

BRAND

Incomplete Application Response

24-121939-PLN | 415 Moyer Lane NW

This letter shall serve as the applicant's response to an incomplete application notice received on November 21, 2024. This response is organized by item in the same order as the incomplete letter.

Item 1: Complete Application

Applicant's Response: *The applicant has provided a signed application. This item is resolved.*

Item 2: Site Plan

Applicant's Response: *Architectural plans have been updated, including a new site plan, and have been provided. The corner of Moyer and Bartell is changing to a curve due to the requested radius dedication. This item is resolved.*

Item 3: Class 2 Adjustments

Applicant's Response: *The applicant's original submittal included two adjustments. The first adjustment was to the following design standard: ground floor building facades facing and adjacent to a street shall include transparent windows on a minimum of 65 percent of the ground floor facade. The windows shall not be mirrored or treated in such a way as to block visibility into the building. The windows shall have a minimum visible transmittance (VT) of 37 percent. The applicant has revised their plans and the building now meets the window requirement along the Bartell frontage. The second adjustment was to the following design standard: Weather protection, in the form of awnings or canopies, shall be provided along a minimum of 90 percent of the length of the ground floor building façade adjacent to a street. Awnings or canopies shall have a minimum depth of six feet, have a minimum clearance height above the sidewalk of eight feet, and may encroach into the street right-of-way as provided in SRC 76.160. The applicant revised their plans and the building now meets the canopy coverage requirement along both frontages. For clarity, the application has been revised and now includes the following adjustments:*

1. A reduction to window coverage for the southern building façade facing Moyer Street NW. From the 65 percent requirement down to 50 percent (detail shown on Sheet A1.21). This reduction is requested because the building's internal bicycle storage, and trash rooms makes up approximately 35'-4" of this façade. For security reasons, the applicant is not proposing openings to the bicycle room. The intent of the standard is to create visual interest for pedestrians along the sidewalk within the public right-of-way. To meet the intent of the standard the applicant is proposing a decorative installation along this portion of the building comprised of artificial plants (detailed on Sheet A2.02) which will be visually appealing for pedestrians while maintaining a safe and secure bicycle parking area for the building occupants.
2. Ground floor entrances facing a street. The applicant is proposing a dwelling unit on the ground floor of the building along the northeast corner which has frontage onto Bartel Street NW. SRC Chapter 525.010(i)(1)(A)(ii) states residential uses on the ground floor requires a primary building entrance on the façade facing the street with direct access to the public sidewalk. The intent of this standard is to provide additional pedestrian amenities for persons residing in the unit. For the following reasons, the applicant is unable to meet this standard: a) the distance between the building location and public sidewalk is too small to fit an access meeting building code requirements. The building is elevated above the sidewalk requiring stairs for access which also requires a 5' landing in accordance with the building code. There is not enough space to accommodate stairs due to the requirement of the 5' landing. Additionally, along the frontage of this façade, there is mapped floodplain. To maintain natural floodplain function, there should be no construction within this area of the site. The presence of the floodplain is also the reason the building is elevated requiring a staired entrance. The entrance on the street side of the building to the ground floor unit would not meet ADA requirements. The applicant, although not required by code to construct all ground floor units to ADA standards, wishes to make the ground floor units as accessible as possible by maintaining the entrance in the location shown on the plans. To equally meet the intent of the added pedestrian amenity, the applicant is proposing to exceed the minimum 65 percent window coverage on the ground floor of this façade by approximately 4 percent, totaling 69 percent window coverage. Additionally, the canopy has also been extended along the entire ground floor unit as an additional enhancement to the pedestrian realm. These details are provided on Sheet A1.21, for window coverage calculations, and Sheet A1.01, for additional canopy coverage.

To confirm, the applicant is seeking two adjustments, one to window coverage along Moyer Street NW, and one to dwelling unit main entrance along Bartel Street NW. This item is resolved.

Item 4: Approved point of Stormwater Discharge

Applicant's Response: The applicant's engineer has confirmed that the city recommendation of routing the small stormwater planter to the larger stormwater planter with the approved point of discharge for the overflow to the storm main located in Bartell Drive NW is possible based on the depth of the stormwater main located in Bartell. The applicant requests that stormwater approved point of discharge be a condition of approval of this application. This item is resolved.

Item 5: Encroachments

Applicant's Response: The building does not encroach into the public right-of-way. The required canopy/awning does overhang into the public right-of-way. The applicant is aware that a license to encroach will be required for any canopy, awning, or balcony that encroaches into the right-of-way and requests that the license to encroach be a condition of approval for this application. This item is resolved.

Item 6: Setbacks

Applicant's Response: The southwest corner of the building is setback from the property line due to a vision clearance triangle for the driveway access into the site. The applicant understands that within this zone, if the building is not proposed at the property line, a pedestrian amenity is required to be provided. Working with City staff, the applicant is proposing a dog area with a poop bag dispenser for the general public as there are not many green space areas within the vicinity for the public walking their pets.

For the setback along Bartell, the applicant is providing covered bench seating for the general public adjacent to the primary entrance of the commercial space.

With the pedestrian amenities provided, this item is resolved.

Item 7: Ground Floor Entrances

Applicant's Response: *The applicant is requesting an adjustment for the residential use on the ground floor adjacent to Bartell Drive NW. The finding for the requested adjustment is provided above under item 3. This item is resolved.*

Item 8: Ground Floor Windows

Applicant's Response: *The applicant has revised their plans to provide the minimum 65% window requirement along the Bartell Drive frontage. The applicant is still requesting an adjustment to the window requirement along Moyer. The finding addressing this adjustment has been provided above under item 3. This item is resolved.*

Item 9: Canopies

Applicant's Response: *The applicant has revised their drawings to provide the minimum requirement of 90% canopy coverage, 6 feet in depth, along both the Moyer and Bartell frontages. The applicant intends on meeting the canopy requirement along both frontages. This item is resolved.*

Item 10: Solid Waste Area

Applicant's Response: *The application does not trigger the applicability of SRC Section 800.055 for solid waste service areas because the applicant is not proposing a solid waste, recycling, and compostable service area where the receptacles are one cubic yard or larger. If staff is concerned on behalf of the solid waste collection franchisee at the time of building permit the applicant can provide a letter from the solid waste collection franchisee at that time. This item is resolved.*

Item 11: Pedestrian Connection

Applicant's Response: *The ADA access aisle is proposed crossing the drive aisle and leads to a flush curb for accessibility. As the plans might not be clear, the applicant is okay with a condition of approval to ensure accessible connection. This item is resolved.*

Item 12: Boundary Street Improvement

Applicant's Response: *The applicant understands that a half-street improvement to local street standards is required for Moyer Lane and requests a condition of approval for a half-street improvement. Updated civil plans demonstrating the half-street improvement will be submitted at the time of construction permitting. This item is resolved.*

Item 13: Tree Replanting

Applicant's Response: *The applicant and landscape architect have confirmed that there is adequate space to meet the tree replanting requirement for the removal of one tree within a setback area. The applicant requests a condition of approval for the replanting requirements for one tree removal within a setback. This item is resolved.*