

Applicant: 36 North LLC.

Project Location: 2721 36th Avenue NW

Case Number: PD25-22

Time: 5:30 p.m.

Applicant Representative:

Gunner Joyce
Ben LaCourse

Attendees:

Kenneth Orr
Tricia Carelton
Sheri Vera
Erica Bird

City Staff:

Kelly Abell, Planner I

Application Summary:

The applicant is requesting to amend the existing Planned Unit Development (PUD) to modernize the development criteria, expand the range of permitted uses, and update the site plan. The intent of these changes is to encourage additional commercial activity and support the full build-out of the property. Currently, there are three mixed-use buildings along 36th Avenue NW, with commercial uses located on the ground floor, residential on the top floor. The proposed amendment would allow commercial uses throughout these buildings, not limited to the ground level. Located behind the commercial frontage is a multifamily residential component, for which the applicant is also seeking to modernize development standards to better align with current market demands and design expectations

Neighbors' Comments/Concerns/Responses:

Several neighboring residents were in attendance and shared concerns primarily related to traffic, lighting, and the green space located south of the project site. Specifically, neighbors expressed that introducing additional commercial uses could exacerbate existing traffic congestion in the area. There were also numerous questions regarding lighting, particularly the potential impact of commercial and parking area lights, including light spillover into adjacent residential properties. In addition, residents raised concerns about the small green space immediately south of the site, with particular attention to the preservation of existing trees and vegetation. The applicant's representative acknowledged these concerns and committed to relaying them to the developer for further consideration. City staff also clarified that, at the building permit stage, compliance with commercial lighting standards will be required, including the use of full

cut-off fixtures and submission of a photometric plan to prevent light spillover onto adjacent properties.