

North & East Planning & Zoning Committee report
July 24, 20006

The Committee convened at 7:06 p.m. with members Sandi Genser-Maack, Dolores Hembree, Feliz Hunziker, Olga Paredes and Jerry Rasmussen (Acting Chair) present.

1. Add second story above garage at 316 45th Street – Conditionally approved.
Owner/applicant Hardeep Lally presented her proposal to add about 800 sq. ft. comprised of two bedrooms, two baths and a stairway connecting the existing three bedroom, one bath, 1700 sq. ft. dwelling to the new structure. The new materials, finishes and details would match the existing.
Discussion among the Committee elicited general approval of the project and concurrence with the nine conditions proposed in the DRB staff report. They voted 5 – 0 to recommend approval subject to the following conditions:
 - a. That a horizontal trim “belly band” be added to delineate between the first and second stories.
 - b. That three or more street trees be planted and maintained in accordance with City specs along the 128’ street frontage.

2. Target Store complex revisions on south side of Macdonald between 45th and 42nd Streets.
The Committee noted with some consternation that the proposed changes had not been referred to us for review; N & E only became aware of them (almost in passing) as part of a Macdonald Avenue improvement presentation at the Council’s general meeting on July 20.
Changes to the Target structure seem to be minor and fairly inconsequential in terms of aesthetic appearance. However, the Committee did express misgivings that some of these changes could alter functional or operational aspects of the site design.
The addition of a 5100 sq. ft. structure right on Macdonald opposite 44th and flanking the main site entry is not the trivial (though perhaps quite positive) change that applicant’s cover letter and staff’s perfunctory finding statements imply.
The Committee’s greatest concern was the potential negative impact a 6’ tall solid wall could have on the adjacent future Greenway path. Such a linear park’s best security feature often is continuous and continual public scrutiny. Careful study should be undertaken to assure that this potential asset is not inadvertently discarded.

The Committee adjourned at 8:05 to reconvene on Aug. 28.