



Request	DTC Concept Plan and Modifications
Project Name	600 4th Ave North
Council District	19 – O’Connell
Requested by	Brian Clements, with Clements Wimsatt Architects
Staff Reviewer	Ventura
Staff Recommendation	<i>Approval.</i>

Applicant request

A request to review and approve the concept plan of the DTC for property located at 600 4th Avenue N, (0.30 acres), 3rd Avenue North to the east, north of Gay Street and within the James Robertson Subdistrict of the DTC.

Project overview

The project proposes retrofitting an existing one-story office into residential units. The total square footage is 5,611 square footage and four units are proposed. Each unit has four bedrooms, and a private patio. No exterior expansion is proposed. A small porch roof is being added to the façade that fronts the parking lot.

Plan details

The property is enclosed by railroad tracks to the north, 3rd Avenue North to the East, and Gay Street to the south. The site contains one street frontage, the 4th Avenue North, which serves as an entrance to two of the units; one entrance is at the basement level and the other on the first floor. The other two entrances are located on the East side of the building. The property is enclosed by a parking lot to the west.

CONCEPT REVIEW

- Does the proposed redesign of the façade successfully transition the building from office to residential use?

MODIFICATION SUMMARY

- 1. Stoop Frontages: Minimum ground floor opening along 4th Avenue North**
 - Required: The minimum ground floor opening is 30% floor to floor.
 - Proposed: The percentage of glazing on the first floor is 15%.
 - Analysis: The intent of a minimum ground floor glazing percentage is to allow for visual activation along the sidewalk. As the existing building is being repurposed and it is not seeking expansion, the 15% is allowable under DTC Compliance Level 1, which anticipates renovations without a major expansion.

STAFF RECOMMENDATION

The project generally aligns with the goals and objectives of the Downtown Code to create active, attractive streets and streetscapes. Staff recommends approval.