



## TELUS LIVE-WORK

A MIXED-USE DEVELOPMENT

**Design Review: Telus Live-work project # 3007237**

10552 Greenwood Avenue N, SEATTLE, WA 98133

DATE: JANUARY 11, 2008

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Design Review Submittal

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Landscape Plan  
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Lighting Plan

Building Elevations  
Project Vignettes

Requested Departures & Diagrams

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The adjacent neighborhood is an assorted mix of zoning, building types and occupancies all representing equally diverse periods of architecture. The site is bounded on the south and across the street by NC zones, north of the site is L3 and the east of the site is SF7200. The commercial zoning ends at this property and changes to multifamily due north along Greenwood avenue.

The existing adjacent uses and architecture are varied. N. 105th St, a heavily trafficked east-west arterial is a mix of small commercial businesses and single family and multi-family residences. Very few of these structures address the street and entrances tend to be from side streets or alleys, however parking is often located in front of the structures between street and building. Greenwood Avenue on East side does not have a curb and sidewalk and street pavement spills over to parking areas. Greenwood avenue N in section north of N 107th street is mostly 2 and 3 story multi-family structures with some older single family residences, which give away to town home development. These structures entries tend to address the street with some having side entries. There is no consistency in architectural styles adjacent to the site. The adjacent buildings tend to represent the era in which they were built. The few newer buildings in the adjacent neighborhood have applied craftsman to multi-family structures.

As the site and adjacent neighborhood are relatively flat with grade sloping down due west providing some views of Olympic mountains, especially from higher levels.

There are no specific community landmarks that are evident. The nearest building to be considered a landmark is Presbyterian church on the corner of Greenwood and N 112th street.



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View A



View B



View C



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View D



View E



View F



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View G



View H



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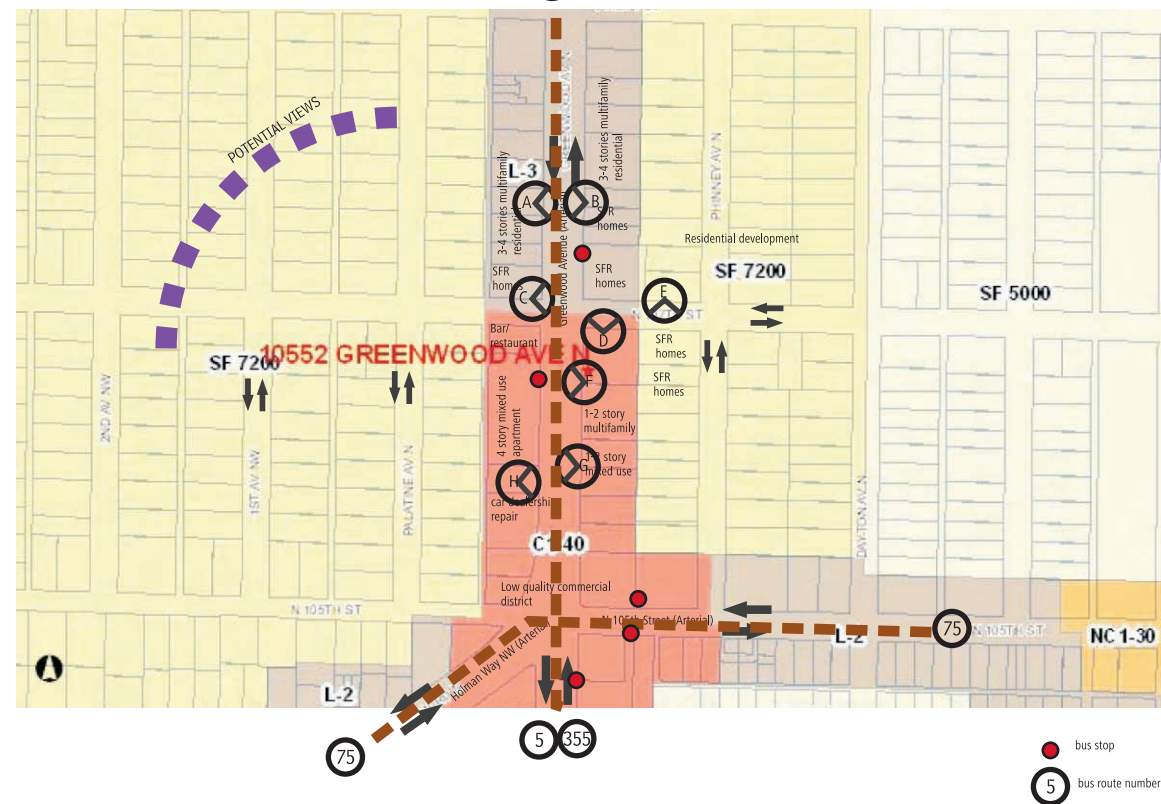
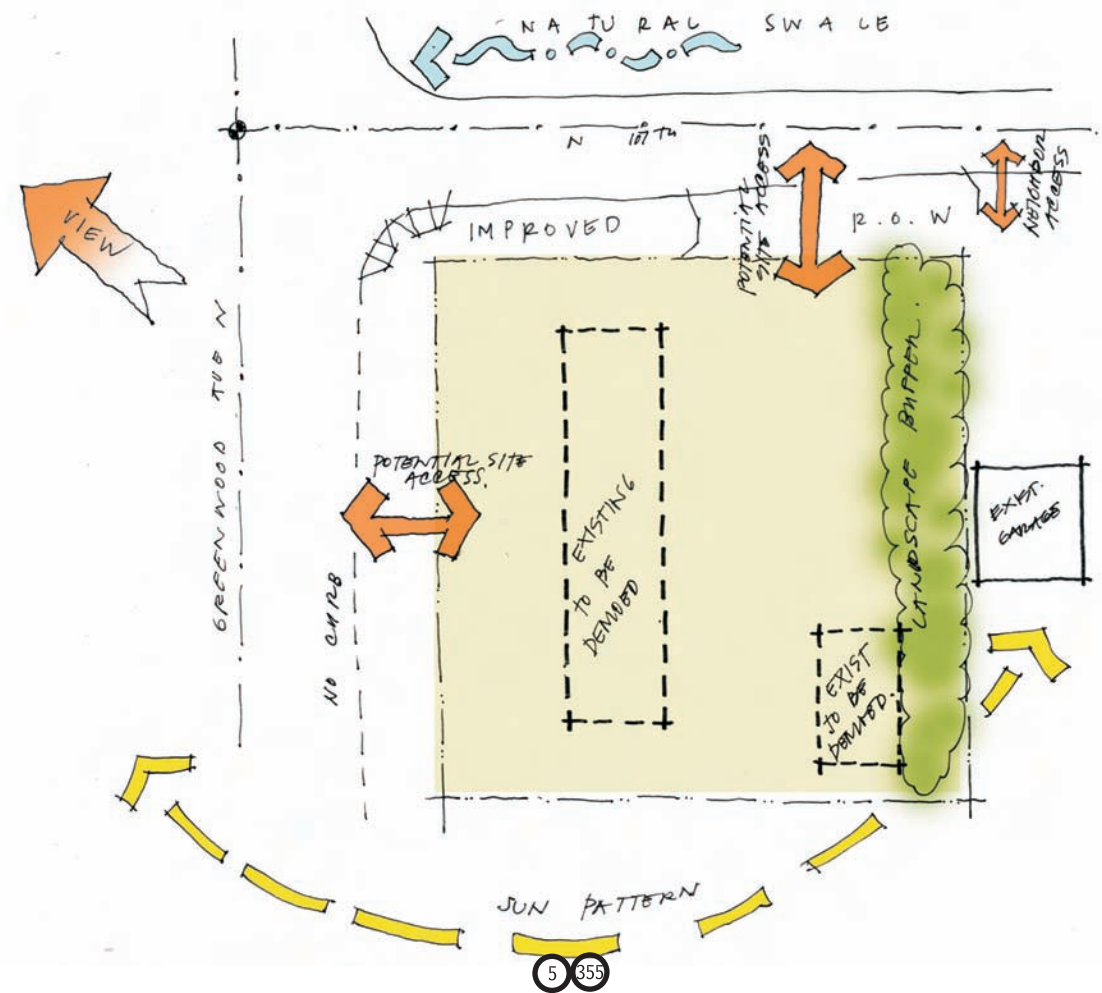
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**DEVELOPMENT OBJECTIVES:**

Development and subdivision to fee simple units with mix of live work units and town homes.

Development will consist of 4 3-4 story structures with  
 6 live work units  
 9 townhomes  
 15 units total

approximately 3,000 SF of commercial space in live-work units facing Greenwood Avenue

15 total parking spaces  
 9 spaces in town home units  
 6 surface spaces for residents only

**SITE ANALYSIS:**

**Greenwood Avenue N:**

Arterial with commercial uses. Provide pedestrian environment and transparent street level facade.

**N 107th street:**

Residential street. Commercial use end at the intersection with Greenwood. Residential character with raised entries.

**East Property:**

Residential neighbor. Proposed fence and landscape buffer.

**South property:**

Commercially zoned lot with potential for development to property line. Minimal screening and buffer for existing apartment.



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Option B



Option B -- Design Review

EDG Massing Option Recommendation:

Original proposal preferred option C (not shown), however EDG meeting recommended option B, as better response to the site. We have adjusted option B for recommendation meeting from option shown in EDG.

EDG Option B:

14 units, 2 Live work and 12 town homes.  
 Live work units on the NW corner only  
 Vehicular entry from Greenwood Avenue N  
 No entry to corner structure on N 107th street

Design Review Massing Option:

15 units, 6 Live work and 9 town homes.  
 Live work units along Greenwood Avenue N  
 Vehicular entry from N 107th Street  
 Residential entries on N 107th street  
 Commercial Entries on Greenwood Avenue N



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## A: Site Planning

- A-3: Entrances Visible from the Street  
-Entrances clearly identifiable from all streets. Greenwood and N 107<sup>th</sup> entrances make project approachable and create sense of association among neighbors. Separation of commercial entries from Greenwood from residential from N 107<sup>th</sup>.
- A-4: Human Activity  
-Entrances facing street promote activity, safety and neighborhood interaction along both the Greenwood and N 107<sup>th</sup> street. Commercial space along Greenwood provide for lively streetscape.
- A-5: Respect to Adjacent sites  
Living spaces oriented to common courtyard. Minimal windows on South and East façades adjacent to residential neighbors.
- A-7: Residential Open Space  
-Courtyard organize architectural elements.  
-Provide opportunity for landscaping along entry paths.  
-Courtyards provide space for common uses.  
-Courtyards pavement and texture provide architectural interest.  
-Large outdoor spaces take advantage of sunlight.  
-Individual roof terraces
- A-8: Parking and Vehicle Access  
-Parking is located internally and at the middle of the lot.  
-Courtyards parking shield parking from street and adjacent neighbors.  
-Single curb cut from N 107<sup>th</sup> street.  
-Internal parking and drive is located at lower level and is less visible.
- A-10: Corner Lot  
-3 plex mass address the corner as unique element

## B: Height, Bulk and Scale

- B-1: Height, Bulk and Scale Compatibility.  
-Project is compatible in scale and height with adjacent development.  
-Bulk reduced via modulation, fenestration and material transition.

## C: Architectural Elements and Materials

- C-1: Architectural Context  
-Building massing and scale matches that of adjacent structures.  
-Individual unit expression and articulation matches neighborhood context of single and multifamily ground related dwellings via repeated modulation, window patterns and façade modulation.
- C-4: Exterior Finish Materials  
-Durable and maintainable materials  
-Use of painted cement fiber smooth surface materials.  
-Galvanized metal accents.  
-Natural cedar accents.

## D: Pedestrian Entries

- D-1: Pedestrian Open Spaces and Entrances  
-Visual access to open space and entries from N 107<sup>th</sup> and Greenwood.  
-Weather protection at entries.  
-Sufficient lighting at entries.  
-Street related open space conducive to resident activity.  
-Elevated entries with well proportioned stairs.
- D-2: Blank Walls  
- No blank walls proposed.  
- Vertical green walls at side facades.
- D-6: Screening of Dumpsteres, Utilities and Service Areas  
- All garbage storage within individual units.
- D-7: Personal Safety and Security  
-Lighting of individual entries.  
-Adequate fenestration from all units providing visual access to streets and alleys.  
-Where deemed necessary semi-transparent security screening.
- D-11: Commercial Transparency  
-Street level Live-work units provide transparent storefront along Greenwood and wrap around corner to N 107<sup>th</sup> street.
- D-12: Residential Entries and transitions  
- Live work units provide private residential entry from back of common courtyard.  
Townhomes facing N 107<sup>th</sup> street provide stoops and front porches.  
Interior townhomes access from semipublic walkway along East property line.

## E: Landscaping

- E-1: Landscaping to Reinforce Design Continuity with Adjacent Sites  
-No distinctive pattern or species present however street trees will be provided.
- E-3: Landscape Design to Address Special Site Conditions.  
- Provide landscaping buffers along East and South property lines.



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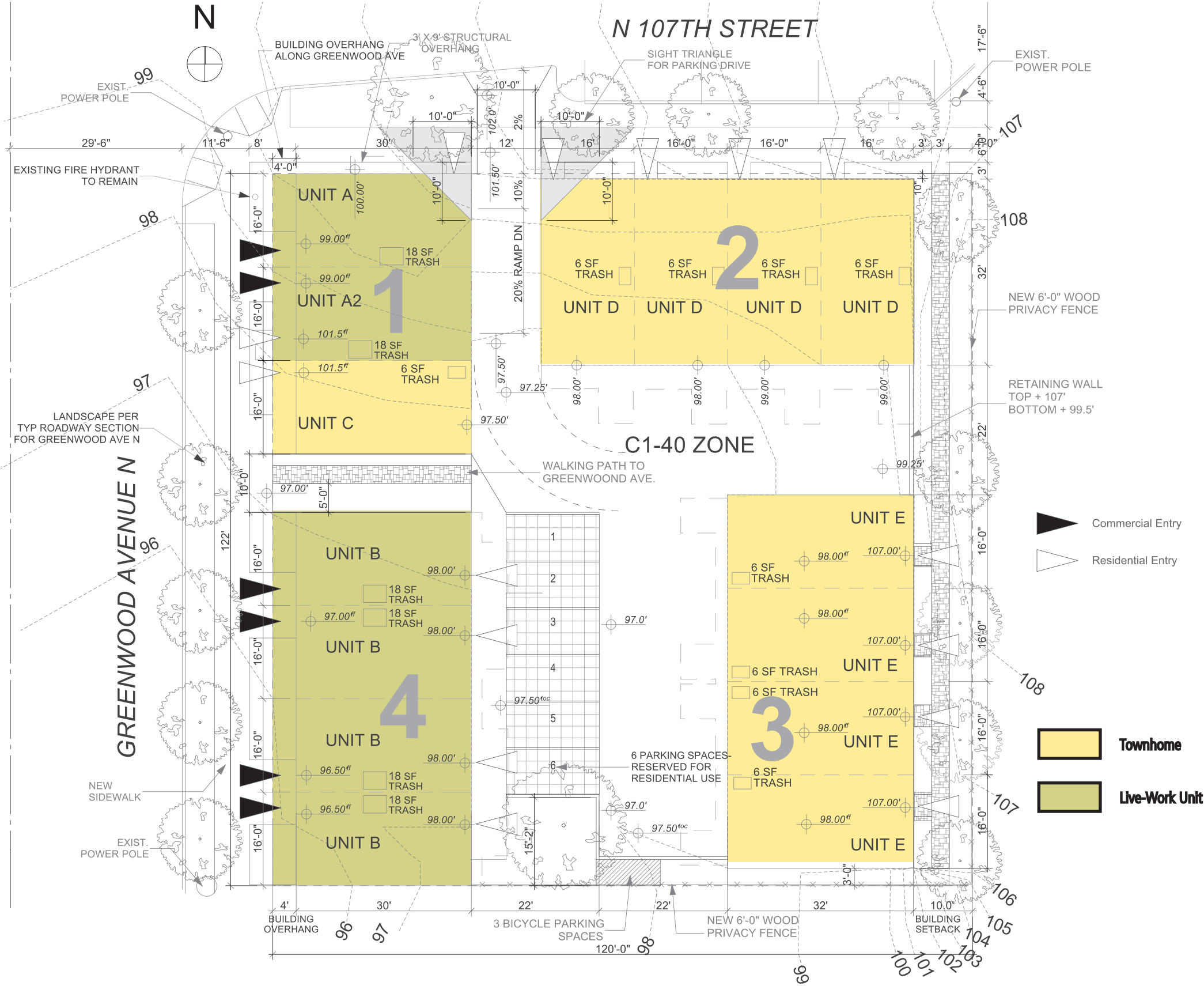
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Commercial Entry  
 Residential Entry  
 Townhome  
 Live-Work Unit

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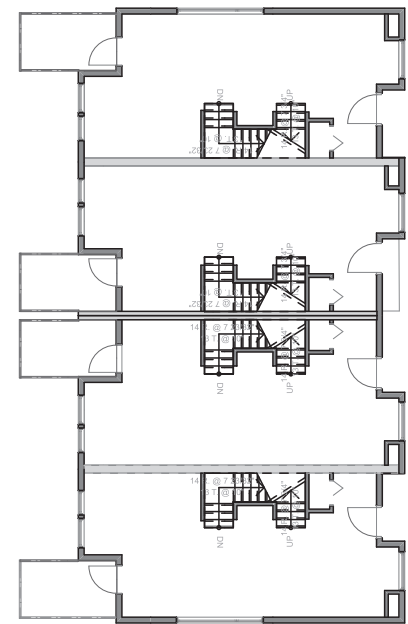
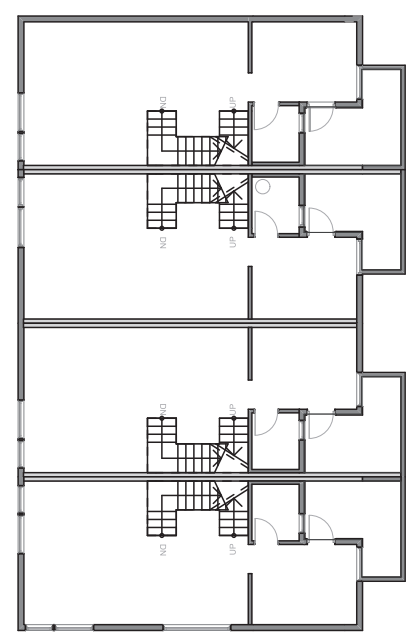
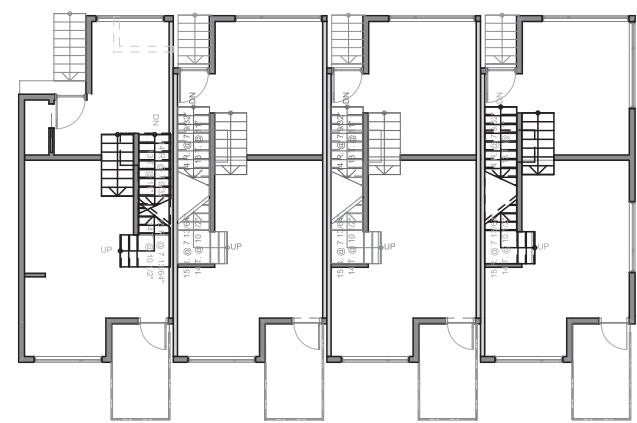
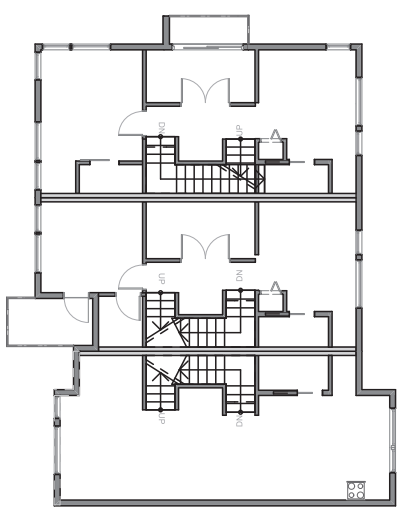
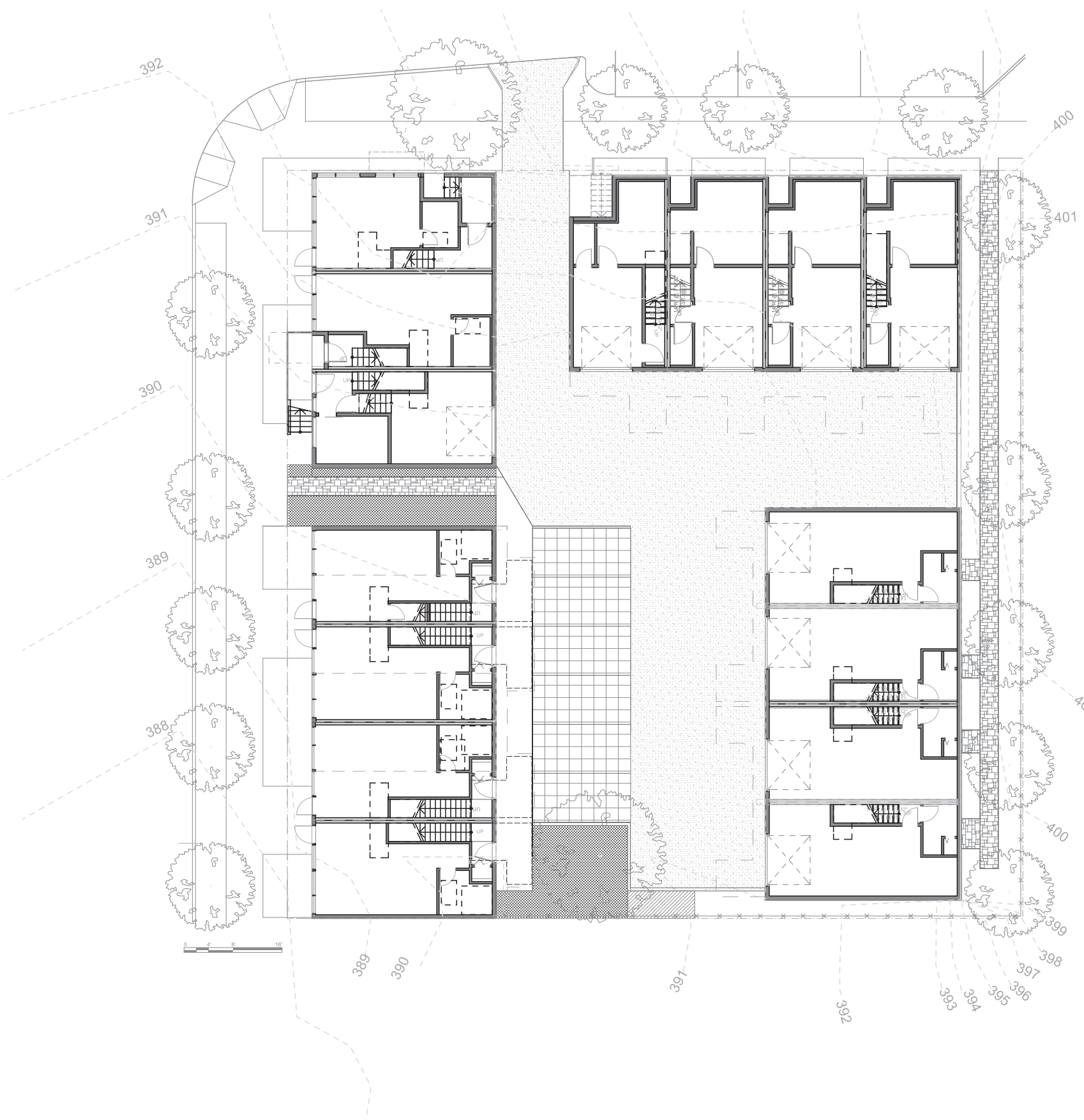
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FIRST/ SECOND LEVEL FLOOR PLANS

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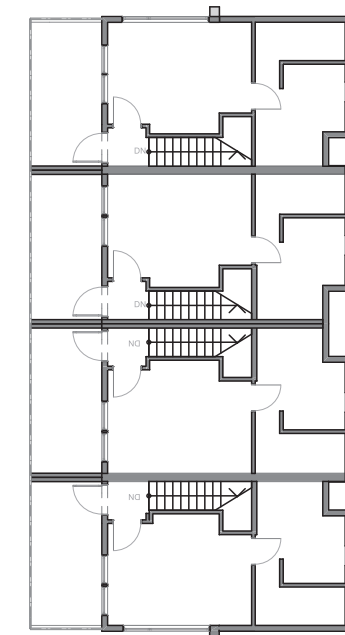
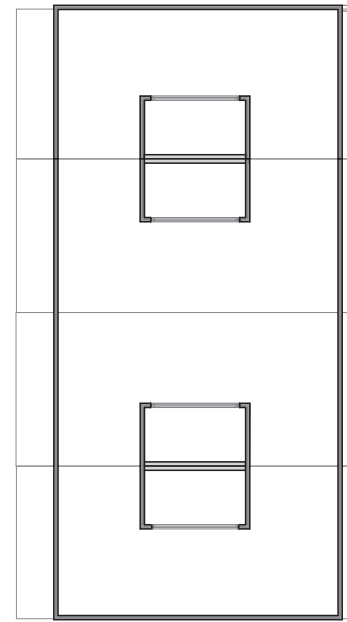
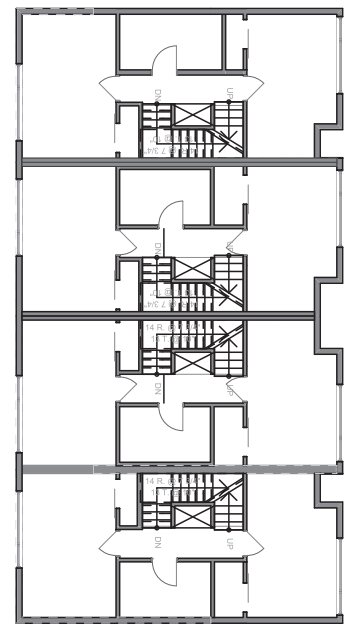
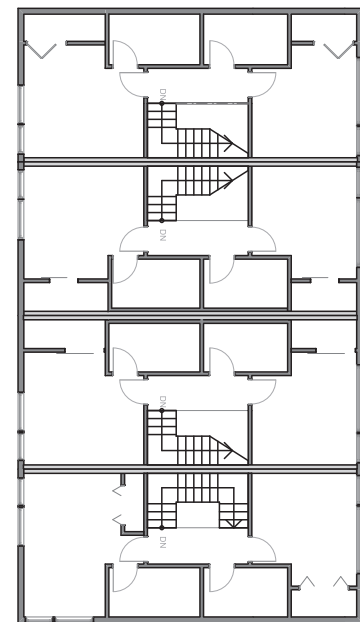
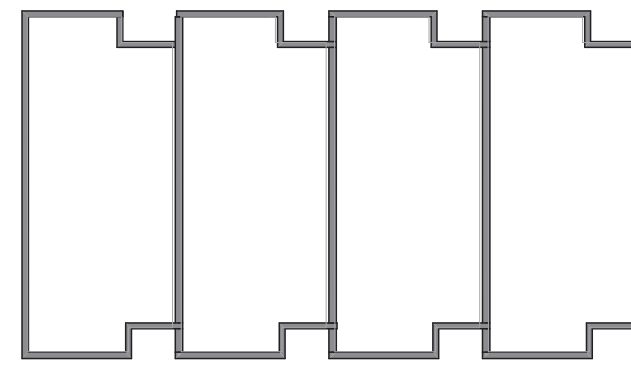
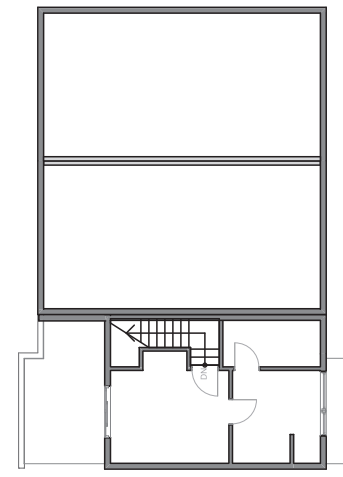
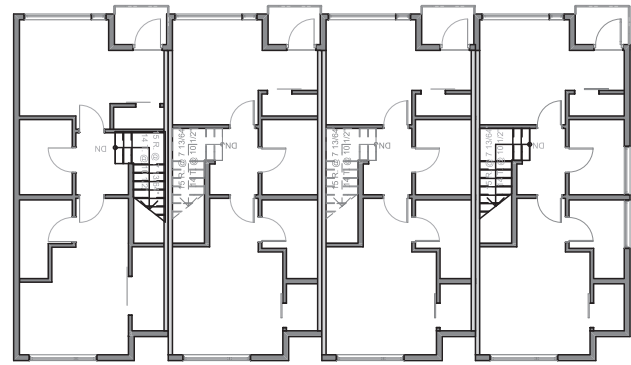
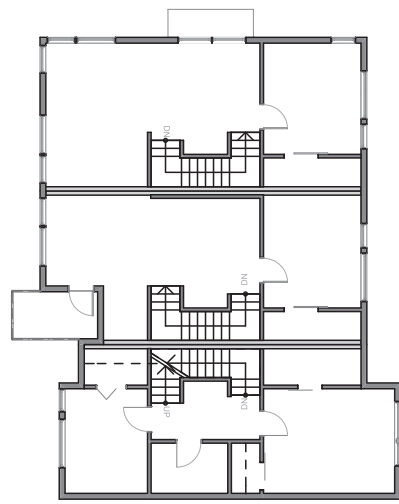
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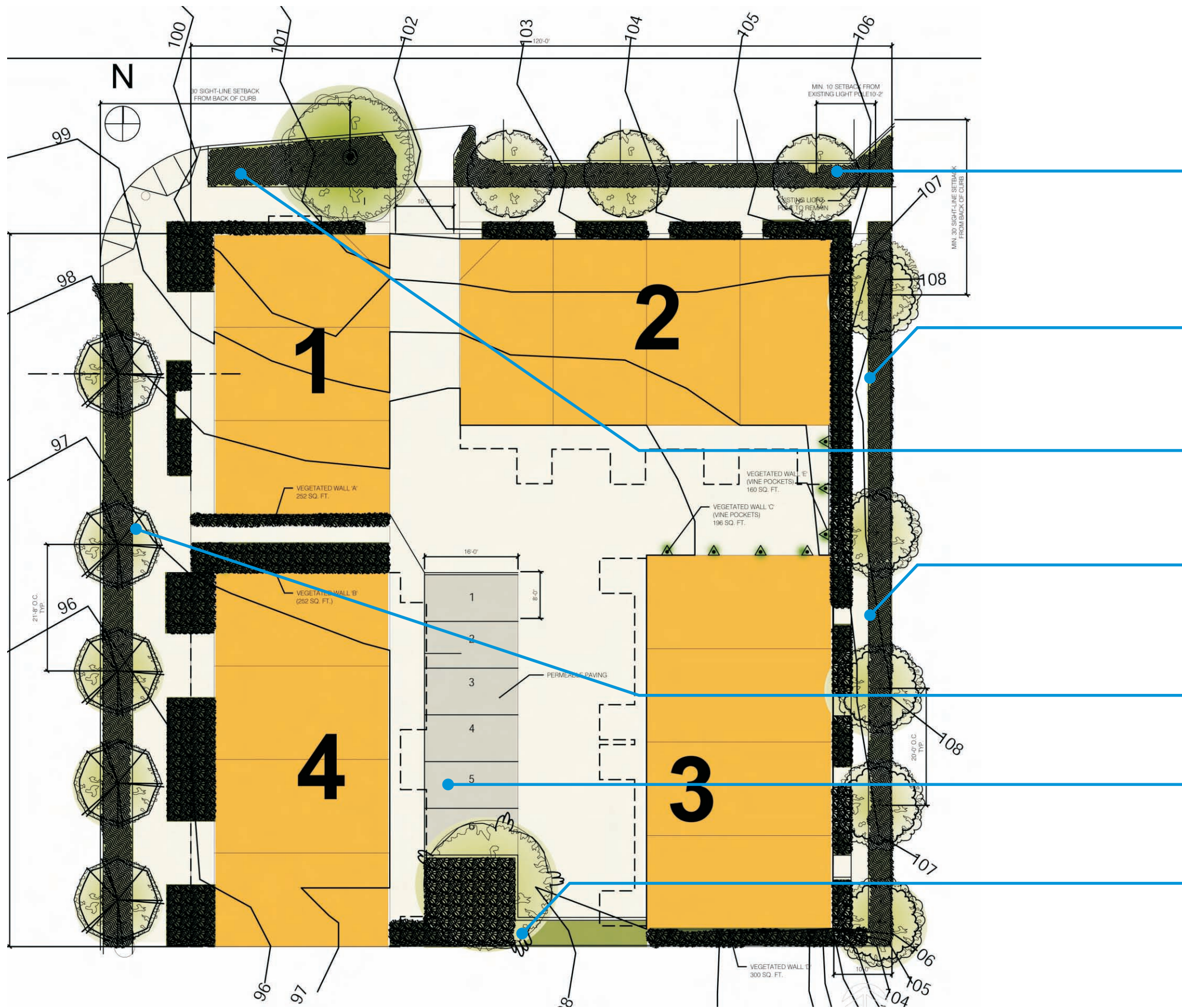
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Vegetation planted with a soil depth of more than 24"  
 Lawn, grass pavers or other plants less than 3' tall at maturity

Shrubs taller than 3' at maturity (planted no closer than 18" on center) installed in planter bed with soils greater than 24"

Landscaping visible to passers-by from adjacent public right of way or public open spaces along Greenwood Ave & 107th Street

Landscaping using drought tolerant plants or where at least 50% of annual irrigation needs are met from non-potable sources

Canopy trees in ROW per SDOT's Street Tree Planting Schedule

Permeable paving for residential parking area

Tree canopy for "medium/large trees" in Street Tree Planting Schedule or equivalent canopy spread of 25'

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Plant Selections:



berberis thunbergii



mahonia nervosa



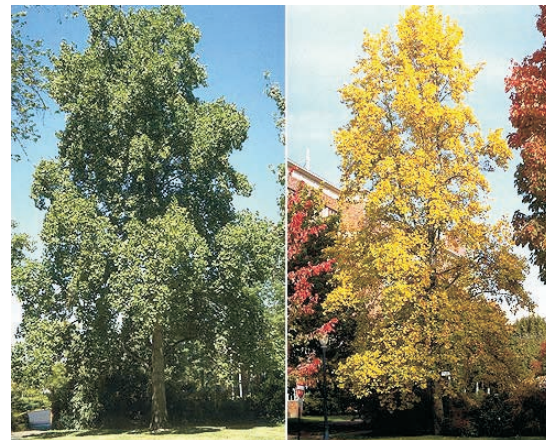
rosemarinus officinalus



fraxinus pennsylvanica




delosperma ice



liriodendron tulipifera



pyrus calleriana

SEATTLE *green factor* 

FINAL VERSION 3-9-07

enter sq ft of parcel  
**Parcel size (ENTER THIS VALUE FIRST)\***  **SCORE** **0.313** You need at least 0.300

Types of Area**	Square Feet	Factor	Total
<b>A Vegetation planted with a soil depth of less than 24"</b>			
1 Lawn or grass pavers or ground covers	<small>enter sq ft</small> <input type="text" value="0"/>	0.2	-
2 Plants and shrubs 3' and higher at maturity	<small>enter number of plants</small> <input type="text" value="0"/>	0.3	-
<b>B Vegetation planted with a soil depth of more than 24"</b>			
1 Lawn, grass pavers or other plants less than 3' tall at maturity	<small>enter sq ft</small> <input type="text" value="1650"/>	0.7	1,155
2 Shrubs taller than 3' at maturity - calculated at 16 sq ft per plant (typically planted no closer than 18" on center)	<small>enter number of plants</small> <input type="text" value="103"/>	0.3	494
3 Tree canopy for "small trees" in SDOT's Street Tree Planting Schedule or equivalent canopy spread of 15' - calculated at 50 sq ft per tree	<small>enter number of plants</small> <input type="text" value="0"/>	0.3	-
4 Tree canopy for "small/medium trees" in Street Tree Planting Schedule or equivalent canopy spread of 20' - calculated at 100 sq ft per tree	<small>enter number of plants</small> <input type="text" value="5"/>	0.3	150.0
5 Tree canopy for "medium/large trees" in Street Tree Planting Schedule or equivalent canopy spread of 25' - calculated at 150 sq ft per tree	<small>enter number of plants</small> <input type="text" value="8"/>	0.4	480.0
6 Tree canopy for "large trees" in Street Tree Planting Schedule or equivalent canopy spread of 30' - calculated at 200 sq ft per tree	<small>enter number of plants</small> <input type="text" value="2"/>	0.4	160.0
7 Tree canopy for preservation of "exceptional trees" or trees with trunk diameter exceeding 24" at four and one half feet above the ground, calculated at 250 sq ft per tree	<small>enter number of plants</small> <input type="text" value="0"/>	0.5	-
8 Permeable paving that drains only itself. It must be at grade. - calculated per square foot	<small>enter sq ft</small> <input type="text" value="1277"/>	0.6	766.2
<b>C Green roofs - 4" minimum soil depth at time of planting</b>	<small>enter sq ft</small> <input type="text" value="0"/>	0.7	-
<b>D Vegetated walls</b>	<small>enter sq ft</small> <input type="text" value="1160"/>	0.7	812.0
<b>E Water features (fountains) or rain gardens (where allowed by SPU)</b>	<small>enter sq ft</small> <input type="text" value="0"/>	0.7	-
<small>sub-total of sq ft =</small>		7,835	
<b>Bonuses</b>			
<b>F Landscaping using drought tolerant plants or where at least 50% of annual irrigation needs are met from non-potable sources</b>	<small>enter sq ft</small> <input type="text" value="2,735"/>	0.1	274
<b>G Landscaping visible to passers-by from adjacent public right of way or public open spaces</b>	<small>enter sq ft</small> <input type="text" value="2,885"/>	0.1	289
<small>green factor numerator =</small>		4,580	

\* Do not count public rights of way in parcel size calculation.  
\*\* To calculate your green factor score, you may count the landscape elements that are in public rights of way if they are contiguous with the parcel.



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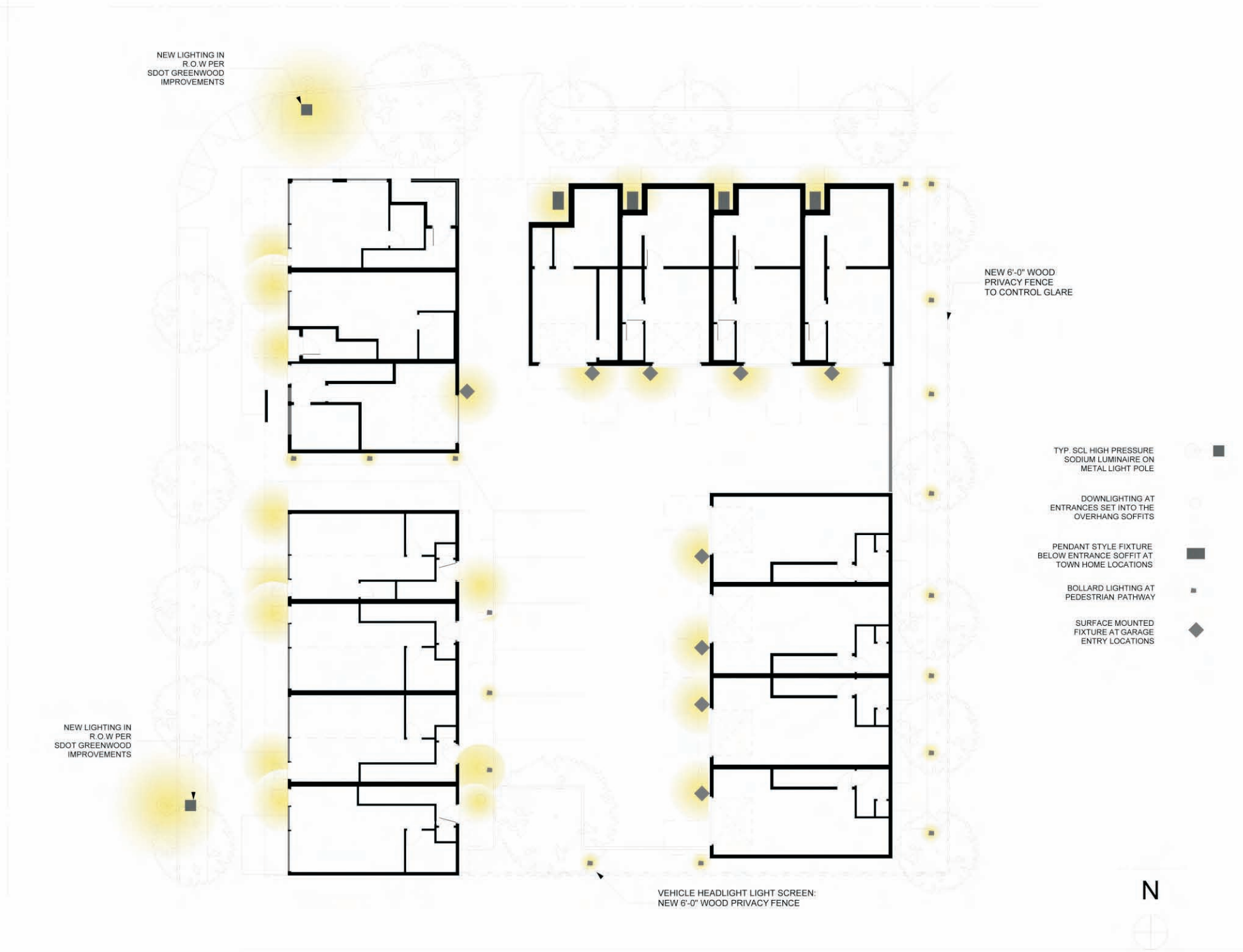
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- DOMINANT LIGHTING ELEMENTS**
- A. SDOT provided street lighting at Greenwood and 107th intersection.
  - B. Commercial overhang illumination to feature business entrances.
  - C. Building accent lighting elements.
  - D. Unit specific area lighting at residential entrances, decks, and garages.
  - E. General vehicle courtyard lighting from building anchored locations and at grade appropriate lighting for landscaping and Residential Amenity areas.
  - F. Privacy fence and landscaping serve as visual buffers for light spillover onto adjacent properties to South and East.
  - G.

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LEGEND

- 1 CEMENT PANEL
- 2 WOOD LAP SIDING
- 3 CEMENT LAP SIDING
- 4 CAST IN PLACE CONC.
- 5 ALUMINUM STOREFRONT
- 6 VINYL WINDOWS AND DECK DOORS
- 7 GALVANIZED METAL
- 8 METAL FRAME GARAGE DOORS

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GREENWOOD AVE ELEVATION

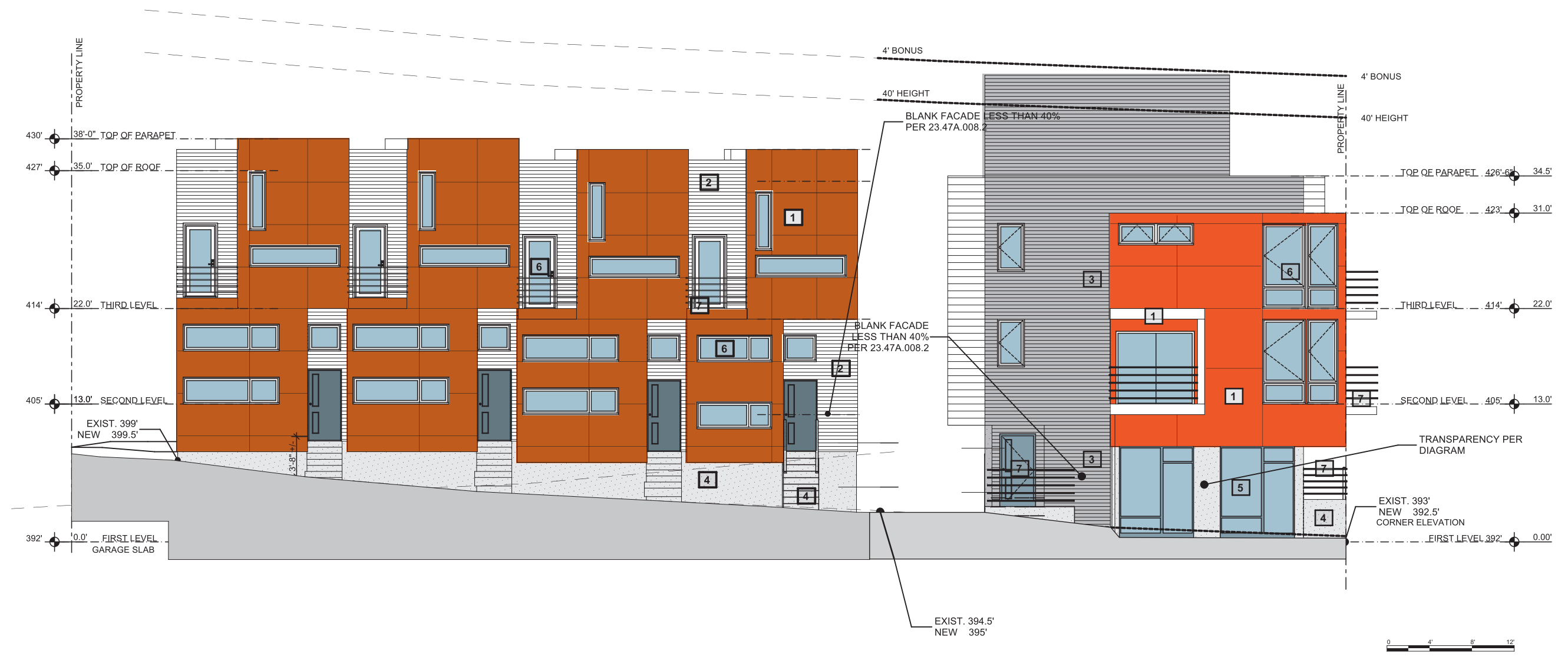
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PROJECT ELEVATIONS





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**107th STREET ELEVATION**

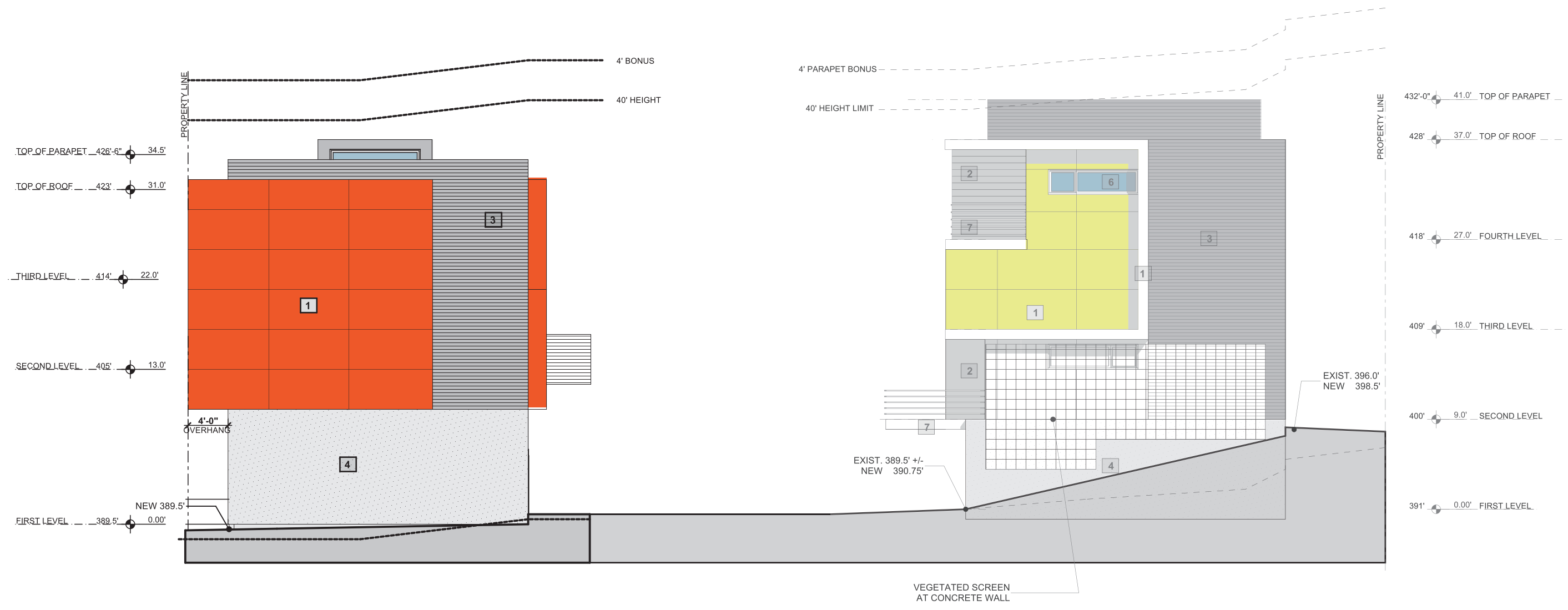
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SOUTH ELEVATION

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**LEGEND**

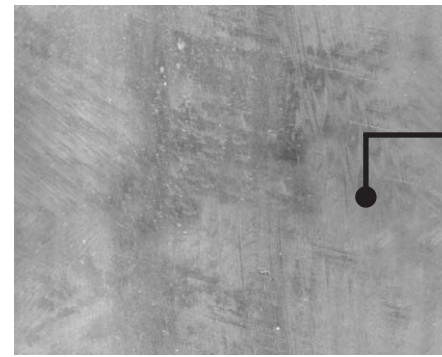
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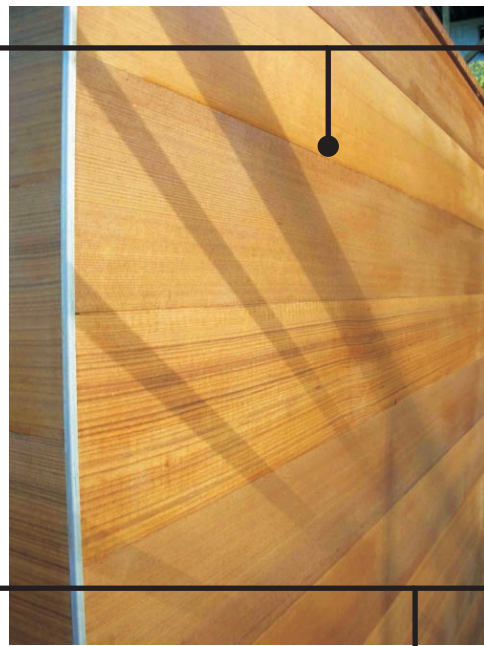
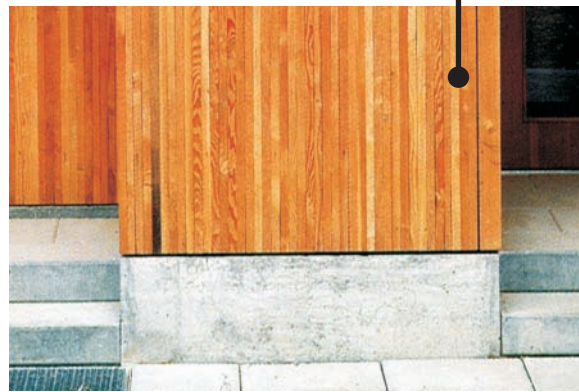
Cementitious Panel- Painted

Cast In Place Concrete

Aluminum Storefront (commercial only)



Wood Lap Siding- Stained



Galvanized Metal Railing and Flashing

Cementitious Lap Siding- Painted



Metal Frame Garage Doors



MATERIAL FINISHES

- 1 Cementitious Panel- Painted
- 2 Wood Lap Siding- Stained
- 3 Cementitious Lap Siding- Painted
- 4 Cast In Place Concrete
- 5 Aluminum Storefront (commercial only)
- 6 Vinyl Window Units & Deck Doors
- 7 Galvanized Metal Railing and Flashing
- 8 Metal Frame Garage Doors



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NW Greenwood Avenue N



SW Greenwood Avenue N



View From Pedestrian Alley



NW N 107th street

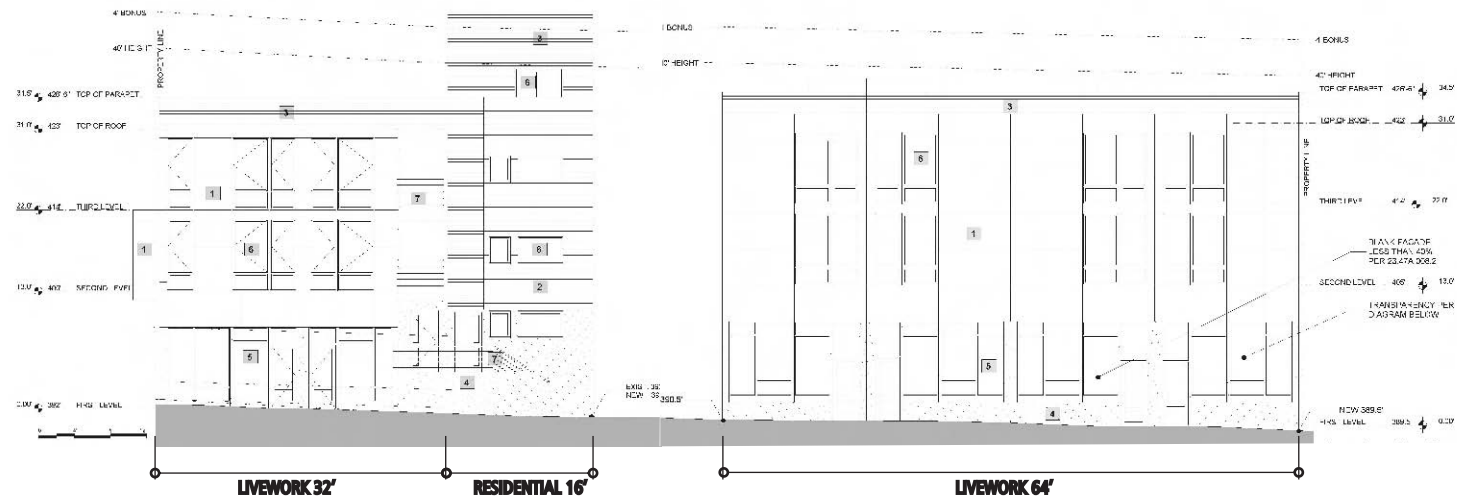


NE N 107th street



View of internal court





### 23.47A.005 D3 Street-Level Uses

Residential uses may not exceed 20% of the street-level street-facing façade when facing an arterial

Greenwood Ave. N. is an arterial. Overall Greenwood facade is 112' with 16' residential component (14%)  
In Building 1, 33% (16 ft. of 48 ft. façade) is residential.

Allow residential uses to occupy 33% of the street-level street-facing façade at the arterial.

Rationale for Departure: Residential use along Greenwood Avenue North is compatible with the adjacent L3 zone and contributes toward Design Guideline A-5: "Respect for Adjacent Sites". By providing a pedestrian connection to internal courtyard, percentage of residential exceed 20%. Residential unit provides natural break adjacent to pedestrian connection to internal courtyard.

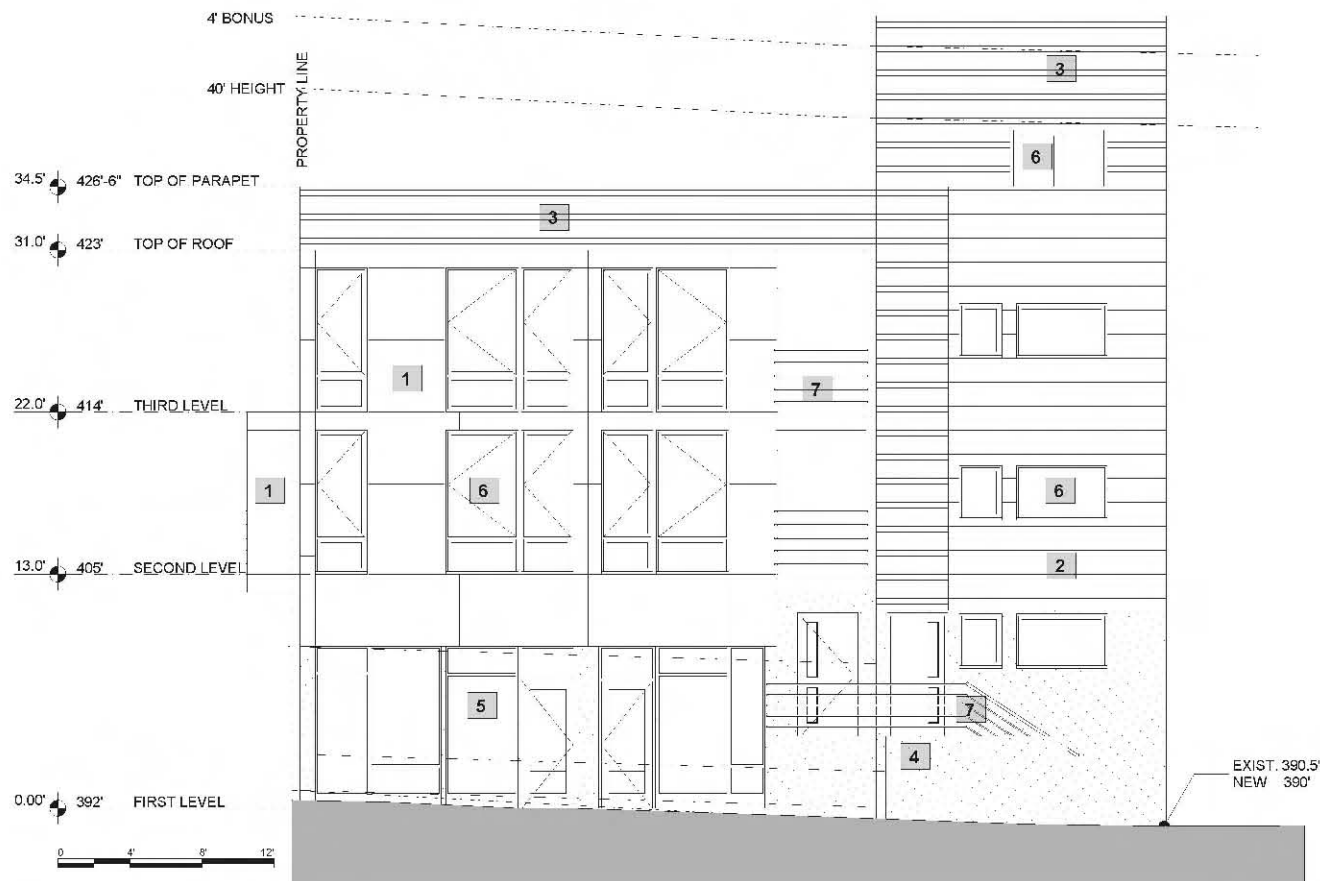
### 23.47A.008 B2 Street-Level Development Standards

60% of the street-facing façade between 2 and 8 ft. above the sidewalk shall be transparent.

Live-work structures will comply with 60% transparency.  
Residential structures to achieve 30% transparency.

Reduce transparency requirements for residential uses, from 60% to 30% at the street-facing façade between 2 and 8 ft. above the sidewalk.

Rationale for Departure: Provide security and privacy for residents per Design Guideline D-12: "Residential Entries and Transitions". Transparency is maintained at commercial areas per Design Guideline D-11: "Commercial Transparency". Maintaining 4' difference between residential finished floor and sidewalk also limits option on glazing.



#### washington

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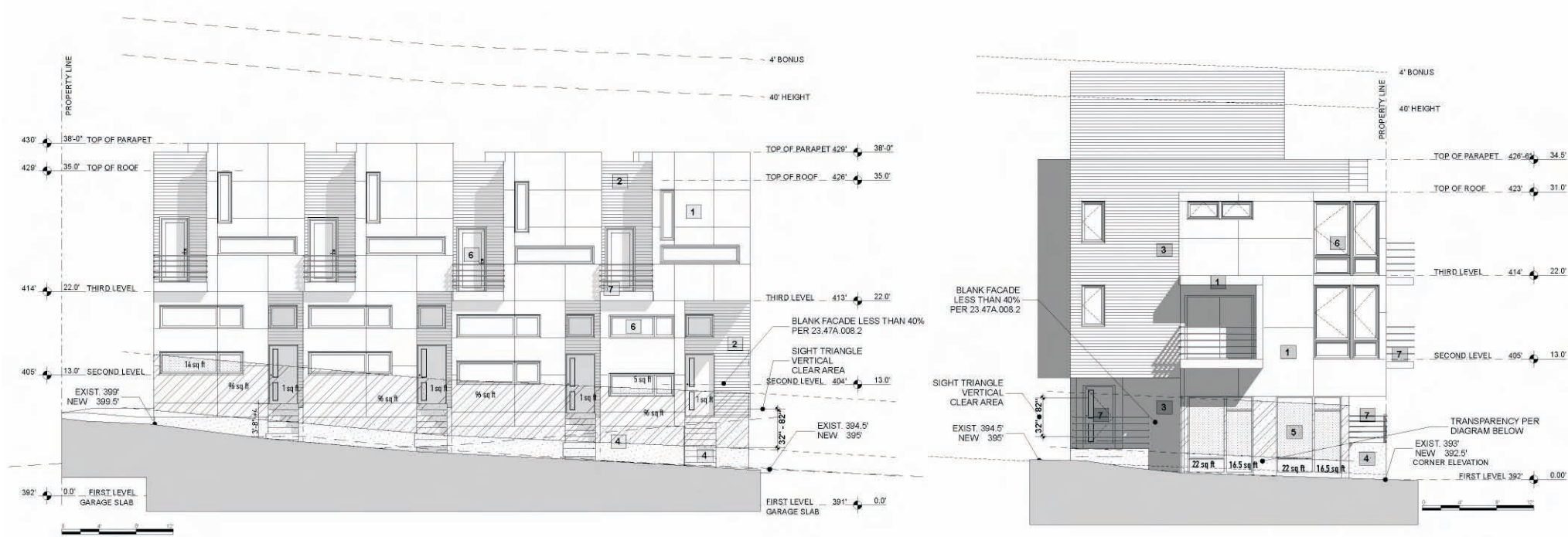
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#### california

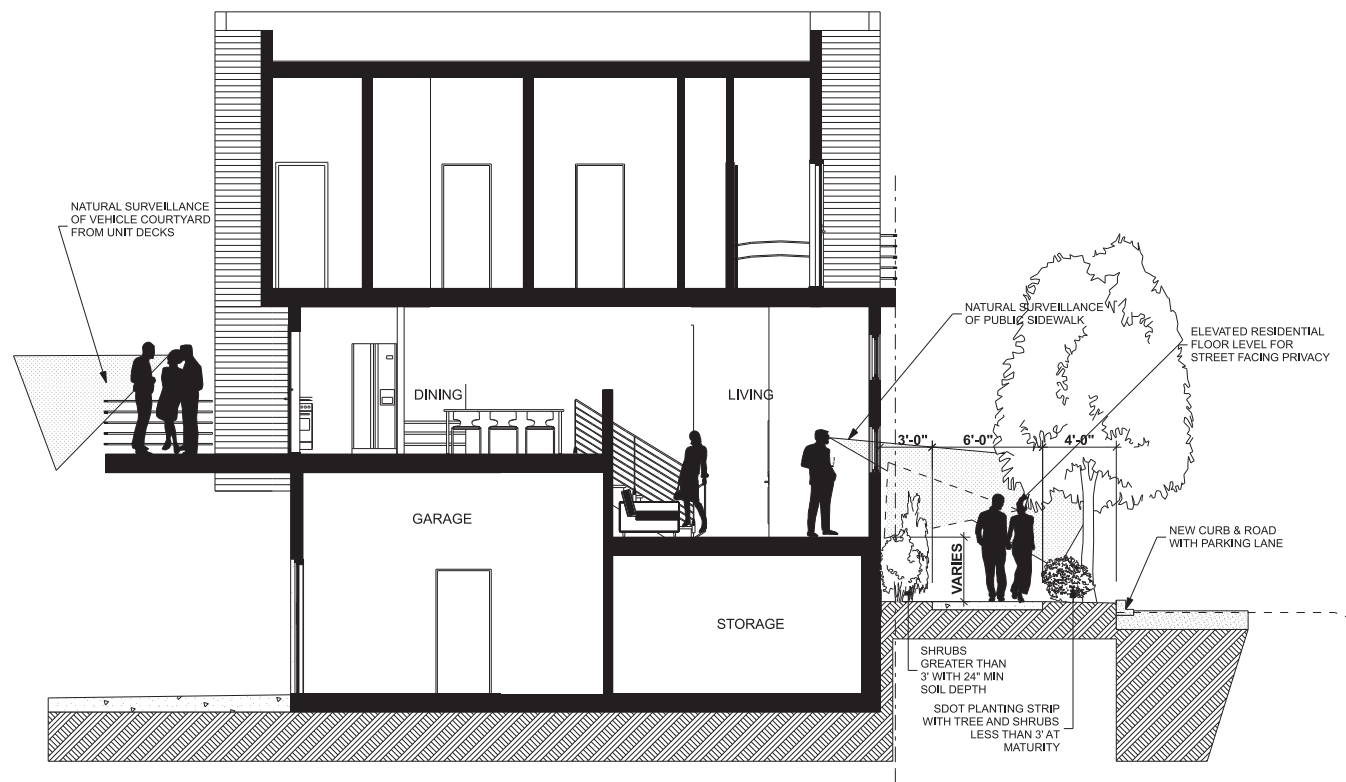
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TRANSPARENCY ON 107th



BLDG TWO SECTION AT 107th

23.47A.008 B2 Street-Level Development Standards

60% of the street-facing façade between 2 and 8 ft. above the sidewalk shall be transparent.

Live-work structures will comply with 60% transparency. Residential structures to achieve 30% transparency.

Reduce transparency requirements for residential uses, from 60% to 30% at the street-facing façade between 2 and 8 ft. above the sidewalk.

Rationale for Departure: Provide security and privacy for residents per Design Guideline D-12: "Residential Entries and Transitions". Transparency is maintained at commercial areas per Design Guideline D-11: "Commercial Transparency". Maintaining 4' difference between residential finished floor and sidewalk also limits option on glazing.

23.47A.008 D2 Street-Level Development Standards

Residential uses on a street-level street-facing façade: either the first floor of the structure shall be 4-ft. above sidewalk grade or the street-level street-facing façade shall be set back at least 10 ft. from the sidewalk.

First residential floor to be 3-4-ft. above sidewalk.

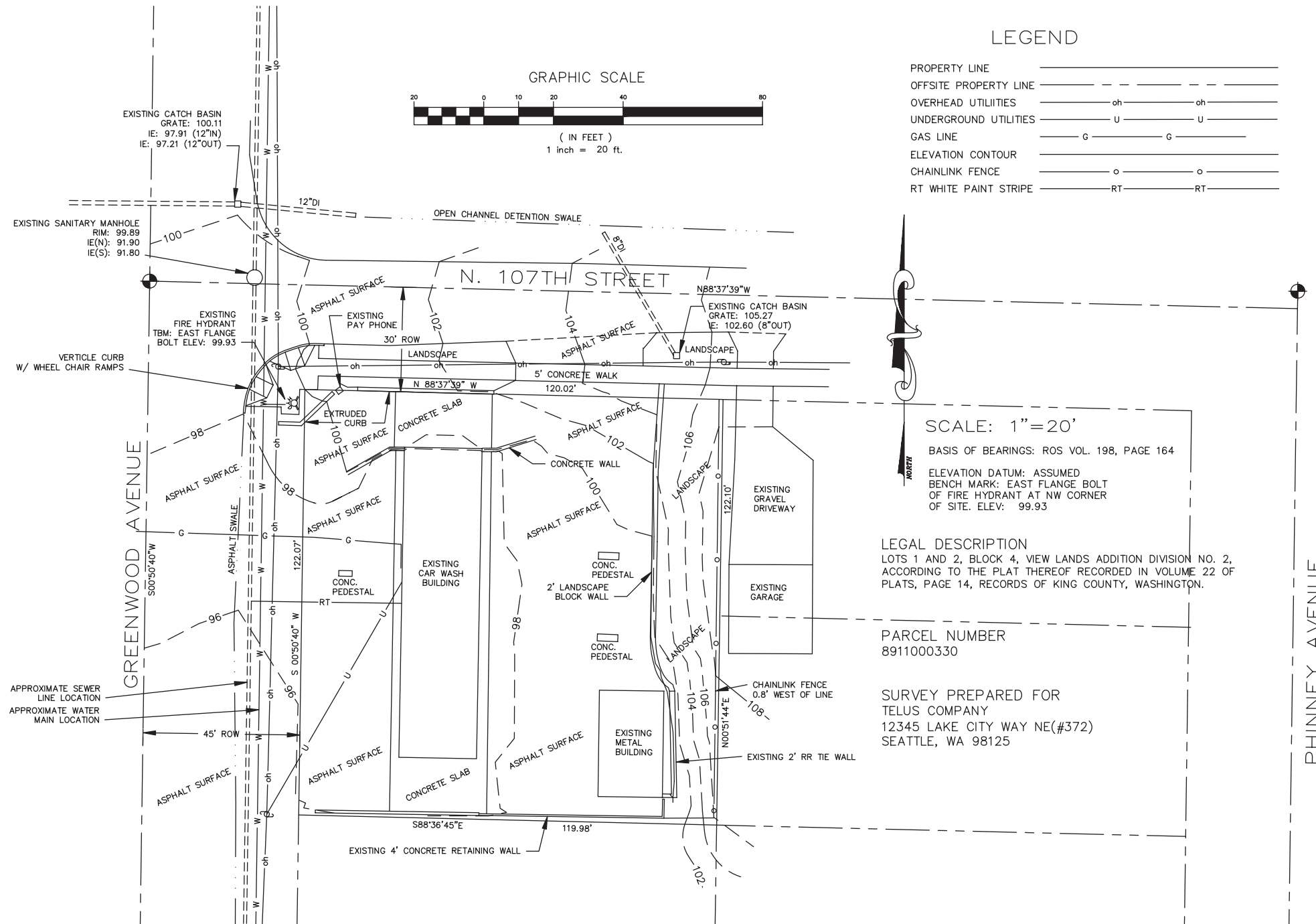
Allow the first floor of residential uses on a street-level street-facing façade to start 3-4-ft. above the sidewalk.

Rationale for Departure: Due to topographical conditions, the site slopes along N 107th street. Proposal maintains 4' at the lower portion of the sidewalk, which transition to 3' at the other side of the unit. Set of stoops and entry portion help to separate residential use from the street.



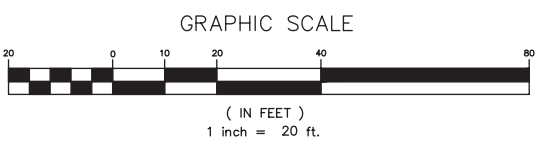
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SW1/4 of SW1/4, SEC 30, T26N, R5E, W.M.



LEGEND

- PROPERTY LINE —————
- OFFSITE PROPERTY LINE - - - - -
- OVERHEAD UTILITIES — oh — oh —
- UNDERGROUND UTILITIES — U — U —
- GAS LINE — G — G —
- ELEVATION CONTOUR —————
- CHAINLINK FENCE — o — o —
- RT WHITE PAINT STRIPE — RT — RT —



SCALE: 1"=20'  
 BASIS OF BEARINGS: ROS VOL. 198, PAGE 164  
 ELEVATION DATUM: ASSUMED  
 BENCH MARK: EAST FLANGE BOLT OF FIRE HYDRANT AT NW CORNER OF SITE. ELEV: 99.93

LEGAL DESCRIPTION  
 LOTS 1 AND 2, BLOCK 4, VIEW LANDS ADDITION DIVISION NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 22 OF PLATS, PAGE 14, RECORDS OF KING COUNTY, WASHINGTON.

PARCEL NUMBER  
 8911000330

SURVEY PREPARED FOR  
 TELUS COMPANY  
 12345 LAKE CITY WAY NE(#372)  
 SEATTLE, WA 98125

- NOTES:
1. INSTRUMENTATION FOR THIS SURVEY WAS A NIKON TOTAL STATION DTM A-10, SERIAL NO. 540312.
  2. PROCEDURES USED WERE CONVENTIONAL FIELD TRAVERSE.
  3. PRECISION FOR THIS SURVEY EXCEEDS THE STANDARDS SET BY WAC 332-130-090.
  4. THE LAND SHOWN ON THIS SURVEY MAY BE SUBJECT TO EASEMENTS, COVENANTS OR RESTRICTION OF RECORD NOT SHOWN HEREON.

<p><b>ALLIANT ENGINEERING &amp; LAND SURVEYING, INC.</b></p> <p>14525 148th AVE. NE (#132)          WOODINVILLE, WA 98072          (425) 485-1083</p> <p>alliantengineering@comcast.net</p>		<p><b>TOPOGRAPHIC SURVEY</b></p> <p>for TELUS COMPANY</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">DWN. BY</td> <td style="width: 30%;">DATE</td> <td style="width: 40%;"></td> </tr> <tr> <td>TLS</td> <td>5/02/2007</td> <td></td> </tr> <tr> <td>AELS PROJECT</td> <td>SHEET</td> <td></td> </tr> <tr> <td>07012</td> <td>1 OF 1</td> <td></td> </tr> </table>	DWN. BY	DATE		TLS	5/02/2007		AELS PROJECT	SHEET		07012	1 OF 1	
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