

Proposed Mixed Use Apartment Development

Retail On Greenwood Avenue + Urban Neighborhood Apartments



Greenwood Place Apartments

14307 Greenwood Avenue North

Project Site

Item #1: Please describe the existing site, including location, existing uses and/or structures, topographic or physical features, etc.

The project site for the proposed development is conveniently located within a diverse neighborhood retail center with frontage on Greenwood Avenue North, one of Seattle's major north-south collector arterials. This corner lot fronting also fronts on North 143 Street, a service street for the residential neighborhood to the west.

The 1/3 acre site is generally flat to slightly sloping to the south. An existing rockery along the west property line separates the site grade from the neighboring grade by 8-9 vertical feet. There is very little existing vegetation on site. Of note are two conifer trees located along the south property line. Current site access is via several curb cuts along Greenwood Avenue and 143rd Street North.

The site has three existing one story structures. Two are currently in commercial use, a drive thru coffee kiosk and a residential flooring showroom. In the southwest quadrant of the site is a single family residential structure.

The site is roughly square at 120 feet x 130 feet with the opportunity to capture pleasant views from the upper floors. To the south, the Seattle skyline will be visible, to east, the Cascade Mountains and to the west, the Olympics.

This site is well served by Metro public transit for commuting into Seattle and although it is conveniently near to the Aurora corridor, Ballard Urban Village and Northgate regional shopping center, east-west transit service to these areas is limited. Cycling opportunities abound including the nearby Interurban Trail.

Site Zoning

Item #2: Please Indicate the sites zoning and any other overlay designations

The project site is zoned NC2-40 and falls within a small pocket of neighborhood commercial zoning that abuts the northern boundary of the City limits at 145th Street North.

The site is directly adjacent to single family zoning (SF7200) to the west and is one block north of L2 zoning fronting on Greenwood Avenue North.

To the east is a small pocket of SF7200 zoning which abuts gradually increasing zoning intensity in the proximity of the Aurora Avenue commercial corridor.

There are no special land use or environmental overlays attached to this site.

Of significance is the proximity of this site to the northern City limits of Seattle and the role this neighborhood plays and a connector/gateway between Seattle and King County/Shoreline.

Site Context

Item #3: Please describe neighboring development and uses, including adjacent zoning, physical features, existing architectural and siting patterns, views, community landmarks, etc.

Redevelopment of this property with a mixed use retail-residential structure will reinforce the current trend for this neighborhood. The project site is conveniently located within a diverse neighborhood retail center with frontage on Greenwood Avenue North, one of Seattle's major north-south collector arterials.

The general commercial development pattern in this vicinity has been auto oriented with surface parking and broad driveways fronting Greenwood Avenue. In the last ten years the area has been gradually transitioning from post World War II single family dwellings to higher density low rise residential uses flanking Greenwood Avenue.

The neighborhood has excellent Metro transit service, diverse neighborhood commercial zones and relatively easy access to regional shopping districts in Ballard, Bitter Lake Hub, Northgate and Aurora Village. Also within short walking/biking access are several major recreation destinations including Bitter Lake Park, Seattle Golf Club, Landover Woods, the Interurban Trail and Carkeek Park. Greenlake Park is easily within cycling range.

A recently completed development directly across Greenwood Avenue to the east had a similar program to the proposed project and includes apartments built within a four story structure with ground level retail space and a covered arcade. Parking is primarily below grade. The two projects with form a southern "portal" to this neighborhood commercial district.

The adjoining property to the west is zoned SF 7200 and is currently developed as a one story single family residence. This is true for all of the commercial properties fronting in the west side of Greenwood Avenue.

Development Objectives

Item #4: Please describe neighboring development and uses, including adjacent zoning, physical features, the proponent's development objectives for the site, including types of desired uses and approximate structure sizes, as well as any potential requests from development standards etc.

The proponent's of this project wish to create a vibrant urban enclave and unique retail presence that will both support and catalyze future redevelopment in this area.

The following are the primary development objectives:

- To reinforce the residential pattern developing along this section of Greenwood Avenue corridor and capitalize on well serviced public transit and easy access to nearby regional destinations.
- Respond appropriately to the current small scale retail patterns that are transitioning from auto oriented services to pedestrian/bicycle oriented activities.
- To redevelop the site in a scale and character consistent with recently completed projects in the area.
- Utilize the NC2-40 zoning criteria that supports a project resulting in a massing envelope consistent with other nearby projects and supports the role this neighborhood performs as a gateway to and from Seattle.
- Generate opportunities to capture unique Northwest views from the upper floors, including a well landscaped roof terrace.
- Provide on site parking in excess of the minimum parking requirement as a preventative measure to avoid over use of nearby residential streets for overflow parking.
- Create a project that respects the land use scale change to the west of the site.
- Create approximately 40 to 45 residential rental units designed for contemporary urban lifestyles.

Greenwood Place Apartments

14307 Greenwood Avenue North

Existing

Site Grade and Drainage:

The site slopes gently to the Southwest, dropping a total of 14 feet from the NE corner to the SW corner over a total length of 180 feet (8.8% slope). An existing rockery with a maximum height of 9 feet straddles the west property line from the SW corner to a point 95 feet north of the corner. This wall will need to be re-engineered and potentially reconstructed.

Site Access and Right of Way Conditions:

The primary street frontage of Greenwood Avenue North is an arterial collector with frequent transit service. The south frontage of 143rd Street North serves primarily single family residences to the west of the site. Site access will need to be from 143rd Street North. Ground level retail uses will be desirable fronting on Greenwood Avenue North. SDOT has recently completed design work for improvements to 143rd Street including the frontage of this development site. Curb, sidewalk and curb cuts are being coordinated with SDOT presently.

Existing Vegetation:

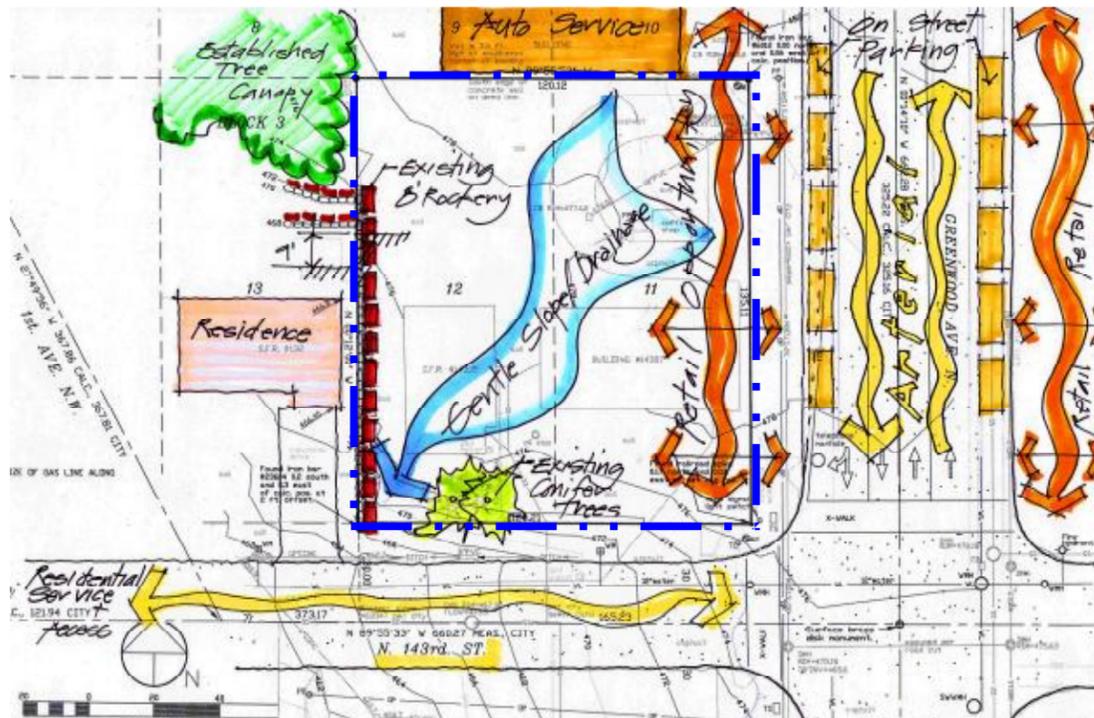
There is limited significant vegetation on the site. Two Fir trees adjacent to the south property line have diameters of 14" and 20".

Views:

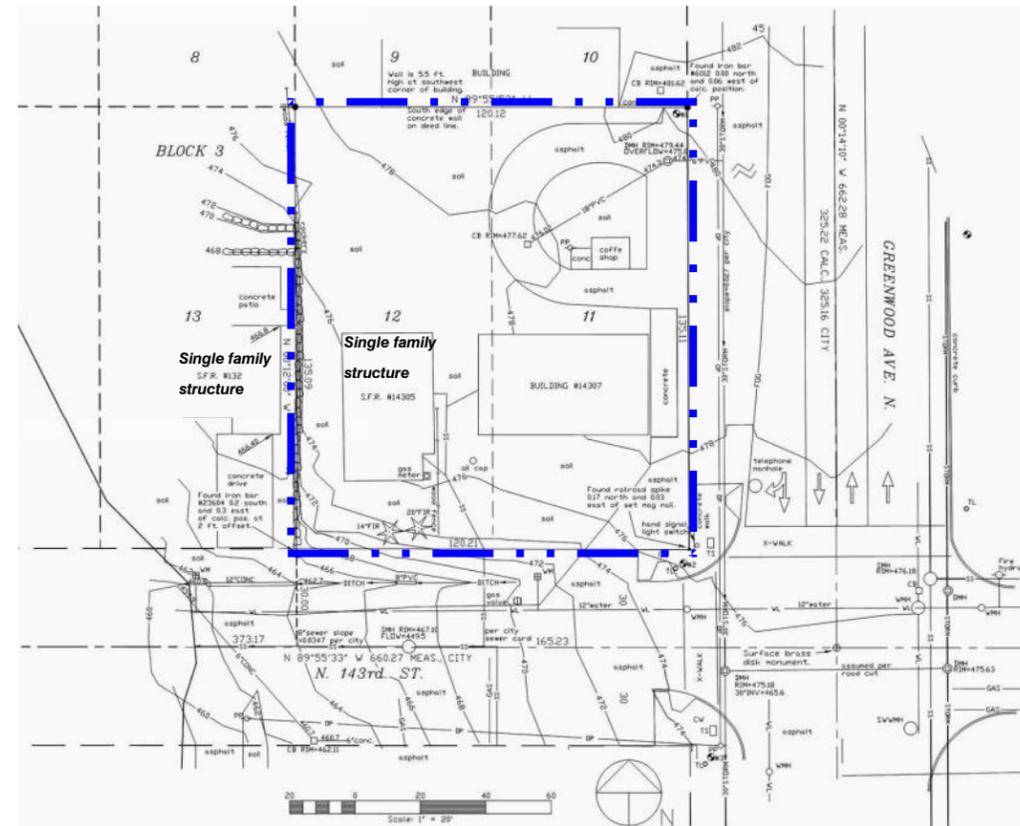
Unique Northwest views will be available from the upper floors; west to the Olympic Mountains, South to the Seattle skyline and possibly east to the tips of the Cascade Mountains.

Utility Services:

The site is served by separate Sanitary and Storm Water collection systems, sanitary in 143rd and storm in Greenwood Avenue. Power is overhead. Telephone and cable are below grade in Greenwood Avenue. Water and Gas are below grade in 143rd. The nearest fire hydrant is on the NE corner of the Greenwood/143rd intersection.



Site Conditions



Site Survey

Greenwood Place Apartments

14307 Greenwood Avenue North

Neighborhood Context

The project site is zoned NC2-40 and falls within a small pocket of neighborhood commercial zoning that abuts the northern boundary of the City limits at 145th Street North.

The site is directly adjacent to single family zoning (SF7200) to the west and is one block north of L2 zoning fronting on Greenwood Avenue North.

A small pocket of SF7200 zoning lies to the east of the Greenwood corridor between it and the gradually increasing zoning intensity towards the Aurora Avenue commercial corridor.

There are no special land use or environmental overlays attached to this site.



Zoning Envelope Study

Neighborhood Zoning Map



Primary Influences

Following are excerpts from Seattle's Land Use Code that pertain to this site and its NC2-40 zoning :

SMC23.47A.005.4.c: Residential uses may occupy 100% of the street level street facing façade in a structure if .. It is not located in a pedestrian designated zone or a zone that has a height limit of 85feet or higher.

SMC 23.44A.008.5.b: Blank segments of street facing façade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width. **And c:** the total of all blank façade segments may not exceed 40% of the width of the façade ... along the street. **And 2: Transparency:** 60% of the street facing façade between 2 feet and 8 feet above the sidewalk shall be transparent.

SMC 23.47A.012A.1.a: structure height may exceed the applicable limit by up to 4 feet provided... **(1):** a floor to floor height of 13 feet or more is provided for non residential uses at street level.

SMS 23.47A.013.B.2: Floor area ratio table A: 3.25 total for all uses in a for a mixed use structure.

SMS 47A.014.B.1: 15 foot sight triangle, **b.3.a:** for residential uses in a structure when rear lot line abut a residential zone: 15 feet for structures above 13 feet in height to a max of 40'; no setbacks required elsewhere since adjacent zoning is commercial.

SMS 23.47A.016.2 Landscaping achieving a Green Factor of .30 or greater will be required for this structure..

D.c.2) Surface parking abutting ... a lot in a residential zone must have 6 foot high screening along the abutting lot line and a 5 foot deep landscaped area inside the screening.

SMS 23.47A.024.A : Residential amenity areas ... are required in an amount equal to 5% of the total gross floor area.

SMS 23.47A.029.: Solid Waste storage space: 150 SF, front loading for 26 to 50 units.

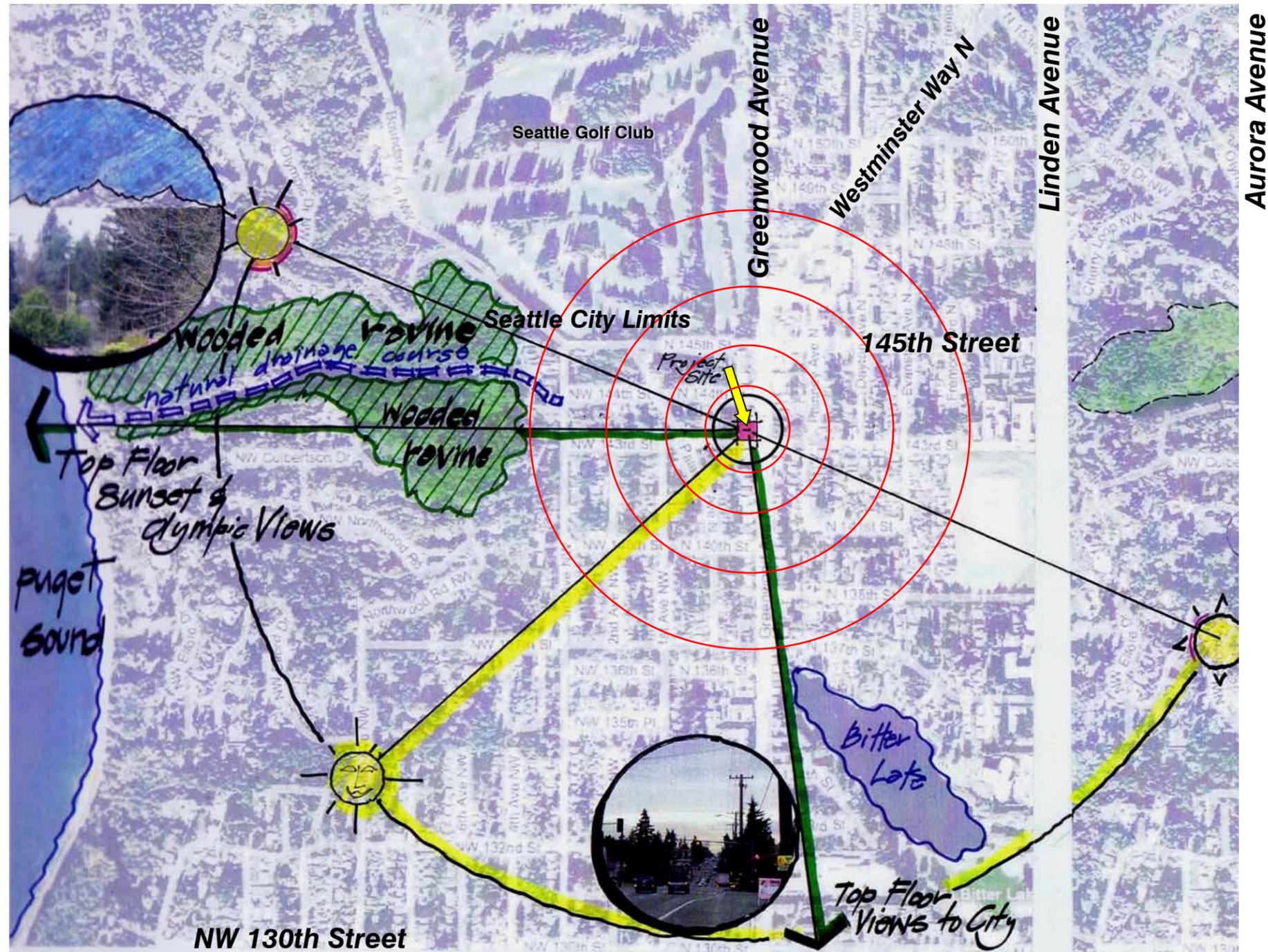
SMS. 23.54.015 : Parking for Retail Sales: 1/500SF, for Multifamily: 1/Dwelling Unit

Greenwood Place Apartments

14307 Greenwood Avenue North

Neighborhood Diagram

Natural Features



The project site is zoned NC2-40 and falls within a small pocket of neighborhood commercial zoning that abuts the northern boundary of the City limits at 145th Street North.

The site is directly adjacent to single family zoning (SF7200) to the west and is one block north of L2 zoning fronting on Greenwood Avenue North.

A small pocket of SF7200 zoning lies to the east of the Greenwood corridor between it and the gradually increasing zoning intensity towards the Aurora Avenue commercial corridor.

There are no special land use or environmental overlays attached to this site.

Greenwood Place Apartments

14307 Greenwood Avenue North

Existing Street Frontage Character

Apartment Project Across Greenwood Ave



143rd Street North



Greenwood Avenue North Looking East

Project Site



143rd Street North



144th Street North



Greenwood Avenue North Looking West

Greenwood Place Apartments

14307 Greenwood Avenue North

Site Context

Existing Street Frontage Character



**Greenwood Avenue
Looking North**



North Side

Frontage Views of North 143rd Street



Greenwood Avenue North



South Side

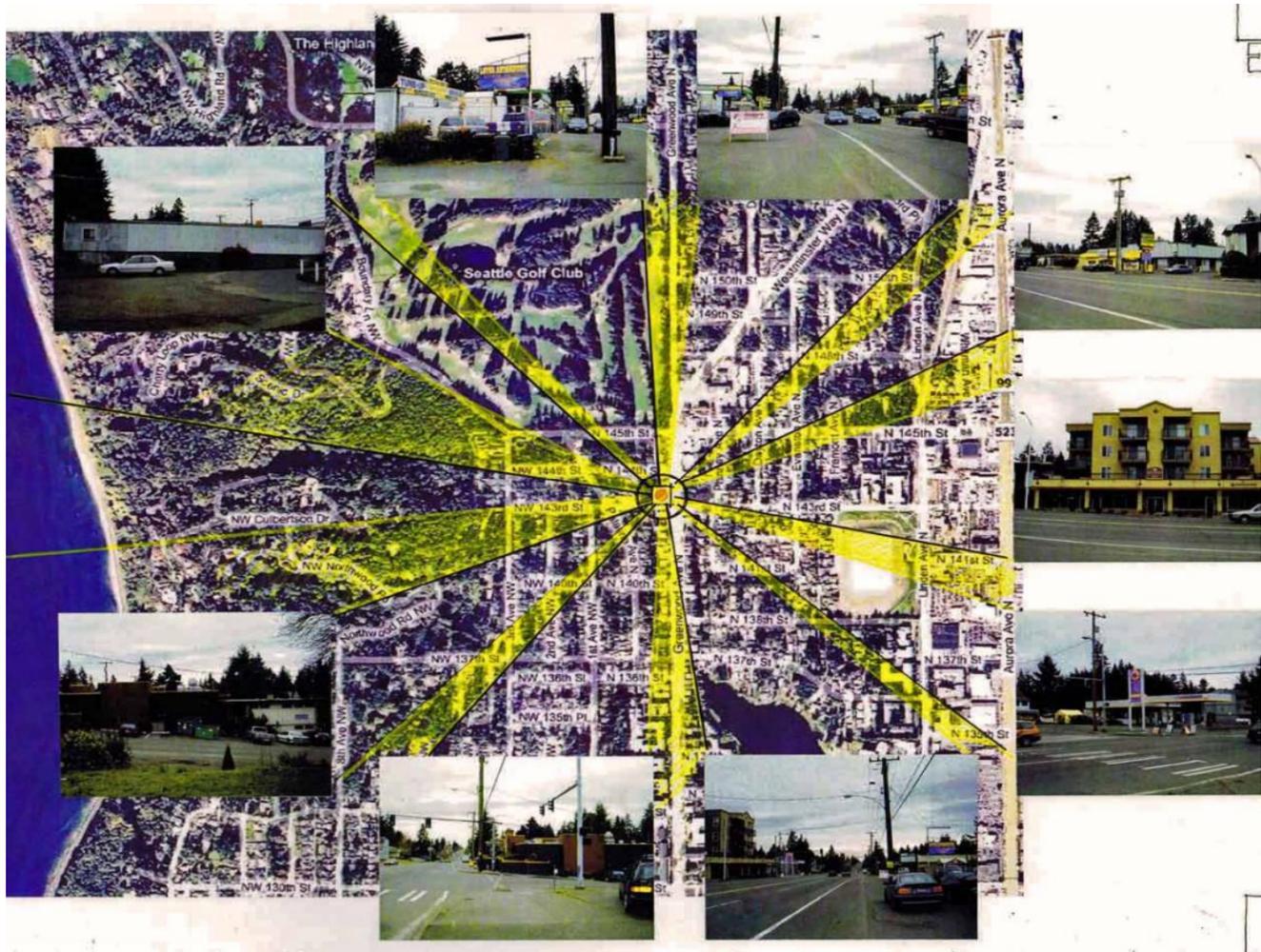
Greenwood Place Apartments

14307 Greenwood Avenue North

Context and Site

Public Life

Design Concept



Natural Systems and Site Features:

- The site analysis reveals that the will be excellent solar orientation for both daylighting and radiant heat gain in the winter months for a significant portion of the site which should be reflected in the design.
- The site topography provides for a natural stepping of the zoning envelope that will help in making the transition from commercial zoning to the adjacent single family developments.
- If the existing conifer trees can be retained, they will provide an excellent softening of the building form.
- The natural slope of the site will make on site storm water retention and reuse for irrigation feasible.

Urban Pattern and Form:

- Although the current urban form is not well defined, but is evolving towards a compact walkable commercial zone.. The site has the potential for forming a southern gateway to the district.
- The site is part of a district forming the northern entry point for the City along Greenwood Avenue and is a significant urban threshold.
- Strong connection to the activity generated by the Greenwood Avenue arterial should be realized in orientation of the building functions.
- There is not zoning provision for height and bulk transition to the neighboring single family residence and design solutions should have massing that reduces bulk adjacent to the neighbor.

Walkability:

- As primarily a residential development in a neighborhood commercial zone, pedestrian clarity and comfort will be important. Clear identity of the residential entry will bring residential orientation to the street, particularly appropriate for the residential character of 143rd Street..
- Bus access is excellent, so cover and protection from the elements will be useful.
- Weather cover is helpful and should be incorporated in both street frontages.
- Residential scale lighting along 143rd will help the new building make a transition to the residential neighborhood.

Street Level Interaction:

- Retail frontage with multiple entries and exposure at a pedestrian scale will be appropriate.
- The frontage along 143rd street will not be appropriate for commercial uses given the single family development in place..
- Maximize street frontage and ROW landscaping for softer edges.
- A well defined and separated residential entry provides more security to the building. 143rd street is residential and designs should emphasize landscaping, street furniture and safe places to connect with neighbors.

Active Transportation:

- The site is well connected to Metro systems and the design should provide shelter along Greenwood Avenue..
- Recreational access is convenient. Of note is the nearby Interurban Trail with excellent bicycle opportunities, including designated cycle routes in the area. Provide

Arrangement of Interior Uses:

- Retail frontage is natural facing Greenwood Avenue, but may be a conflict with neighboring residential uses along 143rd.
- Residential uses should be adjacent to the residential zoning and parking should be hidden.
- Good territorial views will be available at the upper levels and can inform orientation.

Vehicular Access and Circulation:

- On site parking is required and access must be from 143rd street. It will be important to screen this access from neighboring residences.

Parking and Service Uses:

- The natural slope of the site lends it well to basement parking which may be developed on one or two levels.
- Parking edges should be looked at as landscape/screening opportunities.
- Locate refuse and recycling within enclosed structure in with "wheel out" access to containers.

Massing:

- Blank walls will be avoided and along with stepping down of the structure near the adjacent residences.
- Facades should have a good balance of horizontal to vertical elements.
- Use decks and balconies for visual variety as well as shading/weather protection.

Open Space:

- Use the south solar orientation for a public space scaled for local interaction.
- Take advantage of excellent views from upper levels with a generous and well landscaped roof terrace.

Exterior Elements and Finishes:

- Provide consistent retail signage
- Consider low level lighting at 143rd Street.

Greenwood Place Apartments

14307 Greenwood Avenue North

Significant Neighboring Images



Structure set back from street



Pull in parking + Wide driveways



covered sidewalk arcade

+

- projecting sidewalk canopy
- reinforced street edge

refuse service:
new version
+
old version

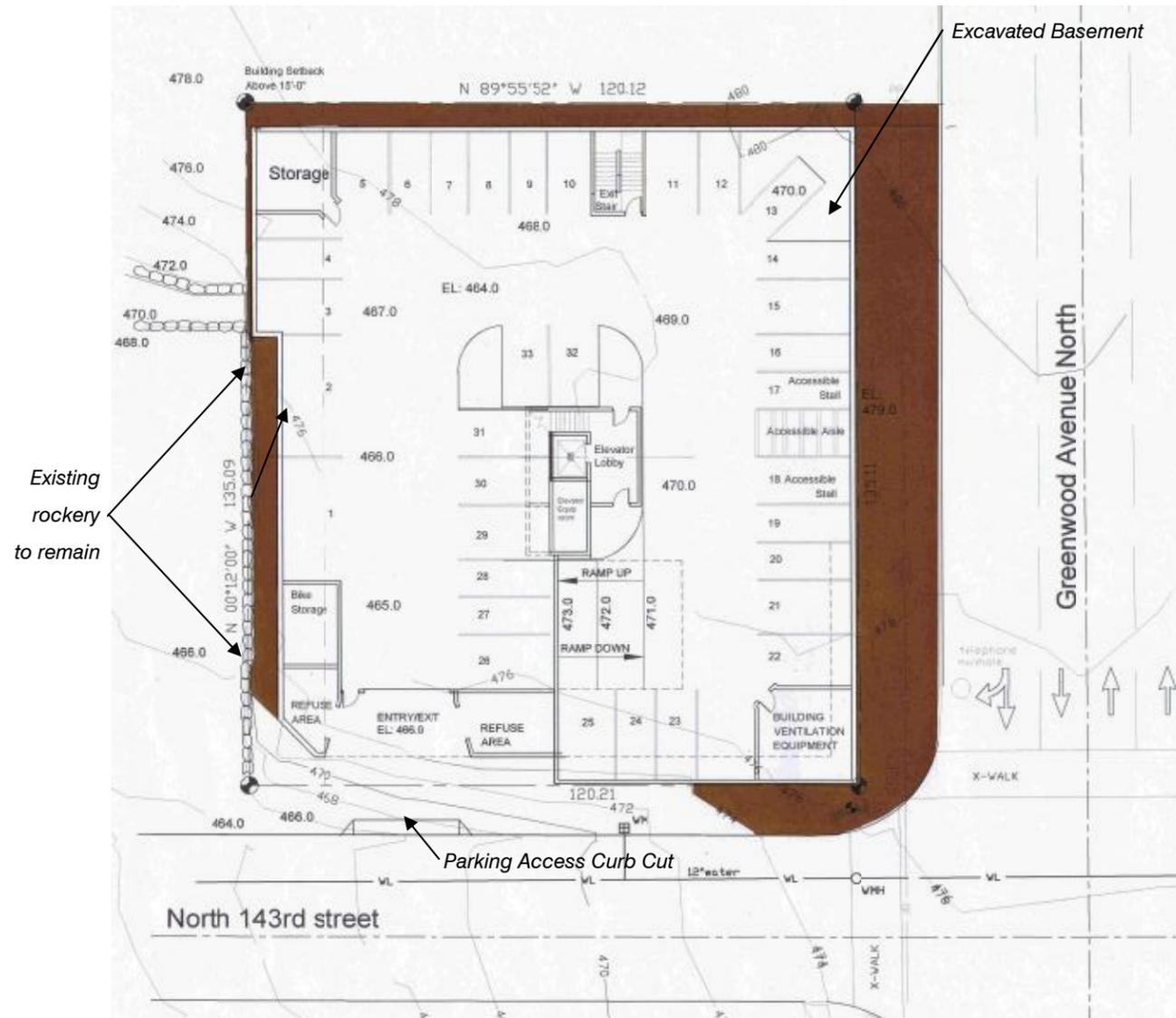


Visual clutter
+
Mature landscape



Greenwood Place Apartments

14307 Greenwood Avenue North



Basement Level Plan - Parking



Street Level Plan - Retail/Parking



North 143rd Street Elevation

Greenwood Place Apartments

14307 Greenwood Avenue North

Design Concept One

Design Features

Basement Level:

- Below Grade Parking
- Basement Bicycle storage
- Ramp to Ground Level parking

Ground Level:

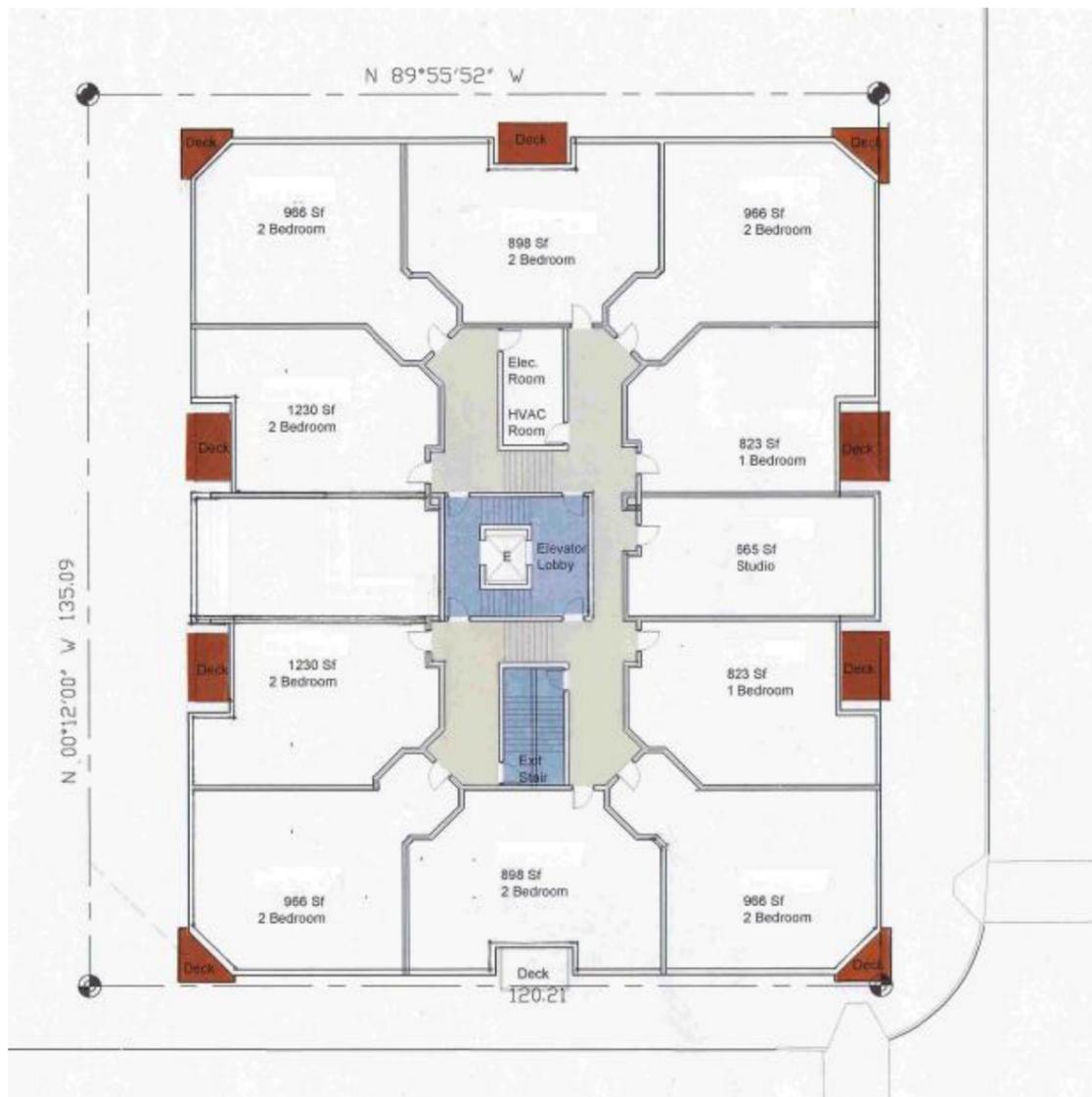
- Retail Frontage to Greenwood Avenue
- Residential entry facing Greenwood Avenue
- Landscaped edges screening parking
- Ground Level parking accessed from Basement

Typical Residential Level:

- Diverse unit type mix -12 units per floor
- Split level floors
- Private deck amenity spaces
- Setback 15 feet from west property line

Top Floor:

- Roof terrace amenity space
- Landscaped roof areas
- Step back from southwest corner
- Views to east, south and west



Typical Apartment Floor Plan - Two levels



Top Floor Plan with Roof Terrace



Greenwood Avenue Elevation



Image Sketch from Southeast

Greenwood Place Apartments

14307 Greenwood Avenue North

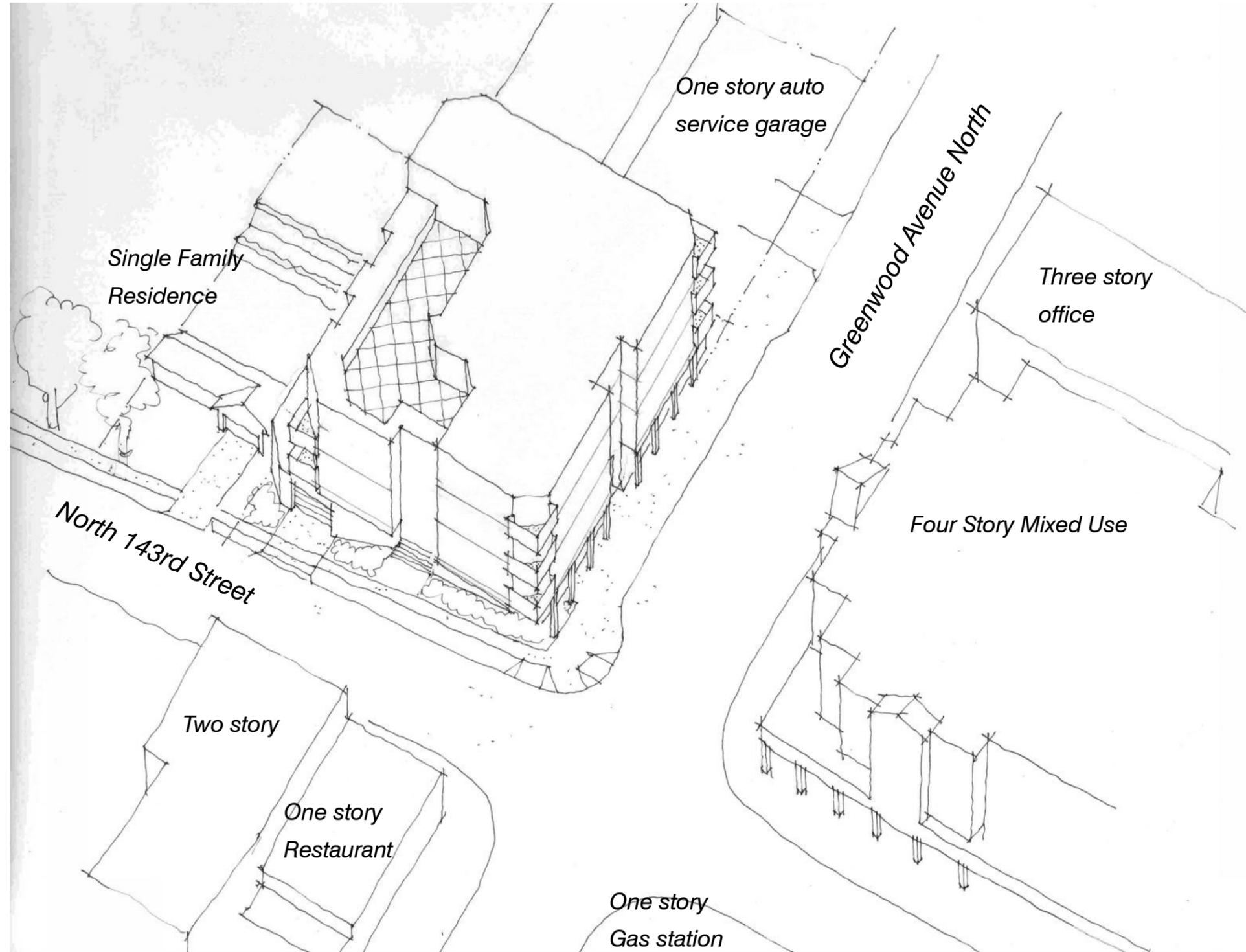
Design Evaluation

Advantages:

- Excellent solar orientation for roof terrace
- Bulk and Massing similar to recently completed project across the street
- Compact "urban" massing

Disadvantages:

- Building massing provides poor transition to residential neighbors
- Does not address significance of site as north end "portal"
- Limited internal daylighting to units
- Loss of existing trees



Isometric View from Southeast

Greenwood Place Apartments

14307 Greenwood Avenue North



Basement Level Plan - Parking



Street Level Plan - Retail/Residential



North 143rd Avenue Elevation

Greenwood Place Apartments

14307 Greenwood Avenue North

Design Concept Two

Design Features

Basement Level:

- Below Grade Parking
- Basement Bicycle storage
- One level parking only 38 to 42 spaces
- Refuse/recycle inside basement
- Existing rockery removed

Ground Level:

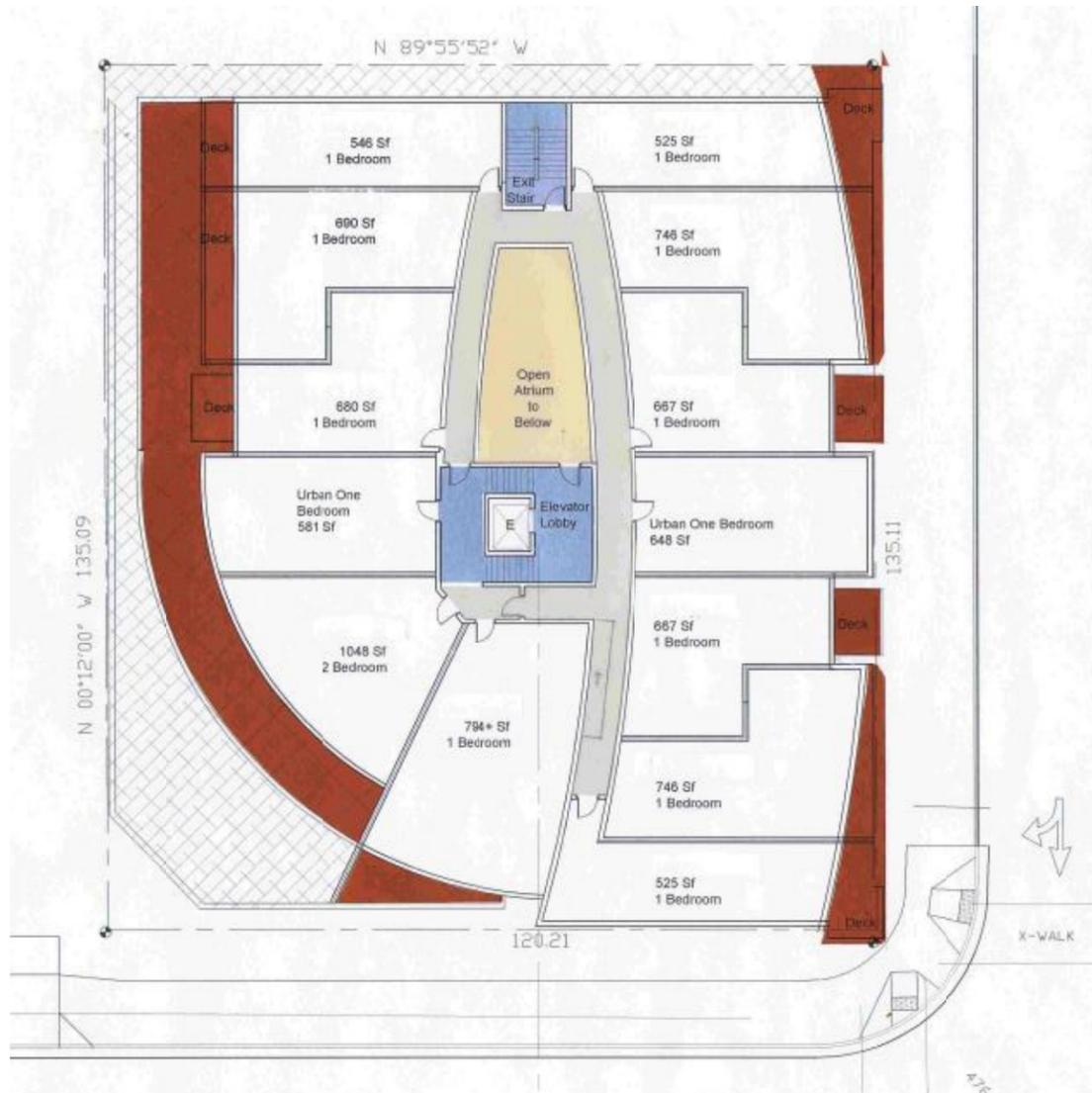
- Retail Frontage to Greenwood Avenue
- Residential entry facing Greenwood Avenue
- Landscaped edges screening parking
- Rain Garden potential along 143rd

Typical Residential Level:

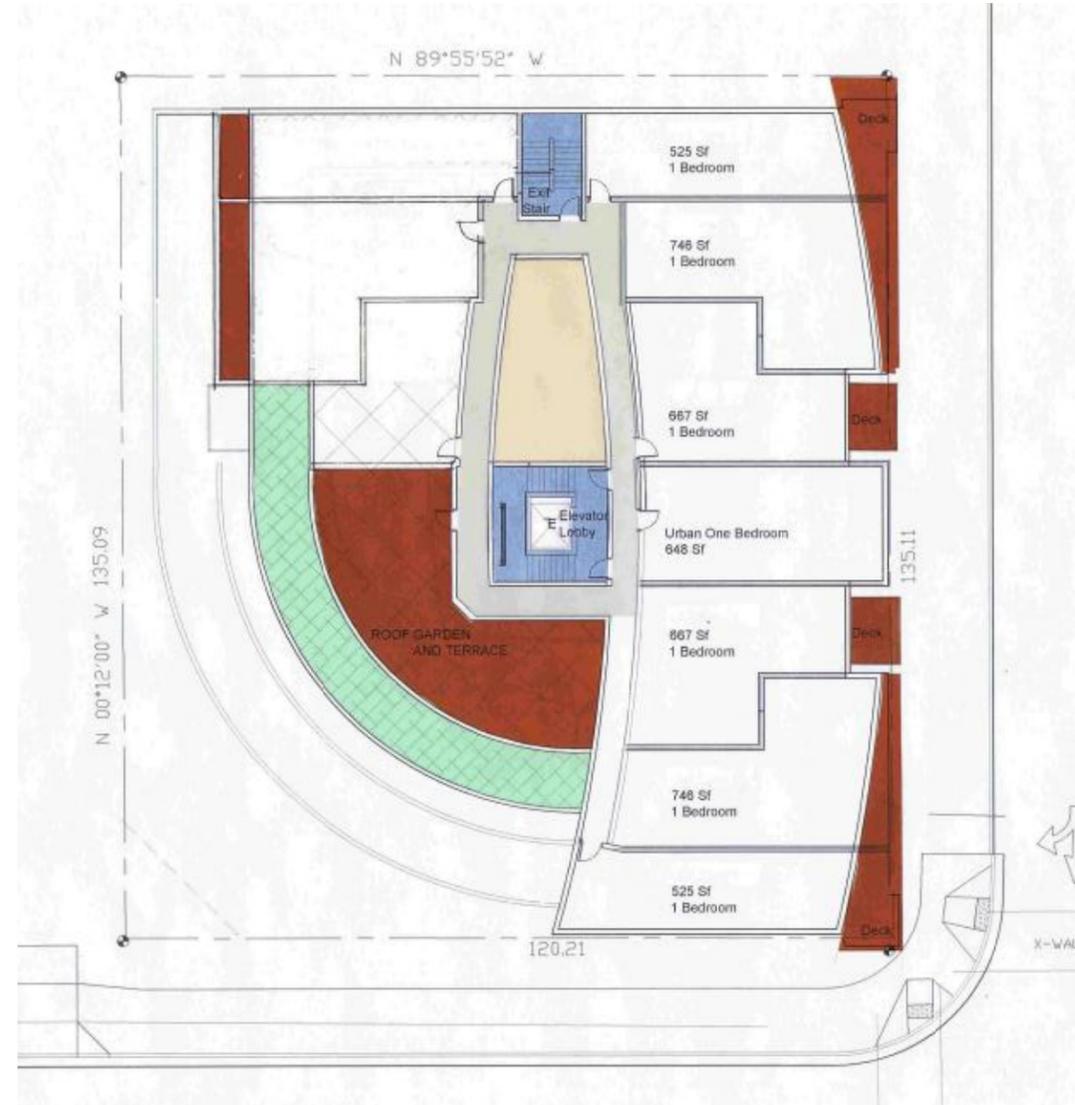
- Unit type mix emphasizing urban living
- 13 units per floor
- Daylighted interior circulation space
- Private deck amenity spaces
- Setback 15 feet from west property line

Top Floor:

- Roof terrace amenity space
- Landscaped roof areas
- Step back from southwest corner
- Views to east, south and west



Typical Apartment Floor Plan - Two levels



Top Floor Plan with Roof Terrace



Greenwood Avenue Elevation



Image Sketch from Southeast

Greenwood Place Apartments

14307 Greenwood Avenue North

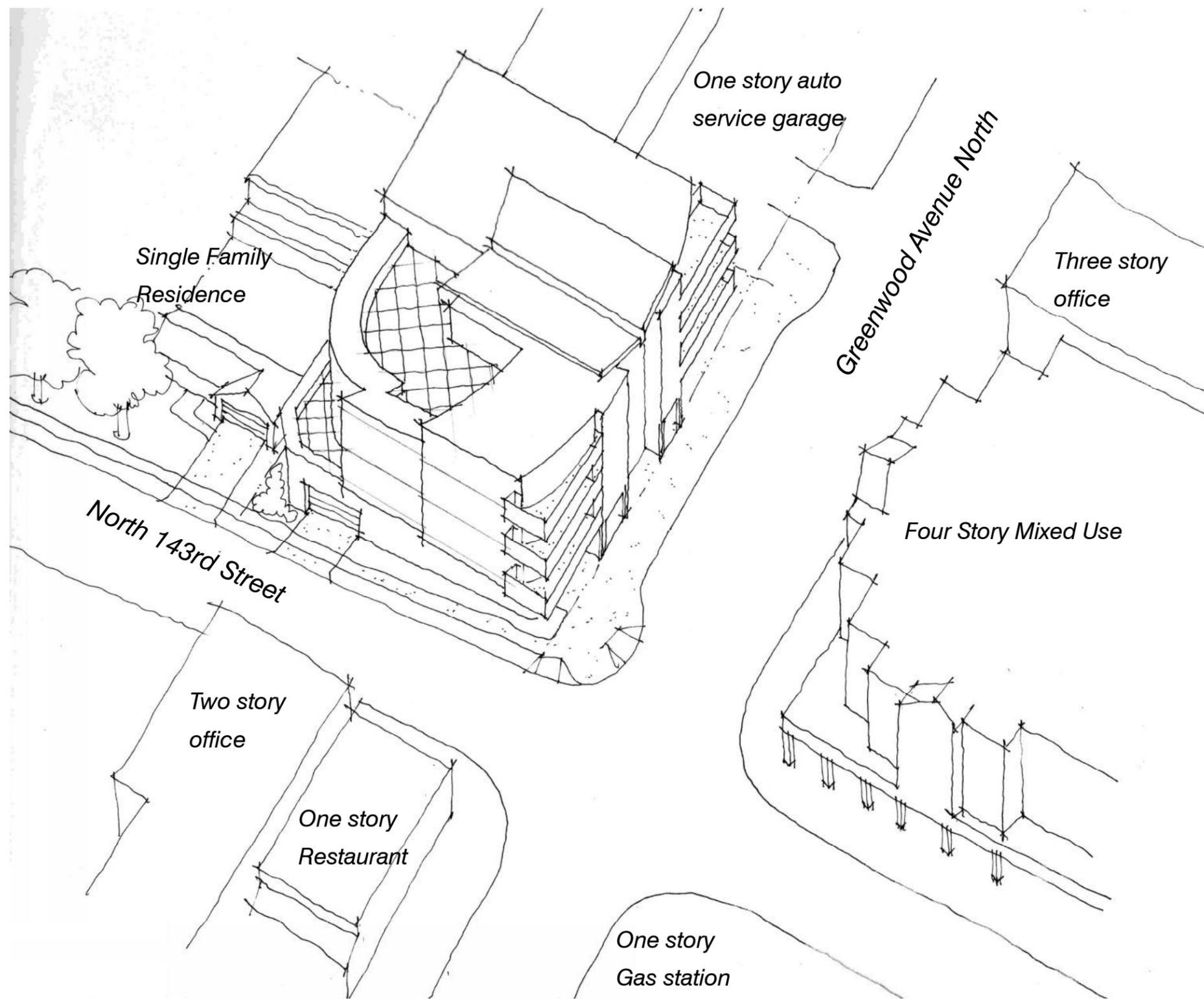
Design Evaluation

Advantages:

- Excellent solar orientation for roof terrace
- Atrium provides internal daylighting options
- Compact "urban" massing
- Striking "portal" image
- Building massing transitions to residential neighbor

Disadvantages:

- Loss of existing trees
- Does not address significance of site as north end "portal"
- Limited internal daylighting to units



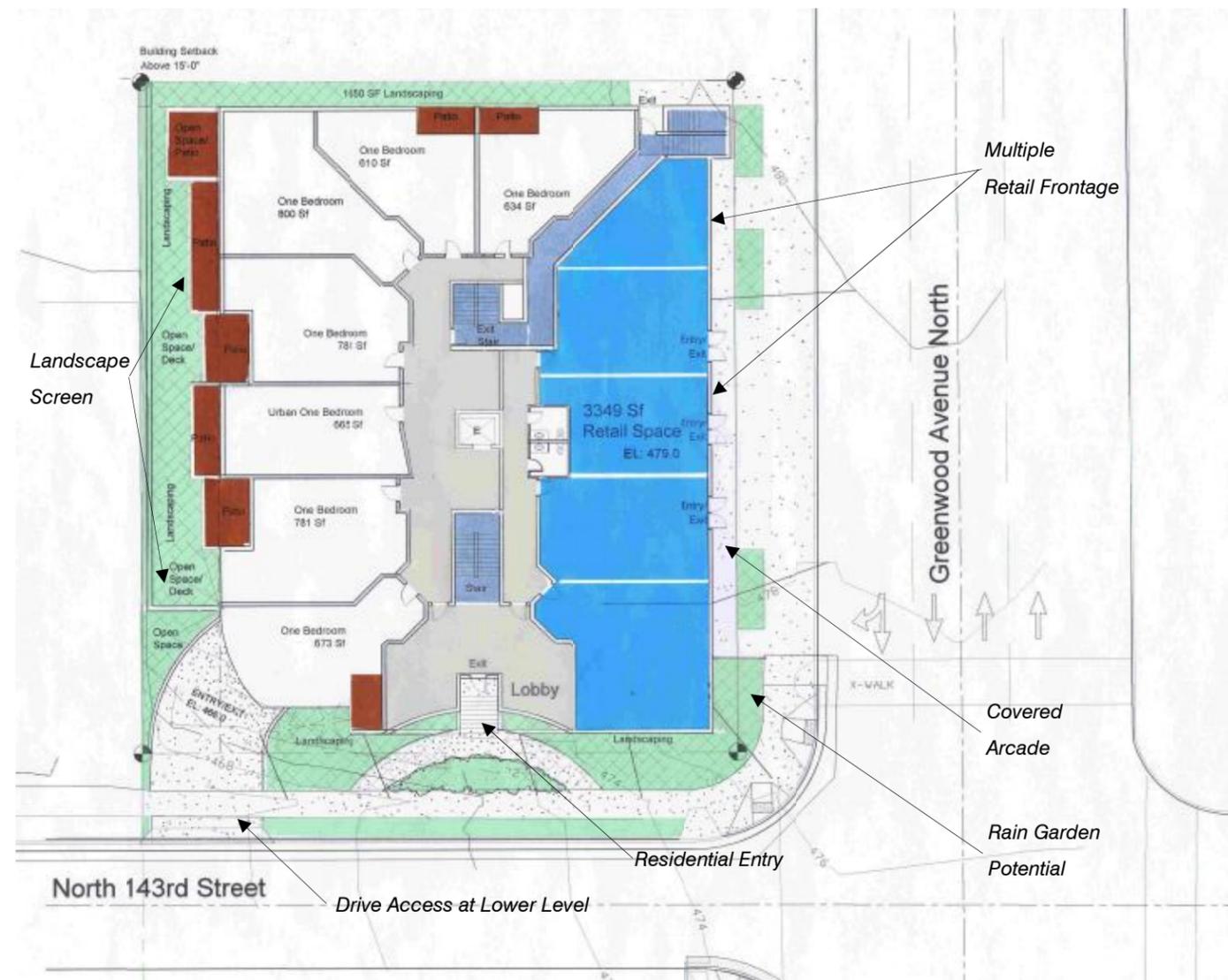
Isometric View from Southeast

Greenwood Place Apartments

14307 Greenwood Avenue North



Basement Level Plan - Parking



Street Level Plan - Retail/Residential



North 143rd Avenue Elevation

Greenwood Place Apartments

14307 Greenwood Avenue North

Design Features

Basement Level:

- Below Grade Parking 38 to 42 spaces
- Basement Bicycle storage
- Potential Green Wall screen at west side
- Refuse/recycle inside basement

Ground Level:

- Maximum Retail frontage to Greenwood Avenue
- Clear Residential Entry facing 143rd Street
- Landscaped edges screening private decks
- Potential "Rain Garden" along 143rd Street
- Potential to save two existing conifer trees

Typical Residential Level:

- Unit type mix emphasizes Urban Lifestyle
- 13 units per floor, 41 total units
- Compact circulation
- Private deck amenity spaces
- Setback 15 feet from west property line

Top Floor:

- Roof terrace amenity space
- Landscaped roof areas
- Step back from southwest corner
- Views to east, south and west



Typical Apartment Floor Plan - Two levels



Top Floor Plan with Roof Terrace



Greenwood Avenue Elevation



Image Sketch from Southeast

Greenwood Place Apartments

14307 Greenwood Avenue North

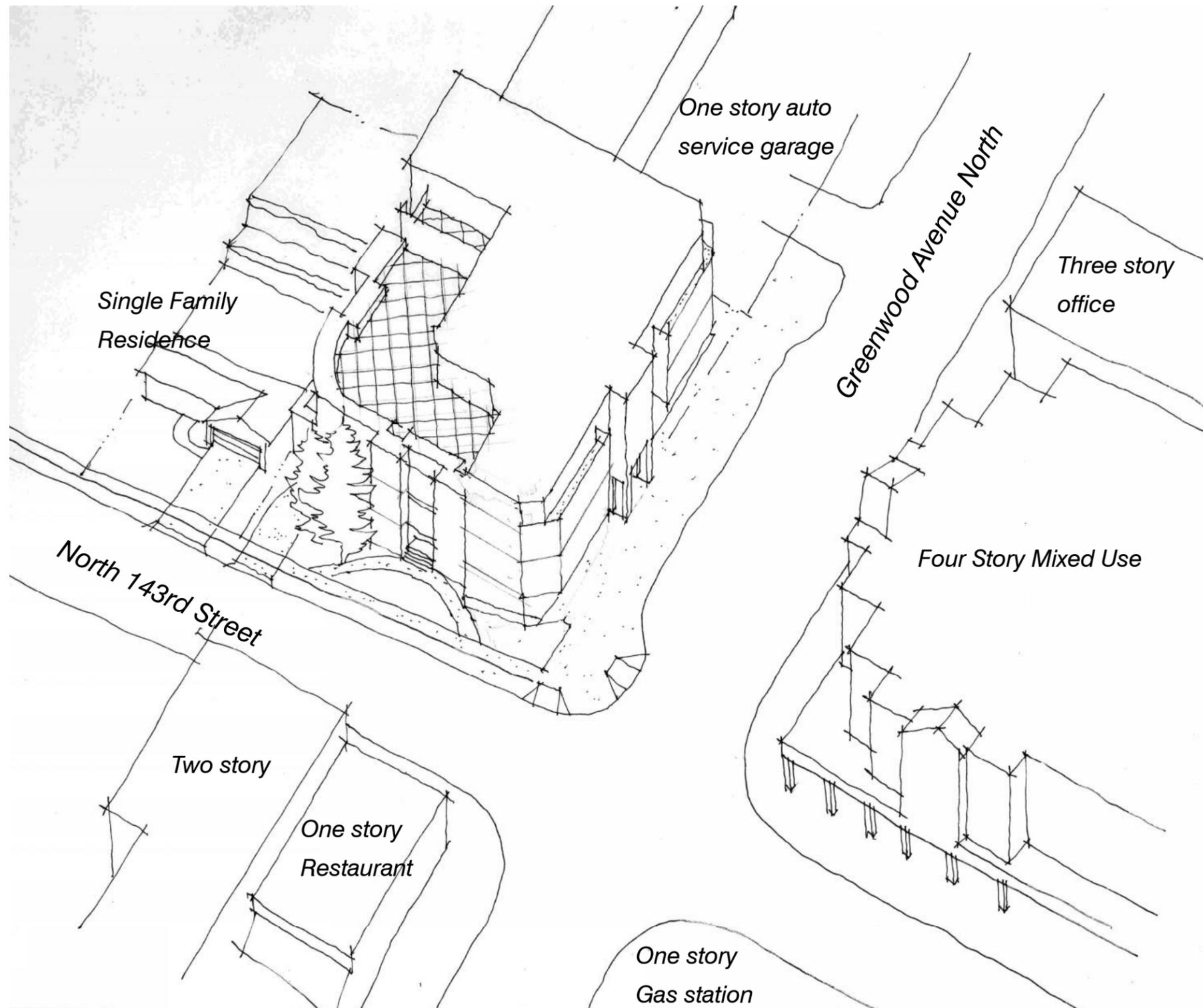
Design Evaluation

Advantages:

- Excellent solar orientation for roof terrace
- Compact "urban" massing
- Visual variety in massing
- Building massing transitions to residential neighbor

Disadvantages:

- Limited internal daylighting to units
- North units face commercial neighbor
- Limited internal daylighting to units

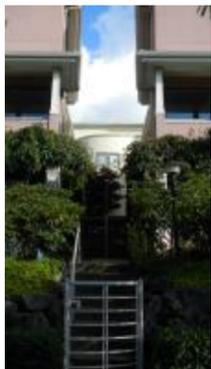


Isometric View from Southeast

Greenwood Place Apartments

14307 Greenwood Avenue North

Greenlake Villas



Lakeside Plaza



Cottagewood



Cottagewood

Set in a redeveloping area of South Snohomish County, this 51 unit cottage housing development takes advantage of nearby transit service and well developed retail/services available at Alderwood Mall. Utilizing one of the hallmarks of the current cottage housing trend, the role of the automobile is suppressed in favor of providing handsomely landscaped pedestrian oriented open spaces that unit the community. Four prototypical units were developed with a common architectural style yet carefully combined to maximize variety, spontaneity and colorful interest.

Lakeside Plaza

At the north end of the idyllic Greenlake Park in Seattle, Lakeside Plaza provides a unique setting capitalizing on the excellent views to Greenlake, perfect orientation to receive the maximum of sunlight and centralized access for residents of the north end. Lakeside plaza has been cited in Seattle's Design Guidelines as an excellent example of an appropriate neighborhood facility with its generous and well scaled open space opening up to Greenlake. The courtyard is iconic and inspired others in the area.

Greenlake Villas

This 14 Unit condominium project developed in the late 1980's was groundbreaking in setting a standard for well scaled multifamily residential developments overlooking Greenlake. This project combines spacious dwellings tightly fitted into it's site fronting on Greenlake Drive with intimate and well landscaped private spaces for the owners..

Greenwood Place Apartments

14307 Greenwood Avenue North