



06.12.2013 STREAMLINED DESIGN REVIEW
8215 GREENWOOD AVE. N / DPD PROJECT # 3014951

caron

PROPOSAL

The proposed project at 8215 Greenwood Ave N. is 4 townhouses in two duplexes replacing a two story house. The project would create a total of 4 units with 4 parking stalls in a shared private garage accessed from the alley. The goal for this project is to create an attractive modern community that complements the rich character of the neighborhood.

DPD Project #3014951

King County Assessor Parcel Numbers: 291920-1005

Legal Description: Lot 14, of Block 8 of the Greenwood Park Addition to the City of Seattle

ANALYSIS OF CONTEXT

The project site, located in the Greenwood-Phinney Ridge Residential Urban Village, is one 3,727 SF parcel zoned for neighborhood commercial development up to 40' in height (NC2P-40). To the north of the subject parcel lies a single-story commercial building (NC2P-40), and to the south, a 2 story commercial building (NC2P-40). Single family residences (SF-5000) lay to the west, across the alley. Directly east across Greenwood Ave N. are more one and two story neighborhood commercial (NC2P-40). Greenwood Avenue N is a main arterial street with regular transit service and on-street parking. North 83rd Street is the nearest cross-street.

The topography of the site is mainly flat, rising 6' over the depth of the lot from east to west. There are well established street trees along Greenwood Ave at this location which will remain. The alley is used for both residential and commercial access and parking.

The neighborhood is made up of small commercial buildings and single family houses and overall is much less dense than areas north of N. 85th Street. Structures in this area are built to the street lot line in most cases and share common walls with neighboring structures. Greenwood Public library is two blocks south of the site and Greenwood Elementary School is two blocks southwest. Shopping areas and some restaurants are located north and south along Greenwood Avenue.

Please see the following page for a graphic contextual analysis.

PROJECT SUMMARY

Lot Size - 3,727 SF

Zoning: Neighborhood Commercial (NC2P-40)

Residential Use FAR - 3.0

(Meeting standards of SMC 23.47A.013. Table A)

Allowable FAR - 11,181 SF

LEVEL 1 TOTAL: 2,209 SF

LEVEL 2 TOTAL: 2,128 SF

LEVEL 3 TOTAL: 1,967 SF

ROOF LEVEL: 133 SF

TOTAL FAR: 6,437 SF < 11,181 SF ALLOWED

Setbacks per SMC 23.47A.014

Front: 0'

Side: 0' (abuts NC-zones)

Rear: 15' above 13' in Height (abuts residential zone across alley)

Height Limit per SMC 23.47A.012

40' per NC2-40 + 4' above sidewalk grade required for residential use on street-facing facade

15' additional height for stair/mechanical penthouse

Green Factor 0.3 required per SMC 23.47A.016

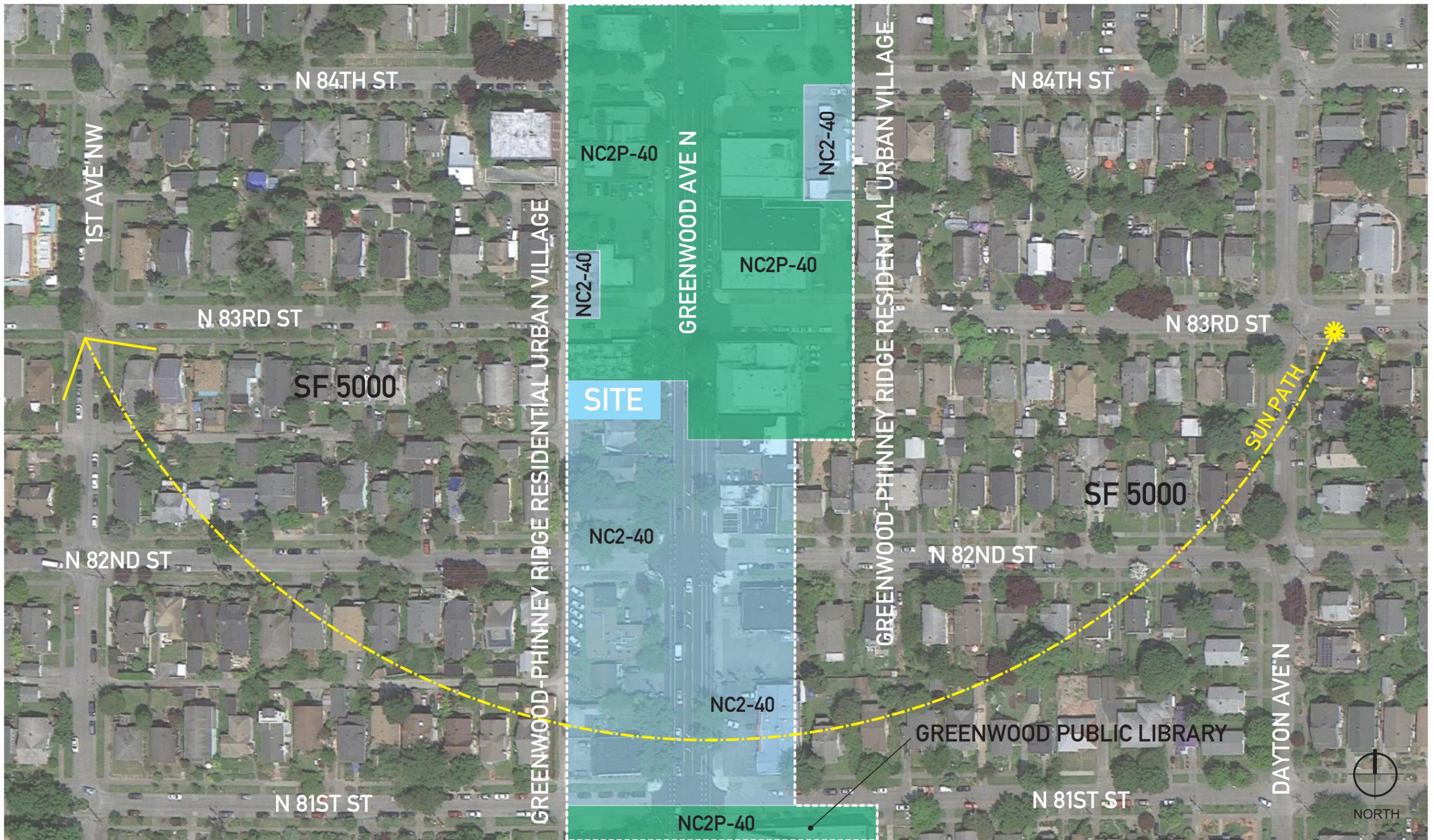


EXISTING CONDITIONS

PROPOSAL AND ANALYSIS OF CONTEXT

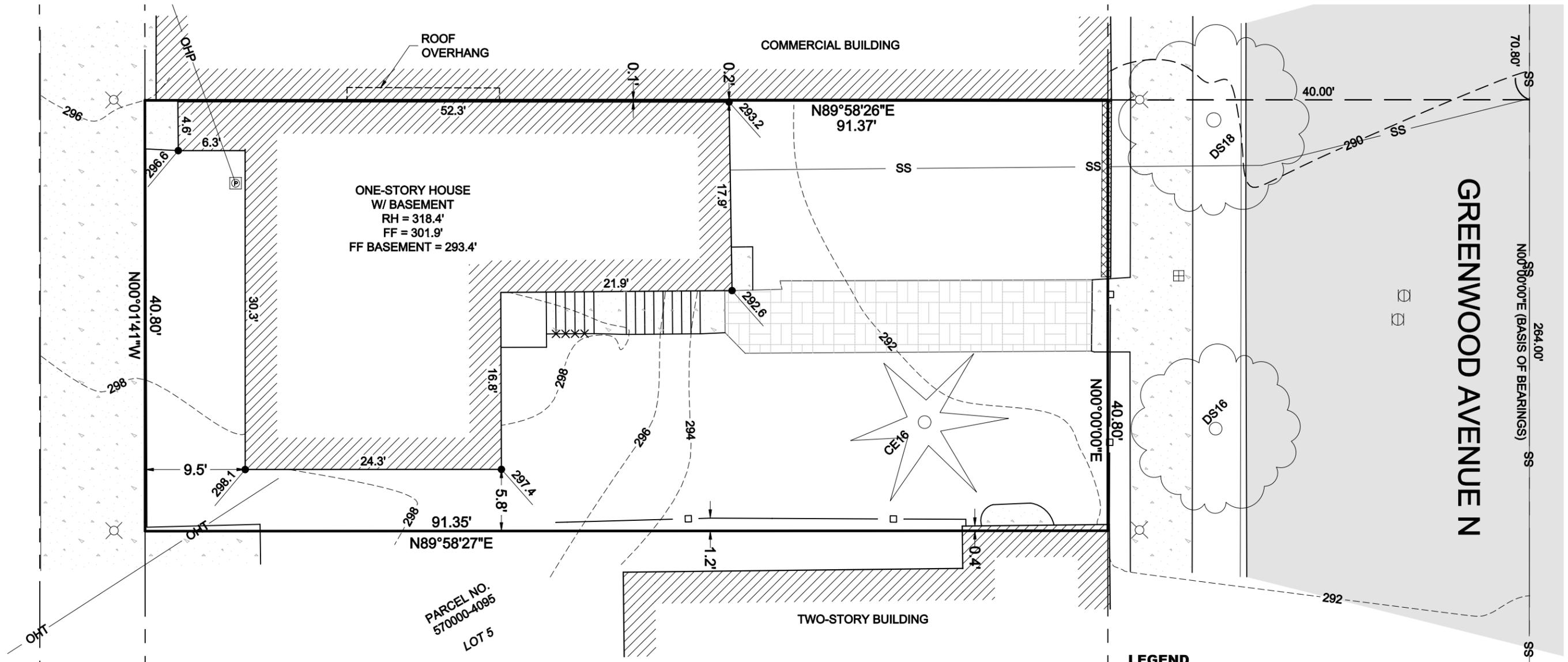
06.12.2013 STREAMLINED DESIGN REVIEW

8215 GREENWOOD AVE. N / DPD PROJECT # 3014951



ANALYSIS OF CONTEXT

06.12.2013 STREAMLINED DESIGN REVIEW
 8215 GREENWOOD AVE. N / DPD PROJECT # 3014951



PARCEL NO.
570000-4095
LOT 5

PROJECT INFORMATION

SURVEYOR: SITE SURVEY & MAPPING, INC.
10115 214TH AVE NE
REDMOND, WA 98053
PHONE: 425.298.4412

PROPERTY OWNER: ISOLA REAL ESTATE
555 S. RENTON VILLAGE PLACE # 570
RENTON, WA 98057

TAX PARCEL NUMBER: 291920-1005

PROJECT ADDRESS: 8215 GREENWOOD AVENUE N
SEATTLE, WA 98103

ZONING: NC2-40

JURISDICTION: CITY OF SEATTLE

PARCEL ACREAGE: 3,727 S.F. (± 0.086 ACRES)
AS SURVEYED

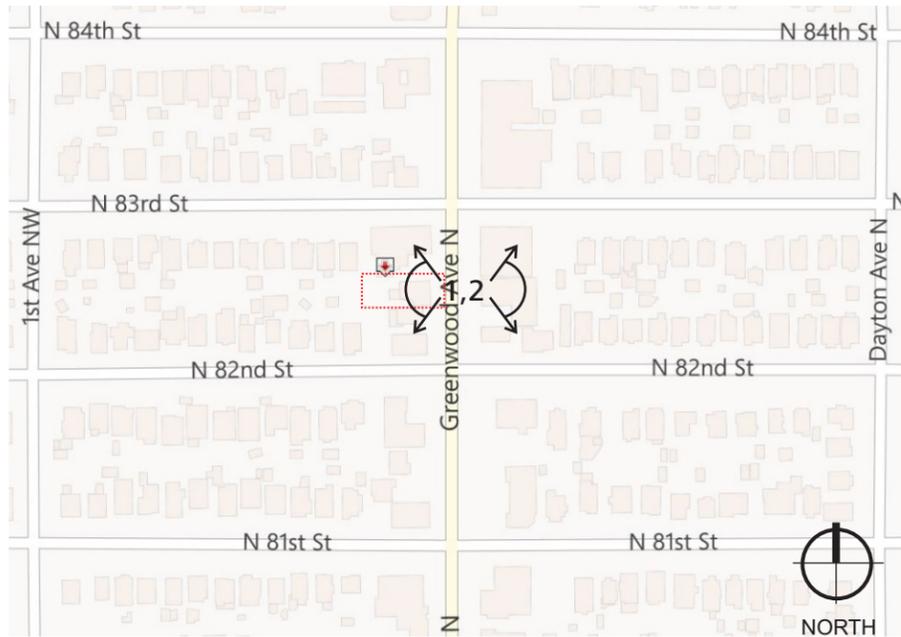
LEGEND

- | | | | |
|------|---|-----|-----------------------|
| ⊙ | FOUND MONUMENT AS DESCRIBED | -X- | CHAINLINK FENCE |
| ⊗ | FOUND TACK AND LEAD
OFFSET 3.00' | ▬▬▬ | CONCRETE WALL |
| ⊠ | POWER METER | —□— | WOOD FENCE |
| ⊡ | GAS METER | ▬▬▬ | BRICK PAVERS |
| ⊠ | CABLE VAULT | ▬▬▬ | ASPHALT SURFACE |
| ⊠ | CATCH BASIN | ▬▬▬ | CONCRETE SURFACE |
| ⊠ | STORM DRAIN MANHOLE | DS | DECIDUOUS |
| ⊠ | SANITARY SEWER MANHOLE | CE | CEDAR |
| ⊠ | WATER VALVE | * | INDICATES MULTI-TRUNK |
| ⊠ | FIRE HYDRANT | | |
| ⊠ | WATER METER | | |
| ⊠ | ELECTRICAL VAULT | | |
| -SS- | APPROXIMATE LOCATION SANITARY
SEWER LINE | | |
| -SD- | APPROXIMATE LOCATION STORM
DRAIN LINE | | |

EXISTING SITE CONDITIONS - SURVEY



06.12.2013 STREAMLINED DESIGN REVIEW
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KEY PLAN



1. Greenwood Ave N. looking east from the subject site



2. Greenwood Ave N., looking west at subject site

EXISTING SITE CONDITIONS - SITE VIEWS & STREET ELEVATION

06.12.2013 STREAMLINED DESIGN REVIEW
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KEY PLAN



1. N. 83rd Street. looking south



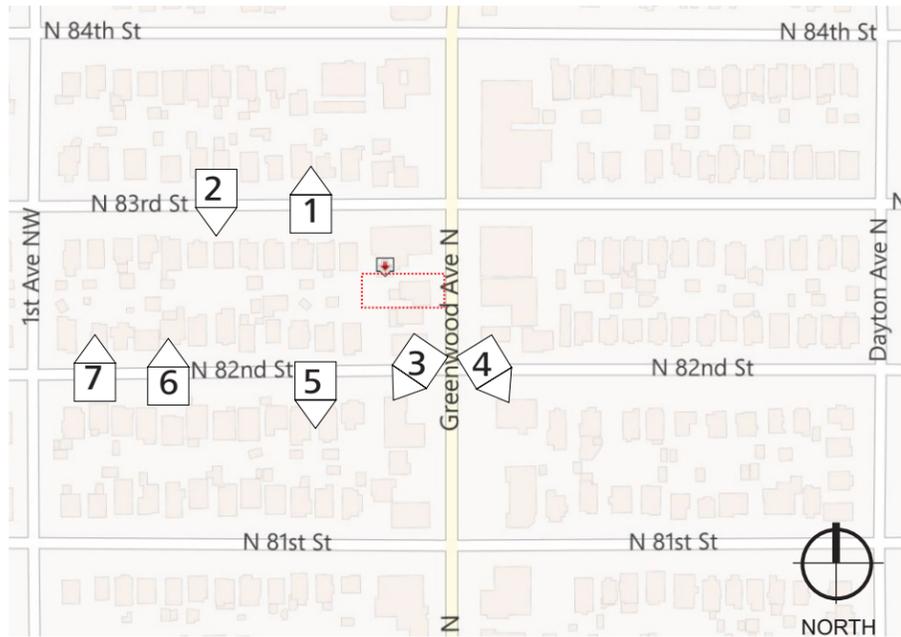
2. Alley, looking south



3. Alley, looking north and west

EXISTING SITE CONDITIONS - STREET VIEWS & ALLEY ELEVATION

06.12.2013 STREAMLINED DESIGN REVIEW
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KEY PLAN



5. Single family house in Greenwood



1. Single Family houses in Greenwood



2. Single Family houses in Greenwood



3. Neighborhood commercial along N. 82nd St.



4. Neighborhood Commercial along N. 82nd St.



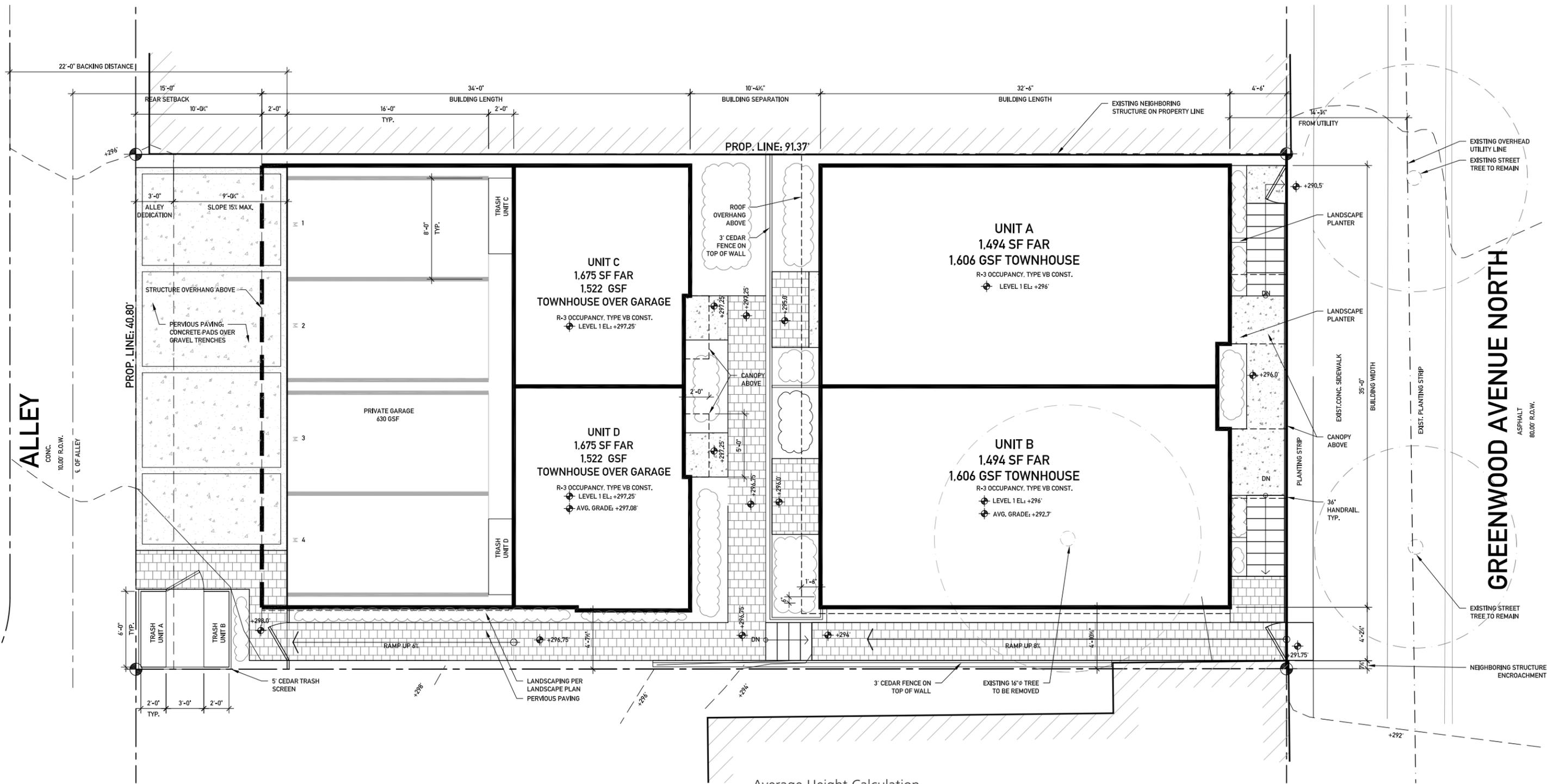
6. Single family houses in Greenwood



7. Single family house in Greenwood

EXISTING SITE CONDITIONS - NEIGHBORHOOD CHARACTERISTICS

06.12.2013 STREAMLINED DESIGN REVIEW
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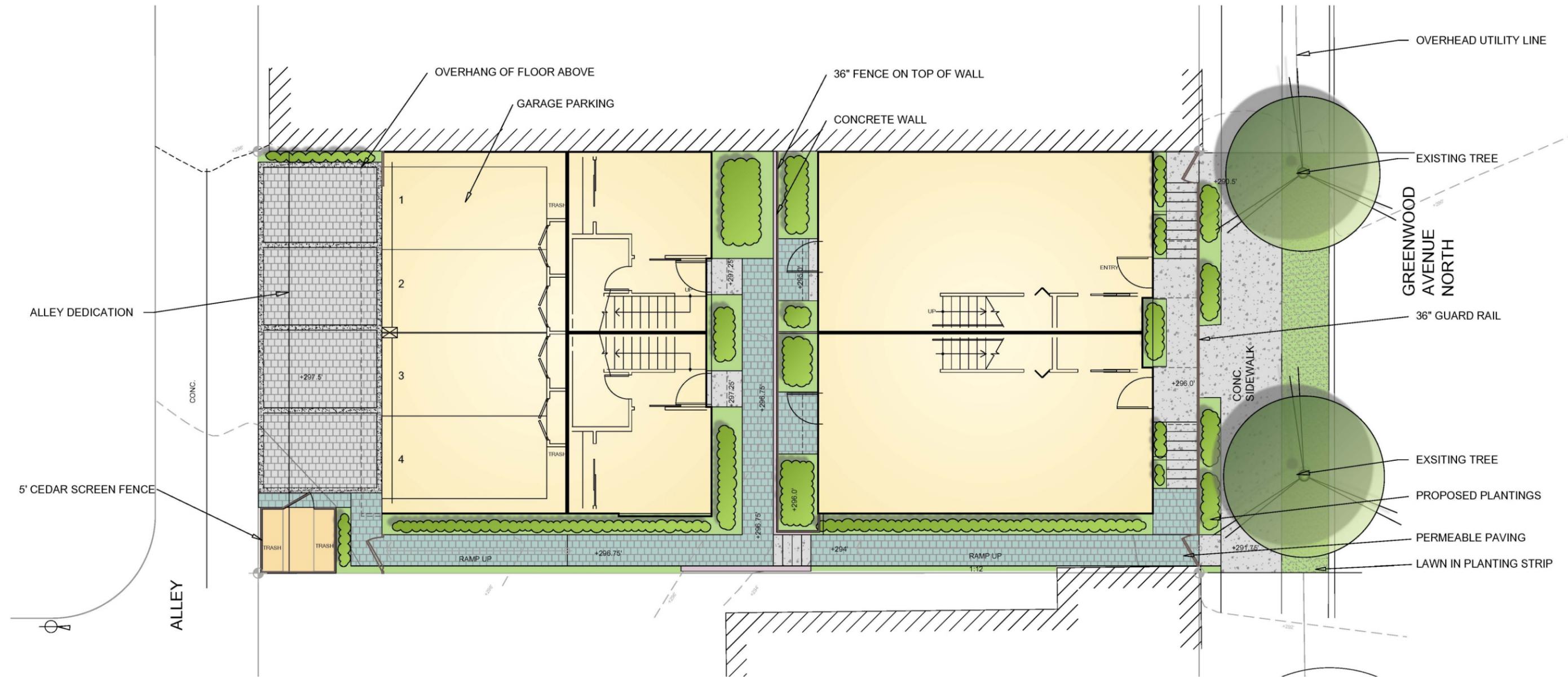


Average Height Calculation
Street facing Building
Side A: 32.5' * 291.5' + Side B: 35' * 292.5' + Side C: 32.5' * 293' + Side D: 35' * 293.75'
32.5' + 35' + 32.5' + 35' = 292.70'

Alley facing Building
Side A: 32' * 295.75' + Side B: 35' * 298' + Side C: 32' * 297.25' + Side D: 5' * 297.25'
32' + 35' + 32' + 35' = 297.09'

06.12.2013 STREAMLINED DESIGN REVIEW
8215 GREENWOOD AVE. N / DPD PROJECT # 3014951





1 PRELIMINARY LANDSCAPE PLAN



LANDSCAPE PLAN

06.12.2013 STREAMLINED DESIGN REVIEW
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Green Factor Score Sheet



Project title: 8215 Greenwood Ave N, NC2-40 zone, 0.3 minimum green factor

enter sq ft of parcel: 3,605 SCORE: 0.471

Landscape Elements**	Totals from GF worksheet	Factor	Total
A Landscaped areas (select one of the following for each area)			
1 Landscaped areas with a soil depth of less than 24"	enter sq ft	0.1	-
2 Landscaped areas with a soil depth of 24" or greater	746	0.6	447.6
3 Bioretention facilities	enter sq ft	1.0	-
B Plantings (credit for plants in landscaped areas from Section A)			
1 Mulch, ground covers, or other plants less than 2' tall at maturity	746	0.1	75
2 Shrubs or perennials 2'+ at maturity - calculated at 12 sq ft per plant (typically planted no closer than 18" on center)	enter number of plants: 30 = 360	0.3	108
3 Tree canopy for "small trees" or equivalent (canopy spread 8' to 15') - calculated at 75 sq ft per tree	enter number of plants: 0	0.3	-
4 Tree canopy for "small/medium trees" or equivalent (canopy spread 16' to 20') - calculated at 150 sq ft per tree	enter number of plants: 0	0.3	-
5 Tree canopy for "medium/large trees" or equivalent (canopy spread of 21' to 25') - calculated at 250 sq ft per tree	enter number of plants: 0	0.4	-
6 Tree canopy for "large trees" or equivalent (canopy spread of 26' to 30') - calculated at 350 sq ft per tree	enter number of plants: 0	0.4	-
7 Tree canopy for preservation of large existing trees with trunks 6"+ in diameter - calculated at 20 sq ft per inch diameter	enter inches DBH: 34 = 680	0.8	544.0
C Green roofs			
1 Over at least 2" and less than 4" of growth medium	enter sq ft	0.4	-
2 Over at least 4" of growth medium	enter sq ft	0.7	-
D Vegetated walls			
	enter sq ft	0.7	-
E Approved water features			
	enter sq ft: 0	0.7	-
F Permeable paving			
1 Permeable paving over at least 6" and less than 24" of soil or gravel	enter sq ft	0.2	-
2 Permeable paving over at least 24" of soil or gravel	785	0.5	392.5
G Structural soil systems			
	enter sq ft: 0	0.2	-
sub-total of sq ft = 3,317			
H Bonuses			
1 Drought-tolerant or native plant species	347	0.1	34.7
2 Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater	enter sq ft	0.2	-
3 Landscaping visible to passersby from adjacent public right of way or public open spaces	953	0.1	95
4 Landscaping in food cultivation	0	0.1	-
Green Factor numerator =			1,697

* Do not count public rights-of-way in parcel size calculation.
 ** You may count landscape improvements in rights-of-way contiguous with the parcel. All landscaping on private and public property must comply with the Landscape Standards Director's Rule (DR 6-2009)

LANDSCAPE GREEN FACTOR

06.12.2013 STREAMLINED DESIGN REVIEW
 8215 GREENWOOD AVE. N / DPD PROJECT # 3014951



DESIGN GUIDELINES

A-1 Responding to Site Characteristics

The site is located along Greenwood Ave N amidst other neighborhood commercial buildings. The site is mid-block with no views of Green Lake. The site is part of a vital strip of commercial and residential that is built lot-line to lot-line and up to the sidewalk. There are almost no surface parking lots in this area of Greenwood and the street trees are mature along this section of the street. Filling out this last lot with a shared-wall building that is built to the street lot line would add a sense of completion to the street frontage of this block.

A-2 Streetscape Compatibility

The project closely follows the established streetscape development pattern. Most neighboring buildings are two to three stories tall along both sides of Greenwood Avenue N and are built to the street lot line. The front duplex is elevated 4 feet above the grade of the sidewalk as required by code for residential use in this zone. This transition to the porch provides defensible space for the unit, and also forms a defined edge at the street property line to provide a sense of unity with adjacent structures.

A-5 Respect for Adjacent sites

To follow the established street development pattern the duplexes will share a wall with the neighbor to the north. The structure on site currently shares a wall with this building. Care will be taken to construct the new buildings alongside the existing neighboring structure.

A-8 Parking and Vehicle Access

Parking will be accessed off of the alley per code requirement. Parking will be located in a shared private garage located in the rear duplex.

B-1 Height, Bulk and Scale Compatibility

The front duplex is situated as to respect the current development pattern along the street. Both duplexes are three stories, which is consistent with structures across Greenwood Avenue. The third story is set back from the street to make room for a balcony. The shed roof and entry canopies with knee braces are the defining feature of this design. These elements are evident in single family houses throughout Greenwood and they help define the residential nature of the project.

C-1 Architectural Context

Facades along the street and alley will provide modulation to distinguish individual units and provide decks for residents. As mentioned above the shed roof and knee braces add a fine-grain level of detail and provide interest at the street. Overhangs over the doors also help identify units and cover the front porch. Tall windows are proportioned vertically to aid in privacy and define the use of the space beyond.



DESIGN GUIDELINES

06.12.2013 STREAMLINED DESIGN REVIEW
8215 GREENWOOD AVE. N / DPD PROJECT # 3014951

DESIGN GUIDELINES

C-2 Architectural Concept and Consistency

The entry procession is important to define and separate the residential use along the street. The entry stair and porch is set right up to the property line to prevent there being a no-man's-land between the entry and the street. Landscape planters are provided along the stair against the building and step up with the stairs. Trellises may be provided to encourage tall plants to grow in the narrow area and add a layer of detail. The canopies over the front doors also add a fine-grain level of detail along with denoting the individual units.

C-4 Exterior Finish Materials

Materials used include architectural concrete, fiber cement panels and lap siding. Material changes help define and break up the mass of the structures. These materials are gleaned from the material palette observed in the surrounding neighborhood. The canopies will be wood-framed with wood knee braces.

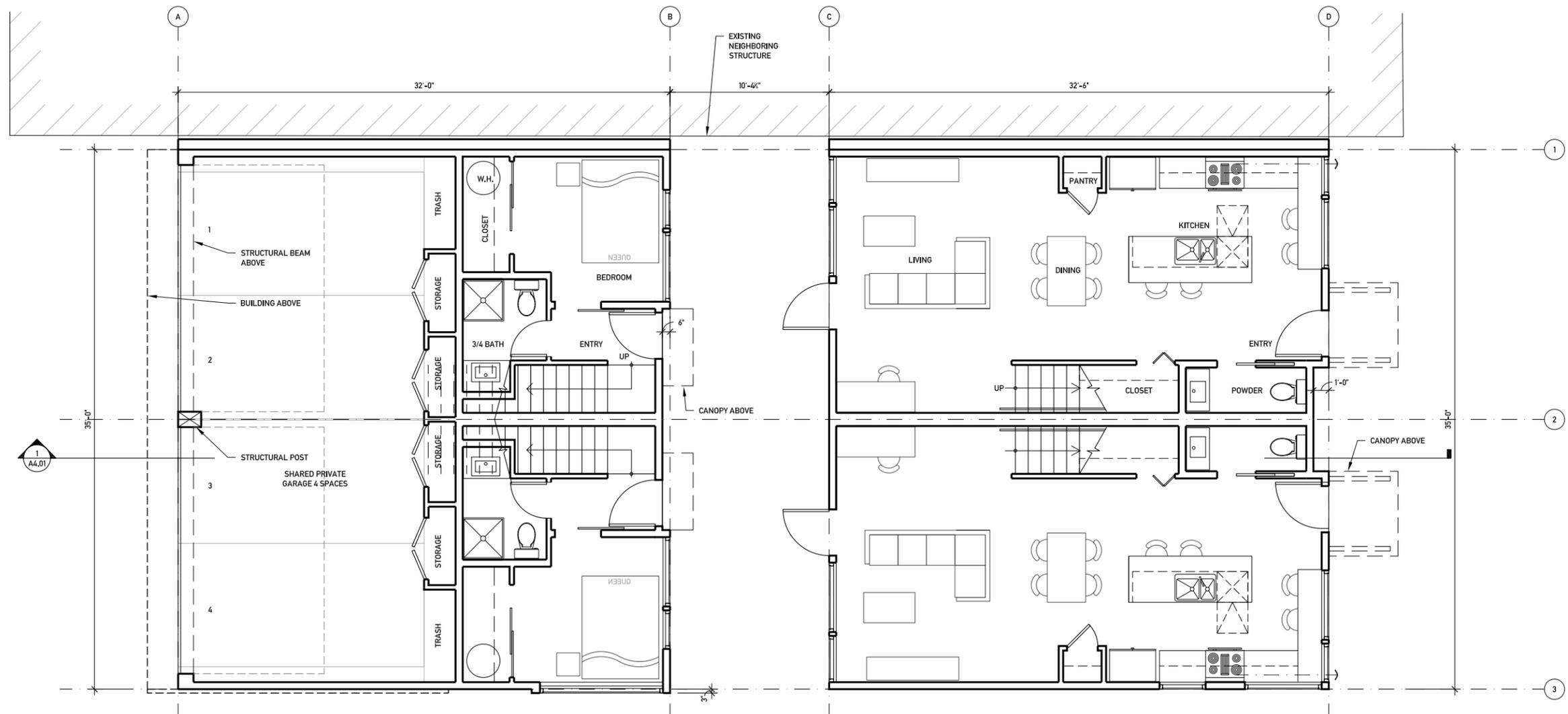
E-2 Landscaping to Enhance the Building and or Site

As previously described, lush landscaping will be a major feature of this project. A green factor goal of 0.3 has been established and is being met with numerous shrubs and ground cover. Landscaping is used to enhance the common amenity space and bio-retention planters. Yards for residents are created around these planters with space for shrubs and greenery. Please see the landscaping plan in this packet for more detailed information.



DESIGN GUIDELINES

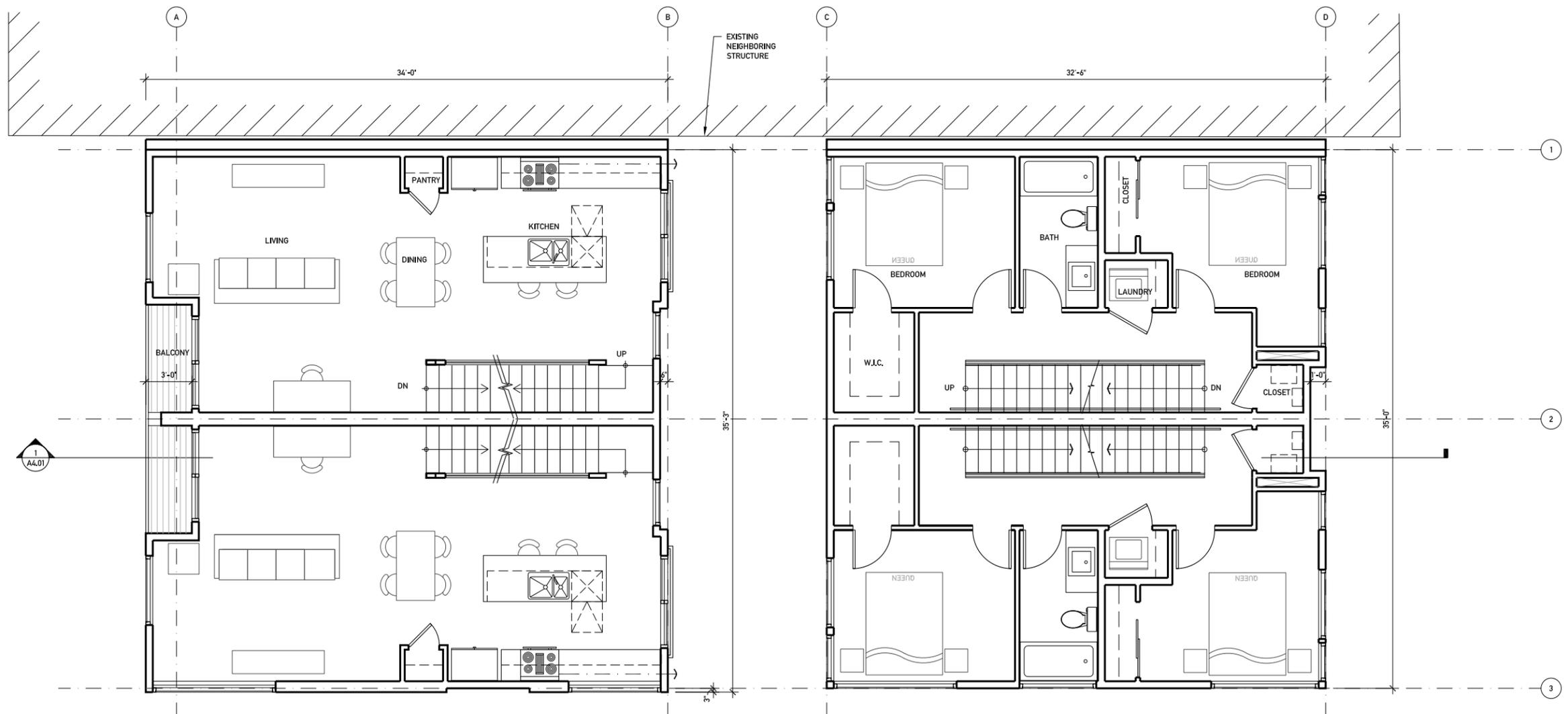
06.12.2013 STREAMLINED DESIGN REVIEW
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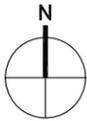


FLOOR 1 PLANS

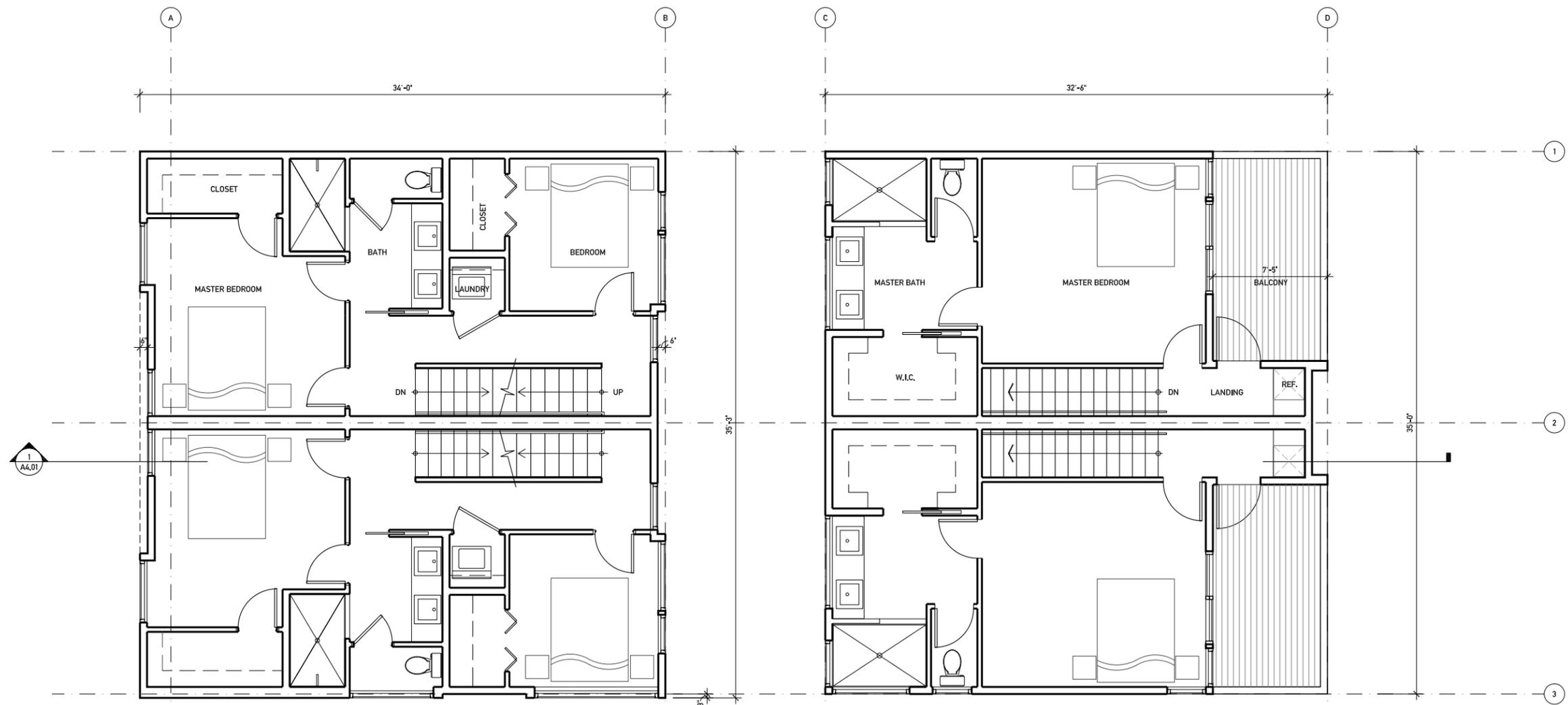


06.12.2013 STREAMLINED DESIGN REVIEW
 8215 GREENWOOD AVE. N / DPD PROJECT # 3014951



FLOOR 2 PLANS 

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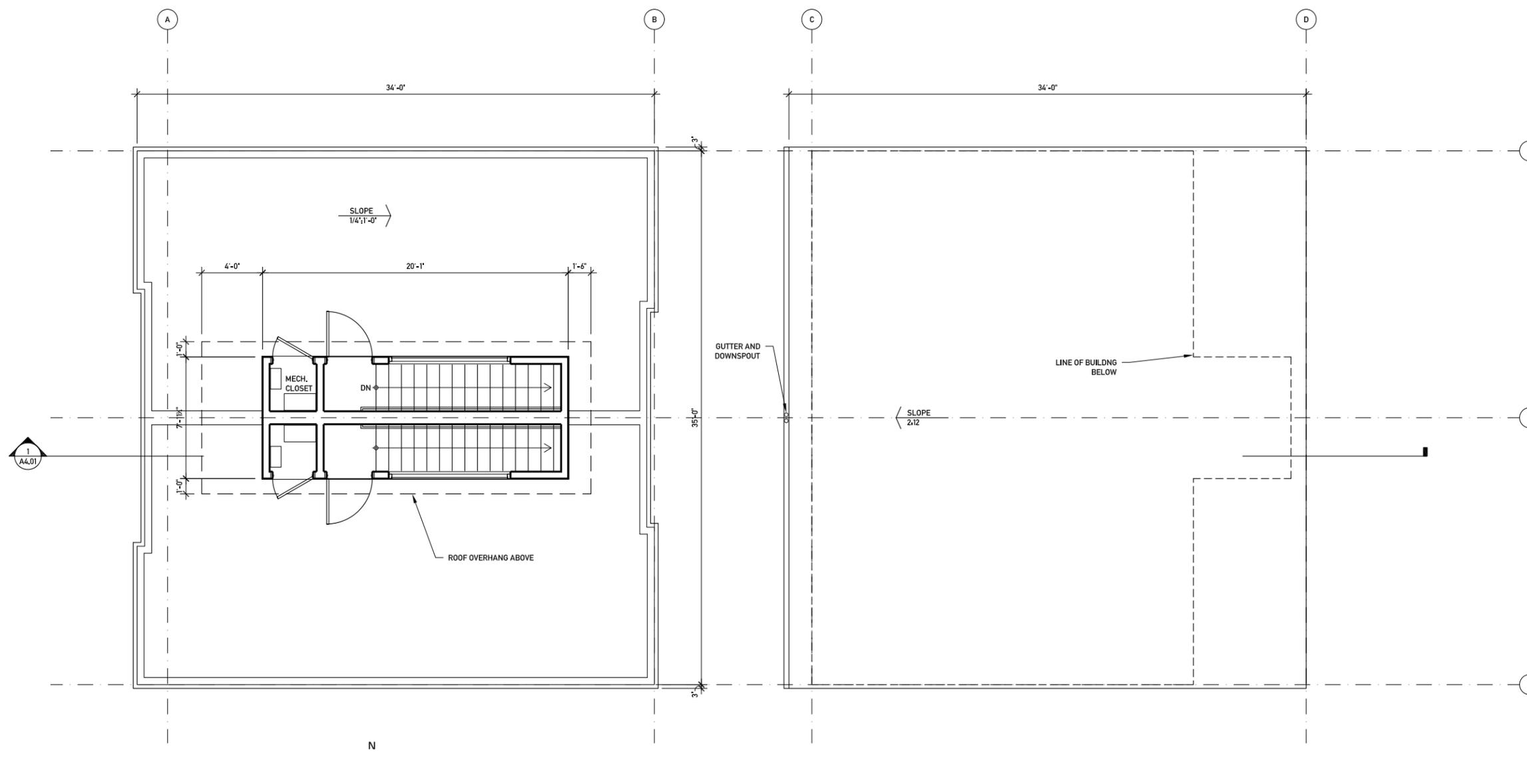
06.12.2013 STREAMLINED DESIGN REVIEW
 8215 GREENWOOD AVE. N / DPD PROJECT # 3014951

Roof Coverage Calculation per SMC 23.47A.012

Mechanical Screen/Stair Penthouse Area: 255 SF

Roof Area: 1210 SF

$255/1210 = 21\%$ coverage



ROOF PLAN



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ELEVATIONS - EAST FACING GREENWOOD AVE N.

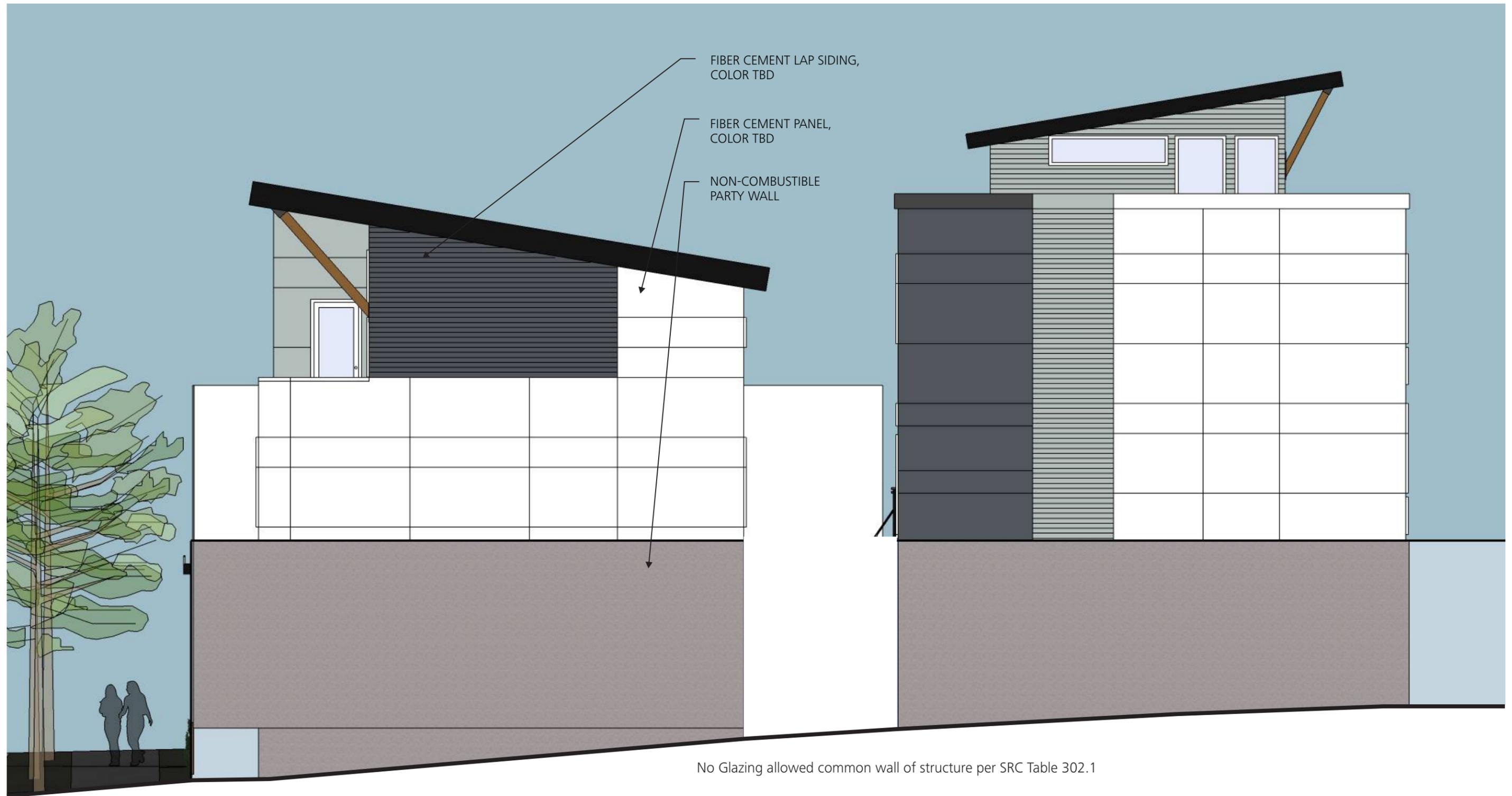
06.12.2013 STREAMLINED DESIGN REVIEW
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Glazing Percentage of Wall Area per SRC Table 302.1
 Wall Area: 950 SF
 Glazing Area: 89 SF
 $89/950 = 9.4\%$ Glazing < 25% allowed

SOUTH ELEVATION FACING 2 STORY NEIGHBOR

06.12.2013 STREAMLINED DESIGN REVIEW
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NORTH ELEVATION SHARED COMMON WALL

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FIBER CEMENT LAP SIDING, COLOR TBD

FIBER CEMENT PANEL, COLOR TBD

VINYL WINDOWS

CEDAR AND GALVANIZED METAL FENCE

ROLL UP PANEL GARAGE DOOR

CEDAR FENCE

WEST ELEVATION FACING ALLEY

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 8215 GREENWOOD AVE. N / DPD PROJECT # 3014951



WEST ELEVATION - FRONT BUILDING



EAST ELEVATION - REAR BUILDING

COURTYARD ELEVATIONS

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CONCEPT PERSPECTIVE

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ADJUSTMENTS AND DEPARTURES

There are no requested adjustments or departures from code requirements or design guidelines.



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