



9002 Greenwood Ave N

9002 GREENWOOD AVE N
DPD PROJECT #3018316
EDG DESIGN REVIEW MEETING
01.05.2015

caron

contact: peter tallar
caron architecture
petertallar@caronarchitecture.com
2505 3rd avenue suite 300c, seattle
206.367.1382

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PROJECT INTRODUCTION

PROJECT ADDRESS:

9002 Greenwood Ave N
Seattle, WA 98103

DPD PROJECT #:

3018316

PARCEL(S):

9465200180

ZONING:

C1-40

SITE AREA:

6,365 SF

OVERLAY DESIGNATION:

Greenwood-Phinney Ridge
Residential Urban Village

PARKING REQUIREMENT:

None

PROJECT TEAM:

ARCHITECT

Caron Architecture
2505 3rd Ave. Suite 300C
Seattle, WA 98121
Contact: Peter Tallar
206.367.1382
petertallar@caronarchitecture.com

OWNER / CLIENT

Metrostructure Corporation
117 E Louisa St. #101
Seattle WA, 98102
Contact: Mark Gordon



DESIGN CONCEPT / DEVELOPMENT OBJECTIVES

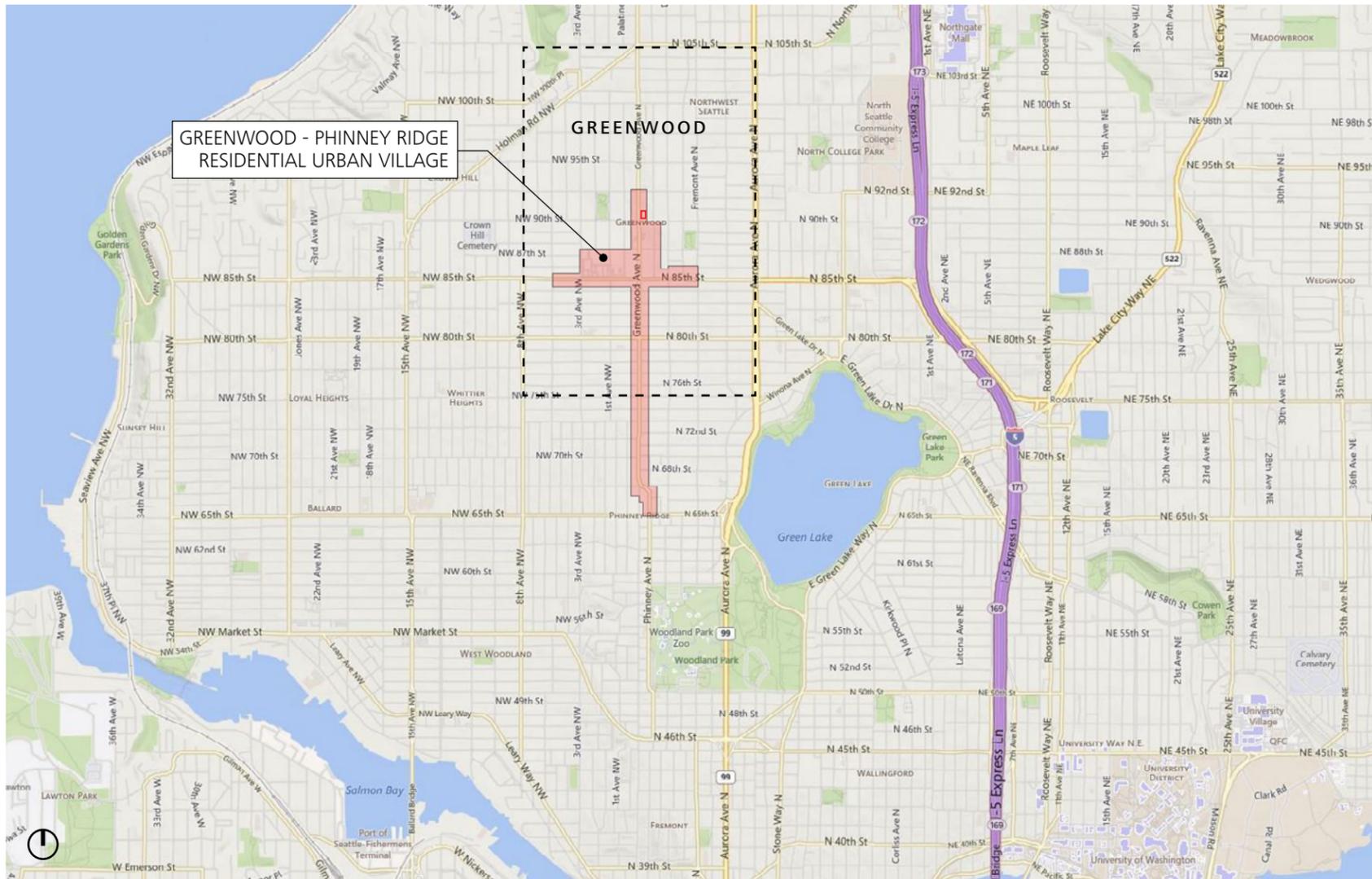
The proposed development will create a four-story residential building with approximately 48 efficiency units at the corner of Greenwood Ave N and N 90th St. Residential storage and bike storage will be provided at ground level.

Amenity space for residents will be provided as rooftop deck and as private patios for certain units at the second level. Parking is not required. A 6" dedication along N. 90th St. will be required and the street will be improved per SDOT requirements.

The project aims to create a strong urban edge along Greenwood and a landmark at the corner for people traveling Greenwood.

SITE AREA:	6,365 SF
ZONING:	C1-40
APN:	946520-0180
URBAN VILLAGE:	Greenwood-Phinney Ridge
FREQUENT TRANSIT:	Yes
ECA:	Steep Slope
LEGAL DESCRIPTION:	Lots 11 & 12 of Block 2 of Winchester Heights Add. less E 55 Ft

PROJECT PROPOSAL



GREENWOOD - PHINNEY RIDGE RESIDENTIAL URBAN VILLAGE

GREENWOOD

SITE DESCRIPTION

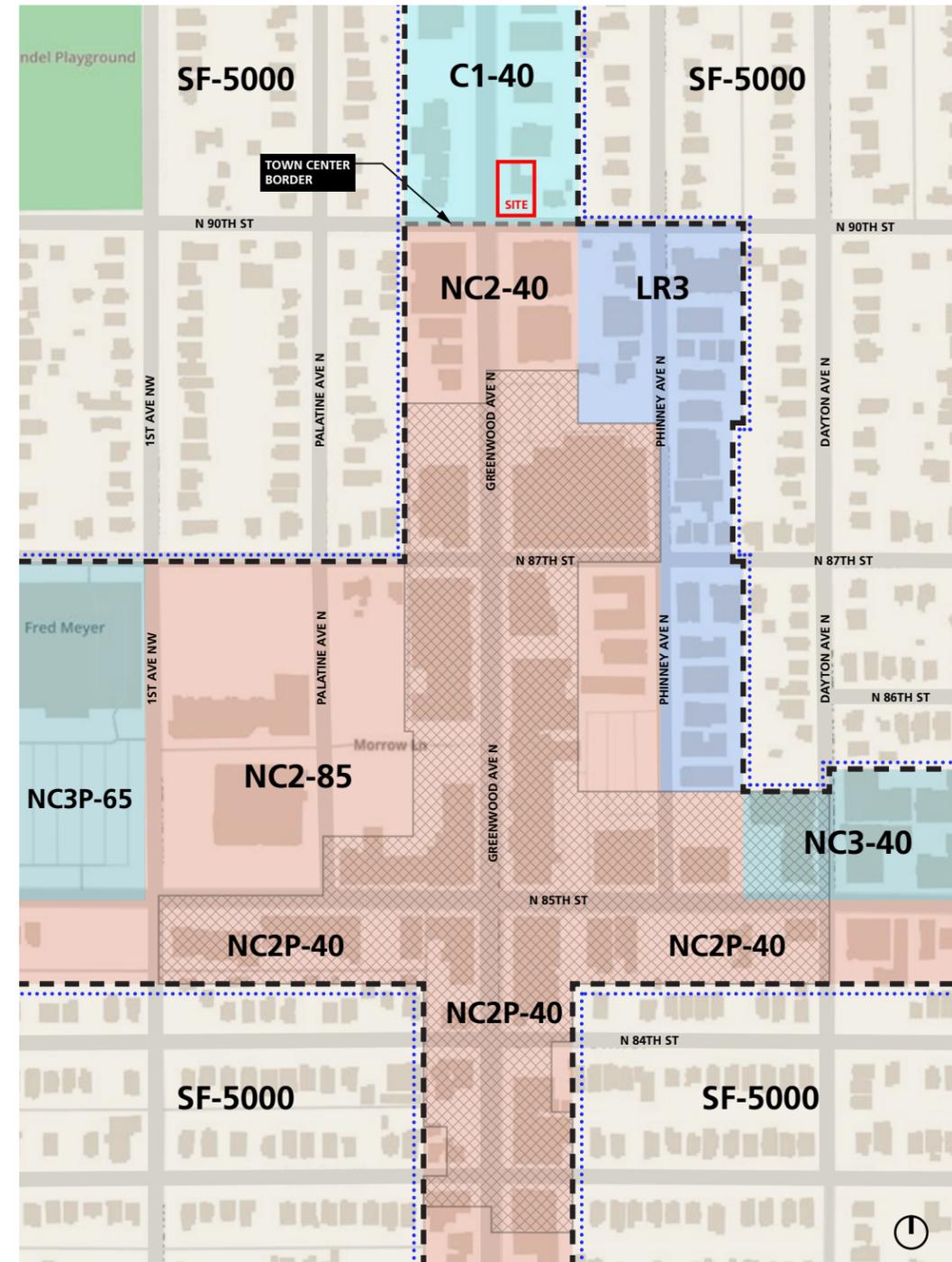
The site is located near the heart of the Greenwood neighborhood, at the corner of N 90th St and Greenwood Ave N. It lies within the Greenwood-Phinney Ridge Residential Urban Village and just beyond the border of the designated Town Center as defined by the neighborhood Design Guidelines.

Zoning is designated C1-40. Commercial, mixed-use, and multifamily buildings run along Greenwood Ave. Greenwood Town Center lies to the south, and the site is within short walking distance to shops, restaurants, Walgreens and Safeway.

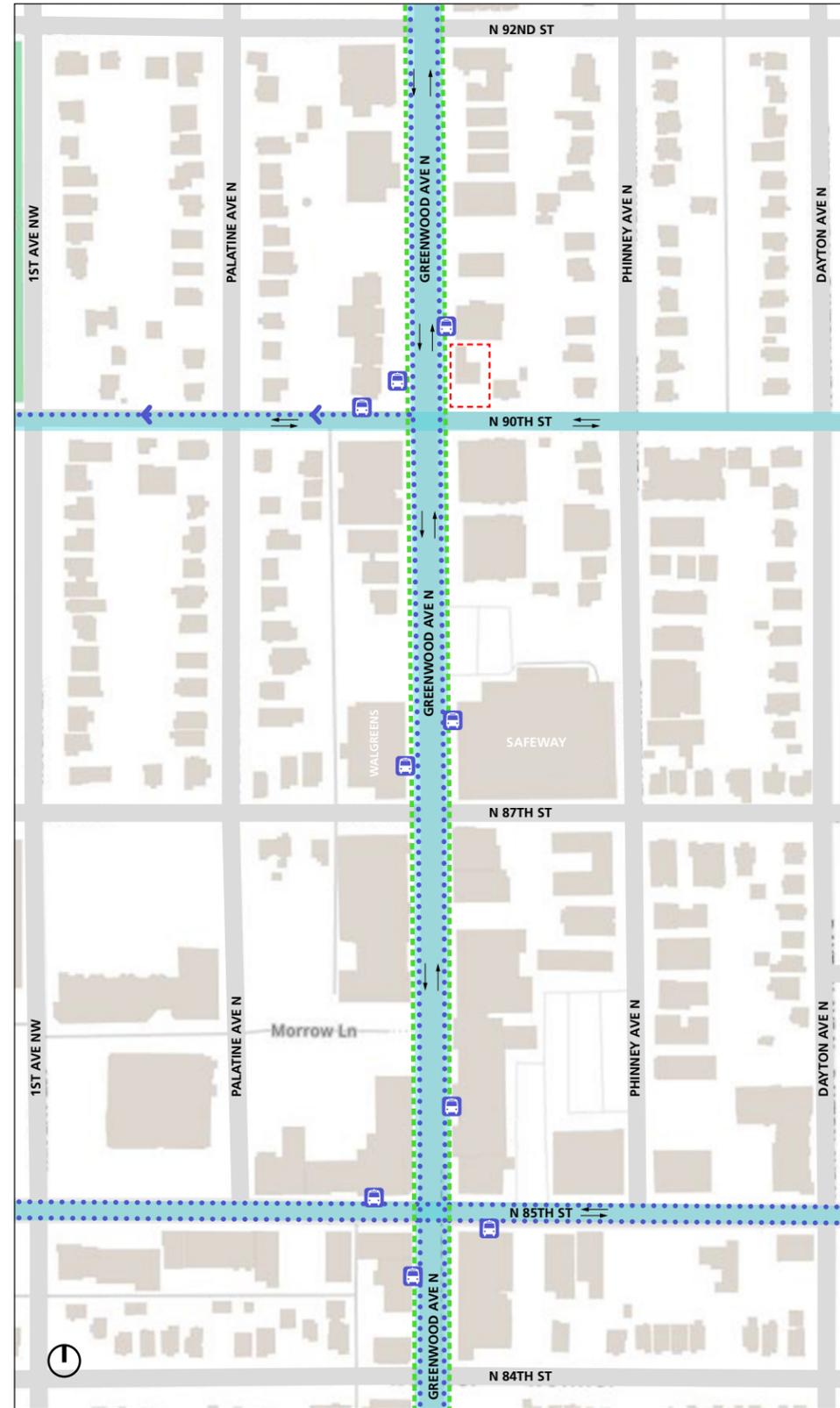
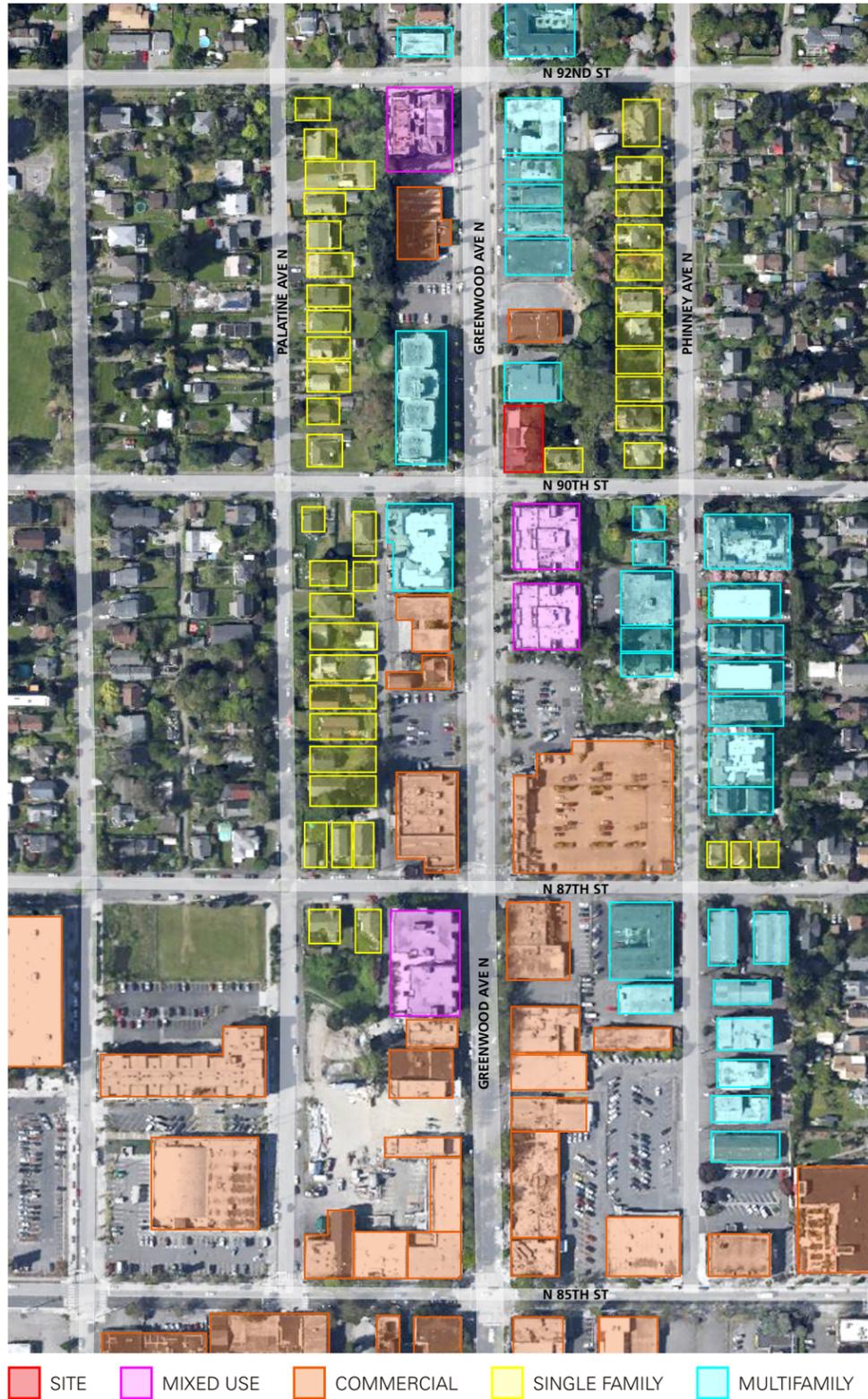
There is currently a vacant, one-story wood structure with attached sheds located on the site, as well as a

billboard facing south. High-voltage power lines run along the south property line parallel to N 90th St. There is a steep slope ECA on the eastern side of the property with significant grade as a result of prior development.

The site is bordered to the north by a four-story multifamily structure and to the east by a single family residence built closely to the property line. The project will require significant street improvements along N 90th St as no sidewalk currently exists along the north side of the street.



- GREENWOOD - PHINNEY RIDGE RESIDENTIAL URBAN VILLAGE
- FREQUENT TRANSIT CORRIDOR
- DESIGNATED PEDESTRIAN AREA



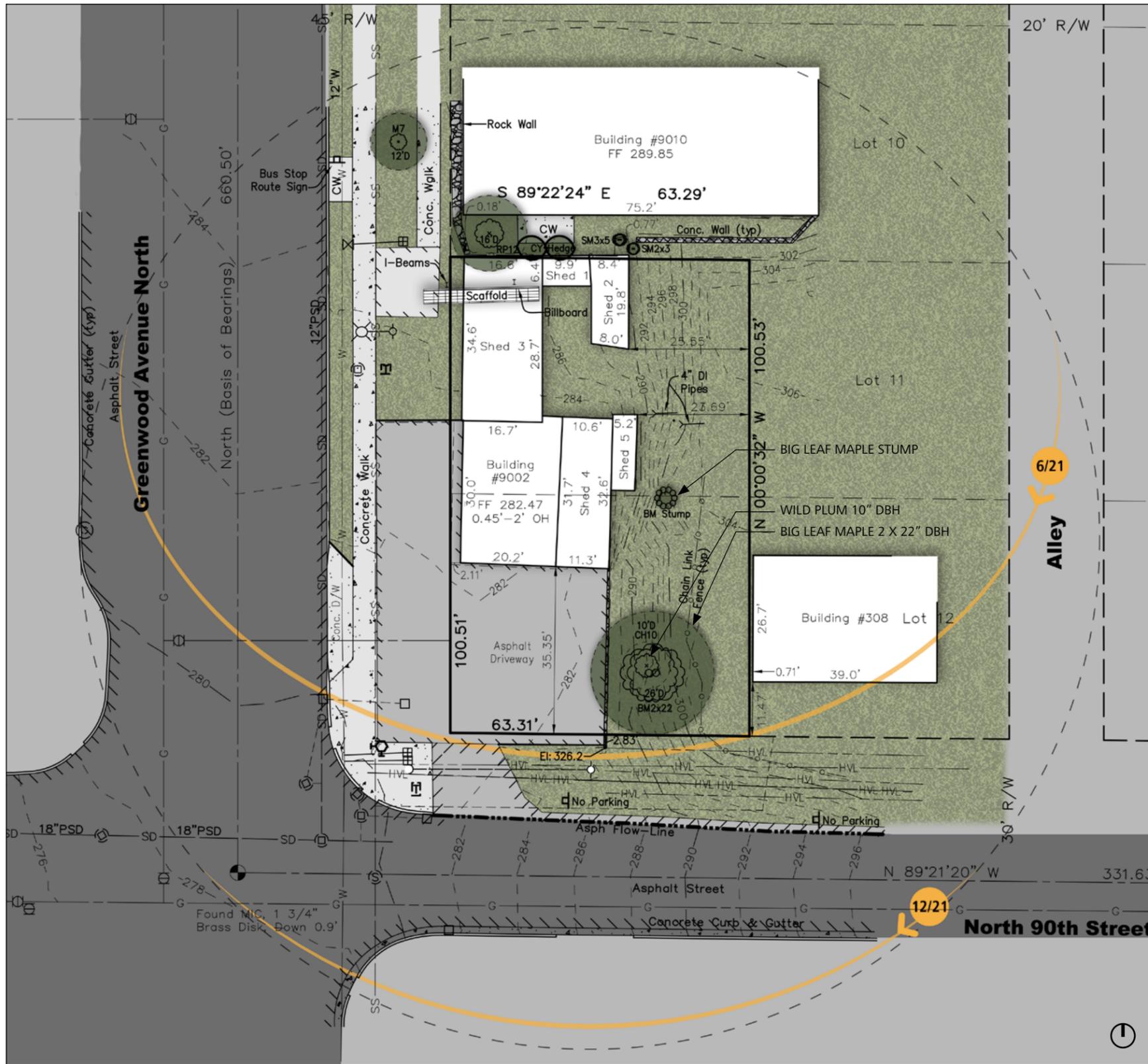
SITE ANALYSIS

The property is located just north of the designated Greenwood Town Center area. Greenwood Ave is the central armature of this area with dense development along the majority, while one block in either direction immediately transitions to single family residential use. Adjacent multifamily structures predominantly do not have a commercial ground floor, while commercial structures tend to be a single story with parking in front.

Of the structures occupying the other corners of the intersection two are strictly residential in use, including a SHA senior housing complex across the street from the site along Greenwood. These structures are set back from the corner of the intersection or ignore the corner. Buildings in Greenwood are built right up to the property line at least on the first floor. Many buildings in the Greenwood area, both old and new, have a strong materially differentiated base. Commercial structures have canopies, while residential structures do not.

Greenwood Ave is a major transit street and Frequent Transit Corridor with heavy traffic in both directions. Metro bus stops are located immediately north of the site and directly across the street along Greenwood. Designated bike lanes run in both directions along Greenwood Ave. as well. There is a wide planting strip between the sidewalk and the street along Greenwood. N. 90th Street is a residential street that is used primarily by drivers trying to avoid traffic along N. 85th Street. N. 90th street is substandard in width and street improvements. A sidewalk and street trees will need to be installed and will make the street much safer for pedestrians.

SITE ANALYSIS



SUN PATH ———

EXISTING SITE

SITE ANALYSIS

Site Opportunities-constraints

The site presents a number of opportunities and constraints, which revolve around the steepness of the site and being situated at the northeast intersection corner of Greenwood Ave and N. 90th St.

Constraint:

The site is steeply sloped requiring a significant portion of the proposed structure to be buried into the hillside.

Opportunity:

The corner parcel is an opportunity to complete the development of the intersection and provide a landmark for this entrance/exit to Greenwood.

Constraint:

The site is beyond the edge of the Greenwood pedestrian commercial area, commercial space at this site does not make economic sense for the project.

Opportunity:

Corner lot allows for views to the south and to the west down Greenwood Ave and 90th St.

Constraint:

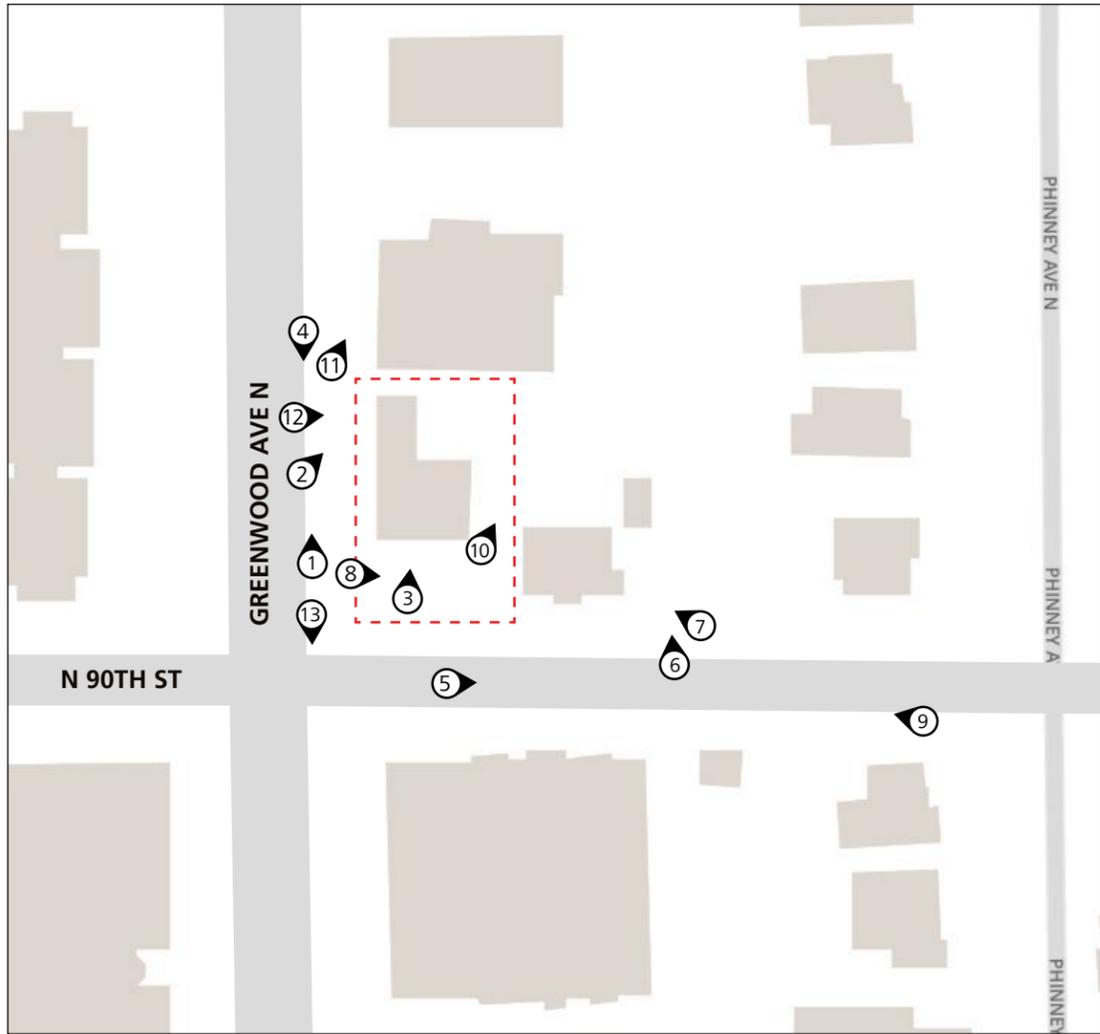
Busy vehicle traffic along Greenwood Ave

Opportunity:

Frequent Bus service directly in front of site, bike lanes along Greenwood, short walking distance to Greenwood Town Center.

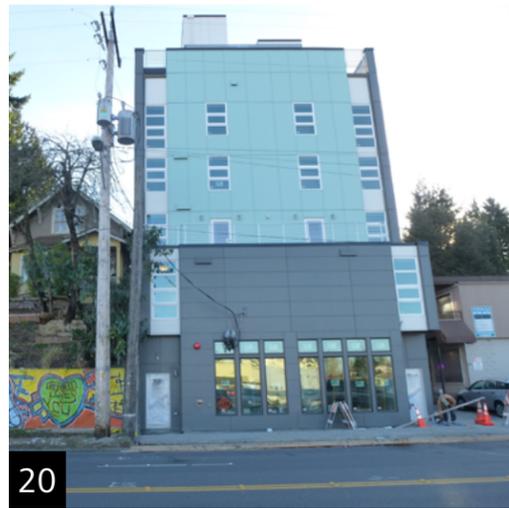
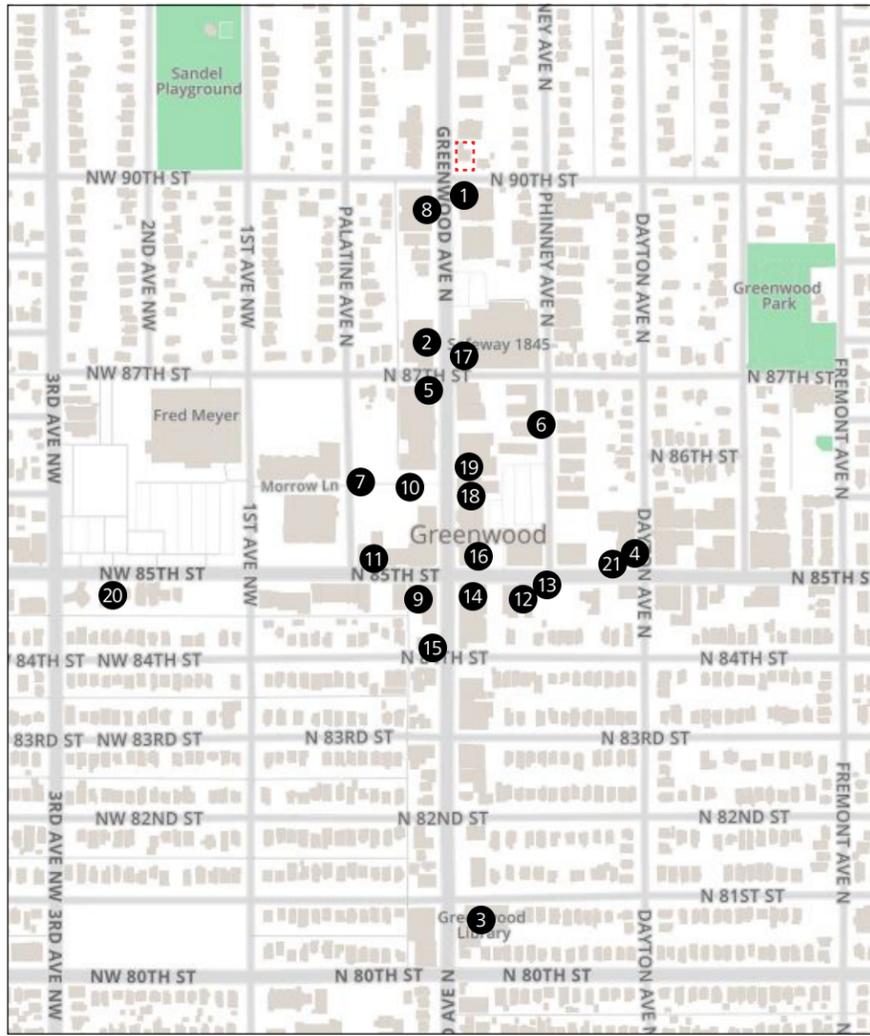


SITE CONTEXT PHOTOS



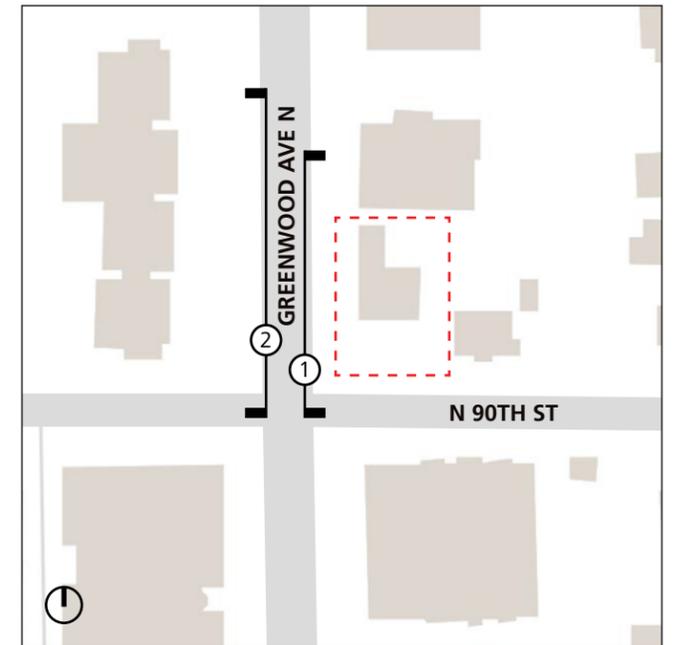


NEIGHBORHOOD PHOTOS





GREENWOOD AVE N LOOKING EAST



GREENWOOD AVE N LOOKING WEST

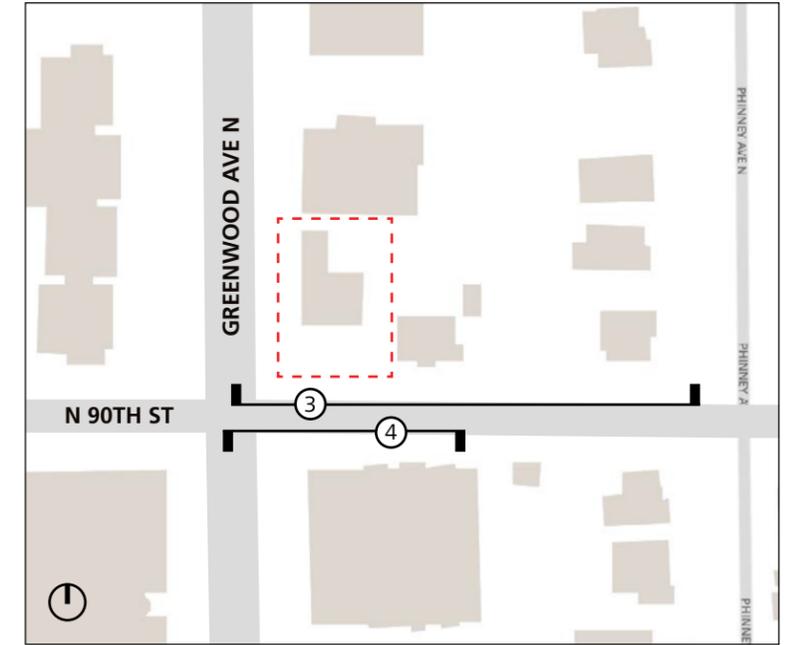
EAST/WEST STREETSCAPES



N 90TH ST LOOKING NORTH



N 90TH ST LOOKING SOUTH



NORTH/SOUTH STREETSCAPES



UNIT COUNT: 48
 FAR: 17,415 SF

- PROS
- Strong, accentuated corner element
 - Vertical and horizontal modulation at street facade
 - Large recessed corner entry
 - Strong corner element

- CONS
- Scheme provides one fewer unit than alternative schemes
 - Low corner entry requires complicated interior ramping system



UNIT COUNT: 48
 FAR: 18,425 SF

- PROS
- Fourth level steps back from adjacent building to the north allowing greater access to air and light.
 - Outdoor trash area prevents odor inside
 - Option provides most units with penthouse views

- CONS
- Tall structure casts longer shadow on adjacent properties
 - No space for planting on property between ground units and R.O.W.
 - Fewest units facing street



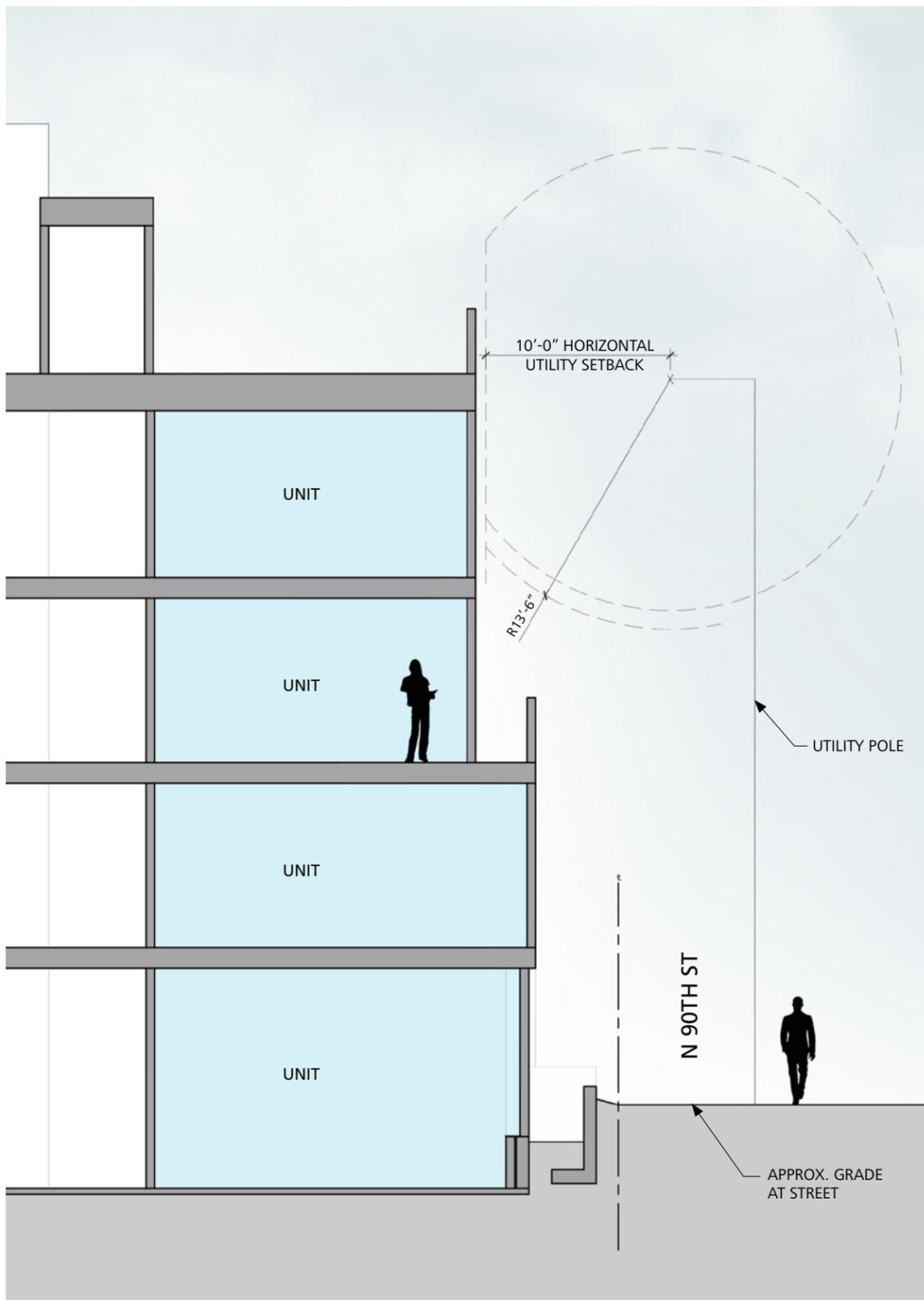
UNIT COUNT: 50
 FAR: 18,694 SF
 PREFERRED

- PROS
- Strong, symmetrical massing along Greenwood Ave.
 - Stair penthouses pushed to rear, away from street
 - Most room for planting between ground units and R.O.W.
 - Utility entrance on N 90th St

- CONS
- Least setback provided for adjacent SFR to east
 - Ground corner unit not desirable
 - Will require exterior walkway at rear of property

Seattle Public Utility Safety Setback

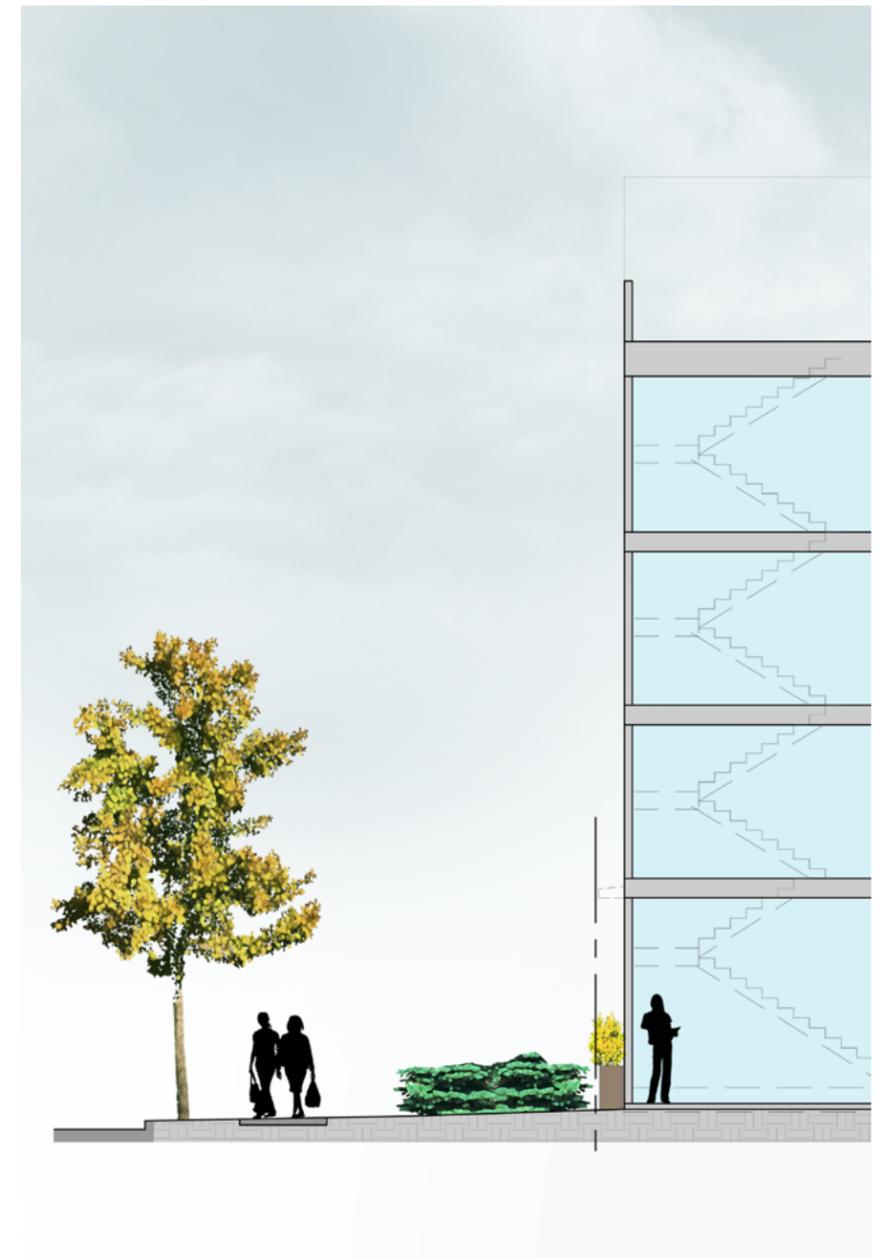
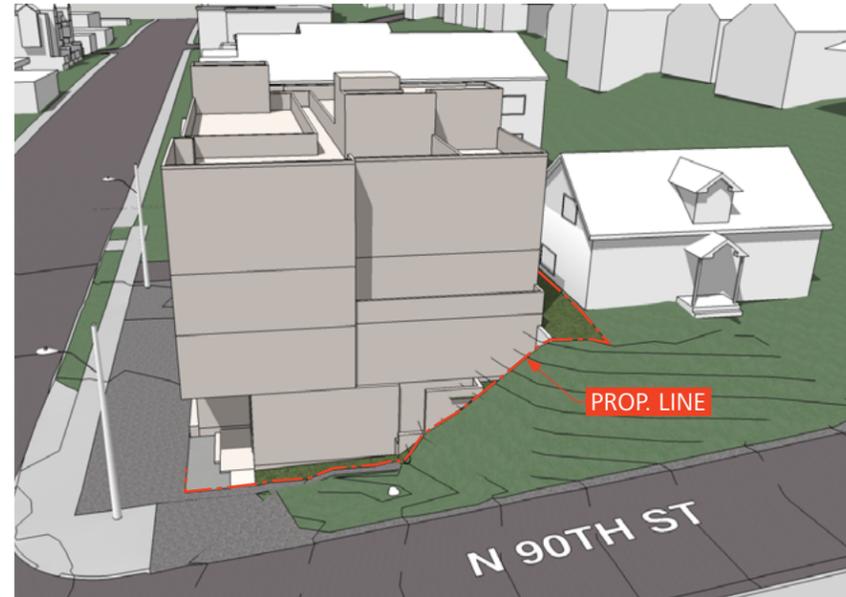
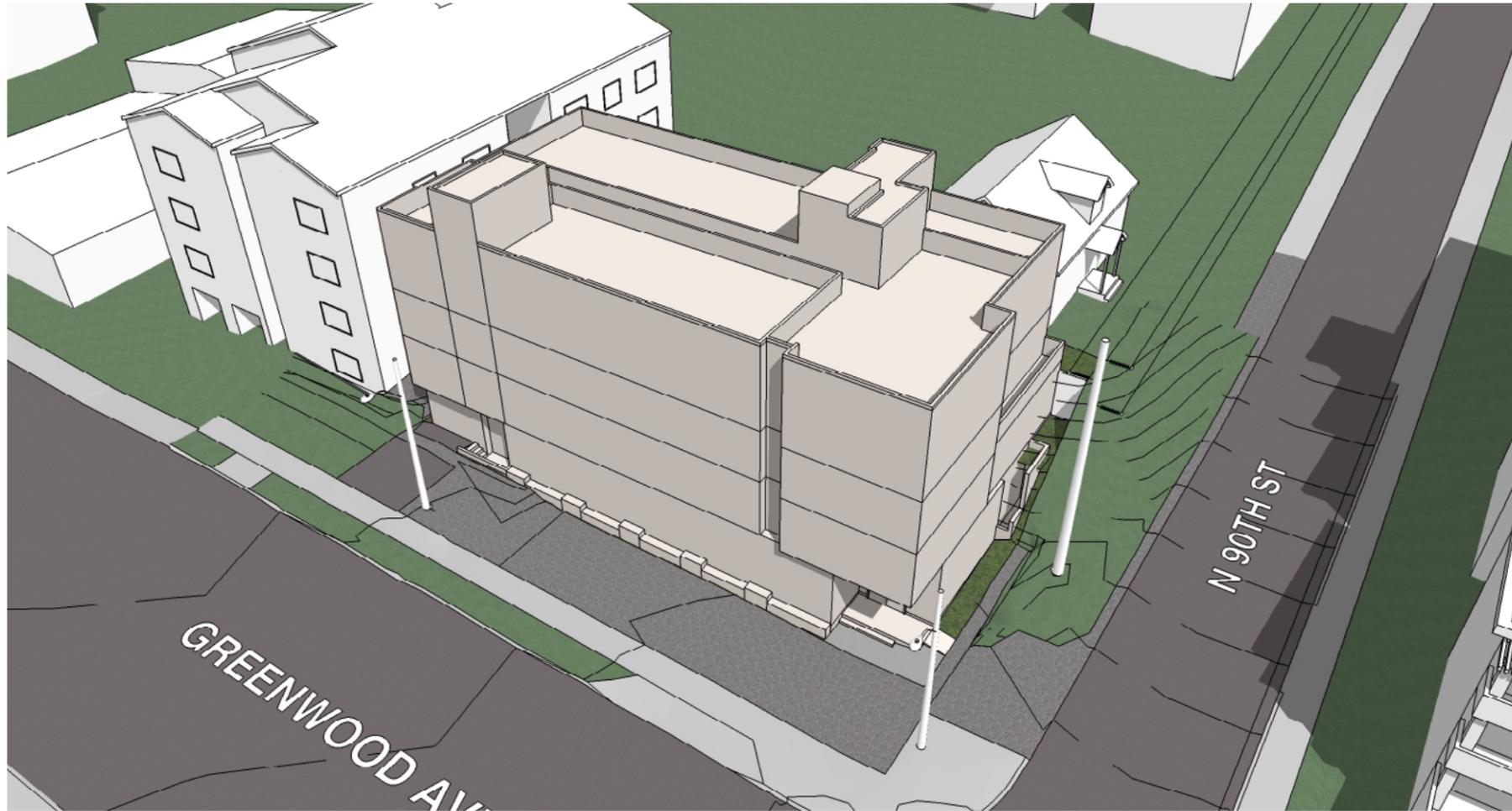
There are High voltage power lines that run on the north side of N. 90th St. directly in front of the parcel. OSHA and SPU require a safety setback from the utility line itself as diagrammed in the the section to the left. Occupiable horizontal surfaces must be setback a minimum of 13'-6" in a radius from the line, while vertical surfaces must be set back a minimum of 10'-0" horizontally from the line. This diagram was made using the surveyed position of the pole and the height of the line at it's junction with the pole arm. The pole arm is 4' long.

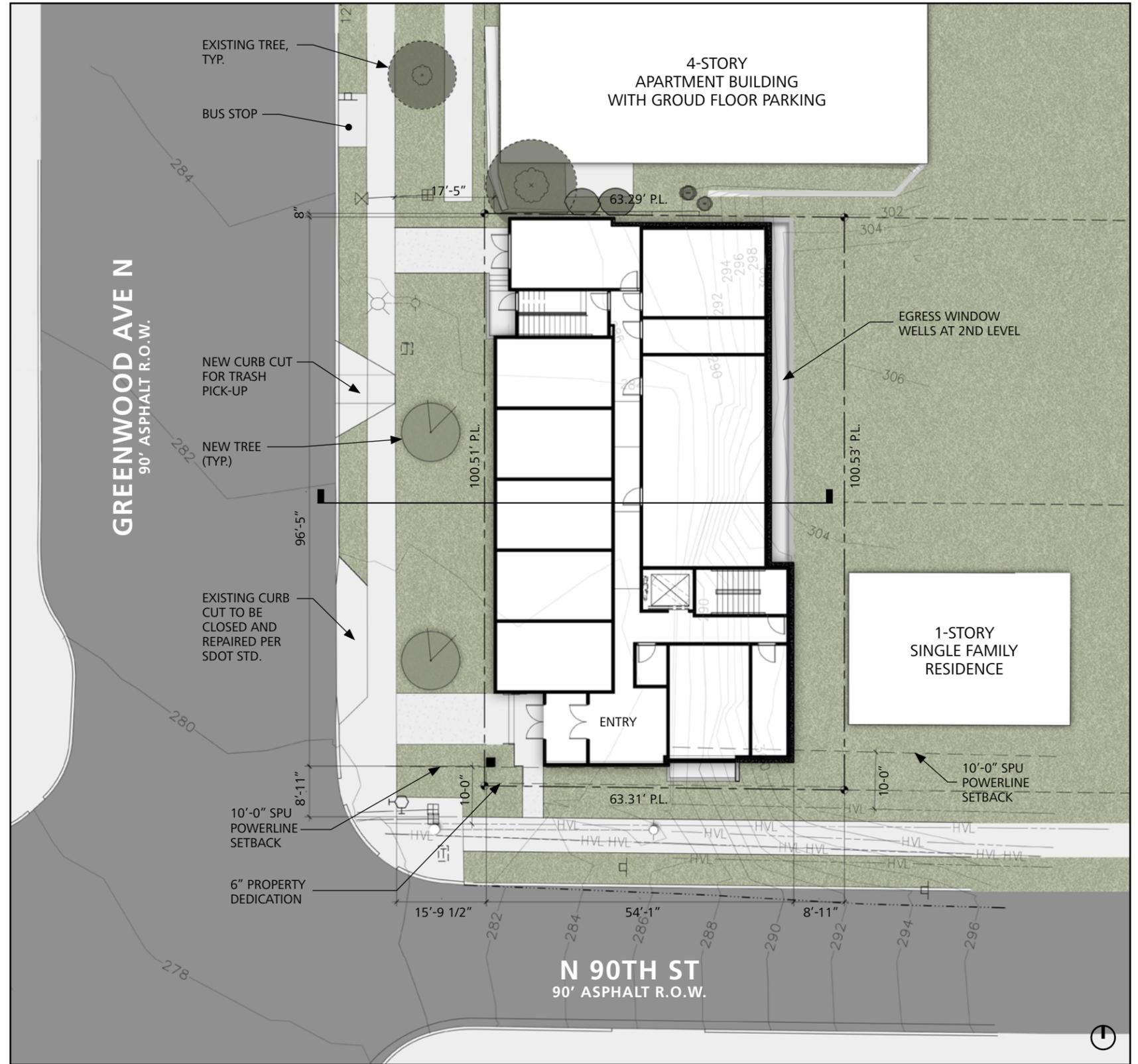
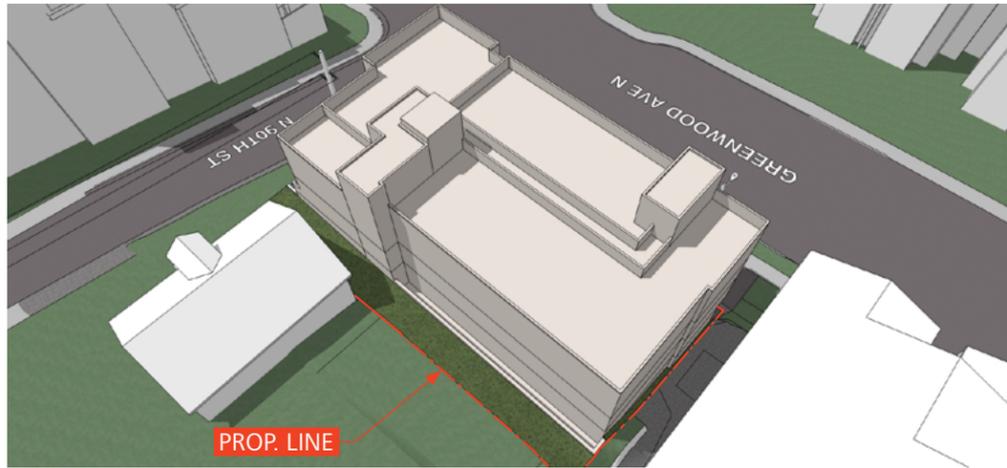


LONGITUDINAL SECTION @ N. 90th ST.

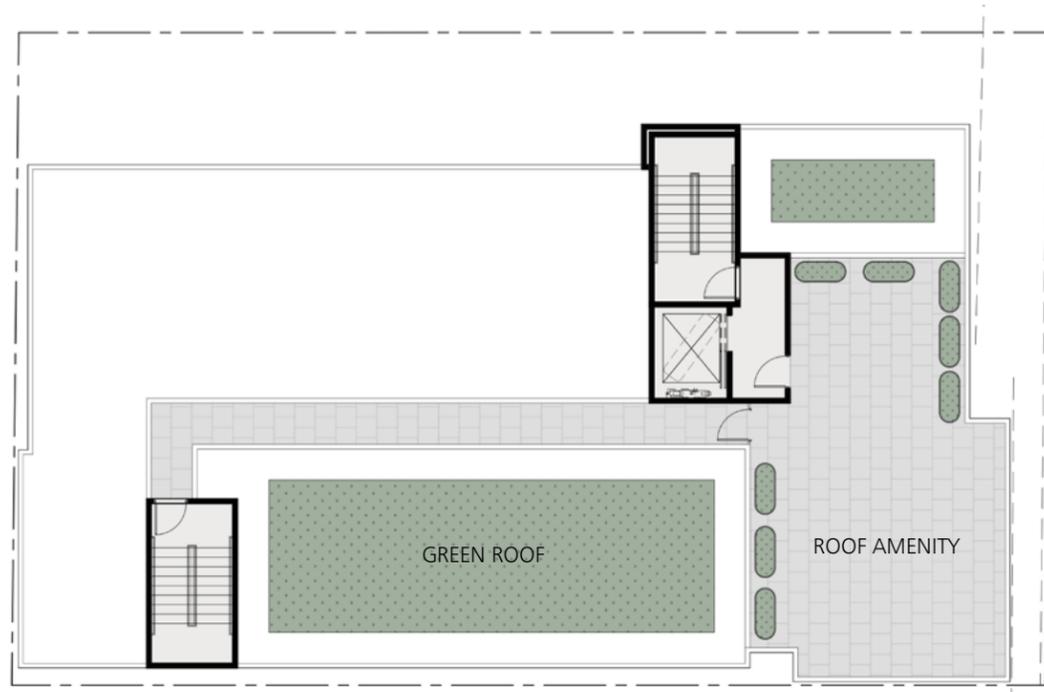


OPTION A





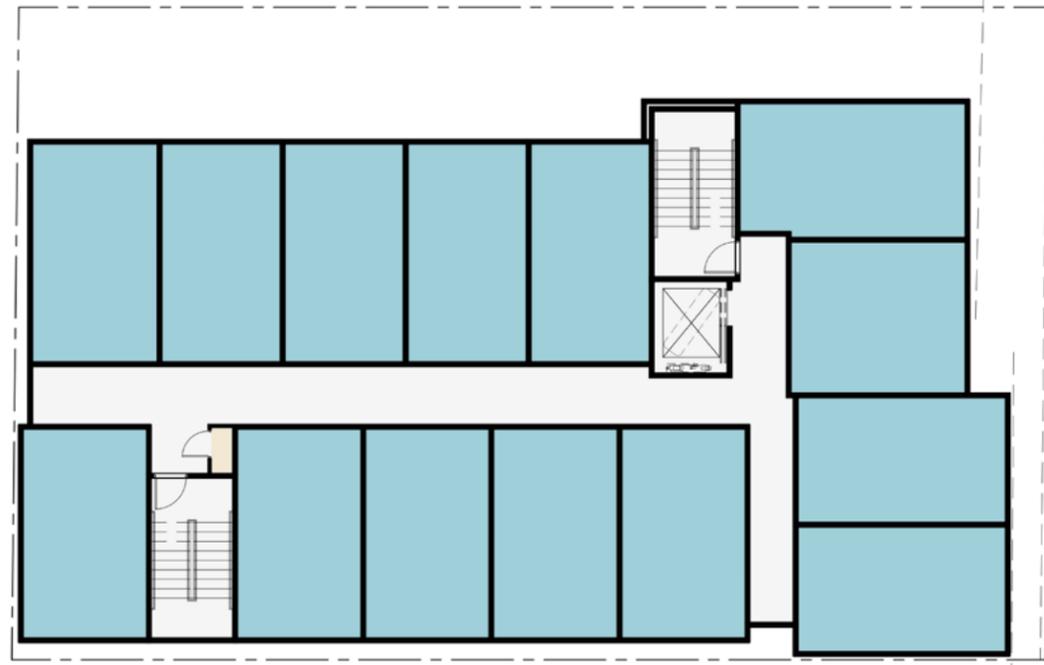
PROPOSED SITE PLAN



ROOF LEVEL



LEVEL 2



LEVEL 3-4



LEVEL 1

RESIDENTIAL BACK OF HOUSE

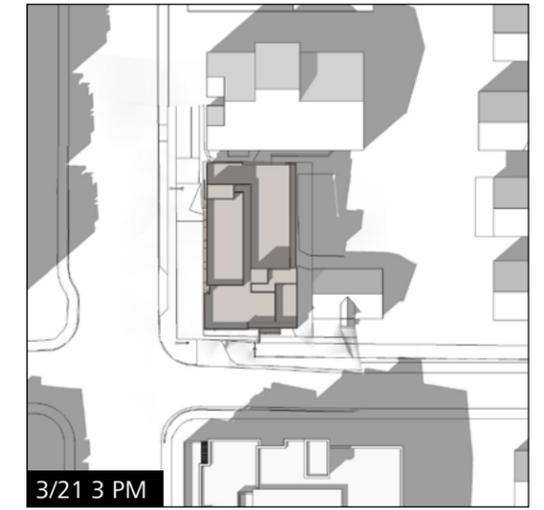




3/21 9 AM



3/21 12 PM



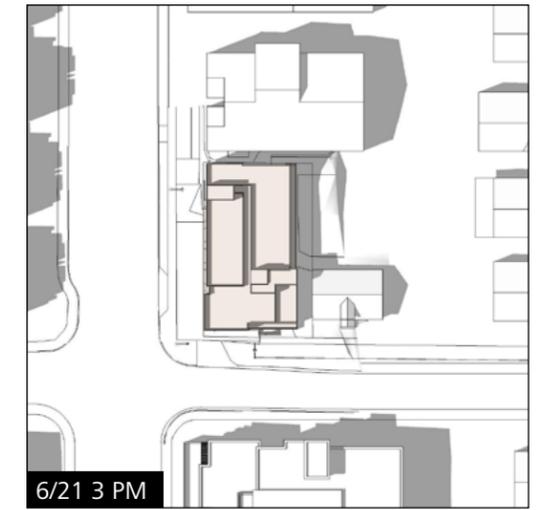
3/21 3 PM



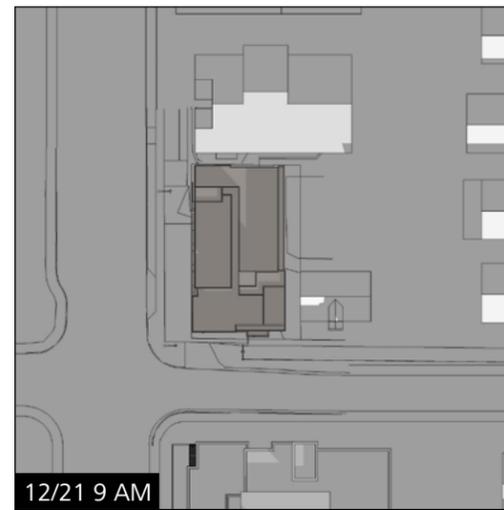
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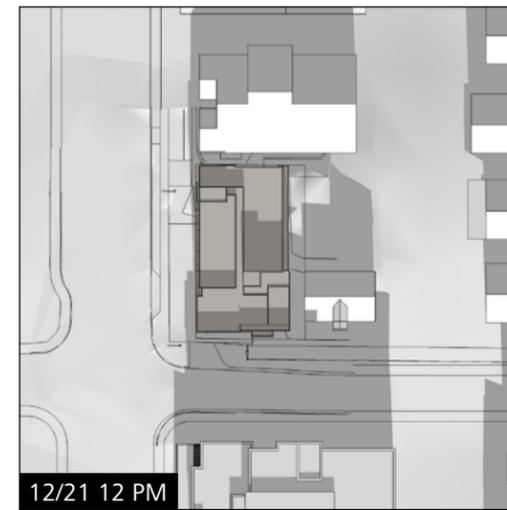
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12/21 9 AM

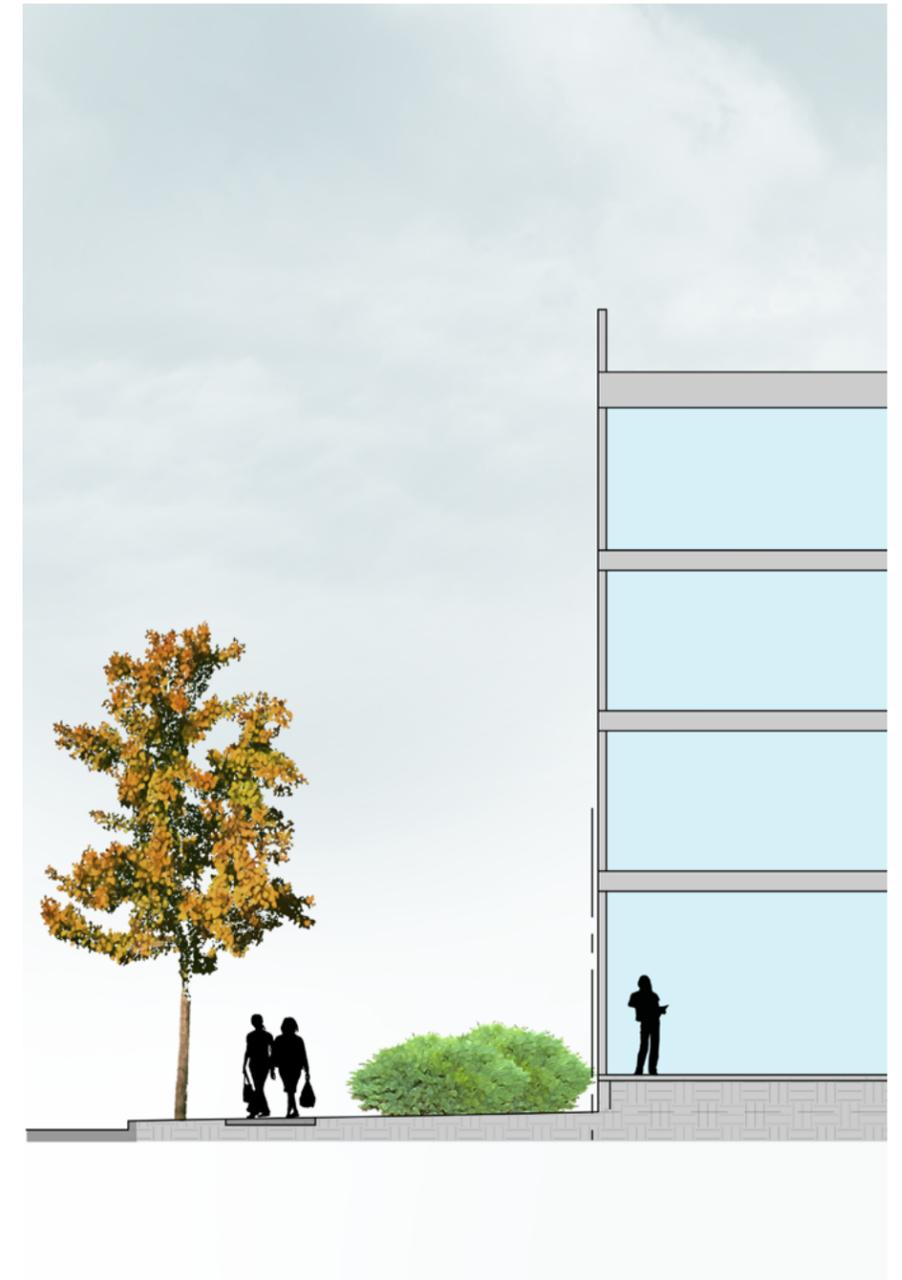
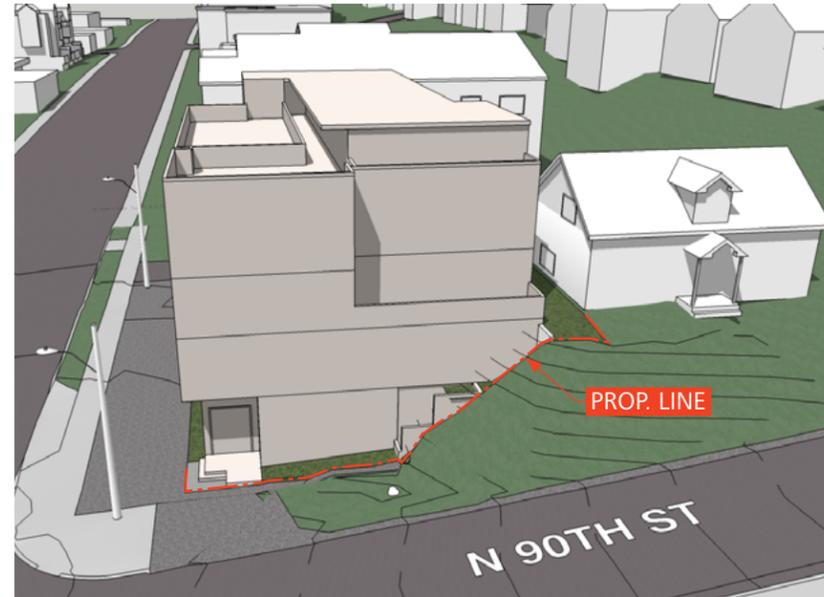
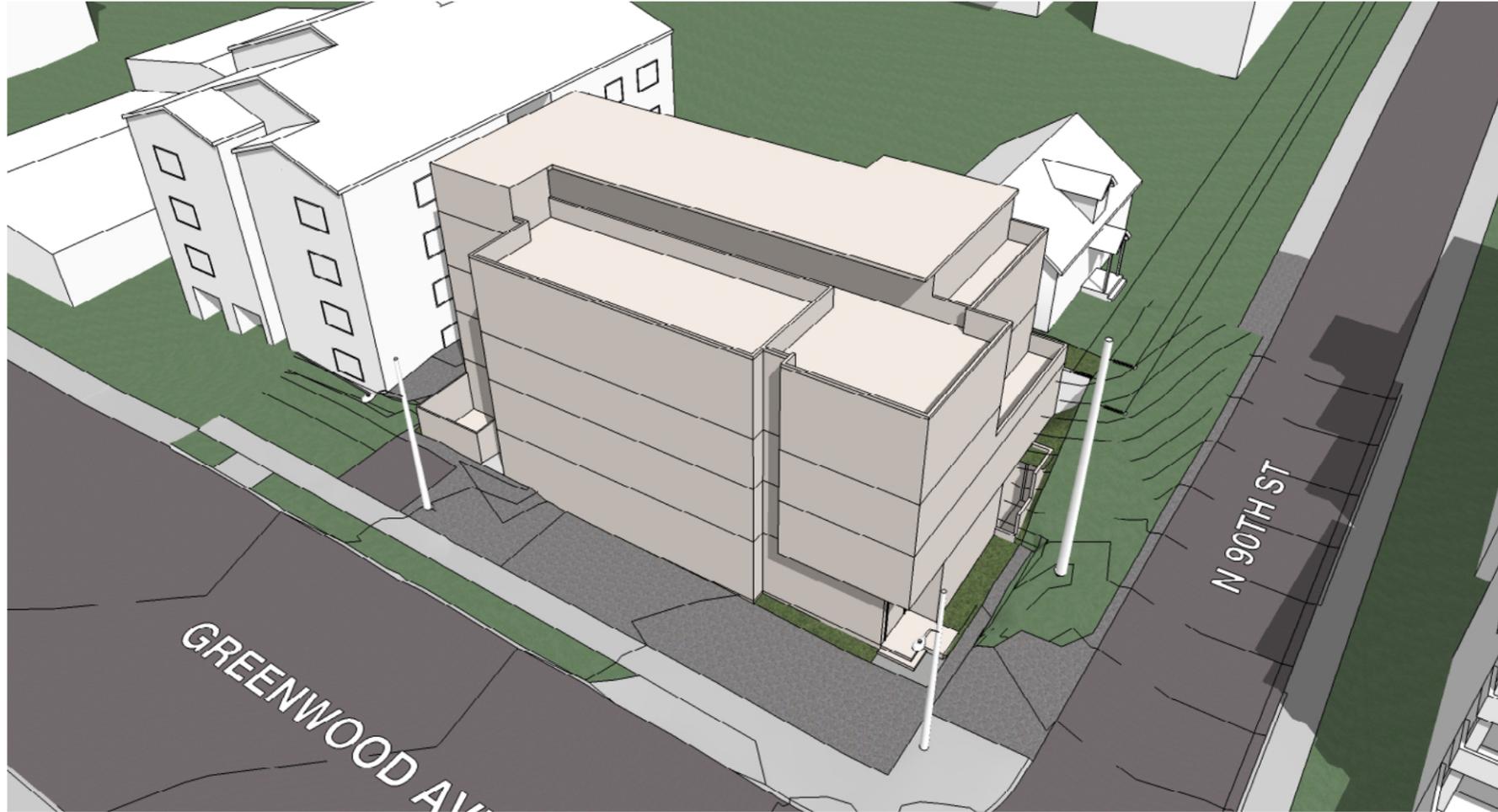


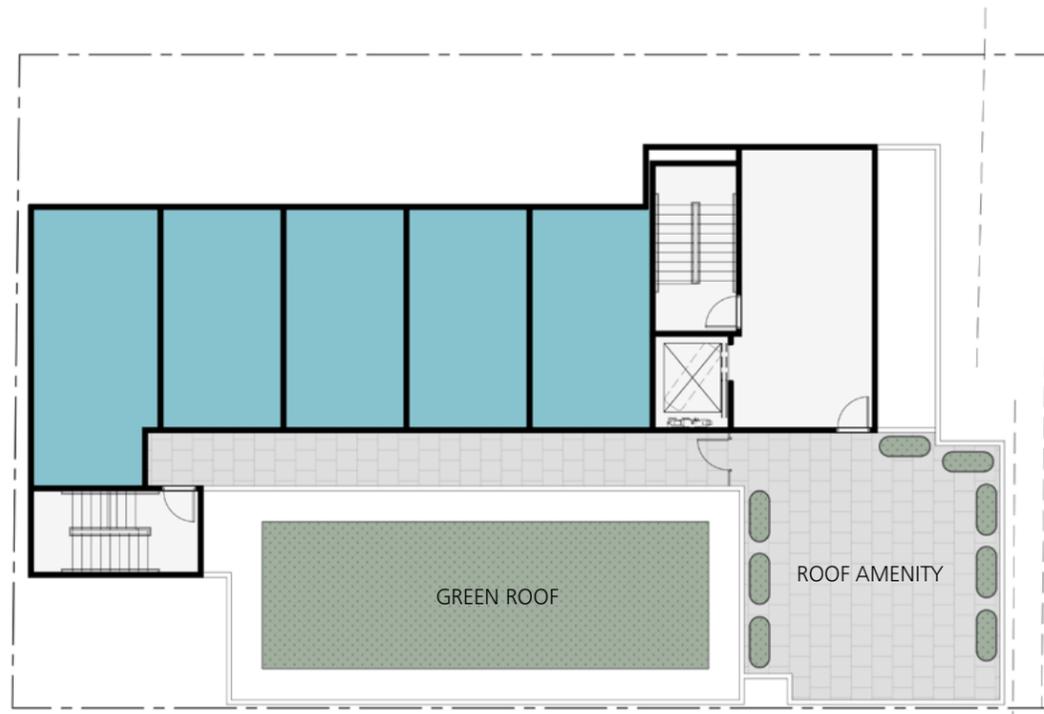
12/21 12 PM



12/21 3 PM



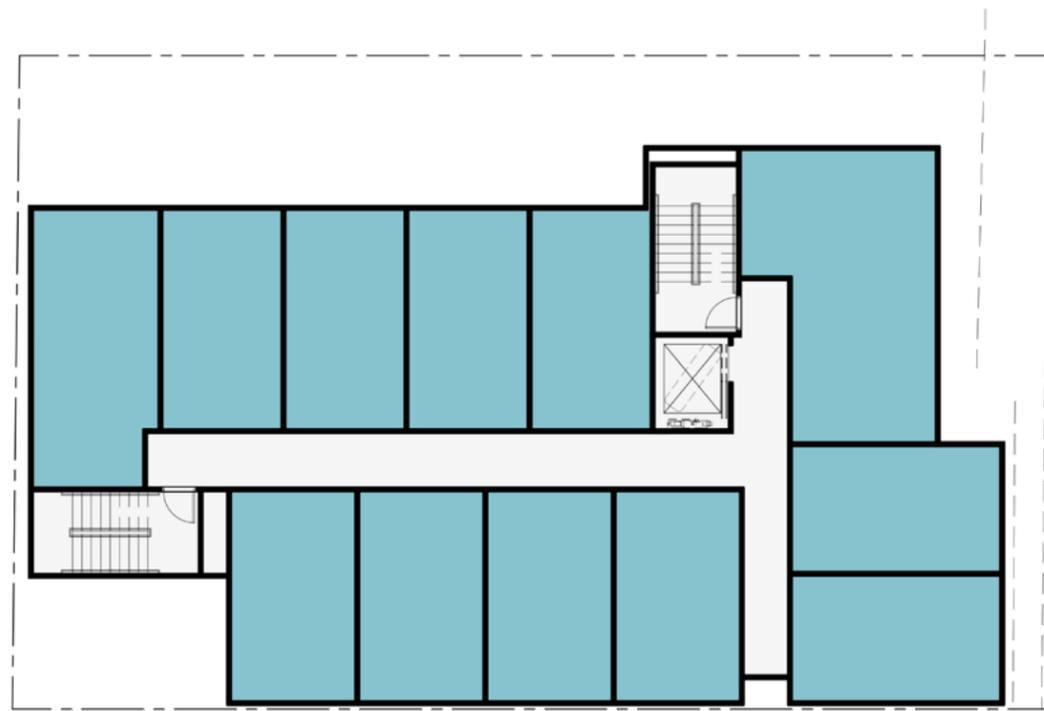




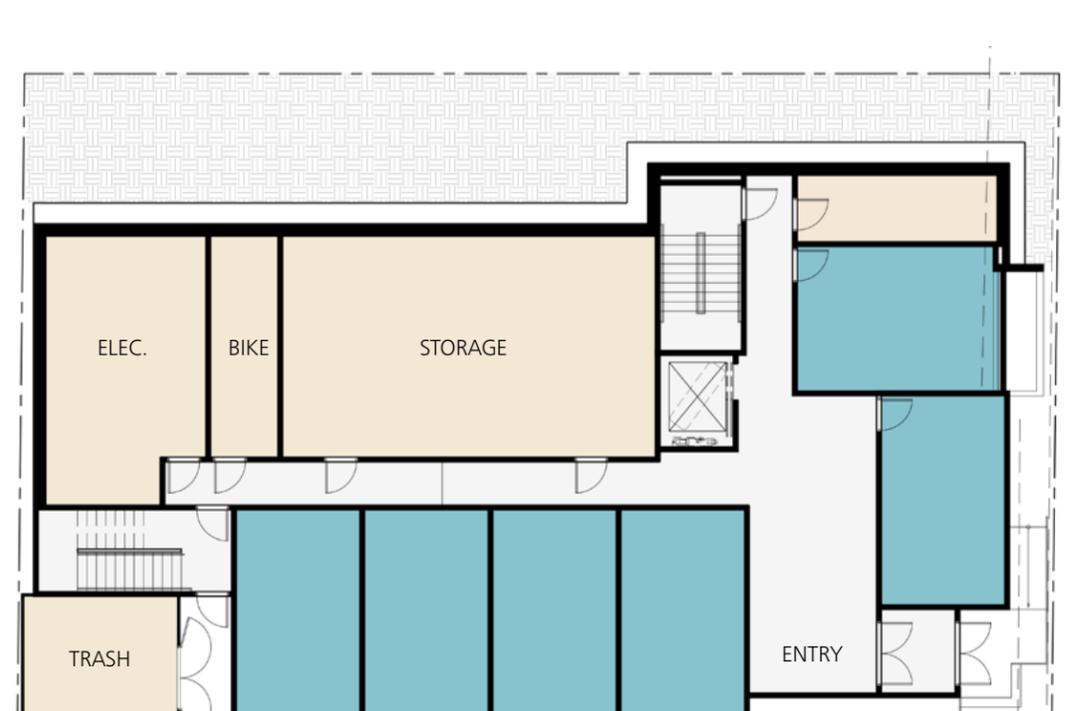
ROOF LEVEL



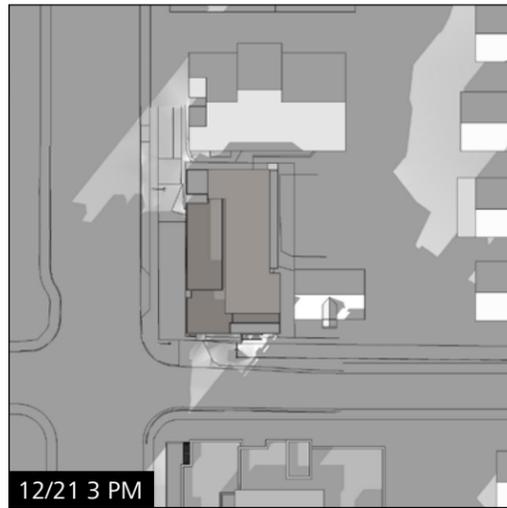
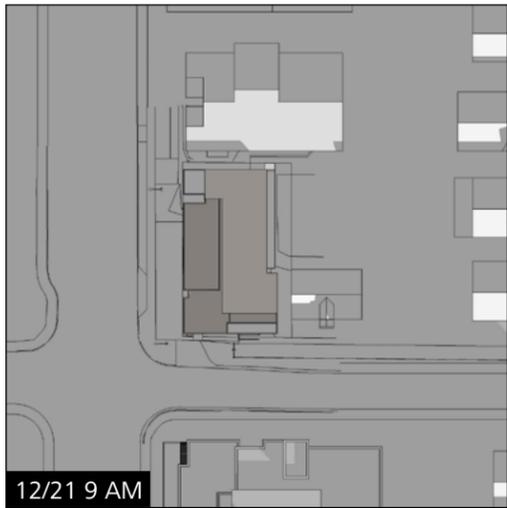
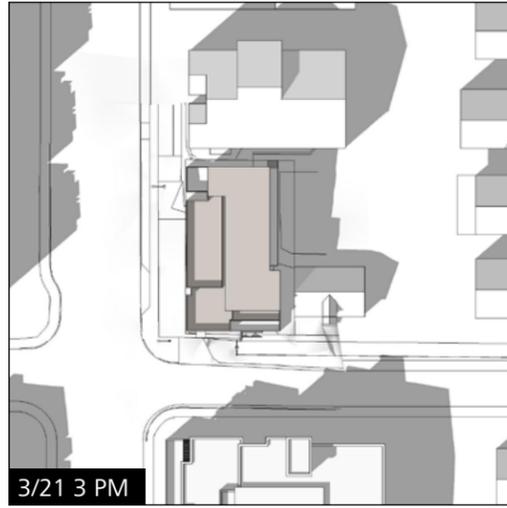
LEVEL 2

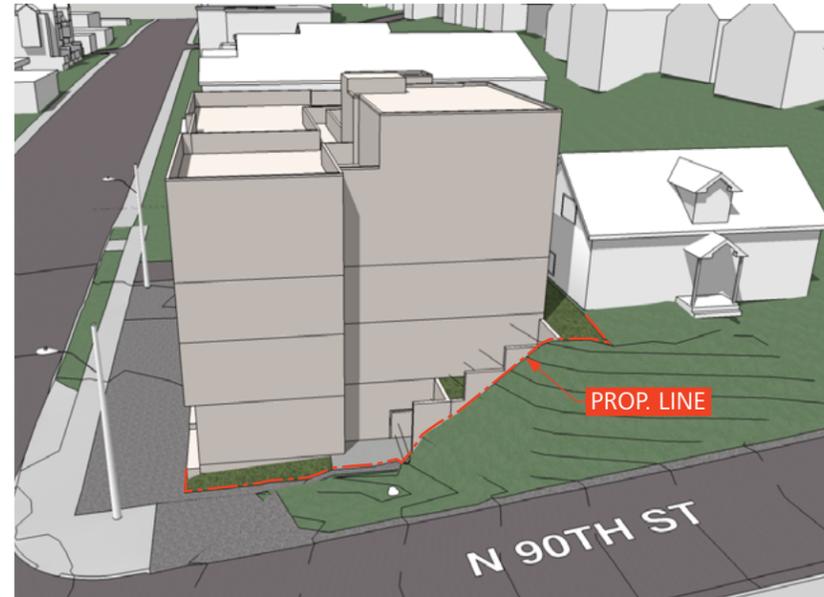
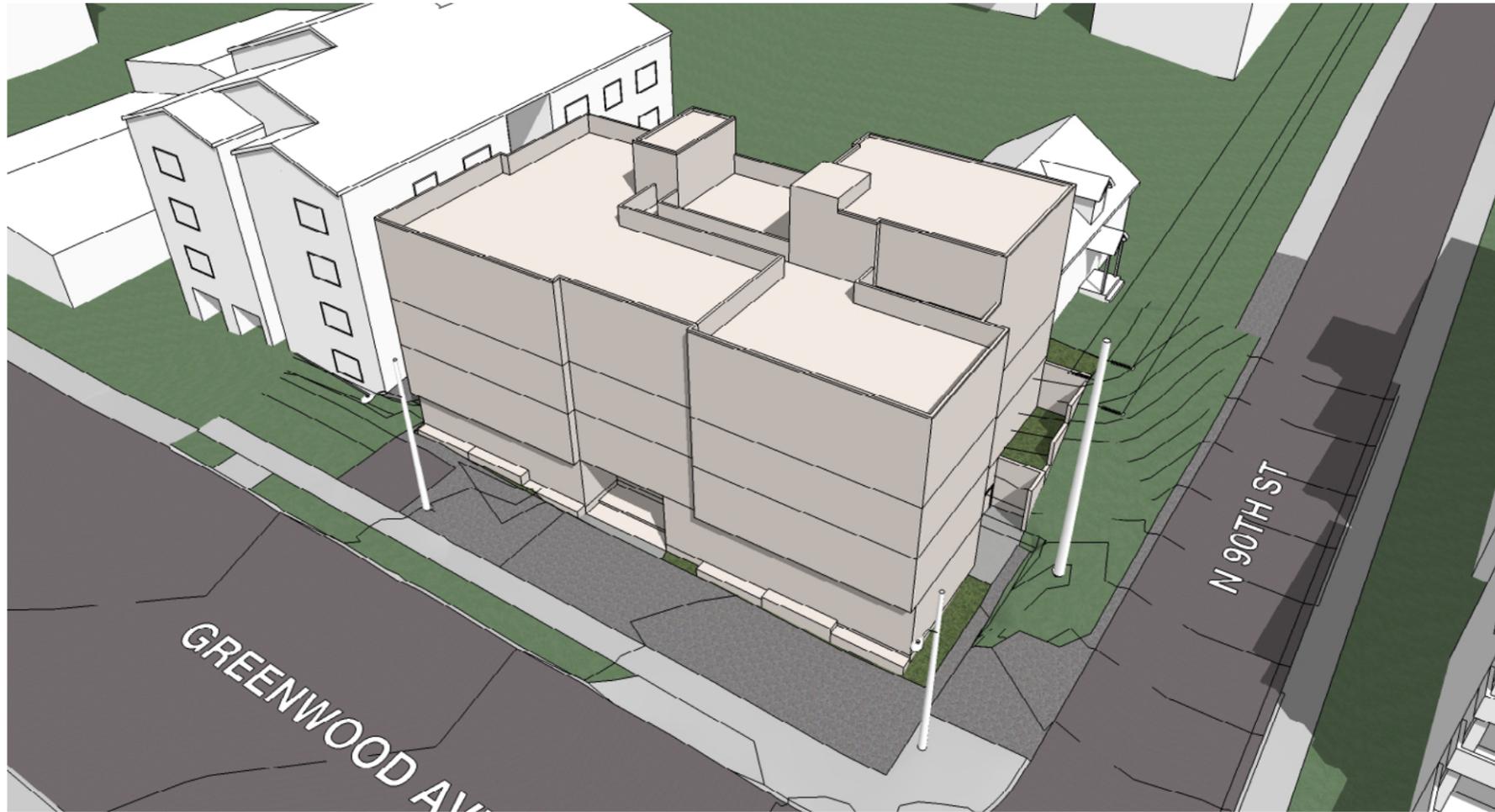


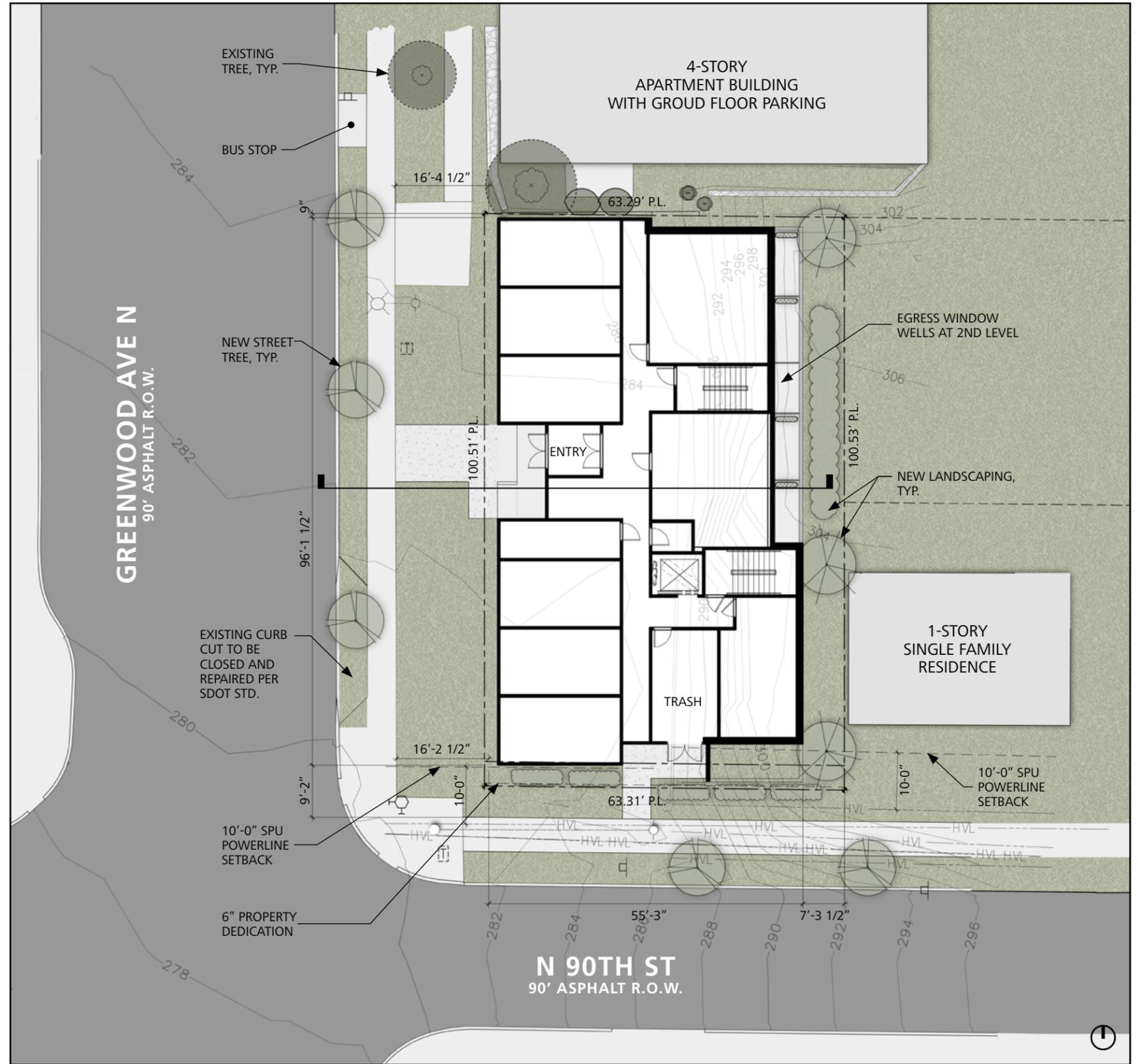
LEVEL 3-4



LEVEL 1







PROPOSED SITE PLAN



ROOF LEVEL



LEVEL 2



LEVEL 3-4

SPU POWER
SETBACK

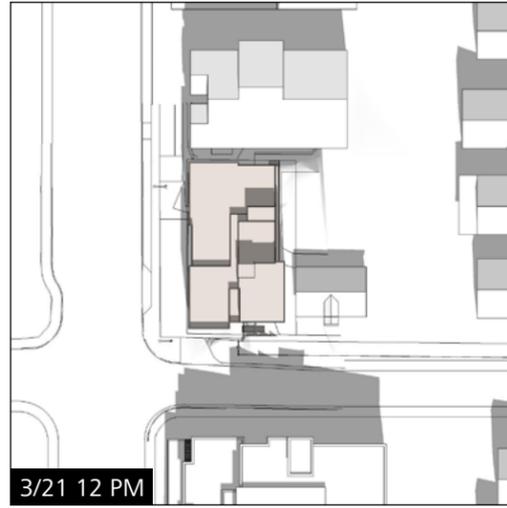


LEVEL 1

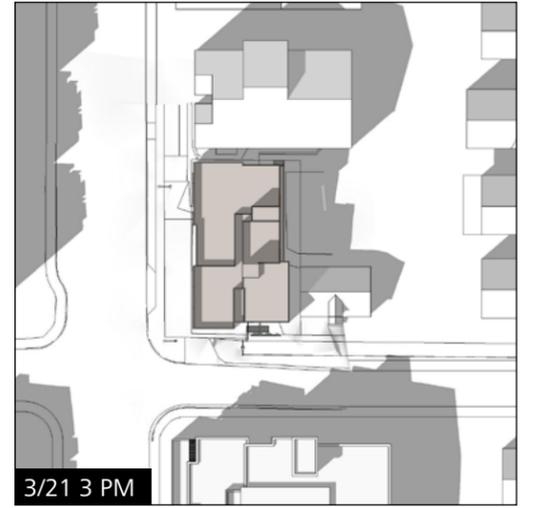




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3/21 12 PM



3/21 3 PM



6/21 9 AM



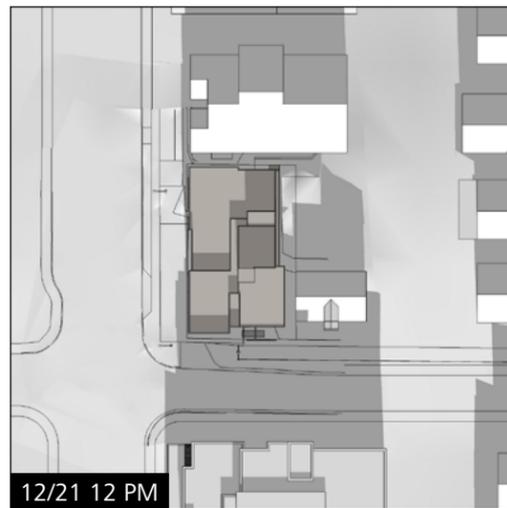
6/21 12 PM



6/21 3 PM



12/21 9 AM



12/21 12 PM



12/21 3 PM

CONTEXT AND SITE

CS1. Natural Systems & Site Features

I. Responding to Site Characteristics

The site is exceptionally steeply sloped due to previous development. To avoid disturbing this slope and reinforce the street frontage along Greenwood Ave we have located the building right against the street-facing property lines. Locating the structure on the western portion of the site also provides more space between it and the neighboring house built right along the property line to the east.

CS2. Urban Pattern & Form

I. Streetscape Compatibility

The ground floor units are set back more than 16 feet from the sidewalk along Greenwood Ave., keeping with the development pattern of the neighborhood. Carefully designed landscaping will both provide privacy and shield traffic noise and glare from the ground floor units. The finish floor of the ground floor unit along N. 90th St. is kept 4 feet below the estimated street grade to provide privacy. The rear slope will be generously landscaped to provide privacy to the neighbor and ease the transition to the less dense single family development to the east. N. 90th St. will be improved to provide a safer pedestrian experience as part of the Street Improvement Plan.

II. Height, Bulk and Scale Compatibility

Surrounding buildings are built to the maximum height and seldom set back upper floors. Facades are articulated vertically into separate planes. The corner at Greenwood Ave and N. 90th St. lacks a strong corner. We propose to present a strong corner by building to the maximum height allowed at the corner. The façade will set back in vertical planes that reinforce the stacking of units at the corner of the building. The structure will set back along N. 90th St. at the upper floors due to the SPU safety requirements for utility lines.

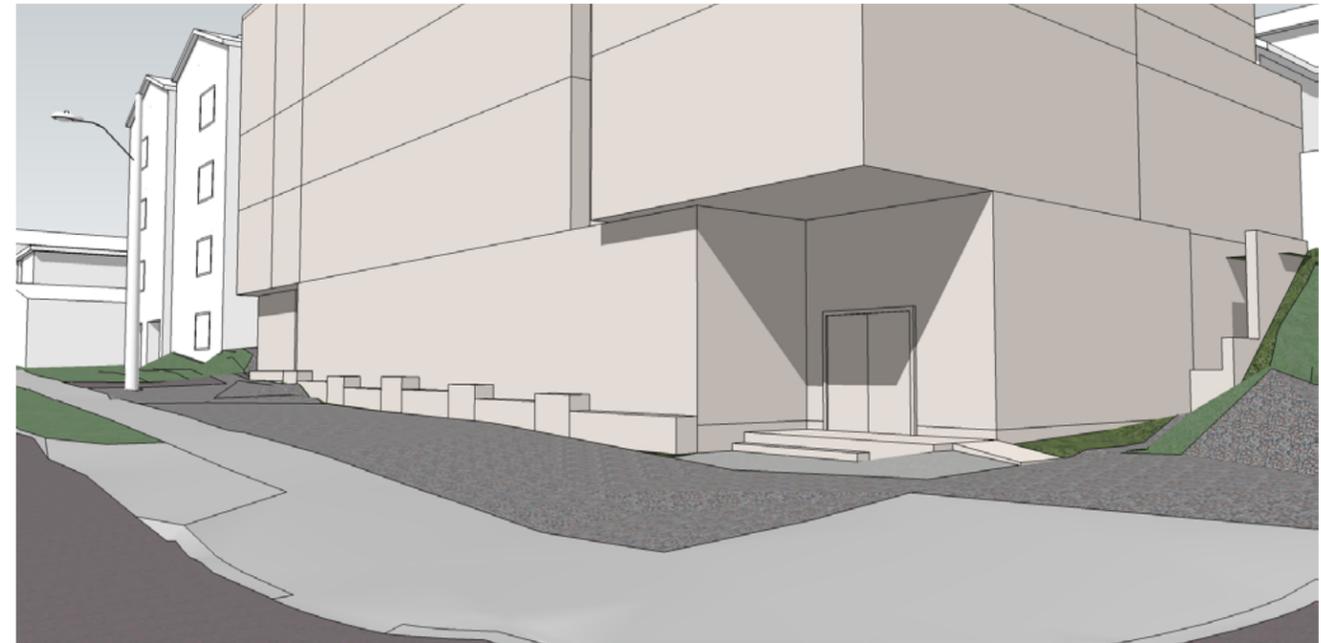
III. Architectural Context/Building Entrances

Commercial structures in Greenwood generally have entries at the corner. Residential structures vary where the entrance is. A set back entry provides a semi-public space at the intersection where the public interacts with the building. Landscaping along Greenwood is also a predominant feature to reduce traffic noise and protect privacy. This can be provided in planters or along the planting strip

CS3. Architectural Context & Character

I. Architectural Concept and Consistency

Although no commercial space is proposed, a strong and differentiated base is important in defining and maintaining the character of the street. We have proposed a couple of areas along the base of the



structure that set back from the street that denote entrances to the building. Architectural details and landscaping will help define these entrances as the design moves further along. We will be including new street trees along Greenwood Ave and N. 90th St.

PUBLIC LIFE

PL1. Open Space Connectivity

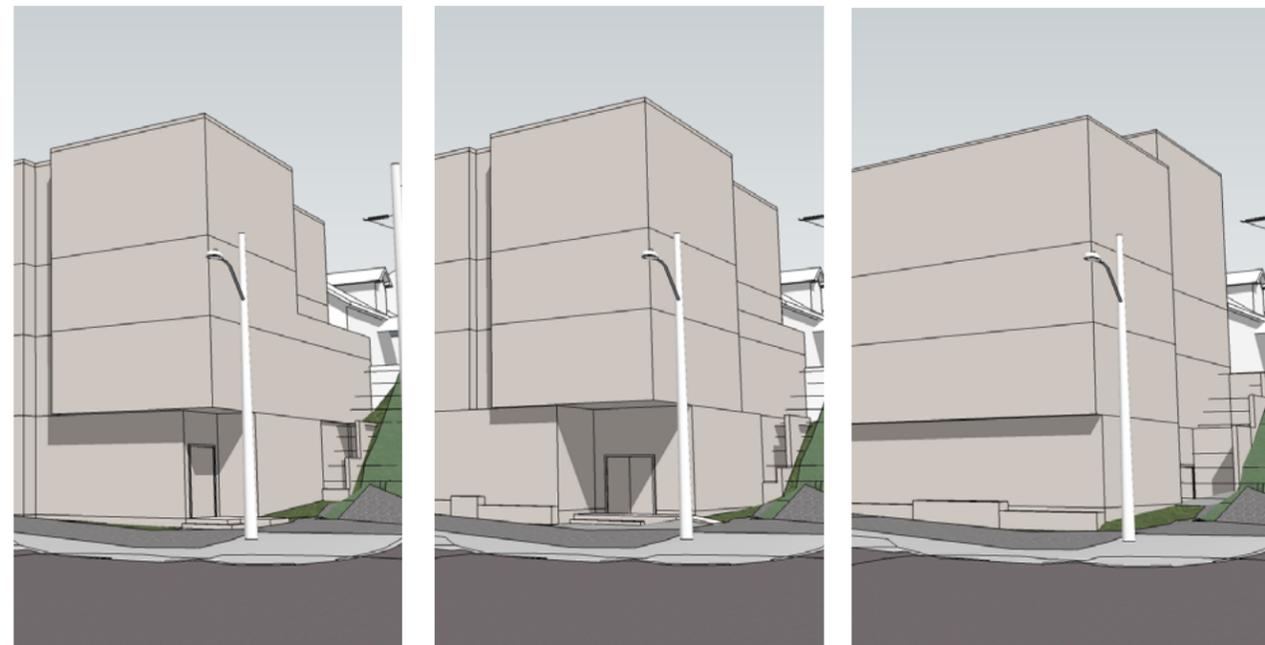
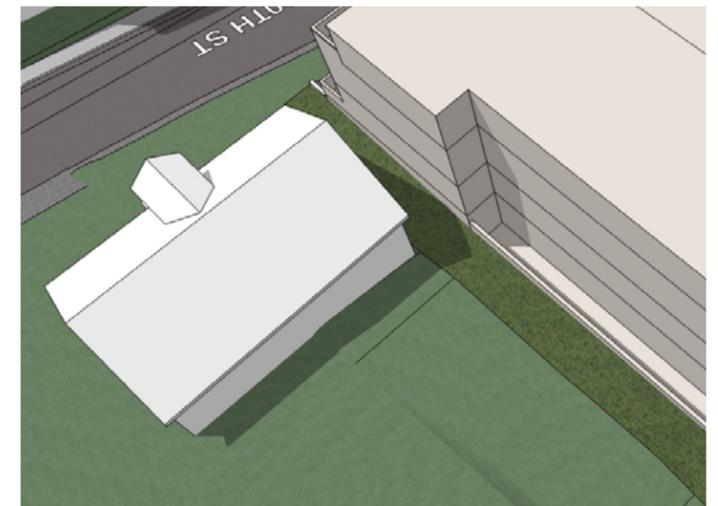
I. Pedestrian Open Spaces and Entrances

Opening the corner at the building entry has the effect of widening the most open space at the intersection. This space becomes semi-public, becoming a through-way where the public interacts with the building. This area provides a perfect opportunity to provide seating or artwork to enhance the pedestrian space, with the added bonus of furthering the notion of creating a landmark at this corner of Greenwood Ave. The main open space for residents is proposed to be located at the rooftop. This space will have good sun exposure throughout the year and have views up and down Greenwood Ave. Open space and landscaping along the eastern property line to create a buffer between the proposed development and the transition to single family residences to the east.

PL2. Walkability

I. Pedestrian Open Spaces and Entrances

The building entrances are set back from the property line enough to shield them from the weather. Additional canopies may be utilized to shade the building from the sun along with well thought-out landscaping. No parking is proposed, however lots of bike storage will be made available, Greenwood having a dedicated bikeway, and frequent bus service stops directly in front of the proposed site along Greenwood. N. 90th St. will be improved to provide a safer pedestrian experience as part of the Street Improvement Plan.



DESIGN CONCEPT

DC1. Project Uses & Activities

I. Blank walls

Since the building is residential in nature, we will be proposing as much glazing as possible to provide light for the units. This will minimize blank walls along Greenwood Ave. Landscaping will add a sense of layering between the street and the façade on both Greenwood Ave and N. 90th St. where blank walls may occur. This landscaping will be provided in planters and in the ground.

DC2. Architectural Concept

I. Architectural Context

The proposed façade is broken into planes which reinforce the stacking of units and the interior circulation of the building. Additional setbacks for the entries and the safety setbacks from power lines provide modulation along both streets. Windows and other architectural detailing will further enhance shadow lines and reveals along the façade. This detailing will also be present along the rear façade.

II. Human Scale

It will be an important design goal to provide a strong base, middle, and top as the design gets further along.

III. Mass and Scale

Modulation and height will be used where they are most effective. Other elements such as canopies, landscaping and signage will help provide scale.

DC4. Exterior Elements & Finishes

I. Architectural Context

Building signage will be an important detail as the design gets further along. The building being a signifier or landmark of the corner may be accomplished by both texture and words.

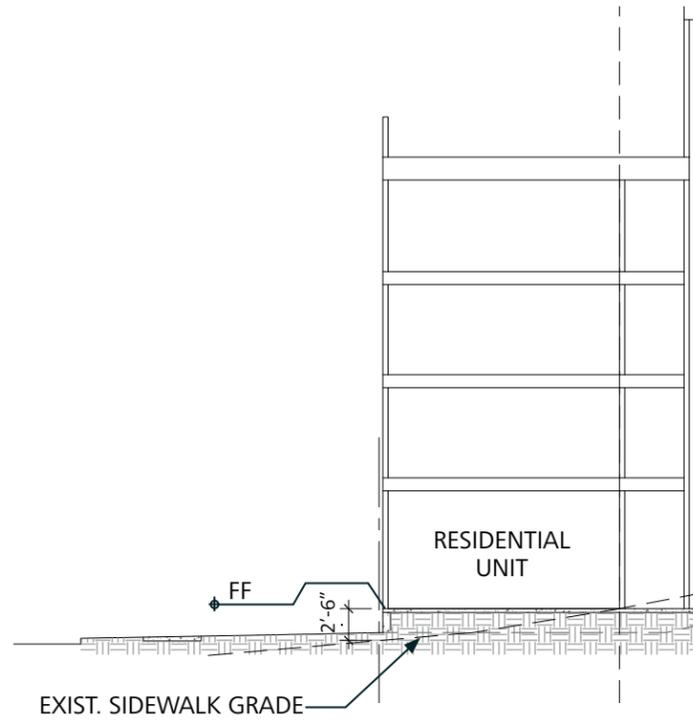
II. Exterior Finish Materials

Material choices will play an important role identifying this building on the corner. A variety of durable materials are being researched for use on the building.



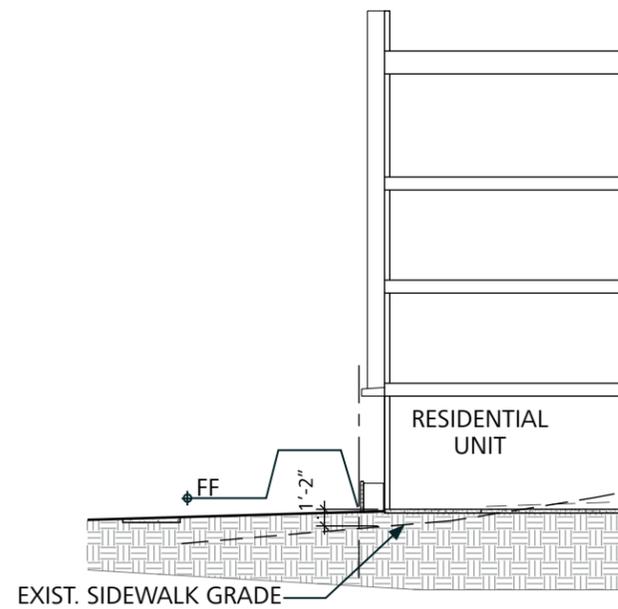
APPLICABLE ZONING	SMC SECTION	SUB-SECTION	REQUIREMENT	PROVIDED	OPTION A	OPTION B	OPTION C
Street-Level Uses	23.47A.005	C	Residential Uses may occupy, in aggregate, no more than 20 percent of street-level, street-facing façade in a pedestrian-designated zone, facing a designated principal pedestrian street.	Parcel does not front on a pedestrian-designated zone. Residential use may occupy greater than 20% street-level street-facing façade.	Compliant	Compliant	Compliant
Street-level Development Standards	23.47A.008	A.2.b	Blank facades – between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width	Ample glazing will be provided at street level facing the street along Greenwood Ave & N. 90 th St. Landscaping will also screen portions of the façade.	Compliant	Compliant	Compliant
		A.2.c	Blank facades may not exceed 40% of the width of façade of along the street	Ample glazing will be present on both street-facing facades	Compliant	Compliant	Compliant
		D.1	Where residential uses are located at street-level street-facing facades at least one street-level, street facing façade shall have a visually prominent entry	Main building entry and lobby is located either at the corner of the lot or centrally located facing Greenwood Ave.	Compliant	Compliant	Compliant
		D.2	Residential use at street-level street-facing façade – floor of dwelling unit shall min. 4 feet above or 4 feet below sidewalk grade or set back 10 feet from the sidewalk.	Residential use is set back >10 feet from the sidewalk along Greenwood Ave N. Finish floor of residential use is located 4 feet below future sidewalk grade along N. 90 th St.	Compliant	Residential use @ street level @ grade within 10' of sidewalk	Residential use @ street level @ grade within 10' of sidewalk
Structure Height	23.47A.012	A.1a	In zones mapped with a 30 or 40 foot height limit the height of a structure may exceed the otherwise applicable limit by up to 4 feet provided that the residential use located at street-level street-facing façade is at least 4 feet above sidewalk grade.	Structure will not exceed 40 foot height limit as measured from average grade.	Compliant	Compliant	Compliant
Rooftop Features		C.2	Open railings, planters, skylights, clerestories, greenhouses, solariums, parapets and firewalls may extend as high as the highest ridge of a pitched roof or 4 feet above the otherwise applicable height limit, whichever is higher.	Parapets and other rooftop additions are not anticipated to rise above the allowed 4 extra feet.	Compliant	Compliant	Compliant
		C.3.f	As long as the combined total coverage of all features gaining additional height listed in this subsection does not exceed 20 percent of the roof area, or 25 percent of the roof area if the total includes stair or elevator penthouses, than stair and elevator penthouses may extend above the applicable height limit up to 16 feet.	Rooftop structures are not anticipated to exceed 20% of rooftop area. Stair and elevator penthouses will remain within 16' of height limit	Compliant	Compliant	Compliant
Floor Area Ratio	23.47A.013	Table A	Total FAR permitted for solely residential use in 40 foot height limit zone is 3.0	Structure is solely residential use and is under allowed square footage for FAR	Compliant	Compliant	Compliant
Landscaping & Screening	23.47A.016	A.2	Landscaping shall achieve a Green Factor score of 0.30 or greater	The project is committed to achieving the required Green Factor score	Compliant	Compliant	Compliant
Amenity Area	23.47A.024	A	Amenity Areas are required in an amount equal to 5 percent of the total gross floor area in residential use.	Amenity areas is located at the rooftop and will be accessible to all residents	Compliant	Compliant	Compliant
		B	Required amenity areas shall meet the following standards: all residents shall have access to at least one common or private amenity area; the amenity area shall not be enclosed; parking areas do not count as amenity areas; common amenity areas shall have a minimum horizontal dimension of 10 feet and shall not be less than 250 square feet in area; private amenity areas shall have no horizontal dimension less than 6 feet.	Amenity area is located at the rooftop and will be common and accessible to all residents.	Compliant	Compliant	Compliant
Required Parking	23.15.015	Table B	No parking required for residential uses in commercial and multifamily zones within urban villages that are not within urban centers if the residential use is located within 1,320 feet of a street with frequent transit service.	Parcel is located within Greenwood-Phinney Ridge Residential Urban Village and along a street with frequent transit service. No parking is proposed.	Compliant	Compliant	Compliant
Solid Waste storage area	23.54.040	Table A	Residential use containing between 26 and 50 units shall have a minimum area of 375 square feet of shared storage space.	A trash area between 240 sq. ft. & 375 is provided, pending approval	Compliant	Compliant	Compliant

CODE COMPLIANCE



DEPARTURE SECTION @ N. 90TH ST. - OPTION 2

The residential units on this option along N. 90th St. are located within 10 feet of what will be a new sidewalk. The land use code stipulates that the residential floor must be 4' above or below the sidewalk grade. The furthest distance of the proposed residential floor is 2'-6" from the sidewalk grade.



DEPARTURE SECTION @ N. 90TH ST. - OPTION 3

The residential units on this option along N. 90th St. are located within 10 feet of what will be a new sidewalk. The land use code stipulates that the residential floor must be 4' above or below the sidewalk grade. The furthest distance of the proposed residential floor is 1'-2" from the sidewalk grade.

DEPARTURE DIAGRAMS