



## CONTENTS

2	PROPOSAL
3 - 7	NEIGHBORHOOD ANALYSIS
8 - 10	SITE ANALYSIS
11 - 12	DESIGN GUIDELINES - CITY OF SEATTLE
13	DESIGN GUIDELINES - GREENWOOD / PHINNEY
14	LAND USE CODE & SITE PLAN
16 - 23	CONCEPTUAL DESIGN OPTIONS
24	DESIGN COMPARISONS
25	ARCHITECT WORK SAMPLES

## PROPOSAL

This proposal is addressing a need for affordable housing within the city's urban neighborhoods. The objective is to provide an opportunity for safe, simple, efficient living within an urban village. This achieves several objectives such as reduced commuting; keeping people and their contributions in the city rather than outlying suburbs; all the while utilizing the cities pre-established systems. Our commitment to the neighborhood, great design, and the health and well-being of our residents has resulted in several exciting up and coming communities throughout Seattle.

### 6726 GREENWOOD AVE N.

#### SITE

- Zoned NC2-40
- Site area - 8,036 SF +/-

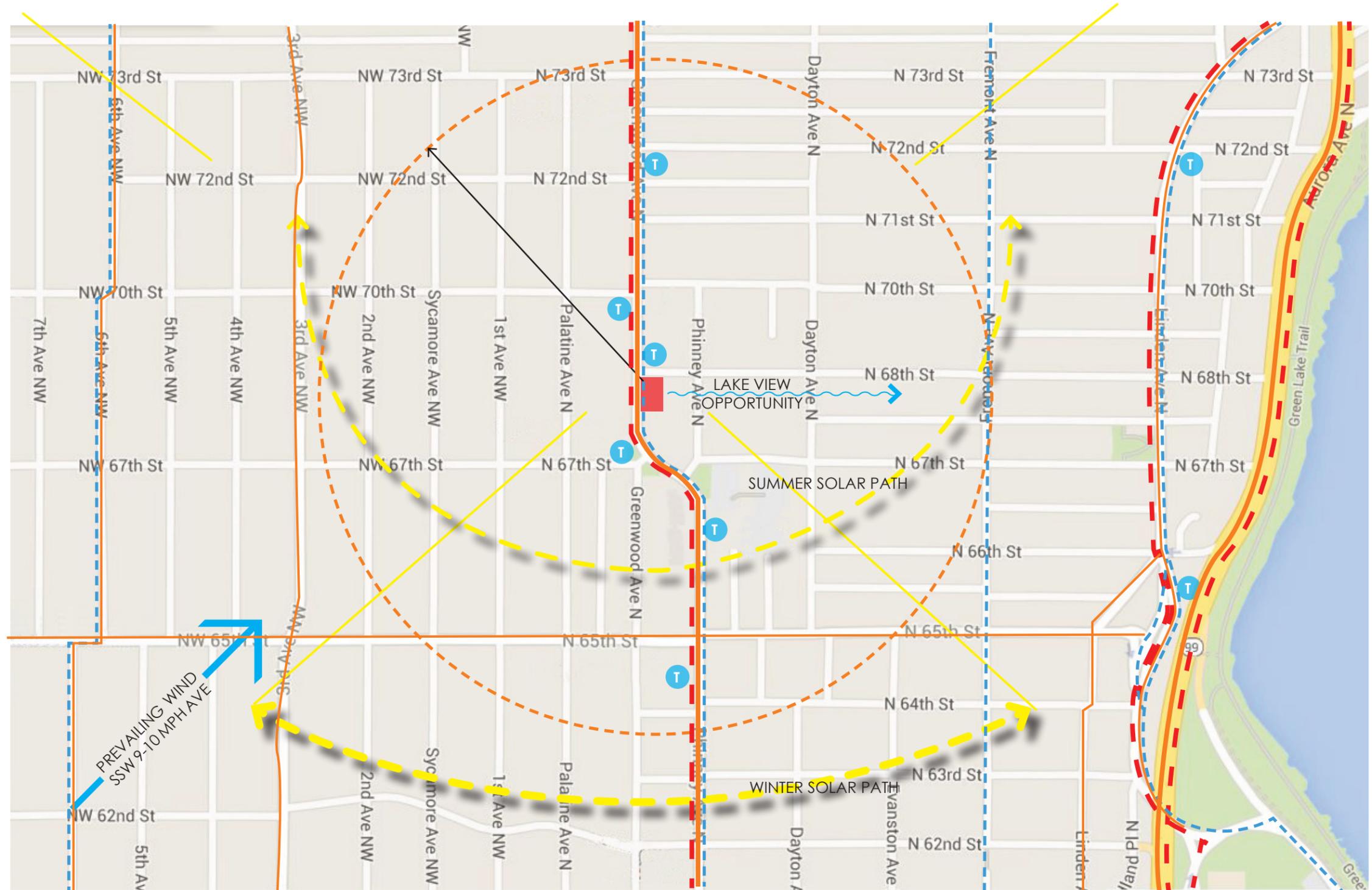
#### PROPOSAL

- Demolition of existing building
- 4 Story Residential Building Over approx. 3,000 SF of Commercial
- 60 units +/-
- No parking provided

**CIRCULATION, TRANSIT,  
& ENVIRONMENTAL ANALYSIS**

**KEY**

- MAIN
- ARTERIAL
- BIKE ROUTE / LANES
- T NEARBY TRANSIT STOP
- TRANSIT ROUTE



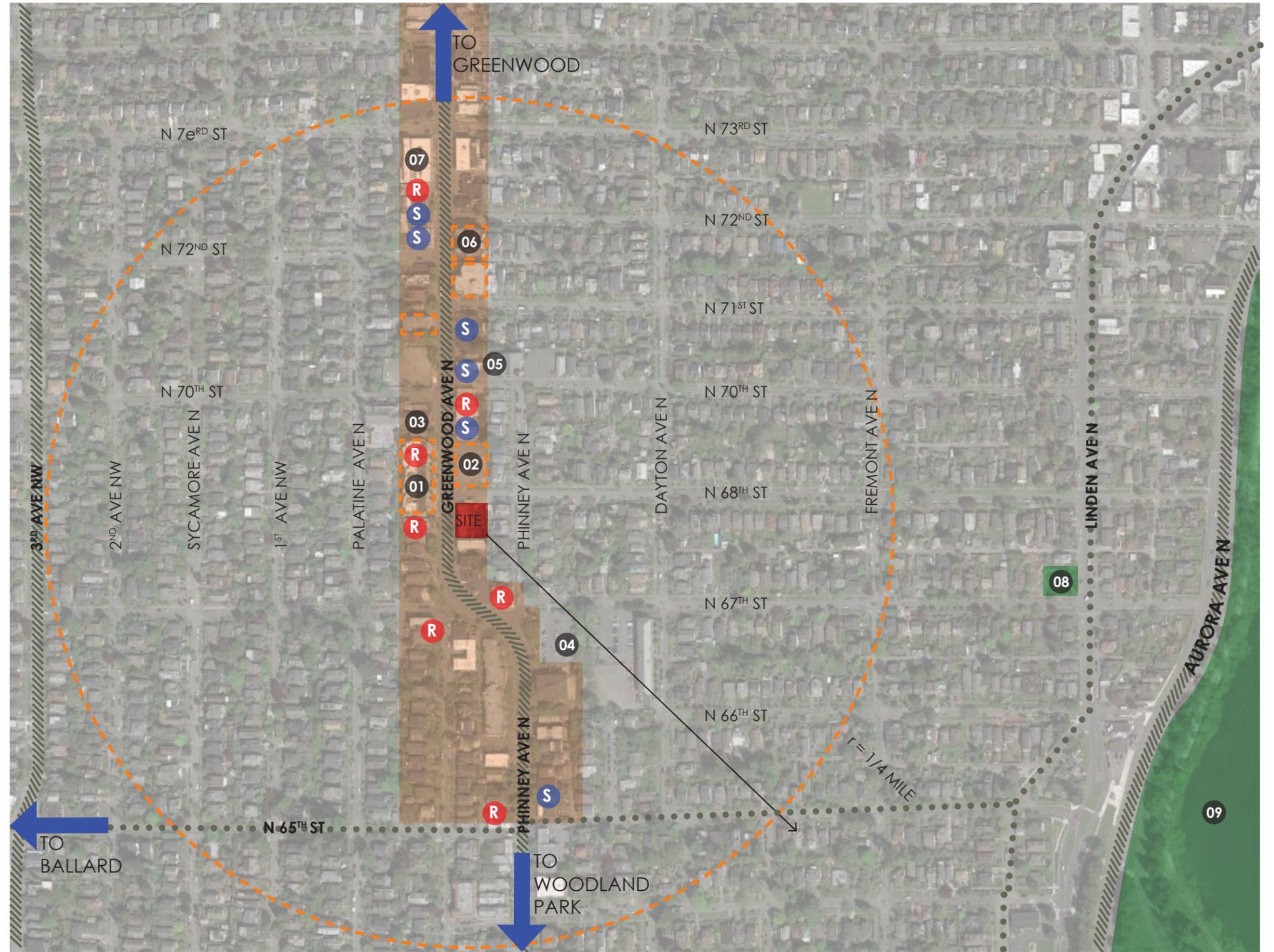
# NEIGHBORHOOD & AMENITIES

## KEY

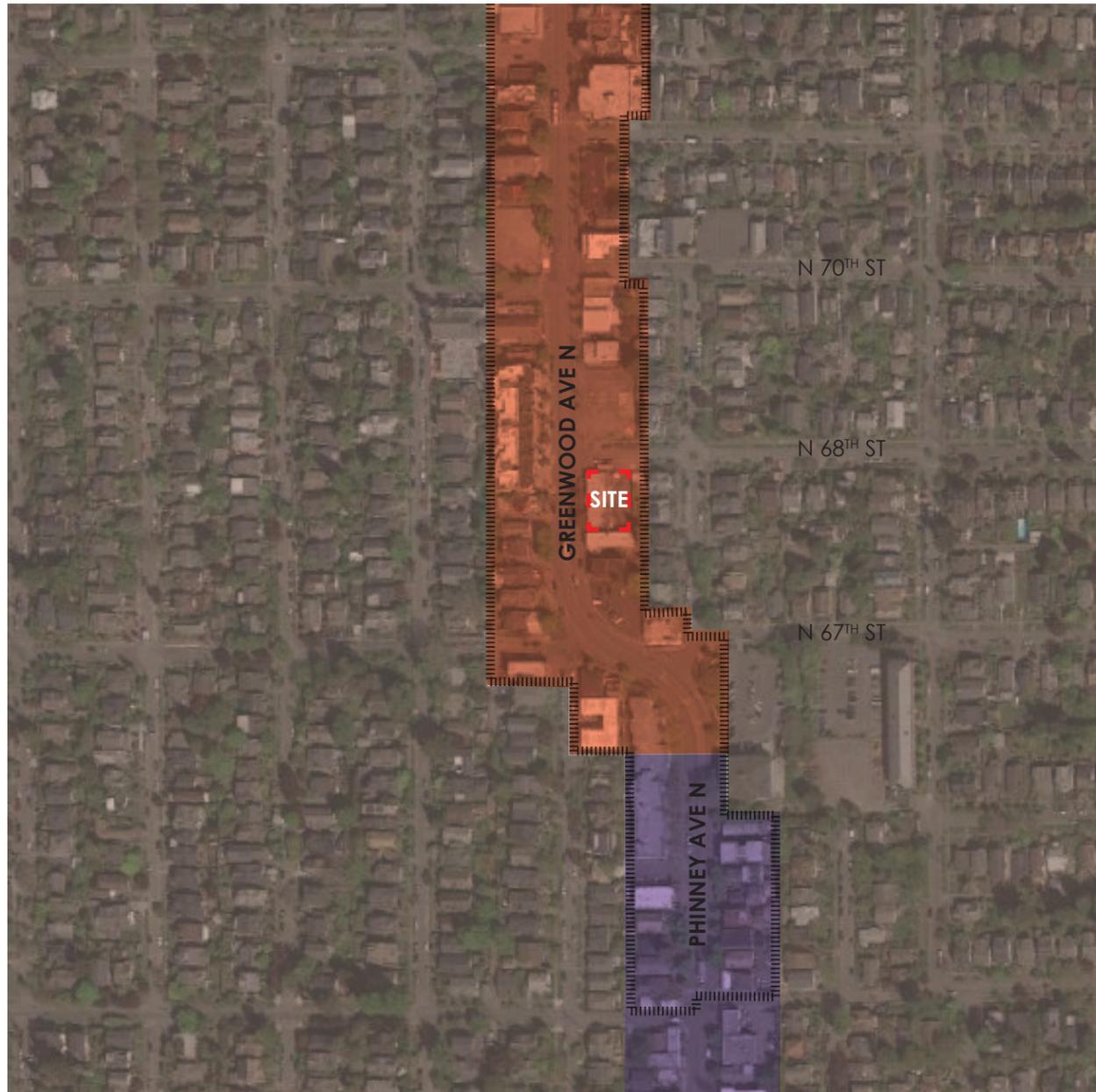
- ////// HIGH ACTIVITY CORRIDOR / PRIMARY ARTERIAL
- ..... NEIGHBORHOOD / SECONDARY ARTERIAL
- GREENWOOD / PHINNEY RIDGE RESIDENTIAL URBAN VILLAGE
- MIXED USE within immediate vicinity of site
- R RESTAURANTS / FOOD & DRINK within immediate vicinity of site
- S SHOPPING & SERVICES within immediate vicinity of site
- 01 FINI APARTMENTS
- 02 ISOLA GREENWOOD
- 03 WOODLAND PARK PRESBYTERIAN
- 04 PHINNEY NEIGHBORHOOD CENTER
- 05 ROCK OF THE AGES LUTHERAN
- 06 US BANK
- 07 KEN'S MARKET
- 08 LINDEN ORCHARD PARK
- 09 GREEN LAKE PARK

**ANALYSIS** | The site, within the Greenwood / Phinney Ridge Residential Urban Village, is located along the busy commercial arterial of Greenwood Ave N. The intersection of Greenwood Ave N and N 68th St has two existing mixed use developments, creating a nexus of activity that will build on the existing, vibrant Phinney Ridge neighborhood.

**CONCLUSION** | The site is located appropriately for high density, in a commercial zone, adjacent to similar developments. There are restaurants, green spaces, and other amenities for residents in the immediate vicinity, and Greenwood Ave N and N 65th street connect the area to adjacent neighborhoods. The proposal is consistent with existing developmental patterns and offers a compatible response to the citywide design guidelines and the housing needs of the area.



ZONING & ADJACENT USES



KEY

- NC2-40
- LR3
- SF 5000
- MID-BLOCK ZONE TRANSITIONS
- BOUNDARY OF GREENWOOD / PHINNEY RIDGE RESIDENTIAL URBAN VILLAGE



KEY

- MIXED USE
- COMMERCIAL
- MULTI-FAMILY RESIDENTIAL
- SINGLE FAMILY RESIDENTIAL
- INSTITUTIONAL
- PARKING



04. FINI CONDOMINIUMS | MIXED USE  
6801 GREENWOOD AVE N



05. ISOLA GREENWOOD CONDOS | MIXED USE  
6800 GREENWOOD AVE N



02. WOODLAND PARK PRESBYTERIAN | CHURCH  
225 NE 70TH ST



03. EL CHUPACABRA | RESTAURANT  
6711 GREENWOOD AVE N



04. RED MILL BURGERS | RESTAURANT  
312 N 67TH ST



05. PHINNEY NEIGHBORHOOD COMMUNITY CENTER  
6532 PHINNEY AVE N

09. APARTMENTS & RETAIL  
1420 12TH AVE

10. SEATTLE CENTRAL COMMUNITY  
COLLEGE CAMPUS

11. CAL ANDERSON PARK

JOHNSON CARR LLC.

skidmore  
janette  
architecture  
planning  
design

6726 GREENWOOD AVE N

Early Design Guidance  
10/19/2015 #3020114

NEIGHBORHOOD ANALYSIS  
NEIGHBORHOOD CONTEXT

# STREETSCAPE ANALYSIS

## KEY

-  COMMERCIAL USE ENTRY
-  RESIDENTIAL USE ENTRY
-  SERVICE USE / PARKING ENTRY

## ENTRY ANALYSIS |

Greenwood Avenue serves as the dominant arterial in the area, and most of the buildings' primary entries open to Greenwood Ave. The uses along the arterial are mainly commercial. The entry conditions of the Fini condominiums to the West are all on Greenwood, due to its mid-block location. Isola Greenwood presents an example of a corner, and its commercial entries on Greenwood, and residential and service entries on 68th seems appropriate.



## ▼ MIXED USE COMMERCIAL



## ▼ OTHER COMMERCIAL

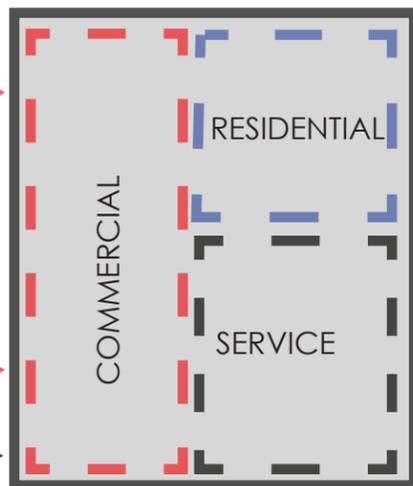


## ▼ REPURPOSED COMMERCIAL



68TH ST

GREENWOOD AVE



RESIDENTIAL ENTRIES ▲▶



▲ COMMERCIAL ENTRY



**SITE VICINITY MAP**



**01. LOOKING W ALONG 68TH**



**02. LOOKING SW ACROSS 68TH**



**03. LOOKING S ACROSS 68TH AT CORNER**



**04. CORNER OF GREENWOOD AND 68TH**



**05. LOOKING EAST ACROSS GREENWOOD**



**06. LOOKING NE ACROSS GREENWOOD**



**07. APPROACH TO SITE FROM SOUTH ALONG GREENWOOD**

**SITE CONTEXT | SUMMARY**

The 8,036 SF site sits at the corner of NW 68TH Street and Greenwood Avenue N. The site's topography is relatively flat, with a small amount of rise from South to North along Greenwood Ave N. Greenwood Avenue in the immediate vicinity as two mixed use buildings of similar scale to the proposed project, one West of the site across Greenwood, and one North of the site across 68th. To the West are split zoned lots NC2-40 and SF 5000, with the current use being single family homes. The remainder of the building in the vicinity are a combination of single family homes converted to commercial use, low rise residential, and single story commercial buildings.

CORNER OF E PIKE ST & HARVARD AVE



EAST SIDE OF GREENWOOD



NORTH SIDE OF 68TH STREET



# CITYWIDE DESIGN GUIDELINES

## CONTEXT & SITE

CS1.B1 | SUN AND WIND: Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.

CS2.A1 | SENSE OF PLACE: Emphasize attributes that give Seattle, the neighborhood, and/or the site its distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established. Examples of neighborhood and/or site features includes patterns of streets or blocks, slopes, sites with prominent visibility, relationships to bodies of water or significant trees, natural areas, open spaces, iconic buildings or transportation junctions, and land seen as a gateway to the community.

CS2.A2 | ARCHITECTURAL PRESENCE: Evaluate the degree of visibility or architectural presence that is appropriate or designed given the context, and design accordingly. Buildings that contribute to a strong street edge, especially at the first three floors, are particularly important to the creation of a quality public realm that invites social interaction and economic activity. Encourage all building facades to incorporate design detail, articulation, and quality materials.

CS2.B2 | CONNECTION TO STREET: Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm. Consider the qualities and character of the streetscape - its physical features (sidewalk, parking, landscape strip, street trees, travel lanes, and other amenities) and its function (major retail street or quieter residential street) - in siting and designing the building.

CS2.C1 | CORNER SITES: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances. Consider using a corner to provide extra space for pedestrians and a generous entry, or build out to the corner to provide a strong urban edge to the block.



◀ Corner expressions to be explored, through height, materiality, subtraction, and geometry.

CS2.D1 | EXISTING DEVELOPMENT AND ZONING: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition. Note that existing buildings may or may not reflect the density allowed by zoning or anticipated by applicable policies.

CS2.D4 | MASSING CHOICES: Strive for a successful transition between zones where a project abuts a less intense zone. In some areas, the best approach may be to lower the building height, break up the mass of the building, and/or match the scale of adjacent properties in building detailing. It may be appropriate in other areas to differ from the scale of adjacent buildings but preserve natural systems or existing features, enable better solar exposure or site orientation, and/or make for interesting urban form.

CS3.A2 | CONTEMPORARY DESIGN: Explore how contemporary design can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

## PUBLIC LIFE

PL1.B2 | PEDESTRIAN INFRASTRUCTURE: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

PL2.A1 | ACCESS FOR ALL: Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door. Refrain from creating separate "back door" entrances for persons with mobility limitations.

PL2.B1 | EYES ON THE STREET: Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies, and street-level uses.

PL2.C1 | WEATHER PROTECTION: Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops.



◀ Canopy & weather protection expressions

PL2.D1 | DESIGN AS WAYFINDING: Use design features as a means of wayfinding wherever possible, and provide clear directional signage where needed.

PL3.A | ENTRIES: Common entries to multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors. Design features emphasizing the entry as a semi-private space are recommended and may be accomplished through signage, low walls, and/or landscaping, a recessed entry area, and other detailing that signals a break from the public sidewalk.

PL3.B | RESIDENTIAL EDGES: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings. Consider design approaches such as elevating the main floor, providing a setback from the sidewalk, and/or landscaping to indicate the transition from one type of space to another.

PL4.B | BICYCLISTS & BIKE FACILITIES: Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel. Facilities such as bike racks and storage, bike share stations, shower facilities, and lockers for bicyclists should be located to maximize convenience, security, and safety.

Renderings of other proposed projects that locate the bicycle storage as part of the storefront at the residential lobby entrance, reinforcing the residential nature of the building. The prominent location also improves convenience and security for residents, as well as awareness of alternative transportation.



## DESIGN CONCEPT

DC1.A4 | VIEWS AND CONNECTIONS: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses, particularly activities along sidewalks, parks, or other public spaces.

DC1.C4 | SERVICE USES: Locate and design service entries, loading docks, and trash receptacles away from pedestrian area or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.

DC2.A | MASSING: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space. In addition, special situations such as very large sites, unusually shaped sites, or sites with varied topography may require particular attention to where and how building massing is arranged as the can accentuate mass and height. Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies; bay windows; porches, canopies or other elements; and/or highlighting building entries.

DC2.B1 | FACADE COMPOSITION : Design all building facades - including alleys and visible roofs - considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well proportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement. On sites that abut an alley, design the alley facade and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing facade around the alley corner of the building.

DC2.C1 | VISUAL DEPTH AND INTEREST : Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the facade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas). Detailing may include features such as distinctive door and window hardware, projecting window sills, ornamental tile or metal, and other high-quality surface materials and finishes.

DC2.C3 | FIT WITH NEIGHBORING BUILDINGS: Use design elements to achieve a successful fit between a building and it's neighbors.

DC2.D1 | HUMAN SCALE : Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept. Pay special attention to the first three floors of the building in order to maximize opportunities to engage the pedestrian and enable an active and vibrant street front.

DC2.D2 | TEXTURE : Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or "texture" particularly at the street level and other areas where pedestrians predominate.

DC3.A1 | INTERIOR/EXTERIOR FIT: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

DC3.B4 | MULTIFAMILY OPEN SPACE: Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction. Some examples include areas for gardening, children's play, barbecues, resident meetings, and crafts or hobbies.

DC4.A1 | EXTERIOR FINISH MATERIALS: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to high quality of detailing are encouraged.

DC2.D1 | HUMAN SCALE : Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept. Pay special attention to the first three floors of the building in order to maximize opportunities to engage the pedestrian and enable an active and vibrant street front.

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# GREENWOOD / PHINNEY NEIGHBORHOOD DESIGN GUIDELINES

## CONTEXT & SITE

### RESPONDING TO SITE CHARACTERISTICS

Numerous East-West streets offer excellent **views of Green Lake, Puget Sound, and the Olympic and Cascade Mountains** from Greenwood Avenue North. Where possible, buildings should be located to take advantage of these views and to enhance views from the public right-of-way. Examples of methods to do this include setbacks from the view corridors, **landscape elements and street trees to frame views rather than block them**, and pedestrian spaces with views of the water and mountains.



### STREETSCAPE COMPATIBILITY

**Reinforcement of Commercial and Residential Development Patterns** | **Build commercial development up to the sidewalk** where possible. Commercial buildings may be setback off the street if pedestrian-oriented space is provided that is enhanced with humanizing components such as trees and other plants, site furnishings and **high-quality, well detailed pavements between the sidewalk and the building**.



◀ **Ground level commercial engaging the sidewalk along Greenwood Ave.**

**Treatment of Side Streets** | **Some treatment of side-streets off of Greenwood Avenue North and 85th Street** is important to create an effective transition to residential neighborhoods. Some options to consider include:

- **setbacks with view framing landscaping**
- arbors with hanging plants, and
- small outdoor spaces with trees and landscaping.

### HEIGHT, BULK, AND SCALE COMPATIBILITY

**Impact of New Buildings on the Street** | Consider the setback of upper stories of new mixed-use development on Greenwood Avenue North and North/Northwest 85th Street to reduce the dominance of new buildings on the street. Also, **new commercial development should respect the small-scale historical pattern of storefronts on Greenwood Avenue North**. Typically, the older storefronts are about 50 feet in width and feature brick, stone, or other masonry units. Some also feature architectural details that provide interest and a human scale to the buildings.

**Zone Edges** | Careful siting, **building design and massing are important to achieve a sensitive transition between more intensive and less intensive zones**. Consider design techniques including:

- increasing the building setback from the zone edge at the ground level
- **reducing the build of the building's upper floors nearest to the less intensive zone**
- reducing the overall height of the structure; and
- using extensive landscaping or decorative screening.

### ARCHITECTURAL CONTEXT / BUILDING ENTRANCES

Almost all of the existing buildings located at corners along the Greenwood Avenue North/Phinney Avenue North and North/Northwest 85th Street corridors have **entrances at the corner**. Even when the principal off-street parking areas are located on the side of the building, a primary building entrance should be located at the corner. **This concept is consistent with traditional neighborhood commercial designs and important in facilitating pedestrian activity at the street corners.**

## ARCHITECTURAL CONCEPT AND CONSISTENCY

The Greenwood Avenue North/Phinney Avenue North and North/Northwest 85th Street corridors are characterized by their **utilitarian, non-flamboyant, traditional architectural styles**. Some important points to consider in making new development consistent and compatible with existing development include:

- **small-scale architectural details at the ground level, including color, texture/patterns, materials, window treatment, sculptural elements, etc.**
- landscaping is an important component of the overall character, particularly for residential development; and
- **personalization of individual businesses** is a key feature of both corridors.

## PUBLIC LIFE

**Pedestrian Open Spaces and Entrances** | **Small, usable open spaces are an important design objective**. Open spaces incorporating the following features are encouraged with new commercial and mixed-use development:

- **good sun exposure during most of the year**
- located in areas with significant pedestrian traffic
- **storefront and /or residential windows face onto open space, at or above ground level**
- there are a variety of places to sit
- **pedestrians have something to look at**, whether it is a **view of the street, landscaping, a mural, etc...**

**Pedestrian Amenities** | When possible, **new development should integrate pedestrian amenities** including but not limited to **street trees, pedestrian lighting**, benches, newspaper racks, public art and bike racks to maintain and strengthen pedestrian activity.

## DESIGN CONCEPT

**Blank Walls** | Storefronts are encouraged to be located at the sidewalk edge, particularly in neighborhood commercial districts, and should be continuous, minimizing blank walls. Where unavoidable consider treating blank walls with one or more of the methods suggested:

- installing vertical trellis in front of the wall with climbing vines or plant material
- employing small setbacks
- employing different texture, colors, or materials
- providing art or murals

**Human Scale** | New multi-story developments should consider methods to coordinate a building's upper and lower stories. **The parts should function as a composition - not necessarily requiring the top and bottom to be the same or similar.**

**Mass and Scale** | Consider reducing the impact or perceived mass and scale of large structures by **modulating upper floors; varying roof forms and cornice lines; varying materials, colors and textures; and providing vertical articulation of building facades in proportions that are similar to surrounding plat patterns.**

## SEATTLE MUNICIPAL CODE TITLE 23

REQUIREMENTS FOR NEIGHBORHOOD COMMERCIAL (NC2-40 ZONES) | SMC 23.47A

SMC 23.47A.004 (TABLE A) | PERMITTED USES  
 RESIDENTIAL USES ARE PERMITTED OUTRIGHT  
 COMMERCIAL USES ARE PERMITTED OUTRIGHT

SMC 23.47A.005 | STREET-LEVEL USES  
 RESIDENTIAL USES AT STREET LEVEL : NO REQUIREMENTS / LIMITS

SMC 23.47A.012 | STRUCTURE HEIGHT  
 MAXIMUM HEIGHT: 40'  
 VARIOUS EXCEPTIONS AND PROVISIONS MAY ALLOW ADDITIONAL HEIGHT ABOVE THE MAXIMUM HEIGHT.

SMC 23.47A.013 | FLOOR AREA RATIO  
 MAXIMUM FAR: 3.25      PROPOSED FAR: 3.25  
 MINIMUM FAR: 1.5

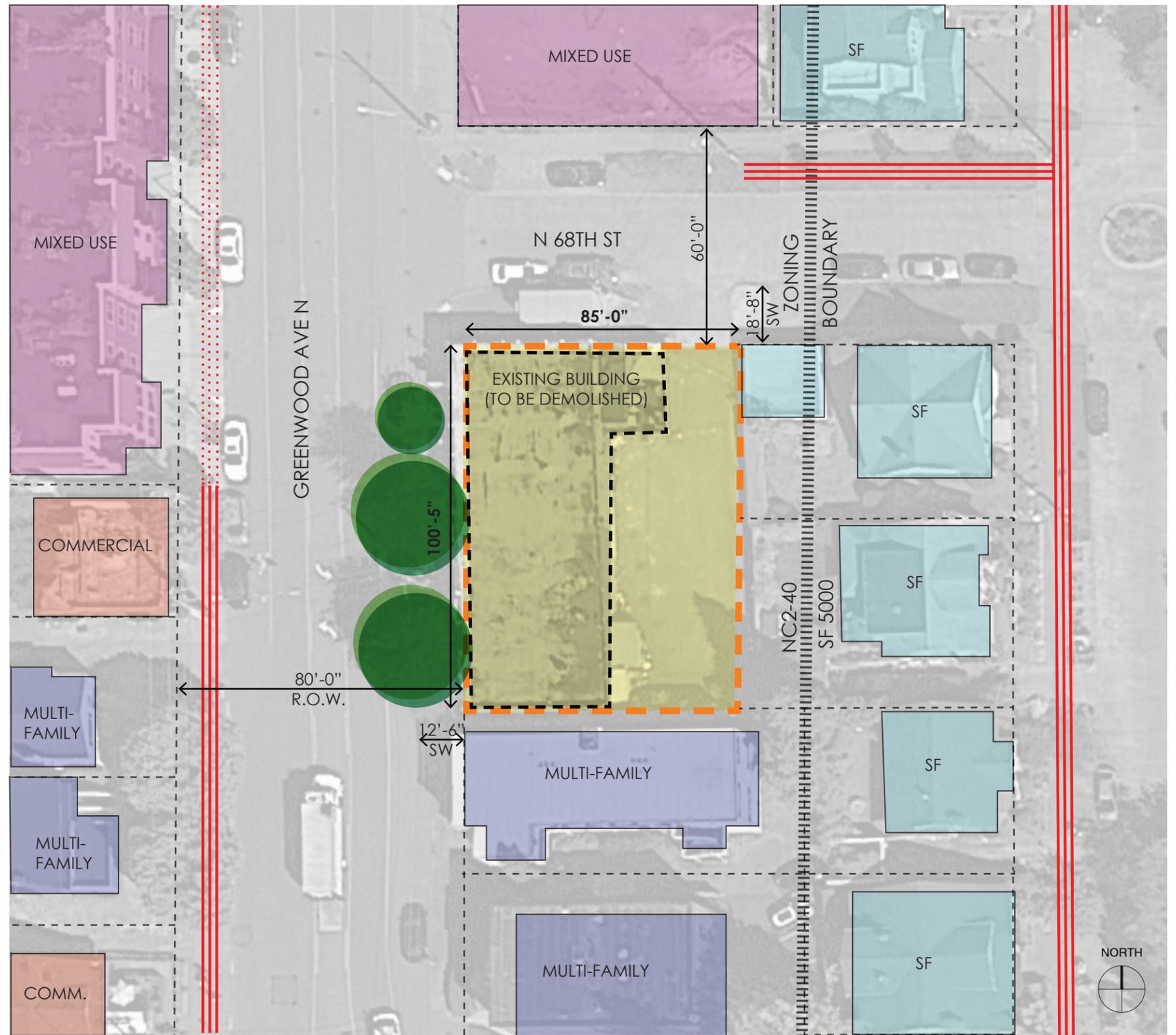
SMC.23.47A.014 | SETBACK REQUIREMENTS  
 FOR A STRUCTURE CONTAINING A RESIDENTIAL USE, A SETBACK IS REQUIRED ALONG ANY SIDE OR REAR LOT LINE THAT ABUTS A LOT IN A RESIDENTIAL ZONE OR THAT IS ACROSS AN ALLEY FROM A LOT IN A RESIDENTIAL ZONE, AS FOLLOWS:  
 FIFTEEN FEET (15') FOR PORTIONS OF STRUCTURES ABOVE THIRTEEN FEET (13') IN HEIGHT TO A MAXIMUM OF 40'; AND FOR EACH PORTION OF A STRUCTURE ABOVE 40' IN HEIGHT, ADDITIONAL SETBACK AT THE RATE OF TWO FEET (2') FOR EVERY 10 FEET BY WHICH THE HEIGHT OF SUCH PORTION EXCEEDS 40'

SMC.23.47A.016 | LANDSCAPING STANDARDS  
 GREEN FACTOR SCORE OF 0.3 OR GREATER  
 STREET TREES ARE REQUIRED, EXISTING STREET TREES SHALL BE RETAINED

SMC.23.47A.022 | LIGHT AND GLARE STANDARDS  
 EXTERIOR LIGHT MUST BE SHIELDED AND DIRECTED AWAY FROM ADJACENT USES

SMC 23.47A.024 | AMENITY AREA  
 AMENITY AREAS ARE REQUIRED IN AN AMOUNT EQUAL TO 5% OF THE TOTAL GROSS FLOOR AREA IN RESIDENTIAL USE.  
 REQUIRED AMENITY AREAS SHALL MEET THE FOLLOWING REQUIREMENTS:  
 - ALL RESIDENTS SHALL HAVE ACCESS TO AT LEAST ONE COMMON OR PRIVATE AMENITY AREA  
 - AMENITY AREAS SHALL NOT BE ENCLOSED  
 - COMMON AMENITY AREAS SHALL HAVE A MIN. AREA OF 250 SF WITH NO HORIZ. DIMENSION LESS THAN 10'  
 - PRIVATE BALCONIES AND DECKS SHALL HAVE A MIN. AREA OF 60 SF WITH NO HORIZ. DIMENSION LESS THAN 6'

SMC 23.54.015 | REQUIRED PARKING  
 REQUIRED PARKING IN NC3 ZONES WITHIN AN URBAN VILLAGE:  
 NOT REQUIRED, PER TABLE B FOR SMC 23.54.015: SECTION II ITEM "M".



# CONCEPTUAL DESIGN OPTIONS

**OPTION A**

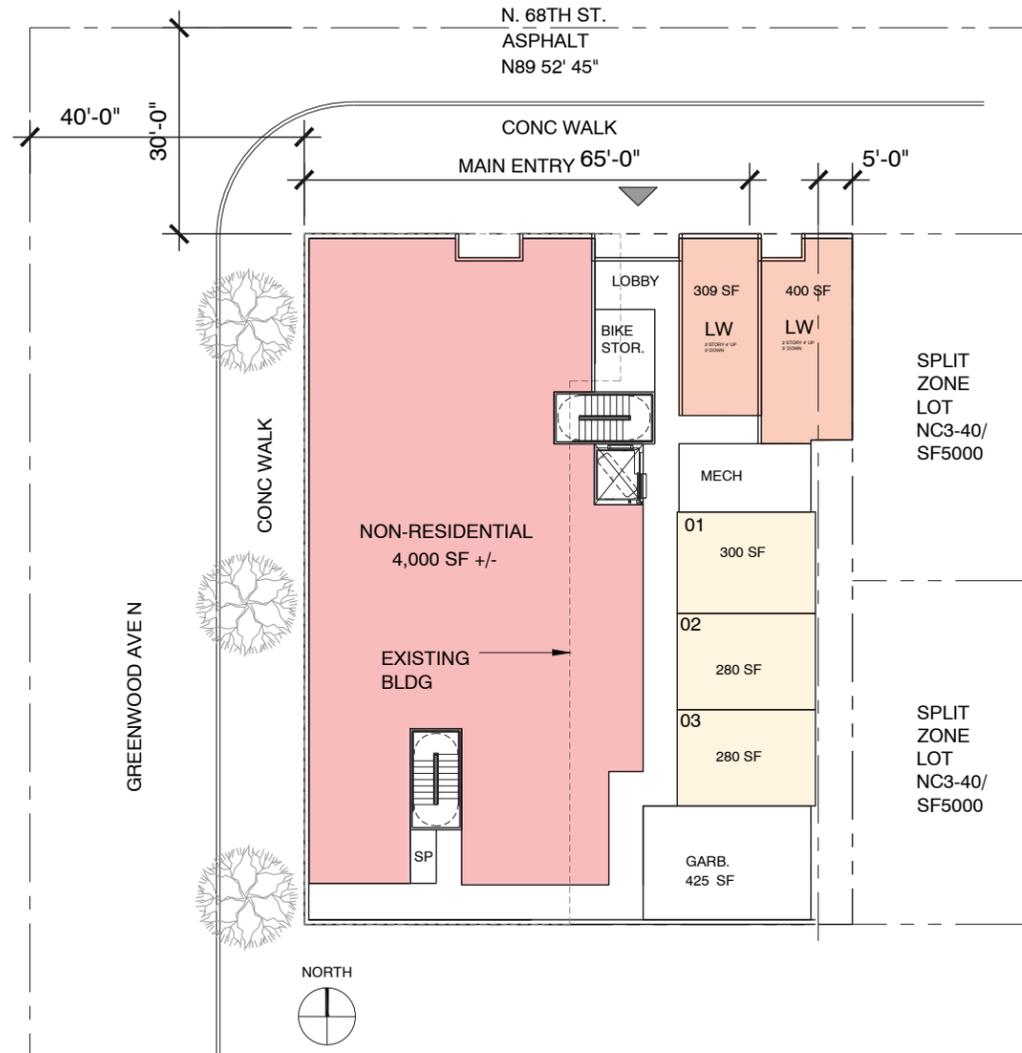
**CODE COMPLIANT, NO DEPARTURES**

HEIGHT - 44'-0" (40'+4' SMC 23.47A.012.A.1a)  
 UNITS - 57 (4 Stories)  
 COMMERCIAL - 4,000 SF  
 PARKING - Not provided

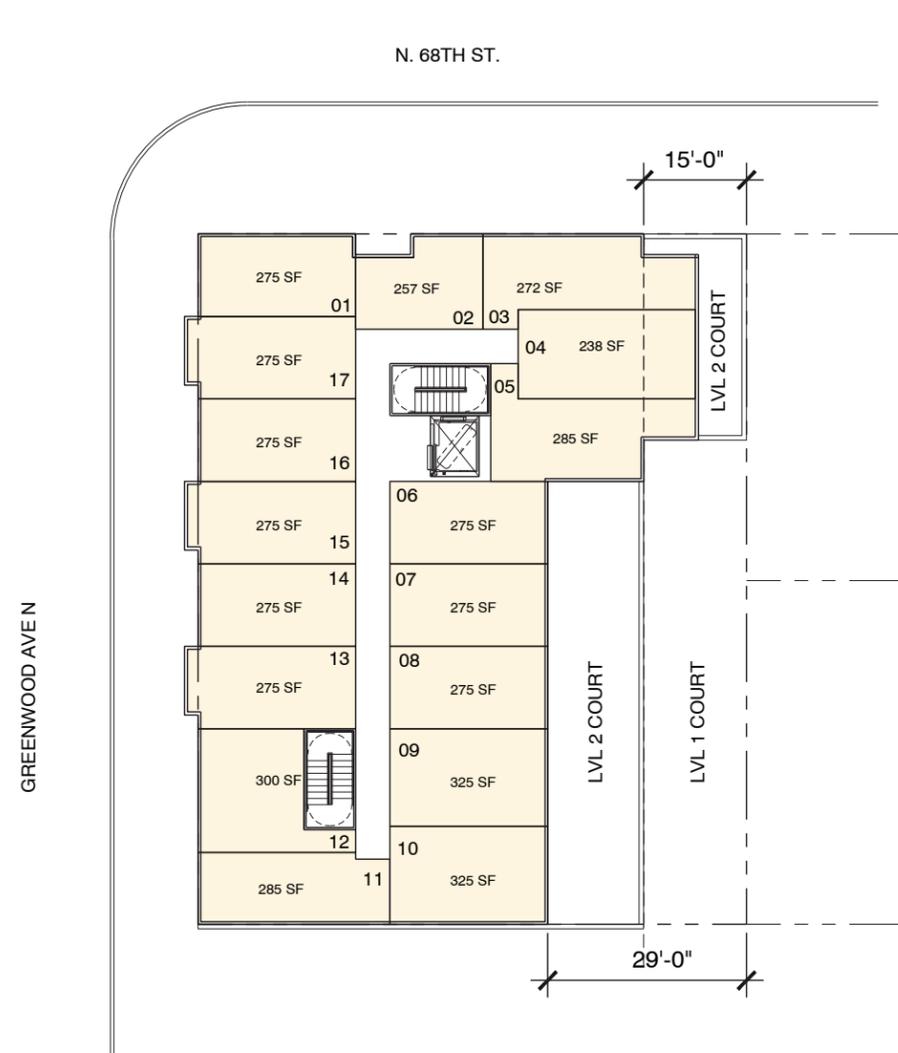
- Commercial Space, Residential lobby, and Service areas at ground floor
- Commercial oriented to the West, towards Greenwood Ave
- Amenity area at tiered courts on levels 1 & 2 to East

**Departures:**

None - Code Compliant



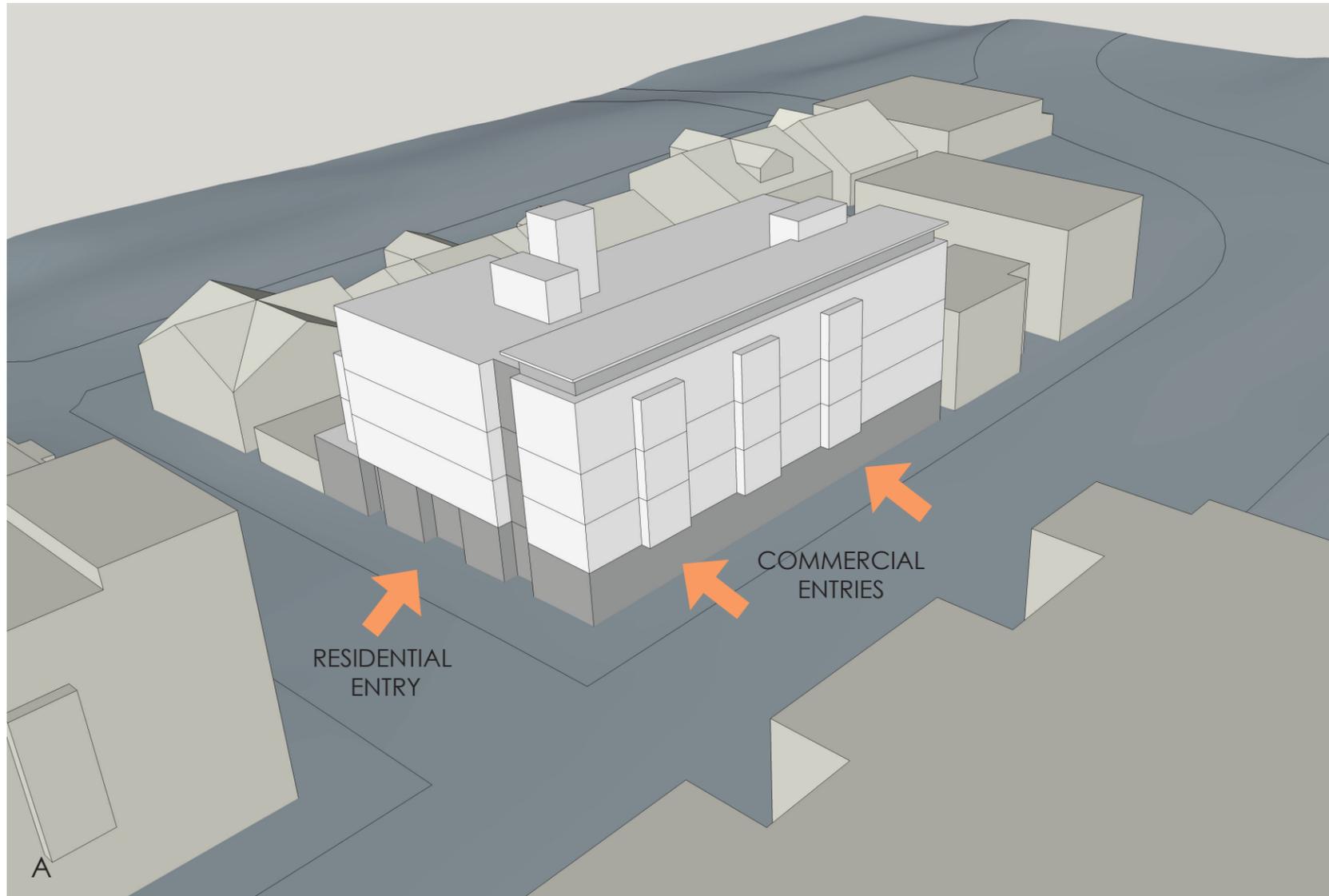
**LEVEL 1 PLAN**



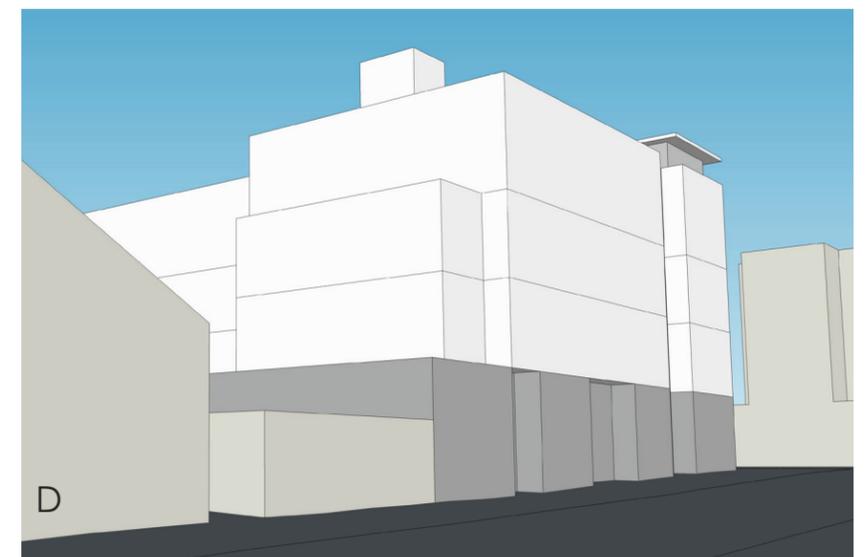
**UPPER LEVEL PLAN (TYPICAL)**



OPTION A



- A | LOOKING SE ACROSS GREENWOOD
- B | AXONOMETRIC
- C | LOOKING NORTH ALONG GREENWOOD
- D | LOOKING WEST ALONG 68TH STREET



**OPTION B**

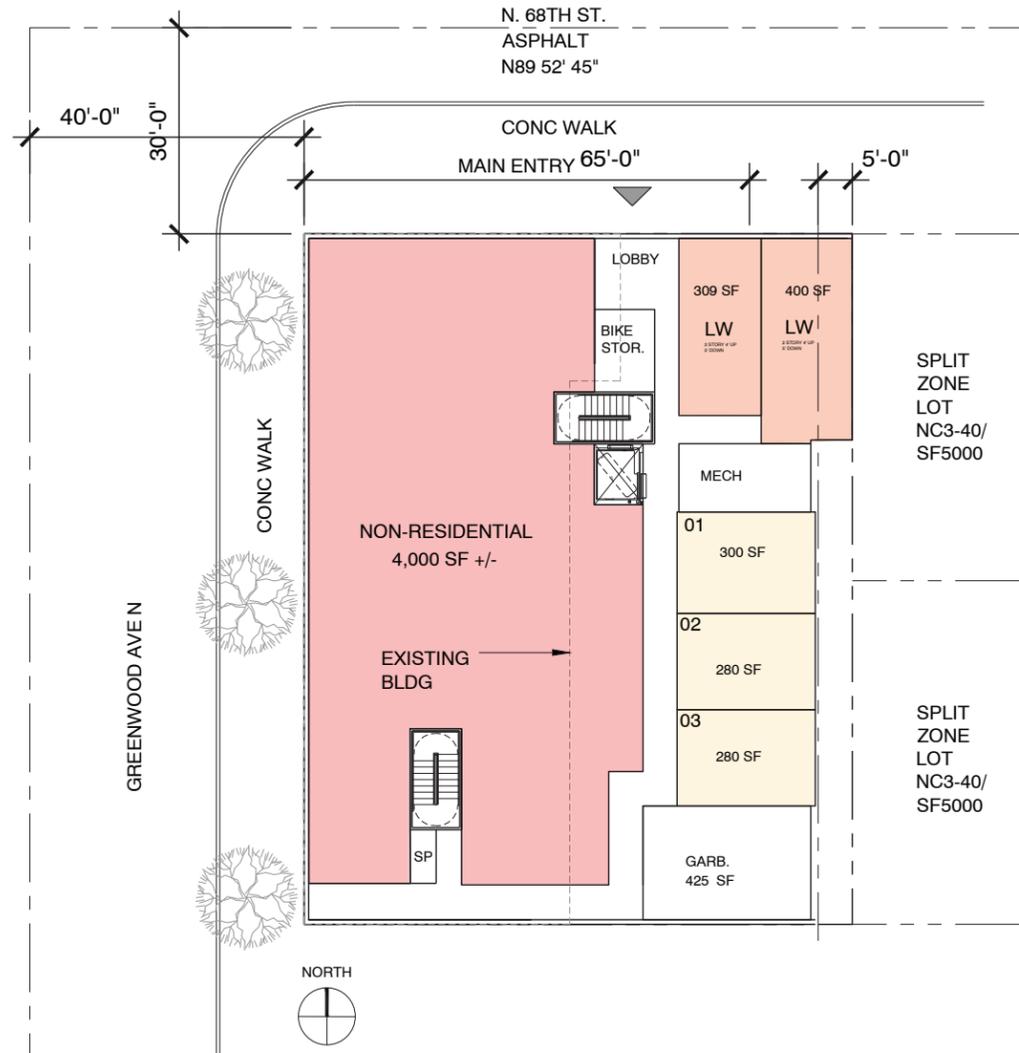
**CODE COMPLIANT, NO DEPARTURES**

HEIGHT - 44'-0" (40'+4' SMC 23.47A.012.A.1a)  
 UNITS - 59 (4 Stories)  
 COMMERCIAL - 4,000 SF  
 PARKING - Not provided

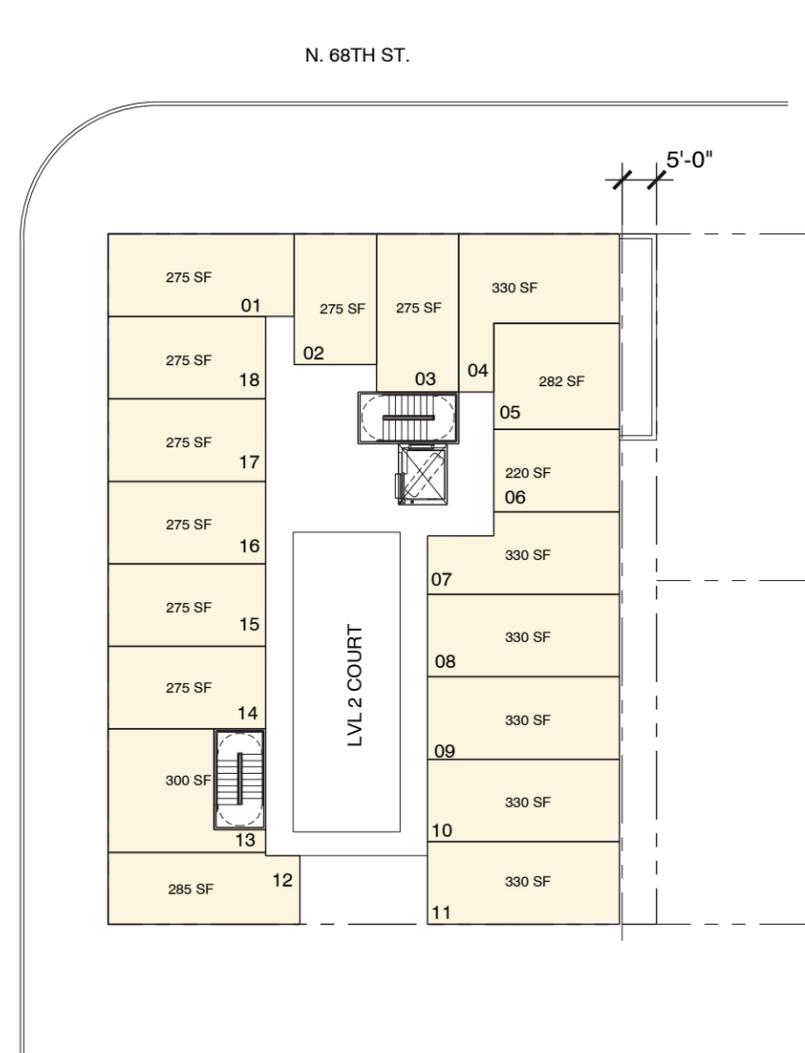
- Commercial space, Residential lobby, and Service areas at ground floor
- Commercial oriented to the West, towards Greenwood Ave
- Amenity area in central court at level 2
- Units accessed from exterior walkways surrounding central courtyard

**Departures:**

None - Code Compliant



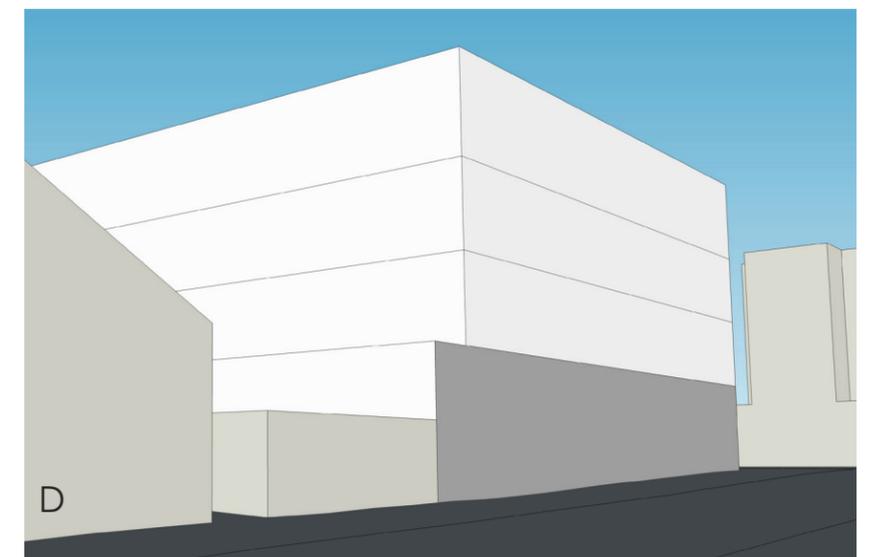
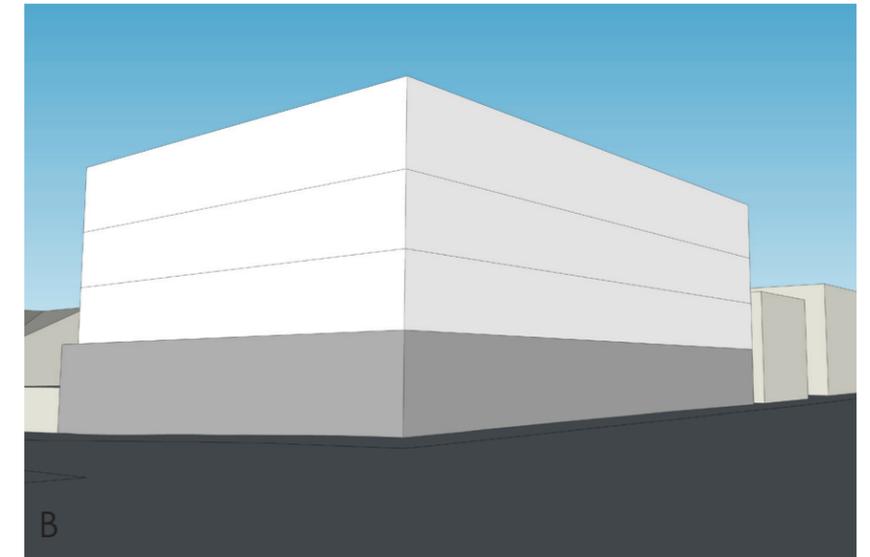
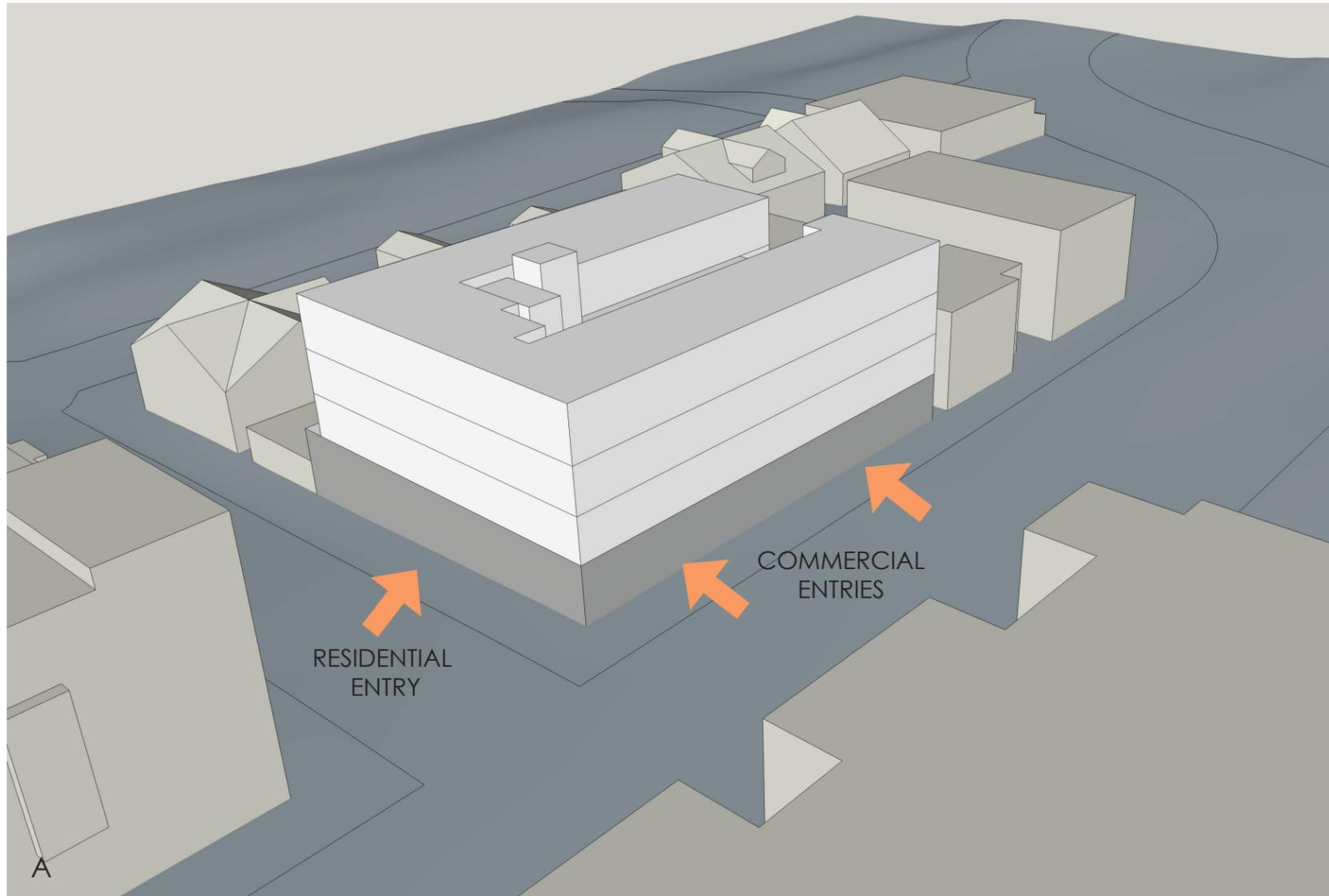
**LEVEL 1 PLAN**



**UPPER LEVEL PLAN (TYPICAL)**



OPTION B



- A | LOOKING SE ACROSS GREENWOOD
- B | AXONOMETRIC
- C | LOOKING NORTH ALONG GREENWOOD
- D | LOOKING WEST ALONG 68TH STREET

**OPTION C**

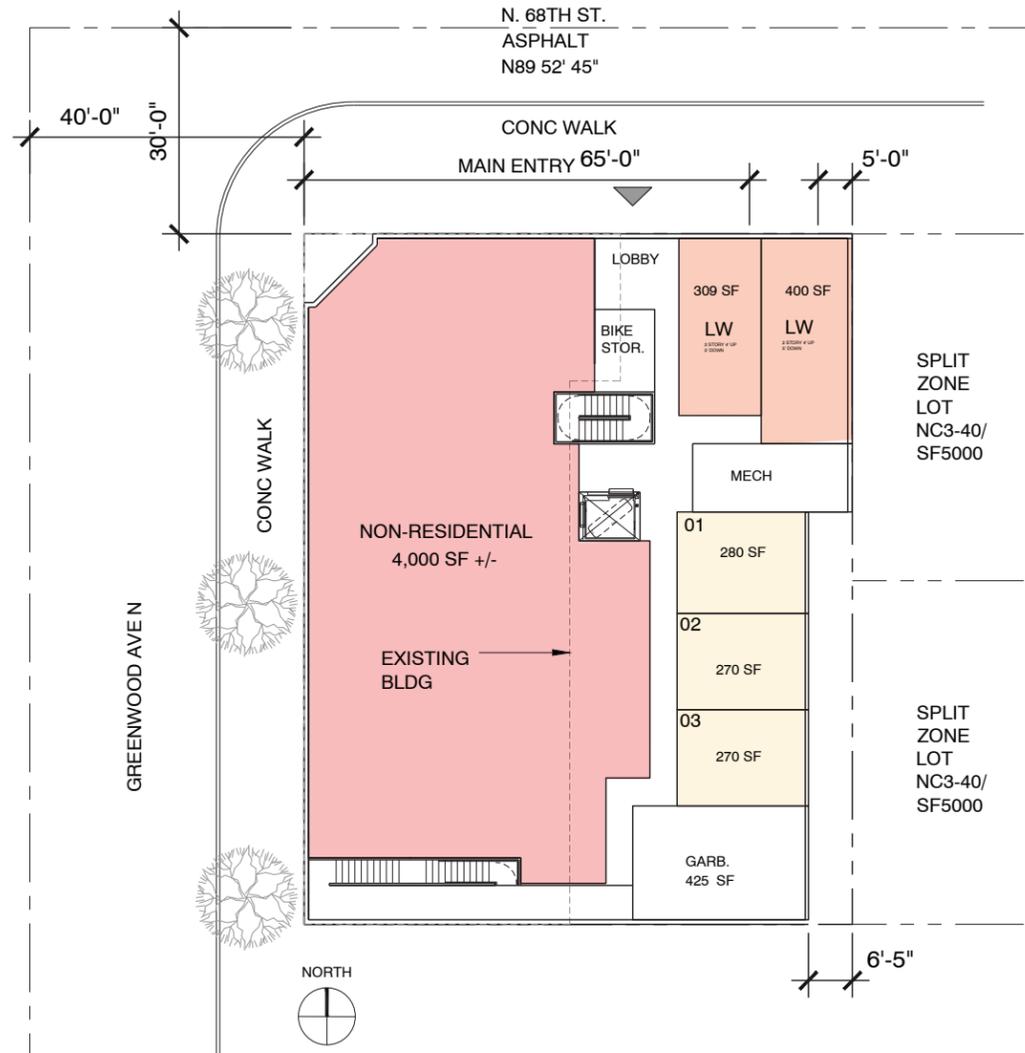
**CODE COMPLIANT, NO DEPARTURES**

HEIGHT - 44'-0" (40'+4' SMC 23.47A.012.A.1a)  
 UNITS - 59 (4 Stories)  
 COMMERCIAL - 4,000 SF  
 PARKING - Not provided

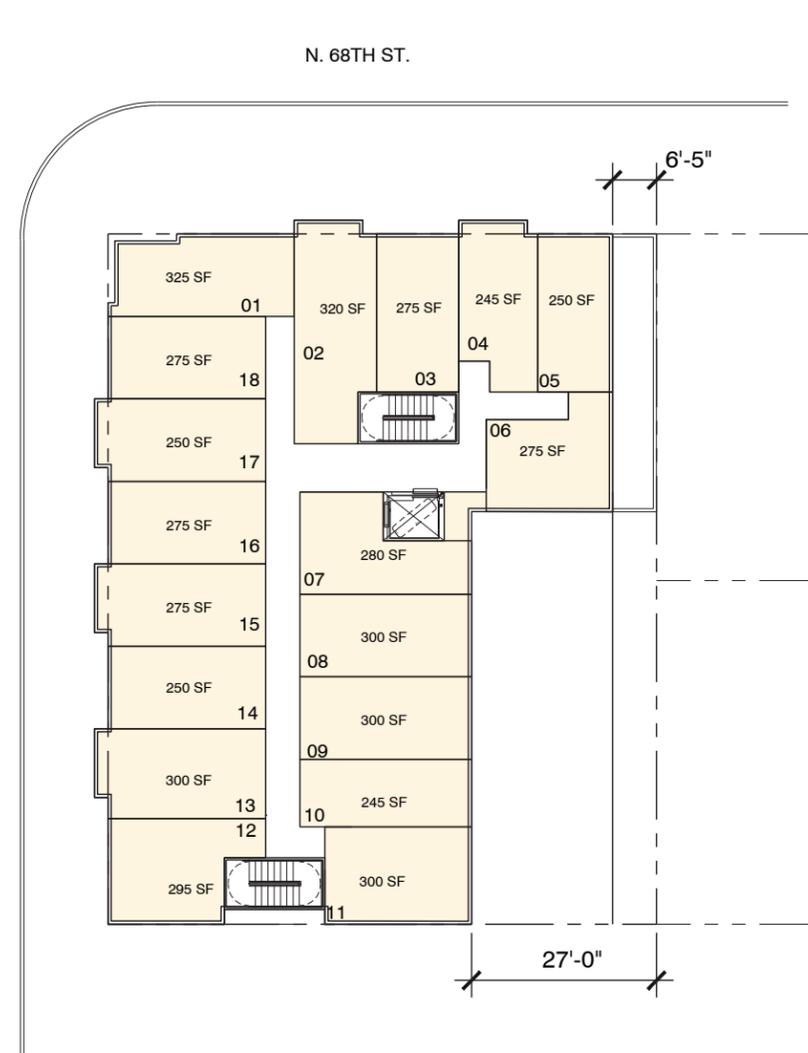
- Commercial space, Residential lobby, and Service areas at ground floor
- Commercial oriented to the West, towards Greenwood Ave
- Amenity area at level 2 in SE Corner

**Departures:**

None - Code Compliant



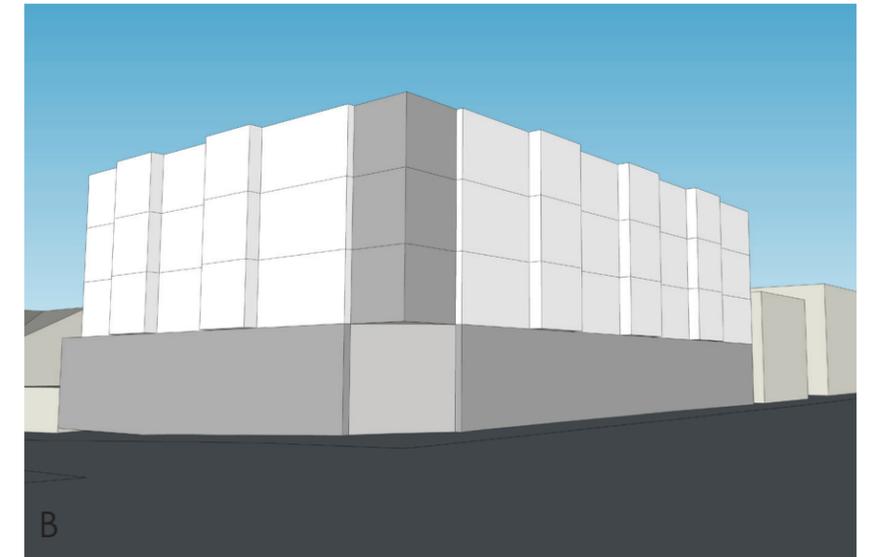
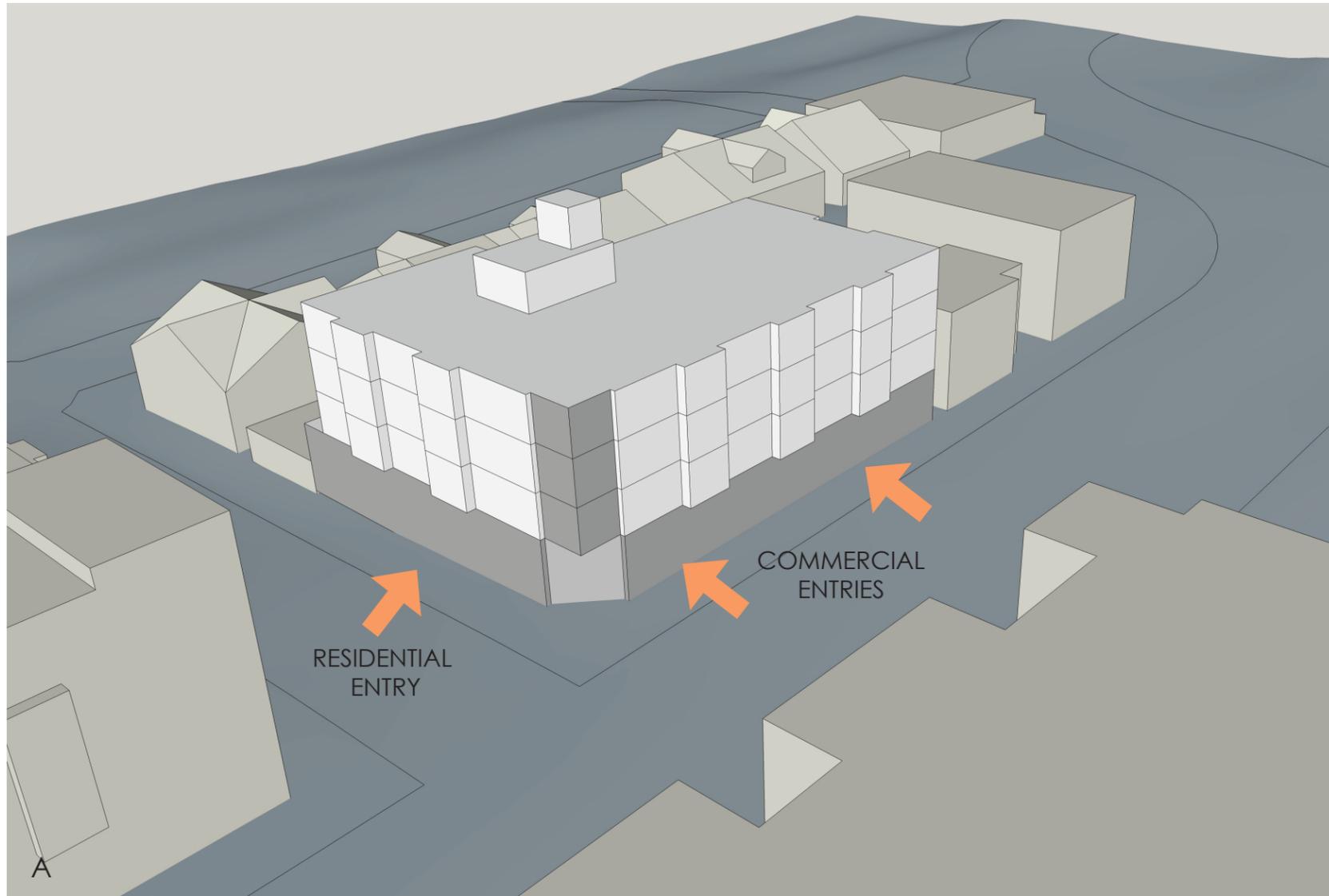
**LEVEL 1 PLAN**



**UPPER LEVEL PLAN (TYPICAL)**



OPTION C



- A | LOOKING SE ACROSS GREENWOOD
- B | AXONOMETRIC
- C | LOOKING NORTH ALONG GREENWOOD
- D | LOOKING WEST ALONG 68TH STREET

**OPTION D**

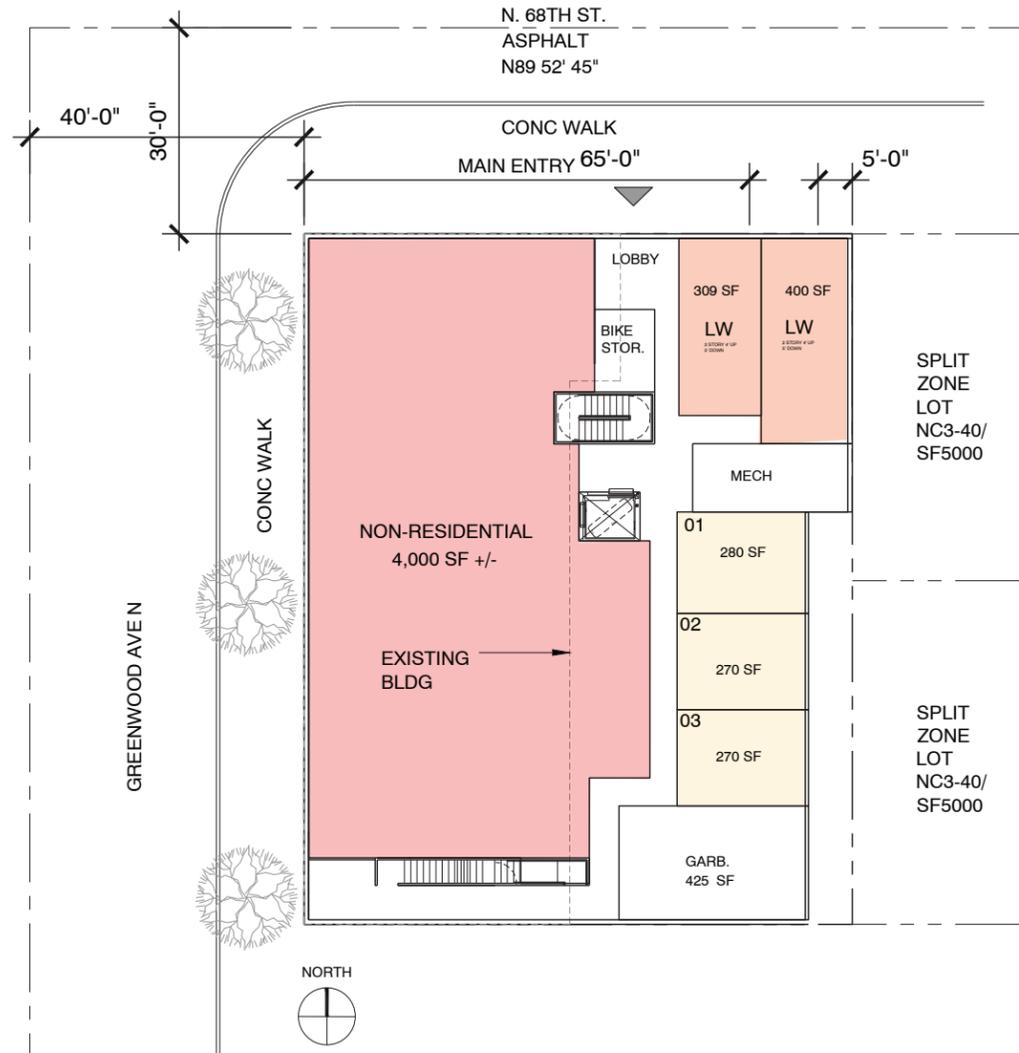
**CODE COMPLIANT, NO DEPARTURES**

HEIGHT - 44'-0" (40'+4' SMC 23.47A.012.A.1a)  
 UNITS - 59 (4 Stories)  
 COMMERCIAL - 4,000 SF  
 PARKING - Not provided

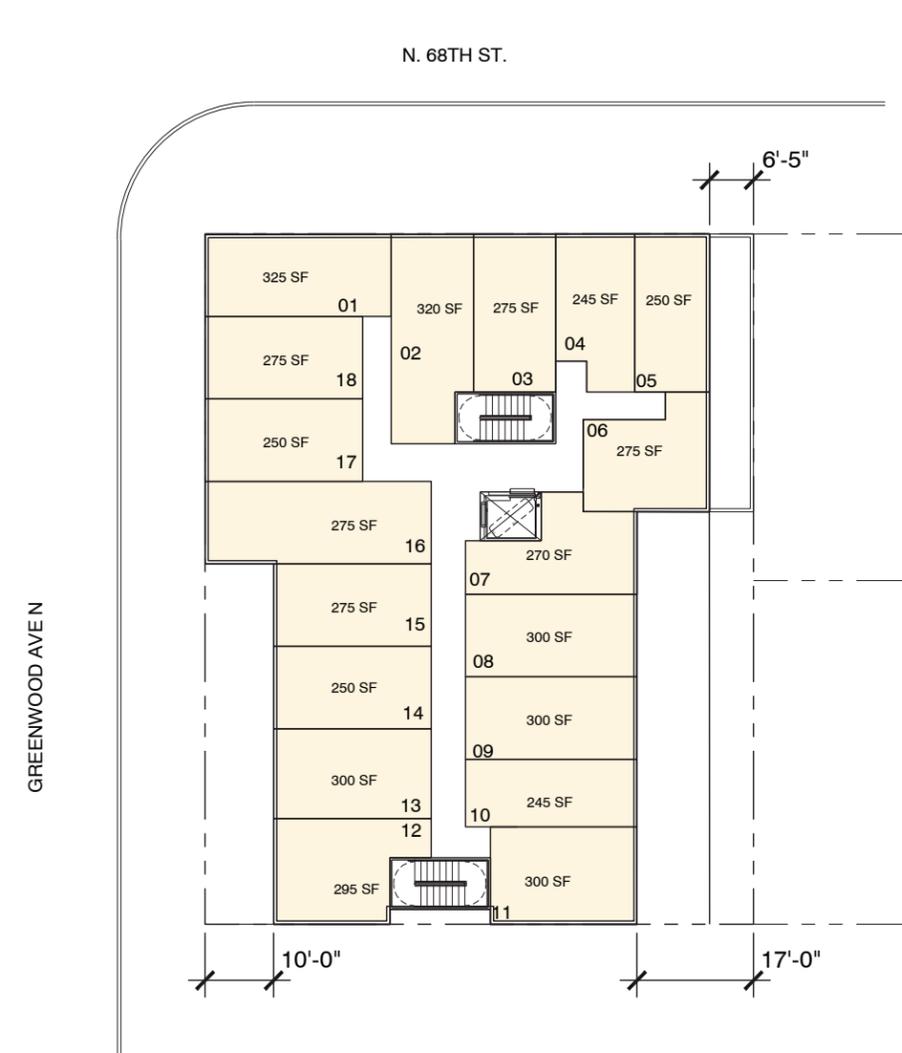
- Commercial space, Residential lobby, and Service areas at ground floor
- Commercial oriented to the West, towards Greenwood Ave
- Amenity area at level 2 in SE & SW corner

**Departures:**

None - Code Compliant



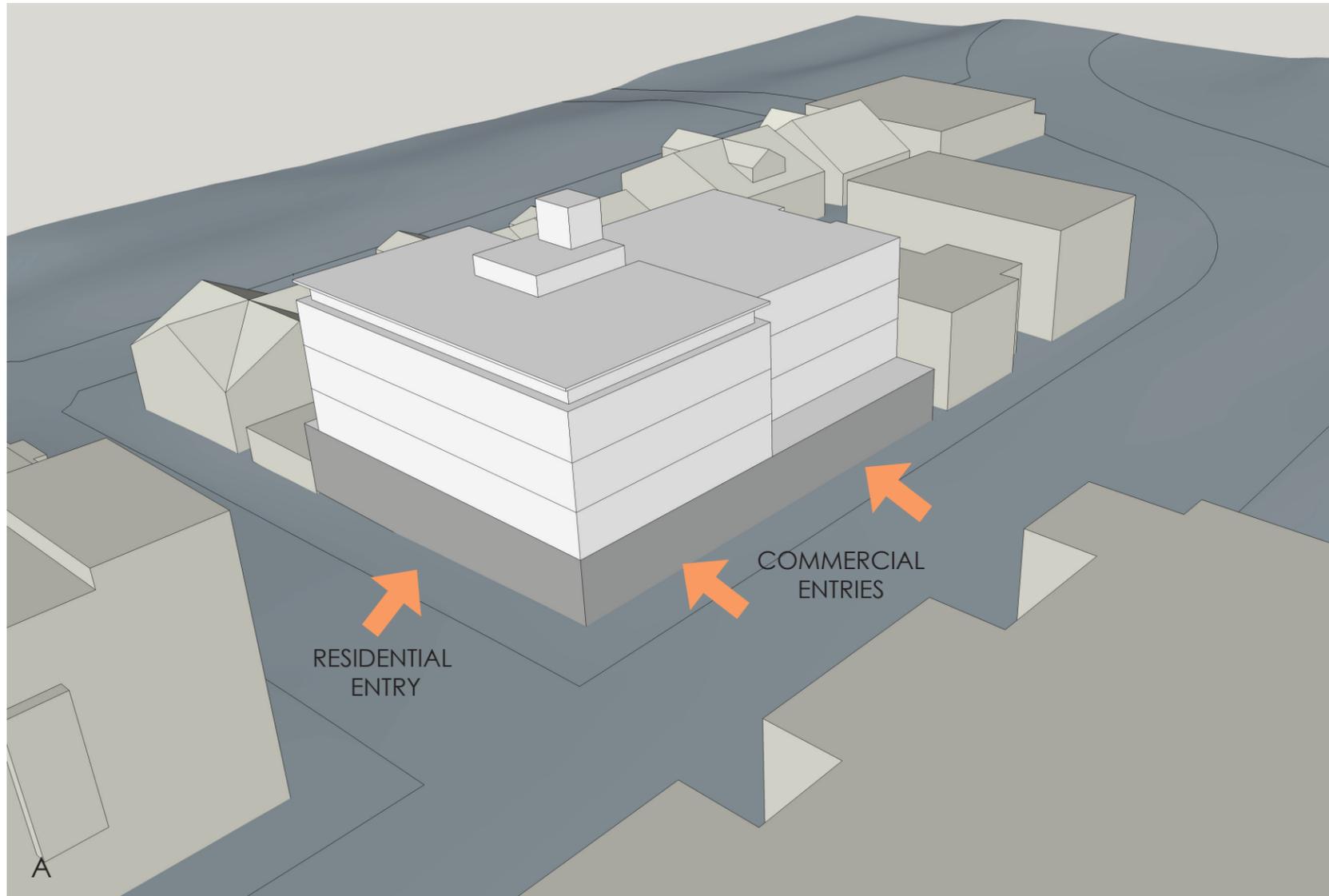
**LEVEL 1 PLAN**



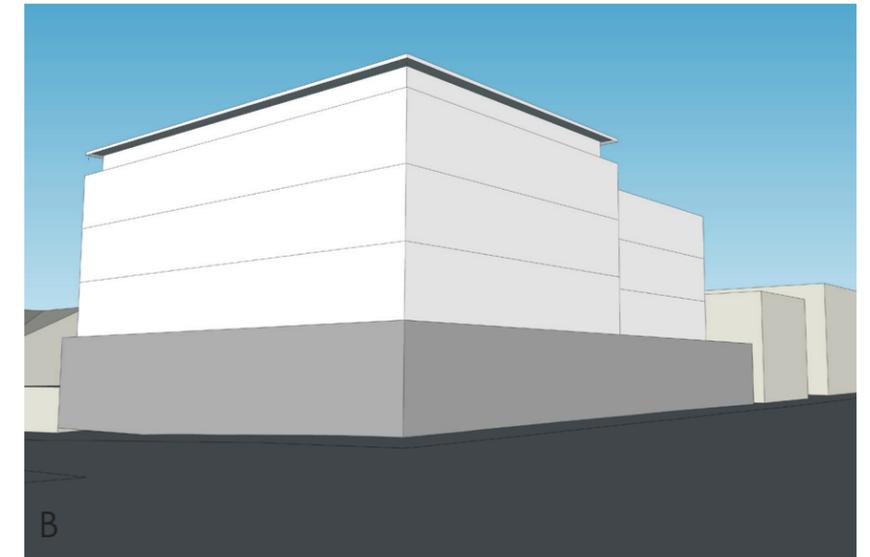
**UPPER LEVEL PLAN (TYPICAL)**



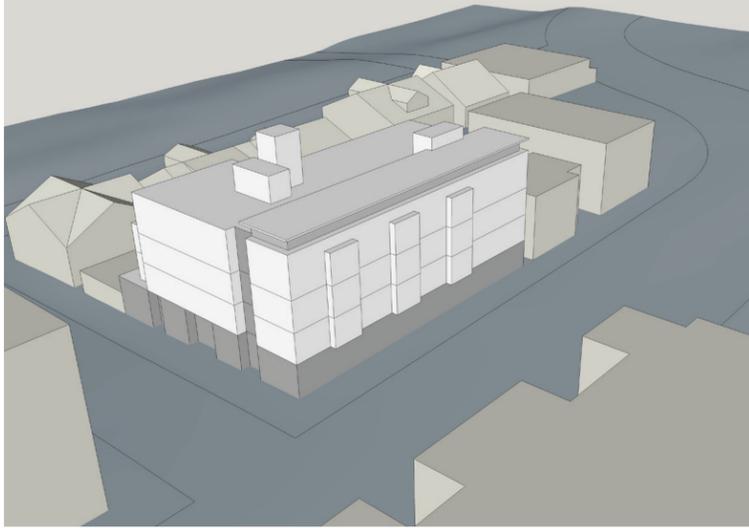
OPTION D



- A | LOOKING SE ACROSS GREENWOOD
- B | AXONMETRIC
- C | LOOKING NORTH ALONG GREENWOOD
- D | LOOKING WEST ALONG 68TH STREET

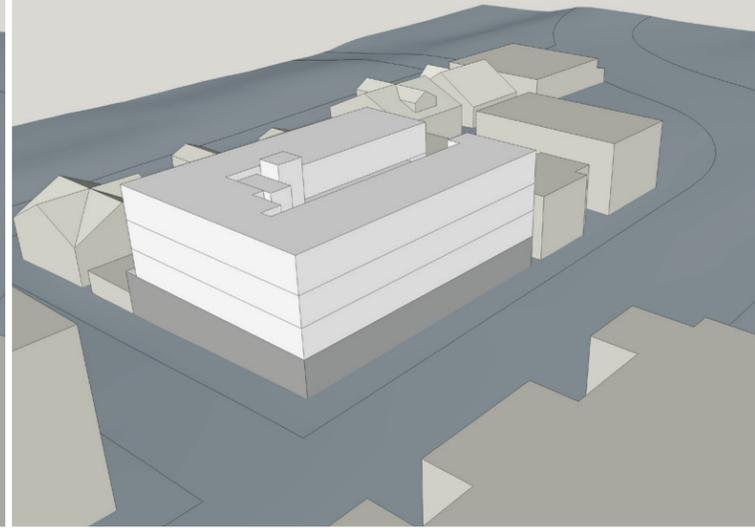


**DESIGN COMPARISONS**



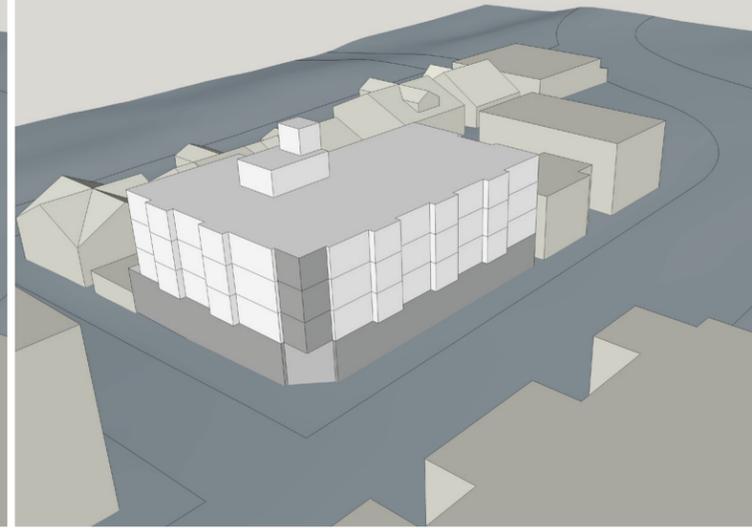
**OPTION A**

- 57 units
- 1 story base, 3 upper stories
- Tiered amenity area on East property line



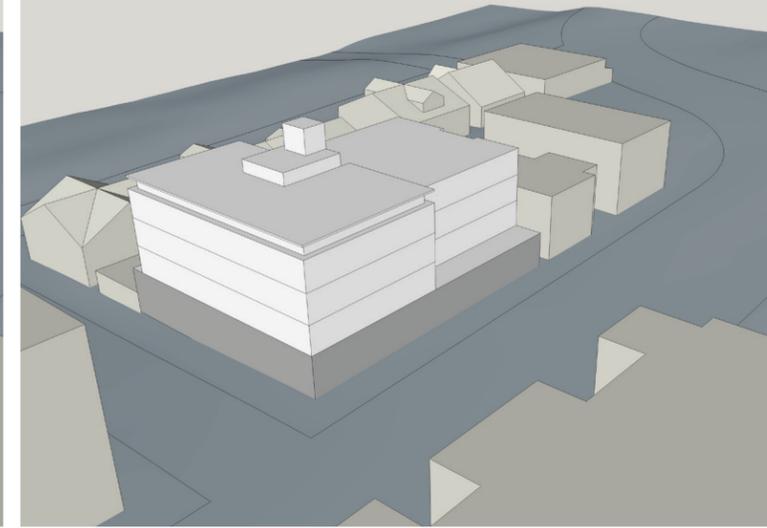
**OPTION B**

- 59 units
- 1 story base, 3 upper stories
- Central amenity area and exterior circulation



**OPTION C**

- 59 units
- 1 story base, 3 upper stories
- Amenity area in SE corner at level 2



**OPTION D**

- 59 units
- 1 story base, 3 upper stories
- Amenity area in SE & SW corners at level 2

WORK EXAMPLES



SKIDMORE JANETTE APD



JOHNSON CARR LLC.

skidmore  
janette  
architecture  
planning  
design

6726 GREENWOOD AVE N

Early Design Guidance  
10/19/2015 #3020114

APPLICANT WORK EXAMPLES