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PROPOSAL

This proposal is addressing a need for 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	PROPOSAL
<ul style="list-style-type: none"><li>• Zoned NC2-40</li><li>• Site area - 8,036 SF +/-</li></ul>	<ul style="list-style-type: none"><li>• Demolition of existing building</li><li>• 4 Story Residential Building Over approx. 3,000 SF of Commercial</li><li>• 55 units +/-</li></ul>

DESIGN GOALS / OBJECTIVES

- Establish a positive addition to the built environment with a contextually responsive, timeless architectural expression and activated street front.
- Respond to the duality of the site; commercial frontage transitioning into a single family zone in a sensitive coherent way.
- Establish a bold corner expression that highlights the retail activity at the ground plane that is also compatible with adjacent development in scale and presence.
- Use durable, high quality materials and a color / materials palette that is compatible with the neighborhood and adjacent context.

EARLY DESIGN GUIDANCE & RESPONSES - OCTOBER 19TH, 2015

- Preferred option is a useful and promising parti. **The preferred design meets much of the board's guidance from the initial meeting, and has continued to be further developed to provide a sensitive transition to the residential zoning to the East, as well as successfully address the adjacent developments and commercial nature of Greenwood Ave N. See pages 25-32.**
- Further establish the rooftop amenity and shift it West, away from the residential zoning to the East. **The rooftop amenity space has been further defined in all schemes (see roof plans on pages 18, 22, and 26. The preferred design locates it on the Eastern portion of the building, surrounded by green roof to create a vibrant amenity space, while respecting the privacy of the adjacent properties to the East.**
- Explore neighborhood patterns, particularly where projects meet single family zoning - what are "normal" setbacks in the neighborhood. **A thorough analysis of neighborhood conditions and setbacks has been provided as part of the updated analysis. See pages 7 & 8.**
- How is the site serviced (Garbage, Loading, etc...) and where does bike storage happen. **An analysis of the neighborhood entries and service location preferences is provided on pg 7, as well as part of the conceptual site plan / analysis on page 13. Bike storage location and amount of spaces provided are included on the floor plans.**
- Study existing and proposed commercial and mixed use building frontages and seek established patterns of size of bays, fenestration, entries & materials. **An analysis of other mixed use and commercial structures in the area has been provided on pages 6 & 7. Cues are being taken for types & sizes of modulation, fenestration patterns, and materiality.**
- Consider greater than required setbacks, especially along the East property line. **All the options carefully document the setback being proposed in relationship to the setback recommended by the board and the setback provided by Isola to the North. The preferred option provides a setback significantly greater than recommended for a majority of the facade's length. See the analysis on page 28.**



## KEY

- 
- A detailed map of the Lakeview Opportunity area in Minneapolis. The map shows a grid of streets including NW 73rd St through NW 62nd St, NW 7th Ave NW through NW 1st Ave NW, and N 73rd St through N 62nd St. Key features include:
- Solar Paths:** A dashed orange line labeled "SUMMER SOLAR PATH" and a dashed yellow line labeled "WINTER SOLAR PATH".
  - Prevailing Wind:** A blue arrow in the bottom left indicates "PREVAILING WIND SSW 9-10 MPH AVE".
  - Lakeview Opportunity:** A red square at the intersection of Phinney Ave N and Greenwood Ave N.
  - Transit Stops:** Blue circles with a white 'T' indicating bus stops along various streets.
  - Green Lake Trail:** Shown as a green path along the right edge of the map.
  - Highway 99:** Indicated by a shield icon on the right side.



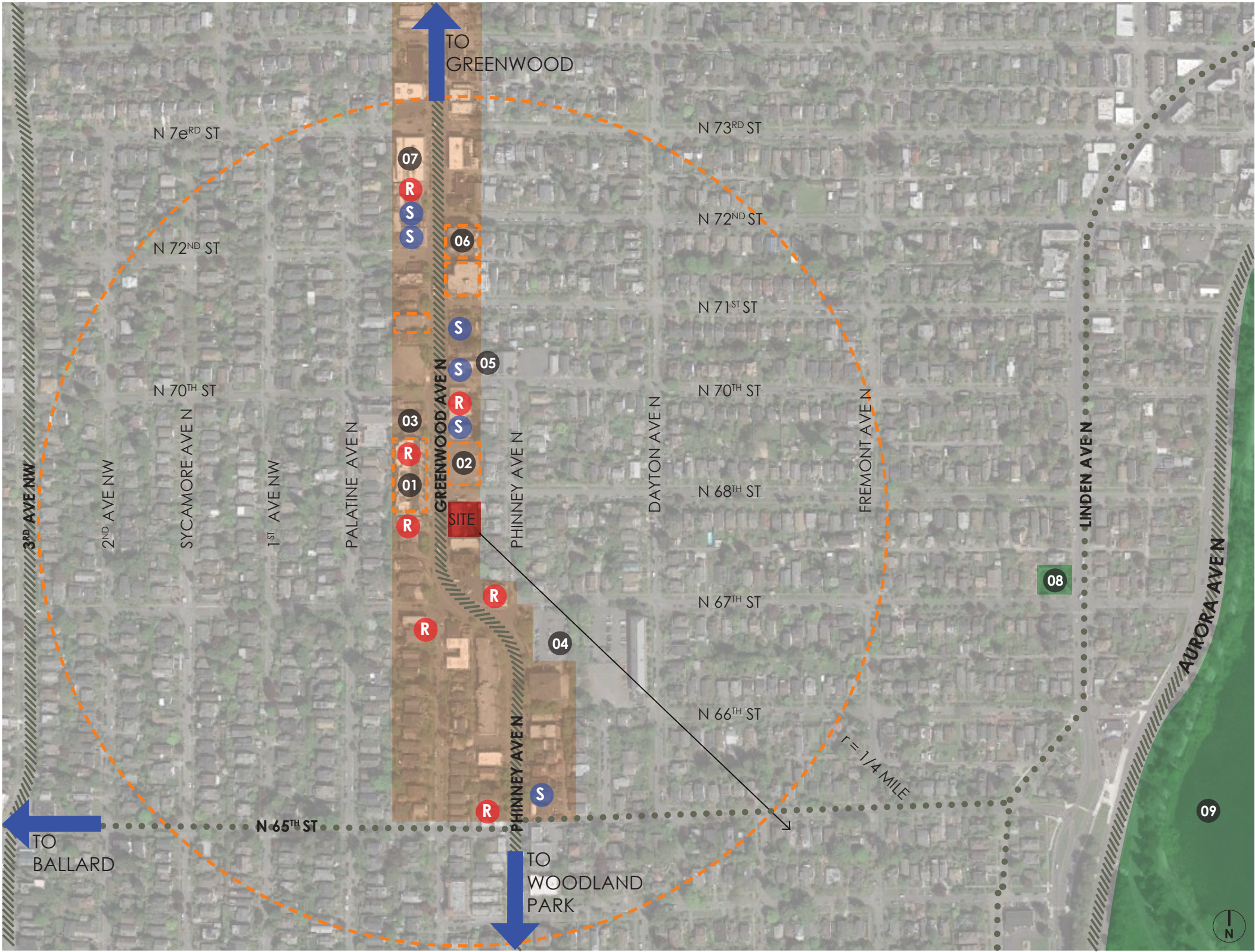
NEIGHBORHOOD & AMENITIES

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

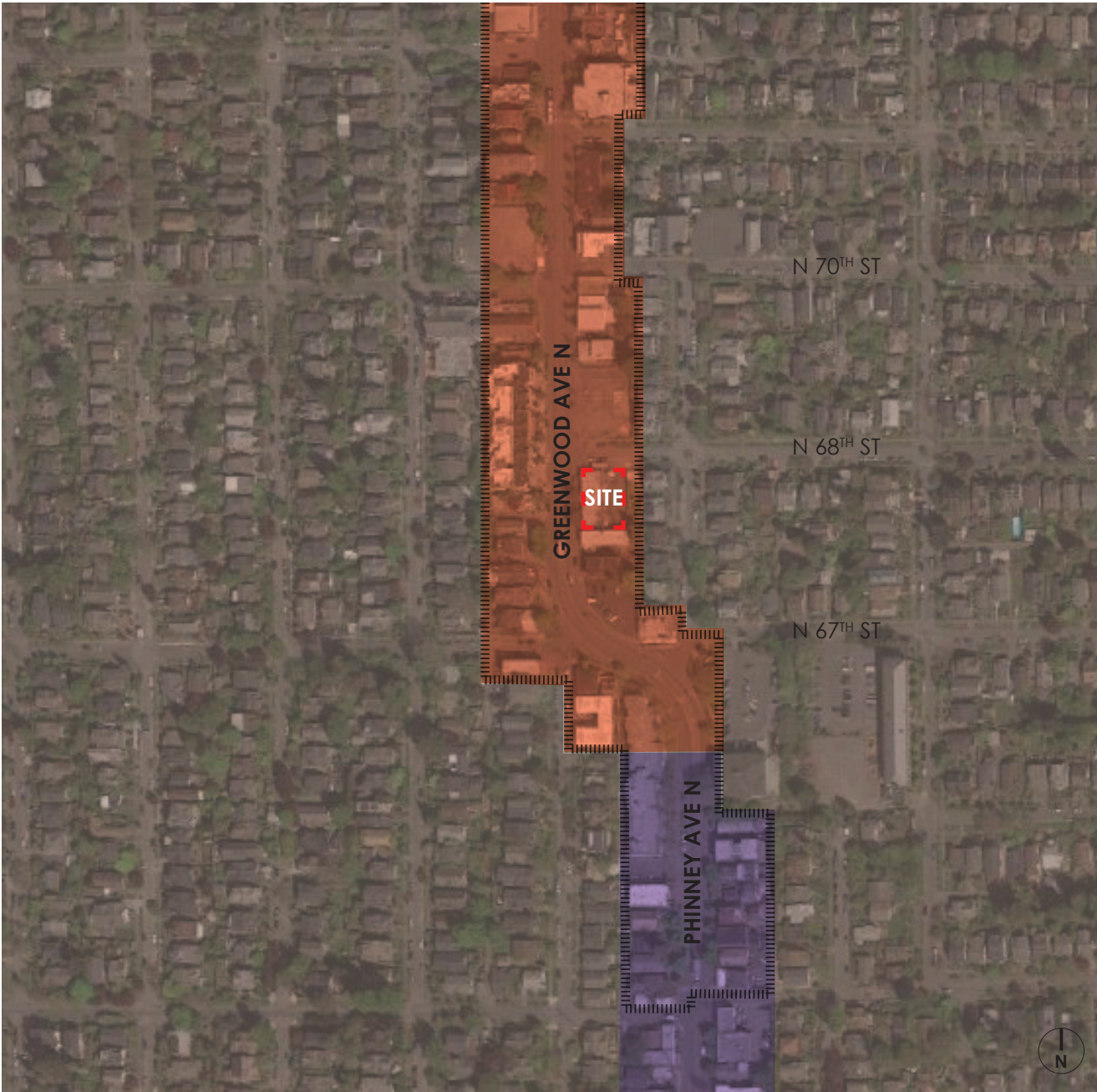
ANALYSIS | The site, within the Greenwood / Phinney Ridge Residential Urban Village, is located along the busy commercial arterial of Greenwood Ave N. The intersection of Greenwood Ave N and N 68th St has two existing mixed use developments, creating a nexus of activity that will build on the existing,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

JOHNSON CARR LLC.

skidmore  
janette

architecture  
planning  
design

6726 GREENWOOD AVE N



KEY

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

Early Design Guidance #2  
01/11/2015 #3020114

NEIGHBORHOOD ANALYSIS  
ZONING & USES



NEIGHBORHOOD DESIGN CUES



01. FINI CONDOMINIUMS | MIXED USE  
6801 GREENWOOD AVE N

Full building modulation along street-facing facade,  
Vibrant street-level experience.  
Dynamic modulation at roof line.



02. ISOLA GREENWOOD | MIXED USE  
6800 GREENWOOD AVE N

Strong corner element.  
Bay modulation along street facing facades.  
Materiality - Masonry, glazing, & fiber cement.



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

Materiality - Detailed Masonry.



04. ROYCROFT | MIXED USE  
6015 PHINNEY AVE N

Chamfered corner expression  
Masonry "frame" expression,  
Materiality - Masonry with lap siding above



06. PHINNEY NEIGHBORHOOD COMMUNITY CENTER  
6532 PHINNEY AVE N

High transparency on Steet facing facade  
Craftsman style and detailing

NEIGHBORHOOD CONTEXT & DESIGN CUES |

In the Phinney / Greenwood corridor there is a variety of existing building types, as well as newer developments. There is a precedence for strong corner expressions, as well as bay modulation. Materials such as brick, lap siding, vinyl windows, and metal storefront are appropriate and reflect both the existing character, and the developing character of the neighborhood.

A priority will be relating to the commerical nature of the site through masonry materiality, high transparency, bay modulation, as well as the residential character of the neighborhood, through fenestration patterns, lap siding, and well scaled & detailed facades.



NEIGHBORHOOD COMMERCIAL PATTERNS

KEY

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

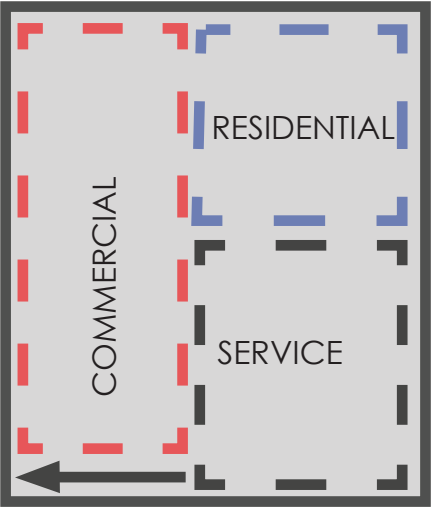
ENTRY ANALYSIS |

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 entry on 68th. The adjacent property to the South has service uses adjacent to the site's South property line. Locating service uses on Greenwood ties into the existing condition and mitigates the impact of the service use on the single family residential to the East.



68TH ST

GREENWOOD AVE



RESIDENTIAL ENTRIES



COMMERCIAL ENTRY

MIXED USE COMMERCIAL



OTHER COMMERCIAL

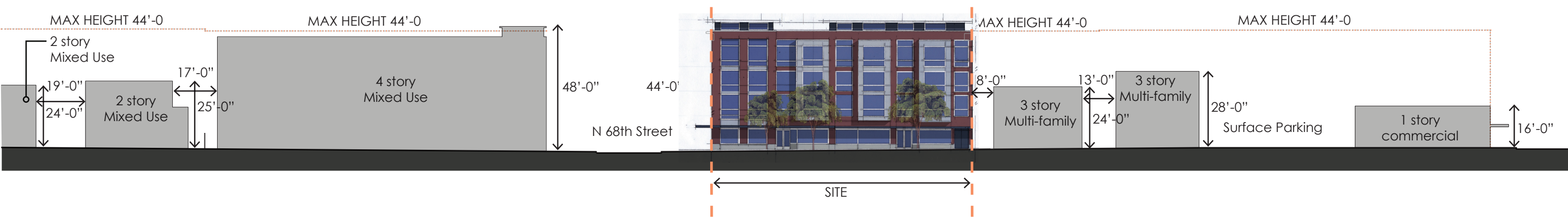


SERVICE ENTRIES

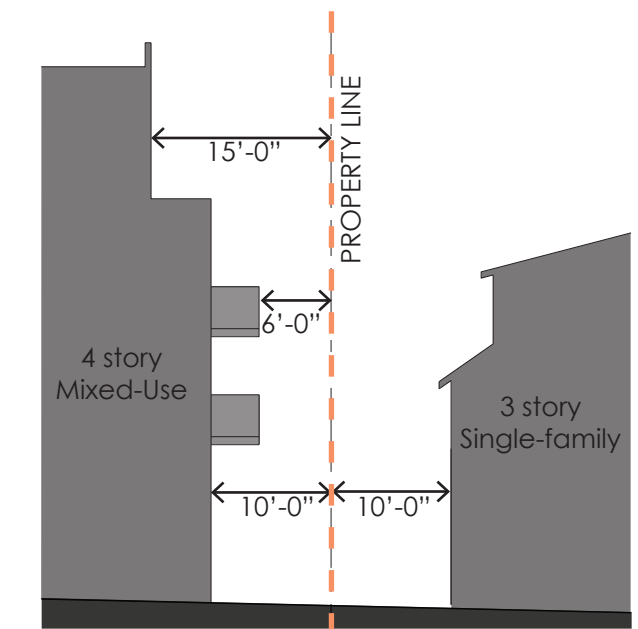
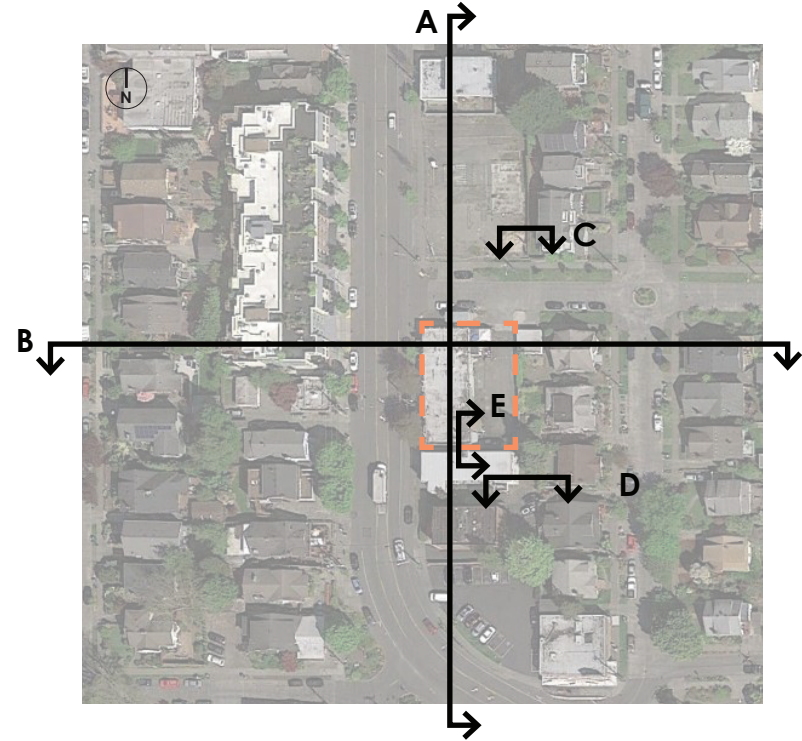




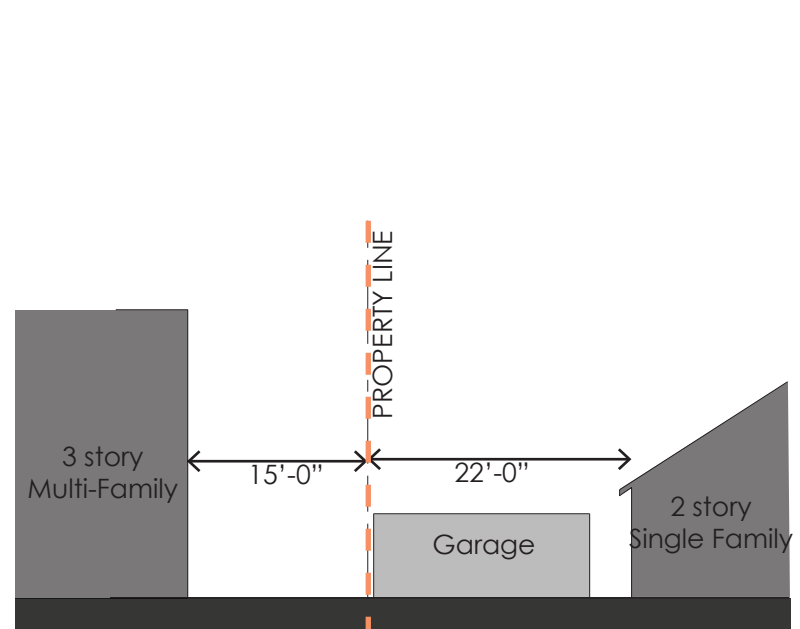
**A** EAST-WEST NEIGHBORHOOD SECTION



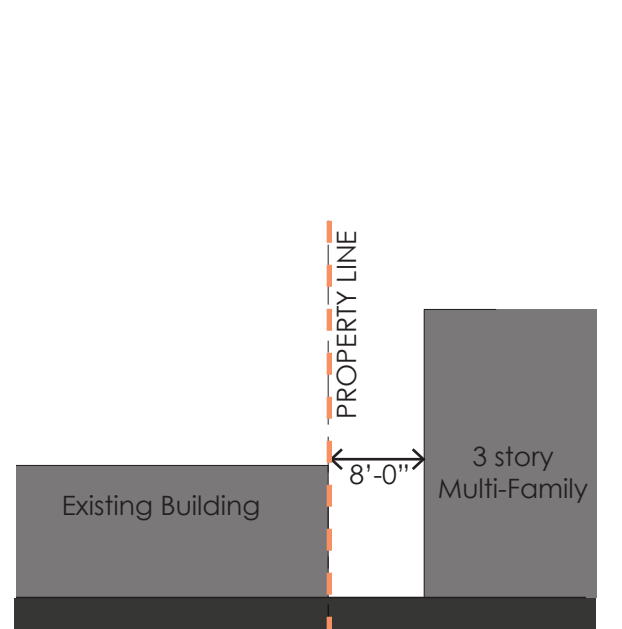
**B** NORTH-SOUTH NEIGHBORHOOD SECTION



**C** SINGLE FAMILY ADJACENCY NORTH OF SITE - ISOLA



**D** SINGLE FAMILY ADJACENCY SOUTH OF SITE

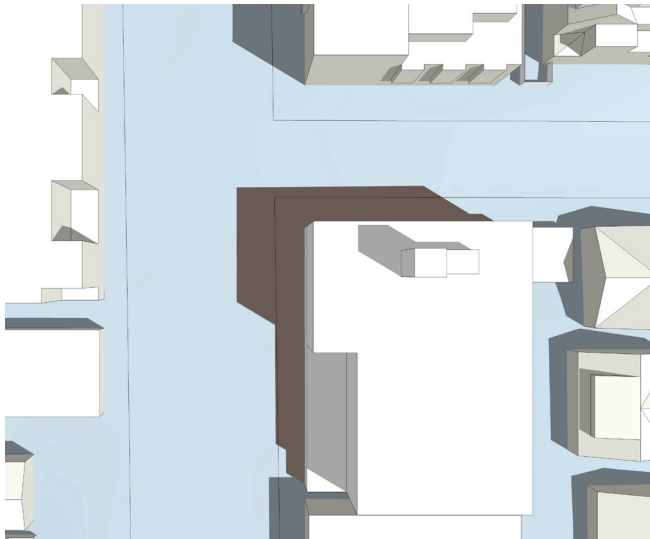


**E** EXISTING BUILDING TO MULTI-FAMILY ON SOUTH PROPERTY LINE

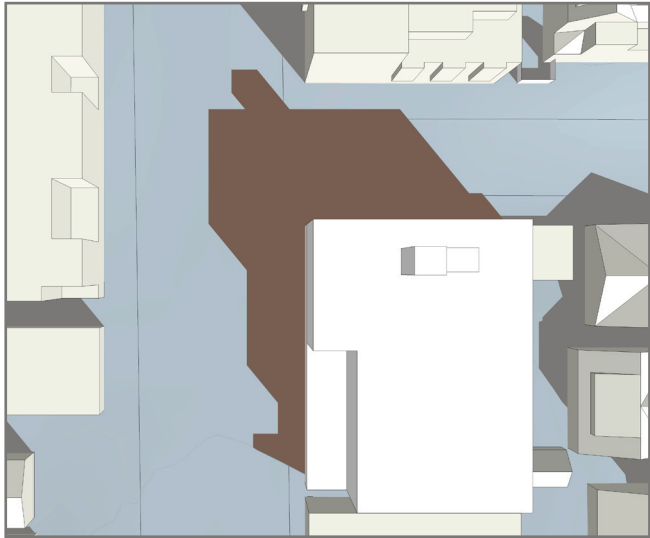


# SHADOW ANALYSIS MAXIMUM ZONING ENVELOPE

SHADOW ANALYSIS | Right of ways to the North and East mitigate the shadow impact in two directions. Reducing the impact of the building on the light and air of the adjacent houses and yards to the East will be an important consideration in the overall massing and siting of the building.



10 AM  
SUMMER SOLSTICE | JUNE 21



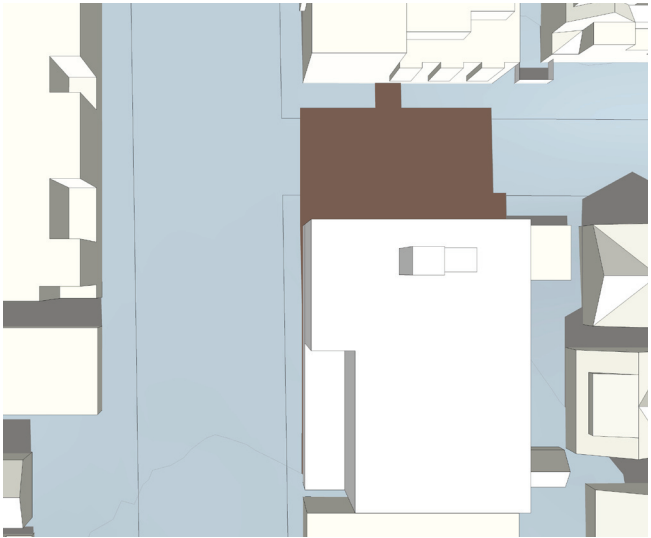
10 AM  
EQUINOXES | MARCH 21 / SEPT. 21



10 AM  
WINTER SOLSTICE | DEC. 21



12 PM  
SUMMER SOLSTICE | JUNE 21



12 PM  
EQUINOXES | MARCH 21 / SEPT. 21



12 PM  
WINTER SOLSTICE | DEC. 21



2 PM  
SUMMER SOLSTICE | JUNE 21



2 PM  
EQUINOXES | MARCH 21 / SEPT. 21



2 PM  
WINTER SOLSTICE | DEC. 21





**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**



**08. LOOKING NW ACROSS GREENWOOD**



**09. LOOKING EAST ACROSS 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. Within the immediate vicinity are two mixed use buildings of similar scale to the proposed project, one West of the site across Greenwood Ave, and one North of the site across 68th St. To the West are split zoned lots NC2-40 and SF 5000, with the current use being single family homes. The remainder of the buildings in the vicinity are a combination of single family homes converted to commercial use, low rise residential, and single story commercial buildings.



CORNER OF GREENWOOD AVE N & N 68TH ST





EAST SIDE OF GREENWOOD



NORTH SIDE OF 68TH STREET





**SIZE**

- Approximately 8,036 SF, 100'-6" N-S, 80'-0" E-W

## TOPOGRAPHY

- Along Greenwood Ave N the site is relatively level, with approx. 1'-0" of change. There is some topography along N 68th, with a drop of about 2'-8" from the West to East property line.

## RIGHT OF WAYS / STREETS

- To the West the site is adjacent to Greenwood Ave N, a primary arterial through the neighborhood
- To the North, the site borders N 68th St, a residential street.

### ADJACENT BUILDINGS / USES

- To the South is a 3 story multi-family building
- Adjacent to the East are two single family houses w/ detached garages. The lots to the East are split-zoned NC2-40 / SF 5000 with the boundary occurring approx. 20'-7" East of the site's property line
- Across N 68th St to the North and Greenwood Ave N to the West are four story, mixed use buildings with commercial / service uses on the ground floor, and residential on the upper floors, highly compatible with the proposed project.

## GARBAGE SERVICE

- The Isola project to the North has their garbage / recycling service on N 68th, while the adjacent multi-family apartment building to the South has their garbage / recycling service on Greenwood, at the NW corner of the property, adjacent to the project site's SW corner
- Per discussions with Seattle Public Utilities and Waste Management, they prefer service to be off of Greenwood Ave N.

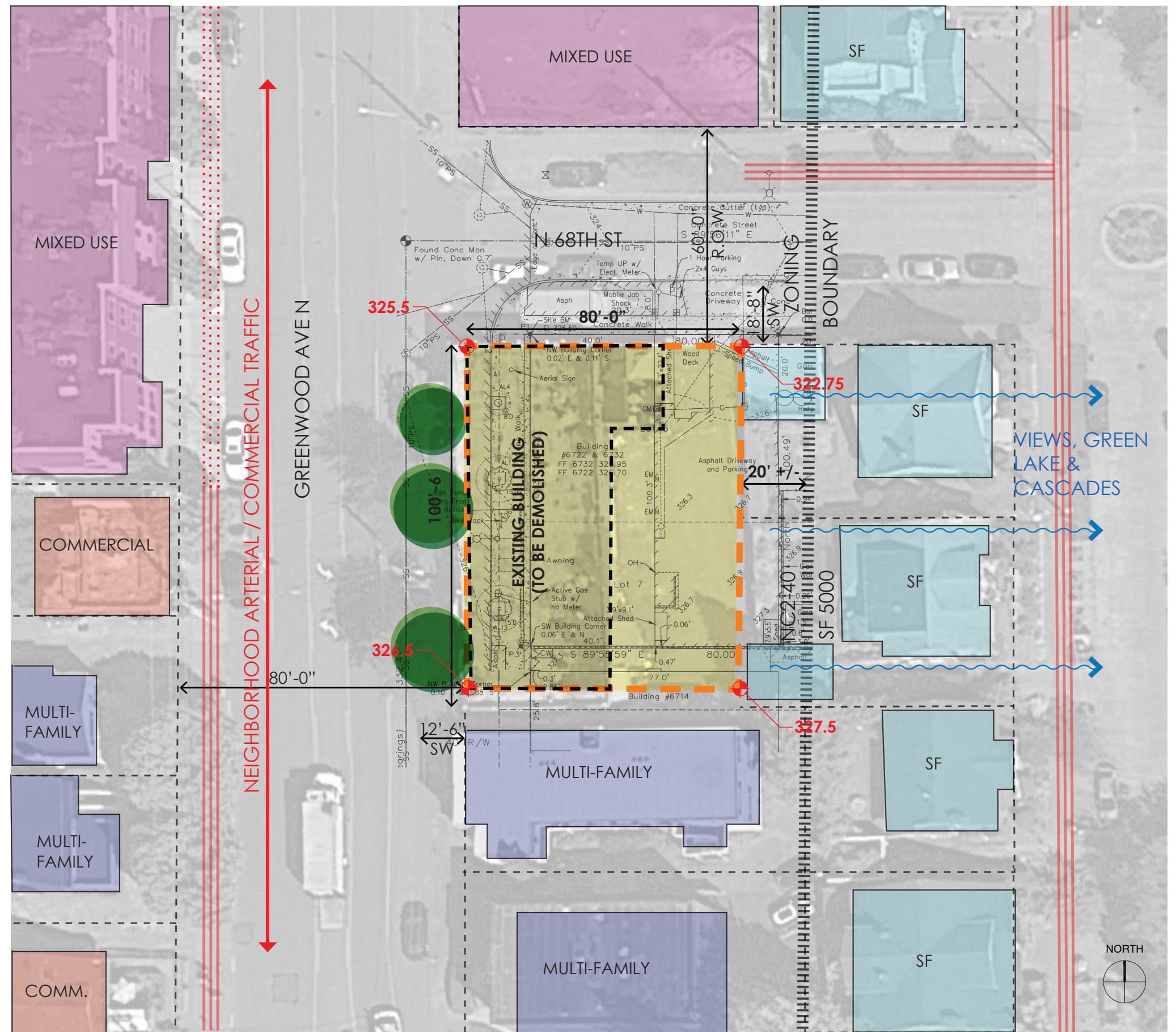
## TREES

- There are 3 existing street trees along the site on Greenwood Ave N
- Currently, no street trees are located along N 68th St, however a wide planting strip provides opportunities for street trees to be added.

## VIEWS

- Territorial views are available on the upper floors towards Green Lake and the Cascades to the East.
- Limited territorial views may be available from the upper levels to the West, towards Puget Sound and the Olympic mountains.

## KEY





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 - it's physical features (sidewalk, parking, landscape strip, street trees, travel lanes, and other amenities) and it's 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 though 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 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.



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 potions 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**.

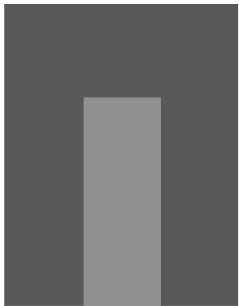
**Mass and Scale** | Consider reducing the impact or perceived mass and scale of large structures by **modulating upper floors; varying roof forms and cornice lines; varying materials, colors and textures; and providing vertical articulation of building facades in proportions that are similar to surrounding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



# CONCEPTUAL DESIGN OPTIONS



OPTION A

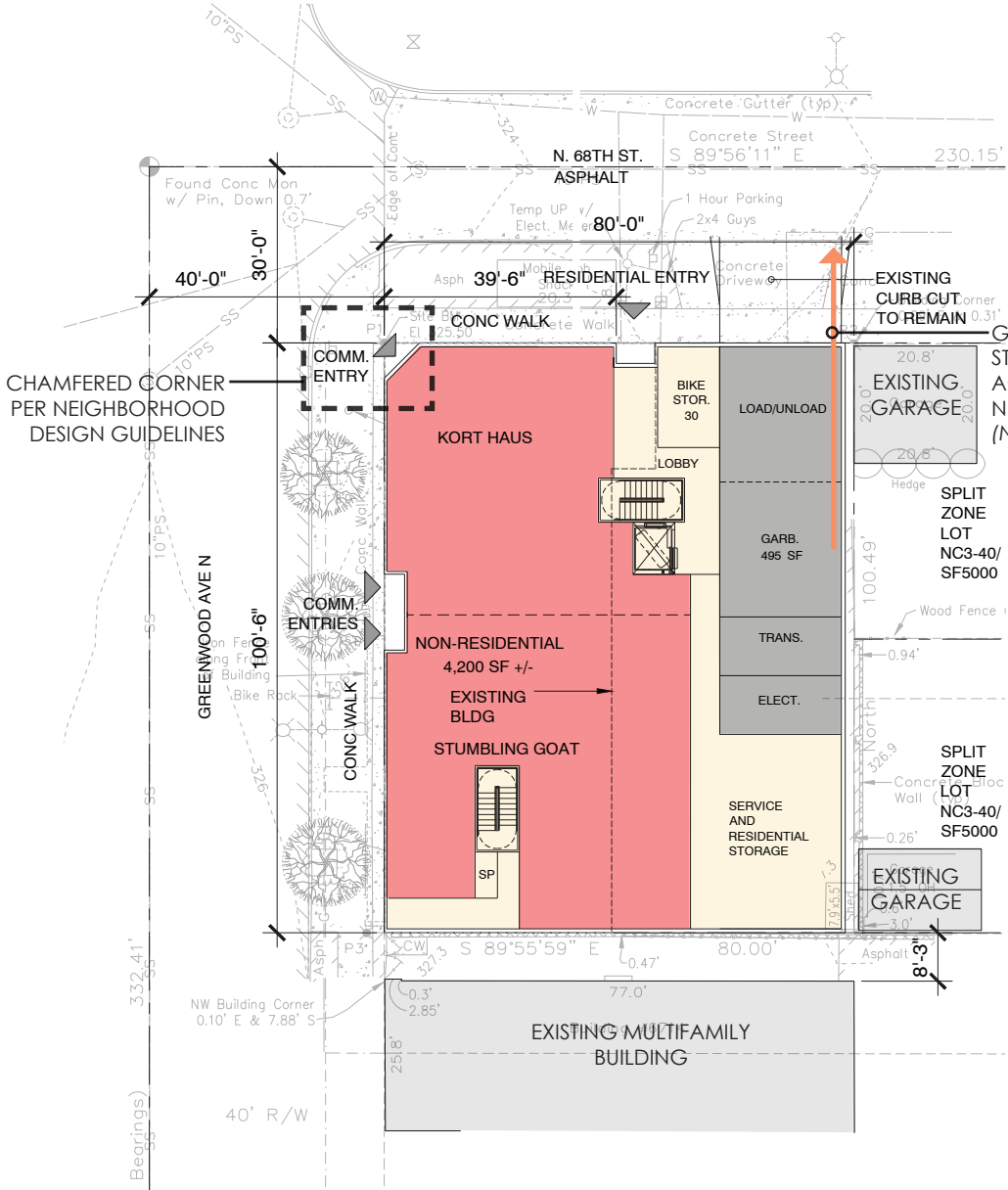


CODE COMPLIANT, NO DEPARTURES

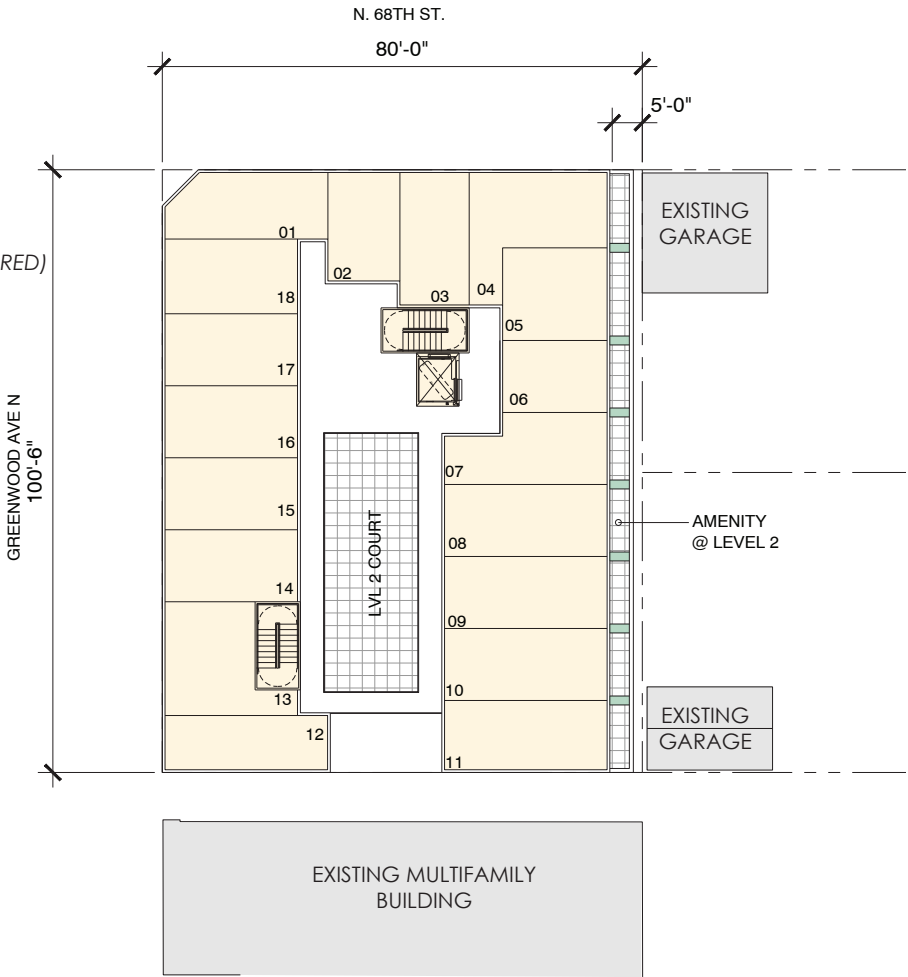
- HEIGHT - 44'-0" (40'+4' SMC 23.47A.012.A.1a) + 4' For Railings, Parapets, & Clerestories
- UNITS - 54 (4 Stories)
- COMMERCIAL - Approx. 4,200 SF
- BICYCLES - 14 required, 30 provided (200%+ of Req'd)

- 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 & at Roof Deck above
- Units accessed from exterior walkways surrounding central courtyard

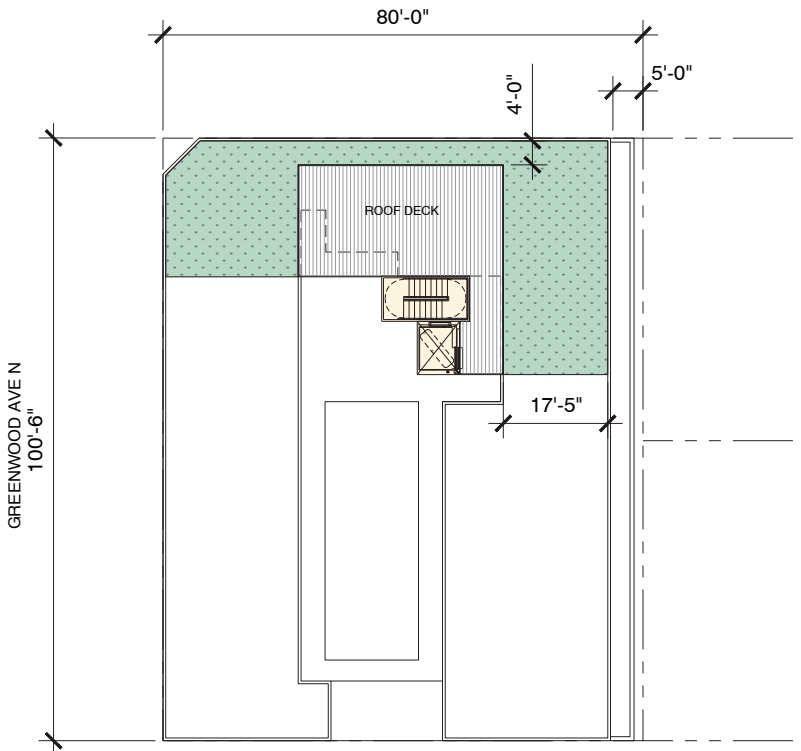
Departure:  
None, Code Compliant



GROUND LEVEL PLAN



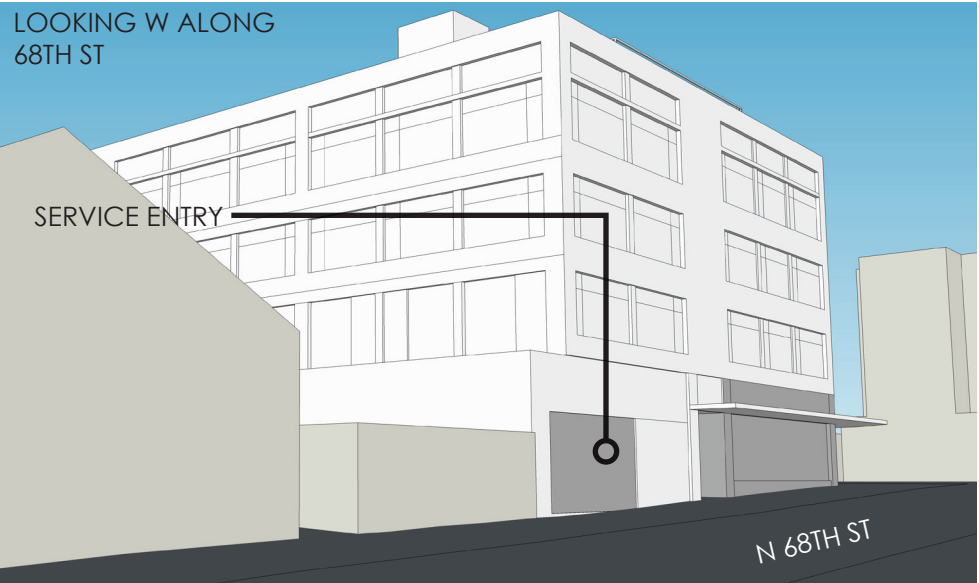
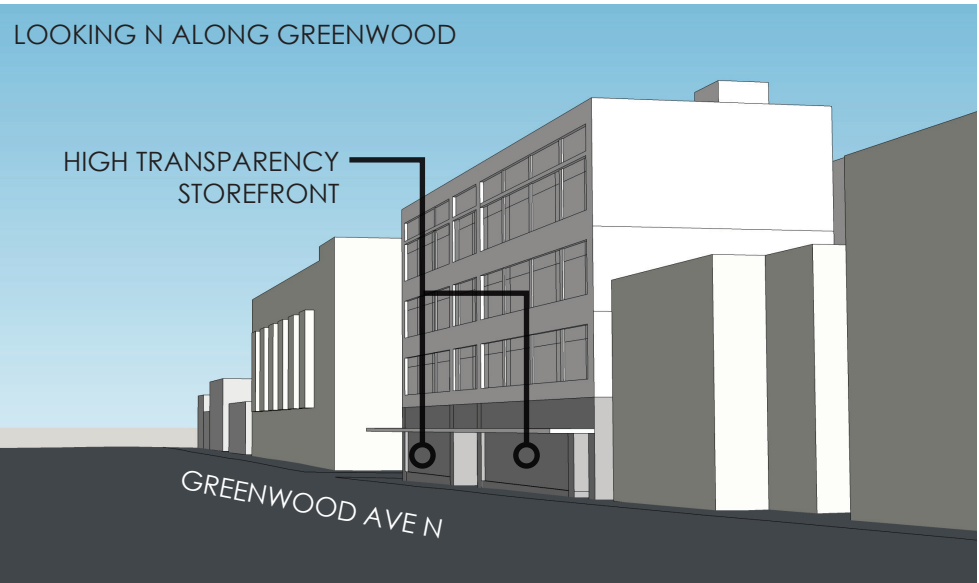
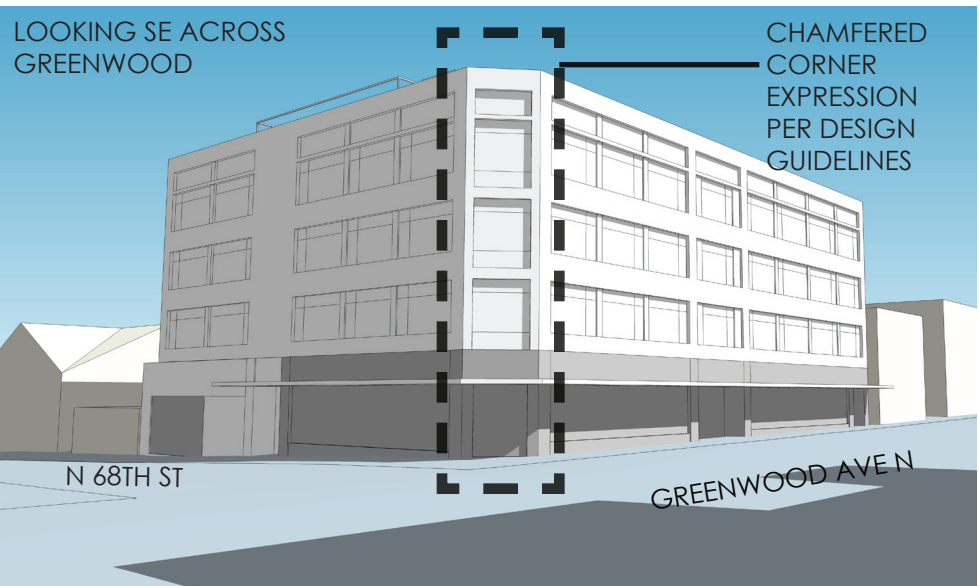
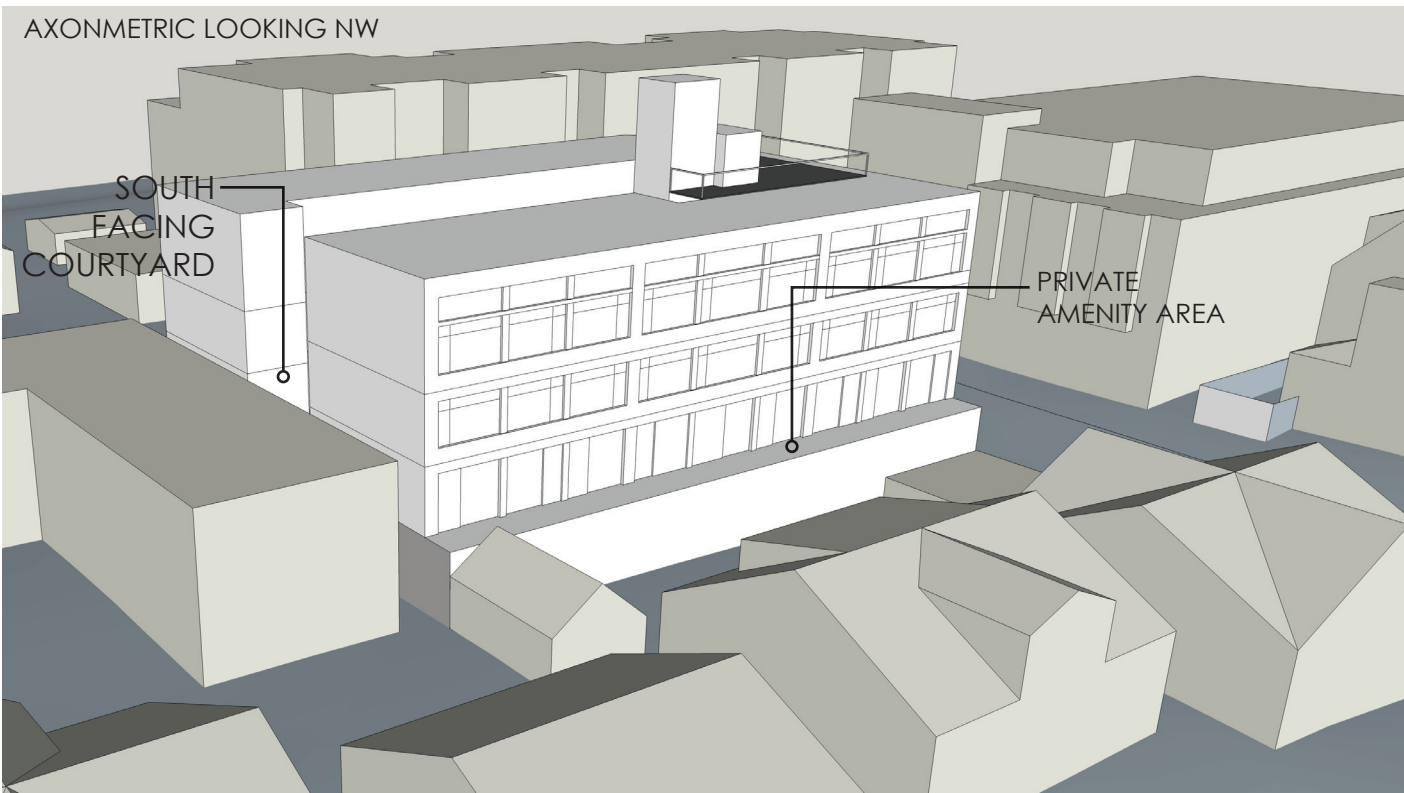
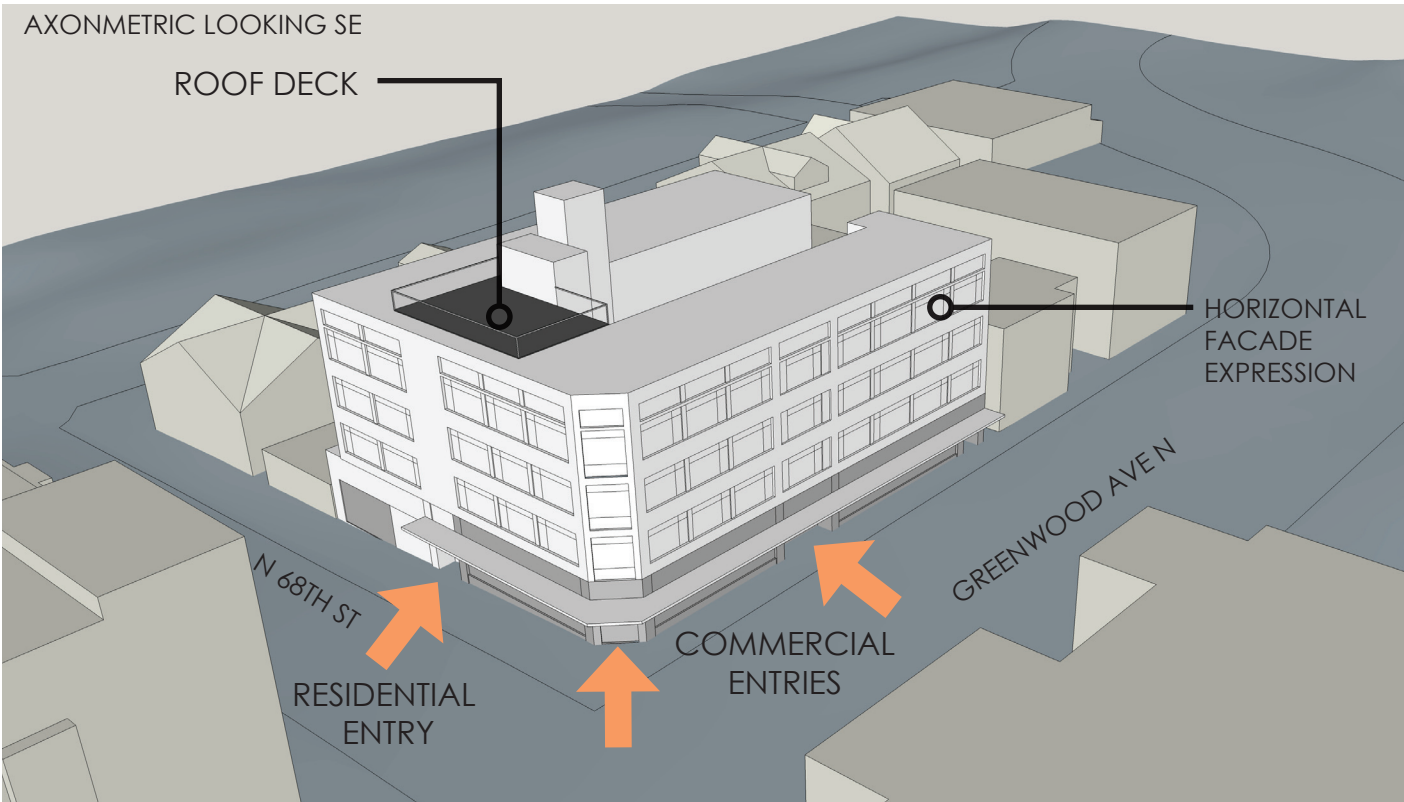
UPPER LEVEL PLAN  
(TYPICAL)



ROOF PLAN



OPTION A



MASSING CONCEPT |

The ground floor uses are commercial spaces along Greenwood (CS2.B2, PL1.B2), and a service core along the East property line. The upper levels are organized around a central courtyard that opens to the South maximizing the light and air for the units. (CS1.B1) A chamfered corner with commercial entry (CS2.C1, PL2.D1, PL3.A) at the intersection of 68th St & Greenwood Ave opens up views to the East down 68th St, in response to the Phinney Greenwood Neighborhood Design Guidelines. (DC1.A4)



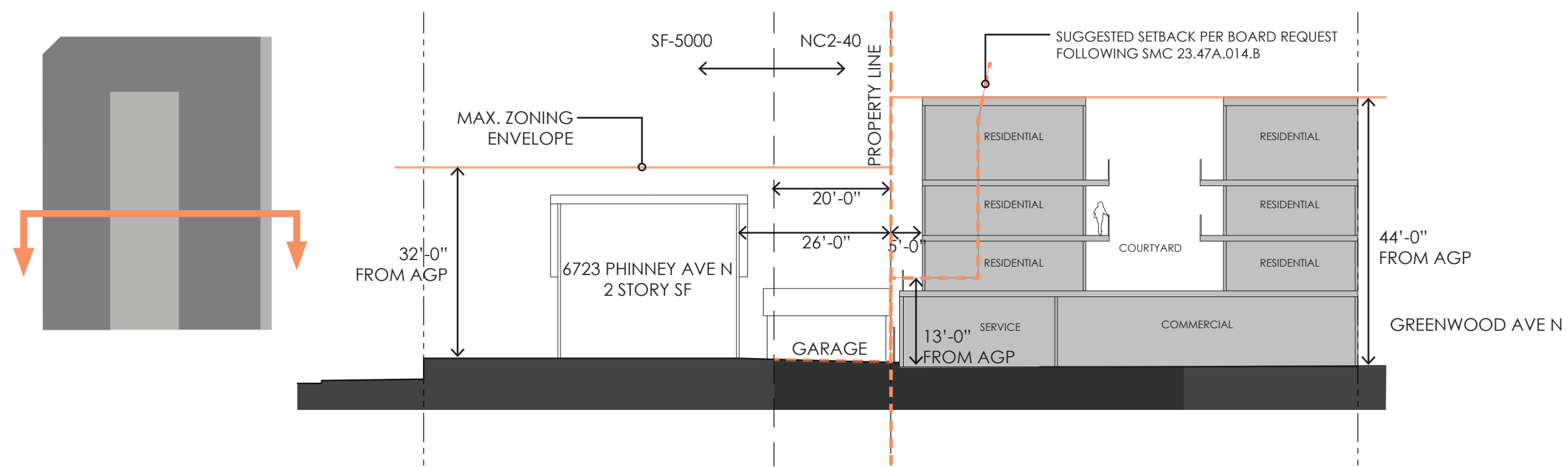
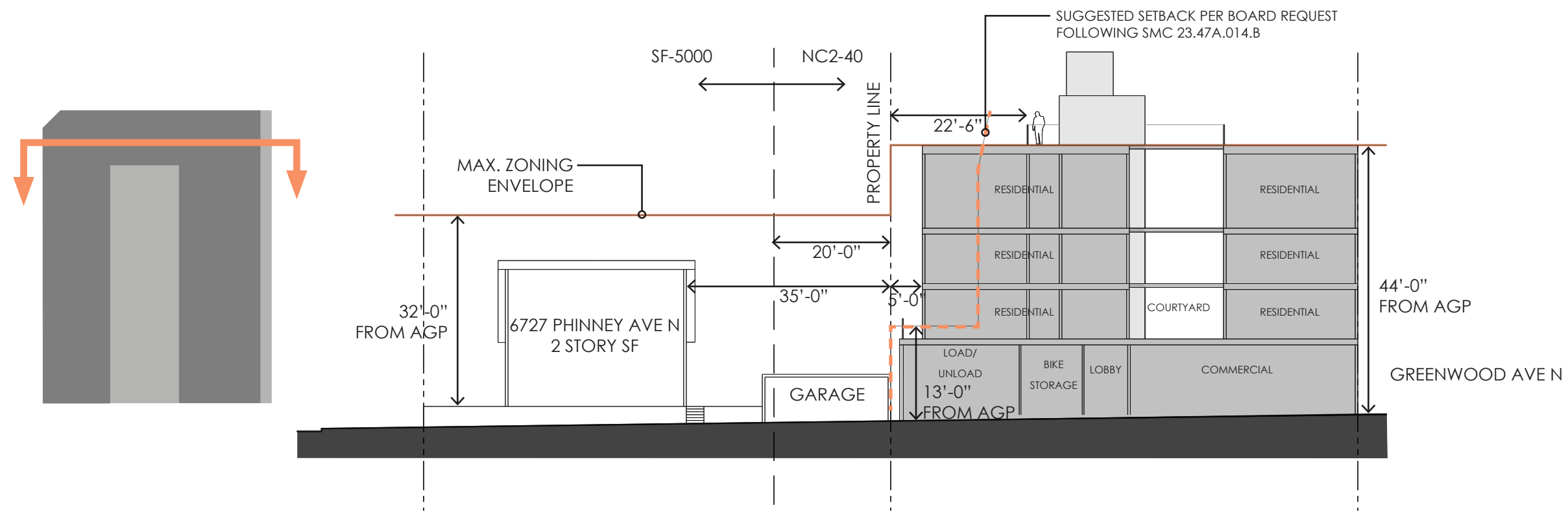
CHARACTER IMAGE

- Pros:**
- South facing central courtyard provides best access to light and air for units.
  - Streetscape activities such as commercial and service access are consistent with adjacent development to the North.

- Cons:**
- No yard-to-yard relationship with East properties
  - Most impact to light and air of East properties.
  - Less modulated expression & chamfered corner are inconsistent with neighborhood vernacular.
  - Service uses are located adjacent to single family use, and not on Greenwood (SPU / Waste Management's preferred location).

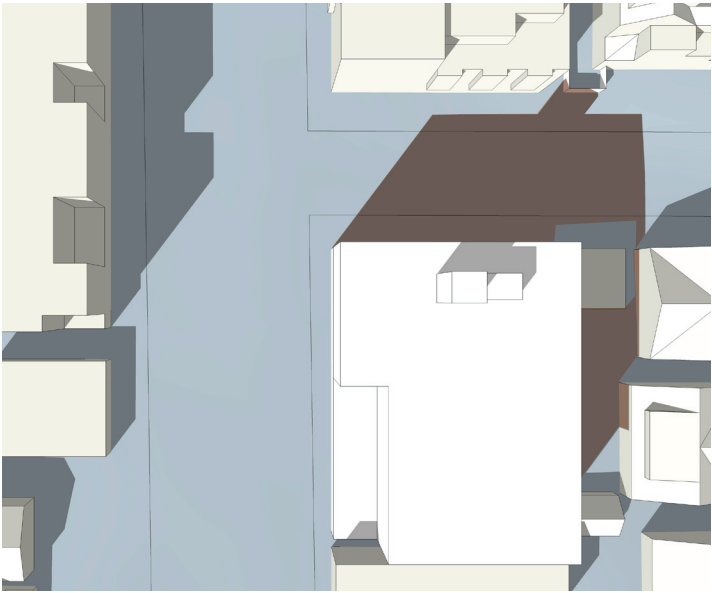


OPTION A

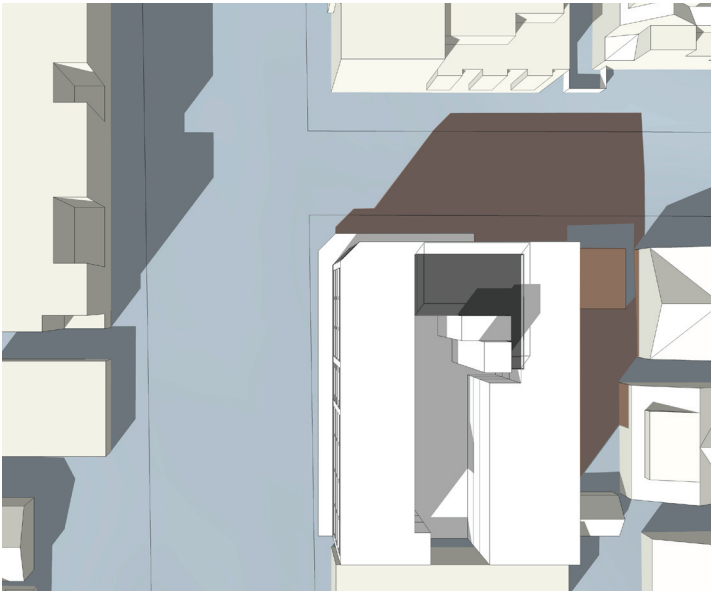




OPTION A



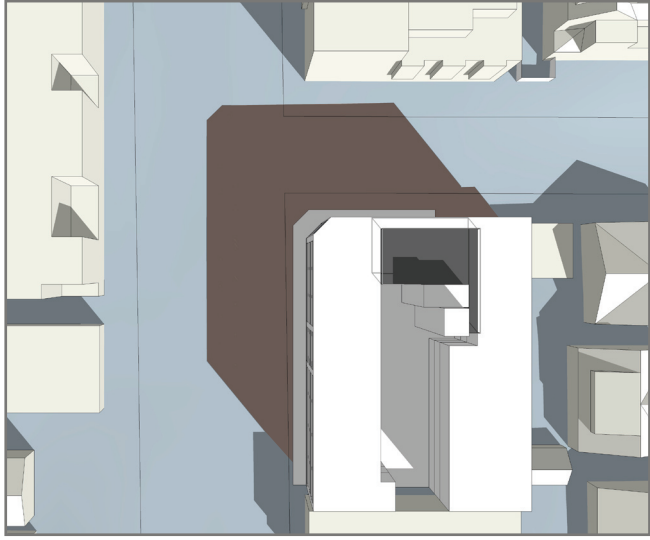
2 PM - MAX ZONING ENVELOPE  
EQUINOXES | MARCH 21 / SEPT. 21



2 PM - OPTION A  
EQUINOXES | MARCH 21 / SEPT. 21  
SHADOW ANALYSIS | The large, South facing courtyard provides as much light and air for units as possible, however due to the proposed building's adjacency to the East property line, there is a substantial impact on the adjacent residences.



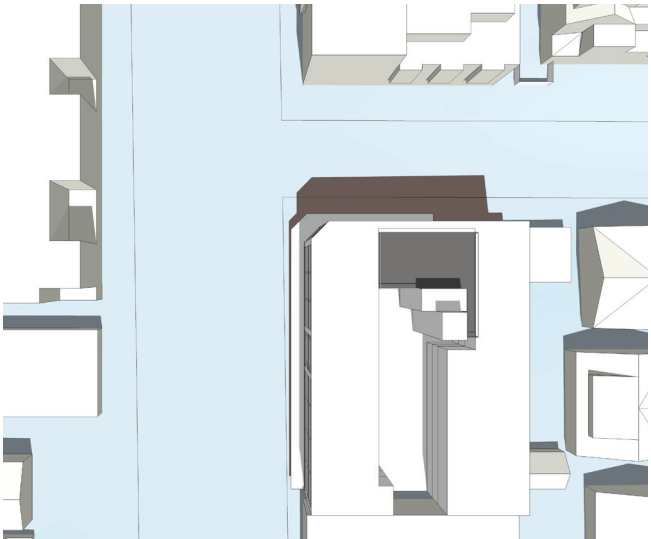
10 AM  
SUMMER SOLSTICE | JUNE 21



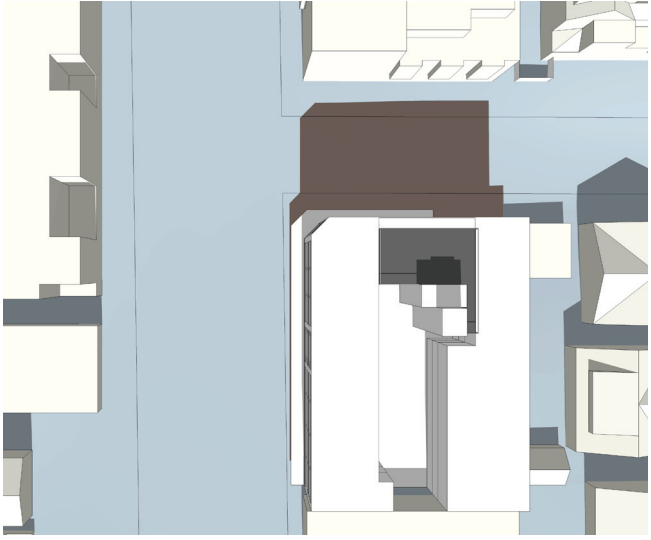
10 AM  
EQUINOXES | MARCH 21 / SEPT. 21



10 AM  
WINTER SOLSTICE | DEC. 21



12 PM  
SUMMER SOLSTICE | JUNE 21



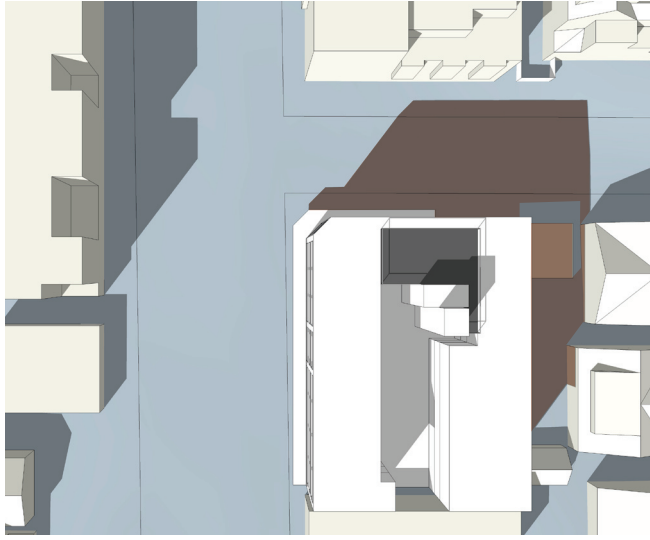
12 PM  
EQUINOXES | MARCH 21 / SEPT. 21



12 PM  
WINTER SOLSTICE | DEC. 21  
Early Design Guidance #2  
01/11/2015 #3020114



2 PM  
SUMMER SOLSTICE | JUNE 21



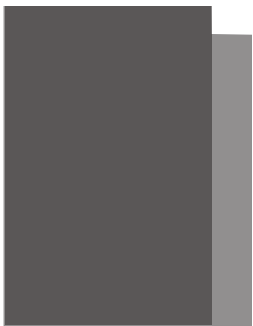
2 PM  
EQUINOXES | MARCH 21 / SEPT. 21



2 PM  
WINTER SOLSTICE | DEC. 21



OPTION B



- 1 REQUESTED DEPARTURE (SMC 23.47A.008.D2)
- HEIGHT - 44'-0" (40'+4' SMC 23.47A.012.A.1a)  
+ 4' For Railings, Parapets, & Clerestories

UNITS - 55 (4 Stories)

COMMERCIAL - Approx. 3,800 SF

BICYCLES - 14 required, 22 provided (160% of Reqd.)
- Commercial space, Residential lobby, and Service areas at ground floor

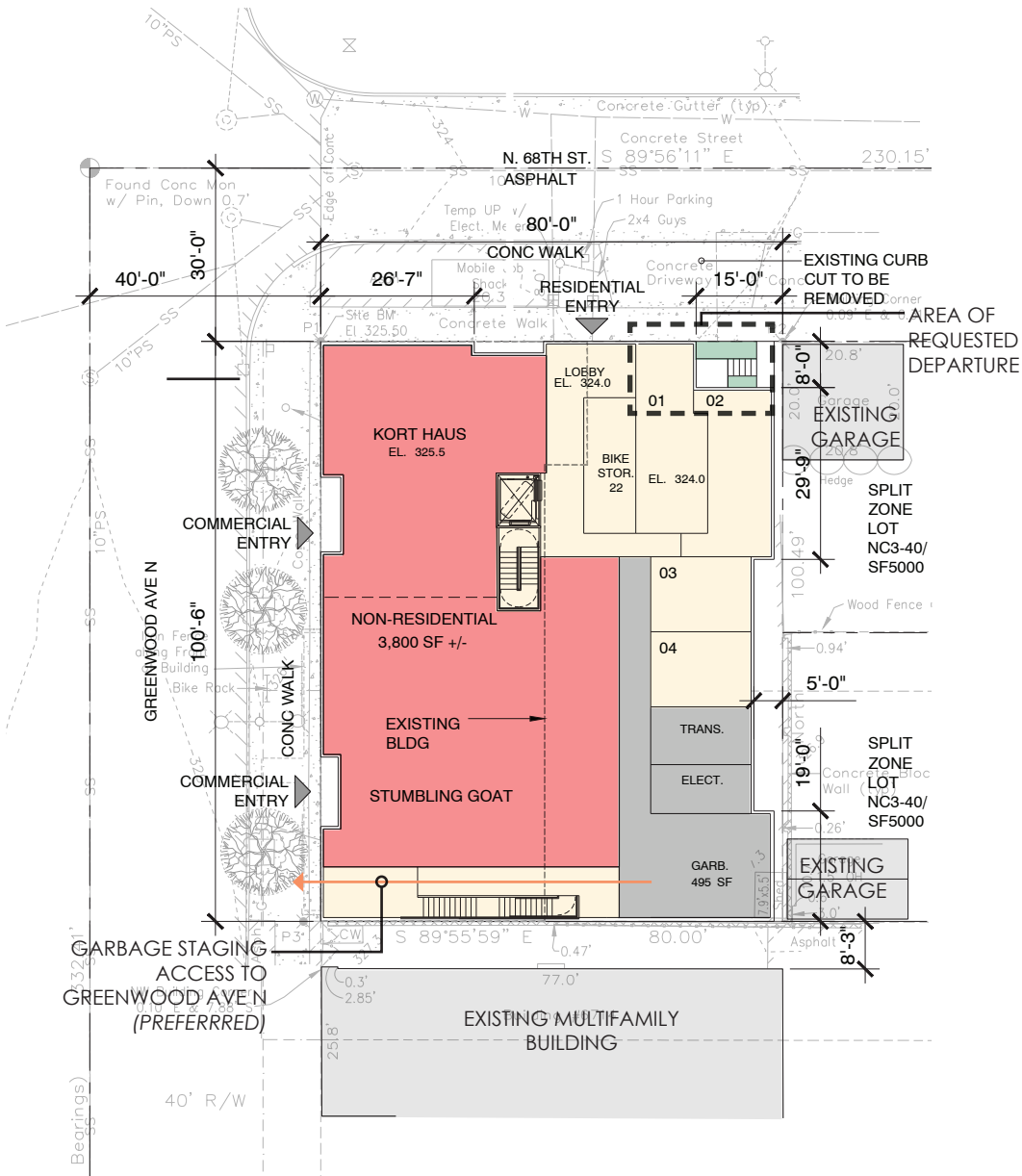
- Commercial oriented to the West, towards Greenwood Ave

- Amenity area at level 2 along the East property line and at roof deck.

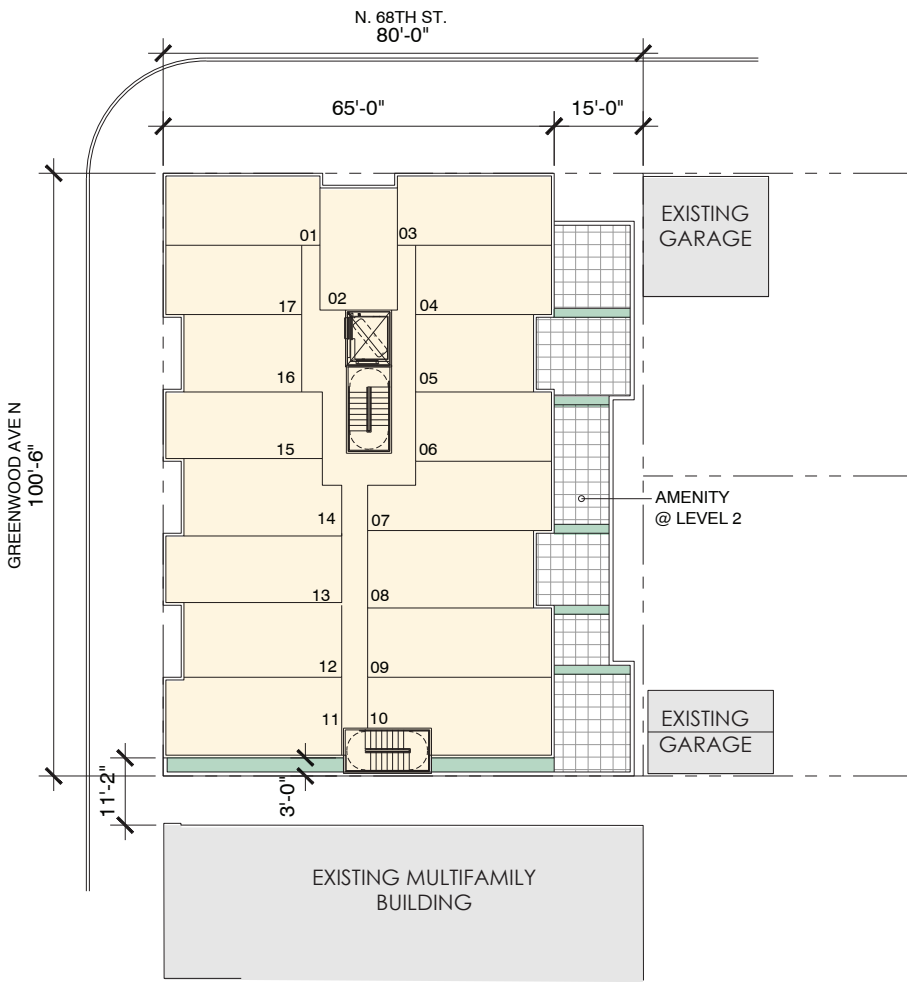
**Departure:**

SMC 23.47A.008.D2  
Requirement: Residential uses located along a street-level, street-facing facade must be located either 4' above or below sidewalk level or be set back 10' from the sidewalk.

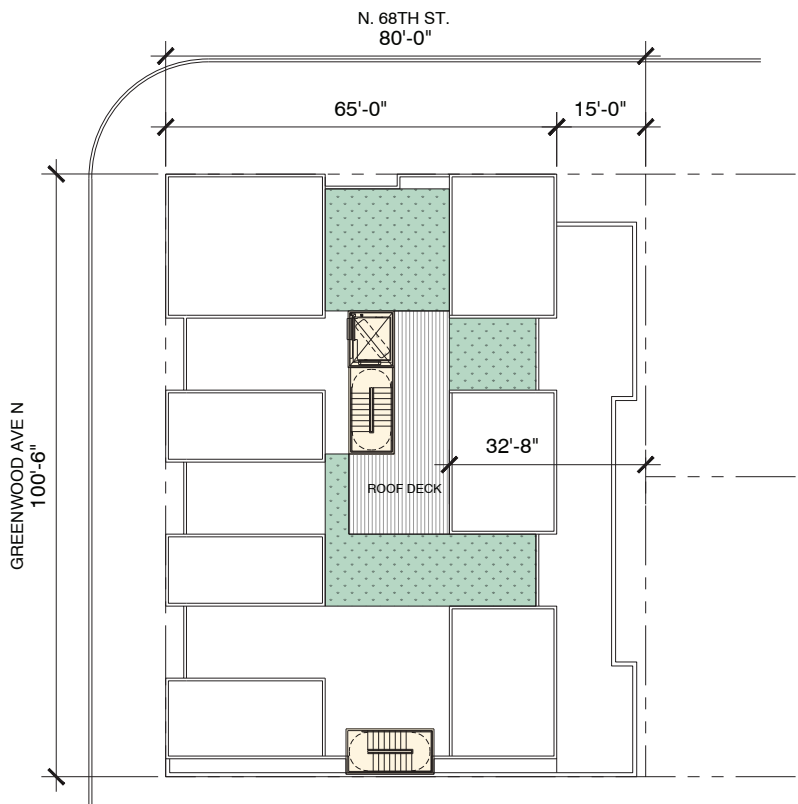
Request: 2 residential units are located along N 68th street to transition from the commercial use along Greenwood to the single family zoning to the East. The two units have a common entry that is set back five feet from the sidewalk, and located approximately 3' above sidewalk grade.



GROUND LEVEL PLAN



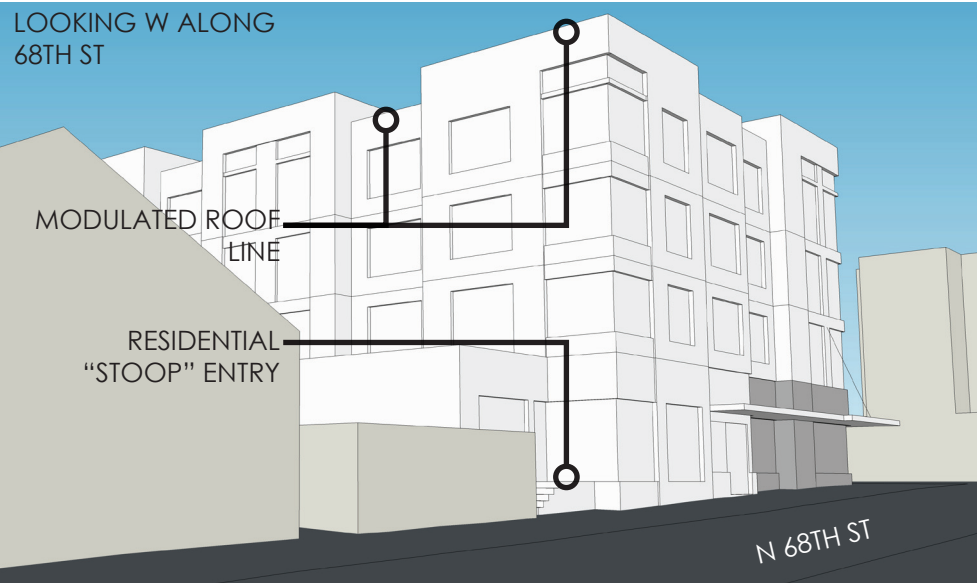
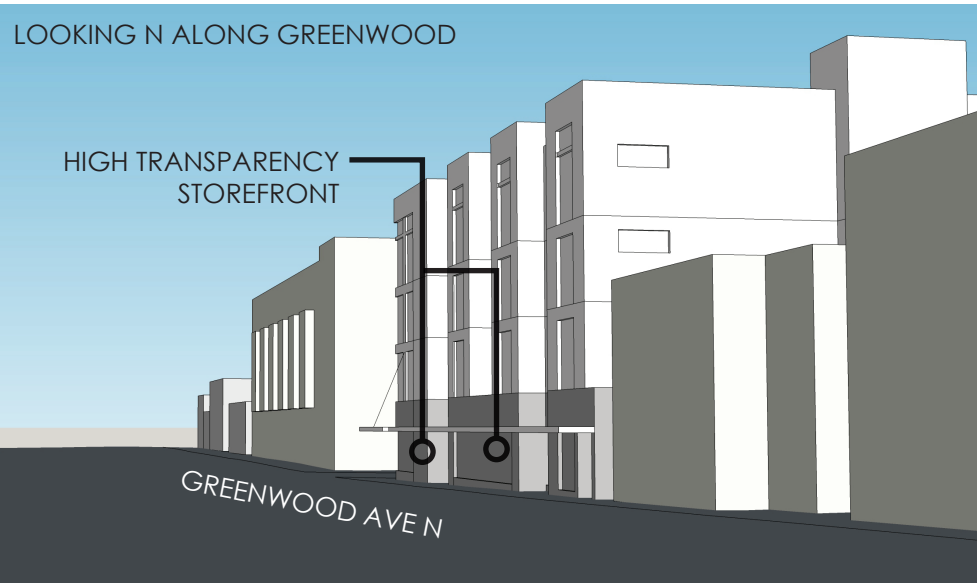
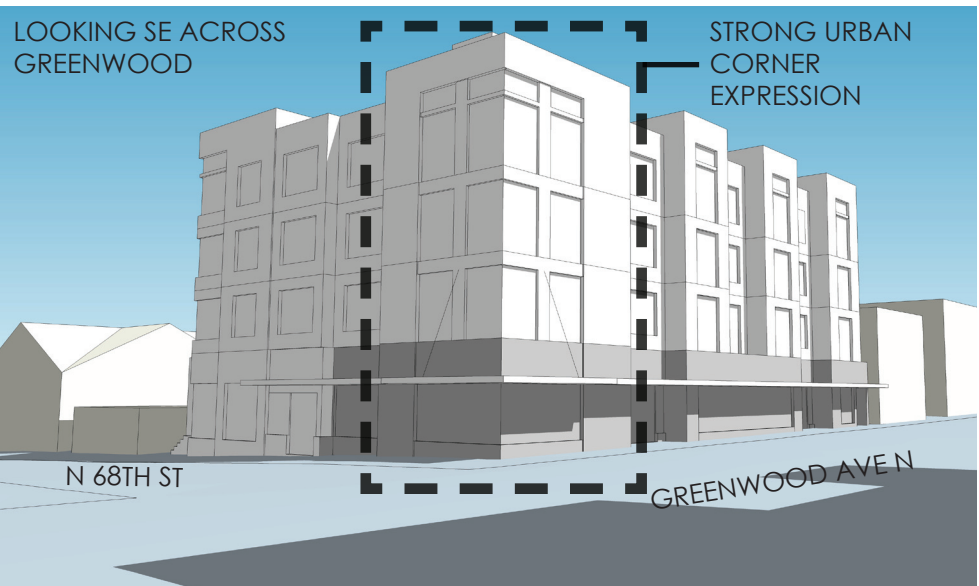
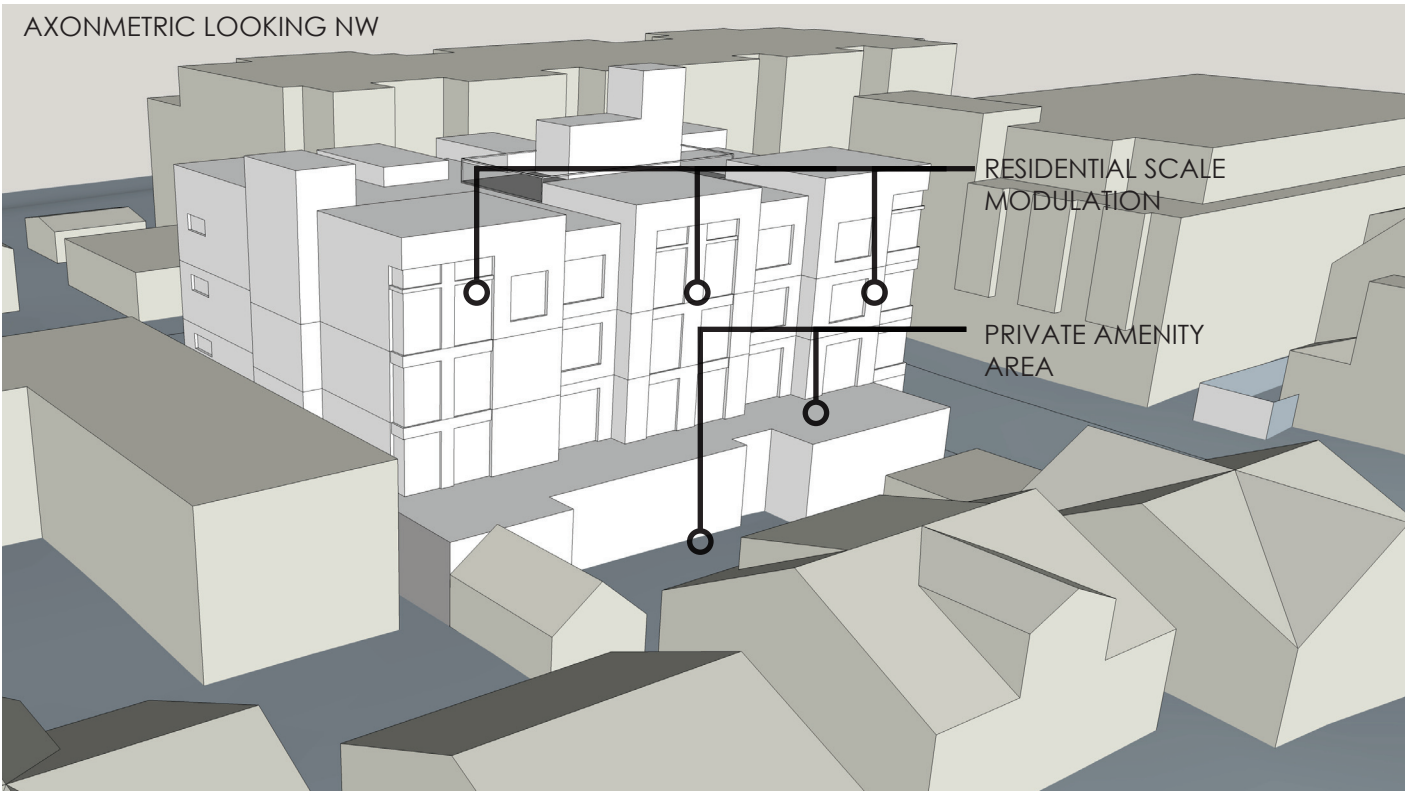
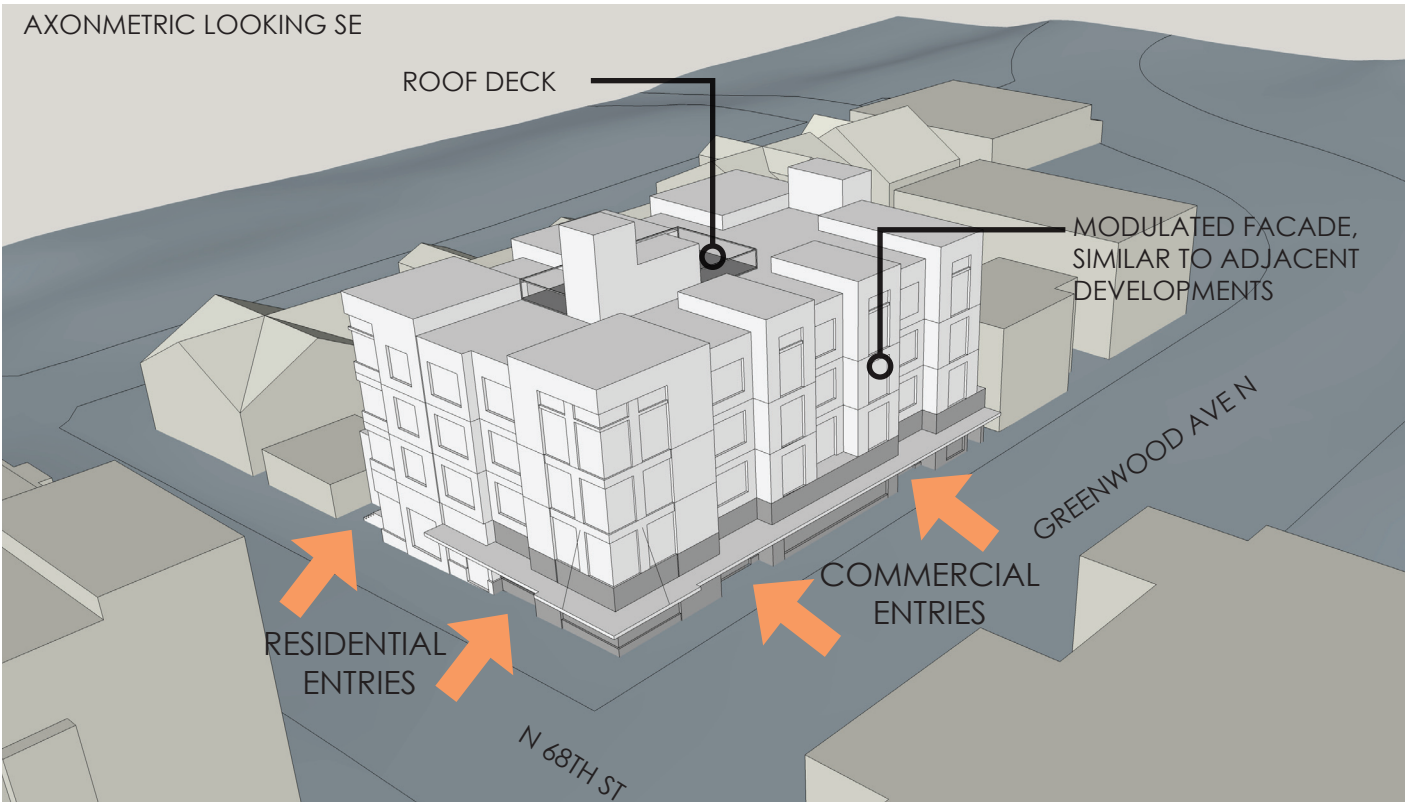
UPPER LEVEL PLAN  
(TYPICAL)



ROOF PLAN



OPTION B



MASSING CONCEPT |

The upper levels form a modulated bar along Greenwood Ave to the West, shifting the massing away from the less intensive zoning to the East. (CS2.D1, CS2.D4, PL3.B) The modulation reaches from sky to sidewalk along Greenwood to allow the upper and lower levels to unify into a single building facade vs a pronounced podium expression. (DC2.A, DC2.C3) The building is pulled back along N 68th St near the East property line to create a common elevated entry that relates to the adjacent residential uses. (CS1.B1, DC3.A1, DC3.B4)

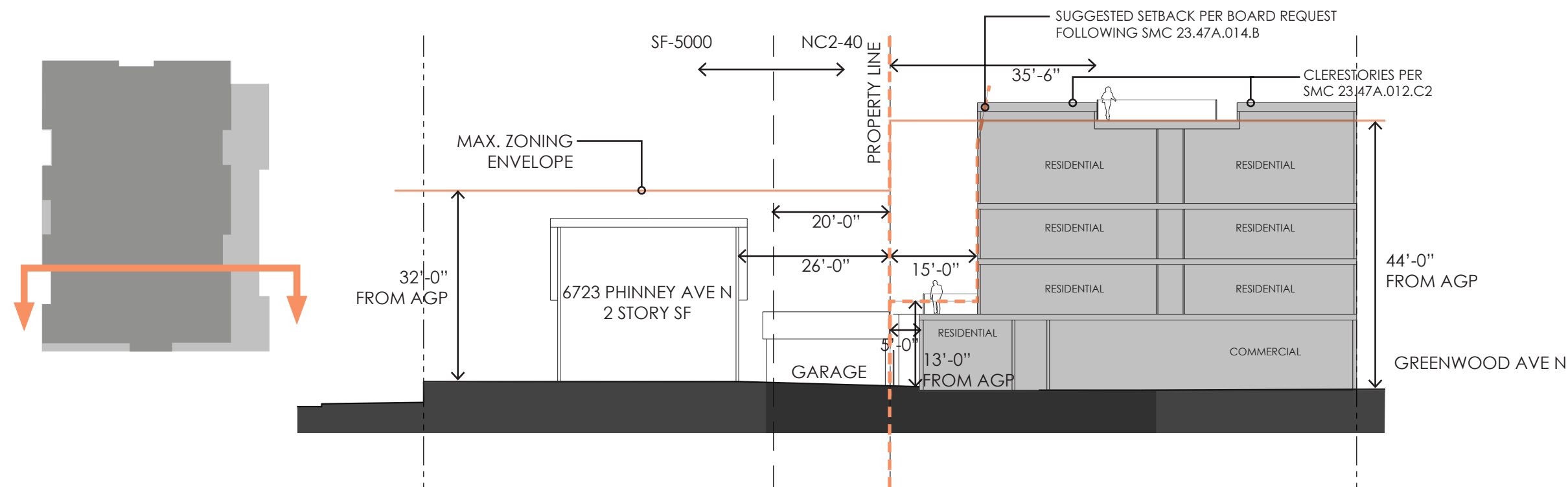
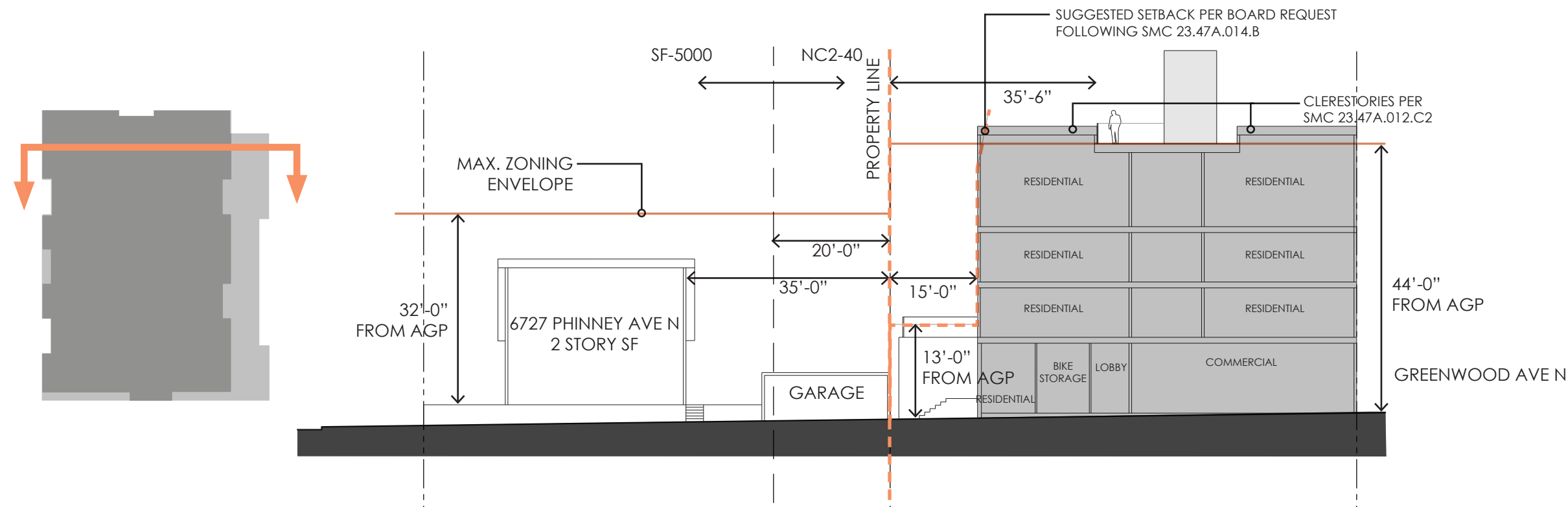


- Pros:**
- Provides yard-to-yard relationship with adjacent properties to East.
  - Elevated "stoop" entry on NE corner relates to adjacent single family zoning.
  - Bay modulation and dynamic roof line are consistent with adjacent development patterns.
  - Strict compliance with new rear setback requirements.

- Cons:**
- Impact to East properties light and air is more significant than preferred option.
  - More abrupt massing transition to adjacent SF zoning.
  - Requests a departure

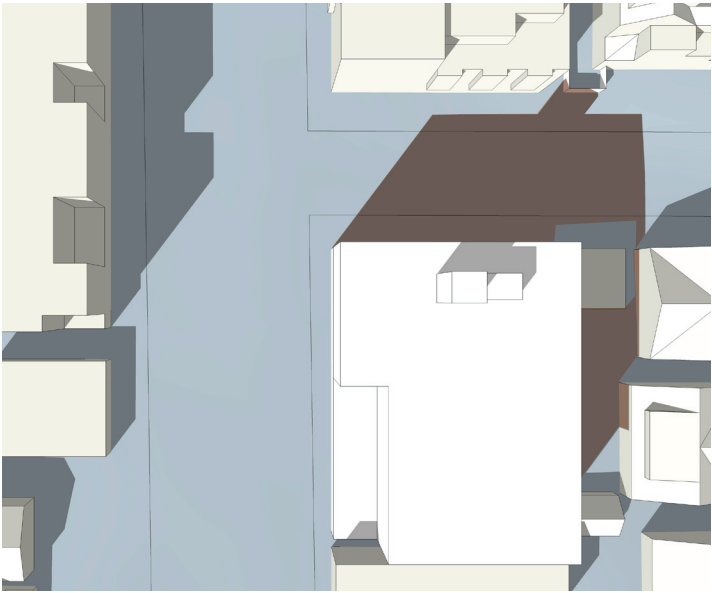


OPTION B





OPTION B

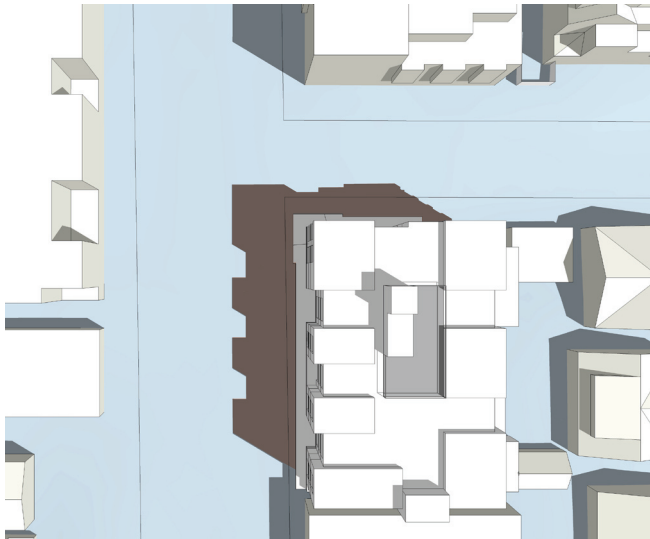


2 PM - MAX ZONING ENVELOPE  
EQUINOXES | MARCH 21 / SEPT. 21



2 PM - OPTION B  
EQUINOXES | MARCH 21 / SEPT. 21

SHADOW ANALYSIS | By shifting the building mass West towards Greenwood Ave N, more of the light and air for the adjacent residences is preserved. Though the proposed design is compliant with the suggested setback, the shadow and overall massing impact on the Eastern properties is greater than the preferred scheme.



10 AM  
SUMMER SOLSTICE | JUNE 21



10 AM  
EQUINOXES | MARCH 21 / SEPT. 21



10 AM  
WINTER SOLSTICE | DEC. 21



12 PM  
SUMMER SOLSTICE | JUNE 21



12 PM  
EQUINOXES | MARCH 21 / SEPT. 21



12 PM  
WINTER SOLSTICE | DEC. 21

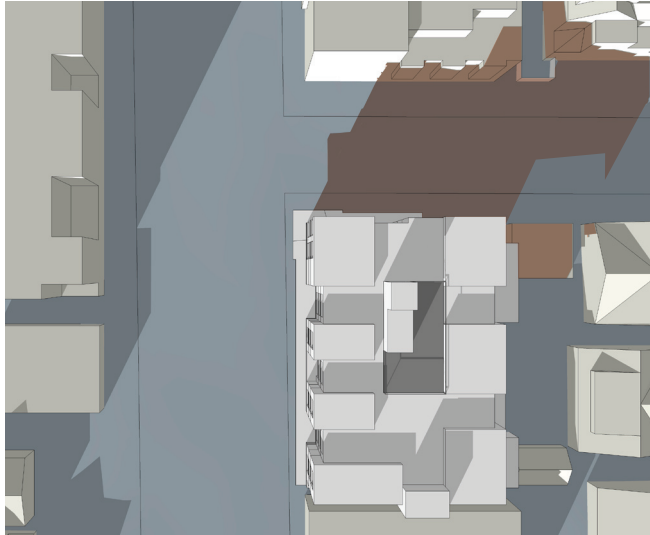
Early Design Guidance #2  
01/11/2015 #3020114



2 PM  
SUMMER SOLSTICE | JUNE 21



2 PM  
EQUINOXES | MARCH 21 / SEPT. 21



2 PM  
WINTER SOLSTICE | DEC. 21

CONCEPTUAL DESIGN | OPTION B  
SHADOW STUDIES



OPTION C  
PREFERRED



CODE COMPLIANT, NO DEPARTURES

- HEIGHT -

44'-0" (40'+4' SMC 23.47A.012.A.1a)

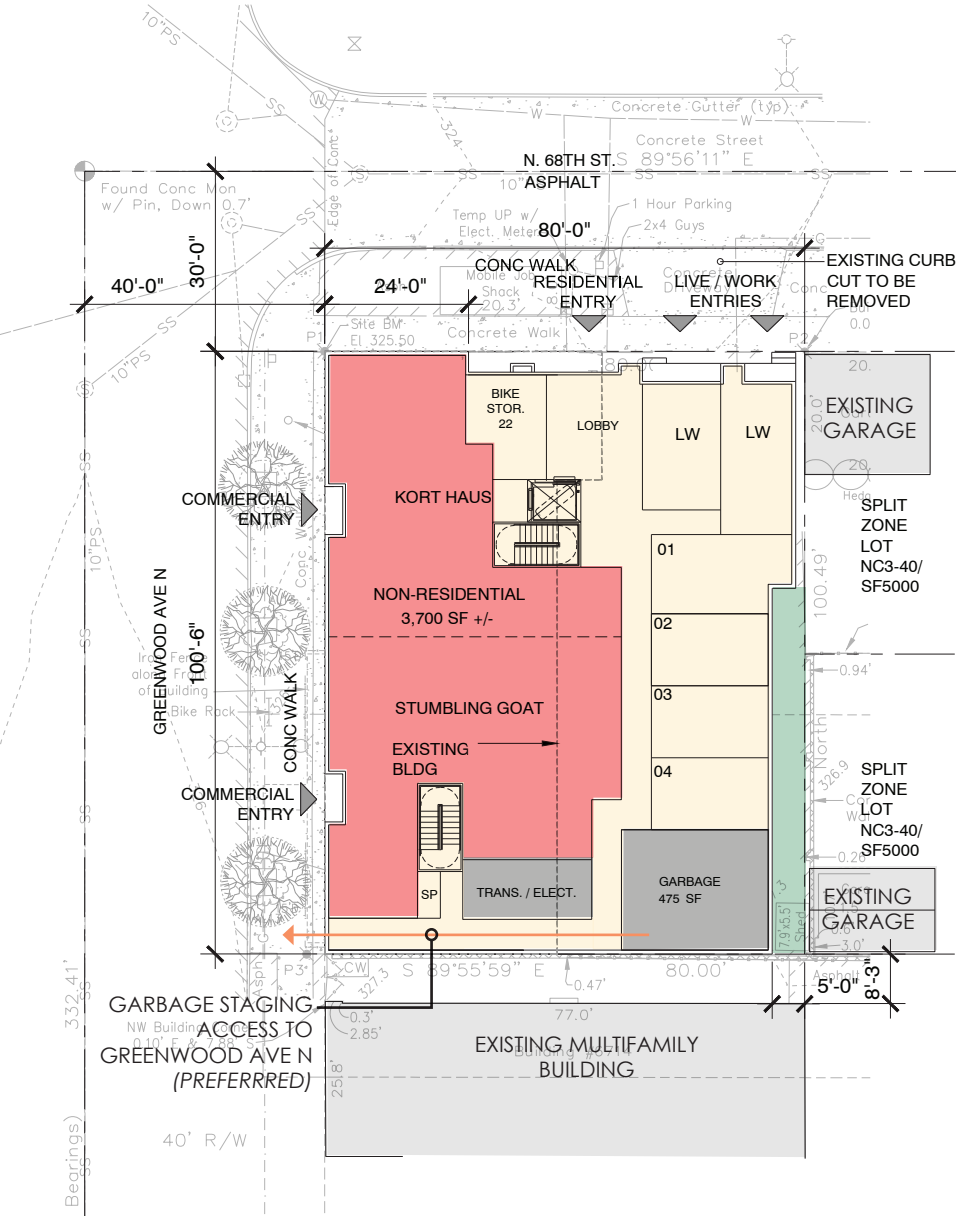
+ 4' For Railings, Parapets, & Clerestories
- UNITS -

57 (4 Stories)
- COMMERCIAL -

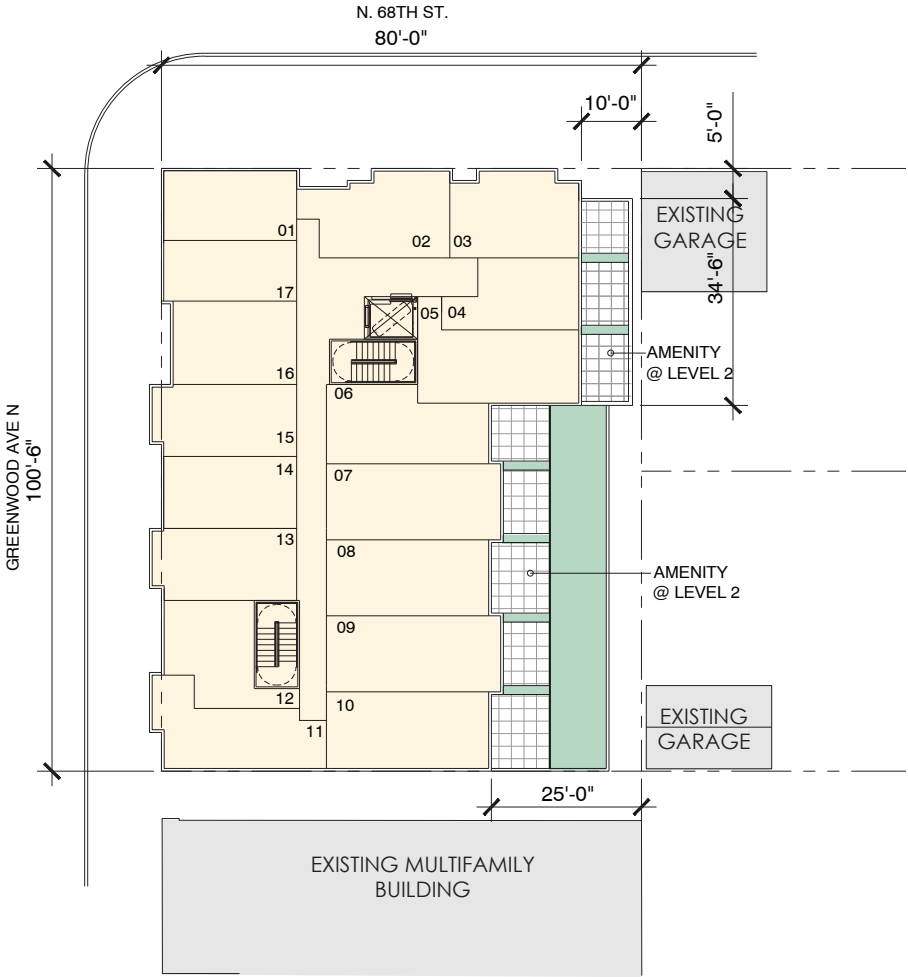
Approx. 3,700 SF
- BICYCLES -

15 required, 22 provided (150 % of Req'd)
- 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, as well as roof deck

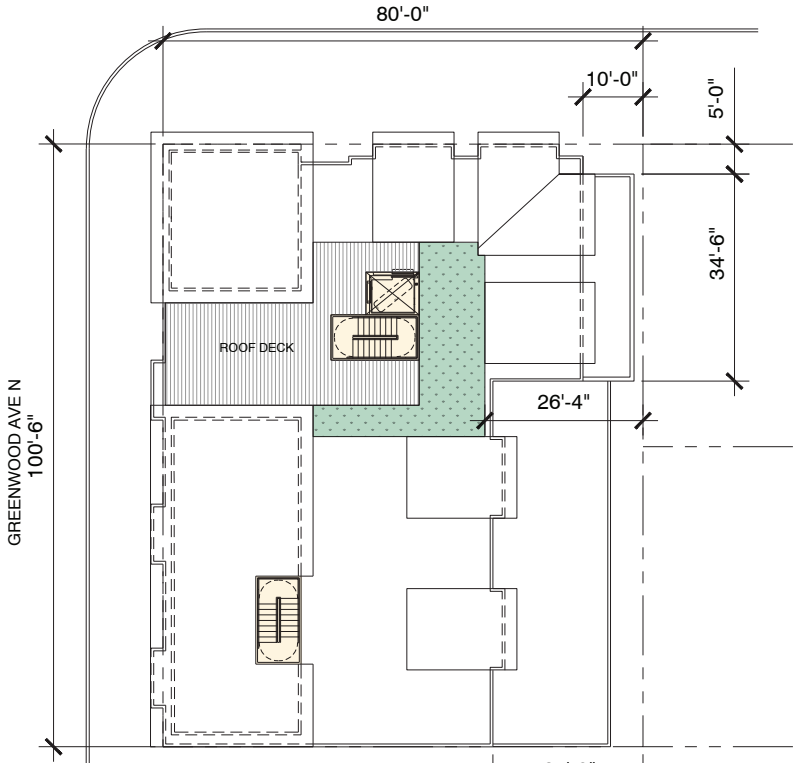
Departure:  
None, Code Compliant



GROUND LEVEL PLAN



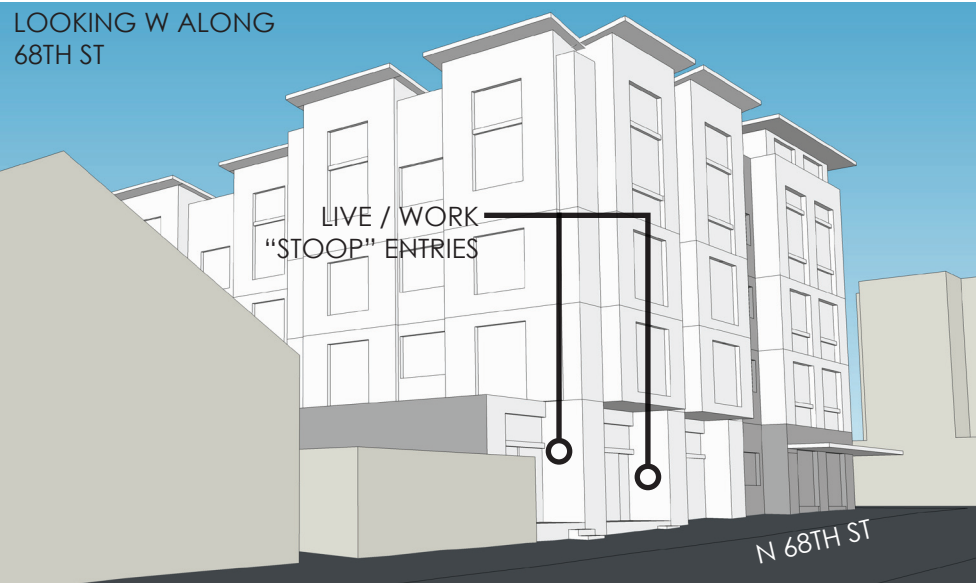
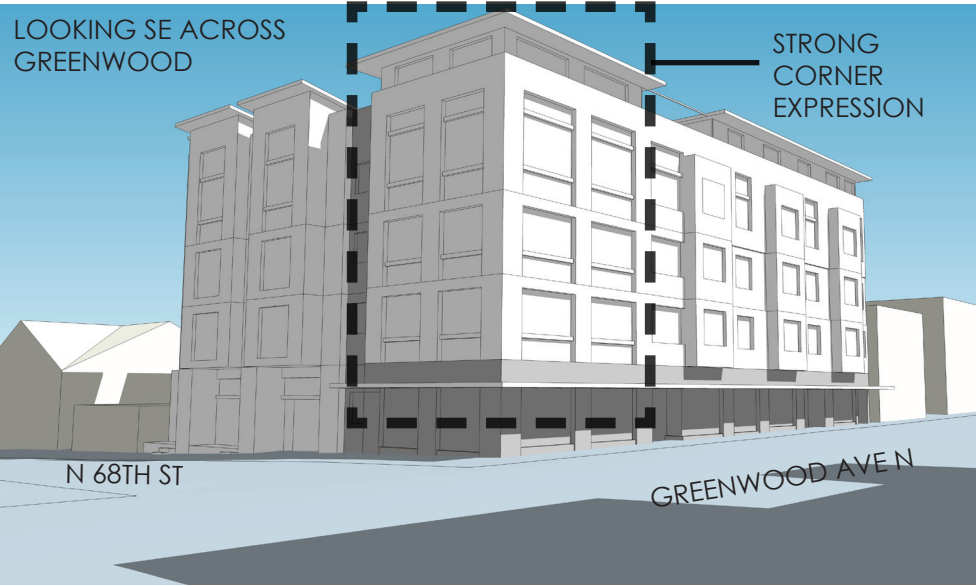
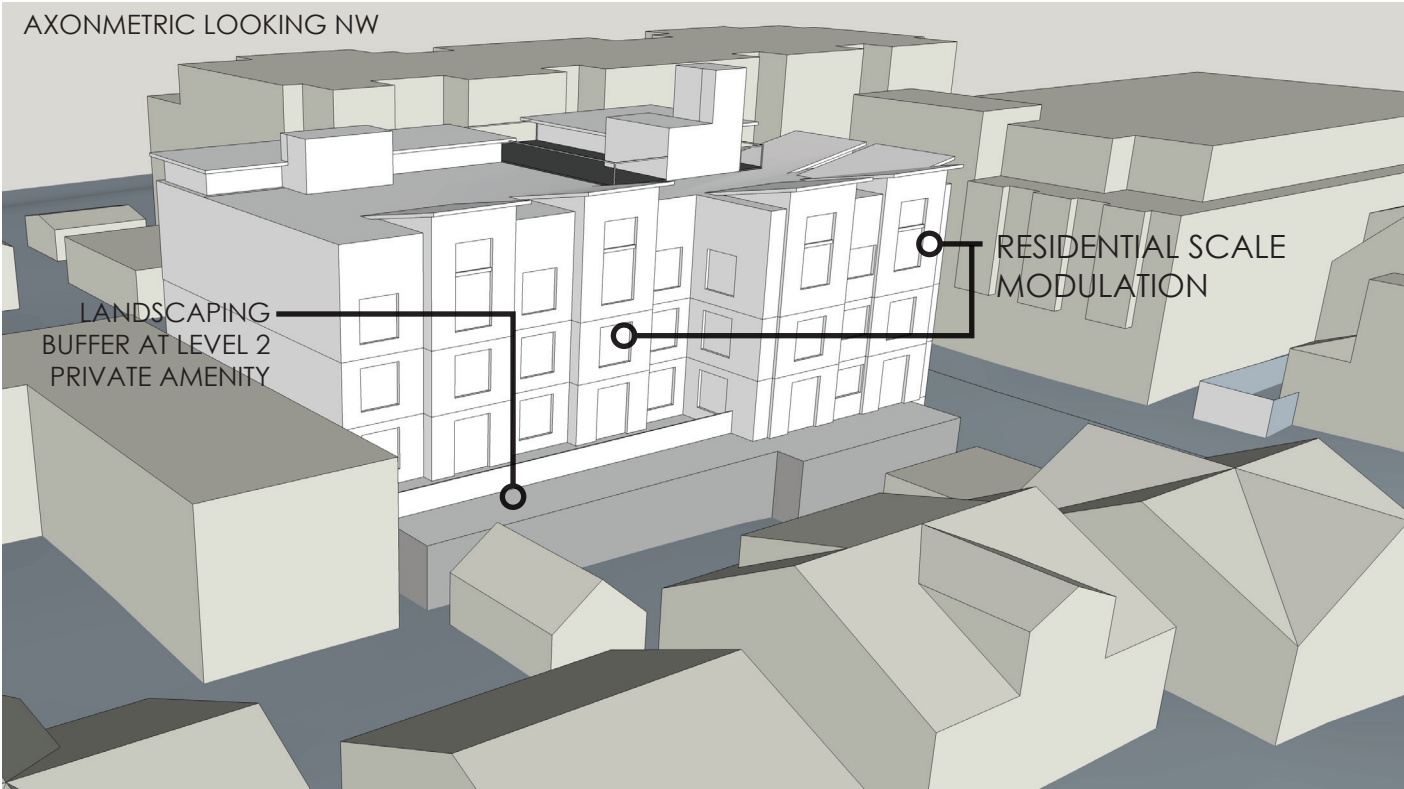
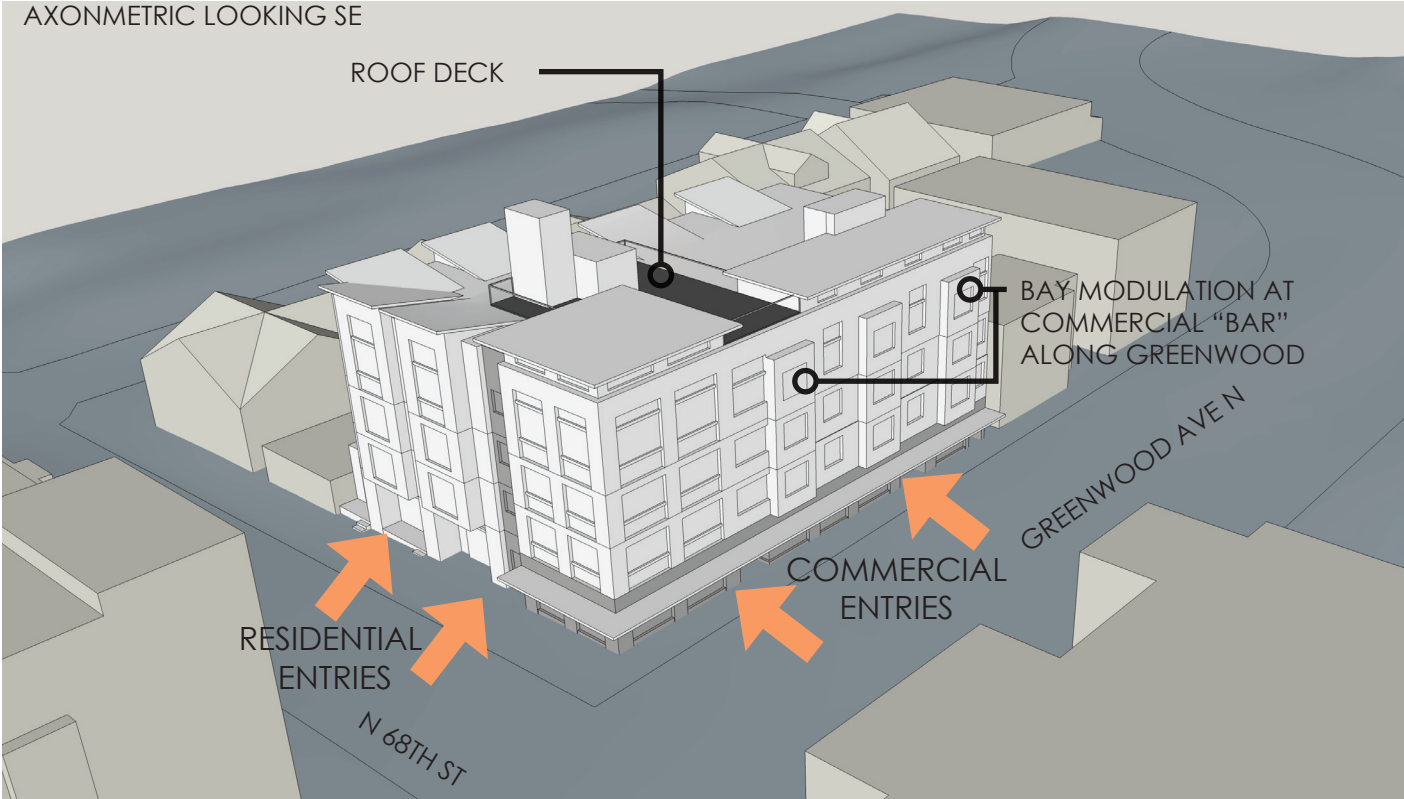
UPPER LEVEL PLAN  
(TYPICAL)



ROOF PLAN



**OPTION C**  
**PREFERRED**



MASSING CONCEPT |

The upper levels are anchored by a tower element that mirrors the adjacent development to the North. (CS2.A1, CS2.C1, DC2.C3) The massing along Greenwood is modulated, with a clerestory running North and South establishing the hierarchy of the arterial street. (CS2.A2, CS2.D4, DC2.A) Along 68th the massing begins to break into taller bays w/ entries below, establishing a more residential, townhouse vernacular. (CS2.D1, DC2.C3) The residential vernacular continues on the East facade, where a generous setback at the upper levels steps down to the ground plane to form a yard to yard relationship with the adjacent properties. (PL3.B, DC3.A1, DC3.B4)



CHARACTER IMAGE

**Pros:**

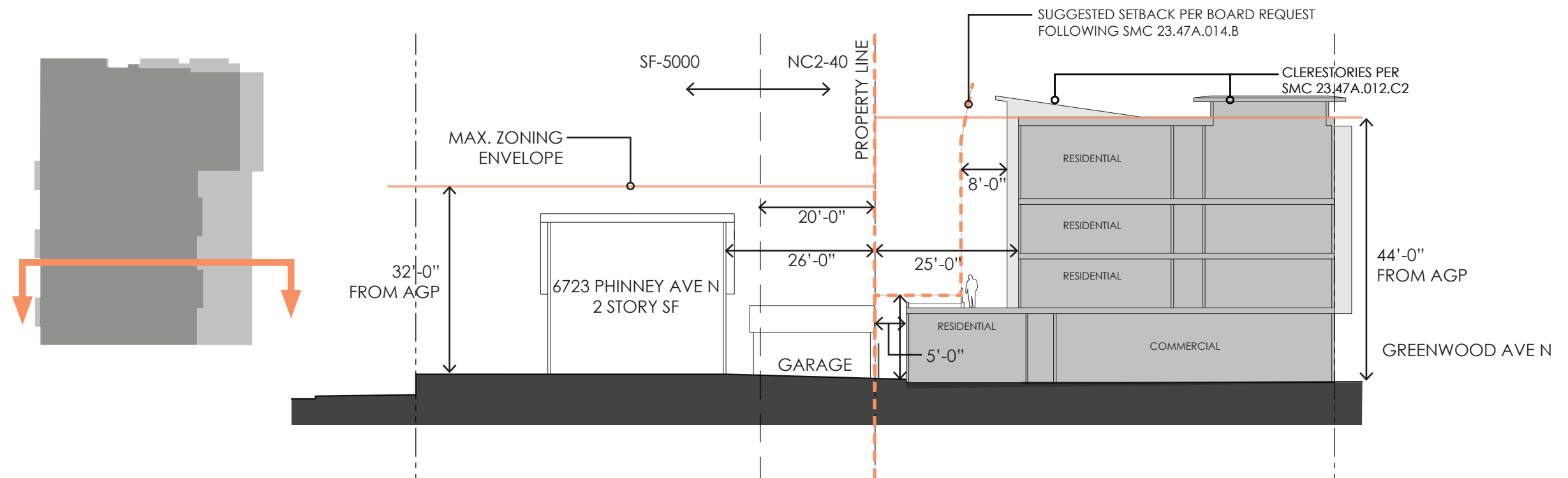
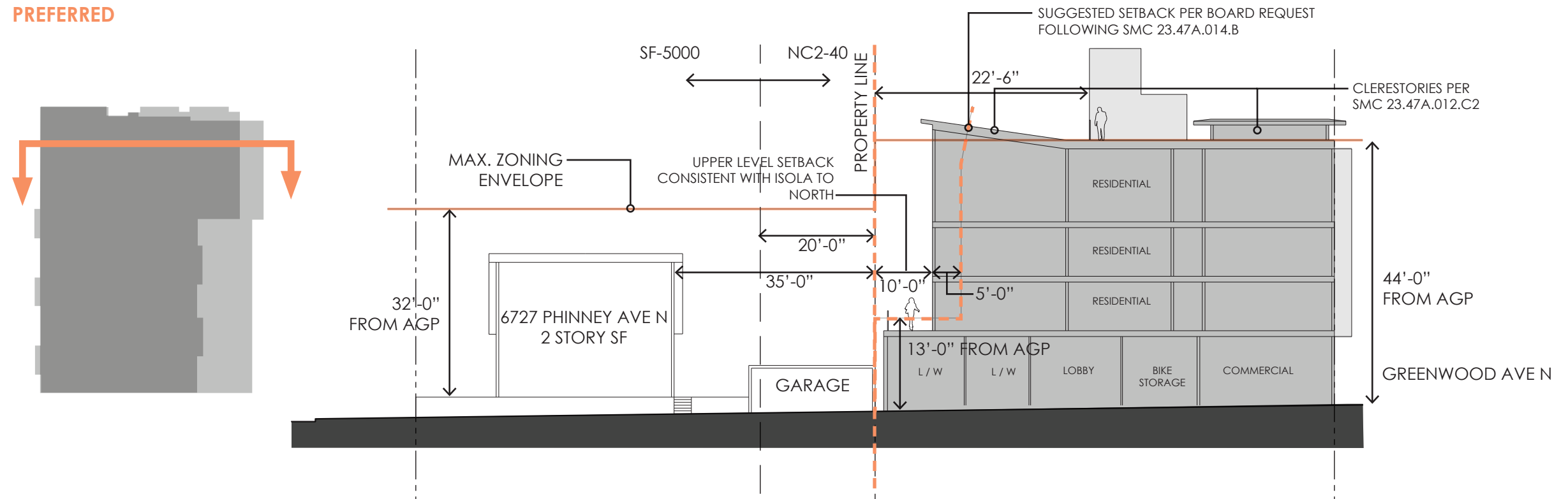
- Provides yard-to-yard relationship with adjacent properties to East.
- Least impact to light and air of adjacent properties to East.
- Live/work unit entries and townhouse vernacular on North facade provide transition to less intensive zoning to East.
- Massing / scale is organized in a way that reflects adjacencies, commercial to West, Residential to East.
- Live/work use provides both transition and flexibility along N 68th St.

**Cons:**

- Slightly smaller commercial depth.

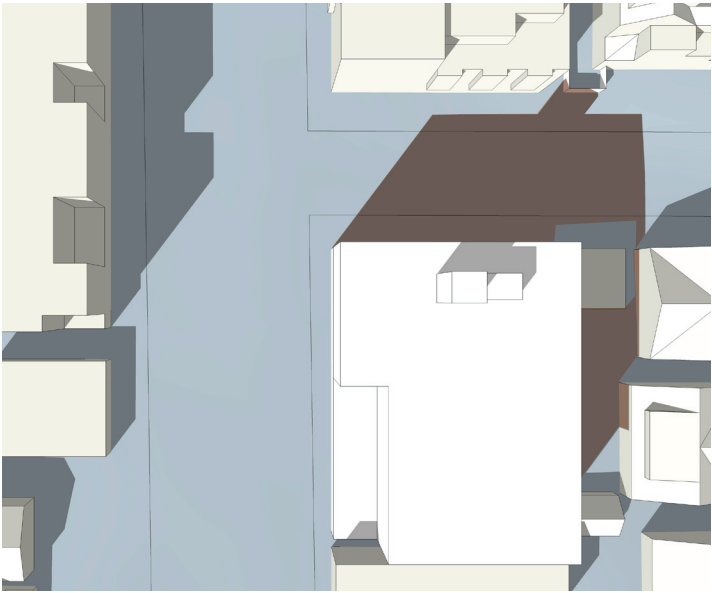


**OPTION C**  
**PREFERRED**





**OPTION C**  
**PREFERRED**



2 PM - MAX ZONING ENVELOPE  
EQUINOXES | MARCH 21 / SEPT. 21



2 PM - OPTION C  
EQUINOXES | MARCH 21 / SEPT. 21

SHADOW ANALYSIS | By providing a setback much greater than recommended or required on the majority of the East property line, the shadow impact to the properties to the East is greatly reduced. The Northern portion of the building allows the building to wrap the corner and create a successful streetscape. Though this Northern portion has a reduced setback compared to the rest of the building, the impact is primarily to only a garage and the street to the North.



10 AM  
SUMMER SOLSTICE | JUNE 21



10 AM  
EQUINOXES | MARCH 21 / SEPT. 21



10 AM  
WINTER SOLSTICE | DEC. 21



12 PM  
SUMMER SOLSTICE | JUNE 21



12 PM  
EQUINOXES | MARCH 21 / SEPT. 21



12 PM  
WINTER SOLSTICE | DEC. 21  
Early Design Guidance #2  
01/11/2015 #3020114



2 PM  
SUMMER SOLSTICE | JUNE 21



2 PM  
EQUINOXES | MARCH 21 / SEPT. 21



2 PM  
WINTER SOLSTICE | DEC. 21



**OPTION C**  
**PREFERRED**

BUILDING STEPS DOWN  
TO TRANSITION TO SINGLE  
FAMILY ZONING

TOWNHOUSE  
EXPRESSION

BRICK

LARGE WINDOWS PROVIDE "EYES ON  
THE STREET"

NORTH ELEVATION

CEDAR AT LIVE/WORK  
ENTRANCES

WEST ELEVATION

HIGH TRANSPARENCY STREET-  
LEVEL STOREFRONT

RESIDENTIAL SCALE BAYS & SHED  
ROOFS WHERE BUILDING ABUTS  
RESIDENTIAL USES

LANDSCAPE SEPARATES AMENITY  
AREAS & PROVIDES BUFFER BETWEEN  
SPACES AND ADJACENT YARDS

WOOD PRIVACY FENCE  
IN FOREGROUND

LAP SIDING, PAINTED



LOOKING SE ACROSS GREENWOOD AVE



ADJACENCY WITH EASTERN PROPERTIES



LOOKING NE ACROSS GREENWOOD AVE



LOOKING SW ACROSS N 68TH ST







MATERIALITY STUDY - COLOR |

Ebony brick (top) creates a clean, modern architectural expression. Staining the cedar soffits and entry locations creates a cohesive look.

Red brick (middle) allows the building to establish a more traditional material that includes natural wood tones.

Brown brick (bottom) is a more neutral tone, offering an opportunity for the bays to express themselves in stronger manner.



MASSING STUDY - EAST BAYS |

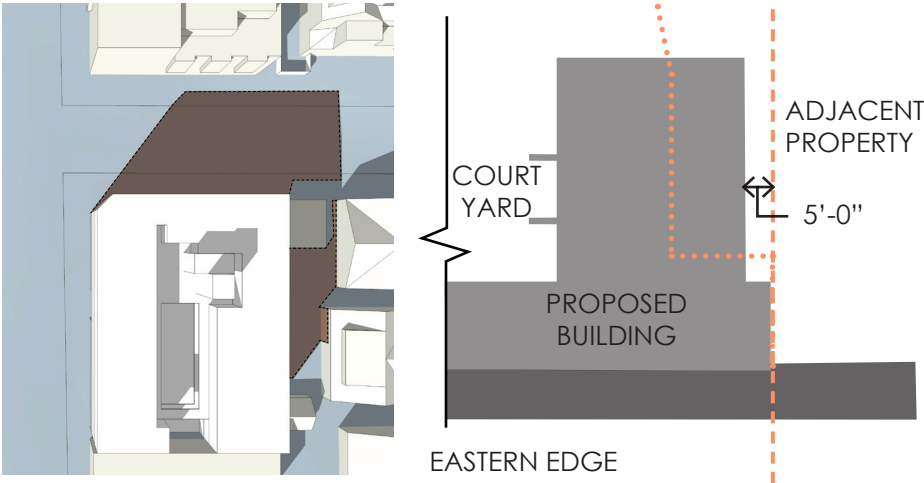
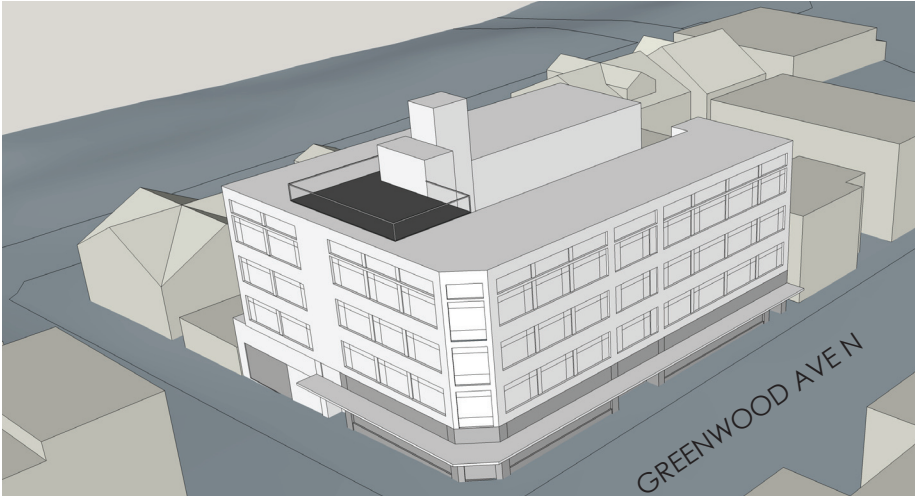
The proposed option (top) allows maximum light and East views to the upper level units, while still reading as a pitched roof, expressing the residential nature of the building.

An exploration of sloping the roofs down to the East (middle) allows the bays to yield to the less intensive residential zoning to the East.

A flat roof bay expression (bottom) relates to the roof massing of the commercial bar on the West portion of the building, creating a more cohesive overall composition.



# DESIGN COMPARISONS



OPTION A

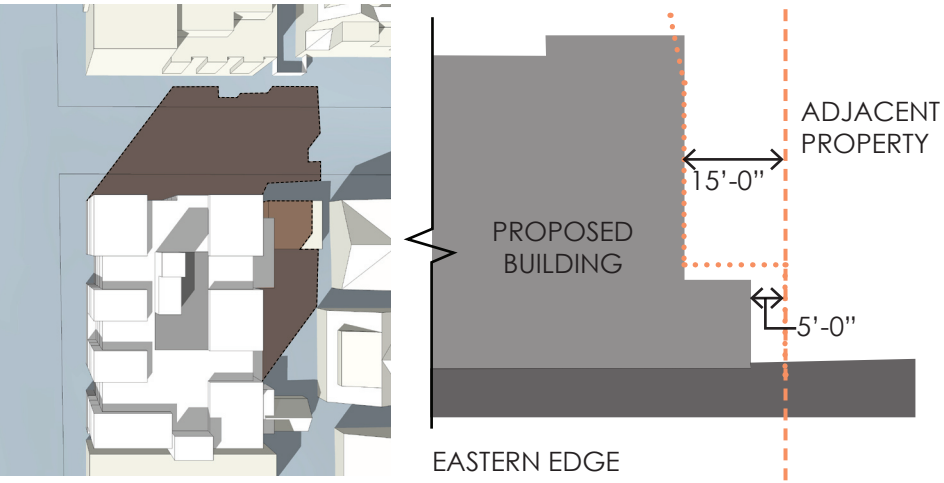
Code Compliant

**Pros:**

- South facing central courtyard provides best access to light and air for units.
- Streetscape activities such as commercial and service access are consistent with adjacent development to the North.

**Cons:**

- No yard-to-yard relationship with East properties
- Most impact to light and air of East properties.
- Less modulated expression & chamfered corner are inconsistent with neighborhood vernacular.
- Service uses are located adjacent to single family use, and not on Greenwood (SPU / Waste Management's preferred location).



OPTION B

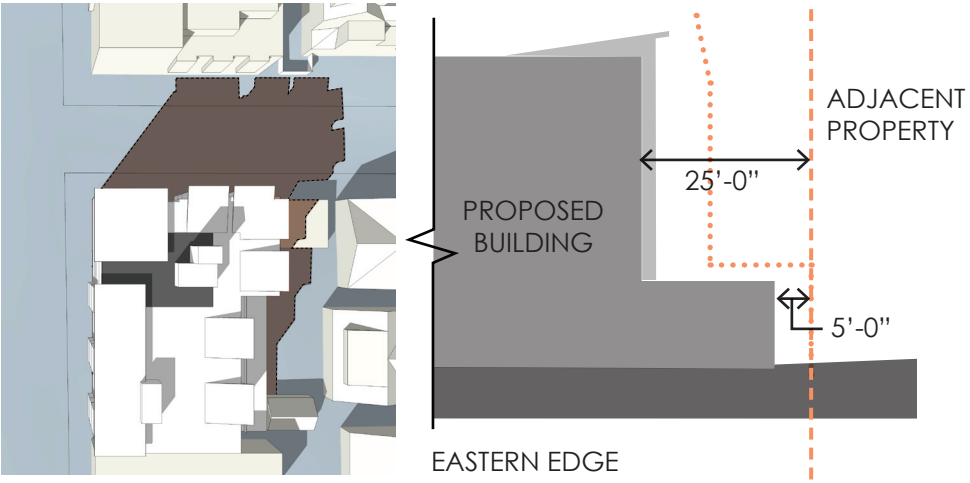
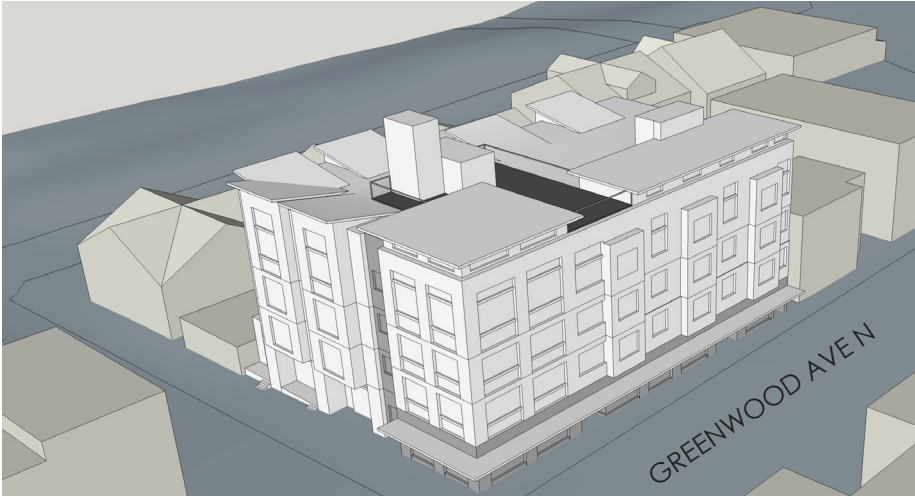
Departure: SMC 23.47A.008.D2

**Pros:**

- Provides yard-to-yard relationship with adjacent properties to East.
- Elevated "stoop" entry on NE corner relates to adjacent single family zoning.
- Bay modulation and dynamic roof line are consistent with adjacent development patterns.
- Strict compliance with new rear setback requirements.

**Cons:**

- Impact to East properties light and air is more significant than preferred option.
- More abrupt massing transition to adjacent SF zoning.
- Requests a departure



OPTION C

**PREFERRED**

Code Compliant

**Pros:**

- Provides yard-to-yard relationship with adjacent properties to East.
- Least impact to light and air of adjacent properties to East.
- Live/work unit entries and townhouse vernacular on North facade provide transition to less intensive zoning to East.
- Massing / scale is organized in a way that reflects adjacencies, commercial to West, Residential to East.
- Live/work use provides both transition and flexibility along N 68th St.

**Cons:**

- Slightly smaller commercial depth.



WORK EXAMPLES

SKIDMORE JANETTE APD



JOHNSON CARR LLC.

skidmore  
janette  
architecture  
planning  
design

6726 GREENWOOD AVE N

Early Design Guidance #2  
01/11/2015 #3020114

APPLICANT WORK EXAMPLES