

10540 Greenwood Ave. N.

Early Design Guidance
DPD Project # 3022986
April 18, 2016



SITE:
10540 Greenwood Ave N,
Seattle, WA 98133



EARLY DESIGN GUIDANCE MEETING

April 18, 2016

4	3.0/4.0/5.1	Proposal: Summary/ Context Analysis: Zoning
5	4.0	Context Analysis: Land Use/ Transportation
6	4.0	Context Analysis: Neighborhood Landmarks
7	4.0	Context Analysis: Design Cues
8	4.0	Context Analysis: Vicinity
9	4.0	Context Analysis: Perspective Views
10	5.0	Site Plan: Survey & Existing Trees
11	5.0	Shadow Studies + Impacts
12	6.0	Site Plan: ROW and Dimensions
13	6.0	Site Plan: Landscaping Concept
15	7.0	Zoning Data: Seattle Municipal Code: C1-40
16	8.0	Design Guidelines: Seattle Design 2014
20	9.0	Architectural Concepts: Alternative A
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24	9.0	Architectural Concepts: Alternative C
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27	9.0	Architectural Concepts: Design Advancement
26	10.0	Departures

PROJECT TEAM:

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⊕ VICINITY MAP

Overview

Project Information

Parcel: 8911000340
Lot Area: 14,400
Zoning: C1-40
Overlay: None
Street Classification: Greenwood Ave (Principal Arterial)
Frequent Transit: Yes

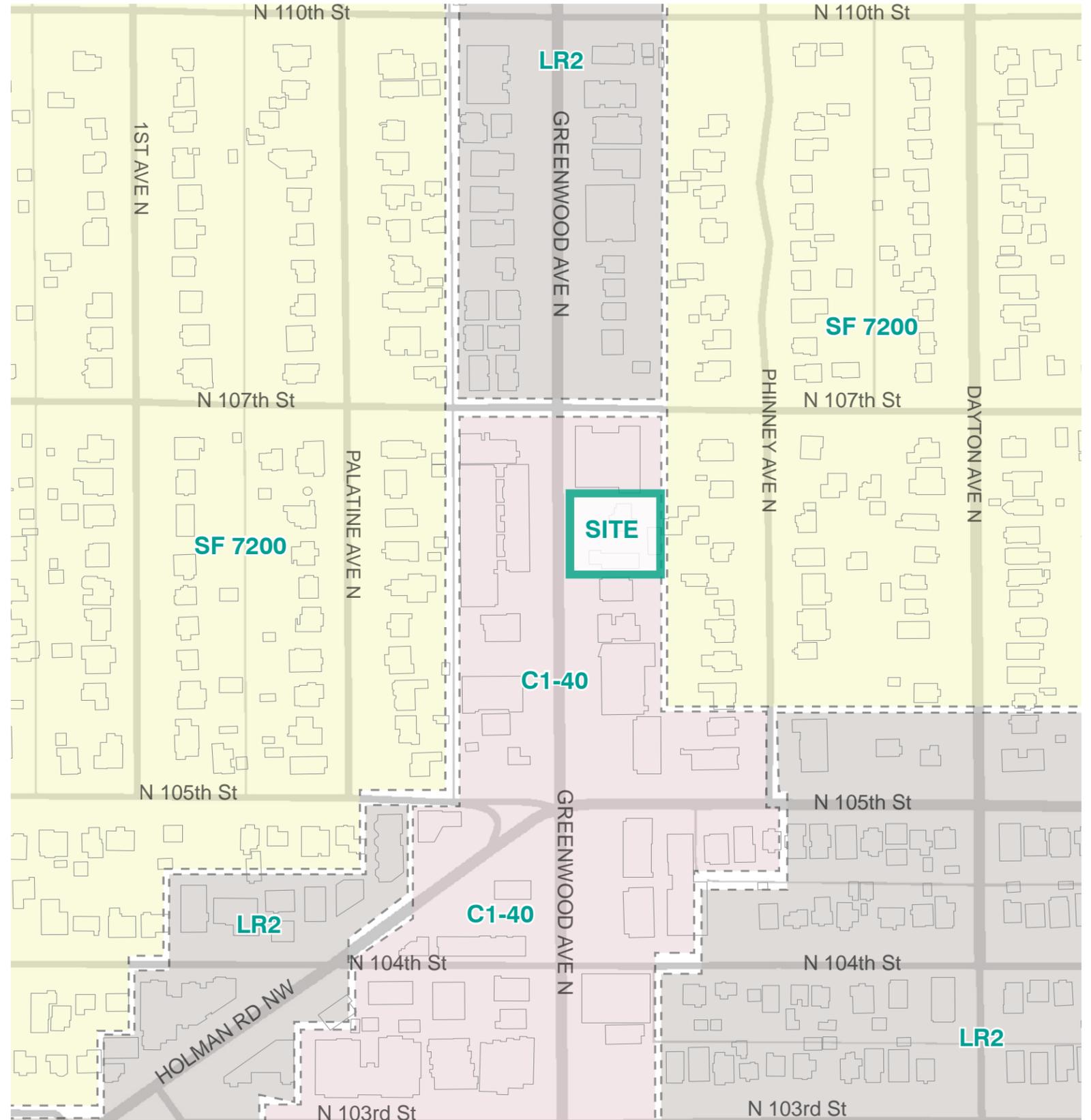
The project involves the demolition of three small single family and one motel structures and construction of four story apartment building containing 54 dwelling units. Parking for approximately 36 vehicles is provided on the first/street level and accessed directly from Greenwood Ave. The commercial space of approximately 1,500 gsf is provided on the first level. Overall building area is about 48,435 sq. ft. including parking.

Project Details:

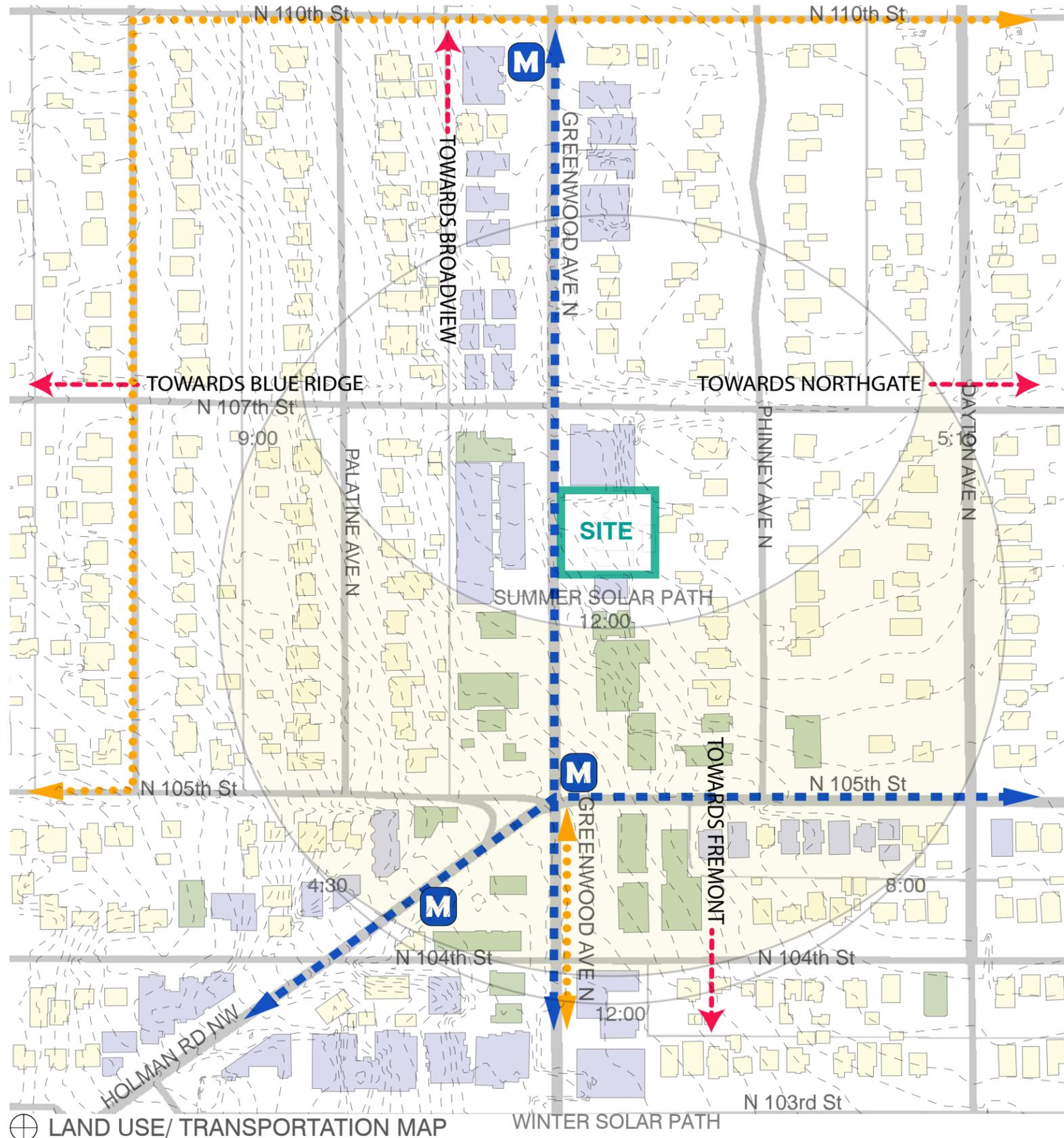
Units: 54 approx.
Total GSF: 48,435 sq. ft
Commercial GSF: 1,500 sq. ft
Parking Spaces: 32 spaces on Level 1

KEY: Zoning

- Neighborhood Commercial 1
- SF 7200
- Lowrise 2



⊕ ZONING AND URBAN CONTEXT MAP



Urban Context

The site is located on Greenwood Ave just north off Greenwood urban center. Surrounding area mostly includes single family residential buildings. To the north of the site along Greenwood Ave and immediately to the west the buildings are mostly mid-size low rise multifamily buildings. Multiple commercial structures incorporating restaurants, grocery stores, and gas station are located to the south of the property concentrated at intersection of Greenwood Ave and 105th St.

Greenwood Ave. is moderately busy arterial street and allows for easy transit to south towards Fremont, and Downtown Neighborhoods; to Ballard and Crown Hill via Holman Rd. Proximity to the 105th street allows for a quick and easy access to I-5 and Northgate Urban Village. Metro Bus routes 40 and 5 operate along Greenwood Ave, and 105th St - Holman Rd with Metro Bus Stations in 3 min walking distance from the site.

KEY: Urban Context

- Single Family Residence
- Multi Family Apartments
- Commercial / Retail
- Other

KEY: SDOT Classification

- Green Space
- Primary Arterial
- Secondary Arterial
- Bus Route
- M Bus Stop
- Bike Route
- Topography

⊕ LAND USE/ TRANSPORTATION MAP

Places and Buildings of Interest

The site is located amongst multiple commercial businesses, which are mostly restaurants and bar type establishments. The most notable businesses include Rickshaw restaurant located at intersection of 105th St and Phinney Ave. A small cluster of businesses also located at 104th St and Greenwood Ave; and includes The Alibi Room pizzeria, Manna Smoked Bar BBQ, Vietnamese food venue, and Jiffy Lube; Across Greenwood Ave from this cluster are multiple grocery stores; Right across the street from the site is a notable apartment complex Northpark Village Apartments with some businesses at the street level.

Neighborhood Urban Features

The neighborhood is located in a semi-active location and features strong residential feel. Off Greenwood the streets feature strong presence of pitched roofs and front yard areas. In Commercial zone along Greenwood Ave the architectural style is aiming towards more modern style. The topography is relatively flat with the slight slope from north to south.

Landmarks & Residences

- A** Rickshaw Restaurant, 322 N 105th St
- B** Commercial Businesses, Holman Ave N & 104th N St
- C** Northpark Village Apartments, 10545 Greenwood Ave N
- D** One Zero Seven on Greenwood, 10770 Greenwood Ave N
- E** Multi-Family Condominiums, 502 105th N St
- F** Private Residence, 10514 Palatine Ave N



⊕ NEIGHBORHOOD MAP

Landmarks



A Rickshaw Restaurant - Commercial Space Landmark



B 104th and Greenwood- Commercial Space Landmark



C Northpark Village Apartments - Commercial & Residential Landmark

Types of Buildings



D 107 on Greenwood Apartments - Multi-Family Residence

Design Cues:



1 Balconies & - Multi-Family Residence



4 Roof Line - Multi-Family Residence



7 Front Spaces - Multi-Family Residence

Multiple other Multifamily Residences are located in the C1-40 zone. These buildings incorporate use of decks and decklets, shift in massing, and pedestrian friendly sidewalk in front of the building.



E 502 N 105th St - Townhouses



2 Balconies - Townhouses



5 Verticality & Rhythm - Townhouses



8 Bays and Rhythm - Townhouses

Many townhouses are located in the LR 2 zone to the north of the site and on N 105th St. These town homes typically face the streets and set trends in the residential architecture. The trends include: balconies, strong use of verticality, rhythms and patterns incorporating setbacks and bay windows.



F Private Residence - Single Family



3 Balconies - Single Family Residence



6 Front Spaces - Single Family Residence



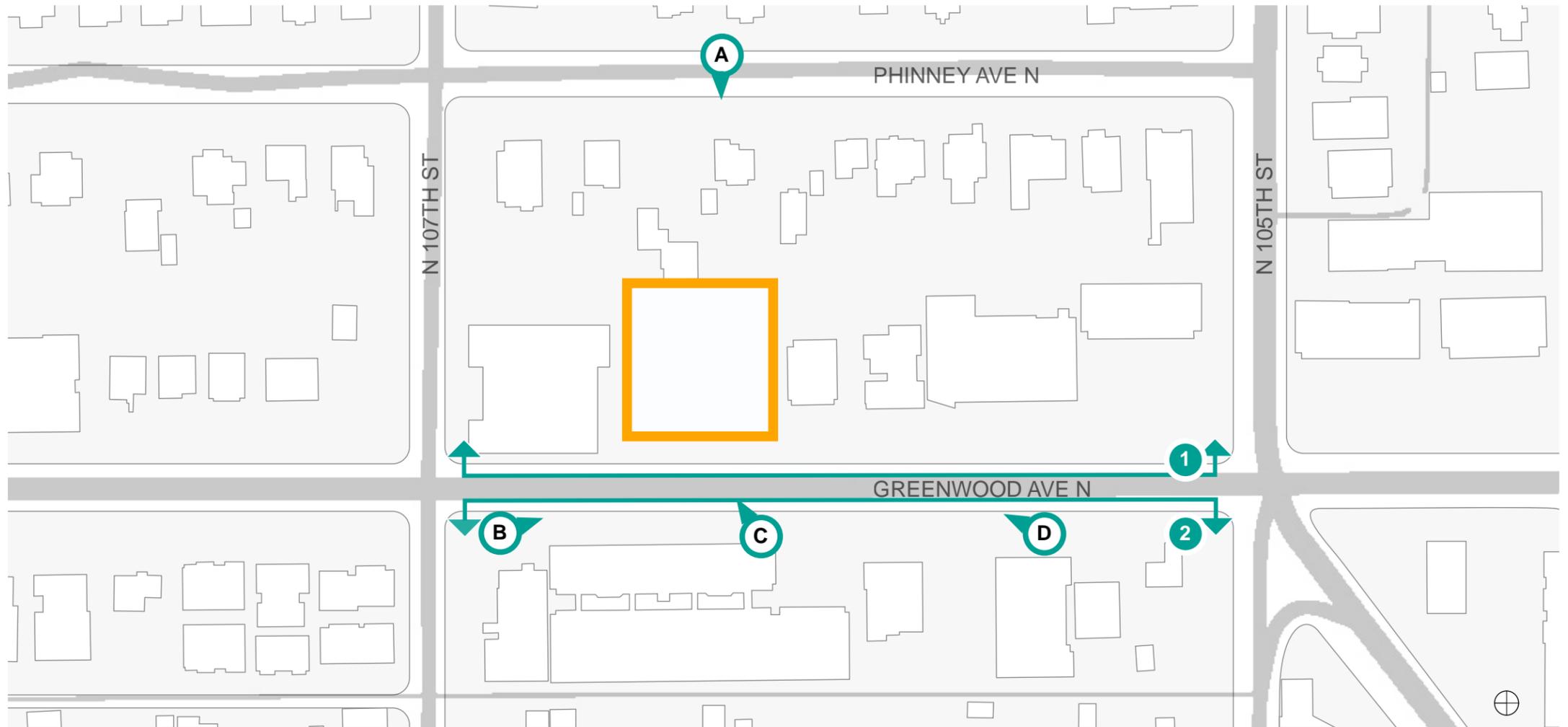
9 Roof Line - Single Family Residence

Single family residences are designed in a mixture single family house style and incorporate pitched roofs and hardiplank siding. The houses are located off major arterial streets like Greenwood Ave, N 105th St, or Holman Rd. Therefore, design cues were borrowed mostly from the new developments that are facing the major streets similarly to the site.

Streetscape Context

Buildings along Greenwood Ave are residential, mostly 3-4 story apartment/condominium buildings, mixed with small commercial. There is no street parking on the Greenwood Ave. due to the increased traffic flow. The parking for the apartment structures in immediate proximity is typically accessed from an alley, or a numbered street and typically located on ground level, partially below grade.

The street facade facing Greenwood is generally simple and with occasional presence of decks, bay windows, and minor stepping in massing.



A Looking East on Phinney Ave N



B Looking North on Greenwood Ave N



1

PROJECT SITE



2

ACROSS THE STREET FROM PROJECT SITE



C Looking Northwest on Greenwood Ave N



D Looking South on Greenwood Ave N

Site Plan Conditions

The site is a square lot located on Greenwood Ave. The site features a slight slope towards the south-west corner of the property. The views around the site are fairly open. The views to the north are blocked by the existing multifamily 4 - story structure. To the east the views could be limited by the possible future development. Views on Greenwood are open due to the distance between the structures with the long distance views along Greenwood Ave. East Facade is facing single family residential zone. Views accessed from the roof deck are open in all directions. .

Most units are oriented to the East and West towards the most open views, with some facing north and south. However, the building setback creates a light well with the neighboring building for the access of light for these units. The circulation is located toward the middle of the building, with an additional second stair against the side facade.



A



B



C



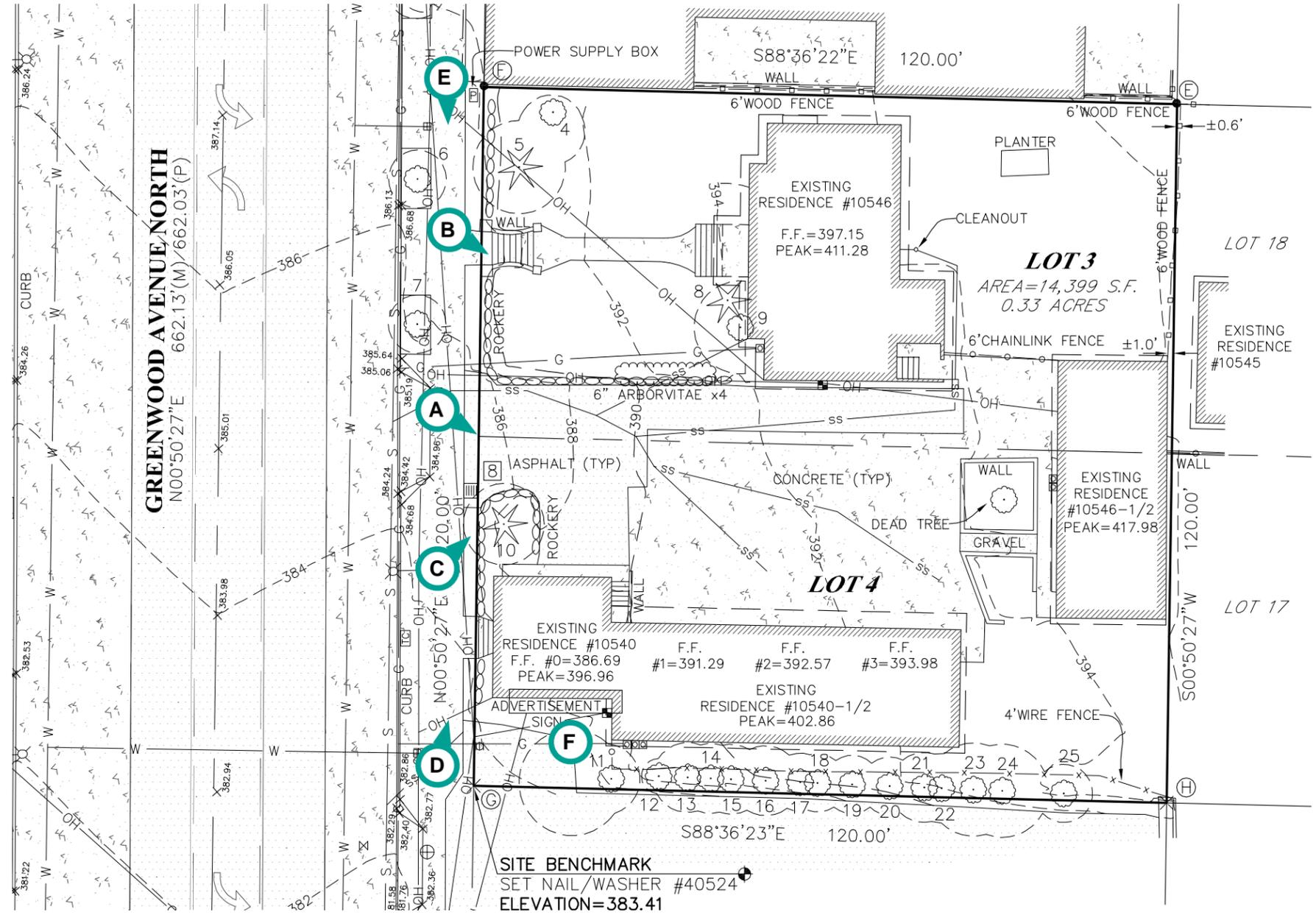
D



E



F



Existing Trees

Tree #	Species	Size (cal.)	Remarks
3	Pacific Sunset Maple	4"	City Street Tree
4	English Holly	10"	Multi-trunk
5	Black Pine	8"	
6	Pacific Sunset Maple	4"	City Street Tree
7	Pacific Sunset Maple	4"	City Street Tree
8	Alpine Fir	4"	
9	Japanese Maple	4"	Multi-trunk
10	Black Pine	14"	Topped
11	English Laurel	9"	
12	English Holly	varies 4"-8"	On slope/ as hedge/ ivy
13	English Holly	varies 4"-8"	On slope/ as hedge/ ivy
14	English Holly	varies 4"-8"	On slope/ as hedge/ ivy
15	English Holly	varies 4"-8"	On slope/ as hedge/ ivy
16	English Holly	varies 4"-8"	On slope/ as hedge/ ivy
17	English Holly	varies 4"-8"	On slope/ as hedge/ ivy
18	English Holly	varies 4"-8"	On slope/ as hedge/ ivy
19	English Holly	varies 4"-8"	On slope/ as hedge/ ivy
20	English Holly	varies 4"-8"	On slope/ as hedge/ ivy
21	English Holly	varies 4"-8"	On slope/ as hedge/ ivy
22	English Holly	varies 4"-8"	On slope/ as hedge/ ivy
23	English Holly	varies 4"-8"	On slope/ as hedge/ ivy
24	English Holly	varies 4"-8"	On slope/ as hedge/ ivy
25	Goldern Chain	9"	Multi-trunked/ On slope/ as hedge/ ivy
26*	Lilac	4"	labeled 'dead'/ Multi-trunked
27*	Japanese Maple	3"	'site discovered'/ Multi-trunked

Shadow Studies: Overview

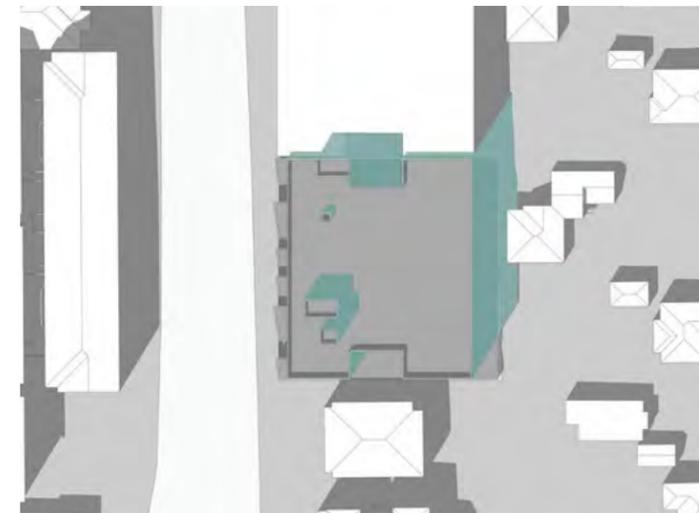
The site primarily has access to the Eastern sun throughout all the seasons of the year. The building to the south of the site partially blocks some spring and winter sun. Nevertheless, the project location receives plenty of light and sun.



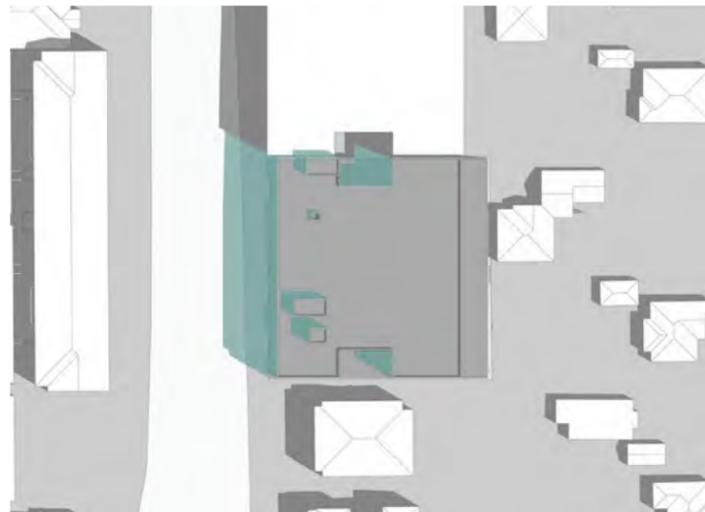
Equinox - March / September 21 at 10am



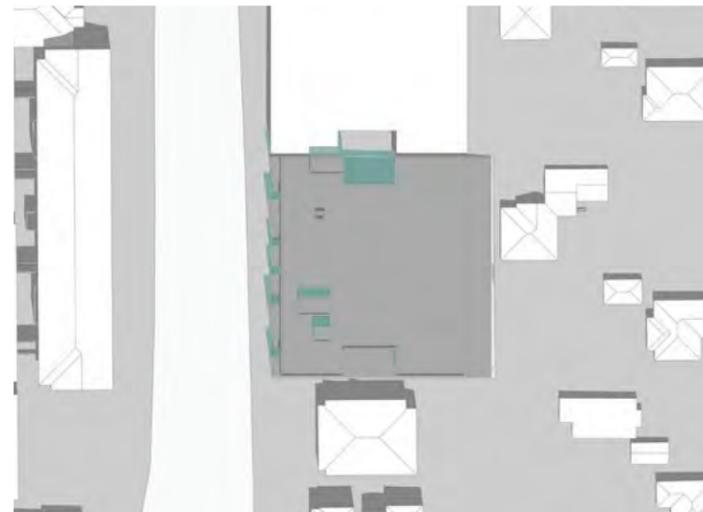
Equinox - March / September 21 at 12pm



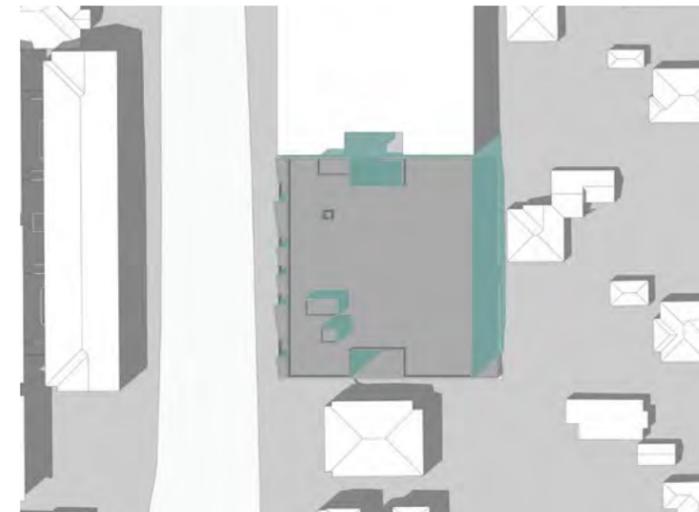
Equinox - March / September 21 at 2pm



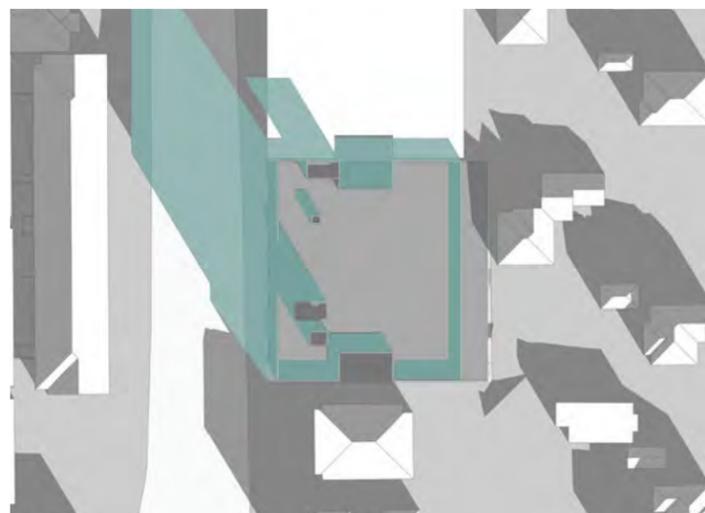
Summer Solstice - June 21 at 10am



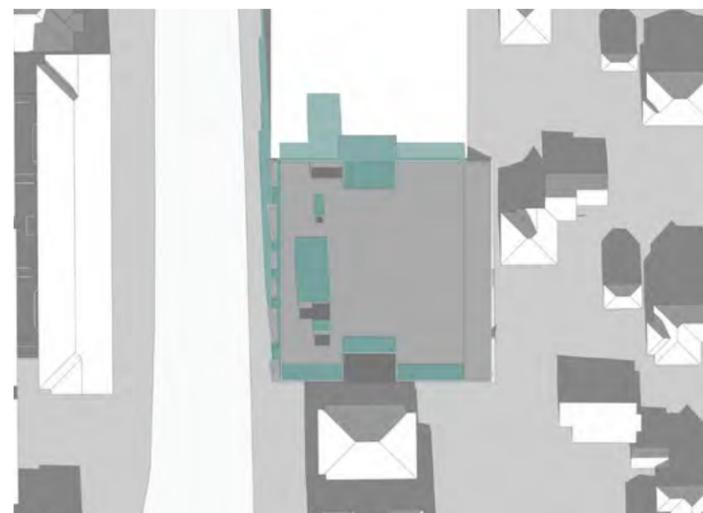
Summer Solstice - June 21 at 12pm



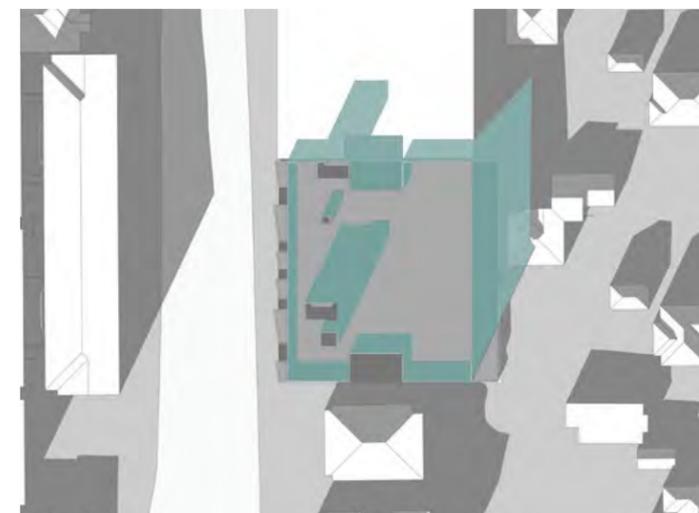
Summer Solstice - June 21 at 2pm



Winter Solstice - December 21 at 10am



Winter Solstice - December 21 at 12pm

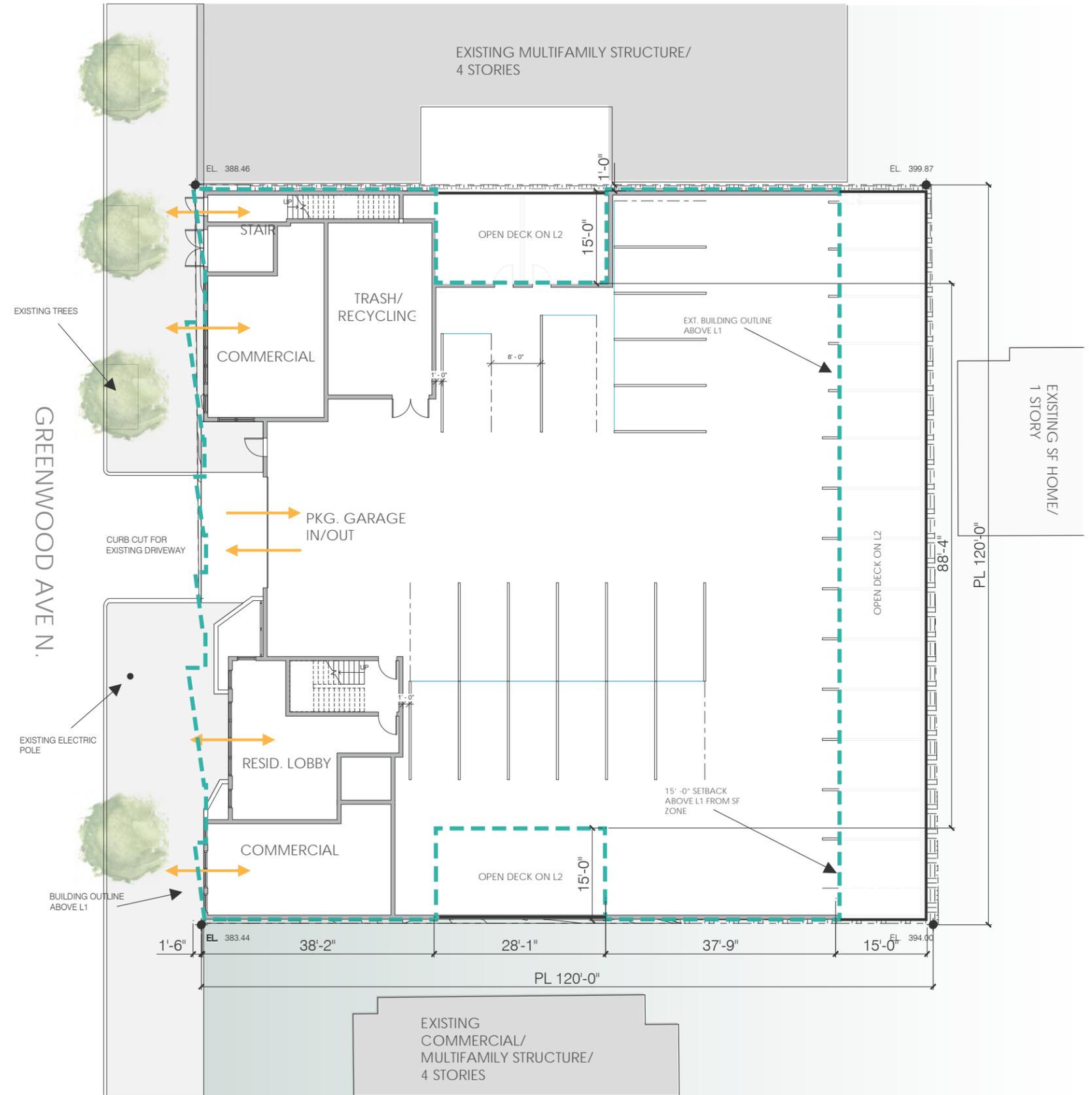


Winter Solstice - December 21 at 2pm

Opportunities and Constraints

The access to the proposed structure has to be off the Greenwood Ave N due to the constraints of the mid block location of the site and absence of a back alleyway. Parking, Residential, and commercial entrances will be off Greenwood Ave N.

The proposed parking entrance incorporates the existing curb cut for the driveway, therefore placing it roughly in the middle of the street level facade.





Ground Level

Level 2



Roof

Landscape concept

At Ground Level: added one street tree/ planter and one planter(at power pole). Planters at lobby entrance.

Level 2: North Court shows some planters on top of the deck. The South Court shows a 2' wide maintenance border (pavers or gravel) fronting a planter wall (28" tall). Inside the planter will be a couple of larger planters to allow for tree planting (requires a min. 36" depth). At East Terrace: a 5.5' deep paved terrace (pervious) fronting a planter wall (26" tall). Tree planters can be precast drop-ins.

Roof Level: Shows deck areas for tables/ furniture and a vegetable gardening area. Some planters for accent trees and shrub screening and a Gardening Storage structure. A tray system for the Green Roof. A 2' wide maintenance strip around each GR panels. Central GR panel shows some fiberglass boulders in field of sedums.

PLANT SCHEDULE

Qty.	Symbol	Botanical/Common Name	Size/Remarks
TREES:			
		Acer ginnala/ PAPERBARK MAPLE	min. 1-1/2" cal.
		Cercia canadensis/ EASTERN REDBUD	
		Parrotia p. 'Vanessa'/ PERSIAN PARROTIA	
		Pinus d. 'Umbraculifera'/ TANYOSHO PINE	min. 6'-0" hgt.
		Acer l. x 'Warrenred'/ PACIFIC SUNSET MAPLE	min. 2-1/2" cal.
		Magnolia g. 'Victoria'/ EVERGREEN MAGNOLIA	min. 2" cal.
		Pyrus c. 'Cambridge'/ FLWG. PEAR	

SHRUBS / GRD. COVERS / PERENNIALS:

Buxus 'Winter Gem'/ KOREAN DOGWOOD	min. 21" spr.
Erkianthus campanulatus/ RED VEINED ENKIANTHUS	min. 36" hgt. central leader
Epimedium x v. 'Sulpherum'/ BISHOPS CAP	min. 1 gal.
Hakonechola m. 'Aureola'/ JAPAN, FOREST GRASS	min. 1 gal.
Hemerocallis 'Lennox'/ DAYLILLY	min. 1 gal.
Hosta l. 'Aurea Marginata'/ HOSTA	min. 1 gal.
Ilex c. 'Sky Pencil'/ JAPAN, BOXLEAF HOLLY	min. 24" hgt.
Kalmia l. 'Ostbo Red'/ MTN. LAUREL	min. 24" spr.
Ligustrum m. 'Texanum'/ TEXAS WAX LEAF PRIVET	min. 4" hgt., trained standard
Liriope m. 'Big Blue'/ LILY TURF	min. 1 gal.
Mahonia bealei/ LEATHERLEAF MAHONIA	min. 24" hgt.
Myrica californica/ PACIFIC WAX MYRTLE	min. 30" hgt.
Nandina d. 'Compacta'/ HEAVENLY BAMBOO	min. 30" hgt.
Pennisetum a. 'Hamlyn'/ DWARF FOUNTAIN GRASS	1 gal.
Pittosporum l. 'Wheeler's Dwarf'/ TOBRIA	min. 24" spr.
Polystichum munitum / SWORD FERN	min. 5 fronds @ 12" o.c.
Prunus l. 'ML Vemon'/ DWARF LAUREL	min. 15" spr.
Sarcococca humilis / LOW SARCOCOCCA	min. 12" spr., spreading forms.
Taxus b. 'Fastigiata'/ IRISH YEW	min. 5'-0" hgt.
Vaccinium ovatum/ EVERGREEN HUCKLEBERRY	min. 24" hgt.

LIVE ROOF® Lite Modular Tray System (2-1/2" Soil Depth)
Pre-planted with LIVE ROOF/ GREENFEATHERS 'Forest Glen' Sedum Mix.

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ZONING CODE SUMMARY FOR: **ZONE:** C1-40

SEATTLE MUNICIPAL CODE TITLE 23

[SMC 23.41 Early Project Implementation](#)

012.B DEVELOPMENT STANDARD DEPARTURES

Departures may be granted from any Land Use Code standard or requirement, except for the following: resid. density limits, Floor Area Ratios, max. size of use, structure height, storage of solid waste containers, noise and odor stds., reqs. For streets, alleys, and easements per Chapt. 23.53, definitions, and measurements.

Response:

[SMC 23.47A Commercial](#)

004 PERMITTED AND PROHIBITED USES

Residential uses in mixed use development permitted outright

005 STREET LEVEL USES

C.2. Residential Uses may not occupy more than 20% of the street-level street facing facades when facing an arterial

008 STREET LEVEL DEVELOPMENT STANDARDS

- A.1. Applies to structures that contain residential uses in C zones.
- A.2.b. Blank segments of the street-facing façade between 2' & 8' above the sidewalk may not exceed 20' wide
- A.2.c. The total blank façade segments may not exceed 40% of the width of the façade of the structure along the street
- A.3. Street-level facing facades must be located within 10' of the property line, unless as otherwise approved
- B.2. 60% of the street facing façade between 2' & 8' shall be transparent ; view into space, or in live work units into 30" deep display windows
- B.3. Nonresidential uses must extend an average of at least 30' and a minimum of 15' except if the depth requirements would result in a space greater than 50% of the structures footprint
- B.3.b. Street level non residential uses shall have a floor to floor height of at least 13'
- D.1. At least one residential use shall have a visually prominent pedestrian entry

Response:

012 STRUCTURE HEIGHT

- A.1. The maximum height is 40' per Land Use Map
- C.2. Open railings, parapets, and fire walls may extend up to 4'-0" above the maximum height.
- C.3,A. In zones with mapped height limits of 30 or 40 feet, solar collectors may extend up to 4 feet above the otherwise applicable height limit, with unlimited rooftop coverage.
- C.4. Rooftop features including elevator and stair penthouses & mechanical equipment may not exceed 25% of the roof area.
- C.4.F. Rooftop features including elevator and stair penthouses & mechanical equipment may extend up to 16' above applicable height limit

- C.7. Planters, solar collectors, and etc shall be located at least 10 feet from the north edge of the roof
- 013 FLOOR AREA RATIO
 - A.3. Above grade parking within or covered by a structure must be included in FAR calculations.
 - B. Maximum FAR for all uses on a lot that is occupied by a mix of uses outside SAOD is 3.25
 - D. Gross floor area below grade not counted against FAR

014 SETBACKS
No setbacks required

- 016 LANDSCAPING AND SCREENING STANDARDS
 - A.2. Landscaping must achieve a Green Factor of 0.30 for any new structure over 4 units
 - B.1. Street trees are required per SDOT, existing trees count toward the requirement

018 NOISE STANDARDS

- 020 ODOR STANDARDS
 - A. Venting of odors, vapors, smoke, etc. shall be 10'-0" above the finished sidewalk grade, and shall be directed away to the extent possible from residential uses within 50'-0"

- 022 LIGHT AND GLARE STANDARDS
 - A. Exterior lighting shall be shielded from adjacent uses.
 - B. Interior lighting in parking garages shall be shielded.

- 024 AMENITY AREAS
 - A. Residential amenity areas of 5% of the total gross residential floor area including, but not limited to, decks, balconies, terraces, roof gardens, plazas, courtyards, play areas, or sports courts
 - B.1. All residents must have access to at least one amenity space
 - B.2. Amenity spaces may not be enclosed
 - B.4. Common amenity areas must have a minimum horizontal dimension of 10' and be a minimum of 250 sq. Ft.
 - B.6. Private balconies must have a minimum horizontal dimension of 6' and be a minimum if 60 sq. ft.

- 030 REQUIRED PARKING AND LOADING
 - A. Access to parking

Response:
Access for parking is proposed from Greenwood Ave N.

- 033 TRANSPORTATION CONCURRENCY
 - All uses shall meet the transportation concurrency level-of-service per chapter 23.52

[SMC 23.53 Requirements for Streets, Alleys, and Easements](#)

015 IMPROVEMENT REQUIREMENTS FOR EXISTING STREETS IN RESIDENTIAL AND COMMERCIAL ZONES

Street improvements required per SDOT standards
Response: Additional street tree will be provided.

- 030 ALLEY IMPROVEMENTS IN ALL ZONES
 - Alley improvements required per SDOT standards
- Response: No alley

- 035 STRUCTURAL BUILDING OVERHANGS
 - A.1. 8' vertical from sidewalk min.
 - A.2. 1' horiz, 2'-6" ht., projection for architectural , or decorative features – eaves, etc.
 - A.4. Window bays/balconies – 8' above sidewalk, max. 3' horiz. Projection, 50% open area, 15' max. length, min 8' horiz. separation (see additional specific requirements)

Response:
Angled bay windows facing Greenwood Ave are proposed in order to break up the mass and reduce the impact of the facade by introducing deeper vertical reveals.

[SMC 23.54 Quantity and Design Standards for Off Street Parking](#)

- 015 REQUIRED PARKING
 - A. Min. parking per SLUC 23.54.015,, Tables A and B, except as modified in this section
 - K. Bicycle parking required at 1 stall per 4 units for multi-family structures'

Table B, PARKING FOR RESIDENTIAL USES:
1 space for 2 small efficiency dwelling units (SEDU)
1 space for 1 single-family dwelling unit

Table D, PARKING FOR BICYCLES:
General Sales and Services and Eating and Drinking Establishments – 1/12,000 sf long term, 1 /4,000 sf short term; Multi-family – 1 /4 units

- 020 PARKING QUANTITY REDUCTIONS
 - F.2A. Parking may be reduced by 50 percent if the use is located within 1,320 feet of a street with frequent transit service.

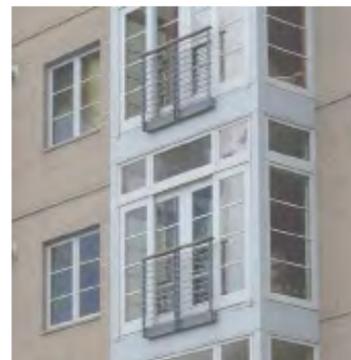
Response: 32 parking spots
Response: 32 parking spots are provided for 23 single family units and 31 SEDU units. Reduction by 6 parking spots is requested.

- 030 PARKING SPACE STANDARDS
 - B.1A. Minimum medium stalls for residential use (<5 stalls provided))
 - B.2. 75% large stalls for nonresidential (<10 stalls provided)

- 030 SOLID WASTE AND RECYCLABLE MATERIALS STORAGE AND ACCESS
 - Table A – 26-50 units - 375 square feet; additional 4 sq ft per unit when 50> units ; 0-5,000 sf non-residential – 82 sf



CS-1 Setback to accommodate light well at the adjacent building



CS-3 Bays with large window



CS-3 Recessed deck

CS-1 NATURAL SYSTEMS AND SITE FEATURES:

Use natural systems/features of the site and its surroundings as a starting point for project design

- A. Energy Use
 - A-1. Energy Choices:
- B. Sunlight and Natural Ventilation
 - B-1. Sun and Wind:
 - B-2. Daylight and Shading:
 - B-3. Managing Solar Gain:
- C. Topography
 - C-1. Land Form:
 - Use natural topography and desirable landforms to inform project design.
 - C-2. Elevation Changes:
 - Use the existing site topography when locating structures and open spaces on the site.
- D. Plants and Habitat
 - D-1. On-Site Features:
 - Incorporate on-site natural habitats and landscape elements and connect those features to existing networks of open spaces and natural habitats wherever possible.
 - D-2. Off-Site Features:
 - Promote continuous habitat, where possible, and increase interconnected corridors of urban forest and habitat where possible.
- E. Water
 - E-1. Natural Water Features:
 - E-2. Adding Interest with Project Drainage:

Response:

The proposed building design takes advantage of the open east and west facades by locating the majority of the units among these sides of the building, providing the most sunlight. North and South facades include light well for the units facing north/south.

The topography slopes from northeast to southwest corner generating the difference in height of approximately one level. This allows for an open facade facing the street and secluded below ground level space for parking towards the east property line.

Currently site includes a few insignificant trees which will be taken down in the process of construction. However, the project proposes the planting of the street trees and pedestrian -friendly sidewalk area, as well as green roof deck for the future residents.

CS-2 URBAN PATTERN AND FORM:

Strengthen the most desirable forms, characteristics and patterns of the streets, block faces, and open spaces in the surrounding area

- A. Location in the City and Neighborhood
 - A-1. Sense of Place:
 - Emphasize attributes that give a 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.
 - A-2. Architectural Presence:
- B. Adjacent Sites, Streets, and Open Spaces
 - B-2. Connection to the Street:
 - Identify opportunities for the project to make a strong connection to the street and public realm.
 - B-3. Character of Open Space:
- C. Relationship to the Block
 - C-1. Corner Sites:
 - C-2. Mid-Block Sites:

- C-3. Full Block Sites:
 - Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.
 - Break up long facades of full-block buildings to avoid a monolithic presence
- D. Height, Bulk, and Scale
 - D-1. Existing Development and Zoning:
 - D-2. Existing Site Features:
 - D-3. Zone Transitions:
 - D-4. Massing Choices:
 - D-5. Respect for Adjacent Sites:
 - Respect adjacent properties with design and site

Response:
The site has a mid-block relationship to the rest of the street. Immediately adjacent the north is a multifamily building. The proposed structure will be similar in bulk to the neighboring building. Building will respond to the datum lines and rhythm already created by the neighboring buildings by shifting the mass to bring . The transparent commercial quality will be present at the street level on Greenwood Ave. by the use of curtain wall or wide tall windows. The parking entrance will be set back further from the street to lessen the impact on the overall front facade.

CS-3 ARCHITECTURAL CONTEXT AND CHARACTER:

- Contribute to the architectural character of the neighborhood
 - A. Emphasizing Positive Neighborhood Attributes
 - A-1. Fitting Old and New Together:
 - Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.
 - A-2. Contemporary Design:



CS-3 Pattern created by mass shifting and balconies



PL-1 Sidewalk development



PL-1 Canopies for weather protection

- A-3. Established Neighborhoods:
Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through the use of new materials or other means.
In existing neighborhoods with a well-defined architectural character, site and design new structures to complement or be compatible with the architectural style and siting patterns of neighborhood buildings.
- A-4. Evolving Neighborhoods:
- B. Local History and Culture
- B-1. Placemaking:
Explore the history of the site and neighborhood as a potential placemaking opportunity.
- B-2. Historical / Cultural References:
Reuse existing structures on the site where feasible as a means of incorporating historical or cultural elements into the new project.

Response:

The design of the proposed structure complies the neighborhood existing and new emerging trends. To bring the traditional residential character use of decks/decklets are incorporated into the facade design. To support the contemporary trends of Seattle residential architecture the project will feature large windows and use of modern materials such as Fiber Cement panels, Wood Panels, and etc.

PL-1 CONNECTIVITY:

Complement and contribute to the network of open spaces around the site and the connections among them

- A. Network of Open Spaces
- A-1. Enhancing Open Space:
Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood.
- A-2. Adding to Public Life:

- B. Walkways and Connections
- B-1. Pedestrian Infrastructure:
Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project
- B-2. Pedestrian Volumes:
Provide ample space for pedestrian flow and circulation
- B-3. Pedestrian Amenities:
Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered
- C. Outdoor Uses and Activities
- C-1. Selecting Activity Areas:
Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.
- C-2. Informal Community Uses:
- C-3. Year-Round Activity:

Response:

The design concept will support the sidewalk development that will be complementary to the overall block character. The entrance will be set back slightly to create a place for gathering.

PL-2 WALKABILITY:

Create a safe and comfortable walking environment that is easy to navigate and well connected to existing pedestrian walkways and features

- A. Accessibility
- A-1. Access for All:

- A-2. Access Challenges:
- B. Safety and Security
- B-1. Eyes on the Street:
Create a safe environment by providing lines of sight and encouraging natural surveillance.
- B-2. Lighting for Safety:
Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.
- B-3. Street-Level Transparency:
- C. Weather Protection
- C-1. Locations and Coverage:
- C-2. Design Integration:
- C-3. People-Friendly Spaces:
- D. Wayfinding
- D-1. Design as Wayfinding:

Response

The weather protection will be provided on the street level by installing overhead canopies. The street level will be sufficiently lighted to provide safe environment for the residents and other pedestrians. Street level transparency will be provided by many windows and entrances fronting the street at the lobby and commercial spaces. The planting will be featured along the building to provide a pleasant pedestrian environment.

PL-3 STREET LEVEL INTERACTION:

Encourage human interaction and activity at the street level with clear connections to building entries and edges

- A. Entries
- A-1. Design Objectives:



PL-3 Glazed Facade and canopies



DC-1 Residential entry and Parking adjacent to each other



DC-2 Strong verticality, visually reduced mass, townhouse like scale

A-2. Ensemble of Elements:

Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

B. Residential Edges

- B-1. Security and Privacy
- B-2. Ground-level Residential
- B-3. Buildings with Live / Work Uses
- B-4. Interaction

C. Retail Edges

- C-1. Porous Edge
- C-2. Visibility
- C-3. Ancillary Activities

Response

The building will have an entrance that will be clearly identified with landscaping, canopies, and lighting. The street level facade will be glazed, with the multiple entrances that will be clearly distinguished between commercial and residential uses. There will be no residential units on the ground level.

PL-4 ACTIVE TRANSPORTATION:

Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit

A. Entry Locations and Relationships

- A-1. Serving all Modes of Travel:
- A-2. Connections to All Modes:
Site the primary entry in a location that logically relates to building uses and clearly connects all major points of access.

B. Planning Ahead for Bicyclists

B-1. Early Planning

- B-2. Bike Facilities
- B-3. Bike Connections

C. Planning Ahead for Transit

- C-1. Influence on Project Design
- C-2. On-site Transit Stops
- C-3. Transit Connections

Response

The main entrance to the building will be located off Greenwood Ave. N. This street serves as an important arterial and provides means of transit routes. The parking entrance will be set back from the property edge for safety purposes. The garage will provide car and bicycle parking.

DC-1 PROJECT USES AND ACTIVITIES

Optimize the arrangement of uses and activities on site

A. Arrangement of Interior Uses

- A-1. Visibility
Locate uses and services frequently used by the public in visible/prominent areas, such as entries/along the street front.
- A-2. Gathering Places
- A-3. Flexibility
- A-4. Views and Connections

B. Vehicular Access and Circulation

- B-1. Access Location and Design
- B-2. Facilities for Alternative Transportation

C. Parking and Service Uses

- C-1. Below-Grade Parking
- C-2. Visual Impacts

C-3. Multiple Uses:

C-4. Service Uses:

Response:

The parking garage entrance and pedestrian entrance will be off the same street and located adjacent to each other due to the site's mid block location and absence of the alley. All the building entrances will be clearly identified and visible to the pedestrians and both will be clearly dominant over the garage entrance. However it still will provide clear cues for the motorists by the use of landscape and building materials.

The residential entrance will be designed to dominate the other. The parking entrance will be designed to blend and fit with the rest of the facade, however use of certain accent materials will still differentiate the entrance from the blank facade.

DC-2 ARCHITECTURAL CONCEPT:

Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings

A. Massing

- A-1. Site Characteristics and Uses
- A-2. Reducing Perceived Mass
Use secondary architectural elements to reduce the perceived mass of larger projects.

B. Architectural and Facade Composition

- B-1. Façade 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.
- B-2. Blank Walls

C. Secondary Architectural Features

- C-1. Visual Depth and Interest
- C-2. Dual Purpose Elements



DC-3 Sidewalk pavement



DC-4 Fiber cement wrapping of a corner



DC-2 and DC-4 Use of fiber cement of complementing colors, upper level setback, bay windows.

C-3. Fit With Neighboring Buildings:

D. Scale and Texture

D-1. Human Scale:

D-2. 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.

E. Form and Function

E-1. Legibility and Flexibility:

Strive for a balance between building legibility and flexibility

Response:

The building design carries through a similar architectural expression to some of the nearby buildings. To reduce the perceived mass, the building design strategically uses decks, recessed elements, and highlighted building entries.

The most visible facade of the building is the one facing the street. However, the design parti will be consistent on all sides of the building.

DC-3 OPEN SPACE CONCEPT:

Integrate open space design with the building design so that each compliments the other.

A. Building - Open Space Relationship

A-1. Interior / Exterior Fit:

B. Open Space Uses and Activities

B-1. Meeting User Needs:

Plan the size, uses, activities and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.

B-2. Matching Uses to Conditions:

B-3. Connections to Other Open Space:

Site and design project-related open spaces to connect with, or enhance, the uses and activities of other nearby public open space where appropriate.

B-4. Multi-family Open Space:

C. Design

C-1. Reinforce Existing Open Space:

Where a strong open space concept exists in the neighborhood, reinforce existing character and patterns of street tree planting, buffers or treatment of topographic changes. Where no strong patterns exist, initiate a strong open space concept that other projects can build upon in the future.

C-2. Amenities and Features:

C-3. Support Natural Areas:

Response:

The open space in front of the building will be a wide sidewalk that will be carefully landscaped with trees and other vegetation. The residential building entry will be slightly recessed to accentuate the entry area.

DC-4 EXTERIOR MATERIALS AND FINISHES:

Use appropriate and high quality elements and finishes for the building and its open spaces.

A. Building Materials

A-1. 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 a high quality of detailing are encouraged.

A-2. Climate Appropriateness:

Select durable and attractive materials that will age well in Seattle’s climate, taking special care to detail corners, edge, and transitions

B. Signage

B-1. Scale and Charcter:

B-2. Coordination With Project Design:

C. Lighting

C-1. Functions:

C-2. Avoiding Glare:

D. Trees, Landscape, and Hardscape Materials

D-1. Choice of Plant Materials:

Reinforce the overall architectural and open space design concepts through the selection of landscape materials.

D-2. Hardscape Materials:

Use exterior courtyards, plazas, and other hard surfaces areas as an opportunity to add color, texture, and/or pattern

D-3. Long Range Planning:

Select plants that upon maturity will be of appropriate size, scale and shape to contribute to the site as intended

D-4. Place Making:

Create a landscape plan that helps define spaces with significant elements such as trees

E. Project Assembly and Lifespan

E-1. Deconstruction:

Response:

Exterior finish materials will be chosen for their fit into the contemporary design of the project and with the surrounding neighborhood. The predominate exterior materials would be fiber cement panels. Materials will be of durable and of high quality. Color, texture, and pattern will be consistent with the intended design. A building sign will be incorporated into the design. The decks will be framed solid to accentuate their massing.

Alternative A

1 Parking/Commercial + 3 Residential Levels+ Roof Amenity	
Unit Count	54
Parking	10,307 sf
Total Floor Area	47,502 sf
Total Residential Floor Area	28,760 sf
FAR Proposed	3.2
FAR allowed	3.25
Amenity Area Provided	roof deck/ private space
Amenity Area Required	1,481 sf

Pros:

- Simpler geometries of the facade
- Entrances on the street level are well accentuated

Cons:

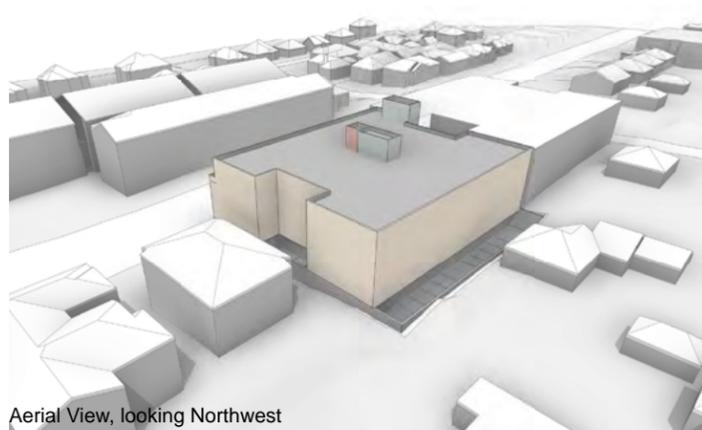
- No private decks



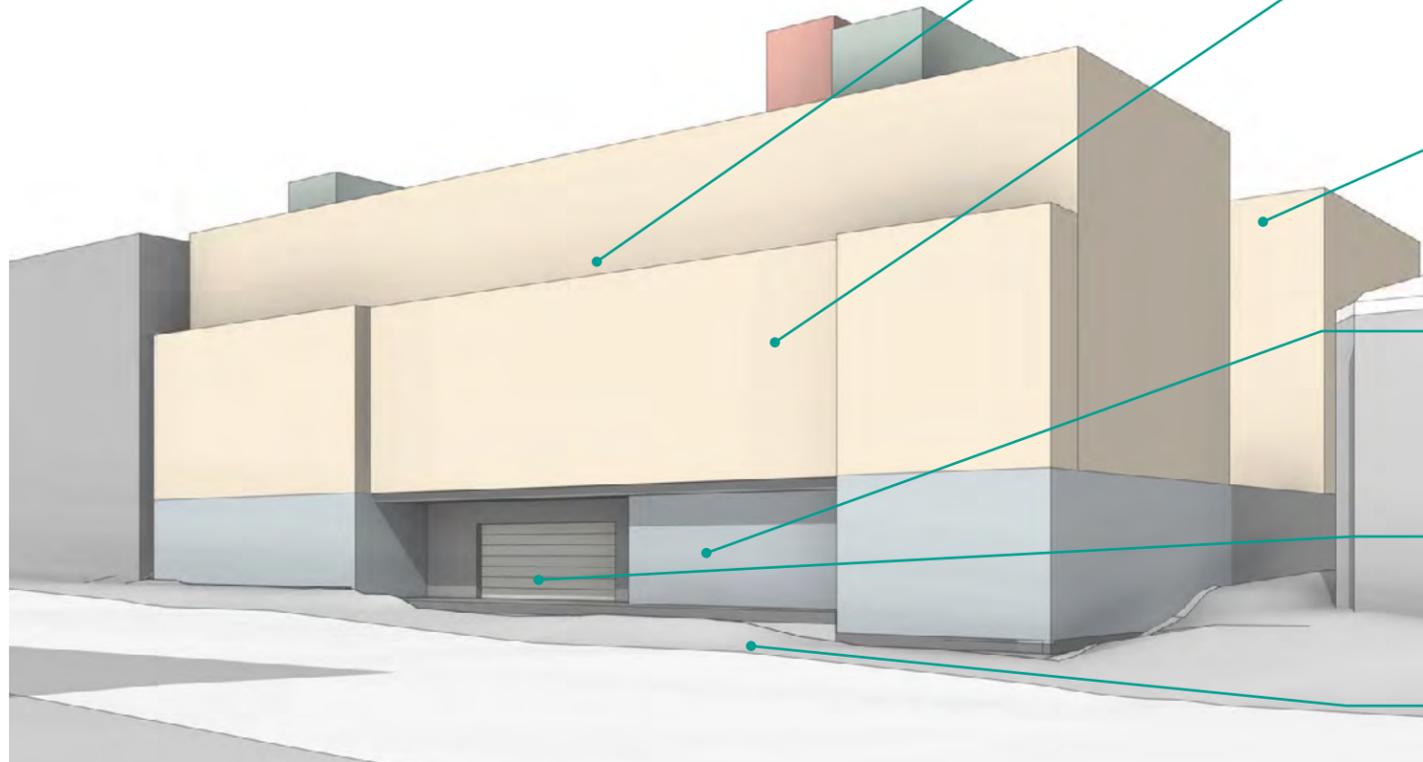
Aerial View, looking Southeast



Aerial View, looking Northeast



Aerial View, looking Northwest



CS-1

Setback due the electric pole in front of the building

DC-2

Alternative features a facade with a slight shift in massing above the parking entrance to fit in with the pattern of the surrounding buildings

CS-1

North and South facades include light well to provide units with light

PL-3

The street level facade will feature glazed treatment. Entrances for various used will be clearly differentiated.

PL-4

The parking entry is set back from the property line for safety purposes and to lessen the impact on the front facade

DC-3

The open space in front of the building is a wide sidewalk that will be carefully landscaped with trees and other vegetation.



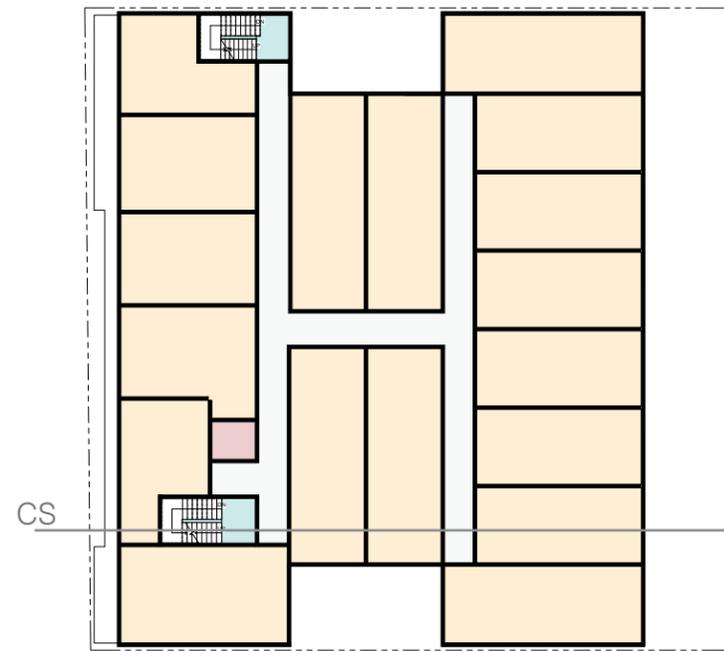
Street View on Greenwood Ave N, looking Southeast



Street View on Greenwood Ave N, looking Northeast



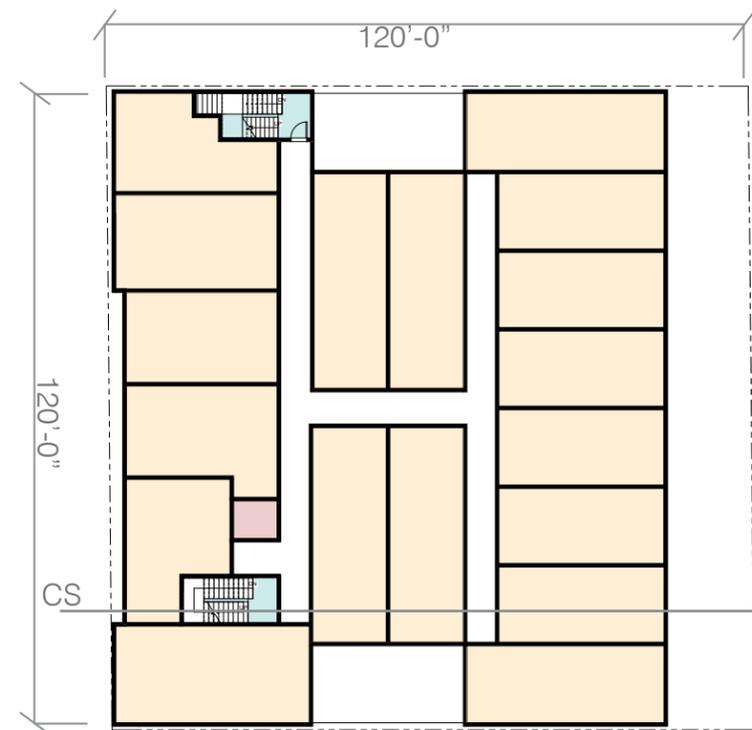
Level P1/L1



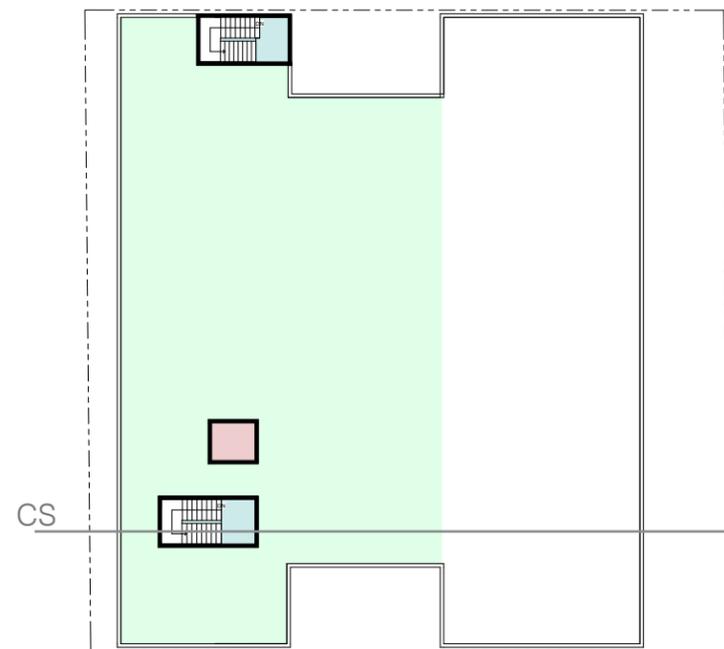
Level 4

KEY: Program

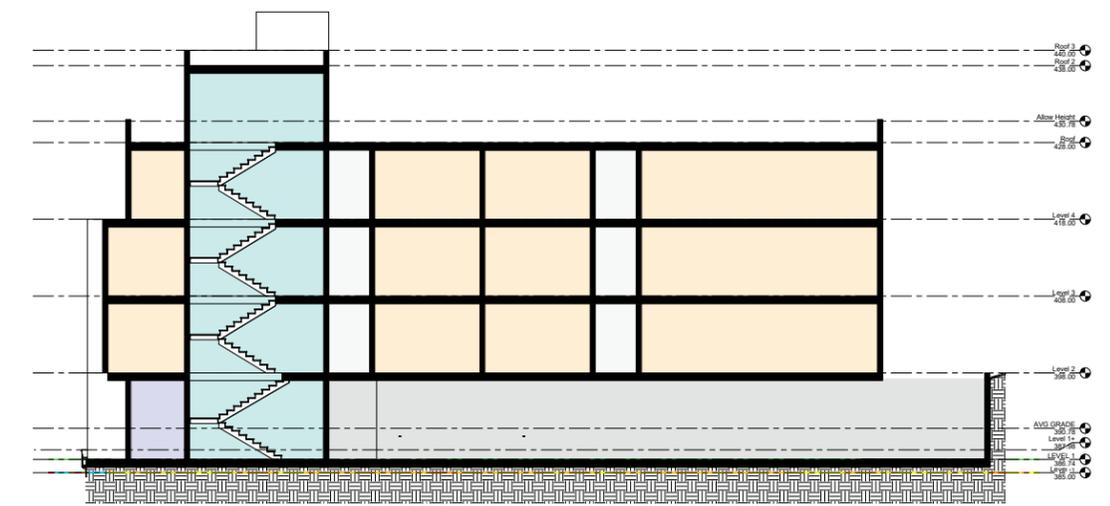
- Stairs/Elevator
- Residential
- Lobby
- Commercial
- Parking
- Corridor/Deck
- Service Area
- Deck
- Trash/Recycling



Level 2/ Level 3



Roof



Cross Section

Alternative B

1 Parking/Commercial + 3 Residential Levels+ Roof Amenity	
Unit Count	54
Parking	9,340 sf
Total Floor Area	47333.37 sf
Total Residential Floor Area	28,440 sf
FAR Proposed	3.19
FAR allowed	3.25
Amenity Area Provided	roof deck/ private
space	
Amenity Area Required	1,460 sf

Pros:

- Shift of masses reduces the perceived mass of the building
- Private decks in some units facing Greenwood Ave N

Cons:

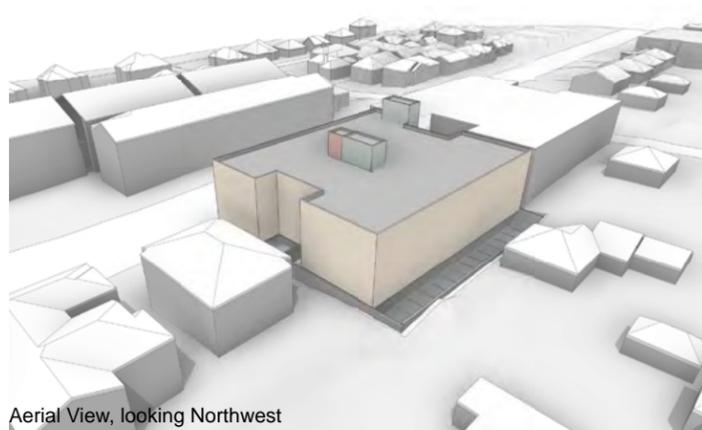
- Smallest total residential floor area proposed
- Entrances on the street level less clearly defined
- Center location of stairs and elevator affects the amount of parking



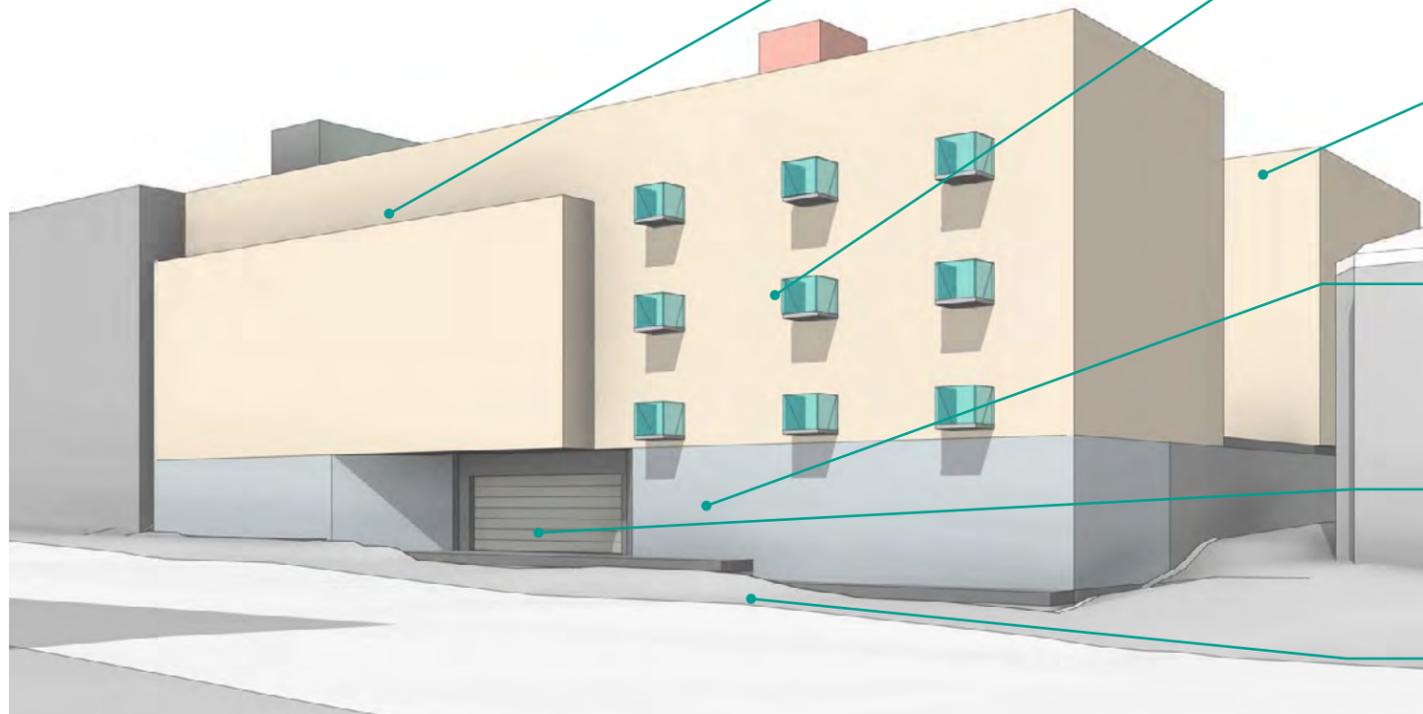
Aerial View, looking Southeast



Aerial View, looking Northeast



Aerial View, looking Northwest



CS-1

Setback due the electric pole in front of the building

DC-2

Alternative features asymmetrical shift in massing with the small balconies.

CS-1

North and South facades include light well to provide units with light

PL-3

The street level facade will feature glazed treatment. Entrances for various used will be clearly differentiated.

PL-4

The parking entry is set back from the property line for safety purposes

DC-3

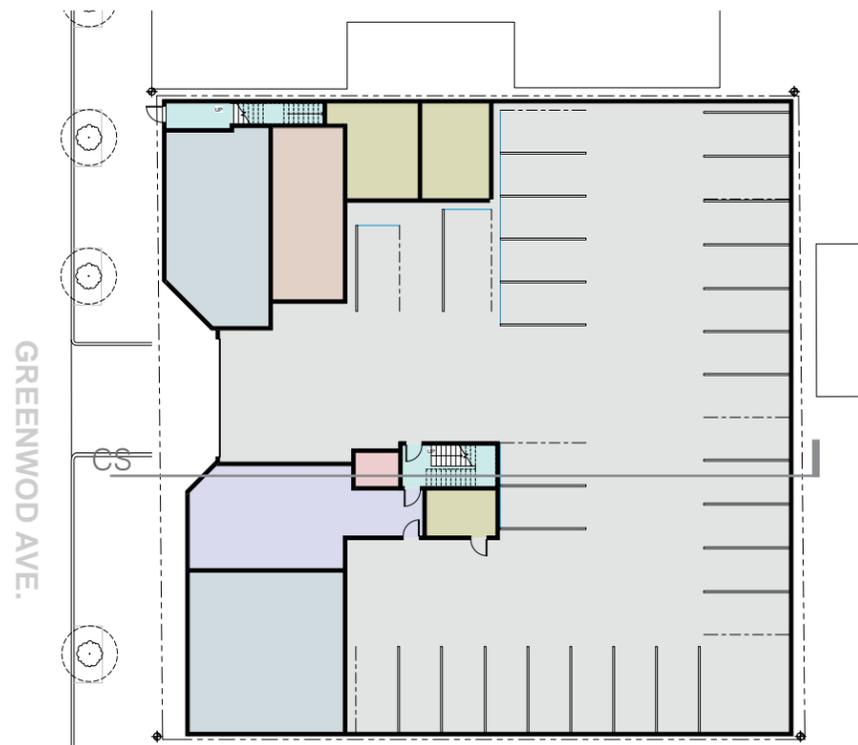
The open space in front of the building is a wide sidewalk that will be carefully landscaped with trees and other vegetation.



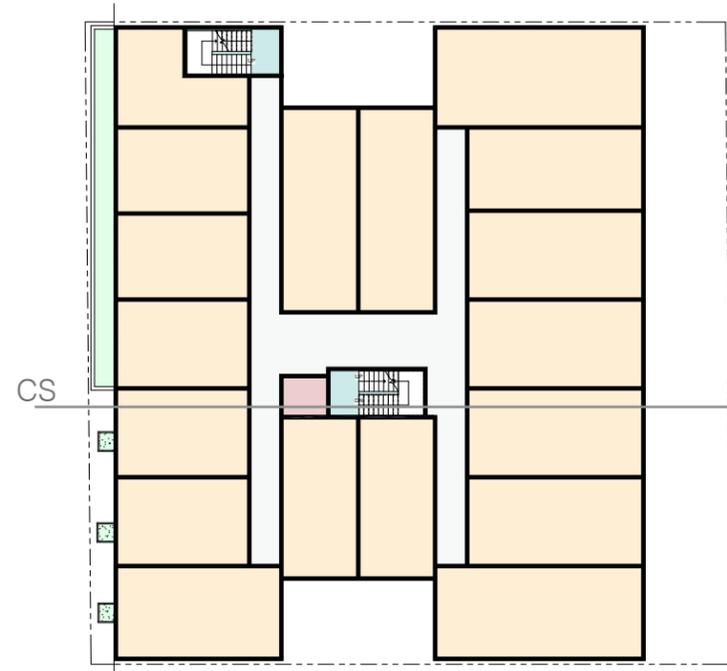
Street View on Greenwood Ave N, looking Southeast



Street View on Greenwood Ave N, looking Northeast



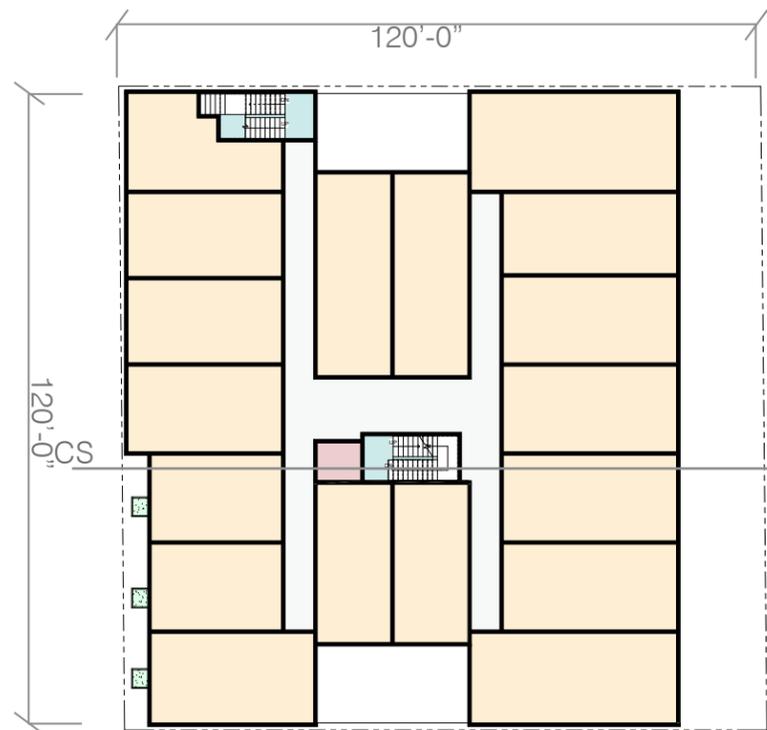
Level P1/L1



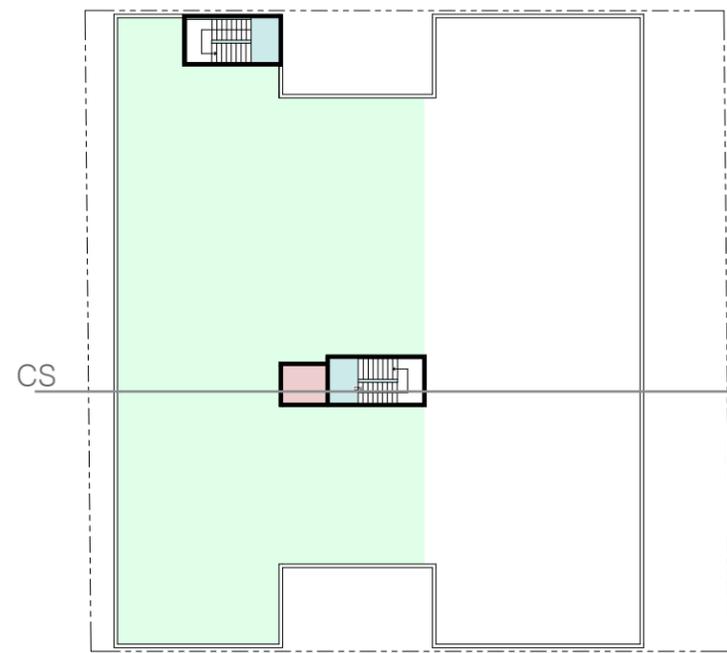
Level 4

KEY: Program

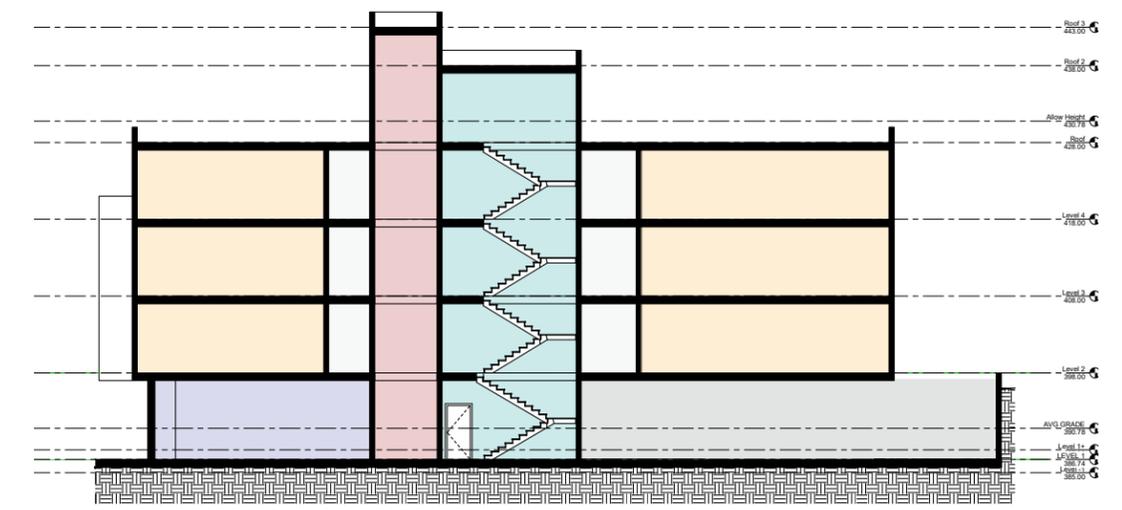
- Stairs/Elevator
- Residential
- Lobby
- Commercial
- Parking
- Corridor/Deck
- Service Area
- Deck
- Trash/Recycling



Level 2/ Level 3



Roof



Cross Section

Alternative C - preferred

1 Parking/Commercial + 3 Residential Levels+ Roof Amenity	
Unit Count	54
Parking	10,034 sf
Total Floor Area	47,575 sf
Total Residential Floor Area	28588 sf
FAR Proposed	3.20
FAR allowed	3.25
Amenity Area Provided	roof deck/ private space
Amenity Area Required	1,494 sf

Pros:

- Private decks in many units facing Greenwood Ave N
- Entrances are well accentuated
- Strong verticality in the facade fits in well with the neighborhood
- Angled bays provide better views and exposure to the sun

Cons:

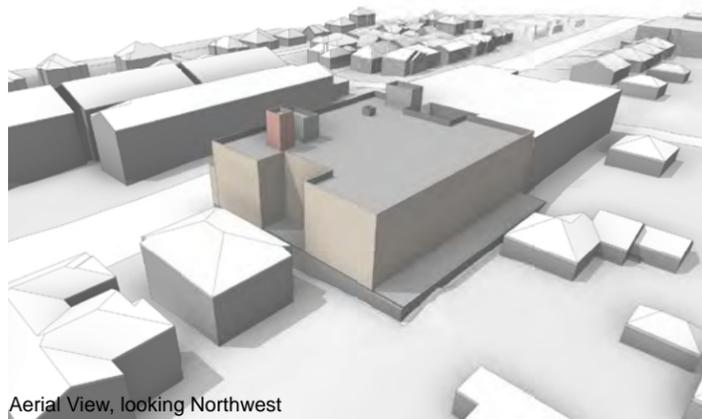
- Facade features angles which differs from the flat geometry of the adjacent building



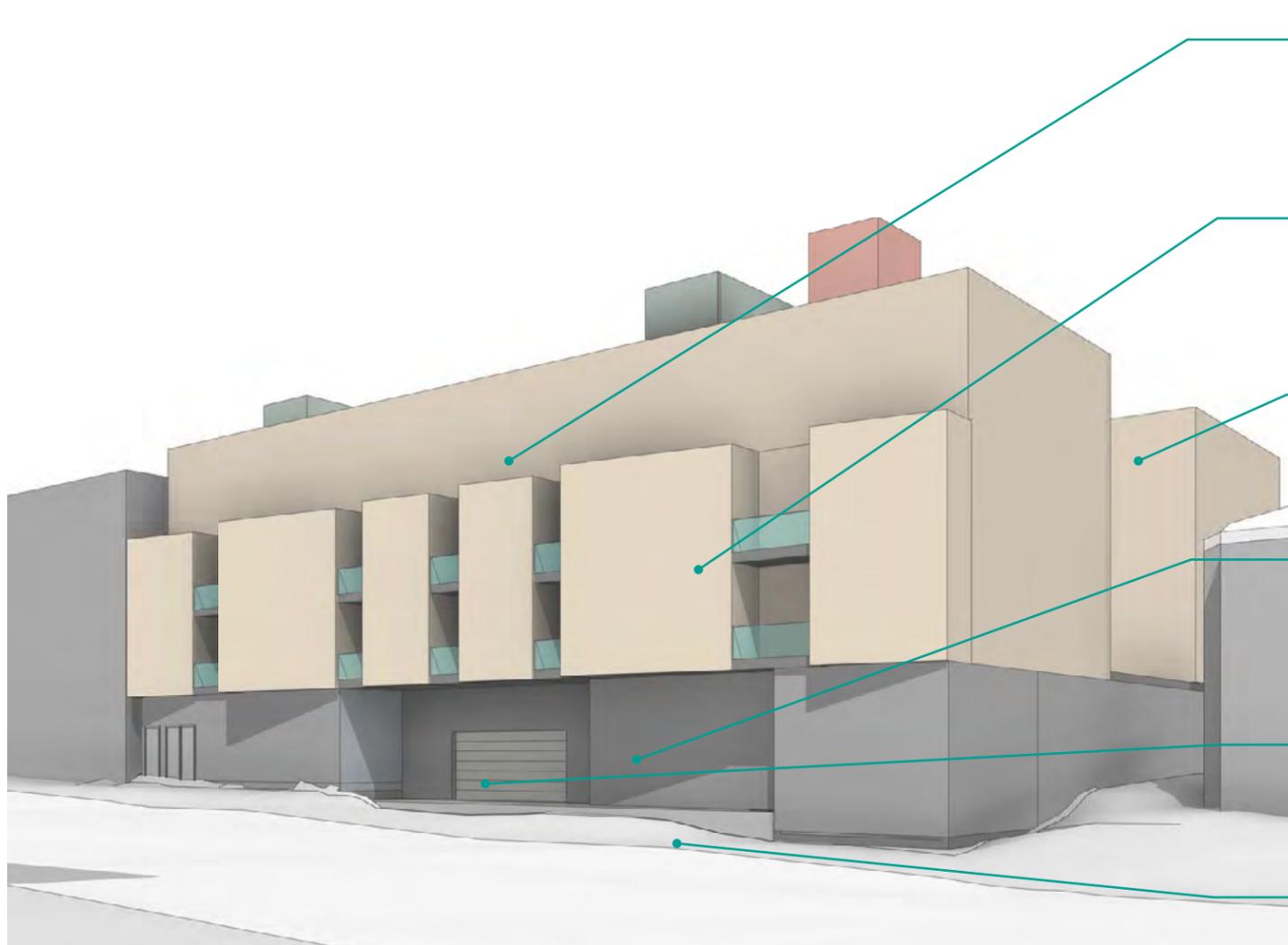
Aerial View, looking Southeast



Aerial View, looking Northeast



Aerial View, looking Northwest



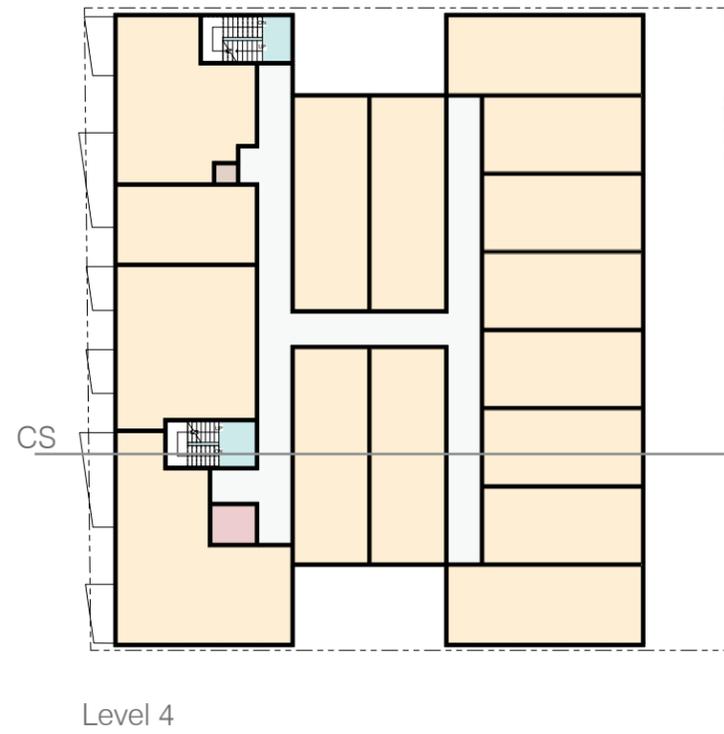
- CS-1** Setback due the electric pole in front of the building
- DC-2** Alternative features bay windows and recessed balconies. The vertical character of the facade design fir well with the surrounding building patterns.
- CS-1** North and South facades include light well to provide units with light
- PL-3** The street level facade will feature glazed treatment. Entrances for various used will be clearly differentiated.
- PL-4** The parking entry is set back from the property line for safety purposes
- DC-3** The open space in front of the building is a wide sidewalk that will be carefully landscaped with trees and other vegetation.



Street View on Greenwood Ave N, looking Southeast

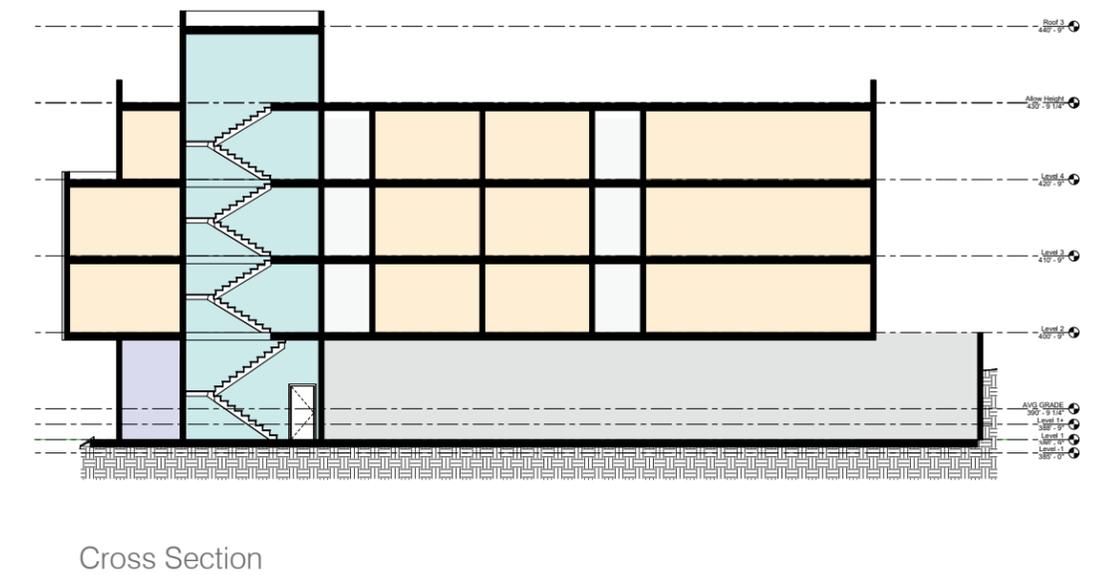
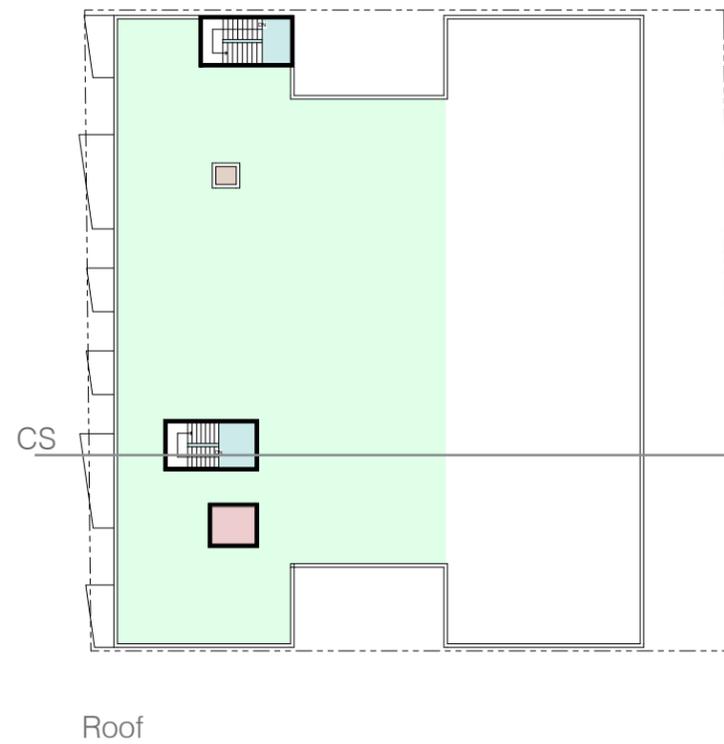
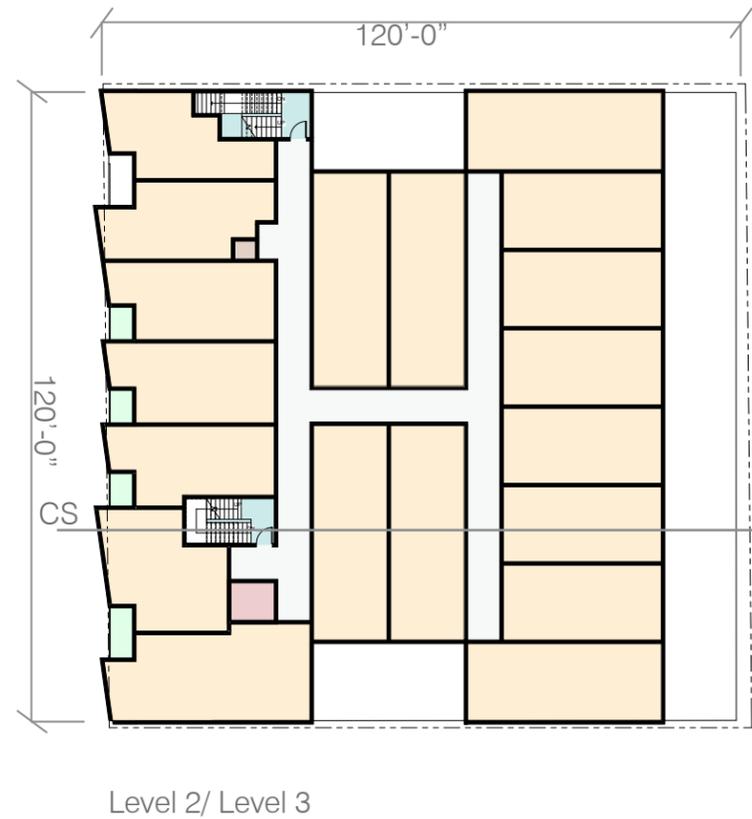


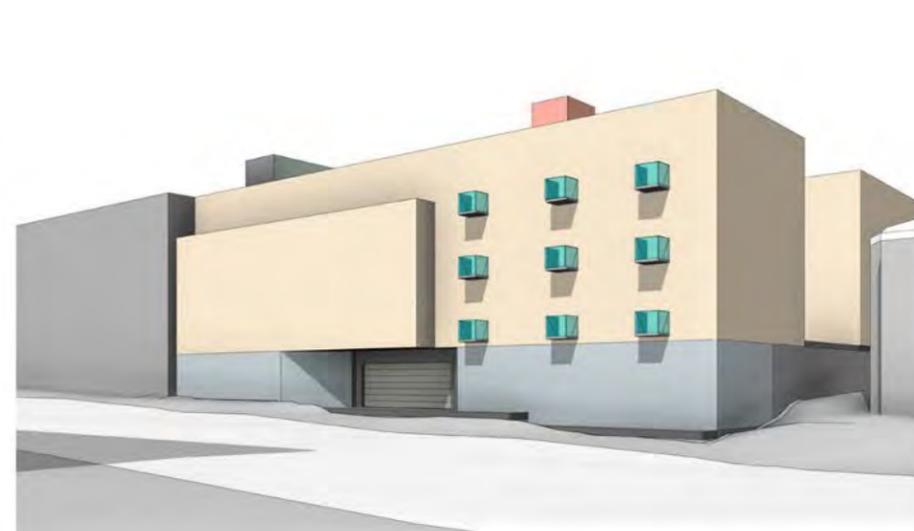
Street View on Greenwood Ave N, looking Northeast



KEY: Program

- Stairs/Elevator
- Residential
- Lobby
- Commercial
- Parking
- Corridor/Deck
- Service Area
- Deck
- Trash/Recycling





Alternative A

1 Parking/Commercial + 3 Residential Levels+ Roof Amenity	
Unit Count	54
Parking	10,307 sf
Total Floor Area	47,502 sf
Total Residential Floor Area	28,760 sf
FAR Proposed	3.2
FAR allowed	3.25
Amenity Area Provided	roof deck/ private space
Amenity Area Required	1,481 sf

Pros:

- Simpler geometries of the facade
- Entrances on the street level are well accentuated

Cons:

- No private decks

Alternative B

1 Parking/Commercial + 3 Residential Levels+ Roof Amenity	
Unit Count	54
Parking	9,340 sf
Total Floor Area	47,333.37 sf
Total Residential Floor Area	28,440 sf
FAR Proposed	3.19
FAR allowed	3.25
Amenity Area Provided	roof deck/ private space
Amenity Area Required	1,460 sf

Pros:

- Shift of masses reduces the perceived mass of the building
- Private decks in some units facing Greenwood Ave N

Cons:

- Smallest total residential floor area proposed
- Entrances on the street level less clearly defined
- Center location of stairs and elevator affects the amount of parking

Alternative C - preferred

1 Parking/Commercial + 3 Residential Levels+ Roof Amenity	
Unit Count	54
Parking	10,034 sf
Total Floor Area	47,575 sf
Total Residential Floor Area	28,588 sf
FAR Proposed	3.20
FAR allowed	3.25
Amenity Area Provided	roof deck/ private space
Amenity Area Required	1,494 sf

Pros:

- Private decks in many units facing Greenwood Ave N
- Entrances are well accentuated
- Strong verticality in the facade fits in well with the neighborhood
- Angled bays provide better views and exposure to the sun

Cons:

- Facade features angles which differs from the flat geometry of the adjacent building

Preferred Alternative - Design Advancement



Balconies is a very common design feature around the neighborhood. By incorporating the balconies in the recessed space between the bays building fits into the surroundings.

DC-3



DC-3

The 4 ft setback is required due to the electric pole located along the Greenwood Ave N. Setback results in visually shorter facade as perceived from the street level.

DC-3

Setbacks on the street floor level clearly differentiate entrances for different uses. Lobby and Commercial spaces are featuring large windows to preserve pedestrian friendly atmosphere



LAND USE CODE REQUIREMENT
Alternate C (Preferred)

S.M.C. 23.53.035 Structural Building Overhangs

A.4 Window bays/balconies – 8' above sidewalk, max. 3' horiz. Projection, 50% open area, 15' max. length, min 8' horiz. separation (see additional specific requirements)

PROPOSAL

West Property Line:

- 1 **Bay B has a projection of 0' 0" to 2' 0" over the length of 16' 4" over the property line with max allowable 15' 0". Total area projecting over the property line is 16.3 sq. ft.**
- 2 **The distance between Bay D and E is 6' 0" with min allowable 8' 0".**
- 3 **Bay E has a projection of 0' 0" to 2' 5" over the length of 19' 0" over the property line with max allowable 15' 0". Total area projecting over the property line is 22.8 sq. ft.**

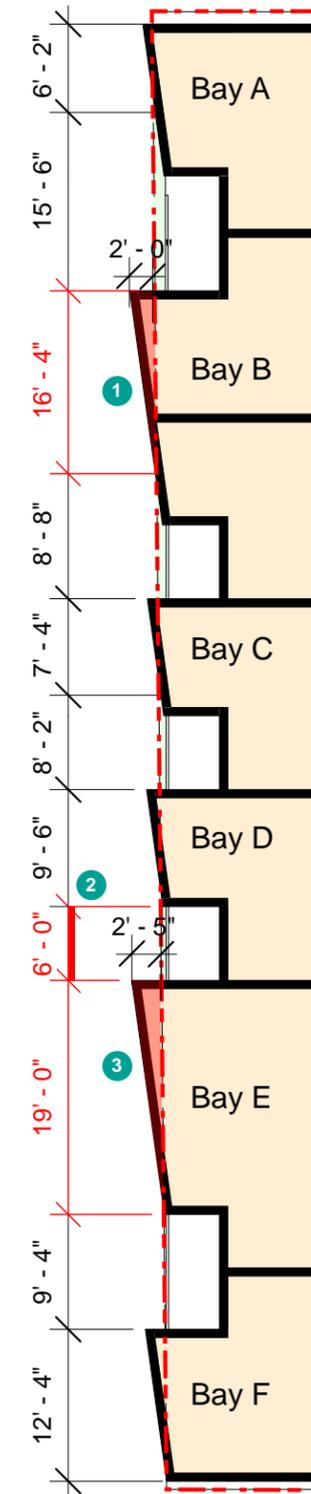
JUSTIFICATION

Bay windows on facade reinforce the existing neighborhood pattern of strong verticality established by many townhouses and other multi-family buildings present in the neighborhood.

West property line doesn't run parallel to the west building facade, thus resulting in some bays projecting over the property line more than the others.

On average bay horizontal width beyond property line do not exceed the width of 11' 10" and average horizontal distance between the bays is no less 9' 7".

Vertical projection of bays is, also, max 2' 5" feet (with most of them projecting less than that) instead of allowed 3' 0" ft.



LAND USE CODE REQUIREMENT

PROPOSAL

JUSTIFICATION

S.M.C. 23.47A.008 Street Level Development Standards

B.3 Nonresidential uses must extend **an average of at least 30'** and a minimum of 15' except if the depth requirements would result in a space greater than 50% of the structures footprint

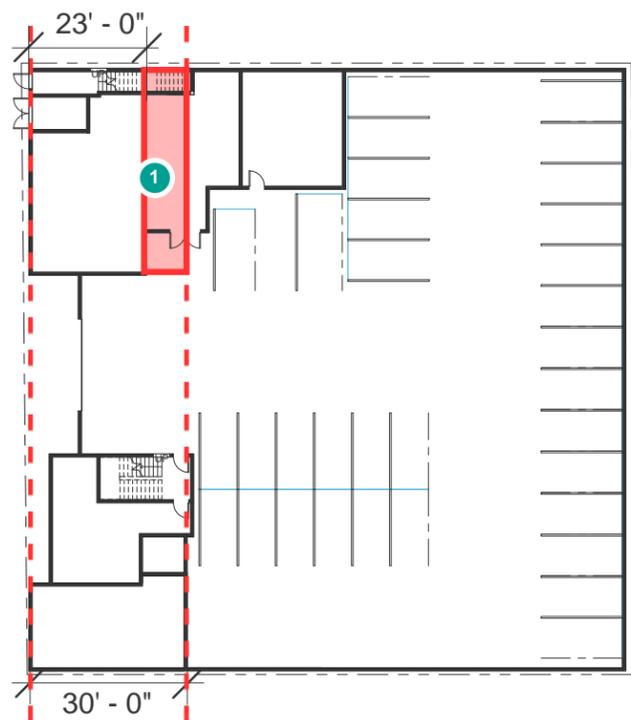
B.3.b Street level non residential uses shall have a **floor to floor height of at least 13'**

- 1 **Commercial space in NW corner on the ground level extends 23' 0" deep. This affects the average depth and puts it below min allowable 30' 0".**
- 2 **North Commercial Area and North Residential Entrance have a floor to floor height of 12' 0" with min. allow. height of 13' 0".**
- 3 **Central Residential Entrance, Parking garage and Mechanical spaces have a floor to floor height of 14' 0"**
- 4 **South Commercial Area has a floor to floor height of 15' 9"**

To accommodate max amount of parking spots and provide an easy access to garbage areas for pick up, NW commercial area had to be reduced in depth to 23' 0".

At the west property line the topography slopes up from SW corner to NW corner. In order to accommodate the change in slope the street level floor needs to step up. Limited by the Allow Height limit the maximum height of the shortest floor to floor distance at NW spaces can be maximum 12' 0" on the ground level.

B.3:



B.3. b:

