



GREENWOOD APARTMENTS

DESIGN REVIEW BOARD MEETING - 12/5/16

9039 GREENWOOD AVE. N. SEATTLE, WA 98103 (DPD #3023181)

PROJECT TEAM

PROPONENT	<p>Pastakia / RUSH 94 Pike St. #36 Seattle, WA 98101</p> <p>Contact: Tejal Pastakia e) tejalp@pastakiallc.com p) 206.669.6023</p>
ARCHITECT	<p>Encore Architects, PLLC 1402 3rd Avenue, Suite 1000 Seattle, WA 98101</p> <p>Contact: Bryan Bellissimo, AIA e) bryanb@encorearchitects.com p) 206.661.6149</p>
LANDSCAPE	<p>Weisman Design Group 2329 East Madison Street Seattle, WA 98112</p> <p>Contact: Peter Nelson e) peter@wdginc.com p) 206.322.1732</p>



CONTENTS

4	INTRODUCTION
10	EDG REVIEW
14	DESIGN PARTI
16	ARCHITECTURAL PLANS
22	LANDSCAPE DESIGN
28	ARCHITECTURAL ELEVATIONS
32	SPECIFIC DETAILING
36	MATERIAL PALETTE
37	LIGHTING PLAN & SIGNAGE CONCEPT
44	APPENDIX

Project Information

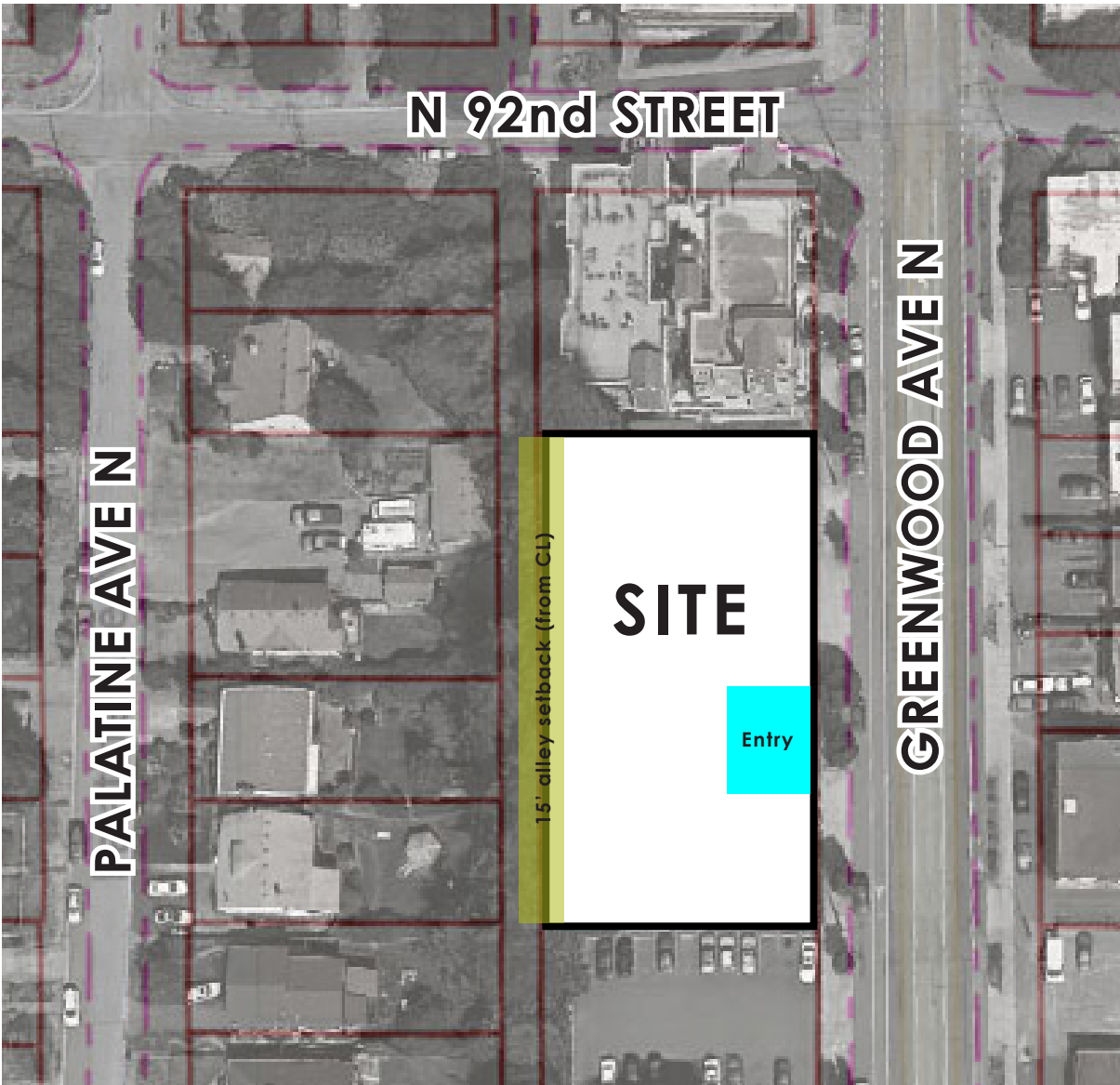
- Site Area	22,261 SF
- Residential Units	84
- Parking Stalls	59
- Zoning	C1-40

Project Objectives

Greenwood Apartments is a proposed four story residential building located on Greenwood Ave N, just south of the N 92nd Steet crossing. This project is designed to serve the expanding Greenwood town center population by creating a residential community of high quality enduring design and increased density. The project will be responsive to the unique needs of Greenwood residents and will enhance the neighborhood with excellent walkability and an enriched streetscape design.

The project site area is 22,261 SF containing two adjacent parcels. The building is comprised of four wood frame levels over two levels of below grade concrete podium. The main entrance located on Greenwood Ave N. will provide direct entry into the building, providing an increased pedestrian activity. The project will have approximately 84 apartment units with approximately 56 parking stalls.

Through its scale, modulation and material selection, the proposed building will reflect characteristics of the area's recent & historical development, offering a vibrant, enduring asset to the community.



Project Site



The vision for this development is to create a residential community that seamlessly blends into the established Greenwood / Phinney neighborhood as a timeless and elegant design that provides a comfortable place for residents and visitors.



Enhance the Neighborhood

- Complete the Urban Fabric by infilling under utilized sites
- Define the urban edge by reinforcing the street
- Improve pedestrian amenity with landscape buffers
- Increase safety with eyes on the Street



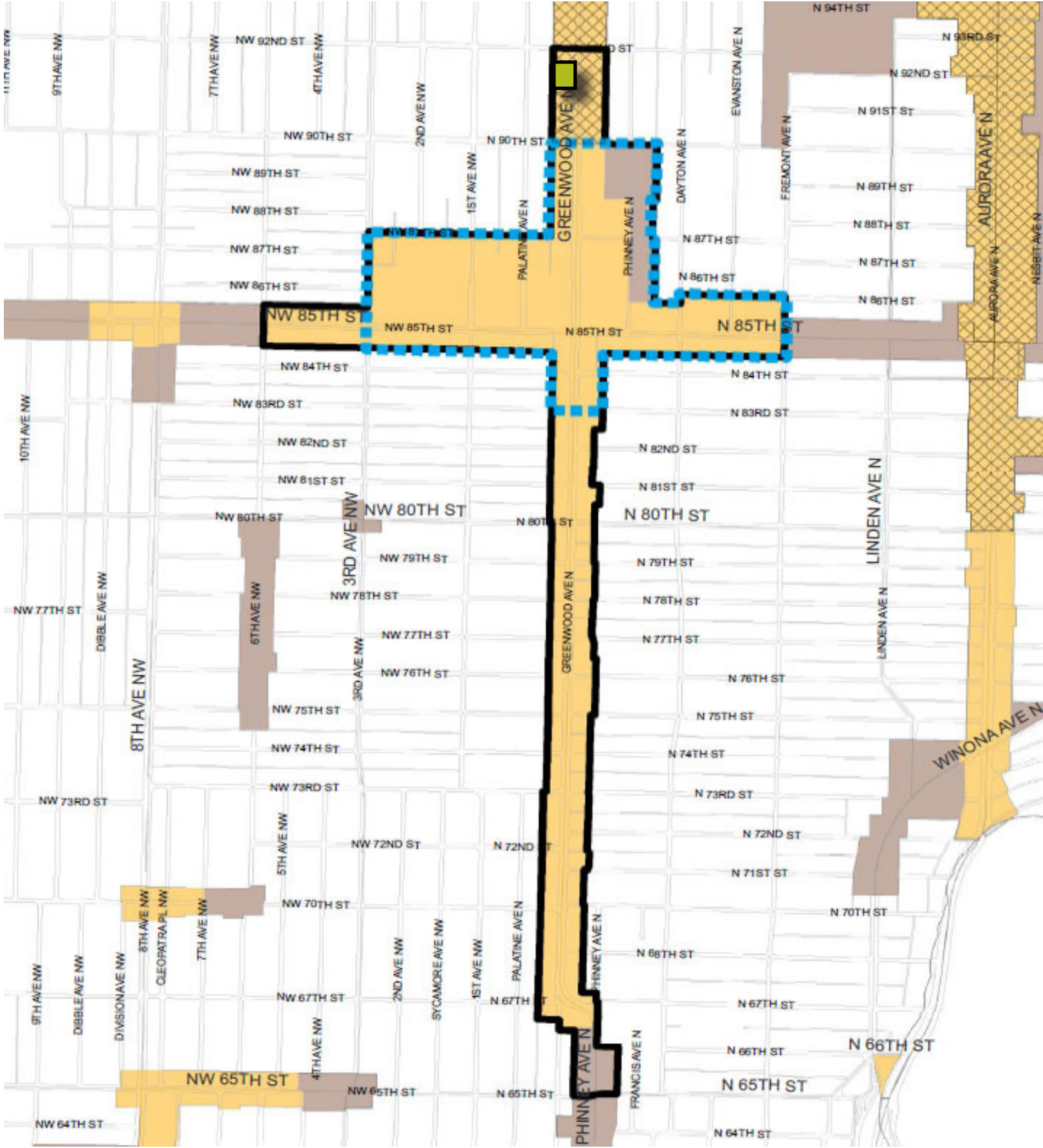
Enduring Building

- Architectural design that references context
- Incorporate high quality, durable materials



Responsive to Unique needs of Greenwood Residents

- Create appropriate buffers for street level occupants
- Provide security and safety at exterior, access and interior spaces



GREENWOOD-PHINNEY RIDGE URBAN VILLAGE

-  TOWN CENTER

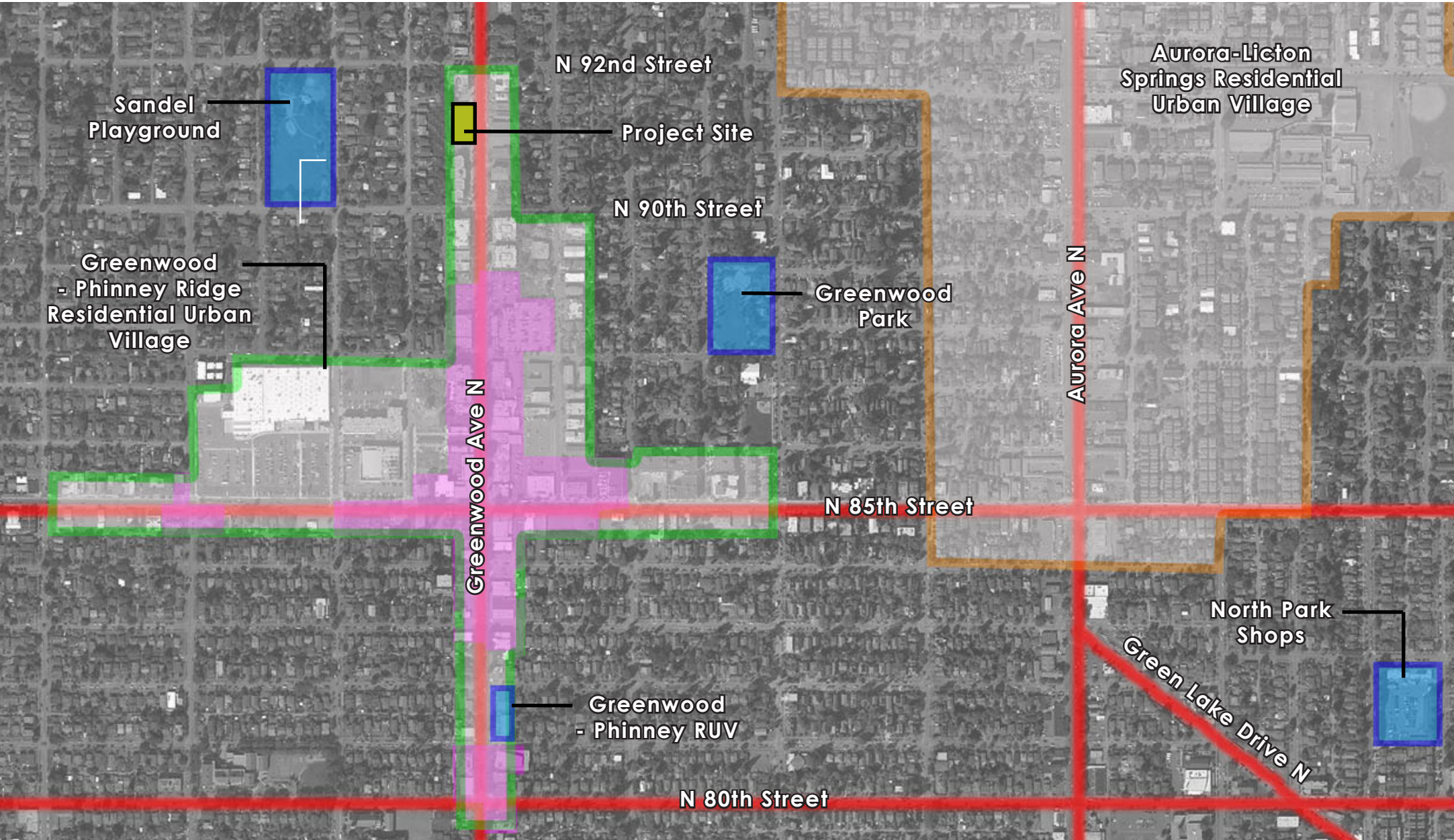
 MULTI-FAMILY
-  URBAN VILLAGE

 NEIGHBORHOOD/COMMERCIAL
-  SINGLE FAMILY







 COMMERCIAL

GRAPHIC SOURCE: CITY OF SEATTLE DPD





Drawing Key

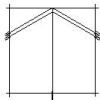
-  Project Site
-  Notable Green Space
-  Greenwood - Phinney Ridge Residential Urban Village
-  Aurora-Licton Springs Residential Urban Village
-  Pedestrian Areas
-  Arterials

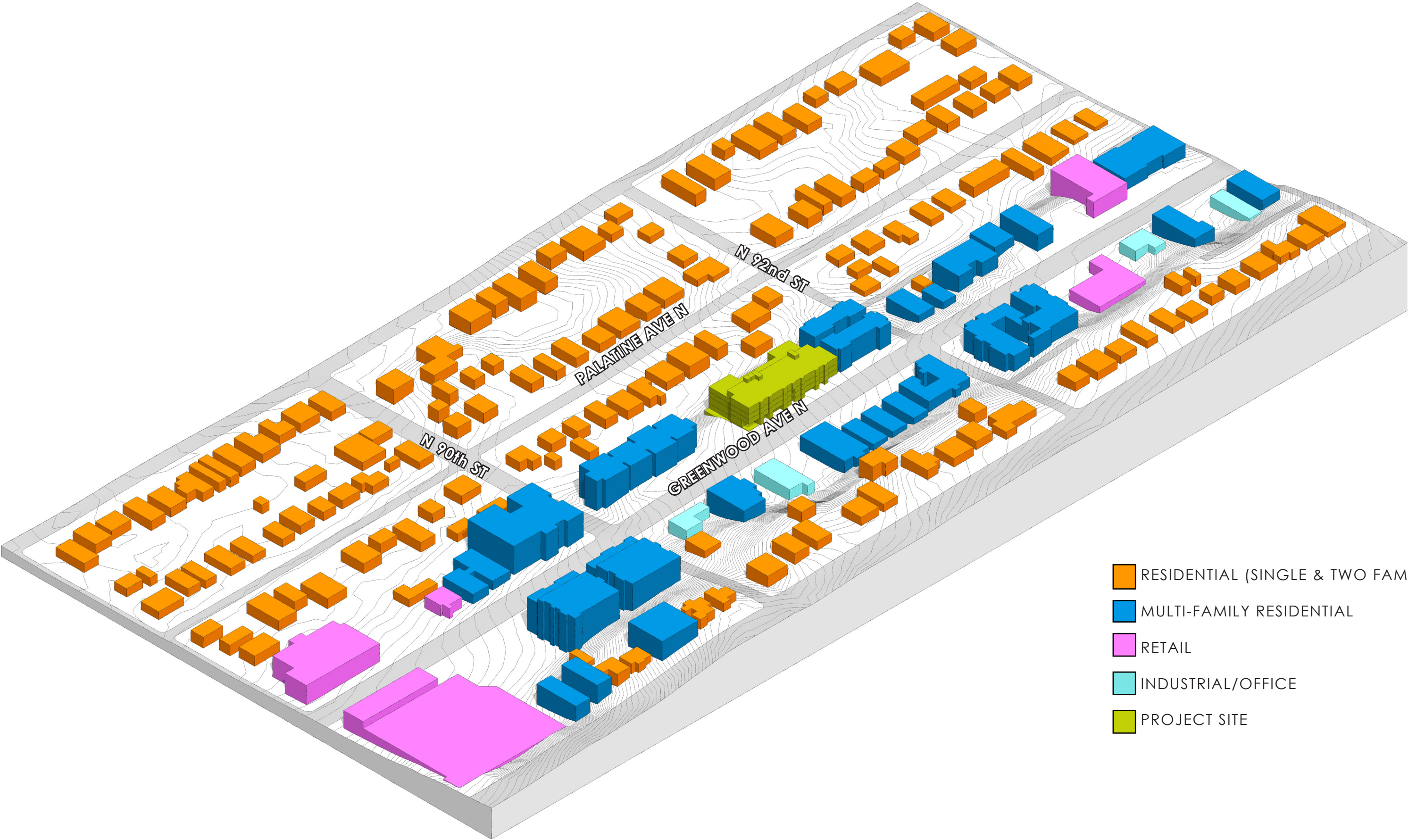
Walk score: 84

Transit score: 54

Bike score: 70

Source: www.walkscore.com





- RESIDENTIAL (SINGLE & TWO FAMILY)
- MULTI-FAMILY RESIDENTIAL
- RETAIL
- INDUSTRIAL/OFFICE
- PROJECT SITE

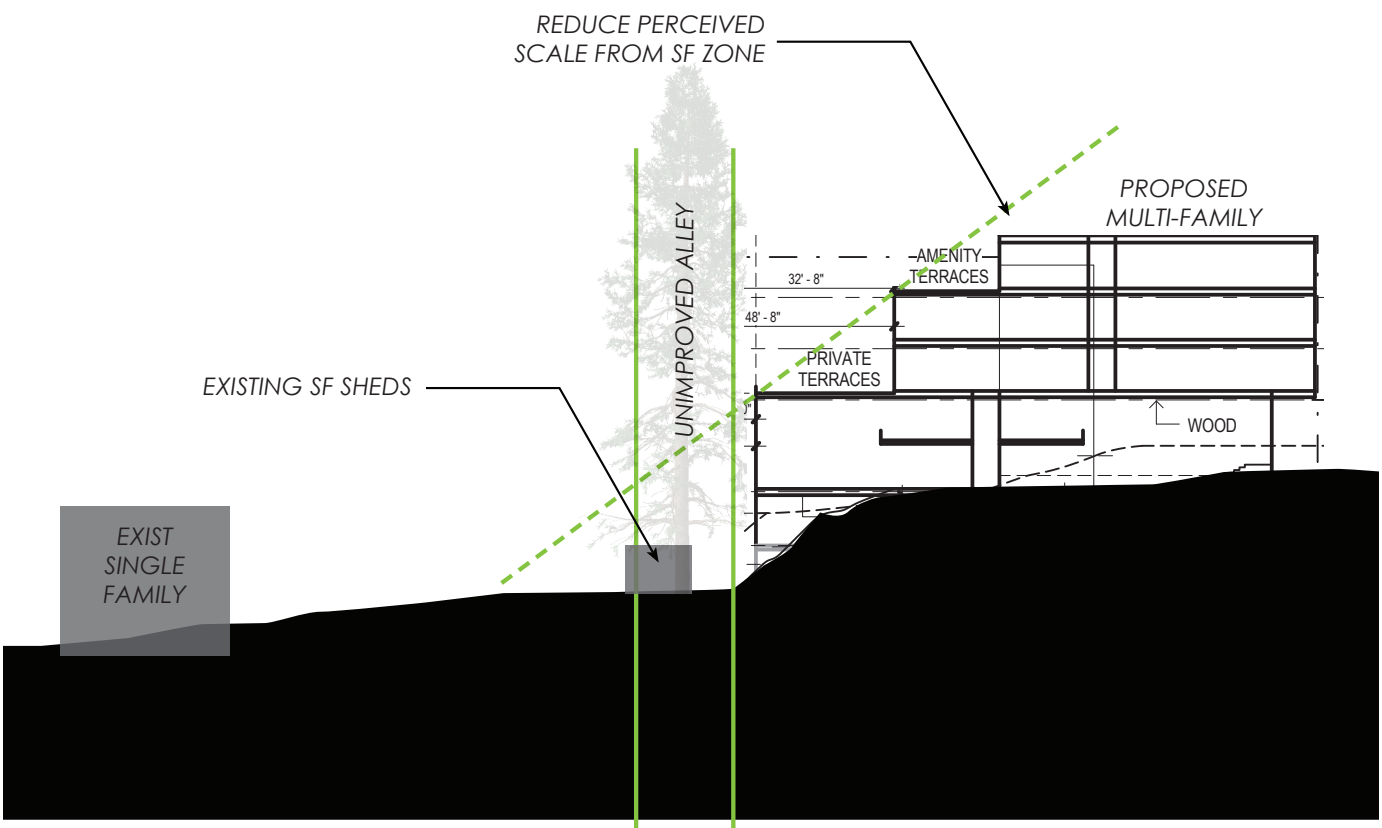
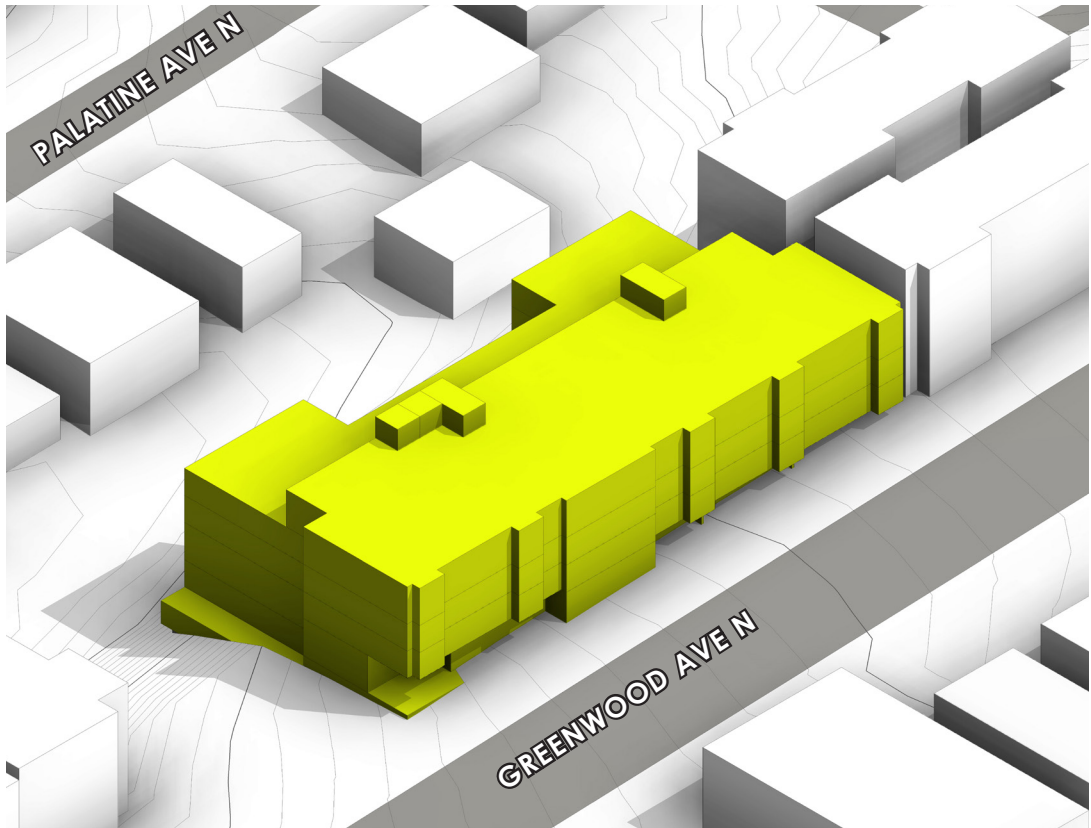


BIRD'S EYE VIEW OF SITE FROM PHINNEY AVE N - LOOKING WEST TOWARDS GREENWOOD AVE N

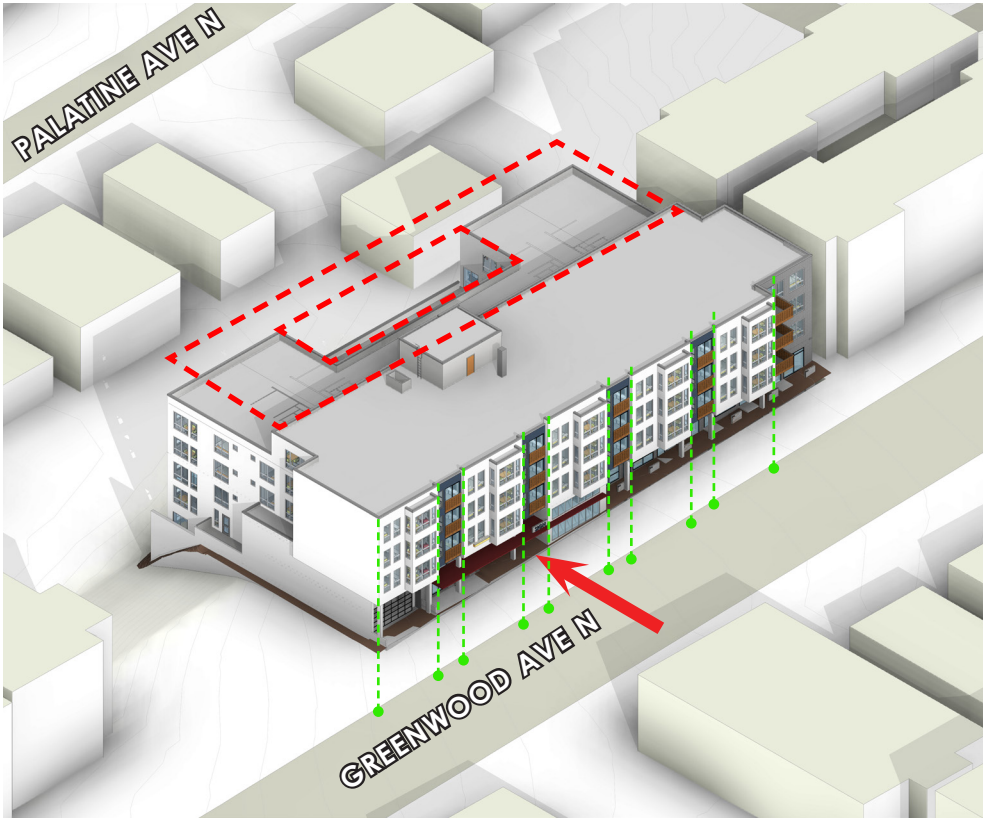


BIRD'S EYE VIEW OF SITE FROM UNIMPROVED ALLEY - LOOKING EAST TOWARDS GREENWOOD AVE N

APPROVED MASSING DESIGN FROM EDG



PREFERRED MASSING: “**DOUBLE TERRACE**”



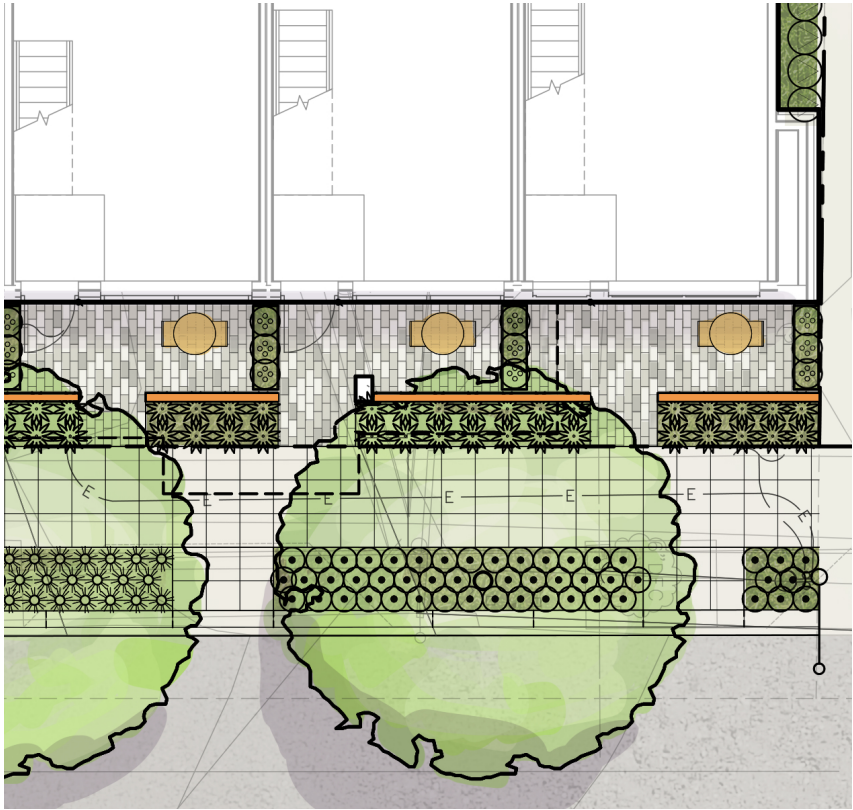
MASSING ARTICULATION

- MAINTAIN SETBACKS AND TERRACES
- CREATE WELL DEFINED MAIN ENTRY
- MAINTAIN VERTICAL BAYS



EXTERIOR ELEMENTS

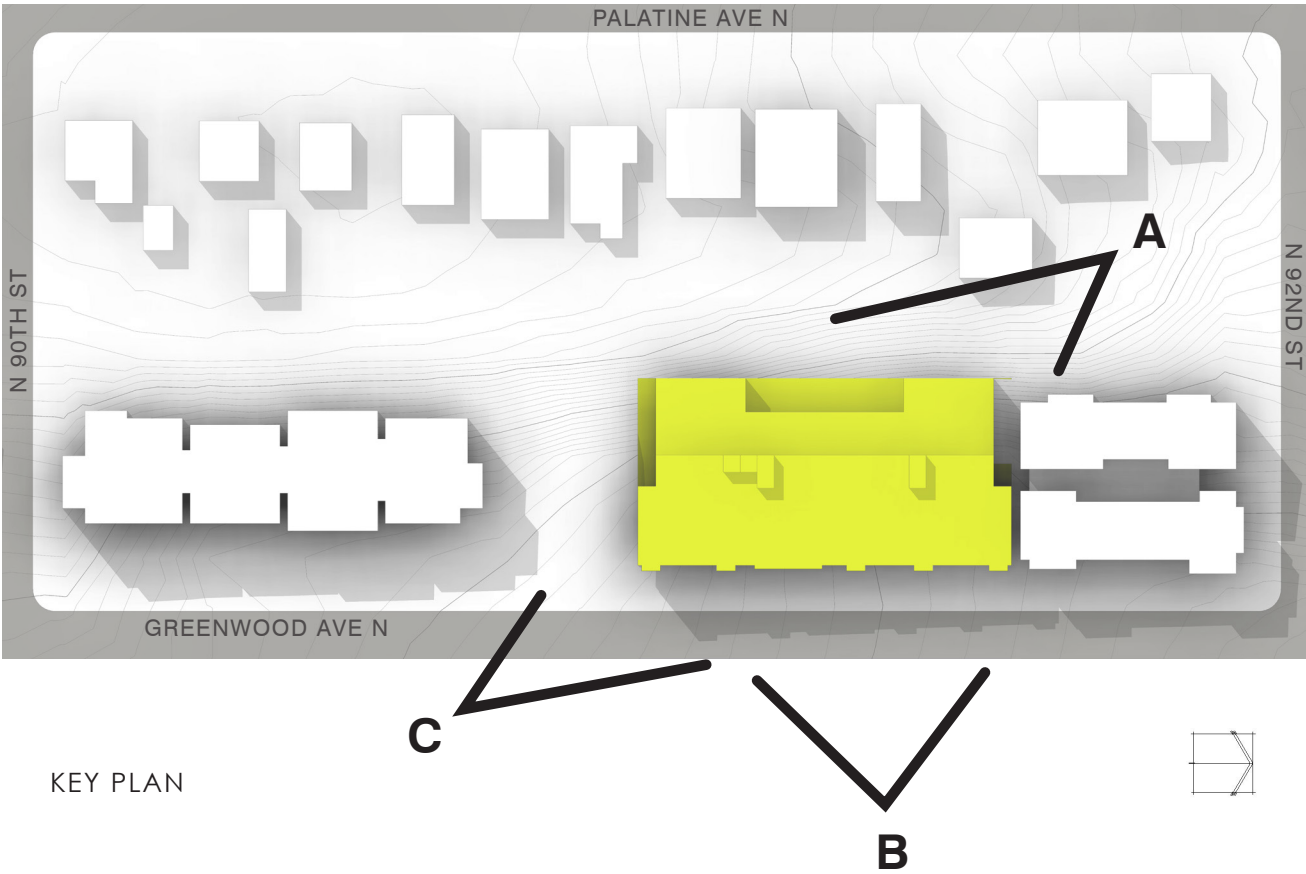
- SUPPORT RHYTHM OF BALCONIES & BAYS
- SIMPLE / HIGH QUALITY FINISHES
- MINIMIZE BLANK FACADES



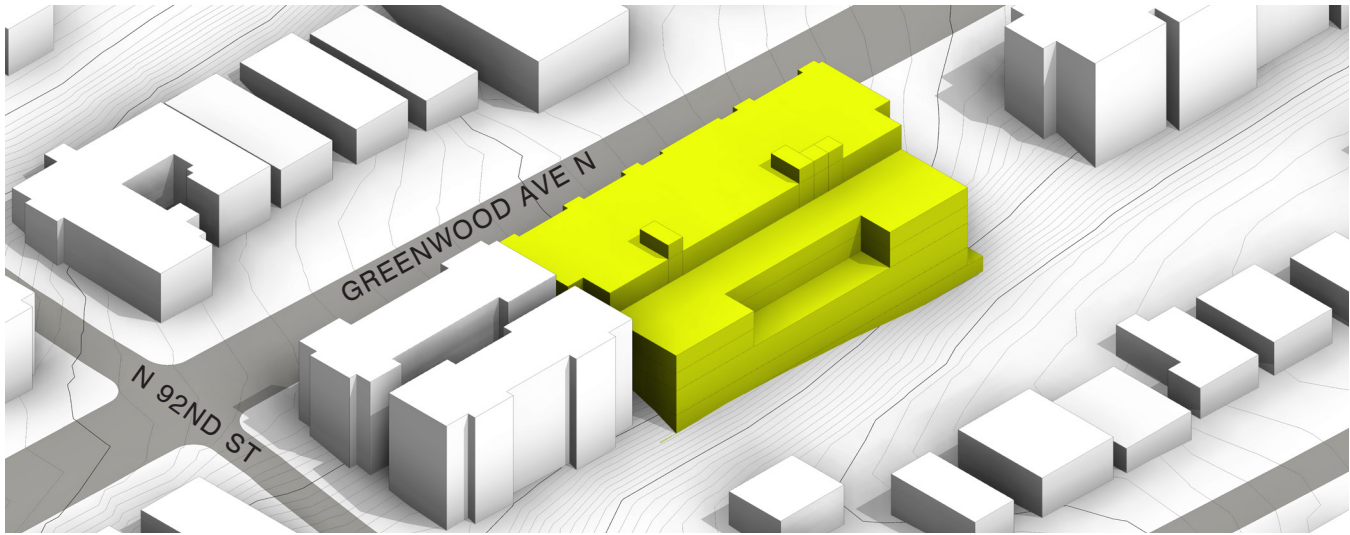
CONTEXTUAL RELATIONSHIPS

- LIVE/WORK STREET PRESENCE
- WINDOW PRIVACY / LIGHT & AIR
- MAINTAIN NATURAL BUFFERS

1. Massing:
- A. Members decided, through setbacks, terracing, and modulation, it responded sensitively to the residences across the alley. (DC2A1&2)
- B. The approved massing design also showed potential to provide interest along the street through a well-defined entrance and vertically articulated bays. (DC2-B1)
- C. The Board liked the possibilities offered by balconies located inside extruded bays. (DC2-C1)



A



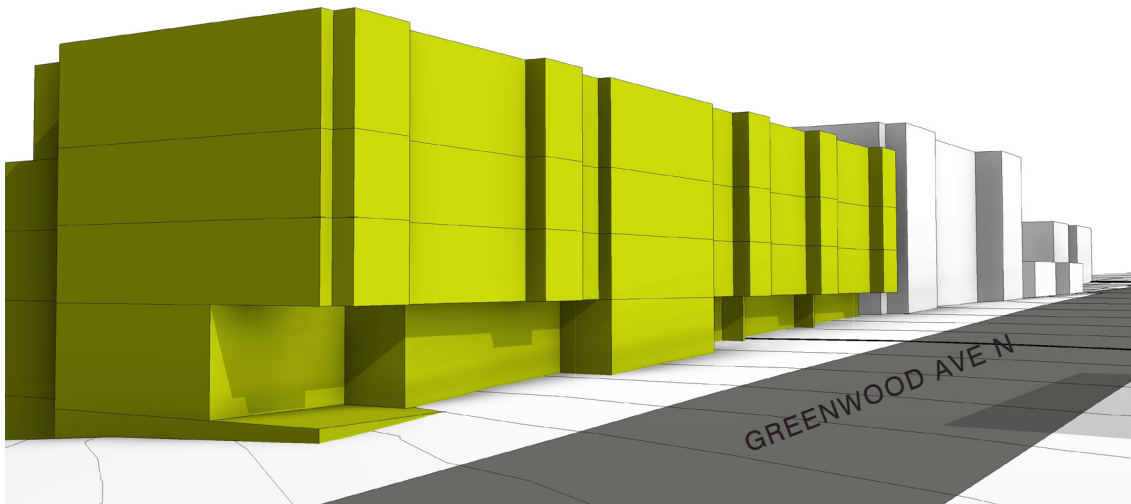
^ AXONOMETRIC - CORNER OF N 92nd ST & GREENWOOD AVE NORTH

B



^ BIRD'S EYE PERSPECTIVE VIEW TOWARDS FRONT FACADE - VIEW LOOKING WEST

C



^ STREET PERSPECTIVE - LOOKING NORTH

1. Massing:

A. RESPONSE TO BOARD DIRECTION

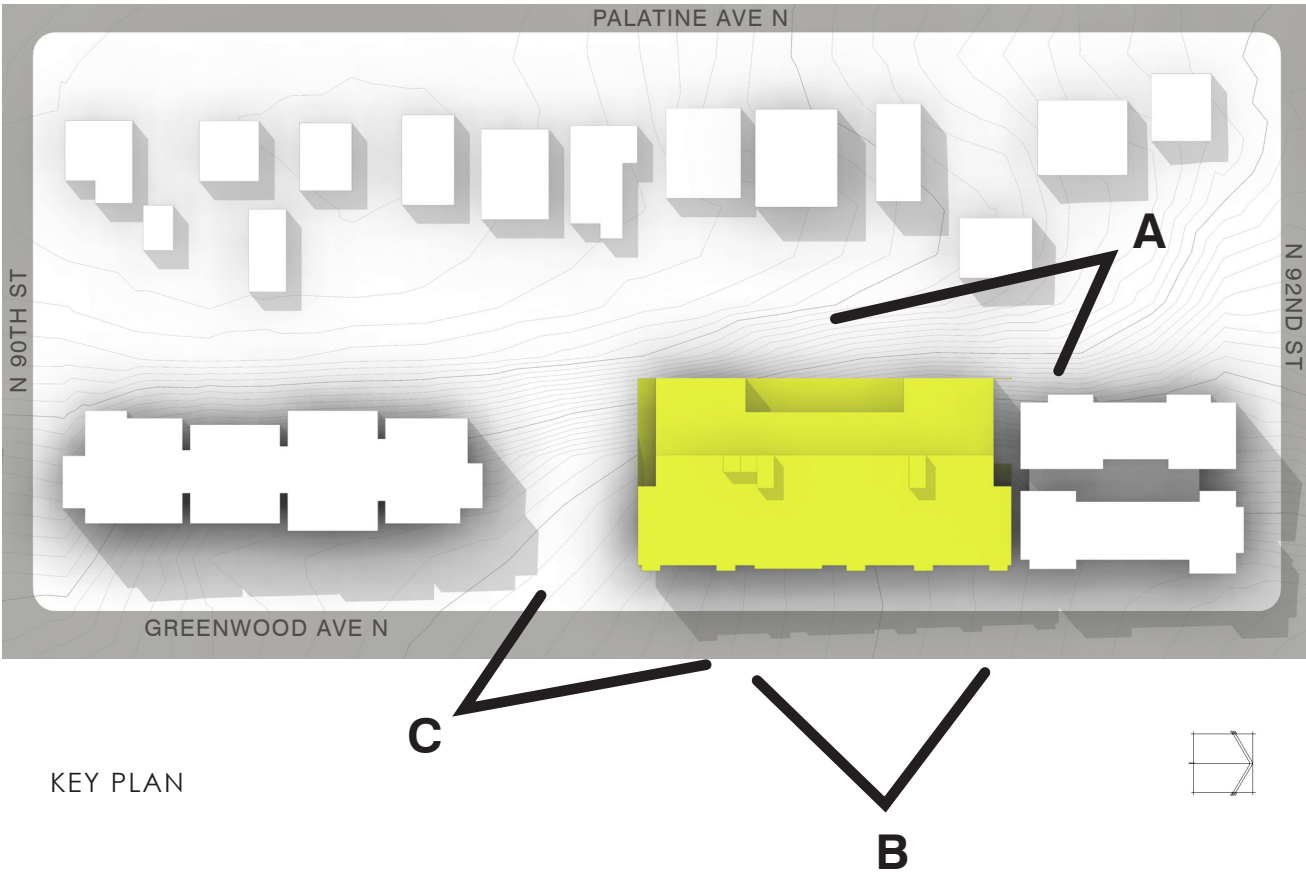
The building steps down towards the alley side in order to reduce the verticality of the west facade.

B. RESPONSE TO BOARD DIRECTION

The design intent at ground level draws pedestrian level interest and carries vertically within each bay.

C. RESPONSE TO BOARD DIRECTION

The balconies and accompanying railings add variety to each bay of the street side facade (See elevations for more detail).



KEY PLAN

A



^ AXONOMETRIC - CORNER OF N 92nd ST & GREENWOOD AVE NORTH

B



^ BIRD'S EYE PERSPECTIVE VIEW TOWARDS FRONT FACADE - VIEW LOOKING WEST

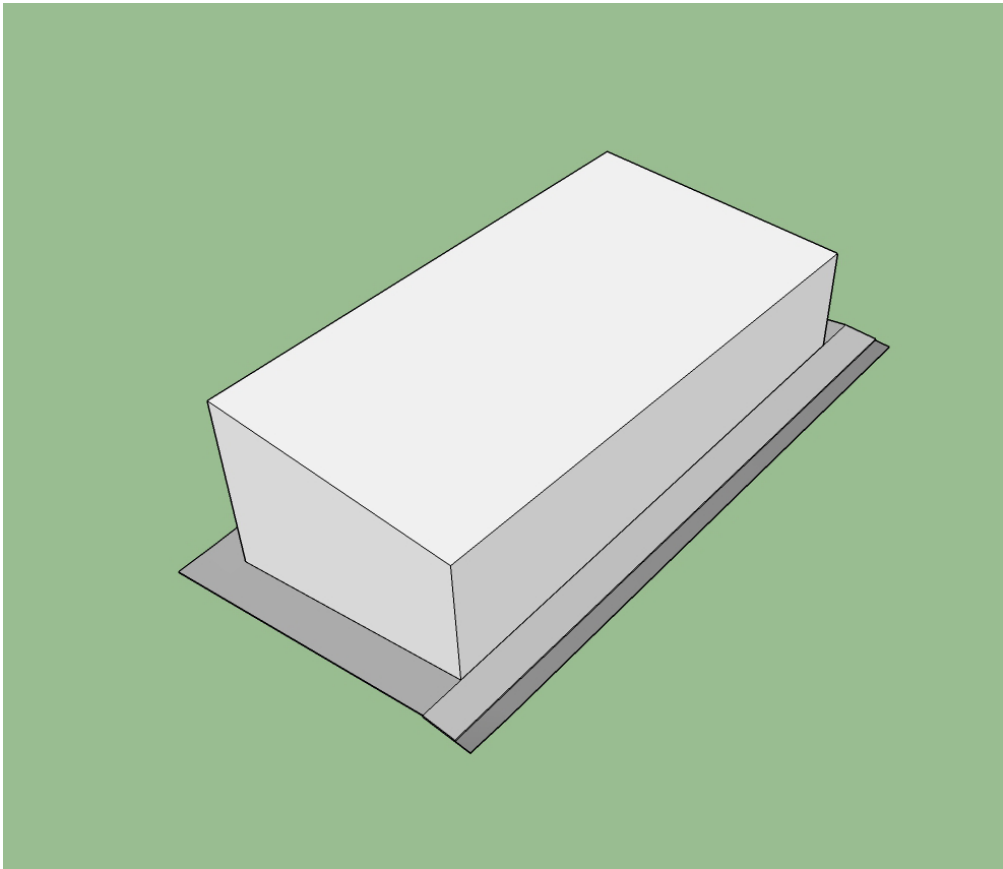
C



^ STREET PERSPECTIVE - LOOKING NORTH

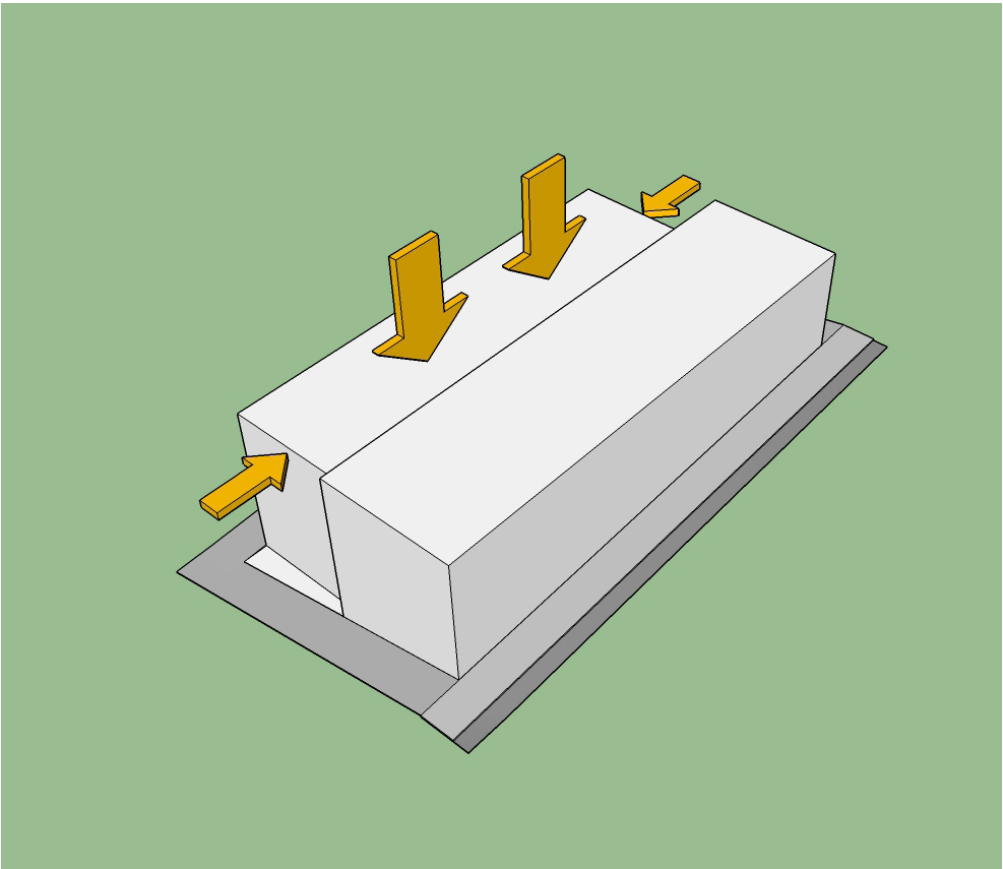
6. Architectural Concept:

Prepare an exhibit showing the architectural concept and how the project responds to Early Design Guidance. This should justify material application and patterning of secondary architectural features.



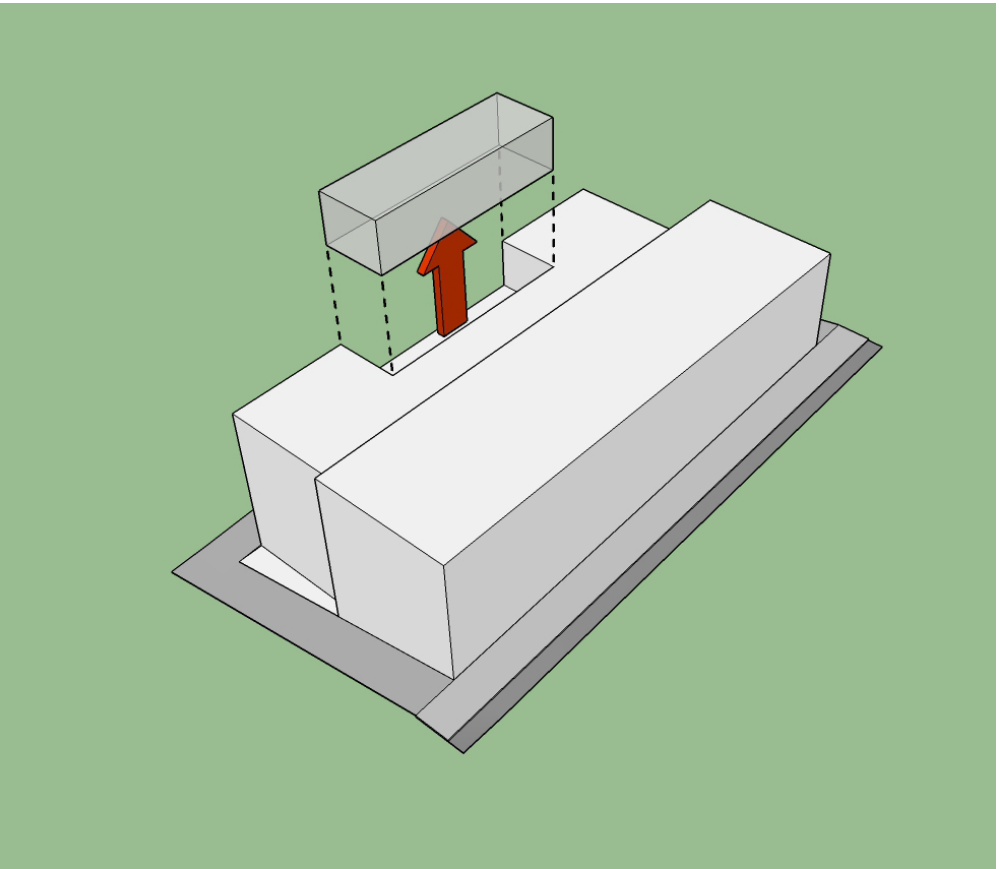
BUILDABLE ENVELOPE

SITE FOOTPRINT
MAX HEIGHT



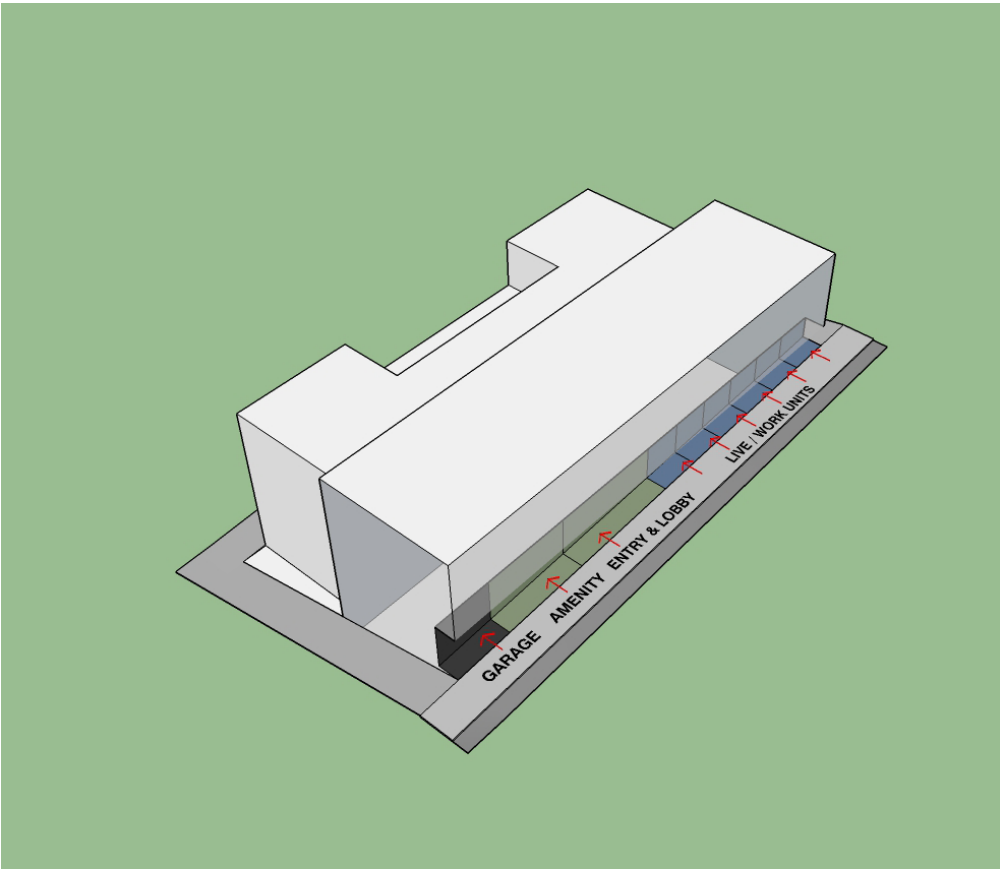
TERRACE / SETBACKS

SPLIT ZONING HEIGHT
SETBACKS / LIGHT & AIR



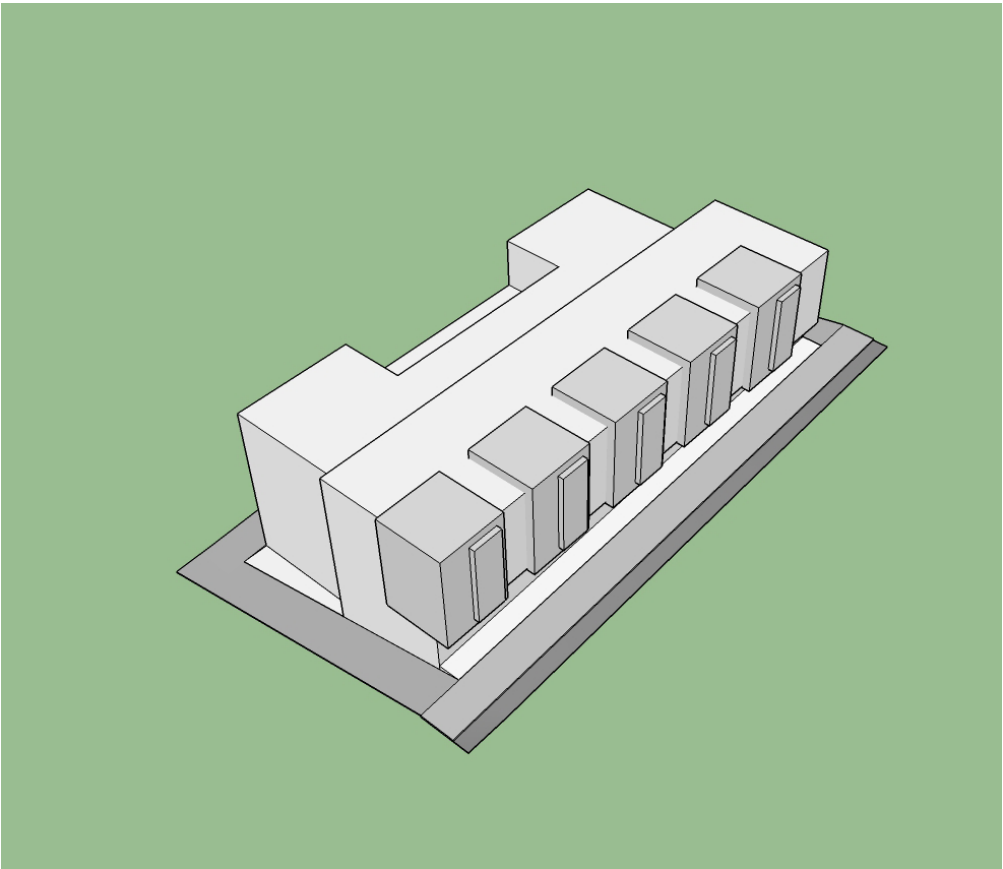
REDUCTION OF MASS

2ND TERRACE ON WEST
RELATION TO SINGLE FAMILY



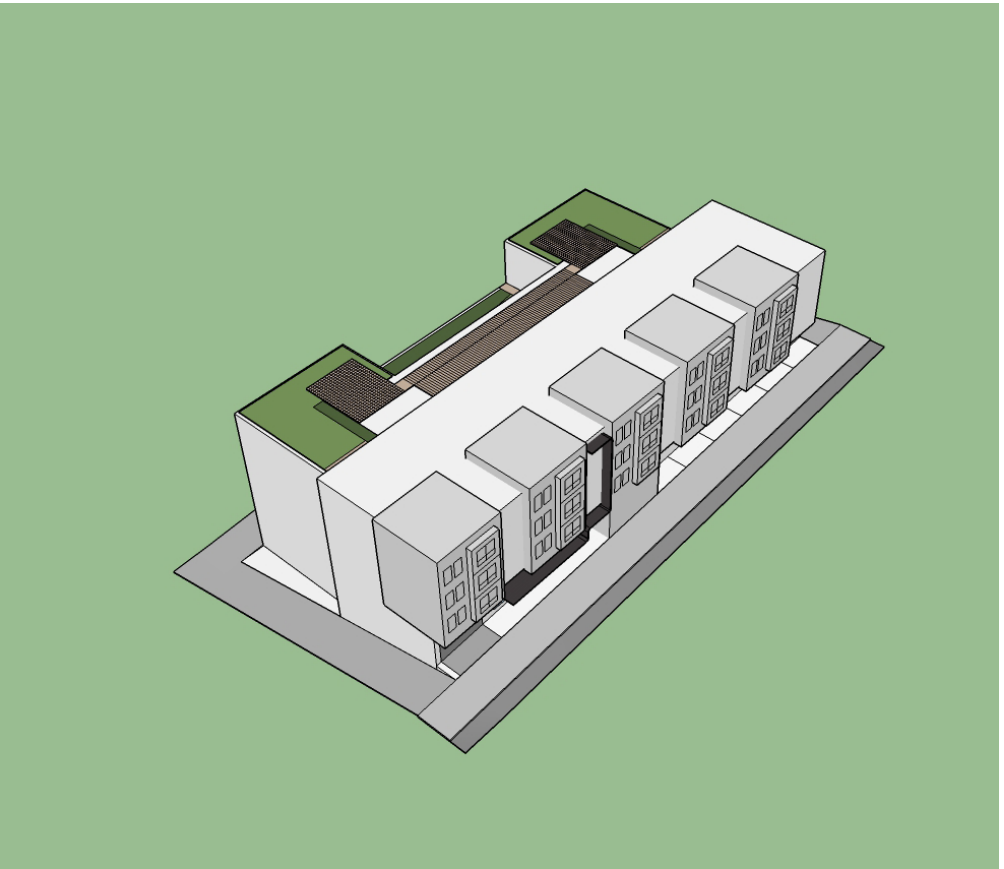
STREET LEVEL PROGRAM

RECESSED BASE LEVEL
RELATIONSHIP TO USE



UPPER LEVEL MODULATION

RHYTHM OF BAYS
NEIGHBORHOOD SCALE



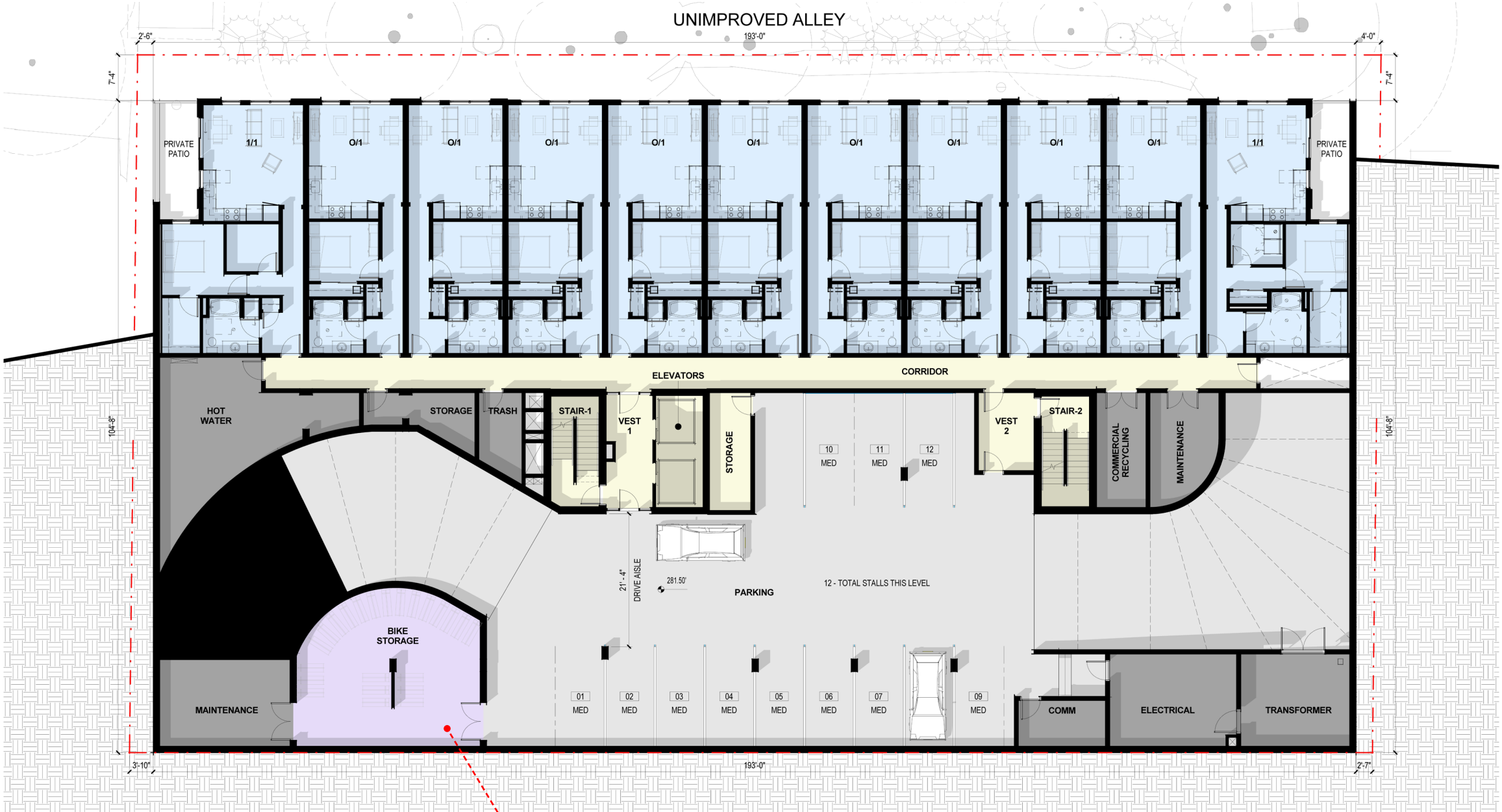
SECONDARY ARTICULATION

WAYFINDING / FENESTRATION
LANDSCAPE / PRIVACY



GREENWOOD AVE N. (ABOVE)





2. Internal Layout:

b. Bicycle parking should be conveniently located for residents. (PL4-B2)

RESPONSE to Internal Layout 2.b:
Bike entry is located adjacent to the main entrance on Greenwood Avenue, with direct access to the elevator via a corridor that by-passes the main lobby. The bike workshop and storage room is located on the first level of the garage.



4. Exterior Elements:
a. Live/work units entries should be distinct and properly relate to the sidewalk through landscaping and material changes. (PL3-A3 & PL3-B3)

RESPONSE to Exterior Elements 4.a:
Ample setbacks at the ground level offer a sense of place and defensible space for the Live/Work units along the street. Private entry points within the landscape offer a distinct identity for each unit.

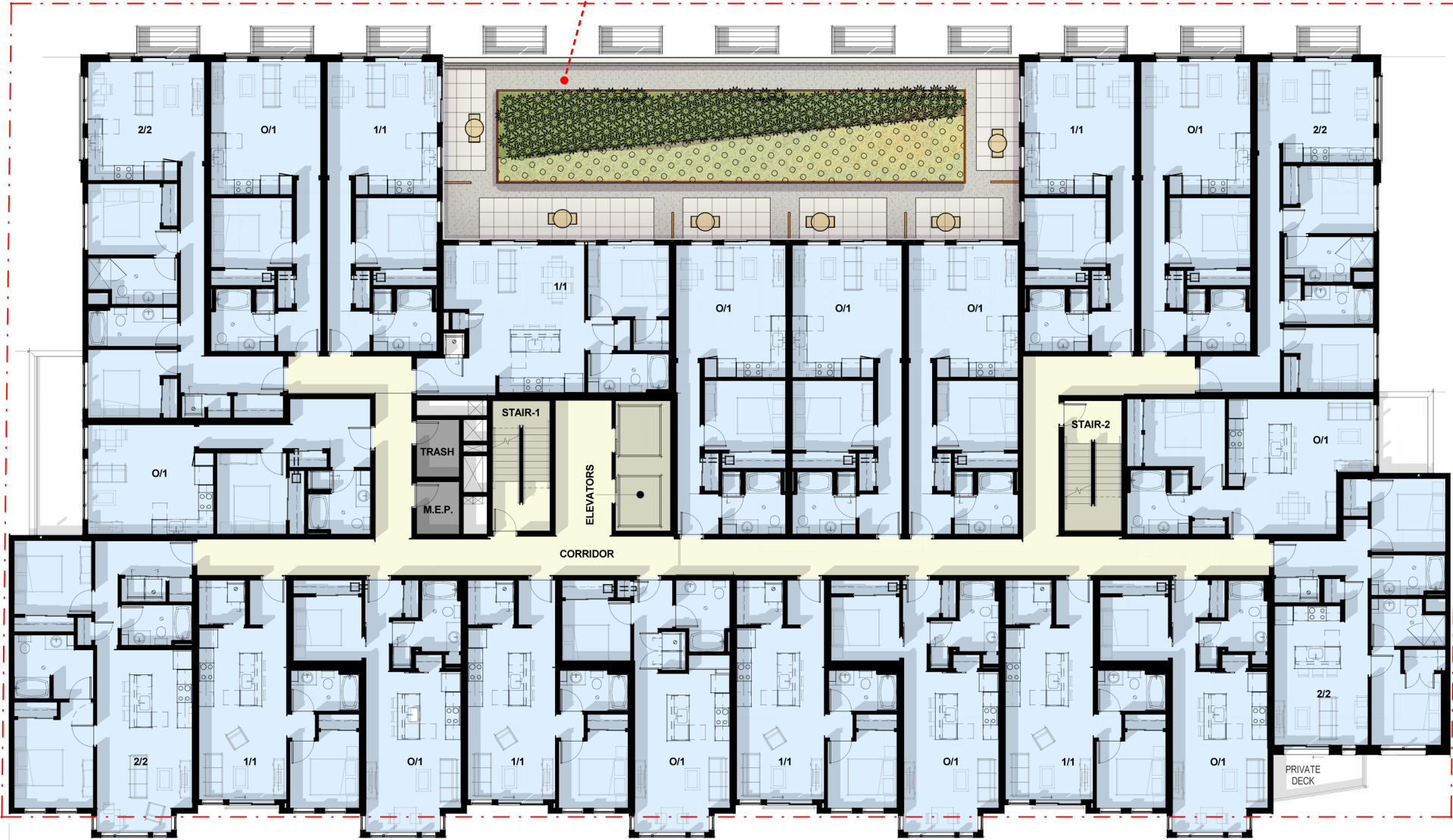




2. Internal Layout:
a. As the design evolves, consideration of access to light and air for units facing north, south, and the alley should be taken into account. (CS1-B2)



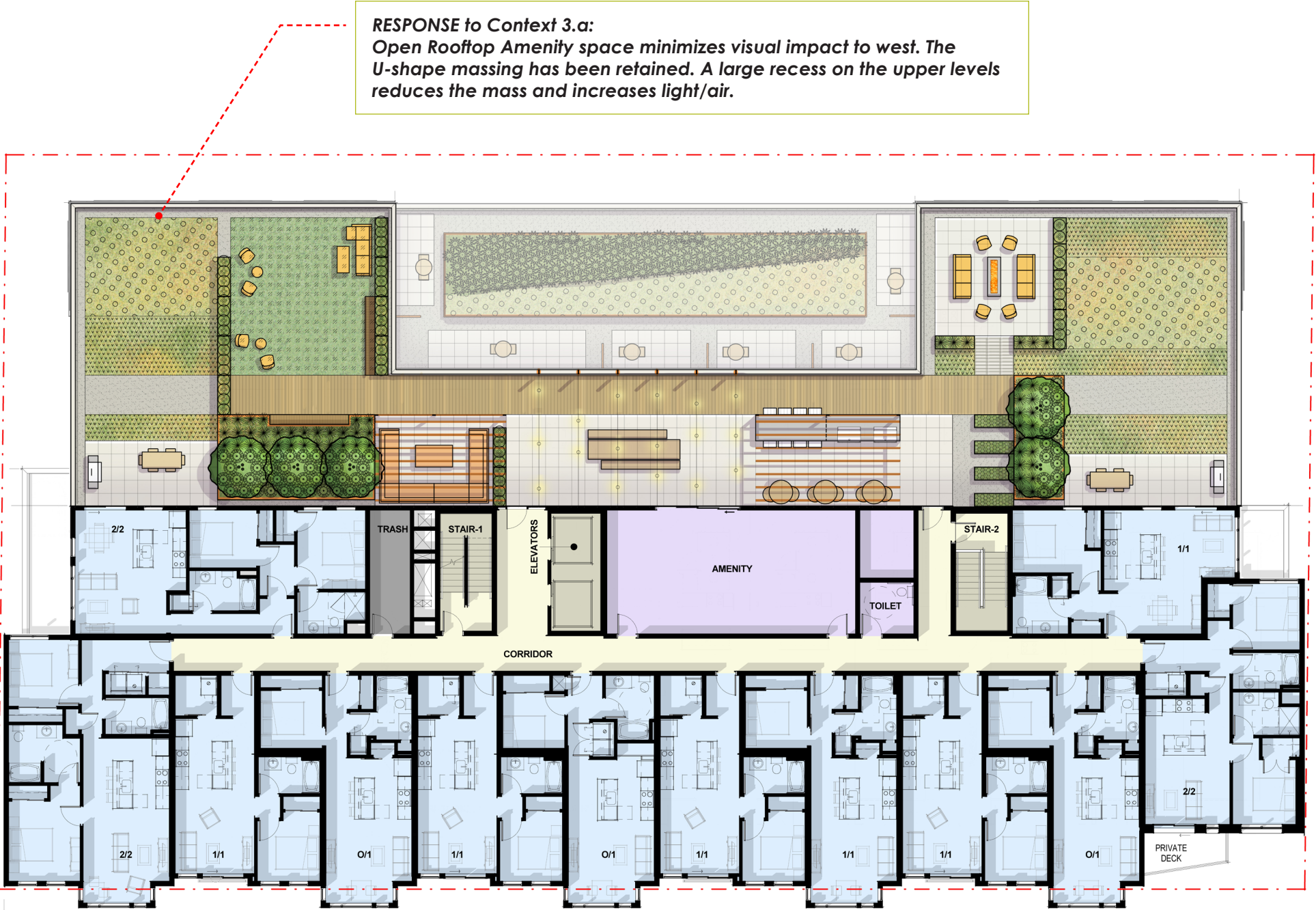
RESPONSE to Context 3.b:
On the lower terrace, a large central planter offer privacy for both the single family and the apartments.



GREENWOOD AVE N.

3. Context:
b. Any seating areas or active uses should be setback from the edge of the roof. (CS2D3)





GREENWOOD AVE N.

3. Context:
a. The Board favored the U-Shaped Terrace because it removes mass from the structure as it addresses and responds to the smaller residential uses to the west. (CS2-D1)





EXAMPLE IMAGES

1

Streetscape, level unit entries

2

Planters and bamboo between unit entries

3

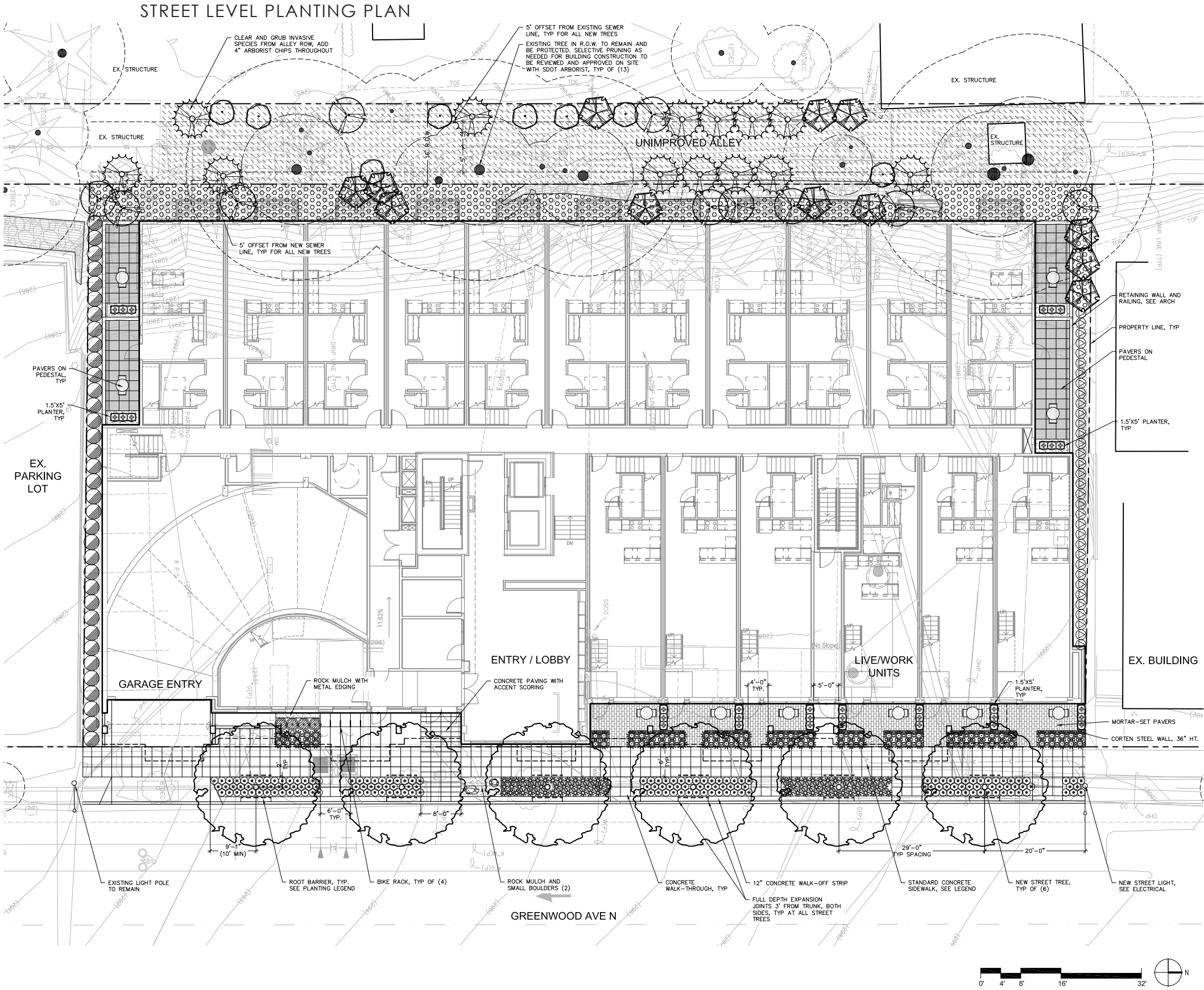
Low freestanding wall at unit entries

4

Special paving at L/W entries

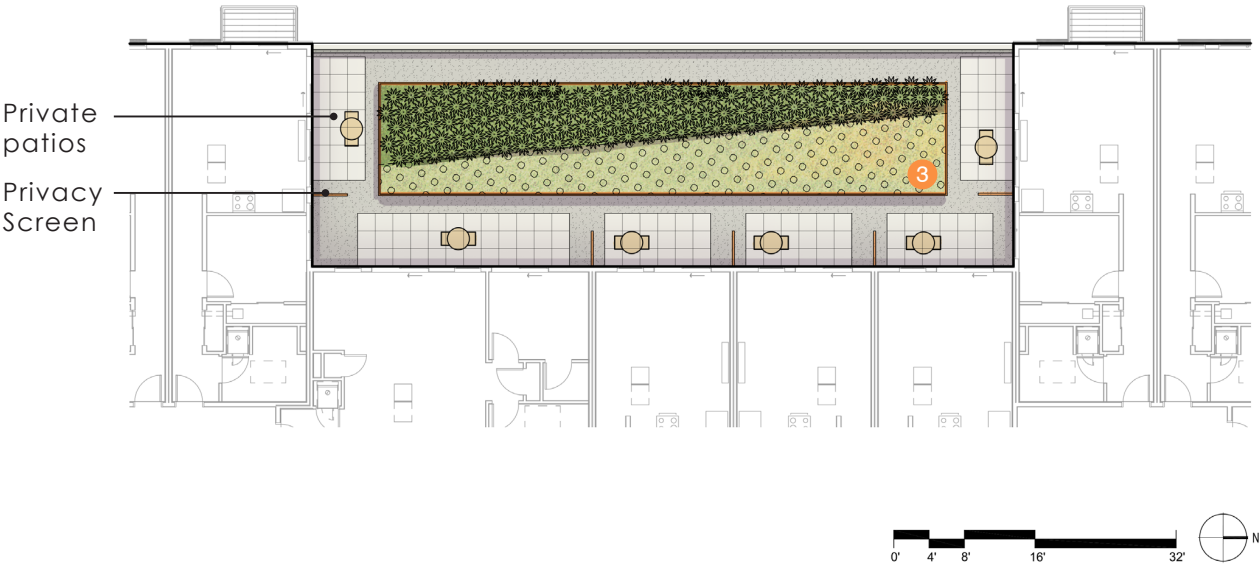
5

Scored concrete and bike racks at main entry

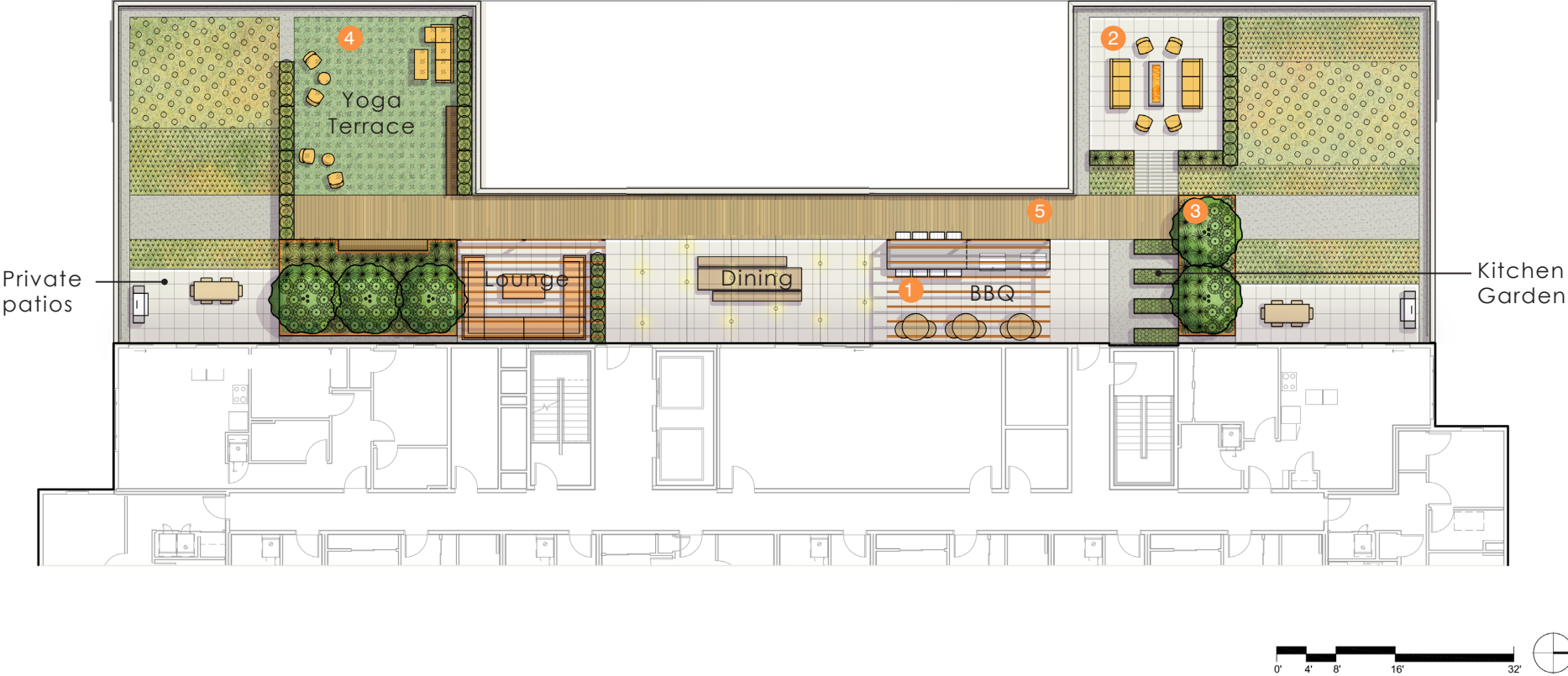


PLANTING SCHEDULE		* INDICATES DROUGHT-TOLERANT OR NATIVE SPECIES PER CITY OF SEATTLE GREEN FACTOR LIST
SYMBOL	BOTANICAL/COMMON NAME	SIZE/CONDITION/REMARKS
NOTE: STREET TREE SPECIES AND SPACING APPROVED BY SDOT BILL AMES ON 9/2/2016 AT 60% SIP GUIDANCE MEETING.		
STREET TREES		
	QUERCUS MACROCARPA 'JFS-KW3' URBAN PINNACLE OAK	3" CAL. MIN., 12-14' HT. MIN., WELL-BRANCHED FROM 7', MATCHED, B&B.
DECIDUOUS TREES		
	ACER PALMATUM (GREEN) GREEN JAPANESE MAPLE	MIN. 1.5" CAL., (3) STEMS MIN. 8'-10 HT. MIN., WELL-BRANCHED, MATCHED, B&B.
	ACER CIRCINATUM VINE MAPLE	MIN. 1.5" CAL., (3) STEMS MIN. 8'-10 HT. MIN., WELL-BRANCHED, MATCHED, B&B.
	* AMELANCHIER ALNIFOLIA 'AUTUMN BRILLIANCE' 'AUTUMN BRILLIANCE' SERVICEBERRY	8'-10" HT/SP, (3) STEMS MIN. WELL-BRANCHED, MATCHED, B&B.
	* RHAMNUS PURSHIANA CASCARA	15 GAL., 6' MIN HT., 1.5" CAL., FULL, SPACING AS SHOWN ON PLAN
CONIFEROUS TREES		
	* THUJA PLICATA 'HOGAN' 'HOGAN' CEDAR	8'-10" HT. MIN., FULL, BUSHY, B&B.
SHRUBS / PERENNIALS / ORNAMENTAL GRASSES / GROUND COVER		
	TAXUS BACCATA 'REPENDENS' SPREADING ENGLISH YEW	30"-36" HEIGHT, FULL & BUSHY, SPACING AS SHOWN ON PLAN
	* CAREX TESTACEA ORANGE SEDGE	MIN. 12-15" HEIGHT, (8) HEALTHY FRONDS, FULL AND BUSHY, SPACING AS SHOWN ON PLAN
	* EUPHORBIA AMYGDALOIDES VAR. ROBBIAE MRS. ROBB'S BONNET	GREEN VARIETY, 1 GAL. POTS, FULL & BUSHY, SPACING AS SHOWN ON PLAN
	HYDRANGEA PANICULATA 'LIMELIGHT' LIMELIGHT HARDY HYDRANGEA	18"-24" HT., FULL & BUSHY, B&B OR CONT., SPACING AS SHOWN ON PLAN
	* POLYSTICHUM MUNITUM SWORD FERN	MIN. 12-15" HEIGHT, (8) HEALTHY FRONDS, FULL AND BUSHY, SPACING AS SHOWN ON PLAN
	SARCOCOCCA HOOKERIANA VAR HUMILIS HIMALAYAN SARCOCOCCA	18"-24" HT., FULL & BUSHY, B&B OR CONT., SPACING AS SHOWN ON PLAN
	* STIPA TENUISSIMA MEXICAN FEATHER GRASS	5 GAL. POTS, FULL & BUSHY, SPACING AS SHOWN ON PLAN
	* MISCANTHUS SINENSIS 'LITTLE KITTEN' LITTLE KITTEN MAIDEN GRASS	5 GAL. POTS, FULL & BUSHY, SPACING AS SHOWN ON PLAN
	* EPIMEDIUM X RUBRUM BARRENWORT	5 GAL. POTS, FULL & BUSHY, SPACING AS SHOWN ON PLAN
	* PHYLLOSTACHYS AUREA GOLDEN BAMBOO	5 GAL. POTS, MIN 5-6' HT. & SPR, FULL & BUSHY, B&B OR CONT.
GROUND COVER / GREEN ROOF		
	ROOF HERB GARDEN MIX - TBD	1 GAL. POTS @ 12" O.C. GRID SPACING, START FIRST ROW 6" FROM EDGE OF PLANTING AREA.
SUN MIX:		
	* MISCANTHUS SINENSIS 'LITTLE KITTEN' LITTLE KITTEN MAIDEN GRASS	1 GAL. POTS, FULL & BUSHY, 24" O.C. TRIANGULAR SPACING
	* DRYOPTERIS ERYTHROSORA AUTUMN FERN	
	* HELICTOTRICHON SEMPERVIRENS BLUE OAT GRASS	
	* SEDUM 'AUTUMN JOY' AUTUMN JOY STONECROP	
SHADE MIX:		
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	* EPIMEDIUM X RUBRUM BARRENWORT	
	* POLYSTICHUM MUNITUM SWORD FERN	
	* MAHONIA REPENS CREEPING OREGON GRAPE	
NATIVE GROUND COVER MIX:		
	* 50% GAULTHERIA SHALLON SALAL	1 GAL. POTS, FULL & BUSHY, 36" O.C. TRIANGULAR SPACING
	* 25% POLYSTICHUM MUNITUM SWORD FERN	
	* 25% MAHONIA NERVOSA LOW OREGON GRAPE	
	* GREEN ROOF - SEDUM TILES (TYPE 1)	12"X24" ETERA "TUFF STUFF" SEDUM TILES
	* GREEN ROOF - SEDUM TILES (TYPE 2)	12"X24" ETERA "COLOR MAX" SEDUM TILES
	ARBORIST CHIPS (MULCH)	SEE SPEC
	ROCK MULCH	BLACK COLUMBIA BASALT CHIPS FROM MARENAKOS
	ROOT BARRIER	18" DEEP X 6"L AT CURB & 24" DEEP X 6" L AT SIDEWALK AT STREET TREES UB18-2 BY DEEPROOT, PER CITY OF SEATTLE STANDARD DETAIL #100A

PRIVATE TERRACE LANDSCAPE PLAN



ROOF DECK LANDSCAPE PLAN



EXAMPLE IMAGES



BBQ/Dining amenity area



Fire pit seating area



Raised metal planters

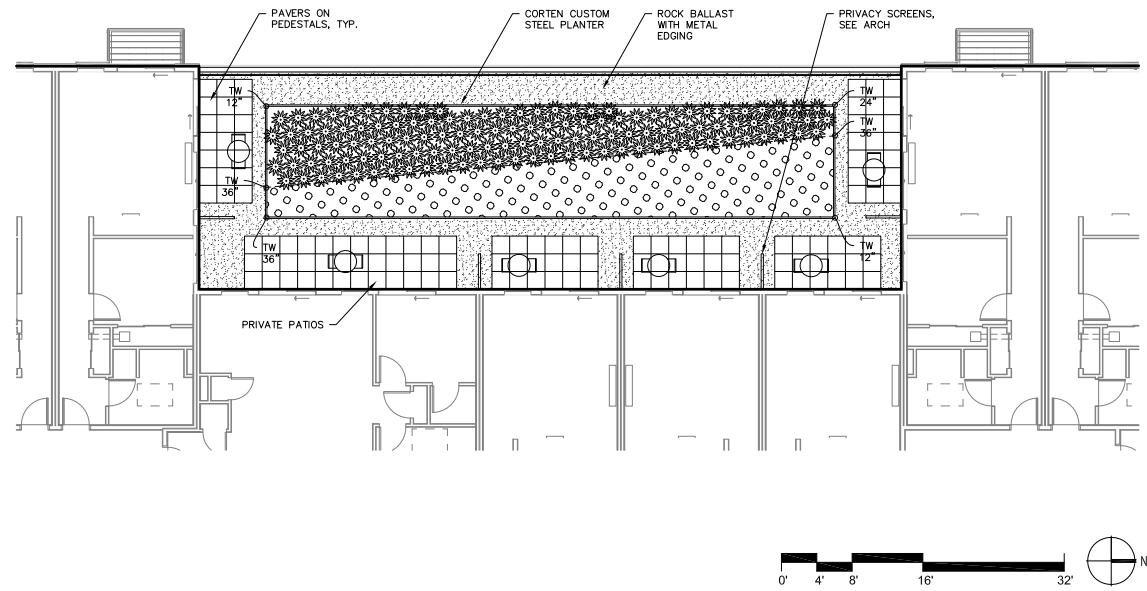


Yoga terrace with synthetic turf

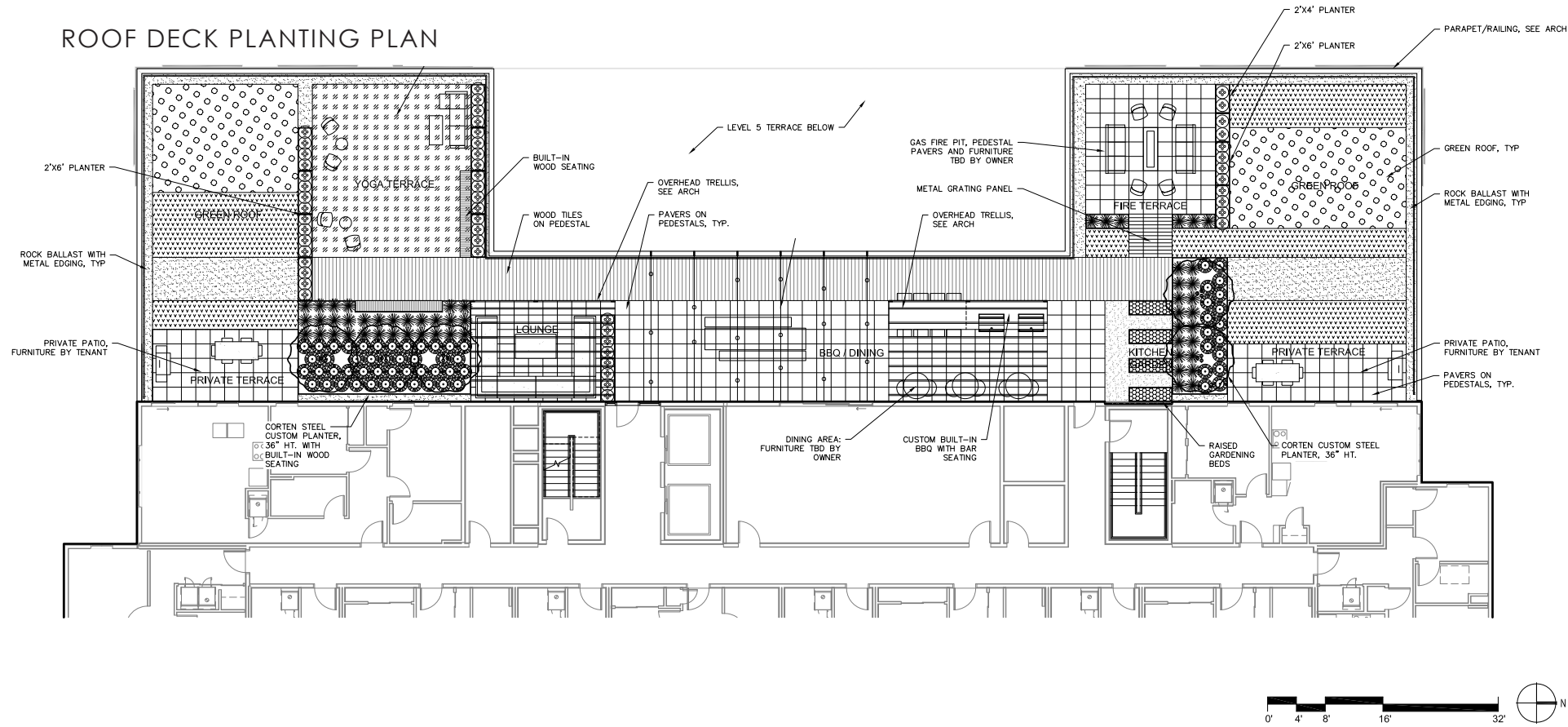


Decking and sedum green roof

PRIVATE TERRACE PLANTING PLAN



ROOF DECK PLANTING PLAN



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PLANT MATERIAL



Urban Pinnacle Oak (Street)
Quercus macrocarpa 'JFS'



Mrs. Robb's Bonnet
Euphorbia a. var. robbiae



Orange Sedge
Carex testacea



Spreading English Yew
Taxus baccata 'Repandens'



Mexican Feather Grass
Stipa tenuissima



Himalayan Sarcococca
Sarcococca h. var. humilis



Limelight Hardy Hydrangea
Hydrangea p. 'Limelight'



Serviceberry
Amel. a. 'Autumn Brilliance'



Sword Fern
Polystichum munitum



Blue Oat Grass
Helictotrichon sempervirens



Autumn Fern
Dryopteris erythrosora



Vine Maple
Acer circinatum



Big Blue Lilyturf
Liriope spicata 'Big Blue'



Hogan Western Red Cedar
Thuja plicata 'Hogan'



Japanese Maple
Acer palmatum (green)



Barrenwort
Epimedium x rubrum



Little Kitten Maiden Grass
Miscanthus s. 'Little Kitten'



Golden Bamboo
Phyllostachys aurea



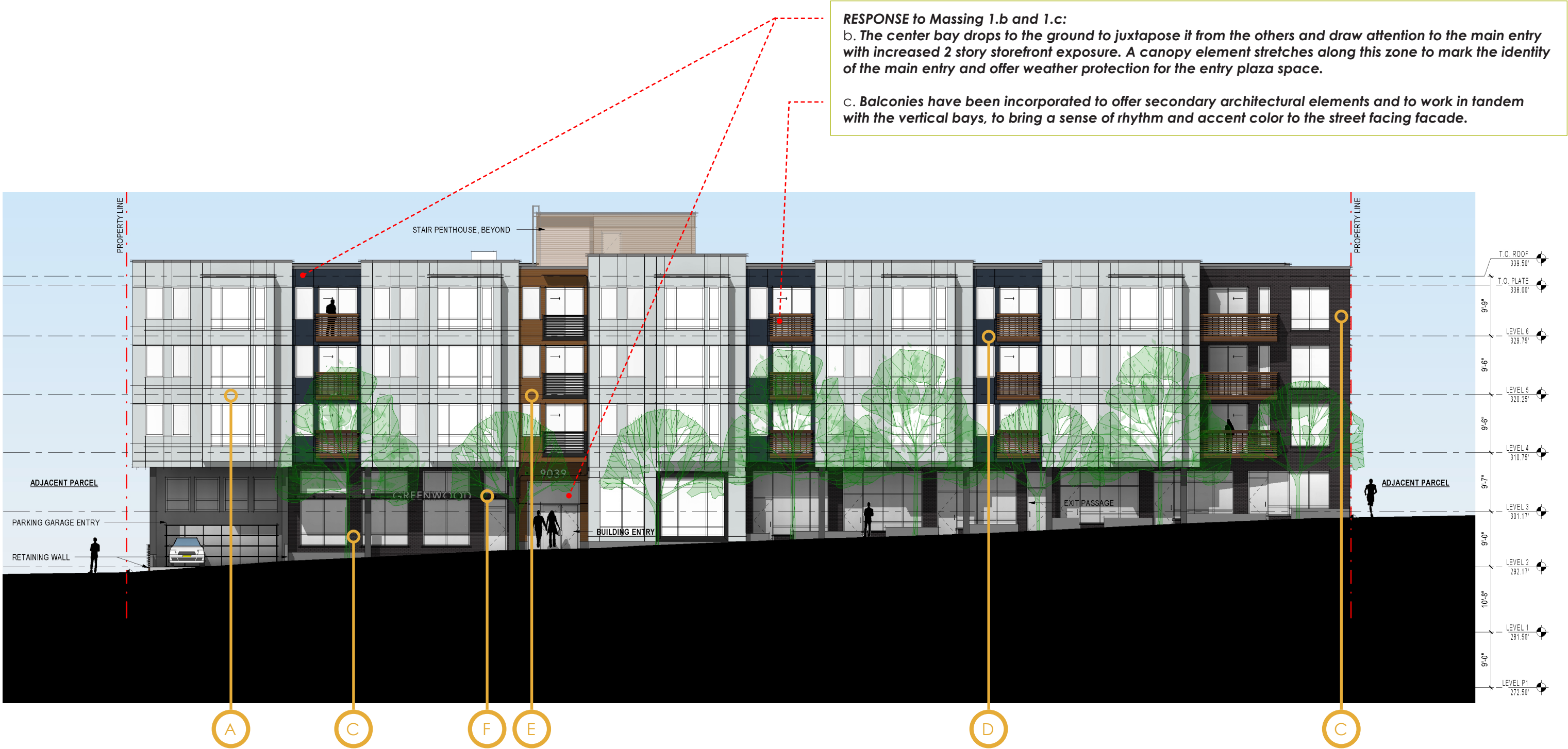
Herb Mix (Kitchen Garden)



Green Root - Sedum Tiles
Variety of colors



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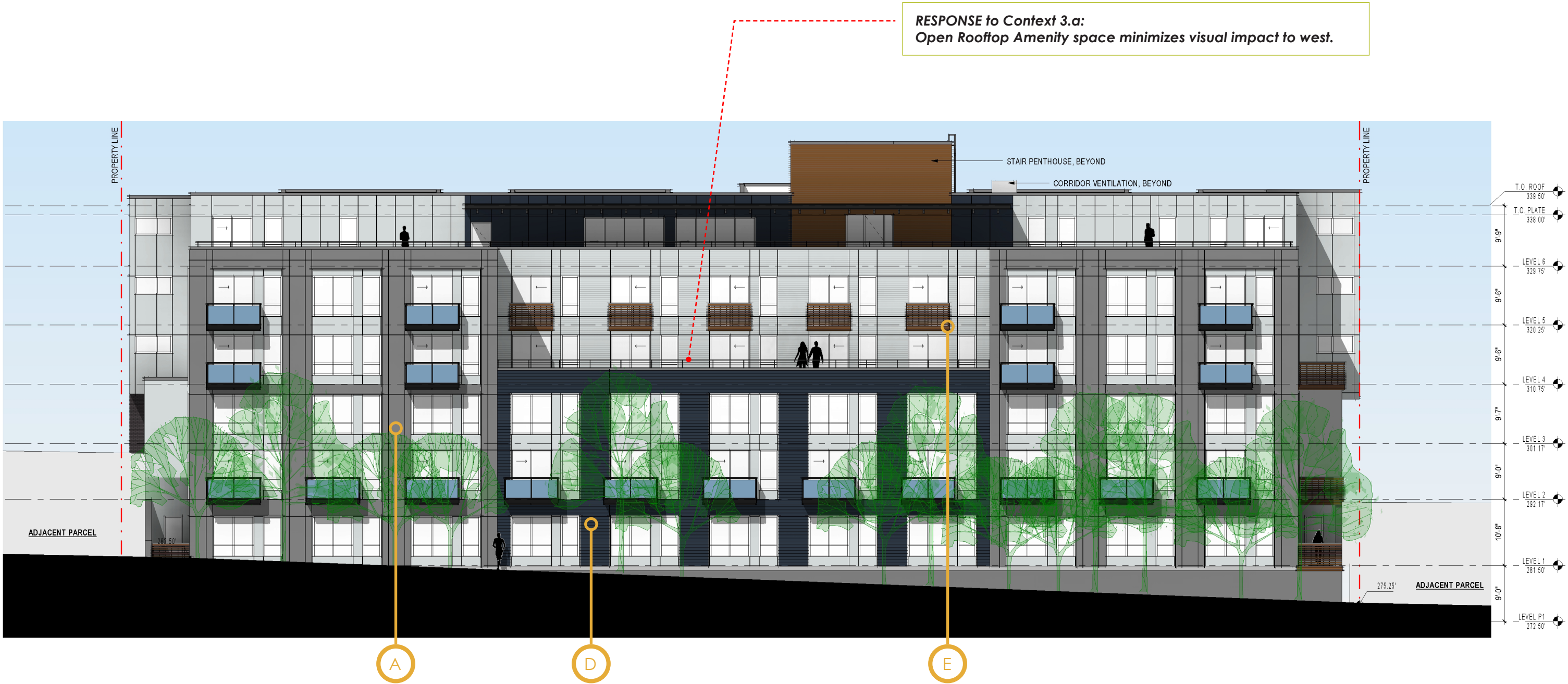


EAST ELEVATION

1. Massing:

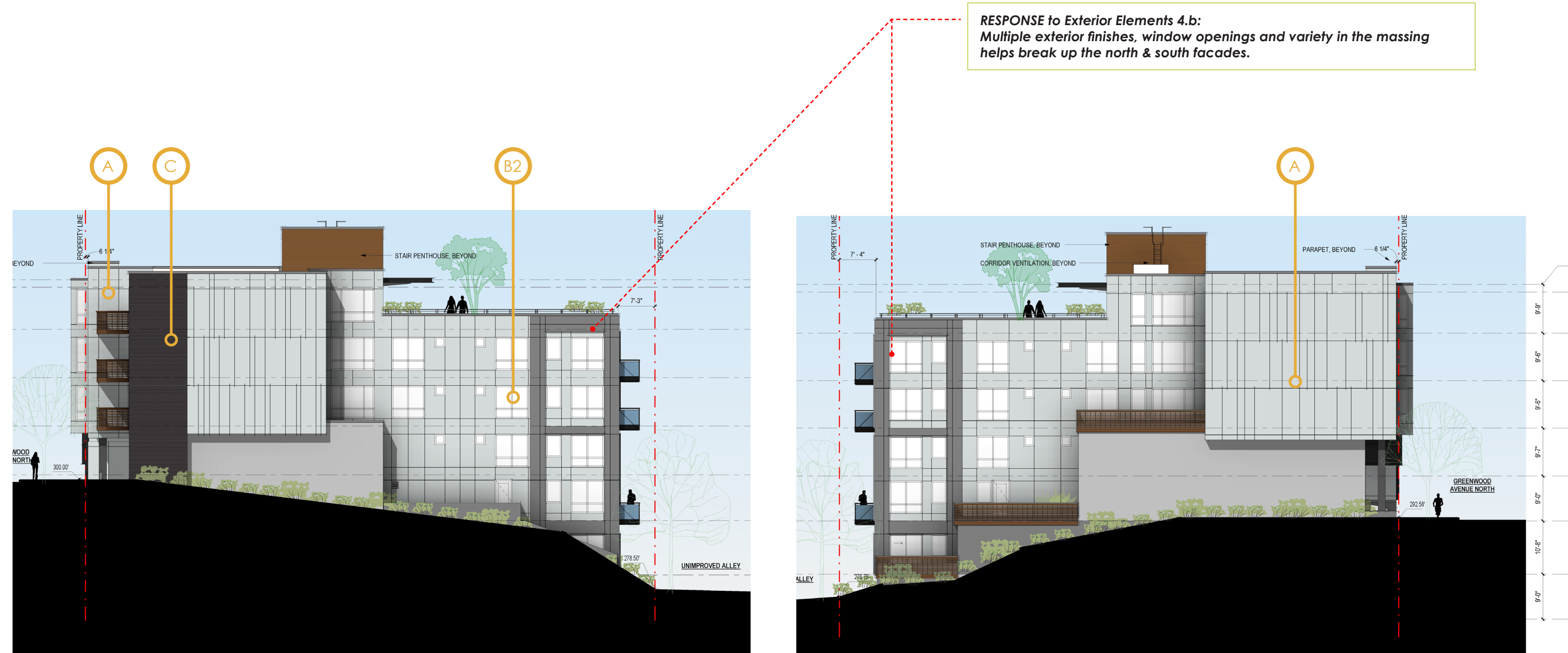
b. Option C also showed potential to provide interest along the street through a welldefined entrance and vertically articulated bays. (DC2-B1)

c. The Board liked the possibilities offered by balconies located inside extruded bays. (DC2-C1)



WEST ELEVATION

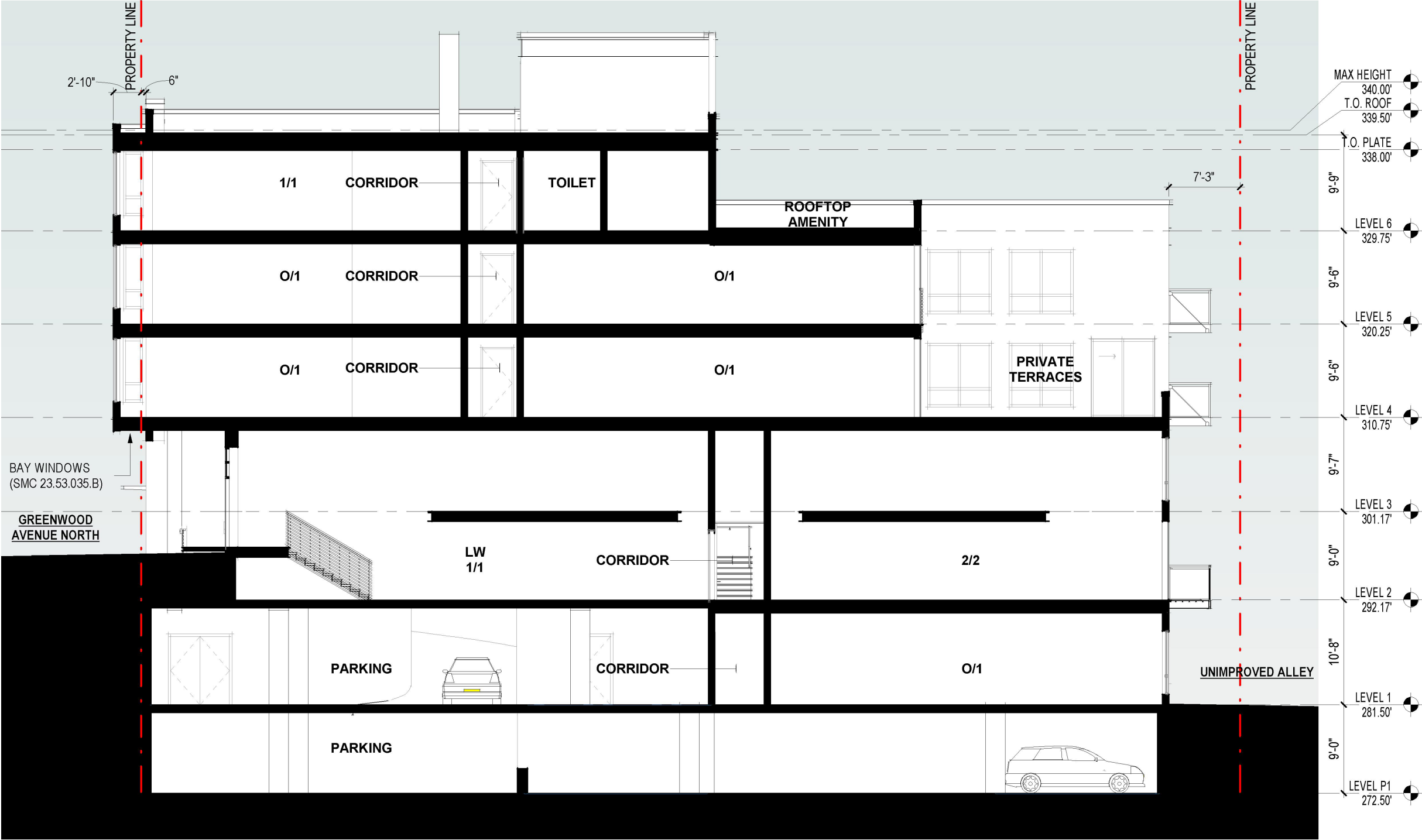
3. Context:
a. The Board favored the U-Shaped Terrace because it removes mass from the structure as it addresses and responds to the smaller residential uses to the west. (CS2-D1)



NORTH ELEVATION

SOUTH ELEVATION

4. Exterior Elements:
b. Since the property to the south is unlikely to redevelop in the near future, the design should avoid large sections of blank façade as it will be highly visible from Greenwood. (GF-DC1-I & DC2-B2)

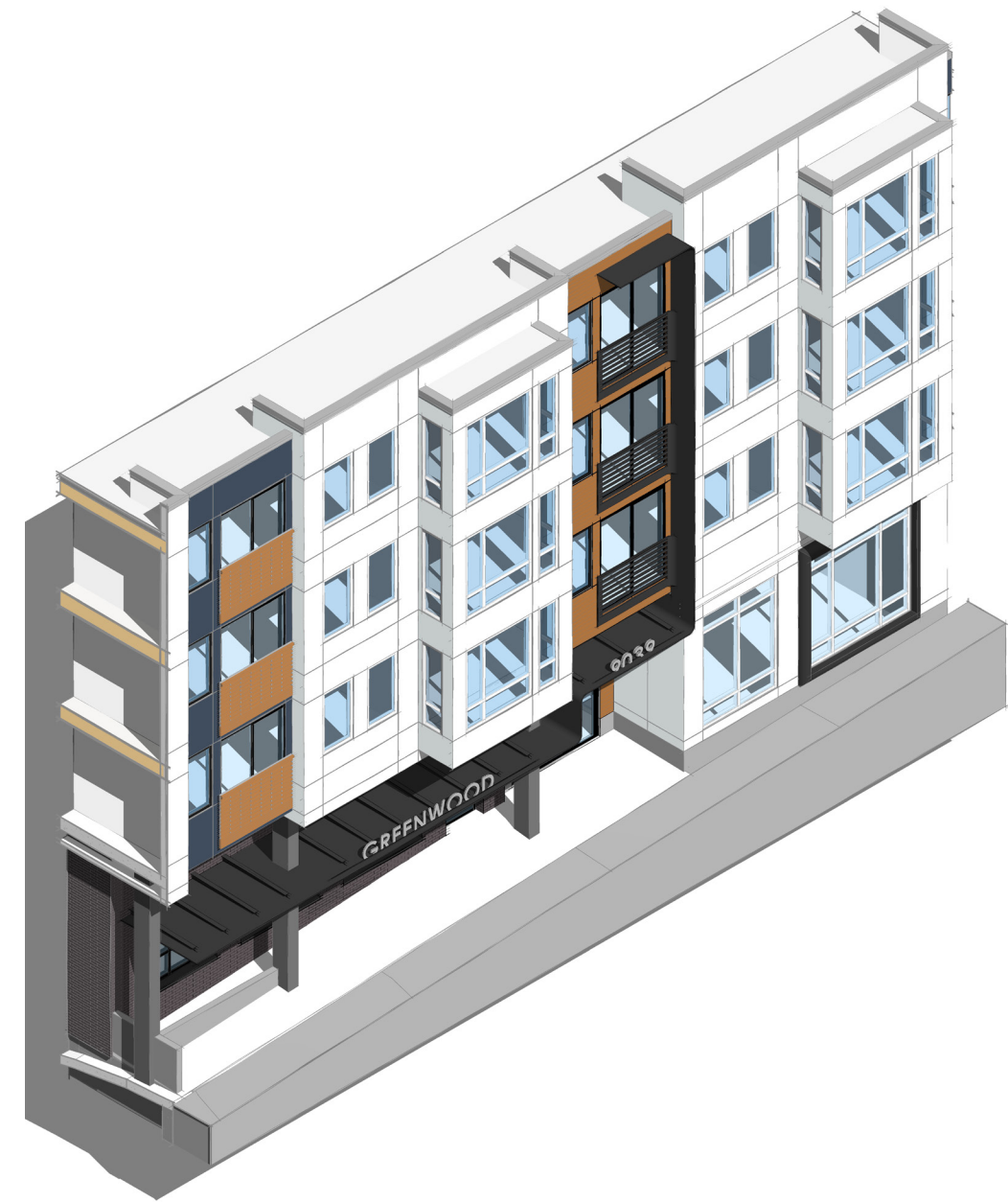




MUP COMMENT #3 - Entry:
The Board wanted a prominent residential entry. Consider merging the entry with the with the recessed bay on floors 2-5 or changing the canopy height to make it stand out more.

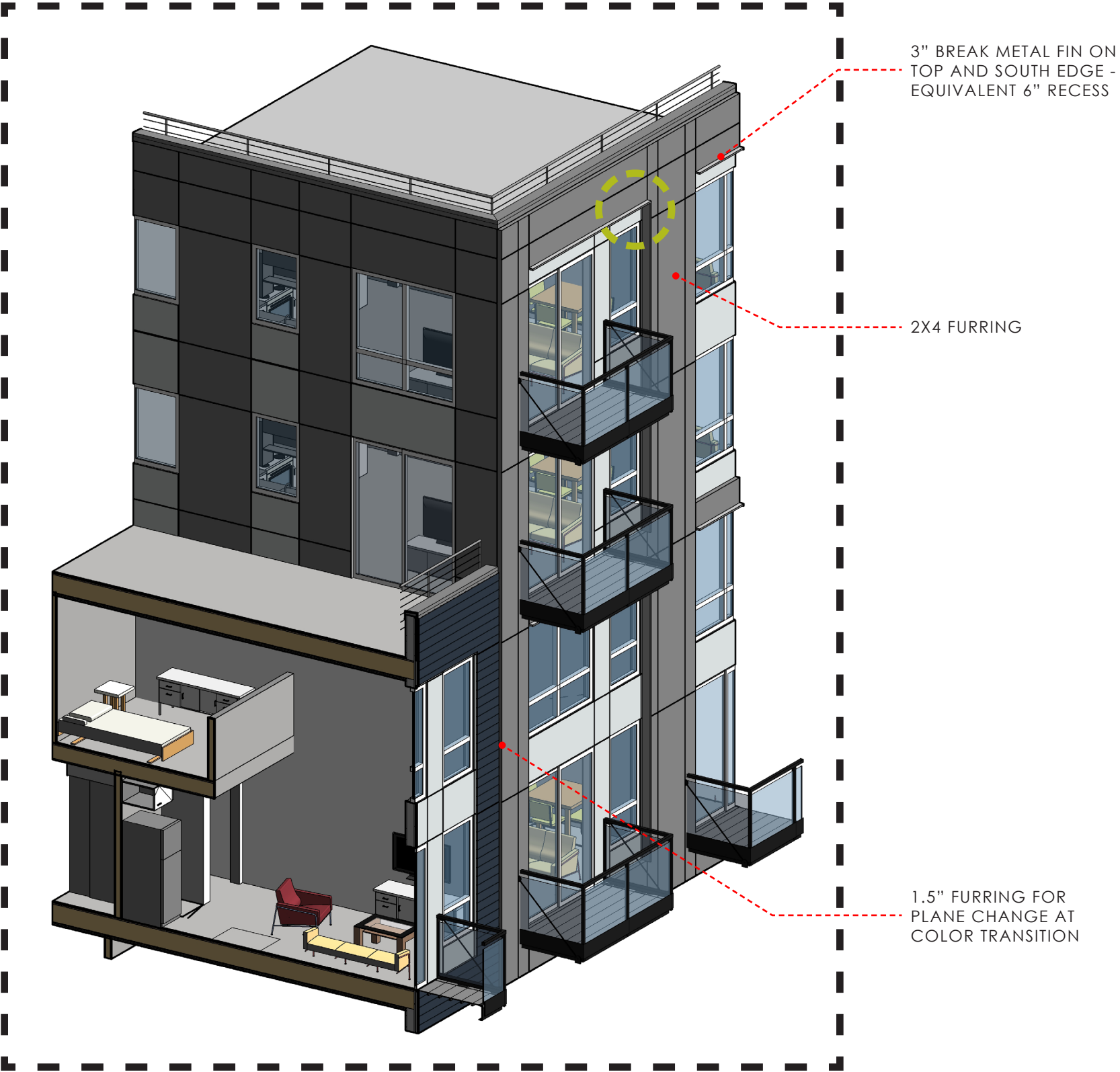
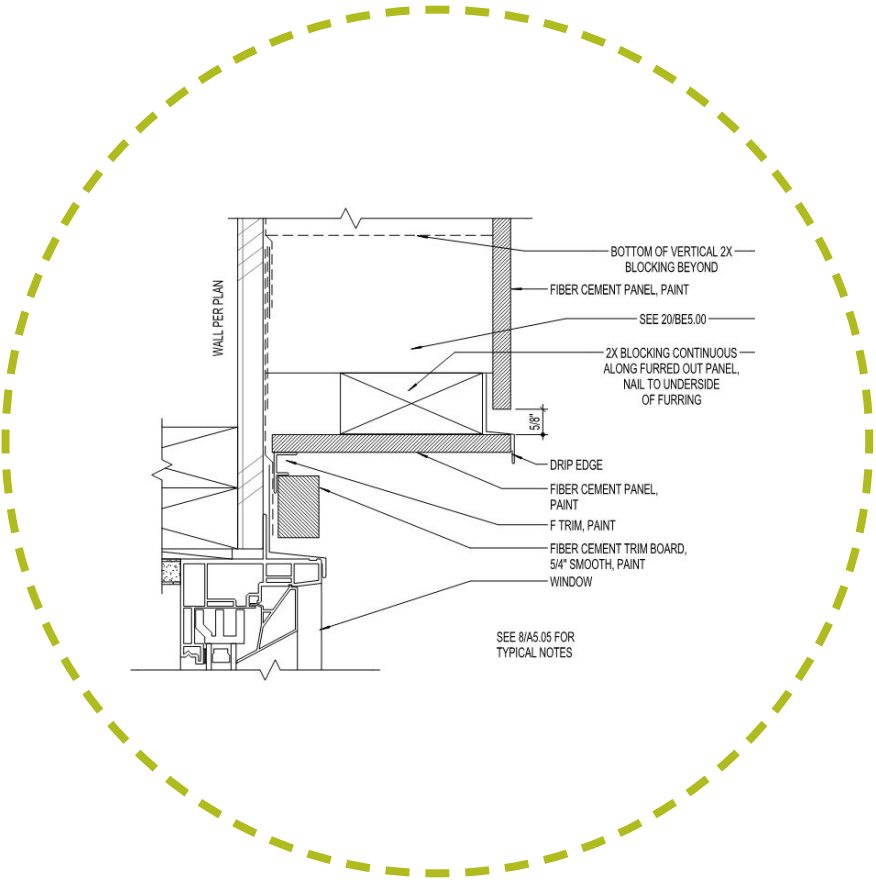


CANOPY - ENLARGED ELEVATION



CANOPY - ISOMETRIC VIEW

MUP COMMENT #5 - Alley Facade:
The upper floor and courtyard reduce the impact of the rear façade to the single family zone to the west. There should be some additional architectural detailing to reduce the appearance of bulk such as recessed window frames.

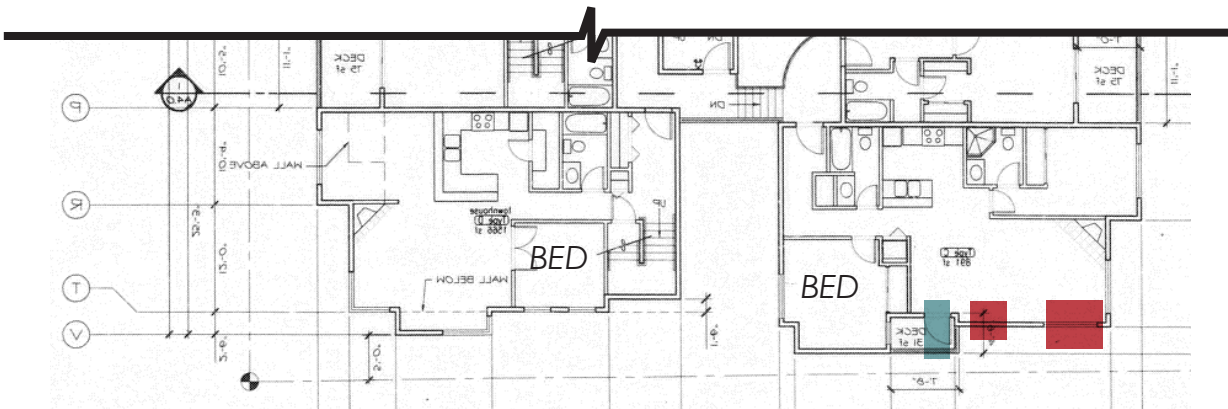




SOUTH ELEVATION -NEIGHBORING BUILDING (MIRRORED)

3. Context:
d. The recommendation packet should include window studies to the north, south, and west to adequately inform the Board of possible privacy impacts. (CS2-D5)

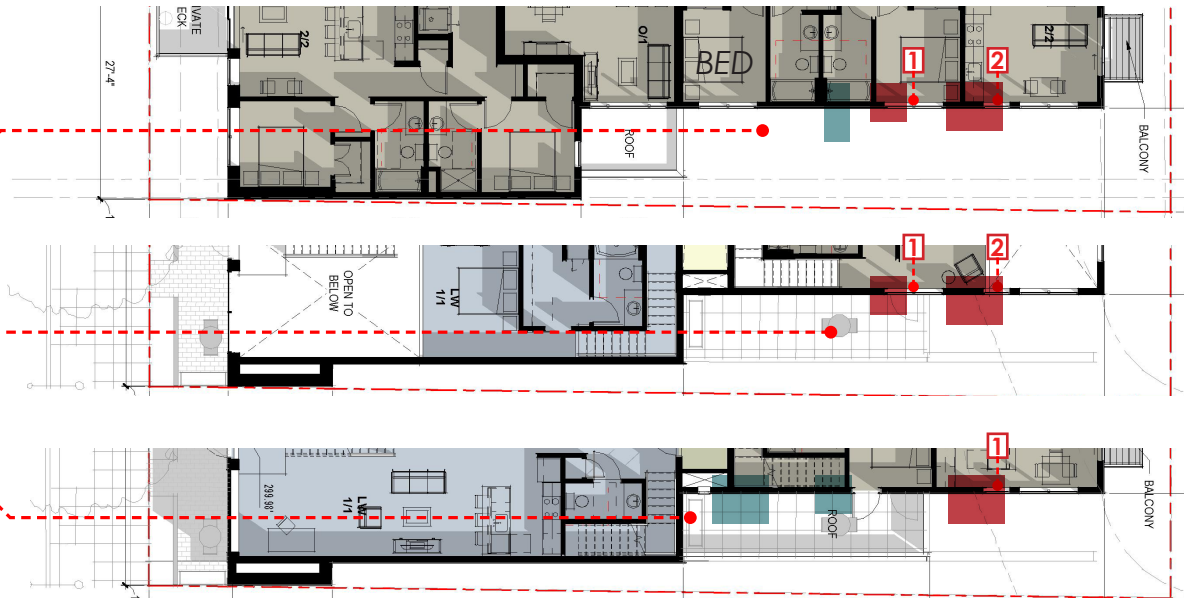
RESPONSE to Context 3.d:
Most windows of the existing multi-family building to the north do not have any privacy concerns with the proposal (Refer to the elevation overlay). See below for design suggestions for the windows that do create a privacy concern.



TYP RES. PLAN -NEIGHBORING BUILDING (MIRRORED)



NORTH ELEVATION - NEIGHBORING BUILDING WINDOW OVERLAY

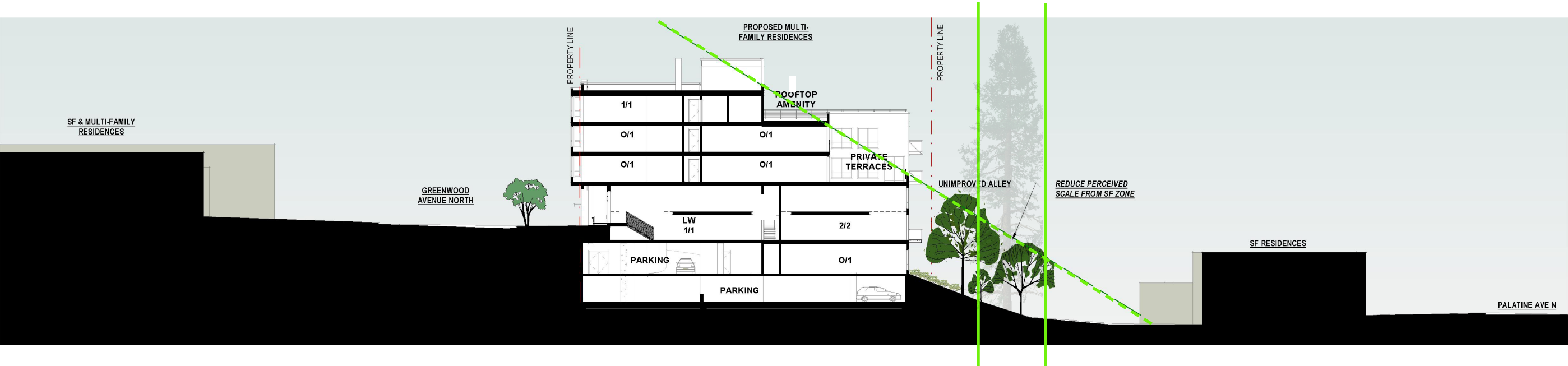


3. Context:
c. The trees in the unimproved alley form a natural visual buffer. If alley improvements are required, a landscape buffer should be included along the western property line. (CS1-D1&2)

RESPONSE to Context 3.c:
The existing trees to be removed for the project will be replaced with a landscape buffer (shown below). Coupled with the stepped massing this will reduce any visual impact to the neighboring homes.



EXISTING - BIRD'S EYE VIEW LOOKING AT THE SITE FROM THE WEST



PROPOSED - SITE SECTION



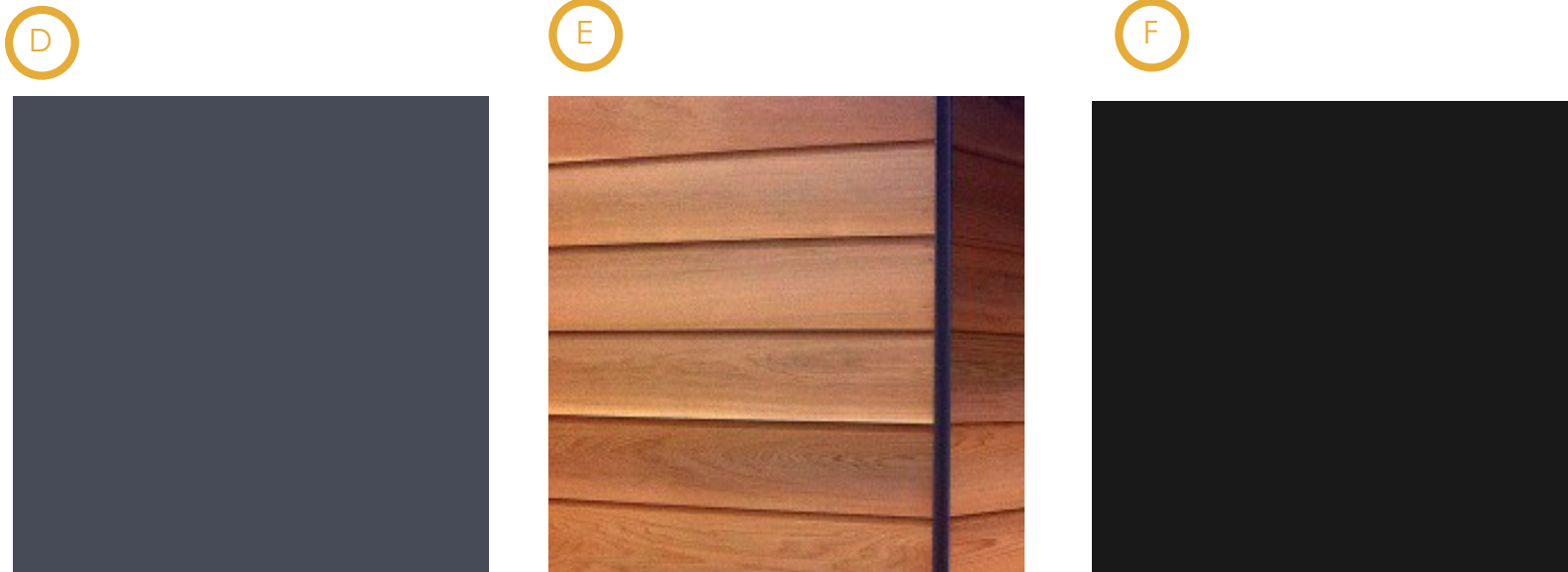
FIBER CEMENT PANEL
BENJAMIN MOORE
CEMENT GRAY

B1

STOREFRONT
BLACK ANODIZED

VINYL WINDOWS
WHITE / BLACK FRAME

MODULAR BRICK
PACIFIC CLAY
DARK IRON SPOT



ACCENT PAINT
BENJAMIN MOORE
EVENING SKY

E

CEDAR LAP
COPPER STAIN FINISH

F

ACCENT METAL - CANOPY
AND OTHER DETAILS



MATERIAL PALETTE
PHOTOGRAPH IN SUNLIGHT



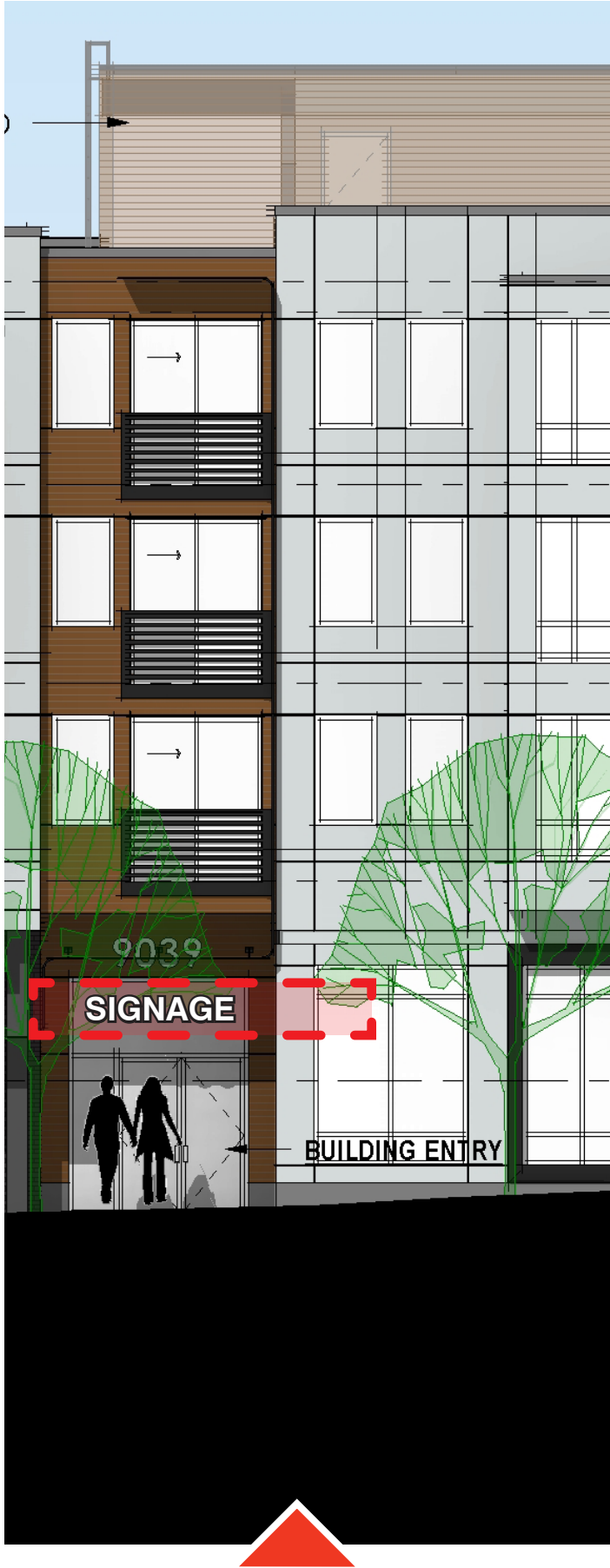
^ WALL MOUNTED LIGHTS OPTION 1



^ WALL MOUNTED LIGHTS OPTION 2



^ SOFFIT LIGHTS



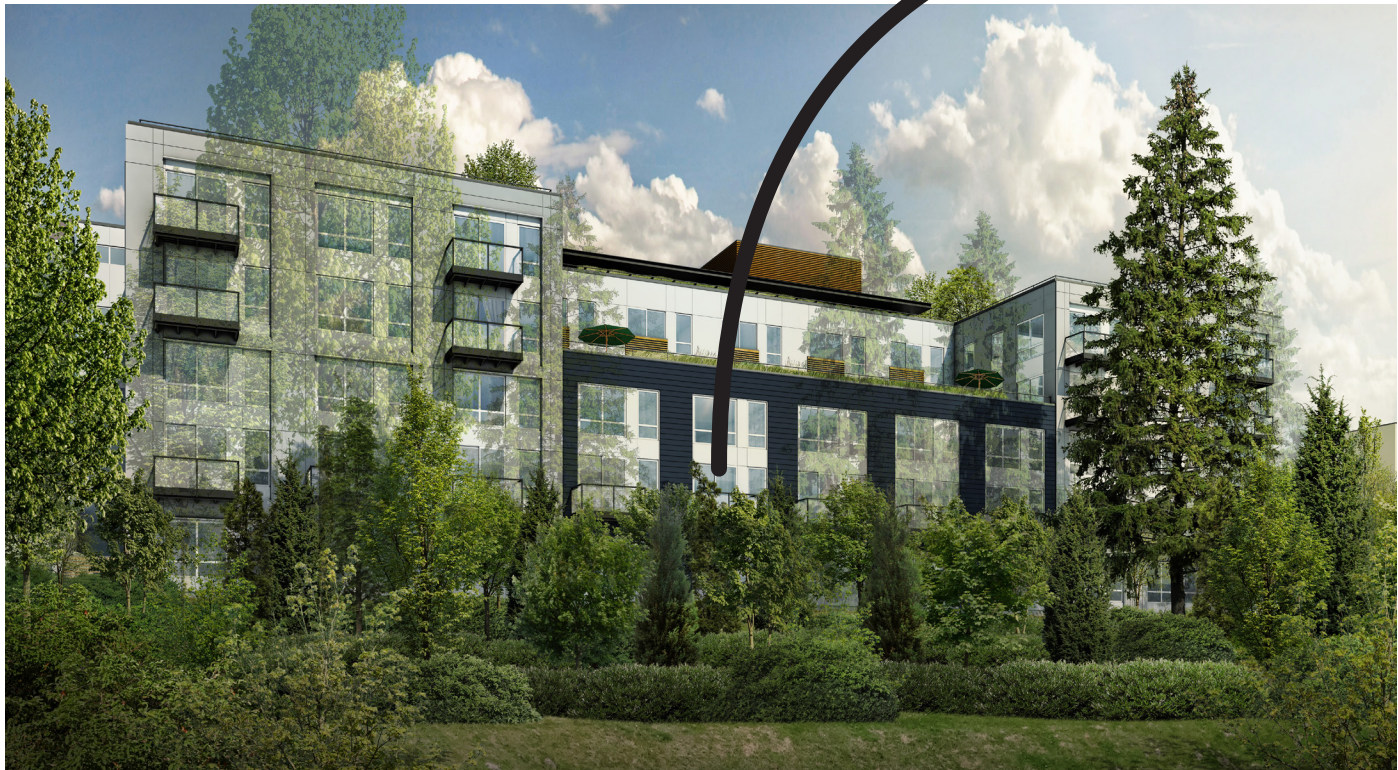








EXISTING TREES TO REMAIN



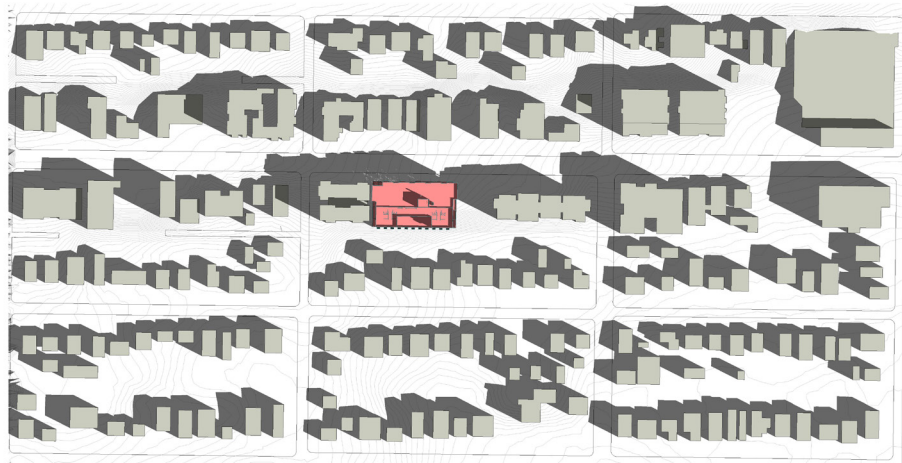
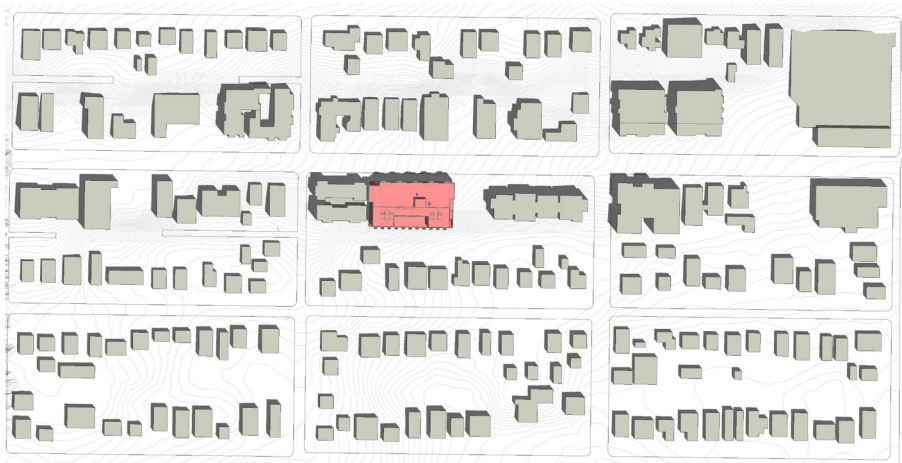
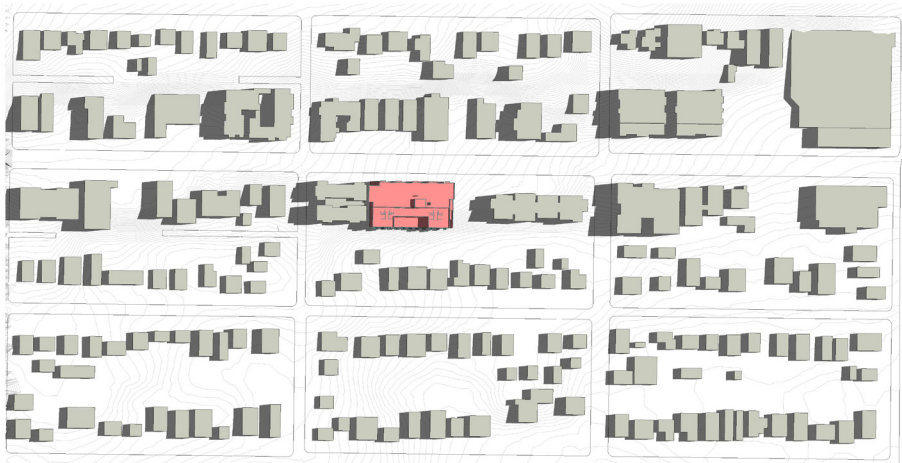
TREES, BUSHES AND OTHER PLANTINGS TO BE ADDED



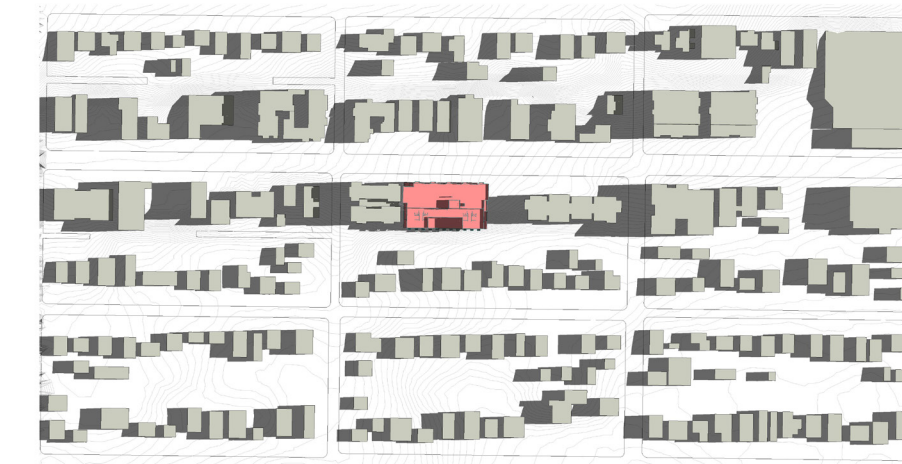
COMPLETE PROPOSED LANDSCAPE PLANTINGS



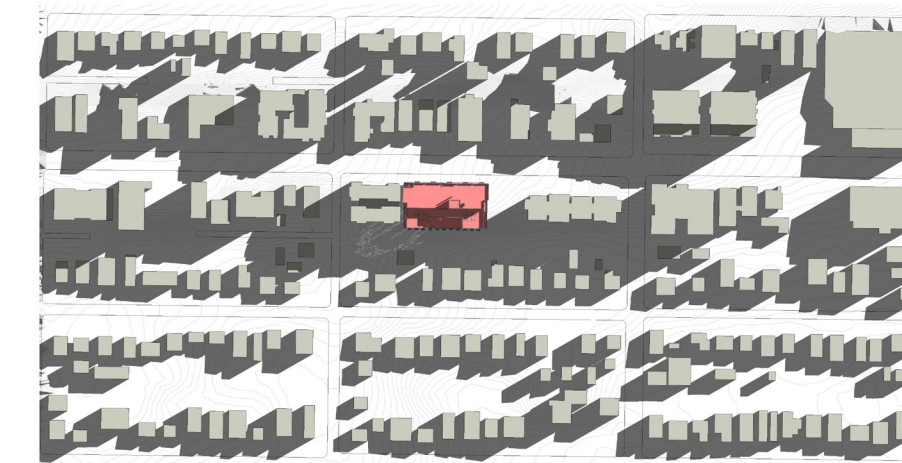
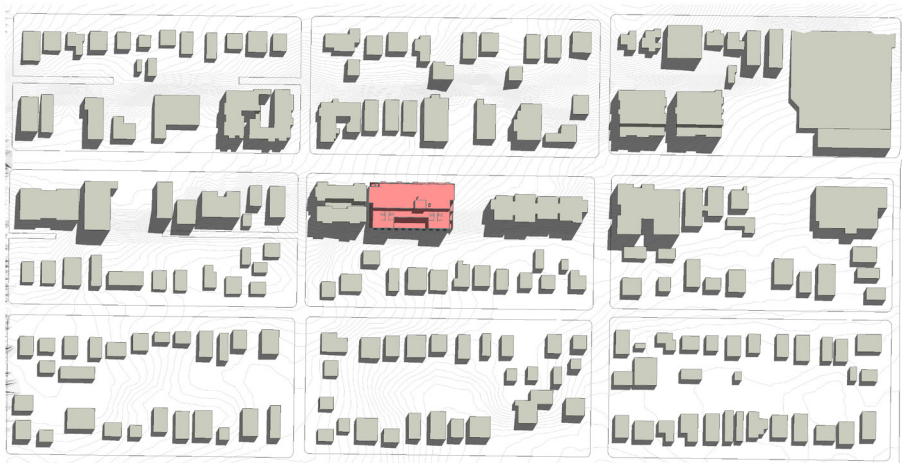
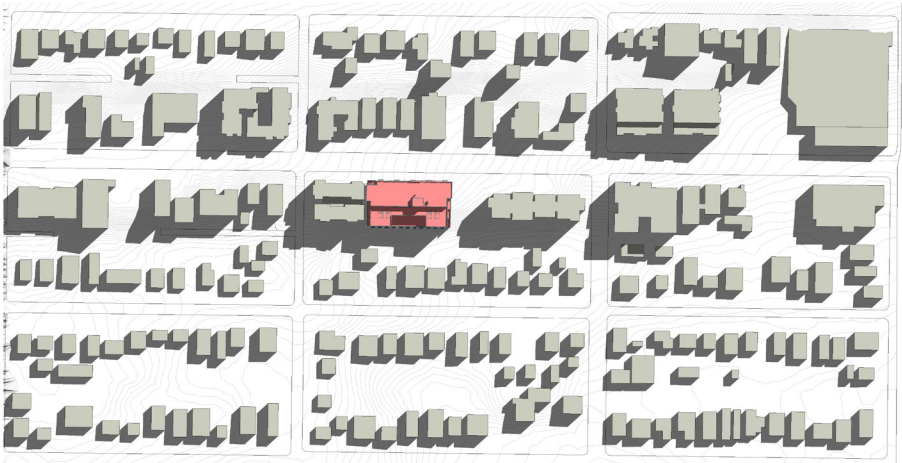
2 pm



12 pm



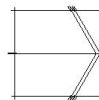
10 am



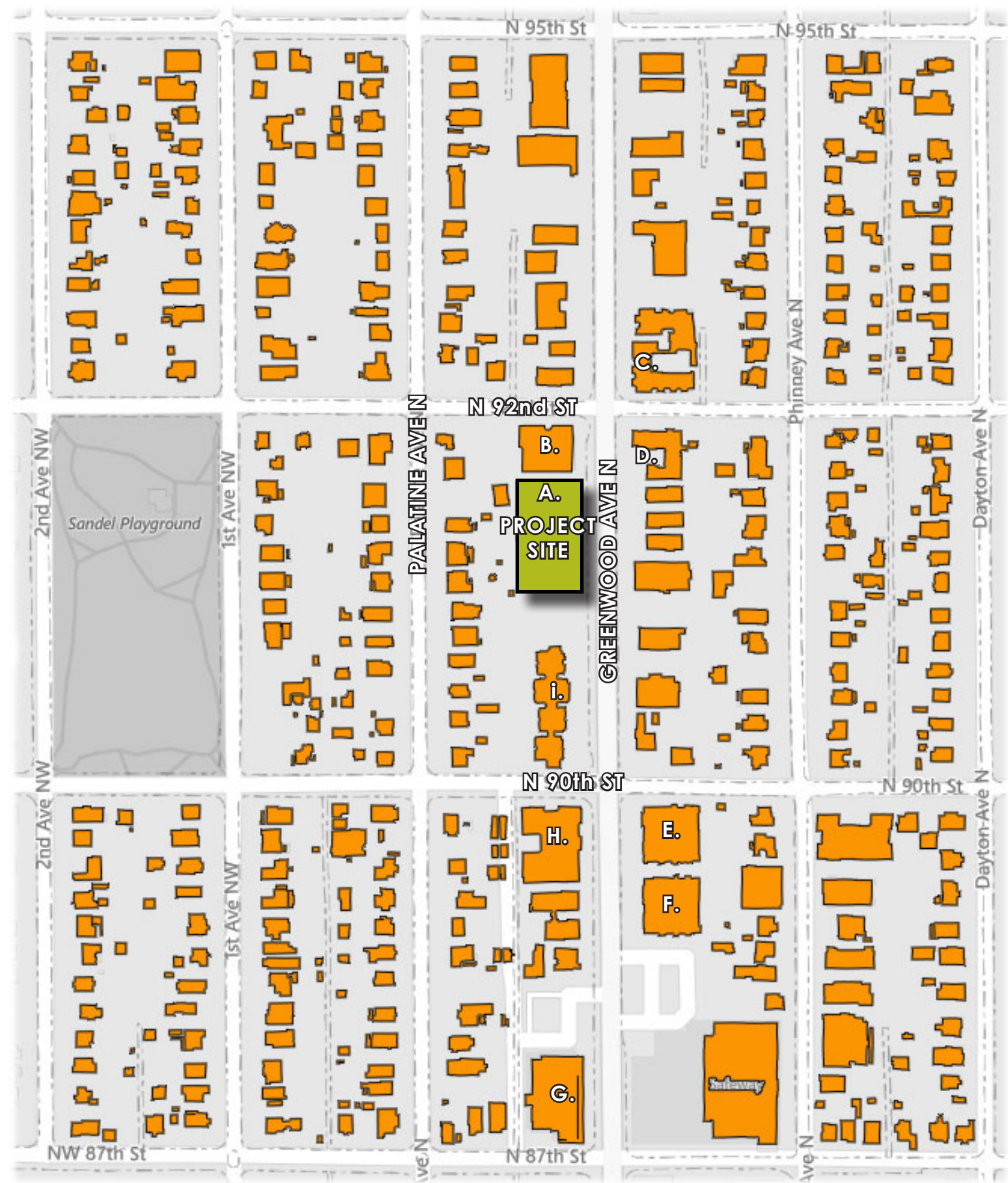
MARCH 21

JUNE 21

DEC 21









A. ADDRESS: **PROJECT SITE TODAY** - 9039/9041 GREENWOOD AVE N
BUILDING/USE: FOOD BANK



B. ADDRESS: 9057 GREENWOOD AVE N
BUILDING/USE: CONDOMINIUM BUILDING



C. ADDRESS: 9200 GREENWOOD AVE N
BUILDING/USE: MAISON CONDOMINIUMS



D. ADDRESS: 9050 GREENWOOD AVE N
BUILDING/USE: APARTMENT BUILDING



E. ADDRESS: 8760 GREENWOOD AVE N
BUILDING/USE: WESTVIEW NORTH - APARTMENT BUILDING



F. ADDRESS: 8750 GREENWOOD AVE N
BUILDING/USE: WESTVIEW SOUTH - APARTMENT BUILDING



G. ADDRESS: 8551 GREENWOOD AVE N
BUILDING/USE: TOWERS ON GREENWOOD -APARTMENT BUILDING

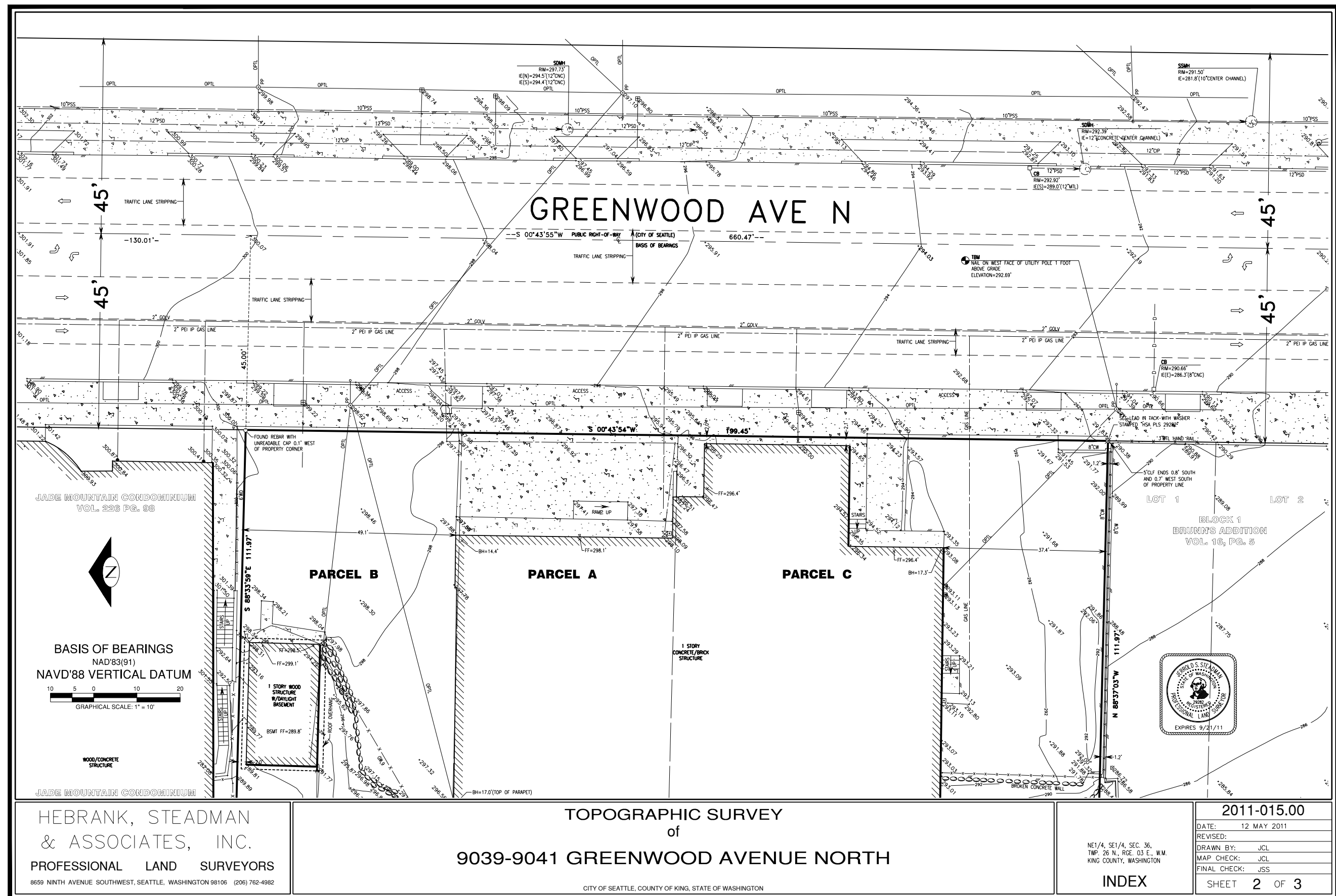


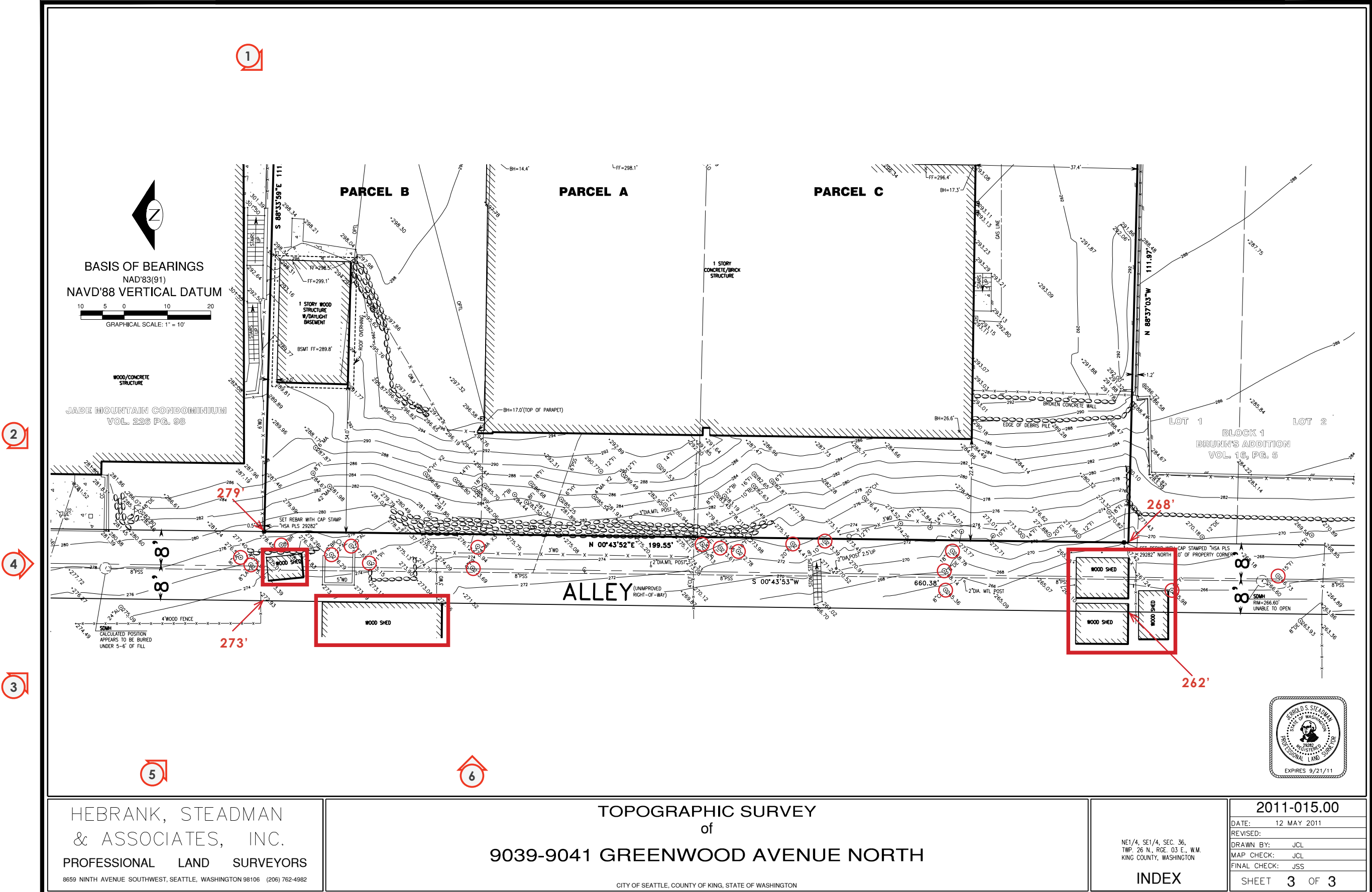
H. ADDRESS: 8745 GREENWOOD AVE N
BUILDING/USE: COOPER SQUARE - CONDOMINIUM BUILDING

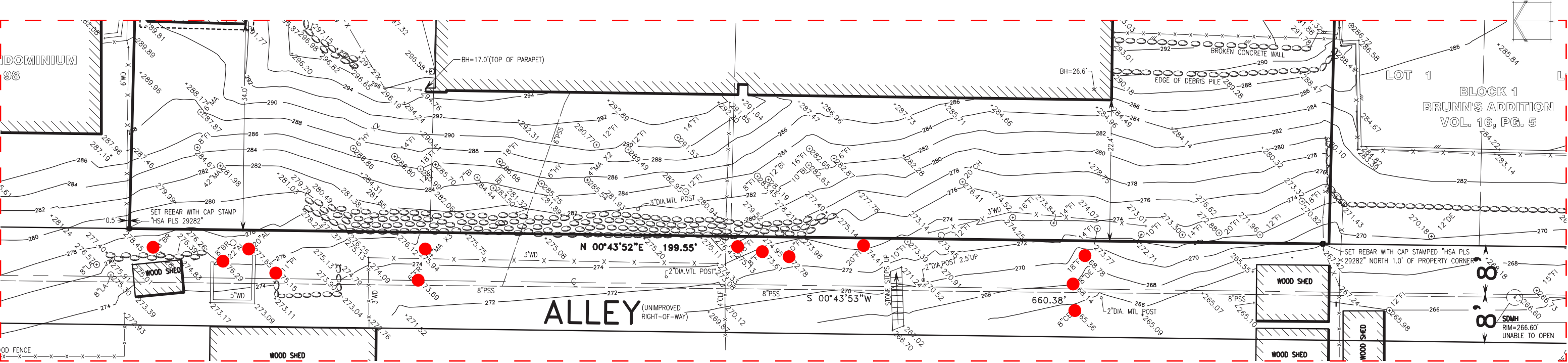


I. ADDRESS: 9009 GREENWOOD AVE N
BUILDING/USE: LICTONWOOD - APARTMENT BUILDING







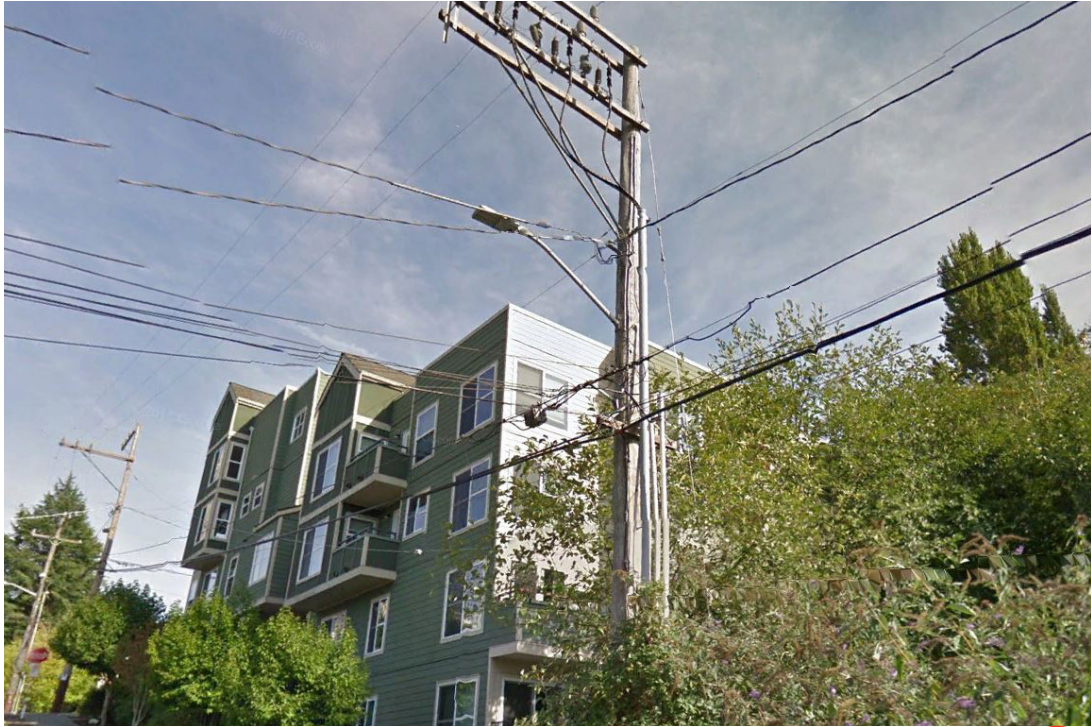


● TREE IN THE ALLEY TO BE REMOVED IF ALLEY IMPROVED (NON EXCEPTIONAL)



1

EXISTING POWERPOLE
IN MIDDLE OF ALLEY

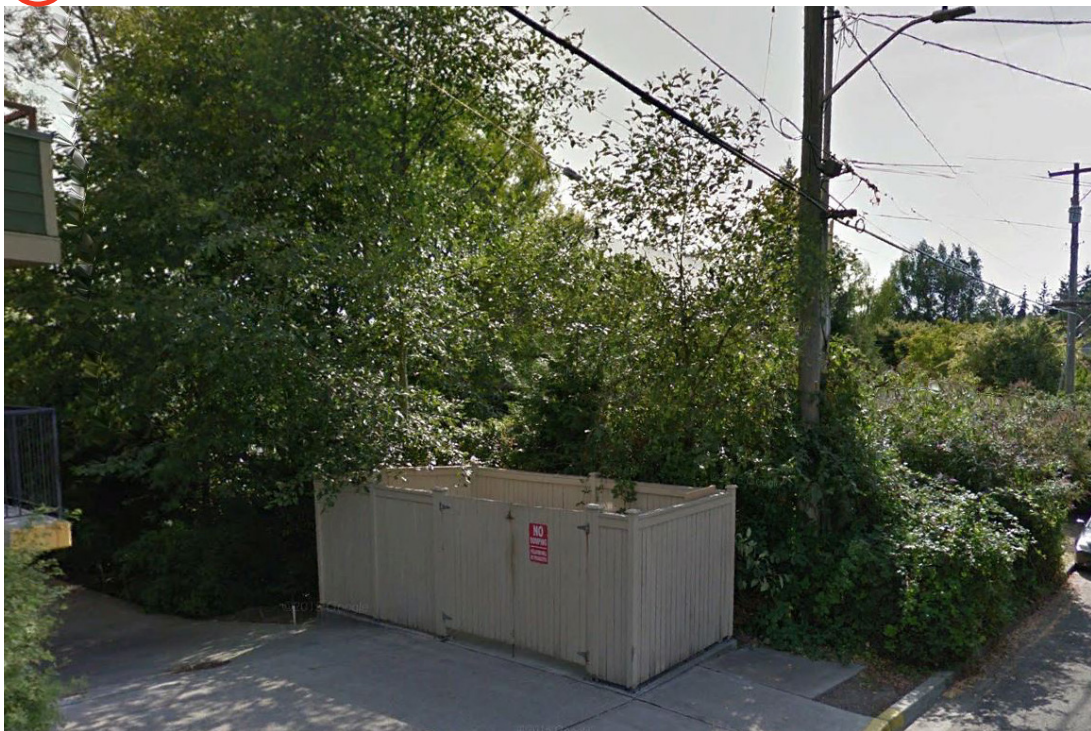


3

EXISTING POWERPOLE
IN MIDDLE OF ALLEY

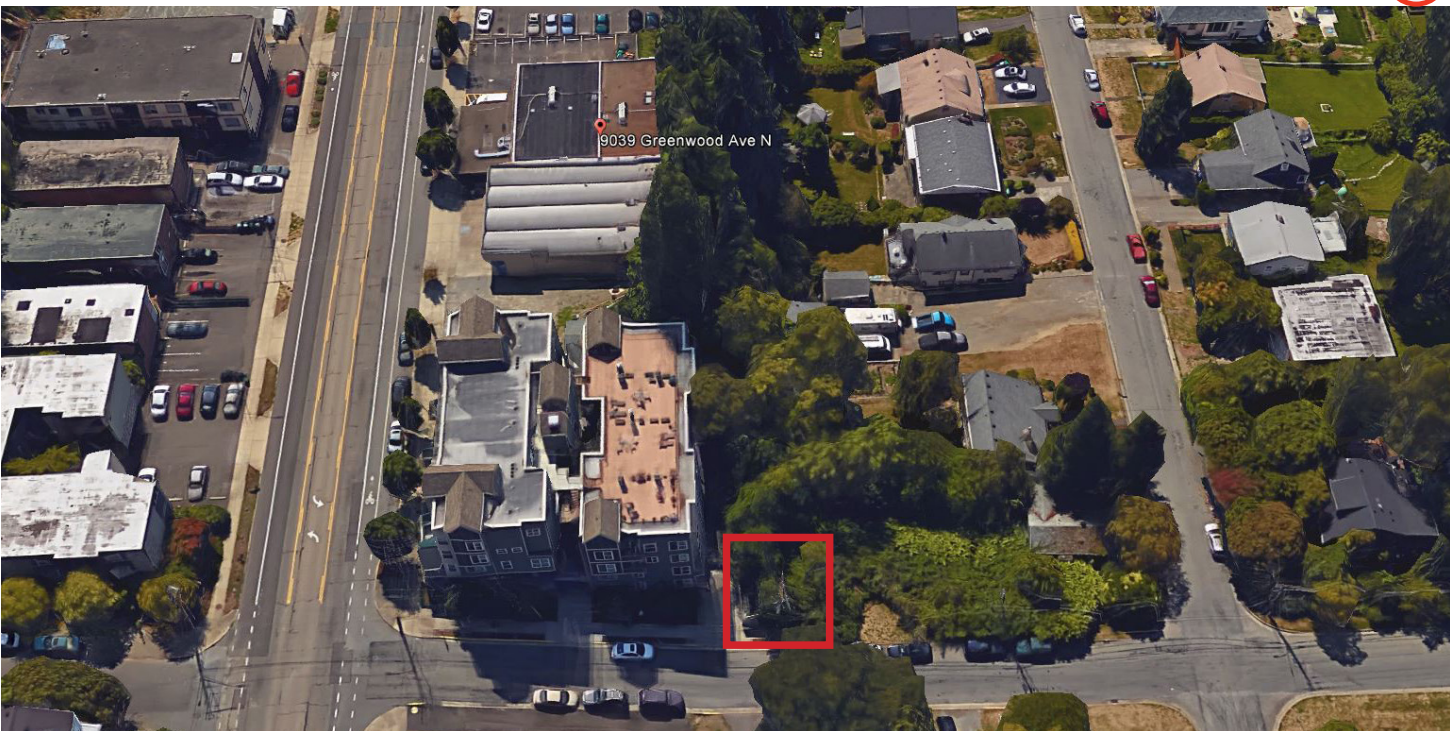
2

EXISTING POWERPOLE
IN MIDDLE OF ALLEY



4

EXISTING POWERPOLE
IN MIDDLE OF ALLEY





5



EXISTING POWERPOLE
IN MIDDLE OF ALLEY

7

6

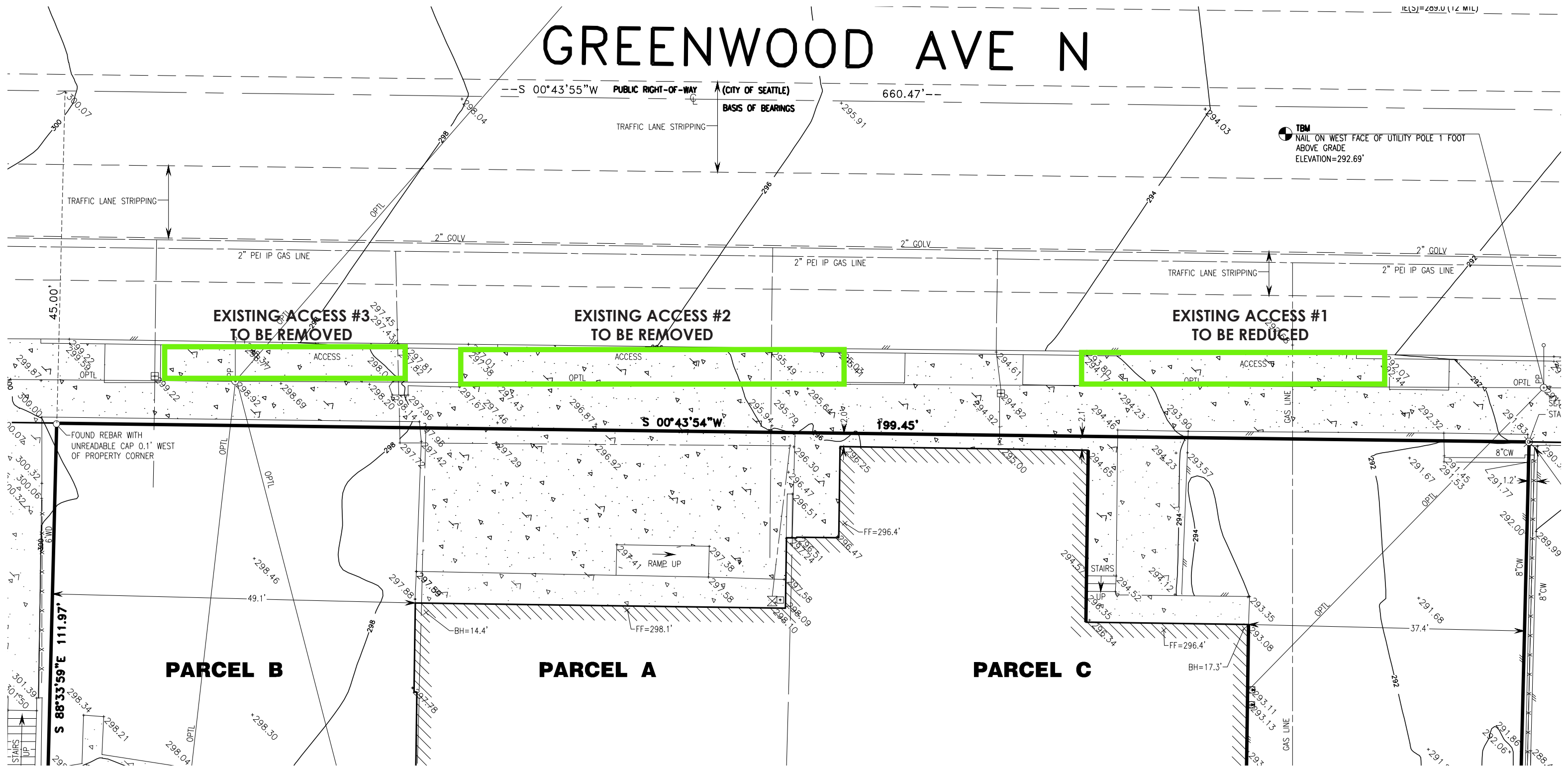
EXISTING RESIDENTIAL
SHEDS BUILT ON ALLEY



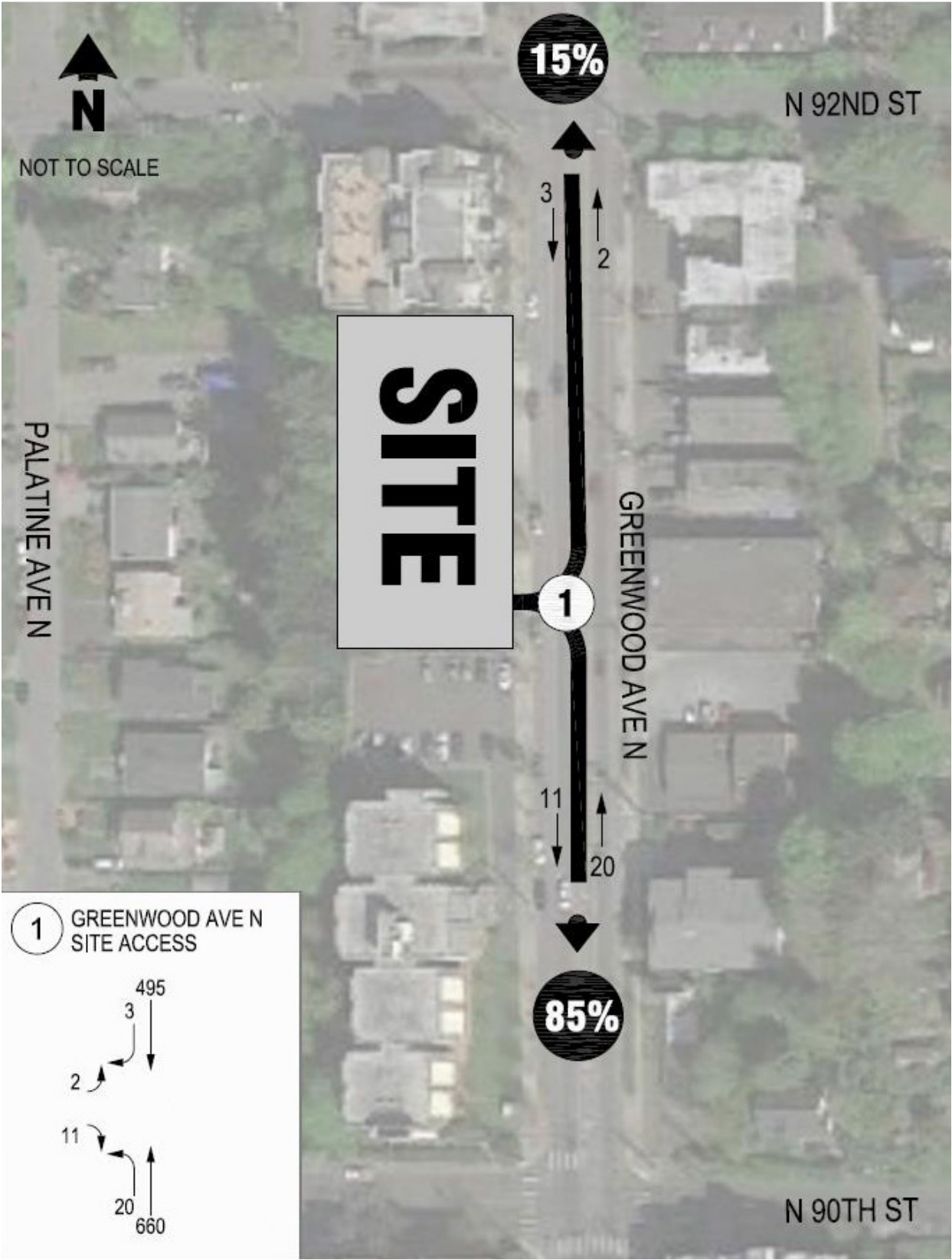
EXISTING POWERPOLE
IN MIDDLE OF ALLEY

8





EXISTING VEHICULAR ACCESS LOCATIONS PER FIELD SURVEY



Summary and Findings

The proposed project would replace an existing warehouse with a residential project including up to 80 apartment units. A parking garage with 50 vehicle stalls would be provided. Access is proposed via a driveway along Greenwood Avenue N. Trip generation is anticipated to be approximately 35 vehicles (22 inbound/13 outbound) during the PM peak hour.

Access via Greenwood Avenue N has been requested by the applicant. The analysis conducted identified the following:

- No existing safety issues were identified along Greenwood Avenue N based on historical collision records.
- No operational issues are identified at the proposed site access. The site access location with Greenwood Avenue N is anticipated to operate at LOS B with approximately 14 seconds of delay on the eastbound approach.
- The access to Greenwood Avenue N is not anticipated to generate any additional safety issues. The current plan will result in a consolidation of driveways and result in a relatively low trip generation. Sight lines exiting the garage could be improved by restricting one or two additional parking stalls north of the driveway.
- Improvements to the alley would affect the following:
 - Existing significant trees would have to be removed.
 - The topography of the alley would make improvements and resulting access difficult.
 - A SCL power pole would have to be moved impacting adjacent single family properties.

PROPOSED VEHICULAR ACCESS PER TRANSPORTATION ENGINEER



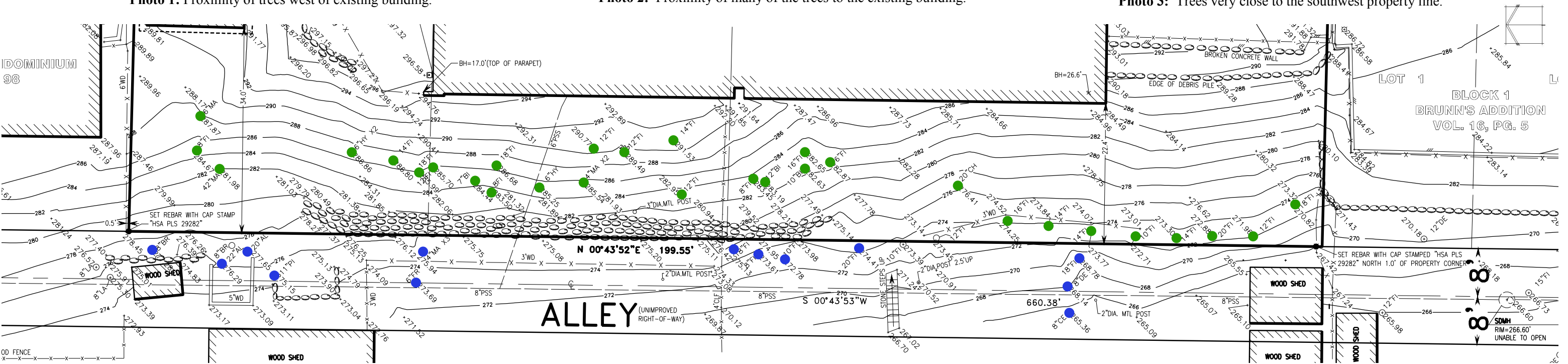
Photo 1: Proximity of trees west of existing building.



Photo 2: Proximity of many of the trees to the existing building.



Photo 3: Trees very close to the southwest property line.



- TREE IN THE ALLEY TO REMAIN (NON EXCEPTIONAL)
- TREE ON PRIVATE PROPERTY TO BE REMOVED (NON EXCEPTIONAL)

EXISTING TREE LOCATIONS PER FIELD SURVEY

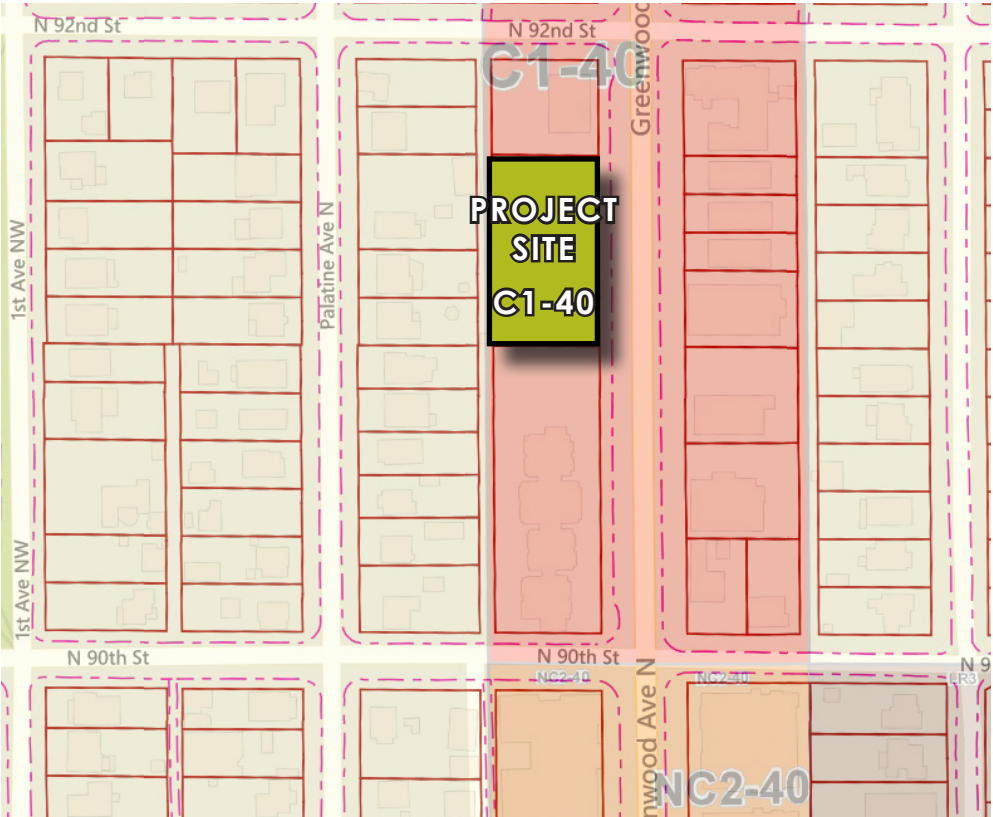
Supporting Data

TREE #	SPECIES	DBH	DRIP LINE (to E)	EXCEPTIONAL TREE?	CURRENT HEALTH RATING
345	Douglas fir/ <i>Pseudotsuga menziesii</i>	26.0"	12'	No	Good
346	Douglas fir/ <i>Pseudotsuga menziesii</i>	16.5"	9'	No	Fair
347	Douglas fir/ <i>Pseudotsuga menziesii</i>	24.0"	15'	No	Fair
348	Douglas fir/ <i>Pseudotsuga menziesii</i>	18.0"	14'	No	Fair
349	Douglas fir/ <i>Pseudotsuga menziesii</i>	11.5"	6'	No	Fair
350	Douglas fir/ <i>Pseudotsuga menziesii</i>	20.5"	11'	No	Fair
351	Douglas fir/ <i>Pseudotsuga menziesii</i>	17.0"	9'	No	Fair
352	Douglas fir/ <i>Pseudotsuga menziesii</i>	19.0"	9'	No	Fair
353	Cherry/ <i>Prunus species</i>	21.0"	5'	No	Poor
354	Douglas fir/ <i>Pseudotsuga menziesii</i>	14.5"	3'	No	Poor
355	Douglas fir/ <i>Pseudotsuga menziesii</i>	8.0"	6'	No	Fair
356	Douglas fir/ <i>Pseudotsuga menziesii</i>	17.0"	12'	No	Good
357	Paper Birch/ <i>Betula papyrifera</i>	9.5"	5'	No	Fair
358	Paper Birch/ <i>Betula papyrifera</i>	10.5"	4'	No	Fair
359	Douglas fir/ <i>Pseudotsuga menziesii</i>	8.0"	4'	No	Fair
360	Douglas fir/ <i>Pseudotsuga menziesii</i>	13.0"	3'	No	Fair
361	Deodar cedar/ <i>Cedrus deodara</i>	21.0"	10'	No	Good

Supporting Data

TREE #	SPECIES	DBH	DRIP LINE (to E)	EXCEPTIONAL TREE?	CURRENT HEALTH RATING
362	Douglas fir/ <i>Pseudotsuga menziesii</i>	13.0"	6'	No	Fair
363	Douglas fir/ <i>Pseudotsuga menziesii</i>	19.0"	6'	No	Fair
364	Deodar cedar/ <i>Cedrus deodara</i>	20.0"	7'	No	Good
365	Scotch pine/ <i>Pinus sylvestris</i>	7.0"	0'	No	Poor
366	Paper Birch/ <i>Betula papyrifera</i>	5.5"	2'	No	Poor
367	Douglas fir/ <i>Pseudotsuga menziesii</i>	14.5"	5'	No	Fair
368	Douglas fir/ <i>Pseudotsuga menziesii</i>	25.5"	11'	No	Good
369	Douglas fir/ <i>Pseudotsuga menziesii</i>	17.0"	10'	No	Fair
370	Empress tree/ <i>Paulownia tomentosa</i>	13.0"	12'	No	Fair
371	Black locust/ <i>Robinia pseudoacacia</i>	8.0"	5'	No	Fair
372	Douglas fir/ <i>Pseudotsuga menziesii</i>	12.0"	6'	No	Fair
373	Lombardy poplar/ <i>Populus nigra</i>	45.0"	10'	No	Fair
LEGEND					
Tree #: Tree number corresponding with tag stapled to tree.					
Species: Common and Latin tree name					
DBH: Trunk diameter at 4.5' above average ground level.					
Drip Line: A horizontal area equal to the maximum extent of all branches and leaves.					
Exceptional Tree: Size of the tree in accordance with DR 16-2008.					
Current Health Rating: A description of general health ranging from dead, dying, hazard, poor, suppressed, fair, good, very good, to excellent.					

TREE DESIGNATIONS PER ARBORIST REPORT



GRAPHIC SOURCE: SEATTLE.GOV - DPD GIS

ZONING CODE: CITY OF SEATTLE ZONING CODE

ZONE: C1-40

LOT AREA: 22,244 SF

23.47A.005- STREET LEVEL USES

- Residential use is permitted outright in C1-40

23.47A.008- STREET LEVEL DEVELOPMENT STANDARDS

- Blank facades for purposes of this section are not considered blank if they include at least one of the following:
 1. Windows
 2. Entryways or doorways
 3. Stairs, stoops, or porticos
 4. Decks or balconies; or
 5. Screening and landscaping
- Blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width
- Total of all blank facade segments may not exceed 40 percent of the width of the facade of the structure along the street
- Street-level street-facing facades shall be located within 10 feet of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided.
- Where residential uses are located along a street-level street-facing facade the following requirements apply unless exempted by subsection 23.47A.008.G:
 1. At least one of the street-level street-facing facades containing a residential use shall have a visually prominent pedestrian entry; and
 2. The floor of a dwelling unit located along the street-level street-facing facade shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk.
- When a live-work unit is located on a street-level street-facing facade, the provisions of subsections 23.47A.008.A and 23.47A.008.B, and the following requirements, apply:
 1. The portion of each such live-work unit in which business is conducted must be located between the principal street and the residential portion of the live-work unit. The non-residential portions of the unit shall extend the width of the street-level street-facing facade, shall extend a minimum depth of 15 feet from the street-level street-facing facade, and shall not contain any of the primary features of the residential (live) portion of the live-work unit, such as kitchen, bathroom, sleeping, or laundry facilities. These basic residential features shall be designed and arranged to be separate from the work portion of the live-work unit.
 2. Each live-work unit must include an exterior sign with the name of the business associated with the live-work unit. Such signage shall be clearly associated with the unit and visible to pedestrians outside of the building.
 3. The owner of each live-work unit must keep a copy of the current business license associated with the business located in that unit on file.

23.47A.012- STRUCTURE HEIGHT

- Rooftop elements: there are numerous additional height allowances for rooftop elements, appurtenances, or features in Section 23.47A.012.C.4
- Stair and elevator penthouses may extend above the applicable height limit up to 16 feet. When additional height is needed to accommodate energy-efficient elevators in zones with height limits of 125 feet or greater, elevator penthouses may extend the minimum amount necessary to accommodate energy-efficient elevators, up to 25 feet above the applicable height limit. Energy-efficient elevators shall be defined by Director's Rule. When additional height is allowed for an energy-efficient elevator, stair penthouses may be granted the same additional height if they are co-located with the elevator penthouse.
- The rooftop features listed in this subsection 23.47A.012.C.7 shall be located at least 10 feet from the north edge of the roof unless a shadow diagram is provided that demonstrates that locating such features within 10 feet of the north edge of the roof would not shade property to the north on January 21st at noon more than would a structure built to maximum permitted height and FAR:
 - a. Solar collectors;
 - b. Planters;
 - c. Clerestories;
 - d. Greenhouses and solariums;
 - e. Minor communication utilities and accessory communication devices, permitted pursuant to the provisions of Section 23.57.012;
 - f. Non-firewall parapets;
 - g. Play equipment.

23.47A.013- FLOOR AREA RATIO

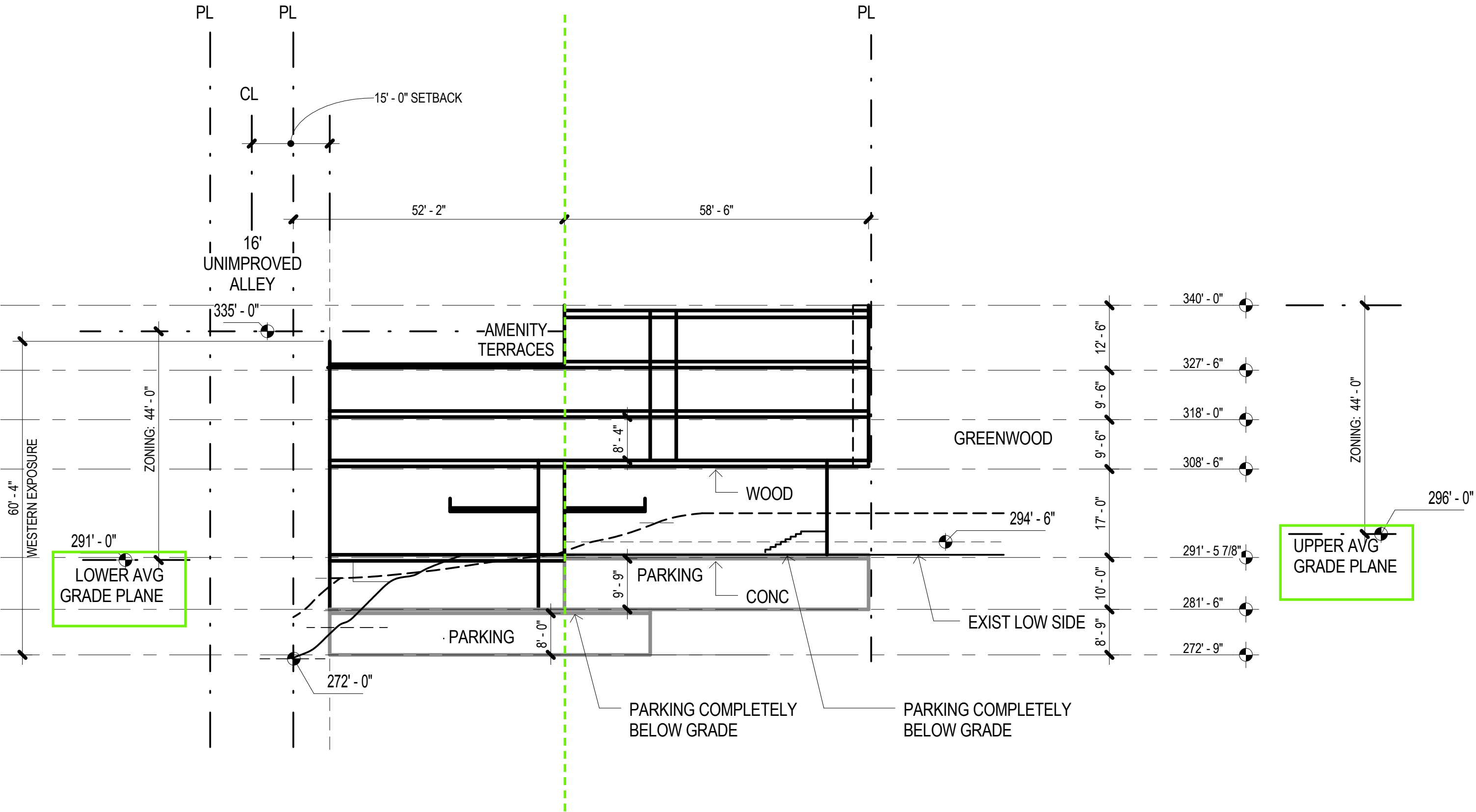
- The following gross floor area is not counted toward maximum FAR:
 1. All gross floor area underground;
 2. All portions of a story that extend no more than 4 feet above existing or finished grade, whichever is lower, excluding access;

23.47A.016- LANDSCAPING AND SCREENING STANDARDS

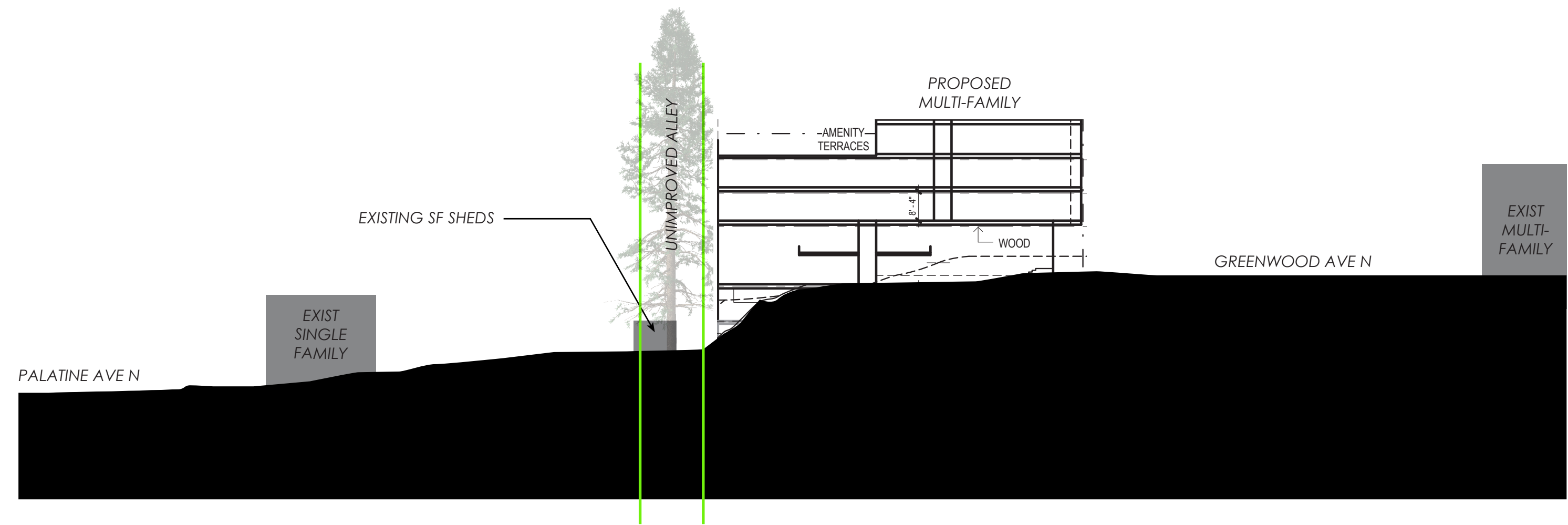
- Landscaping that achieves a Green Factor score of 0.3 or greater, pursuant to Section 23.86.019, is required for any lot with:
 1. development containing more than four new dwelling units or a congregate residence
- Street trees are required when any development is proposed, except as provided in subsection 23.47A.016.B.2 and Section 23.53.015. Existing street trees shall be retained unless the Director of Transportation approves their removal. The Director, in consultation with the Director of Transportation, will determine the number, type and placement of street trees to be provided:
 - a. to improve public safety;
 - b. to promote compatibility with existing street trees;
 - c. to match trees to the available space in the planting strip;
 - d. to maintain and expand the urban forest canopy;
 - e. to encourage healthy growth through appropriate spacing;
 - f. to protect utilities; and
 - g. to allow access to the street, buildings and lot.
- General standards for screening and landscaping where required for specific uses.
 1. Screening shall consist of fences, walls, hedges, or landscaped berms. Any type of screening shall be at least as tall as the height specified in subsection 23.47A.016.D.
 2. Landscaped areas and berms required under subsection 23.47A.016.D must meet rules promulgated by the Director pursuant to subsection 23.47A.016.A.1. Decorative features such as decorative pavers, sculptures or fountains, or pedestrian access meeting the Seattle Building Code, Chapter 11, may cover a maximum of 30 percent of each landscaped area or berm used to satisfy requirements under subsection 23.47A.016.D.

23.47A.024- AMENITY AREA

- Amenity areas are required in an amount equal to 5 percent of the total gross floor area in residential use, except as otherwise specifically provided in this Chapter 23.47A. Gross floor area, for the purposes of this subsection, excludes areas used for mechanical equipment and accessory parking.
- Required amenity areas shall meet the following standards, as applicable:
 1. All residents shall have access to at least one common or private amenity area;
 2. Amenity areas shall not be enclosed;
 3. Parking areas, vehicular access easements, and driveways do not count as amenity areas, except that a woonerf may provide a maximum of 50 percent of the amenity area if the design of the woonerf is approved through a design review process pursuant to Chapter 23.41;
 4. Common amenity areas shall have a minimum horizontal dimension of 10 feet, and no common amenity area shall be less than 250 square feet in size;
 5. Private balconies and decks shall have a minimum area of 60 square feet, and no horizontal dimension shall be less than 6 feet.
 6. Rooftop areas excluded because they are near minor communication utilities and accessory communication devices, pursuant to Section 23.57.012.C.1.d, do not qualify as amenity areas.



BUILDING SECTION



SITE SECTION