

Prepared by:



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**SiteWorkshop**  
LANDSCAPE ARCHITECTURE

# SHARED ROOF

7009 GREENWOOD AVE. N.

SEATTLE, WA  
DPD#: 3023260  
EARLY DESIGN GUIDANCE  
NORTHWEST DESIGN REVIEW BOARD

AUGUST 15, 2016



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# 7009 GREENWOOD AVE N.

## EARLY DESIGN GUIDANCE

AUGUST 15, 2016

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# CITY OF SEATTLE | APPLICATION FOR EARLY DESIGN GUIDANCE

## PART I: CONTACT INFO

1. Project Addresses: 7009 Greenwood Avenue North
2. DPD Project Numbers: 3023260
3. Owner / Lessee Name: 70th & Greenwood Ave. LLC
4. Contact Person Name: Mike Jobes  
 Firm: The Miller Hull Partnership, LLP  
 Mailing Address: 71 Columbia Street - 6th Floor  
 City State Zip: Seattle, WA 98104  
 Phone: 206.682.6837  
 E-mail Address: mjobes@millerhull.com
5. Applicant's Name: Mike Jobes  
 Relationship to Project: Architect
6. Design Professional's Name: Mike Jobes  
 Firm: The Miller Hull Partnership, LLP  
 Mailing Address: 71 Columbia Street - 6th Floor  
 City State Zip: Seattle, WA 98104  
 Phone: 206.682.6837  
 E-mail Address: mjobes@millerhull.com
7. Applicant's Signature:  Date 8/5/16

\*Only the contact person will receive notice of the meeting. The contact person is responsible for informing other pertinent parties.

## PART II: SITE AND DEVELOPMENT INFO

### 1. Please describe the existing site, including location, existing uses and/or structures, topographical or other physical features.

The site is located along the ridge in Greenwood/Phinney Ridge on a parcel that fronts both Greenwood Avenue North and North 70th Street. The development site consists of three parcels: a 12,188sf parcel currently zoned NC2-40' and an adjacent 4,770sf SF-5000 lot both of which do not currently have any structures. The site was formerly a laundromat and bakery and previously had contaminated soil from the laundromat operation that has since been cleaned up. A third SF-5000 parcel located to the northwest of the NC2 lot and

# PROJECT ASPIRATIONS

## NEIGHBORHOOD



fronting Palatine Avenue North is under negotiation for purchase to be included in the development site. This EDG assumes the lot will be purchased by 70th & Greenwood LLC at the time of the EDG meeting. The development site gently slopes down toward the southwest.

**2. Please indicate the site's zoning and any other overlay designations, including Neighborhood-Specific Guidelines**

The primary parcel located along Greenwood Avenue North and North 70th Street is currently zoned NC2-40' but it is intended to pursue a contract rezone to NC2-65'. The parcels to the west fall under the SF-5000 zone. The NC2 lot falls within the Greenwood/Phinney Ridge Urban Village Overlay, is on a frequent transit line and is on Greenwood Avenue North which is identified as a primary pedestrian street.

**3. Please describe neighboring development and uses.**

The site is located within the Greenwood/Phinney Ridge Urban Village which is currently characterized by small-scale local neighborhood pedestrian-oriented uses, but is experiencing significant development as the market pressure for greater density moves to this neighborhood. Many of the adjacent lots are underdeveloped with regard to the current zoning within the urban village at NC2-40'. The site sits within the urban village and along the top of the north-south Phinney Ridge in such a way that views from adjacent parcels to the west will not be blocked with the new development.

The Woodland Park Presbyterian Church is located directly south of the site across North 70th Street. An SF-5000 zoned single-family neighborhood is runs along the entire west edge of the development site. An NC2-40' zoned lot with a single-family residence including a 4-story ADU structure is located to the north of the site.

**4. Please describe the applicant's development objectives:**

**Development Objectives:**

55,258 sf 6 story mixed-use structure containing approximately:

- 43 residential apartments, totaling about 40,949 sf
- 5,587 square feet of ground floor retail/restaurant space
- 27 parking spaces below grade, totaling approx. 12,150 sf
- 4,700 sf public amenity in sf zoned parcel
- 3,000 sf of public open space at ground level

Our concept is to create a multi-family project that accommodates a wide range of family size, income level and career status (work-from-home, retired, close to work in the City) creating more opportunity for families to remain in the City, in their neighborhoods and close to work. The project ownership group plans to live here and raise their children here. This is a vertical extension of the existing neighborhood that seeks to expand the current model of multi-family dwelling in the City.

The project is envisioned to carefully fit into both the emerging urban corridor along Greenwood Ave. N. and the single-family neighborhood to the west by including a new community park as a welcoming amenity to the neighborhood and physical buffer at the seam between SF and NC-2 zoning. The courtyard at the center of the lot, folds the neighborhood public pedestrian space into and through the block, becoming a neighborhood destination and hub of activity. With the Owner group living in the project, high-efficiency mechanical systems (reverse-cycle chillers, heat-pumps and PV) are being explored by an innovative MEP team who've set new standards for efficiency in the multi-family market in Seattle. Natural ventilation and daylighting are maximized through the courtyard at the heart of the block.

Quality materials and Greenwood-neighborhood scaled spaces are envisioned throughout with particular focus at the ground level facades and walking surfaces. Green storm water infrastructure, generous street trees and underground power lines are envisioned to improve the pedestrian experience at street level.

The project is pursuing a contract rezone from NC2-40' to a self-limited NC2-65' zoning to create the opportunity to provide the public park space, courtyard, underground utilities and street-level improvements that set this project apart.

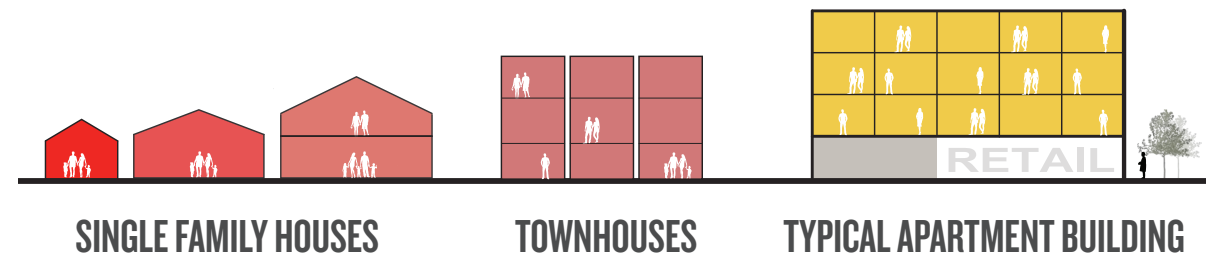
# PROJECT ASPIRATIONS

## BUILDING





### CHOICES FOR FAMILIES LIVING IN THE CITY ARE LIMITED



Single family neighborhoods are becoming unaffordable.  
 New townhouses are too expensive and soulless.  
 Typical urban apartment buildings do not provide for families of mixed income.

It is becoming increasingly rare for families to find affordable means to live in Seattle. This is particularly so as cost of home ownership increases and as fewer new apartment buildings offer large enough units for families. This is true for families of all sizes and incomes, many of whom crave smaller, more affordable spaces than what the large new townhouses provide.

Additionally, more and more families are interested in creating more cohesive communities for their kids than what many of the new townhouses or other options may allow.

Typical new apartment buildings offer great housing options for many young couples or singles. But they often do not have units large enough for families. Typical apartment buildings rarely have two-bedrooms and fewer have three-bedrooms. Designs typically also do not prioritize community but, instead, maximize the number of units with minimal amenities that can be shared by the local neighborhood and residents alike. New apartment buildings are often like little gated communities with little way for neighbors to gather or engage.

### WHAT IF THERE WAS AN ALTERNATIVE?



Our alternative is to make a multi-family building that puts families first, providing units of diverse sizes and for diverse incomes.

Our concept is to create a multi-family project that is actually focused on families as well as everyone else. We are designing a building that is a viable alternative to the single family house or new townhouse. Our goal is allow more families to have an option to stay in Seattle, in their neighborhoods, with their existing network of communities and be close to their work. We've envisioned a place with multiple two- and three-bedroom units, shared amenities focused on gathering spaces that are enjoyable for parents and kids.

### OUR PROPOSAL



#### A NEW FAMILY-FIRST MULTI-FAMILY BUILDING

- Mixed-income, family units
- Light and air to provide 2BR, 3 BR & 4BR units with cross-ventilation and natural light
- Create opportunity for more shared public open space at the ground level.

We believe a multi-family building can integrate into the neighborhood so it is as much a gathering place for the families that live next door as it is a place for the folks that live upstairs. We believe each unit should have cross-ventilation and natural light. And we believe that it's more important to have publicly accessible gathering spaces than it is to maximize the number of units or square footage. We also believe that every project should have options for people across the entire economic spectrum, including truly affordable units.

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# SITE CONTEXT & URBAN DESIGN ANALYSIS

## TRAFFIC, TRANSPORTATION & MOVEMENT

### Traffic, Transportation & Movement

Greenwood Avenue is a fairly high-speed minor arterial with one northbound and one southbound vehicular lane, a center turn lane, a bike lane in both directions and parallel parking on both sides of the street. Currently there is street parking only on the south side of N 70th St. The Urban Village corridor is currently served by bus route #5 with a southbound stop a half block south of the site and a northbound stop one block to the north. This project aims to provide a pedestrian-scaled neighborhood hub stitching together the pedestrian-oriented pockets to the north and south.

Woodland Park provides a large open green space for the neighborhood but the area around the site does not have many public green spaces. The sidewalks along Greenwood Ave. N. are relatively narrow but many of the neighborhood the retail establishments are still able provide seating and spill out to the street. Currently the most active retail frontages occur several blocks to the north and south of the site with very little pedestrian-scaled retail immediately around the site.



# SITE CONTEXT & URBAN DESIGN ANALYSIS

## PEDESTRIAN INTERACTIVITY

### Neighborhood Cues Informing Design Alternatives

The Greenwood/Phinney Ridge Urban Village is beginning to grow as part of a city-wide development trend that will see a number of new projects maximizing the current NC2-40' zoning and the potential for even greater density with the forthcoming HALA upzoning proposed for the area. As sites in this area are developed, the one and two-story character currently prevalent in this stretch of the Ridge will be significantly altered.

To retain some of the well-loved pedestrian-scaled vitality that defines the neighborhood while adding the density needed to meet the needs of the neighborhood into the future, it is imperative that the new, more dense development acknowledge the scale and character of what defines this area now, particularly at street level. New developments must carefully address the issue of scale utilizing step backs at upper levels, wider sidewalks, porous ground-level frontages and even mid-block public open spaces. Further modulation of the mass, bulk and scale must be incorporated toward the single-family zone just west of the NC-2 zoned urban village overlay. At the same time, new projects must do their part to define the street edge developing along Greenwood Avenue, that will give this neighborhood a humanized urban character moving forward.





KEN'S MARKET



PROST



RIDGE PIZZA



BEATS AND BOHOS



74TH STREET ALE HOUSE



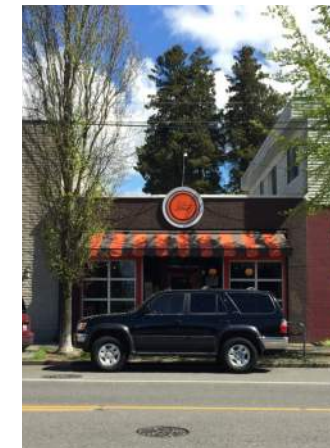
TRUE VALUE HARDWARE



HERKIMER COFFEE



BLUE BIRD ICE CREAM



OLIVER'S TWIST



RED MILL BURGERS



CORNUTO



STUMBLING GOAT BISTRO



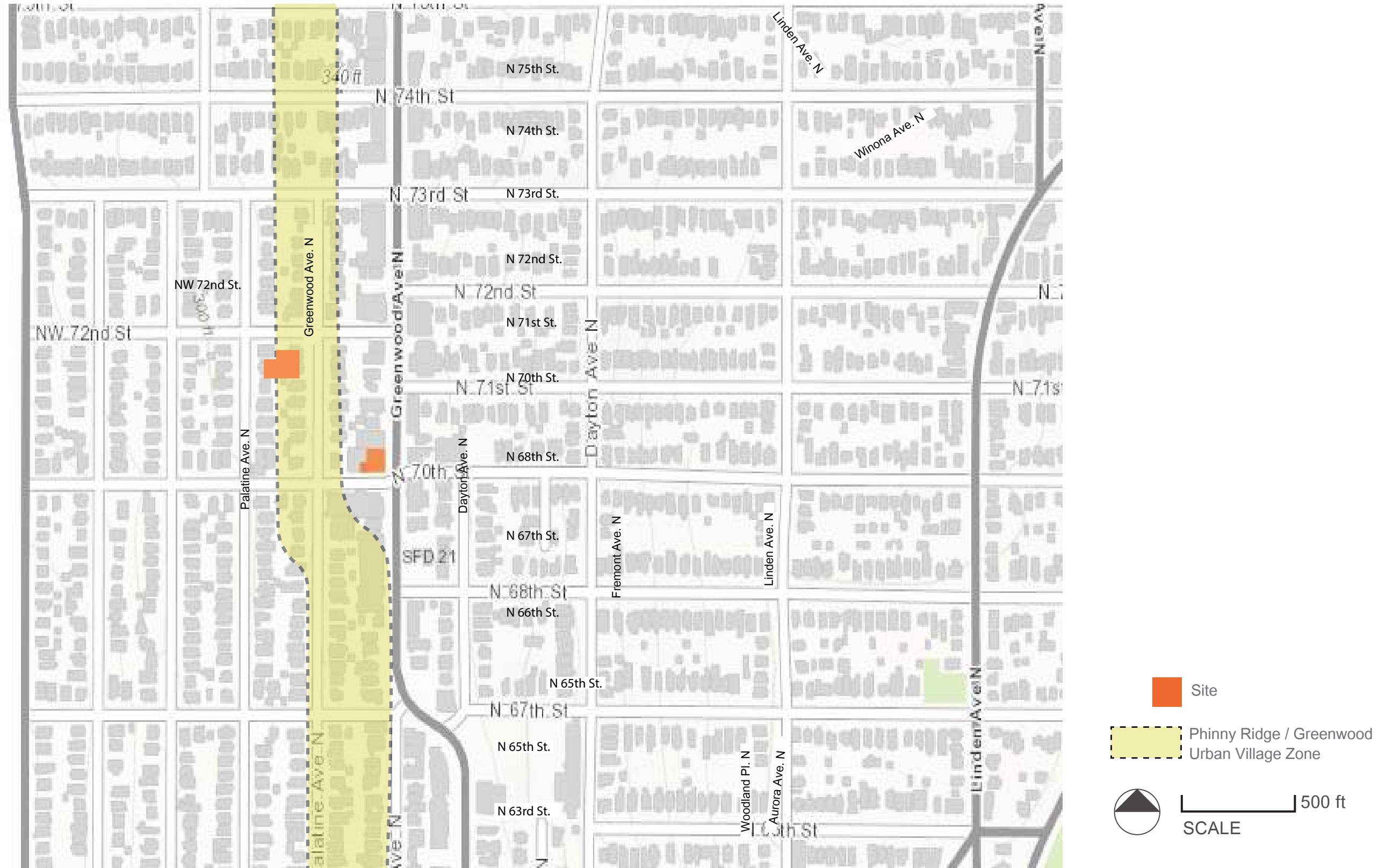
EL CHUPACABRA



MAI THAKU

# SITE CONTEXT & URBAN DESIGN ANALYSIS

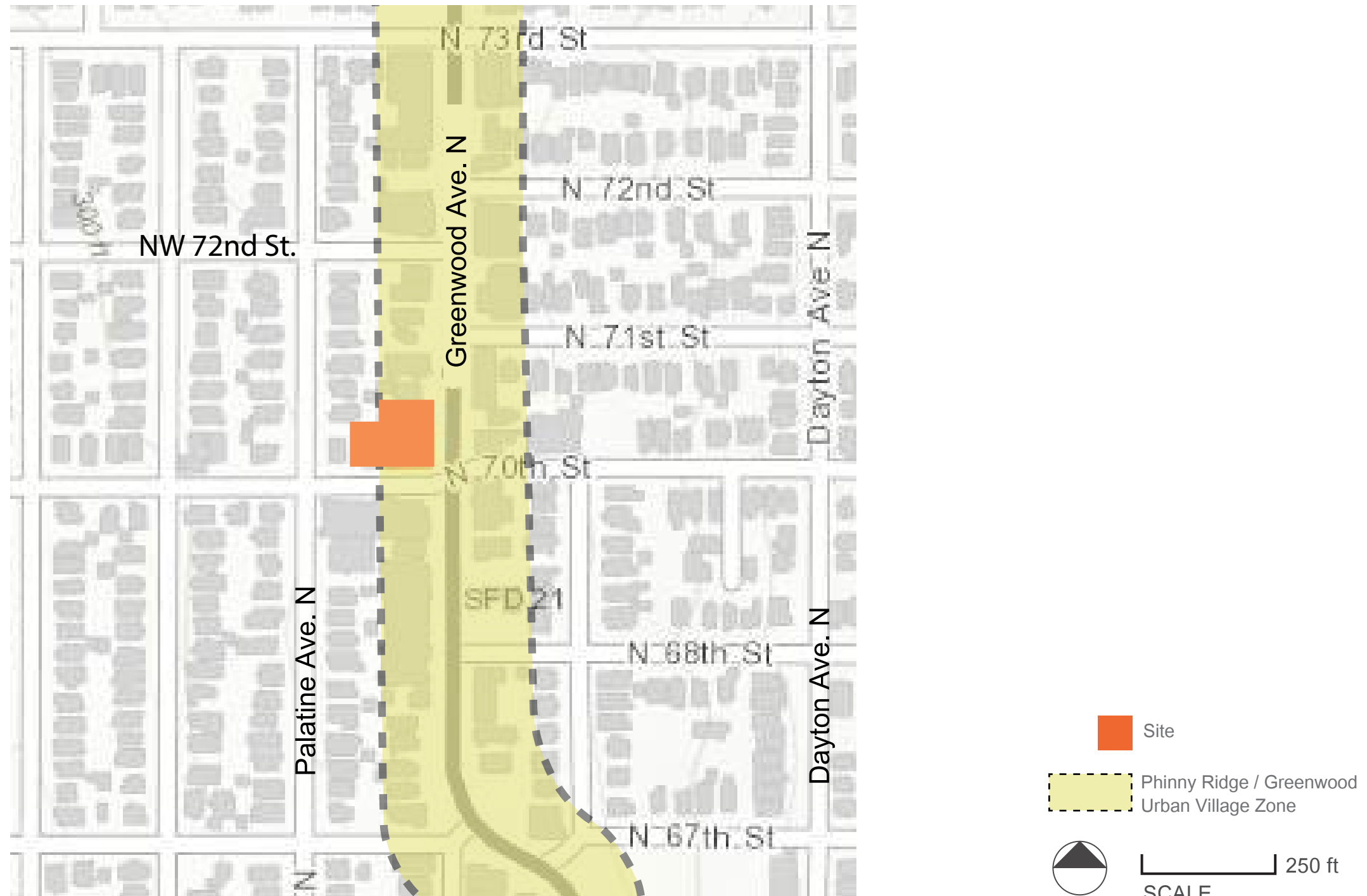
## CONTEXT



9 BLOCK SITE CONTEXT MAP

# SITE CONTEXT & URBAN DESIGN ANALYSIS

## CONTEXT



3 BLOCK SITE VICINITY MAP

# SITE CONTEXT & URBAN DESIGN ANALYSIS

## GREENWOOD NEIGHBORHOOD

- |                                     |                      |
|-------------------------------------|----------------------|
| ① WOODLAND PARK PRESBYTERIAN CHURCH | ⑬ RIDGE PIZZA        |
| ② ROCK OF AGES LUTHERAN BRETHREN    | ⑭ KEN'S MARKET       |
| ③ TRUE VALUE HARDWARE               | ⑮ PROST              |
| ④ EL CHUPACABRA                     | ⑯ 74TH ST ALE HOUSE  |
| ⑤ MAI THAIKU                        | ⑰ PHINNEY BOOK STORE |
| ⑥ GREENFAB                          | ⑱ WHOLE BODY WORKS   |
| ⑦ EMERALD CITY CHIROPRACTIC         | ⑲ MARTINO'S          |
| ⑧ KORT HAUS                         | ⑳ FIRE STATION       |
| ⑨ STUMBLING GOAT BISTRO             | ㉑ BEATS AND BOHOS    |
| ⑩ RED MILL BURGER/ STARBUCKS        | ㉒ A-1 PIANO          |
| ⑪ PHINNEY NEIGHBORHOOD ASSOCIATION  | ㉓ AVANTI APARTMENTS  |
| ⑫ TOEPFER CONSTRUCTION Co. LLC      |                      |

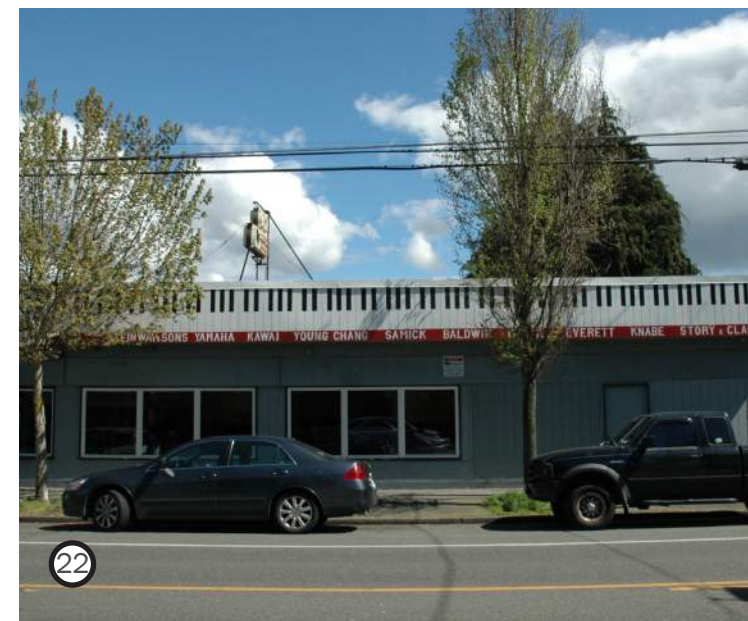
- SITE
- CIVIC/RELIGIOUS
- INDUSTRIAL
- INSTITUTION/EDUCATION
- COMMERCIAL/RETAIL/OFFICE
- RECREATION/OPEN SPACE
- MULTI-FAMILY RESIDENCES
- SINGLE-FAMILY RESIDENCE





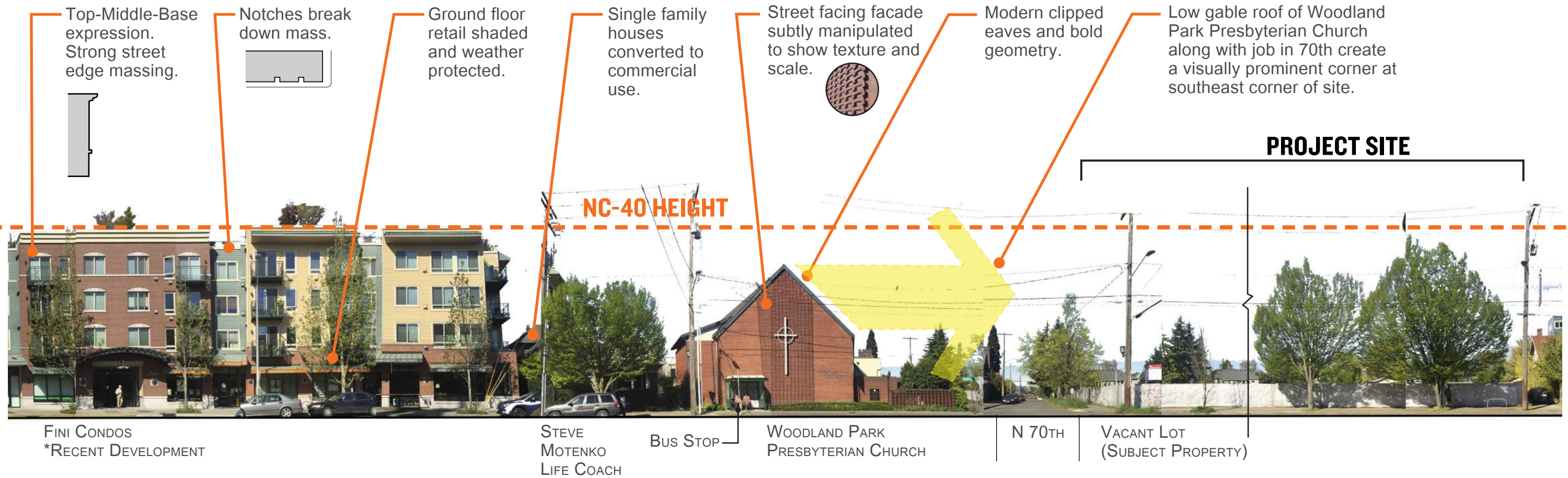






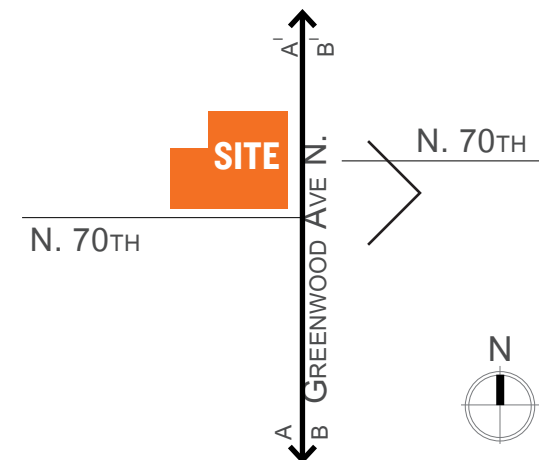
# SITE CONTEXT & URBAN DESIGN ANALYSIS

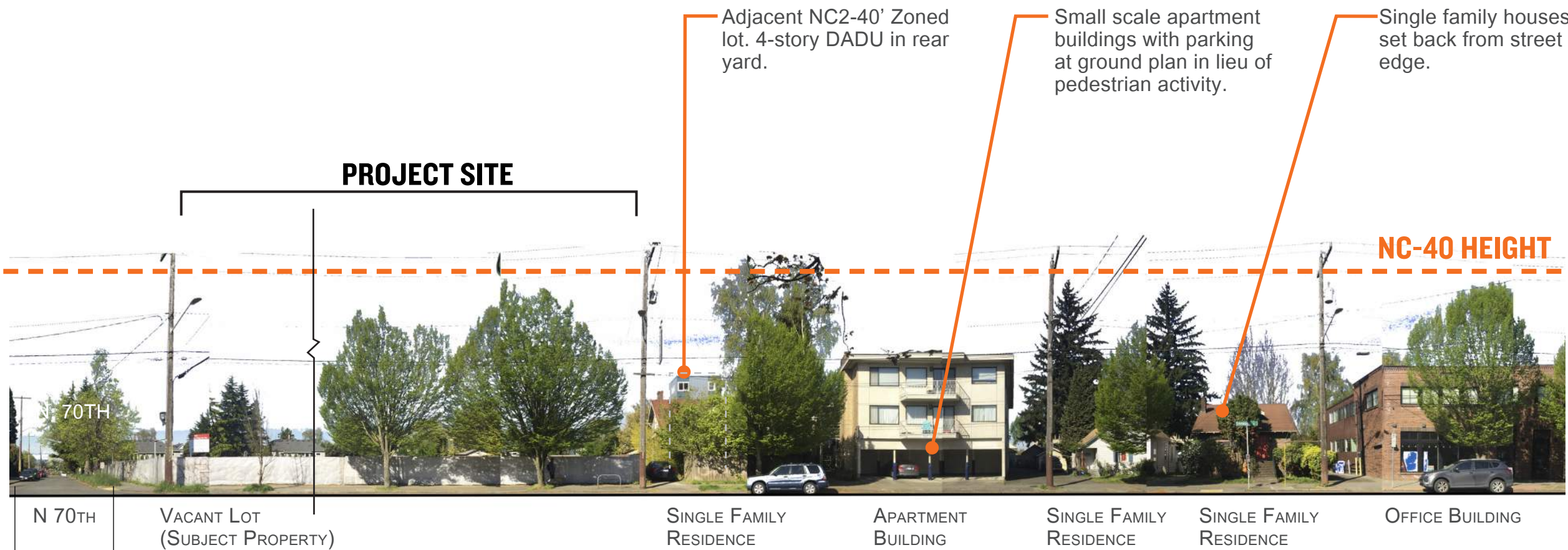
## URBAN STREETScape



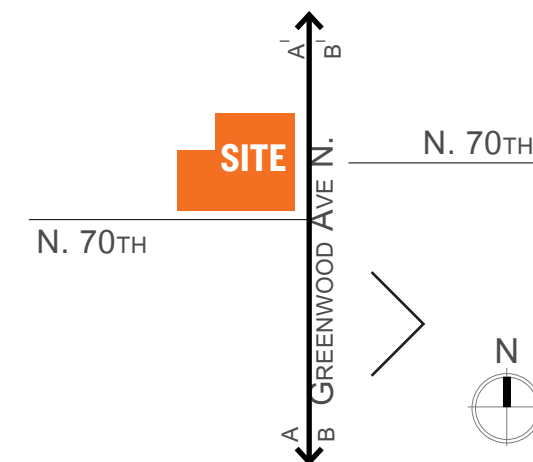
A

GREENWOOD AVE. N. FACING WEST

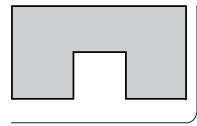




**GREENWOOD AVE. N. FACING WEST, CONTINUED**



Notched facade breaks down mass.



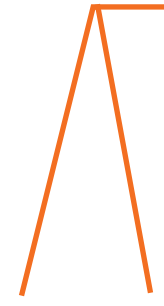
Ground floor retail shaded and weather protected. Low ceilings provide less transparency at the ground plane.

Corner eroded provide less support to defined street edge. Could soften northeast corner of project site.



Single family houses step back from street edge.

Masonry facade with large punched openings.



**OPPOSITE SIDE OF STREET**

**NC-40 HEIGHT**



UMPQUA BANK/  
RESIDENTIAL

N 72ND  
ST.

STATE FARM  
INSURANCE /  
RESIDENTIAL

VIBE FREMONT  
APARTMENTS/ MIXED USE

N 71ST  
ST.

A-1 PIANO SALES &  
RENTALS

SINGLE FAMILY  
RESIDENCE

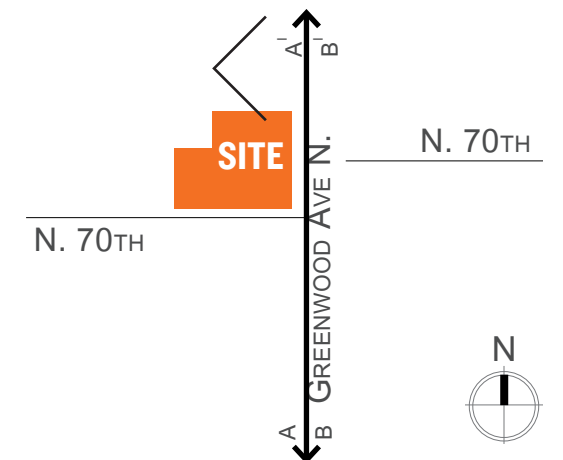
AVANTI ART & DESIGN/  
APARTMENTS

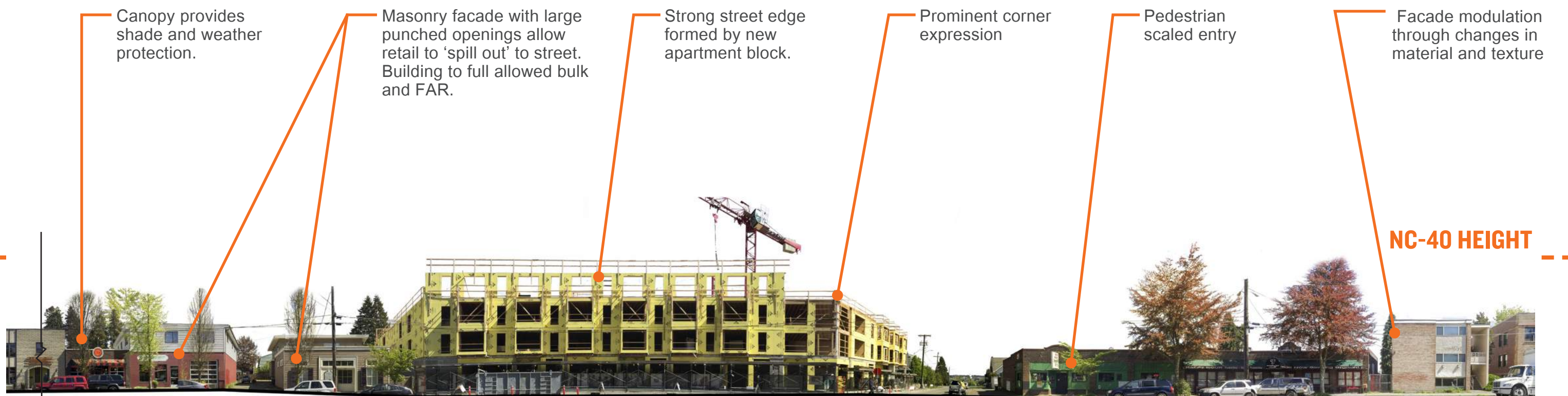
N 70TH  
ST.

RUB-A-DUB  
DOG

**B**

**GREENWOOD AVE. N. FACING EAST**





Canopy provides shade and weather protection.

Masonry facade with large punched openings allow retail to 'spill out' to street. Building to full allowed bulk and FAR.

Strong street edge formed by new apartment block.

Prominent corner expression

Pedestrian scaled entry

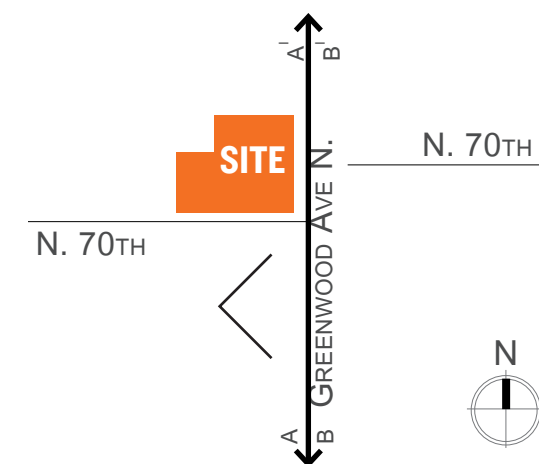
Facade modulation through changes in material and texture

**NC-40 HEIGHT**

OLIVER'S TWIST    JOHNSON & JOHNSON ANTIQUES    SHANA E THOMPASON LAWYER    MIXED USE APARTMENTS (IN PROCESS)    N 69TH ST.    ED'S KORT HOUSE (RESTAURANT) PROPOSED MIXED USE DEVELOPMENT    STUMBLING GOAT (RESTAURANT)    APARTMENT BUILDING

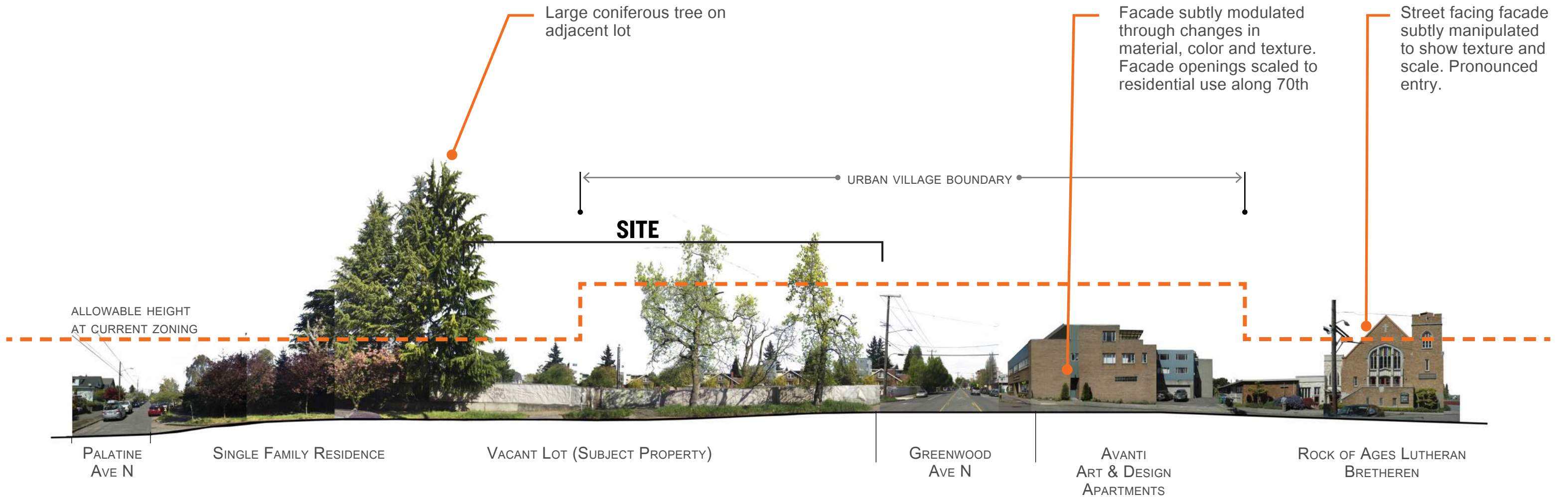


**GREENWOOD AVE. N. FACING EAST, CONTINUED**

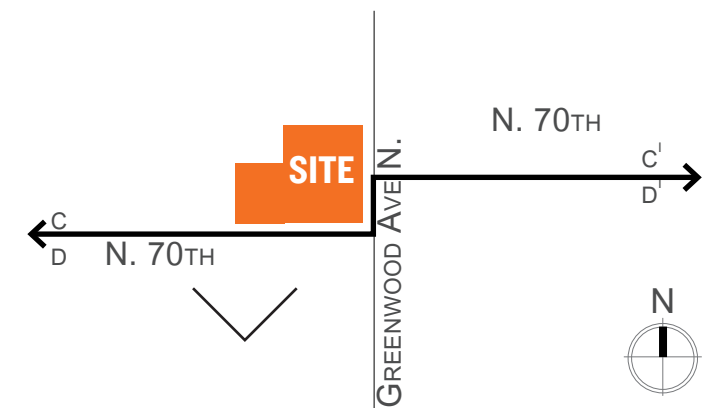


# SITE CONTEXT & URBAN DESIGN ANALYSIS

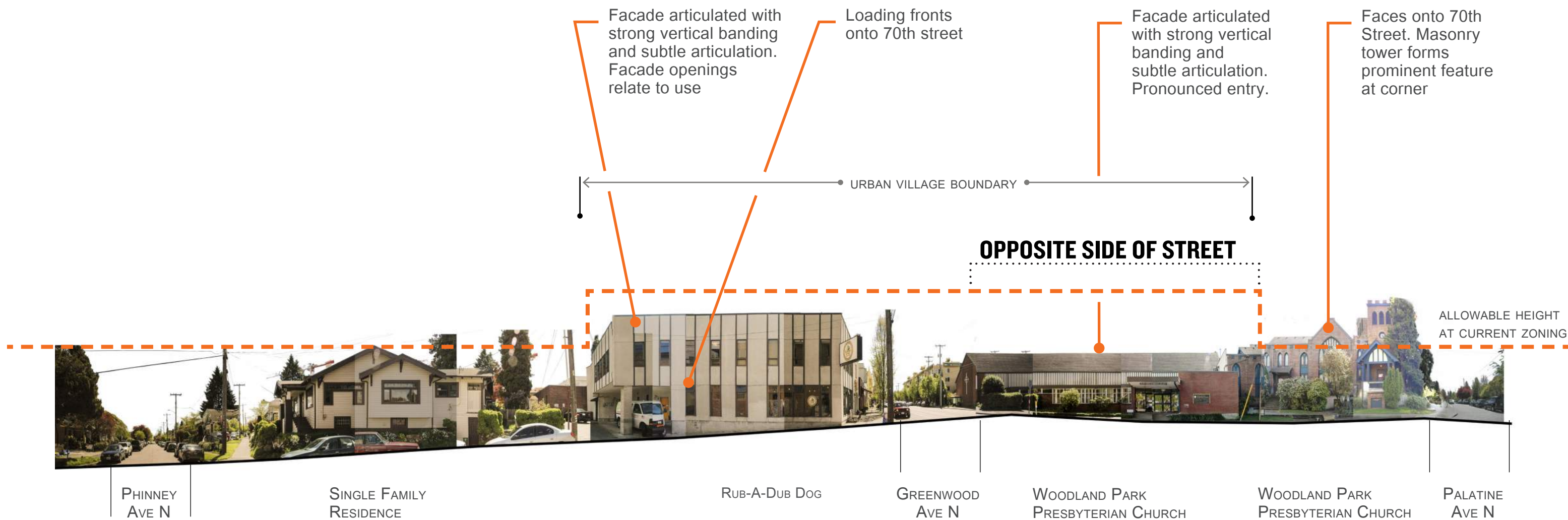
## URBAN STREETScape



### N. 70TH STREET FACING NORTH







PHINNEY  
AVE N

SINGLE FAMILY  
RESIDENCE

RUB-A-DUB DOG

GREENWOOD  
AVE N

WOODLAND PARK  
PRESBYTERIAN CHURCH

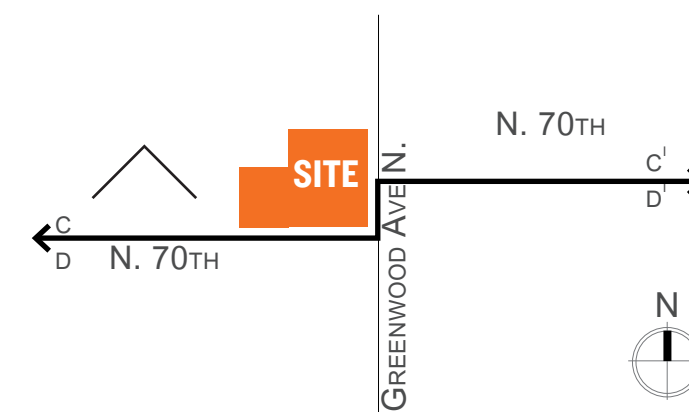
WOODLAND PARK  
PRESBYTERIAN CHURCH

PALATINE  
AVE N

D

D'

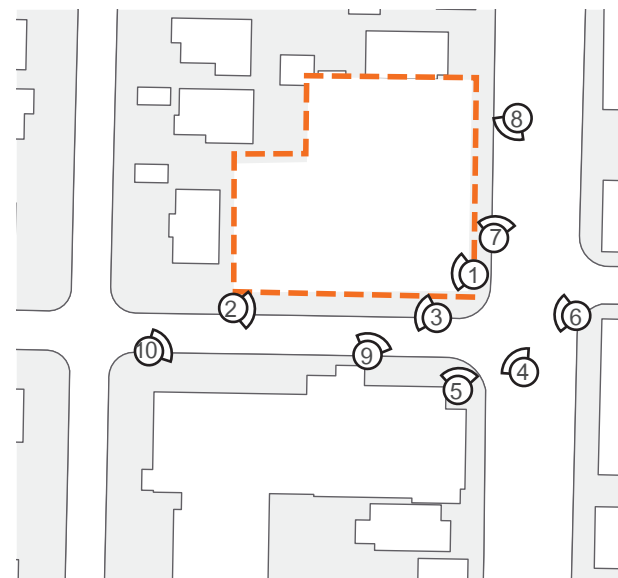
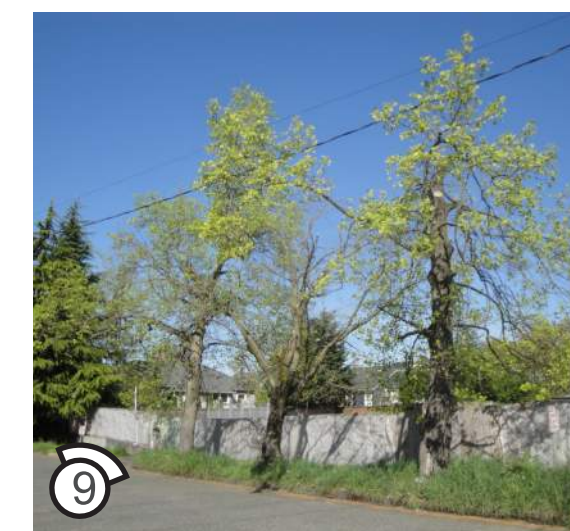
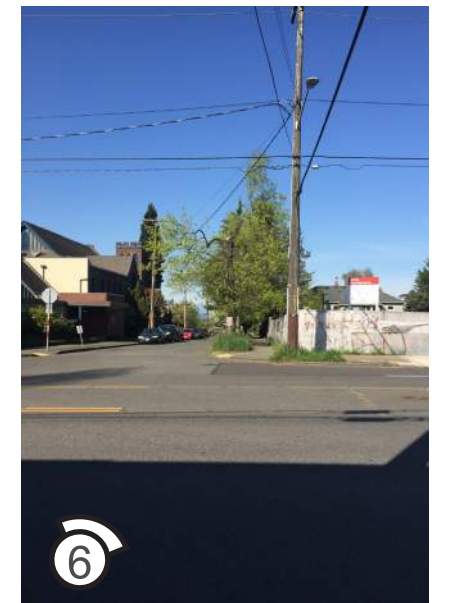
N. 70TH STREET FACING SOUTH



# SITE ANALYSIS

## EXISTING SITE PHOTOS

1. View of site from south east corner. no existing structures on NC2-40' or sf lots
2. Narrow sidewalks along N 70th
3. Tulip poplar along N 70th. Appear to have been severely topped for utilities/ damage to trunk. Partial habitat remains.
4. Existing overhead power lines along Greenwood Avenue. Currently no crosswalk at intersection of 70th and Greenwood.
5. View looking North. Site is at top of ridge.
6. View of SE corner from Jog in N 70th as it crosses Greenwood Avenue.
7. Pyramidal European Hornbeam appear to have been topped for utilities/ general habit remains.
8. Street tree canopy crowds narrow sidewalk. Drive way to property to the north.
9. English Elm appears to be in poor health. Tulip poplar appear to have been topped for utilities, general habit remains.
10. Large conifer tree in neighboring property to the west blocks views and provides shade to SF zoned porion of site.



# SITE ANALYSIS

## EXISTING SITE PLAN

### Topography

The site slopes from a low point of +326.98' at the SE corner (intersection of Greenwood Ave. and N 70th St.) to a high point of +327.76' at the NW corner (along Greenwood Avenue). The site slopes down to 324.52' along 70th to the edge of the NC2-40 zone. the site slopes an additional foot to the edge of the adjacent owner occupied SF 5000 lot.

The site is the former location of a laundromat. No structures or trees currently exist within the site boundaries. Arborist report in process to determine if any existing trees are exceptional.

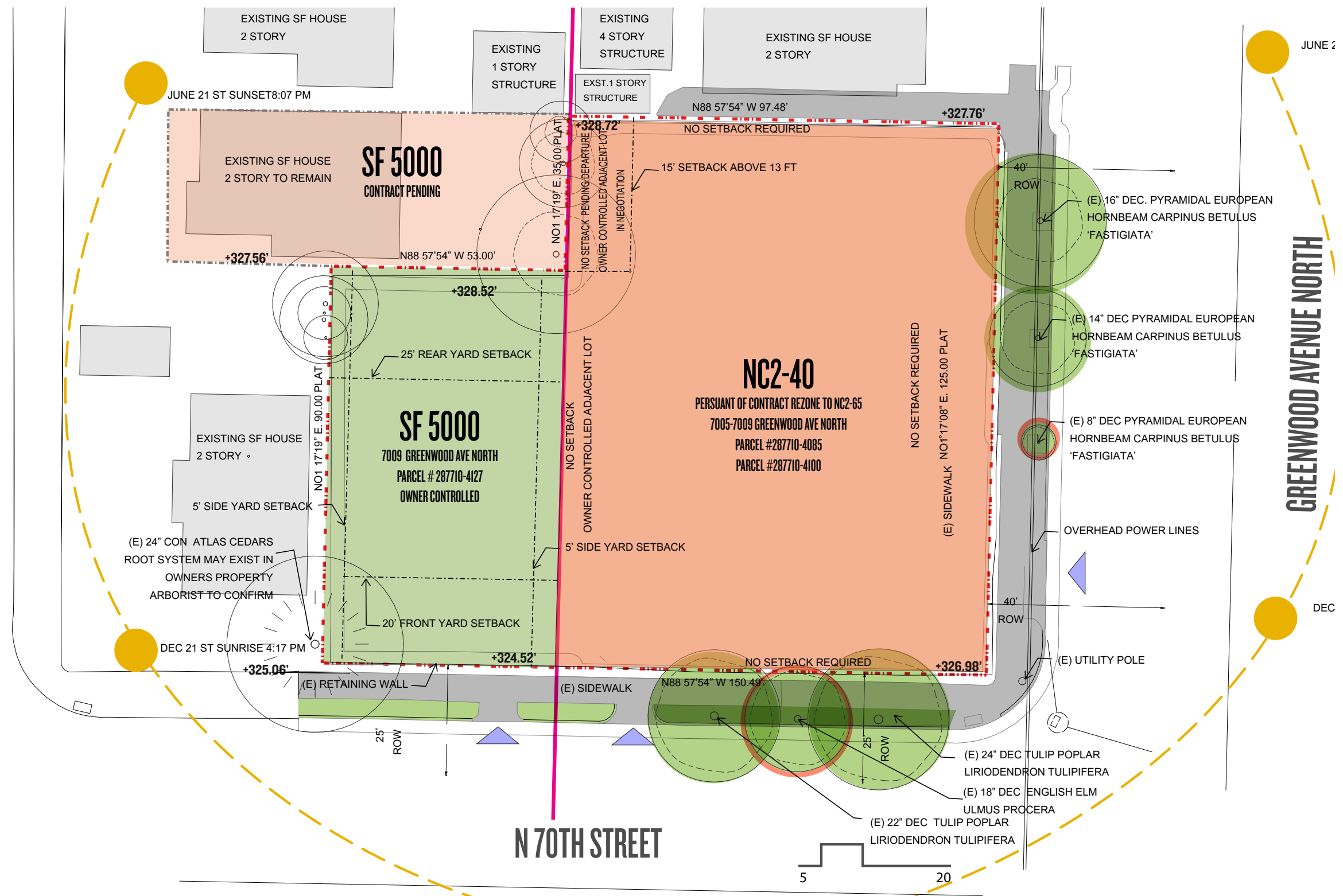
### Legal Description:

parcel a:  
lots 1,2,3,4 and 5, in block 23 of Greenlake circle railroad addition to the city of seattle, as per plat recorded in volume 2 of plats page 170, records of king county, washington;  
except for the east 10 feet thereof condemned for greenwood avenue in the superior court of king county cause no. 65489, under provisions of ordinance no. 19334.

parcel b:  
the south 15 feet of the east 53 feet of lot 9 and the east 53 feet of lots 10,11 and 12, in block 23 of Greenlake circle railroad addition to the city of seattle, as per plat recorded in volume 2 of plats, on page 170, RECORDS of king county. situate in the city of seattle, county of king, state of washington.

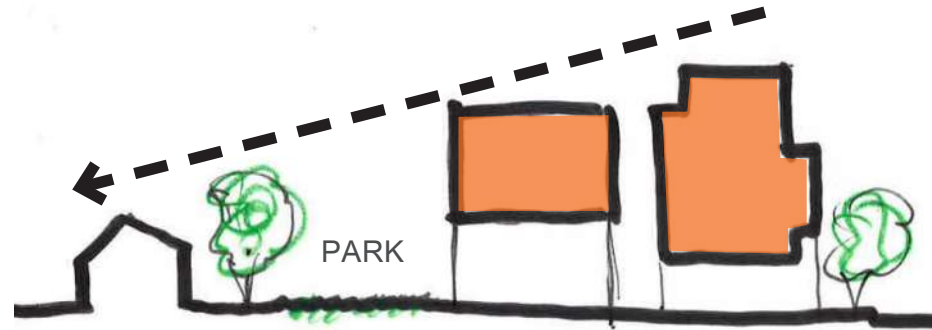
### Legend

- Street Trees to Remain
- Street Trees To Be Replaced
- On-Site Trees To Be Removed
- ▲ Existing Curb-Cuts
- Property Line (under negotiation)
- Developable Boundary/ Property Line
- Zoning Line/ Urban Village Boundary



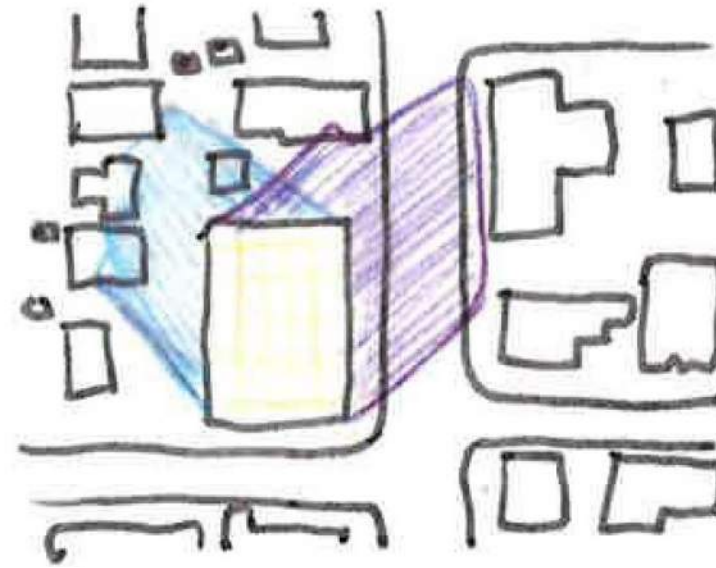
# SITE OPPORTUNITIES AND CONSTRAINTS

## SITE ARRANGEMENT AND PROGRAM



### Opportunity

The single family parcel included in this development lot to the west of the NC2 lot provides an opportunity for significant buffer between the NC2 Urban Village and the SF zoned neighborhood to the west. This parcel is envisioned as a public park.

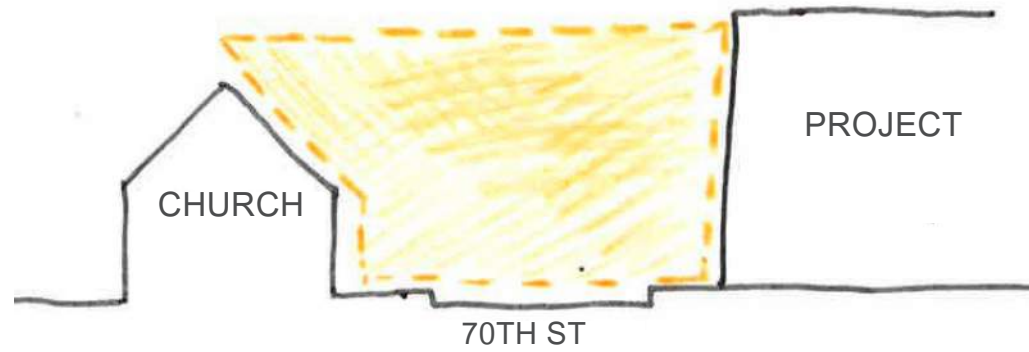


### Opportunity

The solar access of the site is an opportunity as it does not shade adjacent buildings significantly

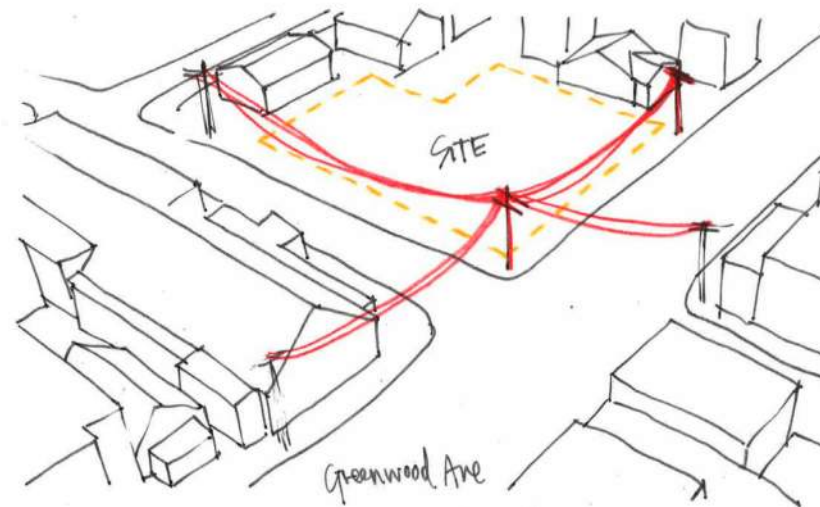
Located on the corner, across from the pitched roof of the church and with an open space to the west, solar access to ground level courtyard and passages is optimized for outdoor seating throughout the day.

A photovoltaic array located on the roof will have unimpeded solar access year round.



### Opportunity

The Site location adjacent to the church allows for a unique break in the street wall due to the pitched roof form of the church.

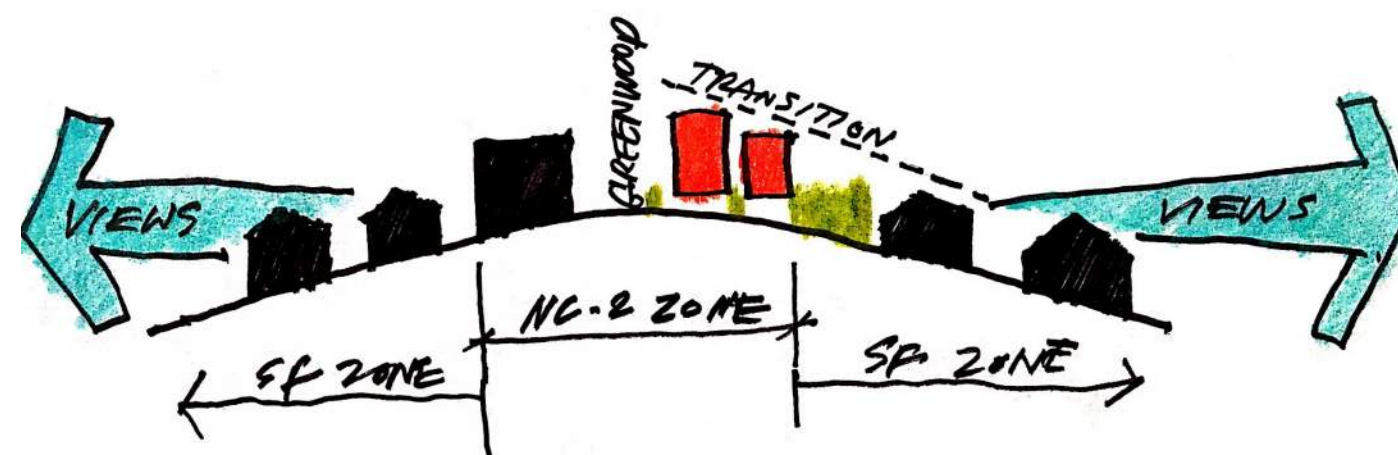


### Constraint

The existing power lines along Greenwood Avenue are a constraint as they require a significant clearance setback that erodes the strong street edge expression and limit right-of-way improvements.

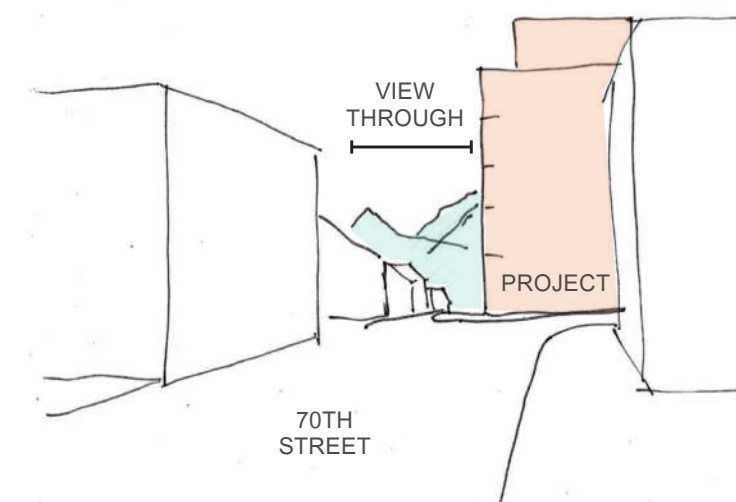
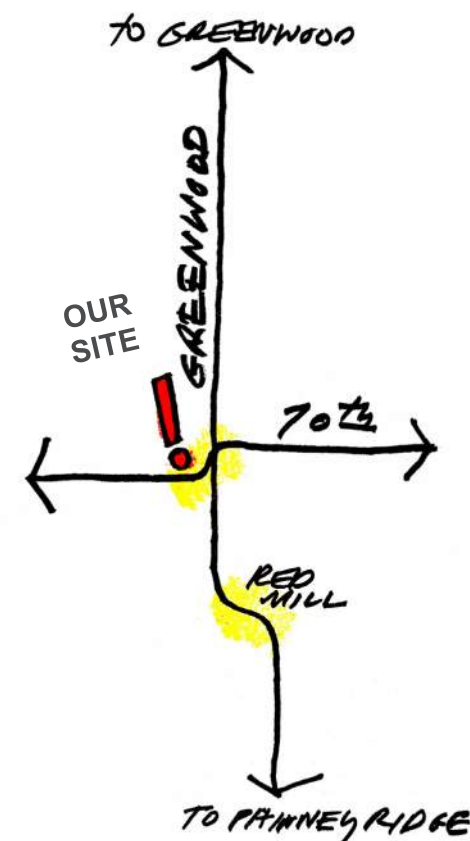
# SITE OPPORTUNITIES AND CONSTRAINTS

## VIEWS AND VISIBILITY



### Opportunity

The site location along the top of the Ridge is an opportunity for the Urban Village height to form a strong street edge without blocking existing views from single-family residences.



### Opportunity / Constraint

“The Jog” in 70th Street as it crosses Greenwood Avenue at the Southeast corner of the development site can result in a building that creates a prominent landmark within the fabric of the neighborhood. If handled well, this can become a visual nexus of neighborhood activity. If handled poorly, this can create a visual terminus that imposes on the neighborhood and looms from viewpoints down slope.

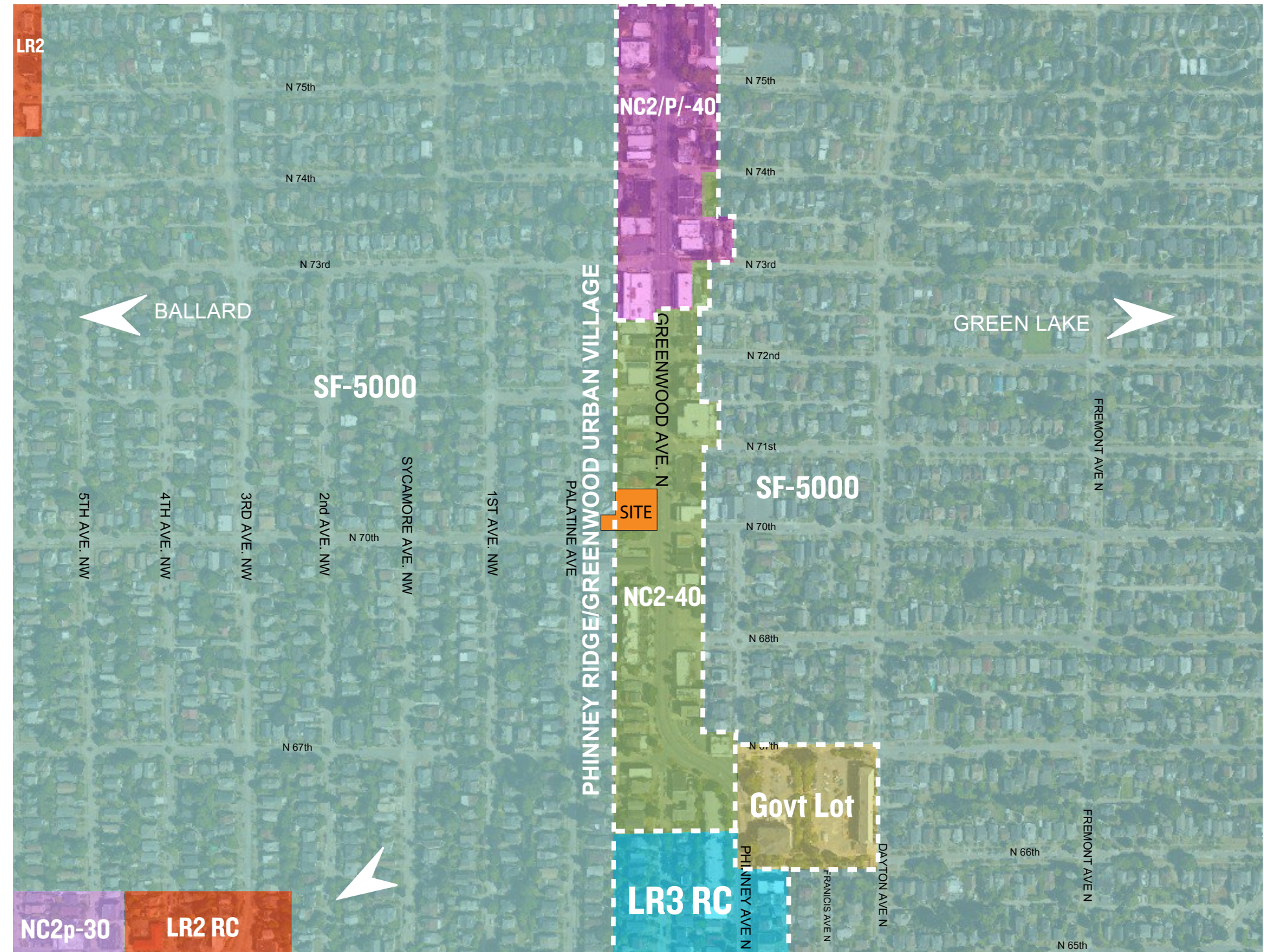
# SITE CONTEXT & URBAN DESIGN ANALYSIS

## ZONING MAPS

This site is located on the western edge of the NC2-40 zone, bordering the SF-5000 zone on the corner of Greenwood Ave. N. and N. 70th. Greenwood Ave. N is zoned as a residential urban village through a minor arterial. One parcel of the developable area is within the urban village and the parcel to the west lies within the SF 5000 zone.

This project seeks a contract rezone to NC2-65. The site is within the Urban Village boundary therefore designated as an area to provide density. Many of the buildings along Greenwood Ave are underdeveloped based on the current zoning.

The site sections below show that current building stock along Greenwood Avenue is below the current allowable height. Single family residences also exist along this corridor. Some businesses operate out of single family houses in this commercial zone.



# SITE CONTEXT & URBAN DESIGN ANALYSIS

## ZONING ANALYSIS

### Current Zoning: NC2-40', SF-5000

Contract Rezone Pending: NC2-40' to NC2-65', SF-5000 unchanged  
 Urban Village: Yes Greenwood/Phinney-Ridge Urban Village Overlay  
 Frequent Transit: Yes  
 Lot Area: Parcel A: 12,188sf NC2-65' Parcel B: 4,770sf SF-5000  
 Parcel C: \_\_\_\_\_ SF-5000

Permitted Uses: Drinking Establishments, Restaurants, Retail up to 25,000, offices, residential Section 23.47A.004  
 Height limit: Base: 65' Addtl 4' if >13' floor-to-floor height at commercial  
 Rooftop Features: See Public 47 doc  
 FAR: 4.75 NC2-65' lot size: 12,188sf (4.75) = 57,893gsf  
 FAR exemptions: Underground parking structures, Rooftop Greenhouse  
 Setbacks: 0' at front, and sideyards, 15' above 13' adjacent to residential zones. Since both adjacent residential lots are part of the same development lot, residential setbacks only apply from west edge of SF lots. Therefore, NC lot has not setback requirement adjacent SF lot within overall development site.

Roof top features  
 Extend 4ft  
 Open railings, skylights, parapets, clerestories, planters, solar collectors (unlimited coverage)  
 Soil, insulation, roof decks can be up to 2ft above height limit.  
 Extend 15 ft.  
 less than 15% roof coverage: solar, mech, stair/elv penthouses.  
 Greenhouses dedicated to food production. ( see setbacks from rooftops structures – 10ft. from north edge)

FAR  
 Structured parking above grade is not exempt  
 Code Section: 23.47A.013  
 Split zone: specific FAR applies to each zone

FAR=3.0  
 If single use structure

FAR3.25  
 For mixed use  
 NC2-40 Parcels (4,875+7,313=12,188sf) \*3.25=39,611sf

FAR Exemptions  
 Underground portions of stories  
 All portions of a story that extent no more than 4ft above grade.  
 Rooftop greenhouse

### NC2-40

Setbacks  
 15ft Triangle  
 Setback abutting a side or rear lot of residential zone  
 Code section: 23.47A.014

If residential use provided, see exhibit for setback abutting a side or rear lot line of a residentially zoned lot: 0' up to 13' tall, 15' setback up to 40 ft.

Structures in setbacks  
 Decks with open railings (no closer than 5ft)  
 18" of eaves/gutters/cornices  
 Ramps and Uncovered pedestrian access  
 Fences, freestanding walls up to 6ft  
 10ft setback for dumpsters from residential zones

Landscaping and screening  
 Code section: 23.47A.016

Light and Glare  
 Code section: 23.47A.022

Amenity Area  
 5%  
 Of total residential GSF  
 Code section 23.47A.024

Required Parking  
 No parking Req'd  
 Code section: 23.47a.xxx

Non-residential in Urban Village + within 1320ft of frequent transit = no minimum requirement.  
 Code section: 23.54.015  
 Residential in Urban Village + within 1320 ft. of frequent transit = no minimum requirement.

### SF-5000

Zone  
 NC2-40/SF 5000

Permitted Uses  
 Single-Family dwelling  
 Parks, open space and community gardens  
 Nursing and Adult Family Homes  
 Code Section: 23.44..006

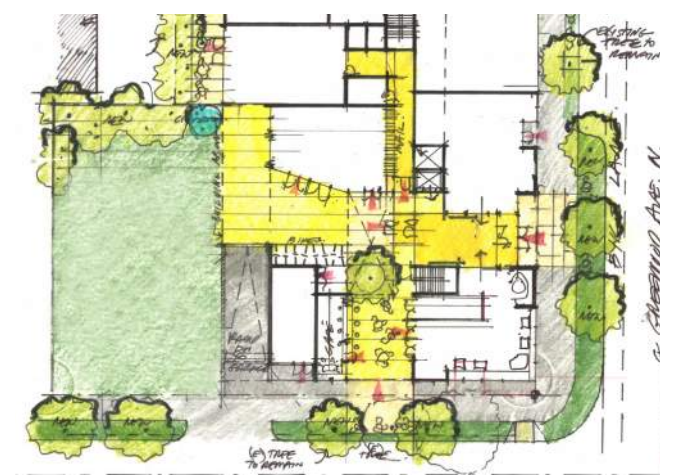
Development Standards  
 Lot Requirements  
 5000sf minimum  
 Code Section: 23.44.010  
 b. exemptions: 70/80 Rule:  
 Residential in Urban Village + within 1320 ft. of frequent transit = no minimum requirement.

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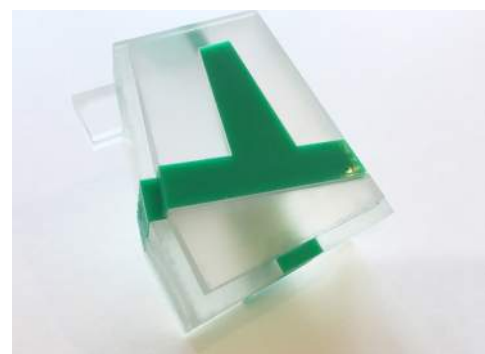




COURTYARD CONCEPT SECTION



**CREATING A NEIGHBORHOOD WITHIN THE BLOCK**  
 The pedestrian experience along Greenwood will draw inspiration from the small scale retail a few blocks north. The street wall folds in to create a vibrant pedestrian experience within the courtyard and direct connections to the public park.



COURTYARD CONCEPT MODEL

## CONTEXT AND SITE

### CSI. NATURAL SYSTEMS AND SITE FEATURES

#### B. SUNLIGHT AND NATURAL VENTILATION

- Given the project's goal for large, family-sized units and the lot size, our design contains a central courtyard oriented to maximize solar access to the center of the block for both the residential and ground level retail spaces. Connected to the vertical courtyard space are horizontal openings at the south along 70th and west toward the public park space on the SF lot. Together, the project provides 3,019 SF on the NC lot and 4,770 SF on the SF lot, of publicly accessible open space for seating, connections to retail and other outdoor activities throughout the day. Along Greenwood, the façade at the ground level retail spaces has alternating set-backs to provide outdoor seating opportunities in the morning sun.
- The residential spaces are configured to optimize natural light through ventilation. Most occupiable spaces in the building will have operable windows on both the east and west facades to promote passive ventilation when appropriate.

### CS2. URBAN PATTERN AND FORM

#### A. LOCATION IN THE CITY AND THE NEIGHBORHOOD

##### I. SENSE OF PLACE

- A primary goal for the project is to create a community for families and their kids within the Greenwood Phinney Ridge neighborhood. The lot is currently an empty asphalt and concrete surface along a stretch of Greenwood Ave that currently provides very few pedestrian oriented spaces. A courtyard carved into the heart of the block expands public accessible open space, retail frontage and outdoor gathering spaces, inviting the public into a bustling destination.
- By breaking down the mass at street level, providing several outdoor dining and recreation areas and carving public space into the block, the project prioritizes a mix of active retail, weather-protected outdoor spaces, and child-friendly activities.
- Located at a jog in 70th Street, and just north of the low gable-roofed Woodland Park Presbyterian Church, the SE corner of the project will be highly visible from the south and east, creating a prominent landmark within the Greenwood corridor, appropriate to its pedestrian-scaled vitality at street level.
- This is a neighborhood spot where the building is as much an asset to its neighbors as it is to its residents.

#### 2. ARCHITECTURAL PRESENCE

- At the neighborhood scale, the project maintains the street edge along the Greenwood Ave arterial and establishes a sense of place and a prominent corner within this Urban Village. At the pedestrian scale, the ground level is configured to create a series of outdoor spaces each designed for a specific experience or optimized for a particular time of day. The uppermost floor is setback from the primary façade to reduce the bulk from the street. The Greenwood façade is broken into a top, middle and base arrangement to break down the scale vertically and stretch out horizontally to form a strong street edge and pleasing overall proportion. Horizontal modulation occurs at street level to further break down the scale for pedestrians. In this way, the expression along Greenwood both works at the larger scale of the emerging street edge corridor, as well as at the pedestrian-scaled sidewalk.
- To address the transition into the single-family neighborhood to the west, a large pedestrian entrance from 70th splits the south façade into two bars and a void aligned with the mid-block courtyard.

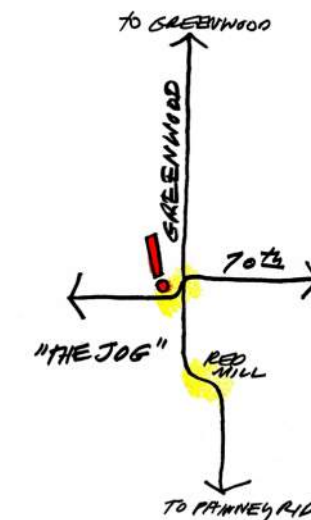
#### B. ADJACENT SITES, STREETS, AND OPEN SPACES

##### I. SITE CHARACTERISTICS

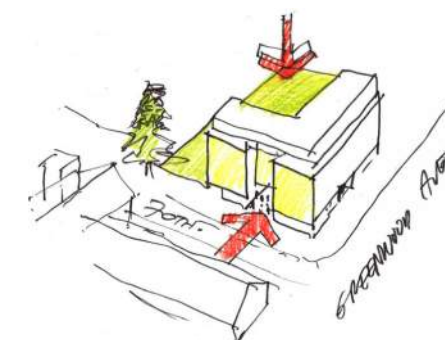
- The project is configured to take advantage of its location along the ridge with views to the Cascades, Green Lake and the Olympics from the upper floors and rooftop amenities but without blocking those same views from the adjacent residential areas. Located at a jog in 70th Street and adjacent the space afforded by the lower Woodland Park Presbyterian Church, the SE corner takes on a quiet prominence, announcing the hub of neighborhood activity the project introduces to this currently low pedestrian-activity area of the corridor. The adjacent SF lots to the west that are included in the overall development lot assemblage, provide public open space as a transitional buffer between the NC2 zone and the residential neighborhood to the west.

##### 2. CONNECTION TO THE STREET

- Greenwood Avenue is identified as a pedestrian corridor along a fairly high-speed minor vehicular arterial with one northbound and one southbound vehicular lane, a center turn lane, a bike lane in both directions and parallel parking on both sides of the street. The project proposes to introduce curb bulbs along the much of the frontage at Greenwood to widen the sidewalk to enhance the pedestrian realm and narrow the street to help calm traffic within SDOT standards. The pedestrian experience will wrap into the courtyard spaces at the mid-block and provide three major public entrances, at Greenwood, 70th and from the park to the west.



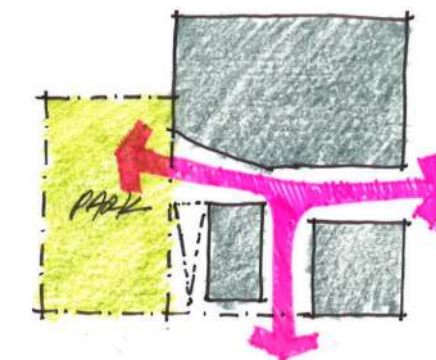
JOG AT 70TH STREET



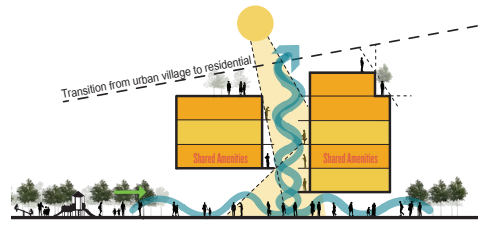
TRANSITION FROM URBAN VILLAGE TO SINGLE FAMILY NEIGHBORHOOD



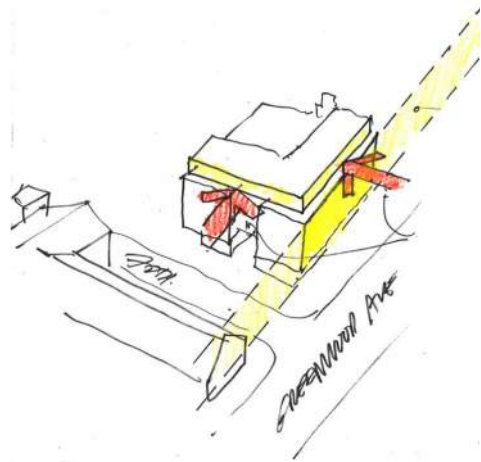
RIDGE VIEWS



CONNECTIVITY AT STREET LEVEL



CONCEPT SECTION



FORMING A STRONG STREET EDGE AT GREENWOOD AVE



MAPPING PEDESTRIAN INTERACTIVITY  
Pedestrian interactivity north and south of the site along Greenwood Avenue

**3. CHARACTER OF OPEN SPACE**

- A vertical courtyard and adjoining breezeway passages form a public realm within the block that connects directly to Greenwood Ave., N.70th St. and a public park to the west on the SF lot. The ground level courtyard and open spaces are visually connected to the rooftop amenity spaces and walkways connecting residential and amenity spaces on each floor through the ascending open space of the courtyard.

**C. RELATIONSHIP TO THE BLOCK**

**I. CORNER SITES**

- The Greenwood/Phinney Ridge Urban Village sits on the cusp of a city-wide development trend that will see a number of new projects maximizing the current NC2-40' zoning and the potential for even greater density with the forthcoming HALA upzoning. As sites in this area are developed, the one and two-story character currently prevalent in this stretch of the Ridge will be significantly altered.
- With such a significant change to the neighborhood character, it is imperative that the new more dense development acknowledge the scale and character of what defines this area now. The overall mass of the project will be broken down with smaller scaled pedestrian-oriented public pockets, a courtyard and smaller-scaled retail storefronts designed with the finer-grained architectural character that is beloved in the area taken as a major inspiration. Long runs of generic aluminum storefront without variety will be avoided in favor of well-scaled and specifically designed architectural moments forming a public gathering space for the neighborhood. Along 70th, the building mass is broken down with a large opening to the courtyard to transition from the urban scale of Greenwood into the neighborhood. The two arms of the residential floors above form a two-story courtyard entrance with large outdoor seating areas located across from Woodland Park Presbyterian Church to enhance the sense of community at the gateway into the residential neighborhood.
- The project is located at the corner of Greenwood Ave. and a jog in N. 70th St that places it in a prominent visual location when viewed from the east from the northward jog in 70th. With pedestrian-scaled articulations at ground level, the overall bulk of the building will form a strong urban edge along Greenwood to strengthen the urban village corridor.

**D. HEIGHT, BULK, AND SCALE**

**I. EXISTING DEVELOPMENT AND ZONING**

- Currently the immediate vicinity is characterized by a mix of smaller scale projects ranging from 1-4 stories in height. New projects maximizing the current zoning are under construction or in design just south across Greenwood. The one-story steep gabled-roof Woodland Park Presbyterian Church is located just south of

the site. The NC2-zoned urban village boundary running only one lot deep along Greenwood Avenue is flanked by single-family neighborhoods to the west, down slope from the development site.

**2. EXISTING SITE FEATURES**

- The development site is comprised of a 12,188sf NC2-zoned lot at the corner of Greenwood Ave. and N. 70th. St and a 4770sf SF-5000 lot immediately to the west along N. 70th Street. A second SF lot to the NW of the NC2 lot may be purchased as well and added to the development site but kept as a single-family residence. The two lots slope gently toward the west from their location at the top of Phinney Ridge. The site is currently undeveloped and has recently had contamination from a previous use as a laundromat cleaned up. Further north and south along the Greenwood corridor, pedestrian activity is prevalent, although the stretch immediately surrounding the project site is a relatively low-pedestrian-activity zone.

**3. ZONE TRANSITIONS**

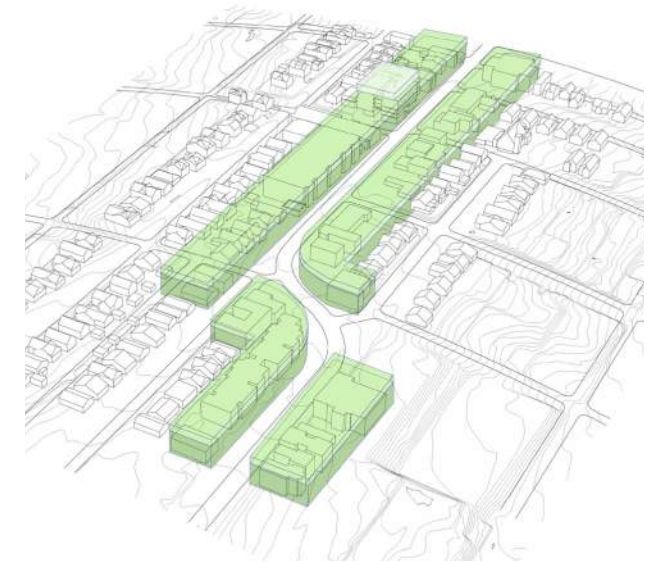
- The NC2 lot is located in the spine of the Phinney Urban Village which is one-lot wide, straddling Greenwood Ave, running north-south. The lot is adjacent to two SF lots to the west, with one of those lots and possibly the second included in the development site. These will be given to the neighborhood as public open space to provide a transition to the next adjacent SF lot to the west.

**4. MASSING CHOICES**

- By providing public open space on the adjacent SF lot, the project will be significantly buffered from any single family residences to the west. The open space will also allow the lower west sun to penetrate into the west edge of the courtyard for outdoor seating in the evening. The upper level of the building is set back to reduce its perceived mass from Greenwood. The upper level also steps back at the NW corner to reduce shading of residences to the NW of the site as well as step the massing down toward the residential neighborhood. See above for more discussion.

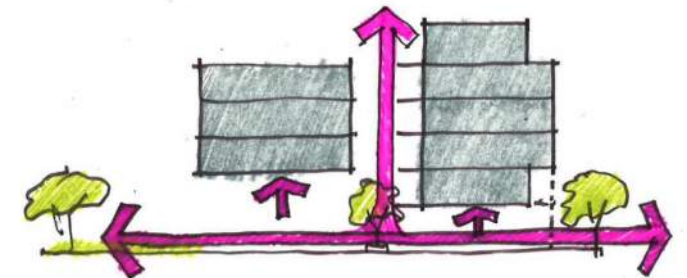
**5. RESPECT FOR ADJACENT SITES**

- The privacy of the residents west of the project will be retained by keeping the adjacent SF lots to the west as open space, providing a 53' wide buffer for the residential windows and roof decks facing west. Further screening at ground level adjacent to the neighboring residences will provide further visual and acoustical separation.



URBAN VILLAGE

The site is within the Greenwood/Phinney Ridge Urban Village currently zoned as NC2-40. As sites in this area are developed, the one and two-story character currently prevalent in this stretch of the Ridge will be significantly altered.



CONNECTIVITY

Conceptual Section showing the connection through the building to the new park within the site.



GREENWOOD AVENUE



**NETWORK OF OPEN SPACES**

The project explores the opportunity to create diverse open spaces that provide a gradient of public to private space. The edges will be carefully developed to provide transparency and overlapping uses, and the open space will create opportunities to sit and play.

**CS3. ARCHITECTURAL CHARACTER AND CONTEXT**

**A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES**

**4. EVOLVING NEIGHBORHOODS**

- The Greenwood/Phinney Ridge Urban Village in the immediate vicinity of the site is currently characterized by small-scaled older building stock. But new development within the corridor is beginning to take shape, maximizing the current NC2-40' zoning. The proposed HALA recommendations for this urban village suggest further height and density to address the need for new housing stock throughout the City toward an affordable future.
- This project envisions the fully realized development potential for the Greenwood corridor while remembering the smaller-scaled pedestrian-scaled and local character that defines the neighborhood today. With families being quickly priced out of the single-family and townhouse market, this project anticipates a need for more family-sized residential units within the multi-family market sector, envisioning a near future, where families choose to remain in the city rather than leave for the suburbs.
- If this is the future in Greenwood/Phinney Ridge neighborhood, where a mix of housing options are available including attached family dwellings, the amenities and open spaces associated with raising a family in the city are paramount.
- By including a mix of thoughtful amenities, ground level local neighborhood retail and dining spots and public open spaces, this project seeks to bridge the current neighborhood character and its more dense future.

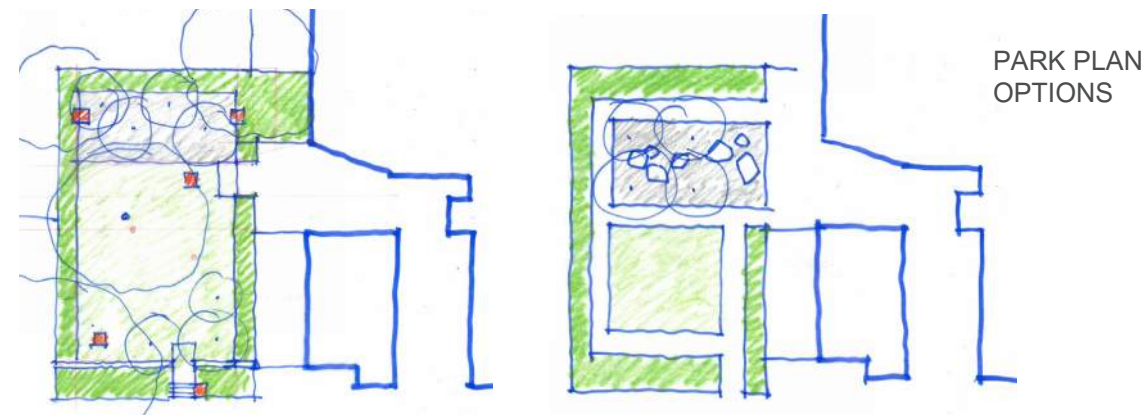
**PUBLIC LIFE**

**PL1. OPEN SPACE CONNECTIVITY**

**A. NETWORK OF OPEN SPACES**

**I. ENHANCING OPEN SPACE**

- With Woodland Park Presbyterian Church to the south, NW corner of Greenwood Ave. and N. 70th St. benefits from the open space created by the relatively low gable roof of the church, providing excellent solar access at that corner. Curb bulbs are used along Greenwood Ave and 70th to expand the sidewalk and, along with recessed spaces along the ground level façade, create outdoor seating opportunities and a generous pedestrian realm on both frontages. This pedestrian realm is then wrapped into and through the mid-block, linking the sidewalk with the central courtyard and further west to the public open space on the SF lot. The public open space connects back to the N 70th St. frontage to form a network of pedestrian spaces throughout the block.



**2. ADDING TO PUBLIC LIFE**

- The courtyard is completely open to the south facing N 70th St., forming a welcoming public entrance to the retail and café frontages within the block and gesturing across to the church and into the neighborhood. A generous internal street connects pedestrians from the sidewalk at Greenwood Ave. into the retail spaces and further into the courtyard and public open spaces to the west. Outdoor seating areas on the east, south and west edges provide opportunities for solar access throughout the day.

**B. WALKWAYS AND CONNECTIONS**

**I. PEDESTRIAN INFRASTRUCTURE**

- See discussion above.

**PL2. WALKABILITY**

**A. ACCESSIBILITY**

**I. ACCESS FOR ALL**

- All entrances to the retail spaces and into the internal courtyard will have integrated accessible pathways.

**2. ACCESS CHALLENGES**

- There is a 2' slope from east to west on the site that will present some challenges for accessible access from the sidewalk at both Greenwood Ave and N. 70th St. Careful grading will be critical to creating an integrated pathway at all

**B. SAFETY AND SECURITY**

**I. EYES ON THE STREET**

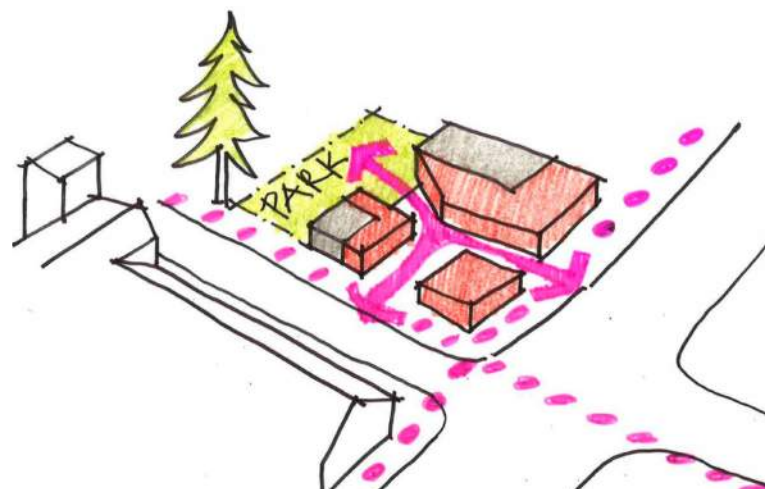
- The vertical courtyard is designed to visually connect the uppermost levels of the residential floors to the public spaces within the courtyard. Coupled with generous porosity at east, south and west entrances provides visual connection and safety to the through-block network of public spaces.

**2. LIGHTING FOR SAFETY**

- The breezeway and public hillside stair will be illuminated to designate the entry into the building, to allow for safe egress in case of fire, and to create a safe environment for pedestrians.



**NEIGHBORHOOD COURTYARD**  
The courtyard will be lined with small local retail that spills out into the open public space



**PEDESTRIAN ACTIVITY**

**3. STREET LEVEL TRANSPARENCY**

- Pedestrian-scaled glass storefronts, outdoor seating areas and a large glass entrance to an “internal street” provide nearly continuous street-level transparency along the Greenwood Ave. frontage. A large breezeway into more retail frontage within the block surrounding the courtyard provide further transparency along the N. 70th St. frontage.

**C. WEATHER PROTECTION  
3. YEAR-ROUND ACTIVITY**

- The network of passageways and breezeways connecting the sidewalk to the internal courtyard and public open space to the west pass beneath the upper floors of the building at the east, south and west entrances, providing both covered and open-to-the-sky outdoor gathering opportunities throughout the year.

**PL3. STREET LEVEL INTERACTION**

**A. ENTRIES  
2. ENSEMBLE OF ELEMENTS**

- See discussion above PL1 & PL2. Curb bulbs, street trees, recessed storefronts, a breezeway and a wide entrance to an “internal street” are designed in concert to clearly mark entrances and outdoor seating opportunities, creating a continuous fabric of public space along both the Greenwood Ave. and N 70th St. frontages.

**C. RETAIL EDGES  
3. ANCILLARY ACTIVITIES**

- Recessed spaces, a breezeway, and “internal street” and generous curb bulbs provide ample space for outdoor seating and sidewalk vending. Breezeways at N. 70th St. and Greenwood leading to the through-block connection and courtyard, further extend the retail uses into the heart of the block, connecting to public open space at the west on the SF lot.

**DESIGN CONCEPT**

**DCI. PROJECT USES AND ACTIVITIES**

**A. ARRANGEMENT OF INTERIOR USES**

**2. GATHERING PLACES**

- The vertical courtyard at mid-block visually links all of the major gathering spaces in the project including the roof decks, circulation walkways at upper floors, amenity spaces at residential levels and the retail spaces located at ground level around the courtyard. From within the courtyard, the daily life of this “vertical neighborhood” will be perceptible.
- Located at “The Jog” in 70th, the block will be a visual landmark befitting its vitality and pedestrian activity.

**B. VEHICULAR ACCESS AND CIRCULATION**

**I. ACCESS LOCATION AND DESIGN**

- Access to the below-grade parking garage has been located on N. 70th St. as far west as possible from the corner to ensure adequate curb cut distance. This location avoids interruption of the pedestrian experience along Greenwood Ave., identified as a primary pedestrian street.

**2. FACILITIES FOR ALTERNATIVE TRANSPORTATION**

- Charging stations for electric vehicles will be provided in the below-grade garage. Ample bike parking and storage will be provided at street level and within the courtyard and garage.

**C. PARKING AND SERVICE USES**

**I. BELOW-GRADE PARKING**

- All parking is located below grade.

**2. VISUAL IMPACTS**

- The garage entrance has been located west and tucked behind the two-story breezeway entrance at N. 70th St. to visually screen it from the main corner at Greenwood Ave. and N. 70th St.

**4. SERVICE USES**

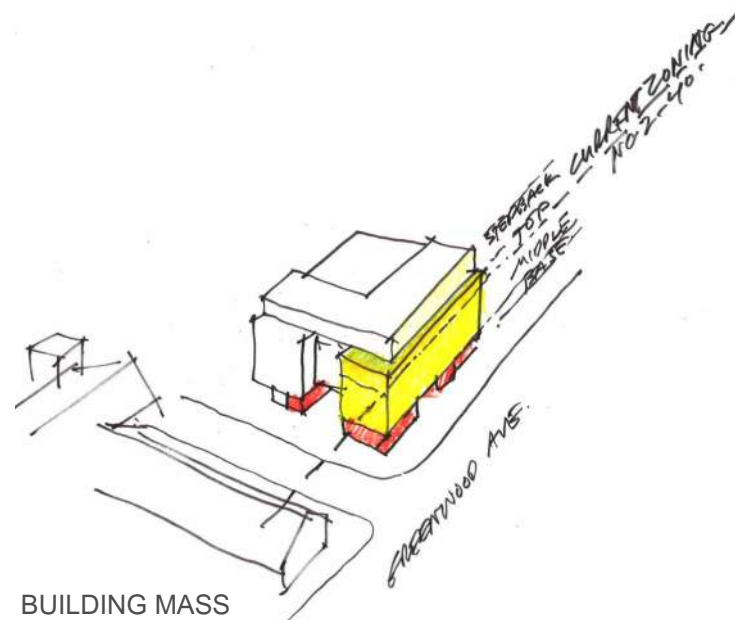
- No loading docks are required per code.
- Trash and recycling dumpsters will be located within a ventilated room fronting onto N. 70th St. adjacent the garage entrance. Stored within the room, the trash receptacles will not be visible from the sidewalk.

**DC2. ARCHITECTURAL CONCEPT**

**A. MASSING**

**I. SITE CHARACTERISTICS AND USES**

- The building massing is defined by a network of carved open spaces that open onto the two major frontages at Greenwood Ave. and N. 70th St., connecting the public life into and through the block to the open space on the SF lot to the west. Each edge will be handled to address the varied conditions found on each side of the lot:
- The massing toward the east along Greenwood Ave. forms a strong edge with porous ground level retail frontage. Steppbacks will occur at the upper levels to reduce the perceived mass from the street. A top-middle-base approach will be employed to break down the verticality of the well-composed and textured façade.
- A transition at the SW corner will step the mass down further as it blends between the NC2 urban village to the SF zone west of the site. This will be accomplished by breaking the mass along the south into two bars with a two-story breezeway entrance to form a welcoming entrance to the neighborhood courtyard.
- The west massing will be buffered by large open space to the west to help mitigate its impact in the single-family residences further west.



**BUILDING MASS**  
Breakdown bulk of building with a top, middle and base articulation along Greenwood Avenue.



**EXTERIOR SEATING**  
Restaurant space that extends outside and connects interior and exterior spaces to activate the sidewalk.



**COURTYARD CONNECTION**

**2. REDUCING PERCEIVED MASS**

- See above.

**B. ARCHITECTURAL AND FAÇADE COMPOSITION**

**I. FAÇADE COMPOSITION**

- The building's façade is envisioned as a unified whole but with specific composition strategies that address the different conditions found on all sides. For instance, the Greenwood Ave. façade should form a strong edge toward the urban village corridor and transition at the SE corner to a more broken up neighborhood-scaled expression to acknowledge the transition from the NC zone into the SF zone. This will be accomplished by breaking the south massing into two bars expressing the units lining both sides of the courtyard running in the north-south direction. The west façade will have a more delicate expression as it faces the single-family neighborhood to the west. The challenge on the north façade will be to create a viable party wall toward future NC2 development but with enough visual interest and articulation to address the current condition where a single-family residence sits north of the project within the NC2 zone.

**2. BLANK WALLS**

- Blank walls will be minimized on all sides. The north façade is particularly challenging where the project abuts another NC2 lot where future development will likely occur forming a party wall. This façade will include recessed windows and an articulated stairwell to break down the mass. This façade will be carefully studied to create enough articulation and texture to work during the interim while a single-family residence occupies the underdeveloped site.

**C. SECONDARY ARCHITECTURAL FEATURES**

**I. VISUAL DEPTH AND INTEREST**

- As described above, the breezeway, Greenwood "internal street" entrance, recessed storefronts, and a mid-block courtyard will provide ample depth to the façade along the east, south and west facades.

**3. FIT WITH NEIGHBORING BUILDINGS**

- As described above, this neighborhood is in transition from small-scaled buildings to larger developments within the urban village overlay. While the overall massing will support the future scale of the neighborhood, the street level articulation and porosity with acknowledge the pedestrian scaled, local flavor of the neighborhood found today. The massing will be further broken down along N. 70th to transition into the SF zone including a large public open space buffer.
- Pedestrian-scaled recessed entrances with large openings onto outdoor seating at the sidewalk define much of the neighborhood's character. The ground level spaces are designed to respectfully embrace those characteristics and extend them into a portion of the corridor that currently lacks pedestrian activity.

**DC3. OPEN SPACE CONCEPT**

**A. BUILDING-OPEN SPACE RELATIONSHIP**

**I. INTERIOR/EXTERIOR FIT**

- As discussed above, a network of through-block pedestrian passageways and a central courtyard linking the upper levels of the project to the ground level create a porous condition across the block.

**B. OPEN SPACE USES AND ACTIVITIES**

**I. MEETING USER NEEDS**

- A carefully scaled and curated retail and café experience is envisioned at the sidewalk frontages and wrapping into the mid-block courtyard. This owner team is well-known for creating other successful retail/restaurant spaces throughout the City including the Kohlstrand Building in Ballard, The Evo Collective in Fremont and others.

**2. MATCHING USES TO CONDITIONS**

- Outdoor seating areas supporting the retail and restaurant uses within the block, are carefully located to benefit from solar access throughout the day and seasons.

**3. CONNECTIONS TO OTHER OPEN SPACE**

- The network of public spaces throughout the block connect to a proposed public outdoor space to the west of the NC lot located on the adjacent SF lot.

**4. MULTIFAMILY OPEN SPACE**

- Thoughtful multi-family amenity spaces with families in mind, are located for maximum benefit from the vertical courtyard space to create the sense of a vertical neighborhood. A roof deck takes full advantage of views to the Cascades, Green Lake and the Olympics with a rooftop greenhouse, vegetable garden, BBQ spaces and recreation areas. Shared spaces for both the restaurants and multi-family tenants are designed for maximum flexibility of use.

**C. DESIGN**

**2. AMENITIES AND FEATURES**

- A 4,770sf public open space is proposed on the SF lot immediately adjacent to the west of the NC2 lot. Public retail and restaurant spaces with outdoor seating opportunities are provided throughout the ground level.

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# MASSING

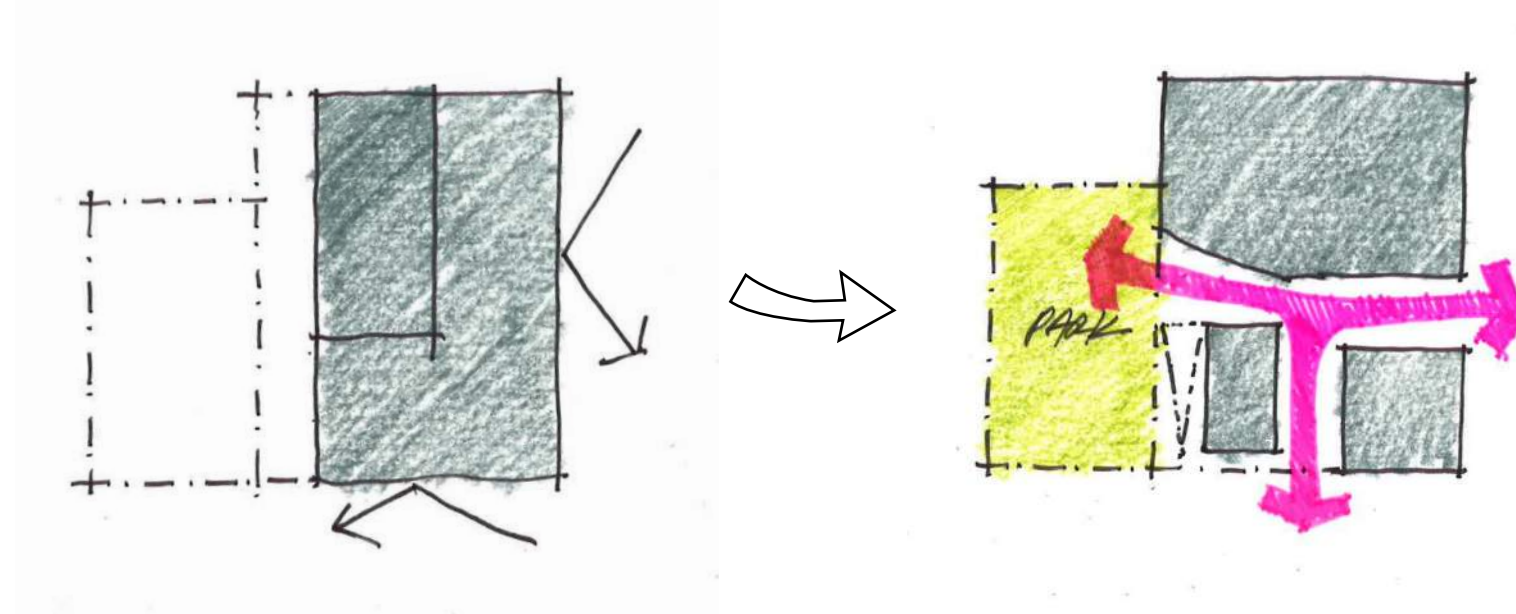
## DIAGRAM AND PARTI

### MASSING



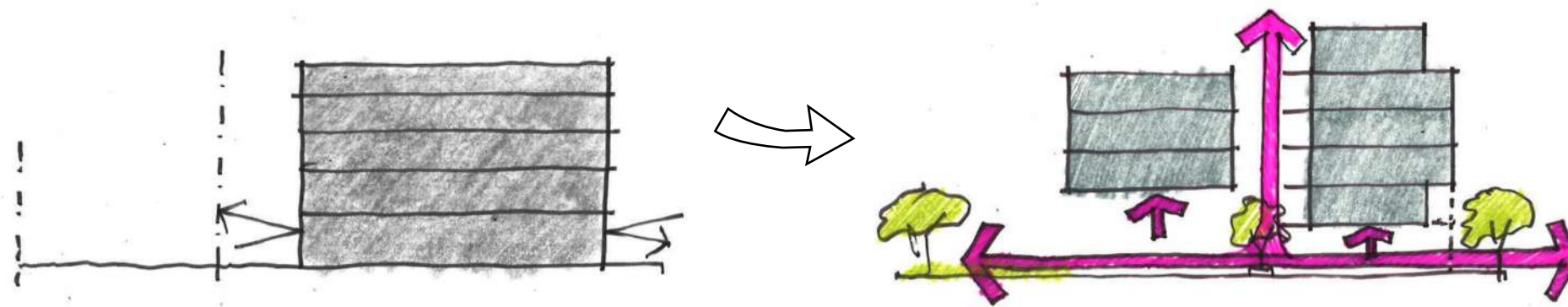
The developable site dimensions allow adequate space for through-units surrounding a courtyard to introduce light and air into the heart of the block. The mass has been pushed to the perimeter of the lot to maximize the courtyard width and depth.

### GROUND PLAN



Using the full east-west width of the site creates an opportunity for a courtyard and greater ground level porosity, wrapping the vital pedestrian activity along Greenwood into and through the site to the park at the west.

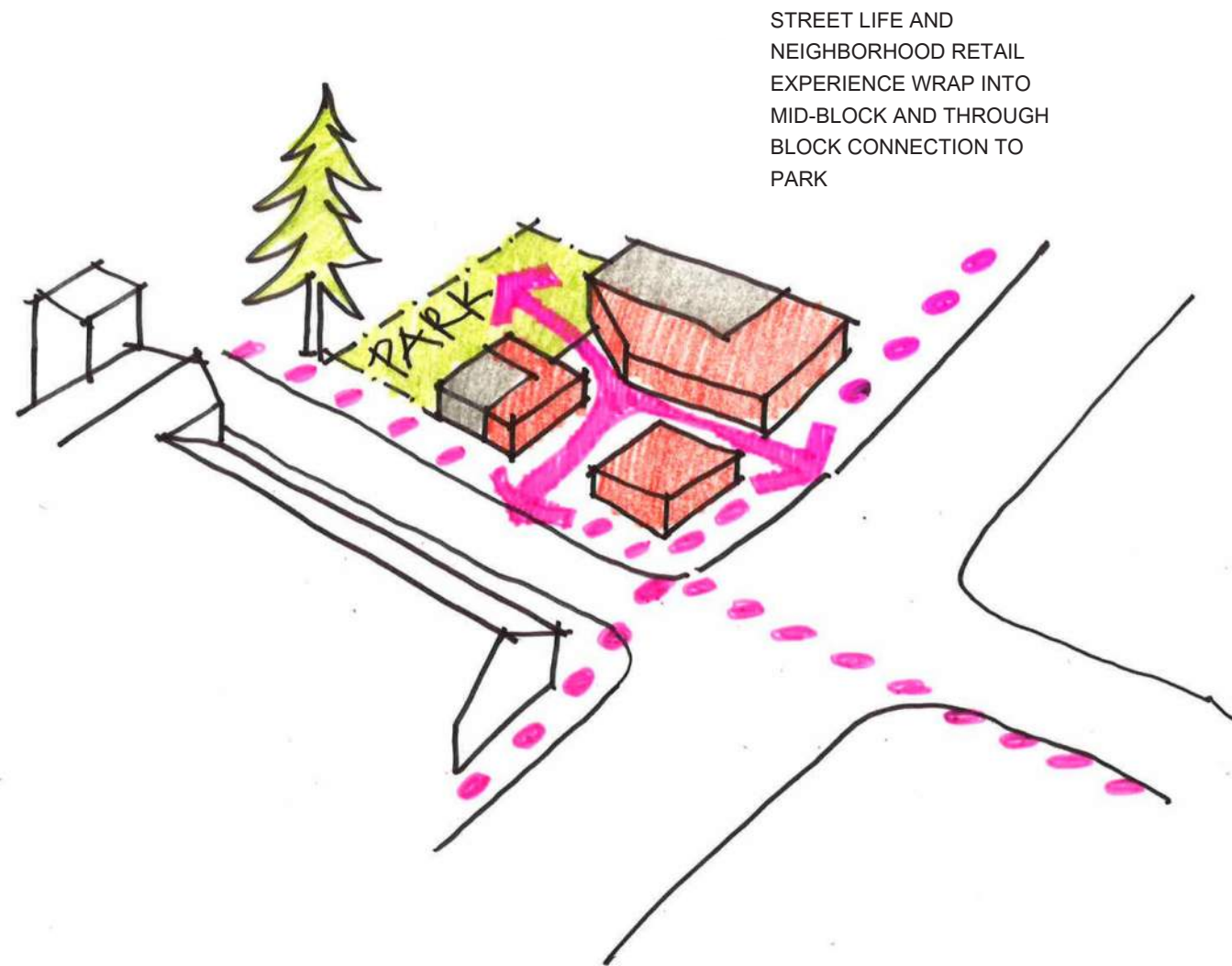
### SECTION



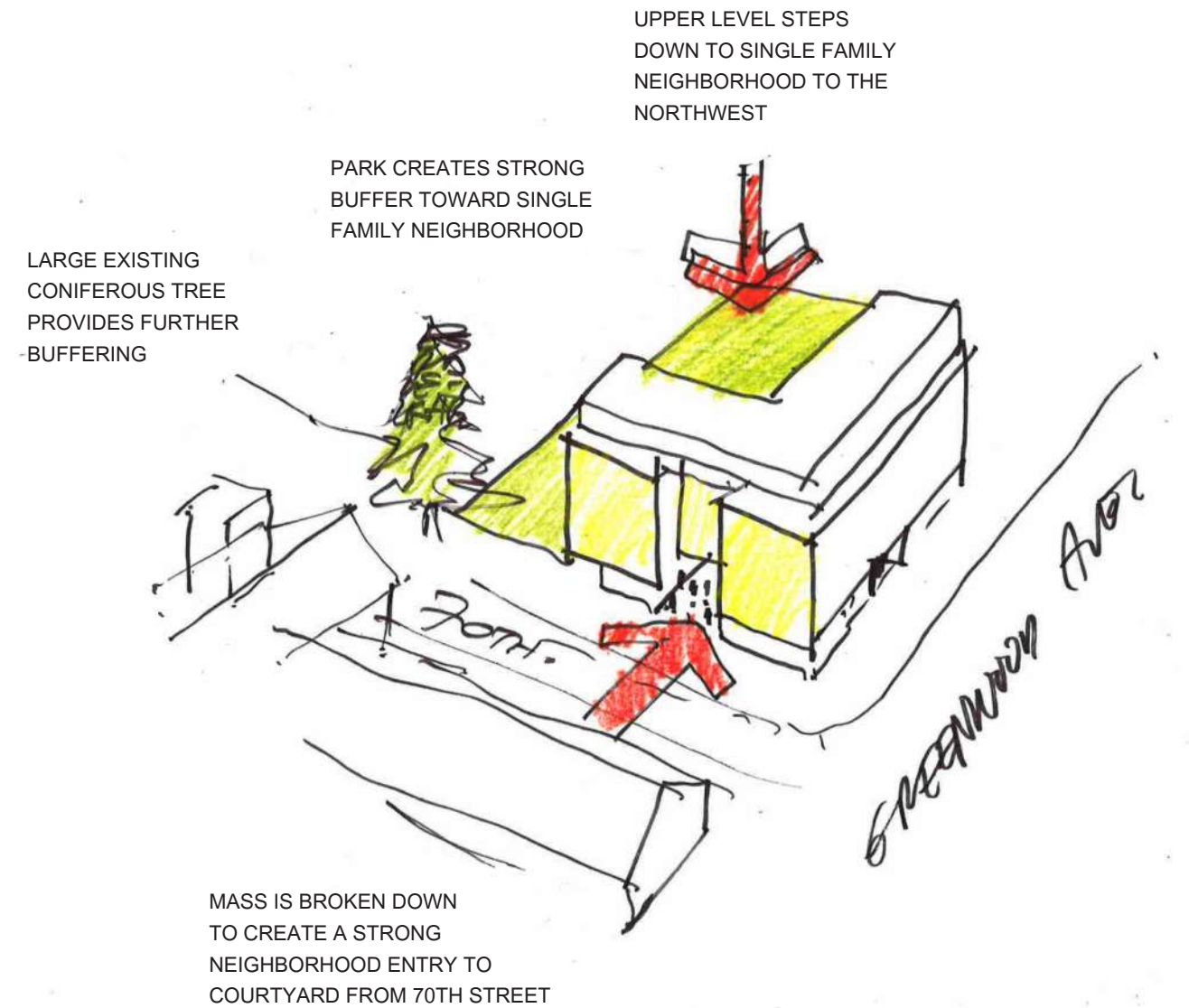
By lifting the mass above ground level, a series of human-scaled social spaces open up through the block. Solar access into the heart of the block and deeper in at the edges provide outdoor seating and activity throughout the day and seasons.

# MASSING PROGRESSION

## DIAGRAMS



**GROUND LEVEL POROSITY**

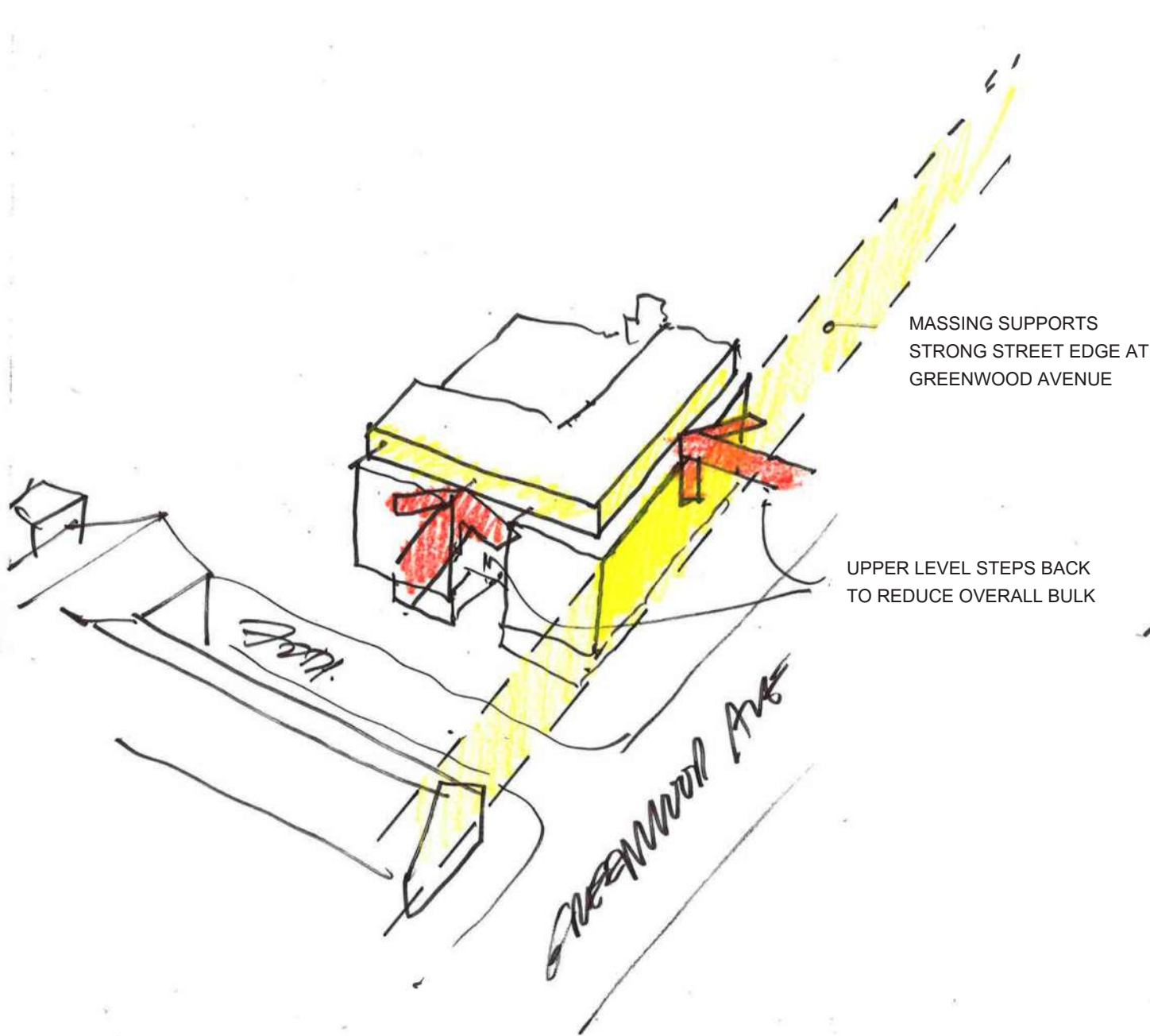


**TRANSITION FROM URBAN VILLAGE INTO SINGLE FAMILY NEIGHBORHOOD**

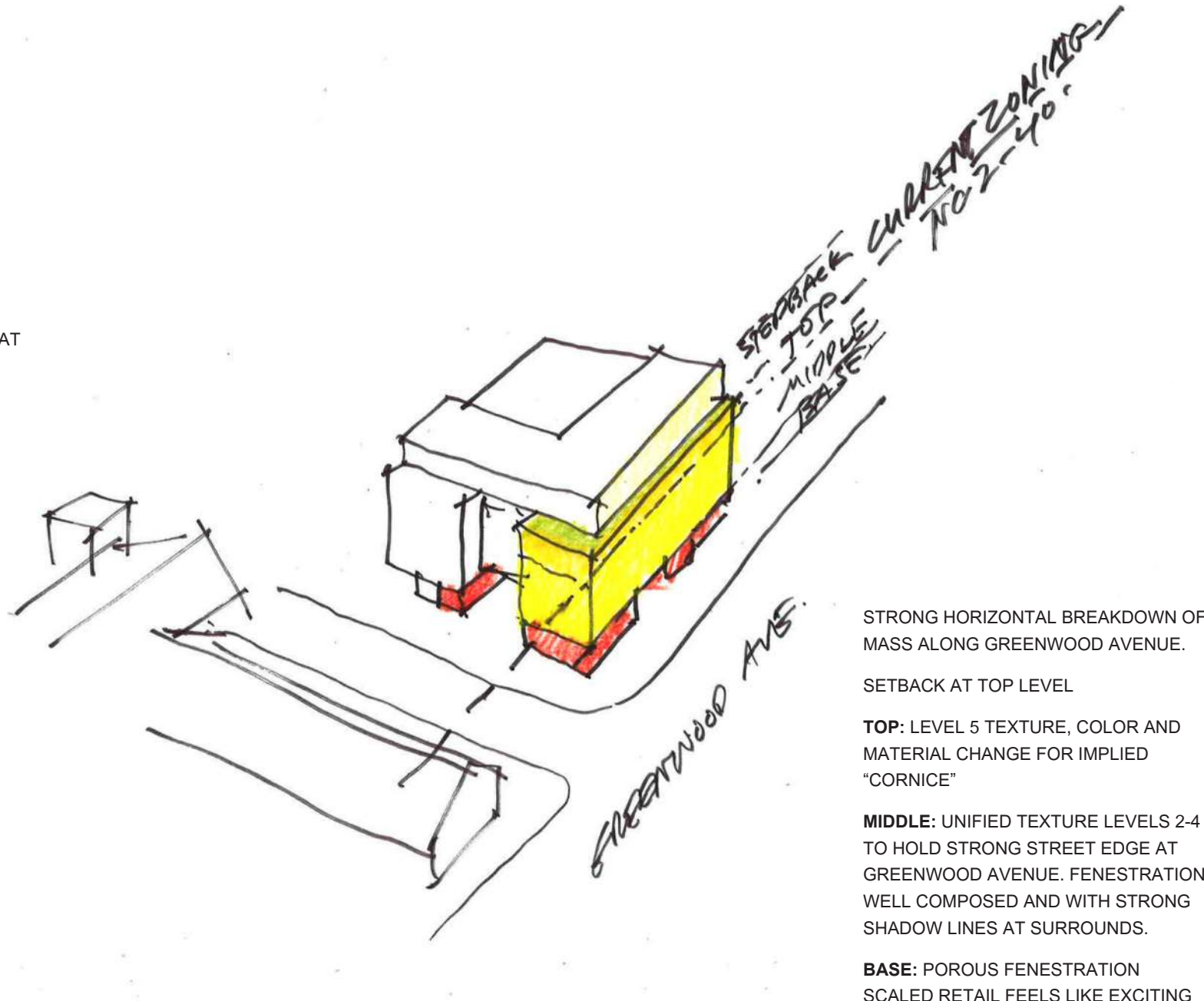


# MASSING PROGRESSION

## DIGRAMS



**FORMING A STRONG STREET EDGE ALONG GREENWOOD AVENUE**

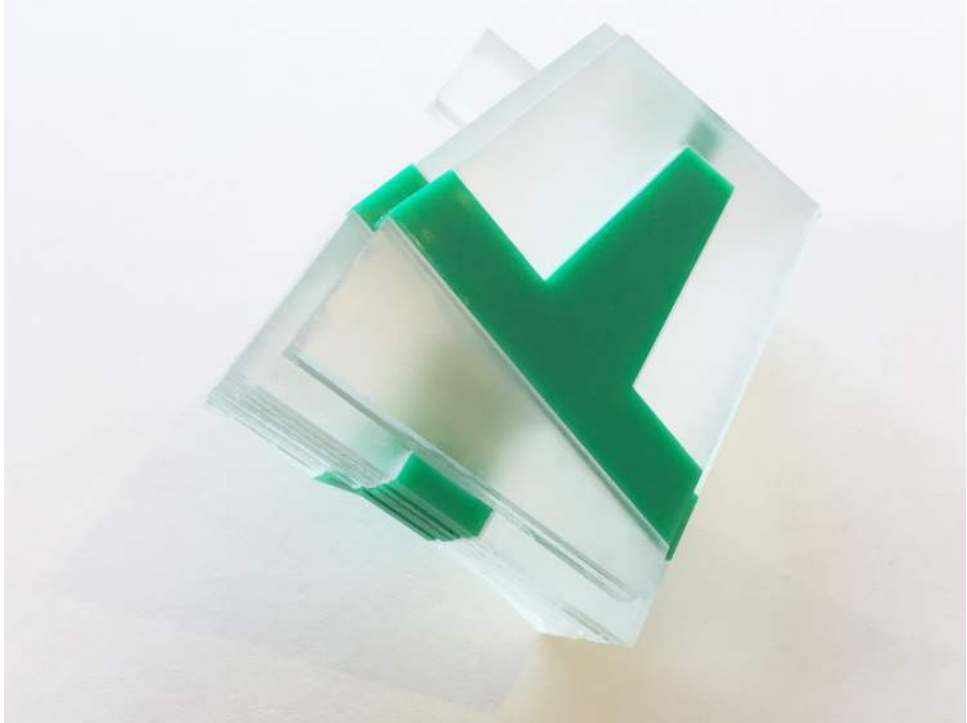
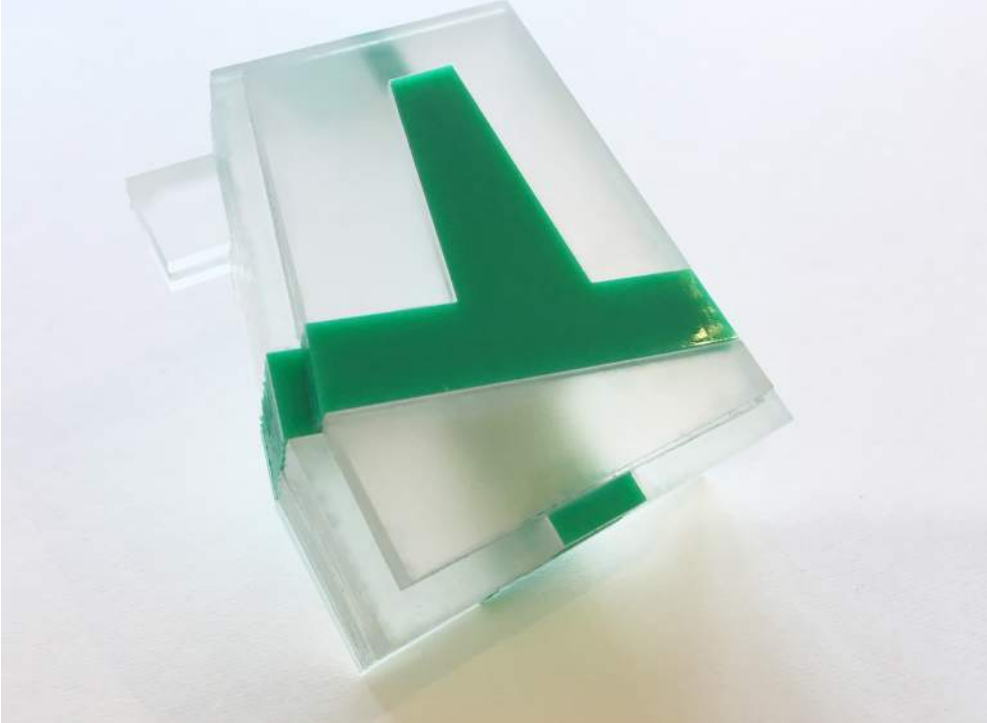
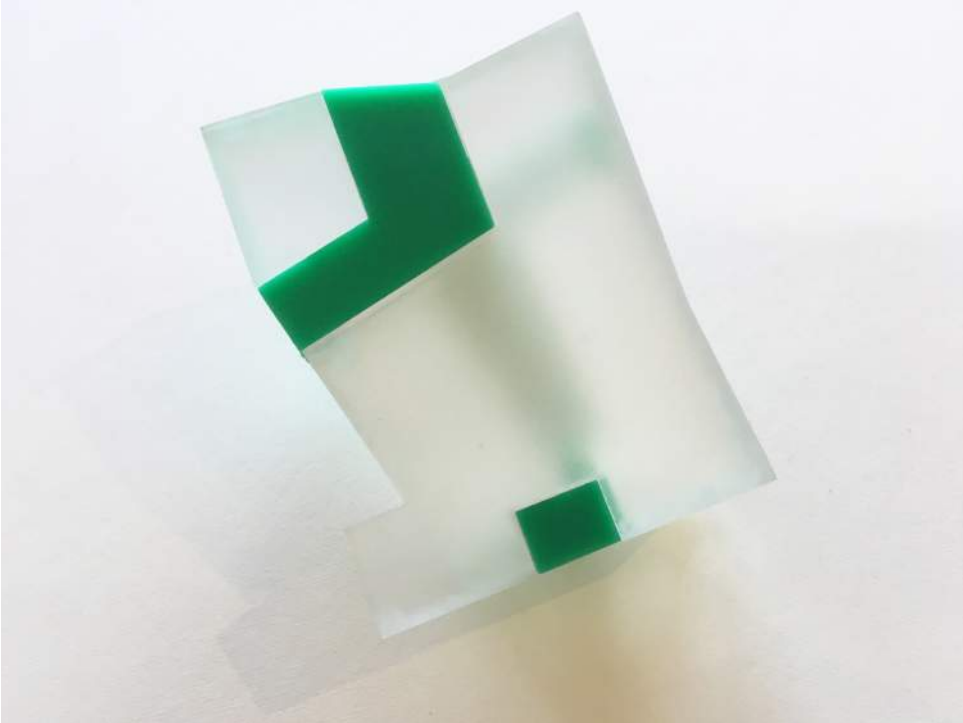


**BREAKING DOWN THE MASS TOP-MIDDLE-BASE**

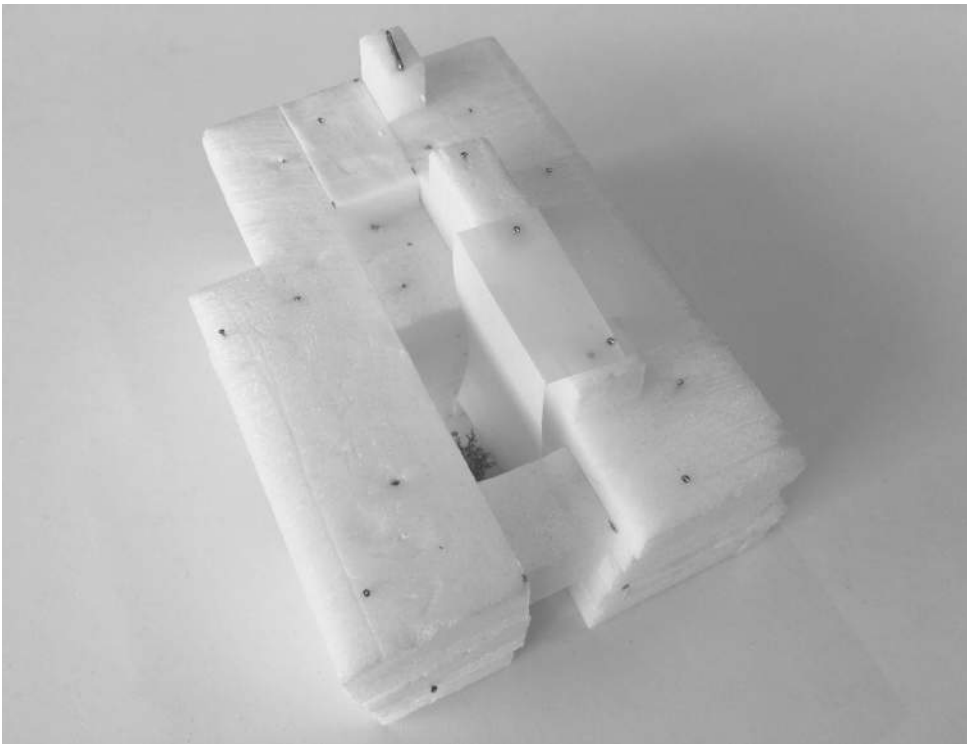
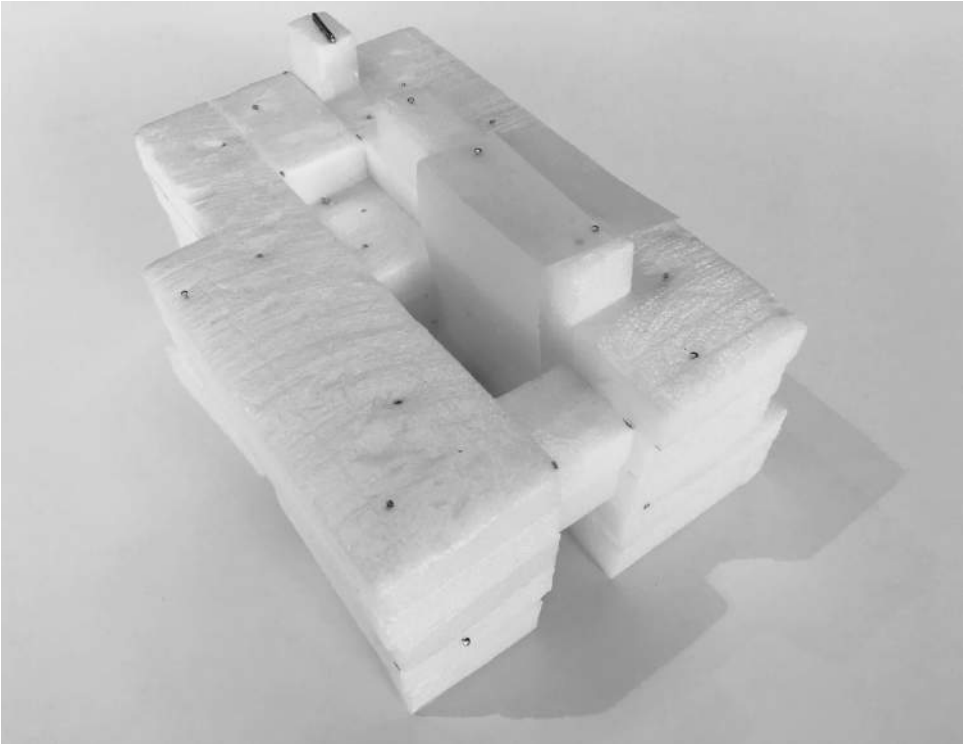
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# MASSING STUDIES

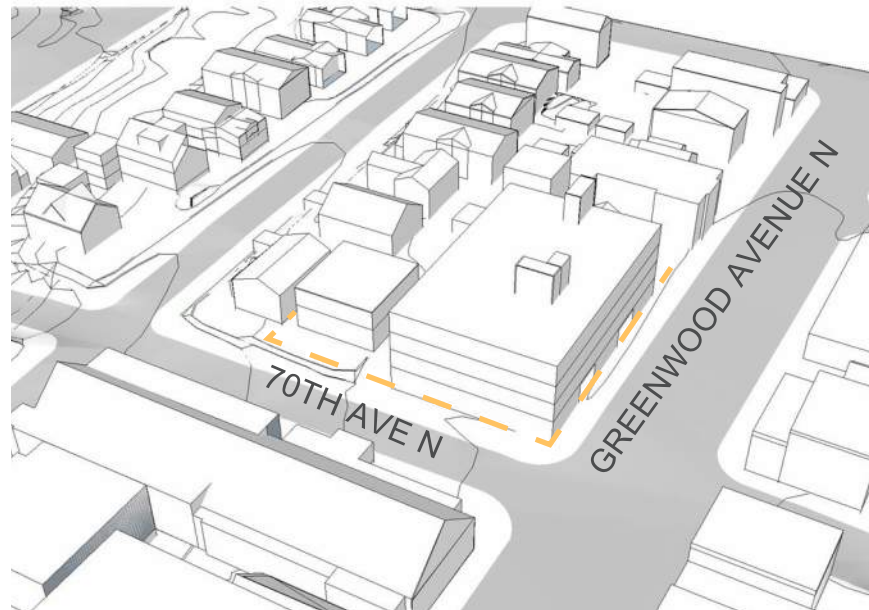
DESIGN ITERATIVE MODELS



**SOLID/VOID STUDY** With the possibility of a courtyard introduced, the optimal solid-void relationship has been studied to maximize benefit to the living quarters while connecting the public and private outdoor community spaces within the block.



**SITE MODEL** A series of study models explored the network of sidewalk-connected passageways, a central courtyard, and rooftop amenity spaces.

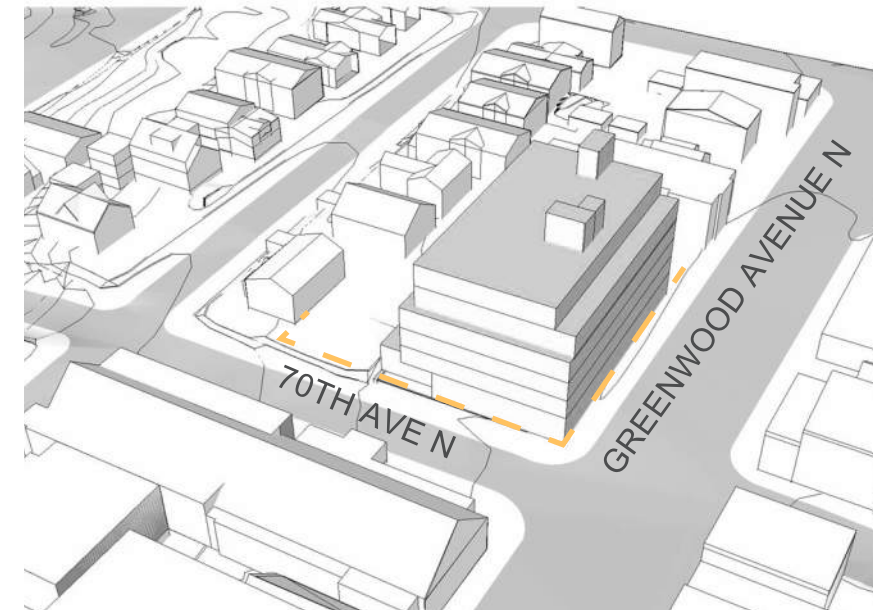


**NC2-40 ZONE**  
 FAR Allowed = 3.25  
 NC2-40 OPTION FAR = 3.25

Parking Required = 0  
 Parking Provided = 0

**AREA**  
 39,610 GSF

24 units



**NC2-65 ZONE**  
 FAR Allowed = 4.75  
 Option A FAR = 4.75

Parking Required = 0  
 Parking Provided = 27

**AREA**  
 57,892 GSF

48 units

## NC2-40

### NC2-40 ZONE (CODE COMPLIANT)

#### ADVANTAGES

- Code compliant building at existing zoning
- Minimal set-backs
- Live/work units in lieu of retail to increase number of residential units
- Use of relatively affordable building materials and standard design details
- Code required street improvements

#### ISSUES

- No parking
- Building mass at grade to achieve maximum unit count
- Limited modulation
- No public open space at ground level
- Unable to make other right-of-way improvements like increased sidewalk, street trees or utility improvements

#### DEPARTURES

- None requested

## OPTION A

### CONTRACT REZONE TO NC2-65

#### ADVANTAGES

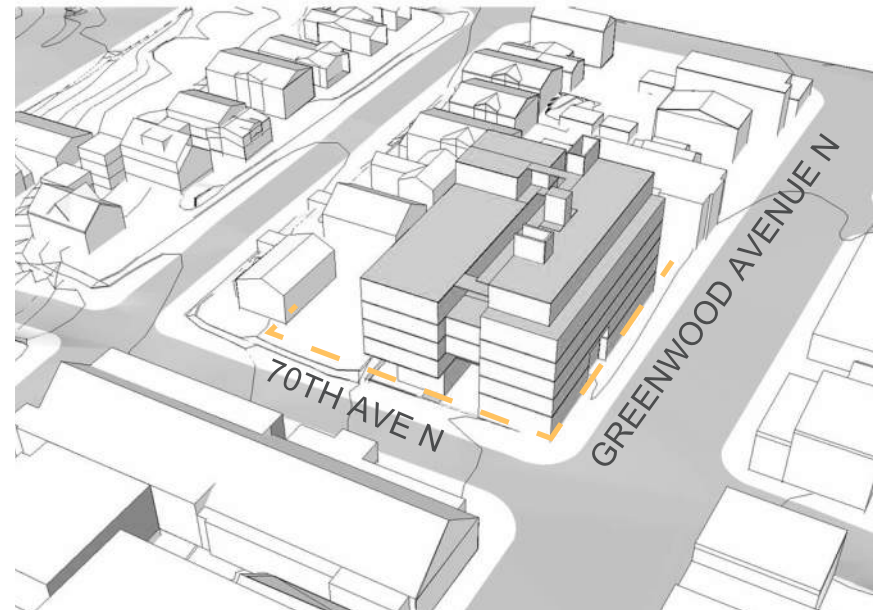
- Code compliant building
- Parking provided for some apartments

#### ISSUES

- Contract rezone required
- Building mass at grade to achieve maximum unit count
- Limited modulation
- No public open space at ground level
- Mass and bulk adjacent to SF lots to achieve maximum unit count.

#### DEPARTURES

- None requested



**NC2-65 ZONE**

FAR Allowed = 4.75  
Option B FAR = 4.55

Parking Required = 0  
Parking Provided = 27

**AREA**

55,466 GSF

43 units

**OPTION B**

**CONTRACT REZONE TO NC2-65**

**ADVANTAGES**

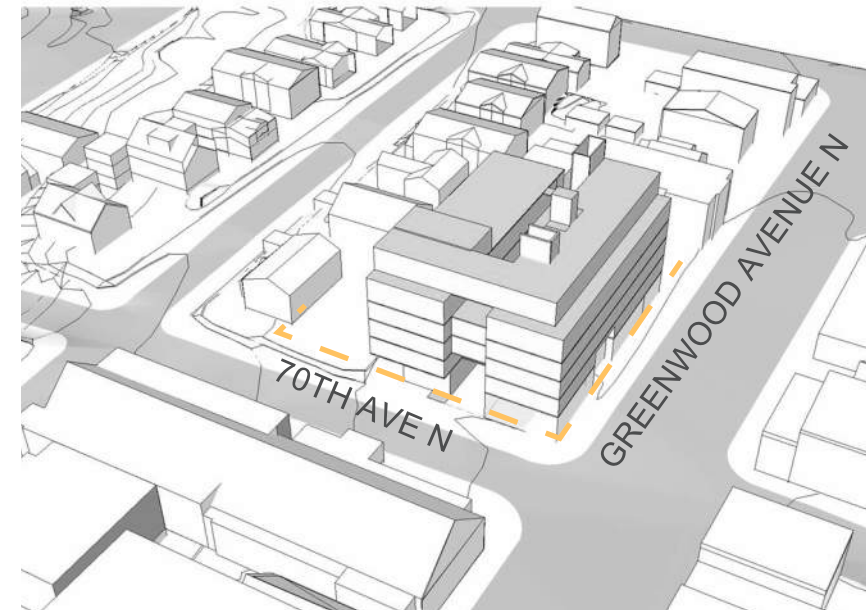
- Code compliant building
- Parking provided for some apartments
- Public space at ground level
- Opportunities for multiple small retailers around edges of public courtyard
- Mass and bulk steps down to SF neighboring lots

**ISSUES**

- Contract rezone required

**DEPARTURES**

- Setback Abutting a Side or Rear Lot Line of a Residentially-Zoned Lot - SMC 23.47A.014



**NC2-65 ZONE**

FAR Allowed = 4.75  
Option C FAR = 4.6

Parking Required = 0  
Parking Provided = 27

**AREA**

56,143 GSF

43 units

**OPTION C (PREFERRED)**

**CONTRACT REZONE TO NC2-65**

**ADVANTAGES**

- Code compliant building
- Parking provided for some apartments
- Public space at ground level
- Opportunities for multiple small retailers around edges of public courtyard
- Mass and bulk steps down to SF neighboring lots

**ISSUES**

- Contract rezone required

**DEPARTURES**

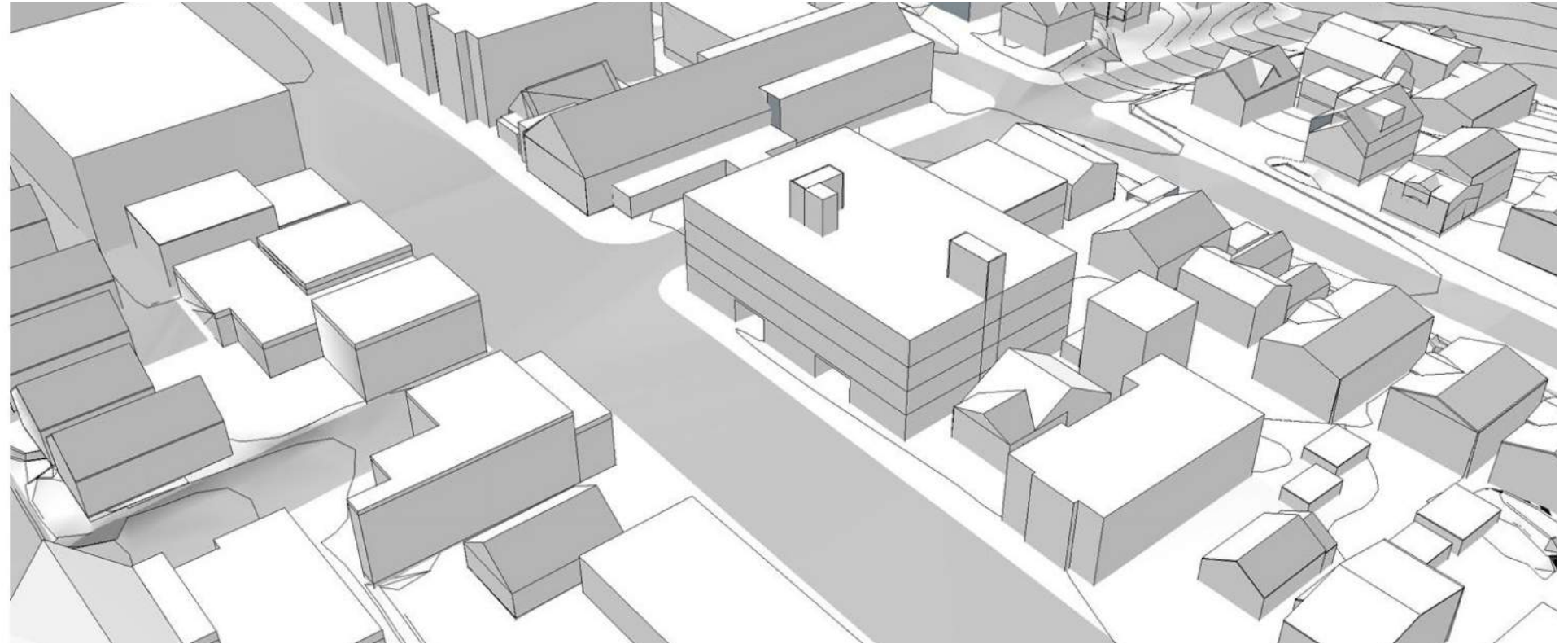
- Setback Abutting a Side or Rear Lot Line of a Residentially-Zoned Lot - SMC 23.47A.014

# NC2-40

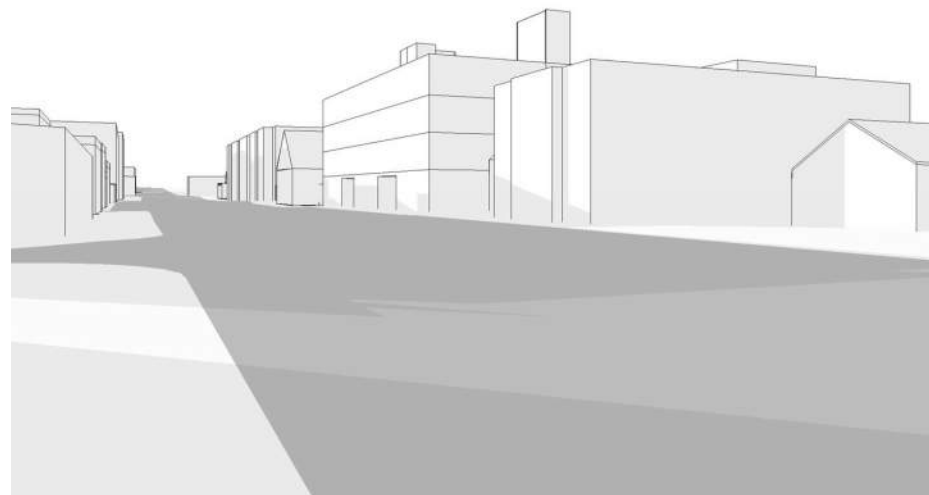
## CURRENT ZONING CODE COMPLIANT

### Analysis

The 40' design alternative is a code compliant scheme that proposes 24 apartments within the 40' height limit. It provides no parking for the tenants and maximizes the allowable floor area and height, pedestrian access to the building is from Greenwood avenue to an interior lobby.



2 AERIAL VIEW LOOKING SOUTH ON GREENWOOD

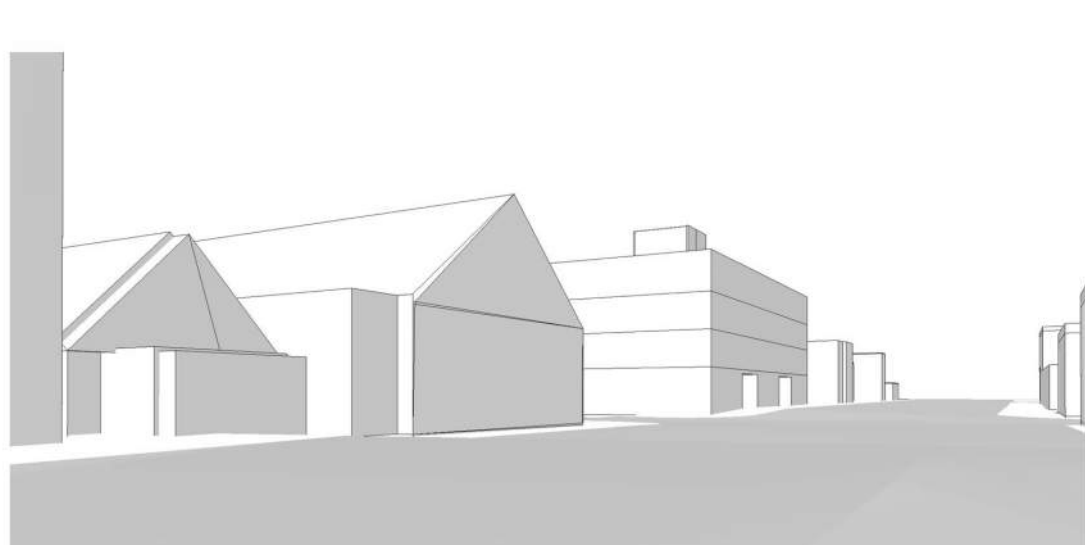


1 NORTHEAST CORNER OF BUILDING FROM GREENWOOD AVE. N.

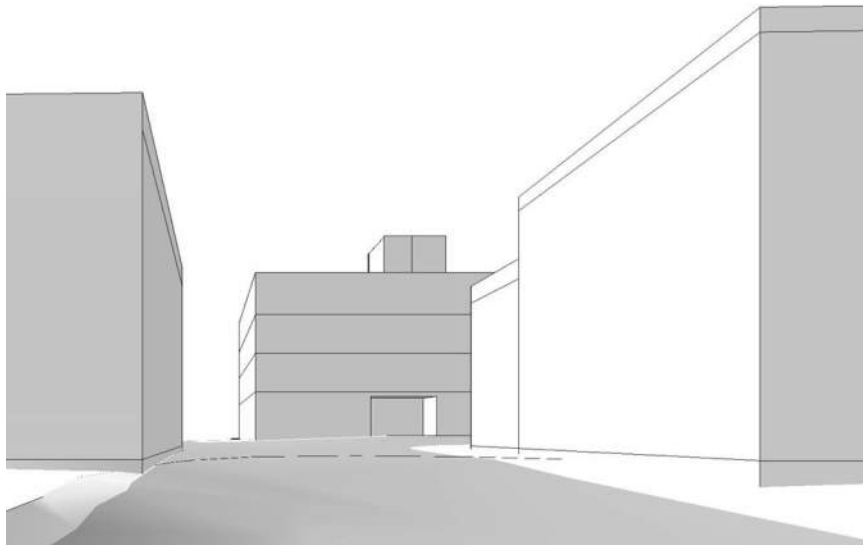


LEVEL 1 SCALE: 1" = 40'

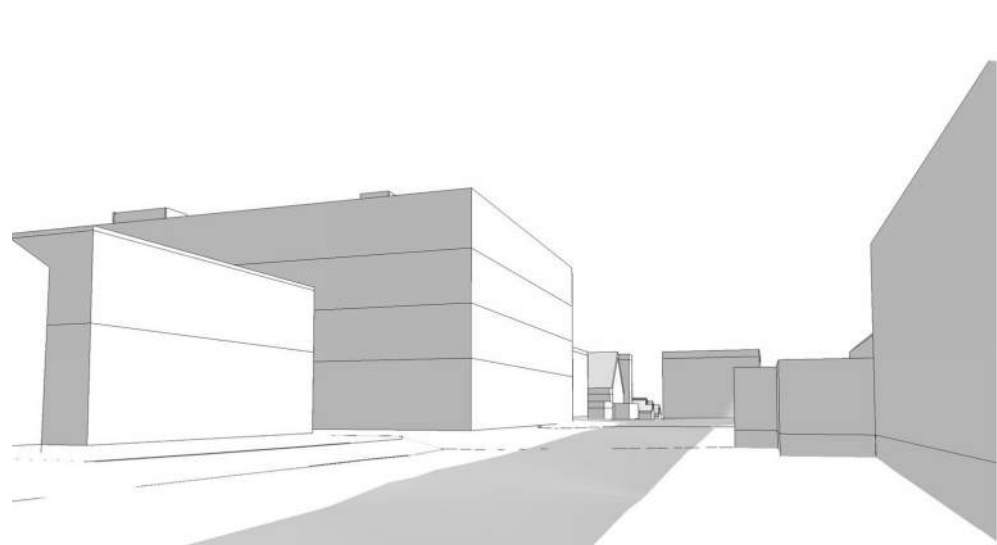
# NC2-40 CURRENT ZONING CODE COMPLIANT



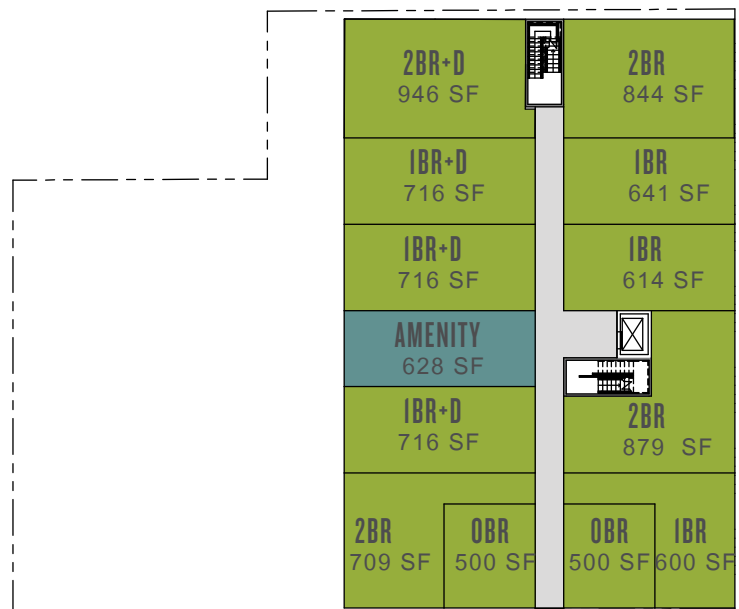
3 SOUTH WEST CORNER OF BUILDING FROM GREENWOOD AVE. N.



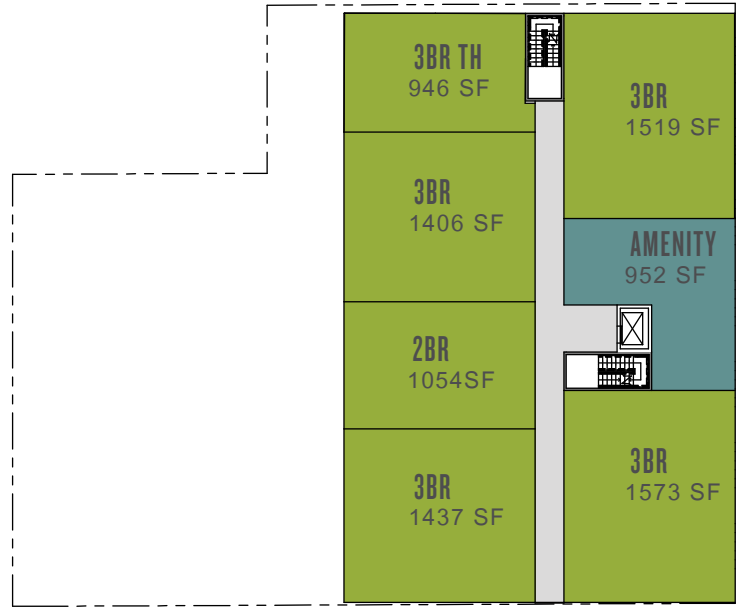
4 FACING WEST ON 70TH ST.



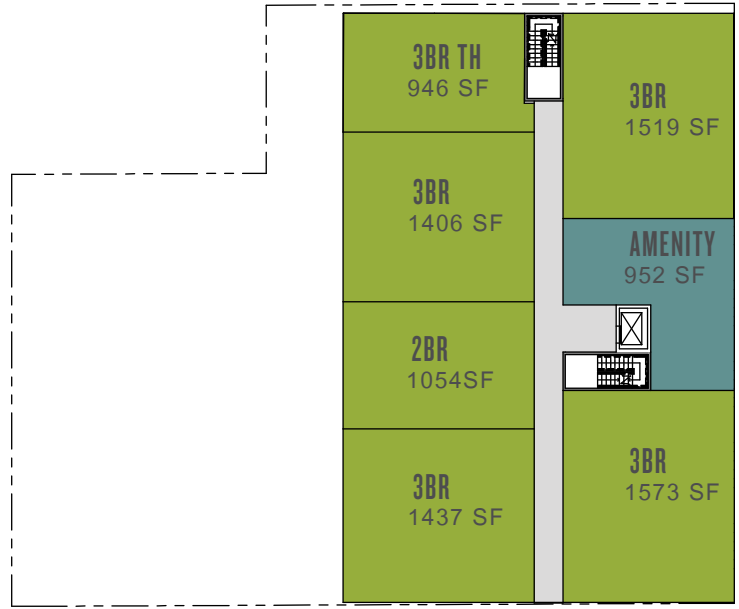
5 FACING EAST ON 70TH ST.



LEVEL 2



LEVEL 3



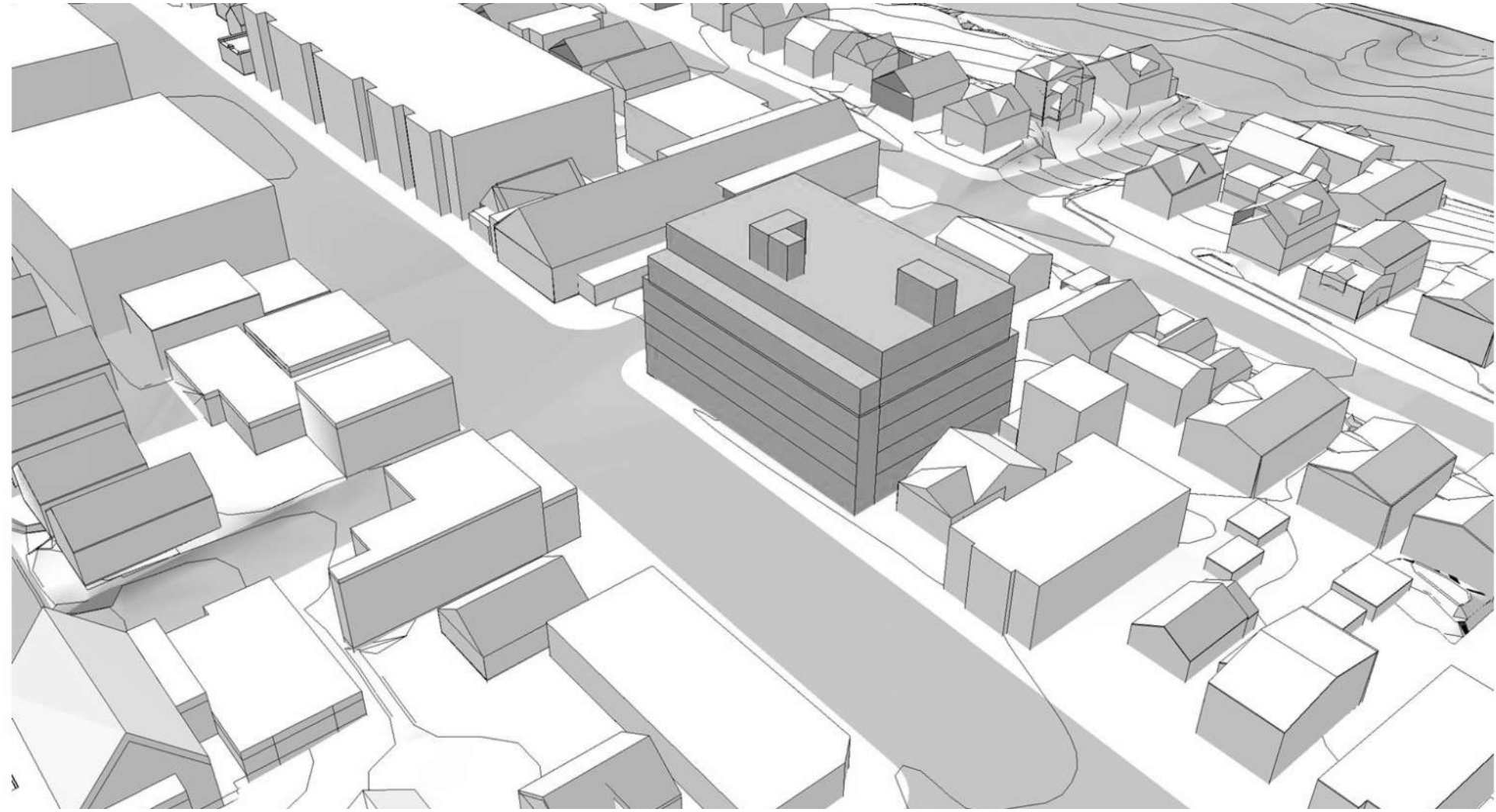
LEVEL 4

- PUBLIC SPACE
- UNIT
- COMMERCIAL/RETAIL
- AMENITY
- MECHANICAL
- CIRCULATION

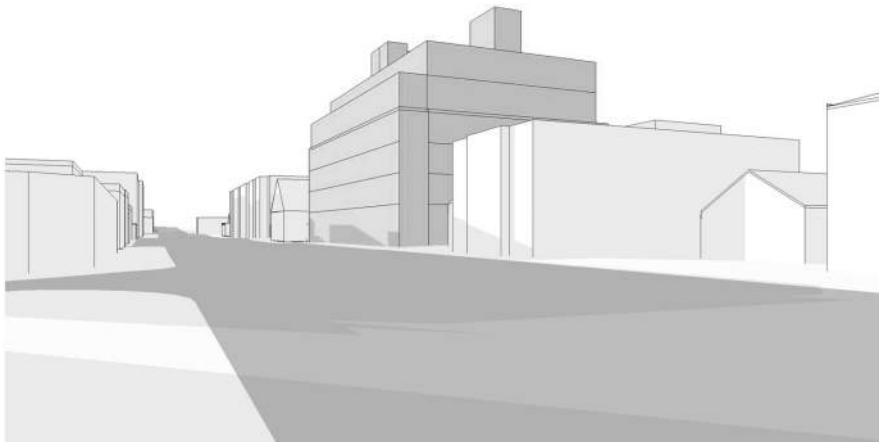
SCALE: 1"= 40'

# OPTION A

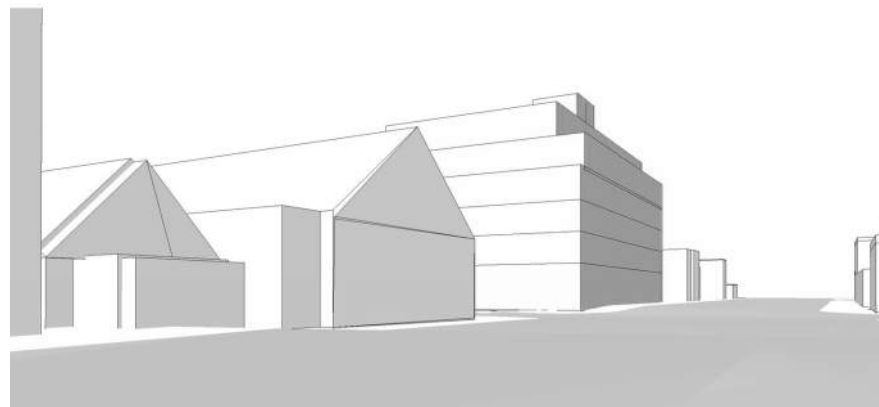
**Analysis**  
 Design Option A proposes a 65-foot code compliant scheme that proposes 48 apartments. This options seeks a contract rezone from NC2-40 to NC2-65. In this option the building extend all the way to the building site and greenwood avenue, and sets back to the west to maximize unit efficiency. This option provides 27 underground parking spaces accessed from a ramp off of 70th avenue. In the option the owner controlled adjacent SF lot would remain as public open space, However no public space is provided along greenwood or within the building to connect to adjacent SF lot. there is limited modulation at the ground plane as this option maximized the allowable floor area and height.



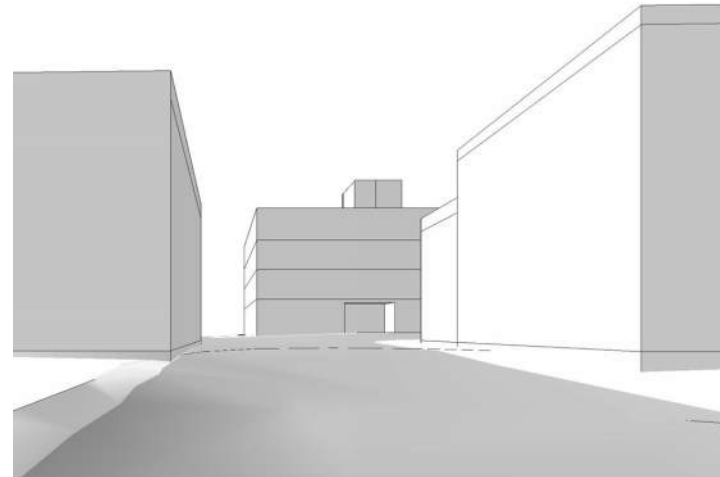
1 AERIAL VIEW LOOKING SOUTH ON GREENWOOD AVE N



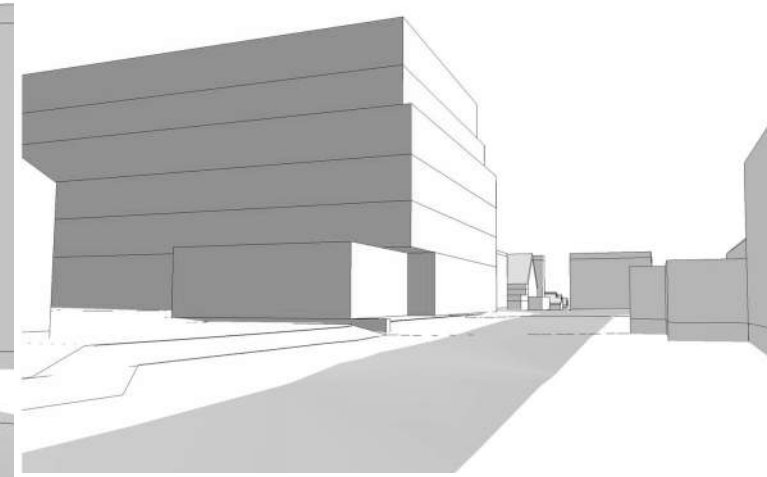
2 NORTHEAST CORNER OF BUILDING FROM GREENWOOD AVE. N.



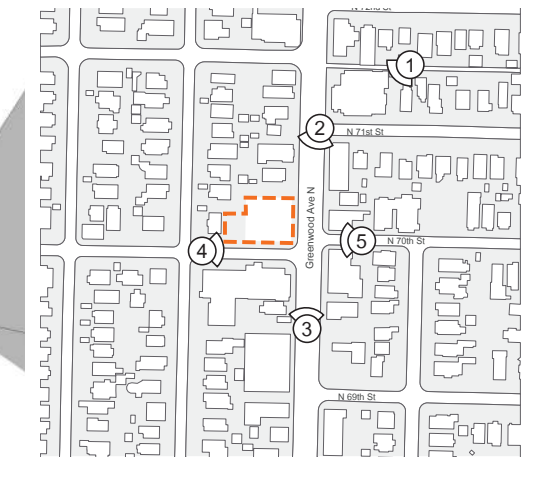
3 SOUTH WEST CORNER OF BUILDING FROM GREENWOOD AVE. N.



5 FACING WEST ON 70TH ST.



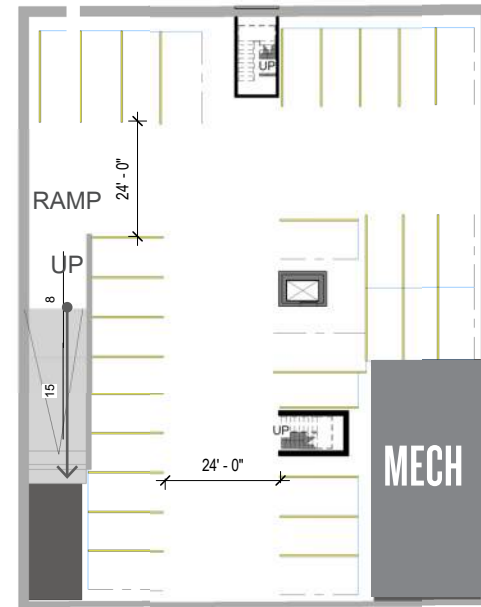
6 FACING EAST ON 70TH ST.





# OPTION A

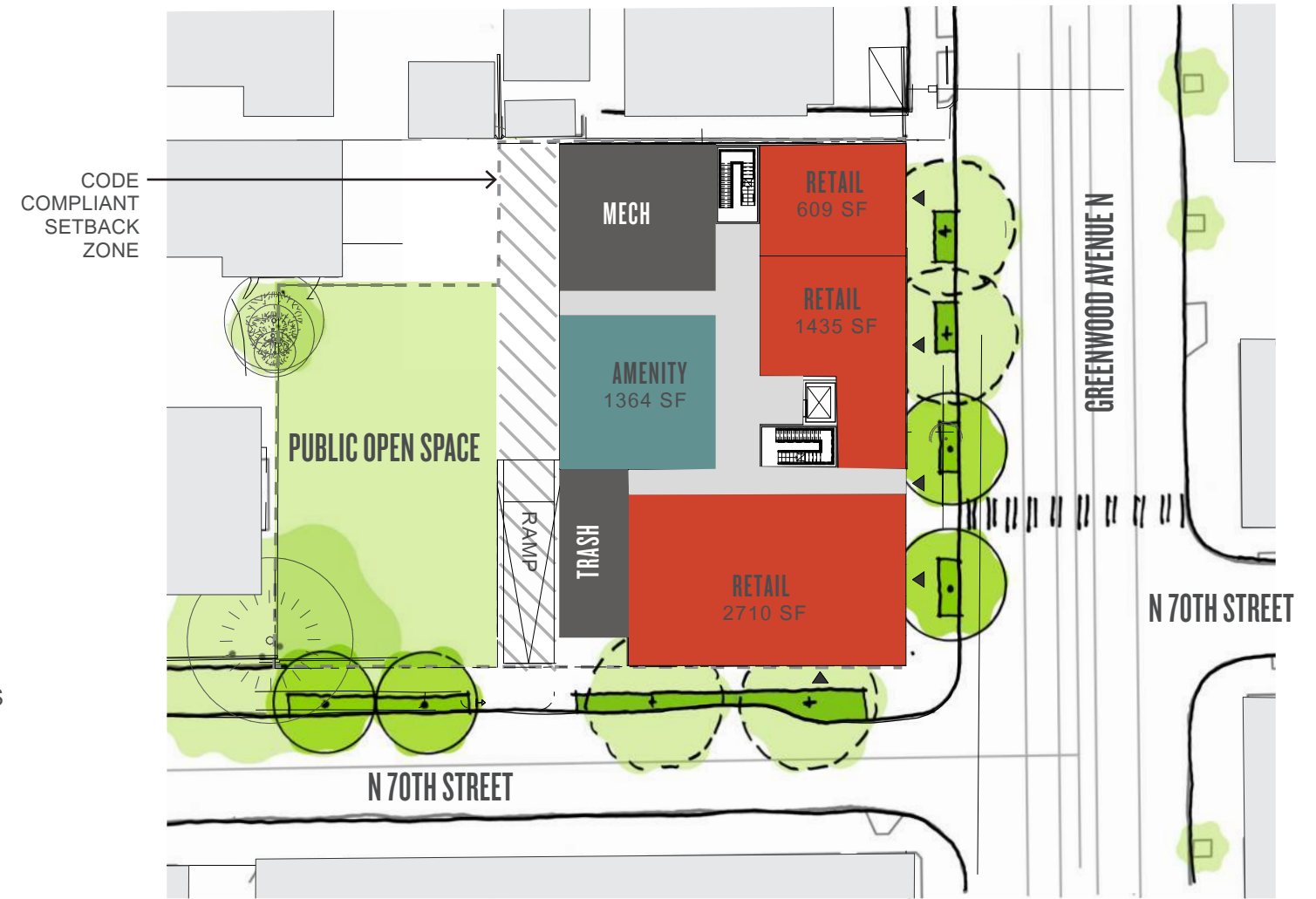
- PUBLIC SPACE
- UNIT
- COMMERCIAL/RETAIL
- AMENITY
- MECHANICAL
- CIRCULATION



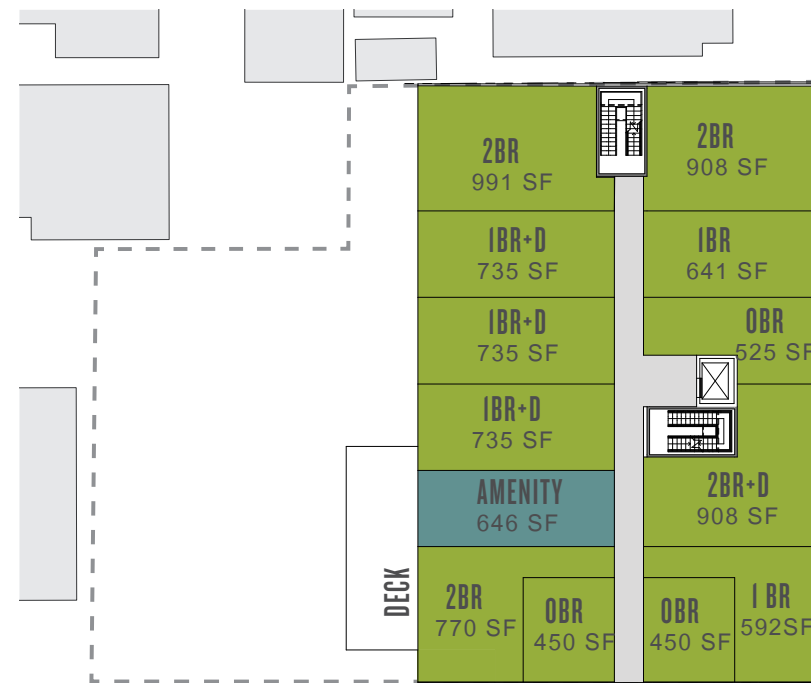
27 SPACES PROVIDED FOR 30 VEHICLES

2 ACCESSIBLE SPACES  
23 STANDARD SPACES  
3 TANDEM SPACES

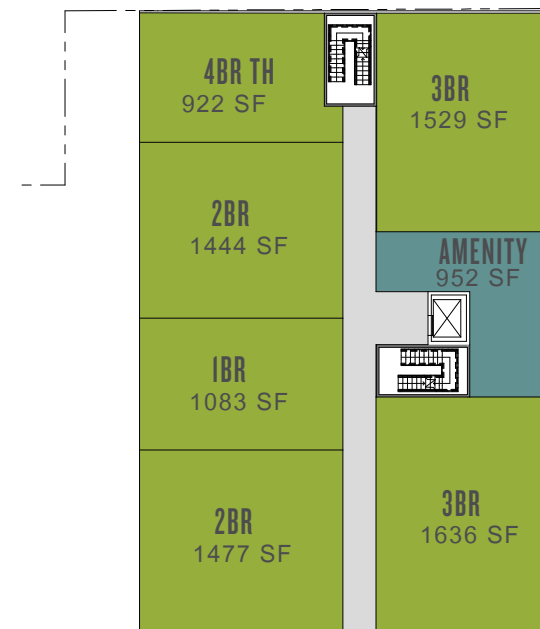
LEVEL P1 SCALE: 1"= 40'



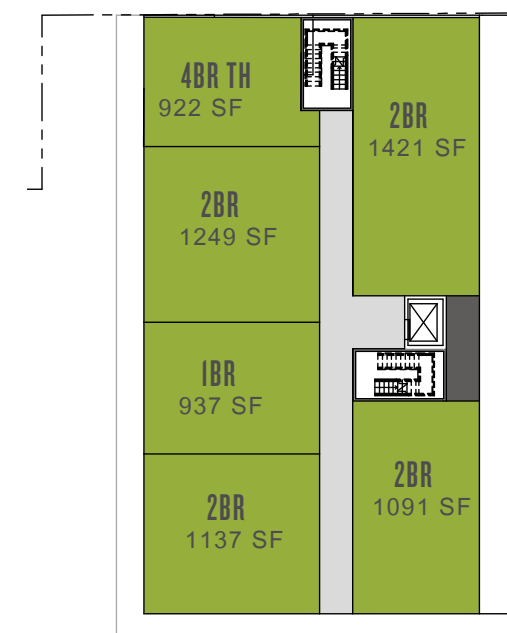
LEVEL 1



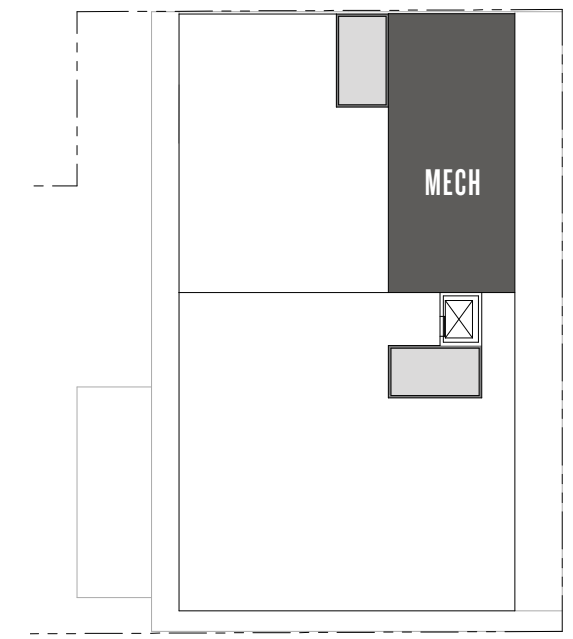
LEVEL 2,3,4



LEVEL 5



LEVEL 6



ROOF

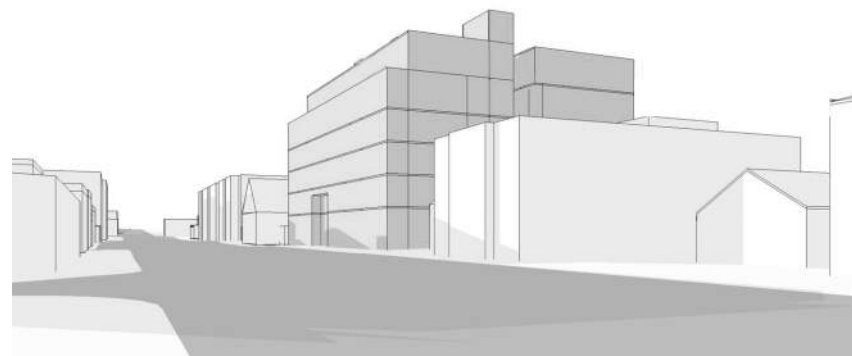
## OPTION B

### Analysis

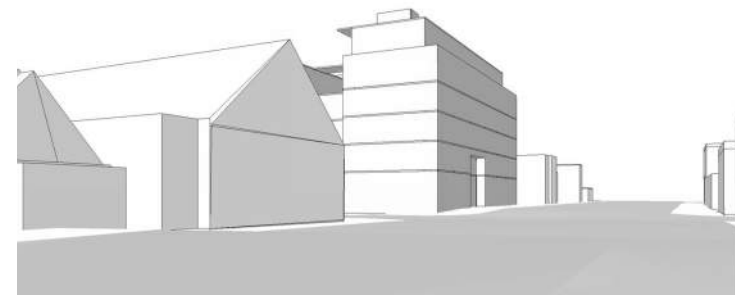
Design Option B proposes a 65-foot scheme that proposes 43 apartments. This option seeks a contract rezone from NC2-40 to NC2-65. In this option, the massing of the building is carved such that a public connection can be made through the building to the adjacent SF lot. At the upper levels the courtyard creates opportunity for light and air for the apartments. The mass of the building also sets back at the west and South to transition to the adjacent structures. This option provides 27 underground parking spaces accessed from a ramp off of 70th avenue. In this option the owner controlled adjacent SF lot would remain as public open space directly accessed from the public space within the building courtyard.



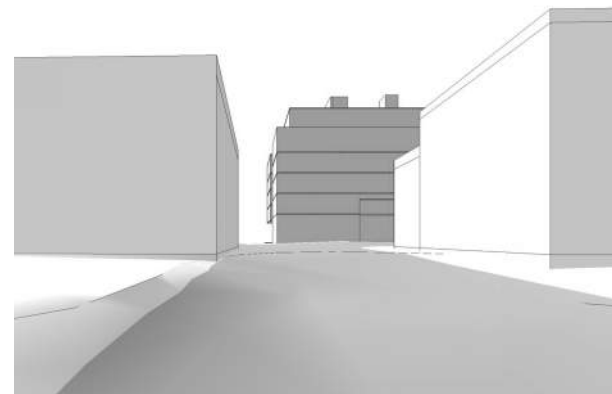
4 AERIAL VIEW LOOKING SOUTH FROM GREENWOOD AVENUE



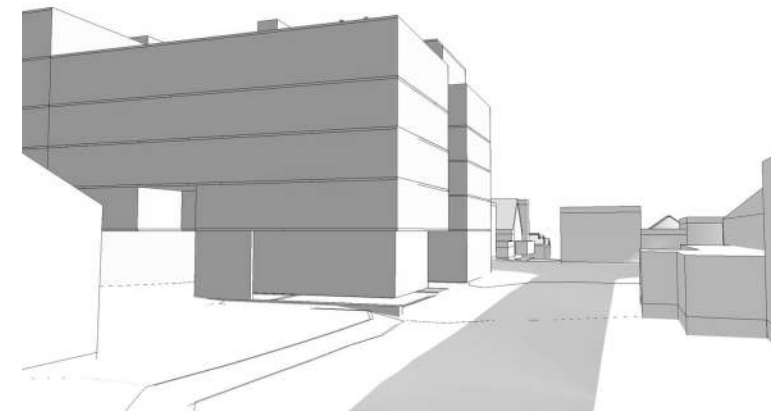
2 NORTHEAST CORNER OF BUILDING FROM GREENWOOD AVE. N.



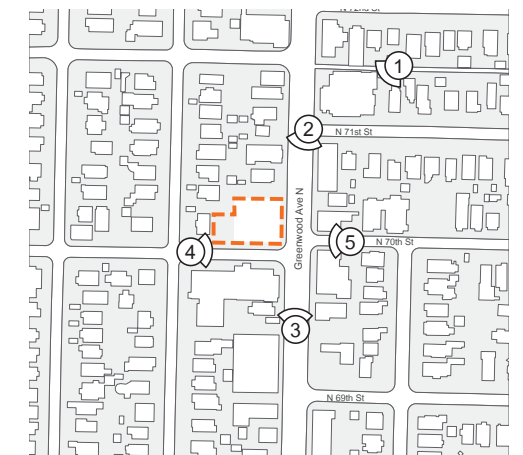
3 SOUTH WEST CORNER OF BUILDING FROM GREENWOOD AVE. N.



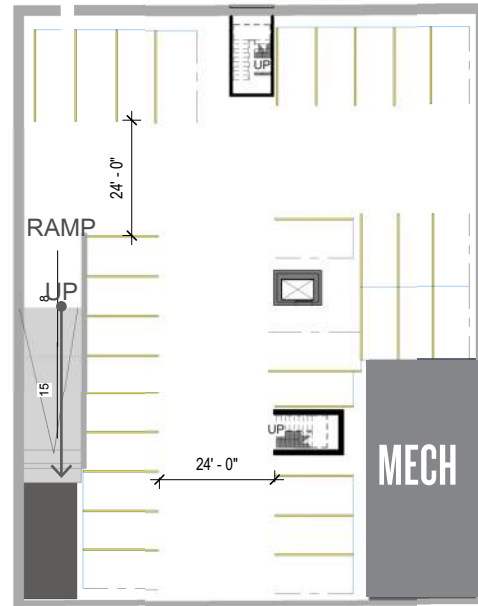
5 FACING WEST ON 70TH ST.



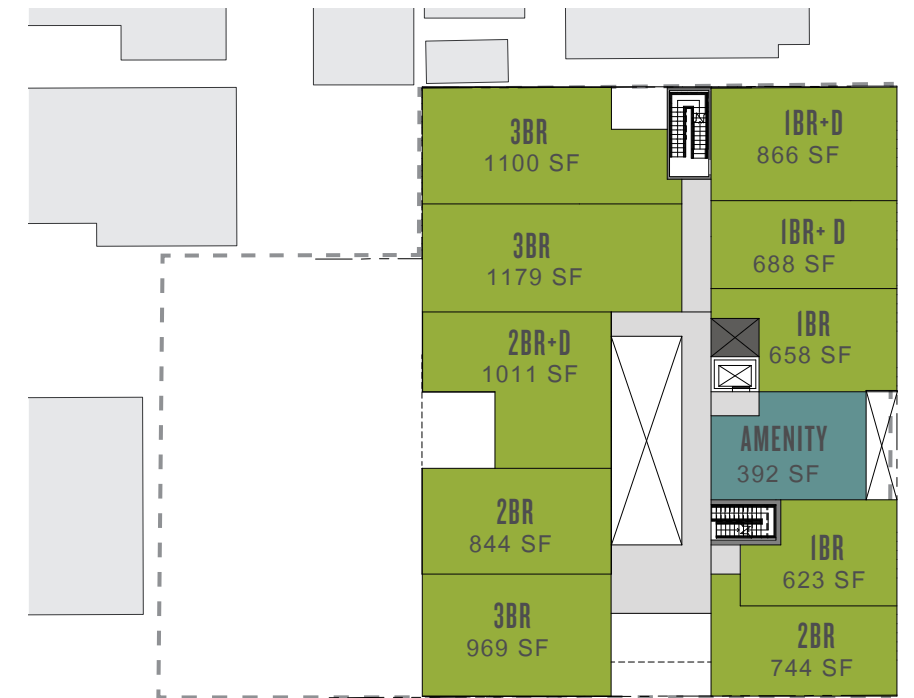
6 FACING EAST ON 70TH ST.



# OPTION B



SEE DEPARTURE 1 FOR SETBACK DEPARTURE REQUEST



- PUBLIC SPACE
- UNIT
- COMMERCIAL/RETAIL
- AMENITY
- MECHANICAL
- CIRCULATION

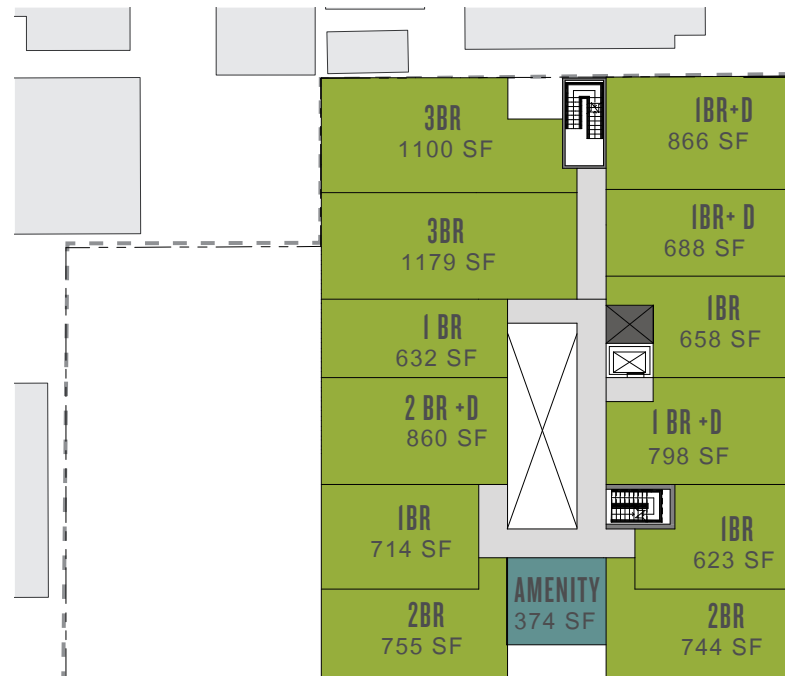
27 SPACES PROVIDED FOR 30 VEHICLES

2 ACCESSIBLE SPACES  
23 STANDARD SPACES  
3 TANDEM SPACES

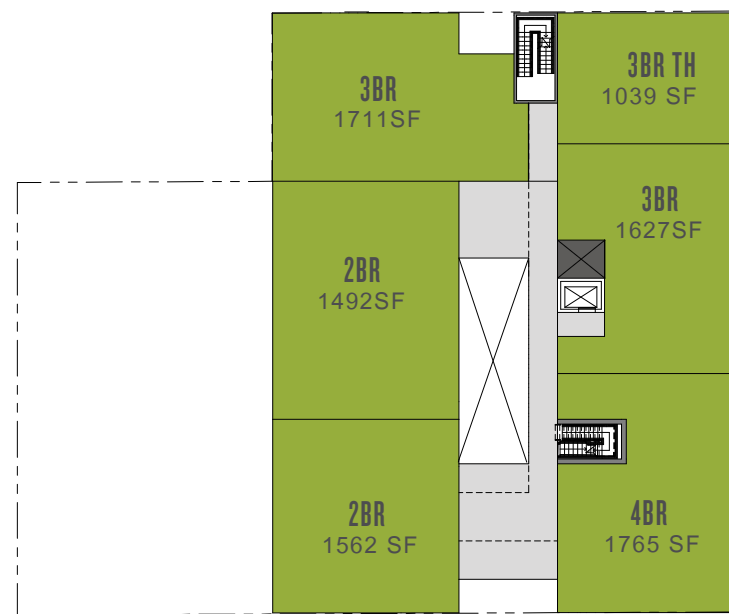
LEVEL P1 SCALE: 1" = 40'

LEVEL 1

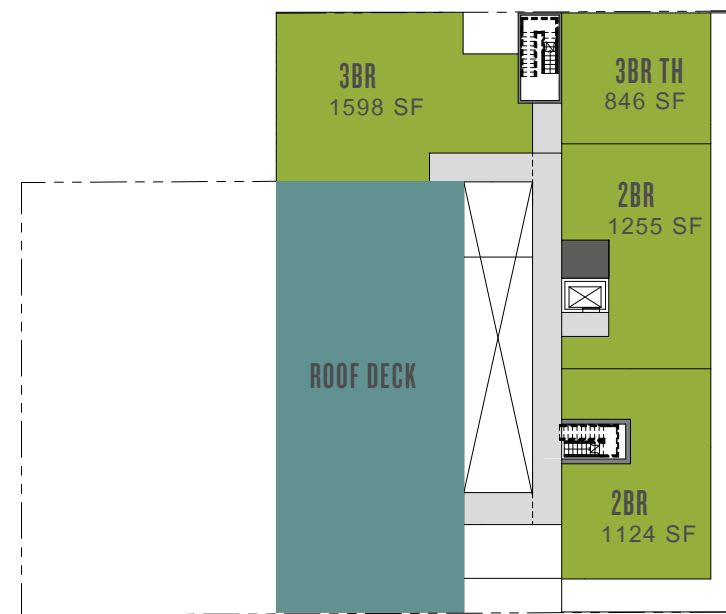
LEVEL 2,



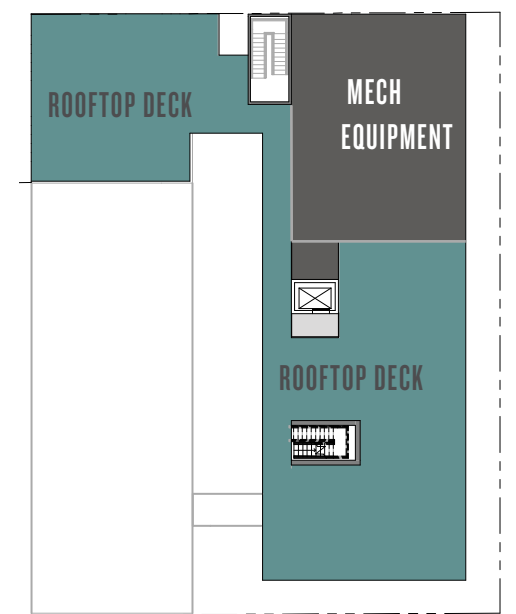
LEVELS 3,4



LEVEL 5



LEVEL 6



ROOF

# PREFERRED CONCEPT C

**Analysis**

Design Option C proposes a 65-foot scheme that proposes 43 apartments. This options seeks a contract rezone from NC2-40 to NC2-65. In this option, the massing of the building is carved such that a public connection can be made through the building to the adjacent SF lot. At the upper levels the courtyard creates opportunity for light and air for the apartments. The mass of the building also sets back at the west and North to transition to the adjacent structures. This option provides 27 underground parking spaces accessed from a ramp off of 70th avenue. In this option the owner controlled adjacent SF lot would remain as public open space directly accessed from the public space within the building courtyard.



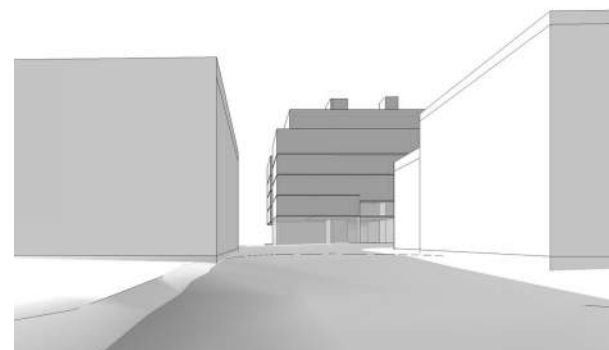
4 AXON VIEW LOOKING SOUTH



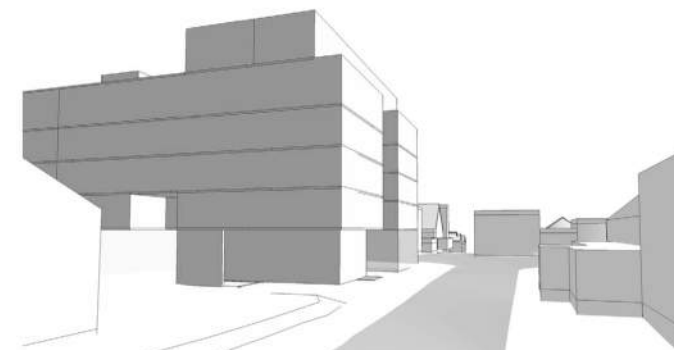
2 NORTHEAST CORNER OF BUILDING FROM GREENWOOD AVE. N.



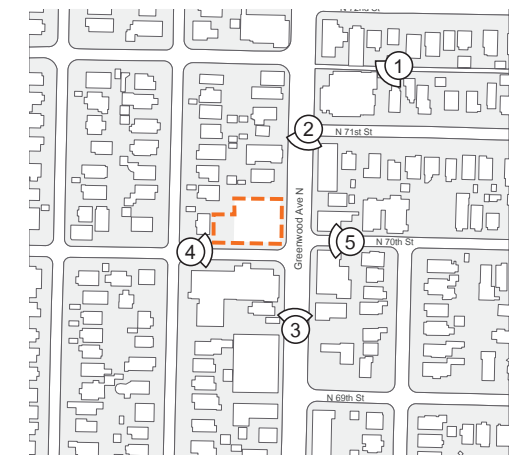
3 SOUTH WEST CORNER OF BUILDING FROM GREENWOOD AVE. N.



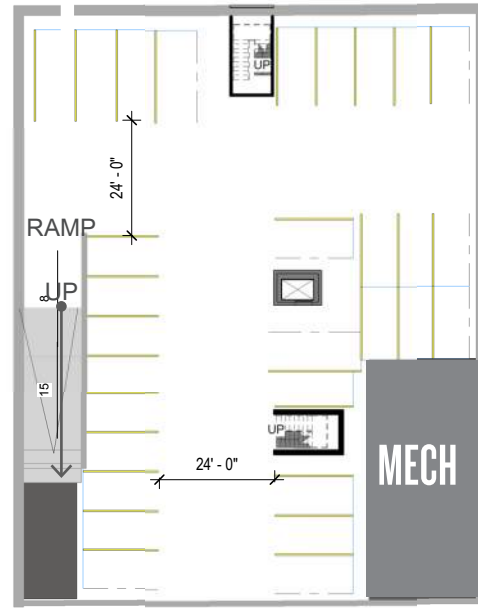
5 FACING WEST ON 70TH ST.



6 FACING EAST ON 70TH ST.



# OPTION C (PREFERRED)

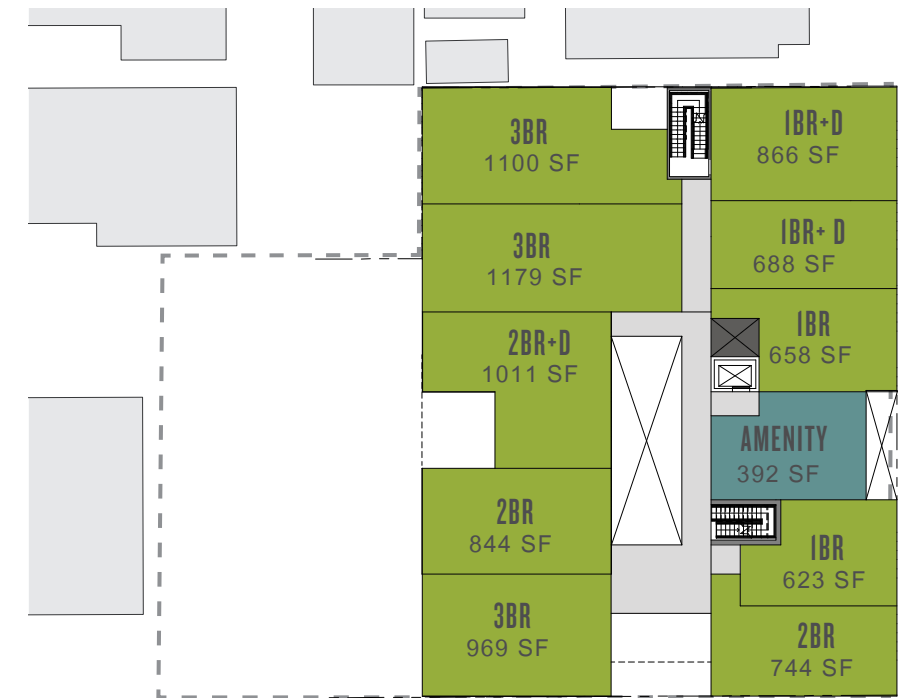


LEVEL P1 SCALE: 1" = 40'

SEE DEPARTURE 1 FOR SETBACK DEPARTURE REQUEST

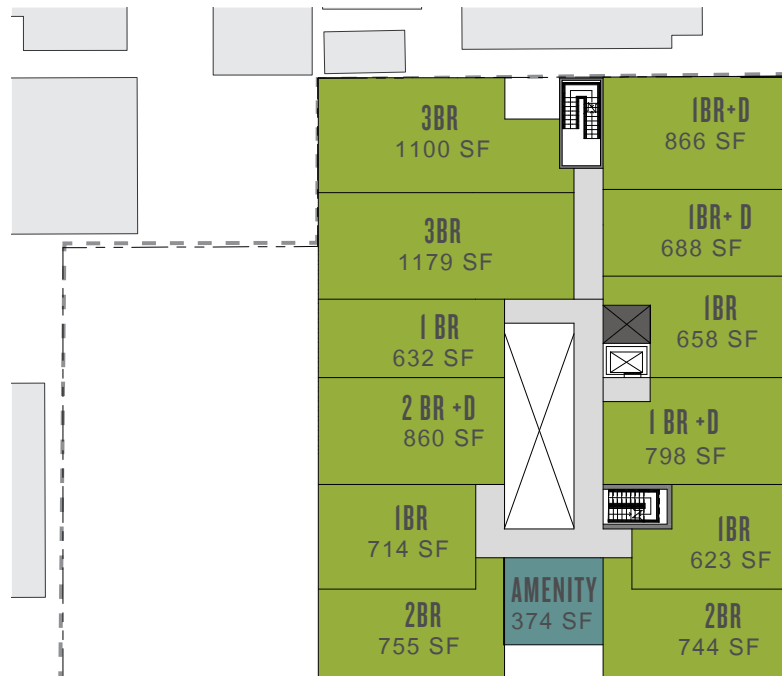


LEVEL 1

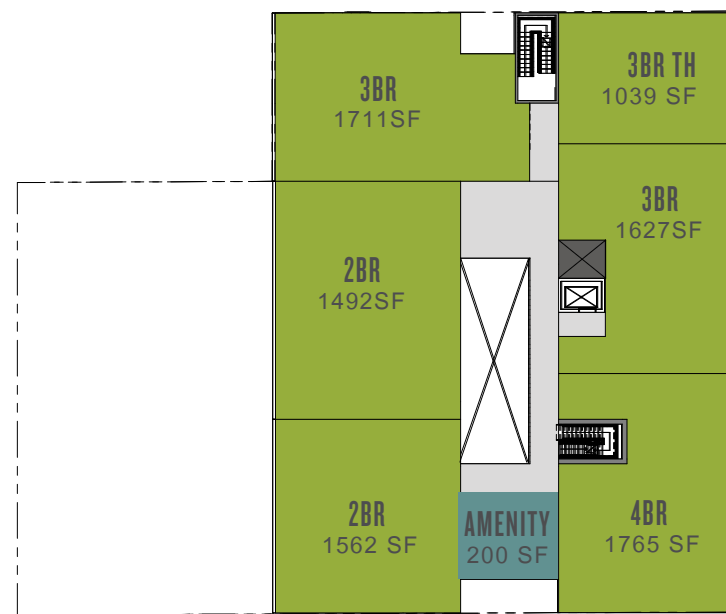


LEVEL 2,

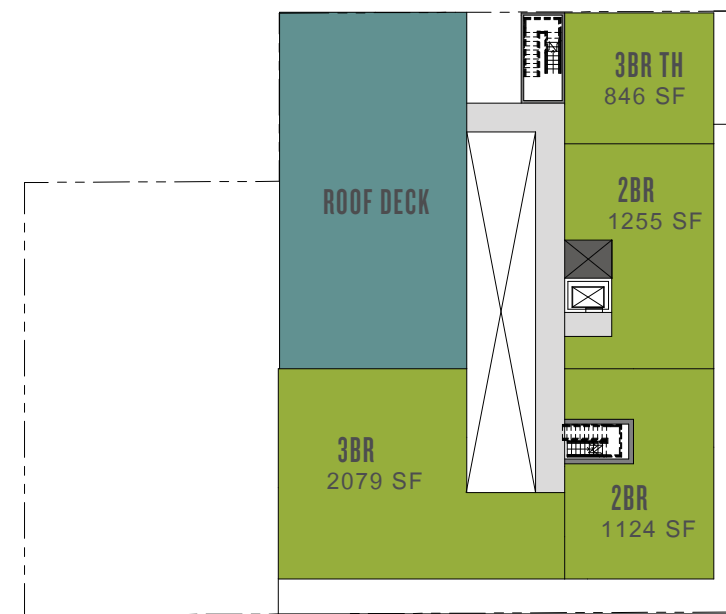
- PUBLIC SPACE
- UNIT
- COMMERCIAL/RETAIL
- AMENITY
- MECHANICAL
- CIRCULATION



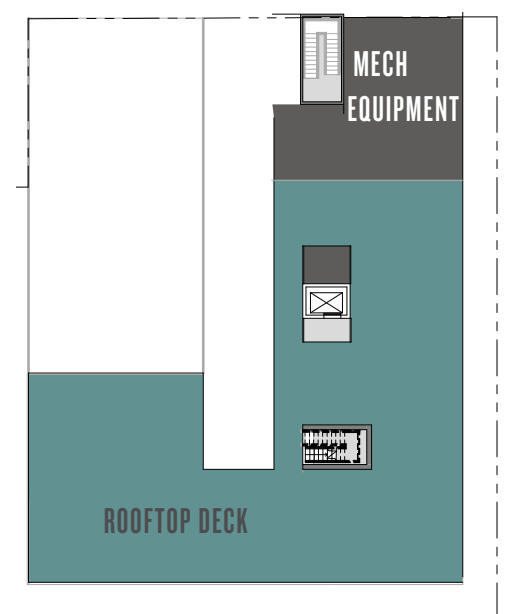
LEVELS 3,4



LEVEL 5



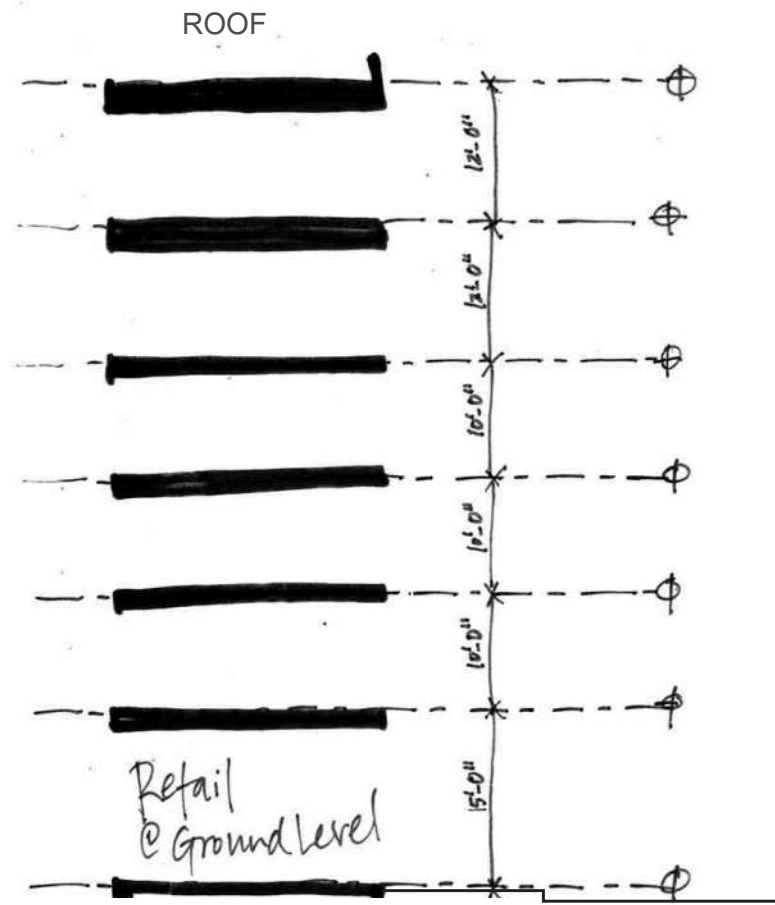
LEVEL 6



ROOF

# PREFERRED CONCEPT

NORTH SECTION, LOOKING EAST



FLOOR LEVELS



NORTH-SOUTH SECTION THROUGH BUILDING AND ADJACENT CHURCH  
OPTION C (PREFERRED)



EAST-WEST SECTION THROUGH BUILDING, COURTYARD AND PARK  
OPTION C (PREFERRED)

# STREETScape FRAMEWORK

SITE PLAN



# PREFERRED CONCEPT

STREETSCAPE RENDERING



STREET SCAPE RENDERING, LOOKING WEST

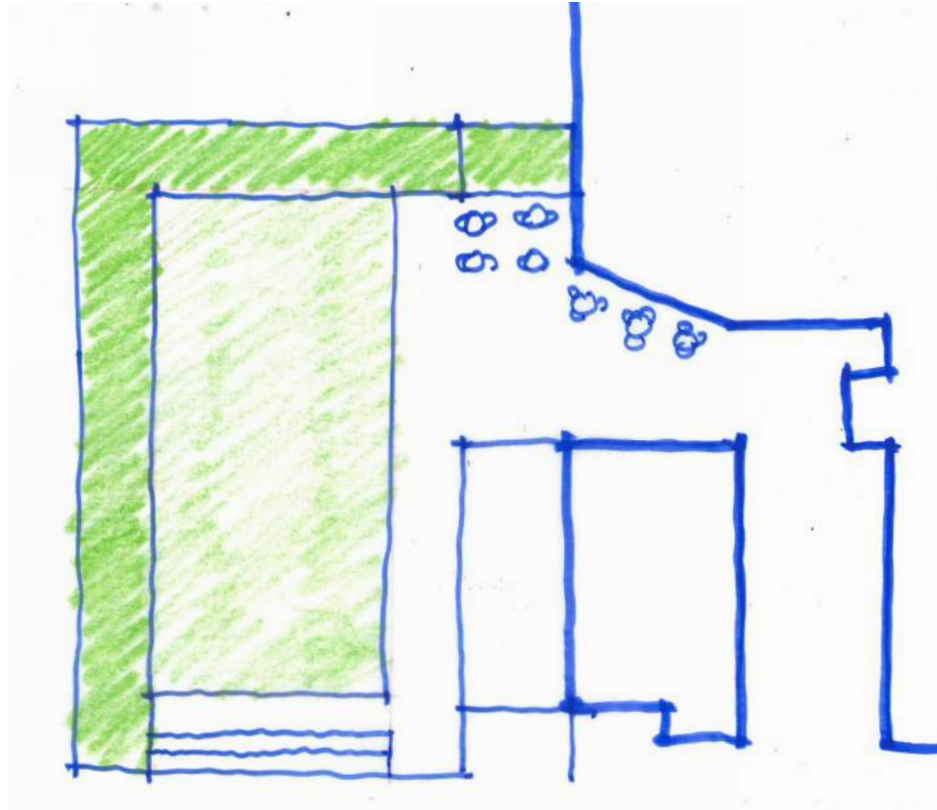


REFERENCE SECTION

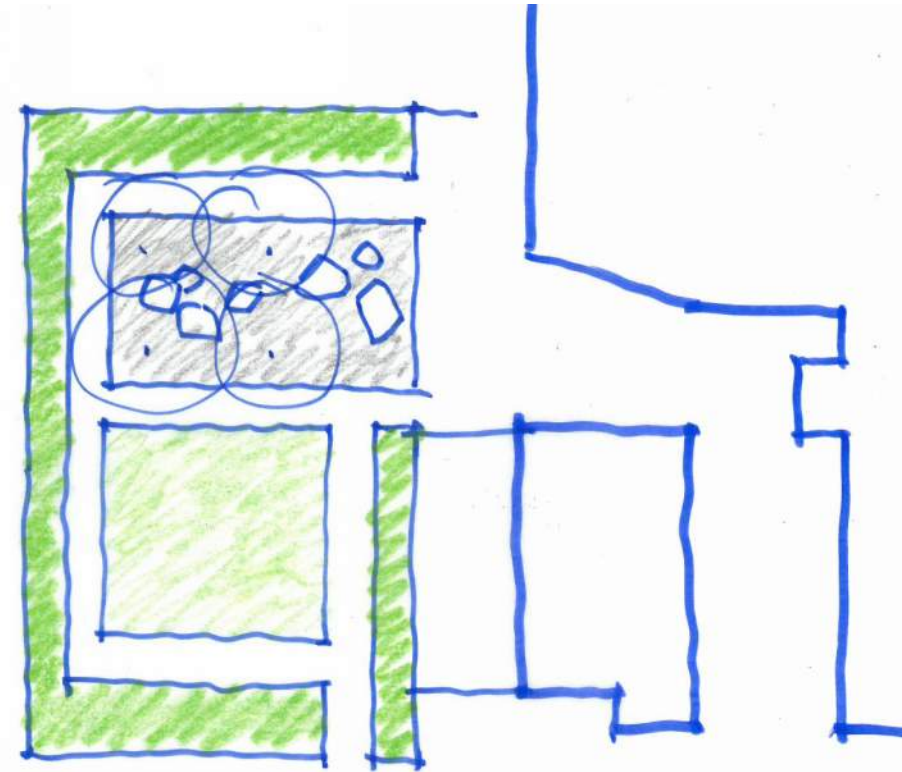




# PARK CONCEPTS



SPORTS



PLAY



GARDEN



GREENWOOD PARK



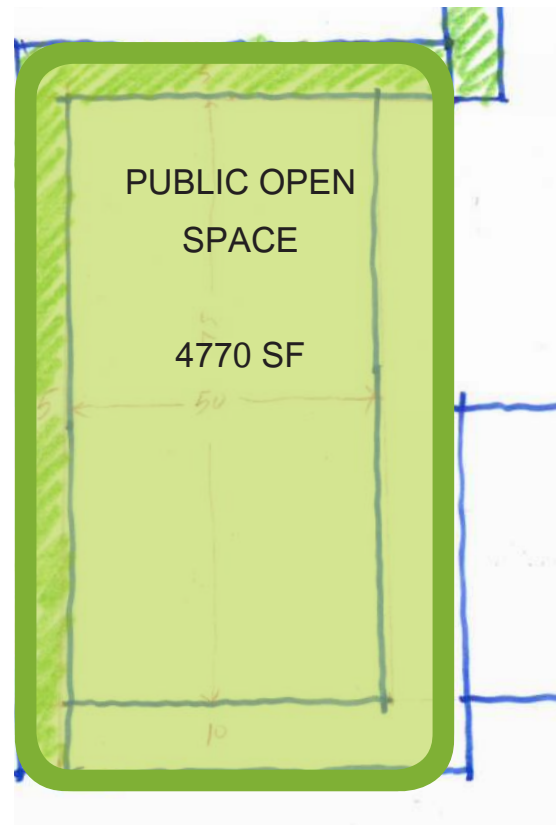
6TH AVE POCKET PARK [BALLARD]



PARSONS GARDEN [QUEEN ANNE]

# PARK RESEARCH

## SEATTLE PARK REFERENCES AND PRECEDENTS



HEART OF  
PHINNEY  
POCKET PARK

3300 SF



THYME PATCH  
PARK

BALLARD

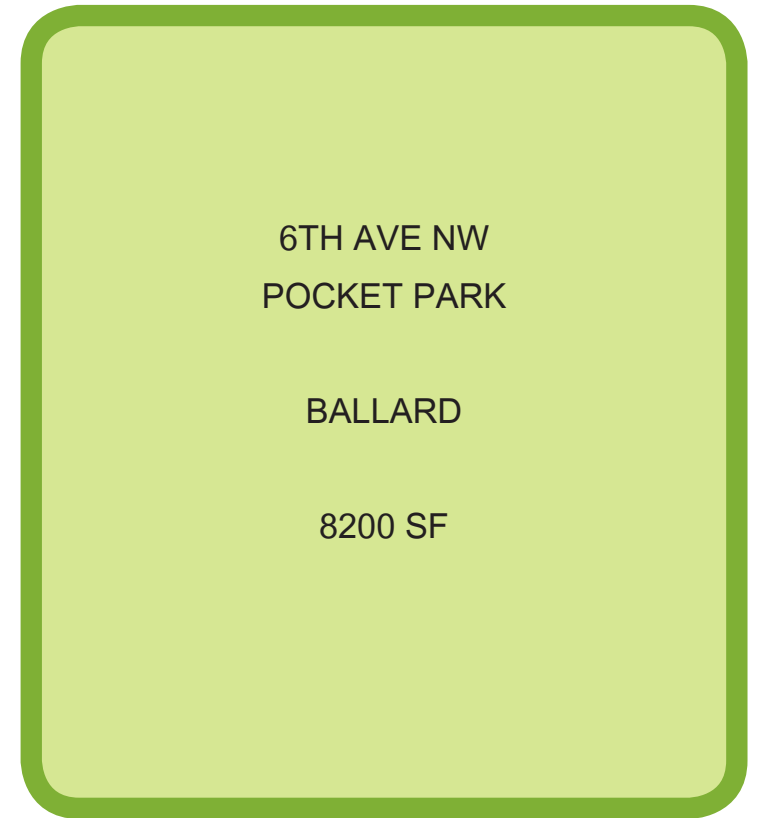
4500 SF



6TH AVE NW  
POCKET PARK

BALLARD

8200 SF



FREMONT  
PEAK PARK

24,00 SF



LINDEN  
ORCHARD  
PARK

PHINNEY

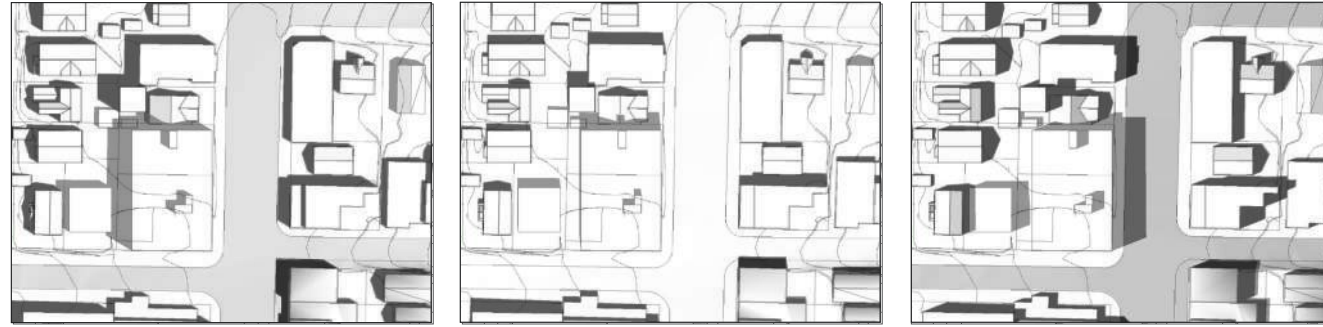
9000 SF



## COMPARABLE PARKS

# SHADOW STUDY

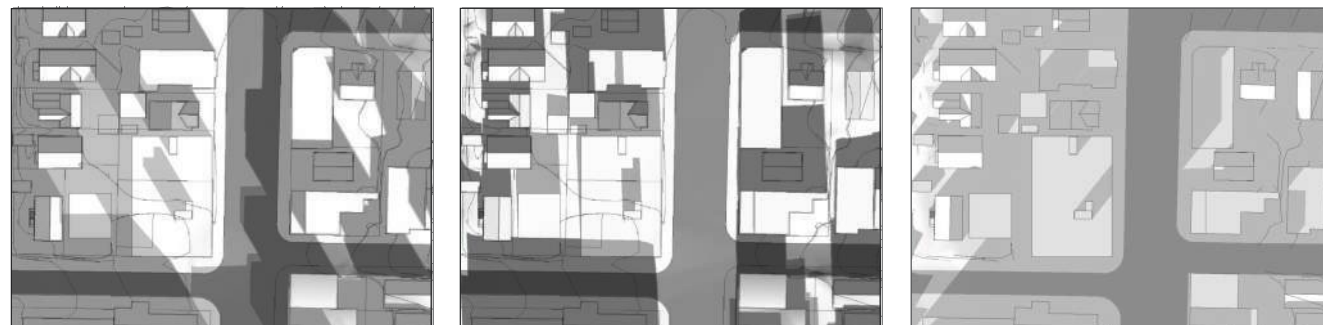
## NC2-40 CODE COMPLIANT OPTION



SUMMER SOLSTICE 10:00AM      SUMMER SOLSTICE 12:00PM      SUMMER SOLSTICE 3:00PM



EQUINOX 10:00AM      EQUINOX 12:00 PM      EQUINOX 3:00PM



WINTER SOLSTICE 10:00AM      WINTER SOLSTICE 12:00 PM      WINTER SOLSTICE 3:00PM

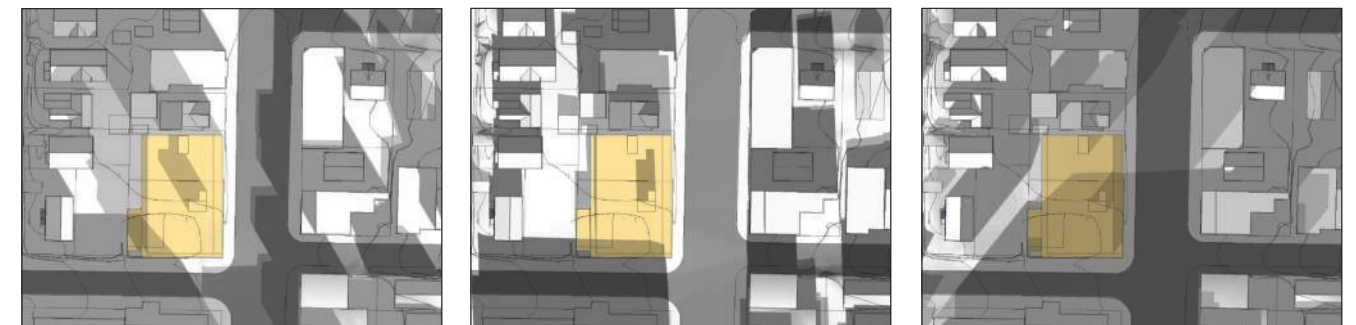
## OPTION A



SUMMER SOLSTICE 10:00AM      SUMMER SOLSTICE 12:00 PM      SUMMER SOLSTICE 3:00PM



EQUINOX 10:00AM      EQUINOX 12:00 PM      EQUINOX 3:00PM



WINTER SOLSTICE 10:00AM      WINTER SOLSTICE 12:00 PM      WINTER SOLSTICE 3:00PM

**OPTION B**



SUMMER SOLSTICE 10:00AM      SUMMER SOLSTICE 12:00PM      SUMMER SOLSTICE 3:00PM



EQUINOX 10:00AM      EQUINOX 12:00 PM      EQUINOX 3:00PM



WINTER SOLSTICE 10:00AM      WINTER SOLSTICE 12:00 PM      WINTER SOLSTICE 3:00PM

**OPTION C (PREFERRED)**



SUMMER SOLSTICE 10:00AM      SUMMER SOLSTICE 12:00PM      SUMMER SOLSTICE 3:00PM



EQUINOX 10:00AM      EQUINOX 12:00 PM      EQUINOX 3:00PM



WINTER SOLSTICE 10:00AM      WINTER SOLSTICE 12:00 PM      WINTER SOLSTICE 3:00PM

**NOTE**

Shadows of uphill trees not shown for clarity.

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# NEIGHBORHOOD DESIGN CUES



BUILDINGS HOLD STRONG CORNERS & INVITE SEATING ALONG EDGES



STREET WALL FOLDS IN AT RETAIL ENTRY, ACTIVITY SPILLS OUT



HYBRID RETAIL AND RESTAURANT SPACES



MASONRY FACADE WITH LARGE FRAMED OPENINGS



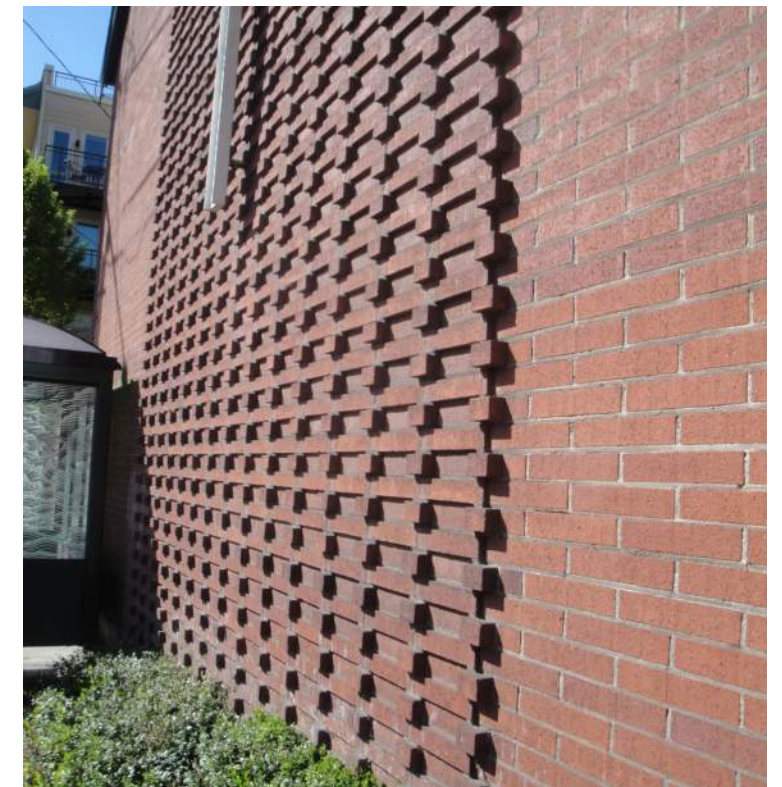
LARGE FRAMED OPENINGS TO STREET & OUTDOOR SEATING



HISTORIC BRICK APARTMENT HOLD STRONG CORNER AND CONNECTION TO GROUND



SMALL SCALE LOCAL RETAIL



SUBTLE FACADE MODULATION

# PUBLIC OPEN SPACE DESIGN PRECEDENTS AND INSPIRATION



INTIMATE RETAIL AND PUBLIC SPACES



LIGHT FILLED WELCOMING RESTAURANT SPACES



CHANGE OF MATERIAL/SCALE AT GROUND PLANE



EXTERIOR SEATING



ALL SEASON EXTERIOR SEATING



CASUAL EXTERIOR SEATING SHARED BY RETAIL AND PUBLIC



RETAIL SHARES EXTERIOR SEATING



MICRO RETAIL



# GROUND LEVEL RETAIL DESIGN PRECEDENTS AND INSPIRATION



EXTERIOR SEATING THAT 'SPILLS OUT TO STREET'



FRAMED OPENINGS SCALED TO USE



MATERIAL CHANGE AT COMMERCIAL LEVEL



POROSITY AT GROUND LEVEL-LARGE OPENINGS



CHANGE OF MATERIAL/SCALE AT GROUND PLANE



FACADE ARTICULATED IN BAYS TO BREAK DOWN SCALE OF STREET WALL



FACADE MANIPULATION AT GROUND PLANE



RETAIL OPENS TO STREET AND COURTYARD

# PREVIOUSLY COMPLETED PROJECTS



FIRE STATION 21 BY MILLER HULL



SAFARI DRIVE CONDOS BY MILLER HULL



8TH & REPUBLICAN BY MILLER HULL



8TH & REPUBLICAN BY MILLER HULL



FIRE STATION 21 BY MILLER HULL



1310 E UNION CONDOMINIUMS BY MILLER HULL



8TH & REPUBLICAN BY MILLER HULL



8TH & REPUBLICAN BY MILLER HULL



8TH & REPUBLICAN BY MILLER HULL



SAFARI DRIVE CONDOS BY MILLER HULL



THE FREMONT COLLECTIVE BY EVOLUTION PROJECTS



THE WALRUS & THE CARPENTER RESTAURANT



REVEL/QUOIN BY EVOLUTION PROJECTS



REVEL/QUOIN BY EVOLUTION PROJECTS



THE KOLSTRAND BUILDING BY EVOLUTION PROJECTS



THE FREMONT COLLECTIVE BY EVOLUTION PROJECTS



THE FREMONT COLLECTIVE BY EVOLUTION PROJECTS



REVEL/QUOIN BY EVOLUTION PROJECTS



THE KOLSTRAND BUILDING BY EVOLUTION PROJECTS



REVEL/QUOIN BY EVOLUTION PROJECTS

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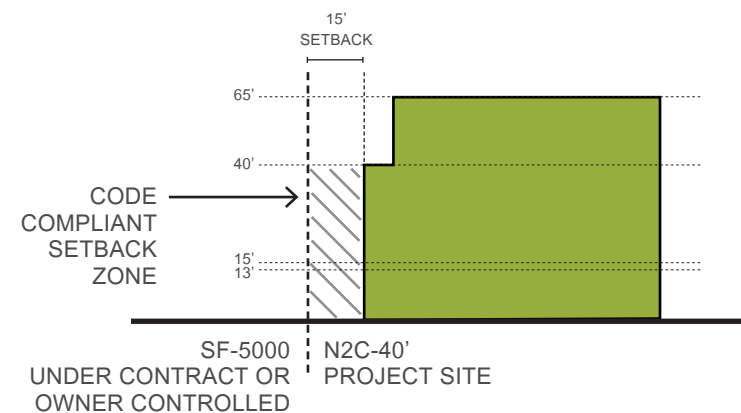
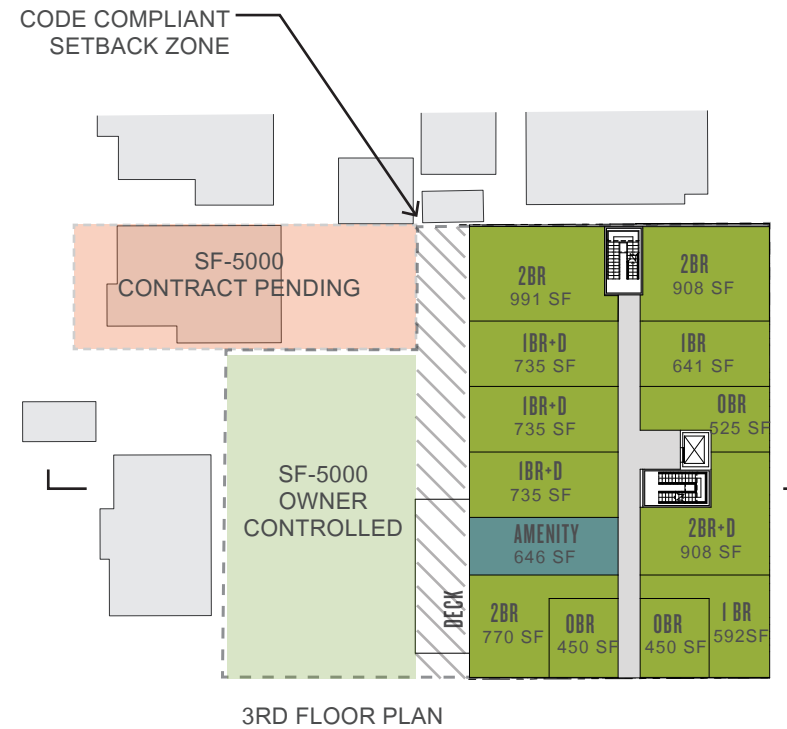
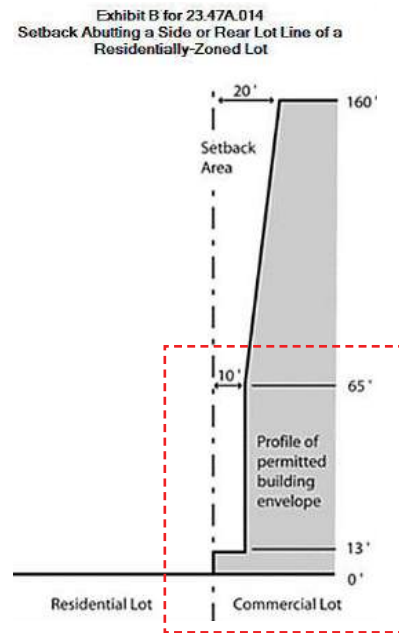
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# DEPARTURE I

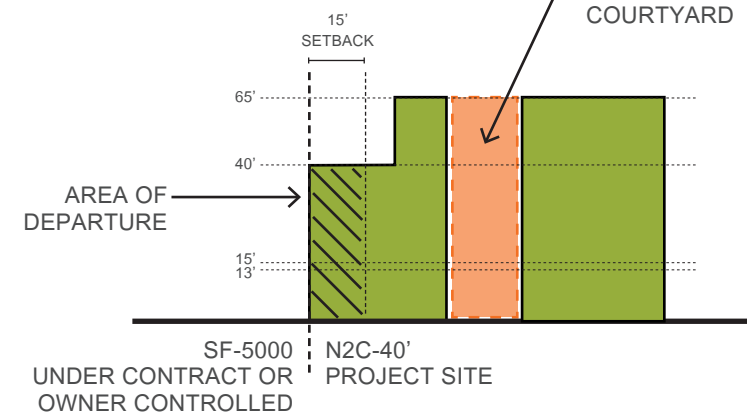
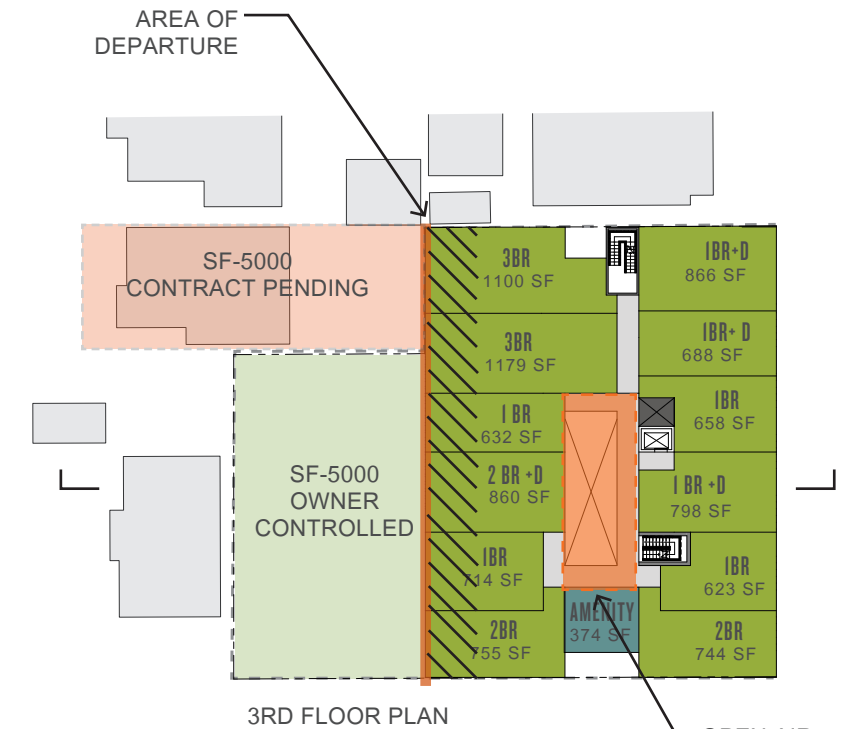
## SETBACK ABUTTING SIDE OR REAR RESIDENTIAL LOT

SMC 23.47A.014 Setback Abutting a Side or Rear Lot Line of a Residentially-Zoned Lot - For a structure containing a residential use, a setback is required along any side or rear lot line that abuts a lot in a residential zone or that is across an alley from a lot in a residential zone, or that abuts a lot that is zoned both commercial and residential if the commercial zoned portion of the abutting lot is less than 50 percent of the width or depth of the lot, as follows:

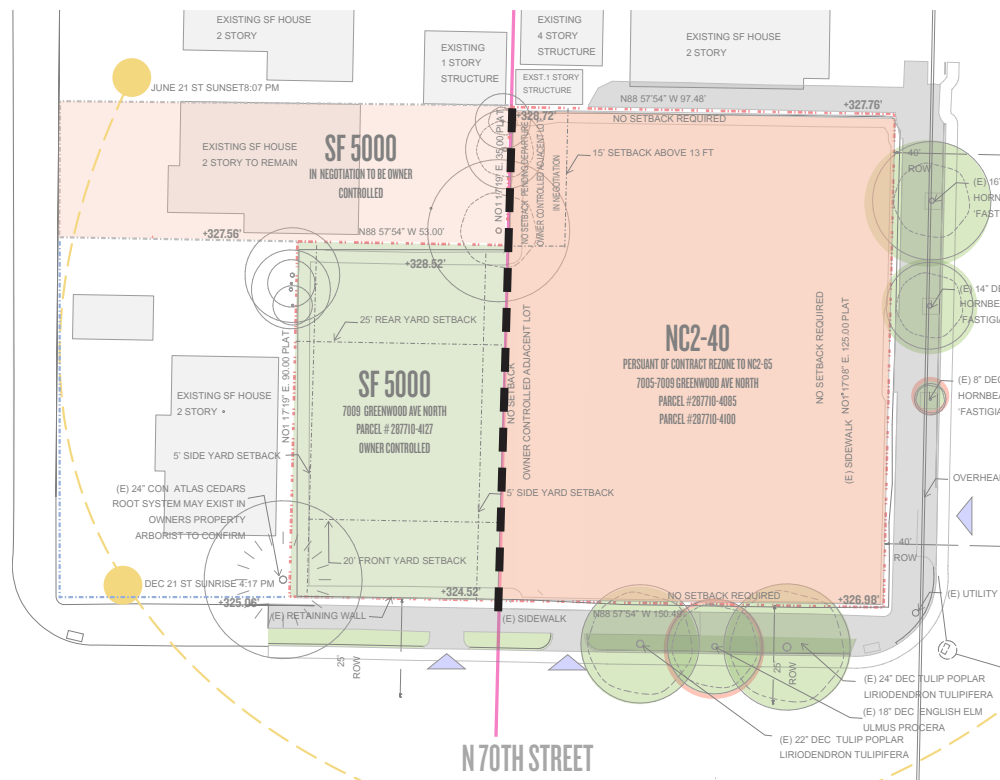
- A. Fifteen feet for portions of structures above 13 feet in height to a maximum of 40 feet; and
- B. For each portion of a structure above 40 feet in height, additional setback at the rate of 2 feet of setback for every 10 feet by which the height of such portion exceeds 40 feet



SECTION LOOKING NORTH  
OPTION A - CODE COMPLIANT



SECTION LOOKING NORTH  
OPTIONS B & C - DEPARTURE REQUEST



LOCATION OF SIDE / REAR YARD SETBACK

### DESIRED DEPARTURE

The project seeks a departure from the setback requirement for a setback abutting a residentially zoned lot at the lot line between the NC2 zoned lot and the SF-5000 zoned lot to the northwest that is under negotiation to be owned by 70th Greenwood Avenue LLC. The overall development site includes the SF lots immediately adjacent the NC2 zoned lot and residential setbacks will be met between the SF-5000 lot within the development site and any adjacent lots. A departure from this requirement is sought on the internal lot boundary described above.

The building sets back at level 5 to reduce mass bulk and the necessary step to allow 40% window openings would be provided. Extending to the property edge, creates the opportunity through removing the notch created by the setback to allow for a longer courtyard creating more naturally ventilated units and public open space at the ground level.

the project intend to provide a 15' high retail space at the ground level allowing for more transparency at the ground level through the open public space to the park beyond. The setback required above 13' would create an awkward roof in the northwest corner that would be mor difficult to build and costly for such a small area.





# PRELIMINARY TREE ASSESSMENT



## 70<sup>th</sup> & Greenwood Tree Assessment Seattle, WA

Prepared for: Brass Tacks NW  
Attn: Andrea Dobihal

Prepared by: Mark Brands, PLA ASLA  
Principal / Landscape Architect: Washington #680

Date: August 3, 2016

### Overview

Development of the 70<sup>th</sup> & Greenwood project may impact existing street trees in the public right of way. This preliminary assessment is intended to help guide development strategies.

### Methods

Tree diameters were measured at breast height (DBH), 54 inches above grade. In the case of low-branched trees, measurements were taken at the lowest point below 54 inches, per City of Seattle Director's Rule 16-2008. In these cases, the measurement height is noted. Criteria for Exceptional Trees are outlined in Director's Rule 16-2008.

### Tree Locations



SITE WORKSHOP, LLC 222 ETRURIA STREET, SUITE 200 SEATTLE, WASHINGTON 98109 206.285.3026 www.siteworkshop.net





**Tree Table**

Number	Botanical Name	DBH	Exceptional?	Condition
1	Liriodendron tulipifera	20.5"	No	Good
2	Ulmus procera	16.5"	No	Poor
3	Liriodendron tulipifera	20.4"	No	Fair
4	Carpinus betulus 'Fastigiata'	N/A	N/A	Dead
5	Carpinus betulus 'Fastigiata'	12.7" at 3'	No	Fair
6	Carpinus betulus 'Fastigiata'	15.9" at 2'	No	Good

**Observations**

The health, condition and viability of the retained trees is described as follows.

1 – Liriodendron tulipifera: Overhead utilities pass diagonally across the street, which has allowed space for the tree to grow above adjacent trees. However, the irregular leader and branch structure suggest that the tree was topped in the past. There are major limbs that cross and rub against each other. There is also die back of major limbs. A risk assessment is recommended, followed by corrective pruning, if warranted. Root growth is beginning to impact adjacent pavement. Longevity of the tree could be improved by enhancing the available root zone, which could also minimize damage to paving.

2 – Ulmus procera: The tree is in a state of decline, with root compaction and mechanical damage being primary contributors. The tree exhibits extensive branch die back, while the trunk has evidence of decay and large wounds. The tree also appears to have been outshaded by the adjacent tree canopies. Removal is recommended.

3 – Liriodendron tulipifera: The tree appears to have been severely pruned to reduce conflicts with overhead utilities, including removal of the dominant leader to manage height. Branch die back is evident, and a large wound is present at the base of the tree. Root growth is beginning to impact adjacent pavement.

4 – Carpinus betulus 'Fastigiata': The tree is dead and should be removed.

5 – Carpinus betulus 'Fastigiata': The tree branches heavily at 3 feet. Branching off the trunk is heavy, with many limbs growing into each other. Some trunk damage is evident, although without indications of rot. The canopy has been pruned out in the center to accommodate overhead utilities. Branch die back and an overall thinning of the canopy suggest that the tree may be in decline, most likely due to the restricted root zone. If the tree is to be retained, providing additional uncompacted soil volume is recommended.

6 – Carpinus betulus 'Fastigiata': The tree branches heavily at 2 feet. Branching off the trunk is heavy, with many limbs growing into each other. The canopy has been pruned out in the center to accommodate overhead utilities. The canopy appears to be generally healthy. However the root zone is severely constrained. If the tree is to be retained, providing additional uncompacted soil volume is recommended.



**Assumptions & Qualifications**

1. Although Consultant has taken care to obtain all information from reliable sources and to verify the data insofar as possible, Consultant does not guarantee and is not responsible for the accuracy of information provided by others.

2. This report and any values expressed herein represent the opinion of the Site Workshop LLC, A Landscape Architecture firm. An urban forester / arborist has not been engaged for the project at this time. A formal risk assessment by a certified arborist is recommended for any trees proposed to remain.

3. Unless otherwise agreed, (1) information contained in this report covers only the items examined and reflects the condition of the those items at the time of inspection; and (2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, climbing, or coring. Consultant makes no warranty or guarantee, express or implied, that the problems or deficiencies of the plans or property in question may not arise in the future.