

#### ADMINISTRATIVE DESIGN REVIEW



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# NOREN 85TH

Early Design Guidance 119 N 85th Street SDCI #3024817

April 21st, 2017



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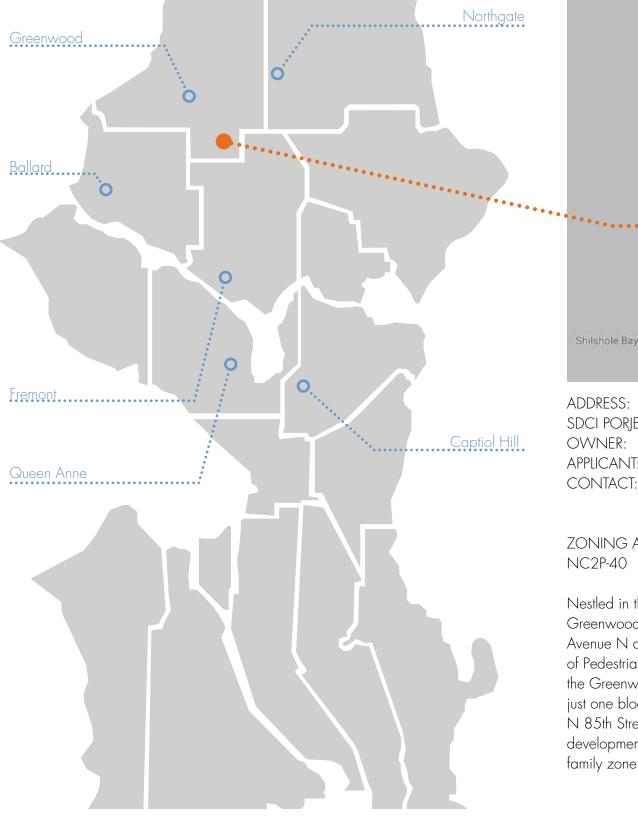
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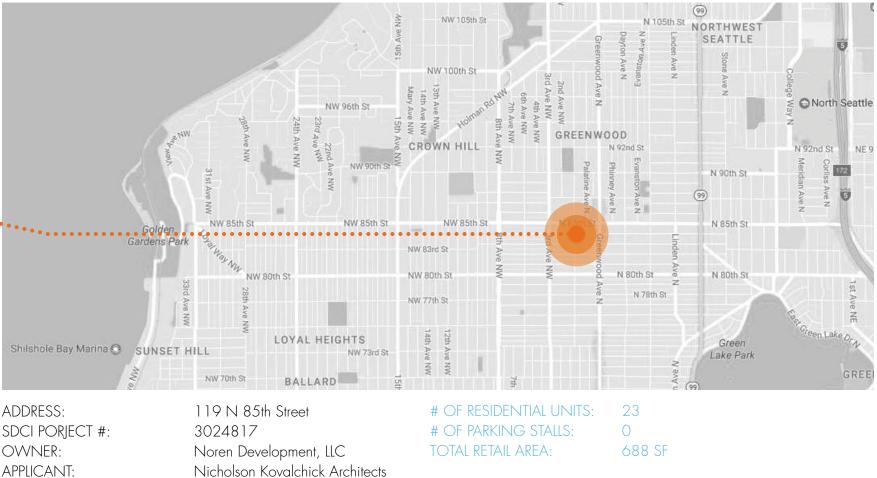
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### Context Analysis

#### City Scale





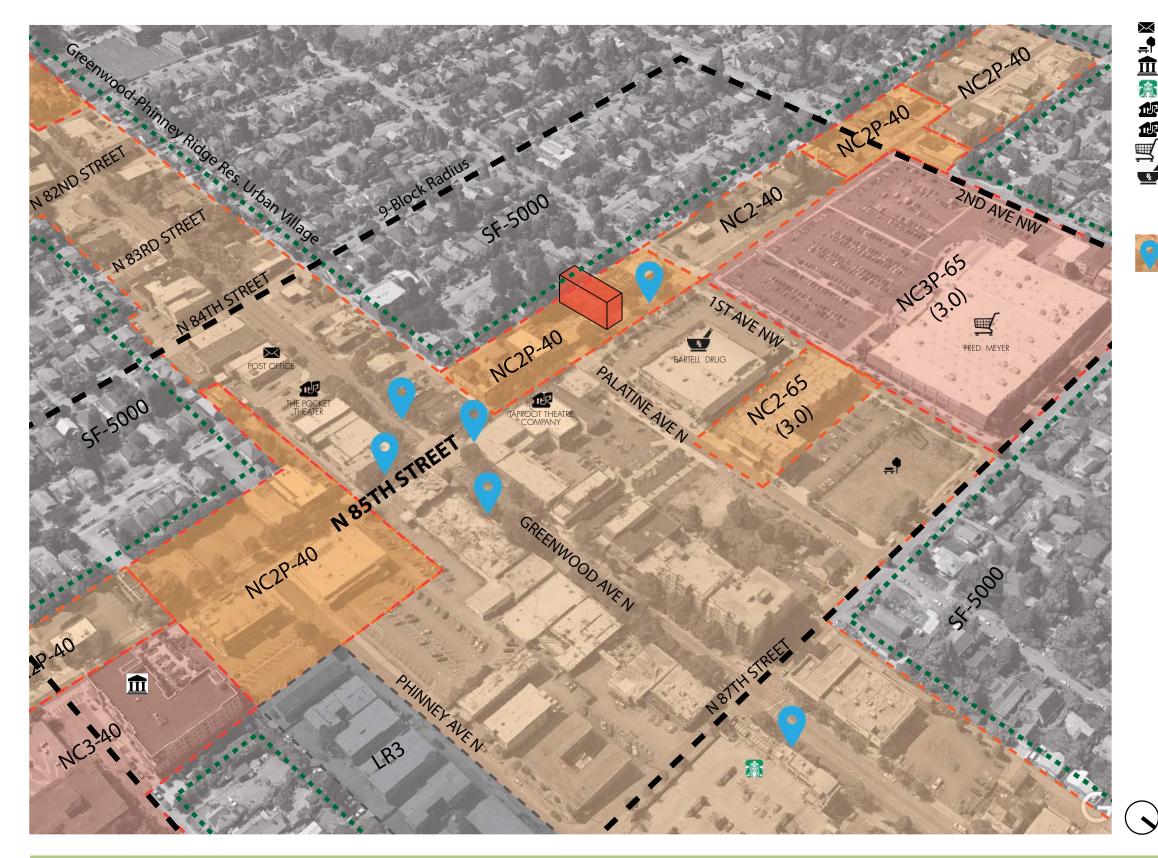
### ZONING AND OVERLAY DESIGNATION: NC2P-40

Nestled in the middle of the vibrant Greenlake, Ballard, and Greenwood neighborhoods, N 85th Street and Greenwood Avenue N are zoned for commercial development with sections of Pedestrian designation. The crossing of these streets makes up the Greenwood-Phinney Ridge Residential Urban Village, which is just one block away from this proposal. While the parcels across N 85th Street from this proposal are also zoned for commercial development, this proposal sits on the border of a large singlefamily zone directly to the South.

lennifer Bushnell

#### NEIGHBORING DEVELOPMENT: GREENWOOD/PHINNEY PEDEDSTRIAN URBAN VILLAGE

The neighborhood is in transition! Several fresh and modern projects are being incorporated into this future Pedestrian Commercial hub, including large apartments with retail bases, townhomes developments, and new single-family homes. The design team feels that this proposal is appropriately scaled for the "updated infill" theme of the surrounding blocks, which includes an eclectic mix of quirky single-story retail, old multi-story brick buildings with updated facades, and new infill with retail bases to match the adjacent uses.



### Context Analysis

#### 9-Block Diagram





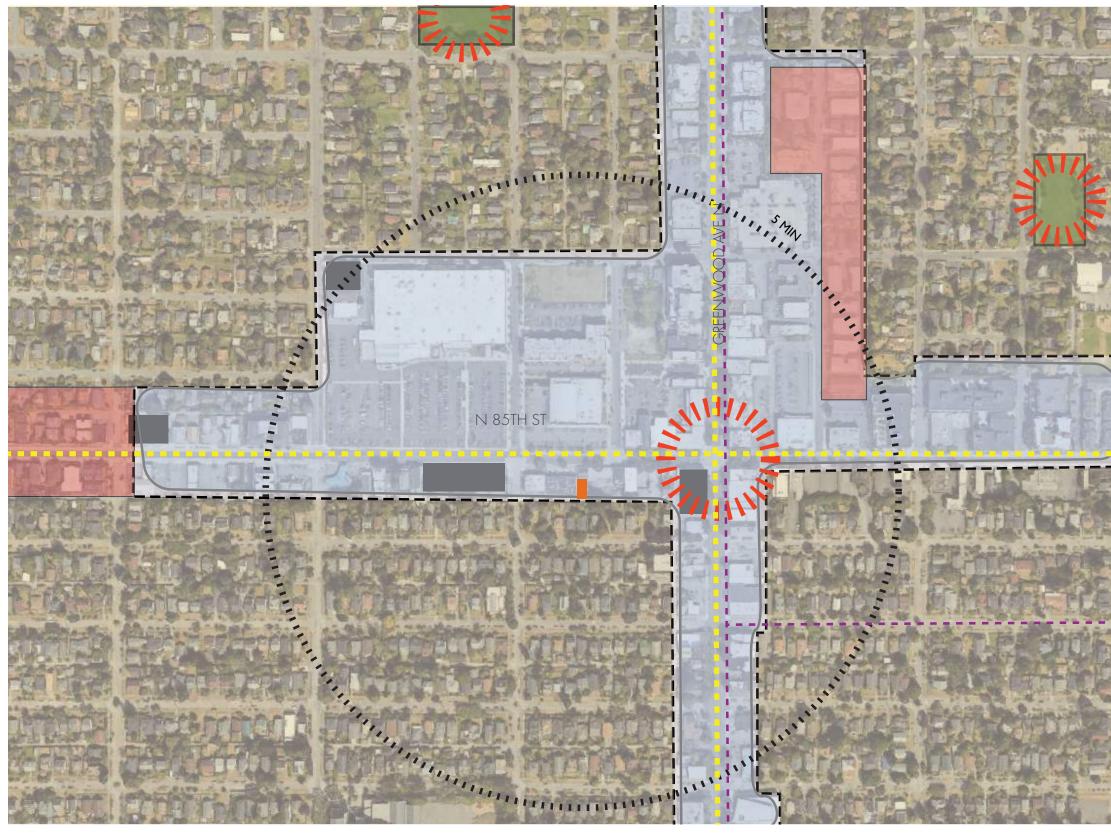






### Context Analysis

### Urban Fabric



6







FREQUENT TRANSIT BUS ROUTE

MULTI-FAMILY

SINGLE-FAMILY

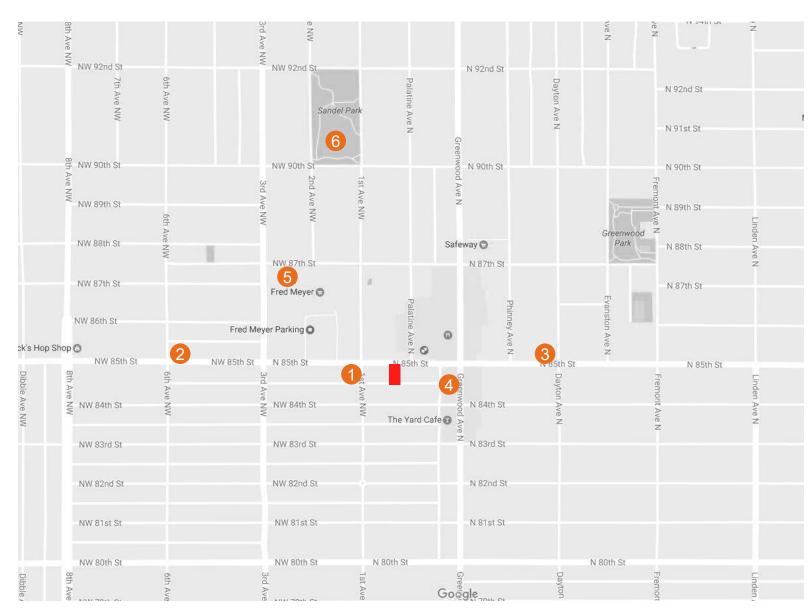
COMMERCIAL

RECENT PROJECT

PARKS

SITE

#### Neighborhood Context and Design Cues



#### DESIGN CUES

New and modern designs are being incorporated into the surrounding neighborhood in a variety of scales. While the sites immediately across from the property remain large commercial uses and associated parking garages, there are new and vibrant apartments, townhomes, and single-family residences being built that help bring activity to the small retail corridor to the East of the site. The design of this proposal takes cues from it's immediate street vicinity by placing a heavily transparent retail area at the ground floor to further encourage activity.



1 JANUS APARTMENTS



3 SAPHIRE CONDOMINIUMS



### Context Analysis











4 8403 GREENWOOD AVE N





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### Shadow Studies





June 21



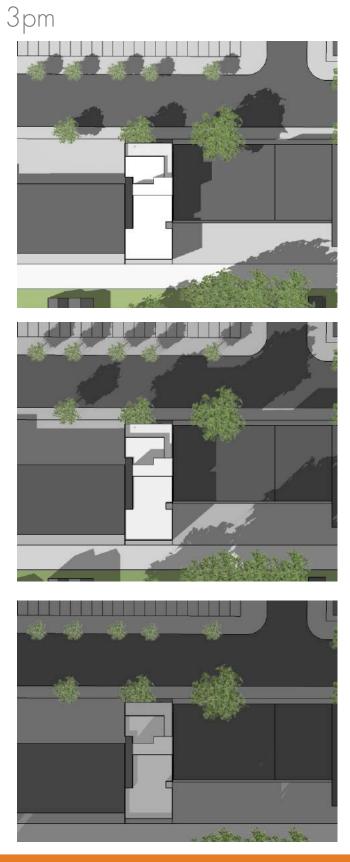
### March/September 21



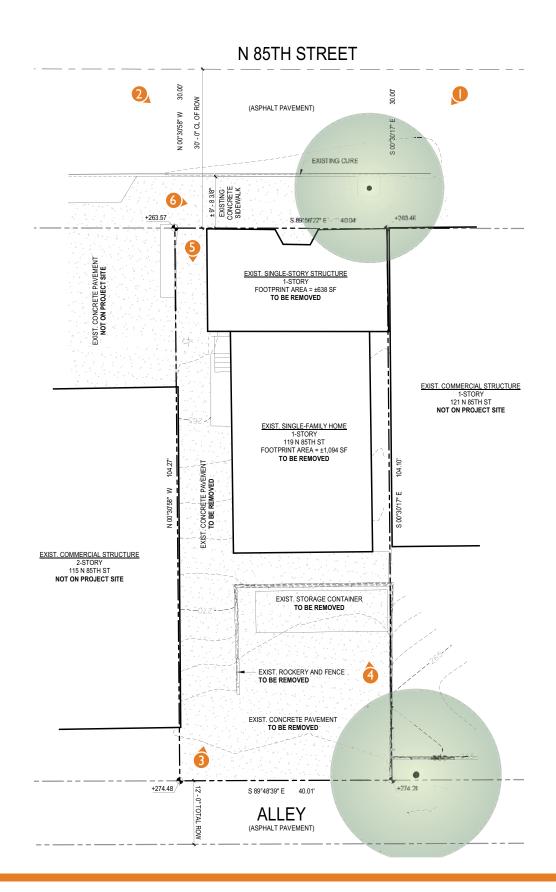


December 21

8



nk Nicholson Kovalchick architects









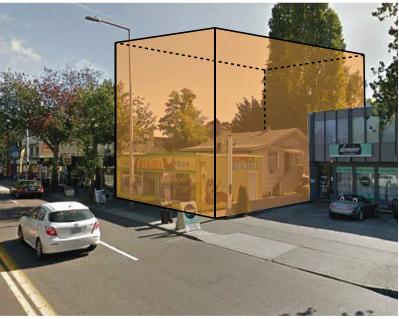


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#### LEGAL DESCRIPTION

LOT 5, BLOCK 10, GREENWOOD PARK ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 15 OF PLATS, PAGE 80, RECORDS OF KING COUNTY, WA.

### **Site Analysis** Existing Site Plan







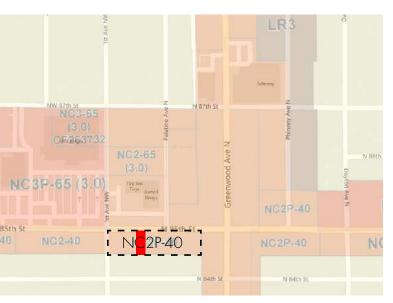
### Departure Matrix

ZONING CODE	REQUIREMENT	PROPOSED	DEPARTURE AMOUNT	DEPARTURE RATIONALE	DESIGN REVIEW GUIDELINES
1. RESIDENTIAL USES AT STREET-LEVEL SMC 23.47A.005.C.1. SMC 23.47A.005.D.1.	residential uses may occupy, in the aggregate, no more than 20 percent of the street -level street facing facade on N 85th Street	OPTION 2 & 3: Residential uses shall be 45% of the facade on N 85TH	Length of facade: 40' Allowed Residential: 20% (8'-0") Proposed Residential: 40% (15'-9") DEPARTURE AMOUNT: Additional 20%	To proposed residential entry creates a sense of arrival and place and provides relieve from the adjacent neighbor to the west. The access into the first level will accomodate a mix of uses along with residential entries, trash, and utilities. A strong connection to the street adds to the sense of pedestrian access. Natural light will be provided due to the opening for access to an enviting ground floor Amenity Space.	CS2.Urban Pattern and Form PL1 Connectivity PL2 Walkability PL3 Street-Level Interaction DC1 Project Uses and Activities
2. STREET LEVEL DEVELOPMENT STANDARDS SMC 23.47A.008.C.1.	a minimum of 80 percent of the width of a structure's street- level facing facade that faces a principal street (N 85th Street) shall be occupied by uses listed.	OPTION 2 &3: Non- residential use to be reduced to 60% of the facade on N 85TH	Length of facade: 40' Allowed Non-Residential: 80% (32'-0") Proposed Non-Residential: 60% (23'-10") DEPATURE AMOUNT: Additional 20% (7'-2")	To proposed reduction in commerical facade is minimal and would maintain a consistent building edge along the street level. The open access at the street level to the interior will enhance the residential experiance and allow access to necessary untilities.	CS2.Urban Pattern and Form PL1 Connectivity PL2 Walkability PL3 Street-Level Interaction DC1 Project Uses and Activities
3. REAR SETBACK SMC 23.47A.014.B.3.	15'-0" for portions of structures above 13'-0" in height to a maximum of 40'-0" for rear lot line abutting an alley. One half of the width of the abutting alley maybe counted as a part of the required setback.	OPTION 2 & 3: 12'-0" at rear lot line abutting the alley.	Setback from center of alley: 15'-0" Proposed Setback from center of alley: 12'-0" DEPARTURE AMOUNT: 3'-0"	Due to a required 3'-0" SDOT setback along the north at the front property line, the design now sits back of the ROW which allows for more streetscape and a focal point that will allow future street improvements to occur. Since the site has been accomodating, we believe that the amount to be allowed will be minimal impact to the adjacent neighbors to the north.	CS2.Urban Pattern and Form PL1 Connectivity PL2 Walkability PL3 Street-Level Interaction DC1 Project Uses and Activities DC2 Architectural Concept



CODE REFERENCE	REQUIREMENT	PROPOSAL
23.47A.004 - PERMITTED USES	Permitted outright: Residential, Live-Work, Retail, Offices, Etc.	Residential, Retail
23.47A.005.D - STREET-LEVEL USES	Designated Principal Pedestrian Streets: Specific pedestrian uses are required along 80% of the street-level, street-facing facades	Provide reduction in general sales and services to take up 60% of street-level, street-facing facades
47A.008.C - STREET-LEVEL /ELOPMENT STANDARDS	A minimum of 80% of the width of a structure's street-level street facade that faces a principal pedestrian street shall be occupied by uses listed. The remaining 20% of the street frontage may contain other permitted uses/or pedestrian entrances.	Provide reduction in the 80% retail to enhance pedestrian experiance and access at the street level.
3.47A.012 - STRUCTURE HEIGHT	Allowed Maximum Height:40'-0"1 3'-0" Floor to Floor at Street Level:Additional 4'-0"Parapets:Additional 4'-0"Pitched Roofs:Additional 5'-0"Total Possible Maximum Allowable Height:49'-0"	Proposed Height: 48'-0" (Includes Parapet Bonus, Not Shed Root Bonus)
23.47A.013 - Floor Area Ratio	FAR allowed for a lot that is occupied by a mix of uses shall not exceed 3.25 (FAR limit for either all residential or all non-residential uses shall not exceed 3.0)	Proposed FAR: 3.25
23.47A.014 - Setback requirements	Street Level: No Setback Required   Rear Setback Abutting Residential (center of alley) No Setback Below 13'-0" High   High Setback - Interior Lot Line: No Setback Required	Street Level: NA Rear: 12'-0" Center of Exist. Alley Side Setback: NA
23.47A.024 - AMENITY AREA	Required: 5% of gross floor area in residential use   Estimated Requirement: 12,680 Residential GSF x 5% = 634 sf   - All residents shall have access to at least one private or common amenity area   - Amenity areas shall not be enclosed   - Common amenity areas shall have a minimum dimension of 10 ft and be no less than 250 sf in size   - Private balconies and decks shall have a minimum area of 60 sf and no horizontal dimension less than 6 ft	Provided (Total): 486 SF + 430 SF = 916 SF Provided: 430 SF at Ground Level 486 SF at Roof Deck
23.47A.016 - LANDSCAPING STANDARDS	- Green factor score of 0.3 or greater required - Street trees are required when any development is proposed	
23.54.015 REQ'D PARKING 23.54.015 - REQ'D PARKING EXCEPTIONS	Parking for Residential Uses: NA (Table B - Item II.M) Parking for Non-Residential Uses: NA (Table A - Item II.K) Site is located within Frequent Transit Corridor, so minimum parking requirement is reduced by 50%.	Parking Stalls Provided: O
23.54.040 SOLID WASTE & RECYCLABLE MATERIALS STORAGE (TABLE A)	16-25 Dwelling Units 225 sf Non-Res: 0-5,000 sf 82 sf	Minimum: 225 SF + 82 SF = 307 SF Proposed: 225 SF
23.45.015 - BICYCLE PARKING	Table D(A.6) General Sales - Long Term:1 per 12,000 square feetTable D(A.6) General Sales - Short Term:1 per 4,000 square feetTable D(D.2) Multi-Family Structures - Long Term:1 per 4 dwelling units, .75 per SEDUTable D(D.2) Multi-Family Structures - Short Term:NA	Permanent Spaces: 4 Total Spaces
23.54.040 SOLID WASTE & RECYCLABLES MAT. STORAGE AND ACCESS	A1. Residential uses proposed to be located on separate platted lots, for which each dwelling unit will be billed separately for utilities, shall provide one storage area per dwelling unit that has minimum dimensions of 2 feet by 6 feet.	(4) 2'x6' Concrete Pads accessed off of Alley

### Parcel Zoning



2919201265 NC2P-40 Pedestrian Area Greenwood/Phinney Ridge Res. Urban

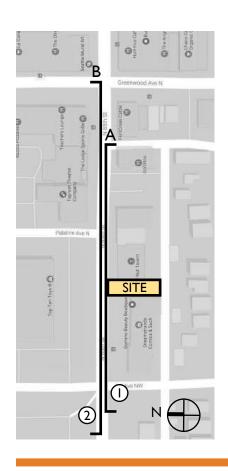
Potential Steep Slope Peat Settlement Prone ±4,170 SF

Streetscapes



UVIEW LOOKING SOUTH OF N 85TH

OPPOSITE OF PROJECT SITE



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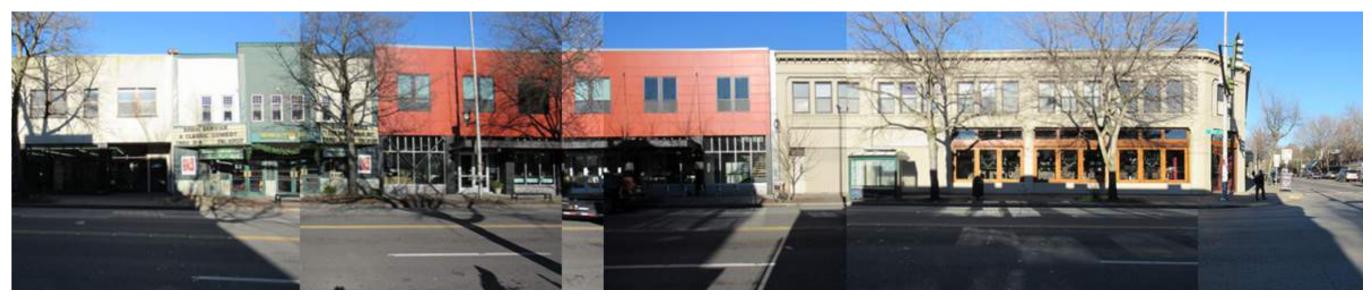


(2) VIEW LOOKING NORTH OF N 85TH

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VIEW LOOKING SOUTH OF N 85TH, CONT.



2 VIEW LOOKING NORTH OF N 85TH, CONT.

### Streetscapes

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#### Design Guidelines

#### CS2: Urban Pattern and Form (VI. Structural Orientation)

The project will be designed to reinforce emerging development patterns in the neighborhood and will mimic the relationship with the pedestrian experience. Retail space will front N 85th which continues the pattern of pedestrian friendly storefronts along the commercial corridor established on adjacent properties.









East and west facing walls will be a long lasting material. Due to anticipated future development, further, review will occur.

#### PL2: Walkability (II. Pedestrian Lighting)

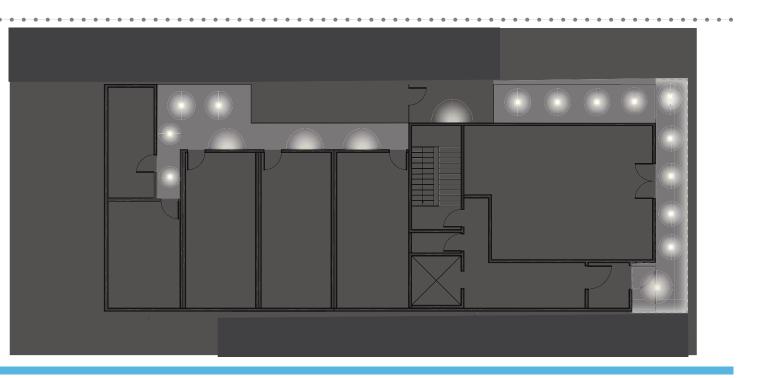
Project will carefully examine opportunities to provide sufficient illumination along the sidewalk, and provide internal fixtures and that ensures pedestrian safety and comfort.

#### CS2: Urban Pattern and Form (I. Streetscape Compatibility) PL1: Connectivity (1. Pedestrian Open Spaces and Entrances)

The project will be designed to reinforce emerging development patterns in the neighborhood. A commercial use will be located along the N 85th frontage which will reinforce a pedestrian friendly environment. The residential entrance will be through a dedicated lobby space that is accessed into the building massing, and a secure open area affording shelter and additional opportunities for lighting and landscaping. An open pedestrian access will be located at the street grade for easy access to all amenities required for the project. This continues the pattern of pedestrian friendly storefronts along the commercial corridor established on adjacent properties.

#### DC1: Project Uses and Activities (I. Blank Walls)

A storefront at the Commercial and Residential Lobby will be continuous along the building at the N 85th sidewalk, in addition to the open access to the interior residential amenity area. This will continue the pattern of a friendly, vibrant commercial corridor that reinforces the pedestrian vitality.

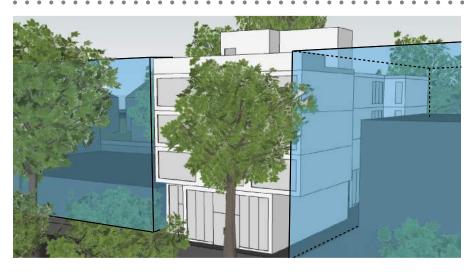


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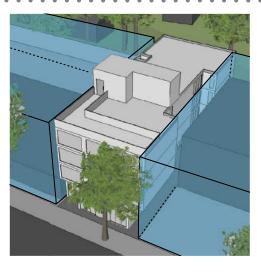
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#### CS1: Natural Systems and Site Features (Responding to Site Characteristics)

The site's location along N 85th differs from the alley elevation to the south which will allow the project to capture light and views, especially to the west for the mountains. A dramatic roof deck is located along the north portion of the project to capture views of the Greenwood skyline.







#### CS3: Architectural Context and Character (II. Compatibility)

The street-front massing is consistent with recent and proposed buildings in the neighborhood, and will allow the building to blend with future projects as they are developed. Pedestrian friendly storefronts will be incorporated along the commercial corridor which has been established on adjacent properties. Appropriate proportions, scale and materiality will be within the context of developing architecture.

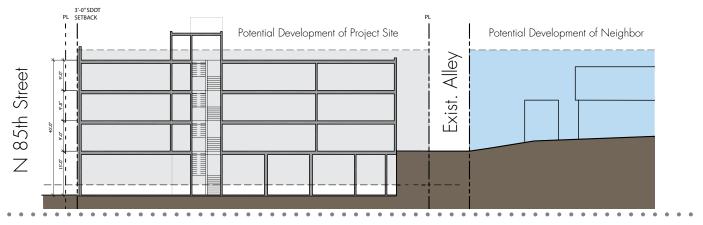
#### CS3: Architectural Context and Character (I. Architectural Concept and Consistency)

Our preferred Option 3, combines facade articulation and modulation to fit within the context in the commercial area. Use of modulation of materials that reduces the perceived scale of the building with the break in the first floor access to interior plaza eases visual transition to adjacent structures.

#### CS2: Urban Pattern and Form (VII. Mass and Scale + Height, Bulk and Scale Compatibility

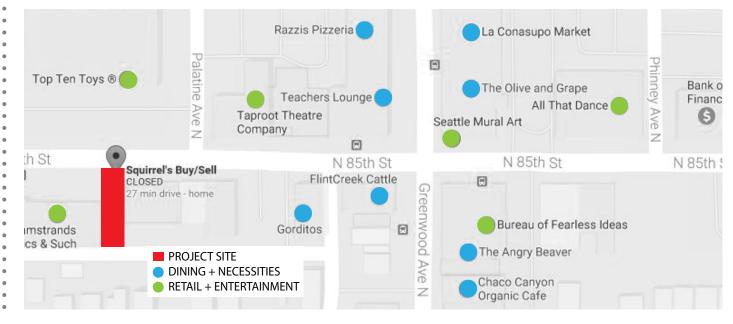
The site is part of an NC Zone and the street front massing is consistent with recent and proposed buildings in the neighborhood, and will allow the building to blend with future projects as they are developed. In our preferred Option 3, the modulation and setbacks will be softened by holding the building to its current required setback.

The upper stories along the south side of the project, across the alley from the Single-Family Zone, are setback to provide privacy to the residents to the south, while attempting to minimize shadows of residential yards.



#### CS2: Urban Pattern and Form (V. Street Pattern)

The project will promote active uses and will adhere to the existing street pattern to encourage pedestrian activity.



### Architectural Concept

#### Design Guidelines

Alley Views



(2) VIEW LOOKING NORTH OF N 85TH

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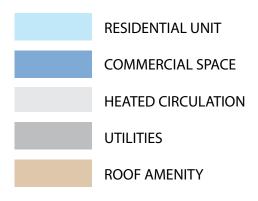
### Architectural Concept

### Street Level Section Rendering

Massing Option #1 - Code Compliant

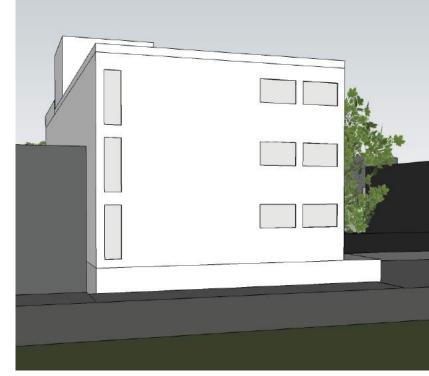


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VIEW FROM N 85TH



VIEW FROM ALLEY



#### **DISTINGUISHING FEATURES:**

Massing Option #1 proposes a total of 23 Small Efficiency Dwelling Units with a large commercial space.

#### **PROS**:

Maximizes FAR

#### CONS:

- ٠
- Reduction of unit quantity

#### POTENTIAL DEPARTURES:

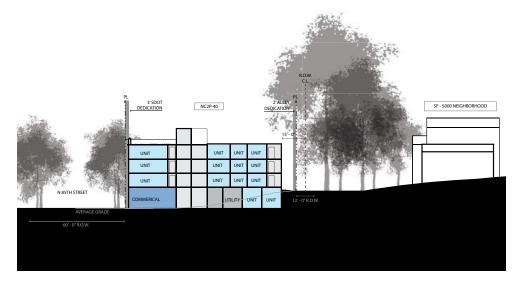
No Departures Requested



PERSPECTIVE LOOKING NORTHEAST



PERSPECTIVE LOOKING NORTHWEST



### Architectural Concept

### Massing Option #1 - Code Compliant

• East and West Facade is blank wall mimimal opportunity for windows Does not maximize glazing potential in the east and west direction • No access to natural light or air for first floor units

Massing Option #2



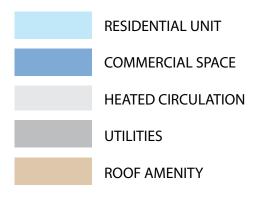
#### Ground Level

20

Levels 2-4

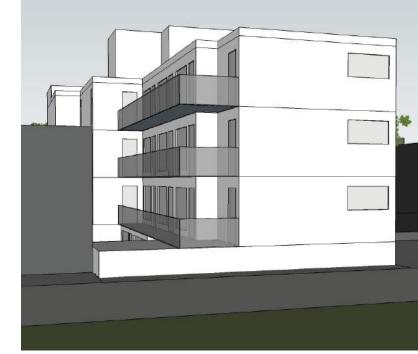
#### Roof Level

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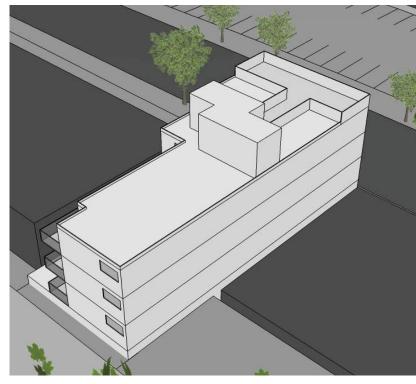
VIEW FROM N 85TH



VIEW FROM ALLEY



PERSPECTIVE LOOKING NORTHEAST



PERSPECTIVE LOOKING NORTHWEST

#### **DISTINGUISHING FEATURES:**

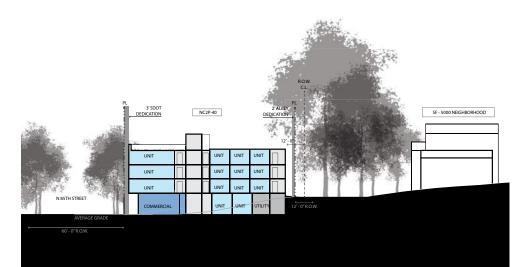
Massing Option #2 proposes a total of 20 Small Efficiency Dwelling Units with a large commercial space. It features an outdoor corridor that lets light into the unit entries and provides opportunities for pedestrian scale details in railings and exterior corridor glazing.

#### PROS:

- Facade
- Main Residential Lobby is accessed of of Street Facade
- •
- CONS:
- Reduction in Unit Count

#### **POTENTIAL DEPARTURES:**

- •



## Architectural Concept

### Massing Option #2

Decorative Exterior walkways offers glazing and sunlight on the West

- Street Facade optimizes glazing
  - Open access for tenants to first floor units with Amenity space
- Access to natural light for first floor units

• West Facade is only opportunity for glazing in all units not facing street

Residential uses exceeding 20% on a street facing facade • Rear setback departure of 3'-0"

Massing Option #3 - Preferred

#### N 85TH STREET



Level 2

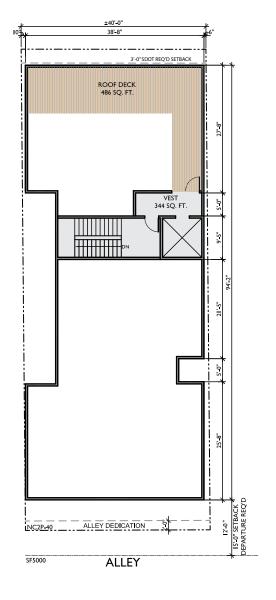
#### Ground Level

22

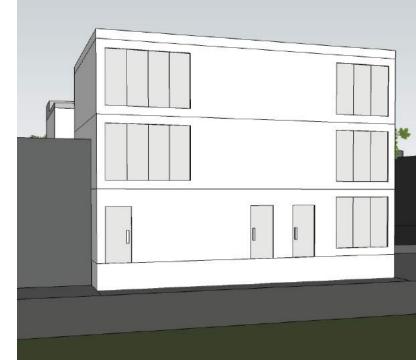
Levels 3-4

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#### Roof Level



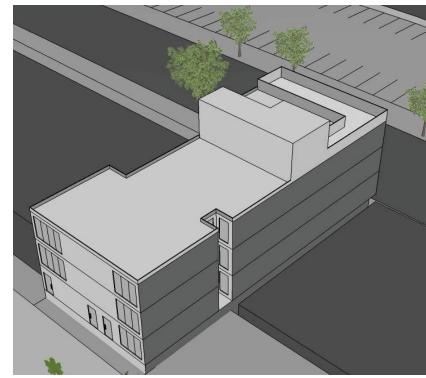




VIEW FROM ALLEY



PERSPECTIVE LOOKING NORTHEAST



PERSPECTIVE LOOKING NORTHWEST

#### **DISTINGUISHING FEATURES:**

Massing Option #3 proposes a total of 23 Small Efficiency Dwelling Units with a large, glazed commercial space at the ground level. It features notched architecture to incorporate natural light.

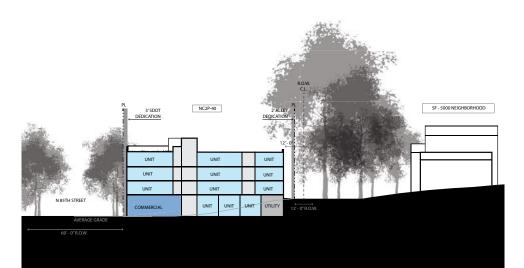
#### **PROS**:

- Maximizes Units on site
- Minimizes blank walls by adding light-well notches on both the East and West Facades, which sets up opportunities for successful future development of neighboring sites.
- neighboring development.

#### CONS:

#### **POTENTIAL DEPARTURES:**

- SDOT.



VIEW FROM N 85TH

### Architectural Concept

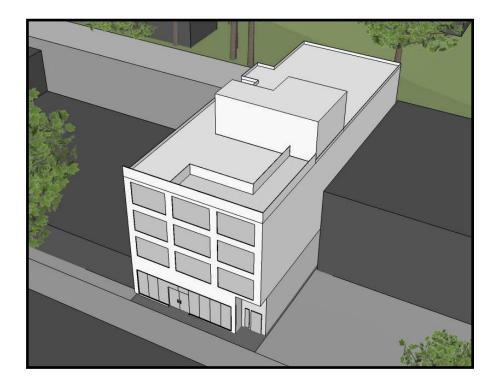
#### Massing Option #3 - Preferred

- Setting back off west property line at first floor which is beneficial to
- Architectural form contextually fits in neighborhood

• Less opportunity for decorative exterior balconies

- Residential uses exceeding 20% on a street facing facade
- Rear setback to be 12'0" in lieu of 15'-0" due to 3'-0" loss of space for

#### Massing Option Comparison



OPT 1

13,811 SF **Residential Units:** 20 891 Commercial Space: 3.21

#### **PROS**:

Maximizes FAR

GSF:

FAR:

#### CONS:

24

- East and West Facade is blank wall mimimal opportunity for • windows
- Does not maximize glazing potential in the east and west direc-٠ tion
- No access to natural light or air for first floor units .
- Reduction of unit quantity ٠



OPT	GSF:
	Residential Units:
_	Commercial Space:
	FAR:

#### **PROS**:

• Decorative Exterior walkways offers glazing and sunlight on the West Facade

13,259 SF

20

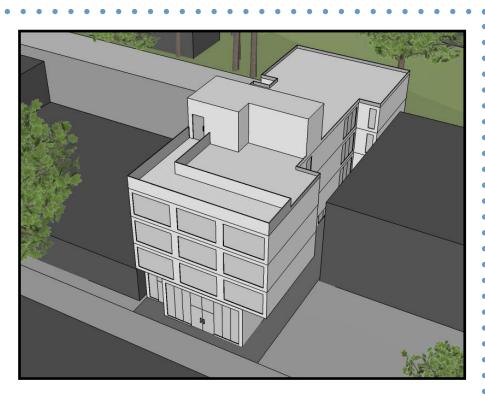
723

3.09

- Street Facade optimizes glazing
- Main Residential Lobby is accessed of of Street Facade
- Open access for tenants to first floor units with Amenity space
- Access to natural light for first floor units

#### CONS:

- West Facade is only opportunity for glazing in all units not facing street
- Reduction in Unit Count





Commerci FAR:

#### **PROS**:

- Maximizes Units on site •

#### CONS:

	13,950 SF
l Units:	23
ial Space	688
	3.25

Minimizes blank walls by adding light-well notches on both the East and West Facades, which sets up opportunities for successful future development of neighboring sites.

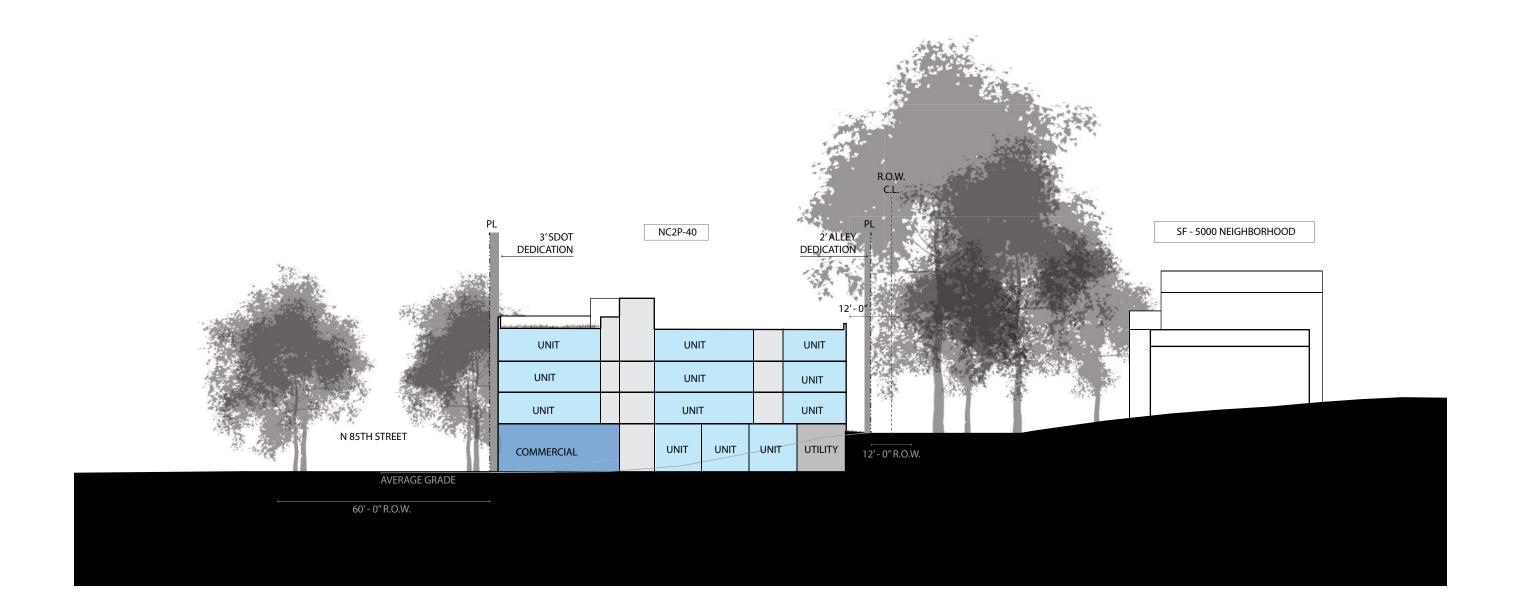
Setting back off west property line at first floor which is beneficial to neighboring development.

Architectural form contextually fits in neighborhood

Less opportunity for decorative exterior balconies

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**1** K NICHOLSON KOVALCHICK ARCHITECTS



NOREN DEVELOPMENT

# Architectural Concept

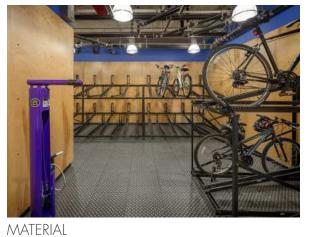
### Zone Transition Section

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Inspirational Images + NK Projects



ROOF DECK

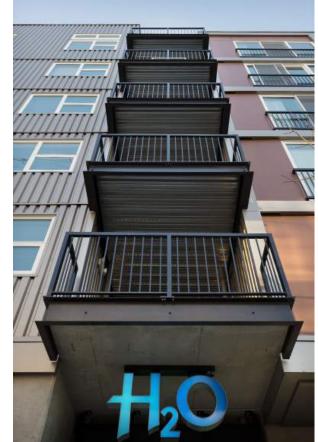


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ROOF DECK



GROUND LEVEL ACCESS



EXTERIOR BALCONIES







FRONT ENTRY





EXTERIOR MATERIALS



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