

ADMINISTRATIVE DESIGN REVIEW

nk

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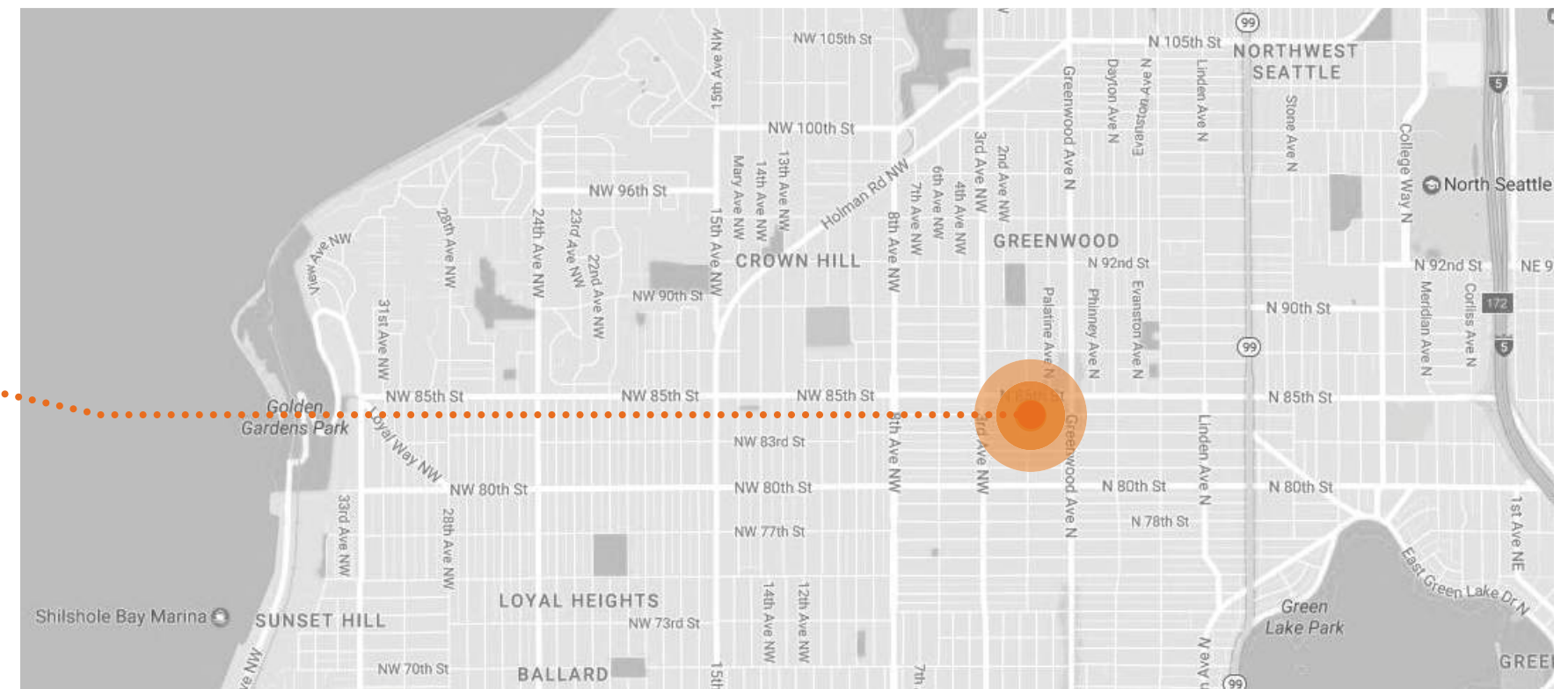
NOREN 85TH

Early Design Guidance
119 N 85th Street
SDCI #3024817

April 21st, 2017

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City Scale



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.

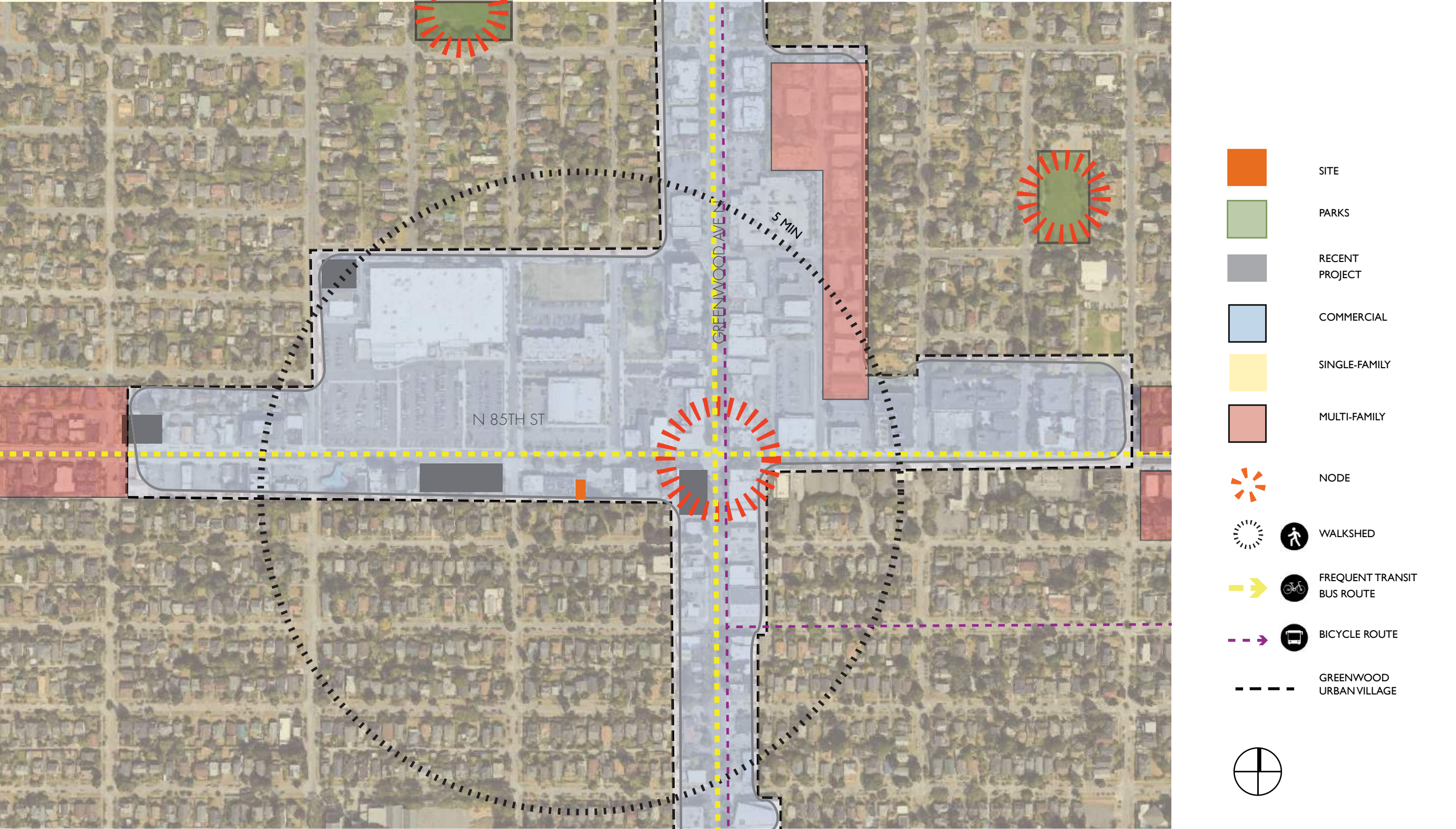


- Post Office
 - Park Area
 - Bank of America
 - Starbucks
 - The Pocket Theater
 - Taproot Theatre Company
 - Fred Meyer
 - Bartell Drug
 - 5+ Breweries
 - 5+ Restaurants
- Transit Stop

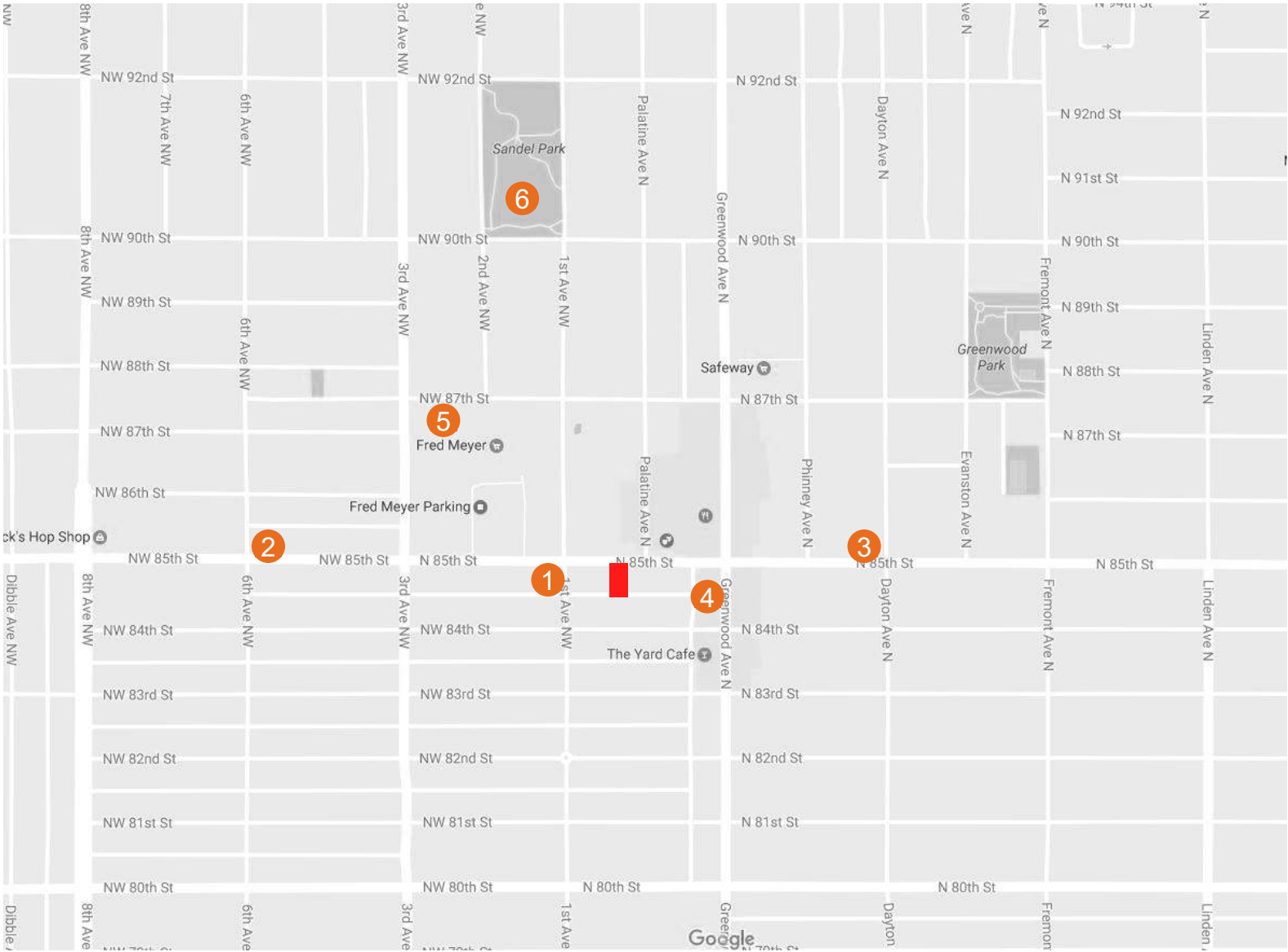


Context Analysis

Urban Fabric



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



2 358 NW 85TH APARTMENTS



3 SAPPHIRE CONDOMINIUMS



4 8403 GREENWOOD AVE N



5 TOWNHOMES



6 SANDEL PARK

Site Analysis

Shadow Studies

9am

12pm

3pm

June 21



March/September 21



December 21



Site Analysis

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") DEPARTURE 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 utilities.	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



Site Analysis

Streetscapes

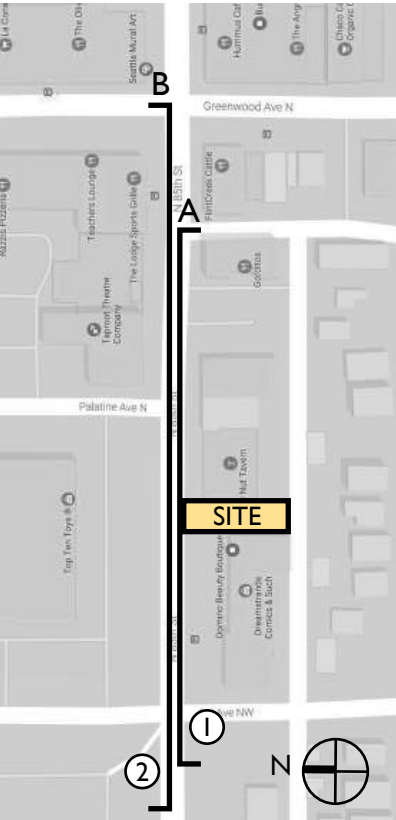


① VIEW LOOKING SOUTH OF N 85TH

OPPOSITE OF PROJECT SITE



② VIEW LOOKING NORTH OF N 85TH





① VIEW LOOKING SOUTH OF N 85TH, CONT.



② VIEW LOOKING NORTH OF N 85TH, CONT.

Architectural Concept

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.

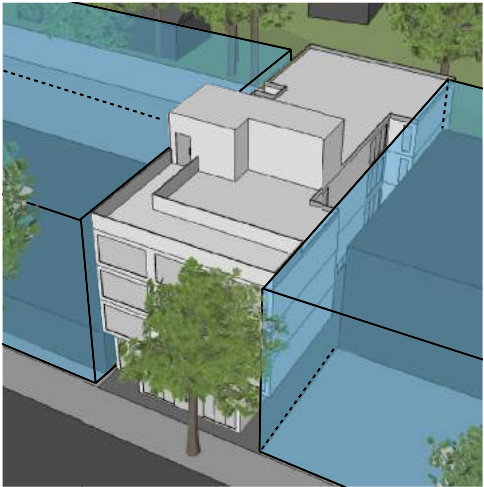
DC1: Project Uses and Activities (I. Blank Walls)

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.



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.

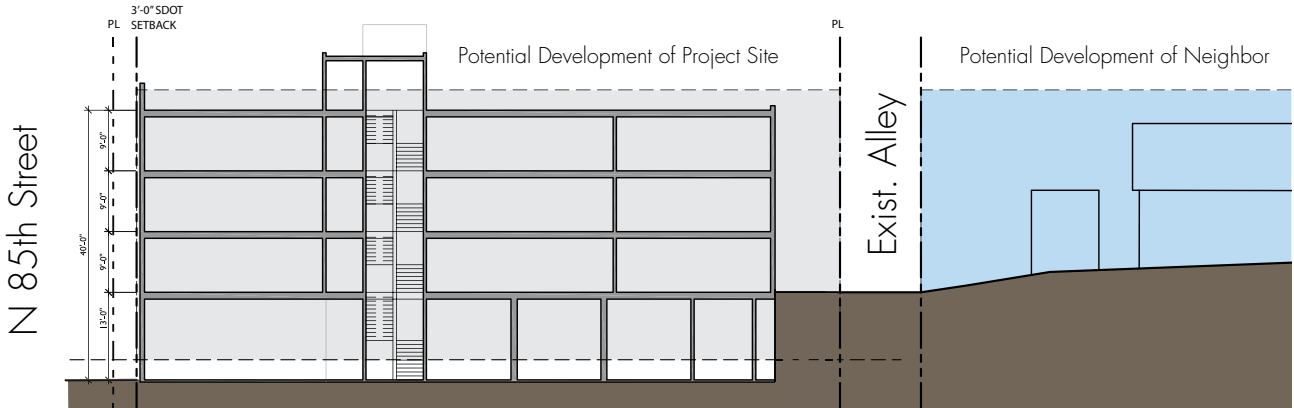
CS3: Architectural Context and Character
(I. Architectural Concept and Consistency)

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.



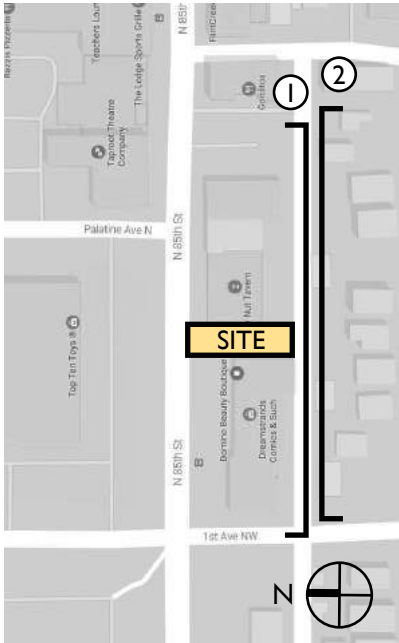
CS2: Urban Pattern and Form
(V. Street Pattern)

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



Architectural Concept

Alley Views



PROJECT SITE



① VIEW LOOKING SOUTH OF N 85TH



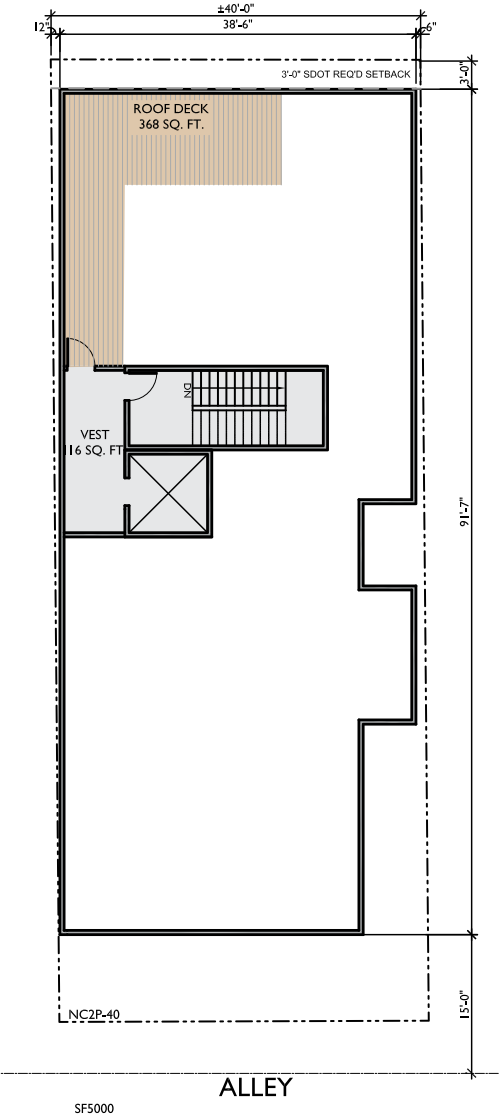
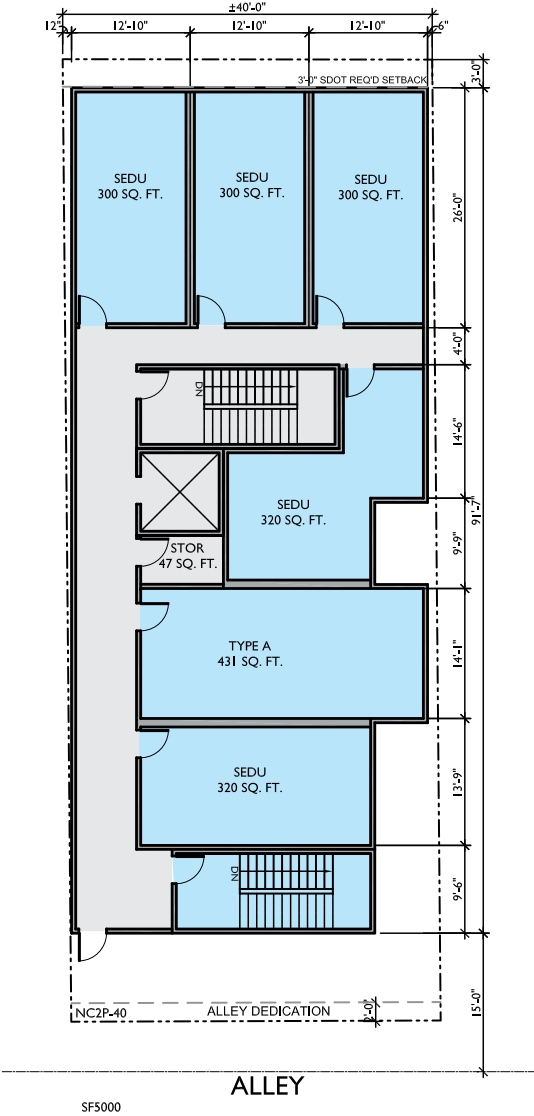
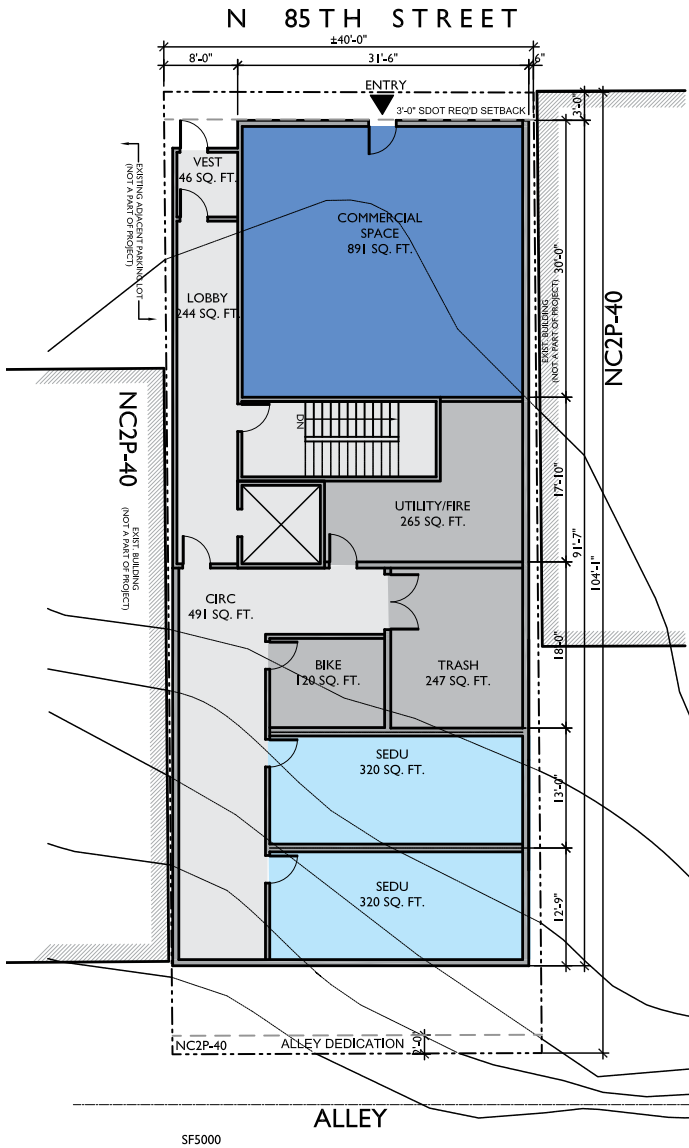
② VIEW LOOKING NORTH OF N 85TH

RESIDENTIAL DIRECTLY SOUTH OF SITE



Architectural Concept

Massing Option #1 - Code Compliant



- RESIDENTIAL UNIT
- COMMERCIAL SPACE
- HEATED CIRCULATION
- UTILITIES
- ROOF AMENITY

Ground Level

Levels 2-4

Roof Level

Architectural Concept

Massing Option #1 - Code Compliant

DISTINGUISHING FEATURES:

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

PROS:

- Maximizes FAR

CONS:

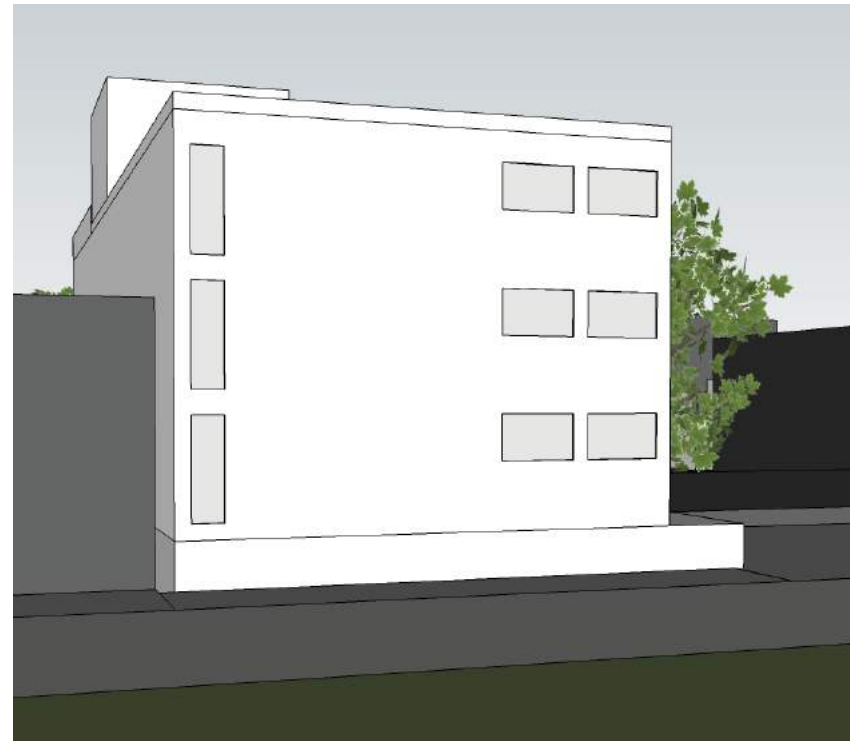
- East and West Facade is blank wall minimal opportunity for windows
- Does not maximize glazing potential in the east and west direction
- No access to natural light or air for first floor units
- Reduction of unit quantity

POTENTIAL DEPARTURES:

No Departures Requested



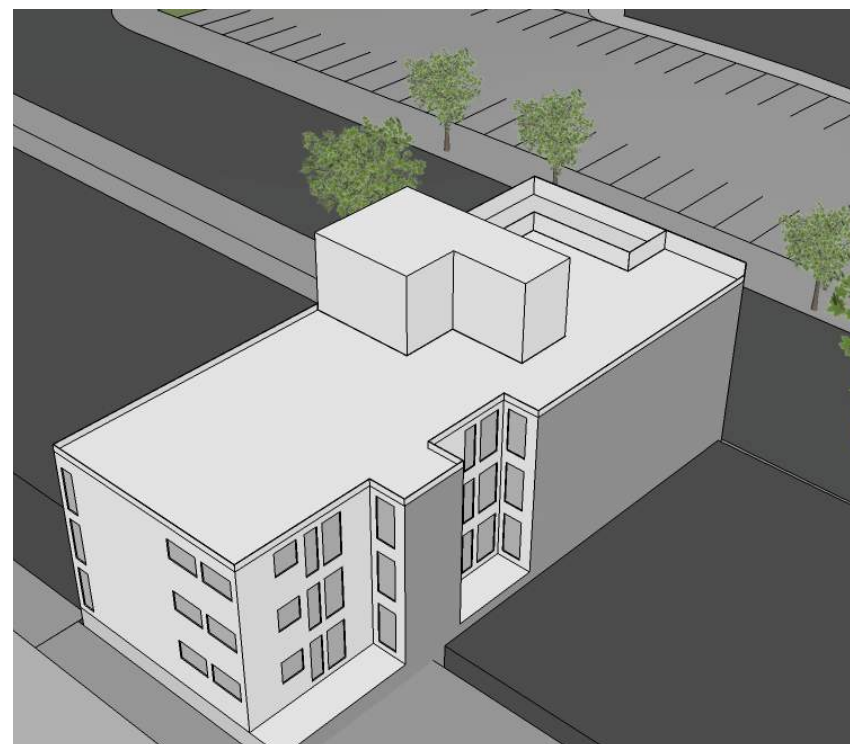
VIEW FROM N 85TH



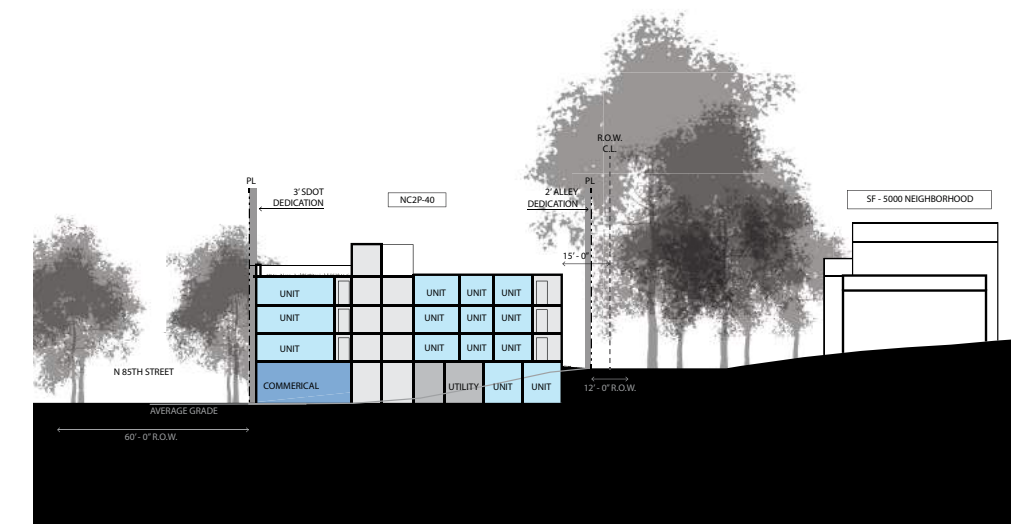
VIEW FROM ALLEY



PERSPECTIVE LOOKING NORTHEAST

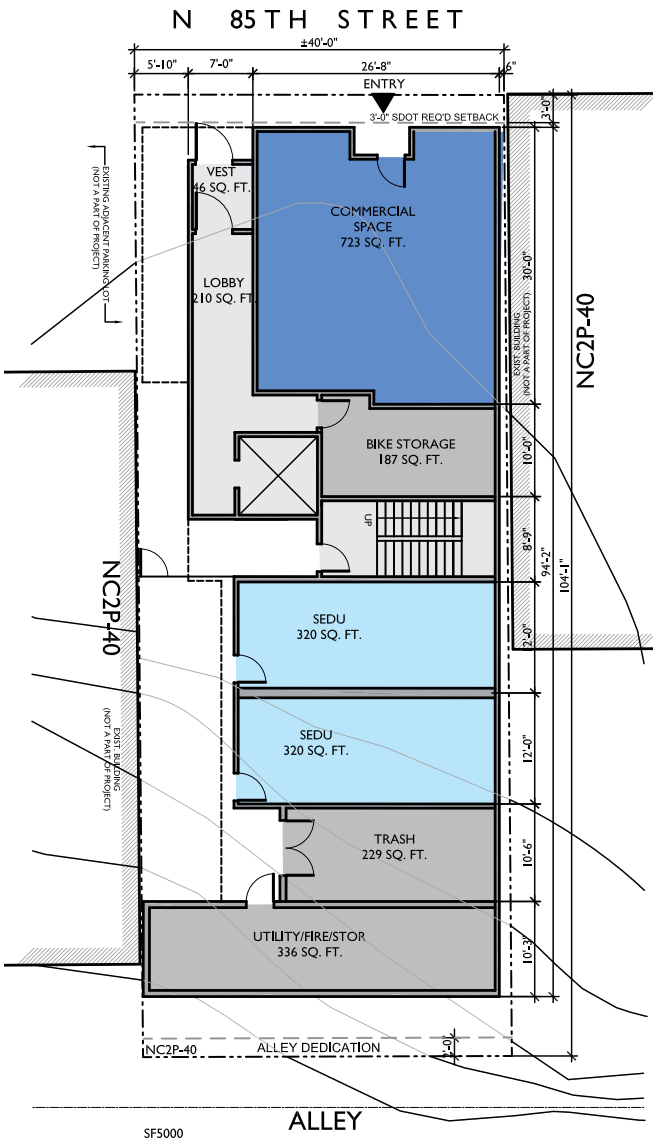


PERSPECTIVE LOOKING NORTHWEST

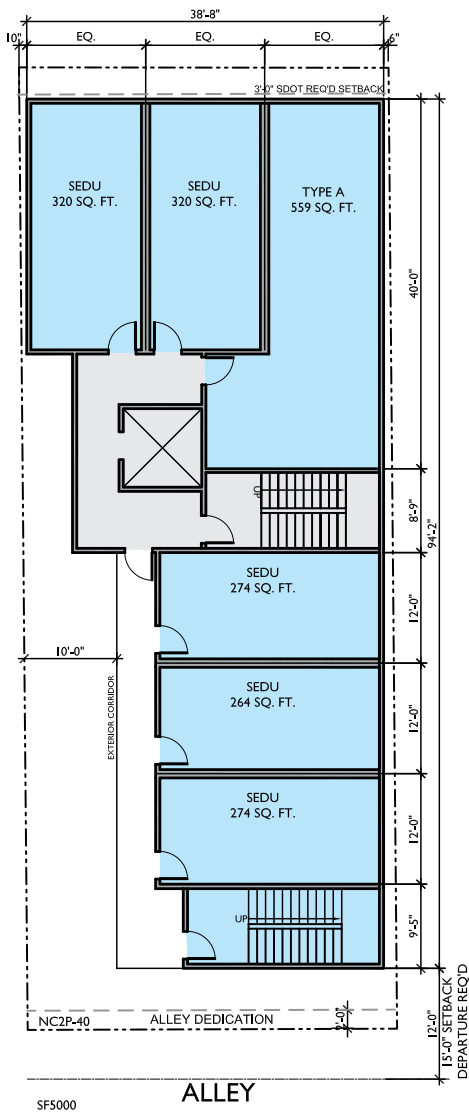


Architectural Concept

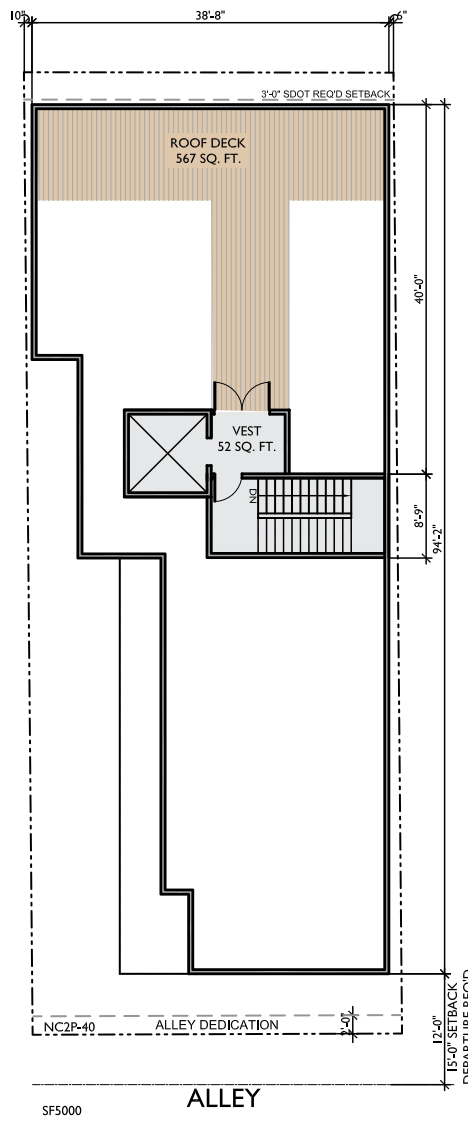
Massing Option #2



Ground Level



Levels 2-4

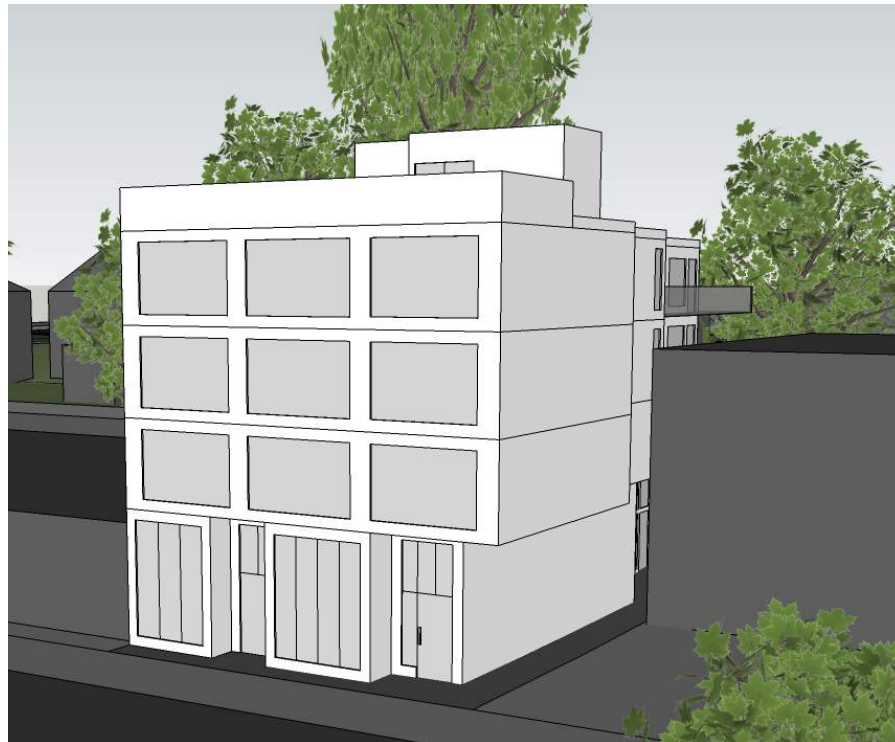


Roof Level

- RESIDENTIAL UNIT
- COMMERCIAL SPACE
- HEATED CIRCULATION
- UTILITIES
- ROOF AMENITY

Architectural Concept

Massing Option #2



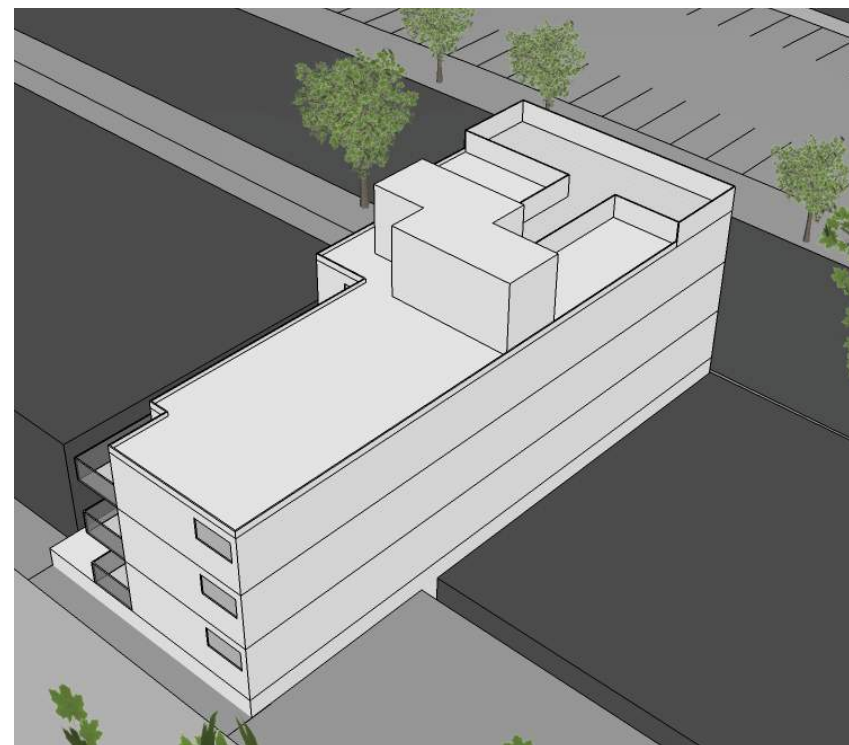
VIEW FROM N 85TH



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:

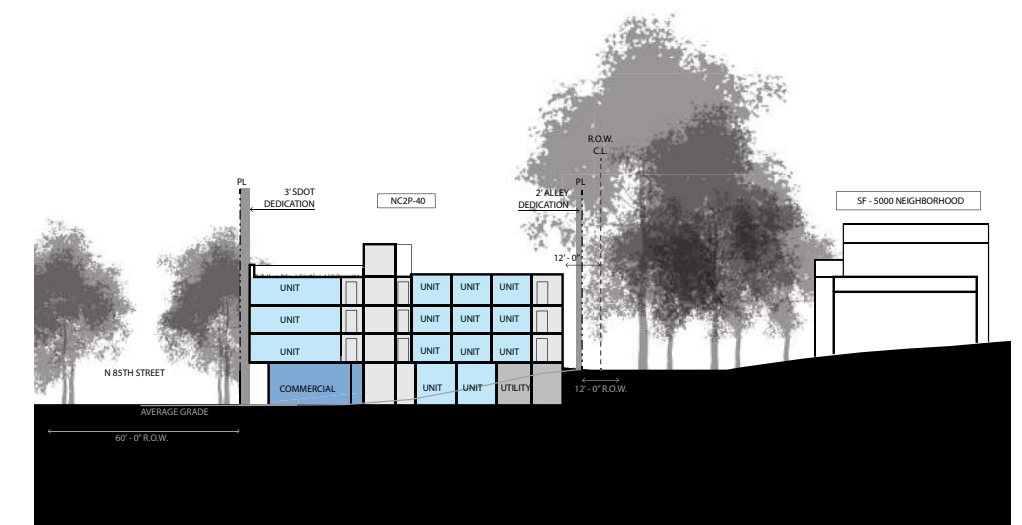
- Decorative Exterior walkways offers glazing and sunlight on the West Facade
- Street Facade optimizes glazing
- Main Residential Lobby is accessed off of Street Facade
- Open access for tenants to first floor units with Amenity space
- Access to natural light for first floor units

CONS:

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

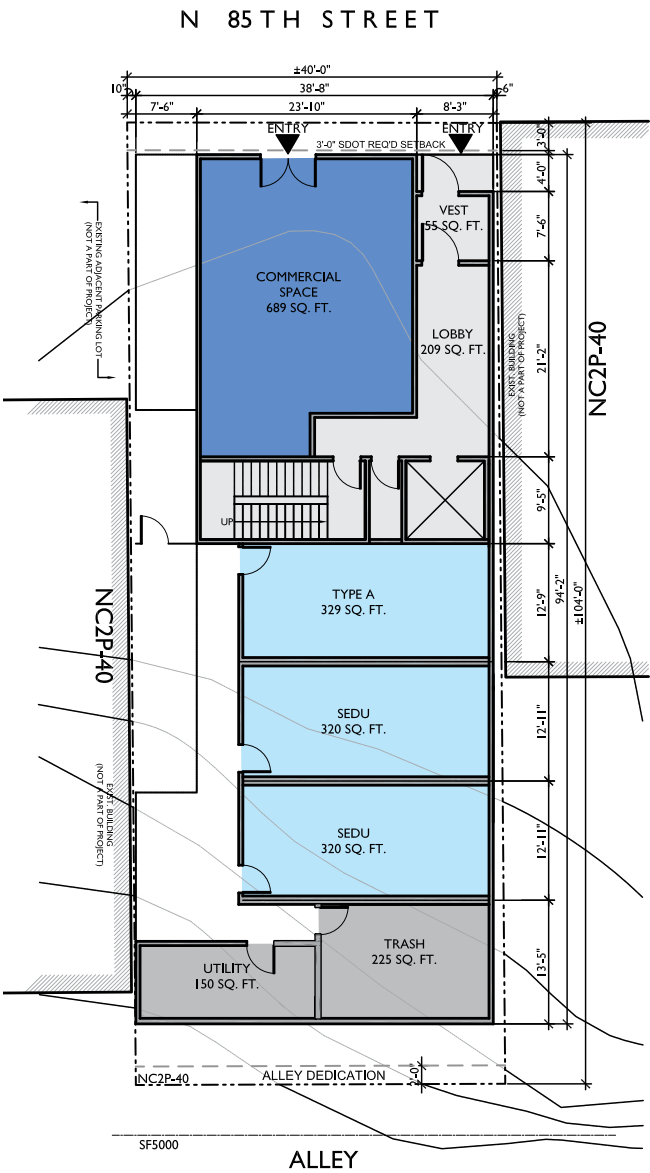
POTENTIAL DEPARTURES:

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

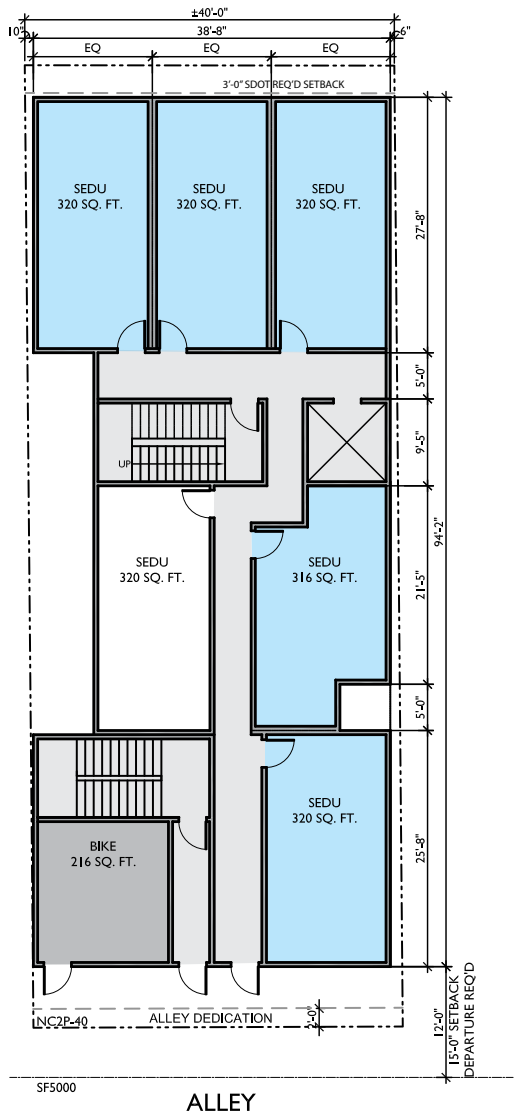


Architectural Concept

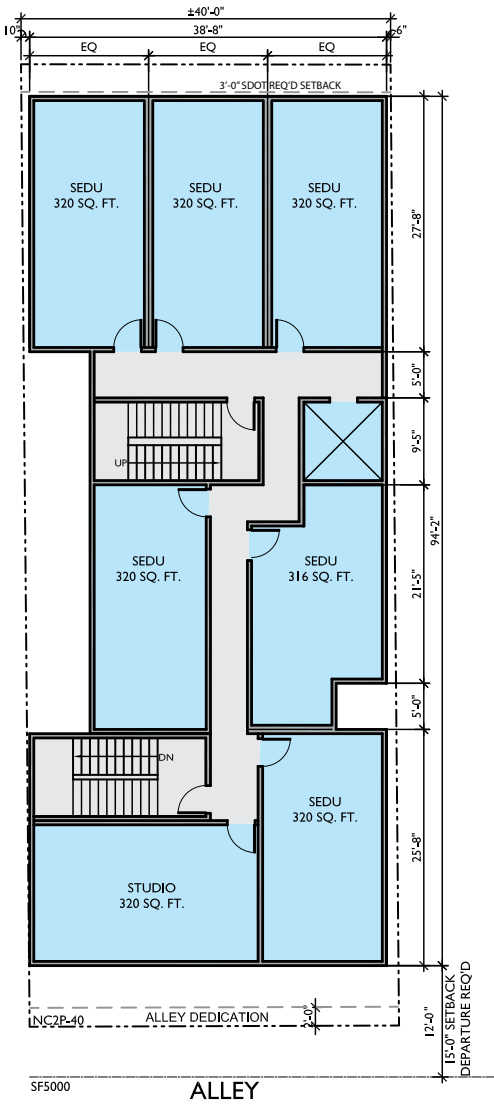
Massing Option #3 - Preferred



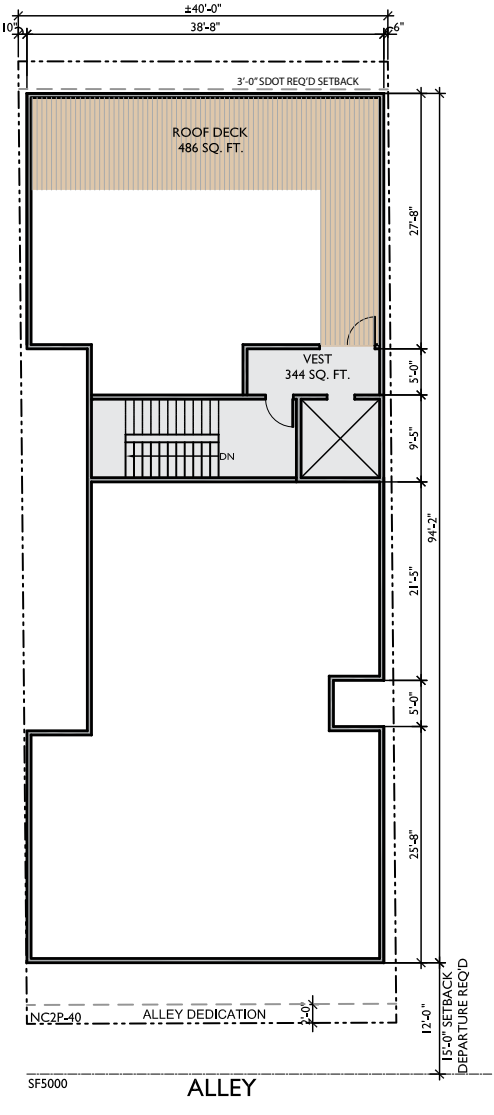
Ground Level



Level 2



Levels 3-4



Roof Level

Architectural Concept

Massing Option #3 - Preferred

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

CONS:

- Less opportunity for decorative exterior balconies

POTENTIAL DEPARTURES:

- 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 SDOT.



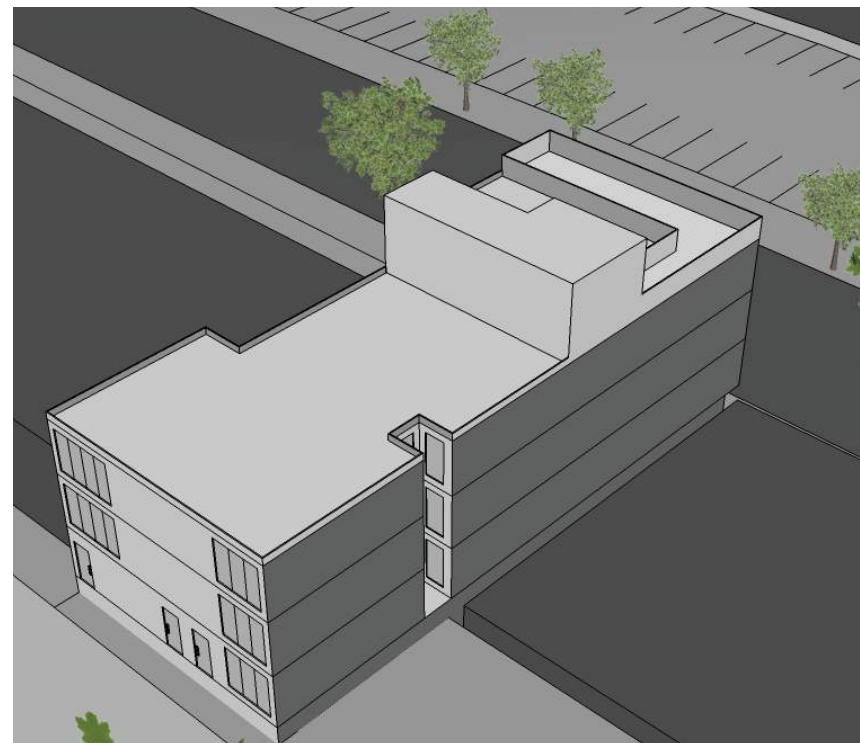
VIEW FROM N 85TH



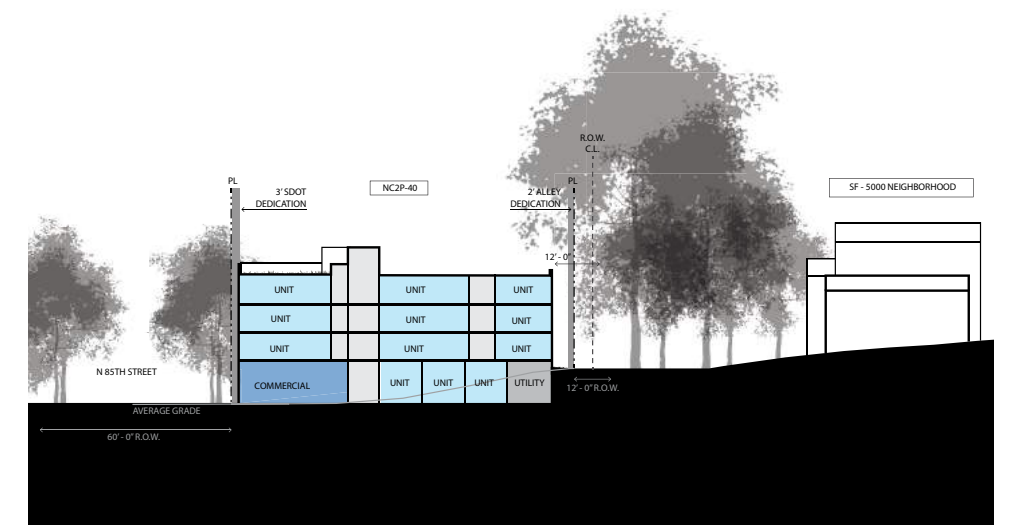
VIEW FROM ALLEY



PERSPECTIVE LOOKING NORTHEAST

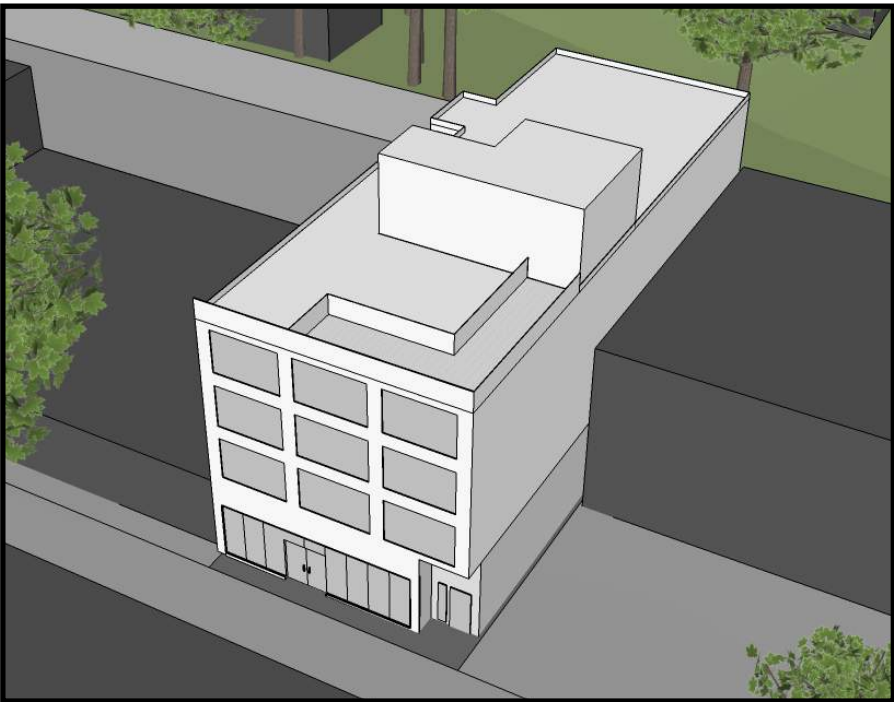


PERSPECTIVE LOOKING NORTHWEST



Architectural Concept

Massing Option Comparison



OPT 1	GSF:	13,811 SF
	Residential Units:	20
	Commercial Space:	891
	FAR:	3.21

- PROS:
- Maximizes FAR

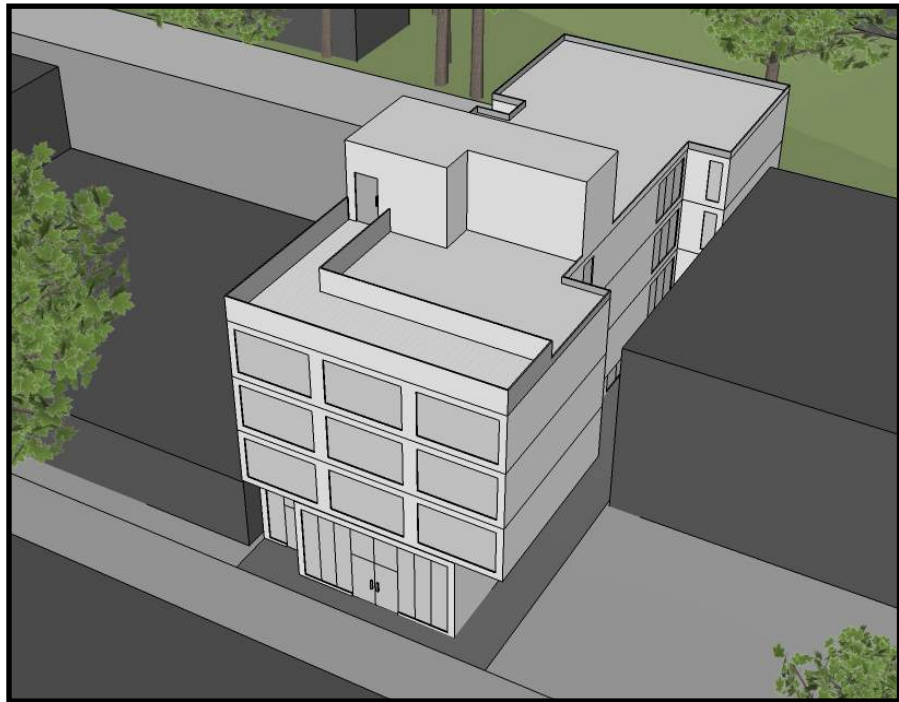
- CONS:
- East and West Facade is blank wall minimal opportunity for windows
 - Does not maximize glazing potential in the east and west direction
 - No access to natural light or air for first floor units
 - Reduction of unit quantity



OPT 2	GSF:	13,259 SF
	Residential Units:	20
	Commercial Space:	723
	FAR:	3.09

- PROS:
- Decorative Exterior walkways offers glazing and sunlight on the West Facade
 - Street Facade optimizes glazing
 - Main Residential Lobby is accessed off of Street Facade
 - Open access for tenants to first floor units with Amenity space
 - Access to natural light for first floor units

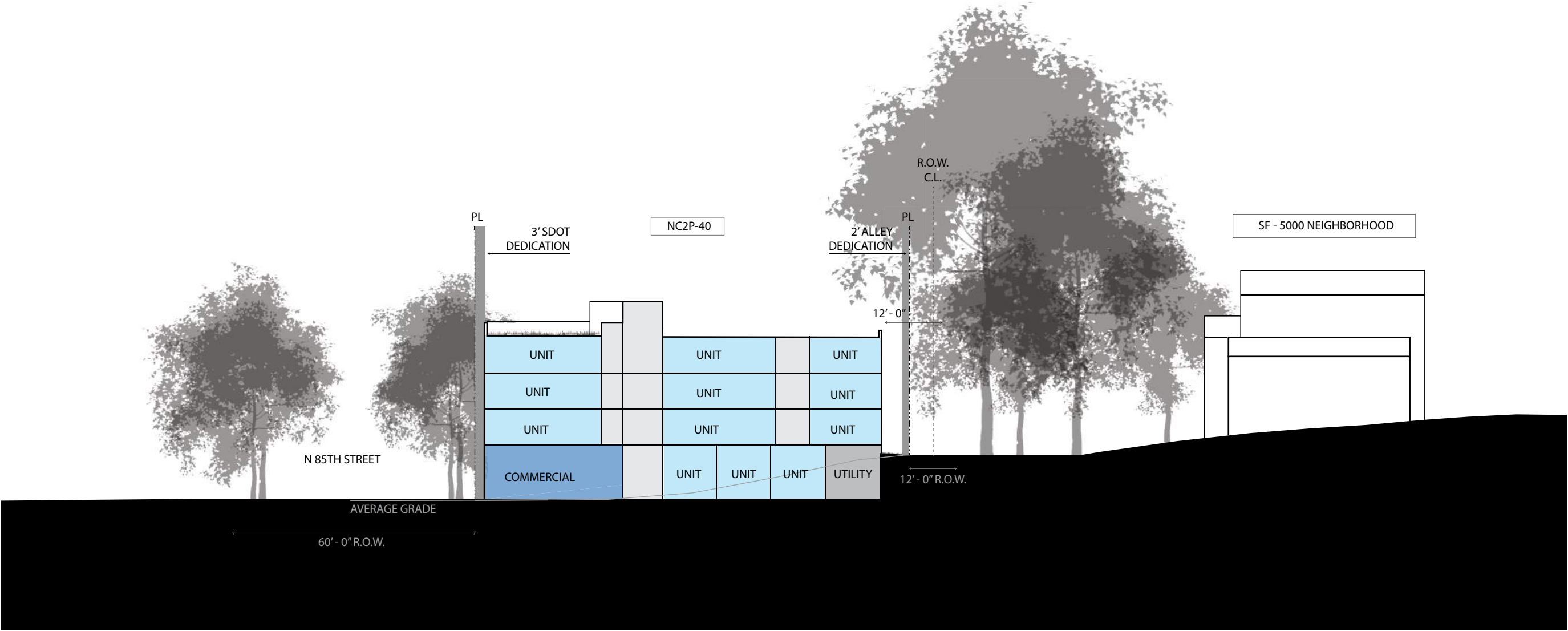
- CONS:
- West Facade is only opportunity for glazing in all units not facing street
 - Reduction in Unit Count



OPT 3	GSF:	13,950 SF
	Residential Units:	23
	Commercial Space:	688
	FAR:	3.25

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

- CONS:
- Less opportunity for decorative exterior balconies



Architectural Concept

Inspirational Images + NK Projects



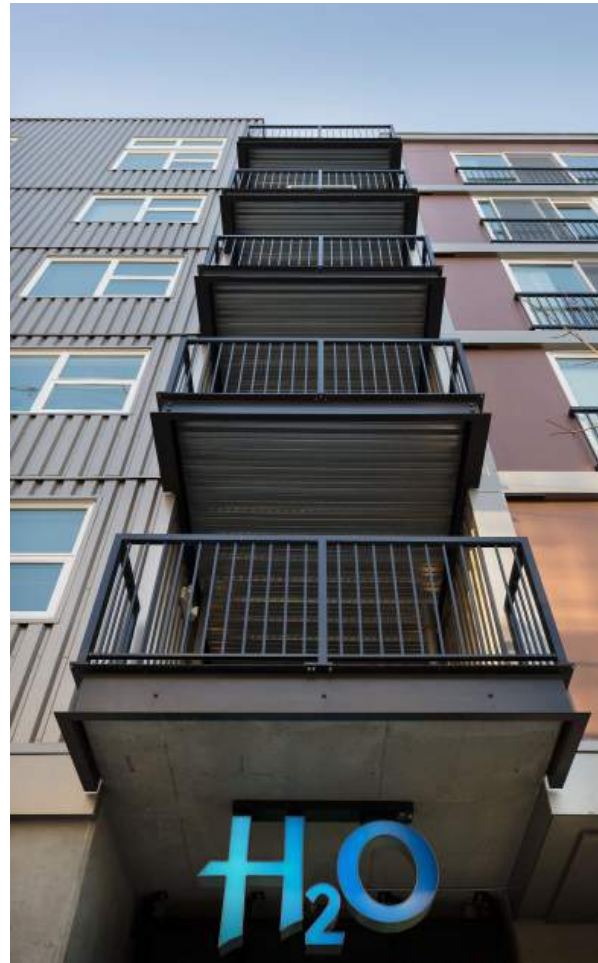
ROOF DECK



MATERIAL



ROOF DECK



EXTERIOR BALCONIES



FRONT ENTRY



GROUND LEVEL ACCESS



FENESTRATION PATTERN



EXTERIOR MATERIALS



ROOF VESTIBULE