

# 8403 Greenwood Ave N- Proposed New Residential Construction Project (DPD #3025261)

## SEATTLE DESIGN REVIEW

JANUARY 9, 2017 | EARLY DESIGN GUIDANCE MEETING 1

September 18, 2017 | DESIGN REVIEW RECOMMENDATION MEETING 1



### APPLICANT TEAM

OWNER: Slattery Properties  
Po Box 70583  
Seattle, Wa 98127

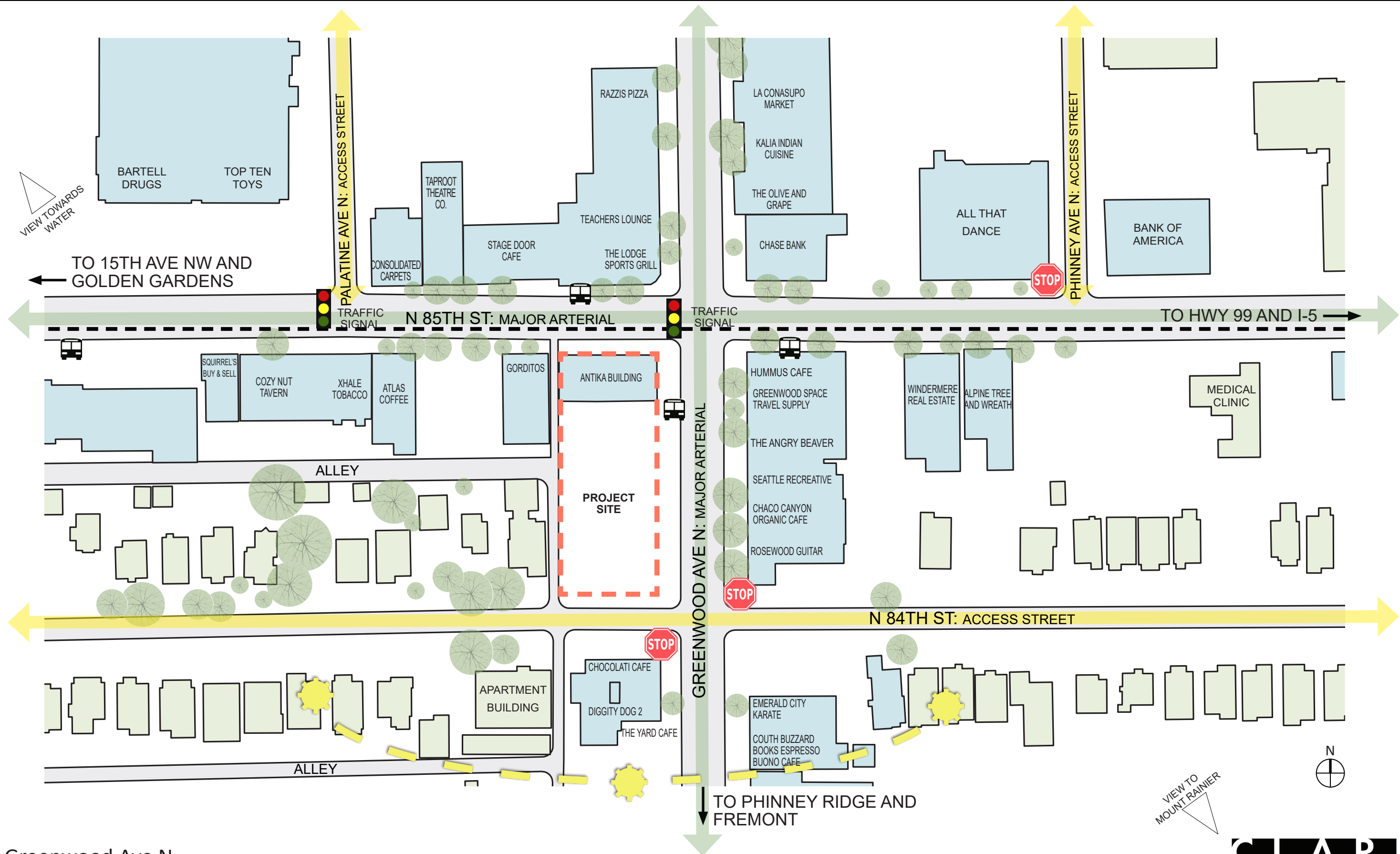
ARCHITECT: Clark Design Group Plc  
1401 W Garfield St  
Seattle, Wa 98119

LANDSCAPE ARCHITECT: Weisman Design Group  
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Seattle, Wa 98112

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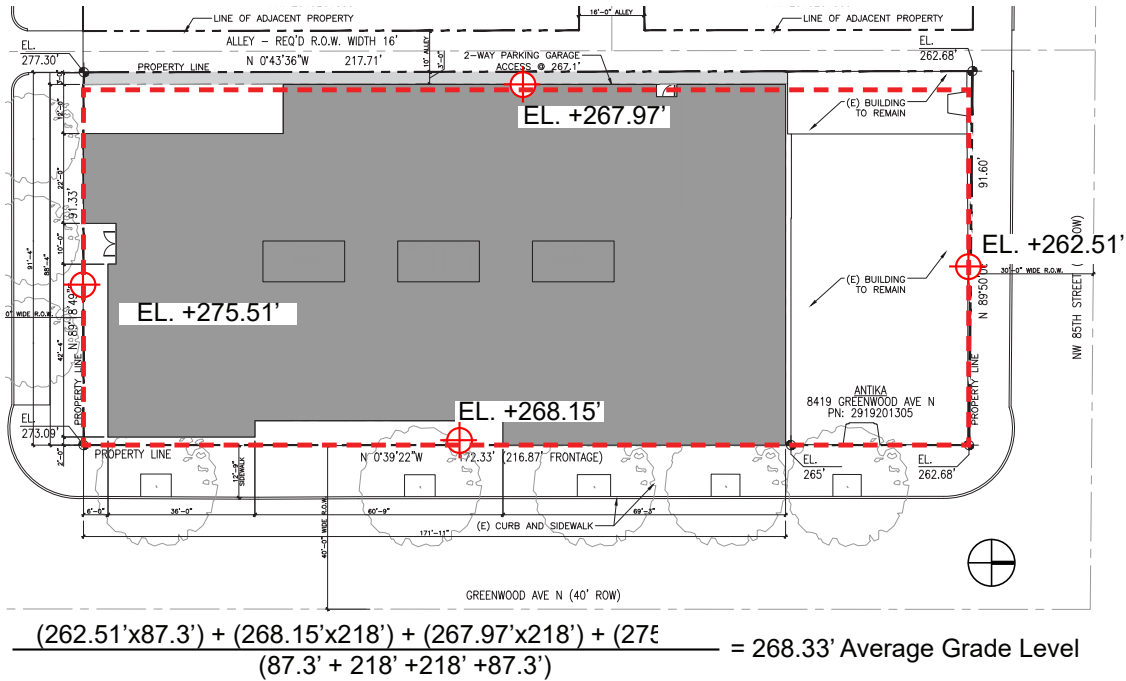




Zone NC2P - 65 (Neighborhood Commercial 2 Pedestrian)  
Greenwood-Phinney Ridge Residential Urban Village  
Frequent Transit, Pedestrian Area

Principal Pedestrian Streets (23.47A.005.D.2): Greenwood Ave N & N 85th St

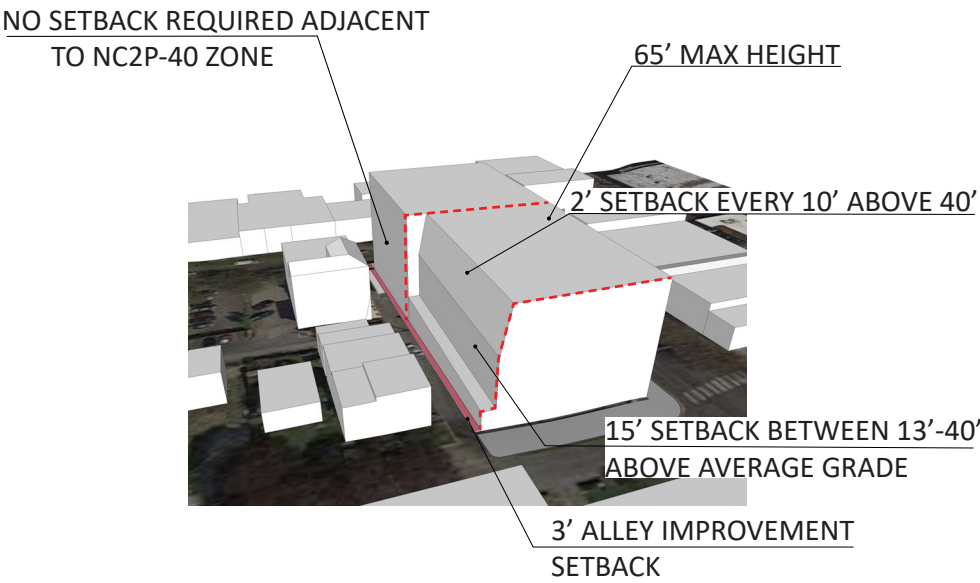
Structure Height Measurement (23.86.006.A1) Average Grade Level is calculated at the midpoint, measured horizontally, of each exterior wall of the structure or at the midpoint of each side of the smallest rectangle that can be drawn to enclose the structure.



- Street Level Development Standards (23.86.008)
- Blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk level may not exceed 20 feet in width.
  - The total of all blank facade segments may not exceed 40% of the width of the facade of the structure along the street.
  - Street-level street-facing facades shall be located within 10 feet of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided.
  - For Non-Residential street-level uses, 60% of the street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent.
  - Non-Residential uses shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level street-facing facade.
  - Non-Residential uses shall have a floor-to-floor height of at least 13 feet.
  - Continuous overhead weather protection is required along at least 60% of the street frontage of a structure on a principal pedestrian street. Where residential uses are located along a street-level street-facing facade, at least one of the street-level street-facing facades containing a residential use shall have a visually prominent pedestrian entry.

| Permitted Uses (23.47A.004.I) |           |
|-------------------------------|-----------|
| Commercial                    | 7,560 SF  |
| Residential Uses              | 60,779 SF |
| Parking                       | 28,201 SF |
| Total Gross Area              | 99,586 SF |

Setback Requirements (23.47a.014)



Alley Dedication Requirements (23.53.030)

16' required width - 10' existing alley width = 6' difference  
6' x 50% = 3' alley dedication required and provided

Required Landscaping (23.47A.016)

Seattle Green factor score of .30 or greater

Amenity Space (23.47A.016)

5% residential gross floor area dedicated for Residential Amenity Area  
60,779 SF \* 5% = 3,040 SF Required  
8,157 SF Total Amenity Space Provided

Parking Requirements (23.47A.030)

0 parking stalls Required  
70 parking stalls Provided





EDG OPTION C - (Preferred Scheme) AERIAL



PROPOSED DESIGN AERIAL

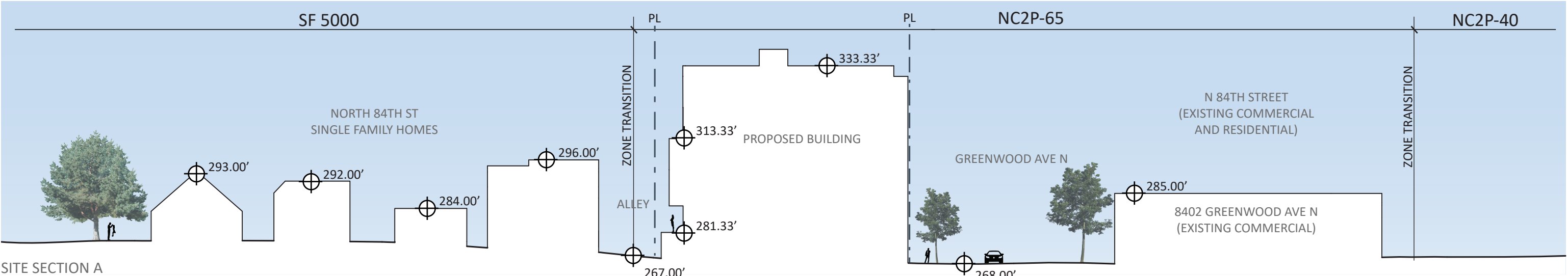
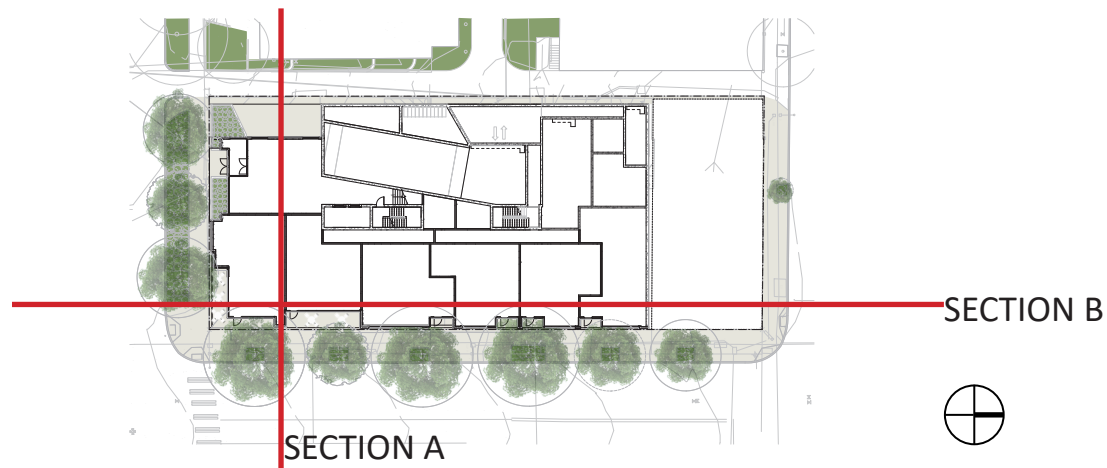


EDG OPTION C - (Preferred Scheme) ELEVATION

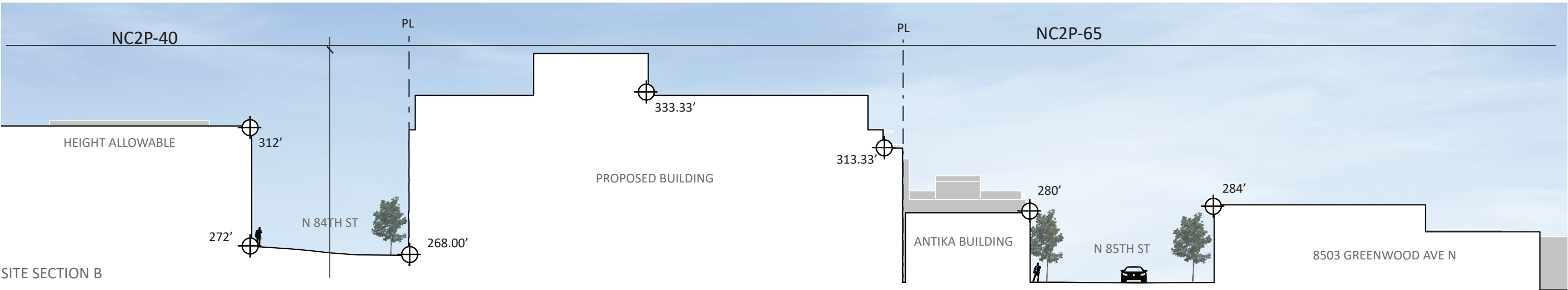


PROPOSED DESIGN ELEVATION





SITE SECTION A

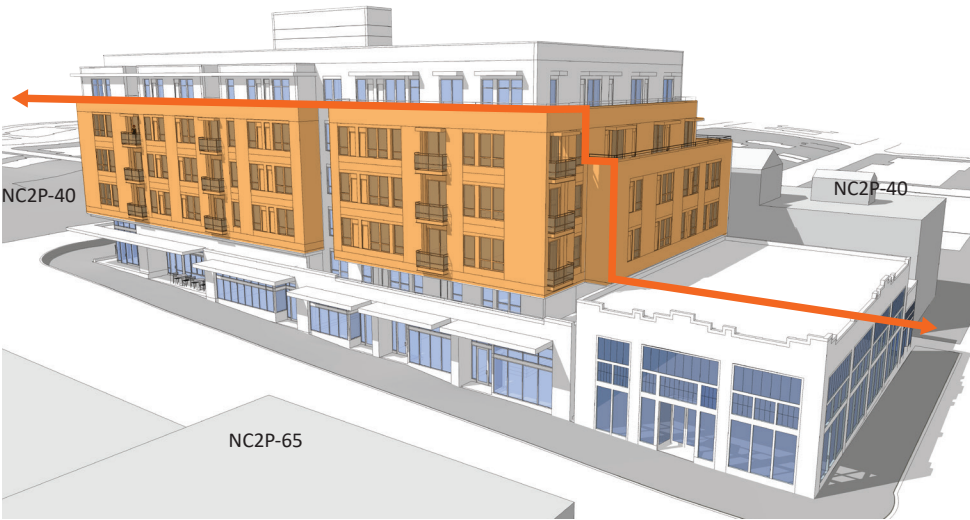


SITE SECTION B





N 84TH ST



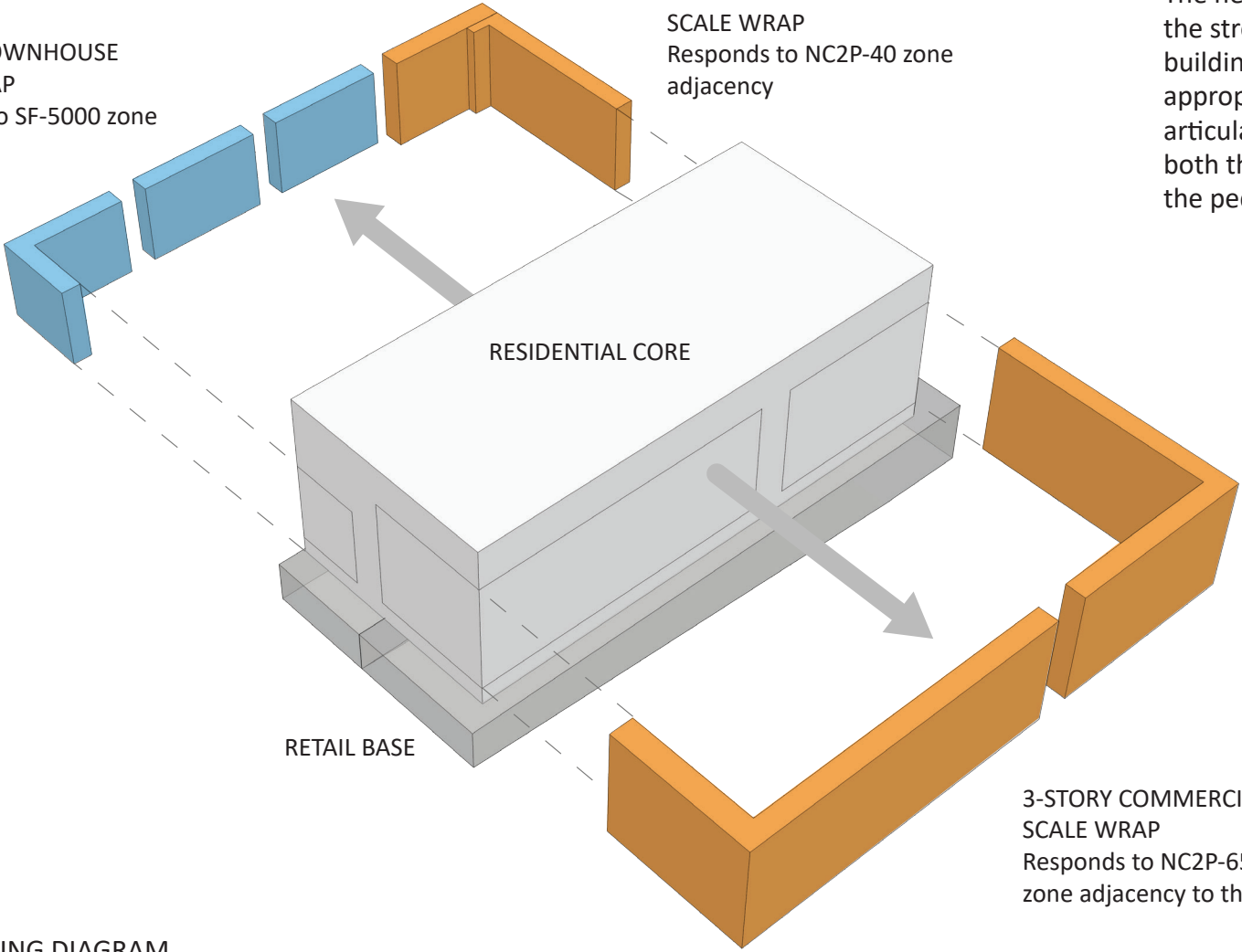
GREENWOOD AVE N



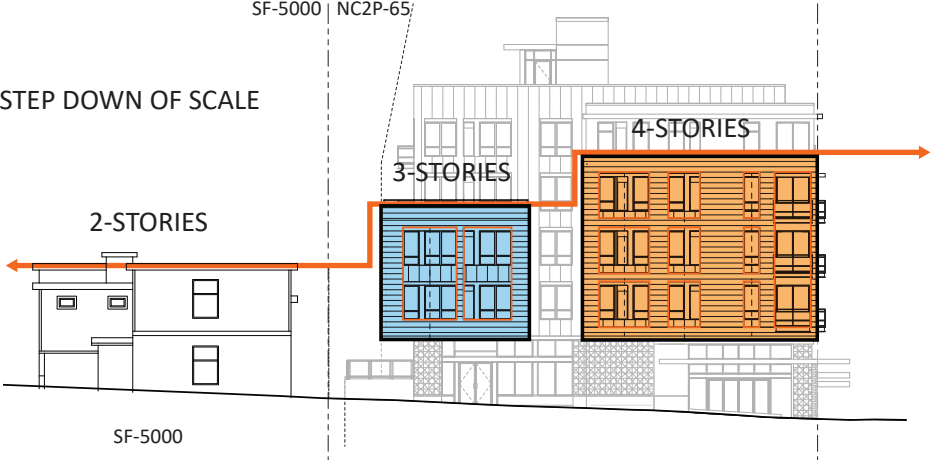
N 85TH ST

8403 Greenwood Ave N  
Design Review Recommendation Meeting - DPD #3025261

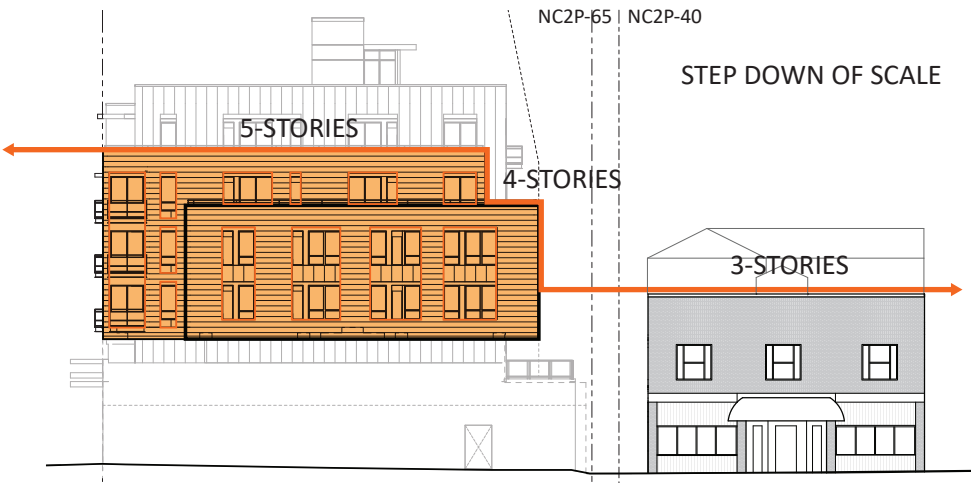
2-STORY TOWNHOUSE  
SCALE WRAP  
Responds to SF-5000 zone  
adjacency



MASSING DIAGRAM



N 84th ST ELEVATION



N 85th ST ELEVATION

The neighborhood scale, zone transition and the street orientation drive the massing of the building, Wrapping the residential core with appropriately scaled building blocks and the articulation of openings ensure compatibility with both the commercial scale of Greenwood Ave and the pedestrian nature of 84th Street.





















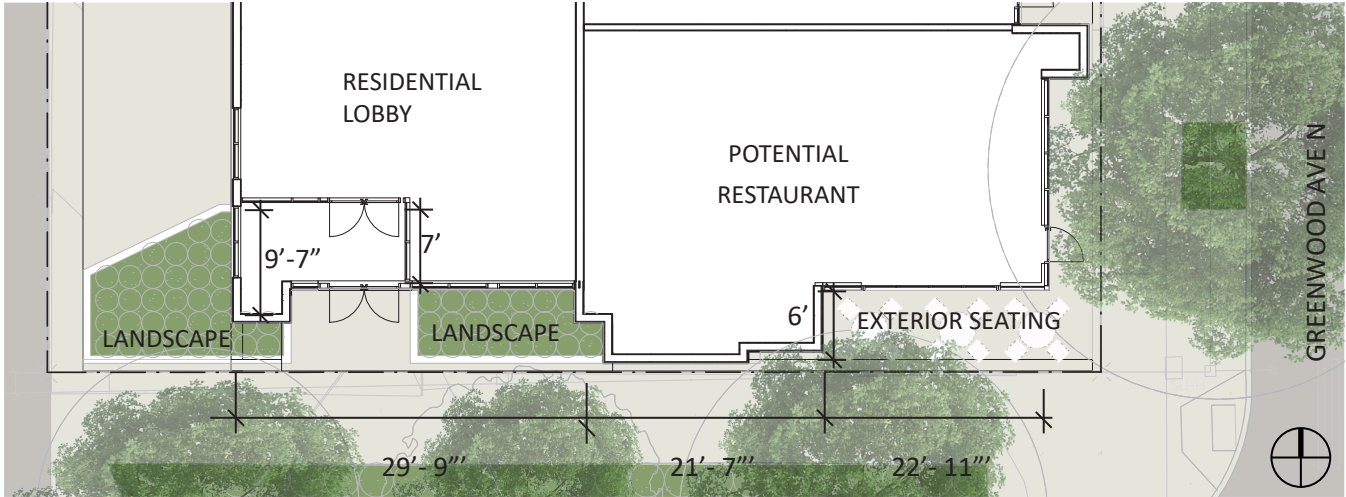
GREENWOOD AVENUE STOREFRONTS



RETAIL INTERACTION W/EXTERIOR



CAFE STYLE SEATING



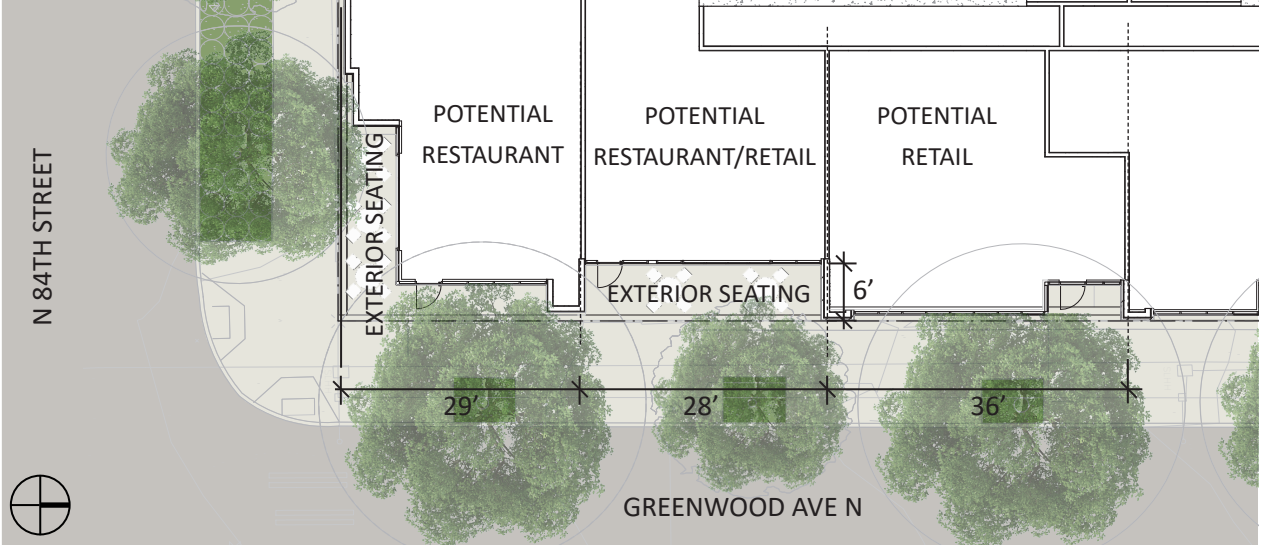
N 84TH STREET



RESIDENTIAL LOBBY ENTRY INSPIRATION



HISTORIC INFLUENCES



OPERABLE WINDOWS AND EXTERIOR SEATING





GREENWOOD AVENUE RETAIL



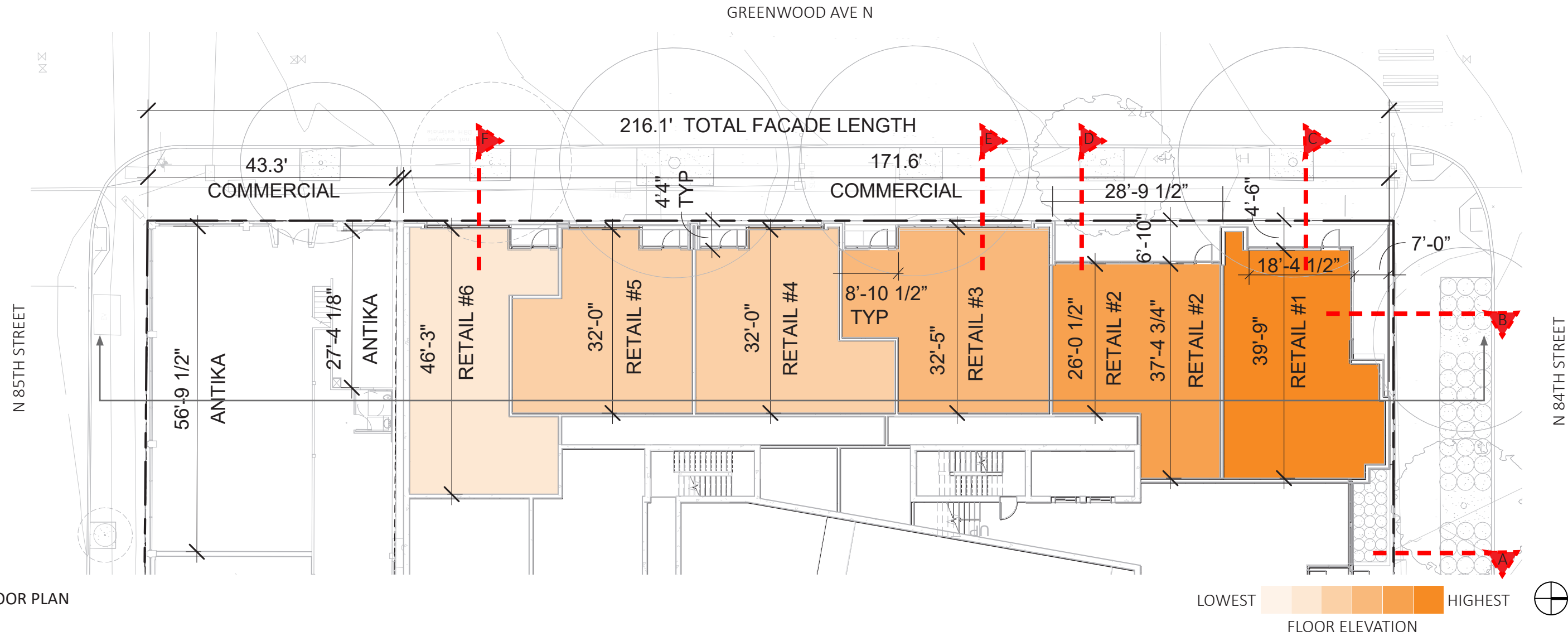
GREENWOOD AVENUE RETAIL



GREENWOOD AVENUE RETAIL LOOKING SOUTH

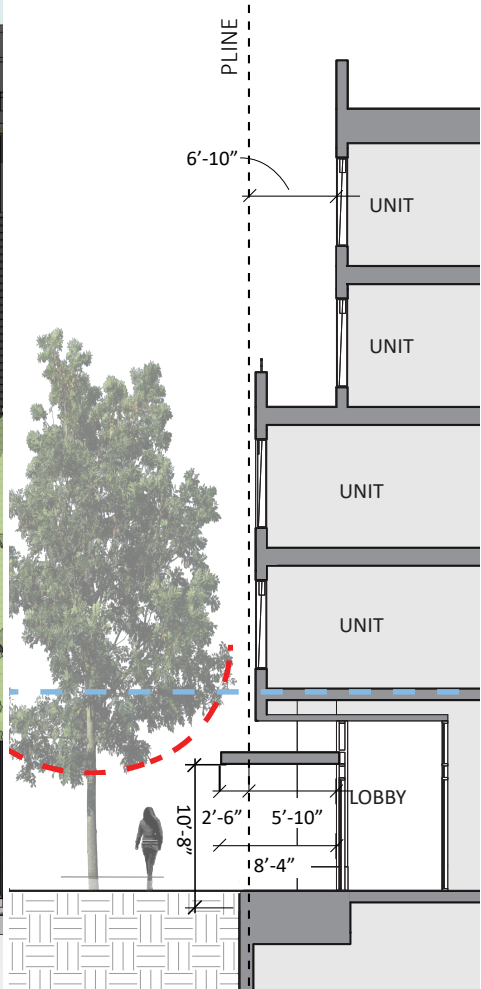


NO DEPARTURES REQUIRED

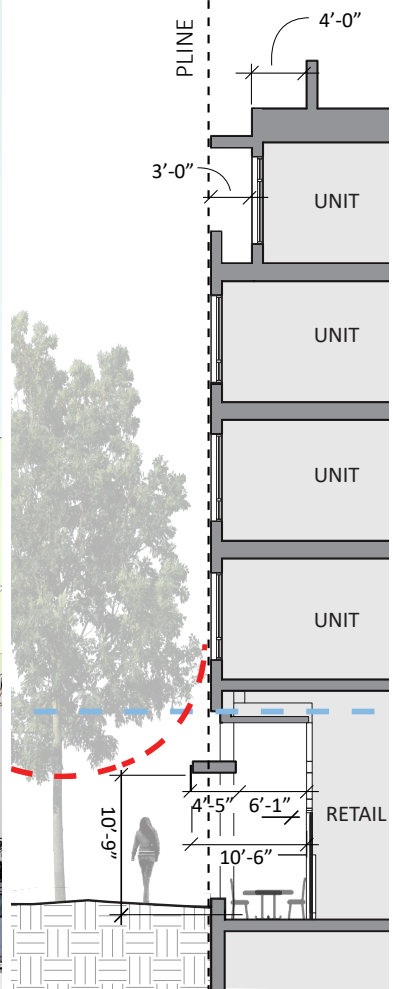




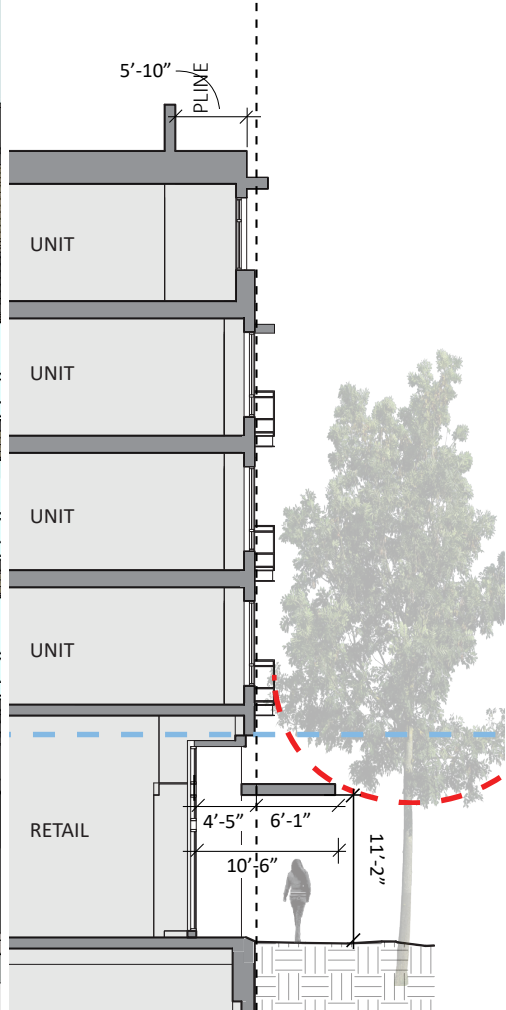
NO DEPARTURES REQUIRED



A. SECTION THRU RESIDENTIAL ENTRY CANOPY



B. SECTION THRU RETAIL #1 CANOPY



C. SECTION THRU RETAIL #1 CANOPY (GREENWOOD)



NO DEPARTURES REQUIRED



D. SECTION THRU RETAIL #2 CANOPY



E. SECTION THRU RETAIL #4 CANOPY



F. SECTION THRU RETAIL #6 CANOPY





N 84TH STREET ELEVATION









VIEW OF RESIDENTIAL ENTRANCE ON N 84TH STREET



N 84TH STREET MODULATION LOOKING EAST

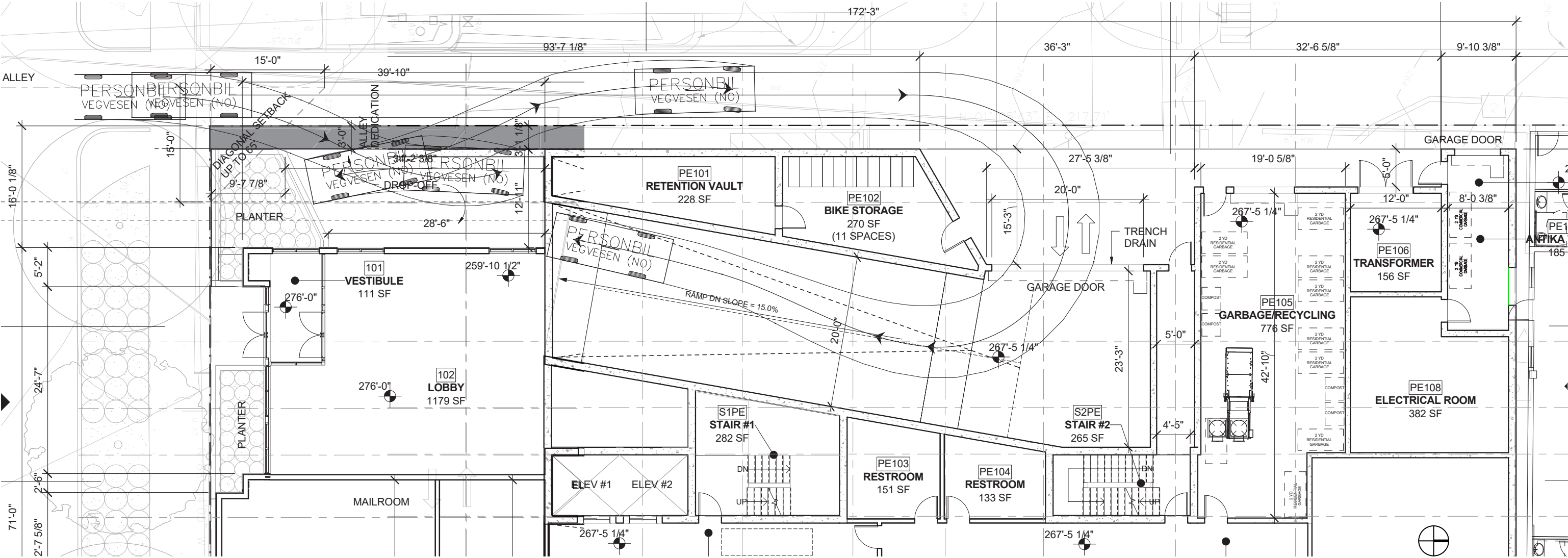


VIEW LOOKING EAST ON N 84TH STREET



N 84TH STREET MODULATION LOOKING WEST





AUTO-TURN PLAN DIAGRAM



VEHICLE PULL-OUT/DROP-OFF



VEHICLE PULL-OUT/DROP-OFF

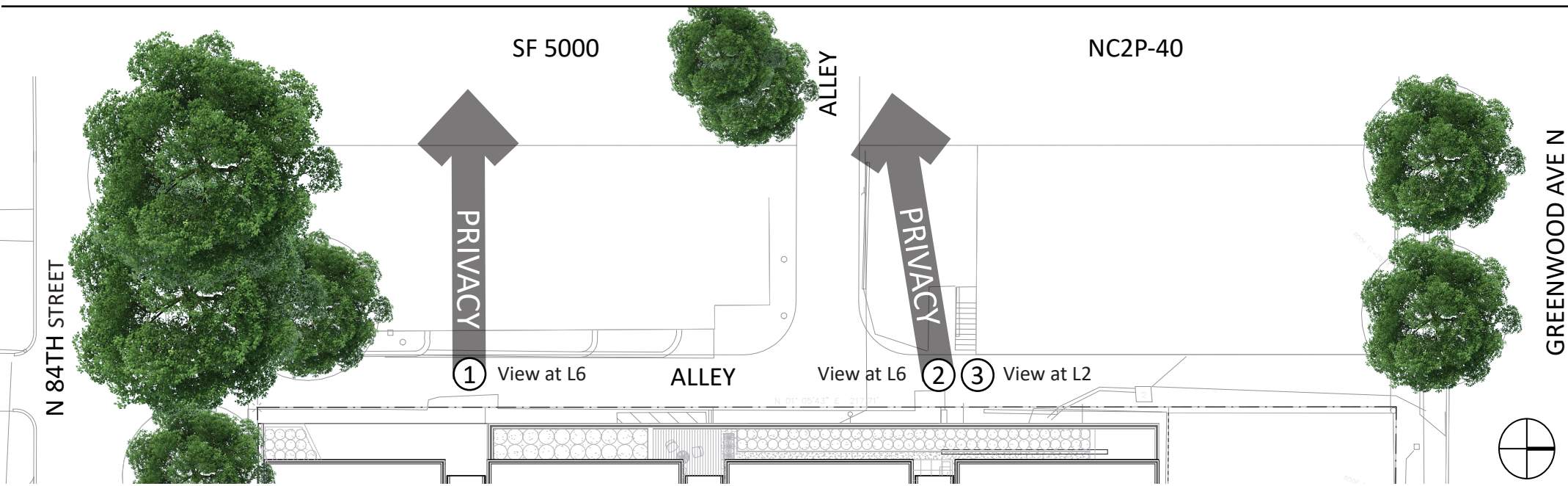


GARAGE ENTRY AT ALLEY INTERSECTION



ALLEY LOOKING SOUTH





VIEW LOOKING EAST AT ALLEY



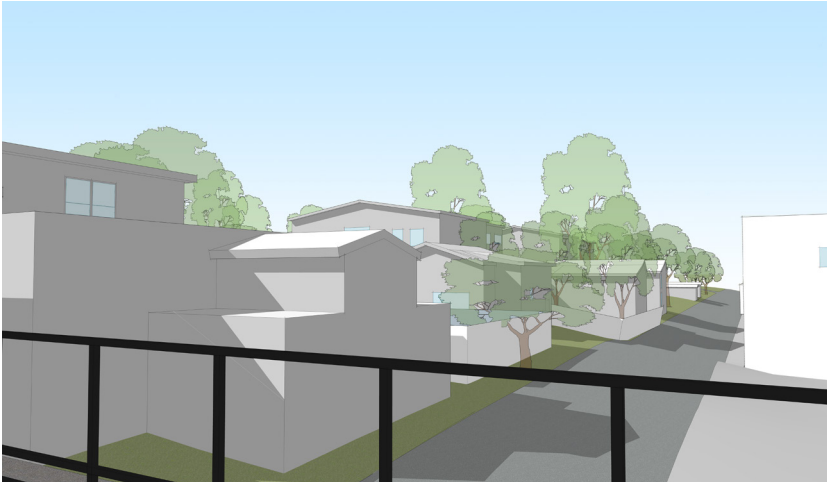
RAILING EXAMPLES



① LEVEL 6 LOOKING WEST



② LEVEL 6 LOOKING SOUTHWEST



③ LEVEL 2 LOOKING SOUTHWEST

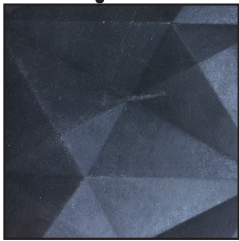




GREENWOOD AVE N ELEVATION



Synthetic Wood Siding  
"Dark Grey"



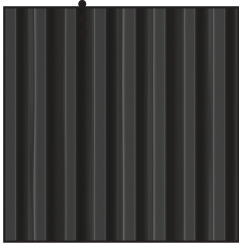
Concrete Tile  
"Ebony Zuma Faceted"



Brick Masonry  
"Obsidian" L3  
Interstate Brick



Hardi Wall Panel  
"Magic Black"  
6991 Sherwin Williams



Profiled Metal Panel Infill  
AEP Span "Black"



Synthetic Wood Siding  
"Aged Teak"



Vinyl Windows & Metal Trim  
"Black"





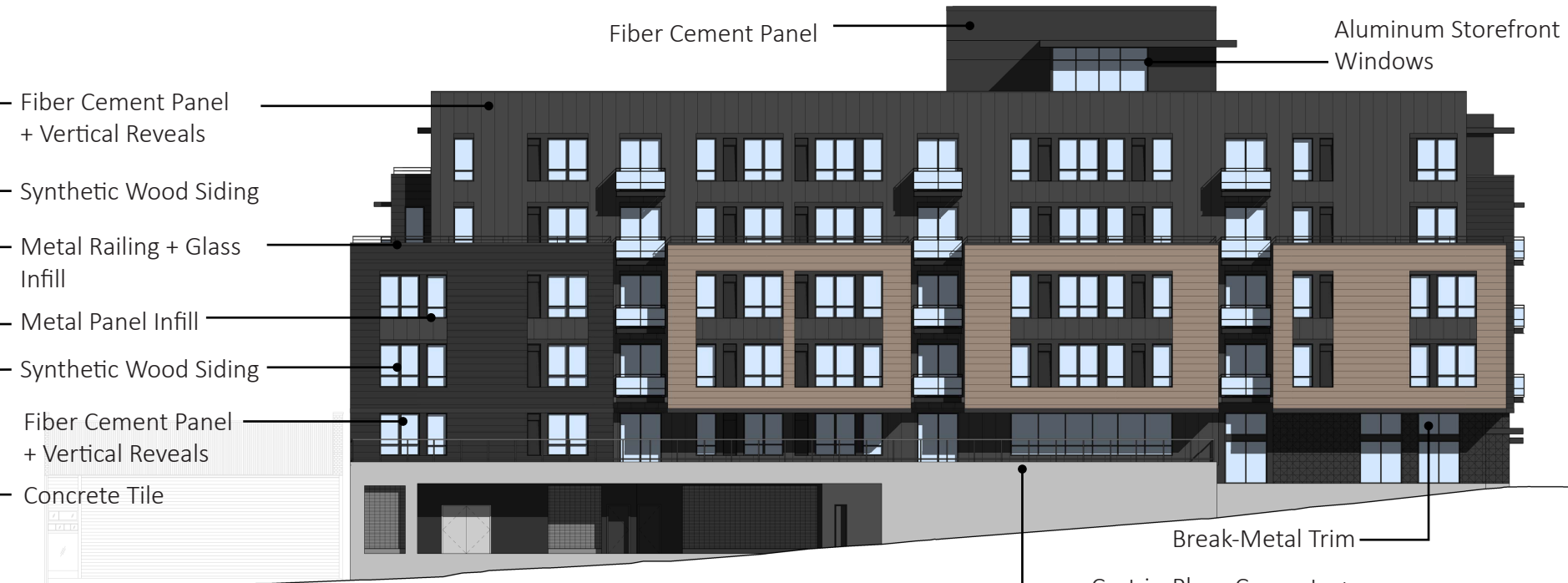
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

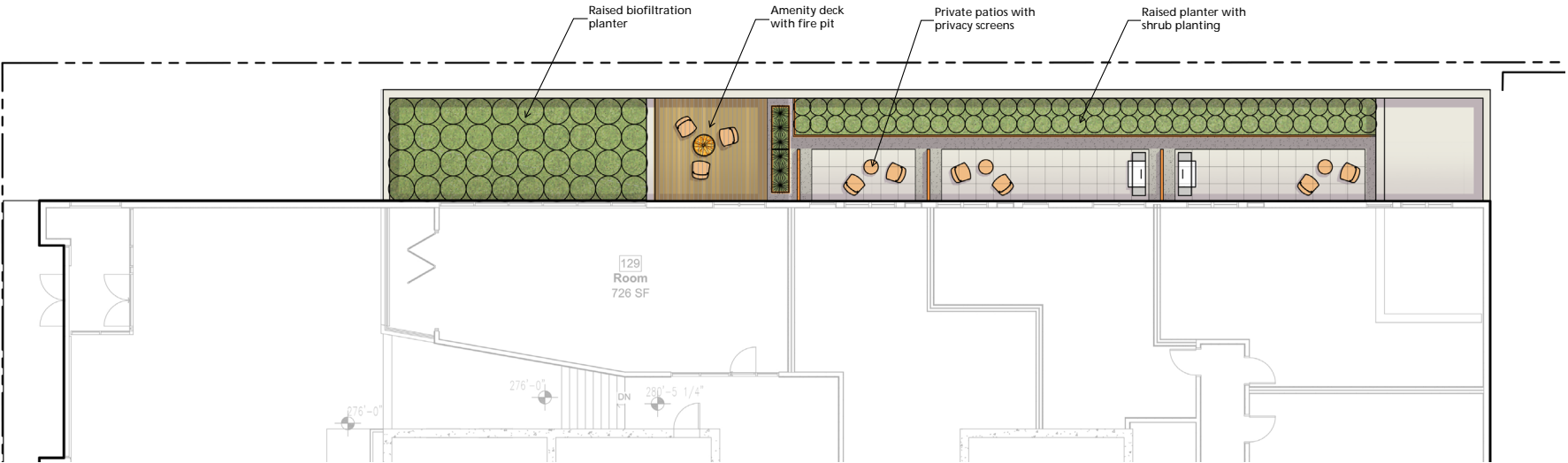




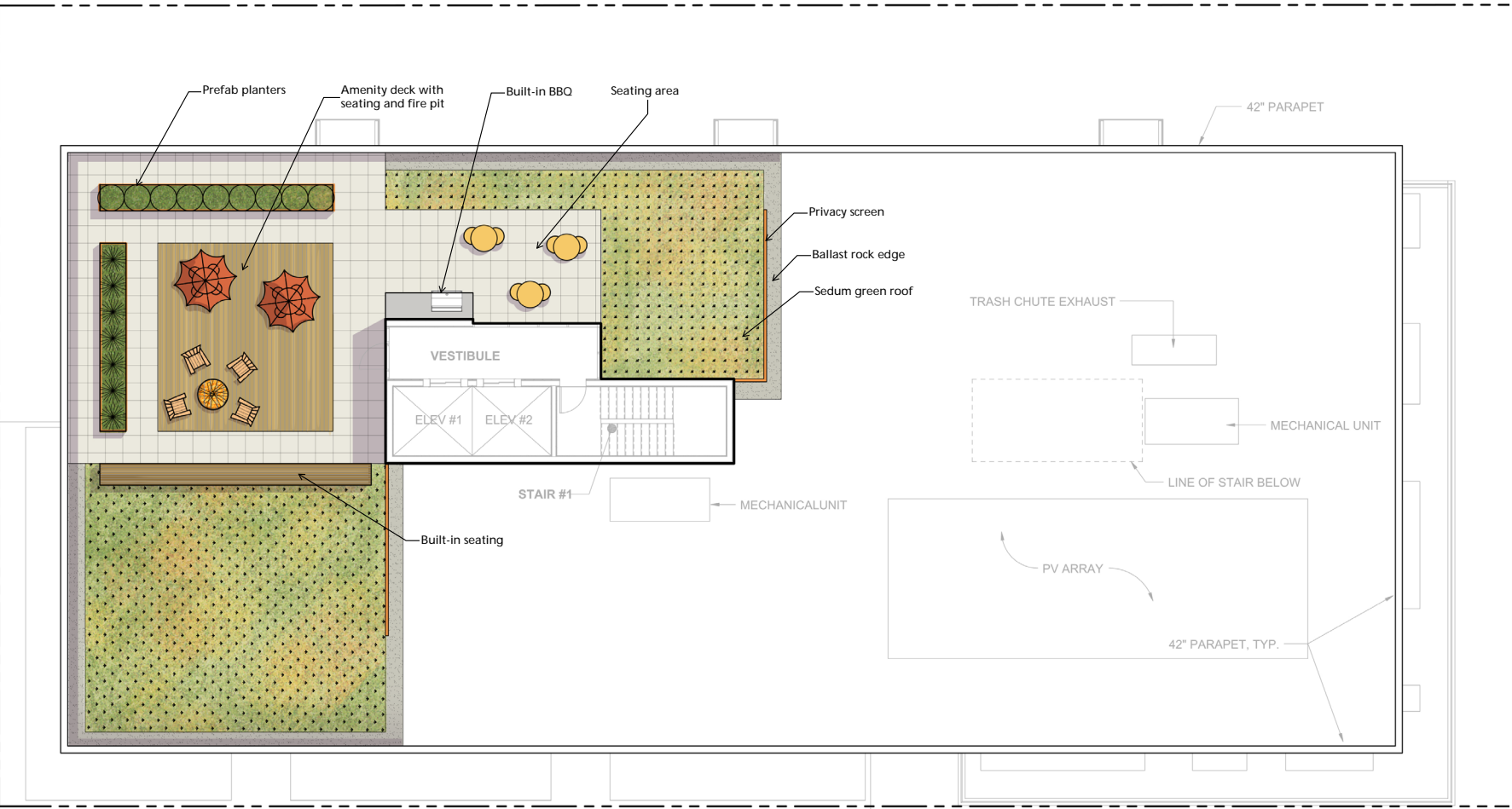


PLANTING SCHEDULE

| SYMBOL  | BOTANICAL/COMMON NAME               | SIZE/CONDITION/REMARKS   |
|---|-------------------------------------|--|
| * INDICATES DROUGHT-TOLERANT OR NATIVE SPECIES PER CITY OF SEATTLE GREEN FACTOR LIST                    |                                     |  |
| NOTE: STREET TREE SPECIES AND SPACING APPROVED BY SDOT BILL AMES PER EMAIL CORRESPONDENCE ON 3/21/2017. |                                     |  |
| <u>STREET TREES</u>   |                                     |  |
|   | ULMUS PROPINQUA 'JFS-BIEBERICH'     | 3" CAL. MIN., 12-14' HT. MIN., WELL-BRANCHED   |
|   | EMERALD SUNSHINE ELM                | FROM 7', MATCHED, B&B.   |
| <u>SHRUBS / PERENNIALS / ORNAMENTAL GRASSES / GROUNDCOVER</u>   |                                     |  |
|   | TAXUS BACCATA 'REPANDENS'           | 30"-36" HEIGHT, FULL & BUSHY, SPACING AS SHOWN ON PLAN   |
|   | SPREADING ENGLISH YEWE              |  |
| *   | CAREX TESTACEA                      | MIN. 12-15" HEIGHT, (8) HEALTHY FRONDS, FULL AND BUSHY, SPACING AS SHOWN ON PLAN   |
|   | ORANGE SEDGE                        |  |
| *   | EUPHORBIA AMYGDALOIDES VAR. ROBBIAE | GREEN VARIETY, 1 GAL. POTS, FULL & BUSHY, SPACING AS SHOWN ON PLAN   |
|   | MRS. ROBB'S BONNET                  |  |
|   | HYDRANGEA PANICULATA 'LIMELIGHT'    | 18"-24" HT., FULL & BUSHY, B&B OR CONT., SPACING AS SHOWN ON PLAN  |
|   | LIMELIGHT HARDY HYDRANGEA           |  |
| *   | POLYSTICHUM MUNITUM                 | MIN. 12-15" HEIGHT, (8) HEALTHY FRONDS, FULL AND BUSHY, SPACING AS SHOWN ON PLAN   |
|   | SWORD FERN                          |  |
|   | SARCOCOCCA HOOKERIANA VAR HUMILIS   | 18"-24" HT., FULL & BUSHY, B&B OR CONT., SPACING AS SHOWN ON PLAN  |
|   | HIMALAYAN SARCOCOCCA                |  |
| *   | STIPA TENUISSIMA                    | 5 GAL. POTS, FULL & BUSHY, SPACING AS SHOWN ON PLAN  |
|   | MEXICAN FEATHER GRASS               |  |
| *   | MISCANTHUS SINENSIS 'LITTLE KITTEN' | 5 GAL. POTS, FULL & BUSHY, SPACING AS SHOWN ON PLAN  |
|   | LITTLE KITTEN MAIDEN GRASS          |  |
| *   | EPIMEDIUM X RUBRUM                  | 5 GAL. POTS, FULL & BUSHY, SPACING AS SHOWN ON PLAN  |
|   | BARRENWORT                          |  |
|   | PHYLLOSTACHYS AUREA                 | 5 GAL. POTS, MIN 5-6' HT. & SPR, FULL & BUSHY, B&B OR CONT.  |
|   | GOLDEN BAMBOO                       |  |
| <u>GROUNDCOVER / BIORETENTION / GREEN ROOF</u>  |                                     |  |
|   | BIO-FILTRATION PLANT MIX:           | 2 GAL. POTS, 18" HT. MIN, FULL, 12" O.C. TRIANGULAR SPACING, START 6" FROM THE EDGE OF BED   |
|   | 75% JUNCUS PATENS                   |  |
|   | CALIFORNIA GRAY RUSH                |  |
| *   | 25% IRIS TENAX                      |  |
|   | OREGON IRIS                         |  |
| *   | GREEN ROOF - SEDUM TILES (TYPE 1)   | 12"x24" ETERA "TUFF STUFF" SEDUM TILES   |
|   | GREEN ROOF - SEDUM TILES (TYPE 2)   | 12"x24" ETERA "COLOR MAX" SEDUM TILES  |
|   | ARBORIST CHIPS (MULCH)              | SEE SPEC   |
|   | BALLAST ROCK                        | SEE SPECS  |
|   | ROOT BARRIER                        | 18" DEEP X 6'L AT CURB & 24" DEEP X 6' L AT SIDEWALK AT STREET TREES UB18-2 BY DEEPROOT, PER CITY OF SEATTLE STANDARD DETAIL #100A |



LEVEL 2 TERRACE LANDSCAPE PLAN



ROOFTOP DECK LANDSCAPE PLAN





SOUTHWEST CORNER LOOKING NORTH



SOUTHWEST CORNER LOOKING WEST







SOUTH ELEVATION

- RETAIL SIGNAGE
- BUILDING SIGNAGE



EAST ELEVATION

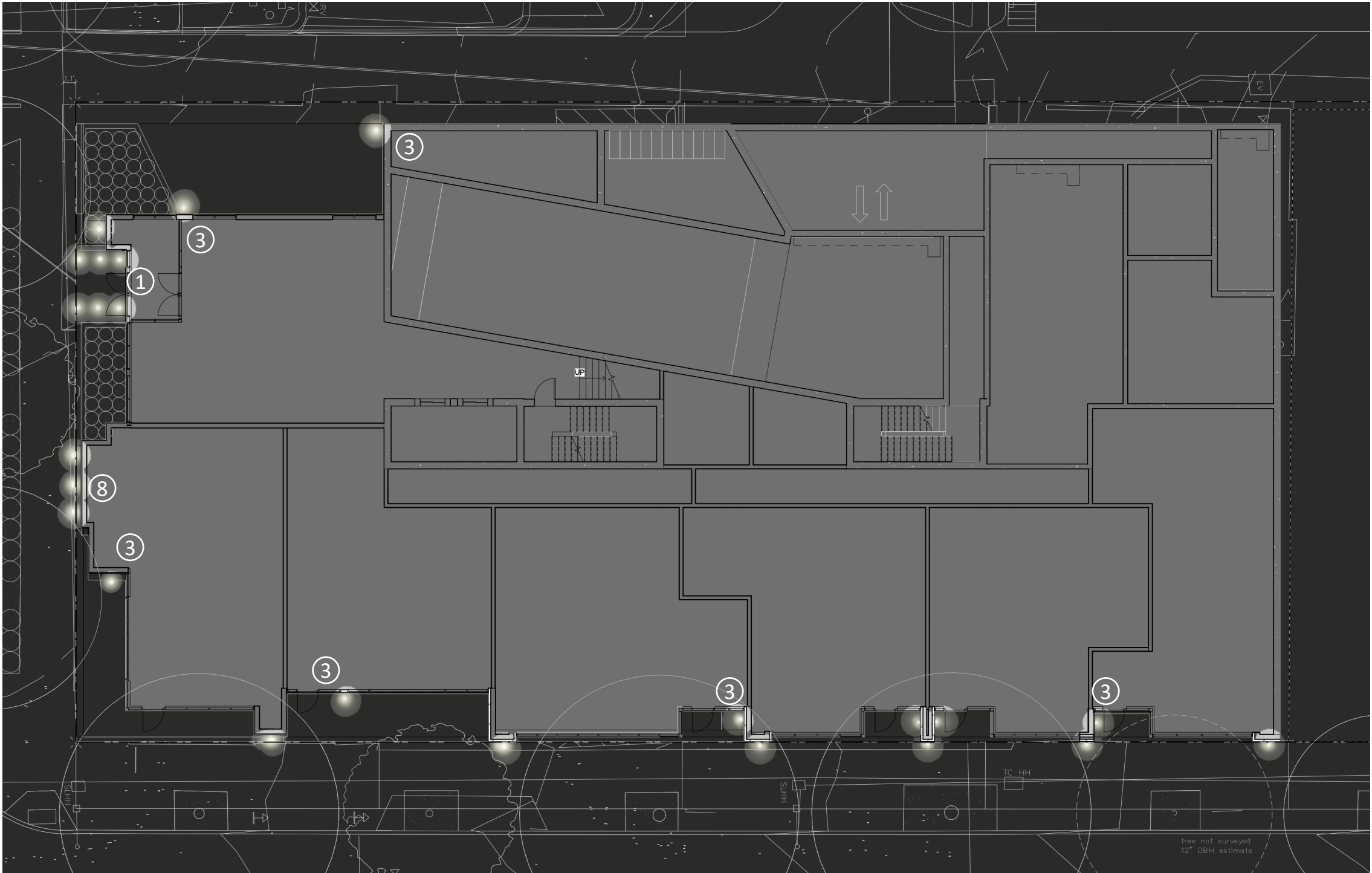


CONCEPTS FOR SIGNAGE



LIGHTING LEGEND

- ① RECESSED CANOPY DOWNLIGHTING
- ② RECESSED BAY DOWNLIGHTING
- ③ LARGE DECORATIVE WALL SCONCE (COMMERCIAL)
- ④ SMALL DECORATIVE WALL SCONCE (RESIDENTIAL)
- ⑤ FESTIVAL ROPE LIGHTING
- ⑥ PATIO BOLLARD LIGHTING
- ⑦ RECESSED STEP LIGHTING
- ⑧ WALL WASHER

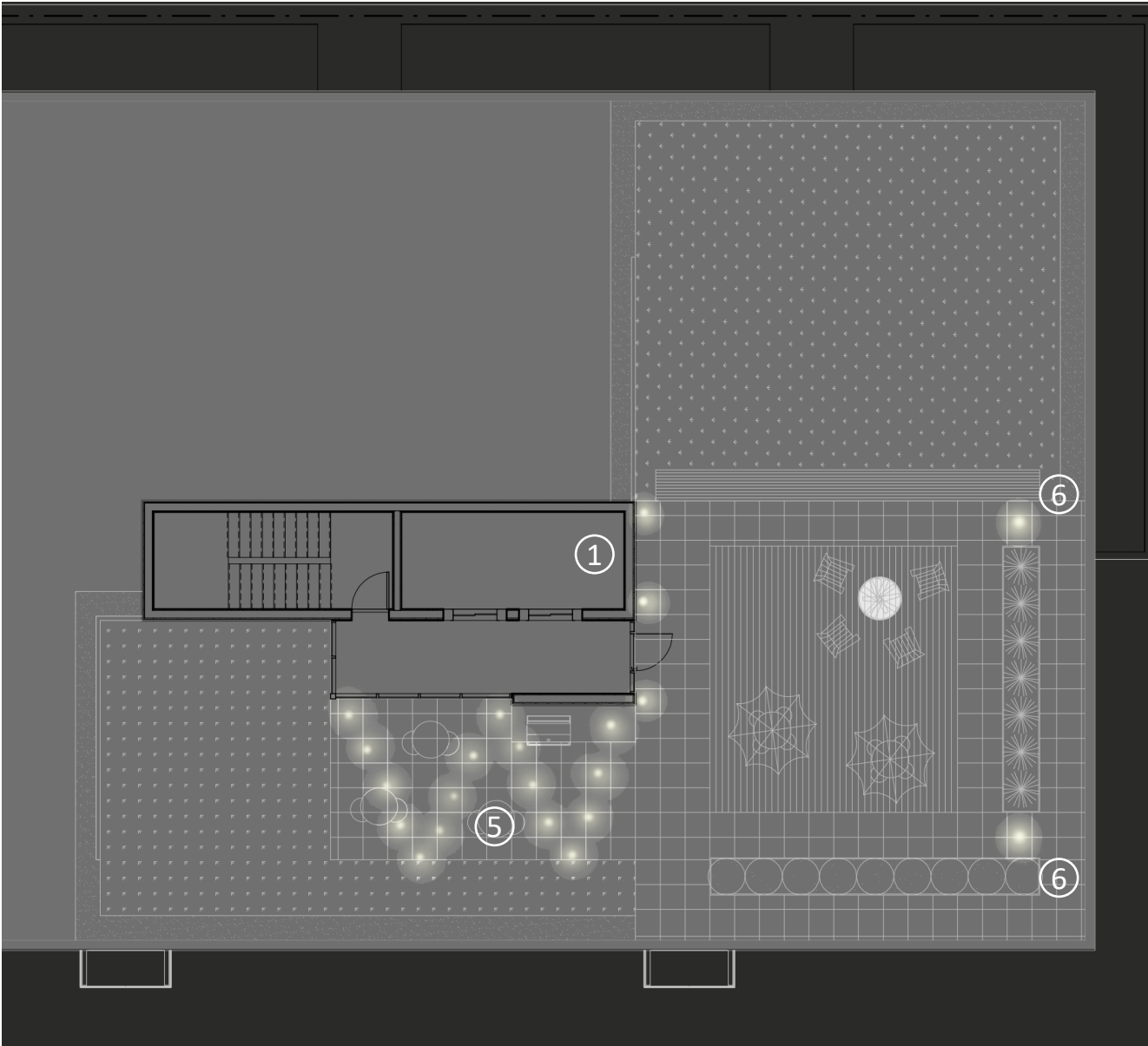


GROUND LEVEL PLAN



LIGHTING LEGEND

- ① RECESSED CANOPY DOWNLIGHTING
- ② RECESSED BAY DOWNLIGHTING
- ③ LARGE DECORATIVE WALL SCONCE (COMMERCIAL)
- ④ SMALL DECORATIVE WALL SCONCE (RESIDENTIAL)
- ⑤ FESTIVAL ROPE LIGHTING
- ⑥ PATIO BOLLARD LIGHTING
- ⑦ RECESSED STEP LIGHTING
- ⑧ WALL WASHER



ROOF PLAN



FESTIVAL LIGHTING



BOLLARD LIGHTING



WALL SCONCE



## URBAN PATTERN AND FORM

### CS2.I.ii Streetscape Compatibility - Treatment of Side Streets

The site is located on Greenwood Ave N and is bordered by N 84th St, a predominantly residential street. The residential entry is located along N 84th St in the preferred scheme to be consistent with this use type. The preferred scheme also provides setbacks at the ground level entry to allow for landscaping and provide an effective transition between the activity of Greenwood Ave N and the residential neighborhood.

### CS2.II.i Height, Bulk and Scale Compatibility - Impact of New Buildings on Street & Zone Edges

The site is located within an NC3P - 65 zone on Greenwood Ave N and between N 84th St and N 85th St. This particular property borders both a NC3P - 40 zone as well as a SF5000 zone on its west side. At the north side of the site is an existing historic commercial building (the Antika Building). In order to respect the size and scale of the existing historic structure on the north side of the site, as well as provide transitions to the two zones on the west side of the site, a number of setbacks are utilized to minimize the impact of the new building on the historic structure as well as the adjacent less intensive zones. On the north, the upper floors of the building are set back as much as 15' to create a transition to the historic building. On the west, the upper levels comply with required setbacks from the SF 5000 zone along the entire west side and include additional modulation to provide a more interesting elevation and additional exterior amenity space. The west facade incorporates a number of terraces in order to gracefully transition to the residential neighborhood.

### CS2.VI Structure Orientation

The project is located on Greenwood Ave N between N 84th St and N85th St. As Greenwood Ave N is a predominantly pedestrian commercial oriented street, the building is built to the edge of sidewalk the side walk for the majority of the ground floor to maintain the typical storefront experience of Greenwood Ave N. A small setback of 6' is utilized along this facade to help reinforce the rhythm of the historic storefront and provide opportunities for pedestrian amenities and landscaping. Access to parking is located off the existing alley on the west side of the site and is accessed off of N 84th St to minimize interruptions to pedestrian circulation.

### CS2.VII Mass and Scale

To reduce the impact of perceived mass and scale of the new building in comparison to existing buildings in the area, the upper floors are modulated and take advantage of setbacks to create visual interest and emphasize proportions consistent with the neighborhood fabric. The facades will use a variety of materials to help break up any large wall areas and emphasize vertical articulation of the building.

## Architectural Context and Character

### CS3.II Compatibility

Given the adjacency of the preferred scheme with a prominent historic commercial building and the surrounding Greenwood Ave N commercial storefront patterns, the ground floor of the preferred scheme uses vertical modulation and matches opening proportions and canopy lines to emphasize a entryway pattern consistent with the historical pattern of surrounding storefronts. This helps to bring the ground floor level more in alignment with the typical human-scale of the commercial district.

LANDSCAPE BUFFER

RESIDENTIAL ENTRY

LOBBY

CONTINUOUS RETAIL

BUS STOP

POTENTIAL LEAN RAIL LOCATION

CORNICE LINE CONTINUATION

MULTIPLE EXTERIOR TERRACES PROVIDE ALLEY SIDE ACTIVITY

CANOPY LINE

CANOPY LINE

TRANSPARENT LOBBY ENTRY AND DROP OFF



## CONNECTIVITY

### PL1.I Pedestrian Open Spaces and Entrances

Setbacks at the sidewalk level provide pedestrians and ground floor commercial spaces with small, usable open spaces to provide the ground level with greater access to light and air, accommodate significant pedestrian traffic, and allow additional glazing areas for storefronts at the ground level.

## WALKABILITY

### PL2.I.i Pedestrian Open Spaces and Entrances - Greenwood Ave N Corridor

The proposed development enhances the pedestrian environment and encourages pedestrian activity along the Greenwood Ave N corridor by orienting ground floor entries to the street, using pedestrian oriented retail facades, providing canopies for weather protection, and locating provided parking below grade. Parking access is provided off the existing alley on the west side of the site.

### PL2.II Street Elements

Blade signs that hang over sidewalks will be incorporated in building design to provide signage for way-finding and retail spaces. This will be coordinated with the Greenwood/Phinney Neighborhood Plan.

## PROJECT USES AND ACTIVITIES

### DC1.I Blank Walls

Blank walls will be negated by using small setbacks and using a variety of materials and textures on the exterior facades.

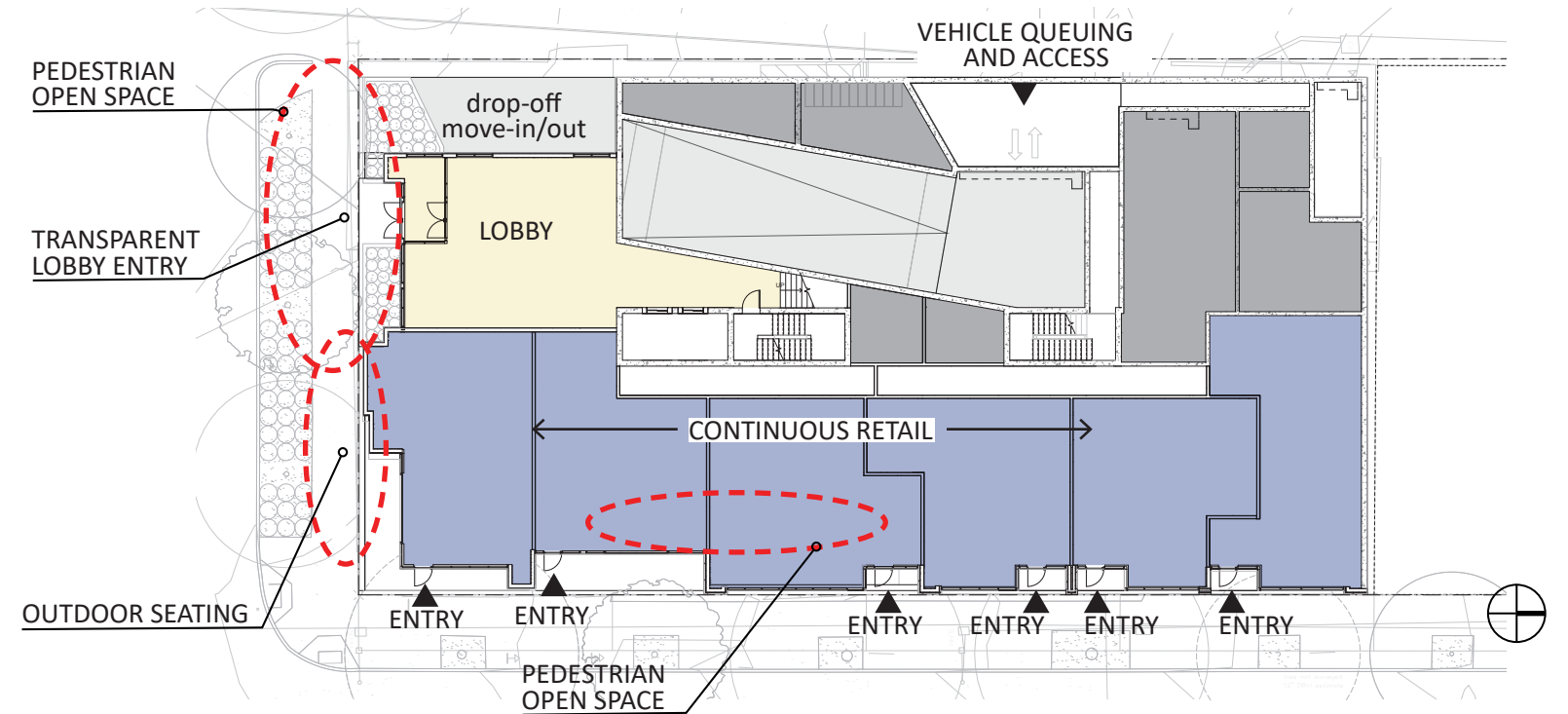
### DC1.II Parking and Vehicular Circulation

The existing curb cuts on Greenwood Ave N will be eliminated. The parking access will be located off the existing alley on the west side of the site. This will be accessed off of N 84th St and will use an existing curb cut. Landscaping will be provided along the west side of the building to enhance the route of circulation. In order to ease congestion on the narrow alley, the garage entry is set back 16' to allow for vehicle queuing and a location for move-in/out is provided on the property.

## ARCHITECTURAL CONCEPT

### DC2.I Architectural Context

Facade articulation and modulation is used in the preferred scheme, but consistent with commercial and mixed-use structures, it is used minimally along the Greenwood Ave N corridor to maintain a consistent retail street wall consistent with the historic storefronts along the same corridor. Modulation is used to a greater degree along the north and west side of the site at the upper levels to provide zone and use transitions.





DC2.II Human Scale

As the ground floor of the preferred scheme is oriented towards retail uses and Greenwood Ave N, this level is brought up to the sidewalk edge and speaks towards pedestrian activity and circulation. The upper floors, while visually similar in materiality and color, will be set back and more centric to their residential uses. A similar architectural treatment and style will unify the building while allowing these two use components to function separately.

DC2.III Mass and Scale

Modulation in upper level takes cues from the historic platting pattern and modulation used at the ground floor level for consistency in massing and to assist in reducing the perceived bulk and scale of the building.

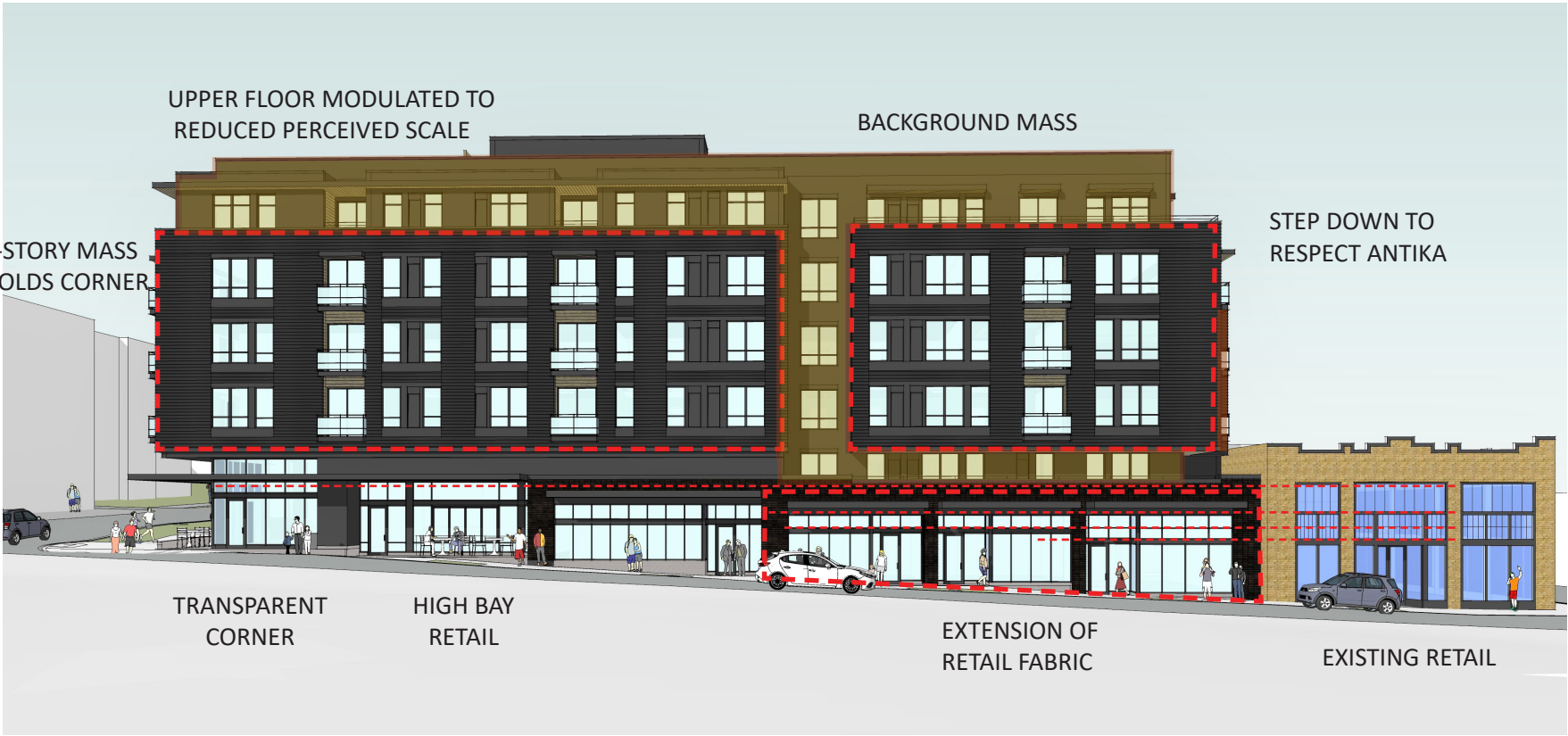
EXTERIOR ELEMENTS AND FINISHES

DC4.I Architectural Context

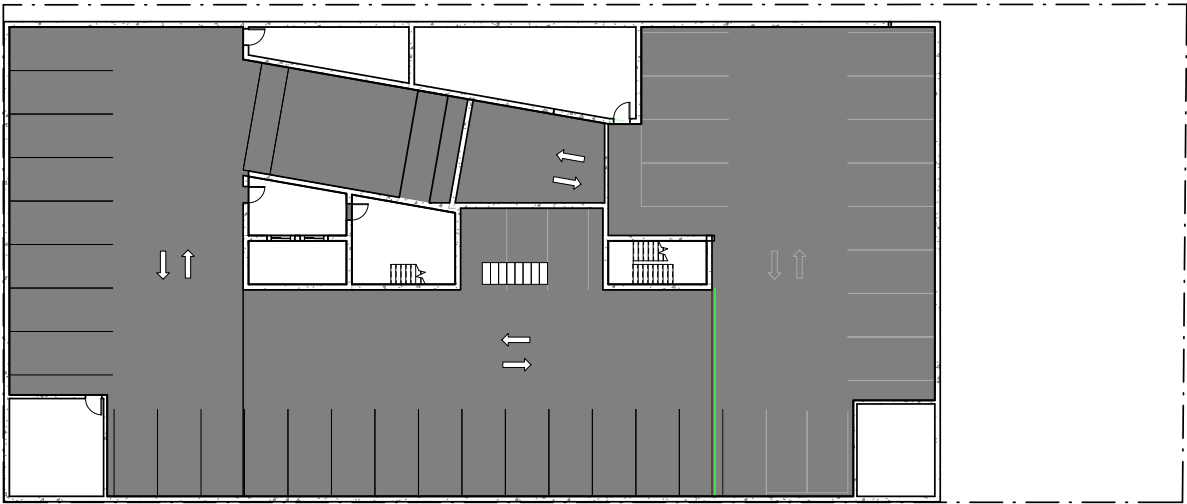
Consistent with other commercial storefronts in the Town Center, small signs will be encouraged by the building for the retail storefronts. Band signs on canopies could be provided as well.

DC4.II Exterior Finish Materials

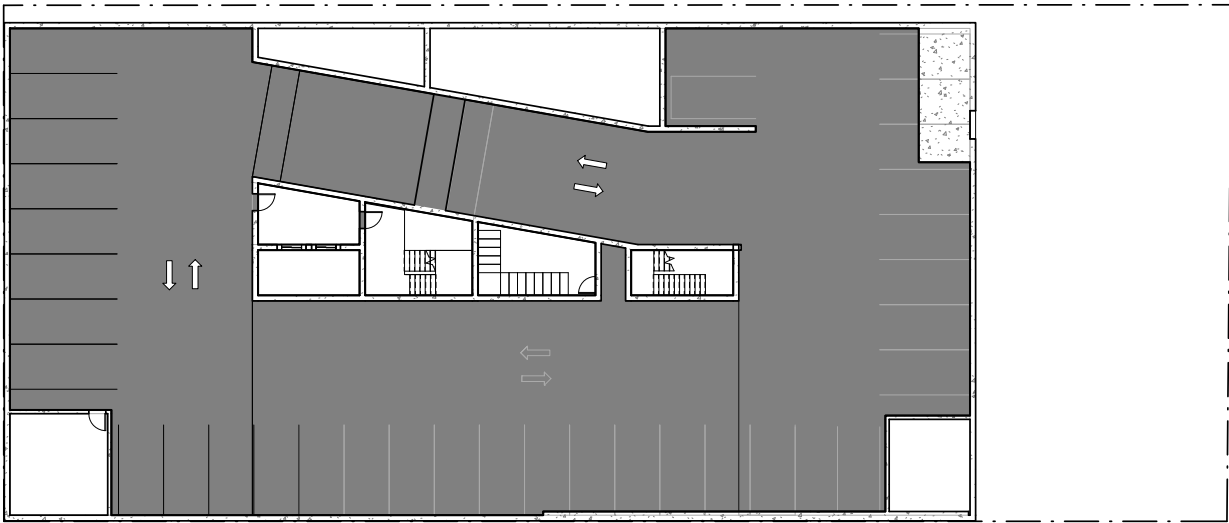
High quality, durable exterior materials to be used in a combination of metal panel, cementitious siding board and textured porcelain cladding.



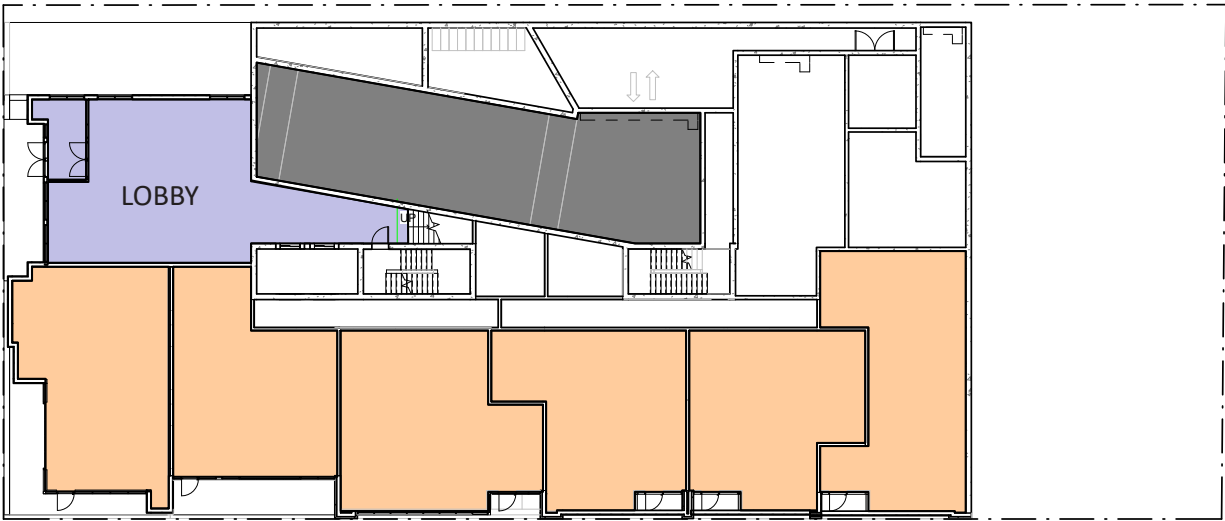




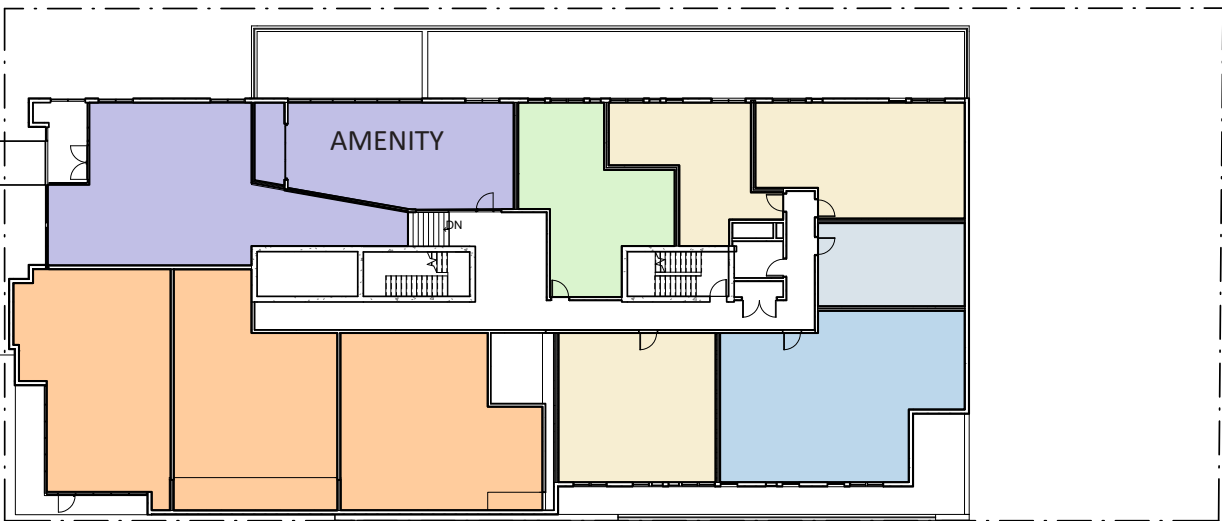
PARKING LEVEL 2



PARKING LEVEL 1



LEVEL 1

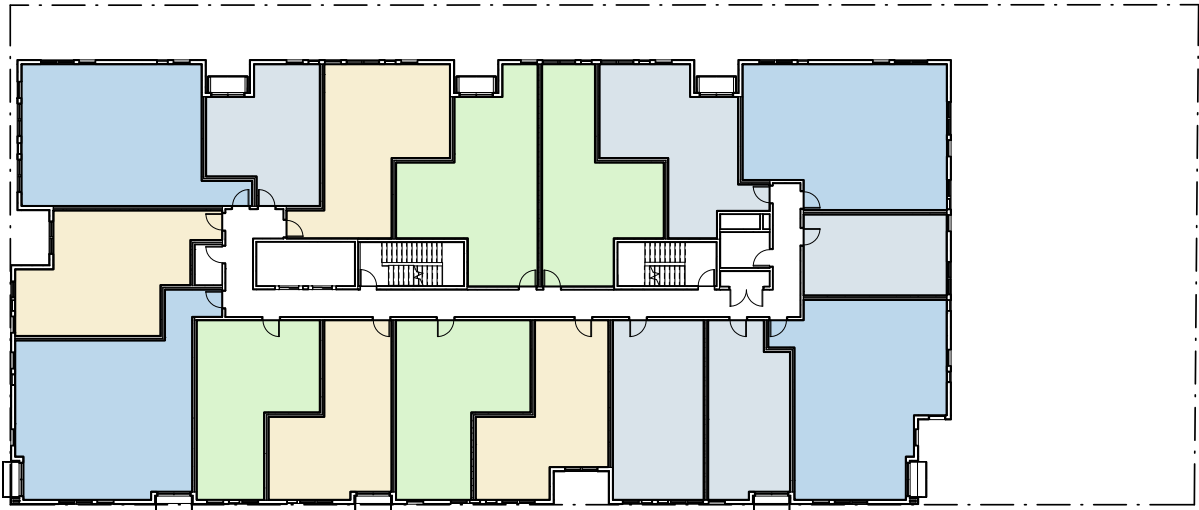


LEVEL 2

- LOBBY/ AMENITY
- RETAIL
- TWO BEDROOM
- ONE BEDROOM
- OPEN ONE BEDROOM
- STUDIO
- PARKING



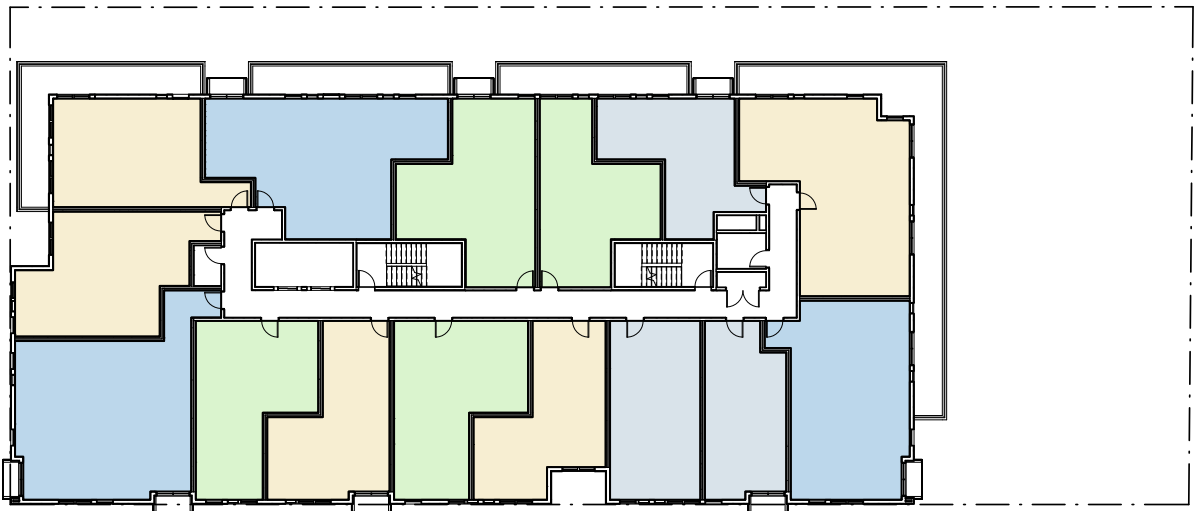




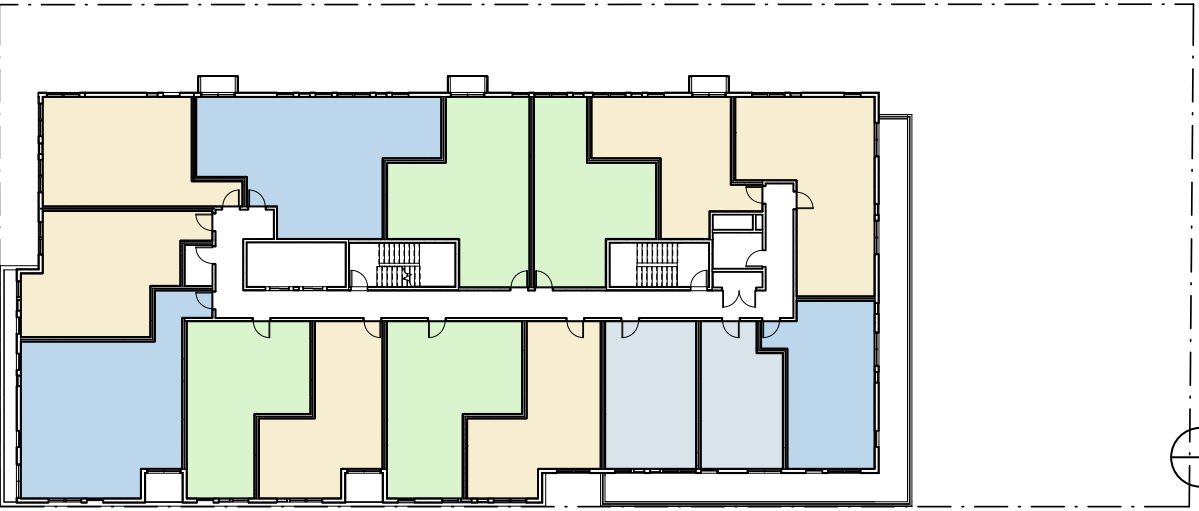
LEVEL 3



LEVEL 4



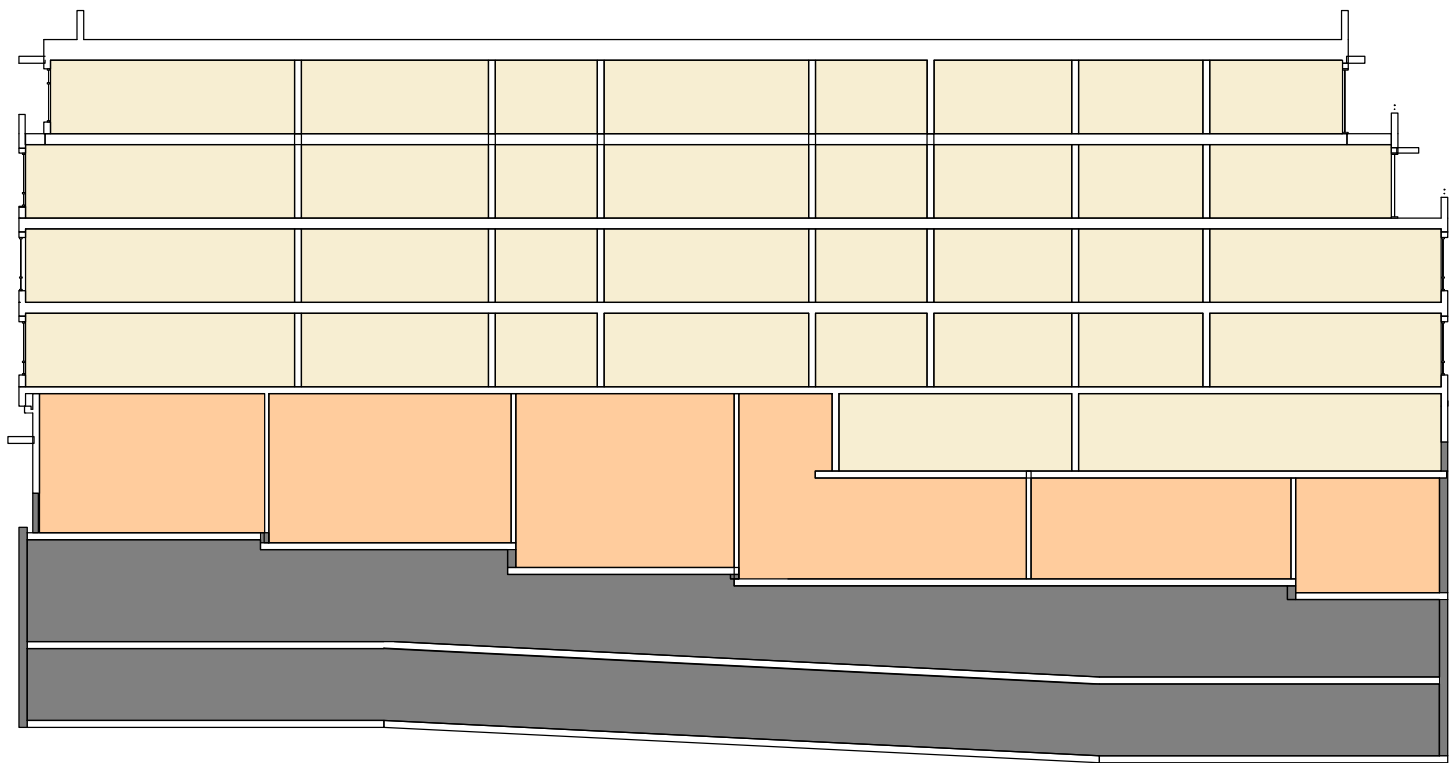
LEVEL 5



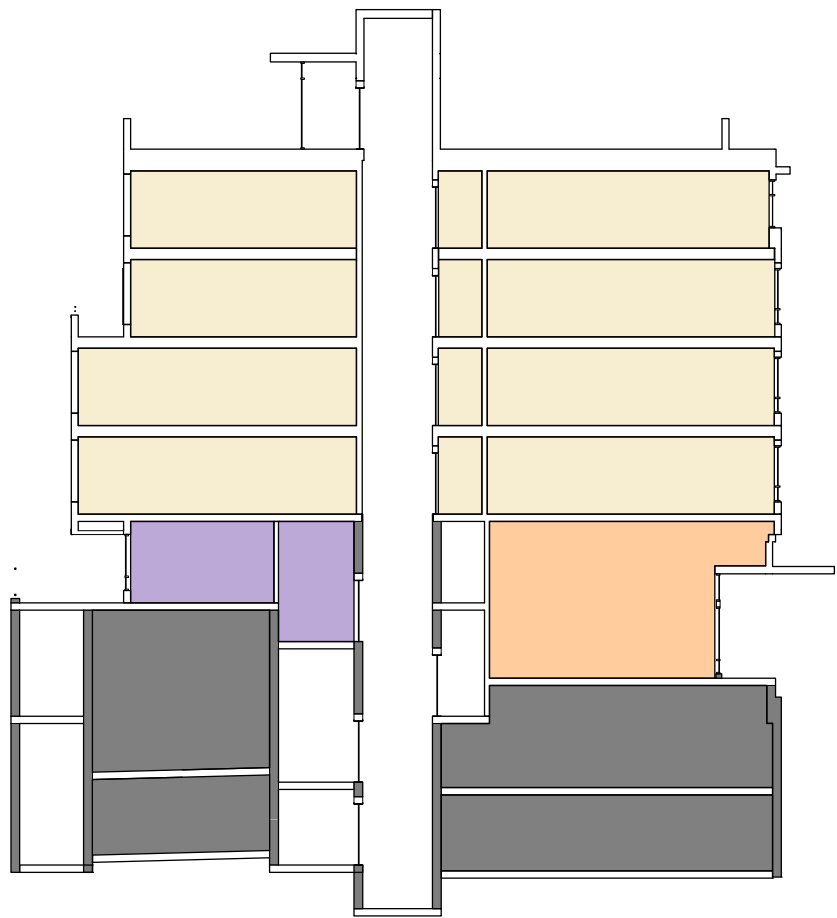
LEVEL 6

- LOBBY/ AMENITY
- RETAIL
- TWO BEDROOM
- ONE BEDROOM
- OPEN ONE BEDROOM
- STUDIO
- PARKING





LONGITUDINAL SECTION



CROSS SECTION

- RESIDENTIAL
- RETAIL
- LOBBY/ AMENITY
- PARKING







