



DESIGN RECOMMENDATION MEETING - NORTHWEST DRB

DECEMBER 3rd, 2018

DPD PROJECT # 3026708
 320 N 85TH ST.
 SEATTLE WA 98103

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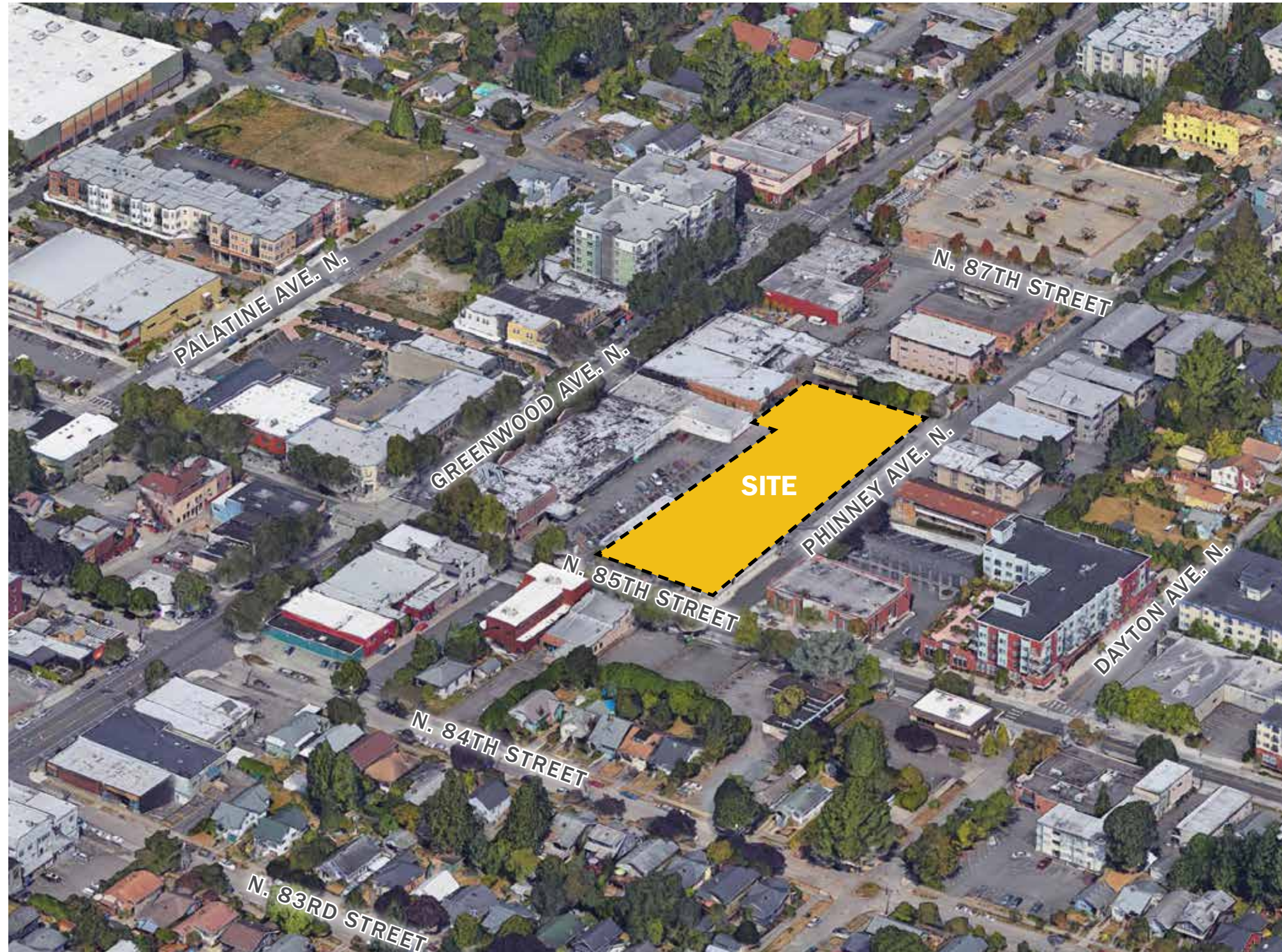
Contact:
 Melissa Wechsler
 Runberg Architecture Group
 1 Yesler Way - Suite 200
 Seattle, WA 98104



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PROJECT DATA OVERVIEW

320 N. 85TH STREET



- 203 RESIDENTIAL UNITS
- 4,691 SQUARE FEET OF COMMERCIAL AREA
- 124 STRUCTURED PARKING STALLS IN BELOW-GRADE GARAGE
- ENHANCED PEDESTRIAN REALM, ENLARGED SIDEWALKS AND CURB BULBS
- 6 FLOORS (65')
- TARGETING LEED GOLD

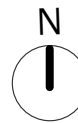
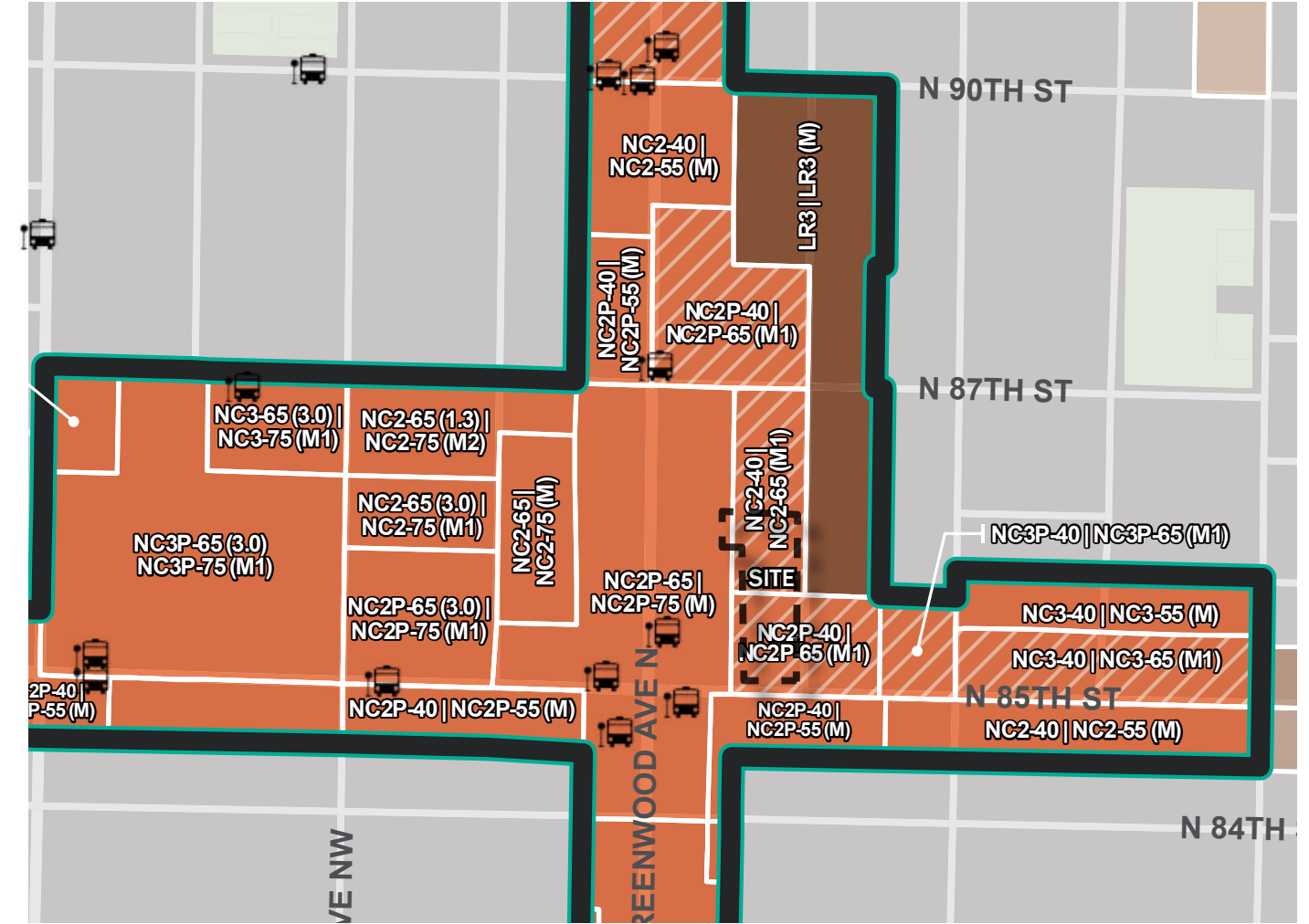
SITE CONTEXT & URBAN DESIGN ANALYSIS

ZONING MAP

CURRENT ZONING



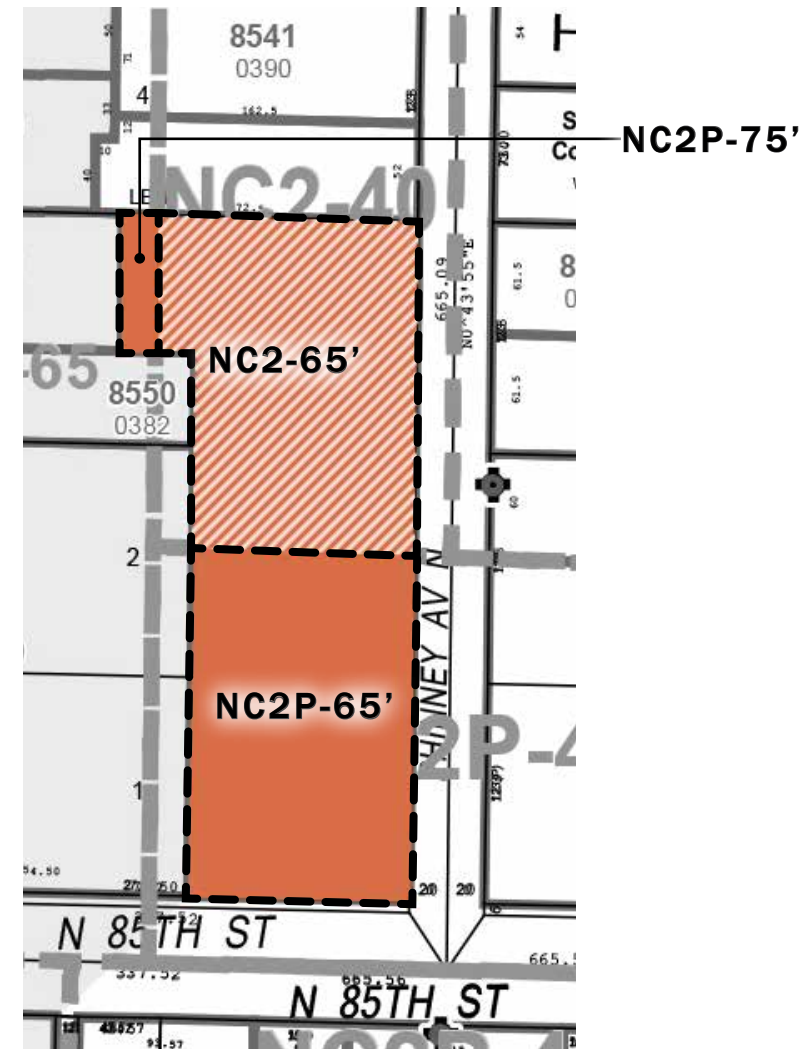
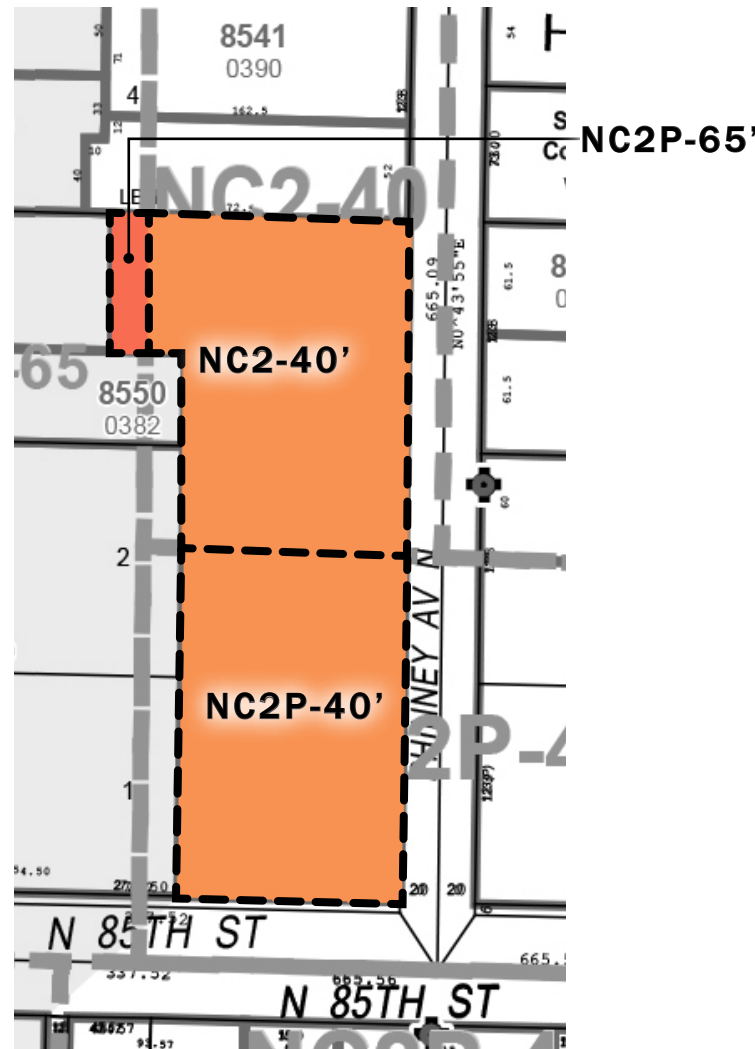
PROPOSED REZONING TO IMPLEMENT MHA



MHA Final EIS
Nov. 2017

CURRENT ZONING












PROPOSED REZONE



SITE ZONING

- Zone: NC2-40', NC2P-40', NC2P-65'
CONTRACT REZONE TO NC2P-65 & NC2-65
- Overlay: Greenwood-Phinney Ridge residential urban village, frequent transit
- Street Classification: Phinney Ave N is an Access Street
N 85th St. is a Principal Arterial
- Neighboring Zoning: currently is LR3 and NC2P-40 to the east; NC2P-65 to the west; NC2P-40 to the South; NC2-40 to the north

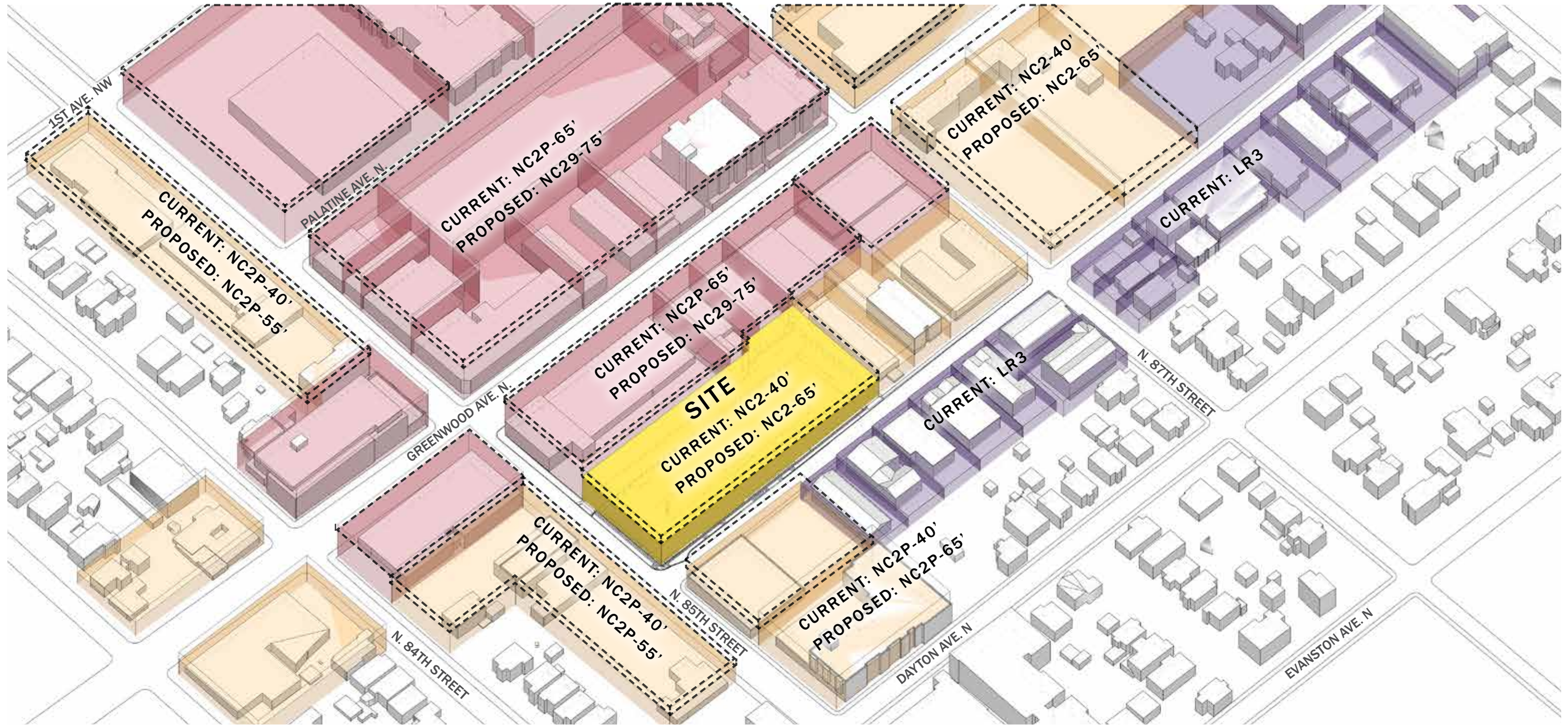
MAP KEY

- | | | | |
|---|---------|---|---------|
|  | C1-40 |  | NC2-40 |
|  | NC2P-65 |  | LR3 |
|  | NC2-65 |  | LR2 |
|  | NC2P-40 |  | SF 5000 |
-  PEDESTRIAN OVERLAY AREA
 -  SITE LOCATION
 -  BUS STOP



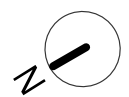
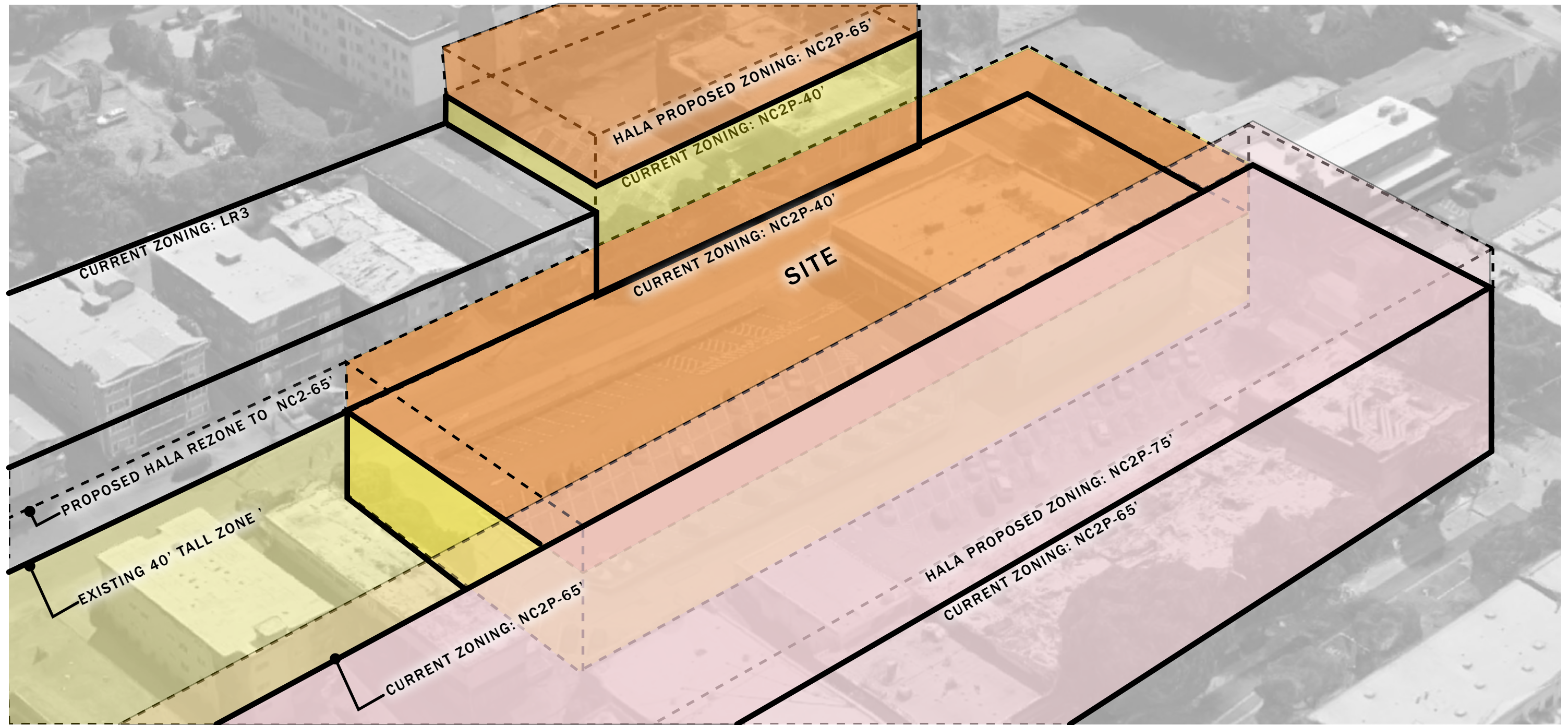
SITE CONTEXT & URBAN DESIGN ANALYSIS

ZONING MAP



PROPOSED REZONING TO IMPLEMENT MHA

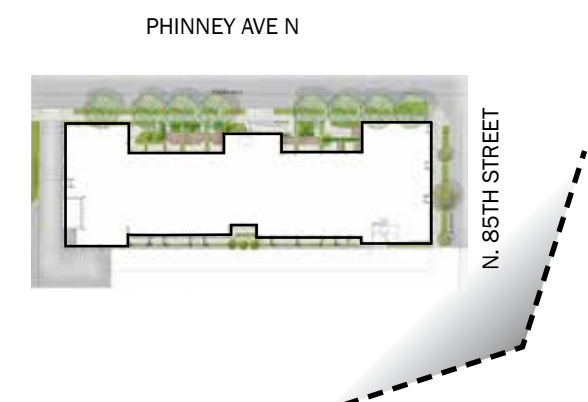
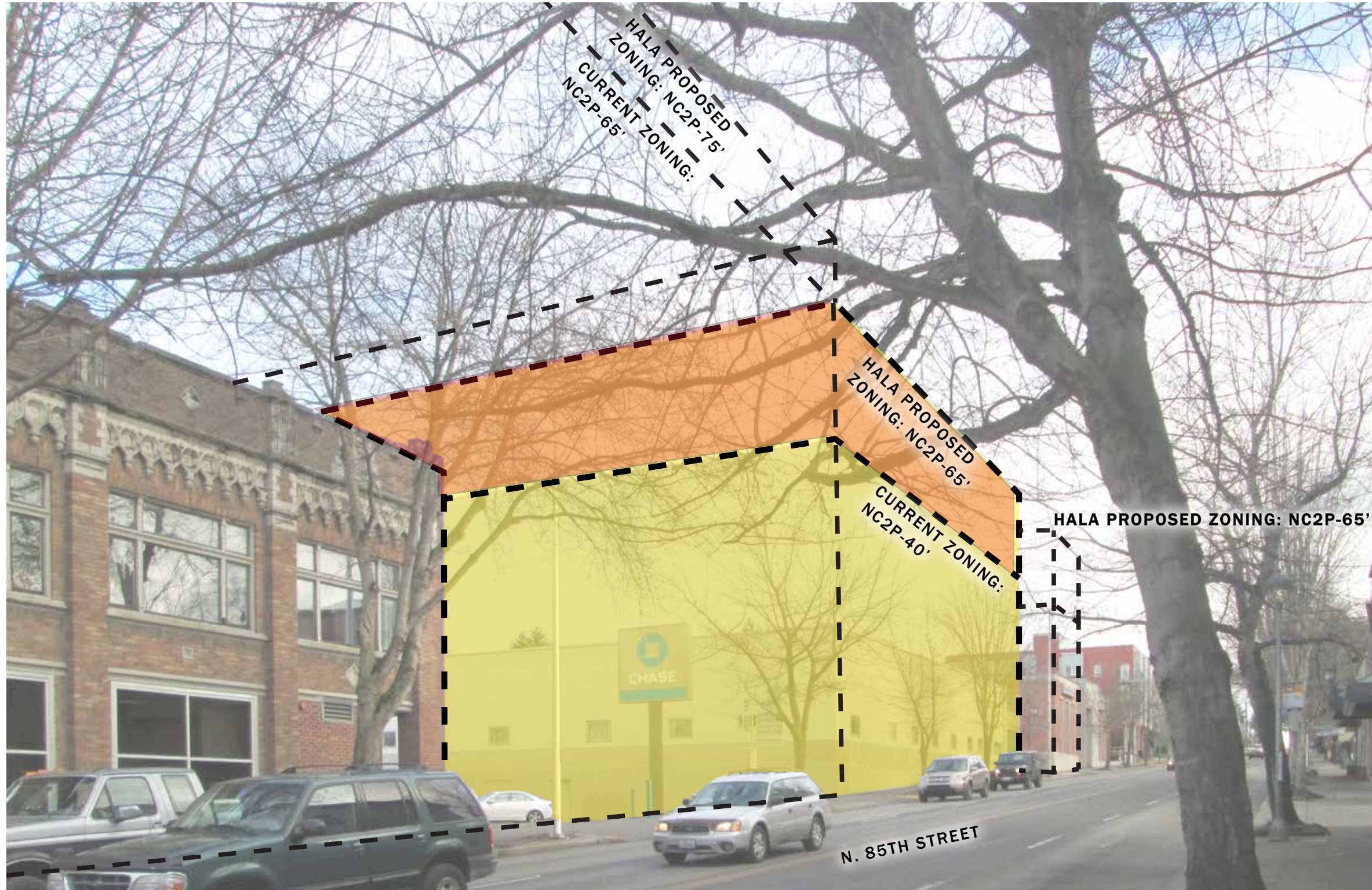


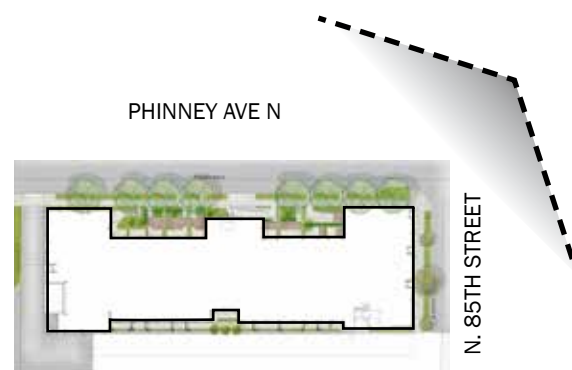
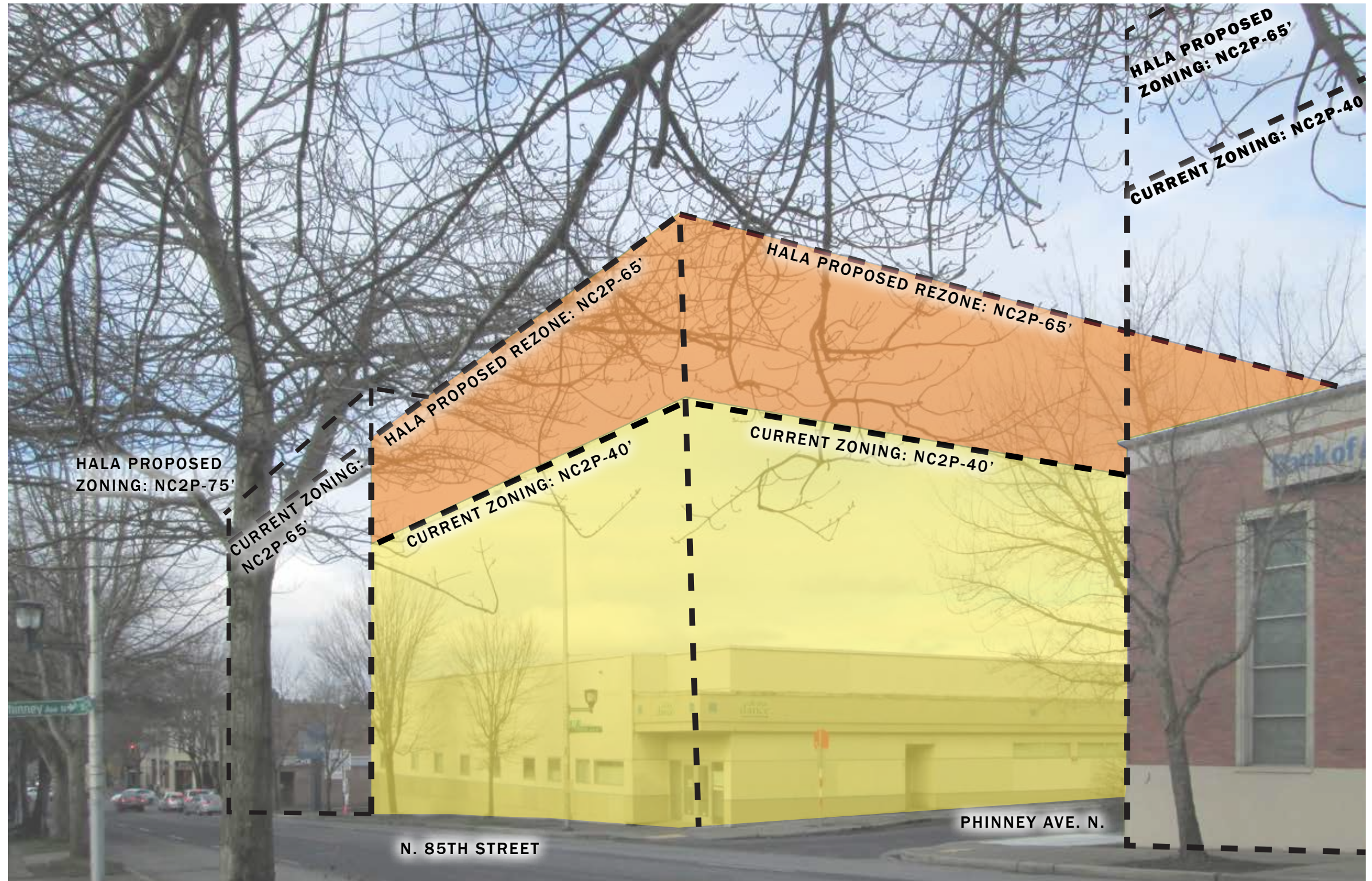


PROPOSED REZONING TO IMPLEMENT MHA

SITE CONTEXT & URBAN DESIGN ANALYSIS

BUILDABLE AREA





PHINNEY AVE. N.

N. 85TH STREET

PHINNEY AVE N

N. 85TH STREET

SITE CONTEXT & URBAN DESIGN ANALYSIS

ARCHITECTURAL CONTEXT

RETAIL

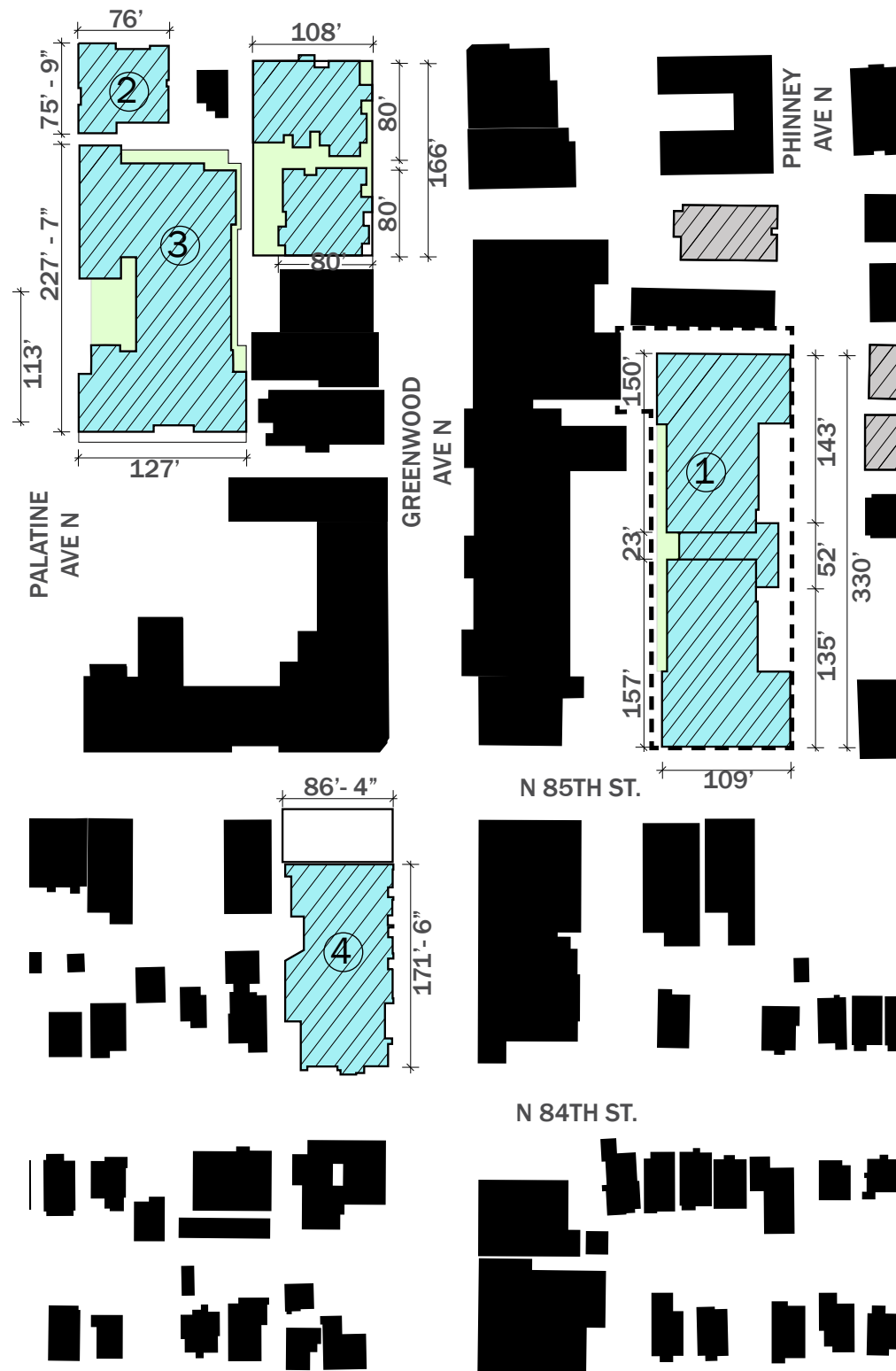
Photos of current and historic retail facades in the commercial heart of Greenwood. Commonality includes two-story height, glassy storefronts at street level with punched openings at level two, false facade "frontier" expression, bright colors, and highly detailed masonry.



MIXED-USE

Photos of existing mixed use buildings in Greenwood. Prominent commercial bases feature various masonry materials (brick, CMU). Residential levels above feature smaller scale, traditionally residential materials such as lap siding and varied roof forms. Bays, full balconies and Juliette balconies are common as well.





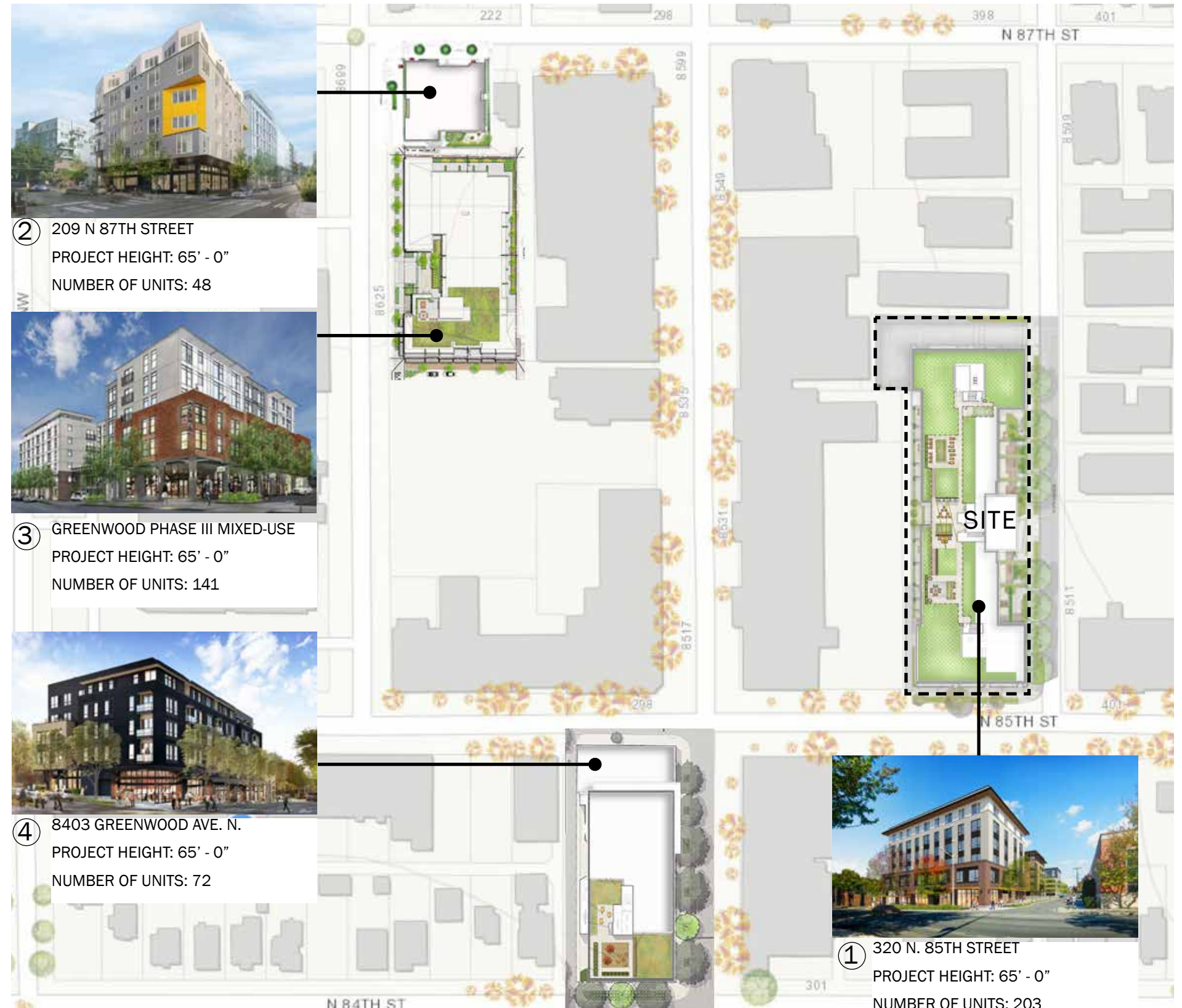
② 209 N 87TH STREET
PROJECT HEIGHT: 65' - 0"
NUMBER OF UNITS: 48



③ GREENWOOD PHASE III MIXED-USE
PROJECT HEIGHT: 65' - 0"
NUMBER OF UNITS: 141



④ 8403 GREENWOOD AVE. N.
PROJECT HEIGHT: 65' - 0"
NUMBER OF UNITS: 72



① 320 N. 85TH STREET
PROJECT HEIGHT: 65' - 0"
NUMBER OF UNITS: 203

SITE CONTEXT & URBAN DESIGN ANALYSIS

ZONE TRANSITIONS



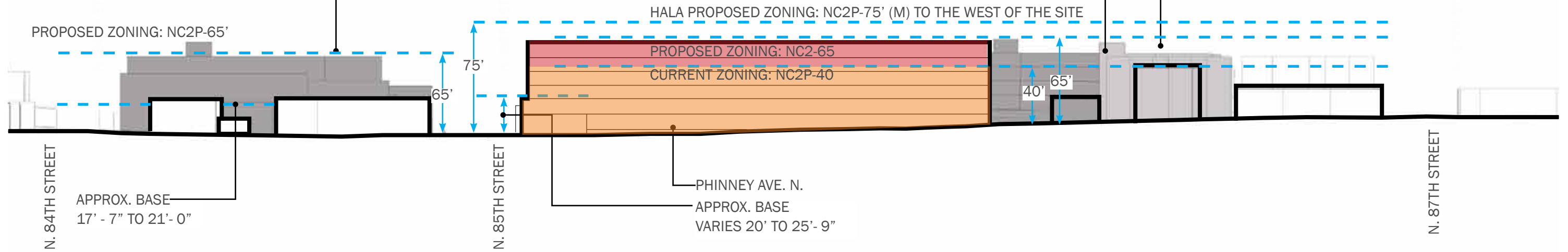
PROJECT #: 3025261
 PROJECT HEIGHT: 65' - 0"
 RETAIL BASE: APPROX.
 VARIES FROM 17'-7" TO
 21' - 0"



PROJECT #: 3026306
 PROJECT HEIGHT: 65' - 0"
 RETAIL BASE: APPROX.
 17'-4"

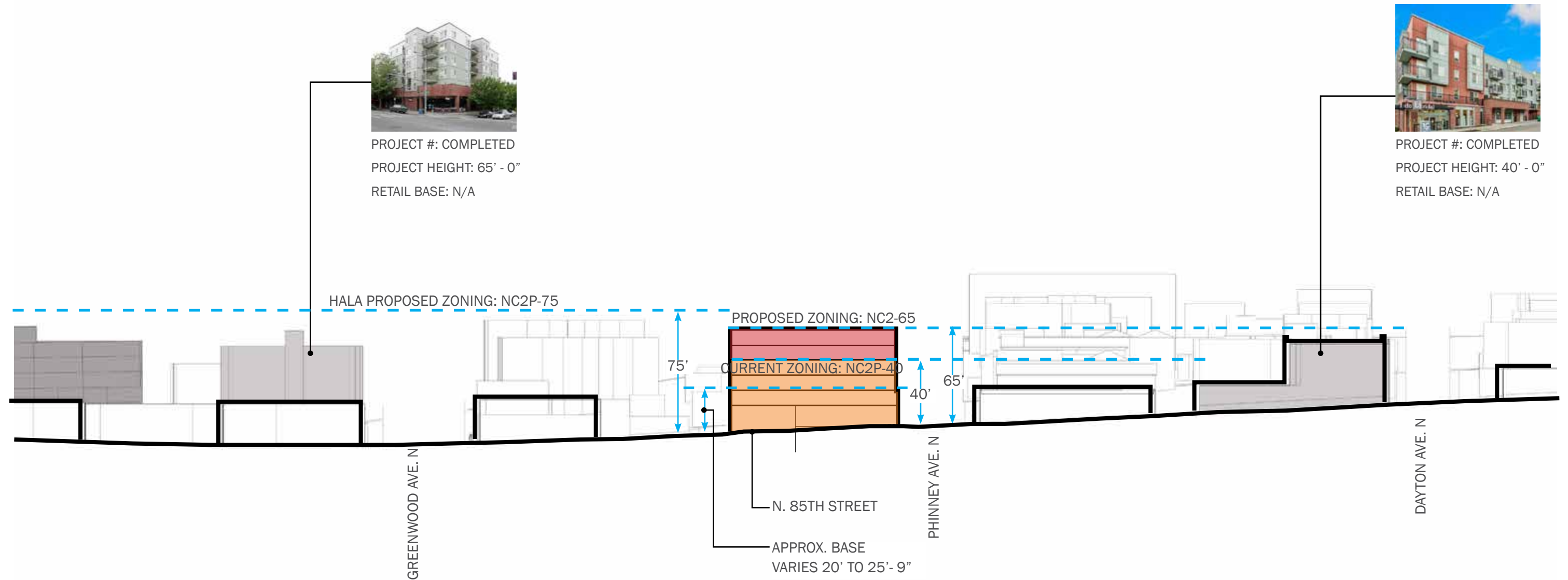


PROJECT #: 3026717
 PROJECT HEIGHT: 65' - 0"
 RETAIL BASE: 13'-6"



SITE CONTEXT & URBAN DESIGN ANALYSIS

NEW & FUTURE DEVELOPMENT



SITE CONTEXT & URBAN DESIGN ANALYSIS

SITE CONSTRAINTS AND OPPORTUNITIES

CONSTRAINTS

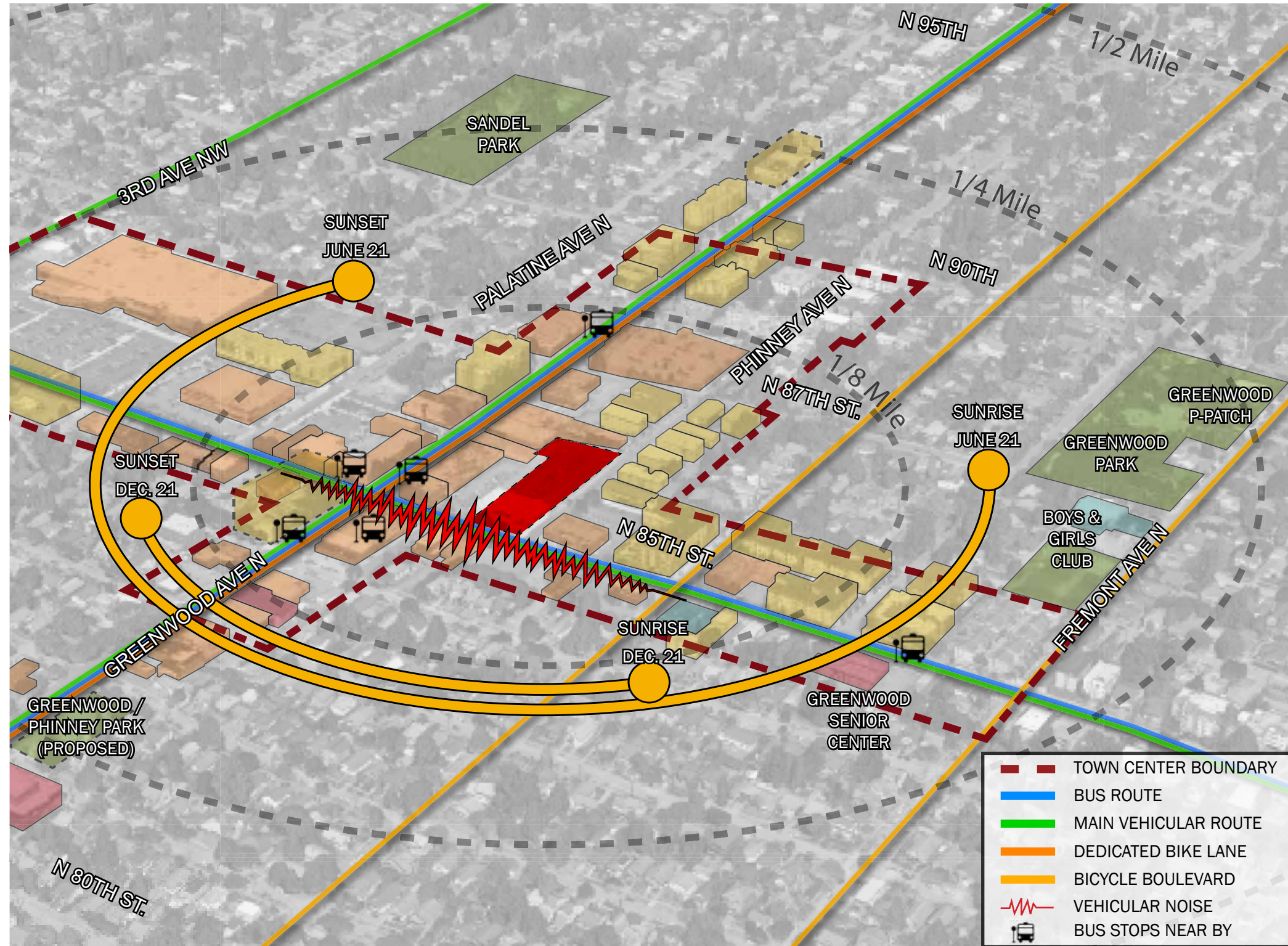
Narrow street section on Phinney Ave N

No sidewalks on neighboring properties along Phinney Ave N

Heavy vehicle traffic & noise on N 85th St.

11'-0" of grade change along Phinney Ave N and 5'-0" of grade change along N 85th Street

Existing Access Easement needs to be maintained along the west and north of the property



OPPORTUNITIES

Corner lot with high visibility

Within the Greenwood/Phinney Town Center

Close proximity to the urban core

Highly walkable/ bikeable site (walkscore = 96, bikescore = 76)

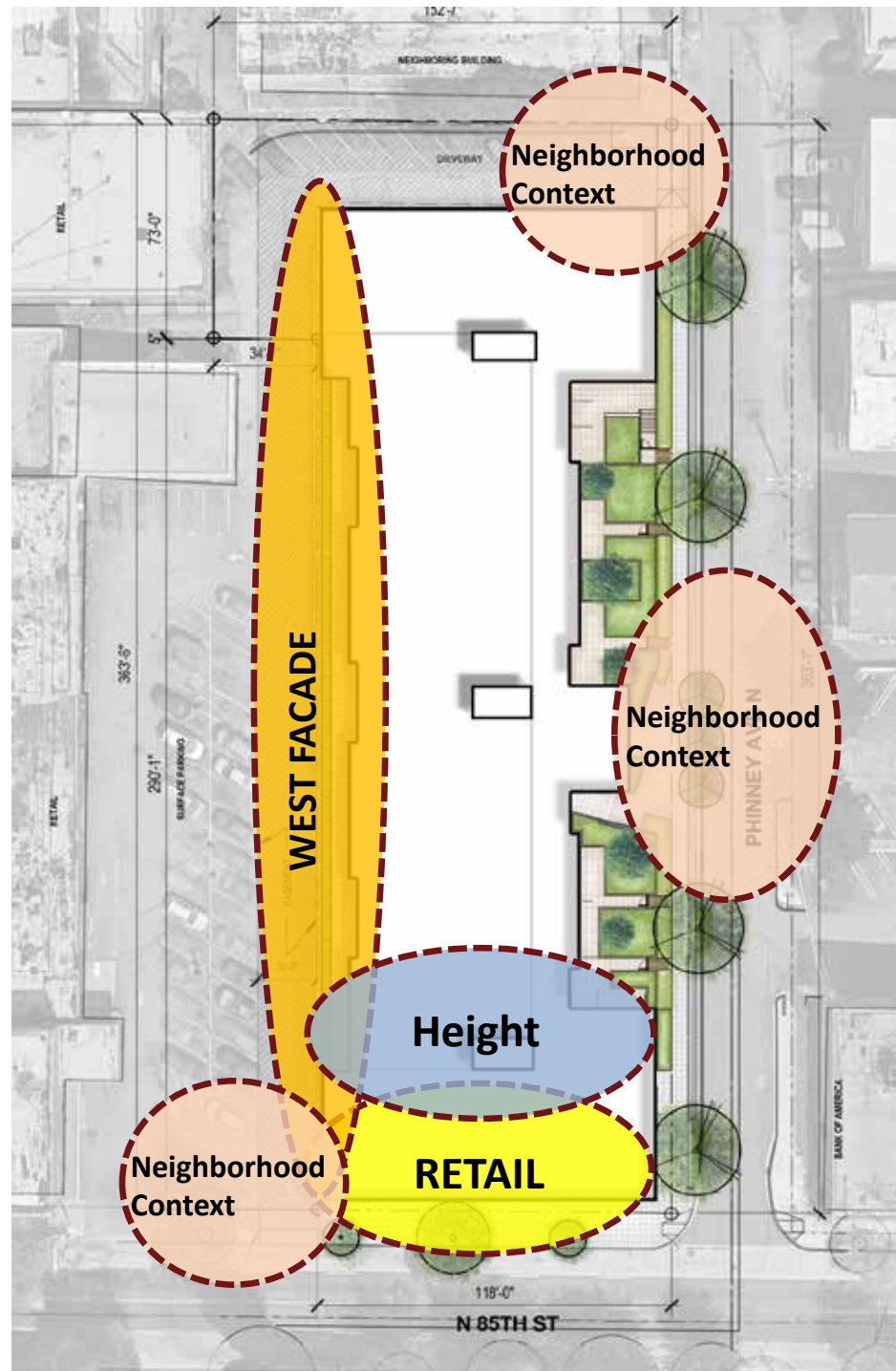
Easy access to public transit - four bus stops are located within one 1/2 block of the intersection between Greenwood Ave N and N 85th Street

Close proximity to public parks and a community P-patch

Close to the Boys & Girls Club and the Greenwood Senior Center

Solar access

SUMMARY OF CONVERSATIONS WITH THE GREENWOOD COMMUNITY COUNCIL



DESIGN PRIORITIES:

1. Retail:

- Want small/local niche retail on N 85th Street
- Consider activity spilling out onto Phinney Ave N.
- Consider wider sidewalks along 85th.

2. Neighborhood Context:

- Consider loading process for tenants and how it might affect traffic.
- Consider addressing the southwest corner of the project. It is most visible and first approached from Greenwood Ave N.

3. West Façade:

- Do not ignore the west façade. Make it inviting and safe, consider windows for eyes on the street
- Consider more relief along the west façade at the infill portions of the façade

4. Height:

- Consider a setback above the podium along 85th. This mitigates the canyon effect

DESIGN GUIDELINES

CITY OF SEATTLE AND GREENWOOD/PHINNEY | EDG RESPONSE

CS2. Urban Pattern and Form: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area. <i>With Greenwood / Phinney Supplementary Guidance:</i>	
CS2-I Steetscape Compatibility: CS2-I-i. Reinforcement of commercial and residential development patterns a. Build commercial development up to the sidewalk where possible. Along N 85 th Street, new commercial buildings should be set back sufficiently to provide 12' minimum sidewalks (including street trees and other plantings). Commercial buildings may be setback off the street if pedestrian oriented space is provided that is enhanced with humanizing components such as trees and other plants, site furnishing and high-quality, well detailed pavements between the sidewalk and the building. b. Residential buildings (on N 85 th Street) should be setback where possible 5' – 15' from the sidewalk to provide extensive landscaping in the front yard. When possible, first floor residential units facing N 85 th street should be located at least 3' above the sidewalk level to provide a sense of privacy and surveillance over the street.	Applicant's Response: a. Per the Board's direction, we have increased the voluntary setback along N 85 th Street from 1'-0" at EDG to 2'-8" at the SW corner of the building and 4'-0" at the SE corner of the building. This increases the space between the curb and the building to 14'-8" minimum, thereby exceeding the request for 12' minimum sidewalks in CS2-I-i. b. The right-of-way design along Phinney Ave N has been modified since the time of EDG, per new direction from SDCI that a 4'-0" dedication will be required along that right-of-way. Therefore, the residential building setbacks have been modified since the EDG presentation. The bulk of the residential building is set back 27'-0" from the sidewalk. The main building entry is setback just over 10'-0" from the revised East property line. The courtyards created by this setback will be heavily landscaped with stormwater planters and residential amenity open space.
CS2-II Height, Bulk and Scale Compatibility CS2-II-i. Impact of New Buildings on the Street: Consider the setbacks of upper stories of new mixed-use development on Greenwood Ave N and N/NW 85 th Street to reduce the dominance of new buildings on the street. Also, new commercial development should respect the small scale historical pattern of storefronts on Greenwood Av N. Typically, the older storefront are about 50 feet in width and feature brick, stone or other masonry units.	Applicant's Response: CS2-II-i. As noted in response to item #4c above, the upper levels of the building are voluntarily setback 9'-0" from the south property line, along N 85 th Street. This setback enhances the two-story façade at levels 1 and 2 which is designed to mimic the commercial development pattern in Greenwood (see item #4a, above). The two-story brick base to the building mimics the scale of the existing retail façade widths in the neighborhood and features brick masonry between the transparent storefront.

<p>Some also feature architectural details that provide interest and a human scale to the buildings.</p> <p>CS2-II-ii. Zone Edges: Careful siting, building design and massing are important to achieve a sensitive transition between more intensive and less intensive zones. Consider design techniques including:</p> <ul style="list-style-type: none"> a. Increasing the building setback from the zone edge at the ground levels; b. Reducing the bulk of the buildings' upper floors nearest to the less intensive zone; c. Reducing the overall height of the structure; and d. Using extensive landscaping or decorative screening. 	<p>In addition, the building has been pulled back from the west property line at the south end of the easement to allow for windows on the West façade and avoid a blank wall conditions as requested by the DRB. The setback area of 5'-6" resulted in reconfiguring of internal units and the total residential unit count went down from 210 units to 203 units.</p> <p>CS2-II-ii. Current zoning west and north of the site is NC2, the same as the project's site zoning. Our project is pursuing a contract rezone ahead of MHA proposed rezone of the neighborhood which would increase the height of our site and the property to the north from NC2-40 up to NC2-65. In the event that the MHA rezone is not approved, but our independent contract rezone does get approved, there will be a height difference of 25' between our site and the property to the north. To mitigate this potential outcome, we are locating our building 28' from the north property line, providing significant setback between our building and the lot to the north (a). The massing of the upper two stories at the north end of the building is differentiated from the brick massing below with more residential style materials and color (b). The setback area will be home to the easement access driveway, and landscaping will be located between the driveway and the north property line (d).</p>
CS3 Architectural Context and Character: Contribute to the architectural character of the neighborhood. <i>With Greenwood / Phinney Supplementary Guidance:</i>	
CS3-I Architectural Concept and Consistency CS3-I-i. Architectural Styles: The Greenwood Ave N/Phinney Ave N and N 85 th Street corridors are characterized by their utilitarian, non-flamboyant, traditional architectural styles (except for churches). Some important points to consider in making new development consistent and compatible with existing development include: <ul style="list-style-type: none"> a. Small-scale architectural details at the ground level, including color, texture/patterns, materials, window treatment, sculptural elements, etc. b. Landscaping is an important component of the overall character, particularly residential development c. Personalization of individual businesses is a key feature of both corridors. 	Applicant's Response: a. See response to CS2-II-i above. b. Extensive landscaping is planned for the site, particularly where the building voluntarily sets back at grade along Phinney Ave N to provide residential open space and room for stormwater planters. All ground level units facing Phinney Ave N will have private residential patios with low gates connecting to the public sidewalk area, mimicking the single-family residential conditions common in nearby parts of the neighborhood, north and east of the site. c. Similar to the older commercial buildings in the neighborhood, the permanent aspects of the retail architecture are simple and regular in pattern, but there is opportunity for individualization of the businesses via lighting and signage.

<p>CS3-II Compatibility</p> <p>CS3-II-i. Existing Pattern: Consider using human-scale historical pattern of storefronts on Greenwood Ave N as a guide in developing new structure abutting Town Center Streets. New development should respond to Greenwood’s existing context by matching window and opening proportions, entryway patterns, scale and location of building cornices, proportion and degree of trim work and other decorative details and employing a variety of appropriate finish materials.</p>	<p><u>Applicant’s Response:</u></p> <p>See response to CS2-II-i above.</p> <p>The building is proposing to mimic the human-scale historical pattern of storefronts on N 85th Street and Greenwood Ave N at the commercial storefront portion of the building at the south end of the site. The residential portions of the building respond to the residential context of the neighborhood with lap siding, a material commonly found on single family homes. Larger windows are proposed for living room spaces and small windows are proposed for bedrooms, similar to nearby residential development. The uppermost levels of the building are distinct between the north and south buildings as well. The southern building has a distinct 6th floor with a prominent eyebrow defining the portion of the building facing N 85th Street (this eyebrow/cornice and upper floor distinction was encouraged by the Board at the EDG meeting). The northern building has a distinct façade change for the two uppermost floors, levels 5 and 6. This creates a datum line near the 40’/four story level, referencing the existing zoning height on this half of the block and making a nod to the L3 buildings across Phinney Ave N (although some of those are taller than 40’).</p>
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<p>PL1. Connectivity: Complement and contribute to the network of open spaces around the site and the connections among them. <i>With Greenwood / Phinney Supplementary Guidance:</i></p>	
<p>PL1-I Pedestrian Open spaces and Entrances:</p> <p>PL1-I-i. Pedestrian Open Spaces: Small, usable open spaces are an important design objective. Open spaces incorporating the following features are encouraged with new commercial and mixed-use development:</p> <ul style="list-style-type: none"> a. Good sun exposure during most of the year b. Located in areas with significant pedestrian traffic c. Storefront and/or residential windows face onto open space, at or above the ground level d. There are a variety of places to sit e. Pedestrian have something to look at, whether it is a view of the street, landscaping, a mural, etc. 	<p><u>Applicant’s Response:</u></p> <p>The bulk of the ground level open space is concentrated on the east façade of the building, along the Phinney Ave N right of way. This joining of the open space to the sidewalk increases the sense of open space for the neighborhood at large and was supported by the Board at EDG. The right of way improvements along Phinney will enhance this objective with new street trees and a large planting bulb proposed for the center of the block, announcing the lobby location and providing space for tenants to wait for ride share vehicles. The east facing courtyards will receive ample morning light and be populated with a combination of seat-height planter walls, benches and other seating near the lobby entry to encourage pedestrians to stop and rest and enjoy the morning sun.</p>

<p>PL3. Street-Level Interaction: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.</p>	
<p>PL3-B Residential Edges.</p> <p>PL3-B-1. Security and Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.</p> <p>PL3-B-2. Ground level Residential: Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street.</p> <p>PL3-B-3. Buildings with Live/Work Uses [note: Not Applicable]</p> <p>PL3-B-4. Interaction: Provide opportunities for interaction among residents and neighbors.</p>	<p><u>Applicant’s Response:</u></p> <p>PL3-B-1: Along N 85th Street, the residential portions of the building are set up above grade level and set back from the property line. Along Phinney Ave N the building sets back significantly at grade and uses a combination of planters, decks and low gates to make a public to private transition from the sidewalk to the residential units at grade.</p> <p>PL3-B-2: See notes above for the public to private transition in front of residential units at grade along Phinney Ave. The project team is concerned about the safety and security of the residential units at level one on the west façade of the building. While they are elevated above the adjacent easement access driveway several feet, we would like to design the west facing garage wall in such a way to deter people from climbing up an over the parapet to access the level one private patios and residential units. The upper stories of the building have been set back from the property line to allow for windows and views down to the easement area as well.</p> <p>PL3-B-4: The landscaped areas along Phinney Ave N capitalize on the voluntary setbacks along the east façade to create opportunities for interaction between residents and neighbors.</p>
<p>PL3-C Retail Edges</p> <p>PL3-C-1. Porous Edge: Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.</p> <p>PL3-C-2. Visibility: Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.</p> <p>PL3-C-3 Ancillary Activities: Allow space for activities such as sidewalk vending, seating and restaurant dining to occur. Consider setting structures back from the street or incorporating space in the project design into which retail uses can extend.</p>	<p><u>Applicant’s Response:</u></p> <p>PL3-C-1: The south façade of the building along N 85th street is entirely devoted to commercial use, with significant quantities of transparent storefront to allow passersby to interact visually with the building interior. The N 85th Street frontage may be devoted to a single retail use or it may be divided into two or more uses. Given the slope of the sidewalk along this frontage, at least two doors will be located to be accessible from sidewalk grade direct into the commercial spaces. Additional doors may be provided in the future, but they would require modification to the interior of the building to provide accessible entry.</p> <p>PL3-C-2: As discussed at the EDG meeting because of the heavy traffic noise and pollution along N 85th street, highly operable storefront is not appropriate at this commercial frontage location. Rather, the design will focus on maximizing transparency and visual connection between the interior and the exterior of the building. Furthermore, the architectural language of the commercial base has been carried around to both</p>

DESIGN GUIDELINES

CITY OF SEATTLE AND GREENWOOD/PHINNEY | EDG RESPONSE

	<p>the east (Phinney Ave N) and west (private access easement driveway) sides of the site to create corner unit visibility into the commercial uses. Along the west façade this design revision required setting the building back from the property line to allow for true glazing along the west façade as requested at EDG.</p> <p>PL3-C-3: See comments in section CS2-I-ia, above, for description of the voluntary setback along N 85th Street. This additional sidewalk space is primarily intended to give pedestrians more room and protection from the heavy traffic on N. 85th street, but it could also be used for outdoor display and/or seating to allow the commercial use to extend out towards the right of way.</p>
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DC1. Project Uses and Activities: Optimize the arrangement of uses and activities on site. <i>With Greenwood / Phinney Supplementary Guidance:</i>	
DC1-C Parking and Service Uses. DC1-C-1. Below Grade Parking: Locate parking below grade wherever possible... DC1-C-2. Visual Impacts: Reduce the visual impacts of parking lots, parking structures, entrances and related signs and equipment as much as possible. DC1-C-3. Multiple Uses: Design parking areas to serve multiple uses such as children's play space, outdoor gathering areas, sports courts, woonerf, or common space in multifamily projects. DC1-C-4. Service Uses: Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.	<u>Applicant's Response:</u> DC1-C-1: All parking is located below grade. DC1-C-2: As noted, all parking is located at levels P1 and P2. Level P1 is partially daylight along the west façade of the building. The west property line is an internal property line (i.e. it does not have an associated right-of-way) but it feels like an alley condition because there is a commonly used access easement driveway located adjacent to this property line. DC1-C-3: all parking is structured, below grade. DC1-C-4: Service uses for the project are concentrated at the north and west building facades, away from the public right-of-way frontages and pedestrian circulation.
DC1-I Blank Walls. DC1-I-i. Storefronts: Storefronts are encouraged to be located at the sidewalk edge, particularly in neighborhood commercial districts, and should be continuous, minimizing blank walls. Where unavoidable consider treating blank walls with one or more of the methods suggested in the Seattle Design Guidelines, including: <ol style="list-style-type: none"> 1. Installing vertical trellis in front of the wall with climbing vines or plant material; 2. Employing small setbacks; 	<u>Applicant's Response:</u> N 85 th Street is a designated a principal pedestrian street. Along that building frontage we have provided a Board-supported voluntary setback of 2'-8" to 4'-0" from the property line to the storefront façade (see comments in section CS2-I-ia above). The façade itself is continuous, has no blank walls (other than the brick piers which lend themselves to the historic character of the neighborhood), and the storefront windows are located close to the sidewalk edge. Storefront windows wrap the corner to east elevation along Phinney Ave N as well, and the pattern of brick bays continues up to

<ol style="list-style-type: none"> 3. Employing different texture, colors or materials; 4. Providing art or murals 	the courtyard space in front of the residential units at grade. The remainder of the building frontage along Phinney Ave N is residential.
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DC2. Architectural Concept: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings. <i>With Greenwood / Phinney Supplementary Guidance:</i>	
DC2-A Massing. DC2-A-1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space. DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.	<u>Applicant's Response:</u> DC2-A-1: As noted in the Early Design Guidance, the Board supported massing option C, which is an E shaped building (in plan) with open space facing Phinney Ave N. Sticking with this general massing, we re-evaluated the overall scale of the project to study ways in which it could be better integrated into the existing neighborhood context. Looking at local development patterns for multi-story residential and mixed use commercial buildings for direction, we have revised the project to read as two separate but related L-shaped buildings, with a center "entry" building joining them together along the east façade. This reduces the perceived length of the building along the west façade from a continuous +/- 330' long building to two separate +/- 150' long buildings with a joining gasket in between. 150' long facades are more appropriate to the neighborhood context as we will demonstrate via a figure ground analysis in the Recommendation meeting packet for the Board's consideration. To further enhance the sense that the project is two separate buildings joined by a gasket, the façade materials, details and colors differ between the two buildings. DC2-A-2: as noted above, the "north" and "south" buildings on the project are rendered differently, with varying façade materials, details and colors. The "south" building massing is predicated on creating a two-story retail base along N 85 th street to relate to the historic character of the neighborhood. At the EDG meeting, some Board members requested the team study a "top" to this portion of the building to create a classic Base-Middle-Top proportion to the south building; as such, the design has been modified to differentiate the top floor cladding in color, material and with the addition of a cantilevered eyebrow to cap the top of the building. The "north" building is closer to the residential portions of the neighborhood, including the neighboring properties currently zoned to 40' height limits. Therefore, the massing on the north building was broken down to a 4-story/40' tall base, with brick framework that picks up on the

	<p>south building's materiality. The uppermost floors create a two story "top" to the building that is modulated to indicate the width of the residential units at the interior of the building. Color and texture on the upper level cladding further differentiates the upper massing from the 40' base. Stepped parapets and varied cornice lines further accentuate the differences between the north and south buildings.</p>
<p>DC2-III Mass and Scale</p> <p>DC2-III-i. Perceived Mass: Consider reducing the impact or perceived mass and scale of large structures by modulating upper floors; varying roof forms and cornice lines; varying materials; colors and textures; and providing vertical articulation of building facades in proportions that are similar to surrounding plat patterns.</p>	<p><u>Applicant's Response:</u></p> <p>See response to DC2-A, above.</p>

<p>DC4. Exterior Elements and Finishes: Use appropriate and high-quality elements and finishes for the building and its open spaces.</p>	
<p>DC4-A Exterior Elements and Finishes.</p> <p>DC4-A-1. Exterior Finish materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.</p> <p>DC4-A-2. Climate Appropriateness: Select durable and attractive materials that will age well in Seattle's Climate, taking special care to detail corners, edges, and transitions.</p>	<p><u>Applicant's Response:</u></p> <p>DC4-A-1. The project proposes to use brick masonry on the lower levels of the building to relate to the neighborhood context and provide a sense of permanence to the structure. Painted fiber cement panels (both in lap siding and flat panel) are durable and easy to maintain. The accent material proposed at the center building is a wood or wood-like cladding to provide warmth and texture, announcing the primary entry to the building and leading one's eye up to the common amenity room feature at level 6, above.</p> <p>DC4-A-2. All of the materials proposed for this project have been used by the applicant team on several other projects in the Seattle area and proven their ability to stand the test of time and climate. We will be working with a Building Envelope specialist to ensure all final details are climate appropriate to allow the cladding materials to stand the test of time.</p>

EDG MASSING

PREFERRED SCHEME APPROVED AT EDG [FEBRUARY 26TH 2018]



INTERSECTION @ 85TH STREET & PHINNEY AVE. N FACING NORTH



AERIAL VIEW: LOOKING NORTHWEST



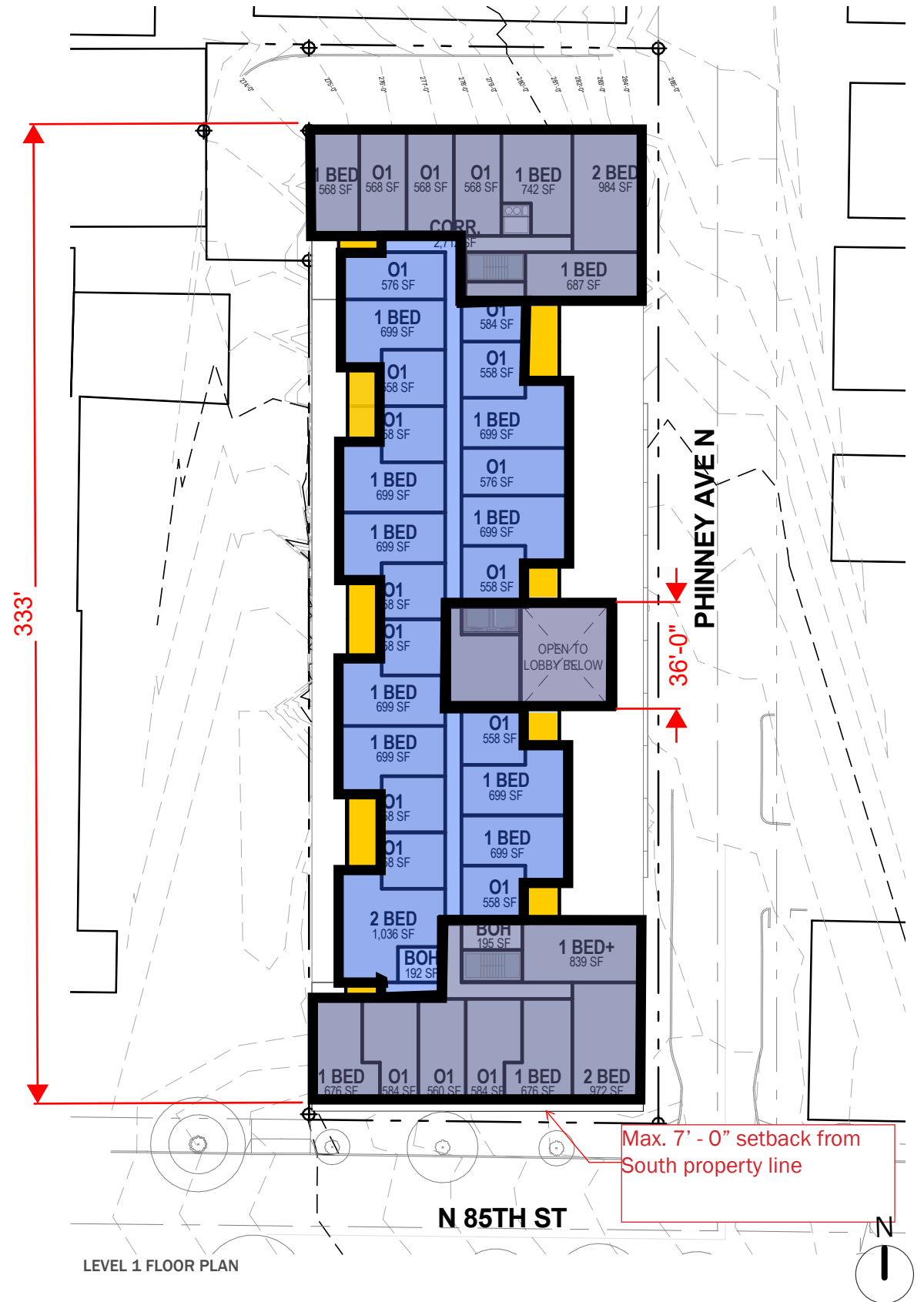
AERIAL VIEW: LOOKING NORTHEAST

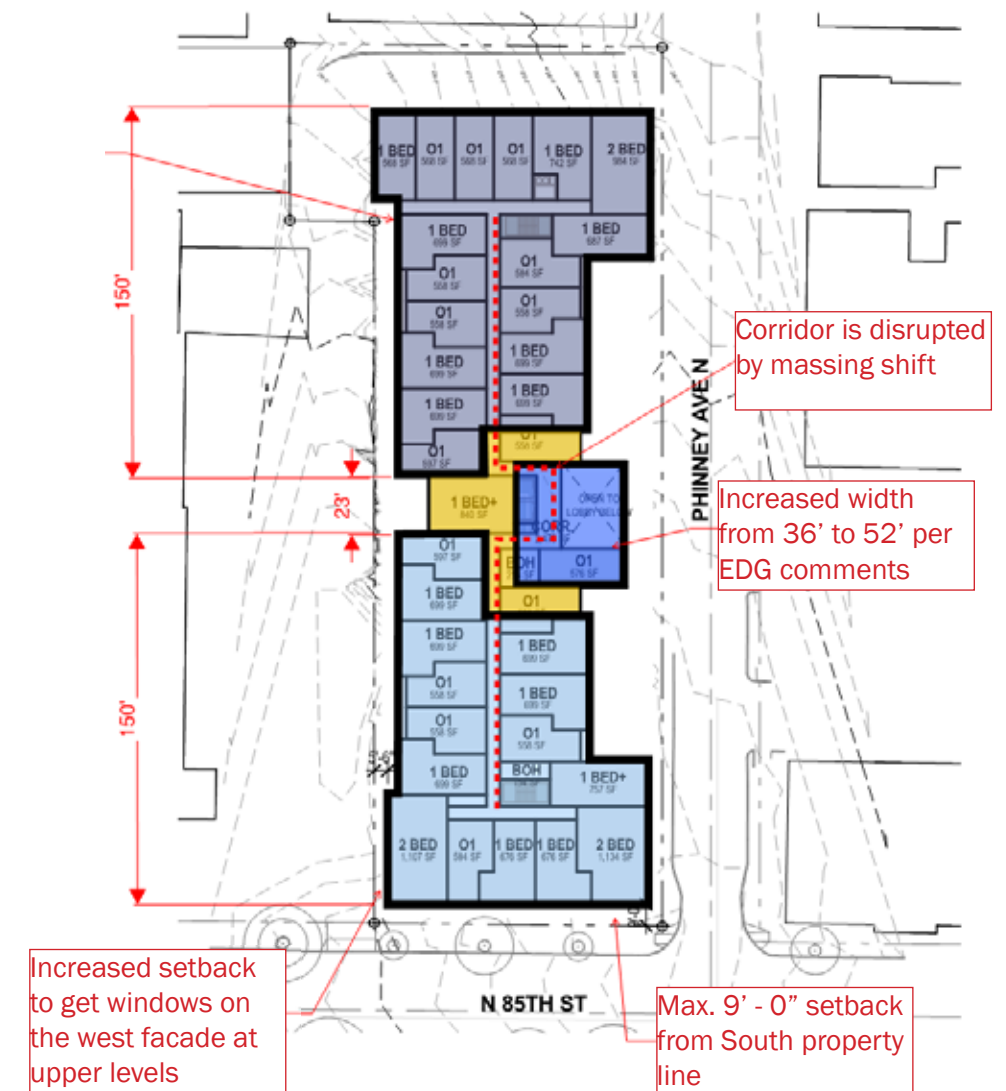
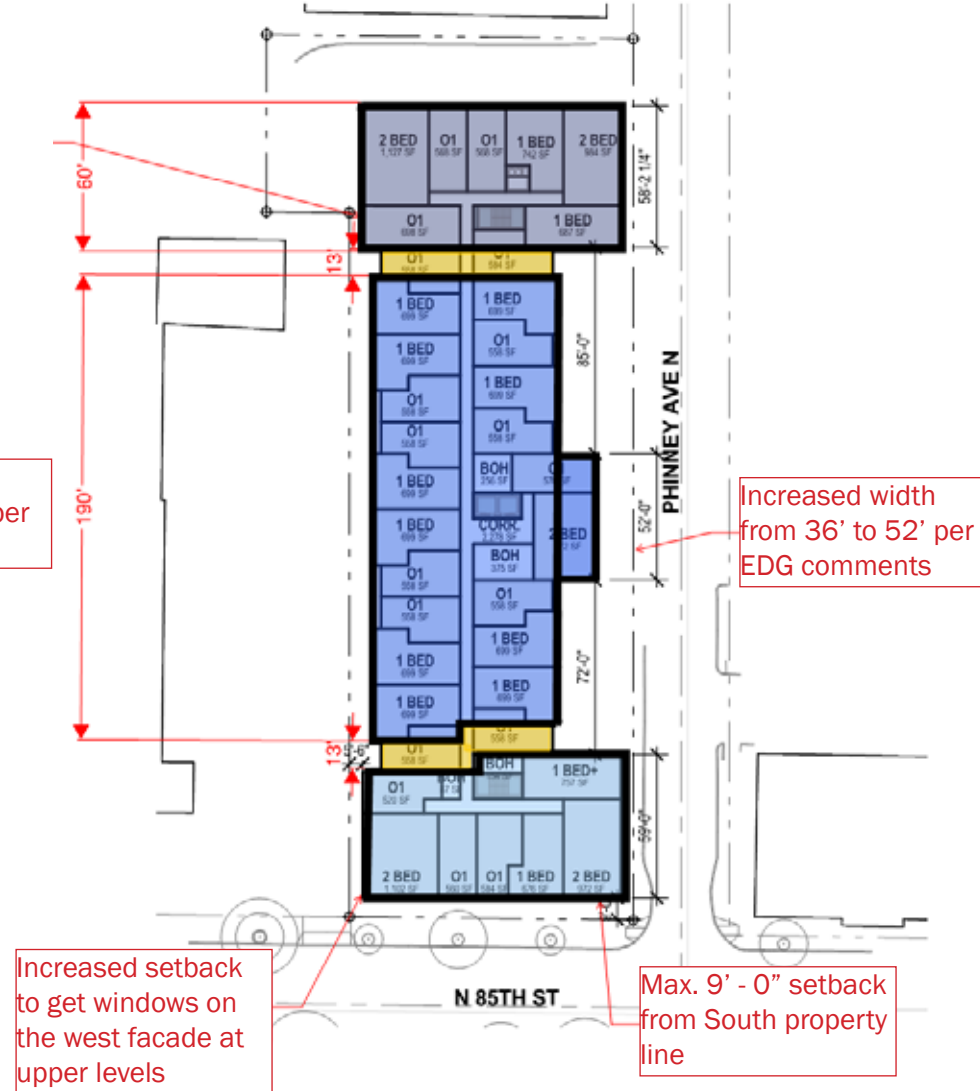
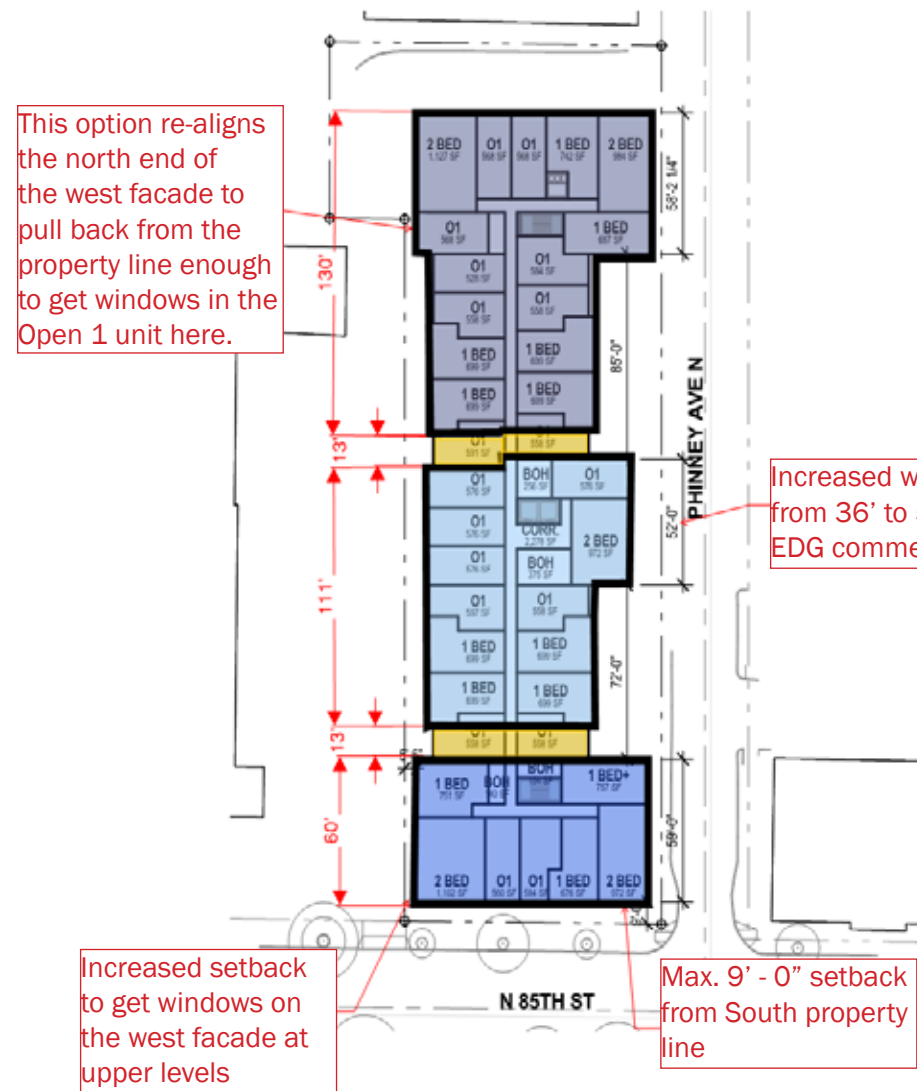
We responded to board guidance by exploring different massing configurations.

At the time of the EDG the building massing was expressed with consistent language across the east façade from the north to the south end of the site, and the façade changes (both in applied material and the 'ins and outs' of the building) were too subtle to read the building massing as clear and distinct forms. To respond to the DRB's comments we took a step back and did a figure ground analysis of the related urban context to see how the building massing might be revised to be more contextual and reduce the perceived height, bulk, and scale.

As a result, we have since reorganized the massing into three distinct 'buildings' along Phinney Ave N. We refer to these as the "north", "center," and "south" buildings. The north and south buildings are similar in scale and shape; both are L-shaped buildings in plan that relate directly to previous development patterns in the neighborhood.

Although they are clearly related to one another, each building has distinct façade development, materiality and color selections. The center building along the Phinney Ave N façade houses unique programmatic elements, such as the main entry lobby and leasing office at grade, as well as the common amenity club room at the top floor. To highlight the unique programmatic elements and create interest and attention to the main building entry, the center building features a wood-like cladding, rather than brick, to help it stand out from the north and south buildings, which are more traditional in material and massing. The materiality is illustrated in the Elevation Drawings on pages 44-46 of this packet.





1. DOUBLE "L" + RETAIL END

The first Parti diagram investigated breaking the building massing into three parts: one rectangular mass at the south end to relate to the commercial massing along N 85th St., and two "L" shaped buildings at the center and north end of the site to respond to the figure-ground analysis of other mixed-use buildings in the neighborhood.

This scheme lacked cohesion and was awkward in massing, so it was not selected for further study.

2. THE BARBELL SCHEME

The second Parti diagram studied the option of a more cohesive center massing with two unique ends. The north end would relate in scale and materiality to the multi-family residential massing of the L3 zone across Phinney, while the south end would relate to the commercial context along N. 85th St., similar to Parti #1.

This scheme was more cohesive and had a more attractive massing solution than #1, but at 190' long, the center facades were still too large to fit in well with the existing neighborhood scale.

3. THE REVERSE "L" + CENTER

The third Parti diagram is a reverse "L" scheme with a north building "L" and a south building "L" with differing yet complementary facade massing, materiality and color designs. Along Phinney Ave N there is a center "building" with contrasting materiality and unique facade massing that relates to the special programmatic elements within, including the main lobby/leasing at grade and the common amenity lounge at the top of the building. On the west facade the center building becomes a subtractive element, providing a large gap between the north and south buildings and breaking down the scale of the building along that facade.

POST-EDG MASSING ANALYSIS

FIGURE-GROUND MAP

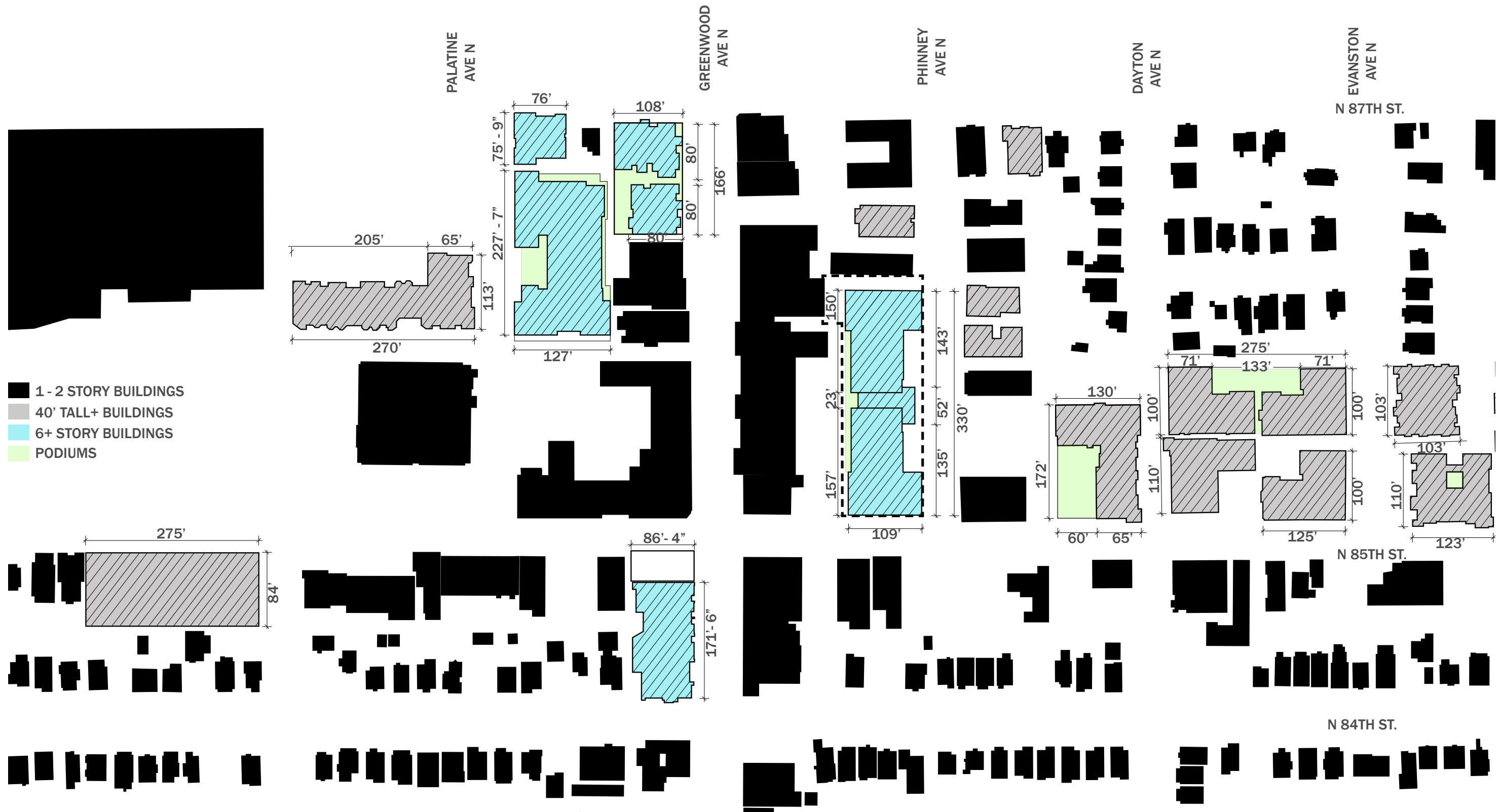


- 1 - 2 STORY BUILDINGS
- 40' TALL+ BUILDINGS
- 6+ STORY BUILDINGS
- PODIUMS



POST-EDG MASSING ANALYSIS

FIGURE GROUND ANALYSIS WITH REVERSE "L" PARTI DIAGRAM



POST-EDG MASSING ANALYSIS

COMPARATIVE ELEVATIONS - EAST FACADE



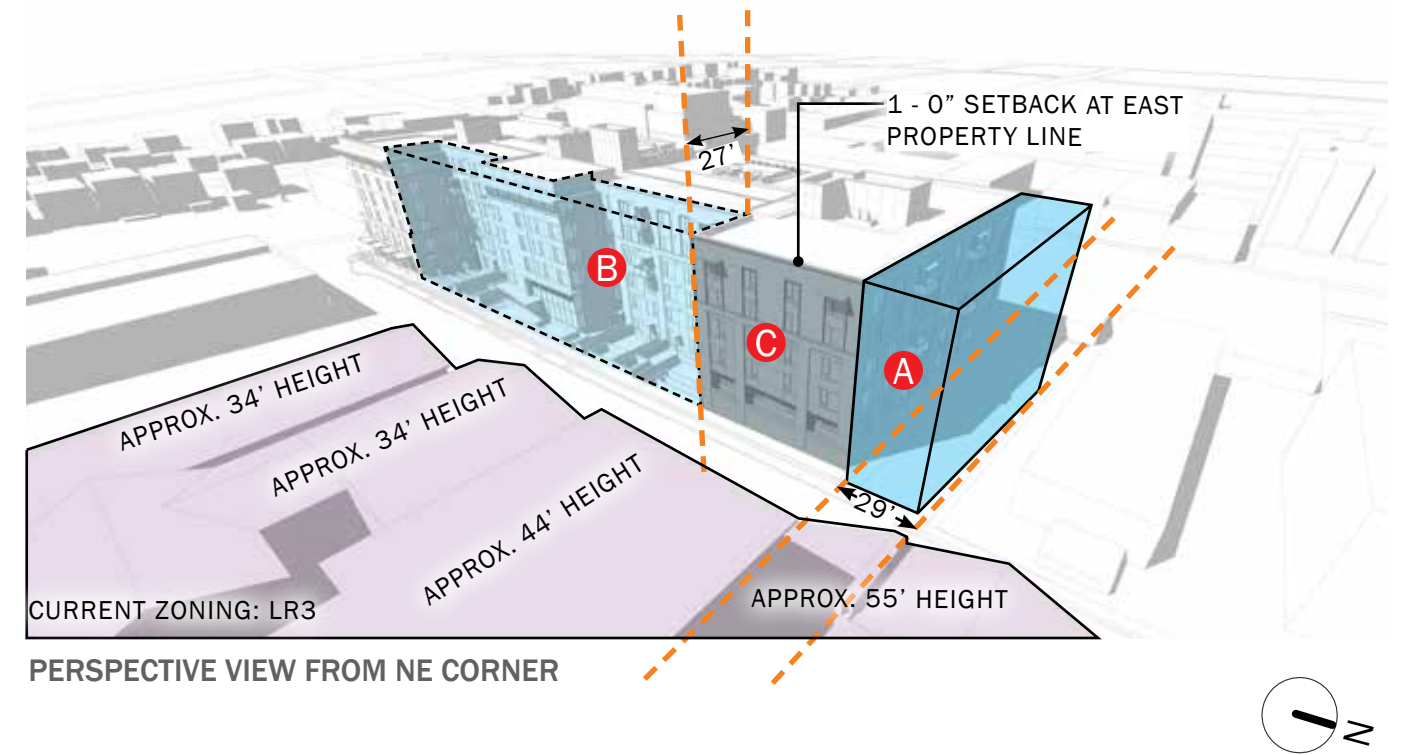
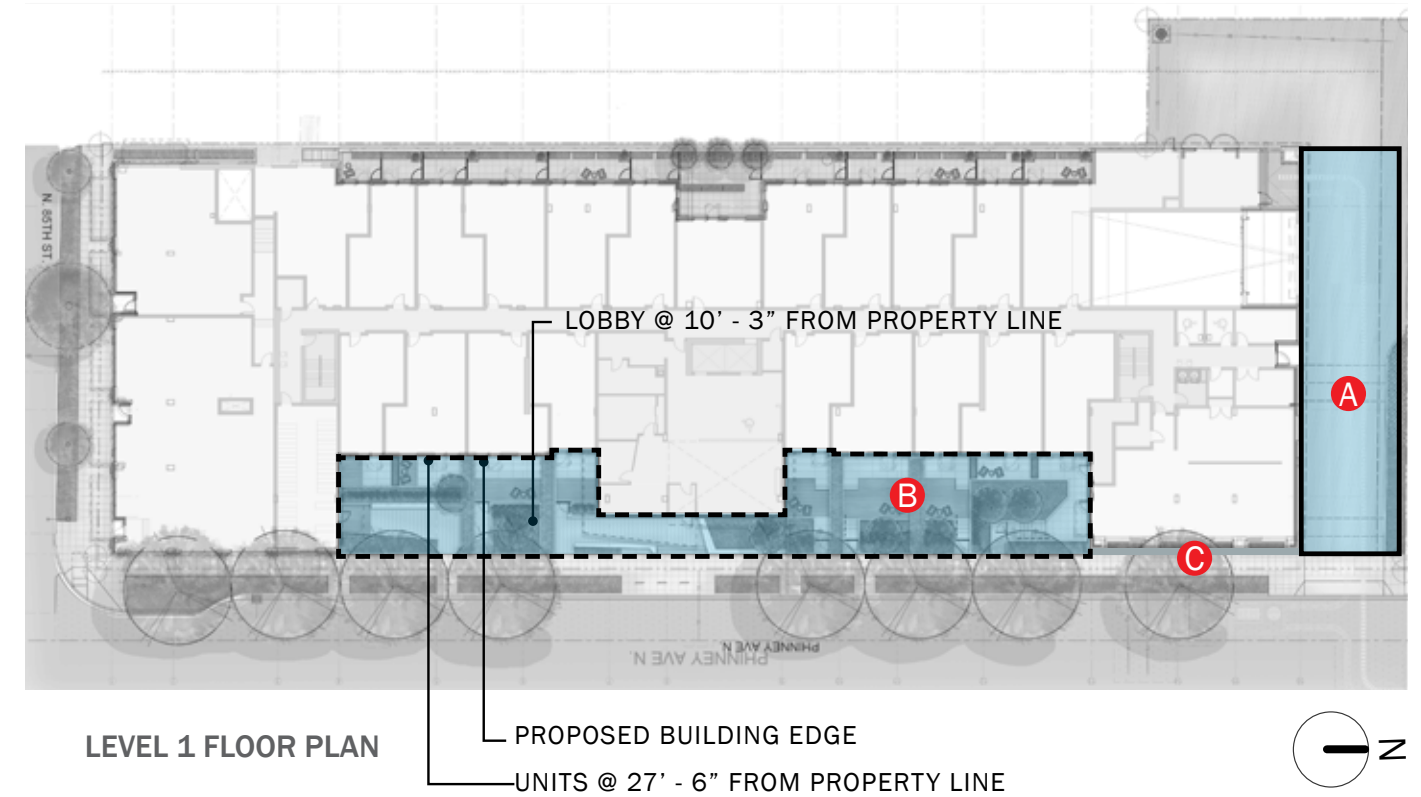
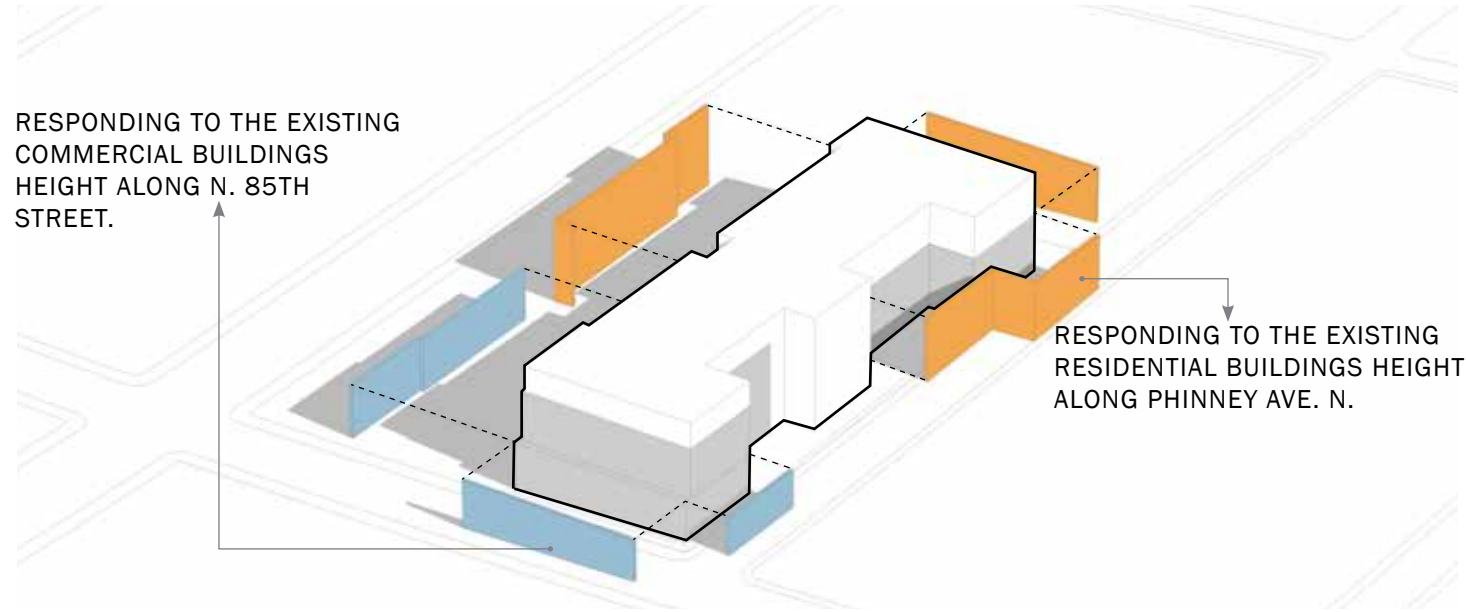
POST-EDG MASSING ANALYSIS

COMPARATIVE ELEVATION - WEST FACADE



POST-EDG MASSING ANALYSIS

NORTH AND SOUTH BUILDING STEPPED MASSING DIAGRAMS



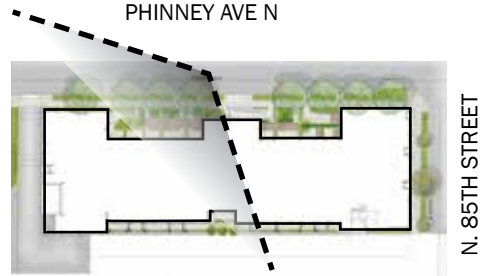
POST-EDG MASSING ANALYSIS
EAST ZONE TRANSITION DIAGRAM

The project site slopes approximately 15 feet from the upper end at the NE corner of the site down to the SW corner of the site. Along Phinney Ave N, the grade slopes roughly 10' from the north to the south end of the site. There is one zone transition along the north half of our site to the L3 zone on the east side of Phinney Ave N. The other adjacent properties are all zoned NC2-40 or NC2-65 with MHA proposed up-zoning to NC2-65 or NC2-75. Our project is proposing a height of 65' to align with the MHA proposal. To respond to the topography changes and the L3 zone across Phinney Ave N, the project has proposed the following:

A- To set back significantly from the north property line, leaving the NE corner of the site (the high point) vacant from building massing. This provides massing relief for light and air for the buildings north and east of the project site.

B- To set back the primary building massing along Phinney Ave N to create residential courtyard space along the street. These voluntary setbacks provide increased light and air to the buildings along the east side of Phinney Ave N. They also share the amenity of open space and landscaping with the pedestrian realm along the street, making it more residential in nature and more welcoming for pedestrians.

C- To set back the primary building massing along Phinney Ave N to create a green buffer with planters and vines between pedestrians and the NE corner of the building.

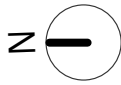
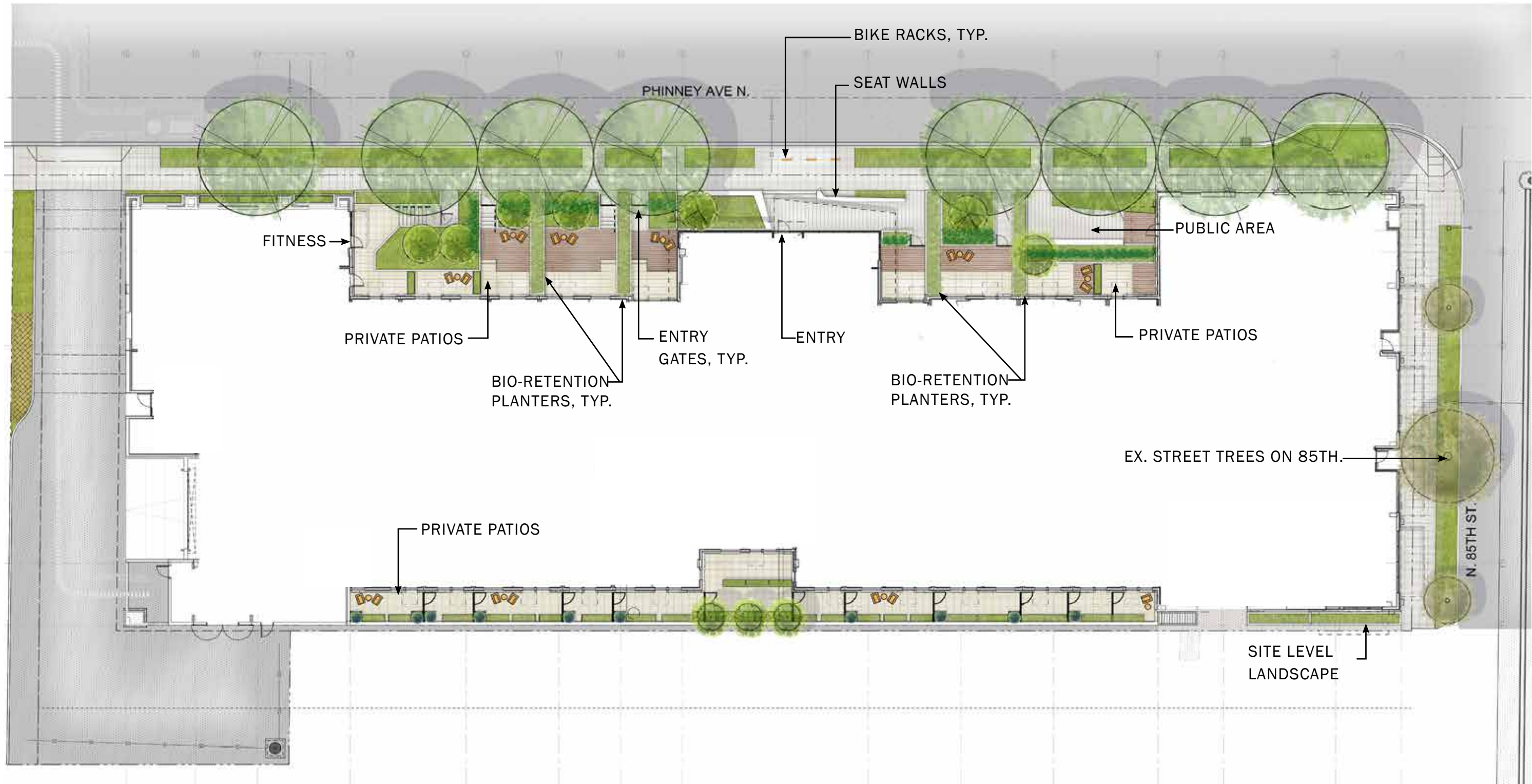


PHINNEY AVE. N LOOKING NORTH-EAST

CS2 - URBAN PATTERN AND FORM
 PL1 - CONNECTIVITY
 CREATING AN EFFECTIVE TRANSITION TO RESIDENTIAL NEIGHBORHOODS BY IMPLEMENTING SETBACKS WITH LANDSCAPE. THIS WILL ENCOURAGE AN URBAN LIKE PLAZA ALONG PHINNEY AVE. N.

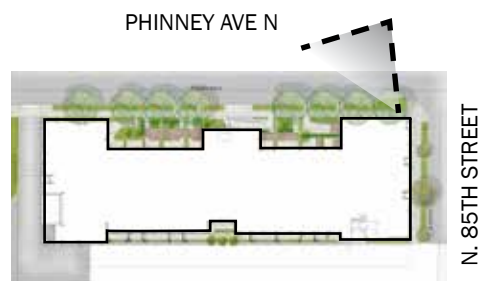
DESIGN DEVELOPMENT

OPEN SPACE CONCEPT - LANDSCAPE



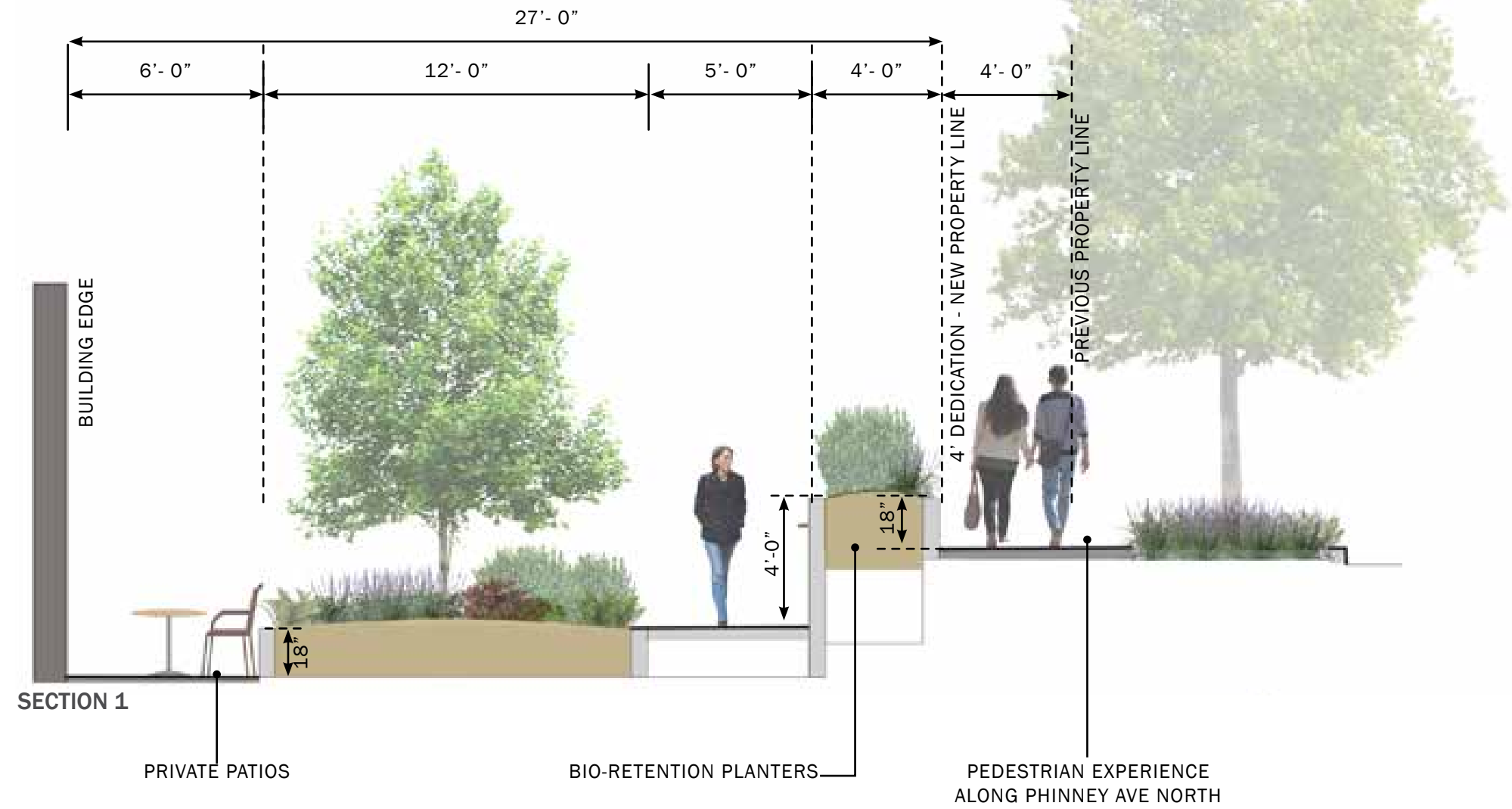


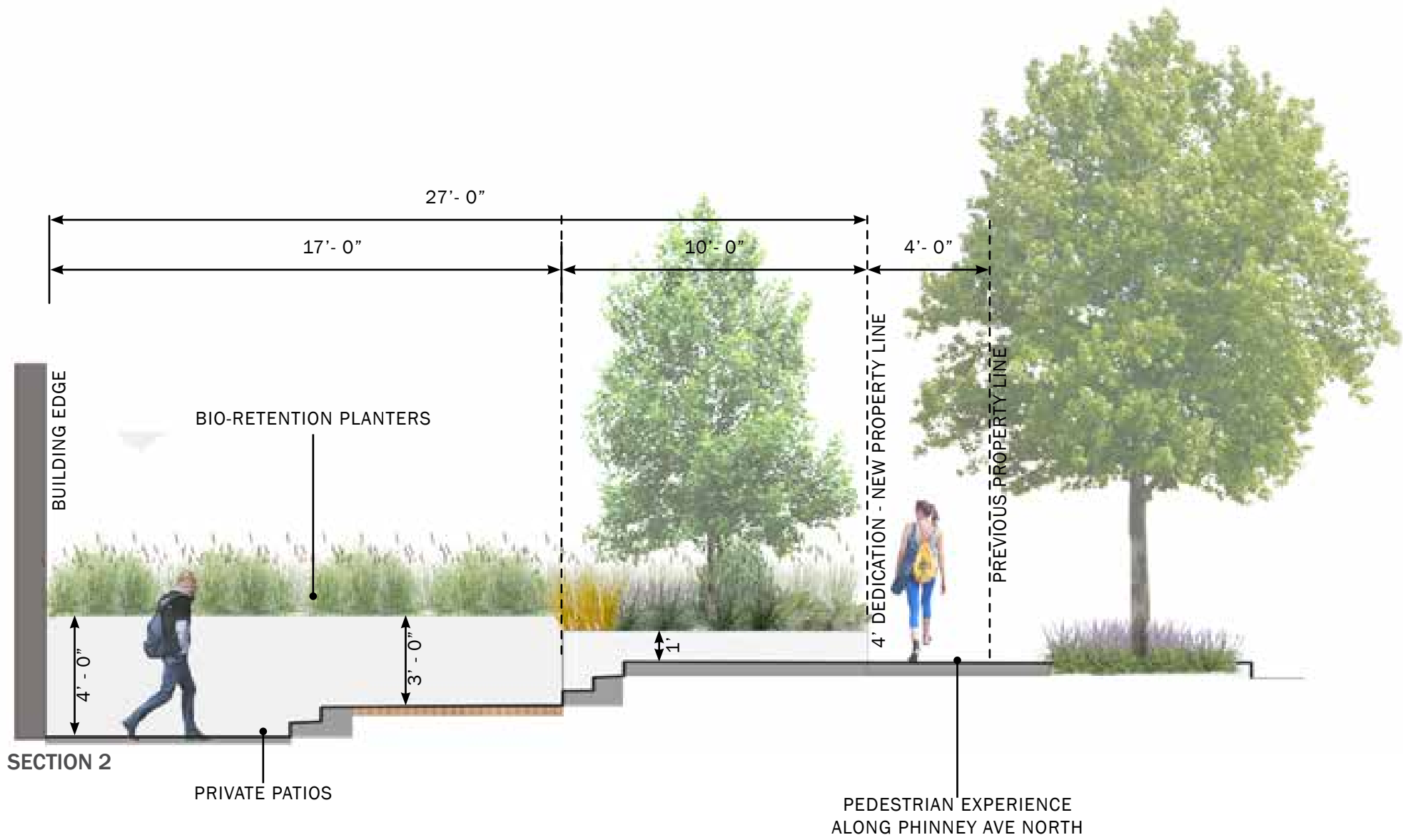
PERSPECTIVE VIEW FROM ACROSS THE STREET ON PHINNEY AVE. N.



DESIGN DEVELOPMENT

OPEN SPACE CONCEPT - COURTYARD SETBACKS





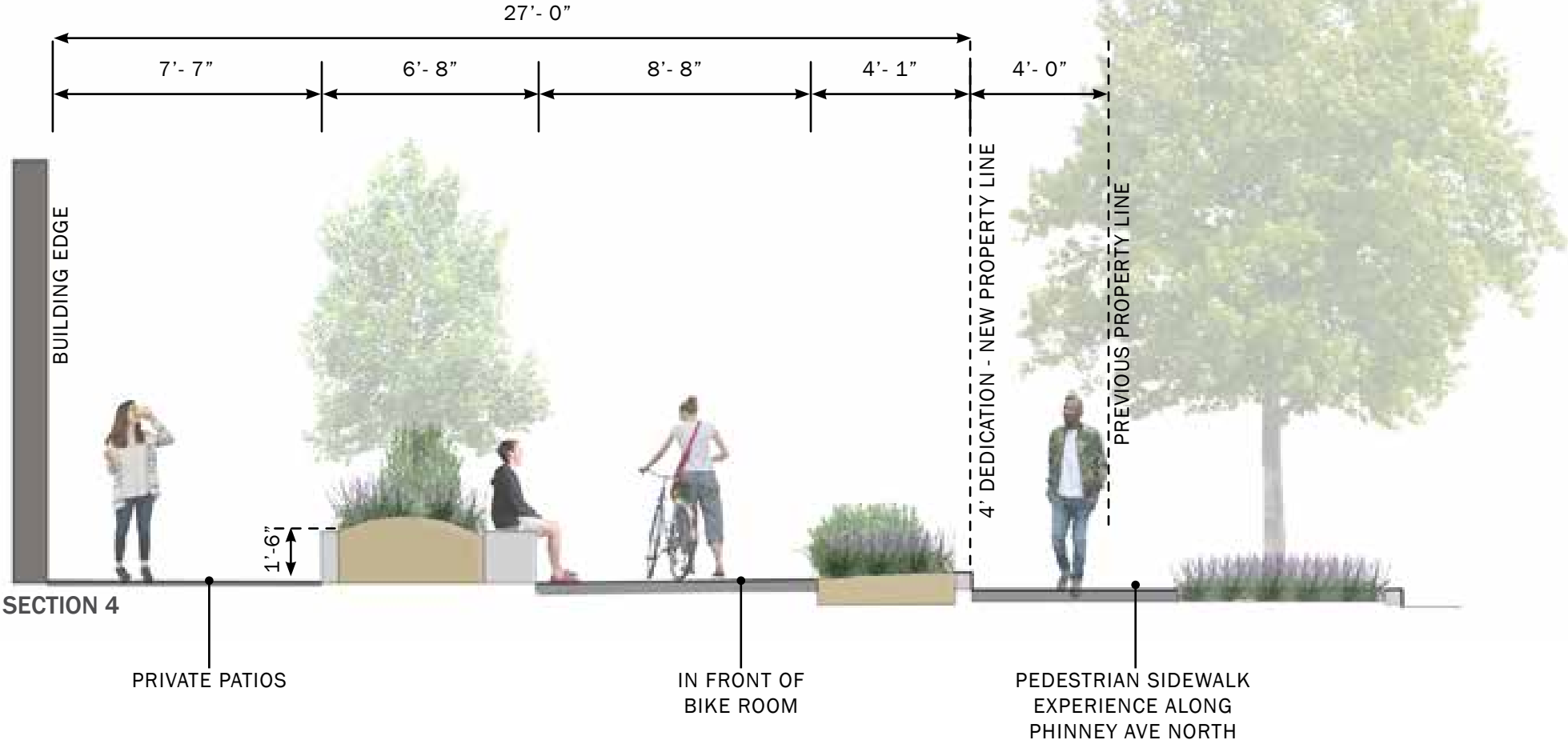
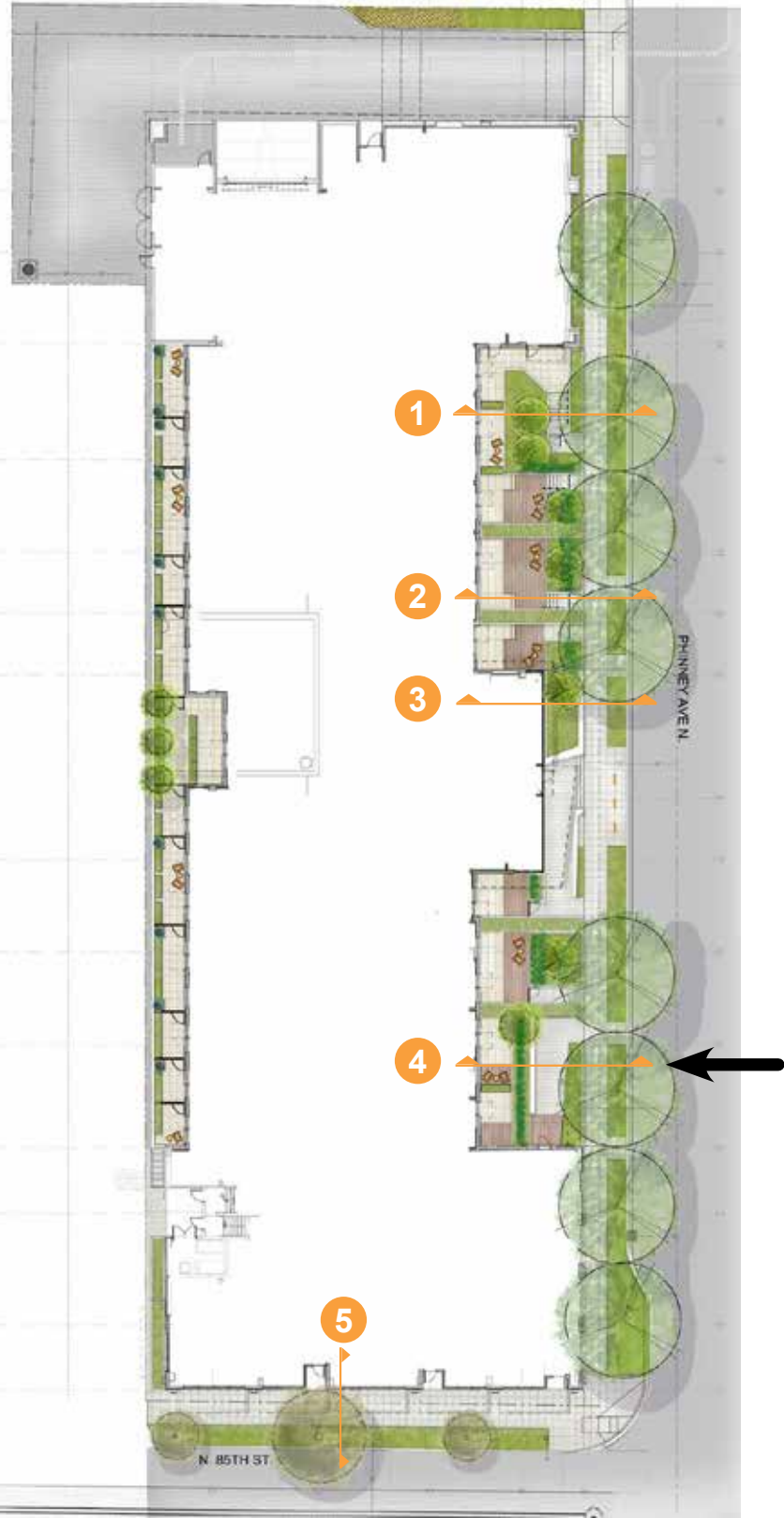
DESIGN DEVELOPMENT

OPEN SPACE CONCEPT - COURTYARD SETBACKS



INTERIOR/EXTERIOR CONNECTION BETWEEN LOBBY AND GREENERY

PEDESTRIAN EXPERIENCE ALONG PHINNEY AVE NORTH



DESIGN DEVELOPMENT

LOBBY DESIGN - COURTYARD



EXTERIOR 3D VIEW OF PROPOSED RESIDENTIAL LOBBY



↑
OUTSIDE IN
↓

The glazing was increased at the leasing office and an angled canopy was added to orient pedestrians towards the SE corner of the site to further address the primary street intersection.



EXTERIOR VIEW OF THE LOBBY AS PRESENTED AT THE EDG MEETING.

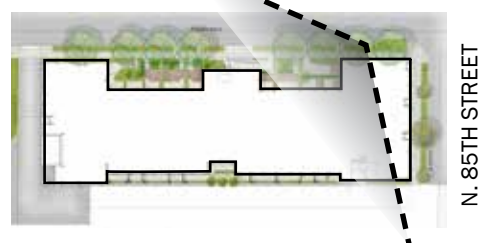


The lobby is envisioned as a common living room that benefits from the large glazing expanse which bring the outside in, and provide a dynamic, active environment at grade between the interior and exterior of the building.



PHINNEY AVE N

PHINNEY AVE. N - LOOKING TO THE LOBBY ENTRANCE



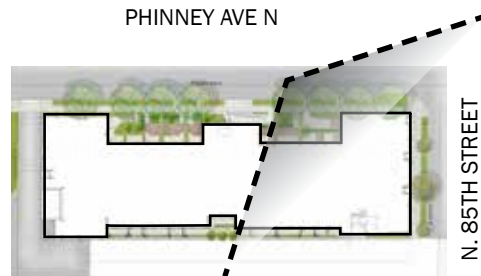
DESIGN DEVELOPMENT

BIKE ROOM - COURTYARD



PHINNEY AVE N

PHINNEY AVE. N - LOOKING TO THE BIKE ROOM & SIDEWALK



DESIGN DEVELOPMENT

VIEW FROM N. 85TH WHILE DRIVING WEST



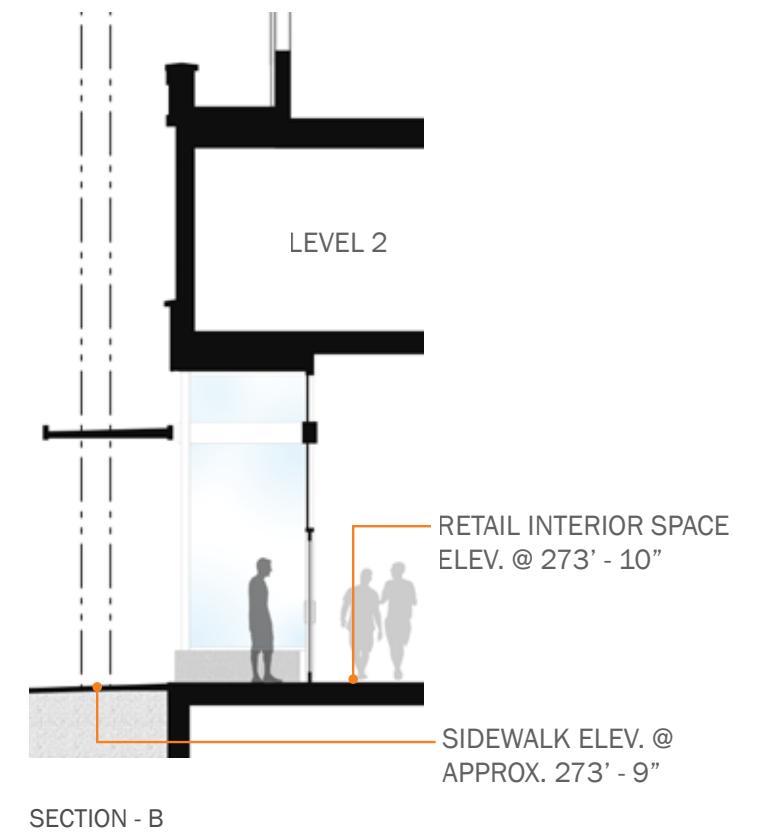
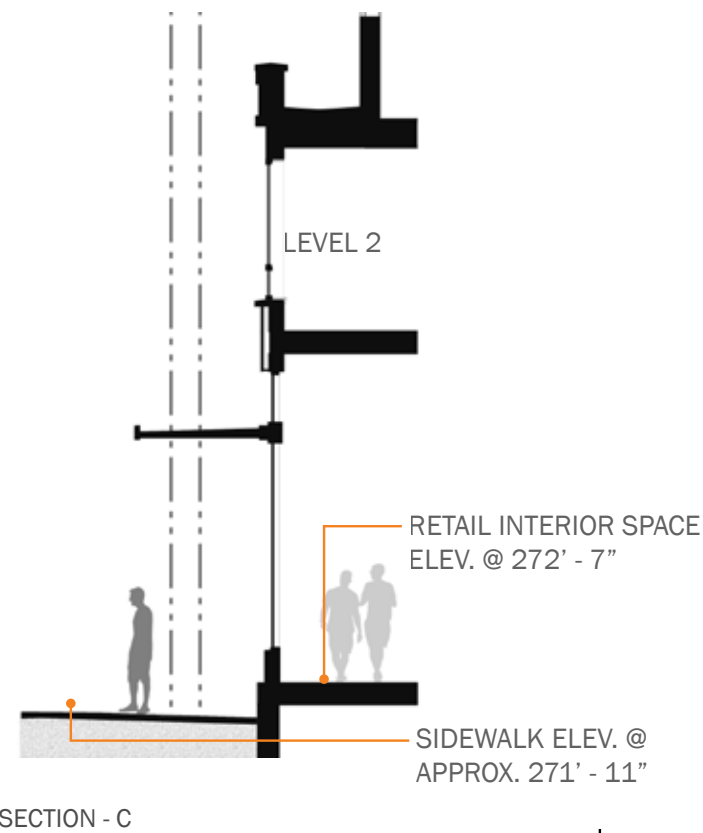
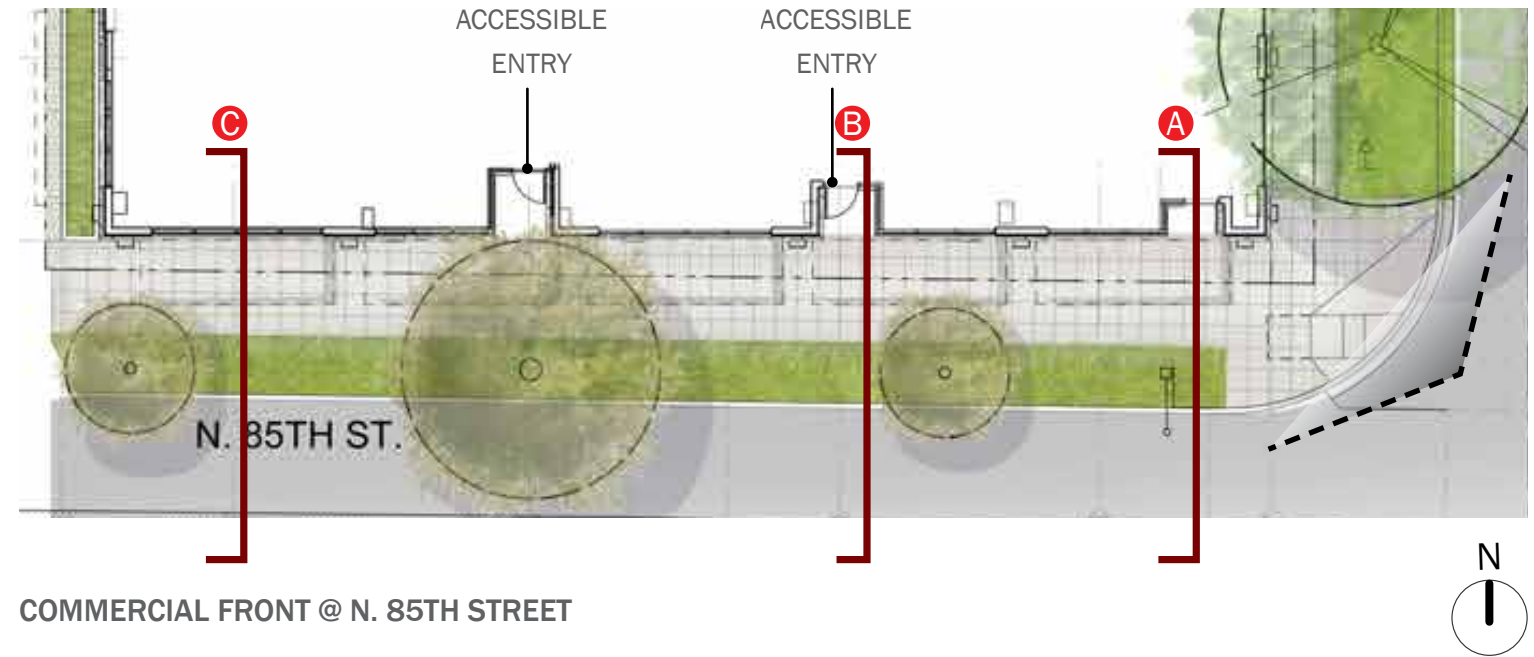
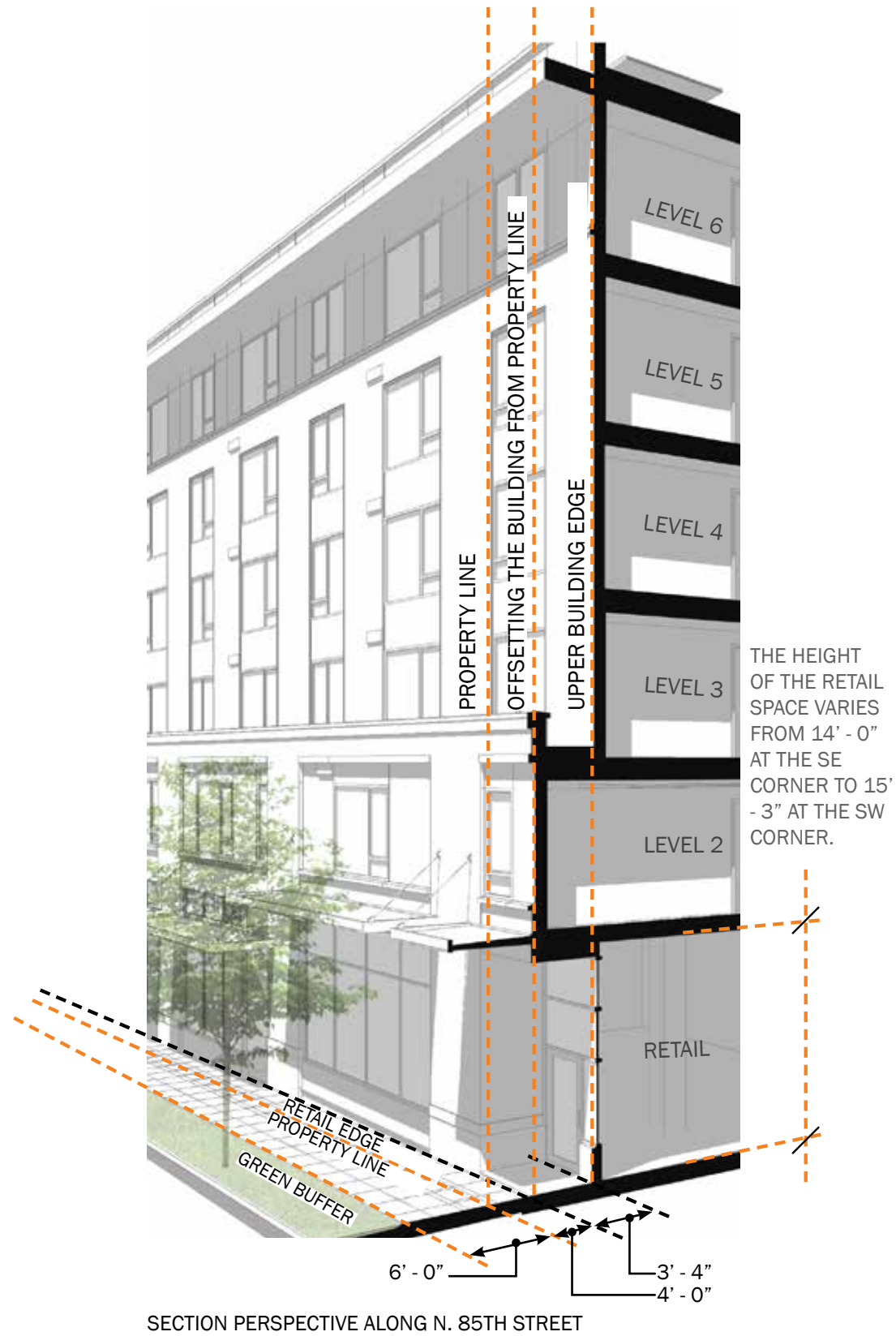
PHINNEY AVE N



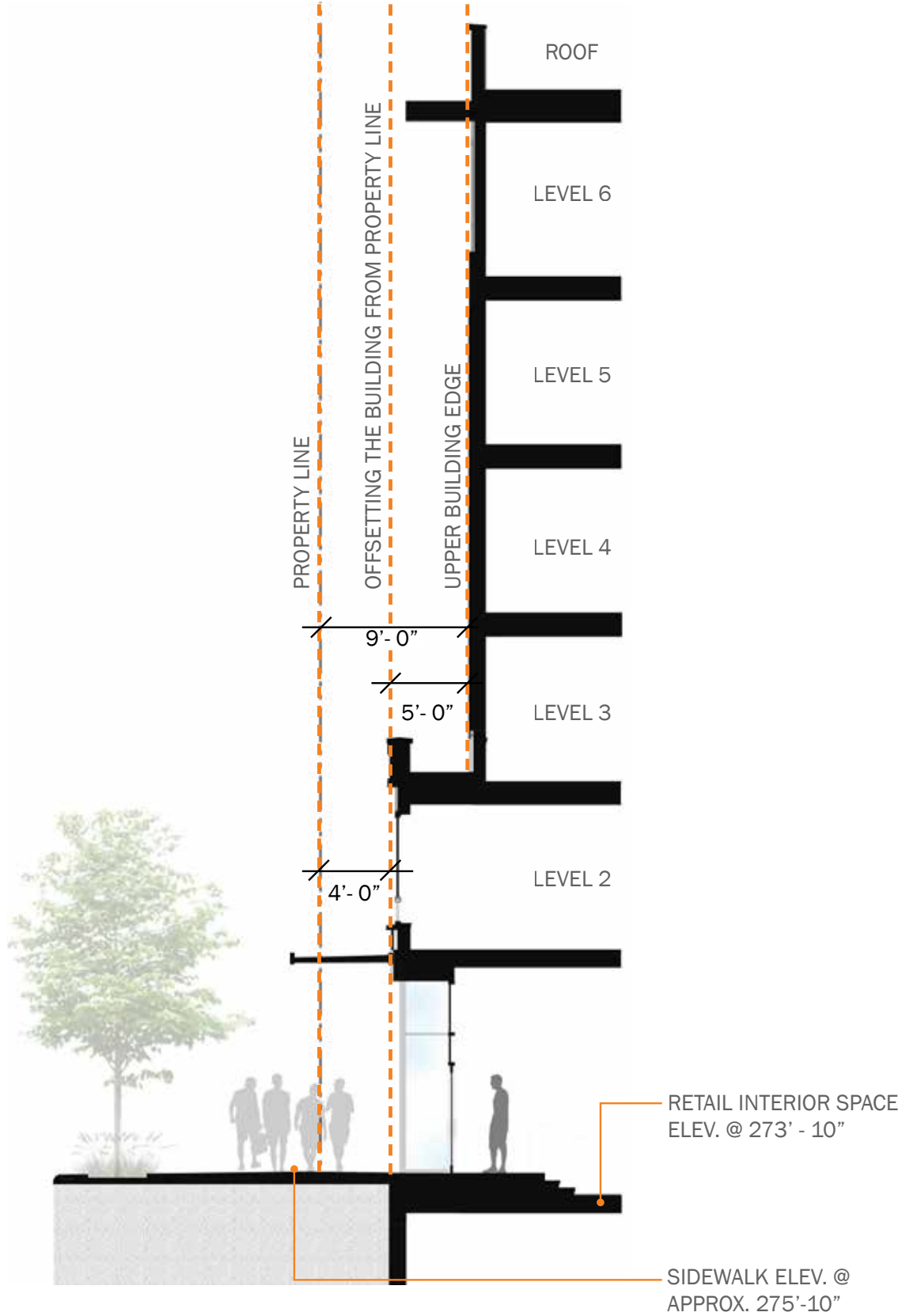
N. 85TH STREET

DESIGN DEVELOPMENT

SIDEWALK GRADE IN RELATIONSHIP TO COMMERCIAL GROUND FLOOR



SIDEWALK GRADE IN RELATIONSHIP TO COMMERCIAL GROUND FLOOR



SECTION - A



CORNER PERSPECTIVE VIEW AT N. 85TH STREET & PHINNEY AVE. N



CORNER PERSPECTIVE VIEW AT N. 85TH STREET LOOKING SOUTH-EAST

POST-EDG MASSING ANALYSIS

BASE, MIDDLE & TOP CONCEPT



The south building design responds to the Board's interest in developing a base, middle, and top to the façade along 85th street to help break down the scale of the building.

A- The uppermost floor is distinct from the body of the building with a different window color, cladding material and a large eyebrow that wraps the south end and create a distinct top to the building.

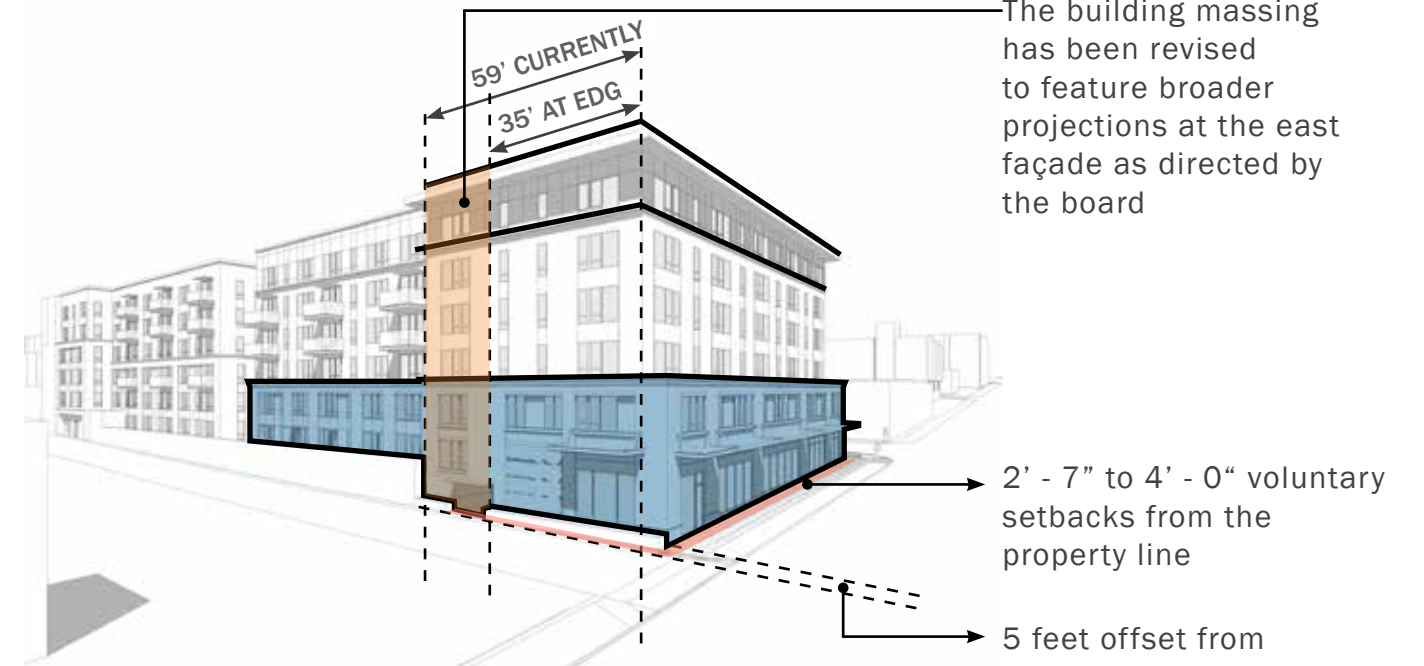


B- The upper three floors have simple geometry and feature lap siding, which is a traditional residential cladding material and relates to the residential portions of the neighborhood north of the site.



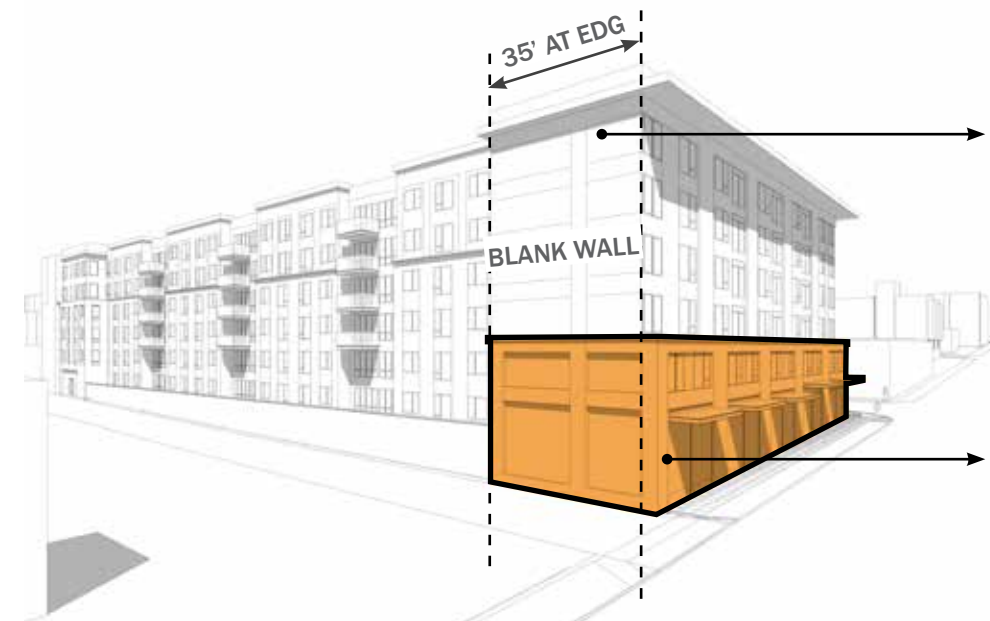
C- The two-story base relates directly to the nearby retail facades, and the upper massing steps back significantly at level 2 as suggested by the Board.

NORTH 85TH STREET AND PHINNEY AVE. N PERSPECTIVES



PROPOSED WEST 3D PERSPECTIVE

The building massing has been revised to feature broader projections at the east façade as directed by the board



WEST 3D PERSPECTIVE AT EDG

The Board emphasized that careful treatment of this west façade is important and recommended blank walls be avoided where possible.

The Board suggested wrapping the architectural expression from the south elevation over to the west elevation or treating the corners with glazing.

POST-EDG MASSING ANALYSIS
COMPARATIVE BLANK WALL - WEST FACADE



PREVIOUS (EDG)



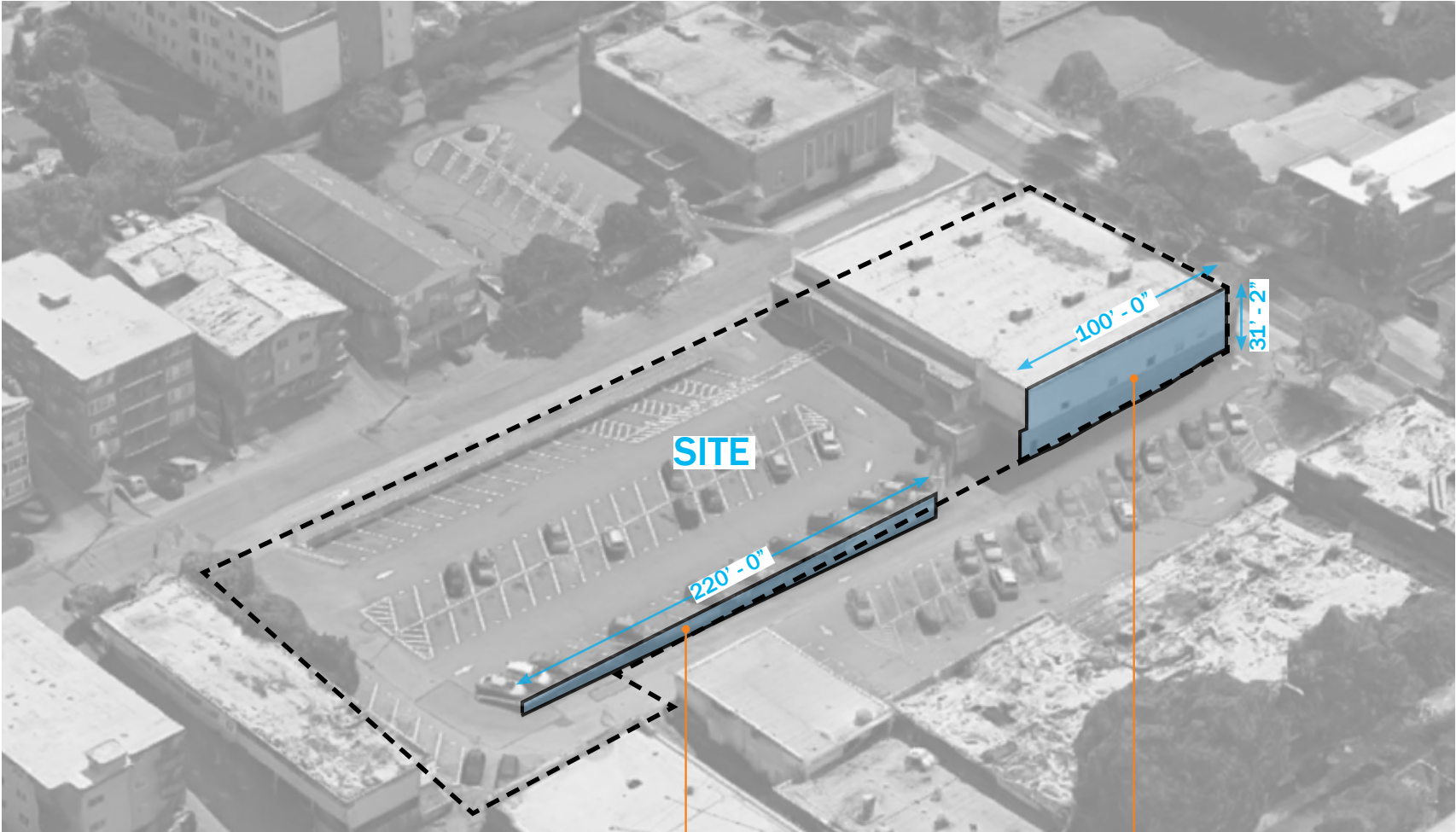
CURRENT



EXISTING CONDITIONS

DESIGN DEVELOPMENT

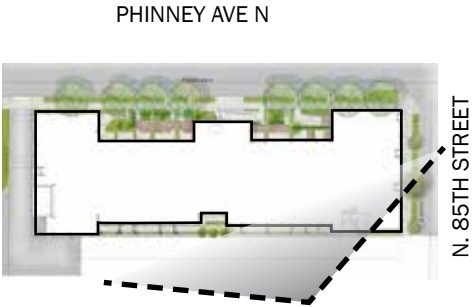
BLANK WALL AT WEST FACADE



AREAL VIEW OF EXISTING BLANK WALLS



EXISTING BLANK WALL VIEW AT STREET LEVEL

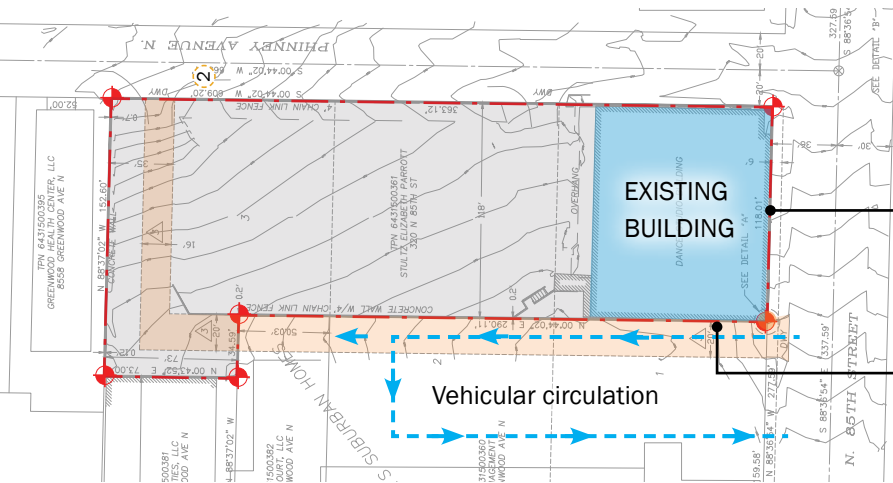


EXISTING BLANK WALL

The size of the existing blank facade is much larger than the proposed blank wall on the west elevation.

The existing wall is visible from Greenwood ave. n.

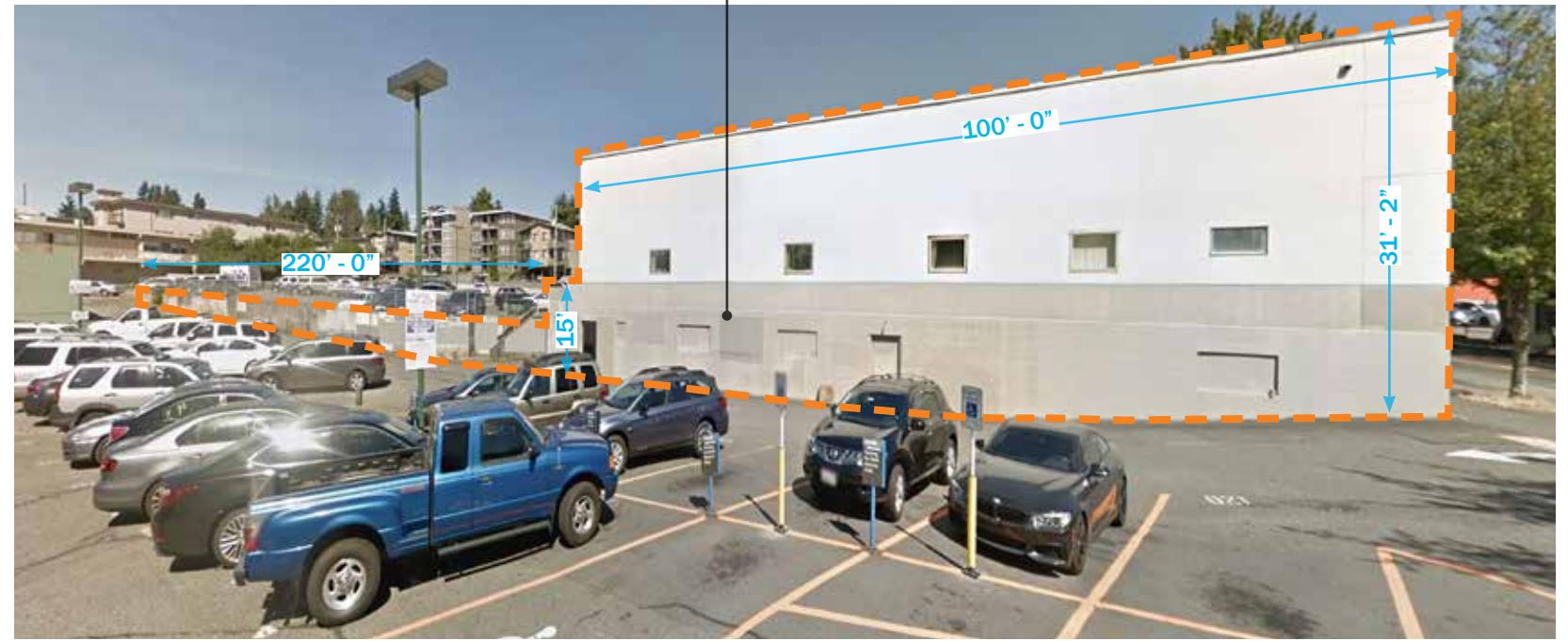
The proposed design would eliminate any blank wall from the view from Greenwood ave n.



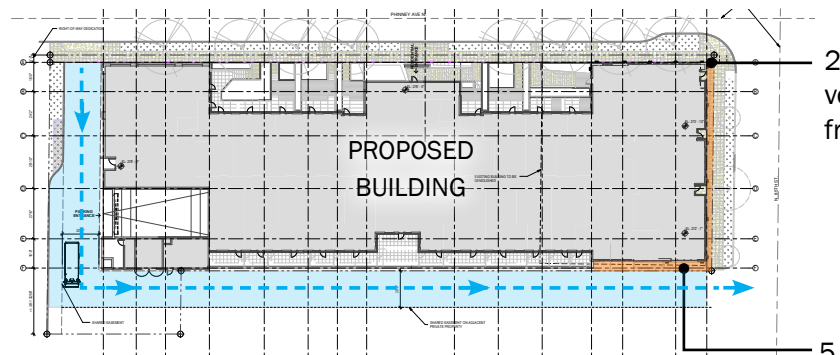
Existing building right against the property line

No setbacks on the west

EXISTING CONDITIONS



EXISTING BLANK WALL



2' - 8 1/2" to 4' - 0" voluntary setbacks from property line

5 feet offset from property line

RETAIL SETBACKS AND CIRCULATION



IMAGE TAKEN FROM THE PROPERTY LOOKING WEST



PROPOSED BLANK WALL

The West facade will be improve with exterior lighting at all pedestrian level frontages including the west and north elevations, which are directly adjacent to the driveway of the internal easement.

5 feet offset from property line to increase pedestrian safety and to gain additional lighting & glazing

2' - 8 1/2" to 4' - 0" voluntary setbacks from property line

DESIGN DEVELOPMENT

ELEVATION - SOUTH (N. 85TH STREET)

DC2-A, DC2-B, DC2-C, DC2-D, DC4-A
 The upper floors of the building provide visual depth and interest with a layering of material colors and textures



CS2, CS3, PL1-B, PL1-I, PL3-A, PL3-C, DC2-D, DC4-II
 The design of the commercial storefronts features an ensemble of elements including dark storefront, brick piers and metal canopies for weather protection.

PL1-B, PL1-I, PL2-I, PL3-A, PL3-II
 The wide voluntary setback along N. 85th ave provides additional pedestrian space along the r.o.w., Enhancing the neighborhood's pedestrian network and providing opportunity for increased human activity and improved pedestrian safety.



DESIGN DEVELOPMENT

ELEVATION - EAST (PHINNEY AVE. N)



CS2-D, DC2-A,
The upper floor sets back along N. 85th Ave. to reduce the perceived mass at grade.

DC2-A, DC2-B, DC2-C, DC2-D, DC4-A
The upper floors of the building provide visual depth and interest with a layering of material colors and textures

These elevations are set back 1 foot to create a sense of depth and to brake the "I" shape geometry. These walls also differ in materiality from the center building to help brake down the scale along Phinney Ave. N.

DC2-A, DC2-B, DC2-C, DC2-D, DC4-A
The upper floors of the building provide visual depth and interest with a layering of material colors and textures



PL4
Residential bike parking and service is located directly off the primary building frontage

CS2-B, CS2-I, DC3-C
The center building provides a specialized facade treatment, which wraps the corner and emphasize the main entrance to the building

PL1-A, PL1-B, PL1-I, PL2-I, PL3-A, DC3-A
The wide voluntary setback along Phinney Ave. N provides additional pedestrian open space along the r.o.w., Enhancing the neighborhood's pedestrian network and providing opportunity for increased human activity.

DESIGN DEVELOPMENT

ELEVATION - NORTH

DC2-A, DC2-B, DC2-C, DC2-D, DC4-A

The upper floors of the building provide visual depth and interest with a layering of material colors and textures



CS2-I, DC1-C, PL4-A

Parking, loading and trash access to the building is provided at the internal property line along the easement.



DESIGN DEVELOPMENT

ELEVATION - WEST (ALLEY FACADE)

DC2-A, DC2-B, DC2-C, DC2-D, DC4-A

The upper floors of the building provide visual depth and interest with a layering of material colors and textures

DC2-A-2, DC2-B, DC4-A

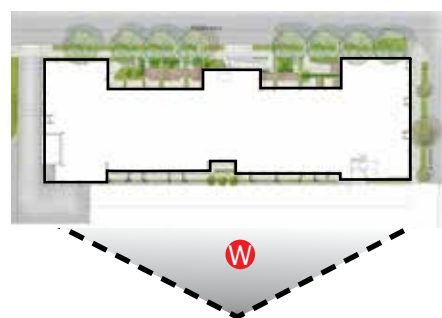
The building facades facing the West feature similar pattern, depth and materiality as that provided along the more public street facing facades. The uppermost story is set back to reduce the perceived mass of the building and create additional outdoor living space.

DC2-A, DC3-B, DC3-C

The upper floor sets back along N. 85th Ave. to reduce the perceived mass at grade.



PHINNEY AVE N



N. 85TH STREET

DC4-C

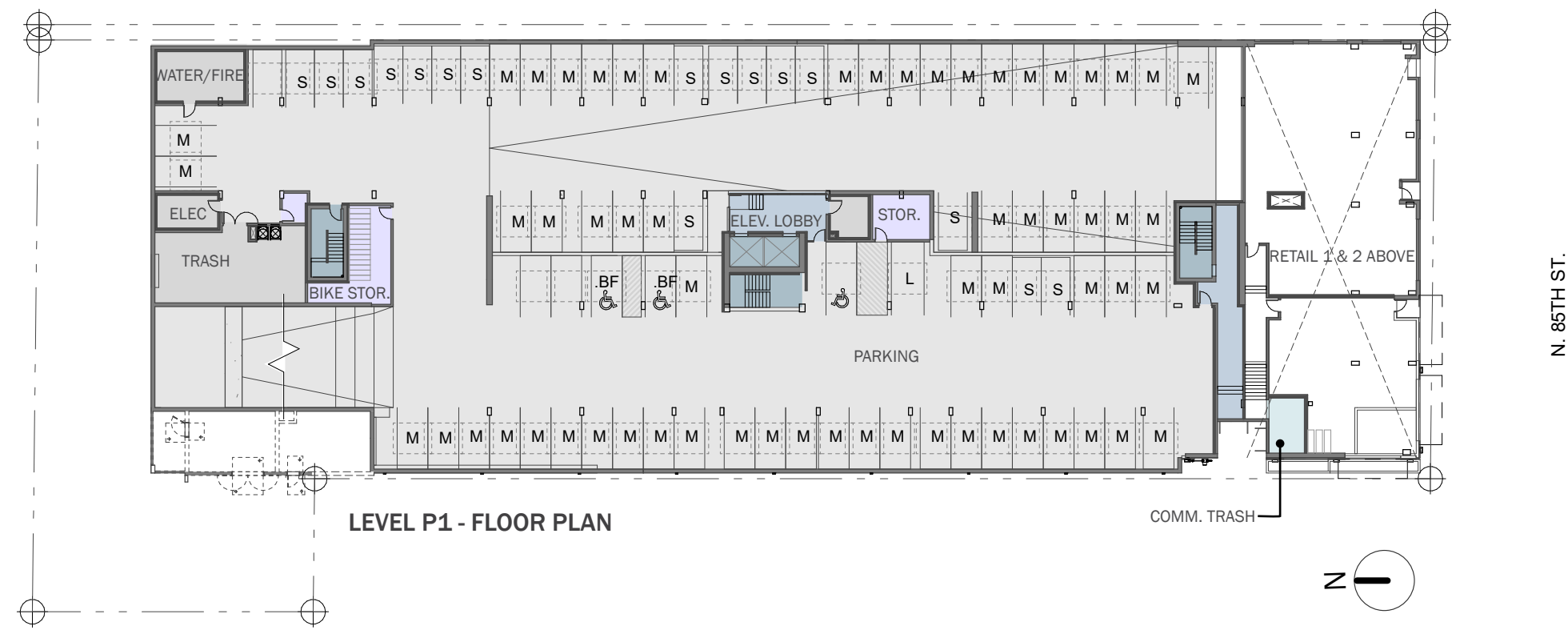
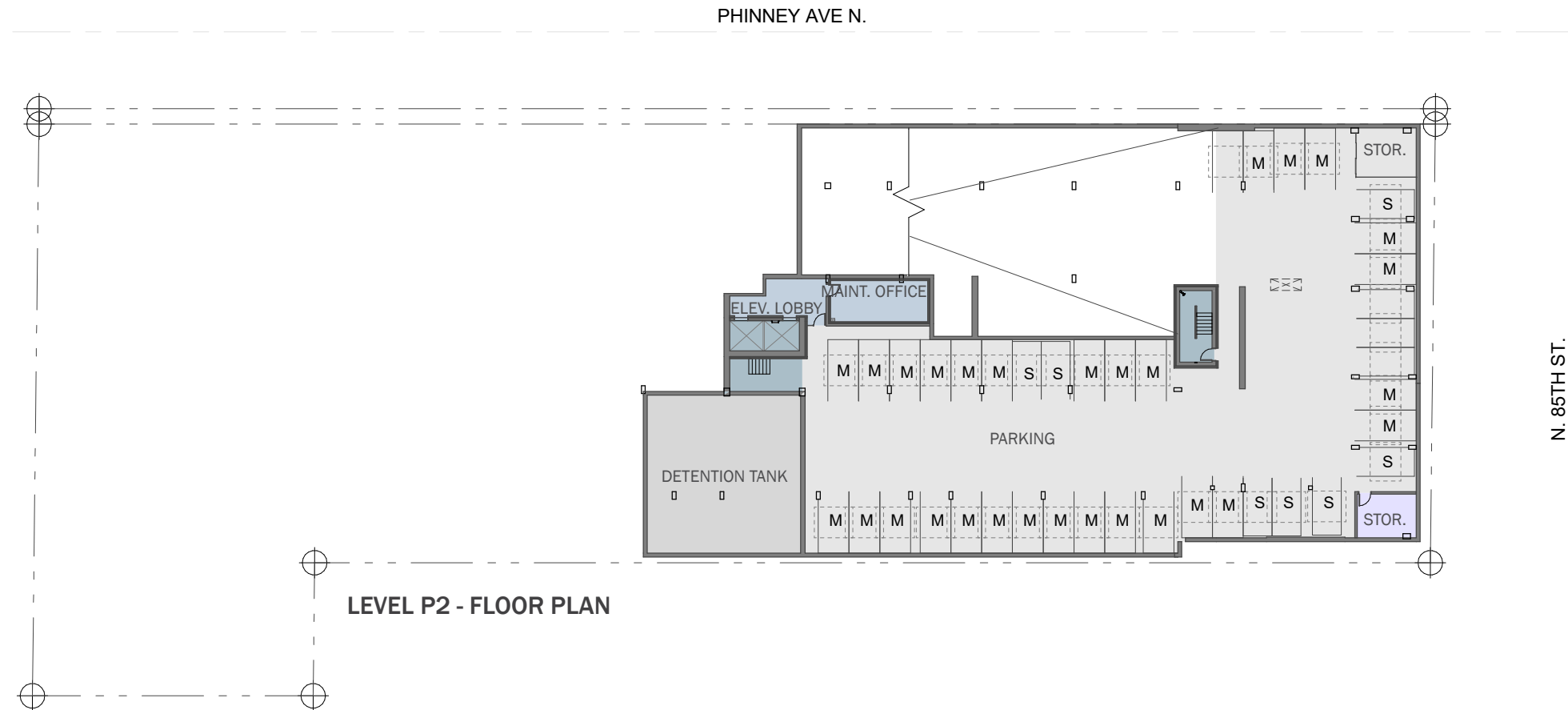
Exterior lighting will be provided all around the building at grade, including along the internal property line against the common access easement.

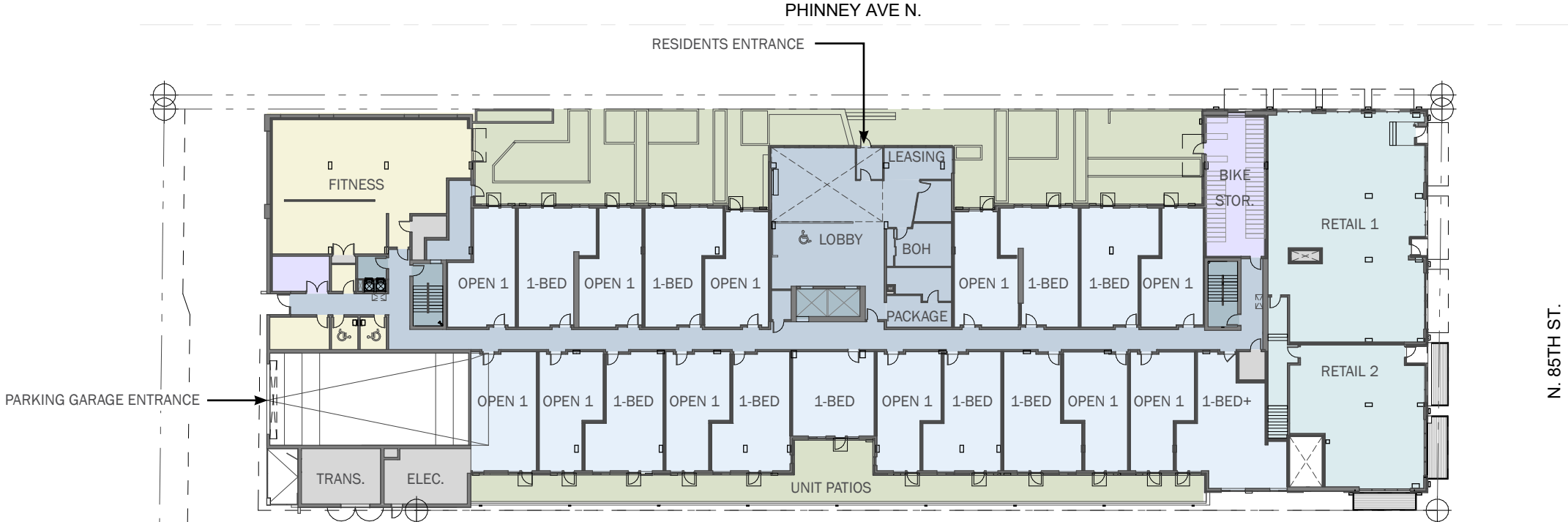
CS2, CS3, PL1-B, PL1-I, PL3-A, PL3-C, DC1-I, DC2-D, DC4-II

The design of the commercial storefronts features an ensemble of elements including dark storefront, brick piers and metal canopies for weather protection. The storefronts continue from the south facade on N. 85th Street to the west facade along the private access easement. Planters are located in the setback area to allow visibility of the facade but deter pedestrians from walking along an unsafe driveway condition.

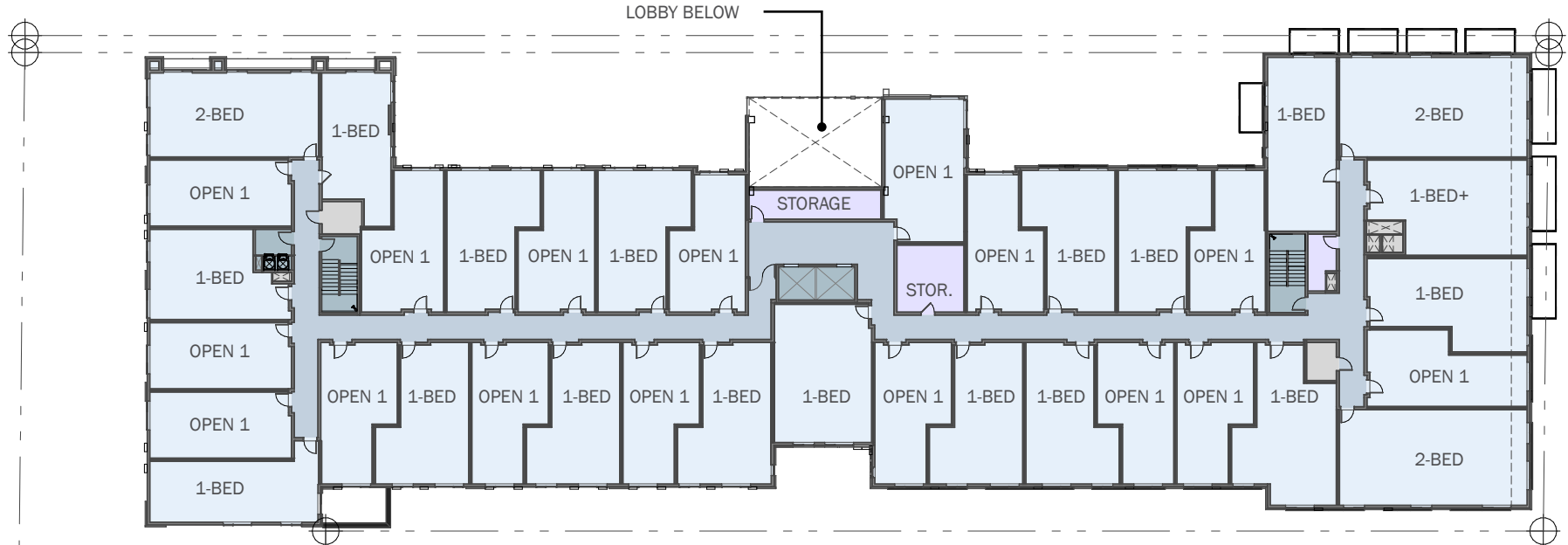
DESIGN DEVELOPMENT

FLOOR PLAN

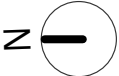




LEVEL 1 - FLOOR PLAN



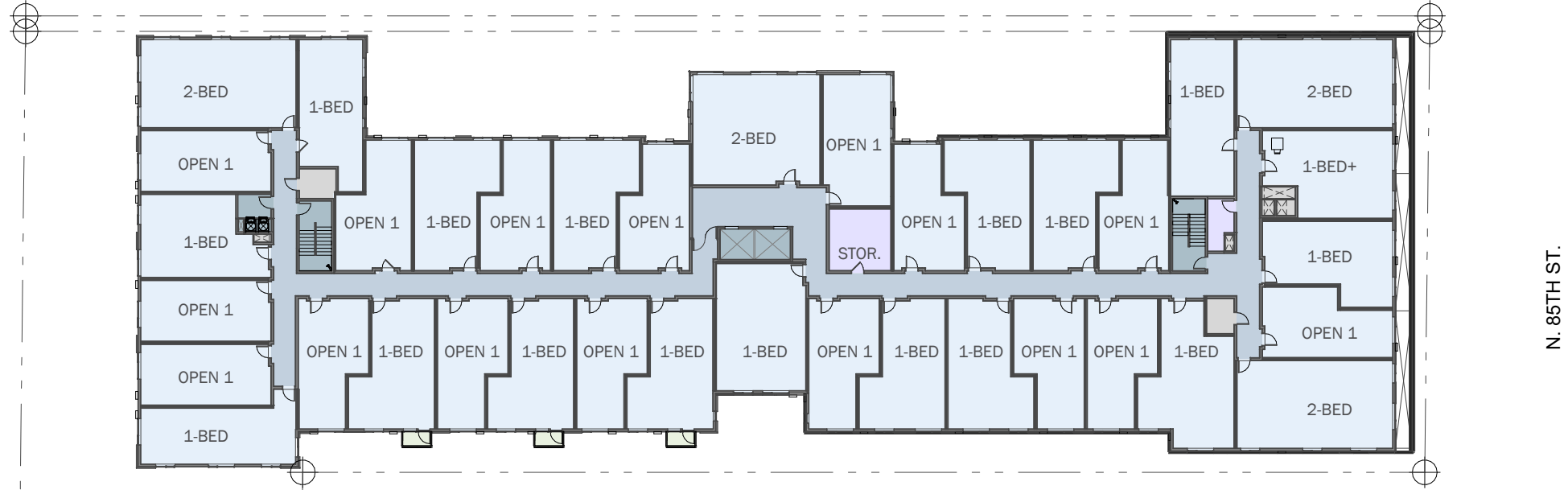
LEVEL 2 - FLOOR PLAN



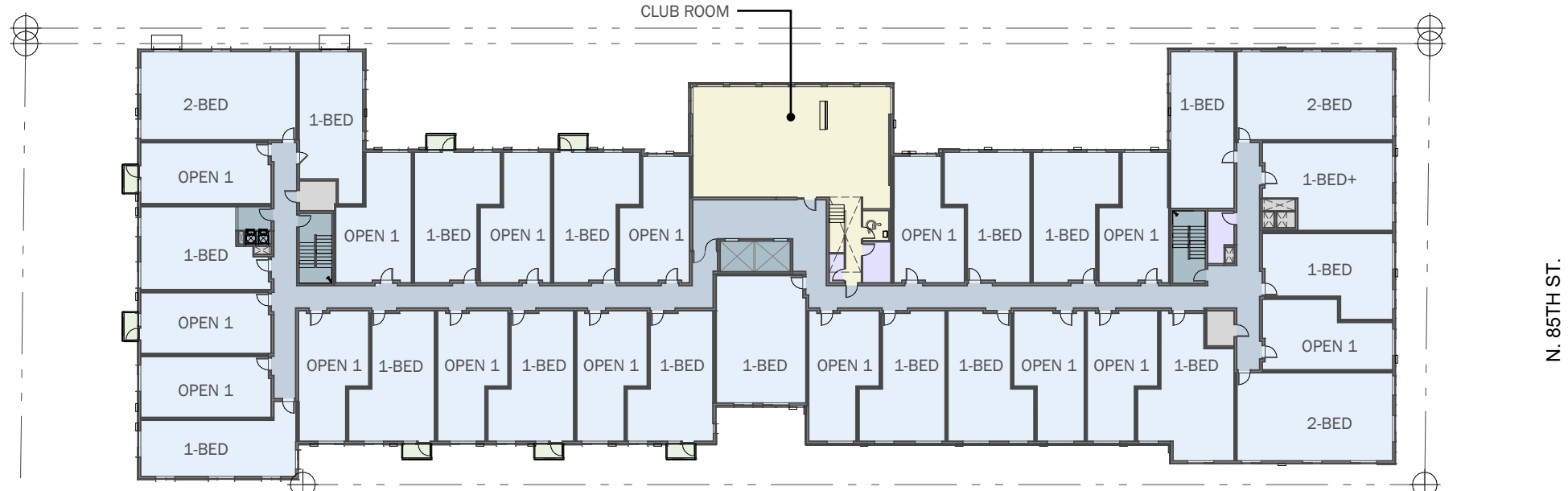
DESIGN DEVELOPMENT

FLOOR PLAN

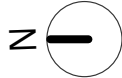
PHINNEY AVE N.

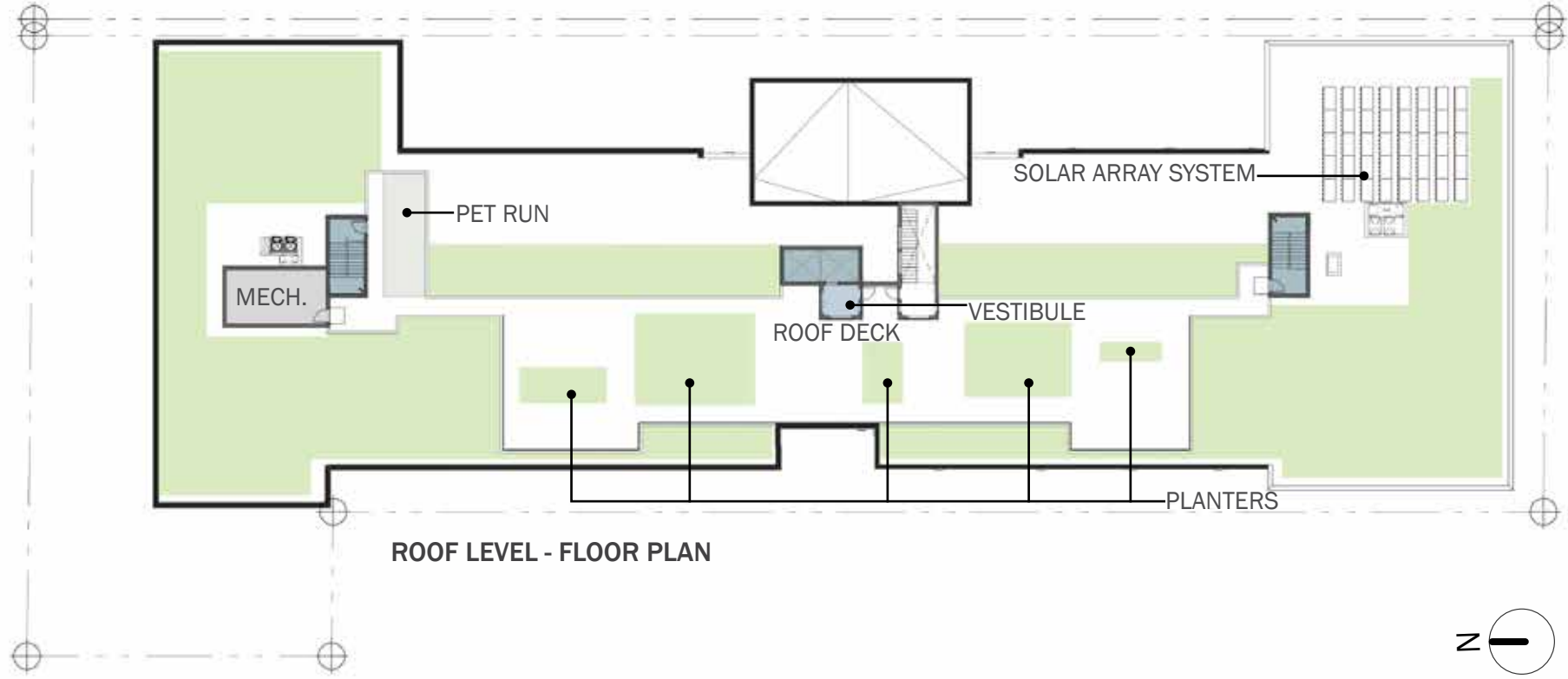


LEVEL 3-5 - FLOOR PLAN



LEVEL 6 - FLOOR PLAN

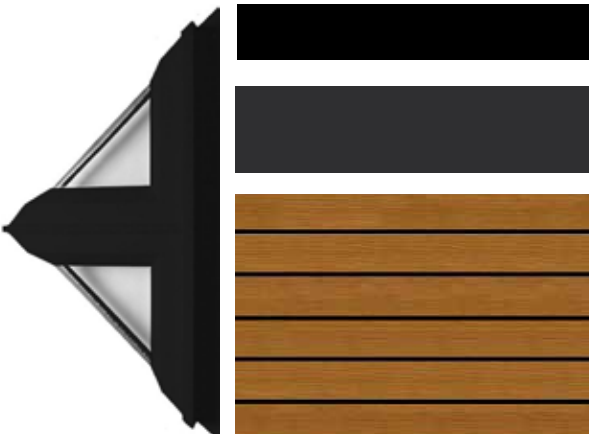




N. 85TH ST.

DESIGN DEVELOPMENT

MATERIALS



A. FIBER CEMENT SMOOTH PANELS

Color: Black, Tricorn black, Dovetail and Extra white by Sherwin Williams



A. FIBER CEMENT LAP SIDING

Color: Distance and Mindful gray by Sherwin Williams



B. WOOD TONE CLADDING

Color: Longboard "Light Cherry"



C. CORRUGATED METAL ACCENT

Color: Tricorn black (Nu-Wave in Horizontal format)



D. STANDARD BRICK

Color: Darker blend at (N. 85th Street- South building) & lighter blend at the North building.



Mixing percentage:
40% Mauna Loa
40% Ebony
20% Coal Creek



100% Coal Creek at recess between piers.

F. CAST-IN PLACE CONCRETE



G. BOLT-ON BALCONIES

In black or white with glass rails, per elevations



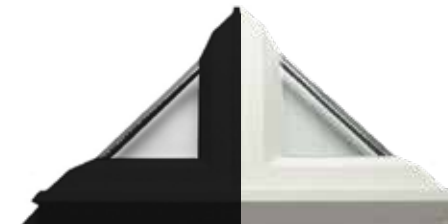
H. STOREFRONT

Color: Dark anodized



I. VINYL WINDOWS

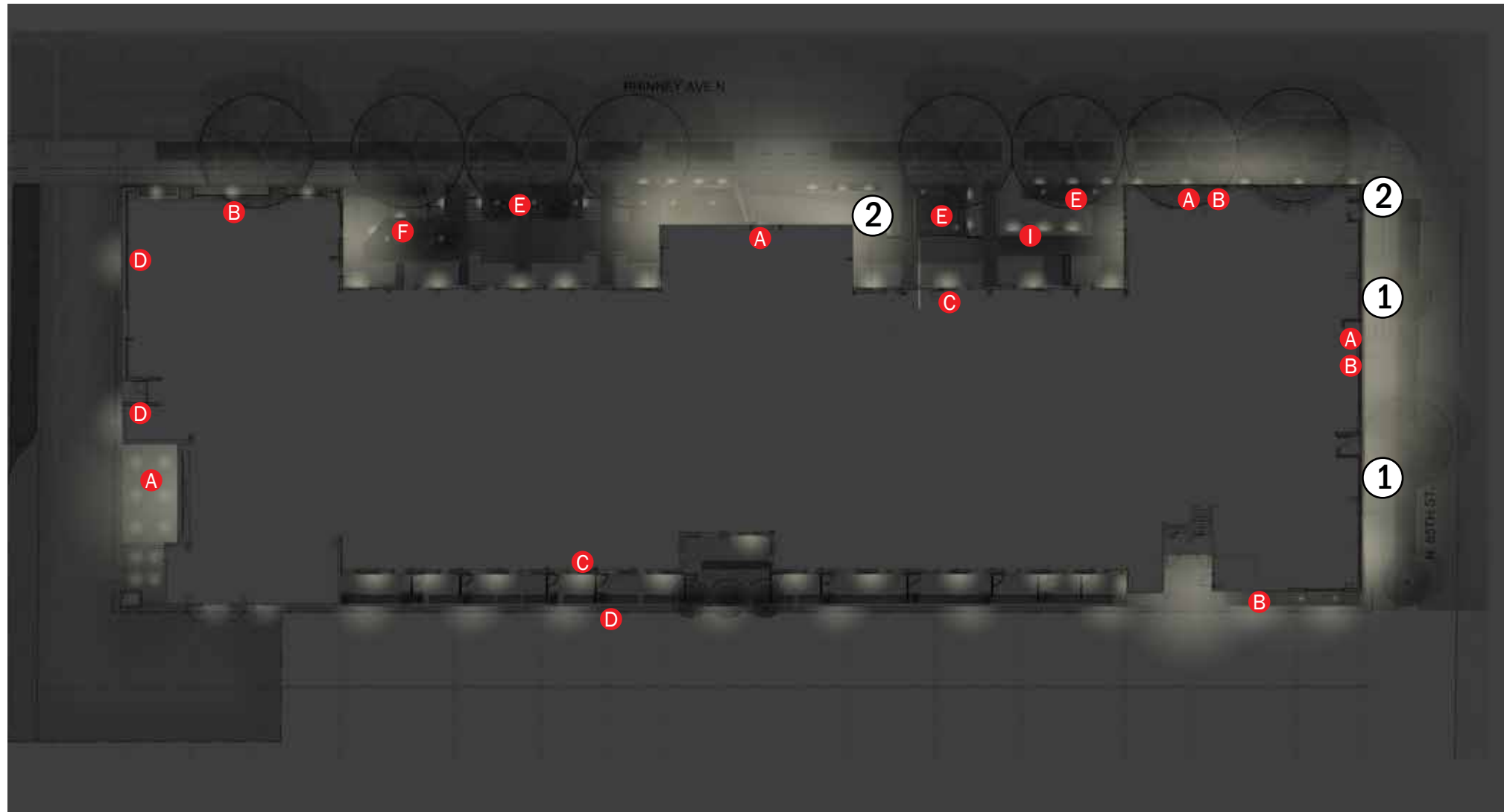
Color: White and black



Mixing percentage:
50% Aspen
50% Desert white

DESIGN DEVELOPMENT

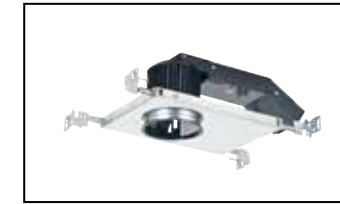
SIGNAGE AND LIGHTING



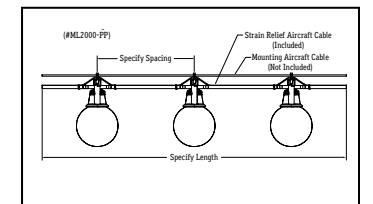
LEVEL 1 LIGHTING PLAN

PL3-B-1 SAFETY & SECURITY:

Exterior lighting has been carefully considered to provide adequate lighting levels around all pedestrian level frontages of the building, including the west and north elevations, which are directly adjacent to the driveway of the shared access easement. The courtyard frontage along Phinney Ave N features a combination of lighting elements including main entry canopy lighting, landscape lighting in the planters, and building façade mounted sconces at all exterior doors and residential unit patios. The retail building frontage that wraps from Phinney Ave. N around the south façade to the easement driveway along the west façade will have a combination of inset canopy lighting as well as sconces mounted to the brick piers to provide welcoming and safe lighting conditions for pedestrians along heavily trafficked N 85th Street. Wall mounted fixtures will carry around the building up the west façade and around the north elevation to provide safety and security lighting along the driveway condition. The north elevation will also feature additional overhead lighting at the recessed entries into the building and main garage entry.



A



G



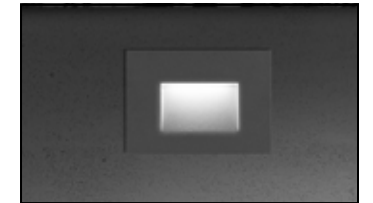
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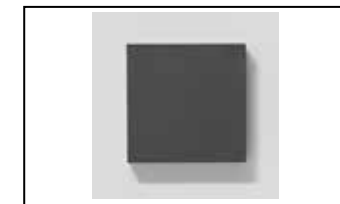
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C



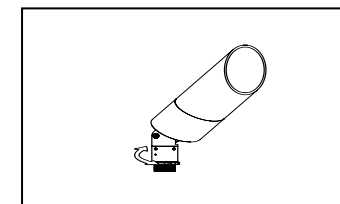
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D



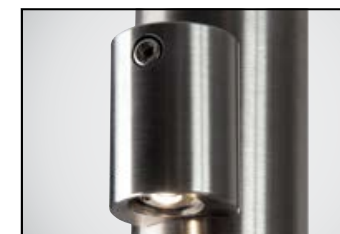
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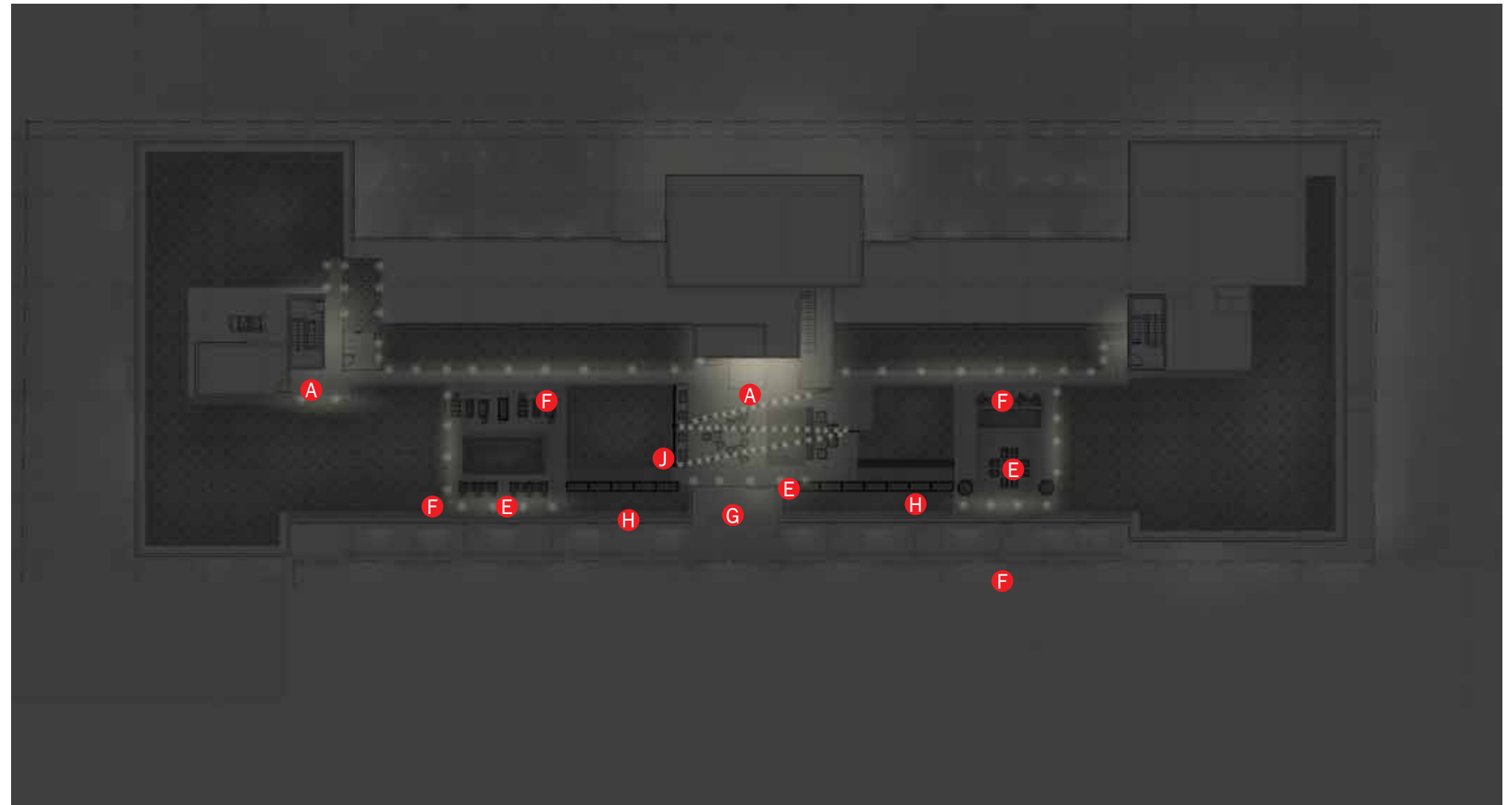
E



K



F



ROOF DECK LIGHTING PLAN

① **RETAIL SIGNAGE**

Retail signage will be designed to be seen by pedestrians, bikes and vehicles travelling in either direction along N. 85th street. Blade sign style signage may be mounted to the brick piers or suspended from the storefront canopies.

② **RESIDENTIAL SIGNAGE**

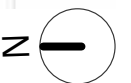
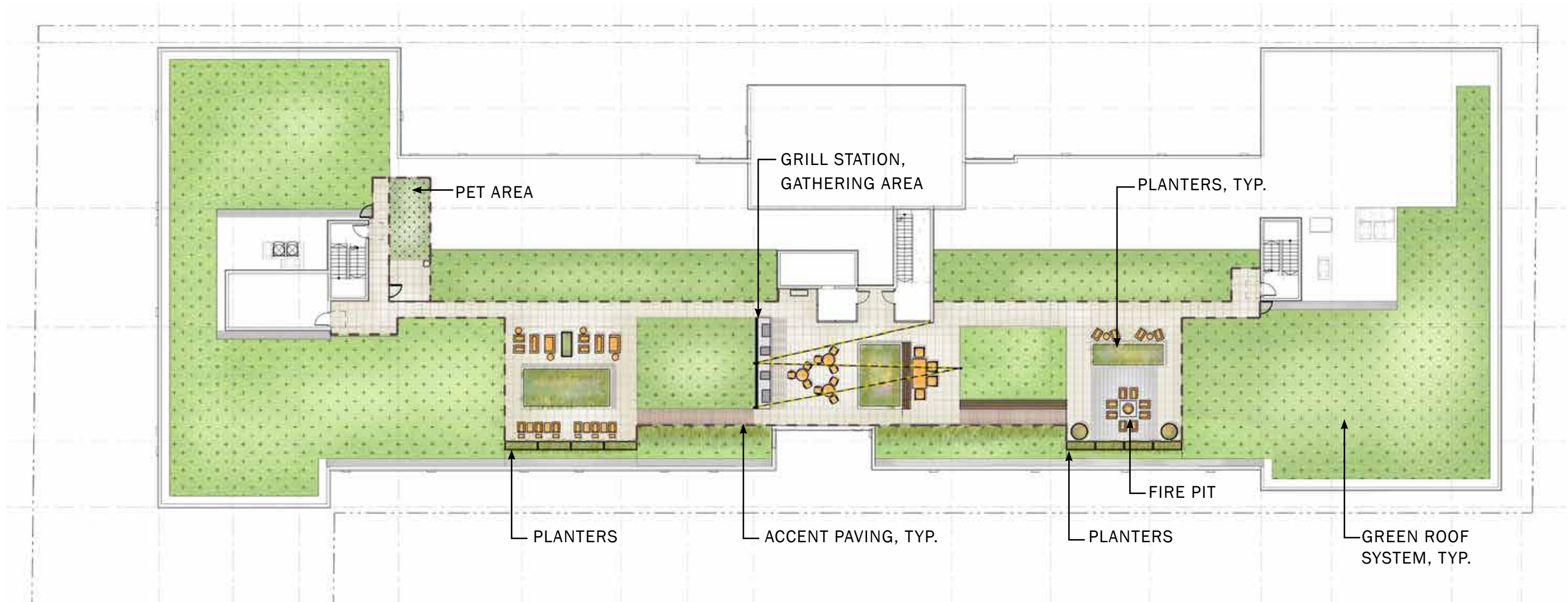
Residential signage will be clear, simple and bold. Lettering mounted to the canopy at the lobby entry or vertically mounted on the woodtone cladding to create a contrast.

DESIGN DEVELOPMENT

ROOF DECK DESIGN

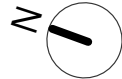
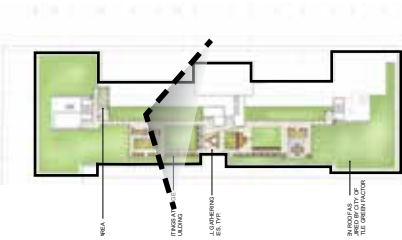


CONCEPT IMAGES

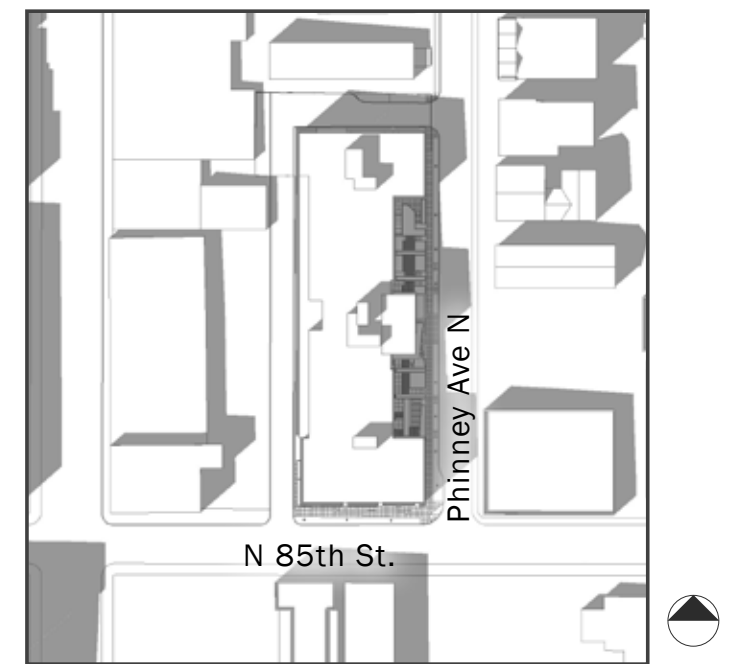
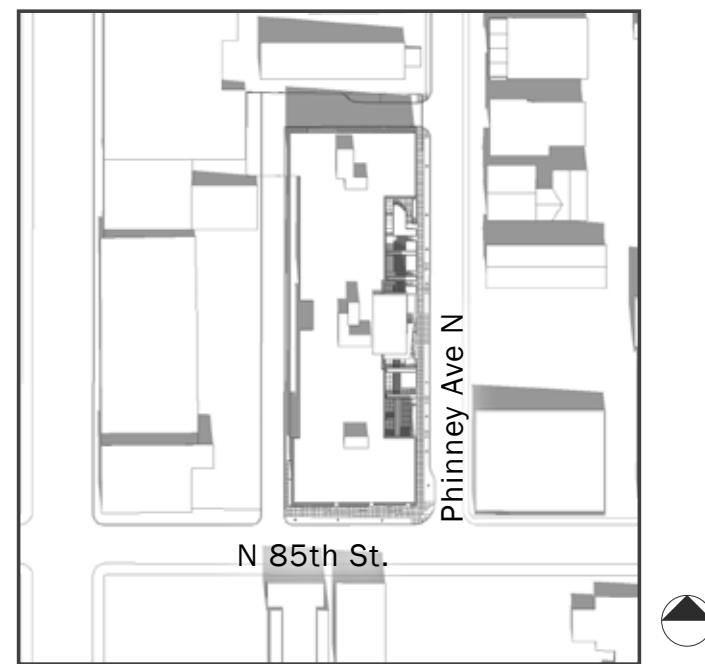
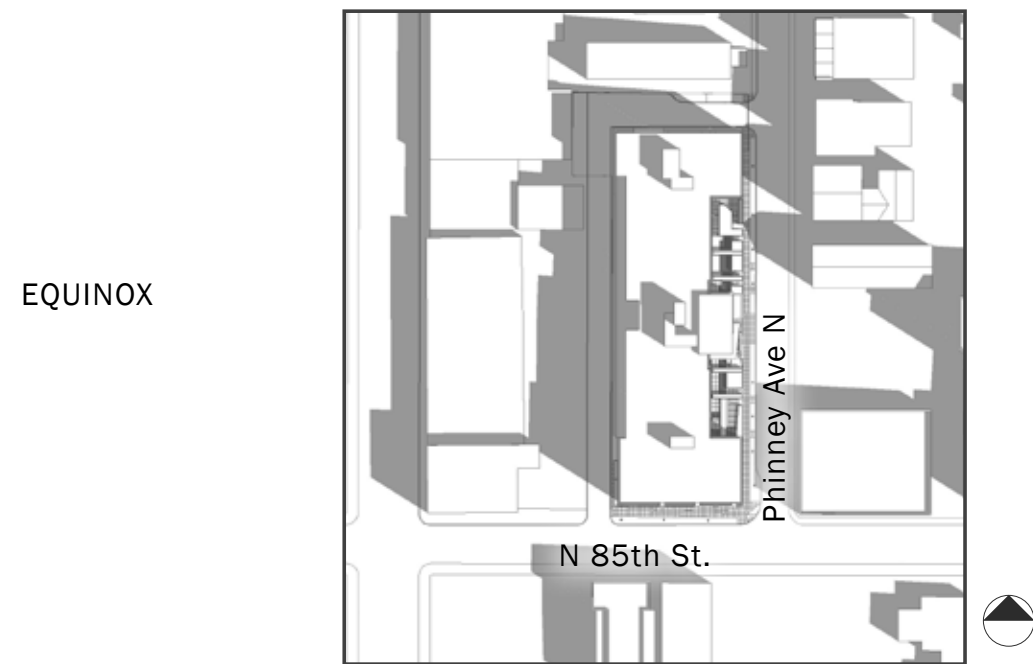
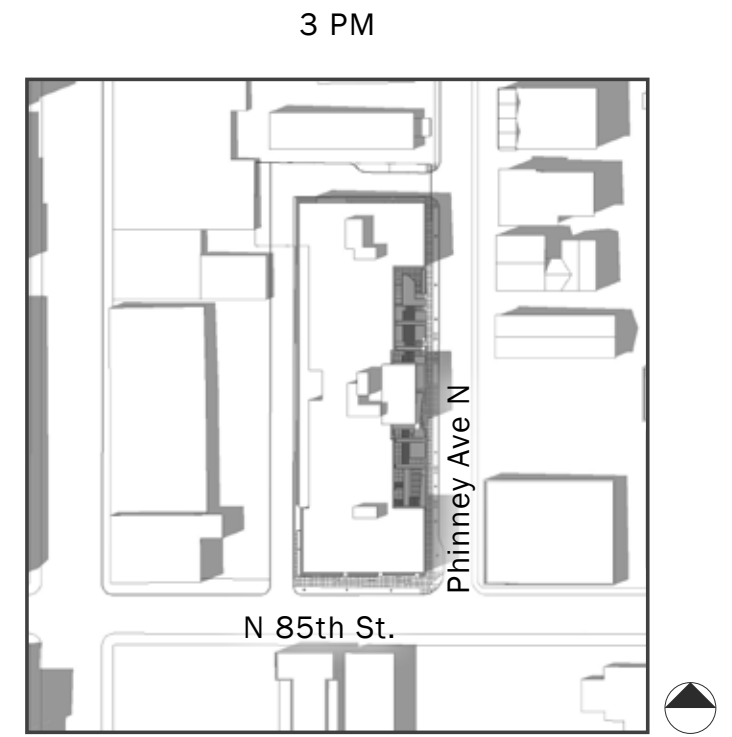
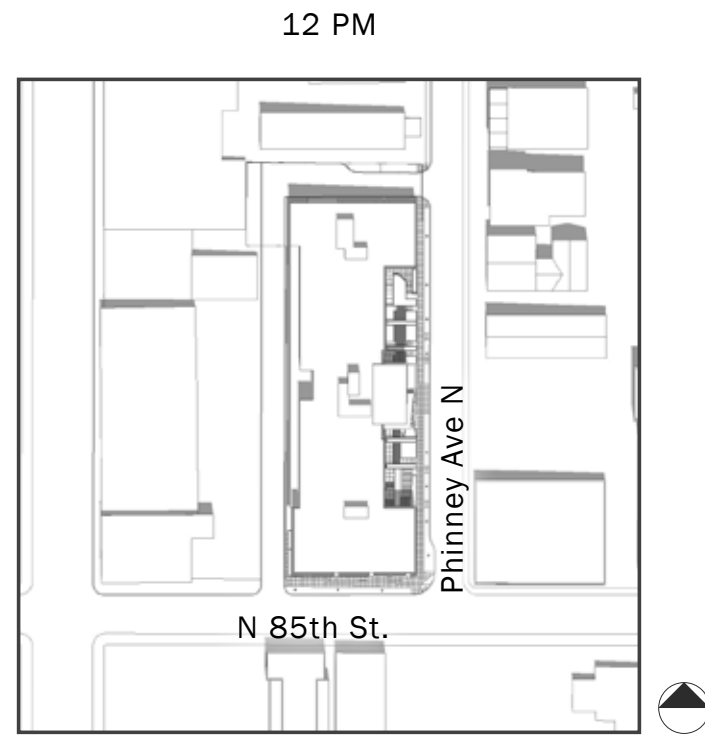
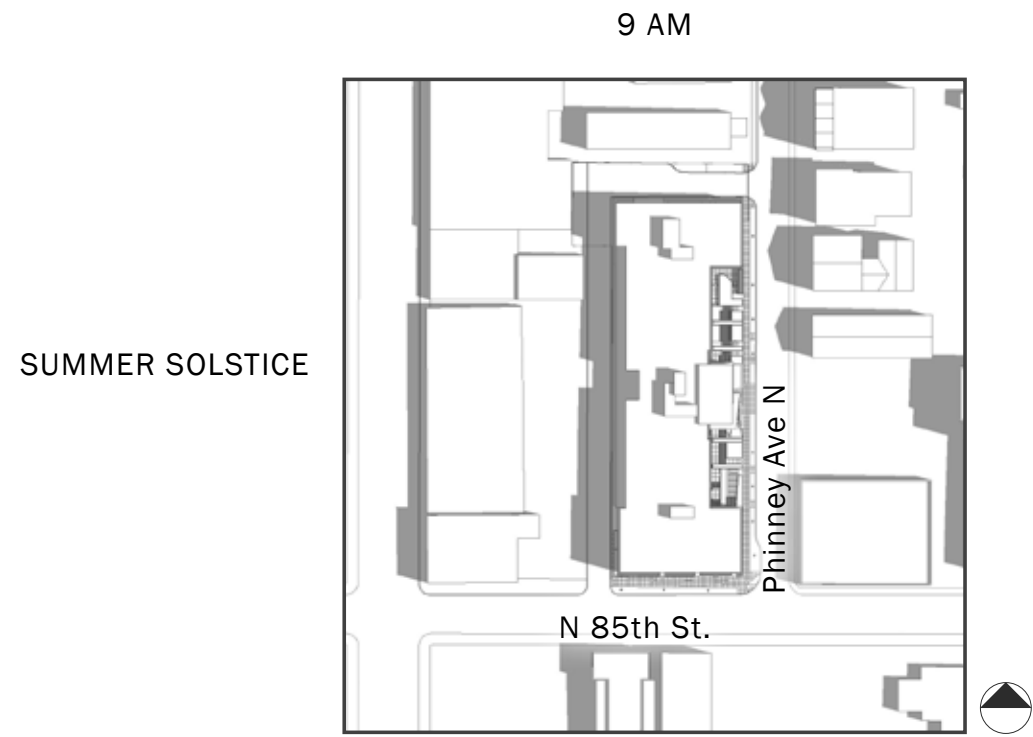




VIGNETTE - RESIDENTS EXPERIENCE (ROOF DECK)

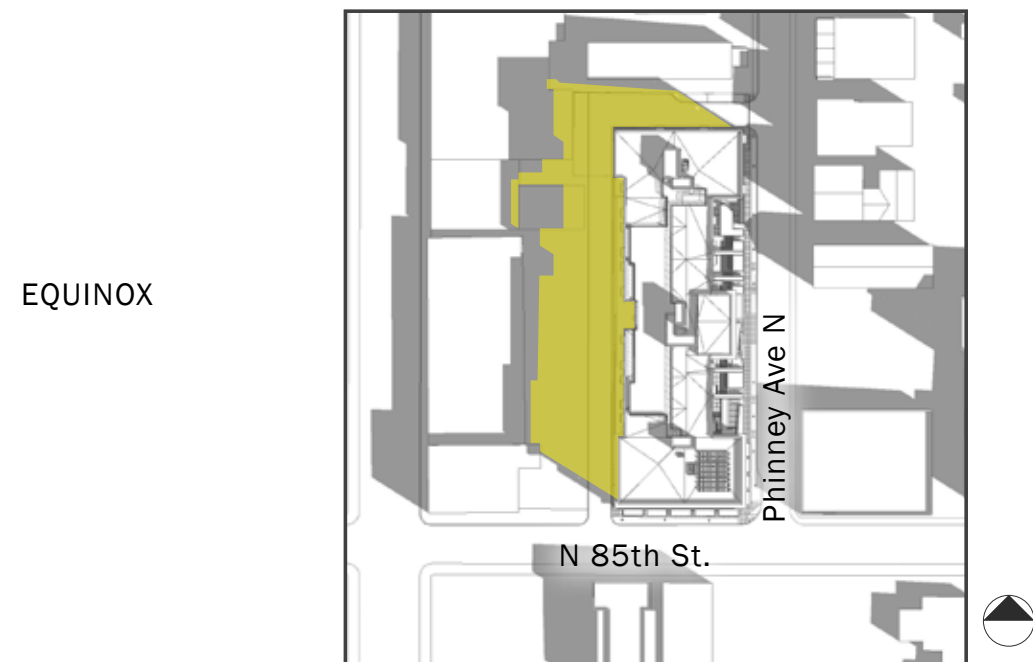
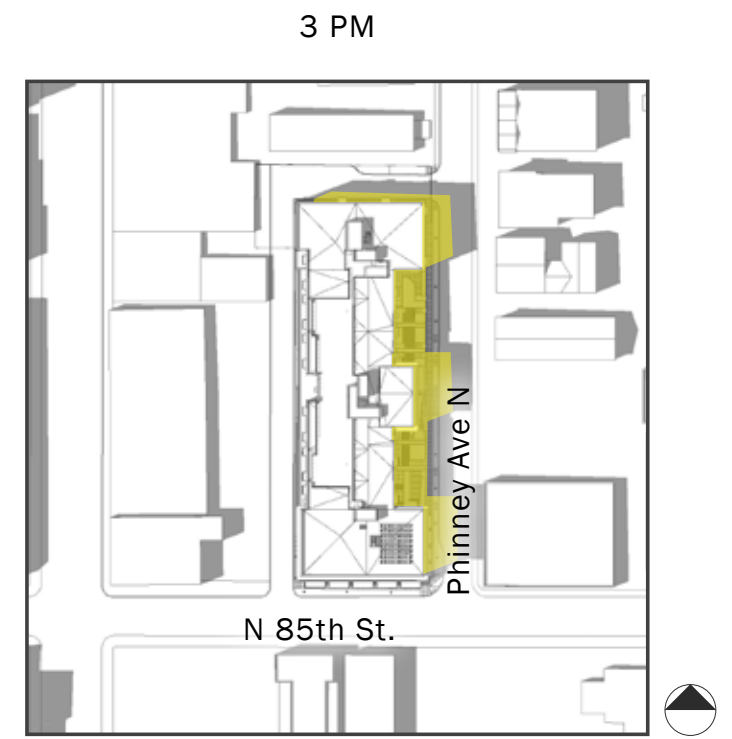
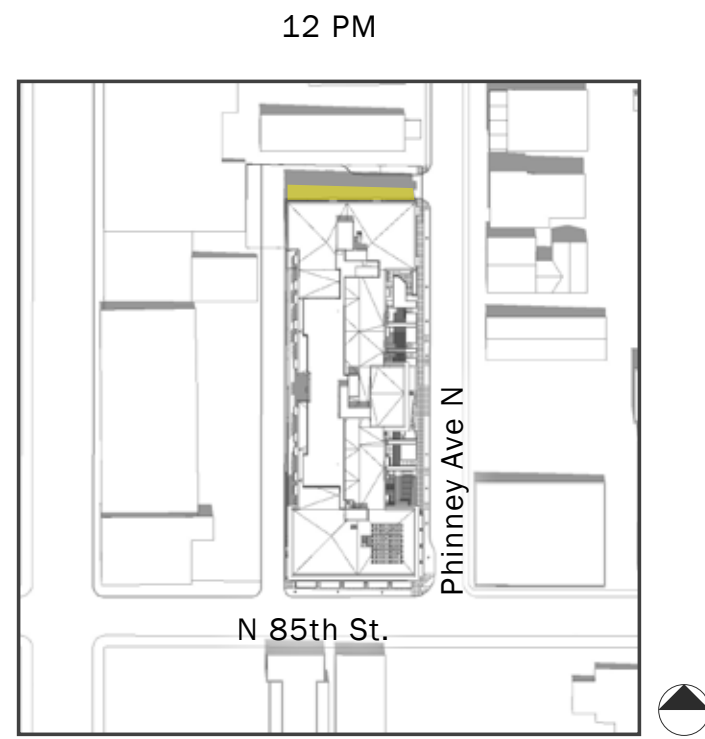
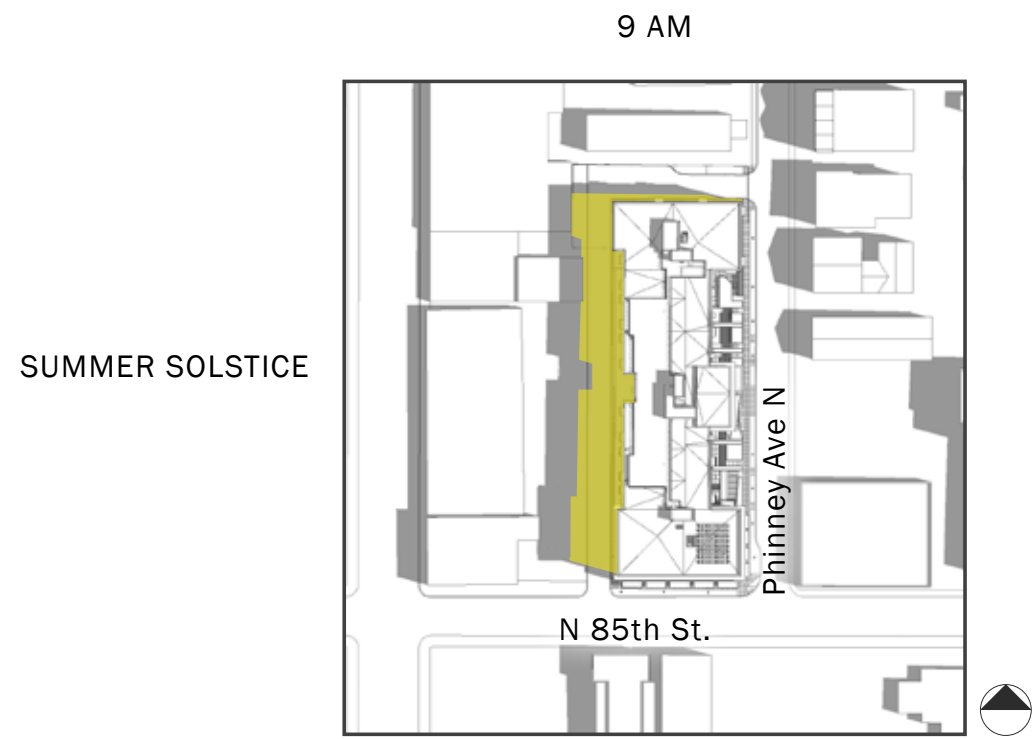


SHADOW STUDIES | 40 FEET IMPACT



40 FEET BLD. SHADOW

SHADOW STUDIES | 65 FEET IMPACT



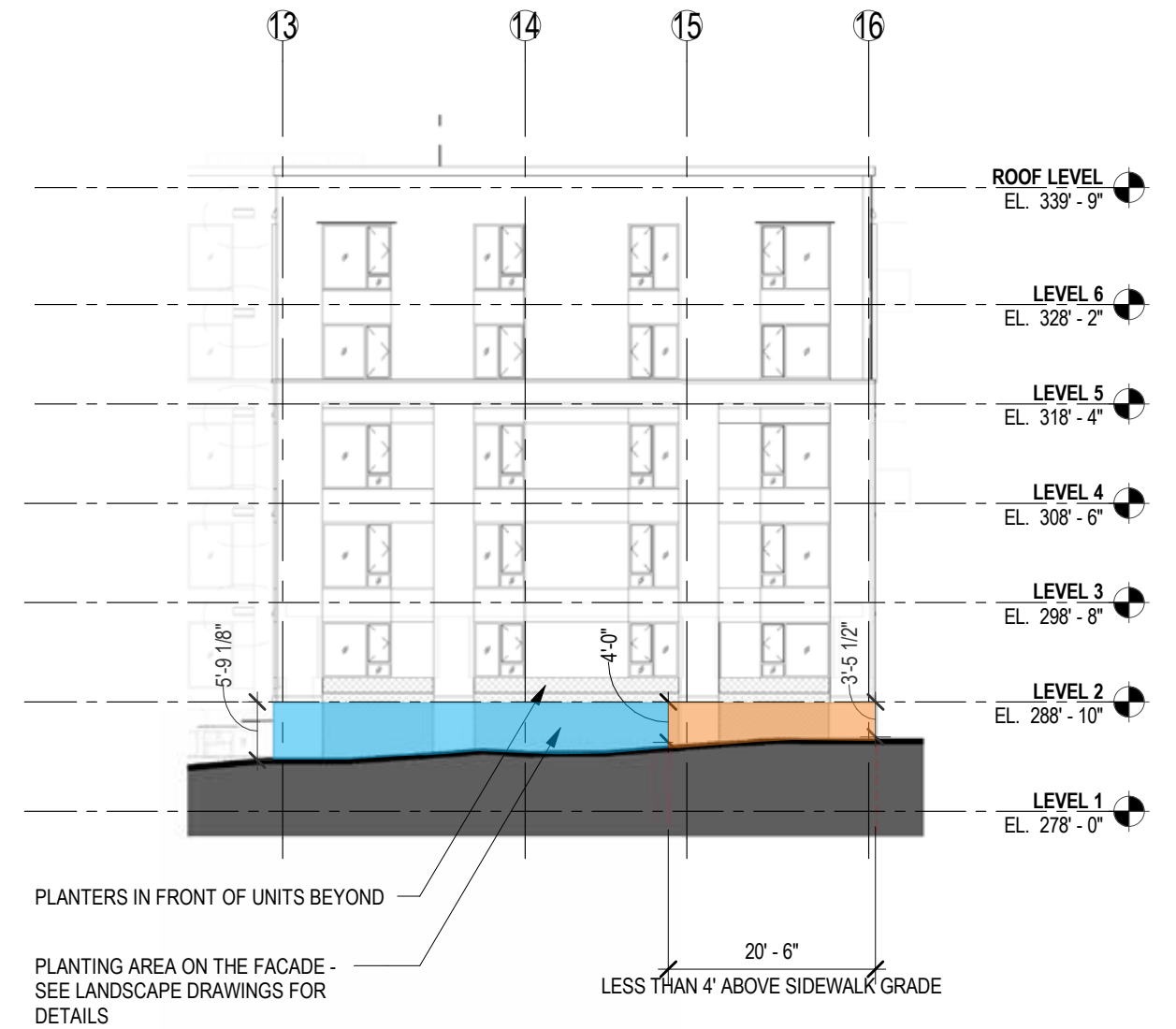
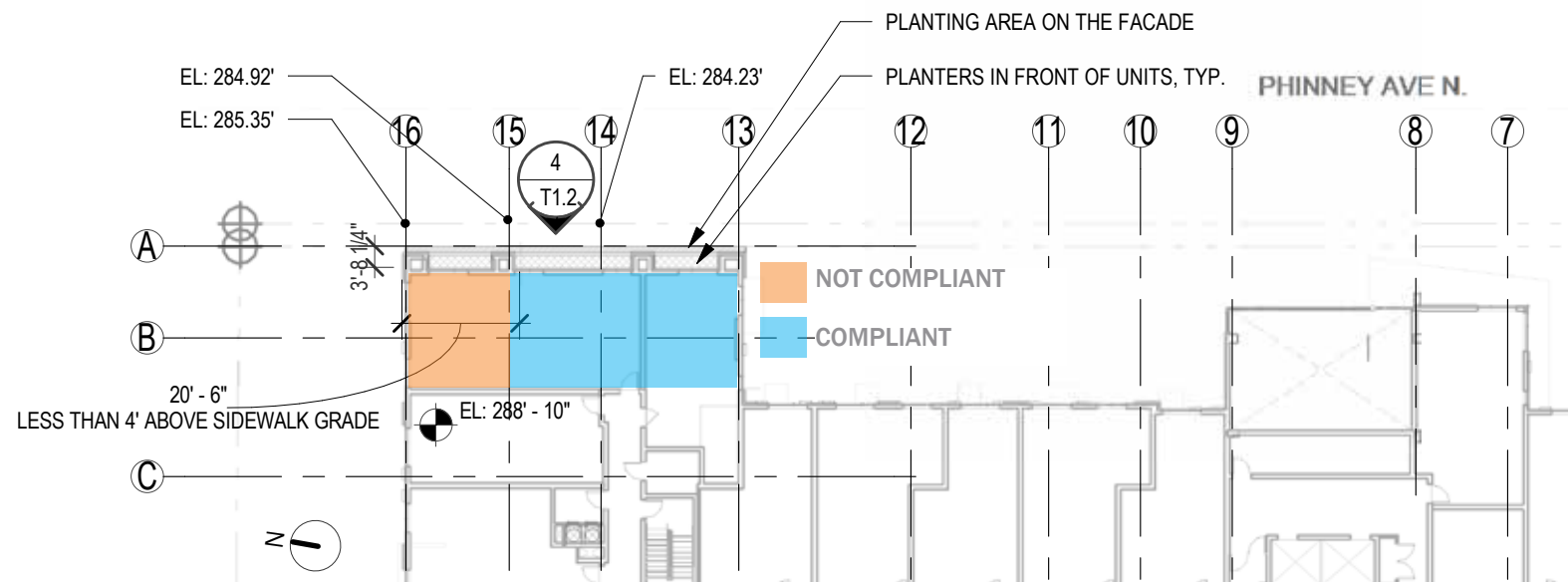
65 FEET BLD. SHADOW
40 FEET BLD. SHADOW

DEPARTURE REQUEST

STREET LEVEL FACING FAÇADE (NORTH BUILDING)

DEPARTURE REQUEST 1

REQUIREMENT:	REQUEST / PROPOSAL:	JUSTIFICATION:	DRB COMMENTS:
23.47A.008.D.2. The floor of a dwelling unit located along the street-level facade shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk.	To allow for dwelling units located along the street-level facade less than 10' back from the sidewalk be less than 4'-0" above sidewalk grade for a horizontal distance of 20'-6".	Dwelling units facing the street are set back from Phinney Ave N. by 3'-8 1/4" and feature layers of landscaping (landscaping on the facade and planters in front of units) to provide privacy and separation from the sidewalk and support PL3-B-2.	The need for this departure was not known at the time of EDG review.



NORTH-EAST CORNER DEPARTURE REQUEST

DEPARTURE REQUEST 2

REQUIREMENT:

23.54.030.G. For exit-only driveways and easements, and two way driveways and easements less than 22 feet wide, a sight triangle on both sides of the driveway or easement shall be provided, and shall be kept clear of any obstruction for a distance of 10 feet from the intersection of the driveway or easement

REQUEST / PROPOSAL:

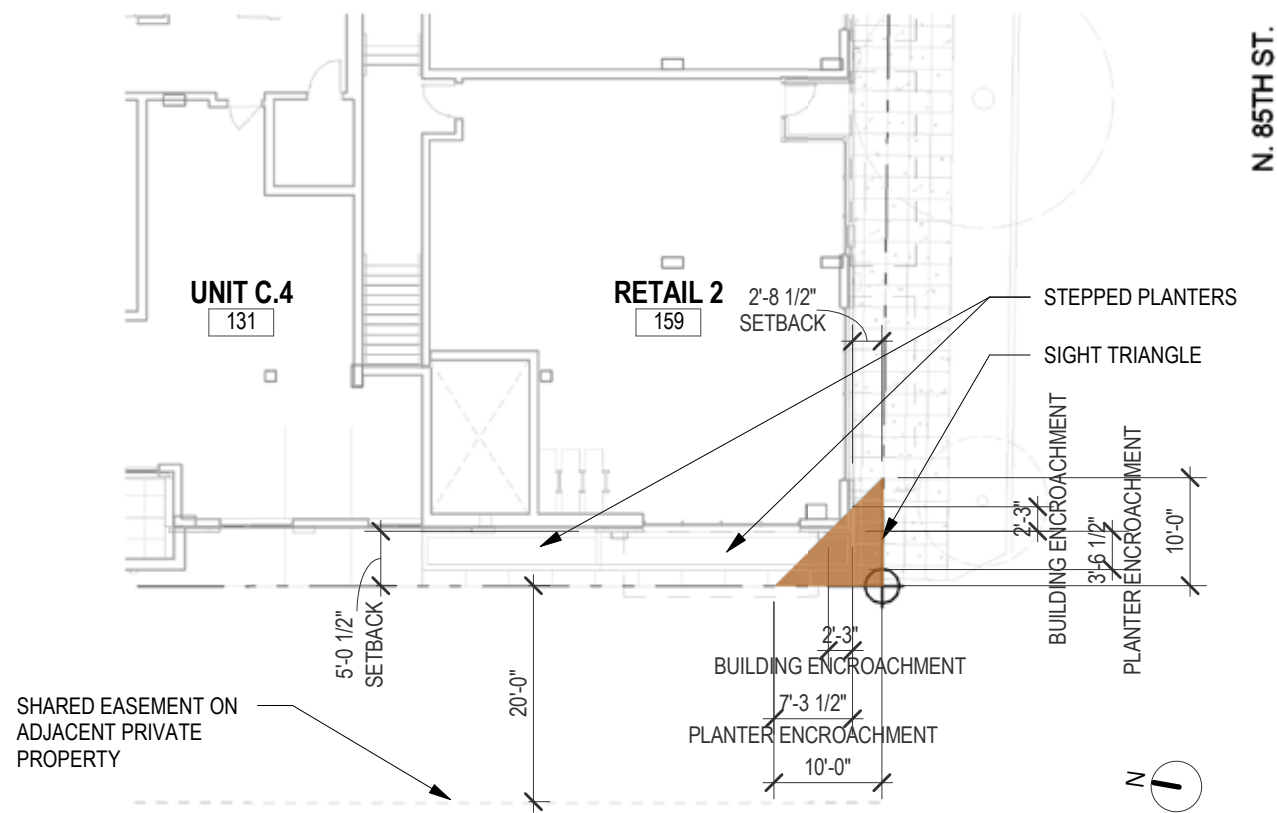
To allow for encroachment at the SW corner of the building - 2'-3" (building encroachment), 7'-3 1/2" (planter facing West) and 3'-6 1/2" (planter facing South).

JUSTIFICATION:

The 2-story brick facade supports guidelines CS2-I-i and CS2-II along N. 85th St. Highly glazed storefront maximize visibility into the retail interior per PL3-C-2 and enhances pedestrian safety at the corner of the building adjacent to the neighboring property's driveway. The building is set back 5'-1/2" from the West property line to allow for stepped planters at building face, which are used as a physical barrier for safety, but create visual interest at the SW corner.

DRB COMMENTS:

The need for this departure was not known at the time of EDG review.



NOT COMPLIANT



- Stepped planters
- Internal easement on adjacent private property
- Building setback South: 2'- 8 1/2" West: 5'- 0"

DESIGN DEVELOPMENT

3D RENDERINGS



NORTH 85TH STREET AND PHINNEY AVE. N PERSPECTIVE



PHINNEY AVE. N PERSPECTIVE LOOKING SOUTH-EAST

DESIGN DEVELOPMENT

3D RENDERINGS



NORTH 85TH STREET AND GREENWOOD AVE. N PERSPECTIVE (LOOKING EAST)



AERIAL VIEW