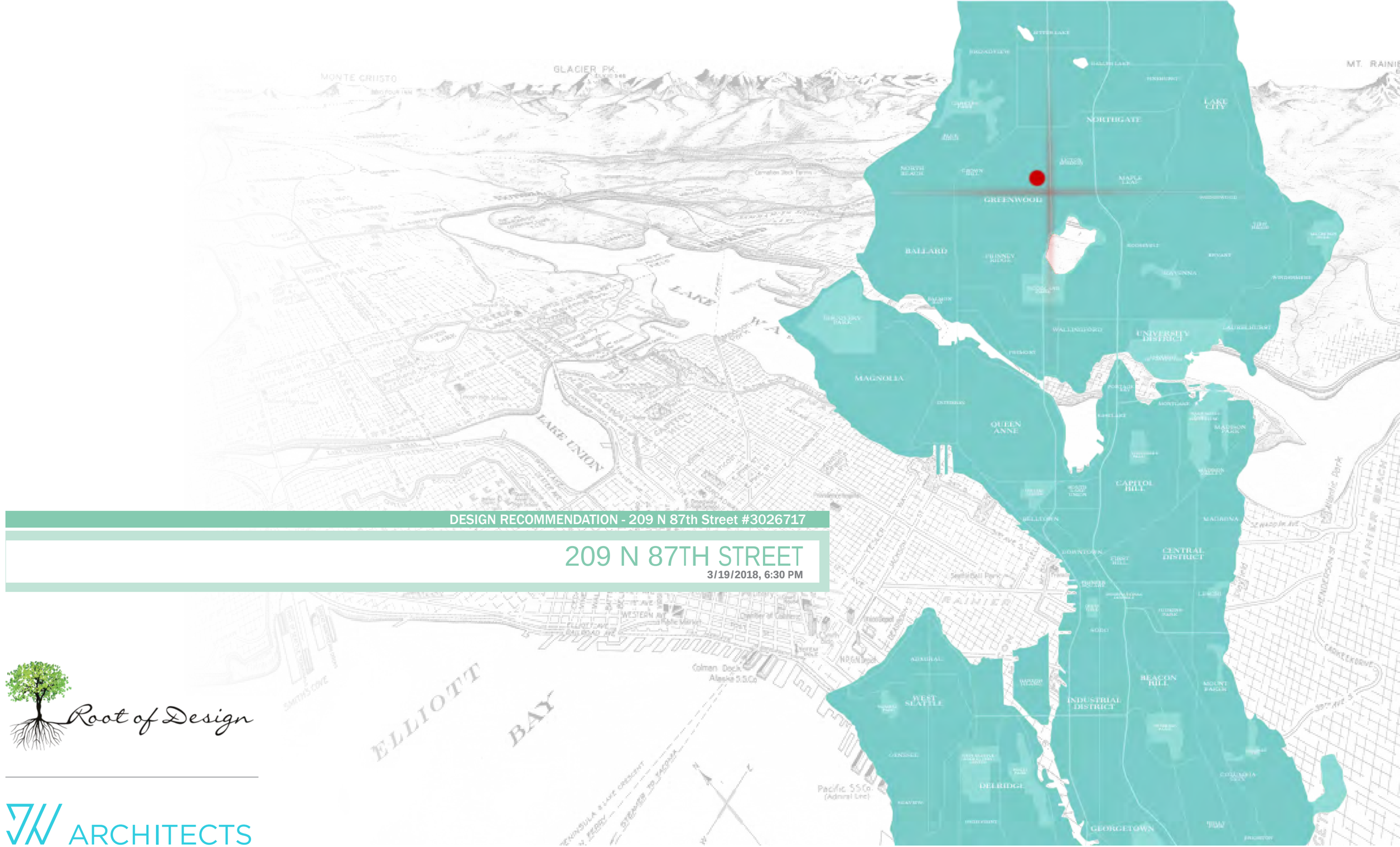


DESIGN RECOMMENDATION - 209 N 87th Street #3026717

209 N 87TH STREET

3/19/2018, 6:30 PM

Root of Design

JW ARCHITECTS

1257 S King Street Seattle, WA 98144 t: 206.953.1305 jwaseattle.com

CONTENTS

PROJECT INFORMATION

DESIGN OBJECTIVE: Greenwood has a history of local, often quirky, commercial activity. Situated at the boundary of the neighborhood's commercial and residential uses, this project aims to honor the commercial and physical history of Greenwood, while also honoring the neighborhood and city's recent growth. The project highlights the corner of the Greenwood commercial block and utilizes massing asymmetry to create a rich visual experience in the neighborhood. 48 apartment units over +/- 3,000 sf of retail space are proposed. Automobile parking is not required or provided. Ample bike storage and repair space is proposed, promoting an active & car-free neighborhood.

ADDRESS: 209 N 87TH St. Seattle, WA 98103

PARCEL NUMBER: 923190-0055

ZONE: NC2-65 (1.3)

LOT SIZE: 6,773

OVERLAYS: Greenwood-Phinney Ridge Residential Urban Village

4.25 Residential or Commercial only, 4.75 Residential & Commercial

ALLOWED FAR: 6,773 x 4.25= 28,784 SF Residential and 6,773 x .5 = 3,386 SF Commercial TOTAL 32,170 SF

PROPOSED SF: 32,168 SF

ALLOWED HEIGHT: 65' and 4' additional for parapet, 16' additional for stair and elevator penthouses (Section C)

PROPOSED HEIGHT: 65'

SETBACK REQUIREMENTS: (SMC 23.47A.008 -D)None Required

RESIDENTIAL AMENITY AREA: 5% of total gross floor area in residential use, excluding mechanical use areas and parking Min. of 250 sq.ft. in size and 10' in width.

PARKING REQUIREMENTS: Exempt

SOLID WASTE: 26-50 Dwelling Units: 375 sq. ft. min.

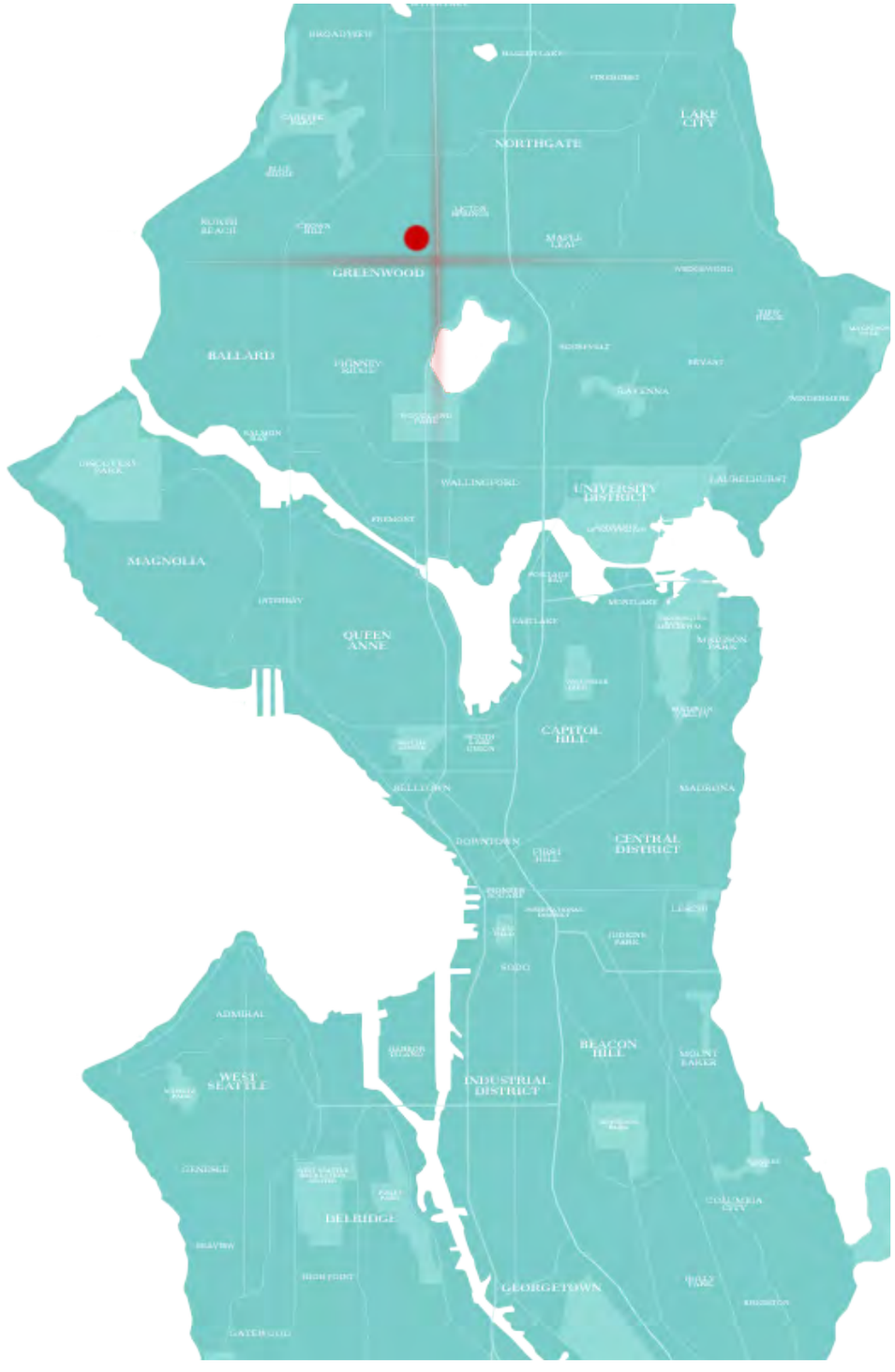
Mixed Use: +50% of required area for non-residential uses

0-5,000 sf non-residential: 82 sf min

375 sf + 41 sf = 416 sf required

DEPARTURES REQUIRED: SMC 23.47A.008-B.3. Non-residential Street-level Requirements - Depth Provisions

30' average non-residential depth required, requested departure to allow average depth of 27'-3"



ZONING ANALYSIS

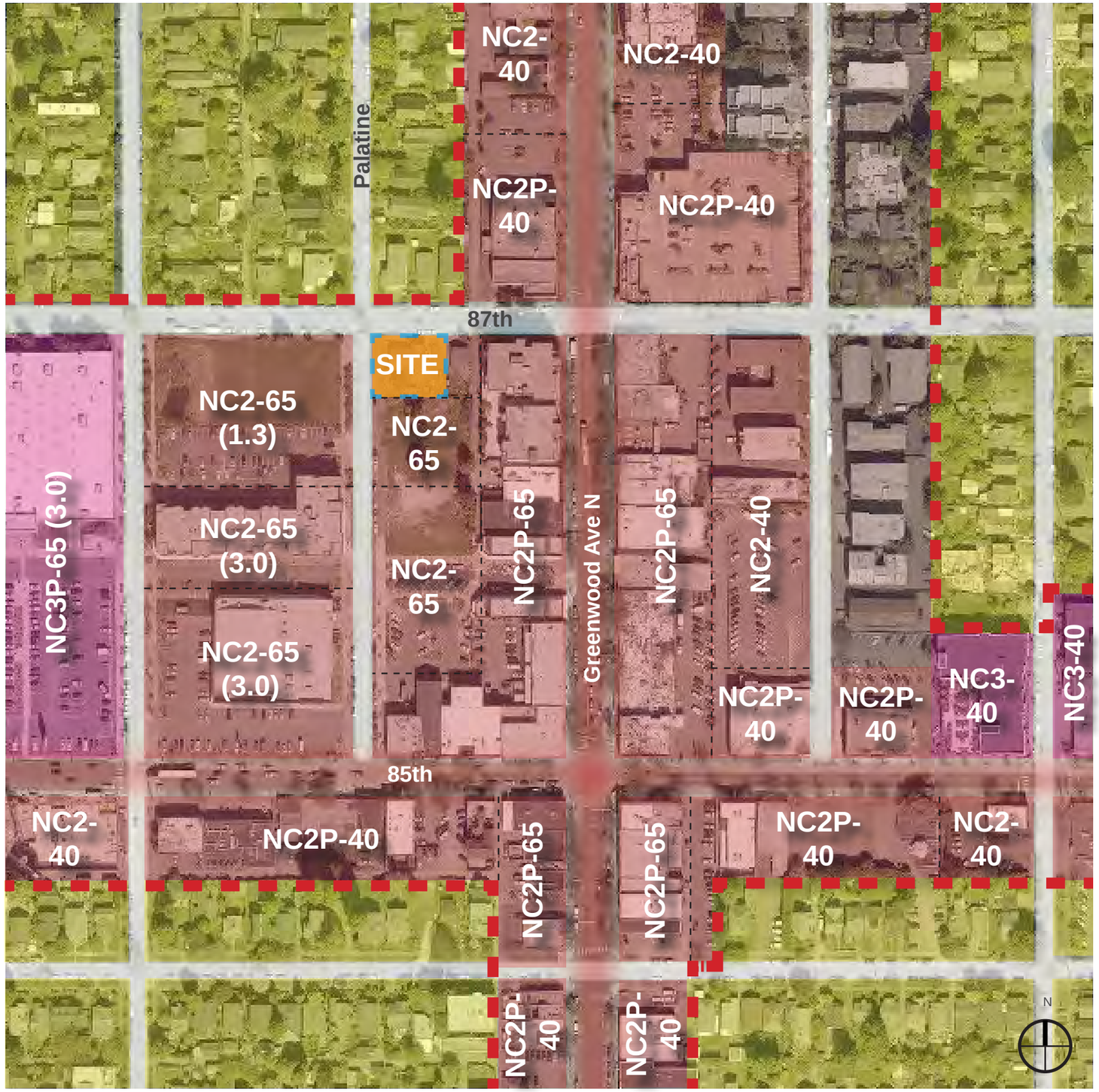
This site is located in a NC2-65 (1.3) and is adjacent to a SF5000 Zone. Much of the adjacent development is not yet developed to its full height potential and is rather a mix of single-story industrial structures and six story apartment buildings.

- SF5000
- LR3
- NC2-65
- NC3-65
- Urban Village Outline

AERIAL ZONING ANALYSIS

Aerial Looking North

Aerial Looking South



SF5000

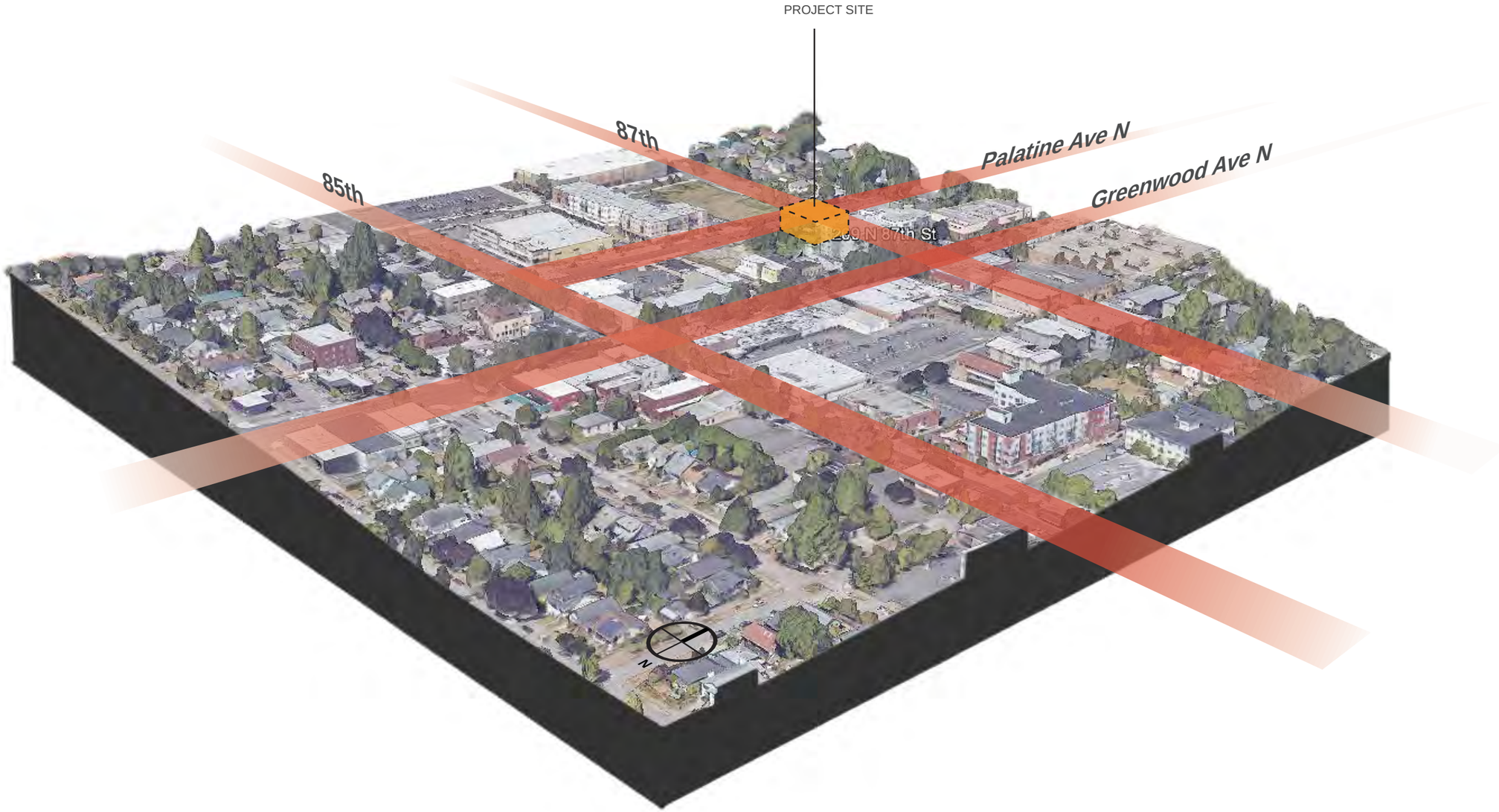
LR3

NC2-65

NC3-65

Urban Village Outline

ZONING ANALYSIS



AERIAL VICINITY MAP

EXISTING SITE CONDITIONS

Apartment with 78 units, 6 L/W units, and 44 parking stalls

#3023181

Apartment with 28 units, 37 SEDU's, 29 parking stalls

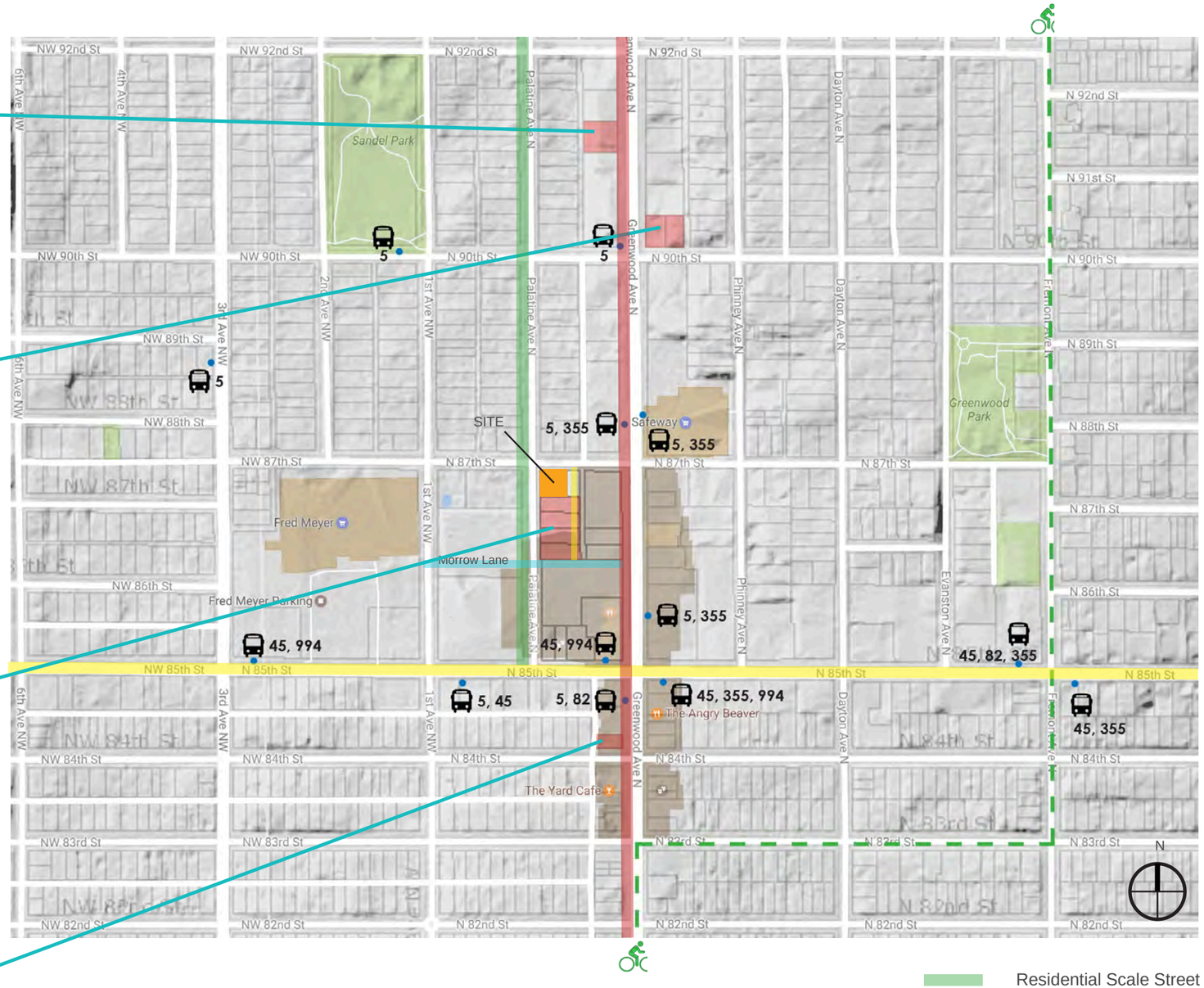
#3019797

Apartment with 142-151 units, 97-102 parking stalls

#3026306

Apartment with 70 units, 70 parking stalls

#3025261



TRANSIT AND FUTURE DEVELOPMENTS

1. GREENWOOD TOWERS

4. GREENWOOD SHOPPING CENTER

2. SANDEL PARK

5. GREENWOOD PARK

3. TAPROOT THEATER

6. COYLE'S BAKESHOP

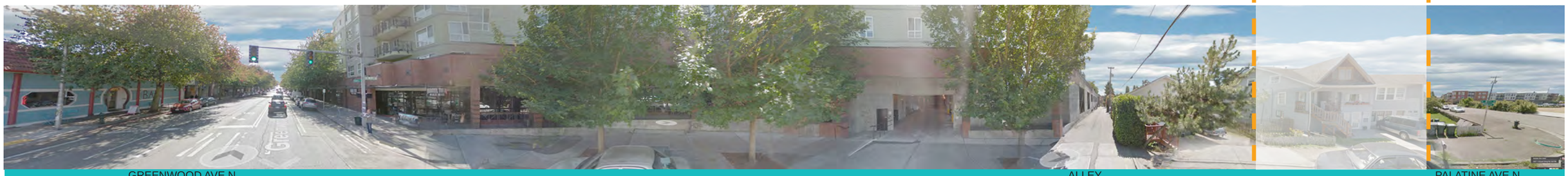
LOCAL AMENITIES

ACROSS FROM
PROJECT SITE

PALATINE AVE N | ALLEY | GREENWOOD AVE N

N 87TH STREET, LOOKING NORTH

PROJECT SITE



GREENWOOD AVE N | ALLEY | PALATINE AVE N

N 87TH STREET, LOOKING SOUTH

N

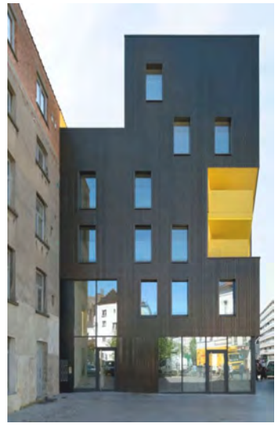
PALATINE AVE N, LOOKING EAST

PALATINE AVE N, LOOKING WEST

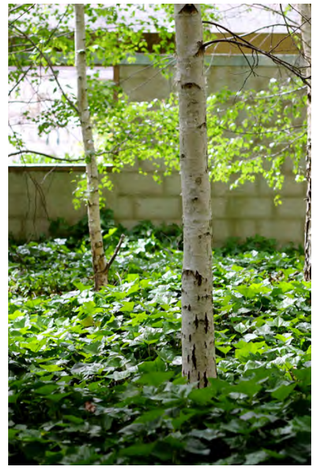
N

STREET LEVEL FACADES

MATERIALS

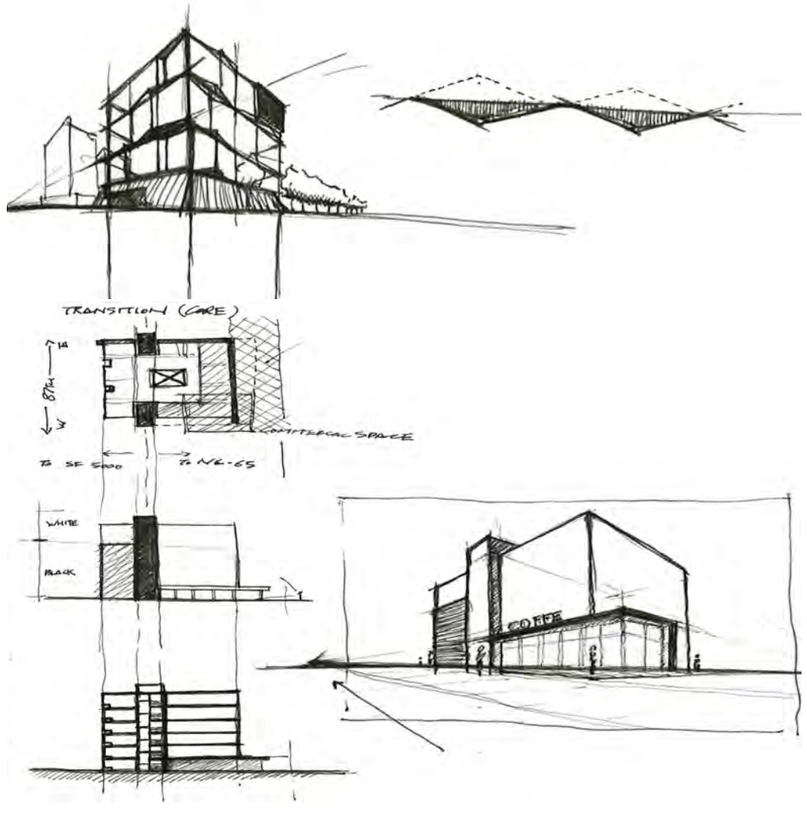


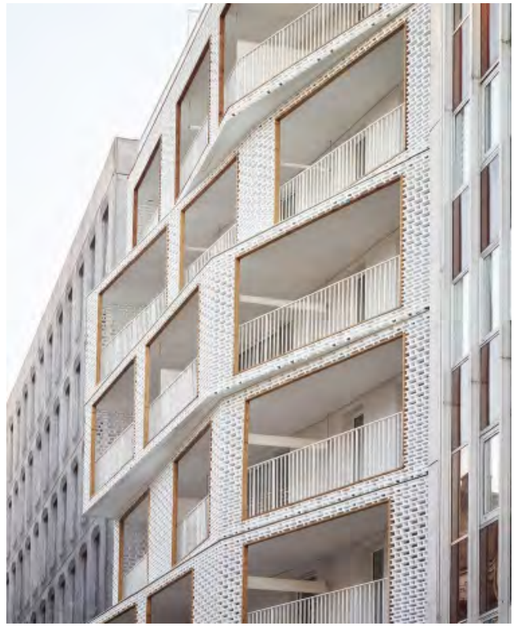
LANDSCAPE



COMMERCIAL

FABRIC





CONCEPT A (FABRIC)

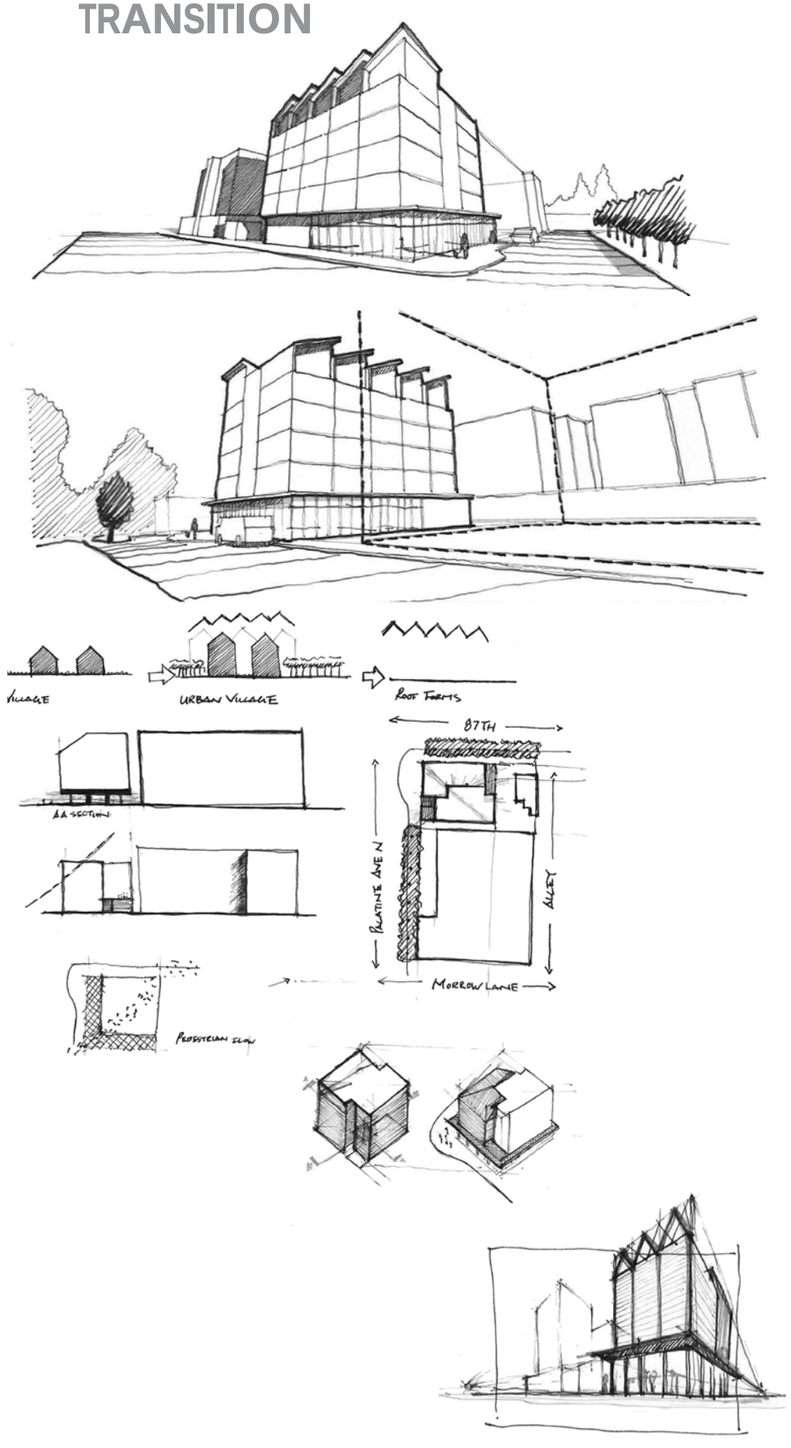
The Fabric concept utilizes texture to create a rich visual and tactile experience, fitting in with context, and creating interwoven spaces.

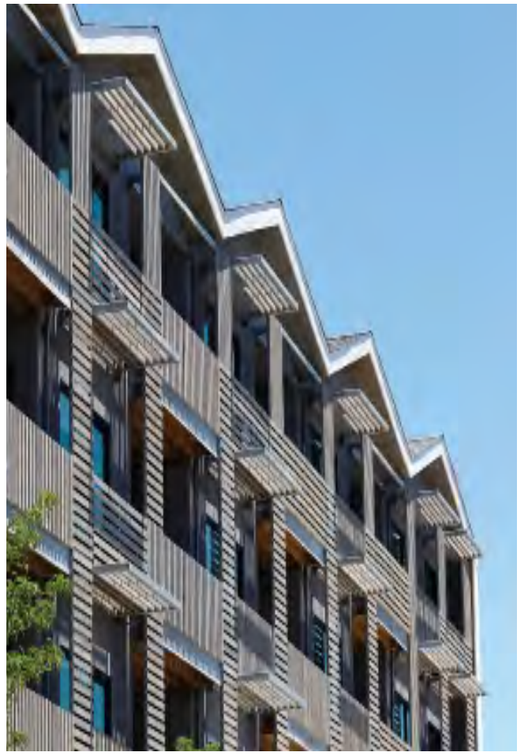
The fabric concept is expressed through textures that create a rich tactile experience at the human scale. The folded, interwoven forms on part of the facade represent the idea of weaving the building into the context.

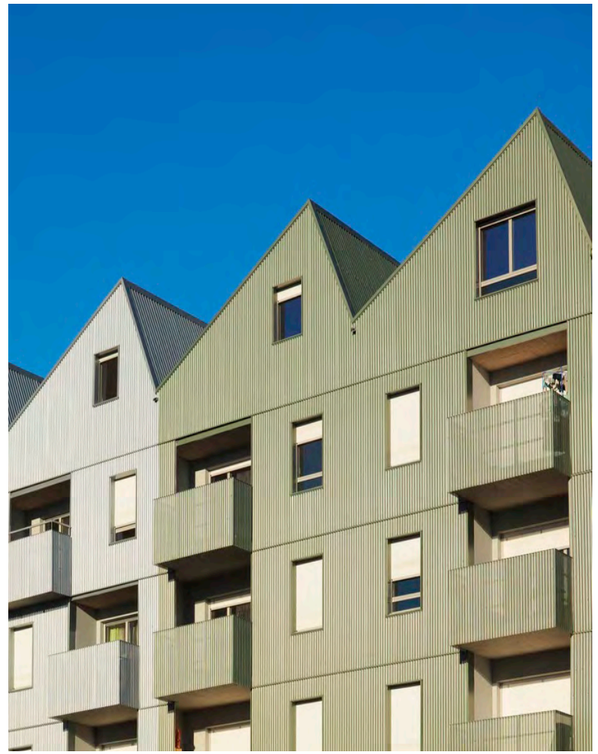
The design also weaves together indoor and outdoor spaces with social and circulation spaces. In this way a tight knit community is encouraged through overlapping program elements resulting in serendipitous meetings.

SKETCH EXPLORATIONS + INSPIRATIONS

TRANSITION







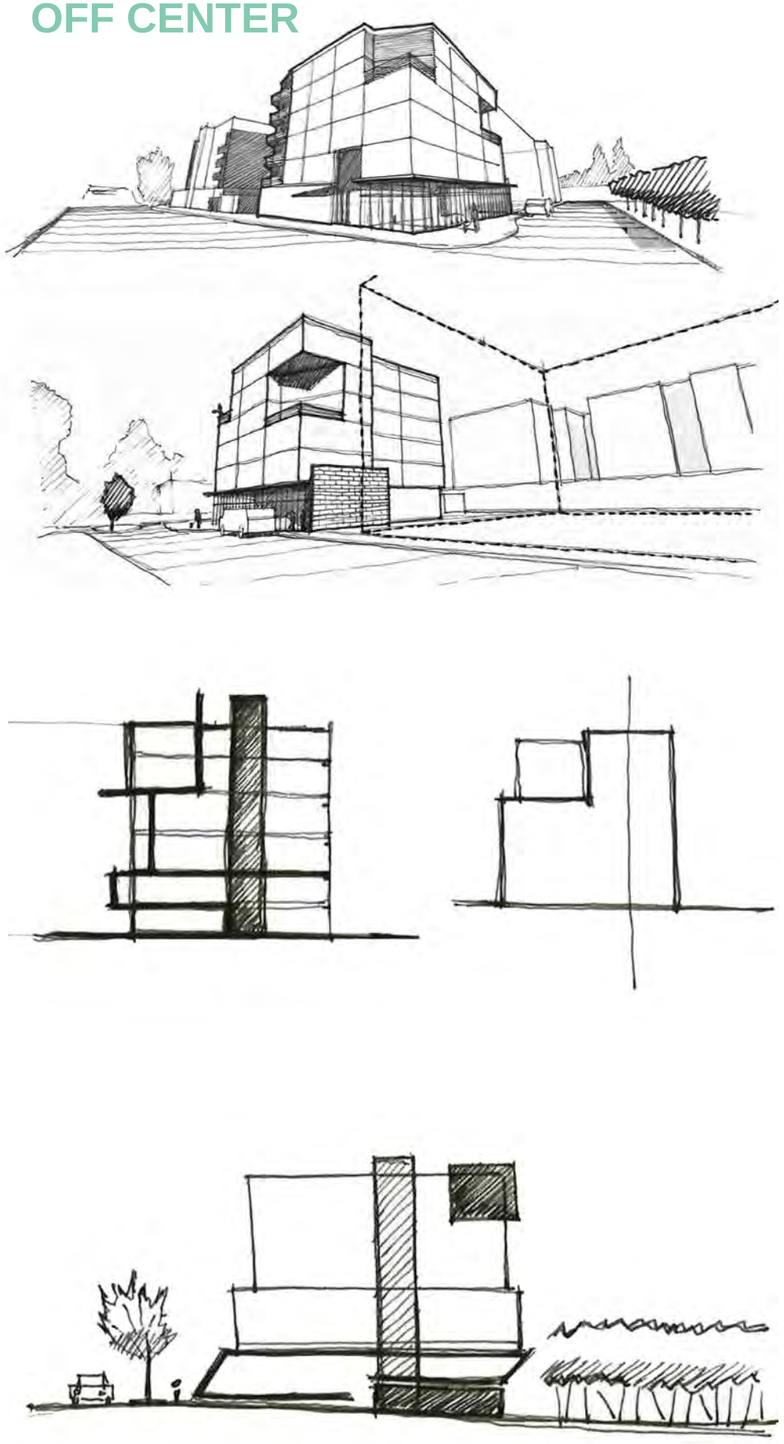
CONCEPT B (TRANSITION)

This project and site engage transition and transformation. The neighborhood is increasingly emerging as a destination for live, work, and play. The site is at a transition between single family and neigborhood commercial zoning conditions.

Transition zones and edge conditions make for dynamic social ecosystems. The building massing reflects the concept of transition through its hybrid residential / commercial roof forms. The design also plays on the notion of transformation with varied facade treatments at the base, middle, and top.

Edge conditions in nature have the greatest biodiversity and richest ecosystems. Local examples include estuaries, where a river transforms to an outlet to the sea. This concept, form, and material palette appeals to a lifestyle and demographic in Seattle: urban dwellers who like to spend their free time connecting with nature on a hike, bike, or skiing in the mountains.

OFF CENTER

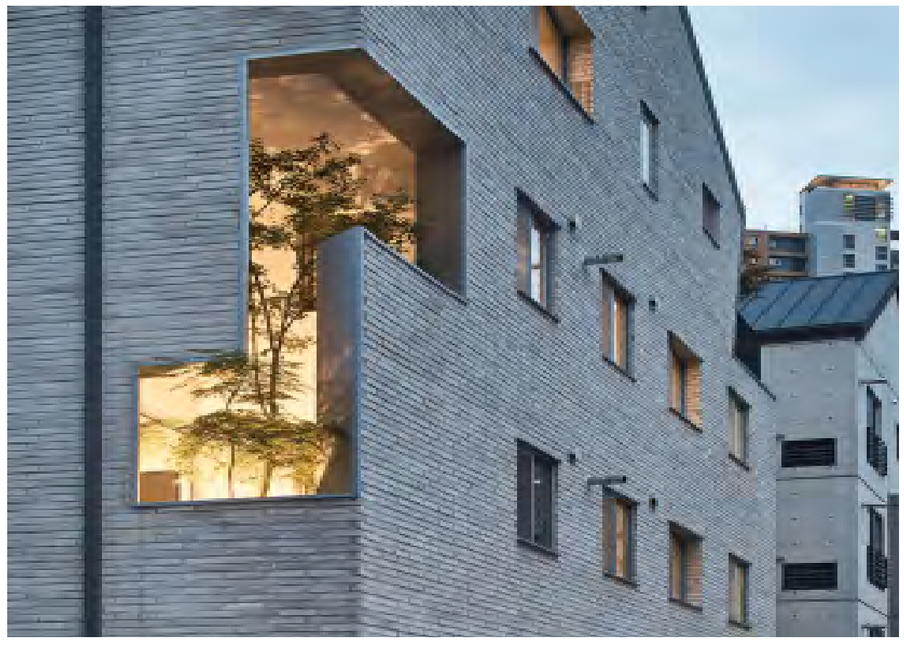


[BOARD SELECTED] CONCEPT C (OFF-CENTER)

From 1993 -2009, the Greenwood-Phinney Ridge Chamber of Commerce used the tag line “Just a Little Off Center”. While Fremont promotes itself as the “Center of the Universe”, Greenwood is happy being slightly off center. The design for this concept captures the dynamic energy of the Greenwood neighborhood.

Asymmetry is used by artists to create dynamic forms, spaces, images, natural variations, and even imperfections, to enhance beauty. Graphic designers have used the powerful impact of asymmetry to help brands stand out and communicate their ability to “think differently”.

The Off Center concept is used throughout the project in various ways and scales. At the largest scale, the building massing uses asymmetrical balance in its composition of solids and voids. At the pedestrian scale there are unexpected, colorful design elements such as the residential lobby and amenity space. The preferred lobby location is positioned off-center to the side where occupants will arrive off of Greenwood Ave N.



SKETCH EXPLORATIONS + INSPIRATIONS

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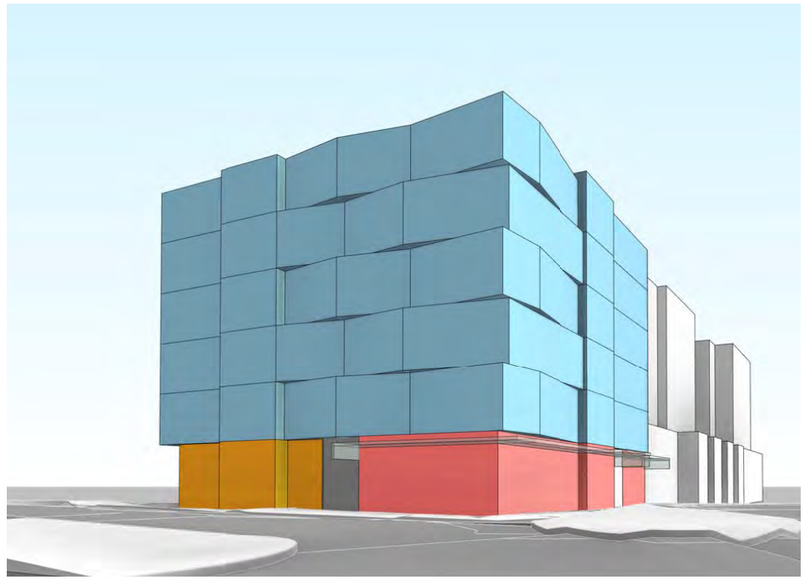
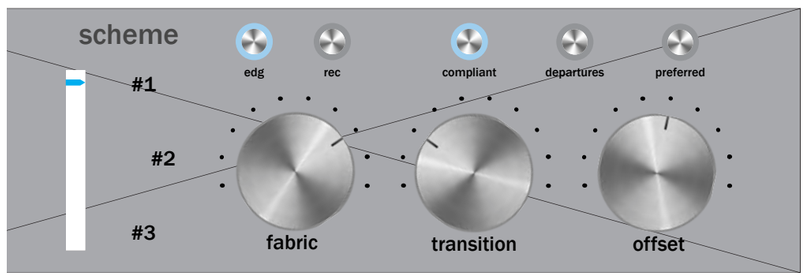
EDG SCHEME SUMMARY

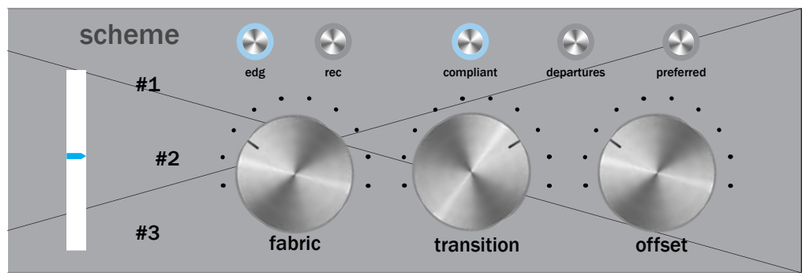
We enjoyed studying the history of the neighborhood and how it has evolved to its current character. We have continued to develop a project that respects the history of the site and embraces the future of this neighborhood. Our exploration ahead of EDG led to 3 articulation concepts. Each scheme used the 3 concepts at different levels. The dial graphic gave an idea of the concept taking priority in the scheme and the relative articulation of the other 2 concepts.

SCHEME: 1

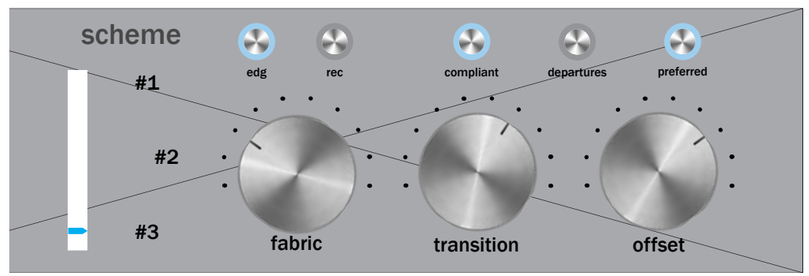




SCHEME: 2



SCHEME: 3 (BOARD SELECTED)



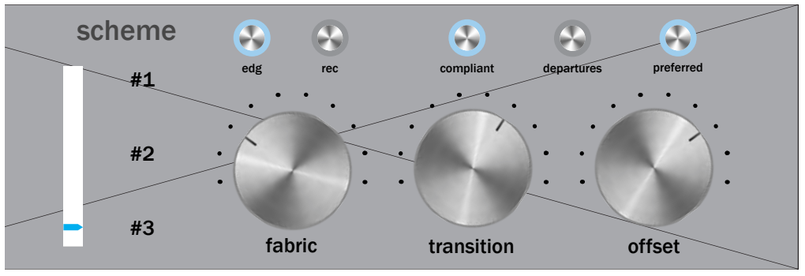
EDG SELECTED SCHEME 3
CONCEPT: OFF-CENTER

BIRDSEYE FROM SW

DISTINGUISHING FEATURES:
- 6 STORIES

REQUESTED DEPARTURES:
- N/A

This scheme was the most dynamic of those presented at EDG. It makes the best contribution to the Greenwood neighborhood with a series of Off-Center moves that create livable outdoor spaces. This scheme was most successful in reducing the scale of the top of the building through setbacks and articulation. At EDG, stronger massing moves were seen to make this scheme even stronger as it moves forward.



SITE PLAN

APPROACH FROM NW

EDG BOARD COMMENTS

1. MASSING AND FORM

The Board discussed the three massing schemes presented. While intrigued with the fabric concept expressed in Scheme 1, the Board ultimately agreed Scheme 3 provided a better response to the zone transition and supported that option as the basis for further refinement, with the following guidance:

1A The Board observed that the overall massing moves are too tentative and greater manipulation of the massing is needed to reduce the bulk, respect the zone transition and strengthen the architectural concept. The Board recommended increased modulation and erosion of the massing.

Please see updated massing & annotations on rendering page 24 showing increase in manipulation of the massing. Elements of fabric concept are incorporated into 6th floor massing.

1B The Board agreed an increased upper level setback is needed on the north façade in response to the transition to single family zoning across N 87th Street.

We have modified the upper level setback to modulate between 1'-6" and 4'-0", and distinguished the upper level through massing, material, and window strategy. These design choices diminish the upper level and better respect the neighbors. The upper level setback is further illustrated and explained on page 25.
[CS2-D-1]

1C The 5' setback from the east property line was generally supported.

The setback against the eastern neighbor has been maintained at a 5' average. Modulation has been introduced along the eastern property line in response to ground level design considerations.

1D The Board supported the void or erosion of the southwest corner as an appropriate response to the upper level setback of the proposed adjacent development.

The second floor datum of the proposed adjacent development's residential brick massing has been carried through to the southwest void. The void has been re-oriented to provide greater definition along the street frontage.

1E At the Recommendation Meeting, the Board would like to see elevation drawings of the Palatine Avenue façade which include the proposed development to the south and illustrate the massing and composition relationship between the two projects.

You can find this composite elevation on page 27.

2. ARRANGEMENT OF GROUND FLOOR USES

The Board discussed the three ground floor schemes presented and was not convinced any of the options provide the optimal arrangement of uses to best support function and maximum use of the courtyard. The Board requested further exploration of the arrangement of ground floor uses with the following guidance:

2A The location of the lobby at the northeast corner presented in massing Scheme 3 was generally supported.

The location of the lobby at the northeast corner has been maintained.

2B The Board noted that the location of trash storage and the service alley adjacent to the lobby is problematic, and recommended separating the service alley from the lobby.

The trash storage and service circulation are now provided off of a new corridor along the southern lot boundary, separating that access from the residential lobby.

2C The Board requested exploration of providing a more direct connection from the street to the bike storage room.

We are now proposing two connections from the street to the bike storage room: one from the SW and one from the NE. There are many competing uses for street frontage and we believe this provides the best mix of benefits and locations for all required uses.

2D The Board questioned the viability and functionality of the courtyard at the southeast corner of the site, and requested study of alternate courtyard locations which take advantage of light exposure and other environmental conditions to create a functional exterior amenity space.

We have studied the courtyard locations through diagrams included on page 21. Discussion of the pros, cons, and our rationale are included on that page.

2E The proposal should create a visual connection between the street and the courtyard and incorporate the courtyard into the tenant experience of the ground level.

A visual connection between the street and courtyard is established by using focal-point trees and a visually permeable gate.

3. NEIGHBORHOOD COMPATIBILITY AND GROUND LEVEL TREATMENT

The Board discussed the compatibility of the modern, transparent character of the ground level façade indicated in the conceptual renderings with the small-scale storefront character of the surrounding neighborhood and provided the following guidance:

3A The Board agreed articulation of the ground level facade should reference the rhythm of the small-scale storefront pattern of the neighborhood and incorporate design elements which break up the long street level facades.

We have introduced ground level modulation and material variation to distinguish the uses and break up the facade. Additionally, we have broken up the folded wood awning element to accentuate this small-scale patterning.

3B The Board expressed support of the wrapped awning element indicated in the conceptual renderings on pg. 40 of the EDG packet. The Board recommended further exploration of how this element can be used to reduce the perceived length of the façade and define the entries.

The wrapped awning element has been maintained and developed. The awning is now broken into a few separate pieces, which match the cues of the horizontal exterior walls at the ground level. The result is a 3 dimensional rhythm for pedestrians.

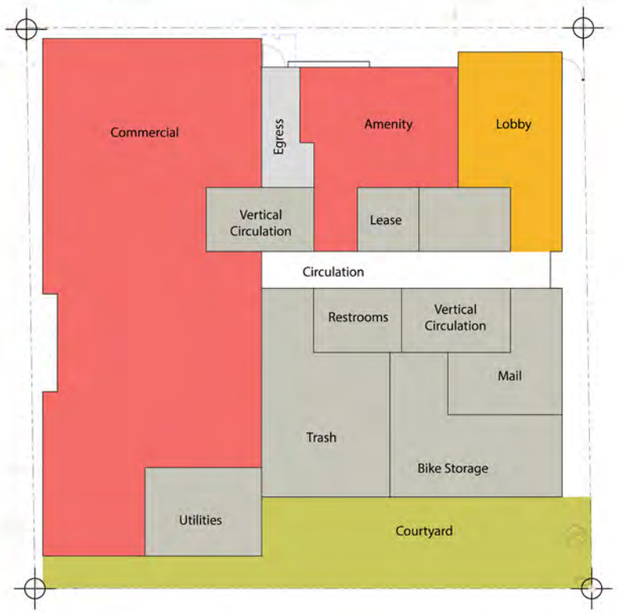
3C At the Recommendation meeting, the Board would like to see how the various entry types will be differentiated and detailed.

Explanation & depiction of various entries are included in the renderings on page 31.

3D The Board supported the material treatment of the northeast corner indicated in the conceptual rendering on pg. 40 of the EDG packet, including wrapping the material onto the east façade.

The material treatment of the northeast corner has been maintained as a high quality cedar as shown at EDG, and the material wraps onto the east facade as guided. Renderings on pages 30 & 31 show this condition.

COMPOSITE SITE PLAN



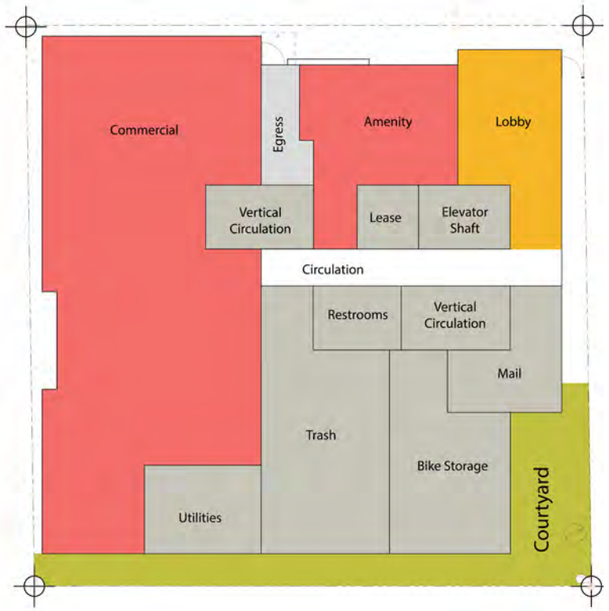
Courtyard Alternate 1: SE Courtyard, Facing South

PROS

- Increased southern exposure for units on upper level
- Efficient unit circulation
- Less trash intrusion into courtyard; more usable courtyard
- SPU preferred trash access distance
- Increased courtyard privacy

CONS

- Weaker commercial connection
- Decreased sun penetration into courtyard



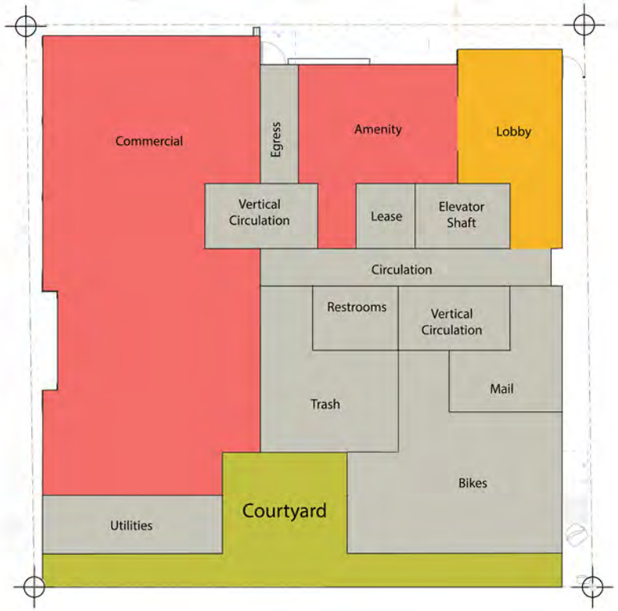
Courtyard Alternate 2: SE Courtyard, Facing East

PROS

- Stronger lobby connection
- Increased sun penetration into courtyard
- Increased courtyard privacy

CONS

- Inefficient unit circulation creates smaller units (10 units lose 100 sf ea)
- Decreased southern exposure for units creates darker interiors (decreased from 45% to 25% openings)
- Distant from commercial use
- Smaller courtyard



Courtyard Alternate 3: SW Courtyard, Facing South

PROS

- Direct commercial connection
- Closer to street
- Deeper solar penetration

CONS

- Distant from lobby without prominent access
- Trash access is through courtyard
- Less privacy for units

Preference Rationale

While all courtyard locations have their pros and cons, we believe that Alternate 1 does the best job of balancing the competing priorities of the project's various uses. In particular, Alternate 1 does a good job of providing a usable courtyard while maintaining more efficient and brighter units.

PRECEDENT

EDG RESPONSE

OVERHEAD WEATHER PROTECTION
PROVIDES FOR YEAR-ROUND AMENITY SPACE

BIRCH GROVE
PROVIDES VERTICAL RELIEF AND AESTHETIC CHARACTER

SOUTHERN ACCESS CORRIDOR
PROVIDES UTILITIES AND PRIMARY BICYCLE ACCESS

BUILT-IN SEATING
BOULDERS AND A BENCH PROVIDE SEATING

WOOD DECK
PROVIDES FLEXIBLE, USABLE SPACE FOR OCCUPANTS

SUN AND WIND, DAYLIGHT AND SHADING
BUILDING MODULATION PROVIDES FOR INCREASED SOLAR ACCESS FOR INTERIOR UNITS, CUES FROM PROPOSED NEIGHBORING DEVELOPMENT PROVIDE INCREASE SOLAR ACCESS

PERFORATED GATE
PROVIDES SECURITY & VISUAL CONNECTION

EASTERN ACCESS PATH
PROVIDED WITH LANDSCAPE ACCENTS AND LIGHTING TO SUPPORT RESIDENTIAL USERS

BIKE ROOM ACCESS
ACCESS FROM NE AND SW CORNERS OF SITE

WAYFINDING TREES
TREES INTENTIONALLY LOCATED AT ENDS OF CORRIDORS TO DRAW ATTENTION FROM STREET

COURTYARD CONCEPT

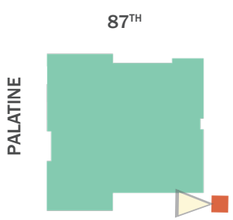
SOUTHERN ACCESS CORRIDOR
PROVIDES UTILITIES AND PRIMARY BICYCLE ACCESS

BAMBOO SCREENING
PROVIDES RELIEF FROM NEIGHBORING WALL

BIRCH GROVE
PROVIDES VERTICAL RELIEF AND AESTHETIC CHARACTER

BUILT-IN SEATING
BENCHES PROVIDE SEATING

WOOD DECK
PROVIDES FLEXIBLE, USABLE SPACE FOR OCCUPANTS



COURTYARD RENDERING

EDG RESPONSE

Upper Level Setback + Distinction 1B
The upper level setback is clad in a white corrugated metal that will blend into the sky, while angled walls provide a unique, quiet architectural gesture. Flashings at this material will match the corrugated metal to further minimize the visual prominence

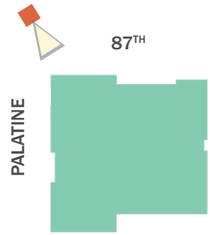
Architectural Concept 1A
The folded upper level setback strengthens the architectural concepts of “off-center” and “fabric”

Greater Massing Moves 1A
Subtractive void increased in size by 69% from EDG. Voids will be clad in a high-quality Aluminum Composite panel.

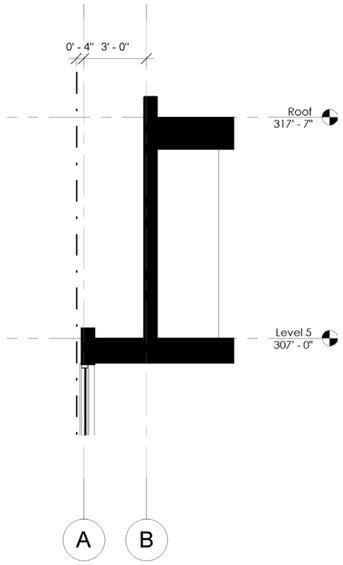
Wood Wrapped Awning CS2-C 3, 3B
Maintained per Board guidance. Adds rich visual character, rhythmically breaks up perceived length of ground-level facades, and cues use distinctions

Neighborhood Compatibility CS2-C 3, 3A
Ground floor articulation references rhythm of neighborhood small-scale storefronts

Commercial Entry 3C
Visual detailing reflects project’s established commercial language, distinct from residential & courtyard entries



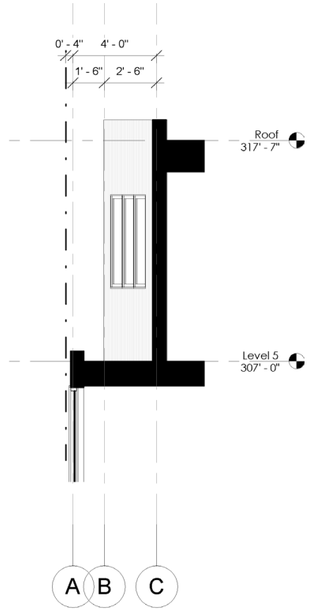
ALTERNATIVE 1: FLAT SETBACK, 3’ TYPICAL



Upper level setback at a continuous 3’ from the building edge. Building edge is 4” from the property line at this facade.

Both alternatives feature a folded corner, picking up the massing cue from the NE modulation

ALTERNATIVE 2: MODULATED SETBACK, UNDULATES 1’-6” TO 4’ (PREFERRED)



Upper level setback undulates from 1’-6” to 4’-0”, drawing cues from the fabric concept and evoking a low-sloped roof form from the pedestrian perspective

EDG RESPONSE, UPPER LEVEL SETBACK ALTERNATIVES

1A **Greater Massing Moves**
Subtractive void re-configured to increase impacts significance of massing moves

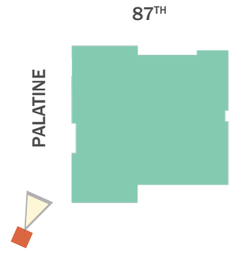
CS2-C 1 **1D** **Response to Adjacent Development**
Subtractive void maintained per Board Guidance. Responds to cues of brick massing of proposed adjacent development.

2C **Bike Access**
from both southern and eastern corridors

2B **Ground Floor Services**
accessed from southern corridor, not street-facing

2E **Visual Connections**
to Courtyard through permeable gates, strengthened by focal-point trees

3A **Retail Facade Treatment**
A strong & activated street-edge is maintained through the glazing strategy. Board recommended breaking up long facades; Facade broken up by distinct, large-format glazing. Facade break re-inforced by awning break.



WEST ELEVATION, PALATINE AVE N - INCLUDING DEVELOPMENT PROPOSAL TO SOUTH

GREENWOOD STOREFRONT EXAMPLES

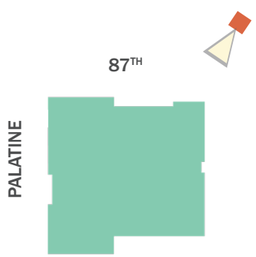
GREENWOOD STOREFRONT EXAMPLES

Minimized Height Bulk and Scale 1B
Balconies & tall parapets omitted to minimize perceived height bulk and scale

Material Treatment 3D
Adds rich visual character & strengthens architectural concepts of off-centered and fabric

Access Corridor 2B 2C
Trash service corridor relocated to south corridor, east corridor now exclusively for bikes & pedestrians. A visual connection is established through a permeable gate and strengthened by a focal-point tree 2E

Residential Entry + Lobby 2A
location & material maintained per Board support



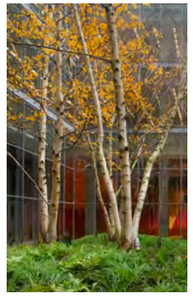
EDG RESPONSE, STREET EDGE

EDG RESPONSE

Material Treatment 3D
Material maintained and extended per Board guidance

Access Corridor 2B
Trash service corridor relocated to south corridor, east corridor 2C
now exclusively for bikes & pedestrians. A focal-point tree establishes a visual connection to the street. 2E

Residential Entry + Lobby 2A
Location maintained per Board support at EDG



Wood Wrapped Awning 3B
Maintained per Board guidance. Enrichens pedestrian experience. Breaks up perceived length of ground-level facades.

Neighborhood Compatibility 3A
Fenestration scheme informed by neighborhood precedents

Commercial Material Treatment 3C
Distinguished from Residential Entry, informed by future neighboring development and existing neighborhood precedents

A AWNING-MOUNTED BLADE SIGN
COMMERCIAL ENTRIES

B SUPERGRAPHIC
LOBBY ENTRY TO APARTMENTS

A WALL-MOUNTED DOWN LIGHT

Wall mounted down lights are located at each residential, commercial, and utility entrance to the building.

B LANDSCAPE LIGHT

Landscape lighting will be provided along the community courtyard, and along the residential pathways on the east and south property lines.

C RECESSED CEILING LIGI

Recessed ceiling lights will be located along the commercial edges of the building in the soffit on the overhang.

D UP LIGHT

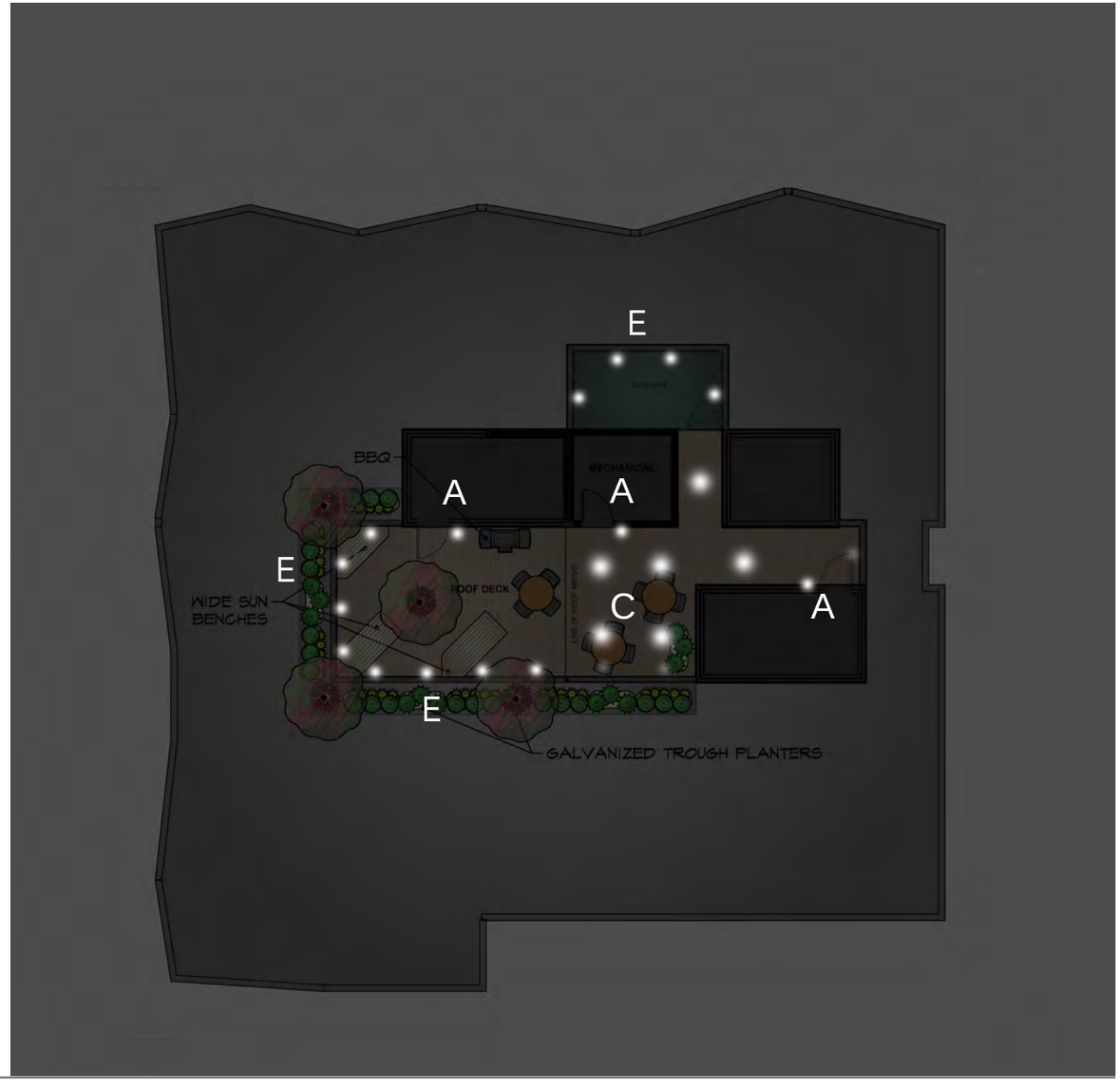
Up-lighting will be located in the courtyard to highlight the larger landscape elements.

E STEP LIGHT

Step lighting will be incorporated on the uncovered rooftop common area, on the parapet walls.

GROUND FLOOR LIGHTING PLAN

ROOF LIGHTING PLAN



EXTERIOR LIGHTING

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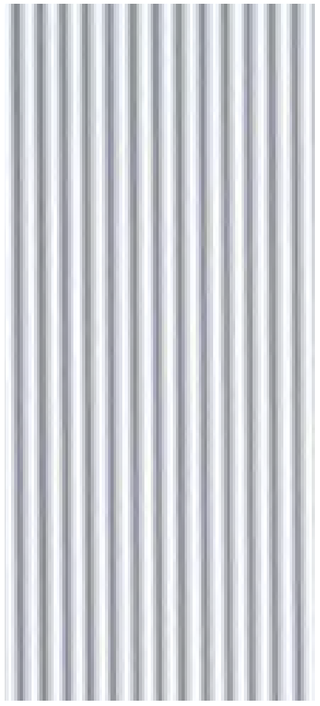
PRECEDENT

MATERIAL INSPIRATION

1

VERTICAL CEDAR SIDING

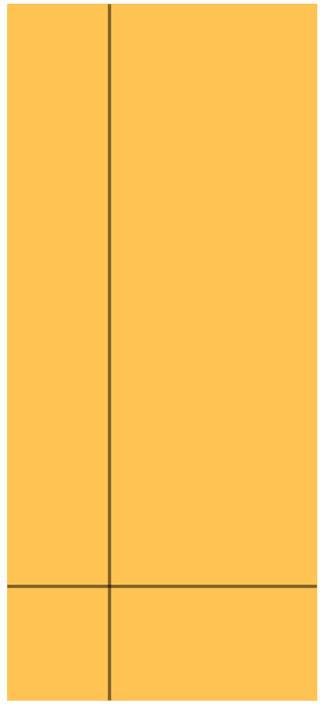
1x4 T&G
CLEAR GRAIN
WALNUT STAIN



2

SHEET METAL

7/8" CORRUGATIONS
24 GA.
COOL WHITE FINISH BY MFR
EXPOSED FASTENERS



3

ALUMINUM COMPOSITE PANEL

BESTWORTH ROMMEL PANELWALL
TIGHT JOINT
CONCEALED FASTENERS
YELLOW (AYW) BY MFR

4

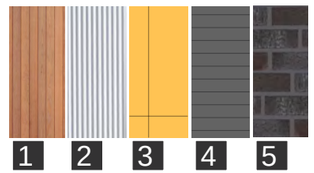
CEMENTITIOUS SIDING

7" REVEAL
SW 7018-DOVETAIL
X OUTSIDE CORNER REVEALS

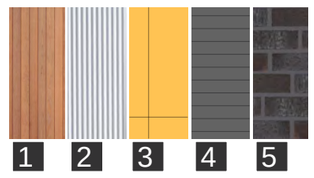
5

BRICK

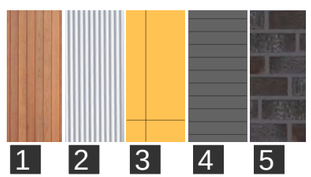
MUTUAL MATERIALS COAL CREEK
MM CHARCOAL GROUT



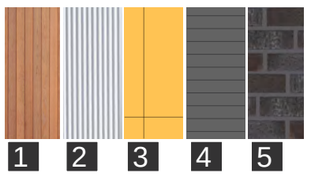
NORTH ELEVATION



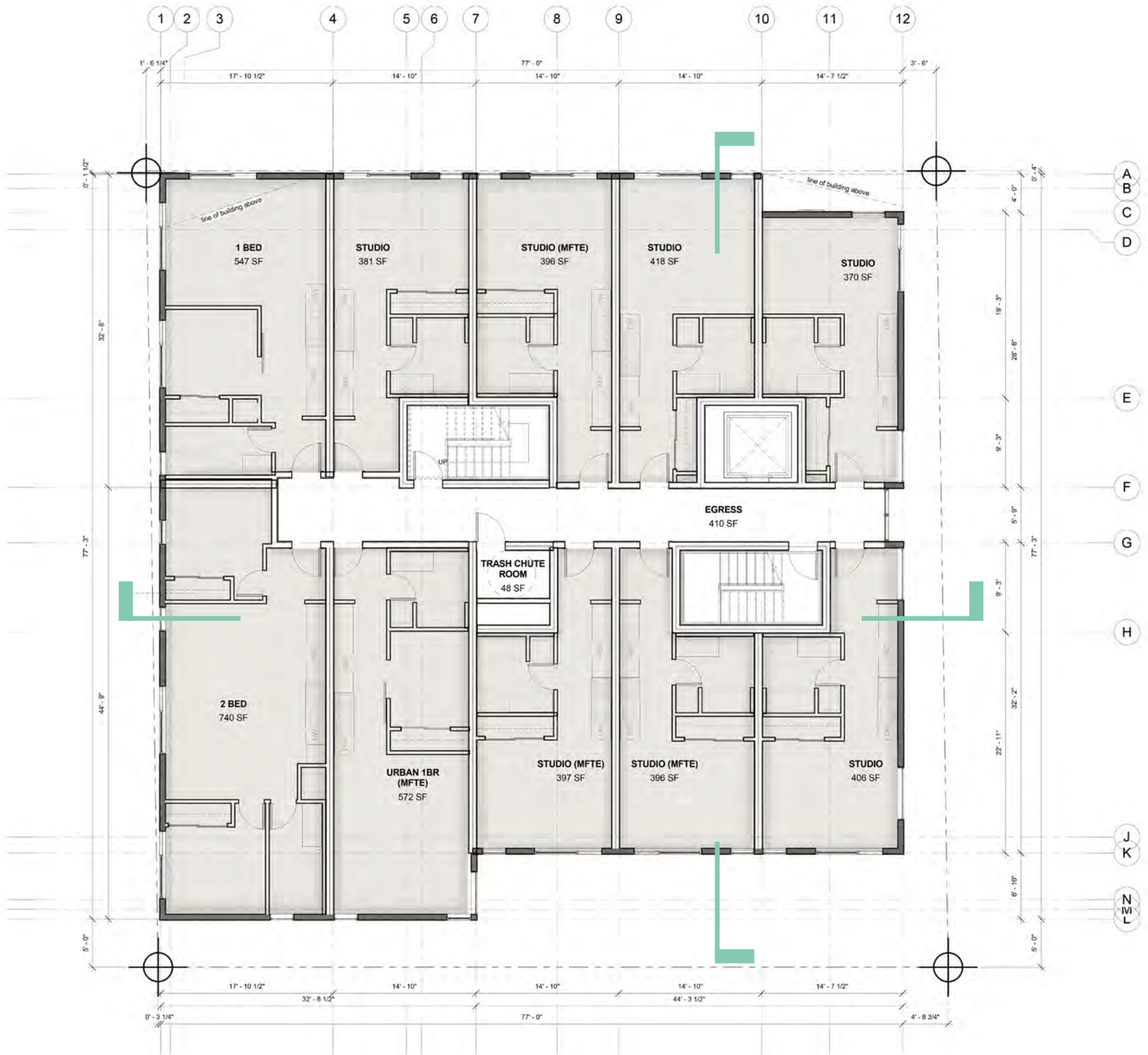
WEST ELEVATION



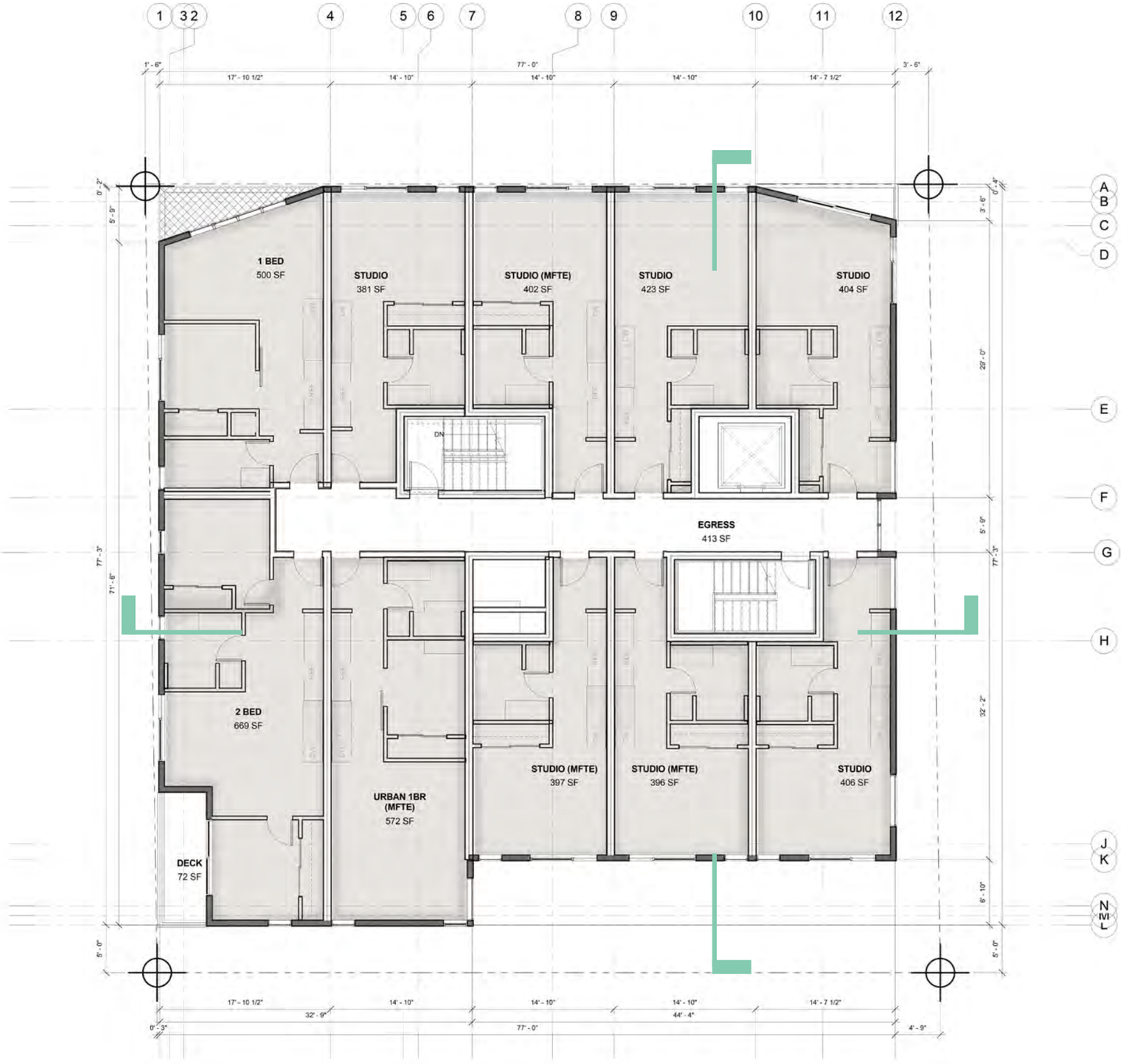
SOUTH ELEVATIONS



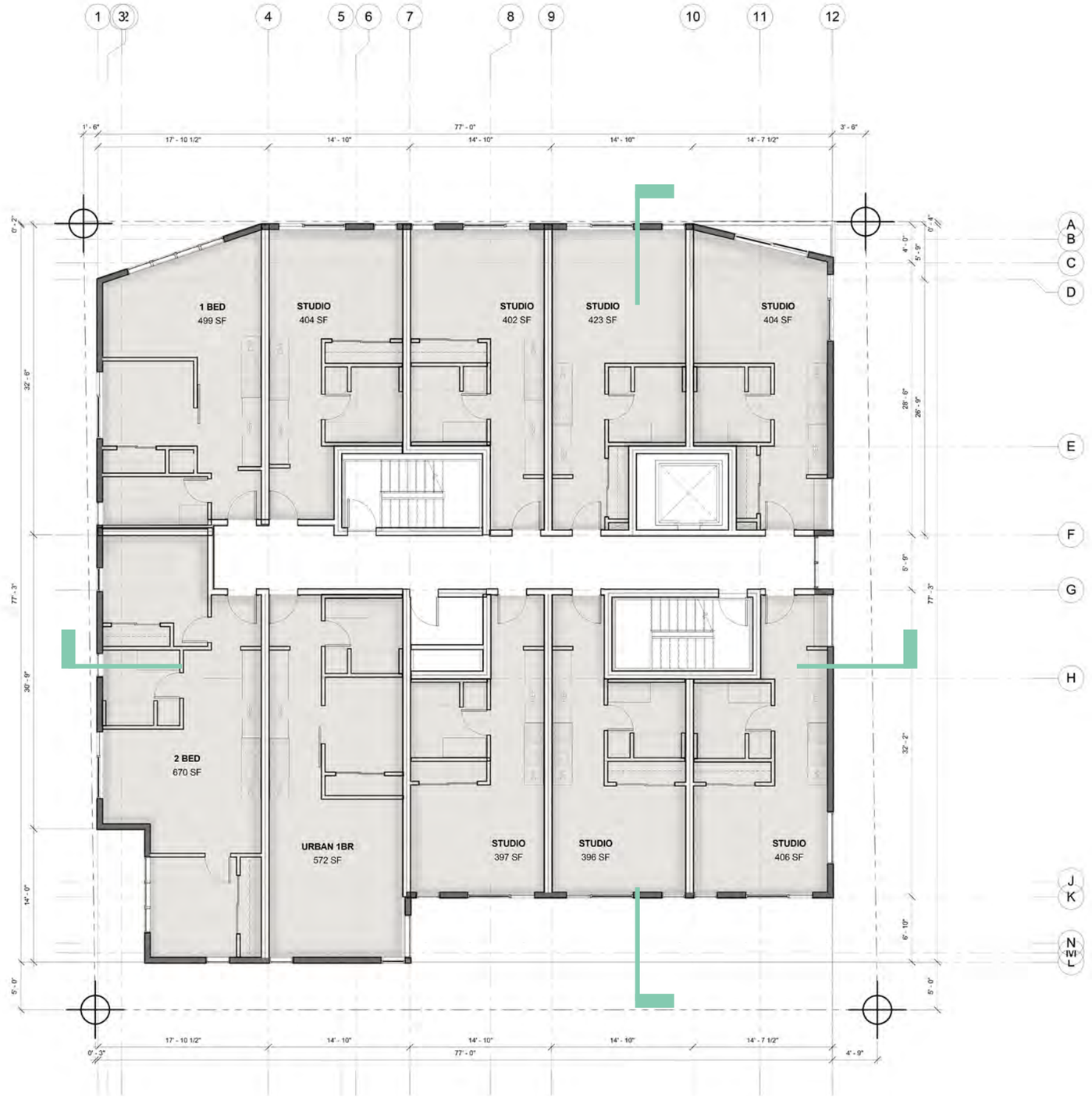
EAST ELEVATION



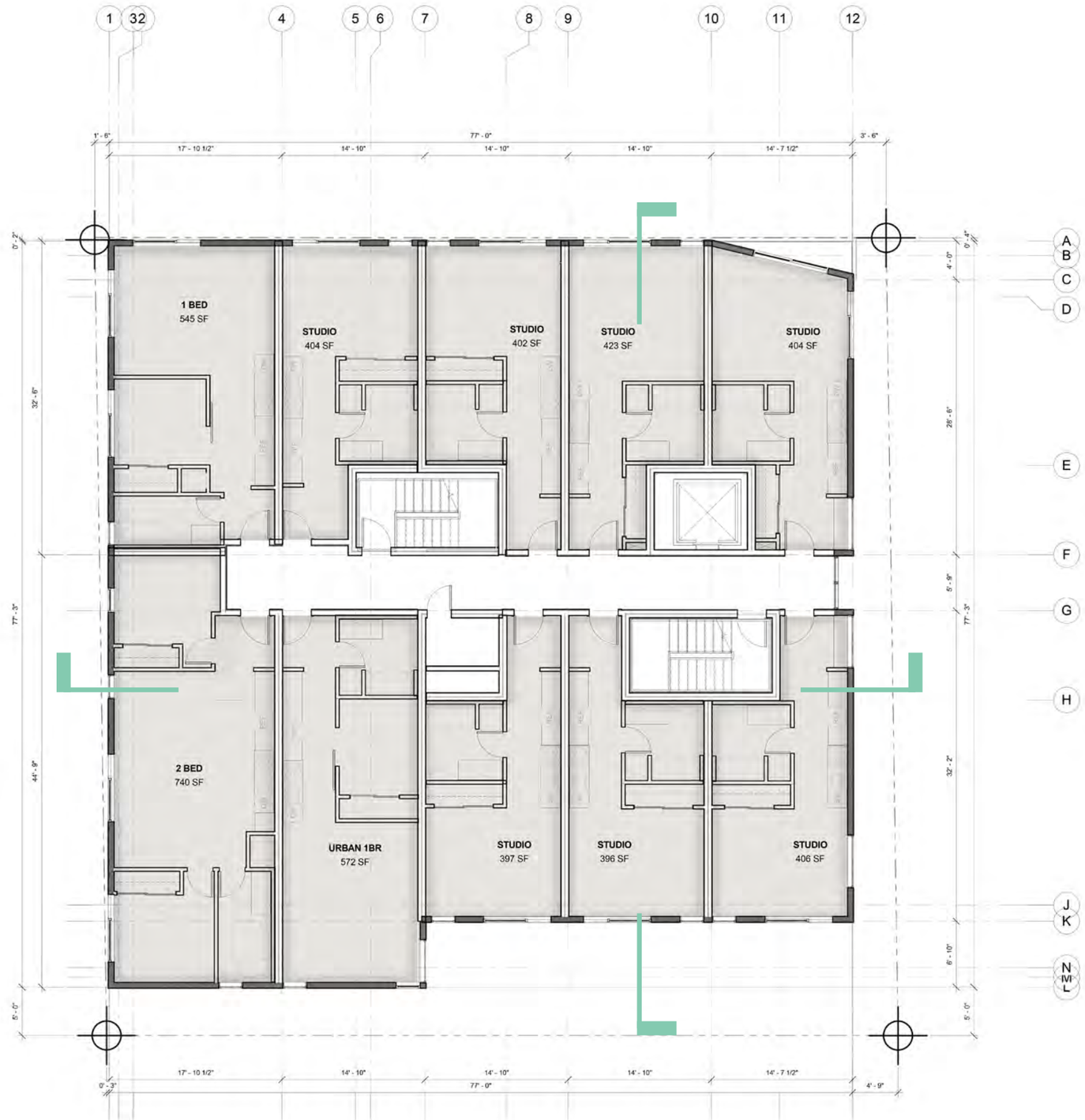
LEVEL 1 FLOOR PLAN



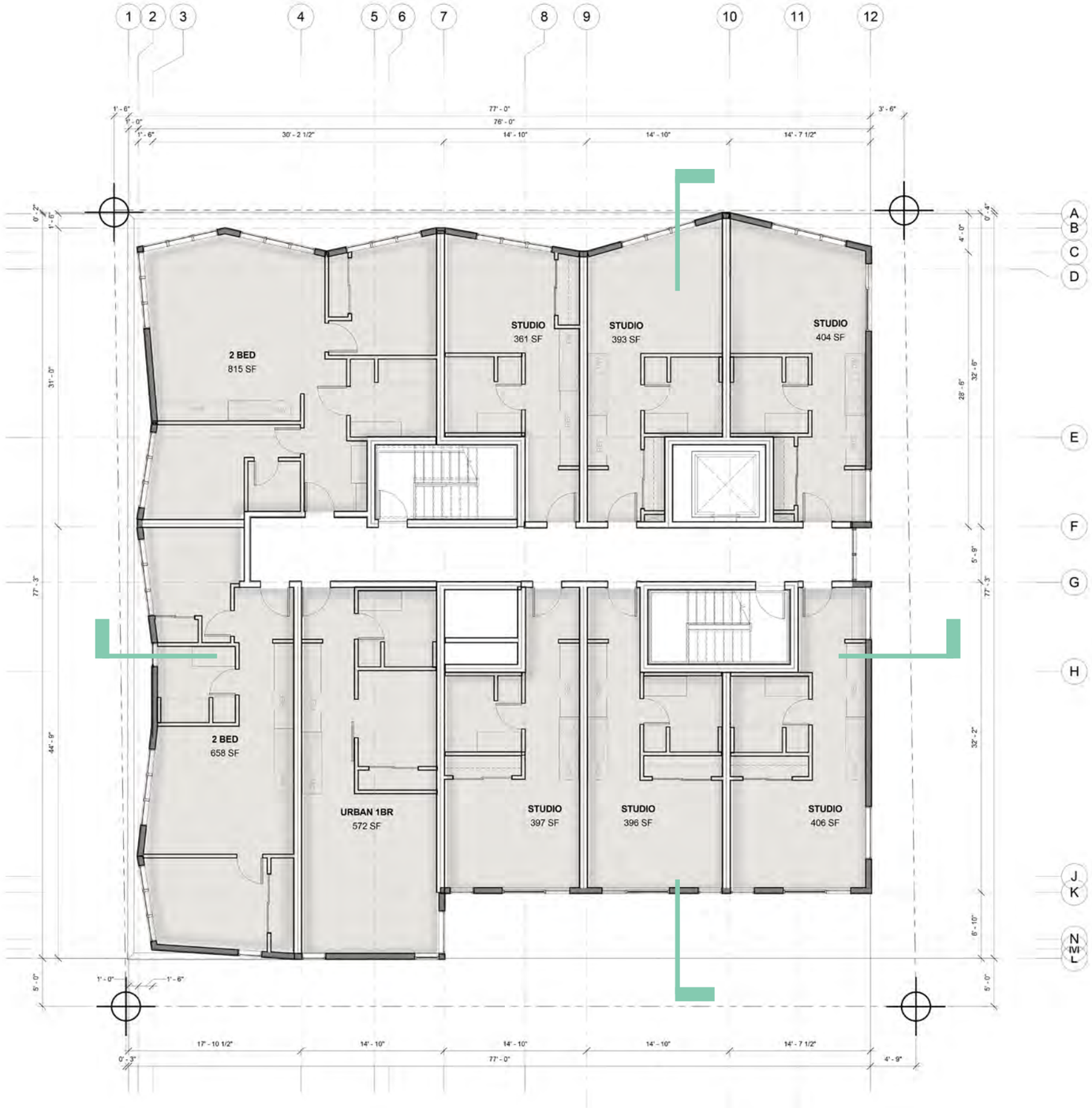
LEVEL 2 FLOOR PLANS



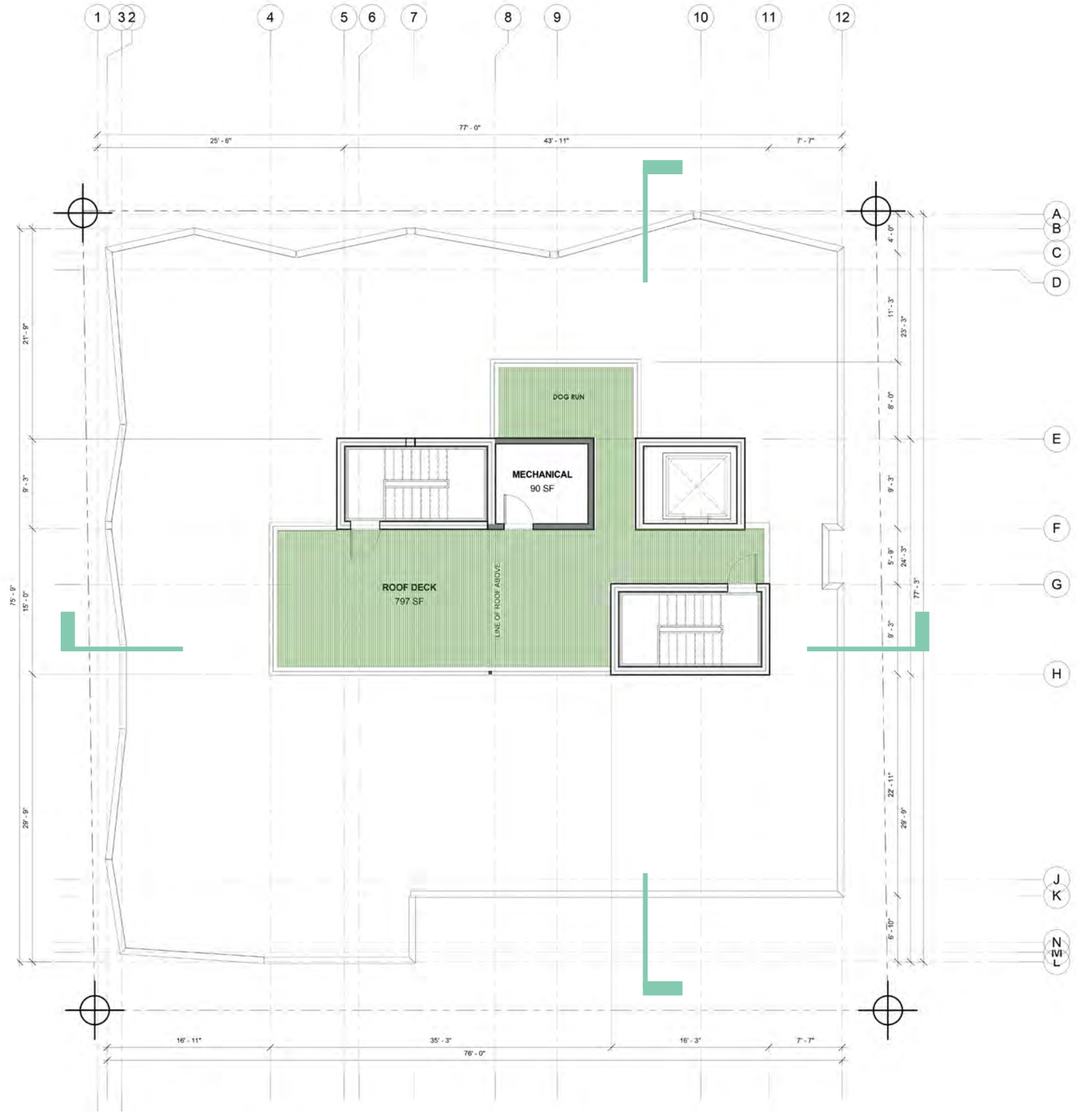
LEVEL 3 FLOOR PLANS



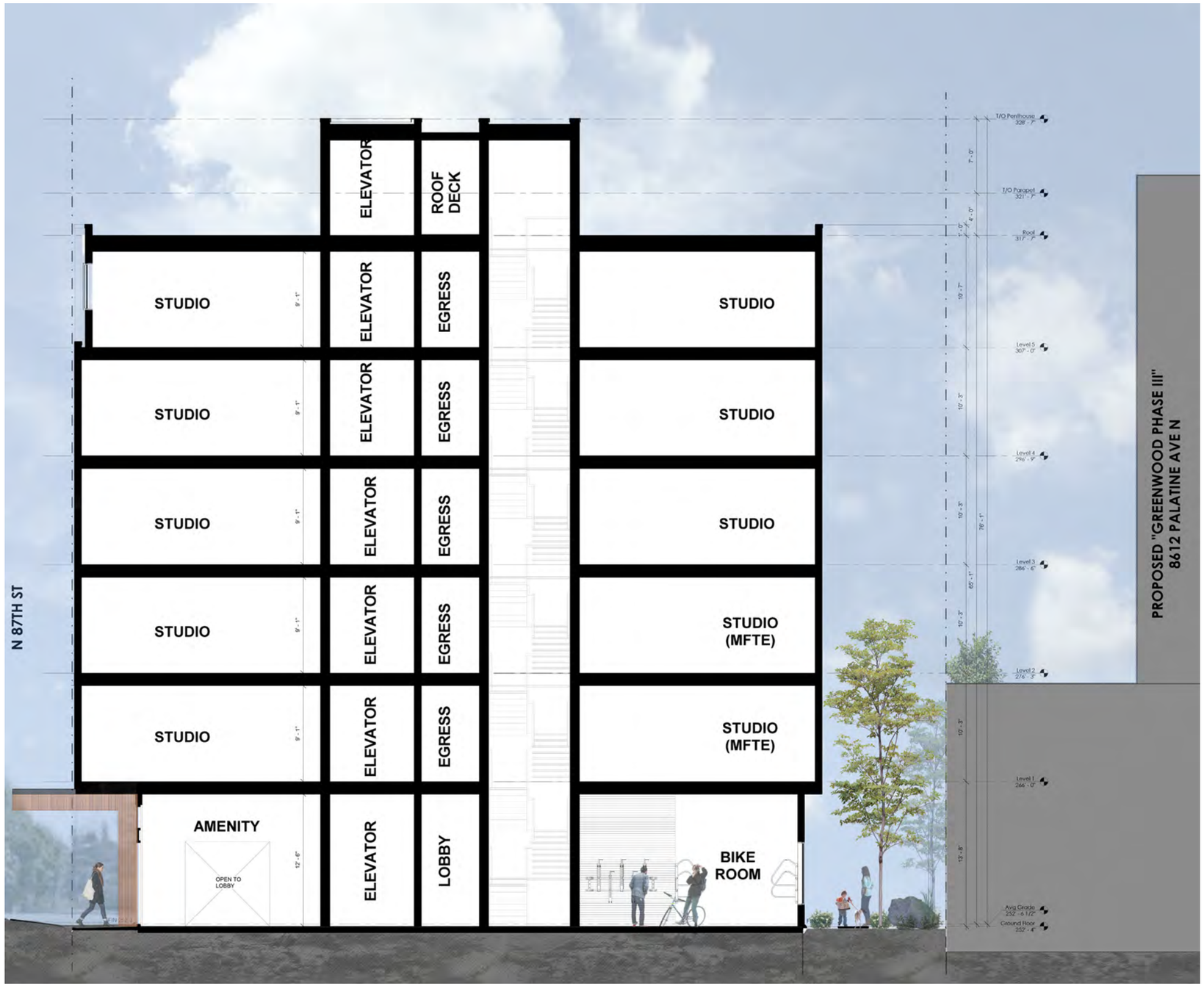
LEVEL 4 FLOOR PLANS



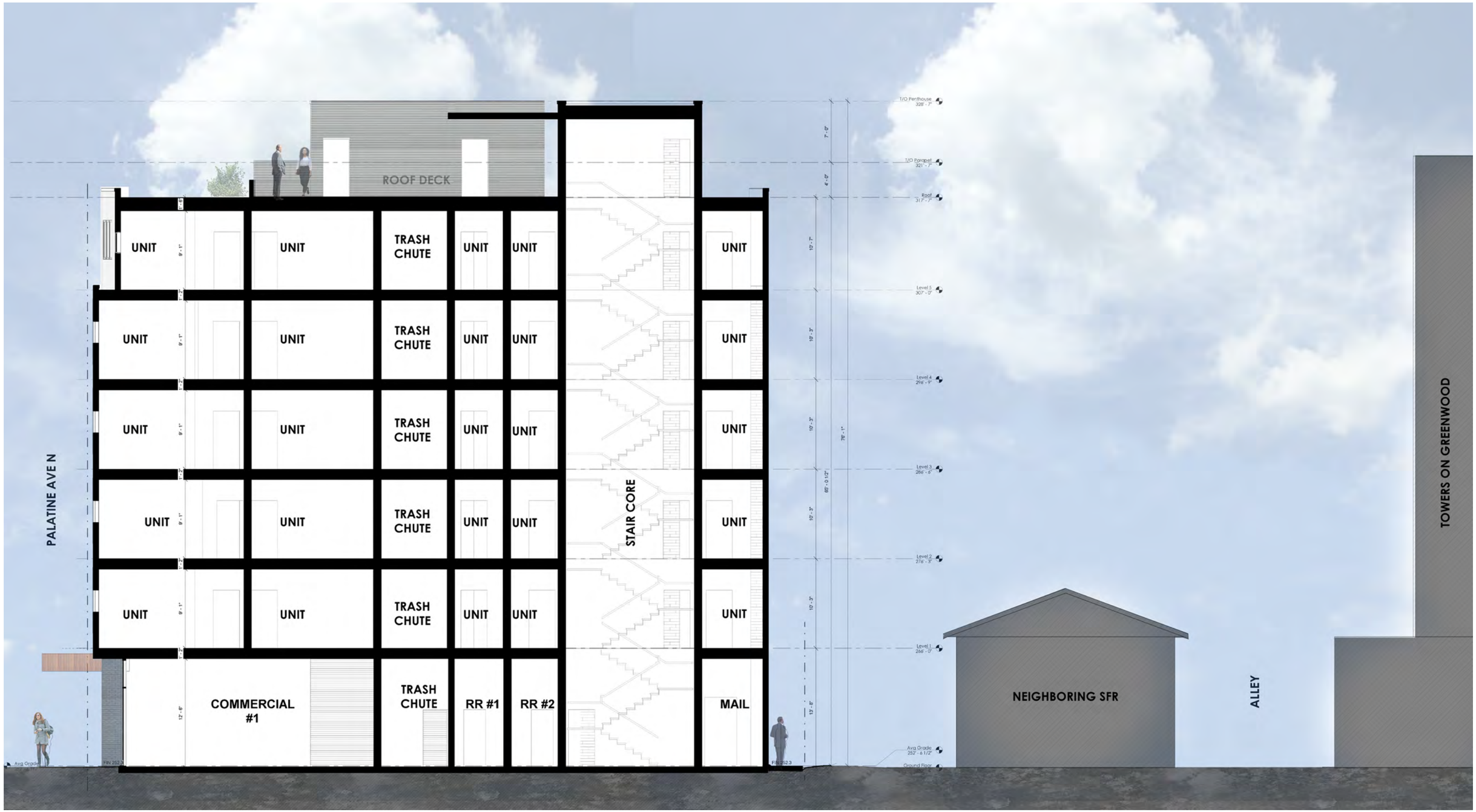
LEVEL 5 FLOOR PLANS



ROOF LEVEL FLOOR PLANS


ELEVATOR
ROOF DECK
ELEVATOR
EGRESS
STUDIO
STUDIO
ELEVATOR
EGRESS
STUDIO
STUDIO
ELEVATOR
EGRESS
STUDIO
STUDIO (MFTE)
STUDIO
ELEVATOR
EGRESS
STUDIO (MFTE)
AMENITY
OPEN TO LOBBY
ELEVATOR
LOBBY
BIKE ROOM
N 87TH ST
PROPOSED "GREENWOOD PHASE III"
8612 PALATINE AVE N
T/O Penthouse
328' - 7"
T/O Parapet
321' - 7"
Roof
317' - 7"
Level 5
307' - 0"
Level 4
296' - 9"
Level 3
286' - 6"
Level 2
276' - 3"
Level 1
266' - 0"
Avg Grade
252' - 6 1/2"
Ground Floor
252' - 4"

SECTION - N/S


ROOF DECK
UNIT
TRASH CHUTE
STAIR CORE
COMMERCIAL #1
RR #1
RR #2
MAIL
PALATINE AVE N
NEIGHBORING SFR
ALLEY
TOWERS ON GREENWOOD
T/O Penthouse 328' - 7"
T/O Parapet 321' - 7"
Roof 317' - 7"
Level 5 307' - 0"
Level 4 296' - 9"
Level 3 286' - 6"
Level 2 276' - 3"
Level 1 266' - 0"
Avg Grade 252' - 6 1/2"
Ground Floor

SECTION - E/W

LANDSCAPE CONCEPT

This project honors the unique character of the site by creating a microcosm of the native peat bog on which it sits. The landscape design provides space for tranquility and gathering.

1.

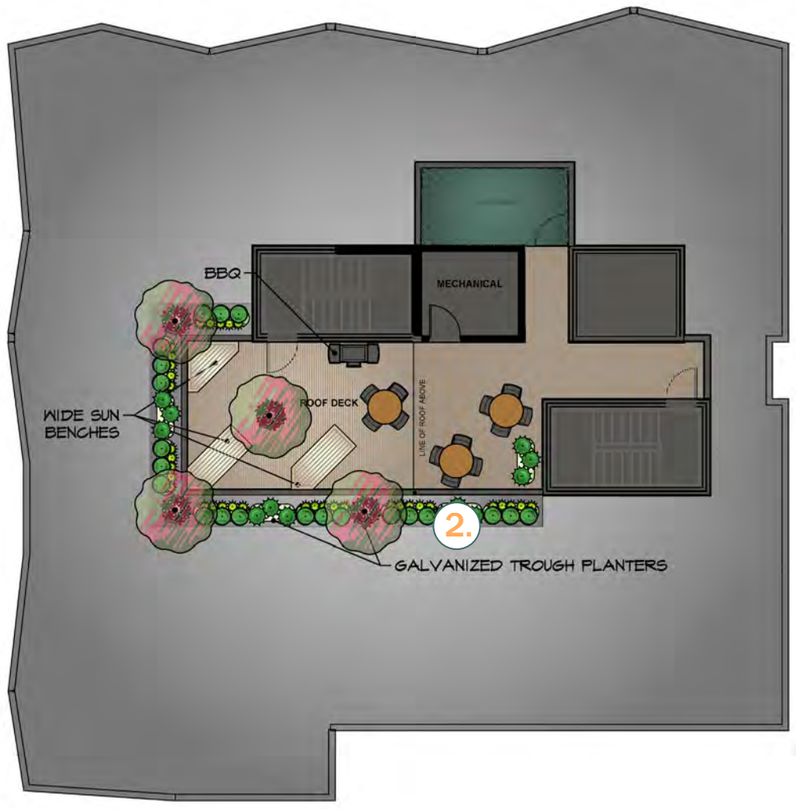
BIRCH GROVE

2.

LANDSCAPE BUFFERS

3.

FERN COVERED PEAT-BOG



NORTH

LANDSCAPE PLAN ROOF LEVEL
NTS

NORTH

LANDSCAPE PLAN STREET LEVEL
NTS

PLANT SCHEDULE STREET LEVEL

TREES	BOTANICAL NAME / COMMON NAME
	Betula jacquemontii / Jacquemontii Birch
	Quercus coccinea / Scarlet Oak Street Tree

SHRUBS	BOTANICAL NAME / COMMON NAME
	Berberis thunbergii 'Orange Rocket' / Orange Rocket Barberry
	Carex morrowii 'Ice Dance' / Ice Dance Japanese Sedge
	Carex oshimensis 'Everillo' / Everillo Japanese Sedge
	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly
	Nandina domestica 'Gulf Stream' TM / Heavenly Bamboo
	Phyllostachys aurea / Golden Bamboo

SHADE PLANTS	BOTANICAL NAME / COMMON NAME
	Beesia deltophylla / Beesia
	Hakonechloa macra 'Aureola' / Golden Variegated Hakonechloa
	Helleborus niger 'HGC Jacob' / Christmas Rose
	Liriope muscari 'Big Blue' / Big Blue Lilyturf
	Mahonia eurybracteata 'Soft Caress' / Mahonia Soft Caress

GROUND COVERS	BOTANICAL NAME / COMMON NAME
	Leptinella squalida 'Platt's Black' / New Zealand Brass Buttons
	Pachysandra terminalis / Japanese Spurge
	Pachysandra terminalis 'Silver Edge' / Japanese Spurge
	Sagina subulata / Irish Moss
	Sagina subulata 'Aurea' / Scotch Moss
	Vinca minor 'Bowles Blue' / Dwarf Periwinkle

SITE	BOTANICAL NAME / COMMON NAME
	Pea Gravel

PLANT SCHEDULE ROOF LEVEL

TREES	BOTANICAL NAME / COMMON NAME
	Acer palmatum 'Bloodgood' / Bloodgood Japanese Maple

SHRUBS	BOTANICAL NAME / COMMON NAME
	Carex oshimensis 'Everillo' / Everillo Japanese Sedge
	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly
	Nandina domestica 'Gulf Stream' TM / Heavenly Bamboo

SITE	BOTANICAL NAME / COMMON NAME
	Synthetic Turf

BIG BLUE LILYTURF

HEAVENLY BAMBOO

CHRISTMAS ROSE

EVERILLO JAPANESE SEDGE

HIDCOTE BLUE LAVENDAR

ICE DANCE JAPANESE SEDGE

MAHONIA SOFT CARESS

ORANGE ROCKET BARBERRY

PORCUPINE GRASS

RAMAPO RHODODENDRON

RED BARRENWORT

WICKWAR FLAME HEATHER

DEPARTURE REQUEST

SMC 23.47A.008-B.3. Non-residential Street-level Requirements
- Depth Provisions

We request to reduce the average non-residential depth of the frontage along Palatine Ave N from 30'-0" to 27' - 3", which is a 9.2% departure.

Allowing this departure would allow the commercial use and fenestration to extend the entire length of the Palatine Ave N frontage. The total area of commercial use would be the same In both compliant & non-compliant options (2,050 sf). The programmatic need for this departure arises from the need for a ground-level utility room.

Allowing this departure provides a better pedestrian experience by eliminating blank facades along Palatine Ave N. An activated facade also maintains the street front rhythm established by the proposed neighboring development to the south.

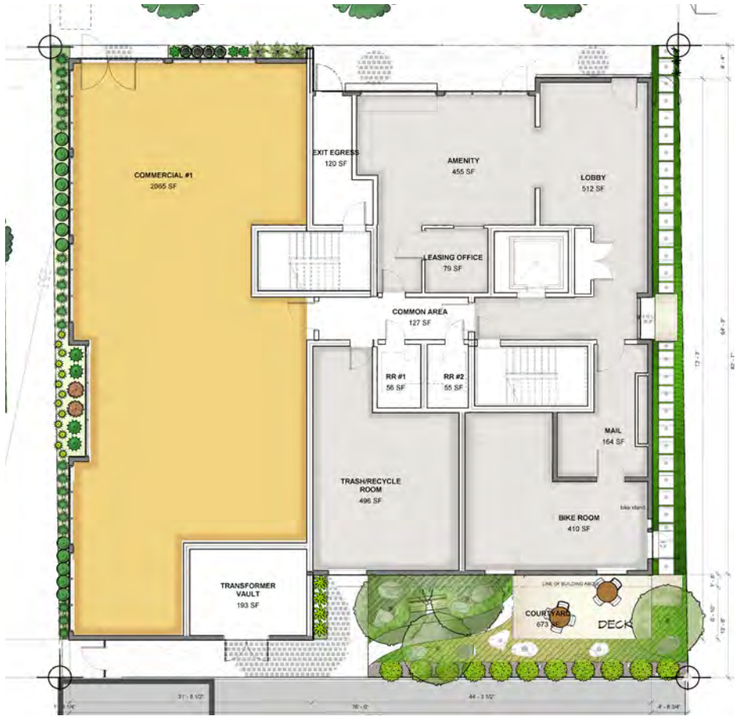
[CS2-C3] [CS3-A2] [PL3-A1] [DC1-A1 & 4] [DC-B2]

DEPARTURE-REQUESTED PERSPECTIVE IMAGE

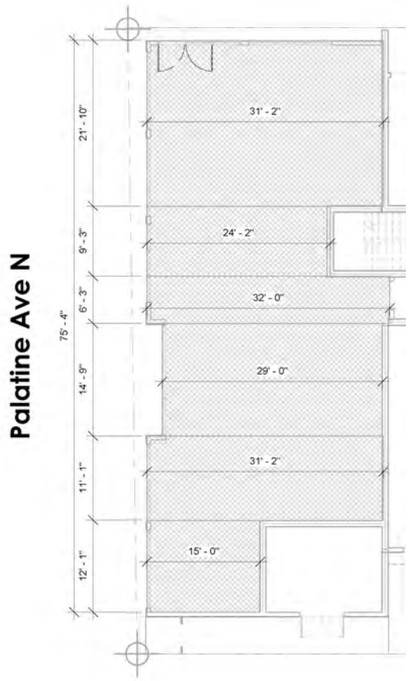
2,050 SF COMMERCIAL SPACE
100% NON-RESIDENTIAL FRONTAGE ALONG PALATINE AVE N
(80% REQUIRED)
27' - 3" AVERAGE NON-RESIDENTIAL DEPTH
(30' REQUIRED)
15' MINIMUM NON-RESIDENTIAL DEPTH
(15' REQUIRED)

CODE- COMPLIANT PERSPECTIVE IMAGE

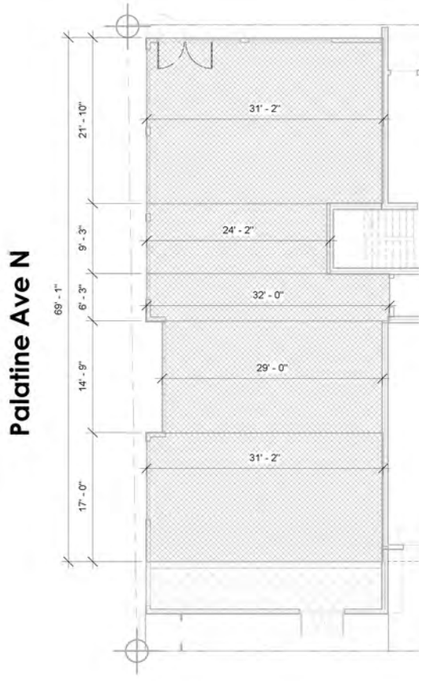
2,050 SF COMMERCIAL SPACE
92% NON-RESIDENTIAL FRONTAGE ALONG PALATINE AVE N
(80% REQUIRED)
30' - 0" AVERAGE NON-RESIDENTIAL DEPTH
(30' REQUIRED) [90.8% COMPLIANT]
24' MINIMUM NON-RESIDENTIAL DEPTH
(15' REQUIRED)



SITE PLAN - PREFERRED DESIGN



DEPARTURE-REQUESTED NON-RESIDENTIAL DEPTH DIAGRAM



CODE-COMPLIANT NON-RESIDENTIAL DEPTH DIAGRAM

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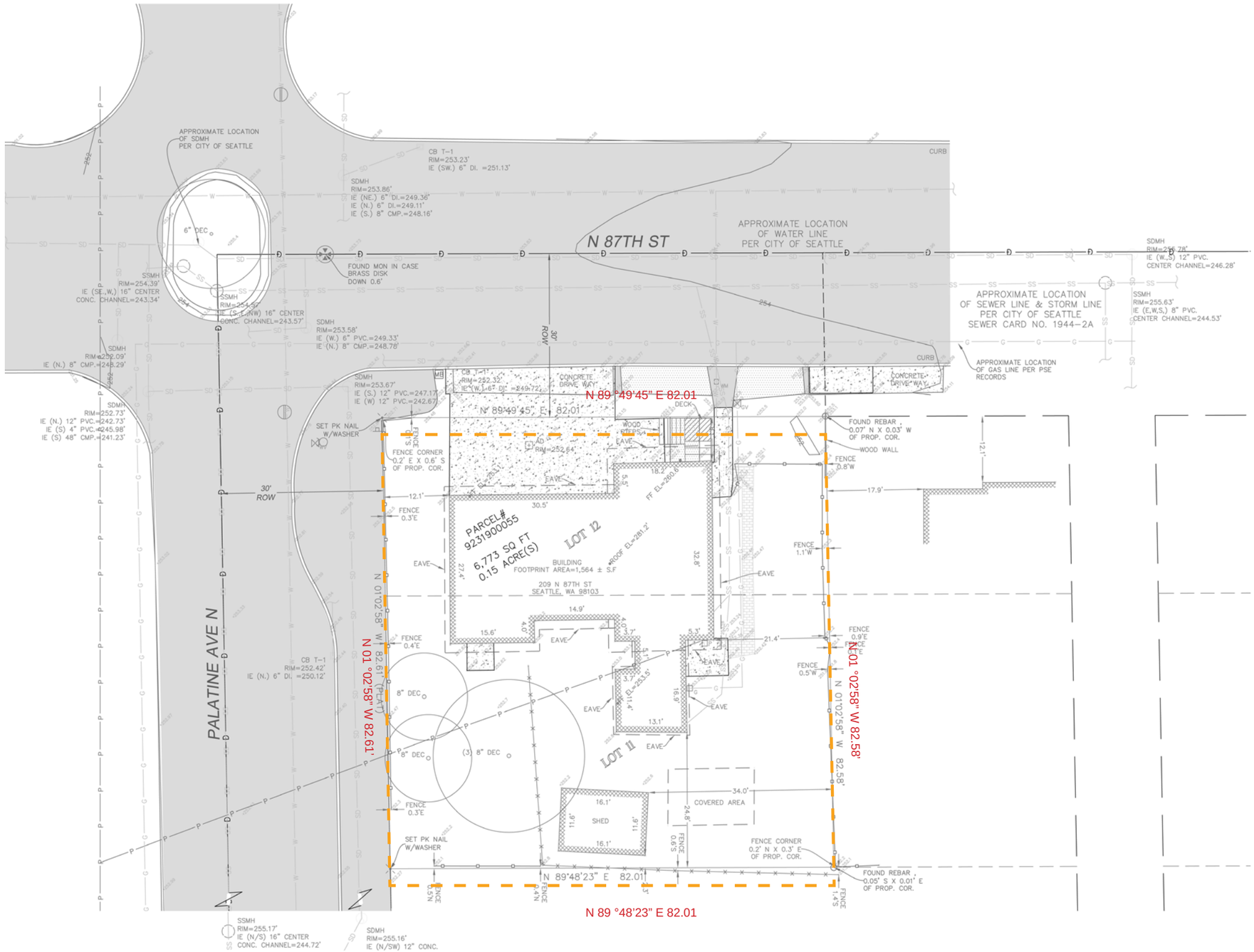
APPENDIX



LEGAL DESCRIPTION

(PER STATUTORY WARRANTY DEED RECORDING #9309211147)

THE WEST 82 FEET OF LOTS 11 AND 12, BLOCK 1, WEGENER'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 19 OF PLATS, PAGE(S) 1, IN KING COUNTY, WASHINGTON.

BASIS OF BEARINGS

ASSUMED A BEARING OF N89°49'45"E ALONG THE CENTERLINE OF N 87TH STREET.

REFERENCES

1. RECORD OF SURVEY BK 75, PG 79; REC #199008219021
2. RECORD OF SURVEY BK 127, PG 133; REC #199901279022
3. RECORD OF SURVEY BK 144, PG 23; REC #200103279000002
4. RECORD OF SURVEY BK 145, PG 251; REC #200106219000002

VERTICAL DATUM

NAVD 88 PER GPS OBSERVATIONS

SURVEYOR'S NOTES

1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN OCTOBER OF 2016. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
3. BURIED UTILITIES SHOWN BASED ON RECORDS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE IN THE FIELD. TERRANE ASSUMES NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS OR ACCEPT RESPONSIBILITY FOR UNDERGROUND LINES WHICH ARE NOT MADE PUBLIC RECORD. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN CONTACT THE UTILITY OWNER/AGENCY. AS ALWAYS, CALL 1-800-424-5555 BEFORE CONSTRUCTION.
4. SUBJECT PROPERTY TAX PARCEL NO. 923190-0055
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 6,773± S.F. (0.15± ACRES)
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.
7. INSTRUMENTATION FOR THIS SURVEY WAS A TRIMBLE ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE DIRECT AND REVERSE ANGLES. NO CORRECTION NECESSARY. MEETS STATE STANDARDS SET BY WAC 332-130-090.

LEGEND

- BRASS DISC (FOUND)
- AREA DRAIN
- ASPHALT SURFACE
- BRICK SURFACE
- BUILDING
- CENTERLINE ROW
- CONCRETE SURFACE
- WOOD WALL
- DECK
- FENCE LINE (WIRE)
- FENCE LINE (WOOD)
- FIRE HYDRANT
- GAS METER
- GRAVEL SURFACE
- NAIL AS NOTED
- GAS VALVE
- MAILBOX (RESIDENTIAL)
- MONUMENT IN CASE (FOUND)
- POWER METER
- POWER (OVERHEAD)
- REBAR AS NOTED (FOUND)
- SEWER LINE
- SEWER MAINTENANCE
- STORM CATCH BASIN T-1
- SIGN
- STORM CATCH BASIN
- STORM DRAIN LINE
- SIZE TYPE TREE (AS NOTED)
- WATER GATE VALVE
- WATER METER
- WATER VALVE

VICINITY MAP

N.T.S.

RECENT JWA PROJECTS

RECENT JWA PROJECTS

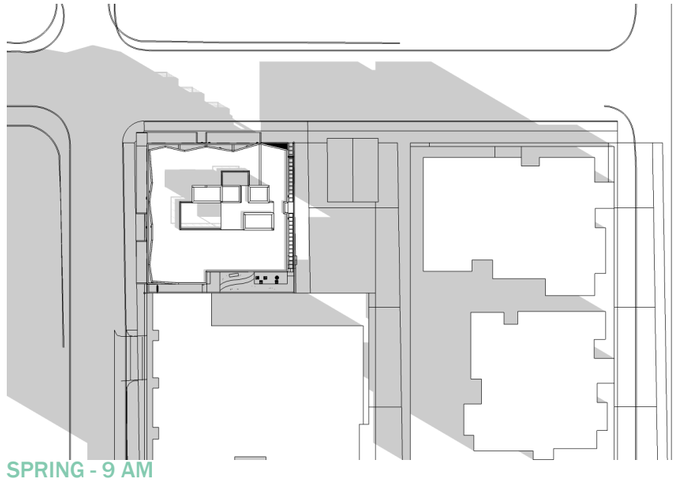
DESIGN GUIDELINES	DESIGN RESPONSES
CS1 Natural Systems and Site Features *Use natural systems/features of the site and its surroundings as a starting point for project design.*	
B1 Sun and Wind Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.	The building has been designed with setbacks in mind to increase the light and air, in response to the property boundaries and proposed developments to the south. The building modulates to maximize light and air in as many units as possible while achieving full development capacity.
B2 Daylight and Shading Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on site.	Shading has been minimized by providing modulating the SE corner of the building, which increase late-day solar exposure for the eastern neighbor.
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.*	
C1 Corner Sites Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.	Intentional modulation based on the architectural concept “Off-Center” has developed a prominent void at the corner on the middle floors of the development. High quality materials have been specified here for maximum effect.
C2 Mid-Block Sites Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.	A proposed development to the south establishes a strong datum on the second floor. Our proposal generally picks this datum up with modulation at the SW corner. The street-edge is strengthened by exterior walls intentionally located based on use, extensive glazing, and high quality materials.
C3 Full Block Sites Break up long facades of full-block buildings to avoid a monolithic presence. Provide detail and human scale at street-level, and include repeating elements to add variety and rhythm to the façade and overall building design.	Light modulation, variation in material palette, and awning seams have been designed to break down the facade scale and establish a visual rhythm to the pedestrian experience.
D1 Existing Development and Zoning Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.	The design complements recent and proposed developments, along with the zoned height and FAR (bulk) capacity.
D2 Existing Site Features Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties.	The site is designated as an ECA Peat Bog. Care has been taken to establish a landscape concept that reflects this existing ecosystem.
D3 Zone Transitions For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.	The proposal responds to the single-family zoning across N 87th Street by breaking down the scale of the highest level, minimizing parapet heights, and using a lighter material finish to minimize perceived height & bulk. Subtle undulation of the highest level evokes the neighborhood imagery of a low-sloped gable form.
D4 Massing Choices Strive for a successful transition between zones where a project abuts a less intense zone.	In addition to responses relating to CS2-D3, the undulating massing scheme provides subtle visual play, contributing to a more interesting architectural city-scape
D5 Respect for Adjacent Sites Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.	The residential entry has been located near the existing residential use to the east, minimize commercial activity at this location.

DESIGN GUIDELINES	DESIGN RESPONSES
CS3 Architectural Context and Character *Contribute to the architectural character of the neighborhood.*	
A1 Fitting Old and New Together Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.	Care has been taken to examine & respond to the existing neighborhood commercial articulation. The result has been a commercial store-front design that is simple in a modern way, with intentional detailing that adds texture.
A2 Contemporary Design Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.	High quality, clean, durable materials & finishes combined with evocative contemporary forms will contribute to the visual character of the neighborhood.
A3 Established Neighborhoods In existing neighborhoods with a well-defined architectural character, site and design new structures to complement or be compatible with the architectural style and siting patterns of neighborhood buildings.	The ground level has been intentionally detailed to reflect the existing small store-front typology found throughout the Greenwood commercial district.
A4 Evolving Neighborhoods In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.	Evocative, simple, & slightly quirky architectural maneuvers are used to contribute to the architectural character of Greenwood.
Greenwood/Phinney Supplemental Guidance	
CS3-II i - Existing Pattern Consider using the human-scale historical pattern of storefronts on Greenwood Avenue North as a guide in developing new structures abutting TownCenter 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.	A study has been made of the neighborhood store-front typology, including fenestration patterning & overhead architectural features. Design of the store-front glazing system is based on this study.
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: 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. Pedestrians have something to look at, whether it is a view of the street, landscaping, a mural, etc.	Lush vegetation is provided where possible along the public sidewalk, contributing to the pedestrian experience. The ground-level amenity space directly connects to the street, and also contains a large operable window to facilitate interaction between the public and private.

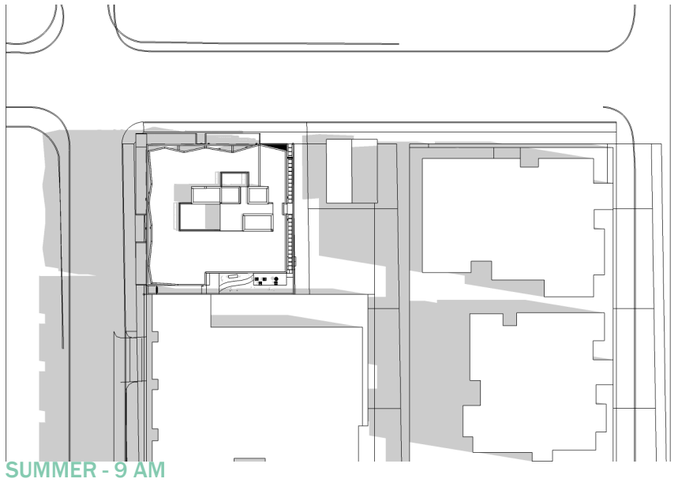
DESIGN GUIDELINES	DESIGN RESPONSES
PL3 Street-Level Interaction *Encourage human interaction and activity at the street-level with clear connections to building entries and edges.*	
A1 Design Objectives Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.	Primary entries are clad in distinctive, high quality materials with super-graphic signage. A 10' full-light door is proposed to connect the lobby to the street.
A2 Common Entries Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.	The lobby includes intentional use of solid and transparent walls to create openness and privacy. The ground floor residential spaces will include interior full-light doors to further that sense of openness and visual security to residents.
A3 Ensemble of Elements Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.	Residential entry elements include overhead features, signage, & materials distinct from those established for other uses. Additionally, a distinct fenestration strategy highlights the residential entry. The commercial entry is located the corner, a visually prominent location which includes ample glazing and exposure for commercial uses.
DC1 Project Uses and Activities *Optimize the arrangement of uses and activities on site*	
A1 Visibility Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.	Commercial, lobby, amenity, and leasing-office uses are located along the street-frontage, to promote the sense of activity along the street. While ideally bike storage would be closer to the street, limited frontage and circulation requirements make this difficult. The design provides exterior access from the NE and SW lot corners to encourage bicycle use, and provide greater visual & pedestrian connections to the courtyard.
A2 Gathering Places Maximize the use of any interior or exterior gathering spaces.	The exterior courtyard is programmed with a variety of seating options & intentional landscaping. A wooden deck promotes a variety of uses.
A3 Flexibility Build in flexibility so the building can adapt over time to evolving needs, such as the ability to change residential space to commercial space as needed.	The lobby amenity space is designed with flexibility in mind. The glazing strategy reflects that of the primary commercial space. A direct entrance from the street to the lobby amenity would allow it to function separately in the future.
A4 Views and Connections Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.	Ground floor interior doors in the residential areas will generally be full-light, which promotes visual connection. Specifically, a visual connection will be established from the front lobby space, through the mail & bike rooms, and out a window into the courtyard.

DESIGN GUIDELINES	DESIGN RESPONSES
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*	
B1 Facade Composition Design all building facades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.	All building facades have been examined for opportunities to provide modulation, material variation, and fenestration patterning that contributes to an attractive, well-proportioned, and clean facade.
B2 Blank Walls Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.	There are few blank walls in the project. Where they appear, they have generally been designed with a nearby attractive element to draw one's attention away from the negative. As an example, the courtyard beyond at the exterior entry on the east draws one attention forward and away from the blank facade at that location.
C1 Visual Depth and Interest Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).	Balconies, modulation, & awnings have been employed intentionally and cohesively to create an architecturally consistent and balanced exterior
C2 Dual Purpose Elements Consider architectural features that can be dual purpose— adding depth, texture, and scale as well as serving other project functions.	A prominent overhead awning along the public sideway provides weather protection. Architectural flair & cedar interior surfaces enrichen the pedestrian experience.
C3 Fit With Neighboring Buildings Use design elements to achieve a successful fit between a building and its neighbors.	The location of the void at the SW corner of the building establishes a dialogue with the proposed development to the south.
Greenwood/Phinney Supplemental Guidance	
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.	Large voids carve out the building to break down the scale. Folding modulation provides subtle and refined variety. Material variation at voids and folds reduces the impact of the larger facades. Ground-level materials vary from upper levels to provide a distinct pedestrian experience. The upper level sets-back in an elegant manner, using a light material to diminish the bulk of this level. Parapet heights along the building edge are kept to a minimum height.

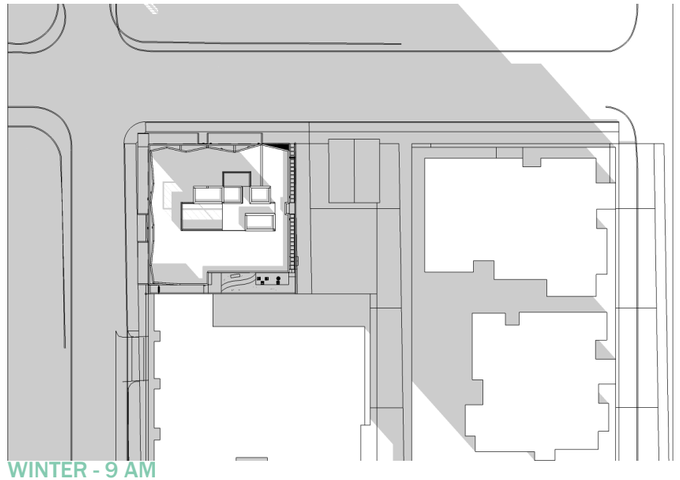
DESIGN GUIDELINES	DESIGN RESPONSES
DC3 Open Space Concept *Integrate open space design with the building design so that they complement each other.*	
A1 Interior/Exterior Fit Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.	The exterior courtyard is designed to draw one's attention upward, towards the sky, by using tall birch trees. This sort of attention towards taller, higher spaces, is featured throughout the exterior experience of the design - a similar proportion is included at the residential entry, and upper floor amenity space. Visual connection to the exterior courtyard from interior and exterior moments integrates the landscape theme as a part of the interior experience.
B1 Meeting User Needs Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.	The courtyard is designed such that multiple distinct users can comfortably occupy it, which is to be expected with a building of this scale. Similar scale is provided at the roof deck. The size of the roof deck is limited by building code requirements. A dog run is provided as an amenity to occupants & their pets.
B2 Matching Uses to Conditions Respond to changing environmental conditions such as seasonal and daily light and weather shifts through open space design and/or programming of open space activities.	Overhead protection is provided over part of the roof deck, which promotes use during Seattle's notorious rainy season, and also supports a variety of different shading conditions as occupants may desire.



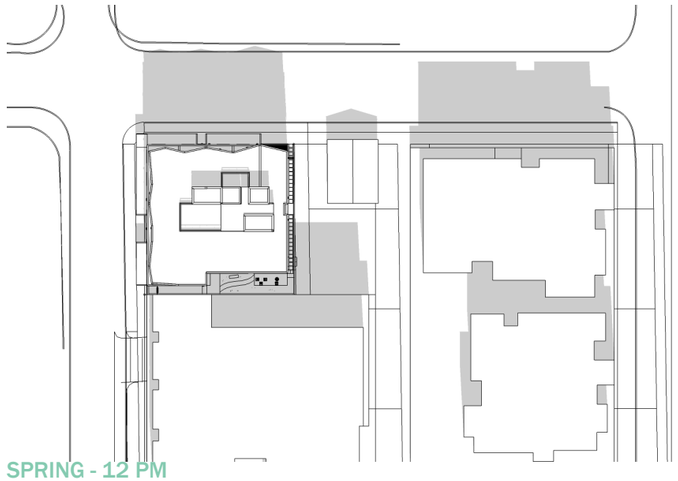
SPRING - 9 AM



SUMMER - 9 AM



WINTER - 9 AM



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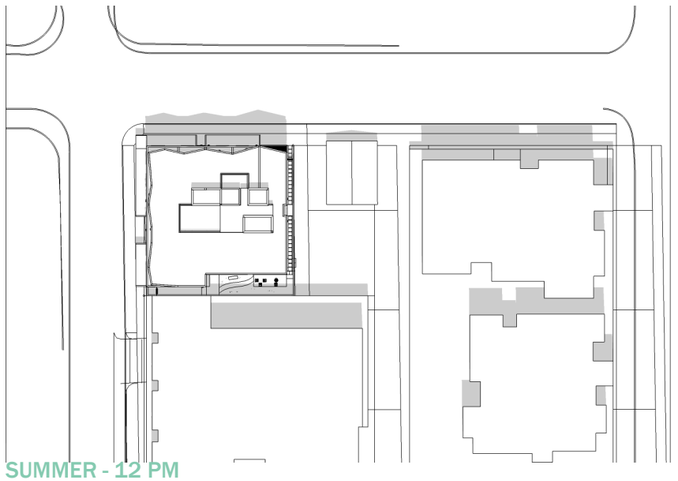

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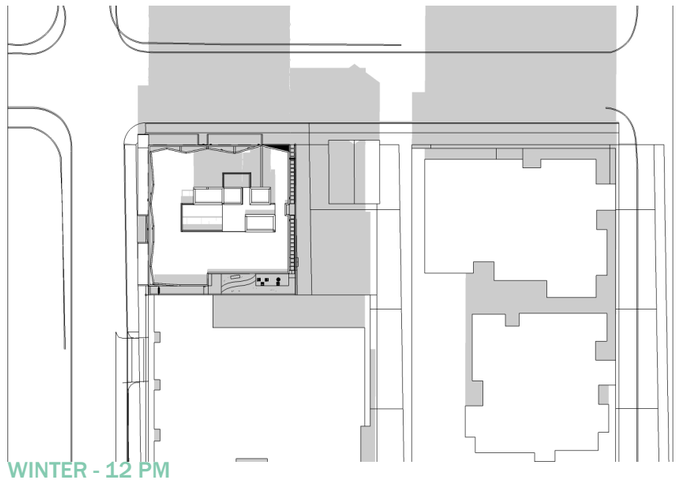
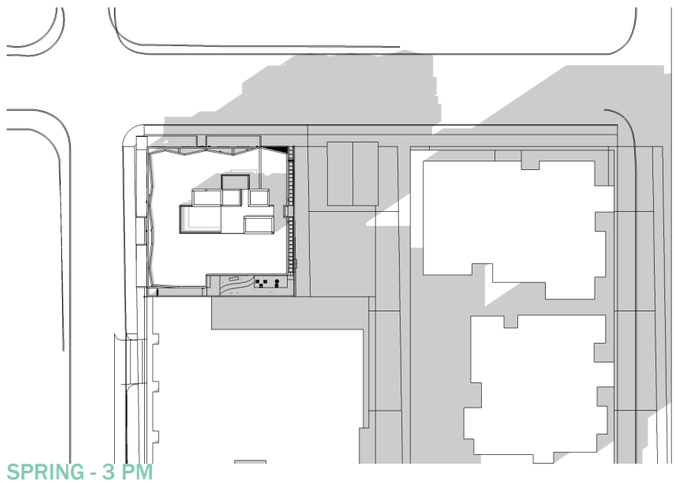


WINTER - 12 PM



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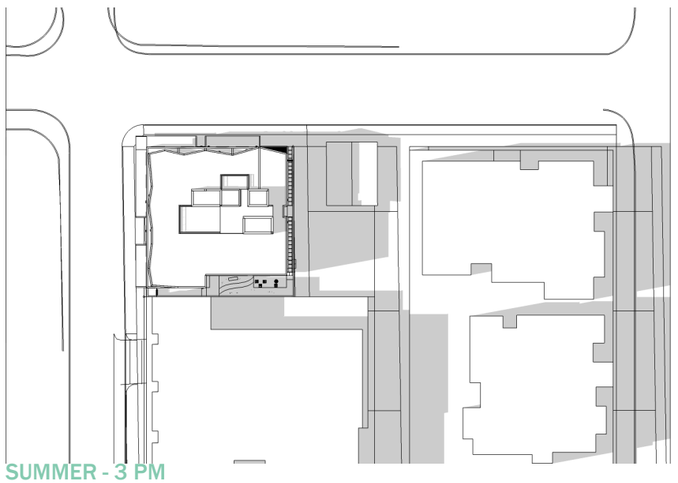
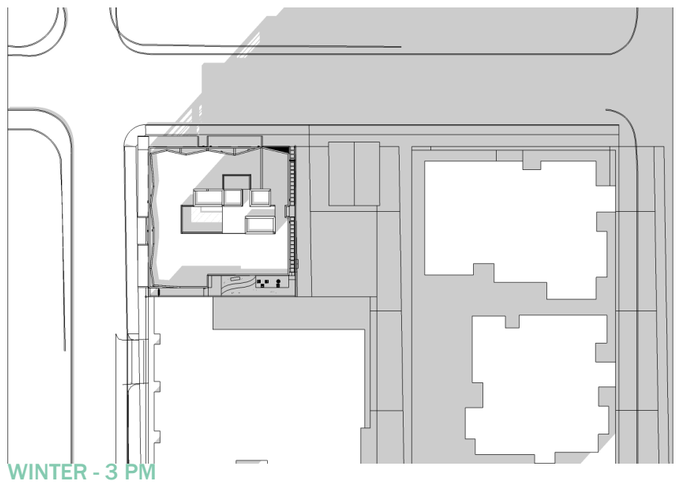


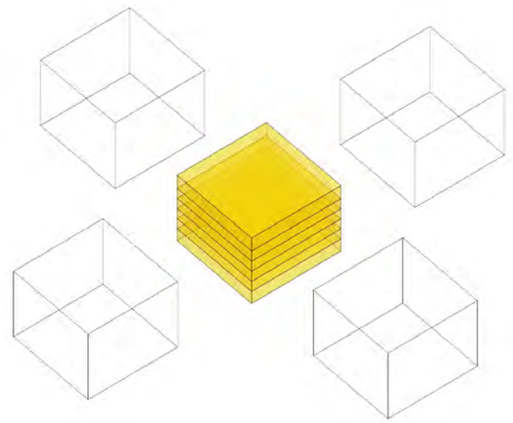
SUMMER - 3 PM



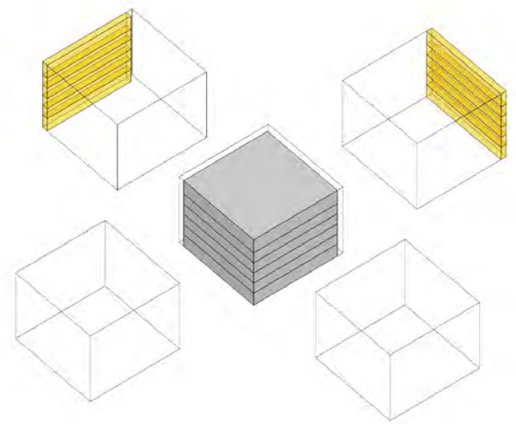
WINTER - 3 PM

MASSING CONCEPT DIAGRAMS

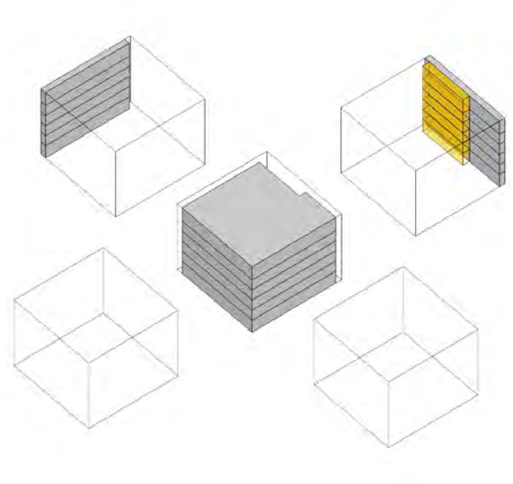
This site is a nearly square (82.01' x 82.61') corner site with neighbors on both sides. After extended exploration, we determined that an alphabet of schemes would be challenging for this site and focused on the corner articulation along with differentiation of top, middle and base. We looked at creating a large void at the corner of 87th and Palatine, but there was no way to avoid units with their main windows less than 10' from the south or east property line. Each scheme has a number of smaller moves that accentuate the Fabric, Transition and Off-Center Concepts. After attending the EDG presentation for our new neighbor to the south, we went back and explored pushing our project to 7 stories but we felt that did not give us enough breathing room on the ceiling heights and stuck with 6 stories.



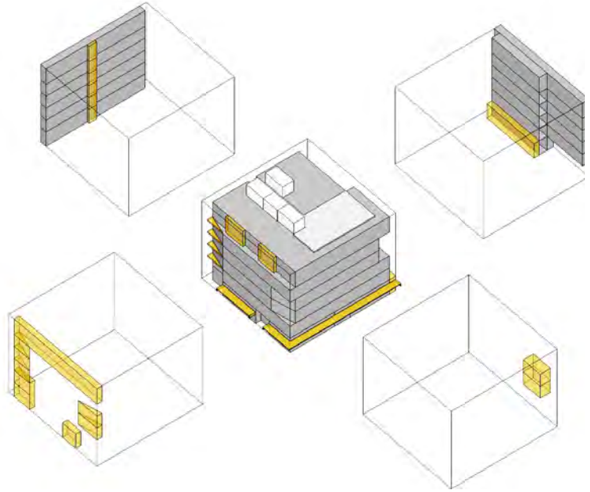
Step 1: Full site to the extends of property lines, no setbacks required.
- 6.00 FAR
- Full site / 6 stories



Step 2: Pull back South and East facade back 5' from neighbors for constructibility
- 5.25 FAR



Step 3: Pull back 11' from South to create adequate separation for main window groups & create courtyard at ground level.
- 5.01 FAR



Step 4: Finer modulations to reach 4.75 FAR allowed
- Scheme 3 (Preferred)
- 4.75 FAR

- Undercut ground floor at Courtyard
- Pull back upperfloor facing 87th
- Modulate upperfloor to reduce scale on 87th
- Fold corner back at NE corner adjacent to SFR
- Stack decks at NE Corner to create smaller scale elements adjacent to SFR
- Pull back entry to create 2 story articulation
- Create awning at 9' with commercial glazing above
- Pull back end of circulation on east facade to reduce scale
- Assymetrical deck cutout at corner of 87th and Palatine
- Assymetrical cut-out creating deck facing southwest

THANK YOU.