

RECOMMENDATION MEETING
ADMINISTRATIVE DESIGN REVIEW

SDCI # 3025989 - LU
8105 Greenwood Ave N
& 8111 Greenwood Ave N

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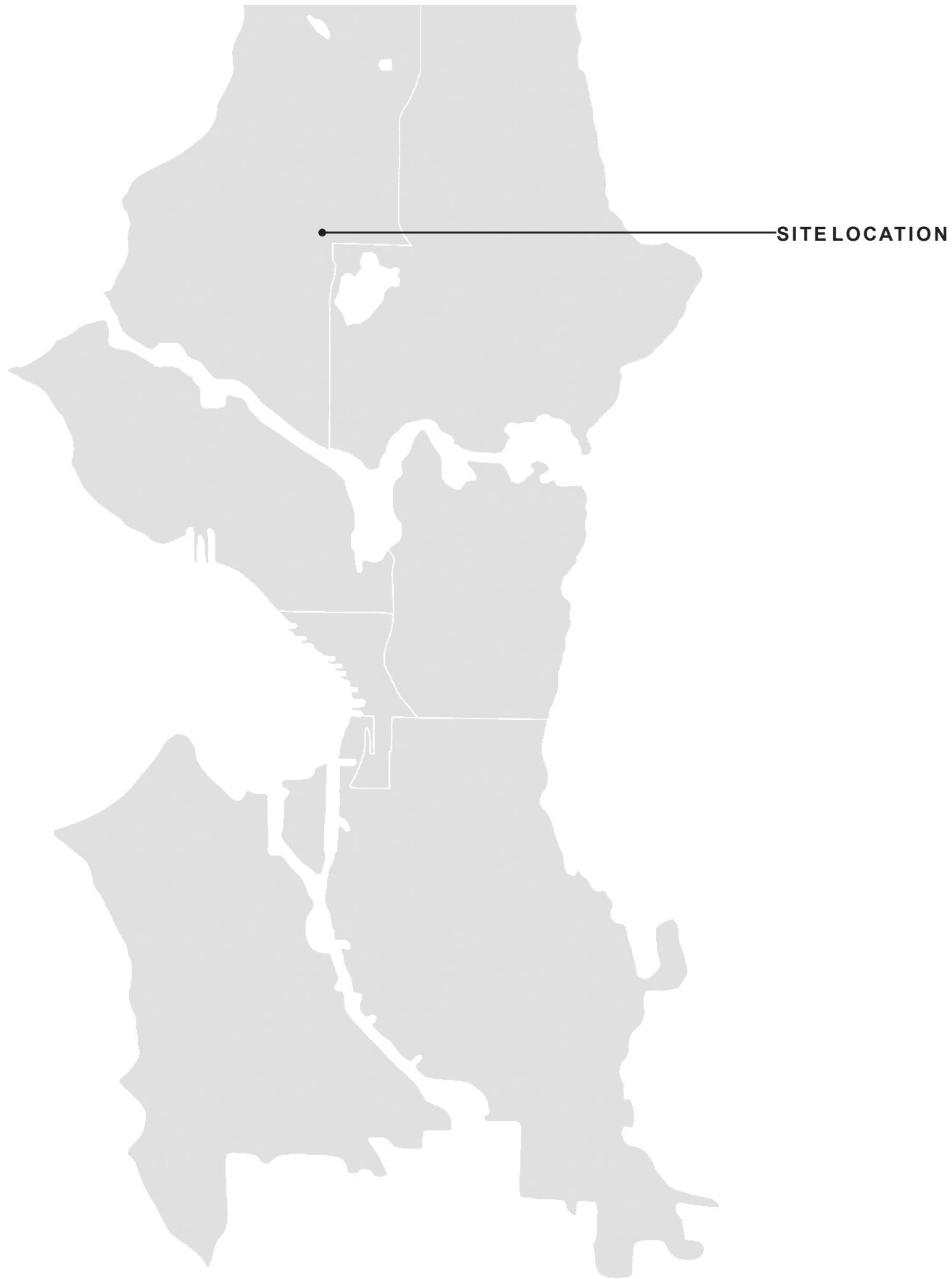
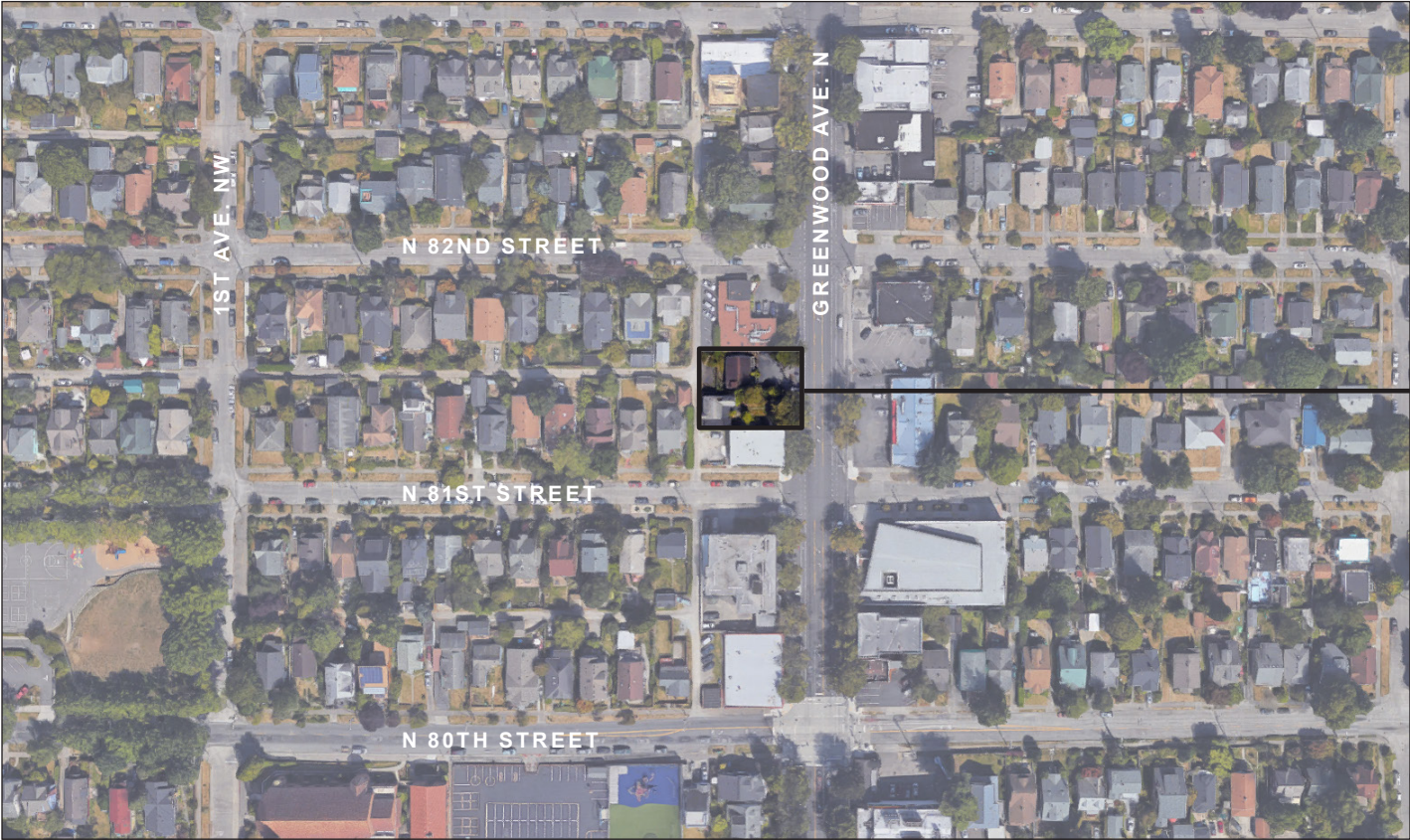


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VICINITY MAP

EXISTING SITE

The project site consists of two parcels (APN 291920-0865 & 291920-0870) on the western portion of Greenwood Ave N. Immediately adjacent to the site on the northern border is a single-story medical office building, and to the south is a two-story apartment building. The subject parcels are a total of 7,439 SF and measures approximately 91' in the east-west direction and 81.5' in the north-south direction. The site slopes downward from the west to the east with an approximate grade change in that direction of 10 feet. A single-family residence and small office building currently occupy the two parcels.

ZONING AND OVERLAY DESIGNATION

The project parcel is zoned NC2P-55(M), indicating that the structure may go up to 55'-0". The NC zoning continues north and south along Greenwood Ave N for at least a mile in either direction. Directly to the west across the alley the zoning drops to SF 5000, which will require upper level setbacks to be taken into account. Across the street on the east side of Greenwood Ave N, the NC2P-55(M) designation continues for approximately 1-3 parcels and falls to SF5000 beyond that. Generally, the zoning is NC2P-55(M) along Greenwood Ave N, with SF5000 to the east and west. The subject parcel is within the Greenwood-Phinney Ridge (Residential Urban Village), and is confirmed to be in a Frequent Transit area. No parking is required nor will it be provided.

DEVELOPMENT OBJECTIVES

The owner proposes the construction a new mixed-use apartment building with 66 small efficiency dwelling units (SEDUs) and a commercial space along Greenwood Ave N. The objective for these apartments is to provide upscale and attainable housing that is within walking distance to the neighborhoods of Greenwood and Phinney Ridge, and public transportation. The demographic that will benefit most from this housing will be students, young professionals, and wage earners in the neighborhood, or city-dwellers seeking a more pedestrian-oriented lifestyle. These small efficiency apartments will transition between the commercial and residential boundaries of the immediate area, and will create convenient and reasonably priced housing options supportive of the vibrant, active, and community-oriented neighborhood.

NEIGHBORHOOD DEVELOPMENT

The immediate blocks in the zone are a mix of multi-family apartment buildings, commercial businesses, and single-family homes. There is a variety of commercial buildings along Greenwood Ave N, which includes several restaurants, coffee shops, bars, various small businesses, and a small, neighborhood grocery store within walking distance. The number 5 bus line runs along Greenwood Ave N and provides a quick link between the neighborhood and downtown Seattle, and only a few blocks north, the number 45, 355, and 994 run along NW 85th St east to the University of Washington. The 45 also connects to the link light rail at the University of Washington Station. A new public park is currently under construction directly across the street from the subject site, with the Greenwood Public Library less than a block away at the intersection of N 81st St and Greenwood Ave N. In general, the area is conducive to an active lifestyle, ideal for students, and provides the necessary transportation and pedestrian links between the city center, the University of Washington, and the immediate neighborhood.



SITE LOCATION

8105 Greenwood Ave N &
8111 Greenwood Ave N

ZONING SUMMARY

Zone: NC2P-55(M)
Overlay: Greenwood-Phinney Ridge
(Residential Urban Village)

PROJECT PROGRAM

Site Area: 7,438 SF
Number of Residential Units: 66
Commercial Space: 1 Commercial (Approximately
1161 SF)
Number of Parking Stalls: 0
Proposed Bike Parking: 66 required, 67 proposed
Total Area: Approximately 26,900 SF (27,893 SF
allowed)
Allowable FAR = 3.75
Proposed FAR = Approx. 3.62

SETBACK REQUIREMENTS:

No setbacks required along the north, east, and south property lines. The Eastern street-facing facade is affected by the required 14'-0" HVL clearance. A 3'-0" setback is required at the east side of the site, and an additional 15'-0" upper level setback is also required along the east property line.

SOLAR ACCESS & VIEWS

- The site has great solar access due to existing topography and alley separation to the west.
- Wonderful territorial views of the Cascade Mountains to the east, and possibly the Olympic Mountains to the west.

TRAFFIC CIRCULATION

- Greenwood Ave N is a minor/collector arterial that connects Greenwood and Phinney Ridge. There is parallel parking along Greenwood Ave N on both sides of the street.
- A pedestrian crosswalk is planned at the intersection of N 81st St and Greenwood Ave N, connecting to the planned public park and library across the street.
- A bike lane in the north/south direction is being planned on the west side of Greenwood Ave N, immediately in front of the project site.
- N 81st Street is a residential access street with parallel parking on both sides. There is a stop sign located at the end of both block.

STREETSCAPE

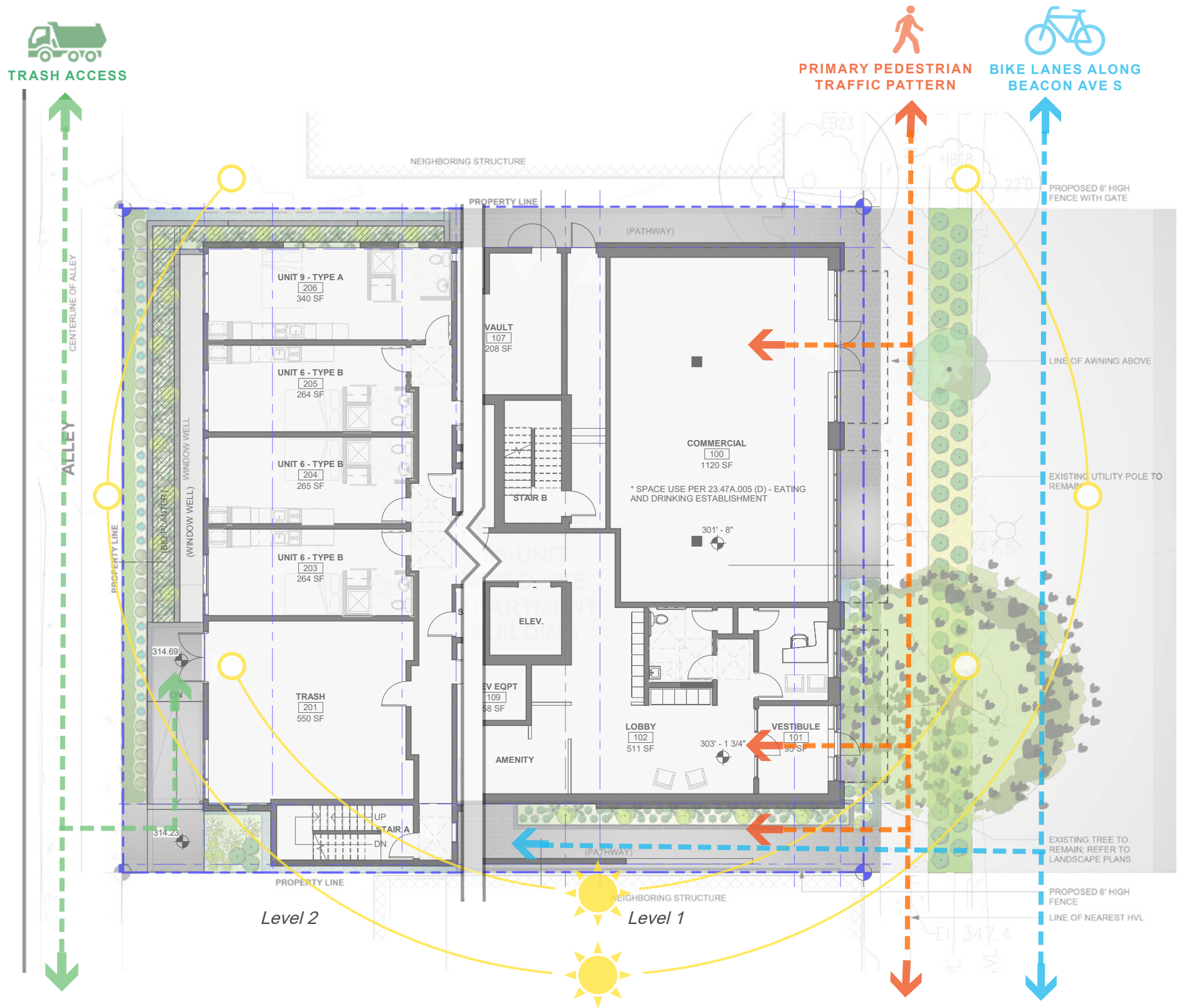
Greenwood Ave N has a 6'-0" wide sidewalk with a 4'-9" planting strip east of the proposed site. There are currently street trees in the R.O.W. along Greenwood Ave N. Overhead power lines run north-south along Greenwood Ave N immediately adjacent to the site.

NEIGHBORHOOD PATTERNS AND POTENTIAL

The current two-story structures on the project site are not maximizing development potential, especially considering the commercial zoning. The existing surface parking in front of the commercial structure on the north side of the site compromises the pedestrian relationship and the large front setback to the existing single family structure disrupts the composition of the street. The proposed commercial space will draw pedestrians south from the Greenwood neighborhood center and provide a hub of activity across from the new park and existing library.

LANDSCAPE APPROACH

The planting strip along Greenwood Ave N will be filled and street trees meeting the city's criteria will be planting in the right-of-way. Overall, the planting on the site will mostly focus along the property lines.



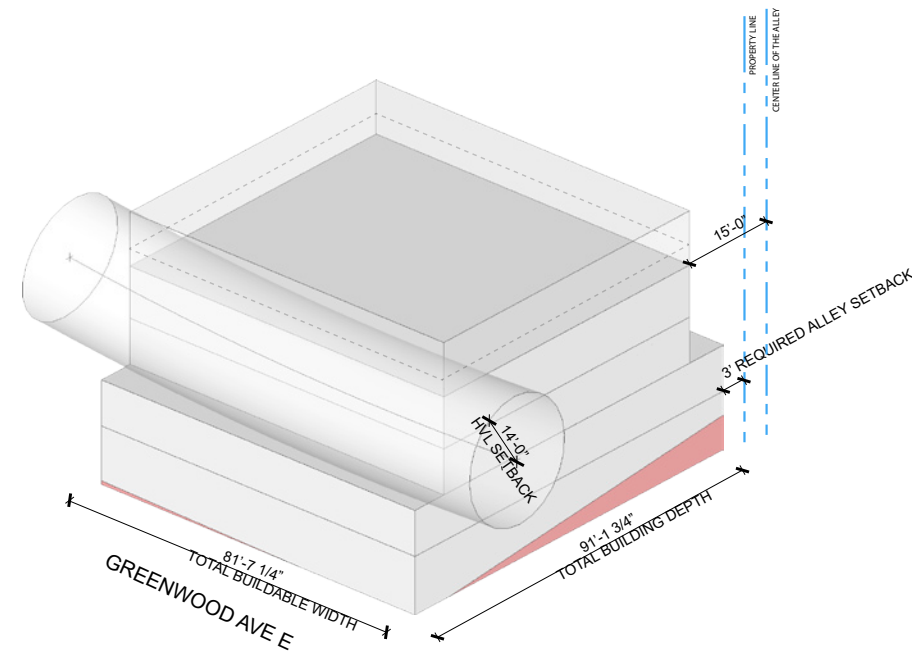
EARLY DESIGN GUIDANCE SUMMARY

1. Massing: SDCI Staff considered the three massing alternatives, which are similar in scale, but differ in how the bulk of the structure is located on the development site. SDCI review was primarily focused on how the alternatives relate to the existing and the future scale along Greenwood Avenue N, a pedestrian designated street. Staff supports the uniform two-story massing along Greenwood Ave N as provided in Option 1. The two-story massing responds well to the existing two-story datum line directly south. Level three and four setbacks transition well and respond to the sloping site topography. The three-story massing along the alley is consistent with the scale allowed in the adjacent single-family zone.

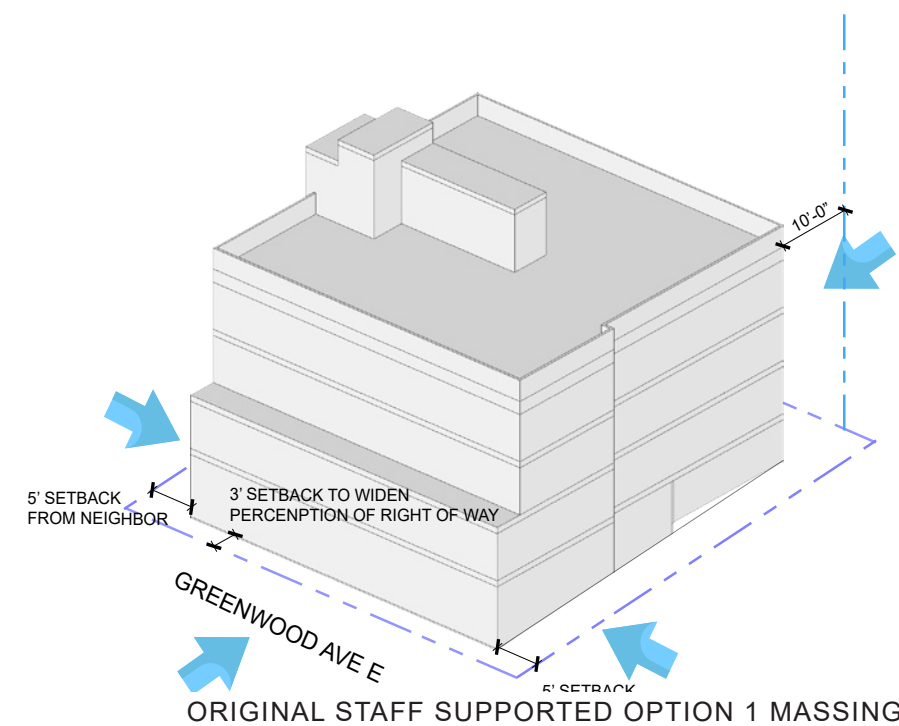
APPLICANT RESPONSE:

We took the guidance that we have received from the EDG report, and further developed Option 1 with the most recent MHA zoning change. As the massing evolution diagram below shows, we have kept the uniform two-story massing along Greenwood Ave N, as well as the upper level setbacks to respond to the sloping site topography. To be sure, due to the extra structure height afforded under the new zoning designation, the overall building has increased in scale. At the alley, this has resulted in two more floors than were previously shown in the EDG packet. Noting the SDCI staff support for three stories at the alley, we have stepped the building back at this datum and provided a roof overhang to cap the building in a more residential manner.

ORIGINAL MASSING DEVELOPMENT

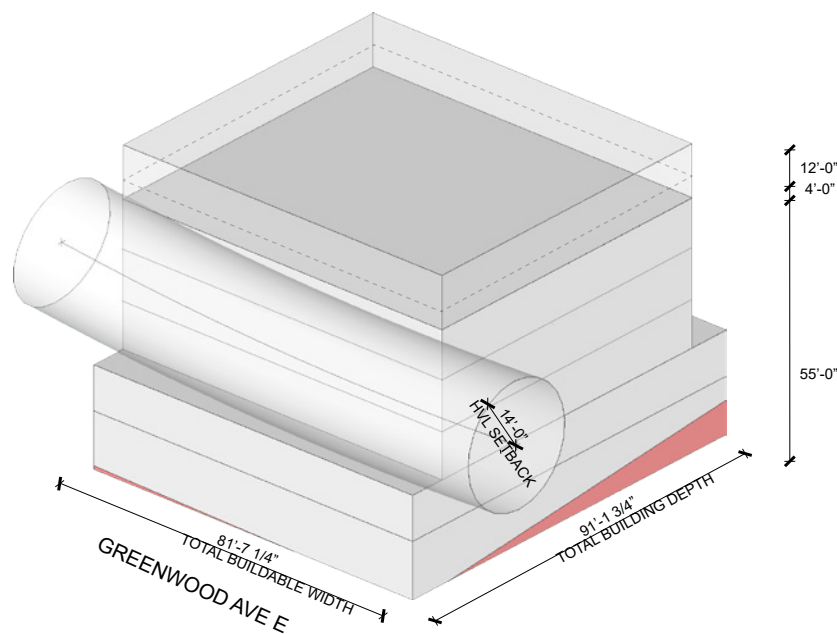


ORIGINAL MAX DEVELOPMENT DIAGRAM



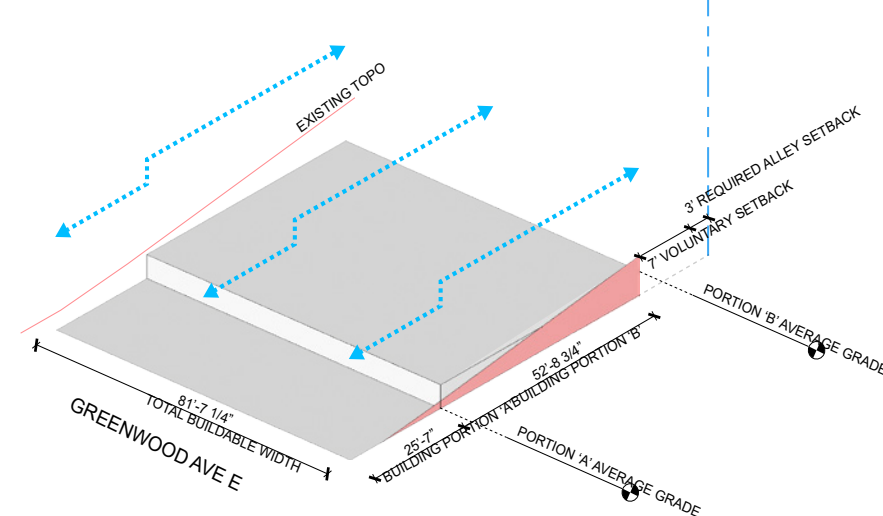
ORIGINAL STAFF SUPPORTED OPTION 1 MASSING

POST MHA MASSING DEVELOPMENT

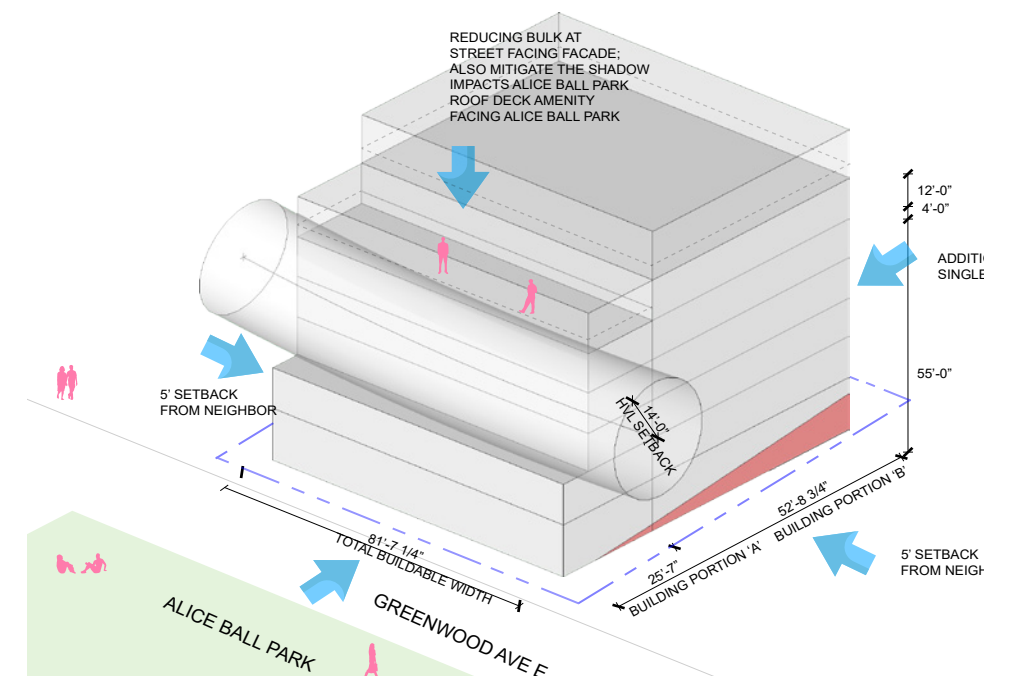


POST-MHA MAX DEVELOPMENT DIAGRAM

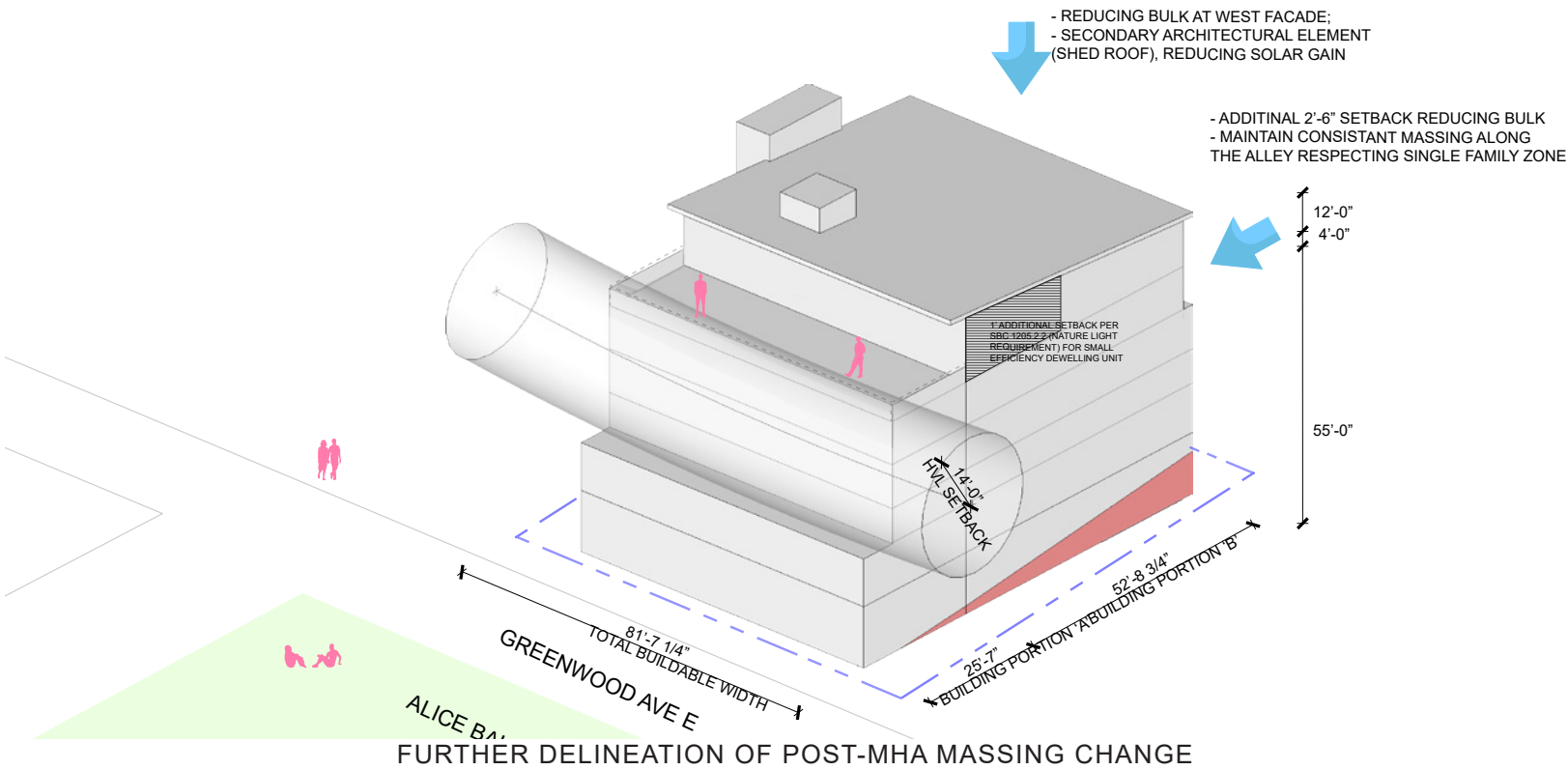
RESPOND TO THE SLOING SITE TOPOGRAPHY
SET THE BUILDING BACK FROM GREENWOOD AVE E
RESPECTING THE PUBLIC



POST-MHA MASSING RETHINKING OF AVERAGE GRADE



POST-MHA MASSING CHANGE STEP 1



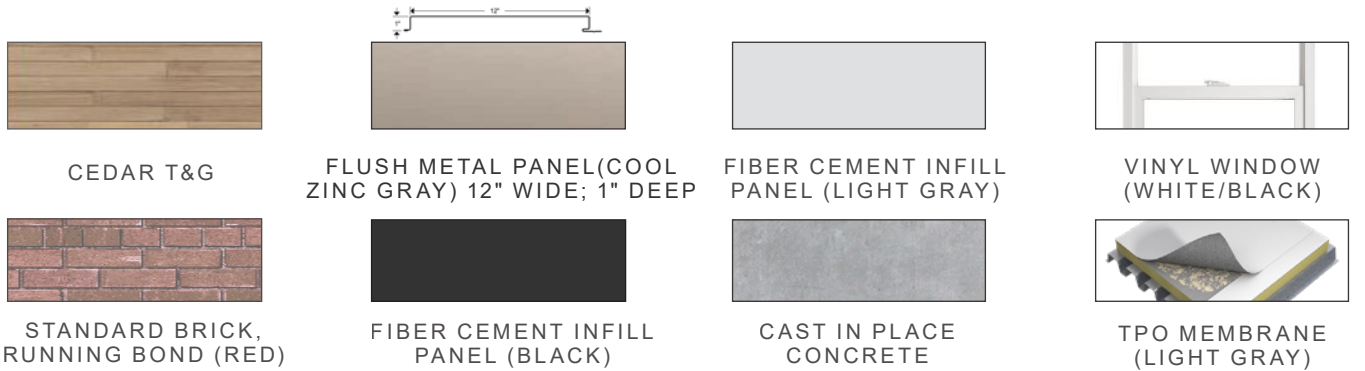
EARLY DESIGN GUIDANCE SUMMARY

2. Façade Composition and Materials: Staff supports the use of fenestration, material choices and changes, and secondary architectural elements to provide depth and visual interest to the building façades, while also relating to the existing neighborhood context. Further develop a simple, neutral, background building with moderate architectural presence across from the park and public library.

- a. Materials. Staff recommends utilizing a material palette consisting of high quality materials. Materials on the upper and lower levels should be complementary to each other and to the general character along Greenwood Avenue N. The success of the proposed massing is contingent on plane changes that are reinforced with a change in material and high quality detailing.

APPLICANT RESPONSE:

High quality materials were selected to reinforce neighborhood context at large as well as design moves within the project. In response to the EDG, red brick is proposed as the predominate brick color in the neighborhood and to relate to the library located across. Complimentary high quality materials at the street facade include cool zinc gray flush metal panels oriented vertically and large panel sliding doors and Juliet railings as a practical secondary architectural feature. Tongue and groove cedar is proposed at the vertical building notches in the building and resolves as a warm and tactile material at the roof deck. At the alley-oriented massing, a quiet and carefully detailed application of fiber cement panels is proposed.



POST MHA MATERIALITY DEVELOPMENT



POST MHA DESIGN - AXON VIEW

- b. Greenwood Avenue N. Staff supports the proposed application of the materials at the base and in the upper levels as shown in the rendering on page 25.
- i) The composition is well proportioned by utilizing material change, variation in fenestration, and breaking the roof parapet to add visual weight to floor four, deemphasizing the two-story massing transition.

ii) Staff recommends the use of brick along the two-story base fronting Greenwood Avenue N, consistent with the existing context.

APPLICANT RESPONSE:
To be consistent with the existing context, brick is proposed for the two-story base fronting Greenwood Ave N. Further plan refinement, has yielded a carefully composed upper level facade with secondary architectural features (Juliet railing, vertical privacy screens) that play off the horizontal nature of the two-story base and canopy expression. Rather than breaking the parapet that also serves as a guardrail for the roof deck, the building is now more meaningful resolved with a large shed roof overhang where the cedar soffit can be expressed as another high-quality material.

- c. South Façade. Maintain the generous seven-foot setback from the south property line to provide separation between the existing residential windows to the south and the proposed structure.
- i) Wrap the Greenwood materials into the north and south façade setbacks.

ii) Locate south facing windows above floor to add visual interest to the façade and avoid large blank walls, consistent with page 25 rendering. Where possible, include windows on the north façade.

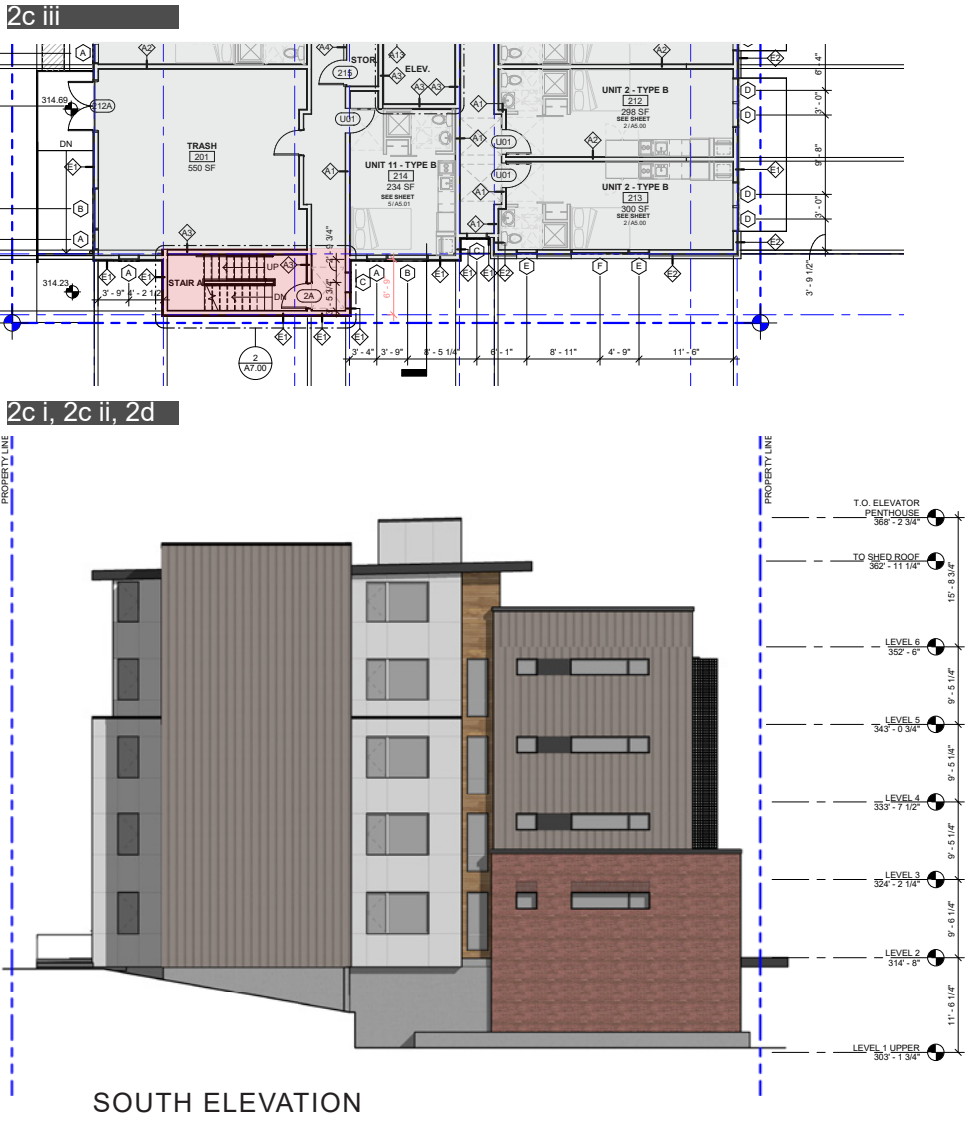
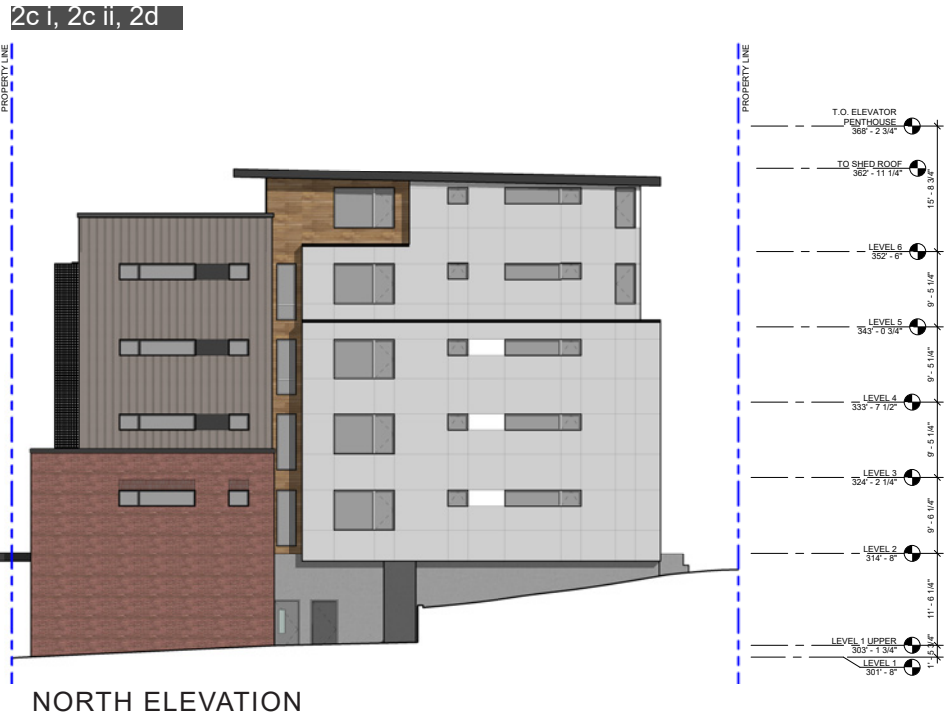
iii) Provide plane change between the south stair tower and the most south-easterly units. Utilize a change in materials to further break down the massing and avoid large blank walls.

APPLICANT RESPONSE:
The building setback at the south property line is now approximately 8'-6" (previously shown as 7'-0")

i) Two stories of brick at the street-facing facade wraps the northeast and southeast building corners and resolves at building notches.

ii) High panoramic windows are proposed for the north and south facades.

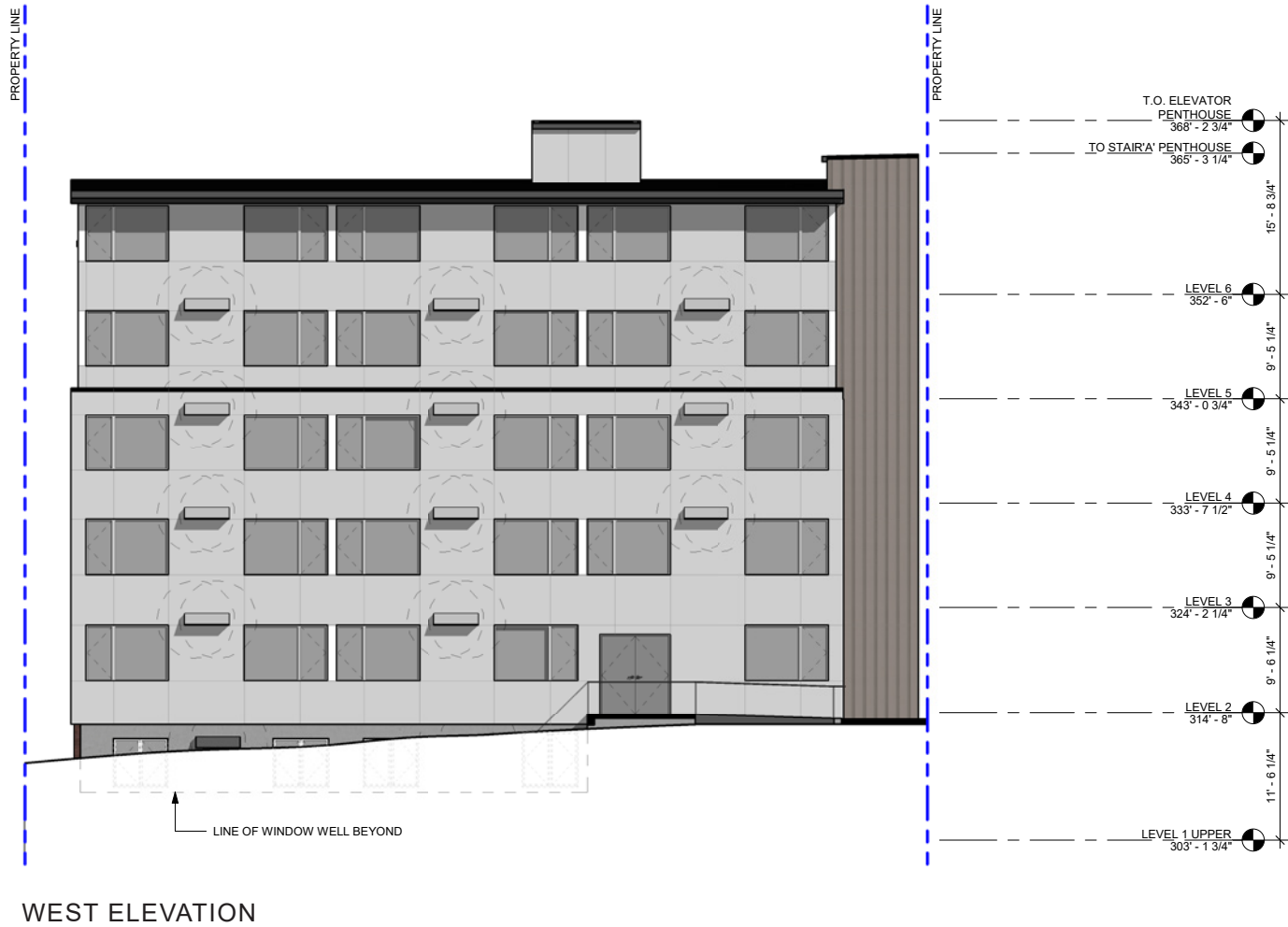
iii) The south stair tower is 6'-9" proud of the adjacent south-eastern units and reads as a vertical massing element, rendered in flush metal panels to further distinguish to from the adjacent units.



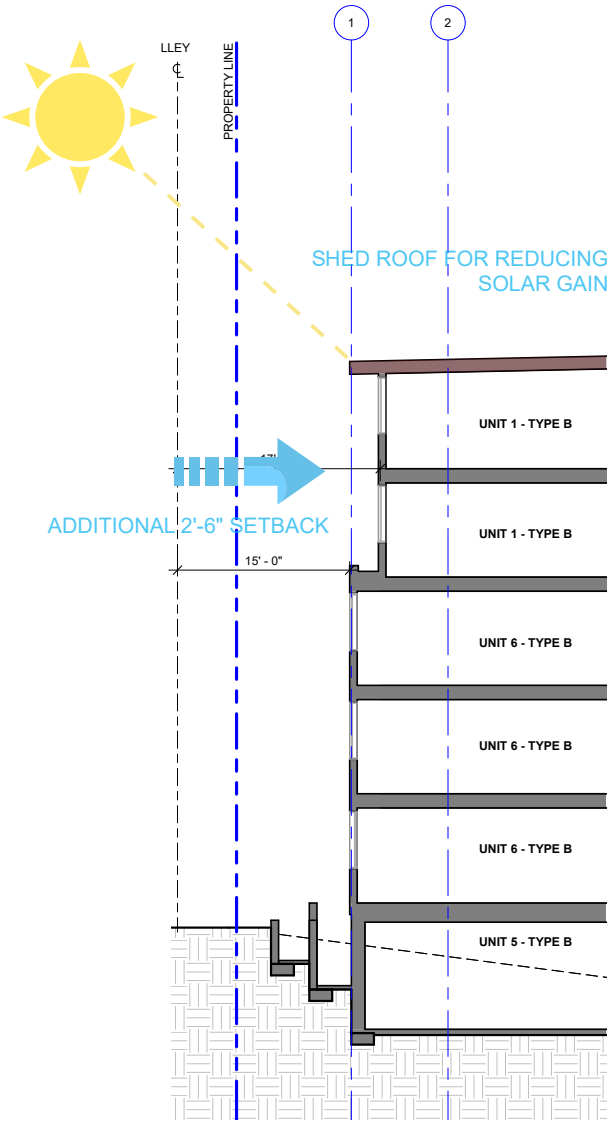
- d. *West Façade.* Design the west façade with restrained fenestration and material treatment sympathetic to single family zone to the west. Consider secondary architectural elements along the west façade to manage solar gain, provide increased privacy, and provide a finer texture facing the single-family zone

APPLICANT RESPONSE:
The west facade has been redesigned with the added available structure height from the recent up-zoning. We have retained well proportioned windows for each unit, consisting of a simple combination of one fixed and one casement window per unit. A shed roof has been added to relate to the more typical sloped roof structures in the nearby single family zone. To help reduce the added height and bulk to the alley-facing mass, we are proposing a setback of 2'-6" above the 4th floor. This setback will reinforce the three-story datum along the alley that was noted in the EDG as more appropriate adjacent to the single-family zone.

2d - a, c



2d - b



e. Privacy. Provide a window overlay diagram for the south and west facades.

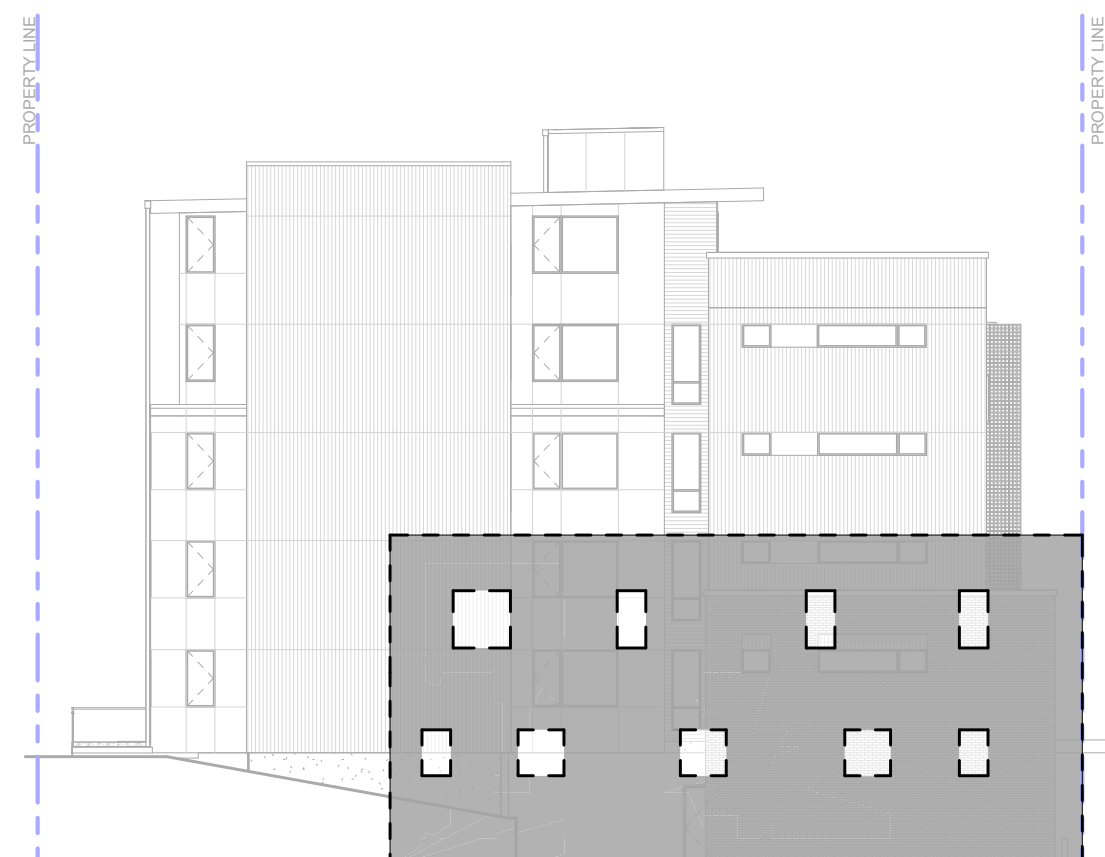
APPLICANT RESPONSE:

Provided as requested. There are no direct overlaps of windows with the 2-story apartment located directly to the south. Please note that the nearest SFR opposite the alley is some distance away from the project with tall landscaping in between. The garage on the alley associated with this home has 2 windows that have been painted over. Finally, please also note that the neighboring one-story structure to the north (office building) contains no window on its facade facing this development.

2e - west facade privacy study



2e - south facade privacy study



EARLY DESIGN GUIDANCE SUMMARY

3. Greenwood Avenue N Street Frontage. Greenwood Avenue N is a pedestrian designated street. Design the street frontage to create a highly transparent, welcoming, pedestrian friendly street character.

- a. Maintain a two-story base with a regular commercial bay rhythm. The commercial bay width should be informed by the existing commercial context along Greenwood Avenue N.

APPLICANT RESPONSE:

A two-story, brick base will anchor this project to the sidewalk. After a careful study of the existing neighborhood commercial context along greenwood Avenue N and encouragement from the EDG Report, a regular commercial bay rhythm of 18' is provided.



- b. Review the existing context along Greenwood Avenue N to inform the ground level architectural details: podium materials, overhead weather protection, window proportion, entryway patterns, scale and proportion, signage, lighting. Utilize a combination of features to make the residential entry more visible and distinguished from the adjacent commercial uses.

APPLICANT RESPONSE:

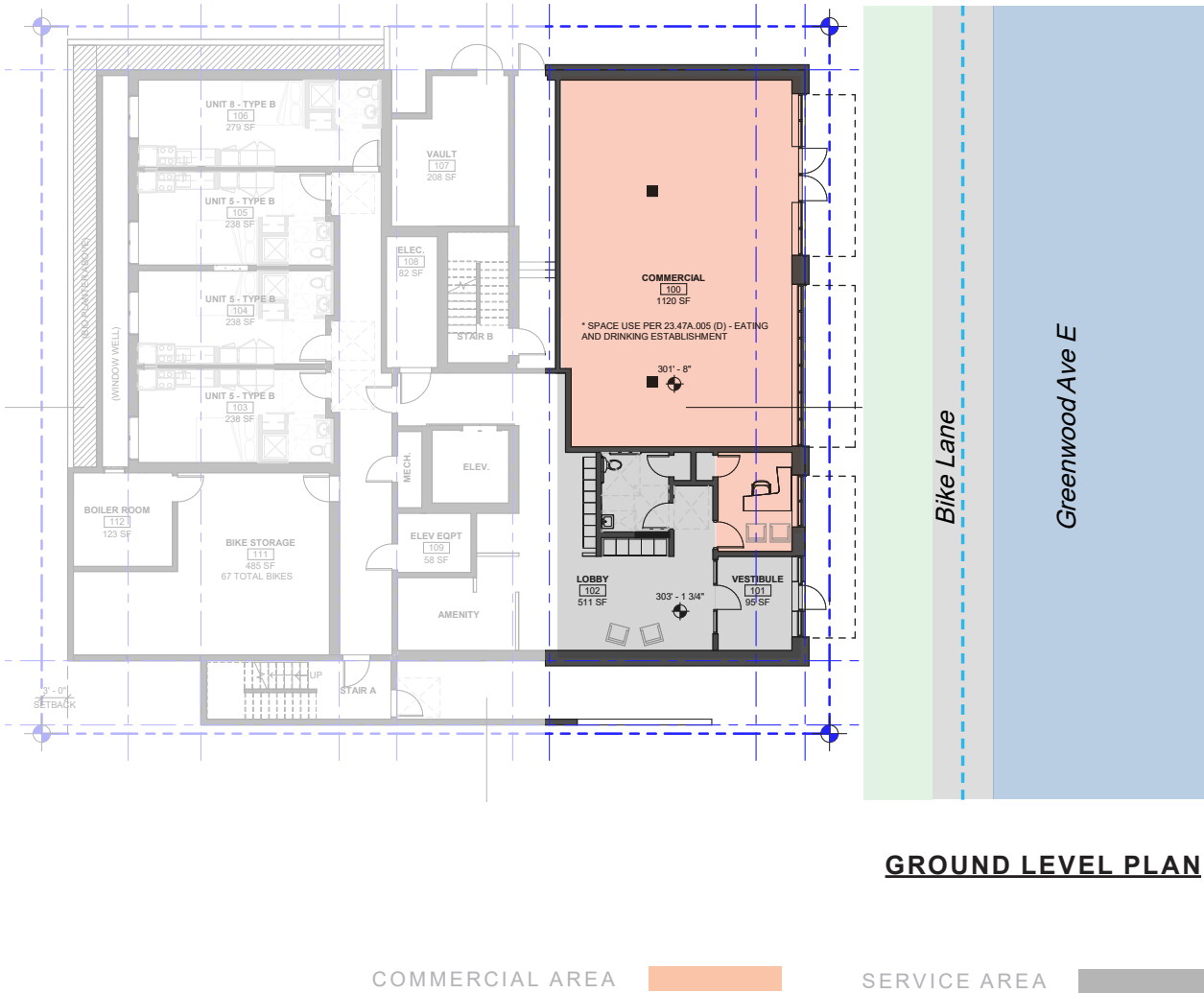
A collection of architectural components organizes the street facing facade: 2-story commercial bays with expressed lintels; brick pilasters that sit proud of the field brick with integrated lighting; kick plates at the bottom of the storefront glazing; and three, deep awnings which reinforce the rhythm of the commercial bays. To differentiate the residential entry, we have recessed it slightly from the adjacent commercial storefront; provided a different window proportion (less tall); added landscape plantings including a long planter which leads to the bike entrance, and also located the building signage over this entrance.



- c. Staff recommends the building incorporate commercial uses along Greenwood Avenue N and questions whether the live work unit will comply with zoning code requirements listed in SMC 23.47A.005. Staff generally discourages the use of live work units along a pedestrian street. All live work uses must maintain an active transparent façade with living spaces well defined from the commercial street frontage. Design the live work space so that it can be adapted to other commercial uses in the future.

APPLICANT RESPONSE:
The previously proposed live/work unit in EDG Option One has been removed and now 1 large commercial space is proposed.

3c



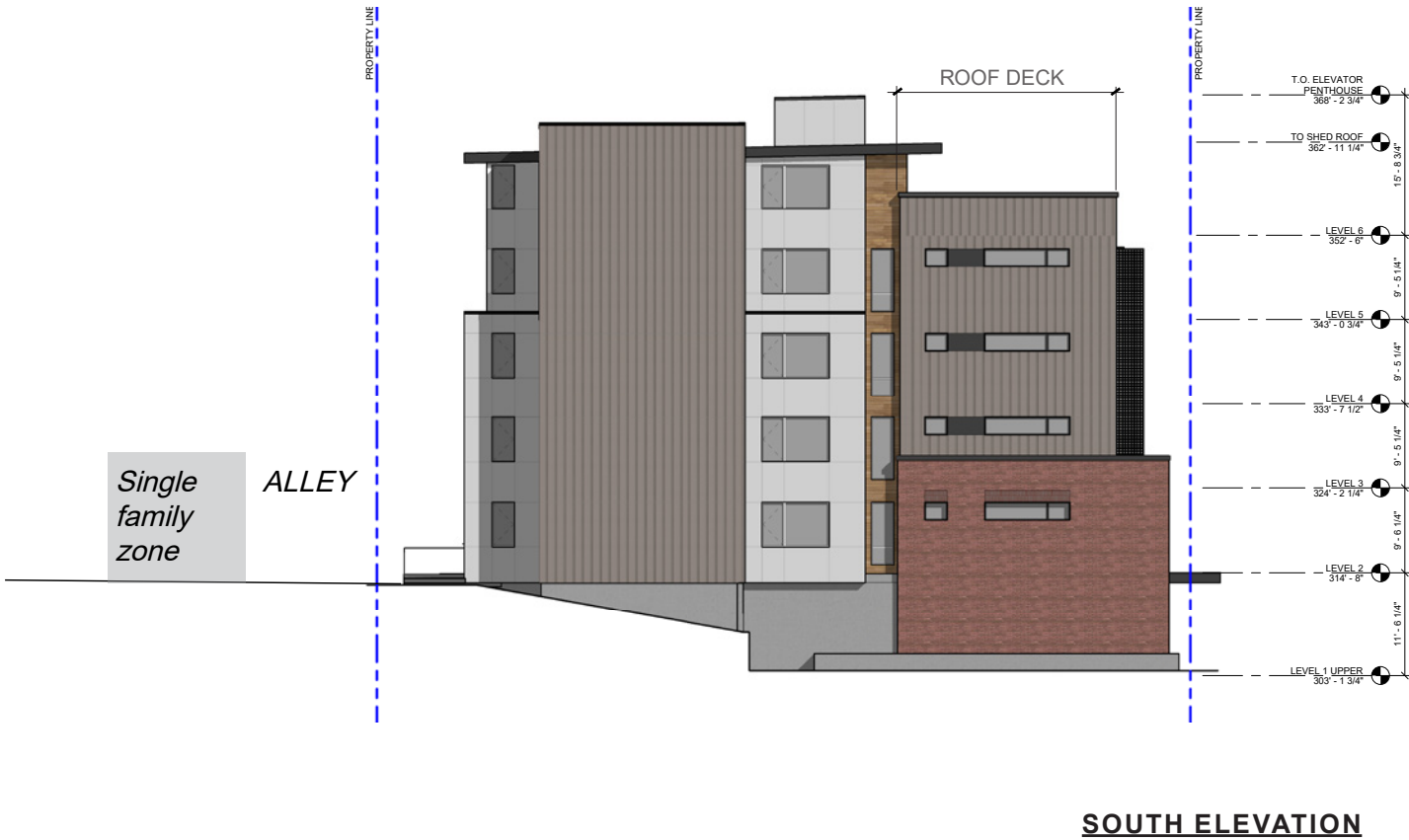
GROUND LEVEL PLAN

4. Landscaping and Amenity Areas:

- a. Maintain upper level deck at the east portion of the roof to minimize impacts to the single-family zone.

APPLICANT RESPONSE:
The street-facing upper level deck has been maintained and will also reinforce the relationship of the building to the new park across the street.

4a



SOUTH ELEVATION

b. Incorporate a semi-private transition between the alley and the residential uses at ground level. Develop a design that utilizes landscaping or other elements to provide a buffer, minimizing the visual and auditory impacts from vehicular traffic.

APPLICANT RESPONSE:

A semi-private transition between the alley and the residential uses at the ground level is provided with a combination of landscape elements: new ground cover and taller plantings, and a broad bio-planter that nearly runs the length of the alley facade. In addition, the access ramp to the trash room has been with tall plants.

4b



4b

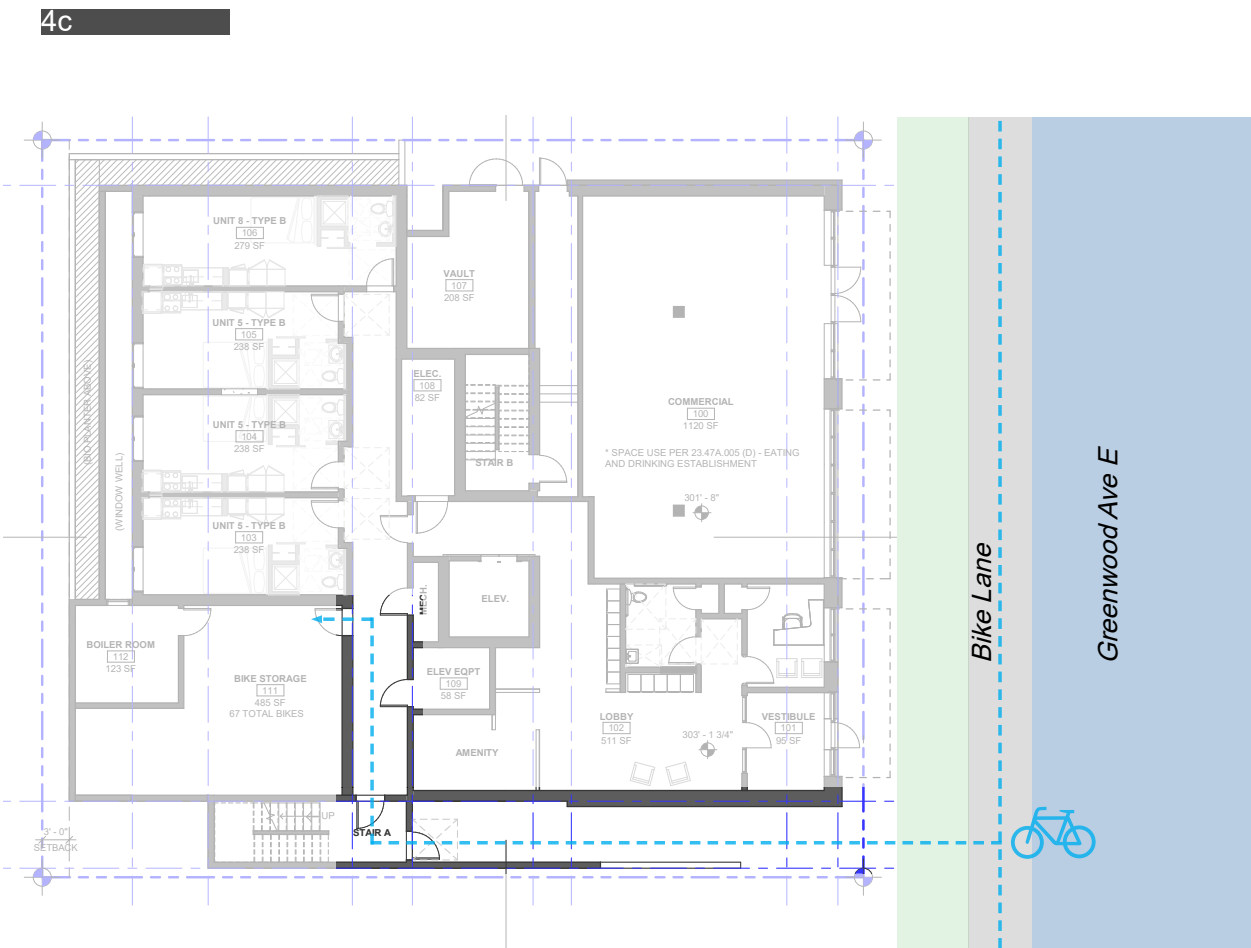


4b



c. Continue a direct connection between the street and/or alley and the bicycle storage location.

APPLICANT RESPONSE:
A direct connection is preserved between the sidewalk and the bicycle storage location. A long bio-planter is proposed here to soften this pathway and also serve as a way-finding device.



d. Maintain solid waste and recycling storage space that is provided internal to the site and accessed directly from the alley. Consider a ground floor treatment that emphasizes the residential use along the alley, with less emphasis on the solid waste access.

APPLICANT RESPONSE:
The trash room access at the alley has been maintained and improved with a ramp that is minimally sized to comply with SPU requirements and shielded with tall landscape plantings.





VIEW OF STREET FACING FACADE



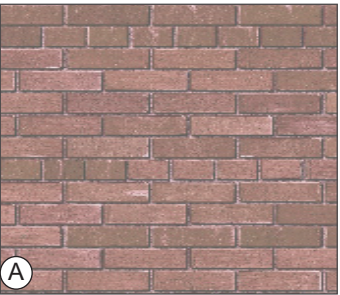
VIEW OF RESIDENTIAL ENTRY



BIRDS EYE VIEW FROM NORTHEAST



VIEW FROM NORTH SIDE OF THE ALLEY LOOKING SOUTH



A
STANDARD BRICK,
RUNNING BOND (RED)



B
FIBER CEMENT INFILL
PANEL (BLACK) SW 6258



C
T&G CEDAR



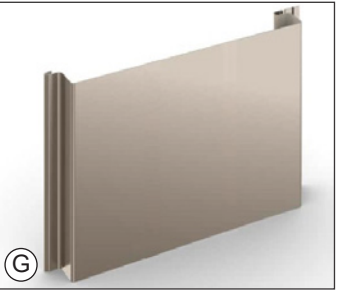
D
FIBER CEMENT PANEL
(LIGHT GRAY) SW 7064



E
VINYL WINDOW
(WHITE/BLACK)



F
CAST IN PLACE
CONCRETE



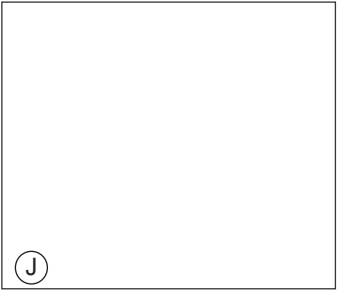
G
FLUSH METAL PANEL
(COOL ZINC GRAY)
12" WIDE; 1" DEEP



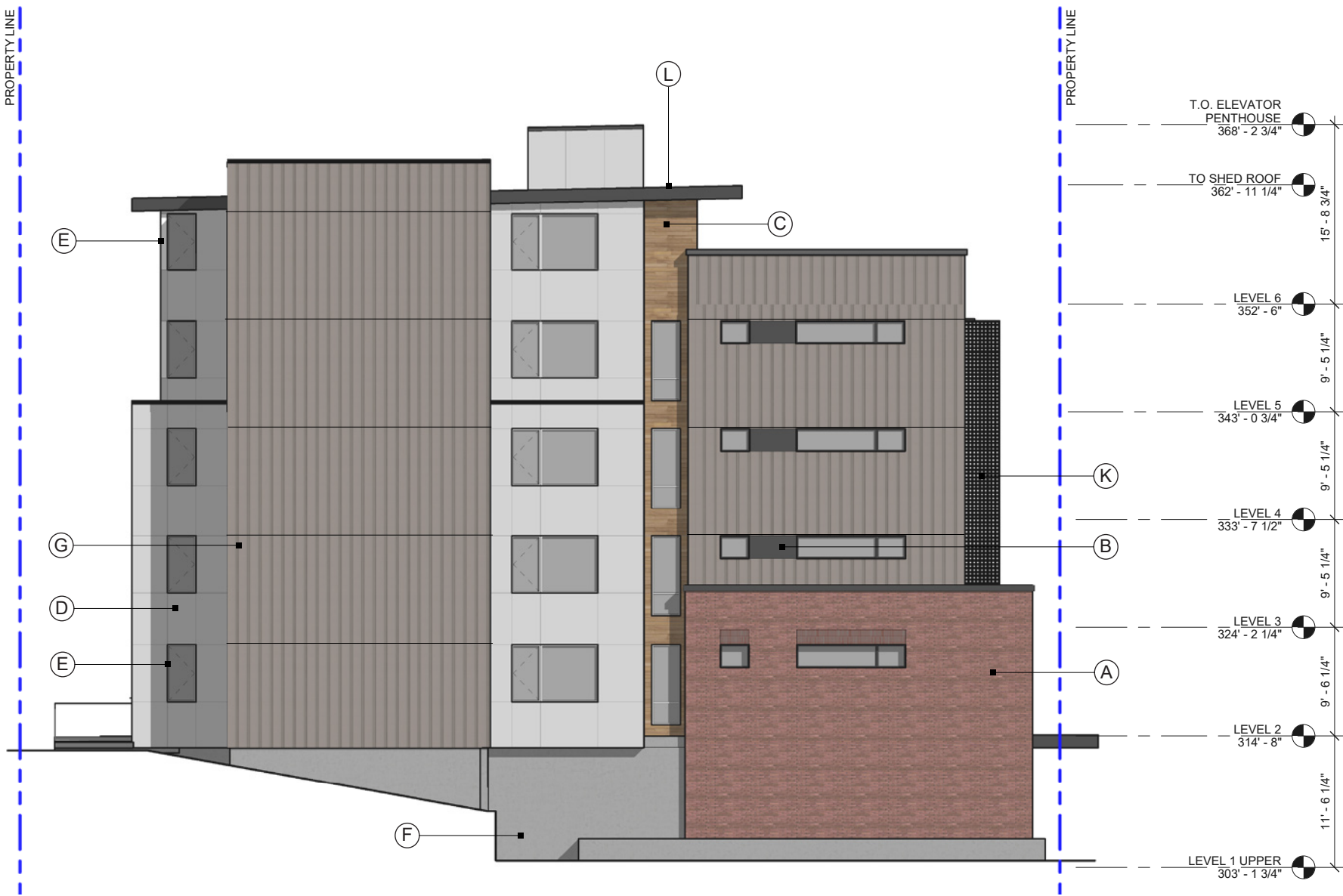
H
ALUMINUM STOREFRONT
(BLACK)



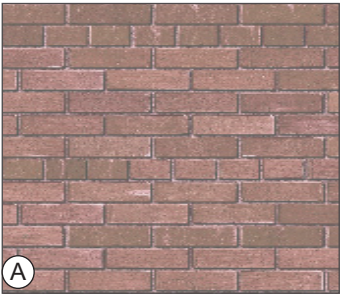
I
JULIET RAILING
(MATTE BLACK)



J
FIBER CEMENT INFILL
PANEL (WHITE) SW 7757



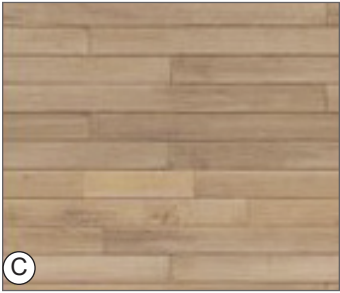
SOUTH ELEVATION



**STANDARD BRICK,
RUNNING BOND (RED)**



**FIBER CEMENT INFILL
PANEL (BLACK) SW 6258**



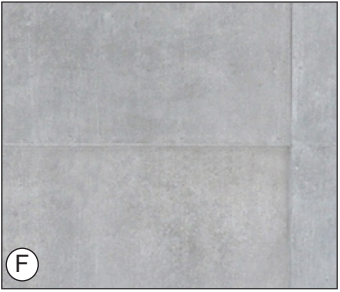
T&G CEDAR



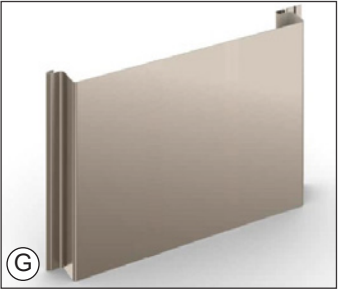
**FIBER CEMENT PANEL
(LIGHT GRAY) SW 7064**



**VINYL WINDOW
(WHITE/BLACK)**



**CAST IN PLACE
CONCRETE**



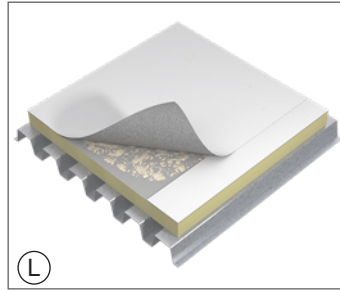
**FLUSH METAL PANEL
(COOL ZINC GRAY)
12" WIDE; 1" DEEP**



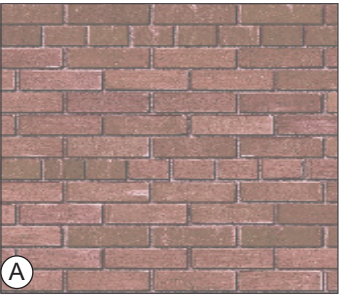
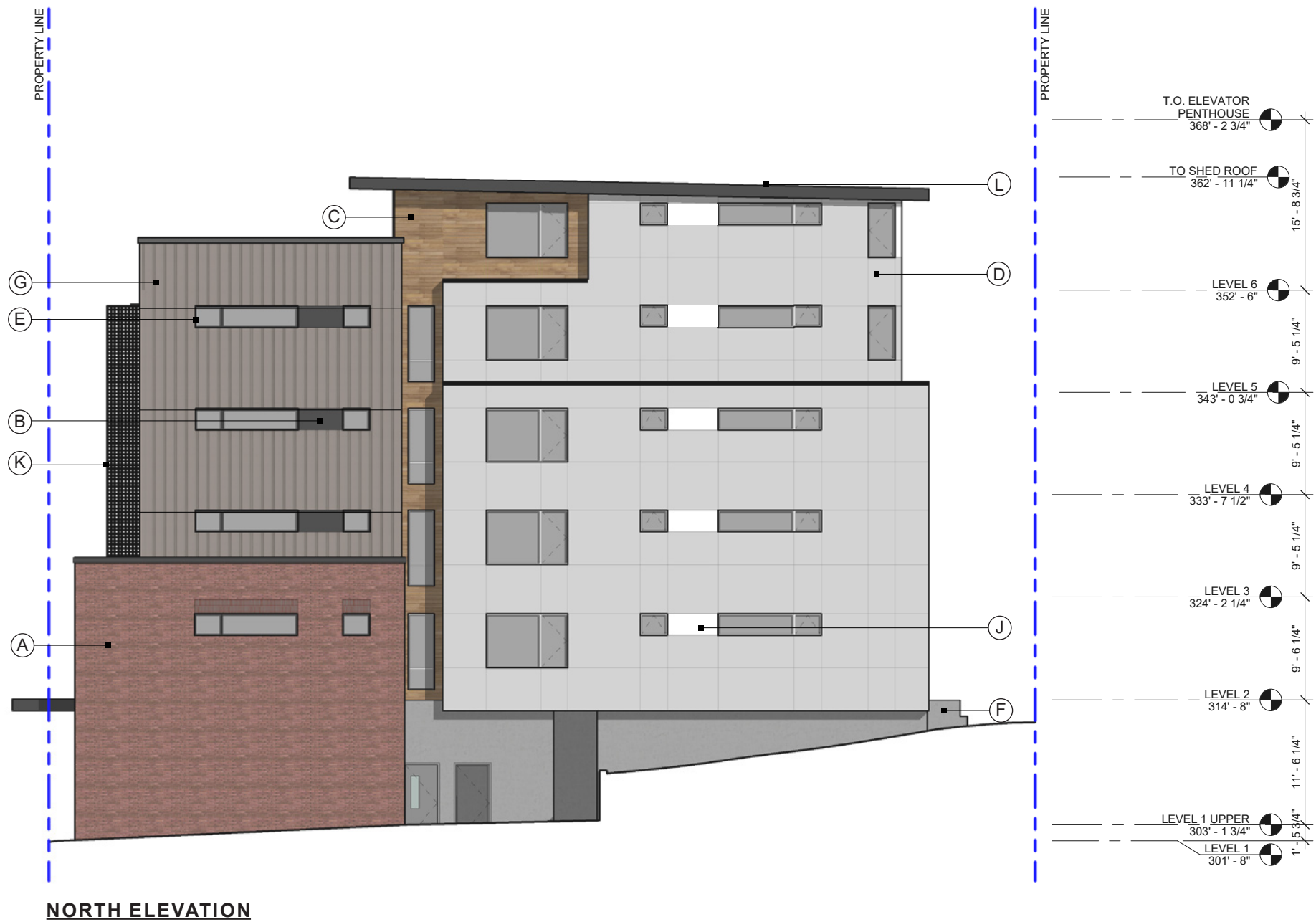
**ALUMINUM STOREFRONT
(BLACK)**



**STEEL PRIVACY FENCE
(MATTE BLACK)**



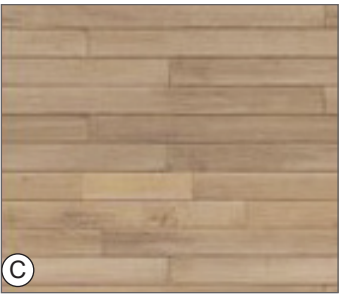
**TPO MEMBRANE
(LIGHT GRAY)**



A
STANDARD BRICK,
RUNNING BOND (RED)



B
FIBER CEMENT INFILL
PANEL (BLACK) SW 6258



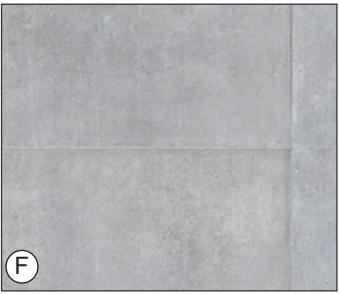
C
T&G CEDAR



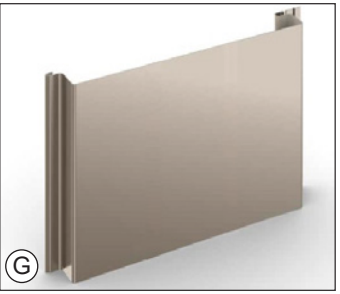
D
FIBER CEMENT PANEL
(LIGHT GRAY) SW 7064



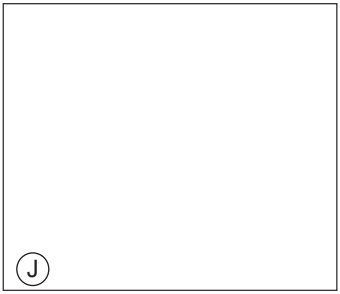
E
VINYL WINDOW
(WHITE/BLACK)



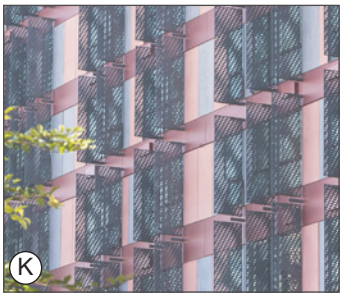
F
CAST IN PLACE
CONCRETE



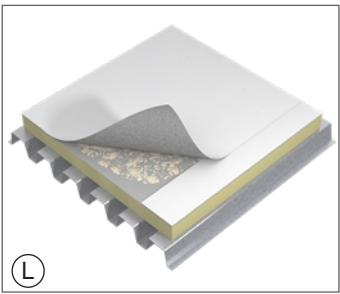
G
FLUSH METAL PANEL
(COOL ZINC GRAY)
12" WIDE; 1" DEEP



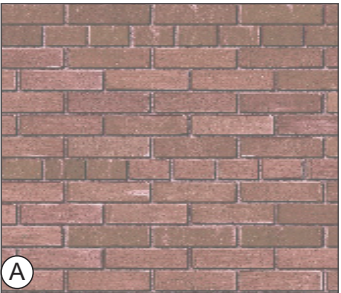
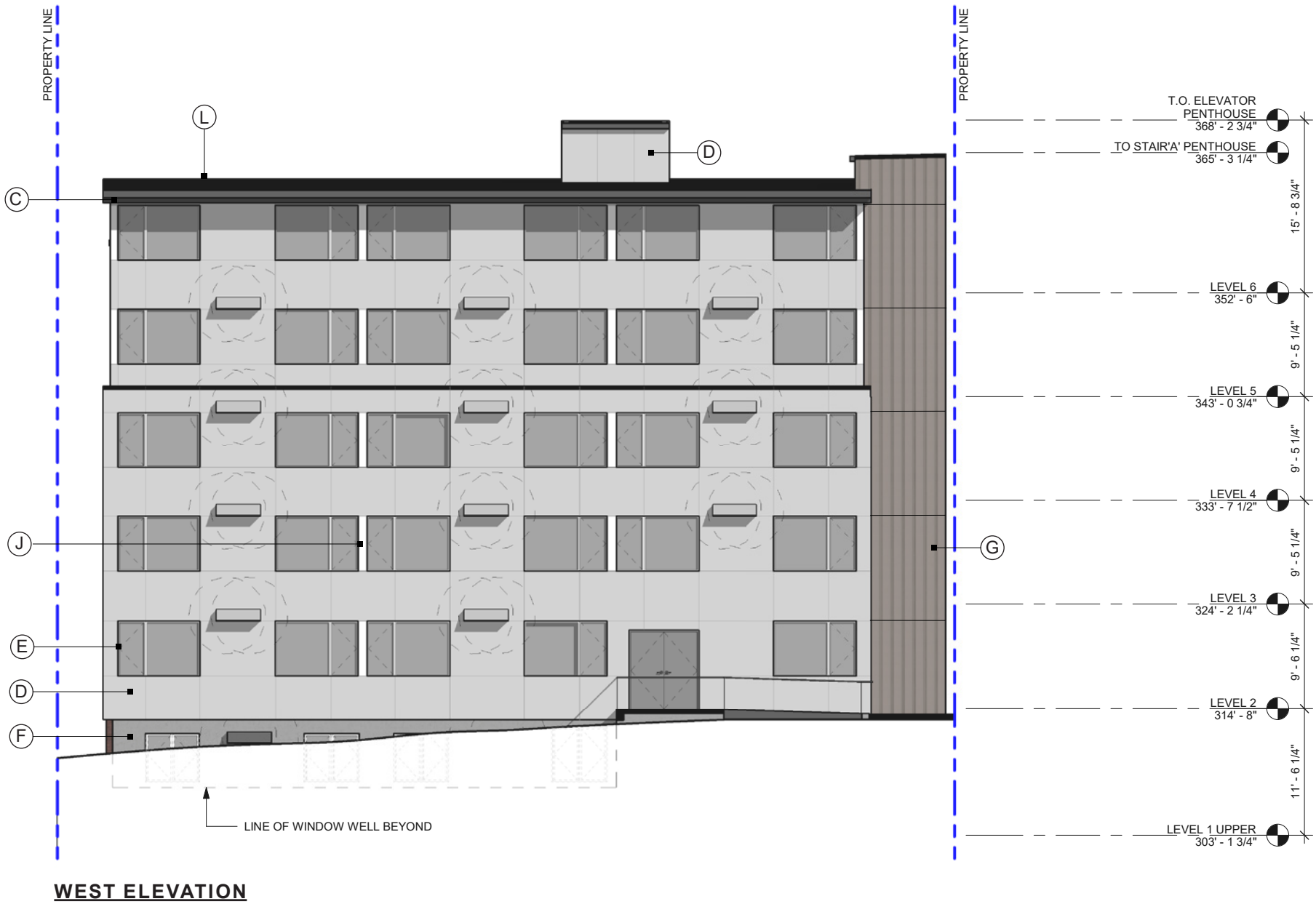
J
FIBER CEMENT INFILL
PANEL (WHITE) SW 7757



K
STEEL PRIVACY FENCE
(MATTE BLACK)



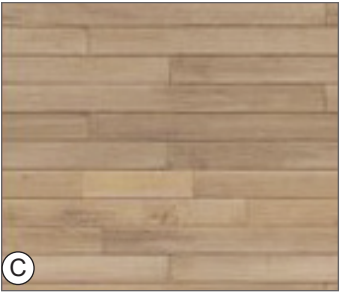
L
TPO MEMBRANE
(LIGHT GRAY)



STANDARD BRICK,
RUNNING BOND (RED)



FIBER CEMENT INFILL
PANEL (BLACK) SW 6258



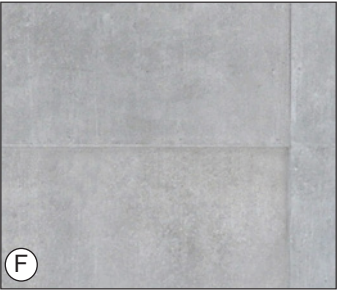
T&G CEDAR



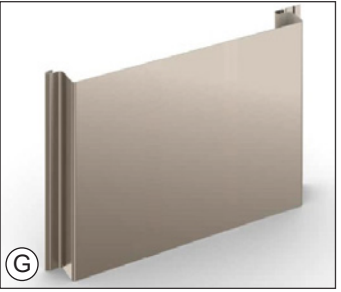
FIBER CEMENT PANEL
(LIGHT GRAY) SW 7064



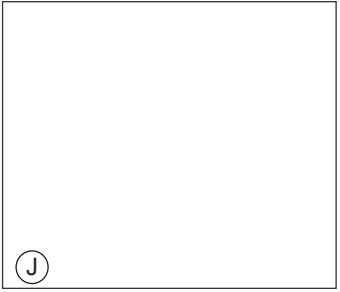
VINYL WINDOW
(WHITE/BLACK)



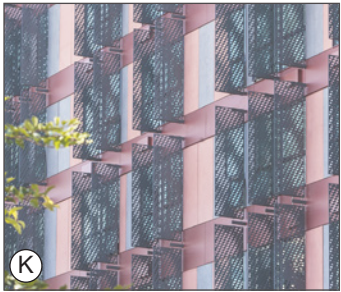
CAST IN PLACE
CONCRETE



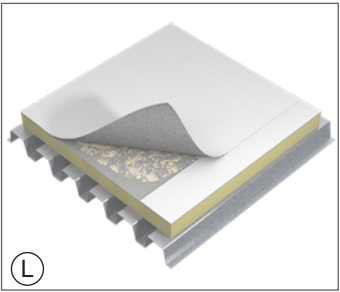
FLUSH METAL PANEL
(COOL ZINC GRAY)
12" WIDE; 1" DEEP



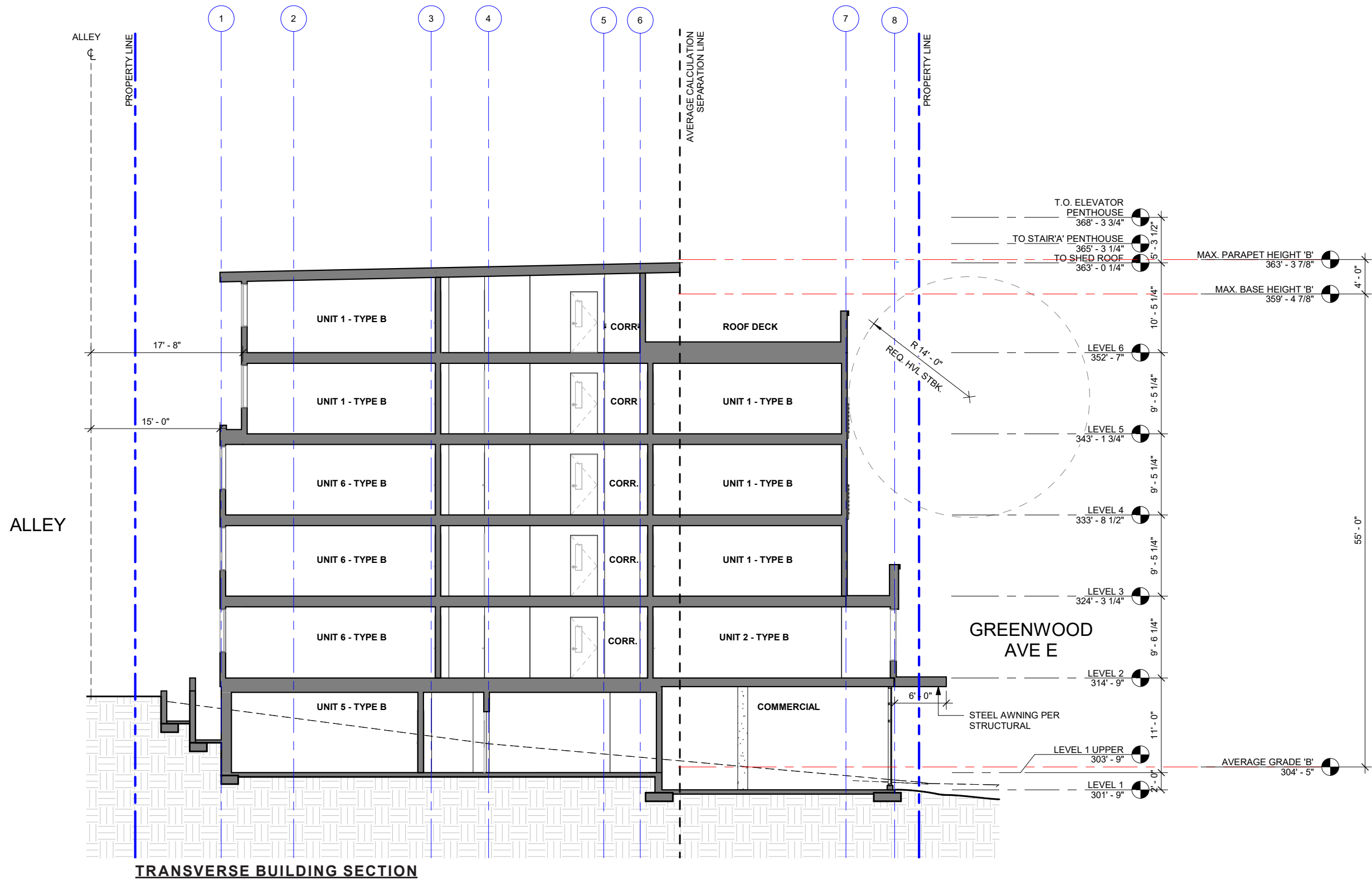
FIBER CEMENT INFILL
PANEL (WHITE) SW 7757



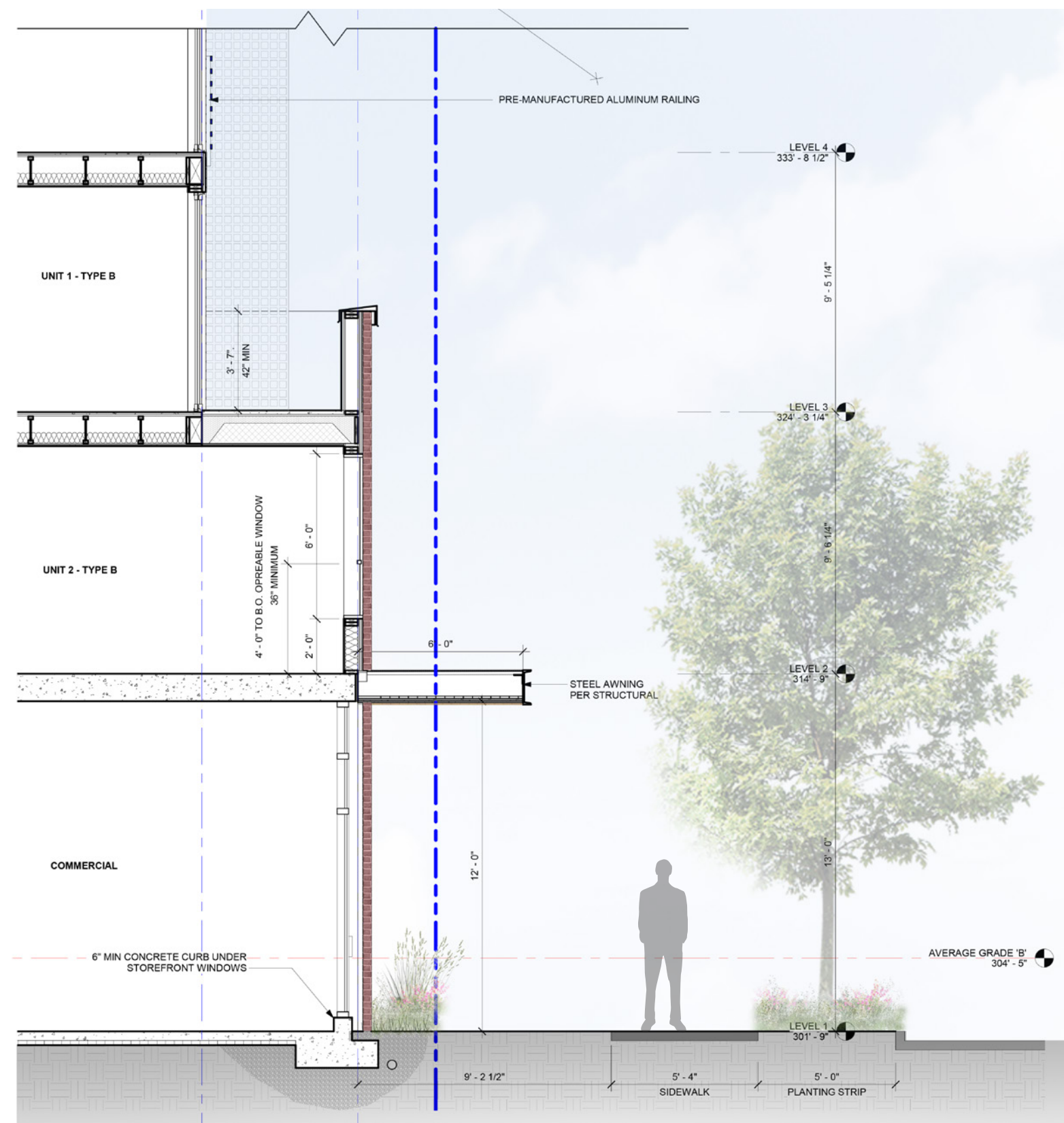
STEEL PRIVACY FENCE
(MATTE BLACK)



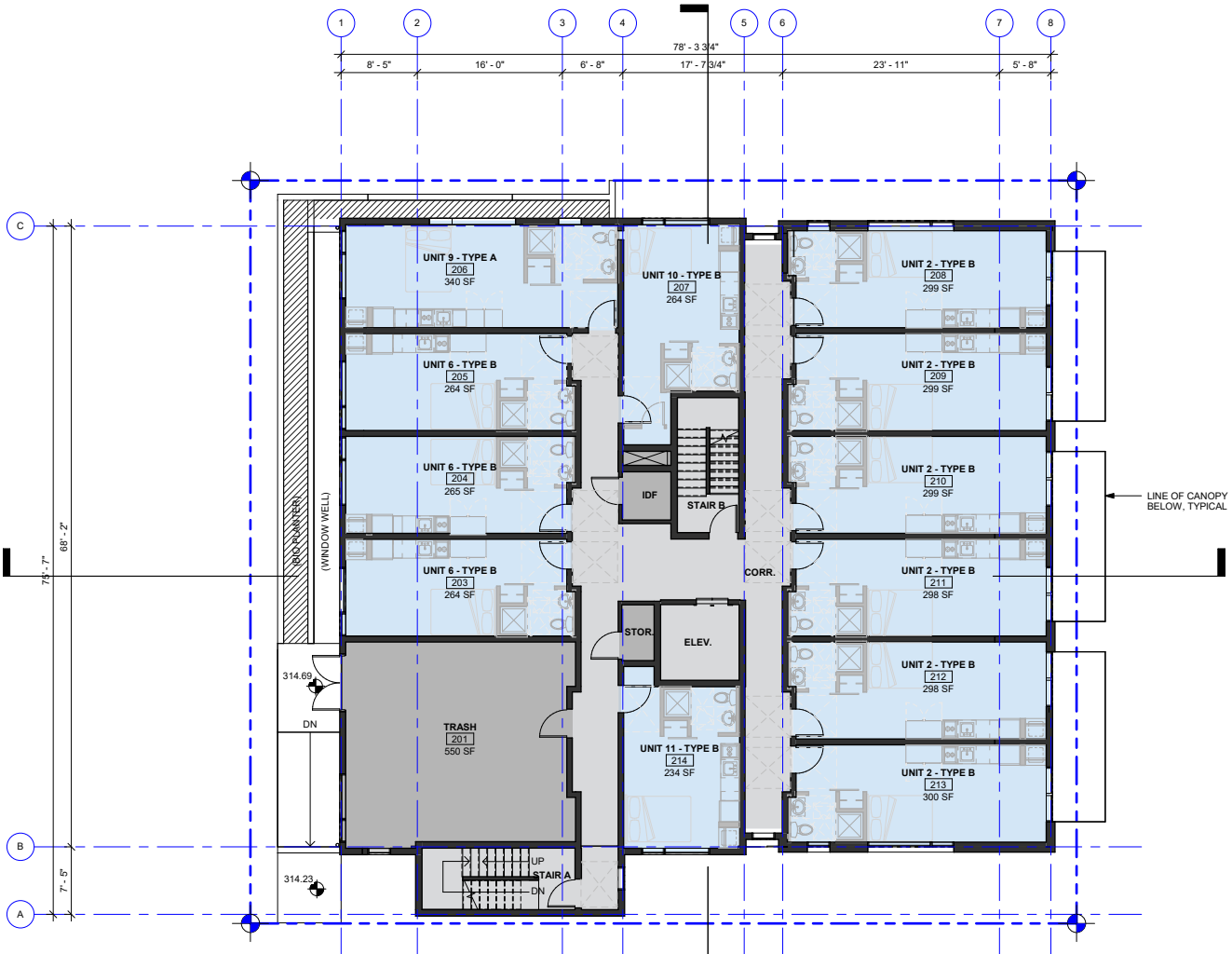
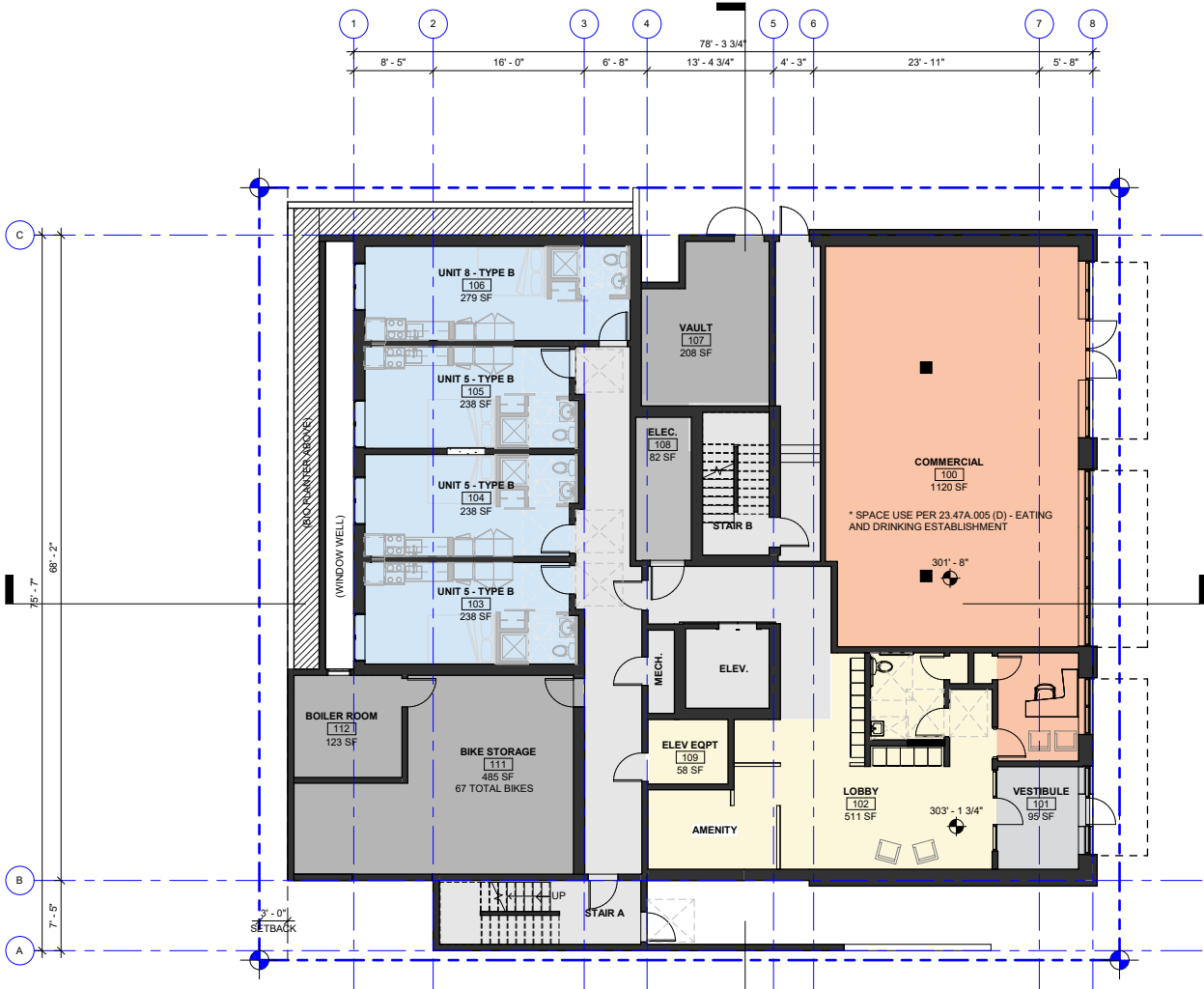
TPO MEMBRANE
(LIGHT GRAY)





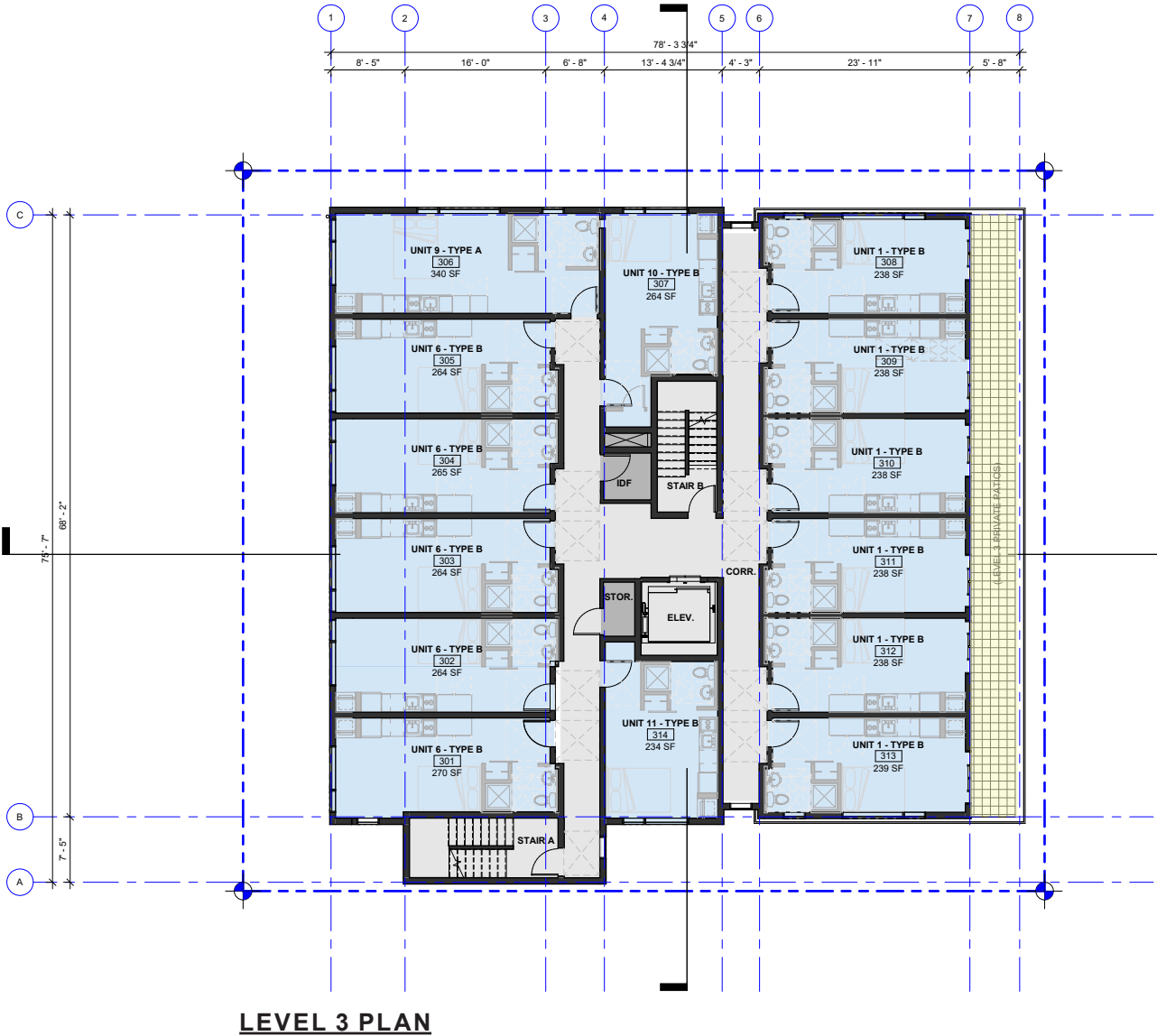


PEDESTRIAN SECTION AT STREET LEVEL

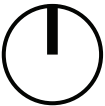


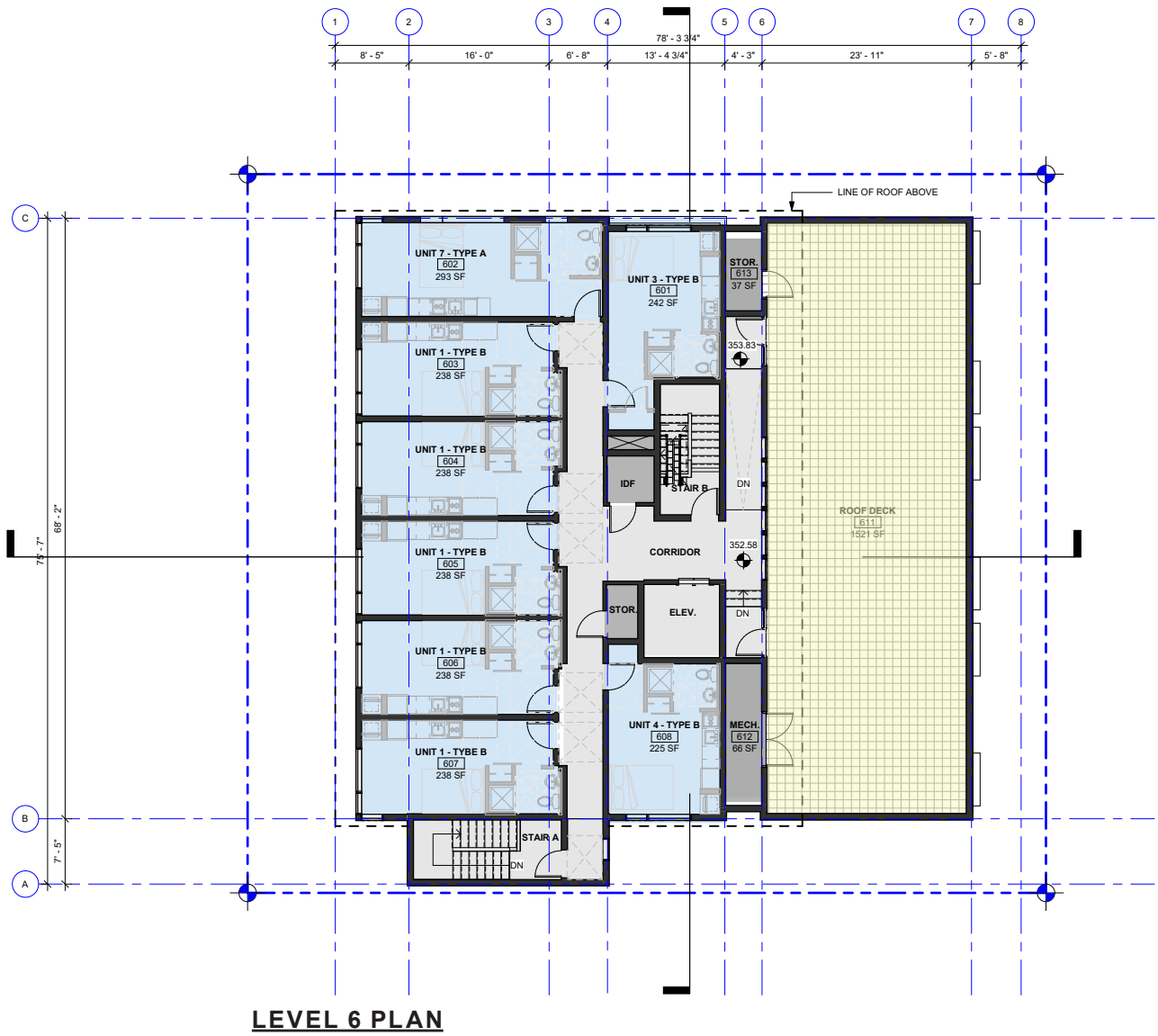
COMMERCIAL AREA DWELLING AREA SERVICE AREA AMENITY AREA CIRCULATION



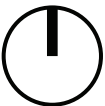


COMMERCIAL AREA DWELLING AREA SERVICE AREA AMENITY AREA CIRCULATION





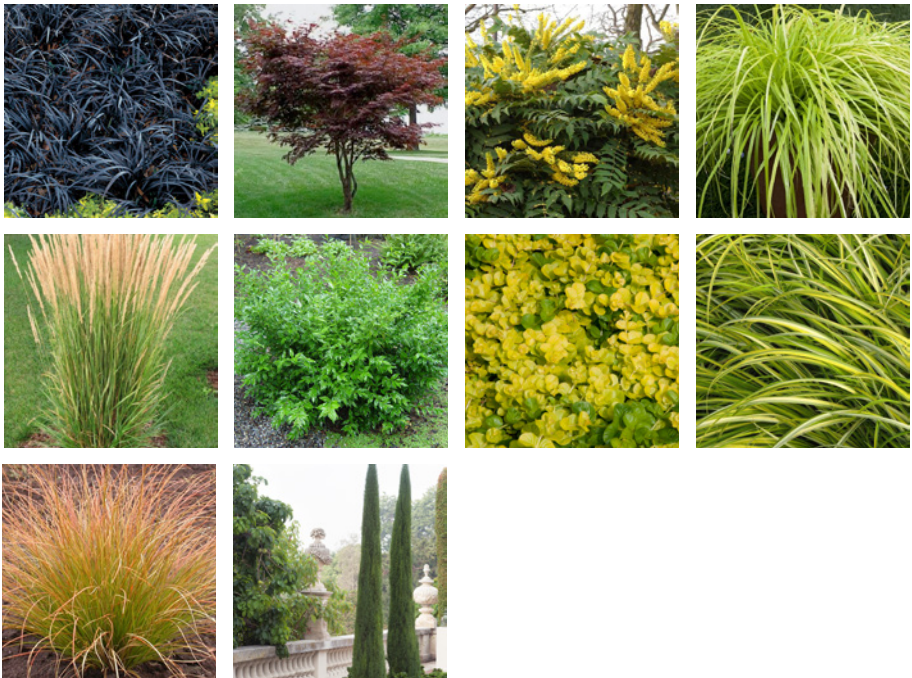
COMMERCIAL AREA DWELLING AREA SERVICE AREA AMENITY AREA CIRCULATION



GROUND LEVEL LANDSCAPE PLANTS

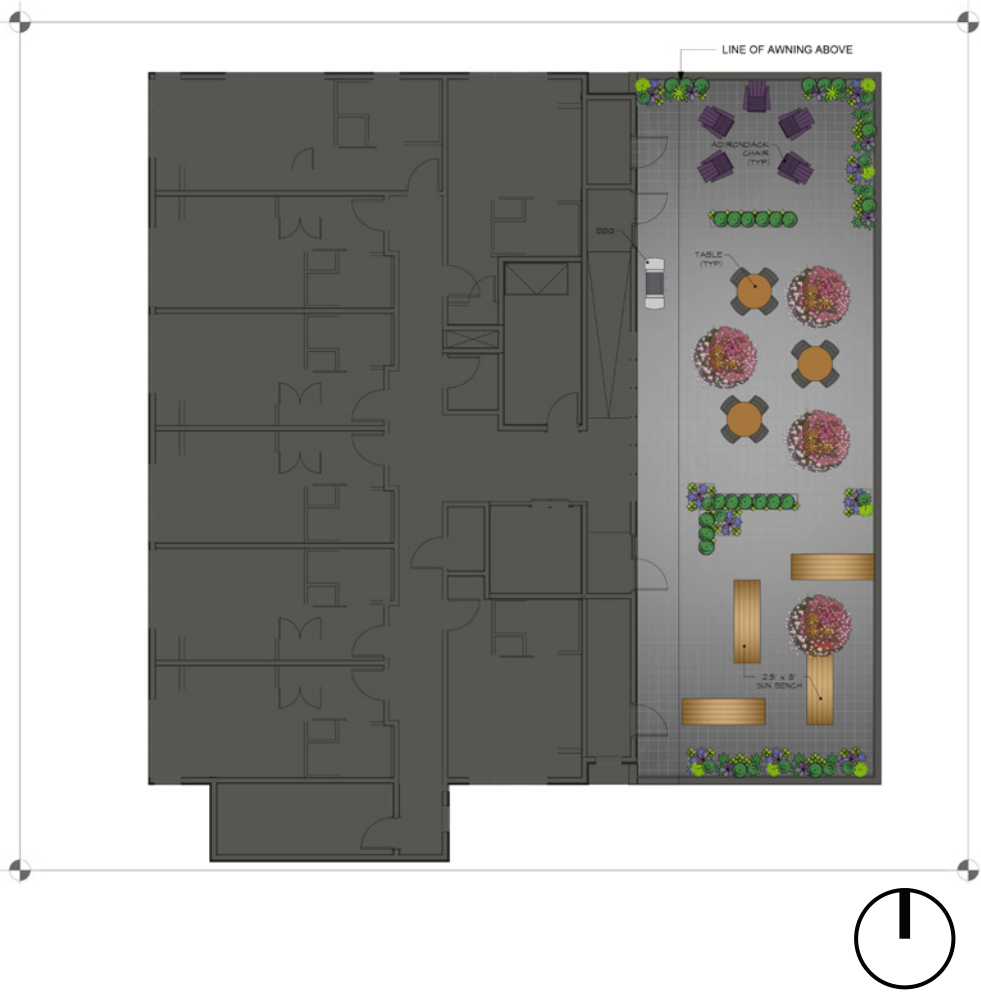


ROOF LEVEL LANDSCAPE PLANTS





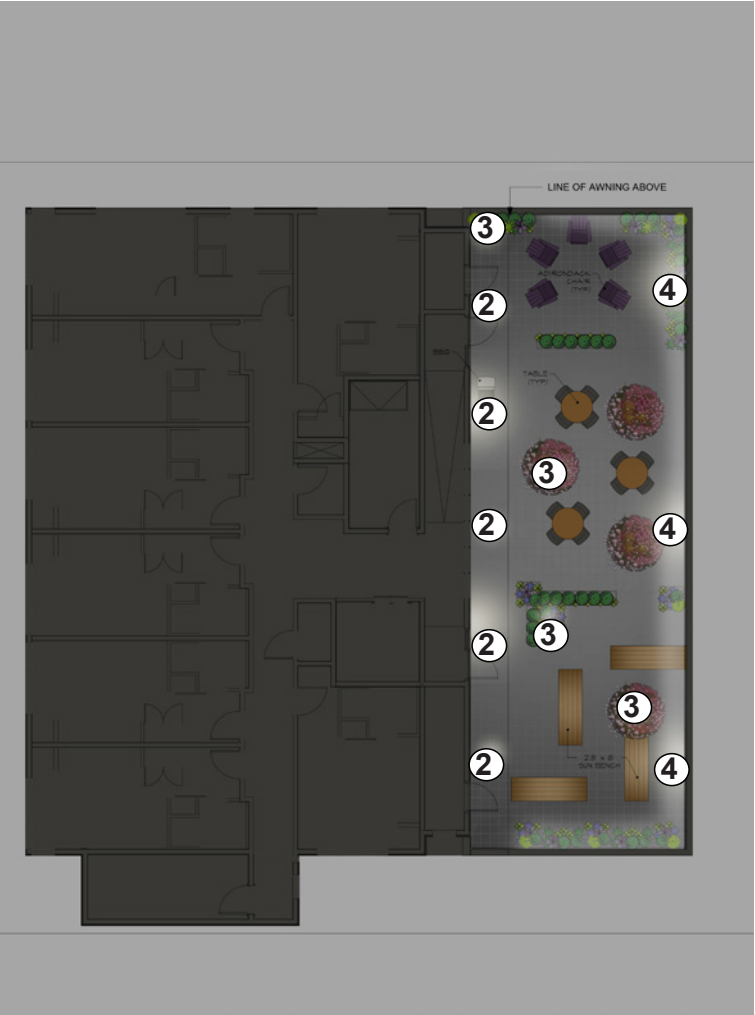
STREET LEVEL RENDERED LANDSCAPING PLAN



ROOF LEVEL RENDERED LANDSCAPING PLAN



STREET LEVEL RENDERED LIGHTING PLAN



ROOF LEVEL RENDERED LIGHTING PLAN



① WALL SCONCES



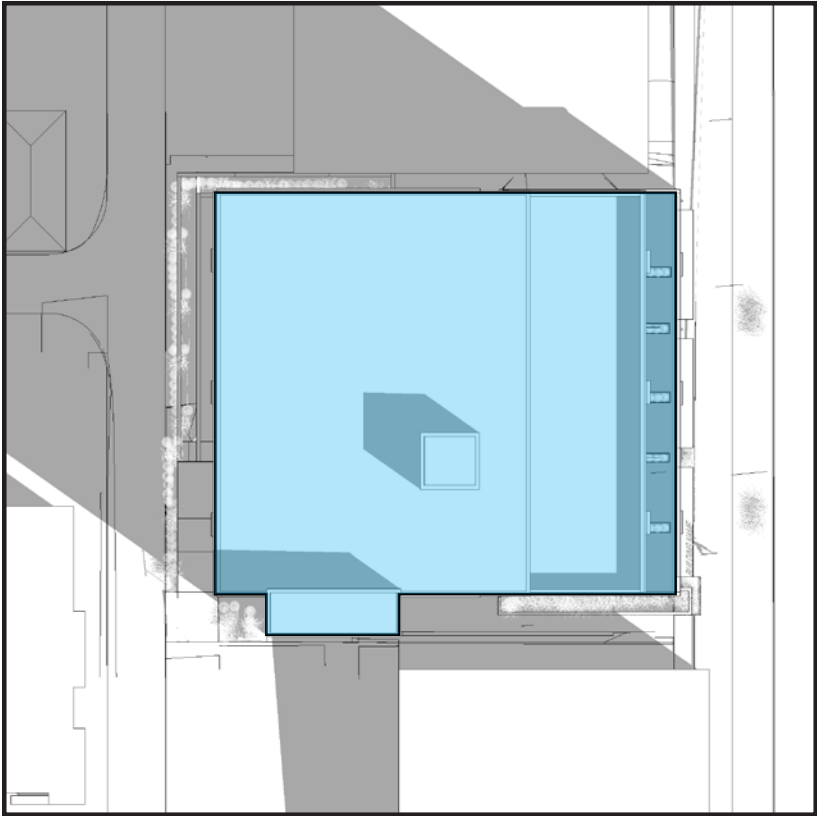
② RECESSED DOWNLIGHTS



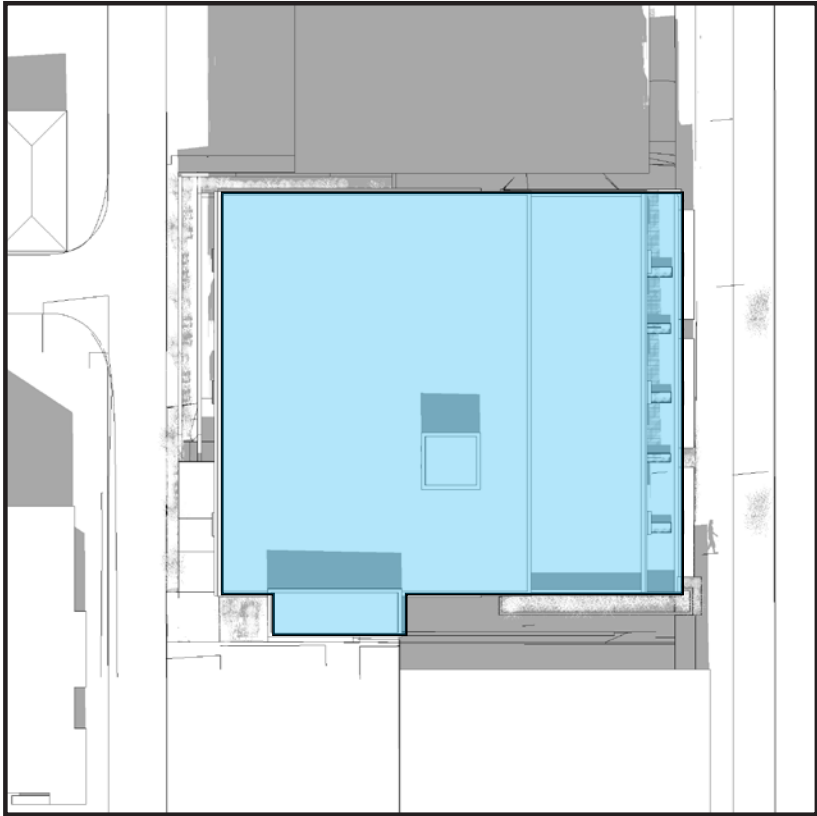
③ LANDSCAPE SPOTLIGHTS



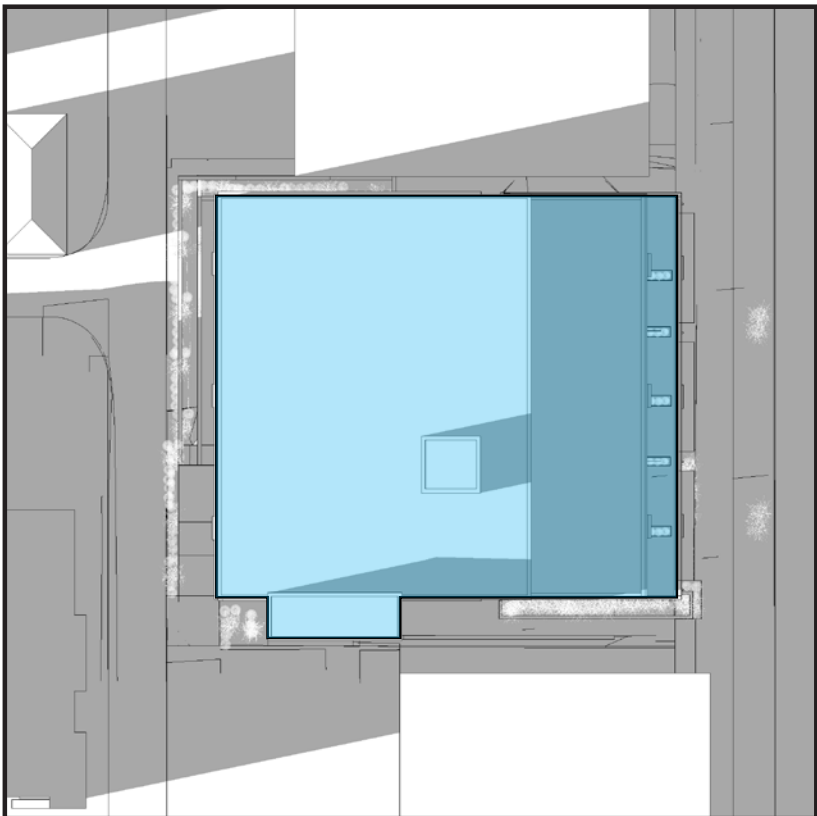
④ LED ROPE LIGHTS



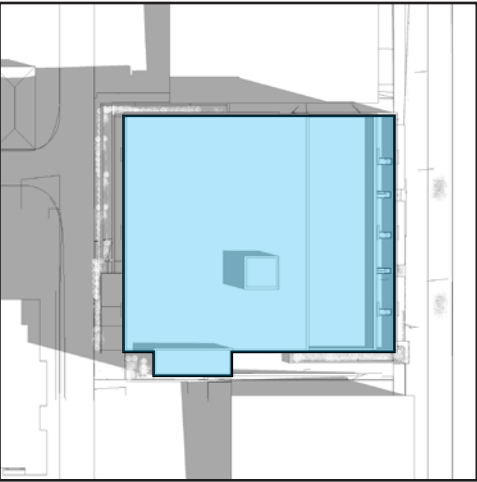
MARCH / SEPTEMBER 21, 9 AM



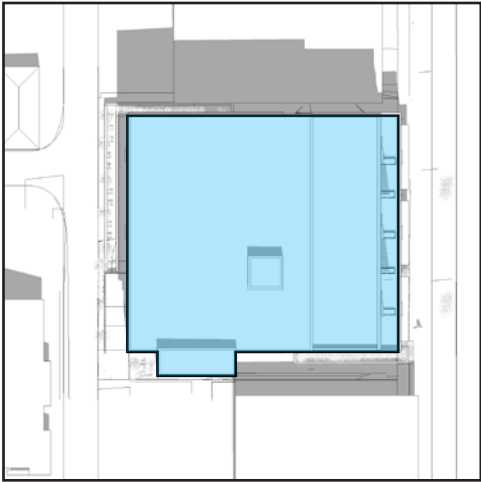
MARCH / SEPTEMBER 21, 12 PM



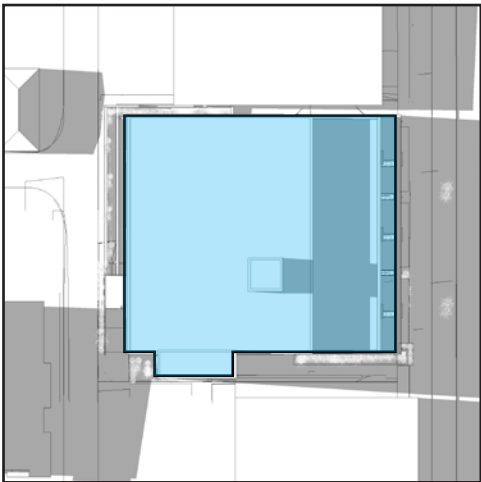
MARCH / SEPTEMBER 21, 5 PM



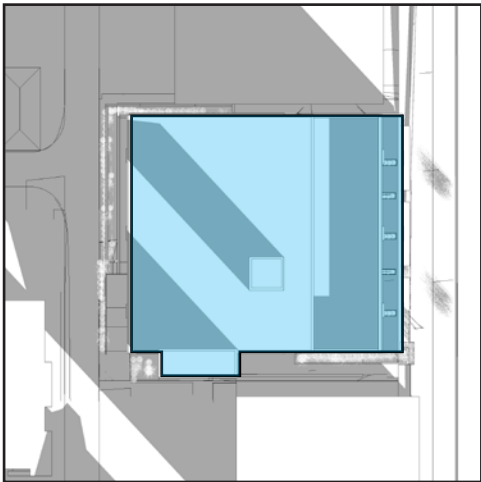
JUNE 21, 9 AM



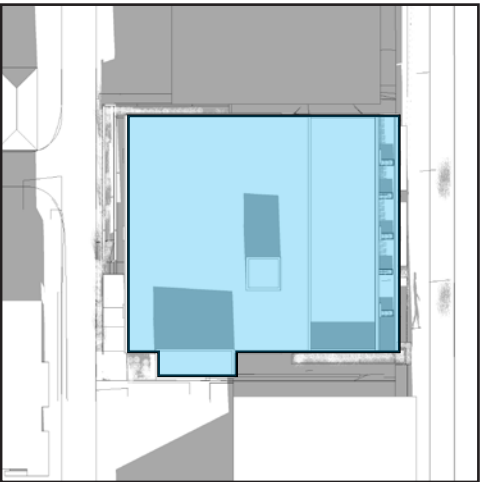
JUNE 21, 12 PM



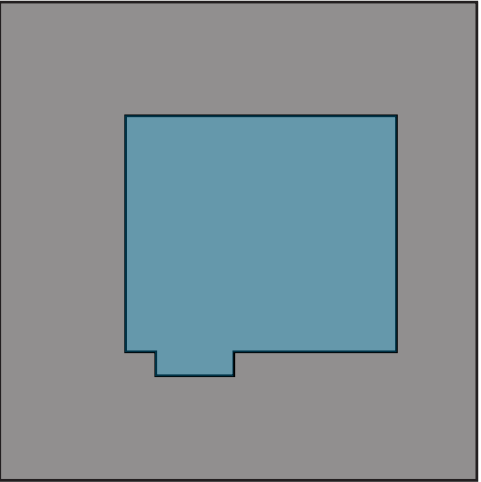
JUNE 21, 5 PM



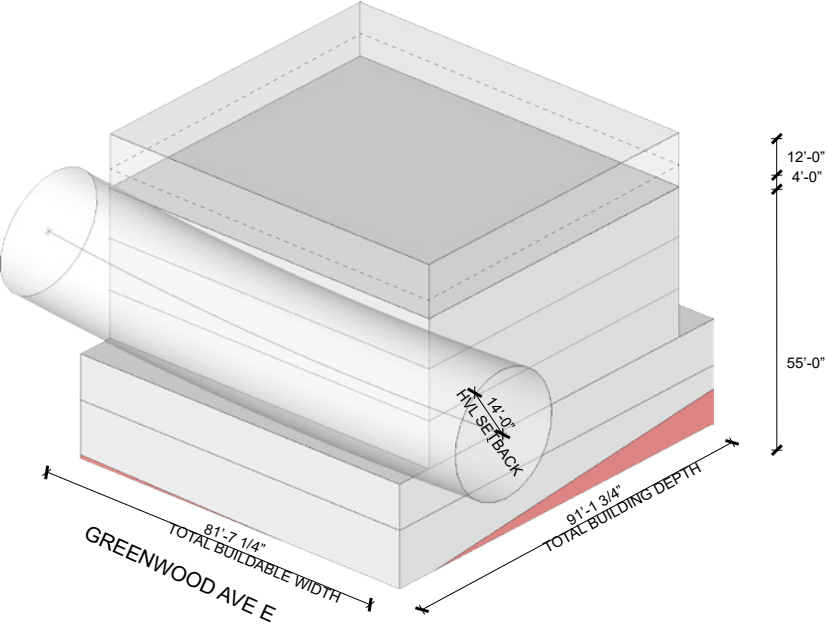
DECEMBER 21, 9 AM



DECEMBER 21, 12 PM



DECEMBER 21, 5 PM



POST-MHA MAX DEVELOPMENT DIAGRAM

LAND USE CY4 CORRECTION ITEM #2

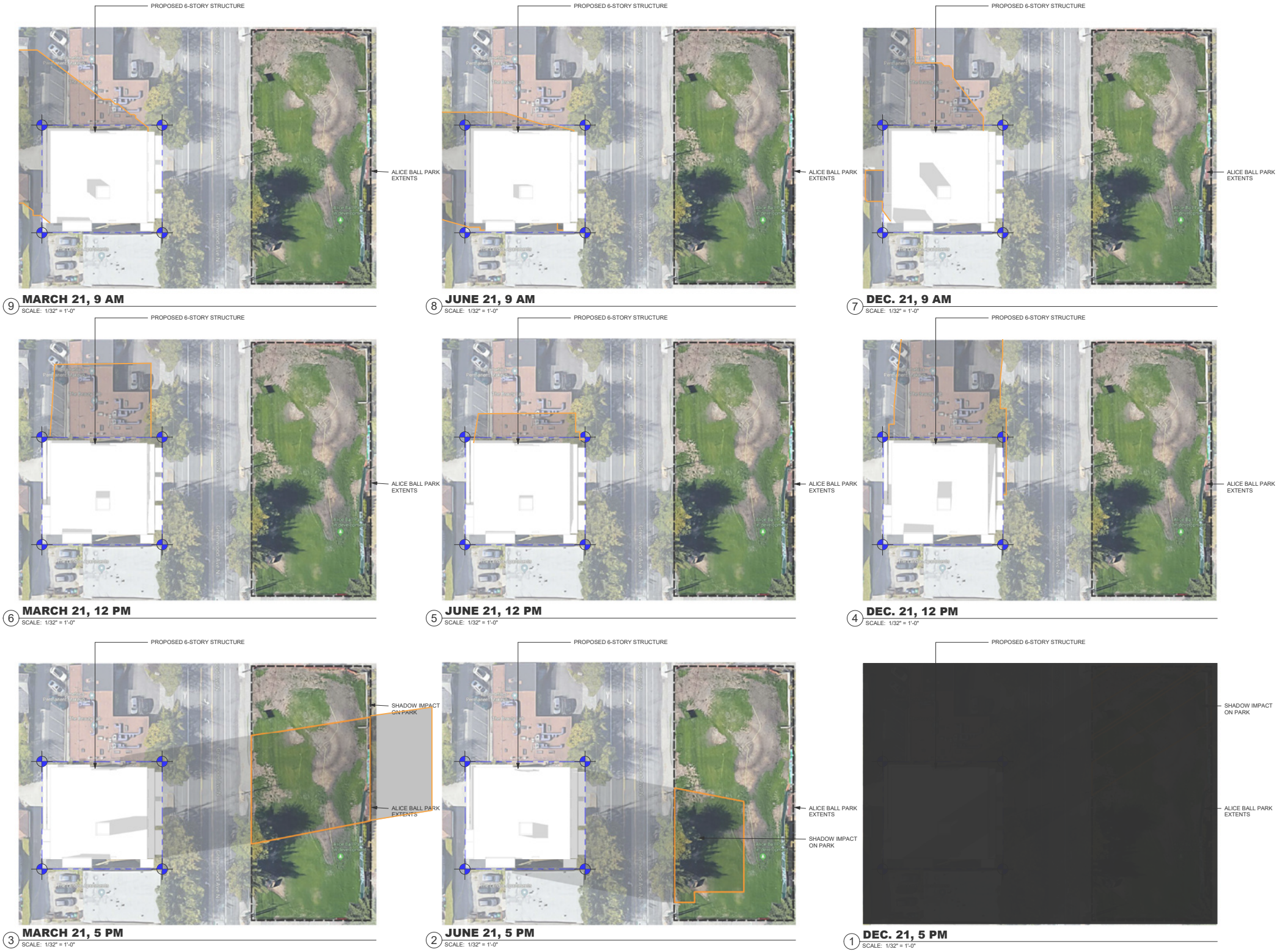
Shadows on Open Spaces, SMC 25.05.675.Q. Demonstrate how you are intending to mitigate the shadow impacts on Alice Ball Park across from the project. Provide shadow diagrams showing alternate massing options that demonstrate less significant shadow impacts on the park.

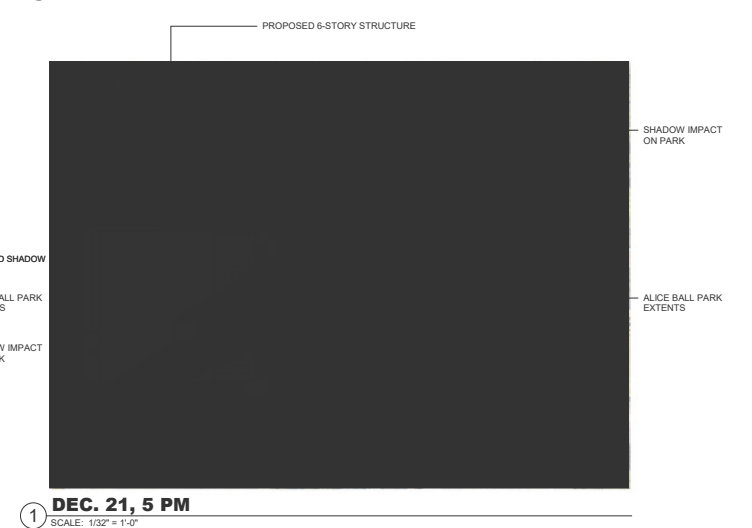
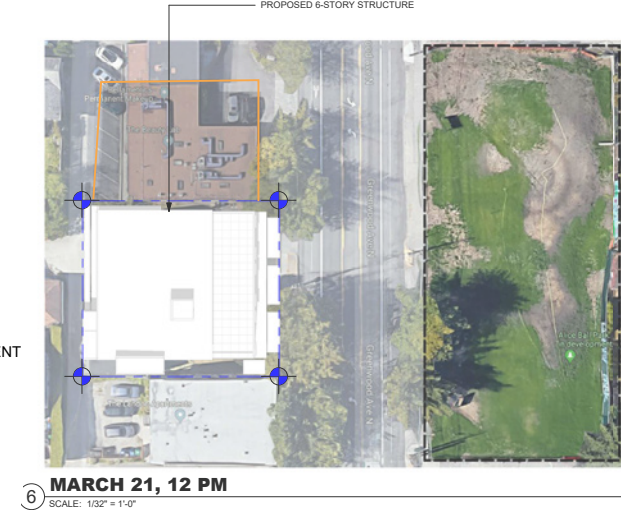
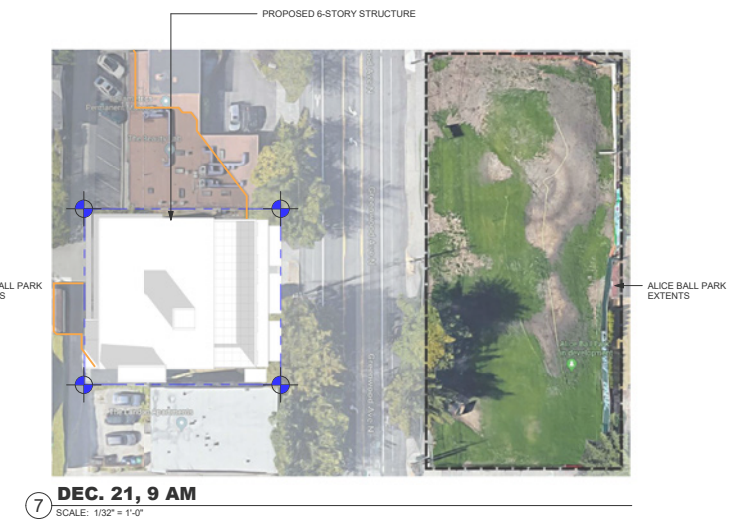
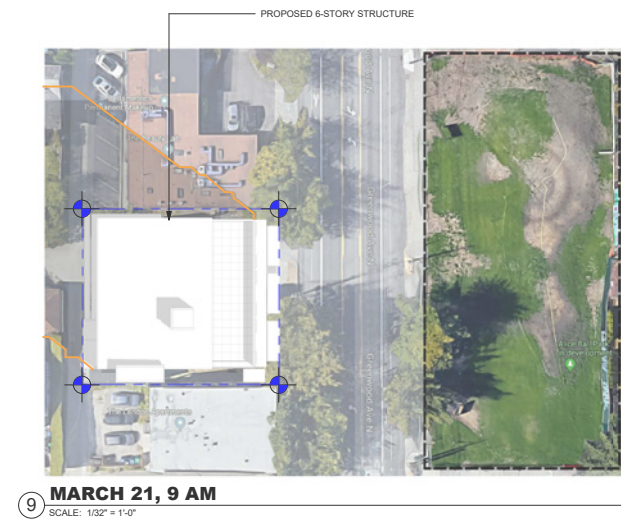
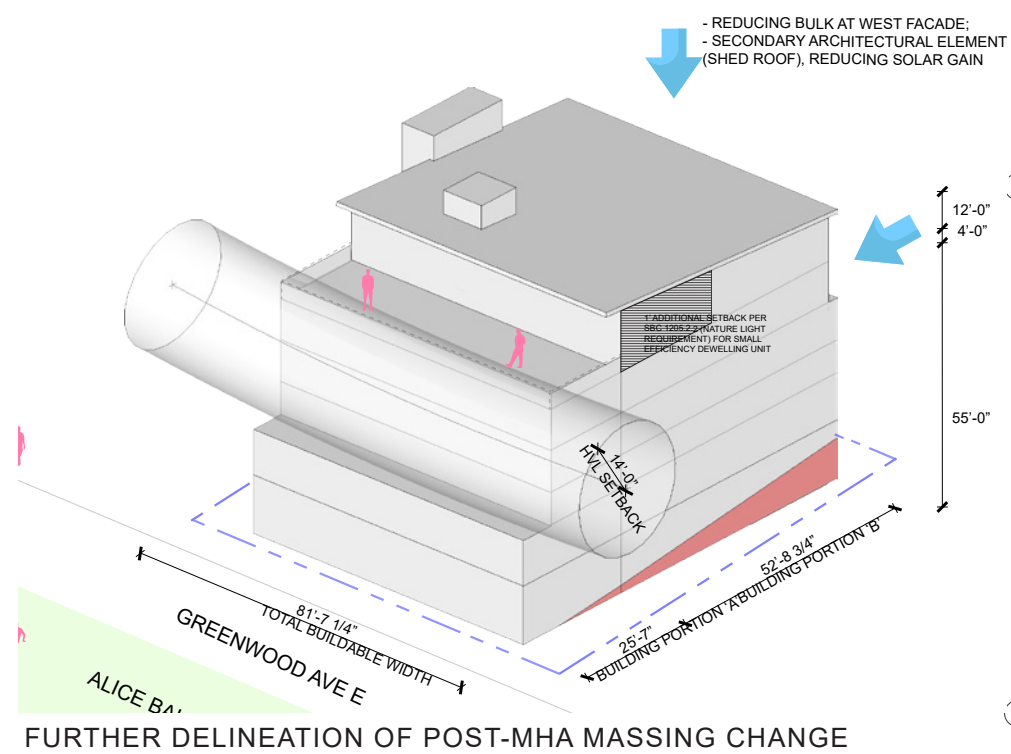
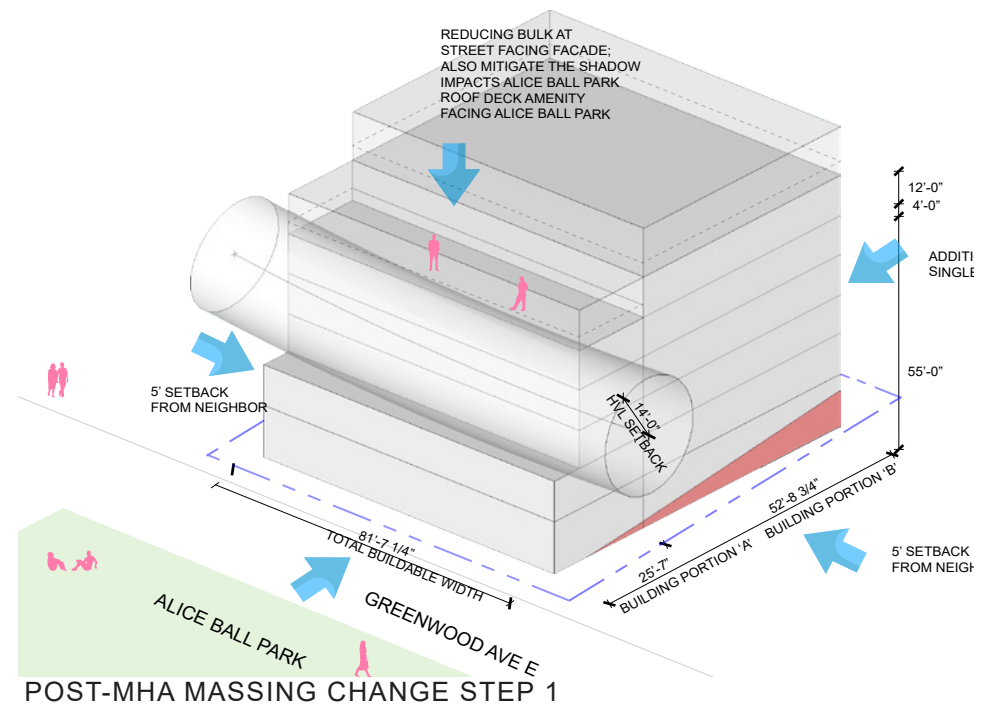
APPLICANT RESPONSE:

We have carefully studied other massing possibilities and believe the current design better mitigates the shadows that will be cast on the park in the late afternoon, typically from 5pm to sunset. Please note the following principal design moves that will lessen the depth of shadows cast by the proposed structure:

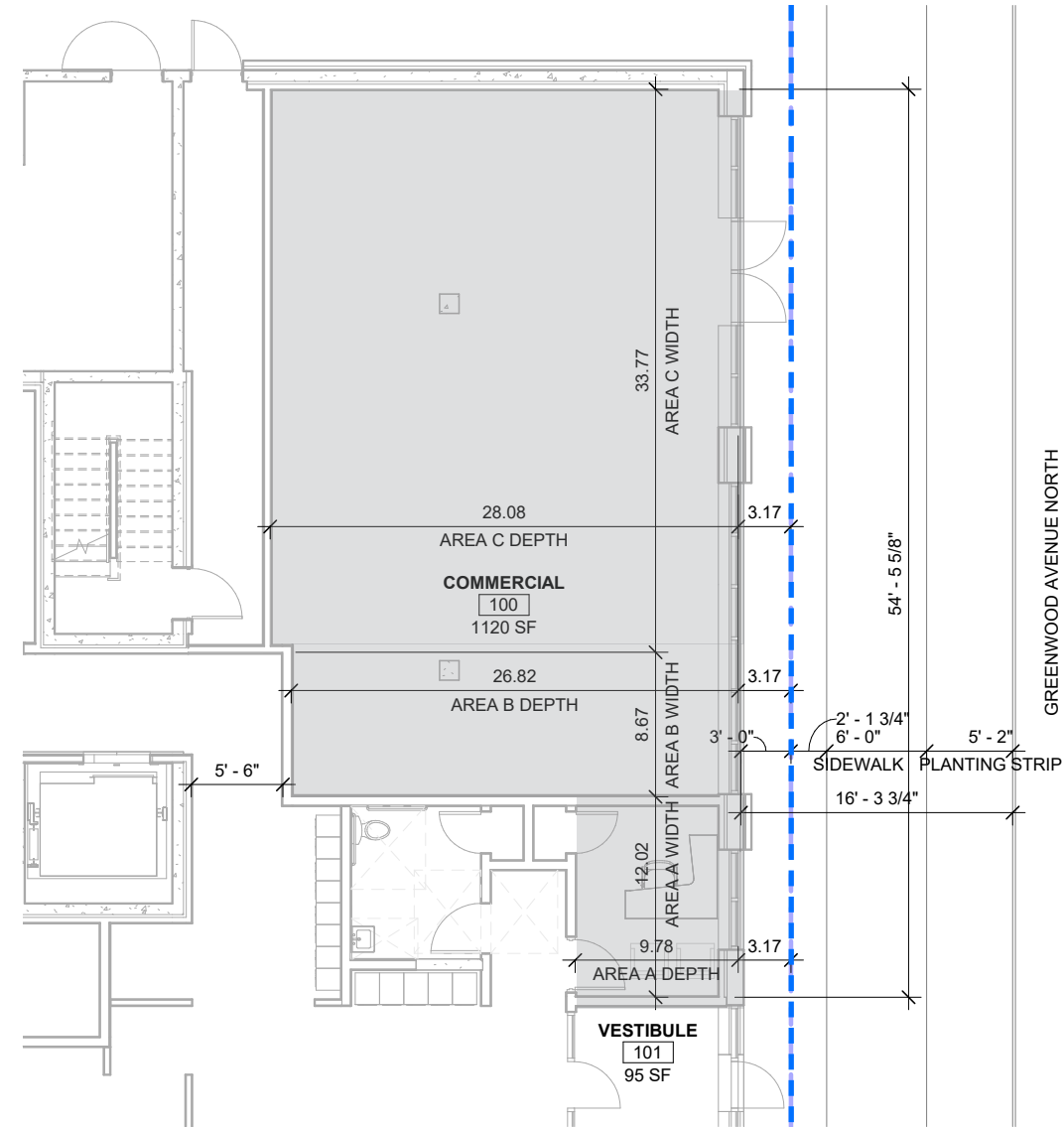
1. Set back at the street facing facade. Rather than building to the east property line, we have voluntarily set back the whole building approximately 3' from the east property line.
2. Reduce the bulk at street facing facade which will reduce the shadow impacts on Alice Ball Park. We have stepped down the building at the east side facing the park.
3. Provide a shed roof design which is significantly smaller in bulk than a design with a parapet involved. The shed roof lowers the maximum allowable structure height by 4 feet.

Please refer to the comparison shadow study between the maximum development massing and the further delineation massing. We hope this study will address the issue you raised on LAND USE CY4 correction item #2.

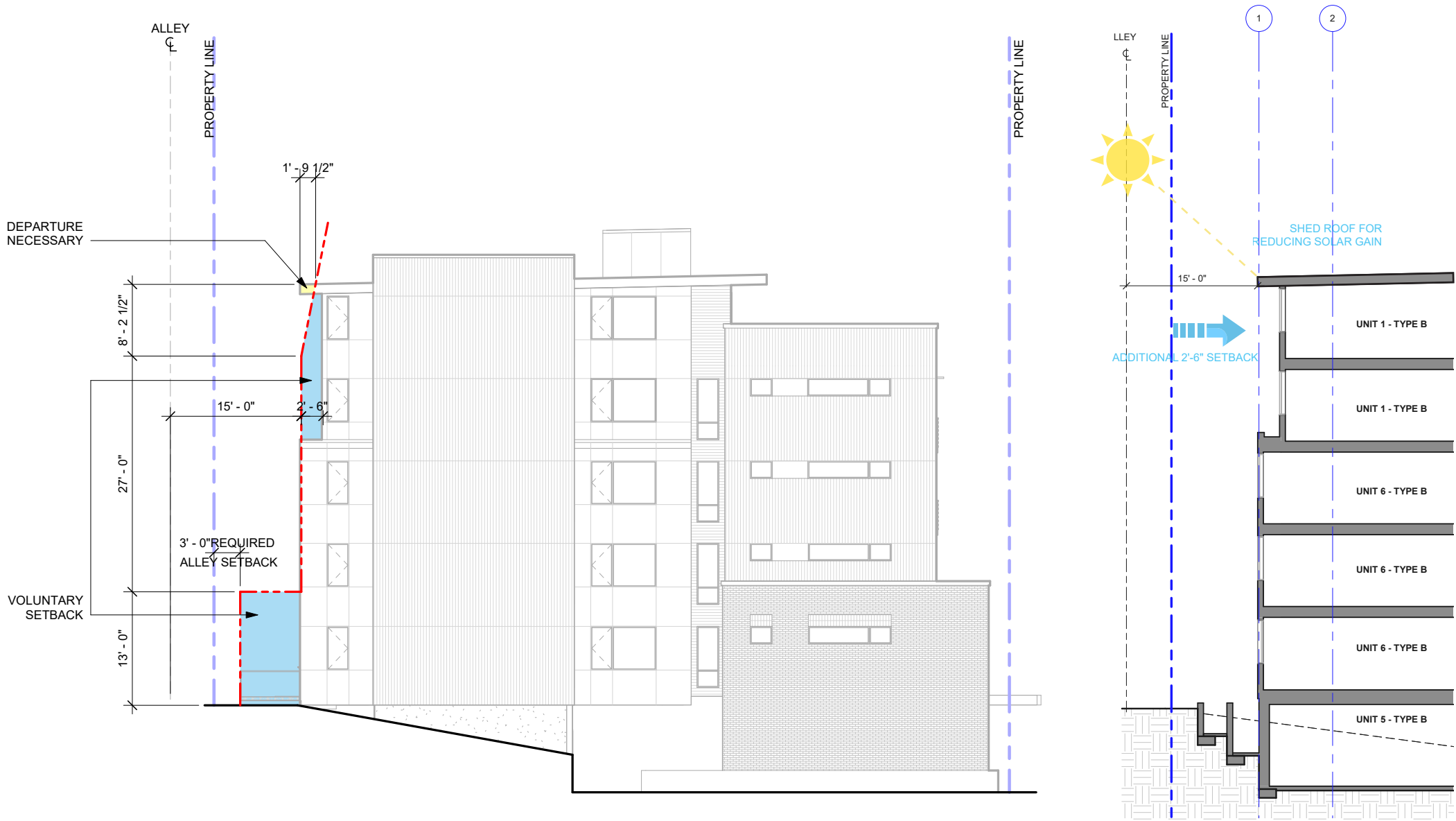




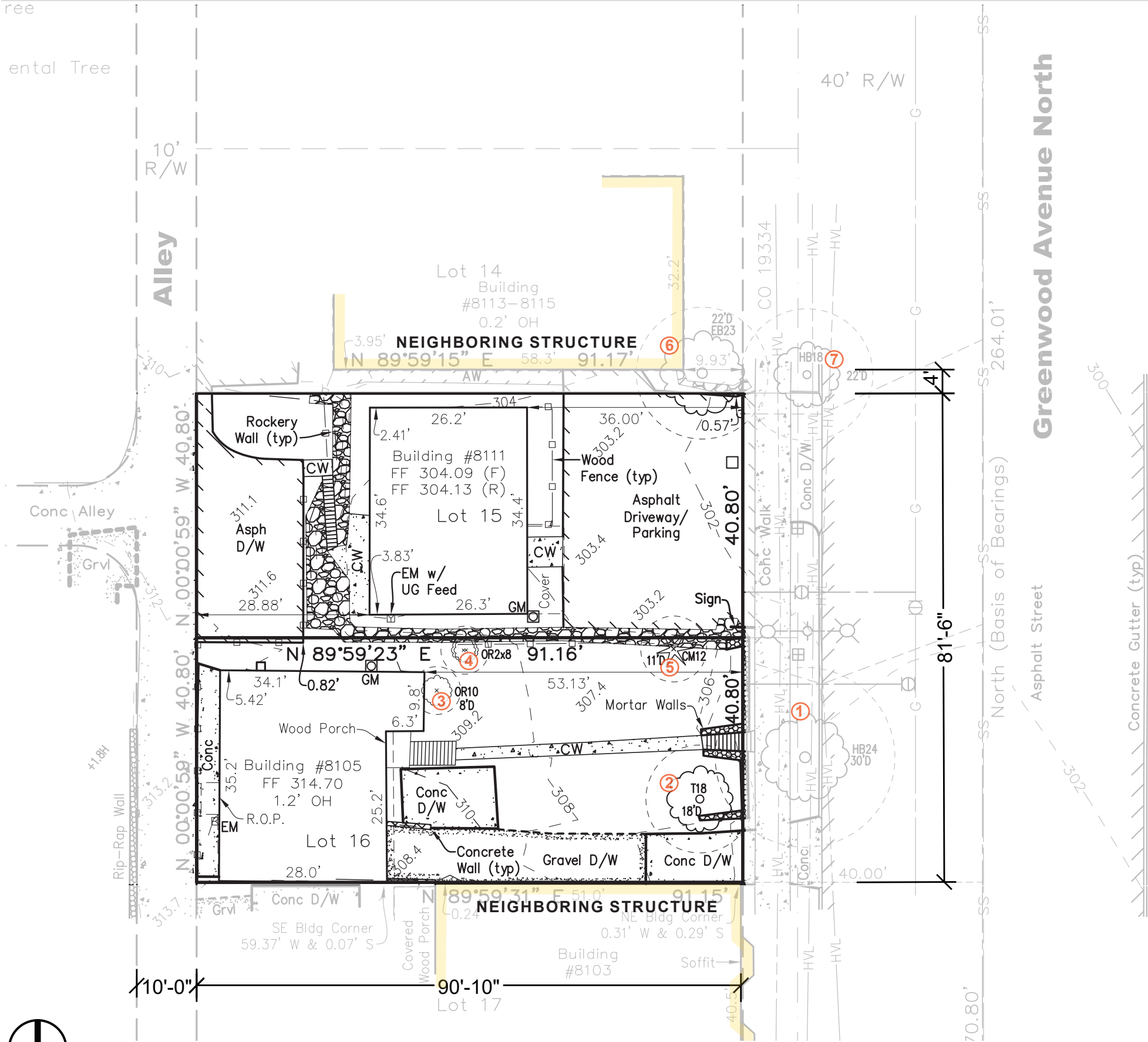
DEPARTURE	CODE SECTION	REQUIREMENT	REQUEST	RATIONALE	RESULT TBD
#1	SMC. 23.47A.008.B.3 STREET LEVEL DEVELOPMENT STANDARDS	NON-RESIDENTIAL USES SHALL EXTEND AN AVERAGE DEPTH OF AT LEAST 30 FEET AND A MINIMUM DEPTH OF 15 FEET FROM THE STREET-LEVEL STREET-FACING FACADE.	TO DECREASE THE REQUIRED COMMERCIAL DEPTH AVERAGE FROM 30' TO 21.64'.	DC2-II (HUMAN SCALE) DL 3.C.3 (RETAIL EDGE, ANCILLARY ACTIVITIES) IN ORDER TO PROVIDE A 3' BUILDING SETBACK ALONG THE SIDEWALK AND ALSO MAINTAIN AN INTERIOR COORIDOR WIDTH OF 5'-6". BY NOT PUSHING THE BUILDING CLOSER TO THE STREET, WE ARE CREATING A SAFER, LARGER, AND MORE PEDESTRIAN-ORIENTED EXPERIENCE AT THE BUILDING STREET FRONTAGE. TO BE SURE, INCLUDING THE SHALLOW DEPTH LEASING OFFICE IN OUR CALCULATION FURTHER DECREASES THE AVERAGE COMMERCIAL DEPTH WHICH IS 27.33' WHEN ONLY CONSIDERING THE RETAIL PORTION.	TBD



DEPARTURE	CODE SECTION	REQUIREMENT	REQUEST	RATIONALE	RESULT TBD
#2	SMC 23.47A.013.B.3 SETBACK STANDARDS	WHEN ABUTTING A RESIDENTIAL ZONE, A SETBACK OF FIFTEEN FEET FOR PORTIONS OF STRUCTURES ABOVE 13 FEET IN HEIGHT TO A MAXIMUM OF 40 FEET; AND FOR EACH PORTION OF A STRUCTURE ABOVE 40 FEET IN HEIGHT, ADDITIONAL SETBACK AT THE RATE OF 2 FEET OF SETBACK FOR EVERY 10 FEET BY WHICH THE HEIGHT OF SUCH PORTION EXCEEDS 40 FEET.	TO PROPOSE A 1' - 9 1/2" DEEP SHED ROOF OVERHANG AT THE REQUIRED UPPER LEVEL SETBACK AREA ABUTTING RESIDENTIAL ZONE.	DC2-II-ii (PROPORTIONED DESIGN): THIS DEPARTURE ALLOWS FOR A MORE ELEGANT TRANSITION FROM MULTI FAMILY TO SINGLE FAMILY ZONE. EXTENDING THE SHED ROOF ALSO OFFERS A SHADING DEVICE TO THE TOP FLOOR WEST FACING UNITS.	TBD



APPENDIX



EXISTING SITE CONDITIONS

PROPOSED PROJECT SITE

- Two parcels located mid-block on the west side of Greenwood Ave N
- Site Area = 7,439SF, and measures roughly 81.5' wide by 91' deep

TOPOGRAPHY

- 10'-0" slope down across site from west to east
- 2'-0" slope down along Greenwood Ave N frontage from south to north

ADJACENT BUILDINGS AND USES

- Existing 1-story medical office building immediately north of site (NC2P-40)
- Existing 2-story apartment building immediately south of site (NC2P-40)
- Existing 2-story single family residence across the alley (SF-5000)
- Proposed public park across Greenwood Ave N (NC2P-40)

LEGAL DESCRIPTION

LOT 15, BLOCK 7, GREENWOOD PARK ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 15 OF PLATS, PAGE 80, RECORDS OF KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION CONVEYED TO THE CITY OF SEATTLE FOR STREET UNDER CONDEMNATION ORDINANCE NUMBER 19334.

APN: 291920-0865

AND

LOT 16, BLOCK 7, GREENWOOD PARK ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 15 OF PLATS, PAGE 80, RECORDS OF KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION CONVEYED TO THE CITY OF SEATTLE FOR STREET UNDER CONDEMNATION ORDINANCE NUMBER 19334.

APN: 291920-0870

OBSERVATIONS						
Tree #	Species	Size (Inches)	Exceptional	Drip line radius	Condition	Comments
①	European beech, Fagus sylvatica	20	SDOT maintained	20	Good	
②	Apple tree, Malus spp.	8.9,9.5 =13	no		Fair health	Asymmetrical crown
③	Shrub		no		Good	
④	Shrub		no			
⑤	Shrub		no			
⑥	European white birch, Betula pendula	20 estimate	no	10' over property line		Adjacent tree
⑦	European beech, Fagussylvatica	14.8	SDOT maintained	13		Remove blacktop in planting strip for more soil volume and air for city tree

No Exceptional tree onsite or off site with encroaching driplines. Two city trees along Greenwood Ave N are both SDOT maintained. No trees over 24" in diameter.

SETBACK REQUIREMENTS:

No setbacks required along the north, east, and south property lines. The Eastern street-facing facade is affected by the required 14'-0" HVL clearance. A 3'-0" setback is required at the east side of the site, and an additional 15'-0" upper level setback is also required along the east property line.

SOLAR ACCESS & VIEWS

- The site has great solar access due to existing topography and alley separation to the west.
- Wonderful territorial views of the Cascade Mountains to the east, and possibly the Olympic Mountains to the west.

TRAFFIC CIRCULATION

- Greenwood Ave N is a minor/collector arterial that connects Greenwood and Phinney Ridge. There is parallel parking along Greenwood Ave N on both sides of the street.
- A pedestrian crosswalk is planned at the intersection of N 81st St and Greenwood Ave N, connecting to the planned public park and library across the street.
- A bike lane in the north/south direction is being planned on the west side of Greenwood Ave N, immediately in front of the project site.
- N 81st Street is a residential access street with parallel parking on both sides. There is a stop sign located at the end of both block.

STREETSCAPE

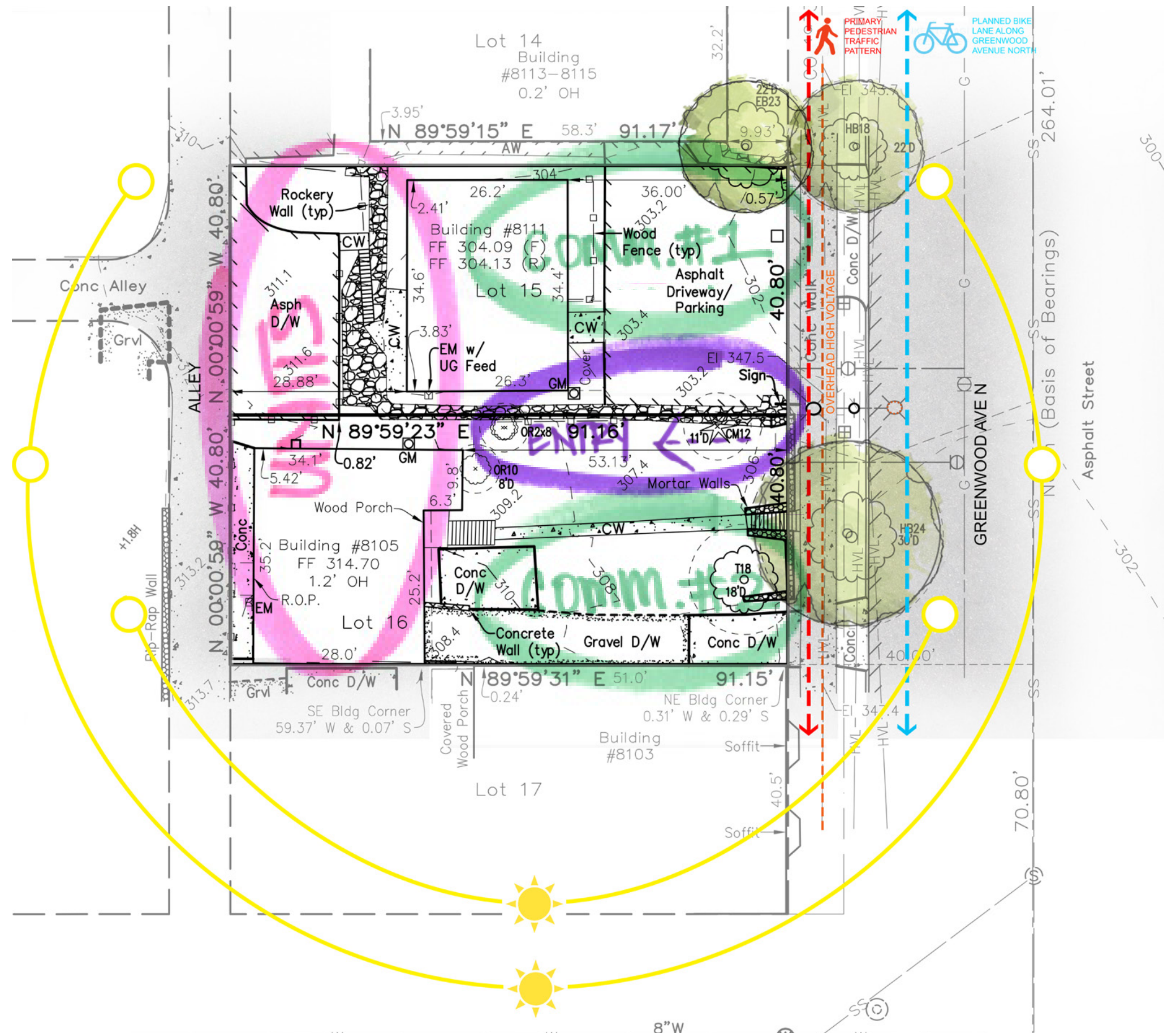
Greenwood Ave N has a 6'-0" wide sidewalk with a 4'-9" planting strip east of the proposed site. There are currently street trees in the R.O.W. along Greenwood Ave N. Overhead power lines run north-south along Greenwood Ave N immediately adjacent to the site.

NEIGHBORHOOD PATTERNS AND POTENTIAL

The current two-story structures on the project site are not maximizing development potential, especially considering the commercial zoning. The existing surface parking in front of the commercial structure on the north side of the site compromises the pedestrian relationship and the large front setback to the existing single family structure disrupts the composition of the street. The proposed commercial space will draw pedestrians south from the Greenwood neighborhood center and provide a hub of activity across from the new park and existing library.

LANDSCAPE APPROACH

The planting strip along Greenwood Ave N will be filled and street trees meeting the city's criteria will be planting in the right-of-way. Overall, the planting on the site will mostly focus along the property lines.



DISTINGUISHING FEATURES

- 4-Story building with basement = 19,992 SF
- 38 Apartment Units
- 1 Live Work Unit
- 1 Commercial Space

OPPORTUNITIES

- Setback required for HVL creates desirable modulation
- Grade change will provide views east and west

CONSTRAINTS

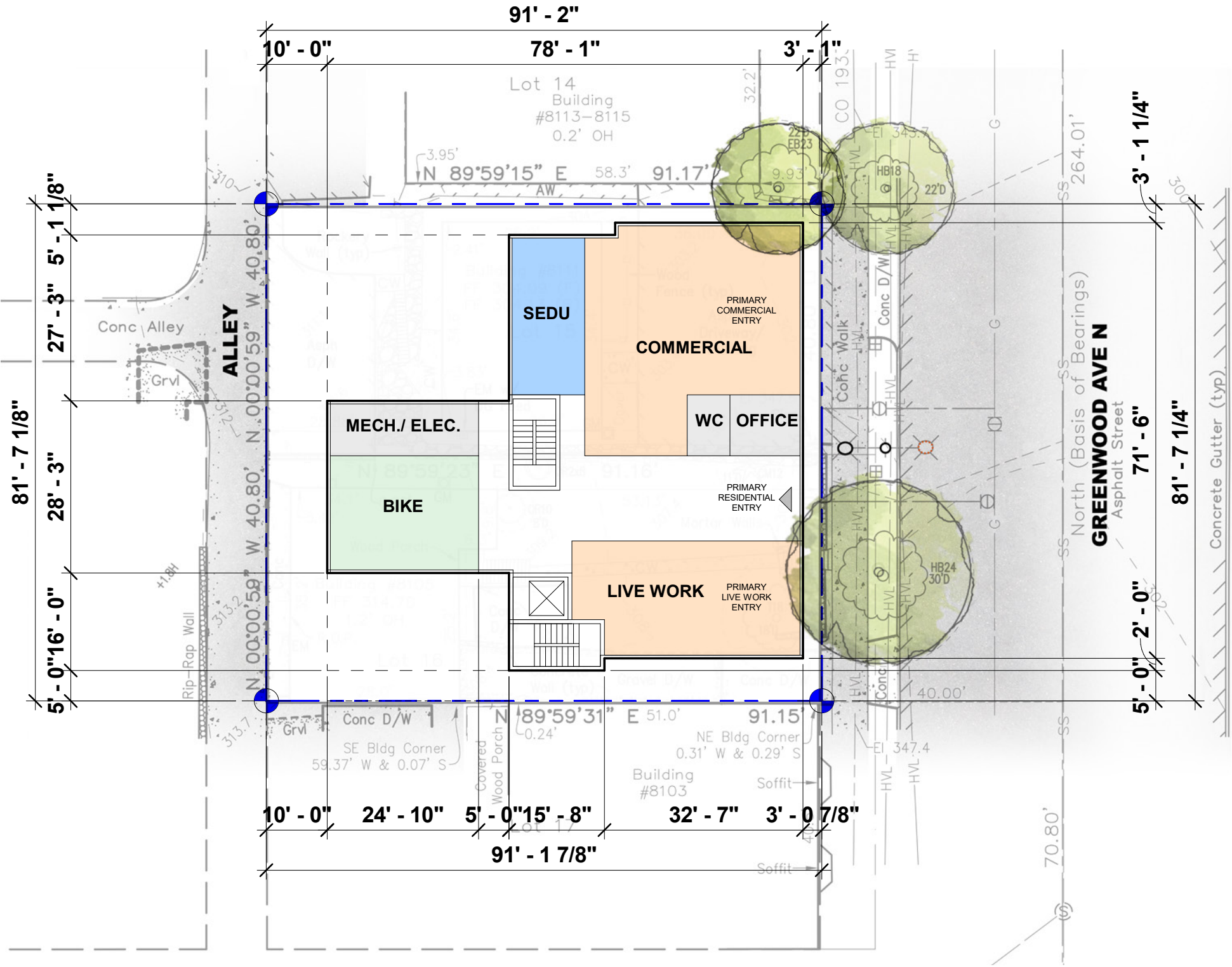
- HVL reduces the opportunity to maximize the site
- Trash located at alley at second floor
- Bike storage accessed from the interior
- Mid-block site limits points of entry
- Potential Future blank walls
- Immediately adjacent to sidewalk
- No modulation at street to distinguish residential from commercial space

FAR CALCULATIONS:

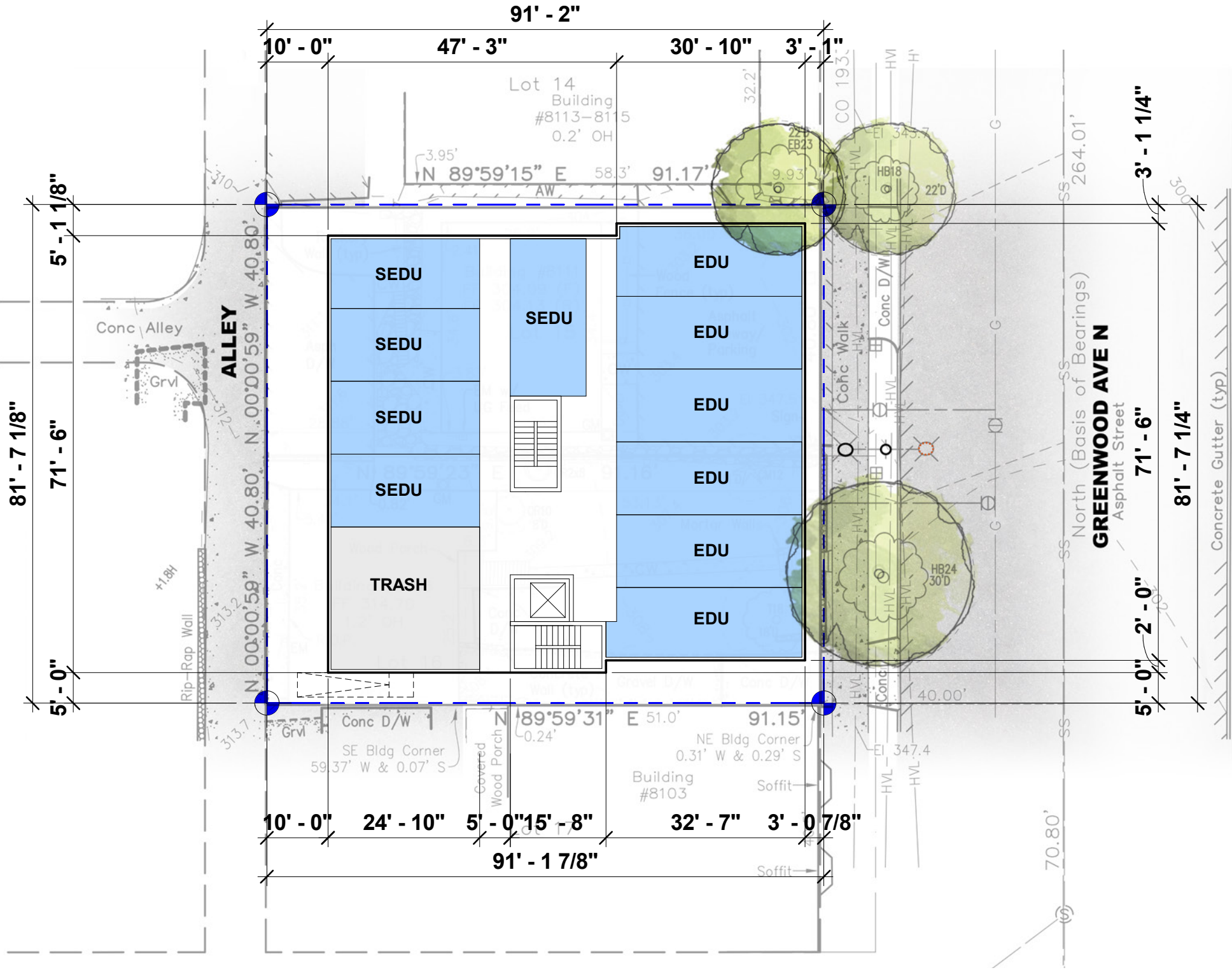
- 24,177 SF FAR Allowed
- 19,992 SF FAR Proposed
- 83% of allowable FAR used

DEPARTURES REQUESTED:

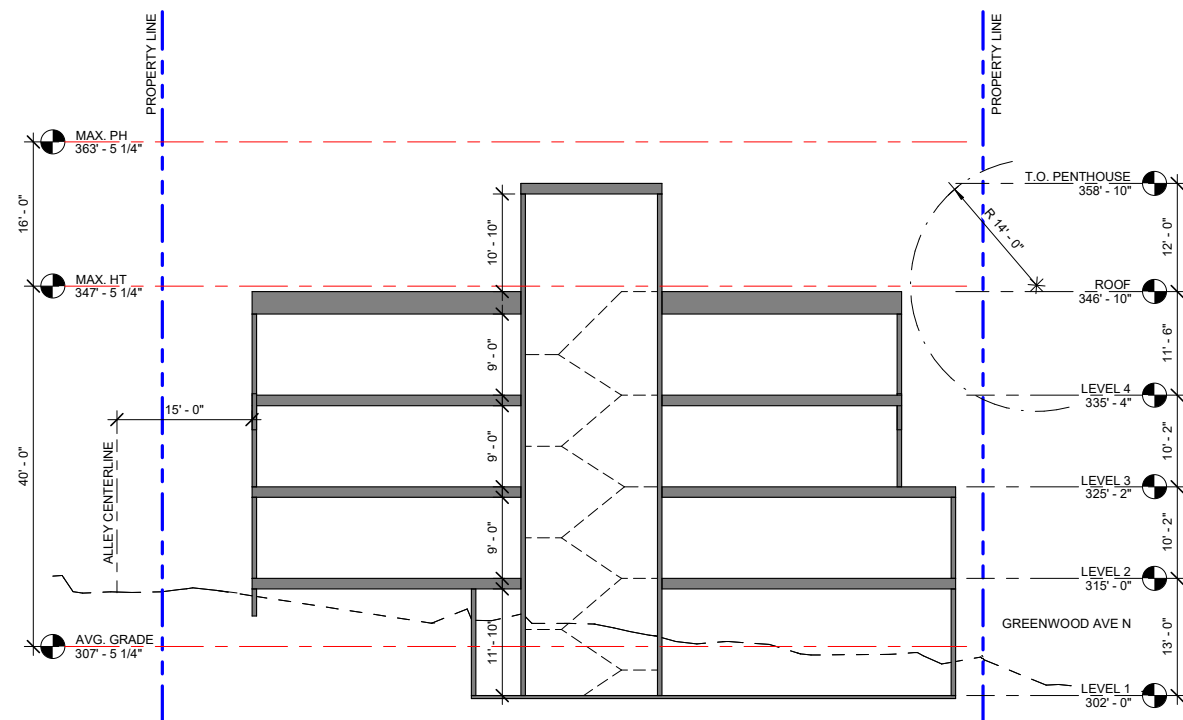
- No departures requested
- Code compliant



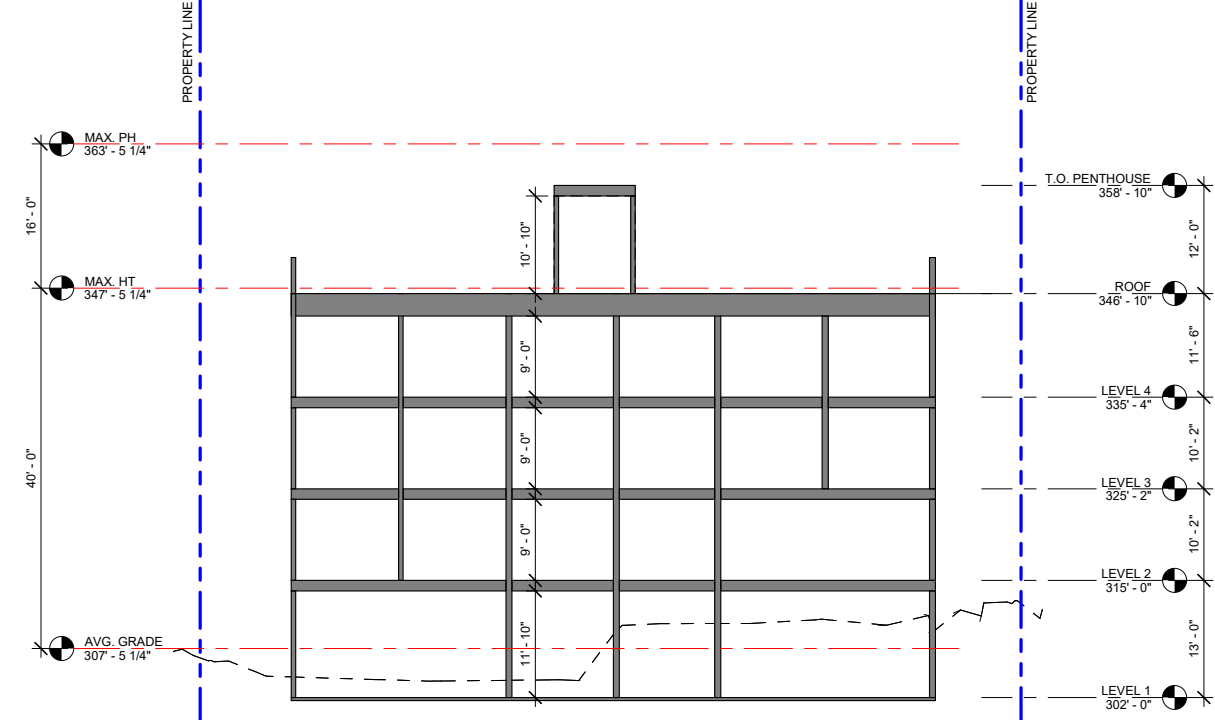
OPTION 1 - LEVEL 1 SITE PLAN



OPTION 1 - LEVEL 2 SITE PLAN



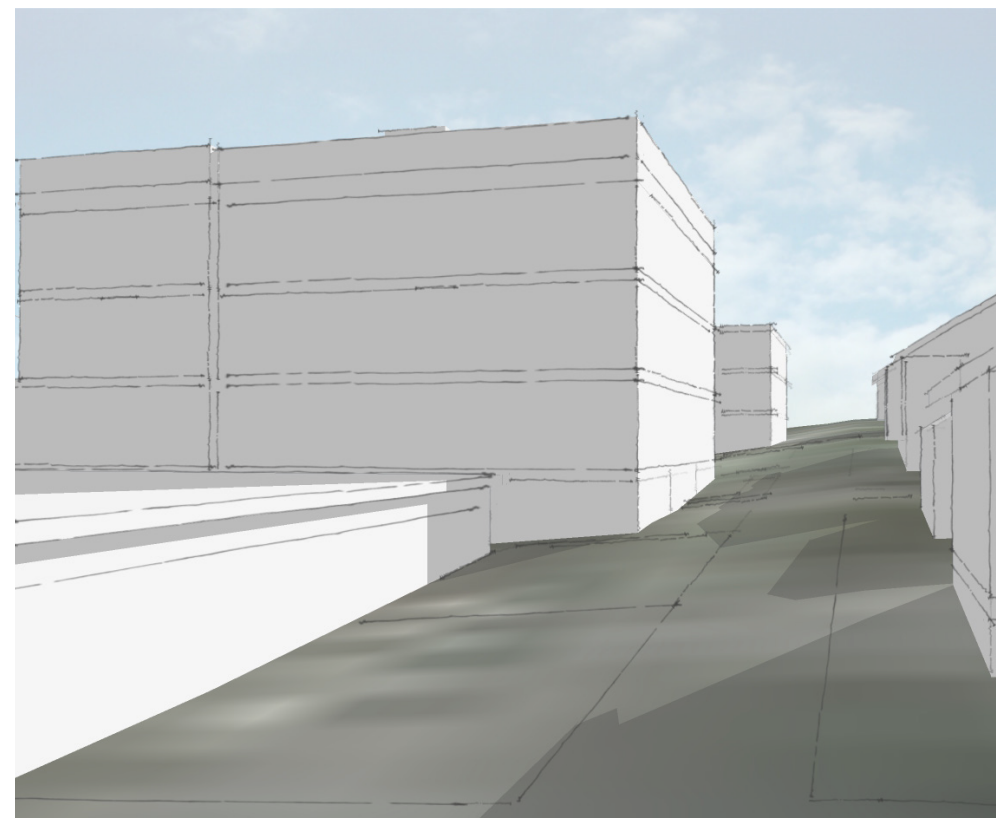
STACKING DIAGRAM NORTH/SOUTH



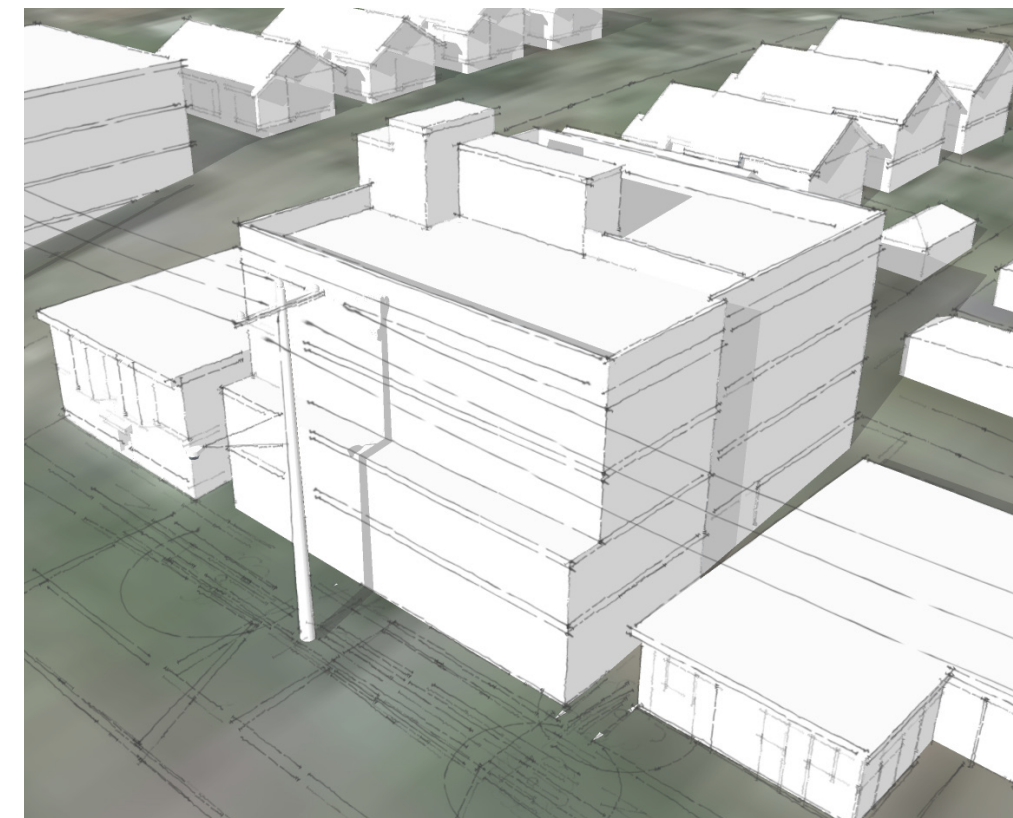
STACKING DIAGRAM EAST/WEST



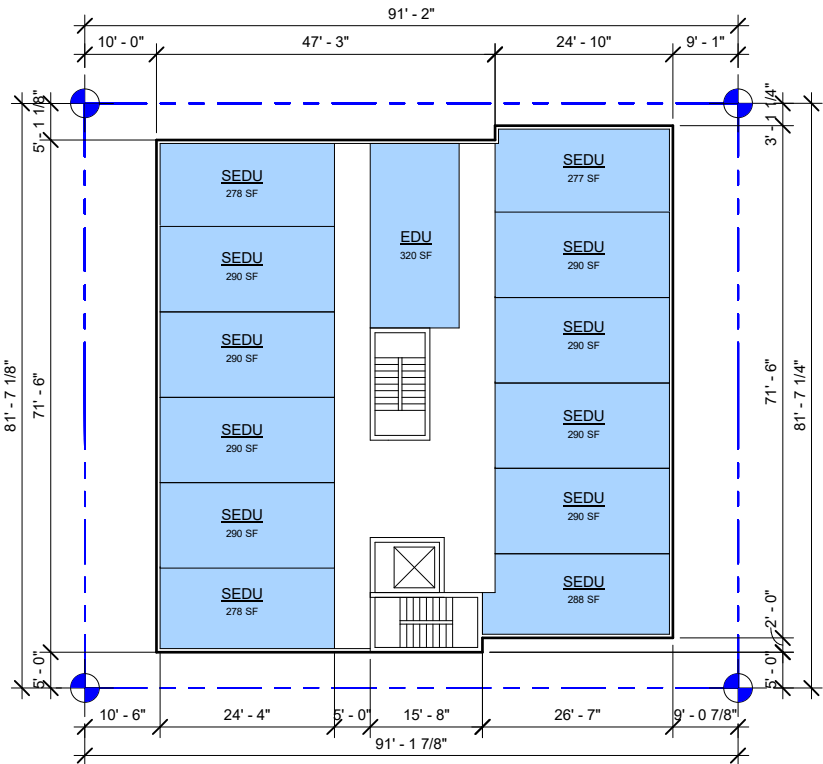
VIEW FROM GREENWOOD AVE N



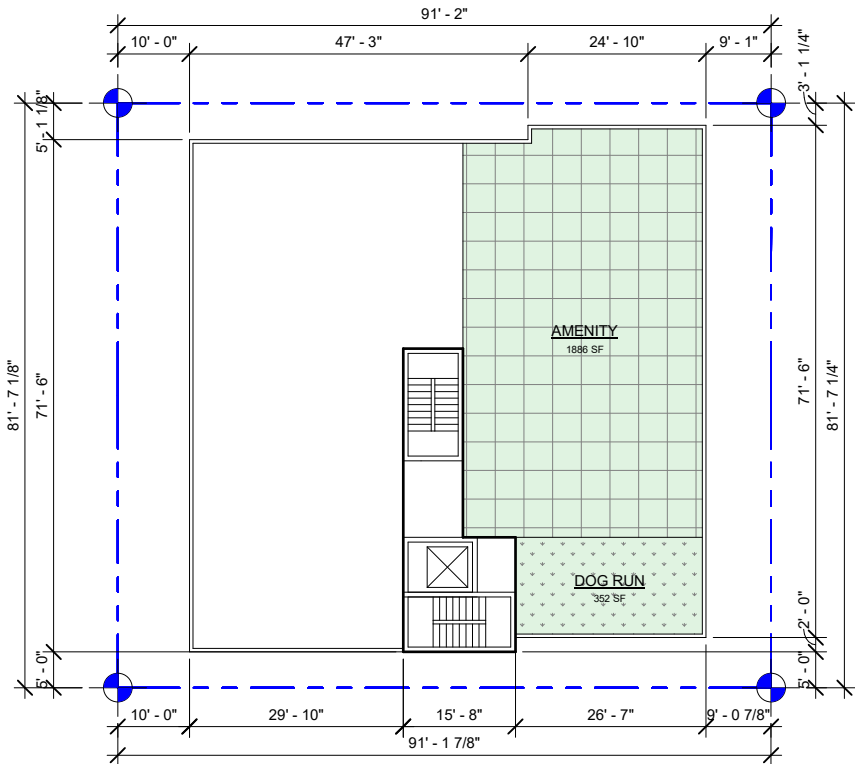
VIEW FROM ALLEY



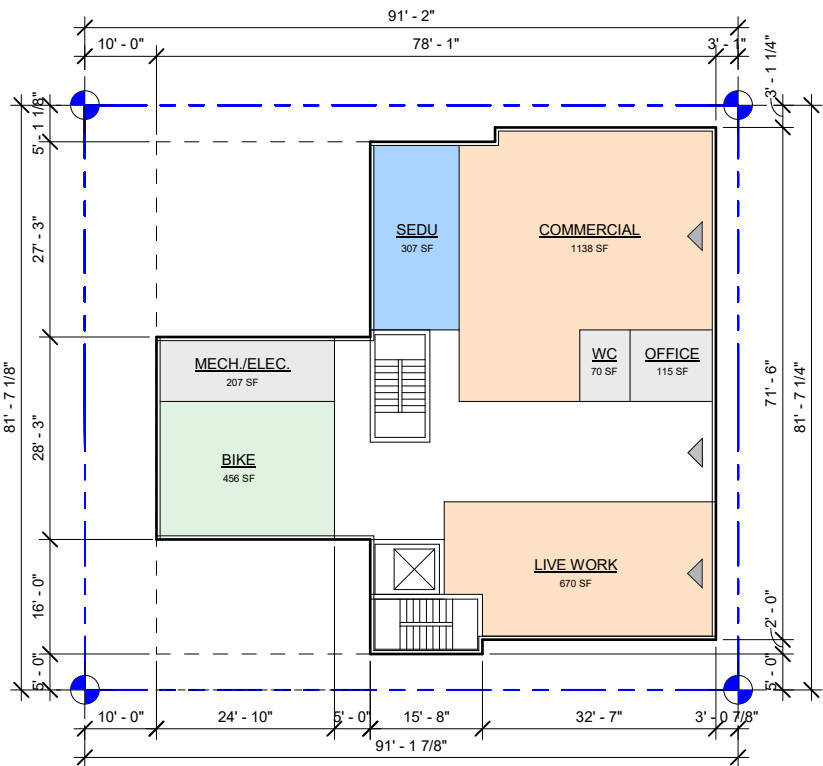
BIRDSEYE FROM NORTHEAST



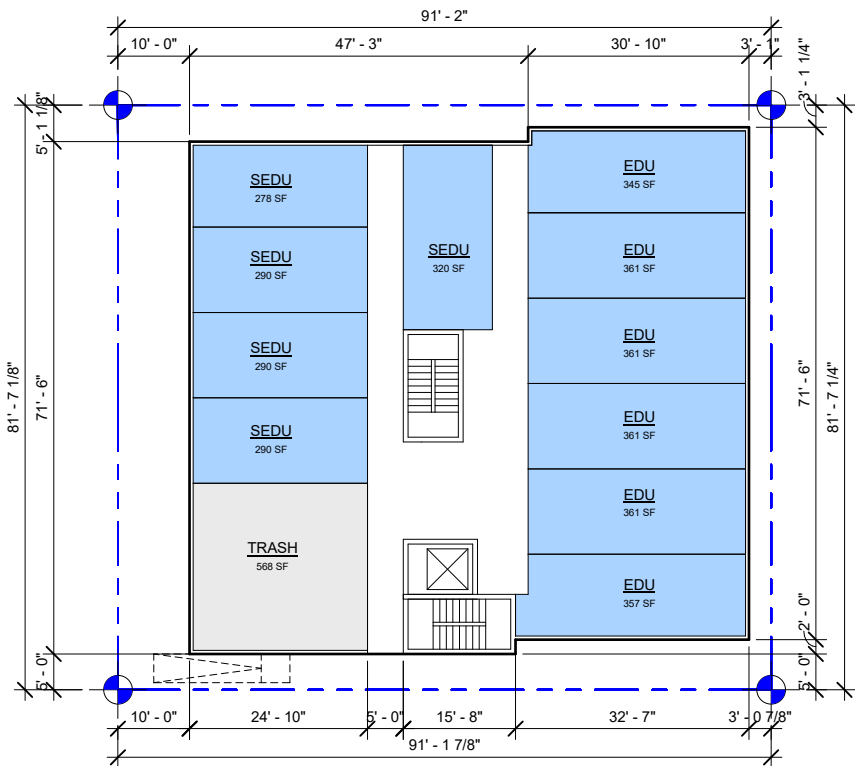
FLOOR PLAN - LEVELS 3-4



FLOOR PLAN - ROOF LEVEL

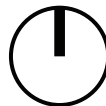


FLOOR PLAN - LEVEL 1



FLOOR PLAN - LEVEL 2

- DWELLING AREA
- SERVICE AREA
- COMMERCIAL AREA
- AMENITY AREA





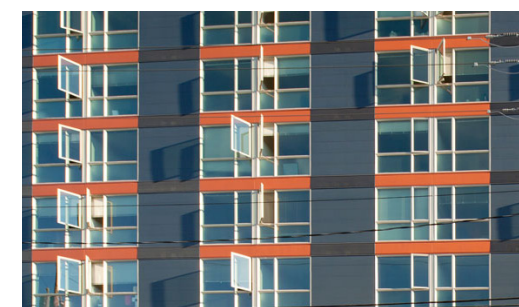
OPTION 1 CHARACTER RENDERING



METAL PANEL SIDING AT UPPER LEVELS



HIGH QUALITY MATERIALS AT
PEDESTRIAN LEVEL



WOOD INFILL BETWEEN WINDOWS TO
HIGHLIGHT ALIGNMENT



STOREFRONT WINDOWS AT THE
PEDESTRIAN LEVEL

ADDRESSES:	8105 Greenwood Ave N 8111 Greenwood Ave N
PARCEL #:	2919200870 2919200865
ZONING:	NC2P-40
OVERLAYS:	Greenwood-Phinney Ridge (Residential Urban Village)
TOTAL SITE AREA:	7,439SF

23.47A.004 PERMITTED USES

- Permitted outright:
- Residential

23.47A.005 STREET LEVEL USES

Residential uses may occupy, in the aggregate, no more than 20% of the street-level street-facing facade, in a pedestrian designated zone, facing a designated principal pedestrian street.

23.47A.008 STREET-LEVEL DEVELOPMENT STANDARDS

- Blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width. The total of all blank facade segments may not exceed 40% of the width of the facade of the structure along the street.
- 60% of the street facing facade between 2 and 8 feet shall be transparent.
- Nonresidential uses shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street level street-facing facade.
- Nonresidential uses at street level shall have a floor-to-floor height of at least 13 feet.
- At least one of the street-level street-facing facades containing a residential use shall have a visually prominent pedestrian entry; and
- The floor of a dwelling unit located along the street-level street-facing 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.

23.47A.012 STRUCTURE HEIGHT

- Allowed Maximum Base Height:
- 4' additional allowed for rooftop features (parapets, clerestories, etc.)
- 16' additional allowed for stair & elevator penthouses:

NC2P-40
40'-0"
44'-0"
56'-0"

23.86.006 STRUCTURE HEIGHT MEASUREMENT

The height of a structure is the difference between the elevation of the highest point of the structure not excepted from applicable height limits and the average grade level (“average grade level” means the average of the elevation of existing lot grades at the midpoint, measured horizontally, of each exterior wall of the structure, or at the midpoint of each side of the smallest rectangle that can be drawn to enclose the structure.)

23.47A.013 FLOOR AREA RATIO

- Maximum FAR: 3.25 (24,177 SF)
- Minimum FAR: 1.5 (11,159)

23.47A.014 SETBACKS REQUIREMENTS

- Setback requirements for lots abutting or across the alley from residential zones:
- For a structure containing a residential use, a setback is required along any side or rear lot line that abuts a lot in a residential zone or that is across an alley from a lot in a residential zone as follows: Fifteen feet for portions of structures above 13 feet in height to a maximum of 40 feet.

A minimum five (5) foot landscaped setback may be required per Section 23.47A.016, Screening and Landscaping Standards.

23.47A.016 LANDSCAPING AND SCREENING STANDARDS

- Green Factor score of .30 or greater, per Section 23.86.019, is required for any lot with development containing more than four new dwelling units.
- Street trees are required when any development is proposed, except as provided in subsection 23.47A.016.B.2 and Section 23.53.015.
- Existing street trees shall be retained unless the Director of Transportation approves their removal.
- The Director, in consultation with the Director of Transportation, will determine the number, type and placement of street trees to be provided.

23.47A.024 AMENITY AREA

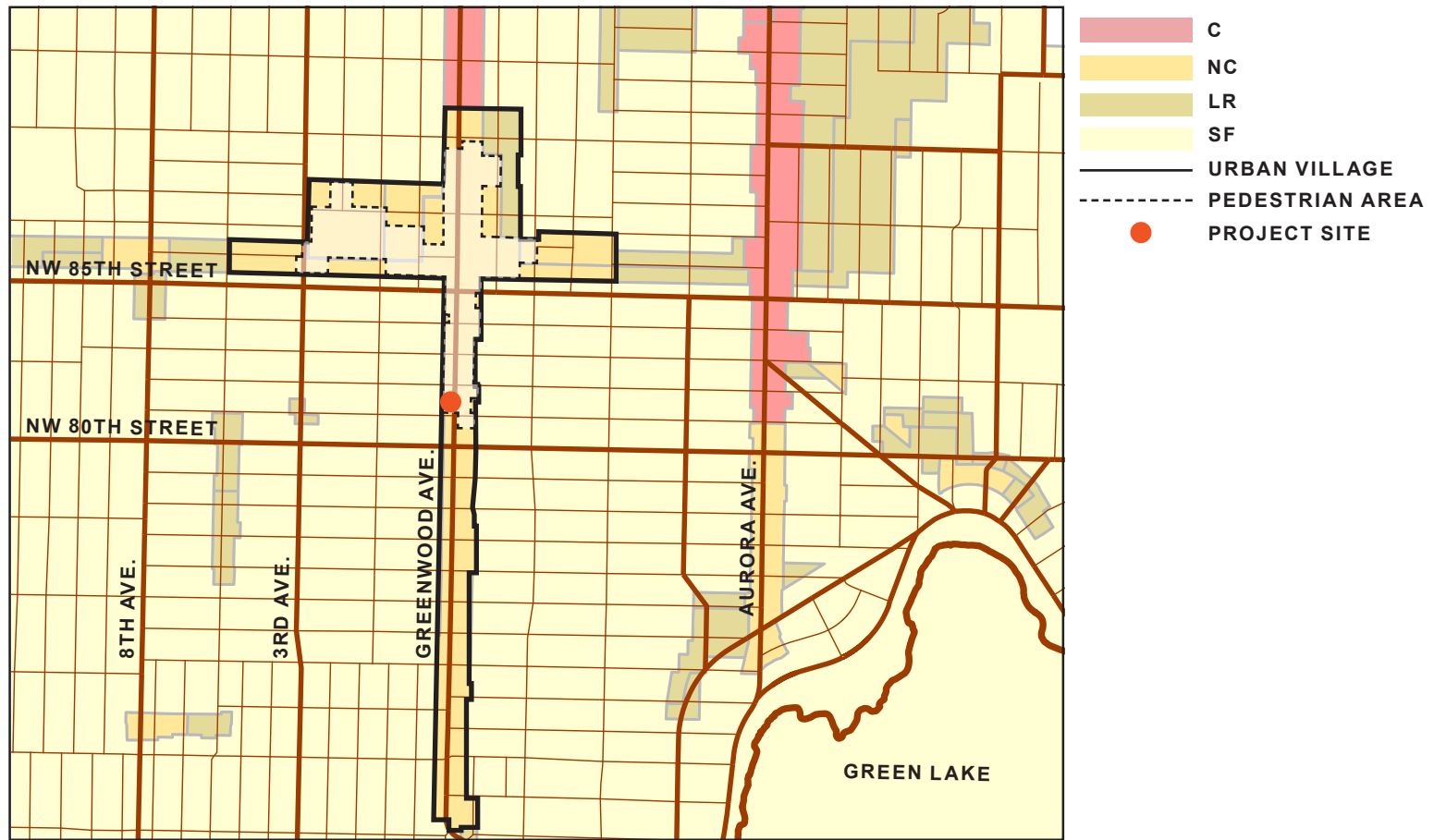
- Required:
- 5% of gross floor area in residential use
- 5% x 19,000 SF =995 SF

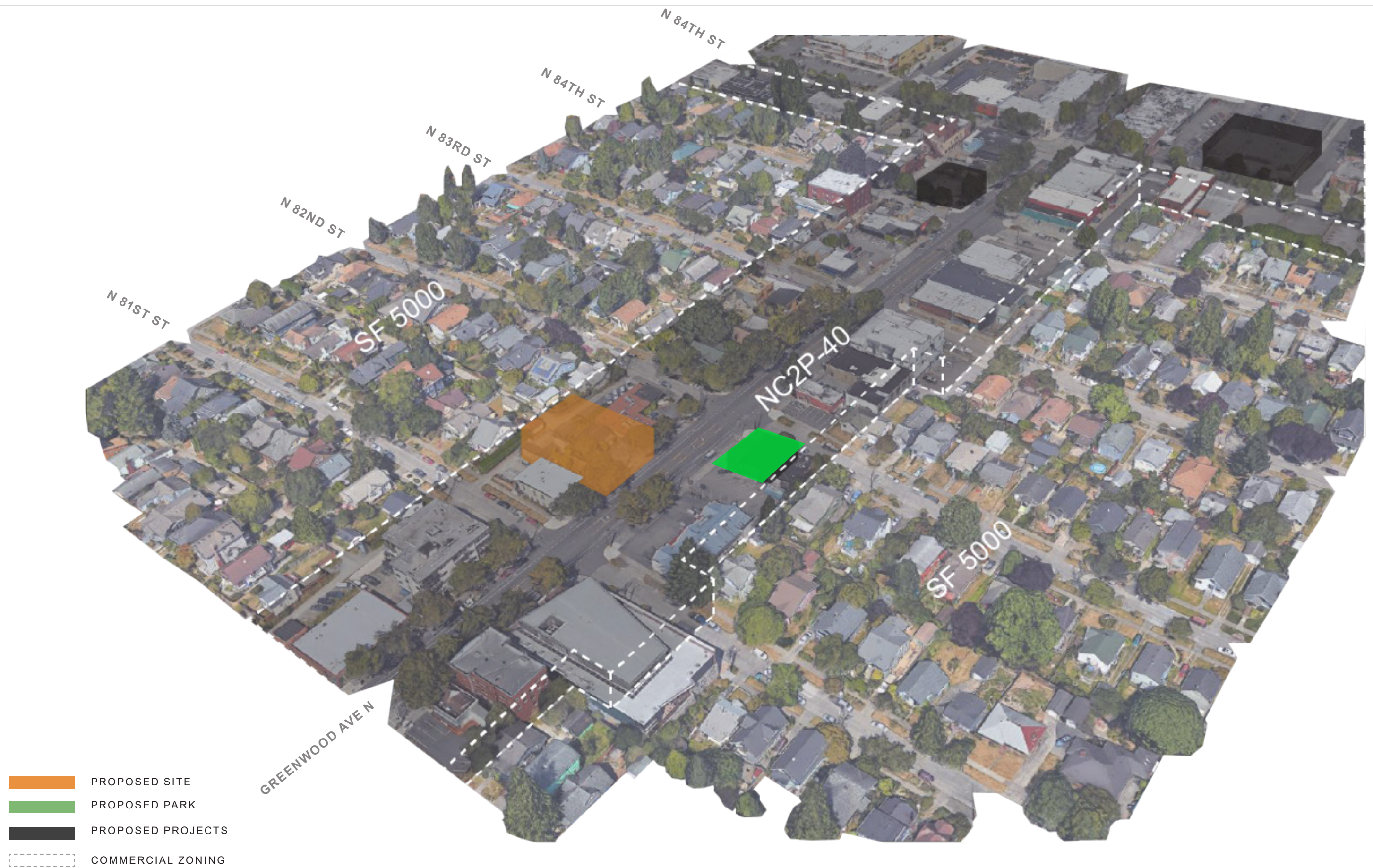
23.54.015 REQUIRED PARKING

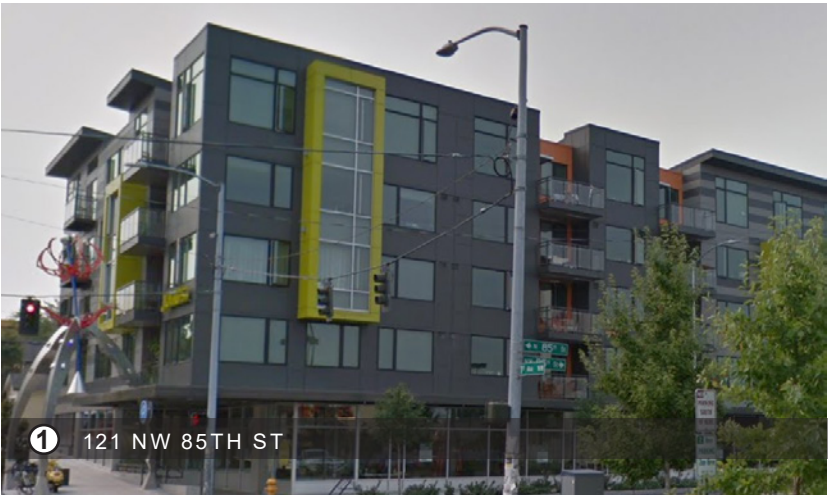
Parking is not required. The project is within an Urban Village and meets the definition of Frequent Transit.

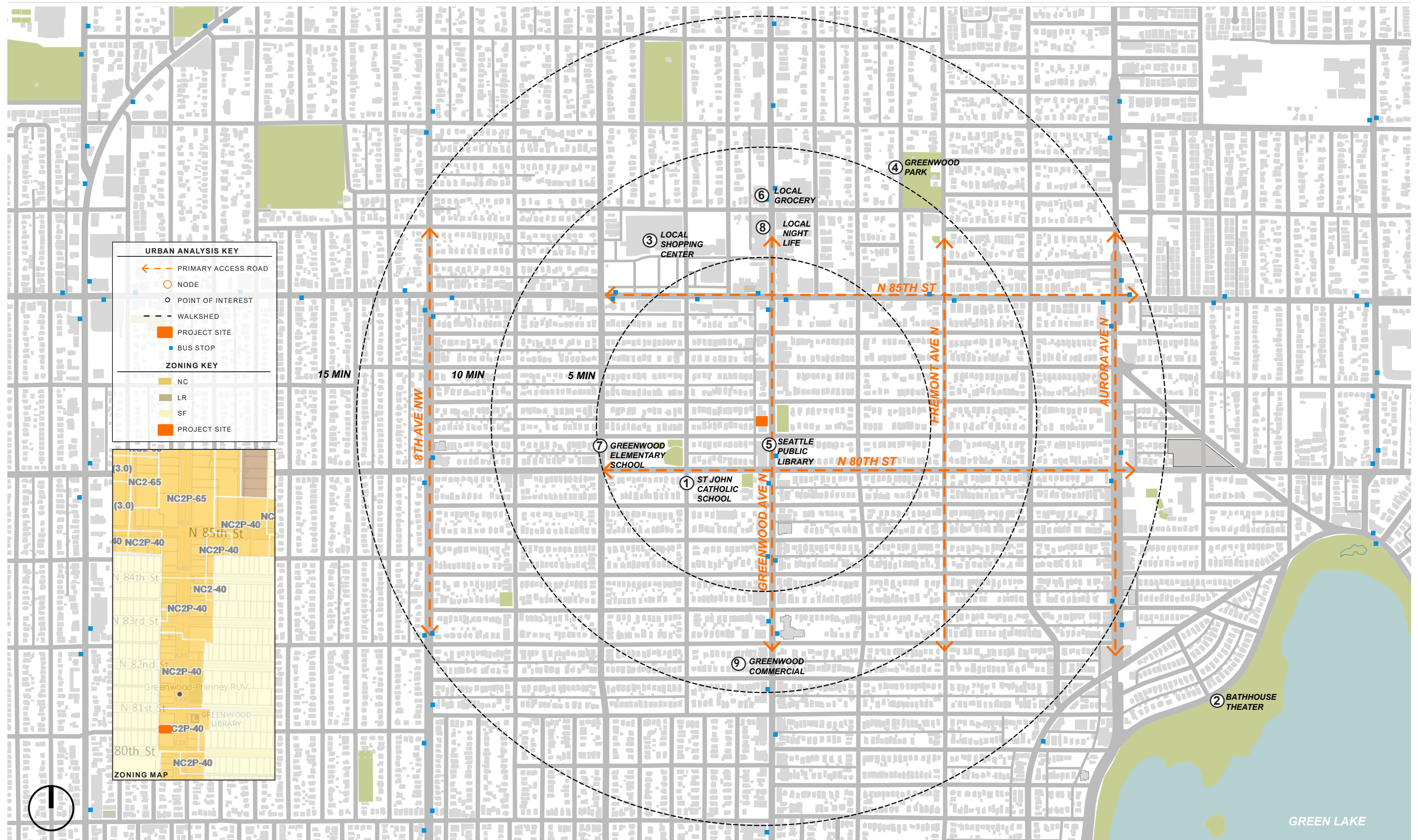
23.54.040 SOLID WASTE & RECYCLABLE MATERIALS STORAGE AND ACCESS

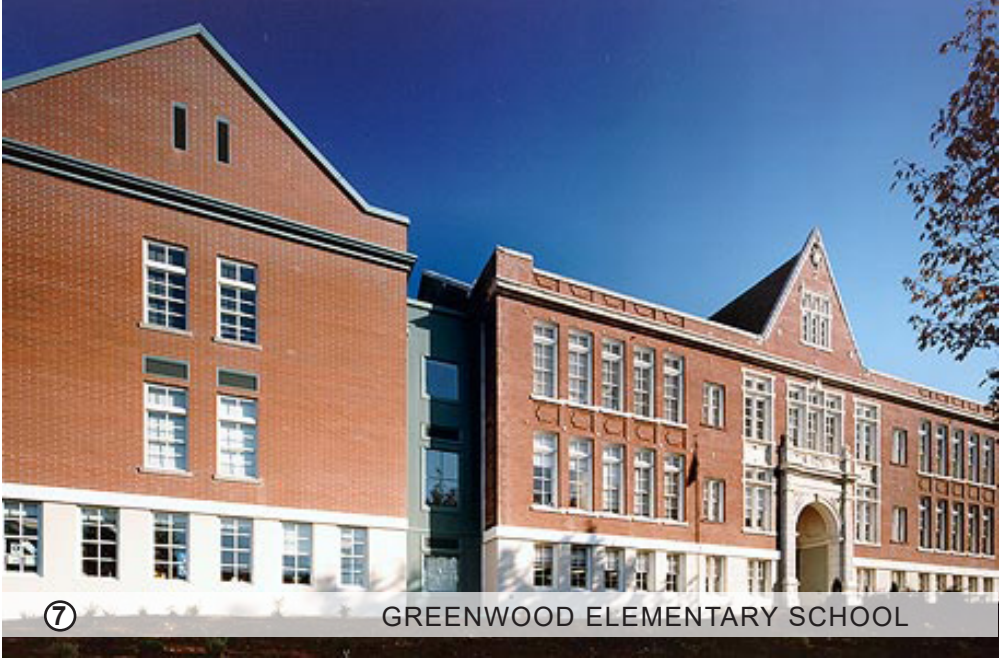
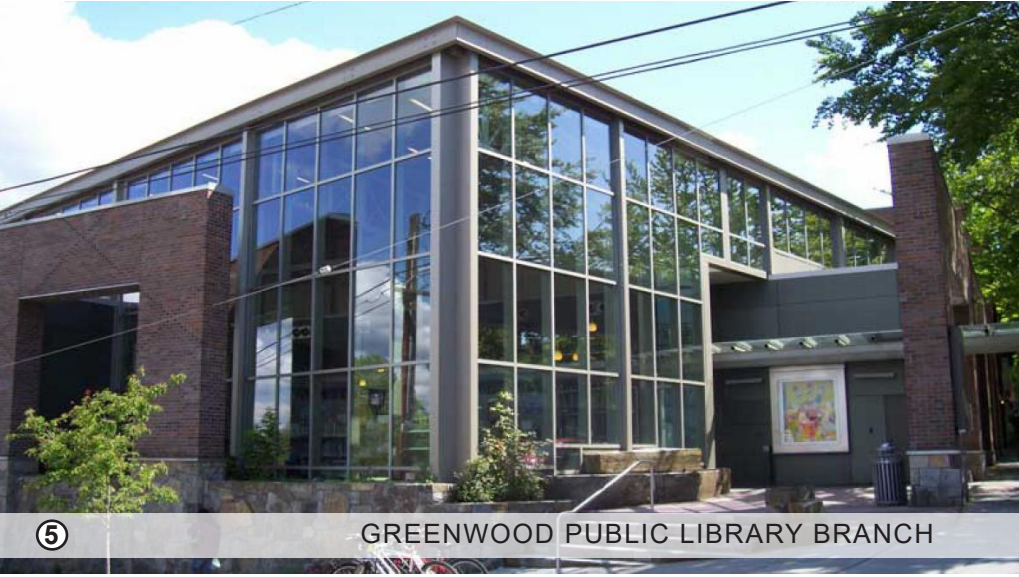
- Residential, 26-50 dwelling units: 375 SF
- The minimum horizontal dimension of required storage space is 12 feet.
- Commercial, 0-5,000 SF: 82 SF (.5) = 41 SF
- Mixed use development that contains both residential and non-residential uses shall meet the storage space requirements for residential development, plus 50 percent of the requirement for non-residential development.













NEIGHBORING MEDICAL BUILDING FACING WEST



SFR & NEIGHBORING APT



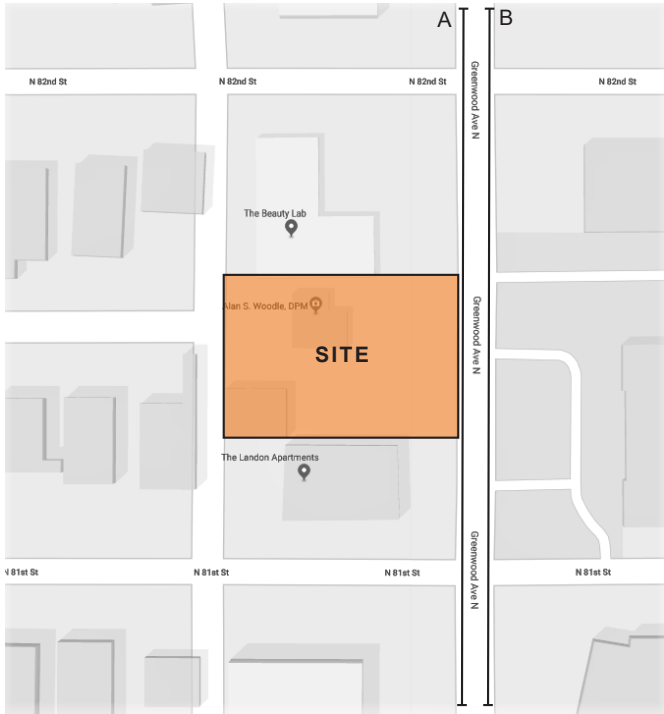
INTERSECTION @ ALLEY FACING WEST



NEIGHBORING APARTMENT FACING SOUTH



SITE FACING WEST FROM GREENWOOD AVE N



SITE

GREENWOOD AVE N LOOKING WEST (A)



ACROSS FROM SITE

GREENWOOD AVE N LOOKING EAST (B)



SITE

ALLEY WAY LOOKING EAST (A)



ACROSS FROM SITE

ALLEY WAY LOOKING WEST (B)