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project information

site address	9205 Greenwood Ave N, Seattle WA 98103
parcel number	1014000025
project number	3029702

project team

architect	Atelier Drome 112 Prefontaine Pl S Seattle, Washington 98104 206 395 4392
contact	Alice Reis alice@atelierdrome.com
owner	Sage Homes NW
geotechnical	Pangeo
surveyor	Chadwick Winters Land Surveying
landscape	Root of Design
structural	Malsam Tsang
civil	Davido Consulting Group

project criteria

zoning	C1-40 Commercial
overlays	None
abutting zones	SF5000 to west
current use	low-rise 6-plex + cottage multi-family residence
lot area	5,600 sf
allowable FAR	3/ 3.25 per 23.47a.013.b
ECAs	40% steep slope, peat settlement prone, salmon watershed
parking	frequent transit; 3 required off street parking spaces to be provided off of alley

project proposal

total bldg floor area	7,893 sf
total residential floor area	5,089 sf
residential units	3 TH units
total commercial floor area	2,804 sf

context + site

The project site is located along Greenwood Ave N, two blocks north of the Greenwood Town Center, and the Greenwood-Phinney Ridge urban village. The site is zoned C1-40, sandwiched between two SF zones. The site is near numerous transit locations and is embedded in a neighborhood transitioning from older low-rise apartments and single family residences, to a more dense array of multi-family developments.

development proposal & objectives

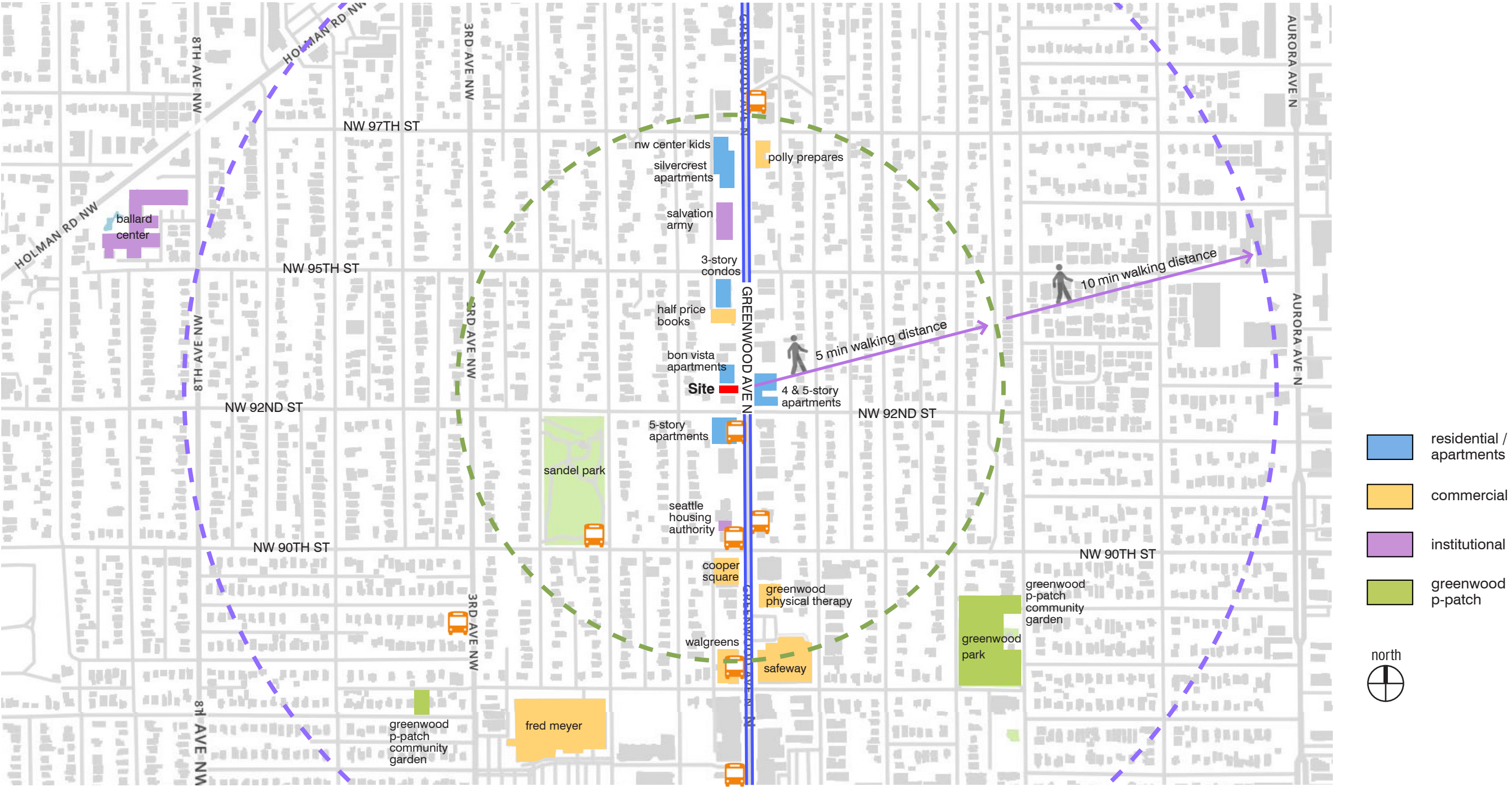
This project proposes to remove the multi-family residence currently located 9205 Greenwood Ave N, and replace with a new 3-story building with townhouse units facing the adjacent SF lots and, livework units facing Greenwood Ave N. The project will provide parking for the (3) TH dwelling units.

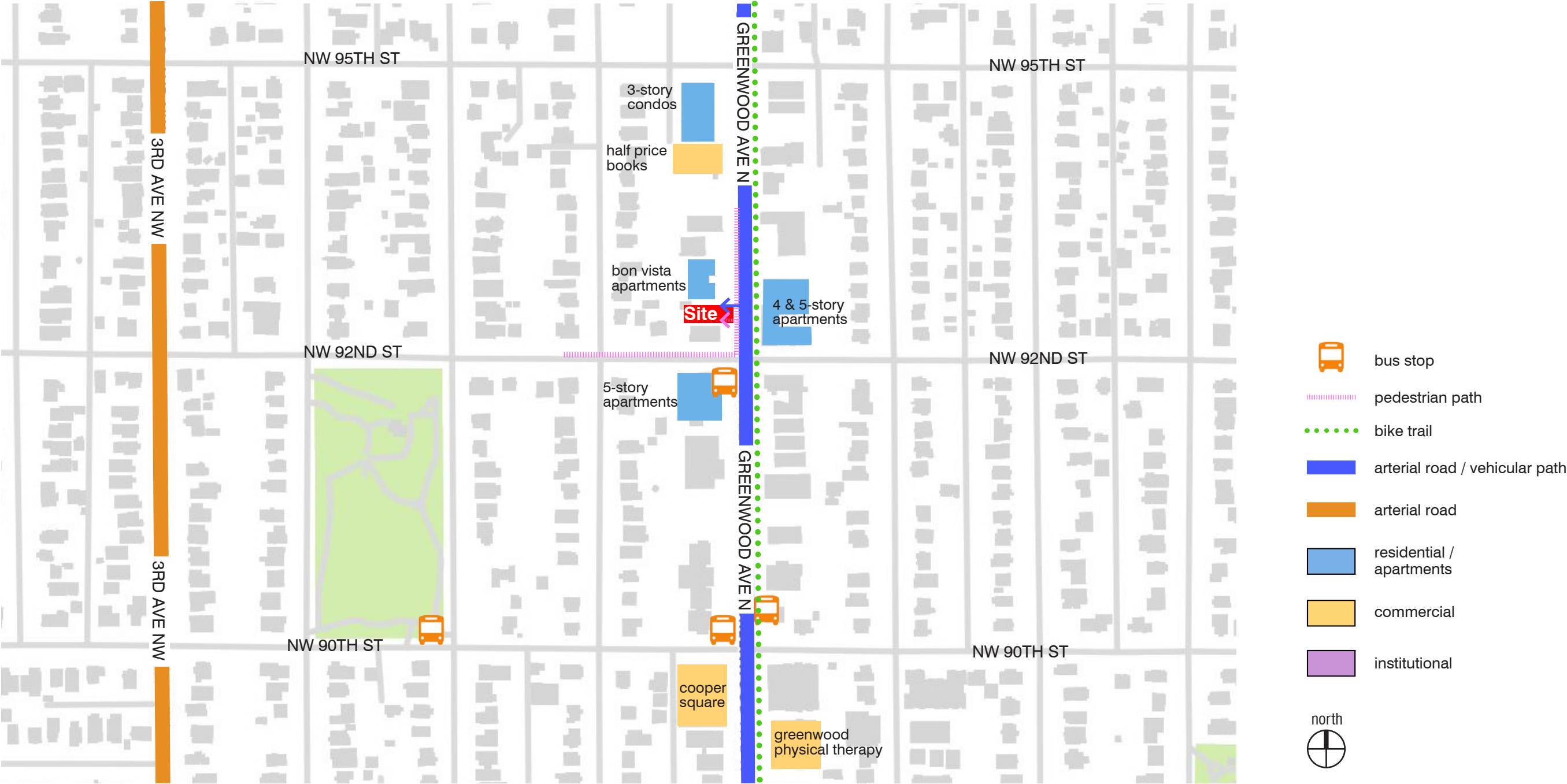
The proposal enhances the pedestrian experience along Greenwood Ave N with durable, attractive materials and architectural concept that fits into the context with articulated facades and appropriately scaled building. The proposed new buildings will provide commercial street frontage at street elevation, in contrast to the existing structure which is set back from the street, and sunken below the sidewalk grade.

development objectives

- 1. Create housing that will be a source of pride for an established, growing community
- 2. Encourage transit oriented housing in the vicinity of established Urban Villages.
- 3. Create live work units with street facing commercial space to activate the streetscape and extend the pedestrian oriented portion of greenwood ave n from the town center, north.









project location key



multi-family / mixed-use (existing)



**a. 9200 greenwood ave n:** 4 & 5-story apartments with no parking on-site provided



**c. 9050 greenwood ave n:** 3-story apartments with parking on-site provided

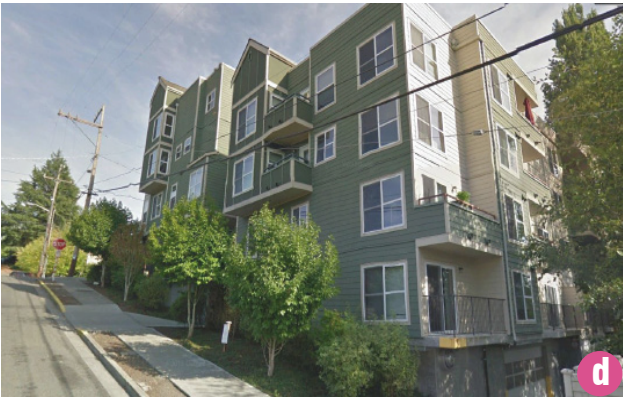
miscellaneous (existing)



**e. nw center kids & seattle silvercrest apartment:** 3-story apartments and greenwood early learning center with on-site parking



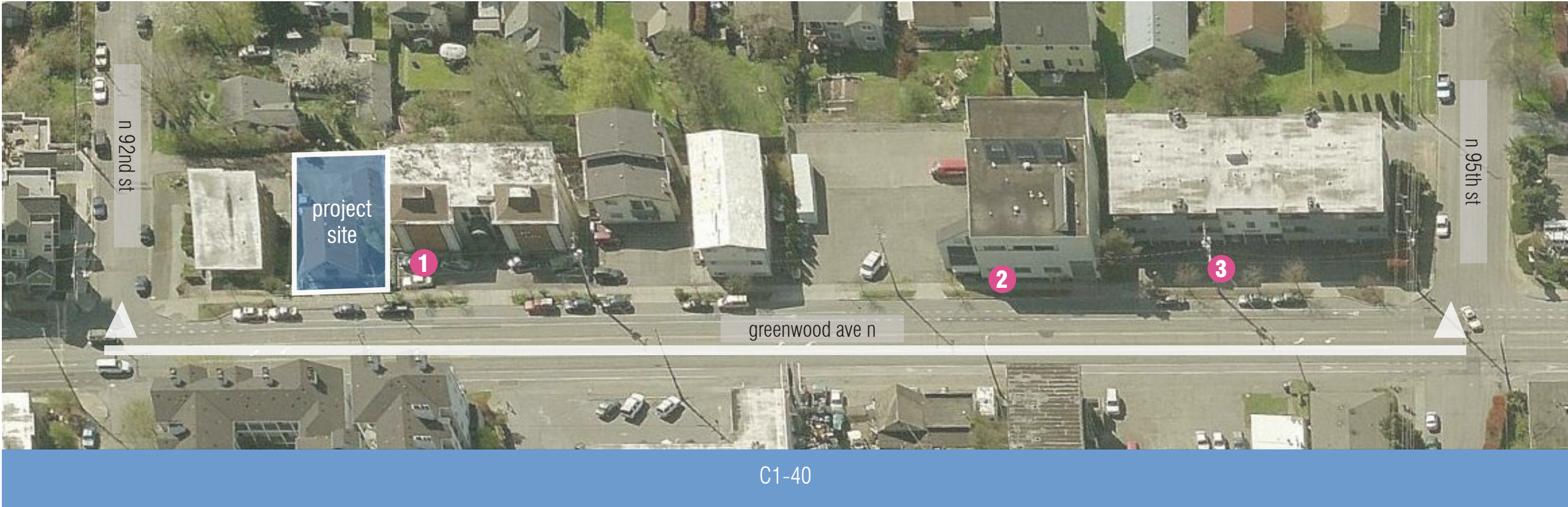
**b. 9240 greenwood ave n:** 3-story mixed use development with parking on-site

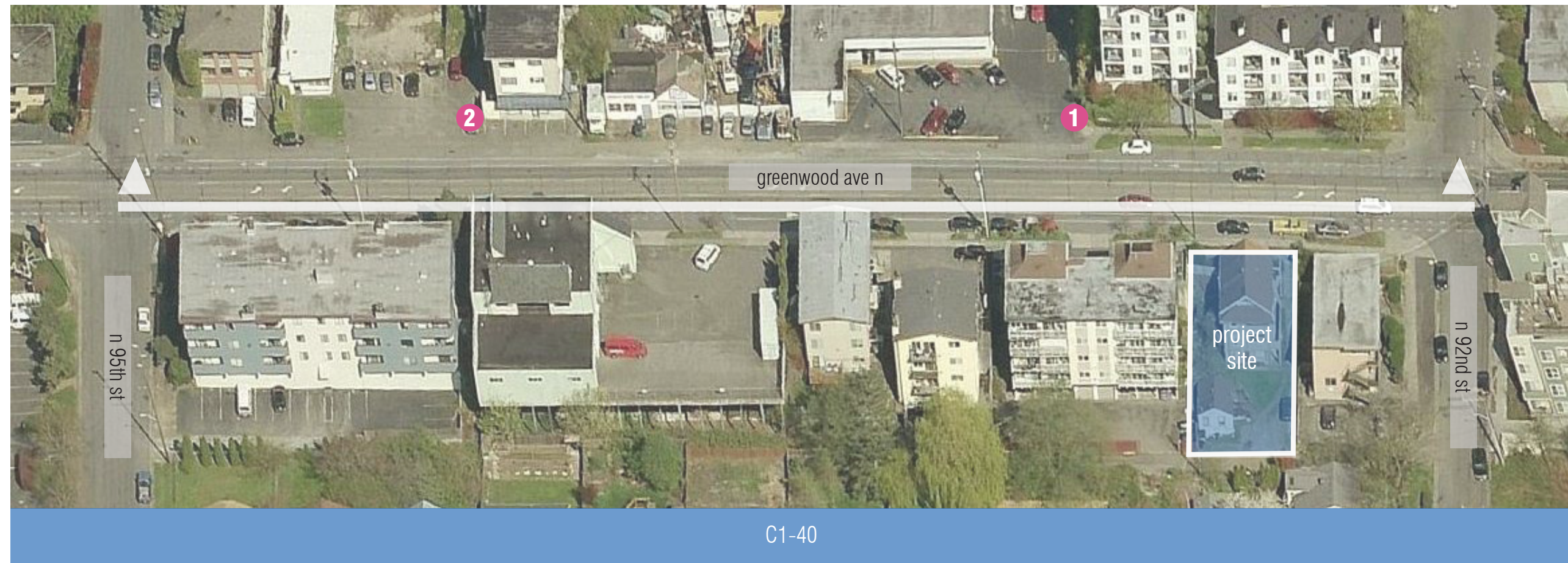


**d. 9057 greenwood ave n:** 4-story mixed use with below grade garages



**f. seattle housing authority & lictonwood apartment:** 5-story public housing



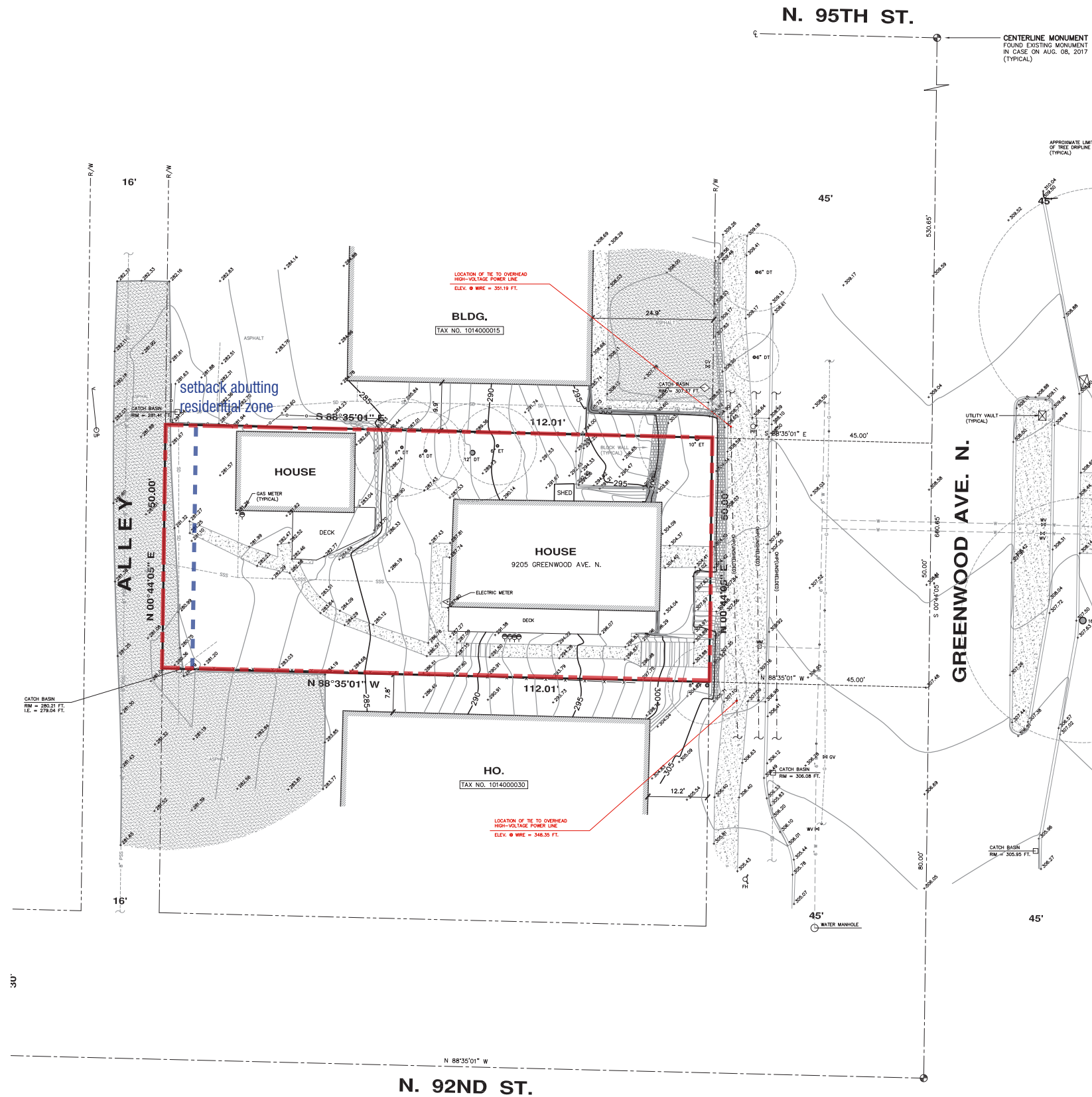


5.0 existing site conditions | zoning map

site zoning

The project is located in the commercial zone, with single-family zoning directly to the west and beyond.





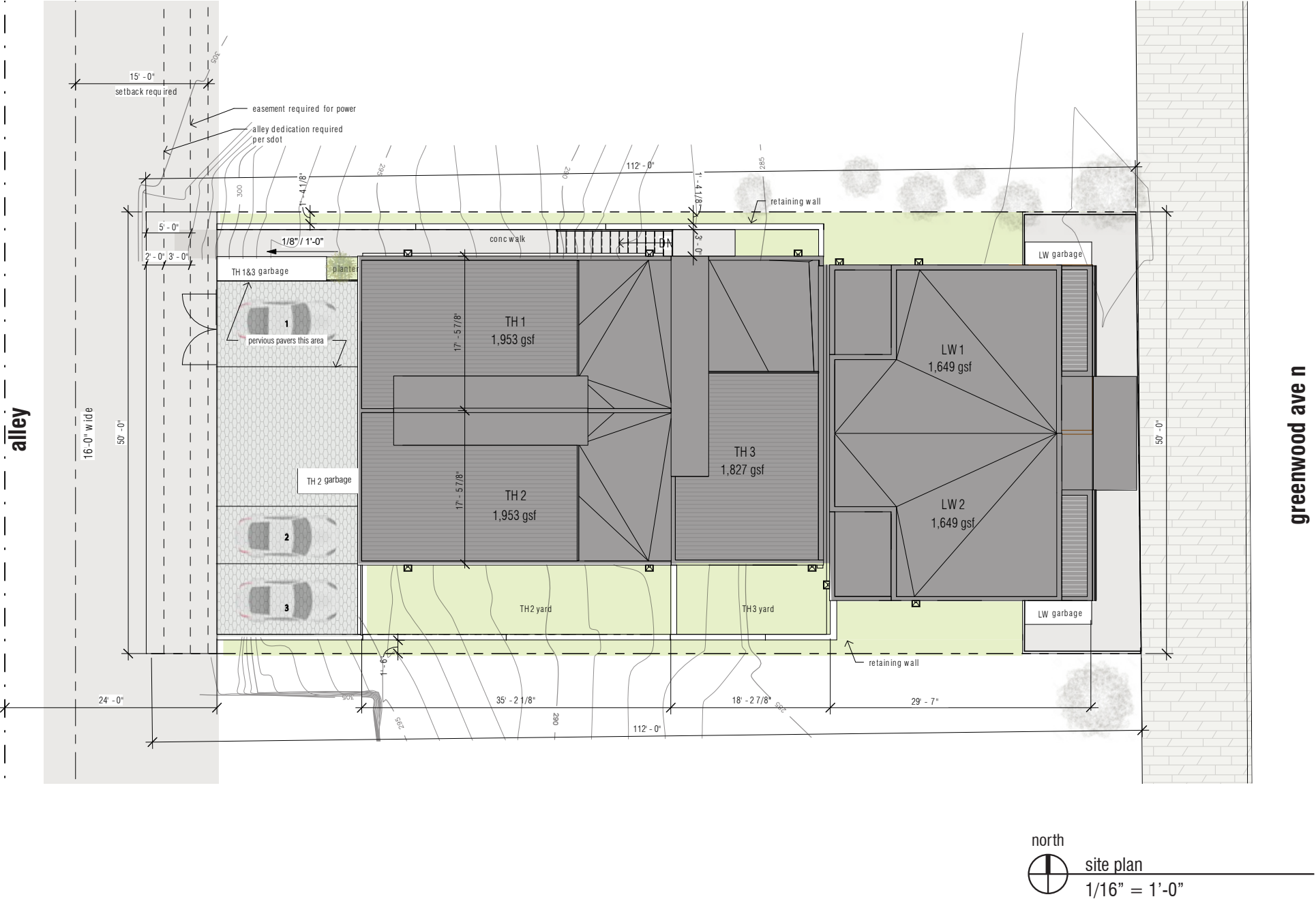
### legal description

lot 5, block 1, bowyers addition to the city of seattle,  
according to the plat thereof recorded in volume 19 of  
plats, page 6, records of king county, wa.

### project description

This project proposes to construct 2 LW units and 3 TH  
units on 9205 greenwood ave n.

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zone	C1-40
zone abuts	SF5000 to west
zoning incentives	None
ECAs	ECA 40% steep slope, peat settlement prone, salmon watershed
FAR limits	3.25 for mixed-use of residential and non-residential uses

citation

Uses Permitted Outright (23.47A.004 Table A):

- Live-works per 23.47A.004.G.1, **(complies)**
- Residential uses per 23.47A.004.I (residential uses limited to 20% of street level facing facades per 23.47A.005.C), **(complies)**

Street Level Development Standards (23.47A.008):

- The total of all blank façade segments may not exceed 40% of the façade width of the structure along the street
- 60% of the street facing façade between 2 and 8 feet above the sidewalk shall be transparent.
- Non-residential uses shall extend an average depth of at least 30 feet and a minimum depth of 15 feet
- Non-residential uses at street level shall have a floor to floor height of at least 13' (23.47A.008.B), **(complies)**

Parking Location and Access (23.47A.032 and 23.54.015):

- parking access per 23.47A.030.A.3 and 23.47A.030.A.1, access to parking shall be from the alley, **(complies)**
- parking requirement per 23.54.015.k: per dwelling unit = (3) dwelling units x 1 spot ea = 3 spots, **(complies)**
- no parking requirement for commercial spaces < 1,500 sf = 0 spots per 23.54.015.D.1, **(complies)**
- bicycle spaces= 1 per 4 dwelling units), 0 space required <4 dwelling units
- 22' min (25'max) driveway for non-residential (2-way), **(complies)**

FAR limits (23.47A.013)

- FAR= 3.25  
Allowable floor area: (3.25)(5,600 sf lot) = 18,200 sf  
Proposed floor area: 7,893 sf < 18,200 sf, **(complies)**

TH 1	1,733 sf
TH 2	1,733 sf
TH 3	1,623 sf
LW 1	1,402 sf
LW 2	1,402 sf
Total	7,893 sf

project response

*Proposed uses meet development standards.*

*Proposed street-level uses meet development standards.*

*Proposed parking meet development standards and provides the required 3 parking spaces.*

*Proposed FAR meet development standards.*

citation

Setback Requirements (23.47A.014):

- Front (greenwood ave n): 0'
- Rear (abuts SF5000 zone): 0' to a height of 13', 15' above 13' in height per 23.47A.014.B
- Side (C1-40 zone): 0'
- Where the lot abuts a residential zone, a setback may be required where the lot abuts the intersection of a side lot line and front lot line of a residential lot. This setback forms a triangular area.

Landscaping + Screening Standards (23.47A.016):

- Per 23.47A.016A green factor:  
landscaping achieves green factor 0.3 or greater than required for any lot that contains more than 4 dwelling units or more than 4,000 sf of non-residential use.

Total dwelling units = 3 < 4 dwelling units, not required  
Total non-residential SF = 2,804 sf < 4,000 sf, not required

Required Amenity Area (23.47A.024):

- Per 23.47A.024.A, 5 percent of gross floor area is required to be amenity areas.
- Provided:

Unit	Floor Area	Required Amenity Area	Provided Amenity Area	Complies?
TH 1	1,733 sf	86.7 sf	roof deck: 336.8 sf	yes
TH 2	1,733 sf	86.7 sf	roof deck: 336.8 sf    yard:270.5 sf	yes
TH 3	1,623 sf	81.2 sf	roof deck: 297.7 sf    yard:136.4 sf	yes
LW 1	1,402 sf	44.1 sf	roof deck: 61.2 sf	yes
LW 2	1,402 sf	44.1 sf	roof deck: 61.2sf	yes

Required Parking (23.54.015)

- in all commercial zones, no parking is required for the first 1,500 sf of each business establishment
- residential uses = 1 space per dwelling unit (bicycle = 1 per 4 dwelling units), 0 space required <4 dwelling units
- 22' min (25'max) driveway for non-residential (2-way), (complies)

Height Limit (23.47A.012)

- Per 23.47A.012.A4, on peat settlement zone, the structure can exceed height limit by additional 3'.
- Per 23.47A.012.A1, in zone with 30' or 40' height limit, the height limit is increased by 4' provided that floor to floor height at street level = 13' or more, (complies)

project response

*Proposed project meets the setback requirements.*

*The project will meet the required landscaping and screening standards. Street tree will be provided along greenwood ave n.*

*The project will meet minimum amenity area requirements*

*The project provides the required 3 parking spaces.*

*Proposed project meets the height limit requirements.*

category



Natural Systems and Site Features  
CS1.B2 | Daylight and Shading



Urban Pattern and Form  
CS2.B2 | Connection to the Street



Connectivity  
PL1.A1 | Enhancing Open Space

citation

**Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on the site.**

**Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm. Consider the qualities and character of the streetscape— its physical features (sidewalk, parking, landscape strip, street trees, travel lanes, and other amenities) and its function (major retail street or quieter residential street)—in siting and designing the building.**

**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.**

**Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood. Consider ways that design can enhance the features and activities of existing off-site open spaces. Open space may include sidewalks, streets, and alleys, circulation routes and other open areas of all kinds.**

response

*The building has sufficient glazing to ensure that natural daylighting will be provided for each residential unit.*

*The project follows the topography of the site and has the stepped massing to fit into the scale of the street. Durable and high-quality materials will be used to create inviting streetscape along greenwood ave n.*

*The project has the potential to serve as a catalyst for greenwood ave n area. The massing is consistent with the existing storefronts along greenwood ave n town center, and playful use of materials along the commercial street frontage.*

*On the building's eastern façade, a combination of secondary architectural elements, including balconies, indentations, and bays, are used to break up the façade and reduce the perceived mass of the building.*

*The project incorporates articulated facades that also help to break up the massing. The upper floor is stepped back from greenwood ave n to reduce the scale of perceived mass from the street.*

category



Street-Level Interaction  
PL3.B1 | Residential Edge

Massing  
DC2.A1 | Site Characteristics and Uses



DC2.A2 | Reducing Perceived Mass



Architectural Concept  
DC2.B1 | Façade Composition

citation

**Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.**

**Consider providing a greater number of transition elements and spaces, and choose materials carefully to clearly identify the transition from public sidewalk to private residence.**

**Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space. Sites with varied topography may require particular attention to where and how building massing is arranged.**

**Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries.**

**Design all building façades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Ensure that all façades are attractive and well-proportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement. On sites that abut an alley, design the alley face and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing façade around the alley corner of the building.**

response

THs are set facing the adjoining single-family residence zone, to provide a buffer between commercial street front of greenwood ave n and single-family residences. The townhouse window sizes and paneling are of residential scale, while the commercial live-works use light colored paneling between windows to highlight the storefront glazing size.

Building is stepped corresponding to the topography.

Balconies, siding pattern changes, canopies over doors are incorporated into the design of the building to reduce the perceived mass of the structure. Upper floor for live-work units are set back as well to reduce the perceived height of the structure on street level.

Each side of the facades are carefully designed to consider the composition and architectural expression of the building as a whole. East and West facades facing the alley and the street respectively are articulated for the appropriate scale and establish connections to the street.

The proposed design also incorporates the architectural details found in the neighborhood context to better fit the project into the site.



Chaco Canyon Grill on Greenwood Ave N

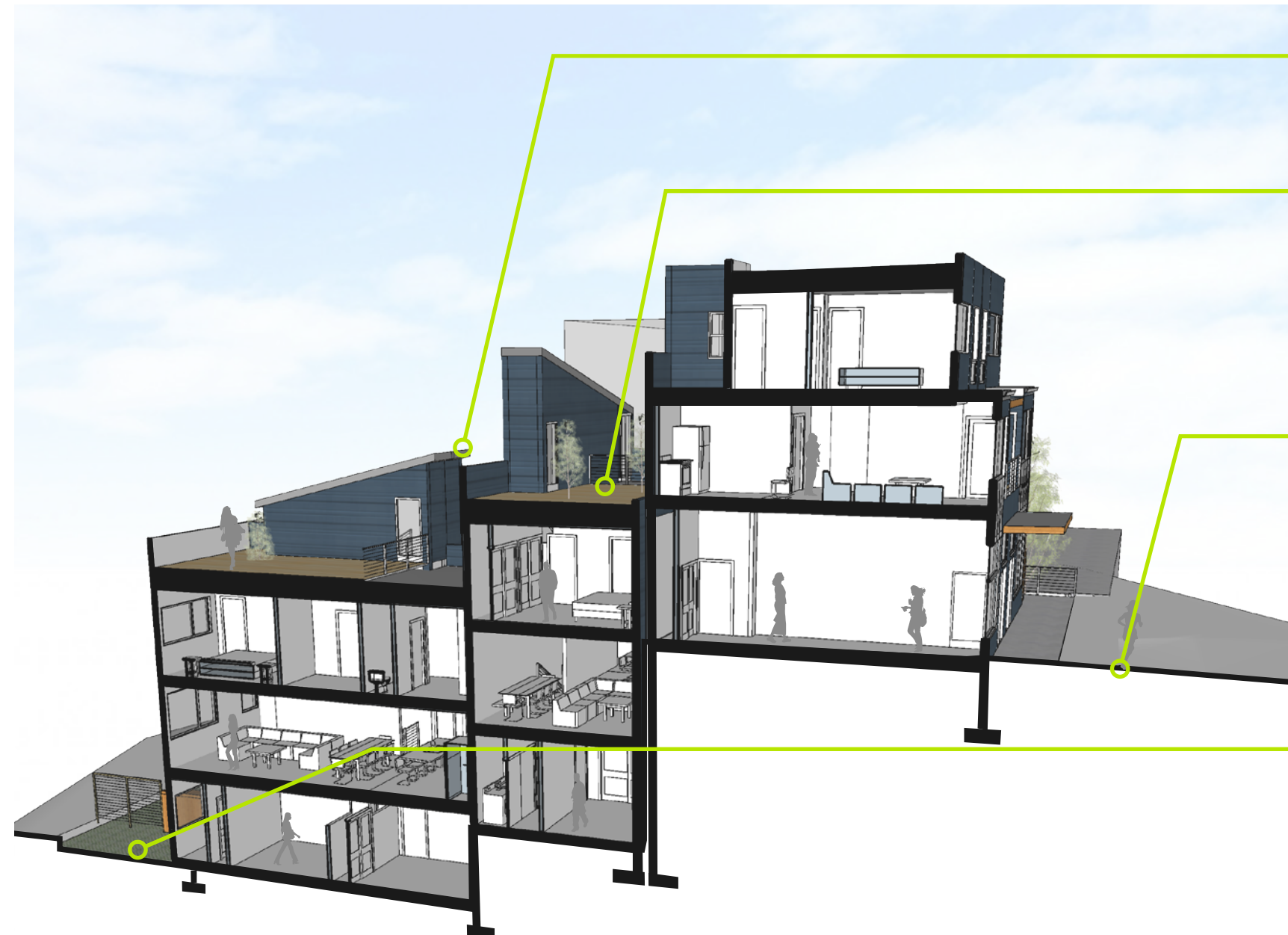


Flint Creek Cattle on 85th and Greenwood Ave N



Seattle ReCreative on 85th and Greenwood Ave N





**stair enclosures**

the roofs are sloped to fit into the context of the residential zones to the west of the site.

**roof decks**

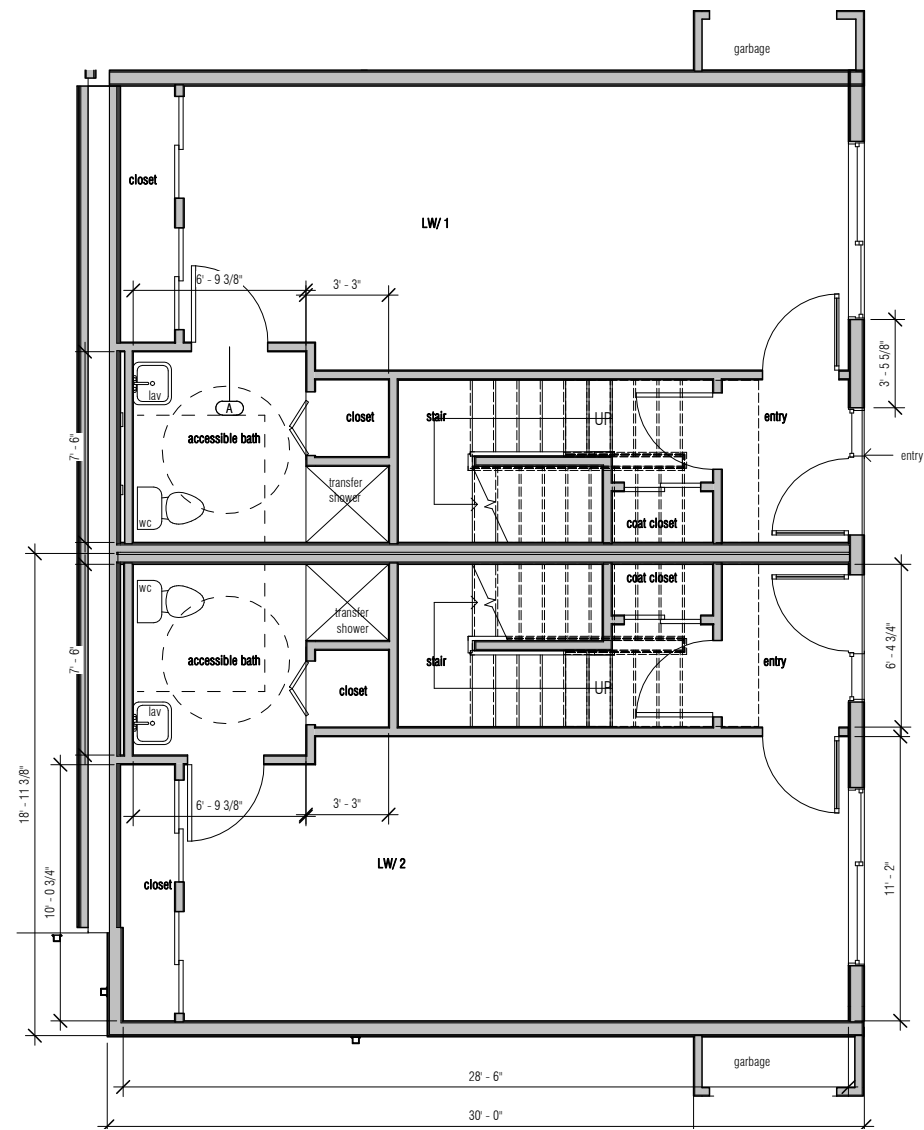
each townhouse/ live-work unit has a roof deck to provide maximum amount of outdoor space and allow for sweeping views in all directions

**topography**

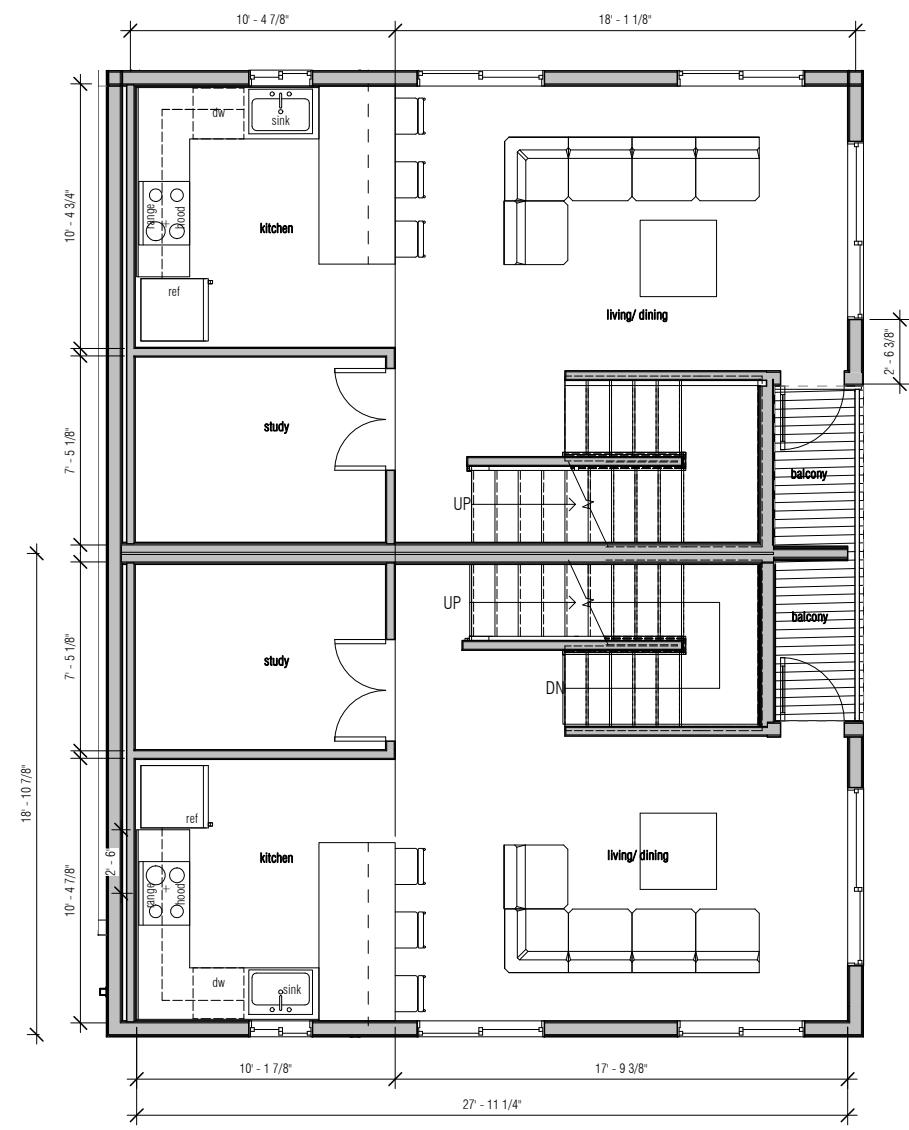
the project has stepped massing that follows the existing topography of the site, making use of the natural landscape to step down and minimize site disturbance.

**set back**

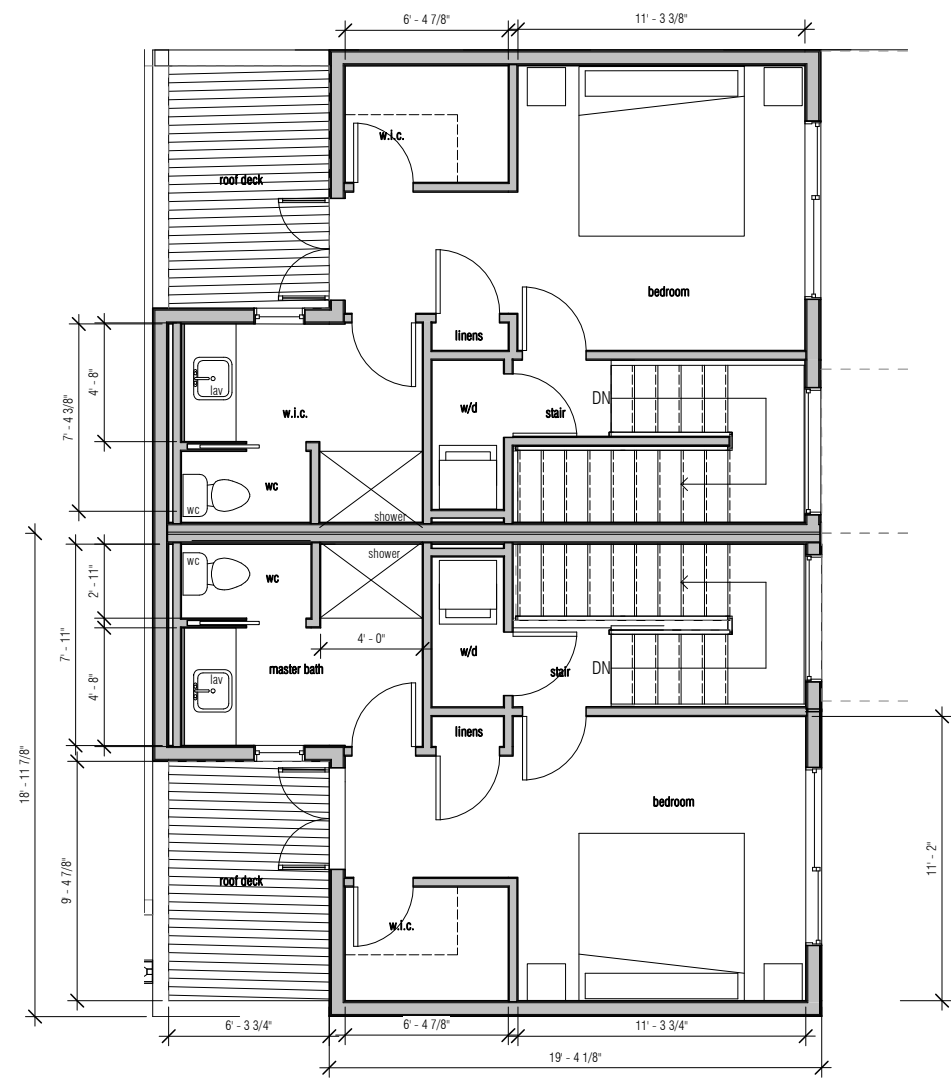
the building is set back by 23' - 11" to the property line to west facing SF5000 zone. This set back allows for a buffer between the project and neighboring single-family residences.



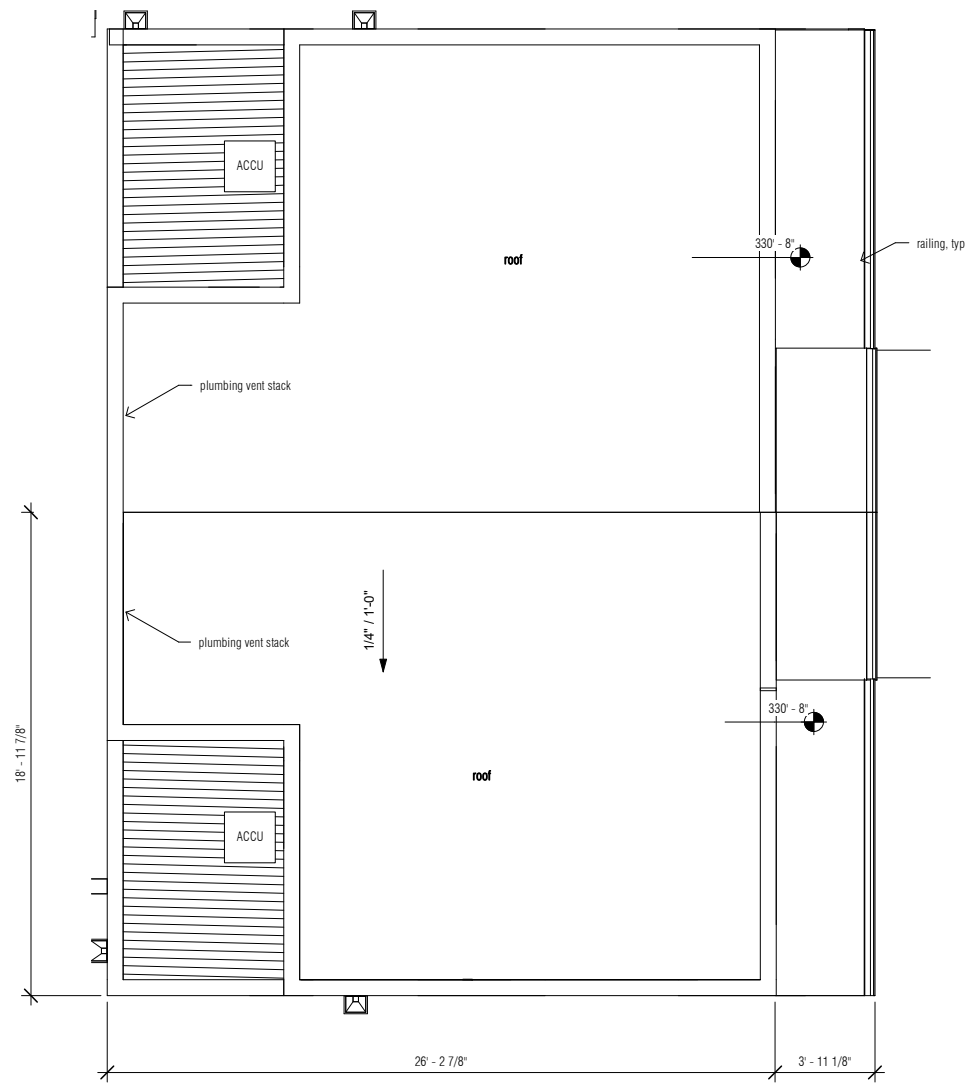
north  
LW 1&2 - first floor plan  
1/8" = 1'-0"



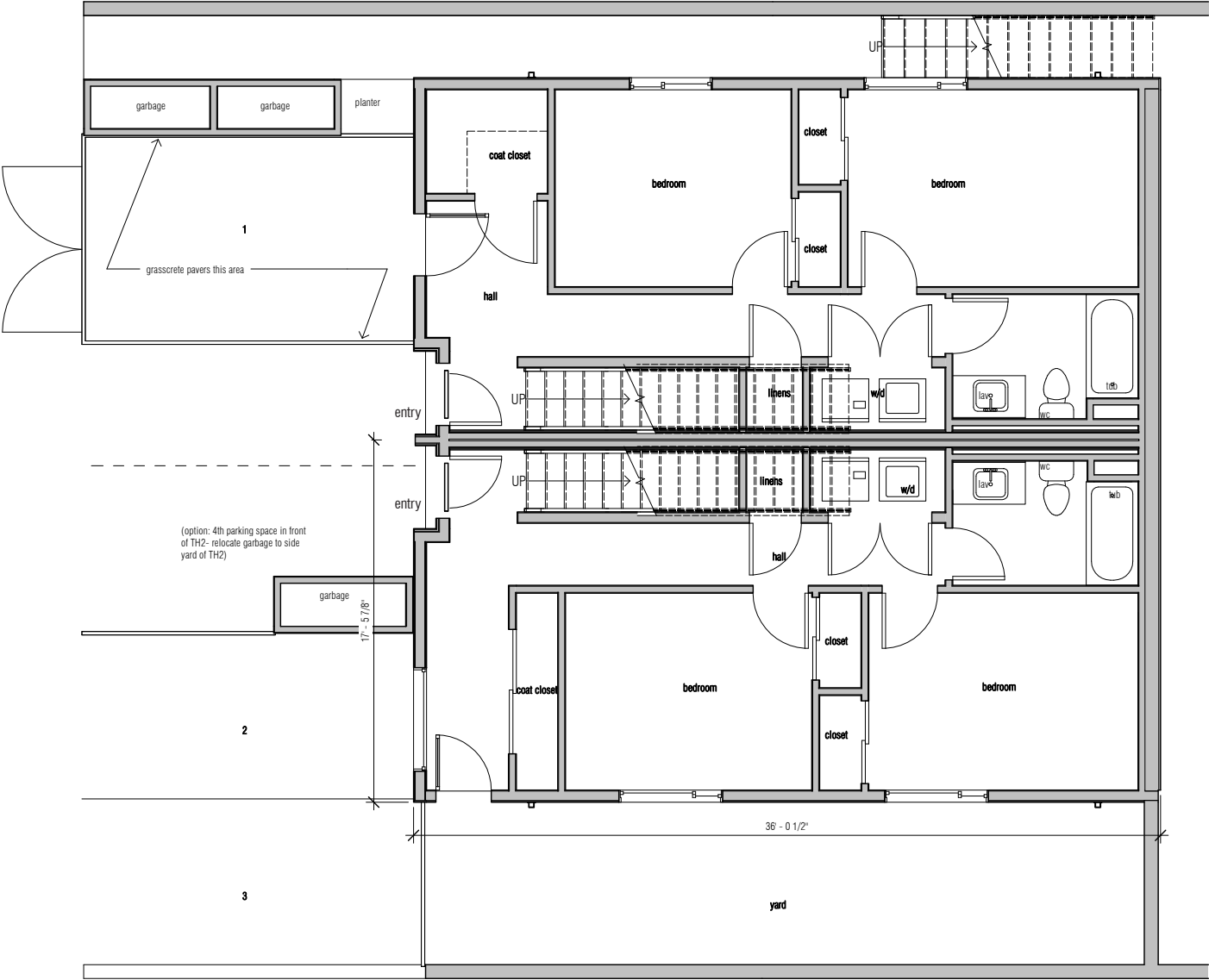
north  
LW 1&2 - second floor plan  
1/8" = 1'-0"



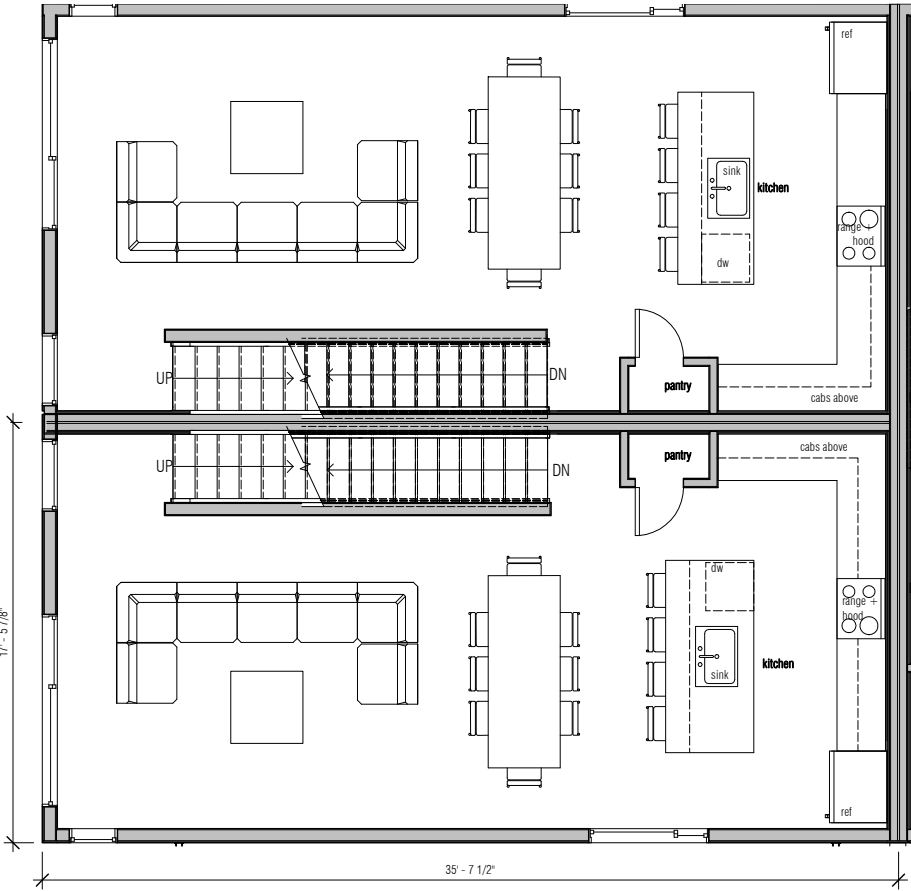
north  
LW 1&2 - third floor plan  
1/8" = 1'-0"



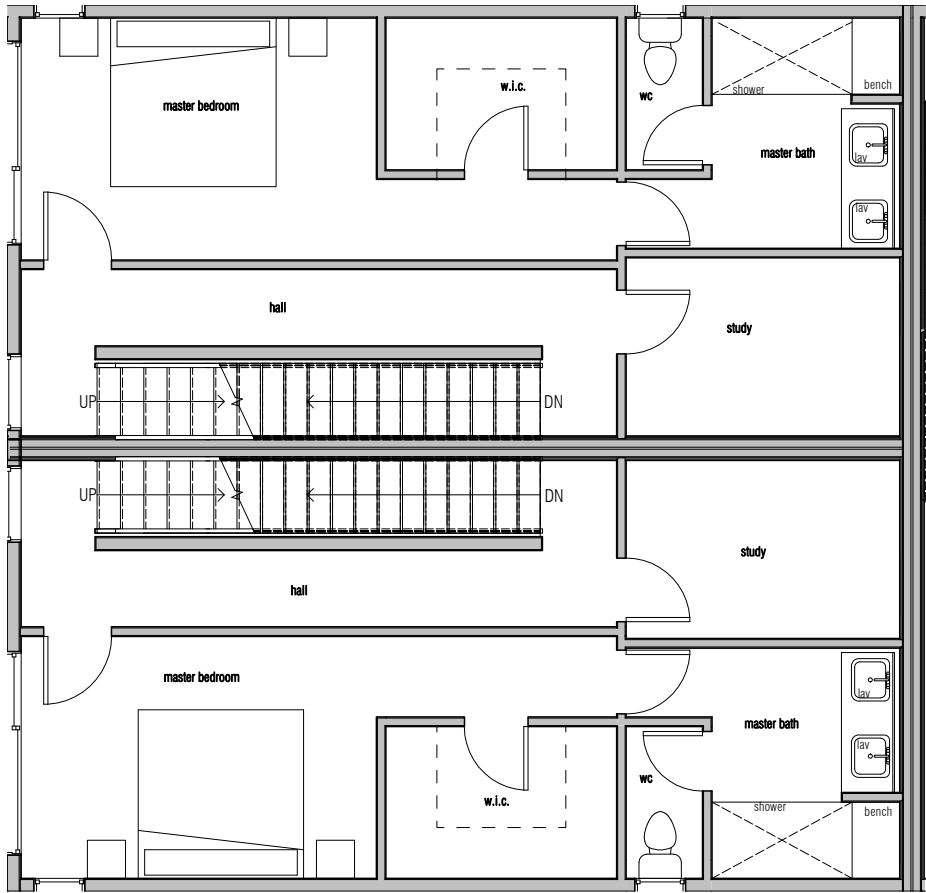
north  
LW 1&2 - roof plan  
1/8" = 1'-0"



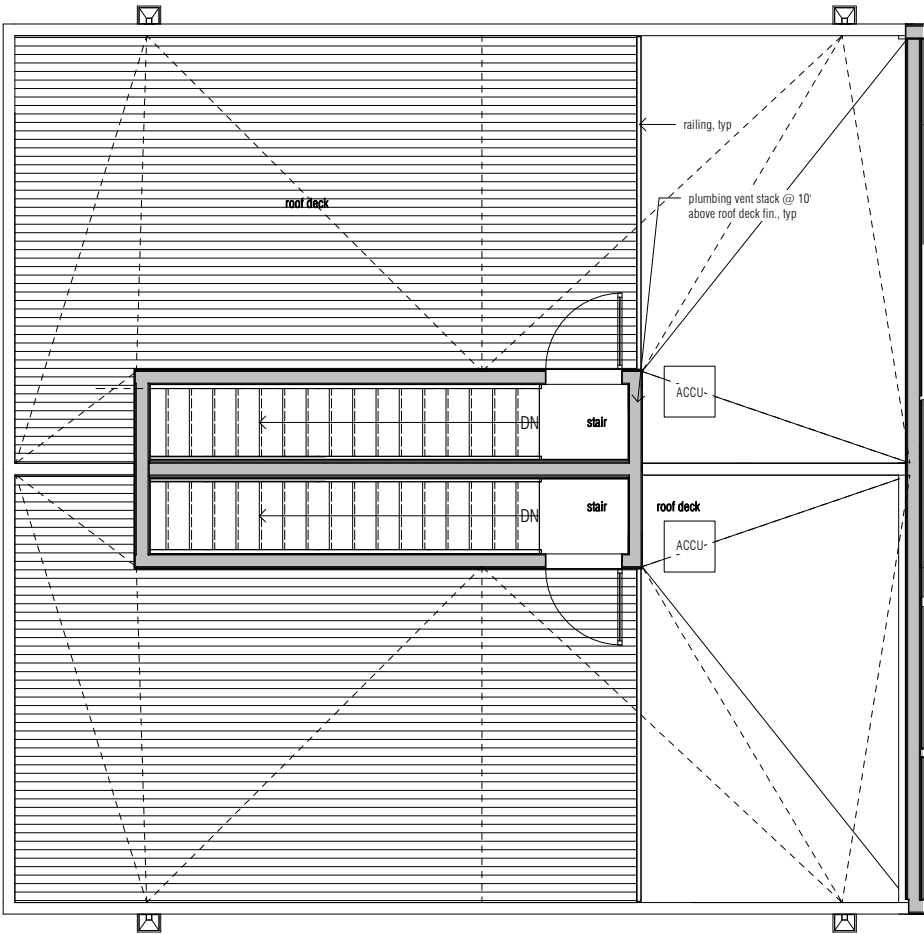
north  
TH 1&2 - first floor plan  
1/8" = 1'-0"



north  
TH 1&2 - second floor plan  
1/8" = 1'-0"

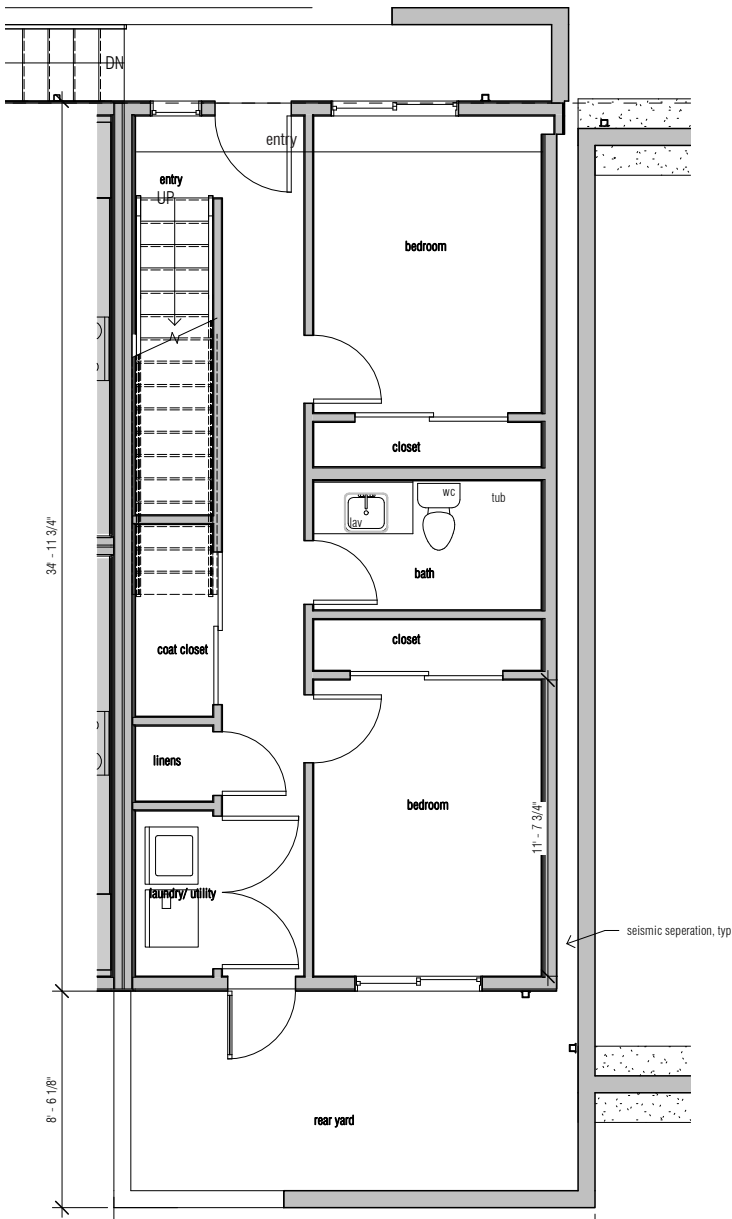


north  
TH 1&2 - third floor plan  
1/8" = 1'-0"

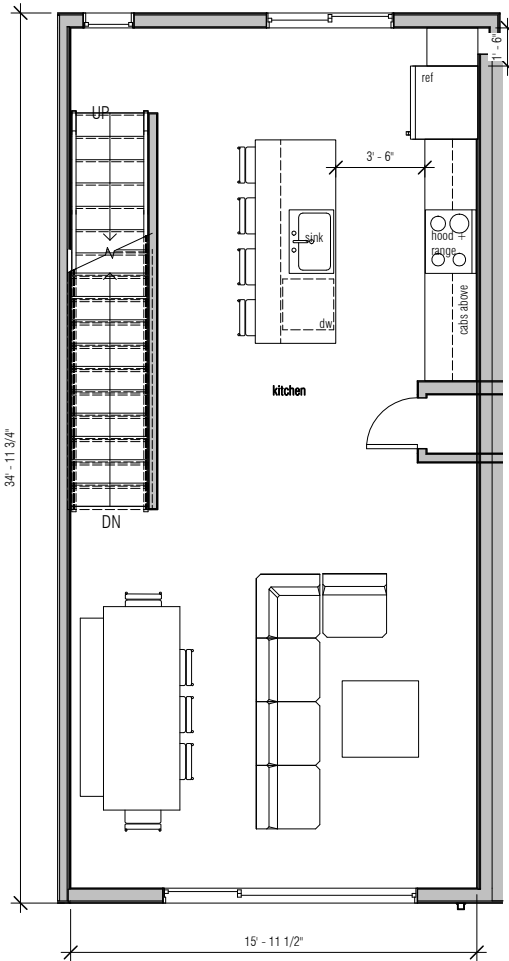


north  
TH 1&2 - roof plan  
1/8" = 1'-0"

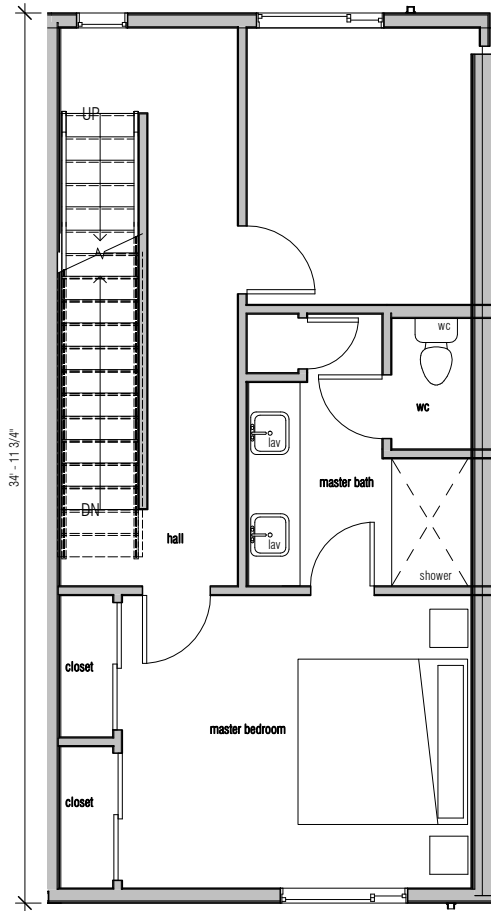
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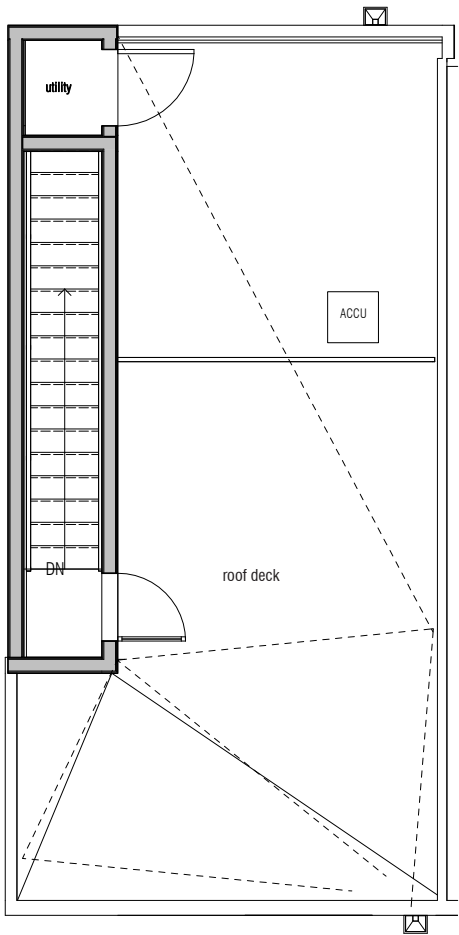
north  
TH 3 - first floor plan  
1/8" = 1'-0"



north  
TH 3 - second floor plan  
1/8" = 1'-0"



north  
TH 3 - third floor plan  
1/8" = 1'-0"



north  
TH 3 - roof plan  
1/8" = 1'-0"



east elevation  
1/8" = 1'-0"

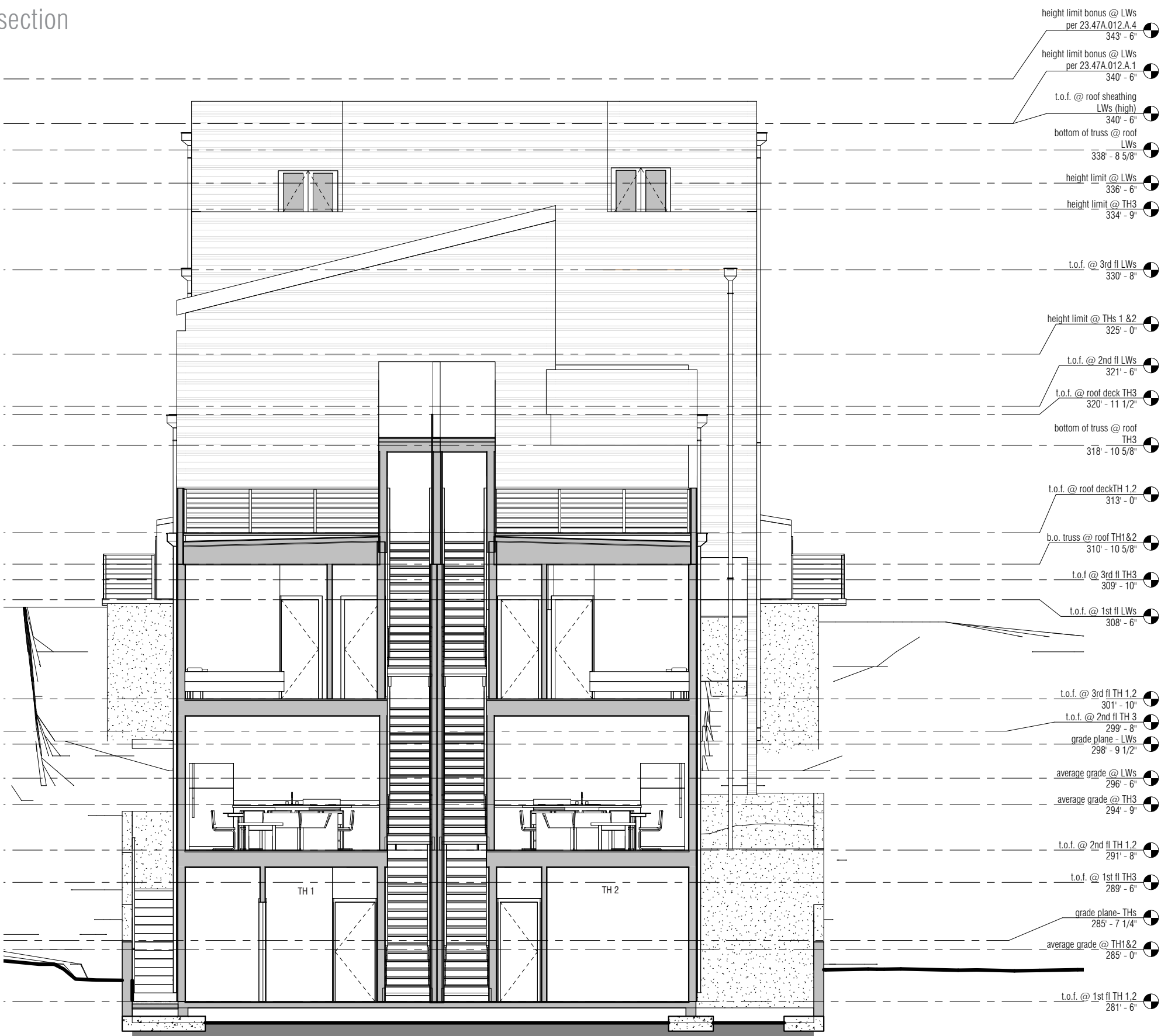


north elevation  
1/8" = 1'-0"

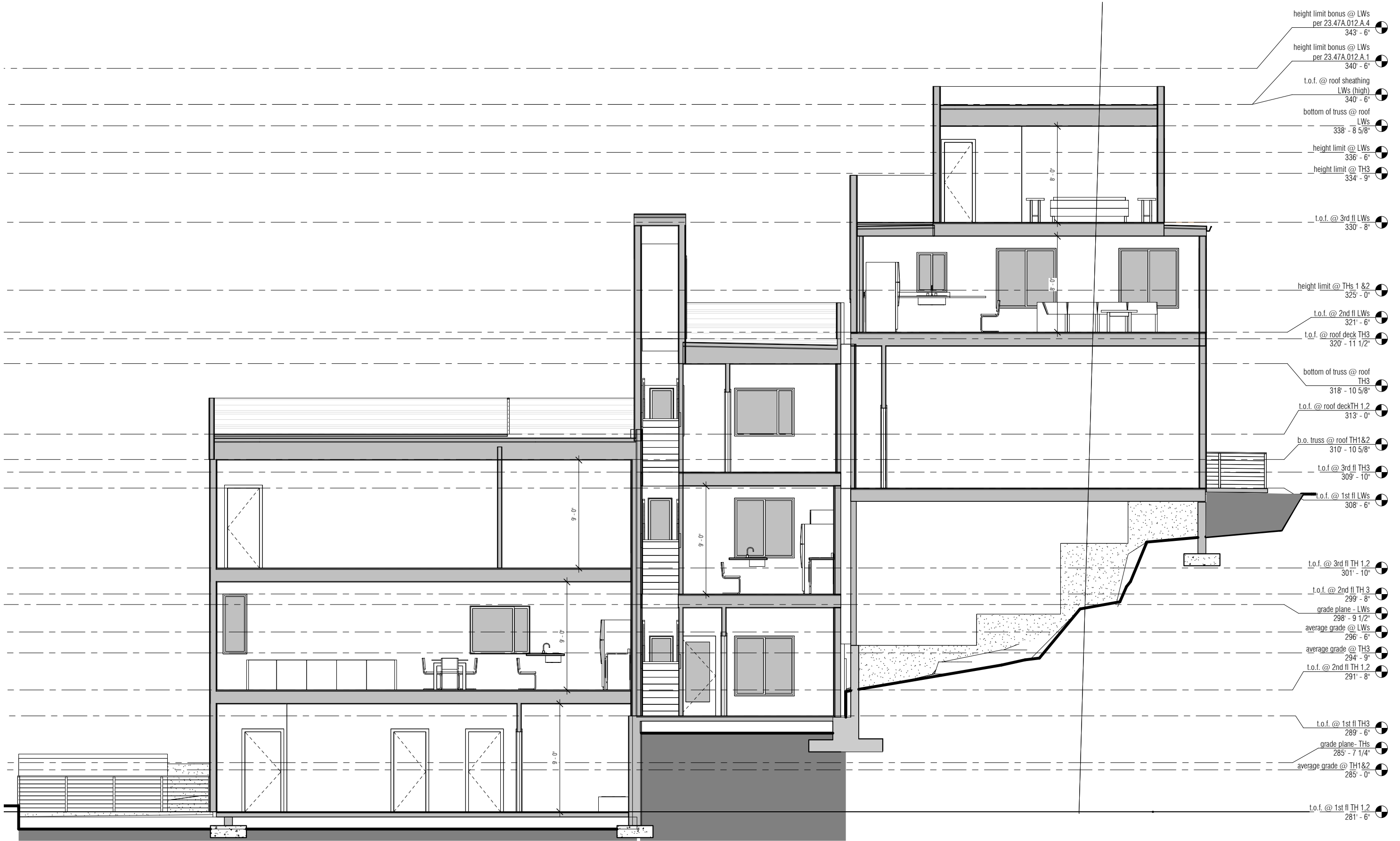




west elevation  
1/8" = 1'-0"



north-south section  
1/8" = 1'-0"



east-west section  
1/8" = 1'-0"

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materials palette

- 1 white fiber cement panel
- 2 dark blue fiber cement lap siding
- 3 1"x4" stained cedar slats
- 4 concrete
- 5 white vinyl window





Conceptual Perspective  
Looking East on Greenwood Ave N



Conceptual Perspective  
Looking East from Alley



Conceptual Perspective  
Looking NW from Greenwood Ave N

