STREAMLINED DESIGN REVIEW

10712 Greenwood Ave N.
Seattle, WA

SDCI PROJECT NO.:
3029775

MEETING DATE:
02/07/2018

APPLICANT CONTACT:

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Caron Architecture
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2505 3rd Ave Suite 300C Seattle 98121

SOUTHWEST STREET VIEW

CONTENTS

PROJECT TEAM

OWNER
Build with Style, Inc.

CARON ARCHITECTURE CONTACT
Amanda Black, Project Manager
Caron Architecture
amandablack@caronarchitecture.com
206.367.1382
Caron Reference No.: 2017.056

SITE INFORMATION

ADDRESS:
10712 Greenwood Ave N.

SDCI PROJECT NO.:
3029775

PARCEL(S):
8911000270

SITE AREA:
8,059 SF

OVERLAY DESIGNATION:
Parking Flexibility Area

DEVELOPMENT STATISTICS

ZONING:
LR3 / SF 7200

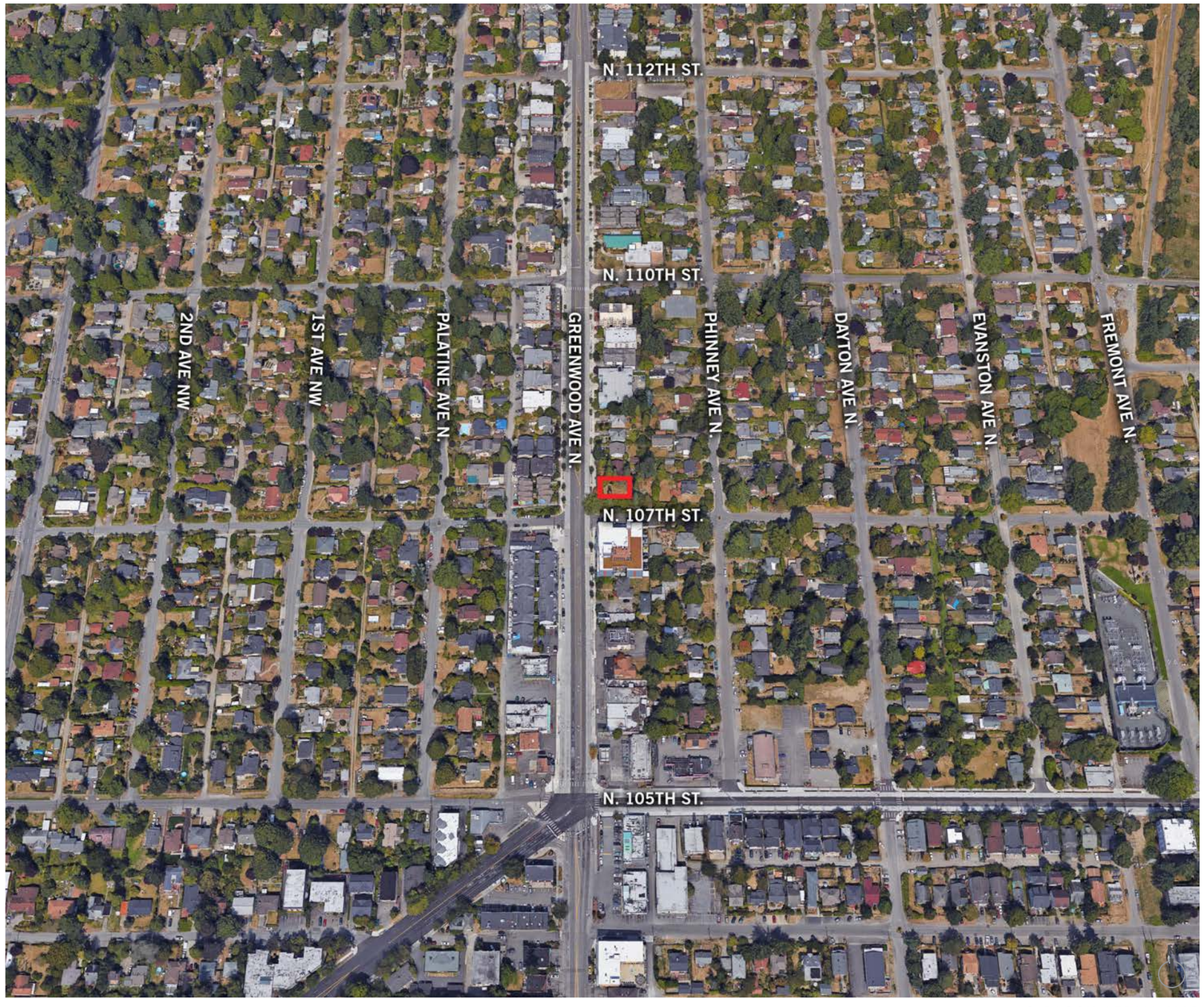
RESIDENTIAL UNITS:
8 Townhouses

PARKING STALLS:
6 Parking Stalls

PROPOSAL DESCRIPTION

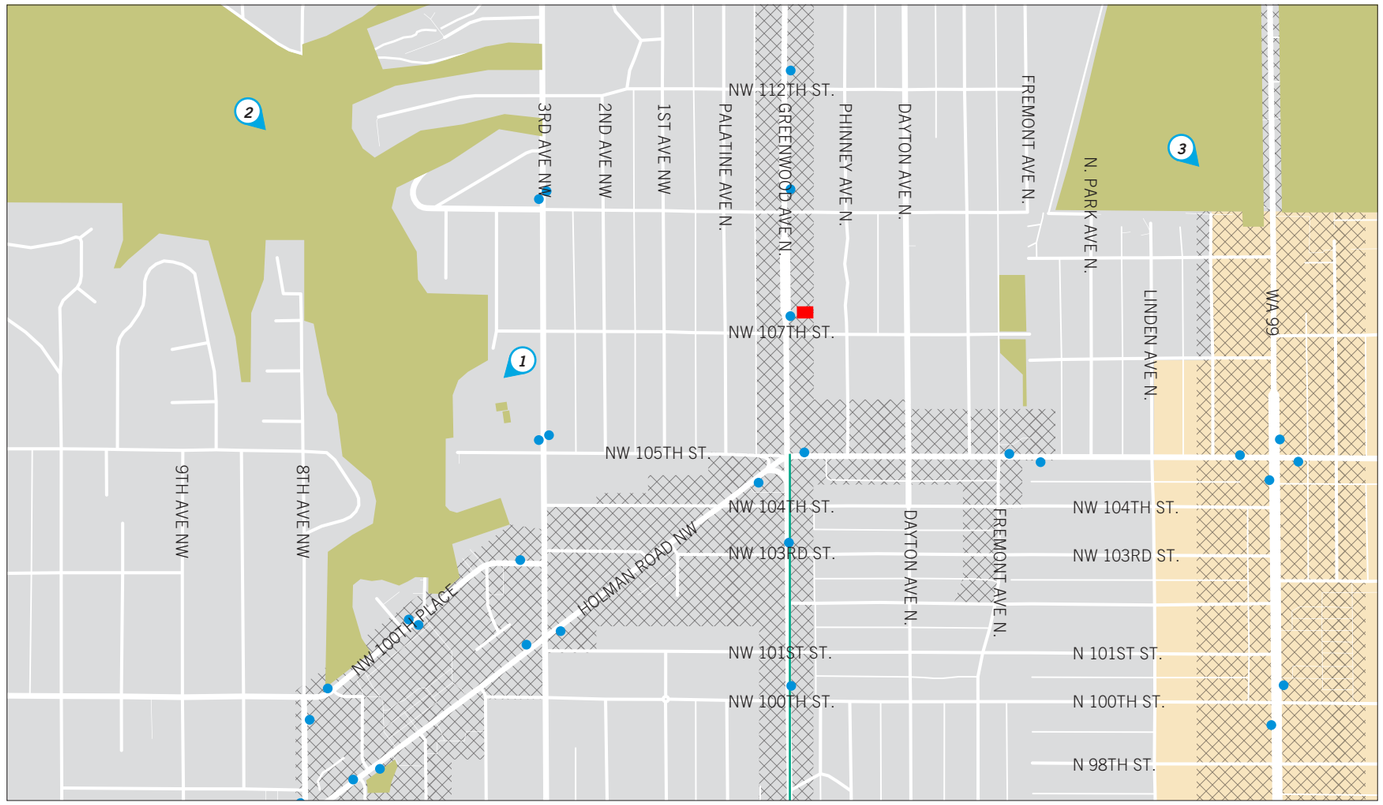
DEVELOPMENT OBJECTIVES

The proposed development will add 8 townhomes to the Greenwood neighborhood. The units will be divided up among two buildings, with 4 units to a building and each unit occupying a corner of the building. The project will provide 6 surface parking stalls, located at the rear of the site. The project aims to reinforce the existing traditional residential character of the neighborhood with a gable-inspired design of the front, street-facing units. The rear units take a more modern approach to design while still speaking the same language as the front units. The project is intended to be developed as part of a larger community. The site directly south is currently being permitted as rowhouses (#6621456) and together with the proposed development, the two projects will create a strong presence at the corner of Greenwood Ave N and N107th St. The townhomes will have private amenity space provided throughout the site and on the rear building roof decks, but the units are also adjacent to a large open common amenity area on the southern lot, which residents will have direct access to as well.



9-BLOCK AERIAL MAP

CONTEXT & URBAN DESIGN ANALYSIS



VICINITY & WALKING MAP KEY

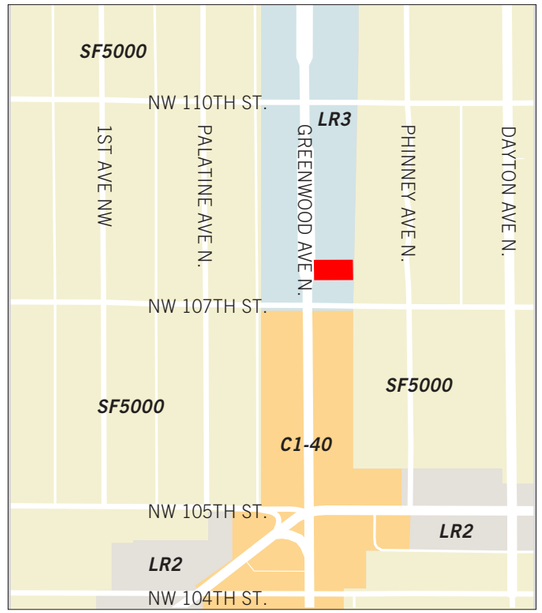
- Project Site
- Park
- Bus Stops
- Dedicated Bike Lanes
- Parking Flexibility Area
- Aurora-Licton Springs Urban Village
- View (ref. Images)

COMMUNITY NODES

1 VIEWLANDS ELEMENTARY SCHOOL

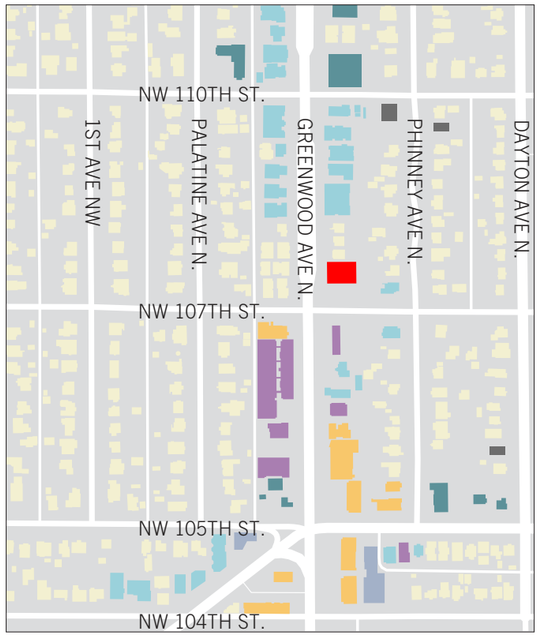
2 PIPER'S ORCHARD

3 EVERGREEN WASHELLI CEMETERY



ZONING

- Project Site
- SF 5000
- LR2
- LR3
- C1-40

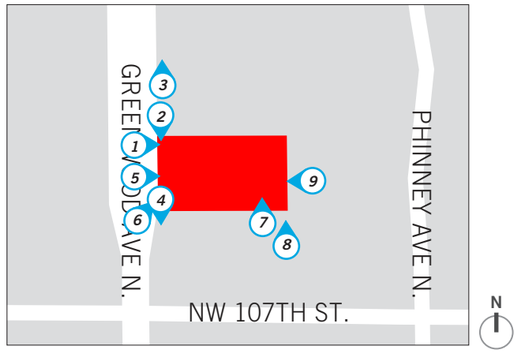


SURROUNDING USES

- Project Site
- Single Family
- Multifamily*
- Service Building
- Office / Warehouse
- Commercial
- Vacant Building
- Mixed-Use

**Includes duplexes and triplexes*

SITE PHOTOS



MAP KEY

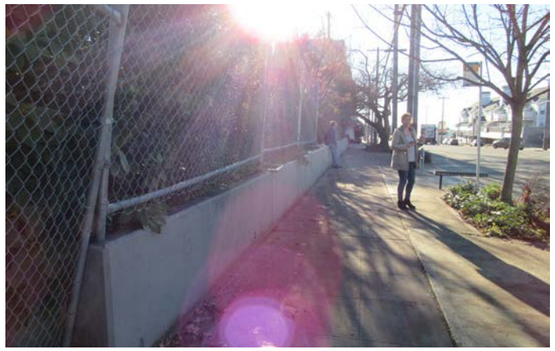
Project Site

View

1 PROPERTY LINE

2 SIDEWALK ALONG GREENWOOD AVE N.

3 LOOKING NORTH ALONG GREENWOOD AVE N.



4 LOOKING SOUTH ALONG GREENWOOD AVE N.

5 EXISTING STRUCTURE ON PROJECT SITE

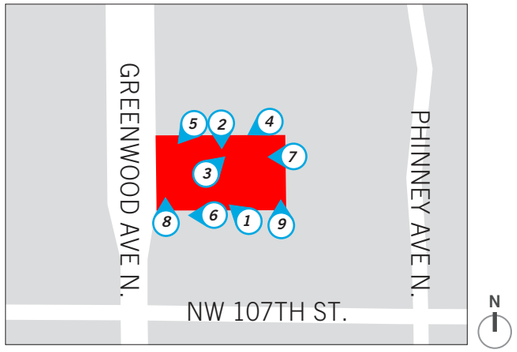
6 EXISTING STRUCTURE ON PROJECT SITE

7 LOOKING NORTH ON PROJECT SITE

8 LOOKING NORTH ON PROJECT SITE

9 LOOKING EAST ON PROJECT SITE

SITE PHOTOS



MAP KEY

Project Site

View

1 EXISTING STRUCTURE, LOOKING WEST ON PROJECT SITE

2 EXISTING STRUCTURE, LOOKING SOUTH ON PROJECT SITE

3 EXISTING STRUCTURES ON PROJECT SITE

4 LOOKING WEST ON PROJECT SITE

5 LOOKING SOUTHWEST ON PROJECT SITE

6 SOUTH PROPERTY LINE, LOOKING WEST

7 LOOKING WEST ON PROJECT SITE

8 LOOKING NORTH ON PROJECT SITE

9 EAST PROPERTY LINE, LOOKING NORTH

NEIGHBORHOOD VICINITY

NEIGHBORHOOD VICINITY

Along Greenwood Ave N there are multiple townhouse developments with varying design aesthetics, which set a good precedent for the proposed project. The neighborhood has a combination of traditional and modern designs which create visual interest for pedestrians, motorists, and members of the community. The project aims to reinforce that precedent by combining traditional and modern forms in the massing and façade treatment of the townhomes. The project is of similar scale to adjacent developments and provides a nice balance to the neighborhood by filling in the urban edge of Greenwood Ave N.

1 TRADITIONAL TOWNHOME DEVELOPMENT OPPOSITE OF SITE ACROSS GREENWOOD AVE N

2 GREENWOOD AVE N TOWNHOME DEVELOPMENT, SIMILAR SCALE AND MATERIAL

3 TOWNHOME DEVELOPMENT 4 BLOCKS NORTH OF PROJECT, SIMILAR FACADE MATERIALS AND ROOF LINES

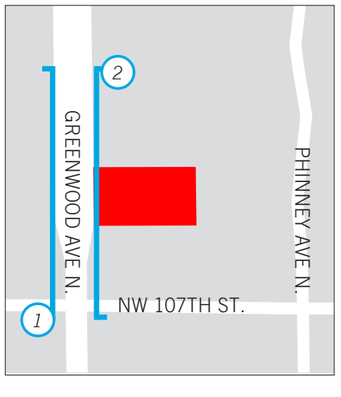
4 NEW TOWNHOME DEVELOPMENT OFF GREENWOOD, NORTH OF SITE, DRIVEWAY CONDITION

5 OWNER'S RECENT ROWHOUSE PROJECT, 3 BLOCKS NORTH OF PROJECT SITE

6 MODERN TOWNHOMES LOCATED 2 BLOCKS NORTH OF PRJOECT SITE, ELEVATED ENTRANCES, SEPARATION OF PUBLIC AND PRIVATE

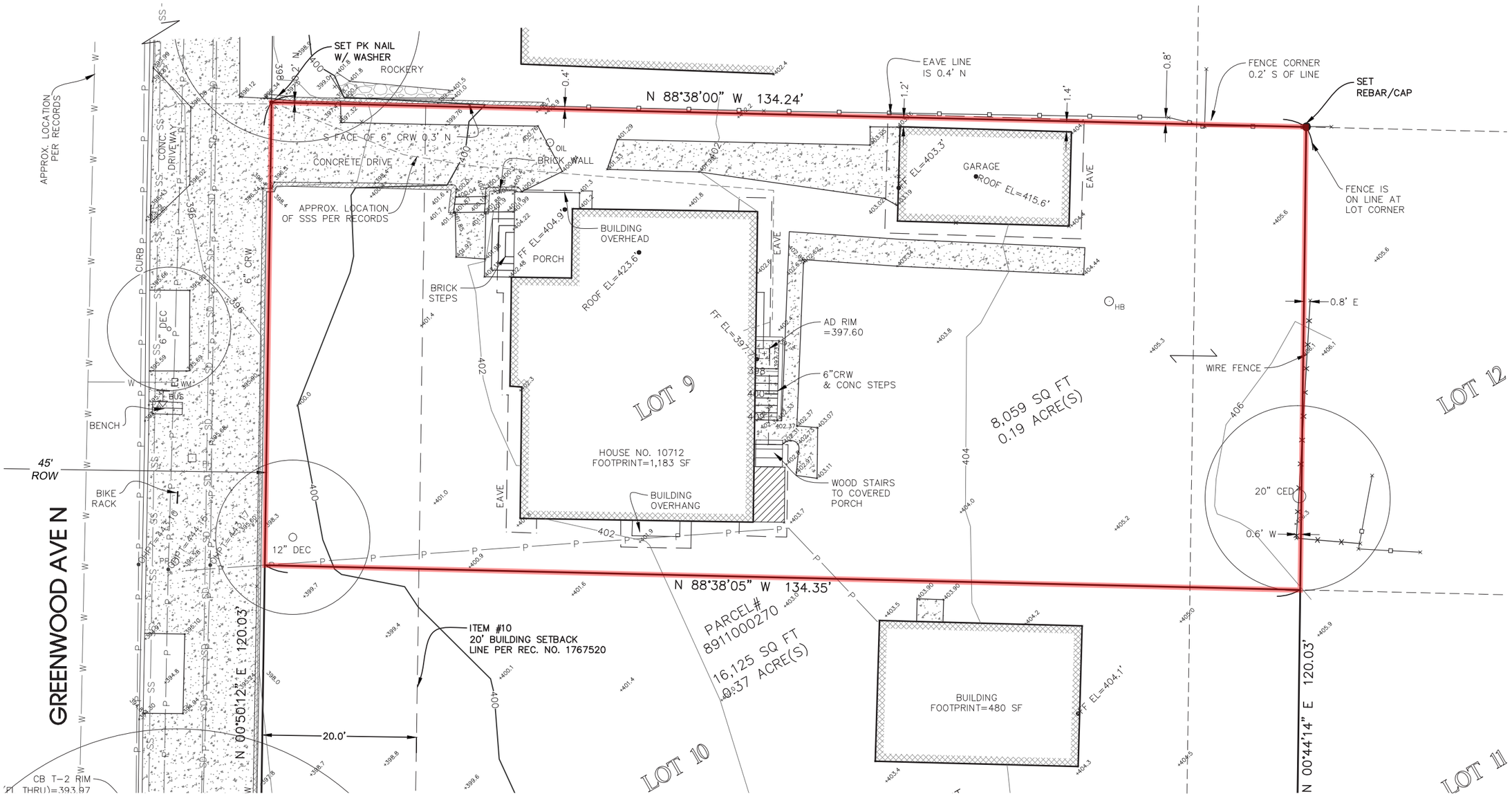
SITE STREETSCAPES

1 GREENWOOD AVE N. LOOKING WEST



2 GREENWOOD AVE N. LOOKING EAST

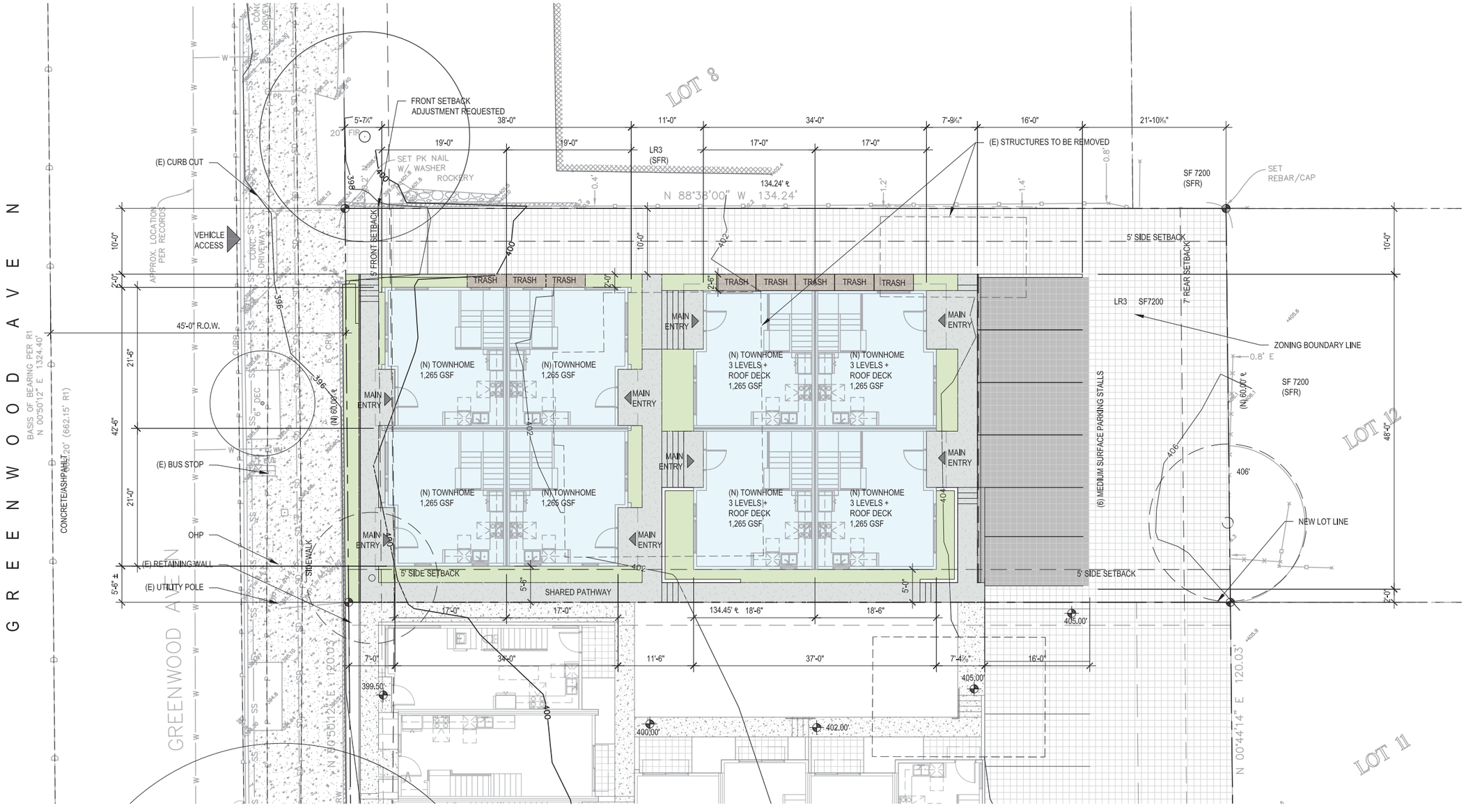
SURVEY


SET PK NAIL
W/ WASHER
ROCKERY
N 88°38'00" W 134.24'
EAVE LINE
IS 0.4' N
FENCE CORNER
0.2' S OF LINE
SET
REBAR/CAP
FENCE IS
ON LINE AT
LOT CORNER
S FACE OF 6" CRW 0.3' N
CONCRETE DRIVE
APPROX. LOCATION
PER RECORDS
APPROX. LOCATION
OF SSS PER RECORDS
CONC. SS
DRIVEWAY
CURB
6" CRW
6" DEC
OIL
BRICK WALL
FF EL=403.3
GARAGE
ROOF EL=415.6'
EAVE
FF EL=404.9'
PORCH
BUILDING
OVERHEAD
ROOF EL=423.6'
BRICK
STEPS
HB
0.8' E
WIRE FENCE
AD RIM
=397.60
6"CRW
& CONC STEPS
FF EL=397
LOT 9
HOUSE NO. 10712
FOOTPRINT=1,183 SF
WOOD STAIRS
TO COVERED
PORCH
BUILDING
OVERHANG
8,059 SQ FT
0.19 ACRE(S)
LOT 12
20" CED
0.6' W
BENCH
BUS
BIKE
RACK
45'
ROW
GREENWOOD AVE N
12" DEC
N 88°38'05" W 134.35'
PARCEL#
8911000270
16,125 SQ FT
0.37 ACRE(S)
ITEM #10
20' BUILDING SETBACK
LINE PER REC. NO. 1767520
20.0'
BUILDING
FOOTPRINT=480 SF
FF EL=404.1'
N 00°50'12" E 120.03'
N 00°44'14" E 120.03'
LOT 10
LOT 11
CB T-2 RIM
(PI THRU)=393.97
N

SITE PLAN

KEY

- Units
- Utility
- Planting Strip
- Parking



SITE PLAN

OVERHEAD PERSPECTIVE

ZONING DATA

APPLICABLE ZONING	SMC-SECTION	SMC REQUIREMENT	COMPLIANCE / REFERENCE
Floor Area Ratio (FAR) Limits	23.45.510	1.3 FAR limit in LR-3 zone for townhouses and meets the requirements of 23.45.510.C.	√
Density Limits- Low-rise Zones	23.45.512	Townhouse development: Meeting 23.45.510.C- no limit.	√
Structure Height	23.45.514	30' height limit	√
Setbacks & Separations	23.45.518	Front and rear setbacks: 7' average, 5' minimum Side setbacks from facades 40' or less in length: 5' minimum. 10' separation between principal structures.	ADJUSTMENT REQUESTED
Amenity Area	23.45.522	25% of lot area: 50% of required amenity space to be at ground level (10: min. dim. from side lot lines). Amenity areas on roof structures that meet the provisions of subsection 24.45.510 may be counted as amenity area provided at ground level.	√
LEED, Built Green & Evergreen Sustainable Development Standards	23.45.526	To achieve a higher far limit, townhouse will meet GREEN building performance standards. Either built GREEN 4 star rating or LEED Silver rating.	√
Structure Width & Facade Length Limits in LR Zones	23.45.527	Townhouses outside LR3 Urban Villages maximum width: 120'	√
Light & Glare Standards	23.45.534	All light to be shielded and directed away from adjacent / abutting properties: parking to have 5' - 6' screen or hedge.	√
Parking Location, Access & Screening	23.45.536	Parking provided at rear of lot.	√
Pedestrian Access & Circulation	23.53.006	Pedestrian access and circulation required. No street improvements required.	√
Solid Waste & Recyclable Materials Storage & Access	23.54.040:	(1) 2' X 6' area for each unit (units will be billed separately by utility). Bins will be pulled to street by owners on collection day. Storage areas.	√
Required Parking	23.54.015	Parking flexibility area 50% reduction in minimum parking due to frequent transit service within 1/4 mile. 1 space per 0.5 dwelling units. Bicycle Parking: 1 space per 4 dwelling units	√

ARCHITECTURAL DESIGN RESPONSE

CONTEXT AND SITE

CS1. NATURAL SYSTEMS & SITE FEATURES

Use Natural systems / features of the site and its surroundings as a starting point for project design.

B. Sunlight and Natural Ventilation

Architect Response:

Instead of the project comprising of one large building, the eight units are divided among two smaller buildings. The units are oriented such that every unit is a corner unit and therefore the layout maximizes sunlight and ventilation into the interior.

C. Topography

Architect Response:

The two buildings will be staggered in height, responding to the natural topography of the site.

CS2. URBAN PATTERN & FORM

Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

A. Location in the City and Neighborhood

Architect Response:

The proposed development will strengthen the existing pattern of multifamily development in the neighborhood by introducing a strong edge between public and private. Elevating the front pathway and utilizing the existing retaining wall will separate the street-facing units from the traffic along Greenwood Ave N, increasing the safety of the residents.

B. Adjacent Sites, Streets and Open Spaces

Architect Response:

The project works with the existing topography by sloping up to the east and stepping the buildings and parking in response. The project will also keep intact the existing retaining wall located in the right-of-way adjacent to the west property line. Vehicular access will use the current driveway location and width so as not to disrupt current patterns of pedestrians, bikes, and cars.

C. Relationship to the Block

Architect Response:

Given the project is a located as a mid-block site, the decision was made to maximize light and views by orienting all units as corner units. This creates visual interest all on sides of the site for adjacent neighbors.

CS3. ARCHITECTURAL CONTEXT & CHARACTER

Contribute to the architectural character of the neighborhood.

A. Emphasizing Positive Neighborhood Attributes

Architect Response:

The project is responding to the existing architectural context, which is a mix of traditional multifamily, and contemporary multifamily. The two buildings are different in their roof forms but coordinate in massing and material. The proposed buildings will also reflect design elements present in the rowhouse development currently being permitted on the south lot.

PUBLIC LIFE

PL1. CONNECTIVITY

Complement and contribute to the network of open spaces around the site and the connections among them.

B. Walkways and Connections

Architect Response:

The project will preserve the existing retaining wall located in the right-of-way. A stair connection will be made from the sidewalk and bring residents and guest up to the elevated level of the townhomes. Connecting pathways link units up with one another and encourages circulation with the adjacent south lot, promoting a sense of community.

C. Outdoor Uses and Activities

Architect Response:

The project will promote outdoor uses and activities by incorporating visually interesting landscaping and providing wide unit entries which allow room for seating or planters. The project's close proximity to the common amenity area courtyard of the rowhouse development to the south will be an added bonus opportunity for more interactions among residents and their neighbors.

PL2 WALKABILITY

Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

B. Safety and Security

Architect Response:

The project will orient the front units to face the street, and through the use of large windows, put more eyes on the street to help promote a safer neighborhood. The units are also elevated up from the street, giving residents a more secure feeling, while providing a better angle for neighborhood observation.

D. Wayfinding

Architect Response:

To help residents and visitors with navigating the units on-site, the project will incorporate address signs along the north and south facades for easy identification. The signs will be visible from the main site entrance at the northwest corner of the site, and the main shared pathway with runs along the south property line.

PL3 STREET LEVEL INTERACTION

Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

A. Entries

Architect Response:

The units were designed so that entries facing one another in the central courtyard were staggered. The goal was to increase privacy in an area where the units are in close proximity to one another. All of the unit entries are provided with overhead protection and wide patios.

PL4 ACTIVE TRANSPORTATION

Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.

A. Entry Locations and Relationships

Architect Response:

The entries for the units are located safely above the street and sidewalk. Vehicle and bike access was placed where it currently exists on site so as to not disrupt current traffic patterns. Locating this access point along the north side of the site also increases the separation from the bus stop and intersection of N. 107 St.

ARCHITECTURAL DESIGN RESPONSE

PL4 ACTIVE TRANSPORTATION (CONT.)

B. Planning Ahead for Bicyclists

Architect Response:

Bicycle parking will be provided along the driveway in the central courtyard. This allows easy access from the street and from all of the units.

DESIGN CONCEPT

DC1. PROJECT USES & ACTIVITIES

Optimize the arrangement of uses and activities on site.

B. Vehicular Access and Circulation

Architect Response:

The project utilizes the existing location of the driveway to minimize the conflict between vehicles and pedestrians. Parking is located at the rear of the site as opposed to in-between the two structures to further reduce conflicts.

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.

A. Massing

Architect Response:

The mass of 8 units on the site is broken up into 2 buildings. The buildings are elevated in response to the slope of the site with the rear (east) building slightly higher than the street-facing building

B. Architectural and Facade Composition

Architect Response:

The facades of each building were designed to create visual interest on all sides. Various elements, such as projections, canopies, and over-framing are incorporated to enhance the character of each building. The two buildings speak slightly different architectural languages, yet when combined, they respond well to each other, the neighbors, and existing multifamily developments in the area.

C. Secondary Architectural Features

Architect Response:

Various architectural features are incorporated to add depth and interest to the facades of the two buildings. On the rear building's north elevation, massing turns into a linear element which also functions as overhead weather protection. At the front, street-facing elevation, over-framing is used to accentuate the gable roof forms which reflect the roof lines of existing townhouse projects in the neighborhood.

D. Scale and Texture

Architect Response:

Materials of different textures and scales have been thoughtfully applied to the facades of the two buildings and throughout the project to enhance the character of the design. Horizontal siding of varying widths, and shingle-style siding provide a range of scale residents and pedestrians will find visually interesting.

DC3. OPEN SPACE CONCEPT

Integrate open space design with the building design so that they complement each other.

A. Building-Open Space Relationship

Architect Response:

Instead of locating all of the units in one structure, the project was divided into two buildings in an effort to create more opportunities for open spaces. The layout of the buildings generates 3 open spaces which encourage interactions among residents, neighbors, and pedestrians. The front, center, and rear open spaces balance out the mass occupied by the buildings on site.

C. Design

Architect Response:

The open spaces will be enhanced through the use of hardscape surfaces and plantings. The project's residents will also have direct access to the common amenity area located south on the adjacent lot under development. The common amenity area will have features such as bio-planters and outdoor seating areas with overhead patio lighting.

DC4. EXTERIOR ELEMENTS & FINISHES

Use appropriate and high quality elements and finishes for the building and its open spaces.

A. Exterior Elements and Finishes

Architect Response:

The exterior finish materials for the two buildings will include horizontal fiber cement siding of varying widths and shingle-style siding. These features will provide an interesting pattern and texture to the exterior and have also proven to be highly durable in Seattle's climate. High contrasting colors will also be utilized to enhance certain elements and the overall design aesthetic.

ELEVATIONS | MATERIALS

STREET VIEW (WEST ELEVATION)

MATERIALS

PT1	PAINTED FIBER CEMENT PANEL: CHARCOAL	PT3	PAINTED SHINGLED SIDING: WHITE
PT2	PAINTED FIBER CEMENT SIDING: WHITE	MTL1	HORIZONTAL METAL RAILING
		VN1	VINYL WINDOWS: DARK

BACK TOWNHOUSE (EAST ELEVATION)

MATERIALS

PT1	PAINTED FIBER CEMENT PANEL: CHARCOAL	PT3	PAINTED SHINGLED SIDING: WHITE
PT2	PAINTED FIBER CEMENT SIDING: WHITE	MTL1	HORIZONTAL METAL RAILING
		VN1	VINYL WINDOWS: DARK

BACK TOWNHOUSE (WEST ELEVATION)

MATERIALS

PT1	PAINTED FIBER CEMENT PANEL: CHARCOAL	PT3	PAINTED SHINGLED SIDING: WHITE
PT2	PAINTED FIBER CEMENT SIDING: WHITE	MTL1	HORIZONTAL METAL RAILING
		VN1	VINYL WINDOWS: DARK

FRONT TOWNHOUSE (EAST ELEVATION)

MATERIALS

PT1	PAINTED FIBER CEMENT PANEL: CHARCOAL	PT3	PAINTED SHINGLED SIDING: WHITE
PT2	PAINTED FIBER CEMENT SIDING: WHITE	MTL1	HORIZONTAL METAL RAILING
		VN1	VINYL WINDOWS: DARK

NORTH ELEVATION

MATERIALS

PT1	PAINTED FIBER CEMENT PANEL: CHARCOAL	PT3	PAINTED SHINGLED SIDING: WHITE
PT2	PAINTED FIBER CEMENT SIDING: WHITE	MTL1	HORIZONTAL METAL RAILING
		VN1	VINYL WINDOWS: DARK

SOUTH ELEVATION

MATERIALS

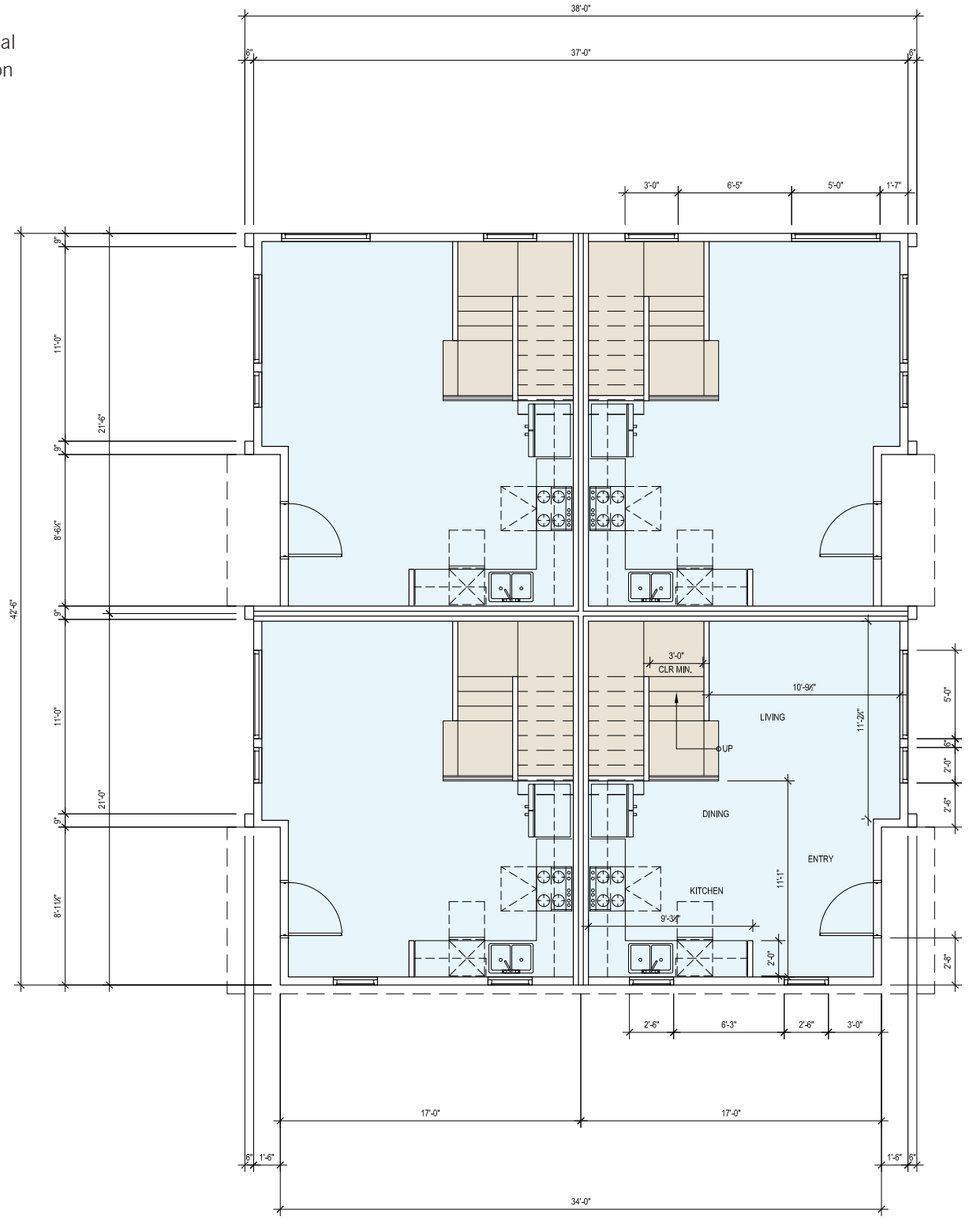
PT1	PAINTED FIBER CEMENT PANEL: CHARCOAL	PT3	PAINTED SHINGLED SIDING: WHITE
PT2	PAINTED FIBER CEMENT SIDING: WHITE	MTL1	HORIZONTAL METAL RAILING
		VN1	VINYL WINDOWS: DARK

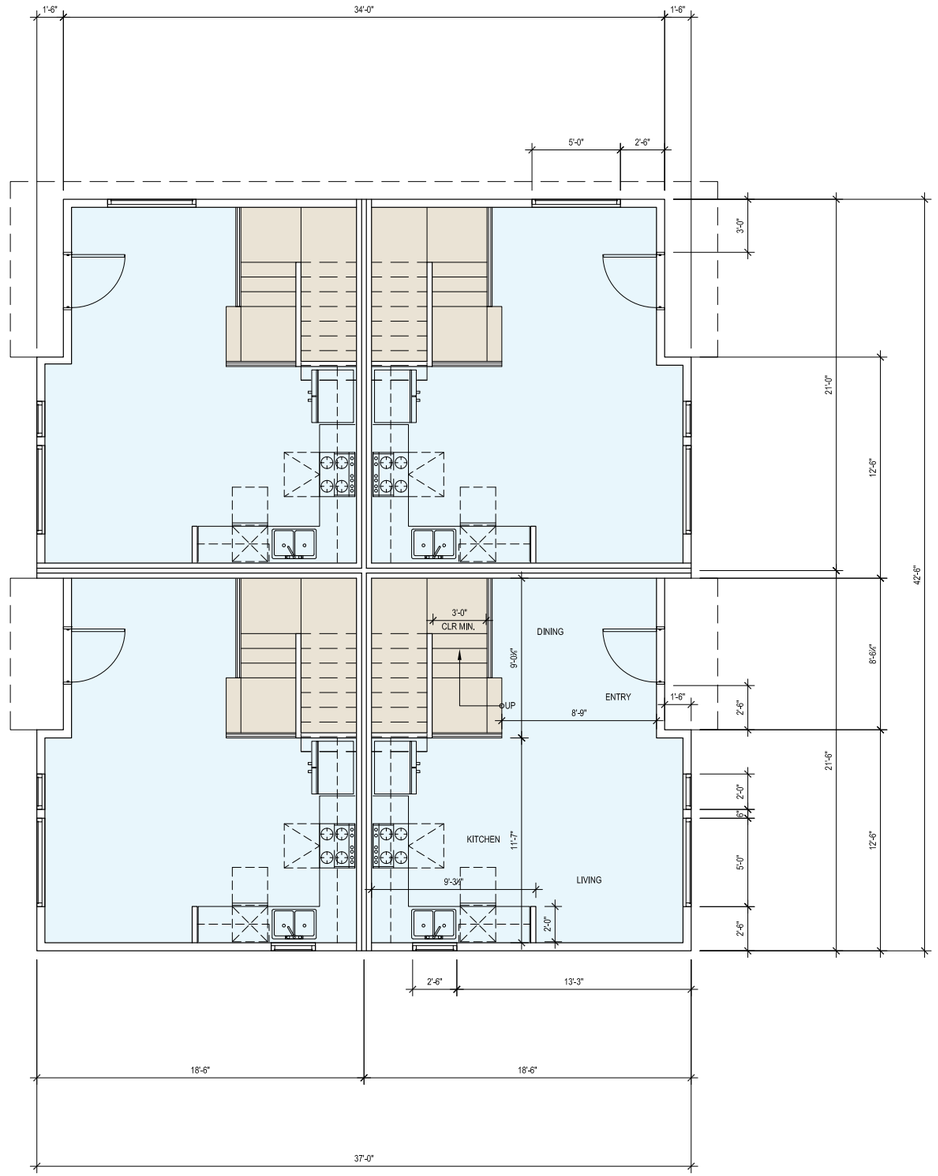
FLOOR PLANS

KEY

Residential

Circulation





LEVEL 1

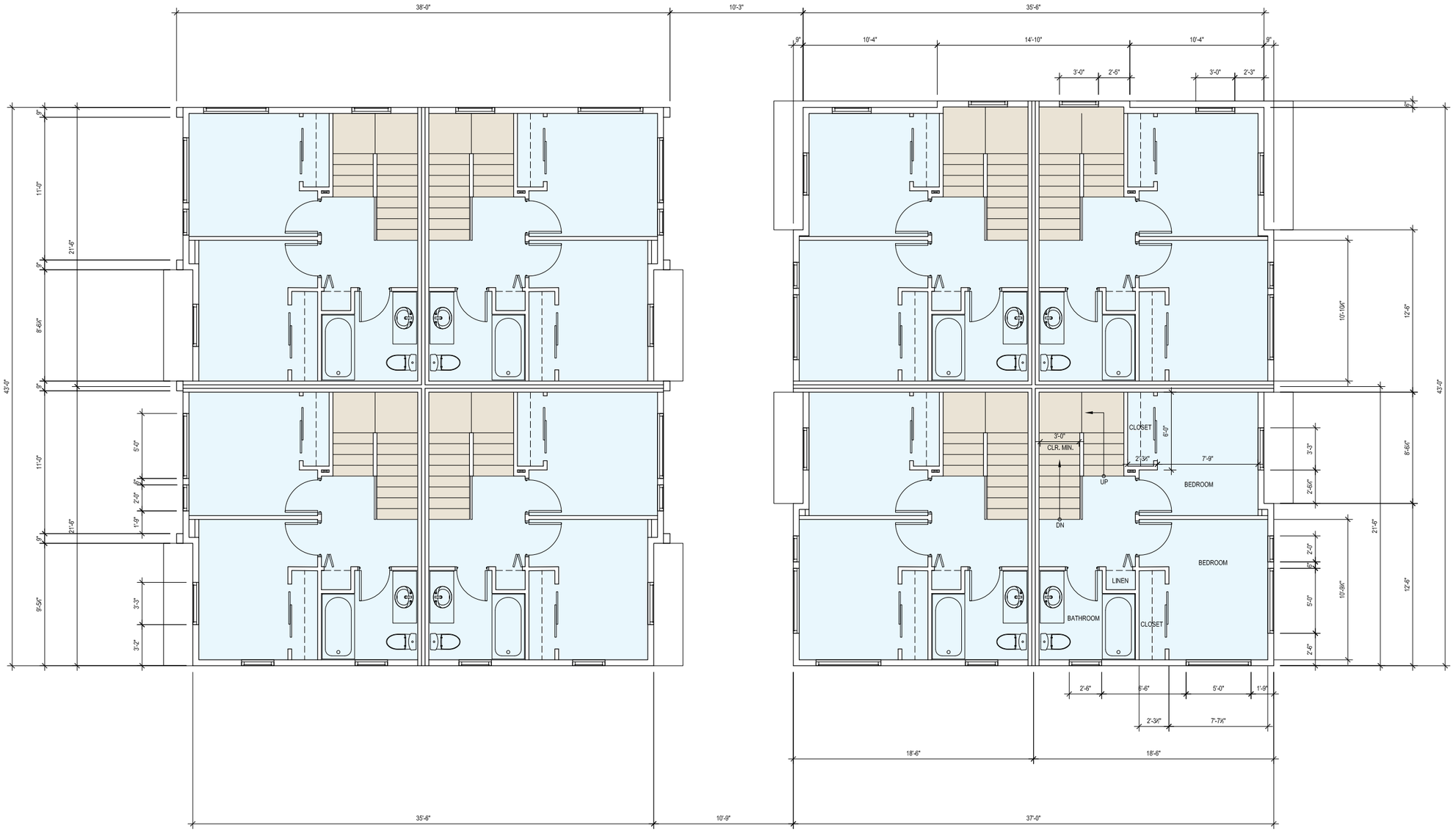
N

FLOOR PLANS

KEY

Residential

Circulation



LEVEL 2

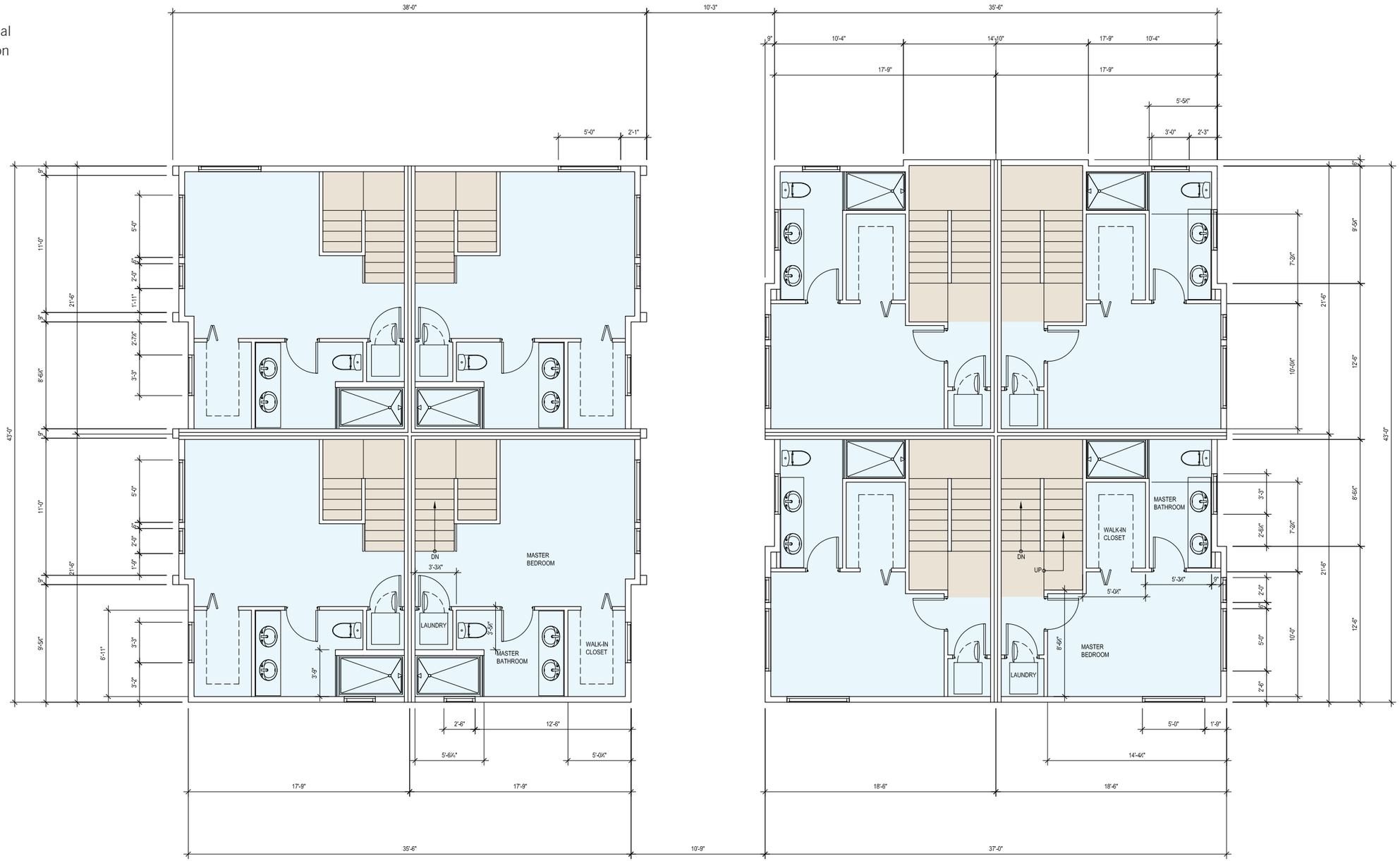
N

FLOOR PLANS

KEY

Residential

Circulation



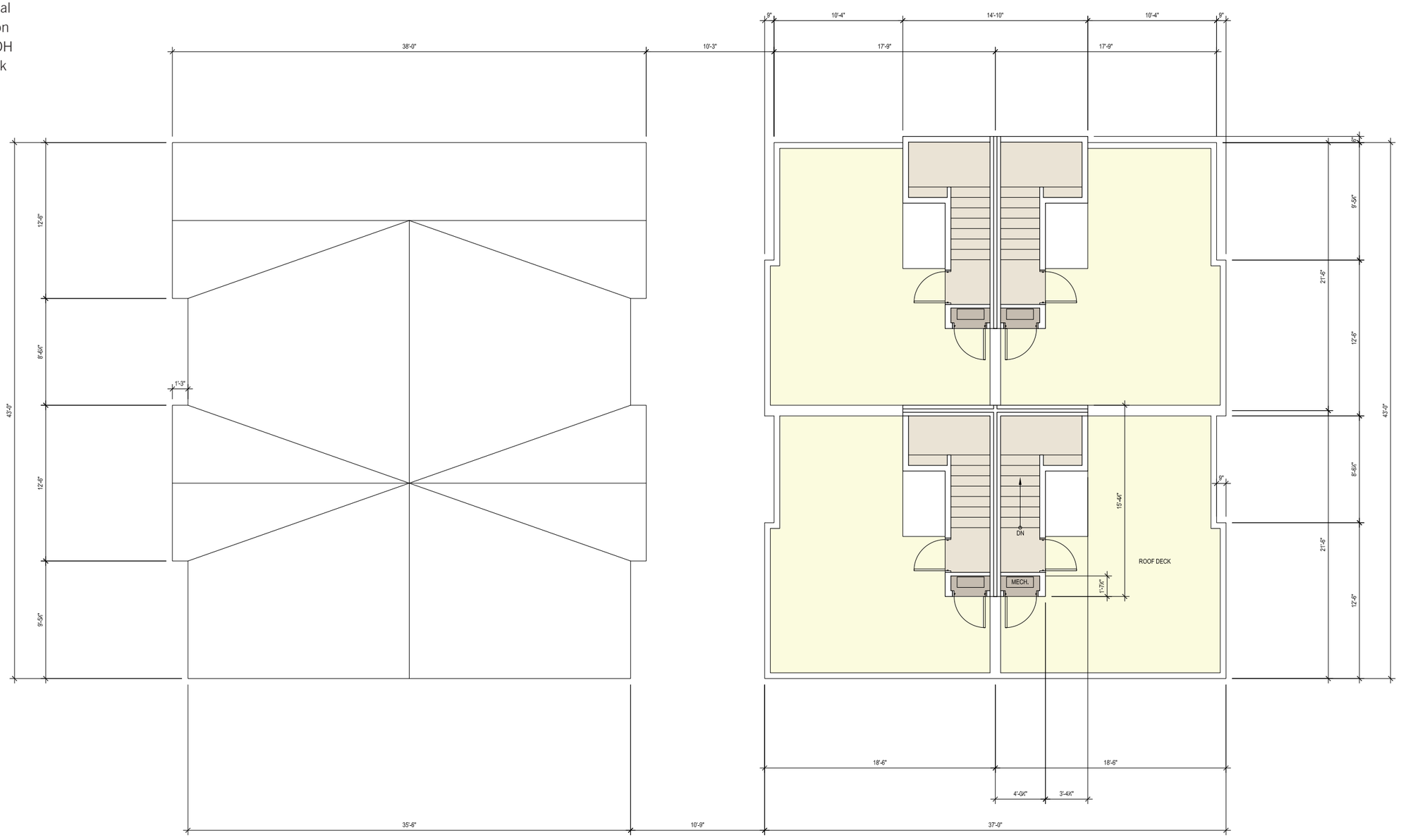
LEVEL 3

N

FLOOR PLANS

KEY

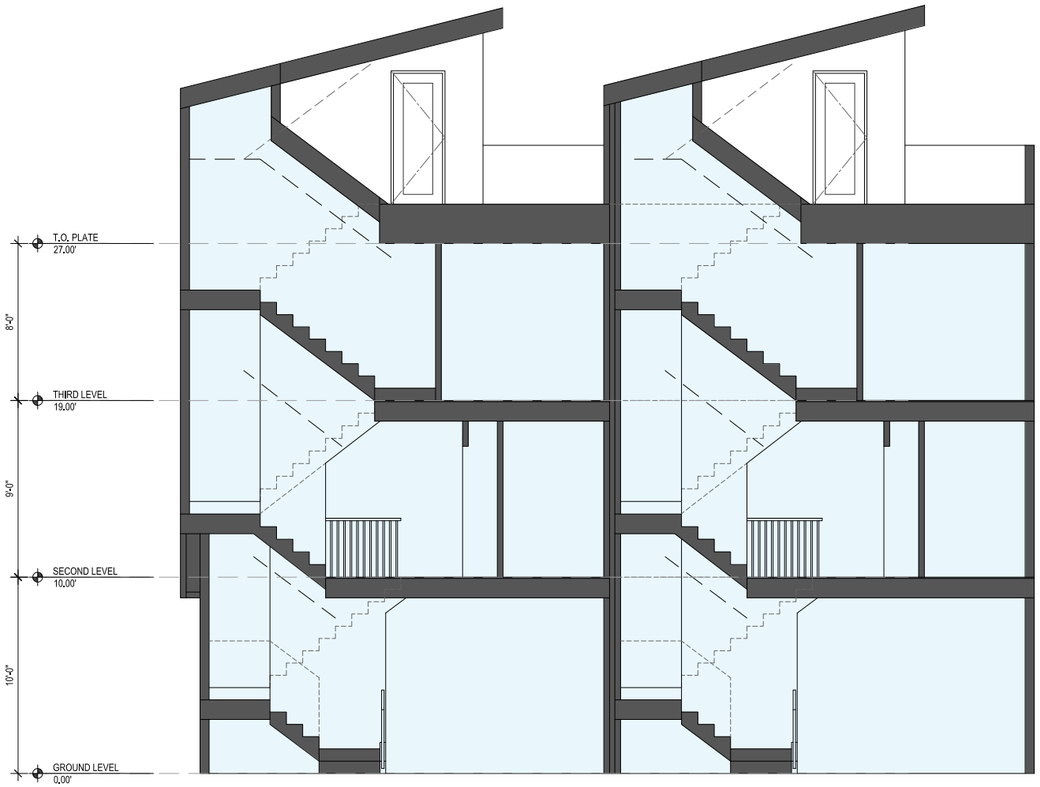
- Residential
- Circulation
- Utility/BOH
- Roof Deck



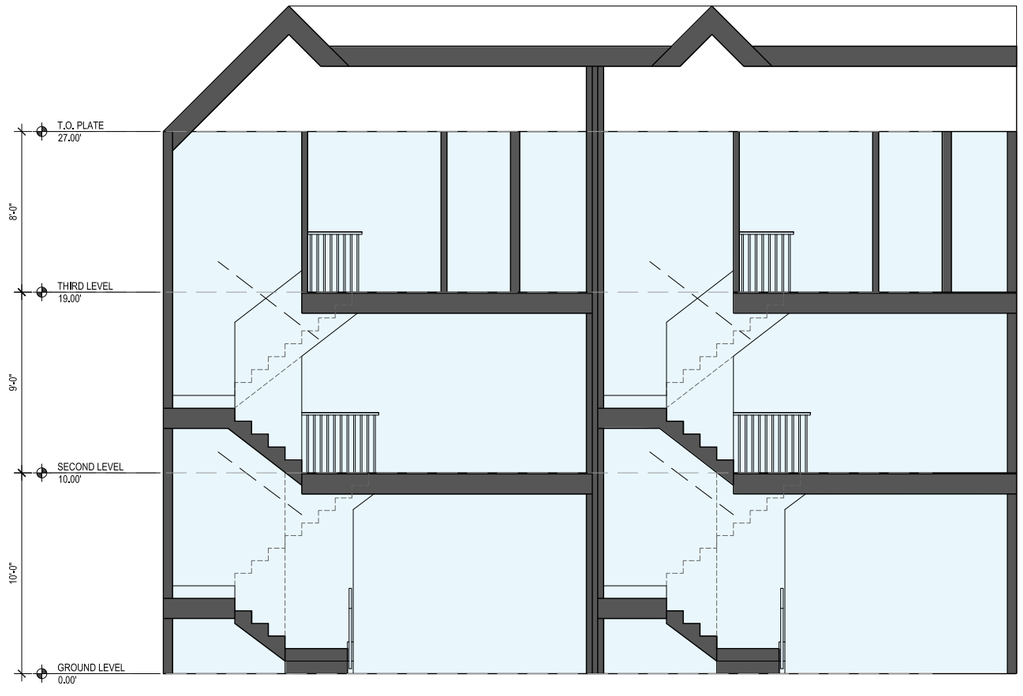
ROOF LEVEL

N

BUILDING SECTIONS



SECTION 1



SECTION 2

KEY

Residential

RENDERINGS

STREET PERSPECTIVE

RENDERINGS

WEST STREET VIEW

EAST AERIAL

CENTRAL COURTYARD (ADJACENT)

REAR PARKING

RENDERINGS

SOUTH PERSPECTIVE (ADJACENT DEVELOPMENT NOT SHOWN)

RENDERINGS

SOUTH PROPERTY LINE VIEW

NORTHWEST AERIAL

SOUTHEAST PERSPECTIVE

MIDDLE COURTYARD

ADJUSTMENTS

CODE CITATION:	23.45.518.A
CODE REQUIREMENT:	7’ average, 5’ minimum
CORRESPONDING DESIGN GUIDELINE:	CS2-C Relationship to the block
PROPOSED DESIGN DEPARTURE:	5’
RATIONALE:	A 5’ setback would continue the strong residential street edge set by the new development on the adjacent south lot and is characteristic of the townhouse developments across Greenwood Ave N.