

# GREENWOOD AVE APARTMENTS



**3612 GREENWOOD AVENUE NORTH  
SEATTLE, WA 98109**

SDCI PROJECT #3032283-EG  
VOLUNTARY STREAMLINED DESIGN REVIEW





# PAST PROJECTS

## SMR ARCHITECTS

For over three decades, SMR Architects has been crafting inspired structures where people want to live, learn, work and play. With a focus on the people who ultimately use the building, our structures provide a place for life to happen, as well as interact with and enrich the neighborhoods in which they are a part. Our team’s collaborative approach, experience and sustainable philosophy helps us serve both our clients and the community, always putting people first.



Upton Flats | Shelter Holdings| Seattle, WA



12th Ave Arts| Captol Hill Housing | Seattle, WA

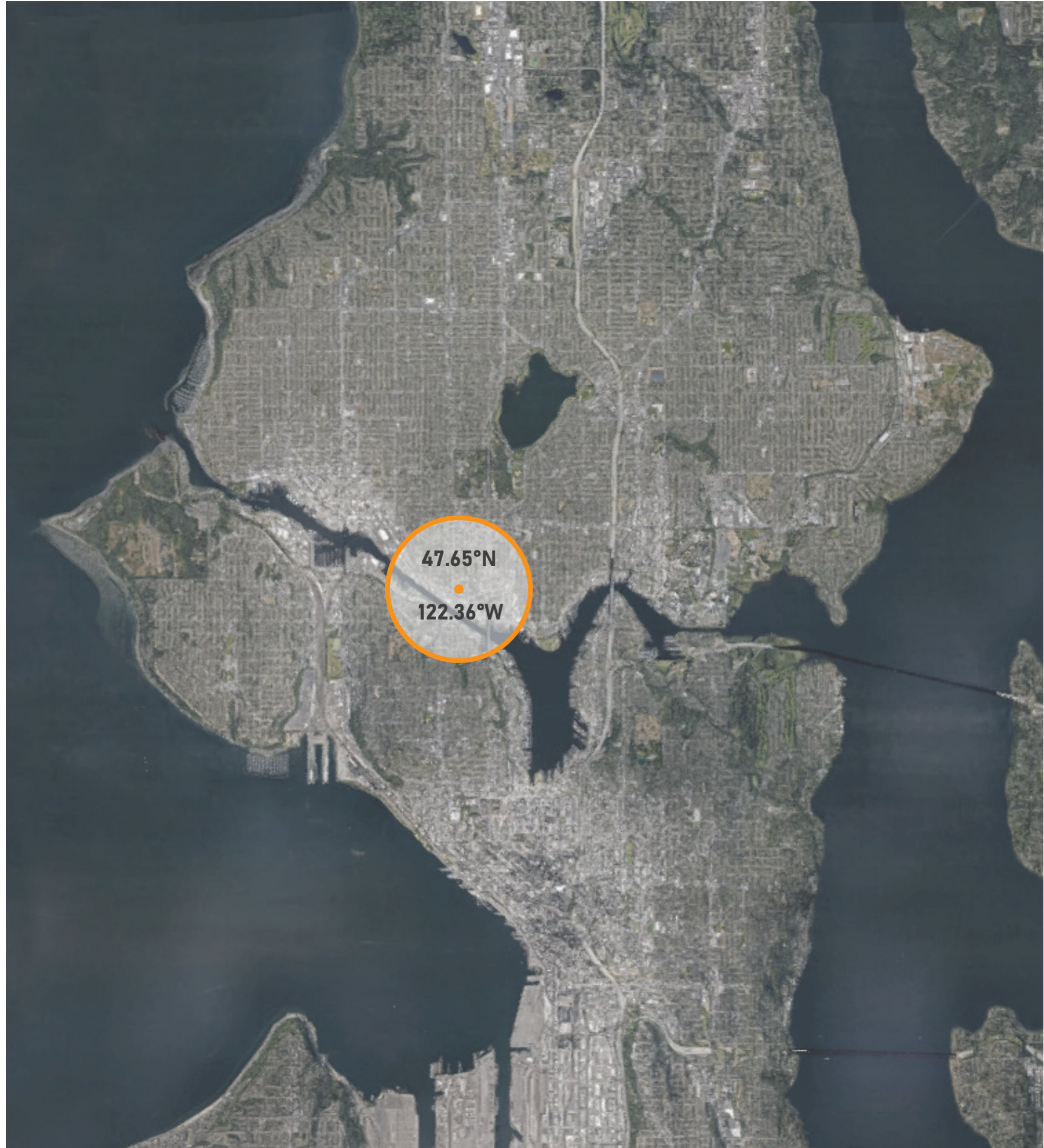


Ravello | Shelter Holdings| Redmond, WA



PRM | El Centro de la Raza | Seattle, WA





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# DEVELOPMENT OBJECTIVES

## DESIGN PROPOSAL

SITE AREA: 2,744 SF

TOTAL UNITS: 8 One Bedroom Apartments

TOTAL FLOOR AREA: 5,926 SF

NUMBER OF PARKING STALLS: None

## PROJECT VISION

The Greenwood Apartments project an 8 unit apartment structure located on a small lot in the Fremont neighborhood. The size and constraints of the lot have lead to a design that seeks to maximize efficiency and density while maintaining a high level of attractive modern design.

The project seeks to take advantage of the newly approved MHA LR3 zoning to construct a new four story building, working with the cities plan to maximize density in urban centers. The project will bring 8 units to a lot that is currently a single family dwelling.

## SUMMARY OF COMMUNITY OUTREACH

The Project Team has reached out to the community to start a diaglogue about the proposed projct. Outreach consisted of:

- Fliers delivered to addresses within a 500’ radius of project site.
- An interactive website was setup which included a comment function
- A community meeting was held on December 17 at the Greenwood Public Library

During the outreach and public comment period, one comment was recieved. The commenter asked whether a new fence would be provided. The project will construct new fencing around the project site.

The Community Outreach documentation was approved by the Department of Neighborhoods on 1/2/20.





SEATTLE LAND USE CODE ANALYSIS

SITE ADDRESS: 3612 Greenwood Ave N

PARCEL NO: 197220-0375

LEGAL DESCRIPTION:  
THE SOUTH HALF OF LOT 8 AND THE NORTH 2.5 FEET OF LOT 9 ALL IN BLOCK 5 OF DENNY & HOYT'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 2 OF PLATS, AT PAGE 136, IN KING COUNTY, WASHINGTON.

SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON

ZONING: LR3(M1)

OVERLAY: None

LOT SIZE:  
- 2,744 SF

CURRENT UNIT COUNT:  
- 1 Single Family Dwelling

PROPOSED UNIT COUNT:  
- 8 One Bedroom Apartments

23.45.510 – FLOOR AREA RATIO (FAR) LIMITS  
B. The maximum FAR allowable for LR3 zones within and urban center and with an MHA suffix is 2.3.  
Area allowed by FAR = 6,311 SF  
Total FAR of project = 5,926 SF

23.54.512 – DENSITY LIMITS – LR ZONES  
A. Density for apartments in LR3 zones is 1/800 SF except for those with an MHA suffix.  
There is no density limit for this project, project is in MHA zone.

23.45.514 – STRUCTURE HEIGHT  
A. The maximum height allowable is 50ft in urban centers or villages.  
The maximum height of the structure is 49ft, including stair overrun.  
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23.45.518 – SETBACKS AND SEPARATIONS  
Table A  
- The front setback from street lot lines is 5-foot minimum.  
Project has a 10'-0" front setback, due to overhead power lines requiring an additional setback.

- The rear setback is 10 feet from a rear lot line that abuts an alley and 15 feet from a rear lot line that does not abut an alley.  
Site does not have an alley. Building is setback 15'-1" from rear property line.

- Side setback for facades greater than 40 feet in length: 7' average, 5' min.  
South side setback is 5'. Setback adjustment requested per SDR (29% adjustment requested, 50% allowed).  
North side setback is 3.5'. Setback adjustment requested per SDR (50% adjustment requested, 50% allowed).

\*(See requested adjustments/diagram on page 22)

23.45.522 – AMENITY AREA  
D. Amenity Area – 25% of lot area; 50% of required amenity area must be ground level amenity. Must be accessible to all residents. Min 250 SF. Min 10' horizontal dimension.  
686sf of amenity area required. 2 ground level amenity areas provided. 673 SF total (80% of required amenity area).  
Roof deck amenity space provided, 530 SF.

23.45.524 – LANDSCAPING STANDARDS  
A.2.a. A Green Factor score of 0.6 or greater will be met, as is determined in Section 23.86.019.

23.45.527 - STRUCTURE WIDTH AND FAÇADE LENGTH LIMITS IN LR ZONES  
A. Maximum structure width is 120 feet.

New Building Structure width = 18'-11" > 120'-0"  
(See Requested Departures on pages 52-53.)

B. Façade length within 15 feet of a side lot line is 65% of the length of the lot line.  
South/North Lot Line  
Lot line length: 100'-1 1/4"  
South/North facades are 75' in length, 75% of lot line length. Facade length limit adjustment requested per SDR. (10% length increase requested, 10% allowed)

\*(See requested adjustments/diagram on page 22)

23.54.015 – REQUIRED VEHICLE PARKING  
Table B, Row II. L.  
- No minimum requirement.



9-BLOCK DEVELOPMENT

The site is located at the edge of an LR3 zone. It is located in the Fremont Hub Urban Village. While the site is located in a residential zone, its close to a vibrant commercial and industrial area.

LR3 and LR2 zones are to the north, with Commercial and Industrial zones located to the south along N 36th St, an main road through the Fremont neighborhood. With the passing of MHA, the area can expect to see an increase in density in the Urban Village.

**ZONING**

SF 5000

LR2

LR3

NC2

IB

IU

**LEGEND**

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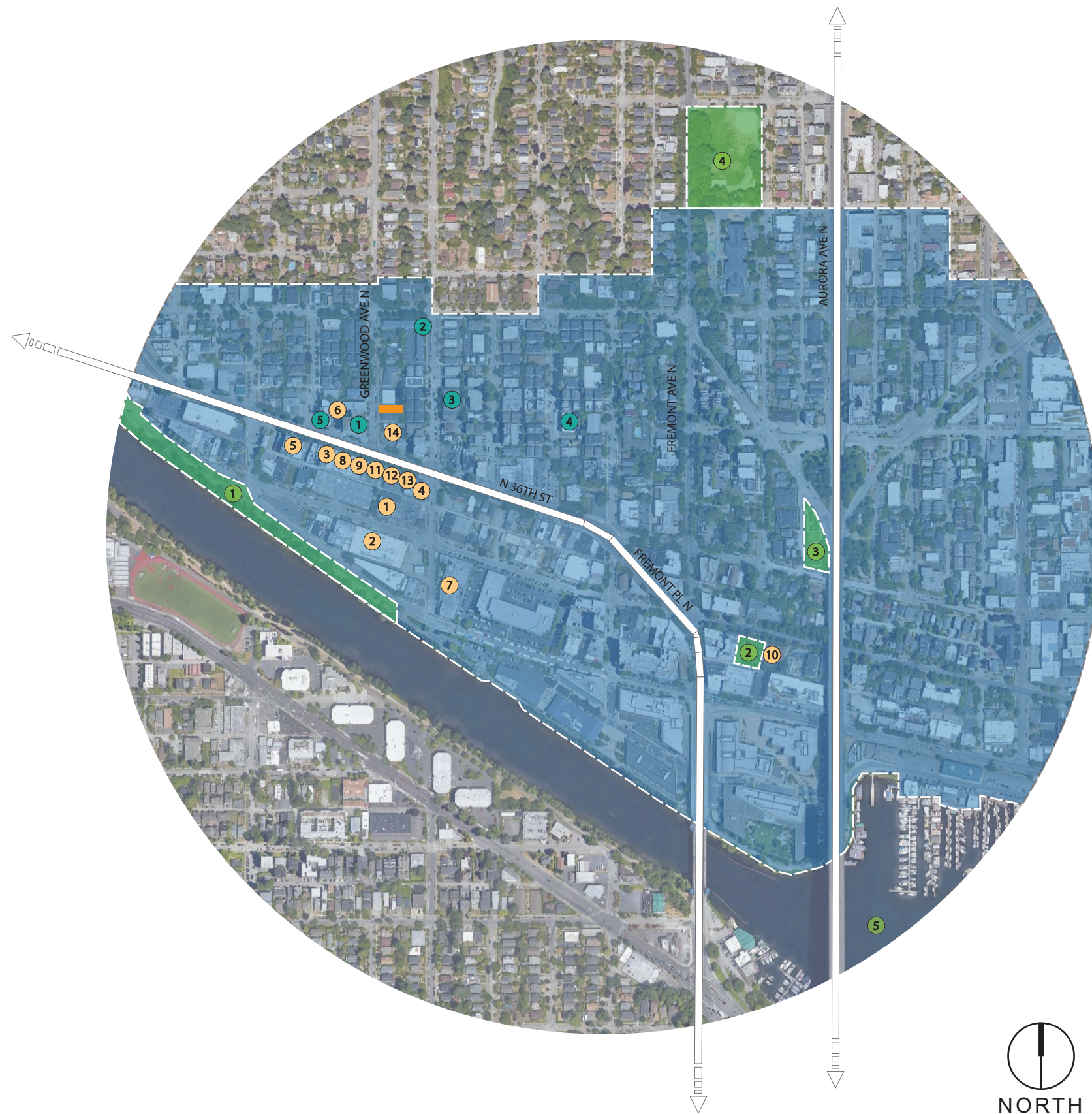
 9-BLOCK BOUNDARY

STREET




SITE


























## CONTEXTUAL ANALYSIS

-  SITE
-  FREMONT HUB URBAN VILLAGE
-  GREEN SPACE

### USES/AMENITIES

-  THE FOUNDRY
-  FREMONT STUDIOS
-  WEST OF LENIN THEATER
-  FLAIR TACO
-  MIKE AND MIKE'S GUITAR BAR
-  THE GEORGE AND DRAGON PUB
-  THEO CHOCOLATE
-  CAFÉ CON TODO
-  SEALEVEL HOT YOGA
-  THE SEATTLE LIBRARY - FREMONT BRANCH
-  WRIGHT BROTHERS CYCLE WORKS
-  OUTSIDER COMICS & GEEK BOUTIQUE
-  OUTLANDER BREWERY & PUB
-  7-ELEVEN

### NATURAL FEATURES

-  FREMONT CANAL PARK
-  A.B. ERNST PARK
-  TROLL'S KNOLL PARK
-  B.F. DAY PLAYGROUND
-  LAKE UNION

### NOTABLE SURROUNDING STRUCTURES

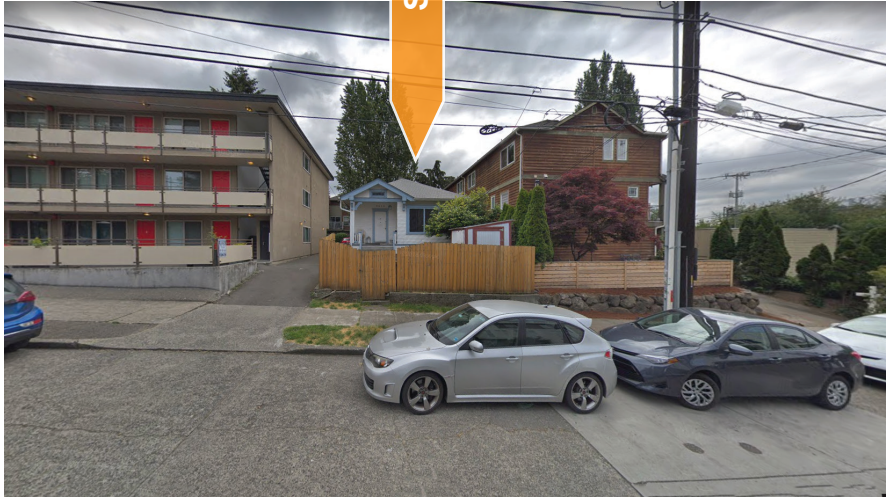
-  VIBE FREMONT APARTMENTS
-  3661 PHINNEY AVE N
-  HOME QUINCY APRTMENTS
-  THE STANDARD AT FREMONT
-  FREMONT LOFTS



SITE PHOTOS



NORTH



SITE

GREENWOOD AVE N



SOUTH



SOUTH



GREENWOOD AVE N  
OPPOSTIE SITE



NORTH



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ADJACENT SITE CONTEXT



1



2



3



4



5



6



7



8



9



10

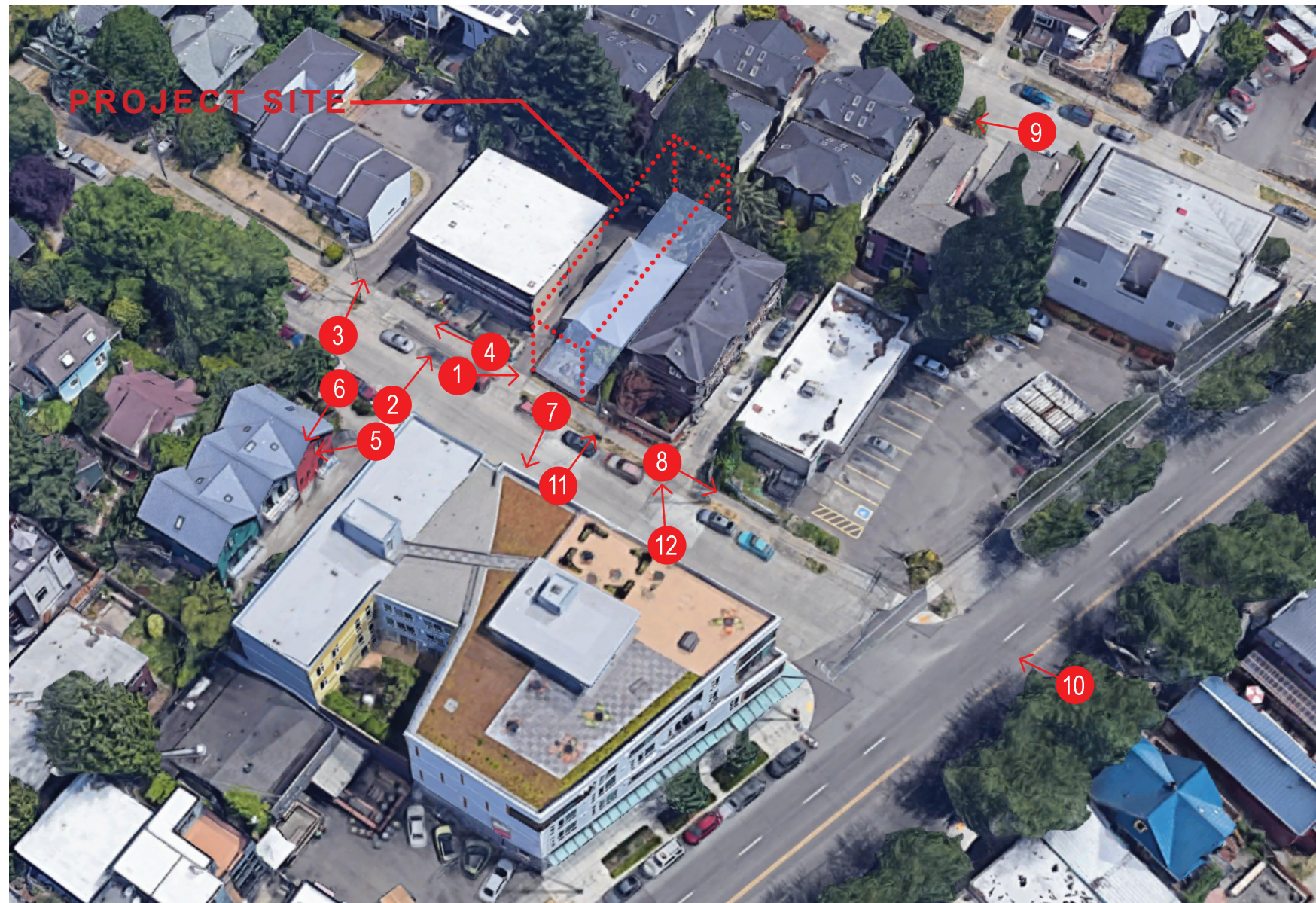


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SITE CONTEXT MAP



SURVEY

LEGAL DESCRIPTION

THE SOUTH HALF OF LOT 8 AND THE NORTH 2.5 FEET OF LOT 9 ALL IN BLOCK 5 OF DENNY & HOYT'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 2 OF PLATS, AT PAGE 136, IN KING COUNTY, WASHINGTON.

SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON

LEGEND

ASPHALT SURFACE

BUILDING

CENTERLINE ROW

CONCRETE SURFACE

RETAINING WALL

DECK

FENCE LINE (WOOD)

GAS METER

MONUMENT IN CASE (FOUND)

NAIL AS NOTED

OHP T=

PTP=

REBAR/IRON PIPE AS NOTED (FOUND)

POST

POWER METER

POWER (OVERHEAD)

POWER POLE

POWER POLE W/ LIGHT

ROCKERY

SEWER LINE

SEWER MANHOLE

TELEPHONE (OVERHEAD)

TREE (AS NOTED)

WM=

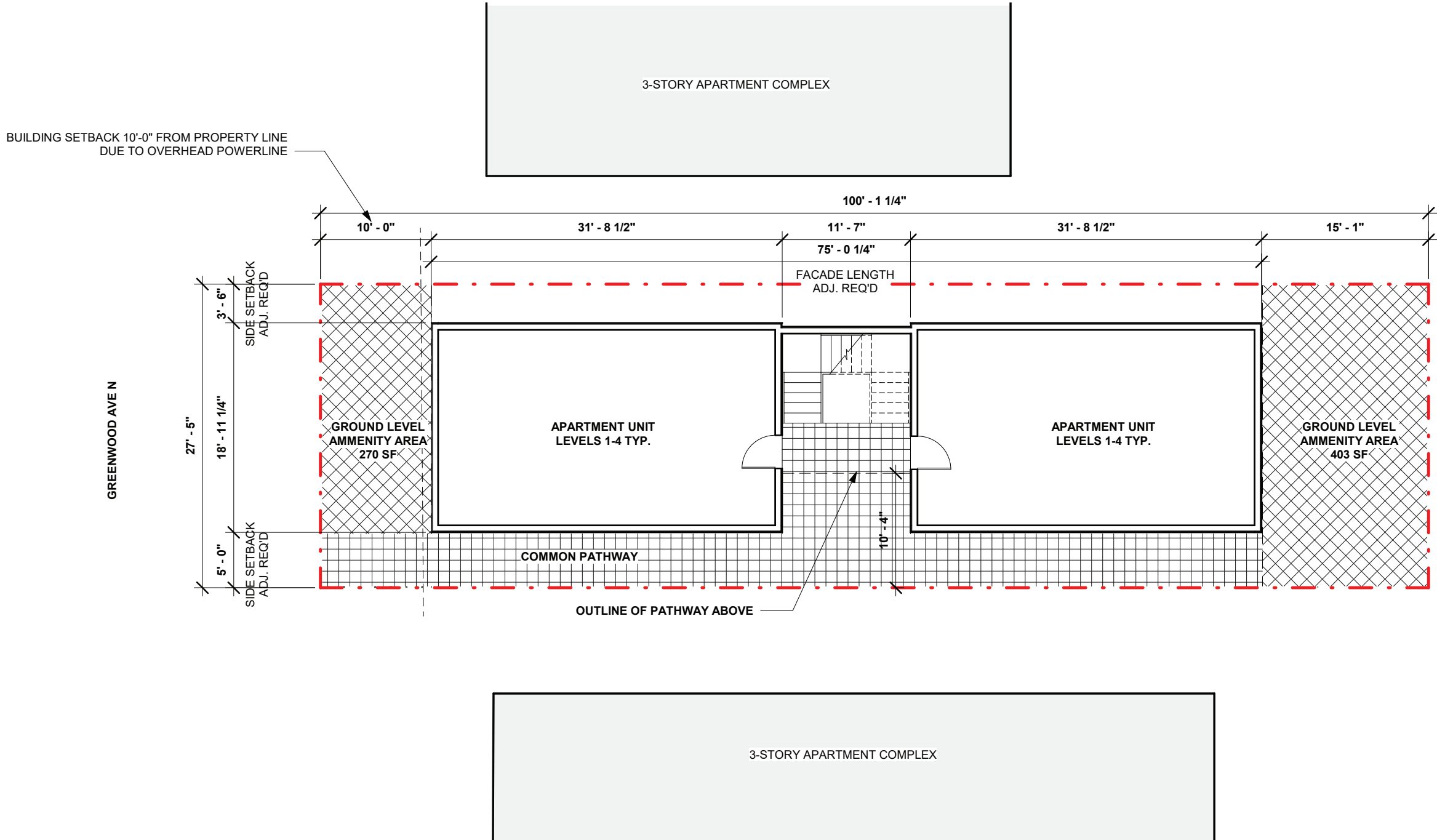
WATER METER

The main survey map depicts three lots: Lot 7 (top), Lot 8 (middle), and Lot 9 (bottom). Lot 8 is the central focus, containing a house (No. 3612) with a footprint of 1,002 ± S.F. and a deck. The map includes numerous annotations such as bearings (e.g., N 89°57'14" E 100.10'), distances (e.g., 100.10'), and structural details like 'CONC WALL', 'DECK', 'ROCKERY', and 'FENCE COR'. It also shows utility lines (sewer, gas, power) and various markers (posts, poles, manholes). A north arrow is located in the bottom right corner.

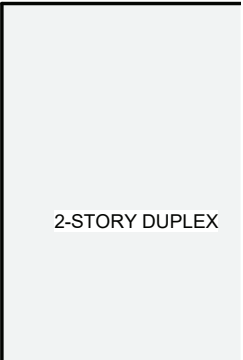
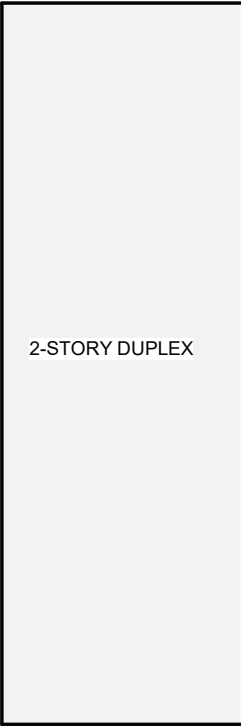
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SITE PLAN

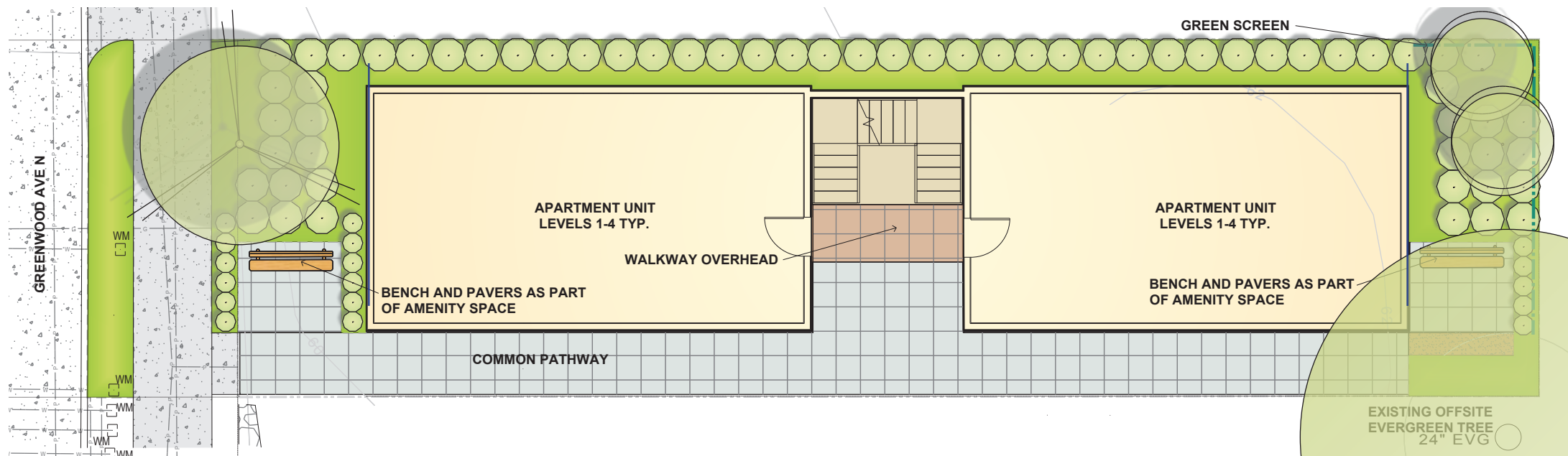


SITE PLAN





LANDSCAPE PLAN

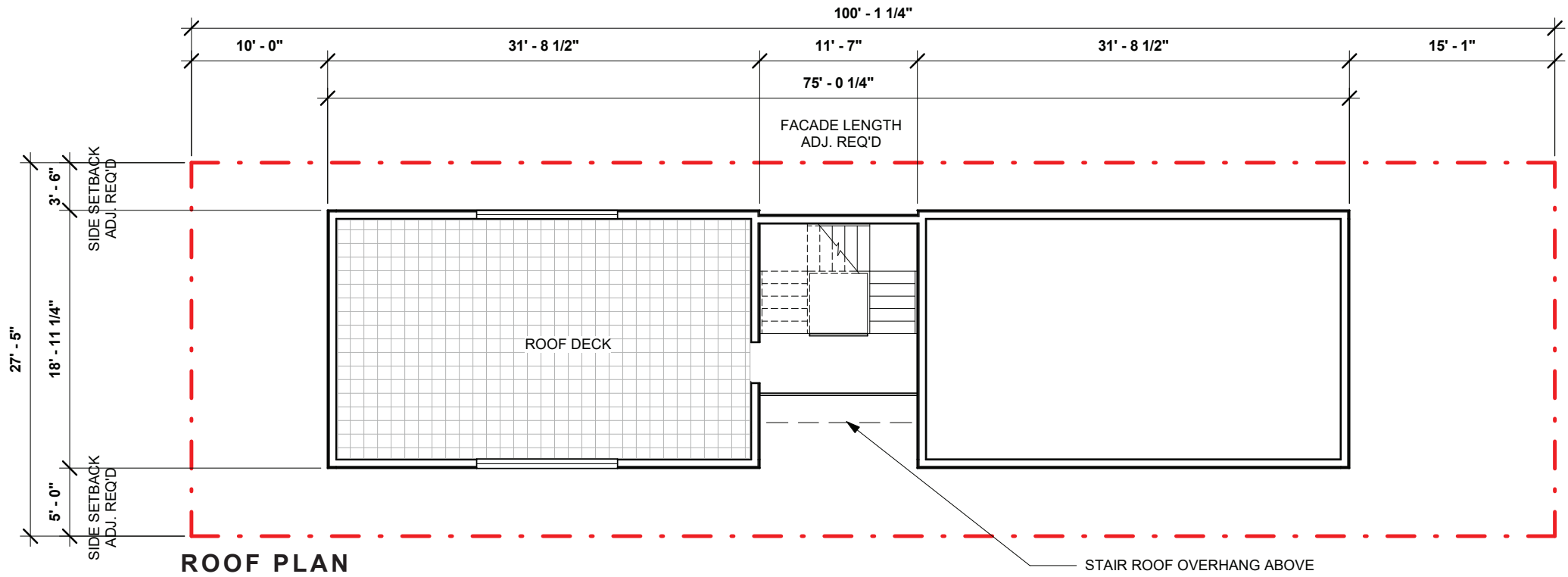
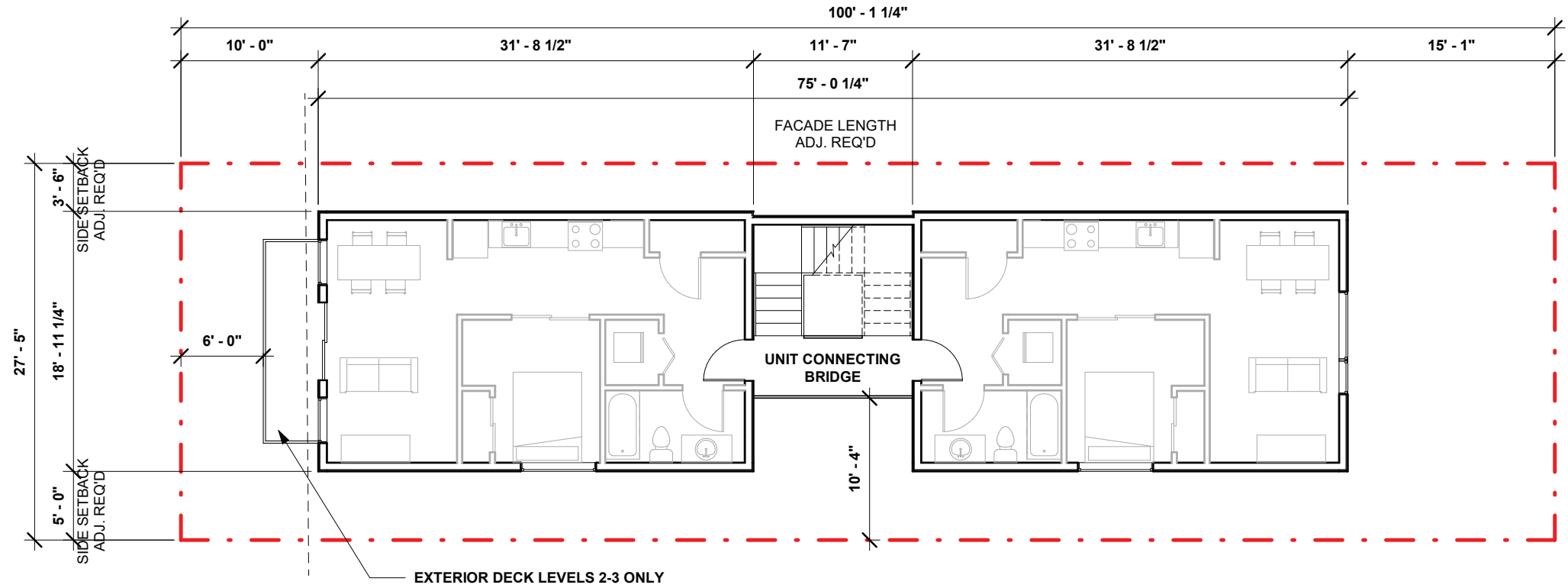


GROUND LEVEL LANDSCAPE PLAN



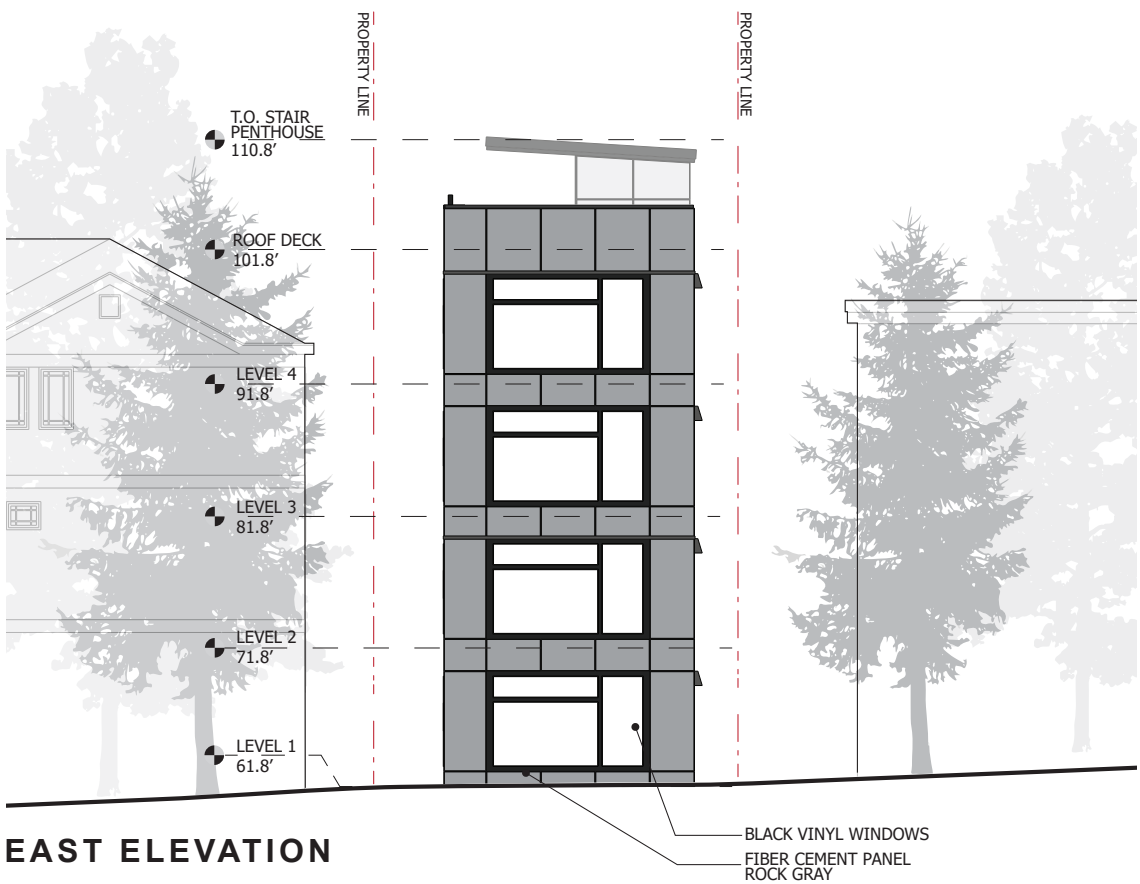
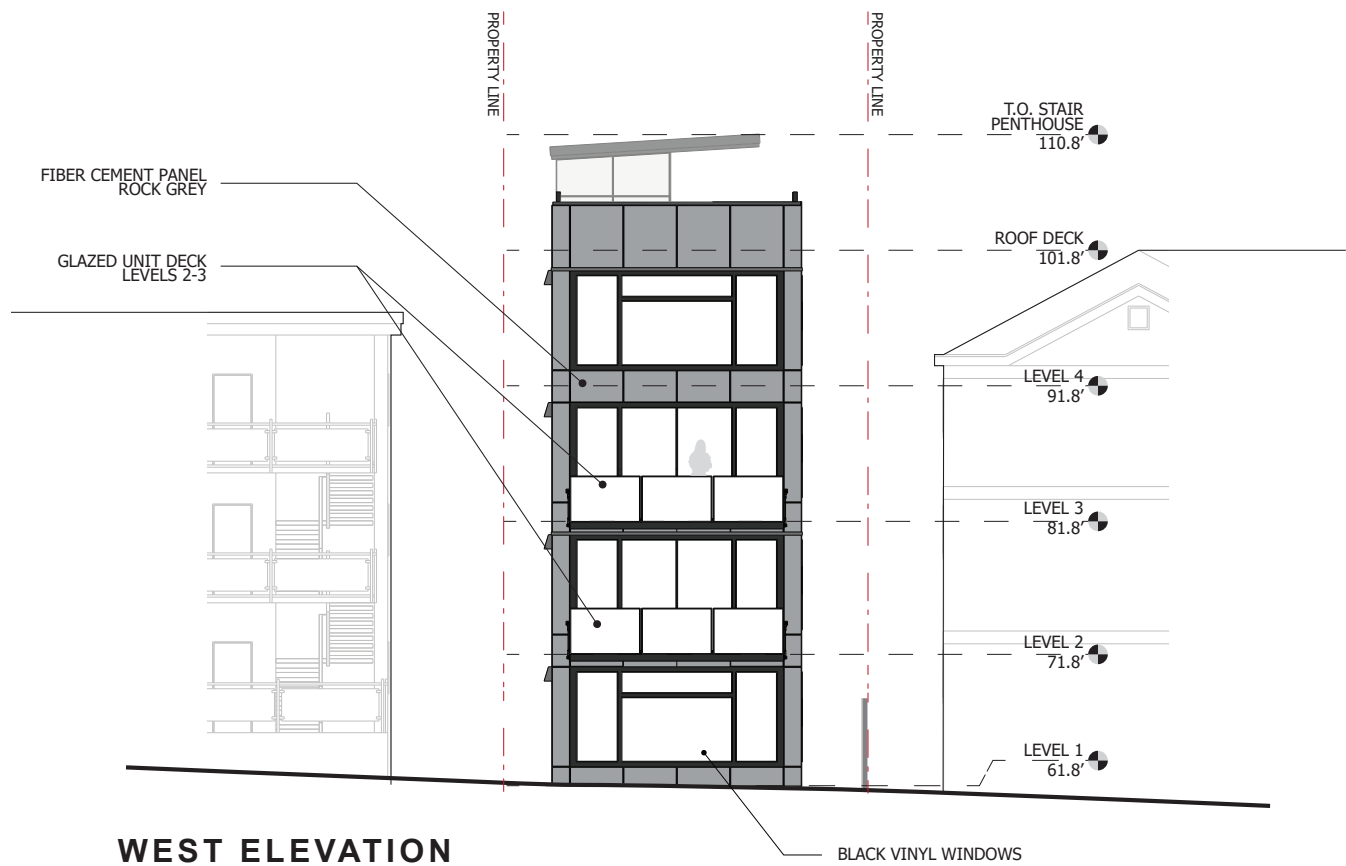


FLOOR PLANS





ELEVATIONS



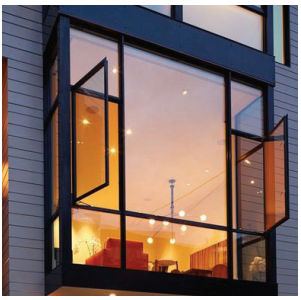
MAIN MATERIAL ELEMENTS



FIBER CEMENT PANEL  
CLASSIC GREY



FIBER CEMENT PANEL  
ROCK GREY



BLACK VINYL  
WINDOWS



ELEVATIONS

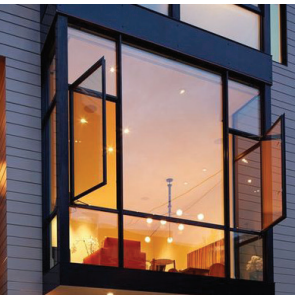
MAIN MATERIAL  
ELEMENTS



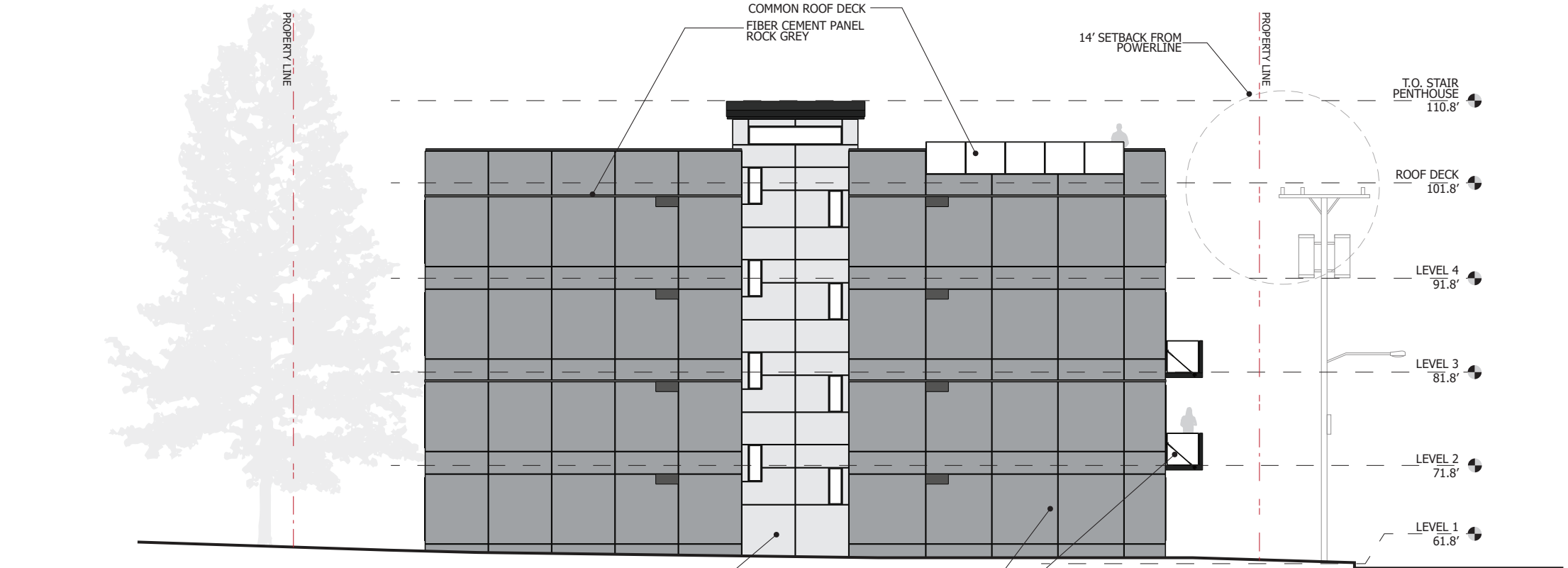
FIBER CEMENT PANEL  
CLASSIC GREY



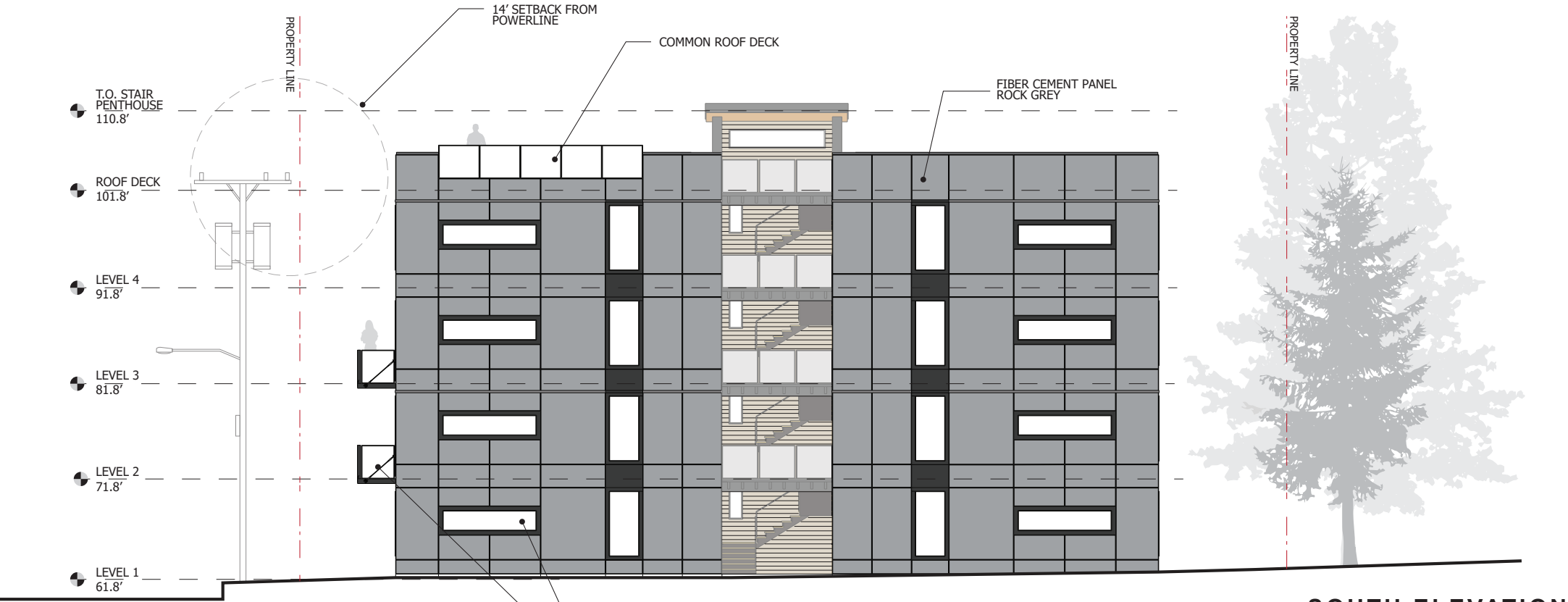
FIBER CEMENT PANEL  
ROCK GREY



BLACK VINYL  
WINDOWS



NORTH ELEVATION



SOUTH ELEVATION



PERSPECTIVES



STREET PERSPECTIVE FROM GREENWOOD AVE N LOOKING SE





AERIAL PERSPECTIVE FROM GREENWOOD AVE N LOOKING SE



PERSPECTIVES



STREET PERSPECTIVE FROM GREENWOOD AVE N LOOKING NE

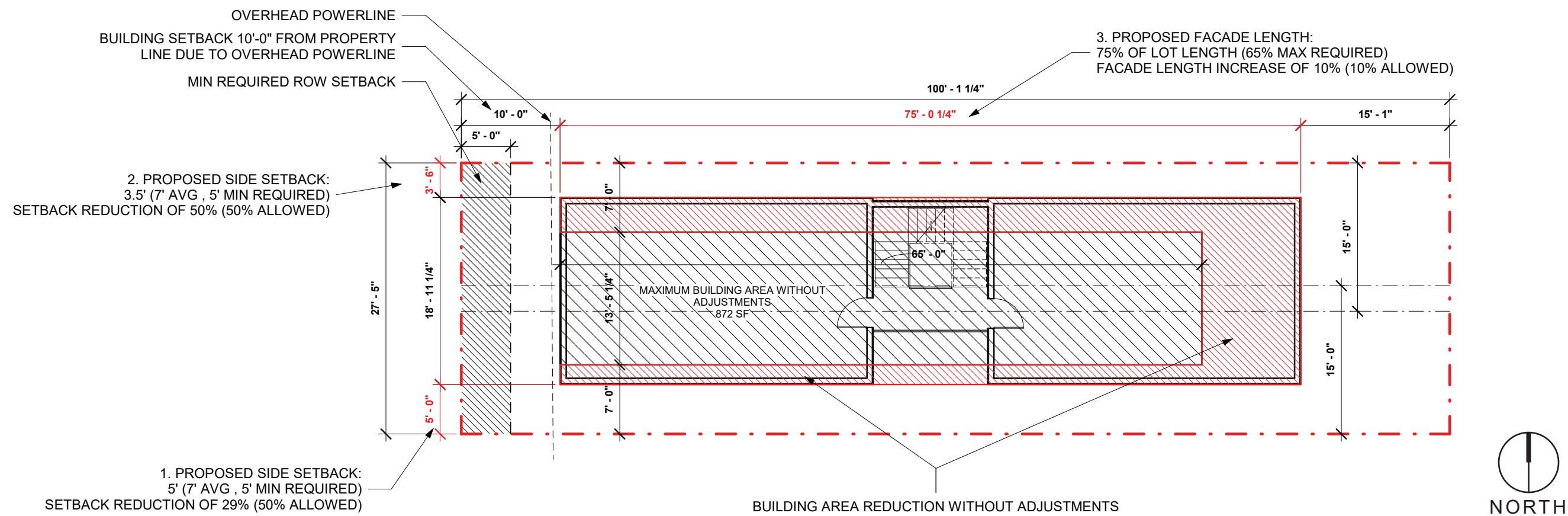




AERIAL PERSPECTIVE LOOKING NW



ADJUSTMENTS



PROPOSED ADJUSTMENTS

All 3 proposed adjustments allow for 8 units to be built on the site, increasing density in the urban village and following the goals of MHA and HALA

1. SOUTH SIDE SETBACK ADJUSTMENT

- The proposed Side Setback is 5'-0". Code requirement is 7'-0" average and 5'-0" minimum. This is a 29% reduction, less than the 50% allowed by SDR.
- Due to the constraints of the site (extremely narrow width), this proposed adjustment to the setback allows the site to be developed to the intents of MHA by increasing density while maintaining a respectable distance from the adjacent property on a cramped site.

2. NORTH SIDE SETBACK ADJUSTMENT

- The proposed Side Setback is 3'-6". Code requirement is 7'-0" average and 5'-0" minimum. This is a 50% reduction, the maximum allowed by SDR.
- This portion of the site is adjacent to a vehicle drive path on the neighboring property. Tenant access to the site and building will be from the south as this is adjacent to a side yard with no vehicle access. The proposed setback of 3'-6" at the north allows for greater long term usability and livability of the new units. A fully code compliant option on this site would lead to a building with units only 13'-5 1/4" wide. Larger units promote growth and liveability in the neighborhood.

3. NORTH/SOUTH FACADE LENGTH ADJUSTMENT

- The proposed facade length at the north and south is 75-1/4" (75% of lot length). Code requirement is 65% for all facades closer than 15' to an adjacent lot line. This request is a 10% increase, the maximum allowed by SDR.
- The narrow site leads to all portions of the north and south facades falling within 15' of an adjacent lot line. To maximize density for housing, the project is proposing a facade length adjustment to 75% that of the lot line length that will allow for a single building with 8 units, increasing urban density while allowing larger and livable units. The north facade faces a drive path and a blank portion of the neighboring building. The south facade has an open staircase with walkways to minimize visual impact to the neighboring apartment structure to the south.



MASSING & MATERIAL  
INSPIRATION

The constraints of the site lead to the Design Team seeking inspiration from other narrow sites or structures. Design goals included maximizing glazing, especially at the East and West Facades.

The overall design is simple and modern, reflecting on projects on narrow sites where modulation is forced to a minimum. Expression is found in small moments such as windows, decks, or stairs.

The projects roof deck was included on the west facade to provide visual interest along the street facing facade, as well as two protruding unit decks.

