6817 Greenwood

6817 Greenwood Ave N // Project# 3032404-LU
Design Recommendation // Northwest Design Review Board
Meeting Date // July 25th, 2022

6817 Greenwood Partners, LLC

workshop AD
ROOT OF DESIGN

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Development Objectives

Address:	6817 Greenwood Ave N Seattle WA 98103
Developer	6817 Greenwood Partners
Applicant	Workshop AD

The project site is a mid-block lot just south of the intersection of Greenwood Ave North and North 70th Street. Greenwood Ave North is a minor arterial with frequent transit service that extends from Phinney Ridge to northern neighborhoods. Existing structures range from single family homes on small parcels to half block mixed-use developments. The development pattern is varied and in transition with a vibrant mix of cultural, residential, local service businesses, restaurants, and shops.

The lot is zoned NC2-55(M) with a zone transition at the west property line to single-family zone. To the north is Woodland Park Presbyterian Church; to the south is the four story Fini Condominium, and to the west is a two story childcare center.

The proposed project is six story condominium building with 24 dwelling units and seeks to qualify for the Living Building Pilot Program. As the lot is mid-block with no alley access, the first story includes or provides access to the residential entry, amenity areas, bicycle parking, waste and recycling storage, and ground level dwelling units. An outdoor amenity area, vegetated roof, and solar is proposed for the roof.

The design proposal responds to five primary considerations:

1. **Maintain and enhance the well-established urban edge along Greenwood/ Phinney Ridge corridor**
2. **Respond to the scale of the adjacent structures through setback and facade modulation**
3. **Create a sustainable focused multifamily community**
4. **Provide varied dwelling unit options**
5. **Engage with the distant views**

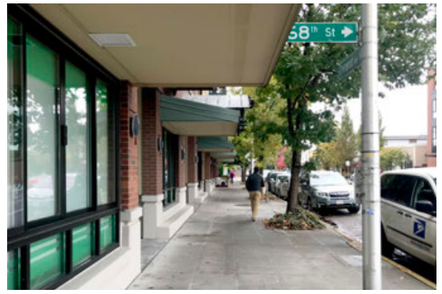
Site Information

existing site conditions

1. Greenwood Ave West - looking south

2. Greenwood Ave East - looking at the church

3. Greenwood Ave East - looking towards the site



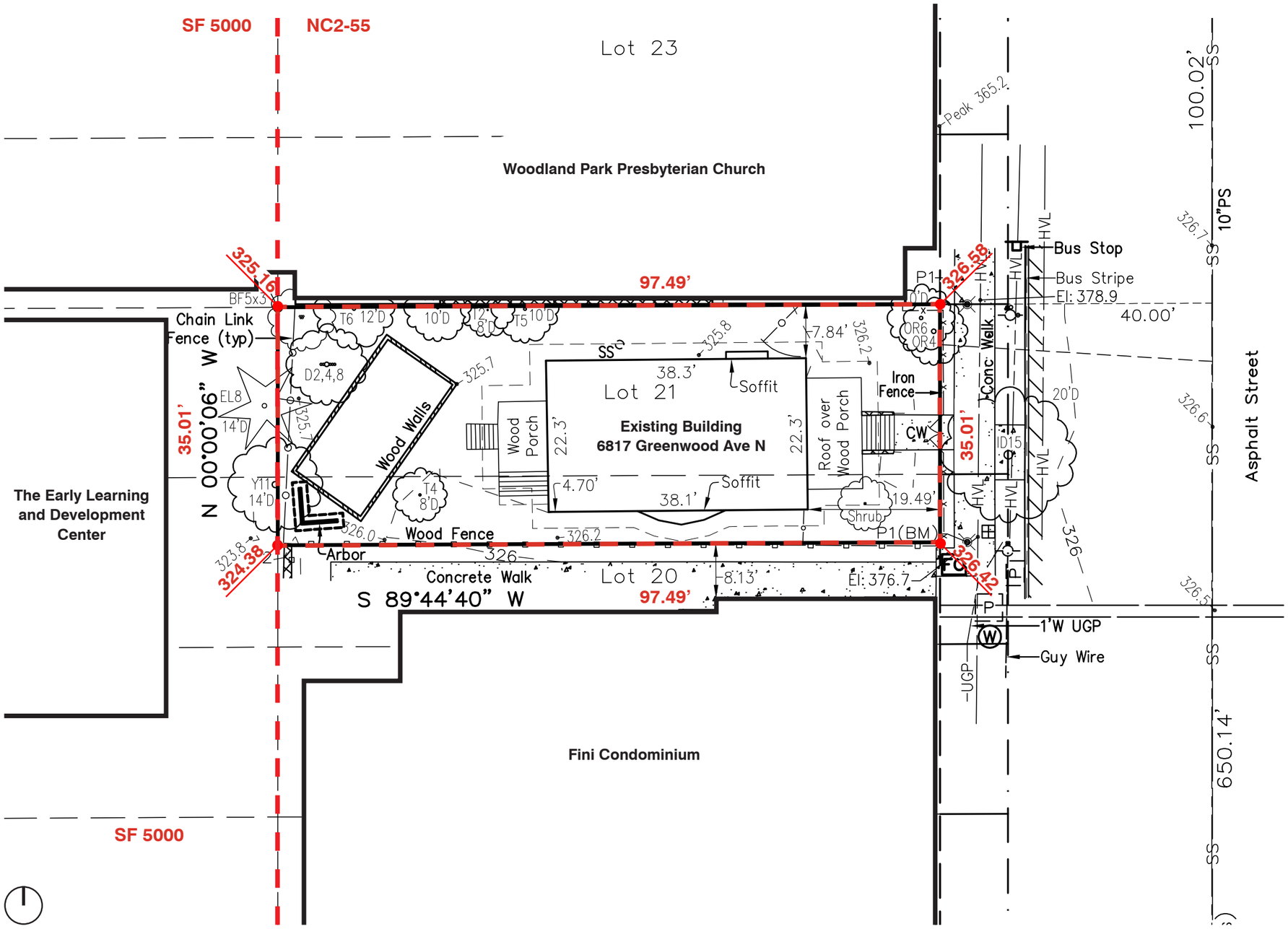
4. Greenwood Ave West - sidewalk condition

5. Greenwood Ave East - looking north

6. Greenwood Ave East - sidewalk condition

7. N 70th St. - looking east

8. Palatine Ave - looking south



topographical survey

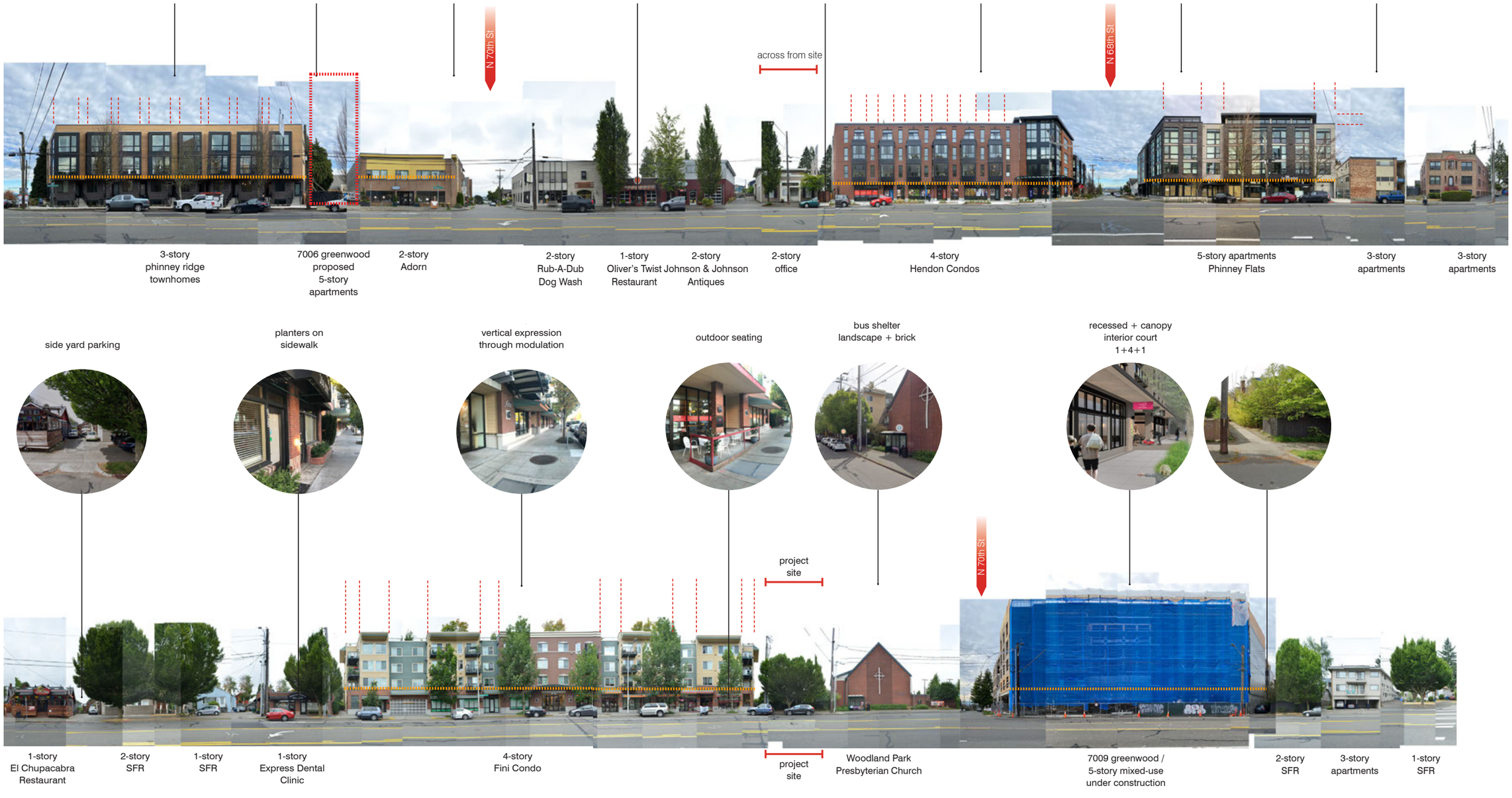
The site is generally flat with approximately 2 feet of topographic change across the site. There are no exceptional trees on the site. The site sits at the high point of the ridge where there are excellent views to the west and east.

6817 Greenwood Ave N
APN 2877103940
Lot Area = 3,413 sf

Legal Description -
lot 21 and the north 10 feet of lot 20, block 22, green lake circle railroad addition to the city of seattle according to the plat thereof, recorded in volume 2 of plats, page 170, in king county, washington;

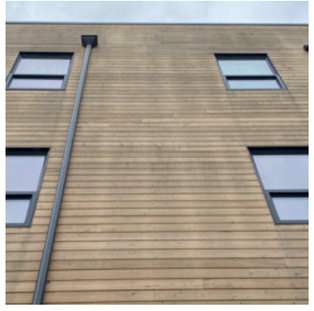
except the east 10 feet thereof, as conveyed to the city of seattle under condemnation ordinance number 19534;

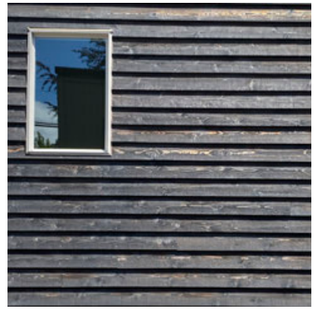
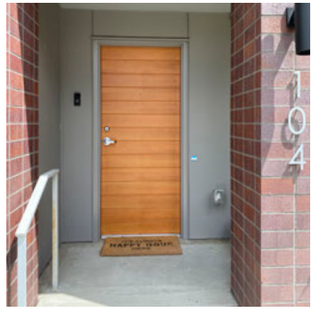
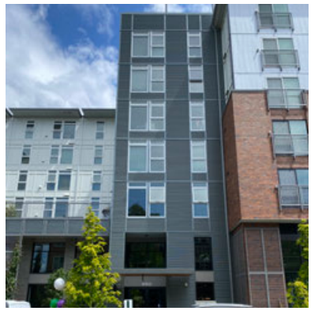
Street Elevations

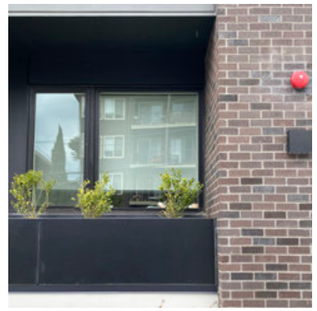
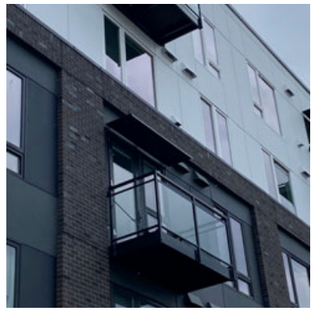


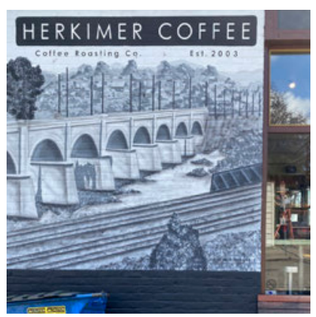
Neighborhood materials & features

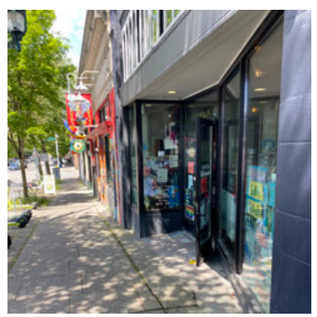





The range of building types and styles leads to a variety of building materials, finer grain details, and levels of quality.

Brick masonry is very common. Early buildings were predominantly brick. Recently developed buildings mix brick with other material or used brick as an accent. The brick has wide range of color and finishes.

Wood is used in different scales and quality. It is often seen as an accent in soffits, street level street facing facades, and sometimes in entry doors. Smaller residential buildings uses it as primary material. Stained and painted finishes are common.

In recent buildings metals as siding systems, balconies, stock profiles for rails and ornament, access gates, and planters. When it is used as siding, it often has a textured profile to increase facade depth and variation.

Panel products are most prevalent on larger buildings. Neutral colors are typically used with these materials and patterns can be seen as accent.

Elements such as street furniture and integrated civic art work are common within the pedestrian realm. Buildings often engage the sidewalk directly and landscape is used selectively to create a transition between sidewalk and residential entries.

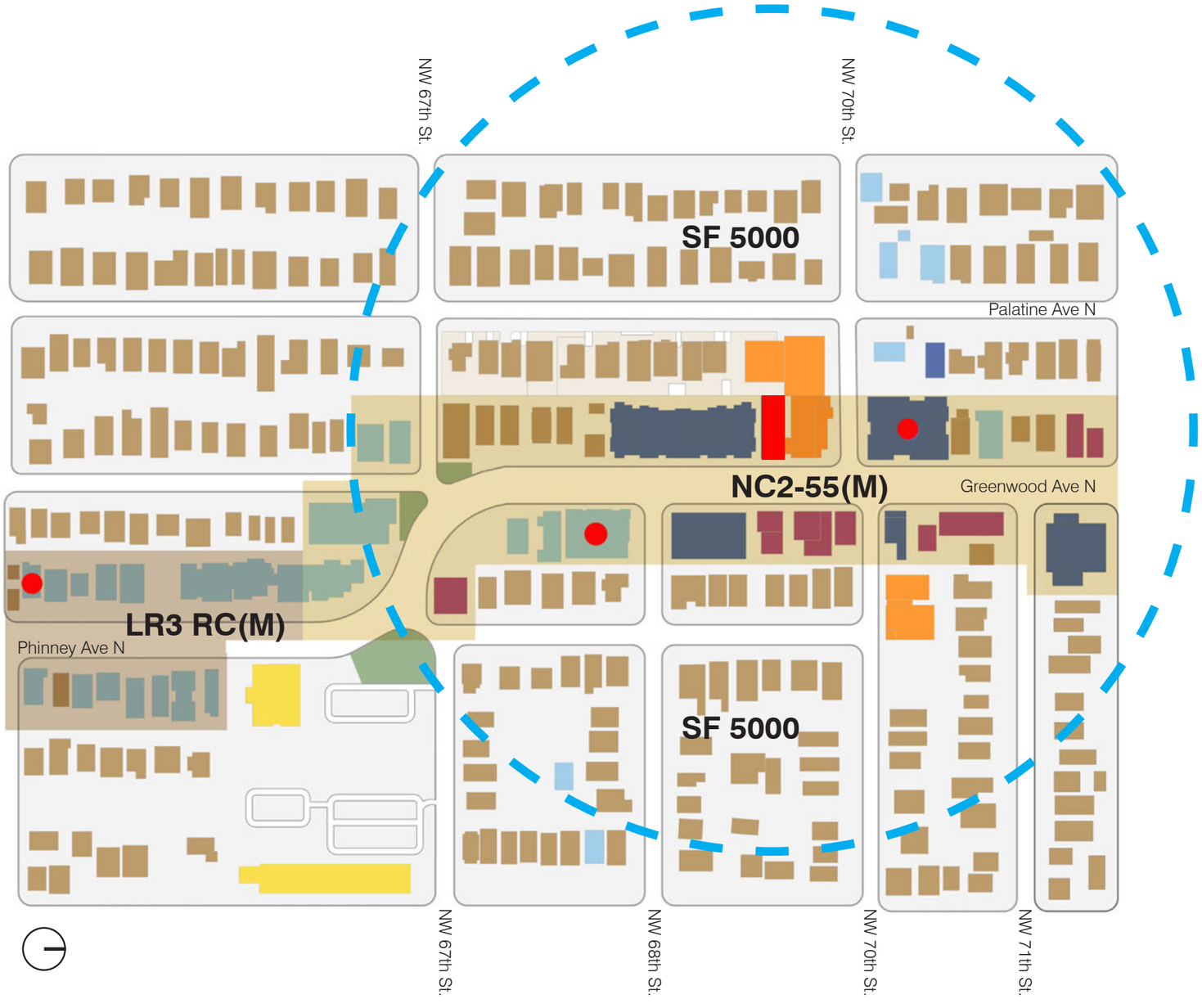
Zoning Data

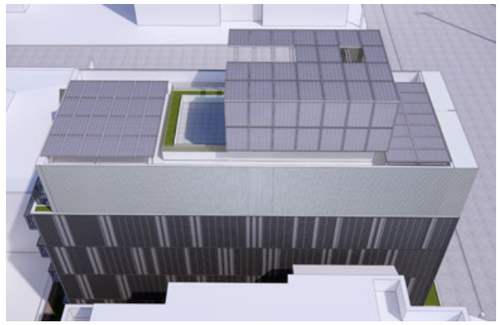
Zoning	NC2-55(M)
Overlays	Greenwood-Phinney Ridge Residential Urban Village Greenwood / Phinney Neighborhood Design Guidelines
Lot Size	3,413 sf
FAR Chargeable GFA	3.75 14,394 sf
Base Height Limit	55 feet roof top features: +4 feet for parapets, guards, roof decks +16 feet for stair and elevator penthouses and greenhouse
Upper Level Setbacks	15 feet for portions of structures above 13 feet in height up to 40 feet abutting SF zone. Above 40 feet is 3 feet for every 10 feet of additional height.
Amenity Area	5% of GFA - 640 sf
Parking	none required (frequent transit within urban village)
Solid Waste Storage	375 sf required 200 sf provided (No staging with R.O.W)
Bicycle Parking	24 long term | 2 short term
Street-level Blank Facades	blank segments between 2 and 8 feet no more than 20 feet total blank facade no more than 40% of the width of the facades

Living Building Pilot Program

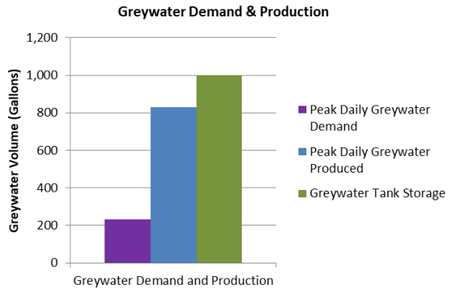
FAR	4.6875 (additional 25%) 15,996 sf (total chargeable GFA allowed) 14,394 sf (total chargeable GFA proposed)
Max Ht Limit	67.5 feet (additional 12.5 feet) 63.75 feet proposed

- site
- MHA payment option
- multi-family housing
- mixed-use
- commercial / retail / office
- civic / religious
- institution / education
- recreation / open space
- proposed housing development
- proposed mixed-use development
- 1/8 mile radius

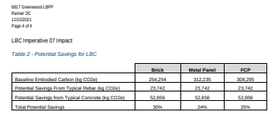




onsite energy production



greywater recycling



6817 Greenwood LBPP
Rainier DC
12/20/2021
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LBC Imperative 07 Impact

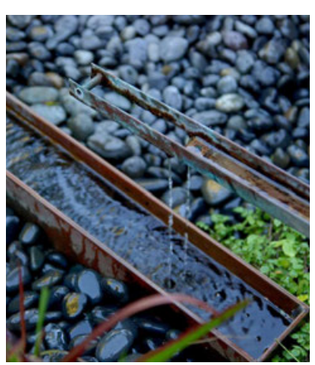
Table 2 - Potential Savings for LBC

	Brick	Metal Panel	FCP
Baseline Embodied Carbon (kg CO2e)	254,254	312,235	309,295
Potential Savings From Typical Rebar (kg CO2e)	23,742	23,742	23,742
Potential Savings from Typical Concrete (kg CO2e)	52,656	52,656	52,656
Total Potential Savings	30%	24%	25%

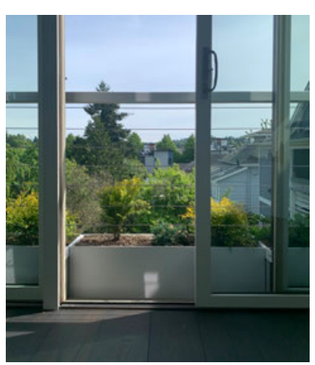
embodied carbon reduction

JUST organization

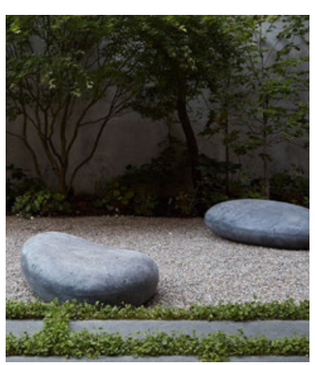
access to fresh air and light



stormwater collection



biophilia - connection to nature



reclaimed wood

Refer to appendix for additional LBC data and project approach

Proposed Petals

Energy

The intent of the Energy Petal is to treat energy as a precious resource by minimizing energy-related carbon emissions and embodied carbon, both of which contribute to climate change. The Petal requires that projects supply 105% of their energy needs through renewable energy, without the use of combustion and account for the total embodied carbon emissions from construction through carbon-sequestering materials or a one-time carbon offset purchase.

Energy supply summary
onsite = 20%
offsite = 85% (location TBD)

Equity

The intent of the Equity Petal is to elevate equity as a project goal, and to transform developments to foster a just and inclusive community that enables all people to participate, prosper, and reach their full potential. Living Buildings are meant to be accessible and welcoming to all people, helping us recognize and celebrate cultural richness, while ensuring equitable access to fresh air, sunlight, and clean water and soil.

Beauty

The intent of the Beauty Petal is to recognize the need for beauty and the connection to nature as a precursor to caring enough to preserve, conserve, and serve the greater good.The key to creating beautiful buildings
is to embrace a biophilic design process that emphasizes that people and nature are connected and the connection to place, climate, culture and community is crucial to creating a beautiful building.

City of Seattle Minimum Standards

Achieve Petal Certification under the Living Building Challenge v4.0 and:

- Reduces total energy use by 25% or more based on the Energy Use Intensity (EUI) targets in the Target Performance Path of the Seattle Energy Code Section C401.3 and uses no fossil fuel for space and water heating.
- Reduces potable water demand by using only non-potable water to meet demand for toilet and urinal flushing, irrigation, hose bib, cooling tower (make up water only), and water features, except to the extent other applicable local, state, or federal laws require the use of potable water.

Petal Certification Requirements

For Living Building Challenge (LBC) V4.0 petal certification, all core imperatives are required, plus the remaining imperatives to complete three petals. One of the remaining petals required to be Water, or Energy, or Materials.

Required Imperatives
Energy
I-07 Energy + Carbon Reduction
I-08 Net Positive Carbon
Equity
I-17 Universal Access
I-18 Inclusion
Beauty
I-19 Beauty + Biophilia
I-20 Education + Inspiration
Additional required imperatives (core imperatives):
Place
I-01 Ecology of Place
I-04 Human-scaled Living
Water
I-05 Responsible Water Use
Health + Happiness
I-09 Healthy Interior Environment
Materials
I-12 Responsible Materials

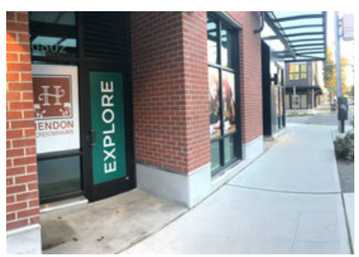
Design Guidelines

street edge

The midblock location of the site provides an opportunity for the project to bridge between the Fini Condominiums, the Church and the new development on the north side of 70th. By recessing the ground floor, the street-facing facade responds to the first floor datum that is typical for the neighborhood while creating a transitional entry space for the residential entry. This widening of the public realm provides covered outdoor space and additional opportunities for landscaping and urban elements like benches. Transparency at the residential entry will connect that lobby to the public realm and high quality material will provide a strong representation of a “base” to the project.

CS2.B.2 connection to street
CS2.C.2 mid-block sites
PL1.B.3 pedestrian amenities
PL2.B.3 street-level transparency
PL2.C.1 locations and coverage

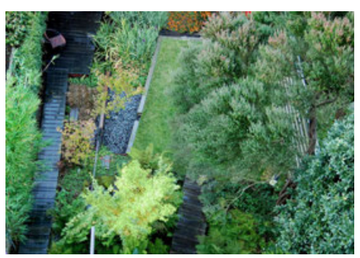
Greenwood/Phinney Supplemental:
CS2.I.i.b Reinforcement of Residential Development
CS2.II.i impact of new buildings on the street
DC2.I facade articulation and modulation



nature

By shaping the topography of the rear yard, the project will be able to integrate bioretention, landscaping and terraces that are vertically separated from the adjacent yard. The sunken garden will serve as a soft transition to the neighboring building to the west. The garden will enhance the ground level privacy between the lots, introduce open space and landscaping and explore new ways to add positive outdoor space.

CS2.B.1 site characteristics
CS3.A.4 evolving neighborhoods
CS2.D.5 respect for adjacent sites
DC3.B.4 multifamily open space
DC4.D.4 place making

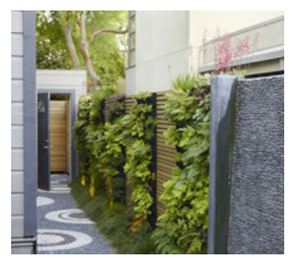


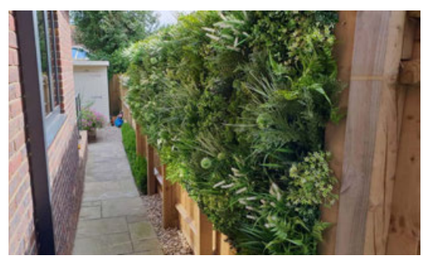
edges

A uniform setback on the north side provides an opportunity to maintain “space” between the project and the Church. This space provides daylight to the sanctuary, access for maintenance, and preserves the architectural presence and character of the existing brick structure. Private and subdued, the north wall becomes a backdrop to the Church with limited openings. Similarly, the south party wall can become a well-considered backdrop to the Fini Condominiums. The east and west facades can then be much more open to the view and street; fully connecting the dwellings to their context. Secondary elements like balconies create depth and allow for more immediate engagement between the occupant and the context.

CS2.A.1 sense of place
CS2.A.2 architectural presence
CS2.B.1 site characteristics
CS2.B.2 connection to street
DC2.B.1 façade composition

Greenwood/Phinney Supplemental:
CS2.II.i zone edges
CS2.VII mass and scale





proportion and datums

The small, midblock site provides an opportunity to explore a uniquely scaled project type within a transitional setting. Taller than it is wide, the overall massing of this project will be smaller than its recently built neighbors. With limited frontage to work with, clean building forms, small scale modulation and projections, and considered detailing that echo the proportions and datums of the neighborhood can tie the project to both its smaller and larger neighbors.

east side / west side

The dramatically different condition of the street side and the western view side provides an opportunity for the project to present two faces to the neighborhood. Perceived height, environmental controls, visual connections, outdoor spaces, privacy, and relationships to our adjacent neighbors will drive different design responses for each side.

integration of elements

Through a synthesis of contextually responsive massing, secondary architectural elements, and environmental systems and controls, that project has an opportunity to present an integrated approach to design elements. Driven by the small site, compact form and limited roof area the project will need to creatively develop strategies for design elements to serve multiple purposes. These elements will provide a thoughtful response for the project's relationship to the context and neighbors, the resident's quality of life, energy generation and use, and environmental systems.

CS2.B.1 site characteristics
CS2.B.2 connection to street
CS2.D.3 zoning transitions
CS2.D.5 respect for adjacent sites
DC2.A.2 reducing perceived mass

Greenwood/Phinney Supplemental:
CS2-II.i impact of new buildings on the street
CS2.V street pattern
CS2.VII mass and scale
DC2.I facade articulation and modulation

CS2.A.2 architectural presence
CS2.D.5 respect for adjacent sites
CS3.A.4 evolving neighborhoods
DC2.C.1 visual depth and interest
DC2.D.2 texture

Greenwood/Phinney Supplemental:
CS1.I responding to site characteristics
CS2.II.ii design departures
DC2.I facade articulation and modulation

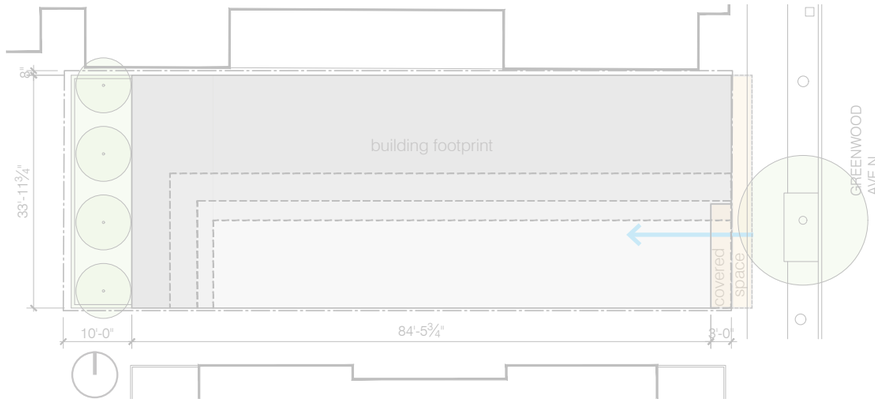
CS1.A.1 energy choices
CS.B.2 daylight and shading
CS2.B.1 site characteristics
CS2.D.2 existing site features
PL4.B.2 bike facilities
DC2.C.2 dual purpose elements
DC3.C.3 amenities and features
DC4.A.1 exterior finish materials

EDG Concepts

The Design Review Board supported the development of concepts shown in Concepts B and C.

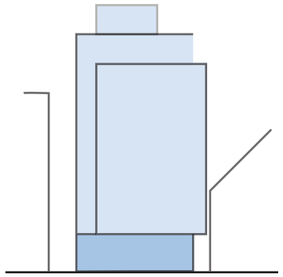
concept A (code compliant)// terrace

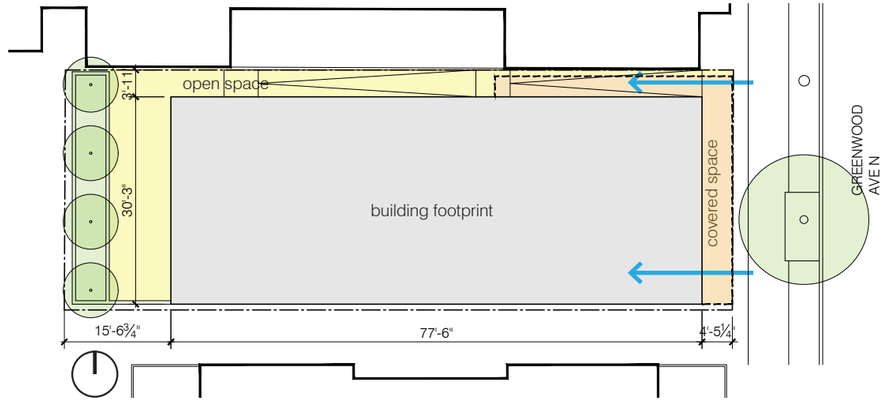
The form of Terrace reflects a direct interpretation of the allowable zoning envelope. The ground floor of the project extends to the north lot line and abuts the Church along its entire length. At the west side is it set back five feet to provide daylight to ground level units. Above the ground floor, the building steps 15 feet for the next three stories. At levels five and six it makes additional steps in form to conform to an increasing setback above 40 feet. At each setback, the roof becomes a terrace that expands the livable area of the project and dwelling units. There is no roof deck at the top level, instead, the roof of the first floor provides outdoor amenity area for the project. At street level, the building extends to the property line with a projecting canopy to define a street level datum. Bike storage, waste storage, and the residential entry all front Greenwood Avenue North.



concept B // push + pull

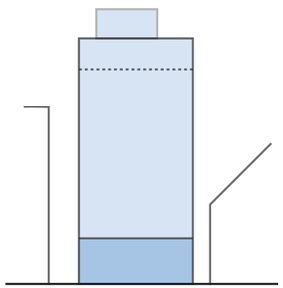
The massing of Push+Pull seeks to create a continuous street frontage while providing a setback for the clerestory windows of the Church sanctuary and south wall. The street-facing facade is articulated in five parts; base, body, penthouse, roof, and slot. The Base is set back 6 feet from the street lot line and 3'-11" from the north. This expands the public realm, creates a strong ground level datum, and provides access along the north lot line to egress, bike storage and the south wall of the Church. The Body contains levels two through five and extends over the base providing covered outdoor space and a passage on the north. The Penthouse is setback from both the street and north lot line to introduce a strong upper-level datum. The Roof projects over this setback and wraps down the south side as a building skin that defines the edge of the Slot—which introduces additional modulation to the façade.

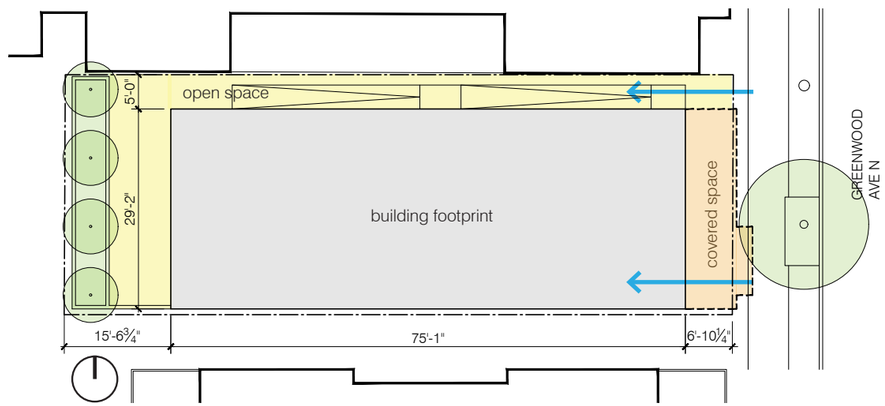




concept C (prefered) // uniform yard

With a narrower frontage that has an open space on each side, Uniform Yard presents a simple building form. The street-facing facade is articulated in four parts; base, facade, frame and bay. The Base is set back 6 feet from the street lot line and five feet from the north. This expands the public realm, creates a strong ground level datum, and provides access along the north lot line to egress, bike storage and the south wall of the Church. The Façade contains levels two through six and extends over the base providing covered outdoor space at the residential entry. It is primarily transparent creating a strong connection between the dwellings and the public realm. The Frame projects forward to create depth within the façade and integrate the north and south walls into the primary form. The Bay creates a secondary façade element that reduces the perceived height and scale of the façade.



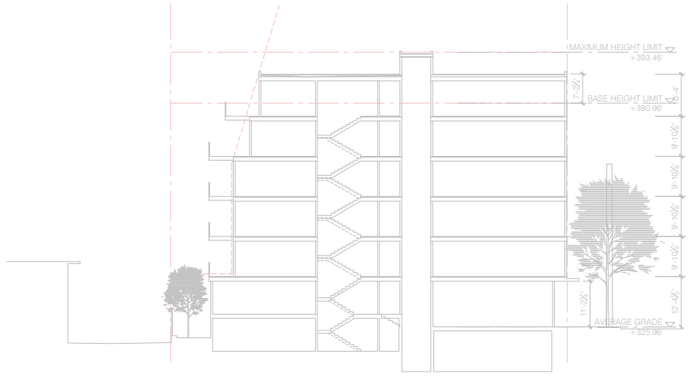


Advantages

- No departures required
- Convenient bike storage
- No trash staging in the ROW required
- Greatest setback at upper levels

Disadvantages

- Limited massing articulation along Greenwood Ave North due to no setback at street level
- Limited landscape opportunity at street level
- Limited private outdoor space
- Limited unit diversity
- Challenging unit layouts
- No access to south wall of Church

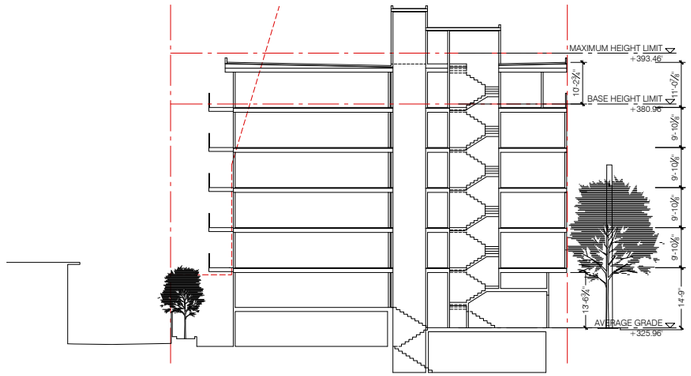


Advantages

- Exterior access to bike storage
- No trash staging in the ROW required
- Expanded outdoor space at street level
- Strong connections to view on east and west façade
- Most façade articulation
- Reduced perceived height at east and west side
- Roof deck set away from roof edge
- Widest back garden
- Most unit type and size diversity
- Greatest amount of building area

Disadvantages

- Departures required
- Abuts portion of Church, limiting access for maintenance and roof drainage
- Ramp up to bike room creates additional coverage of Church wall
- Least amount of upper-level setback
- Most bulk on west side

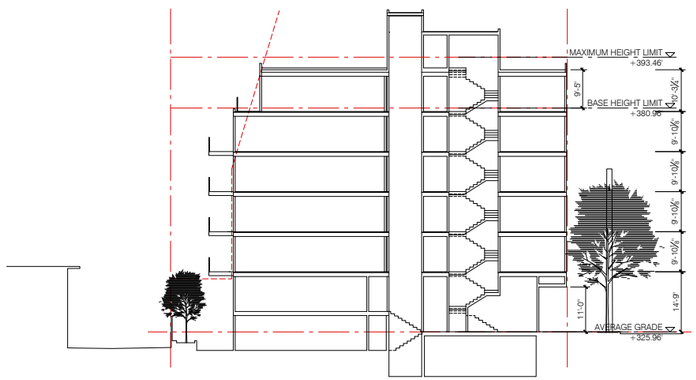


Advantages

- Convenient bike storage
- Ramp down preserves access to Church wall
- No trash staging in the ROW required
- Expanded outdoor space at street level
- Uniform setback from north property line
- Church has full access to their south wall
- Strong connections to view on east and west façade
- Reduced mass at west side
- Reduced perceived height at west side
- Reduced perceived height at east side
- Widest back garden
- Roof deck set away from roof edge

Disadvantages

- Departures required
- Narrow lobby
- Less unit diversity
- Less total floor area



EDG Summary

What we heard at EDG:

Massing Options & East Façade Treatment

1. hybrid massing option that combines the articulation and concept of the east facade of Option B with the setbacks of Option C
2. solid appearance of facade and reduced glazing at the upper levels creates a street facing facade that better fits into the surrounding context
3. maintain 5 foot setback from the north property line

North and South Facades

4. maintain the composition and backdrop tapestry concept of the north and south facades

West Façade & Zone Transition

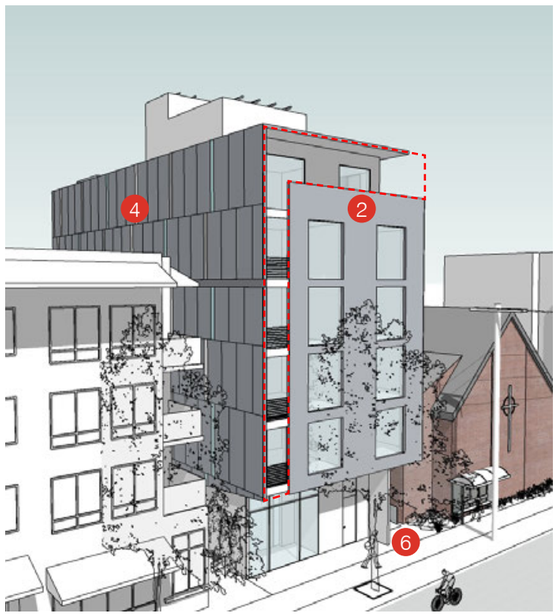
5. support the light and open quality of the balconies on the west facade of Option C

Street Level Character

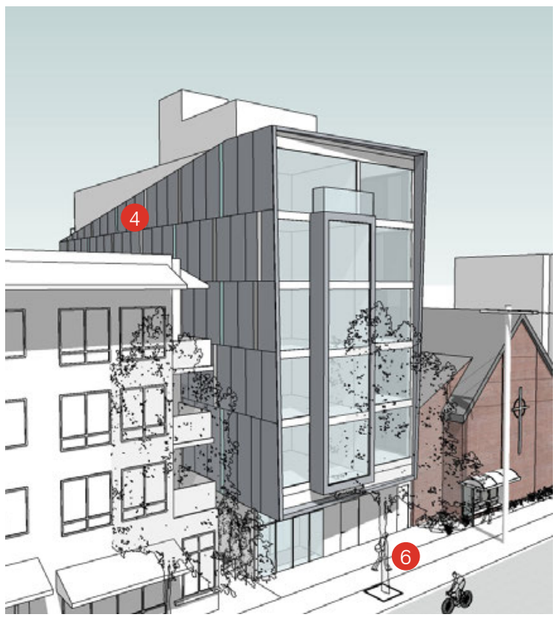
6. reduce the blank wall condition along the street frontage
7. provide a high level of glazing and transparency along the street
8. provide a high-quality pedestrian experience through transparency and materiality

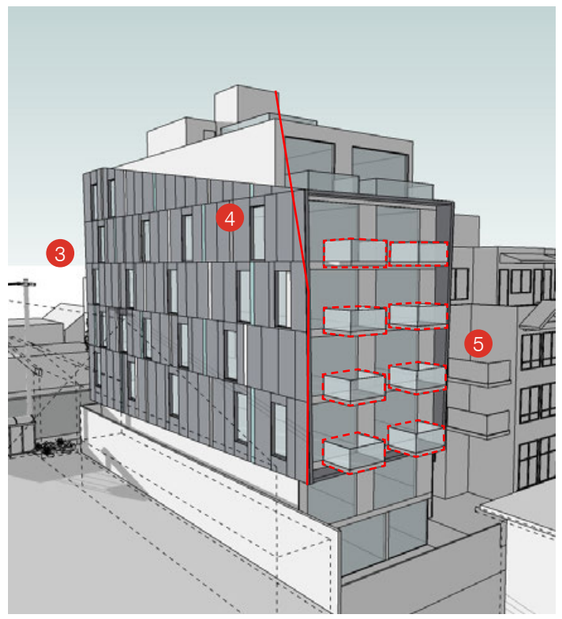
Materials

9. Materiality is an important part of the character of the Greenwood-Phinney neighborhood, particularly the use of brick and high-quality, long-lasting materials.



concept B // push + pull





concept C // uniform yard

Development Since EDG

southeast corner

northwest corner

LBC Workshops

Biophilia Workshops

Design Development of building systems

MUP and Construction permit submittals

Massing Options & East Facade Treatment

1. Maintain uniform setback along entire north side.
2. Articulation of top story and south edge through setback and material change.
3. Maintain balance of solid wall and fenestration on street facade
4. Introduce vertical landscape elements

North and South Facades

5. Develop horizontal articulation and tapestry concept within a metal panel material system.
6. Maximize onsite energy production at penthouse level

West Facade & Zone Transition

7. Develop steel balcony system
8. Provide setback at top level

Street Level Character

9. Reduced amount of blank wall and increased transparency at street level
10. Use brick at street level and return it into the side walls
11. Create high quality pedestrian experience by integrating landscaping, brick, and high transparancy through a wood glazing system and door.

Materials

12. Developed a durable and hight quality material palette that includes brick, fir, and metals.

Response to EDG Priorities & Recommendations

1. Massing options & east façade treatment:

a. The Board directed further development of a hybrid massing option that combines the articulation and concept of the east façade of Option B with the setbacks of Option C. (CS2-A, CS2-D, CS3-A-3, CS3-A-4, CS3-I and CS3-II of the Greenwood-Phinney Neighborhood Design Guidelines)

Response
The project has adapted the massing and articulation concepts of Option B into a building with uniform setbacks along the north lot line seen in Option C.

b. The Board stated that Massing Option B's east façade is a more appropriate response to the character of the neighborhood. Its solid appearance and reduced glazing at the upper levels creates a street facing façade that better fits into the surrounding context of the Greenwood-Phinney neighborhood. (CS2-A, CS2-D, CS3-A-3, CS3-A-4, CS3-I and CS3-II of the Greenwood-Phinney Neighborhood Design Guidelines)

Response
The solid appearance of the building body is maintained. A lighter material is used at the ground floor and the penthouse level to help lighten the perceived massing of the building.

c. In agreement with public comment, the Board stated that the marriage of setbacks proposed in Massing Option C results in a more compatible structure to the adjacent church to the north and the surrounding context and character. Specifically, the Board would like to see the 5 foot setback from the north property line maintained. (CS2-A, CS2-D, CS3-A-3, CS3-A-4, CS3-I and CS3-II of the Greenwood-Phinney Neighborhood Design Guidelines)

Response
The 5 feet setback from the north property line has been maintained.

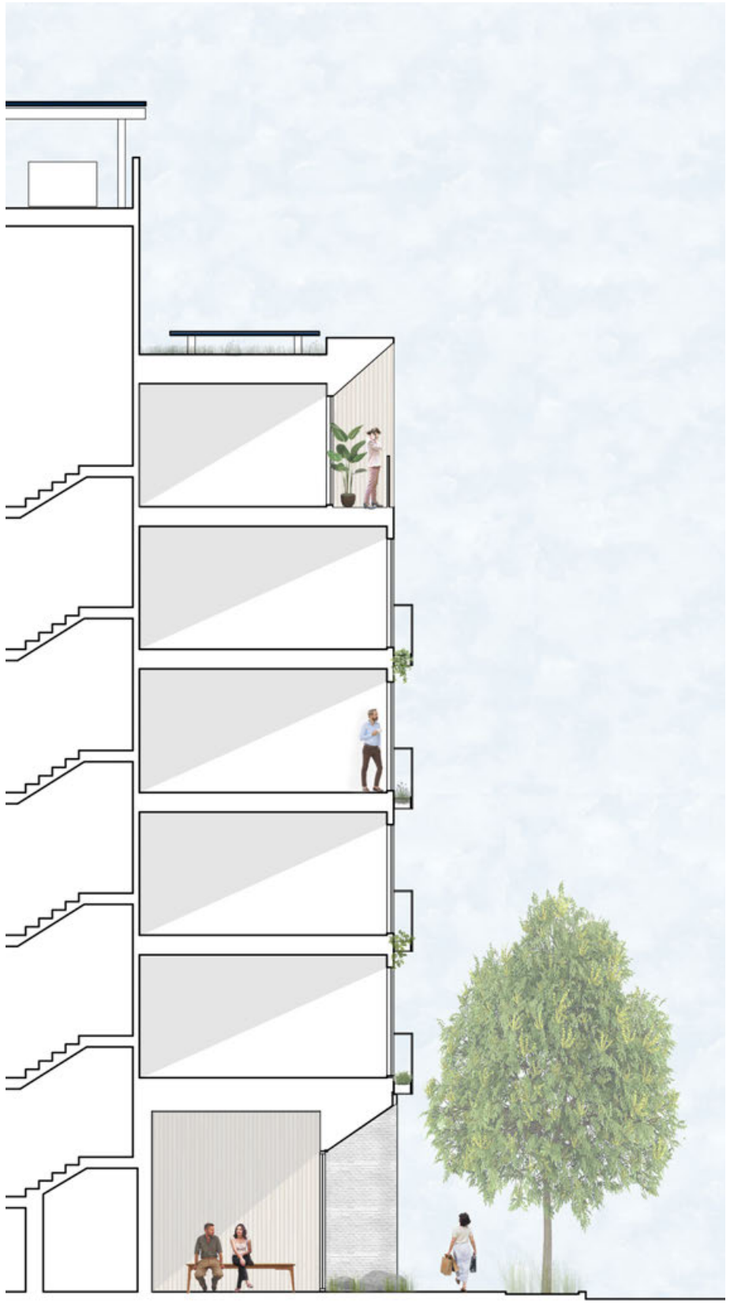
d. The Board supported the bay concept on the east façade of Massing Option C as it is in keeping with the context of bays seen along Greenwood Avenue North. The Board encouraged maintaining the bay concept as the design evolves, but noted it is not crucial to the success of the design concept. (CS2-A, CS2-D, CS3-A-3, CS3-A-4, CS3-I and CS3-II of the Greenwood-Phinney Neighborhood Design Guidelines)

Response
Through design studies that explored the synthesis of Options B and C, the bay concept has not been carried forward.

EDG concept B // push + pull
base / middle / top

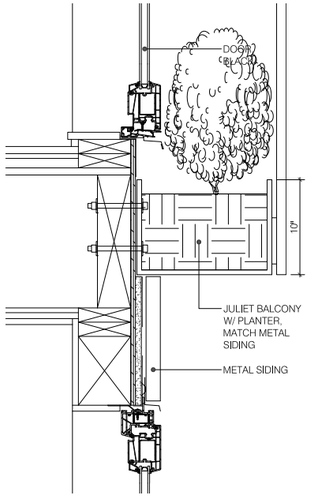
EDG concept C // uniform yard

1. brick base
2. solid appearing middle
3. light top
4. uniform setback with access easement granted to the Church
5. juliet balcony and planter at every unit
6. increased transparancy

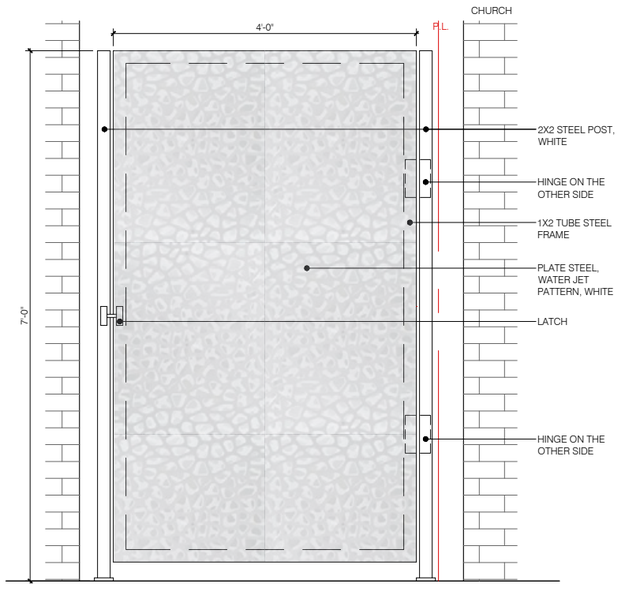


building section / east

northeast corner



Juliet balcony detail



gate detail

Response to EDG Priorities & Recommendations

4. Street Level Character

a. The Board noted it is not necessary to set the building back at the street level as it would be out of character with the architectural context and further constrain the narrow frontage. (CS2-A, CS2-B)

Response
The ground level is no longer setback across the frontage. Instead, it is inflected inward to create a recessed entry space similar to other projects along Greenwood. The canted brick creates a dynamic entry space that simultaneously maintains the street edge, expands the public realm,and provides shelter to the entry.

b. The Board supported the alternative ground level plan shown on page 49 of the EDG packet and noted that relocating the solid waste storage room and exit to the north façade reduces the blank wall condition along the street frontage. The Board requested a high level of glazing and transparency along the street. Additionally, if the location of the penthouse, elevator, and stair core is contributing to the blank wall condition, it would be acceptable for it to be moved to the south property line. (PL3-A, PL3-C, DC2-B-2)

Response
Trash has been located on the northern edge of the building, away from the street entry. Trash will be stored in 96 gallon totes that will be retrieved from the storage area on collection day. There will be no staging of trash containers on the sidewalk. Glazing has been added to the street level; the project satisfies the blank façade requirement.

c. The Board deliberated on the requested departure from blank façade requirements, as discussed in the departure section of the report below. If the request is maintained and a portion of east façade is blank at the ground level, the Board requested further study of treatment options that provide texture and engagement. (PL3-A, PL3-C, DC2-B-2)

Response
The blank wall has been reduced from 16'-3" to 8'-2".

entry / southeast view


entry / northeast view

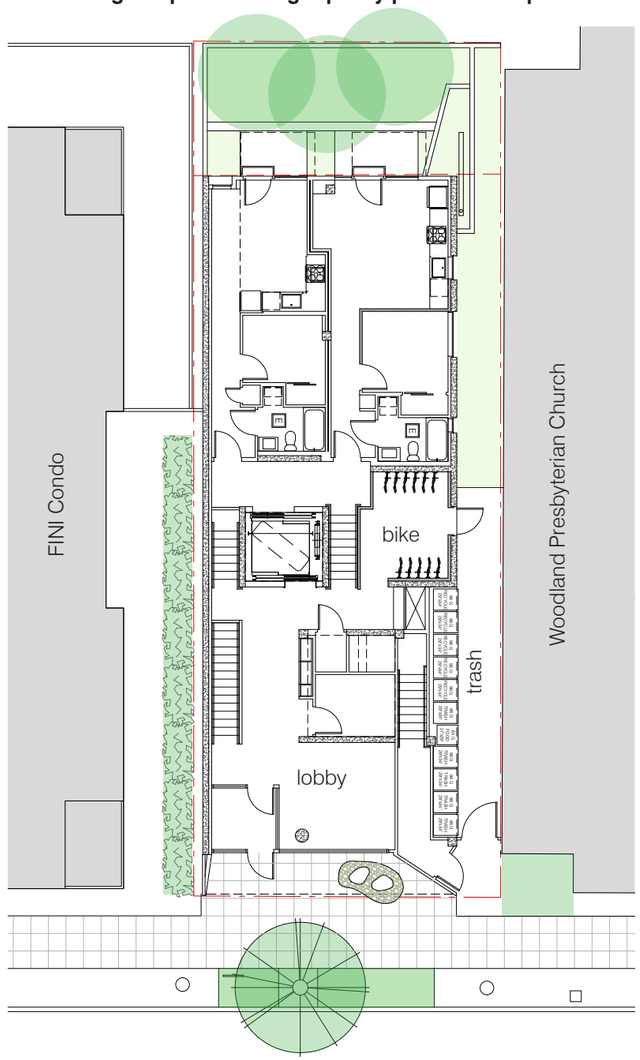
entry / night time

entry / day time

d. In response to public comment, the Board noted the importance of providing a high-quality pedestrian experience through transparency and materiality. (PL1-B- 3, PL2-B-3, PL3-C, DC4-A-1, DC4-II-I of the Greenwood-Phinney Neighborhood Design Guidelines)

Response

The transparency at street level has been increased from 45% to 72% to greatly strengthen the connections between the project and the pedestrian experience. Brick, high quality paving, a solid wood door, and seating will provide a high quality pedestrian experience.



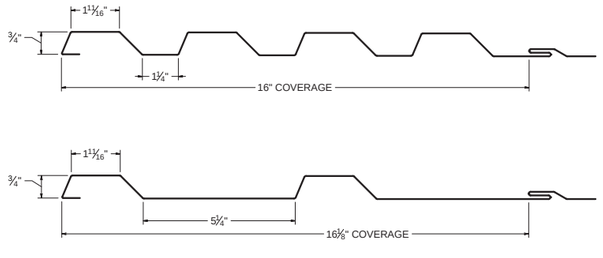
level 1 / entry

Response to EDG Priorities & Recommendations

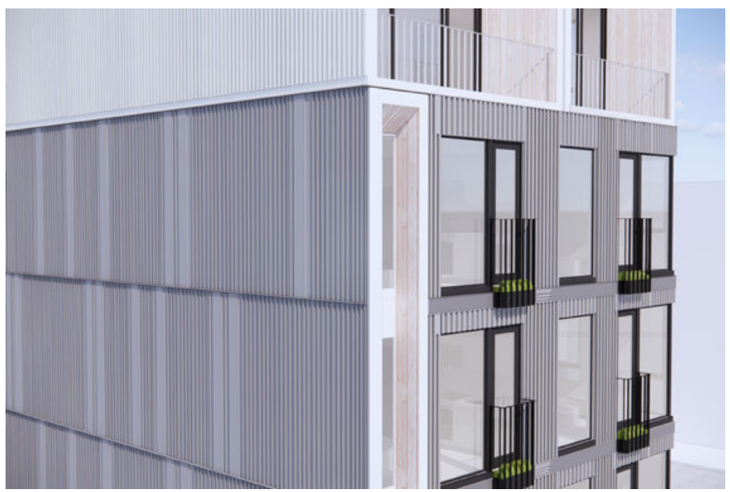
2. North and South Facades

a. The Board supported the composition and backdrop tapestry concept of the north and south facades of Massing Options B and C. The Board noted that the semi-random pattern of window openings and panel widths complement the overall design concept and the building's context within the neighborhood. The Board recommended maintaining these facade expressions as the design evolves. (CS2-A, DC2-B-1)

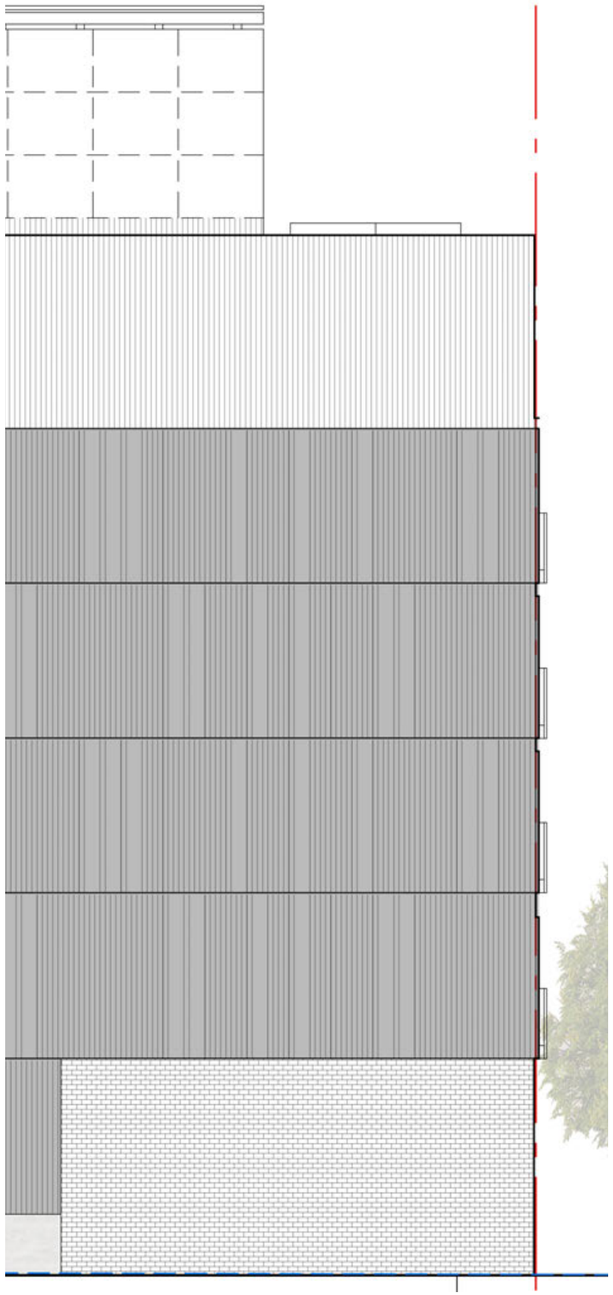
Response
The north and south facades have maintained articulation at the floor lines and utilize material texture variation to maintain the façade expressions shown in the EDG presentation.



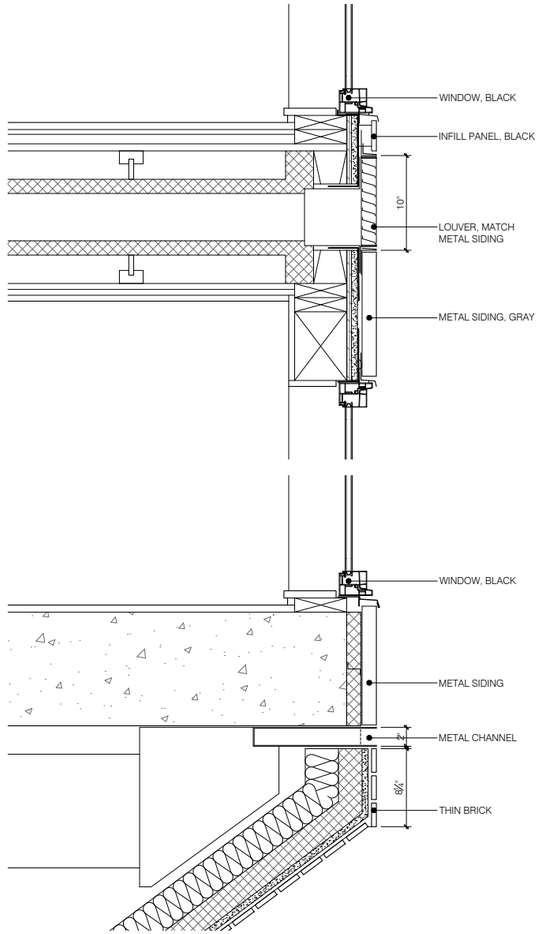
metal panel - Taylor Metal Contour Series

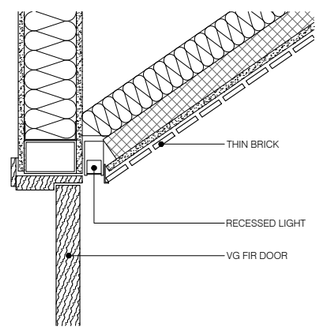


southeast detail view

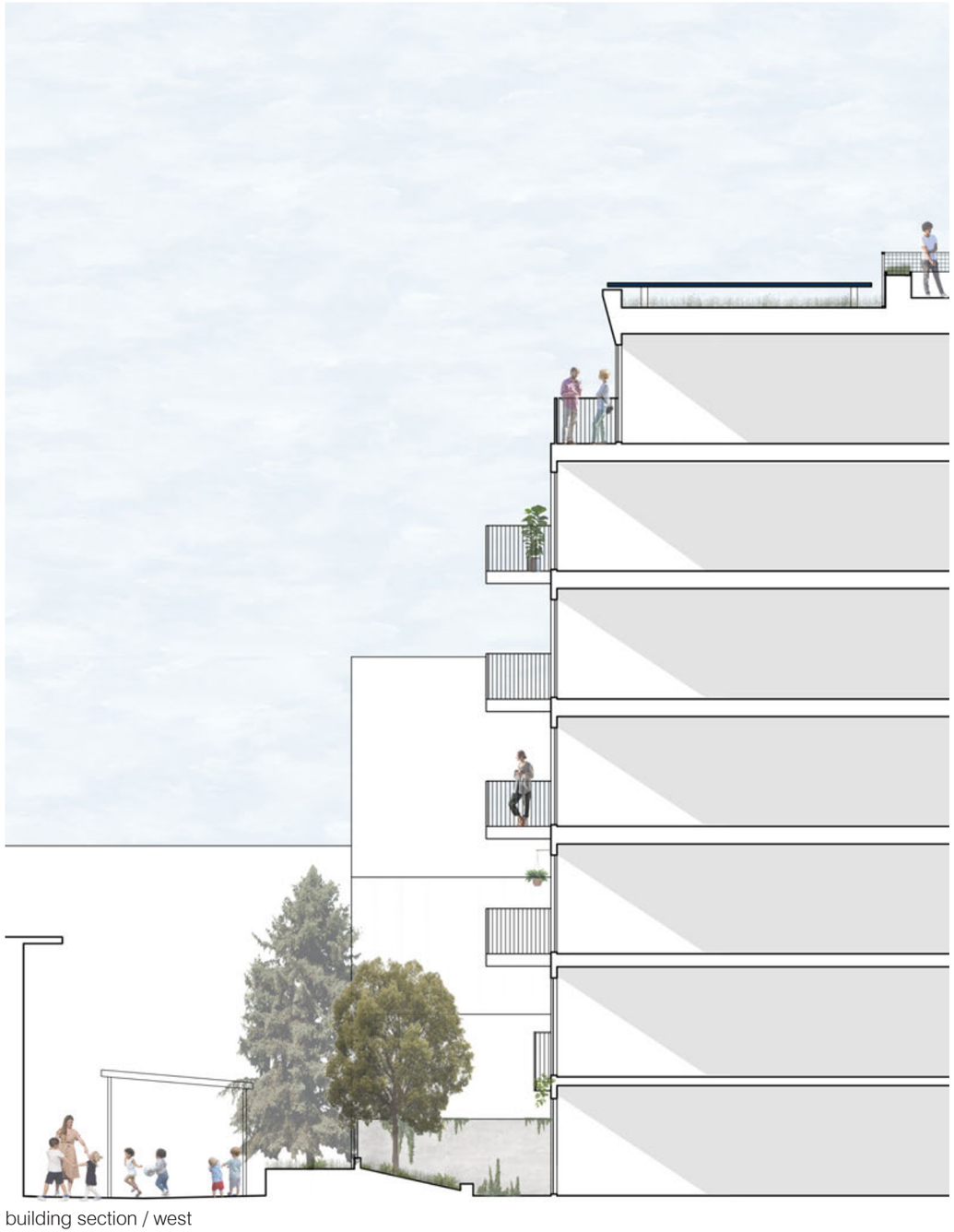


partial south elevation





facade detail



building section / west

southwest corner

3. West Façade & Zone Transition

a. The Board supported the light and open quality of the balconies on the west façade of Massing Option C as they appear to be floating and better assist in the transition to the single-family zone to the west. (DC2, DC2-C)

Response
The light and open quality of the balconies on the west facades has been maintained.

b. The Board preferred the balcony configuration of Massing Option C; however, they acknowledged that evolution of the mass in response to guidance may affect the design resolution of the west façade. (DC2, DC2-C)

Response
The balcony configuration of Massing Option C has been maintained on floors one through five. The sixth floor level has been stepped back and utilizes the same materials and articulation of the street facade to create consistent and integrated architectural language on all facades.

site west edge from south neighbor's balcony

Materials

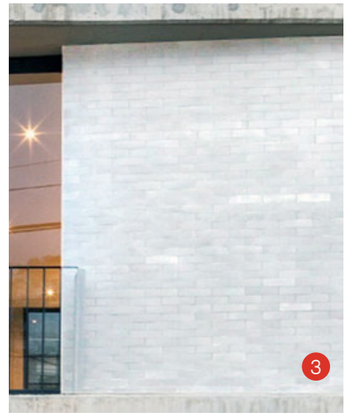
5. Materials

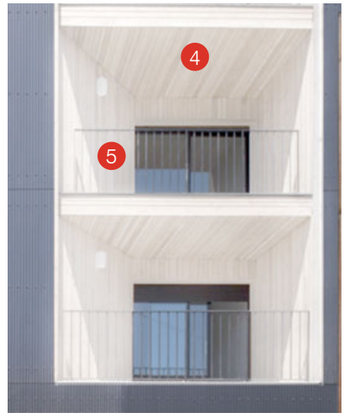
a. The Board recognized that materiality is an important part of the character of the Greenwood-Phinney neighborhood, particularly the use of brick and high-quality, long lasting materials. The Board recommended the use of these types of materials and stated that the material palette should be supported by in-depth contextual material studies at the Recommendation phase. (CS3-A-3, DC4-A-1, DC4-II-I of the Greenwood-Phinney Neighborhood Design Guidelines)

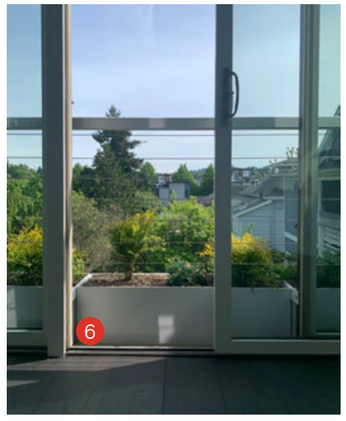
Response
Brick, natural wood, textured metal siding, and steel balconies contribute to a high-quality and long lasting material palette.

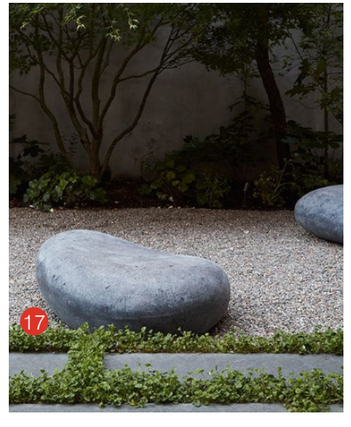
b. The Board noted the pedestrian experience, especially on such a narrow frontage, will be dictated by the material treatment. (CS3-A-3, DC4-A-1, DC4-II-I of the Greenwood-Phinney Neighborhood Design Guidelines)

Response
Brick, natural wood, high quality pavers, landscaping and seating will create a rich pedestrian experience.

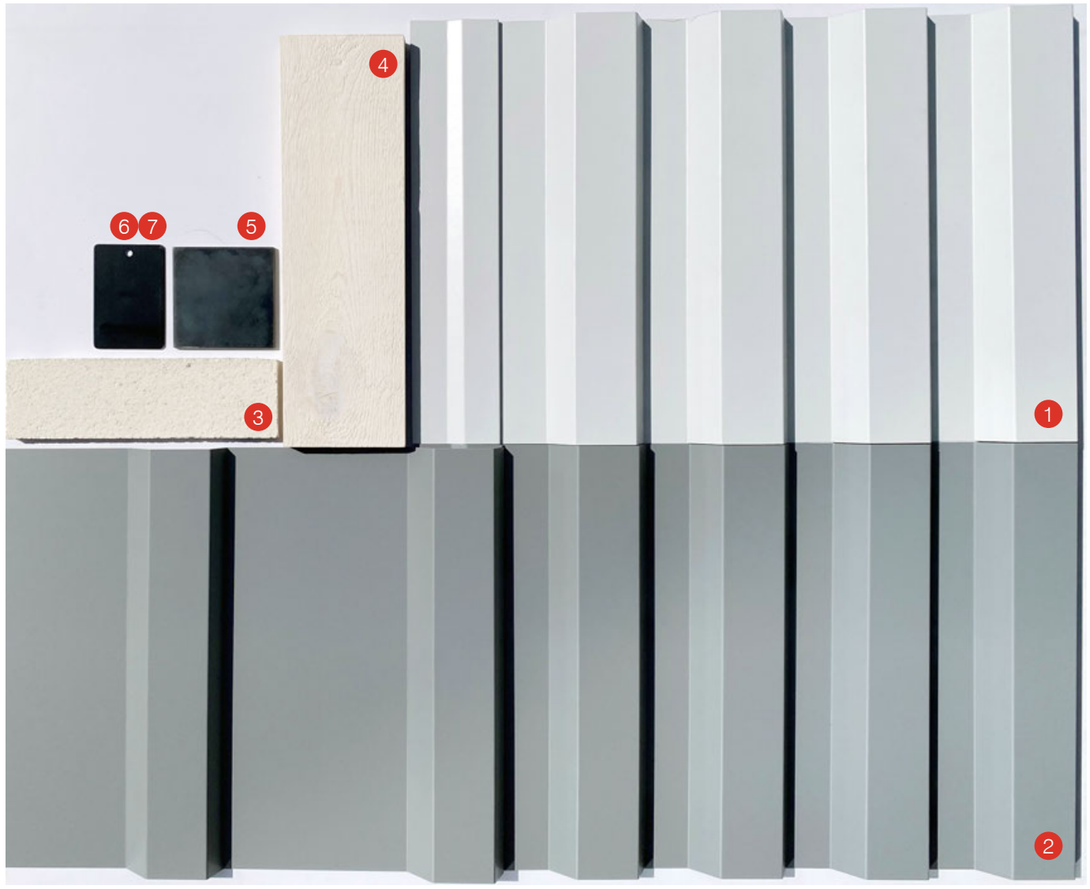




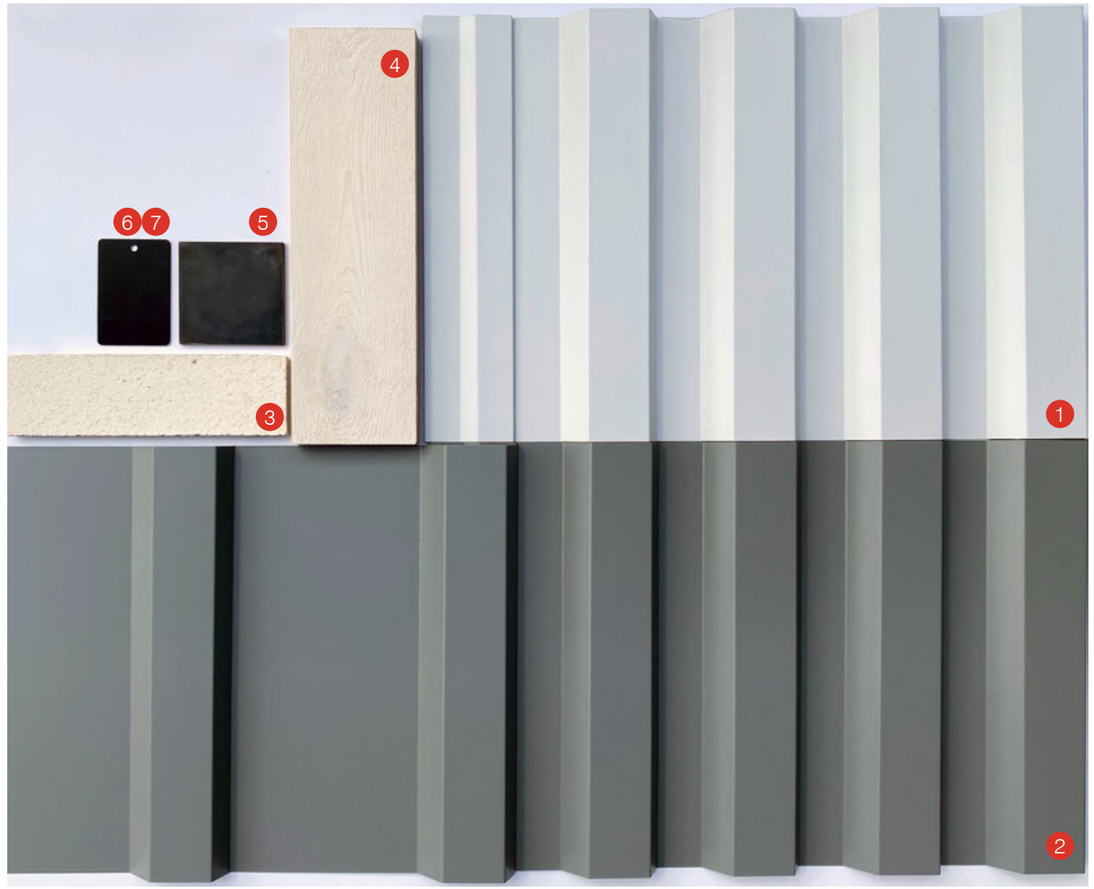




1 Metal Siding 1- Taylor Metal Contour Series - Glacier White, 24 gauge
2 Metal Siding 2- Taylor Metal Contour Series - Sterling Grey, 24 gauge
3 Brick Veneer - Mutual Materials - Thin Brick - Desert White
4 Wood Siding - 1x4 TK T&G - Resawn exposed - Semi-Solid Stain - White
5 Guardrails - Steel - Powder Coat Pain - Black - Thin wall tube and square stock
6 Juliet Planter - 1/4” Aluminum plate - Powder Coat Paint - Black
7 Louvers - To match adjacent finishes
8 Vinyl Window - VPI Envision - Black
9 Vinyl Door - VPI Envision - Black
10 Wood Storefront - VG Fir - Clear Satin Polyurethane
11 Entry Door - VG Fir - Vertical V-groove 3.5” O.C. - Clear Satin Polyurethane
12 Concrete Flatwork - SDOT standard color - sawcut and acid etch
13 Metal Flashing / Panels- To match adjacent finishes
14 Concrete Wall - natural finish
15 Porcelain Paver - Mutual Materials - 24x24 - Simple Grey
16 Permeable Paver - Mutual Materials - 8x8 - Gray
17 Landscape Boulder - Soma Stones



clear sky condition



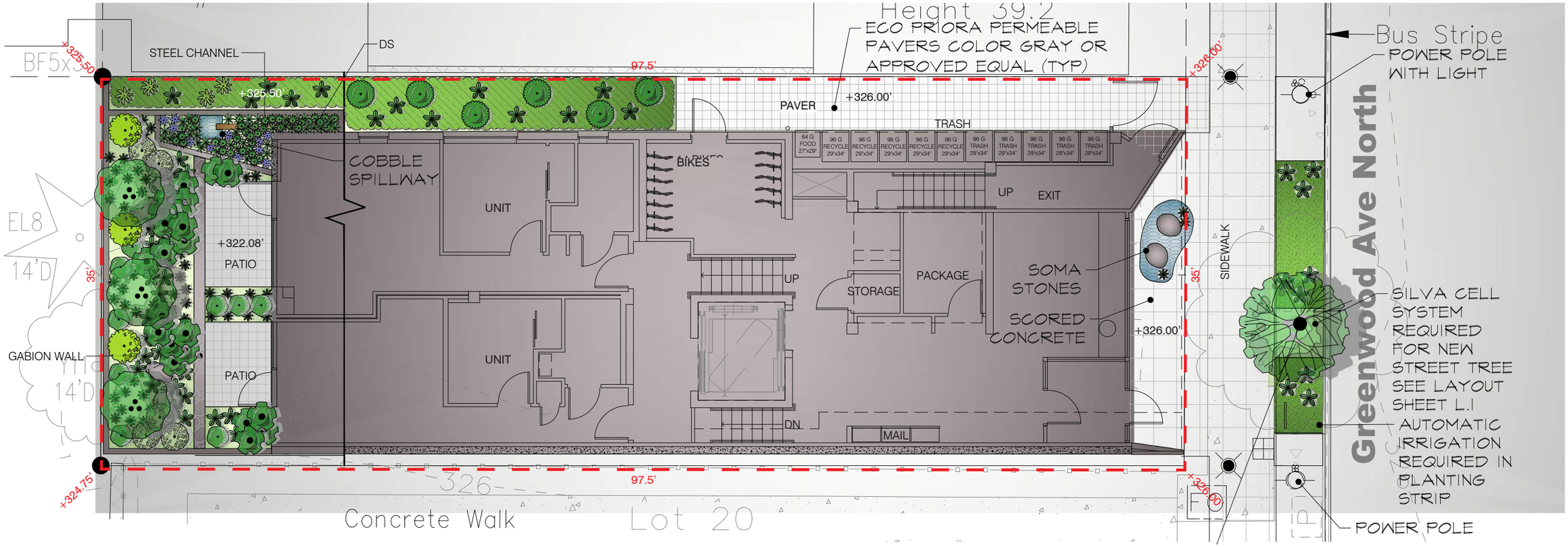
overcast sky condition

southeast corner

northeast corner

Landscape Concept

street plan / site plan



PLANT SCHEDULE STREET LEVEL

TREES	BOTANICAL / COMMON NAME
	Acer circinatum / Vine Maple
	Ulmus 'Frontier' / Frontier Elm Street Tree

SHRUBS	BOTANICAL / COMMON NAME
	Blechnum spicant / Deer Fern
	Mahonia repens / Creeping Oregon Grape
	Polystichum munitum / Western Sword Fern
	Ribes sanguineum / Red Flowering Currant
	Symphoricarpos albus / Compact Snowberry
	Vaccinium ovatum / Evergreen Huckleberry

BIORETENTION	BOTANICAL / COMMON NAME
	Carex obnupta / Slough Sedge
	Iris x 'Pacific Coast Iris' / Pacific Coast Iris
	Juncus effusus / Soft Rush

GROUND COVERS	BOTANICAL / COMMON NAME
	Sagina subulata / Irish Moss

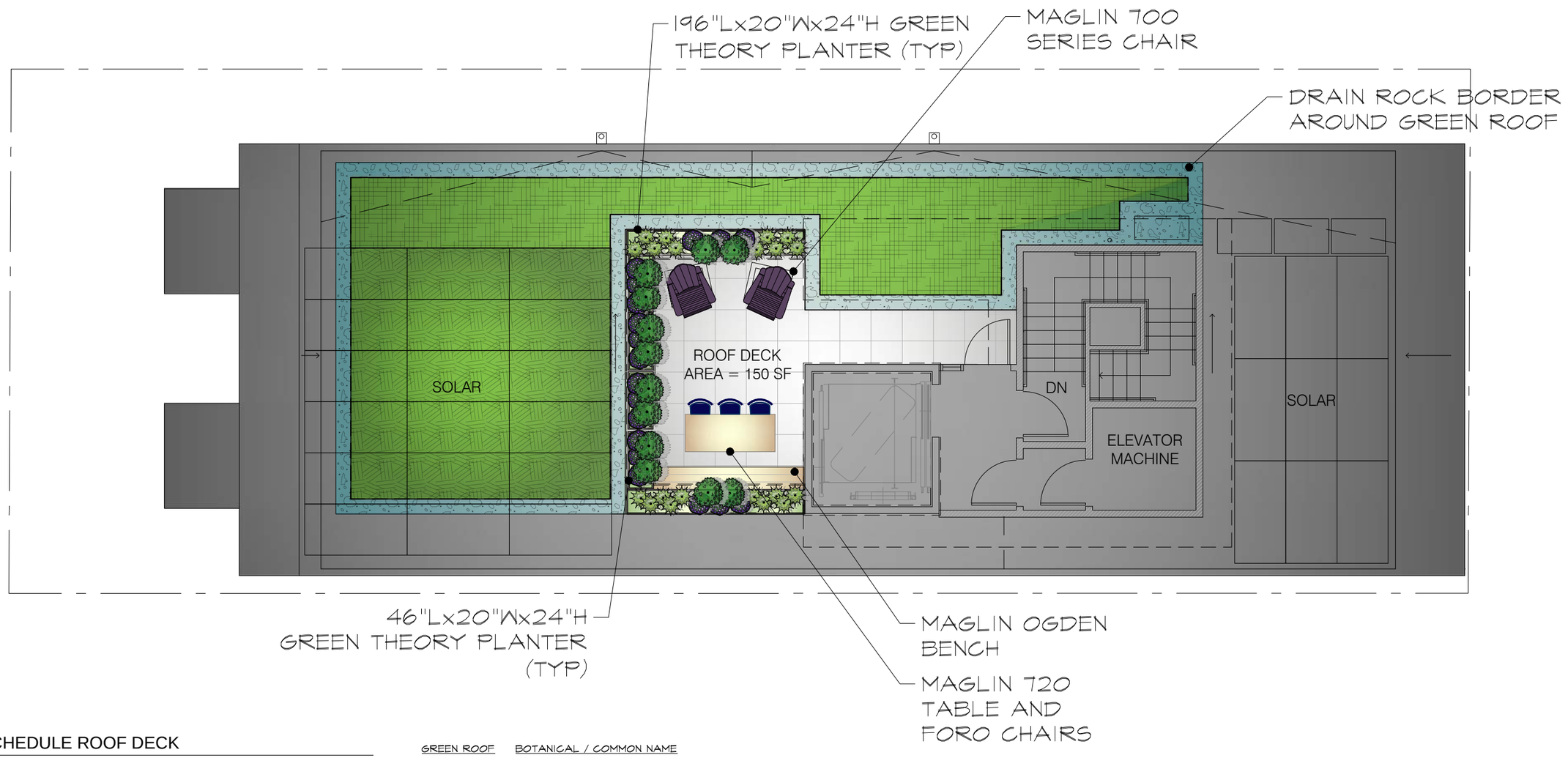
SITE	BOTANICAL / COMMON NAME
	Cobble 1"-3"

ground level landscape perspectives

north access to trash and bike room

sunken garden

view from patio



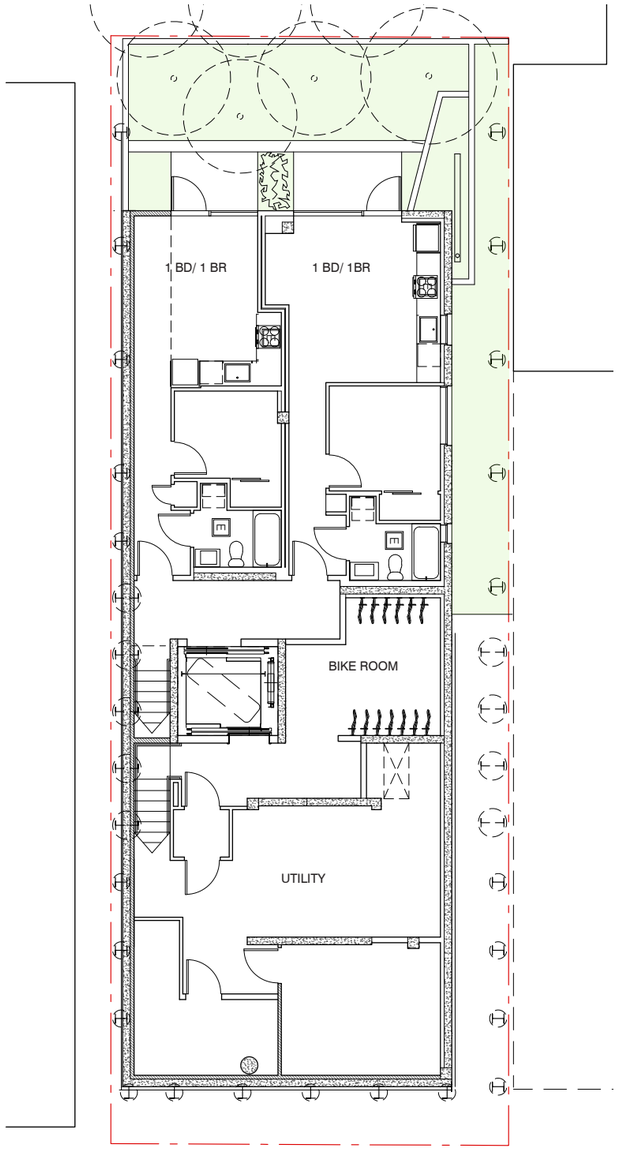
PLANT SCHEDULE ROOF DECK

SHRUBS	BOTANICAL / COMMON NAME
	Lavandula angustifolia 'Hidcote Blue' / Hidcote Blue Lavender
	Nassella tenuissima / Mexican Feather Grass
	Rosmarinus officinalis 'Prostratus' / Creeping Rosemary

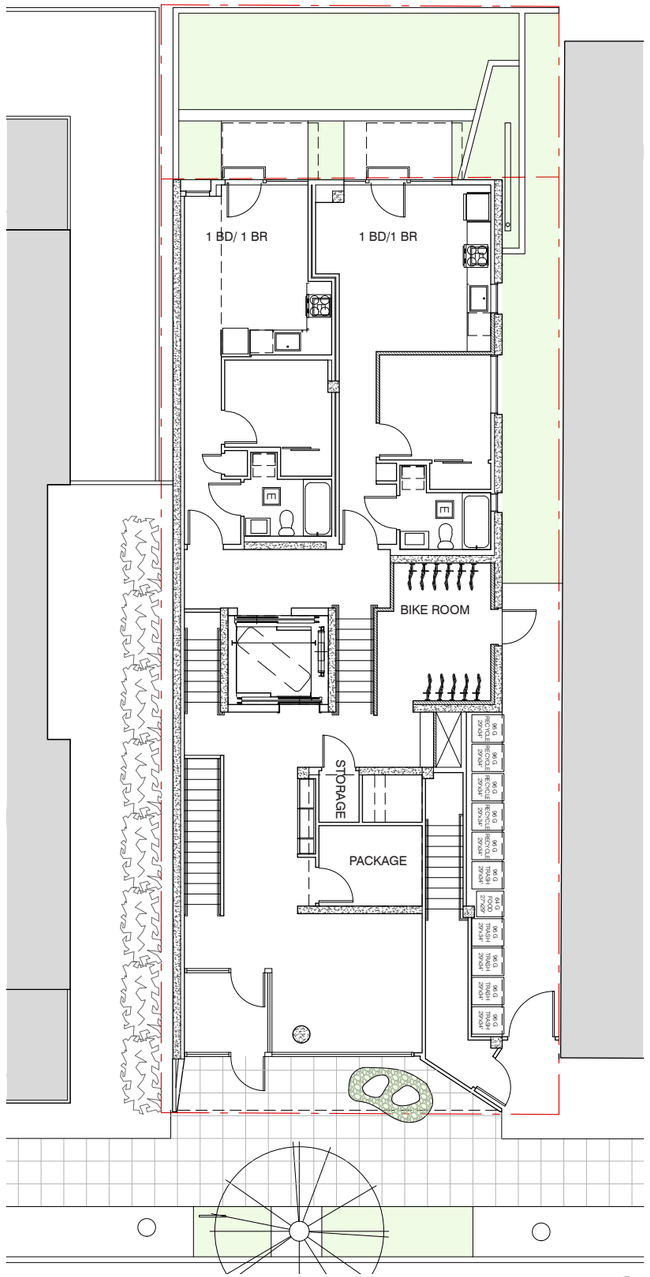
GREEN ROOF	BOTANICAL / COMMON NAME
	Etera Tile / Tuff Stuff Mix Available at www.etera.com
	Etera Tile with Sword Fern Plugs / Tuff Stuff Mix Available at www.etera.com. Fern plugs installed at 18" O.C.

SITE	BOTANICAL / COMMON NAME
	7/8" Drain Rock

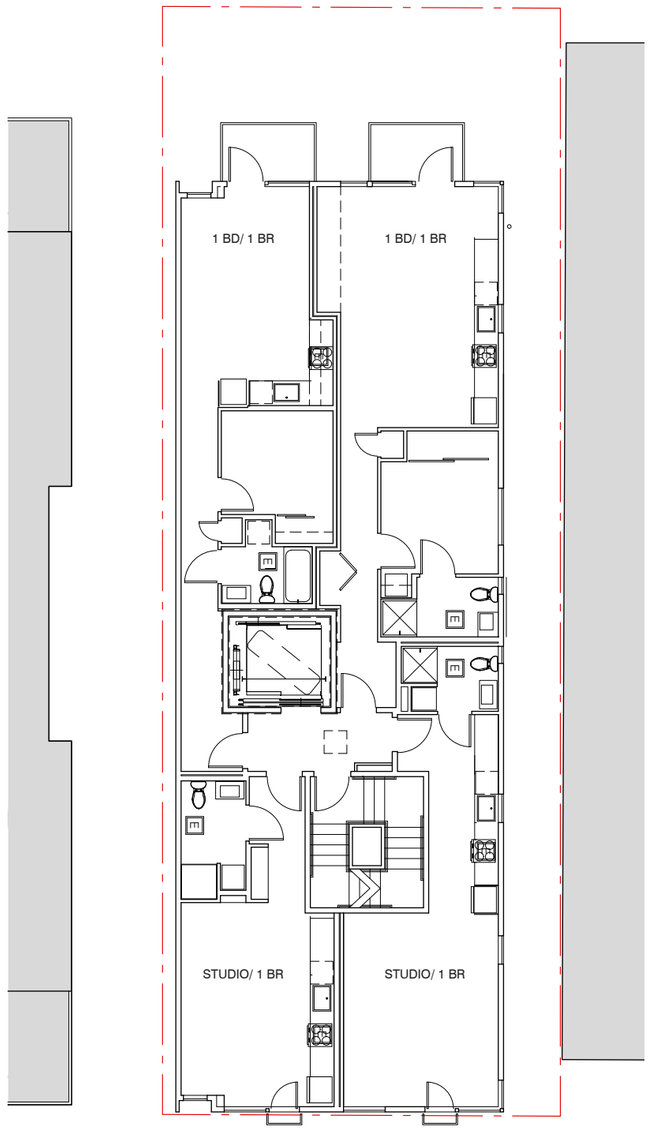
Floor Plans



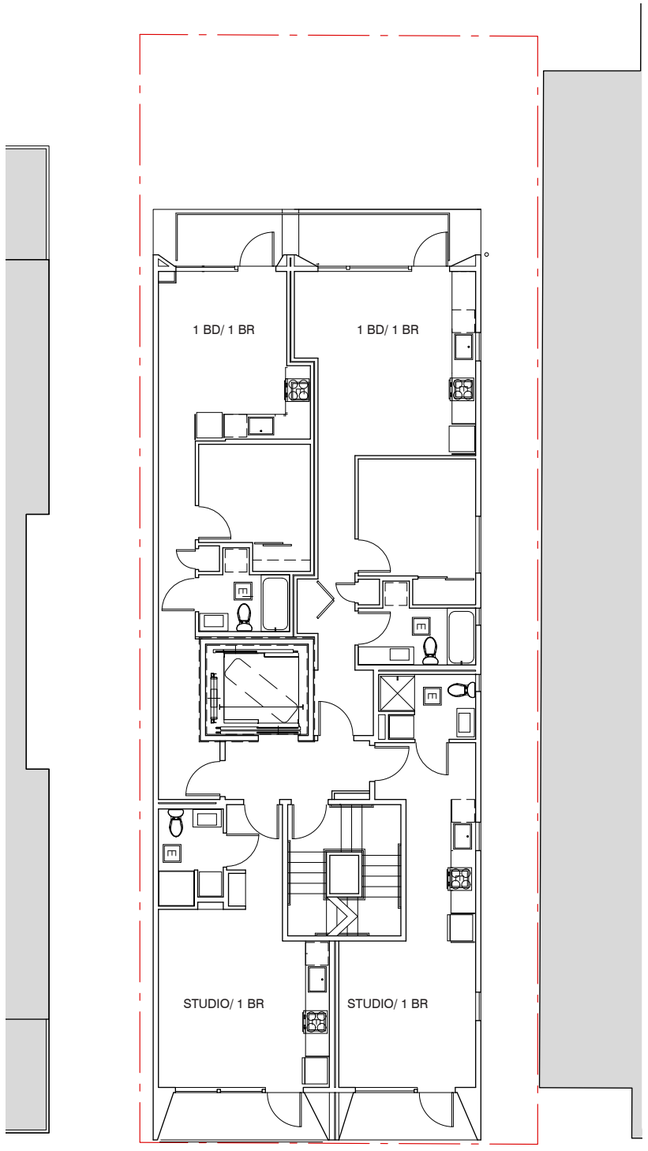
basement



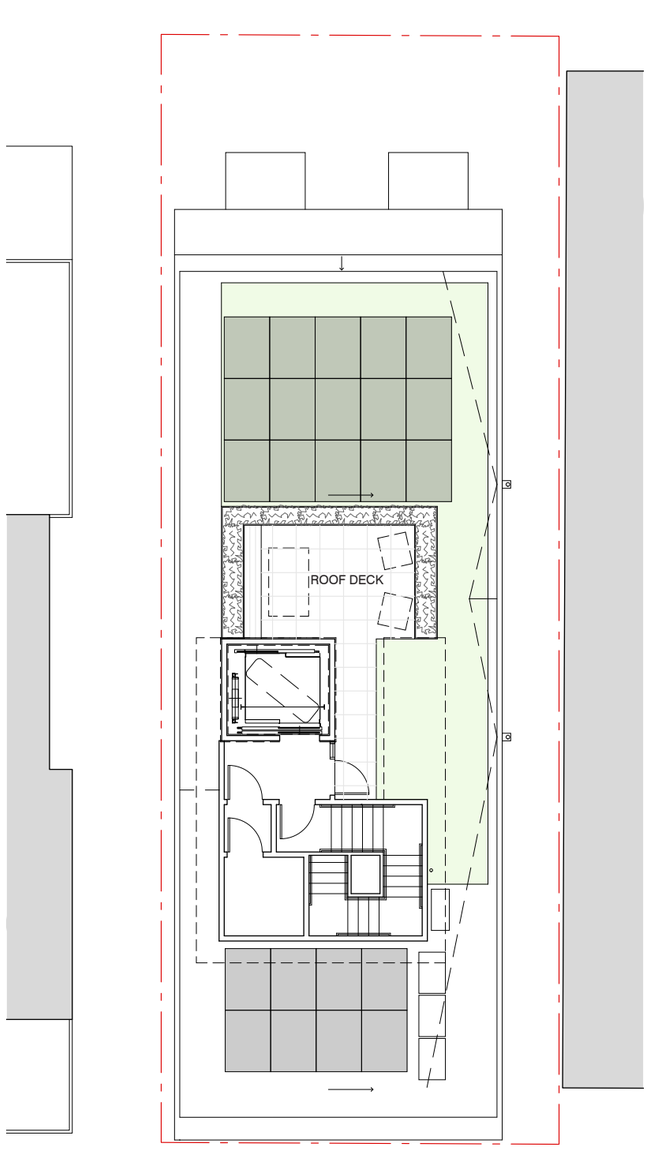
level 1



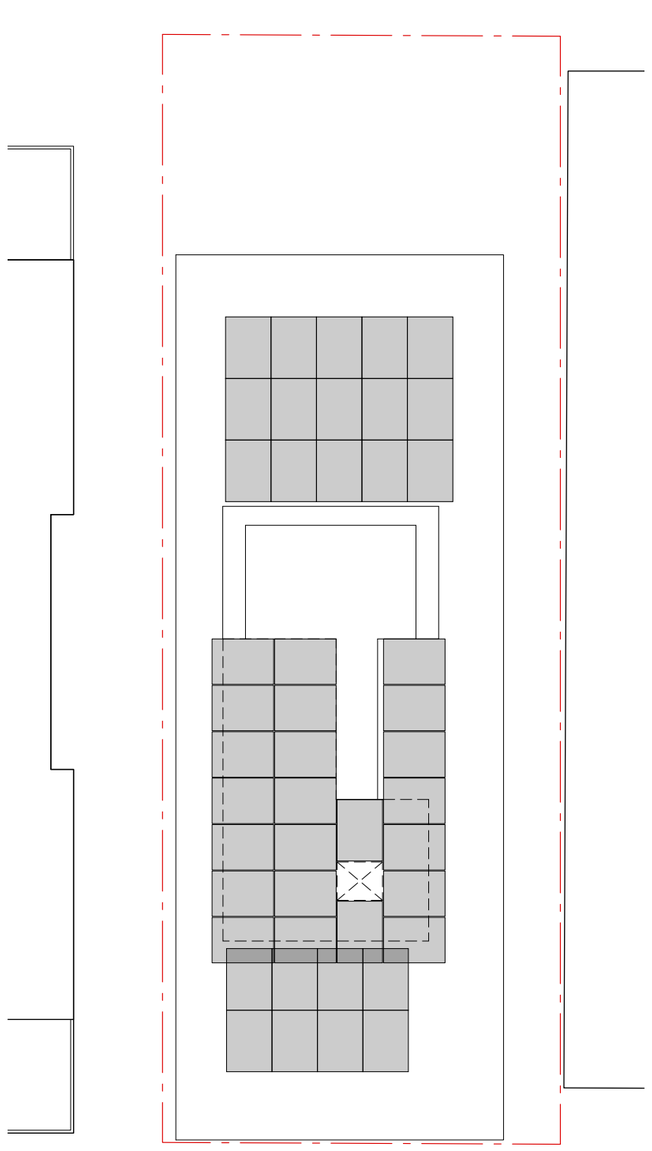
level 2-5



level 6



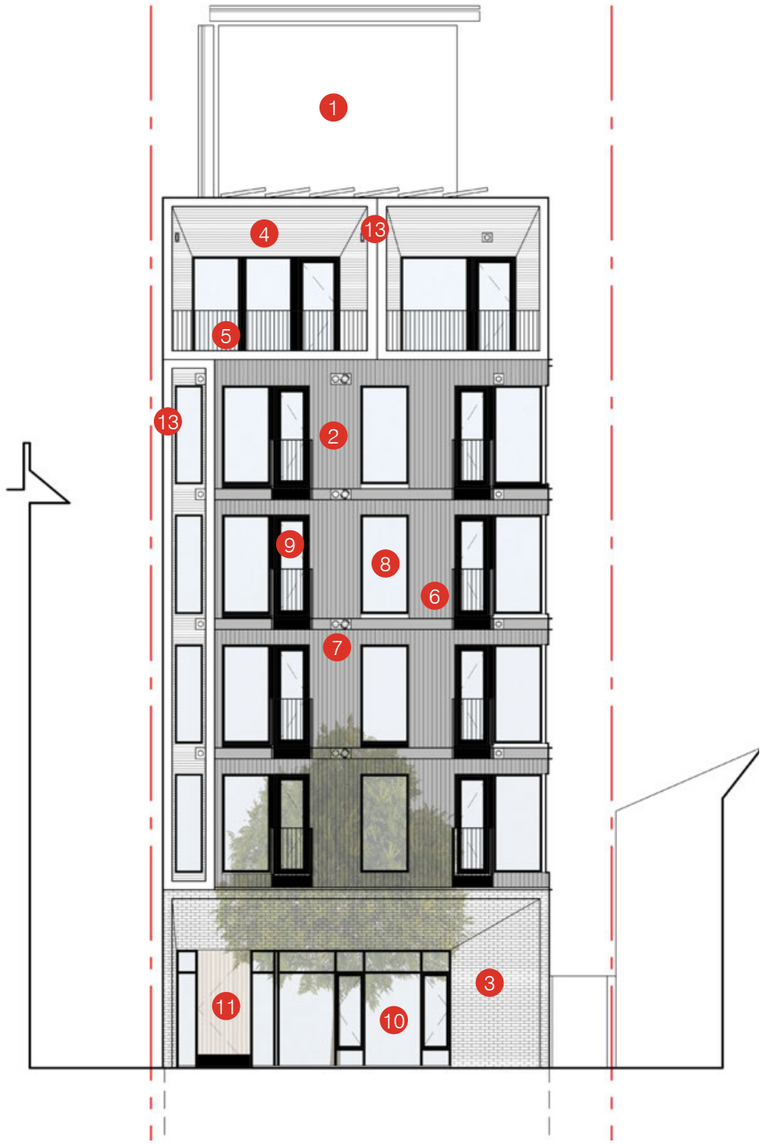
roof



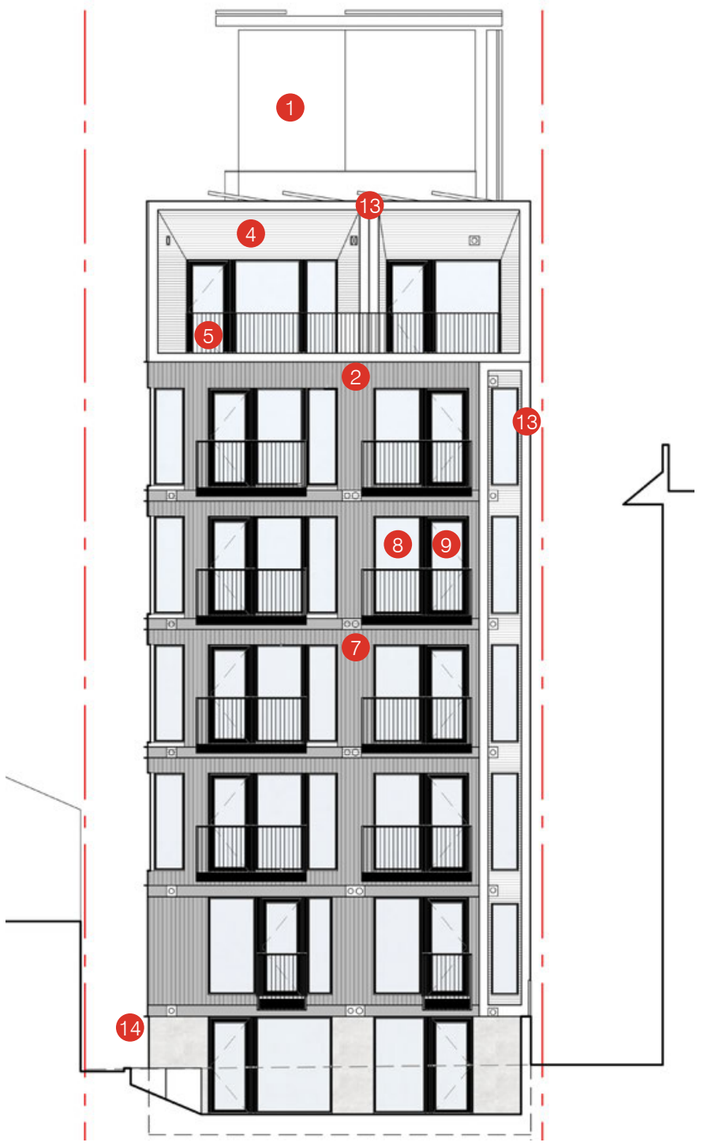
penthouse

Rendered Elevations

1. Metal Siding 1- Taylor Metal Contour Series - Glacier White
2. Metal Siding 2- Taylor Metal Contour Series - Sterling Grey
3. Brick Veneer - Mutual Materials - Thin Brick - Desert White
4. Wood Siding - 1x4 TK T&G - Resawn exposed - Semi-Solid Stain - White
5. Guardrails - Steel - Powder Coat Pain - Black - Thin wall tube and square stock
6. Juliet Planter - 1/4” Aluminum plate - Powder Coat Paint - Black
7. Louvers - To match adjacent finishes
8. Vinyl Window - VPI Envision - Black
9. Vinyl Door - VPI Envision - Black
10. Wood Storefront - VG Fir - Clear Satin Polyurethane
11. Entry Door - VG Fir - Vertical V-groove 3.5” O.C. - Clear Satin Polyurethane
12. Concrete Flatwork - SDOT standard color - sawcut and acid etch
13. Metal Flashing / Panels- To match adjacent finishes
14. Concrete Wall - natural finish
15. Porcelain Paver - Mutual Materials - 24x24 - Simple Grey
16. Permeable Paver - Mutual Materials - 8x8 - Gray
17. Landscape Boulder - Soma Stones



east



east

south

1. Metal Siding 1- Taylor Metal Contour Series - Glacier White
2. Metal Siding 2- Taylor Metal Contour Series - Sterling Grey
3. Brick Veneer - Mutual Materials - Thin Brick - Desert White
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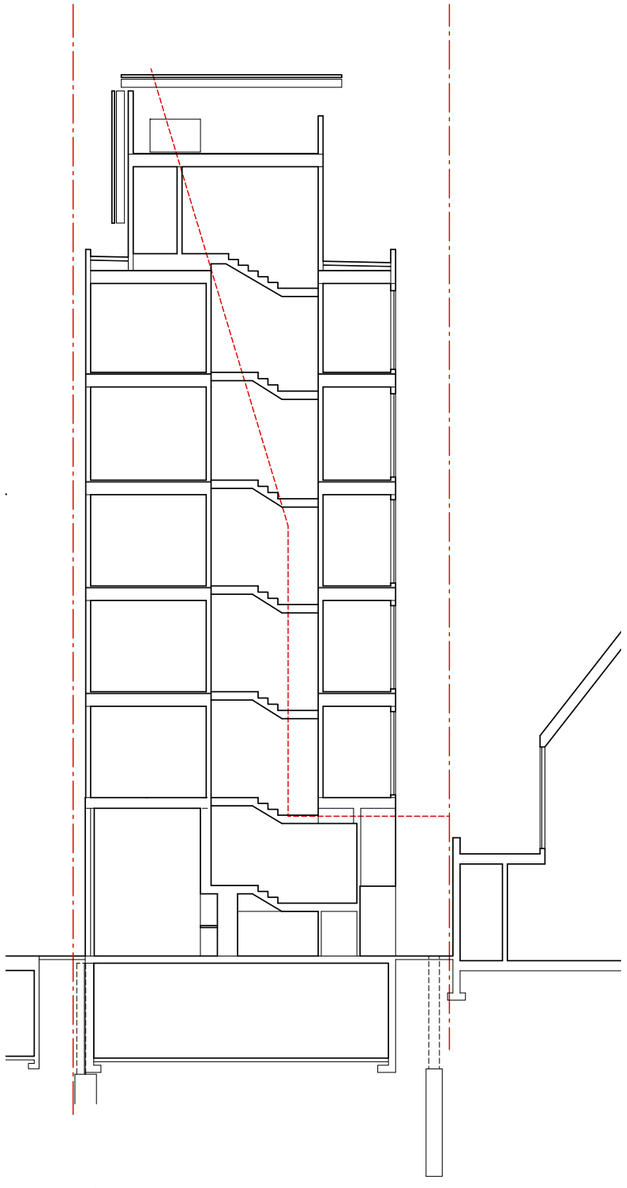
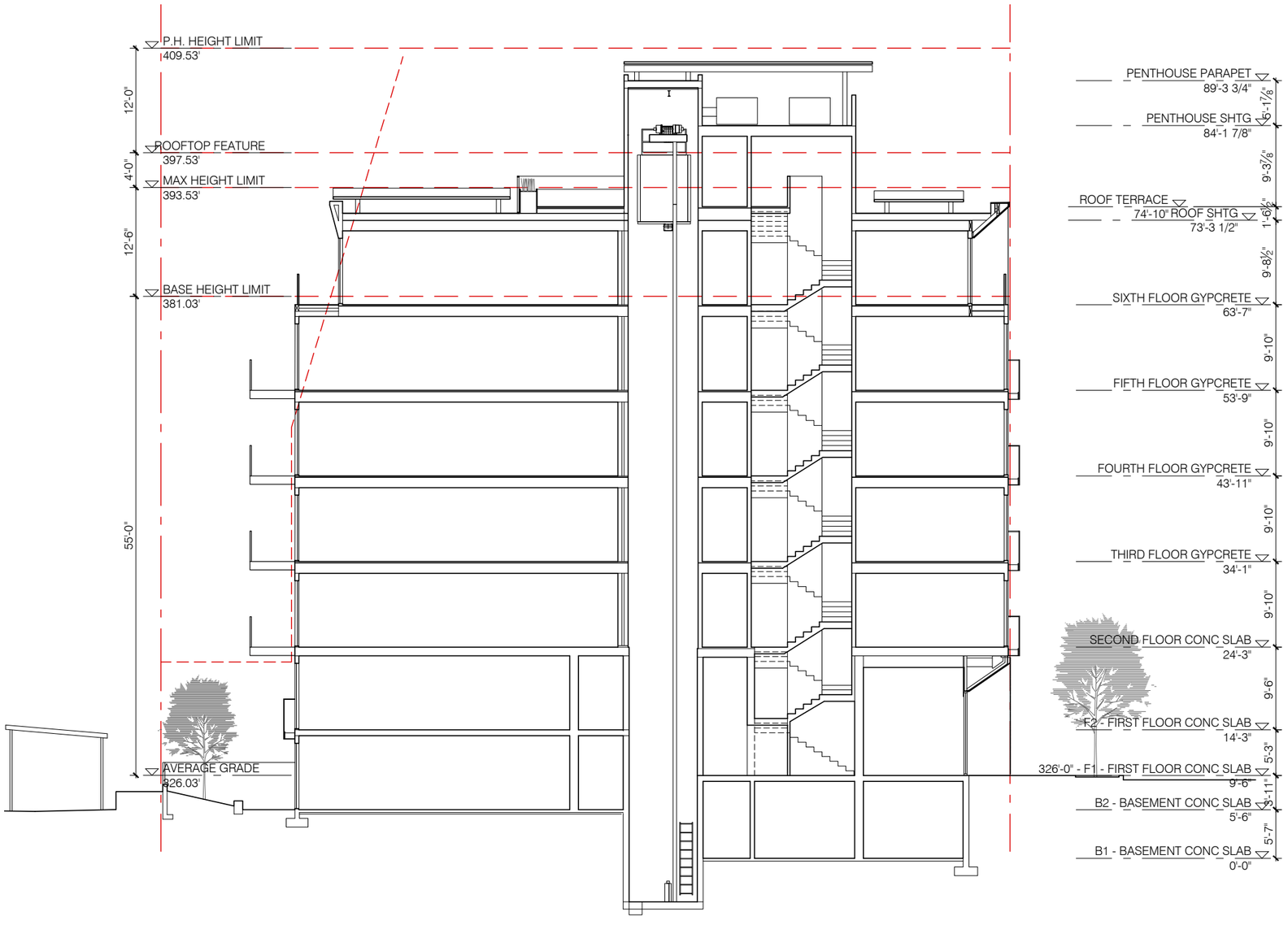
15. Porcelain Paver - Mutual Materials - 24x24 - Simple Grey
16. Permeable Paver - Mutual Materials - 8x8 - Gray
17. Landscape Boulder - Soma Stones

Sections

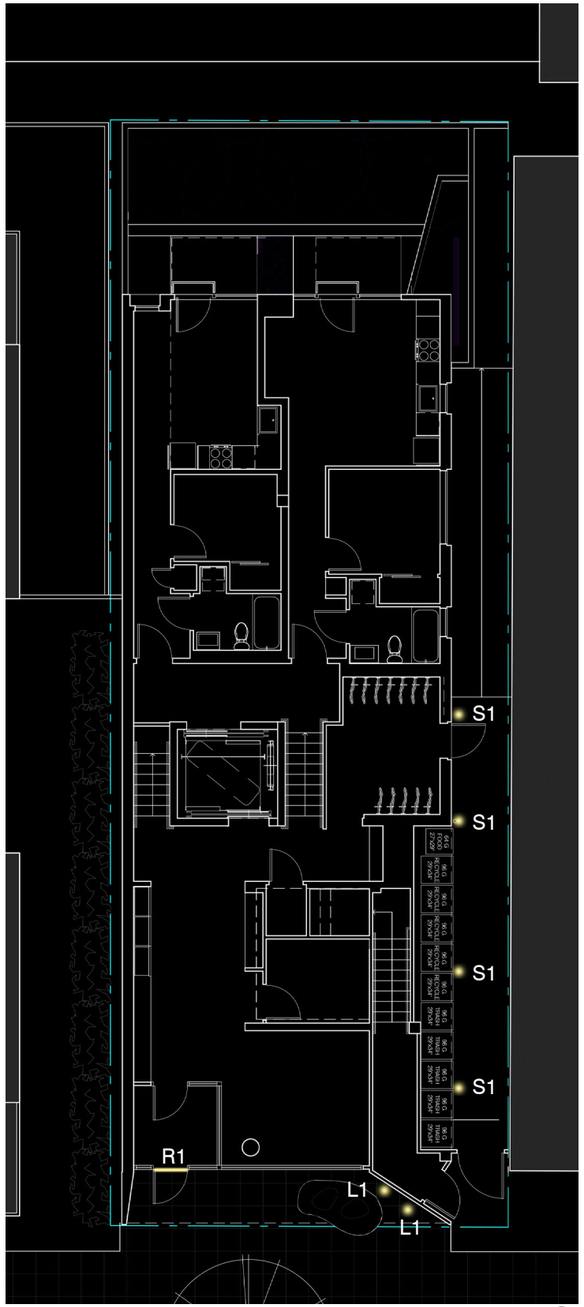


cross section

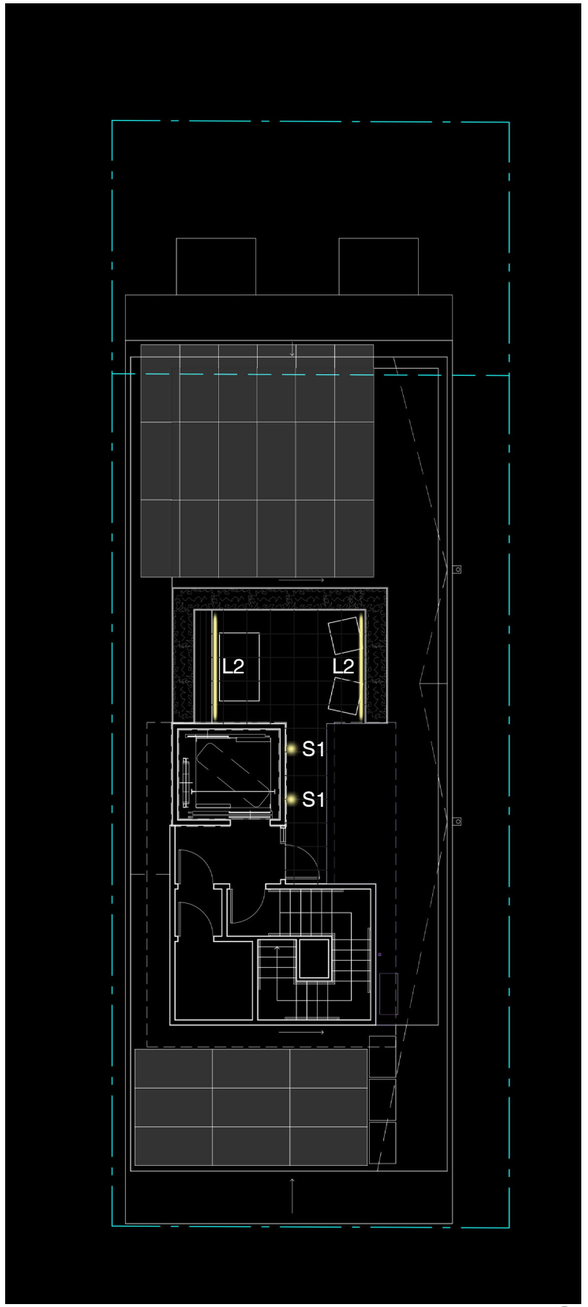


longitudinal section

Lighting



level 1



roof

S1 - wall mounted downlight

R1 - linear flush soffit light

L1 - in ground landscape light

L-2 linear LED

Signage

building address & name

Residential entry building address:
6” aluminum painted black matte, baked enamel. Blind stud mount.

Departures

departure 1 - west facade

standard
SMC 23.47A.014.B.3 Setbacks
For a structure containing a residential use, a setback is required along any
side or rear lot line that abuts a lot in a single-family zone, as follows:
a. Fifteen feet for portions of structures above 13 feet in height to a maximum of 40 feet; and
b. For each portion of a structure above 40 feet in height, additional setback at the rate of 3 feet of setback for every 10 feet by which the height of such portion exceeds 40 feet

SMC 23.47A.014.G.1a.
Decks with open railings may extend into the required setback, but are not permitted within 5 feet of a lot in a residential zone.

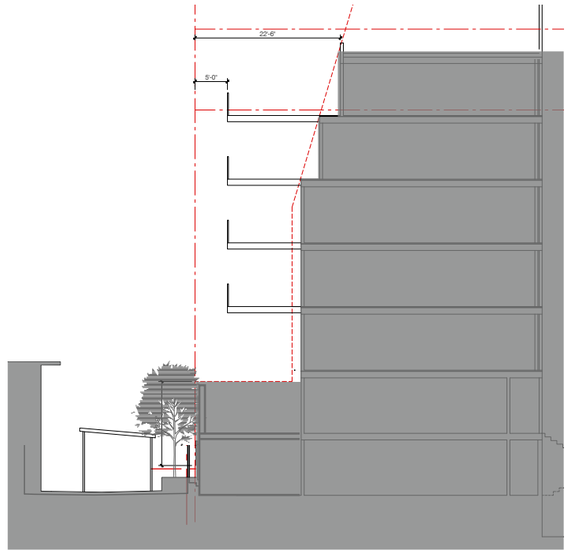
Proposition
In order to provide a more open ground level, provide a consistent architectural expression, modulate the building mass, and create a datum at the fifth floor, we request a departure to provide a 15'-5" setback on the west facade. Note the setback is measured to the exterior wall of the building as open railings are proposed.

Rational
The exterior wall of the building will be located 15'-5" from the lot line up to level six, where it will step back to 19'-3". This creates a significant open space at ground level that will maintain the open feeling between the two lots. It will also allow for landscape elements near the lot line to provide visual screening between the lots and manage the privacy.

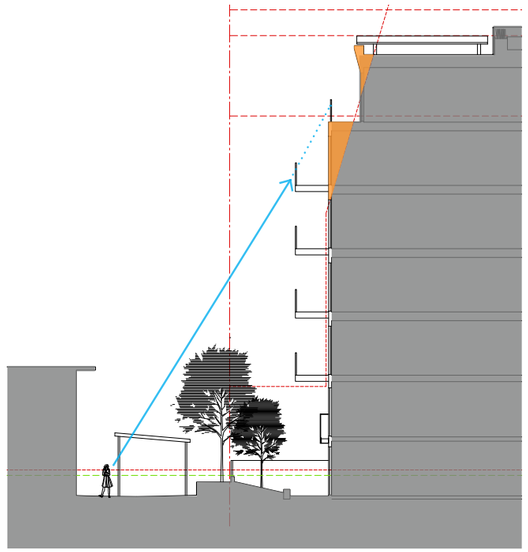
In keeping with the architectural concept, the façade and perimeter frame provide a consistent expression to the west façade. The setback sixth floor establishes a datum that reduces the perceived scale of the structure. 5 ft x 8.5 ft balconies with open railings are secondary elements on the façade that increase privacy from within the dwelling units without adding significant bulk to the façade.

Together, the scaling element of the façade and the expanded ground level open space better meet the intent of the following design guidelines.

CS2.A.2 architectural presence
CS2.D.3 zoning transitions
CS2.D.5 respect for adjacent sites
DC2.A.2 reducing perceived mass
DC3.B.4 multifamily open space
DC2.C.1 visual depth and interest
DC2.D.2 texture



code compliant building section


proposed building section


west facade

departure 2 - north facade

standard
SMC 23.47A.014.B.3 Setbacks
For a structure containing a residential use, a setback is required along any
side or rear lot line that abuts a lot in a single-family zone, as follows:
a. Fifteen feet for portions of structures above 13 feet in height to a maximum of 40 feet; and
b. For each portion of a structure above 40 feet in height, additional setback at the rate of 3 feet of setback for every 10 feet by which the height of such portion exceeds 40 feet

Proposition
In order to provide a cohesive street facing façade, livable dwelling units, and an open space between the project and the Church we request a departure to provide a 5'-0" minimum upper-level setback for the entire north lot line.

Rational
As a small, midblock site, the project is constrained by access needs and an upper-level setback requirement on the west lot line. The site is further constrained by an upper-level setback requirement along the north lot line.

The project site is the only site along the full length of Greenwood Avenue North that is subject to this second upper -level setback—a setback between two lots in the same zone. This is due to the unique situation where the Church property is a lot that spans two zones and the portion zoned SF 5000 is wider than the portion zoned NC2-55(M). It should also be noted that if the Church property were ever to be redeveloped, there would be no required setback on the shared lot line.

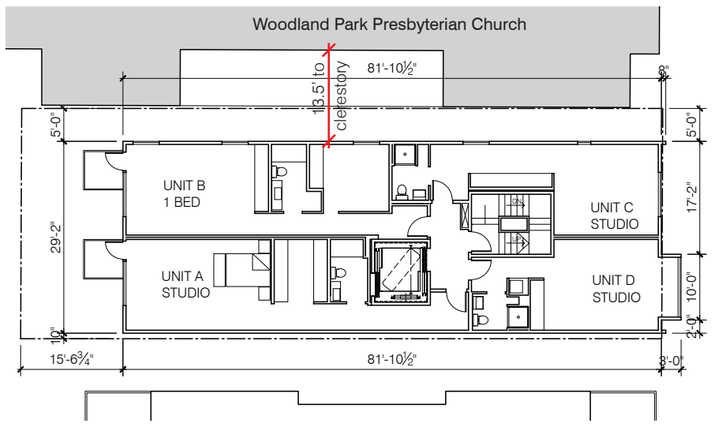
To support the City, Woodland Park Presbyterian Church, and the developer's goals to provide more affordable housing the design team has worked closely with the Church to provide a design that balances daylight to the sanctuary, Church access to their south wall that is located on the lot line, urban presence, building width, and unit function. Through these efforts the project is submitted with Church's full support.

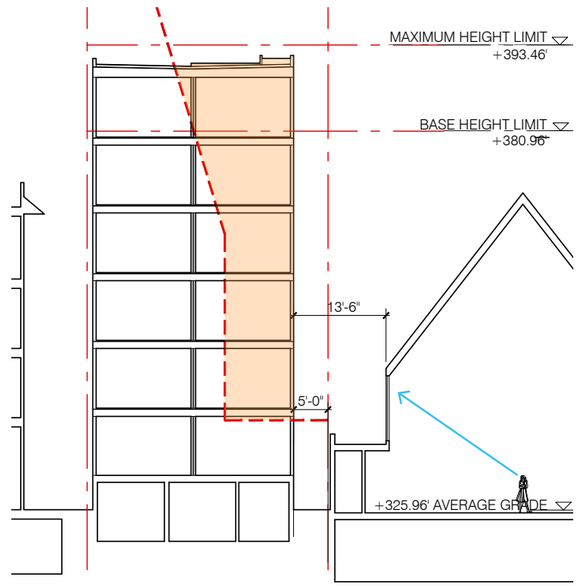
The proposed design provides a cohesive urban façade with the entire project set five feet away from the Church to provide open space and daylight to the sanctuary. This set back will provide 13.5 feet of separation between the translucent clerestory windows and the project. It will also allow for a limited number of windows on the north wall that will activate façade, create visual interest, and scale the façade as a backdrop to the Church. Light colored exterior materials will be used.

Together, these elements create a project that better responds to the urban context, provides more housing, preserves Church access to their north wall, and preserves daylight to the sanctuary.

CS2.B.1 site characteristics
CS2.C.2 mid-block sites
CS2.D.5 respect for adjacent sites
DC2.D.2 texture

Greenwood/Phinney Supplemental:
CS2-II.i impact of new buildings on the street
CS2.V street pattern
CS2.VII mass and scale





proposed building section

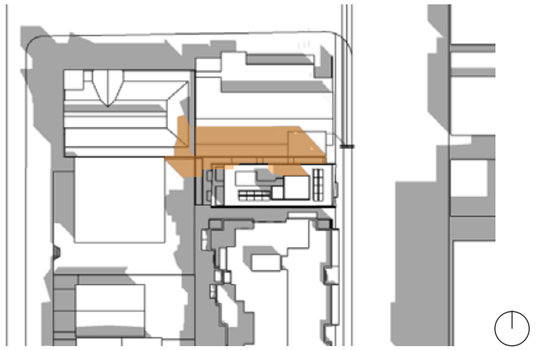
street // southeast view

north facade // birdeye view

Shadow Study

concept C (prefered) // uniform yard

equinox



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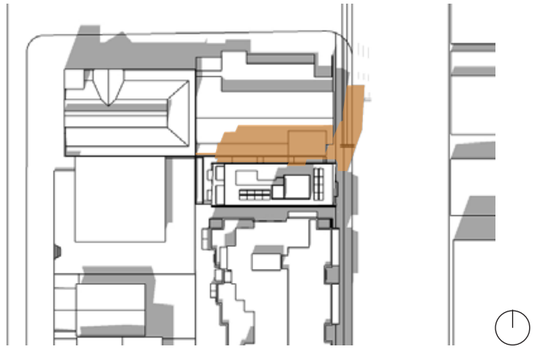

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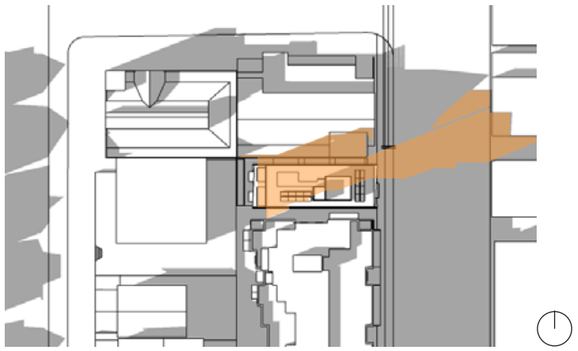

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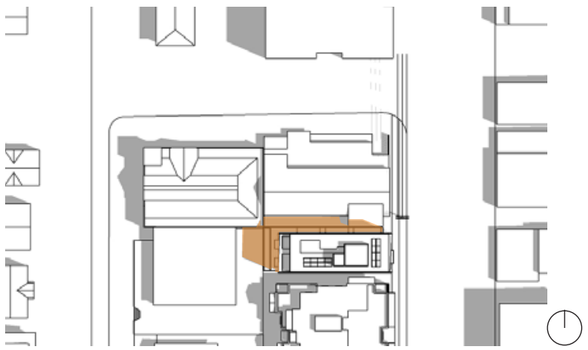
summer



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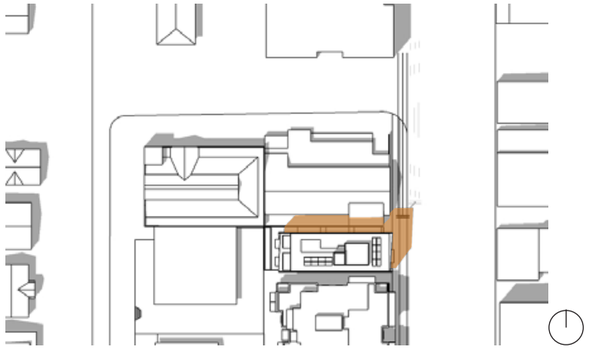

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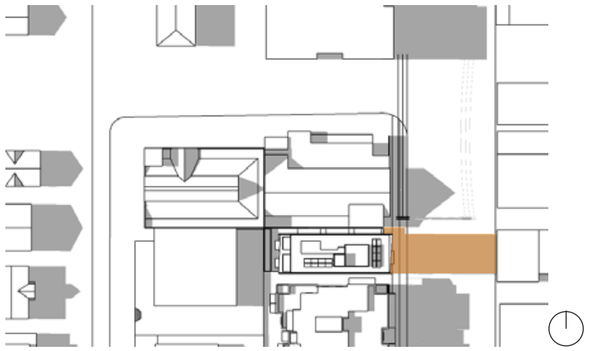

june 21
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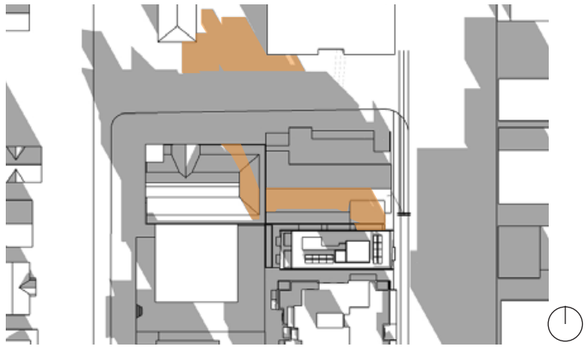
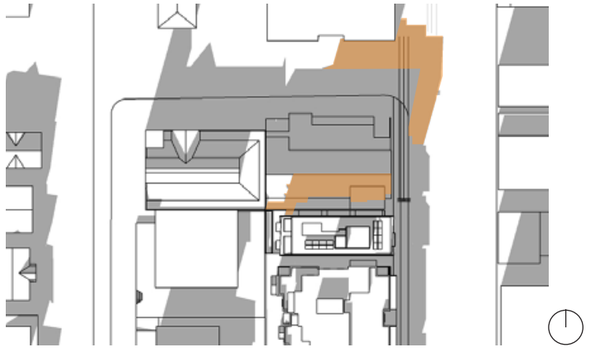
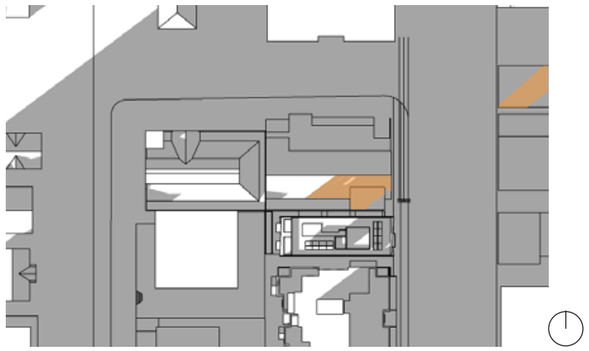
winter



december 21
9 am



december 21
12 pm



december 21
3 pm

Workshop AD | Stadium 302 condominiums | Tacoma WA

Build Urban | Link Studios | Seattle WA

Workshop AD | Colman triplex | Seattle WA

Workshop AD | Harvard + Denny mix-used | Seattle WA

Appendix

LIVING BUILDING CHALLENGE WORKSHEET

Living Building Challenge v4.0

6817 Greenwood

Place		LBC Requirement	Approach
I-01	Ecology of Place	All projects must avoid building on pristine greenfield, wilderness, prime farmland or in a floodplain unless they meet an Exception. Projects must preserve thriving vibrant ecological environments and habitats.	Project is built on previously developed land.
		All project teams must document site and community conditions prior to the start of work, including but not limited to identification fo the project's Reference Habitat.	Reference Habitat: Temperate Conifer Forest & Marine West Coast Forest
		All projects must demonstrate that they contribute positively to the ecology of place and restore or enhance the ecological performance of the site toward a healthy ecological baseline. On-site landscape must be designed to mature and evolve, and to emulate the functionality of the Reference Habitat, as appropriate to the project's Transect.	Living Transect 4 - will ensure landscaping works to emulate the functionality of the Reference Habitat. Landscaping will be incorporated in the residential sunken garden,
		All project teams must assess cultural and social equity factors and needs in the community and consider those identified needs to inform design and process decisions.	Ensure that the community meetings are being documented for this requirement.
		No petrochemical fertilizers or pesticides can be used for the operation and maintenance of the on-site landscape, including urban agriculture.	Will incorporate this requirement into project specifications.
I-04	Human Scaled Living	Increase the density of the site & support a human-powered lifestyle.	Increasing density from a single family house to 18+ unit apartment building. No car parking provided on-site. Enhancing street front pedestrian route with overhang to protect from weather.
		Be built to a human scale that is appropriate for the neighborhood.	The project is located in a lively commercial and residential strip within the Phinney Ridge community which is predominately made up of single-family homes. This strip is composed of grocery stores, five story mixed use developments, walk up apartments, 1-2 story commercial buildings and immediately adjacent to a 3-story townhome complex and a church.
		Provide places for occupants to gather & connect with the community.	Rain Garden
		Provide sufficient secure, weather-protected storage for human-powered vehicles & facilities to encourage biking.	Included.
		Provide at least 2 EV charging stations (or 1 per 30, whichever is greater).	No parking - so no EV required.
		Minimize impervious surface parking.	No parking
		Reduce single-occupancy vehicle trips and trips by fossil fuel-based vehicles by 30% over an established baseline relevant to the project's region & occupancy type OR	
		Implement at least 4 of the following Best Practices: consideration & enhancement of pedestrian routes including weather protection on street frontages, advocacy in the community to facilitate the uptake of human-powered & public transit, transit subsidy for all occupants, carpool coordination assistance, access either to subsidized car sharing and/or to hybrid or EV fleet vehicles, regular survey of occupants to determine current fossil fuel-based SOV trips.	Best Practices: currently enhancing the pedestrian route

Water		LBC Requirement	Approach / Exceptions being applied?
I-05	Responsible Water Use	All projects must not use potable water for irrigation, and use less water for the project's other needs than a baseline regional building of the same type at the following rates: New Building: 50%, Existing Building + Interior: 30%	We should likely meet this by meeting the LBPP's requirement for no potable water for non-potable uses (irrigation & flushing). Plan on treating rainwater & greywater on-site to meet non-potable water demands.
		All projects must treat all stormwater on site thorugh natural or mechanical means and without chemicals and manage all stormwater based on both pre-development hydrology & current ecological conditions.	Will be collecting rainwater to meet our building's non-potable water needs. Will ensure that any stormwater that is not collected will be infiltrated into the ground and does not leave the site.
		All projects on a Combined Sewer Overflow (CSO) system, or in a floodplain must incorporate stormwater dentention & avoid sheet flow off the site.	

Energy		LBC Requirement	Approach / Exceptions being applied?
I-07	Energy + Carbon Reduction	Achieve a 70% reduction in total net annual energy consumption (after accounting for on-site renewable power), as compared to a typical existing building with comparable climate, size, use, and occupancy.	LBPP requires our total energy use to be 25% lower than SEC EUI targets. This is a stringent target and will likely get us most (if not all of the way) to the imperative target. Our project is planning to incorporate rooftop PV, efficient heating/cooling/DHW systems, shading & triple pane glazing to reduce our energy consumption.
		Combustion is not allowed (except through existing exceptions) for new construction.	No NG in design. Induction stoves in residential units.
		Meter Energy Used	Metering is required by code. Will add additonal meters as required or as beneficial for troubleshooting unexpected energy usage.
		Demonstrate a 20% reduction in the embodied carbon of primary materials (foundation, structure & enclosure) compared to an equivalent baseline.	A building Life Cycle Assessment will be conducted for the primary and interior building materials. The project team will make every attempt to specify materials with lower than average embodied carbon.
		Select interior materials with lower than industry average carbon footprint for product categories for which embodied carbon data is readily available.	
		Be "zero ready" through strategies such as designating area(s) and/or pre-installing wiring & connections for electric vehicle charging & future installation of renewable energy systems.	"Zero Ready" is likely not feasible with our building's small footprint - we will be using the off-site energy exception to produce our remaining required energy.
I-08	Net Positive Carbon	Supply 105% of the project's energy needs through on-site renewable energy on a net annual basis, without the use of combustion.	Will be supplied through on and off-site PV arrays.
		Sub-meter major energy end uses.	Metering is required by code. Will add additonal meters as required or as beneficial for troubleshooting unexpected energy usage.
		Account for the total embodied carbon emissions (tCO2e) from construction (including the energy consumed during construction) through utilization of carbon-sequestering materials and/or through a one-time carbon offset purchase through an ILFI-approved carbon offset provider.	A building Life Cycle Assessment will be conducted for the primary and interior building materials. The project team will make every attempt to specify materials with lower than average embodied carbon.
		Develop & incorporate a resilience strategy to allow the building to be habitable for 1 week, or otherwise participate in support for the local community in a disaster, through the use of batteries, storage, etc.	Team will develop an appropriate resilience plan for the building & occupants.
	Off-site Renewables, High-density / High-EUI Buildings Exception	Projects unable to provide enough renewables on site because they fall under one or more of the project types may locate renewables off site as long as the following requirements are met: renewables are located within the same regional grid, are located consistent with the site criteria of I-01 Ecology of Place, are located on previously developed land or installed in a way to allow continuation of ecologic or natural resource functions, provide additionality, be physically identifiable, be directly metered, be clearly & visibly explained in detail at the LBC project site.	Project must include on-site PV on 75% of the available roof area and designed to provide a minimum TSRF of 75% or greater. The remainder of the required 105% energy will be produced through an off-site array located in the same regional energy grid.

Health + Happiness		LBC Requirement	Approach
I-09	Healthy Interior Environment	Comply with the current version of ASHRAE 62	Project will supply sufficient outdoor air to all residential units
		Prohibit smoking within any buildings or enclosed spaces, and within 25' of any building opening, including air supply vents.	Smoking will be prohibited.
		Develop a Healthy Indoor Environment Plan specific to the project's building type and location. The plan must address cleaning protocols, the prevention of particulates and toxins through an entry approach and implementation of at least one strategy to improve air quality.	The project will develop a HIEP plan to establish cleaning protocols, walk-off mats where appropriate, and IAQ strategies.
		Provide views outside & daylight for 75% of regularly occupied spaces.	Will ensure all units have access to views & daylight as required by this imperative.
		Provide direct exhaust for kitchens, bathrooms, and janitorial areas.	Direct exhaust will be provided for kitchens & bathrooms.

Materials		LBC Requirement	Approach
I-12	Responsible Materials	Project must contain 1 Declare label product per 200 square meters of gross building area, or project area, whichever is smaller, up to 20 distinct products from 5 manufacturers. All other product manufacturers not currently in Declare must, at a minimum, receive a letter requesting they disclose their ingredients & identify any Red List content.	All building materials will be closely selected to comply with responsible materials imperative as well assure we are selecting materials with lower than average embodied carbon.
		Incorporate 1 product certified under the Living Product Challenge	
		50% of wood products must be FSC, salvaged, or harvested on site either for the purpose of clearing the area for construction or to restore or maintain the continued ecological function of the site. The remainder must be from low risk sources.	
		20% or more of the materials construction budget must come from within 500 kilometers of the construction site.	
		Divert 80%of the construction waste material from the landfill and provide dedicated infrastructure for the collection of recyclables & compostable food scraps during occupancy.	

Equity		LBC Requirement	Approach
I-17	Universal Access	Make all primary transportation, roads, and non-building infrastructure that are considered externally focused (e.g., plazas, seating, or park space) equally accessible to all members of the public regardless of background, age, and socioeconomic class - including the homeless - with reasonable steps taken to ensure that all people can benefit from the project's creation.	The project will work to provide externally focused infrastructure on the front-facing property.
		Projects in Transect L3-L6 (except single-family residences) must provide for, and enhance the public realm through design measures & features that are accessible to all members of society, such as street furniture, public art, gardens, and benches.	Project will incorporate public art.
		All projects must safeguard access for those with physical disabilities through designs meeting the Principles of Universal design, the Americans with Disabilities Act, and the Architectural Barriers Act Accessibility Guidelines.	Project design will meet ADA guidelines.
		No project may block access to, nor diminish the quality of fresh air, sunlight, and anturial waterways for any member of society or adjacent developments. Projects must also appropriately address any noise audible to the public.	Project design will ensure access to fresh air & sunlight is not diminished.
		Fresh Air: Projects must protect adjacent property from any noxious emissions that would compromise its ability to use natural ventilation. All operational emissions must be free of Red List, persistent bioaccumulative toxicants, and known or suspect carinogenic, mutagenic, and reprotoxic chemicals.	No parking on project and no noxious emissions.
		Sunlight: Projects must demonstrate that shading of adjacent buildings will not result in significant negative impacts to a majority of the occupants of those buildings.	Our building is located North of the neighboring condo units and set back to ensure that we are not diminishing access to fresh air or sunlight for the neighboring condos.
		Natural Waterways: Projects may not restrict access to the edge of any natural waterway, except where such access can be proven to be a hazard to public safety or would severely compromise the function of the project.	No natural waterways

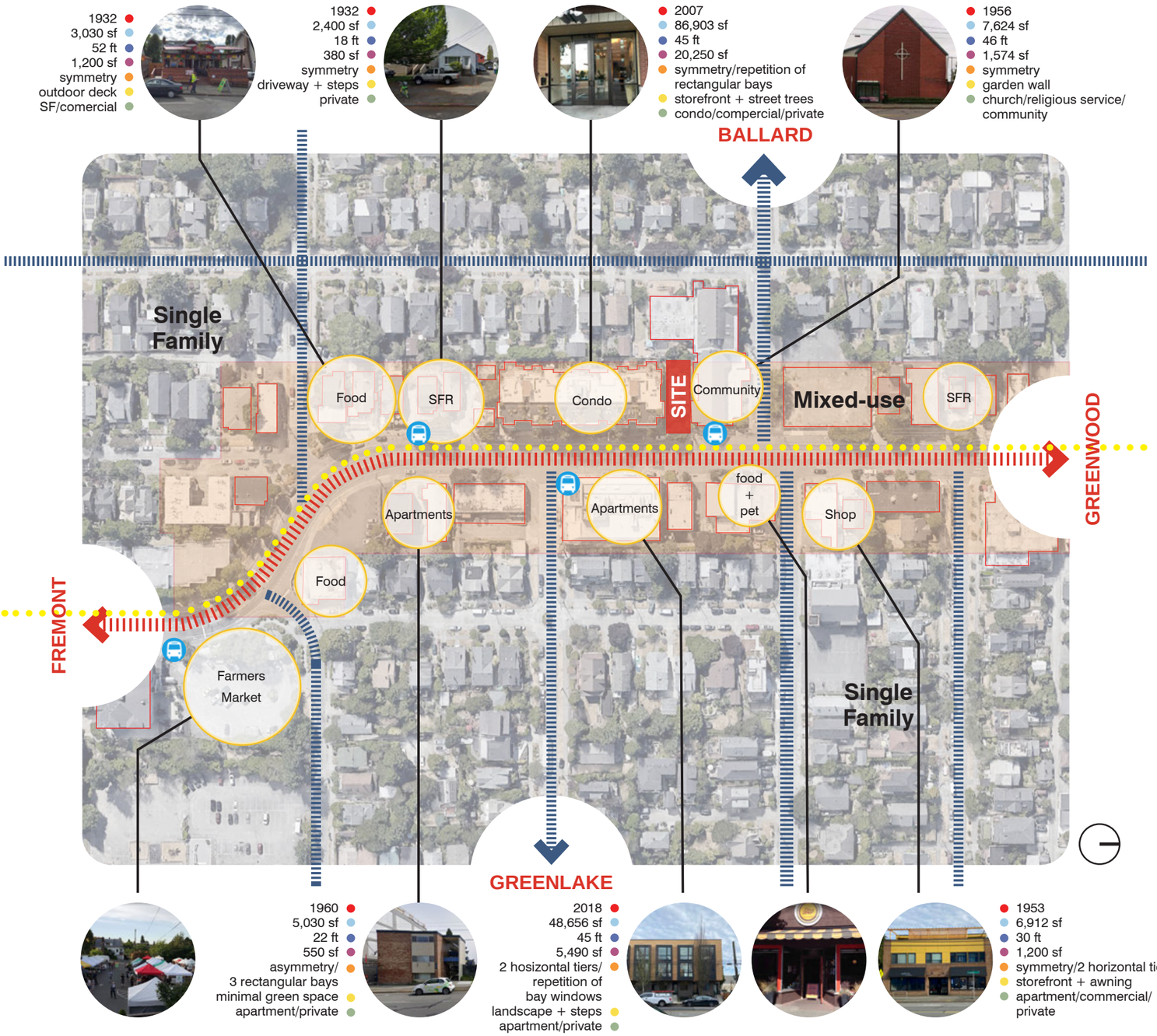
I-18	Inclusion	Project must have a JUST label for at least 2 project team organizations with an integral role in decisions during both design & construction phases, and an additional 5 organizations involved in the project must complete a JUST Self-Assessment.	Team selected will contain at least 2 JUST project teams.
		Include diverse stateholders from vulnerable or disadvantaged populations in the design, construction, operations & maintenance phases at the following levels: 20% of design contract and/or constructions contracts, and 10% of mainenance contracts must be with JUST organizations that meet required levels for Diversity category, or are registered Minority, Women, or Disadvantaged Business Enterprises (MWDBE) organizations. Workforce development/training/community benefits agreements, registered apprentice programs, and similar programs are employed for 10% of the General Contractor's project contracts and/or maintenance contracts.	Team will work to ensure MWDBE organizations & JUST organizations are part of the project team.
		OR Donate 0.1% of the toal project cost to a regional, community-based nonprofit organization focused on equity & inclusion.	

Beauty		LBC Requirement	Approach / Exceptions being applied?
I-19	Beauty + Biophilia	Project must be designed to include elements that nurture the innate human/nature connection. Each project team must engage in a minimum of one all-day Biophilic Design Exploration of the biophilic design potential for the project.	The project will integrate public art and contain design features intended solely for human delight and celebration of culture, spirit and the Greenwood neighborhood. Will install interpretative art or other materials to commemorate local history or celebrate local people or events that have made singular contributions to the community.
		Create a Biophilic Framework & Plan for the project that outlines strategy & implementation ideas for the following:	
		How the project will be transformed by deliberately incorporating nature through Environmental Features, Light & Space, and Natural Shapes & Forms.	
		How the project will be transformed by deliberately incorporating nature's patterns thorugh Natural Patterns & Processes and Evolved Human-Nature Relationships.	
		How the project will be uniquely connected to the place, climate, and culture through Place-Based Relationships. The project must meaningfully integrate public art and contain design features intended solely for human delight and the celebration of culture, spirit, and place appropriate to the project's function.	
		Framework should include a record of the Exploration day and goals for the project, as well as historical, cultural, ecological, and climatic studies that thoroughly examine the site and context for the project. The Plan must contain methods for tracking biophilia at each design phase to ensure sufficient implementation fo the Framework.	
I-20	Education + Inspiration	Provide a Living Building Challenge Case Study.	Team will work to develop this content and provide an annual open day for the public to at minimum show the non-residential unit portions of the building.
		Provide an annual open day for the public.	
		Provide a copy of the Operations & Maintenance Manual.	
		Provide a simple brochure describing the design & environmental features of the project.	
		Install interpretive signage that teaches visitors & occupants about the project.	
		Develop & share an educational website about the project.	
		Include one Living Future Accredited Professional on the project team.	Alissa Feucht, the Sustainability Strategist from Glumac is a LFA Professional.

Seattle LBPP		LBPP Requirement	Approach / Exceptions being applied?
	Energy	Reduce total energy usage by 25% or more based on the EUI targets in the Target Performance Path of the Seattle Energy Code Section C401.3 and use no fossil fuel for space & water heating.	Our project is planning to incorporate rooftop PV, efficient heating/cooling/DHW systems, shading & triple pane glazing to reduce our energy consumption and meet these requirements through efficient design.
	Water	Reduce potable water demand by using only non-potable water to meet the demand for toilet & urinal flushing, irrigation, hose bib, cooling tower (make up water only), and water features, except to the extent other applicable local, state, or federal law requires the use of potable water.	Will be treating greywater/rainwater on-site to meet non-potable water demand.

Urban Analysis

neighborhood setting



in transition

Located on Greenwood Avenue North, the project fronts a lively commercial and residential strip. Served with transit and centered within the well-established single family neighborhood of Phinney Ridge, Greenwood Avenue North is a street in the midst of significant transition. These changes are framed by single family homes from the 1930's at one end and new, half-block, five story mixed use developments at the other. Between is an eclectic mix of mid-century walk-up apartments and one and two story commercial buildings.

With this transition has come a filling in of the street frontage. Small structures that were separated from the sidewalk by surface parking or yards have been replaced by buildings that create a more continuous urban edge. While zoned commercial, recent developments include townhomes and parcel based apartment projects in addition to the larger mixed use projects.

Current development reveals two zoning conditions, four story structures prior to MHA adoption, and five stories after, due to a height increase to 55 feet. At both scales, buildings generally have a clearly articulated ground level that is usually occupied by a commercial use. Upper levels employ modulation, bays, and setbacks to reduced the perceived massing.

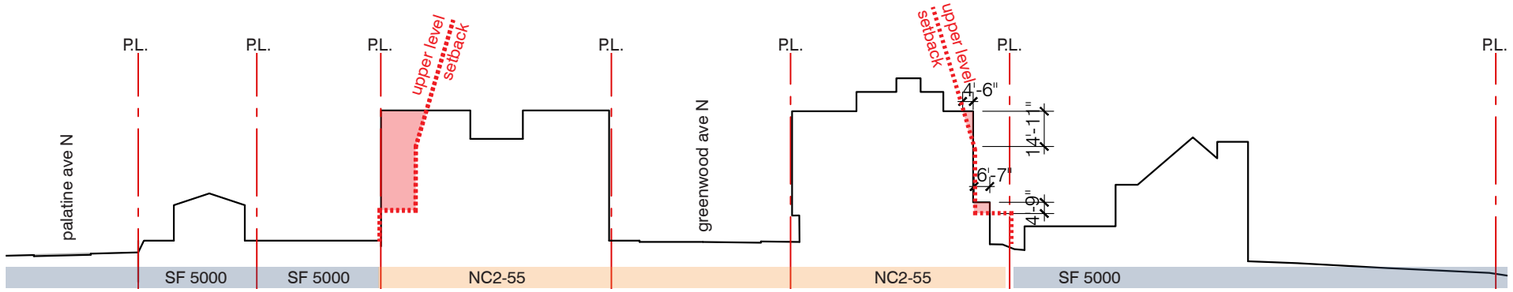
These typologies set up a two-tier spatial organization, where the public, ground level, is differentiated from the more private living space above. This is accomplished through different ground level conditions. Some projects recess the lower floor, while others utilize canopies and awnings to emphasize the ground floor datum. Instead of story differentiation, most project present a cohesive residential massing where modulation or bays are used to introduce vertically proportioned secondary elements.

- Year Constructed
- Footprint
- Height
- Facade Area
- Facade Proportion
- Street Condition
- Use

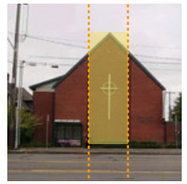
- bicycle
- arterial
- neighborhood access

Upper Level Setback Analysis

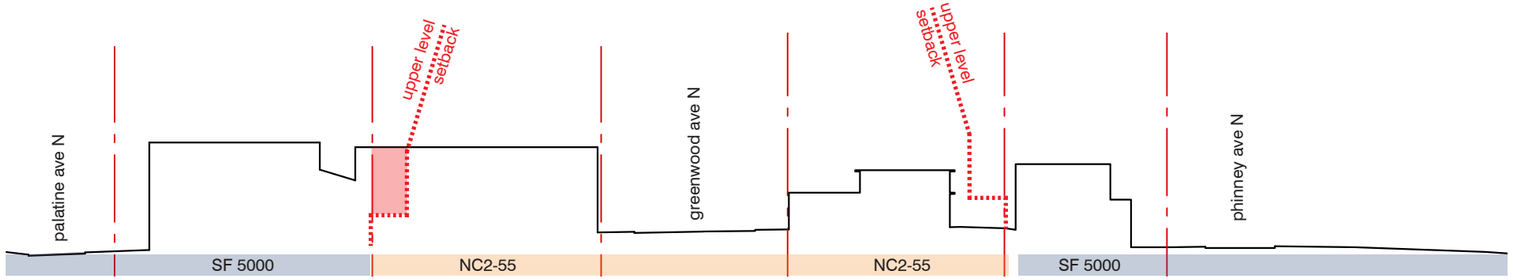
7009 Greenwood
N/A
developer owns adjacent lot to west and provided easement

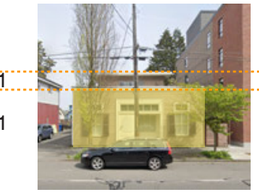


7006 Greenwood
non-conforming
departure granted



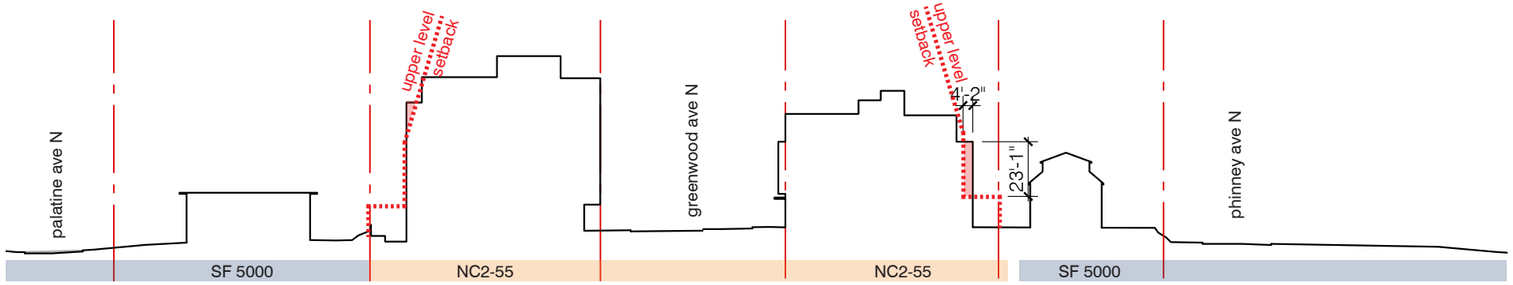
Woodland Park Presbyterian Church
N/A
no lot line





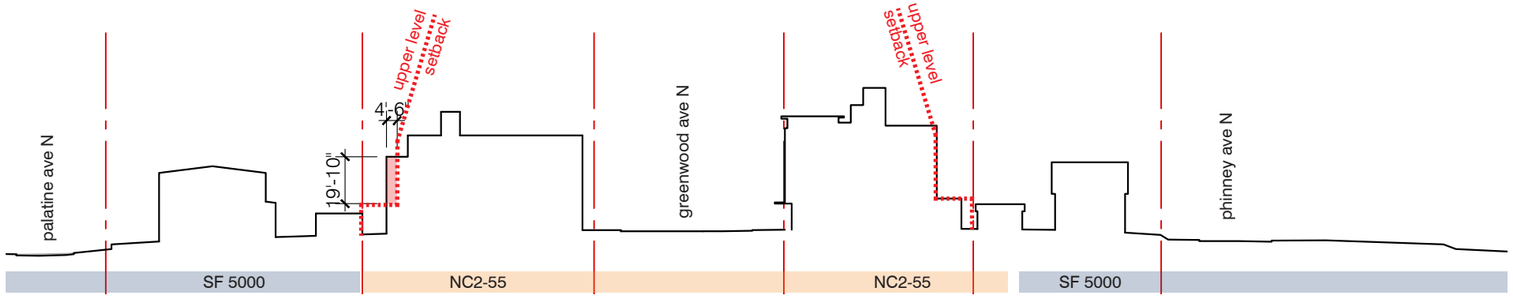
office building across from the site
conforming

site
departure requested



Hendo Condos
conforming

Fini Condos
non-conforming
constructed prior to current zoning requirements



Phinney Flats
conforming