

6817 Greenwood

6817 Greenwood Ave N | Project# 3032679-EG

14 January 2020



Workshop AD

Root of Design | Landscape Architects

3.0 development objectives

contents

proposal

3.0 development objectives	2
proposal	2
public outreach summary	3
4.0 site plan	4
topographical survey	4
existing site conditions	5
5.0 context analysis	6
neighborhood setting	6
access and attraction	7
streetscape photos	8
6.0 zoning data	10
7.0 design guidelines	12
8.0 architectural concepts	14
concept comparison	15
8.0 architectural concepts	16
concept comparison	17
concept A	18
concept B	22
concept C // preferred	26
landscape concept	32
9.0 departures	34
architect developer housing projects	36
building materials	38
midrise typology analysis	39

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 many local restaurants and shops.

To the north is a church and to the south is a condominium. To the west is a childcare center within a single-family zone.

Overhead power lines extend from the north and turn underground just pass the site. A setback will be required at the upper portions of the structure to provide the required clearances. The lot is zoned NC2-55(M) and there is a zone transition at the west property line to single-family zone.

The proposed project is an apartment building with 28 dwelling units in six stories. The first story includes the principal entry, amenity areas, bicycle parking, waste and recycling storage, and some residential dwelling units. An outdoor amenity area is proposed for the roof level.

The design proposal responds to 3 primary considerations:

- Maintain and enhance the well-established urban edge along Greenwood/Phinney Ridge corridor
- Respect the surrounding by setback and façade modulation
- Maximize the views of Greenlake and Olympic Mountains



A community outreach meeting was held on site on 10/31/2019. During the meeting the design team described preliminary design considerations and solicited feedback on design issues, community priorities, and key aspects of the neighborhood the design team should be aware of.

Community members expressed that

- They hope for an architectural style compatible with the existing neighborhood, especially in terms of façade material. Brick, or similar finish, is mentioned to be favorable.
- Bikes should be stored in the building, not at front of building along the sidewalk
- Staging of solid waste carts at collection day should be avoided.
- The condo building south of the site has balconies on the west façade. The proposed balconies at the west should be designed in a way that respect the privacy of condo balconies.
- They welcome the setback at ground level to provide wider sidewalk and public realm.



APARTMENT DEVELOPMENT PROPOSAL

proposal
The proposed development is a 28 SEDU and studio units, 5 story apartment structure with approximately 12,800 sqft of gross floor area. No parking is proposed.

Address: 6817 Greenwood Ave N
Seattle, WA 98144
Parcel Number: 872810-0645
SDCI Record #: 3032679-EG / 3032404-LU

Contact: Developer
Donald Lamy, BUILD URBAN
donald@buildurban.com
Architect
Steve Bull, Workshop AD
steveb@workshopad.com

Zoning: C1-55(M)
Overlays: Greenwood-Phinney Ridge Residential Urban Village
Lot Size: 3,413 sqft
FAR: 3.75
Base Height Limit: 55 feet
Setbacks: 15 ft for portions of structures above 13 feet in height up to 40 feet abutting SF zone. Above 40 feet is 3 ft for every 10 ft of additional height.
Parking: none required (frequent transit within urban village)
Bicycle Parking: 28 long term | 2 short term required & proposed

Greenwood Meeting
Address of Development Project: 6817 Greenwood Avenue
Meeting Location: 6817 Greenwood Avenue
Meeting Date: 10/31/19

PLEASE PRINT LEGIBLY

First Name	Last Name	Zip Code	Email Address (If you cannot list email, we will contact you by mail)	How did you hear about this meeting?
Michael	J	98103	Michael@buildurban.com	From
Paul	AS	98103	N. Michael@buildurban.com	From
Paul	AS	98103	N. Michael@buildurban.com	From
Paul	AS	98103	N. Michael@buildurban.com	From
Paul	AS	98103	N. Michael@buildurban.com	From
Paul	AS	98103	N. Michael@buildurban.com	From
Paul	AS	98103	N. Michael@buildurban.com	From
Paul	AS	98103	N. Michael@buildurban.com	From
Paul	AS	98103	N. Michael@buildurban.com	From
Paul	AS	98103	N. Michael@buildurban.com	From

APPROX. FOOTPRINT OF NEIGHBORING STRUCTURE
WOODLAND PARK PRESBYTERIAN CHURCH

APPROX. FOOTPRINT OF NEIGHBORING STRUCTURE
FINI CONDO

preliminary section // n.l.s

4.0 site plan

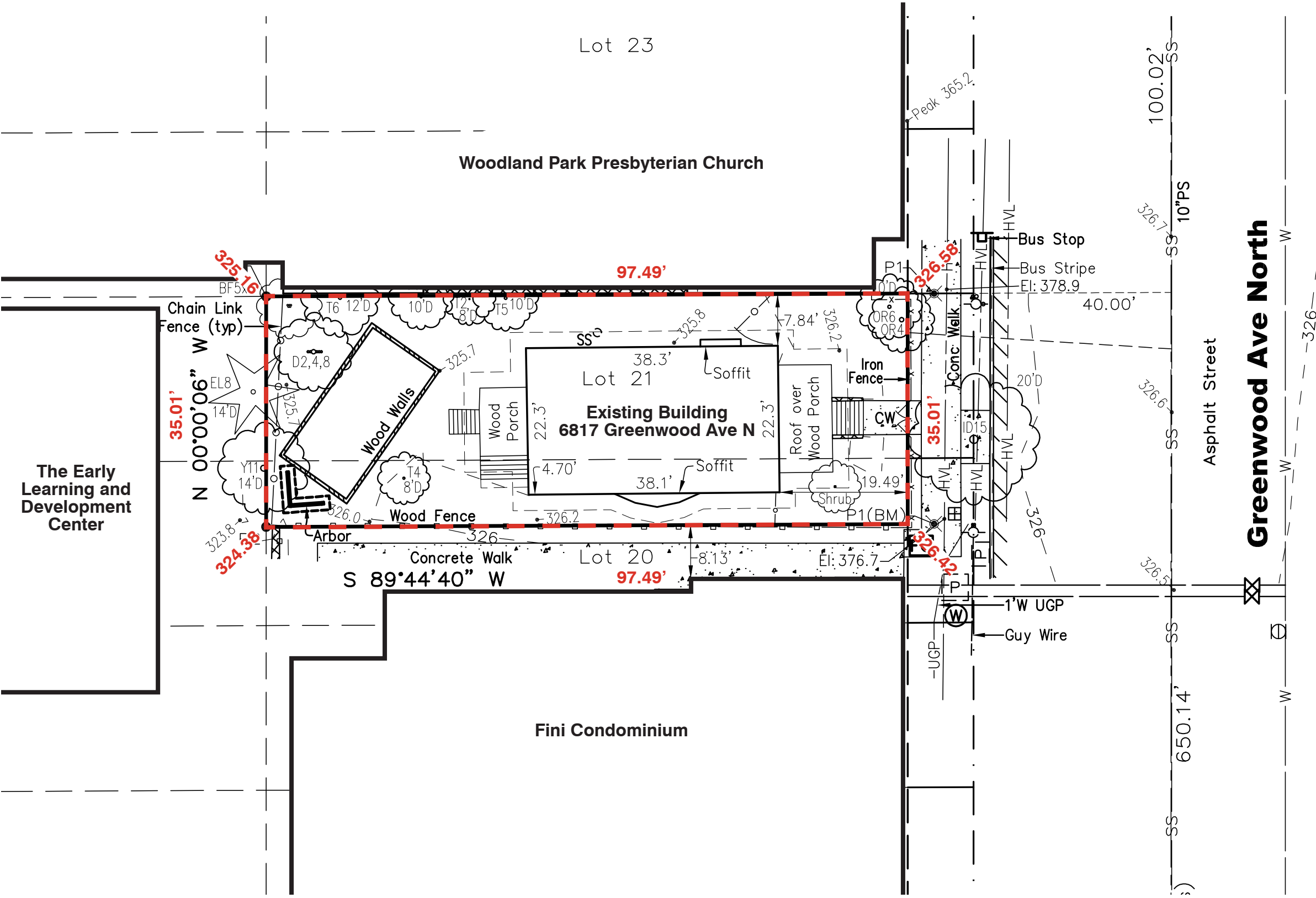
topographical survey

The site is relative flat, slopes from east to west with approximately 2 feet of topographic change across the site. There are no exceptional trees on the site. Overhead power lines are located on Greenwood Ave N at the east property line, which requires additional setback. The site sits at the high point of the ridge where there are excellent views to the west and east.

Legal Description -
6817 Greenwood Ave N

APN 2877103940 = 3,413 sqft
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;



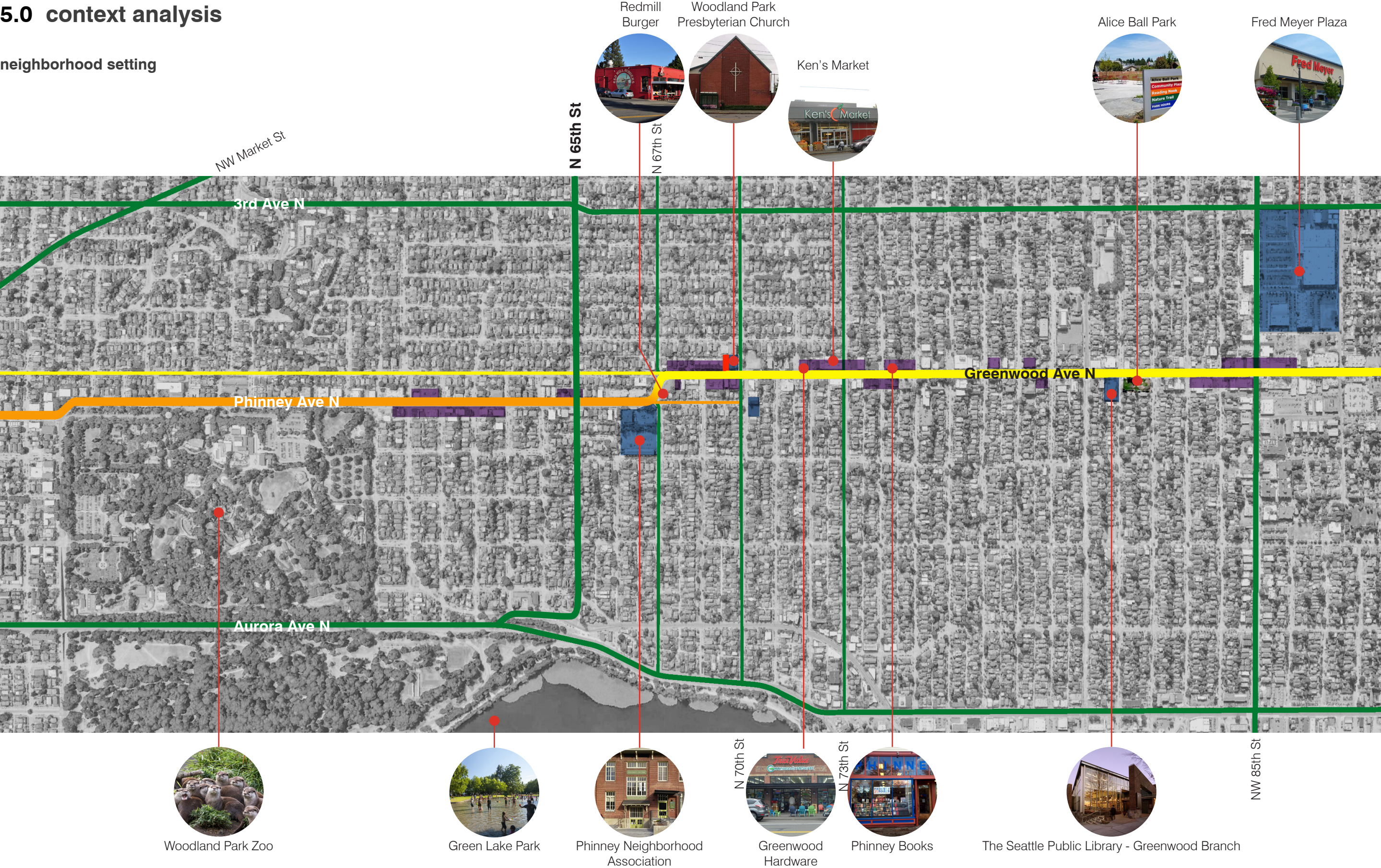


existing site conditions



5.0 context analysis

neighborhood setting



streetscape photos



1-story
El Chupacabra

2-story
SFR

1-story
SFR

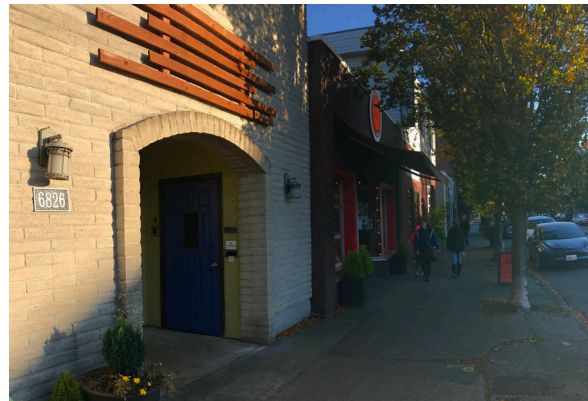
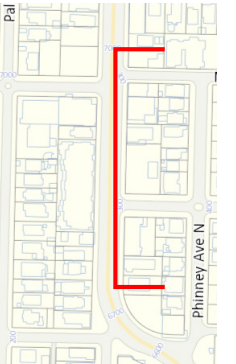
1-story
Express Dental Clinic

4-story
Fini Condo

Project site

Woodland Park
Presbyterian Church

Greenwood Ave N - Looking West



2-story
Adorn

2-story
Rub-A-Dub Dog Wash
1-story
Oliver's Twist Restuarant

2-story
Johnson & Johnson Antiques

2-story
Office

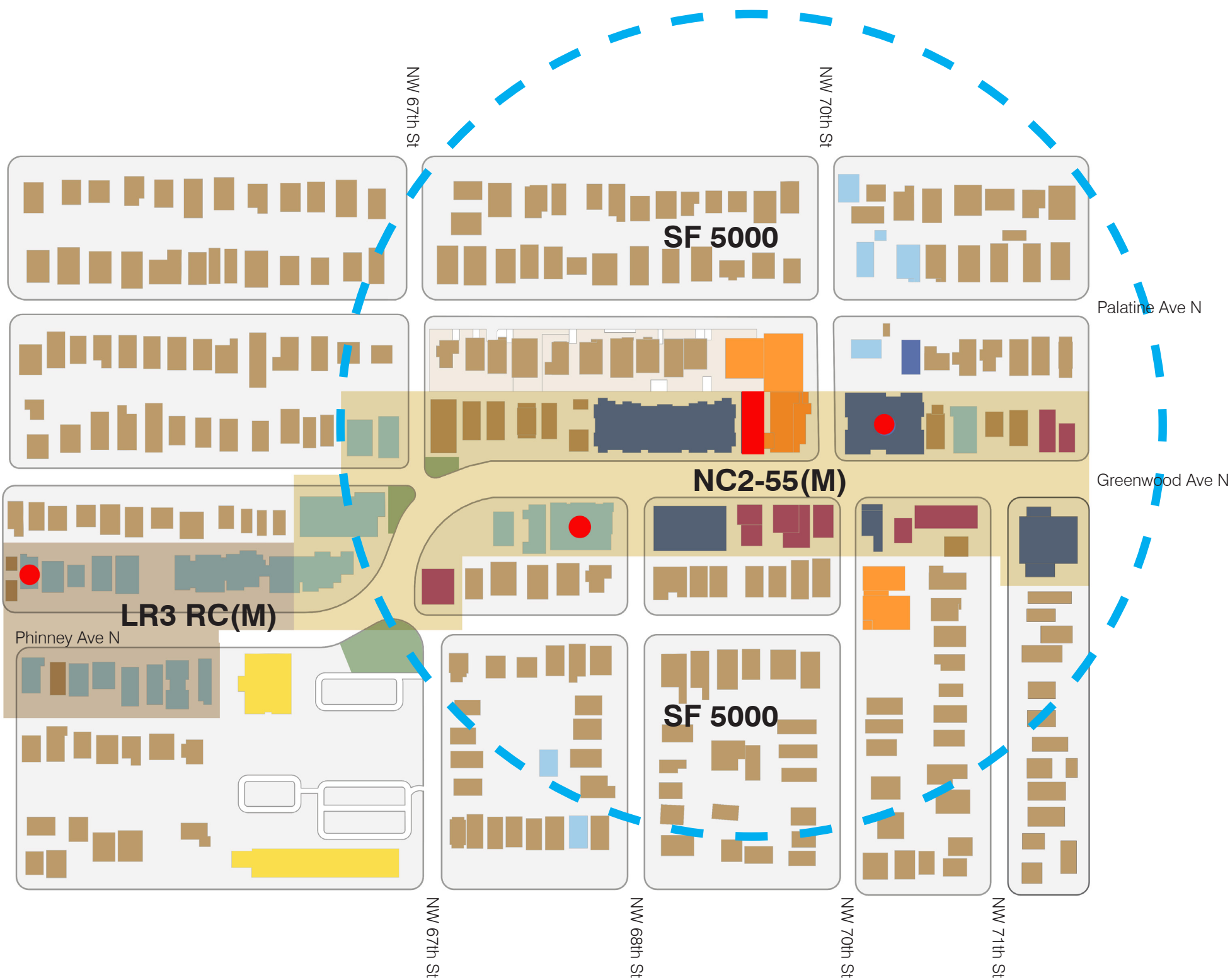
4-story
Hendon Condos

Proposed 4-story Apts
Phinney Flats

6.0 zoning data

Zoning	C1-55(M)
Overlays	Greenwood-Phinney Ridge Residential Urban Village
Lot Size	3,413 sqft
FAR	3.75 GFA = 12,797 sqft
Base Height Limit	55 feet roof top features: +4 feet for parapets, guards, roof decks +16 feet for stair and elevator penthouses and greenhouse
Setbacks	15 ft for portions of structures above 13 feet in height up to 40 feet abutting SF zone. Above 40 feet is 3 ft for every 10 ft of additional height.
Amenity Area	5% of GFA - 640 sqft
Parking	none required (frequent transit within urban village)
Solid Waste Storage	375 sqft required and 182 sqft proposed and preliminarily approved by SPU
Bicycle Parking	28 long term 2 short term required & proposed
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

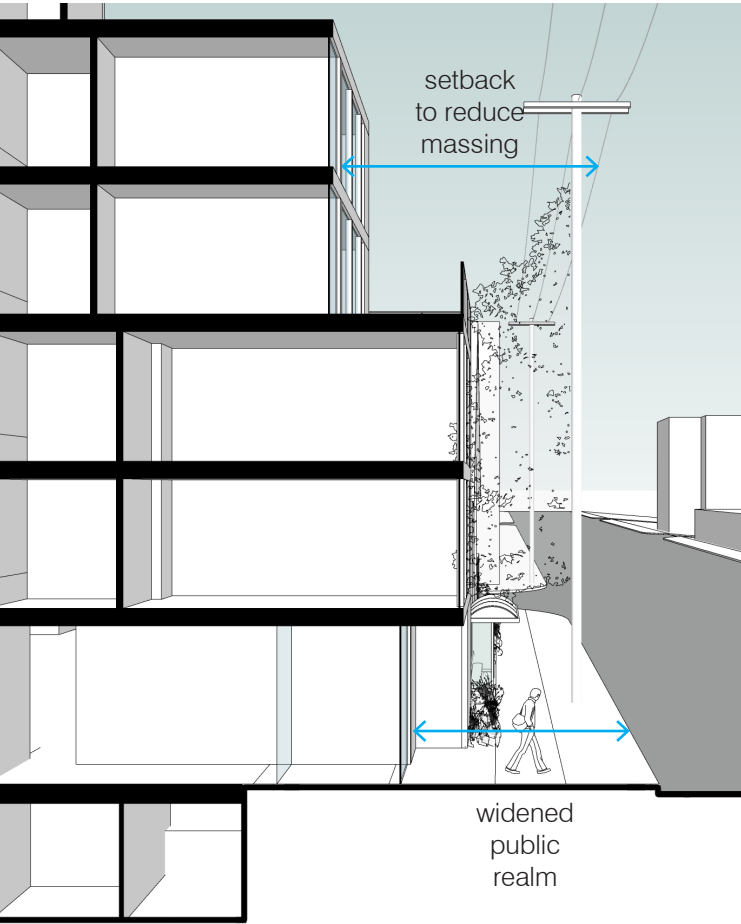
- site
- single family residential
- multi-family housing
- mixed-use
- commercial / retail / office
- civic / religious
- institution / education
- recreation / open space
- proposed housing development
- proposed mixed-use development
- 1/8 mile radius



intentionally blank

7.0 design guidelines

applicant-selected seattle design guidelines



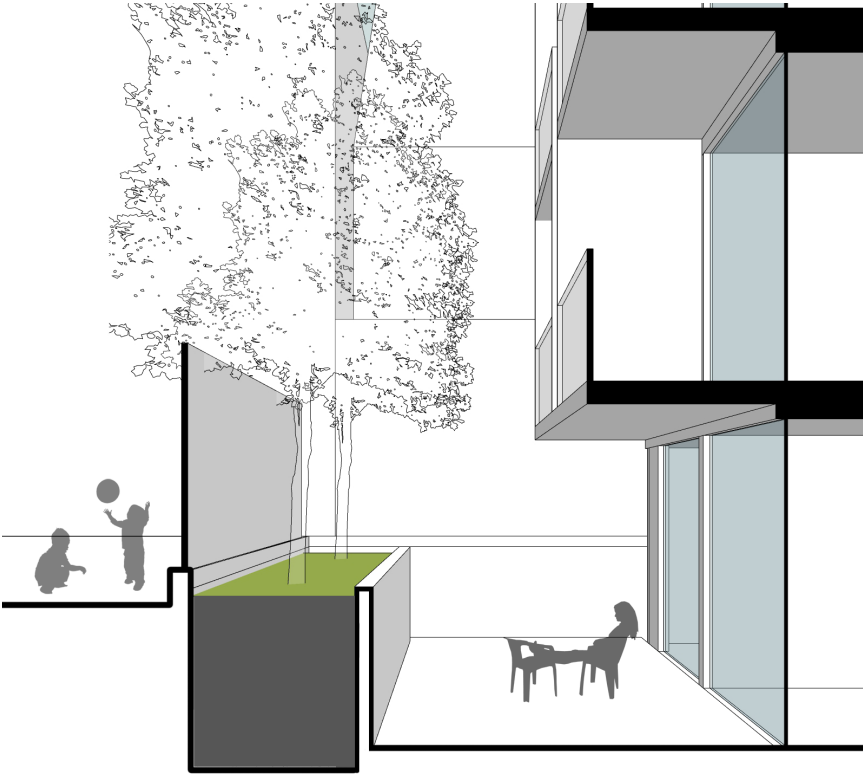
recessed entry common in the neighborhood



urban edge

Setbacks at both street level and upper levels provide an opportunity for the project to extend the patterns and scale of Greenwood Avenue North. Most of residential developments in the Greenwood/Phinney corridor have modest setbacks or recessed entry to allow for privacy and a sense of transition from the street. The proposed ground floor is recessed to follow that pattern. Many of the existing buildings on Greenwood/Phinney corridor are one to two-story commercial buildings. Upper stories are setback to reduce the dominance of the new building on the street.

- CS2-B2 connection to the street
- CS2-C2 mid-block sites
- PL1-A2 adding to public life
- PL1-B3 pedestrian amenities
- PL2-B3 street-level transparency
- PL2-C1 weather protection: locations and coverage
- PL3-A1c common entries to multi-story residential buildings
- Greenwood/Phinney Supplemental: CS2-I.i.b Reinforcement of Residential Development
- Greenwood/Phinney Supplemental: CS2-II.i impact of new buildings on the street
- Greenwood/Phinney Supplemental: DC2-I facade articulation and modulation



the garden

Instead of building to the rear lot line as allowed on commercial sites, the lowering of the elevation of the back yard and introduction of landscape elements provide an opportunity to introduce open space and landscape into the center of the block. This garden space creates a small precinct for the project and provides a transition to the single-family zoning to the west. Filtering elements between the yards of the existing homes to the southwest and the play area of the childcare center provide a buffer to the smaller structures.

- CS2-D5 respect for adjacent sites
- DC3-4 multifamily open space
- DC4-D4 place making



the system

A secondary system of balconies and vertical shading elements provide an opportunity to introduce activity, modulation, and scaling elements to the interior of the block. These elements will break down the scale of the west facade and provide visual depth and interest. The vertical shading acts as privacy screen, guardrails, and solar control devices. The balcony and vertical shading frame the view toward the Olympic Mountains.

- CS1-B3 managing solar gain**
- CS3-A2 contemporary design**
- DC2-B1 facade composition**
- DC2-C1 visual depth and interest**
- DC2-C1 dual purpose elements**
- Greenwood/Phinney Supplemental: CS2-I responding to site characteristics**
- Greenwood/Phinney Supplemental: CS2-II.i. zone edges**
- Greenwood/Phinney Supplemental: CS2-II.ii. design departures**



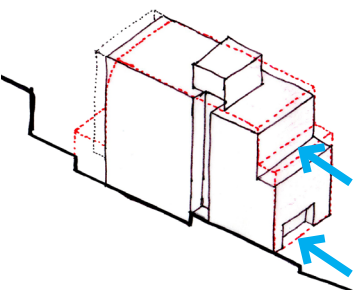
finer grain

The single parcel, midblock site provides an opportunity to explore a uniquely scaled project type within a transitional setting. Taller than it is wide, this project can punctuate the block, at both the street frontage and as an element within a longer façade. As the site has no alley, the front of the building will require the use of fine grain design elements to integrate both the primary entrance and back of house functions, like fire exits and waste, within the narrow confines of the site and the street.

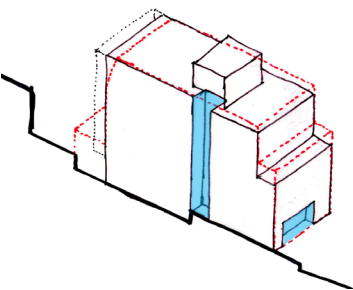
- CS2-C2 mid-block sites**
- CS2-D1 existing development and zoning**

applicant-selected seattle design guidelines

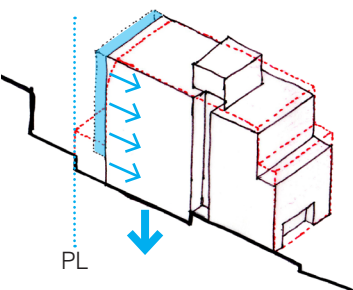
modulation



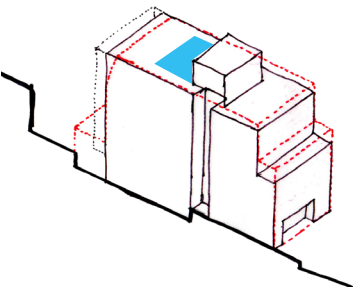
relief



zone transition



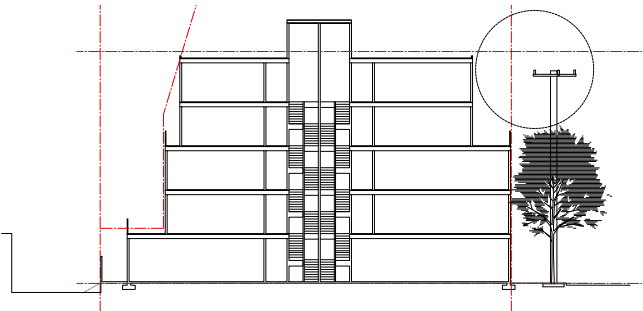
activity



operations

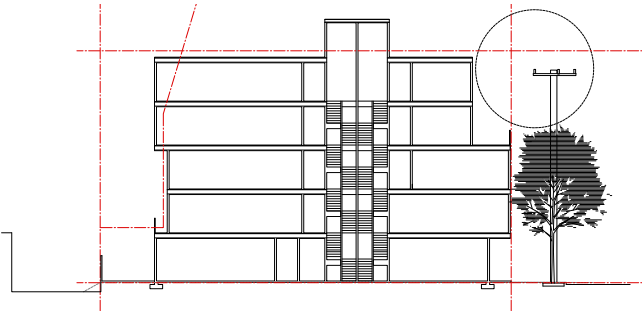
The compact site and building form will rely on a few key operations to introduce modulation, relief, transitions, and activity to the project. The three design alternates introduce variation in these operations, explore a range of options, and lead to the derivation of the preferred alternate.

8.0 architectural concepts



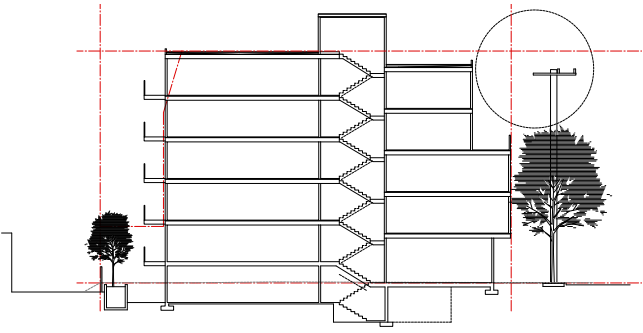
concept A (code compliant)
terrace

Terrace studies building modulation through two primary steps on the west façade; at the first and third levels of the structure. The ground floor is entirely on one level and holds the street edge across the central part of the frontage, with recessed walkways from the trash storage area and exit stair along the side lot lines.



concept B
sliding bars

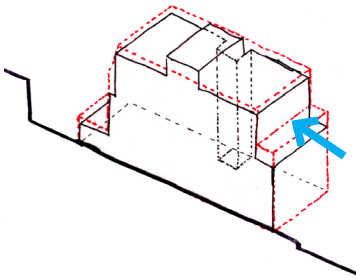
Sliding bars studies building modulation by sliding “slabs” of building program east or west in order to expand the amount of open space at different vertical datums of the site. The ground floor is pushed west, the middle floors held east, and the top floor pushed west again for the view.



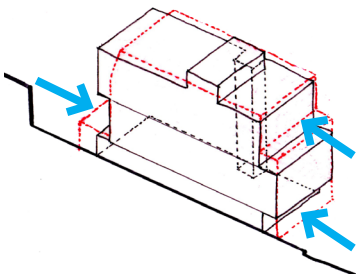
concept C // preferred
cellular scale

As its name implies, Cellular Scale studies building modulation through the use of secondary elements to create a human scaled depth in the west façade. This study holds the west façade 15 ft away from the property line, then employs a system of secondary architectural elements to introduce individual outdoor balconies, mitigate bulk, manage privacy, and create a well-articulated façade.

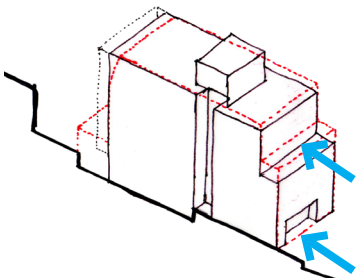
modulation



- benefits:
- top two levels setback reduces the scale of building
- disadvantages:
- limited articulation due to no setback at street level

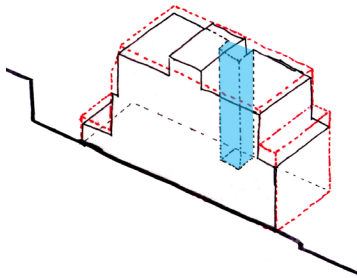


- benefits:
- top two levels and street level setback reduces the scale of building frontage
 - shift in the middle floors reduces the scale of building facing single family zone

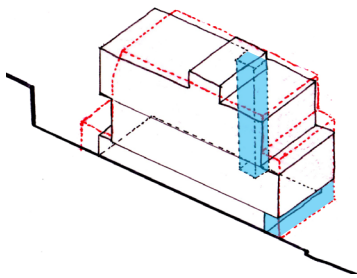


- benefits:
- top two levels setback and street level “nook” reduces the scale of building frontage
 - façade depth reduces the scale of building facing single family zone

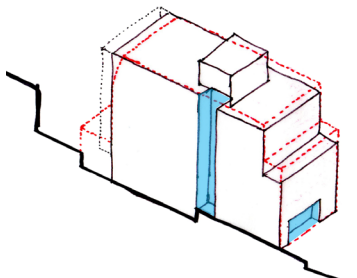
relief



- benefits:
- mid-building notch creates relief of a long façade
- disadvantages:
- notch at north side facing the church

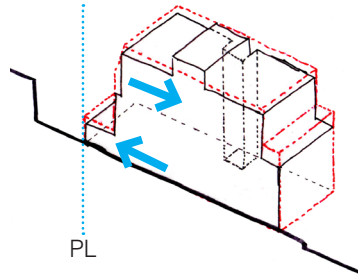


- benefits:
- mid-building notch creates relief of a long façade
 - street level setback widens public realm
- disadvantages:
- notch at north side facing the church

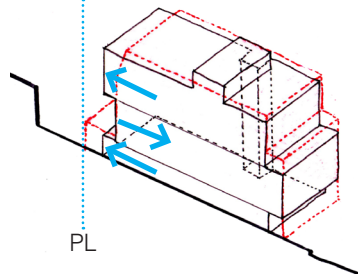


- benefits:
- mid-building notch at south creates relief of a long façade facing the condo building
 - street level “nook” widens public realm

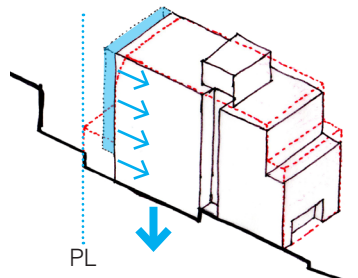
zone transition



- benefits:
- no departure required
- disadvantages:
- The proximity of ground level unit at rear property line creates privacy concern

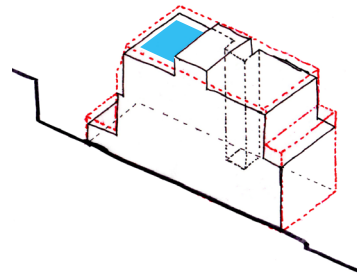


- benefits:
- ground level setback at rear property line allows buffer and landscape
- disadvantages:
- top levels at rear property line extend beyond the required setback

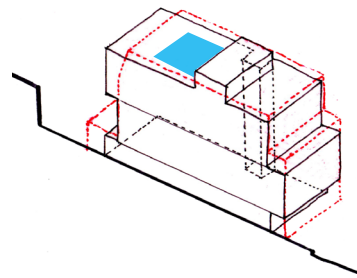


- benefits:
- ground level at rear property line held back 15' to allow buffer and landscape
 - articulated multipurpose façade reduced the scale of building
 - split level creates sunken garden that respects the privacy of SF zone
- disadvantages:
- top level at rear property line slightly encroaches into the required setback

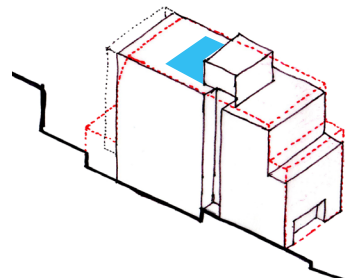
activity



- disadvantages:
- core placement pushes roof deck toward single family zone

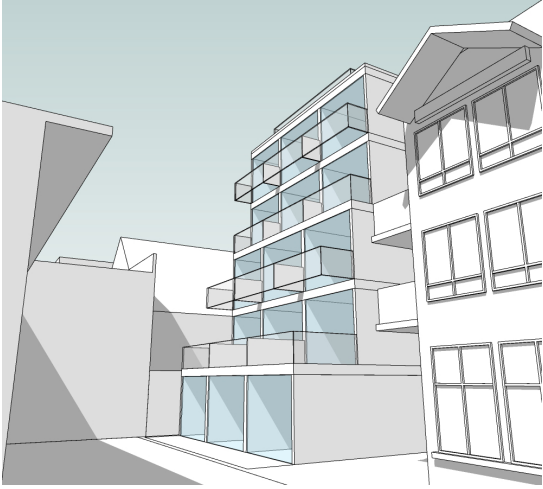
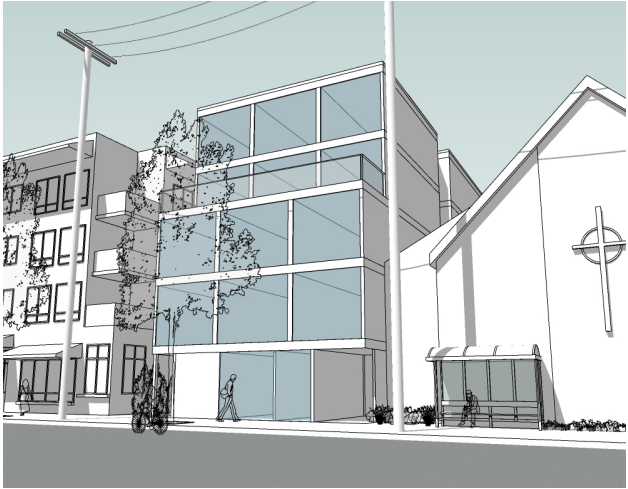


- benefits:
- core placement pulls roof deck away from single family zone

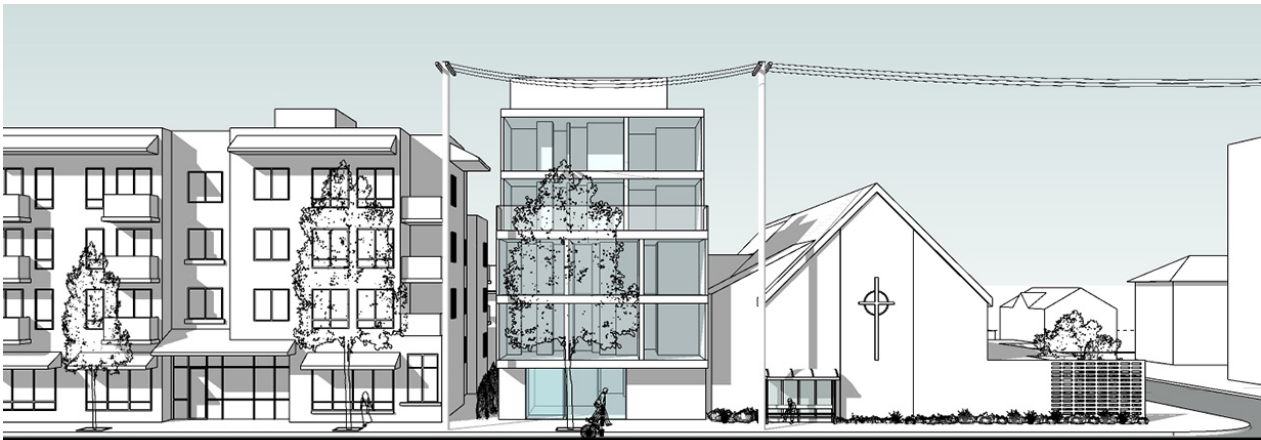
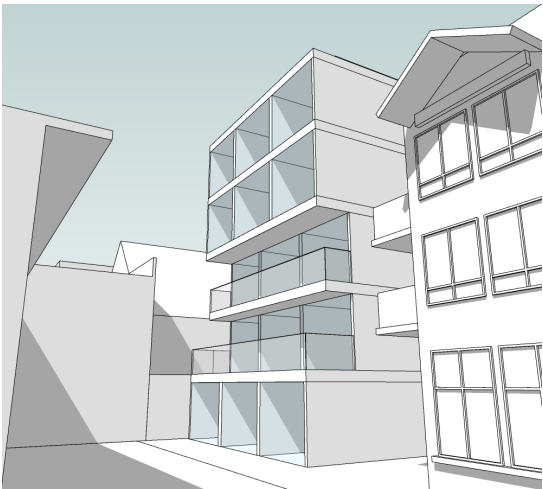


- benefits:
- core placement pulls roof deck away from single family zone

concept A (code compliant)
terrace



concept B
sliding bars



concept C // preferred
cellular scale



concept A

Number of Units	26
GFA Total	12,797 sqft
Bicycle Parking	28 long term
	2 short term
Amenity Area	640 sqft

Terrace studies building modulation through two primary steps on the west façade; at the first and third levels of the structure. The ground floor is entirely on one level and holds the street edge across the central part of the frontage, with recessed walkways from the trash storage area and exit stair along the side lot lines. A six-foot wide walkway provides access to the waste storage. Bicycle parking is directly accessible from the lobby and exterior and fronts the street façade. The modulation of the west façade provides exterior balconies at floors two and four. To compensate for the reduced floor area at the upper two levels, the ground level is within 6.5 feet of the rear lot line. The elevator and stair core is located in the middle of the building which leads to similar unit types on both the east and west frontages.

Advantages

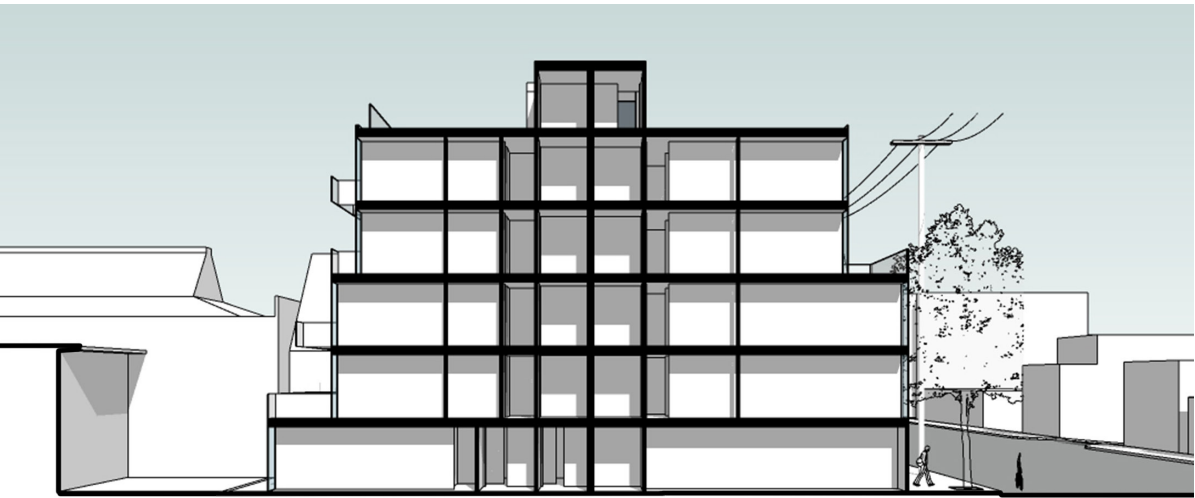
- No departure required
- Convenient bike storage
- Trash collection by SPU possible without staging in the ROW
- Greatest rear setback at upper levels

Disadvantages

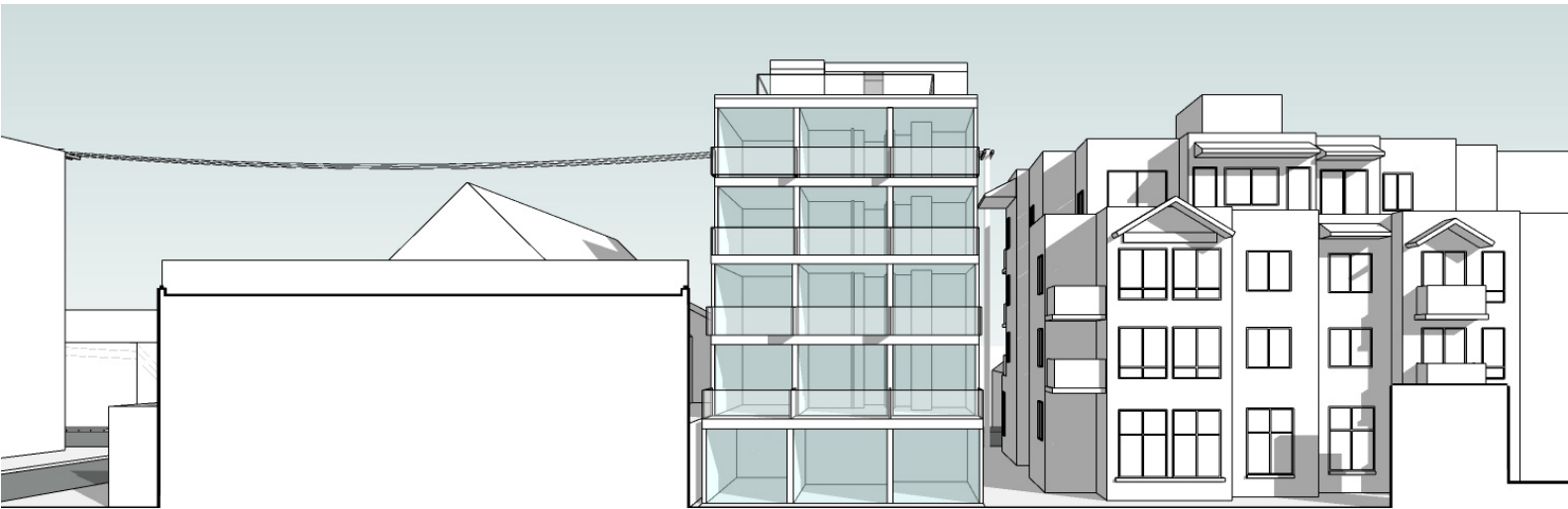
- The proximity of ground level unit at west property line creates privacy concern to the neighbor
- Lowest ground level floor to floor
- Limited massing articulation along Greenwood Ave North due to no setback at street level
- Limited outdoor space and landscape opportunity at street level
- Limited private outdoor space
- Limited unit diversity
- Low amount of transparency at street level street façade
- Roof deck close to roof edge



east elevation



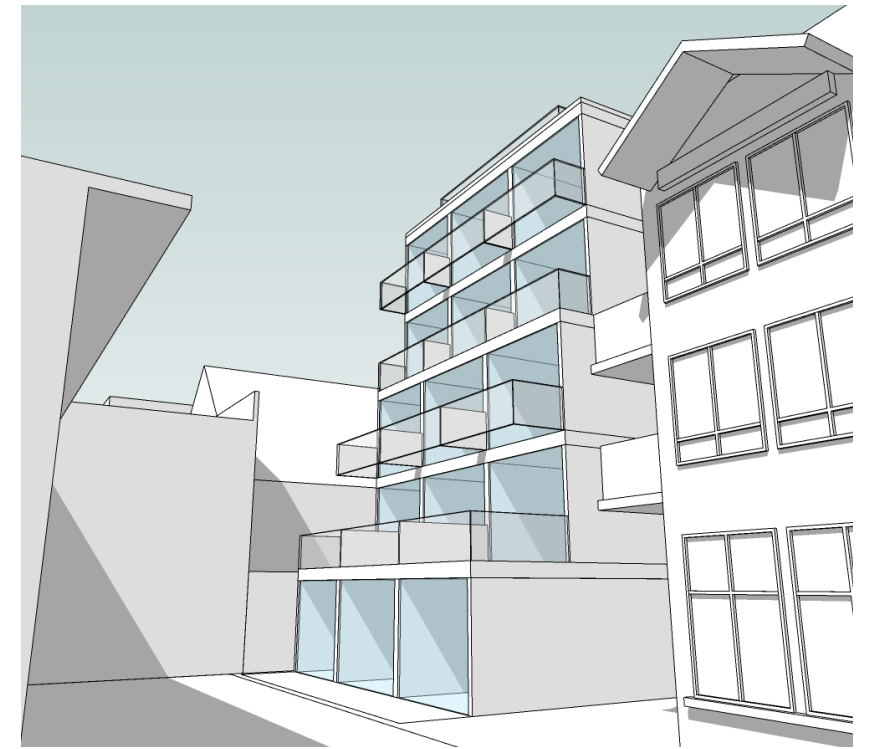
sectional perspective



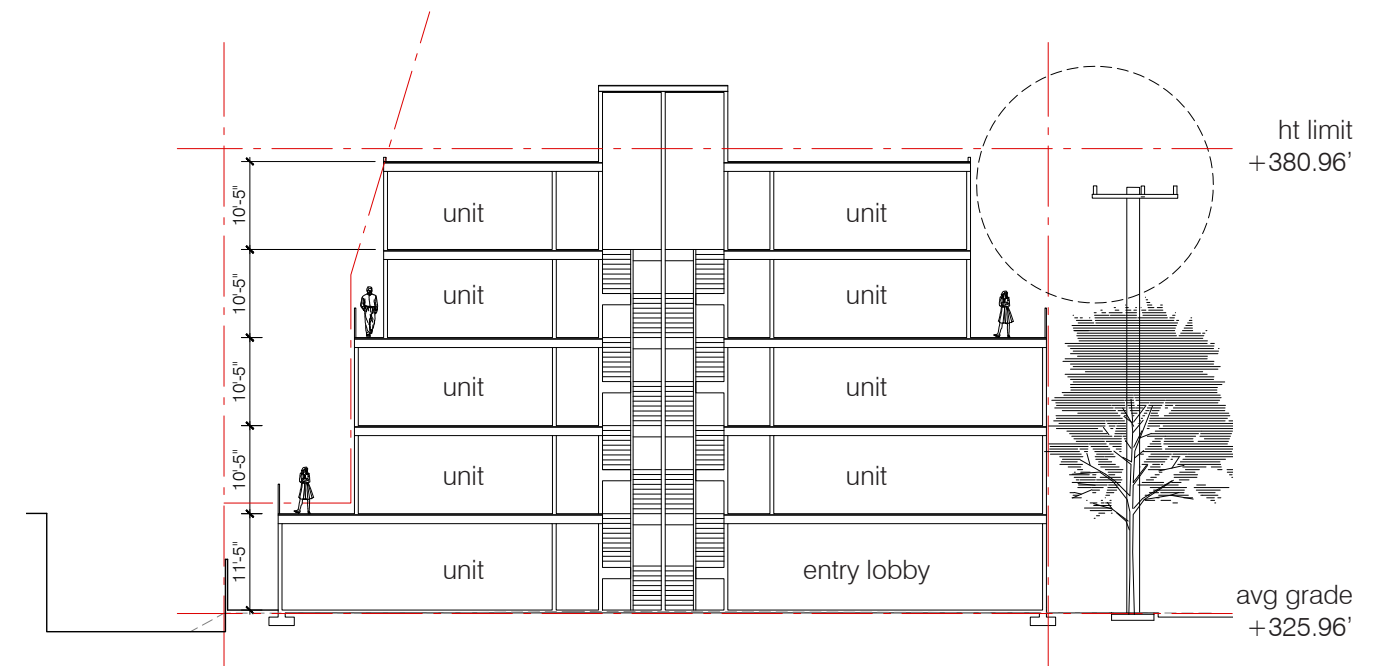
west elevation



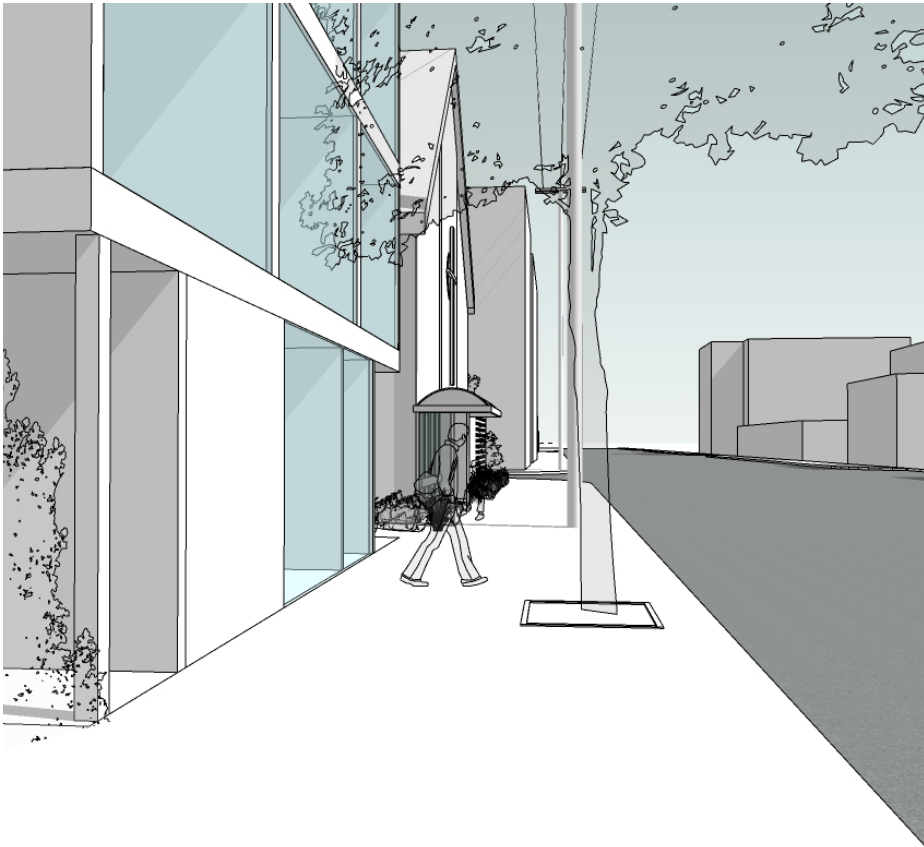
east facade



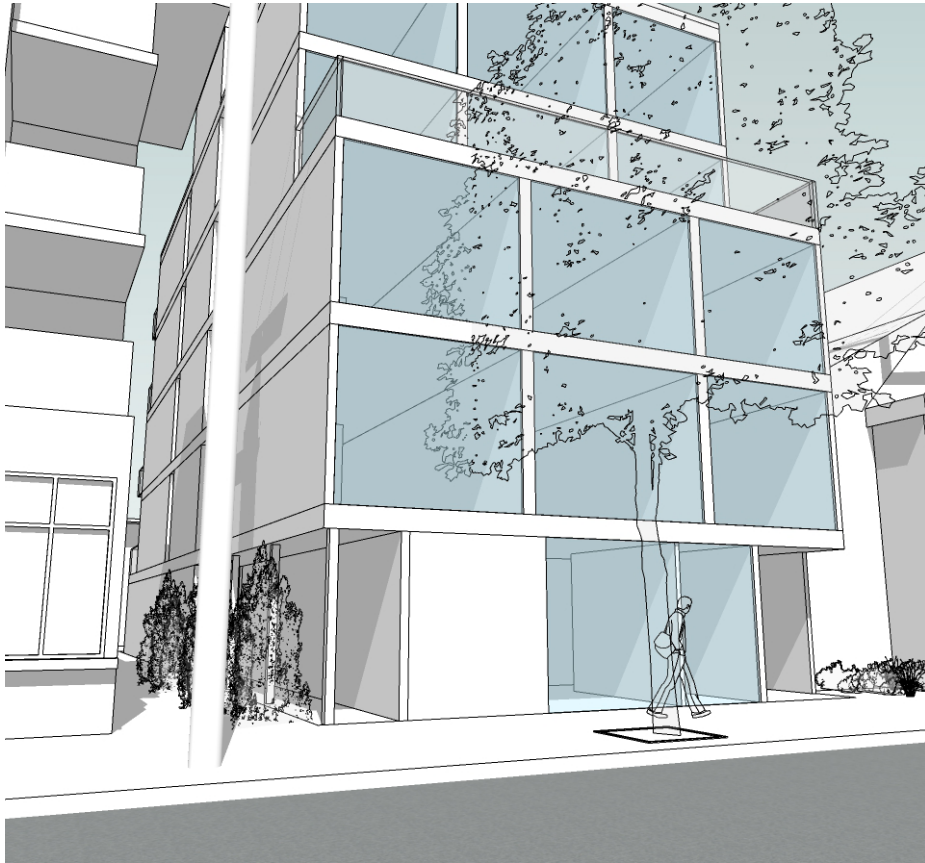
west facade



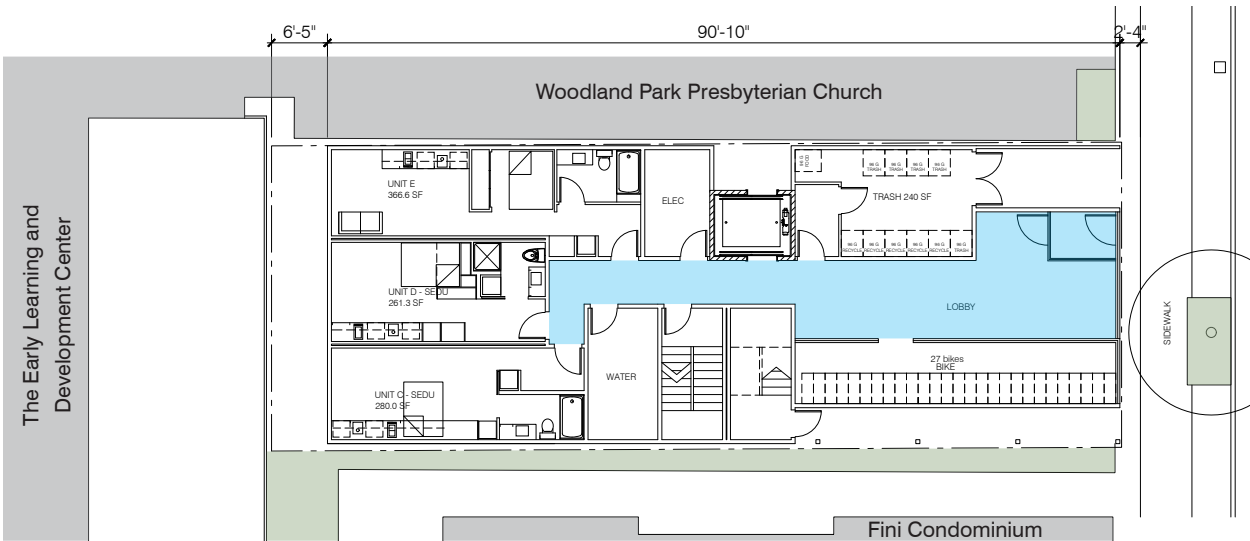
building section



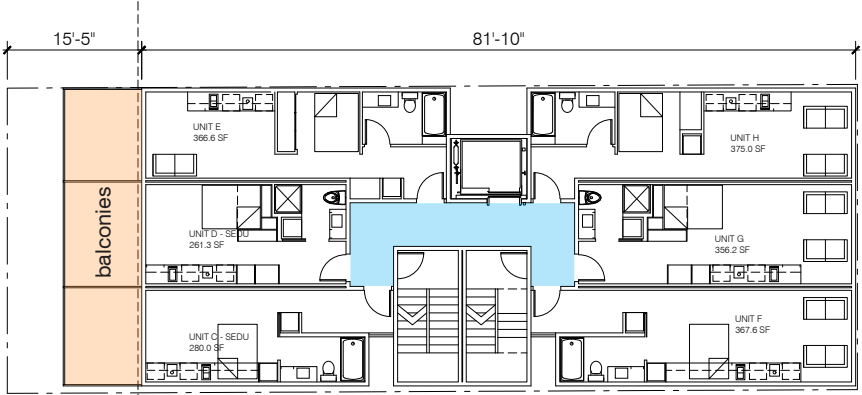
sidewalk



east facade



ground floor



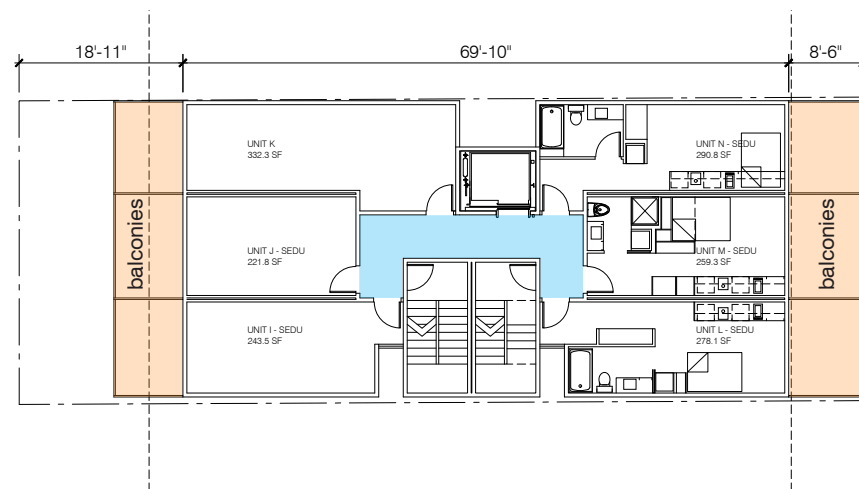
2nd/3rd floor



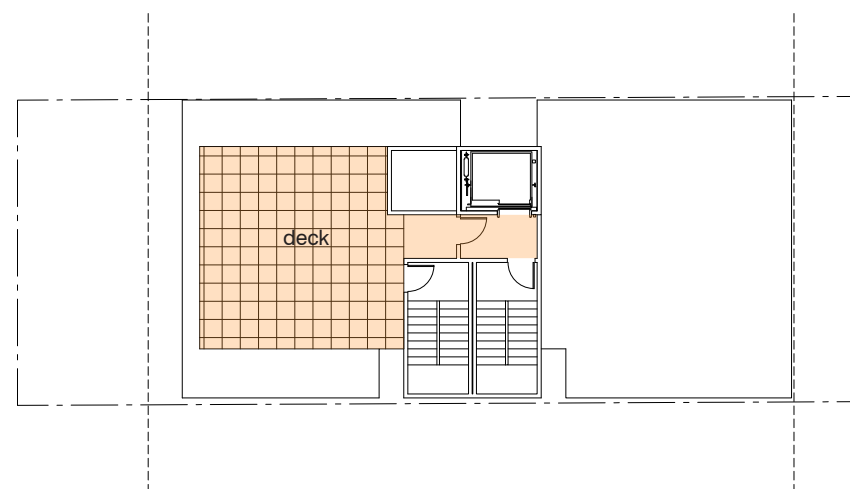
northeast birdeye



northeast birdeye



4th/5th floor



roof

concept B

Number of Units	28
GFA Total	12,797 sqft
Bicycle Parking	28 long term
	2 short term
Amenity Area	640 sqft

Sliding bars studies building modulation by sliding “slabs” of building program east or west in order to expand the amount of open space at different vertical datums of the site. The ground floor is pushed west, the middle floors held east, and the top floor pushed west again for the view. These shifts provide accessible outdoor space and horizontal datums that articulate different scales for the project. The westward shift of the ground floor provides weather protection and an expanded public realm in front of the structure. The street level façade stretches from lot line to lot line with a waste storage room, entry lobby, and exit stair each having doorways to the sidewalk. Bicycle storage is behind the elevator which allows for a wider entry. While the scheme has the widest lobby, it also has the greatest amount of service area fronting the sidewalk. The stair and elevator core have been shifted to the east in order to provide greater unit diversity with larger units on the west and smaller units on the east.

Advantages

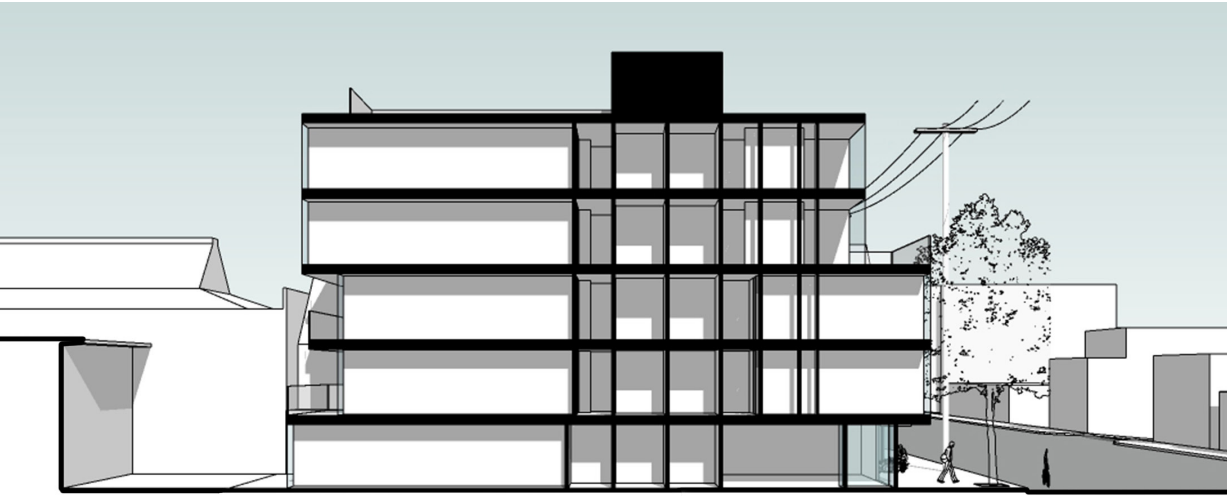
- Convenient bike storage
- Trash collection by SPU possible without staging in the ROW
- Strong upper level unit connections to the view
- Expanded outdoor space and landscape opportunity at street level
- Expanded amount of transparency at street level street façade
- Unit diversity
- Roof deck set away from roof edge

Disadvantages

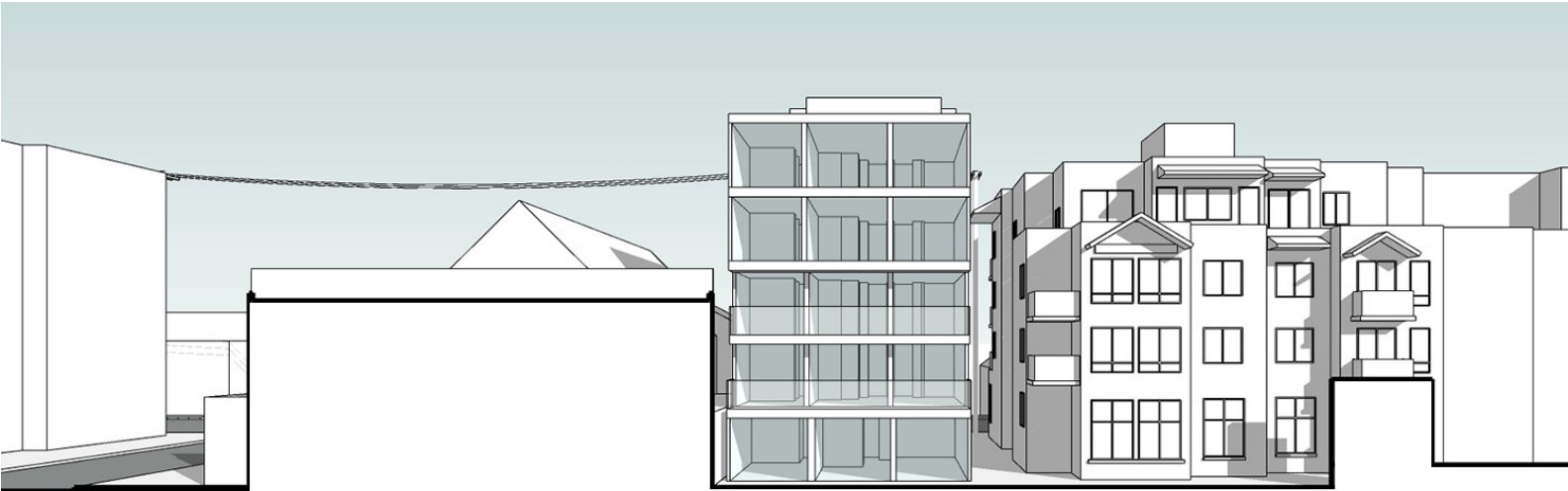
- Lowest ground level floor to floor
- Least amount of upper level setback
- Limited use of secondary and scaling elements
- Unmodulated façade facing condos to the south
- Most prominent building form toward western neighbors



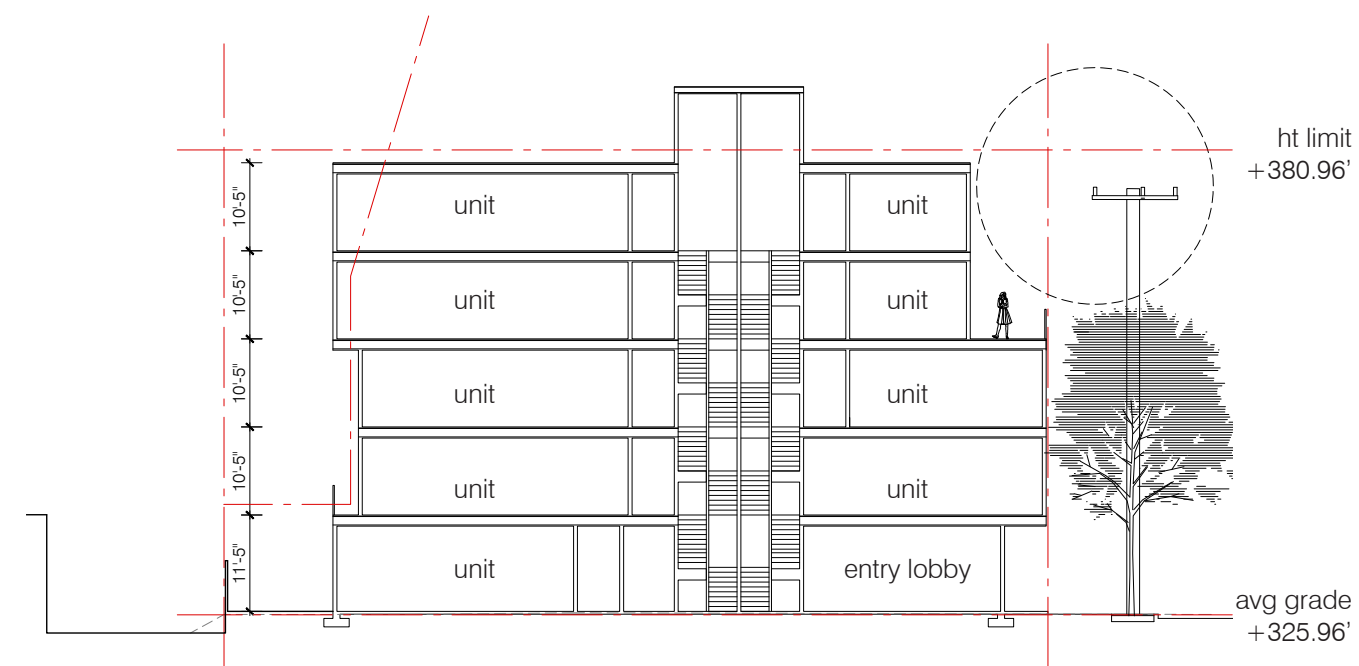
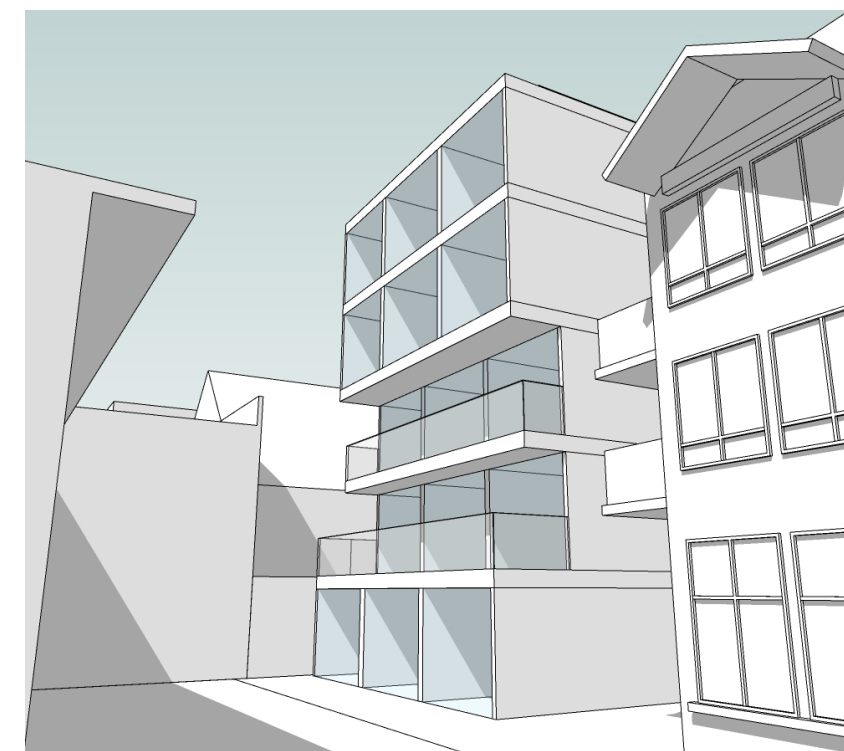
east elevation

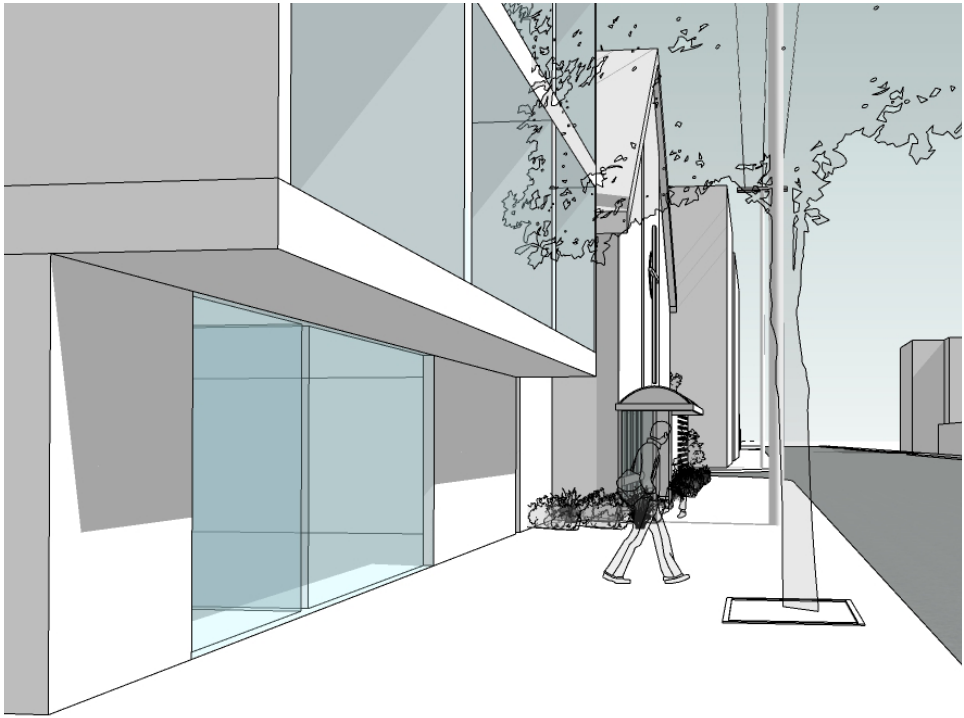


sectional perspective



west elevation

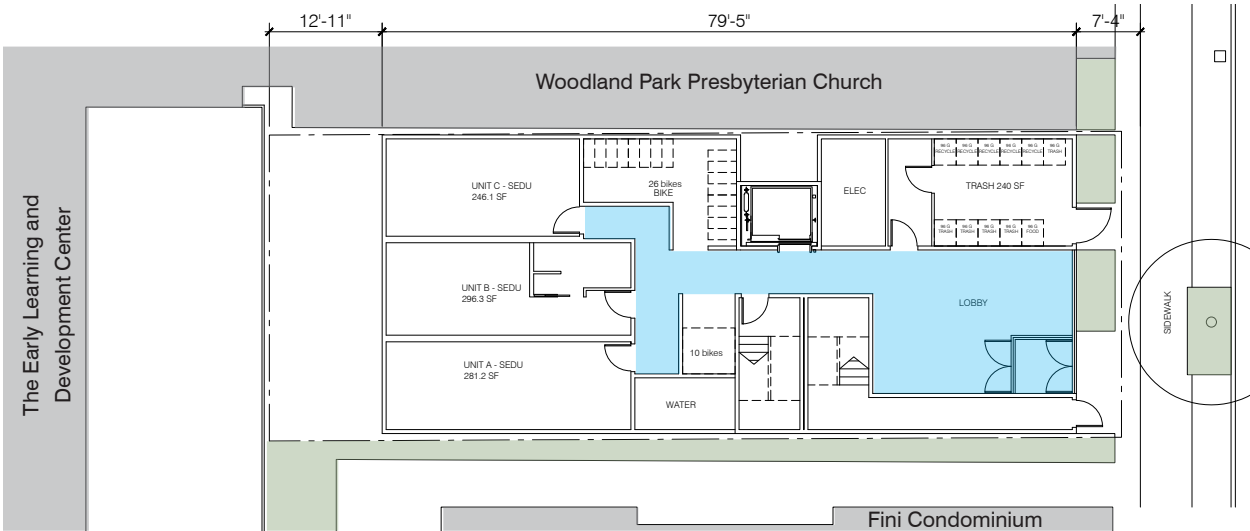




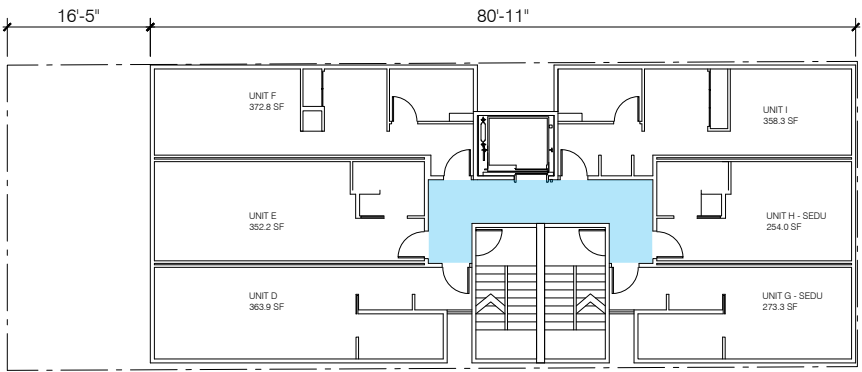
sidewalk



east facade



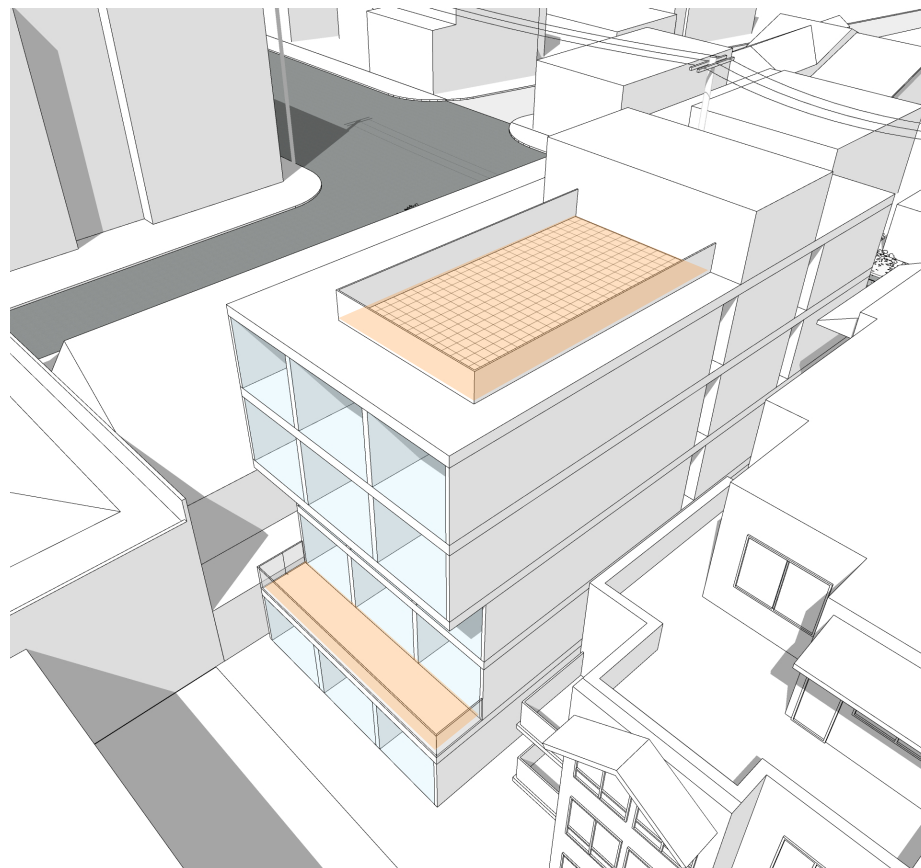
ground floor



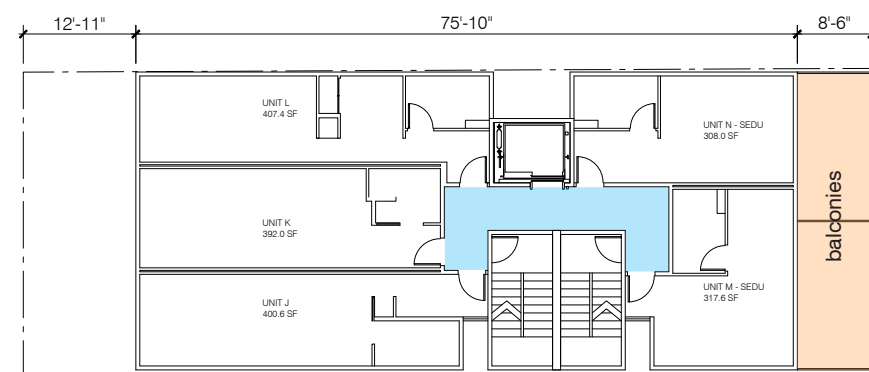
2nd/3rd floor



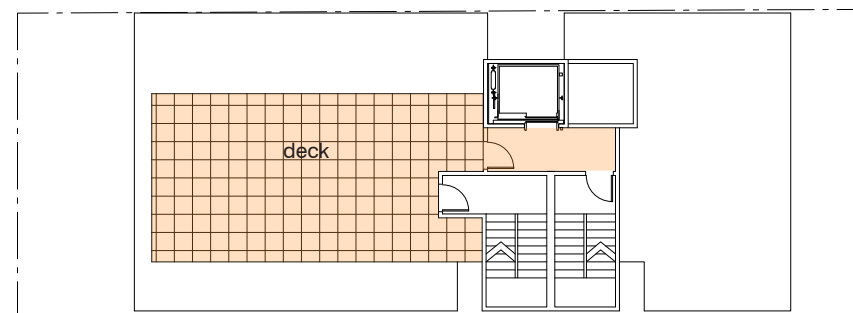
northeast birdeye



northeast birdeye



4th/5th floor



roof

concept C // preferred

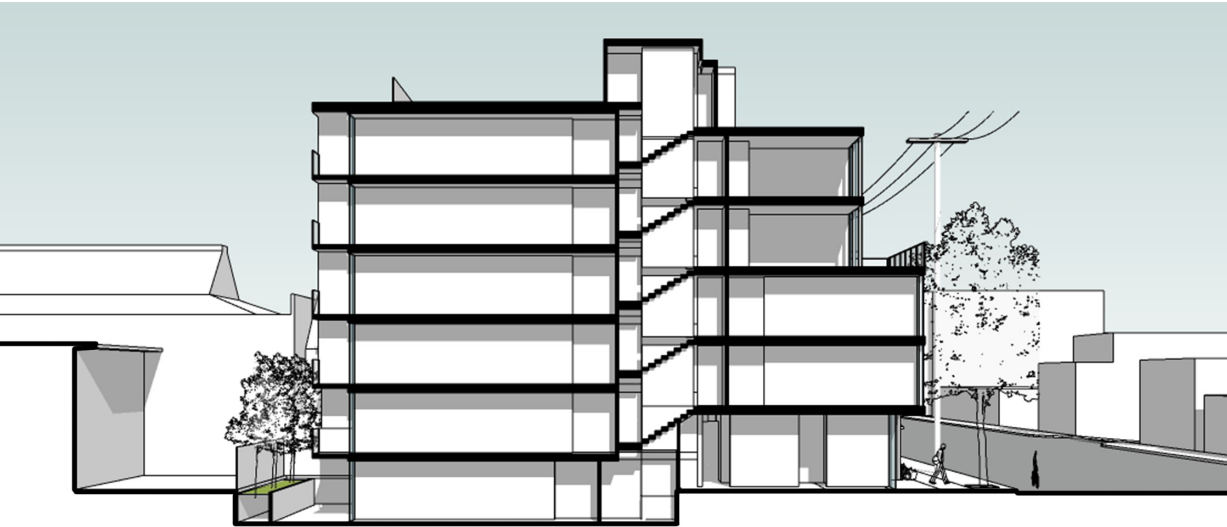
Number of Units	28
GFA Total	12,797 sqft
Bicycle Parking	28 long term
	2 short term
Amenity Area	640 sqft

As its name implies, Cellular Scale studies building modulation through the use of secondary elements to create a human scaled depth in the west façade. This study holds the west façade 15 ft away from the property line, then employs a system of secondary architectural elements to introduce individual outdoor balconies, mitigate bulk, manage privacy, and create a well-articulated façade. The structure splits the site into front and back with a half-level offset between the two. This split-level section creates sunken garden to the west and a taller ground level floor to floor at the sidewalk. Like many of the adjacent building entries, a “nook” is provided to create a transition from the public realm to the entry.

The street level façade stretches from lot line to lot line. The waste storage room, entry lobby, and exit stair each have doorways into the large nook. While the scheme has a narrow lobby, bicycle storage is though of as an extension of this space in order to provide additional activation of the frontage. The stair and elevator core have been shifted to the east in order to provide greater unit diversity with larger units on the west and smaller units on the east.

Advantages

- Convenient bike storage
- Trash collection by SPU possible without staging in the ROW
- Private outdoor space for all west facing units
- Greatest amount of façade depth
- Expanded outdoor space and landscape opportunity at street level
- Unit diversity
- Roof deck set away from roof edge
- High use of secondary and scaling elements
- Highest ground level floor to floor
- Modulated façade facing condos to the south



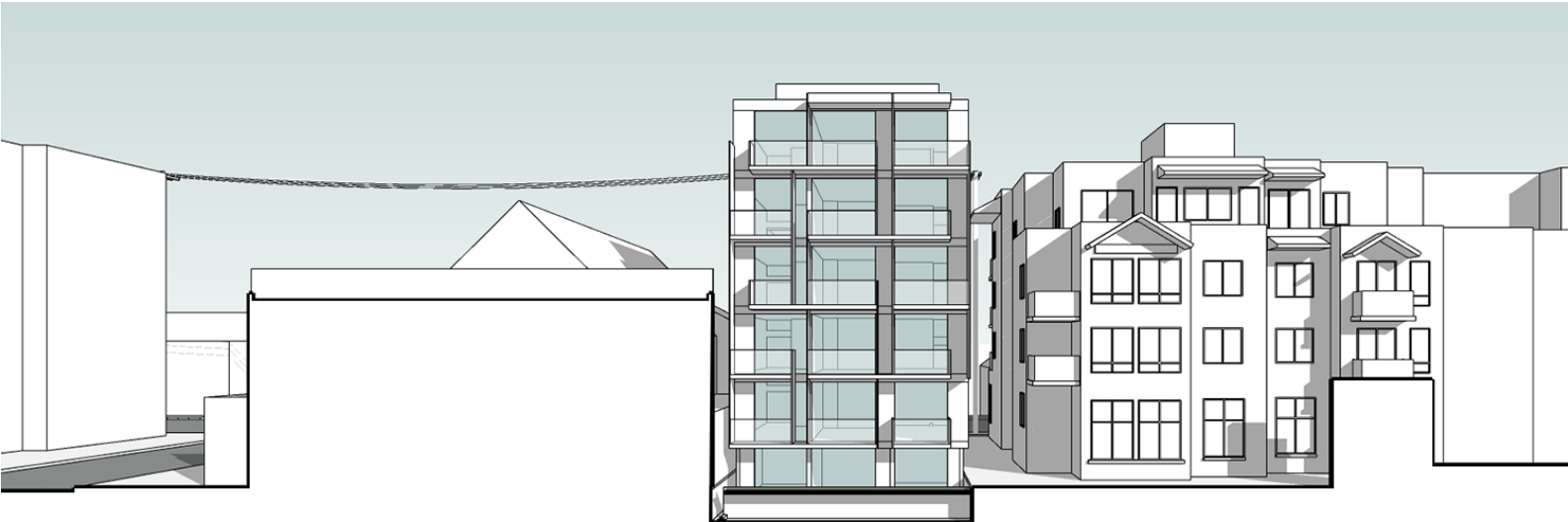
sectional perspective



east elevation

Disadvantages

- Narrow lobby
- Limited upper level setback



west elevation

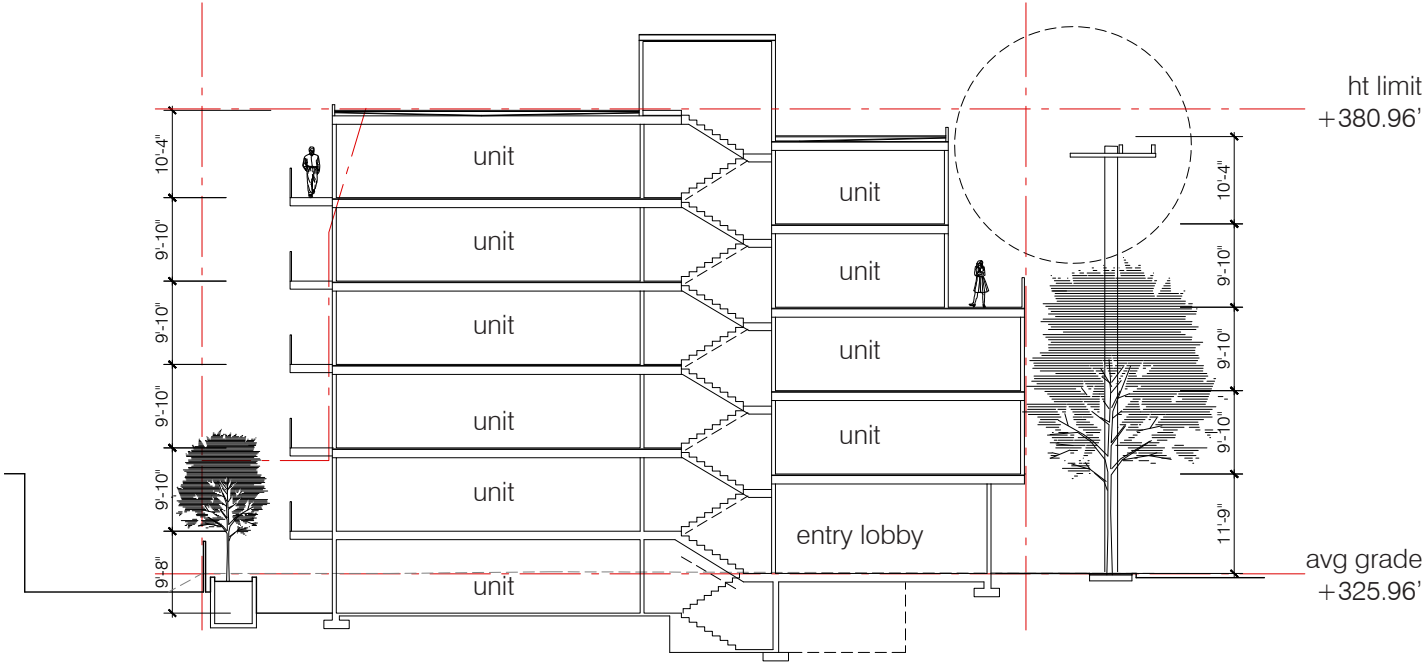
- 1. recessed ground entry lobby
- 2. recessed top floors
- 3. vertical shading system
- 4. balcony
- 5. backyard sunken garden



east facade



west facade



building section

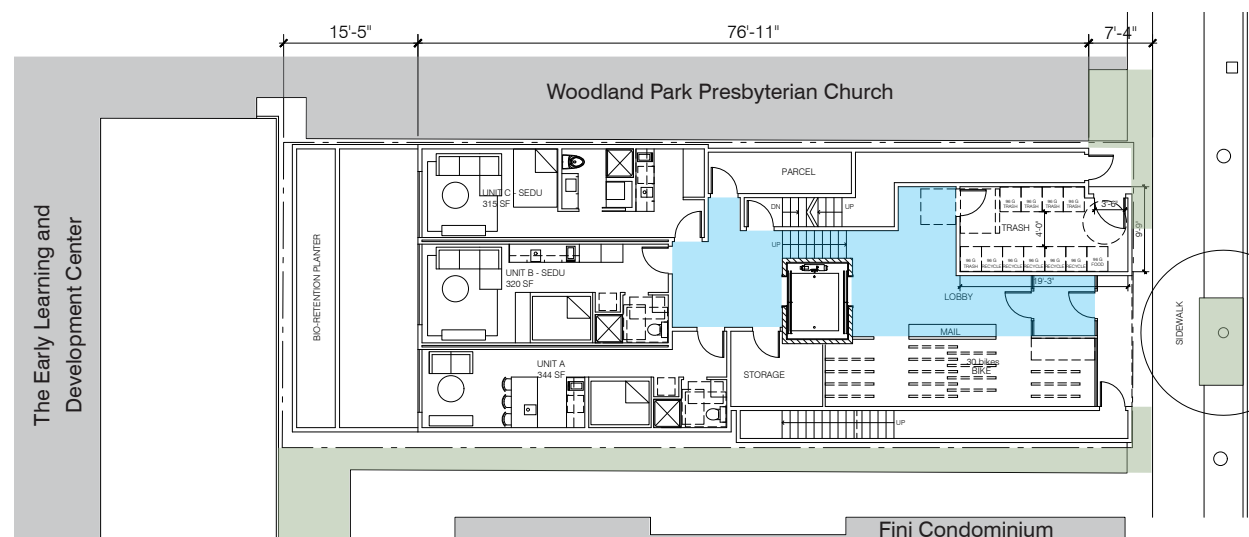


sidewalk

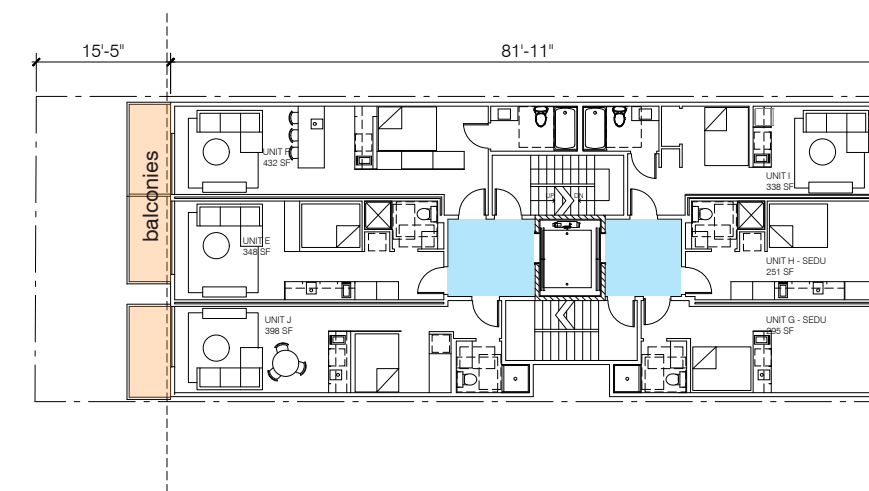


east facade

1. recessed entry lobby
2. recessed top floors



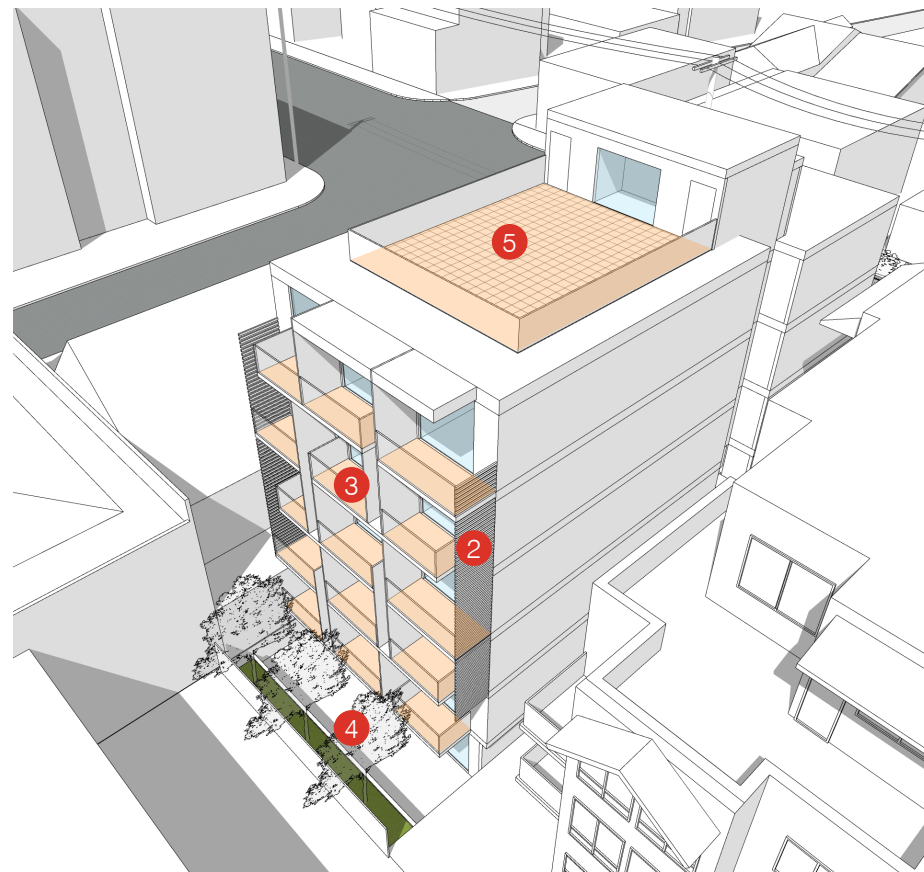
ground floor



2nd/3rd floor



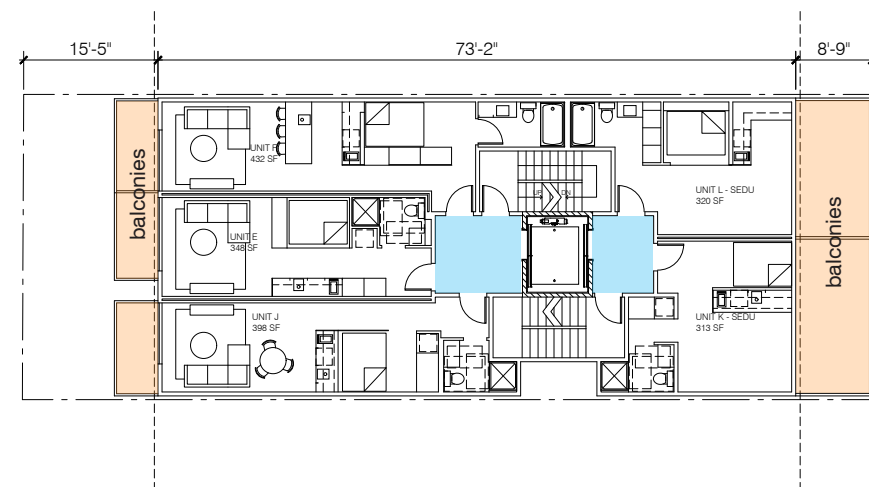
northeast birdeye



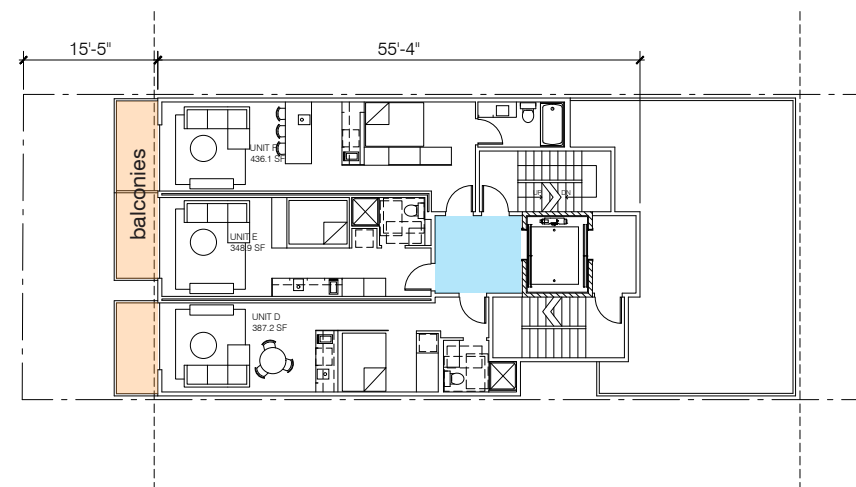
southwest birdeye



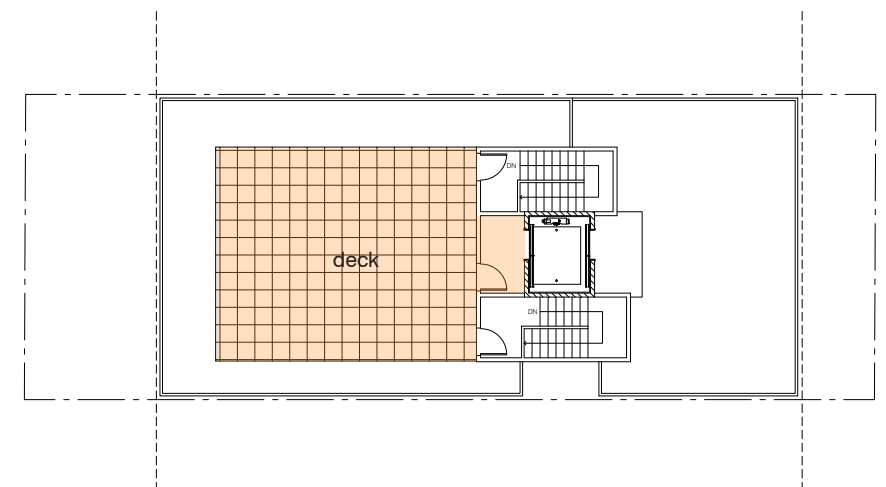
1. recessed top floors
2. vertical shading system
3. balcony
4. backyard sunken garden
5. roof deck



4th/5th floor



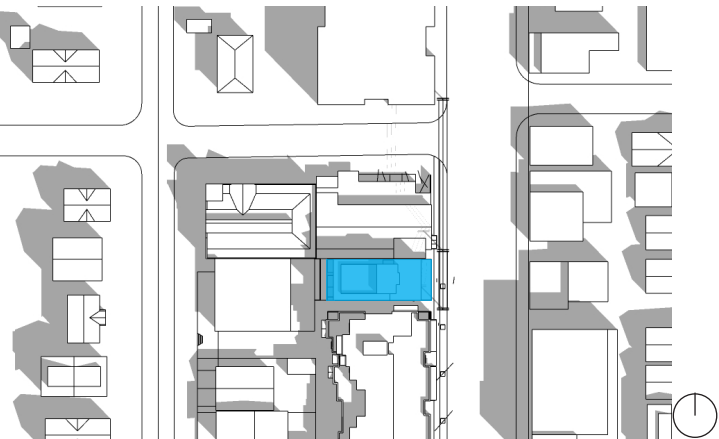
6th floor



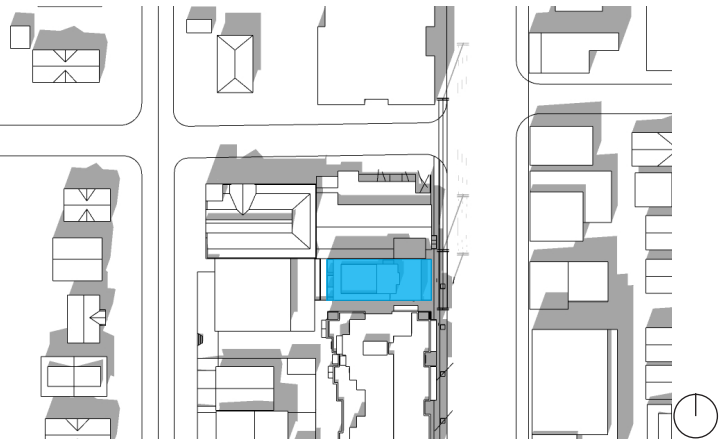
roof

shadow study

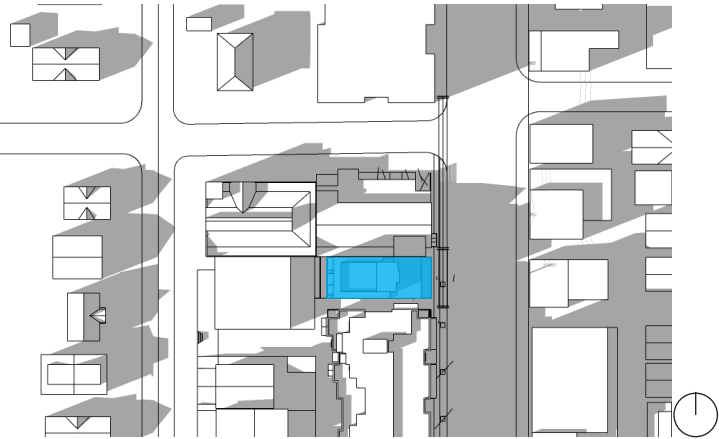
equinox



march/september 21
9 am

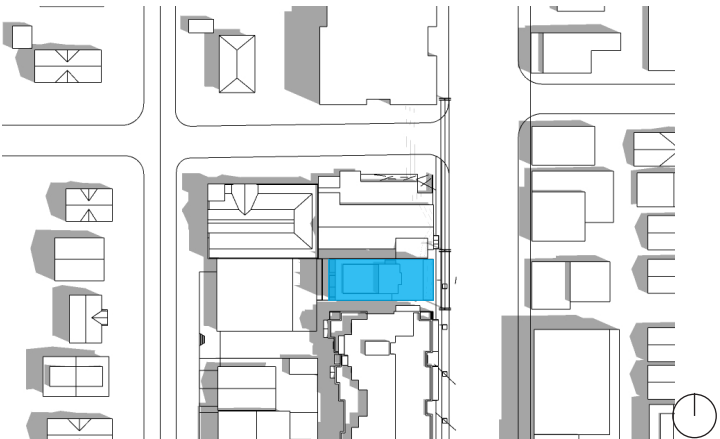


march/september 21
12 pm

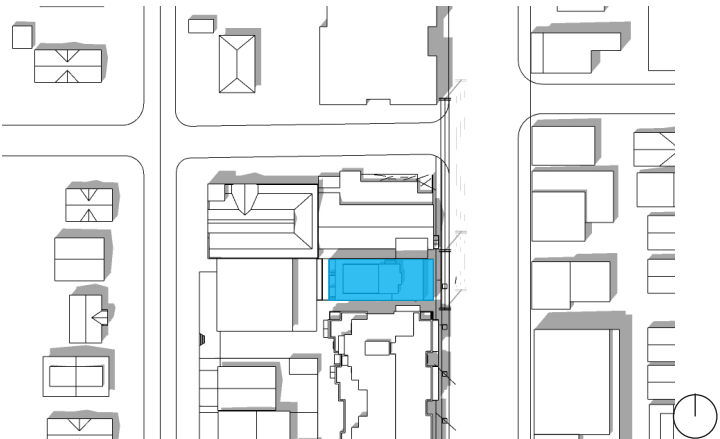


march/september 21
3 pm

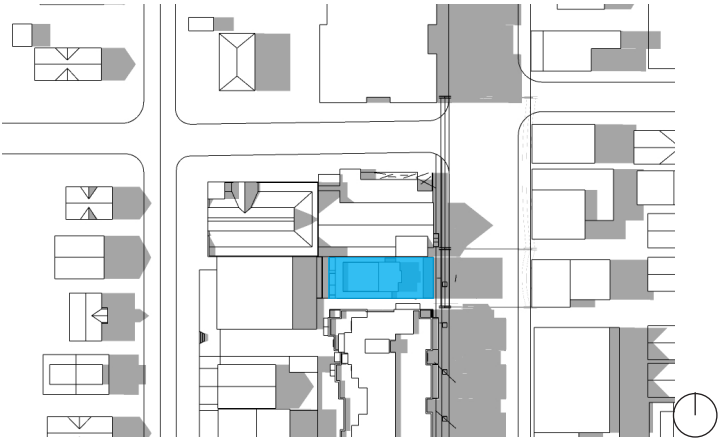
summer



june 21
9 am

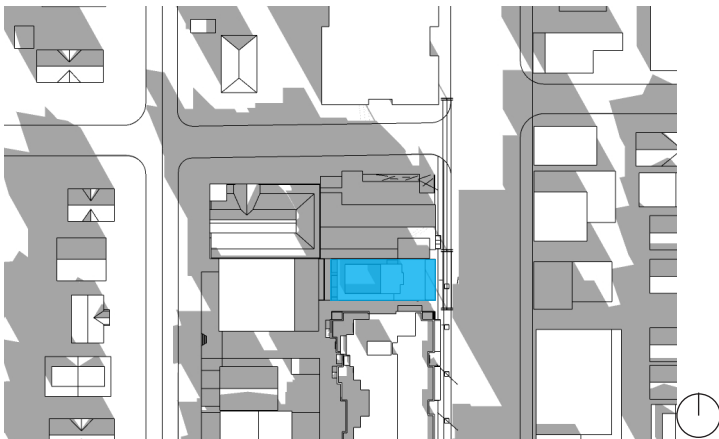


june 21
12 pm

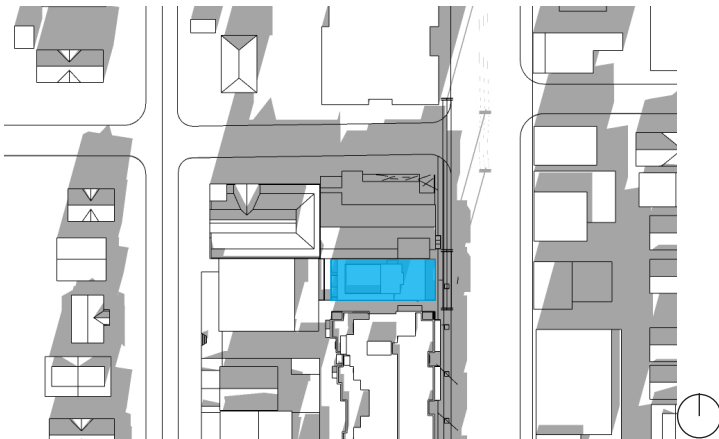


june 21
3 pm

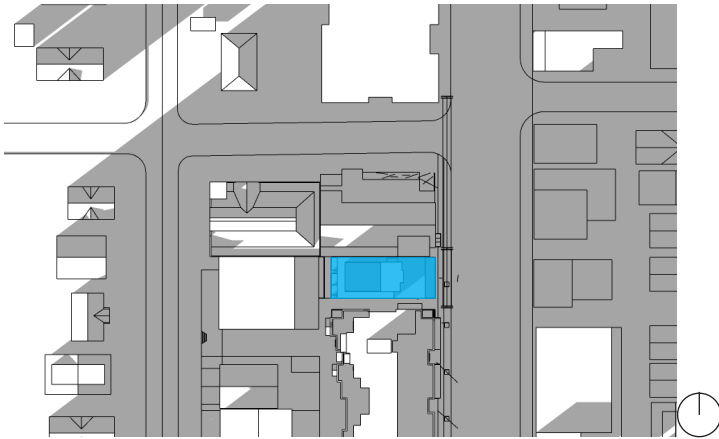
winter



december 21
9 am



december 21
12 pm

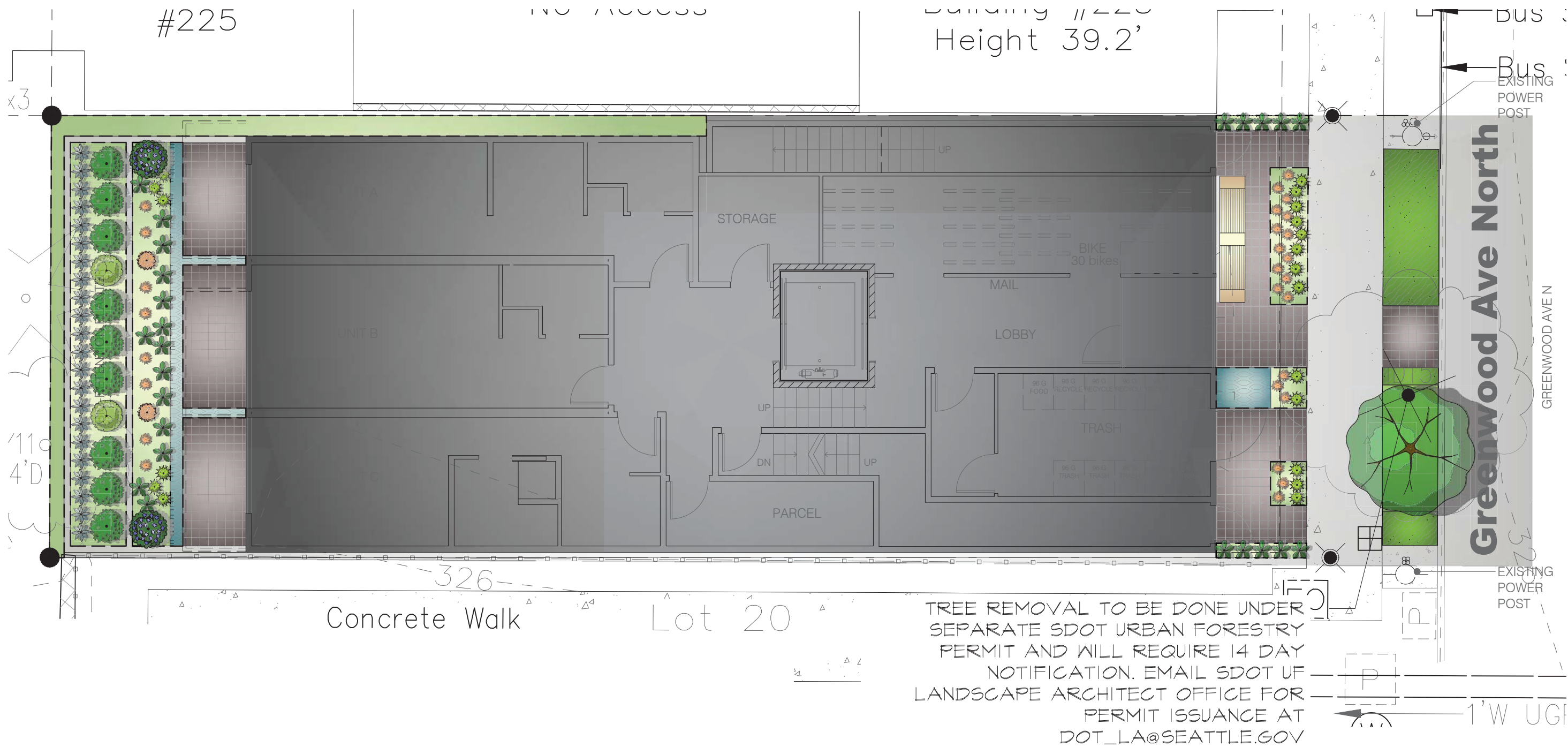


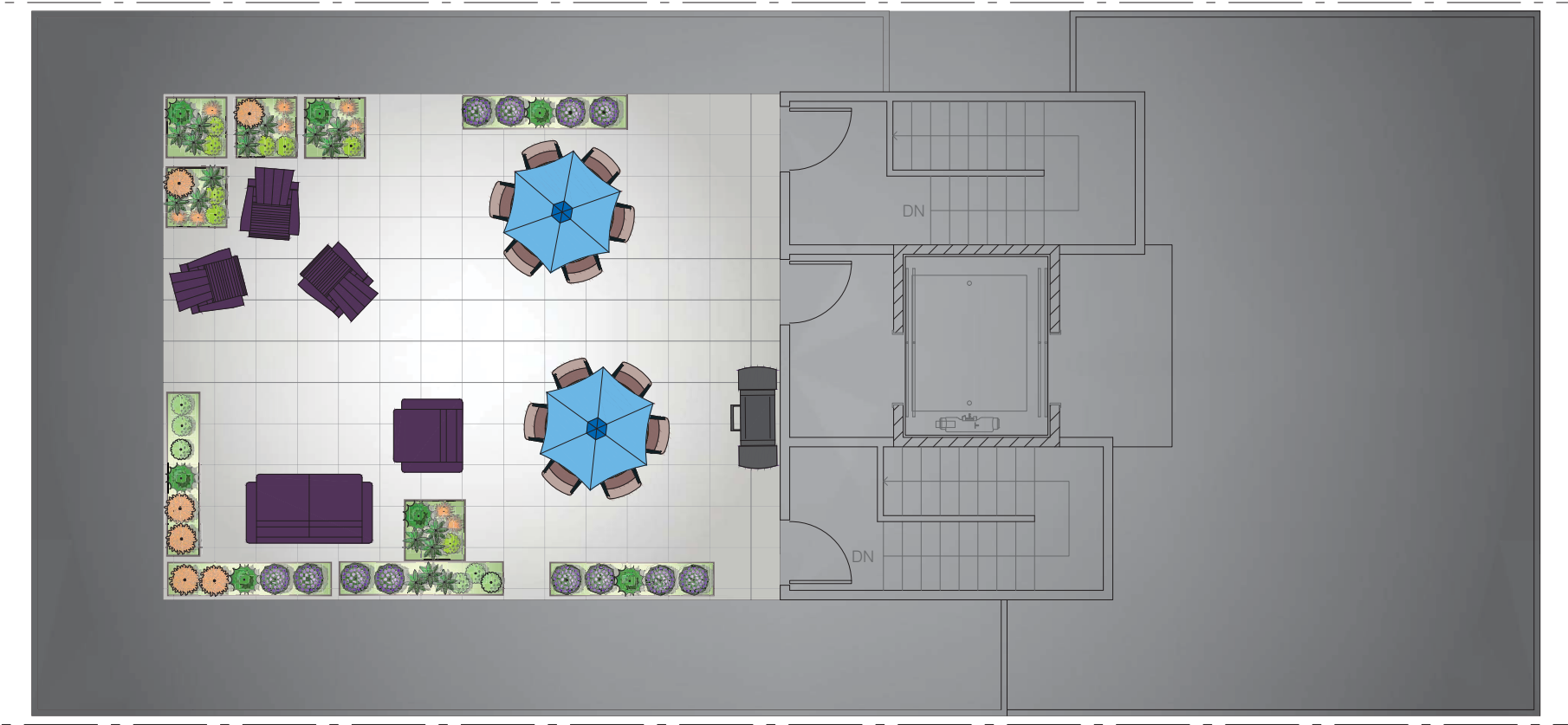
december 21
3 pm

intentionally blank

landscape concept

street plan





9.0 departures

concept C // departure

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

G. Structures in required setbacks

- 1. Decks and balconies a. Decks with open railings may extend into the required setback, but are not permitted within 5 feet of a lot in a residential zone, except as provided in subsection 23.47A.014.G.1.b.

Proposition

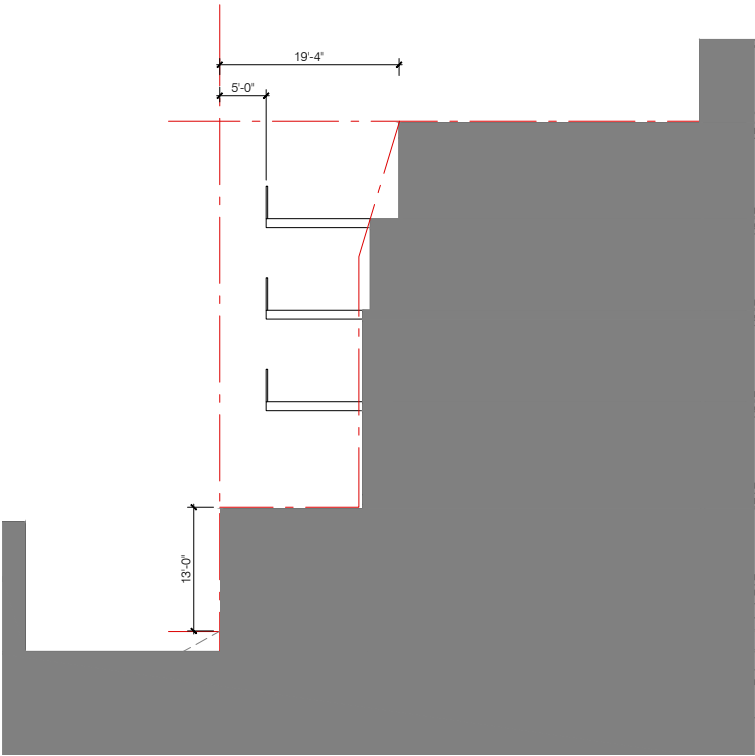
In order to provide additional open space at ground level and a consistent architectural expression we request a departure to maintain a 15 foot setback the full height of the proposed structure's west facade. The departure will result in a reduction of the upper level setback at the top of the structure of approximately 10 percent (averaged due to sloped shape of setback).

Rational

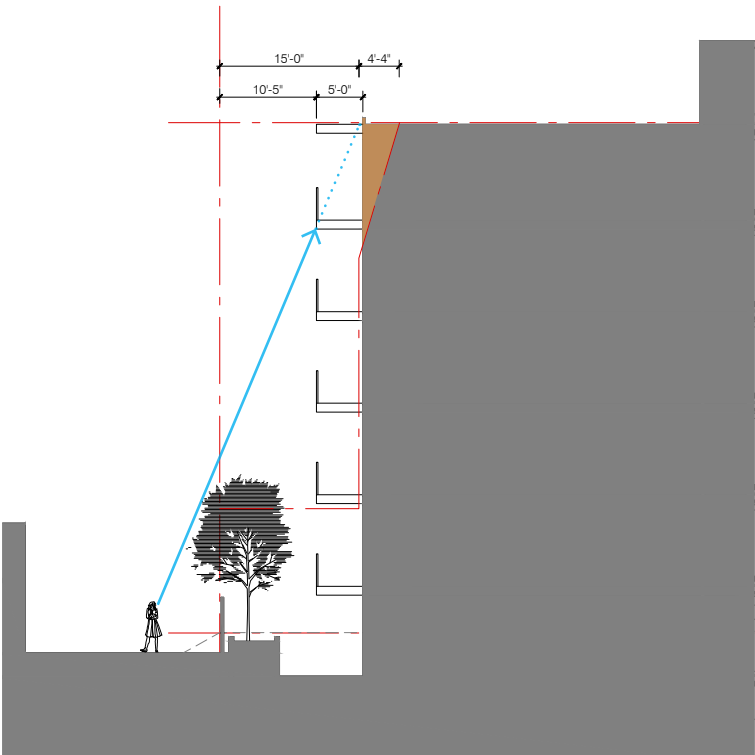
Because of the existing use of the lot to the west, the fifteen feet of setback at the ground level will provide a significantly greater amount of open space at ground level. Landscape, trees, and the secondary architectural elements of the façade will further buffer and provide additional privacy between the interior of the dwelling units and the property to the west. The secondary elements also lower the perceived height of the structure. When viewed from ground level of the adjacent back yard, the upper balconies obscure the line of the roof and lower the perceived overall height of the structure. Together, the scaling elements and the expanded ground level open space better respect the scale and use of the adjacent sites.

Guidelines

- CS1-B3 managing solar gain
- CS3-A2 contemporary design
- DC2-B1 facade composition
- DC2-C1 visual depth and interest
- DC2-C1 dual purpose elements
- Greenwood/Phinney Supplemental: CS2-I responding to site characteristics
- Greenwood/Phinney Supplemental: CS2-II.i. zone edges
- Greenwood/Phinney Supplemental: CS2-II.ii. design departures



code compliant building section



departure request building section



intentionally blank

architect | developer housing projects



Workshop AD & KKLA | Stadium 302 condominiums | Tacoma WA



Workshop AD, KKLA, & Umtanum Build | CODA mixed-use | Seattle WA



Workshop AD | Colman triplex | Seattle WA



Workshop AD & KKLA | A77 mixed-use | Seattle WA



Workshop AD | Project 339 townhouses | Seattle WA



Workshop AD | Howell 10 | Seattle WA