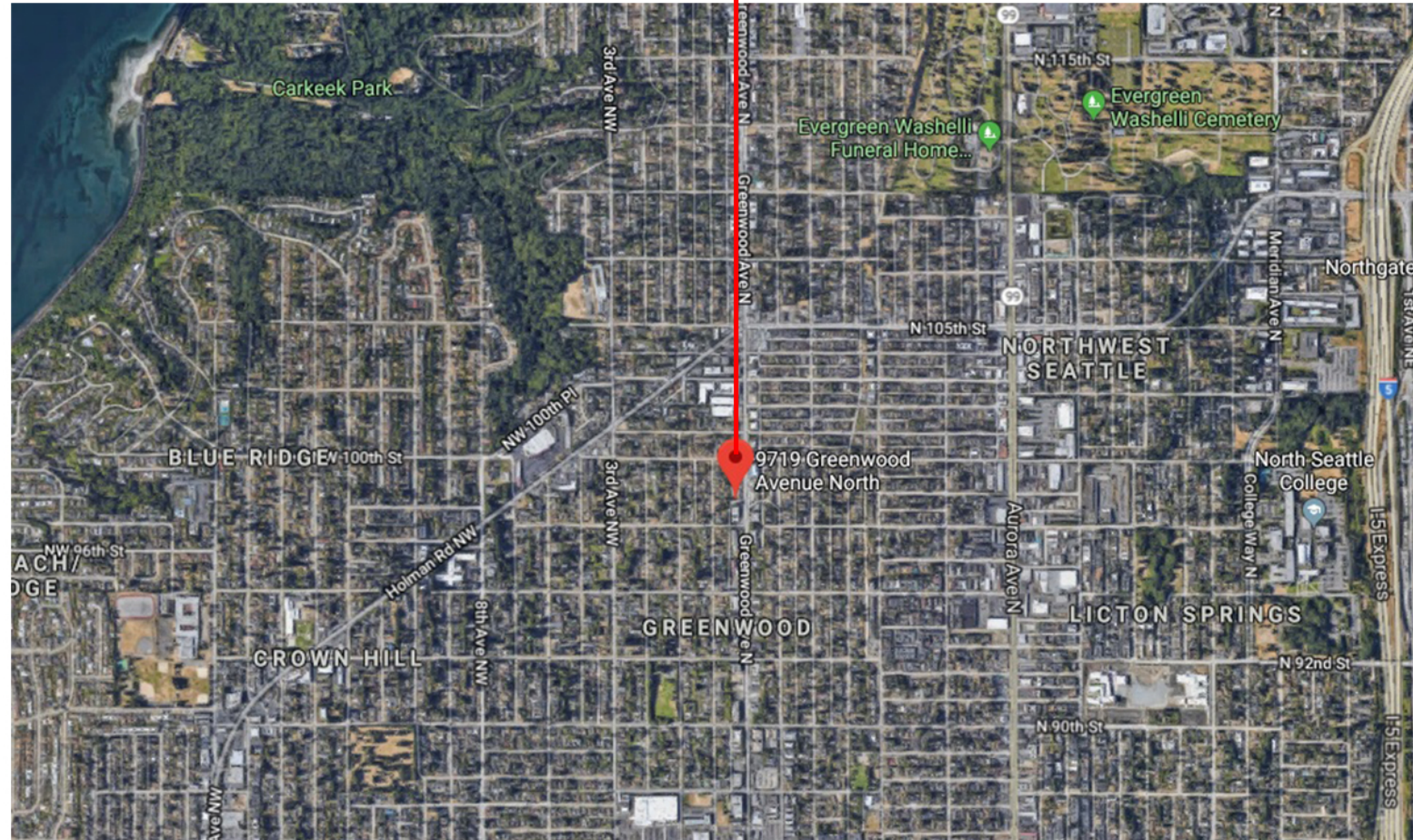


EARLY DESIGN GUIDANCE
9719 - 9721 GREENWOOD AVENUE NORTH
SDCI #3033340-EG
ALLOY DESIGN GROUP, LLC

SITE



ARCHITECT : ALLOY DESIGN GROUP
OWNER : GREENWOOD LONG TERM CAPITAL LLC

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SITE ZONING

PROJECT ADDRESS : 9719 - 9721 GREENWOOD AVE NORTH
APN : 618470-0010
ZONE : C1-40
OVERLAY : NONE
SITE AREA : 6,720 SF
DWELLING UNITS : 7 RESIDENTIAL UNITS & 2 LIVE-WORK UNITS
PARKING SPACES : 5
ALLOWABLE FAR : 6,720 X 3=20,160 SF
PROPOSED USE : LIVE-WORK & TOWNHOMES

DEVELOPMENT OBJECTIVE:

To provide street fronting commercial space and new housing to an evolving neighborhood on the Greenwood Ave North corridor. Parking is located at the rear to enhance the walkability around the site. The proposed development is located at a transitional edge between single family and commercial zoning. The massing scheme therefore acknowledges this transition in building scale.



EARLY OUTREACH METHODS

1. Printed Outreach, High Impact:

Direct mailing to residences and businesses within 500 foot radius of site

2. Electronic/Digital Outreach, High Impact:

Online Survey

3. In-Person Outreach, High-Impact:

Guided Site Tour

DESIGN RELATED FEEDBACK

From Online Survey:

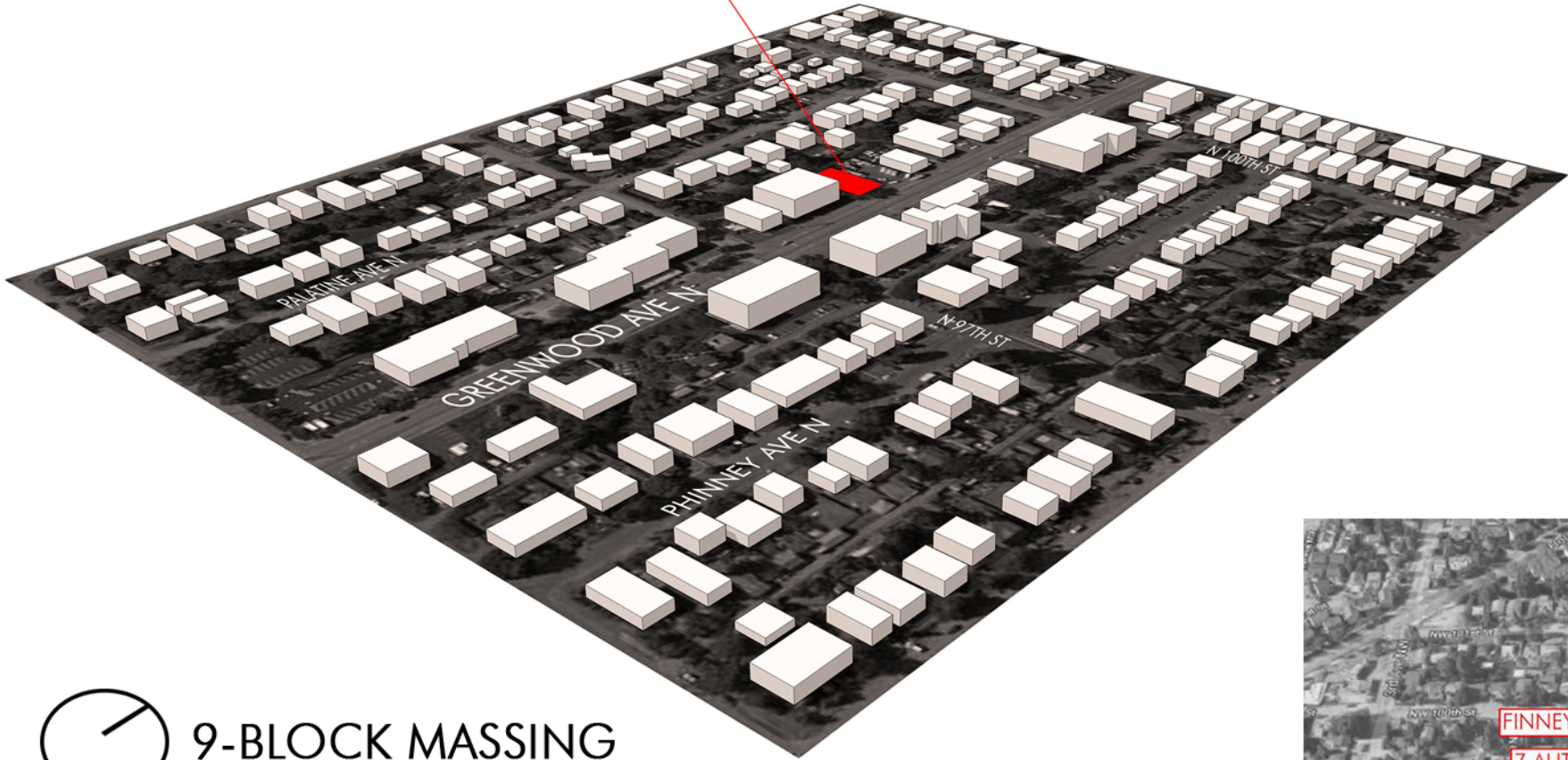
Many respondents prioritized environmental sustainability and would like the development to be pedestrian oriented, with lots of plants/greenery. Multiple respondents would like the project to respect the scale of the single family zone to the west, and would prefer a sensitive design in terms of position of balconies, windows, lighting, etc. One respondent would like to see transparency and activity at the rear of the site to deter vice in the alley. Another respondent suggested the use of sustainable materials and to fit with the neighborhood. Respondents were also concerned about construction noise/impacts, the affordability of the units and that the building will look unique and interesting.

From Guided Site Tour: Conducted 2/17/19 at 2:00PM

We discussed the scope of the project, building size, unit count, building height, parking arrangement, setbacks, site circulation, alley improvements, etc. Attendees were mostly concerned about parking quantity, alley improvements, solid waste pickup from service providers, whether the finished project would be for rent or for sale, what the price of the finished building's units would be, SDOT's current improvement projects along Greenwood Avenue North, the future MHA upzoning along Greenwood, etc.

3033340-EG

SITE



9-BLOCK MASSING



ADJACENT USES & TRANSIT

NEIGHBORHOOD CONTEXT



STREET ELEVATIONS



N 97TH ST

9719
(SITE)

N 100TH ST

GREENWOOD AVE NORTH LOOKING WEST



N 100TH ST

(ACROSS FROM SITE)

N GREENWOOD CIR

GREENWOOD AVE NORTH LOOKING EAST

EXISTING SITE CONDITIONS



VIEW OF SITE FROM GREENWOOD AVE N, FACING SOUTH



VIEW ON SITE FACING EAST



VIEW ON SITE FACING WEST



VIEW ON SITE FACING WEST

CS 2

B.2. CONNECTION TO THE STREET

The live-work units provide street level commercial spaces, accessed via a public sidewalk along Greenwood Ave N. Street trees are provided in the planting strip. An awning shelters the entries to the commercial spaces.

D.3.4.5. ZONE TRANSITIONS, MASSING CHOICES, RESPECT FOR ADJACENT SITES

The chosen scheme has side entries to the units at the north and south property lines, which creates generous side setbacks from neighboring properties to the north and south. The two buildings are positioned toward the street with a large rear setback to provide parking; this move also eases the massing transition to the west, which is zoned for single family. The two buildings also step downward with the topography to help this transition. The project is broken up into two buildings, instead of one, which respects the scale of this neighborhood.

CS 3

A.2, 4. CONTEMPORARY DESIGN, EVOLVING NEIGHBORHOODS

There are no precedents for a modern live-work building in this stretch of Greenwood Ave N. This project establishes a model for new development along the street, which is currently neighbored by single story structures to the north. This project also sets a positive example of siting parking at the rear of the site, accessed from the alley, which helps promote a more pedestrian friendly streetscape.

PL 2

B.1,2,3. EYES ON THE STREET, LIGHTING FOR SAFETY, STREET-LEVEL TRANSPARENCY

The townhome interior layouts are designed to maximize the level of glazing, which allows visual transparency to the pathways on site. Most of the entries to the units are positioned at the north and south sides of the site, which creates a visual connection to the public realm on Greenwood Ave N and to the parking area at the rear. All pathways on site are well lit with electric lighting. The break between the two buildings allows for daylight to penetrate between them. Glazing is maximized at the street level of the live-work units to provide eyes on the street.

PL 3

C.1,2,3. POROUS EDGE, VISIBILITY, ANCILLARY ACTIVITIES

The commercial spaces maximize glazing on both the street front and corners of the building. The live-work units have both an entrance from the street and a private entrance for the residential space above. The building is setback from the street to create space to prop doors open to the sidewalk; this space can also be used for seating or sidewalk vending.

DC 2

A.1,2. SITE CHARACTERISTICS AND USES, REDUCING THE PERCEIVED MASS

The mass of the project is broken into two buildings, which step down with the topography of the site. Units within the building also step down to accommodate the topography. Portions of each building cantilever to provide modulation in the façade, which visually reduces mass.

B.1,2. FAÇADE COMPOSITION, BLANK WALLS

Every façade will carefully respond to the conditions of the site and present a dynamic, well balanced composition which considers daylighting, safety and privacy. The interior layouts are designed to maximize the glazing potential of the façade by placing stairs and circulation at the cores of the buildings.

PRIORITY DESIGN GUIDELINES



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OPTION ONE

- 4 live-work units, 4 townhomes
- 14,691 GSF

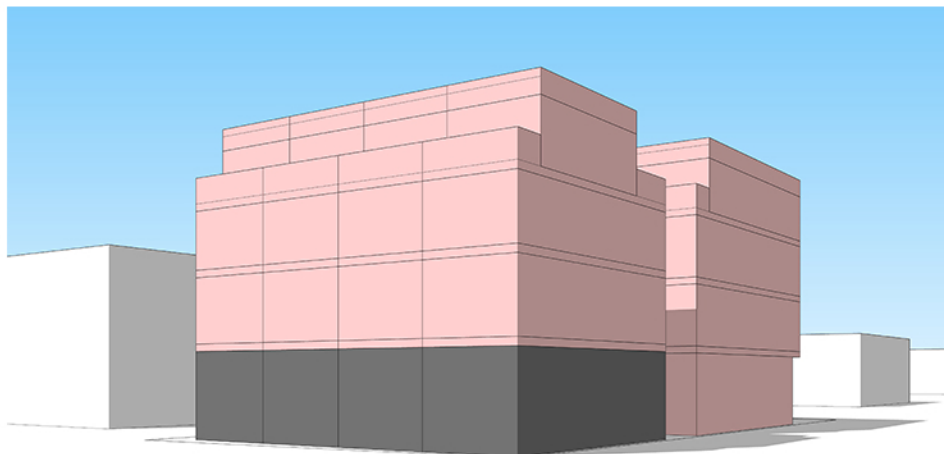
Option one is a two building scheme with four live work units fronting Greenwood Ave N and four townhome units at the rear. Each building is four stories with a recessed upper story. All residential units are accessed via entries at the central courtyard. This scheme has the narrowest side yard setbacks in order to accomodate the necessary width per unit; this configuration may be obtrusive to future development of the neighboring property to the north. The live work units have the least amount of sidewalk frontage per unit in this scheme and the least amount of visual transparency to the street. Although this scheme provides the greatest amount of work spaces fronting the street, each unit is highly compromised in size. The longer unit size is less compatible with the sloping site.

OPPORTUNITIES

- More businesses on street
- Two buildings instead of one

CONSTRAINTS

- Narrow side yards
- Limited commercial transparency
- Narrow live-work spaces



OPTION 1

OPTION TWO

- 2 live-work units, 6 townhomes
- 17,095 GSF

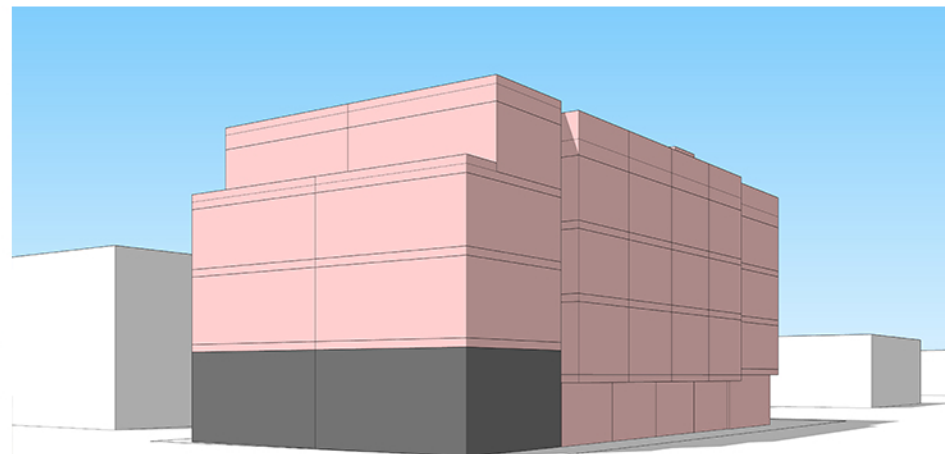
Option two is a one building scheme with two live work units fronting Greenwood Ave N and six townhome units at the rear. The building is four stories at the front with a recessed upper story. All residential units are accessed via pathways at the north and south property lines. This scheme has generous side yard setbacks in order to accomodate access to each unit; this configuration is less obtrusive to future development of the neighboring property to the north. The live work units have substantial sidewalk frontage per unit in this scheme and greater transparency to the street. Although this scheme has fewer work spaces fronting the street, the units are more flexible and greater in size. This unit orientation allows the building to step down with the topography of the site.

OPPORTUNITIES

- Wider live-work spaces
- Generous side yards

CONSTRAINTS

- Appears more massive
- Least sensitive zone transition at rear



OPTION 2

OPTION THREE - PREFERRED

- 2 live-work units, 7 townhomes
- 14,668 GSF

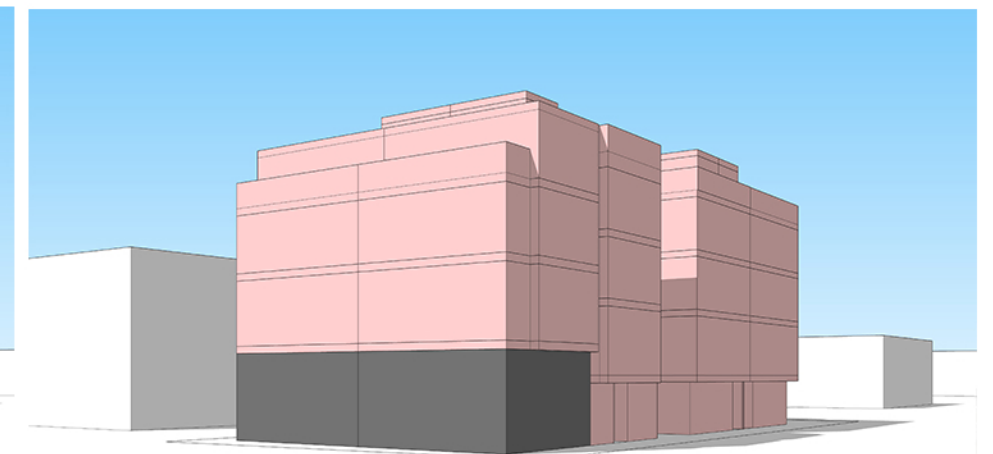
Option three is a two building scheme with two live work units fronting Greenwood Ave N and seven townhome units at the rear. The buildings are four stories. All residential units are accessed via pathways at the north and south property lines, with the exception of the center unit in the rear building, which is accessed via the central courtyard. This scheme also has generous side yard setbacks in order to access to each unit; this configuration is less obtrusive to neighboring properties. The live work units have substantial sidewalk frontage per unit in this scheme and greater transparency to the street. This option combines the neighborhood sensitive massing of a two building scheme with wider (more functional and visible) live work units at the front.

OPPORTUNITIES

- Wider live-work spaces
- Generous side yards
- Most sensitive zone transition at rear

CONSTRAINTS

- None

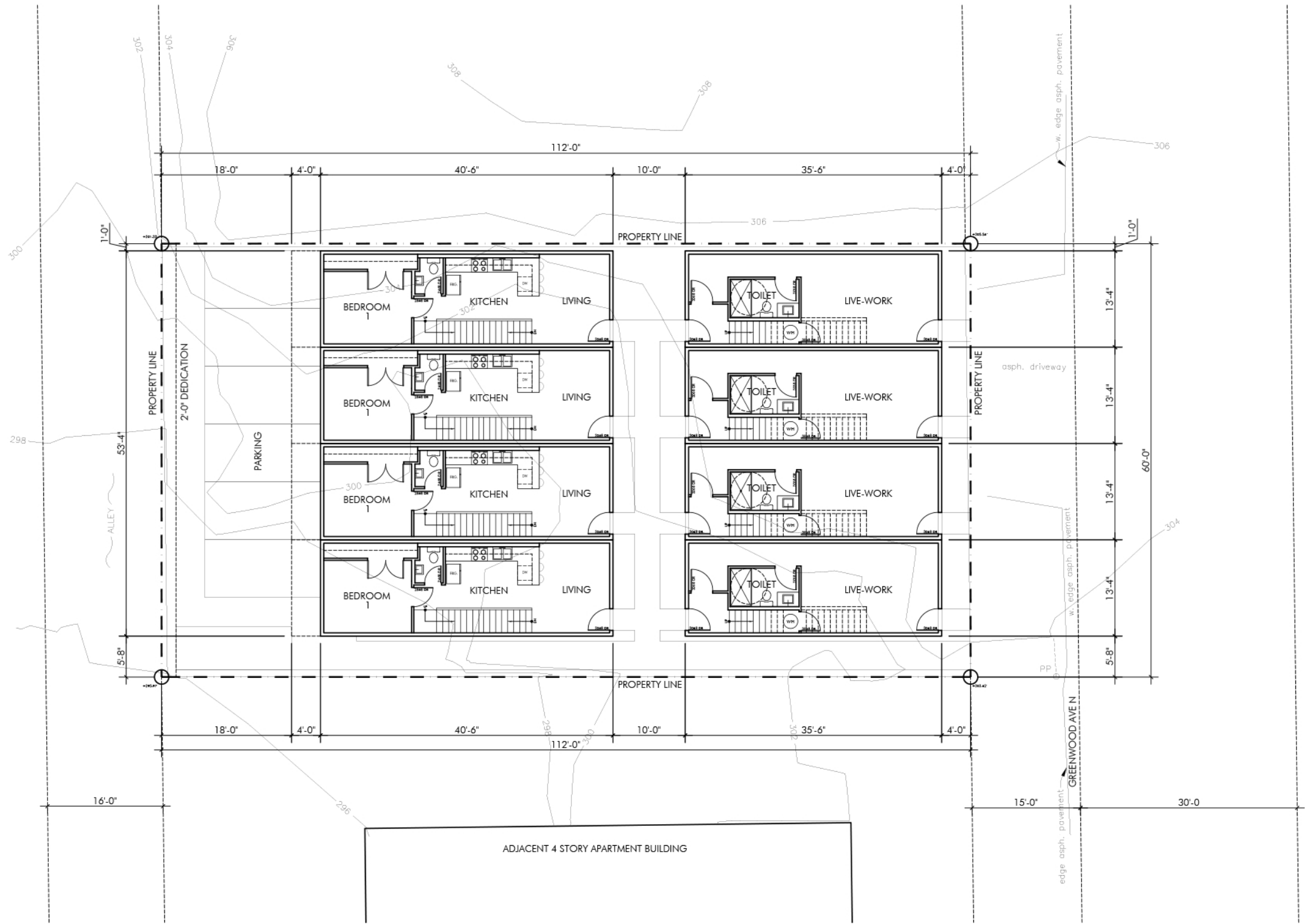
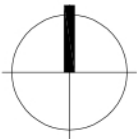


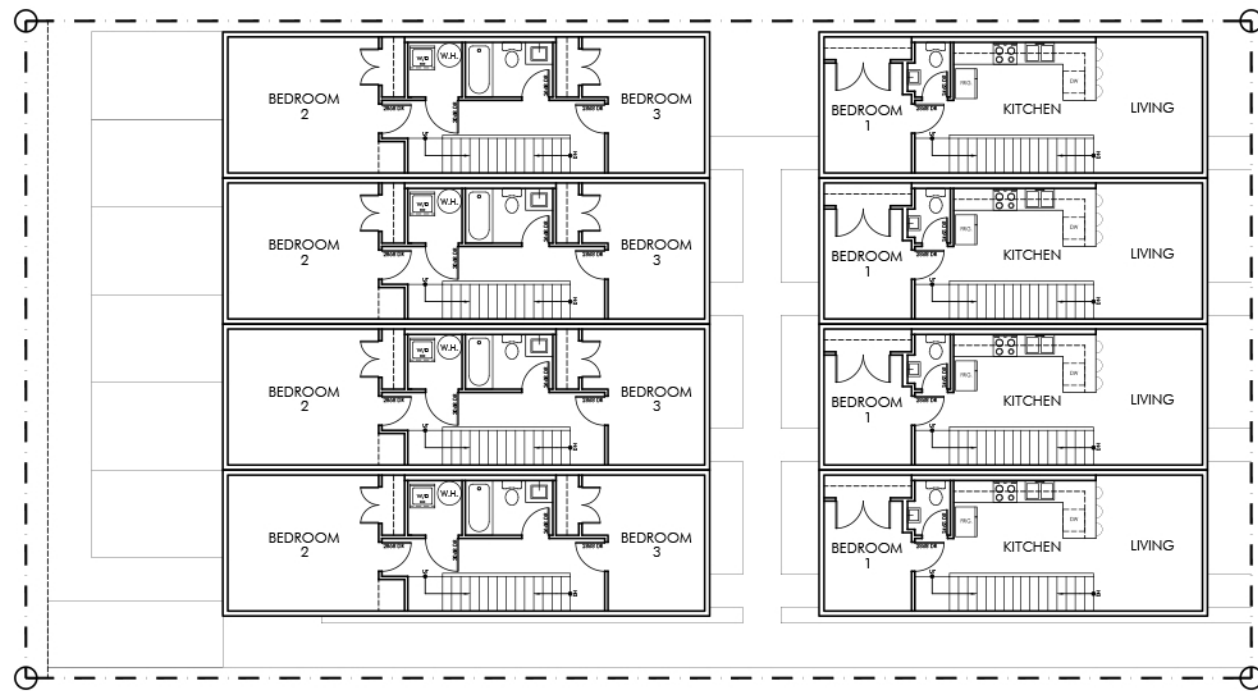
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OPTION 1

SITE PLAN
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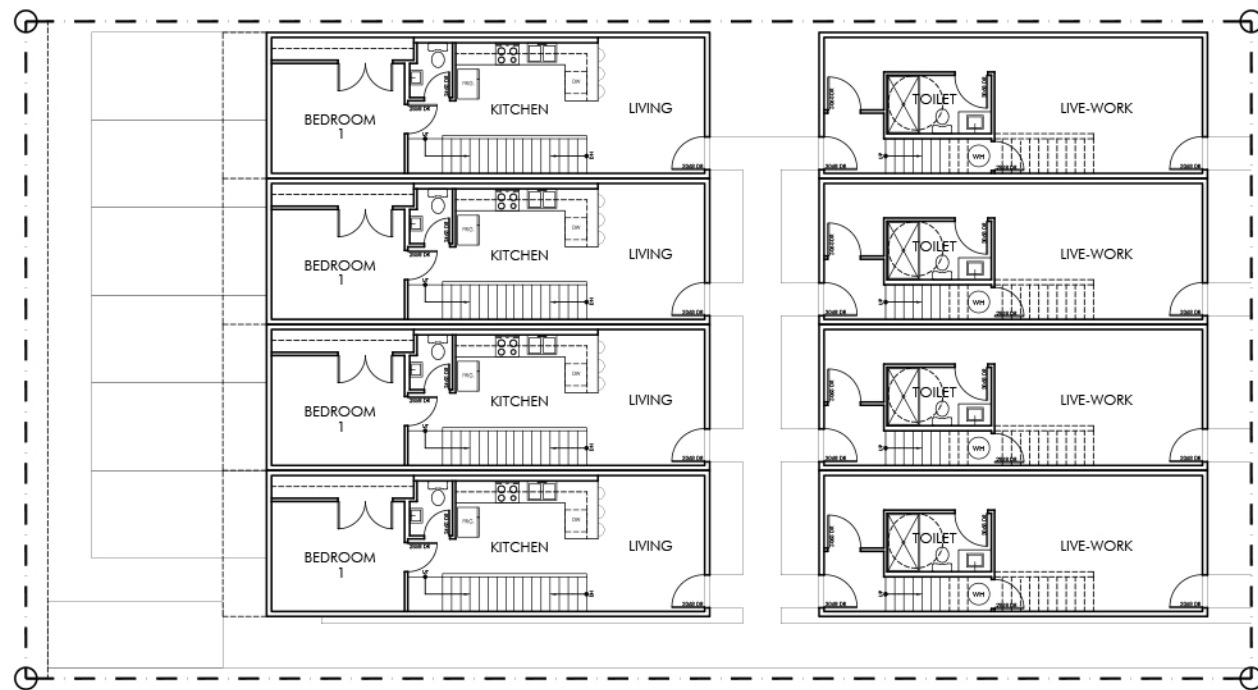
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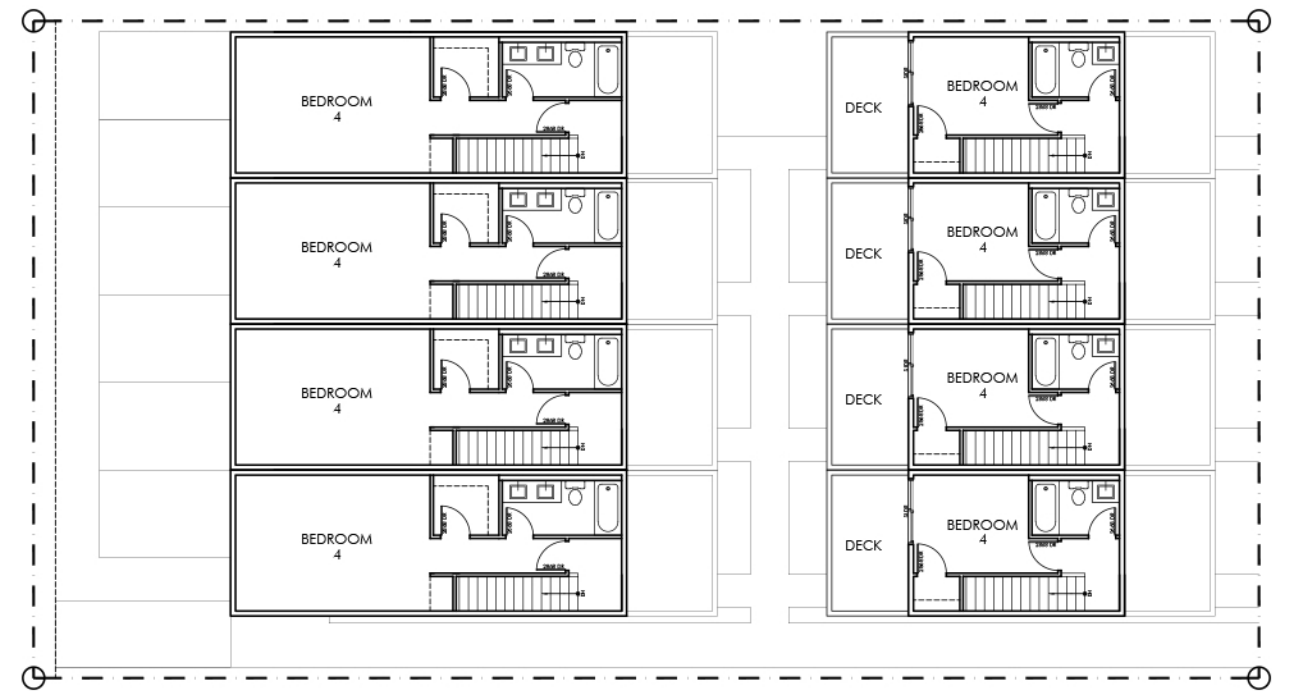
NORTH

 OPTION 1
 SECOND FLOOR PLAN



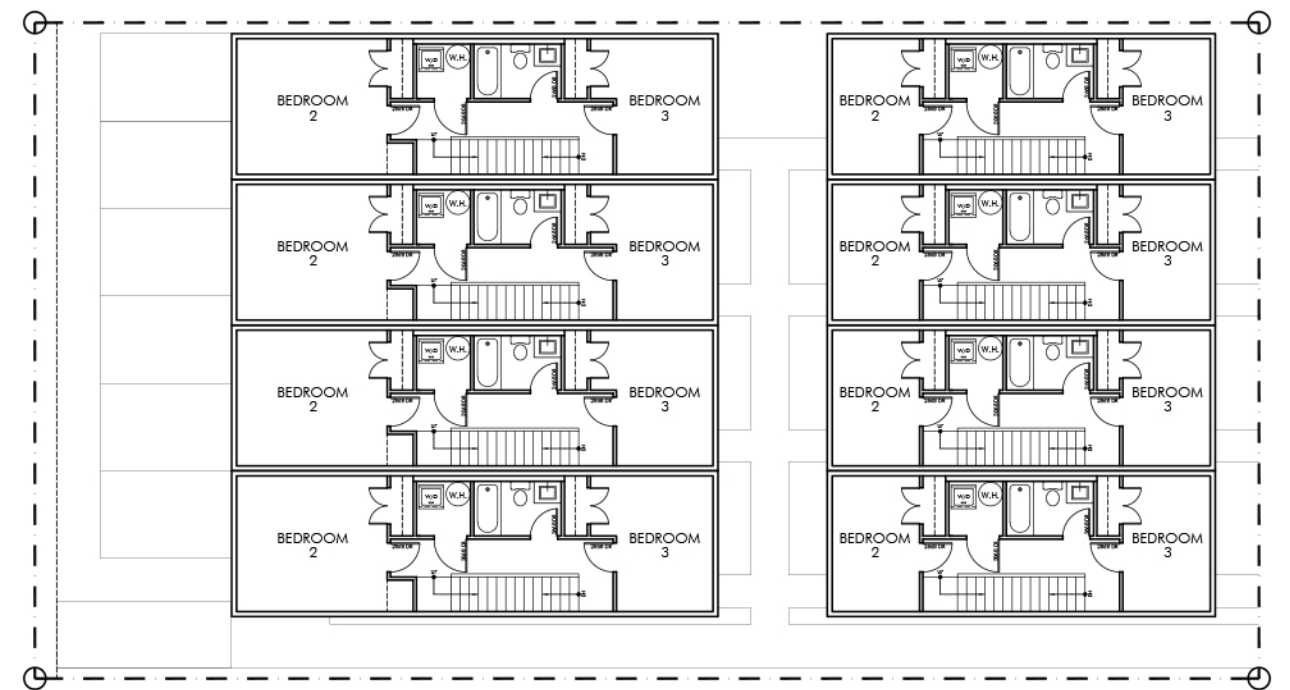
NORTH

 OPTION 1
 FIRST FLOOR PLAN



NORTH

 OPTION 1
 FOURTH FLOOR PLAN



NORTH

 OPTION 1
 THIRD FLOOR PLAN

OPTION 1

SECTION AND MASSING

DISTINGUISHING FEATURES

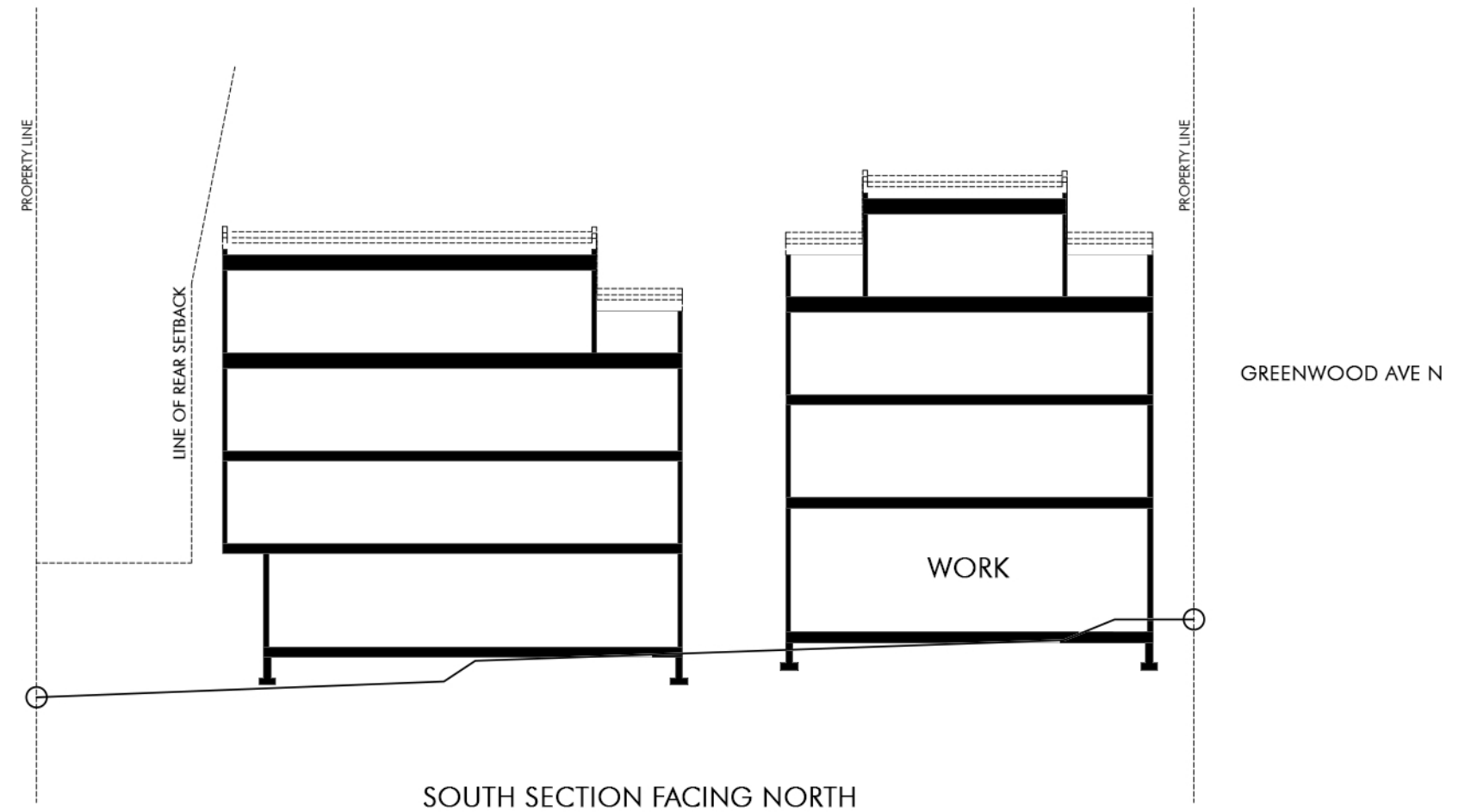
- 4 live-work units, 4 townhomes
- 14,691 GSF

OPPORTUNITIES

- More businesses on street
- Two buildings instead of one

CONSTRAINTS

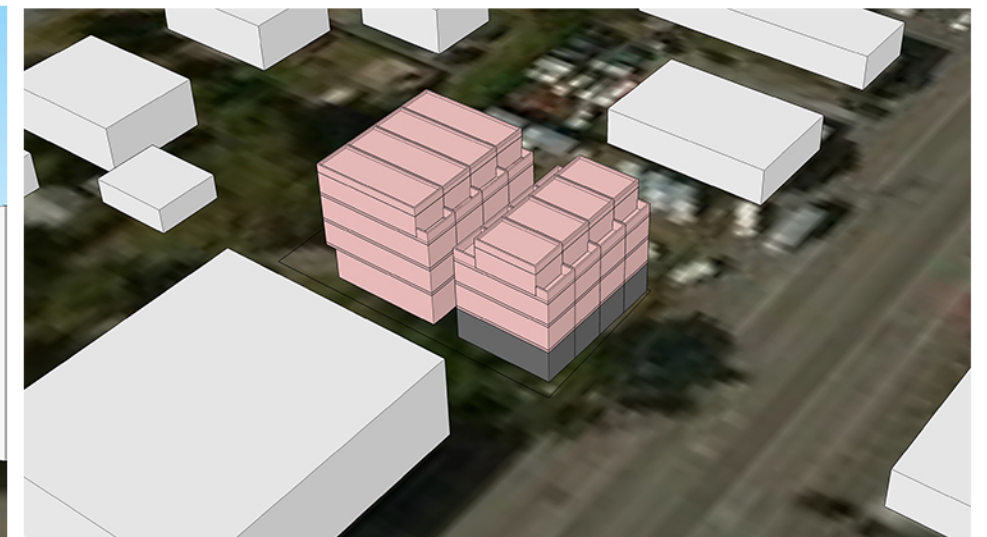
- Narrow side yards
- Limited commercial transparency
- Narrow live-work spaces



VIEW FROM GREENWOOD AVE N FACING NORTH

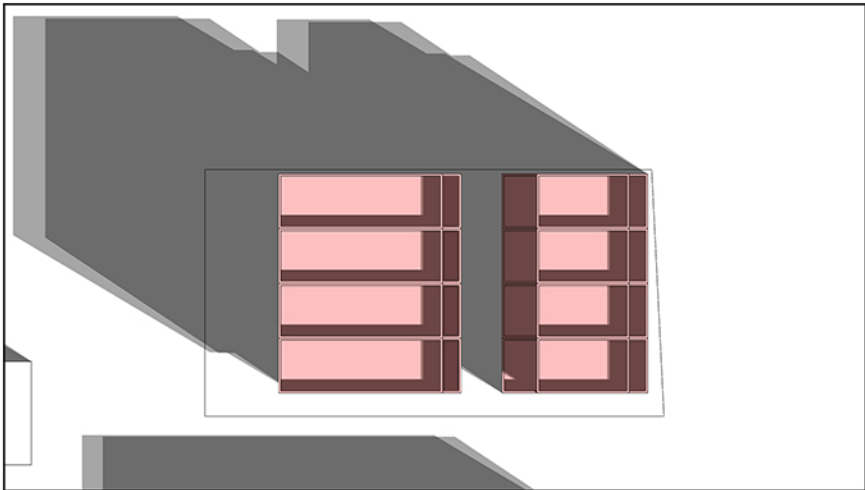


VIEW FROM GREENWOOD AVE N FACING NORTH

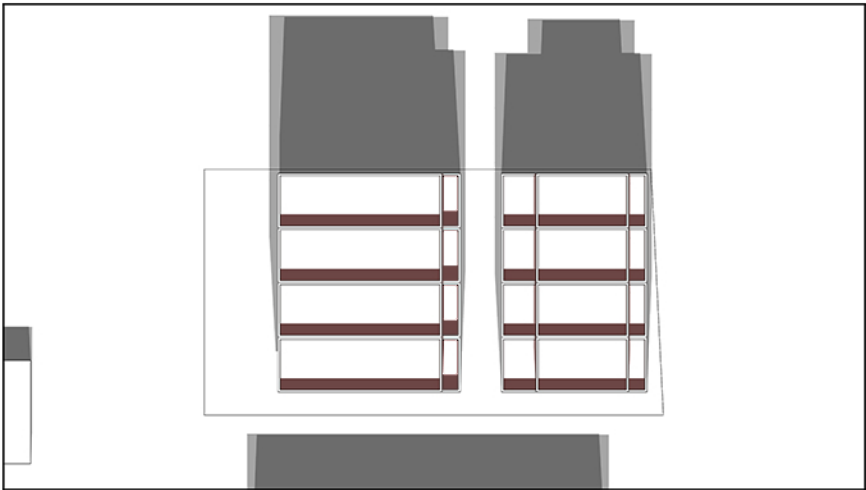


AERIAL SITE VIEW

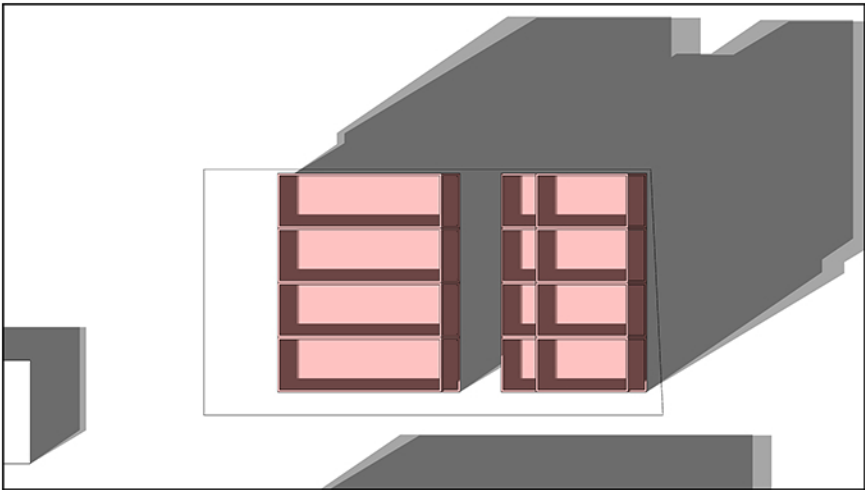
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SOLAR STUDIES



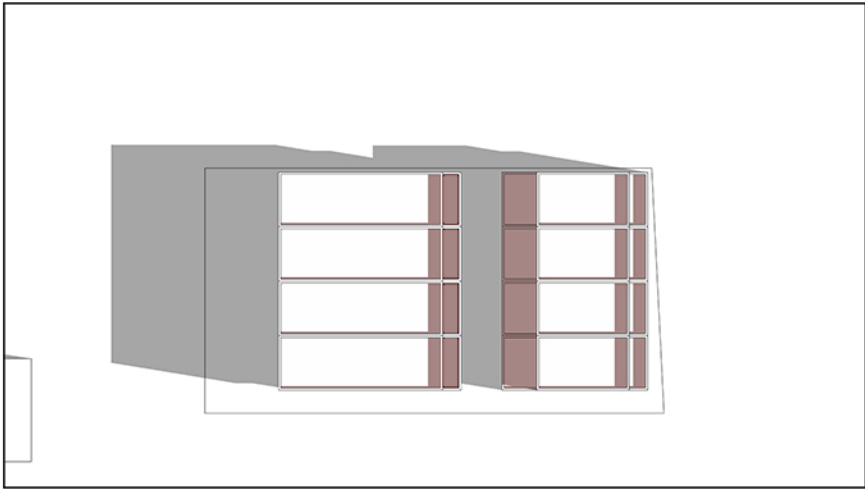
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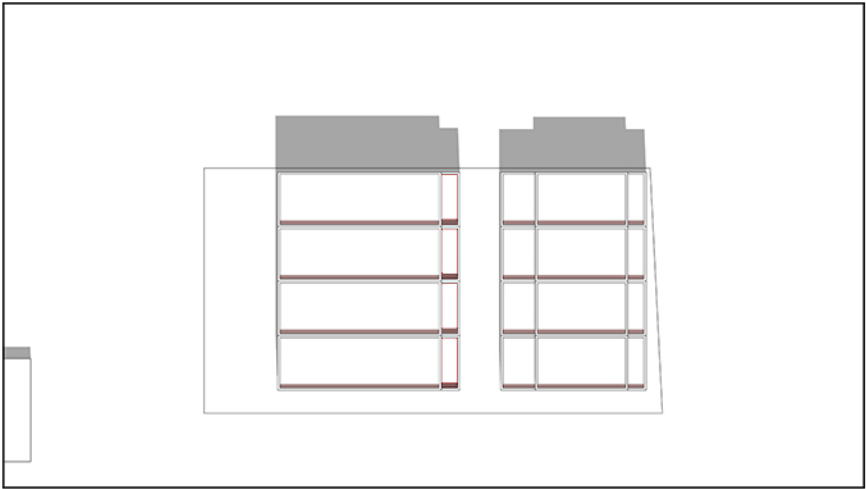
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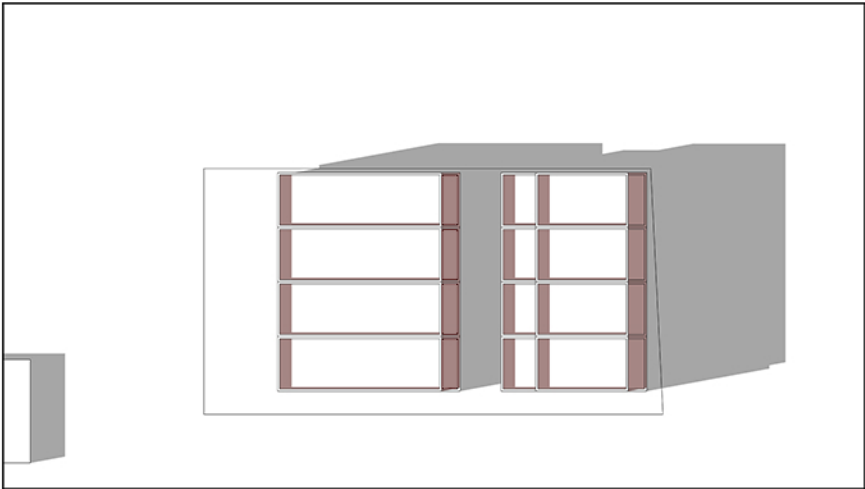
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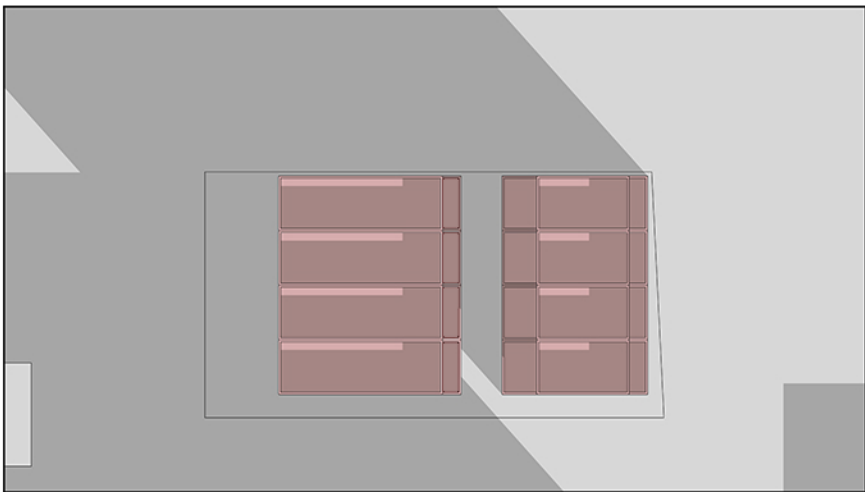
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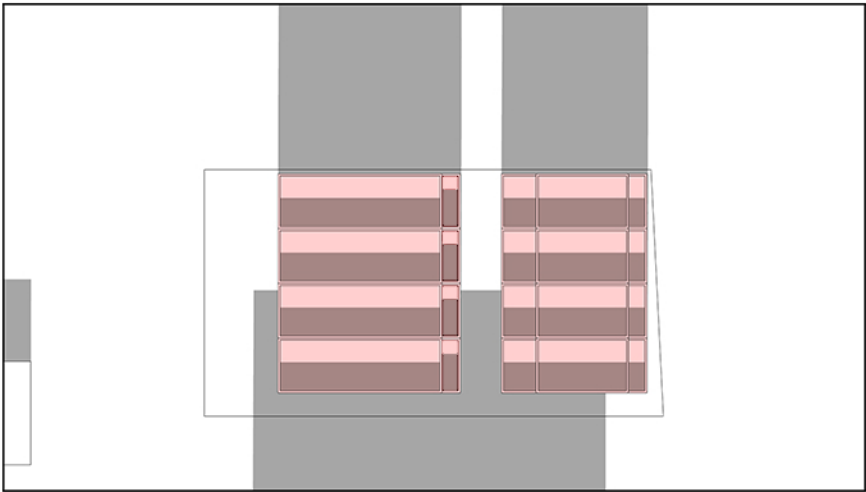
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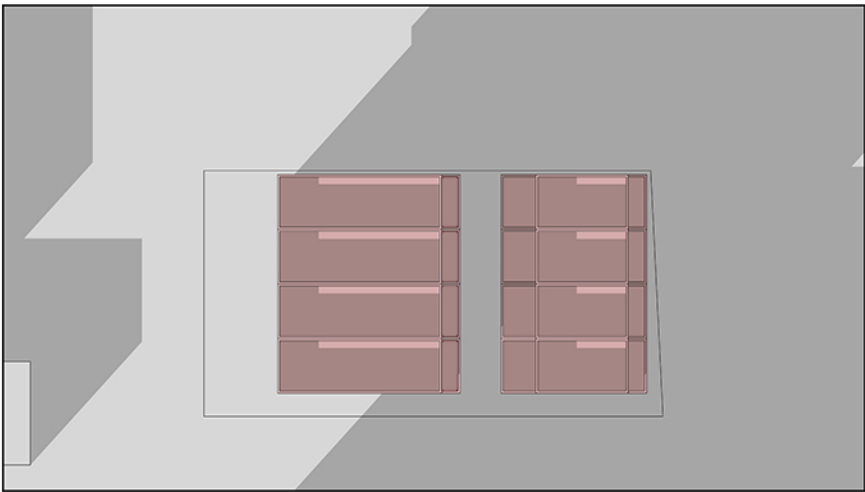
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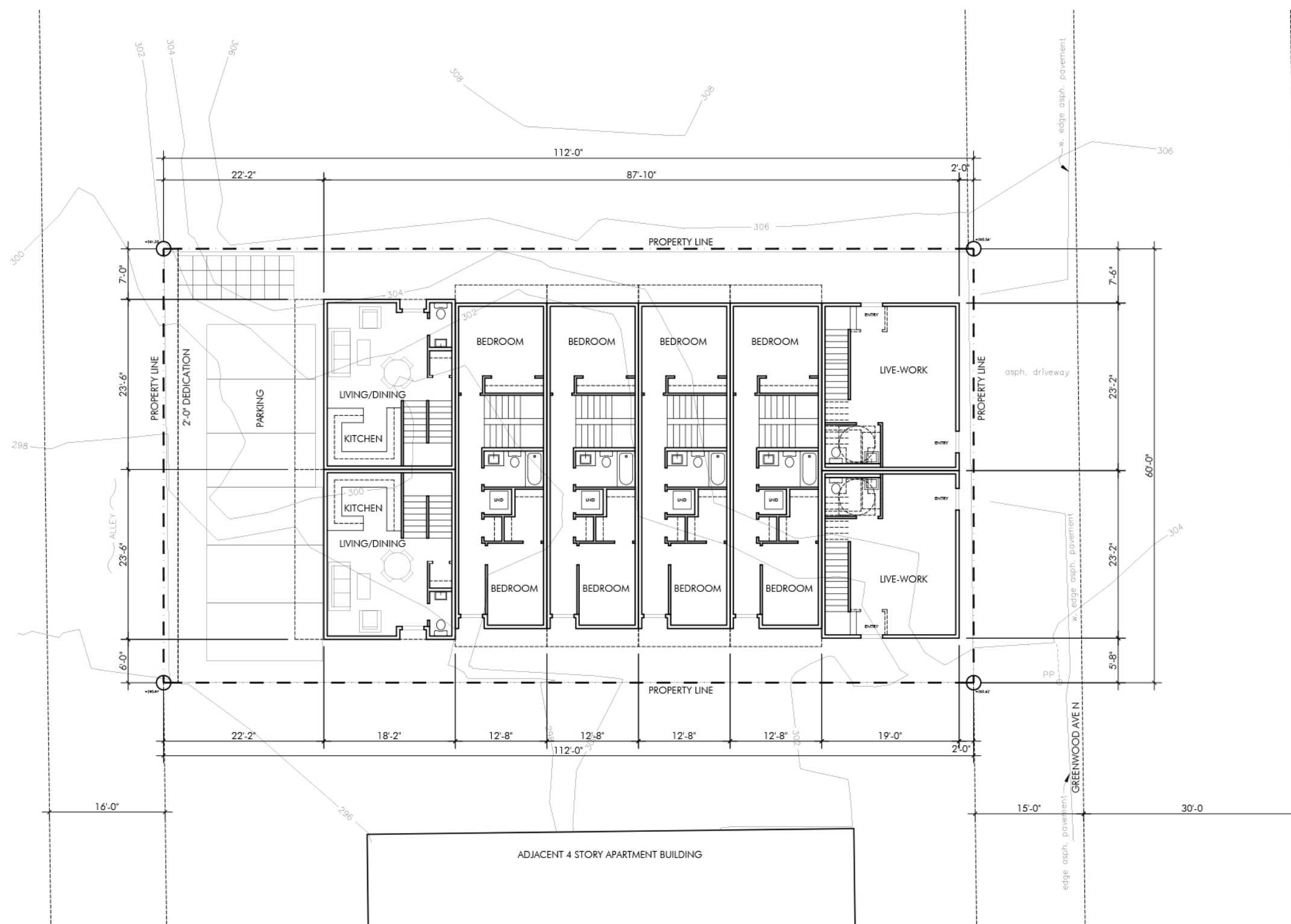
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DECEMBER 21, 3 PM

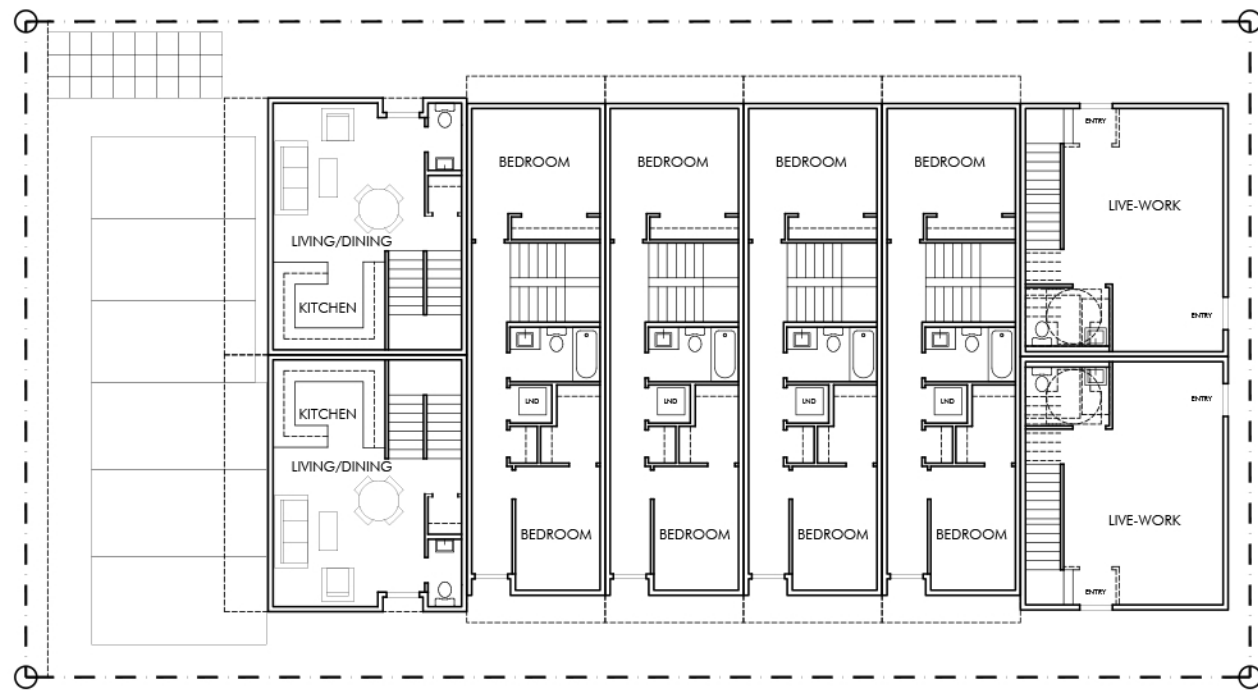
OPTION 2

SITE PLAN
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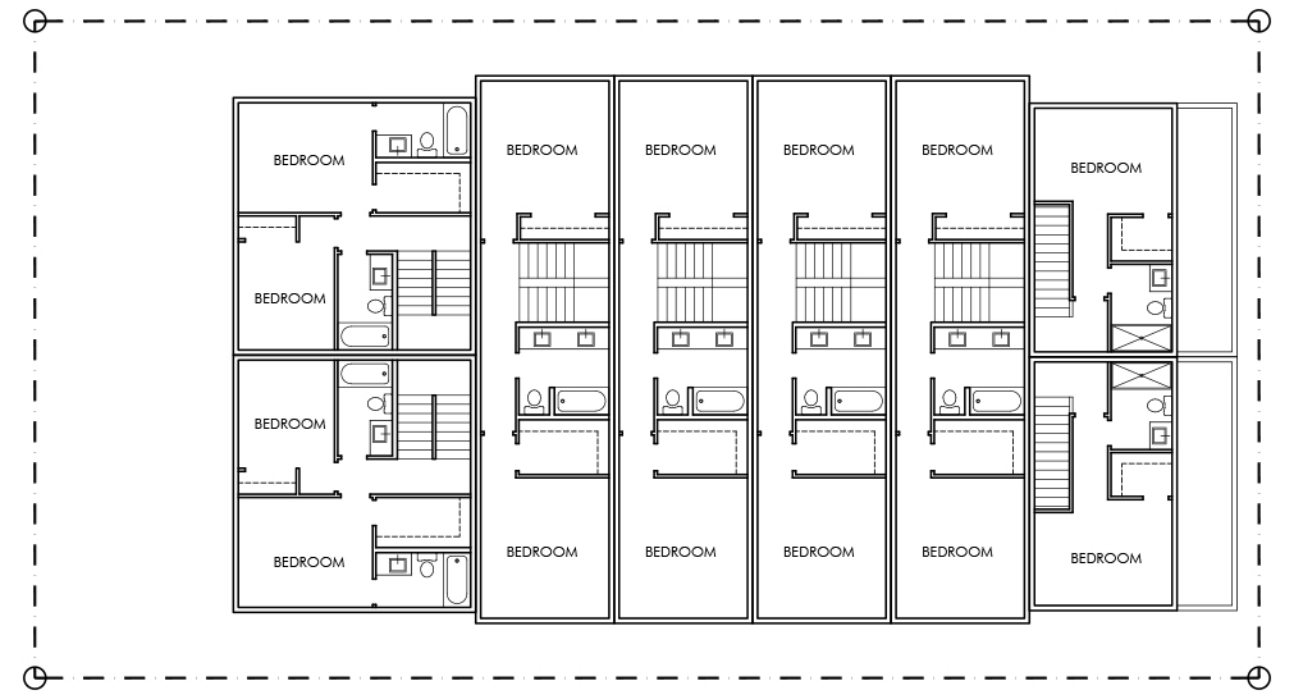




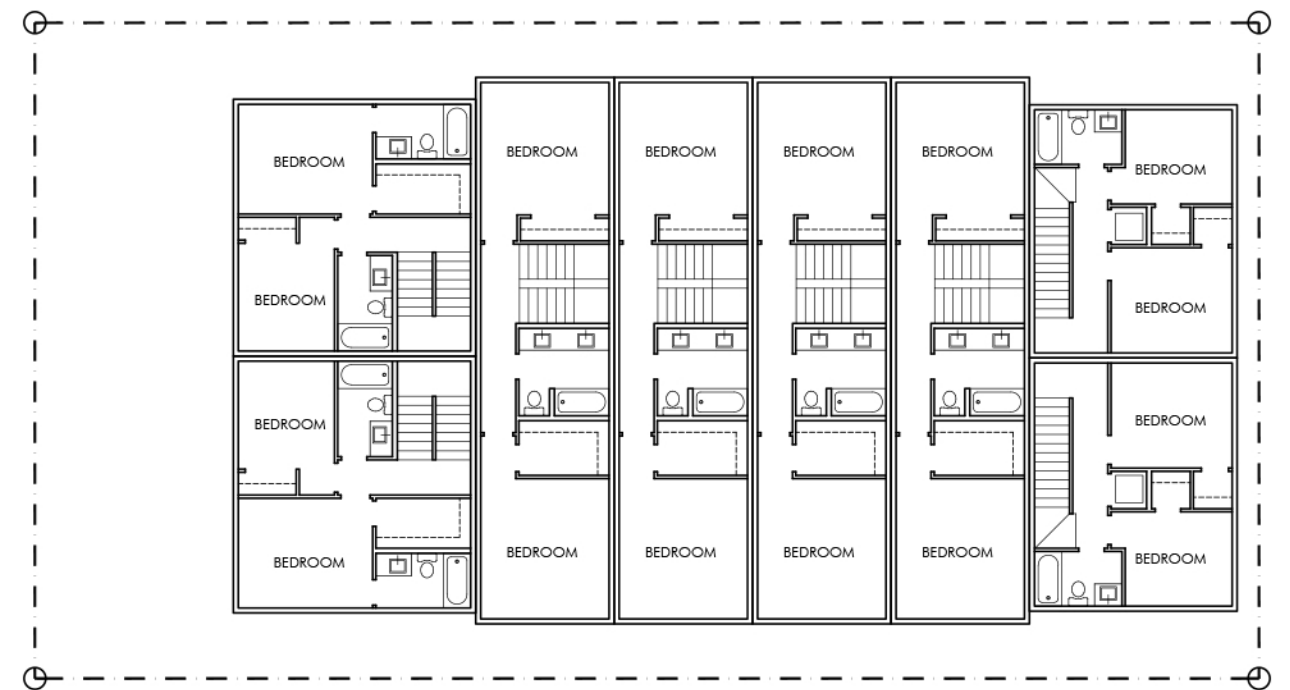
NORTH
OPTION 2
SECOND FLOOR PLAN



NORTH
OPTION 2
FIRST FLOOR PLAN



NORTH
OPTION 2
FOURTH FLOOR PLAN



NORTH
OPTION 2
THIRD FLOOR PLAN

OPTION 2

SECTION AND MASSING

DISTINGUISHING FEATURES

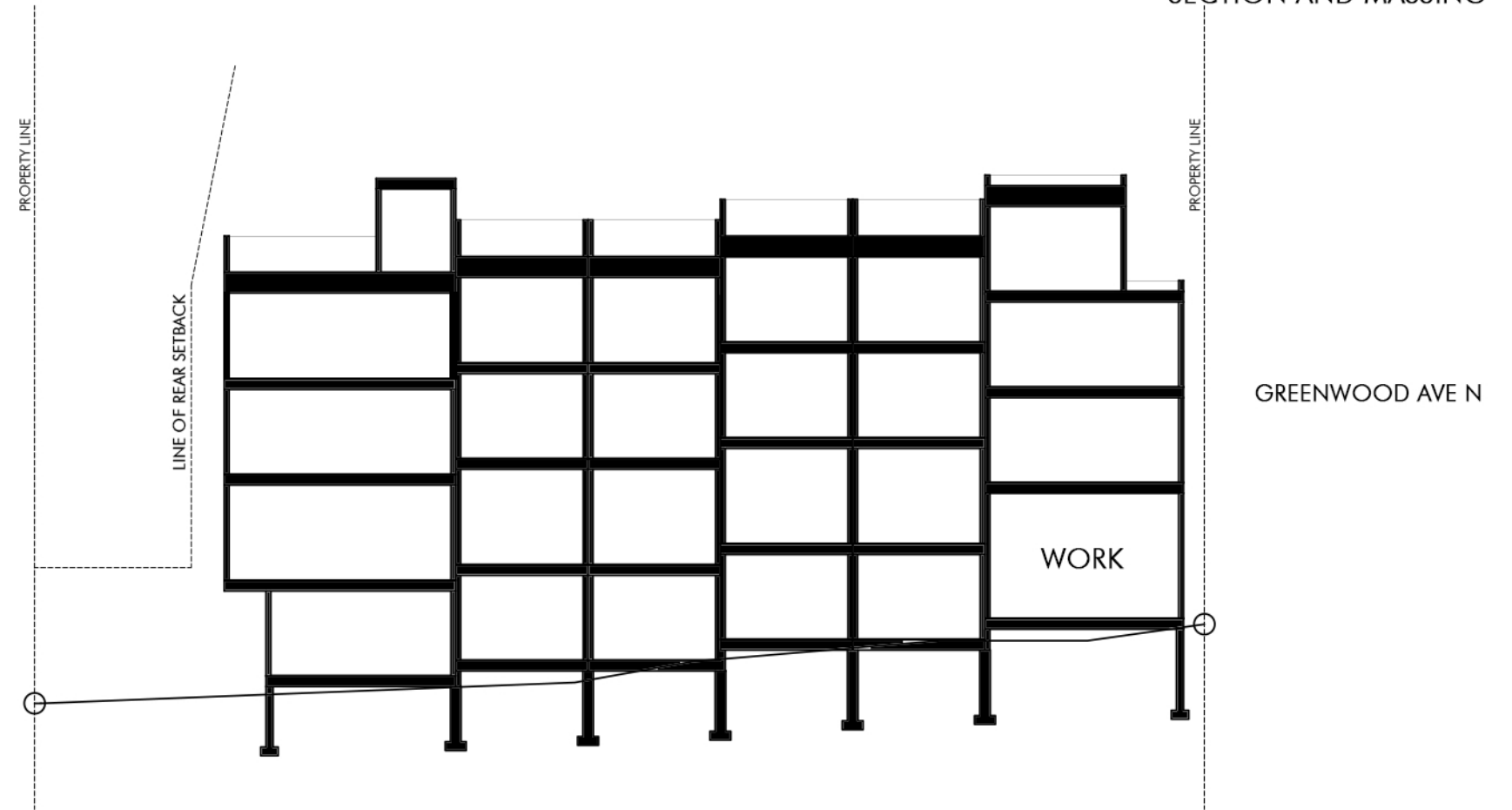
- 2 live-work units, 6 townhomes
- 17,095 GSF

OPPORTUNITIES

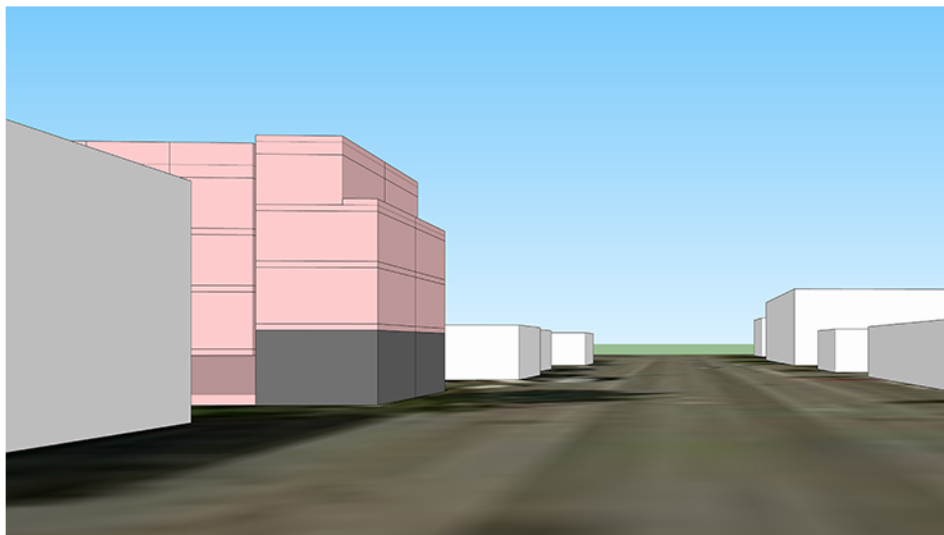
- Wider live-work spaces
- Generous side yards

CONSTRAINTS

- Appears more massive
- Least sensitive zone transition at rear



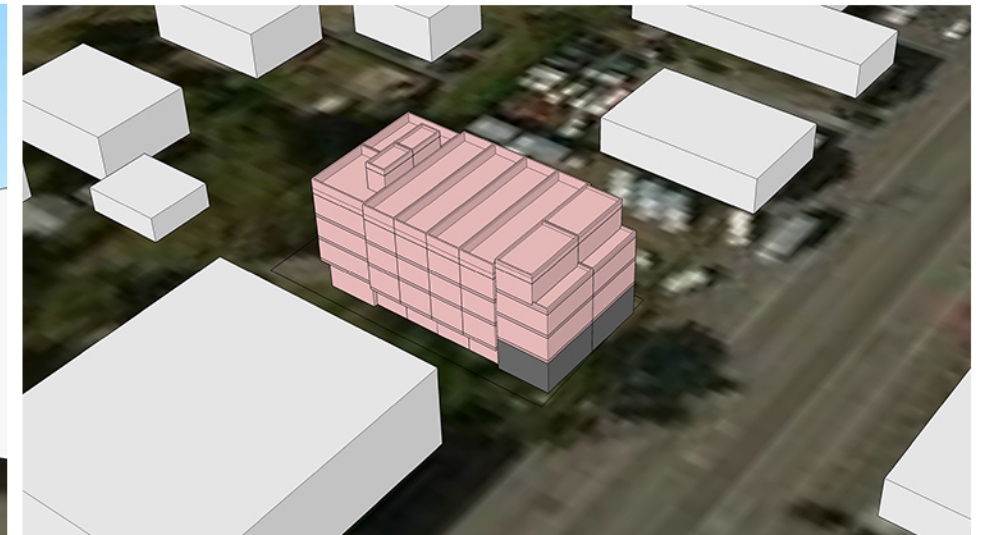
SOUTH SECTION FACING NORTH



VIEW FROM GREENWOOD AVE N FACING NORTH

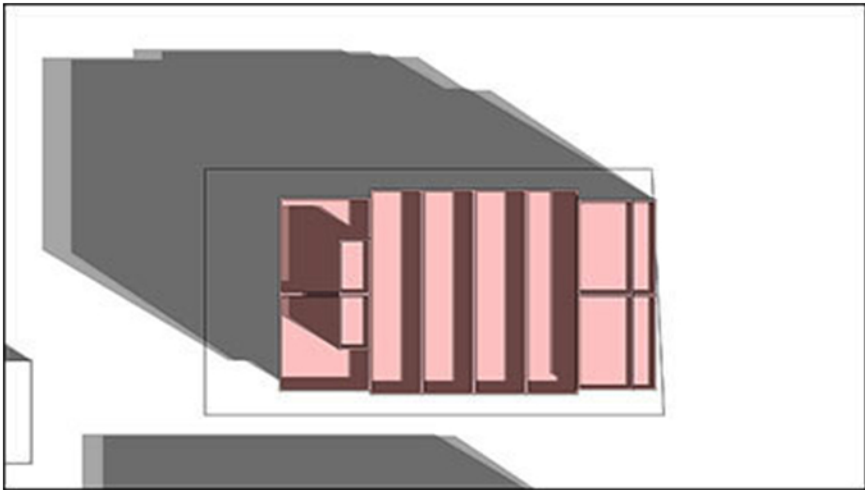


VIEW FROM GREENWOOD AVE N FACING SOUTH

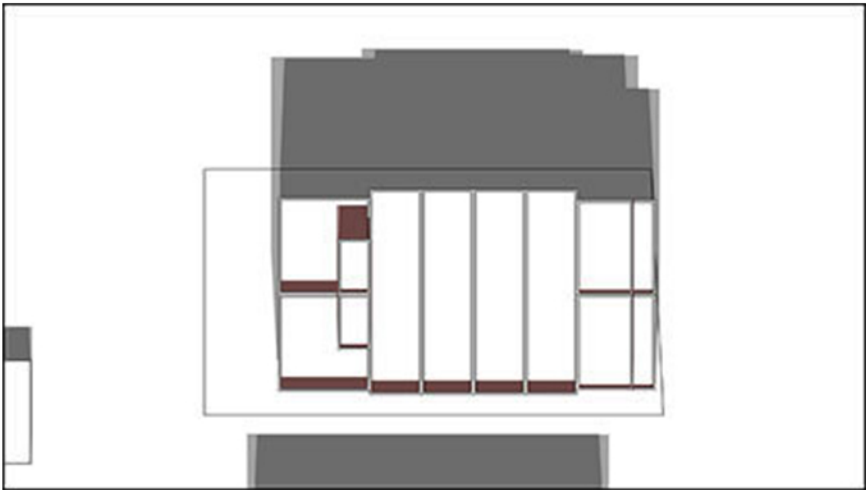


AERIAL SITE VIEW

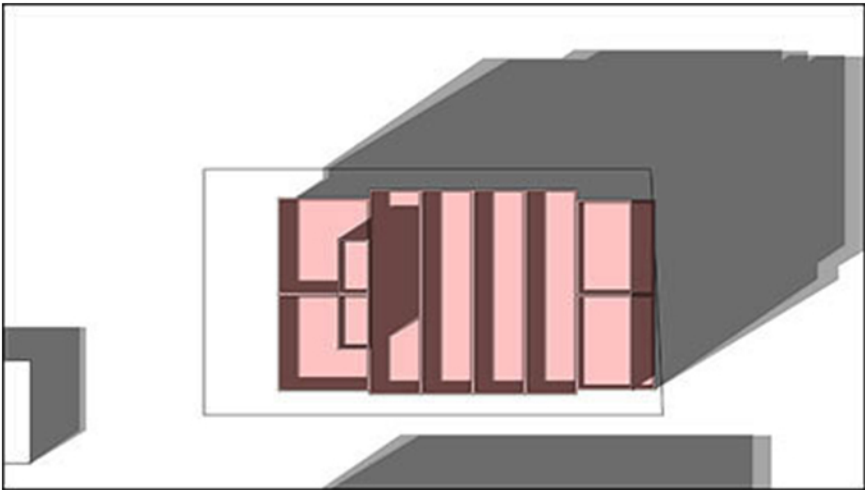
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SOLAR STUDIES



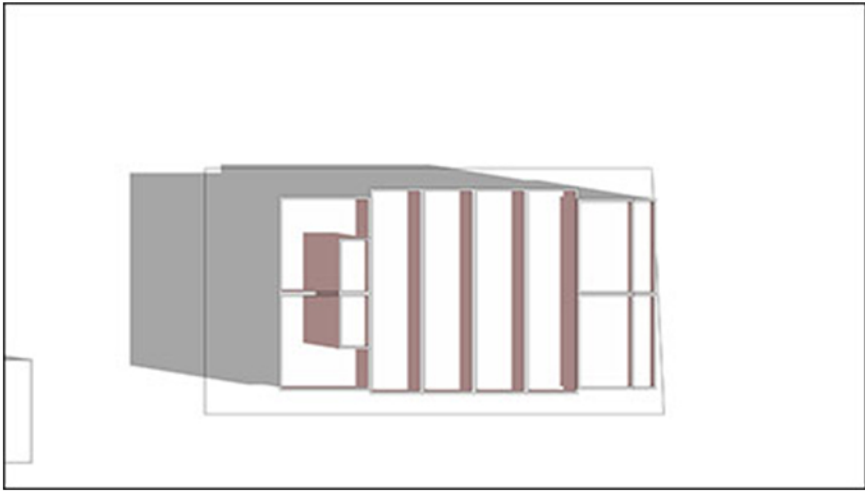
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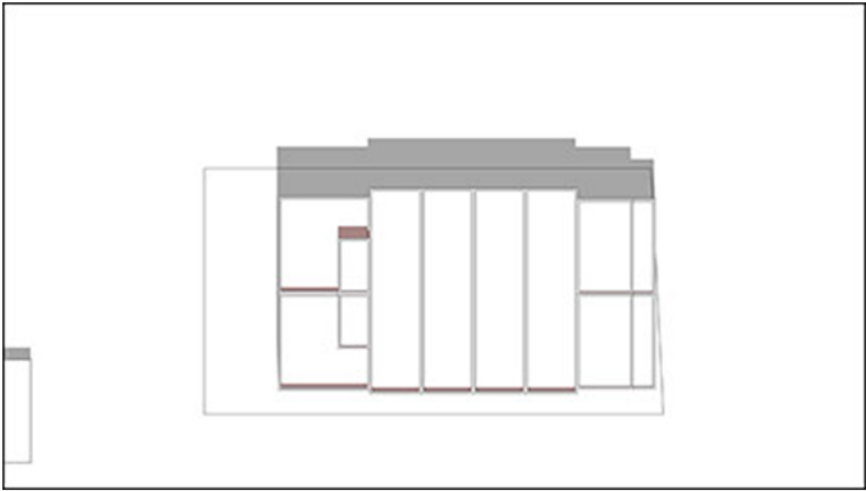
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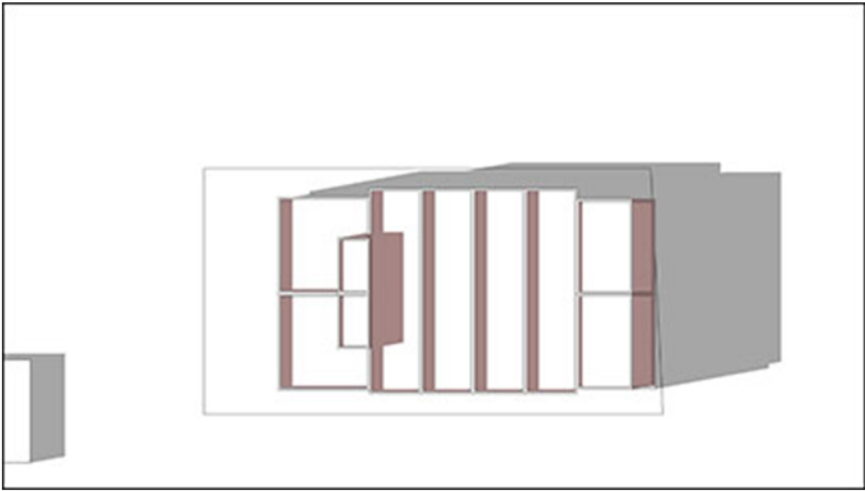
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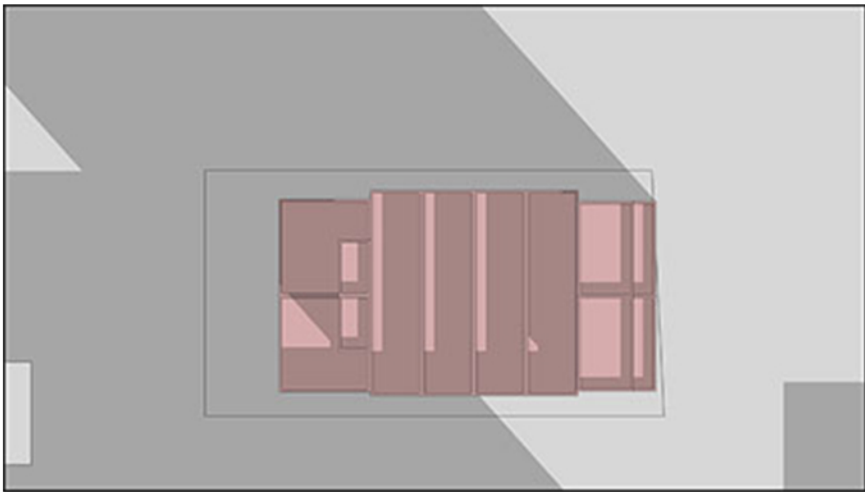
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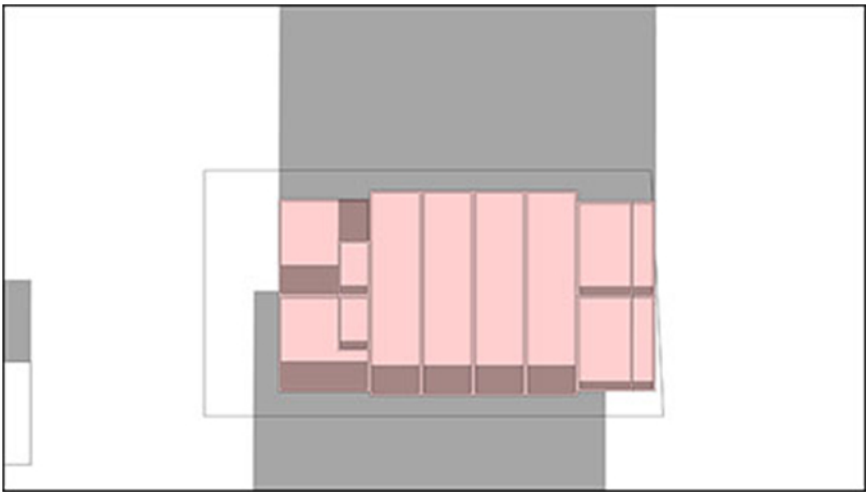
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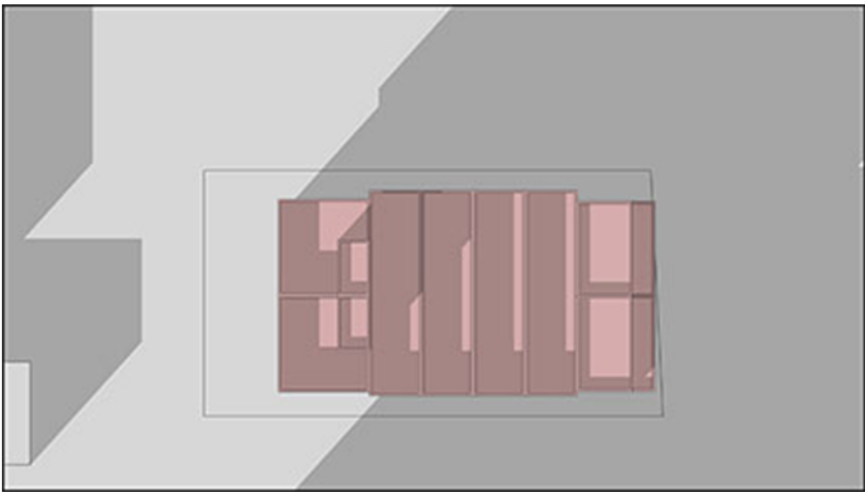
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DECEMBER 21, 9 AM



DECEMBER 21, 12 PM

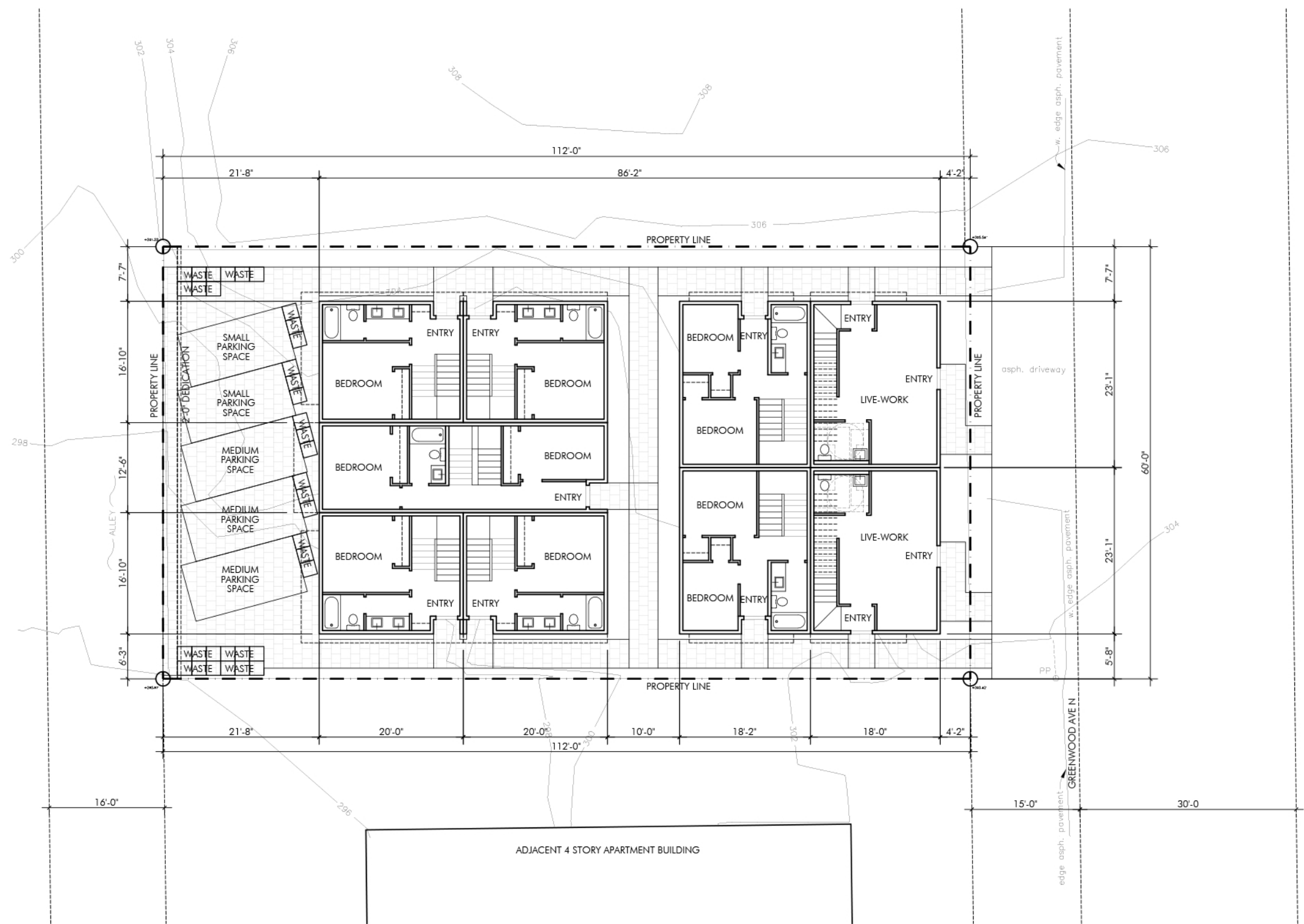
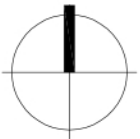


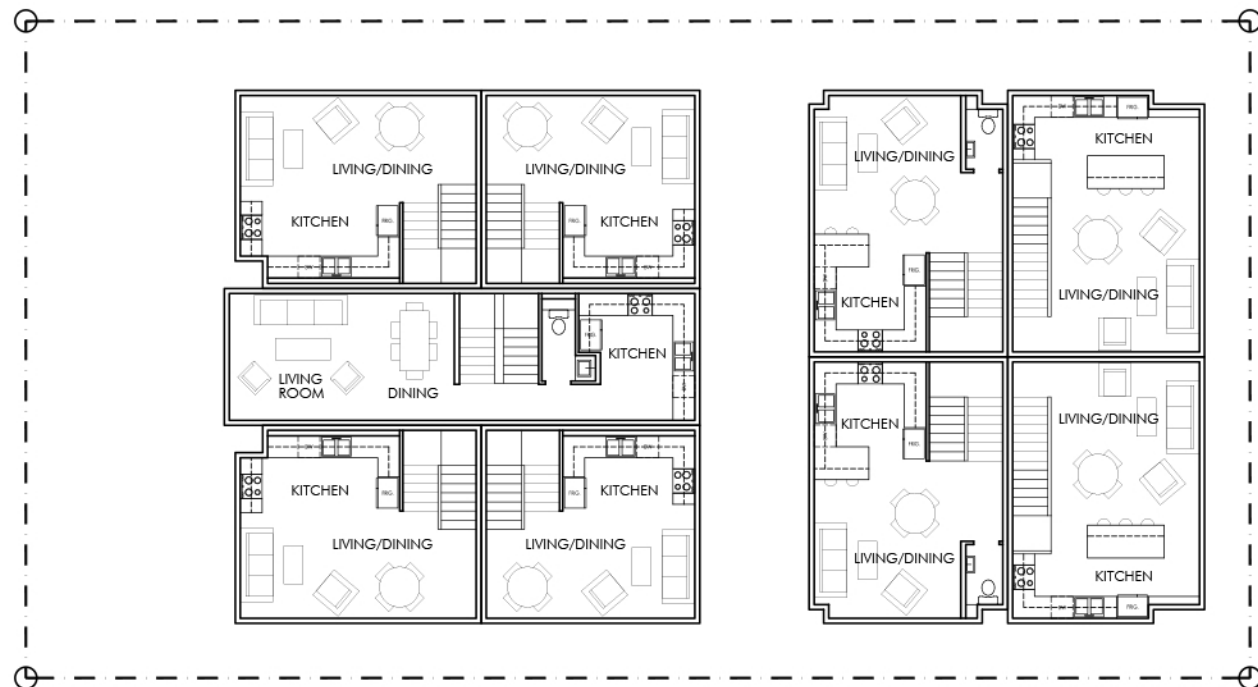
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OPTION 3 - PREFERRED

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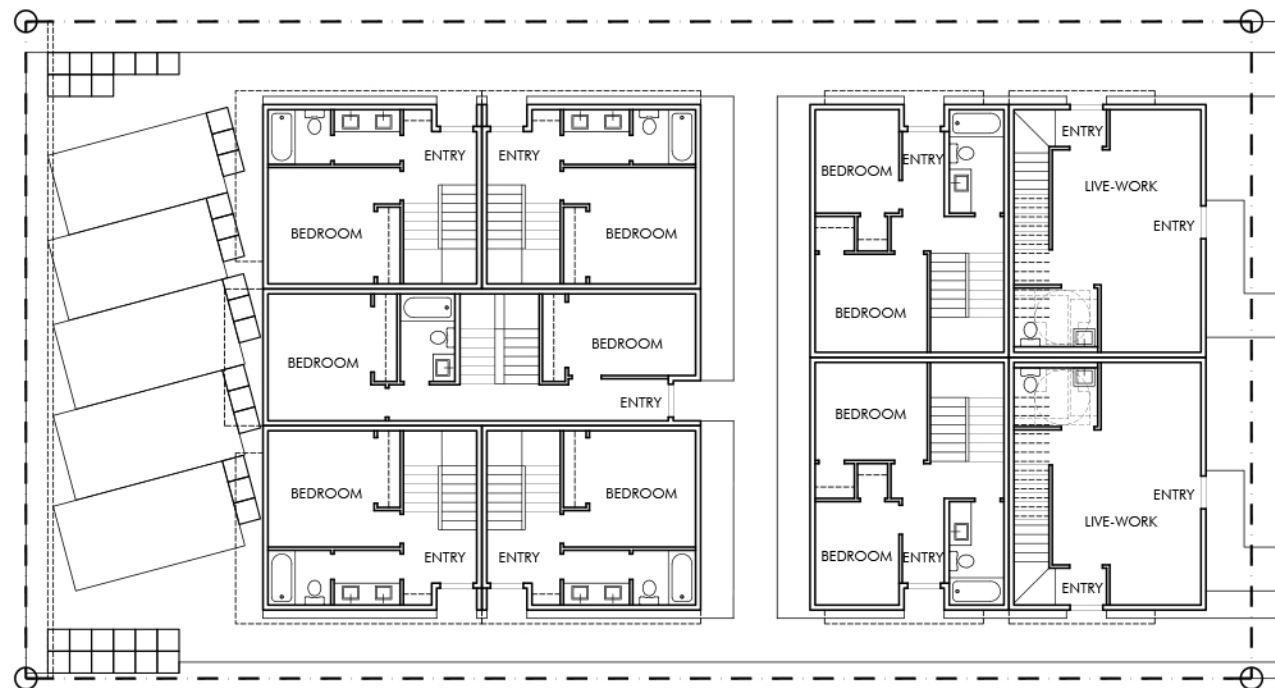
NORTH





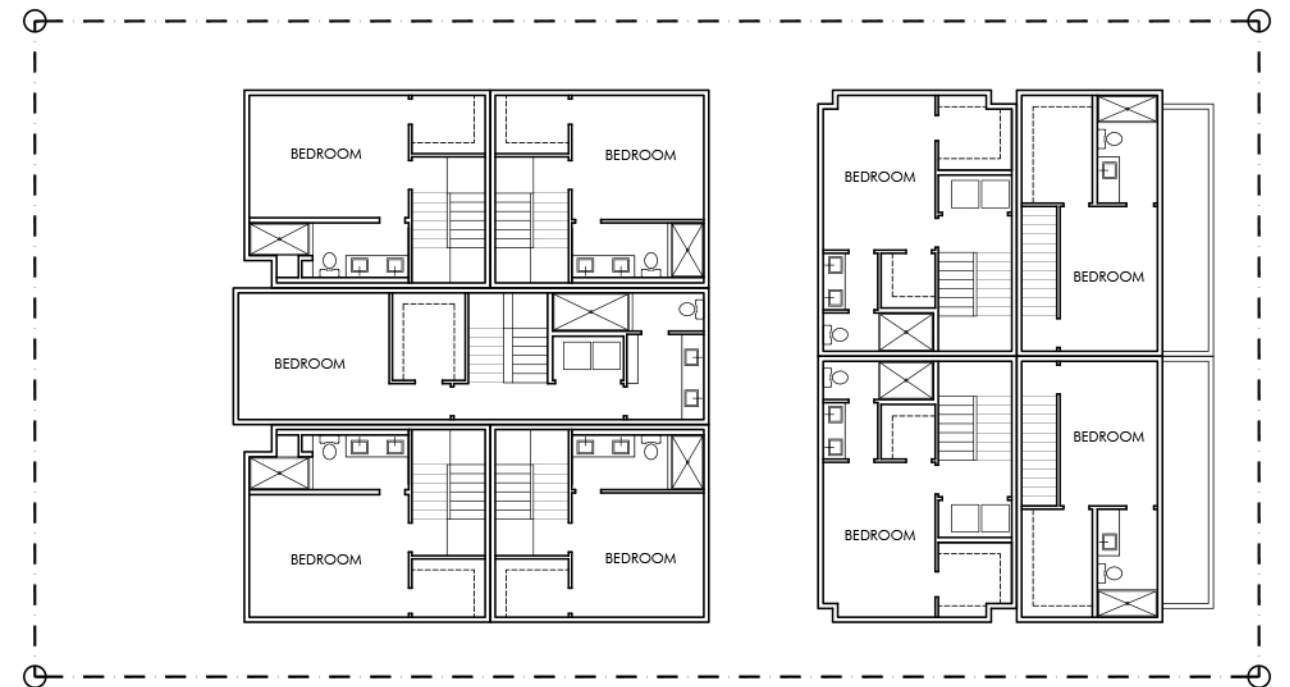
NORTH

 OPTION 3 - PREFERRED
 SECOND FLOOR PLAN



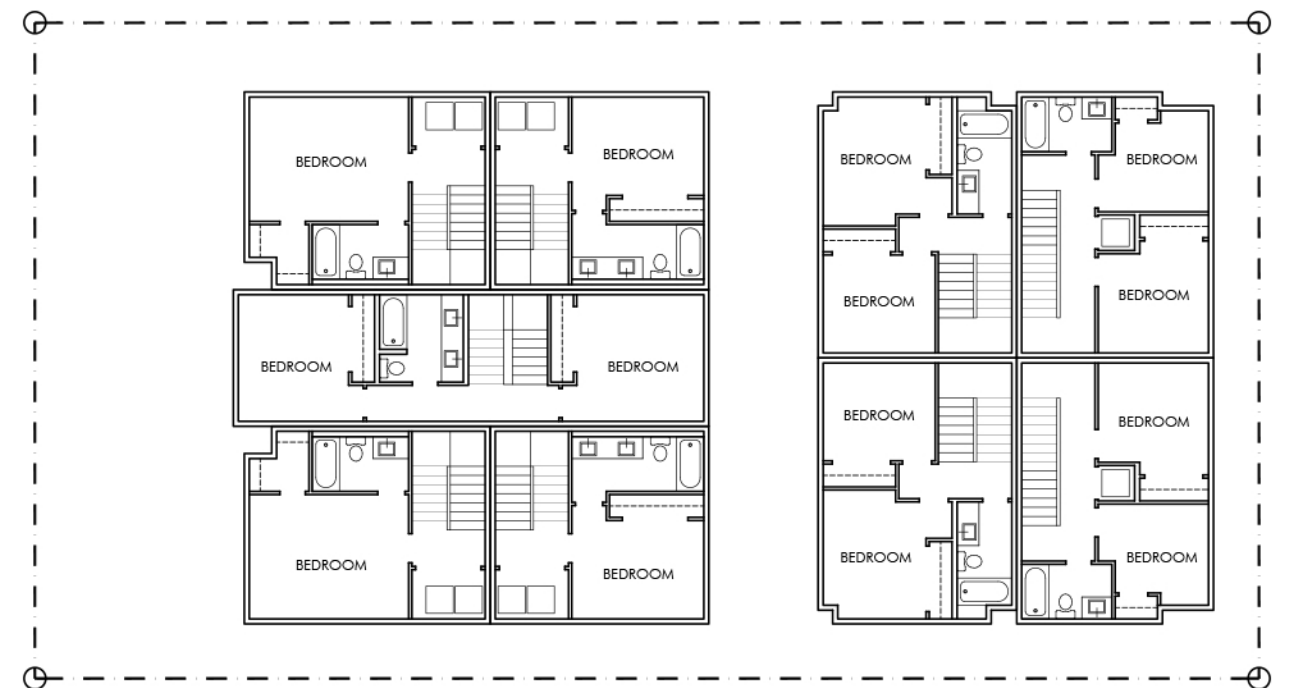
NORTH

 OPTION 3 - PREFERRED
 FIRST FLOOR PLAN



NORTH

 OPTION 3 - PREFERRED
 FOURTH FLOOR PLAN

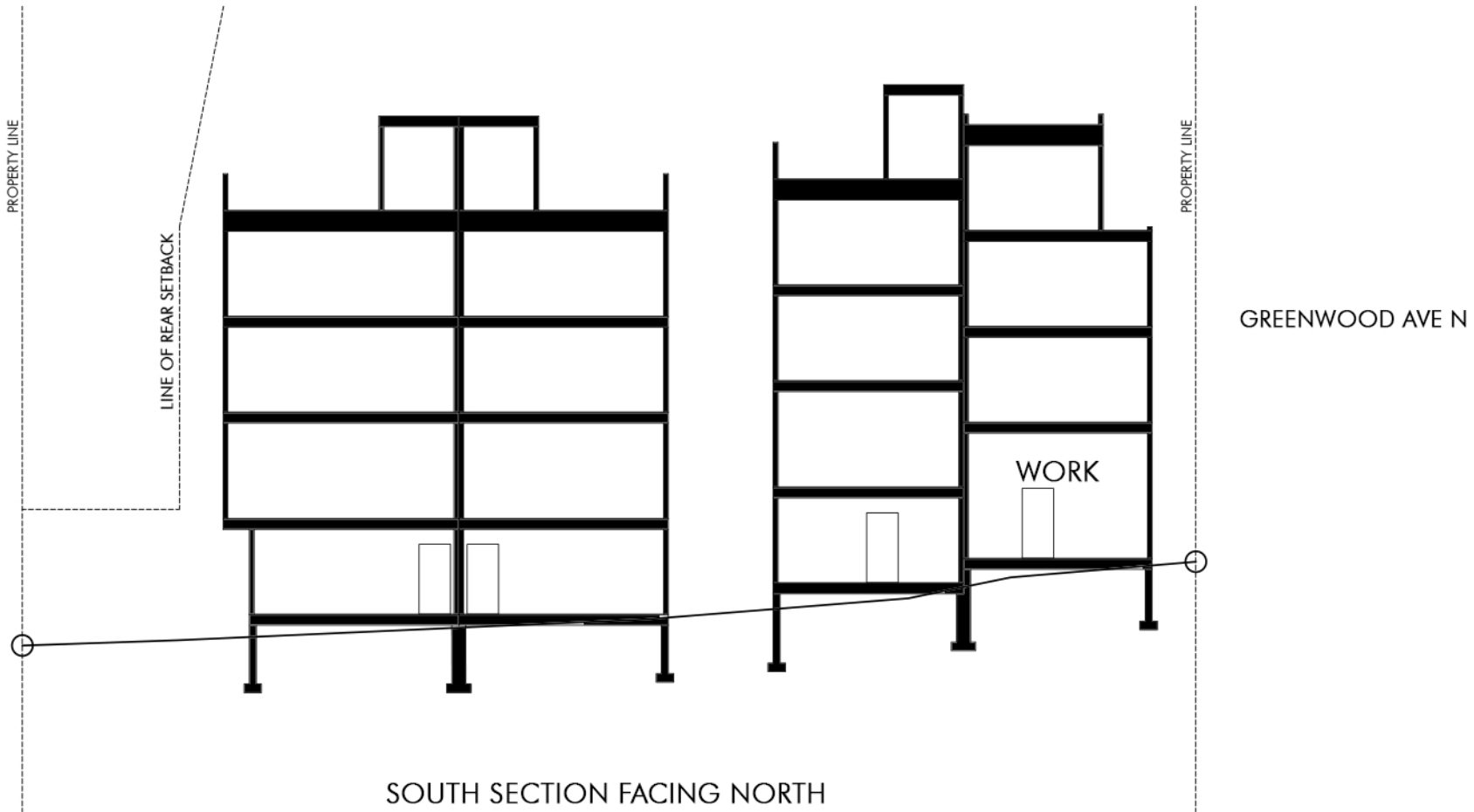


NORTH

 OPTION 3 - PREFERRED
 THIRD FLOOR PLAN

OPTION 3 - PREFERRED SECTION AND MASSING

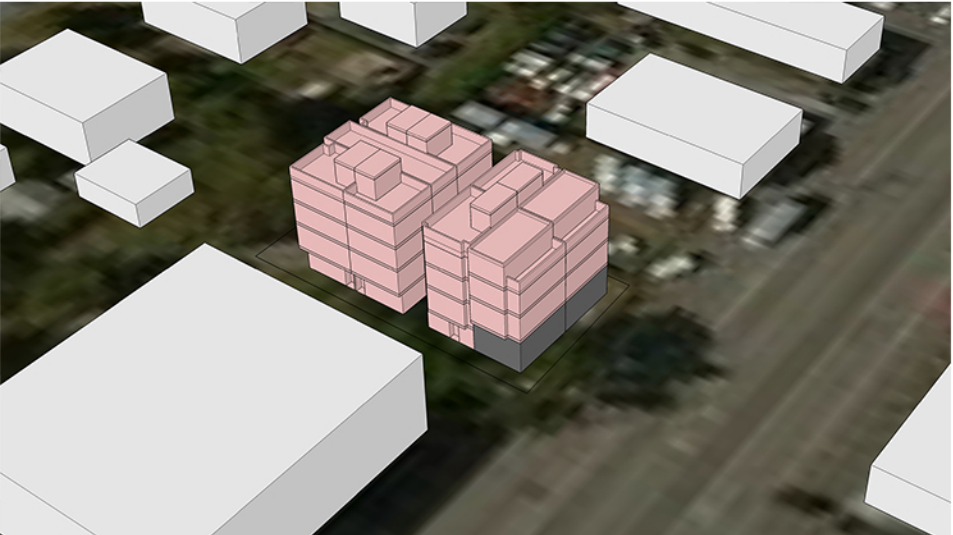
- DISTINGUISHING FEATURES
 - 2 live-work units, 7 townhomes
 - 14,668 GSF
- OPPORTUNITIES
 - Wider live-work spaces
 - Generous side yards
 - Most sensitive zone transition at rear
- CONSTRAINTS
 - None



VIEW FROM GREENWOOD AVE N FACING NORTH

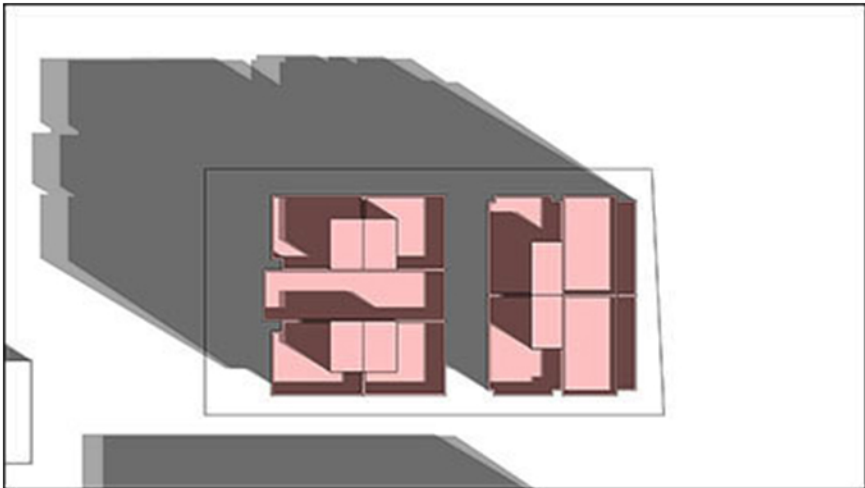


VIEW FROM GREENWOOD AVE N FACING SOUTH

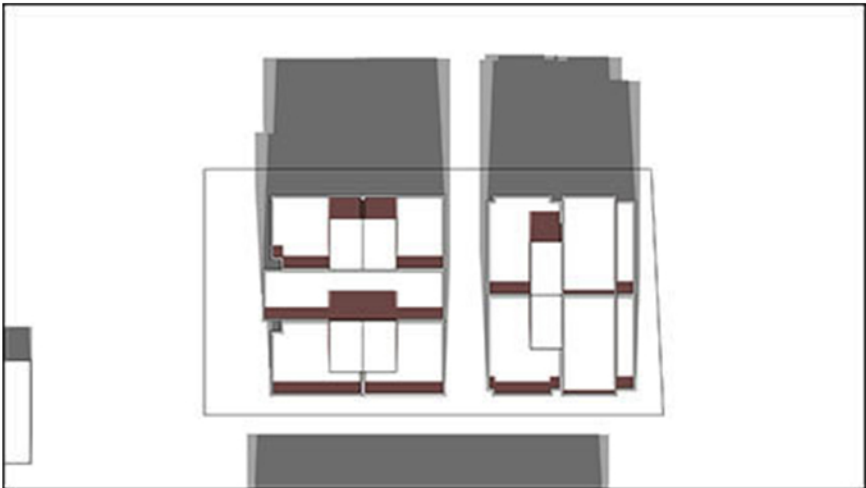


AERIAL SITE VIEW

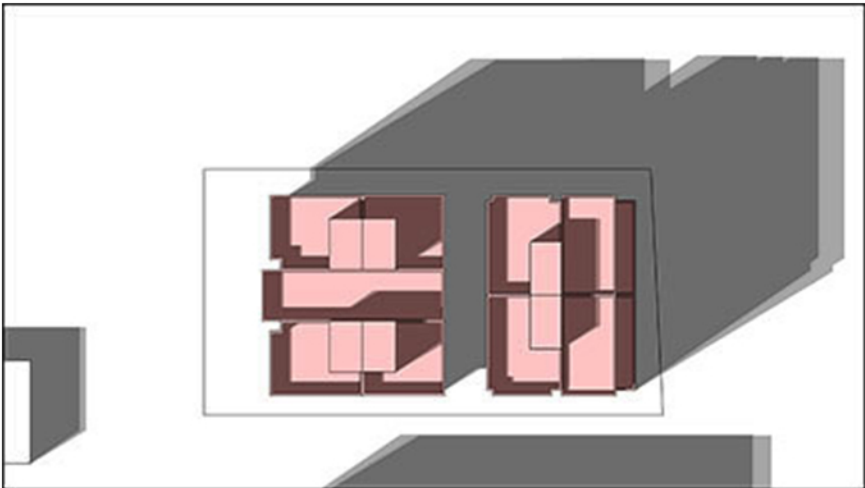
OPTION 3 - PREFERRED
SOLAR STUDIES



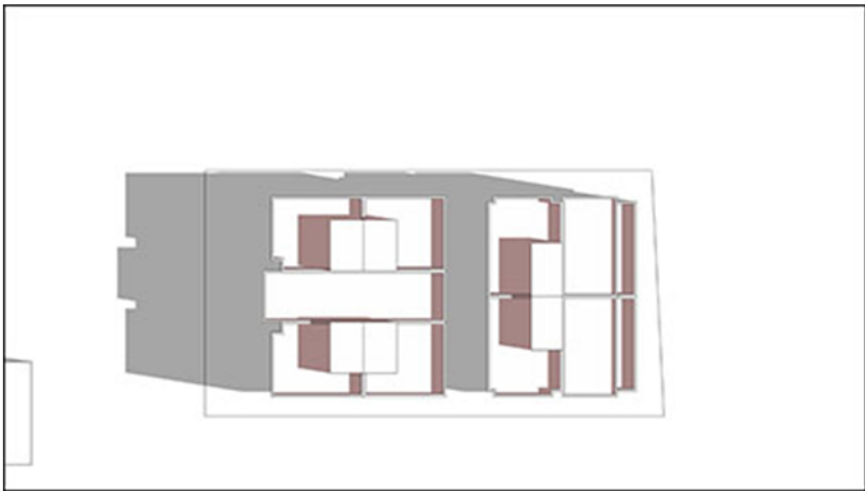
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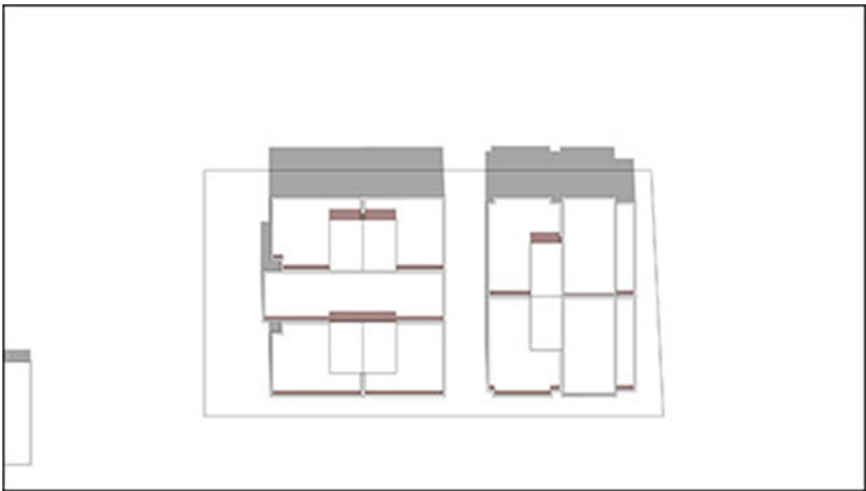
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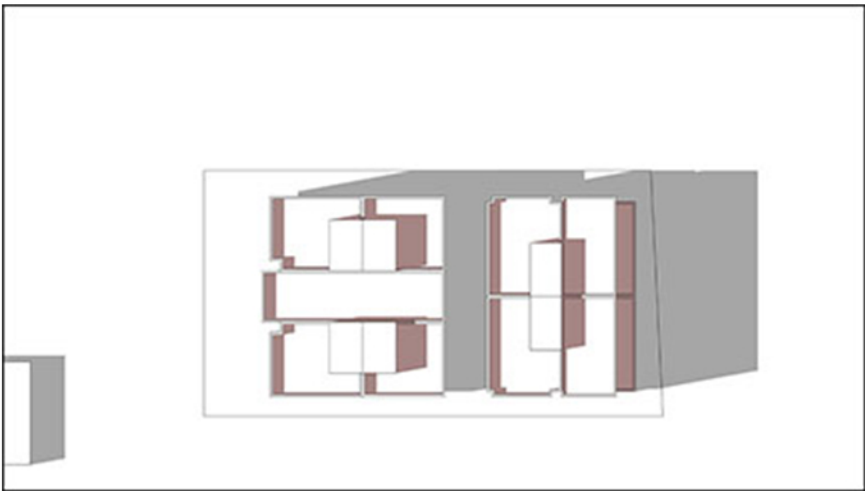
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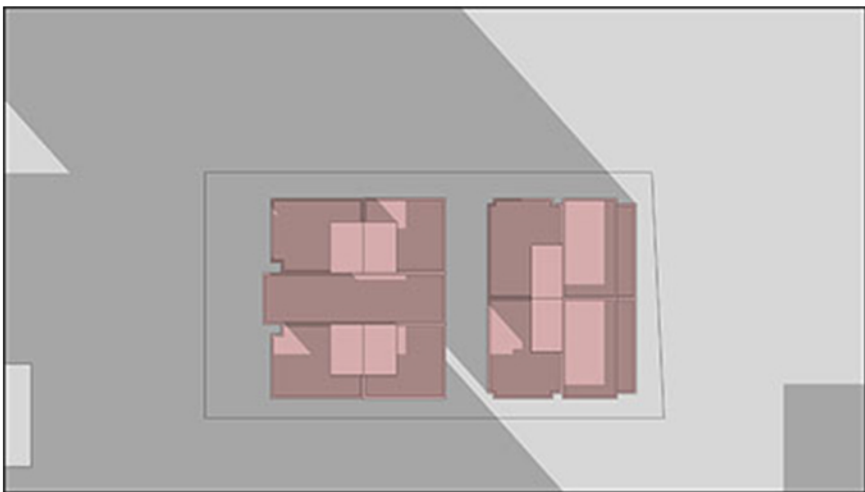
JUNE 21, 9 AM



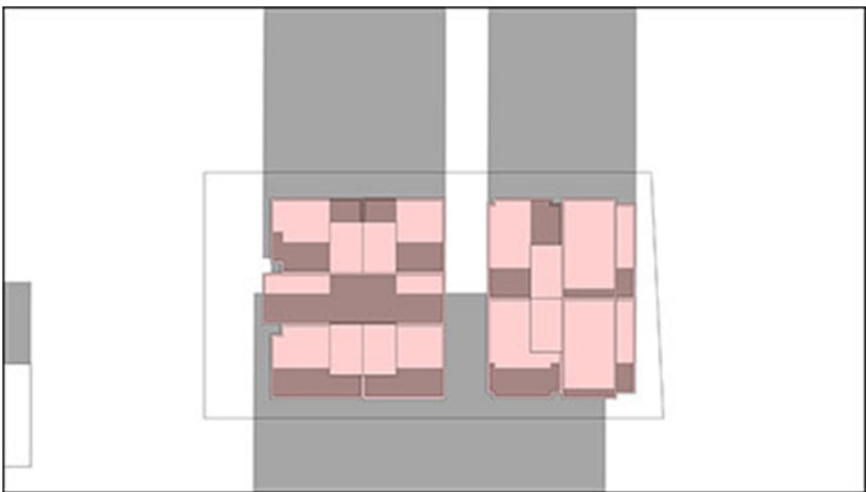
JUNE 21, 12 PM



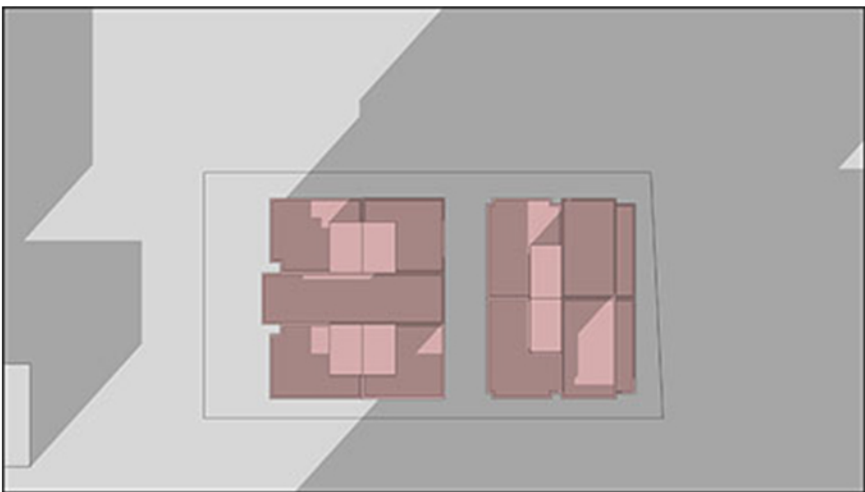
JUNE 21, 3 PM



DECEMBER 21, 9 AM



DECEMBER 21, 12 PM



DECEMBER 21, 3 PM

BUILDING CONCEPT



VIEW FROM SOUTHEAST

LANDSCAPE CONCEPT

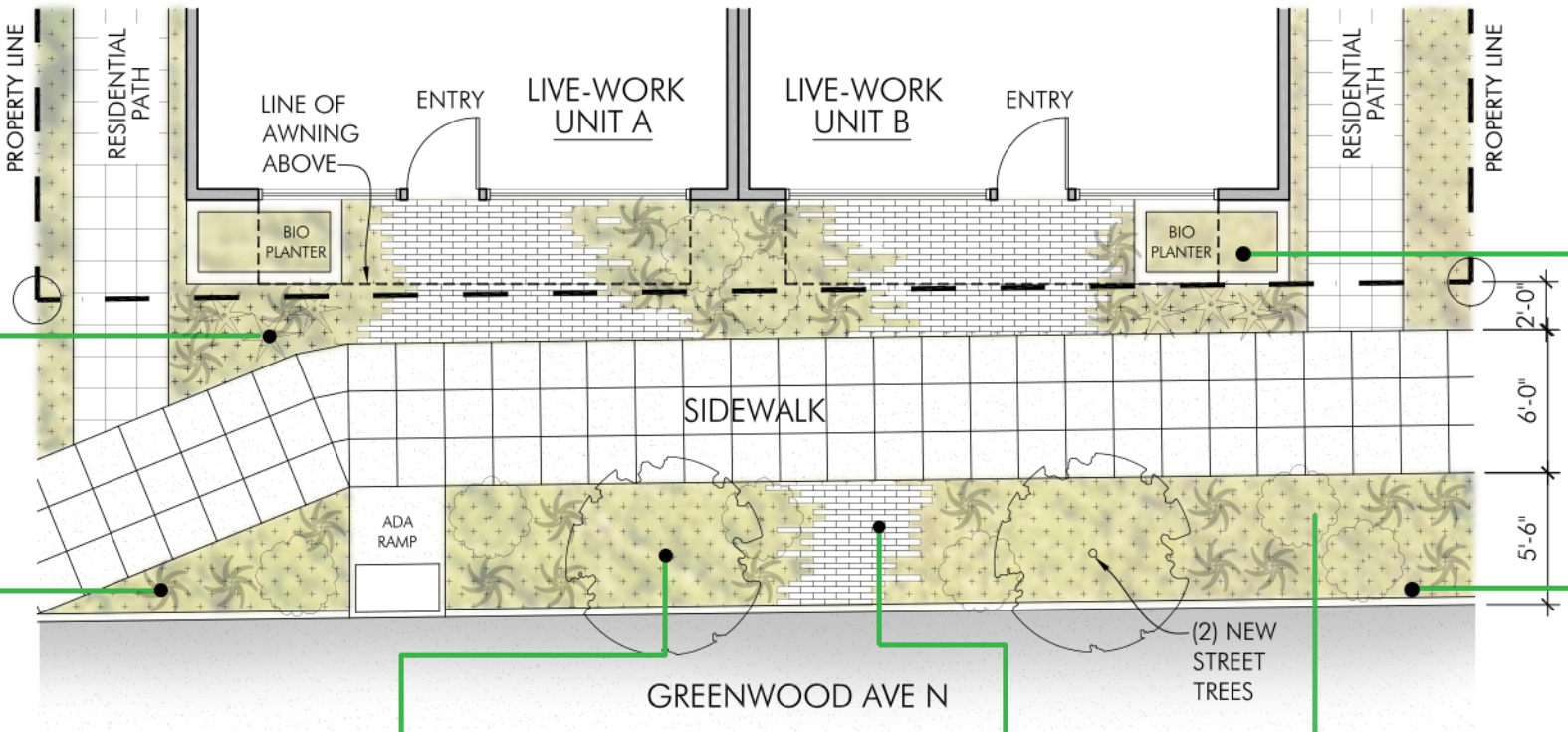
1/8"-1'-0"



DEER FERN



EVERILLO JAPANESE SEDGE



BIO RETENTION PLANTERS



GOLDEN CREEPING JENNY



STREET TREES AND NEW PLANTING STRIP



PERMEABLE PAVERS



FRAGRANT SARCOCOCCA

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OPTION ONE

- 4 live-work units, 4 townhomes
- 14,691 GSF

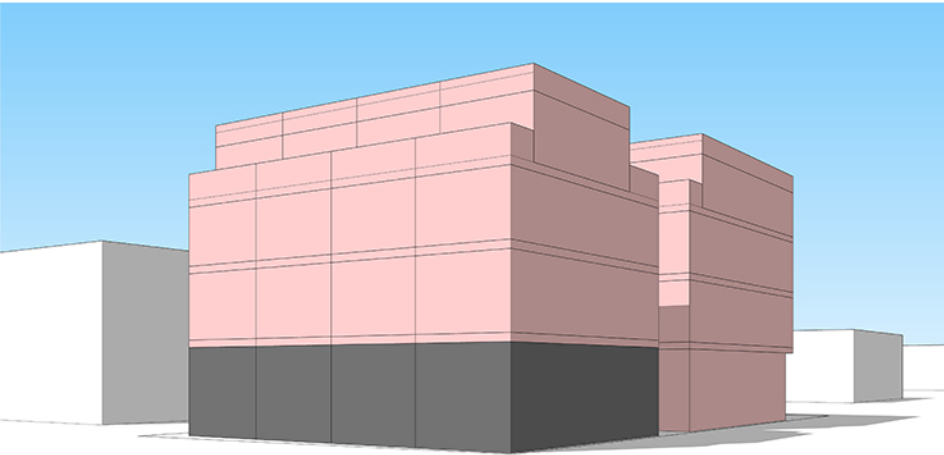
Option one is a two building scheme with four live work units fronting Greenwood Ave N and four townhome units at the rear. Each building is four stories with a recessed upper story. All residential units are accessed via entries at the central courtyard. This scheme has the narrowest side yard setbacks in order to accomodate the necessary width per unit; this configuration may be obtrusive to future development of the neighboring property to the north. The live work units have the least amount of sidewalk frontage per unit in this scheme and the least amount of visual transparency to the street. Although this scheme provides the greatest amount of work spaces fronting the street, each unit is highly compromised in size. The longer unit size is less compatible with the sloping site.

OPPORTUNITIES

- More businesses on street
- Two buildings instead of one

CONSTRAINTS

- Narrow side yards
- Limited commercial transparency
- Narrow live-work spaces



OPTION 1

OPTION TWO

- 2 live-work units, 6 townhomes
- 17,095 GSF

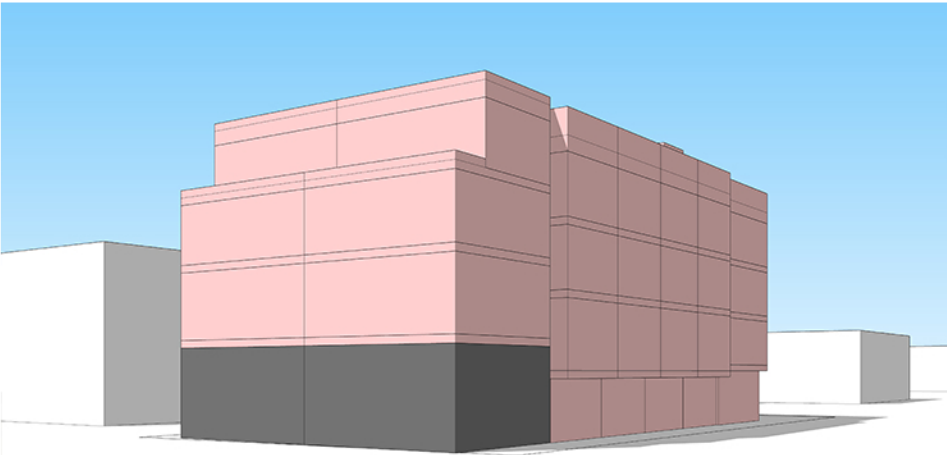
Option two is a one building scheme with two live work units fronting Greenwood Ave N and six townhome units at the rear. The building is four stories at the front with a recessed upper story. All residential units are accessed via pathways at the north and south property lines. This scheme has generous side yard setbacks in order to accomodate access to each unit; this configuration is less obtrusive to future development of the neighboring property to the north. The live work units have substantial sidewalk frontage per unit in this scheme and greater transparency to the street. Although this scheme has fewer work spaces fronting the street, the units are more flexible and greater in size. This unit orientation allows the building to step down with the topography of the site.

OPPORTUNITIES

- Wider live-work spaces
- Generous side yards

CONSTRAINTS

- Appears more massive
- Least sensitive zone transition at rear



OPTION 2

OPTION THREE - PREFERRED

- 2 live-work units, 7 townhomes
- 14,668 GSF

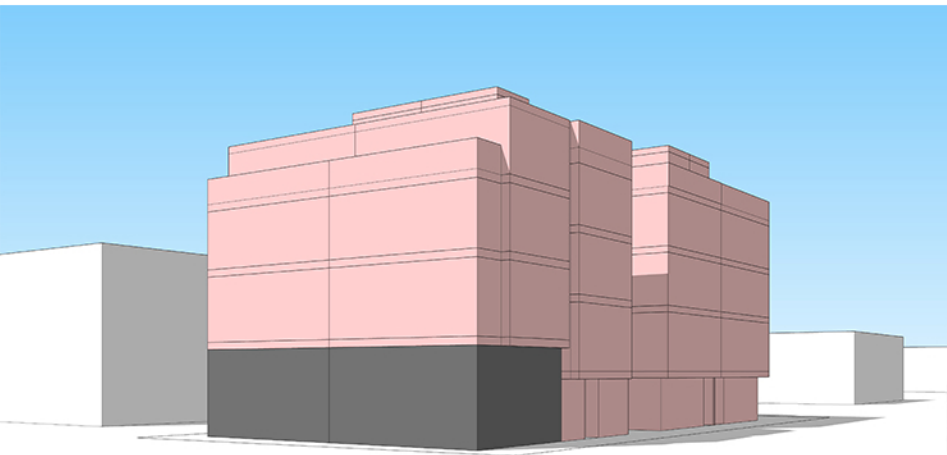
Option three is a two building scheme with two live work units fronting Greenwood Ave N and seven townhome units at the rear. The buildings are four stories. All residential units are accessed via pathways at the north and south property lines, with the exception of the center unit in the rear building, which is accessed via the central courtyard. This scheme also has generous side yard setbacks in order to access to each unit; this configuration is less obtrusive to neighboring properties. The live work units have substantial sidewalk frontage per unit in this scheme and greater transparency to the street. This option combines the neighborhood sensitive massing of a two building scheme with wider (more functional and visible) live work units at the front.

OPPORTUNITIES

- Wider live-work spaces
- Generous side yards
- Most sensitive zone transition at rear

CONSTRAINTS

- None



OPTION 3 - PREFERRED