



EARLY DESIGN GUIDANCE

9736 Greenwood Ave N.
Seattle, WA 98103

SDCI PROJECT NO.:
3033987-EG

MEETING DATE:
February 10, 2020

APPLICANT TEAM:
Caron Architecture

CARON

CARON REF #2018.016



PREFERRED OPTION

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PROJECT TEAM

OWNER
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SITE INFORMATION

ADDRESS:
 9736 Greenwood Ave N. Seattle, WA 98103

SDCI PROJECT NO.:
 3033987-EG

PARCEL(S):
 291720-0025 & 291720-0027

SITE AREA:
 12,954 SF

OVERLAY DESIGNATION:
 Frequent Transit Service Area

PARKING REQUIREMENT:
 Residential only - 0.5 per unit (Reduced by 50% in Frequent Transit Service area)
 Live work and Commercial - no requirement for < 1,500 SF

BICYCLE PARKING REQUIREMENT:
 Residential: 1 per unit (long term)
 1per 20 units (short term)
 Commercial: varies by use - 1-2 spaces

STATISTICS

ZONING:
 C1-55 (M)

BUILDING HEIGHT:
 55'

ALLOWABLE FAR:
 3.75

PROPOSED FAR:
 Varies (See Options)

RESIDENTIAL UNITS:
 48 units

LIVE WORK UNITS:
 2 units

COMMERCIAL SF:
 Approx. 1000 SF

PARKING PROVIDED:
 24 stalls

BICYCLE PARKING PROVIDED:
 54 spaces

3.0 DEVELOPMENT OBJECTIVES

DEVELOPMENT OBJECTIVES

The proposal includes a 6-story, mixed use apartment building with 48 residential units, 2 live work units, ground floor commercial space, and one level of parking for 24 vehicles. The goal is to create an urban infill project that activates the street frontage along Greenwood Ave N while still being respectful to the single family zone to the east.

The street frontage along Greenwood Ave N will include the residential lobby, commercial space and two live work units. Enclosed parking will be accessed from Olympic View Place N.

SITE SUMMARY

The site is composed of two parcels located between Greenwood Ave N to the west and Olympic View Place N. to the east. The proposed building will replace an existing commercial (restaurant use) building and surface parking.

The site slopes down east to west approximately 12 feet. There are high voltage power lines along Olympic View Place N approximately 4 feet from the east property line.

Adjacent properties include an existing 4- story condominium building to the north, a 1-story commercial building to the south and single family homes across Olympic View Place N towards the east.

Project location is within the frequent transit service area, which qualifies for a 50% reduction of required parking.

No right of way dedications are required along either street. Olympic View Place N is classified as a neighborhood curbside street and its street improvements will be determined per SDOT requirements through the SIP process.

DEVELOPMENT SUMMARY (PREFERRED OPTION 3)

LEVEL	USE	FAR SF	GROSS FLOOR AREA SF	# OF UNITS
ROOF	ROOF DECK	600	600	
LEVEL 6	RESIDENTIAL	8,591	8,591	12
LEVEL 5	RESIDENTIAL	8,591	8,591	12
LEVEL 4	RESIDENTIAL	8,591	8,591	12
LEVEL 3	RESIDENTIAL	8,591	8,591	12
LEVEL 2	PARKING/CIR/AMENITY	7,776	7,776	
LEVEL 1	LOBBY/BOH	2,753	3,706	
LEVEL 1 & 2	LIVEWORK	2,078	2,078	2
LEVEL 1	COMMERCIAL	1,005	1,005	
TOTAL-RESIDENTIAL		45,493	46,446	48
TOTAL		48,576	49,529	50

3.0 SUMMARY OF DESIGN RELATED COMMENTS DURING PUBLIC OUTREACH

As a part of the Seattle Department of Neighborhoods Community Outreach program, the project team

- sent out direct mailings to all properties within 800 feet of the proposed site.
- set up an online survey to obtain feedback about the proposal
- hosted a community meeting to provide information regarding the proposed project and obtain feedback from the neighborhood

Comments were received from the public during the community meeting and through the survey.

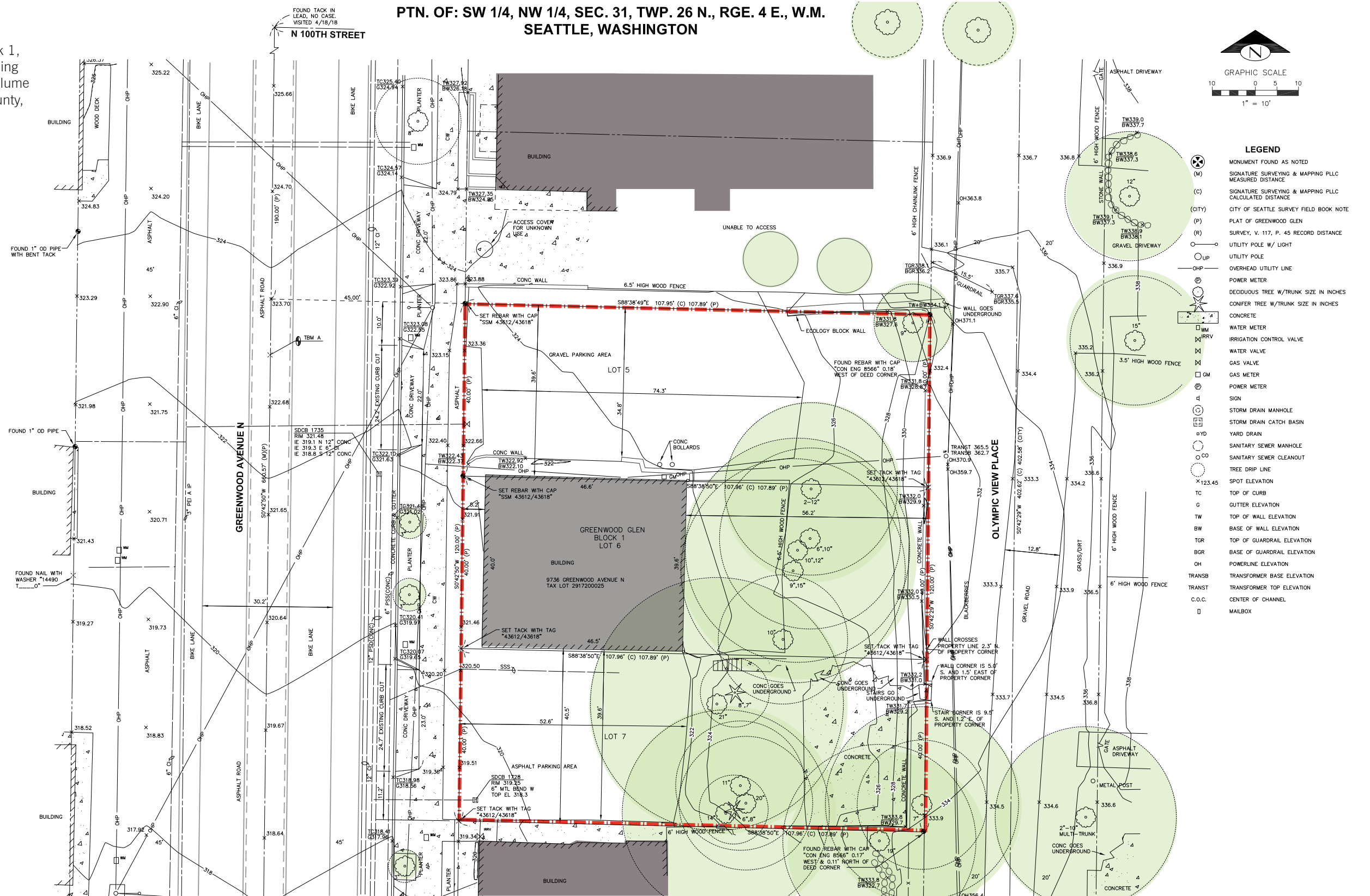
	HIGH-IMPACT (Choose 1)	OUTREACH PROPOSED	OUTREACH CONDUCTED
PRINTED	<ul style="list-style-type: none"> • Direct mailings to all residences and business within approximately 800 ft. radius of the proposed site. 	<ul style="list-style-type: none"> • Send out direct mailings to all residences and business within 500 ft of project site. Addresses to come from King County GIS Map info. Promote survey and public meeting on the direct mailers. 	<ul style="list-style-type: none"> • 25 June, 2019
DIGITAL	<ul style="list-style-type: none"> • Online survey 	<ul style="list-style-type: none"> • Create Online survey with project description and min. 3 questions. Survey will be available for min. 21 days. 	<ul style="list-style-type: none"> • 25 June, 2019 - 26 July, 2019
IN-PERSON	<ul style="list-style-type: none"> • Hosting or co-hosting a community meeting 	<ul style="list-style-type: none"> • We will host a community event to be held at a local neighborhood venue - TBD Date and time for the event will be provided on both direct mailer and the survey. Will provide 14 days notice. 	<ul style="list-style-type: none"> • 18 July, 2019

DESIGN RELATED COMMENTS RECEIVED	DESIGN RESPONSE TO PUBLIC COMMENTS	OPT 1	OPT 2	OPT 3 (Preferred)
<ul style="list-style-type: none"> • Concerned about the height of proposed 6 story building. • Concerned about the impact of the height/scale of project in proportion to the existing surrounding buildings, especially to the single-family lots to the east. 	<ul style="list-style-type: none"> • The building follows the site topography with the taller portion - 6 stories towards Greenwood Ave N and 4.5 stories towards Olympic View Place N. The upper levels are considerably setback from Olympic View Pl. N. to maximize openness and mitigate the height impact to the adjacent single family zone. 	See pg. 24,25 and section diagram on pg. 29	See pg. 31,32 and section diagram on pg. 36	See pg. 38,39 and section diagram on pg. 43
<ul style="list-style-type: none"> • Concerned about the proposed building blocking views currently available to existing buildings. 	<ul style="list-style-type: none"> • The site has been up-zoned and the building is designed to the allowable height limit. The upper levels are considerably setback from single family zone. An outdoor courtyard with extensive landscaping is provided towards the east side on level 2 . Also, Olympic View Pl. N will be completely improved. 			
<ul style="list-style-type: none"> • Concerned about increased density, impact to parking, traffic and noise; Prefer the quieter neighborhood. • Concerned about the parking access- which street is it from how it will affect the traffic. • Concerned about overflow of parking into the adjacent neighborhood and ability of Olympic view to handle increased traffic. 	<ul style="list-style-type: none"> • Parking access is not allowed from Greenwood Ave N. Enclosed parking accessed from Olympic View Pl. N is provided in the building to mitigate spill over parking into the neighborhood. Also, Olympic View Pl. N will be completely improved with all street frontage improvements including new sidewalk, planting strip and trees that will enhance views, pedestrian connectivity and add value to the single family homes. 	See site plan on pg. 7 and Level 2 floor plan on pg. 26	See site plan on pg. 7 and Level 2 floor plan on pg. 33	See site plan on pg. 7 and Level 2 floor plan on pg. 40
<ul style="list-style-type: none"> • Want to be informed about the future meetings on this project. 	<ul style="list-style-type: none"> • Meeting dates are posted in the City of Seattle Design Review web page. 			
<ul style="list-style-type: none"> • Would like Olympic View Street to have adequate lighting to discourage any criminal activity. 	<ul style="list-style-type: none"> • Olympic View Pl. N will be completely improved with all street frontage improvements to increase safety and security. 	See site plan on pg. 7 and section on pg 29	See site plan on pg. 7 and section on pg 36	See site plan on pg. 7 and section on pg 43
<ul style="list-style-type: none"> • Concerned about mechanical unit on top of the proposed building. 	<ul style="list-style-type: none"> • Due to the height relationship, any mechanical rooftop units will not be visible from the street level or the single family homes. Screening can also be provided as needed. 	See section on pg 29	See section on pg 36	See section on pg 43
<ul style="list-style-type: none"> • Want to know the extent of street improvements on Olympic View Place and location of utilities. • Want more landscaping and to preserve as many existing trees as possible that currently provide a visual screen; new trees will take a while to mature. 	<ul style="list-style-type: none"> • Olympic View Pl. N will be completely improved with all street frontage improvements including new sidewalk, planting strip and trees that will provide a visual screen, increase pedestrian connectivity and add value to the single family homes. Street design and utilities will be per SDOT and SPU requirements. 	See site plan on pg. 7 and section on pg 29	See site plan on pg. 7 and section on pg 36	See site plan on pg. 7 and section on pg 43
<ul style="list-style-type: none"> • Want to know proposed uses for the street level. 	<ul style="list-style-type: none"> • Along Greenwood Ave N, street level uses include the residential lobby, commercial space and live work units. Parking access ramp and trash room are located along Olympic View Pl N. 			
<ul style="list-style-type: none"> • Want to know the parking ratio, the number of units, unit size and unit mix /no. of bedrooms. • Want to know if a percentage of units had been designated as affordable. 	<ul style="list-style-type: none"> • See development summary on page 3 & 23. Unit mix is to be determined. 			
<ul style="list-style-type: none"> • What to know if the project will require shoring. 	<ul style="list-style-type: none"> • Yes some shoring will be required. Extent and design to be determined during design development. 			
<ul style="list-style-type: none"> • Want to know if there will be parking in the right of way on Olympic View Place. 	<ul style="list-style-type: none"> • No. SDOT Required Neighborhood Curbless street cross section does not include on-street parking. 			
<ul style="list-style-type: none"> • Want to know the estimated timeliness for construction. Want to know how long the existing commercial property on site will be operational and the estimated timeliness for its demolition. 	<ul style="list-style-type: none"> • TBD 			
<ul style="list-style-type: none"> • Want to know how much community's concern will affect the building design and hope that the design will address the concerns of the neighbors. 				

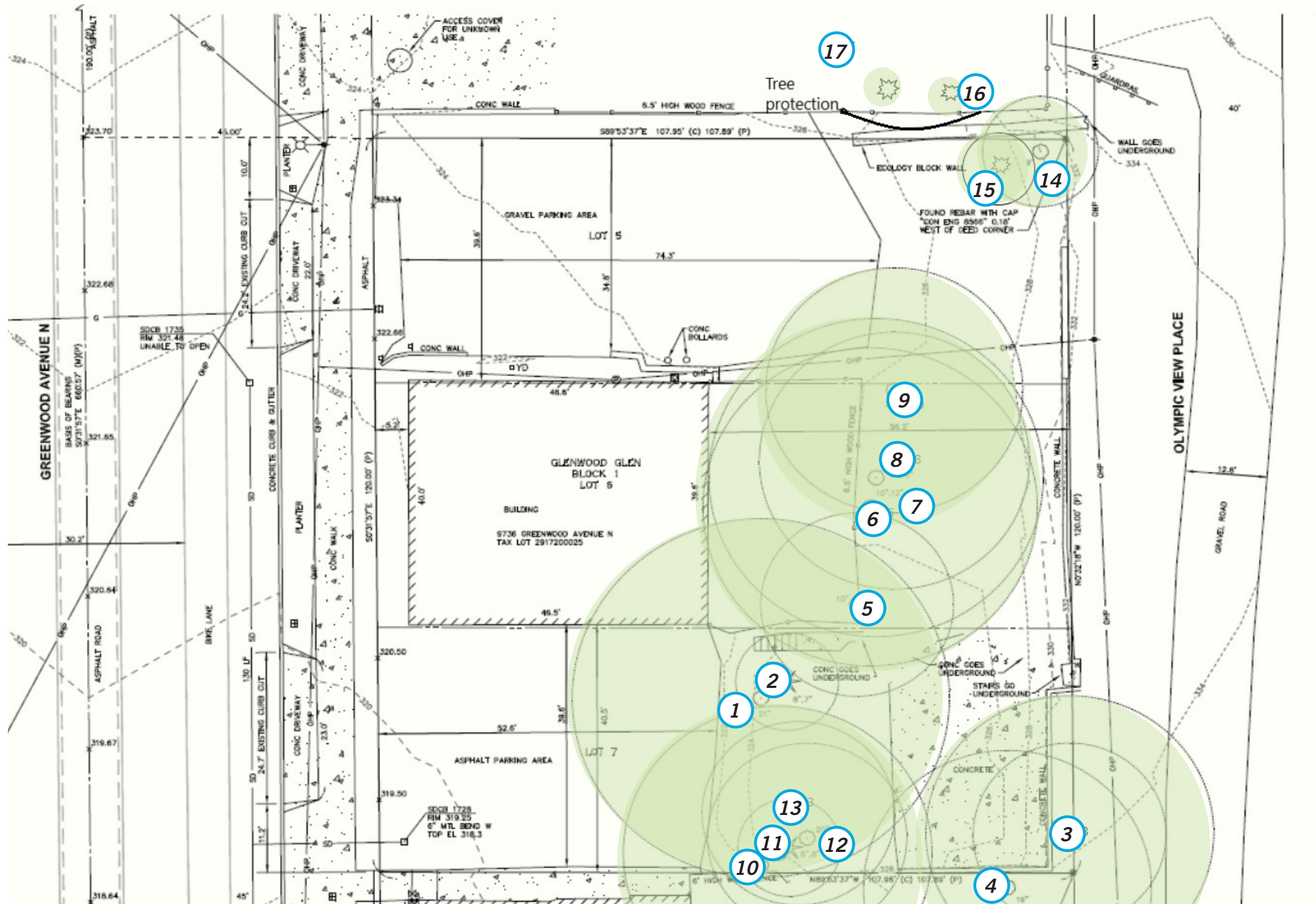
4.0 SURVEY

LEGAL DESCRIPTION

Lots 5 through 7, inclusive, Block 1, Greenwood Glen addition, according to the plat thereof, recorded in Volume 31 of plats, page 29, in King County, Washington;



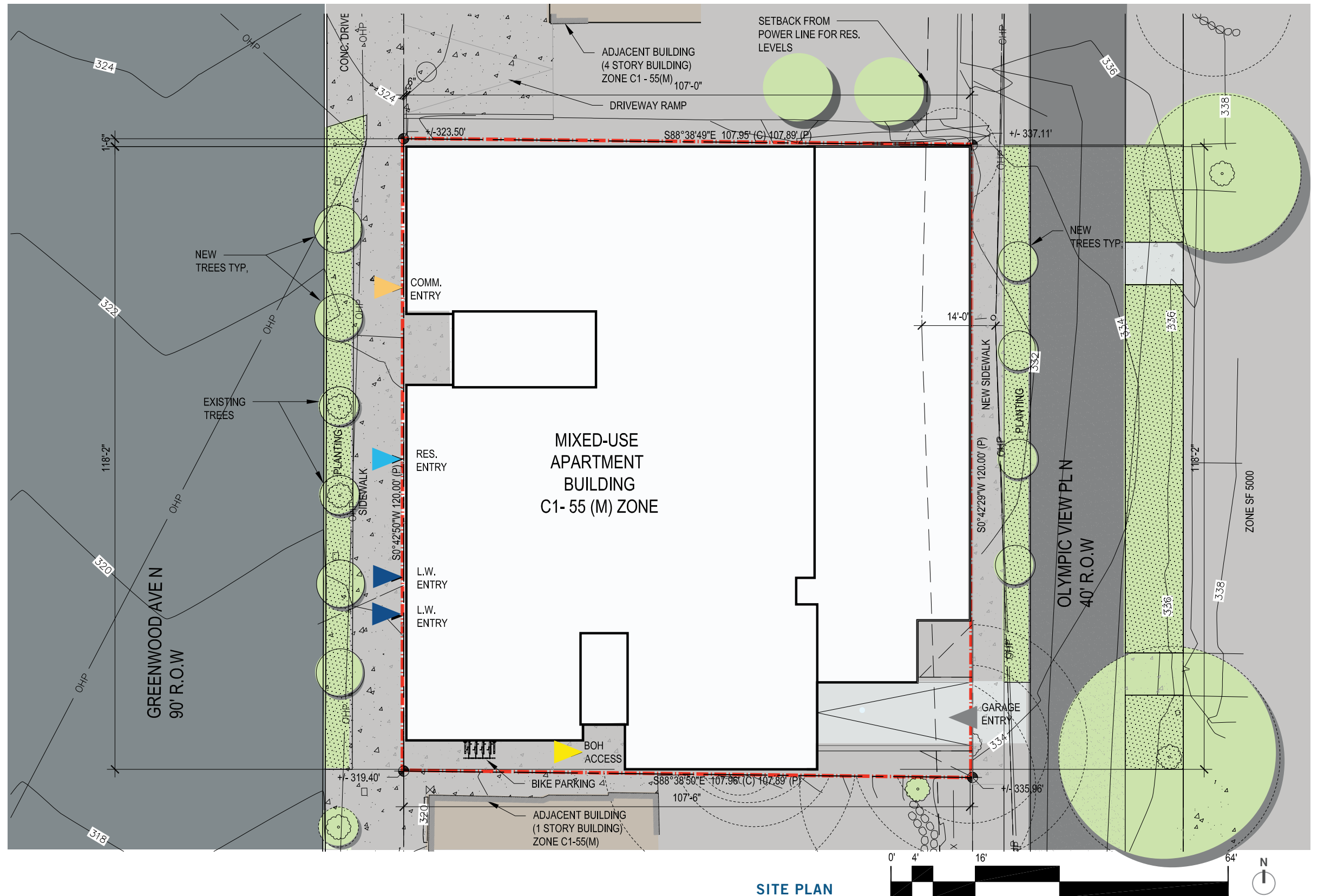
4.0 TREE SURVEY



TREE NOTES

- No exceptional trees
- 1, 3, 4, 5, 6, 7, 8, 9, 10, 12, 13, 14, 15 are Black locusts (*Robinia pseudoacacia*)
- 2, 11, 16, 17 are Cedars
- 4, 16, 17 are off site and will need protection during any development. Instructions to follow.

4.0 SITE PLAN (PREFERRED OPTION 3)



SITE PLAN

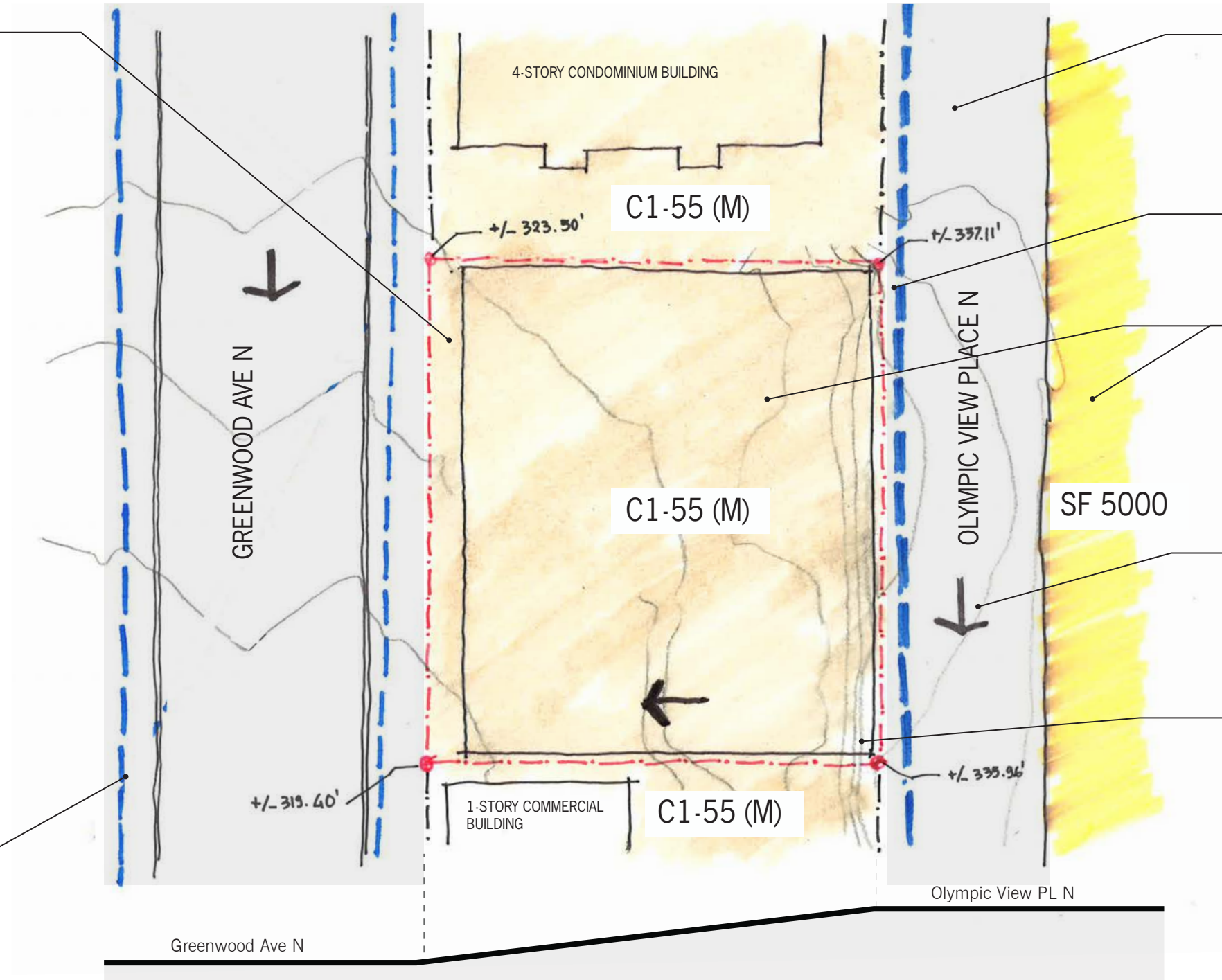


5.0 SITE ANALYSIS

FRONTAGE AND GRADING

Street slopes towards the south. This restricts 2-story volume at the north end and creates varying floor elevations.

Electrical service from power lines along west side of Greenwood Ave N



NEW STREET IMPROVEMENTS

Olympic View Place N is currently unimproved and functions as an alley. Per SDCI and SDOT, new street improvements including sidewalk and planting are required.

High Voltage Power lines with minimum 14' clearance required.

ZONE / HEIGHT TRANSITION

Single family homes (SF 5000) to the east immediately adjacent to the C1-55(M) zone.

GRADING AND DRAINAGE

Existing grade depression along the site on Olympic View PL N requires grades to be raised to get positive surface flow to N Greenwood Circle.

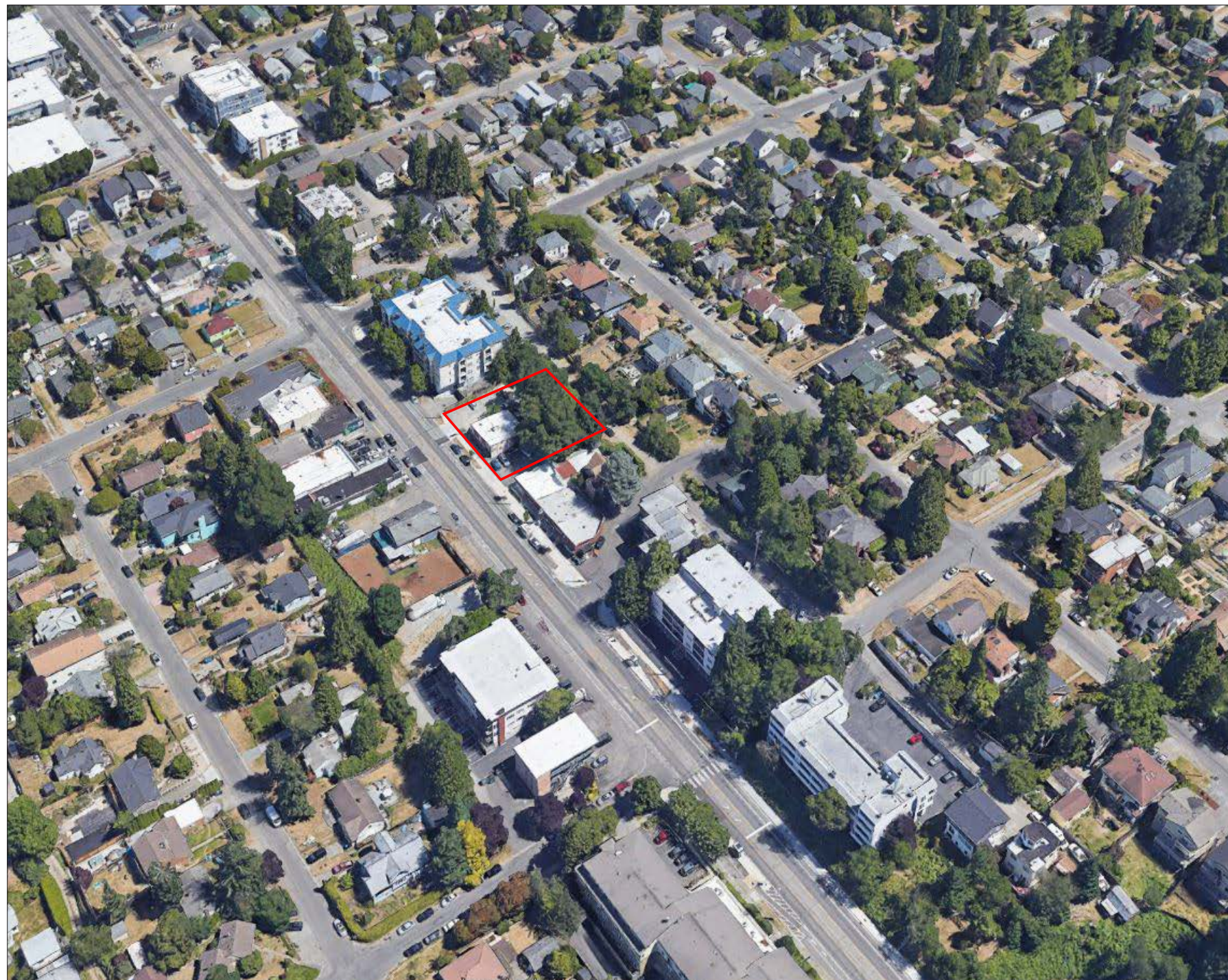
PARKING AND SERVICE

- No vehicular access is allowed from Greenwood Ave N. Vehicular access is required from Olympic View PL N.
- SPU requires solid waste pick up from Olympic View PI N.
- Access ramp on SW corner to minimize grade differential between the street and the parking level.

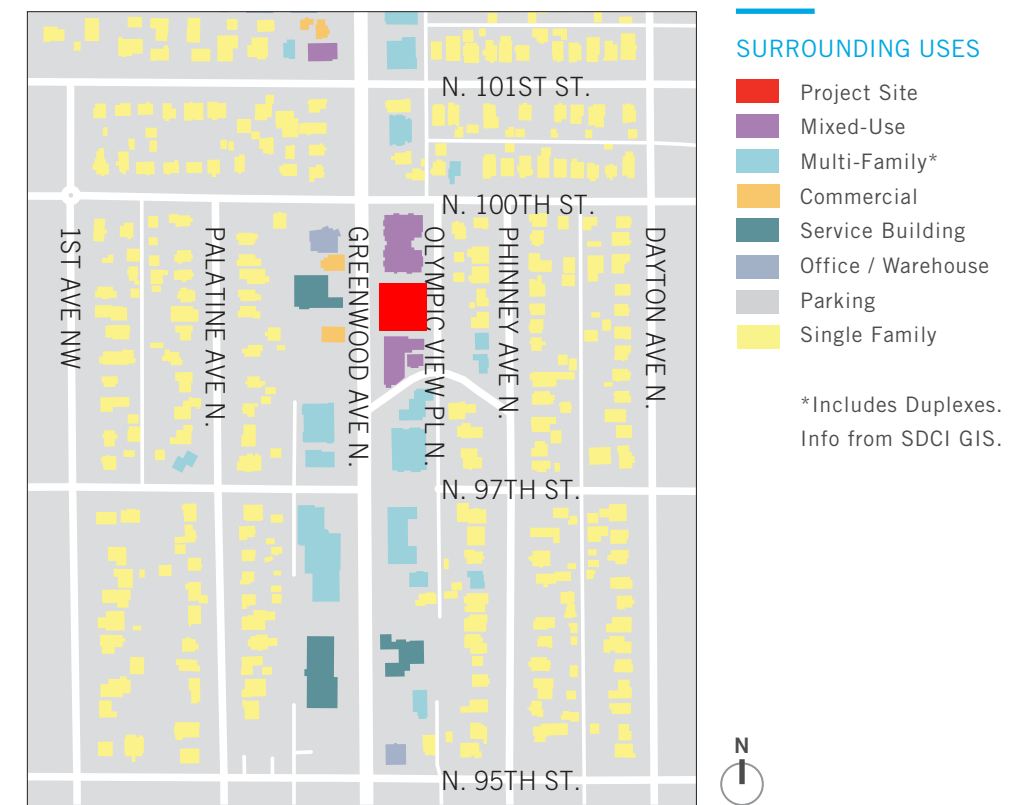
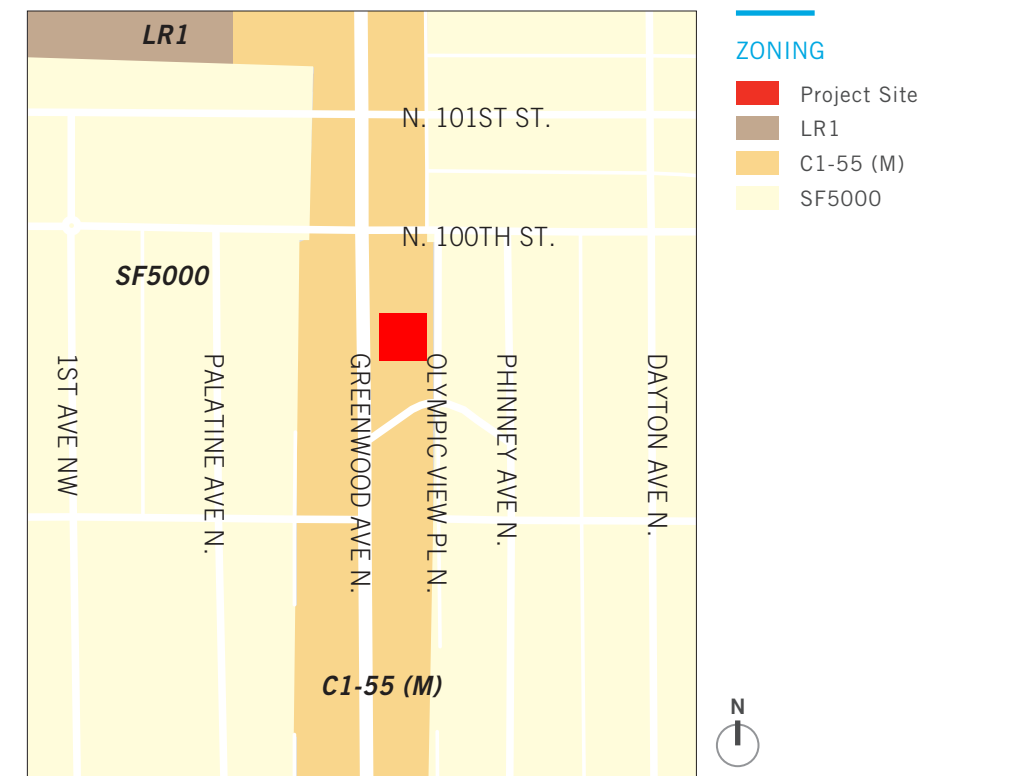
TOPOGRAPHY

- Site slope down towards Greenwood Ave N. Building design and floor plan configuration adjusts to the grade differential between both streets;
- Taller building height toward the arterial street, Greenwood Ave N.

5.0 URBAN DESIGN ANALYSIS



AXONOMETRIC MAP (GOOGLE EARTH)



5.0 URBAN DESIGN ANALYSIS



VICINITY MAP

- Project Site
- Park
- Schools
- Dedicated Bike Lane
- Bus Stops
- Frequent Transit Service Area
- Location

COMMUNITY NODES/LANDMARKS:



1 VIEWLANDS ELEMENTARY SCHOOL
0.6 Mile from Project Site



2 SANDEL PARK
0.5 Mile from Project Site



3 ROBERT EAGLE STAFF MIDDLE SCHOOL
1.1 Miles from Project Site



4 EVANSTON P-PATCH COMMUNITY GARDENS
0.3 Mile from Project Site

5.0 STREETSAPES

1 GREENWOOD AVE N. LOOKING WEST



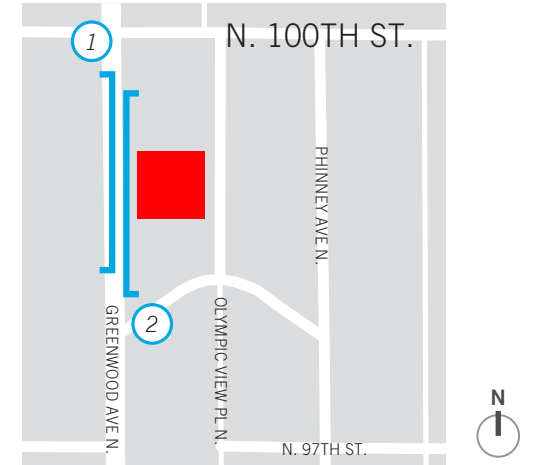
1 Story commercial building



1 Story commercial building



1 Story commercial building



2 GREENWOOD AVE N. LOOKING EAST



4 Story mixed-use condominium with pitched and flat roof



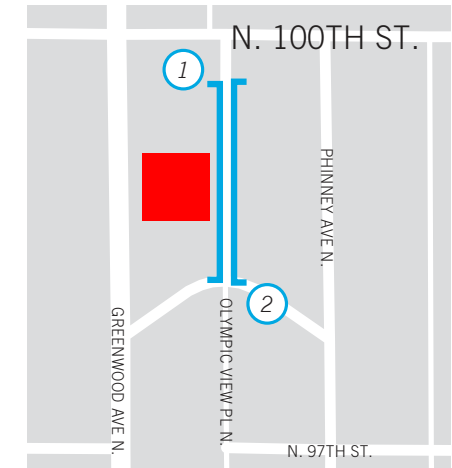
1 story commercial building



1 story commercial building

5.0 STREETSAPES

1 OLYMPIC VIEW PL N. LOOKING WEST



2 story triplex with gable roof

Units with window and decks facing east.

4 Story mixed-use condominium with pitched and flat roof

Single family homes considerably setback from Olympic View Pl N and located at the higher grade elevation with backyards and windows facing west towards the street. Front entries are from Phinney Ave N.

2 OLYMPIC VIEW PL N. LOOKING EAST



2 story single family residence with basement and gable roof

1 story single family residence with basement and hip roof

1 story single family Residence with basement and garage at a lower grade

1 story single family residence with basement and hip roof

1 story single family residence with basement and hip roof

1 story single family residence with basement and hip roof

1 story single family residence with basement and hip roof

Driveway access

5.0 VICINITY MAP & TRANSPORTATION

TRANSPORTATION

Proposed development is located within a Frequent Transit Service Area. There are two bus stops north and south of the project site along Greenwood Ave North. Bike lanes currently run north/south along Greenwood Ave North.



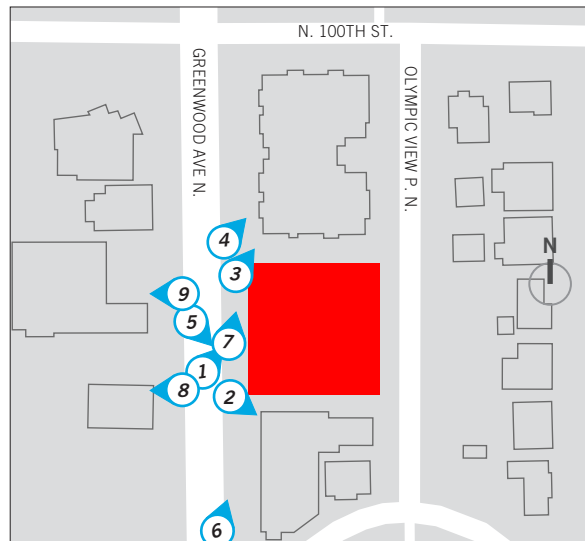
5.0 SITE PHOTOS - GREENWOOD AVE NORTH

OPPORTUNITIES / CONSTRAINTS

The site is bounded by two streets - Greenwood Ave N to the west and Olympic View Place N to the east. Olympic View Place N. is designated as a street but has the characteristics of an alley (12 feet gravel road with no sidewalk or curb). Neighborhood curbside street cross section is required by SDOT. Street improvements will be determined per SDOT requirements through the SIP process.

There is one existing commercial building flanked by surface parking on the property. Surrounding context includes a 4 story condominium building to the north and 1 story retail building with a 2 story triplex to the south. Single family homes are located further east facing Phinney Avenue N.

High voltage power lines are located on the west side of Olympic View Place N.



MAP KEY

- Project Site
- 📍 View



1 PROJECT SITE FROM GREENWOOD AVE N.



2 ADJACENT PROPERTY TO THE SOUTH



3 ADJACENT PROPERTY TO THE NORTH



4 DRIVEWAY FOR ADJACENT PROPERTY TO THE NORTH



5 ADJACENT PROPERTY TO THE SOUTH FROM GREENWOOD AVE N.



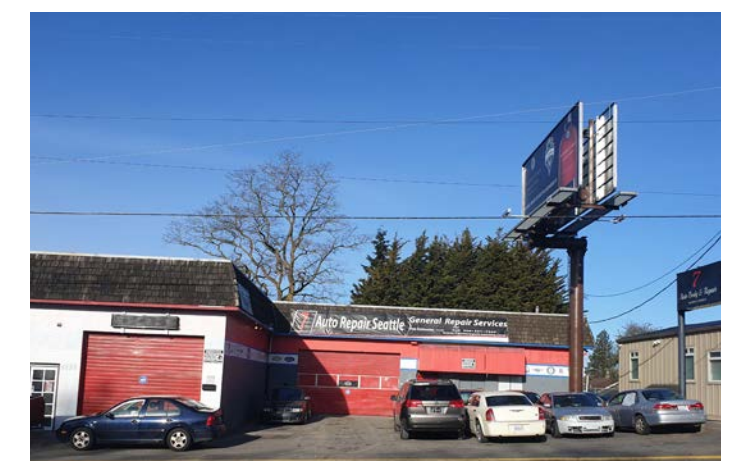
6 VIEW OF GREENWOOD AVE N. FROM INTERSECTION AT N. GREENWOOD CIRCLE



7 SIDEWALK ALONG GREENWOOD AVE N. LOOKING NORTH



8 PROPERTIES ACROSS GREENWOOD AVE N. FROM PROJECT SITE



9 PROPERTIES ACROSS GREENWOOD AVE N. FROM PROJECT SITE

5.0 SITE PHOTOS – OLYMPIC VIEW PLACE NORTH



1 OLYMPIC VIEW PL. N. FROM N . 100TH ST.



2 ADJACENT PROPERTY TO THE NORTH FROM OLYMPIC VIEW PL. N.



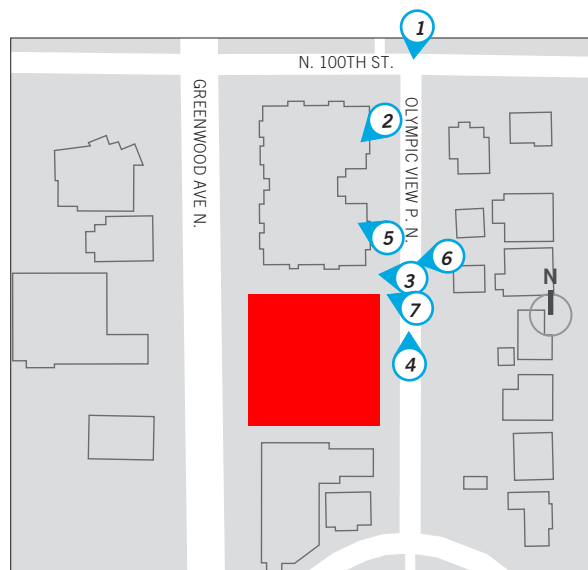
3 PROJECT SITE FROM OLYMPIC VIEW PL. N.



4 SITE FRONTAGE LOOKING NORTH ALONG OLYMPIC VIEW PL.. N.



7 PROJECT SITE AT NORTH PROPERTY LINE FROM OLYMPIC VIEW PL. N.



MAP KEY

- Project Site
- 📍 View



5 ADJACENT PROPERTY TO THE NORTH FROM OLYMPIC VIEW PL. N.



6 VIEW OF NE CORNER OF SITE FROM OLYMPIC VIEW PL. N.

5.0 SITE PHOTOS – OLYMPIC VIEW PLACE NORTH



1 INTERSECTION OF OLYMPIC VIEW PL. N. & N. GREENWOOD CIRCLE



2 OLYMPIC VIEW PL. N. FROM N. GREENWOOD CIRCLE



3 OLYMPIC VIEW PL. N. LOOKING NORTH



4 SE CORNER OF PROPERTY



5 ADJACENT PROPERTY TO THE SOUTH AT SE CORNER OF SITE



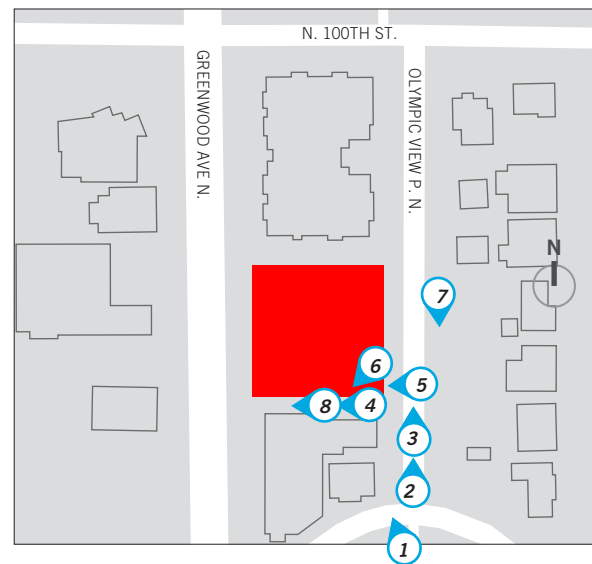
8 PROJECT SITE AT SOUTH PROPERTY LINE FROM OLYMPIC VIEW PL. N.



6 PROJECT SITE AT SOUTH PROPERTY LINE FROM OLYMPIC VIEW PL. N.



7 FROM OLYMPIC VIEW PL. N. TOWARDS N. GREENWOOD CIRCLE



MAP KEY

- Project Site
- 📍 View

5.0 SITE PHOTOS – OLYMPIC VIEW PLACE NORTH



1 SINGLE FAMILY HOMES ACROSS OLYMPIC VIEW PL. N. TOWARDS N. 100TH STREET



2 SINGLE FAMILY HOMES ACROSS PROJECT SITE



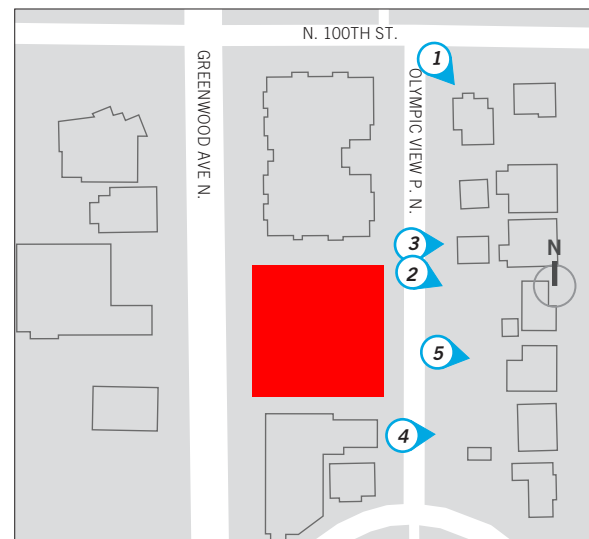
3 SINGLE FAMILY HOME ACROSS PROJECT SITE



4 SINGLE FAMILY HOMES ACROSS OLYMPIC VIEW PL. N. TOWARDS N. GREENWOOD CIRCLE



5 SINGLE FAMILY HOME ACROSS PROJECT SITE



MAP KEY

- Project Site
- 📍 View

5.0 EXISTING & FUTURE NEIGHBORHOOD DESIGN

DESIGN CUES

Other buildings of similar project type in the area include simple massing volumes with material and color variation to distinguish the base from the upper levels.

Exterior materials comprise of brick and fiber cement siding.

Specific design cues from the neighborhood applied to the three design schemes are listed below the images.



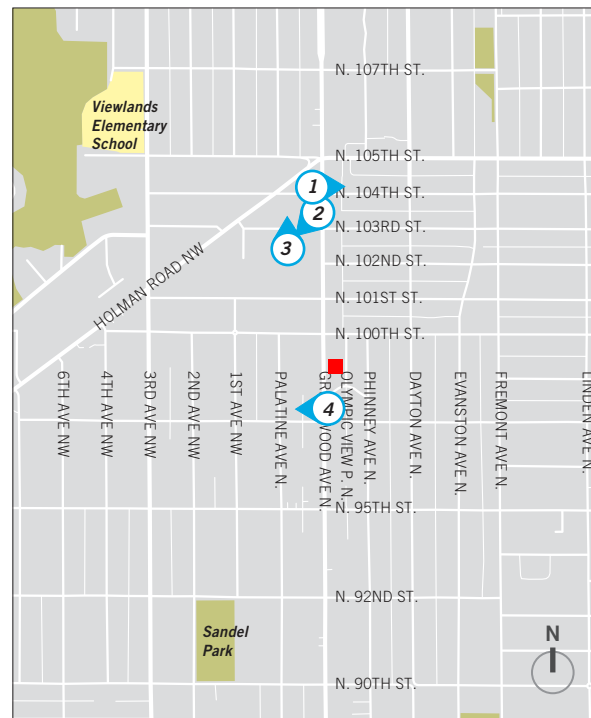
1 10314 GREENWOOD AVE N.
- Clear distinction between base and upper levels.



2 10241 GREENWOOD AVE N
- 2 story treatment of commercial use at street level with glazing canopies and signage.
- Color material and fenestration variation between floor levels.



3 10301 GREENWOOD AVE
- Color variation to create interest in the exterior facade.



MAP KEY

- Project Site
- 👁️ View



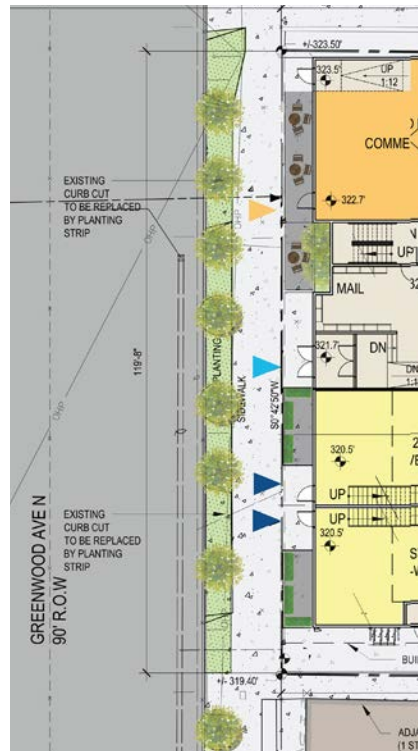
4 IN DESIGN REVIEW: 9731 GREENWOOD AVE N
(Rendering from *Seattle in Progress*)
(Photo credit: *Imago de Lineo Architecture*)
- Rooftop amenity space, exterior courtyard and activated street frontage.

6.0 ZONING DATA

APPLICABLE ZONING C1-55(M)	SMC-SECTION	DESCRIPTION	OPTION 1	OPTION 2	OPTION 3 PREFERRED	
Permitted And Prohibited Uses	23.47A.004	A	All uses are permitted per table A - eating & drinking establishments, office, sales and service, general, live work units, residential uses	√	√	√
Street Level Development Standards	23.47A.008	A.2.b	Blank segments of the street facing facade - between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width.	√	√	√
		A.2.c	The total of all blank facades may not exceed 40% of the width of facade of structure along the street.	√	√	√
	A.3	Street-level street-facing facades shall be located within 10 feet of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided.	√	√	√	
	B.2.a	60% Of the street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent. Applies only to Greenwood Ave N; not required for Olympic View Place N	√	√	√	
	B.3a	Non-residential uses > 600 sf shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level street-facing facade.	Departure Requested	Departure Requested	√	
	B.4	Non-residential uses at street level shall have a floor-to-floor height of at least 13 feet.	√	√	√	
	E.1	The portion of each such live-work unit in which business is conducted must be a minimum of 300sf and located between the street and the residential portion of the live-work unit. The non-residential portions of the unit shall extend the width of the street-level street-facing facade, shall extend a minimum depth of 15 feet from the street-level street-facing facade, and shall not contain any of the primary features of the residential (live) portion of the live-work unit, such as kitchen, bathroom, sleeping, or laundry facilities. These basic residential features shall be designed and arranged to be separate from the work portion of the live-work unit.	√	√	√	
	E.2	Each live-work unit must have a pedestrian entry on the street-facing facade that is designed to be visually prominent and provide direct access to the non-residential portions of the unit.	√	√	√	
Structure Height	23.47A.012	A.	55 Feet height limit per C1-55(M)	√	√	√
		C.2	Open railings, planters, parapets, and firewalls may extend up to 4 feet above the otherwise applicable height limit, whichever is higher. Insulation material, rooftop decks and other similar features, or soil for landscaping located above the structural roof surface, may exceed the maximum height limit by up to 2 feet if enclosed by parapets or walls that comply with this subsection 23.47A.012.C.2.	√	√	√
		C.4.b	Mech. Equipment may extend up to 15 feet above the applicable height limit, as long as the combined total coverage of all features gaining additional height, including weather protection such as eaves or canopies extending from rooftop features, does not exceed 20 percent of the roof area, or 25 percent of the roof area if the total includes stair or elevator penthouses or screened mechanical equipment:	√	√	√
		C.4.f	Stair and elevator penthouses may extend above the applicable height limit up to 16 feet.	√	√	√
Floor Area Ratio	23.47A.013	A	Per table A - MAX. FAR is 3.75.	√	√	√
		B	The following gross floor area is not counted toward maximum FAR:	√	√	√
		B.1	All underground stories or portions of stories;	√	√	√
	B.2	All portions of a story that extend no more than 4 feet above existing or finished grade, whichever is lower, excluding access;	√	√	√	
Landscaping & Screening Standards	23.47A.016	A.2.a	Landscaping shall achieve a green factor score of 0.30 Or greater per SMC 23.86.019 for any lot with development containing more than four dwelling units.	√	√	√
		B.1	Street trees are required; existing street trees shall be retained	√	√	√
Commercial Zones With A Mandatory Housing Affordability Suffix	23.47A.017		C and NC zones with a mandatory housing afford-ability suffix are subject to the provisions of chapters 23.58B and 23.58C.	√	√	√
Light And Glare Standards	23.47A.022	A.	Exterior lighting must be shielded and directed away from adjacent uses.	√	√	√
		B.	Interior lighting in parking garages must be shielded to minimize nighttime glare affecting nearby uses.	√	√	√
Amenity Areas	23.47A.024	A.	Required in an amount of 5% of gross floor area in residential use. Areas used for Mech. Equipment and accessory parking are excluded from gross floor area. Bioretention facilities qualify as amenity areas.	√	√	√
		B.	All residents shall have access to at least one common or private amenity area. Amenity areas shall not be enclosed. Parking areas and driveways don't qualify as amenity areas. Common amenity area shall have a minimum horizontal dimension of 10 feet, and be no less than 250 sf. Private balconies and decks shall have a minimum area of 60 sf, and no horizontal dimension shall be less than 6 feet.	√	√	√

APPLICABLE ZONING	SMC-SECTION	DESCRIPTION	OPTION 1	OPTION 2	OPTION 3 PREFERRED
Required Parking And Loading	23.47A.030	A. Off-street parking spaces may be required as provided in section 23.54.015, Required parking.	√	√	√
Parking Location And Access	23.47.032	A.1.c If access is not provided from alley and the lot abuts two streets, access is permitted across one of the side street lot lines pursuant to 23.47A.032.C and curb cuts are permitted pursuant to 23.54.030.F.2.A.1	√	√	√
		A.1.d For each permitted curb cut, street-facing facades may contain one garage door, not to exceed the maximum width allowed for curb cuts.	√	√	√
		A.3 In C1 and C2 zones, access to off-street parking may be from a street, alley, or both when the lot abuts an alley. However, structures in C zones with residential uses, and structures in C zones across the street from residential zones shall meet the requirements for parking access for NC zones as provided in subsection 23.47A.032.A.1.	√	√	√
		B.1.a The following rules apply in NC zones, except as provided in subsection 23.47A.032.D: Parking shall not be located between a structure and a street lot line	√	√	√
		B.1.b Within a structure, street-level parking shall be separated from street-level, street-facing facades by another permitted use. This requirement does not apply to access to parking meeting the standards of subsection 23.47A.032.A.	√	√	√
		B.3 Off-street parking may be located anywhere on a lot in C1 and C2 zones, except that structures with residential uses in C zones, and structures in C zones across the street from residential zones shall meet the requirements for parking location for NC zones as provided in subsection 23.47A.032.B.1.	√	√	√
Improvement Requirements For Existing Streets In Residential And Commercial Zones	23.53.015	A.6.a The minimum right-of-way widths for arterials is per SDOT right-of-way improvements manual. Greenwood Ave N - Minor Arterial - required width 68 feet, existing width 90 feet	√	√	√
		A.6.b & C.2a The minimum right-of-way width for an existing street that is not an arterial in C1 zones 52 feet; Olympic Pl. Existing width - 40 feet with no dedication SDCI approved R.O.W. Exemption	√	√	√
		C.2.b Improvement requirement. A paved roadway with pedestrian access and circulation as required by 23.53.006, Drainage facilities and any landscaping required by the zone in which the lot is located shall be provided in the portion of the street right-of-way abutting the lot, as specified in the right-of-way improvements manual.	√	√	√
Required Parking	23.54.015	A. Table B - i. Residential uses: 1 space/dwelling unit. Site is located in 50% reduction in minimum parking requirement due to location within frequent transit service area (23.54.020.F.2.A) Table A - d. Live work units- no space for units less than 1500 sf	√	√	√
		D.1 D. Parking waivers for non-residential uses 1. In all commercial zones and in pedestrian-designated zones, no parking is required for the first 1,500 square feet of each business establishment.	√	√	√
		K Table D - d.2. Long-term bicycle parking requirement: 1 space / 1 dwelling unit; short-term: 1 space per 20 dwelling units	√	√	√
Parking Quantity Exceptions	23.54.020	F.2.a Reductions to required parking; 2. Transit reduction A. In multifamily and commercial zones, the minimum required parking for all uses is reduced by 50 percent if the property is located within a frequent transit service area, and the property is not located in an urban center, urban village, or station area overlay district.	√	√	√
Solid Waste And Recyclable Materials Storage And Access	23.54.040	A Per table A - space required for shared storage space for solid waste containers for residential development w/ 26 - 50 dwelling units is 375 sf. ; Storage space for non residential use less than 5000 sf = 82 sf.	√	√	√
		B Mixed use development that contains both residential and non-residential uses shall meet the storage space requirements shown in table a for 23.54.040 For residential development, plus 50 percent of the requirement for non-residential development. In mixed use developments, storage space for garbage may be shared between residential and non-residential uses, but separate spaces for recycling shall be provided.	√	√	√
Applicability & General Requirements	23.58.025	B.1 Shall apply to development that includes units, whether such development occurs through one or more of the following: 1. Construction of a new structure;	√	√	√
Affordable Housing - Payment Option	23.58.040	A. Payment amount 1. An applicant through the payment option shall provide a cash contribution to the city, calculated by multiplying the payment calculation amount per square foot according to table b for 23.58C.040 And map a for 23.58C.050, As applicable, by the total gross floor area in the development, excluding the floor area of parking located in stories, or portions of stories, that are underground, and excluding any floor area devoted to a domestic violence shelter, as follows: A. In the case of construction of a new structure, the gross floor area in residential use and the gross floor area of live-work units;	√	√	√

7.0 DESIGN GUIDELINES



1 Uses along Greenwood Ave N at street level



2 Section across Greenwood Ave N

SEATTLE DESIGN GUIDELINES

Only Seattle Design Guidelines are applicable to this site.

CS2. URBAN PATTERN AND FORM

B. Adjacent Sites, Streets and Open Spaces

Architect Response:

The proposal reinforces the existing commercial corridor by providing direct access from Greenwood Avenue North to the commercial space, live-work units, and residential lobby located at street level. The proposed project provides setbacks at street level to provide a wider sidewalk experience, landscaping and access to the street level uses thus enhancing the pedestrian experience and complementing existing streetscape characteristics of Greenwood Avenue North. The east facing second level outdoor amenity space will provide a buffer area to visually reduce the mass and bulk of the structure in relationship to the single family residences adjacent to the site. The upper residential levels are considerably setback from the east property line to reduce the perceived mass of the building towards the residential zone (See vignettes 1, 2, and 4).

D. Height, Bulk and Scale

Architect Response:

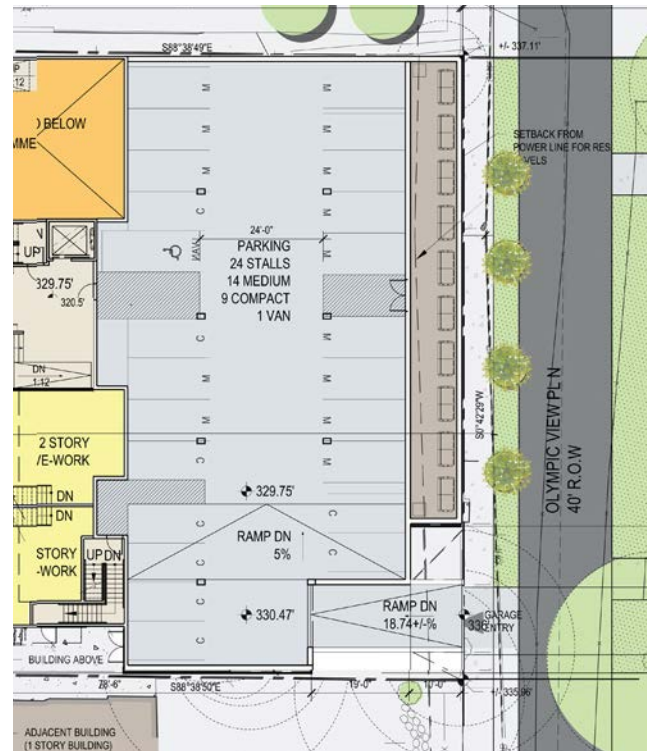
The project is located in the C1-55 zone and adjacent to a SF 5000 (single family) zone on the eastern side of the lot. The proposed development utilizes the full build-able potential of the upzoned site while allowing for a smooth height transition to the adjacent SF 5000 zone by stepping back the massing and utilizing a landscaped area along Olympic View North. The project is comparable in scale to the adjacent north building and expected future development in this zone. Breaks in the facade are proposed to provide visual relief and reduce the perceived mass of the new building along Greenwood Avenue North and Olympic View Place North (See vignettes 4, 6 and 7).

CS3. ARCHITECTURAL CONTEXT AND CHARACTER

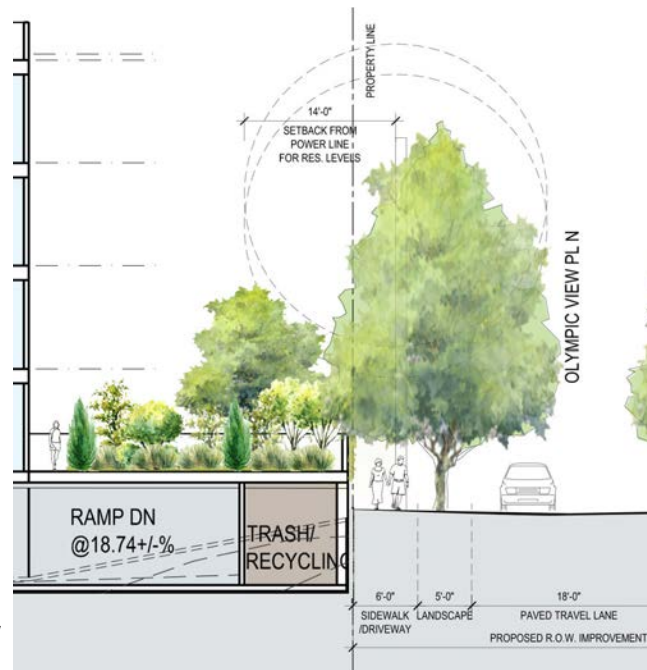
A. Emphasizing Positive Neighborhood Attributes

Architect Response:

The existing properties around the site vary in architectural style use, age, scale and character. The proposed design complements this amalgam by expressing a contemporary urban style with simple and clean massing. Material/color variation and architectural elements such as fenestration, Juliet, balconies, canopies etc. will be used to enhance the facade and create interest. The project mitigates zone height differentials by locating the primary building mass along Greenwood Avenue North and lower level residential amenity space on level 2 adjacent to single family residential zone.



3 Uses along Olympic View Place N



4 Section across Olympic View PL N

PUBLIC LIFE

PL1. CONNECTIVITY

A. Network of Open Spaces - 2. Adding to Public Life

Architect Response:

Commercial, live-work, and residential entries are proposed to be located along Greenwood Avenue North to increase pedestrian interaction and create a friendly streetscape environment. The street level uses along Greenwood Avenue North are setback to provide a wider sidewalk experience, landscaping and access to the street level uses. An outdoor amenity area on level 2 along Olympic View Place North is proposed to create a buffer to the adjacent single family residential community to the east (See vignettes 5 and 7).

B. Walkways and Connections - 3. Pedestrian Amenities

Architect Response:

Street facing live-work, residential lobby, and commercial uses along Greenwood Avenue North will enhance pedestrian connectivity, visibility, and security and activate the streetscape. Thus providing for a vibrant environment. Pedestrian oriented and scaled signage will aid in wayfinding for the residential lobby and commercial uses. Project specific lighting will create a sense of place. Spillover illumination from streetfront glazing will help to further illuminate the streetscape and increase pedestrian security. Overhead weather protection will be provided at the street level uses along Greenwood Ave N.

PL2. WALKABILITY

B. Safety and Security - 1. Eyes on the Street, 2. Lighting for Safety, 3. Street-level Transparency

C. Weather Protection - 1. Location and Coverage, 2. Design integration

Architect Response:

Pedestrian friendly uses such as commercial, live-work units and the residential lobby with potentially large areas of glazing have been located along Greenwood Avenue North to foster a robust and walkable pedestrian environment. Overhead weather protection will be provided along Greenwood Ave North and the live-work units themselves will be set back from the public sidewalk edge to provide privacy for the units and create an informal area to promote frequent pedestrian interaction. Additional landscaping can be located in this area as well. Lighting specifically selected for differing uses at the lower levels create the opportunity to provide an active and vibrant streetscape (See vignettes 1 and 2).

PL3. STREET-LEVEL INTERACTION

A. Entries

Architect Response:

The proposed design will provide commercial and residential uses along Greenwood Avenue North with large areas of glazing and clearly defined entries directly connected to the sidewalk.

C. Retail Edges

Architect Response:

The proposed design will provide accessible entrances from the sidewalk with overhead weather protection and appropriate signage. Commercial and live-work uses will provide increased floor to floor height with large areas of street front glazing to ensure ample visibility (See vignettes 1, 2, and 8).

PL4. ACTIVE TRANSPORTATION

B. Planning Ahead for Bicyclists

Architect Response:

The proposed design will provide code required secured bicycle storage for residents to encourage the use of bicycle transportation.

7.0 DESIGN GUIDELINES

DESIGN CONCEPT

DC1. PROJECT USES AND ACTIVITIES

A. Arrangement of interior uses, B. Vehicular Access and Circulation & C. Parking and Service Uses

Architect Response:

The design proposes active uses such as live-work, commercial, and a residential lobby located at street level and in visibly primary locations with respect to the streetscape. Service and utility uses are located off street and clearly designated as secondary points of access. Parking garage access and solid waste pickup is located along Olympic View Place North, which is the secondary street, to minimize pedestrian / vehicular conflicts

Architect Response:

Along the Olympic view PL N, vertical vegetation from planters in the courtyard on level 2 will be used to break up the blank facade of the garage/trash enclosure wall facing Olympic View PI N (See vignettes 4 and 5).

DC2. ARCHITECTURAL CONCEPT

A. Massing - 1. Site Characteristics and Uses & 2. Reducing Perceived Mass

Architect Response:

The proposed massing utilizing the full development potential of the site while being sensitive to the surrounding lower height properties by providing a setback and a landscaped outdoor courtyard along Olympic View PL North. Breaks in the facade, material/color variation and architectural elements such as fenestration, julets, balconies, canopies etc. will be used to enhance the facade and reduce the perceived mass of the building (See vignettes 2,6, and 8).

B. Architectural and Facade Composition

Architect Response:

Facade composition and scale is defined by the building program and uses. Lower levels are dedicated to commercial, residential lobby, and live-work units while upper levels include residential units that all have unique program characteristics. These characteristics can be exploited to differentiate massing between lower and upper massing levels. Simple and clear massing establishes an order to the structure while material/color variation and architectural elements such as fenestration, Juliet, balconies, canopies etc. will create an interesting facade composition.

DC3. OPEN SPACE CONCEPT

A. Building Open Space Relationship - 1. Interior and Exterior Fit

Architect Response:

The proposed design integrates open space with building massing by providing common space at the roof level and an outdoor courtyard amenity on level 2. Private open space potentially for the residents can also be added in the form of balconies.

DC4. EXTERIOR ELEMENTS AND FINISHES

B. Signage: 1. Scale and Character - 2. Coordination with Project Design

C. Lighting: Functions and Avoiding Glare

Architect Response:

The proposed design will include simple, legible and elegant signs, appropriately placed by function that will contribute to the overall character of the structure itself. The proposed design will also provide lighting as needed to increase site safety but avoiding off-site glare and light pollution (See vignette 8).



5 View of SE corner from Olympic View PL N



6 View of SW corner from Greenwood Ave N



7 Aerial view looking southwest from Olympic View PL N



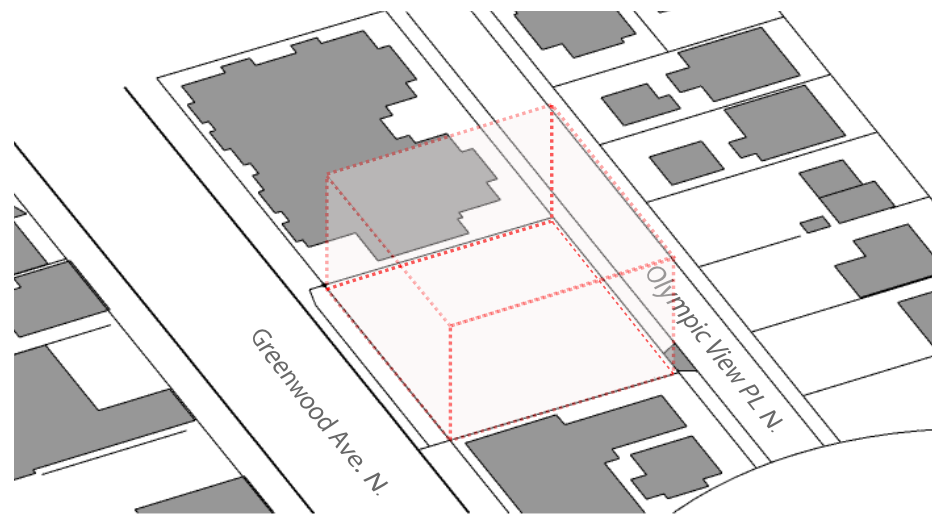
8 Street level along Greenwood Ave N

8.0 ARCHITECTURAL MASSING CONCEPTS

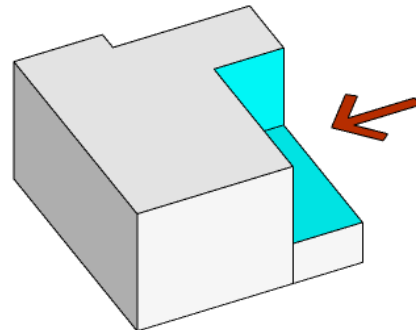


	Option 1	Option 2	Preferred Option 3
CONCEPT:	T Shape	L Shape	Simple Box
# UNITS:	48 Units	48 Units	48 Units
LIVE / WORK:	2 Units	2 Units	2 Units
AMENITY AREA SF	3,427 SF	3,694 SF	4,751 SF
COMMERCIAL RETAIL SF:	1,038 SF	895 SF	1,005 SF
PARKING STALLS:	24 Stalls	24 Stalls	24 Stalls
BIKE STALLS:	54 Stalls	54 Stalls	54 Stalls
GROSS FLOOR AREA:	49,261 SF	49,367 SF	49,529 SF
FAR:	48,390 SF (3.74)	48,486 SF (3.74)	48,576 SF (3.75)
PROS:	<ul style="list-style-type: none"> Street level setback for some portion of Greenwood Ave N Two story volume for live work units Setback from SF zone for some portion of the facade Residential levels setback from side lot lines Clubroom amenity facing Greenwood Ave N South/east facing courtyard 	<ul style="list-style-type: none"> Street level setback along Greenwood Ave N Two story volume for live work units Setback from SF zone for some portion of the facade Residential levels setback from side lot lines Clubroom amenity facing Greenwood Ave N South/east facing courtyard Upper-level setback to reduce dominance of new building along Greenwood Ave N. 	<ul style="list-style-type: none"> Street level setback along Greenwood Ave N Two story volume for live work units Setback from SF zone for the entire facade Courtyard with generous landscaping along Olympic View Place N No units facing side lot lines Large facade break to reduce dominance of the building along Greenwood Ave N
CONS:	<ul style="list-style-type: none"> Smaller courtyard Some units facing side lot lines 	<ul style="list-style-type: none"> Smallest courtyard among the three schemes Some units facing side lot lines Longer facade length closer to Olympic View Place N. 	<ul style="list-style-type: none"> Less depth for common area in courtyard Less setback from side lot lines for residential levels No enclosed clubroom amenity
CODE COMPLIANCE:	Departure requested	Departure requested	Code compliant

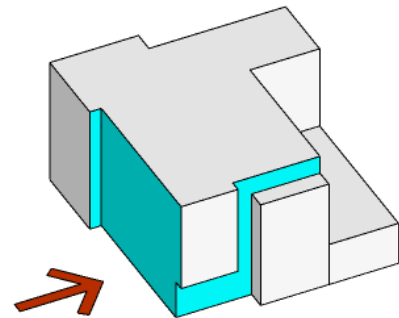
8.0 OPTION 1 | T SHAPE



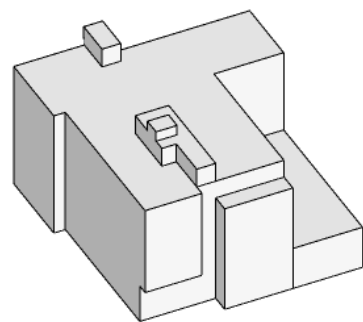
Allowable zoning envelope



Setback from single family zone



Treatment along arterial street

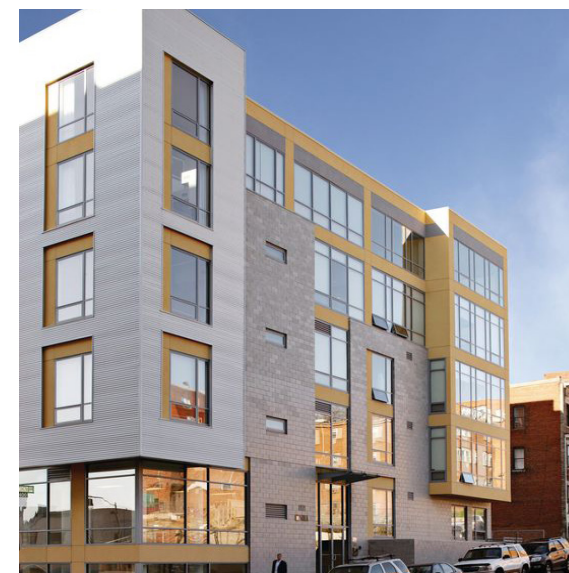


Final T shape massing concept



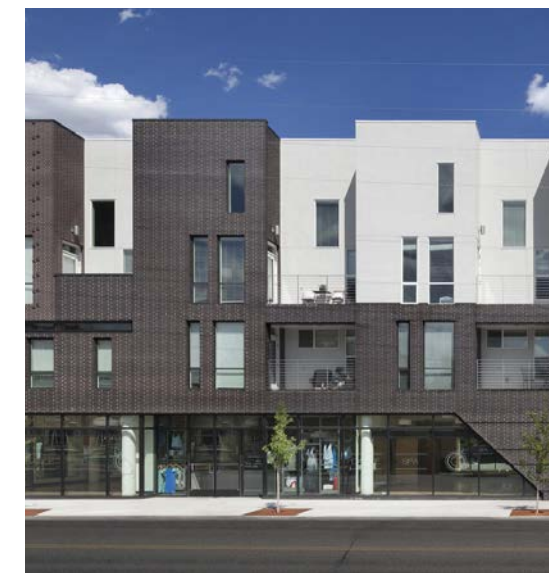
AERIAL VIEW LOOKING NORTHEAST FROM GREENWOOD AVENUE NORTH

DESIGN CUES



DESIGN CUE 1:

- Simple fenestration pattern with layered facade treatment is used to break up the mass.
- Different materials are used to create contrast and reinforce vertical lines.



DESIGN CUE 2:

- The use of dark materials at the lower levels and bright materials at the upper level reduce the perceived mass of the building.
- Dark brick and storefront glazing are used to highlight the base and enhance pedestrian experience at street level.

8.0 OPTION 1 | T SHAPE



VIEWING NORTHEAST FROM GREENWOOD AVENUE NORTH



VIEWING NORTHWEST FROM OLYMPIC VIEW PLACE NORTH



VIEWING SOUTHEAST FROM GREENWOOD AVENUE NORTH

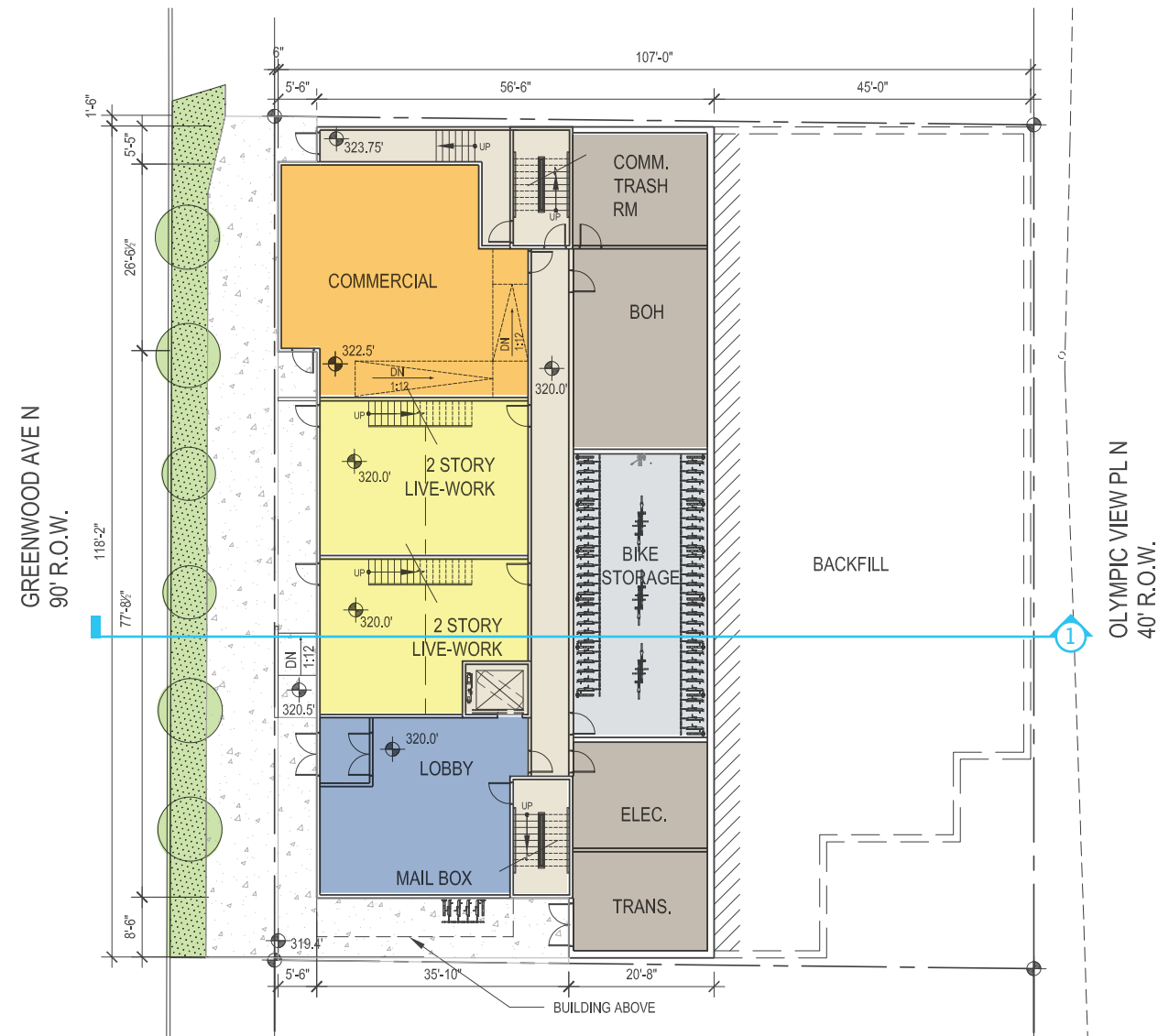


AERIAL VIEW LOOKING SOUTHWEST FROM OLYMPIC VIEW PLACE NORTH

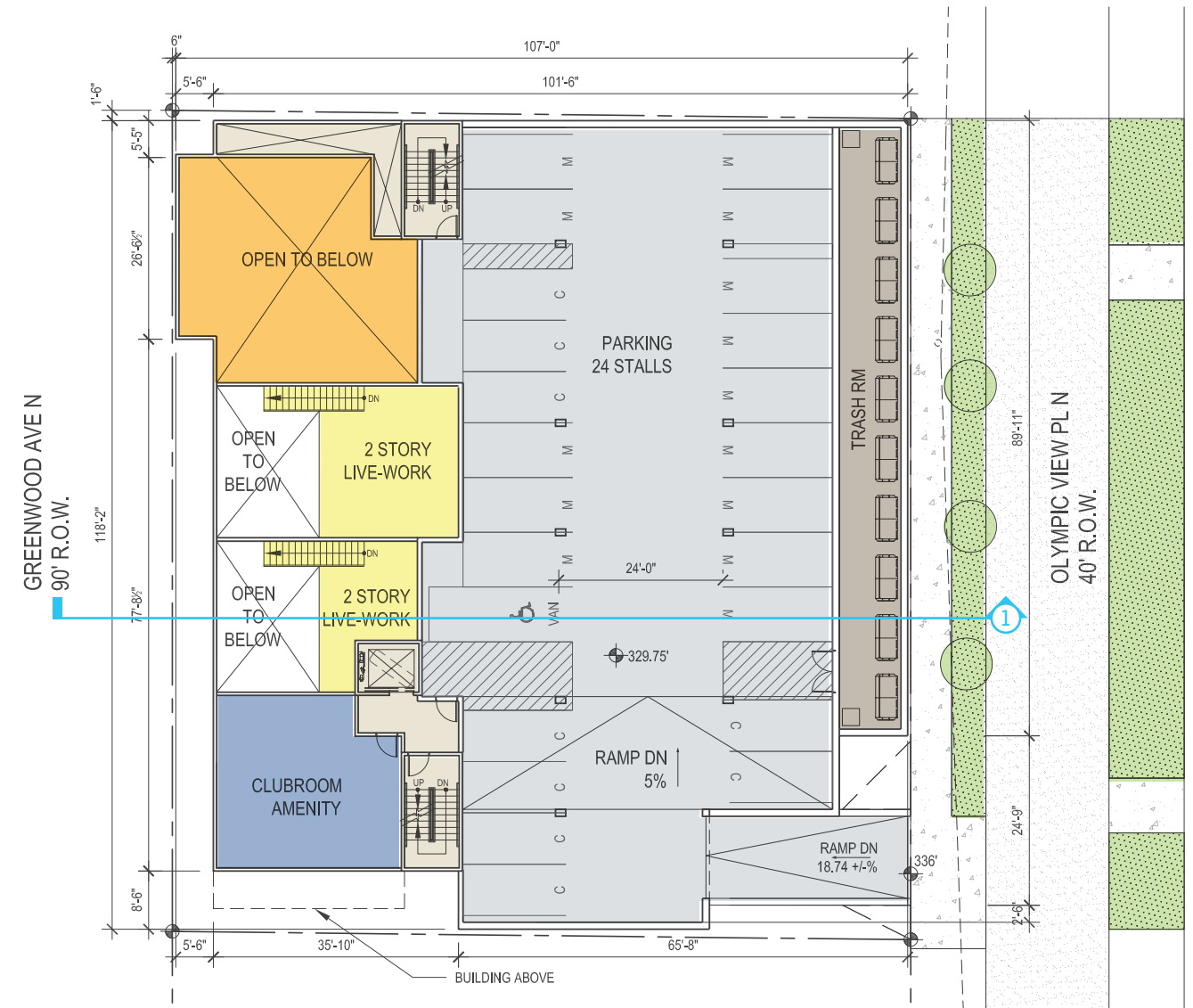
8.0 OPTION 1 | FLOOR PLANS

KEY

- Commercial
- Units
- Utility / BOH
- Circulation
- Planting Strip / Landscape
- Residential Amenity
- Parking
- Live / Work



LEVEL 1



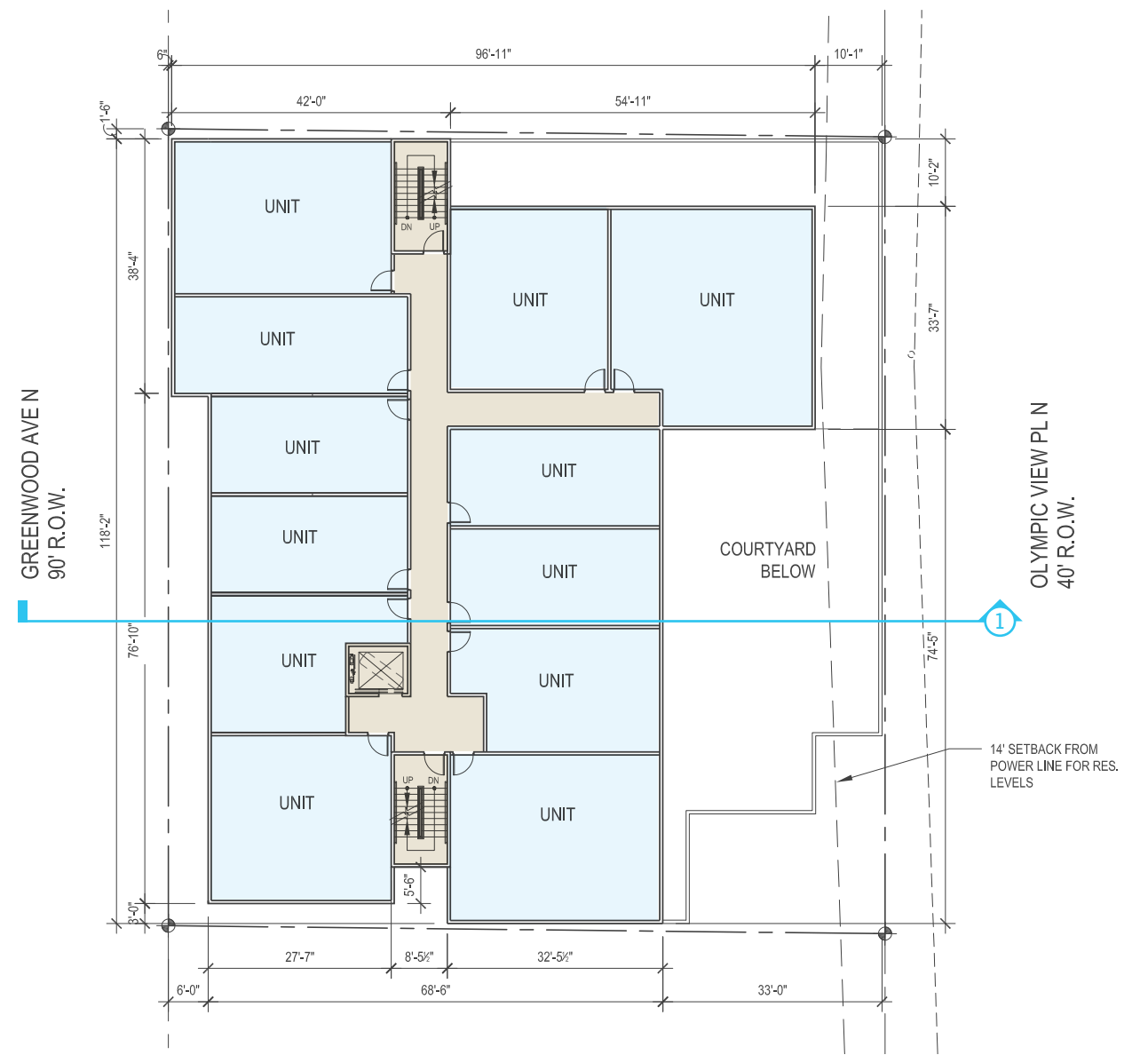
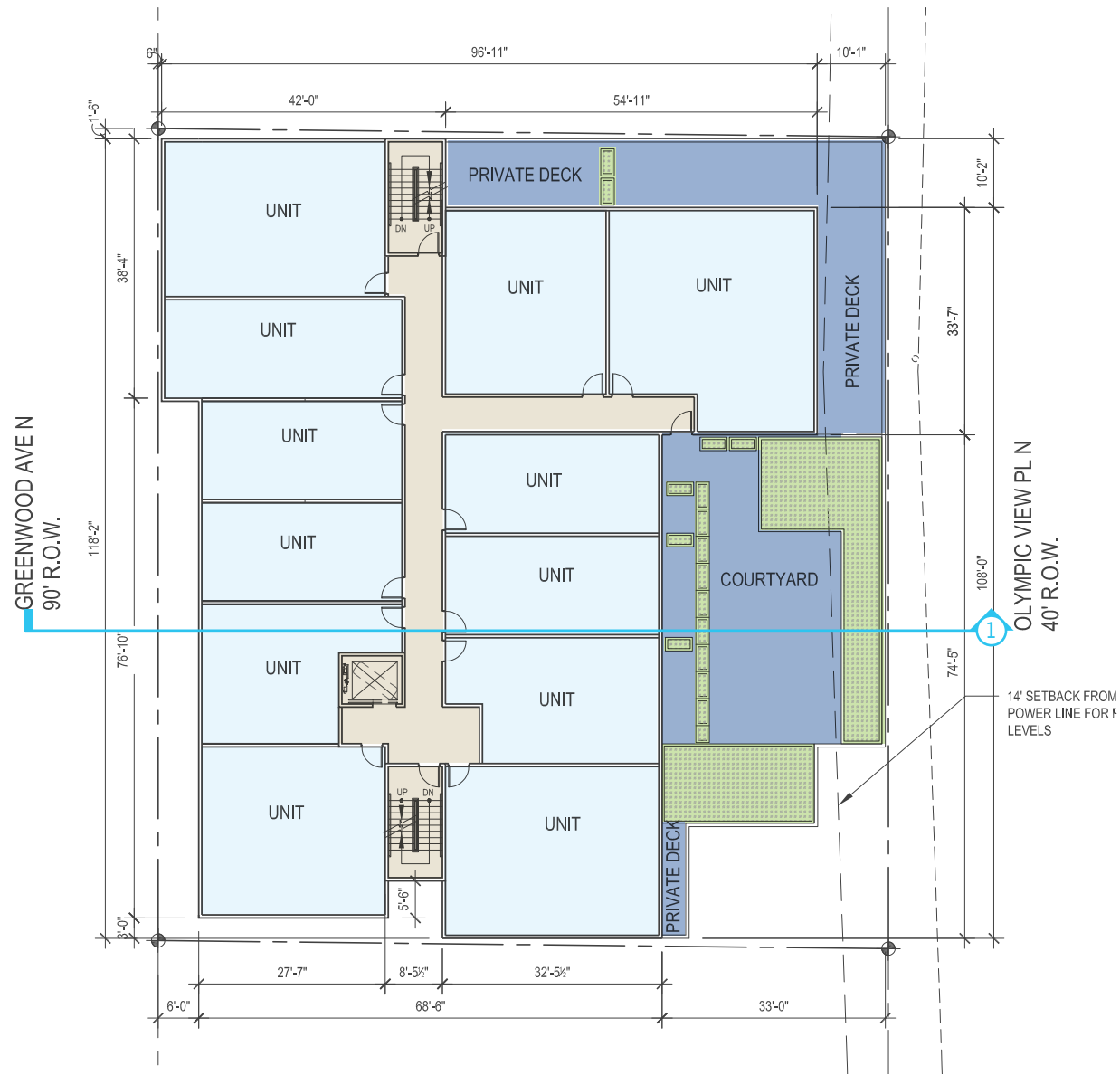
LEVEL 2



8.0 OPTION 1 | FLOOR PLANS

KEY

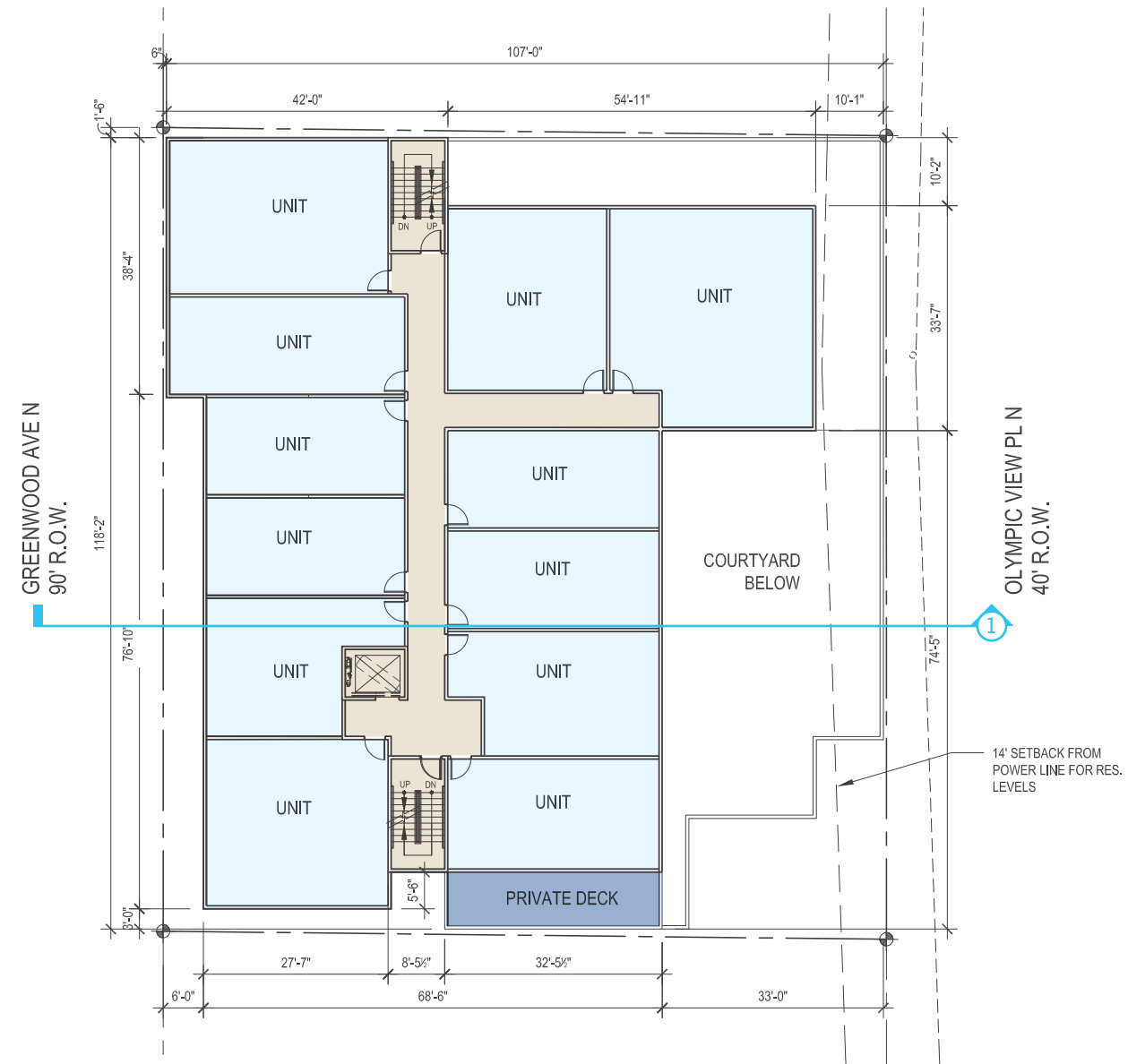
- Commercial
- Units
- Utility / BOH
- Circulation
- Planting Strip / Landscape
- Residential Amenity
- Parking
- Live / Work



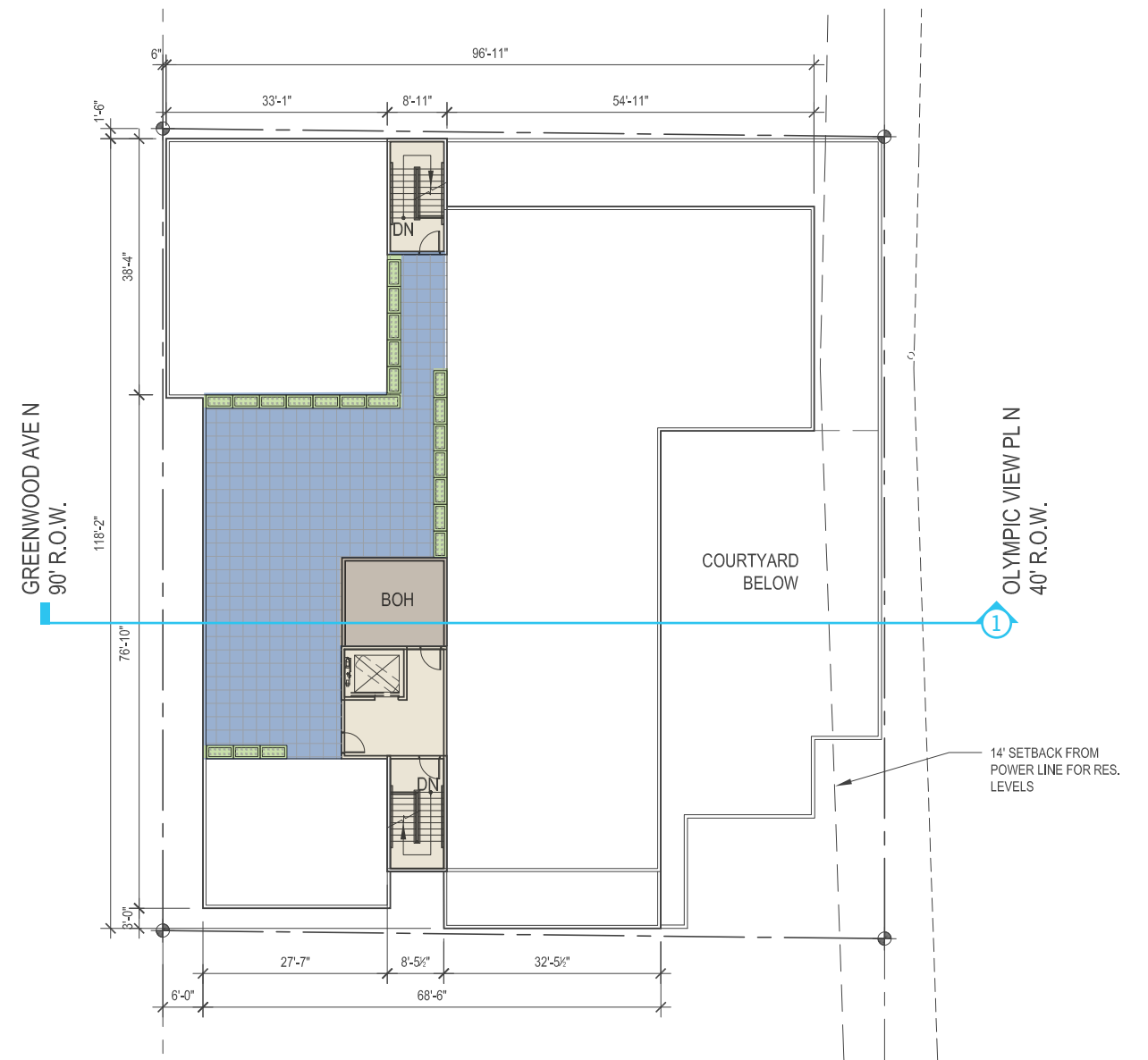
8.0 OPTION 1 | FLOOR PLANS

KEY

- Commercial
- Units
- Utility / BOH
- Circulation
- Planting Strip / Landscape
- Residential Amenity
- Parking
- Live / Work



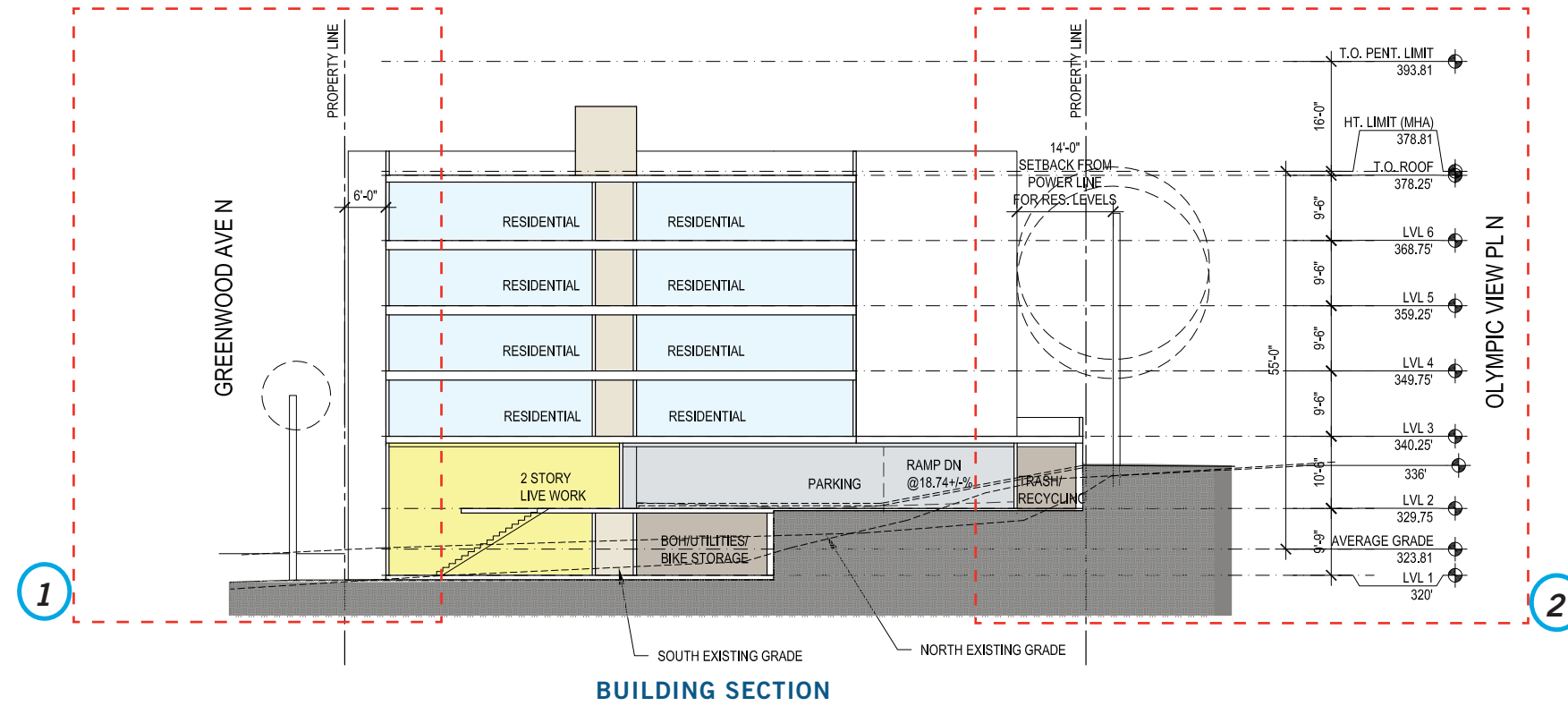
LEVEL 6



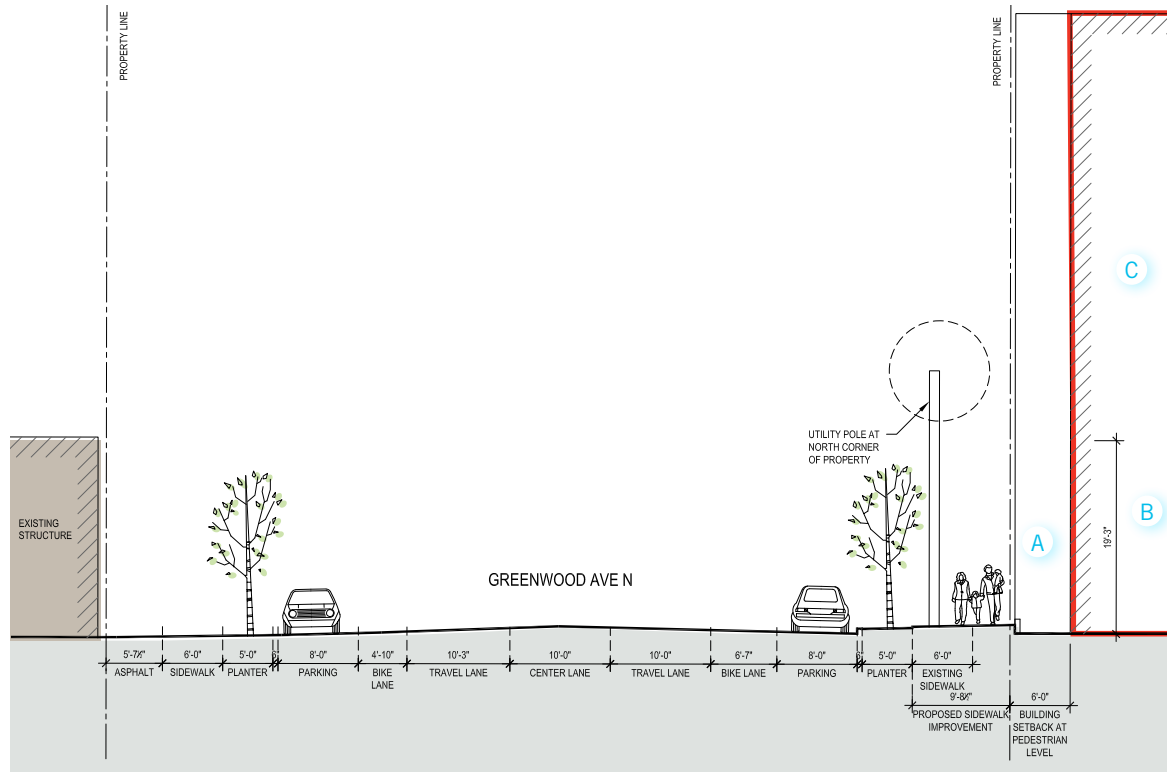
ROOF PLAN



8.0 OPTION 1 | SECTIONS

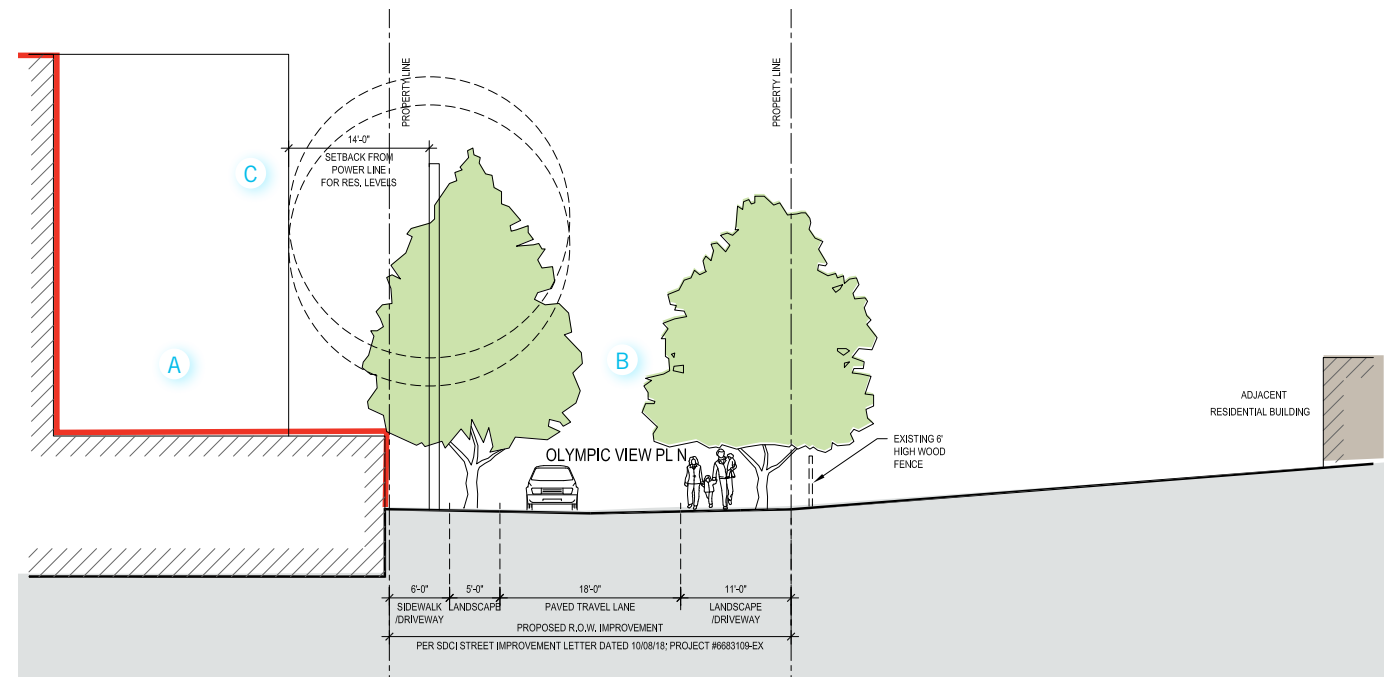


BUILDING SECTION



1 GREENWOOD AVE N. SECTION

- A Street-level setback for access to live/work units creates wider sidewalk appearance .
- B Two-story volume at live/work units.
- C Full height setback for some portion along Greenwood Avenue North



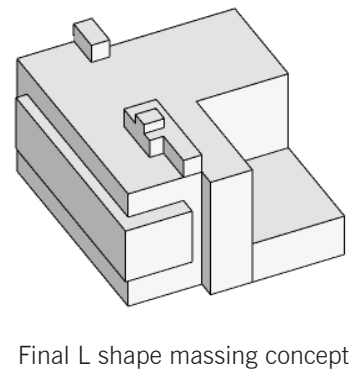
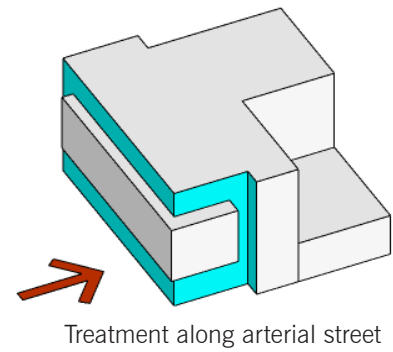
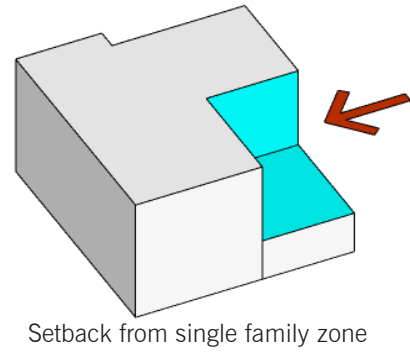
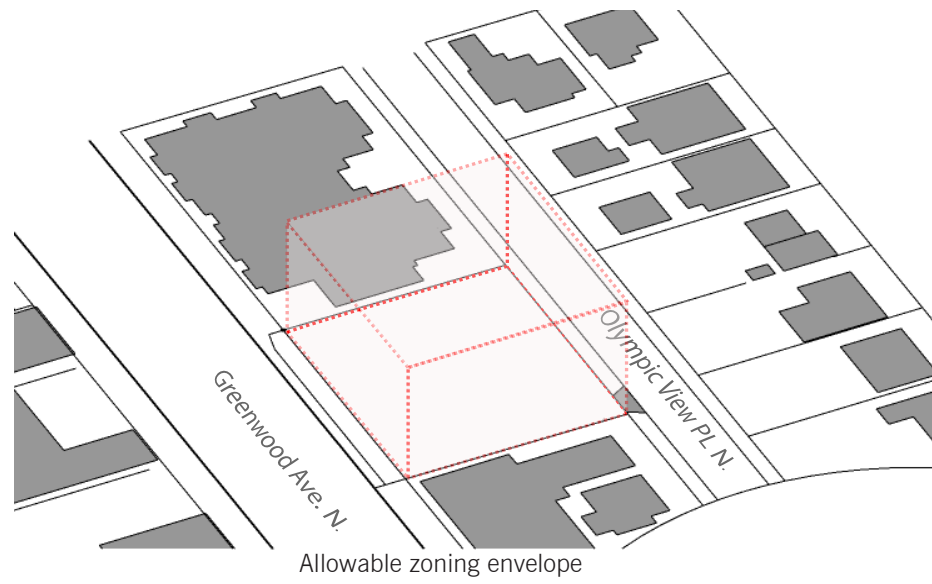
2 OLYMPIC VIEW PL. N. SECTION

- A Upper-level setback from single family zone to the east
- B Olympic View Pl. N currently functions as an alley; New street improvements with curbless street cross section to be finalized by SDOT
- C High voltage power lines require upper-level setback.

8.0 OPTION 1 | SHADOW STUDY



8.0 OPTION 2 | L SHAPE



AERIAL VIEW LOOKING NORTHEAST FROM GREENWOOD AVENUE NORTH

DESIGN CUES



DESIGN CUE 1:
- Distinctive facade treatment of upper level step back relative to lower levels



DESIGN CUE 2:
- Two types of fenestration patterns to create rhythm on the facade.

8.0 OPTION 2 | L SHAPE



VIEWING NORTHEAST FROM GREENWOOD AVENUE NORTH



VIEWING NORTHWEST FROM OLYMPIC VIEW PLACE NORTH



VIEWING SOUTHEAST FROM GREENWOOD AVENUE NORTH

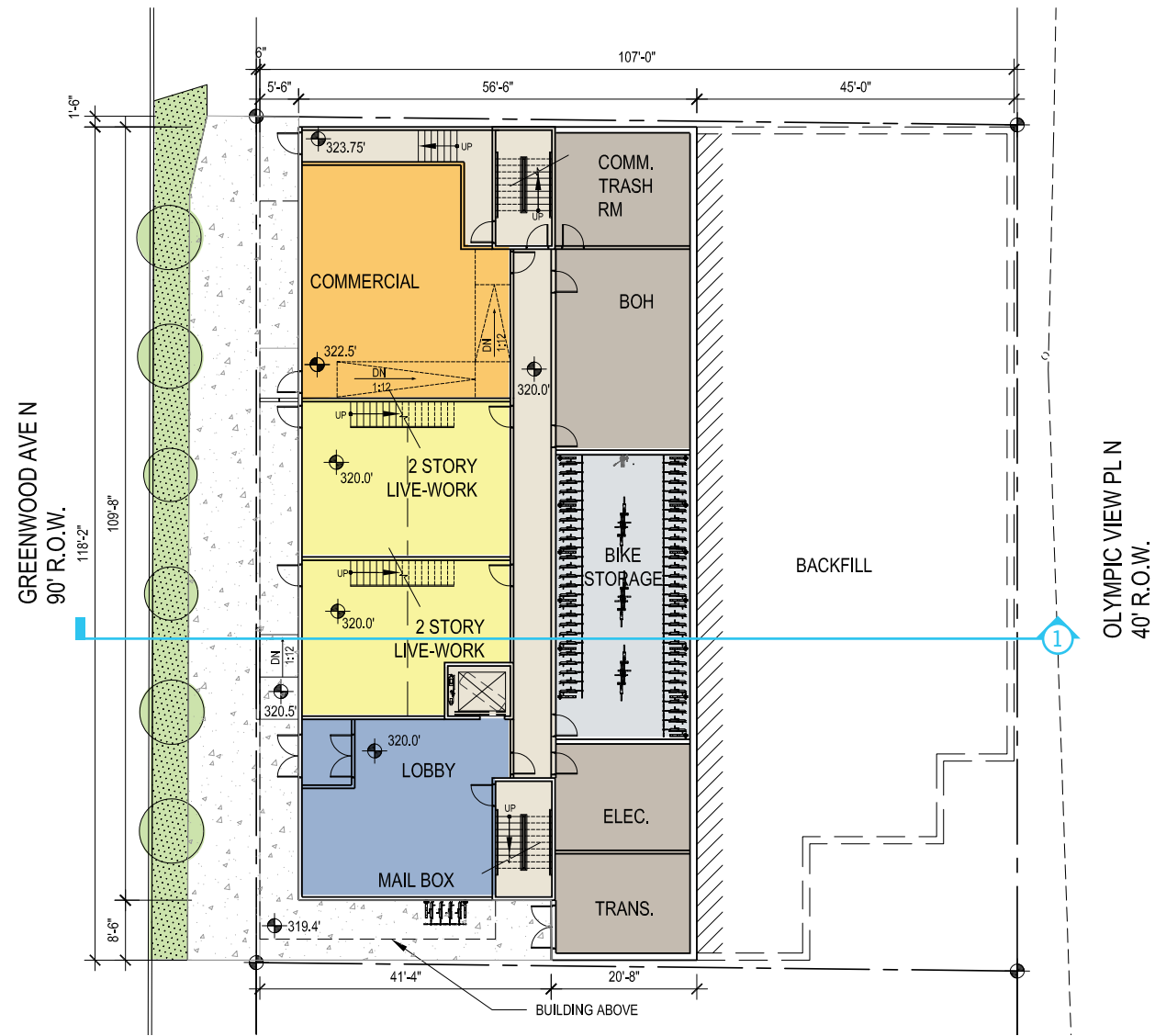


AERIAL VIEW LOOKING SOUTHWEST FROM OLYMPIC VIEW PLACE NORTH

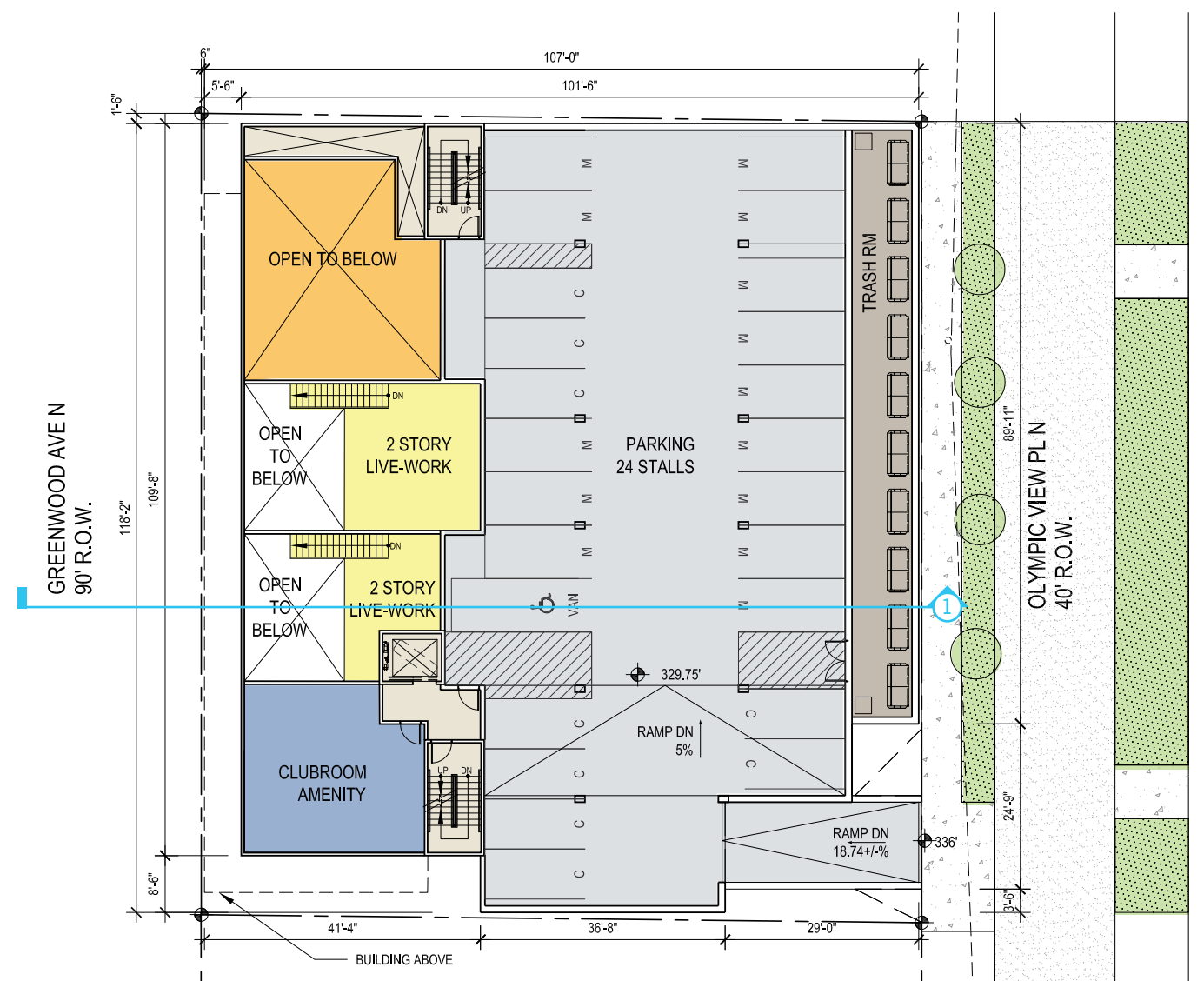
8.0 OPTION 2 | FLOOR PLANS

KEY

- Commercial
- Units
- Utility / BOH
- Circulation
- Planting Strip / Landscape
- Residential Amenity
- Parking
- Live / Work



LEVEL 1



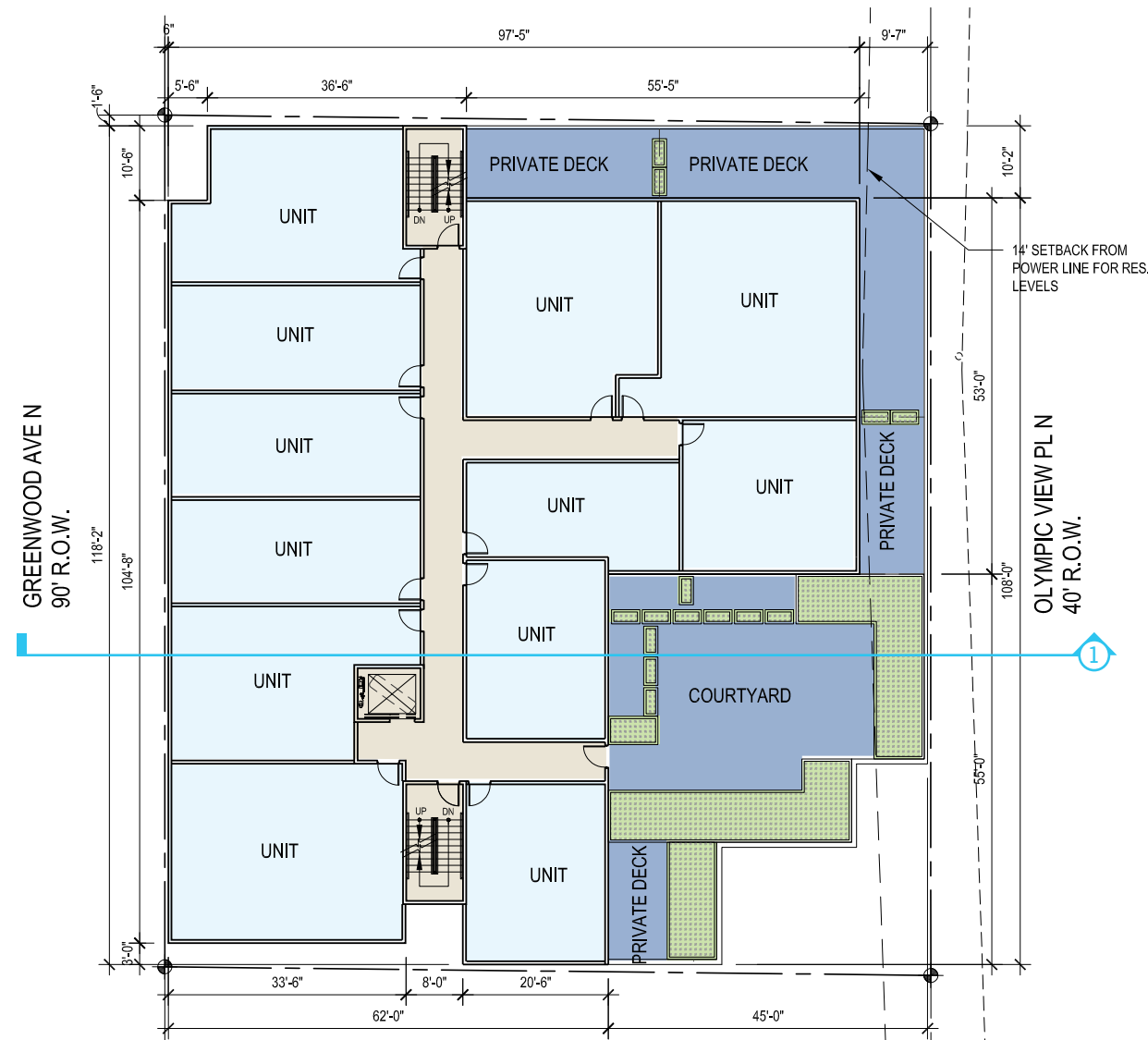
LEVEL 2



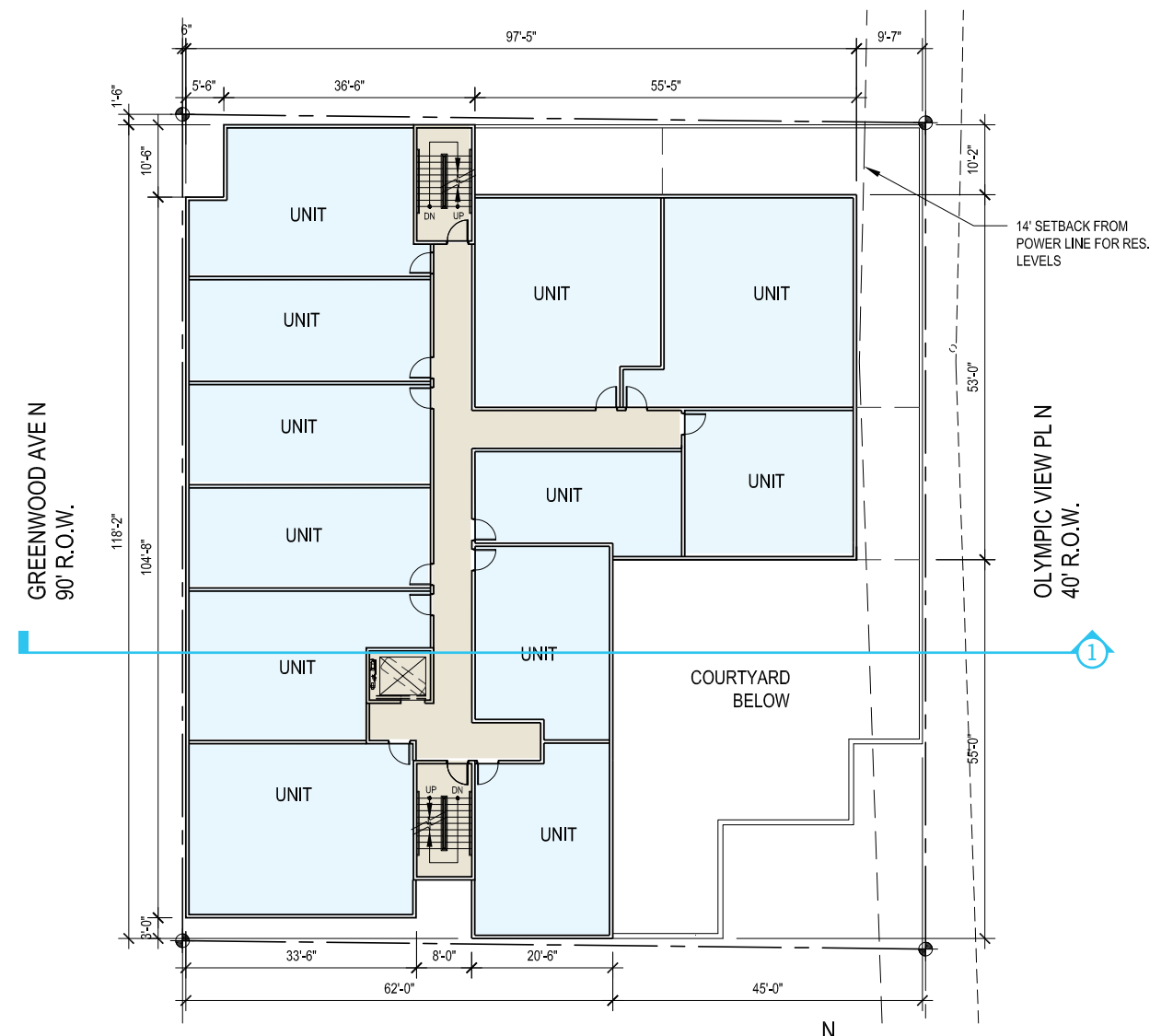
8.0 OPTION 2 | FLOOR PLANS

KEY

- Commercial
- Units
- Utility / BOH
- Circulation
- Planting Strip / Landscape
- Residential Amenity
- Parking
- Live / Work



LEVEL 3

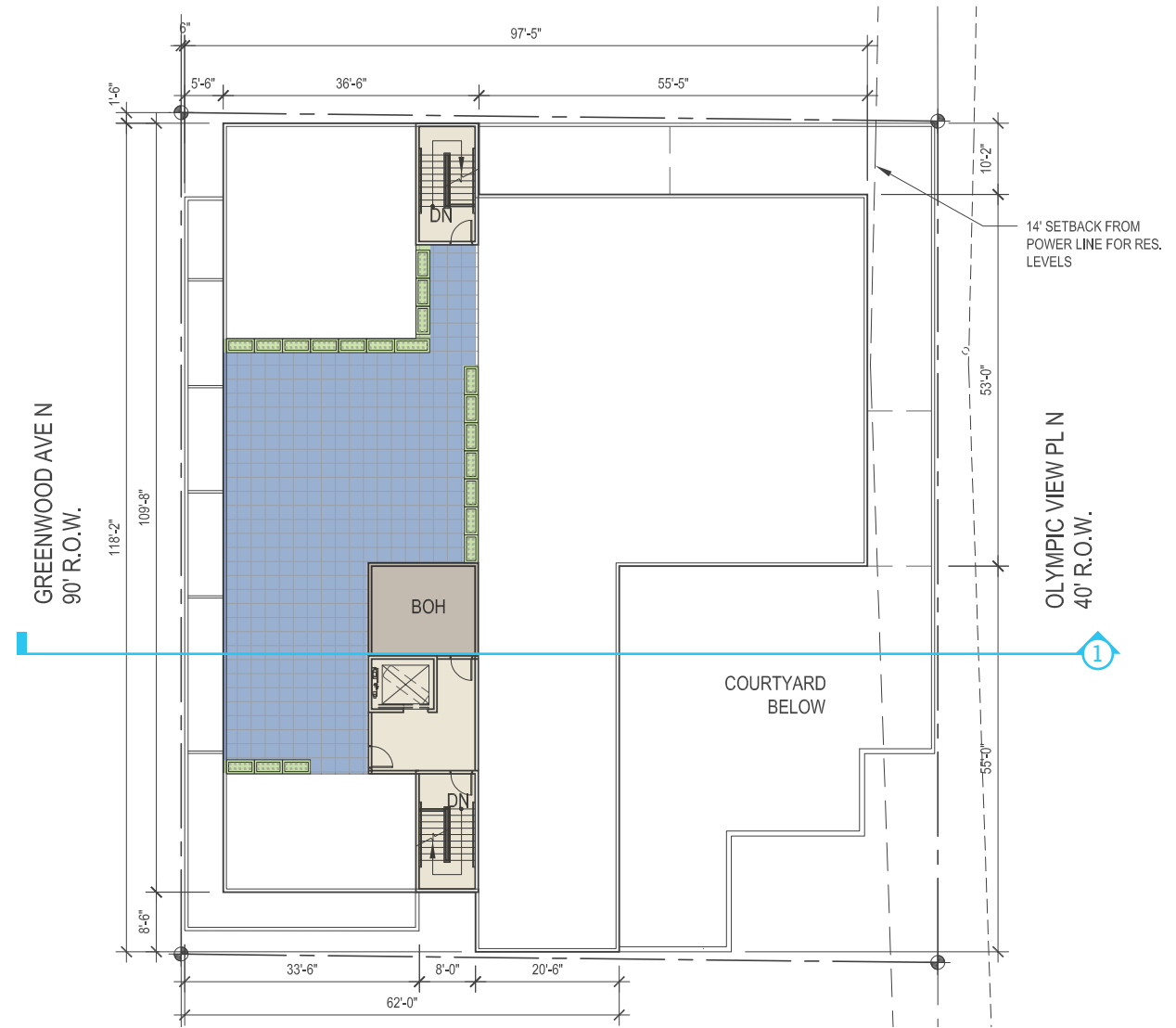
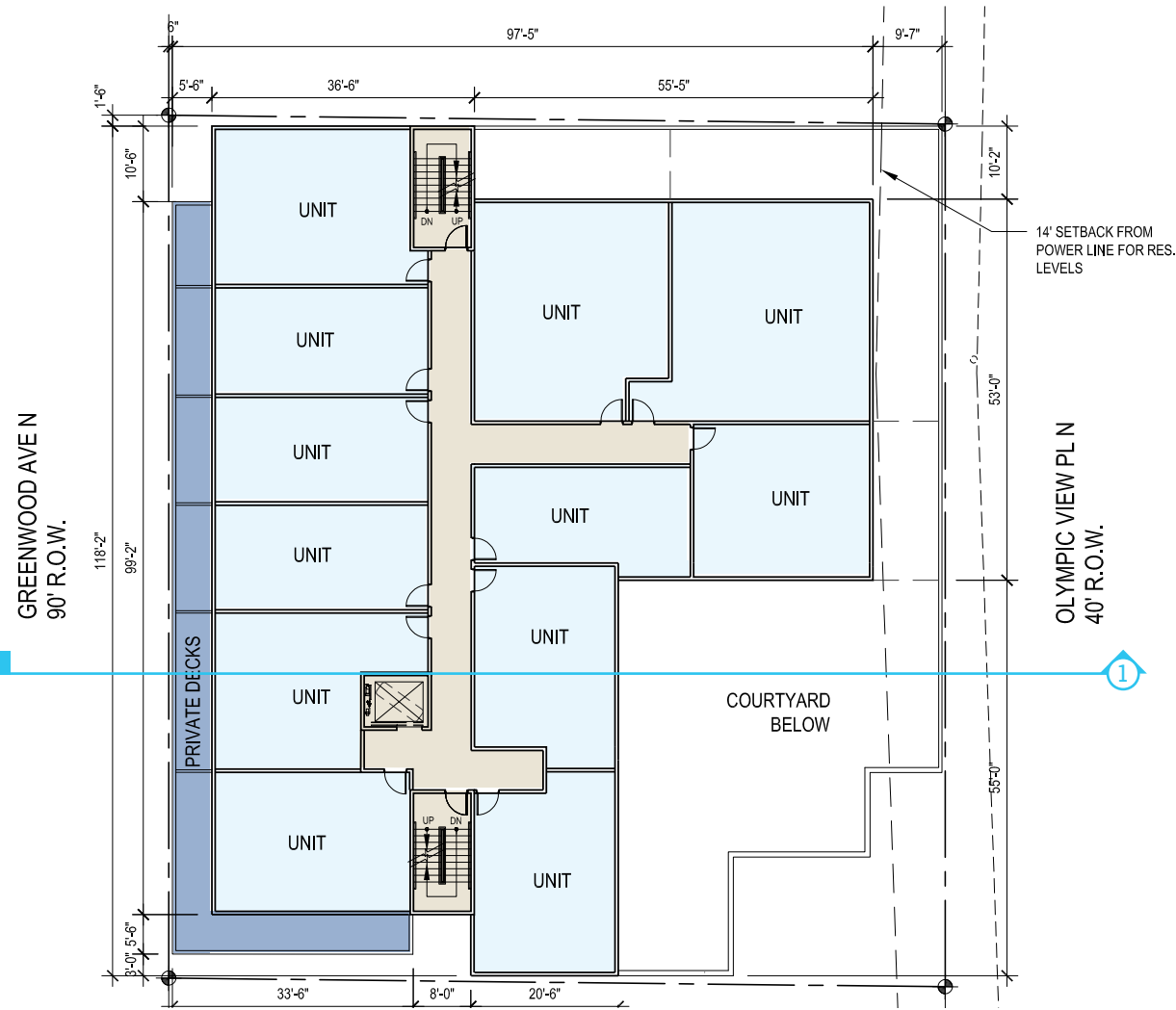


LEVEL 4-5

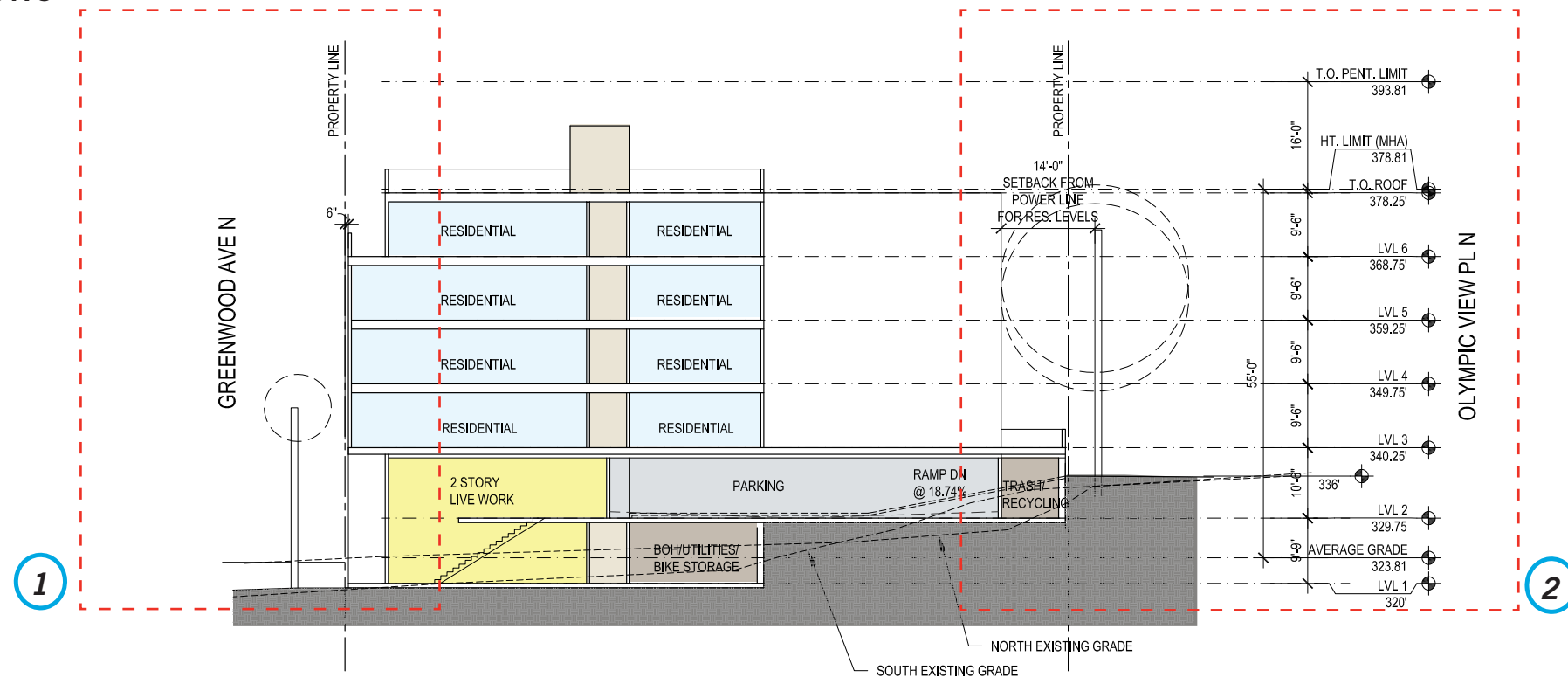
8.0 OPTION 2 | FLOOR PLANS

KEY

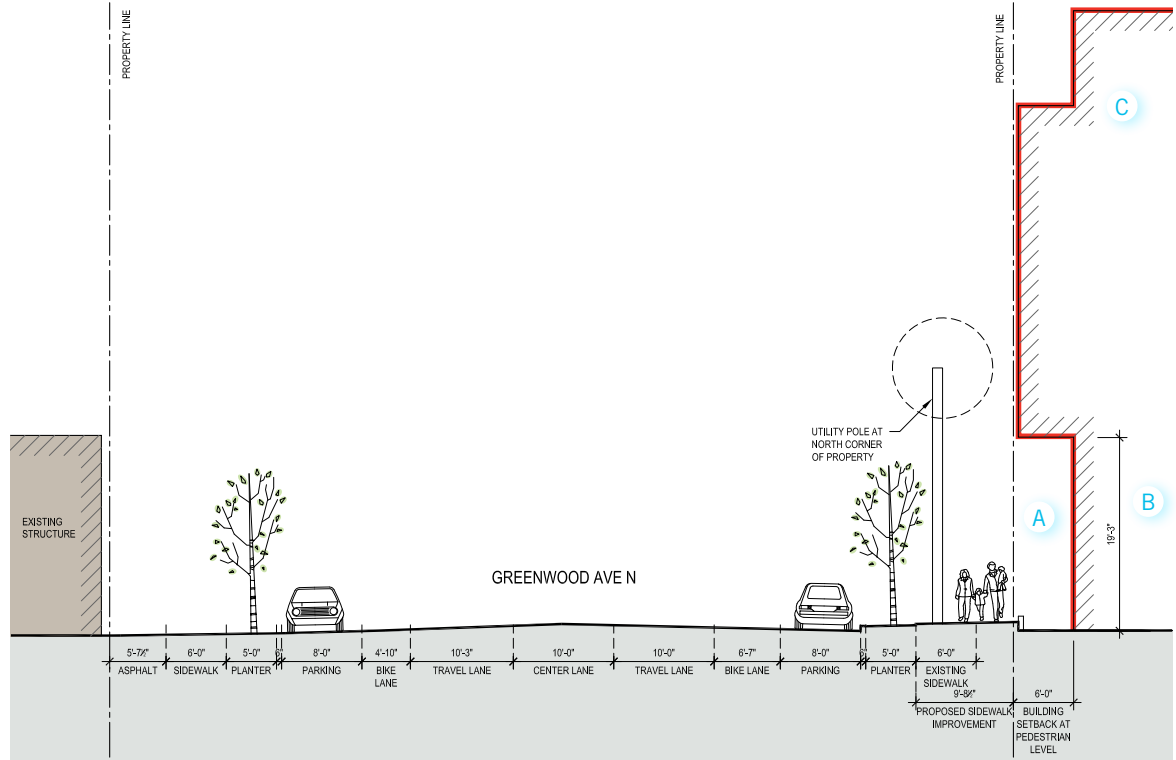
- Commercial
- Units
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- Residential Amenity
- Parking
- Live / Work



8.0 OPTION 2 | SECTIONS

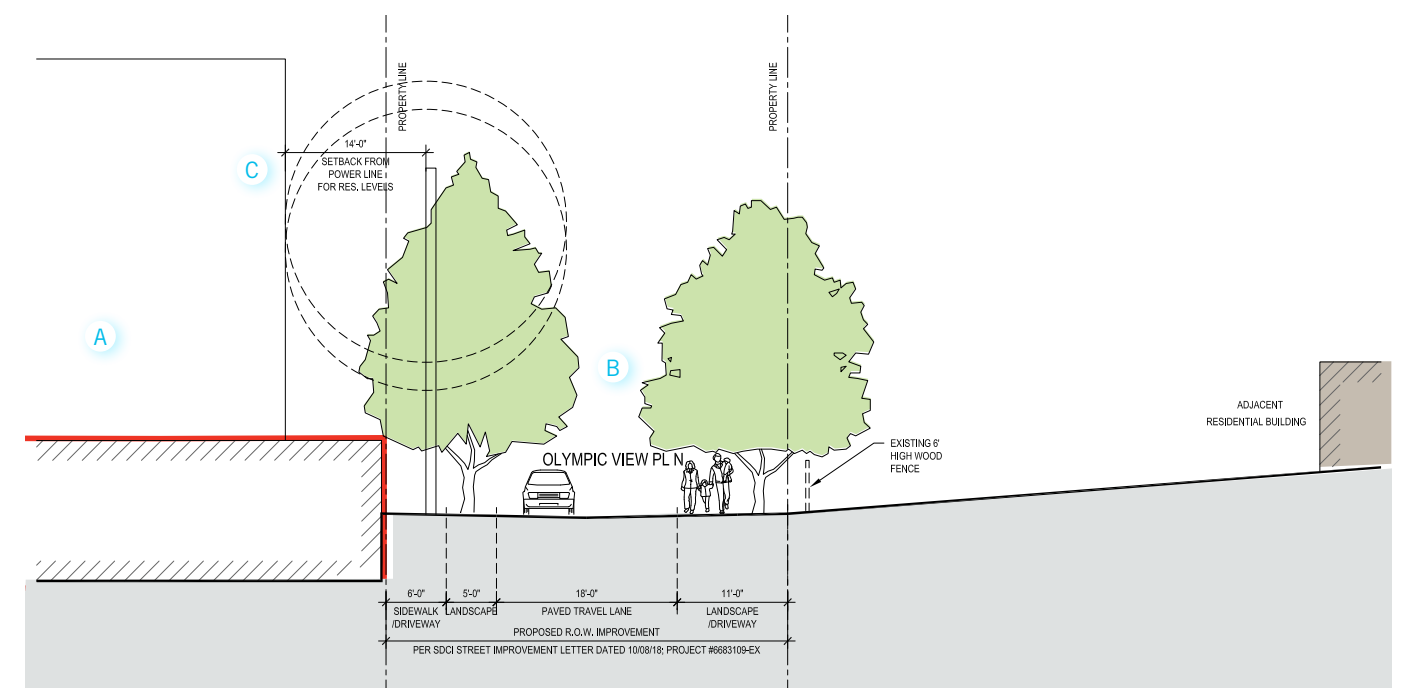


BUILDING SECTION



1 GREENWOOD AVE N. SECTION

- A Street-level setback for access to live/work units; creates wider sidewalk appearance .
- B Two-story volume at live/work units.
- C Upper levels setback to reduce bulkiness



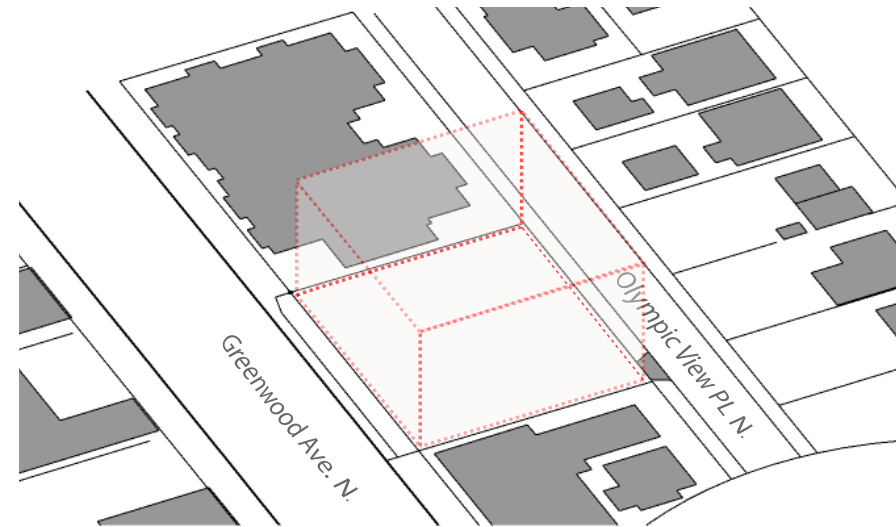
2 OLYMPIC VIEW PL. N. SECTION

- A Upper-level setback from single family zone to the east
- B Olympic View Pl. N. currently functions as an alley; New street improvements with curbsless street cross section to be finalized by SDOT
- C High voltage power lines require upper-level setback.

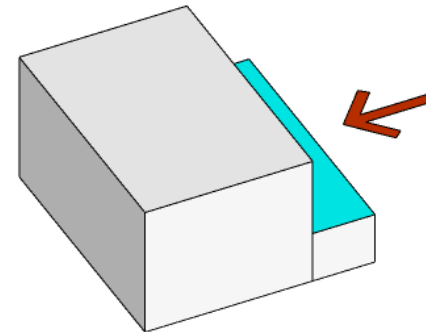
8.0 OPTION 2 | SHADOW STUDY



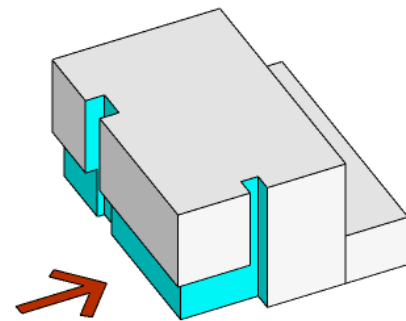
8.0 PREFERRED OPTION 3 | SIMPLE BOX



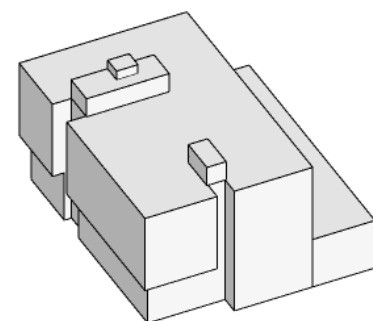
Allowable zoning envelope



Setback from single family zone



Treatment along arterial street

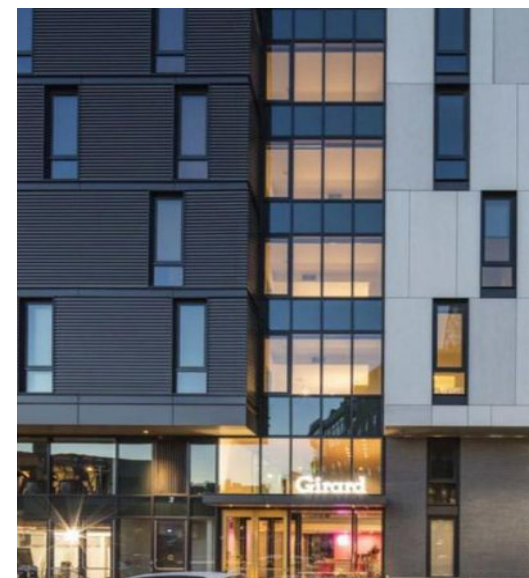


Final Simple Box massing concept



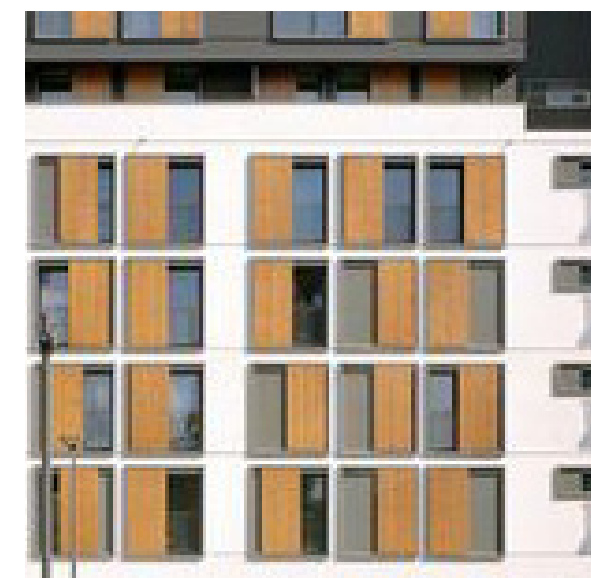
AERIAL VIEW LOOKING NORTHEAST FROM GREENWOOD AVENUE NORTH

DESIGN CUES



DESIGN CUE 1:

- Fenestration patterns to create interest on the facade.
- Glazing used to break up the mass and enhance street level experience.



DESIGN CUE 2:

- Fenestration patterns to create interest on the facade.

8.0 PREFERRED OPTION 3 | SIMPLE BOX



VIEWING NORTHEAST FROM GREENWOOD AVENUE NORTH



VIEWING NORTHWEST FROM OLYMPIC VIEW PLACE NORTH



VIEWING SOUTHEAST FROM GREENWOOD AVENUE NORTH



AERIAL VIEW LOOKING SOUTHWEST FROM OLYMPIC VIEW PLACE NORTH

8.0 PREFERRED OPTION 3 | FLOOR PLANS

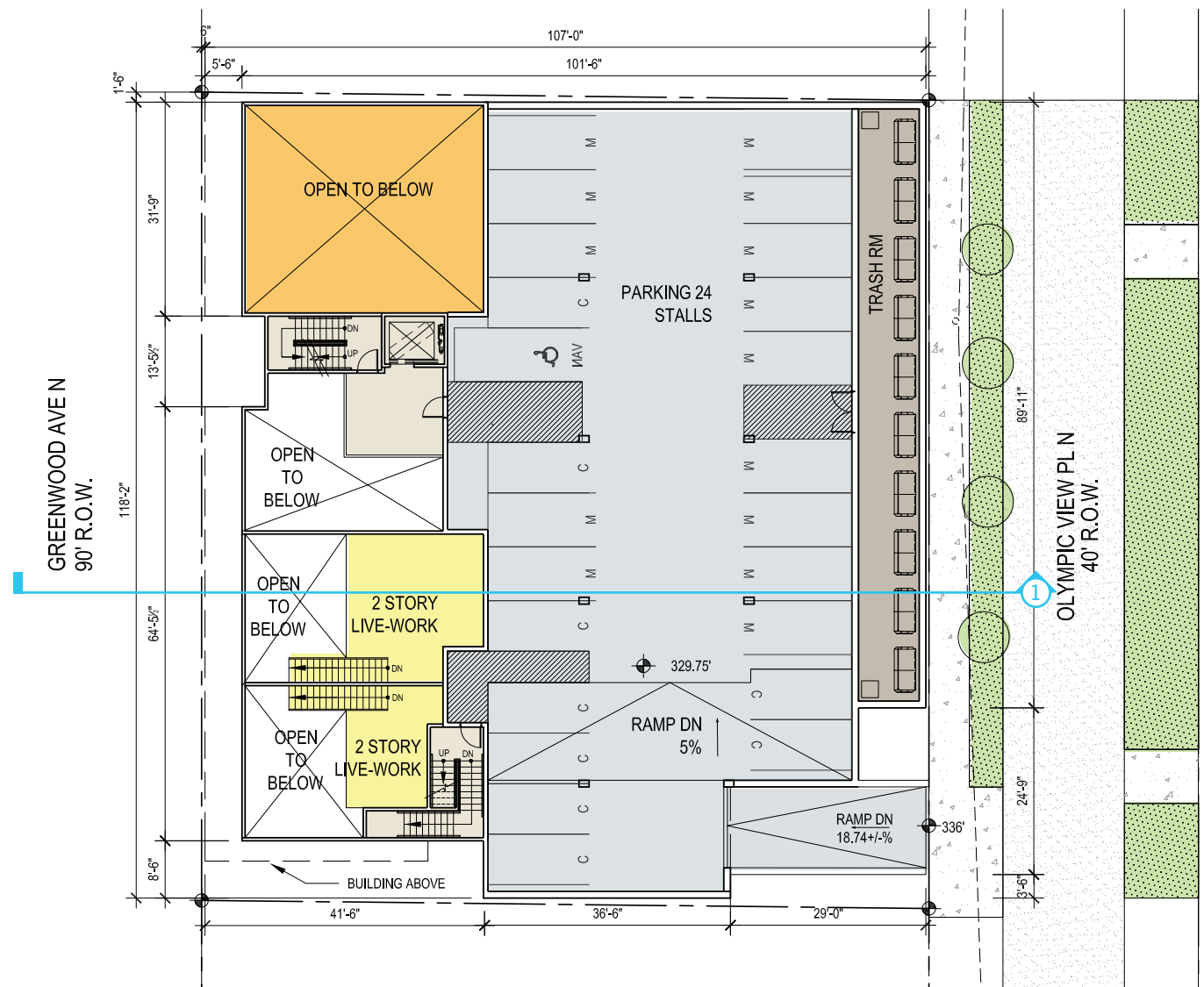
KEY

- Commercial
- Units
- Utility / BOH
- Circulation
- Planting Strip / Landscape
- Residential Amenity
- Parking
- Live / Work



LEVEL 1

OLYMPIC VIEW PL N
40' R.O.W.



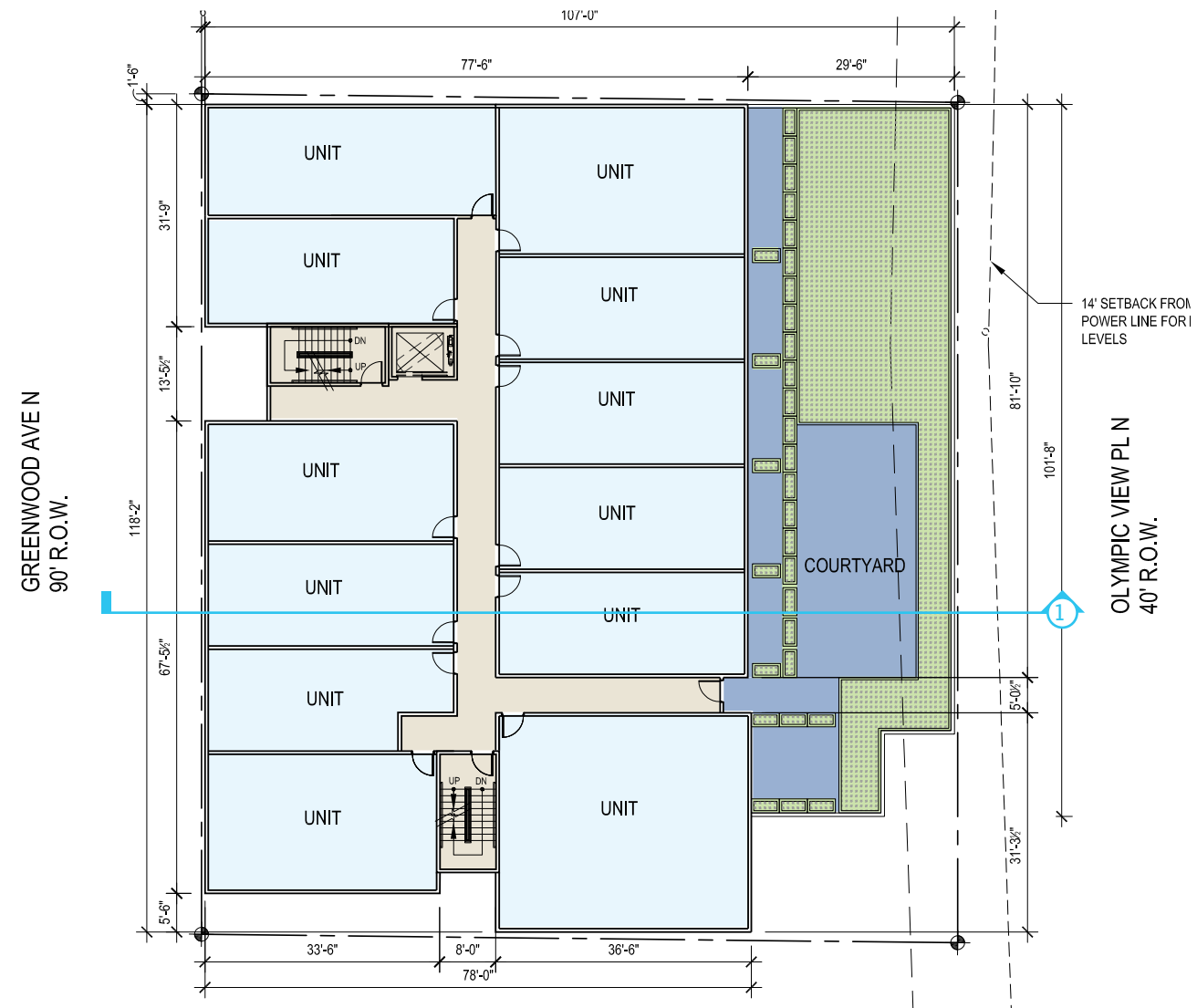
LEVEL 2



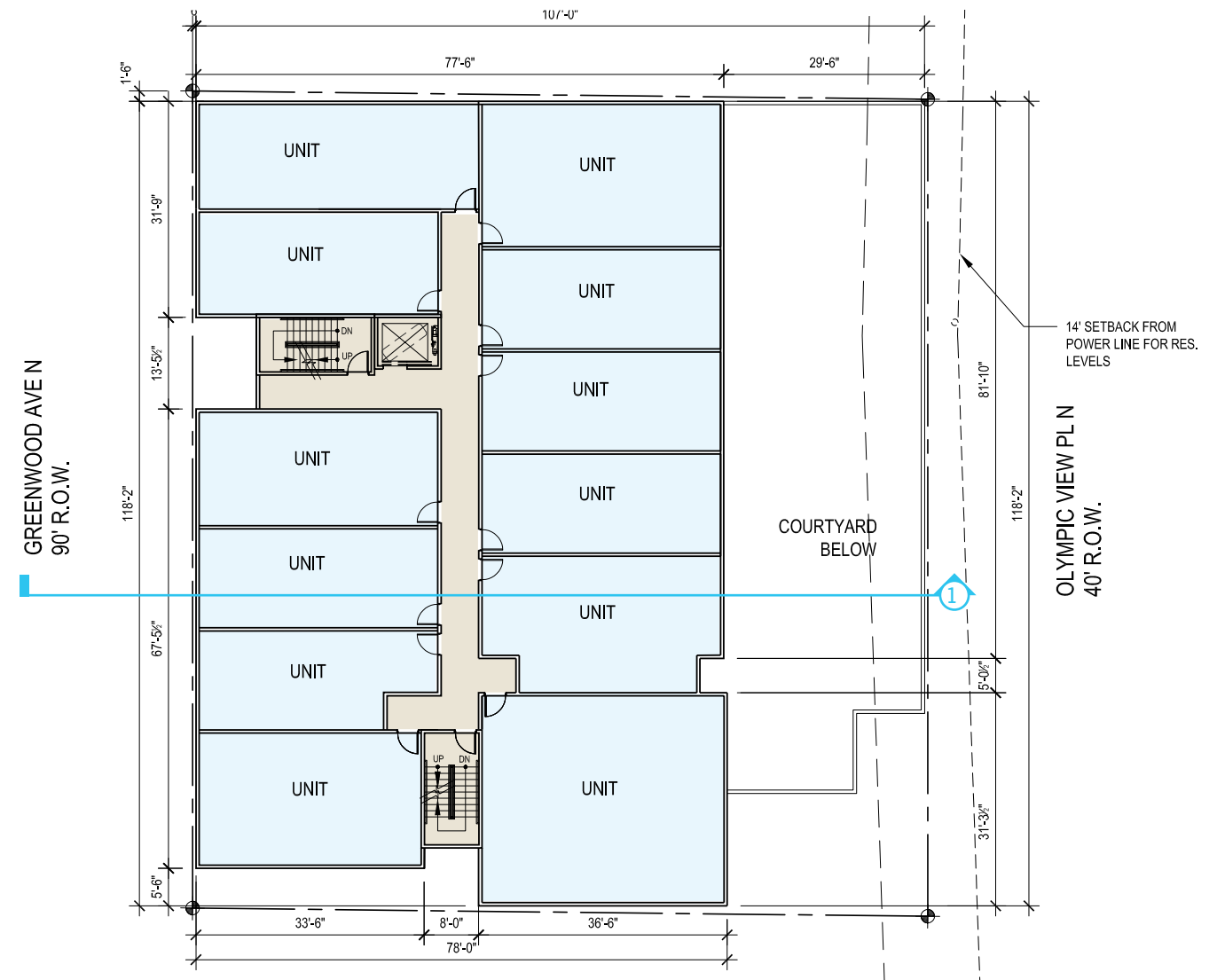
8.0 PREFERRED OPTION 3 | FLOOR PLANS

KEY

- Commercial
- Units
- Utility / BOH
- Circulation
- Planting Strip / Landscape
- Residential Amenity
- Parking
- Live / Work



LEVEL 3



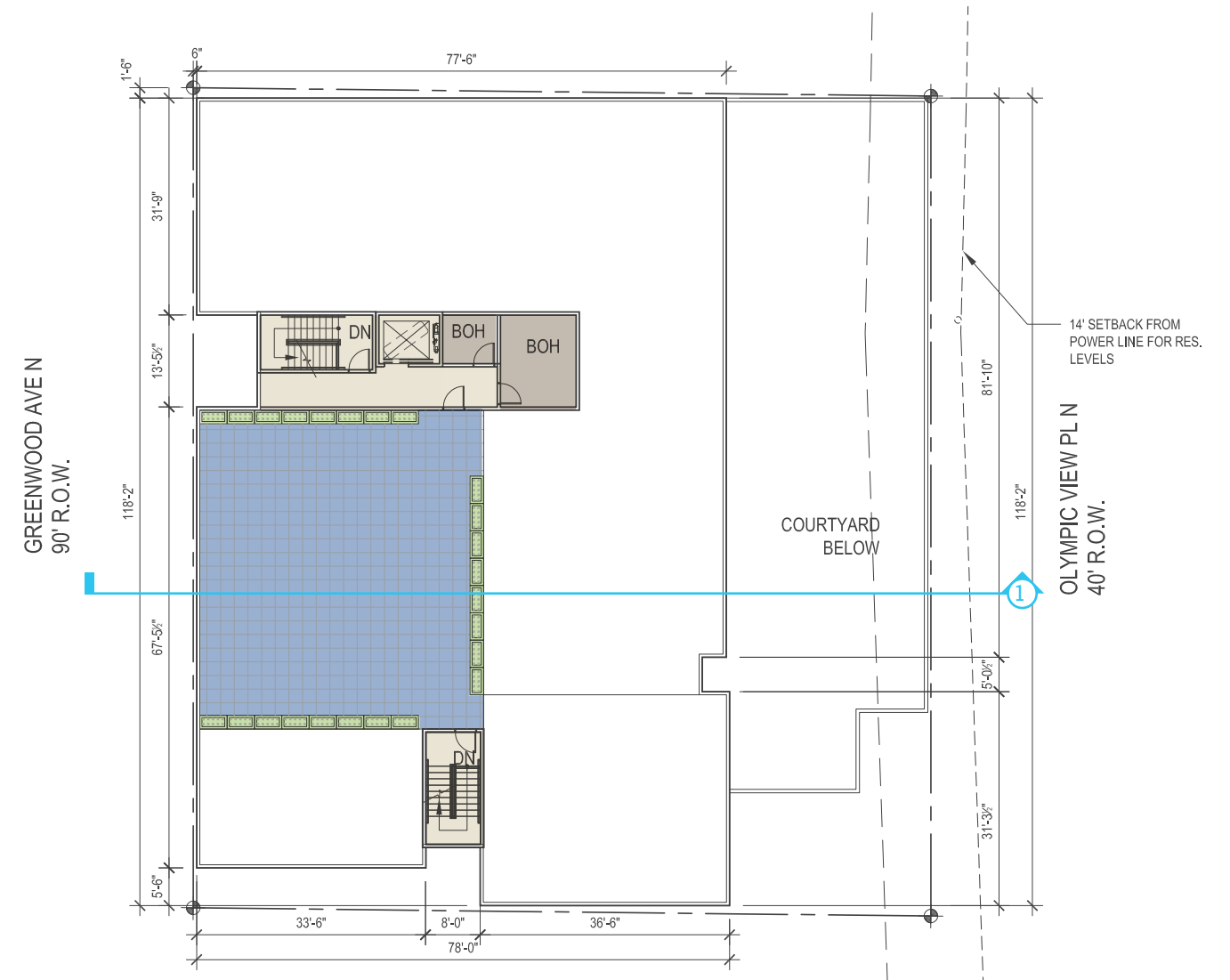
LEVEL 4-6



8.0 PREFERRED OPTION 3 | FLOOR PLANS

KEY

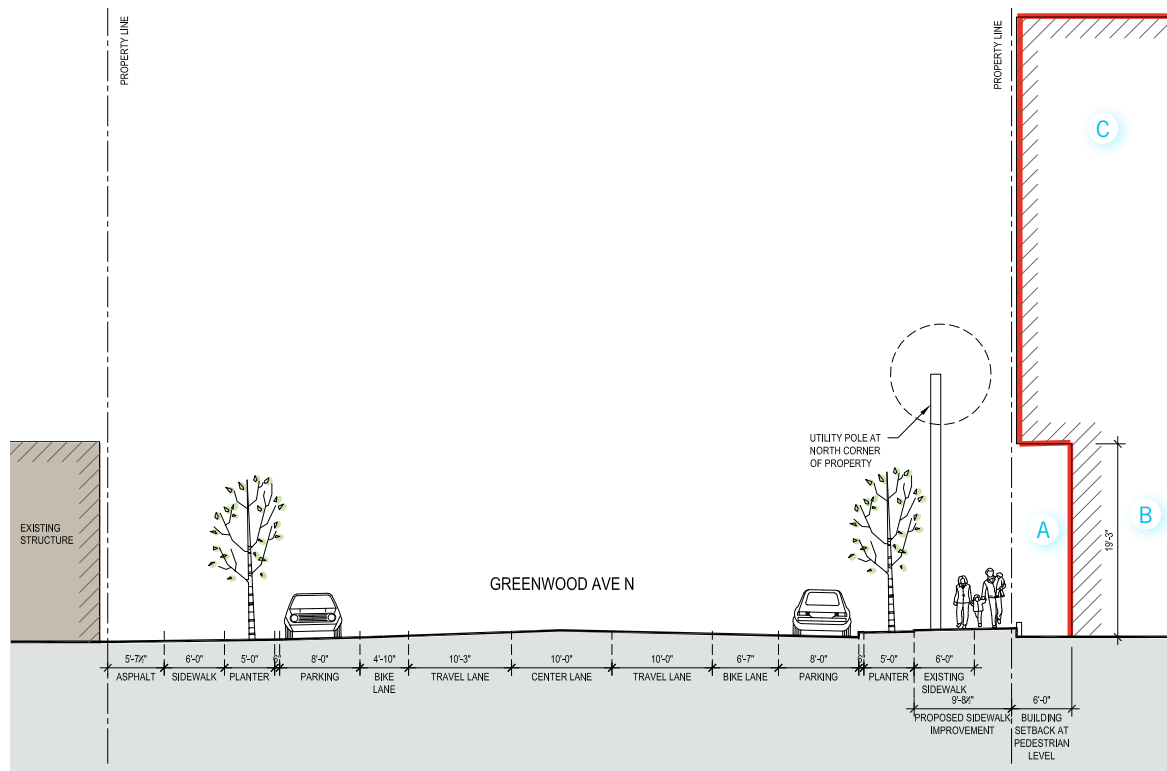
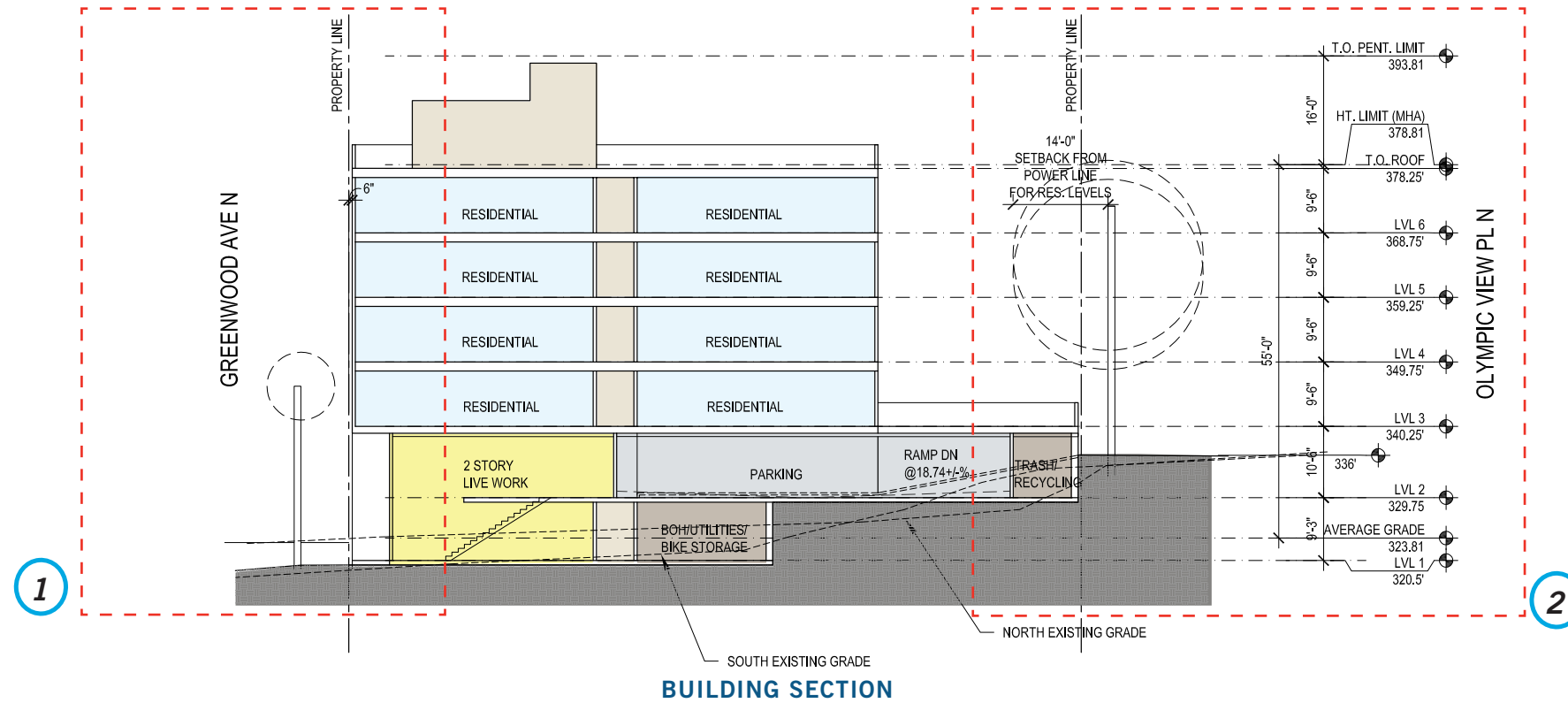
- Commercial
- Units
- Utility / BOH
- Circulation
- Planting Strip / Landscape
- Residential Amenity
- Parking
- Live / Work



ROOF PLAN

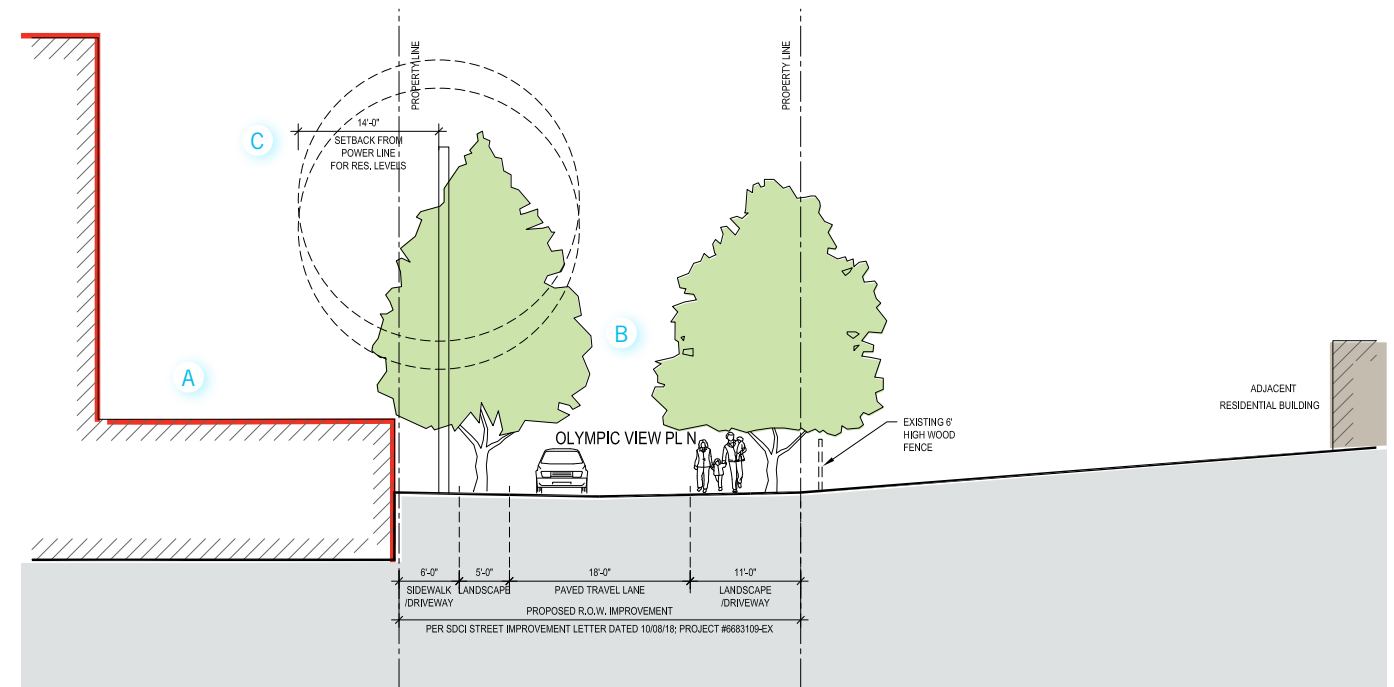


8.0 PREFERRED OPTION 3 | SECTIONS



1 GREENWOOD AVE N. SECTION

- A Street-level setback for access to live/work units; creates wider sidewalk appearance .
- B Two-story volume at live/work units.
- C Upper levels create an urban edge



2 OLYMPIC VIEW PL. N. SECTION

- A Upper-level setback from single family zone to the east for the entire facade
- B Olympic View Pl. N. currently functions as an alley; New street improvements with curbsless street cross section to be finalized by SDOT
- C High voltage power lines require upper-level setback.

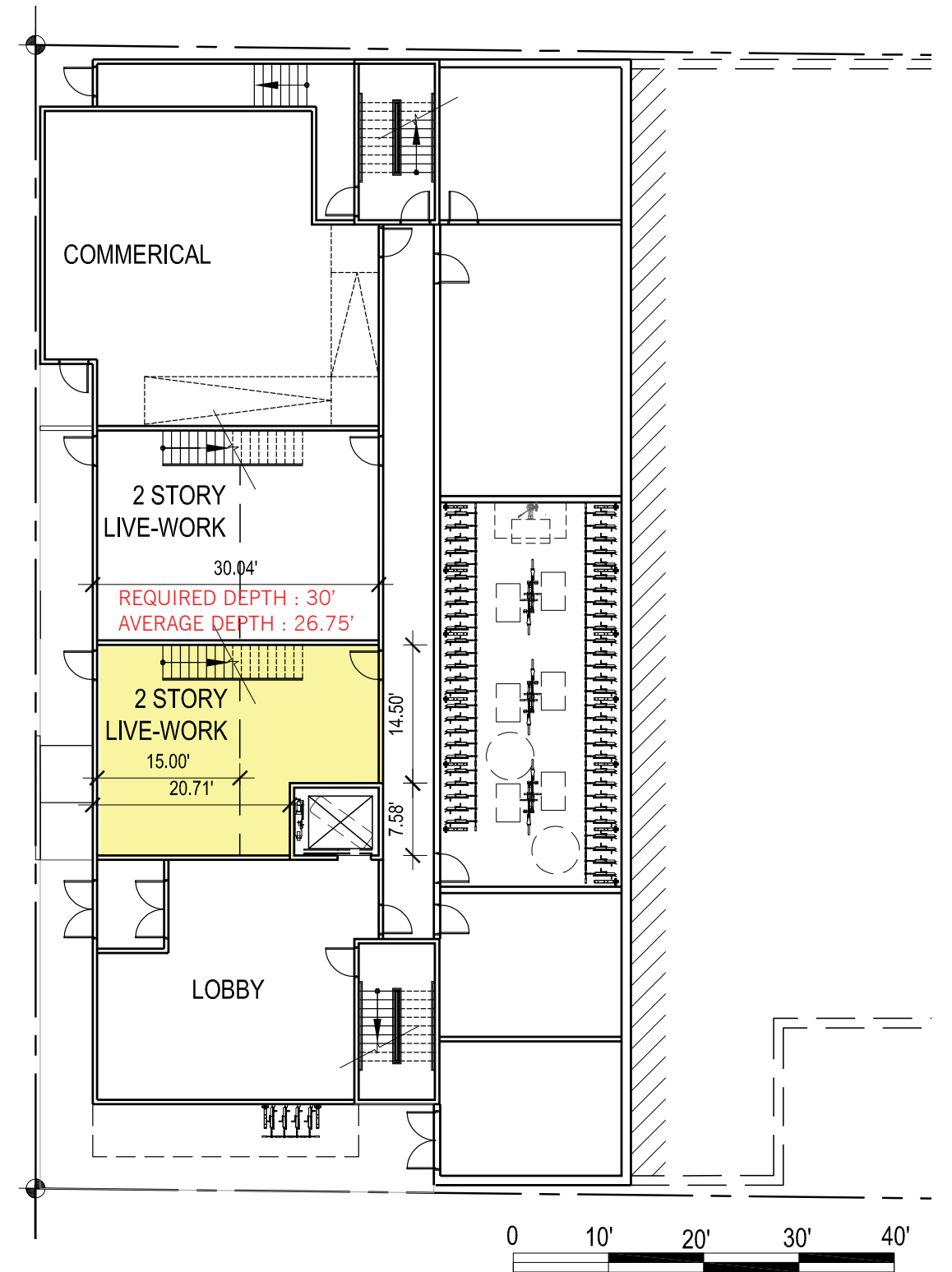
8.0 PREFERRED OPTION 3 | SHADOW STUDY



9.0 DEPARTURE | OPTION 1

CODE CITATION:	23.47A.008.B.3.a	Street level Development Standards - Non-residential street-level requirements
CODE REQUIREMENT:		Non-residential uses > 600 sf shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level street-facing facade.
DEPARTURE REQUEST:	Option 1	Reduction of the average depth for a live work unit from 30 feet to 26.75 feet.
CORRESPONDING DESIGN GUIDELINE:	RATIONALE:	
CS2. URBAN PATTERN AND FORM B. Adjacent Sites, Streets and Open Spaces 2. Connection to the Street PL1. CONNECTIVITY A. Network of Open Spaces - 2. Adding to Public Life	To provide a setback at street level creating a wider sidewalk experience allowing for street level landscaping, recessed entries to the street level uses and the provision of a direct accessible route from the sidewalk to the street level uses thus enhancing the pedestrian experience and complementing existing streetscape characteristics of Greenwood Avenue North.	
PL3. STREET LEVEL INTERACTION A. Entries	To help create recessed entries to provide a transition from the public sidewalk to the private realm enhancing security and privacy for the street level uses.	

GREEN WOOD
90' R.O.W.

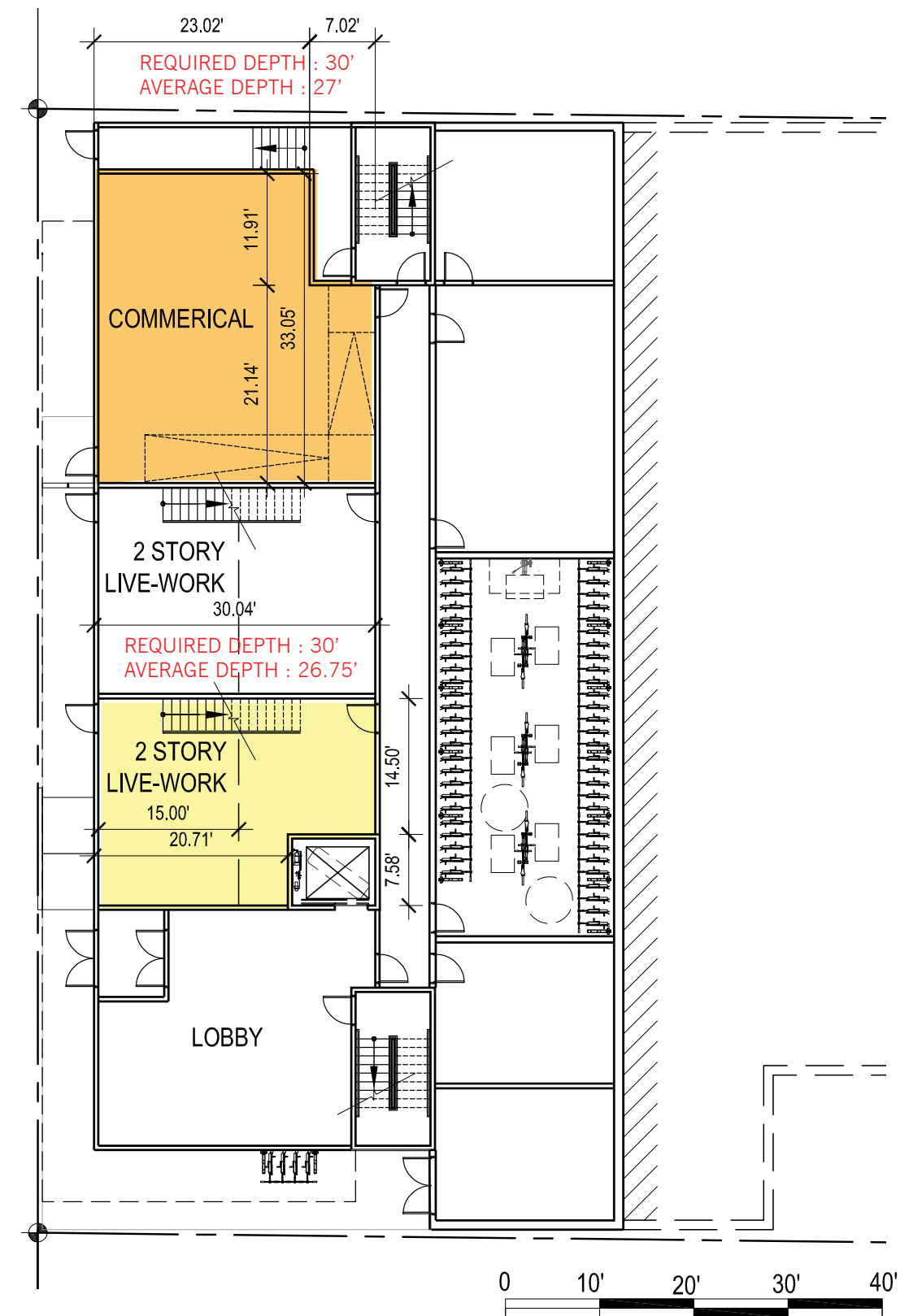


OPTION 1 - LEVEL L1

9.0 DEPARTURES | OPTION 2

CODE CITATION:	23.47A.008.B.3.a	Street level Development Standards - Non-residential street-level requirements
CODE REQUIREMENT:		Non-residential uses > 600 sf shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level street-facing facade.
DEPARTURE REQUEST:	Option 2	Reduction of the average depth for a live work unit from 30 feet to 26.75 feet and reduction of the average depth of the commercial space from 30 feet to 27 feet.
CORRESPONDING DESIGN GUIDELINE:	RATIONALE:	
CS2. URBAN PATTERN AND FORM B. Adjacent Sites, Streets and Open Spaces 2. Connection to the Street PL1. CONNECTIVITY A. Network of Open Spaces 2. Adding to Public Life	To provide a setback at street level creating a wider sidewalk experience allowing for street level landscaping, recessed entries to the street level uses and the provision of a direct accessible route from the sidewalk to the street level uses thus enhancing the pedestrian experience and complementing existing streetscape characteristics of Greenwood Avenue North.	
PL3. STREET LEVEL INTERACTION A. Entries	To help create recessed entries to provide a transition from the public sidewalk to the private realm enhancing security and privacy for the street level uses.	
C. Retail Edges	To recess the commercial facade thus allowing room for a wider sidewalk, outdoor seating and landscaping at the retail edge.	

GREEN WOOD
90' R.O.W.



OPTION 2 - LEVEL L1