

PULTE GREENWOOD

EARLY DESIGN GUIDANCE | SDCI #3034185-EG | 7 OCTOBER 2019

PROJECT SITE

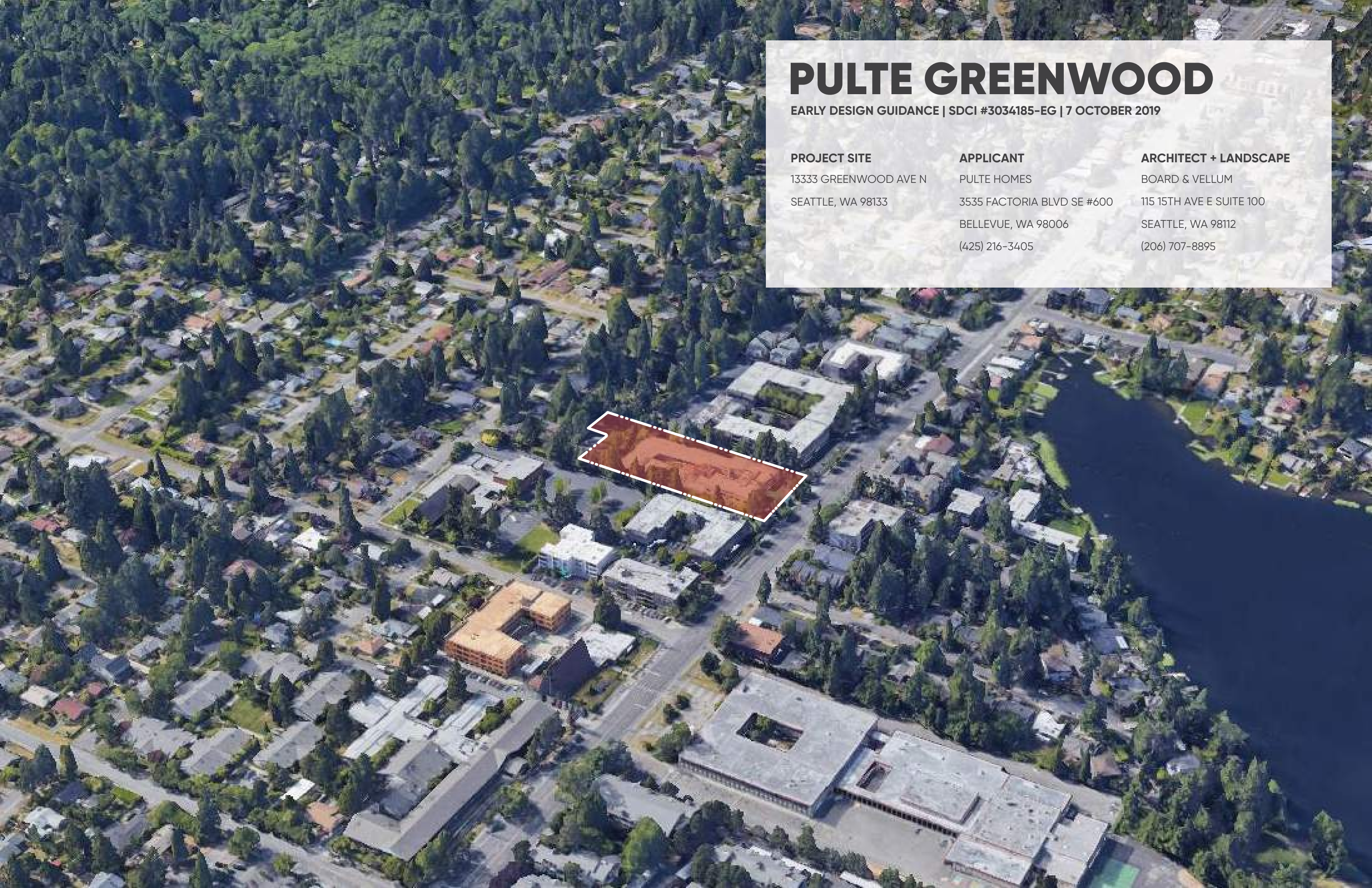
13333 GREENWOOD AVE N
SEATTLE, WA 98133

APPLICANT

PULTE HOMES
3535 FACTORIA BLVD SE #600
BELLEVUE, WA 98006
(425) 216-3405

ARCHITECT + LANDSCAPE

BOARD & VELLUM
115 15TH AVE E SUITE 100
SEATTLE, WA 98112
(206) 707-8895



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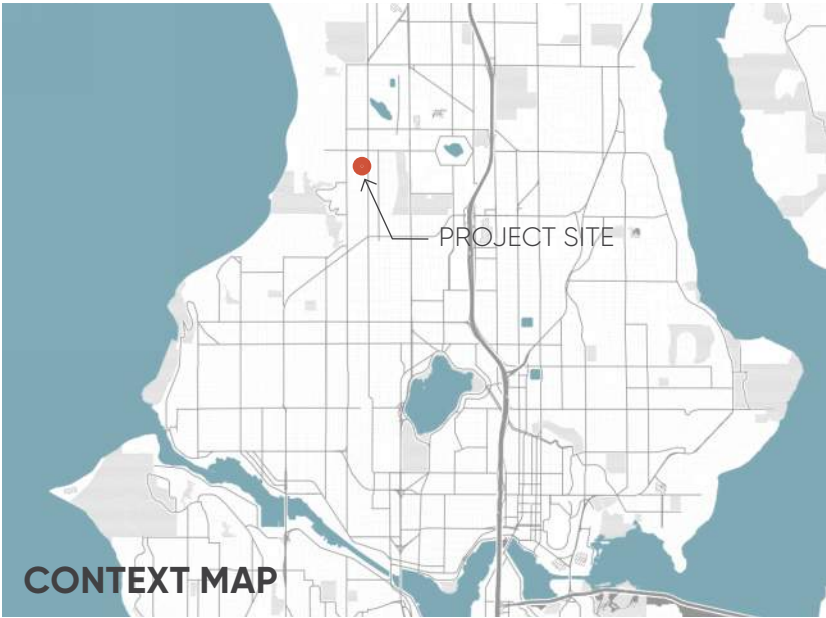


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PROJECT INFORMATION

PULTE GREENWOOD

ADDRESS:	13333 GREENWOOD AVE N SEATTLE, WA 98133
SDCI PROJECT NUMBER:	3034185-EG
NUMBER OF RESIDENTIAL UNITS:	APPROX. 33-36 TOWNHOMES
NUMBER OF PARKING SPACES:	66-72 SPACES
TOTAL LOT AREA:	73,522 SF
LOT AREA WITHIN THE SCOPE OF THIS TOWNHOUSE PROPOSAL:	50,721 SF
TOTAL PROPOSED BUILDING AREA:	APPROX 62,900 – 69,050 SF

PROJECT DESCRIPTION

The applicant’s community objective is to positively contribute to the existing urban fabric along this bustling stretch of Greenwood in the Bitterlake Neighborhood while also responding to the transitional nature of the site.

The ultimate goal of this project is to create a contextual and inviting community that provides a thoughtful and sensitive transition between the hustle and bustle of Greenwood Avenue N to the east to the Single-Family zone to the west. The project proposal is to develop a portion of the property with a townhouse development. The remaining areas of the property are intended to be segregated by future platting applications and developed in the future under separate applications that haven’t been submitted to SDCI yet.

Despite a collection of recent multi-family developments nearby, the overall feel of the immediate context is automobile focused. The apartment buildings flanking either side of the proposed project have large spans of surface parking while Greenwood Ave is a highly trafficked arterial. Much of the surrounding context to the north, south and east is comprised of 3 or 4 story multi-family structures of larger bulk and scale than the proposed project.

The western third of the site transitions to a single-family zone and the development will contain 3 single-family houses (not part of this application). The site IS the transition between multi-family and single-family. The intrinsic nature of townhomes, multifamily use with a single-family foundation, allows the design to successfully meet the sites development potential while also being contextually sensitive.

Specifically, the design proposes to achieve the following:

- Occupy a series of lots that are under-developed and in doing so strengthen the local community while improving neighborhood security.
- Enhance street frontage where the site meets Greenwood Avenue N.
- Provide a variety of quality landscaped outdoor spaces.
- Inhabit the site in a neighborly fashion by limiting height, bulk, and scale relative to what is allowed on the lot by code, easing the transition between adjacent zones.



PROPERTY SUMMARY & SURVEY

The site fronts onto Greenwood Ave N to the East. It is currently occupied by a 51,298 SF vacant rehabilitation facility. The East portion of the parcel, approximately 51,887 SF, is zoned LR3 (M), a zoning area that encompasses the entire 50,721 SF area of the project proposal. The West portion, approximately 21,635 SF, is zoned SF7200, which is outside the scope of this proposal. The topography slopes approximately 1’-6” from the South property line to the North property line.

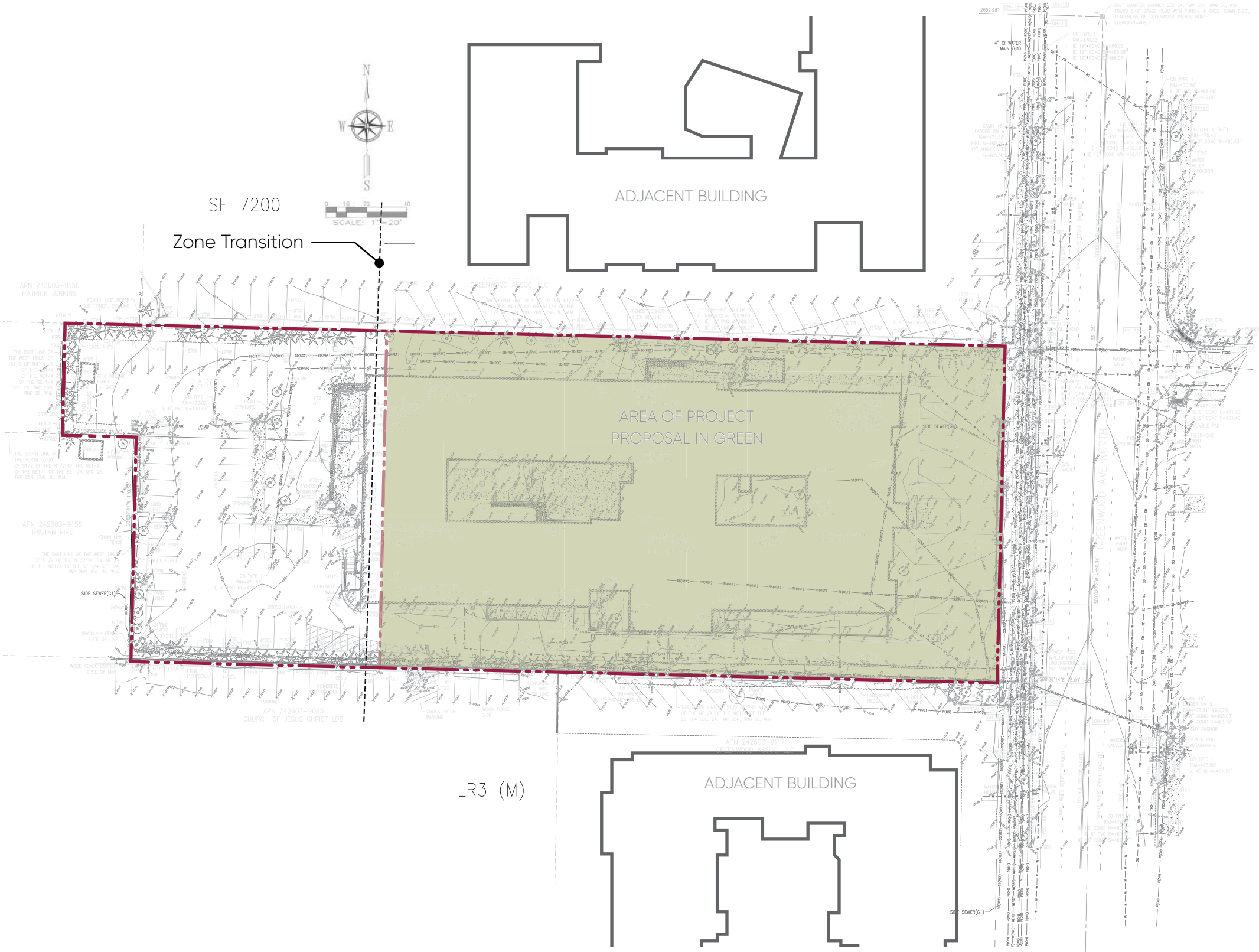
LEGAL DESCRIPTION

PARCEL A - THE EAST 363 FEET OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 26 NORTH, RANGE 3 EAST, W.M., IN KING COUNTY, WASHINGTON; EXCEPT THAT PORTION THEREOF WHICH LIES WITHIN GREENWOOD AVENUE AS ESTABLISHED BY DEED RECORDED UNDER RECORDING NO. 2718301.

PARCEL B - THE NORTH 55 FEET OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 26 NORTH, RANGE 3 EAST, W.M., IN KING COUNTY, WASHINGTON; EXCEPT THE EAST 363 FEET THEREOF; AND EXCEPT THE WEST 150.5 FEET THEREOF.

PARCEL C - THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 26 NORTH, RANGE 3 EAST, W.M., IN KING COUNTY, WASHINGTON; EXCEPT THE WEST 186.50 FEET THEREOF; AND EXCEPT THE EAST 363.00 FEET THEREOF; AND EXCEPT THE NORTH 55.00 FEET THEREOF.

Project Addresses	13333 Greenwood Ave. N. Seattle, WA 98133
Parcel Numbers	242603-9037
Present Use	Vacant (Previously Rehabilitation Facility)
Year Built	1954 (to be demolished)
Building Area	51,298 SF (to be demolished)
Zoning	SF7200 and LR3 (M)
Zoning Overlay	None
Parking Flexibility Area	Yes
Total Parcel Area	73,522 SF
Parcel Area Within the Scope of this Townhouse Proposal	50,721 SF
FAR Limit	FAR Limit: 1.8 1.8 x 50721 SF = 91,297 SF max building area



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PROJECT INFORMATION

COMMUNITY OUTREACH SUMMARY

OUTREACH METHODS:

PRINTED OUTREACH

Outreach Type: POSTERS, HIGH IMPACT

- **Requirement:** Posters hung in a minimum of 10 local businesses, community centers, or other publicly-accessible venues, located a half-mile from the proposed site. At least half must be visible from the sidewalk.
- **What we did:** Posters were hung in 13 locations according to and exceeding requirements. Poster, spreadsheet with locations, and photos included in Addendum A.
- **Date completed:** 7/18/19

ELECTRONIC/DIGITAL OUTREACH

Outreach Type: PROJECT HOTLINE, HIGH IMPACT

- **Requirement:** Project hotline (information and voicemail)
- **What we did:** Voicemail line and script established. Publicized hotline number via poster. Checked voicemail daily for messages. Script included in Addendum A.
- **Date completed:** 7/18/19

IN-PERSON OUTREACH

Outreach Type: SITE WALK, HIGH IMPACT

- **Requirement:** Guided tour or site walk.
- **What we did:** Held a Site Walk, open to the public, publicized through posters and DON calendar. Event photos, agenda, sign-in sheets, and comments included in Addendum A.
- **Date completed:** 8/1/19

EQUITY

Required Equity Outreach: Invite the groups from the Bitter Lake neighborhood snapshot and ensure the meeting is accessible and takes place in the evening or weekend.

- **What we did:** Invitations were sent to community groups listed on the Bitter Lake neighborhood snapshot. The meeting was accessible and took place in the evening. List of community groups and emailed invitations included in Addendum A.
- **Date completed:** 7/18/19 & 8/1/19



PUBLIC EVENT

SITE WALK

PROJECT SITE

JOIN US

Join Us for a Site Walk to Provide Input on the **13333 Greenwood Ave N Project.**

This project proposes construction of 32-40 townhome or condominium units and 3 single-family residences in a split zone property. Existing building to be demolished. The project site is zoned both multifamily and single-family.

What: Let us know what you think! Join the project team and their architects to discuss the vision and approach for this new project in the neighborhood. Coffee and cookies will be provided. All are welcome. No RSVP needed.

Time: Event begins promptly at 6pm and will end around 7pm

Date: Thursday, August 1, 2019

Where: Meet at the project site (13333 Greenwood Ave N)

THUR AUG 1

PROJECT HOTLINE: 206-452-5963

Project Address:
13333 Greenwood Ave N
Seattle WA 98133

Contact: Natalie Quick

Applicant: Pulte Homes

Additional Project Information on Seattle Services Portal via the Project Address: 13333 Greenwood Ave N

Project Hotline & Email:
206-452-5963
13333Greenwood@gmail.com

Note: Calls and emails are returned within 1-2 business days. Calls and emails are subject to City of Seattle public disclosure laws.

COMMUNITY OUTREACH SUMMARY

WHAT WE HEARD FROM THE COMMUNITY:

Design-Related Comments:

- One attendee noted that they didn't like the color and design aesthetic of the properties to the north and south.

Non-Design Related Comments:

- Several attendees inquired about the configuration of the unit footprints on the site and what type of units they would be (e.g. townhome, condos, apartments).
- Several attendees asked how much parking would be included.
- Several attendees inquired how people living in the 3 single family homes would access their homes, further asking if an easement would be sought on the properties to the west to facilitate access.
- Several attendees asked how large each unit would be.
- One attendee asked if there would be affordable units.
- One attendee asked if the units would be a condo association.
- Several attendees asked if they could not build the three single family homes.
- One attendee asked about what trees would be preserved.
- One attendee asked what the fence would be like between the single family homes and the properties to the west.

Miscellaneous Comments:

- One attendee noted that there are too many apartment buildings in the area.
- Several attendees asked if the homes would be available for purchase.
- One attendee asked how traffic would be managed on Greenwood Ave N with all the new people coming and going (e.g. new signal, crosswalks).
- Several attendees asked about the role of the public as the project progresses through permitting.
- One email comment questions why the units are not wheelchair accessible on the interior and cited this as an impediment to disabled buyers.

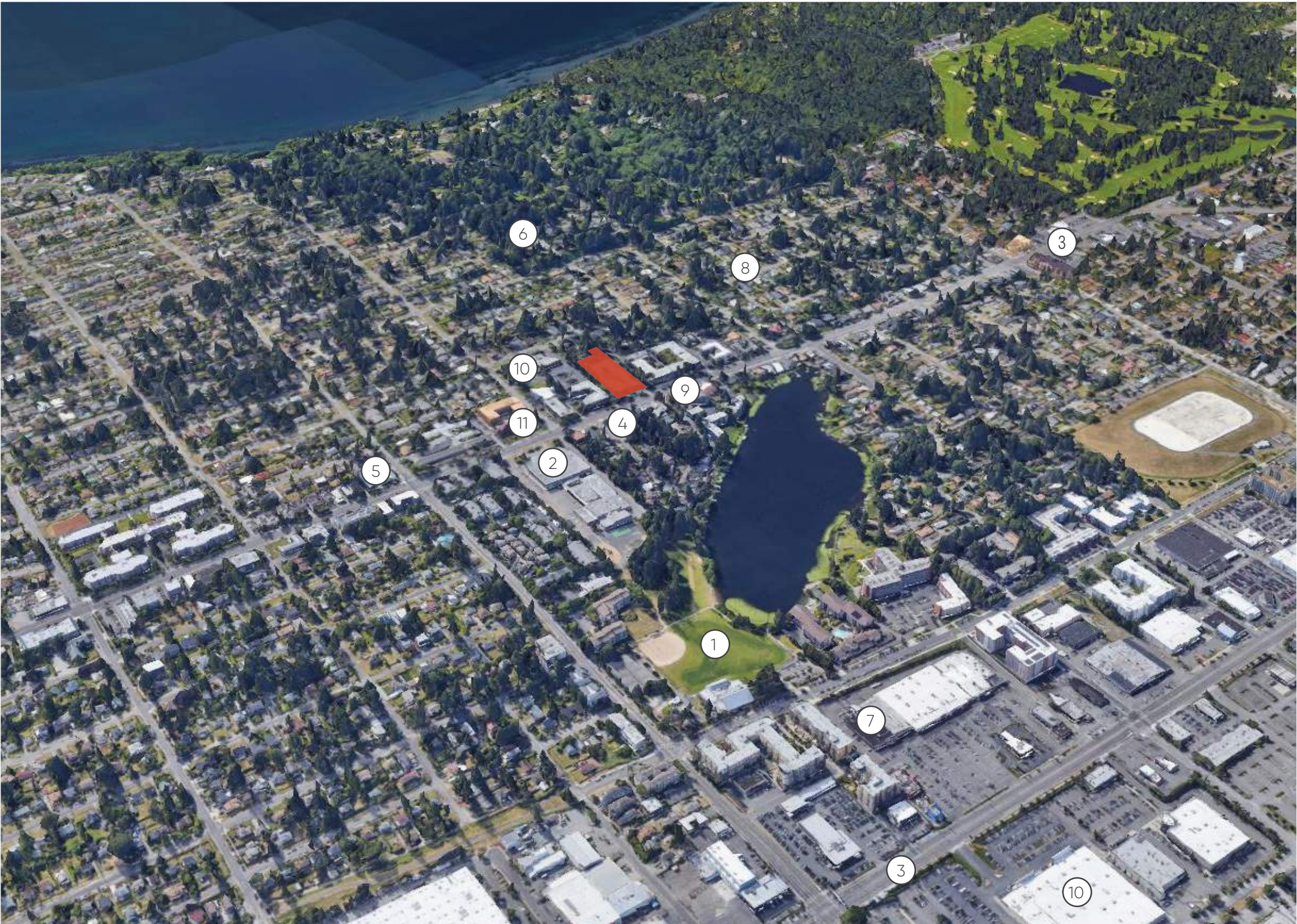


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CONTEXT ANALYSIS

NEIGHBORHOOD POINTS OF INTEREST

Neighborhood elements within walking distance of the site provide many options for dining, shopping, recreation and access to nature.





1 BITTER LAKE AND PLAYFIELD

13 min. 5 min.

- Baseball and soccer fields
- Waterfront access to Bitter Lake



2 BROADVIEW THOMSON K-8 SCHOOL

3 min. 1 min.

- School on Greenwood Ave N



3 COMMERCIAL

15-18 min. 7 min.

- Dining, Coffee, Gas, Convenience, Banking, Fitness, Home Improvement, and Auto Sales Options



4 LOW-RISE MULTIFAMILY RESIDENTIAL

VARIES VARIES

- Several townhouse developments are located in the same block and adjacent blocks to the project site



5 SEATTLE PUBLIC LIBRARY BRANCH

6 min. 2 min.

- South of site on Greenwood Ave N
- Closest Seattle Public Library branch (Broadview)



6 DUNN GARDENS

12 min. 4 min.

- Walking trail through wooded area



7 GROCERY OUTLET

16 min. 6 min.

- Closest grocery store to site
- Ample parking available



8 SINGLE-FAMILY RESIDENTIAL

VARIES VARIES

- Majority of development North, West, and South of the site is single family residential



9 MIDRISE RESIDENTIAL

VARIES VARIES

- Lowrise Multifamily buildings are adjacent to the project site, located to the North and South of the site along Greenwood Ave N.



10 CHURCH OF LATTER DAY SAINTS

4 min. 1 min.

- Church of Jesus-Christ of Latter-Day Saints



11 LUTHER MEMORIAL CHURCH

4 min. 1 min.

- Luther Memorial Lutheran Church



12 ASIAN FOOD CENTER

7 min. 17 min.

- Closest supermarket-style grocery to project site

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CONTEXT ANALYSIS

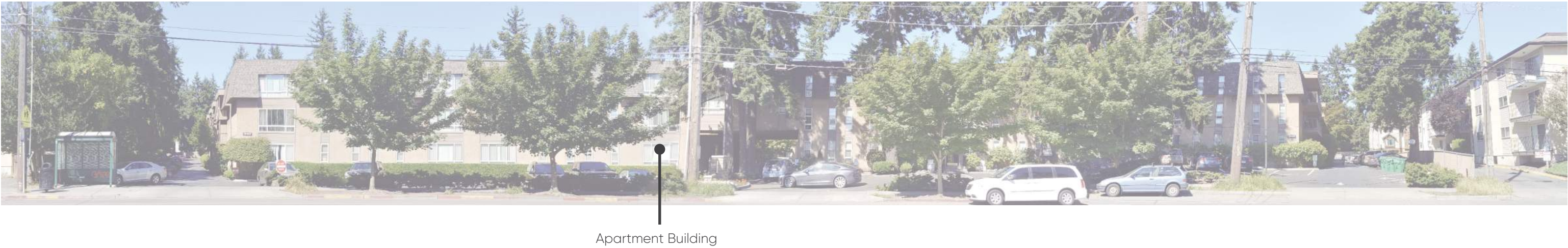
STREET ELEVATION A: WEST SIDE OF GREENWOOD AVE N



STREET ELEVATION B: EAST SIDE OF GREENWOOD AVE N



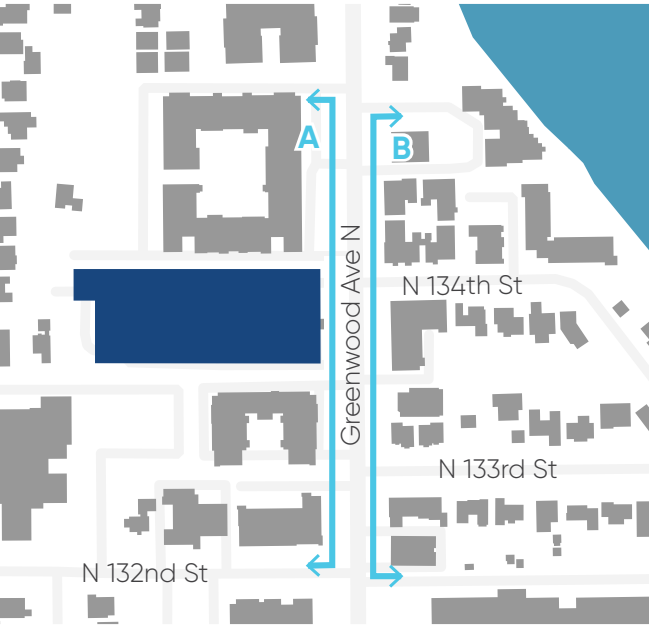
STREET ELEVATION A, CONTINUED



STREET ELEVATION B, CONTINUED



KEY MAP



ARBORIST REPORT FINDINGS

The Arborist Report created by Russel + Lambert Landscape Architecture, dated May 14, 2019, details the trees currently onsite and what protection measures would be required to retain them.

On the LR3 (M) portion of the site, there are 45 existing live trees. Many of the existing trees are well placed to be minimally impacted during construction. Most of their roots are located in existing landscaped areas; the report notes that any areas of existing pavement can be disturbed without significantly impacting the trees.

One exceptional tree exists on the LR3 portion of the site. It is a 34" Douglas Fir near the North property line. It appears to be vigorous without any signs of decay. The other existing trees within the LR3 zone do not meet the size requirements to be considered exceptional.

The 34" Douglas Fir should be protected within a zone with an 18' – 6" radius.

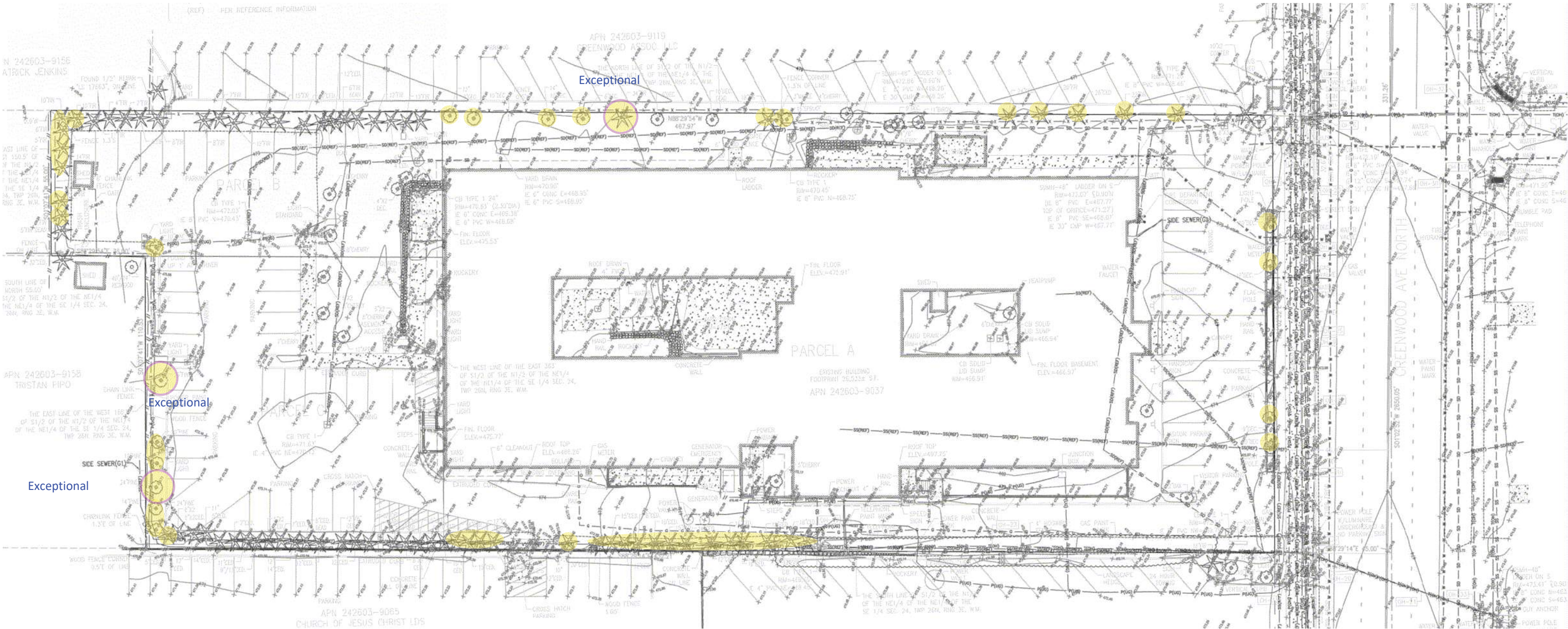
The report suggests that many of the existing trees along the site perimeter may be able to be retained. The Preferred Option allows for the most trees to be retained.



Exceptional Tree: 34" Douglas Fir

PRELIMINARY TREE RETENTION PLAN

If the project retains the trees highlighted in yellow, that would provide 527" of retained DBH, translating to a .16 Green Factor score just from retained trees. This makes achieving the required .6 Green Factor score straightforward.



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CONTEXT ANALYSIS

EXISTING URBAN PATTERN

The site is located at the edge where the Broadview Neighborhood meets the Bitter Lake neighborhood. There is an existing pattern of low-rise apartment buildings along Greenwood Avenue N. The site has a high level of bus connectivity, and there are nearby bike lanes running North and South toward Seattle. Outdoor amenities include the park at Bitter Lake just to the East of the site, Carkeek Park along the waterfront, and two nearby golf courses. Areas of interest including shopping and dining exist along Aurora Avenue and further South along Greenwood Avenue. Northgate Mall and its vicinity also includes many shopping and dining options.

- Site
- 20 - Minute Walkshed
- Public Park
- Body of Water
- Areas of Interest (Commercial, Dining, Shopping)
- Major Bus Route
- Minor Bus Route
- Multiuse Trail
- Street





ZONING

The site is located in a strip of Multi-Family-zoned area that lines Greenwood Avenue N. To the East and West of Greenwood Avenue N, the zoning designation transitions to Single Family within a block. There are no Commercial / Mixed Use areas in the immediate vicinity; however, further North toward 145th Street a pocket of Commercial / Mixed Use zoning anchors Greenwood Avenue, as well as further South at the intersection with NE 125th St. In the immediate vicinity, zoning is limited to Low-Rise Multi-Family surrounded by Single Family zones.

ALLOWED USES & HEIGHTS



SITE (LR3)



LR2 (M)



LR3 (M)



RSL (M)



SF 7200

LR2 and LR3 Low-Rise Multifamily Zones with an M suffix outside of an Urban Center / Village allow for a building height of 40' for townhouses and apartments. Floor Area Ratio limit ranges from 1.4 to 1.8. Landscaping is required to have a Green Factor score of 0.6 or higher. Amenity Area equal to 25% of lot area required.

Residential Small Lot Zones shall not exceed a lot coverage limit of 50% of the lot area. FAR is limited to 0.75. Building height is limited to 30'. One parking space per dwelling unit is required unless in an Urban Village, and must be located in the structure or the rear or side yard. Building setbacks are 10' front yard, 10' rear yard, 5' side yard.

Single Family Zones shall not exceed a lot coverage limit of 35% of the lot area. Building heights to 35', depending on the width of the lot. One parking space per dwelling unit is required, and must be located in the structure or the rear or side yard. Typical building setbacks are 20' front yard, 25' rear yard, 5' side yard.

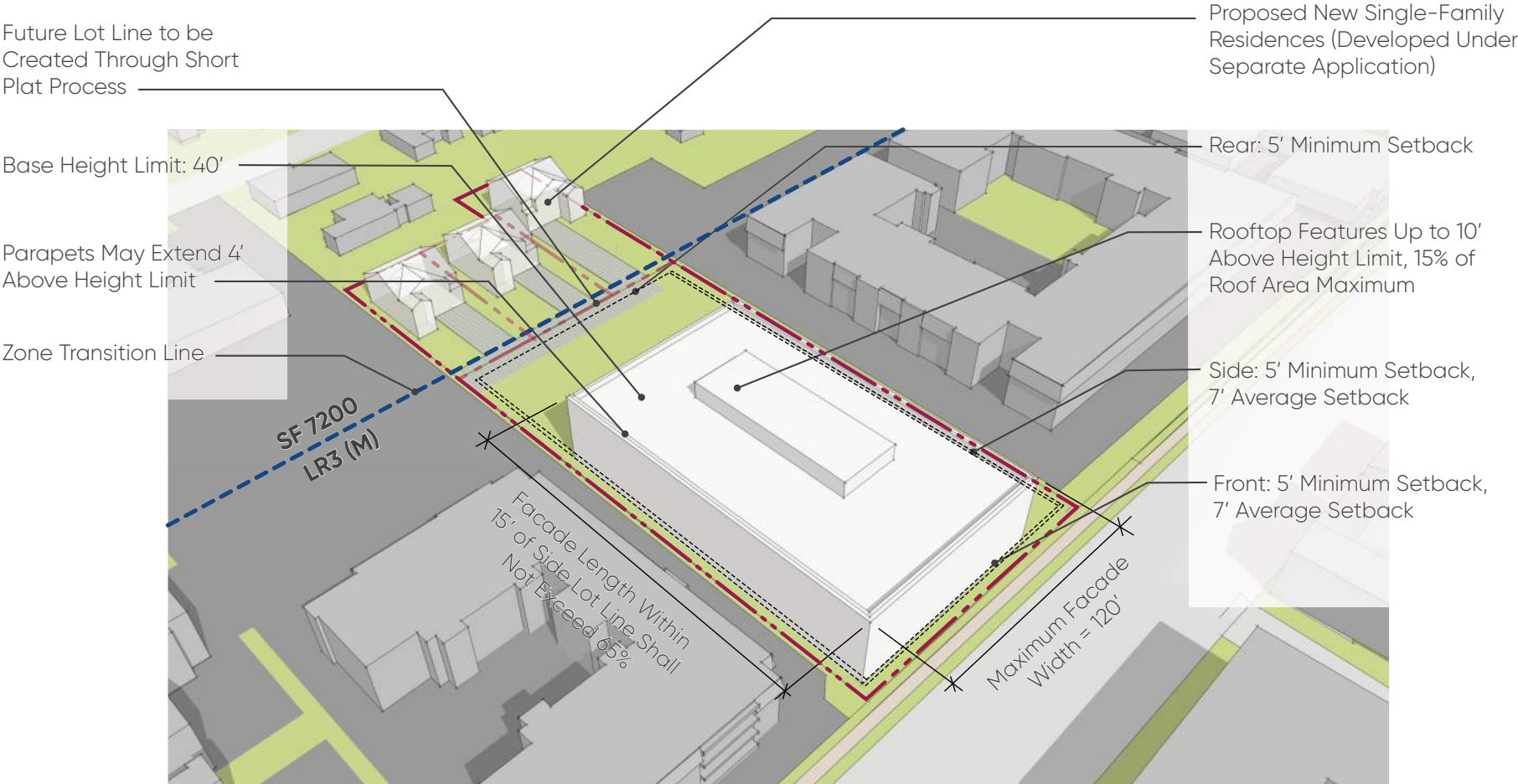
ZONING: LR3 (M)

OVERLAYS Possible Frequent Transit Area dependent upon traffic analysis

PEDESTRIAN-DESIGNATED ZONE: No

SMC SECTION PROVISION

23.45.504	PERMITTED USES - Residential Uses
23.45.510	FLOOR AREA RATIO - Site area = 50721 SF - Maximum FAR: 1.8; 50721 SF x 1.8 = 91,297 SF Floor Area
23.45.514 23.45.517	STRUCTURE HEIGHT - Base height limit of 40' above average grade level. - Height limit increase of 4' if structure includes partially below grade story (does not apply within 50' of SF lot) - Parapets, fire walls, railings, and solar collectors may extend 4' above height limit - Up to 2' additional height permitted for green roofs if > 50% of roof area - Stair & elevator penthouses may extend up to 10 feet & 15% of roof area - Pitched roofs may extend 5' above height limit if minimum 3:12 slope.
23.45.518	SETBACK REQUIREMENTS - Front Setback - 5' Minimum / 7' Average - Side Setback (Facades 40' or less) - 5' - Side Setback (Facades > 40') - 5' Minimum / 7' Average - Rear Setback - 5' Minimum - Minimum separation between principal structures - 10' - Minimum separation at driveways - 2' greater than required width of driveway - Upper level setback from street lot lines 12' above 40' - Upper level setback from rear and side lot lines 12' above 34'
23.45.522	AMENITY AREAS - 25% of lot area (not enclosed) - 50% at ground level, except rooftop amenity may be counted as ground level - For rowhouses/townhouses, ground level amenity may be private or common - All units must have access to a common or private amenity area - Private amenity area abutting a side lot line must be 10' min - Common amenity areas: min area of 250 sf and min horizontal dimension of 10'



ZONING ENVELOPE ANALYSIS - MAXIMUM USE OF SITE PER LAND USE CODE

23.45.524	LANDSCAPING & SCREENING STANDARDS - Green Factor of 0.6 or greater. - Street trees required.
23.45.527	STRUCTURE WIDTH & FACADE LENGTH LIMITS - Townhouses / Apartments - 120' Maximum Structure Width - The length of the facade within 15' of lot line that is neither rear nor street lot line shall not exceed 65% of the length of that lot line
23.54.015	REQUIRED PARKING & MAXIMUM LIMITS - 1 per unit; 50% reduction for frequent transit service. - Bicycle parking: long-term = 1 per 4 units; short term = 1 per 20 dwelling units - For 21 units, 2 short term bicycle required
23.54.040	SOLID WASTE & RECYCLING - One storage area per unit with minimum dimensions 2' x 6' - SPU to require a minimum of two shared storage areas

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DESIGN GUIDELINES

OPEN SPACE

CS1-B2 - DAYLIGHT & SHADING:

Maximize daylight for interior and exterior spaces, minimize shading adjacent sites.

PL1-C1 - SELECTING ACTIVITY AREAS:

Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.

DC3-B4 - MULTIFAMILY OPEN SPACE:

Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction. Some examples include areas for gardening, children’s play (covered and uncovered), barbeques, resident meetings, and crafts or hobbies.

DESIGN GUIDELINE RESPONSE (CS1-B2, PL1-C1 & DC3-B4)

A main project goal is to retain as many of the existing onsite trees as possible. In doing so, this has resulted in the creation of some large open spaces along the north and south property lines. The intention of these large spaces is to heavily vegetate them while also providing common amenity areas for shared use among the residents. These spaces benefit from sun exposure due to their size and location on the site. Additionally, locating the open spaces along the perimeter minimizes the shading impact of the project on neighboring properties.



MASSING & MATERIALITY

DC2-B1 - FACADE COMPOSITION:

Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement. On sites that abut an alley, design the alley façade and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing façade around the alley corner of the building.

DC4-A1 - EXTERIOR FINISH MATERIALS:

Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

DESIGN GUIDELINE RESPONSE (DC2-B1 & DC4-A1)

The intention is to design durable and attractive units in this evolving neighborhood. All building facades will be designed with regards to their neighboring buildings and proportions will be well-thought-out.



STREET FRONTAGE

CS2-B2 - CONNECTION TO THE STREET:

Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm. Consider the qualities and character of the streetscape— its physical features (sidewalk, parking, landscape strip, street trees, travel lanes, and other amenities) and its function (major retail street or quieter residential street)—in siting and designing the building.

PL3-B4 - INTERACTION:

Provide opportunities for interaction among residents and neighbors. Consider locating commonly used features or services such as mailboxes, outdoor seating, seasonal displays, children's play equipment, and space for informal events in the area between buildings as a means of encouraging interaction.

PL1-A2 - ADDING TO PUBLIC LIFE:

Seek opportunities to foster human interaction through an increase in the size and/or quality of project-related open space available for public life. Consider features such as widened sidewalks, recessed entries, curb bulbs, courtyards, plazas, or through-block connections, along with place-making elements such as trees, landscape, art, or other amenities, in addition to the pedestrian amenities listed in PL1.B3.

PL2-B1 - EYES ON THE STREET:

Create a safe environment but providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies, and street-level uses.

PL3-A1d - INDIVIDUAL ENTRIES TO GROUND-RELATED HOUSING:

Should be scaled and detailed appropriately to provide for a more intimate type of entry. The design should contribute to a sense of identity, opportunity for personalization, offer privacy, and emphasize personal safety and security for building occupants.

PL3-B2 - GROUND-LEVEL RESIDENTIAL:

Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street and sidewalk. Consider providing a greater number of transition elements and spaces and choose materials carefully to clearly identify the transition from public sidewalk to private residence.

PL4-A1 - SERVING ALL MODES OF TRAVEL:

Provide safe and convenient access points for all modes of travel.

DESIGN GUIDELINE RESPONSE (CS2-B2, PL1-A2, PL2-B1, PL3-A1d, PL3-B2, PL3-B4 & PL4-A1)

The repetitive entrances along the street frontage provide opportunities for interaction with the public as well as providing eyes on the street. The entry experience is a layered sequence of public and private gathering spaces mixed with landscaping to provide a natural separation between the public and private realms while also providing warmth and texture. The entry sequence will provide articulation, lighting and other pedestrian scaled elements to create a safe and inviting environment.

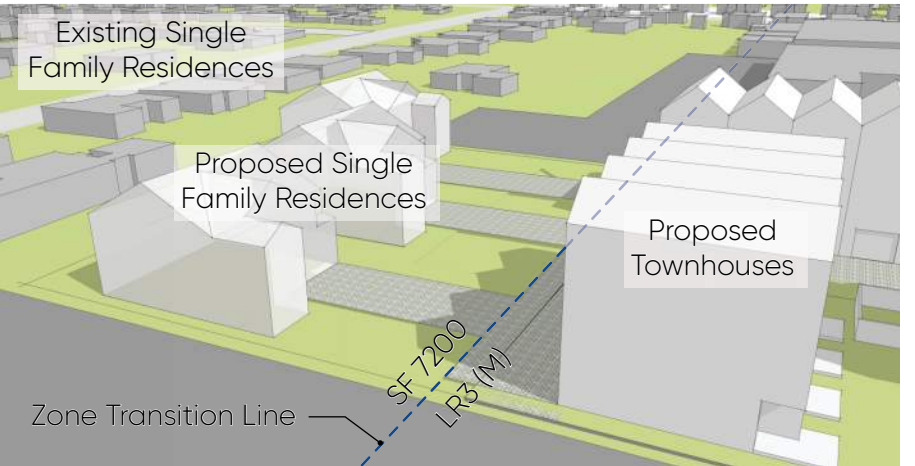
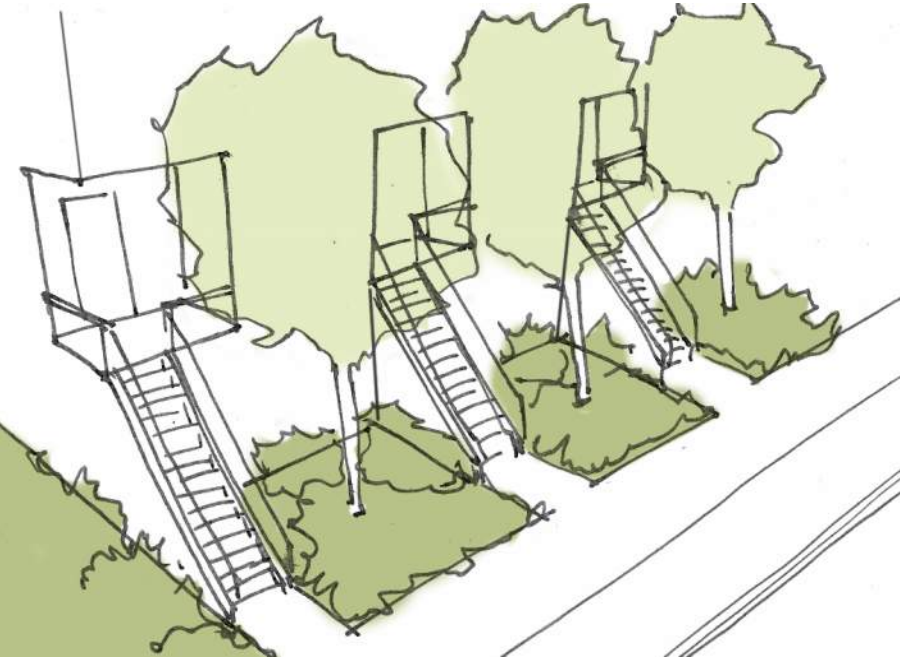
ZONE TRANSITION

CS2-D3 - ZONE TRANSITIONS:

For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.

DESIGN GUIDELINE RESPONSE (CS2-D3)

The western third of the site transitions to a single-family zone and the development will contain 3 single-family houses (not part of this application). So, in and of itself, the site IS the transition between multi-family and single-family. The intrinsic nature of townhomes, multifamily use with a single-family foundation, allows the design to successfully meet the sites development potential while also being contextually sensitive.



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DESIGN OPTIONS - COMPILED



DESIGN OPTION 1 - MAXIMUM BUILD OUT

36 Townhouse Units

PROS

- Conceptually clear organization; all units oriented in the same direction
- Breaks in building line up with site entry point, creating open site views along major site axis

CONS

- No large common amenity area is provided
- More drive aisle area than other options
- All buildings have same solar orientation/exposure



DESIGN OPTION 2 - CENTRAL SQUARE

33 Townhouse Units

PROS

- Residents have access to centralized courtyard-style amenity area
- Repetitive row of townhouses creates rhythmic street frontage
- Common open space is on axis with curb cut, creating long open view at site entry point
- Variety of unit orientations

CONS

- Paving extends to both side lot lines
- Unable to retain trees at perimeter
- More drive aisle than preferred option



DESIGN OPTION 3 - PREFERRED

33 Townhouse Units

PROS

- Residents have access to large common amenity areas
- Repetitive row of townhouses creates rhythmic street frontage
- Ability to retain more existing trees
- Variety of unit orientations
- Units not facing each other, provides more privacy

CONS

- Provides fewer units than other options

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DESIGN CONCEPTS

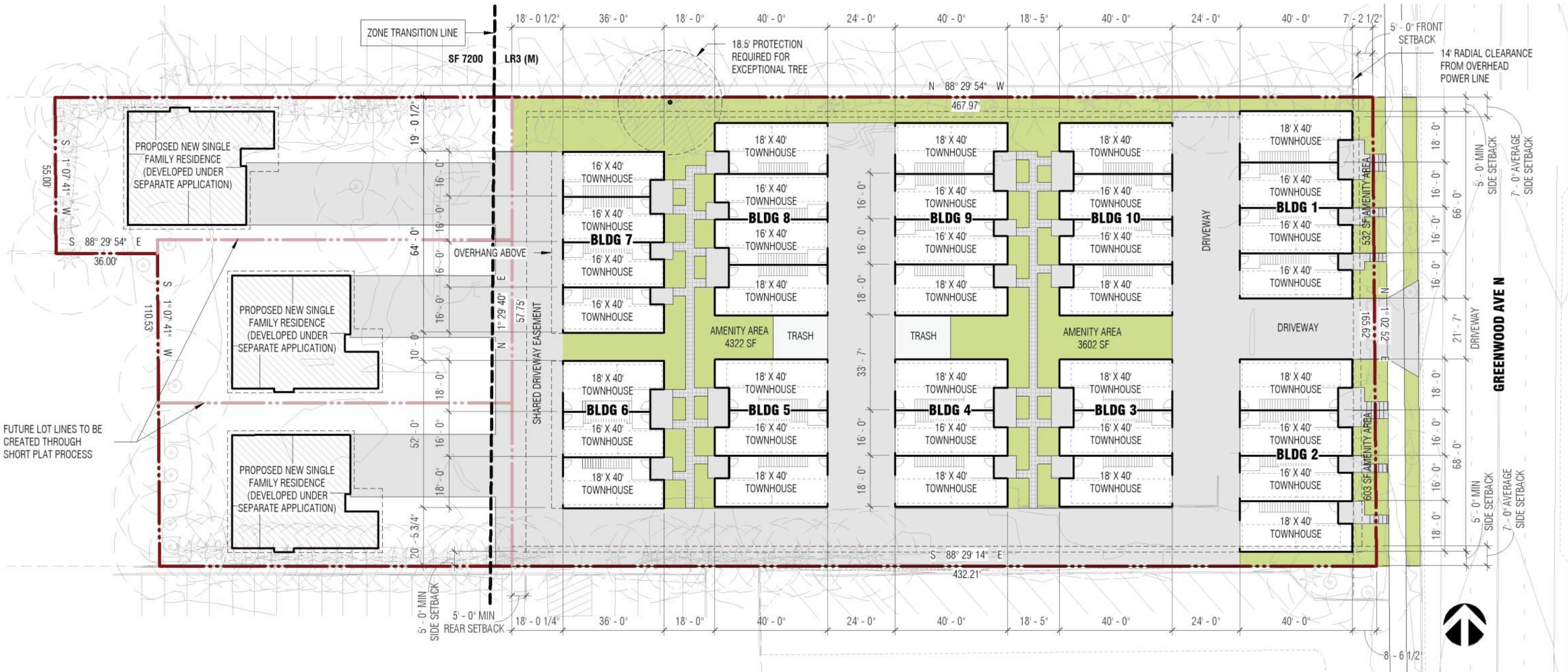
DESIGN OPTION 1 - MAXIMUM BUILD OUT

Option 1 achieves the highest FAR of any of the options at 1.36 and proposes 36 townhouse units, each with a 2-car enclosed parking garage. One centrally located curb cut accesses the site from Greenwood Avenue North. This option is zoning compliant.

Each townhouse unit has the same orientation, giving the massing scheme a diagrammatic clarity and simplicity. The drive aisles take up significant area on the site but there are opportunities for large open space amenity areas, as well.

- PROS
- Conceptually clear organization; all units oriented in the same direction
 - Breaks in building line up with site entry point, creating open site views along major site axis
- CONS
- No large common amenity area is provided
 - More drive aisle area than other options
 - All buildings have same solar orientation/exposure

Table with 2 columns: Zoning Code Information, Details. Rows include: HEIGHT (40' HT PROPOSED (40' BASE HT LIMIT)), SETBACK (5' MIN REAR, 5' MIN, 7' AVERAGE SIDE, 5' MIN, 7' AVERAGE FRONT), FLOOR AREA RATIO (69,050 SF / 50,721 SF = 1.36 FAR (1.8 MAX)), AMENITY AREA (12,659 SF (12,680 SF MIN)).





GREENWOOD AVENUE NORTH

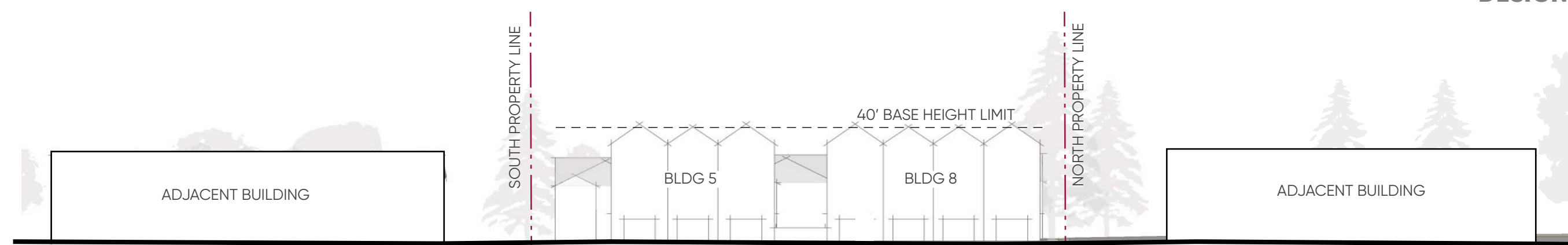


GREENWOOD AVENUE NORTH

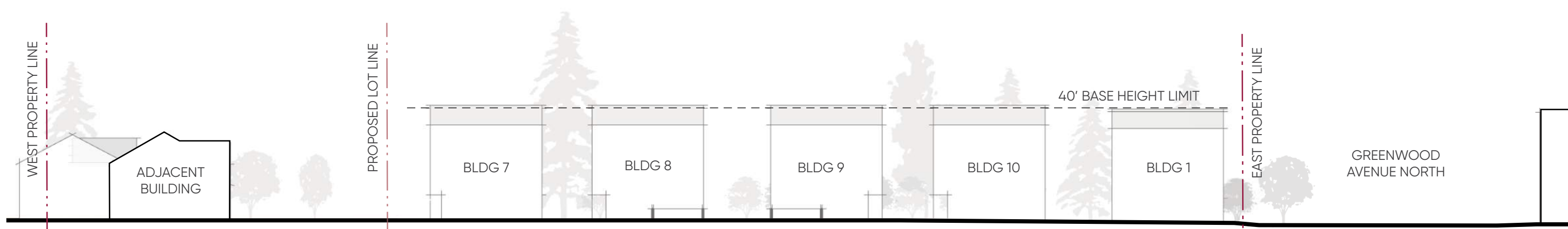
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DESIGN CONCEPTS

DESIGN OPTION 1 - SOLAR STUDY

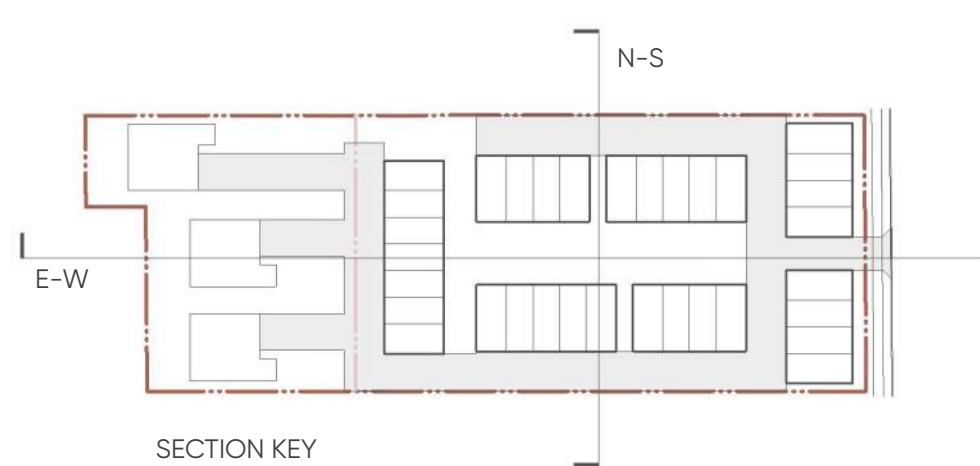




DESIGN OPTION 1 - NORTH/SOUTH SECTION



DESIGN OPTION 1 - EAST/WEST SECTION



5.0
DESIGN CONCEPTS

DESIGN OPTION 2 - CENTRAL SQUARE

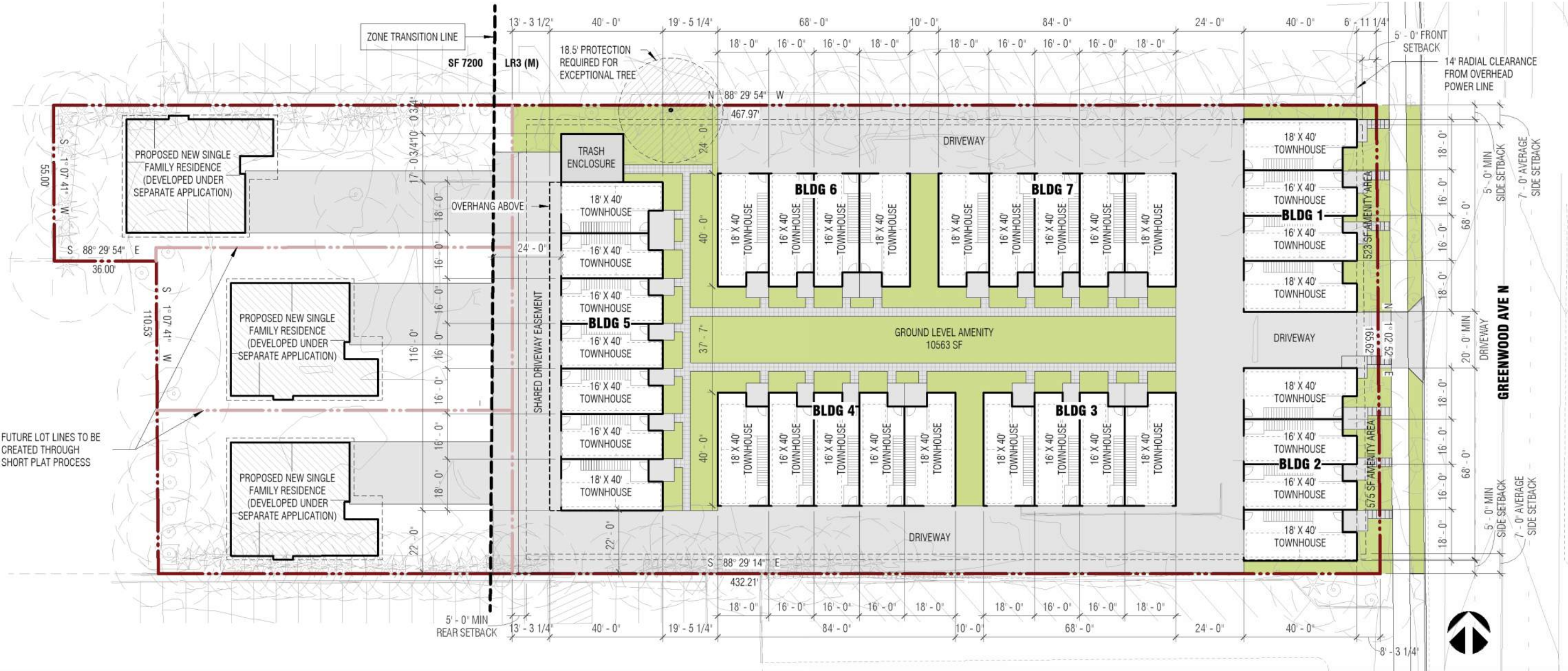
Option 2 achieves a 1.24 FAR by providing 33 townhouse units with a central square. Each unit includes a 2-car enclosed parking garage. One centrally located curb cut accesses the site from Greenwood Avenue N. Drive aisles ring the buildings in order to give townhouse units a "back" patio that fronts onto a large central ground level amenity area.

The centrally located courtyard area is activated by the many units that face it and has many eyes upon it to ensure security on the site.

- PROS
- Residents have access to centralized courtyard-style amenity area
 - Repetitive row of townhouses creates rhythmic street frontage
 - Common open space is on axis with curb cut, creating long open view at site entry point
 - Variety of unit orientations
- CONS
- Paving extends to both side lot lines
 - Unable to retain trees at perimeter
 - More drive aisle than preferred option

ZONING CODE INFORMATION

HEIGHT	40' HT PROPOSED (40' BASE HT LIMIT)
SETBACK	5' MIN REAR 5' MIN, 7' AVERAGE SIDE 5' MIN, 7' AVERAGE FRONT
FLOOR AREA RATIO	62,900 SF / 50,721 SF = 1.24 FAR (1.8 MAX)
AMENITY AREA	14,961 SF (12,680 SF MIN)





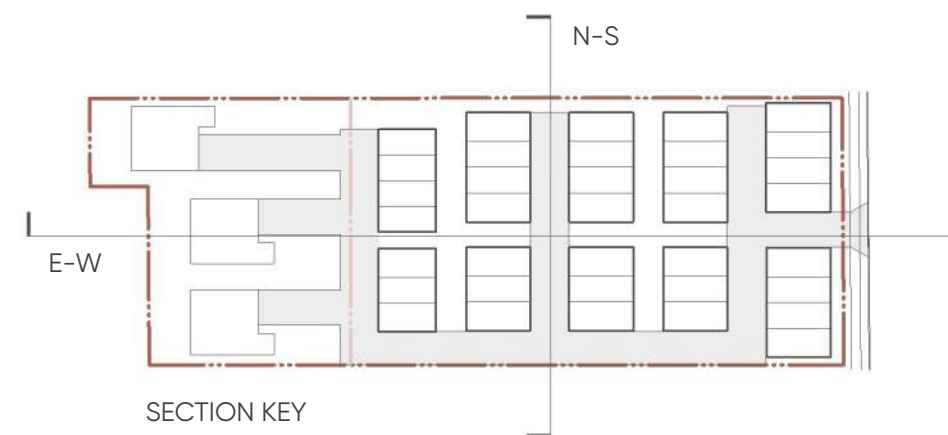
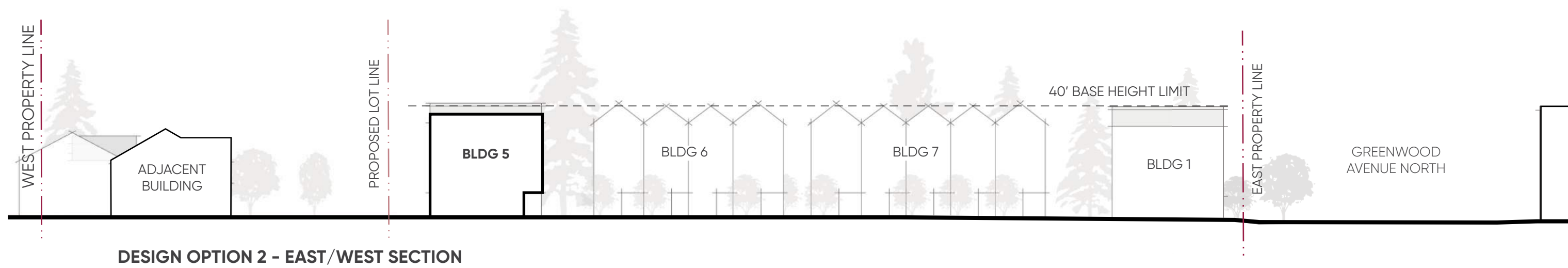
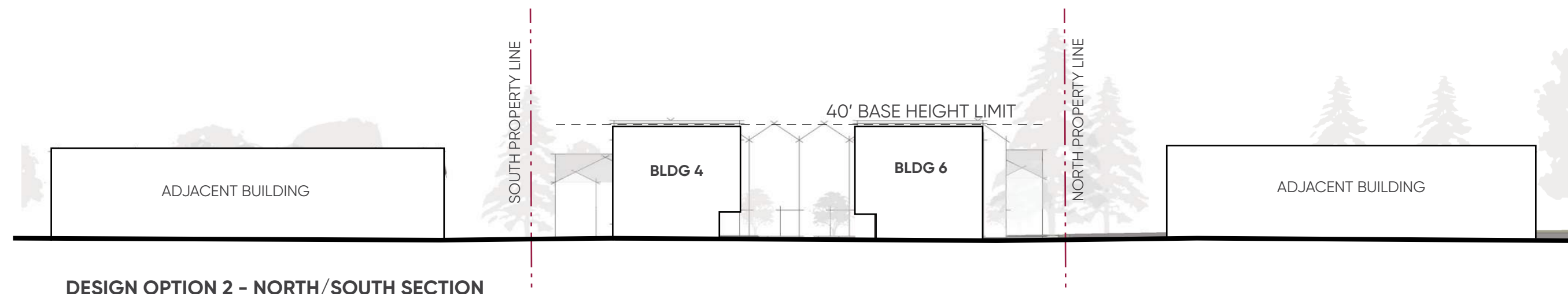
SOUTHEAST STREET VIEW



5.0
DESIGN CONCEPTS

DESIGN OPTION 2 - SOLAR STUDY





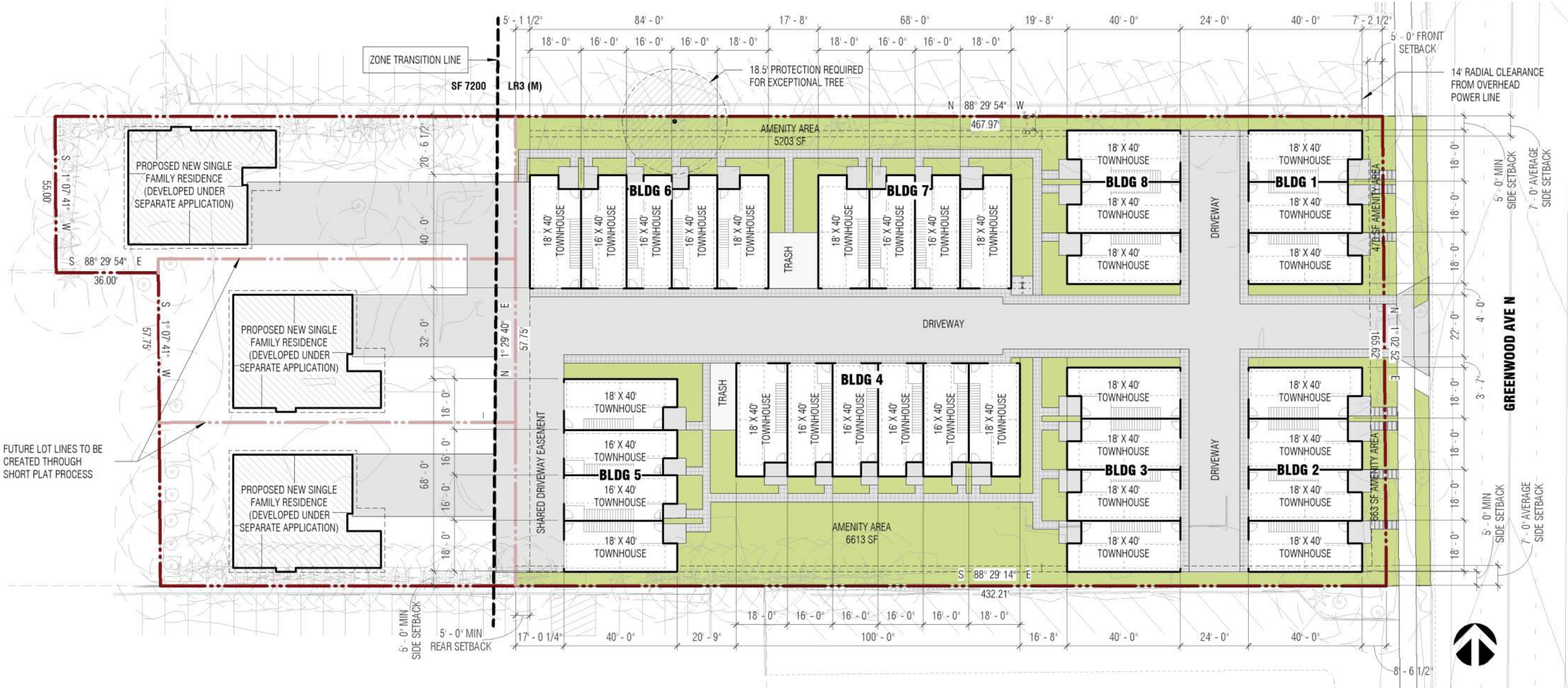
5.0
DESIGN CONCEPTS

DESIGN OPTION 3 - PREFERRED

Option 3, the applicant's preferred option, achieves a 1.27 FAR and proposes 33 townhouse units, each with a 2-car enclosed parking garage. One centrally located curb cut accesses the site from Greenwood Ave N. Opportunities for deep setbacks from the side lot lines where common amenity area is located provides relief for the properties to the North and South of the project site and afford the opportunity to preserve existing trees. The interface between private units and the common amenity areas help ensure that eyes are on common areas to provide site security.

- PROS
- Residents have access to large common amenity areas
- Repetitive row of townhouses creates rhythmic street frontage
- Ability to retain more existing trees
- Variety of unit orientations
- Units not facing each other, provides more privacy
- CONS
- Provides fewer units than other options

ZONING CODE INFORMATION table with 2 columns: Category (HEIGHT, SETBACK, FLOOR AREA RATIO, AMENITY AREA) and Value (40' HT PROPOSED, 5' MIN REAR, 64,900 SF / 50,721 SF = 1.27 FAR, 16,249 SF)



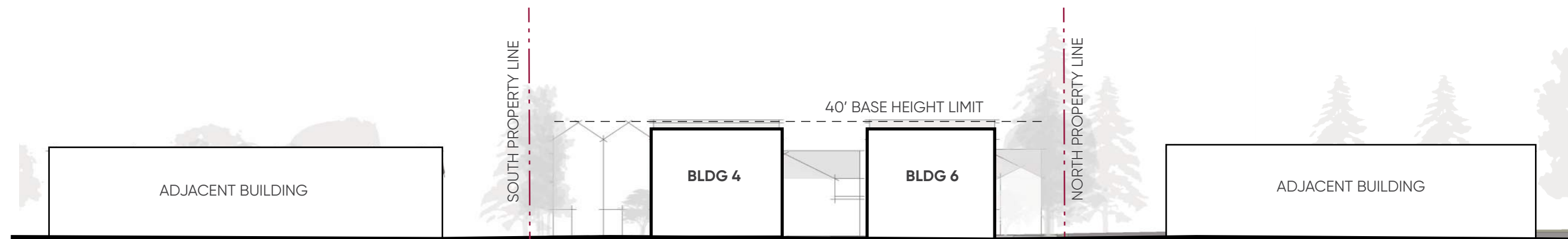


SOUTHEAST STREET VIEW

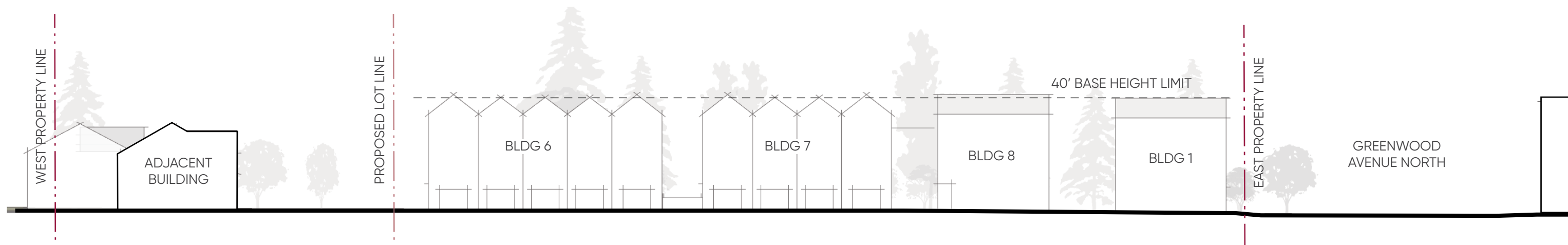


DESIGN OPTION 3 - SOLAR STUDY

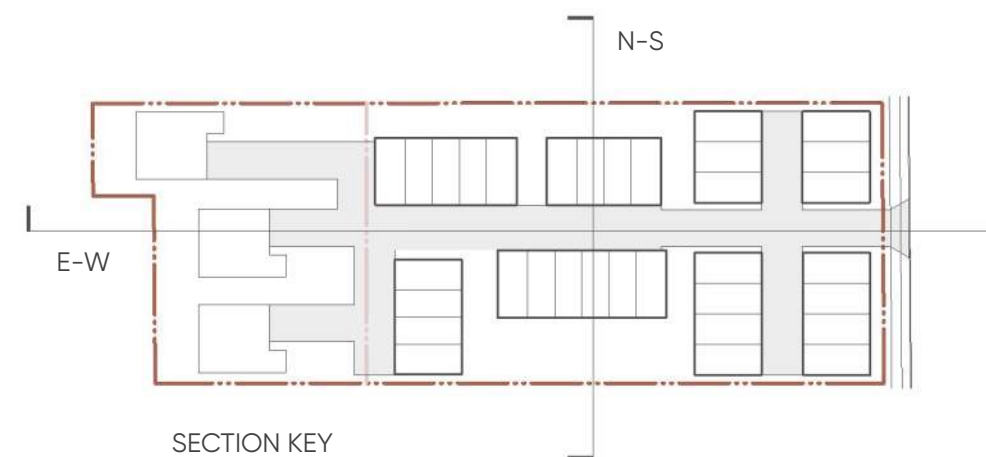




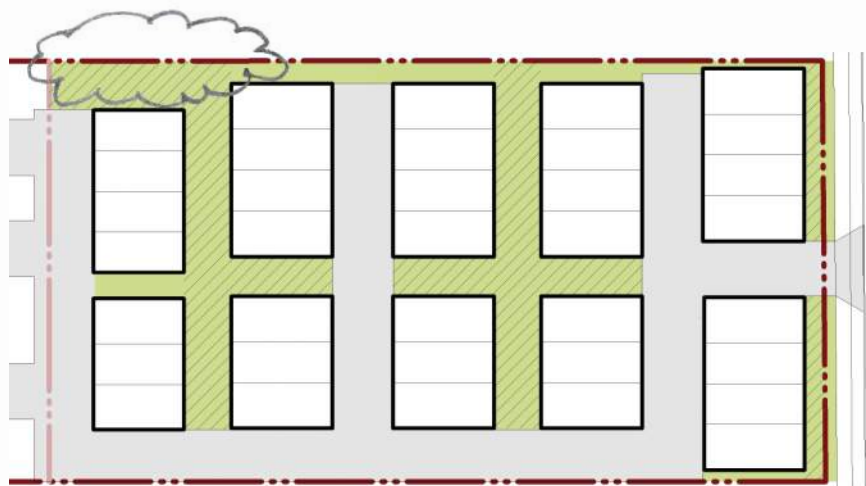
DESIGN OPTION 3 - NORTH/SOUTH SECTION



DESIGN OPTION 3 - EAST/WEST SECTION

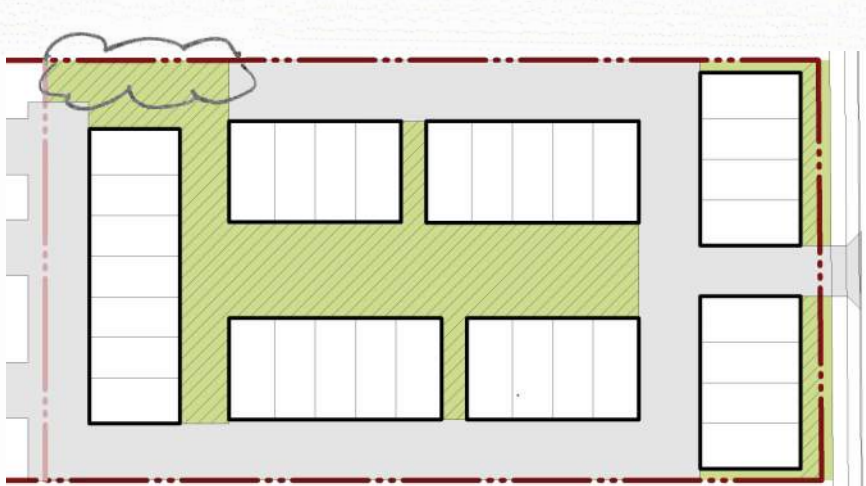


6.0
DESIGN INFLUENCE



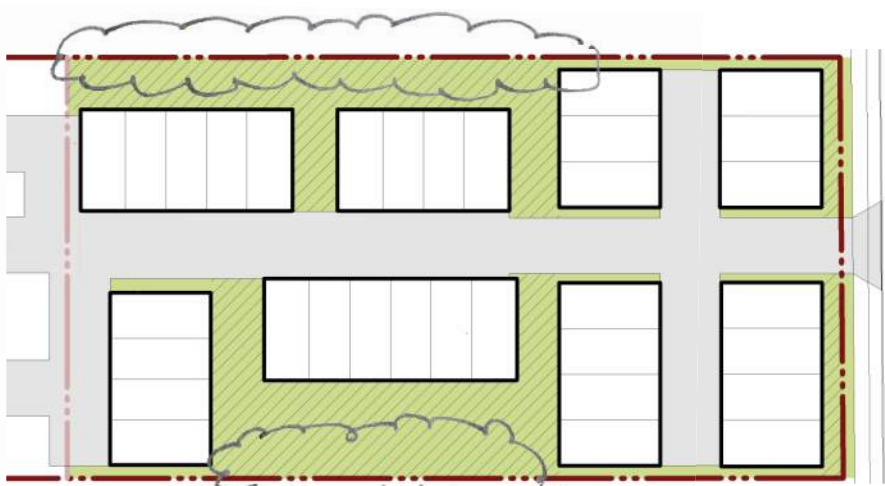
DESIGN OPTION 1 - MAXIMUM BUILD OUT

Paving Area: 15,229 SF
Ground Level Amenity Area: 9059 SF



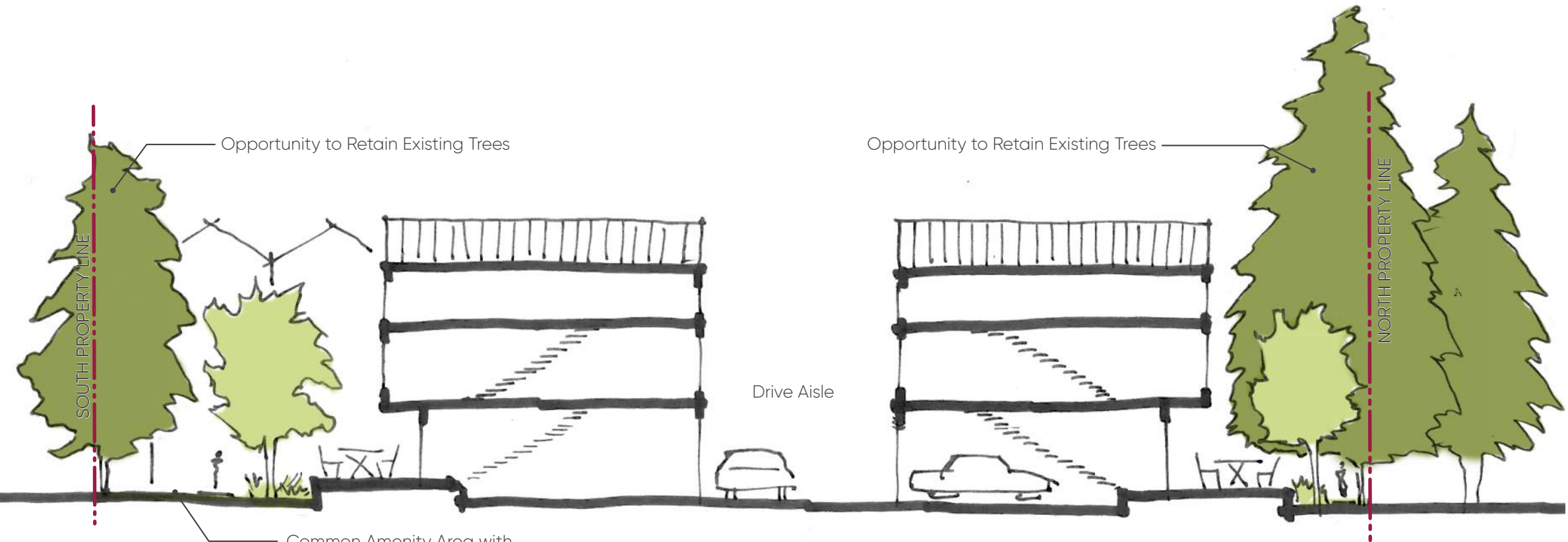
DESIGN OPTION 2 - CENTRAL SQUARE

Paving Area: 16,409 SF
Ground Level Amenity Area: 11,661 SF



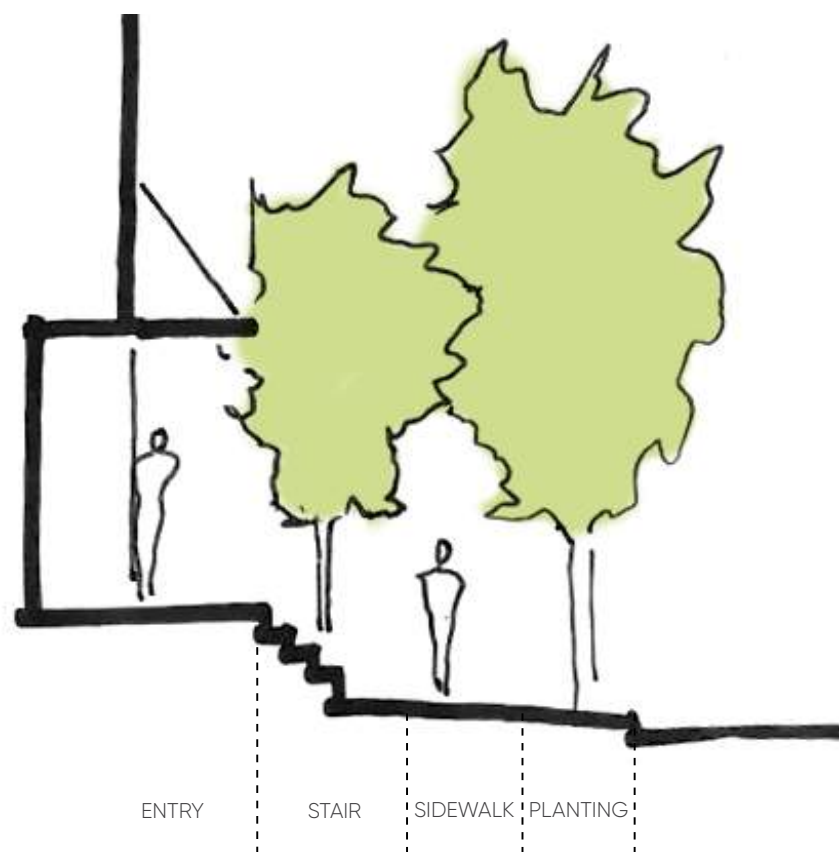
DESIGN OPTION 3 - PREFERRED

Paving Area: 11,967 SF
Ground Level Amenity Area: 12,949 SF

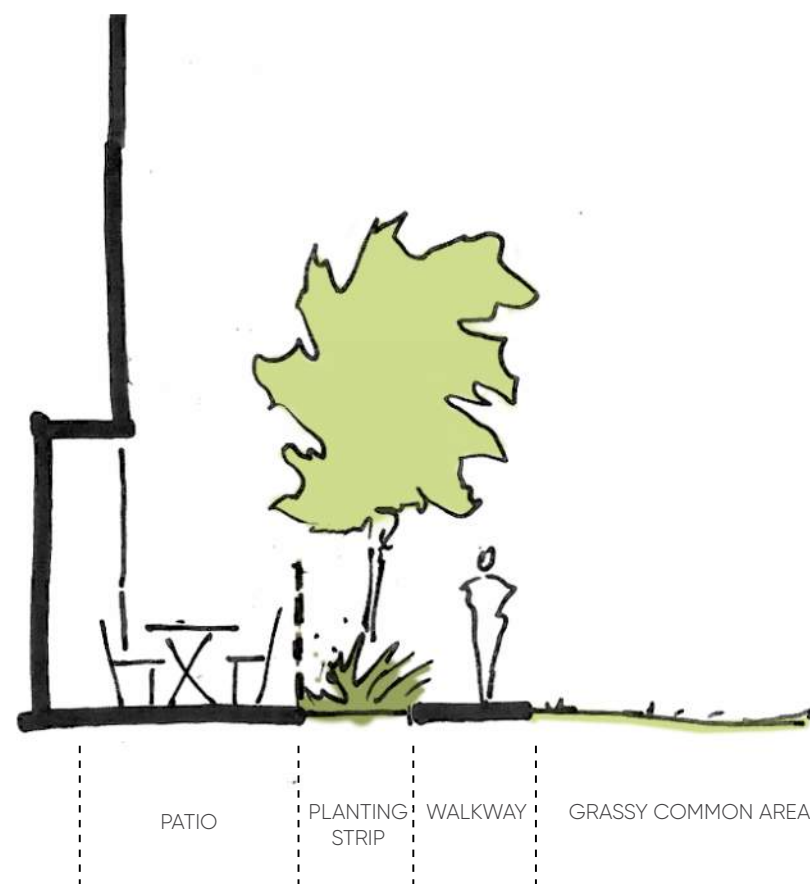


- Paving Area
- Amenity Area
- Areas for Tree Retention

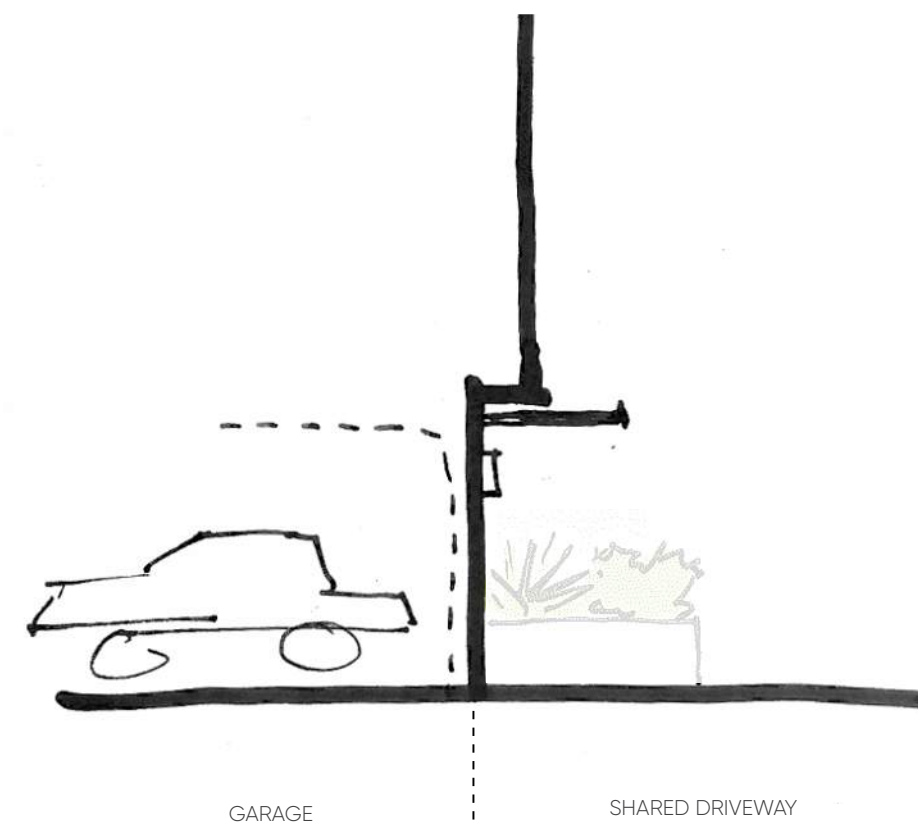
PREFERRED OPTION - SITE SECTION



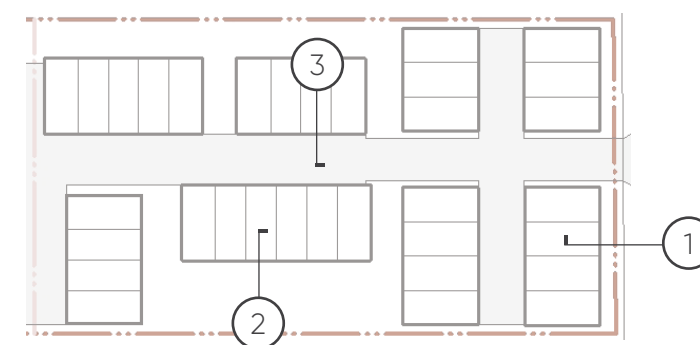
① ENTRY STOOP



② PRIVATE PATIOS



③ GARAGE ENTRIES



SECTION KEY

6.0

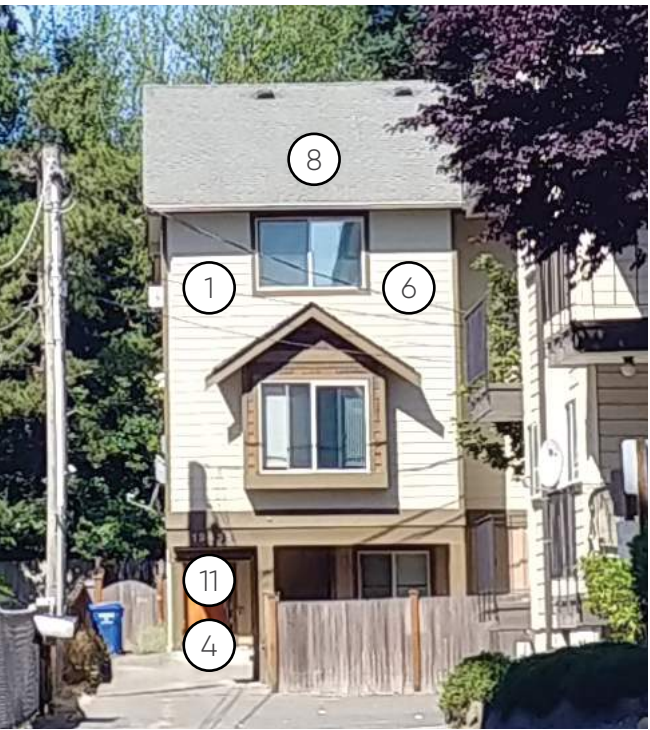
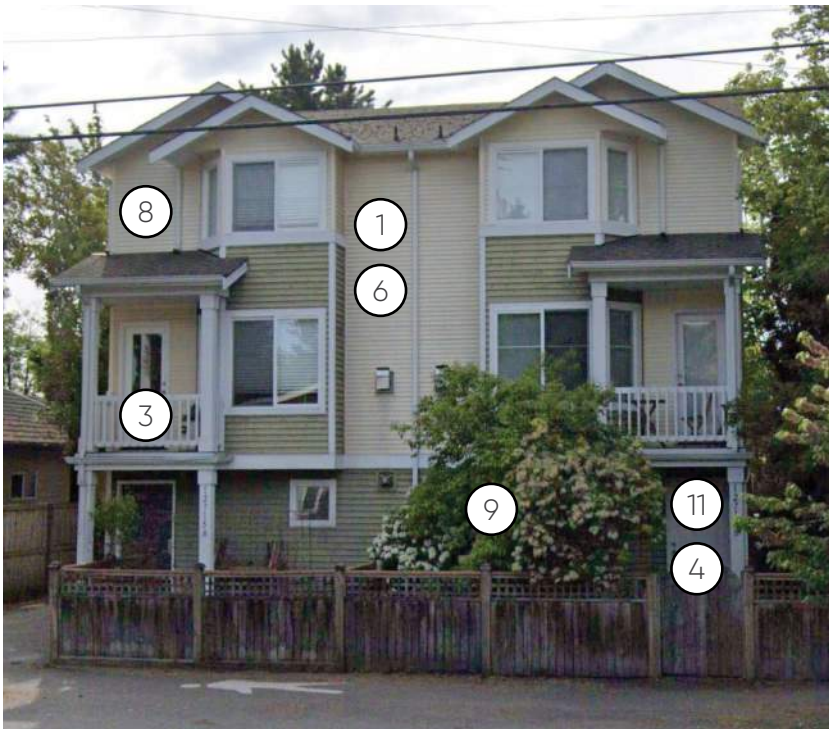
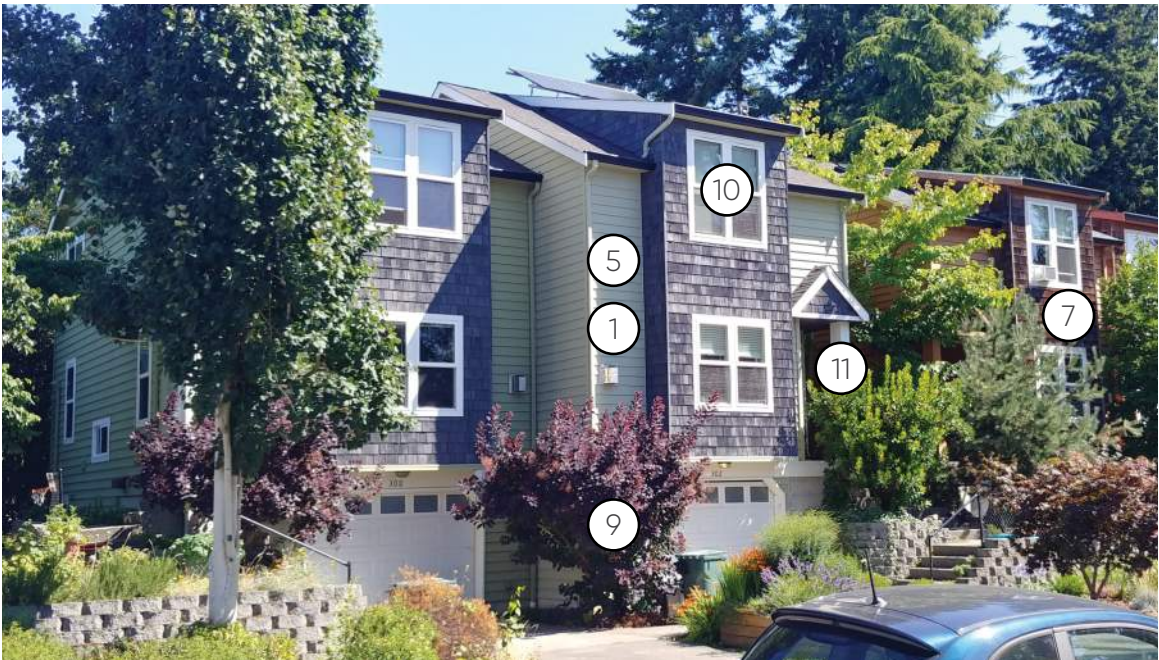
DESIGN INFLUENCE

NEIGHBORHOOD DESIGN CUES

This neighborhood is replete with townhouse developments of a similar scale that we are referring to as influence to our design decisions. Our intention is to utilize the neighborhood cues to guide our overarching design direction and to build upon them to create a unique and attractive design. Our overall design intent is clean transitions, durable materials, strong street presence and well articulated unit entrances.

Some of the neighborhood design cues that the proposed options will respond to include:

- 1 Scale
- 2 Shared Driveway Access
- 3 Private Balconies
- 4 Street Facing Access
- 5 Articulated Massing
- 6 Building Orientation
- 7 Appropriate Contextual Scale
- 8 Pitched or Gable Roof Forms
- 9 Landscaping as a Screening Element
- 10 Simple Window Patterning
- 11 Prominent Entries



FACADE DESIGN PRECEDENTS



Modulation with articulated roof forms
Restrained material palette
Weather protection at entries



Clean lines
Simple material transitions
Flat roof Articulation



Contrasting material palette
Emphasized unit entries with weather protection
Layered transition from public to private



Simple material palette
Emphasized unit entries with weather protection
Unit height and scale



Varied roof forms
Simple material transitions
Street facing entries



Articulated roof forms
Clean lines
Restrained material palette
Simple material transitions

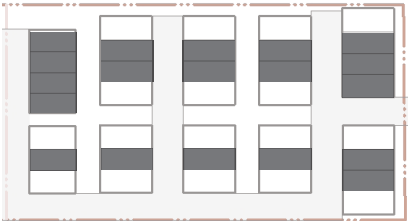
7.0

CONCEPTUAL UNIT PLANS

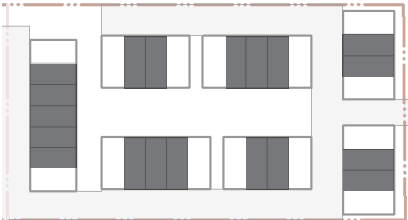
16' X 40' UNIT PLAN

16' X 40' UNIT LOCATIONS

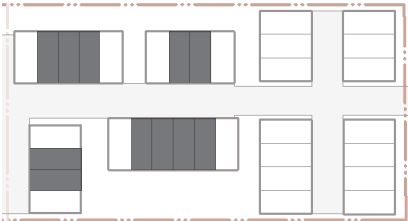
Option 1



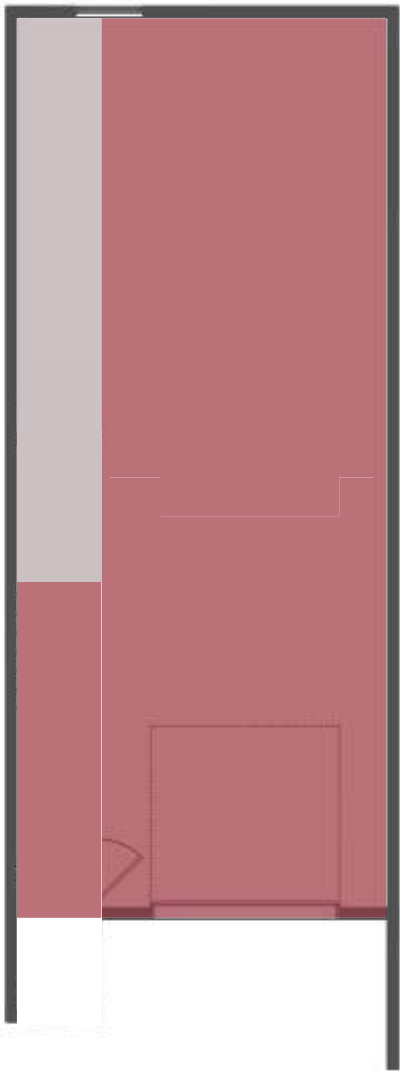
Option 2



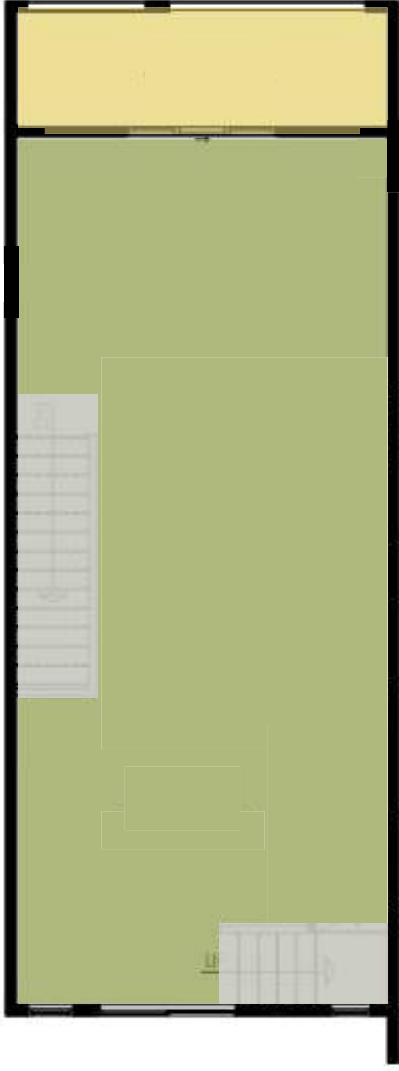
Option 3 (Preferred)



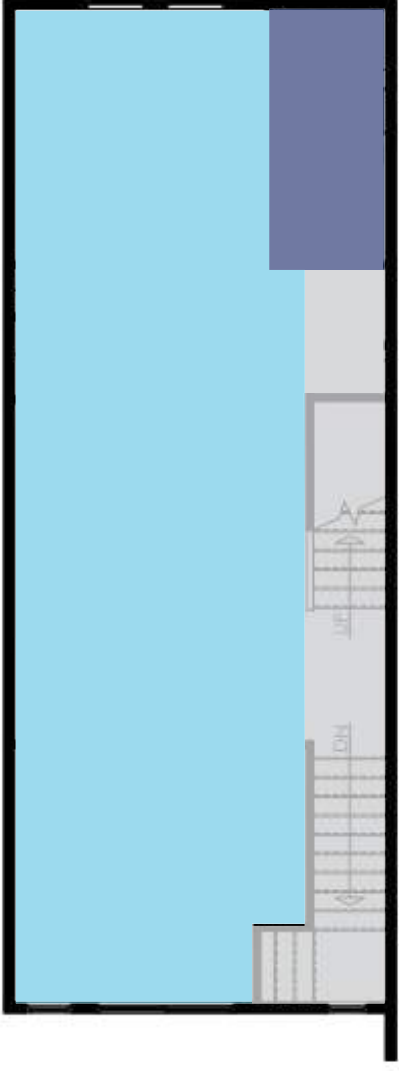
- Vertical Circulation
- Garage
- Living + Dining + Kitchen
- Bedroom
- Bathroom
- Outdoor Space



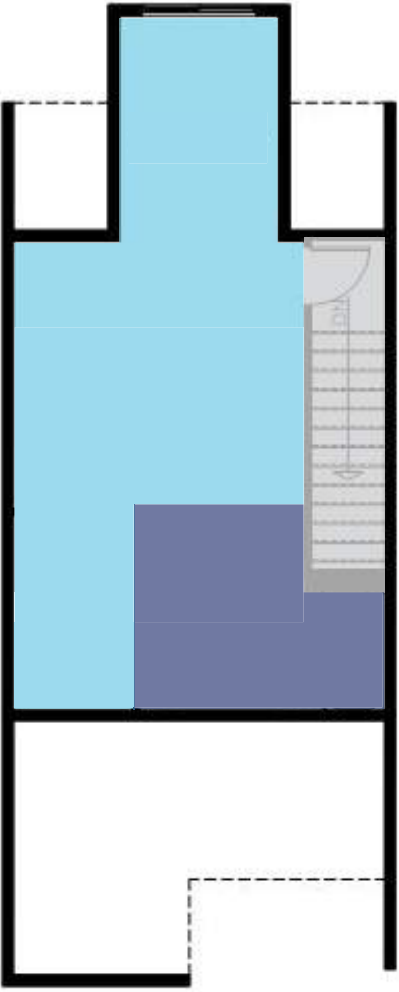
FIRST FLOOR



SECOND FLOOR



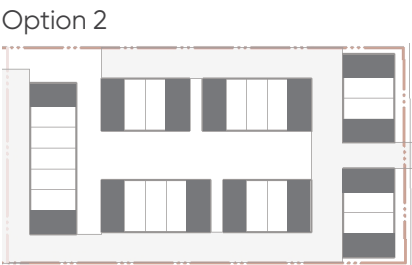
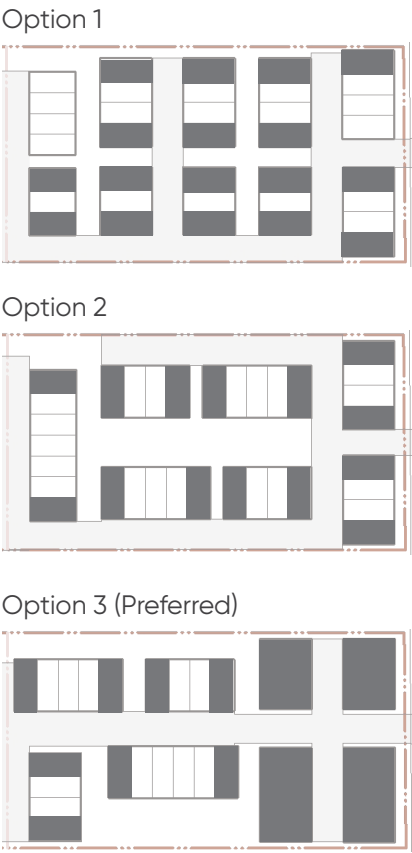
THIRD FLOOR



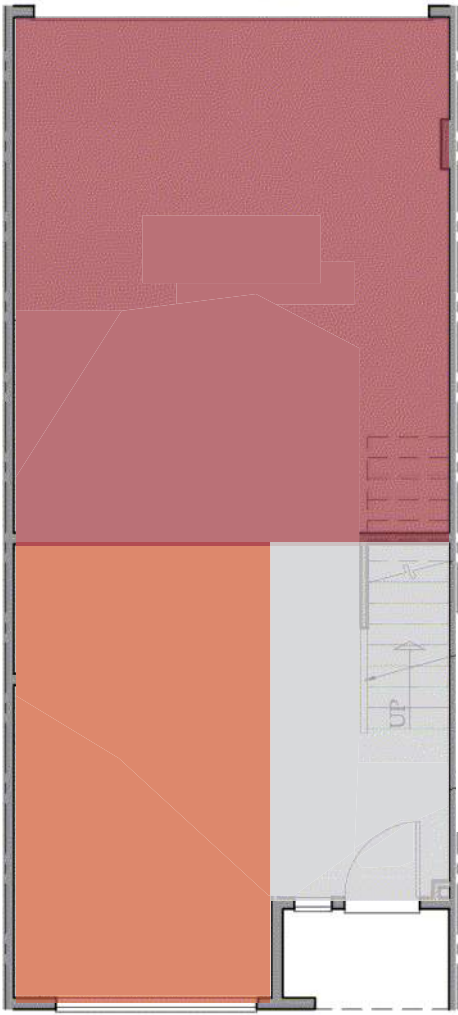
FOURTH FLOOR

18' X 40' UNIT PLAN

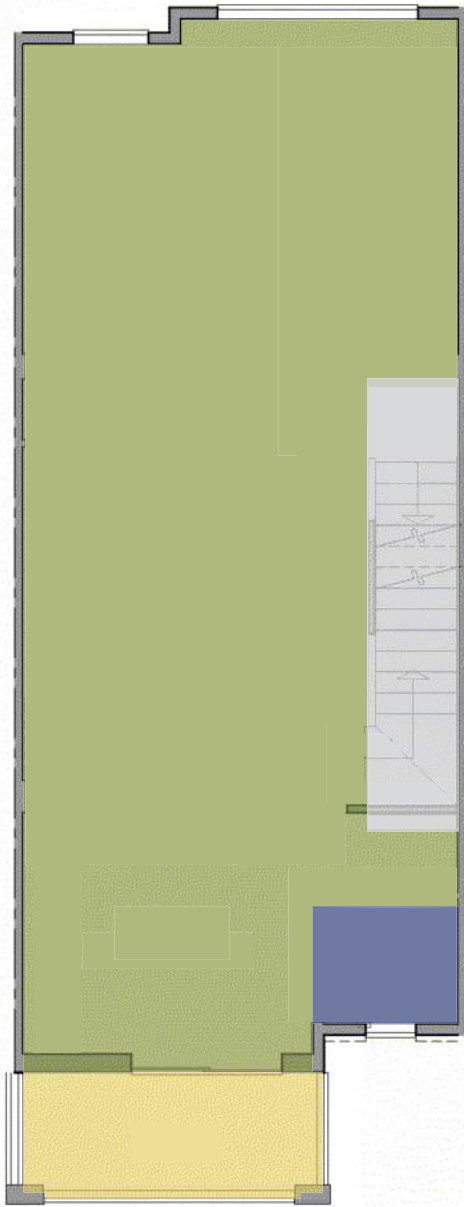
18' X 40' UNIT LOCATIONS



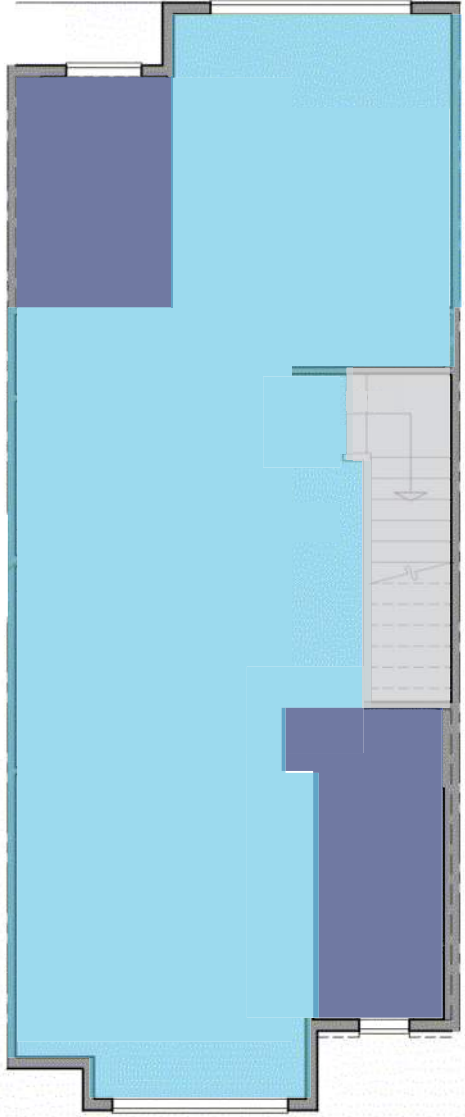
- Vertical Circulation
- Garage
- Living + Dining + Kitchen
- Bedroom
- Bathroom
- Outdoor Space
- Flex Space



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

8.0

LANDSCAPE CONCEPTS

PREFERRED LANDSCAPE DESIGN OPTION

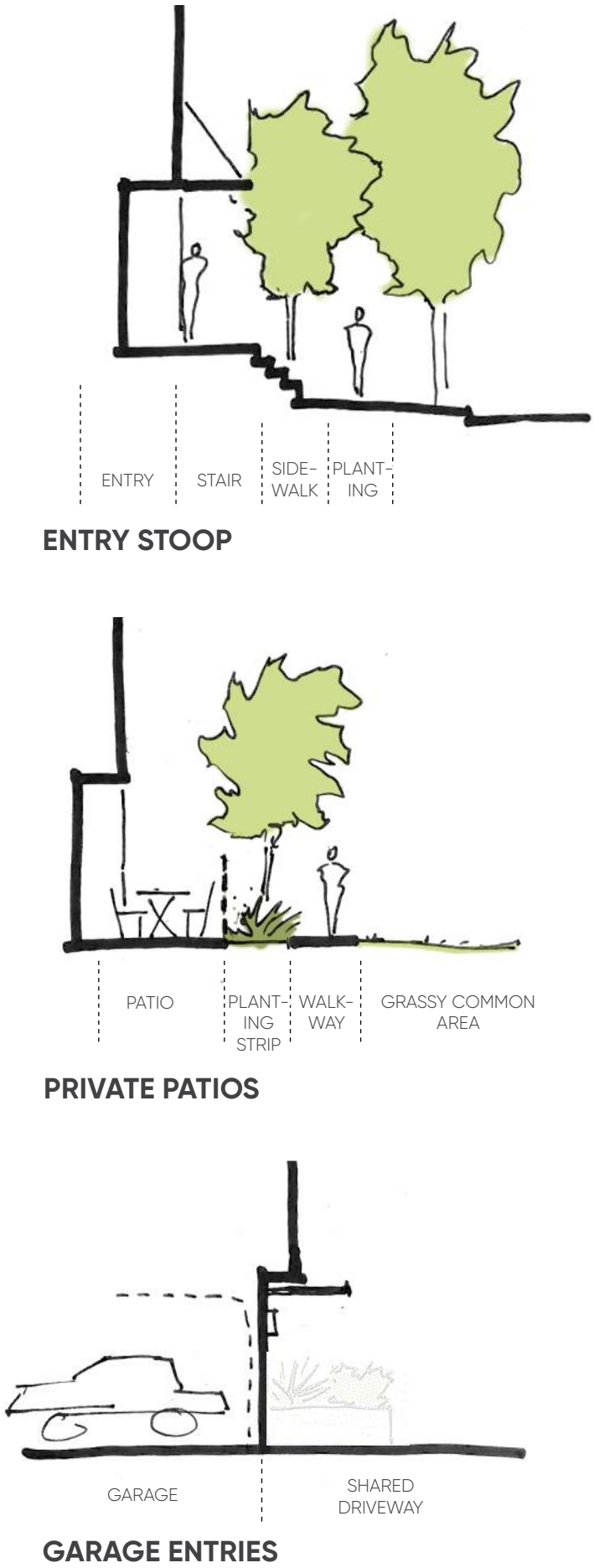
SITE DESIGN STRATEGY

The central driveway creates a circulation spine through the site that preserves many existing trees and allows for a large common amenity area with southern sun exposure. A combination of permeable concrete and permeable pavers delineate the drive aisle from pedestrian walking areas, allow water to infiltrate where it falls, and breaks up the main paved area to create a smaller scale feel. Paver pathways provide pedestrian circulation to private entries, each with it's own patio, and amenity areas.

Robust planting areas, with a combination of shrubs and groundcovers, create lush edges and provide a sense of place at each unit entry. Small trees at each unit entry provide privacy for individual patios while new street trees create curb appeal and extend the existing maple corridor along Greenwood Ave N. A large amenity lawn on the south side of the site provides community space for recreation, gathering, and relaxing in the shade of mature existing conifers.



PREFERRED SITE DESIGN





REPETITIVE GARAGE DOORS



TRASH SCREENING



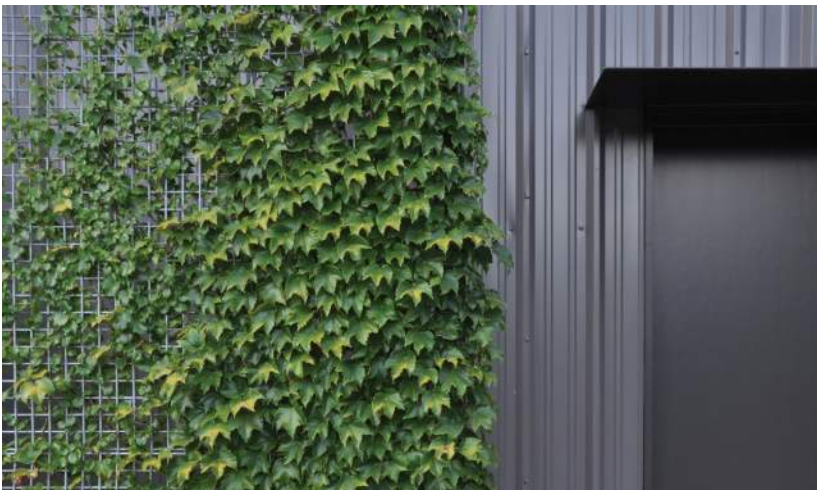
COMMON AMENITY SPACE



SHORT TERM BICYCLE PARKING



SCREENING



GREEN SCREEN



TRASH & RECYCLING SCREENING



SCREENING AND INDIVIDUAL PATIOS



COMMON AMENITY



PRIVATE AMENITY AREA