



#3035857-LU  
425 N 85th Street  
Recommendation Phase  
7-16-2021  
Greenbank Holdings LLC

**SHW**





ADDRESS

425 N 85th Street  
SDCI# 3035857-LU

PROJECT TEAM

Owner	Greenbank Holdings LLC
Architect	SHW
Landscape	Root of Design
Surveyor	Chadwick & Winters
Geotech	Geotech Consultants , Inc.
Arborist	Layton Tree Consulting
Structural	Malsam Tsang Structural Engineering
Civil	Davido Consulting Group
Mechanical	The Greenbusch Group, Inc.
Traffic	Gibson Traffic Consultants, Inc.
Community Outreach	Natalie Quick Consulting

PROJECT INFO

Zoning	NC2-55(M), NC2P-55(M)
Overlays	Greenwood-Phinney Ridge RUV
	Parking Flexibility
Lot Area	24,088 SF
Proposed Units	200
Vehicle Parking	None
Bicycle Parking	~175

PROJECT BRIEF

The proposal includes replacing two small commercial buildings with a mixed-use development within the Greenwood Neighborhood Town Center. The building includes 200 units and approximately 1,400 sf of retail space. Residential composition includes a mixture of market rate 1 bedroom units and small efficiency dwelling units. No parking is proposed in this pedestrian and transit focused area. The project provides high quality housing and sensible retail space to a well connected area, and furthers the vitality of the mixed-use corridor along N 85th Street and Greenwood Avenue N.

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ZONING SUMMARY

NC2-55(M) / NC2P-55 (M)		Greenwood-Phinney Ridge Residential Urban Village Overlay, Parking Flexibility
23.47A.004	Permitted Uses	Residential permitted outright, Commercial permitted with conditions.
23.47A.005.C.1	Residential Uses at Street Level	20% max of street-level street-facing façade in pedestrian-designated zone, facing principal pedestrian street.
23.47A.005.D.1	Non-residential Uses at Street Level	80% min. of street-level street-facing facade in pedestrian-designated zone, facing principal pedestrian street shall be commercial use or open space.
23.47A.005.D.2	Principal Pedestrian Street Designation	Pedestrian designated zone facing N 85th Street (applies to the west 115' of frontage).
23.47A.008.A.2	Blank Façade	Blank wall max = 20' segments, 40% of facade between 2' and 8' above finished grade.
23.47A.008.A.3	Street-level, Street-facing Facade Depth	Locate 10' max from lot line.
23.47A.008.B.2	Transparency	In pedestrian-designated zone, facing principal pedestrian street 60% of the street-facing façade between 2' and 8' above the sidewalk to be transparent.
23.47A.008.B.3	Non-residential Depth	In pedestrian-designated zone, facing principal pedestrian street, facade(s) at non-residential uses >600 sf = average depth of 30', min depth of 15'.
23.47A.008.B.4	Non-residential Height	In pedestrian-designated zone, facing principal pedestrian street, street-level non-residential uses = 13' min. floor-to-floor height.
23.47A.008.C.4	Overhead Weather Protection	In pedestrian-designated zone, facing principal pedestrian street, 60% min. continuous on principal pedestrian street frontage, 6' min width.
23.47A.008.C.5	Maximum Structure Width & Depth	In pedestrian-designated zone, facing principal pedestrian street = 250' max.
23.47A.008.D.1	Residential Entry	Minimum 1 visually prominent residential entry on street-level street-facing facade.
23.47A.012.A	Structure Base Height	55'.
23.47A.012.C.4	Rooftop Coverage	Max 20% of roof, max 25% with screened mechanical equipment.
23.47A.013.A	FAR Limits	3.75 FAR.
23.47A.013.B	Area Exempt from FAR	Below grade stories, and code required bike storage per 23.54.015.K.4 for Small Efficiency Dwelling Units (SEDU).
23.47A.014.B	Setbacks for Lots Abutting a Residential Zone	15' triangular setback abutting residential zone (applicable at SE corner). 15' setback between 13'-40' in height, 3' setback for every additional 10' in height above 40' (applicable at rear lot line).
23.47A.016.A	Landscape Requirement	Green Factor of 0.3 or greater.
23.47A.024.A	Amenity Area	5% of Residential GFA, excluding commercial uses and area for mechanical equipment.
23.54.015	Required Parking	Urban village / frequent transit = No Parking Required.
	Residential Bicycle Parking	Dwelling Unit/SEDU: Long Term: 1 per unit for first 50, 0.75 per unit higher than 50; Short-term: 1 per 20 unit.
	Non-residential Bicycle Parking	Non-residential (eating/drinking establishment): Long term: 1 per 5,000 sf Short term: 1 per 1,000 sf.
23.54.040.A	Waste & Recycling Storage	Residential: >100 dwelling units = 575 sf plus 4 sf for each additional unit above 100.
23.54.040.D	Waste & Recycling Storage	Commercial: <5,000 sf in mixed-use = 41 sf. Minimum horizontal dimension of 12'.



Figure - Ground



## Zoning

The project site is split zoned: the east portion is zoned NC2-55(M) and the west portion is zoned NC2P-55(M). Both are located in the Greenwood - Phinney Ridge Residential Urban Village and MHA applies. Neighborhood Commercial zoning has a strong presence along N 85th Street. NC zones with varying height limits, pedestrian and MHA overlays are to the north, east and west of the site. The residential SF 5000 zone abuts the rear lot line to the south and is typical for NC zoned lots in the Greenwood Town Center facing N 85th Street and Greenwood Avenue N.



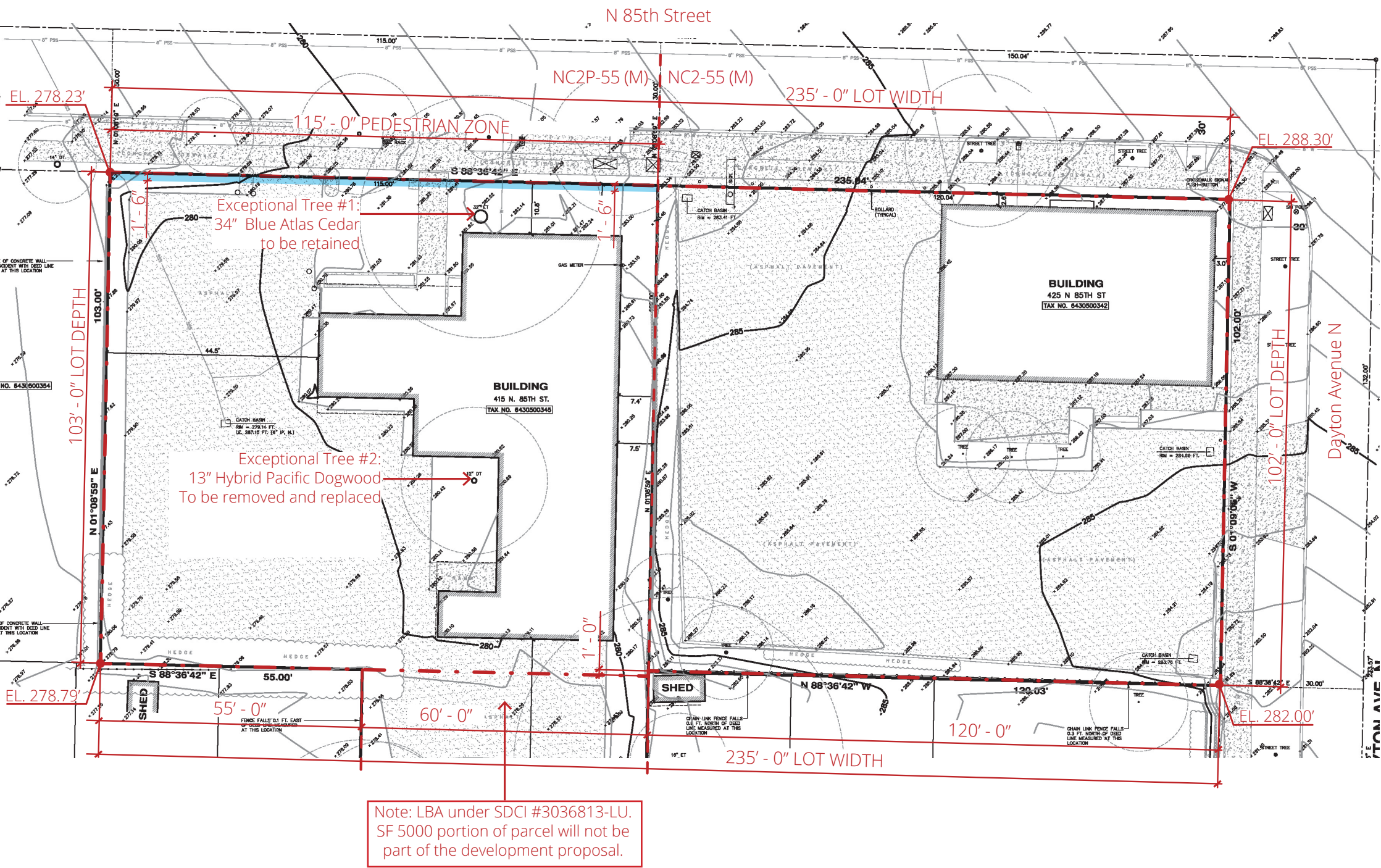
## Adjacencies & Circulation

The site is one half-block away from the bustling commercial heart of the Greenwood Town Center. N 85th Street is a Principal Arterial & Pedestrian Street. There is a mix of existing vehicular and pedestrian oriented commercial developments however the immediate vicinity is seeing growth in large-scale, mixed-use developments with a pedestrian focus due to the transit infrastructure present. The abrupt transition from multi-family and commercial structures to single family is evident in development patterns.

SCALE: NTS



EXISTING CONDITIONS - SURVEY



Tax Parcel No. 6430500342 & 6430500345

THAT PORTION OF LOTS 1 & 2, BLOCK 20, OSNER'S 2ND ADDITION TO THE CITY OF SEATTLE AS RECORDED UNDER VOL 12 OF PLATS, PG 3, RECORDS OF KING COUNTY WAY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE CORNER OF SAID LOT 1 THENCE S 01-09-05 W ALONG THE EAST LINE A DISTANCE OF 102.00 FT, THENCE N 88-36-42W 120.03 FT, THENCE S 01-08-59 W 1 FT., THENCE N 88-36-42 W 115.00 FT., THENCE N 01-08-59 E 103.00 FT. THENCE S 88-36-42 E 235.04 FT. TO POINT OF BEGINNING AKA PARCEL A, LBA 3036813-LU.

Parcel Area = 24,088 Sq. ft.

Surveyor: Chadwick & Winters  
Date: 1/15/2021

Site Considerations:

- There are two exceptional trees on the property. An Arborist Report prepared by Layton Tree Consulting was provided at MUP submittal. The viability of all street trees will be reviewed with SDOT-UF in conjunction with this report.
- N 85th Street is classified as a Principal Arterial.
- Dayton Avenue N is designated for solid waste pickup by Seattle Public Utilities.

Property Line

Right-of-way Setback



SCALE: NTS





Aerial



Looking southwest at intersection of N 85th Street & Dayton Ave N



Looking south from N 85th Street



Exceptional Tree #1 at N 85th Street frontage



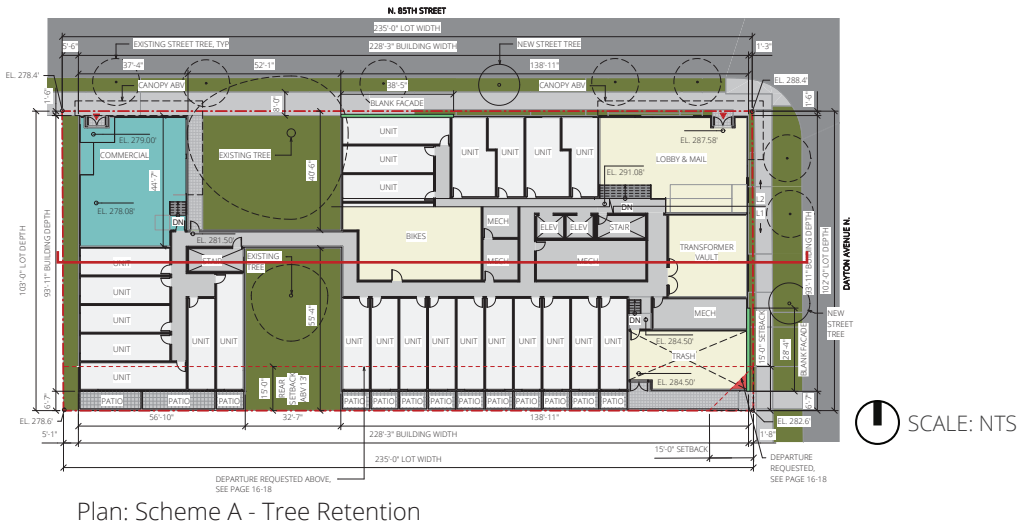
Looking west from Dayton Ave N



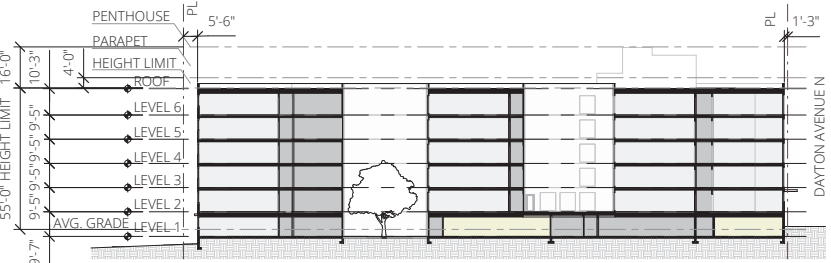
Looking southeast at southwest corner of property



SCHEME SUMMARY



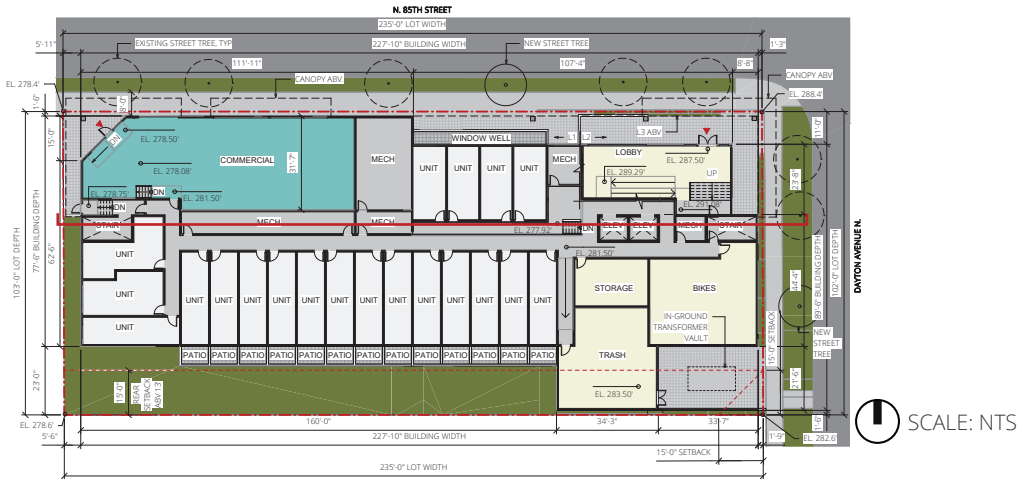
Plan: Scheme A - Tree Retention



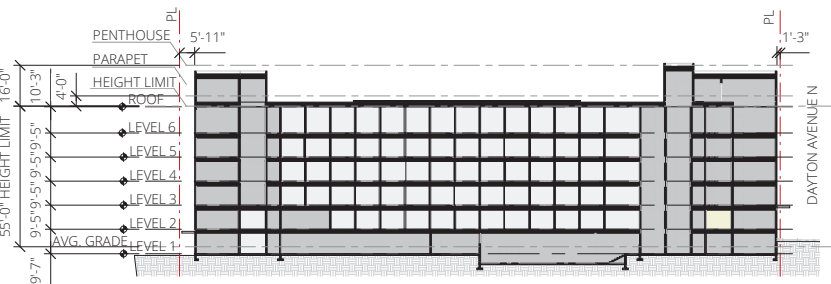
Section: Scheme A - Tree Retention



Perspective: Scheme A - Tree Retention



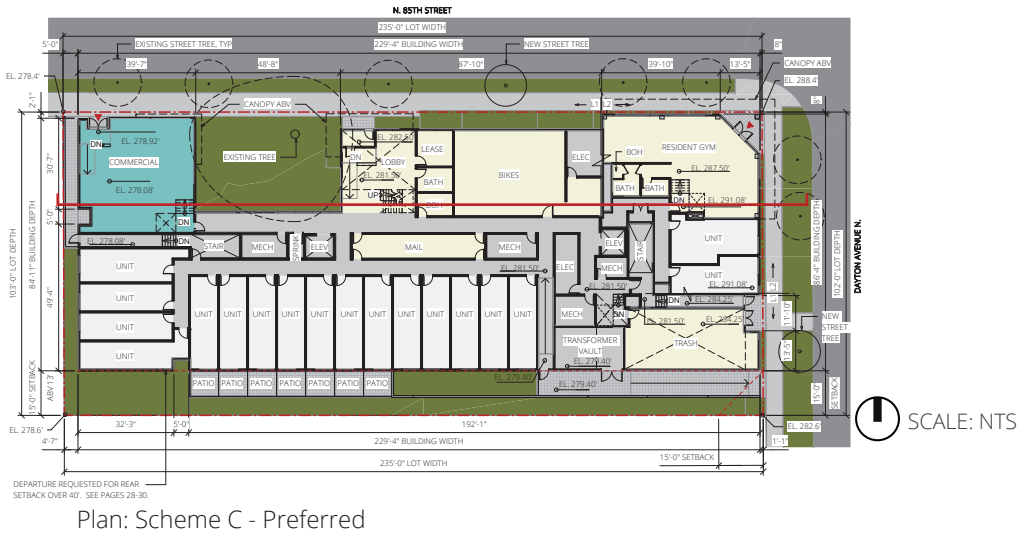
Plan: Scheme B - Code Compliant



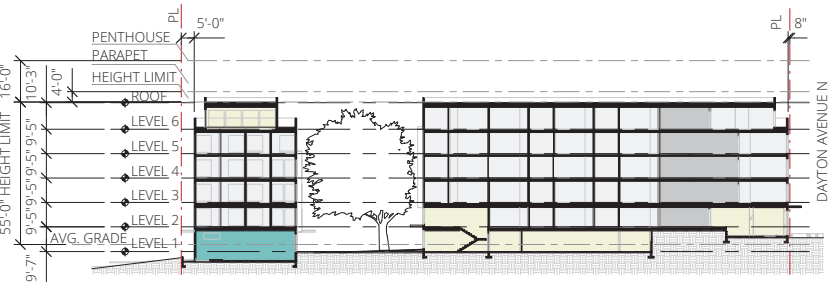
Section: Scheme B - Code Compliant



Perspective: Scheme B - Code Compliant



Plan: Scheme C - Preferred



Section: Scheme C - Preferred



Perspective: Scheme C - Preferred



Looking southwest from N 85th Street



Looking southeast from N 85th Street



Looking northwest from Dayton Ave N



Aerial

#### Scheme C - Preferred

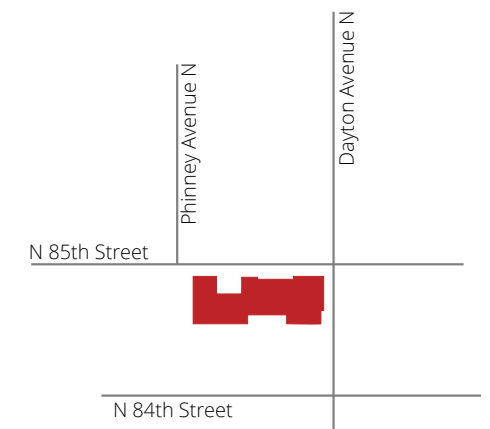
Units: 200  
 Unit Types: 124 SEDU, 21 Studios, 36 Open 1-Bed,  
 19 1-Bed  
 Commercial SF: 1,415  
 FAR: 3.75  
 GFA: 89,802  
 GSF: 94,368

#### Pros:

- One exceptional tree retained, massing and entries honor the tree. Tree is visible from the public realm (Greenwood/Phinney PL2.I.i).
- Increased setback to the south at ground-level provides relief to less-intensive zone (Greenwood/Phinney CS2.II.i/ii).
- Upper-level setbacks provided at all sides creating a variety of common and private amenity spaces (DC3.B.4).
- High activity uses facing street (PL2.B.1).
- Street-corner amenity space designed to accommodate second retail space in the future (DC2.E.1).
- 2-story residential entry has strong relationship to established pedestrian routes, is identifiable and is highly-transparent (Greenwood/Phinney CS3.I/II).

#### Cons:

- One Departure required: SMC 23.47A.014.B.3.b: Rear setback over 40' above grade.





PRIORITY GUIDELINES

GREENWOOD/PHINNEY CS2.I.i: STREETSCAPE COMPATIBILITY

Guideline Description: Reinforcement of Commercial and Residential Development Patterns: Commercial development in the Greenwood/Phinney corridor has historically been oriented toward the street, with buildings up against the sidewalks. Most residential developments have modest landscaped setbacks and first floors are built slightly above grade to allow for privacy and a sense of transition from the street. Continuing this pattern will reinforce the character of both the business districts and residential areas.

**Project Response:** Continue existing development patterns along N 85th Street by orienting commercial uses towards the street, design porous building edge at or near the sidewalk, and increase width of adjacent sidewalks and planting strips to enhance the pedestrian experience. Dayton Avenue N focuses on the transition to the residential neighborhood to the south. Residential uses near grade use a change in massing, materiality and landscaping to differentiate and buffer from the street. Windows are elevated for privacy and surveillance and balconies are provided facing N 85th Street for engagement and activation.

GREENWOOD/PHINNEY CS2.II.i: HEIGHT, BULK AND SCALE COMPATIBILITY

Guideline Description: Impact of New Buildings on the Street: Consider the setback of upper stories of new mixed-use development on Greenwood Avenue North and North/ Northwest 85th Street to reduce the dominance of new buildings on the street. Also, new commercial development should respect the small-scale historical pattern of storefronts on Greenwood Avenue North. Typically, the older storefronts are about 50 feet in width and feature brick, stone or other masonry units. Some also feature architectural details that provide interest and a human scale to the buildings.

**Project Response:** The overall building massing is articulated to reduce bulk, particularly at the N 85th street-facing facade. Upper-level stepping is provided on all sides of the building creating a variety of common and private amenity terraces. Combining horizontal and vertical articulation to create smaller masses helps organize the building to be compatible with development in the vicinity, featuring brick and generous storefront windows along the majority of the street. Significant massing setbacks are provided at the south where adjacent zoning transitions to small-scale residential. Articulation and extensive landscaping coupled with an increased setback at ground-level where otherwise allowed, achieves a sensitive transition to the less intensive zone.

CS2.B.2: CONNECTION TO THE STREET

Guideline Description: 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.

**Project Response:** The site’s proximity to the core of the Greenwood Town Center and the development potential of the parking lot to the west is the driving force for locating commercial use at the NW corner of the site. Retail will meet the street but provide space for pedestrians with wider sidewalks and planting strip to buffer from vehicle traffic on the arterial. Mature street trees are to remain and additional improvements to the courtyard patio will create a vibrant commercial streetscape.

CS2.C.1: CORNER SITES

Guideline Description: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.

**Project Response:** Massing is sited with minimal setbacks to provide a strong urban edge where most visible. The full depth brick is a grounding material. The chamfered entry, expansive storefront glazing and continuous canopies are common characteristics expressed at corner lots in the Greenwood Town Center.

GREENWOOD/PHINNEY CS3.I/II: ARCHITECTURAL CONTEXT AND CHARACTER

Guideline Description: Architectural Concept and Consistency: The Greenwood neighborhood corridors are characterized by their utilitarian, non-flamboyant, traditional architectural styles (except for churches). Some important points to consider in making new development consistent and compatible with existing development include: i. Small-scale architectural details at the ground level, including color, texture/patterns, materials, window treatment, sculptural elements, etc; ii. Landscaping is an important component of the overall character, particularly for residential development; and iii. Personalization of individual businesses is a key feature of both corridors. Compatibility: Consider using the human-scale historical pattern of storefronts on Greenwood Avenue North as a guide in developing new structures abutting Town Center streets. New development should respond to Greenwood’s existing context by matching window and opening proportions, entryway patterns, scale and location of building cornices, proportion and degree of trim work and other decorative details, and employing a variety of appropriate finish materials.

**Project Response:** Scale and proportion, as well as detailing and fenestration patterns are balanced to contribute to both the contemporary language set by new development in the neighborhood as well as Greenwood’s human-scale patterns at commercial frontages. Overall material palette is subtle and is void of bright colors. Accent materials are used sparingly.

GREENWOOD/PHINNEY PL2.I.i: PEDESTRIAN OPEN SPACES AND ENTRANCES

Guideline Description: New development should enhance the pedestrian environment and encourage pedestrian activity along the North/Northwest 85th Street corridor and the Greenwood Avenue North corridor, north of North 87th Street.

**Project Response:** The primary commercial and residential entries are placed in direct relationship with pedestrian routes. The commercial entry is recessed, accompanied by large windows and continuous overhead protection. The residential entry is a large, glassy identifiable volume separated from commercial by a shared greenspace accommodating a mature, existing tree.

GREENWOOD/PHINNEY DC2.I: FAÇADE ARTICULATION AND MODULATION ON MIXED-USE BUILDINGS

Guideline Description: Facade modulation and articulation are less critical in commercial or mixed-use structures as long as appropriate levels of detail are present to break up the façade. Many of these structures are simple boxes that are well fenestrated and contain a number of details that add interest at the ground level and lend buildings a human scale. Modulation of commercial and mixed-use structures at the street level is discouraged unless the space or spaces created by the modulation are large enough to be usable by pedestrians.

**Project Response:** Façade articulation is limited; thoughtful detailing balances the simple massing without overwhelming it, especially at street-facing facades. The smaller moves follow the larger massing setback where the exceptional tree is to be retained, creating a space that can be enjoyed by residents, retailers and passersby. Blank walls are minimal and human scale elements like lighting, signage, wood accents and landscaping enhance the pedestrian realm.

DC2.E.1: LEGIBILITY AND FLEXIBILITY

Guideline Description: Strive for a balance between building legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.

**Project Response:** The residential amenity space at the NE building corner will be designed to accommodate a second retail space in the future. Its current design accommodates a resident café and lounge which can easily setup for conversion but acts as a secondary access point to the building. Retail characteristics include interior height, transparency, corner entry with overhead weather protection and mechanical infrastructure for future flexibility.

DC3.B.4: OPEN SPACE USES AND ACTIVITIES

Guideline Description: 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), barbecues, resident meetings, and crafts or hobbies.

**Project Response:** The proposed massing and articulation create the opportunity for a variety of open spaces. Private decks are provided for many units at grade and where the building steps back. An outdoor amenity deck and a roof deck are provided at the upper levels facing the more active N 85th Street. Balconies were added to units facing N 85th Street to increase opportunity for engagement at the street.

GREENWOOD/PHINNEY DC4.II: EXTERIOR FINISH MATERIALS

Guideline Description: New buildings should feature durable, attractive and well-detailed finish materials.

**Project Response:** High quality, durable, modern finish materials are used throughout the building. Colors, textures and scales respond to the orientation and hierarchy of the massing. Secondary features are present to add detail and texture without overwhelming the design.

GREENWOOD/PHINNEY DC4.III: LANDSCAPING

Guideline Description: Use of plants that are native to the Pacific Northwest is encouraged. In parking areas consider using architectural raised planters, earth berms, terraced planters and trellises. New development should include streetscape improvements to the public street and private internal drives where possible. Coordinate landscaping and tree location to maintain visibility of business signage.

**Project Response:** Native plantings in a variety of shapes and textures are used to provide year-round interest. Durable plantings are provided at the right-of-way to buffer pedestrians from the arterial. Bio-retention facilities are required for stormwater mitigation and have been integrated into all sides of the site as a landscape feature. In addition to maintaining some existing plantings, rear yard plantings at grade buffer adjacent residential neighbors.



① MASSING OPTIONS & EXCEPTIONAL TREES

EDG Guidance: Staff supports the further development of the Applicant’s preferred scheme C which includes retention of one of the two Exceptional Trees and in agreement with public comment, the placement and modulation of the massing relative to the SF 5000 zone to the south:

a. The Exceptional 34” Blue Atlas Cedar tree at the north edge of the site is to be retained per Scheme C. The depth and width of the courtyard should be designed to ensure that there is ample clearance between the building and the tree canopy. CS1-D-1, CS2-B-3, DC3-C-3

b. The extent of modulation and massing steps on all facades is appreciated by Staff. Moving forward, provide architectural parti and concept sketches that help explain the design intent for those on the south side of the building and how they relate to the single-family zone. CS2-D-1, CS2-D-3, CS2-D-5, PL1-C-1, DC2-VII

**Project Response:**  
Page 10 – Massing Concept Updates  
Page 11 – South Elevation Materiality & Fenestration Studies  
Page 16-17 – Primary Design Perspectives  
Page 36 – Street-level Experience: Lobby  
Page 37 – Street-level Experience: Commercial & Courtyard  
Page 10 – Zone Transition

② FACADE & MATERIAL TREATMENT

EDG Guidance: a. Option C massing images start to suggest an approach to fenestration patterns. Staff encourages the Applicant to look at varying the window types to help further enhance the massing moves. Provide architectural concept diagrams or sketches to help explain the façade design. Include. The design should thoughtfully take into consideration datum lines and other elements found nearby that might influence this project. CS3-A-1, DC2-B-1, DC2-C-3. CS3-I  
MUP Guidance: The south façade introduces random and staggered elements and fenestrations that are not found on the other facades of the building. Revise the design so that there is a cohesive architectural approach.

b. Although the south side of the building is well modulated, provide studies introducing balconies or other secondary architectural elements to provide more residential texture to the facades that face the single-family homes. CS2-D-5, DC2-B-1, DC2-C-1, DC2-D-1, CS3-I-i

c. Staff recommends looking at the treatment of the various parapets around the building. To add texture and smaller detail elements, study the use of open railing to contrast solid parapet which will help mitigate the height bulk and scale of the building further. CS2-D-1, DC2-A-2, CS2-VII  
MUP Guidance: Study reducing the height of the parapets on the private terraces of the NW & NE brick masses and incorporating partial height or full open railing to help mitigate the height, bulk, and scale of the massing closest to the public realm.

d. Pay special attention to the material treatment of the blank wall condition on the south side of the trash room as this faces the single-family zone to the south. Design this wall to provide texture, visual interest, and durable materials with minimal maintenance requirements. DC2-B-2, DC1-I, DC2-II, DC2-III  
MUP Guidance: Explore the use of decorative screens with a pattern or design that compliments the overall architectural design and provides visual interest on a street that connects to the residential neighborhood.

e. Materials should be applied to the massing in a way that helps reinforce the architectural concept. The Applicant is strongly encouraged to avoid the use of strong accent colors or other façade treatments that are one-dimensional. DC2-B-1, DC2-D-2, CS3-I

f. Staff strongly supports the use of smaller scaled high-quality materials such as the brick masonry or to provide perceived texture and visual depth along the street frontage. The use of large-scale patterned materials should be reserved for portions of the building set back from the street. Details and materials should emphasize a strong design concept and respond to neighborhood context. DC2-B-1, DC2-C, DC2-D-2, DC4-A-1, DC2-C-3, CS3-A-1, DC4-II-i

**Project Response:**  
Page 11 – South Elevation Materiality & Fenestration Studies  
Page 12 – Studies: Parapets at NE & NW Massing  
Page 16 – Primary Design Perspective  
Page 24 – Landscape Plan  
Page 26-31 – Rendered Elevations  
Page 32-33 – Material and Facade Parti  
Page 38 – Street-level Experience: Commercial & Courtyard  
Page 39 – Street-level Experience: Dayton Ave N

③ SITE PLANNING, GROUND FLOOR, STREET EDGES, AND AMENITY SPACE:

EDG Guidance: Staff and has the following guidance regarding the site planning, ground floor uses and treatment of the street edges.

a. Staff does not support the residential gym being located at the prominent corner of the building. This use does not provide a high level of use throughout the day or promote interaction and activation of the street. Staff recommends true commercial space at this corner, relocating the main lobby similar to what is shown on Scheme A or B, or an actively programmed amenity space with a mid-building secondary entrance from Dayton Ave N. PL3-B-4, PL3-C-1, DC1-A-1, CS2-III

b. Residential units along Dayton Ave N are supported by Staff. The Applicant should look at increasing the numbers of units that face the street by moving the trash room to a more internal location. Utilize the wide service path on the south side to get trash out to the street (understanding that the room needs to be within 50’ from the street per SDOT requirements). PL3-B-2, PL3-B-4, CS2-I-ii  
MUP Guidance: It is not clear why the trash room cannot be rearranged to allow for a unit (maybe oriented parallel to Dayton) between it and the sidewalk. Provided additional information/ diagrams clarifying SPU requirements.

c. Staff is concerned that there is limited opportunity for interior/ exterior interaction along N 85th St specifically where the bike room is located. Understanding the complexities of the site slope, explore other ways to promote interaction with the street such as creating terraces for the residential units on the first floor that provide opportunity for visual interaction and eyes on the street. PL2-B-1, PL3-B-2  
MUP Guidance: It is not clear how the decks, blank wall, limited landscaping with arbitrary planter boxes provide more interaction at the street.

d. The residential lobby and height of the canopy, as currently depicted, are de minimis to the scale of the commercial spaces to the east and west and it is not clear on the exterior of the building that a two-story space is beyond. Continue to develop the street facing façade and refine the composition so that there is a clear hierarchy and each use is thoughtfully expressed with appropriate scale and presence along the street. PL2-C-1, PL2-C-3, DC2-B-1, PL3-A-2  
MUP Guidance: Based on the proposed elevations, there appears to be an issue with the proportions, composition, and hierarchy of the ground floor across the entire 85th street façade. The refinement of the residential entry since EDG is successful. This same attention should be paid to the treatment of the corner amenity space as well as the retail space on the west end of the building.

e. Staff encourages the Applicant to continue to promote interaction with the Exceptional tree at ground level. Explore ways to provide an active space at the south end of the courtyard rather than a corridor and provide more opportunities for pedestrian interaction. DC4-D-4, PL1-I-iii, PL1-I-v

f. The façade design at the corner of N 85th St and Dayton Ave N is well composed, and the single-story commercial aesthetic should be developed further. PL3-A.2, DC2-B-1, DC2-C-3, CS2-III

g. Further develop the treatment of the commercial space at the west end of the building so that the proportions feel closer to those at the northeast corner. The storefront in this location should follow the slope of the street to allow for as much light and visual connection into what becomes a below-grade space and should extend around the corner to the west. Staff is also concerned with the height of the canopy in this location. It appears to be quite low at the east end. Step the canopy so that it provides adequate scale and weather protection for pedestrians. PL3-A.2, DC2-B-1, DC2-C-3, PL1-I-iii

h. It is unclear from Scheme 3’s site plan what is intended under the Exceptional tree. Moving forward, in consultation with the arborist and landscape architect, provide a landscape design in this area that promotes interaction with the street as well as uses within the building. DC4-D-4

i. Staff applauds the Applicant for setting the building back from the SF 5000 zone to the south and the property to the west, in some cases, farther than required by code. Moving forward, provide sections and illustrations that explain the relationship to the neighboring properties and structures at each change in condition. CS2-D-1, CS2-D-3, CS2-D-5, PL1-C-1, CS2-II-i

**Project Response:**  
Page 13 – Studies: Trash Room & Dayton Ave N Uses  
Page 14 – Studies: Residential Uses At N 85th St  
Page 16-17 – Primary Design Perspectives  
Page 18-21 – Site Plan & Floor Plans  
Page 24 – Landscape Plan  
Page 26, 31 – Street-facing Elevations  
Page 32-33 – Material and Facade Parti  
Page 36-38 – Street-level Experience: N 85th Street  
Page 39 – Street-level Experience: Dayton Ave N  
Page 40 – Zone Transition  
Page 41 - Departures

①  
Staff expressed support at EDG for massing option 3 which has been maintained and expanded upon.



EDG Massing Concept

Rigorous window patterns are carried throughout the design to provide architectural rhythm. The massing is organized by variations in groupings to pair with the expressed materials for concept legibility (DC2.B.1).

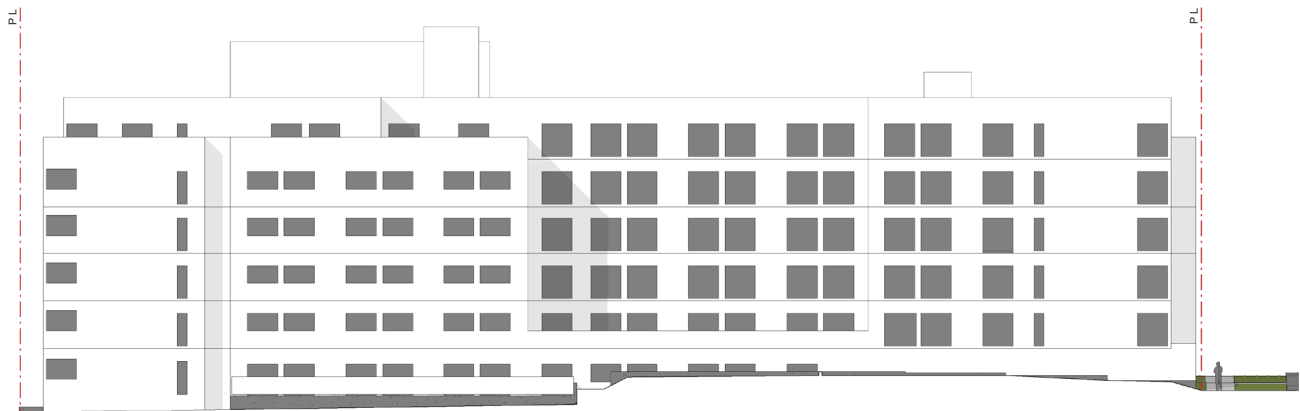
Articulated massing sits atop commercial and residential entry space to frame the courtyard and step up with grade (DC2.I).



Proposal

The depth and richness of the brick texture, the chamfered corner entry and expansive storefront glazing are common characteristics expressed at corner lots in the Greenwood Neighborhood commercial corridor (CS2.I.i /CS2.III).

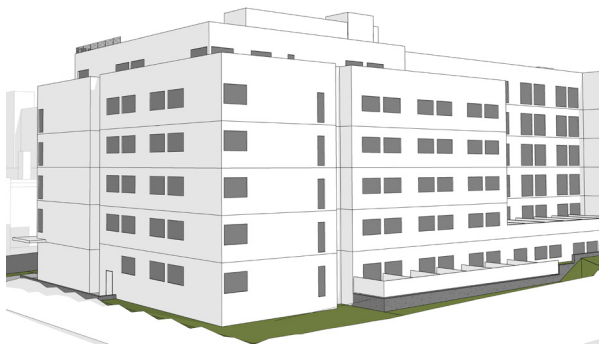




EDG South Elevation



EDG Courtyard Elevation  
\*tree not shown for clarity



EDG View of Southwest corner

① ②

At EDG, staff appreciated the stepped massing on all sides and asked the Applicant to explain the design intent for south facing facades. They also encouraged the Applicant to look at varying window types to help further enhance the massing moves and introduce balconies or other secondary architectural elements to provide more texture to the facades that face the single-family homes.



MUP South Elevation



MUP Courtyard Elevation  
\*tree not shown for clarity



MUP View of Southwest corner

- For MUP, the Applicant proposed:
- Light-colored, small-scale plank siding were located at interior lot lines facing residential neighbors. The window pattern is also of a smaller residential proportion in a ribbon pattern to draw the eye horizontally.
  - Juliet balconies, staggered windows and infill panels were introduced at the courtyard massing, which wraps from the upper levels and continues down both the south and north facing courtyard elevations.



Proposed South Elevation

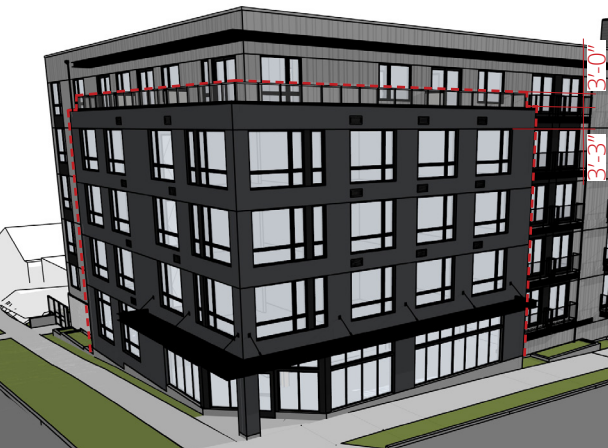


Proposed Courtyard Elevation  
\*tree not shown for clarity

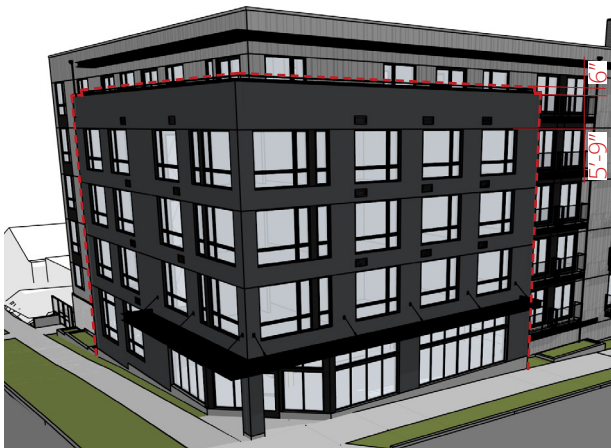


Proposed View of Southwest corner

- Following MUP, the guidance was to revise the design to provide a cohesive concept where random and staggered elements and fenestrations that are not found on the other facades of the building were introduced. The Applicant concluded:
- The light-colored, small-scale plank siding was the appropriate material where closest to residential neighbors, however, the window groupings were modified to reflect patterns seen on the other sides of the building.
  - The courtyard facades were modified to replace the staggered windows and infill panels with a more rigorous, stacked configuration. The juliet balconies remain alternating to create large scale visual relief on a long facade and to offset openings in adjacent units.



View of NE Corner - 36" railing



View of NE Corner - 6" railing



View of NE Corner - solid parapet (proposed)



View of NW Corner - 36" railing



View of NW Corner - 6" railing



View of NW Corner - solid parapet (proposed)

- PROS
- Less brick mass facing the street.
  - Greater visual separation between parapet and upper-level canopies.
- CONS
- Proportions look shortened where brick mass is lowered.
  - Railings compete with other architectural features to create a busy facade.
  - Stepped massing competes with hierarchy of articulation at the courtyard.
  - N 85th St is a busy vehicle thoroughfare. Privacy and noise concerns for amenity decks with a lowered parapet.

- PROS
- Minor reduction in brick mass facing the street.
  - Minor increase in visual separation between parapet and upper-level canopies.
- CONS
- Not a noteworthy reduction in massing.
  - Top rail combined with contrasting coping creates a thicker visual band at the top of massing. This adds texture, but creates more bulk.

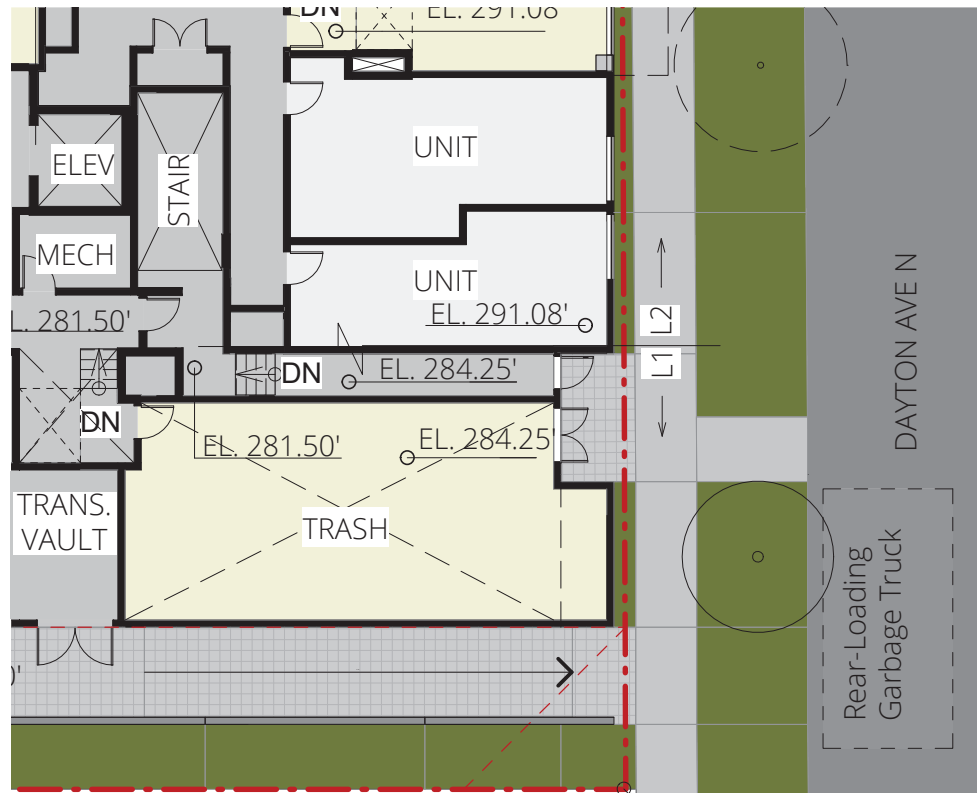
- PROS
- Strong termination to the top of massing. Top of brick proportions are of a traditional scale. (CS2-B-2)
  - Simple, contrasting coping defines the edge of massing and amplifies the presence of the corner. (CS2.A.2 / CS2.C.1)
  - Reduction in massing is minimal when compared to the privacy and noise reduction the solid parapet affords for amenity spaces facing the busy street. (PL3.B.1)
- CONS
- Less visual separation between parapet and upper-level canopies.

②

At EDG, staff recommended looking at the treatment of the various parapets around the building. During MUP review, the Applicant was asked to study partial or full open railings at the NE and NW brick massing to add texture and smaller detail elements. It was agreed that the lowered parapet around the entirety of the primary roof level was successful in reducing height, bulk and scale.

The studies show the proportions and hierarchy of stepping and articulation is disrupted by the addition of railings. The brick corners act as anchors and are already dropped from the primary massing to reduce height, bulk and scale. See listed Design Guidelines that support the proposed option.





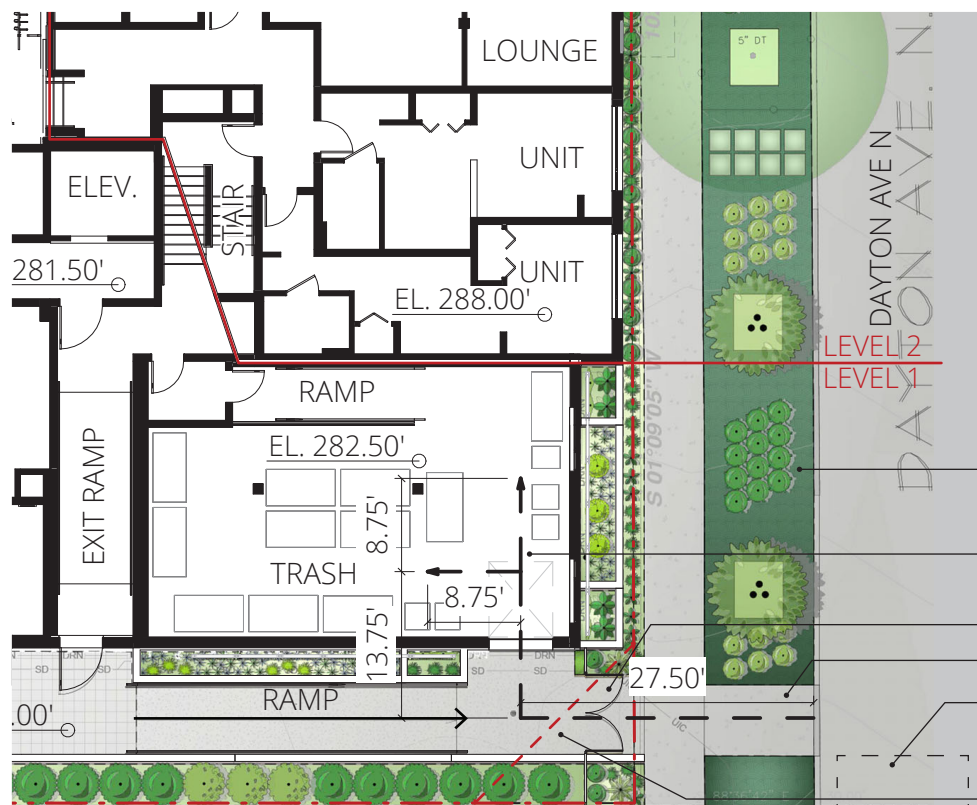
EDG Scheme C - Partial Plan

- ③ At EDG, followed by supplemental guidance at MUP, staff recommended:
- Increase the number of units that face street by moving trash room to a more internal location. Possibly rearranging to allow for a unit parallel to Dayton.
  - Utilize the wide service path on the south side to get trash out to the street (understand that the room needs to be within 50' from the street per SDOT requirements).
  - Provided additional information/diagrams clarifying SPU requirements and a clear narrative outlining why an internal room and a smaller staging area could not be used to help eliminate the blank wall condition on the street frontage.
  - Describe how the units facing Dayton are better connected than those shown at EDG.

# GUIDANCE RESPONSE STUDIES: DAYTON AVE N USES

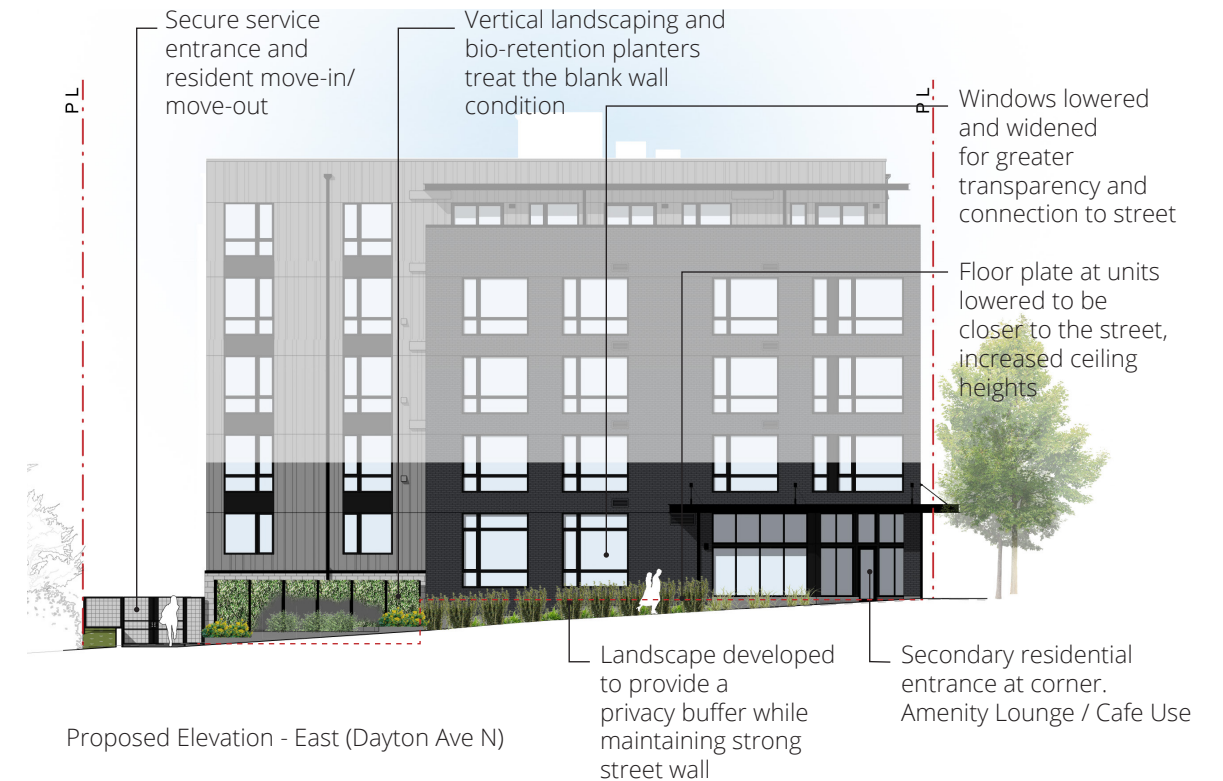


EDG Scheme C Elevation - East (Dayton Ave N)

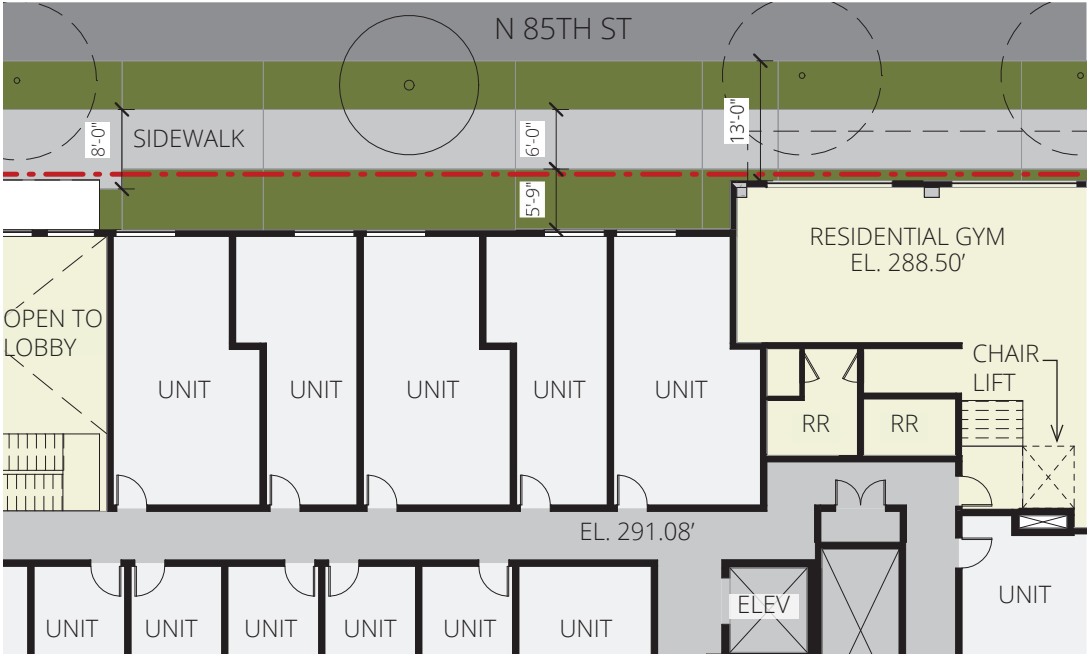


Proposed Partial Plan

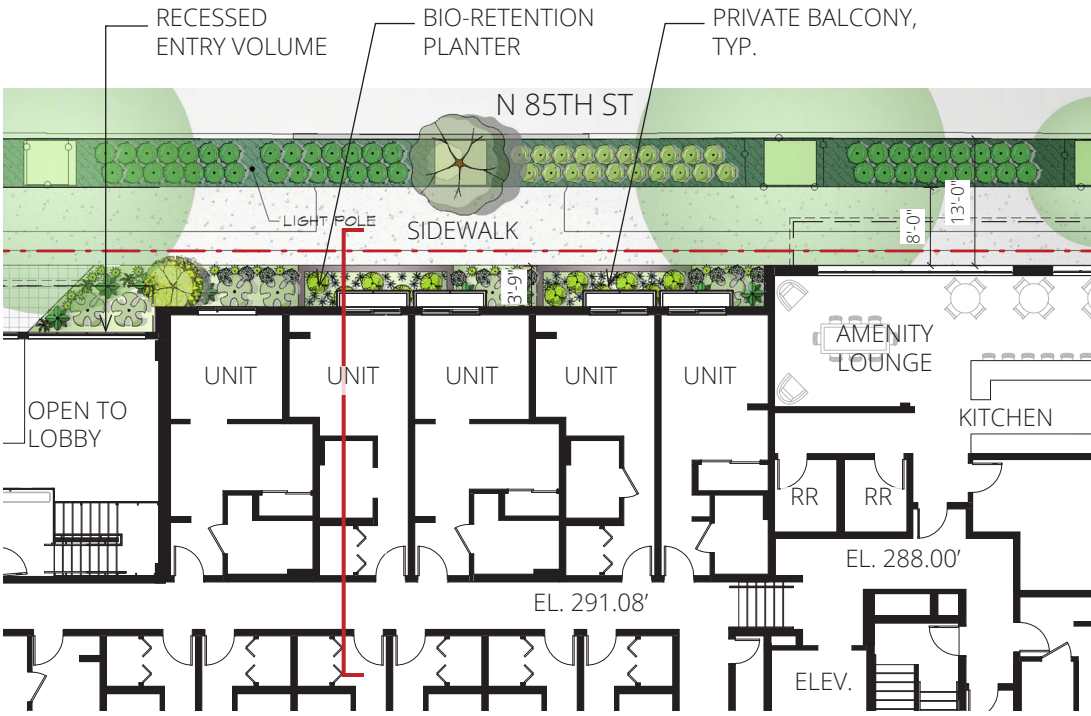
- The Applicant concluded:
- SPU/SDOT approved configuration limits in-building pickup to the front 10 feet of the building. No additional units would fit parallel to Dayton and still maintain bin size, clearances and access requirements.
  - Trash room access was configured to be concealed behind a service gate. A wider landscape buffer was provided facing the street.
  - Interior circulation was revised to provide more accessible, less convoluted circulation in and out of the rear of the building. Floor plate stepping was refined with Dayton facing units connectivity in mind.
  - In addition to the image on the right, see page 39 for more information.
- Staging area in ROW not allowed by SDOT. Staging area in street not allowed due to traffic lane at curb, no parking lane 50' max. service pickup path. All bins must be moved to within this area for service
- Security Gate with tenant and service access
- 5' waste access ramp approved by SDOT
- Truck Service location farther south allowing vehicles to respond following turns at the Intersection
- Triangular and Rear setbacks maintained from EDG



Proposed Elevation - East (Dayton Ave N)



EDG Partial Plan - Level 2



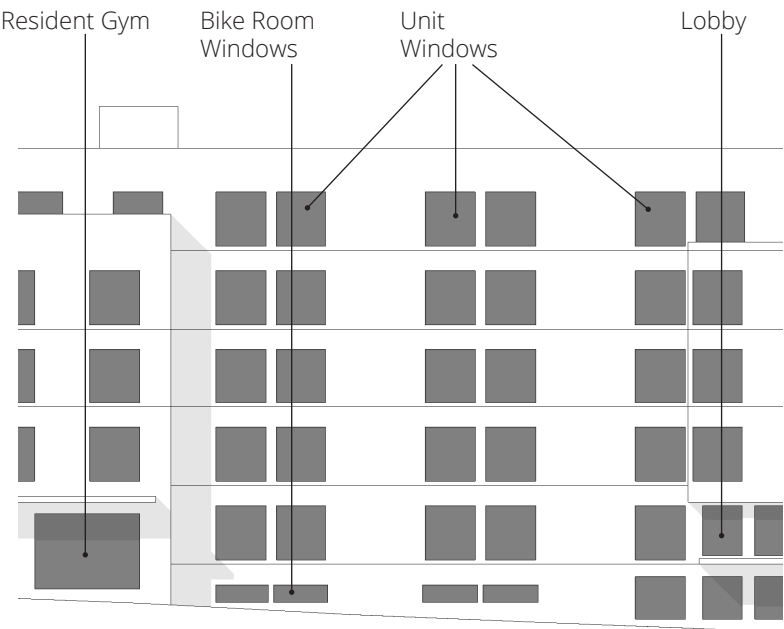
Proposed Partial Plan - Level 2

③

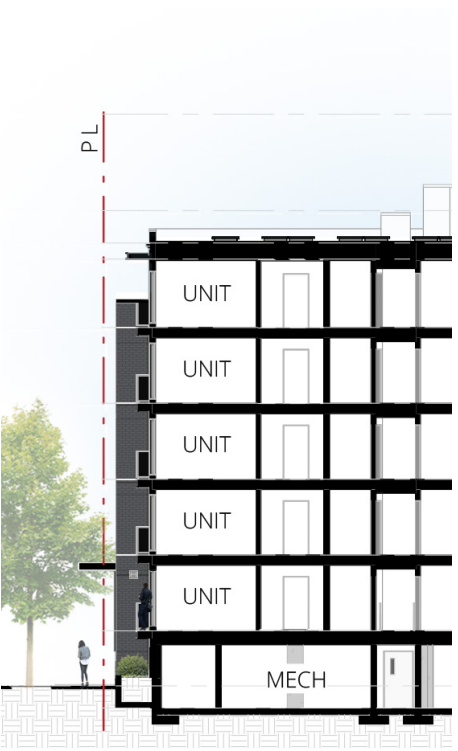
At EDG Staff was concerned that there was limited opportunity for interaction along N 85th St specifically at residential uses above the bike room. Understanding the complexities of the site slope the Applicant was asked to explore ways to promote interaction with the street such as creating terraces for the residential units.

Applicant response:

- The sidewalk was widened from 6 ft to 8 ft per SDOT guidance.
- A more generous sidewalk width coupled with grade challenges limited usable space for unit entry stoops.
- Private balconies are arranged in bays to add architectural texture and rhythm.
- Unit windows are elevated from the street for privacy and surveillance.
- Bike room windows were removed and replaced with a healthy landscape buffer, including bio-retention planters, shrubs and ornamental tree.
- In addition to the updates to the units facing the street, the increased space provided at the primary building entry and change from gym to lounge/cafe at the NE corner encourage interaction at the street-level.



EDG Scheme C Partial Elevation - North (N 85th St)



Section - Units Along N 85th St



Proposed Partial Elevation - North (N 85th St)

BLANK



PRIMARY PERSPECTIVE: INTERSECTION OF N 85TH ST & DAYTON AVE E (LOOKING SOUTHWEST)

Design Response

① ② ③

The building massing is arranged to provide a strong anchor at both ends of the site, addressing visibility at the intersection (PL4.A.2) and engaging the easterly connection to the busy Greenwood commercial corridor. The building is sited with minimal setbacks at the commercial corners (DC1.A.1). Where residential units face N 85th Street a setback is provided for a landscape transition, unit windows are elevated from the street for privacy and surveillance (CS2.I.i.b) and balconies are provided as an engagement and activation tool (PL3.B.4).







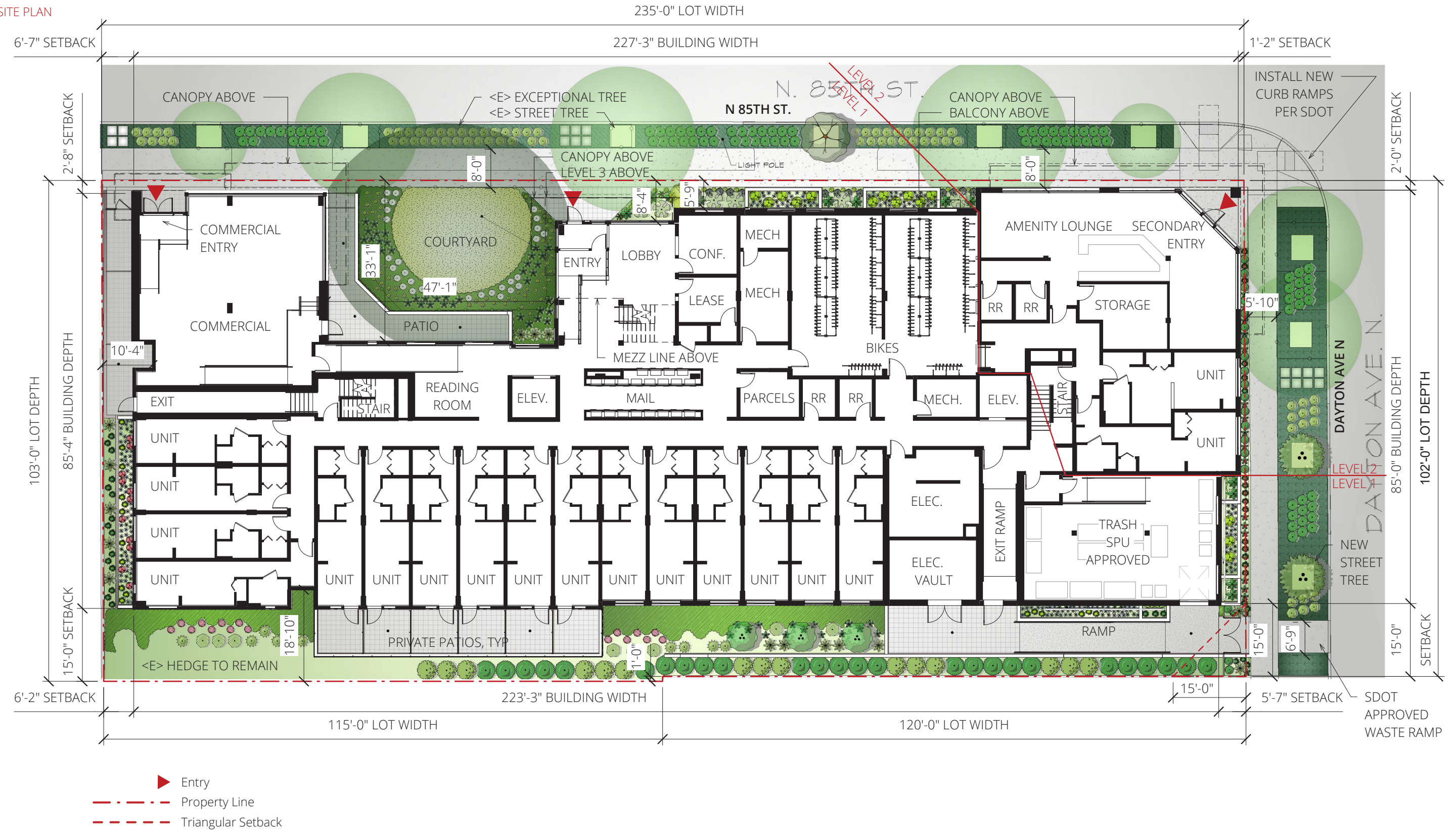
Design Response




① ③

The courtyard massing has been maintained and further refined to compliment the exceptional Blue Atlas Cedar tree canopy (CS1.D.1). The courtyard's landscape plan and patio design engage pedestrians and are an extension of the commercial space to the east (PL1.I). The canopies and storefronts step up with grade, each providing characteristics that make each use legible and unique yet composed as a whole (PL2.I.i). Accent materials and finishes are subtle and refined (CS3.I.i-iii).



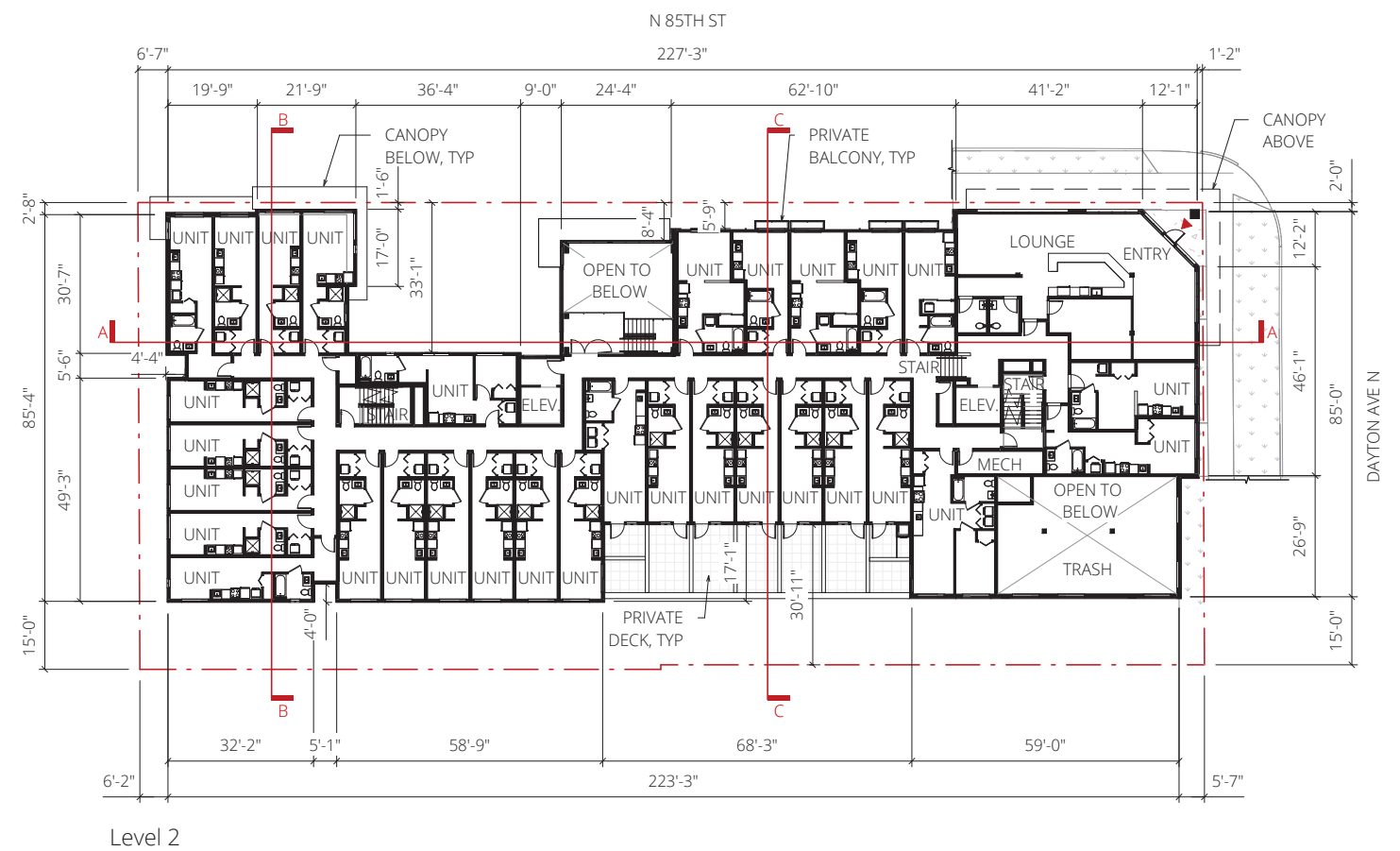
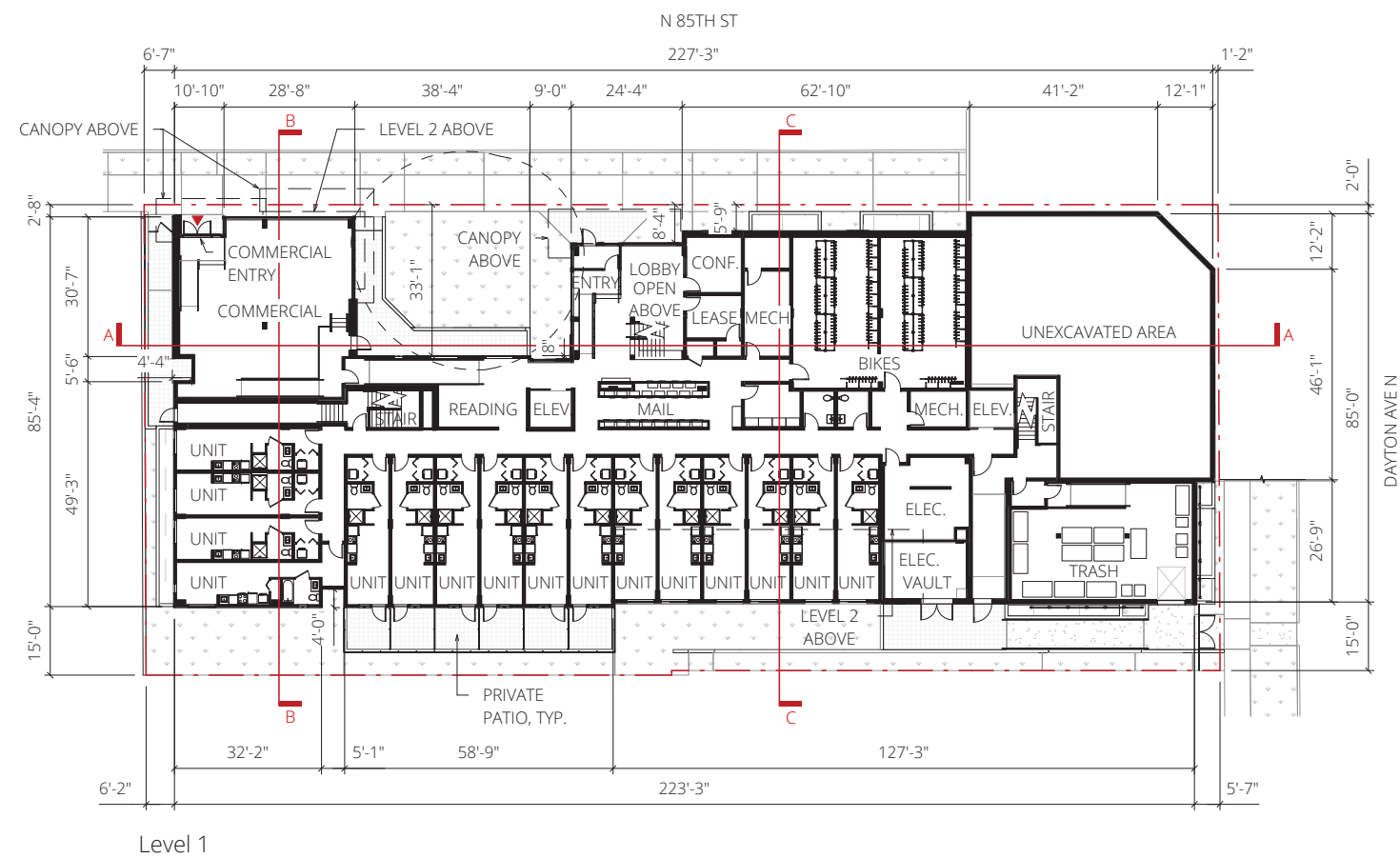
## SITE PLAN



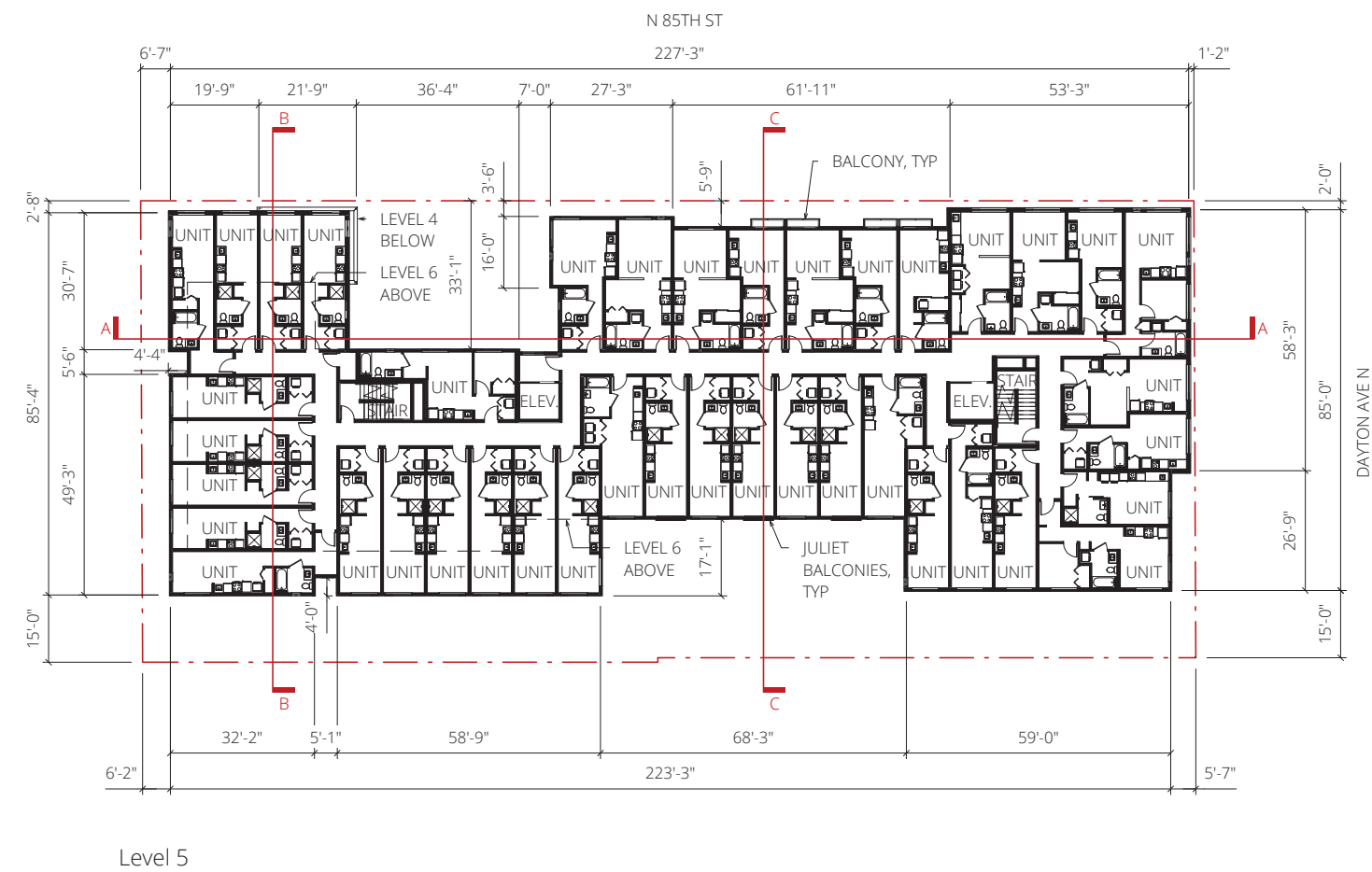
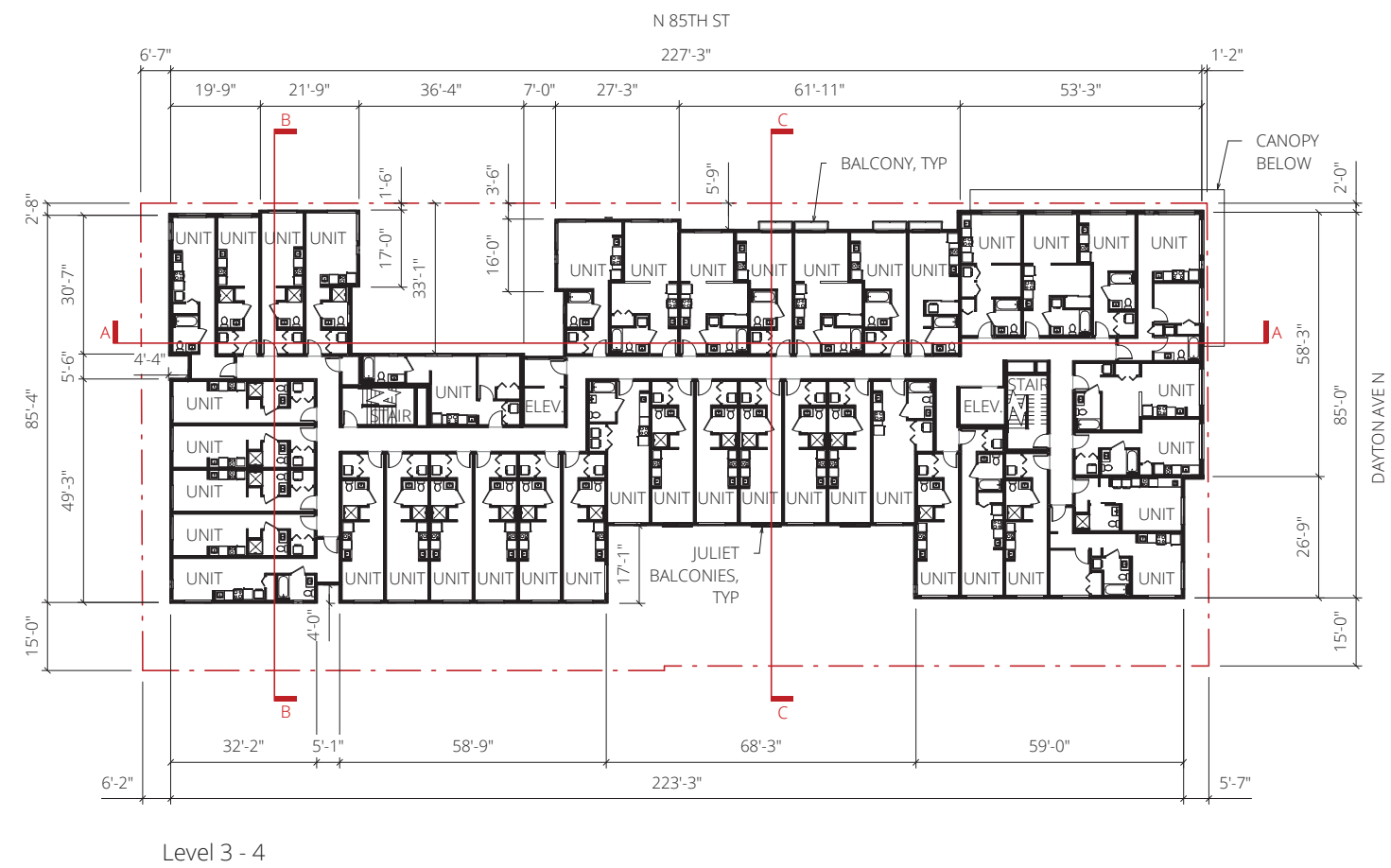
 Entry  
 Property Line  
 Triangular Setback



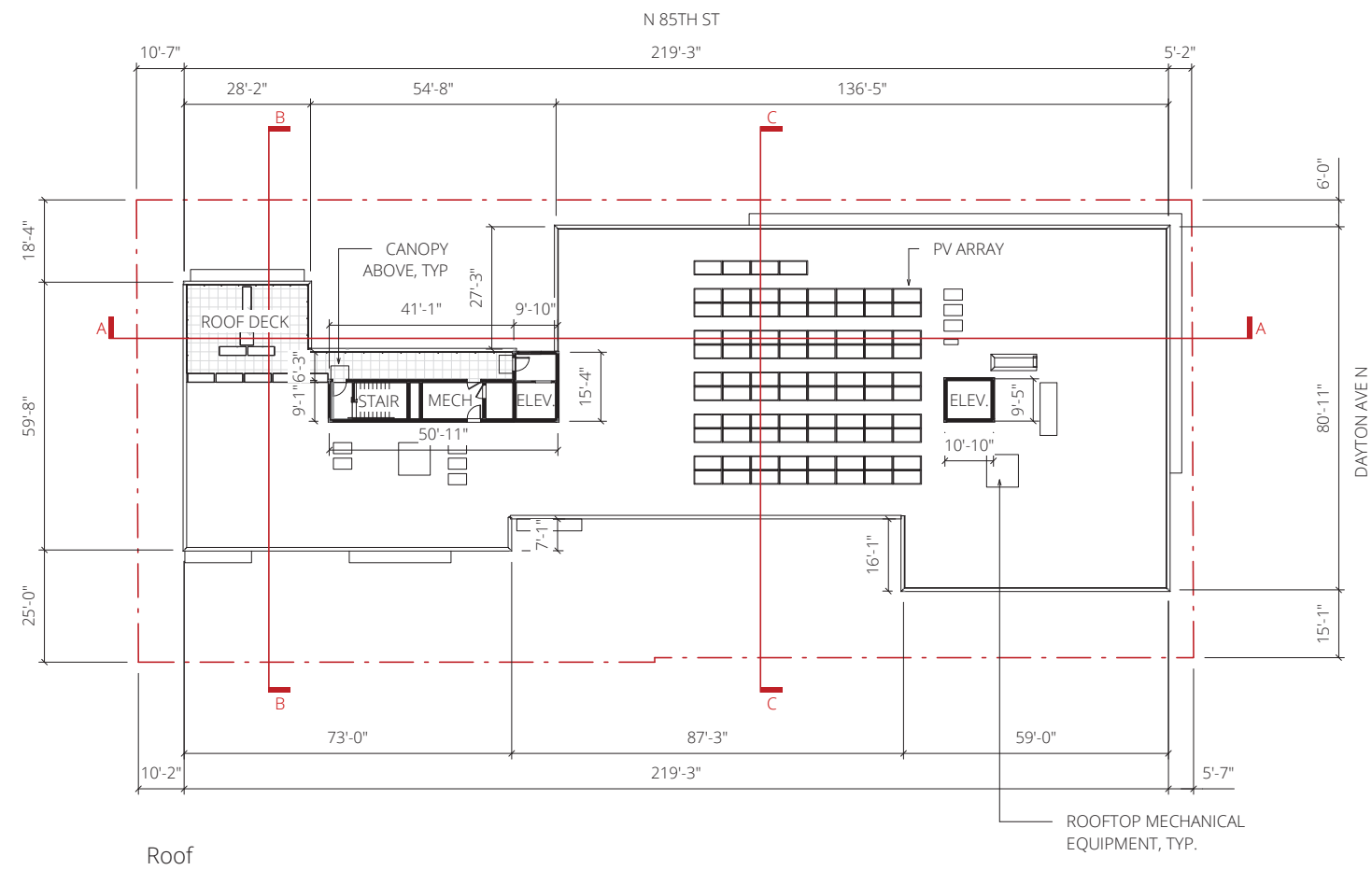
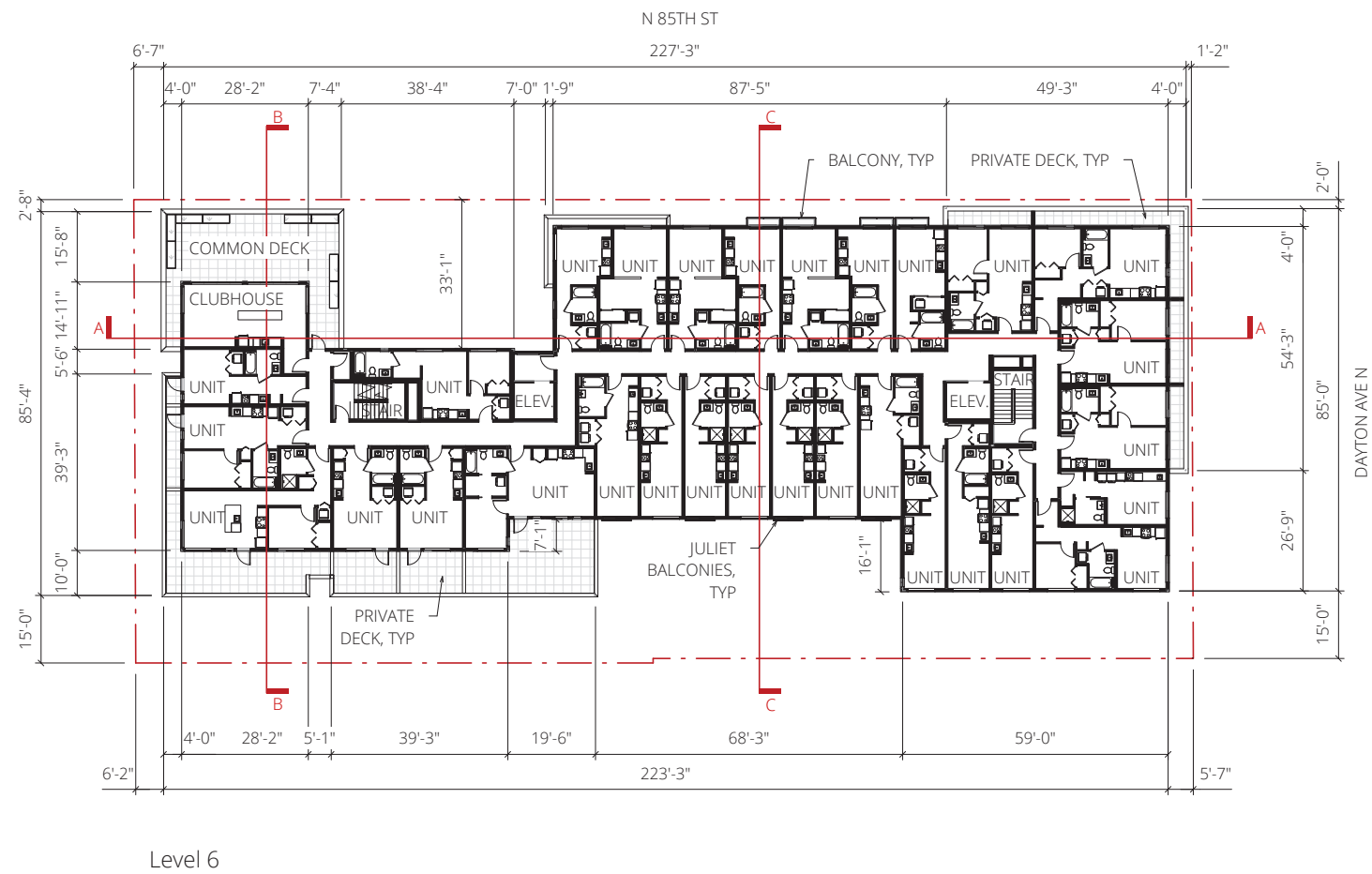
SCALE: 1" = 20'-0"



## BUILDING PLANS



SCALE: 1" = 40'-0"

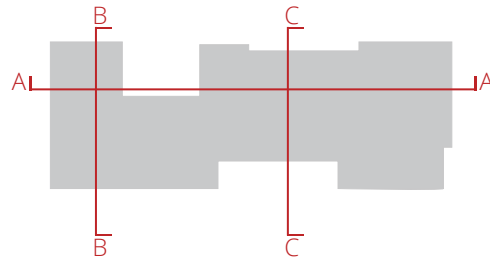


SCALE: 1" = 40'-0"

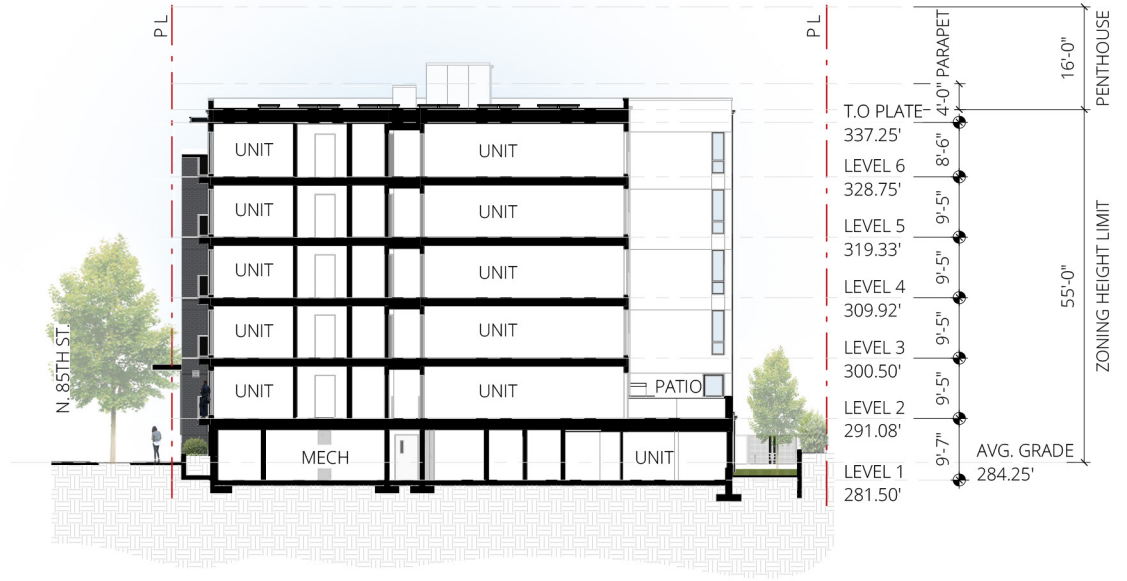
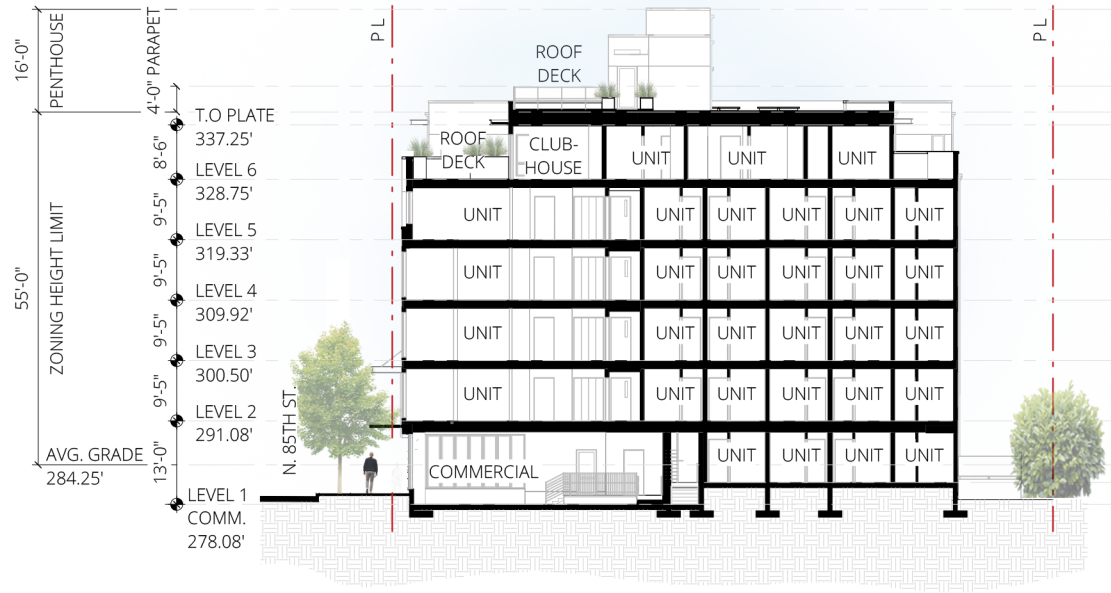




BUILDING SECTIONS



Section Key



SCALE: 1" = 30'-0"

BLANK

LANDSCAPE



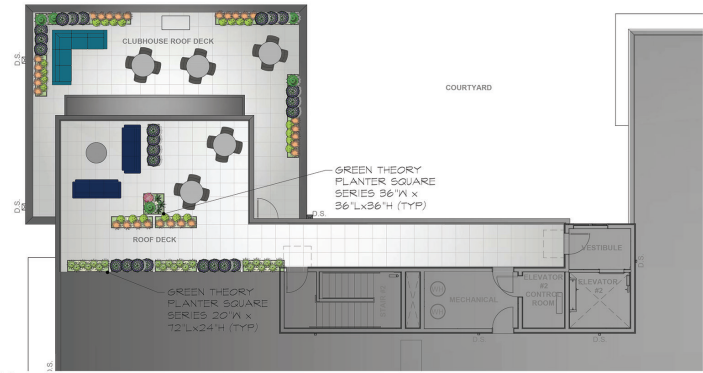
PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME
	Acer circinatum / Vine Maple
	Acer japonicum 'Autumn Moon' / Autumn Moon Maple
	Acer nigrum / Black Maple Street Tree
	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree Street Tree
GROUND COVERS	BOTANICAL / COMMON NAME
	Ajuga reptans / Bugleweed
	Epimedium x rubrum / Red Barrenwort
	Fragaria chiloensis / Beach Strawberry
	Viola minor 'Boxles Blue' / Dwarf Periwinkle
SITE	BOTANICAL / COMMON NAME
	Arborist Chips 3" Depth

PLANT SCHEDULE

SHRUBS	BOTANICAL / COMMON NAME
	Acanthus mollis / Bear's Breech
	Astilbe chinensis 'Vision in White' / Vision in White Chinese Astilbe
	Calluna vulgaris 'Firefly' / Heather
	Carex morrowii 'Ice Dance' / Ice Dance Japanese Sedge
	Carex oshimensis 'Everillo' / Everillo Japanese Sedge
	Carex testacea / Orange Sedge
	Ceanothus thyrsiflorus 'Diamond Heights' / Diamond Heights Cean
	Evonymus alatus 'Compactus' / Compact Burning Bush
	Fatsia japonica 'Variegata' TM / Camouflage Variegated Fatsia
	Helleborus niger 'HSC Jacob' / Christmas Rose
	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly
	Lavandula angustifolia 'Hidcote Blue' / Hidcote Blue Lavender
	Lilippe muscari 'Big Blue' / Big Blue Lilyturf
	Lonicera pileata 'Moss Green' / Moss Green Honeysuckle
	Mahonia auribracteata 'Soft Caress' / Mahonia Soft Caress
	Miscanthus sinensis 'Morning Light' / Morning Light Maiden Grass
	Nandina domestica 'Gulf Stream' TM / Heavenly Bamboo
	Nandina domestica 'Sienna Sunrise' / Heavenly Bamboo
	Nassella tenuissima / Mexican Feather Grass
	Polystichum munitum / Western Sword Fern
	Polystichum polyblepharum / Japanese Tassel Fern
	Prunus laurocerasus 'Mount Vernon' / Mount Vernon Laurel
	Prunus laurocerasus 'Schipkaensis' / Schipka English Laurel
BIORETENTION	BOTANICAL / COMMON NAME
	Acorus gramineus 'Ogon' / Golden Variegated Sweetflag
	Cornus alba 'Bacchautii' / Goldenleaf Dogwood
	Cornus sericea 'Kelsey' / Kelsey Dogwood
	Juncus effusus / Soft Rush
	Juncus inflexus 'Blue Arrow' / Blue Arrow Juncus
VINES	BOTANICAL / COMMON NAME
	Clematis armandii 'Snowdrift' / Evergreen Clematis

Landscape: Site Plan



Landscape: Roof Plan





Wall Sconce  
White



Wall Sconce  
Black



Wall Sconce  
White



Wall Sconce  
Black



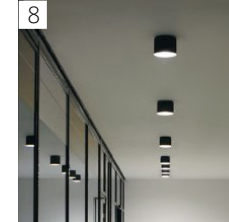
Landscape Light



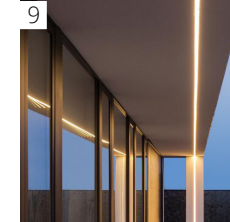
Path Light



Step Light



Surface Mount  
Canopy Light



Linear Light



String Light



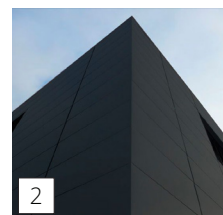


ELEVATIONS: NORTH  
SCALE: 1/16" = 1'-0"

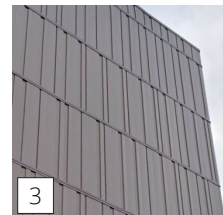




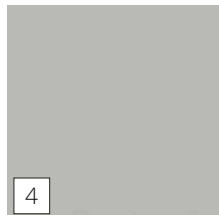
1 Standard Brick Veneer 3-1/2" x 2-1/2" x 7-1/2", Running Bond, Charcoal Finish, Slate Gray Mortar



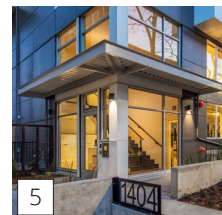
2 Aluminum Composite Panel System, Concealed Fasteners, Prefinished Matte Black



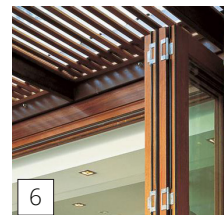
3 Interlocking Vertical Metal Panel with Reveal Variation, Prefinished Cool Metallic Gray



4 Fiber Cement Panel, Smooth Finish, Paint Light Gray



5 Aluminum Storefront System, Fixed and Sliding, Clear Anodized



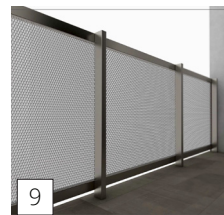
6 Wood Bi-folding Storefront System, Pine



7 Vinyl Window, Black



8 Metal Canopy, Low Profile Bent Metal, Prefinished Black



9 Metal Guardrail, Perforated Metal, Prefinished Black

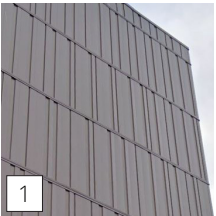
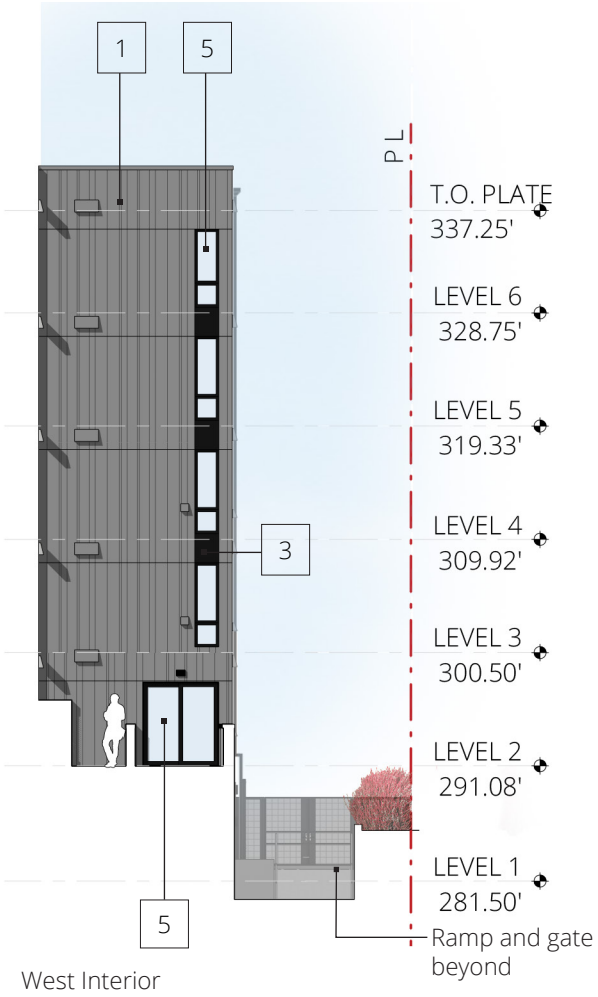
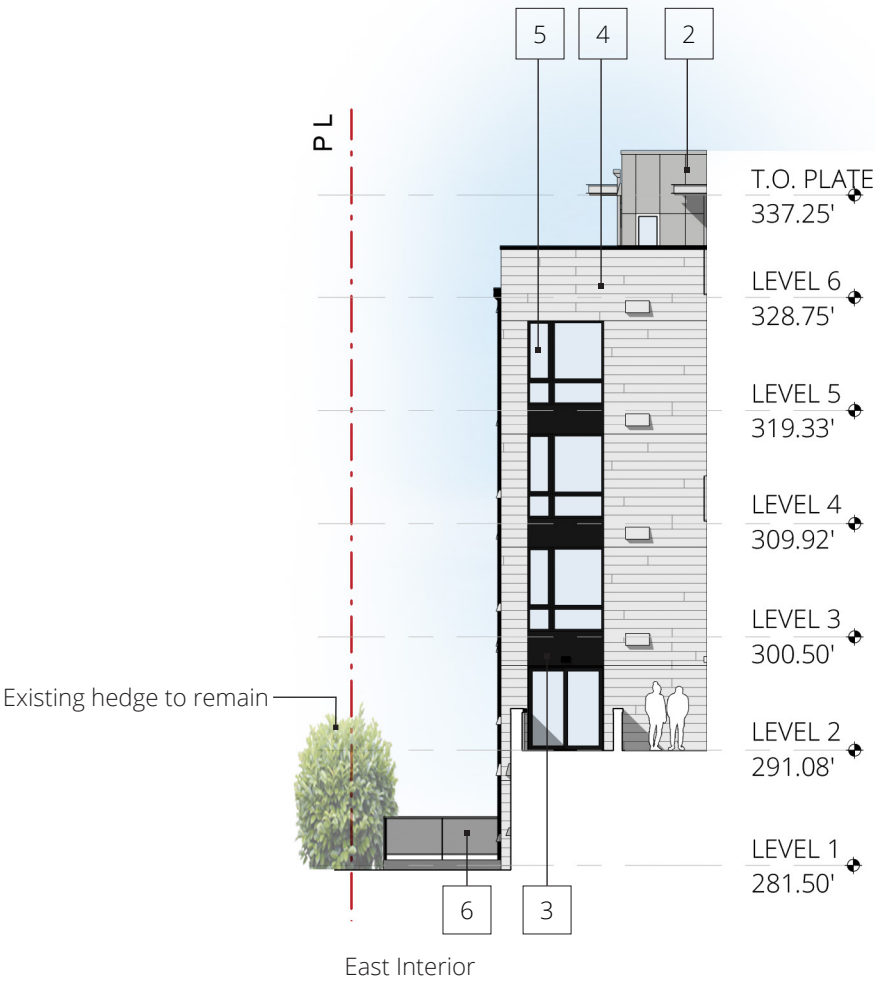




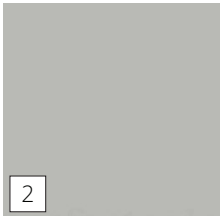


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|---|--|--|--|---|--|--|--|---|--|--|
|   |  |  |  |   |  |  |  |   |  |  |
| 1<br>Standard CMU Veneer 3-5/8" x 7-5/8" x 15-5/8", Running Bond, Natural Ground Face Finish, Light Gray Mortar | 2<br>Interlocking Vertical Metal Panel with Reveal Variation, Prefinished Cool Metallic Gray | 3<br>Fiber Cement Panel, Smooth Finish, Paint Light Gray | 4<br>Fiber Cement Infill Panel, Smooth Finish, Paint Black | 5<br>Interlocking Fiber Cement Planks, Horizontal Orientation, Smooth Finish, Paint Dark Gray | 6<br>Interlocking Fiber Cement Planks, Horizontal Orientation, Smooth Finish, Paint Light Gray | 7<br>Vinyl Window or Sliding Door, Black | 8<br>Vinyl Window or Sliding Door, White | 9<br>Juliet Guardrail, Metal Channel Frame, Perforated Metal Infill, Prefinished Silver | 10<br>Landscape Screening, Caged Wire with Metal Frame, Black Finish | 11<br>Standard CMU Veneer 3-5/8" x 7-5/8" x 15-5/8", Running Bond, Natural Ground Face Finish, Light Gray Mortar |





1 Interlocking Vertical Metal Panel with Reveal Variation, Prefinished Cool Metallic Gray



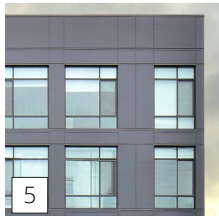
2 Fiber Cement Panel, Smooth Finish, Paint Light Gray



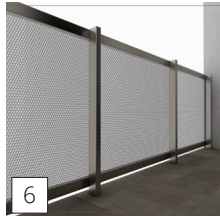
3 Fiber Cement Infill Panel, Smooth Finish, Paint Black



4 Interlocking Fiber Cement Planks, Horizontal Orientation, Smooth Finish, Paint Light Gray



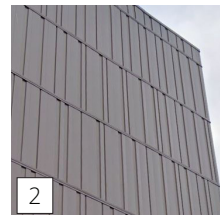
5 Vinyl Window or Sliding Door, Black



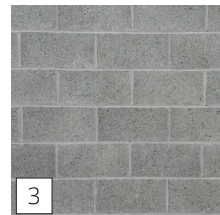
6 Metal Guardrail, Perforated Metal, Prefinished Black



1  
Standard Brick Veneer 3-1/2" x 2-1/2" x 7-1/2", Running Bond, Charcoal Finish, Slate Gray Mortar



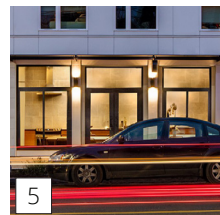
2  
Interlocking Vertical Metal Panel with Reveal Variation, Prefinished Cool Metallic Gray



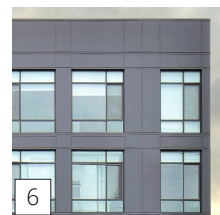
3  
Standard CMU Veneer 3-5/8" x 7-5/8" x 15-5/8", Running Bond, Natural Ground Face Finish, Light Gray Mortar



4  
Fiber Cement Infill Panel, Smooth Finish, Paint Black



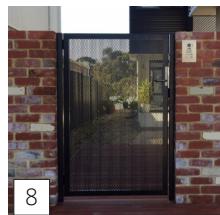
5  
Aluminum Storefront System, Fixed, Black



6  
Vinyl Window or Sliding Door, Black



7  
Landscape Screening, Caged Wire with Metal Frame, Black Finish



8  
Security Gate, Metal Frame with Perforated Metal Infill, Prefinished Black

MATERIALS & FACADE ELEMENTS: STREET-FACING FACADES

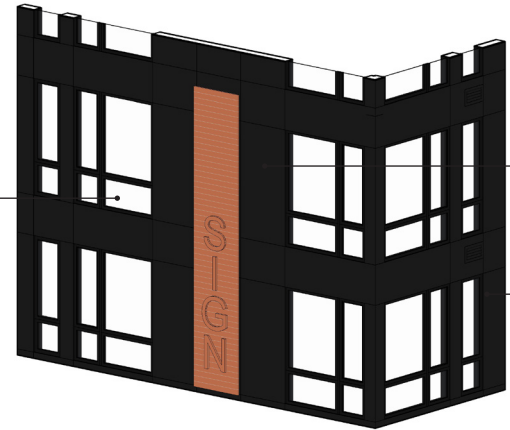
North Courtyard Articulation



Articulated massing frames the courtyard and steps up with grade to respond to site slope along N 85th St.

Scale and configuration of windows consistent with other facades

North Courtyard Articulation



Concealed fastener metal panel system provides a high-quality material facing the street

Window color, flush vent covers and panel arrangement are coordinated to read as one consistent mass

①②③

At EDG, the extent of modulation and massing steps on all facades is appreciated by Staff.

- Moving forward, provide architectural parti and concept sketches that help explain the design intent and requested the Applicant provide diagrams or sketches to help explain the facade design.
- Materials should be applied to the massing in a way that helps reinforce the architectural concept. The Applicant is strongly encouraged to avoid the use of strong accent colors or other facade treatments that are one-dimensional.

Commercial Corner / End Massing



Exhaust louvers painted to match brick providing a subtle secondary language to the facade

Rigorous facade organization with emphasis on proportion

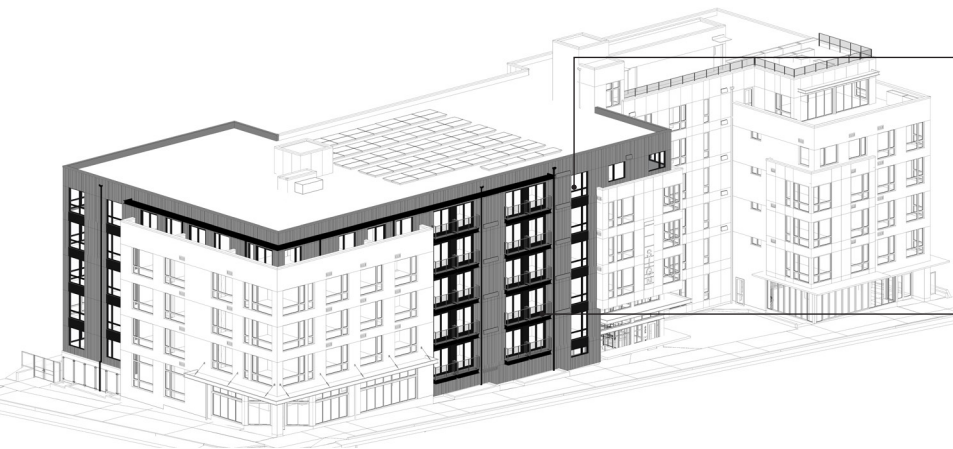
Scale and configuration of windows consistent with other facades

Commercial Corner / End Massing



Brick application at the corner massing enhances the commercial character of the block. Small-scale texture provided at street level

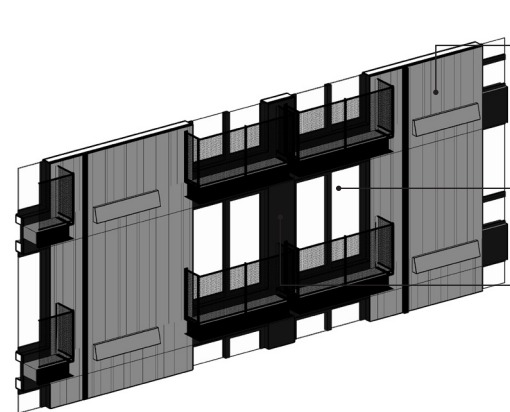
Primary Massing at Streets



The organization of secondary elements along with high-contrast materials creates a series of strong bays where the facade breaks between entry points along the frontage

Balconies at street-facing units promote interaction with the street, especially at lower levels

Primary Massing at Streets

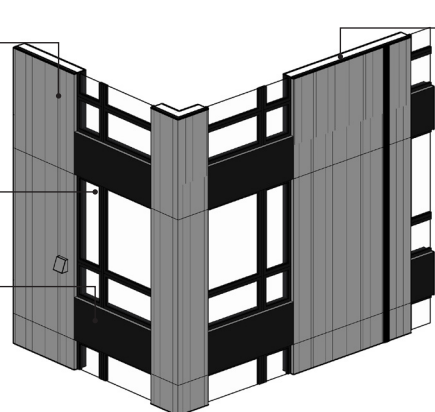


Metallic finish and alternating reveals add scale and texture to the primary massing facing both streets

Scale and configuration of windows consistent with other facades

Verticality of the fenestration pattern breaks down perceived mass

Primary Massing at Streets



The reveal variation at the vertical metal panel provides interest throughout the day as the shadow lines move with the daylight

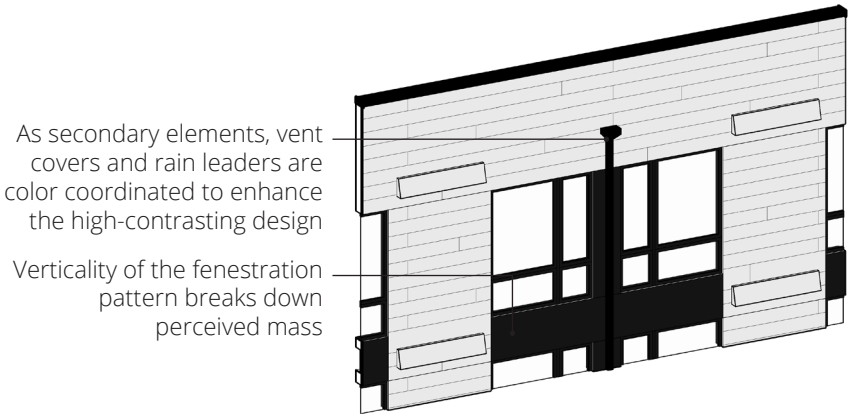


① ②

At EDG, the extent of modulation and massing steps on all facades is appreciated by Staff.

- Moving forward, provide architectural parti and concept sketches that help explain the design intent and requested the Applicant provide diagrams or sketches to help explain the facade design.
- Materials should be applied to the massing in a way that helps reinforce the architectural concept. The Applicant is strongly encouraged to avoid the use of strong accent colors or other facade treatments that are one-dimensional.
- Although the south side of the building is well modulated, provide studies introducing balconies or other secondary architectural elements to provide more residential texture to the facades that face the single-family homes

Interior Lot Line Massing



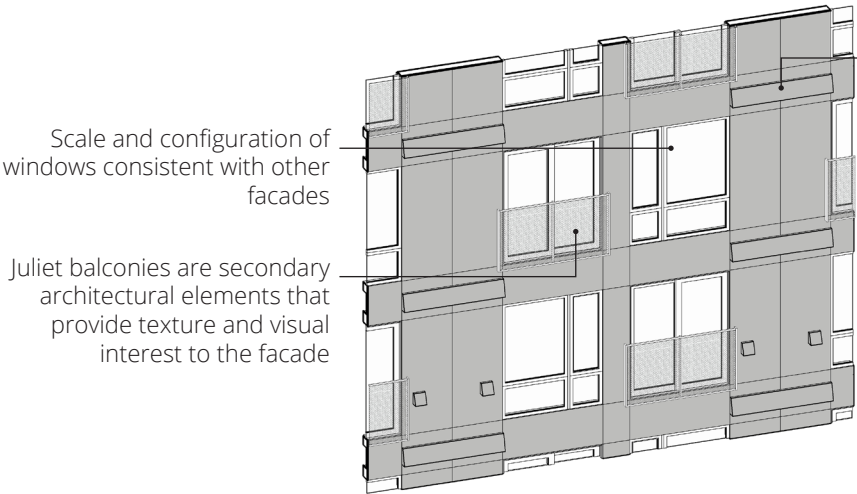
Small-scale horizontal siding pattern is residential in character

Mirrored window pairing and vertically grouped infill configuration are seen on all sides of the building design

Interior Lot Line Massing



Upper-Level and Courtyard (south) Massing



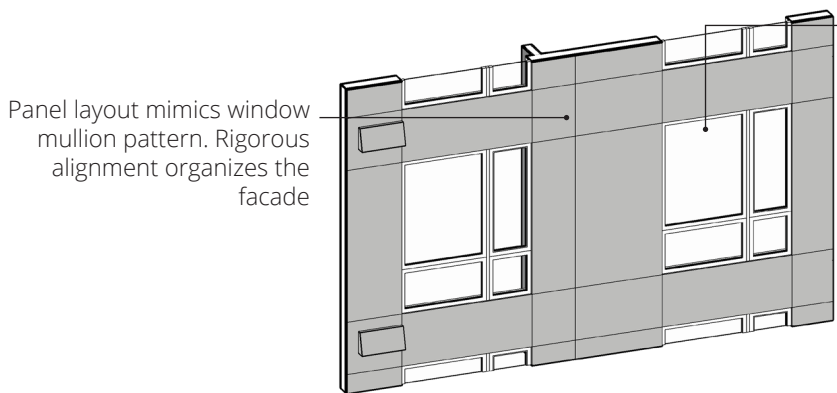
Vent covers are aligned to panel breaks and match the finish of the field

Large-scale patterns are reserved for upper-levels and facades setback from the street or lot line

Upper-Level and Courtyard (south) Massing



Upper-Level and Courtyard (north) Massing



Scale and configuration of windows consistent with other facades. Light colored windows to add contrast to forefront facades

Large-scale patterns are reserved for facades setback from the street. In this case, a backdrop for a courtyard with a large exceptional tree

Upper-Level and Courtyard (north) Massing



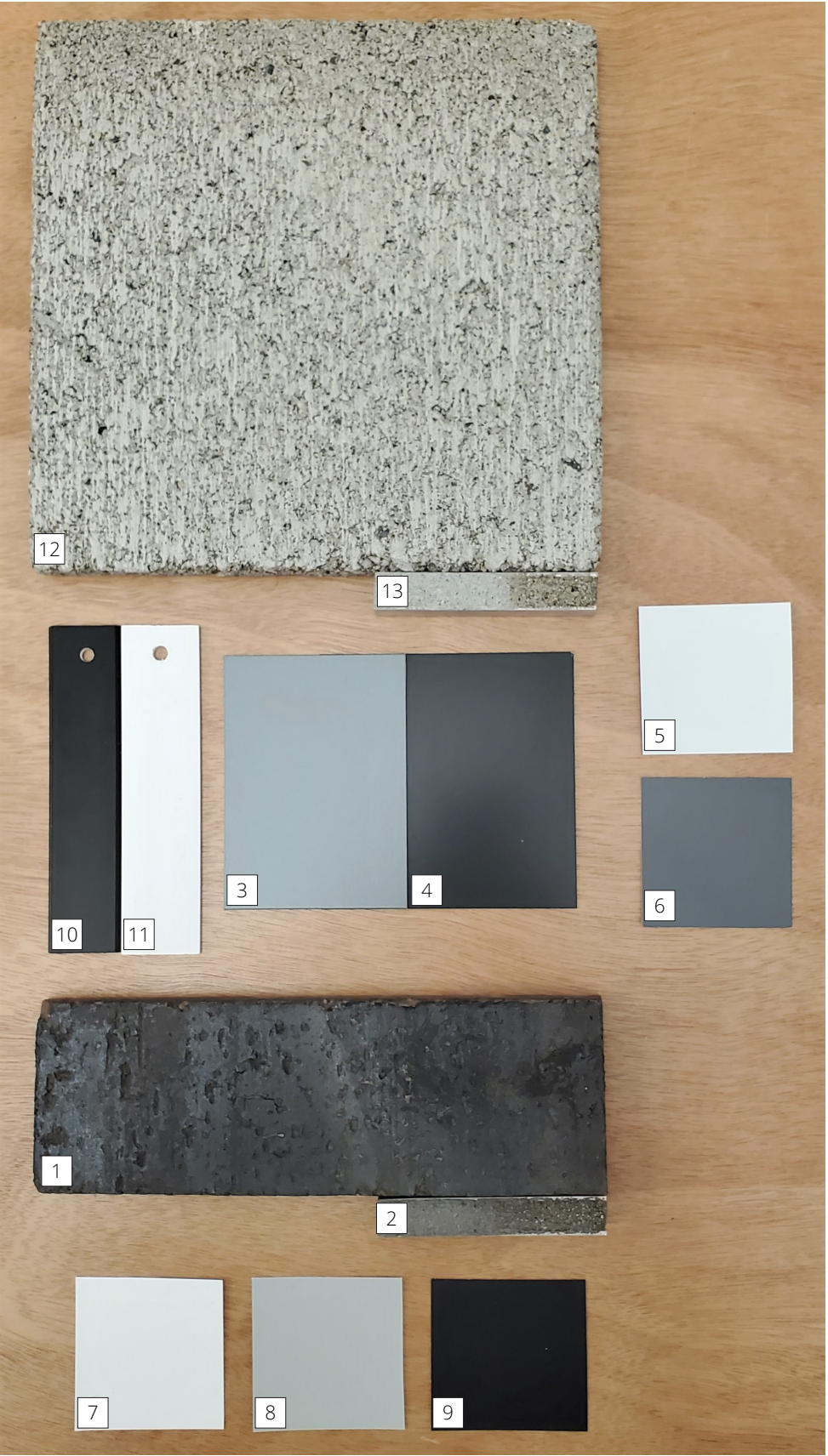


MATERIAL BOARD IMAGE



425 N 85TH STREET  
3035857-LU / 6763924-CN

- 1. Mutual Materials Full Depth Brick Veneer, Running Bond, Coal Creek
- 2. Charcoal Grout
- 3. AEP Span Prestige Series Vertical Metal Siding, Alternating Exposures (12, 10:2, 6:6), Cool ZACTique II
- 4. Northclad Concealed Fastener Metal Panel System, Matte Black
- 5. Fiber Cement Plank Siding, Smooth, Benjamin Moore Fanfare 874
- 6. Fiber Cement Plank Siding, Smooth, Benjamin Charcoal Slate HC-178
- 7. Fiber Cement Infill Panel, Smooth, Benjamin Moore Chantilly Lace OC-65
- 8. Fiber Cement Panel, Smooth, Benjamin Moore Coventry Gray HC-169
- 9. Fiber Cement Infill Panel, Smooth, Benjamin Moore Black 2132-10
- 10. Black Vinyl Window
- 11. White Vinyl Window
- 12. Mutual Materials Full Depth CMU Veneer, Running Bond, 4-8-16, Natural Ground Face
- 13. Light Gray Grout

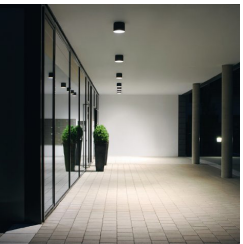
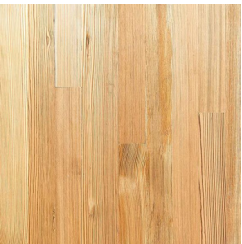
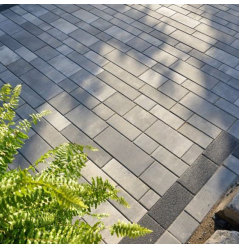
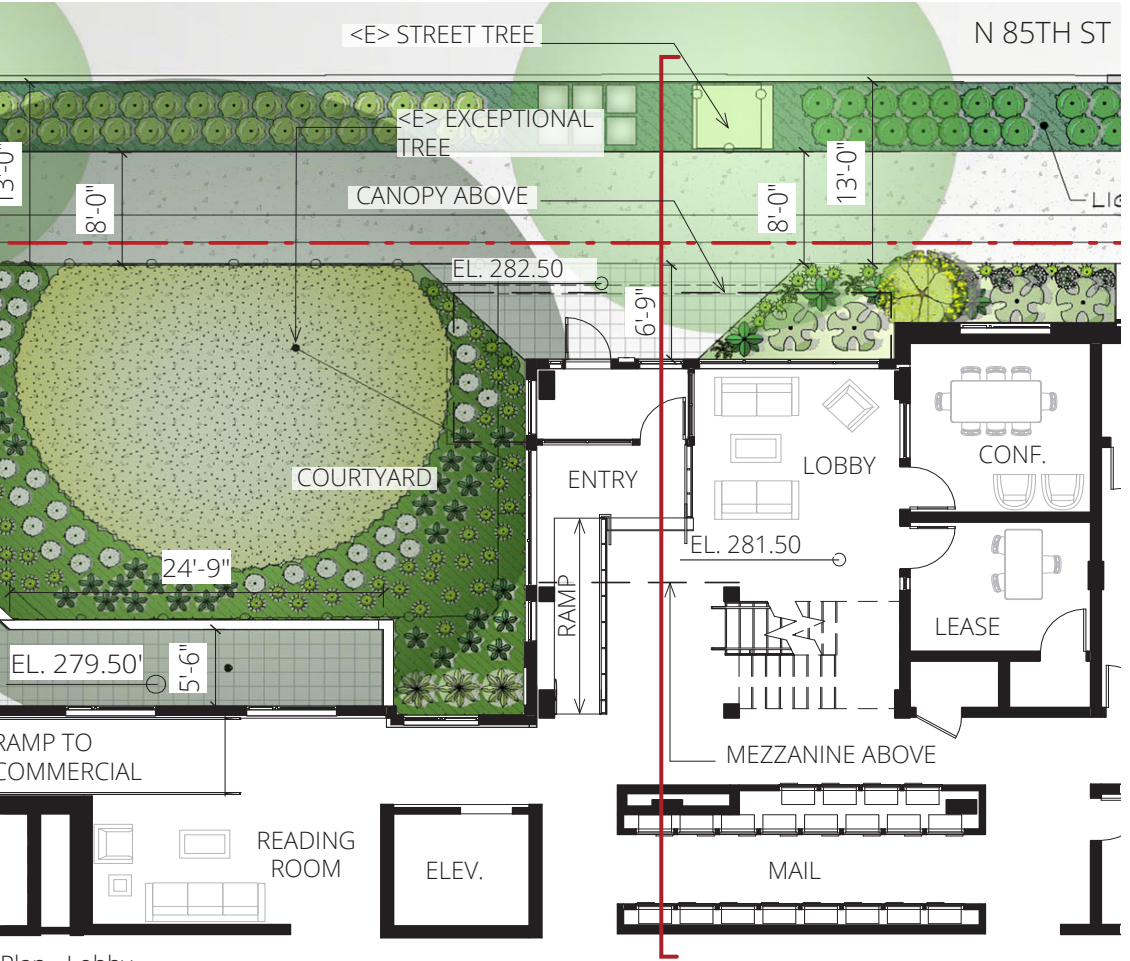
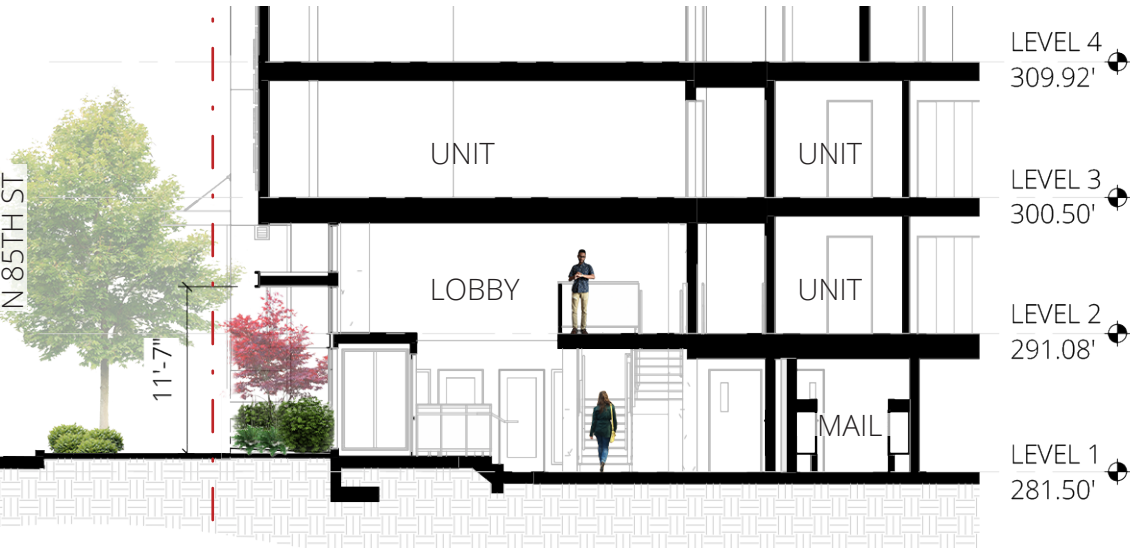




BLANK



N 85TH STREET-LEVEL EXPERIENCE: RESIDENTIAL LOBBY



①③ The primary building entry is centrally located on N 85th St. and is identifiable as a generous two-story volume (PL3.C.2). At EDG, staff asked to look at moving the entry to the site corner however the visible connection from the transit and commercial hub on Greenwood Ave N would be lost (PL4.A.2). The entry location remains central and is enhanced with a variety of features to create a cohesive design and add pedestrian scale elements and textures (PL3.A.4). Active, indoor program (lobby, conference room, mezzanine and reading room) is arranged to engage the street (PL1.B.3).



① ③  
At EDG, staff supported the retention of the exceptional tree and requested further development of the program and features that support the courtyard. The patio space is ribboned along the perimeter of the courtyard to avoid the tree's root zone that must be undisturbed. The concept image shows potential for a food or drink establishment that would spill out into the patio and activate the courtyard (PL1.I/PL3.B.4). Staff requested further refinement of the commercial frontage and considerations on how it engages the street and the courtyard. The proportions of the storefront are now more cohesive with the other transparent areas along N 85th St (DC2.B.1). The wood bi-folding design opens the majority of the space to both the street and courtyard for a direct connection (PL3.C.1-2). Canopies step with grade and are low profile to not overwhelm the frontage (PL2.C.2).



Wood Bi-Folding Window System



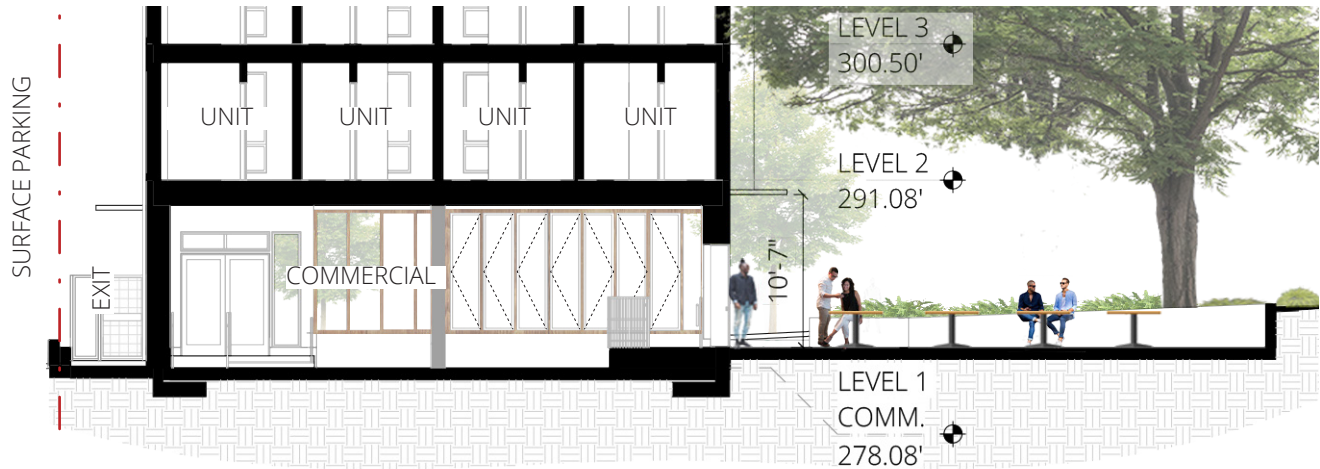
Patio Concept



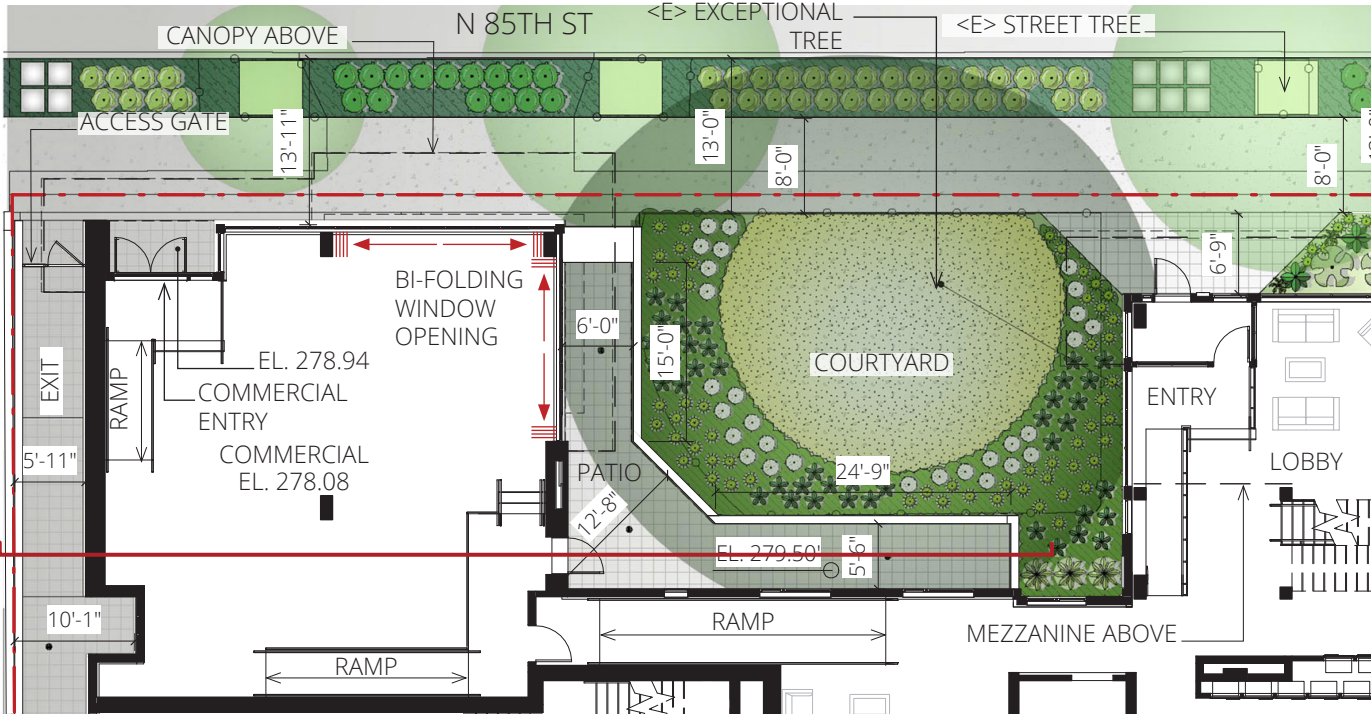
Blade Signage



Perspective - Commercial & Courtyard



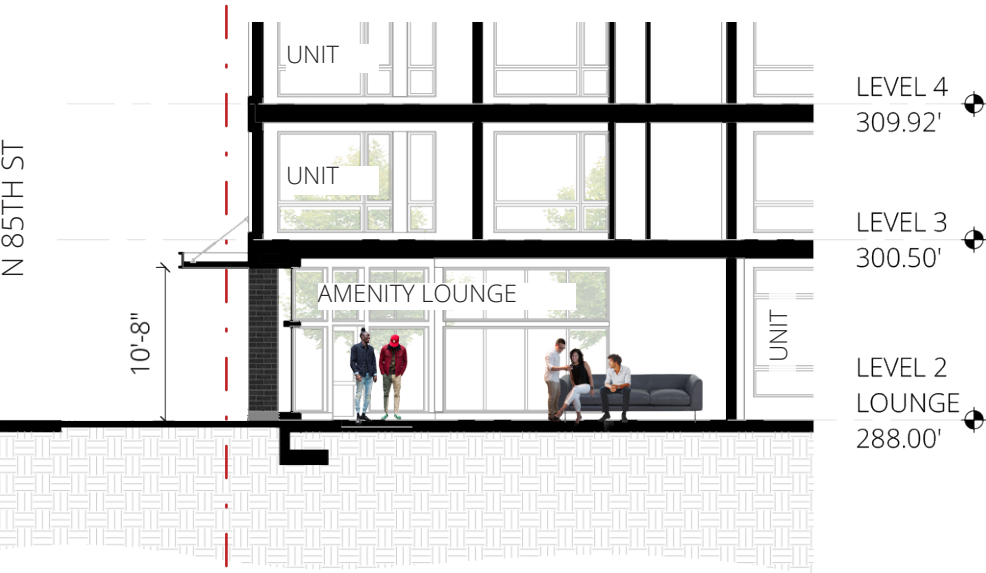
Section - Commercial & Courtyard



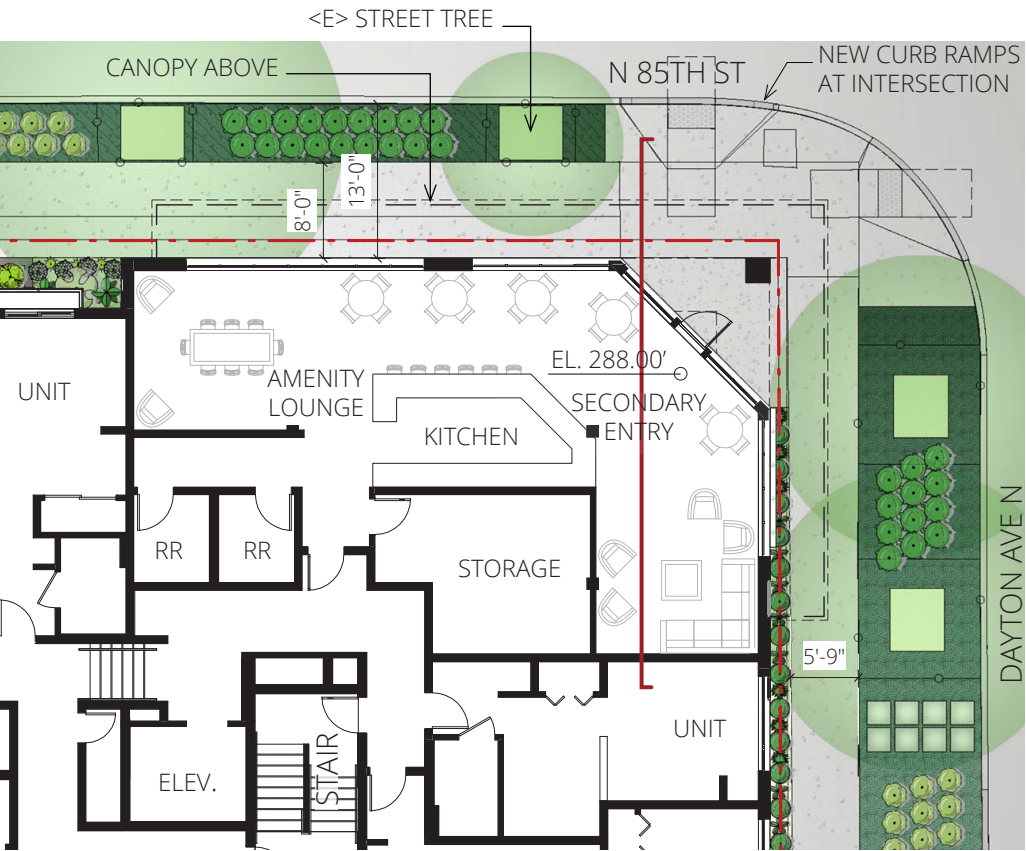
Plan - Commercial



STREET-LEVEL EXPERIENCE: CORNER OF N 85TH ST & DAYTON AVE E



Section - Lounge



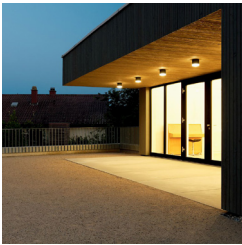
Plan - Lounge



Perspective - Lounge



Canopy Profile



Canopy Lighting



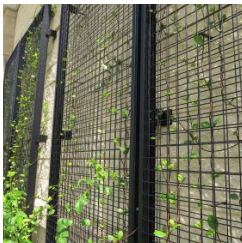
Wall Sconce

② ③  
At EDG, staff requested further refinement of the commercial frontage as a whole along N 85th St. and they encouraged the use of brick at the commercial massing which has been achieved (DC2.D.2). With increased transparency, fenestration patterns now reflect more commercial character (CS2.C.1/ DC1.A.1). Canopy detailing, finishes and lighting all enhance the pedestrian experience (DC2.D.1). The residential gym proposed at EDG has been replaced with a Resident Cafe/Lounge which will provide more activity at the street (PL3.B.4), a secondary building entry and will more easily translate to a commercial in the future (DC1.A.3).

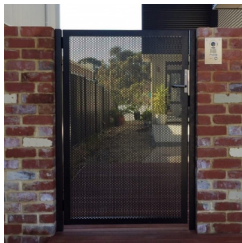




Perspective - SE Corner



Landscape Screen



Access Gate

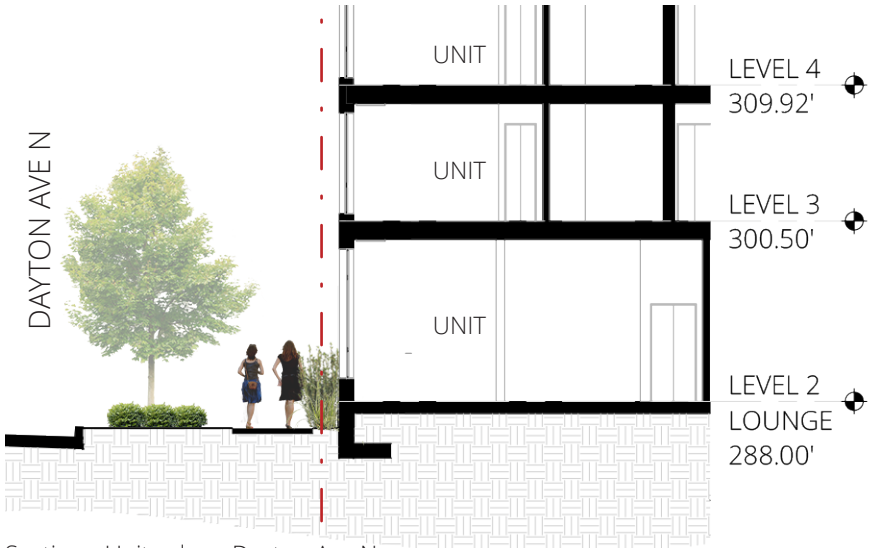


Bears Breeches Plant

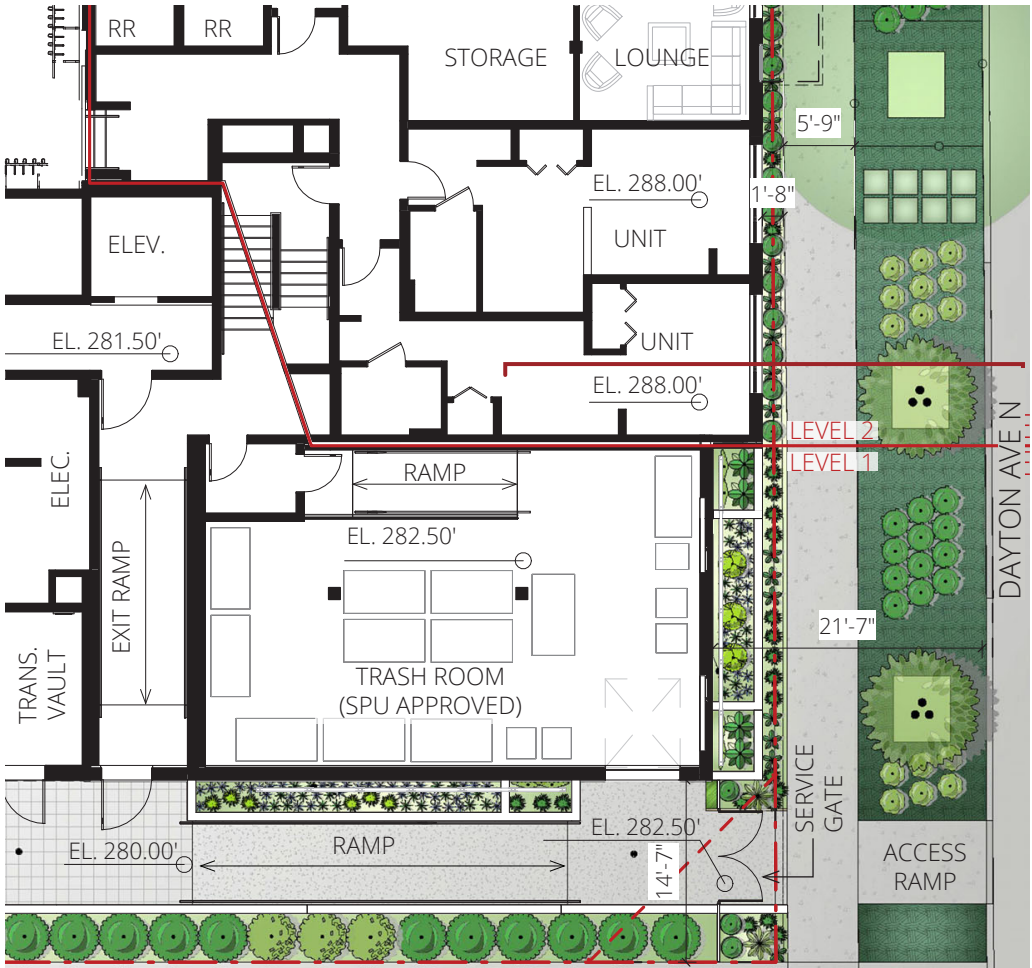


Evergreen Clematis Vine

② ③  
At EDG, staff encouraged exploring expanding or increasing engagement with residential units at grade and minimizing the impacts of trash access if it must be located at the street front. Unit windows at grade balance commercial proportion with residential material and mullion patterns (PL3.B.2). Columnar, evergreen shrubs hold their shape year-round to provide a buffer along the brick massing (DC2.1.ii/ PL3.B.1). The building is setback to transition to the less intensive zone (DC1.B.1) and is treated with high-quality CMU, vertical screening with climbing vines and a variety of plants that provide year-round interest (DC1.I/ DC4.D.1).



Section - Units along Dayton Ave N



Plan - Units along Dayton Ave N





ZONE TRANSITION / PRIVACY

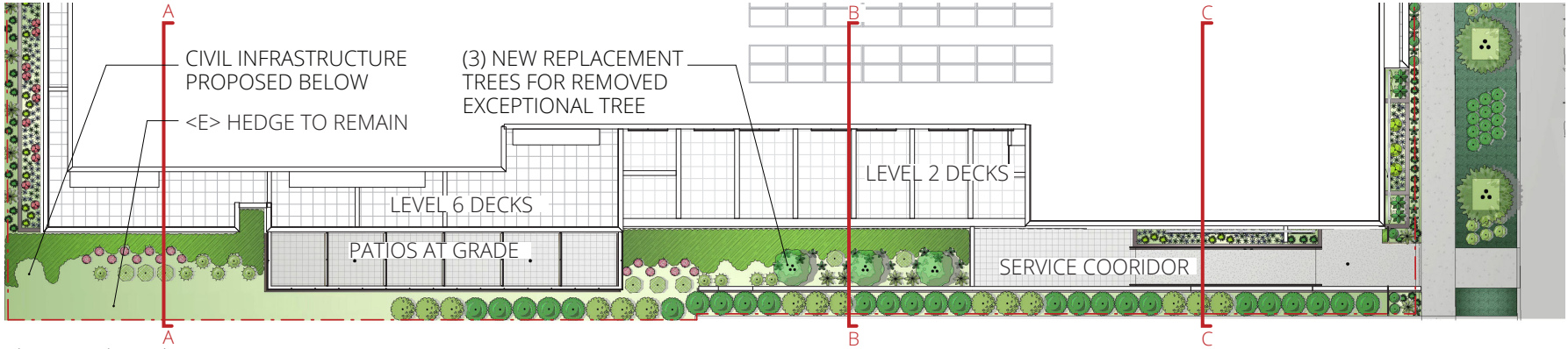


1. Compact Burning Bush  
2. English Laurel  
3. Diamond Heights  
4. Vine Maple

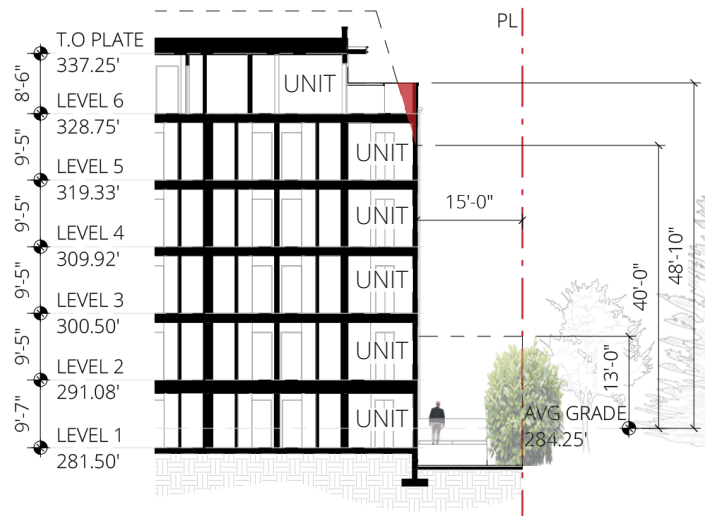
5. Mahonia  
6. Japanese Sedge  
7. Heavenly Bamboo  
8. Evergreen Clematis



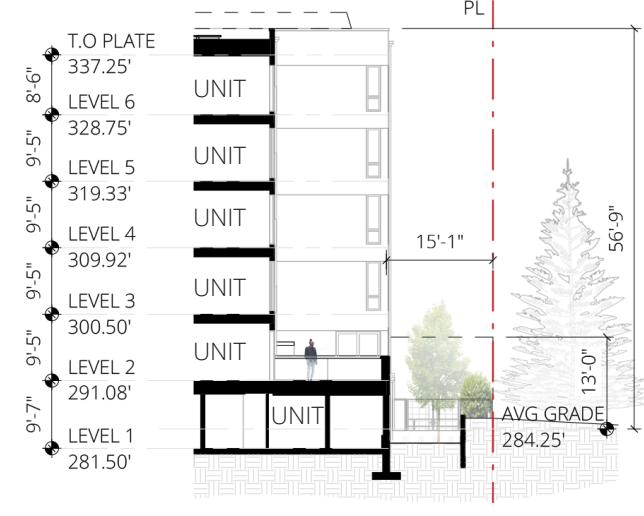
Perspective - South Yard



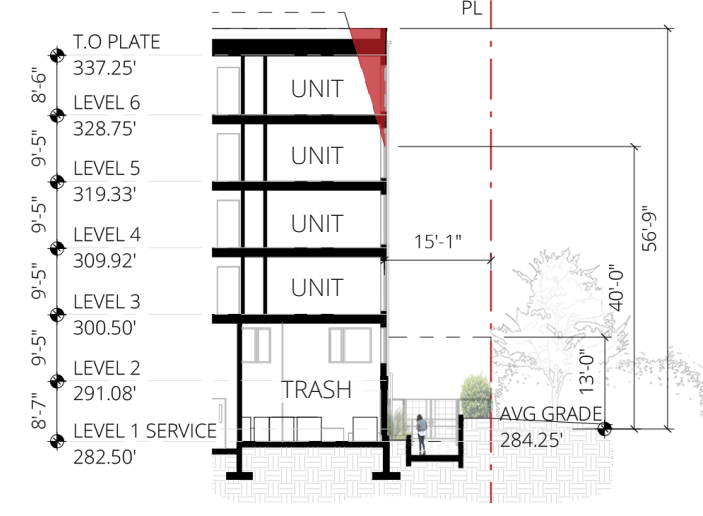
Plan - South Yard



Section A - South Yard



Section B - South Yard



Section C - South Yard

- ① At EDG, staff accepted the design rationale for removal of the Exceptional 13" Hybrid Pacific Dogwood near the center of the site. The result is increased setbacks and reduction of height bulk and scale where adjacent to residential neighbors (CS2.II). Massing concept C has been maintained since EDG. The south wall along the service ramp is now treated with landscape screening and bio-retention planters to service storm water (CS1.E.2). Where existing, mature landscaping is not being retained, a series of dense planting and a privacy fence will buffer south neighbors at grade (PL3.B.1). The least visible SE site corner is reserved for civil drainage infrastructure but is not without existing and proposed planting for visual interest (DC4.D.3).

--- Development Potential

Departure Request

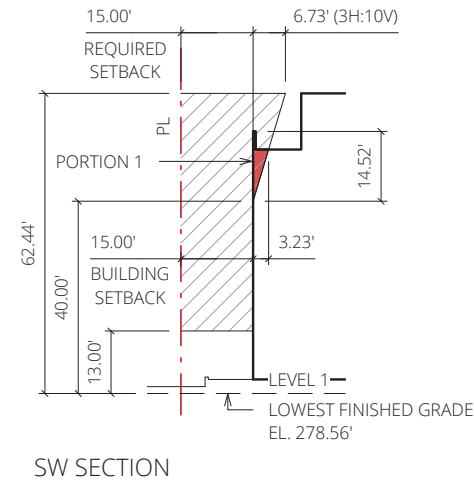


## 1. SMC 23.47A.014.B.3.b: REAR UPPER-LEVEL SETBACK

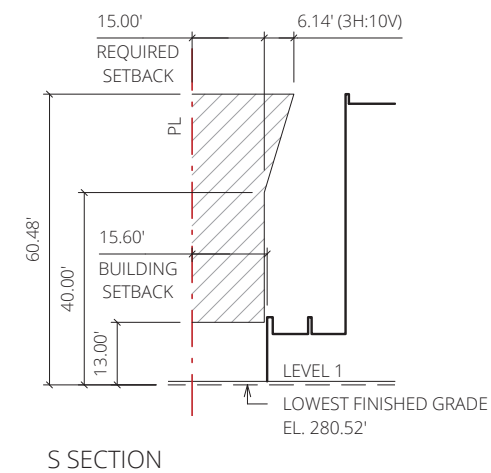
- Required: In addition to 15', 3' setback for every 10' of height over 40' above finished grade  
 Proposed: SW Portion 1: 14.52' of height above 40' = 15' setback for 90.92' length of facade  
 SE Portion 2 : 20.72' of height above 40' = 15.08' setback for 59.00' length of facade  
 Guidelines/Justification: DC2.I Facade Articulation and Modulation, CS2.II.i/ii Height, Bulk & Scale
- Massing is distributed to the rear to allow for the exceptional tree courtyard facing N 85th St.
  - The rear facade is well articulated to allow for greater than required setbacks at grade, the center of the facade and at upper levels.
  - The proposed landscaped buffer completes the stepped transition to the less-intensive zone.

### EDG INITIAL SUPPORT:

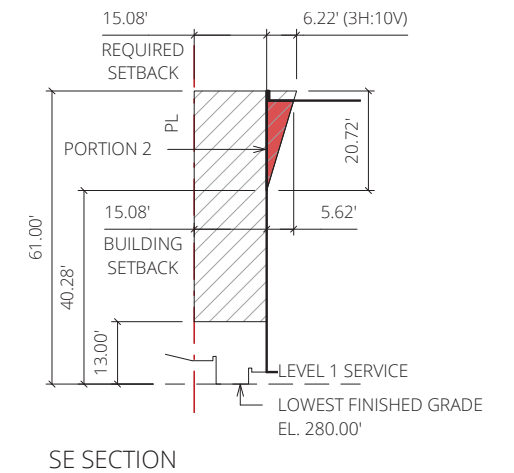
Following EDG, the Guidance Report stated the zone transition at the rear lot line with more modulation, better scale mitigation, and a deeper than required setback in the center of the massing has the potential to better meet the intent of Design Guideline CS2-D Height, Bulk and Scale and is initially supported by Staff.



SW SECTION



S SECTION



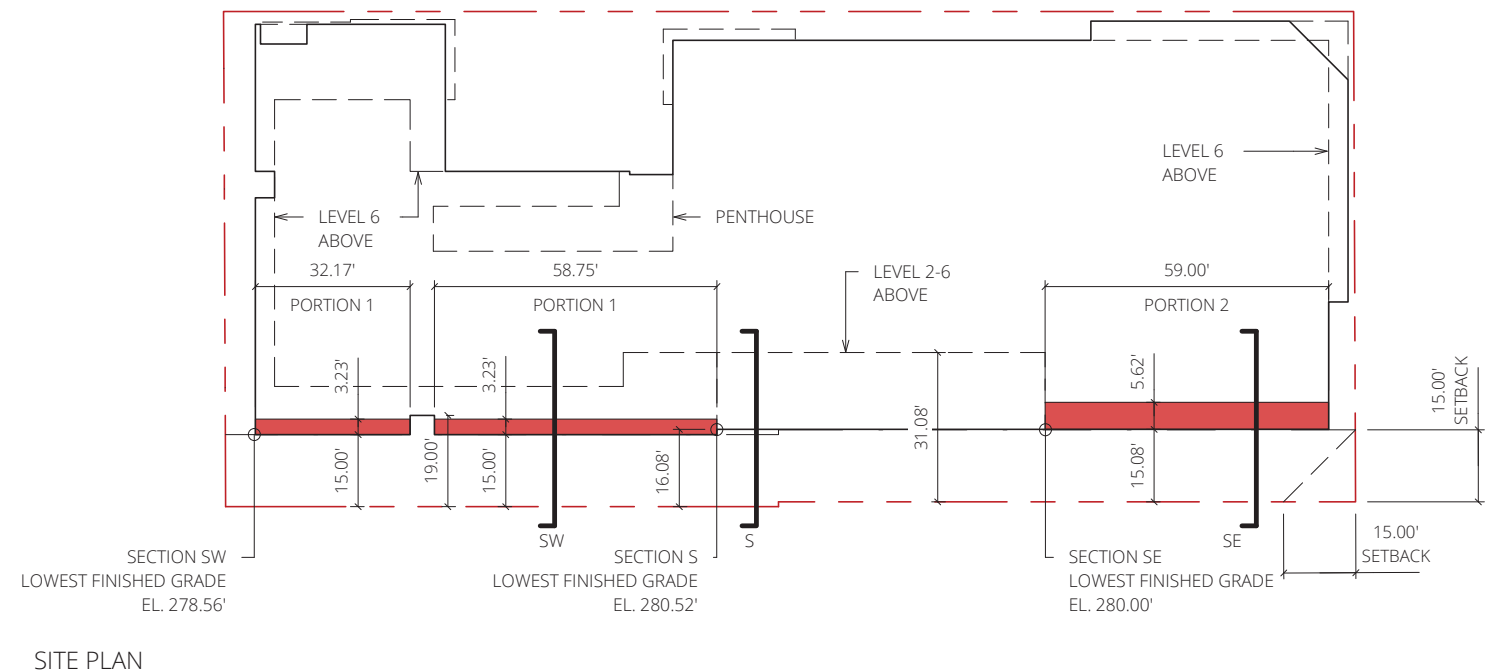
SE SECTION

## 2. SMC 23.47A.008.A.2.b: STREET-FACING BLANK FACADE SEGMENT

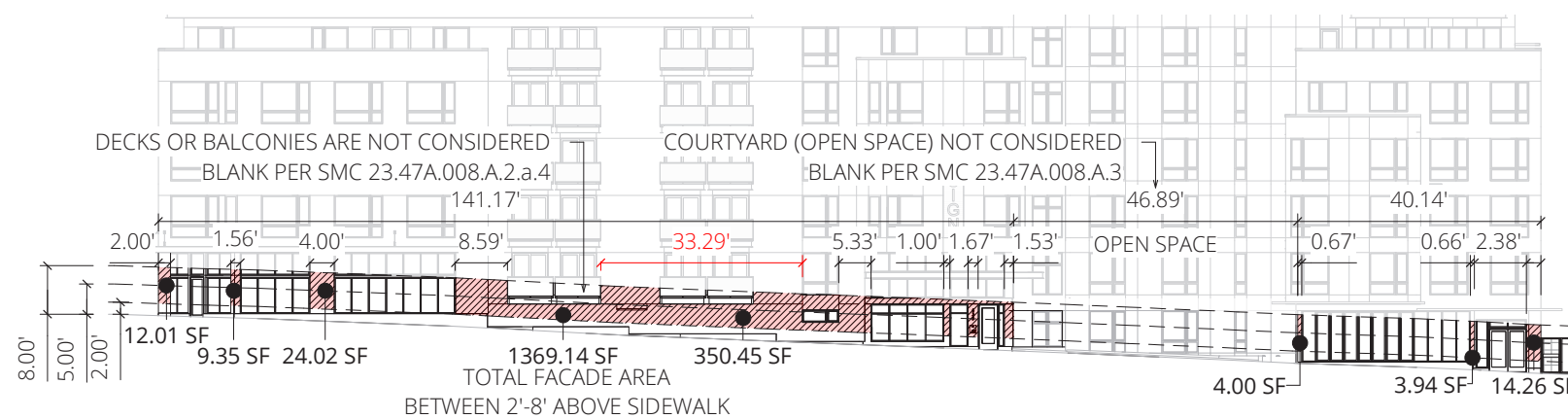
- Required: Blank segments between 2'-8' above the sidewalk not to exceed 20' in width.  
 Measurement taken from 5' above sidewalk.  
 Blank segments between 2'-8' above sidewalk not to exceed 40% of total area.  
 Proposed: 33.29' blank segment where balcony is between 2'-8' but does not cross the 5' line of measurement. Area of blank facade between 2'-8' is 43.36% of total facade.  
 Guidelines/Justification: CS2.C.3 Full Block Sites, PL3.B.1 & 2 Residential Edges
- The landscaping and unit balconies create an interval from the commercial storefronts along the long frontage. Similar to the courtyard, it contributes to an assemblage of moments or spaces within the block.
  - Balconies are elevated from the street to provide security to residents while promoting use of large sliding glass doors and not compromising accessible entries at the corners and middle of the site. A range of materials and landscape textures are expressed in this area to provide pedestrian level interest.

### MUP RELATED RESPONSE:

Per SMC 23.47A.008.2.a.4&5, balconies and landscaping on the facade itself are elements that make a segment not blank. Balconies are provided within this area but not within the line of measurement. Significant landscaping is provided, however bio-retention facilities do not support vine or climbing type plants. The design meets the intent, just not the very specific code language, thus a departure is needed.



SITE PLAN



NORTH ELEVATION (N 85TH ST)

TOTAL FACADE LENGTH: 228.19 LF  
 MAX BLANK SEGMENT ALLOWED: 20 LF  
 MAX BLANK SEGMENT PROVIDED: 33.29'  
 DEPARTURE REQUIRED

TOTAL FACADE AREA: 1,369.14 SF  
 40% MAX BLANK AREA ALLOWED: 547.66 SF  
 % BLANK AREA PROVIDED: 418.03 SF = 30.53%



RECENT WORK



5201 Rainier Ave S



412 NW 65th St (Under Construction)



6301 15th Ave NW



5231 Rainier Ave S (Under Construction)



600 E Howell St





800 5th Avenue N



4710 20th Avenue NE



1806 23rd Avenue



1728 12th Avenue



1715 12th Avenue



1404 Boylston Avenue