

Early Design Guidance

8601 Fremont Ave. N
Seattle, WA 98103

10.01.2021 SDCI #3036071-EG



ENCORE
ARCHITECTS

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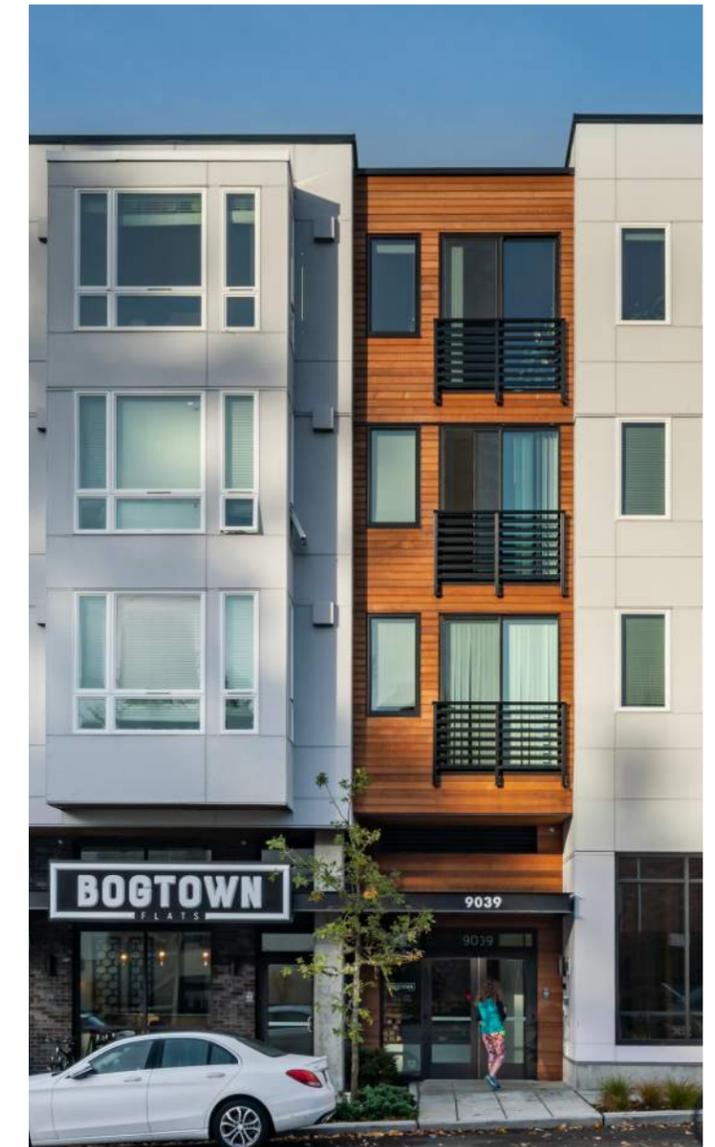
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➤ PARKER APARTMENTS



➤ GREENWOOD AVE N - BOGTOWN FLATS

Project Team & Previous Work

Developer

Bellwether Housing

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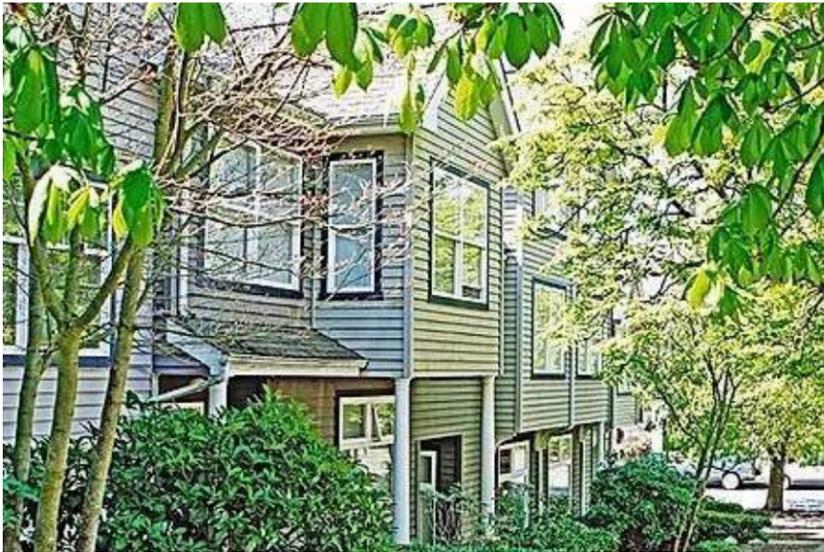
CONTACT

Blair Stone, AIA, LEED AP

Featured projects shown designed or developed by members of the project team



➤ Bellwether - Judkins Park Apartments



➤ Pardee Townhomes



➤ Burke and Union



➤ MSU Student Housing



➤ Shoreline townhomes



➤ Parkview Village Bellingham

DEVELOPMENT OBJECTIVES

The proposed project will be an affordable community that seamlessly blends into the established neighborhood as a timeless and elegant design that provides a comfortable place for residents.

Project Information

- Site Area APPROX 34,546 SF
- Residential Units APPROX 58-60
- Parking Stalls APPROX 23 stalls at west of site

Goals

- Create a transitional zone from the higher density of NC3-55 (M) to SF5000 by rezoning to a Low rise zone, LR2 (M) or LR3 (M).
- Both neighbors and tenants will benefit from a greater sense of security and safety because of the implementation of strategic urban design devices, e.g. “eyes on the street”.
- Create an enduring building with an architectural design that incorporates high-quality, durable materials and references relevant context.
- Bring much needed Affordable Housing to this amenity rich area.

Project Objectives

Greenwood Apartments is a proposed affordable housing residential building located along Fremont Avenue North in Seattle.

This project is designed to serve the Greenwood Neighborhood by creating a residential community that engages the street and contributes positively to the urban fabric. The project will be responsive to the unique needs of its residents and will enhance the neighborhood with excellent walkability and an enriched streetscape design.

The project site area is approximately 34,546 sf. The proposed building is comprised of 3 wood frame levels with 23 at grade parking spots. The project will have approximately 58-60 apartment units.

Through its scale, modulation and material selection, the proposed building will reflect characteristics of the area’s community offering a vibrant, enduring asset to the neighborhood.



➤ Burke and Union



➤ PARKER APARTMENTS

Summary of Public Outreach

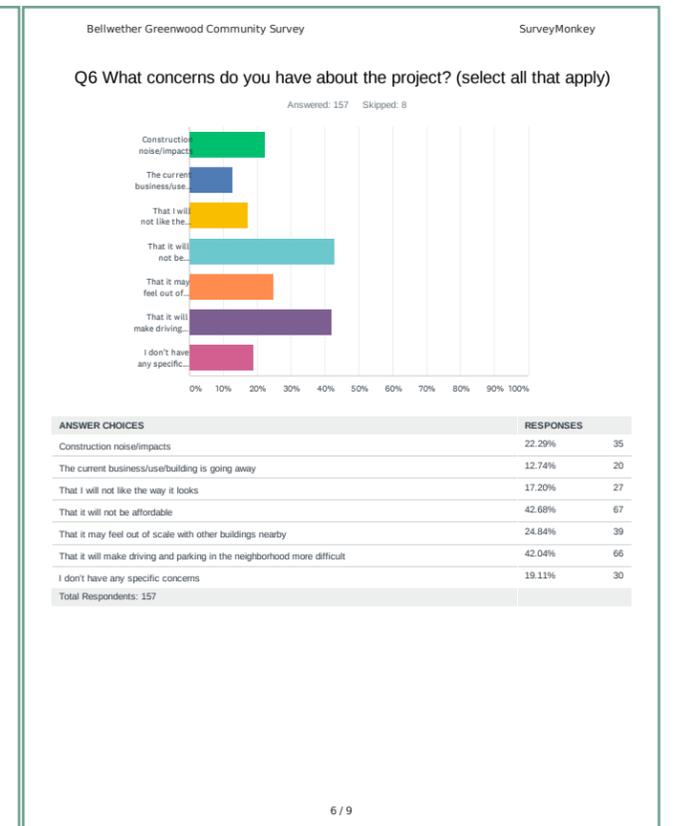
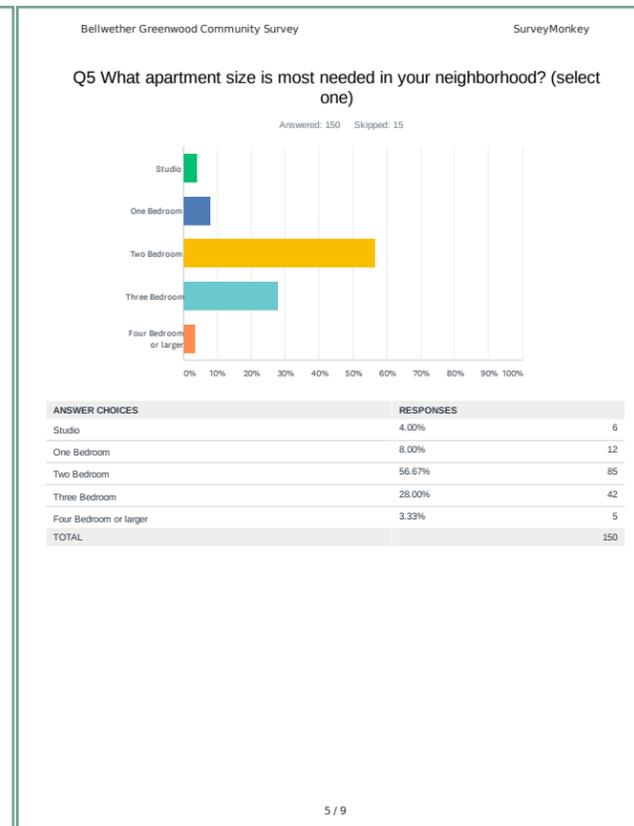
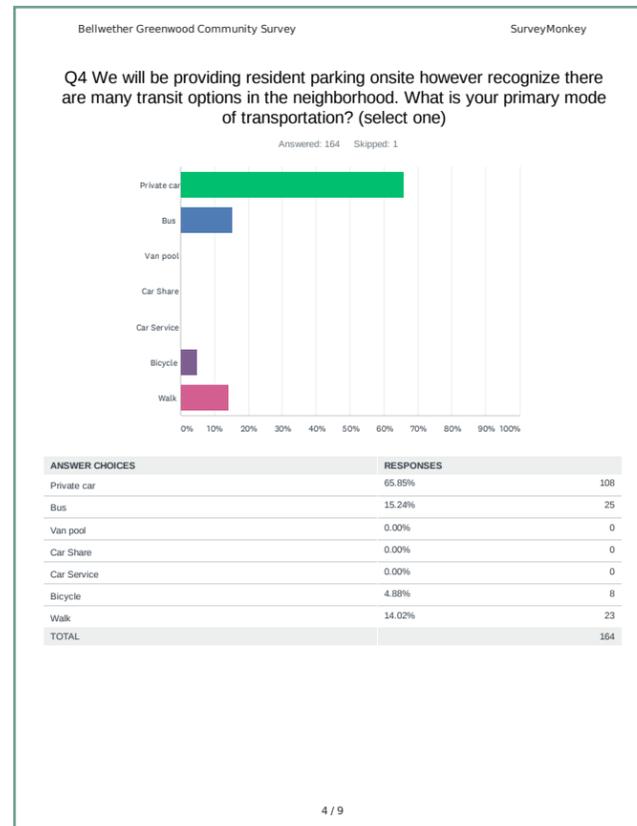
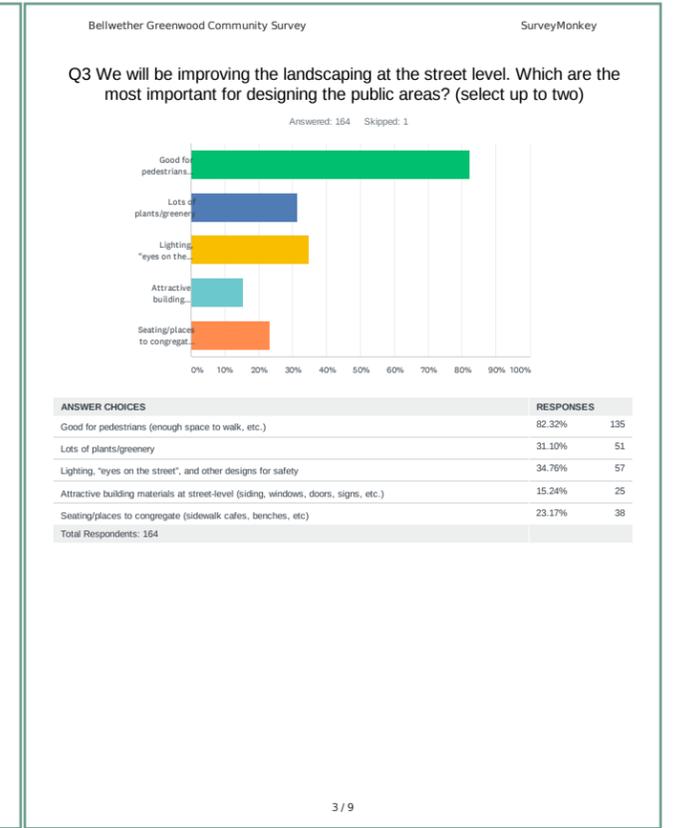
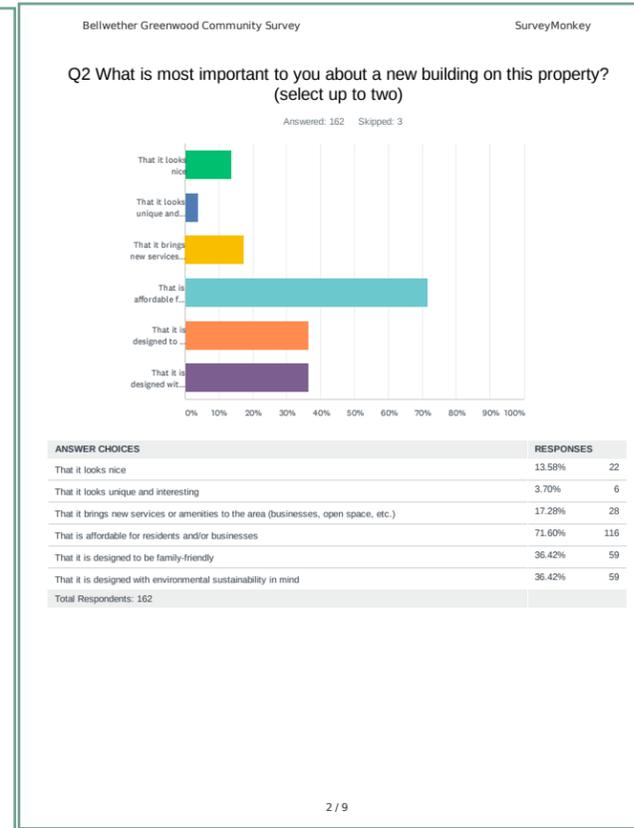
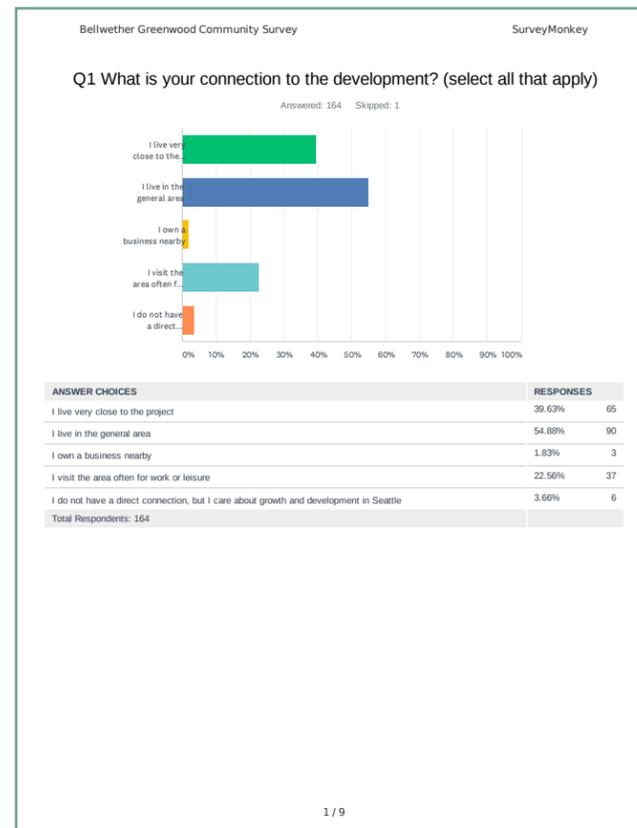
The Community Outreach Plan was approved by the Department of Neighborhoods on December 10, 2020. Community outreach efforts were conducted January 4th through January 25th of 2021. Early outreach requirements were approved August 20, 2021.

Approximately 164 responses came in for an online survey conducted. Most concerns focused on the need that this development provide affordable housing, with larger units and provide a viable approach to parking in the neighborhood. Most of the respondents lived in the area and used cars for transportation.



* RENDERINGS ARE SCHEMATIC AND MAY NOT FULLY ALIGN WITH SUBMITTED DESIGN.

➤ Representitive image sent with outreach, not of final building



SITE PLAN

The proposed development site began as a partnership with the Boy's and Girl's as a boundary lot adjustment, split into two parcels. Parcel B is the proposed site:

Legal Description:

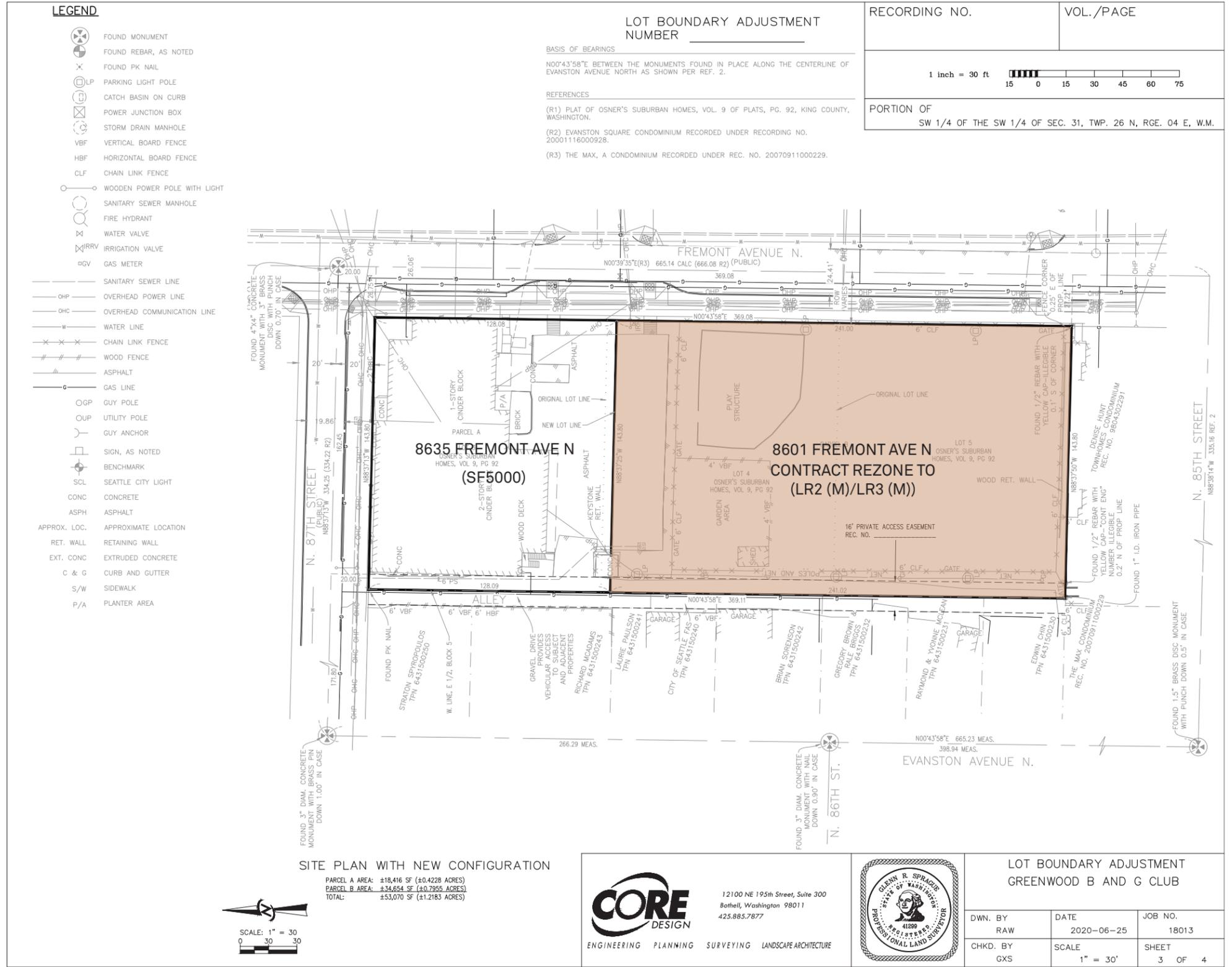
PARCEL B:

ALL OF THE EAST ONE-HALF OF LOTS 4 AND 5, BLOCK 5, OSNER'S SUBURBAN HOMES, ACCORDING TO THE RECORDED PLAT THEREOF IN VOLUME 9 OF PLATS, PAGE 92, IN KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION LYING NORTH OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE NORTHEAST CORNER OF LOT 3 OF SAID PLAT, THENCE S00°43'58"W, ALONG THE EAST LINE OF SAID LOT 3, 135.08 FEET TO THE POINT OF BEGINNING; THENCE N88°37'25"W 143.80 FEET TO THE WEST LINE OF SAID EAST HALF AND THE TERMINUS OF SAID LINE.

Parcel number:

6431500234



➔ SURVEY - SITE PLAN

URBAN DESIGN ANALYSIS

Vicinity Map

The proposed 3-story residential building is located on Fremont Ave, in the Greenwood neighborhood, directly across from the Greenwood Boys and Girls Club and Greenwood Park. Situated between Greenwood Ave and Aurora Ave, and within walking distance to Green Lake, this new affordable residential building is well situated to become a central node for living and working.

- Neighborhood Greenway ●●●●●●●●
- Bike Lane ●●●●●●●●
- Stay Healthy Streets
- Bus Stop ●
- 5 MIN WALK - 1/4 MILE

- | | | | |
|-------------------------|----|----------------------------------|----|
| Denise Hunt Townhomes | 1 | Robert Eagle Staff Middle School | 14 |
| Boy's and Girl's Club | 2 | Greenwood Senior Center | 15 |
| Greenwood Park | 3 | Greenlake | 16 |
| 8500 Fremont Apartments | 4 | | |
| Evanston Square Condos | 5 | | |
| Max Apartments | 6 | | |
| Linden Street Townhomes | 7 | | |
| Single Family Home | 8 | | |
| Single Family Home | 9 | | |
| Greenwood Library | 10 | | |
| Fred Meyer | 11 | | |
| Sandel Park | 12 | | |
| Licton Springs Park | 13 | | |



Site Context Images



➤ 1. DENICE HUNT TOWNHOMES



➤ 2. BOYS AND GIRLS CLUB NORTH SEATTLE



➤ 3. GREENWOOD PARK



➤ 4. 8500 FREMONT



➤ 5. EVANSTON SQUARE CONDOMINIUMS



➤ 6. MAX APARTMENTS



➤ 7. TOWNHOMES AT LINDEN AND 85TH



➤ 8. SINGLE FAMILY HOME ON FREMONT AVE



➤ 9. SINGLE FAMILY HOME ON EVANSTON



➤ 10. GREENWOOD LIBRARY



➤ 11. FRED MEYER



➤ 12. SANDEL PARK



➤ 13. LICTON SPRINGS PARK



➤ 14. ROBERT EAGLE STAFF MISSILE SCHOOL



➤ 15. GREENWOOD SENIOR CENTER



➤ 16. GREENLAKE

Adjacent Uses

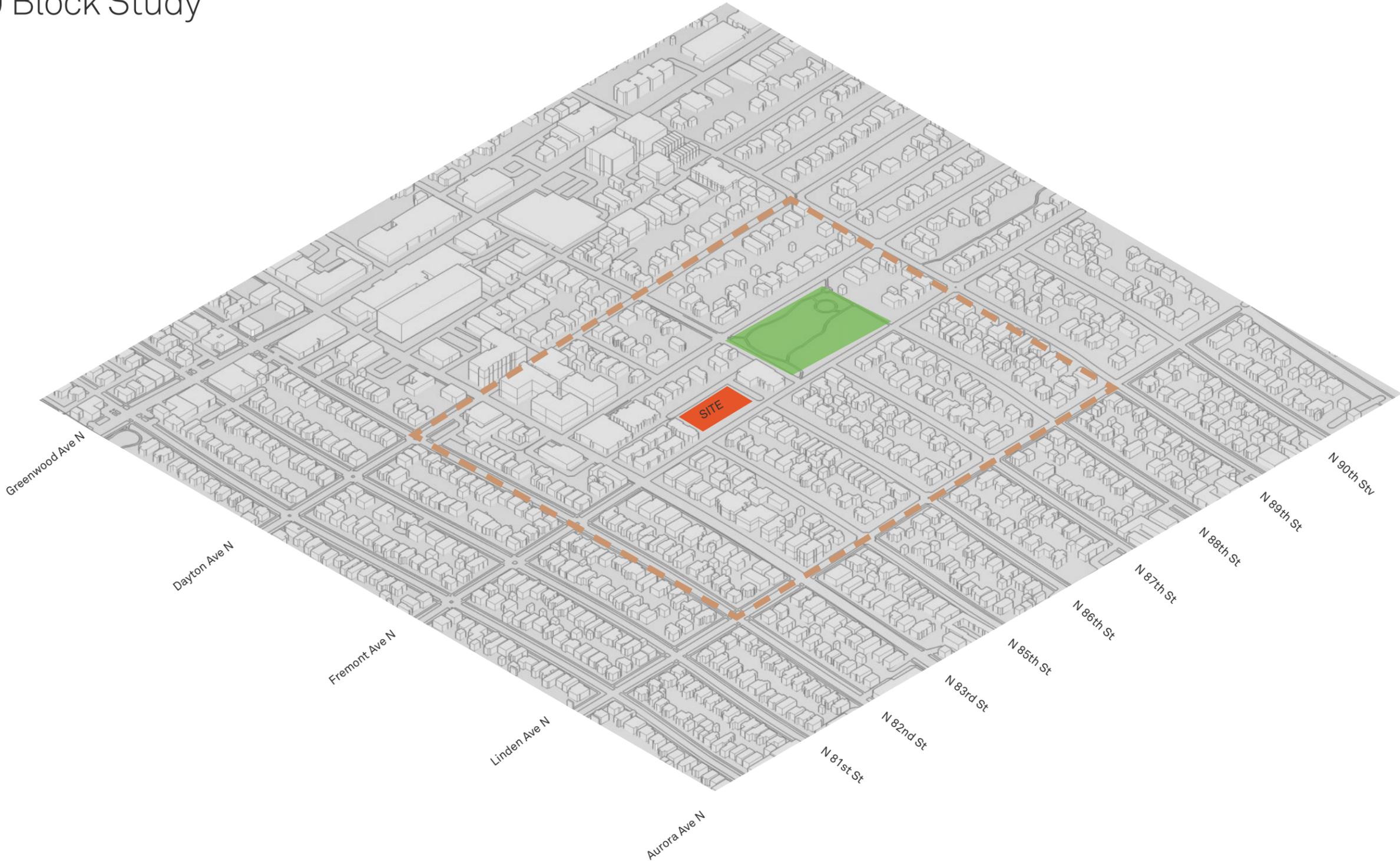
On a neighborhood Greenway along Fremont Ave N, the project site is mostly surrounded by residential uses, both single family and increasingly more multifamily. Situated directly across from the Greenwood Boys and Girls Club and centered between the commercial streets of Greenwood Ave and Aurora Ave, the project is well suited to transition the neighborhood between single family homes and more commercial uses.

Legend

Residential (single-family & multi-family)	
Mixed-Use	
Commercial	
Public	
Medical	
Community / Religious	
Education / Institutional	
Park/Open Space	



9 Block Study



PROJECT SITE

BOYS AND GIRLS CLUB PARKING



➤ EAST SIDE OF FREMONT (NEIGHBORHOOD GREENWAY)

N 87th St

N 86th St



➤ EAST SIDE OF FREMONT(NEIGHBORHOOD GREENWAY)



➤ SITE FACING WEST



➤ NORTH LOT LINE FROM BOYS AND GIRLS CLUB PARKING



➤ BOYS AND GIRLS CLUB FROM BOYS AND GIRLS CLUB PARKING



➤ A - SOUTH OF SITE



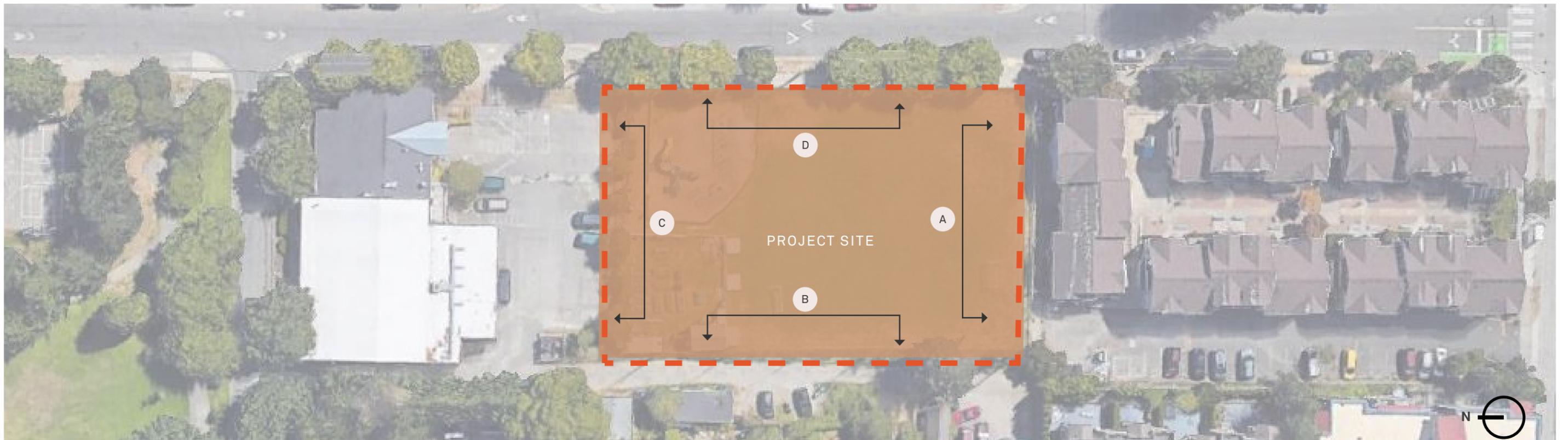
➤ B - WEST OF SITE

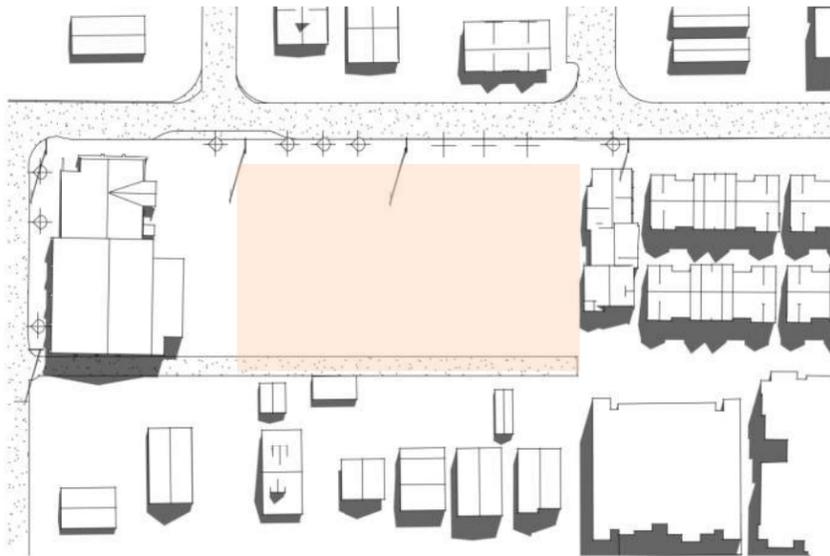


➤ C - NORTH OF SITE



➤ D - EAST OF SITE





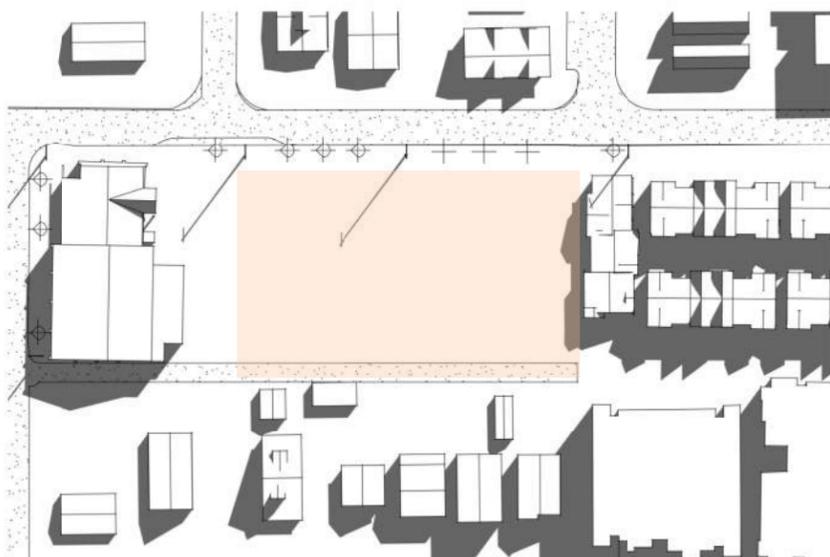
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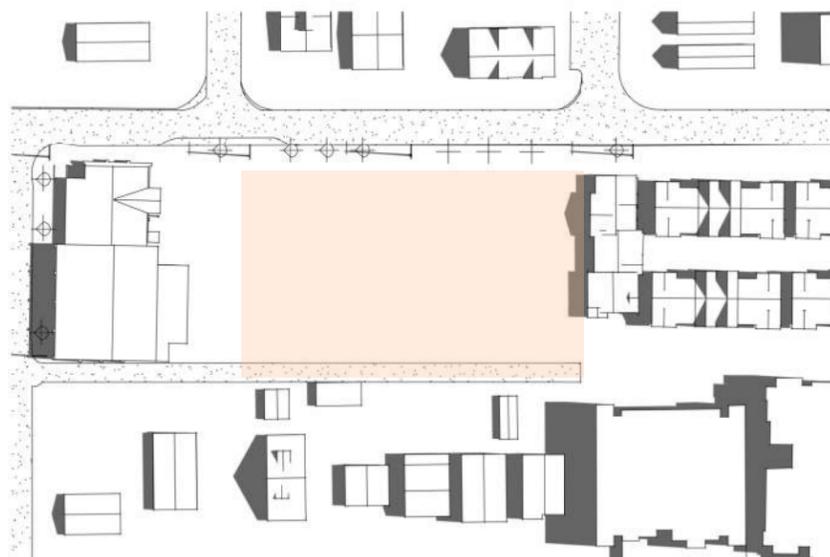
06/21 - 12:00 PM



06/21 - 03:00 PM



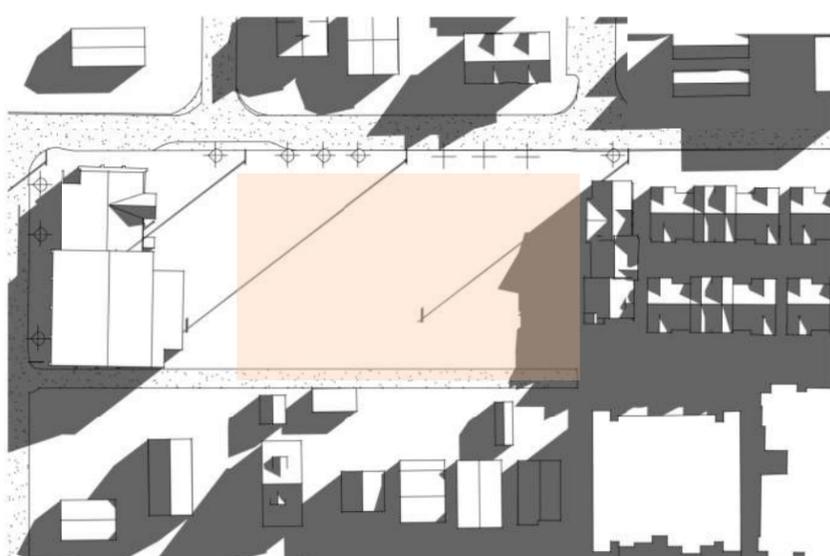
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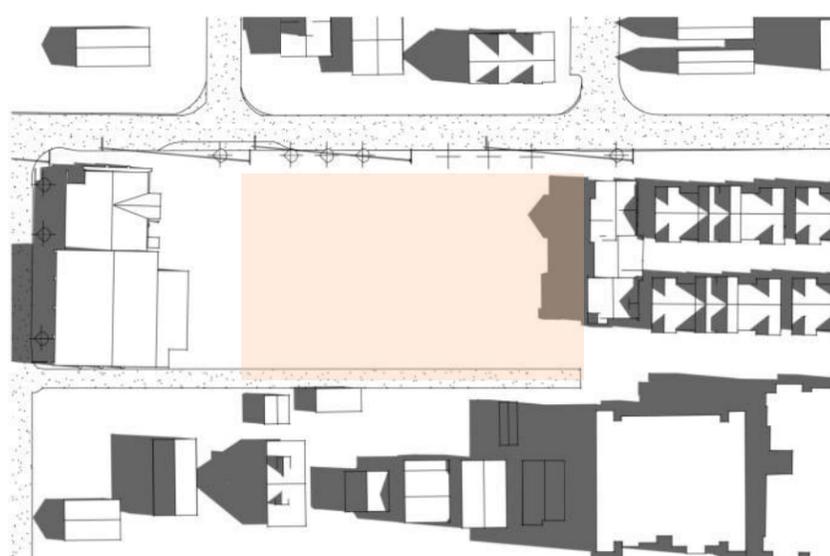
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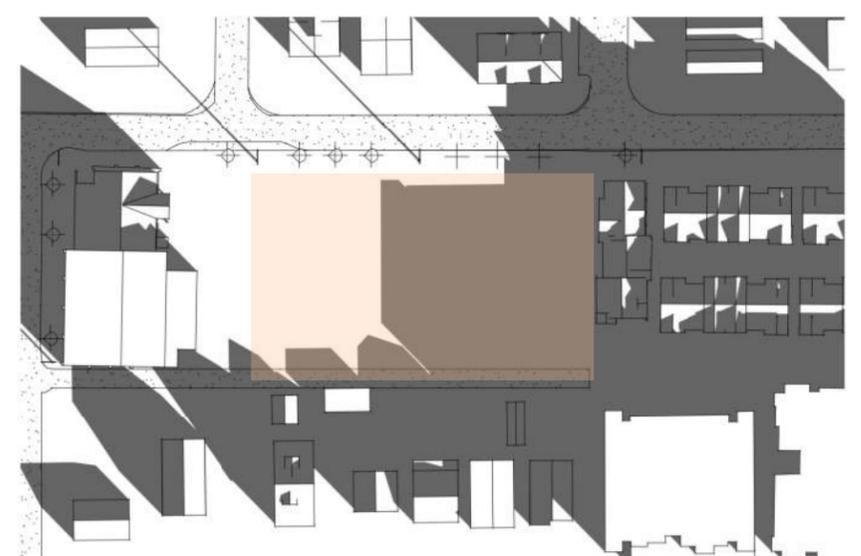
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WINTER 12/21 - 9:00 AM



12/21 - 12:00 PM



12/21 - 03:00 PM

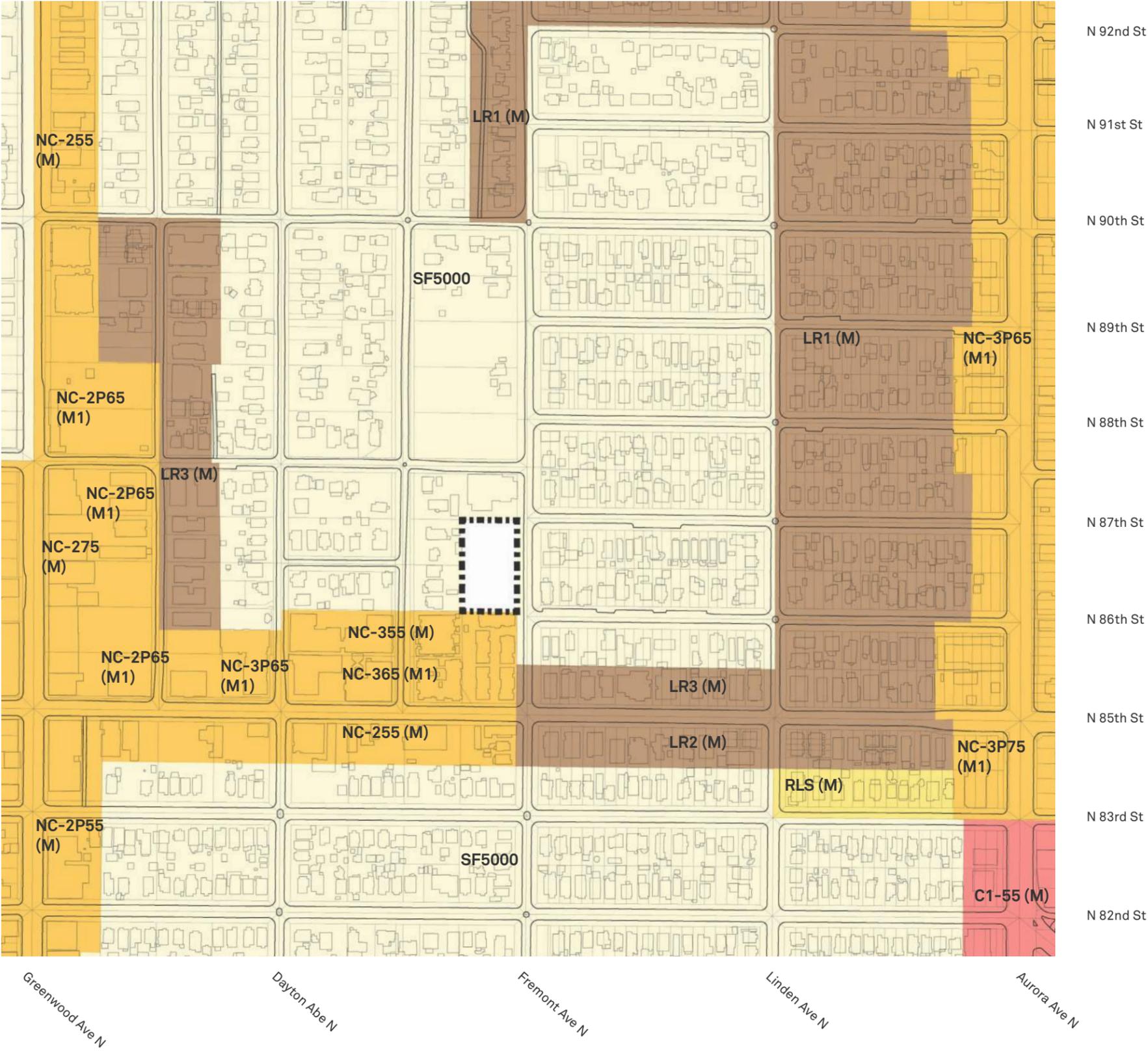
ZONING DATA

Zoning Map

The proposed project's site is located in the Greenwood neighborhood. The 34,546 sf project site is currently zoned SF5000. We are proposing to re-zone the site to LR-3 (M) to serve as a transition between the Neighborhood Commercial zones and Single Family.

Zoning Legend

Single Family	
Residential Small Lot	
Lowrise Multi-Family	
Neighborhood Commercial	
Commercial	



Zoning Analysis

The following are comparative analysis of LR2 (M) and LR3 (M) The main factors driving our massing on the site are FAR, Structure width, and Required Amenity area and open space. The proposed massings evaluate the potential of both LR2 (M) and LR3 (M). Highlighted rows indicate the differences in zones in terms of massing and development.

All massing designs have used the required Structure Width of either 90' for LR2 (M) or 120' for LR3(M). In each instance, effort has been made to break up the width along Fremont Ave N, by splitting up the buildings themselves or by providing targeted setbacks and ground level courtyards.

Open spaced/Amenity is used at ground level as well as on upper levels in options 1 and 2.

LR2 (M)			
ZONING CODE:	23.45 MULTI-FAMILY	CITY OF SEATTLE LAND USE CODE	NOTES THIS COLUMN
ZONES:	Base Zone: SF 5000 Proposed: LR2 (M)	LR2 (M) LOW RISE 2 WITH MHA LOW-INCOME HOUSING INCENTIVE NOT IN A PEDESTRIAN ZONE OR AN OVERLAY AREA	
LOT AREA:		34,654 SF (DOES NOT INCLUDE COMMUNITY CENTER)	
USES: (23.45.504, TABLE A)		<ul style="list-style-type: none"> RETAIL NOT PERMITTED (X) <ul style="list-style-type: none"> (PERMITTED IN RC (RESIDENT COMMERCIAL) MR & HR) RESIDENTIAL = PERMITTED INSTITUTIONS = P/CU, PERMITTED IF THEY MEET DEVM'T STANDARDS PRIVATE SCHOOLS = PERMITTED ADULT EVENING EDUCATION CLASSES = PERMITTED COMMUNITY CENTER = PERMITTED COMMUNITY PROGRAMS FOR THE ELDERLY = PERMITTED COMMUNITY GARDEN = PERMITTED P = PERMITTED, CU = CONDITIONAL USE, RC = RES COMM, X = PROHIBITED	

SETBACKS (23.45.518) TABLE A/B		APARTMENTS in LR: FRONT: 5' MINIMUM REAR: 10 W/ ALLEY, 15 W/O ALLEY SIDE: - FACADES 40' OR LESS IN LENGTH: 5' - FACADES 40' OR MORE IN LENGTH: 7' AVERAGE, 5' MINIMUM UPPER LEVEL SETBACK IN LR2: - 12' FROM EACH SIDE OR REAR LOT LINE THAT ABUTS A SF ZONED SITE FOR ALL PORTIONS OF STRUCTURE ABOVE 34' - FACADES 40' OR MORE IN LENGTH: 7' AVERAGE, 5' MINIMUM	
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FAR: (23.45.510)	D	EXEMPT FROM FAR: <ul style="list-style-type: none"> ALL STORIES OR PORTIONS OF STORIES THAT ARE UNDERGROUND FLOOR AREA CONTAINED IN A LANDMARK STRUCTURE PORTIONS OF STORY THAT EXTEND NO MORE THAN 4 FT ABOVE EXISTING / FINISHED GRADE, WHICHEVER LOWER, EXCLUDES ACCESS. 	
F.A.R. IN LR & MR ZONES: 23.45.510	TABLE A	ZONES WITH AN MHA SUFFIX OUTSIDE URBAN VILLAGES: LR2 (M) = <ul style="list-style-type: none"> 1.4 base 1.6 (FOR APARTMENTS) with 35% OF LOT AREA AS OUTDOOR AMENITY 	48,515 sf 55,446 sf
DENSITY 23.45.512	23.45.512 23.45.512.A.4	LOW INCOME UNITS OPERATED BY A PUBLIC AGENCY OR PRIVATE NON-PROFIT CORPORATION SHALL HAVE A MAXIMUM DENSITY OF ONE DWELLING UNIT PER 400 SQUARE FEET OF LOT AREA. IF A MAJORITY OF THE DWELLING UNITS ARE DESIGNED TO TENANCIES OF AT LEAST THREE MONTHS AND THE UNITS REMAIN LOW-INCOME RESIDENTIAL UNITS FOR THE LIFE OF THE STRUCTURE	86 UNITS
STRUCTURE HEIGHT: (23.45.514)	23.45.514.A TABLE A	LR2(M) APARTMENTS: 40'	
LANDSCAPING STANDARDS	23.45.524	GREEN FACTOR: <ul style="list-style-type: none"> LR2 - 0.6 OR GREATER 	
MAX STRUCTURE WIDTH	23.45.527 TABLE A	LR2 APARTMENTS: 90'	
MAX FAÇADE LENGTH 23.45.527/528	B	LR2 - WITHIN 15 FEET OF A LOT LINE THAT IS NEITHER A REAR LOT LINE NOR A STREET OR ALLEY LOT LINE THE FAÇADE SHALL NOT EXCEED 65% OF THE LENGTH OF THAT LOT LINE.	NOT W/IN 15 FT
AMENITY AREA 23.45.522	A.1, 2, AND 4	LR2 <ul style="list-style-type: none"> 25% OF LOT AREA MIN 50% AT GROUND LEVEL (EXCEPTION FOR ROOF DECKS 23.45.510.D.5) AMENITY AREA AT GROUND LEVEL SHALL BE COMMON (NOT PRIVATE) SPACE 	1.4 FAR (25%) = 8,663 sf 1.6 FAR (35%) = 12,128 sf

PARKING LOCATION, ACCESS, AND SCREENING 23.45.536		<ul style="list-style-type: none"> LOCATION - NOT BETWEEN PRINCIPAL STRUCTURE AND STREET LOT LINE; IN THE REQUIRED FRONT OR SIDE SETBACKS; WITHIN 20' OF STREET LOT LINE ACCESS FROM PRIVATE EASEMENT PER 23.53.025 - WE WILL REQUIRE A DEVIATION BECAUSE WE DO NOT HAVE ENOUGH WIDTH. EASEMENT REQUIRES A TURNAROUND. SIDEWALK ON ONE SIDE OF THE EASEMENT WOULD NEED A DEVIATION. 	
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PARKING REQUIRED AND MAXIMUM LIMIT 23.54.015	TABLE B, ITEM III. P.	TABLE B (RESIDENTIAL USES): <ul style="list-style-type: none"> FOR EACH DWELLING UNIT RENT AND INCOME-RESTRICTED AT OR BELOW 80 PERCENT OF THE MEDIAN INCOME: NO MINIMUM REQ 	NONE
PARKING QUANTITY EXCEPTIONS	23.54.020.2.a	TRANSIT REDUCTION: 50% IF THE PROPERTY IS LOCATED WITHIN A FREQUENT TRANSIT SERVICE AREA, AND THE PROPERTY IS NOT LOCATED IN AN URBAN CENTER, URBAN VILLAGE, OR STATION AREA OVERLAY DISTRICT	PRESUB SAID WE DID NOT QUALIFY
OFF-SITE REQUIRED PARKING	23.54.025	<ul style="list-style-type: none"> PARKING MUST BE REQUIRED TO BE MOVED OFF-SITE PARKING MUST BE ALLOWED IN THE ZONING OF THE OFF-SITE PARCEL 	
BIKE PARKING	23.54.015 TABLE D	LONG TERM: 1 / DWELLING UNIT AND 1 / SMALL EFFICIENCY DWELLING UNIT SHORT TERM: 1 PER 20 DWELLING UNITS AFTER THE FIRST 50 SPACES, ADDITIONAL SPACES ARE REQUIRED AT ¼ RATIO.	

SOLID WASTE AND RECYCLABLE MATERIALS STORAGE AND ACCESS (23.54.040)	TABLE A D.3	51-100 DWELLING UNITS MORE THAN 100 UNITS IF LOCATED OUTDOORS, THE STORAGE SPACE SHALL BE SCREENED FROM PUBLIC VIEW AND DESIGNED TO MINIMIZE LIGHT AND GLARE IMPACTS.	375 SF + 4 SF EACH ADD'L UNIT ABOVE 50 575 SF + 4 SF EACH UNIT OVER 100
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LR3 (M)			
ZONING CODE:	23.45 MULTI-FAMILY	CITY OF SEATTLE LAND USE CODE	NOTES THIS COLUMN
ZONES:	Base Zone: SF 5000 Proposed: LR3 (M)	LR3 (M) LOW RISE 3 WITH MHA LOW-INCOME HOUSING INCENTIVE NOT IN A PEDESTRIAN ZONE OR AN OVERLAY AREA	
LOT AREA:		30,322 SF (DOES NOT INCLUDE COMMUNITY CENTER)	
USES: (23.45.504, TABLE A)		<ul style="list-style-type: none"> RETAIL NOT PERMITTED (X) <ul style="list-style-type: none"> (PERMITTED IN RC (RESIDENT COMMERCIAL) MR & HR) RESIDENTIAL = PERMITTED INSTITUTIONS = P/CU, PERMITTED IF THEY MEET DEVM'T STANDARDS PRIVATE SCHOOLS = PERMITTED ADULT EVENING EDUCATION CLASSES = PERMITTED COMMUNITY CENTER = PERMITTED COMMUNITY PROGRAMS FOR THE ELDERLY = PERMITTED COMMUNITY GARDEN = PERMITTED P = PERMITTED, CU = CONDITIONAL USE, RC = RES COMM, X = PROHIBITED	

SETBACKS (23.45.518) TABLE A/B		APARTMENTS in LR: FRONT: 5' MINIMUM REAR: 10 W/ ALLEY, 15 W/O ALLEY SIDE: - FACADES 40' OR LESS IN LENGTH: 5' - FACADES 40' OR MORE IN LENGTH: 7' AVERAGE, 5' MINIMUM UPPER LEVEL SETBACK IN LR3: - 12' FROM EACH SIDE OR REAR LOT LINE THAT ABUTS A SF ZONED SITE FOR ALL PORTIONS OF STRUCTURE ABOVE 34' - FACADES 40' OR MORE IN LENGTH: 7' AVERAGE, 5' MINIMUM	
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FAR: (23.45.510)	D	EXEMPT FROM FAR: <ul style="list-style-type: none"> ALL STORIES OR PORTIONS OF STORIES THAT ARE UNDERGROUND FLOOR AREA CONTAINED IN A LANDMARK STRUCTURE PORTIONS OF STORY THAT EXTEND NO MORE THAN 4 FT ABOVE EXISTING / FINISHED GRADE, WHICHEVER LOWER, EXCLUDES ACCESS. 	
F.A.R. IN LR & MR ZONES: 23.45.510	TABLE A	ZONES WITHOUT AN MHA SUFFIX OUTSIDE URBAN VILLAGES: LR3 (M) = 1.8 (FOR APARTMENTS)	LR3(M)= 58,302
DENSITY 23.45.512	23.45.512 23.45.512.A.4	LOW INCOME UNITS OPERATED BY A PUBLIC AGENCY OR PRIVATE NON-PROFIT CORPORATION SHALL HAVE A MAXIMUM DENSITY OF ONE DWELLING UNIT PER 400 SQUARE FEET OF LOT AREA. IF A MAJORITY OF THE DWELLING UNITS ARE DESIGNED TO TENANCIES OF AT LEAST THREE MONTHS AND THE UNITS REMAIN LOW-INCOME RESIDENTIAL UNITS FOR THE LIFE OF THE STRUCTURE	32,390 / 400 = 81 UNITS
STRUCTURE HEIGHT: (23.45.514)	23.45.514.A TABLE A/B	LR3(M) APARTMENTS: 40' (FOOTNOTE LIMITS HT TO 30' IN ZONES WITHOUT MHA)	
LANDSCAPING STANDARDS	23.45.524	GREEN FACTOR: <ul style="list-style-type: none"> LR3 - 0.6 OR GREATER 	
MAX STRUCTURE WIDTH	23.45.527 TABLE A	LR3 APARTMENTS: 120'	
MAX FAÇADE LENGTH 23.45.527/528	B	LR3 - WITHIN 15 FEET OF A LOT LINE THAT IS NEITHER A REAR LOT LINE NOR A STREET OR ALLEY LOT LINE THE FAÇADE SHALL NOT EXCEED 65% OF THE LENGTH OF THAT LOT LINE.	143.8' LR3 = 92.47'
AMENITY AREA 23.45.522	A.1, 2, AND 4	LR3 <ul style="list-style-type: none"> 25% OF LOT AREA MIN 50% AT GROUND LEVEL (EXCEPTION FOR ROOF DECKS 23.45.510.D.5) AMENITY AREA AT GROUND LEVEL SHALL BE COMMON (NOT PRIVATE) SPACE 	LR = 8,098 sf

PARKING LOCATION, ACCESS, AND SCREENING 23.45.536		<ul style="list-style-type: none"> LOCATION - NOT BETWEEN PRINCIPAL STRUCTURE AND STREET LOT LINE; IN THE REQUIRED FRONT OR SIDE SETBACKS; WITHIN 20' OF STREET LOT LINE ACCESS - OKAY FROM ALLEY BUT ALLEY MUST BE IMPROVED. SCREENING FROM STREET REQUIRED. 	
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PARKING REQUIRED AND MAXIMUM LIMIT 23.54.015	TABLE B, ITEM III. P.	TABLE B (RESIDENTIAL USES): <ul style="list-style-type: none"> FOR EACH DWELLING UNIT RENT AND INCOME-RESTRICTED AT OR BELOW 80 PERCENT OF THE MEDIAN INCOME: NO MINIMUM REQ 	NONE
REQUIRED PARKING FOR PUBLIC USES AND INSTITUTIONS	23.54.015 TABLE C	COMMUNITY CLUBS AND COMMUNITY CENTERS NOT OWNED AND OPERATED BY SEATTLE DEPT. OF PARKS AND RECREATION: 1 SPACE FOR EACH 80 SOFT OF FLOOR AREA OF ALL AUDITORIUM AND PUBLIC ASSEMBLY ROOMS NOT CONTAINING FIXED SEATS; PLUS 1 SPACE FOR EVERY 8 FIXED SEATS FOR FLOOR AREA CONTAINING FIXED SEATS, OR IF NO AUDITORIUM OR ASSEMBLY ROOM, 1 SPACE FOR EACH 350 SQUARE FEET, EXCLUDING BALL COURTS.	APPROX. 8 SPACES
PARKING QUANTITY EXCEPTIONS	23.54.020.2.a	TRANSIT REDUCTION: 50% IF THE PROPERTY IS LOCATED WITHIN A FREQUENT TRANSIT SERVICE AREA, AND THE PROPERTY IS NOT LOCATED IN AN URBAN CENTER, URBAN VILLAGE, OR STATION AREA OVERLAY DISTRICT	B&G DOESN'T QUALIFY PER PRE-APP
OFF-SITE REQUIRED PARKING	23.54.025	<ul style="list-style-type: none"> PARKING MUST BE REQUIRED TO BE MOVED OFF-SITE PARKING MUST BE ALLOWED IN THE ZONING OF THE OFF-SITE PARCEL 	

BIKE PARKING	23.54.015 TABLE D	LONG TERM: 1 / DWELLING UNIT AND 1 / SMALL EFFICIENCY DWELLING UNIT SHORT TERM: 1 PER 20 DWELLING UNITS AFTER THE FIRST 50 SPACES, ADDITIONAL SPACES ARE REQUIRED AT ¼ RATIO.	LONG: 67 SHORT: 4
SOLID WASTE AND RECYCLABLE MATERIALS STORAGE AND ACCESS (23.54.040)	TABLE A D.3	51-100 DWELLING UNITS MORE THAN 100 UNITS IF LOCATED OUTDOORS, THE STORAGE SPACE SHALL BE SCREENED FROM PUBLIC VIEW AND DESIGNED TO MINIMIZE LIGHT AND GLARE IMPACTS.	375 + (4X67) = 643 SF

Design Guidelines

CS1 – Natural Systems & Site Features

B. SUNLIGHT & NATURAL VENTILATION: 2. Daylight and Shading: Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on the site.

Response:

The project is setback 15 to 31 feet from the single-family lot line to the west. The preferred scheme is also 16'-3" feet from the Denise Hunt Townhomes at the south. And is more than 60 feet from the houses on the east side of Fremont Ave. At the north the project is set back 21 feet from the lot line. Also, the placement of the two buildings' "front yards" minimizes the shading on the adjacent sites as can be seen in the sun studies. Refer to page 7.

CS2D - Hight, Bulk, and Scale

1. EXISTING DEVELOPMENT AND ZONING: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated for the area to determine an appropriate complement and/or transition.

Response:

The current zoning map abuts SF5000 to the NC3-55 (M) zoning. We see this project as an opportunity to provide a transition between the higher and more bulky scale of the more intensely dense NC3-55 (M) zoning to the least dense, shorter and less bulky scale of SF5000. There is precedent in this neighborhood for low rise multi-family zoning among the single-family zoning. This is occurring just two blocks north of the site on the same west side of Fremont Ave. N with LR1 (M) zoning. Just one block south on the east side of Fremont Ave. N there is LR3 (M) adjacent to the SF5000. Refer to Zoning map on page 16.

3. ZONE TRANSITIONS: For projects located at the edge of different zones, provide 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.

Response:

The proposed LR (M) zone will act as a transition from the NC3-55 (M) to the SF5000. While the adjacent property to the north is zoned SF5000, it's use since 1947 have been the Boys and Girls of Seattle, a community center. The adjacent southern NC3-55(M) property's use is the affordable townhouse project, Denise Hunt Townhomes. Proposing the use of affordable low-rise apartments between these uses is not out of context. Refer to adjacent uses on page 10.

The Boys and Girls of Seattle is a two-story gabled and flat roof building. Denise Hunt Townhomes is a mix of two and three story pitched roof buildings with a potential zoning height of 55 feet. The single-family to the east and west is a mix of one and two stories pitched roofs with a zoning potential to be 35 feet high. Our project will be between the two zoning heights at 40 feet. Refer to Sections on Page 22.

4. MASSING CHOICES: Massing Choices: Strive for a successful transition between zones where a project abuts a less intense zone. In some areas, the best approach may be to lower the building height, break up the mass of the building, and/or match the scale of adjacent properties in building detailing. It may be appropriate in other areas to differ from the scale of adjacent buildings but preserve natural systems or existing features, enable better solar exposure or site orienta-

tion, and/or make for interesting urban form.

Response:

Using the familiar gable roof forms help reduce the mass of this project and allow it to blend into a neighborhood that includes 3-story townhouse and single-family houses. The project will be further articulated into intervals to be compatible with the adjacent structures. Articulation methods include modulation, broken roof lines, building elements such as entries and landscaping.

5. RESPECT FOR ADJACENT SITES: Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.

Response:

The common open space for the building residents is at grade and, therefore, reduces the number of people viewing into the adjacent buildings. A portion of the west side in the preferred scheme push back an additional 16 feet further from rear setback to create further separation from the back yards of the homes across the driveway. The side setback to the south was increased from the required average of 7'-0" feet to the 16'-3". This will increase the privacy for our tenants and for the townhomes to the south. Refer to the site plan on page 7 and sections on page 23.

CS3 – Architectural Context and Character

A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES:
3. Established Neighborhoods: In existing neighborhoods with a well-defined architectural character, site and design new structures to compliment or be compatible with the architectural style and sitting patterns of the neighborhood buildings.

Design Guidelines (CONTINUED)

Response:

The project incorporates a pitched gable roof to bring a richer neighborhood character typical of the neighboring single family homes and multi family townhomes. Refer to page 20.

The preferred scheme's sitting places the open space adjacent to Fremont Ave. creating front yards typical in this neighborhood. The building face closest to Fremont Ave is a narrower building width, similar to other homes nearby. Refer to diagram on Page 21.

DC1 – Project Uses and Activities

B. VEHICULAR ACCESS AND CIRCULATION: 1. Access Location and Design: Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers by:

- a. using existing alleys for access or, where alley access is not feasible, choosing a location for street access that is the least visually dominant and/or which offers opportunity for shared driveway use;

Response:

We are requesting a driveway deviation from the standard 20 foot wide in order to utilize the existing 15 to 16-foot shared access easement with the neighbors along the west at the least publicly visually dominant side. Using this existing access off of 87th St will mean that we will not have to make a new driveway cut in the sidewalk on Fremont Ave., a green way street and pedestrian connection to the Greenwood Park to the north. Refer to Departure request for driveway on Page 44.

DC3 – Open Space Concept

C. DESIGN

1. Reinforce Existing Open Space Where a strong open space concept exists in the neighborhood, reinforce existing character and patterns of street tree planting, buffers or treatment of topographic changes. Where no strong patterns exist, initiate a strong open space concept, where appropriate, that other projects can build upon in the future.

Response:

All options consider the use of open space, either public or private to help break down the scale and character in relation to other smaller buildings. Option 3 in particular, uses the name "front Yard" to invite passersby from the street to enter physically or visually. The open space allows for flexibility with air space and light along the neighborhood greenway on Fremont Ave N. Refer to page 21.

CS1 – Natural Systems & Site Features

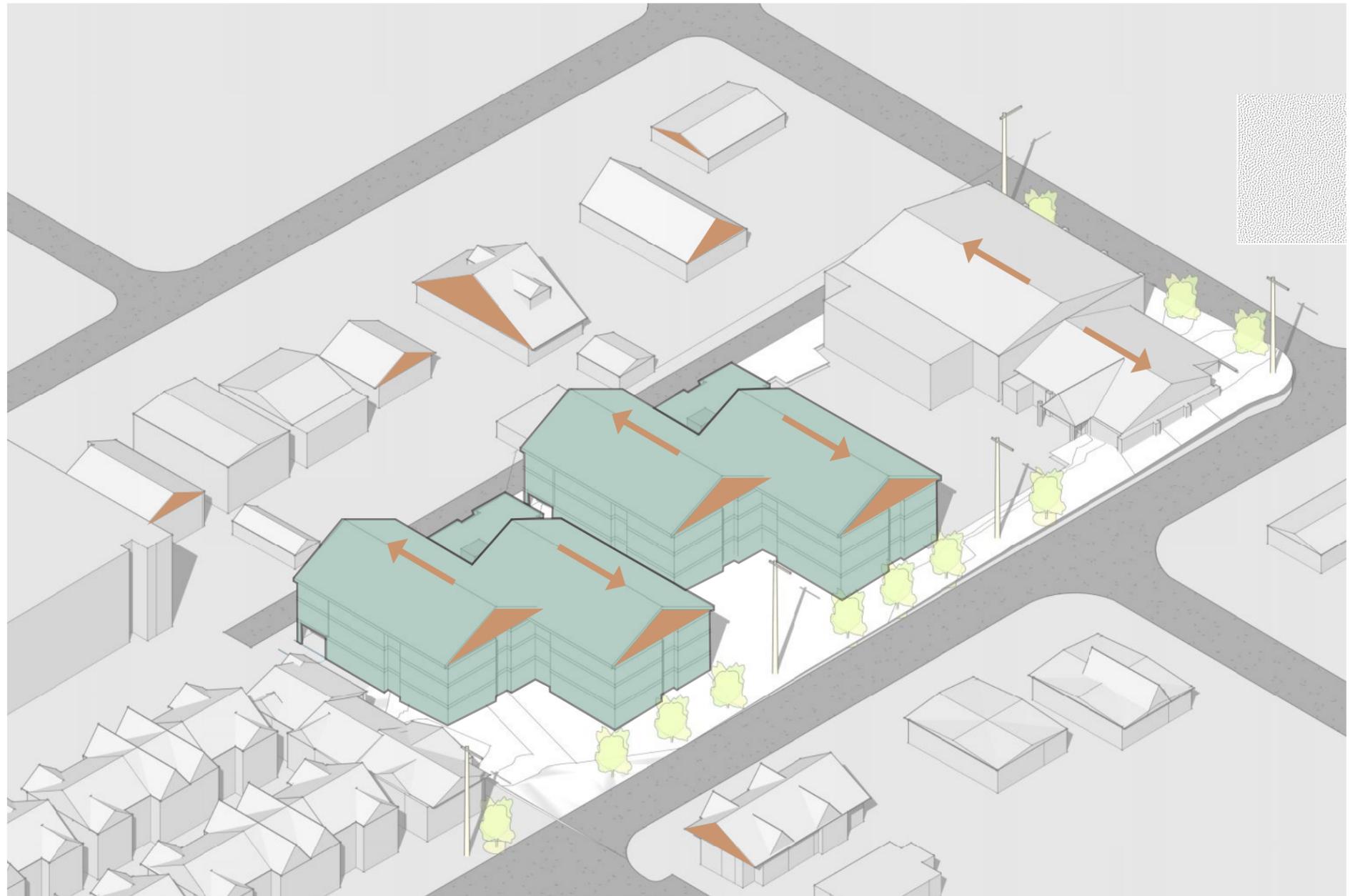
B. SUNLIGHT & NATURAL VENTILATION:

CS2D - Hight, Bulk, and Scale

5. RESPECT FOR ADJACENT SITES:

CS3 – Architectural Context and Character

A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES:



➤ PROJECT EXAMPLE - Shoreline townhomes



➤ EXISTING BOY'S AND GIRL'S CLUB



➤ NEIGHBORING TOWNHOMES AT LINDEN AND 85TH

DC3 – Open Space Concept

C. DESIGN

1. Reinforce Existing Open Space



➤ EXAMPLE - Burke and Union



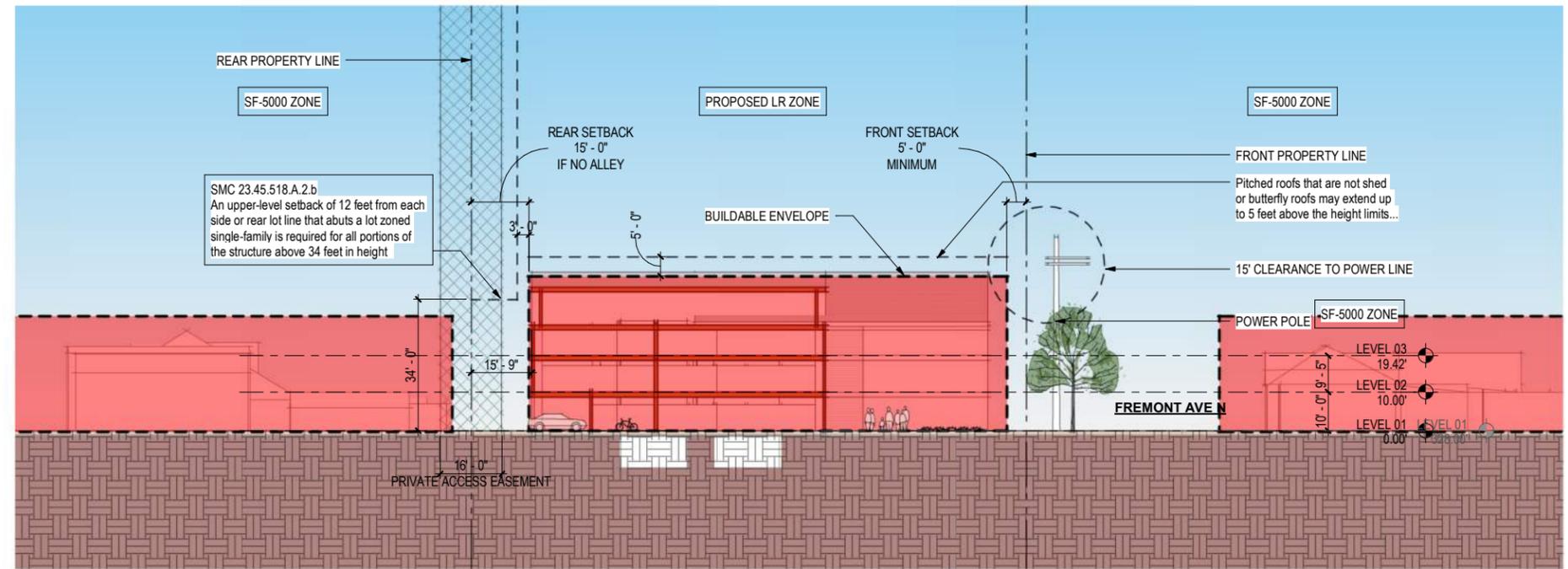
➤ EXISTING FIELD FOR BOY'S AND GIRL'S CLUB



➤ NEIGHBORING SINGLE FAMILY FRONT YARD

CS2D - Hight, Bulk, and Scale

1. EXISTING DEVELOPMENT AND ZONING:

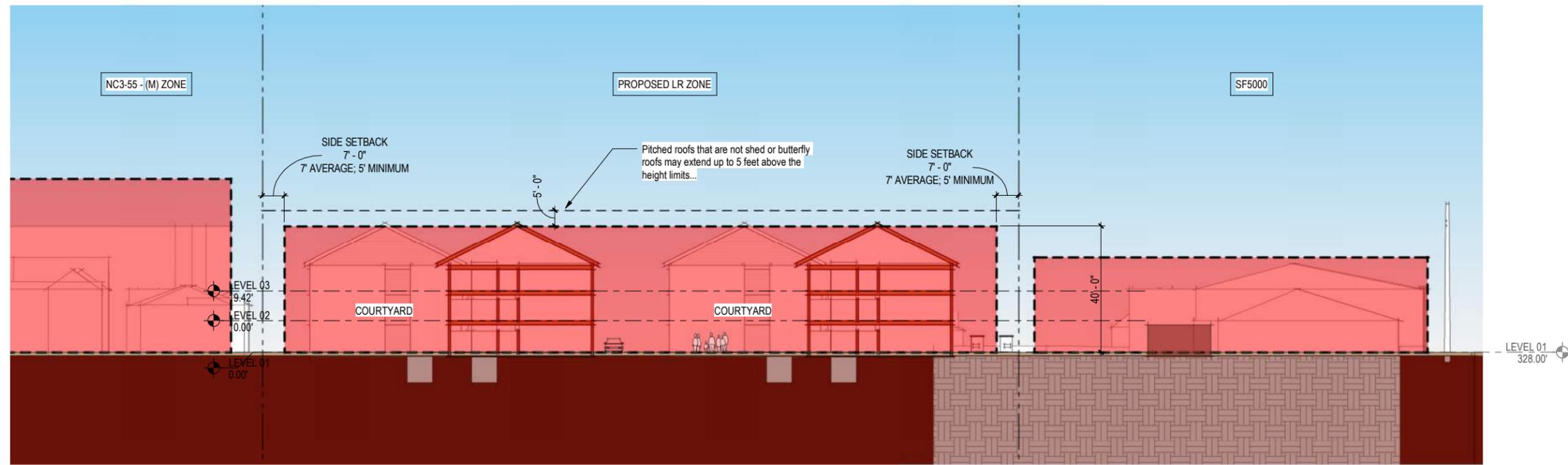


1 N-S SECTION
1" = 20'-0"



CS2D - Hight, Bulk, and Scale

4. MASSING CHOICES:



2 E-W SECTION
1" = 20'-0"

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MASSING CONCEPTS

OPTION 1

INTERIOR COURT

LR3 (M)



60 units, 23 parking stalls

The massing of this option focuses on the traditional orientation of an interior courtyard for apartments. The courtyard is defined by two horseshoe-shaped buildings facing each other. The massing is further defined by introducing gables on the east and west portions of the horseshoe. This option, although LR3, reduces its two building frontage to each meet the structure width of 90' of LR2. Although the structure could max to four floors, this and the following options max out at 3 stories with a pitched roof.

PROS

- Central Courtyard for apartment community
- North and South defined gables
- Roof decks at north and south of site to break up north and south facades.

CONS

- Heavy frontage to street
- Smaller average size units
- Building Transformer location would have to be to northwest of site along driveway.
- 2 Buildings - has to be LR3 to meet FAR limit

ADDRESS:	8601 FREMONT AVE N
ZONE:	LR3 (M)
OVERLAY:	NONE
LOT AREA:	34,654 SF
FAR:	1.8
ALLOWABLE FAR:	62,377 SF
PROPOSED FAR:	56,843 SF
ALLOWED DENSITY:	NO LIMIT WITH 'M' DESIGNATION
PROPOSED DENSITY:	60 UNITS
SETBACKS REQ:	
FRONT:	5'
SIDE:	7'
REAR:	15'
MAX STRUCTURE HEIGHT	40'
GROSS RESIDENTIAL AREA:	52,348 SF
AMENITY SPACE REQ:	8,663 SF
AMENITY SPACE PROPOSED:	9,367 SF
MAX STRUCTURE WIDTH	120'
MAX FACADE LENGTH	NOT LIMITED WHEN > 15' FROM SF
PARKING REQUIRMENTS:	NONE REQUIRED
PARKING PROVIDED:	23
GROSS FLOOR AREA:	52,725 SF
HEATED FLOOR AREA:	52,022 SF
RESIDENTIAL NRSF:	38,565 SF



VIEW FACING NW

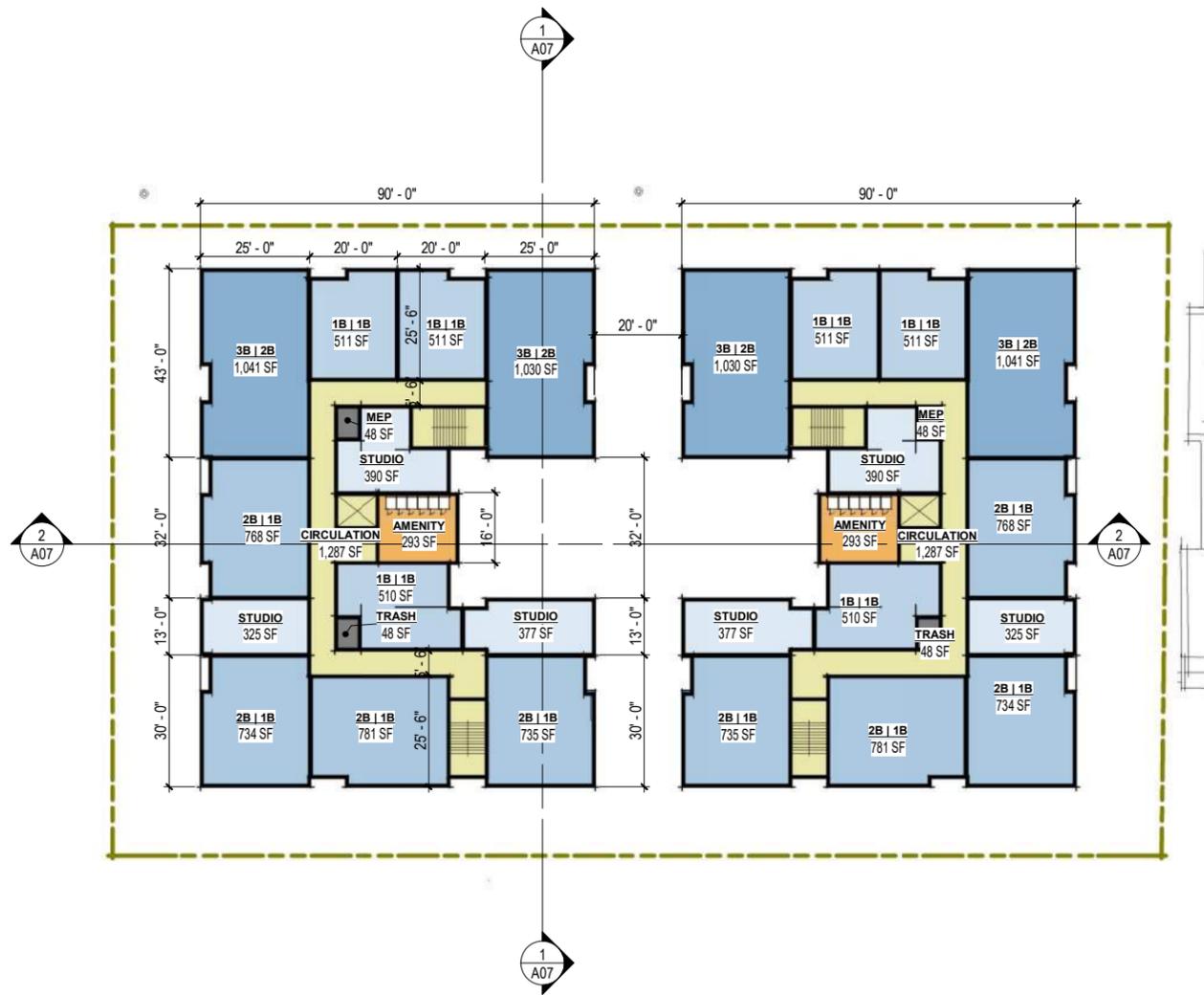


VIEW FACING W



1 LEVEL 1 PLAN
1" = 20'-0"





2 LEVEL 2
1" = 20'-0"



1 LEVEL 3
1" = 20'-0"





➤ VIEW FACING NW FROM 86TH



➤ VIEW FACING SW FROM 87TH



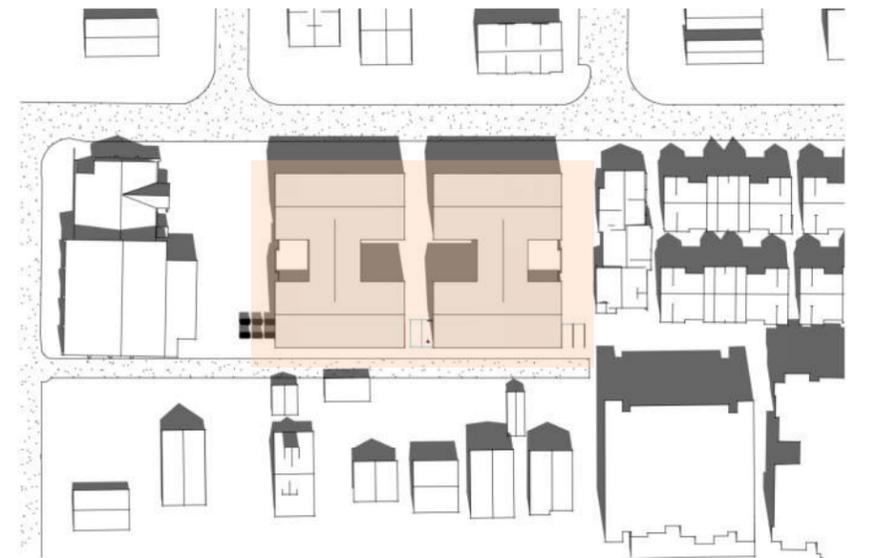
➤ VIEW FACING W



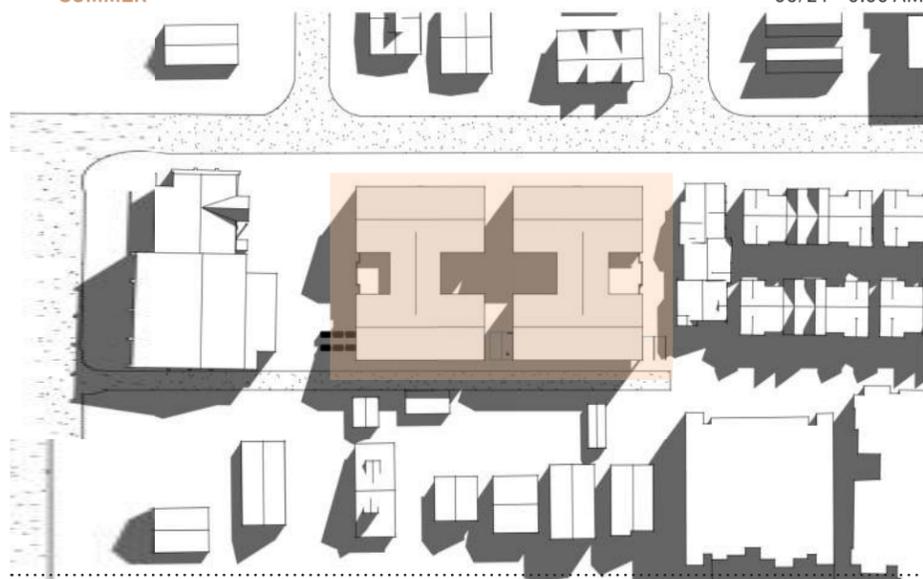
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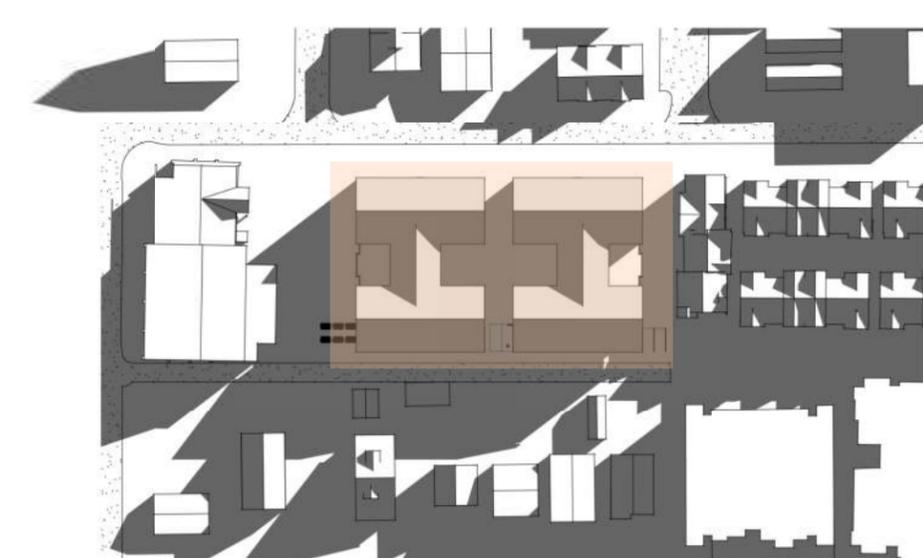
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➤ VIEW FACING SW



➤ VIEW FACING S IN DRIVEWAY



➤ VIEW FACING NE@ SW CORNER

OPTION 2

THREE ROOF LINES

LR3 (M)



58 units, 23 parking stalls

This option uses the spacing of three pitched roof massings along Fremont Ave N to give the appearance of a residential scale in a rhythmic fashion. In order to accomplish this, 2 buildings are used, one large, maxing out the 120' Structure width in LR3 (M) zone, and one 48' wide. This creates multiple courtyard conditions at grade breaking up the level 1 open space. Roof decks at the north, west and south help break up the 3 story structure.

PROS

- pitched roof massing broken down with roof decks
- rhythm to street
- roof decks break down roof line

CONS

- Complexity at roof decks
- 2 Buildings
- Skinnier courtyards are more in shadow
- West Facade fronts more of the residential to the west

ADDRESS:	8601 FREMONT AVE N
ZONE:	LR3 (M)
OVERLAY:	NONE
LOT AREA:	34,654 SF
FAR:	1.8
ALLOWABLE FAR:	62,377 SF
PROPOSED FAR:	51,704 SF
ALLOWED DENSITY:	NO LIMIT WITH 'M' DESIGNATION
PROPOSED DENSITY:	58 UNITS
SETBACKS REQ:	
FRONT:	5'
SIDE:	7'
REAR:	15'
MAX STRUCTURE HEIGHT	40'
GROSS RESIDENTIAL AREA:	48,251 SF
AMENITY SPACE REQ:	8,663 SF
AMENITY SPACE PROPOSED:	11,278 SF
MAX STRUCTURE WIDTH	120'
MAX FACADE LENGTH	NOT LIMITED WHEN > 15' FROM SF
PARKING REQUIREMENTS:	NONE REQUIRED
PARKING PROVIDED:	23
GROSS FLOOR AREA:	48,251 SF
HEATED FLOOR AREA:	47,776 SF
RESIDENTIAL NRSF:	37,825 SF



VIEW FACING NW

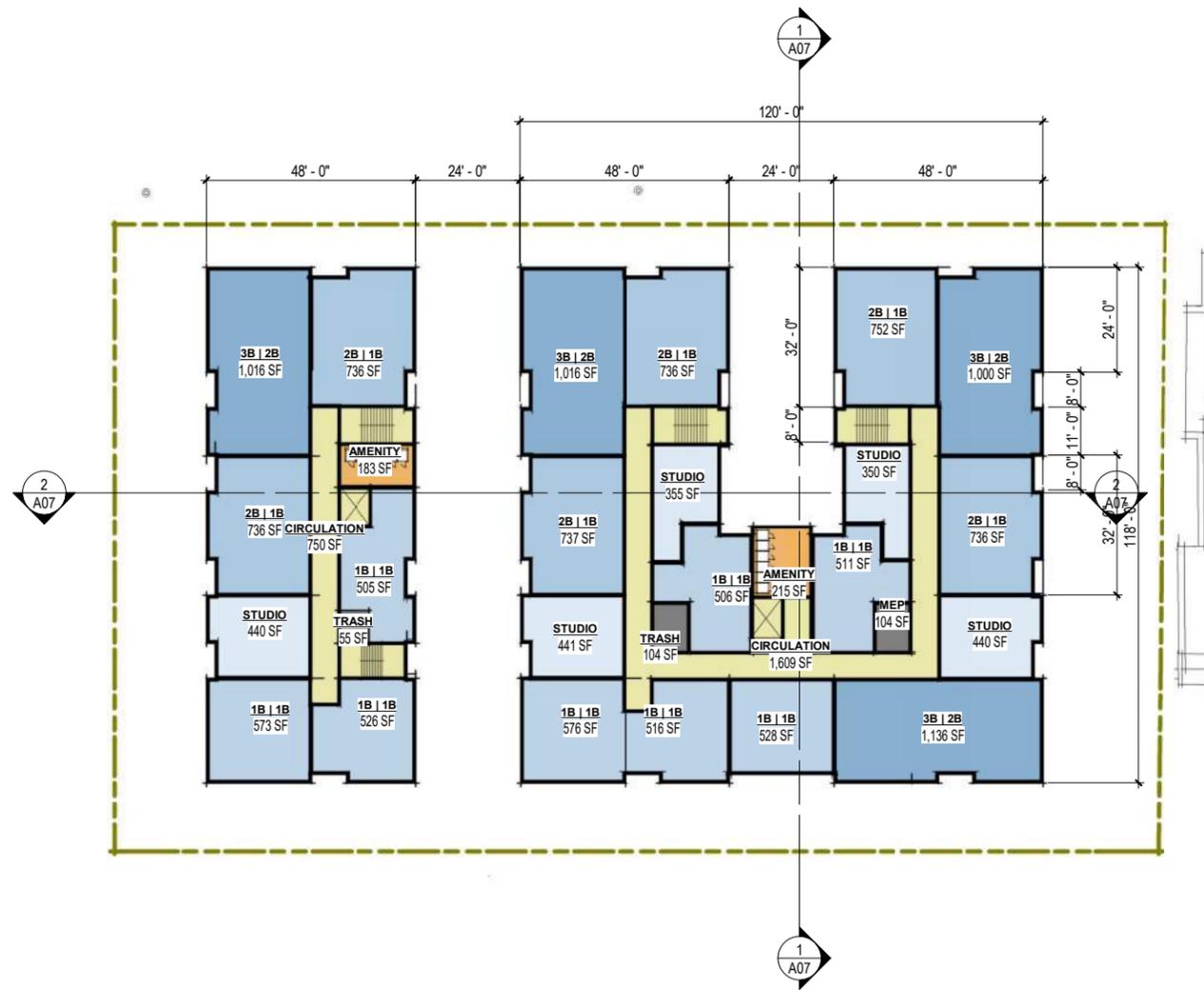


VIEW FACING W



1 LEVEL 1 PLAN
1" = 20'-0"





2 LEVEL 2
1" = 20'-0"



1 LEVEL 3
1" = 20'-0"





➤ VIEW FACING NW FROM 86TH



➤ VIEW FACING SW FROM 87TH



➤ VIEW FACING W



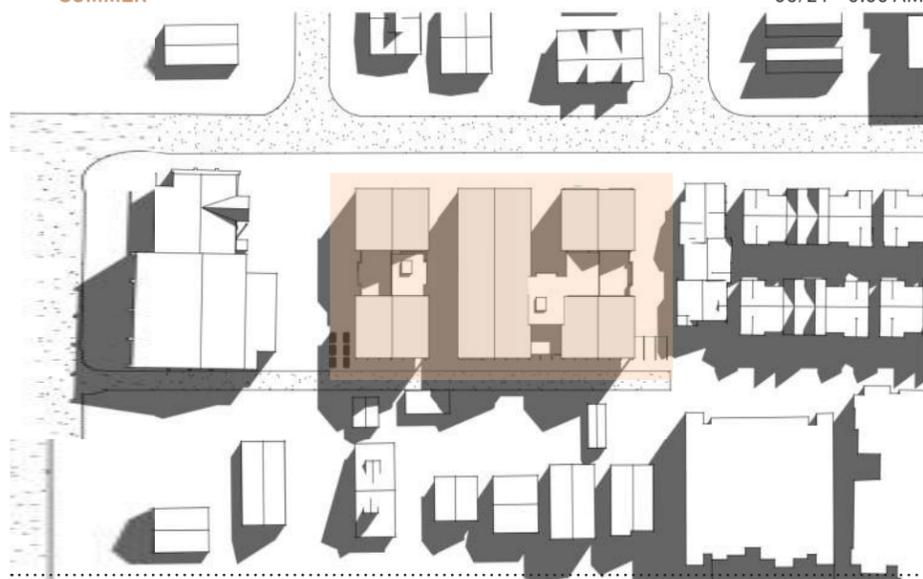
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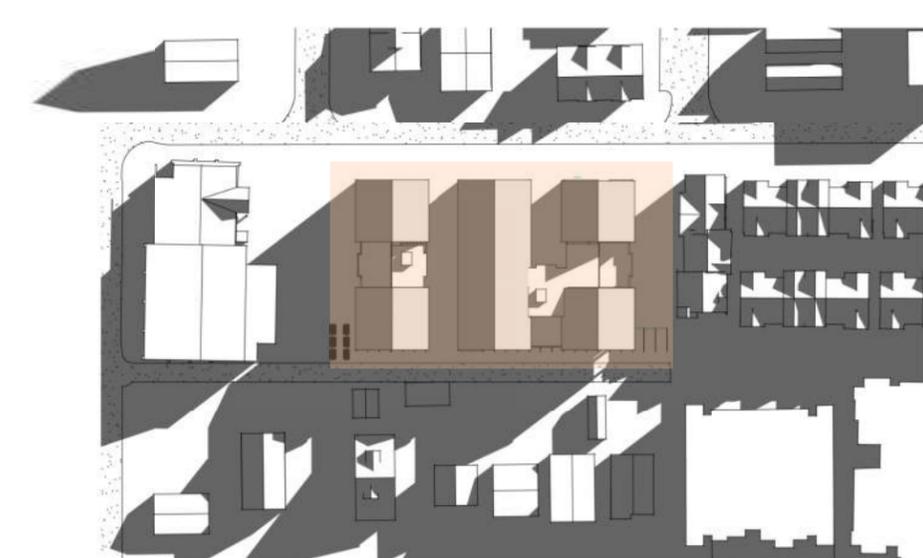
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03/21 - 03:00 PM



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12/21 - 03:00 PM



➤ VIEW FACING SW



➤ VIEW FACING S IN DRIVEWAY

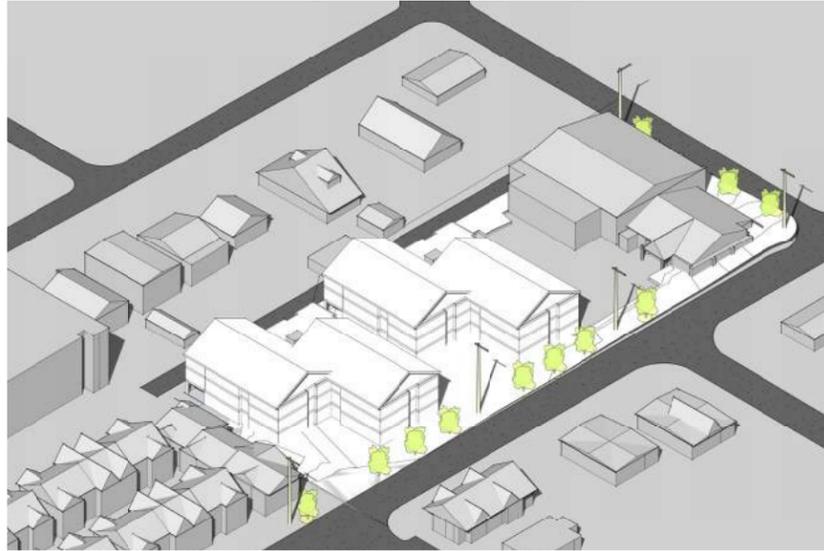


➤ VIEW FACING NE@ SW CORNER

OPTION 3

FRONT YARD (Preferred)

LR2 (M)



58 units, 23 parking stalls

This option provides generous open area at grade along Fremont Avenue N, while introducing 2 buildings each maintaining the 90' structure width requirement for LR2 (M). This option fits within LR2 (M) zoning. The buildings are nearly identical and would have two separate entries from the courtyards. The overall massing matches up with the parking lot of the boys and girls club, making this NE end of the block a more cohesive whole.

PROS

- Roof pitches stagger to provide more open space to Fremont Ave N.
- Portions of the west facade step farther back away from the west property line.
- Building placement allows for likely pad mounted transformer location at southeast of site.
- As illustrated in the sun study, the shadow impacts internally on the courtyards and the neighboring west residential homes are less.
- Less impacts on the Northeast corner of the Denise Hunt townhomes to the south.
- Buildings are identical - easier for constructibility.

CONS

- 2 Buildings - requires 2 cores
- Development is slightly tighter to the south property line.

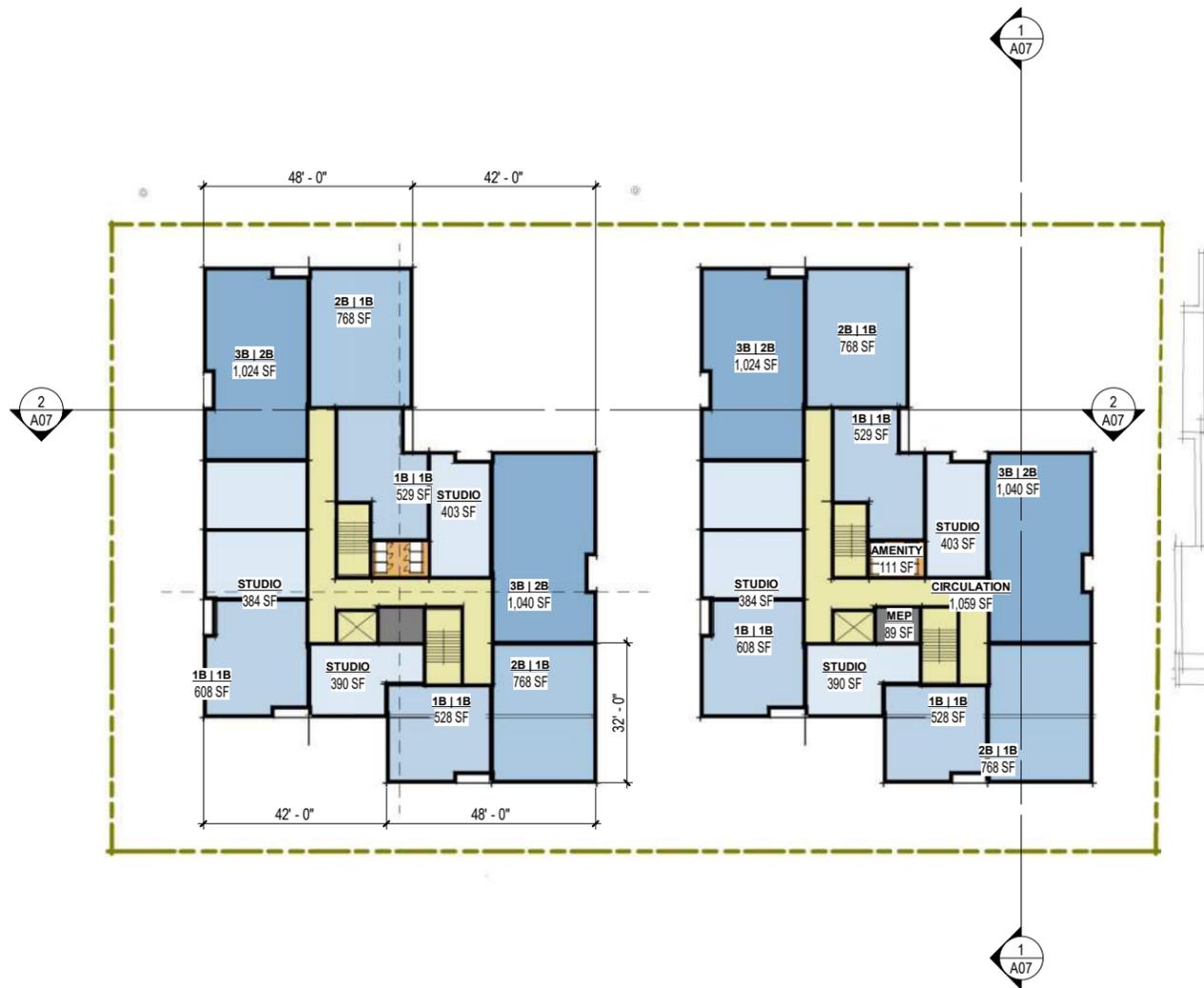
ADDRESS:	8601 FREMONT AVE N
ZONE:	LR2 (M)
OVERLAY:	NONE
LOT AREA:	34,654 SF
FAR:	1.4
ALLOWABLE FAR:	48,516 SF
PROPOSED FAR:	48,484 SF
ALLOWED DENSITY:	NO LIMIT WITH 'M' DESIGNATION
PROPOSED DENSITY:	58 UNITS
SETBACKS REQ:	
FRONT:	5'
SIDE:	7'
REAR:	15'
MAX STRUCTURE HEIGHT	40'
GROSS RESIDENTIAL AREA:	47,290 SF
AMENITY SPACE REQ:	8,663 SF
AMENITY SPACE PROPOSED:	9,822 SF
MAX STRUCTURE WIDTH	90'
MAX FACADE LENGTH	NOT LIMITED WHEN > 15' FROM SF
PARKING REQUIREMENTS:	NONE REQUIRED
PARKING PROVIDED:	23
GROSS FLOOR AREA:	47,290 SF
HEATED FLOOR AREA:	47,290 SF
RESIDENTIAL NRSF:	37,307 SF



VIEW FACING NW



VIEW FACING W



2 LEVEL 2
1" = 20'-0"



1 LEVEL 3
1" = 20'-0"





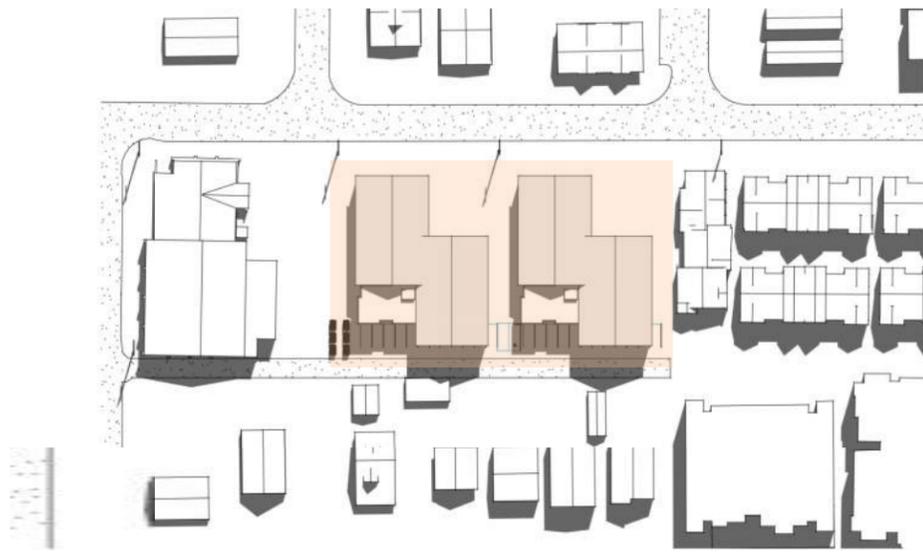
➤ VIEW FACING NW FROM 86TH



➤ VIEW FACING SW FROM 87TH



➤ VIEW FACING W



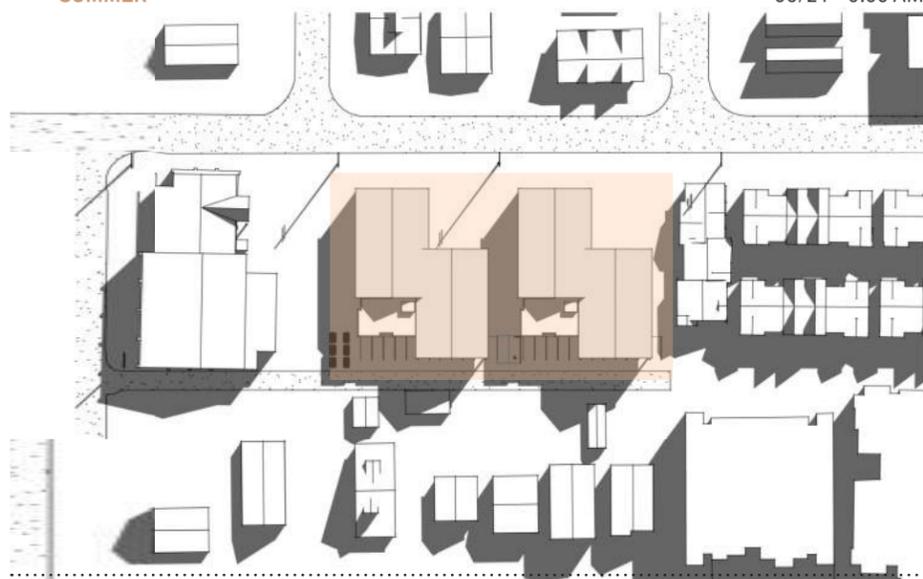
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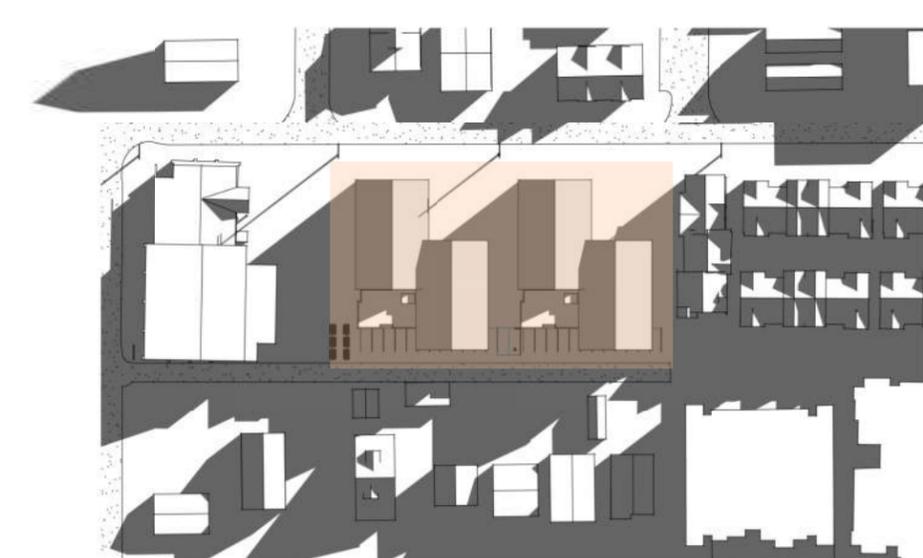
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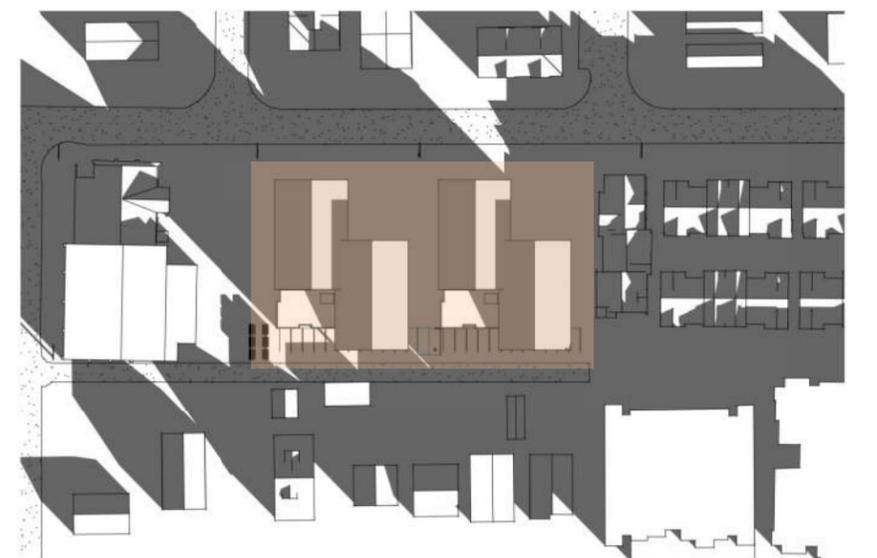
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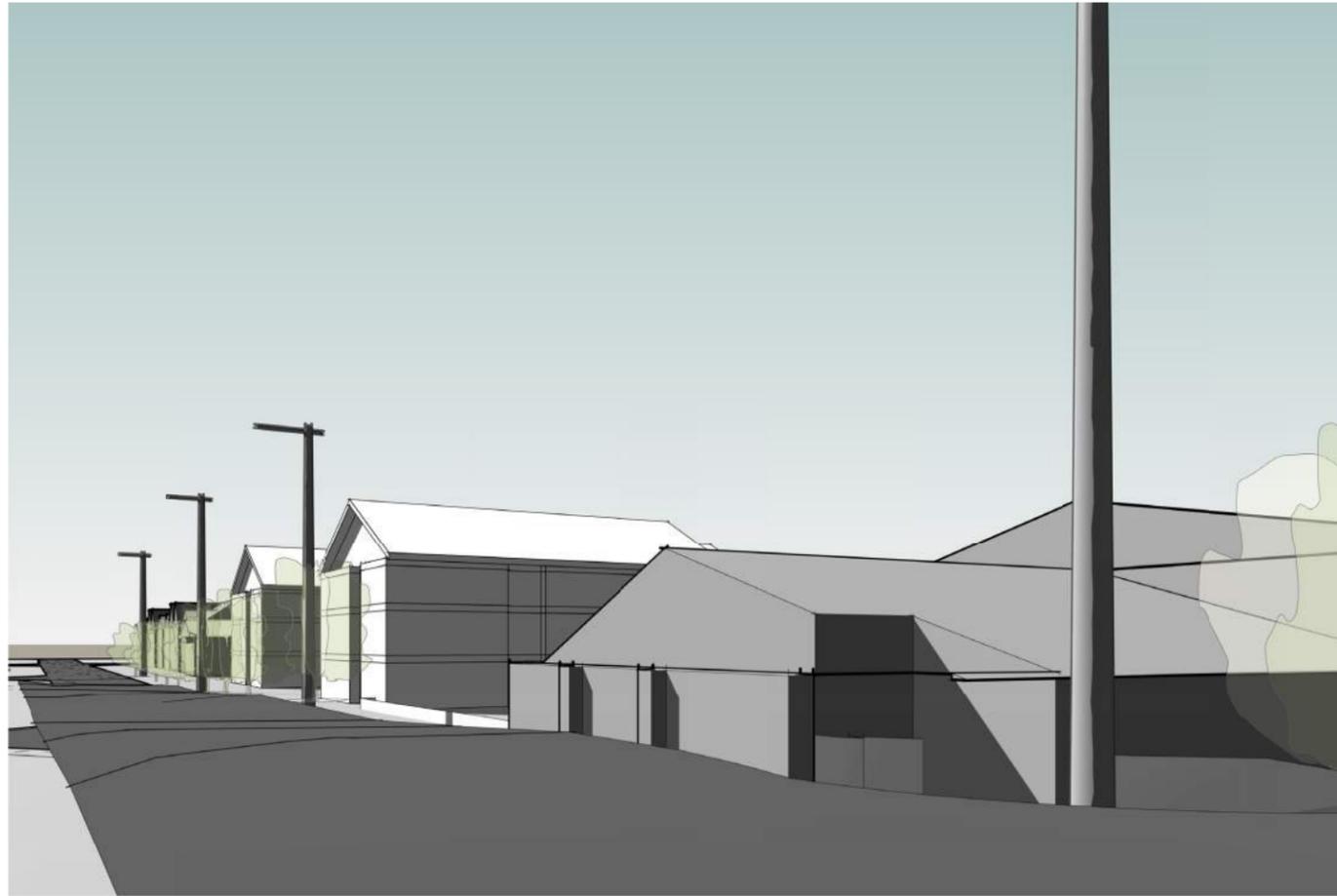
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➤ VIEW FACING SW



➤ VIEW FACING S IN DRIVEWAY



➤ VIEW FACING NE@ SW CORNER

MASSING SUMMARY COMPARISON

OPTION 1

INTERIOR COURT

LR3 (M)

60 units, 23 parking stalls

PROS

- Central Courtyard
- North and South defined gables

CONS

- heavy frontage to street
- smaller average size units
- 2 Buildings - has to be LR3 to meet FAR



VIEW FACING SW

OPTION 2

THREE ROOF LINES

LR3 (M)

58 units, 23 parking stalls

PROS

- pitched roof massing broken down with roof decks
- rhythm to street

CONS

- Complexity at roof decks
- 2 Buildings
- more shadow in courtyards



VIEW FACING SW

OPTION 3

FRONTYARD

LR2(M)

58 units, 23 parking stalls

PROS

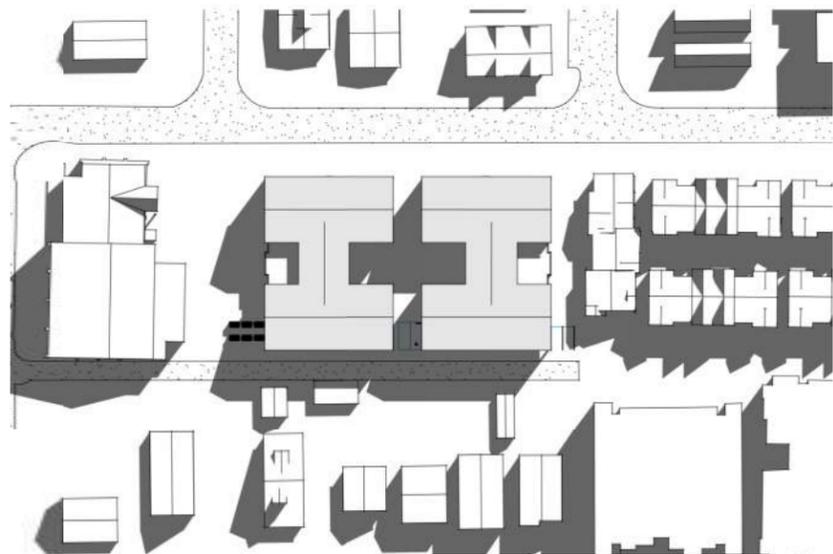
- Mimics boys and girls massing in overall site
- Open Space is inviting to street
- simpler roof form, no roof decks

CONS

- 2 Buildings
- more studios in mix



VIEW FACING SW



OPTION 1 - SPRING

03/21 - 9:00 AM



VIEW FACING NW

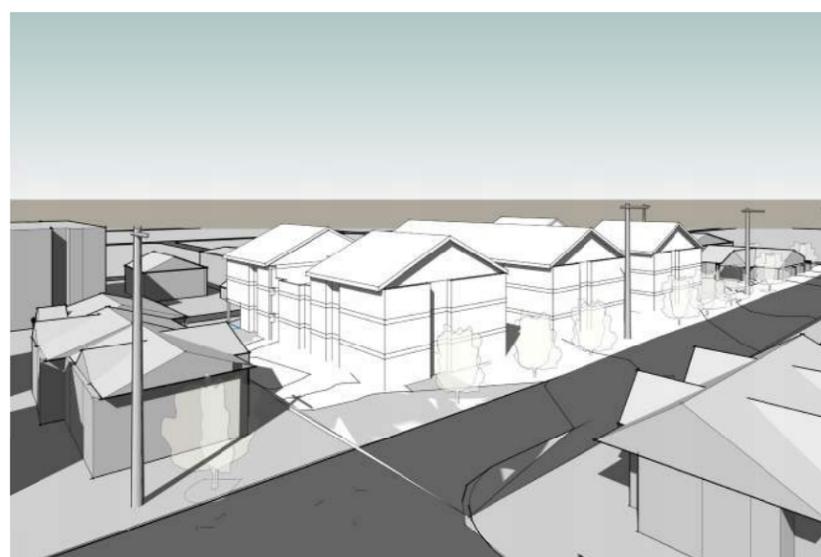


VIEW FACING NE @ SW CORNER



OPTION 2 - SPRING

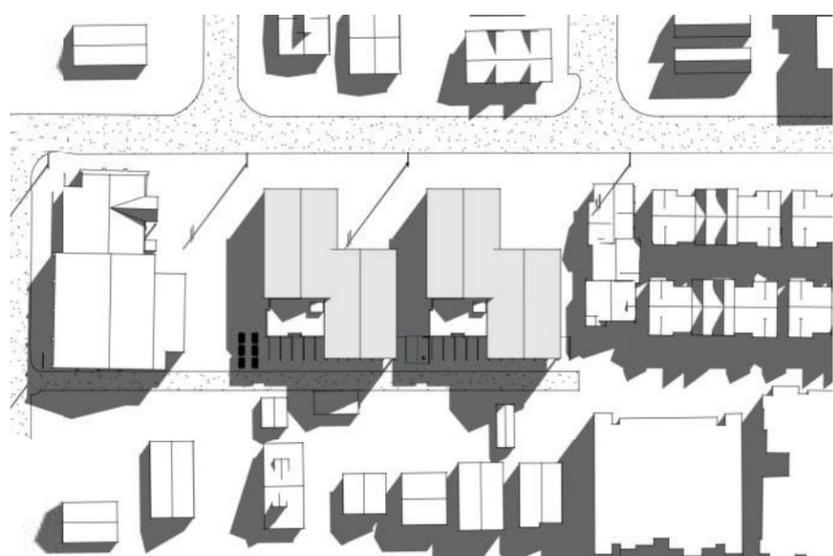
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VIEW FACING NW

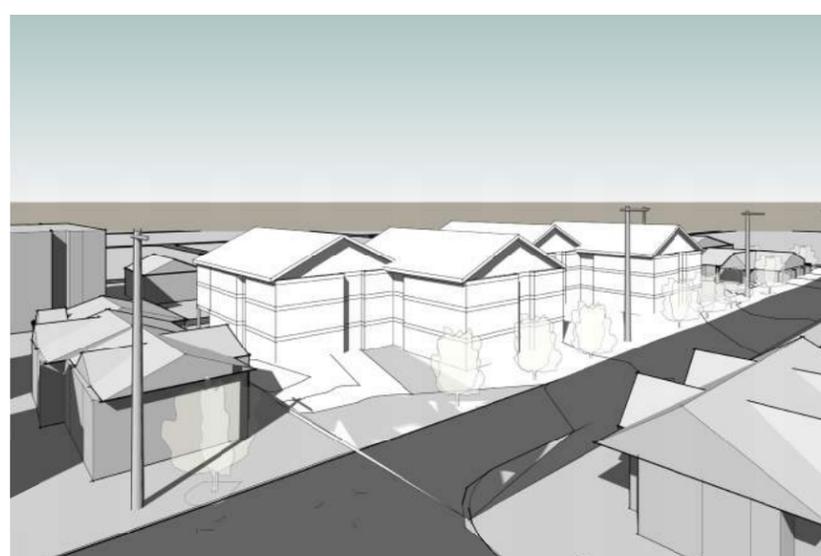


VIEW FACING NE @ SW CORNER



OPTION 3 - SPRING

03/21 - 9:00 AM



VIEW FACING NW



VIEW FACING NE @ SW CORNER

DEPARTURES

The project proposed options meet the zoning and massing requirements for LR2 (M) and LR3 (M).

Through the recommendation of SDOT in the presubmission conference, vehicle proposed site access would be from 87th Ave N to the north of the Boy's and Girl's club. This would be a departure from SMC 23.53.030.D.1.c:

Driveways of any length that serve more than 30 parking spaces shall be at least 10 feet wide for one-way traffic and at least 20 feet wide for two-way traffic.

- Given the existing condition of the site, the location of the Boy's and Girls club the development team proposes current width be maintained at 16', 15' at worst case, to allow site access to the new development.

DC1 – Project Uses and Activities

B. VEHICULAR ACCESS AND CIRCULATION:



EXISTING ACCESS EASEMENT FACING N



EXISTING ACCESS EASEMENT FACING S



EXISTING ACCESS EASEMENT FACING N FROM 87TH

