DESIGN REVIEW RECOMMENDATION

ADMINISTRATIVE DESIGN REVIEW

SDCI # 3036520-LU
325 NW 85th St
Seattle, WA 98117

Applicant:
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VICINITY MAP

EXISTING SITE

The project site consists of (3) three mid-block parcels (291970-2545 291970-2544, 291970-2543) located on the south side of NW 85th St between 3rd and 6th Ave NW. The site measures approximately 75' wide by 110' deep and has a combined area of 8,217 SF. The adjacent parcel to the west is a single-story structure and parking lot. To the east is a single-story apartment structure. To the north, across NW 85th St, is a two-story mixed-use structure and four-story mixed-use structure. Across the alley to the south is a single family residence with detached garage.

ZONING AND OVERLAY DESIGNATION

The project parcel is zoned NC2-55(M), indicating that the structure height limit is 55'-0" plus additional applicable height bonuses. The adjacent parcels to the east, west and the north across NW 85th St are also zoned NC2-55(M). The NC zone continues for several blocks along NW 85th St to the east and one block to the west where it then transitions to LR zoning. Immediately across the alley to the south the zone transitions to SF 5000. The adjacent single family zoning will require an additional upper level setback along the alley for this proposal.

PROJECT INFO

Address: 325 NW 85th St
Seattle, WA 98117
Parcel Number: 2919702545
2919702544, 2919702543
Zone: NC2-55(M)
Overlay: Greenwood-Phinney Ridge
(Residential Urban Village)

SITE CHARACTERISTICS

Site Area: 8,217 SF
Site Dimensions: 75' x 110'
High Voltage Line: Yes, NW 85th St

PROJECT PROGRAM

Units: 72 SEDUs, 1 Live-Works
Bikes: 67 Long Term, 4 Short Term
Gross Floor Area: 7,298 SF

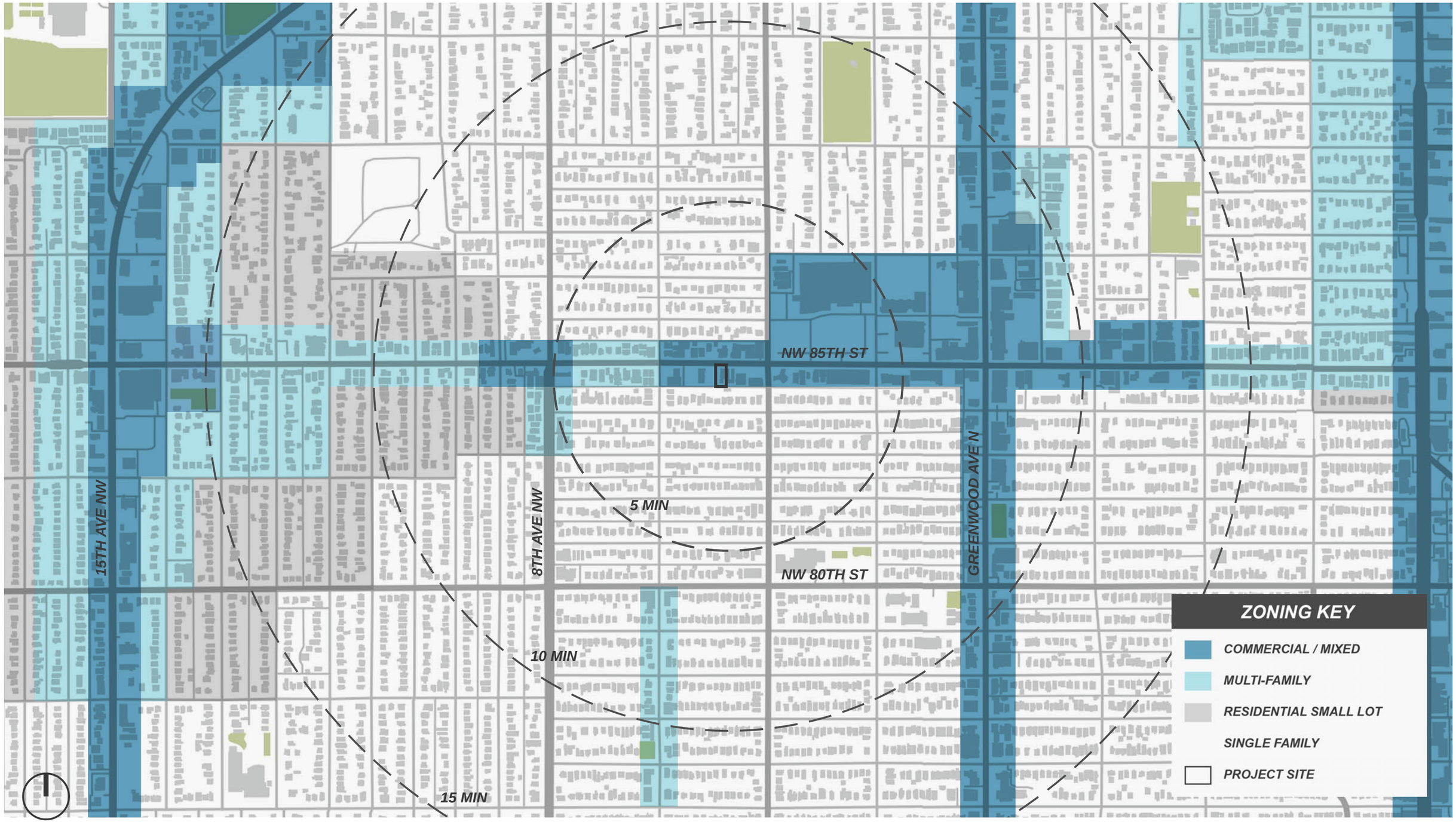
DEVELOPMENT OBJECTIVES

The project proposes the construction of a new mixed-use apartment containing a mix of studios, small efficiency dwelling units (SEDUs) and one live/work units. The objective for these apartments is to provide housing that is within walking distance to public transportation and the neighborhood core of Greenwood. These apartments will be a transition between the commercial and residential boundaries of the immediate area, and will create convenient housing options that are supportive of the vibrant, active, and community-oriented neighborhood.

NEIGHBORHOOD DEVELOPMENT

The immediate blocks in the zone are a mix of multi-family apartment buildings, commercial businesses and single-family homes. There are a variety of commercial buildings along Greenwood Ave N, which includes several restaurants, coffee shops, bars, various small businesses, and a neighborhood grocery store within walking distance. The D and E rapid-ride bus lines are both approximately a 15-minute walk and provide a quick link between the neighborhood and downtown Seattle. Bus lines also run along NW 85th St and Greenwood Ave N for access to the waterfront, the university and downtown. In general, the area is conducive to an active lifestyle and provides the necessary transportation and pedestrian links between the city center and the neighborhood. The proposed project will support increased density in the neighborhood.


NW 90TH ST
NW 89TH ST
NW 88TH ST
NW 87TH ST
NW 86TH ST
NW 85TH ST
NW 84TH ST
8TH AVE NW
NW 83RD ST
NW 82ND ST
NW 81ST ST
6TH AVE NW
3RD AVE NW
1ST AVE NW


NW 85TH ST
NW 80TH ST
15TH AVE NW
8TH AVE NW
GREENWOOD AVE N
5 MIN
10 MIN
15 MIN
ZONING KEY
COMMERCIAL / MIXED
MULTI-FAMILY
RESIDENTIAL SMALL LOT
SINGLE FAMILY
PROJECT SITE

23.47A.004 PERMITTED USES
PERMITTED OUTRIGHT: RESIDENTIAL AND LIVE/WORK UNITS

23.47A.012 STRUCTURE HEIGHT	**ALLOWED**	**PROPOSED**
ALLOWED MAXIMUM BASE HEIGHT	55'-0"	51'-9.5"
4' ADDITIONAL ALLOWED FOR ROOFTOP FEATURES (PARAPETS, CLERESTORIES, ETC.)	59'-0"	55'-9.5"
16' ADDITIONAL ALLOWED FOR STAIR & ELEVATOR PENTHOUSES	71'-0"	65'-9.5"

23.47A.013 FLOOR AREA RATIO	**ALLOWED**	**PROPOSED**
MAXIMUM FLOOR AREA RATIO:	3.75 (30,814 SF)	3.32 (27,291 SF)

23.47A.014 SETBACKS REQUIREMENTS
- SETBACK REQUIREMENTS FOR LOTS ABUTTING OR ACROSS THE ALLEY FROM A RESIDENTIAL ZONE
- SEATTLE INTERPRETATION OF SBC 1205 AND 1206 - SEDU STORY COUNT FOR NATURAL LIGHT
- HIGH VOLTAGE LINES - 14'-0" RADIAL SETBACK
- 3'-0" STREET WIDENING SETBACK AT NW 85TH ST
- 2'-0" ALLEY DEDICATION

23.47A.016 LANDSCAPING AND SCREENING STANDARDS
- GREEN FACTOR SCORE OF .30 OR GREATER, PER SECTION 23.86.019, IS REQUIRED FOR ANY LOT WITH DEVELOPMENT CONTAINING MORE THAN FOUR NEW DWELLING UNITS.
- STREET TREES ARE REQUIRED WHEN ANY DEVELOPMENT IS PROPOSED, EXCEPT AS PROVIDED IN SUBSECTION 23.47A.016.B.2 AND SECTION 23.53.015.
- EXISTING STREET TREES SHALL BE RETAINED UNLESS THE DIRECTOR OF TRANSPORTATION APPROVES THEIR REMOVAL.
- THE DIRECTOR, IN CONSULTATION WITH THE DIRECTOR OF TRANSPORTATION, WILL DETERMINE THE NUMBER, TYPE AND PLACEMENT OF STREET TREES TO BE PROVIDED.

23.54.015 REQUIRED PARKING
VEHICLE PARKING: NOT REQUIRED
- PROJECT WITHIN AN URBAN VILLAGE AND HAS A PARKING FLEXIBILITY OVERLAY

BICYCLE PARKING:
- LONG-TERM:
  REQUIRED: 1 SPACE PER 1 UNIT [50 + (24 X 3/4) = 68 SPACES]
  (AFTER THE FIRST 50 SPACES ARE PROVIDED, ADDITIONAL SPACES ARE REQUIRED AT 3/4 THE REQUIRED RATIO)
  PROVIDED: 68 SPACES
- SHORT-TERM:
  REQUIRED: 1 SPACE PER 20 UNITS [74 / 20 = 3.7 ROUNDED UP TO 4 SPACES)
  PROVIDED: 4 SPACES

23.47A.024 AMENITY AREA
REQUIRED: 5% OF GROSS FLOOR AREA IN RESIDENTIAL USE
5% X 30,814 SF = 1,541 SF MINIMUM
PROVIDED: 2434 SF

23.47A.008 STREET-LEVEL DEVELOPMENT STANDARDS
- BLANK SEGMENTS OF THE STREET-FACING FACADE BETWEEN 2 FEET AND 8 FEET ABOVE THE SIDEWALK MAY NOT EXCEED 20 FEET IN WIDTH. THE TOTAL OF ALL BLANK FACADE SEGMENTS MAY NOT EXCEED 40% OF THE WIDTH OF THE FACADE OF THE STRUCTURE ALONG THE STREET.
- 60% OF THE STREET FACING FACADE BETWEEN 2 AND 8 FEET SHALL BE TRANSPARENT.
- NONRESIDENTIAL USES GREATER THAN 600 SQUARE FEET SHALL EXTEND AN AVERAGE DEPTH OF AT LEAST 30 FEET AND A MINIMUM DEPTH OF 15 FEET FROM THE STREET-LEVEL STREET-FACING FACADE.
- NONRESIDENTIAL USES AT STREET LEVEL SHALL HAVE A FLOOR-TO-FLOOR HEIGHT OF AT LEAST 13 FEET.
- AT LEAST ONE OF THE STREET-LEVEL STREET-FACING FACADES CONTAINING A RESIDENTIAL USE SHALL HAVE A VISUALLY PROMINENT PEDESTRIAN ENTRY.
- THE FLOOR OF A DWELLING UNIT LOCATED ALONG THE STREET-LEVEL STREET-FACING FACADE SHALL BE AT LEAST 4 FEET ABOVE OR 4 FEET BELOW SIDEWALK GRADE OR BE SET BACK AT LEAST 10 FEET FROM THE SIDEWALK.

23.47A.008.E STREET-LEVEL LIVE-WORK
THE PORTION OF EACH SUCH LIVE-WORK UNIT IN WHICH BUSINESS IS CONDUCTED MUST BE A MINIMUM OF 300 SQUARE FEET AND MUST BE LOCATED BETWEEN THE STREET AND THE RESIDENTIAL PORTION OF THE LIVE-WORK UNIT. THE NON-RESIDENTIAL PORTIONS OF THE UNIT SHALL EXTEND THE WIDTH OF THE STREET-LEVEL, STREET-FACING FACADE, SHALL EXTEND A MINIMUM DEPTH OF 15 FEET FROM THE STREET-LEVEL, STREET-FACING FACADE, AND SHALL NOT CONTAIN ANY OF THE PRIMARY FEATURES OF THE RESIDENTIAL (LIVE) PORTION OF THE LIVE-WORK UNIT, SUCH AS KITCHEN, SLEEPING, OR LAUNDRY FACILITIES, OR BATHROOMS CONTAINING A SHOWER OR BATHTUB. THESE BASIC RESIDENTIAL FEATURES SHALL BE DESIGNED AND ARRANGED TO BE SEPARATED FROM THE WORK PORTION OF THE LIVE-WORK UNIT BY A PHYSICAL DIVIDER SUCH AS A WALL OR PARTITION.

23.54.040 SOLID WASTE & RECYCLABLE MATERIALS STORAGE AND ACCESS
RESIDENTIAL, 51-100 DWELLING UNITS: 375 SF + 4 SF FOR EACH ADDITIONAL UNIT ABOVE 50
THE MINIMUM HORIZONTAL DIMENSION OF REQUIRED SOLID WASTE STORAGE SPACE IS 12 FEET.
LIVE/WORKS CAN BE BOTH RESIDENTIAL OR COMMERCIAL DEPENDING ON THE FINAL TENANT USE OF THE SPACE. IF THE LIVE/WORK TENANT USE IS UNKNOWN, THEN SOLID WASTE MUST BE TREATED AS A COMMERCIAL COMPONENT AND WILL REQUIRE SEPARATE STORAGE SPACES FROM THAT OF THE RESIDENTIAL.

DEVELOPMENTS THAT CONTAIN BOTH RESIDENTIAL AND NON-RESIDENTIAL USES SHALL MEET THE STORAGE SPACE REQUIREMENTS FOR RESIDENTIAL PORTION, PLUS 50 PERCENT OF THE REQUIREMENT FOR NON-RESIDENTIAL DEVELOPMENT. MIXED USE DEVELOPMENT STORAGE SPACE FOR GARBAGE MAY BE SHARED BETWEEN RESIDENTIAL AND NON-RESIDENTIAL USES, BUT SEPARATE SPACES FOR RECYCLING AND COMPOST SHALL BE PROVIDED.

REQUIRED:	
RESIDENTIAL, 50+ DWELLING UNITS:	375 SF + (4 SF PER EACH ADDITIONAL UNIT OVER 50)
	375 SF + (4 SF X 24) = 471 SF
LIVE/WORKS UNDER 5000 SF:	(82 SF X 1/2) = 41 SF
TOTAL:	471 SF + 41 SF= 512 SF
PROVIDED:	613 SF

SETBACK REQUIREMENTS:

- THE HIGH VOLTAGE LINE ALONG NW 85TH ST WILL REQUIRE A 14'-0" RADIAL SETBACK FROM THE WIRE.
- THE ADJACENT SF 5000 ZONING TO THE SOUTH ACROSS THE ALLEY WILL REQUIRE AN UPPER LEVEL SETBACK AT A RATE OF 3:10 FOR PORTIONS OF THE STRUCTURE ABOVE 40'-0".

SOLAR ACCESS & VIEWS

- THE PROPOSED BUILDING WILL HAVE SOLAR ACCESS FROM THE EAST, WEST, AND SOUTH. THERE ARE NO IMMEDIATE STRUCTURES THAT WILL BLOCK SOLAR ACCESS OR CAST SHADOWS ON THE PROPOSED BUILDING.
- TERRITORIAL VIEWS OF THE CASCADE MOUNTAINS TO THE EAST, THE OLYMPIC MOUNTAINS TO THE WEST, AND VIEWS OF DOWNTOWN AND MOUNT RAINIER WILL BE AVAILABLE FROM THE UPPER FLOORS AND ROOF DECK.

TRAFFIC CIRCULATION

THERE IS NO CURRENT PARALLEL PARKING NOR DESIGNATED BIKE LANES ALONG NW 85TH ST. CURRENTLY, NW 85TH ST SERVES FOUR LANES OF TRAFFIC AND THE ALLEY IS 12' WIDE.

STREETSCAPE

A NEW PLANTING STRIP AND STREET TREES ALONG NW 85TH ST WILL BE PROVIDED. THE EXISTING PLANTING STRIP AREA IS CURRENTLY FILLED WITH CONCRETE AND WILL BE RESTORED WITH SDOT-APPROVED PLANTS AND TREES THAT STAY CLEAR OF THE EXISTING OVERHEAD LINES. AN EXISTING CURB CUT IS LOCATED ON NW 85TH ST AND AT THE ALLEY AND BOTH WILL BE REMOVED.

NEIGHBORHOOD PATTERNS AND POTENTIAL

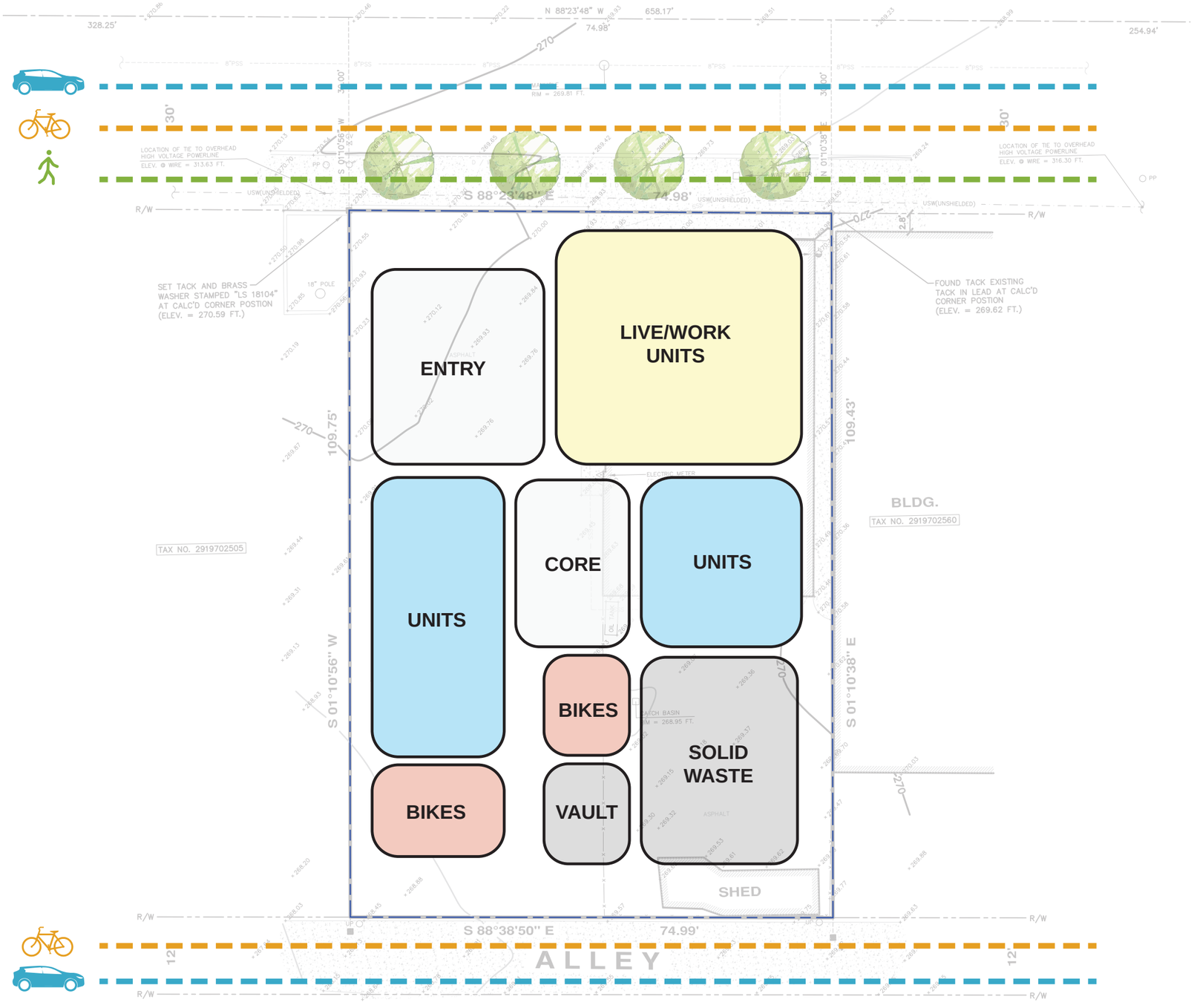
THE CURRENT ONE-STORY STRUCTURE ON THE PROJECT SITE IS NOT MAXIMIZING DEVELOPMENT POTENTIAL, ESPECIALLY CONSIDERING ITS COMMERCIAL ZONING AND PROXIMITY TO GREENWOOD AVE N. NEW APARTMENT STYLE STRUCTURES ARE DEVELOPING ALONG NW 85TH ST AND IN THE IMMEDIATE NEIGHBORHOOD.

LANDSCAPE APPROACH

OVERALL, THE PLANTING ON THE SITE WILL BE MAINLY FOCUSED AT THE BUILDING EDGES AND RIGHT-OF-WAY. ADDITIONAL PLANTS WILL BE PROVIDED AT THE ROOF DECK COMMON AMENITY SPACE.

SITE STRATEGY

THE MAIN OBJECTIVE IS TO DESIGN AN ACTIVE ENVIRONMENT FOR PEDESTRIANS AT THE STREETSCAPE. LIVE/WORK UNITS WILL BE PROPOSED AT THE SIDEWALK LEVEL AND THE MAIN ENTRY WILL BE RECESSED FROM THE SIDEWALK TO PROVIDE ADDITIONAL GREENSPACE AND SEATING ELEMENTS FOR RESIDENTS AND PEDESTRIANS. THE ADJACENT ALLEY TO THE SOUTH IS TO BE UTILIZED FOR BUILDING SERVICES (TRASH STORAGE AND ELECTRICAL). CENTRALIZING THE MAIN BUILDING CIRCULATION PROVIDES MORE EXTERIOR GLAZING FOR UNITS.



1. MASSING

1.A. Staff appreciates the extent to which the applicant has thoughtfully modulated each side of the building with the use of what are discernible massing elements. The applicant should explore ways in which to provide further hierarchy between the modulated boxes. Provide architectural concept diagrams that help explain the overall design approach.

APPLICANT RESPONSE:
The building has been thoughtfully modulated on each side with respect to surrounding context. The two-story commercial base relates to the commercial character of the neighborhood while the residential units are set back above. The residential entry is also set back to accommodate an informal gathering space consisting of benches, planters, bicycle parking and lighting. At the alley the modulation is provided strategically at the zone transition to respect the adjacent single-family zone.

Hierarchy is demonstrated through change in materials, fenestration patterns and architecture features. (See response to EDG Guidance 2. Facade and Material Treatment for diagrams.)

SEATTLE: CS2-D-1, CS2-D-3, CS2-D-5, PL1-C-1
GREENWOOD-PHINNEY: CS2-II-I, DC2-I

1.C. The massing and modulation of the NW 85th Street facade is intriguing to Staff, however, there is concern with how the live/work massing and the box above intersect on the west side. Staff recommends bringing the box above down to the ground to help reinforce the stair tower recess next to it.

APPLICANT RESPONSE:
Per the staff's guidance the massing was brought down to the ground level to help reinforce the adjacent stair tower and reinforce "Mass 2" as illustrated in the diagrams. See "NW" diagram.

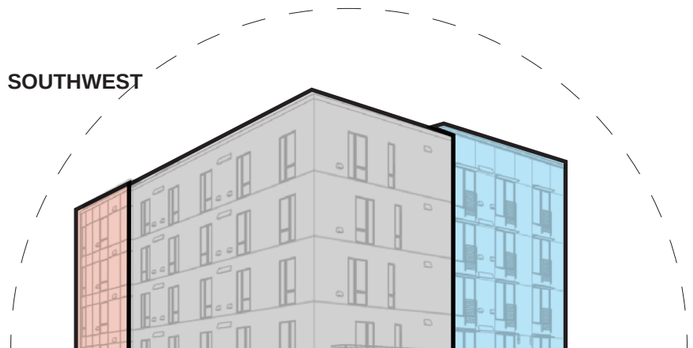
SEATTLE: CS2-D-1, CS2-D-3, CS2-D-5, PL1-C-1
GREENWOOD-PHINNEY: CS2-II-I

NORTHEAST

NORTHWEST

MASS 1
MASS 2
MASS 3
MASS 4

SOUTHWEST



SOUTHEAST

1. MASSING

1.B. The modulation depth provided between massing elements on the south and west facades are much less than those provided on the north and east facades. Increase the depth on the south and west sides or provide reveals or other architectural moves to increase the perceived modulation depth.

APPLICANT RESPONSE:
The west facade is modulated to the maximum extent possible to maintain compliance with the building code for allowable openings and natural light requirements for Small Efficiency Dwelling Units. Beyond the 1' modulation between the northwest dark volume and remainder of the west wall, a metal siding of variable widths has been applied to the large, flat facade to create visual interest through the random pattern, and depth through shadow lines with panel recesses. Further interest has been provided on this facade with a shifting of windows within the elevation.

The south facade is designed with strategic modulation that respects the single family zone to the south and maintains an ordered, cohesive massing strategy. The southwest edge is aligned with the maximum setback at the fifth floor and continues the variable width metal siding and shifting window concept around the corner. Depth is provided at the southeast through juliet balconies and shallow metal awnings that provide both interest and depth. The ground related volume is one and half stories tall providing interest through the open metal railing as well as bio-retention planters and landscaping at the alley edge.

SEATTLE: CS2-D-1, CS2-D-3, CS2-D-5, PL1-C-1
GREENWOOD-PHINNEY: CS2-VII

WEST ELEVATION

1. 5'-0" SETBACK REQUIRED FOR 25% ALLOWABLE OPENINGS

   DARK FIBER CEMENT PANEL WITH LARGE REQULAR PATTERNING AND REGLET DETAILING. VERTICALLY ORDERED WINDOWS
2. 6'-0" SETBACK REQUIRED FOR 25% ALLOWABLE OPENINGS AND MINIMUM YARD WIDTH FOR NATURAL LIGHT

   LIGHT METAL PANEL WITH VARIABLE WIDTHS AND SHIFTING WINDOWS

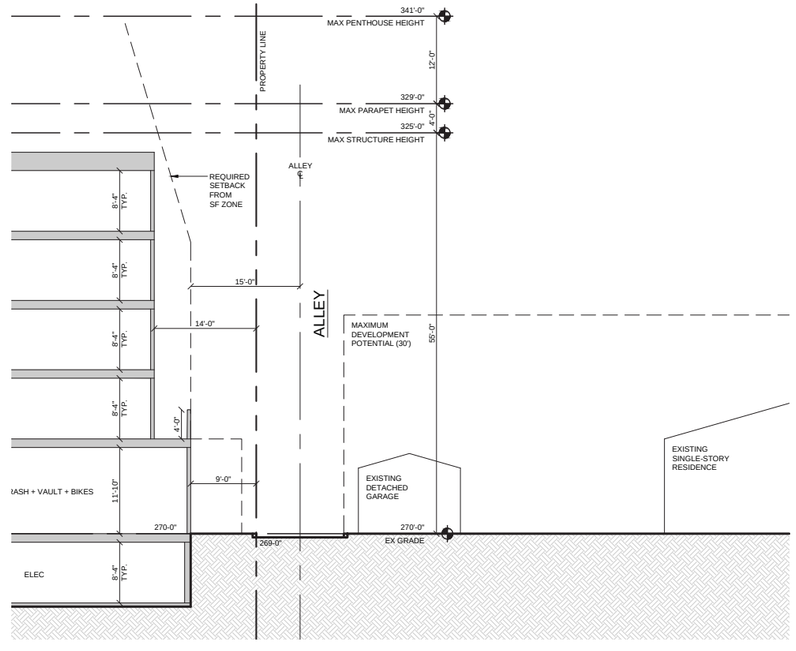
VARIABLE METAL PANEL WIDTHS

HORIZONTALLY SHIFTING WINDOWS

SOUTH ELEVATION

1. SETBACK FOR SEPARATION FROM ALLEY AND STORMWATER MITIGATION THROUGH BIO RETENTION PLANTERS
2. CONTINUATION OF METAL PANEL OF VARIABLE WIDTHS FROM WEST FACADE
3. JULIET BALCONIES AND EYEBROW AWNINGS
4. STEP IN ROOF HEIGHT

JULIET BALCONY RAILINGS AND METAL AWNING BELOW



SECTION AT ALLEY: RESPECT FROM SINGLE FAMILY ZONE STRATEGIC MODULATION FOR CLARITY OF MASSING

2. FACADE AND MATERIAL TREATMENT

2. A. Staff appreciates the clear massing and modulation. Develop each facade with the same thoughtfulness and provide a clear architectural concept for how the various parts of the form will be composed using fenestration, extent of glazing, and other secondary architectural elements.

APPLICANT RESPONSE:
As described in the response to EDG Guidance 1.A, the building is divided into four "masses," each of which has its own concept based on materials, color, fenestration pattern and secondary architectural features.

SEATTLE: DC2-B-1, DC2-C-1, DC2-C-2
GREENWOOD-PHINNEY: CS3-I

2. B. The applicant should pay special attention to the development of the NW 85th Street facade. It is implied that each box, the live/work two-story mass, the residential box above, the stair core, and the vertical bay massing, will be treated differently. Provide character sketches showing the exploration of this facade.

APPLICANT RESPONSE:
The four massing elements facing NW 85th Street are treated differently. Four different, but complementary, materials are utilized in two different tones (light and dark) to tie the elements together.

SEATTLE: DC2-A-2, DC2-B-1,CS3-I, DC2-I

2. C. 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 facade design.

APPLICANT RESPONSE:
Within the two masses clad in dark siding (black fiber cement panel and brick) the windows are designed with black frames and are mostly punched openings within the field. The mass clad in white fiber cement panel contains white framed windows with floor to ceiling windows and juliet balconies. The final mass clad in metal panel also contains white floor to ceiling windows, but the windows are designed with a vertical shifting pattern for visual interest along the flat facade.

SEATTLE: CS3-A-1, DC2-B-1, DC2-C-3
GREENWOOD-PHINNEY: DC2-I-i

NORTHEAST

MATERIAL CONCEPT:
SMOOTH WHITE FIBER CEMENT PANEL

WINDOW CONCEPT:
WHITE FLOOR TO CEILING

SECONDDARY ARCHITECTURAL FEATURES:
JULIET BALCONIES, AWNINGS, FULL HEIGHT PARAPET WALLS

SOUTHEAST VIEW

NORTHEAST

MATERIAL CONCEPT:
DARK BRICK AT TWO-STORY STREET FACING VOLUME TO SIGNIFY LIVE-WORKS AT GROUND LEVEL

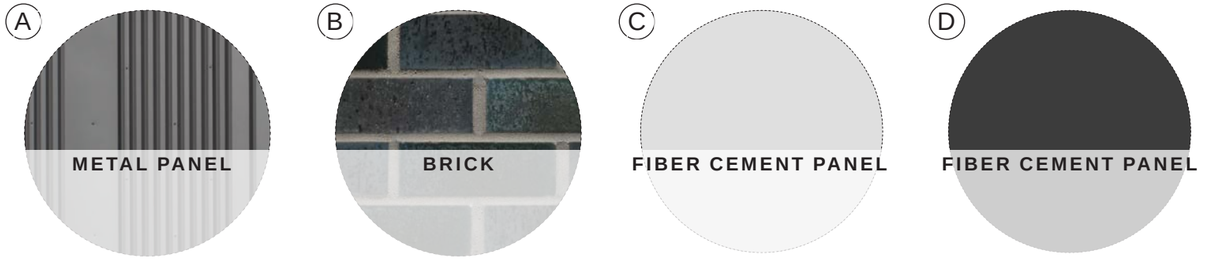
TRANSITIONING TO SMOOTH, BLACK FIBER CEMEMNT PANEL

WINDOW CONCEPT:
BLACK, PUNCHED OPENINGS

SECONDDARY ARCHITECTURAL FEATURES:
BRICK DETAILING AT WINDOWS, PLANTERS AT STREET AND ALLEY EDGES

PARTIAL HEIGHT PARAPET WALLS WITH OPEN RAILING ABOVE

SOUTHWEST VIEW



2. FACADE AND MATERIAL TREATMENT

2. E. 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 with solid parapet which will help mitigate the height bulk and scale of the building further.

APPLICANT RESPONSE:
Parapet heights vary on all four sides of the building. They are full height when located at the light masses and lowered at the dark masses. Open railing at the dark masses provide a further scale break and visual interest.

SEATTLE: CS2-D-1, DC2-A-2
GREENWOOD-PHINNEY: CS3-II.i

2. G. 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.

APPLICANT RESPONSE:
Materials are applied to the building to reinforce the architectural concept. (See diagrams.) The color palette is restrained using light (white), medium (gray) and dark (black) tones to differentiate masses and glazing concepts.

SEATTLE: DC2-B-2, DC1-i, DC2-B-1, DC2-C-3
GREENWOOD-PHINNEY: CS3-II.i

2. H. Staff strongly supports the use of smaller scaled high-quality materials 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.

APPLICANT RESPONSE:
Smaller scaled, high -quality materials are used along the street frontage - brick at the two story live-work mass and vertical metal panel of varying width at the stair tower and residential entry. The remaining masses are clad in fiber cement panel. Painted flashing will reduce the patterning of panel breaks, which will be organized to align with windows.

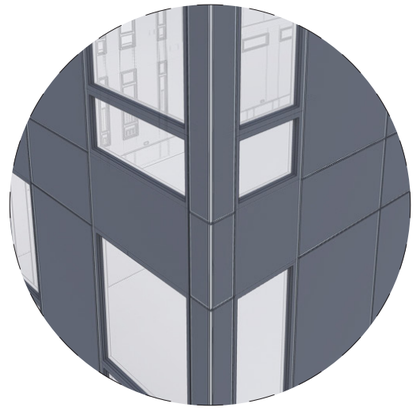
SEATTLE: DC2-B-1, DC2-C, DC2-D-2, DC4-A-1, DC2-C-3, CS3-A-1
GREENWOOD-PHINNEY: CS3-I, DC4-II-i

NORTHWEST VIEW

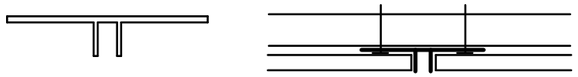
MATERIAL CONCEPT:
SMOOTH BLACK FIBER CEMENT PANEL WITH REGLET TRIM AND FLASHING

WINDOW CONCEPT:
WINDOWS IN FEILD

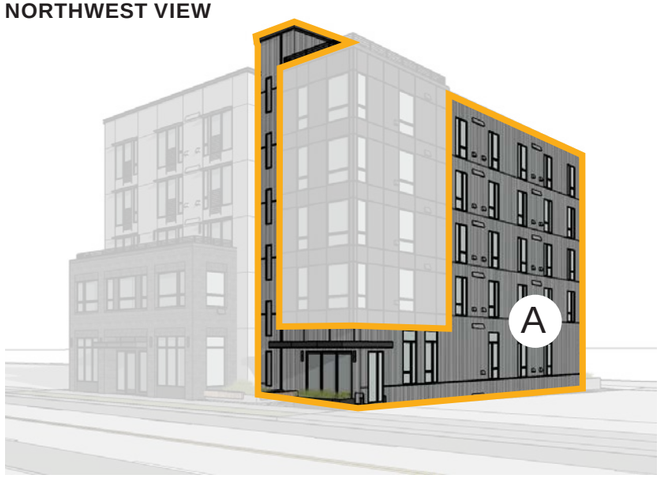
SECONDARY ARCHITECTURAL FEATURES:
PARTIAL HEIGHT PARAPET WALLS WITH OPEN RAILING ABOVE



REGLETS DETAIL



NORTHWEST VIEW

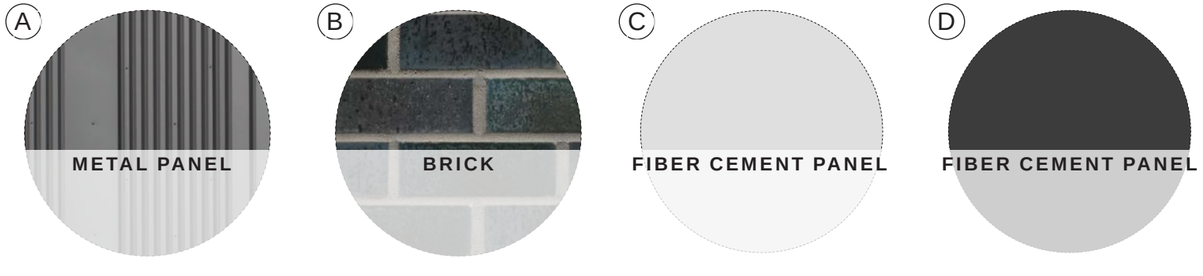


MATERIAL CONCEPT:
VERTICAL METAL PANEL WITH VARYING PANEL WIDTHS

WINDOW CONCEPT:
WHITE FLOOR TO CEILING

SECONDDARY ARCHITECTURAL FEATURES:
HORIZONTAL WINDOW SHIFTING IN PLANE

SOUTHWEST VIEW



2. FACADE AND MATERIAL TREATMENT

2. D. Although the building is well modulated, provide studies introducing balconies or other secondary architectural elements to provide more residential texture to the facades, specifically those that face the single-family homes.

APPLICANT RESPONSE:
A variety of secondary architectural features such as entrance canopies, outdoor decks at building setbacks, juliet balconies with metal awnings above, metal and concrete planters, open railings, benches and lighting, have been employed to the north street facing facade and south alley facing facade.

Specific to the alley facade facing the single-family homes, concrete planters with textural planting, a bench for informal seating or preparation for a bike ride, and metal entry awnings combine for an active and pedestrian friendly facade. A second floor setback provides an opportunity for small private decks behind a partial height open railing for connection to the alley. At the levels above the open railings of the juliet balconies and awnings above provide interest, scale, texture and shadow lines. The remainder of the facade is clad in metal panel of varying widths with windows that shift vertically providing a highly textural and engaging facade facing the single family homes.

SEATTLE: CS2-D-5, DC2-B-1, DC2-C-1, DC2-D-1
GREENWOOD-PHINNEY: DC2-I, DC4-II-i

2. F. Pay special attention to the material treatment of the blank wall condition on the south side of the building as this faces the single-family zone to the south.

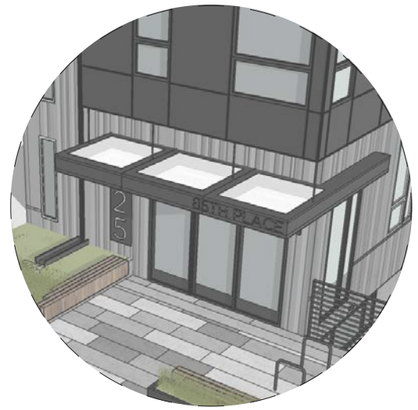
APPLICANT RESPONSE:
The blank wall condition at the south is mitigated by concrete planters and landscaping. A full lite door serving as a secondary entrance and likely main entrance to the bike room will allow for a connection to the building. Materials are specifically kept subdued throughout the project. Above the first floor textured materials and architectural features add scale and interest.

SEATTLE: DC2-A-2, DC2-B-1
GREENWOOD-PHINNEY: CS3-I, DC2-I

NORTHWEST

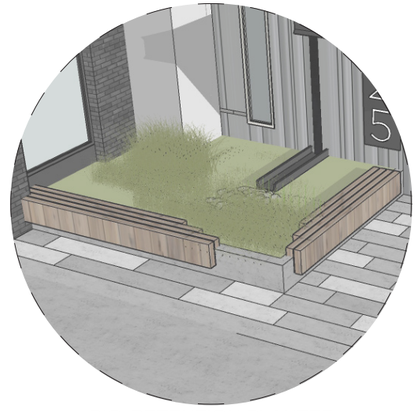
SOUTHEAST

JULIET BALCONIES

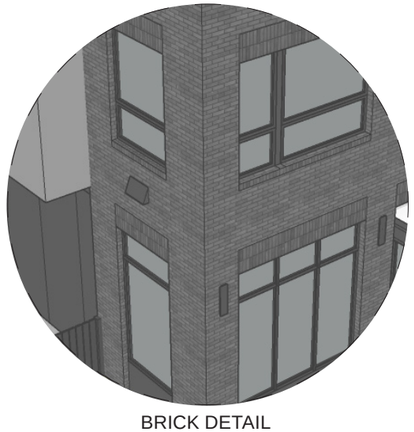


ENTRY AWNING

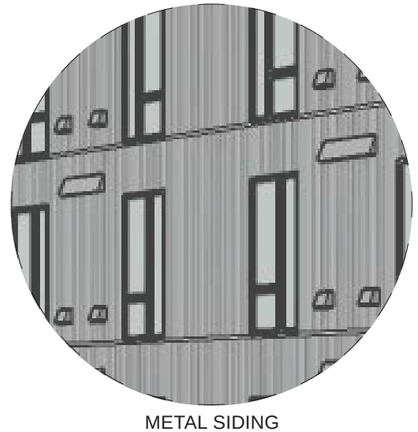
OPEN-RAILING PARAPET



BIO-RETENTION PLANTER



BRICK DETAIL



METAL SIDING

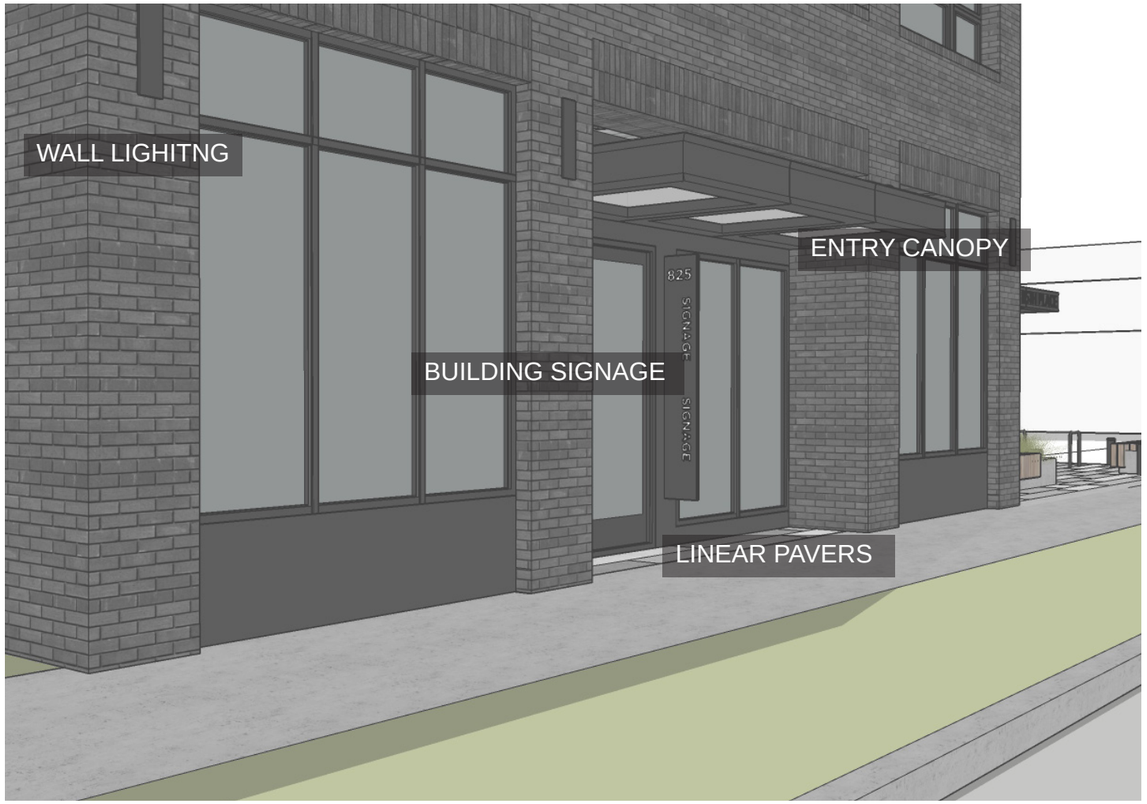
3. | SITE PLANNING, GROUND FLOOR, STREET EDGES, AND AMENITY SPACE

3. A. Staff is concerned with the minimal depth of the landscaping in front of the live/work units. Increase this depth to allow for appropriately scaled landscape to be planted.

APPLICANT RESPONSE:
The proposal has designed the live-work units close to the sidewalk, following the precedent of street oriented commercial development in the neighborhood. A shallow setback locates windows near the sidewalk for greater transparency into the businesses. The live-work units are designed with an opaque divider between the residential and non-residential uses, allowing the unit to open up its nonresidential front to the sidewalk. The horsetail, a tall green reed, in the shallow planters will provide a physical buffer, visual screening and interest for pedestrians.

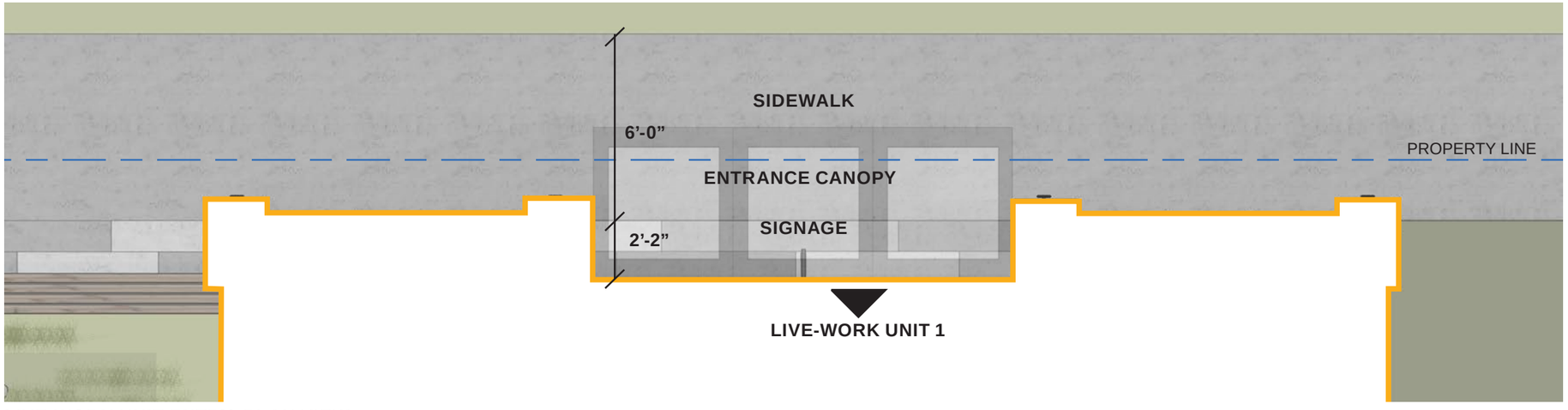
The entries are recessed for a brief transition from the sidewalk. A material change with lighting, signage, pavers and weather protection signifies the unit entrance.

SEATTLE: DC4-D-1
GREENWOOD-PHINNEY: PL1-I, CS2-I.i.a



LIVE-WORK UNIT ENTRY: NORTHEAST VIEW

LIVE-WORK UNIT ENTRY: NORTHWEST VIEW



LIVE-WORK UNIT ENTRY: PLAN VIEW

3. | SITE PLANNING, GROUND FLOOR, STREET EDGES, AND AMENITY SPACE

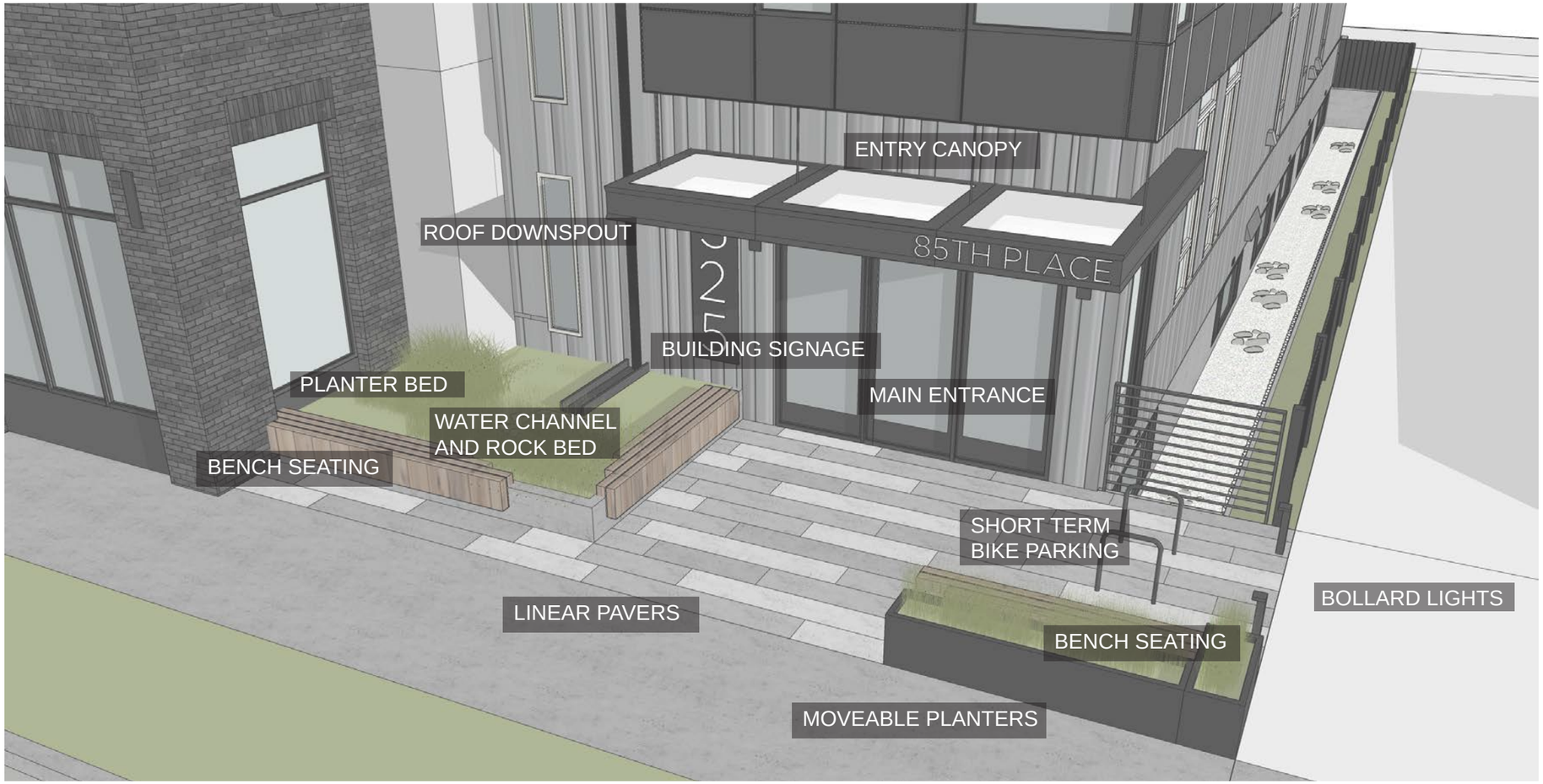
3. B. It is not clear from the site plan what the intent is for the landscaped area in front of the residential entrance. This area should encourage interaction and activation of the street while maintaining the implied transition from public to private. Study ways to potentially engage this space with the west live/work unit.

3. D. Design the facade of the residential lobby to be open, transparent, and inviting.

APPLICANT RESPONSE:
The landscaped area in front of the residential entry is designed as a transitional space between the building uses (live-work and apartments) as well as between the public sidewalk and private entry. The bioretention planter is designed to accept water from the roof, channeled from the downspout at the building edge to a decorative rock bed. Benches incorporated into the planter edges can be utilized by patrons of the live-work business, the residents of the apartments for passersby for informal interactions.

Linear pavers differentiate the transitional space from the sidewalk and planters and bollards delineate the west edge. An additional bench is located at the northwest corner for more spontaneous interaction next to the short term bike parking area. A deep, transparent canopy with integral signage indicates the entry and provides weather protection for those entering the building. A full-lite storefront system provides maximum transparency into the residential lobby for security, interest and connection between the public and private realms.

SEATTLE: PL2-C-1, PL2-C-3, DC2-B-1, PL3-A-2. DC2-E-1
GREENWOOD-PHINNEY: PL2-I-i



LIVE-WORK UNIT ENTRIES: NORTHEAST VIEW

CANOPY

WOOD BENCH SEATING

BIKE PARKING

PAVERS

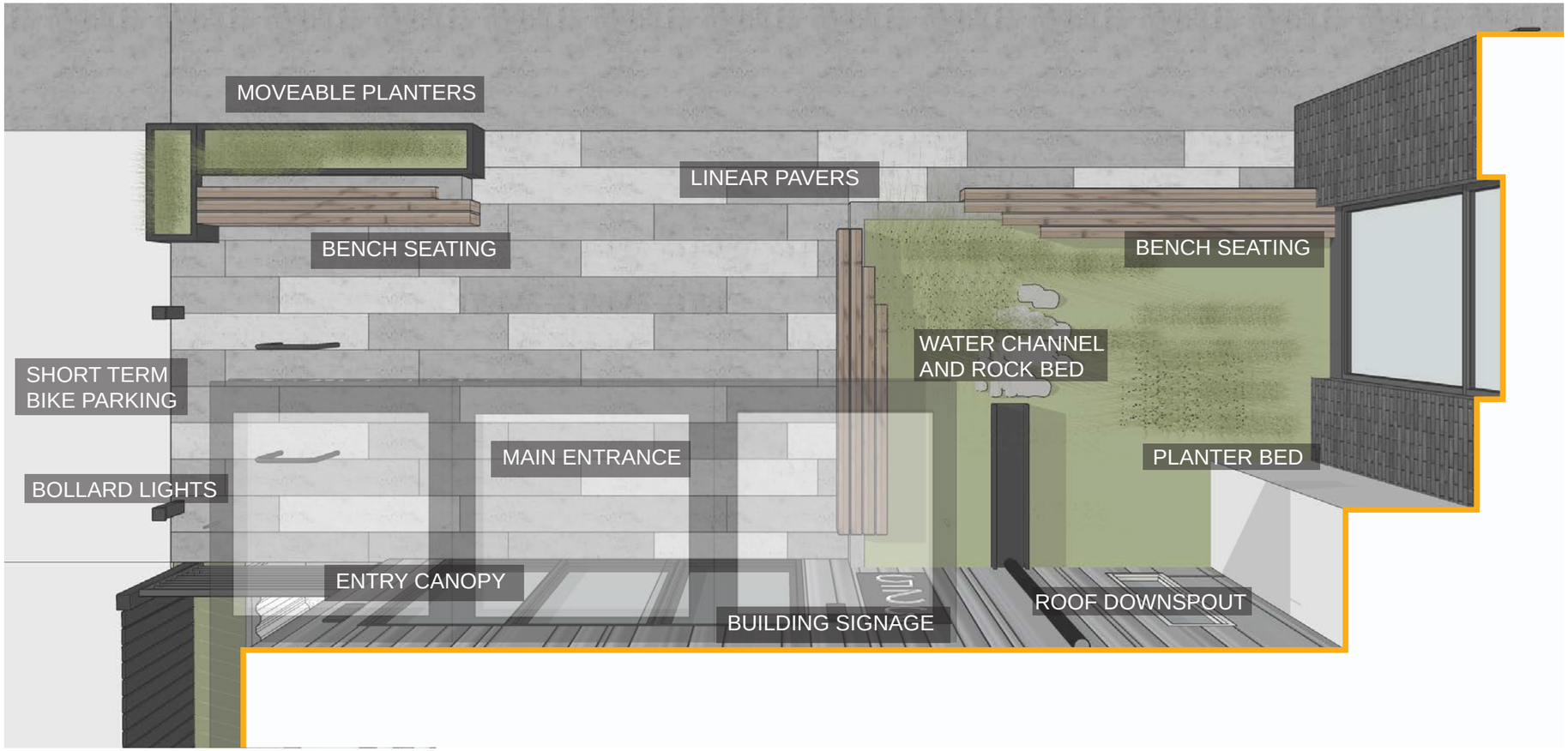
ROCK BED

3. | SITE PLANNING, GROUND FLOOR, STREET EDGES, AND AMENITY SPACE

3. C. The residential lobby is set back from the sidewalk edge and will not be easily seen when approaching from the east and west. Integrate elements such as canopies, signage, bollards, or other architectural features that will help enhance the entry sequence and wayfinding. Staff also recommends providing more transparency at the corner of the west live/work unit to provide visibility through to the residential lobby.

APPLICANT RESPONSE:
The entry sequence has been designed as a transition zone between the sidewalk and the entry as a place for spontaneous interaction. A bench surrounded by planters anchors the northwest corner of the entry plaza. Canopy and building related signage signify the entry and a combination of down lighting, wall sconces and planter accent lights will create soft, but clear wayfinding cues from the sidewalk.

SEATTLE: PL2-B-1, PL3-B-2, PL3-B-3, PL3-B-4
GREENWOOD-PHINNEY: PL1-I, PL2-I-i



LIVE-WORK UNIT ENTRIES: NORTHEAST VIEW

CANOPY

WOOD BENCH SEATING

BIKE PARKING

PAVERS

ROCK BED

3. | SITE PLANNING, GROUND FLOOR, STREET EDGES, AND AMENITY SPACE

3. E. Staff is concerned that the location of building services and the bike room along the alley will create a blank wall condition. Study providing more active uses along the alley such as: orienting residential units toward the alley, similar to Option 1, and moving the bike room to a more interior location;or providing a residential amenity space in front of the bike room that could take advantage of the landscape within the setback.

APPLICANT RESPONSE:
The bike room remains at the southwest corner, serving as a transition from the public alley to the private units. A transparent door indicates the secondary building entry, providing a line of site between the alley and building interior. Signage will indicate that bike parking is best accessed from the alley. A bench outside the entry and partially under cover provides a small amenity space for residents. With the location of the bike room adjacent to this entrance on the interior, cyclists, for example, can stop, decompress, take off their helmet and cycling shoes before storing their bike away. The ground level alley facade was designed with similar features as the street facing facade, incorporating elements such as planters, bench seating, entrance canopies. lighting and signage. The dark siding and single story volume is mimicking the brick volume at the street and continuing the massing to the rear. Ultimately the design aims to keep the alley facade quiet, literally and figuratively, to respect the single family homes to the south.

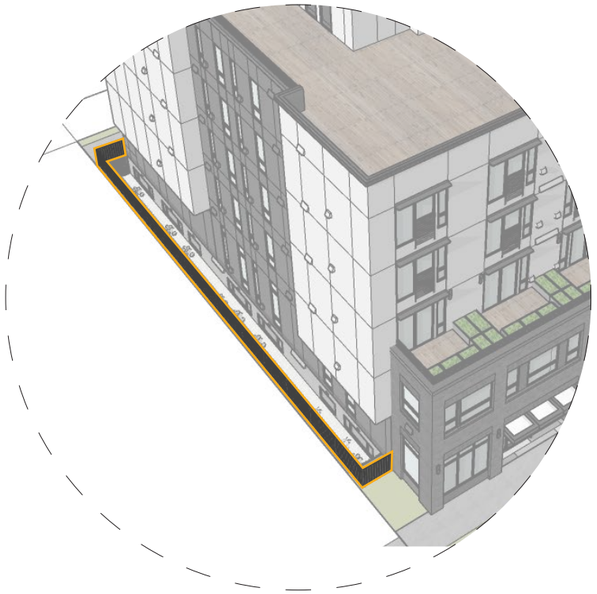
SEATTLE: DC1-D-4
GREENWOOD-PHINNEY: CS2-II-I

3. F. It is unclear whether fencing is proposed along the east and west property lines, or if gates and fencing will be proposed along the street and alley. Design any fencing and gates to coordinate with the architectural concept of the building and landscape design.

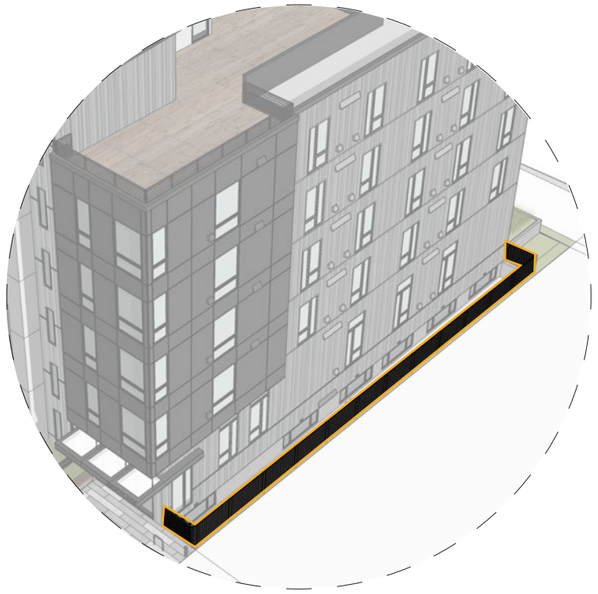
APPLICANT RESPONSE:
Fencing is proposed along the east and west property lines. Gates will be provided for restricted access for maintenance of the window wells.

SEATTLE: PL3-B-1, PL3-B-2

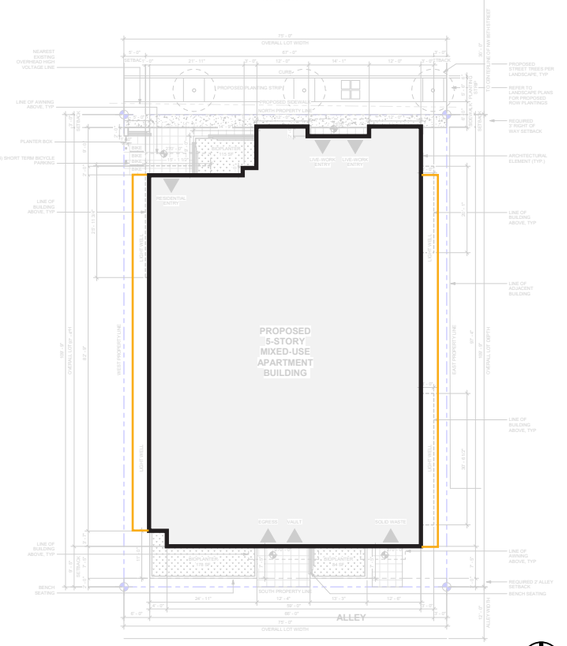
REAR ENTRANCE



WEST FENCE LOCATION



EAST FENCE LOCATION



FENCE LOCATIONS IN PLAN

3. | SITE PLANNING, GROUND FLOOR, STREET EDGES, AND AMENITY SPACE

3. G. Staff appreciates the information provided in the packet on the light wells that are proposed along east and west property lines butis concerned that the exterior precedent design concept image does not match the proposed condition. Demonstrate how the proposed condition allows natural lightand includes tiered landscaping. If necessary, increase the lightwell by moving the wall closer to the property line.

APPLICANT RESPONSE:
The design of the light wells has evolved from the concept presented at EDG after consultations with the geotechnical and structural engineers. The window sills remain located 4'-0" from grade. While a code requirement, it also ensures the light wells are relatively shallow to allow natural light to penetrate and reflect into the units. Each unit is provided with a 8' wide window with a flush header, which is approximately 75% of the unit width. The flush header is utilized for maximum ceiling illumination. The windows are also operable for a connection to the exterior and entrance of fresh air into the unit.

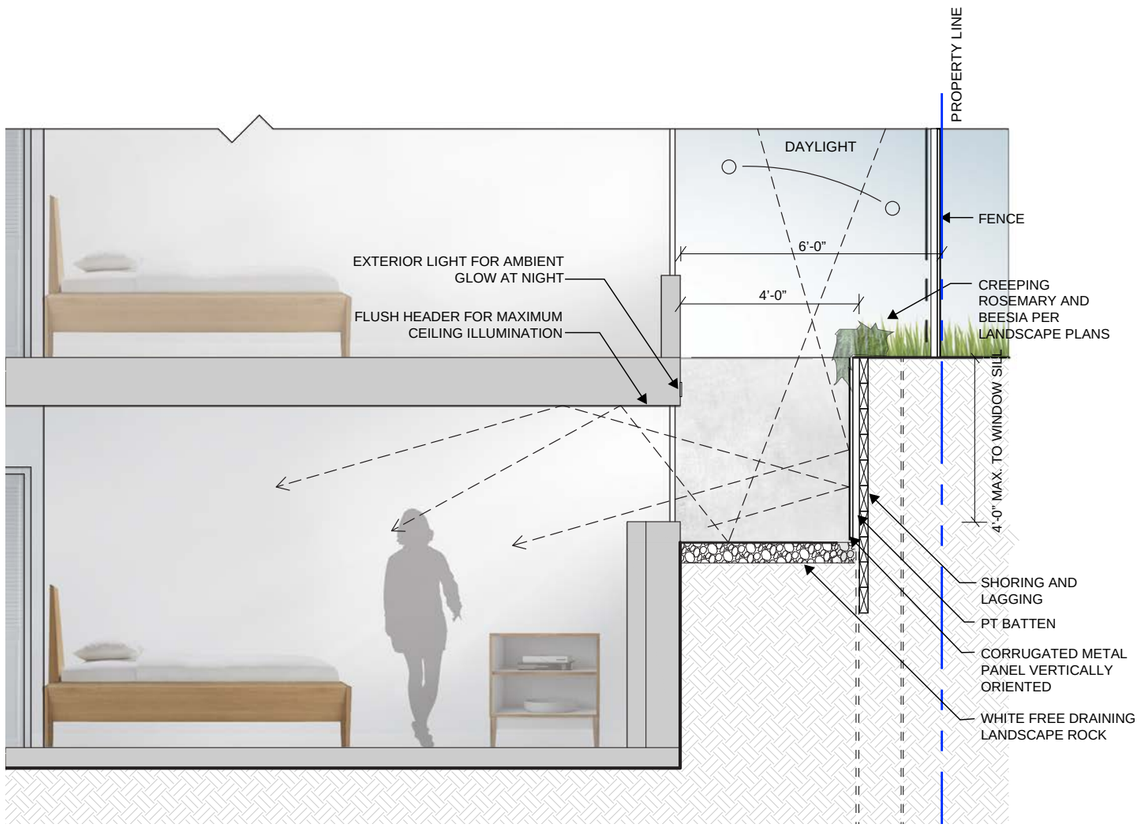
The window well itself is 4'-0 wide and clad in a white corrugated metal panel, with the corrugations vertically oriented. The white metal will reflect light within the well, bouncing it into the unit. The corrugations will maximize the reflection in all directions while providing an attractive, textural material to view from inside the unit. White landscape rock located at the bottom of the well also provides an attractive, natural element while additionally helping to reflect the light. Creeping rosemary and breesia will further enhance the light well with greenery, flowers and a subtle, pleasing scent.

At night the occupants have the option to illuminate the light well with a light above their window. The down light will reflect off the landscape rock and metal panel to create an ambient within the unit.

SEATTLE: CS1-B-2

WEST WINDOW WELL

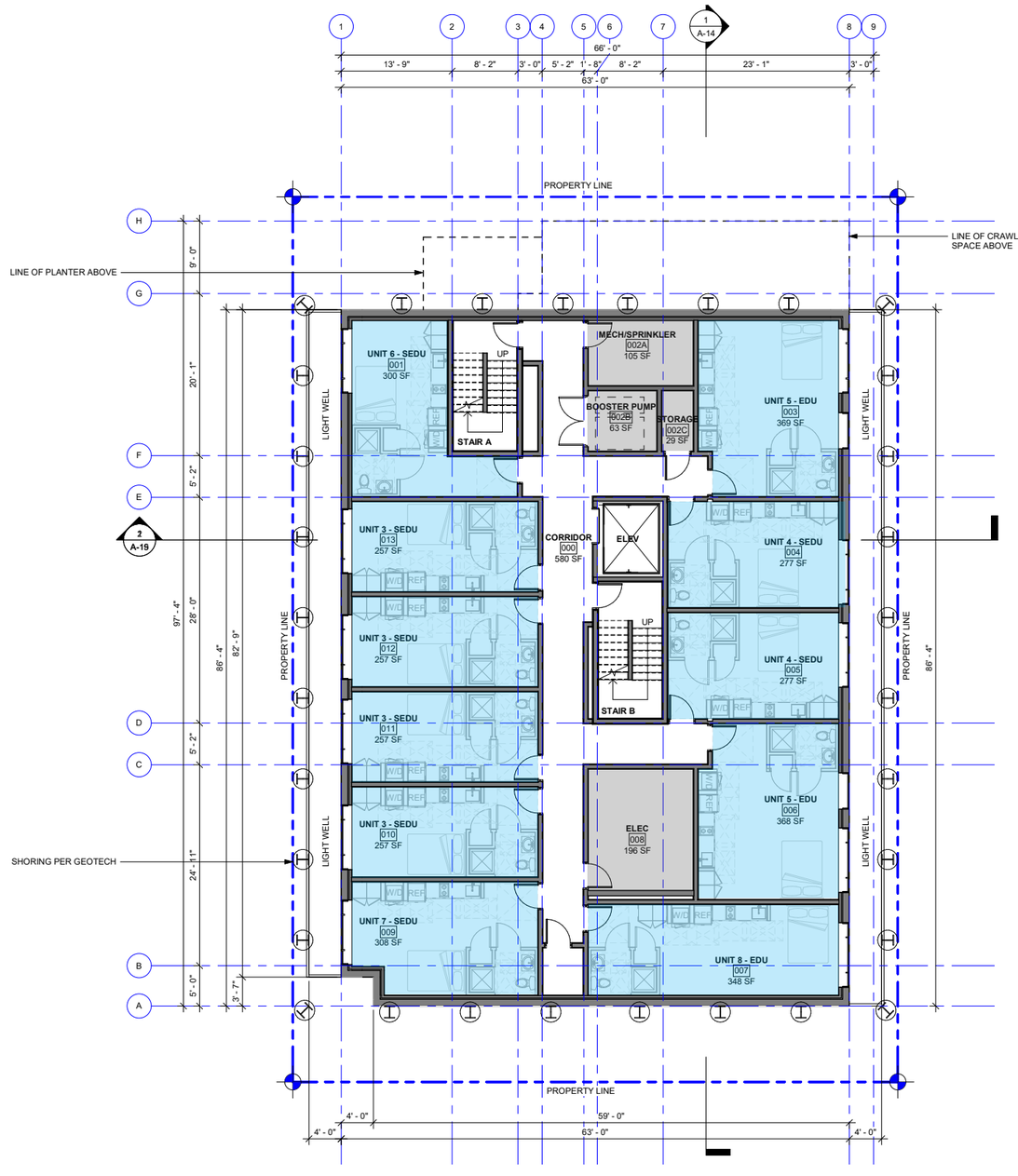
WEST WINDOW WELL



CS2. URBAN PATTERNS AND FORM Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.		
CS2-D Height, 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 by zoning for the area to determine an appropriate complement and/or transition. 3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development. 5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.	The building height and massing aligns with the zoning allowed for the site and the future neighboring development, while the massing responds to the existing context (two story street facade with upper levels set back) and respects the adjacent sites, specifically the singe family zone to the south through setbacks that exceed the code requirement minimum.
CS2. II Height, Bulk + Scale	i. 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. ii. Careful siting, building design and massing are important to achieve a sensitive transition between more intensive and less intensive zones.	At the northeast corner the upper levels are set back above a two-story brick mass, while the northwest corner, containing the residential entry, is setback to align with the upper levels and create a pedestrian gathering space at the entry.
CS2. I Streetscape Compatibility	Reinforcement of Commercial and Residential Development Patterns: Build commercial development up to the sidewalk where possible. Along N/NW 85th St, new commercial buildings shall be sufficiently set back to provide 12' minimum sidewalks.	The building is setback to provide the requested 12' sidewalk while locating the commercial portion of live-work units 1' from the sidewalk edge to maintain consistency with the existing commercial development patterns.
CS2. VI Structure Orientation	Buildings should generally be built to the edge of sidewalks without setbacks so that ground floor uses are visible and accessible from the pedestrian circulation area. Blank walls should be avoided where possible and mitigated with architectural treatment where they are unavoidable.	The proposed massing has a lower volume that extends to the edge of the sidewalk to activate the street front at the commercial use of the live-work unit. The massing is also setback from the property lines in all directions to provide glazing patterns on all sides of the building and avoid blank walls.
CS3. ARCHITECTURAL CONTEXT AND CHARACTER Contribute to the architectural character of the neighborhood.		
CS3. I Architectural Styles	Northwest 85th Street corridors are characterized by their utilitarian, non-flamboyant, traditional architectural styles. To keep new developments consistent and compatible with existing structures consider small-scale architectural details at the ground level, including color, texture/patterns, materials, and window treatments.	The proposed development incorporates high-quality materials that have small-scale textures along the street level including brick and metal panel of a variety of widths. The brick has additional detailing around the windows and concrete planters and benches provide additional character at the street and alley edges.
PL2. WALKABILITY Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.		
PL2-B Safety and Security	Create a safe environment be providing lines of sights and encouraging natural surveillance through strategic placement of doors, windows, balconies and street-level uses. Provide lighting..including pathway illumination, pedestrian and entry lighting and/or security lights. Ensure the transparency of street-level uses.	The live-work units have a high level of transparency for a connection to the street while the residential entry is fully transparent. Exterior lighting is provided at building edges, specifically highlighting the pedestrian areas at the street and alley.
PL2-C Weather Protection	Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity. Create an artful and people-friendly space beneath building canopies by using human-scale architectural elements.	Overhead weather protection is provided at all building entries.
PL2. I Pedestrian Open Spaces and Entrances	New development should enhance the pedestrian environment and encourage pedestrian activity along the N/NW 85th Street corridor. Integrate pedestrian amenities including but not limited to street trees, pedestrian lighting, benches, and bike racks to strengthen pedestrian activity.	The proposed public space along the street includes a planting strip with native plants and new street trees. A recessed residential entry provides outdoor space for planters, benches, bike parking, lighting, and deep awnings that will enhance the activity at the street level and provide informal gathering space along the sidewalk area.
PL3-A Entries / Ensemble of Elements	Design the entry as a collection of coordinated elements such including doors, overhead features, ground surface, landscaping, lighting and other features. Consider range of elements such as overhead shelter, transitional spaces, ground surface, building surface	The residential entry is comprised of multiple elements - full lite entry doors, weather protection above, sconce and bollard lighting, building signage, hardscaping, concrete planters and integrated benches. The live-work unit entries contain many of these same features - full lite doors, weather protection, lighting and signage.
PL3-B Residential Edges	Provide security and privacy for residential buildings through the use of a buffer between the development and the street. Maintain active and transparent facades in the design of live-work residences that are required to orient the non-residential portion of the unit toward the street. Provide opportunities for interaction among residents and neighbors.	The residential entry is provided with a 14’ setback, acting as a transition buffer from the property line to the private entry. The live-work units are located adjacent the sidewalk to highlight and activate the commercial portion of the units.

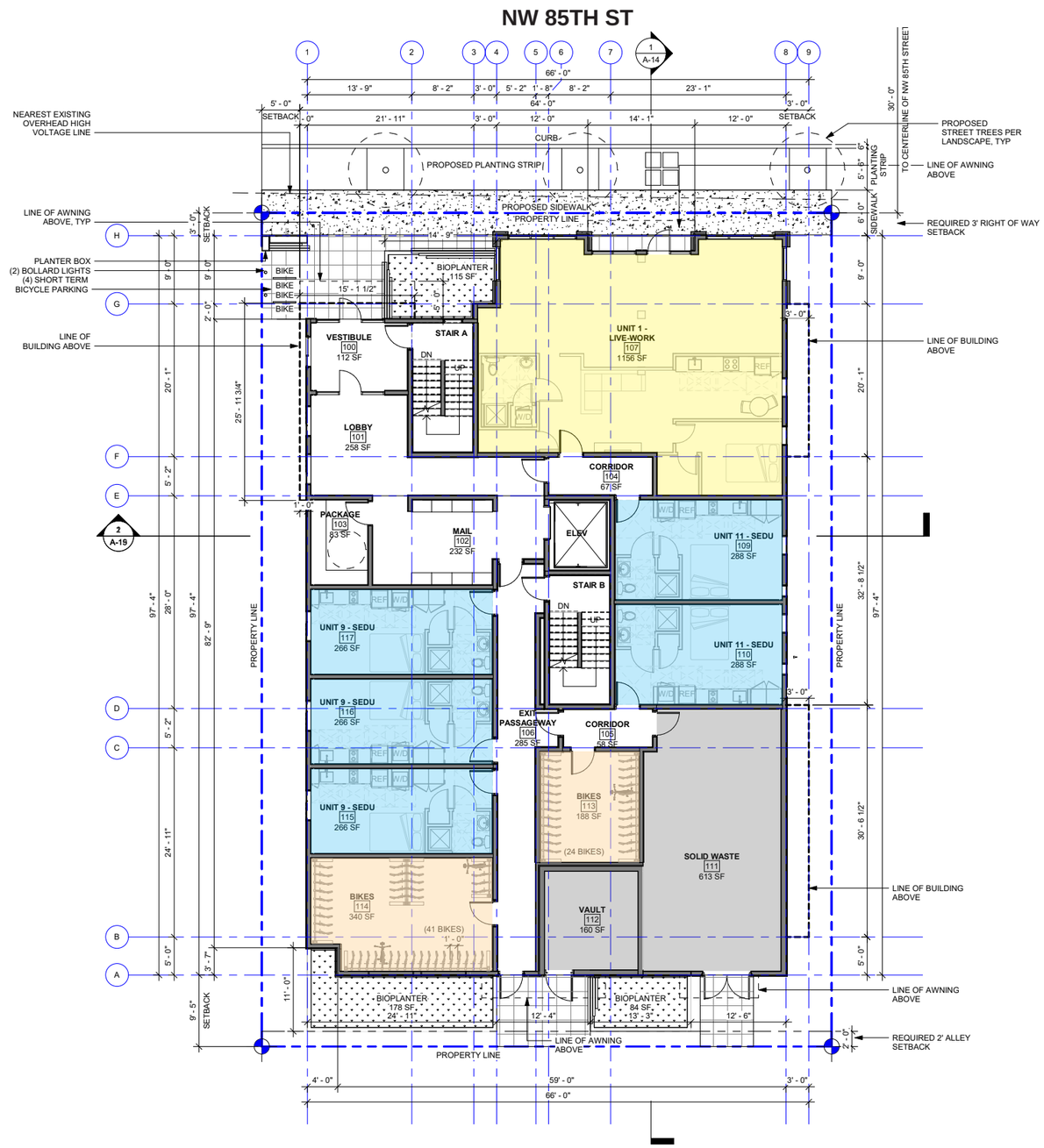
DC2. ARCHITECTURAL CONCEPT Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.		
DC2-A Massing	Arrange the mass of the building taking into consideration the characteristics or the site and the proposed uses of the building and its open space. Use secondary architectural elements to reduce the perceived mass of larger projects.	Massing responds to the neighborhood context with a two story mass adjacent the sidewalk for commercial activation with units setback further from the street. Setbacks at the alley also respect the existing single family condition to the south. Juliet balconies, metal awning, and open railing work to break down the scale of the building along larger, flat facades.
DC2-B Architectural and Facade Composition	Design all building facades considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned throughout the placement and detailing of all elements. Avoid large blank walls along visible facades wherever possible.	The building has been designed as a whole, with massing and material applications turning all corners. High quality and attractive materials are utilized on all facades, particularly at the highly visible street, alley and west elevations.
DC2-C Secondary Architectural Features	Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks or other secondary elements in the facade design. Consider architectural features that can be dual purposed - adding depth, texture and scale as well as serving other project functions.	Entry awnings and planters add depth to the street and alley level while juliet balconies with open railings provide depths to the building and an opportunity to maximize natural light and air in the unit. Shallow awnings above the juliet balconies also provide depth and interest while shielding the unit from precipitation.
DC2-D Scale and Texture	Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards and exterior spaces in a manner consistent with the overall architectural concept. Design the character of the building to strive for a fine-grained scale or “texture” particularly at the street level and other areas where pedestrians predominate.	The main residential entry incorporates a large concrete planter containing a rock feature expressing the entrance of stormwater from the downspout serving the roof. Wood benches are incorporated into the concrete for a pedestrian scale while linear pavers, lighting and signage add a level of fine-grained detail. Texture is achieved through the material detail of the brick and the metal panel siding at the street level ground plane in conjunction with concrete, wood and greenery.
DC2. I. Architectural Context	Use of facade articulation and architectural elements is encouraged to make new construction compatible with the surrounding architectural context. Architectural features can add further interest to a building, and lend buildings a human scale.	The proposed building is limited to a select palette of materials and architectural features that will are thoughtfully composed on the facade. The minimal palette strengthens the architectural concept and enhances its presence in the neighborhood.
DC2. II. Human Scale	New multi-story developments should consider methods to coordinate a building’s upper and lower stories. The parts should function as a composition—not necessarily requiring the top and bottom to be the same or similar.	The proposed massing has an upper and lower volume that are separated and have varying setbacks. The two forms are connected by vertical elements the intersect them. These vertical elements not only connect the separated volumes but they also add visual interest to the facade and create a recessed entry condition for pedestrians.
DC2. III. Mass and Scale	Consider reducing the impact or perceived mass and scale of large structures by modulating upper floors; varying roof forms and cornice lines; varying materials, colors and textures; and providing vertical articulation of building facades in proportions that are similar to surrounding patterns.	The proposed project incorporates four masses with varying setbacks to modulate the upper floors at the street and alley. Materials and colors are applied to each mass to express the concept on all sides of the building.
DC4. EXTERIOR ELEMENTS AND FINISHES Use appropriate and high quality elements and finishes for the building and its open spaces.		
DC4-A Building Materials	Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close.	All building materials are durable, easily maintainable and attractive.
DC4. II. Exterior Finish Materials	New buildings should feature durable, attractive and well-detailed finish materials. Brick is the most common surface treatment in the commercial areas and should be encouraged.	The proposed development utilizes durable and detailed materials along the sidewalk edge and at other highly visible locations. Brick is applied to the two story base adjacent the sidewalk signifying the commercial aspect of the live-work units and following the precedent for commercial uses in the neighborhood. Metal panel with varying widths is also use at the high visible facades for durability and interest.


85TH PLACE
325



BASEMENT PLAN

CIRCULATION SERVICE DWELLING COMMERCIAL AMENITY

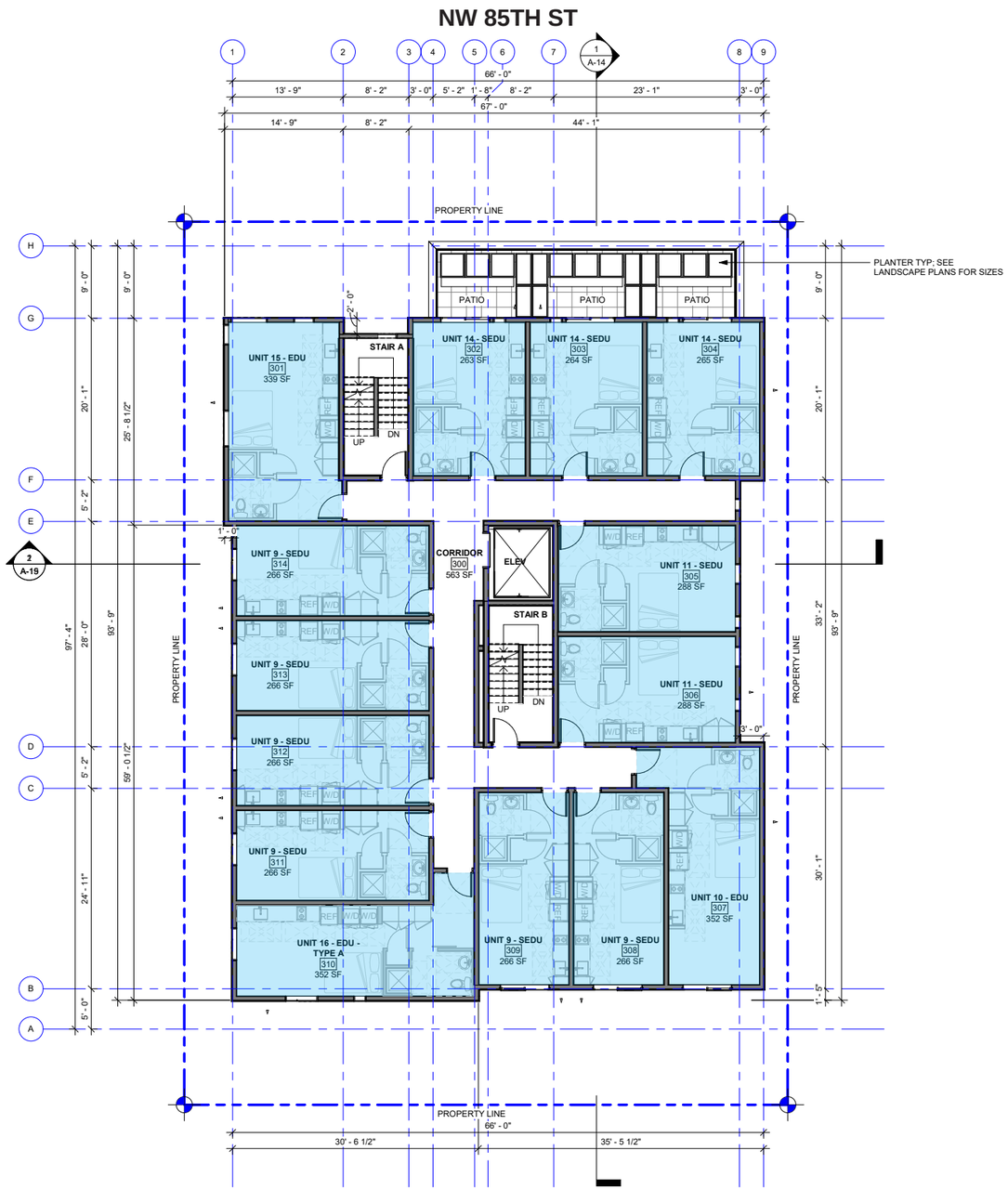


LEVEL 1 PLAN

CIRCULATION SERVICE DWELLING COMMERCIAL AMENITY

LEVEL 2 PLAN

CIRCULATION SERVICE DWELLING COMMERCIAL AMENITY

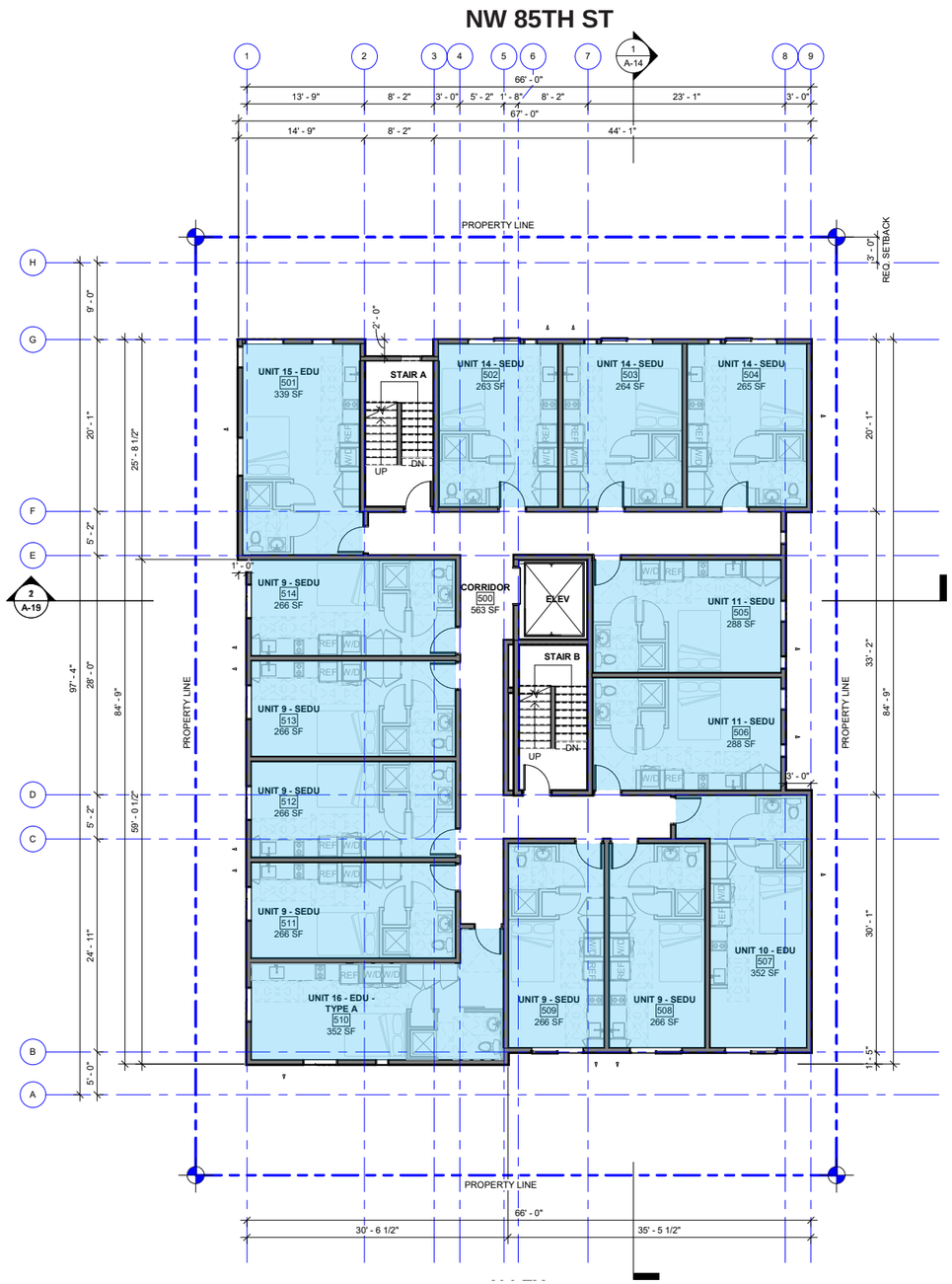


LEVEL 3 PLAN

CIRCULATION SERVICE DWELLING COMMERCIAL AMENITY

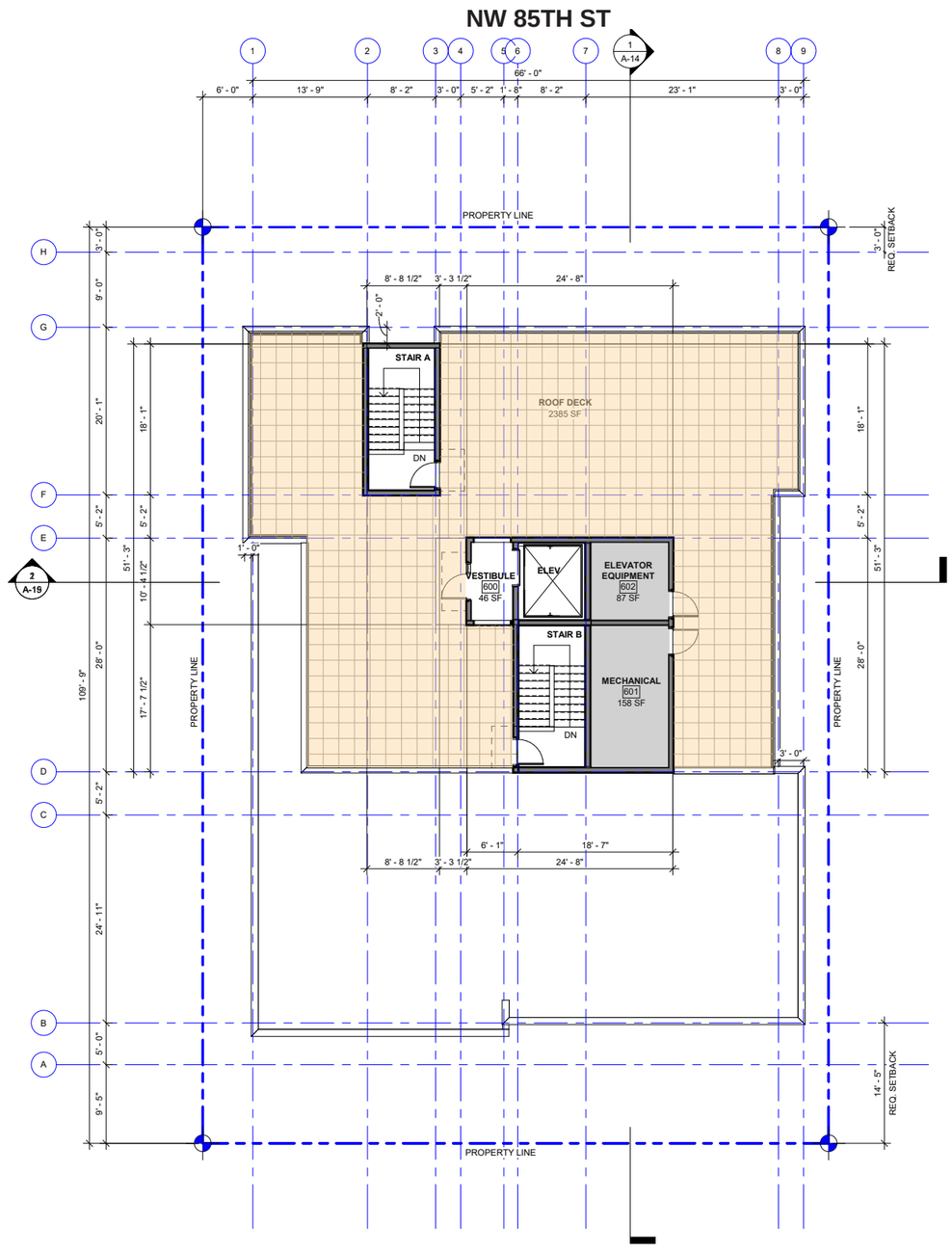
LEVEL 4 PLAN

CIRCULATION SERVICE DWELLING COMMERCIAL AMENITY



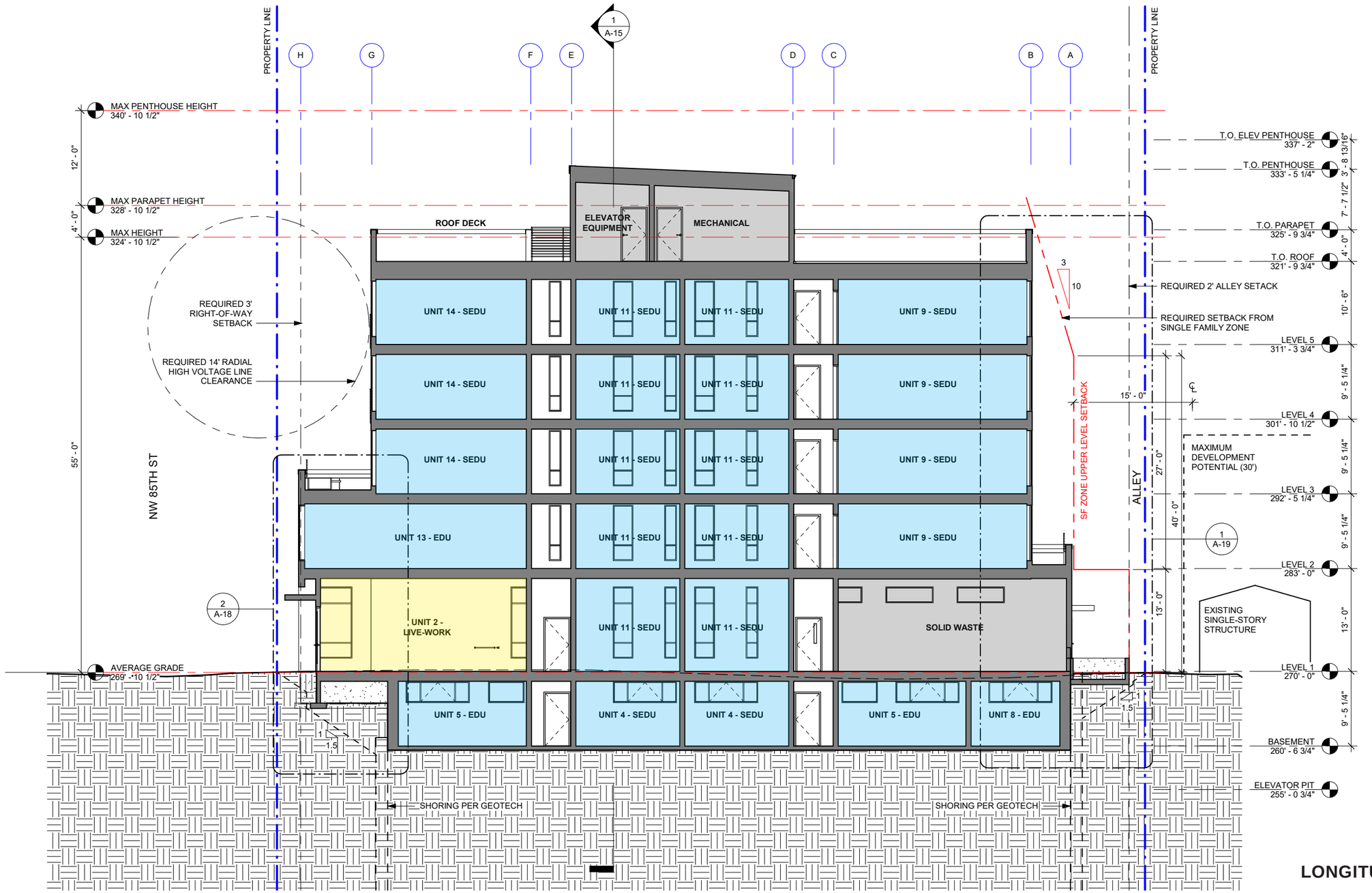
LEVEL 5 PLAN

CIRCULATION SERVICE DWELLING COMMERCIAL AMENITY



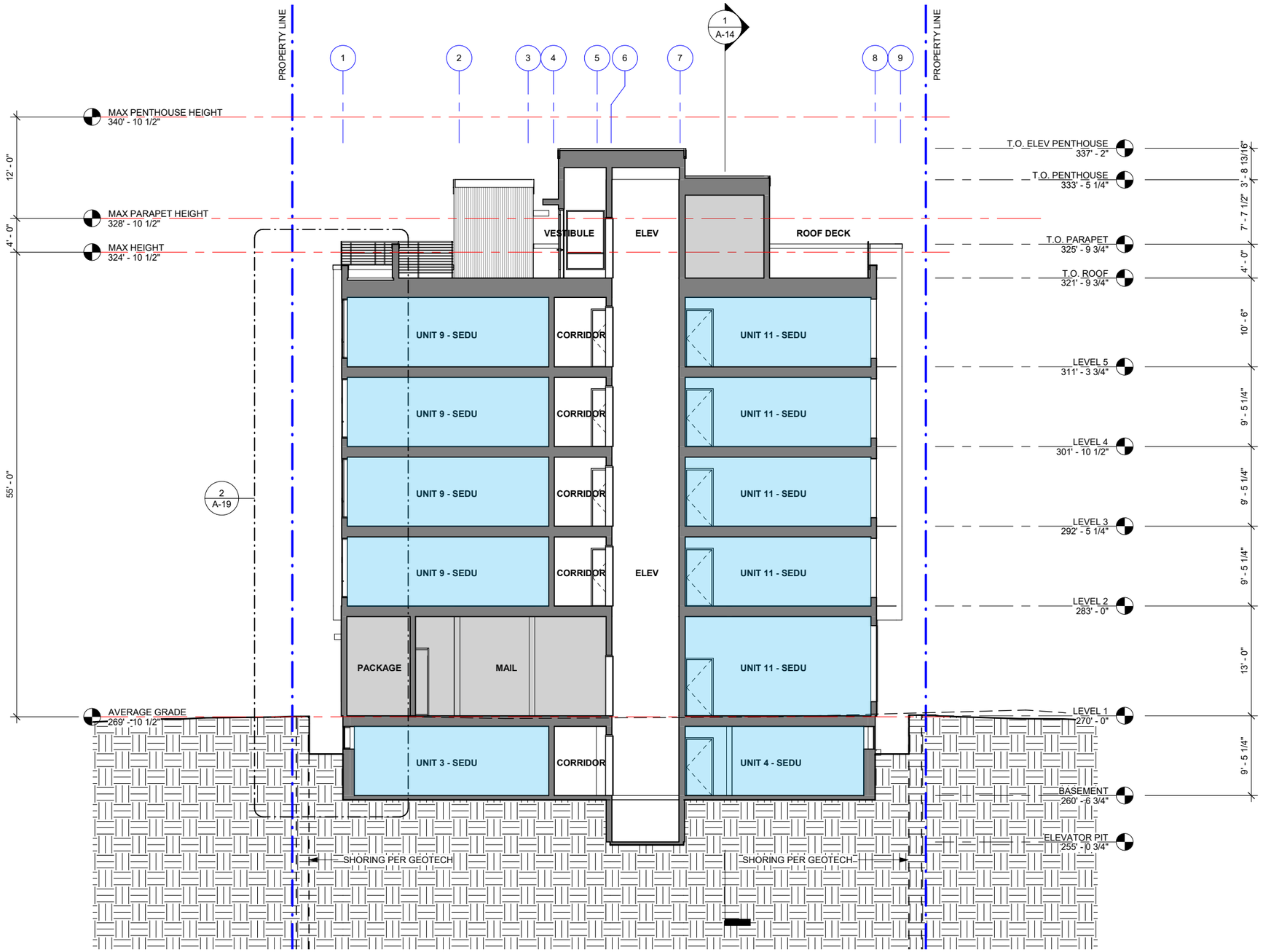
LEVEL 6 PLAN

CIRCULATION SERVICE DWELLING COMMERCIAL AMENITY



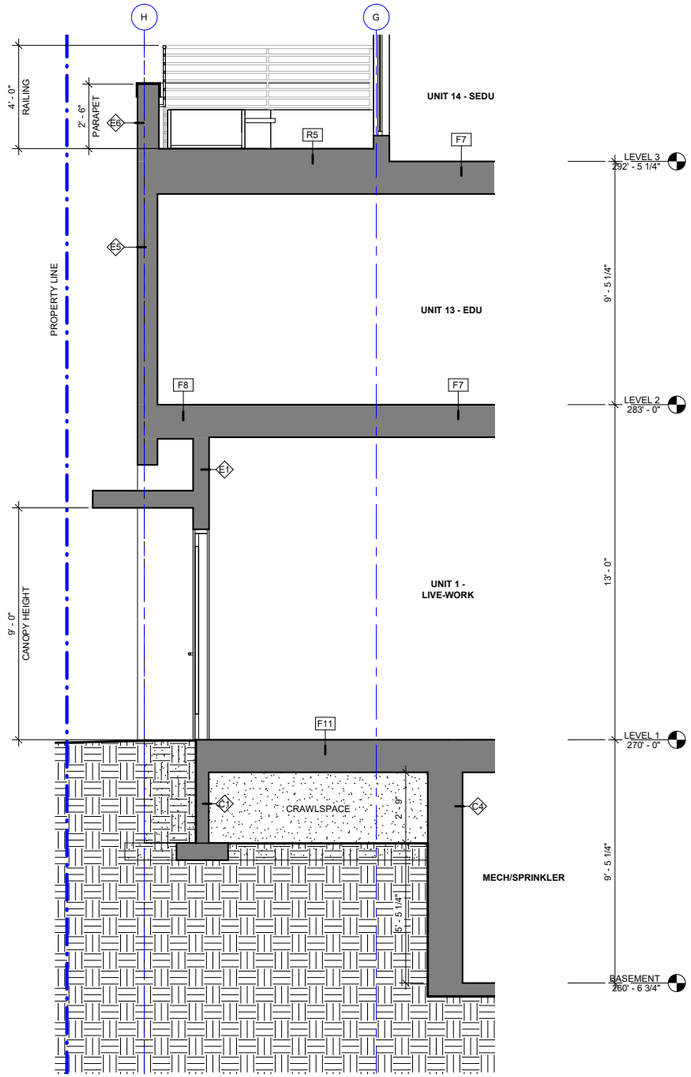
LONGITUDINAL SECTION

CIRCULATION SERVICE DWELLING COMMERCIAL AMENITY

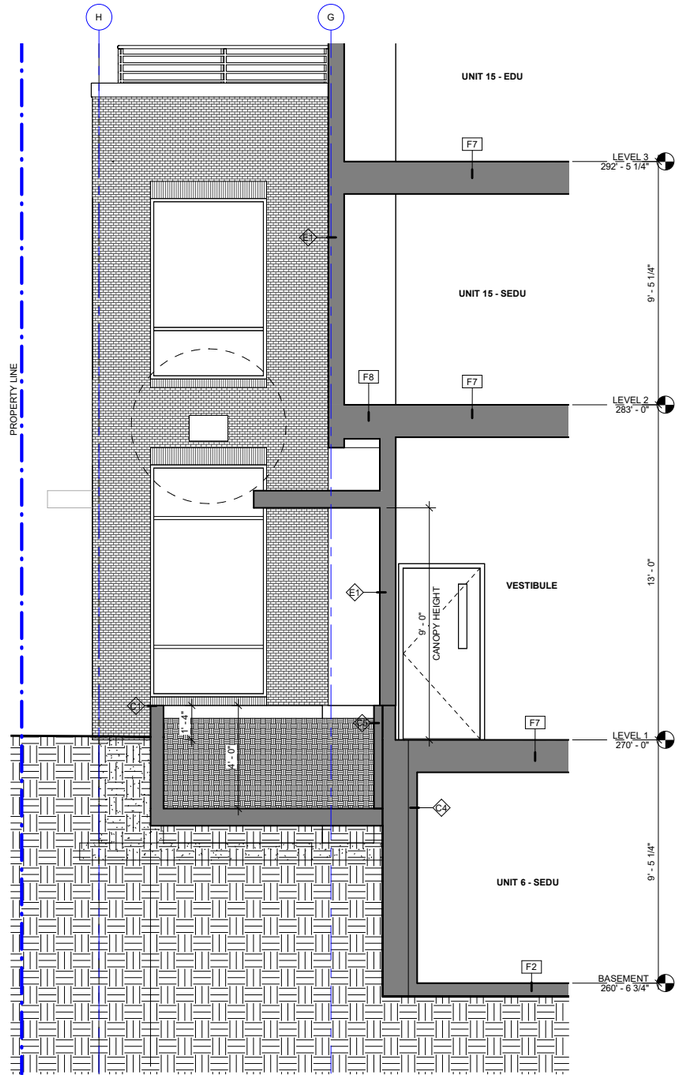


TRANSVERSE SECTION

CIRCULATION SERVICE DWELLING COMMERCIAL AMENITY

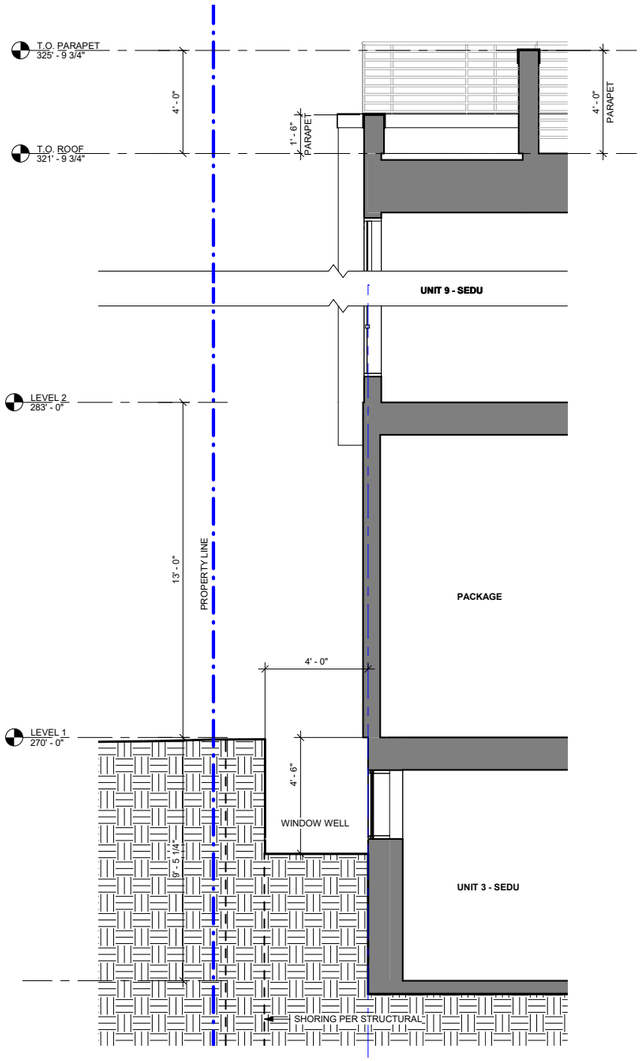


2 **SECTION AT LIVEWORK**
SCALE: 3/8" = 1'-0"

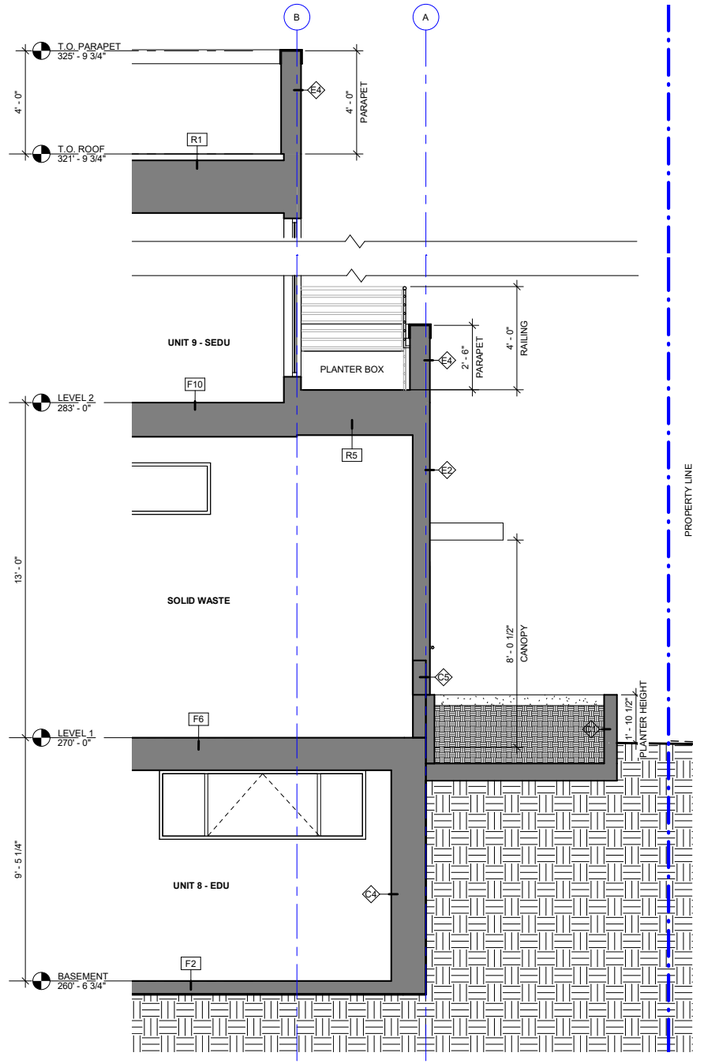


1 **SECTION AT ENTRY**
SCALE: 3/8" = 1'-0"

ENLARGED SECTIONS



2 **SECTION AT WINDOW WELL**
SCALE: 3/8" = 1'-0"



1 **SECTION AT SOLID WASTE**
SCALE: 3/8" = 1'-0"

ENLARGED SECTIONS

RENDERED NORTH ELEVATION

A — **METAL PANEL**
THE BRYER COMPANY
SYMMETRY SERIES - CITYSCAPE

B — **BRICK**
MUTUAL MATERIALS
COAL CREEK

C E — **FIBER CEMENT PANEL**
SHERWIN WILLIAMS
SNOWBOUND

D F — **FIBER CEMENT PANEL**
SHERWIN WILLIAMS
TRICORN BLACK

G — **CONCRETE**
GRAY TEXTURE

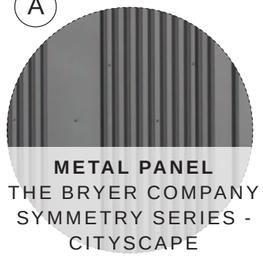
J — **METAL AWNING**
PAINTED TO MATCH
TRICORN BLACK

H — **METAL BALCONY**
PAINTED TO MATCH
TRICORN BLACK

K	METAL CAP FLASHING
L	VINYL SLIDING DOOR
M	VINYL WINDOW, WHITE
N	VINYL WINDOW, BLACK
P	ALUMINUM DOOR, BLACK
Q	ALUMINUM STOREFRONT SYSTEM
R	ALUMINUM VENT SHROUD

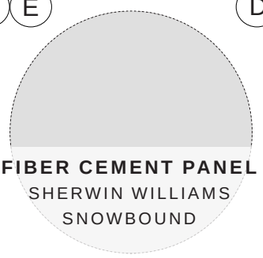
SEE PAGE 45 FOR LIGHTING
SEE PAGE 41 FOR SIGNAGE

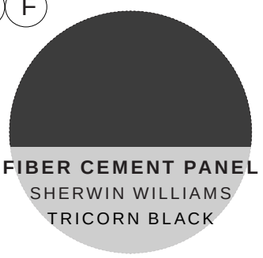
RENDERED WEST ELEVATION

A

METAL PANEL
THE BRYER COMPANY
SYMMETRY SERIES - CITYSCAPE

B

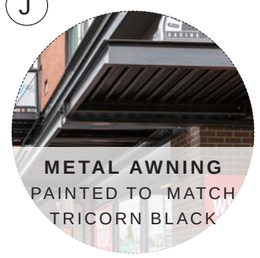
BRICK
MUTUAL MATERIALS
COAL CREEK

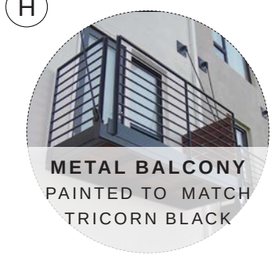
C E

FIBER CEMENT PANEL
SHERWIN WILLIAMS
SNOWBOUND

D F

FIBER CEMENT PANEL
SHERWIN WILLIAMS
TRICORN BLACK

G

CONCRETE
GRAY TEXTURE

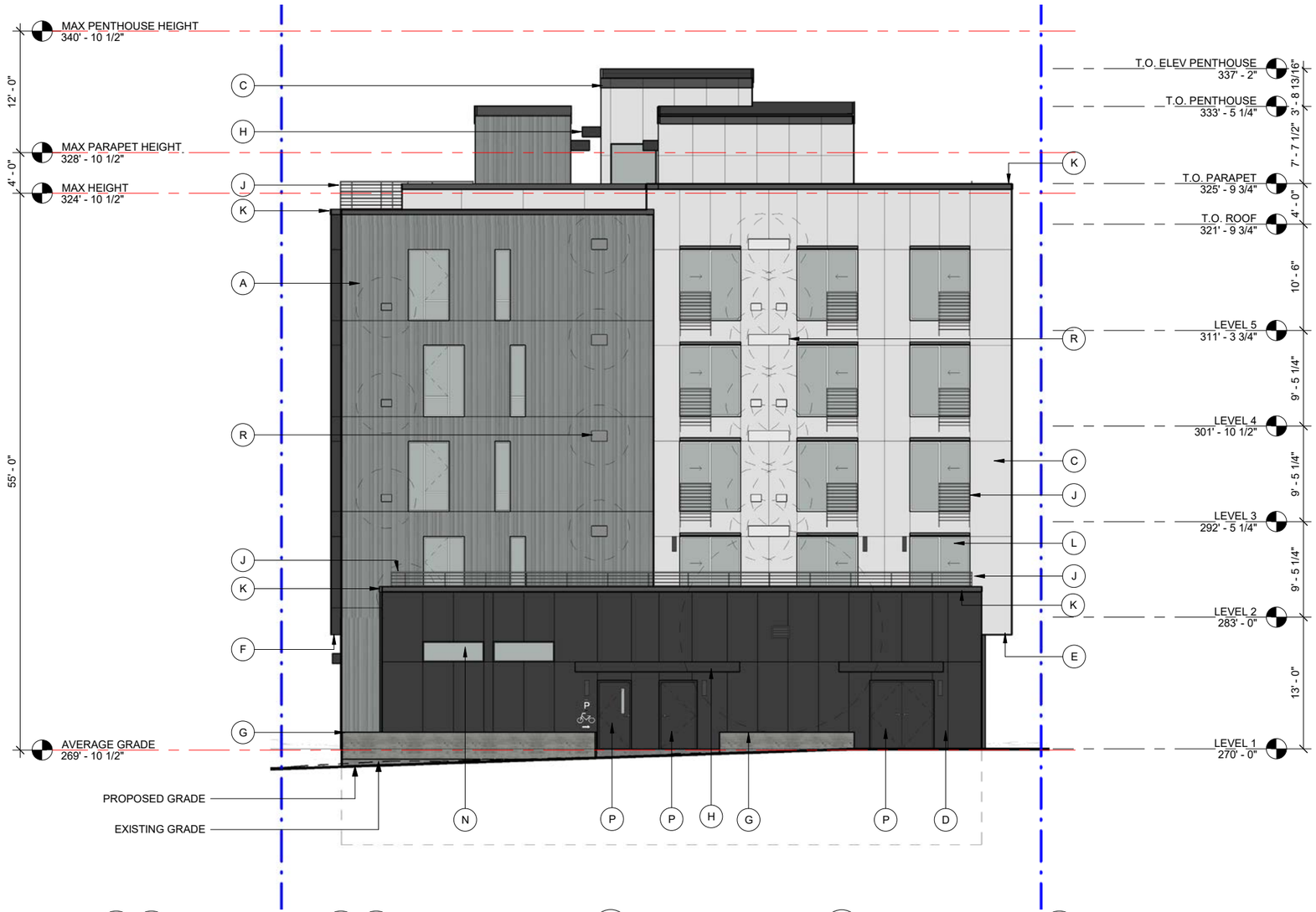
J

METAL AWNING
PAINTED TO MATCH
TRICORN BLACK

H

METAL BALCONY
PAINTED TO MATCH
TRICORN BLACK

K METAL CAP FLASHING
L VINYL SLIDING DOOR
M VINYL WINDOW, WHITE
N VINYL WINDOW, BLACK
P ALUMINUM DOOR, BLACK
Q ALUMINUM STOREFRONT SYSTEM
R ALUMINUM VENT SHROUD

SEE PAGE 45 FOR LIGHTING
SEE PAGE 41 FOR SIGNAGE

RENDERED
SOUTH ELEVATION



A
METAL PANEL
THE BRYER COMPANY
SYMMETRY SERIES -
CITYSCAPE

B
BRICK
MUTUAL MATERIALS
COAL CREEK

C E
FIBER CEMENT PANEL
SHERWIN WILLIAMS
SNOWBOUND

D F
FIBER CEMENT PANEL
SHERWIN WILLIAMS
TRICORN BLACK

G
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GRAY TEXTURE

J
METAL AWNING
PAINTED TO MATCH
TRICORN BLACK

H
METAL BALCONY
PAINTED TO MATCH
TRICORN BLACK

K	METAL CAP FLASHING
L	VINYL SLIDING DOOR
M	VINYL WINDOW, WHITE
N	VINYL WINDOW, BLACK
P	ALUMINUM DOOR, BLACK
Q	ALUMINUM STOREFRONT SYSTEM
R	ALUMINUM VENT SHROUD

SEE PAGE 45 FOR LIGHTING
SEE PAGE 41 FOR SIGNAGE

RENDERED EAST ELEVATION

A — **METAL PANEL**
THE BRYER COMPANY
SYMMETRY SERIES - CITYSCAPE

B — **BRICK**
MUTUAL MATERIALS
COAL CREEK

C E — **FIBER CEMENT PANEL**
SHERWIN WILLIAMS
SNOWBOUND

D F — **FIBER CEMENT PANEL**
SHERWIN WILLIAMS
TRICORN BLACK

G — **CONCRETE**
GRAY TEXTURE

J — **METAL AWNING**
PAINTED TO MATCH
TRICORN BLACK

H — **METAL BALCONY**
PAINTED TO MATCH
TRICORN BLACK

K	METAL CAP FLASHING
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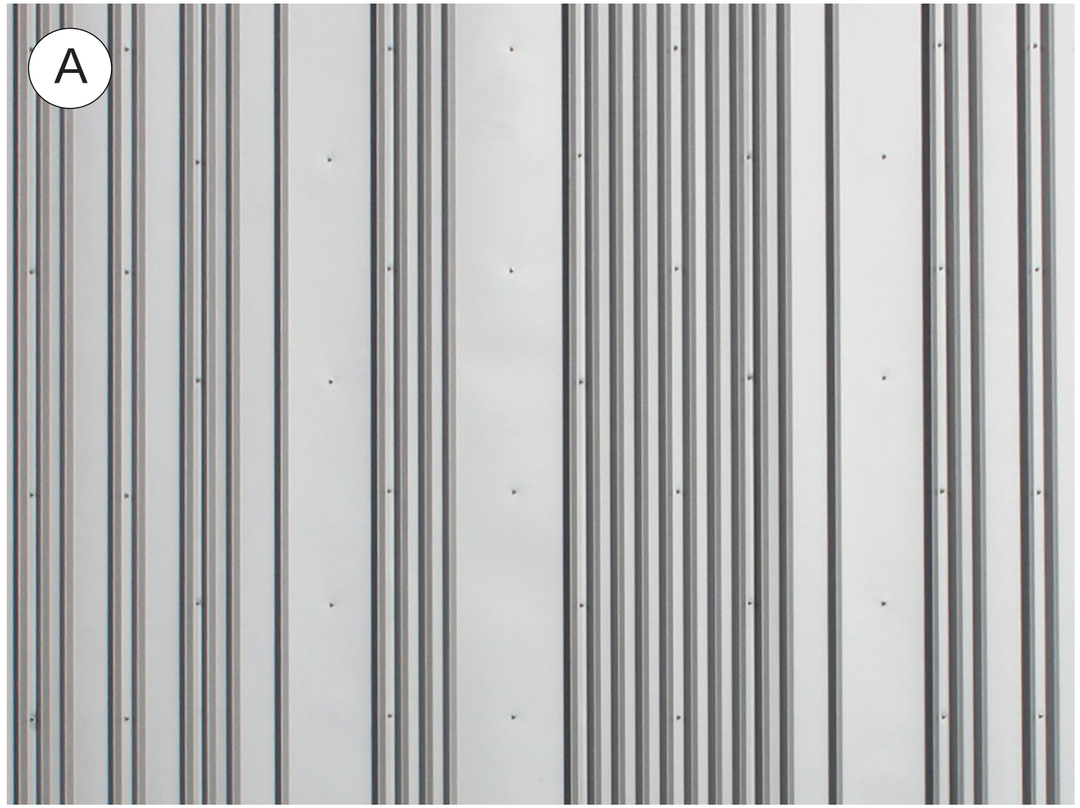
R	ALUMINUM VENT SHROUD

SEE PAGE 45 FOR LIGHTING
SEE PAGE 41 FOR SIGNAGE



C O N E ARCHITECTURE

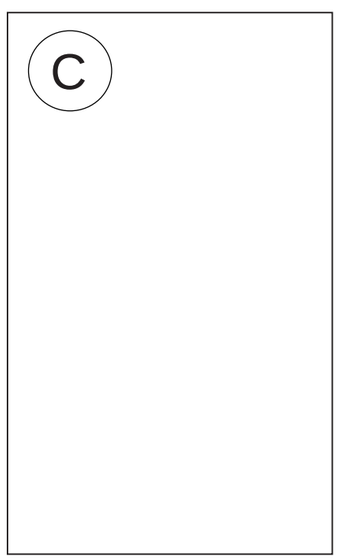
325 NW 85TH STREET 3036520-LU MATERIAL BOARD

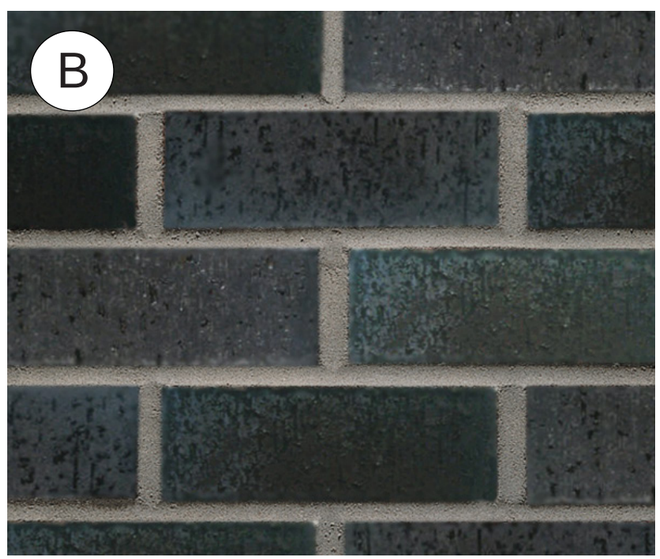
A **METAL SIDING,**
THE BRYER COMPANY, SYMMETRY SERIES, CITYSCAPE

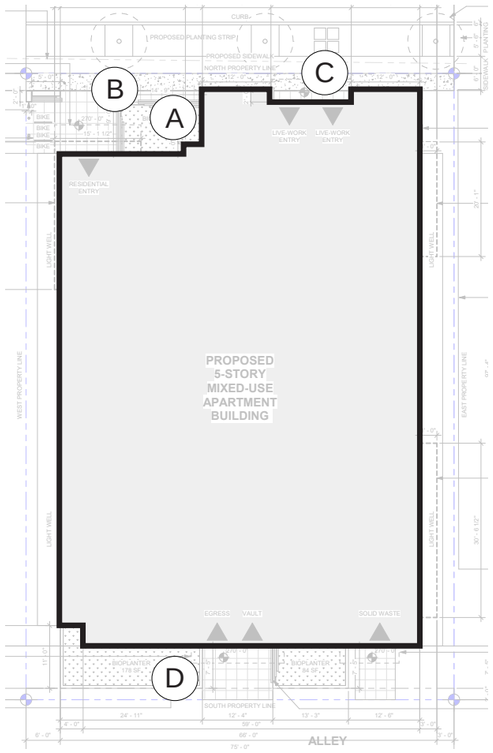
B **BRICK**
MUTUAL MATERIALS, COAL CREEK

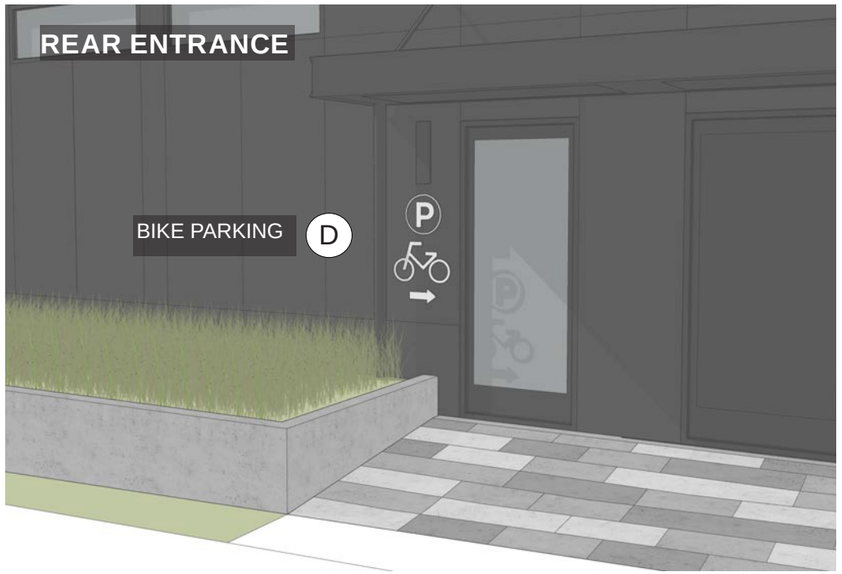
C **FIBER CEMENT PANEL**
PAINTED SNOWBOUND

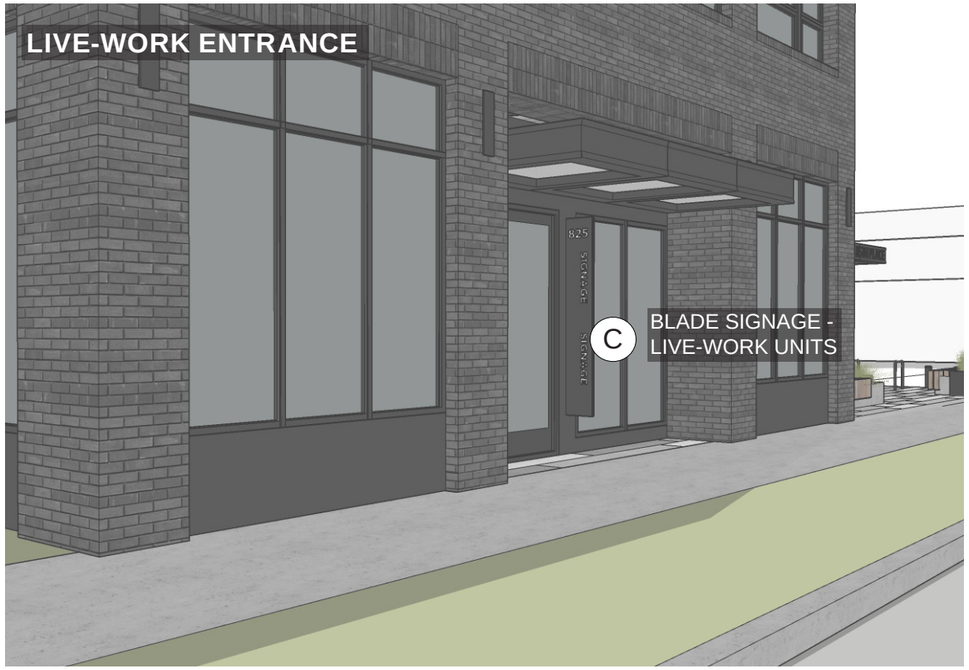
D **FIBER CEMENT PANEL**
TRICORN BLACK



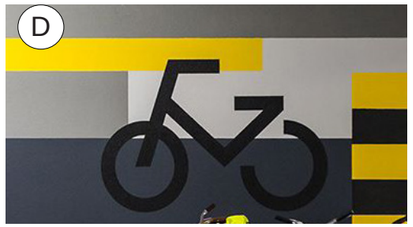








COMPLETED EXAMPLES:





















PLANT SCHEDULE

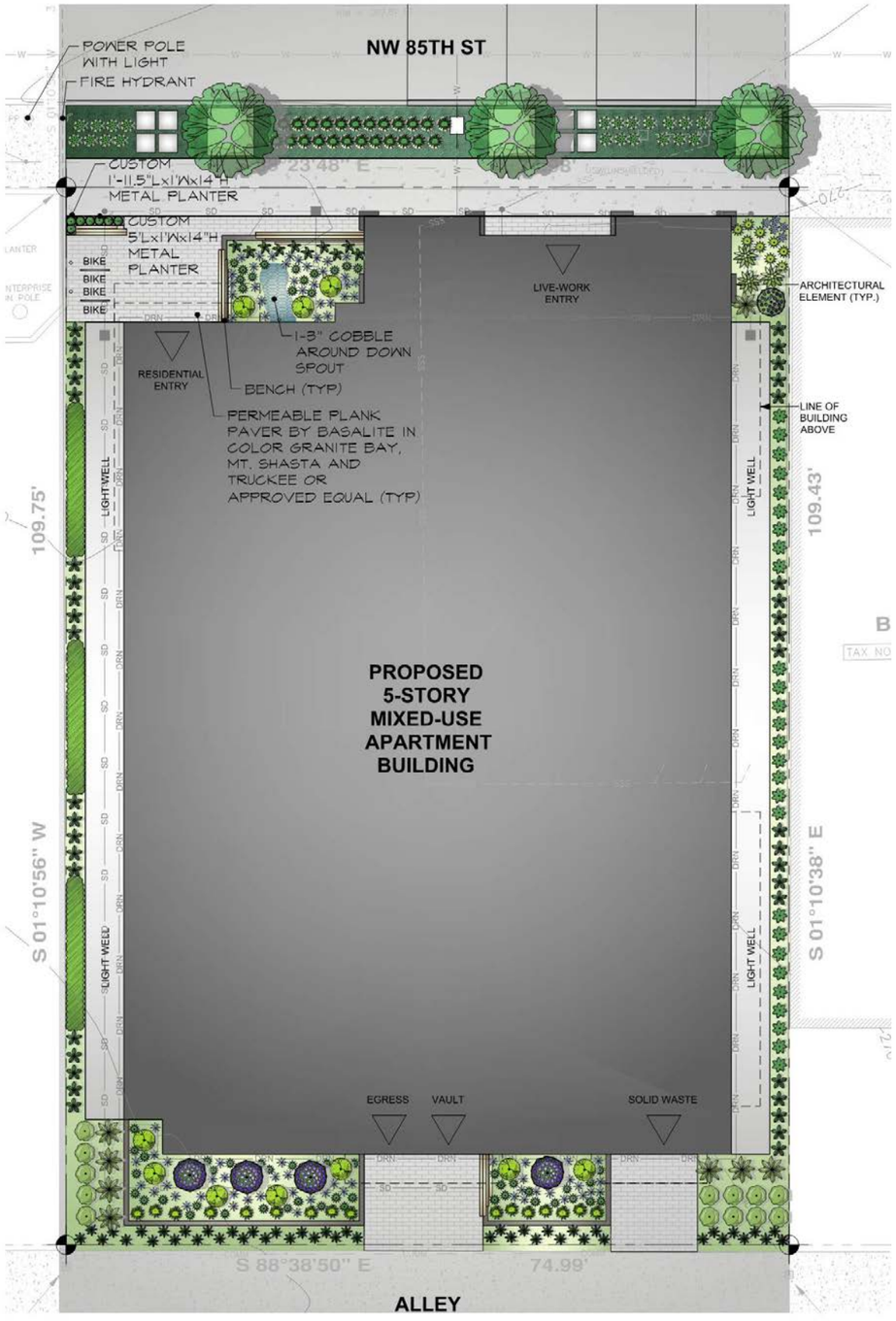
TREES	BOTANICAL / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	QTY
	Ulmus 'Frontier' / Frontier Elm Street Tree	2"- 2.5" Cal	No	No	3

SHRUBS	BOTANICAL / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	QTY
	Beesia deltophylla / Beesia	1 gal	Yes	No	27
	Bergenia cordifolia 'Winterglut' / Winterglow Bergenia	1 gal	Yes	No	21
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal	Yes	No	35
	Calluna vulgaris 'Firefly' / Heather	1 gal	Yes	No	16
	Carex morrowii 'Ice Dance' / Ice Dance Japanese Sedge	1 gal	Yes	No	24
	Carex oshimensis 'Everillo' / Everillo Japanese Sedge	1 gal	Yes	No	2 / 9
	Carex testacea / Orange Sedge	1 gal	Yes	No	22
	Ceanothus thyrsiflorus 'Diamond Heights' / Diamond Heights Ceanothus	1 gal	Yes	No	34
	Cordyline x 'Pink Passion' / Dracaena	1 gal	Yes	No	22
	Equisetum hyemale / Horsetail Reed Grass	1 gal	Yes	No	2 / 25
	Lavandula angustifolia 'Hidcote Blue' / Hidcote Blue Lavender	1 gal	Yes	No	15
	Liriope muscari 'Big Blue' / Big Blue Lilyturf	1 gal	Yes	No	2 / 160
	Lonicera pileata 'Moss Green' / Moss Green Honeysuckle	2 gal	Yes	No	13
	Mahonia eurybracteata 'Soft Caress' / Mahonia Soft Caress	2 gal	Yes	No	8
	Nandina domestica 'Gulf Stream' TM / Heavenly Bamboo	2 gal	Yes	No	17
	Ophiopogon planiscapus 'Nigrescens' / Black Mondo Grass	1 gal	Yes	No	2 / 21
	Pieris japonica 'Cavatine' / Lily of the Valley Bush	3 gal	Yes	No	3
	Polystichum munitum / Western Sword Fern	1 gal	Yes	Yes	40
	Rhododendron x 'Ramapo' / Ramapo Rhododendron	3 gal	Yes	No	2 / 1
	Rosmarinus officinalis 'Prostratus' / Creeping Rosemary	1 gal	Yes	No	32

BIORETENTION	BOTANICAL / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	QTY
	Acorus gramineus 'Ogon' / Golden Variegated Sweetflag	1 gal	Yes	No	16
	Carex obnupta / Slough Sedge	1 gal	Yes	Yes	53
	Cornus alba 'Gouchaultii' / Goldenleaf Dogwood	5 gal	Yes	No	2 / 10
	Juncus inflexus 'Blue Arrow' / Blue Arrow Juncus	1 gal	Yes	No	75
	Polygonatum odoratum / Solomon's Seal	1 gal	Yes	Yes	10
	Sambucus nigra 'Black Lace' / Black Lace Elderberry	5 gal	Yes	No	4

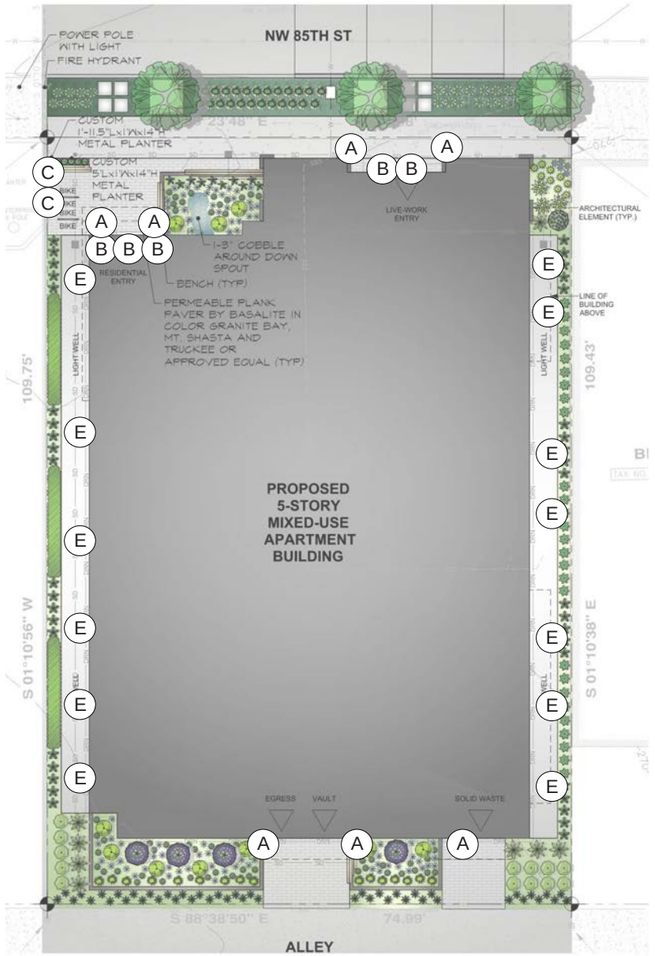
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	SPACING	QTY
	Ajuga reptans / Bugleweed	4"pot	Yes	No	24" o.c.	46
	Sagina subulata 'Aurea' / Scotch Moss	4"pot	Yes	No	18" o.c.	2 / 6
	Vinca minor 'Bowles Blue' / Dwarf Periwinkle	4"pot	Yes	No	24" o.c.	24

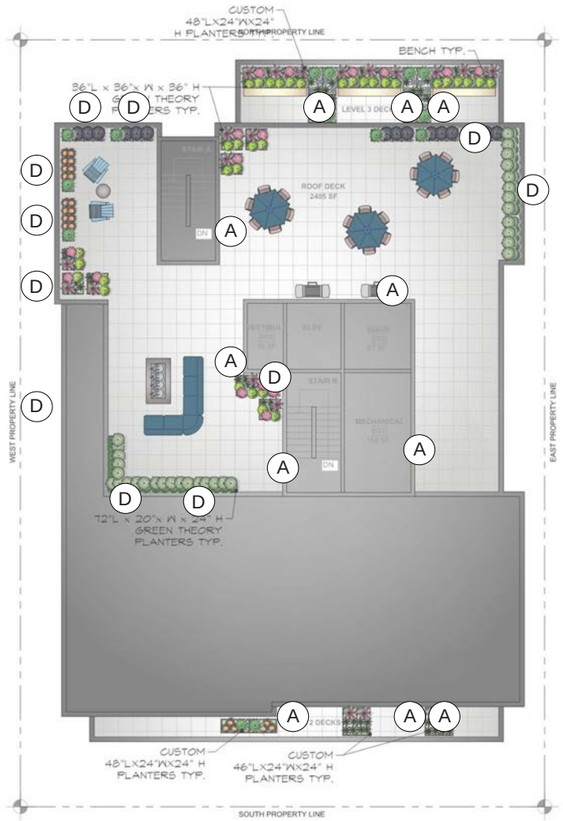
SITE	BOTANICAL / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	SPACING	QTY
	Cobble 1"-3"	N/A				2 / 16 sf



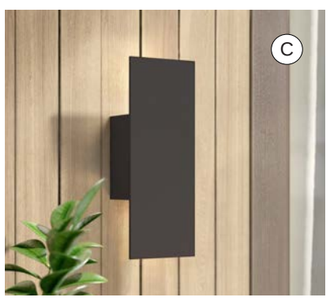
LANDSCAPE PLAN

ROOF AMENITY PLAN





PROPOSED LIGHTING



A **WALL SCONCES**

B **RECESSED DOWNLIGHTS**

C **LANDSCAPE BOLLARDS**

D **LANDSCAPE SPOTLIGHTS**

E **LANDSCAPE SPOTLIGHTS**

DEPARTURES REQUESTED

DEPARTURE #1 - UNIT 1

DEPARTURE	REQUIREMENT	REQUEST	RATIONALE
SMC 23.47A.008.E.1 LIVE-WORK NON-RESIDENTIAL	THE NON-RESIDENTIAL PORTIONS OF THE UNIT SHALL EXTEND THE WIDTH OF THE STREET-LEVEL, STREET-FACING FACADE, SHALL EXTEND A MINIMUM DEPTH OF 15 FEET FROM THE STREET-LEVEL, STREET-FACING FACADE, AND SHALL NOT CONTAIN ANY OF THE PRIMARY FEATURES OF THE RESIDENTIAL (LIVE) PORTION OF THE LIVE-WORK UNIT, SUCH AS KITCHEN, SLEEPING, OR LAUNDRY FACILITIES, OR BATHROOMS CONTAINING A SHOWER OR BATHTUB.	TO ALLOW THE MINIMUM REQUIRED DEPTH OF THE NON-RESIDENTIAL PORTIONS OF THE LIVE-WORK UNIT FACING NW 85TH ST TO BE REDUCED FROM 15'-0" TO A MINIMUM DEPTH OF 6'-0.75" FOR A WIDTH OF 2'-11.5" (60% REDUCTION) AND 13'-0" FOR A WIDTH OF 3'-4.25" (13.3% REDUCTION). THE AVERAGE DEPTH IS 14.18' (A 5.5% REDUCTION).	THE LIVE-WORK UNIT IS BUILT TO THE SIDEWALK (CS2-I-i-a, CS2-B-2) TO CONNECT THE COMMERCIAL PORTION TO THE STREET. THE RESIDENTIAL ENTRY IS RECESSED FOR A TRANSITION BETWEEN SIDEWALK AND UNIT. IN RESPONSE TO EARLY DESIGN GUIDANCE THE UPPER VOLUME AT THE NORTHWEST CORNER WAS EXTENDED TO THE GROUND TO RESOLVE AND SIMPLIFY THE MASSING (EDG REPORT ITEM 1.C, DC2-A-1). THE BUSINESS PORTION SPANS THE ENTIRE WIDTH OF THE STREET FACING FACADE, WHICH IS HIGHLY TRANSPARENT (DC1-A-1, 3, 4). THERE IS CLEAR SEPARATION BETWEEN THE BUSINESS AND RESIDENTIAL AREAS FOR COMMERCIAL FLEXIBILITY AND RESIDENTIAL PRIVACY. THE TWO AREAS OF THE UNIT THAT DO NOT COMPLY WITH THE 15' BUSINESS DEPTH ARE NARROW AND DO NOT INHIBIT USE OF COMMERCIAL SPACE. OVERALL THE AVERAGE DEPTH OF THE BUSINESS ARE IS 14.18' WHICH IS ONLY 5.5% LESS THAN THE 15' DEPTH REQUIREMENT. THE REDUCTION OF MINIMUM SIZE FOR NONRESIDENTIAL USES IS ENCOURAGED BY THE PHINNEY/GREENWOOD NEIGHBORHOOD DESIGN GUIDELINES BY ACHIEVING A SENSITIVE TRANSITION BETWEEN ZONES. THE DESIGN PROPOSAL HAS AN INCREASED BUILDING SETBACK FROM THE SINGLE FAMILY ZONE AT ALL LEVELS, THE OVERALL BUILDING HEIGHT IS REDUCED AND THE UPPER FLOOR BULK ADJACENT THE SINGLE FAMILY ZONE IS REDUCED. (CSII-i) (CS2-II.I, DC2-A.1, DC2.B.1, CS2-I-I.A)