8730 GREENWOOD AVE N

CONTENTS

ARCHITECT | SKIDMORE JANETTE ARCHITECTURE PLANNING & DESIGN

OWNER | WH GREENWOOD II LLC

SDCI PROJECT # | 3036639-EG

EARLY DESIGN GUIDANCE | NORTHWEST DESIGN REVIEW BOARD

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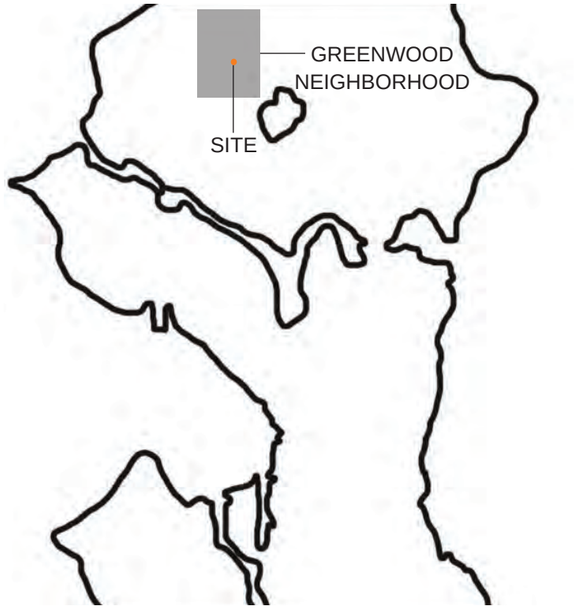


VICINITY MAP

OVERVIEW

Address | 8730 Greenwood Ave N
Site Area | 15,777 SF
Zone | NC2P-65 (M1)
Overlays | Greenwood-Phinney Ridge
Residential Urban Village
Maximum FAR | 4.5
Maximum Height | 65 feet
Proposed # of Dwelling Units | Approx. 145-170
Proposed Commercial SF | Approx. 2,800 SF
Proposed # of Parking Stalls | Approx. 22, None Required

OBJECTIVES

The proposed development, replacing an existing surface parking lot along the north edge of the Greenwood neighborhood's charming retail core,will extend the street-level commercial further along Greenwood Ave N. The project will provide strives to emulate the patterns, materials, and scale of the successful commercial spaces along the Greenwood corridor. Above the retail, housing takes advantage of the transit access and walkable nature of the area to allow residents to "live where they work", utilize local amenities and businesses, and increase the vibrancy of the neighborhood. The proposed development will act as a complement to the adjacent, larger development to the south, pulling program, design, and materiality cues to strengthen the presence of both project's in the community.

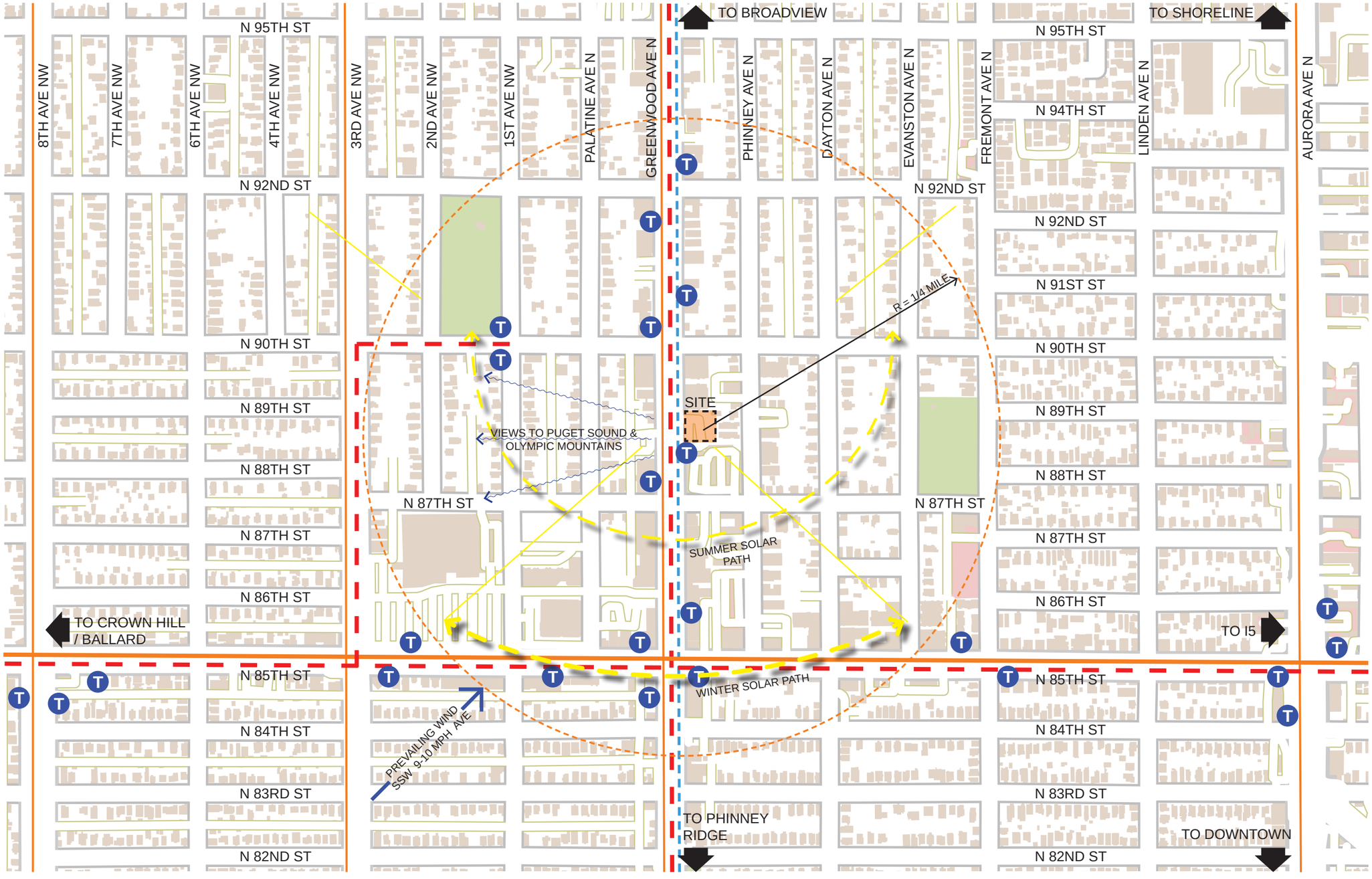
AERIAL MAP

GREENWOOD NEIGHBORHOOD - SEATTLE, WA

CIRCULATION, TRANSIT, & ENVIRONMENTAL ANALYSIS

KEY

- MAIN ARTERIAL
- SECONDARY ARTERIAL
- BIKE ROUTE / LANES
- NEARBY TRANSIT STOP
- TRANSIT ROUTE



NEIGHBORHOOD AMENITIES & OPEN SPACE

1 SANDEL PARK

2 GREENWOOD PARK

3 FRED MEYER GROCERY STORE

4 CARKEEK PARK

5 ALICE BALL PARK

6 85TH + GREENWOOD AVE PEDESTRIAN CORE

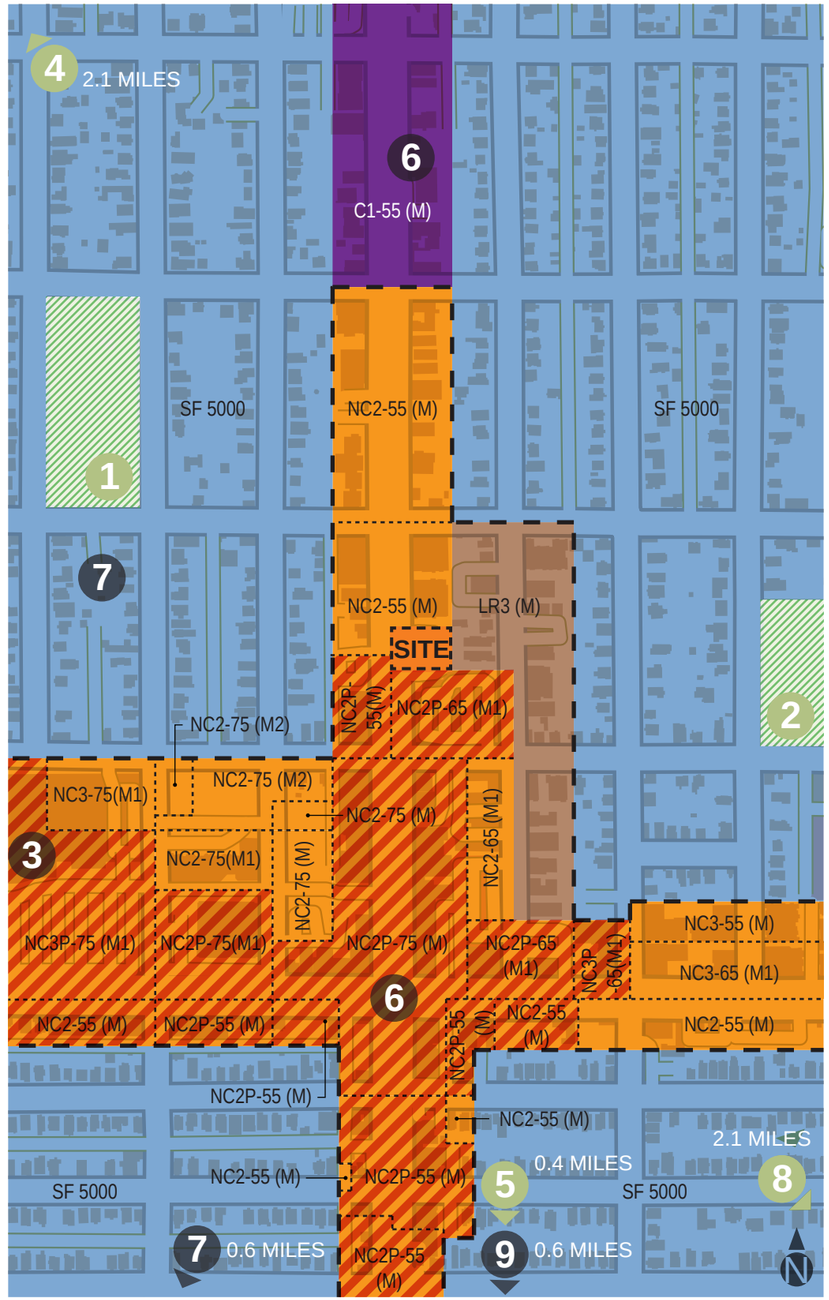
7 GREENWOOD ELEMENTARY

8 GREEN LAKE PARK

9 GREENWOOD PUBLIC LIBRARY

KEY

- SF
- LR ZONES
- NC
- C
- CITY PARK
- PEDESTRIAN DESIGNATED ZONES
- SITE
- BOUNDARIES BETWEEN ZONING
- RESIDENTIAL URBAN VILLAGE BOUNDARY



ADJACENT USES - PLAN

KEY

- MULTI-FAMILY
- MIXED USE
- COMMERCIAL
- # PROPOSED / EXISTING MULTI-FAMILY & MIXED USE DEVELOPMENT (SEE PAGE 8)
- SINGLE FAMILY
- PROPOSED / IN PROGRESS
- PARK / OPEN SPACE

ADJACENT USES - PLAN

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- PARK / OPEN SPACE
- # PROPOSED / EXISTING MULTI-FAMILY & MIXED USE DEVELOPMENT (SEE PAGE 8)

EXISTING OR PROPOSED ARCHITECTURE | GREENWOOD & PHINNEY RIDGE

8704 GREENWOOD AVE N

IMAGE COURTESY OF GGLO

- LARGE WINDOWS / SLENDER WINDOWS
- LARGE FORMS SEPARATED BY RELIEF
- FORMS UNIFIED THROUGH MATERIAL
- PITCHED, RAISED CANOPY

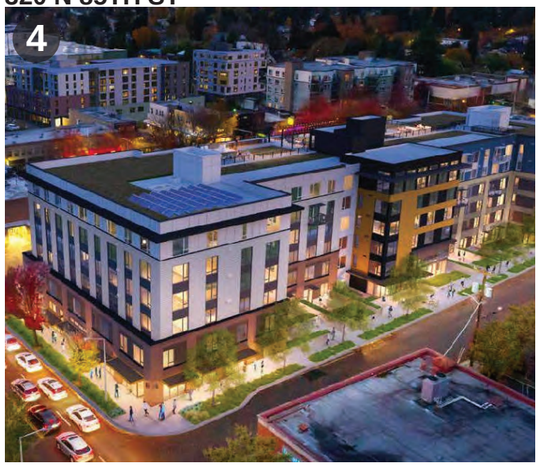
209 N 87TH ST

- LARGE WINDOWS
- CLEAR MASSING VOLUMES, DEFINED BY MATERIAL / COLOR
- BOLD ACCENT COLOR
- HIGH TRANSPARENCY AT STREET LEVEL

8612 PALATINE AVE N

- LARGE WINDOWS
- UPPER LEVEL SETBACKS / MATERIAL CHANGE
- DURABLE, HIGH QUALITY MATERIALS
- DEFINED CORNICE / EAVE

320 N 85TH ST

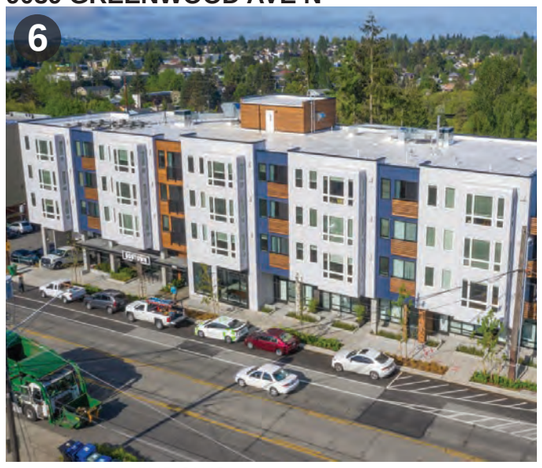


- LARGE WINDOWS
- FORMS DIFFERENTIATED BY COLOR AND DIRECTION OF FENESTRATION
- FORMS UNIFIED BY ROOFLINE AND PEDESTRIAN AMENITIES

121 NW 85TH ST

- LARGE WINDOWS
- CLEAR MASSING VOLUMES, DEFINED BY MATERIAL AND COLOR
- BOLD ACCENT COLOR
- HIGH TRANSPARENCY AT STREET LEVEL

9039 GREENWOOD AVE N



- LARGE WINDOWS
- DURABLE, HIGH QUALITY MATERIALS
- CLEAR MASSING VOLUMES, DEFINED BY MATERIAL / COLOR

7903 GREENWOOD AVE N

- LARGE WINDOWS
- 3 DISTINCT FORMS (BASE, MIDDLE, TOP)
- UPPER LEVEL SETBACK
- HIGH CONTRAST COLOR PALETTE

8403 GREENWOOD AVE N

- LARGE WINDOWS
- HIGH TRANSPARENCY AT STREET LEVEL
- SIMPLE MASSING

EXISTING ARCHITECTURE | IMMEDIATE VICINITY

1

2

3

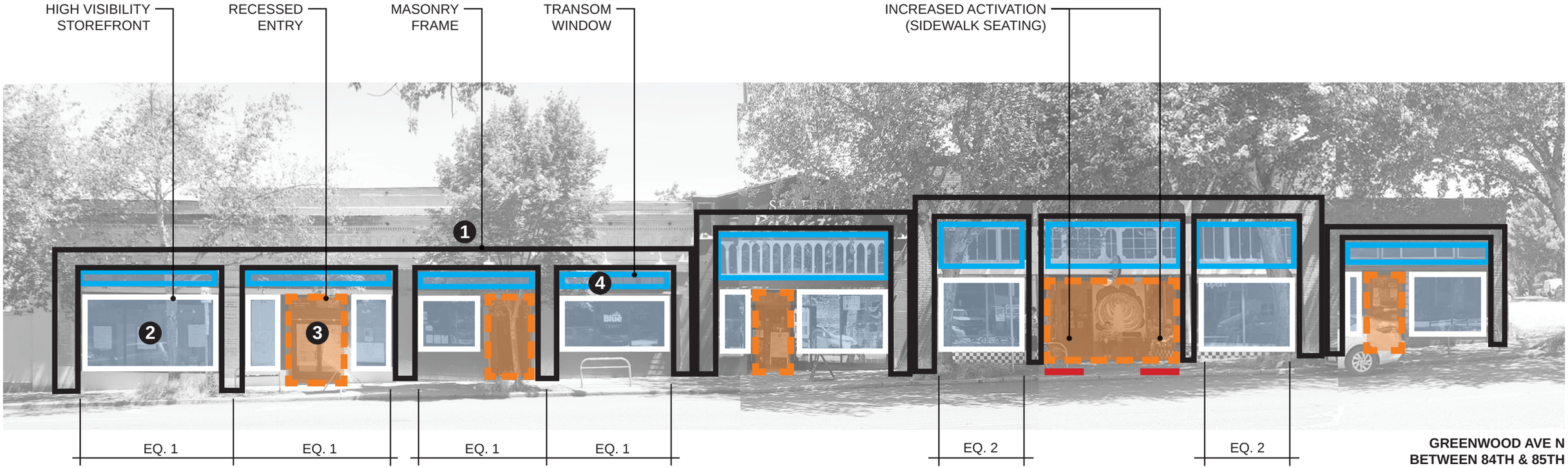
4

5

6

IMAGE COURTESY OF GGLO

RETAIL RHYTHMS | EXISTING



GREENWOOD AVE N
BETWEEN 84TH & 85TH

CONCLUSIONS |

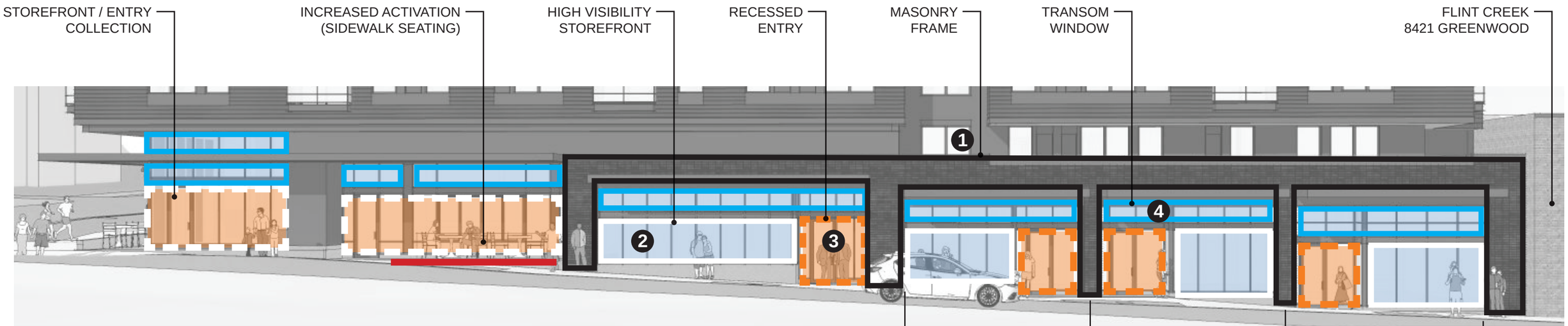
1. The Greenwood retail corridor is defined by small scale retail “bays” with high transparency storefront, entries and transoms separated by frame elements, often built of masonry, though other materials such as stucco, metal, and wood are common as well. The widths and proportions of the frames vary from building to building, but are typically equally distributed among on the facade when multiple bays occur on the same structure. New development along Greenwood has followed a similar pattern. Establishing a compatible rhythm of bays at a scale that is proportionate to the proposed structure and compatible with the established context will help stitch the storefront into the existing fabric of the neighborhood.

2. Large storefront windows provide visual reciprocity between the interior and exterior spaces and display retail and interior restaurant spaces to pedestrians. Sills are typically low to maximize visibility. Providing these large expanses of glass along the sidewalk on the proposed building will benefit both the neighborhood and future tenants of the retail spaces.

3. Entries, both retail and residential, are typically recessed within the expressed frames. These spaces provide relief along the street edge and visual depth to the street level facades. When expanded beyond just the width of the entry to a full bay, they provide opportunities for the interior uses to spill into the adjacent space in the form of cafe seating or retail displays, providing increased activation at the pedestrian realm. Opportunities to recess entries, or more, should be explored as a means of maintaining and neighborhood patterns and enlivening the neighborhood sidewalks.

4. Due to the high volume of many of the retail spaces, transoms are a common element along the Greewnood Ave storefronts. Often broken into smaller square or vertical panes, the transoms most commonly span entire bays, from pilaster to pilaster, above recessed entries. Newer structures have continued this pattern, with a horizontal mullion separating the street-level storefront into a larger picture glass pane and an upper transom with different patterning. It is approporiate to maintain these arrangement where applicable.

RETAIL RHYTHMS | PROPOSED



8403 GREENWOOD AVE | IMAGE COURTESY OF CLARK DESIGN GROUP

LESS RIGOROUS, DYNAMIC, BAY SPACING AND PILASTER EXPRESSION THAT VARIES

RIGOROUS, UNIFORM BAY SPACING AND PILASTER EXPRESSION ACROSS MAJORITY OF FACADE

8704 GREENWOOD AVE | IMAGE COURTESY OF GGLO

RIGOROUS, UNIFORM BAY SPACING AND PILASTER EXPRESSION ACROSS MAJORITY OF FACADE

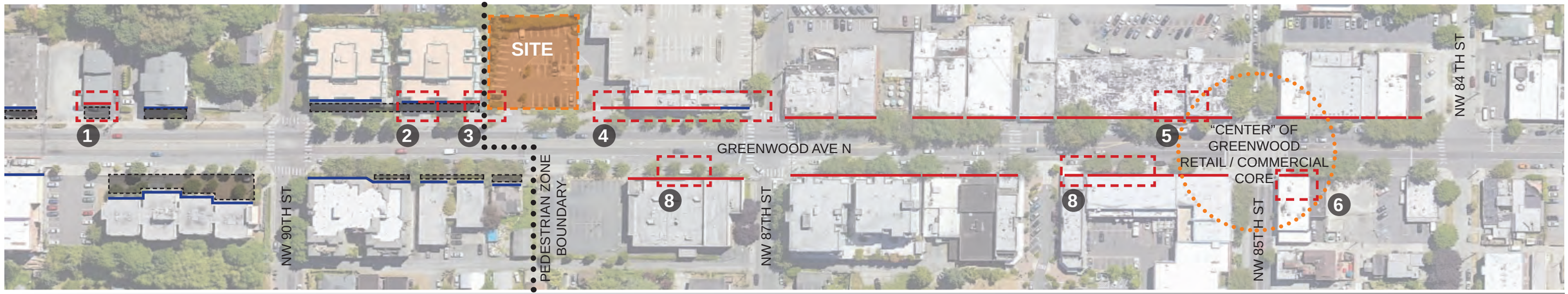
STREETSCAPE ANALYSIS

To the north of the site, the commercial uses disengage from the sidewalk, and spaces between the pedestrian and structures begin to enlarge

A landscape buffer between the sidewalk and property line begins to provide separation from the proposed site and adjacent service uses to the north.

The proposed project to the south of the site retains the rigorous retail bay spacing and strong street edge adjacent to the public sidewalk.

Near 85th / Greenwood is heavily pedestrian focused with wide sidewalks.



ANALYSIS |

The site sits along the Greenwood Ave N commercial corridor. The corridor is "centered at the intersection of Greenwood and NW 85th street, where there is a heavy pedestrian focus and many smaller, individual structures with their own storefront. As Greenwood continues north, the adjacent uses to the street become more residential and recede from the pedestrian realm. Even where commercial uses remain, they setback from the sidewalk edge and create open space, either hardscape or landscape. The proposed sits right at the north edge of the pedestrian zone, where the strong pedestrian focus begins to recede.

CONCLUSIONS |

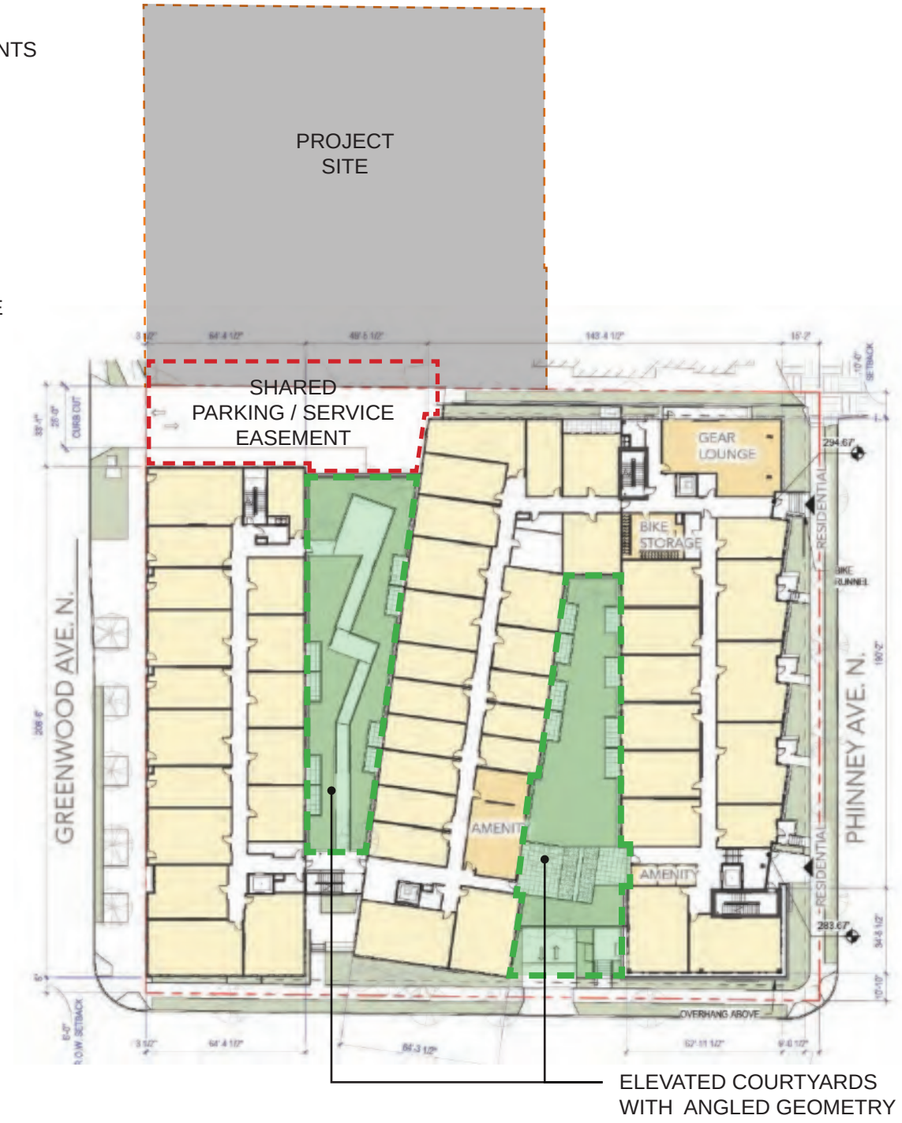
The project site street frontage should look to continue the positive, pedestrian focused trends of the main commercial core, while also aiding in the transition to the more residential, open spaces to the north. Locating the lobby on the north end to maintain the continuous commercial use from the adjacent building to the south allows the pedestrian focused atmosphere and retail rhythms to extend north. The lobby itself can serve as a connection between the commercial use and the adjacent residential uses to the north.

Newer construction along the Greenwood corridor maintains similar rhythms and materials to continue the pedestrian experience and amenities (high transparency, weather protection)

Many smaller retail bays and storefronts encourage strolling and interaction between the retail spaces and public realm.

At the center of the commercial / retail core structures are pedestrian scaled and high transparency, defining the established rhythm.

PHASE 1 ANALYSIS

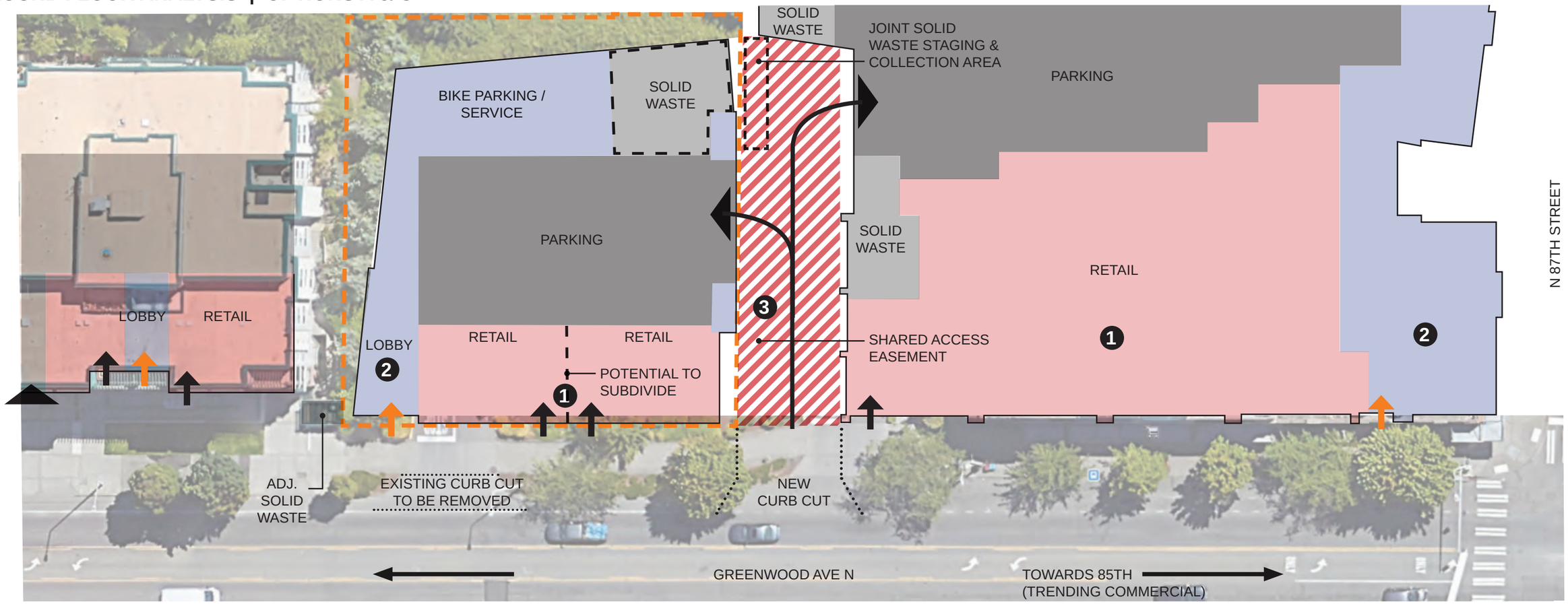


RELATIONSHIP TO “PHASE 1”

The project site is directly adjacent to a larger, nearly 300 unit development that has been approved and will soon start construction. The proposed project will serve as a “phase 2” to “The Hemlock” apartments, with certain “shared” program elements, such as parking and service access. The goal and design intent is a relationship between the two that is distinct but complimentary.
The proposed design will seek to emulate certain design elements from The Hemlock :

- Single-story, brick pilaster framed storefront are common along the Greenwood commercial core, and a large part of the neighborhood’s identity. The Hemlock has continued this expression in a modern way that respects the materiality, proportions, and architectural presence of the historic structures. The proposed project will continue this expression, looking at both the Hemlock and historical facades to draw proportions from.
- Large, elevated courtyards with angled geometry define the Hemlock’s overall massing, dissolving the residential volumes into three separate volumes marching up the hill. The courtyards provide light and air to the residential units in addition to reducing the height, bulk, and scale of the structure. The proposed design options seek to utilize these elevated courtyards to provide light and air to units, as well as providing relief from adjacent properties. Preferred options further reinforces this connection by aligning the courtyard with the adjacent Hemlock’s open space, strengthening the overall connection between the two projects.
- The material palette for the Hemlock consists of brick, glass, and dark steel at the ground floor, with lighter, neutral colored siding on the upper volumes. Wood toned soffits on the roof and darker color accents break up the upper volumes. To remain compatible, the project will continue the brick and glass elements at the sidewalk level. The upper volumes will be clad in similar neutral colors with natural accents. To help differentiate from the Hemlock, the project will use overall darker tones offset by large glazing.

GROUND FLOOR ANALYSIS | OPTIONS A & C



CONCLUSIONS |

The proposed project is linked and informed by the adjacent project to the west. Both line Greenwood Ave N w/ retail (1) and utilize a shared easement (3) to access parking and services. Creating a consistent storefront that reflects the retail driven, pedestrian focused design of Greenwood and is also compatible with the site opportunities and constraints is critical.

1. RETAIL SPACE | The proposed structure has approximately 2,500 SF of retail fronting Greenwood Ave. The proposed adjacent project has a substantially larger commercial space intended to be a grocery store. The smaller scale retail in the proposed structure will complement the larger use and has the opportunity to remain one unified space, or be broken into two smaller spaces that are consistent with other similar sized spaces along the Greenwood Ave corridor. Locating the retail on the south edge of the site establishes a strong connection between the two projects and a consistent pedestrian streetscape.

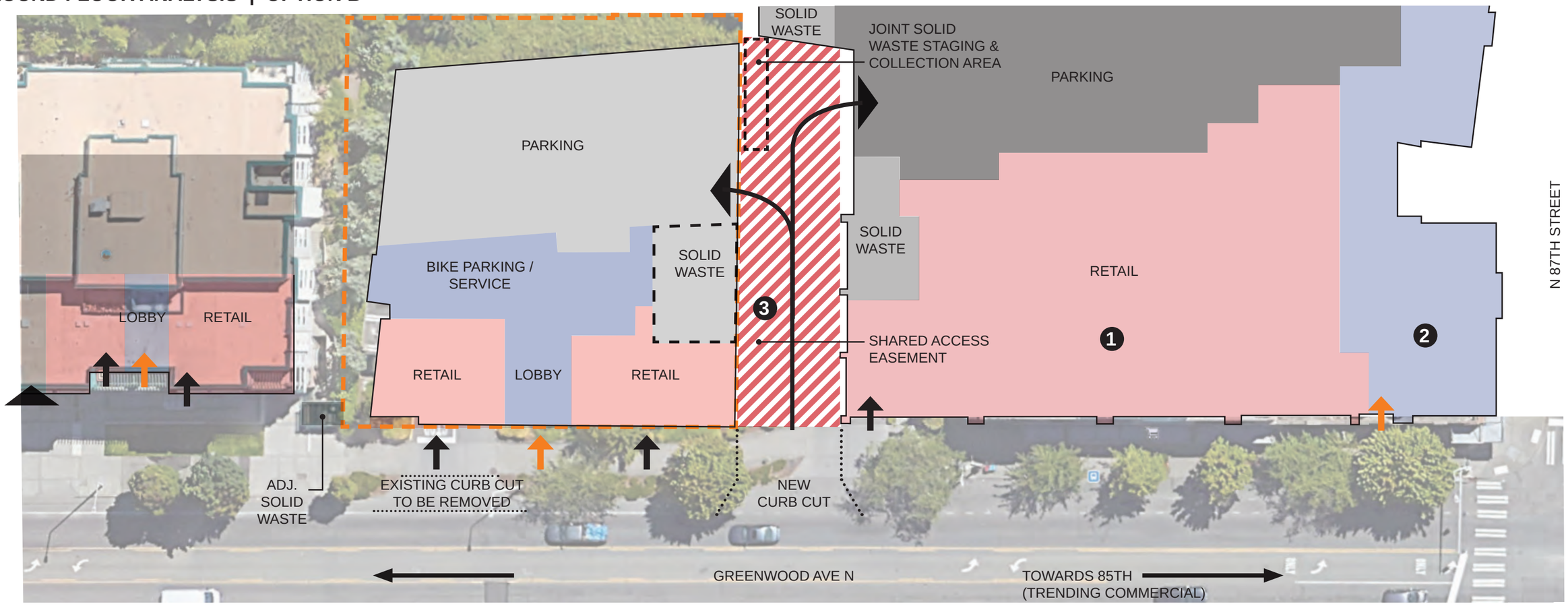
2. LOBBY | Pushing the proposed residential entry to the north edge of the site is consistent with the overall neighborhood pattern, with a more urban and retail focused pedestrian experience to the south, transitioning to a more residential streetscape to the north. Additionally, the lobby location allows for a consistent commercial vocabulary between the proposed and adjacent spaces. The lobby also acts as a “bookend” to the adjacent project’s lobby at the corner of 87th and Greenwood.

3. SERVICE / ACCESS EASEMENT | An approximately 35’-0” wide easement has been established on the adjacent property to the south, which allows for vehicle access to both the parking and solid waste collection areas. This easement improves the pedestrian experience by minimizing the number of curb cuts required along Greenwood Ave S and allowing garbage and service spaces to be shifted away from the street frontage. However, it does limit the flexibility in the location of ground floor programming, with both the service and parking entries being required to have access to the easement along the south edge.

KEY
- COMMERCIAL / RETAIL
- RESIDENTIAL LOBBY / COMMON
- PARKING
- GARBAGE / SERVICE
- RESIDENTIAL ENTRY
- COMMERCIAL ENTRY
- PARKING / VEHICLE ENTRANCE
- PROPERTY LINE

PARKING

GROUND FLOOR ANALYSIS | OPTION B



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1 RETAIL SPACE | The alternate floor plan shown here maintains the approximately 2,500 SF of commercial space at ground level, and retains a connection between the large adjacent commercial space to the south. However, the centrally located lobby subdivides the retail, reducing the flexibility of the space to be either combined or subdivided, as possible in Options A & C. Greenwood is dominated by small retail, so the smaller scale spaces fit the context, but adaptability to provide larger spaces as the neighborhood and it's needs grow is an important consideration.

2 LOBBY | Locating the lobby centrally in the frontage provides a different expression than options A & C, and allows for the bicycle parking to be located closer to the front of the building, accessible through the lobby. However, the trade off of reducing the flexibility of the commercial spaces is a critical concern.

3 SERVICE / ACCESS EASEMENT | The proposed scheme redistributes the parking and service uses, but maintains their general location away from the street frontage and adjacent to the shared easement along the south end of the property. In order to accommodate the revised lobby and vertical circulation location, the parking is shifted further east, and the solid waste room is no longer directly adjacent to the shared staging and collection space. This is an operational concern, as the containers will need to be transported across the drive aisle / vehicle access for the parking.

KEY
- COMMERCIAL / RETAIL
- RESIDENTIAL LOBBY / COMMON
- PARKING
- GARBAGE / SERVICE
- RESIDENTIAL ENTRY
- COMMERCIAL ENTRY
- PARKING / VEHICLE ENTRANCE
- PROPERTY LINE

STREETSCAPES - GREENWOOD AVE N

A **LOOKING EAST FROM GREENWOOD AVE N**

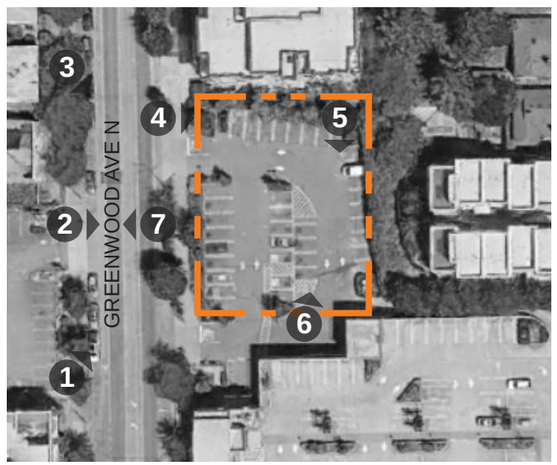
B **LOOKING WEST FROM GREENWOOD AVE N**

STREETSCAPES - GREENWOOD AVE N

IMAGE COURTESY OF GGLO

ACROSS FROM SITE

SITE PHOTOS



1 LOOKING NE TOWARDS SITE

2 LOOKING E TOWARDS SITE

3 LOOKING SE TOWARDS SITE

4 LOOKING S THROUGH SITE

5 LOOKING SW THROUGH SITE

6 LOOKING WEST TOWARDS GREENWOOD AVE FROM REAR OF SITE (EAST)

7 VIEW ACROSS GREENWOOD AVE FROM SITE

EXISTING SITE CONDITIONS

KEY

- PROPERTY LINE
- TOPOGRAPHY CONTOURS
- POWER LINES
- RETAINING WALL / ROCKERY
- ZONING BOUNDARY
- COMMERCIAL
- MIXED-USE
- SINGLE-FAMILY
- MULTI-FAMILY
- PROPOSED
- EXISTING TREE GROVE

SIZE |
15,744 SF approx. l 128’-0” X 123’-0”

RIGHT OF WAYS / STREETS |
The corner site has 123’-0” of frontage along Greenwood Ave N to the west. A large retaining wall runs along the north and east portions of the site. There is an access easement of 10’-0” that is shared with a 24’-0” easement located on the site directly south for a total of 34’-0” for access to parking and solid waste service.

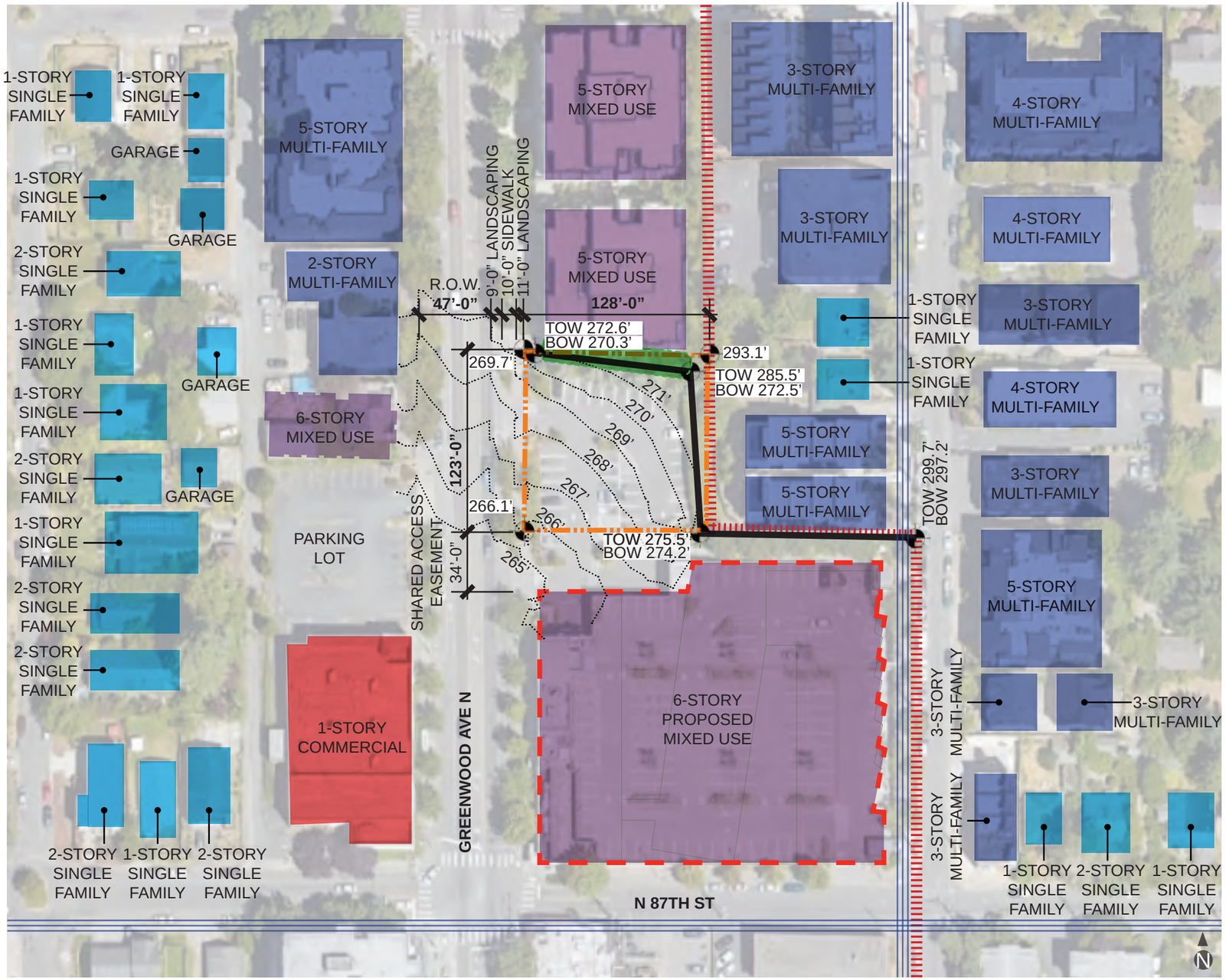
TOPOGRAPHY |
The site slopes down from north-east to south-west with retaining walls at the north and east property lines. There is approximately 3 1/2” feet of rise from south to north along the Greenwood Ave sidewalk.

ZONING |
The site is zoned as MC2-65 (M1).

ADJACENT BUILDINGS / USES |
The site to the south is proposed with a 6-story mixed use building with vehicular access. Commercial (with parking) and mixed use buildings are found to the west and north (respectively) of the site. The remaining nearby buildings are made up of various residential structures including multi-story, multi-family buildings and single-story, single family buildings.

POWER LINES |
There are high voltage power lines on the west side of the alley of Greenwood Ave N. There are also high voltage power lines on the south side of N 87th St. Neither locations will impact the siting or massing of the proposed structure.

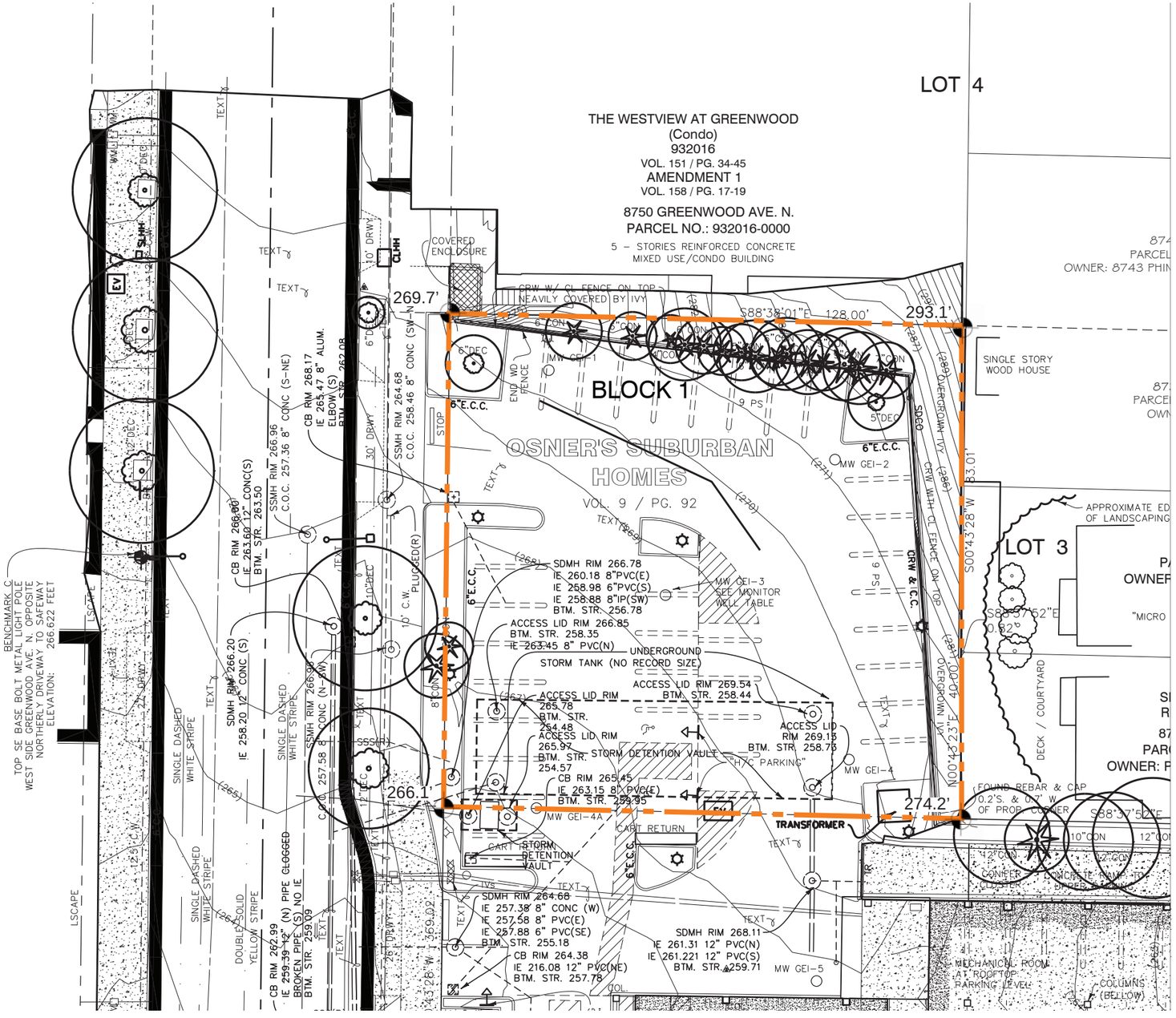
TREES |
There are no exceptional trees on the project site, however, there is a non-exceptional grove of Rocky Mountain Juniper trees along the northeast corner of the site. Consultation with an arborist is ongoing to determine the viability of the trees during and after construction, should the project seek to preserve them.



SITE SURVEY

LEGAL DESCRIPTION |

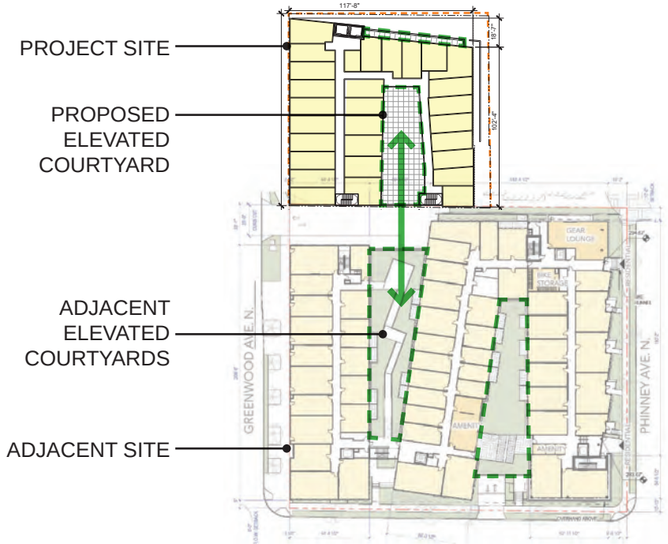
8730 GREENWOOD AVE N
THE NORTH 83 FEET OF THE WEST 143 FEET OF LOT 3, BLOCK 1, OSNER'S SUBURBAN HOMES, ACCORDING TO PLAT RECORDED IN VOLUME 9 OF PLATS, PAGE 92, IN KING COUNTY, WASHINGTON



PRIORITY DESIGN GUIDELINES - CONTEXT & SITE

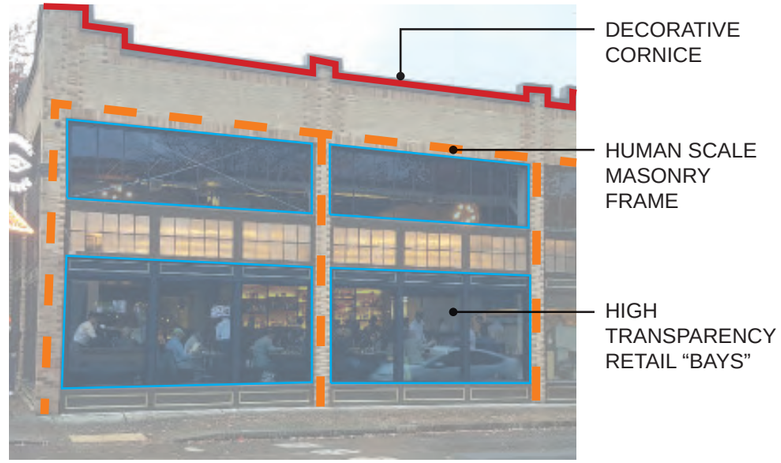
CS1.D1 | ON-SITE FEATURES

Incorporate on-site natural habitats and landscape elements such as: existing trees, native plant species or other vegetation into project design and connect those features to existing networks of open spaces and natural habitats wherever possible. Consider relocating significant trees and vegetation if retention is not feasible.



CS2. B3 | CHARACTER OF OPEN SPACE

Contribute to the character and proportion of surrounding open spaces. Evaluate adjacent sites, streetscapes, trees and vegetation, and open spaces for how they function as the walls and floor of outdoor spaces or “rooms” for public use. Determine how best to support those spaces through project siting and design (e.g. using mature trees to frame views of architecture or other prominent features).



CS2.B2 | CONNECTION TO THE STREET

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

GREENWOOD / PHINNEY CS3.II | COMPATIBILITY

Consider using the human-scale historical pattern of storefronts on Greenwood Avenue North as a guide in developing new structures abutting Town Center streets. New development should respond to Greenwood’s existing context by matching window and opening proportions, entryway patterns, scale and location of building cornices, proportion and degree of trim work and other decorative details, and employing a variety of appropriate finish materials.

RESPONSE |

- A grove of approximately 11 Rock Mountain Juniper trees are located along the north edge of the site, atop the large retaining wall. The trees are a potential benefit to both the proposed project and adjacent property to the north, as well as the neighborhood as a whole. Consultation with an arborist about the condition of the trees and how best to preserve the trees in a safe way are ongoing.

RESPONSE |

- The adjacent building to the south incorporates large elevated courtyards between the building volumes. All three proposed schemes incorporate similar, angled courtyards

- The open spaces are oriented differently in the proposed scheme, but are most successful when they align with the adjacent courtyards, establishing a network of larger, open space.

RESPONSE |

- The area along Greenwood Ave, particularly near 85th, has a well established street edge, defined by retail and restaurants at the sidewalk edge with high transparency, well-proportioned storefront inset in well detailed masonry frames. See Analysis on pages 10-11

- The project proposes a strong, high-transparency street edge along Greenwood Ave N, with opportunities to pull proportions, patterns, and other design cues from the existing neighborhood streetscape.

PRIORITY DESIGN GUIDELINES - PUBLIC LIFE

PL1.A | NETWORK OF OPEN SPACES

Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood. Consider ways that design can enhance the features and activities of existing off-site open spaces. Open space may include sidewalks, streets and alleys, circulation routes and other open areas of all kinds.

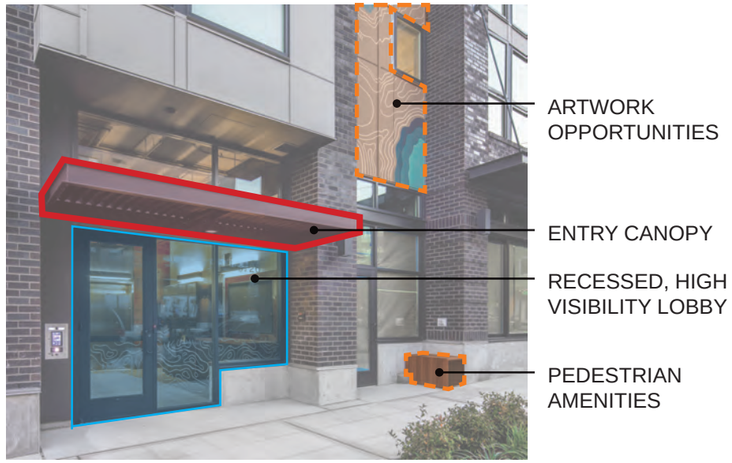
GREENWOOD / PHINNEY CS3.II | PEDESTRIAN OPEN SPACES

Small, usable open spaces are an important design objective. Open spaces incorporating the following features are encouraged with new commercial and mixed-use development:
i. Good sun exposure during most of the year
ii. Located in areas with significant pedestrian traffic
iii. Storefront and/or residential windows face onto open space, at or above the ground level
iv. There are a variety of places to sit
v. Pedestrians have something to look at, whether it is a view of the street, landscaping, a mural, etc.

RESPONSE |

- The proposed L2 courtyards look to interface with the existing elevated courtyards to the south, increasing solar exposure and creating a larger network of green space throughout the block. See analysis on page 13.

- The streetscape along Greenwood Ave is wide, with existing street trees that will be enhanced with additional landscaping in the planting strip. Ample opportunities for storefront that opens to the right of way and/ or outdoor seating will provide pedestrian activation to the block. See analysis on page 12.



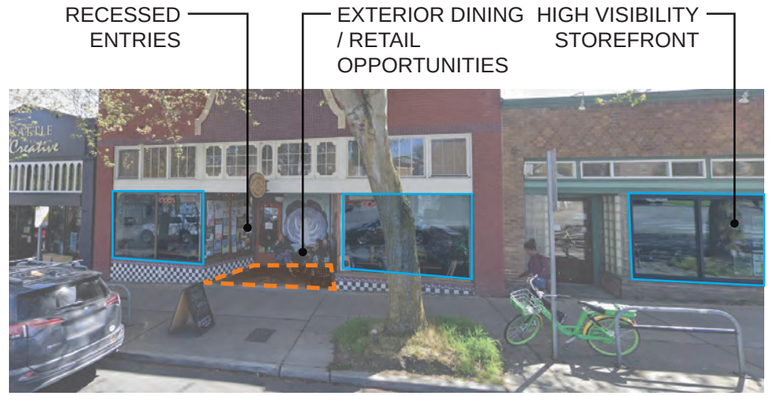
PL3.A | ENTRIES

Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street. Scale and detail them to function well for their anticipated use and also to fit with the building of which they are a part, differentiating residential and commercial entries with design features and amenities specific to each.

Common entries to multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors. Design features emphasizing the entry as a semi-private space are recommended and may be accomplished through signage, low walls and/or landscaping, a recessed entry area, and other detailing that signals a break from the public sidewalk

RESPONSE |

- The primary residential entry will be located adjacent to the sidewalk, so care will be taken to distinguish it from the rest of the storefront with a combination of design features; overhead weather protection, recessed entry, pedestrian amenities, and signage will designate the entry.



PL3.C | RETAIL EDGES

1. Porous Edge: Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.
2. Visibility: Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.
3. Ancillary Activities: Allow space for activities such as sidewalk vending, seating, and restaurant dining to occur. Consider setting structures back from the street or incorporating space in the project design into which retail uses can extend.

RESPONSE |

- Along Greenwood Ave the retail provides opportunities for activation of the sidewalk and visual reciprocity between the public realm and interior spaces. The width of the sidewalk and use could allow the commercial uses to spill out on the sidewalk, further engaging the neighborhood.

PRIORITY DESIGN GUIDELINES - DESIGN CONCEPT

DC2.B1 | FACADE COMPOSITION

Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well proportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement.

GREENWOOD / PHINNEY DC2.I | ARCHITECTURAL CONTEXT

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

RESPONSE |

- The proposed massing lends itself to the neighborhood guidelines of a more detailed ground level expression with a well-fenestrated simple massing expression at the upper stories.

- Modulation, fenestration patterns, and materials will take cues from the neighborhood context, but incorporated into the proposed design to establish a clear, coherent composition.

DC3.B | OPEN SPACE USES AND ACTIVITIES

Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.

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

RESPONSE |

- The project proposes a variety of open spaces for residents to gather, including the large outdoor spaces at both the level 2 courtyard and the rooftop deck. Amenities such as landscaping, seating, and food preparation areas will encourage interaction between the residents and foster a community environment.

IMAGE COURTESY OF GGLO

DC4.A1 | EXTERIOR FINISH MATERIALS

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

GREENWOOD / PHINNEY DC4.II | EXTERIOR FINISH MATERIALS

New buildings should feature durable, attractive and well-detailed finish materials.
i. Building Materials in the Greenwood Avenue North/Phinney Avenue North and North/Northwest 85th Street Corridors: Again, buildings within these corridors are characterized by their utilitarian, nonflamboyant, traditional architectural styles. Brick is the most common surface treatment in the commercial areas and should be encouraged. Plastic awnings should be strongly discouraged. As an alternative, architectural canopies are encouraged to provide weather protection and a place for business signage.

RESPONSE |

- Newer development in the neighborhood often honors the neighborhood context with one and two story masonry frames at the street level, with more modern materials at upper stories, expressed through fenestration patterning and detailing. Accents, either through use of natural materials or color, are sometimes used to draw attention to design elements, such as eaves or expressed massing volumes.

ZONING & LAND USE SUMMARY NC2P-65(M1) | NEIGHBORHOOD COMMERCIAL ZONING (SMC 23.47A)

23.47A.004 | PERMITTED USES
- Residential uses (apartments) are permitted outright, per table A 23.47A.004.
- Restaurants are permitted (limited to 20,000 SF), per table A 23.47A.004.
- Retail Sales and services are permitted (limited to 50,000 SF), per table A 23.47A.004

23.47A.008 | STREET-LEVEL DEVELOPMENT STANDARDS
- The provisions of subsection 23.47A.008.A apply to : structures in NC zones
- Blank segments of the street-facing facade between 2 and 8 feet above the sidewalk may not exceed 20 feet in width. The total of all blank facade segments may not exceed 40 percent of the width of the facade of the structure along the street Non-residential uses at street level requirements:
- 60 percent of the street-facing facade between 2 and 8 feet above the sidewalk shall be transparent.
- Street facing facades shall be located within 10 feet of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided.
- Non-residential-uses shall extend an average depth of at least 30 feet and minimum depth of 15 feet from the street-level, street-facing facade.
- Non-residential uses at street level shall have a floor to floor height of at least 13 feet.

-In additions to the provisions above, the following standards apply in pedestrian designated zones:
  - A minimum of 80 percent of the width of the structure's street-level street-facing facade that faces a principal pedestrian street shall be occupied by uses listed in subsection 23.47A.005.D1
  - Continuous overhead weather protection (minimum 6 foot depth) is required along at least 60 percent of the the street frontage of a structure.

23.47A.012 | STRUCTURE HEIGHT
The height limit for structures in NC2-65(M1) is 65 feet.
On lots containing a peat settlement-prone environmentally critical area, the height of the structure may exceed the otherwise applicable height limit and the other height allowances provided by up to three feet. Three more feet of height may be allowed for any wall of a structure on a sloped lot, provided that on the uphill sides of the structure, the maximum elevation of the structure height shall be no greater than the height allowed by the first sentence of this subsection 23.47A.012.A.3. The Director may apply the allowances in this subsection 23.47A.012.A.3 only if the following conditions are met:
a.The Director finds that locating a story of parking underground is infeasible due to physical site conditions such as a high water table;
b.The Director finds that the additional height allowed for the structure is necessary to accommodate parking located partially below grade that extends no more than 6 feet above existing or finished grade, whichever is lower, and no more than 3 feet above the highest existing or finished grade along the structure footprint, whichever is lower, as measured to the finished floor level above; and
c.Other than the additional story of parking allowed according to this subsection 23.47A.012.A.3, the additional height shall not allow an additional story beyond the number of stories that could be built under the otherwise applicable height limit.
Applicable height exceptions are:
- Open railings, planters, clerestories, greenhouses, solariums, parapets, and firewalls may extend up to 4 feet above the otherwise applicable height limit.
- The following rooftop features may extend up to 15 feet above the applicable height limit, as long as the combined total coverage of all features does not exceed 20 percent (25 percent if the total includes stair or elevator penthouses)
  Solar collectors
  mechanical equipment,
  stair and elevator penthouses (may extend up to 16 feet above the applicable height limit)
- Solar collectors, planters, clerestories & non-firewall parapets shall be located at least 10 feet from the north lot line unless a shadow diagram is provided that demonstrates that locating such features within 10 feet of the north lot line would not shade property to the north on January 21st at noon more than would a structure built to the maximum permitted height & FAR.

23.47A.013 | FLOOR AREA RATIO
The maximum FAR in a NC2 zone with a 65 foot height limit is 4.50 per table B, as long as the project complies with the incentive zoning provisions of SMC 23.58A.

Applicable FAR exemptions are :
- All underground stories
- Portions of a story that extend no more than 4 feet above existing or finished grade, whichever is lower, excluding access.
- On a lot containing a peat settlement-prone environmentally critical area, above-grade parking within or covered by a structure or portion of a structure, if the Director finds that locating a story of parking below grade is infeasible due to physical site conditions such as a high water table, if either:

a. The above-grade parking extends no more than 6 feet above existing or finished grade and no more than 3 feet above the highest existing or finished grade along the structure footprint, whichever is lower, as measured to the finished floor level or roof above, pursuant to subsection 23.47A.012.A.3; or
b. All of the following conditions are met:
  1) No above-grade parking is exempted by subsection 23.47A.013.B.4.a;
  2) The parking is accessory to a residential use on the lot;
  3) Total parking on the lot does not exceed one space for each residential dwelling unit plus the number of spaces required for non-residential uses; and
  4) The amount of gross floor area exempted by this subsection 23.47A.013.B.4.b does not exceed 25 percent of the area of the lot in zones with a height limit less than 65 feet, or 50 percent of the area of the lot in zones with a height limit 65 feet or greater

23.47A.014 | SETBACKS & SEPARATIONS
An upper-level setback is required along any rear or side lot line that abuts a lot in an LR, MR, or HR zone or that abuts a lot that is zoned both commercial and LR, MR, or HR if the commercial zoned portion of the abutting lot is less than 50 percent of the width or depth of the lot, as follows:
a. Ten feet for portions of structures above 13 feet in height to a maximum of 65 feet; and
b. For each portion of a structure above 65 feet in height, additional setback at the rate of 1 foot of setback for every 10 feet by which the height of such portion exceeds 65 feet, up to a maximum setback of 20 feet

23.47A.024 | AMENITY AREA
The required amount of amenity area in NC zones is equal to **5%** of the total gross floor area of the structure in residential use, with the following conditions:
- All residents shall have access to a common or private amenity area.
- Amenity areas shall not be enclosed.
- Common Amenity areas: 250 sf min, no horizontal dimension less than 10 feet
- Private Amenity areas : 60 sf min, no horizontal dimension less than 6 feet.

23.54.015 | PARKING REQUIREMENTS
- Item "D1" - In all commercial and in pedestrian-designated zones, no parking is required for the first 1,500 square feet of each business establishment.
-Table B for 23.54.015 Item "L" - No parking is required for all residential uses within urban centers or within the Station Area Overlay District.
- Bicycle parking requirements : **1 per 4 dwelling units**, per table D SMC 23.54.015 item D.2.
  Required bicycle parking shall be provided in a safe, accessible, and convenient location. Bicycle parking hardware shall be installed so that it can perform to it's manufacturer's specifications and any design criteria promulgated by the Director of Transportation, allowing adequate clearance for bicycles and their riders.
  Bicycle parking required for small efficiency dwelling units and congregate residence sleeping rooms is required to be covered for weather protection. If the required, covered bicycle parking is located inside the building that contains small efficiency dwelling units or congregate residence sleeping rooms, the space required to provide the required bicycle parking shall be exempt from Floor Area Ratio (FAR) limits. Covered bicycle parking that is provided beyond the required bicycle parking shall not be exempt from FAR limits.

COMMUNITY OUTREACH

SCREENSHOT OF WEBSITE HOMEPAGE

In cooperation with the department of neighborhoods, the project performed community outreach by sending out flyers to neighborhood businesses and restaurants, setting up and publicizing a hotline phone number, and posting a public website that included information on the proposed project and a survey to collect feedback.

The survey asked the following questions and possible responses (indicated responses in **orange**)

Though the survey did not have a large volume of responses, when feedback was collected for the adjacent “Phase 1 development in early 2019, there was a large neighborhood response, and much of the feedback - priority of bringing new services to the area (specifically a grocery store), importance of the pedestrian experience, and concerns about making driving and parking more difficult - were consistent with feedback received for the proposed project.

IMAGE OF FLYER MAILED TO NEIGHBORHOOD RESIDENTS AND BUSINESSES

The survey asked the following questions and possible responses (indicated responses in **orange**)

1. What is your connection to this development project? (select all that apply)
o **I live very close to the project**
o I live in the general area
o **I own a business nearby**
o I visit the area often for work or leisure
o I don’t have a direct connection, but I care about growth and development in Seattle
o Other

2. What is most important to you about a new building on this property? (select up to two)
o That it is nice looking
o That it looks unique and interesting
o **That it brings new services or amenities to the area (businesses, open space, etc.)**
o **That is affordable for residents and/or businesses**
o That it is designed to be family-friendly
o That it is designed with environmental sustainability in mind
o **Other : “Should Not be obtrusive to the skyline. It should match the height of nearby buildings.”**

3. We will be providing retail space at the street-level. What types of businesses would you like to see? (select up to two)
o Coffee shop, restaurant, pub, etc.
o Personal services (hair/nails, gym, laundry, etc.)
o **Small or local businesses of any type**
o **Other: Grocery Store**

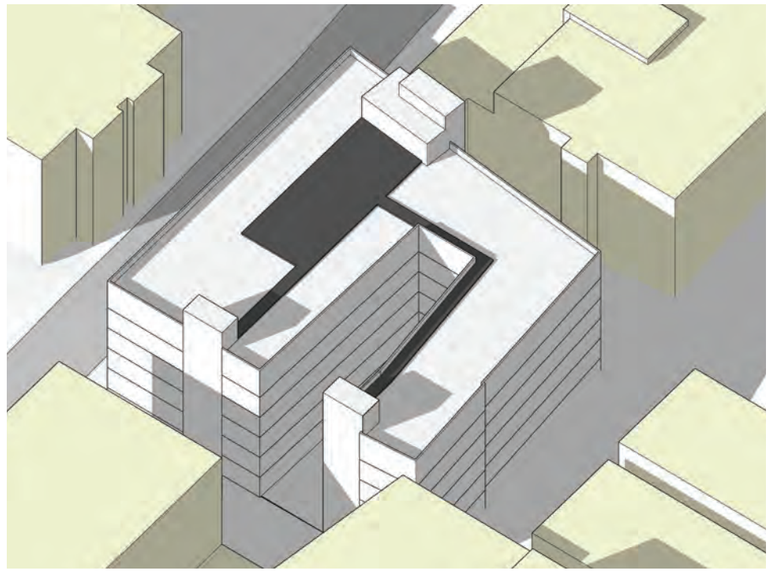
4. We will be improving the sidewalks and landscaping at the street-level. Which are the most important for designing the public areas? (select up to two)
o Good for pedestrians (enough space to walk, etc.)
o Lots of plants/greenery
o Lighting, “eyes on the street”, and other designs for safety
o Attractive building materials at street-level (siding, windows, doors, signs, etc.)
o Seating/places to congregate (sidewalk cafes, benches, etc)
o **Other: All are important**

5. What concerns do you have about the project? (select any/all that apply)
o Construction noise/impacts
o **The current parking is going away**
o **That I will not like the way it looks**
o That it will not be affordable
o **That it may feel out of scale with other buildings nearby**
o **That it will make driving and parking in the neighborhood more difficult**
o **I don’t really have any specific concerns**
o Other

Additional Comments:
“Looking forward to a new building in section of Greenwood Ave. There are many restaurants, cafes and pubs along Greenwood so if adding anything new there, I would hope it would be very nice cafe or restaurants and not more pubs.”

CONCEPTUAL DESIGN OPTIONS

DESIGN CONCEPTS | OVERVIEW



OPTION A
PREFERRED

168 Units, 2,900 +/- SF Commercial

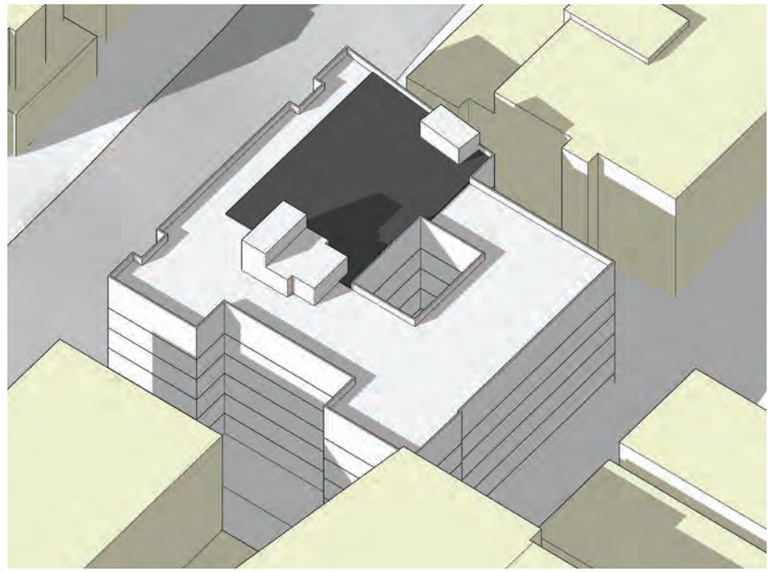
No Departures Required

PROS

- Large open courtyard erodes massing and provides increased exterior wall area for unit windows
- South facing courtyard maximizes access to light and air and aligns with adjacent development to establish “network of open space”
- Setback at north facade for existing trees and increased privacy
- Roof deck maximizes potential of western views, screened from northern neighbors by rooftop penthouse

CONS

- Lack of Modulation on west facade is inconsistent with structures to the north, however is consistent with adjacent Phase 1 massing.



OPTION B

150 Units, 2,900 +/- SF Commercial

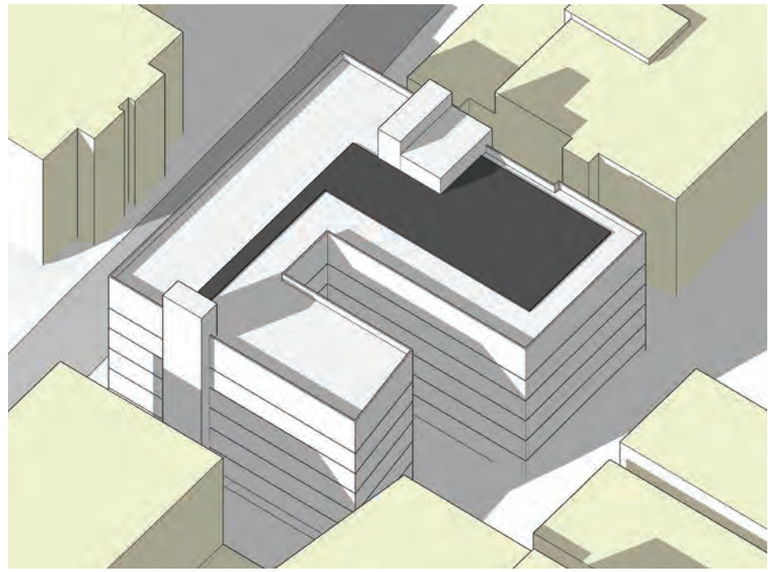
No Departures Required

PROS

- Roof deck maximizes potential of western views
- Modulation on western facade dissolves perceived height, bulk, and scale
- Setback at north facade for existing trees and increased privacy

CONS

- Lightwell provides least amount of light and air to interior units
- Amenity court provides light and air, but much of sunlight is indirect
- South courtyard does not directly align with adjacent open space to the south to maximize light and air



OPTION C

147 Units, 2,800 +/- SF Commercial

No Departures Required

PROS

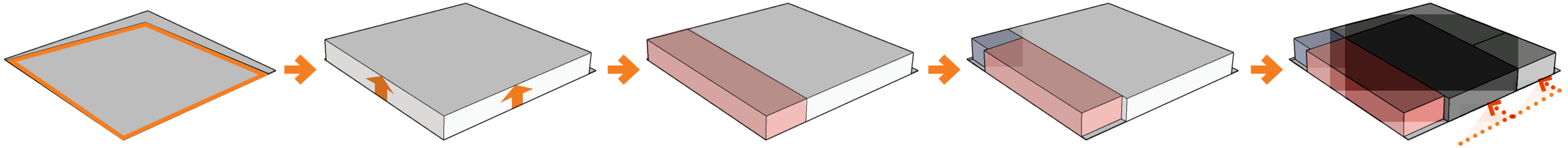
- Large open courtyard erodes massing and provides increased exterior wall area for unit windows
- South facing courtyard and angled geometry mirror forms of adjacent development

CONS

- Smallest setback at north edge results in biggest impact to existing trees
- Amenity court provides light and air, but much of sunlight is indirect
- South courtyard does not directly align with adjacent open space to the south to maximize light and air
- Roof deck location does not capitalize on views and has potential impact on northern property
- Lack of Modulation on west facade is inconsistent with structures to the north, however is consistent with adjacent Phase 1 massing.

DESIGN CONCEPTS | MASSING EVOLUTION

PODIUM



SITE CONDITIONS
Retaining walls on the north and east edges of the site define the buildable area

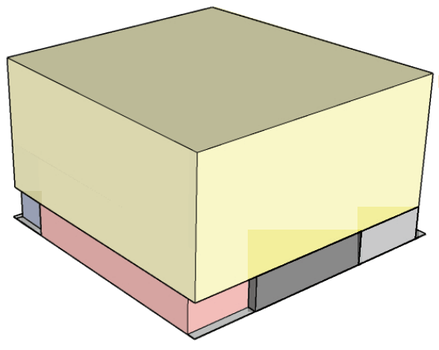
HEIGHT
The podium is built to the zoning defined minimum height (13’-0”)

COMMERCIAL
Commercial space of appropriate depth is added along Greenwood Ave to encourage activity within the pedestrian realm.

LOBBY / EGRESS
The north and south ends of the building are modulated along Greenwood to provide access to the residential lobby and secondary egress

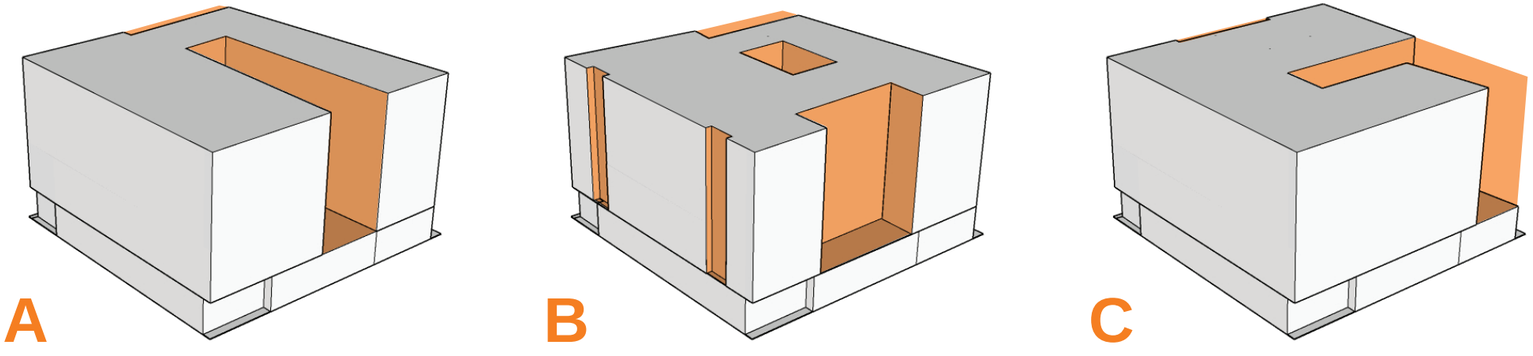
PARKING / SERVICE
Parking is located directly behind the commercial, accessed via the south easement. The remainder of the footprint consists of solid waste storage and service spaces.

UPPER MASSING

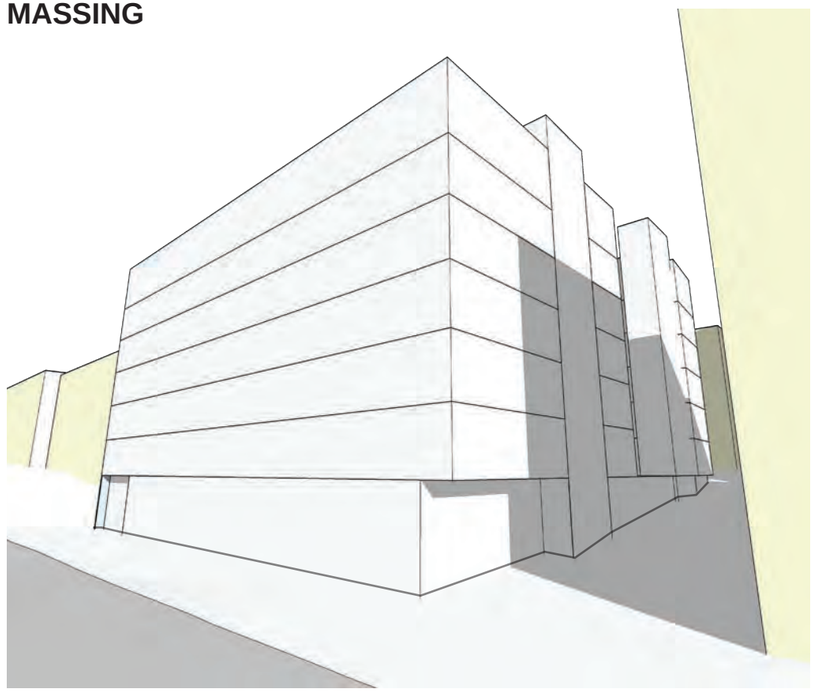


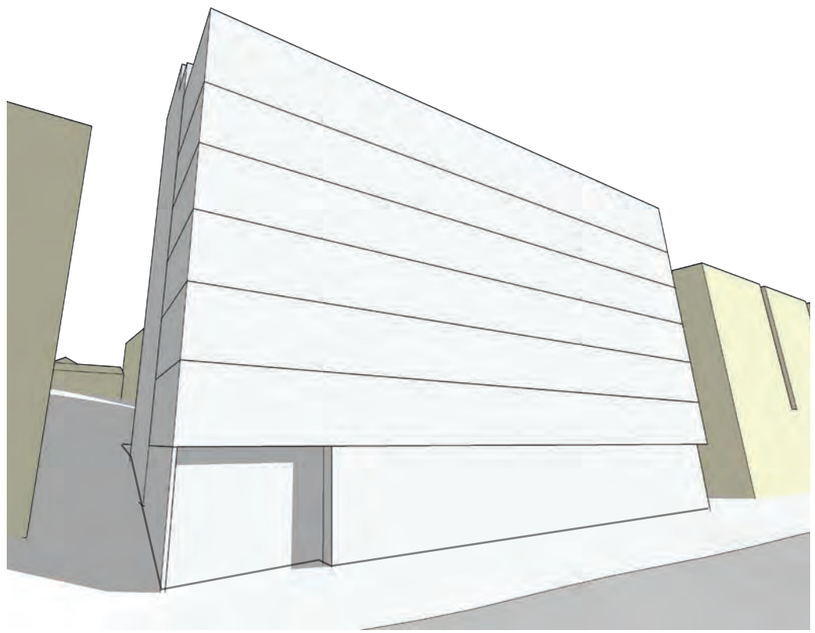
RESIDENTIAL
Six stories of residential units are placed atop the defined podium program as a single volume.

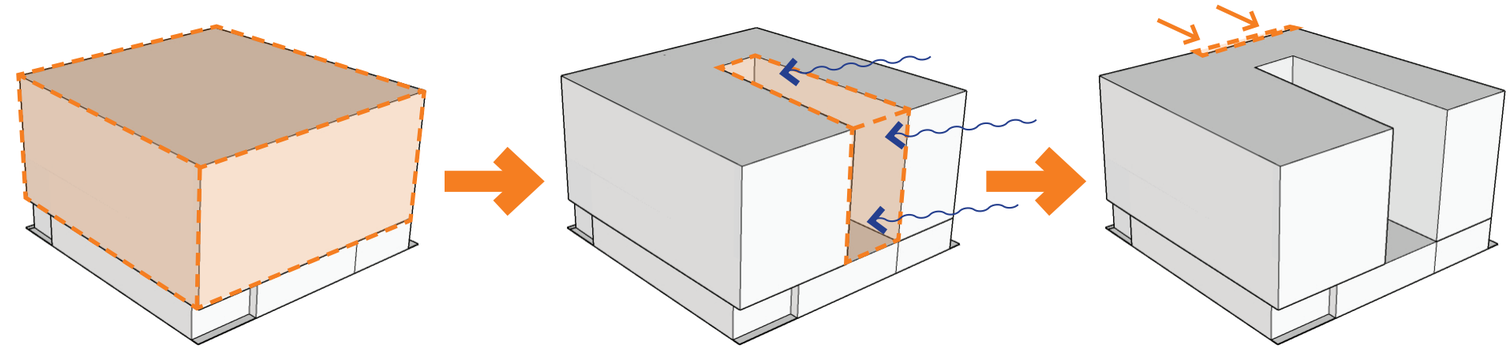
OPEN SPACE
The residential volume is then sculpted to create open space, provide light and air to the units, and in response to adjacent conditions (sunlight, adjacent structures and / or existing trees)



OPTION A | PREFERRED
MASSING



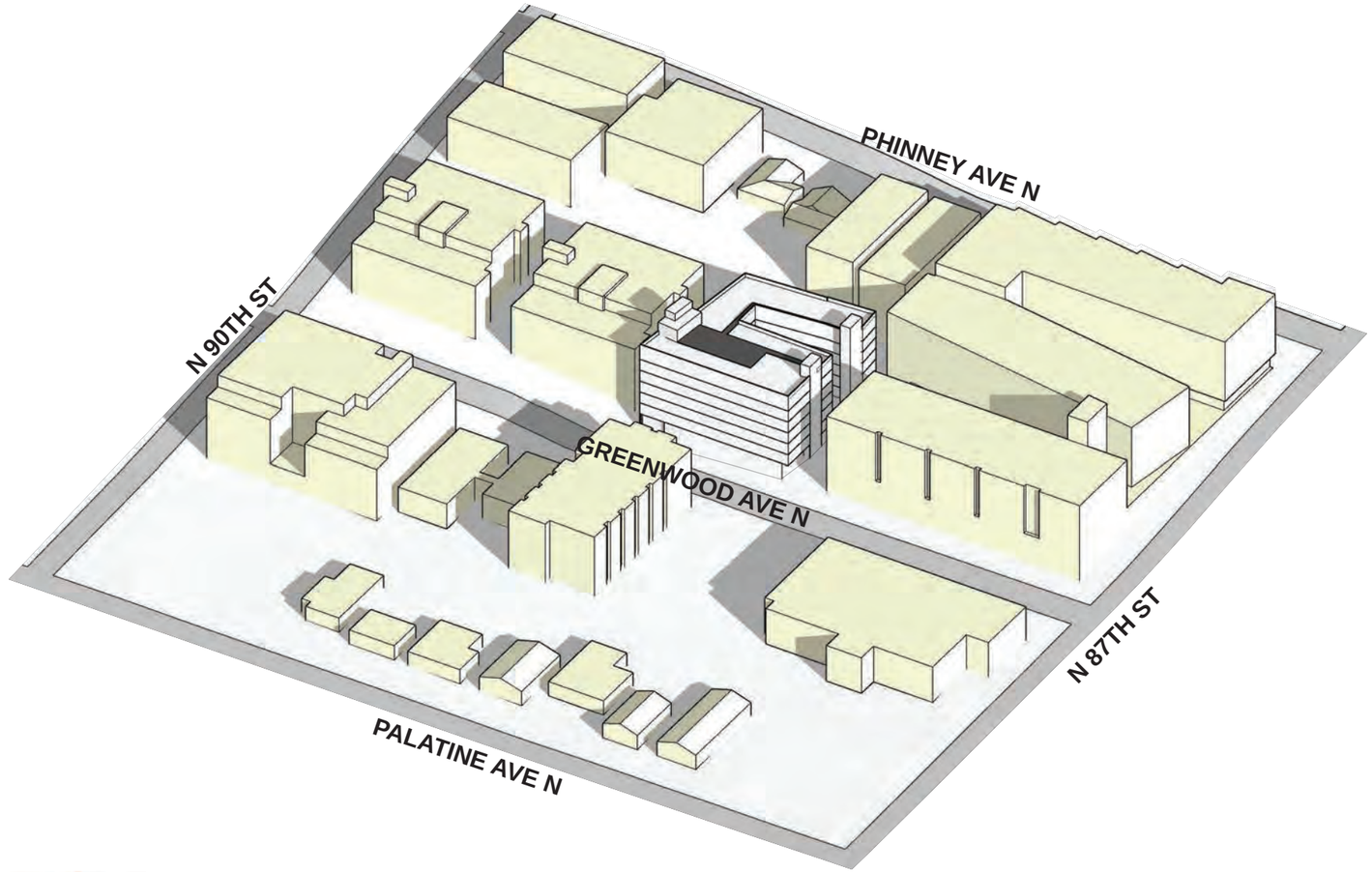




MASS
Six stories of residential units are placed atop the defined podium program as a single volume.

CARVE
Large, south-facing courtyard provides access to light and air and aligns with adjacent massing

SCULPT
North edge of massing is sculpted away to preserve canopy and light and air to existing trees.



OPTION A | PREFERRED
FLOOR PLANS

FAR	~ 4.50
GSF	77,562 SF
STORIES	7
UNITS	168
SEDU	*156*
OPEN 1 BR	*0*
1-BR	*12*
PARKING	22
COMM.	2,900 SF

REQUIRED DEPARTURES |
NONE - CODE COMPLIANT

KEY

- COMMON / CIRC.
- COMMERCIAL
- 1 LOBBY
- 4 PRIVATE AMENITY
- RESIDENTIAL
- AMENITY
- 2 BIKE PARKING
- 5 COMMON AMENITY
- SERVICE
- MAIN ENTRY
- 3 SOLID WASTE
- 6 ROOF DECK

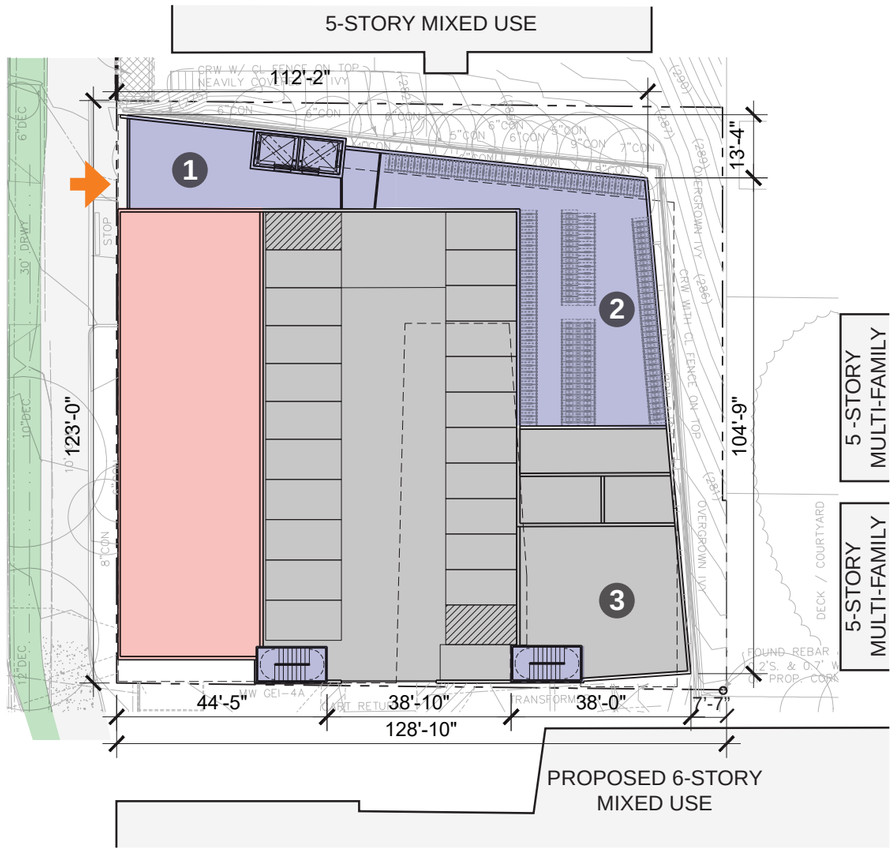
This preferred scheme looks to take advantage of the southern light and unique massing of the adjacent development by orientating the units around an angled, linear courtyard that aligns with the neighboring property's open space. Modulation on the north facade maintains the angular geometry while also providing the grove of trees light and air in order to maintain privacy between the building and adjacent structure to the north. Larger modulation along the south facade increases the open space between the structure and adjacent structure's courtyard. . The roof deck runs north / south along the western volume, providing views to the west towards the Olympic mountains while distancing it from the adjacent residential uses to the north and east.

PROS

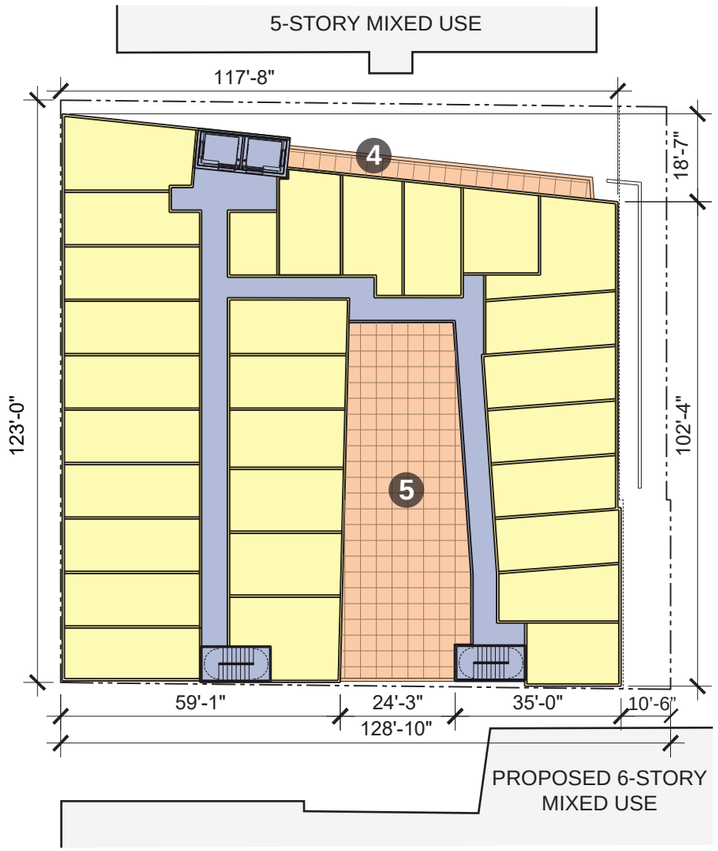
- Large open courtyard erodes massing and provides increased exterior wall area for unit windows
- South facing courtyard maximizes access to light and air and aligns with adjacent development to establish "network of open space"
- Setback at north facade for existing trees and increased privacy
- Roof deck maximizes potential of western views screened from northern neighbors by rooftop penthouse

CONS

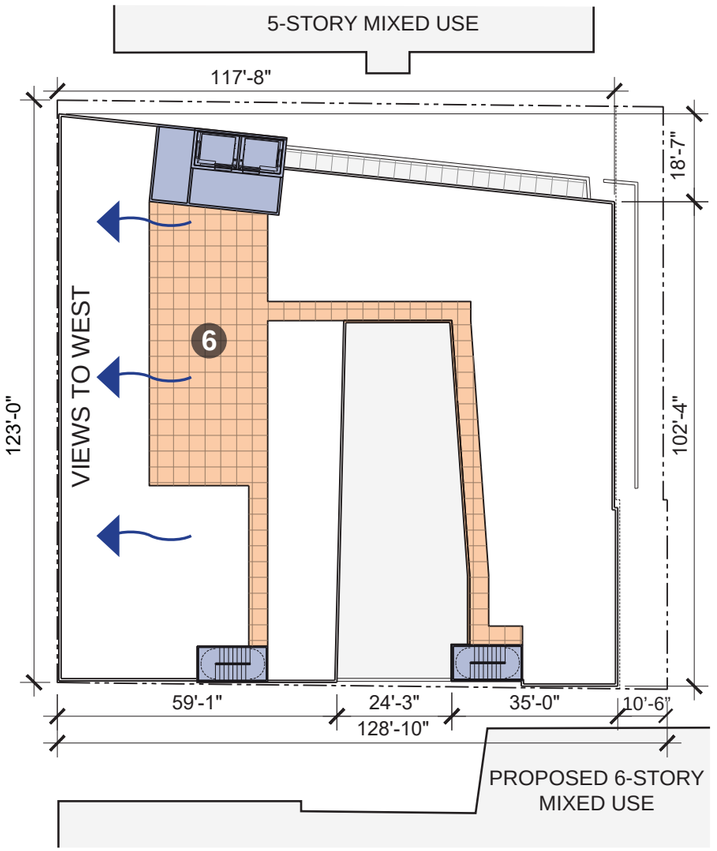
- Lack of Modulation on west facade is inconsistent with structures to the north, however is consistent with adjacent Phase 1 massing.



GROUND FLOOR



UPPER FLOORS



ROOF

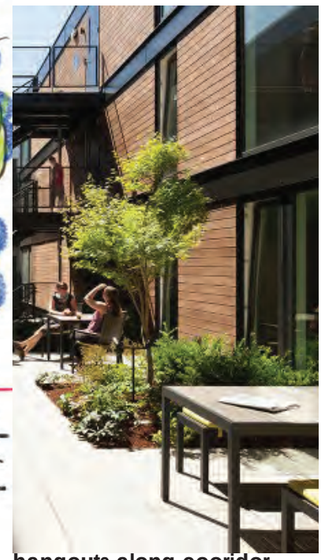
N

0' 16' 32'

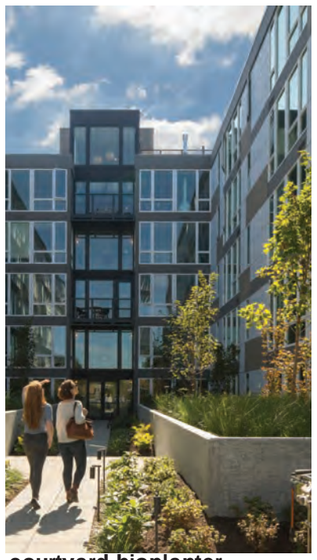
OPTION A | PREFERRED
LANDSCAPE

street retail

room for bikes, hangout at generous landscape

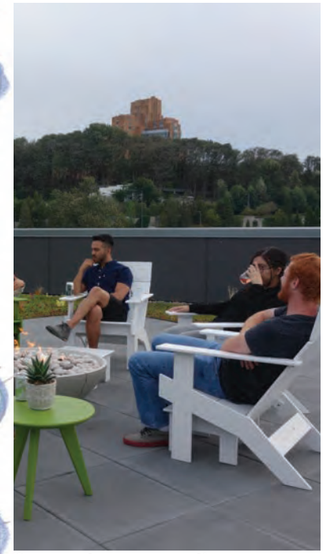


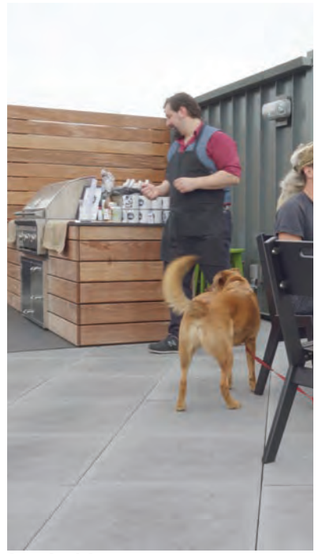
hangouts along cooridor



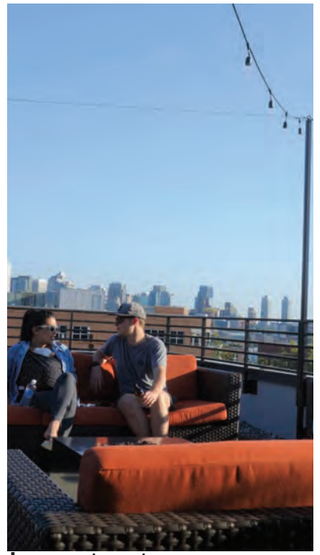
courtyard bioplanter

ROOF LEVEL

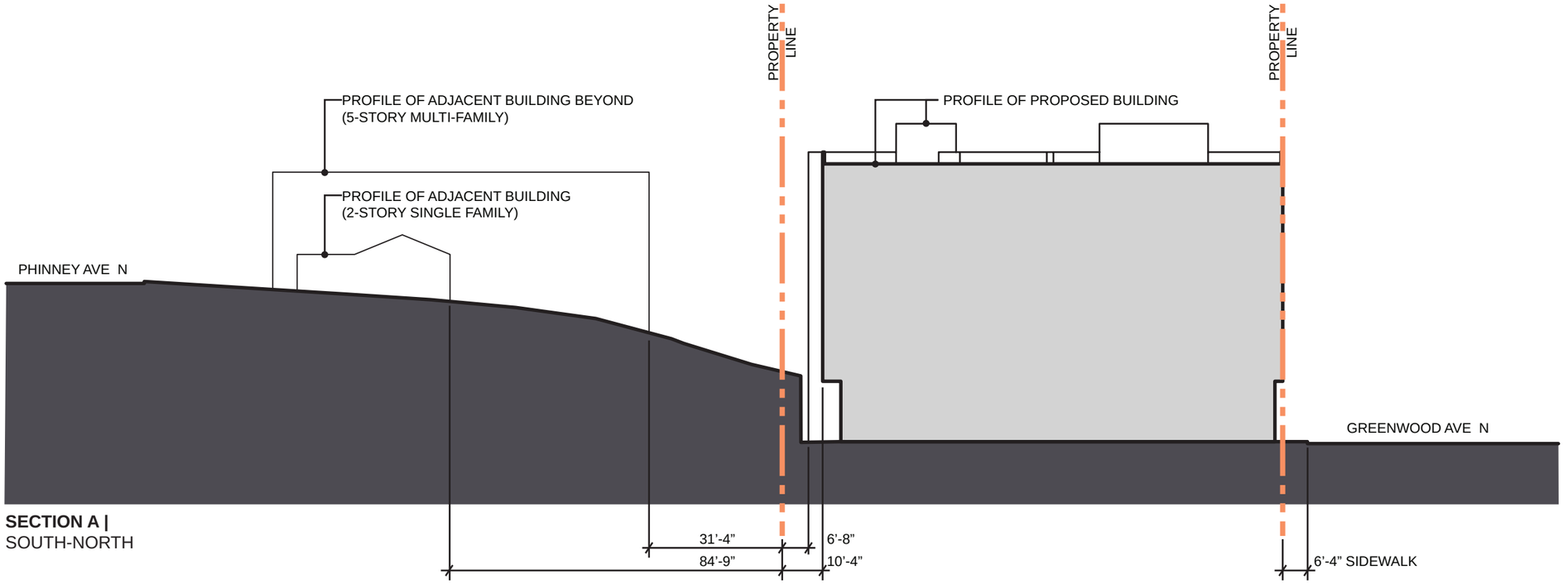

fire and conversation


food al fresco

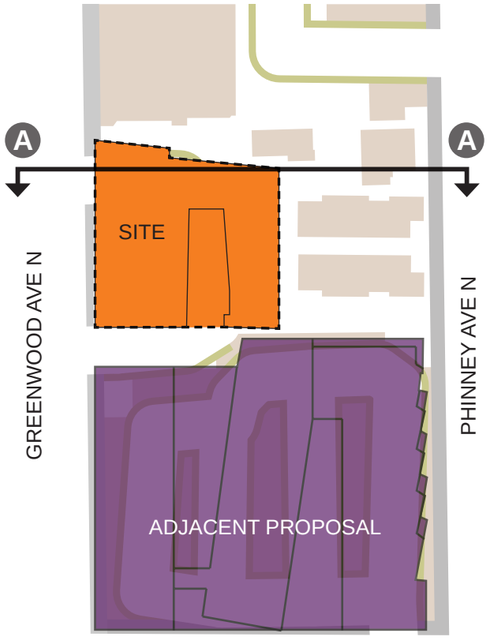

trees in dunes


hangout spot

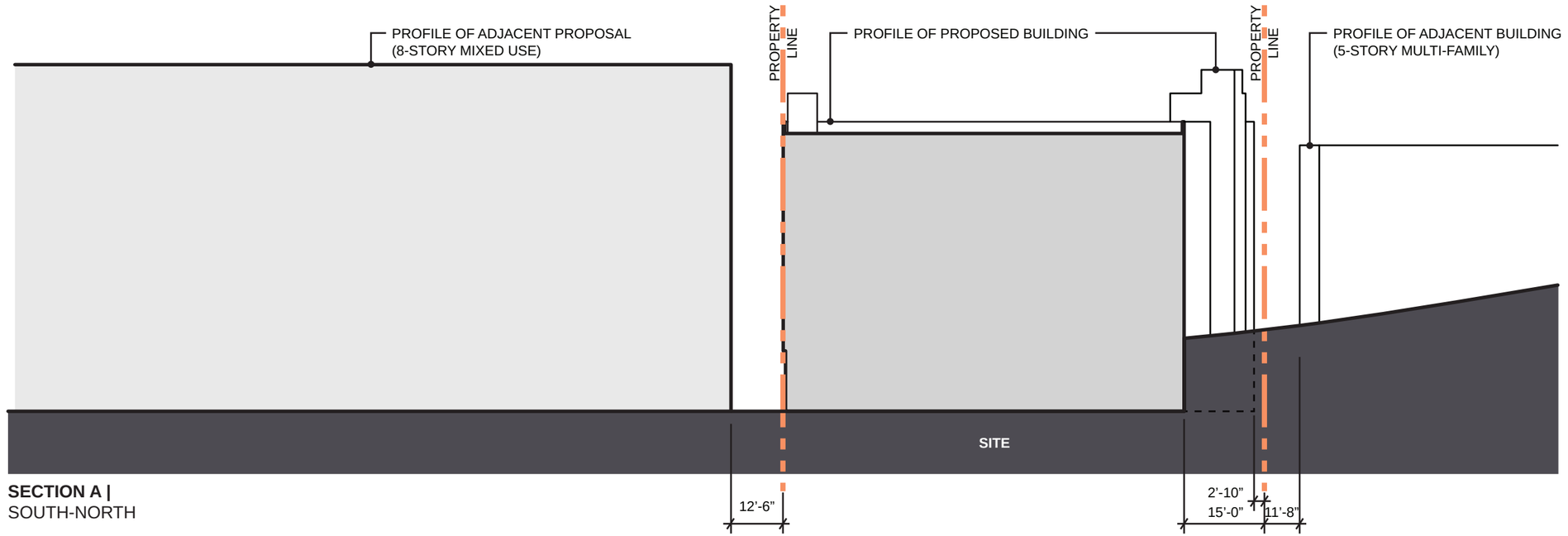
SITE EDGE CONDITIONS



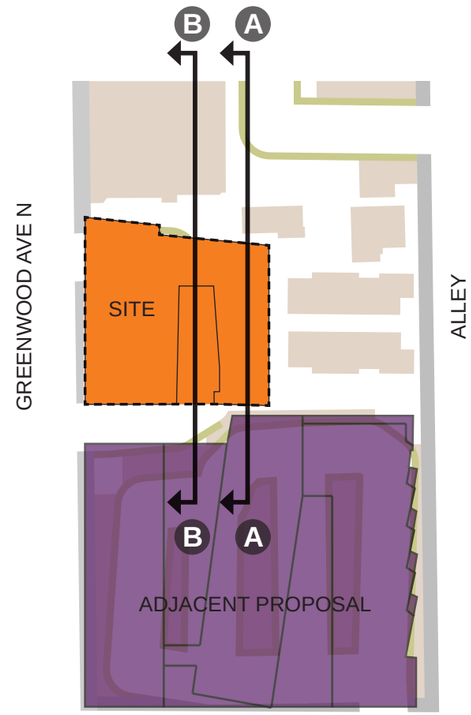
SECTION A |
SOUTH-NORTH

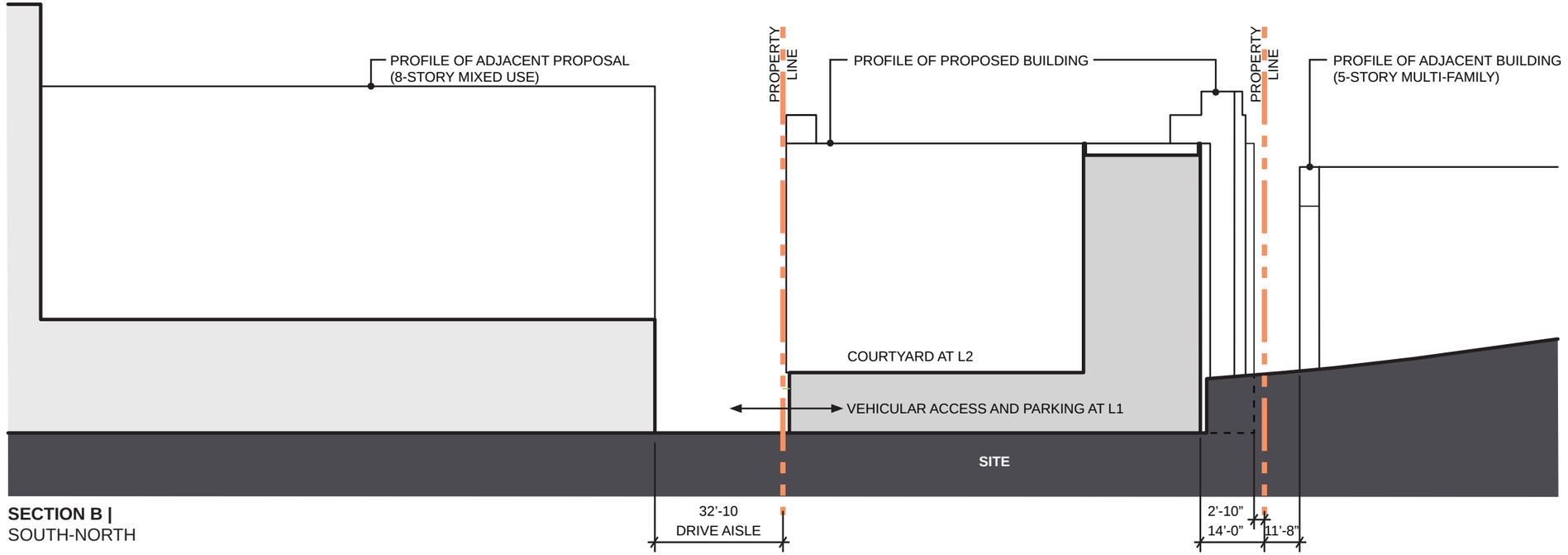


SITE EDGE CONDITIONS



SECTION A |
SOUTH-NORTH





SECTION B |
SOUTH-NORTH

WINTER SOLSTICE

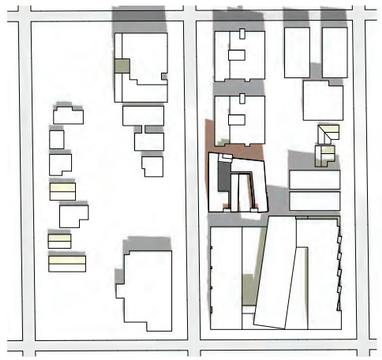
OPTION A | WINTER SOLSTICE
9AM

OPTION A | WINTER SOLSTICE
12PM

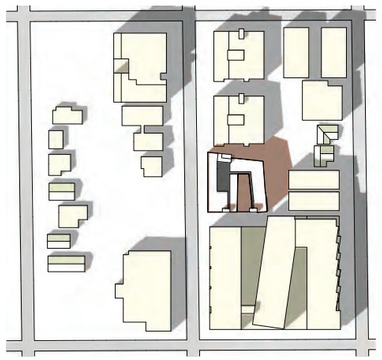
OPTION A | WINTER SOLSTICE
3PM

FALL/SPRING EQUINOX

OPTION A | FALL/SPRING EQUINOX
9AM



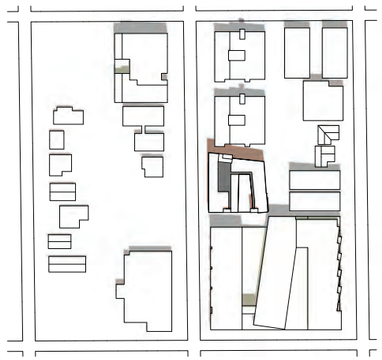
OPTION A | FALL/SPRING EQUINOX
12PM



OPTION A | FALL/SPRING EQUINOX
3PM

SUMMER SOLSTICE

OPTION A | SUMMER SOLSTICE
9AM

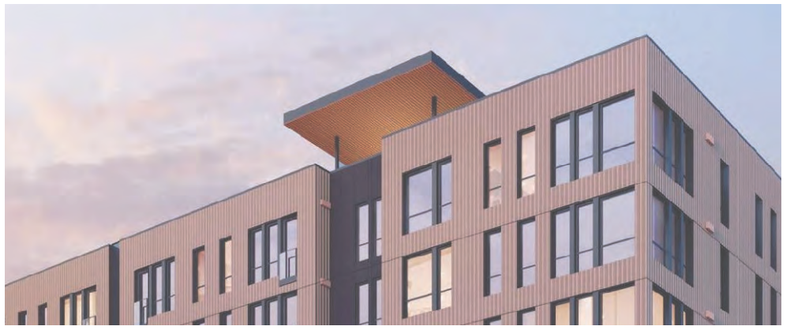


OPTION A | SUMMER SOLSTICE
12PM

OPTION A | SUMMER SOLSTICE
3PM

OPTION A | PREFERRED
CHARACTER SKETCH

CONCEPT SKETCH | PREFERRED OPTION

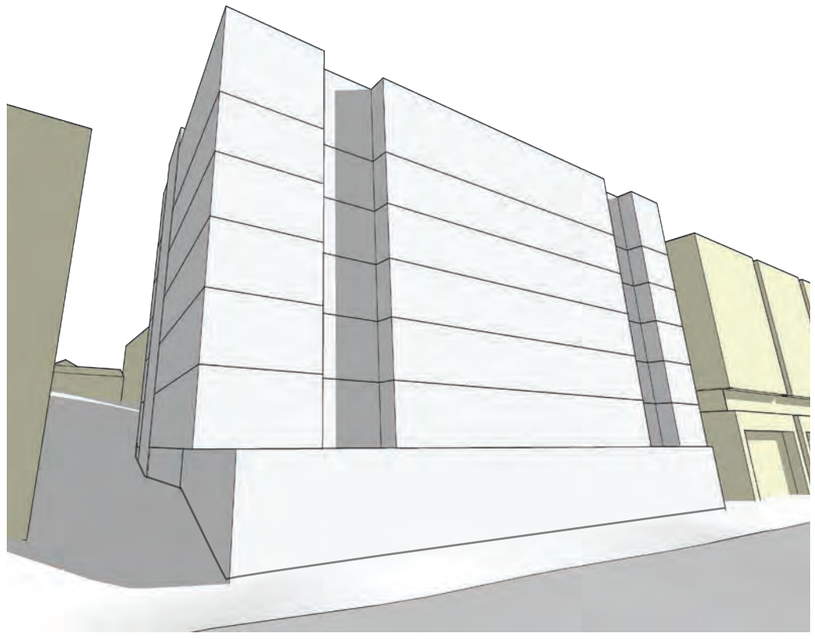


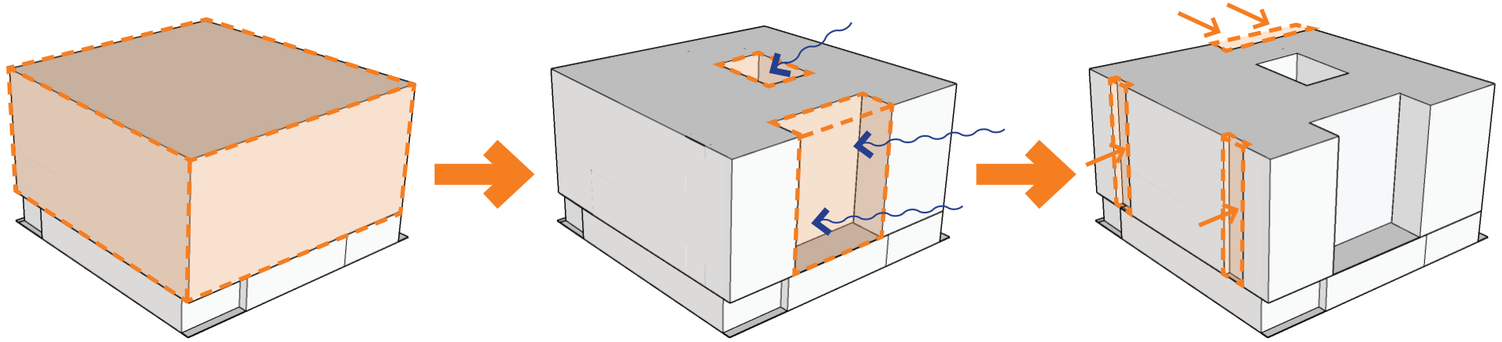
EXPRESSED SOFFITS AT ROOFLINE, NATURAL TONES

DARK TONED METAL SIDING AT UPPER STORIES

HIGH TRANSPARENCY RETAIL, BRICK PILASTERS

OPTION B | MASSING

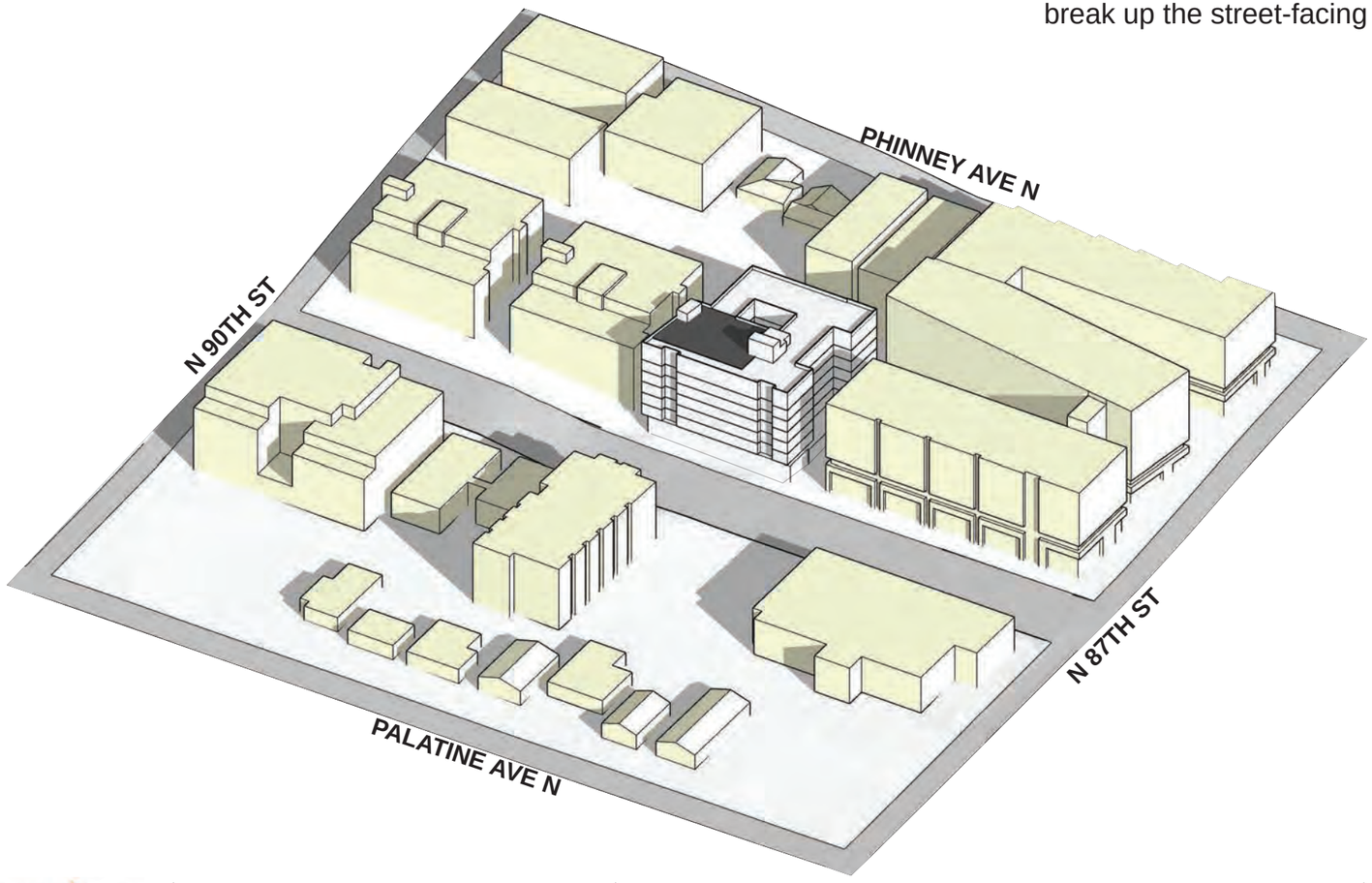




MASS
Six stories of residential units are placed atop the defined podium program as a single volume.

CARVE
A central courtyard located near the center of the building mass and secondary aperture along the south edge provide access to light and air.

SCULPT
Modulation along the north edge preserve canopy and light and air to existing trees. Additional modulation along the west facade break up the street-facing facade.



OPTION B | FLOOR PLANS

FAR	~ 4.50
GSF	78,372 SF
STORIES	7
UNITS	150
SEDU	*102*
OPEN 1 BR	*30*
1-BR	*18*
PARKING	22
COMM.	2,900 SF

REQUIRED DEPARTURES |
NONE - CODE COMPLIANT

KEY

- COMMON / CIRC.
- COMMERCIAL
- 1 LOBBY
- 4 PRIVATE AMENITY
- RESIDENTIAL
- AMENITY
- 2 BIKE PARKING
- 5 COMMON AMENITY
- SERVICE
- MAIN ENTRY
- 3 SOLID WASTE
- 6 ROOF DECK

This option organizes the units and mass around the perimeter of the structure, with the circulation wrapping around a carved out central courtyard. Modulation on the north facade grants light to the existing trees to maintain privacy between the building and adjacent structure to the north. Larger modulation along the south facade increases the open space between the structure and adjacent structure's courtyard. Vertical gaskets provide visual interest along the street-facing west facade and break up the long facade. The roof deck is centrally located adjacent to the vertical circulation core in the center of the roof, providing views to the west towards the Olympic mountains.

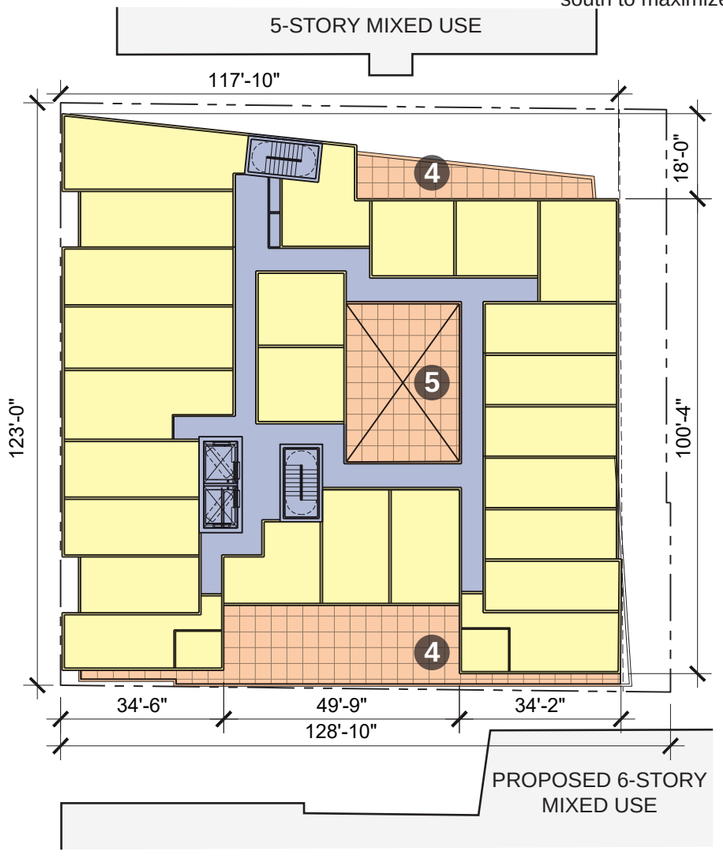
PROS

- \+ Large open courtyard erodes massing and provides increased exterior wall area for unit windows
- \+ Roof deck maximizes potential of western views
- \+ Modulation on western facade dissolves perceived height, bulk, and scale
- \+ Setback at north facade for existing trees and increased privacy

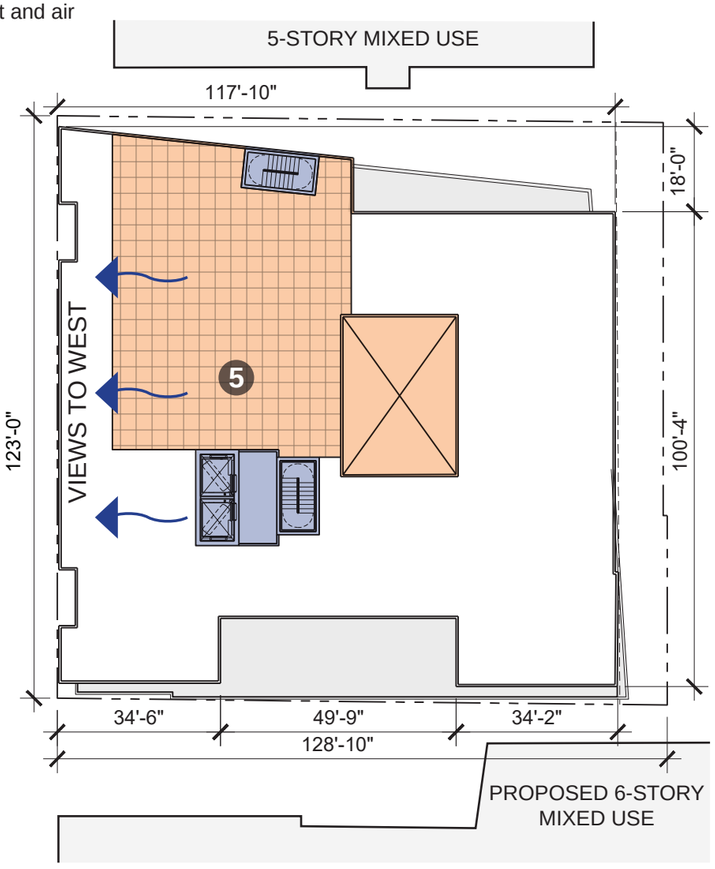
CONS

- \- Lightwell provides least amount of light and air to interior units
- \- Amenity court provides light and air, but much of sunlight is indirect
- \- South courtyard does not directly align with adjacent open space to the south to maximize light and air

GROUND FLOOR



UPPER FLOORS

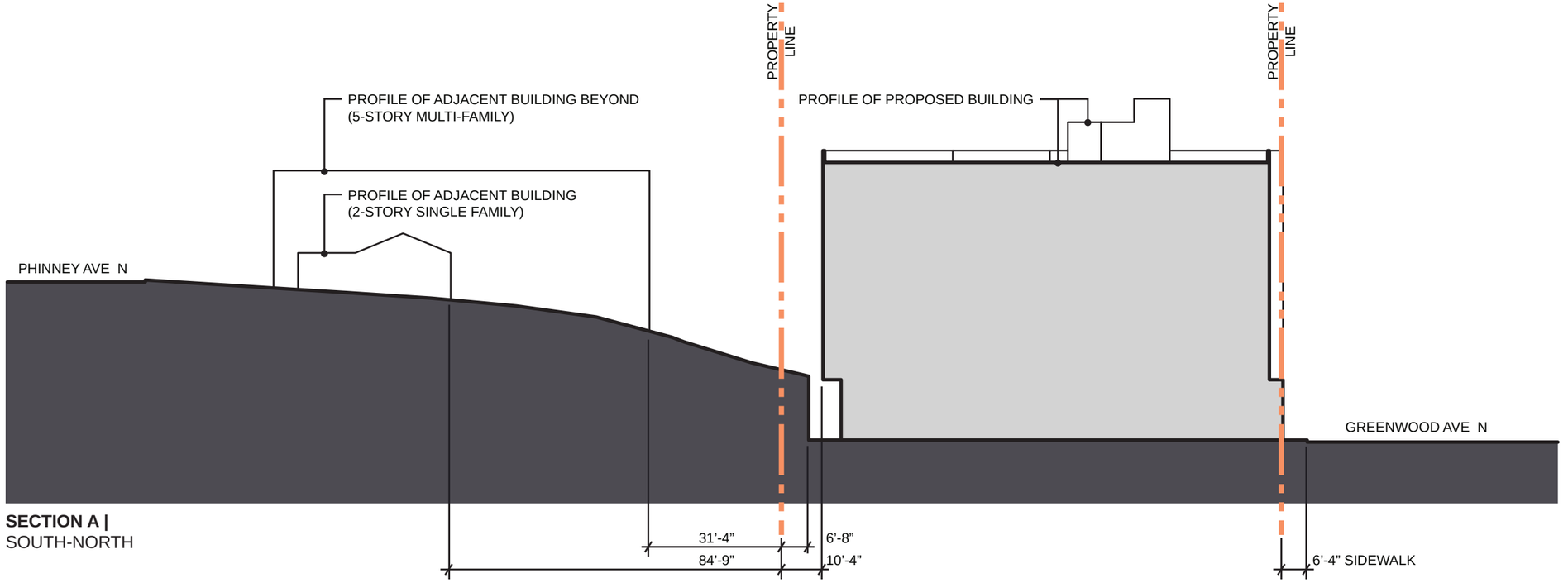


ROOF

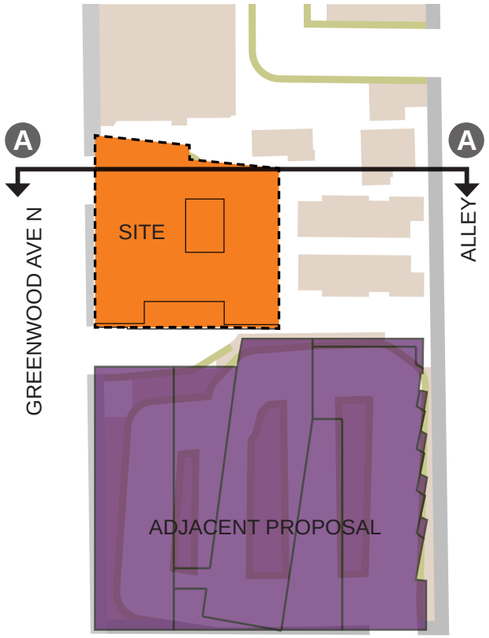
N

0' 16' 32'

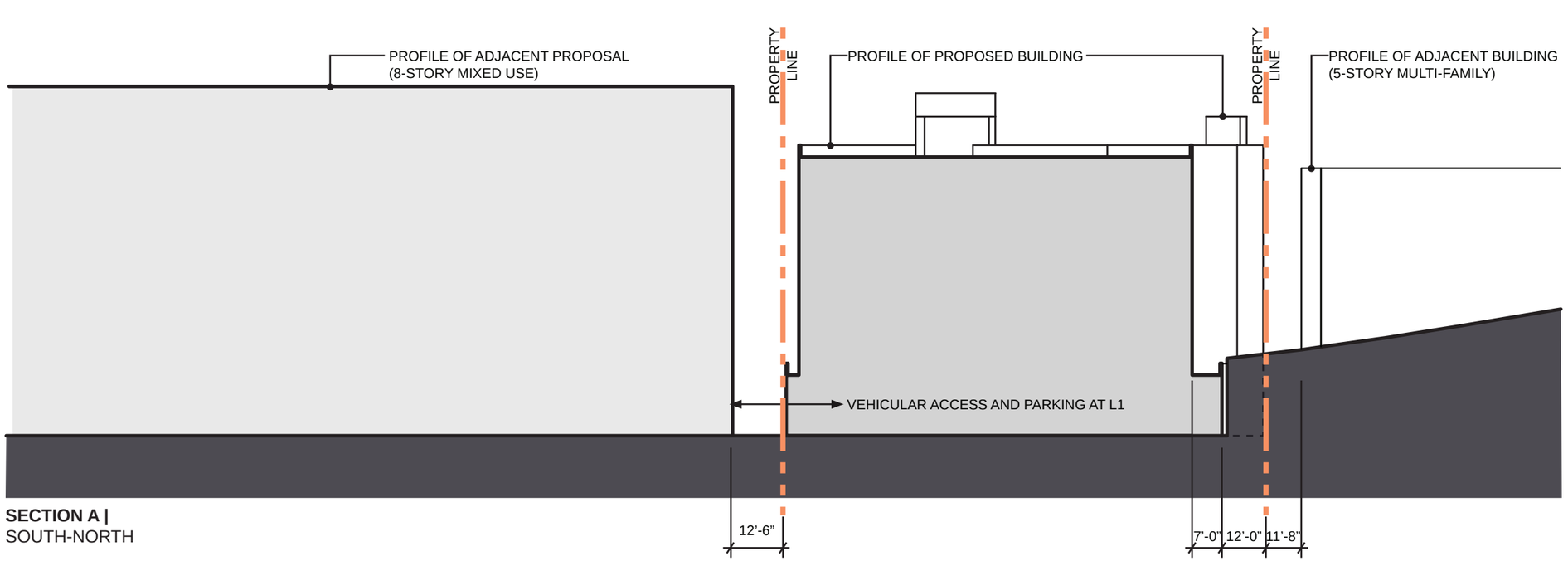
SITE EDGE CONDITIONS



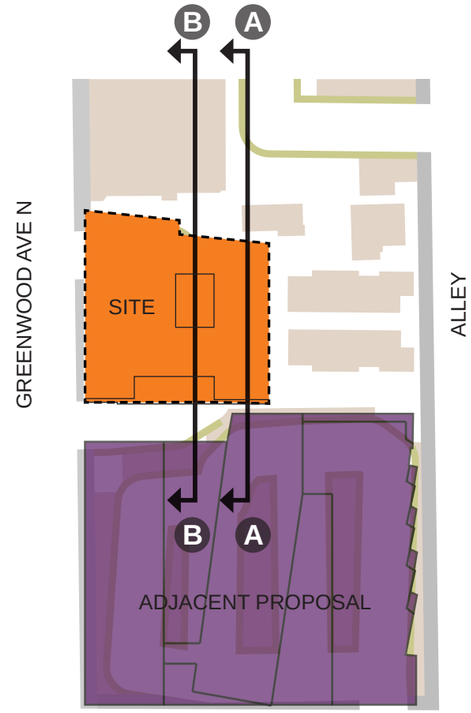
SECTION A |
SOUTH-NORTH

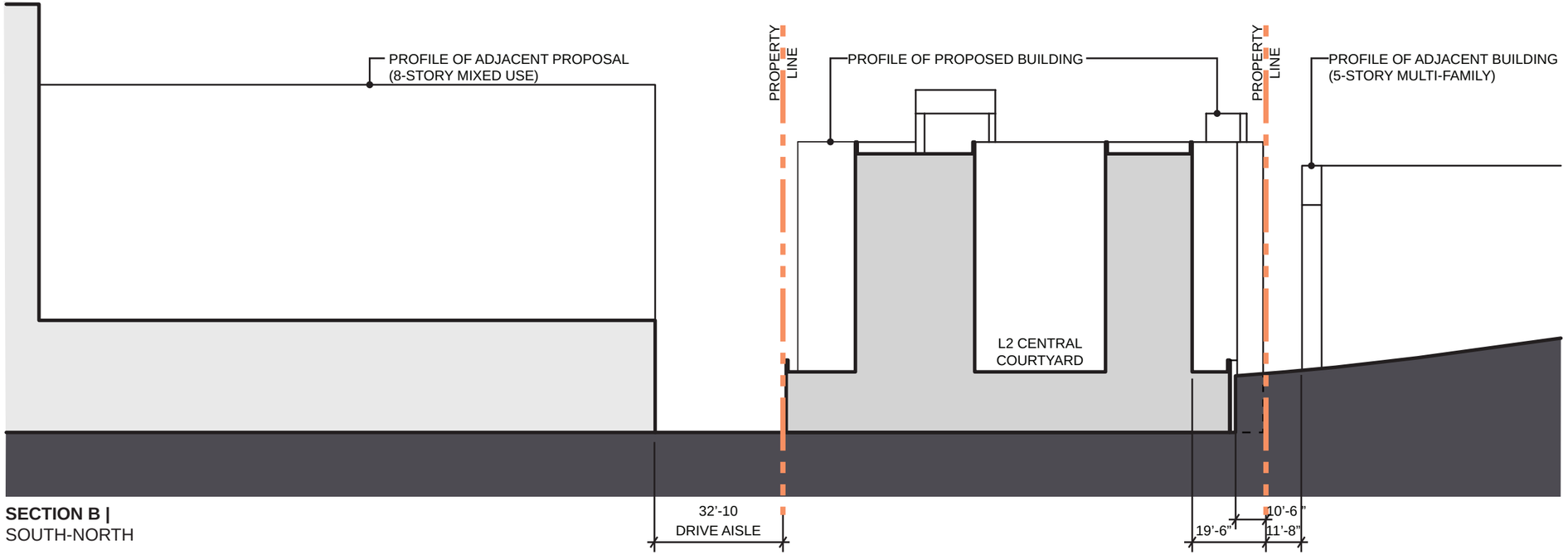


SITE EDGE CONDITIONS



SECTION A |
SOUTH-NORTH





SECTION B |
SOUTH-NORTH

WINTER SOLSTICE

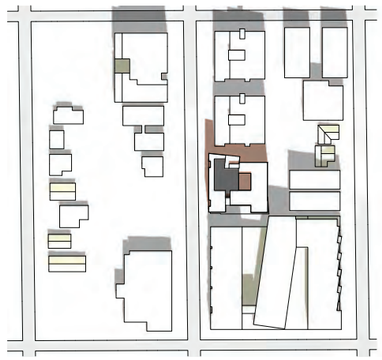
OPTION B | WINTER SOLSTICE
9AM

OPTION B | WINTER SOLSTICE
12PM

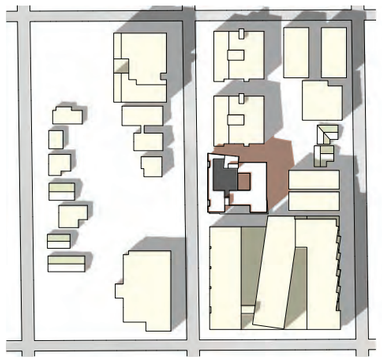
OPTION B | WINTER SOLSTICE
3PM

FALL/SPRING EQUINOX

OPTION B | FALL/SPRING EQUINOX
9AM

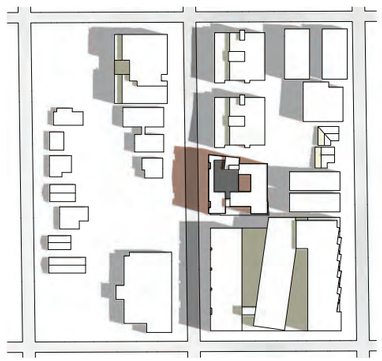


OPTION B | FALL/SPRING EQUINOX
12PM

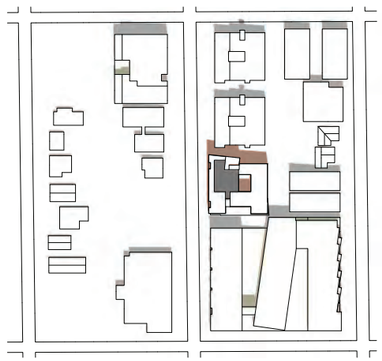


OPTION B | FALL/SPRING EQUINOX
3PM

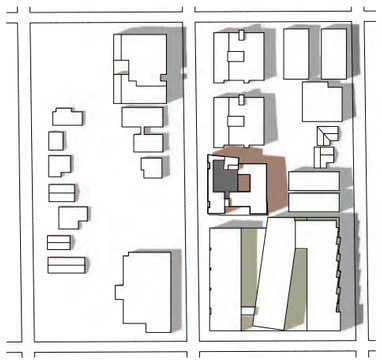
SUMMER SOLSTICE



OPTION B | SUMMER SOLSTICE
9AM



OPTION B | SUMMER SOLSTICE
12PM



OPTION B | SUMMER SOLSTICE
3PM

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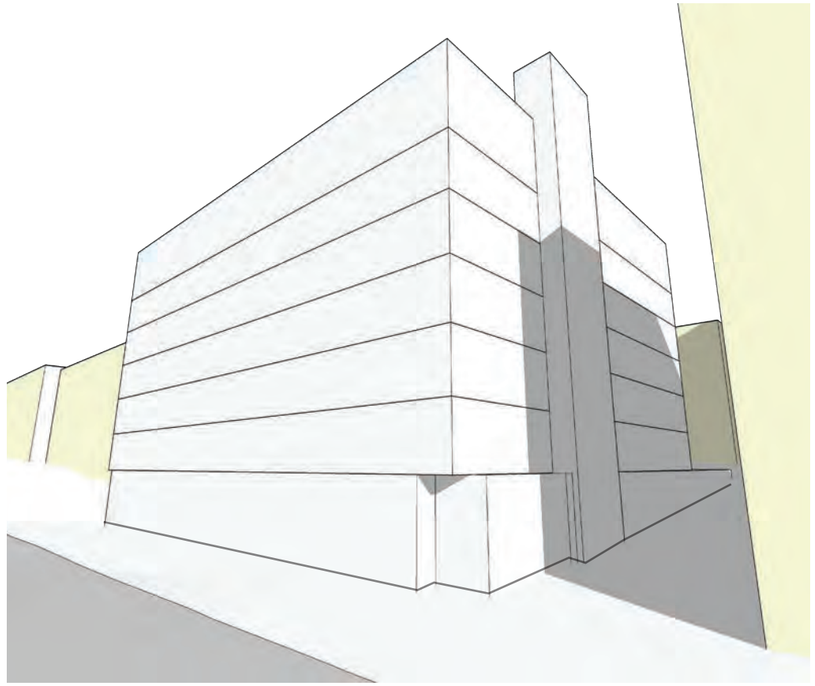
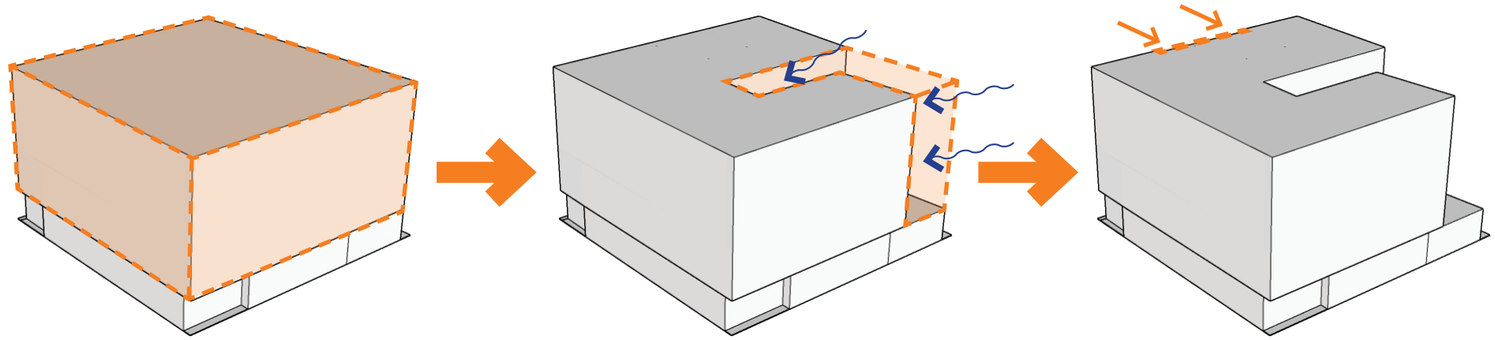
OPTION C | MASSING

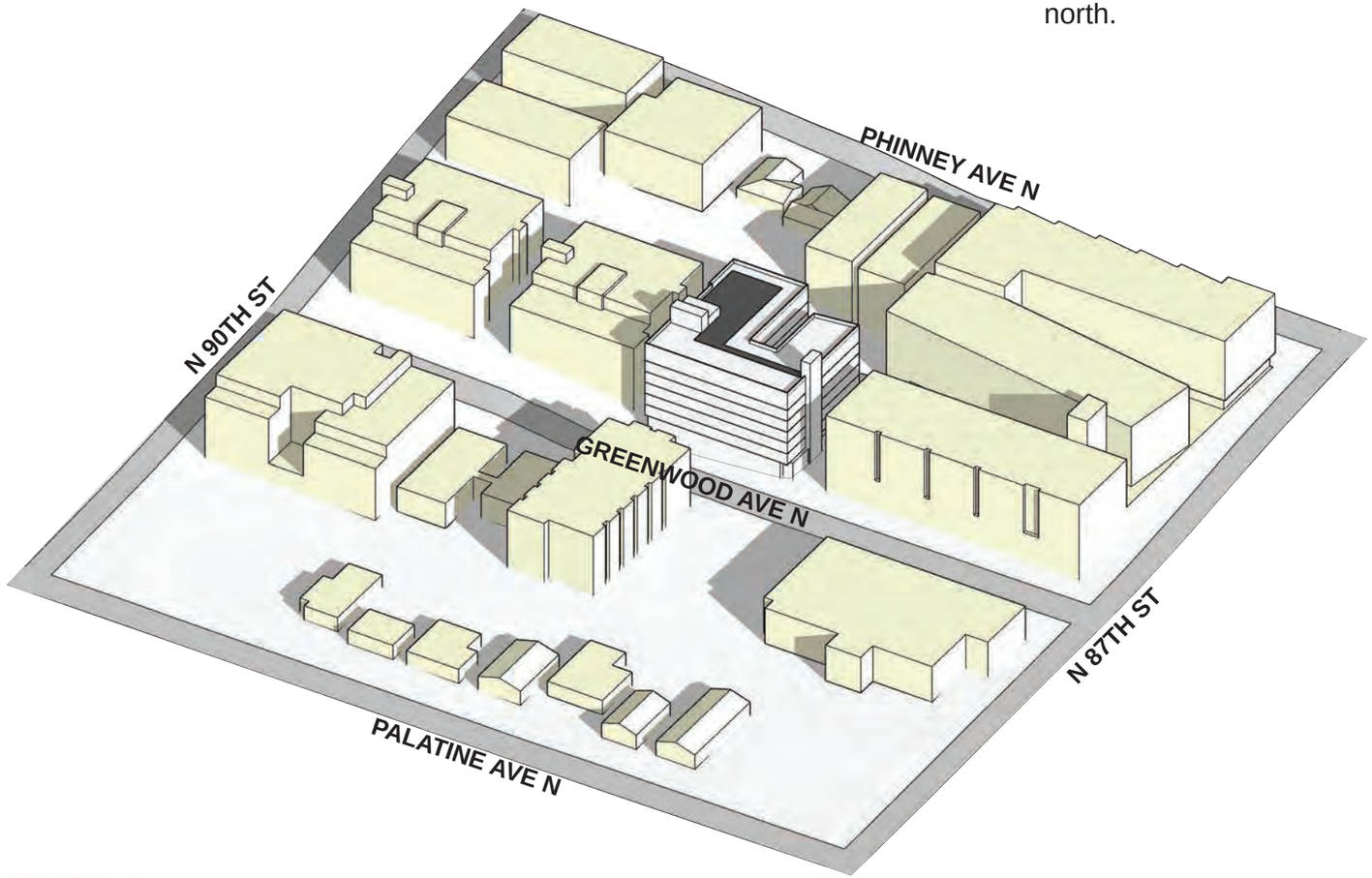


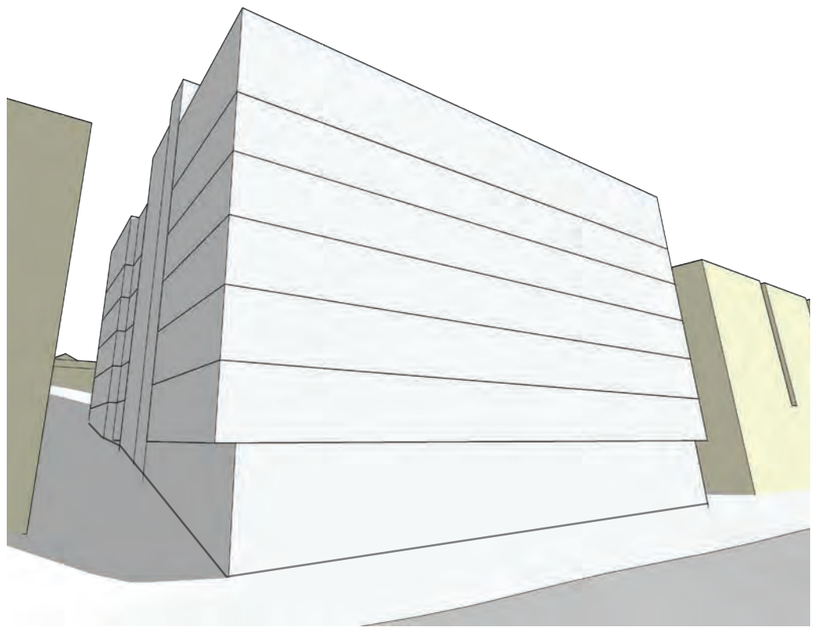


MASS
Six stories of residential units are placed atop the defined podium program as a single volume.

CARVE
A large L-shaped courtyard provides south-facing access to light and air.

SCULPT
Subtle modulation along the north edge mirrors the facade composition of the existing condominium building to the north.





OPTION C | FLOOR PLANS

FAR	|	~ 4.50
GSF	|	77,883 SF
STORIES	|	7
UNITS	|	147
SEDU		*95*
OPEN 1 BR		*23*
1-BR		*29*
PARKING	|	22
COMM.	|	2,800 SF

REQUIRED DEPARTURES |
NONE - CODE COMPLIANT

KEY

- COMMON / CIRC.
- COMMERCIAL
- 1 LOBBY
- 4 PRIVATE AMENITY
- RESIDENTIAL
- AMENITY
- 2 BIKE PARKING
- 5 COMMON AMENITY
- SERVICE
- MAIN ENTRY
- 3 SOLID WASTE
- 6 ROOF DECK

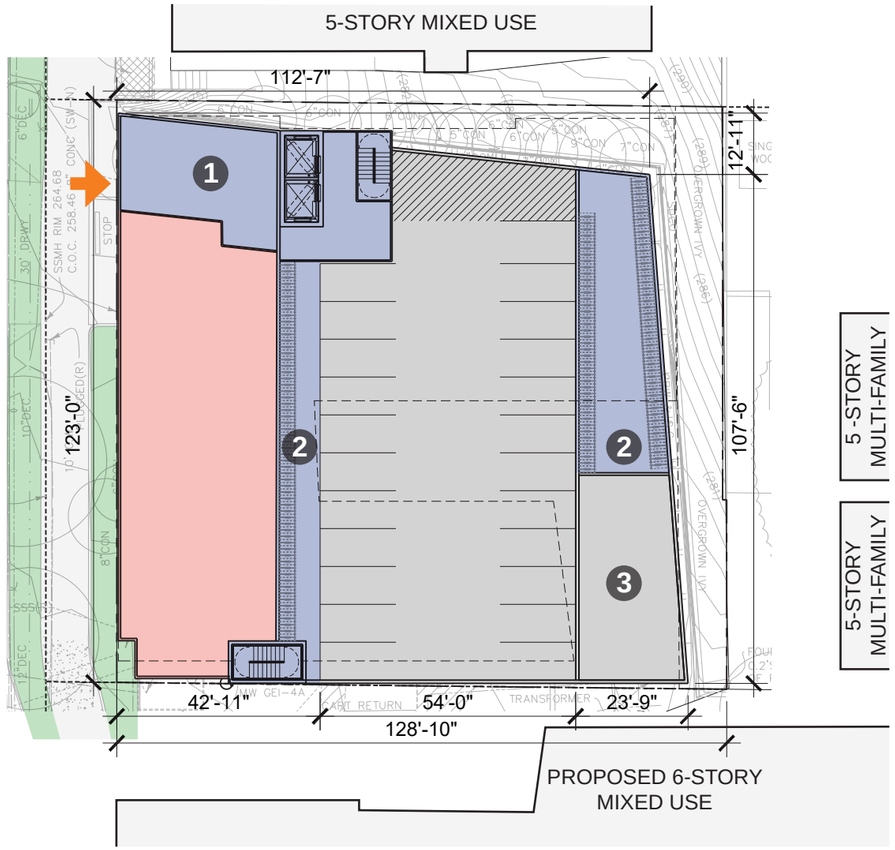
This option's massing is defined by a large, angled courtyard that begins in the southeast corner and stretches towards the center of the mass. Units are oriented facing Greenwood Ave to the west, along a single loaded corridor for the north volume, and facing towards the adjacent access easement in the south volume. There is limited modulation along the north building edge, in contrast to the other proposed options. Expressed vertical circulation on both the north and south facades provide opportunities to define the facade composition. The roof deck is generally stretching east / west along the northern volume.

PROS

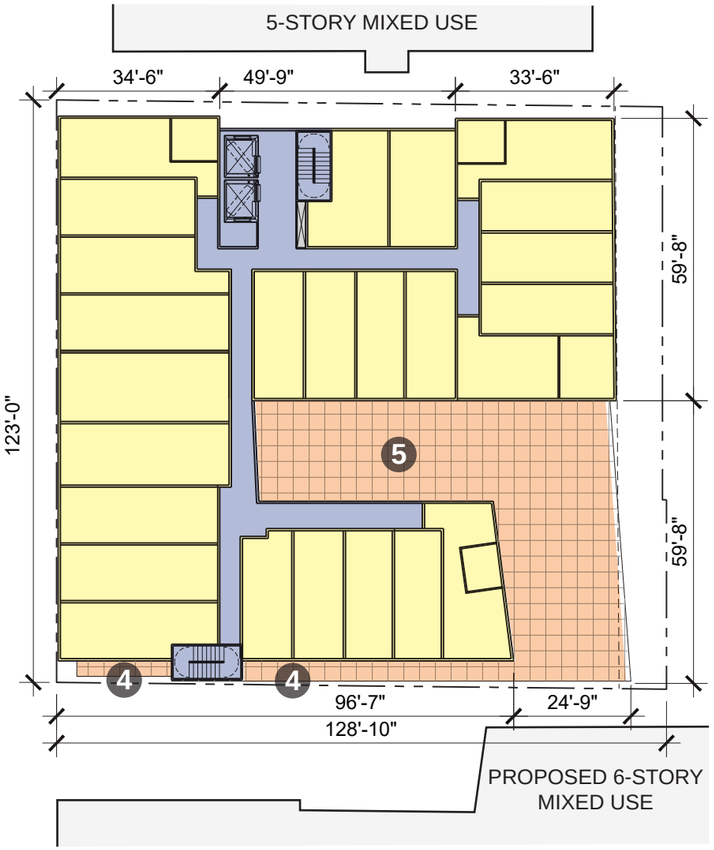
- \+ Large open courtyard erodes massing and provides increased exterior wall area for unit windows
- \+ South facing courtyard and angled geometry mirror adjacent development

CONS

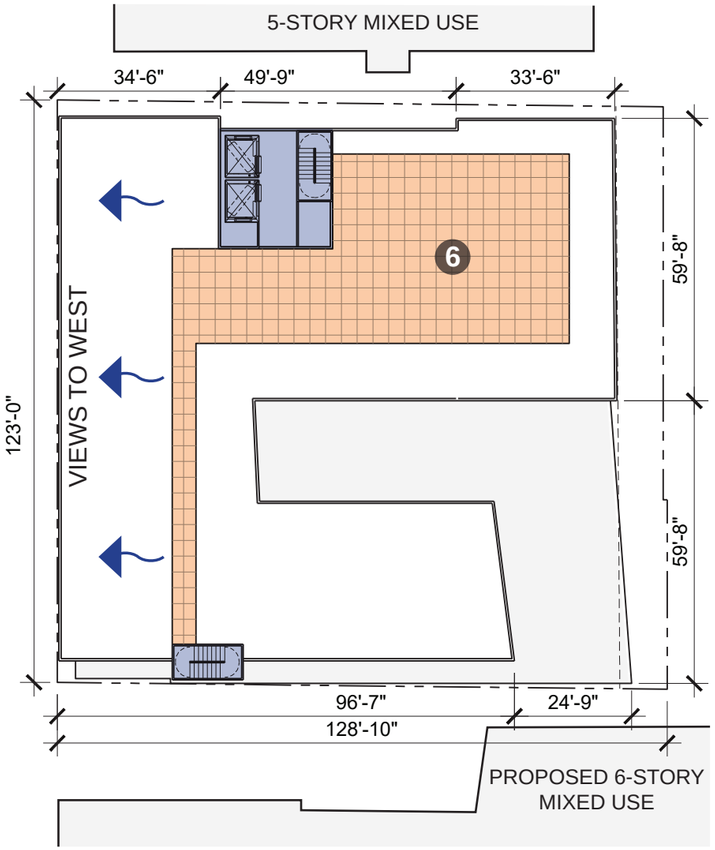
- \- Smallest setback at north edge results in biggest impact to existing trees
- \- Amenity court provides light and air, but much of sunlight is indirect
- \- South courtyard does not directly align with adjacent open space to the south to maximize light and air
- \- Roof deck location does not capitalize on views and has potential impact on northern property
- \- Lack of Modulation on west facade is inconsistent with structures to the north, however is consistent with adjacent Phase 1 massing.



GROUND FLOOR



UPPER FLOORS

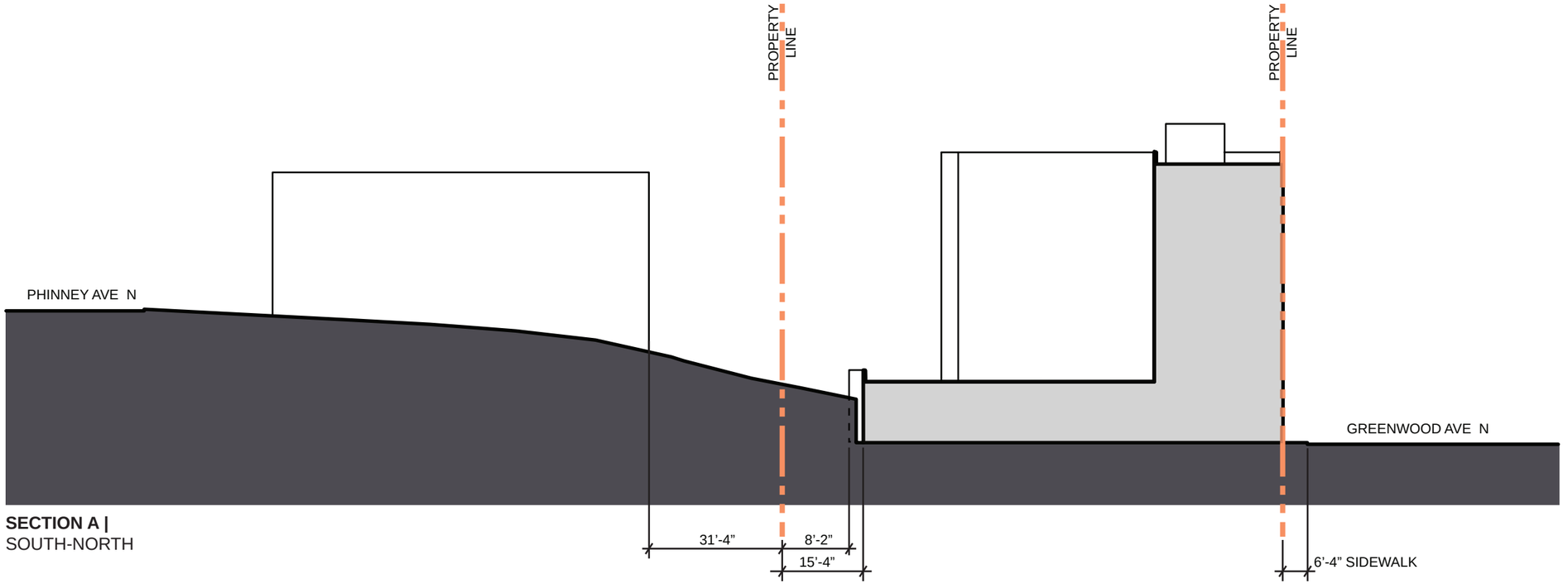


ROOF

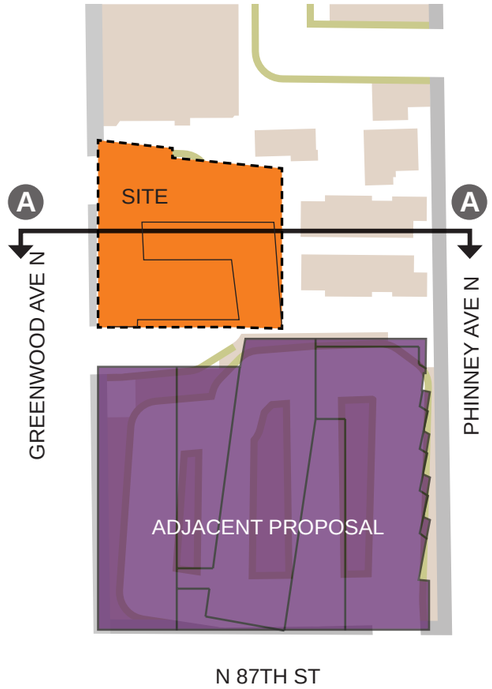
N

0' 16' 32'

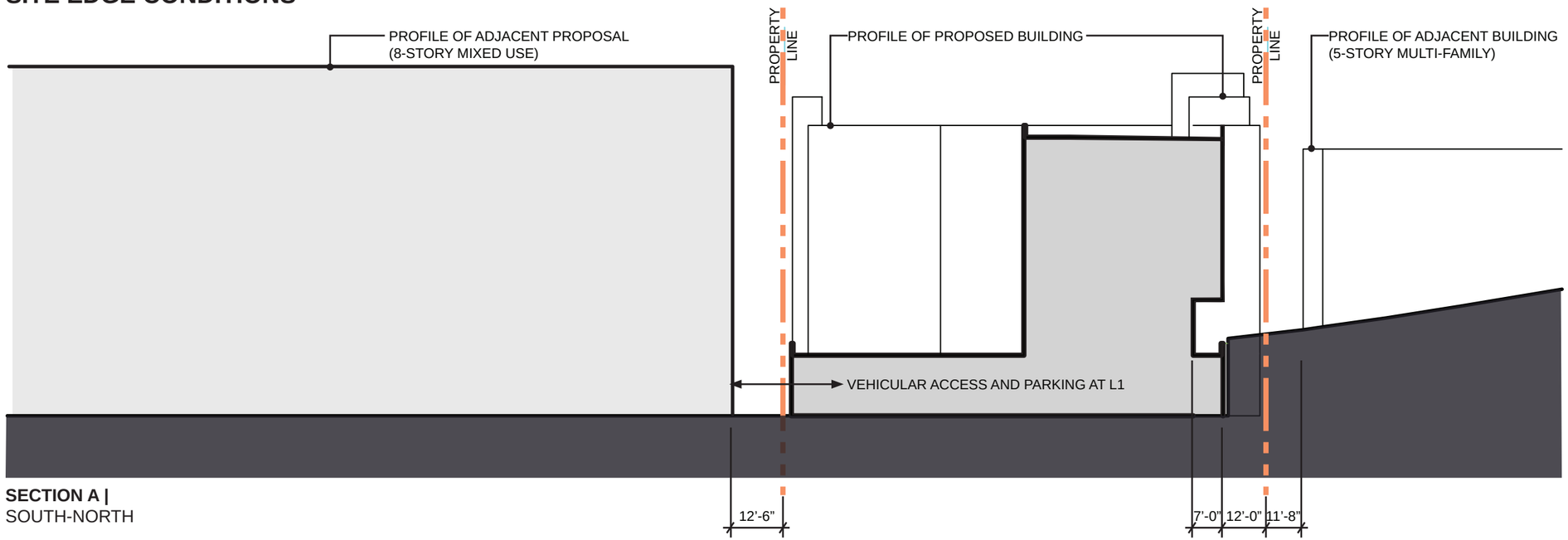
OPTION C |
SITE EDGE CONDITIONS



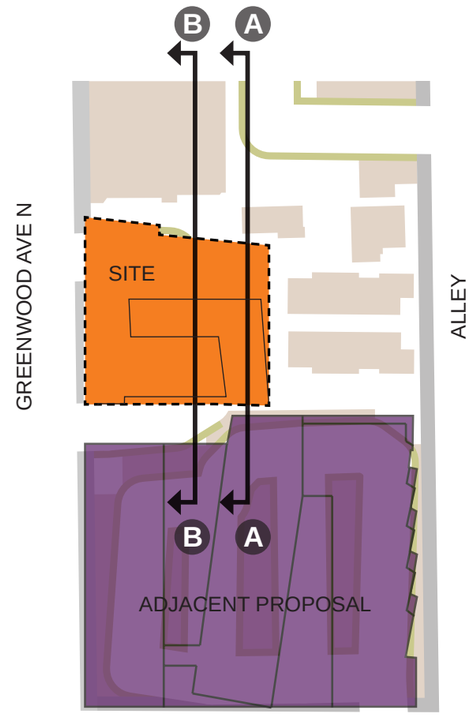
SECTION A |
SOUTH-NORTH

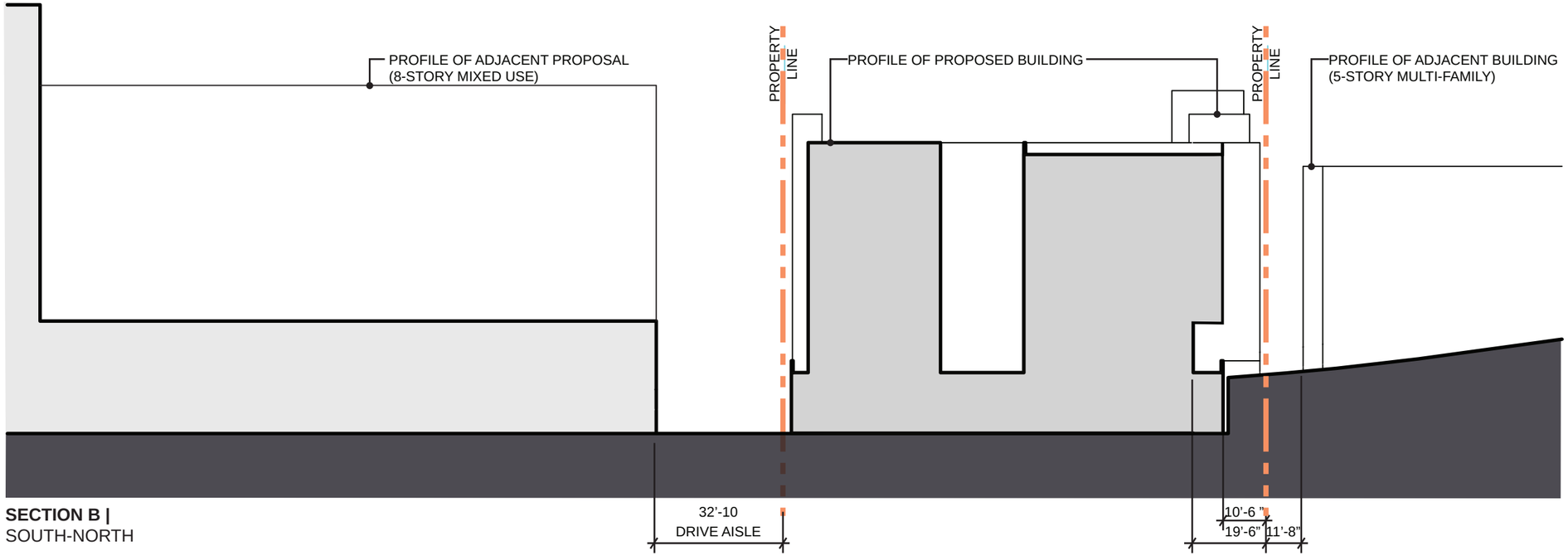


OPTION C |
SITE EDGE CONDITIONS



SECTION A |
SOUTH-NORTH





SECTION B |
SOUTH-NORTH

WINTER SOLSTICE

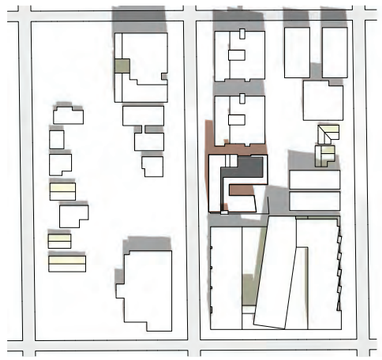
OPTION C | WINTER SOLSTICE
9AM

OPTION C | WINTER SOLSTICE
12PM

OPTION C | WINTER SOLSTICE
3PM

FALL/SPRING EQUINOX

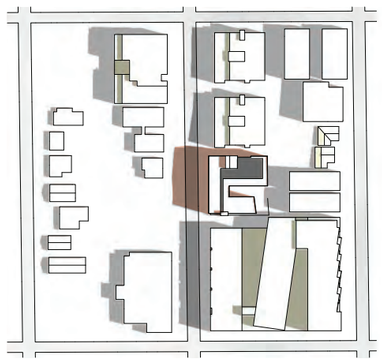
OPTION C | FALL/SPRING EQUINOX
9AM



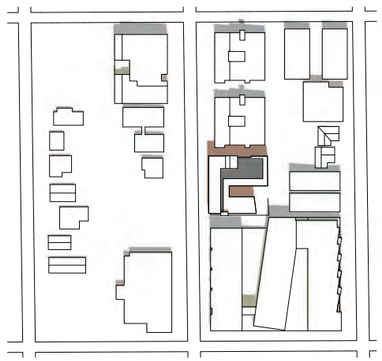
OPTION C | FALL/SPRING EQUINOX
12PM

OPTION C | FALL/SPRING EQUINOX
3PM

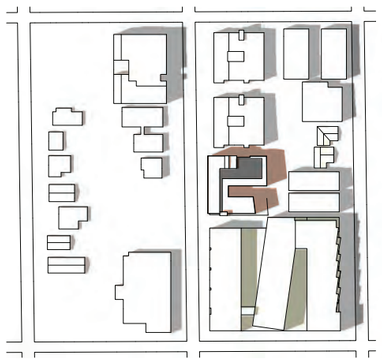
SUMMER SOLSTICE



OPTION C | SUMMER SOLSTICE
9AM



OPTION C | SUMMER SOLSTICE
12PM



OPTION C | SUMMER SOLSTICE
3PM

APPLICANT WORK SAMPLES

SKIDMORE JANETTE APD