

#3036744-LU
504 N 85th St
Recommendation Phase
11-24-2021
504 N 85th Apt LP

ADDRESS

504 N 85th St
SDCI# 3036744-LU

PROJECT TEAM

Owner	504 N 85th Apts LP
Architect	SHW
Landscape	Root of Design
Surveyor	Chadwick & Winters
Geotechnical	Geotech Consultants, Inc
Arborist	Layton Tree Consulting
Structural	Malsam Tsang Structural Engineering
Civil	Davido Consulting Group
Mechanical	Greenbusch
Traffic	Gibson Traffic Consultants
Community Outreach	Natalie Quick Consulting

PROJECT INFO

Zoning	NC3-65 (M1)
Overlays	Greenwood-Phinney Ridge RUV
	Parking Flexibility
Lot Area	18,063 SF
Proposed Units	197
Vehicle Parking	None
Bicycle Parking	171

PROJECT BRIEF

The proposal includes removing a commercial building and constructing a multi-family development within the Greenwood Neighborhood Town Center. The building includes 197 units, with a mixture of market rate 1-bedroom units and small efficiency dwelling units. No parking is proposed in this pedestrian and transit focused area. The project provides high quality housing to a well connected area, and furthers the vitality of the neighborhood.

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URBAN DESIGN ANALYSIS

ZONING SUMMARY

NC3-65 (M1)		Greenwood-Phinney Ridge Residential Urban Village Overlay, Parking Flexibility
23.47A.004	Permitted Uses	Residential permitted outright.
23.47A.005.C.1	Residential Uses at Street Level	Residential permitted at street level. Not in a pedestrian zone.
23.47A.005.D	Pedestrian Designated Zone at Street Level	N/A - Not in a pedestrian zone.
23.47A.008.A.2	Blank Façades	Blank wall max = 20' segments, 40% of facade between 2' and 8' above finished grade. Departure requested. See page 37.
23.47A.008.A.3	Street-level, Street-facing Facade Depth	Locate 10' max from lot line, unless plazas or other approved open spaces are provided.
23.47A.008.B.2	Non-Residential Transparency	N/A - Residential use only.
23.47A.008.B.3	Non-residential Depth	N/A - Residential use only.
23.47A.008.B.4	Non-residential Height	N/A - Residential use only.
23.47A.008.C.4	Overhead Weather Protection	N/A - Not in a pedestrian zone.
23.47A.008.C.5	Maximum Structure Width & Depth	N/A - Not in a pedestrian zone.
23.47A.008.D.1	Residential Entry	Minimum 1 visually prominent residential entry on street-level street-facing facade.
23.47A.008.D.2	Dwelling Unit	Dwelling unit at street-level street facing façade, shall be 4' above to 4' below sidewalk grade or setback 10' from sidewalk. Type 1 decision can be granted. Departure requested. See page 36.
23.47A.012.A	Structure Base Height	65'.
23.47A.012.C.4	Rooftop Coverage	Max 20% of roof, max 25% with screened mechanical equipment.
23.47A.013.A	FAR Limits	4.5 FAR.
23.47A.013.B	Area Exempt from FAR	Below grade stories, and code required bike storage per 23.54.015.K.4 for Small Efficiency Dwelling Units (SEDU).
23.47A.014.B	Setbacks for Lots Abutting a Residential Zone	N/A
23.47A.016.A	Landscape Requirement	Green Factor of 0.3 or greater.
23.47A.024.A	Amenity Area	5% of Residential GFA, excluding commercial uses and area for mechanical equipment.
23.54.015	Required Parking	Urban village / frequent transit = No Parking Required.
23.54.015.D	Residential Bicycle Parking	Dwelling Unit/SEDU: Long Term: 1 per unit for first 50, 0.75 per unit higher than 50; Short-term: 1 per 20 unit.
23.54.040.A	Waste & Recycling Storage	Residential: >100 dwelling units = 575 sf plus 4 sf for each additional unit above 100.
23.54.040.C	Waste & Recycling Storage	100 dwelling units or more, storage area can be reduced by 15% with 20' min. width
23.54.040.D	Waste & Recycling Storage	Minimum horizontal dimension of 12'.

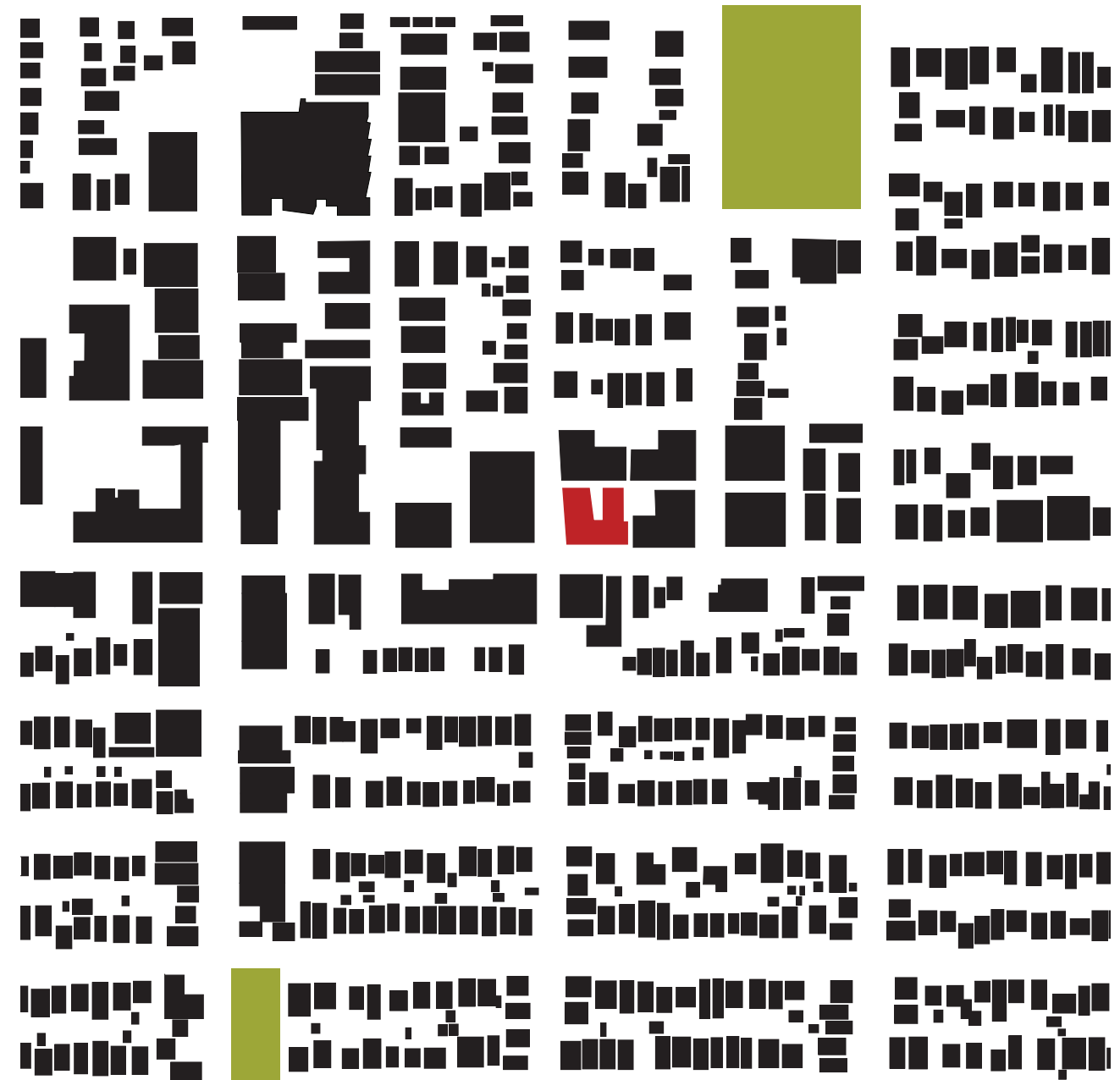


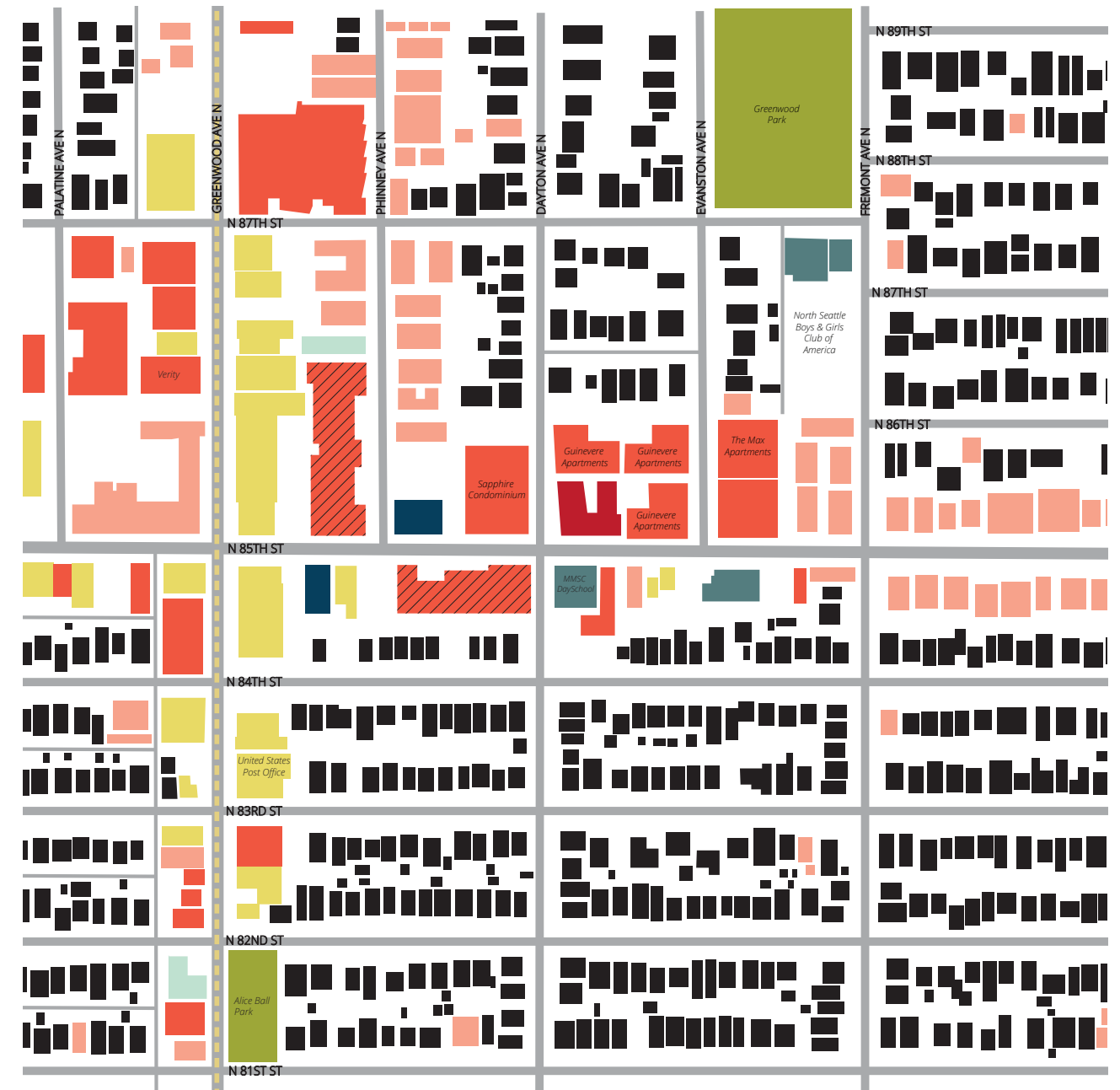
Figure - Ground



Yellow Pedestrian Zone

Zoning

The project site is zoned NC3- 65 (M1) located in the Greenwood - Phinney Ridge Residential Urban Village and MHA applies. Neighborhood Commercial zoning has a strong presence along N 85th St. NC zones with varying height limits, pedestrian and MHA overlays are to the north, south, east and west of the site. The Pedestrian Designated Zone stops just to the west of the site.

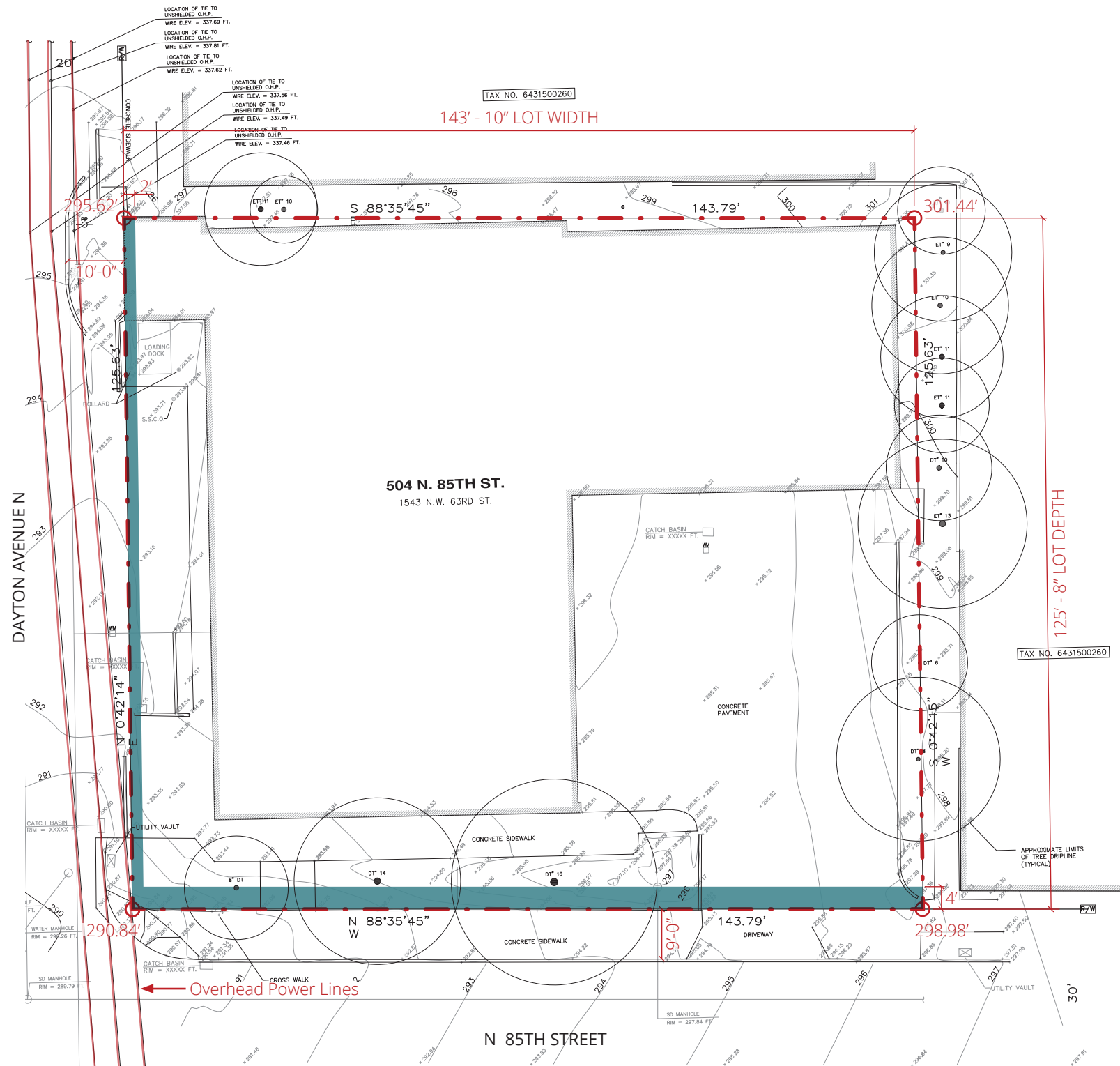


Single Family
 Mixed-Use
 Educational
 Medical
 Park
 Proposed/Under Construction
 Commercial
 Multi-Family
 Office
 Institution
 Site
 Bike Route

Adjacencies & Circulation

The site is one block away from the bustling commercial heart of the Greenwood Town Center. N 85th St is a Principal Arterial & Pedestrian street. There is a mix of existing vehicular and pedestrian oriented commercial developments, however, the immediate vicinity is seeing growth in large-scale, mixed-use developments with a pedestrian focus due to the transit infrastructure present.

EXISTING CONDITIONS: SURVEY



Tax Parcel No. 6431500261

The west half of lot 1 and the south 2.5 Ft. Of the west 143.75 Ft. Of lot 2, all in block 6, Osner's Suburban Homes, according to the plat thereof recorded in volume 9 of plats, page 92, records of King County, WA.

Parcel Area = 18,063 Sq. ft.

Surveyor: Chadwick & Winters
Date: 06/16/20

No exceptional trees found on site. Arborist report prepared by Layton Tree Consulting to provided at MUP.

Site Considerations:

- No Exceptional Trees
- N 85th Street is classified as a Principal Arterial. 4' setback is required.
- Dayton Avenue N is designated for solid waste pickup by Seattle Public Utilities and a 2' dedication is required per SDOT.

- - - - Property Line
- █ SDOT setbacks / dedication
- — Overhead Power Lines



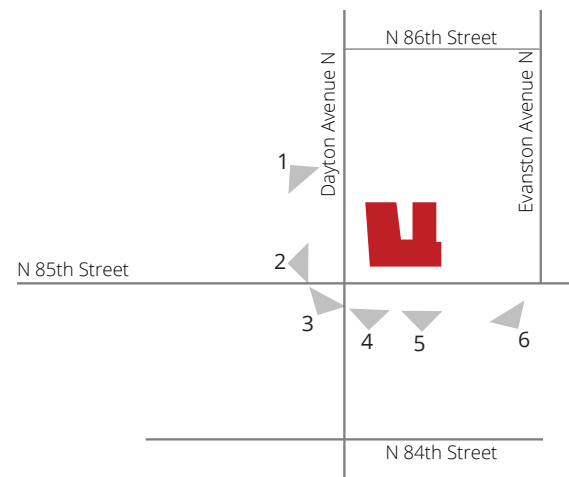
1. Looking southeast from Dayton Avenue N



2. Looking northeast from N 85th Street



3. Looking northeast from N 85th Street



Key



4. Looking south from N 85th Street



5. Looking north from N 85th Street



6. Looking northwest from N 85th Street

PERSPECTIVES: SCHEME C - PREFERRED



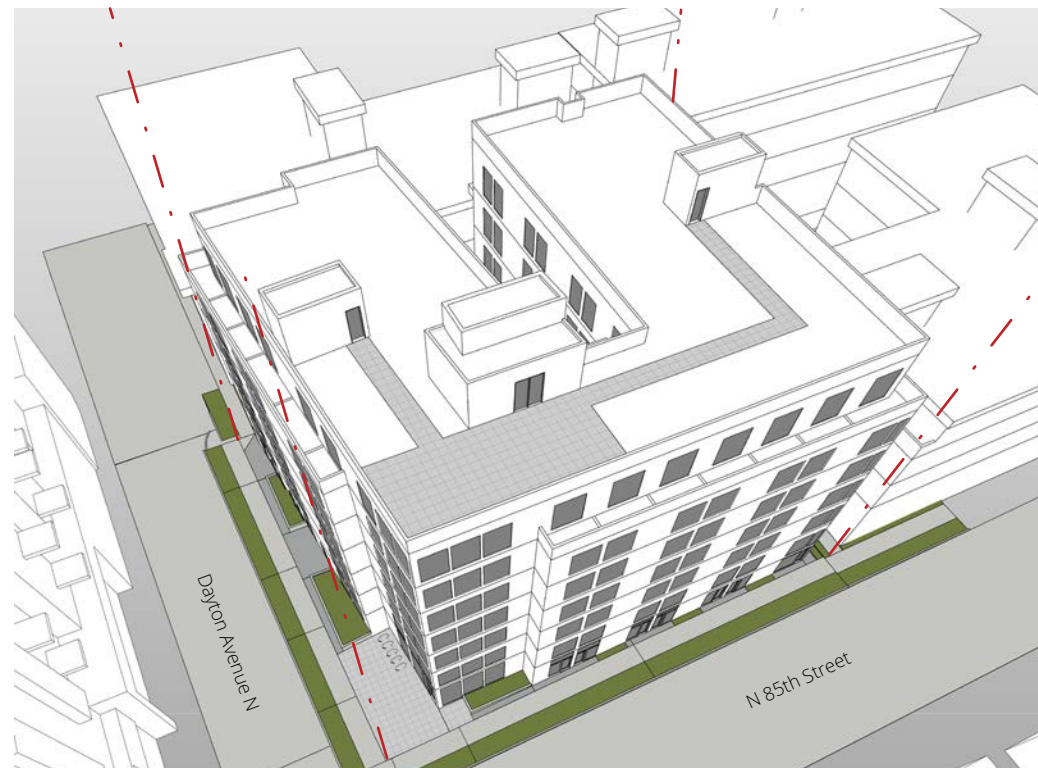
Looking southeast from Dayton Avenue N



Looking northeast from N 85th Street



Looking northwest from N 85th Street



Aerial

Scheme C - Preferred

Units: 198
 Unit Types: 160 SEDU, 23 Studios, 7 loft 1-bed, 8 1-bed

FAR: 4.49
 GFA: 81,263 SF (excluding FAR exempt area)
 GSF: 85,319 SF

Pros:

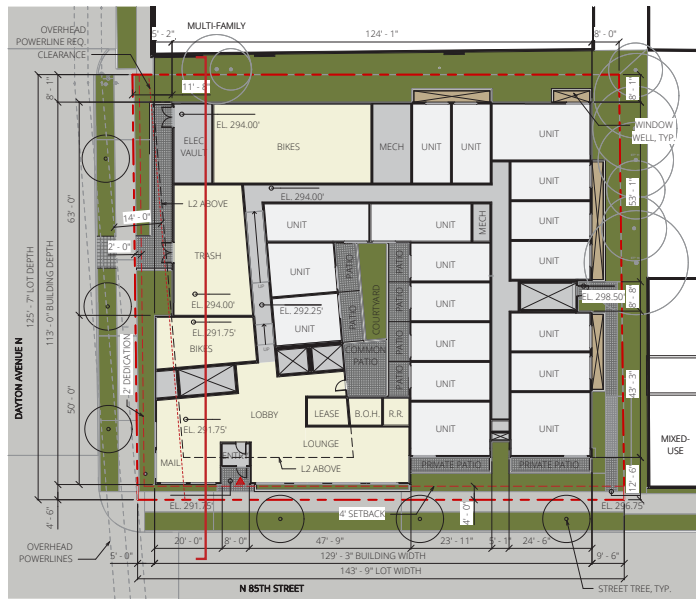
- Strong, consistent architectural concept (Greenwood/Phinney CS2.III).
- Building grounded rather than on a plinth
- No units facing north neighbor / no privacy conflicts (Seattle CS2.D.5).
- Upper level setback at L7 along Dayton Avenue N and N 85th Street (Greenwood/Phinney CS2.II.i).
- Double height Lobby/Lounge and Loft units facing N 85th Street
- Greatest unit type variety
- Plaza at street corner, created by a more gracious setback along Dayton Avenue N (Greenwood/Phinney CS2.II.i).

Cons:

- 7 Loft units at street level require a departure.

NOTE: Street trees, power lines, and traffic signal not shown for clarity.

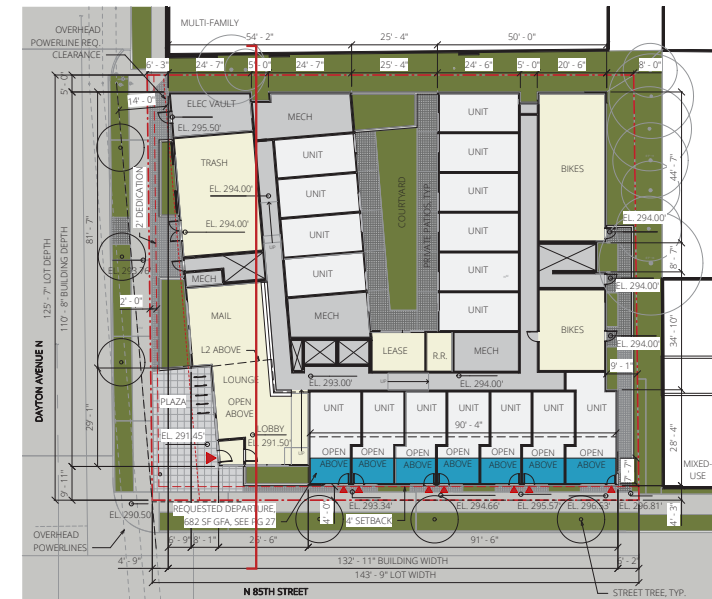




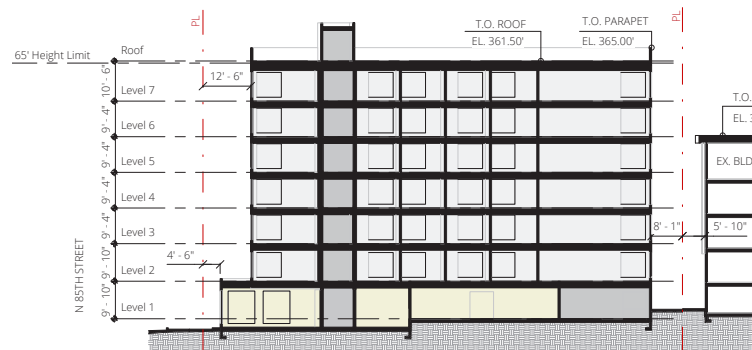
Plan: Scheme A - Code Compliant



Plan: Scheme B - Alternate



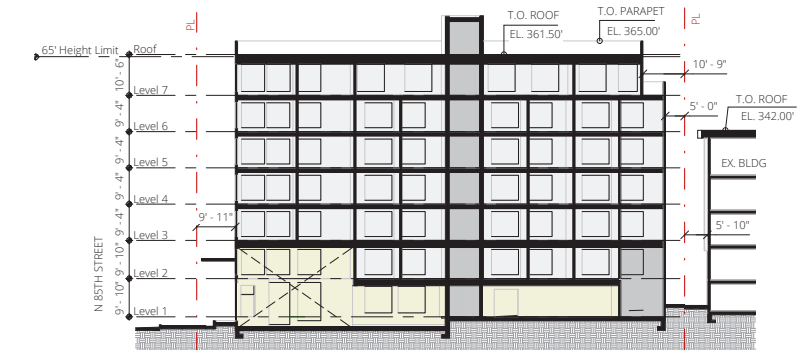
Plan: Scheme C - Preferred



Section: Scheme A - Code Compliant



Section: Scheme B - Alternate



Section: Scheme C - Preferred



Perspective: Scheme A - Code Compliant



Perspective: Scheme B - Alternate



Perspective: Scheme C - Preferred



PRIORITY GUIDELINES

GREENWOOD/PHINNEY CS2.II.i: HEIGHT, BULK AND SCALE
Guideline Description:
CS2.II.i Impact of New Buildings on the Street: Consider the setback of upper stories of new mixed-use development on Greenwood Avenue N and N 85th St to reduce the dominance of new buildings on the street.

Project Response: The overall building massing is articulated to reduce bulk. The building is pulled back at the street corner, creating bookends that ground the building. An upper level setback wraps around the street-facing and neighbor-facing facades at level 7, which reduces the perceived height of the building. See Guidance Response Studies: Upper Level Setback & Perspective: SW Corner on pages 13 & 14 respectively.

GREENWOOD/PHINNEY CS2.III: ARCHITECTURAL CONTEXT / BUILDING ENTRANCES
CS2.III Almost all of the existing buildings located at corners along the Greenwood Avenue North/Phinney Avenue North and N 85th St corridors have entrances at the corner. Even when the principal off-street parking areas are located on the side of the building, a primary building entrance should be located at the corner. This concept is consistent with existing neighborhood commercial designs and important in facilitating pedestrian activity at the street corners.

Project Response: The primary residential entry on the preferred scheme is located at the building corner on N 85th St and Dayton Ave N. While there are secondary loft entries along N 85th St, the primary entry is distinguished with a deep canopy that wraps the corner and a plaza with covered bike parking, planting, & seating. See Site Plan & Street Level Experience: Entry Plaza on pages 16 & 30-31 respectively.

CS2.B.2: CONNECTION TO THE STREET
Guideline Description: CS2.B.2: Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm. Consider the qualities and character of the streetscape, its physical features (sidewalk, parking, landscape strip, street trees, travel lanes, and other amenities) and its function (major retail street or quieter residential street)—in siting and designing the building.

Project Response: The project connects to the public realm through an outdoor plaza and double height transparent lobby, ample landscaped areas and new planting strips that create a division between the sidewalk and the street. The street-facing loft units have recessed entries and are composed with canopies and planters, creating connection and interest at the street level. See Perspective: SE Corner & Street Level Experience: N 85th St & Lofts on pages 15 & 32-33 respectively.

CS2.C.1: RELATIONSHIP TO THE BLOCK – CORNER SITE
Guideline Description: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances. Consider using a corner to provide extra space for pedestrians and a generous entry, or build out to the corner to provide a strong urban edge to the block.

Project Response: To create a focal point on this corner site, the massing is pulled back at the street corner, which produces a bookended plaza. This provides extra space for pedestrians in the ROW and highlights the gracious double-height lobby located at the corner. See Site Plan & Street Level experience: Entry Plaza on pages 16 & 30-31 respectively.

CS2.D.5: HEIGHT, BULK, SCALE – RESPECT FOR ADJACENT SITES
Guideline Description: Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.

Project Response: Minimizing privacy conflicts with the adjacent apartment buildings is a priority due to their proximity to the property line. While the east neighbor has only a few units facing toward the site, the north neighbor has many units facing south. Locating the courtyard on the north façade, breaks up the massing facing the neighbor and eliminates privacy conflicts since no new units face the north. Locating the courtyard in any other orientation creates major conflicts along the north property line. See Site Plan and Courtyard Experience on pages 16 & 35 respectively.

GREENWOOD/PHINNEY PL1.II: CONNECTIVITY – OPEN SPACE
Guideline Description: Open Space Encourage a publicly accessible urban plaza, potentially incorporated into one of the north-south streets and any proposed mid-block connection. This adjoining street could be temporarily closed to traffic for special public gatherings. The plaza could include seasonal landscaping and year-round green, seating walls, benches or other street furniture, and public art.

Project Response: The Plaza at the street corner is primarily located along Dayton Ave N, the north-south street. It is south and west facing with good sun exposure. The Plaza's location will activate the street corner and provide more room for pedestrians. Bike parking and seating is provided to further activate the corner. See Site Plan & Street Level experience: Entry Plaza on pages 16 & 30-31 respectively.

PL3 A.1.d STREET LEVEL INTERACTIVE – GROUND-LEVEL RESIDENTIAL
Guideline Description: Individual entries to ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry. The design should contribute to a sense of identity, opportunity for personalization, offer privacy, and emphasize personal safety and security for building occupants.

Project Response: The 7 ground-level units facing N 85th St are double-height lofts, with direct entries from the sidewalk, so in the future, if the demand arises, they can be converted to commercial. The individual entries are defined by an ensemble of elements; black channel canopy with wood on the underside, black metal planter, unit signage, and light. Each entry is aligned with a window stack above, which emphasizes the double height volume and creates a rigorous rhythm along N 85th St. See Street-Level Experience: N 85th St and Departures on pages 32 & 36-37 respectively.

DC1.C.4 SERVICE USES
Guideline Description: Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.

Project Response: Without an alley, the service uses are located along Dayton Ave, the secondary street. The Transformer Vault and Trash Room doors are located at the north end, far from the primary residential and loft entries on N 85th St. The blank wall is broken up by layered landscaping. See Landscape Plan and Street-Level Experience: Service Use & Dayton Ave N on pages 20 & 34 respectively.

DC3.B.4: OPEN SPACE USES AND ACTIVITIES
Guideline Description: Multifamily Open Space - Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction. Some examples include areas for gardening, children's play (covered and uncovered), barbecues, resident meetings, and crafts or hobbies.

Project Response: The proposed massing and articulation create the opportunity for a variety of open spaces. The Plaza at the entry creates public space near the ROW with views into the lobby, which has multiple seating areas. The courtyard provides private patios at grade. At Level 7, there is a common lounge with attached deck & private decks facing south west and east. An spacious outdoor amenity deck is provided on the rooftop with room for a bbq and multiple seating areas. See Floor Plans and Landscape Plan on pages 17-18 & 20 respectively.

GREENWOOD/PHINNEY DC4.II: EXTERIOR FINISH MATERIALS
Guideline Description: New buildings should feature durable, attractive and well-detailed finish materials.

Project Response: The street facing facades are clad in brick at the bookend masses and metal panel at the entry plaza. The brick is a high quality material, which has a human scale and fits with the neighborhood aesthetic. As a durable and modern finish, fiber cement panel is used for the remainder of the building. See Material & Facade Elements on page 29.

① MASSING OPTIONS

EDG Guidance:

Staff appreciates the overall placement of the building on the applicant's Scheme C - preferred, with its thoughtful response to the site, its frontage along Dayton Ave N and N 85th St, and the mitigation of scale transition to the adjacent properties to the north and east. Moving forward, Staff recommends developing Massing Scheme C in response to the following guidance:

a. Staff notes that the top floor setback that extends around to the north end of the west wing of the U-shaped mass successfully addresses the height difference with the adjacent existing structure. Staff recommends that the same setback should be applied to the northwest corner of the east wing of the U-shaped mass. This will help mitigate the height in this corner and be consistent with the overarching architectural approach to dealing with the zone transition along the north edge, and height, bulk, and scale of the existing context. CS2-D-2, CS2-D-5, DC2-A-2, DC2-C-3, CS2-II, CS2-VII, DC2-II

Project Response:

Page 10 Guidance Response: SW Corner

Page 13 Guidance Response Studies: Upper Level Setback

Page 14 Perspectives : SW Corner

Page 22-23 Elevations: North & East

② FACADE DESIGN & MATERIAL TREATMENT

EDG Guidance:

a. Staff supports the simple massing parti, a strong corner presence with book-end masses, and north facing light well. Continue to strengthen and refine the overall concept by differentiating the facades of the corner and those of the book-end masses. Study material placement, fenestration opening depths and detailing, mullion patterns, and other architectural means to provide further contrast between massing elements. DC2-B-1, DC2-C-1, DC2-I

b. The ends of the proposed building will be visible from the street, and will be for some time, so the facades should be intentionally designed with the same level of interest as the street-facing facades. DC2-B-1, DC2-C-1, DC4-A-1, DC2-I

c. The east face of the southeast book-end massing will be visible for some time. Intentionally design this façade to limit blank wall and provide the same level of interest as the street-facing facades. DC2-A-2, DC2-B-1, DC2-B-2, DC1-I

d. Staff is concerned with the overall composition of the Dayton Ave N ground floor façade design. Study ways in which to incorporate a consistent datum line or other means to unify the various disparate components on this elevation. Pay special attention to the material treatment of the blank wall conditions. Design this wall to provide texture, visual interest, and durable materials with minimal maintenance requirements. DC2-B-2, DC4-1

e. Staff agrees that the applicant's preferred massing scheme is successful in mitigating the height, bulk, and scale, however, is concerned that the street facing facades are flat and void of the secondary architectural features that are common in the neighborhood. Incorporate secondary architectural features such as balconies within the corner mass, combination parapet and railing at the top floor terraces, special head/sill details and patterns in the brick proposed for the book-ends, and other elements to provide additional layers of texture and relief to the potentially flat street-facing facades. DC2-B-1, DC2-C, DC2-D-2, DC4-A-1, DC2-C-3, CS3-A-1, DC4-1

f. The two-story lobby is applauded by Staff for its potential scale relationship to the proposed widened sidewalk at the corner. Staff recommends that the facade elements ultimately proposed here should also carry over to the treatment of the two-story ground-floor related units. The units facing the street should incorporate additional architectural elements that speak to the residential character, understanding that these units could be replaced with commercial uses in the future. DC2-B-1, DC2-C-1, DC4-A-1

g. The applicant should continue developing the material palette based on the use of high-quality materials, implied by the "Concept Development: Materiality" sheet, page 40 of EDG packet. Staff strongly supports the use of those 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 or within deeper recesses along the side and rear property lines. DC2-B-1, DC2-C, DC2-D-2, DC4-A-1, DC2-C-3, CS3-A-1, DC4-1

h. Due to the narrowness of the north facing light well, Staff recommends that the material on these facades should be of a light color and of a size and texture that will provided visual interest and allow for more light reflection into those units. DC4-A-2

i. Staff notes that corner windows are being proposed on the south east corner book-end mass, specifically called out on page 40 of the EDG packet, but not shown at the other corners. Revise the design so that the book-end facades are treated consistently, whether that be thicker columns or the open corner design. DC2-B-1, DC2-C-1

j. Because the facades on both Dayton Ave N and N 85th are flat, Staff strongly recommends that the applicant study ways to minimize and intentionally incorporate the venting into the overall façade design moving forward. DC2-C-1

MUP Guidance:

Correction #12. The added texture provided by the soldier courses infilling between windows is successful. Add this same soldier course element to the top of the 6th floor windows within the brick masses to be consistent with the levels below and to provide a more traditional header condition at the top of the window bays.

Correction #13. It is understood that a window is not provided on the second floor, at the north end of the west façade, because of the transformer vault, however, the blank wall condition does not work with the overall architectural composition. Study adding a black infill panel or other element to complete the rectangle. This will help alleviate the awkward condition below the soldier course.

Correction #14. The use of exterior down spouts is discouraged on buildings of this size, especially when they are in front of high-quality materials. Study alternative ways to make the installation more intentional. Options could include, by providing a channel detail and recessing the downspout, special brick pattern behind the downspout through the introduction of a darker brick, adding a dark brick coursing that aligns with the conductor heads to create a datum, or any other means to better incorporate the downspouts.

15. Staff and Design Review Board members have consistently expressed concern about the disparity between how FCP materials are represented in the application documents (flat, plumb, square) and how they appear in the field. Clarify what fiber cement product is being proposed (Hardi 5/16" or 2.0). If the thinner product is being proposed, provide panel dimensions on the drawings and details that ensure proper installation over such large areas.

Project Response:

Page 10 Guidance Response: SW Corner

Page 11 Guidance Response Studies: SE Corner

Page 12 Guidance Response Studies: Dayton Ave N

Page 15 Perspectives: SE Corner

Page 22-27 Elevations

Page 30-34 Street Level Experience

Page 35 Courtyard Experience

③ SITE PLANNING, STREET EDGES, AND LANDSCAPE DESIGN

EDG Guidance:

Staff appreciates that the applicant's three schemes study different approaches to site planning, programming of the street edges, and the landscape opportunities that they afford. Staff recommends developing Massing Scheme C in response to the following guidance:

a. The applicant should continue to develop the open space at the corner to include pedestrian amenities such as seating, other street furniture, lighting, year-round landscaping with seasonal planting, artwork, and other elements. PL1-A-1, DC2-B-1, DC2-B, PL1-I, PL1-I, PL1-II

b. Staff has mixed feelings on the number of ground-level residential units proposed along N 85th St, but ultimately agrees that the residential units, if well designed, could animate the street frontage in the near-term, until demand for commercial space justifies the conversion to retail as shown on the Plan Flexibility diagram on page 43 of the EDG packet PDF. Staff is open to granting a departure request for a reduction to the required 10' setback for street-facing ground-level residential units if it helps achieve the compromise necessary to address both the proposed use and the potential future use. PL1-A-1, DC2-B-1, DC2-B

c. Staff recommends robust study of how either program can be shifted to allow for more spaces to interact with the landscape or add exterior amenity spaces that can take advantage of the setback. PL1-A-1, DC2-B-1, DC2-B, DC4-D

d. Along with the resolution of guidance given in 2(d) and 3(a) above, the landscaping area provided between the sidewalk and the building along Dayton Ave N should complement the architecture and be able to thrive in this urban location. PL1-A-1, DC2-B-1, DC2-B, DC4-D

Project Response:

Page 10 Guidance Response: SW Corner

Page 11 Guidance Response Studies: SE Corner

Page 12 Guidance Response Studies: Dayton Ave N

Page 14 Perspectives : SW Corner

Page 16 Site Plan

Page 20 Landscape

Page 30-34 Street Level Experience

GUIDANCE RESPONSE



EDG: SW Corner

① ②
Staff expressed support for the massing and parti in Scheme C, which has been maintained and expanded upon.



RECOMMENDATION: SW Corner

The entry plaza was further developed with planting, seating, bike stalls, and signage

The bookend masses are clad in brick to reinforce the parti and reflect the aesthetic of the neighborhood.

The recessed entry mass retained the double height volume at the entry, which is defined with a deep canopy



EDG: Lofts along N 85th St

② ③

At EDG, Staff agreed that the massing of Scheme C was successful in mitigating the height, bulk, and scale, however, the street facing facades were flat and void of the secondary architectural features that are common in the neighborhood. At MUP, Staff recommended special treatment of the downspouts at brick and additional runs of the soldier coursing.

At EDG, staff noted that the corner window treatment was inconsistent with brick fenestration pattern.

Secondary architectural features including soldier coursing at window heads, recessed downspouts at the brick, flush vent shrouds were added to compliment the fenestration pattern



RECOMMENDATION: Loft along N 85th St

Canopies were added to define the entries.

The loft entries were recessed to create additional depth at the street level

Windows were reduced at corner in favor of thicker brick column



EDG: Dayton Ave N

② At EDG, Staff was concerned with the overall composition of the Dayton Ave N ground floor façade design. Recommended other means to unify the various disparate components on this elevation. Design this wall to provide texture, visual interest, and durable materials with minimal maintenance requirements.

At MUP, Staff recommended studying the window condition at the transformer vault.



RECOMMENDATION: Dayton Ave N

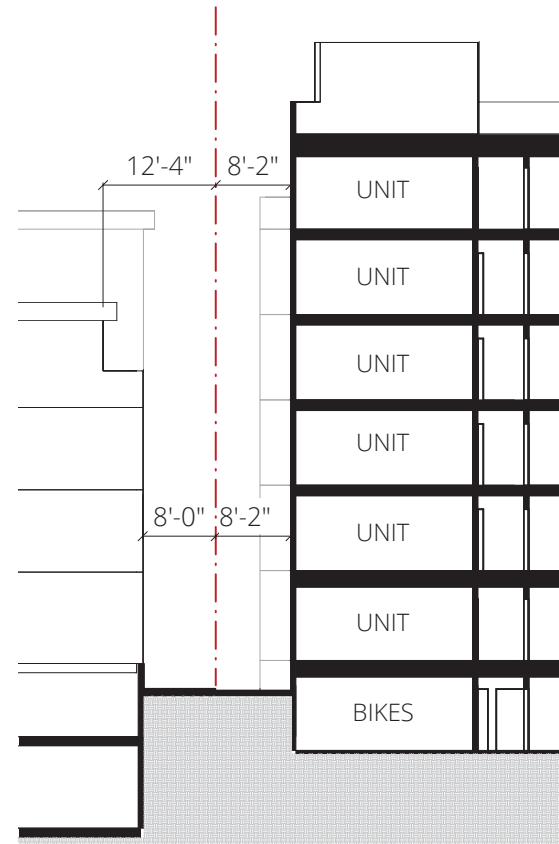
A false frosted window was retained at the Level 2 transformer vault to maintain the strong fenestration stack and the soldier course pattern

The brick soldier course, recessed downspouts & fenestration pattern was continued on the Dayton Ave facade

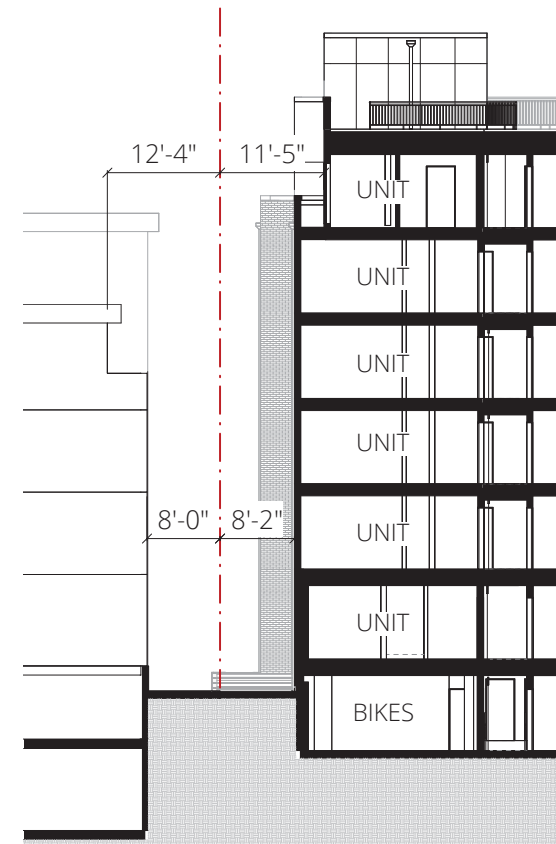
The brick is brought down to grade, providing a human scale, high quality material at street level

The service doors will be painted to match the brick, separating the service doors from the strong fenestration stack above

Dayton will be heavily planted with cast-in place planters and green screens



EDG: Section of northeast corner

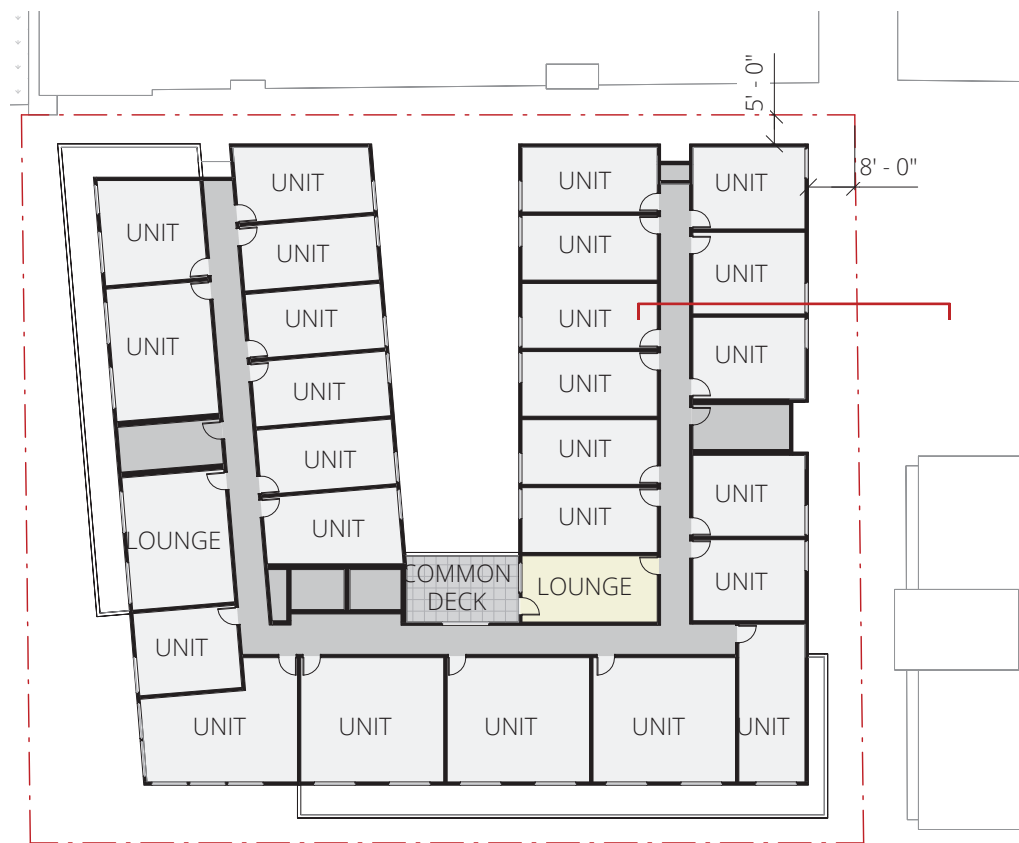


RECOMMENDATION: Section of northeast corner

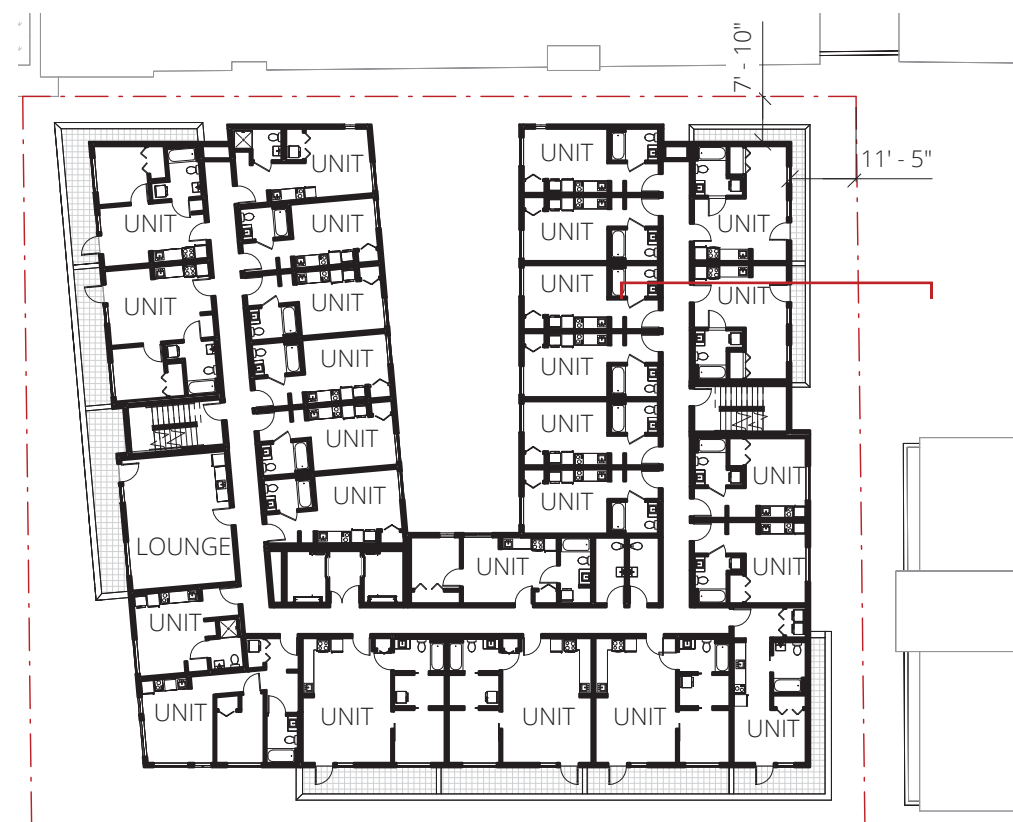
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At EDG, Staff noted that the top floor setback that extends around to the north end of the west wing of the U-shaped mass successfully addressed the height difference with the adjacent existing structure. Staff recommended that the same setback should be applied to the northeast corner of the east wing of the U-shaped mass.

An upper-level setback was added to the NE corner of the east wing, reducing the height and mass facing the neighbors. This massing change also added two new private amenity decks at the level 7 units.



EDG: Level 7 Plan



RECOMMENDATION: Level 7 Plan

PERSPECTIVES: SW CORNER

Design Response

① ③

The bookend masses are pulled down at Level 7, reducing the bulk and height facing the street and creating a legible parti. (CS2.II.i)

The entry mass is pulled back from the street corner, creating a plaza and a corner entrance (CCS2.III) The plaza and double height entry lobby create a focal point at the highly visible corner. (CS2.C.1)



View of southwest corner



View of lofts along N 85th St

Design Response

②

The bookend masses are clad in brick with soldier course headers rhythmically breaking the fenestration stacks composed of black windows and black infill panel. Black metal recessed downspouts break down the longer expanses of brick. (DC4.II):

The fenestration stacks continue down to grade, framing the double height loft entries, which connect to the street (CS2.B.2) A sense of individual identity is created at each residential unit entry with canopies, unit signage, lighting, and planters (PL3.A.d)

SITE PLAN

Design Response

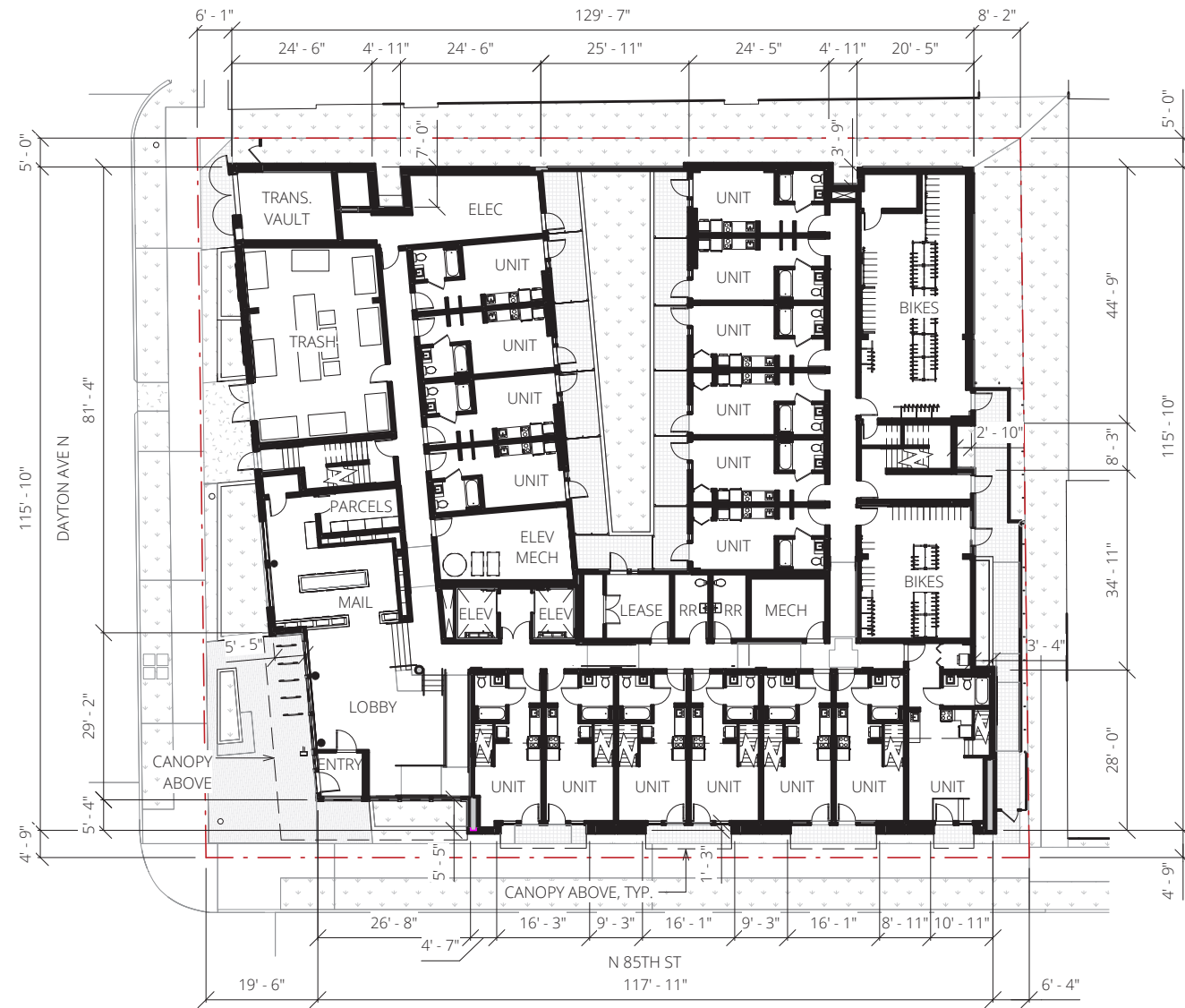
③
 The street edges have been further developed through landscape, located in a variety of configurations; cast-in-place concrete planters, green screen, free-standing metal planters, and in the ROW planting strip. (PL1.II)

There are multiple at-grade open spaces for common and private use. The entry plaza serves to open up the street corner for pedestrian circulation, while also providing seating and short term bike parking. There are also private patios at grade in the courtyard, separated by privacy fences and screen planting. (DC3.B.4)

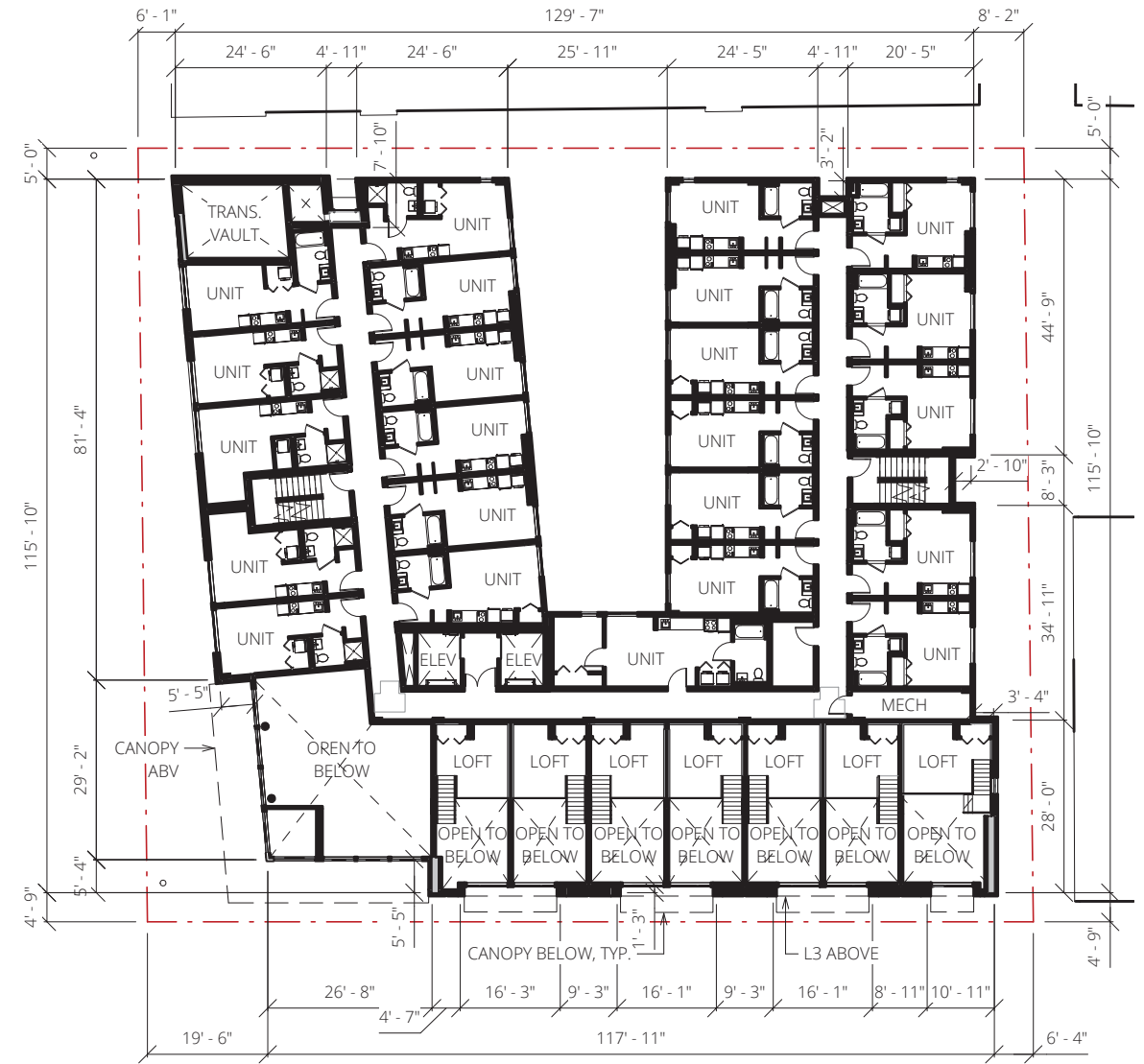
Primary Entry 
 Property Line 



 SCALE: 1" = 20'-0"



Level 1

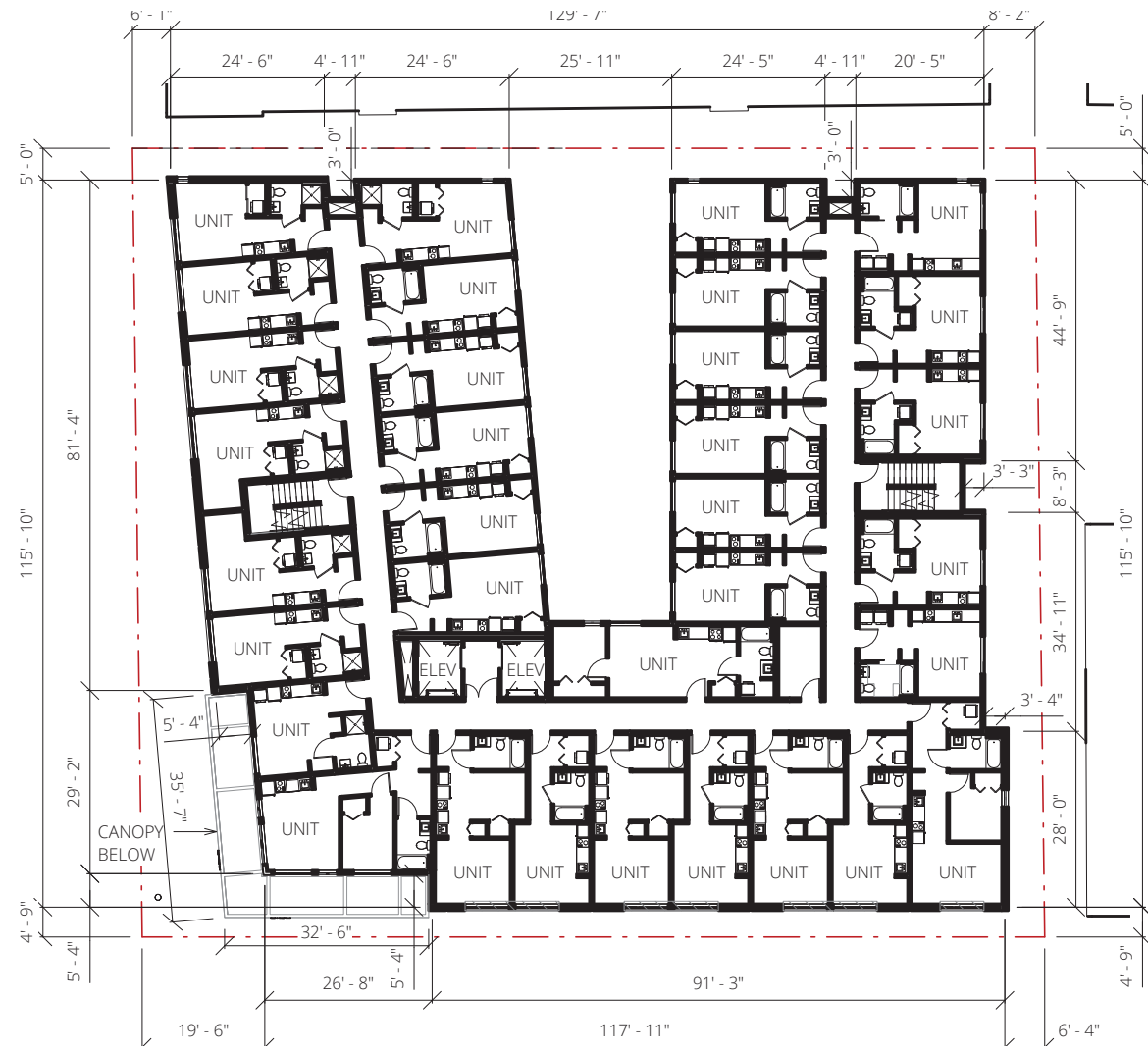


Level 2

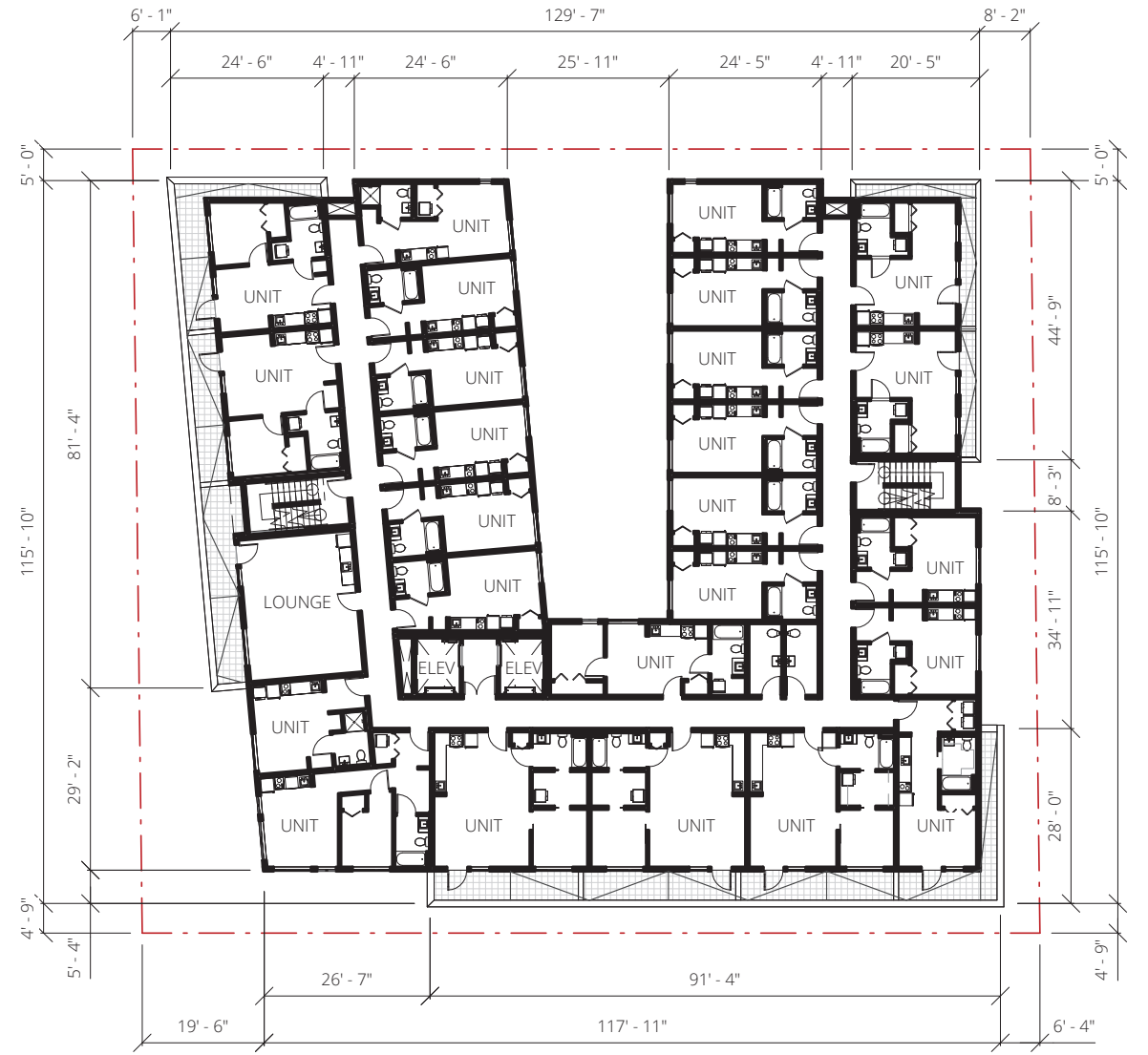
SCALE: 1" = 30'-0"



FLOOR PLANS

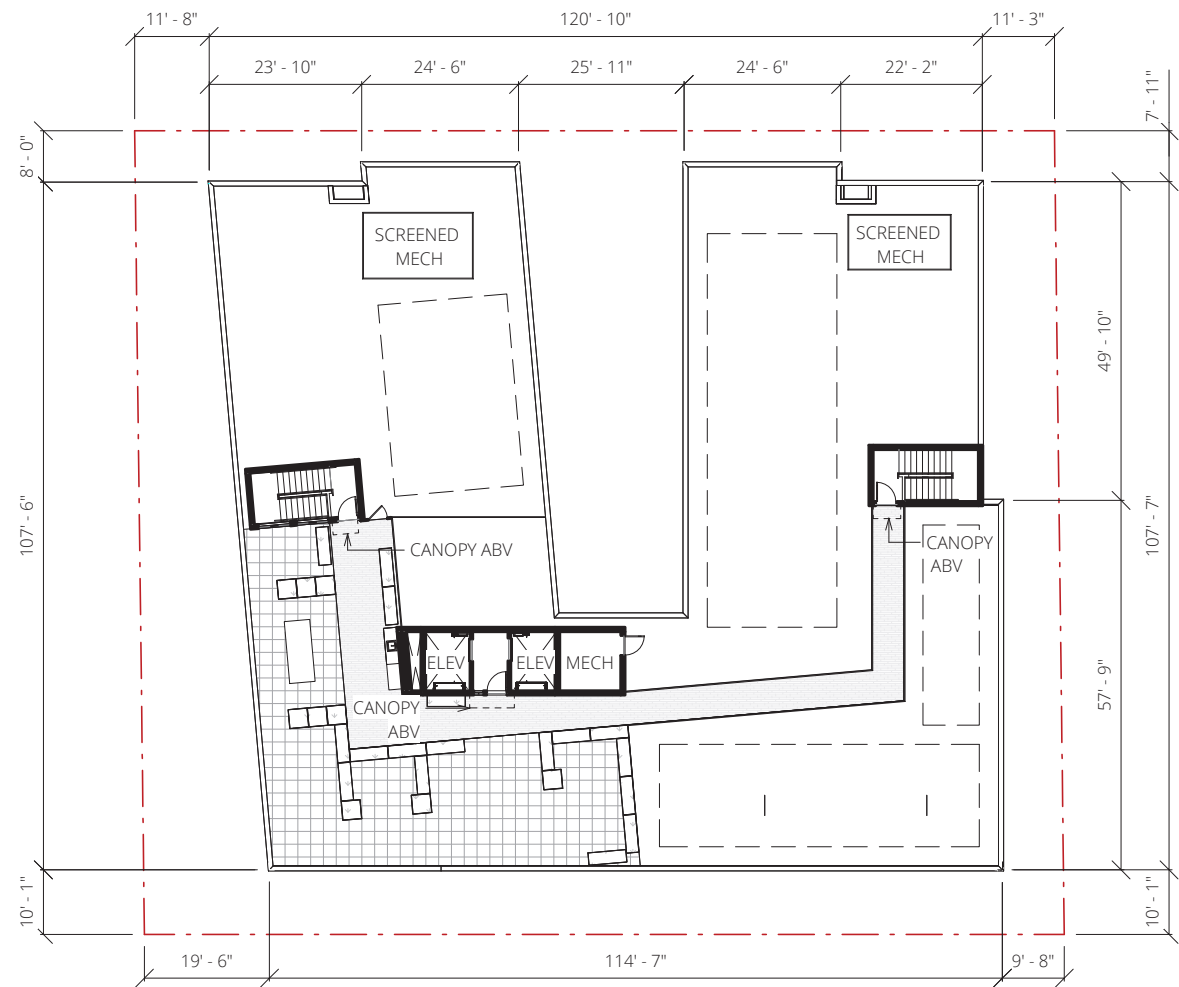


Level 3 (Level 4-6 SIM.)



Level 7

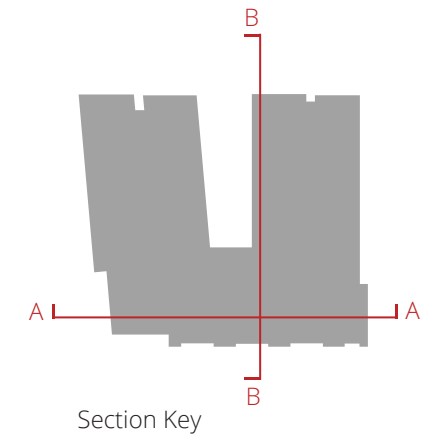
 SCALE: 1" = 30'-0"



Roof



Section A



Section B

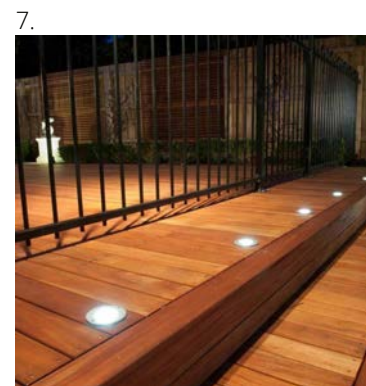
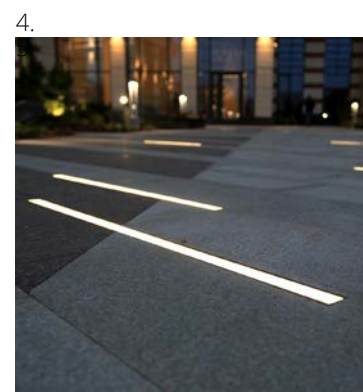
SCALE: 1" = 30'-0"





PLANT SCHEDULE GROUND LEVEL

TREES	BOTANICAL / COMMON NAME
	<i>Acer japonicum</i> 'Autumn Moon' / Autumn Moon Maple
	<i>Koeberlinia paniculata</i> / Goldenrain Tree
	<i>Quercus frainetto</i> / Italian Oak
SHRUBS	BOTANICAL / COMMON NAME
	<i>Acuba japonica</i> 'Gold Dust' / Gold Dust Acuba
	<i>Berberis thunbergii</i> 'Crimson Pygmy' / Crimson Pygmy Barberry
	<i>Bergenia cordifolia</i> 'Wintergut' / Wintergut Bergenia
	<i>Carex oshimensis</i> 'Everillo' / Everillo Japanese Sedge
	<i>Carex testacea</i> / Orange Sedge
	<i>Fargesia robusta</i> / Fountain Bamboo
	<i>Fatsia japonica</i> / Japanese Fatsia
	<i>Gaultheria shallon</i> / Salal
	<i>Ilex crenata</i> 'Sky Percil' / Sky Percil Japanese Holly
	<i>Leucostoe fontanesiana</i> 'Rainbow' / Rainbow Leucostoe
	<i>Lonicera pileata</i> 'Mass Green' / Mass Green Honeysuckle
	<i>Mahonia repens</i> / Creeping Oregon Grape
	<i>Mahonia x media</i> 'Charity' / Mahonia
	<i>Nandina domestica</i> 'Sulf Stream'™ / Heavenly Bamboo
	<i>Pennisetum alopecuroides</i> 'Hama' / Hama Dwarf Fountain Grass
	<i>Phormium tenax</i> / New Zealand Flax
	<i>Polytaichum murinum</i> / Western Sword Fern
	<i>Prunus laurocerasus</i> 'Mount Vernon' / Mount Vernon Laurel
	<i>Sarcococca hookeriana</i> humilis / Dwarf Sweet Box
	<i>Sarcococca nuscifolia</i> / Fragrant Sarcococca
BIGRETTENTION	BOTANICAL / COMMON NAME
	<i>Carex acutata</i> / Slough Sedge
	<i>Cornus alba</i> 'Gouchaultii' / Goldenleaf Dogwood
	<i>Cornus sericea</i> 'Kelsey' / Kelsey Dogwood
PLANTERS	BOTANICAL / COMMON NAME
	<i>Berberis thunbergii</i> 'Crimson Pygmy' / Crimson Pygmy Barberry
	<i>Cupressus macrocarpa</i> 'Wima Goldcrest' / Wima Goldcrest Cypress
	<i>Geranium x Phillipae</i> 'Vapella' / Hybrid Cranesbill
	<i>Lysimachia nummularia</i> 'Aurea' / Golden Creeping Jenny
	<i>Ophiopogon planiscapus</i> 'Nigrescens' / Black Mondo Grass
VINES	BOTANICAL / COMMON NAME
	<i>Clematis armandii</i> 'Snowdrift' / Evergreen Clematis
GROUND COVERS	BOTANICAL / COMMON NAME
	<i>Ribes corymbosum</i> 'Emerald Carpet' / Creeping Raspberry
	<i>Vincetoxicum</i> 'Blaues Blau' / Dwarf Periwinkle



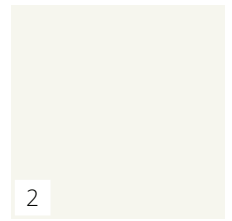
- 1. Loft Entry Wall Sconce, Gray
- 2. Primary Entry Wall Sconce, White
- 3. Wall Sconce, Black
- 4. In-Ground Strip Lights
- 5. Step Light
- 6. Landscape Light
- 7. In-Ground Well Lights



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



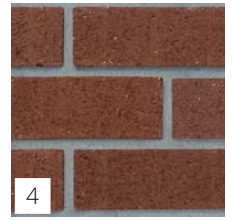
1
Fiber Cement Infill Panel,
Smooth Finish,
Painted Benjamin Moore
'Midnight Dream'



2
Fiber Cement Panel,
Smooth Finish,
Painted Benjamin Moore
'Chantilly Lace'



3
Fiber Cement Panel,
Smooth Finish,
Painted Benjamin Moore
'Coventry Gray'



4
Standard Brick Veneer,
Running Bond, Mutual Materials
'Vintage' Mission Finish,
Light Gray Grout



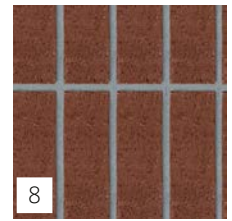
5
Vinyl Window, Black



6
Vinyl Window, White



7
Recessed Metal
Downspout at Brick,
Prefinished Black



8
Standard Brick Veneer, Soldier
Course, Mutual Materials
'Vintage' Mission Finish,
Light Gray Grout



9
Exterior Security Gate,
Black



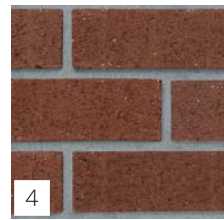
1
Fiber Cement Infill Panel,
Smooth Finish,
Painted Benjamin Moore
'Midnight Dream'



2
Fiber Cement Panel,
Smooth Finish,
Painted Benjamin Moore
'Chantilly Lace'



3
Fiber Cement Panel,
Smooth Finish,
Painted Benjamin Moore
'Coventry Gray'



4
Standard Brick Veneer,
Running Bond, Mutual Materials
'Vintage' Mission Finish,
Light Gray Grout



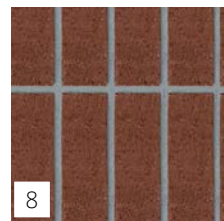
5
Vinyl Window, Black



6
Vinyl Window, White



7
Recessed Metal
Downspout at Brick,
Prefinished Black



8
Standard Brick Veneer, Soldier
Course, Mutual Materials
'Vintage' Mission Finish,
Light Gray Grout



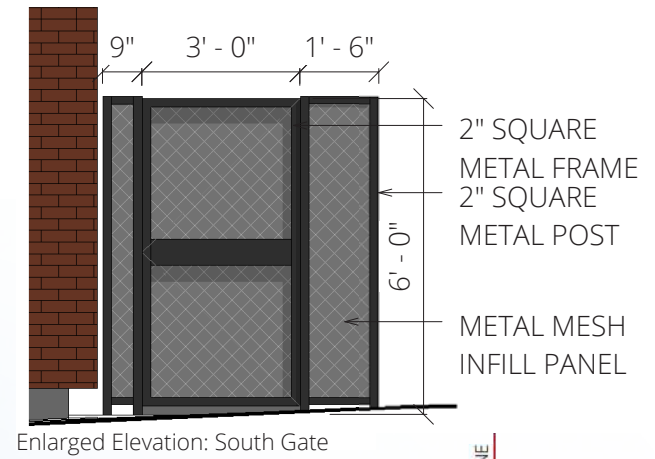
9
Exterior Security Gate,
Black



10
Exhaust Vent Shroud at
Fiber Cement, Paint to
Match Field



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



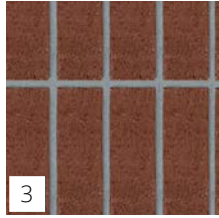
- 1 Fiber Cement Infill Panel, Smooth Finish, Painted Benjamin Moore 'Midnight Dream'
- 2 Fiber Cement Panel, Smooth Finish, Painted Benjamin Moore 'Chantilly Lace'
- 3 Standard Brick Veneer, Soldier Course, Mutual Materials 'Vintage' Mission Finish, Light Gray Grout
- 4 Standard Brick Veneer, Running Bond, Mutual Materials 'Vintage' Mission Finish, Light Gray Grout
- 5 Vinyl Window, Black
- 6 Vinyl Window, White
- 7 Recessed Metal Downspout at Brick, Prefinished Black
- 8 Exhaust Louver at Brick, Match to Field
- 9 Exterior Security Gate, Black
- 10 Prefinished Flat Metal Infill Panel, Aep Span 'Regal White', W/ Aluminum Storefront Windows, Arcadia Finish to Match Infill



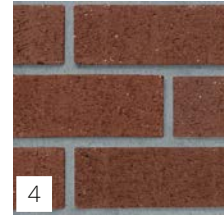
1
Fiber Cement Infill Panel,
Smooth Finish,
Painted Benjamin Moore
'Midnight Dream'



2
Fiber Cement Panel,
Smooth Finish,
Painted Benjamin Moore
'Chantilly Lace'



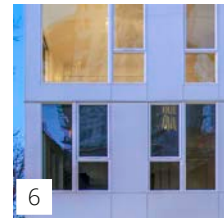
3
Standard Brick Veneer, Soldier
Course, Mutual Materials
'Vintage' Mission Finish,
Light Gray Grout



4
Standard Brick Veneer,
Running Bond, Mutual Materials
'Vintage' Mission Finish,
Light Gray Grout



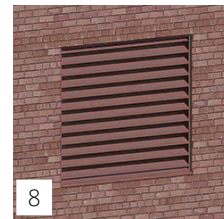
5
Vinyl Window, Black



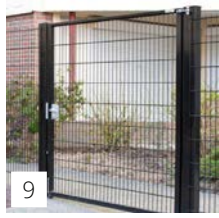
6
Vinyl Window, White



7
Recessed Metal
Downspout at Brick,
Prefinished Black



8
Exhaust Louver at
Brick, Match to Field



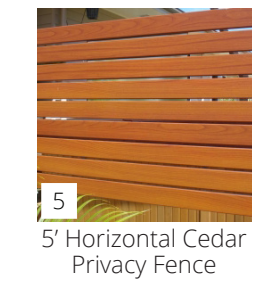
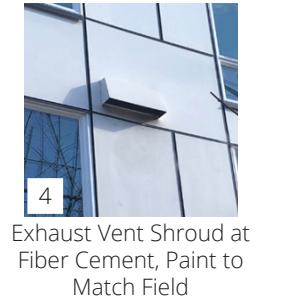
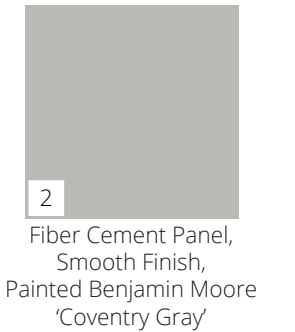
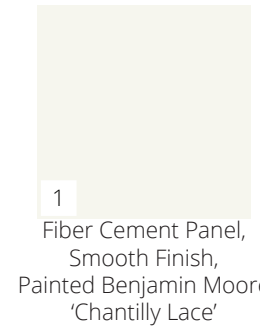
9
Exterior Security Gate,
Black

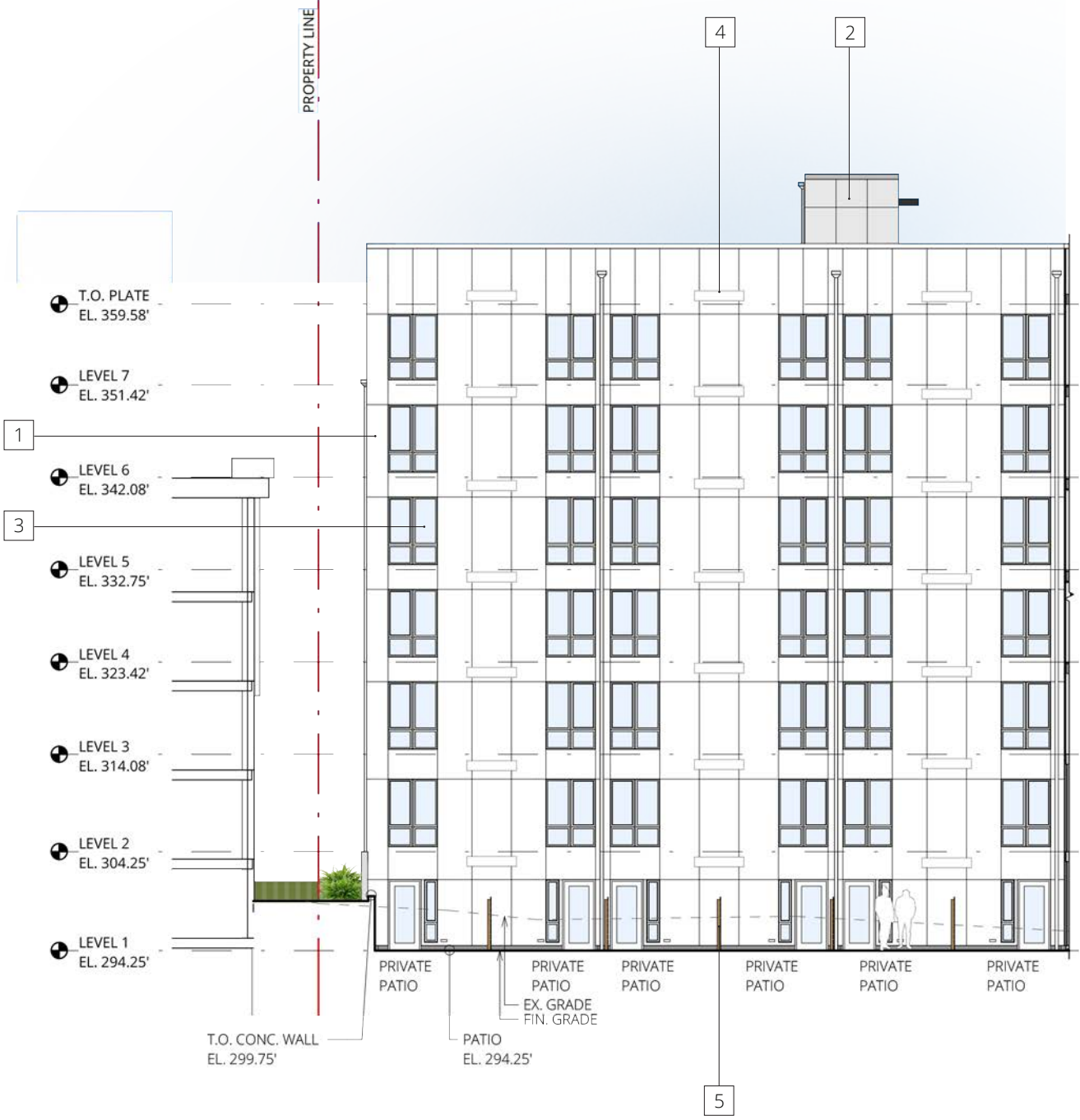
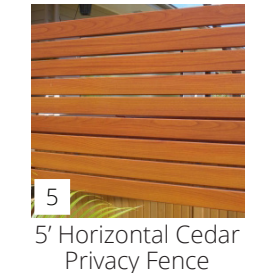
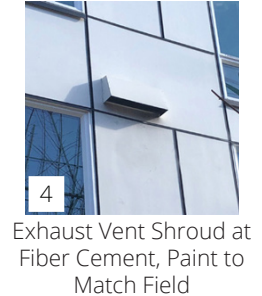
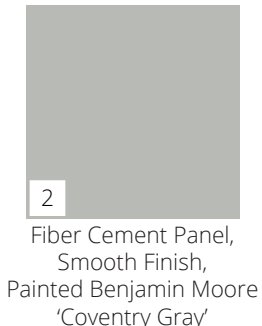
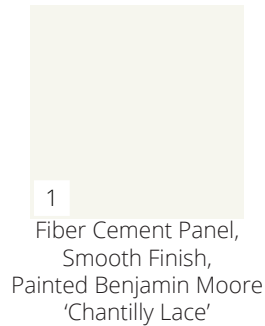


10
Prefinished Flat Metal Infill Panel,
Aep Span 'Regal White', W/
Aluminum Storefront Windows,
Arcadia Finish to Match Infill

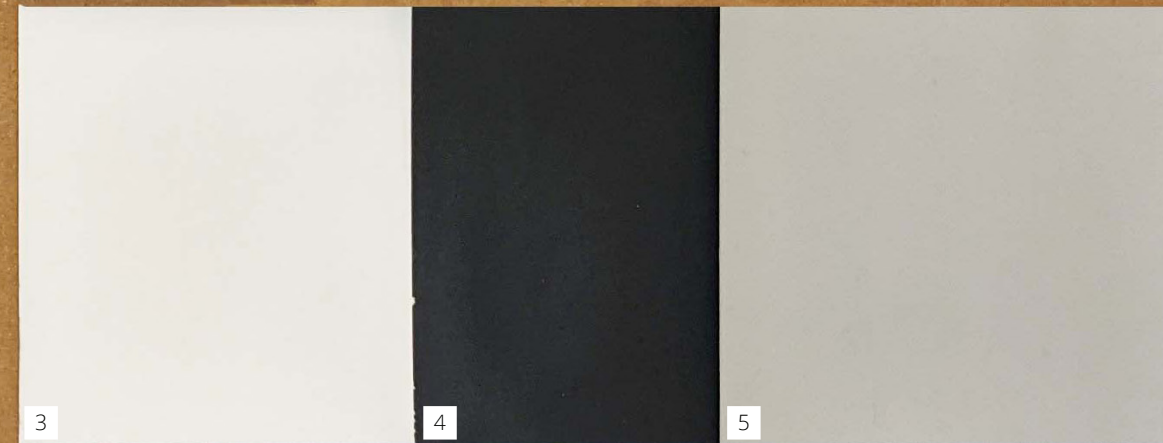


ELEVATIONS: EAST INTERIOR
SCALE: 1/16" = 1'-0"





MATERIAL BOARD IMAGE



504 N 85th St
SDCI# 3036744-LU

1. Standard Brick Veneer, Mutual Materials , 'Vintage' Mission Finish
2. Brick Grout, Basalite Light Charcoal
3. Fiber Cement Panel, Smooth Finish, Painted Benjamin Moore 'Chantilly Lace'
4. Fiber Cement Infill Panel, Smooth Finish, Painted Benjamin Moore 'Midnight Dream'
5. Fiber Cement Panel, Smooth Finish, Painted Benjamin Moore 'Coventry Gray'
6. Prefinished Flat Metal Infill Panel, Aep Span 'Regal White'
7. Vinyl Window, Black
8. Vinyl Window, White

BLANK

STREET-LEVEL EXPERIENCE: ENTRY PLAZA

DESIGN RESPONSE:

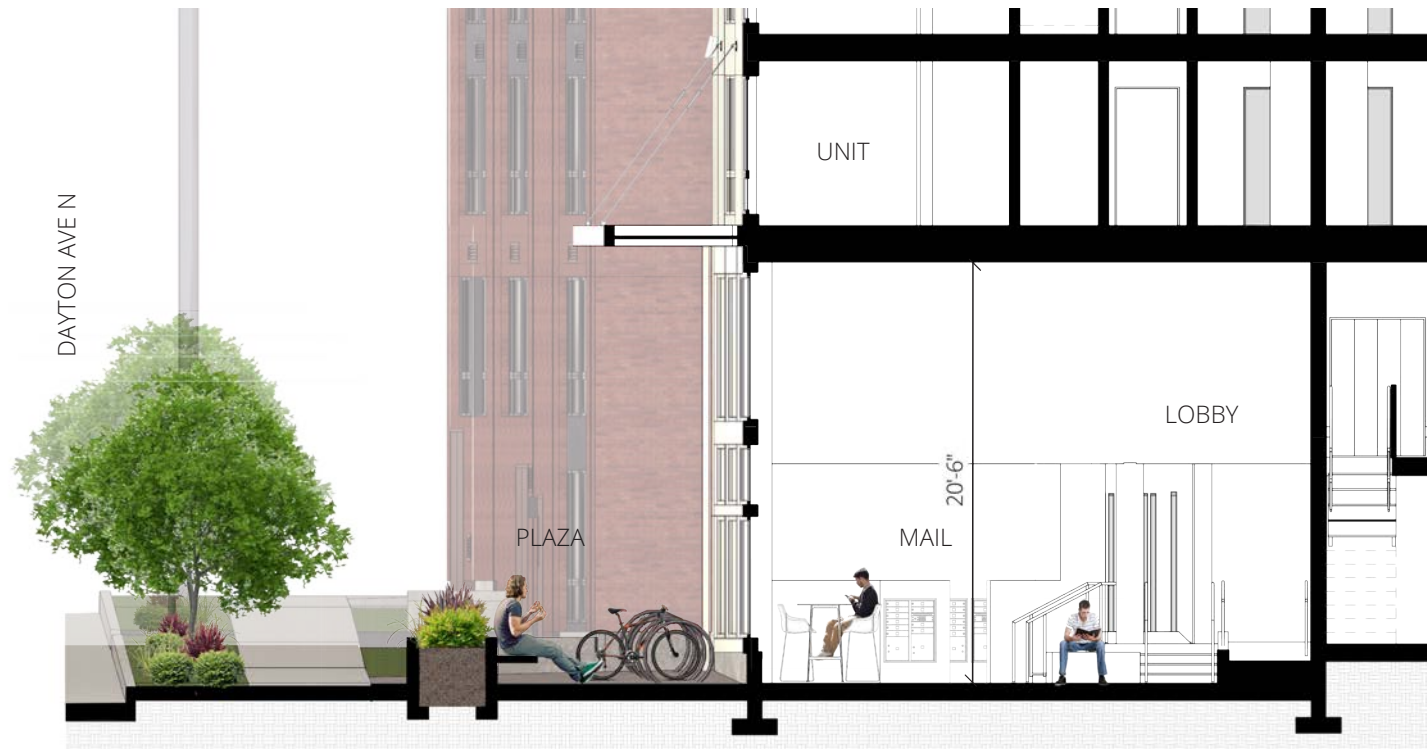
2a 3a

The extents of the plaza are defined with elongated permeable pavers, mirroring the angle of the building. The covered bike parking and planter with built-in seating activate the corner. The plaza balances open space for pedestrian circulation and amenity for resident use. (PL1.II)

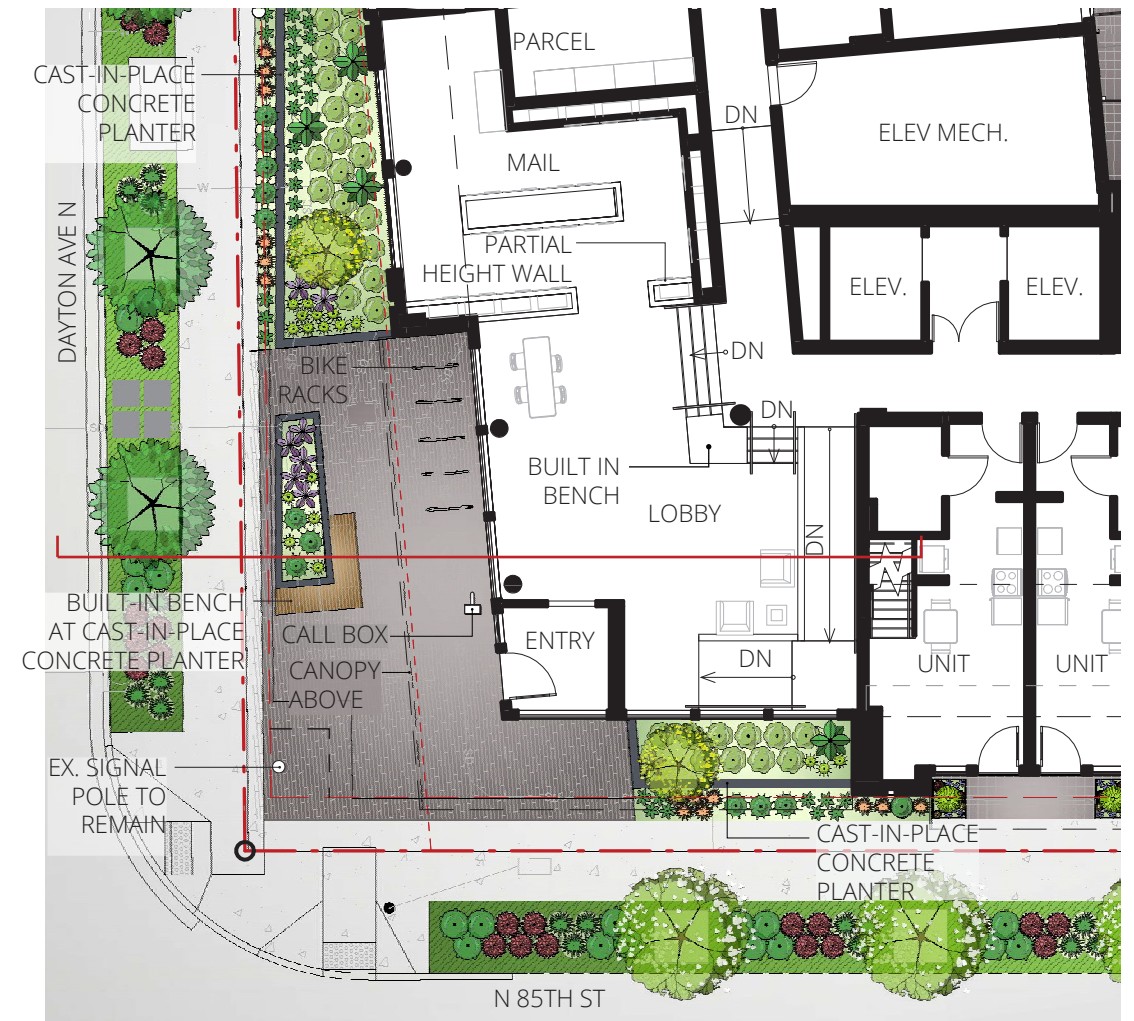
The primary entry is captured with a white tube steel canopy that projects beyond the brick massing. Its depth and height create a grand scale in contrast to the lower, shallower canopies at the loft entries. To create a connection to the lobby beyond, large white storefront windows and flat metal infill panel wrap the corner. The fenestration pattern was arranged to maximize transparency and create a balanced composition. The white on white entry palette is crisp and contemporary, which contrasts with the brick masses. (DC4.II)



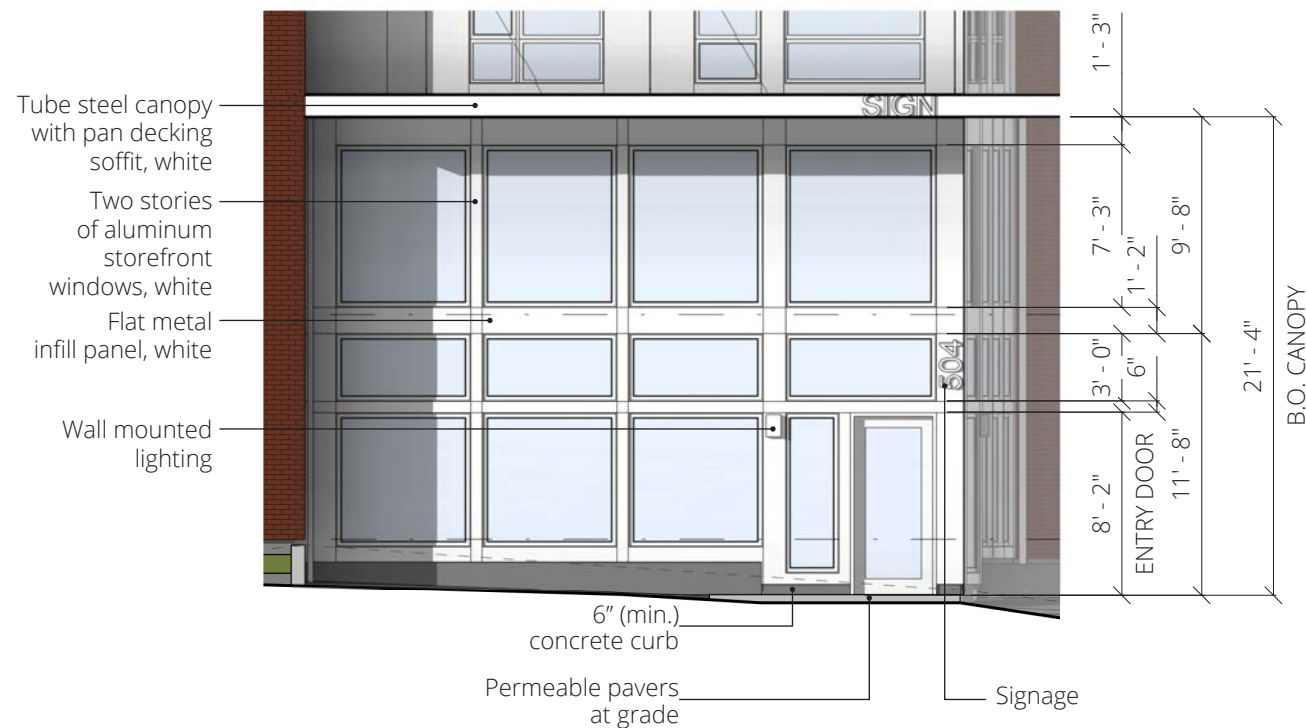
Entry on the corner of N 85th St & Dayton Ave N



Section: Entry on the corner of N 85th St & Dayton Ave N



Plan: Entry on the corner of N 85th St & Dayton Ave N



Partial West Elevations: Storefront windows



1. Mail Room
2. Double-Height Lobby Entrance
3. Built-In Bench At Stair
4. Accent Pavers

DESIGN RESPONSE:

②f

The double height lobby volume provides a spacious and airy entry, mirroring a neighborhood commercial corner and creating visual connection to the open plaza beyond. The lobby contains a variety of seating for residents and leads into the mailroom, which uses partial height walls to maintain openness.

The large spans of storefront glazing reveal the double height volume beyond and the canopy sitting at level 3 emphasizes the height. The fenestration pattern is split into 3 rows with the first two rows divided by a narrower mullion to create a taller perceived entry opening. The thicker mullion between the second and third row creates hierarchy in the composition. This contrasts with the loft entries that have two rows of windows, which are divided by the canopy sitting at level 2. (See page 33)

STREET-LEVEL EXPERIENCE: N 85TH ST



Lofts along N 85th St

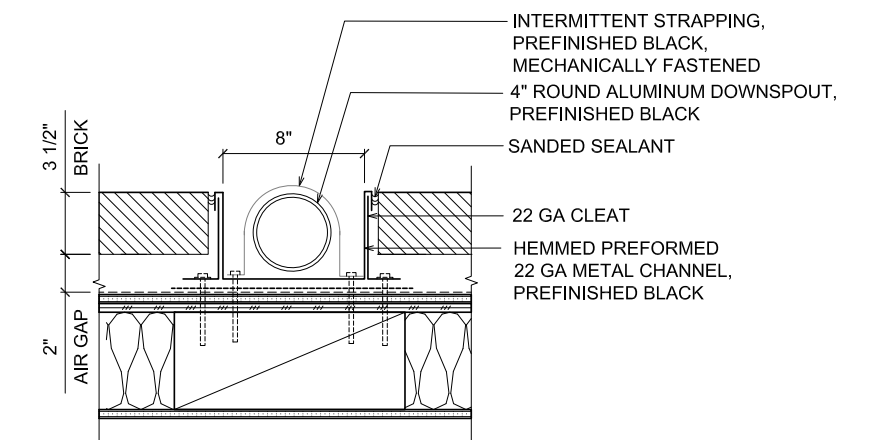
DESIGN RESPONSE:

②e ②g ③

The brick masses are rhythmically divided by recessed downspouts and rigorous stacks of fenestration.(DC4.II) The black window and infill panel banks are broken by soldier course headers, adding texture to the contemporary fenestration pattern. Flush louvers are worked into the headers and coupled to minimize visibility while complimenting the overall pattern. The fenestration rhythm meets grade and frames the double height loft space beyond, creating a connection to the street. (CS2.B.2) The ensemble of secondary architectural features breaks down the brick expanse.



- 1. Soldier Course
- 2. Black Infill at Brick
- 3. Louver in Brick
- 4. Recessed Downspout
- 5. Double Height Loft Entry



Detail View: Recessed Downspout



Elevation: Loft Entry along N 85 St

DESIGN RESPONSE:

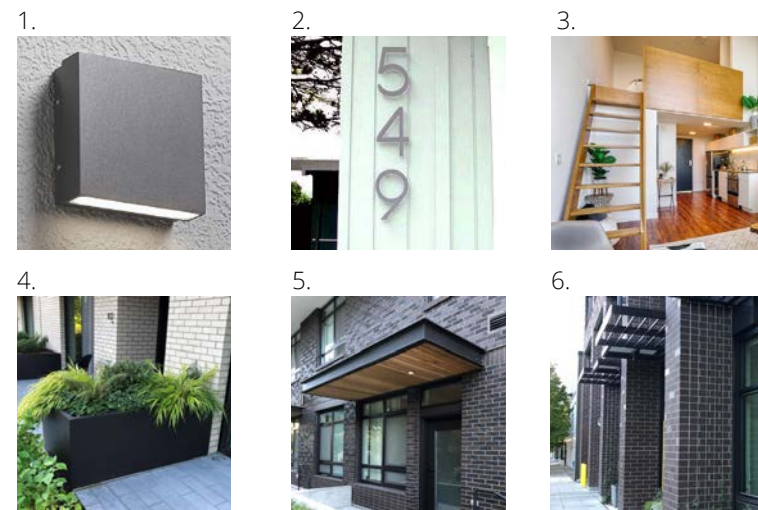
②a ②j ③b

At the street level an ensemble of scaled and detailed elements define the individual lofts, providing a more intimate entry compared to the primary residential entry. (PL3.A.1.d)

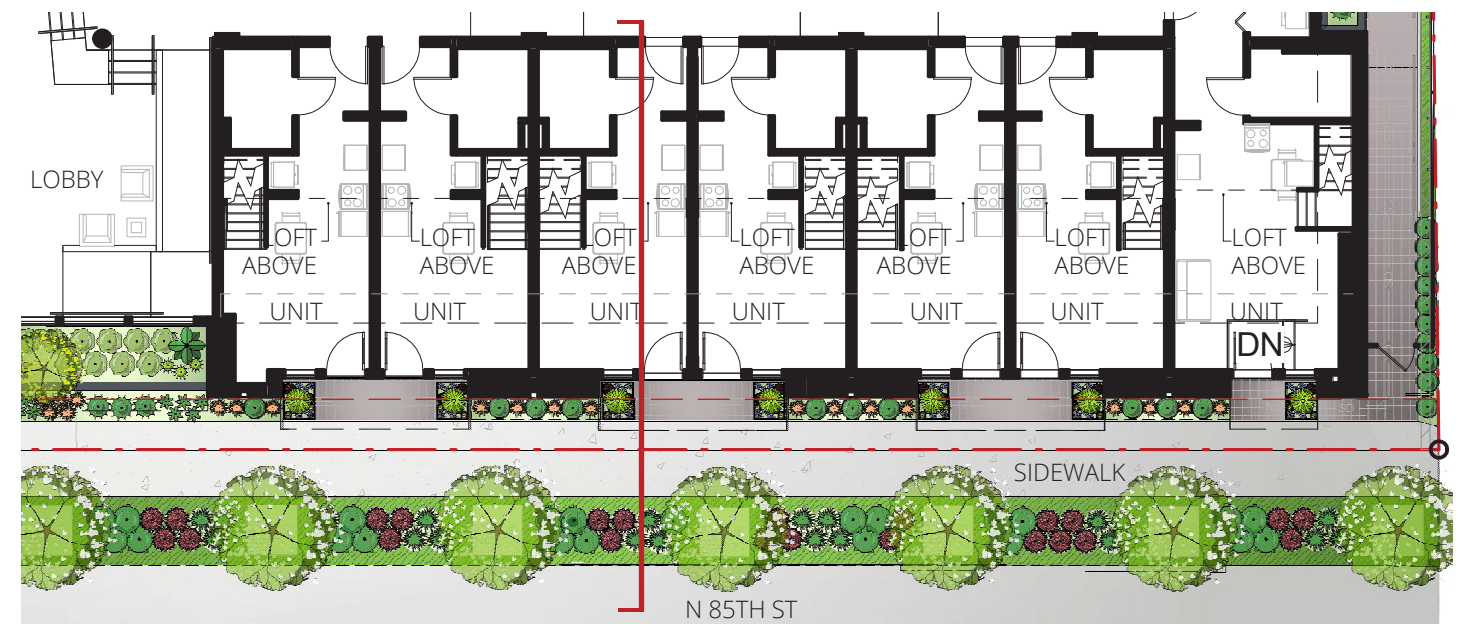
These entry elements and secondary architectural features justify the departures being requested along the n 85th st frontage. For more information, see the Blank Facade & Street Facing Unit Departure Diagrams on page 37.



Section: Loft



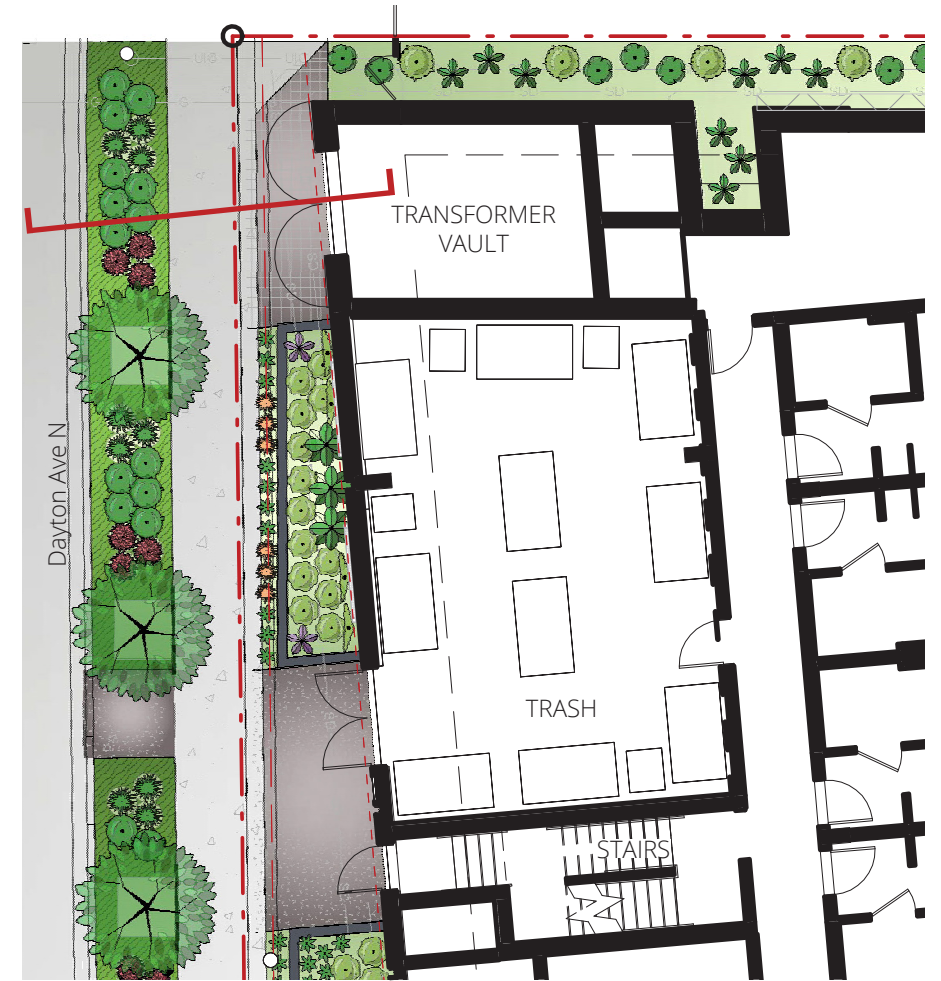
1. Loft Entry Wall Sconce, Gray
2. Address Signage
3. Loft Stair and Guardrail
4. Metal Planter, Black
5. Black Channel Canopy with Wood Soffit
6. Brick Recess at Entry



Plan: Lofts along N 85th St



Dayton Ave N looking northeast



Plan: Service use along Dayton Ave N

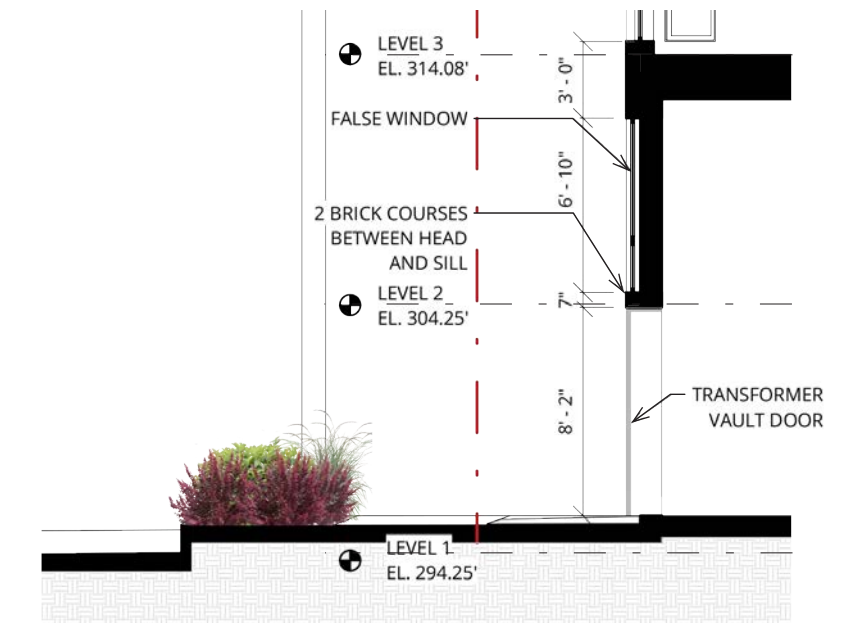


DESIGN RESPONSE:

② ②d ③d

The brick and fenestration pattern continue along the Dayton facade, but the service use doors break the stacks at the north end. Without an alley, the service uses are located along the secondary street, away from primary entries. (DC1.C.4) At the street level, landscape breaks down the blank wall and adds visual interest through layering of ROW planting, cast-in-place concrete planters, and wall mounted green screens.

1. Autumn Moon Maple
2. Moss Green Honeysuckle
3. Mahonia
4. New Zealand Flax
5. Service Use Doors
6. Security Gate
7. Green Screen
8. Cast-In Place Concrete Planter



Section: Transformer Vault



Section: Courtyard

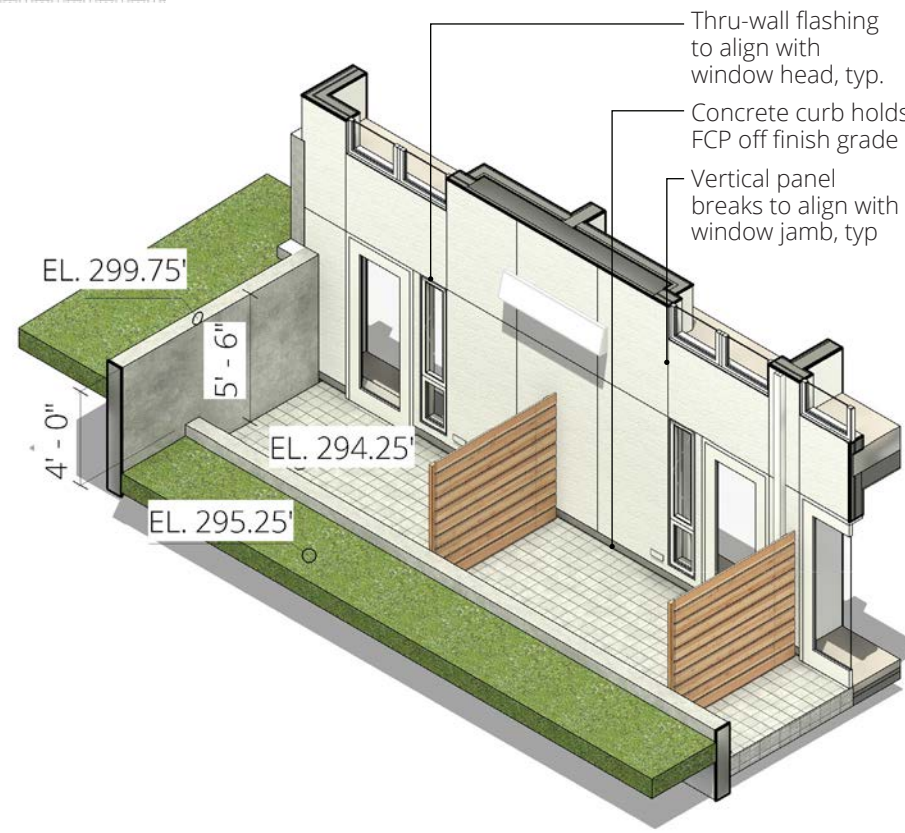
DESIGN RESPONSE:

②h

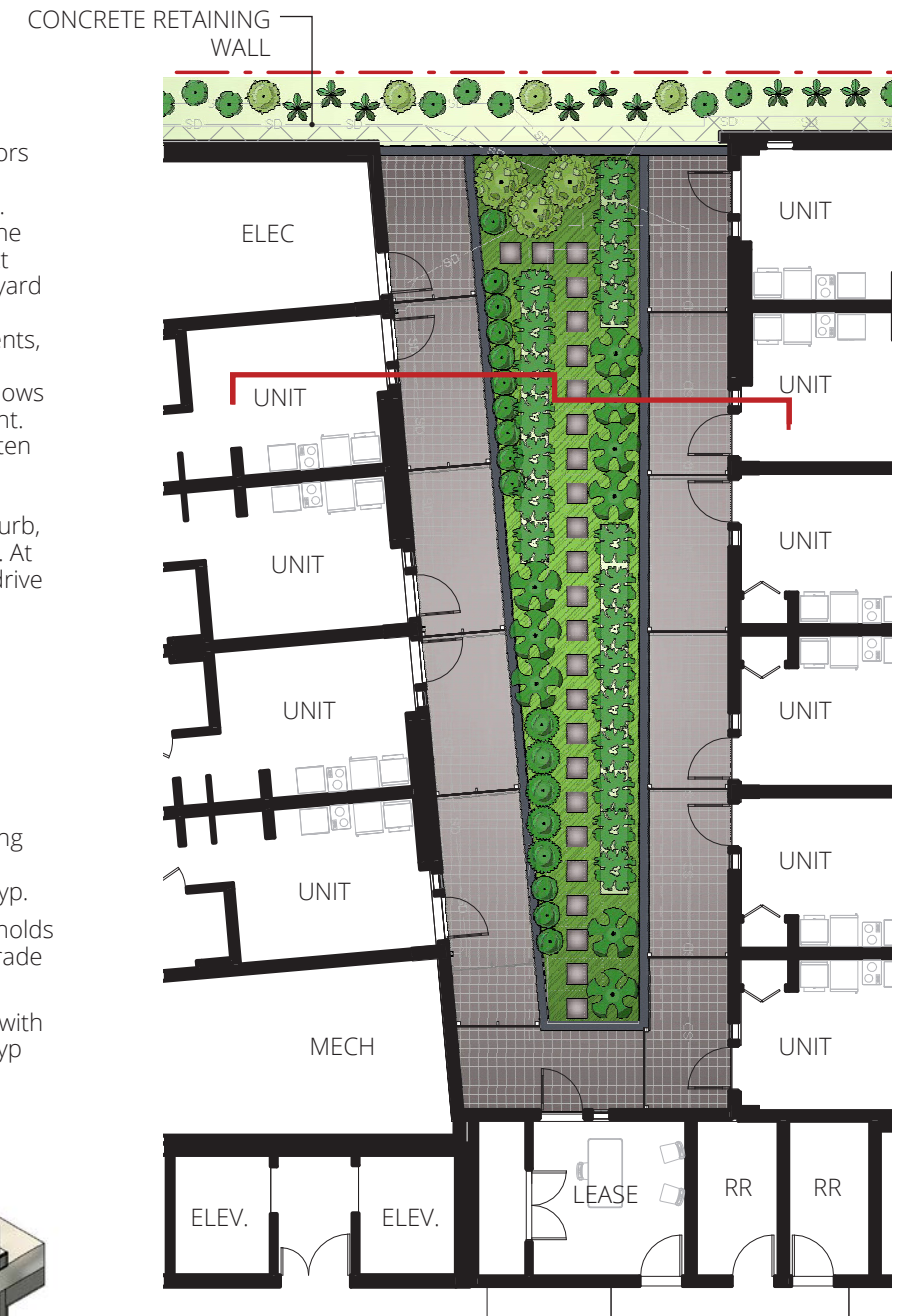
The courtyard layout directs units away from the neighbors and minimizes privacy conflicts along the north and east property line, creating respect for adjacent site (CS2.D.5). In contrast with the double-height commercial-scale of the street-facing facades, the courtyard-facing facades reflect the more placid residential-scale to the north. The courtyard is broken into private patios with direct access from the adjoining units. Recognizable residential-scale site elements, wooden fence & screening plants, are utilized to create privacy between adjacent patios (DC3.B.4). The unit windows across the courtyard are offset to break direct line of sight. The white cladding provides a crisp background to brighten the north facing yard.

At the courtyard, fiber cement panel sits on a concrete curb, holding it off the permeable paving at the finished grade. At typical fiber cement panel facades, white vinyl windows drive the panel break alignment.

- | | | | | | |
|----|---|----|---|----|---|
| 1. |  | 2. |  | 3. |  |
| 4. |  | 5. |  | 6. |  |
| 7. |  | 8. |  | 9. |  |
1. Fountain Bamboo
 2. Japanese Fatsia
 3. Sky Pencil Japanese Holly
 4. Fragrant Sarcacocco
 5. Permeable Pavers
 6. Gold Dust Aucuba
 7. Planters, Concrete
 8. Vinyl Windows, White
 9. 5' Cedar Privacy Fence



Fiber Cement Panel Facade: Panel Alignment & Grade Connection



Plan: Courtyard



DEPARTURES

1. 23.47A.008.D.2: STREET LEVEL DEVELOPMENT STANDARDS

Required: Where dwelling units are located on street-level, street facing facades, the unit floor shall be 4' above or below sidewalk grade or setback 10' from sidewalk.

Proposed: 7 loft units are setback 3'-3" from the sidewalk. The requested departure is 6'-9". Unit finish floor is typically located at sidewalk grade.

Guidelines/Justification:

PL3 A.1.d Street Level Entries - Ground-Level Residential

DC2.E.1 Legibility and Flexibility

Greenwood/Phinney CS3.I Architectural Consistency

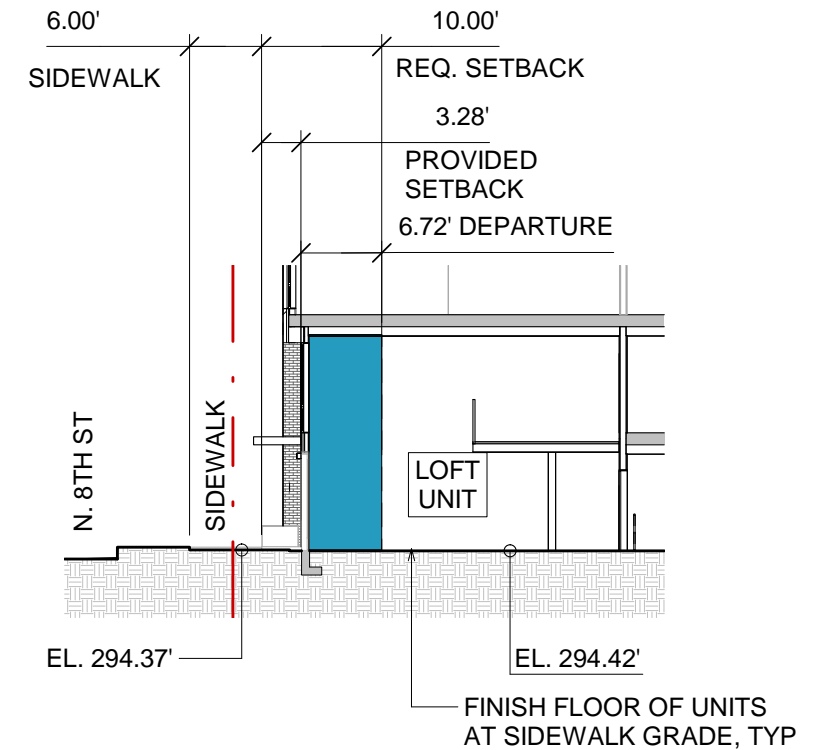
- The 7 ground-level units facing N 85th Street are double-height lofts, with direct entries from the sidewalk, so in the future, if the demand arises, they can be converted to commercial. The lofts are contained under the 3 hour concrete separation so conversion is viable.
- The lofts are stacked with the units above creating a rigorous fenestration rhythm, which is in keeping with the architecture in the area.
- At the street level an ensemble of scaled and detailed elements define the individual lofts, providing a more intimate entry compared to the primary residential entry.

EDG GUIDANCE:

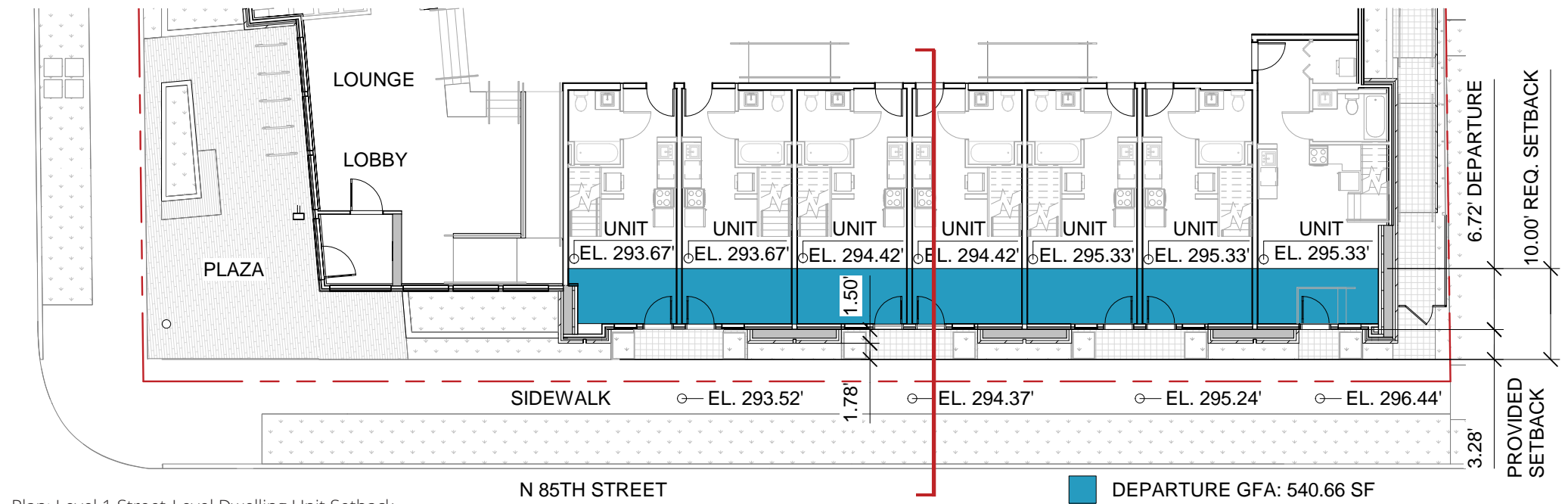
Staff preliminarily supports the setback departure; however, more study is required to achieve the proper setback and relationship to sidewalk grade. Although the proposed design has the potential to be well composed and fits with the overall architectural expression of the building, the design of the residential units as they relate to the sidewalk should be addressed first, and the potential conversion to retail, second. If the applicant follows guidance given in this report and explores increasing the distance from sidewalk as recommended, the design will better meet the Design Guidelines PL3-A-1-B (Entries), PL3-A-1-D (Entries), PL3-B-2 (Residential Edges), DC3-A-1 (Building open Space Relationship) and DC3-B-4 (Open Space and Activities).

EDG RESPONSE:

In addition to the secondary architectural features and entry elements introduced at the street level, the unit entries were recessed 1'-6" from the primary building facade. The recesses creates relief and depth at the sidewalk for pedestrian circulation and resident entry.



Section: Street-Level Dwelling Unit Setback



Plan: Level 1 Street-Level Dwelling Unit Setback

2. SMC 23.47A.008.A2: BLANK FAÇADE

*Mup correction triggered blank facade departure (Mullions and infill to be included in calculation)

Required: Blank segments of the street facing facades between 2 and 8 feet above the sidewalk may not exceed 20' in width. The total of all blank facade segments shall be <40% of facade width.

Proposed: Dayton Ave N is compliant. N 85th St requests a departure. The proposed departure increases the total blank segments from 40% to 47.2% (7.2% increase).

Guidelines/Justification:

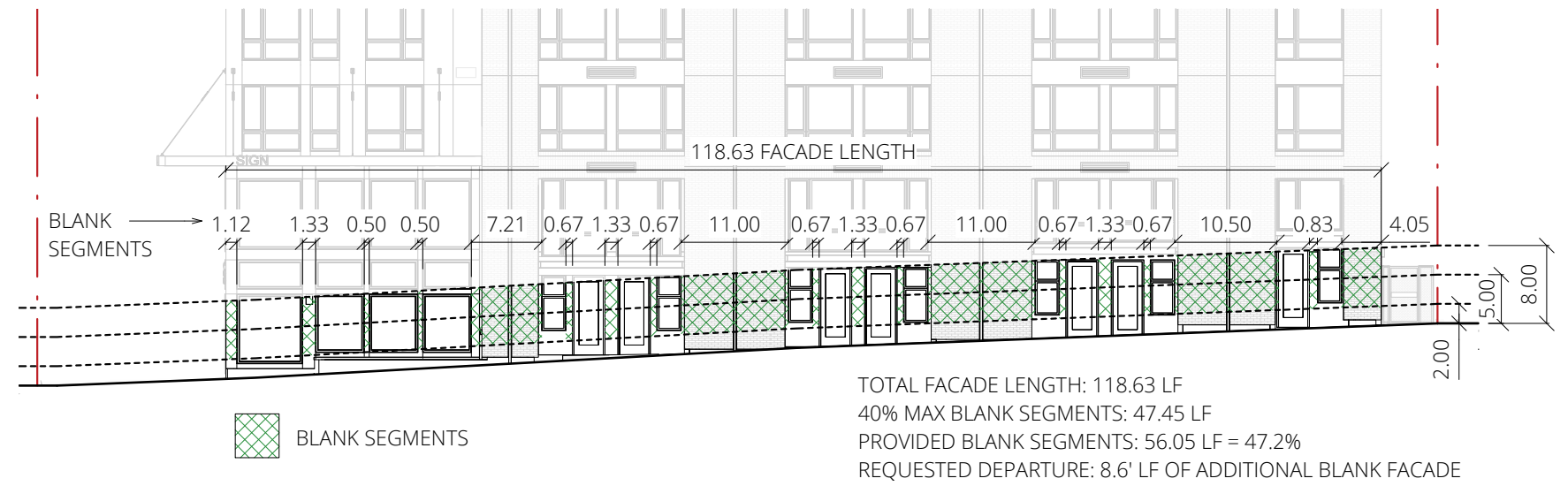
DC2.C.1 Secondary Architectural Features

DC2.B.1 Facade Composition

DC2.D.1 Human Scale

DC2.C.3 Fit With Neighboring Buildings:

- The recessed entries at the lofts add depth to the facade. The composition of elements in the recesses (windows/doors/mullions) read as one opening to reflect and stack with the fenestration composition above. Adding the mullions at the recesses into the calculation triggered the departure request.
- Most of the blank facade segments are composed of brick, a high quality, human scale material that reflects the neighborhood aesthetic.



RECENT WORK



5201 Rainier Ave S



425 N 85th St



6301 15th Ave NW



5231 Rainier Ave S (Under Construction)



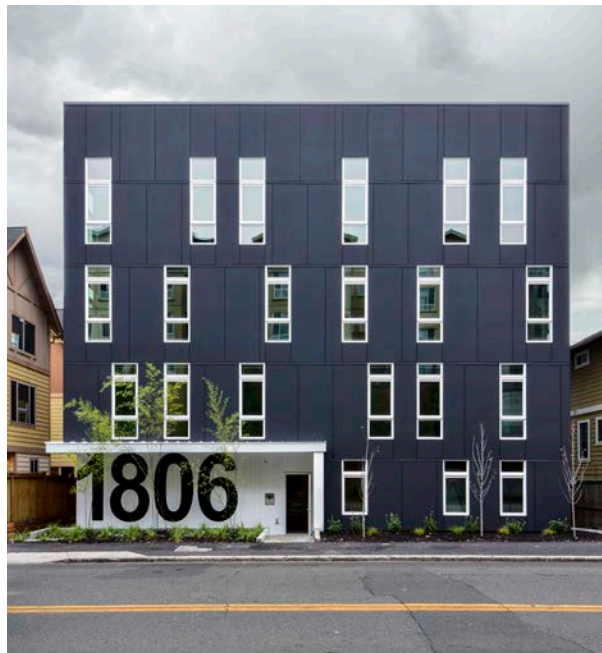
600 E Howell St



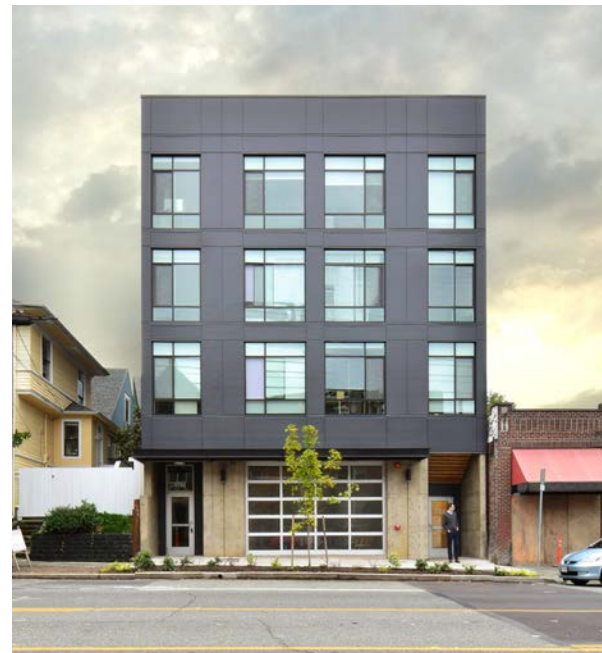
800 5th Avenue N



4710 20th Avenue NE



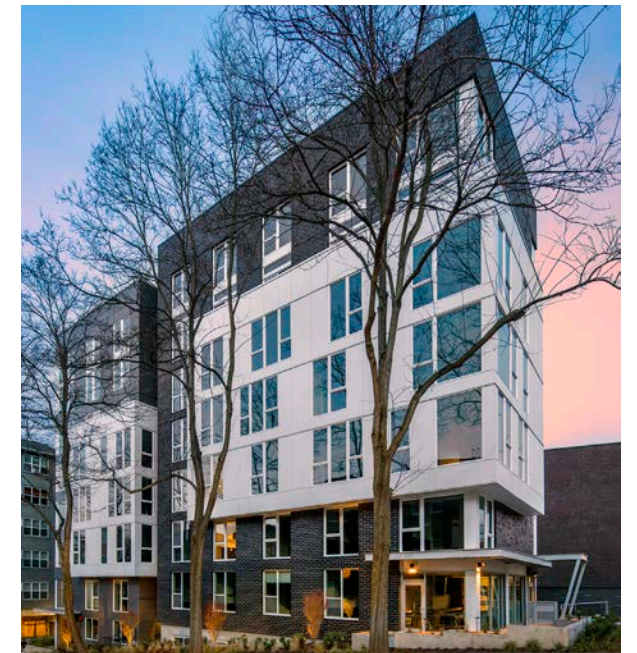
1806 23rd Avenue



1728 12th Avenue



1715 12th Avenue



1404 Boylston Avenue