



#3036952-EG
504 N 85th Street
Early Design Guidance
15 January 2021
504 N 85th Apts LP

SHW

ADDRESS

504 N 85th Street
SDCI# 3036952 - EG

PROJECT TEAM

Owner	504 N 85th Apts LP
Architect	SHW
Surveyor	Chadwick & Winters
Arborist	Layton Tree Consulting
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	198
Vehicle Parking	None
Bicycle Parking	171

PROJECT BRIEF

The proposal includes replacing one small commercial building with a multi-family development within the Greenwood Neighborhood Town Center. The building includes 198 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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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 Street 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, which breaks up the massing, creating bookends that ground the building. An upper level setback wraps around the street-facing facades at level 7, which reduces the perceived height of the building. See Concept Massing diagram - page 39.

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 Street 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 traditional 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 Street and Dayton Avenue N. While there are secondary loft entries along N 85th Street, the primary entry is distinguished with a deep canopy that wraps the corner and a plaza with covered bike parking. See preferred scheme perspectives and site plan - pages 28 & 29 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. Units at the street are double height and have individual canopies. See N 85th Street Streetscape Concept Development - pages 42-43.

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 the preferred scheme site plan and N 85th Street Streetscape concept development - pages 29 & 42 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 Unit Orientation Scheme Comparison diagrams – page 37.

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 Avenue 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 specialty paving is provided. See preferred site plan – page 29.

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 preferred scheme has 7 ground-level units facing N 85th Street. The units 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 smaller canopies than the canopy over the primary corner entry. Each entry is aligned with a window stack above, which emphasizes the double height volume and creates a rigorous rhythm along N 85th Street. See preferred scheme departure diagram – page 32.

DC2.E.1: LEGIBILITY AND FLEXIBILITY

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

Project Response: The building as designed is residential. In the future, if the demand arises, the 2 story lobby and 2 story units facing N 85th Street could be converted into commercial. Both of the uses are contained under the 3 hour concrete separation. The proposed uses, along the street frontage including the lobby and residential uses are easily legible. See N 85th Street Streetscape Concept Development and preferred scheme plan – pages 43 & 29-30 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. The courtyard provides private patios at grade and a common amenity area at Level 7. There are private decks at level 7 that face outward, south and west. An outdoor amenity deck is provided on the rooftop. See preferred scheme site plan and plans - pages 29 & 30 respectively.

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

Project Response: High quality, durable, modern finish materials are intended for the building. Colors, textures and scales will be chosen to fit with both residential and commercial neighborhood context. See Materiality Concept Development - page 40.

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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.
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.
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'.

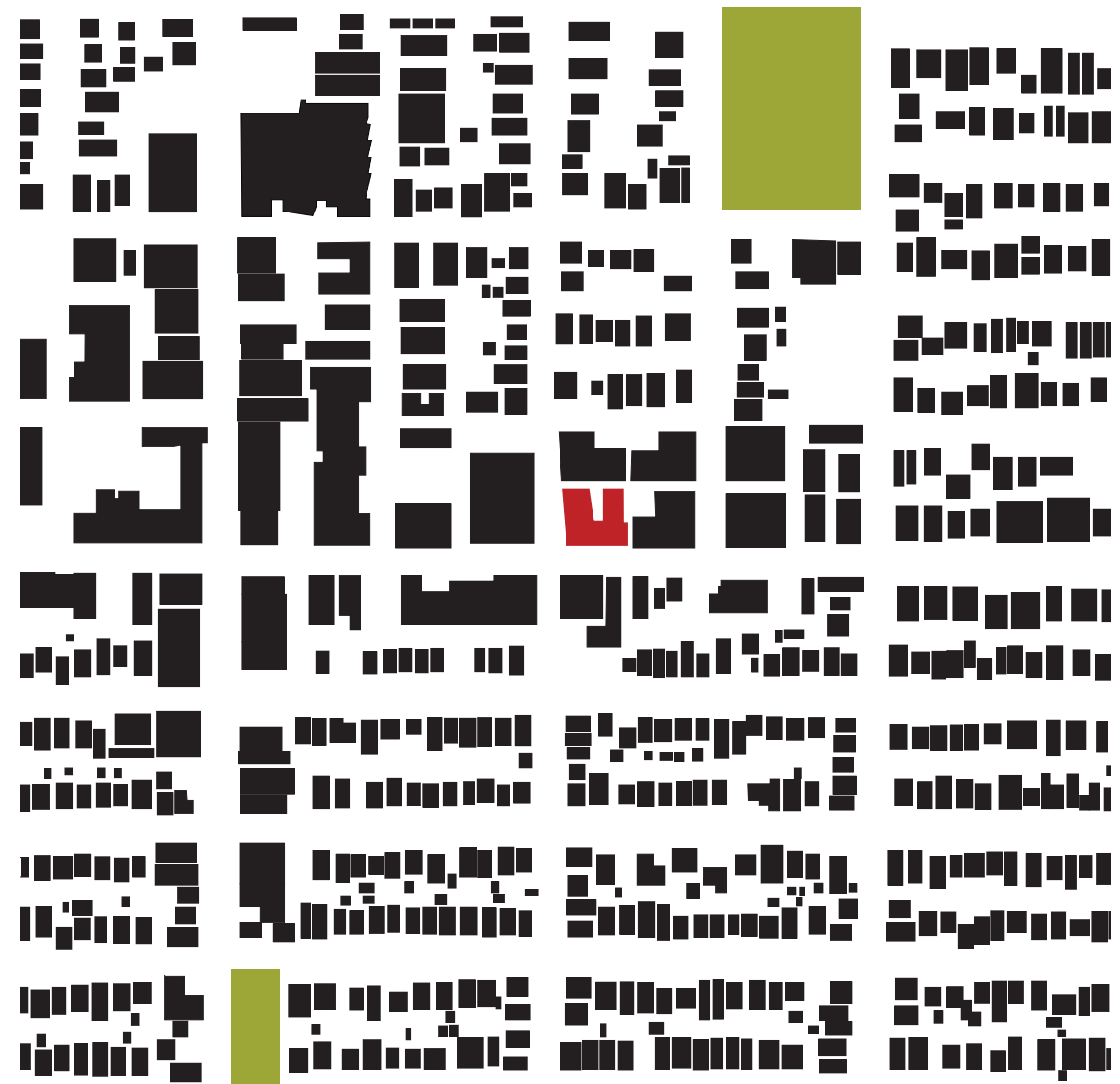


Figure - Ground

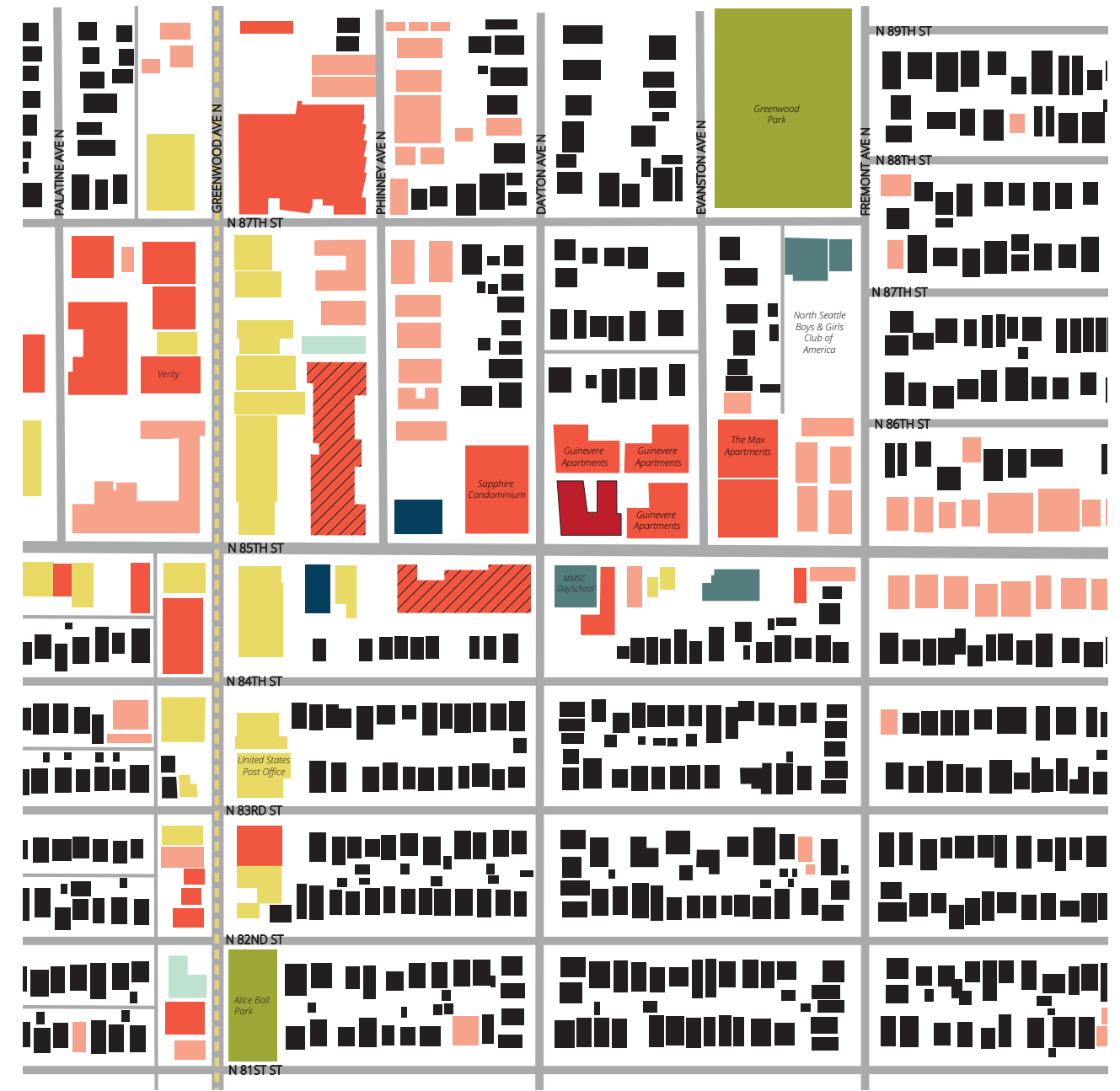




Yellow shaded area: Pedestrian Zone

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 Street. 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.



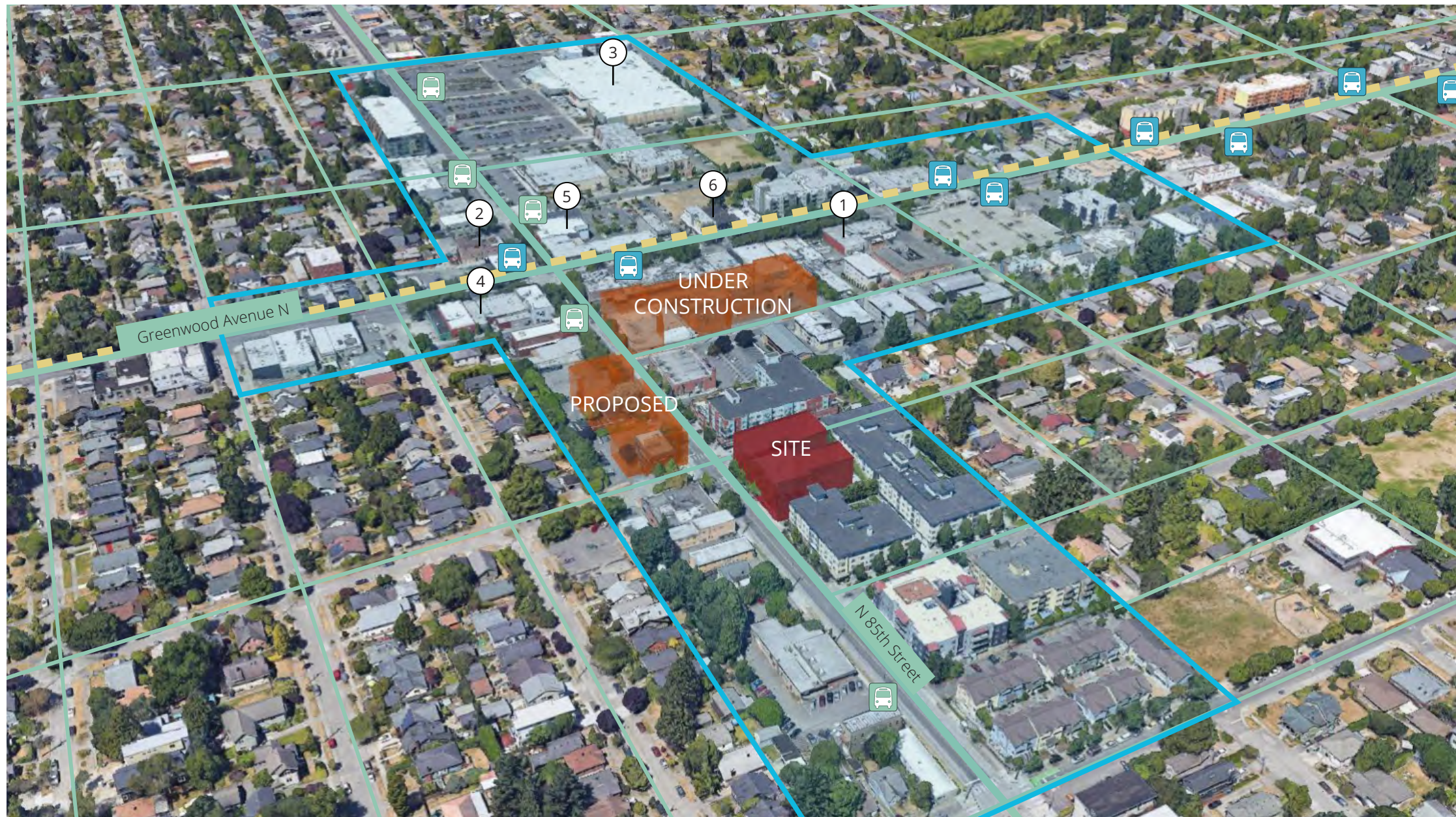
Legend for Adjacencies & Circulation:
 Single Family (black), Commercial (yellow), Mixed-Use (red), Multi-Family (orange), Educational (teal), Office (dark blue), Medical (light blue), Institution (dark teal), Park (green), Site (dark red), Proposed/Under Construction (hatched), Bike Route (yellow dashed line)

Adjacencies & Circulation





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

SCALE: NTS

NINE BLOCK 3D VIEW



Looking northwest (Aerial Image: 07/25/2019)

-  Bus Route: 5, 355
-  Bus Route: 45, 355
-  Greenwood Town Center (Guideline Specific Area)
-  Bike Route

 SCALE: NTS

Greenwood Town Center Establishments

Restaurants/Bars



1 Flying Bike Brewery

2 Gorditos

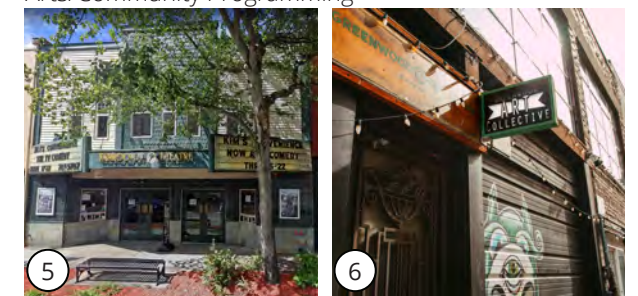
Retail/Grocery



3 Fred Meyer

4 Greenwood Space Travel Supply Co.

Arts/Community Programming



5 Taproot Theater

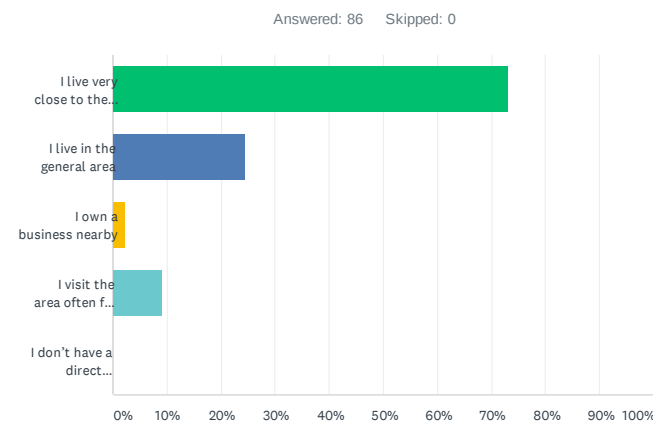
6 Greenwood Collective

PROJECT WEBSITE RECEIVED X TOTAL COMMENTS. ONLINE SURVEY RECEIVED XX TOTAL RESPONSES. PROJECT EMAIL ACCOUNT RECEIVED X TOTAL RESPONSES.

- Design. 71 percent of survey respondents said integration into the neighborhood was the most important aspect of a new building on this property, 32 percent said environmentally-friendly features, 16 percent said interesting/unique design and 14 percent said attractive materials. Many respondents encouraged utilizing a charming and warm craftsman-style design that reflects and integrates into the character and friendliness of the neighborhood and encourages a sense of community. Others asked that the design team avoid designing a structure that is a starkly modern with flat-panel design.
- Exterior Space/Landscaping. 59 percent of respondents said landscaping was the most important consideration for designing the exterior space and 54 percent said lighting and safety features were. Others encouraged creating people-friendly spaces with generous set-backs and creating a landscape buffer between N 85th Street and the sidewalk. Additional suggestions included native landscaping or a rain/pollinator garden, keeping existing trees, having flower boxes/hedges, habitat for birds and animals, utilizing setbacks for a human scale, and providing shared outdoor spaces for tenants.
- Height/Scale. Many respondents expressed concern that six stories is too tall for the neighborhood and the building will block light in nearby buildings. Others suggested it would be nice if the upper stories are stepped-back.
- Security. Numerous respondents encouraged the project team to be mindful of safety issues as crime in the neighborhood has increased. Respondents encouraged providing ample lighting and utilizing security and design features that keeps people away from the alley behind the building.
- Entrance. One respondent noted the location is a walking neighborhood with many kids, and there needs to be a clear entrance and exit for cars on N 85th Street. Another respondent encouraged recycling/garbage pick-up face N 85th Street, not Dayton Avenue N.
- Accessibility. One respondent encouraged the project team to design the building for ADA accessibility.



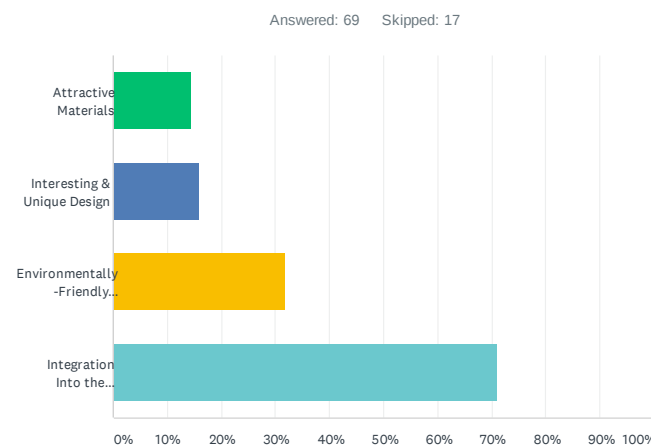
Q1 What is your connection to this development project?



ANSWER CHOICES	RESPONSES
I live very close to the project	73.26% 63
I live in the general area	24.42% 21
I own a business nearby	2.33% 2
I visit the area often for work or leisure	9.30% 8
I don't have a direct connection, but I follow growth and development in Seattle	0.00% 0
Total Respondents: 86	

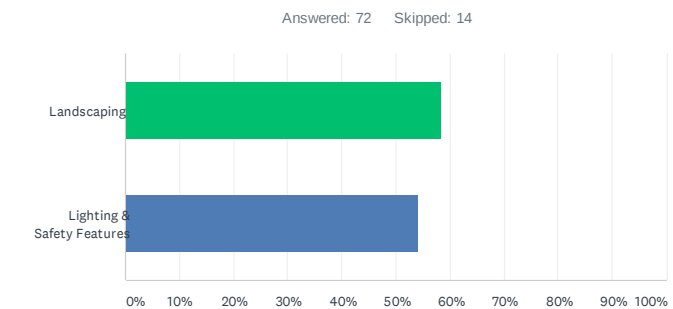
#	OTHER (PLEASE SPECIFY)	DATE
1	Work very close	9/16/2020 10:44 AM
2	I live next door.	9/14/2020 10:46 PM

Q2 What is most important to you about a new building on this property?



ANSWER CHOICES	RESPONSES
Integration Into the Neighborhood	71.01% 49
Environmentally-Friendly Features	31.88% 22
Interesting & Unique Design	15.94% 11
Attractive Materials	14.49% 10
Total Respondents: 69	

Q3 What is most important consideration for designing the exterior space?



ANSWER CHOICES	RESPONSES
Landscaping	58.33% 42
Lighting & Safety Features	54.17% 39
Total Respondents: 72	

CONTEXT ANALYSIS

PROPOSED DEVELOPMENT - MIXED-USE AND MULTI-FAMILY

PRECEDENT ANALYSIS

- The general building massing is regular with a variety of strategies to delineate base, middle and top.
- Upper level setbacks are used to break down height and provide relief on street facing facades.
- There is a strong material-to-massing relationship present with masonry being common application at commercial uses.
- Commercial and residential entries vary in location. There is a mixture of developments with residential common area occupying the street corner.
- All projects feature a rigorous window pattern at the upper levels. Several use infill paneling to group windows together.
- Storefronts are tight to the sidewalk. Canopies and transparency are prioritized.
- Longer buildings are broken down with a hierarchy of articulation.
- Color palette is generally neutral, less use of accent colors.



8612 Palatine Avenue N

(Baylis Architects)



8704 Greenwood Avenue N

(GGLO)



320 N 85th Street

(Runberg Architecture Group)



8403 Greenwood Avenue N

(Clark Design Group, LLC)



8105-8111 Greenwood Avenue N

(CONE Architecture)



Janus Apartments - 121 N 85th Street (Google)



Sedges on Piper Village - 8623 Palatine Avenue N (Google)

EXISTING DEVELOPMENT - MIXED-USE AND MULTI-FAMILY

PRECEDENT ANALYSIS

- The general building massing uses vertical articulation over a one-story base. A variety of strategies include recessed massing, with or without balconies, and bay windows.
- The majority of developments have prominent masonry commercial bases with less transparency than their new counterparts.
- Canopies are frequently used and in most cases storefronts are setback creating a colonnade or additional overhead depth. In several cases the shadow line created makes the use inside difficult to read.
- Minimal use of overhangs or accent at the top of the building.
- The majority of the of the projects feature a rigorous window pattern at the upper levels.
- The use of color is present but muted in the more established developments. Cooler and brighter colors are used in newer counterparts.



The Sapphire - 424 N 85th Street (Google)



Towers on Greenwood - 8551 Greenwood Avenue N (Google)



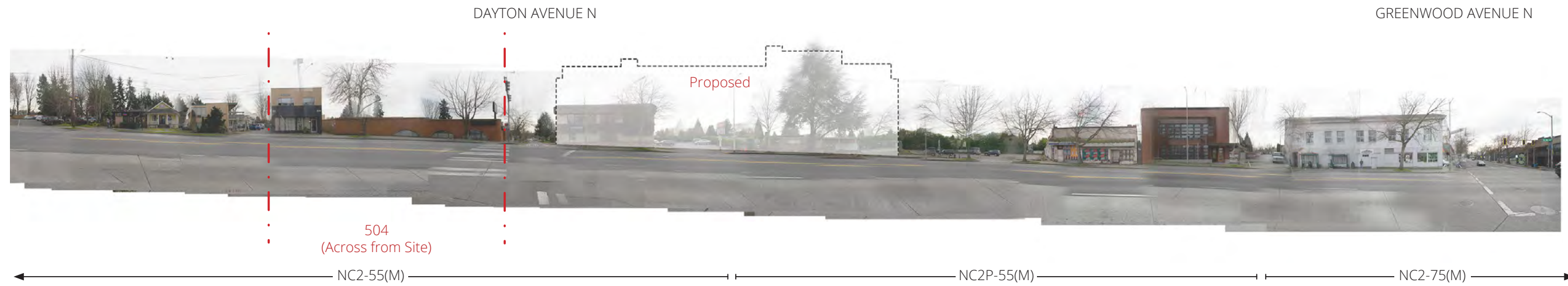
Evanston Square Condominiums - 600 N 85th Street (Google)

STREETSCAPE - N 85TH STREET

1. N 85th Street looking north



2. N 85th Street looking south



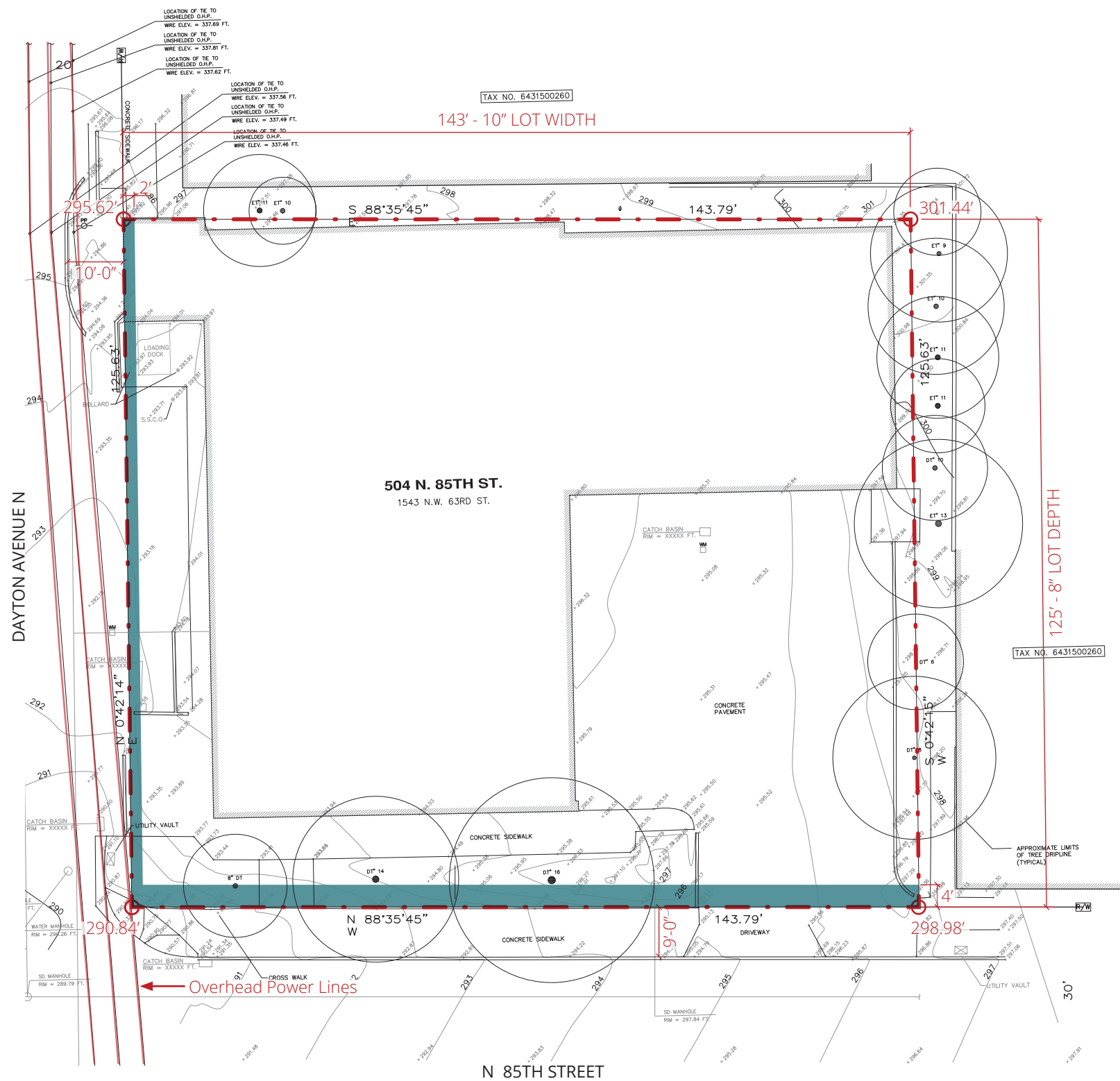
3. Dayton Avenue N looking east



3. Dayton Avenue N looking west



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

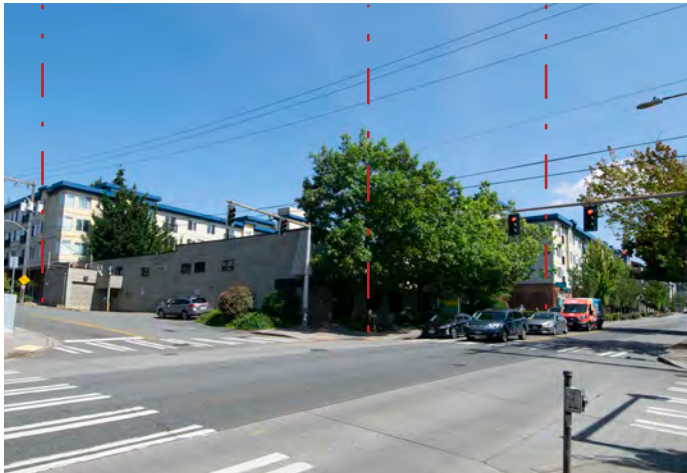




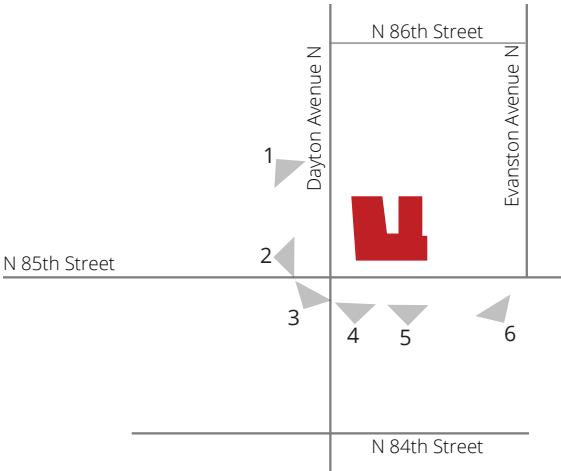
1. Looking southeast from Dayton Avenue N



2. Looking northeast from N 85th Street



3. Looking northeast from N 85th Street



4. Looking south from N 85th Street



5. Looking north from N 85th Street



6. Looking northwest from N 85th Street

BUILDABLE ENVELOPE



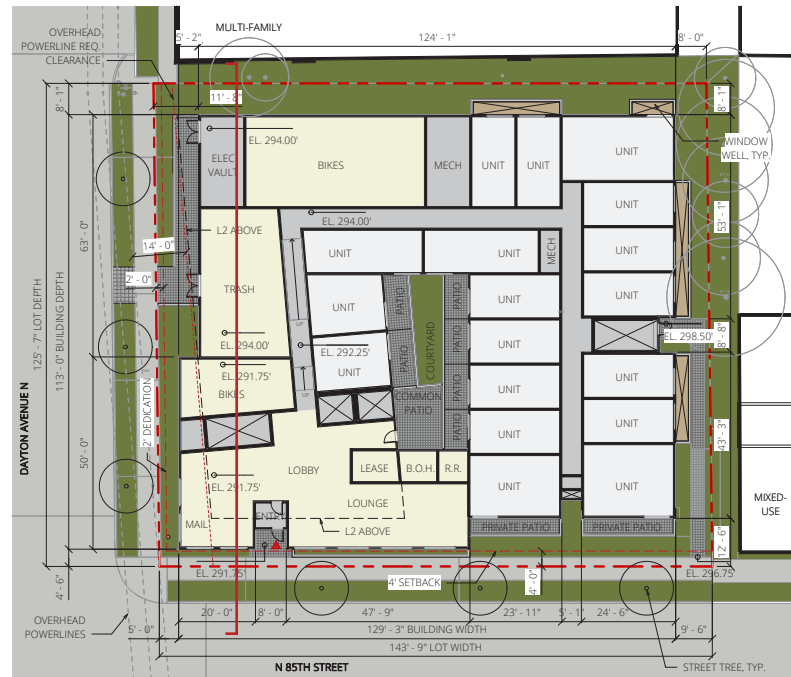
Looking northeast from N 85th Street

 Buildable Envelope

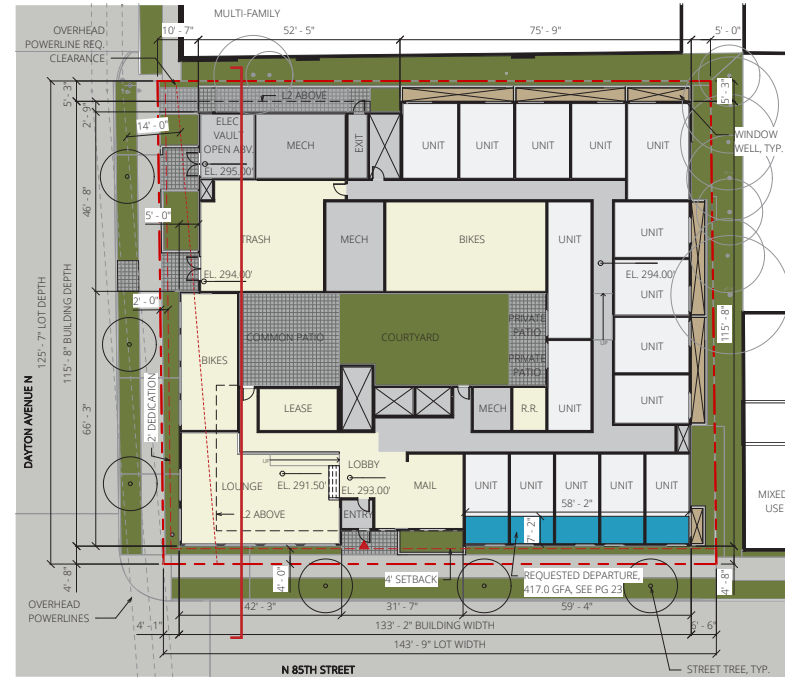
 Property Line



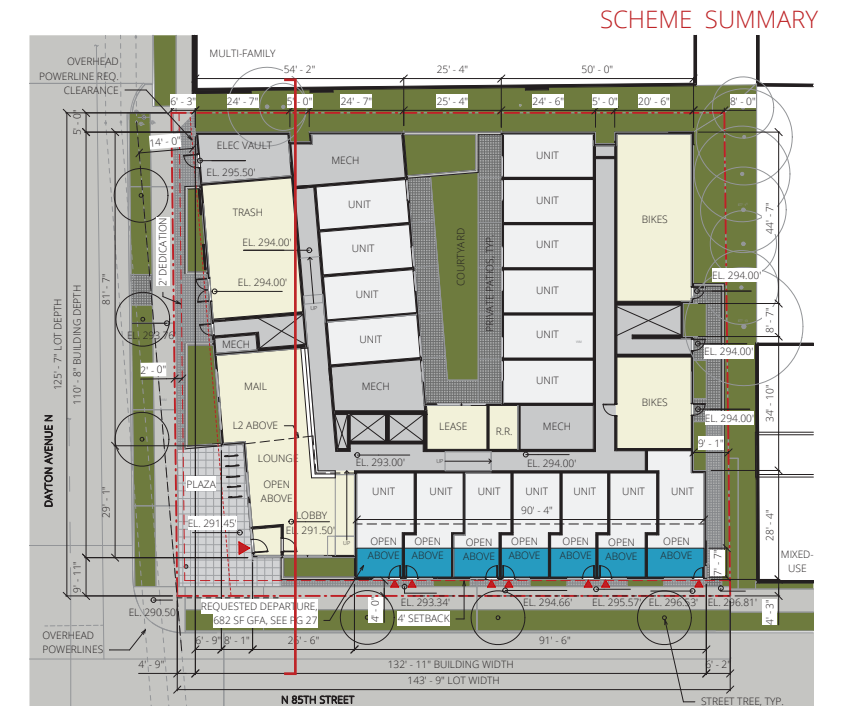
Key



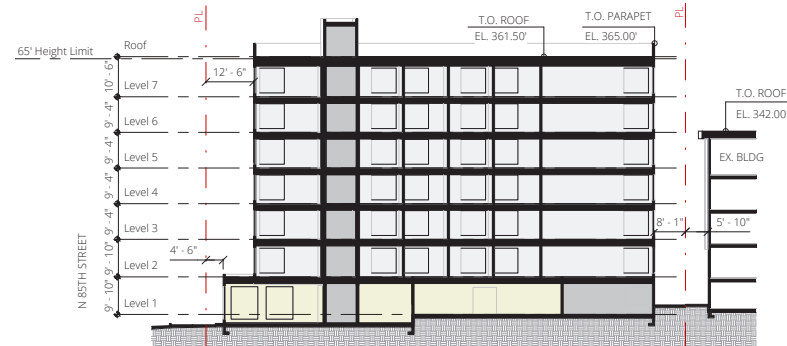
Plan: Scheme A - Code Compliant



Plan: Scheme B - Alternate



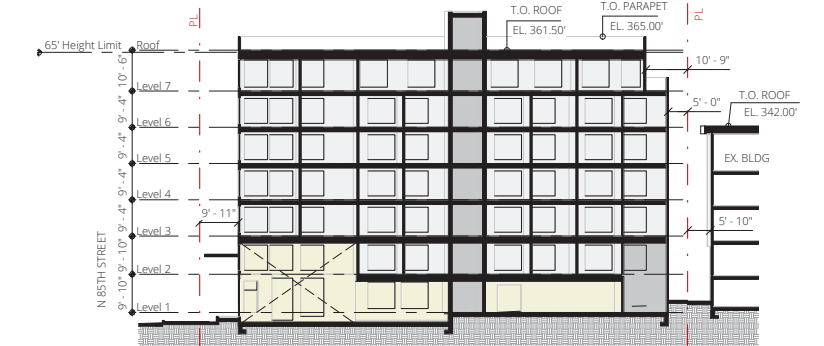
Plan: Scheme C - Preferred



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

PERSPECTIVES: SCHEME A - CODE COMPLIANT



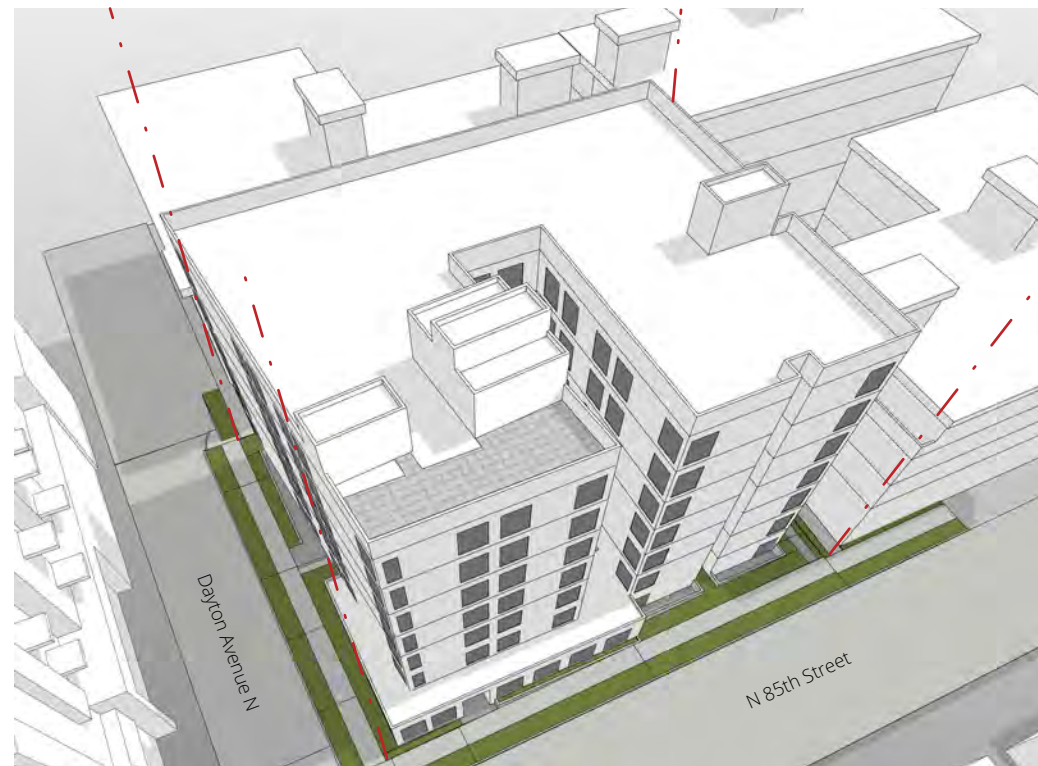
Looking southeast from Dayton Avenue N



Looking northeast from N 85th Street



Looking northwest from N 85th Street



Aerial

Scheme A - Code Compliant

Units: 198
 Unit Types: 145 SEDU, 53 Studios
 FAR: 4.47
 GFA: 80,719 SF
 GSF: 85,841 SF

Pros:

- South facing courtyard –visible mass along N 85th Street broken down.
- Street Level Units setback 10' from sidewalk.

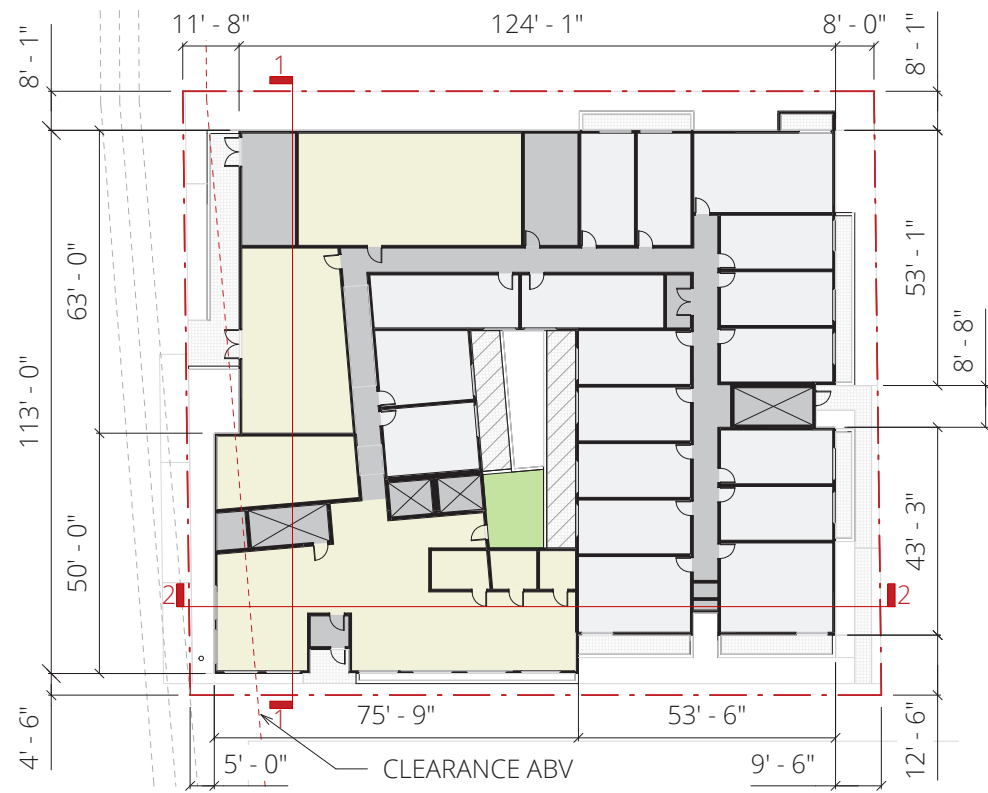
Cons:

- Lots of north facing units creates privacy conflict with north neighbor, which has lots of units facing south.
- Window wells along north and east property lines.
- Single story height plinth at L1, along primary street.
- No setback at street corner.
- Less unit variety than preferred scheme.
- Bike Room along street frontage.
- Mid-block entry deviates from Greenwood/Phinney architectural context.

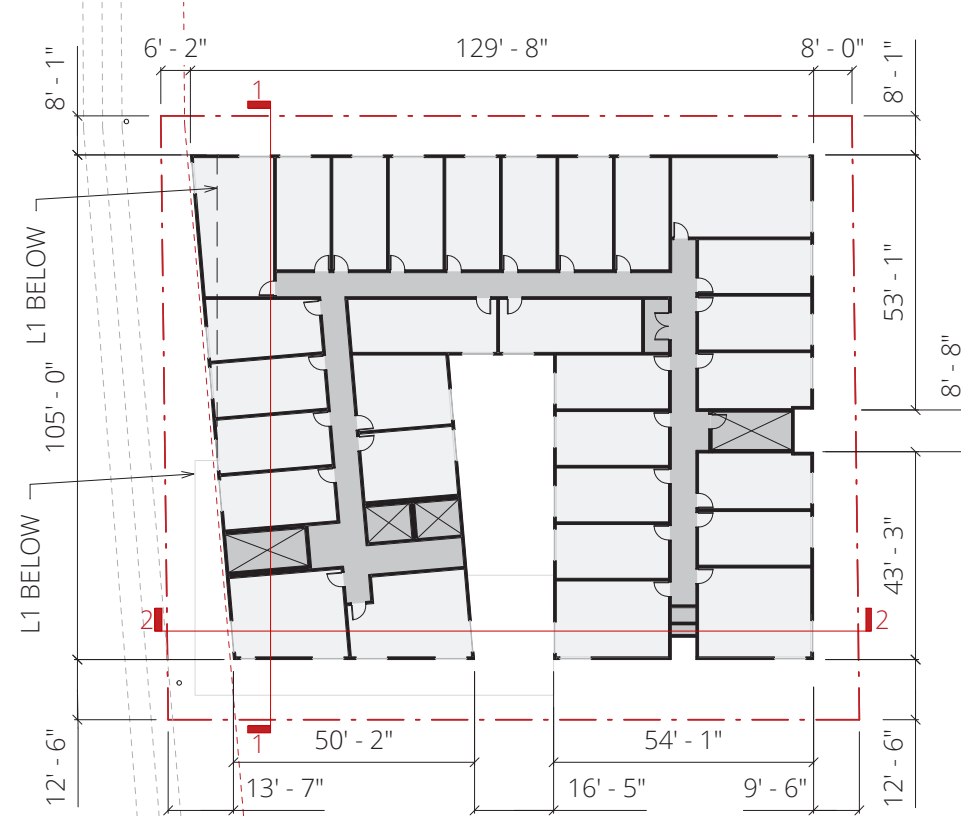
NOTE: Street trees, power lines, and traffic signal not shown for clarity.



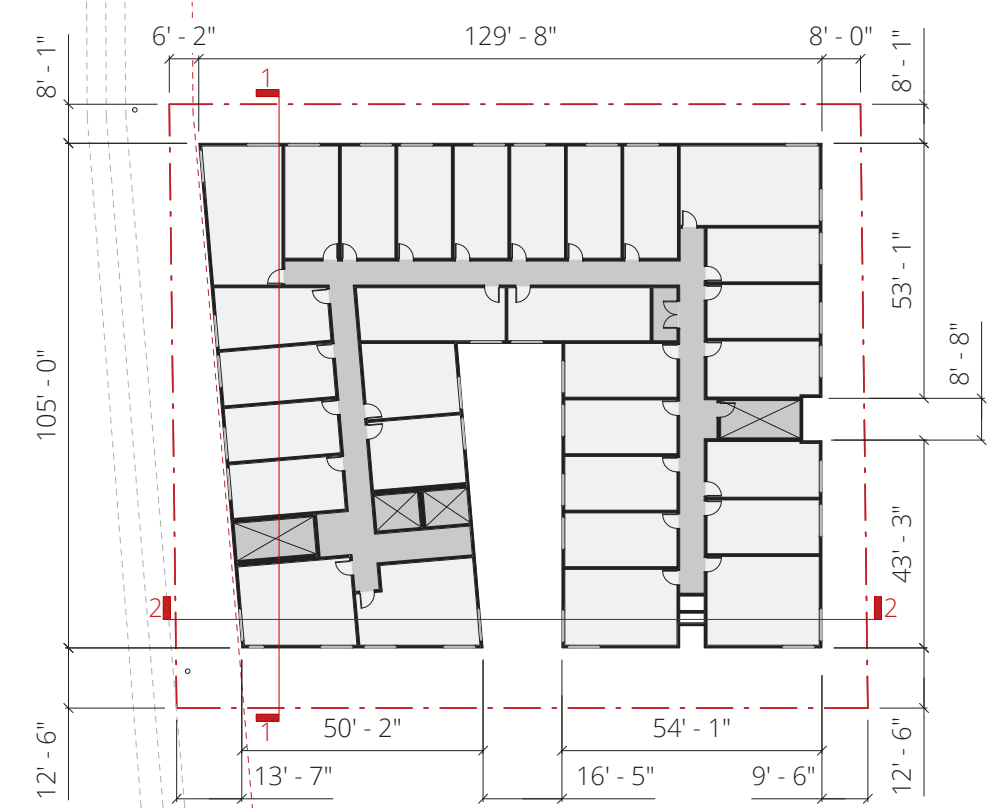
PLANS & SECTIONS : SCHEME A - CODE COMPLIANT



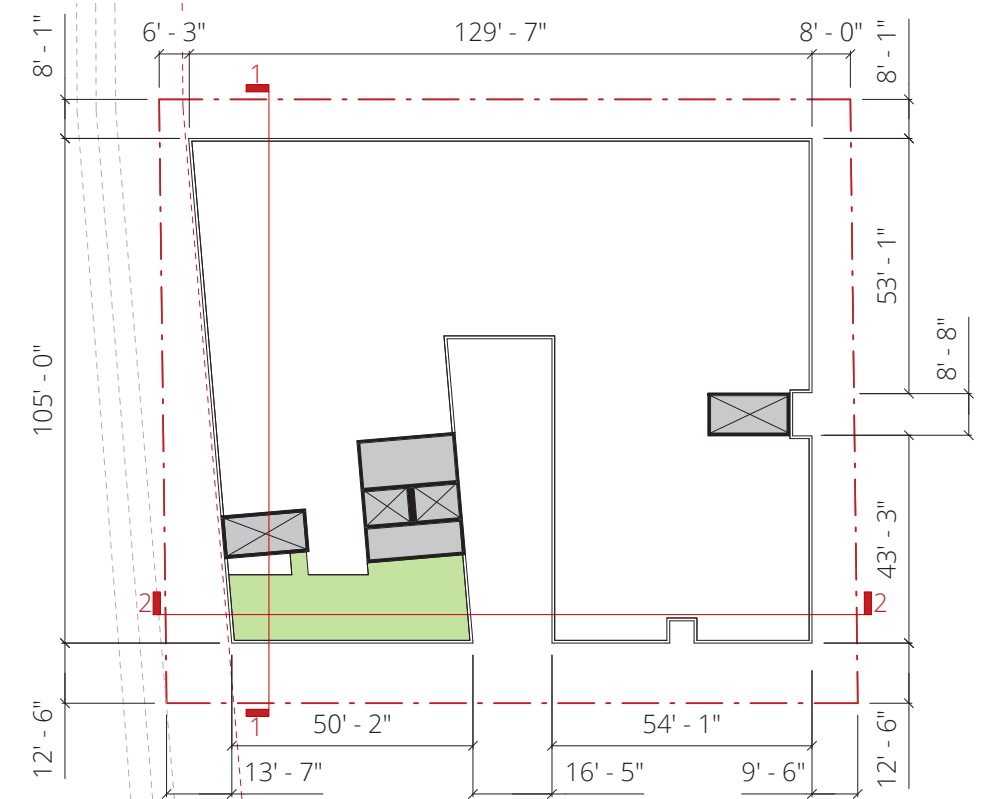
Level 1



Level 2



Level 3-7

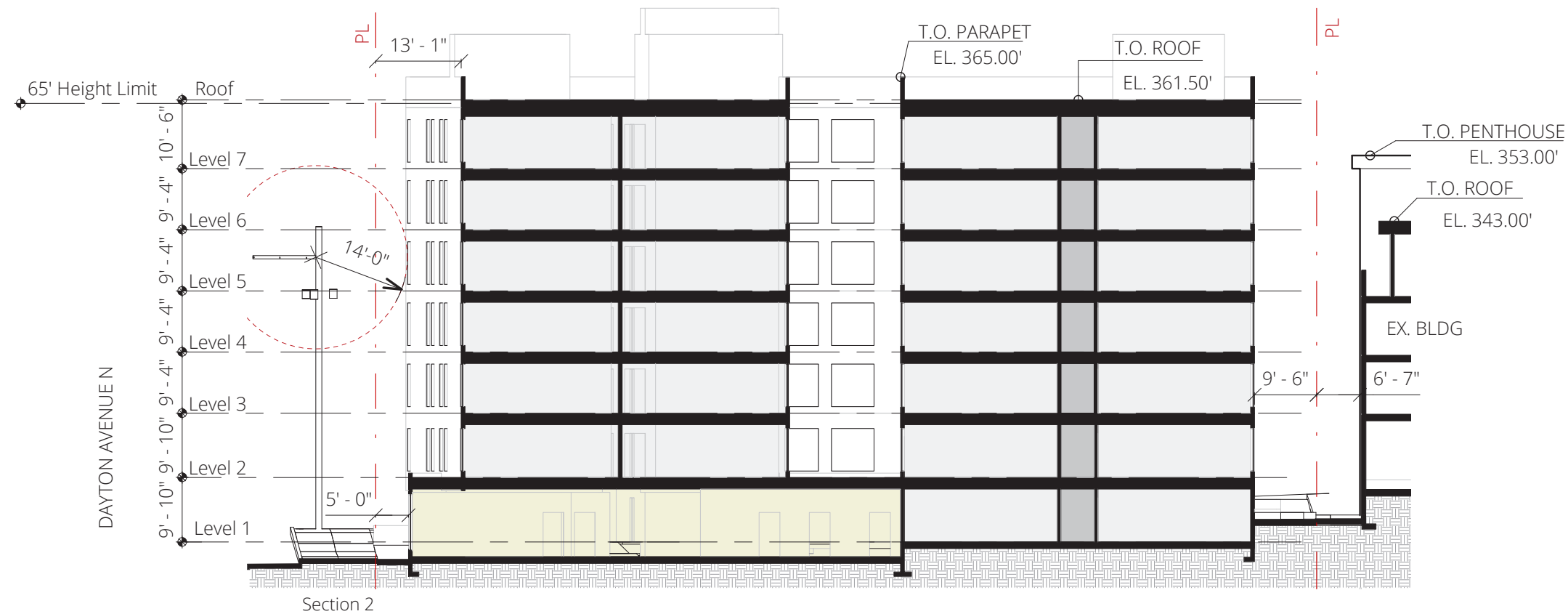
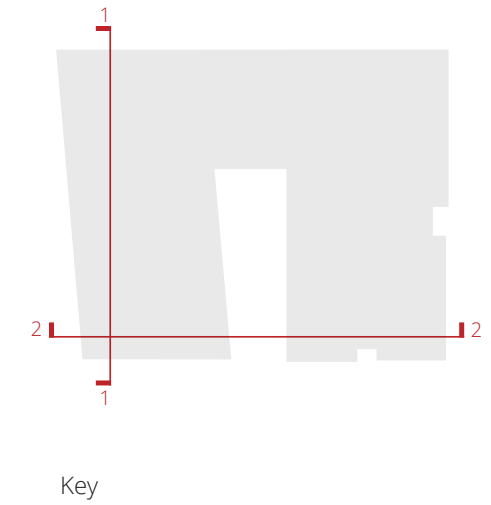
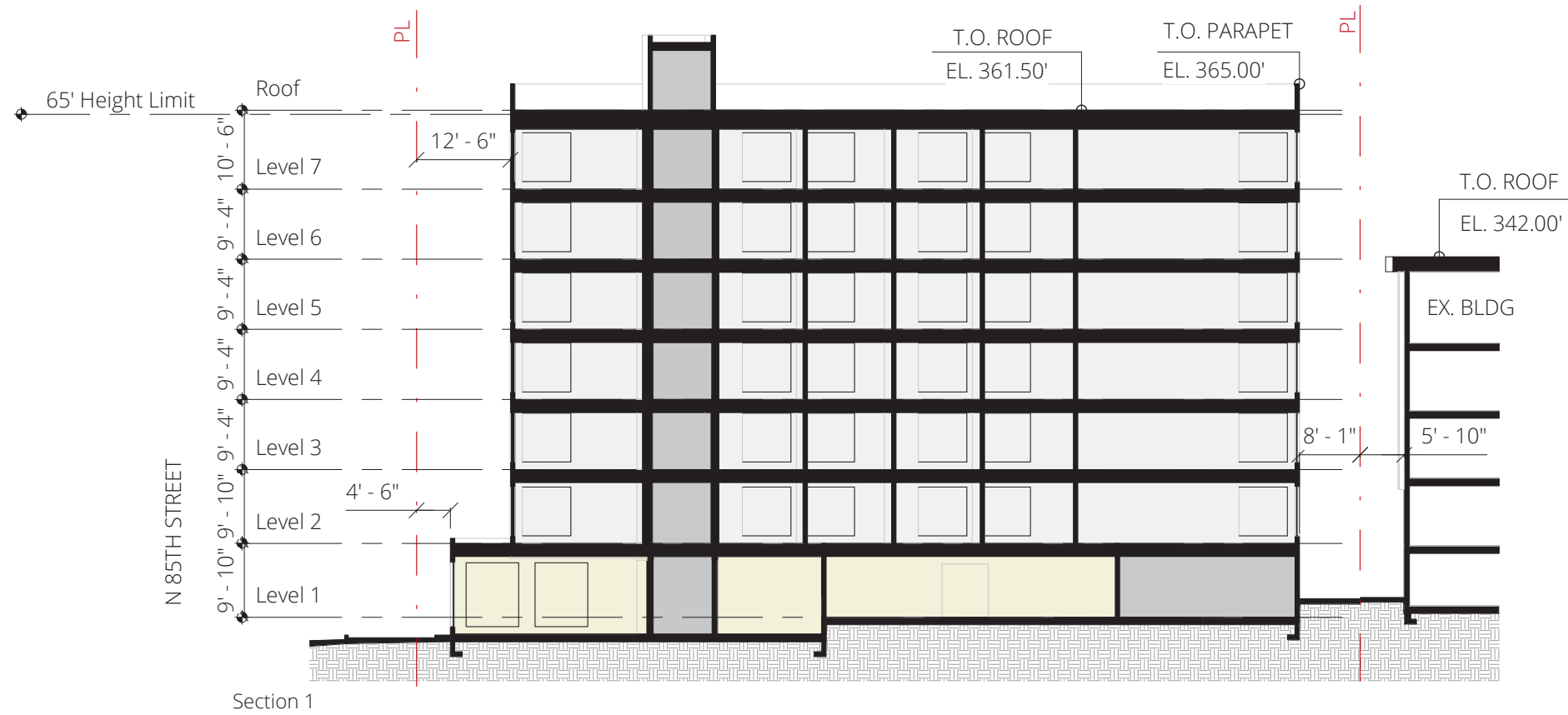


Roof

Building Use Key

- Residential
- Common Building Services
- Outdoor Amenity
- Circulation / Mechanical
- Private Outdoor Amenity
- Overhead Power Line Clearance
- Overhead Power Lines

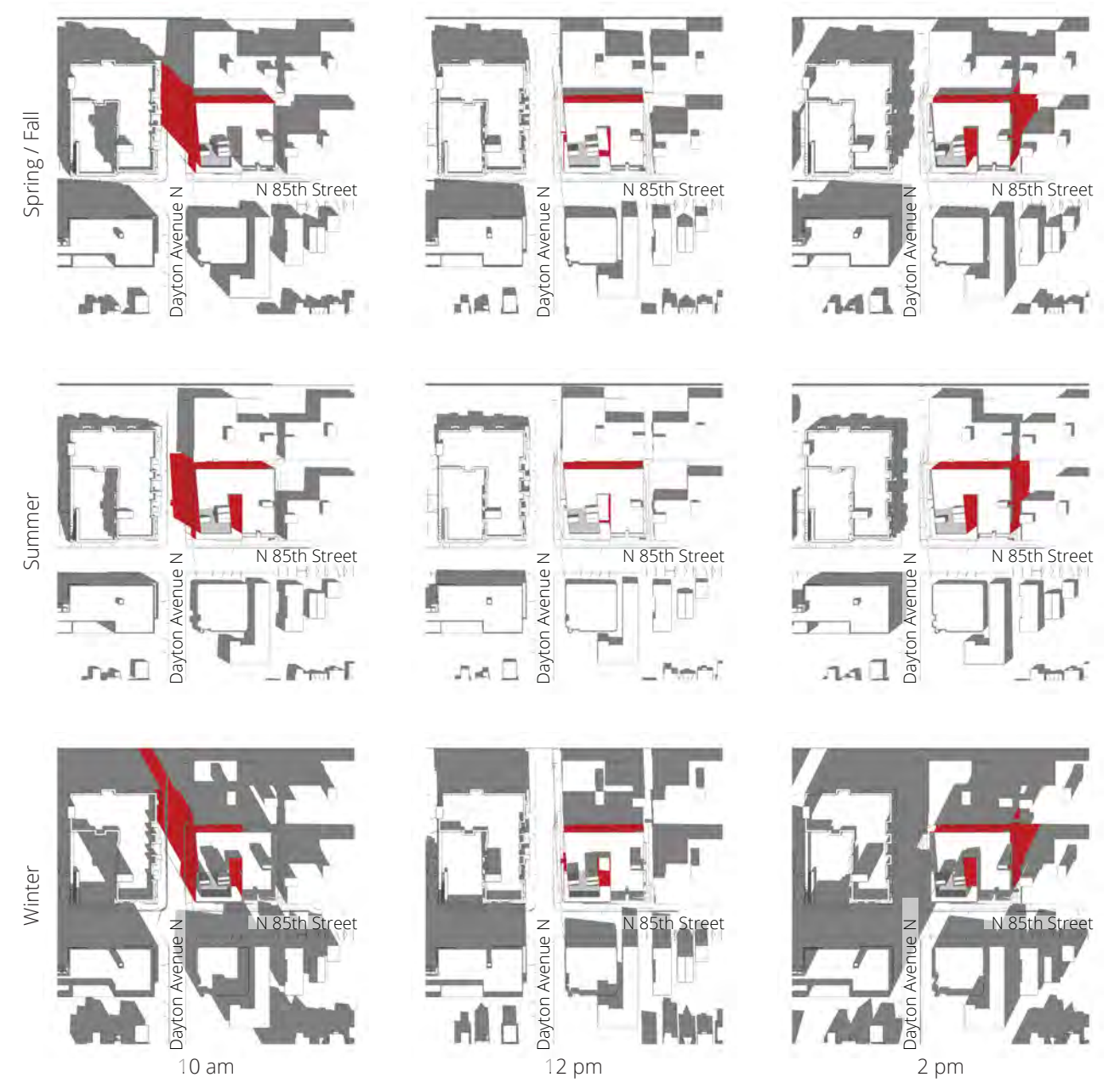
SCALE: 1" = 40'-0"



- Building Use Key
- Residential
 - Common Building Services
 - Circulation / Mechanical
 - Private Outdoor Amenity
 - Overhead Power Line Clearance

SCALE: 1'-0" = 3/64"

No Departures Requested



BLANK

PERSPECTIVES: SCHEME B - ALTERNATE



Looking southeast from Dayton Avenue N



Looking northeast from N 85th Street



Looking northwest from N 85th Street



Aerial

Scheme B - Alternate

Units: 198
Unit Types: 164 SEDU, 34 Studios,

FAR: 4.48
GFA: 81,034 SF
GSF: 85,239 SF

Pros:

- West facing courtyard – visible mass along Dayton Avenue N broken down.
- Common Courtyard at grade.

Cons:

- North facing units create privacy conflict with north neighbor, which has lots of units facing south.
- Window wells along north and east property line.
- Single story height plinth at L1, along primary street.
- No setback at street corner.
- 5 single story SEDUs on street level require a departure.
- Less unit variety than preferred scheme.
- Mid-block entry deviates from Greenwood/Phinney architectural context.

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

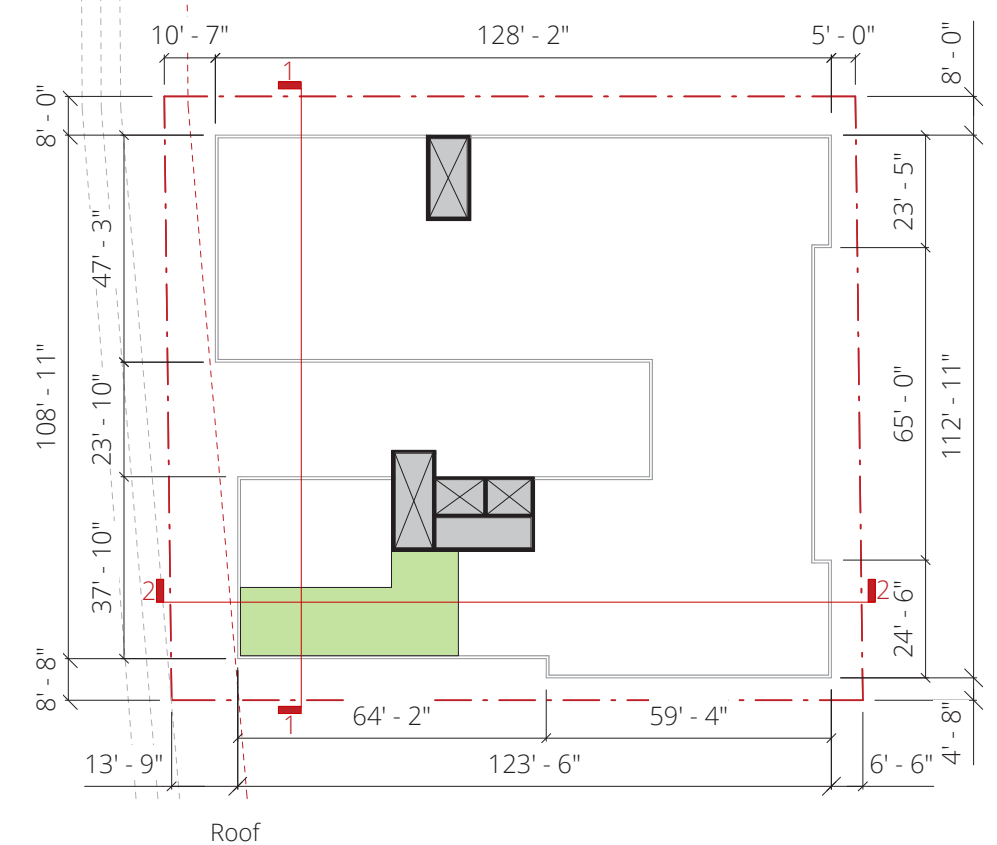
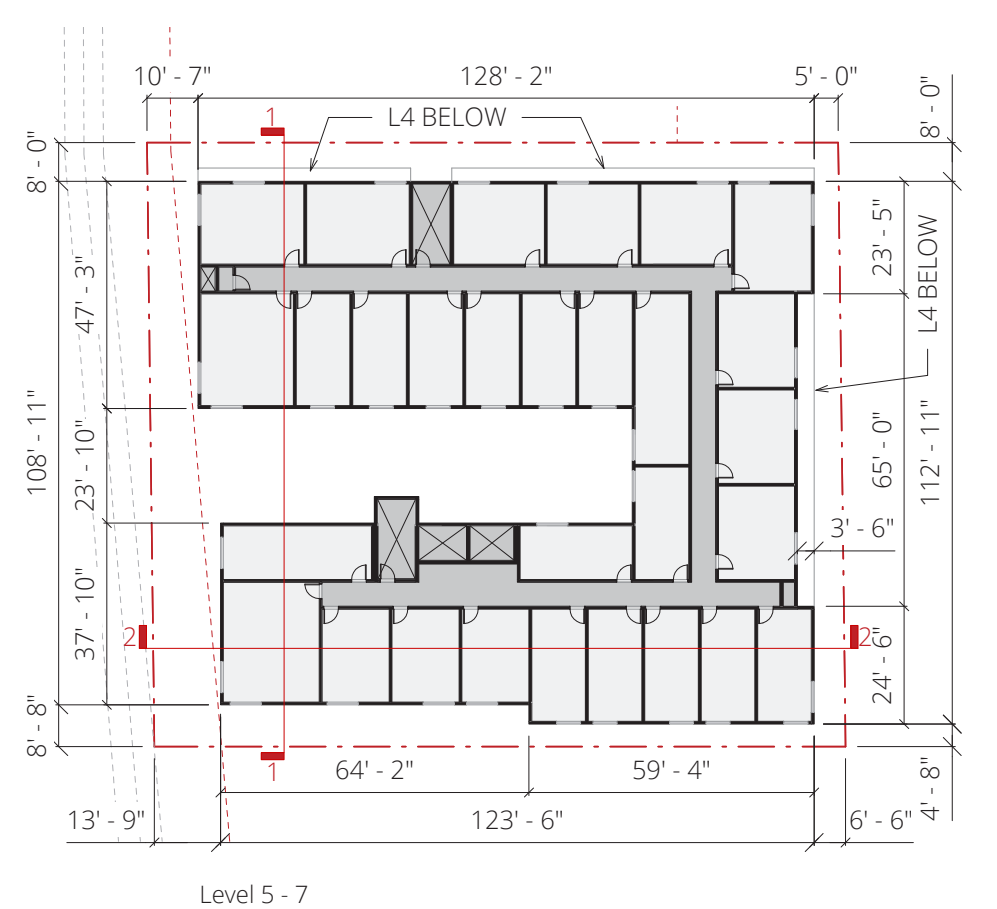
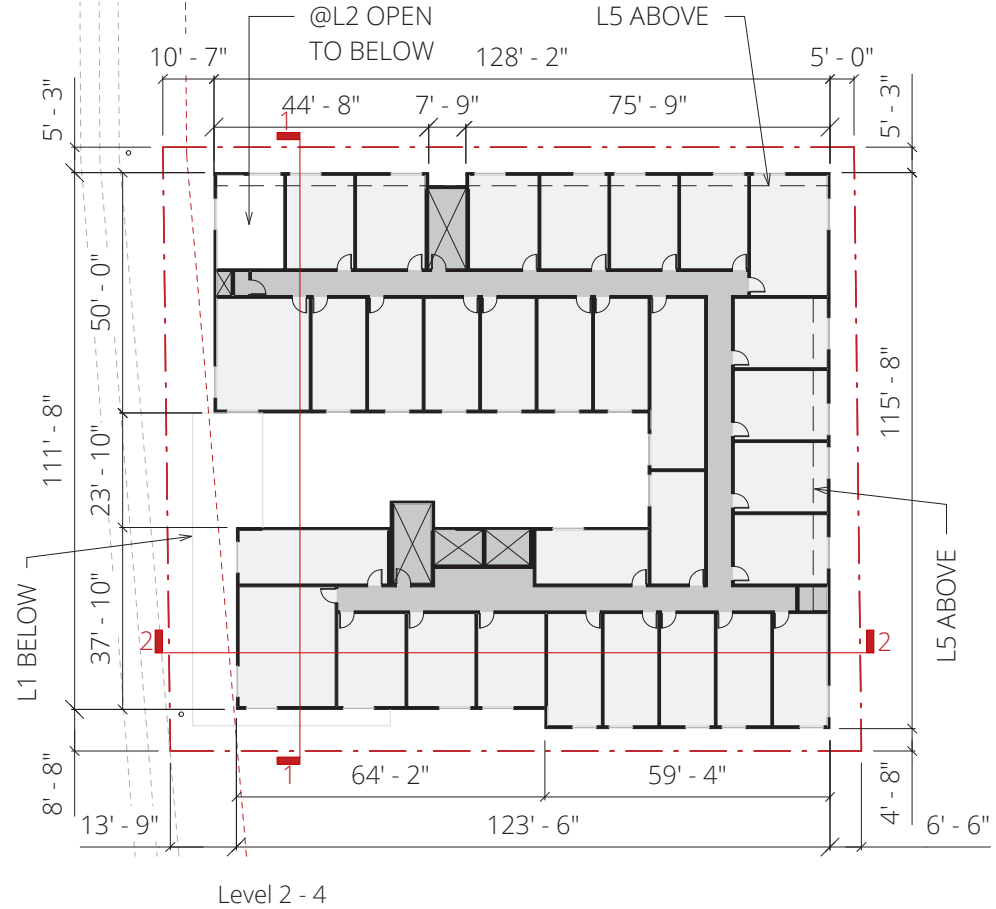
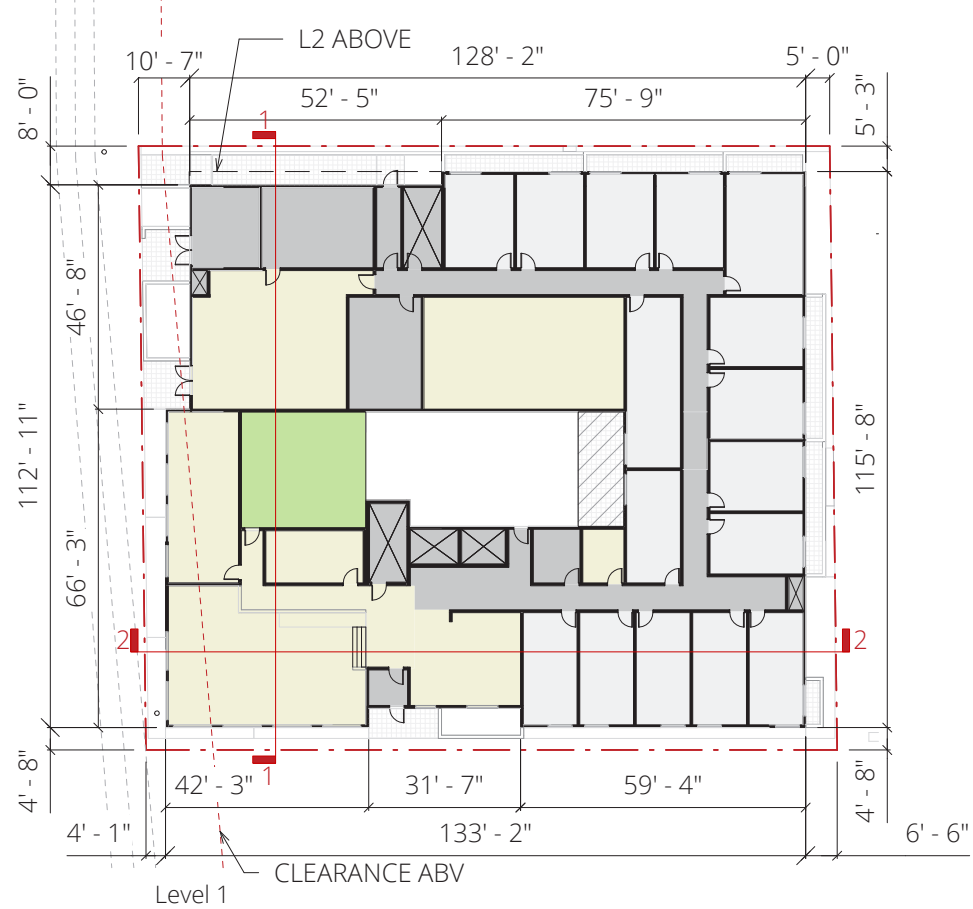




- Entry
- Residential
- Common Building Services
- Circulation / Mechanical
- Required Setback / Dedication
- Overhead Power Line Clearance

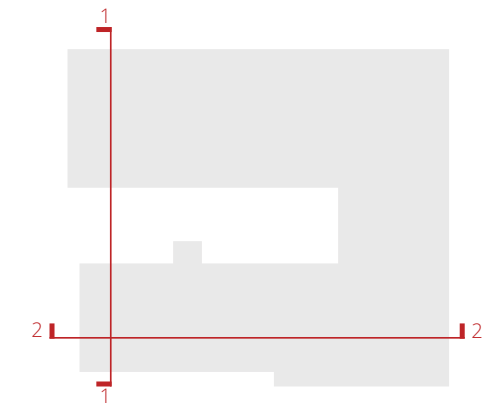
SCALE: 1" = 20'-0"

PLANS & SECTIONS: SCHEME B - ALTERNATE

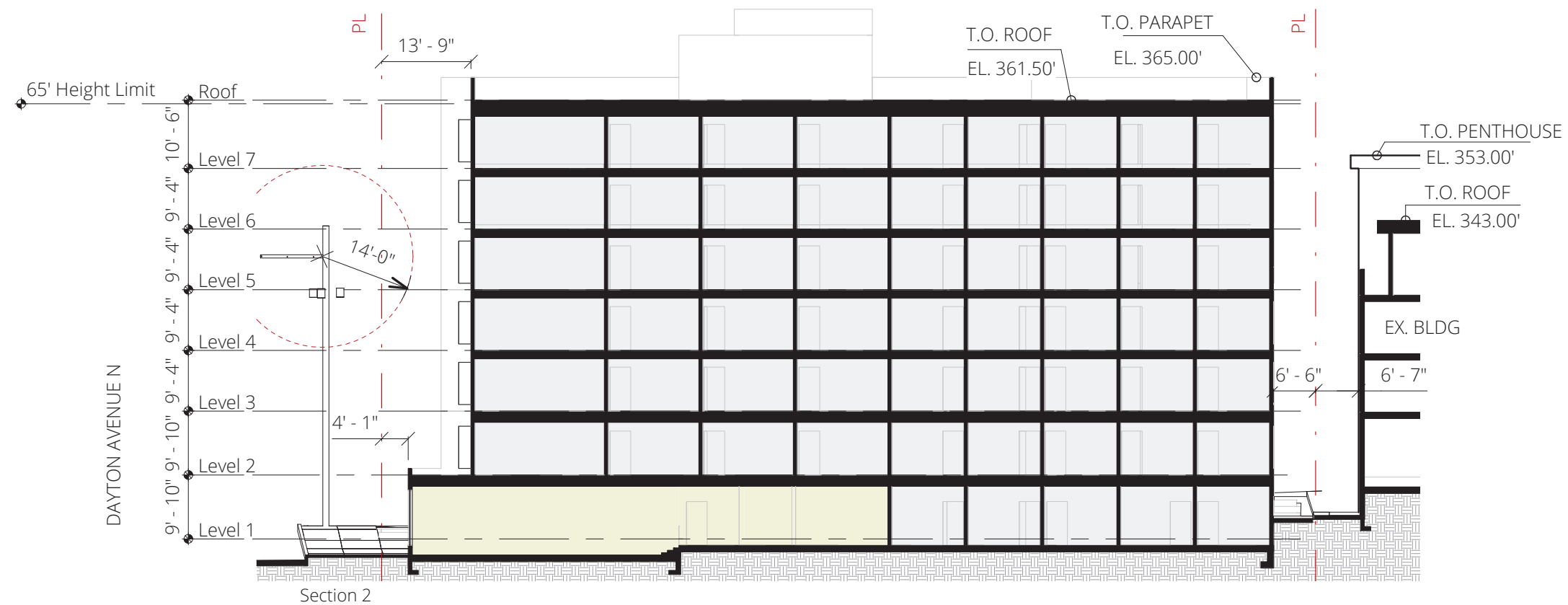


- Building Use Key
- Residential
 - Common Building Services
 - Outdoor Amenity
 - Circulation / Mechanical
 - Private Outdoor Amenity
 - Overhead Power Line Clearance
 - Overhead Power Lines

SCALE: 1" = 40'-0"



Key



Building Use Key

- Residential
- Common Building Services
- Outdoor Amenity
- Circulation / Mechanical
- Private Outdoor Amenity
- Overhead Power Line Clearance

SCALE: 1'-0" = 3/64"



Scheme B - Alternate : Departures

1 SMC 23.47A.008.D.2 - STREET LEVEL DEVELOPMENT STANDARDS FOR RESIDENTIAL USES

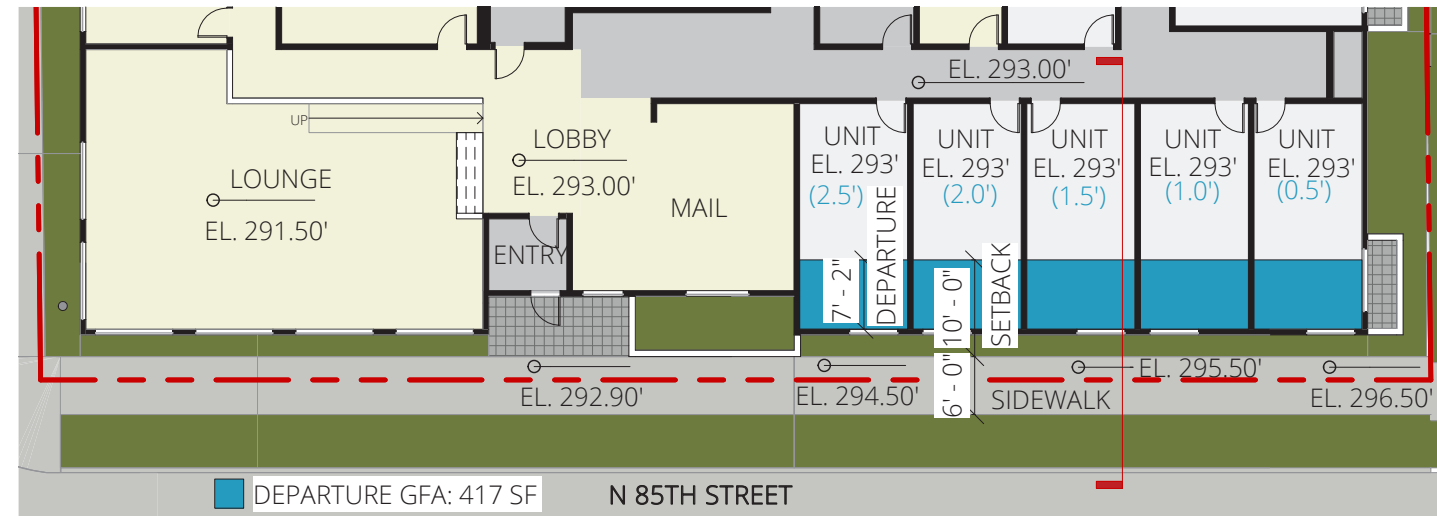
REQUIRED: Where dwelling units are located on street-level, street facing facades, the unit floor shall be 4' above or below sidewalk grade or setback 10' from sidewalk.

PROPOSED: 5 single-story units are setback 2'-3" from the sidewalk. The unit floors range from 1.5' To 3.5' below adjacent sidewalk grade. The proposed departure reduces the required setback by 7'-9" or reduces the required elevation difference by 0.5' to 2.5'.

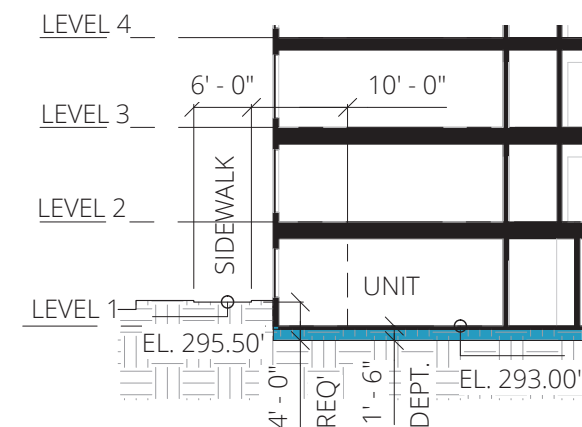
Guidelines/Justification:

Greenwood/Phinney CS3.1 - Architectural Consistency

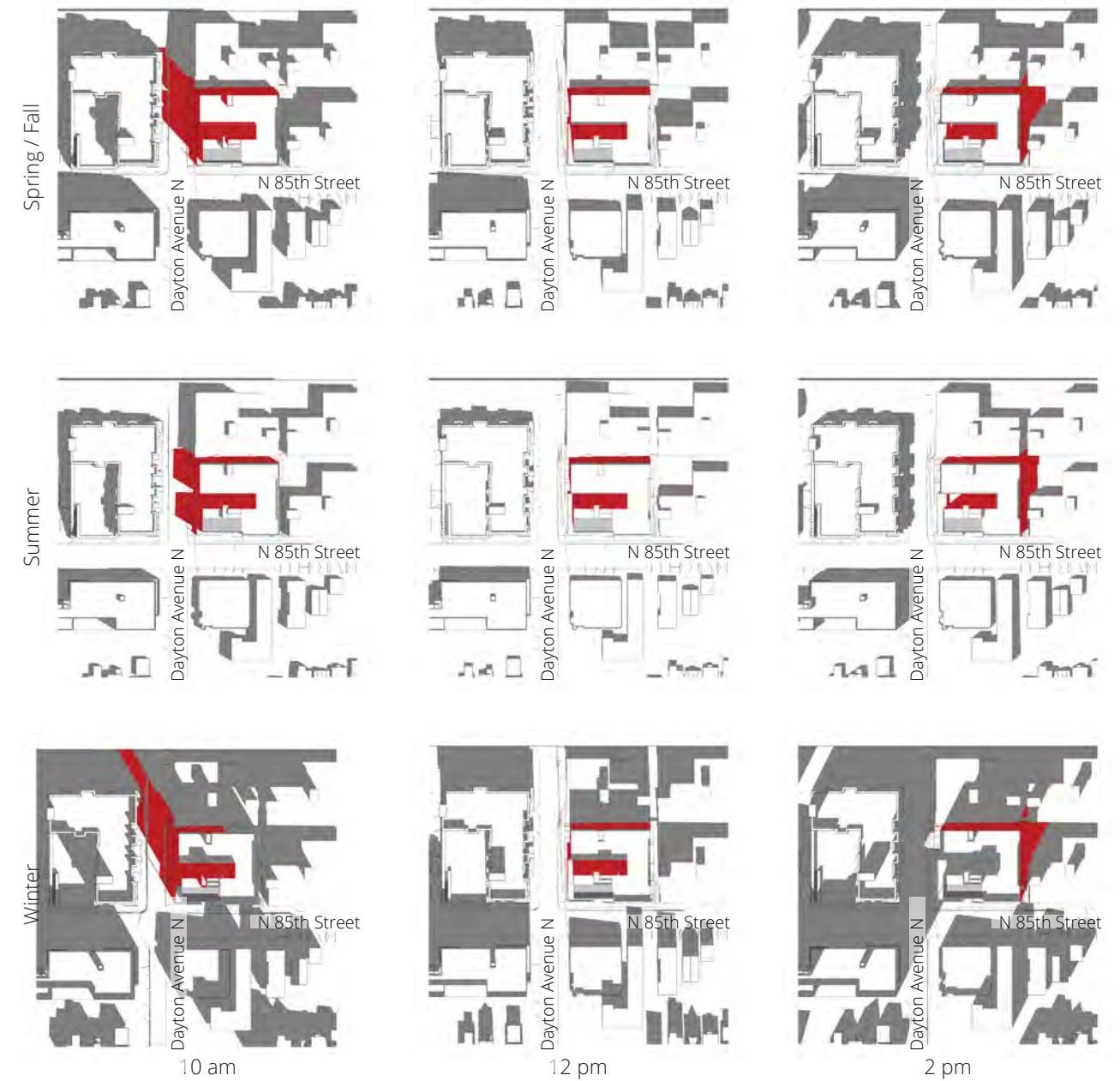
The 5 single-story ground-level units facing N 85th Street are stacked with the units above creating a rigorous fenestration rhythm, which is in keeping with the non-flamboyant, traditional architecture in the area. To eliminate the departure, bike parking could be relocated to N 85th Street and the units to the rear of the building.



Plan



Section



SCALE: NTS

BLANK

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).

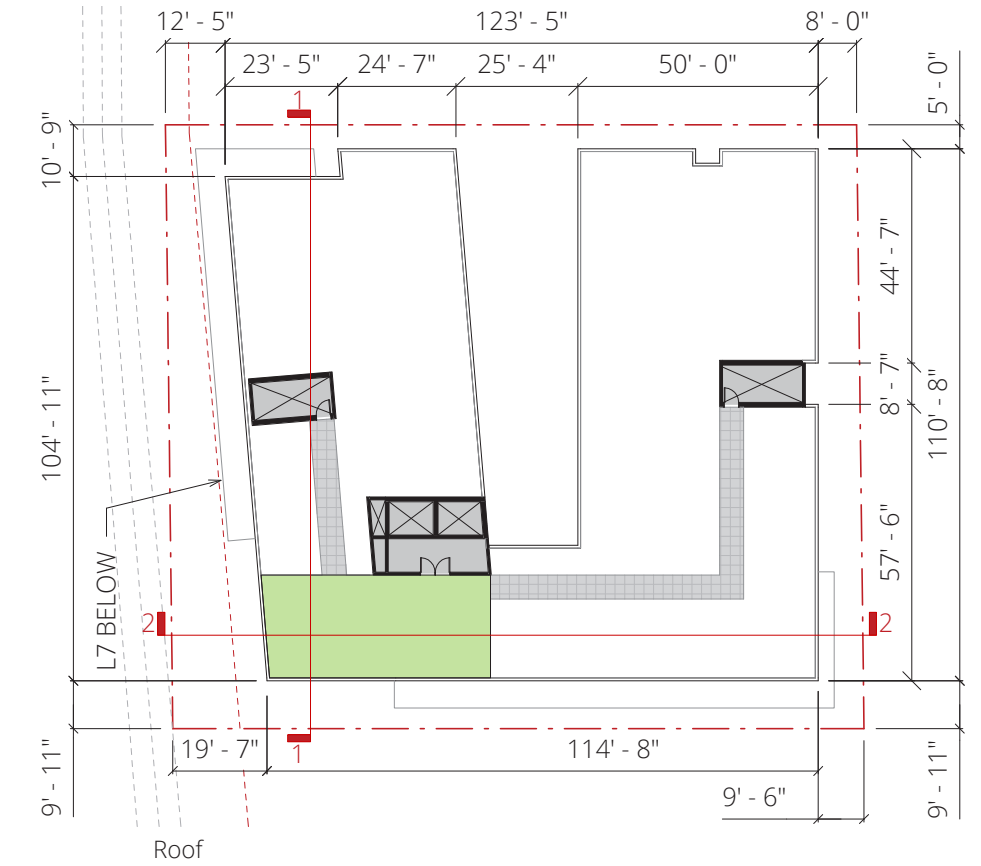
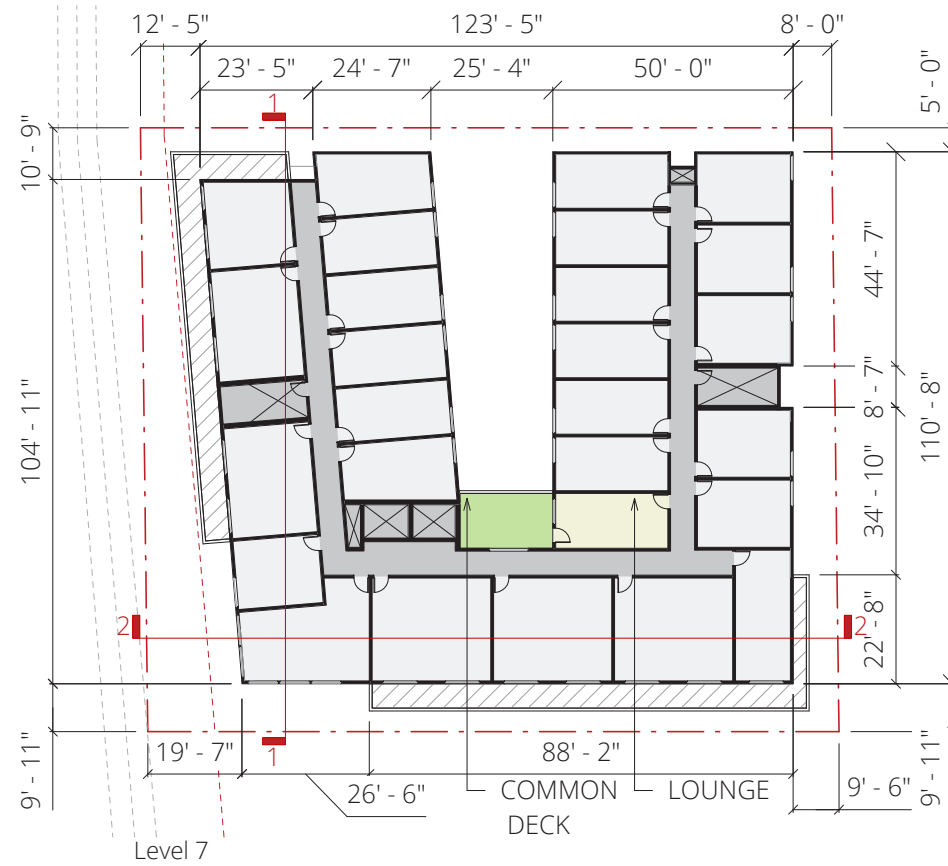
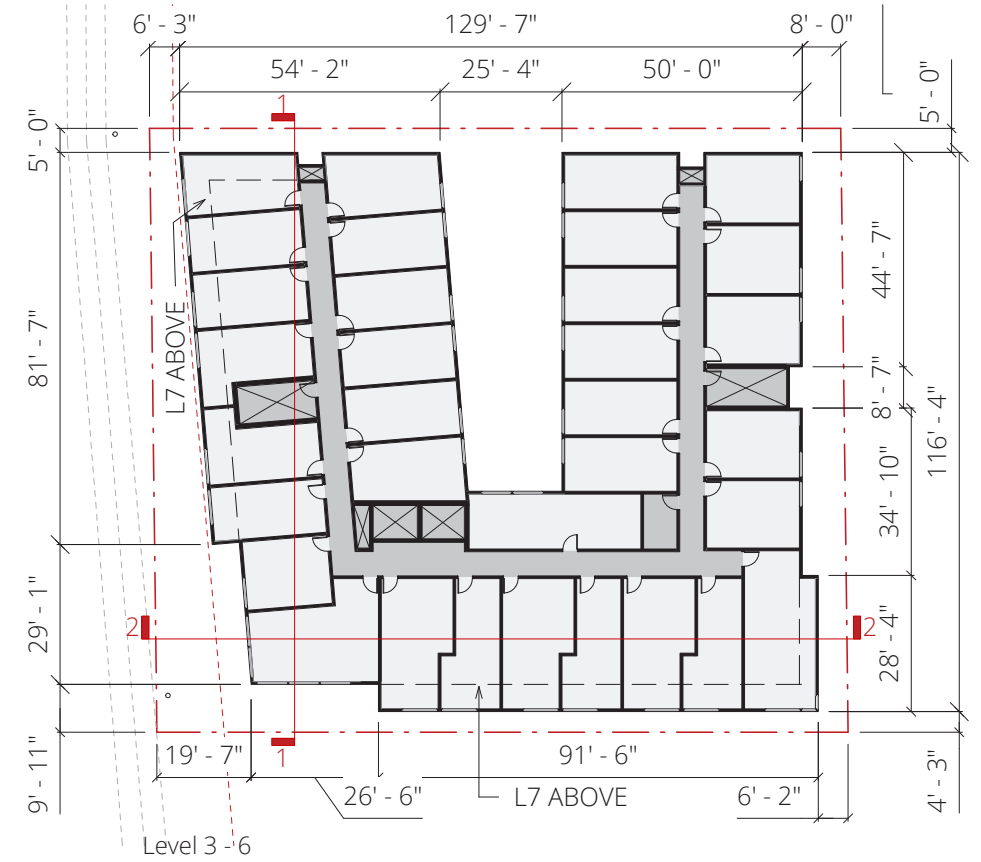
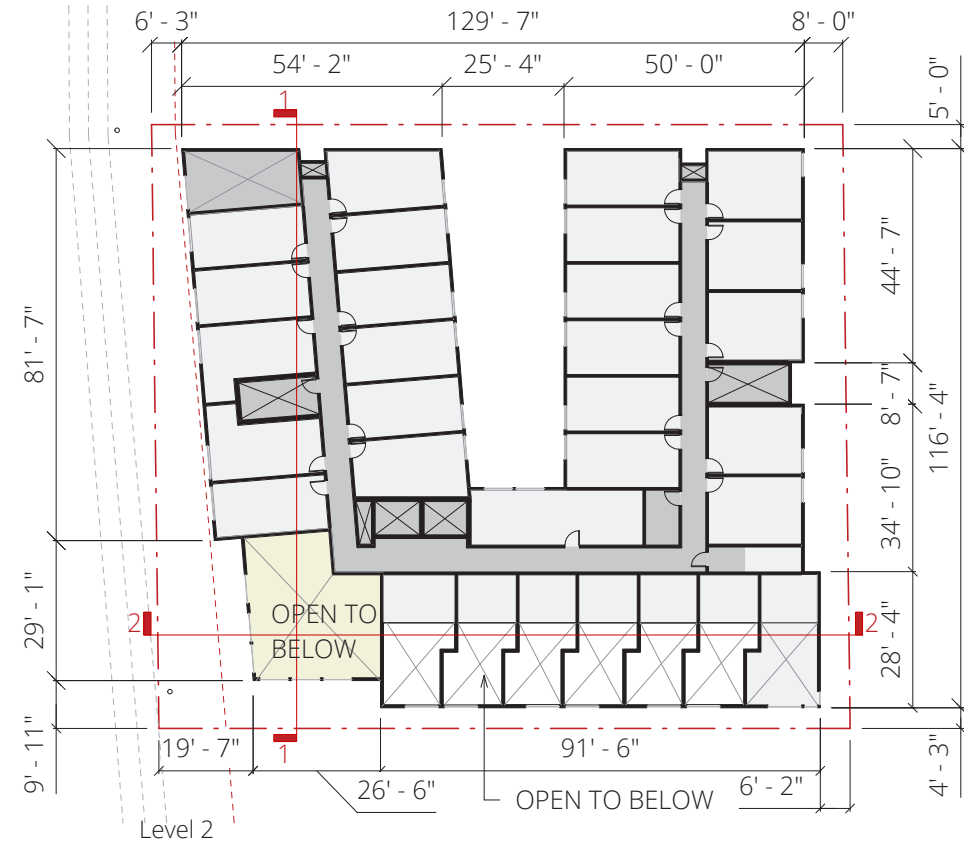
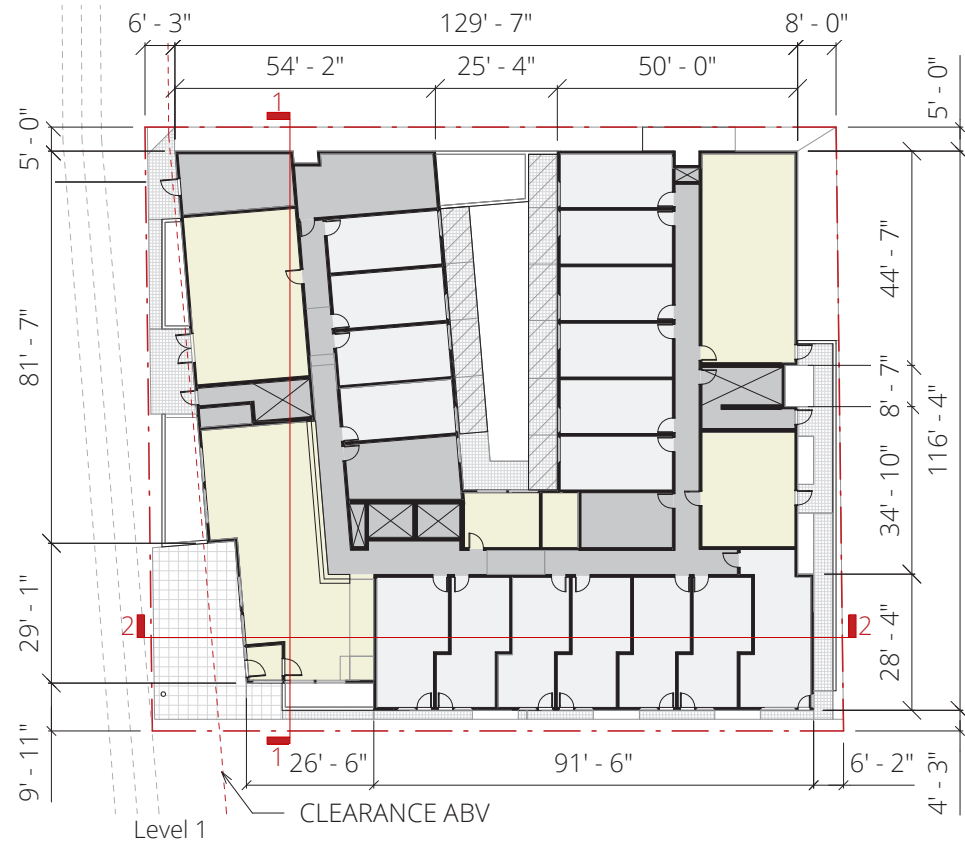
Cons:

- 7 Loft units at street level require a departure.

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



PLANS & SECTIONS : SCHEME C - PREFERRED



- Building Use Key
- Residential
 - Common Building Services
 - Outdoor Amenity
 - Circulation / Mechanical
 - Private Outdoor Amenity
 - Overhead Power Line Clearance
 - Overhead Power Lines

SCALE: 1" = 40'-0"

1 SMC 23.47A.008.D.2 - STREET LEVEL DEVELOPMENT STANDARDS FOR RESIDENTIAL USES

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 1'-10" from the sidewalk. The unit floors range from 0.3' to 2.5' Below adjacent sidewalk grade. The proposed departure reduces the required setback by 8'-2" or reduces required elevation difference by 1.5' To 3.7'.

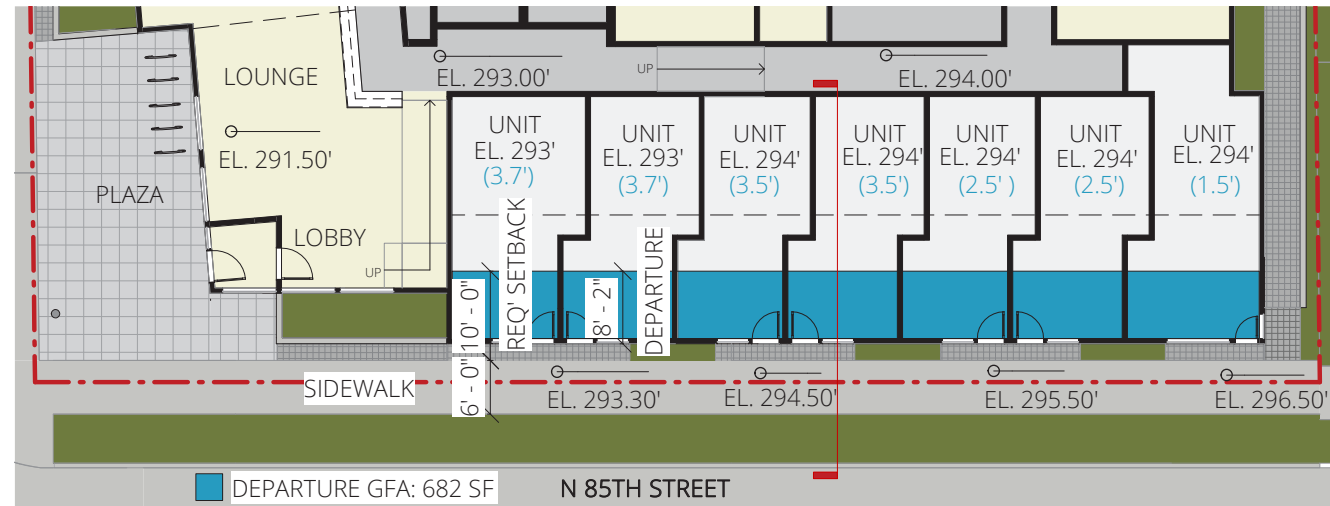
Guidelines/Justification:

PL3 A.1.d Street Level Entries – Ground-Level Residential & DC2.E.1 Legibility and Flexibility

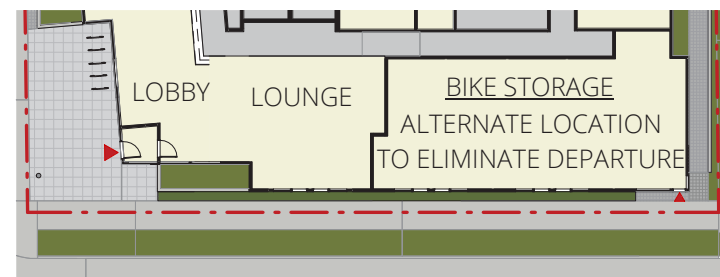
The 7 ground-level units facing N 85th Street are double-height lofts, with direct entries from the sidewalk, so in the future, if the demand arises, they can be converted to commercial. The lofts are contained under the 3 hour concrete separation so conversion is viable. The individual entries are defined by smaller canopies than the canopy over the primary corner entry. Each entry is aligned with a window stack above, which emphasizes the double height volume and creates a rigorous rhythm along N 85th Street.

Greenwood/Phinney CS3.I - Architectural Consistency

The lofts are stacked with the units above creating a rigorous fenestration rhythm, which is in keeping with the non-flamboyant, traditional architecture in the area. To eliminate the departure, bike parking could be relocated to N 85th Street and the units to the rear of the building.

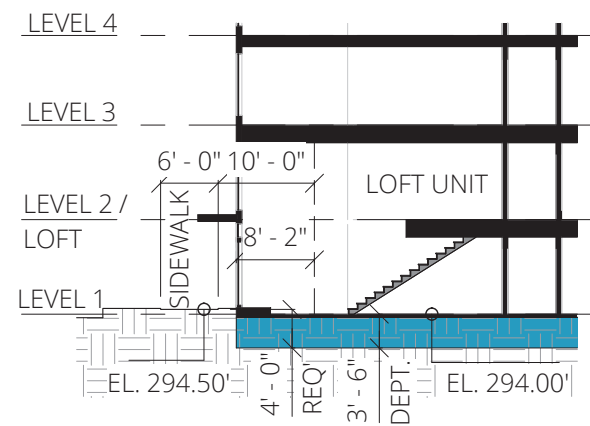


Plan

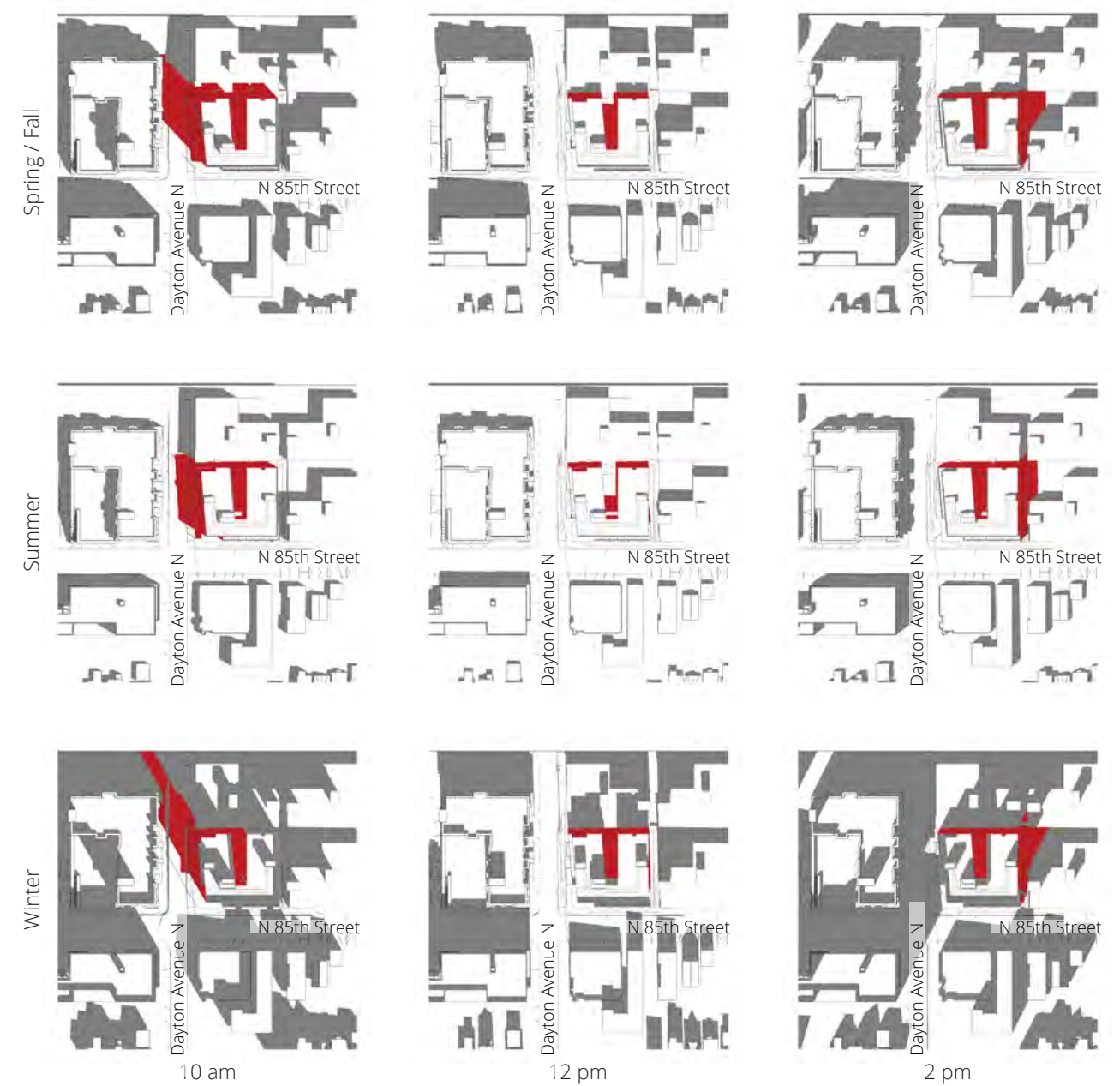


Plan - Alternate

*To eliminate the departure, dwelling units could be moved to NE wing of L1 and bike parking move to street facing facade.



Section



SCALE: NTS

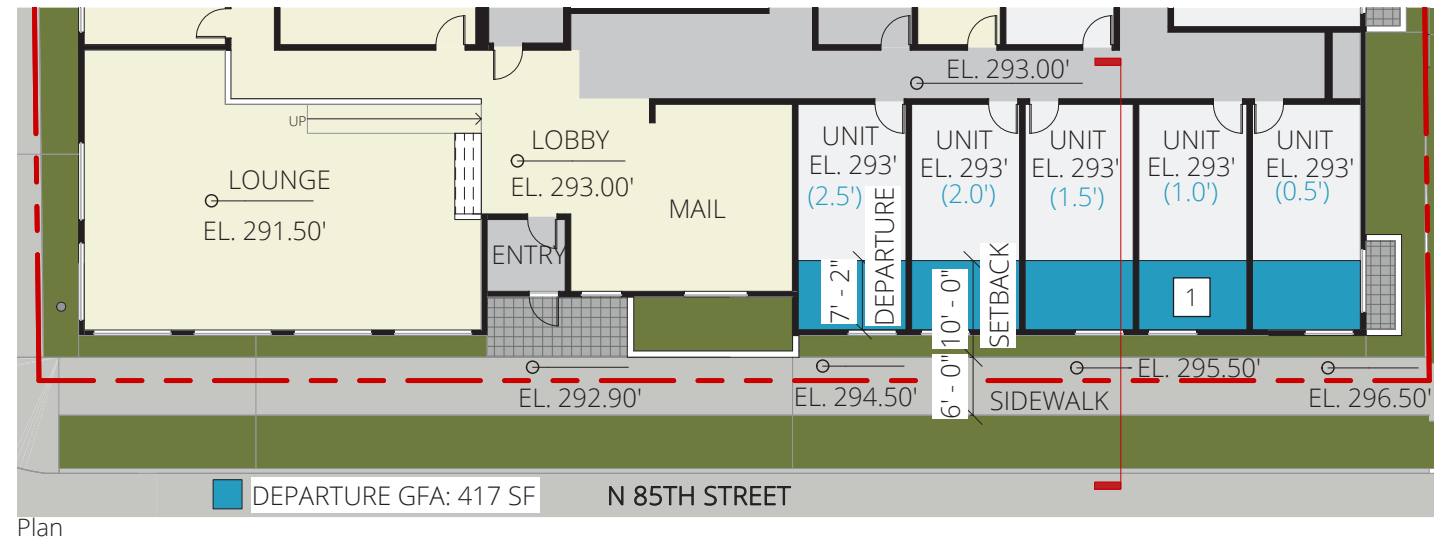
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SCHEME COMPARISON: DEPARTURES

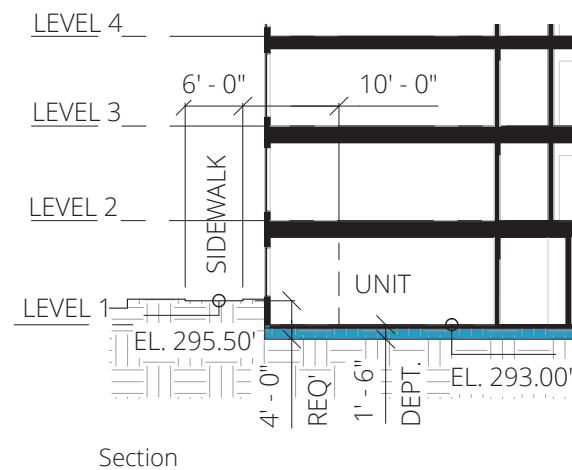
Scheme B - Alternate: Departures

1 SMC 23.47A.008.D.2 - STREET LEVEL DEVELOPMENT STANDARDS FOR RESIDENTIAL USES

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 Greenwood/Phinney CS3.I - Architectural Consistency
 The 5 single-story ground-level units facing N 85th Street are stacked with the units above creating a rigorous fenestration rhythm, which is in keeping with the non-flamboyant, traditional architecture in the area. To eliminate the departure, bike parking could be relocated to N 85th Street and the units to the rear of the building.



Plan

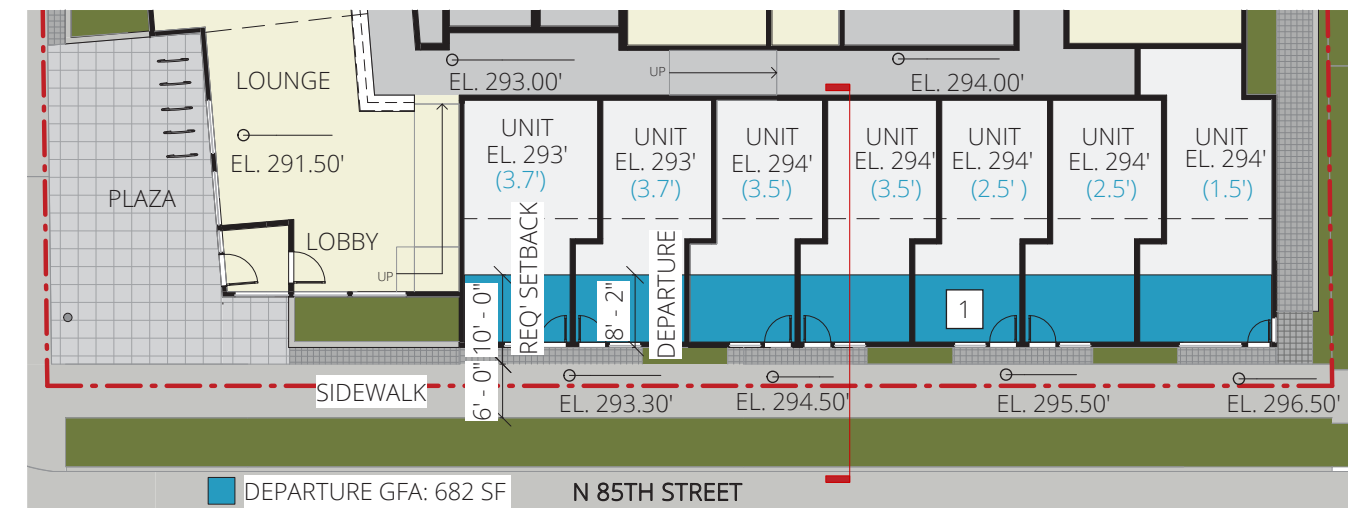


Section

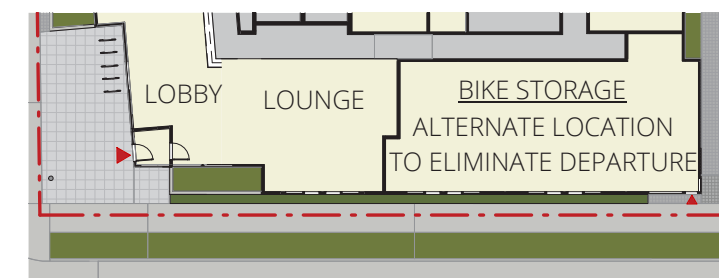
Scheme C - Preferred: Departures

1 SMC 23.47A.008.D.2 - STREET LEVEL DEVELOPMENT STANDARDS FOR RESIDENTIAL USES

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.
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 Greenwood/Phinney CS3.I - Architectural Consistency
 The lofts are stacked with the units above creating a rigorous fenestration rhythm, which is in keeping with the non-flamboyant, traditional architecture in the area. To eliminate the departure, bike parking could be relocated to N 85th Street and the units to the rear of the building.

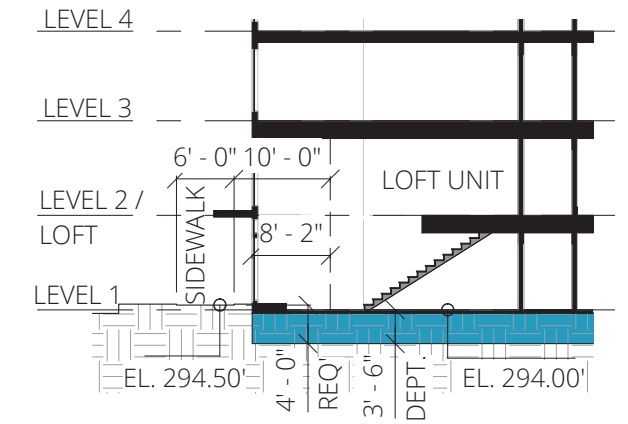


Plan



Plan - Alternate

*To eliminate the departure, dwelling units could be moved to NE wing of L1 and bike parking move to street facing facade.

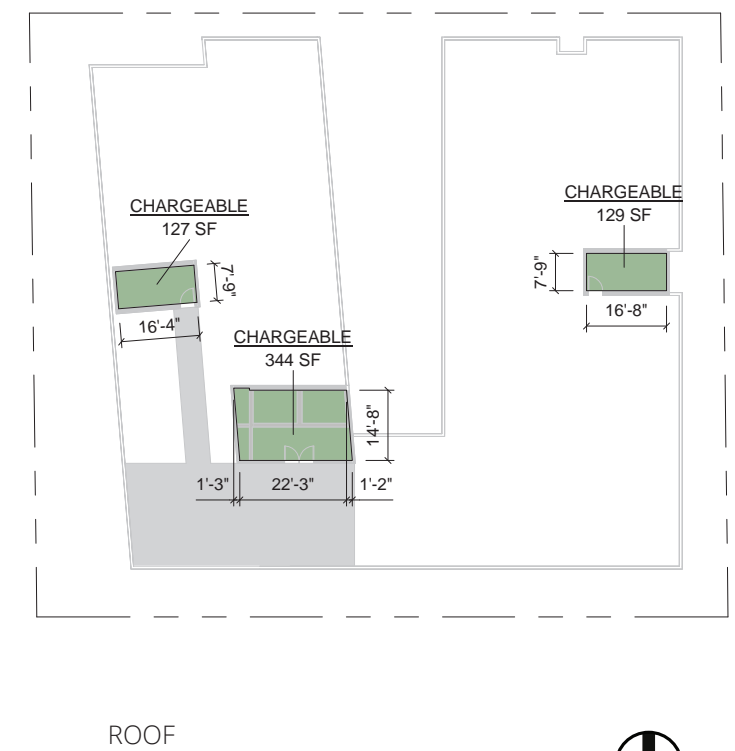
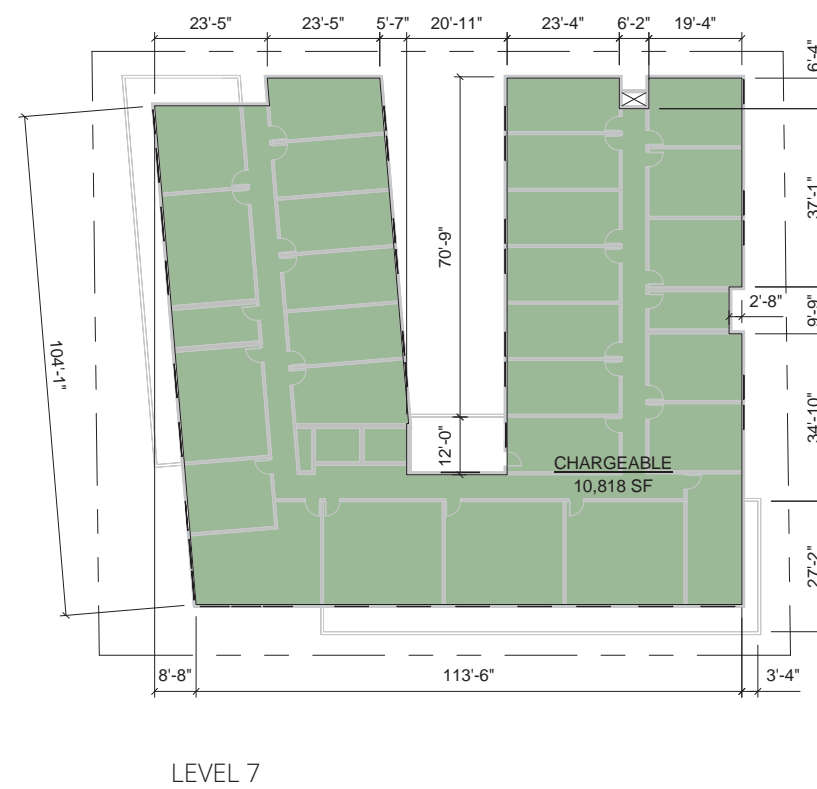
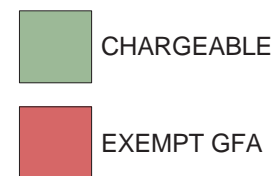


Section

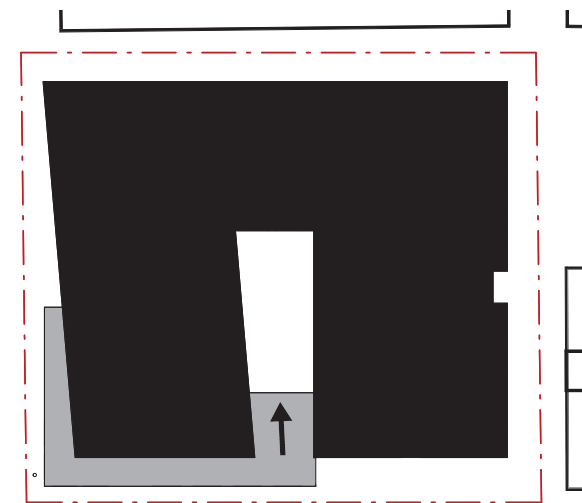
SCHEME C: FAR DIAGRAMS



LEVEL	Area	FAR
LEVEL 1		
CHARGEABLE	11,389.28 SF	0.63
LEVEL 2		
CHARGEABLE	9,617.90 SF	0.53
LEVEL 3		
CHARGEABLE	12,209.45 SF	0.68
LEVEL 4		
CHARGEABLE	12,209.39 SF	0.68
LEVEL 5		
CHARGEABLE	12,209.39 SF	0.68
LEVEL 6		
CHARGEABLE	12,209.39 SF	0.68
LEVEL 7		
CHARGEABLE	10,818.22 SF	0.60
ROOF		
CHARGEABLE	600.25 SF	0.03
TOTAL FAR	81,263.29 SF	4.50

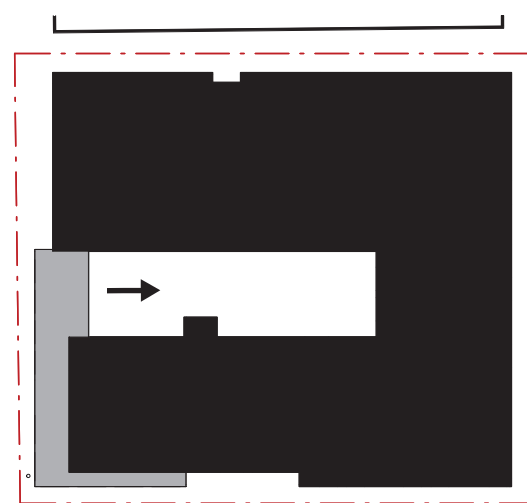


SCHEME COMPARISON: ORIENTATION & GROUND FLOOR USES



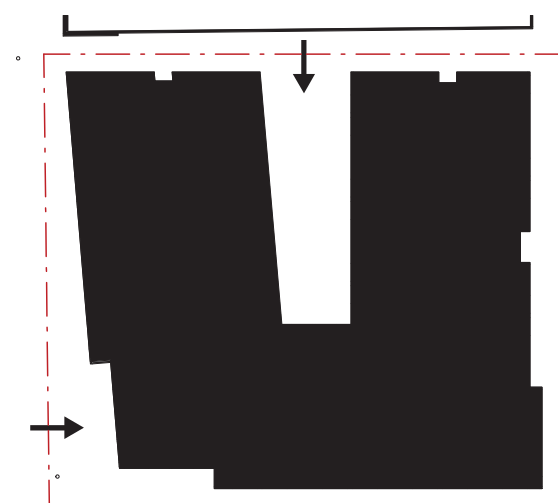
- Scheme A - Code Compliant:**
- South facing courtyard
 - Single story plinth at corner
 - Single story units face N 85th Street
 - Built out to corner

Scheme A - Code Compliant: Figure Ground



- Scheme B - Alternate:**
- West facing courtyard
 - Single story plinth at corner
 - Single story units face N 85th Street
 - Built out to corner

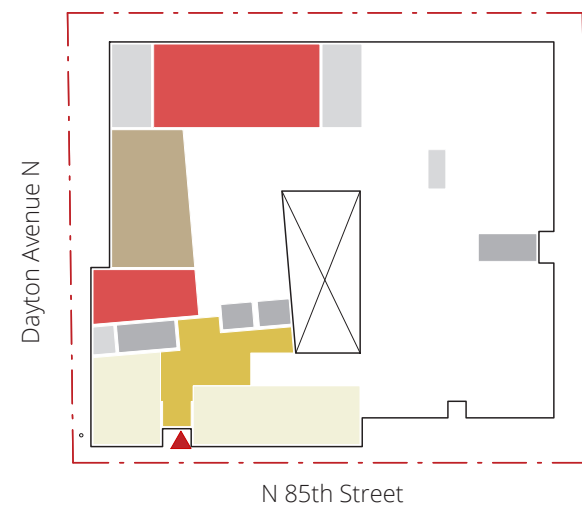
Scheme B - Alternate: Figure Ground



- Scheme C - Preferred:**
- North facing Courtyard (Seattle CS2.D.5)
 - Two story lobby at corner (Greenwood/Phinney CS2.III)
 - Loft units face 85th (Seattle PL3 A.1.d)
 - Pulled back at corner to provide pedestrian space (Seattle CS2.C.1)

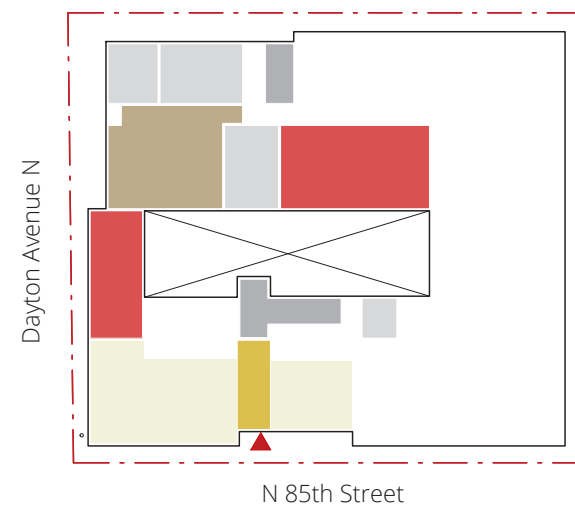
Scheme C - Preferred: Figure Ground

- Primary Massing Footprint
- Level 1 Massing Footprint



- Scheme A - Code Compliant:**
- Mid-block primary entry
 - Single story lobby on N 85th Street
 - Common areas located at the corner
 - Service uses front Dayton Avenue N
 - Bike parking on frontage and interior

Scheme A - Code Compliant: Core / Common Area Orientation



- Scheme B - Alternate:**
- Mid-block primary entry
 - Single story lobby on N 85th Street
 - Common areas located at the corner
 - Service uses front Dayton Avenue N
 - Bike parking on frontage and interior

Scheme B - Alternate: Core / Common Area Orientation



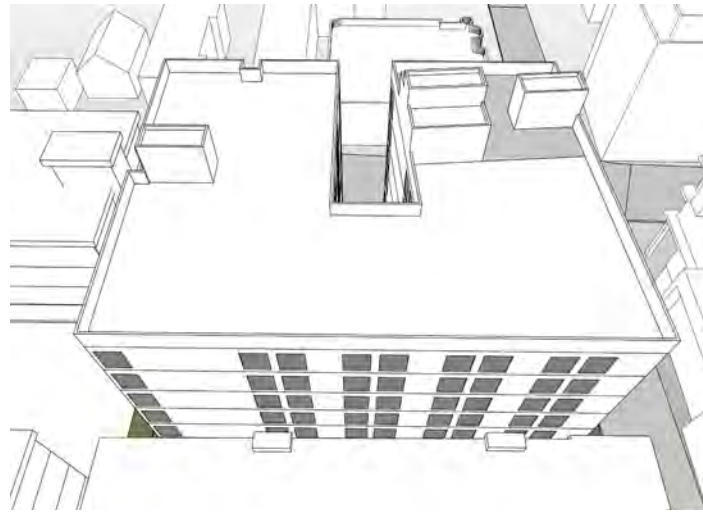
- Scheme C - Preferred:**
- Primary entry at corner (Greenwood/Phinney CS2.III)
 - Two story corner lobby (Seattle CS2.B.2)
 - Common areas located on Dayton Avenue N
 - Service uses front Dayton Avenue N (Seattle DC1.C.4)
 - Bike parking at rear of building accessed through the side yard

Scheme C - Preferred: Core / Common Area Orientation

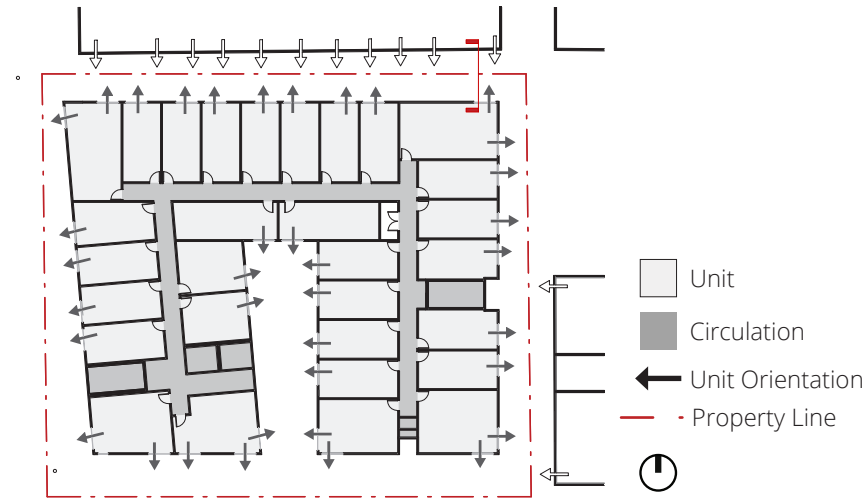
- - - Property Line
- Common Area
- Core/Circulation
- Trash
- ▶ Building Entry
- Lobby
- Bikes
- Mech
- Building Footprint



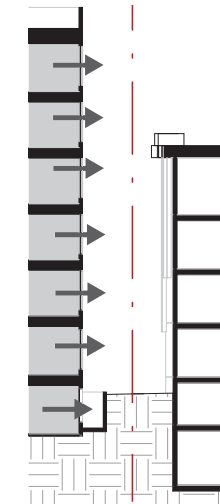
CONCEPT DEVELOPMENT: SOUTH TRANSITION



Scheme A - Code Compliant: Aerial Looking South

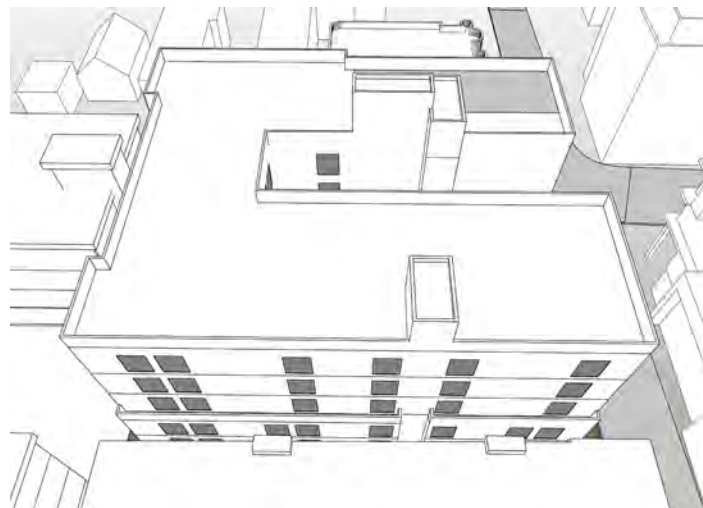


Scheme A - Code Compliant: Unit Orientation

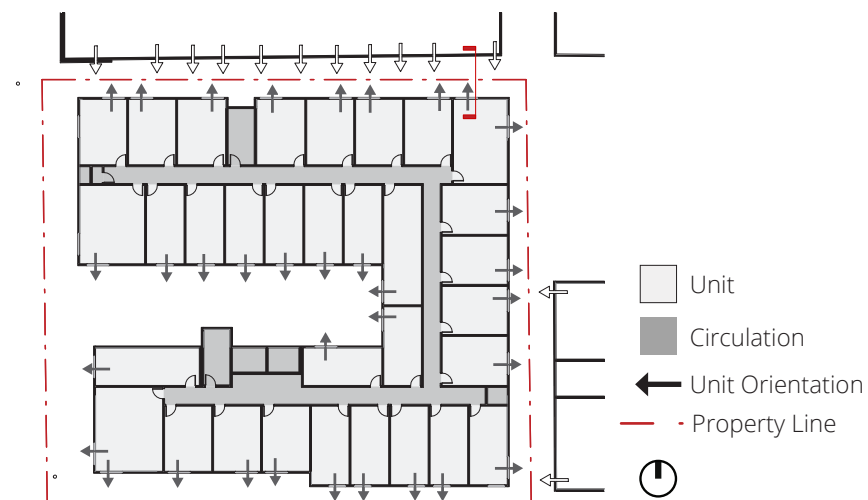


Scheme A - Code Compliant: Section Looking West

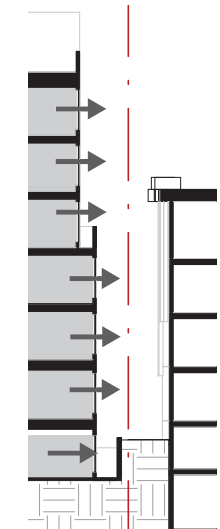
- Scheme A - Code Compliant:
- Large number of units face to the north creating privacy conflicts with the adjacent building less than 10' away.
 - Building to the east has minimal windows and units are offset to avoid privacy conflicts.



Scheme B - Alternate: Aerial Looking South

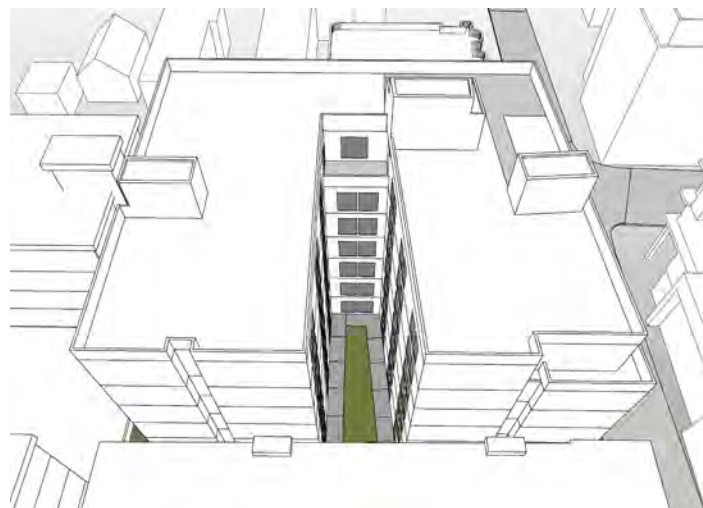


Scheme B - Alternate: Unit Orientation

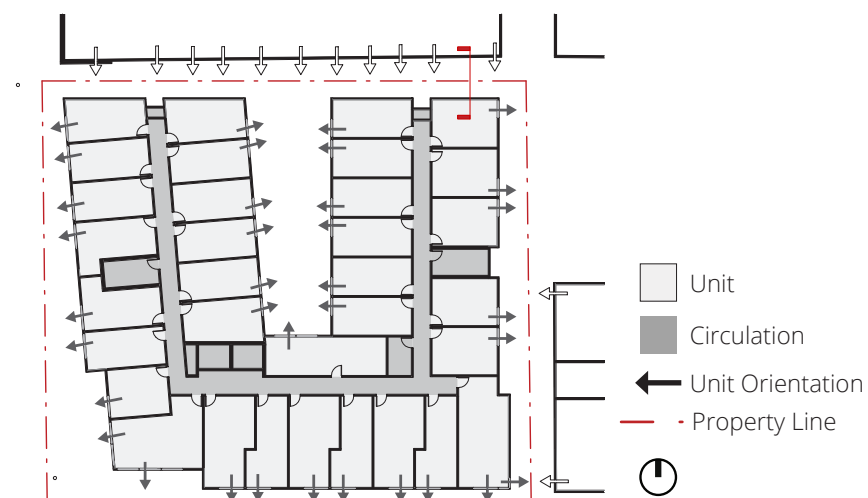


Scheme B - Alternate: Section Looking West

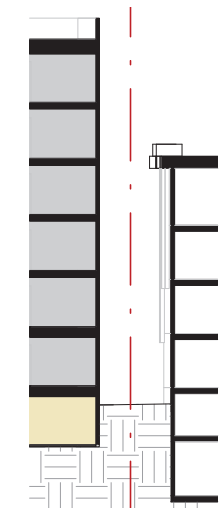
- Scheme B - Alternate:
- Large number of units face to the north creating privacy conflicts with the adjacent building less than 10' away.
 - Building to the east has minimal windows but there are some privacy conflicts.



Scheme C - Preferred: Aerial Looking South



Scheme C - Preferred: Unit Orientation

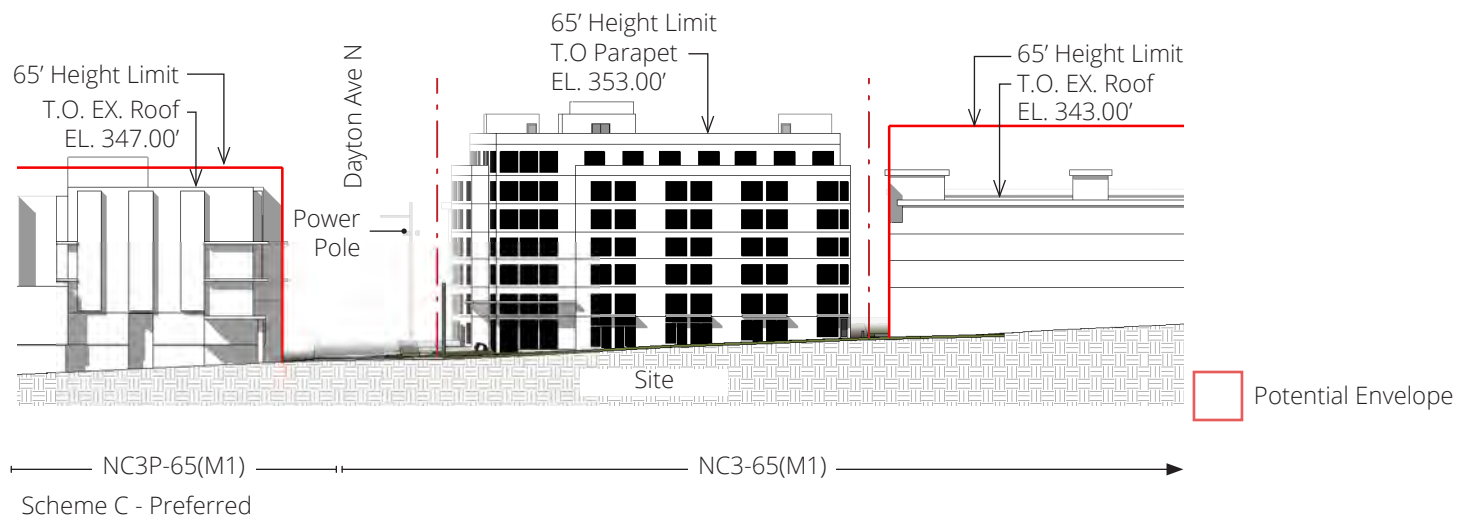
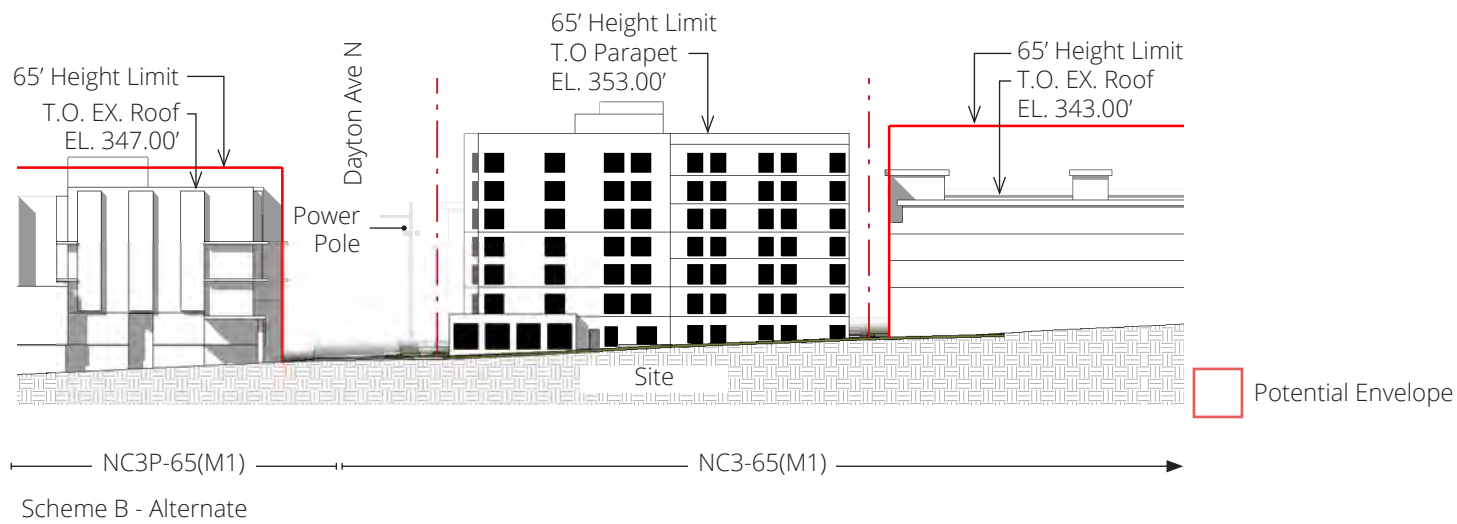
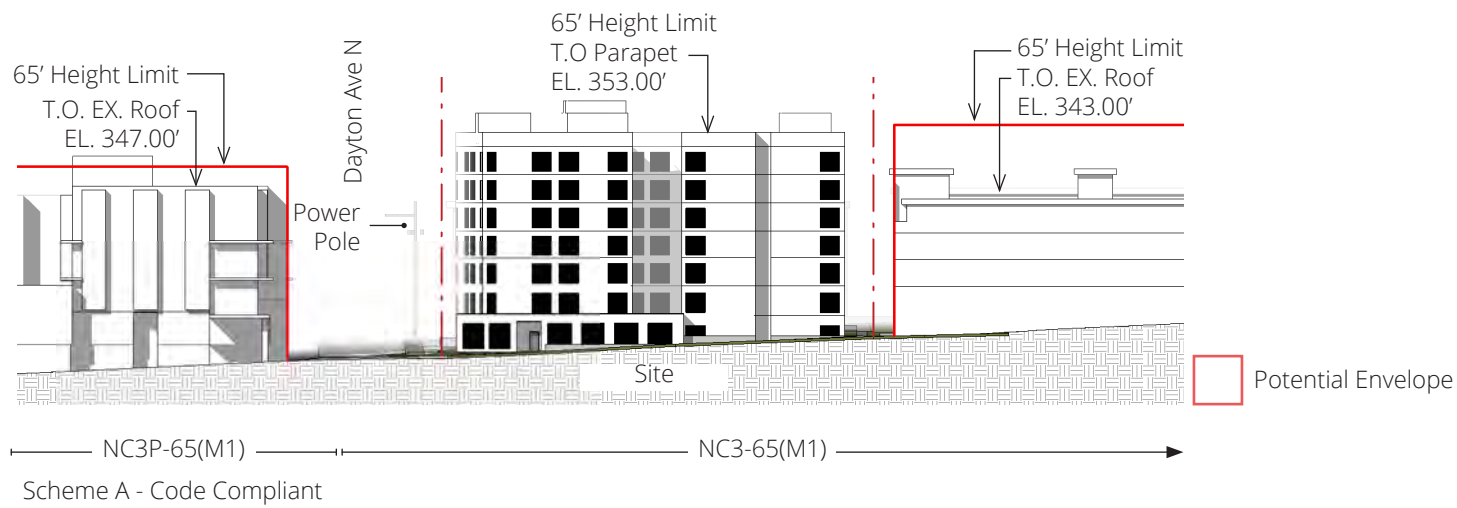


Scheme C - Preferred: Section Looking West

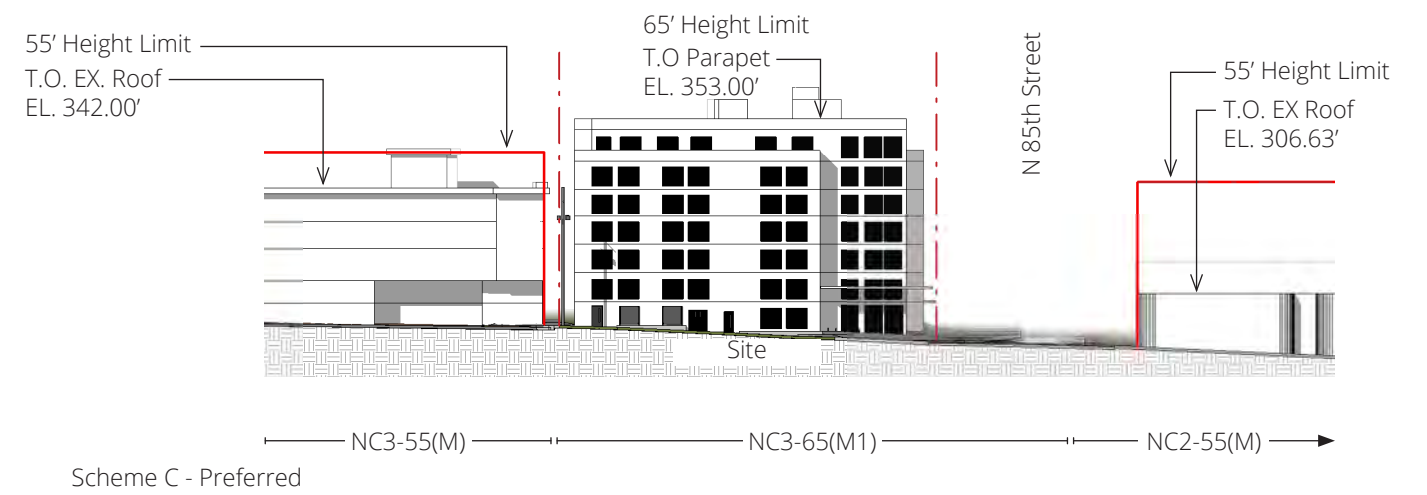
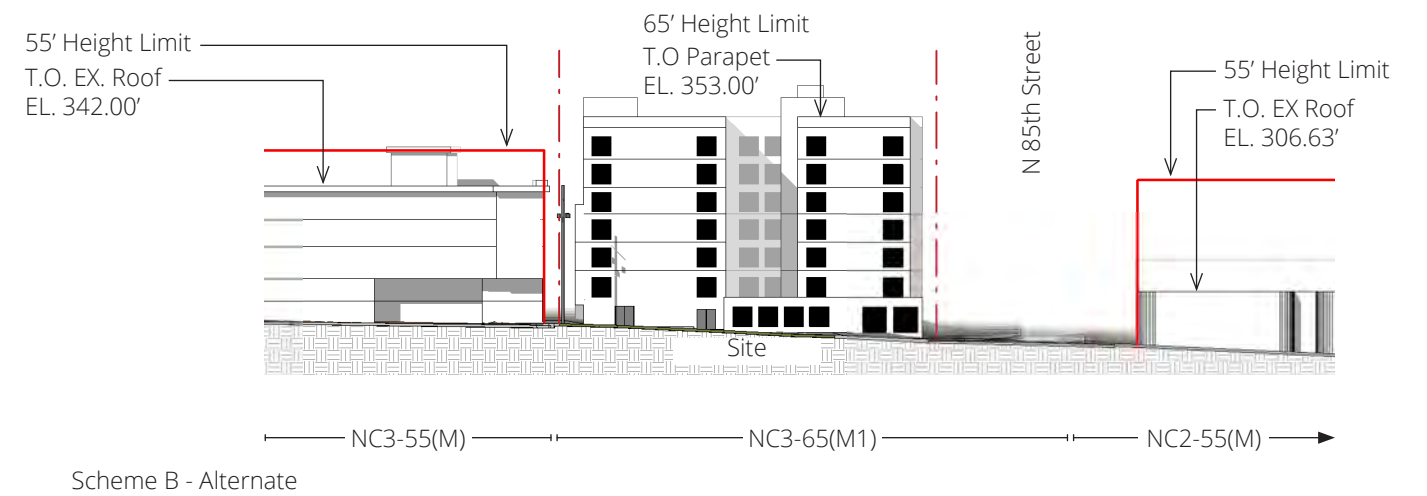
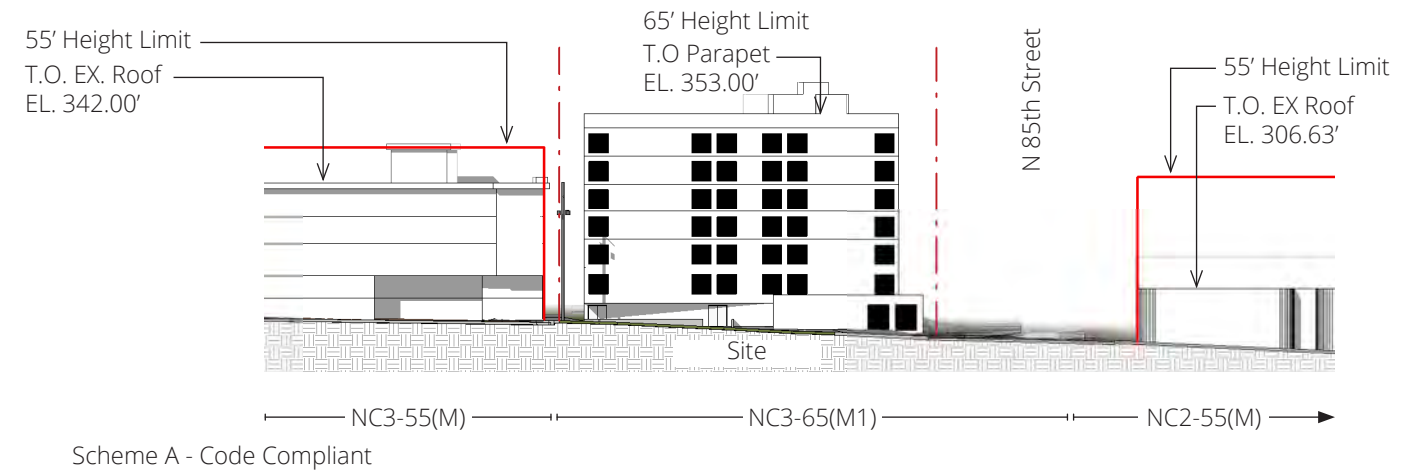
- Scheme C - Preferred:
- No units face the building to the north, eliminating privacy conflicts (Seattle CS2.D.5).
 - Building to the east has minimal windows, privacy conflicts can be avoided.
 - Majority of units face toward street and views.

SCHEME COMPARISON: BUILDABLE POTENTIAL

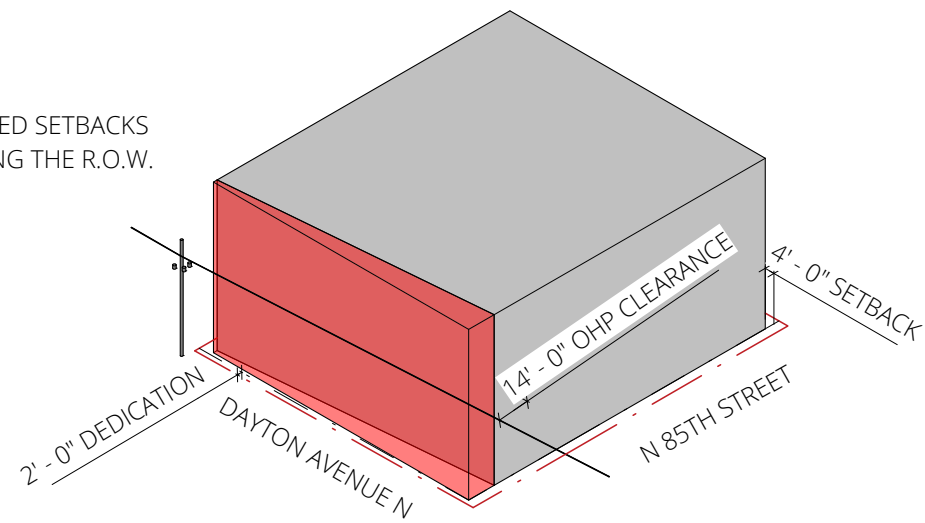
N 85th Street Buildable Potential



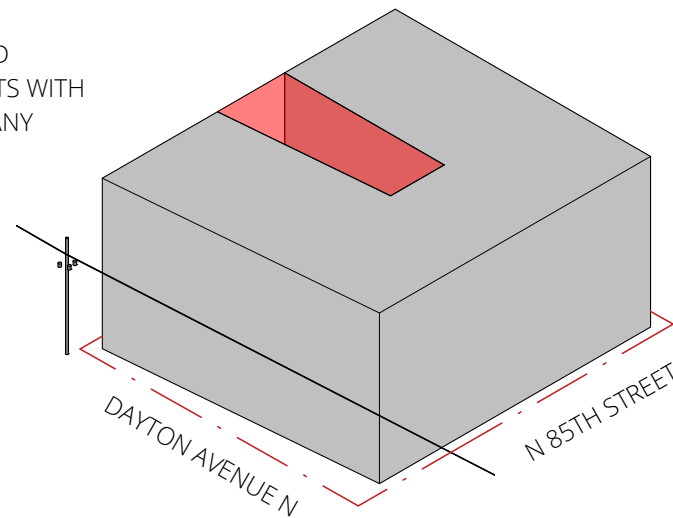
Dayton Ave N Buildable Potential



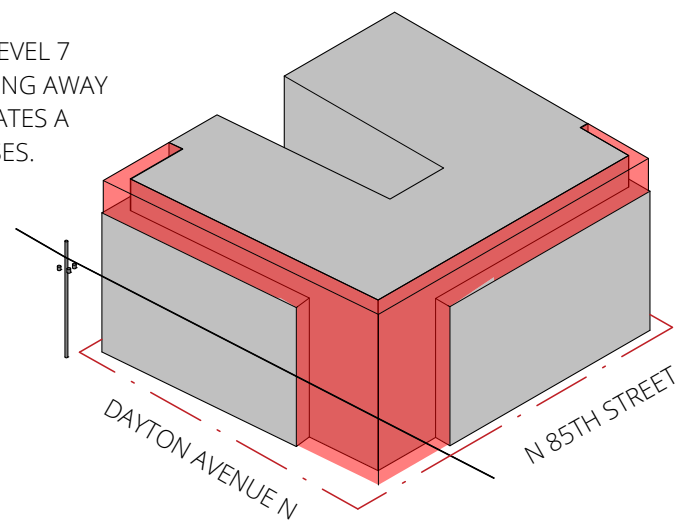
SETBACK
SDOT & SCL REQUIRED SETBACKS
& DEDICATION ALONG THE R.O.W.



ADJACENCY
A NORTH FACING COURTYARD
MINIMIZES PRIVACY CONFLICTS WITH
THE NEIGHBOR THAT HAS MANY
SOUTH FACING UNITS



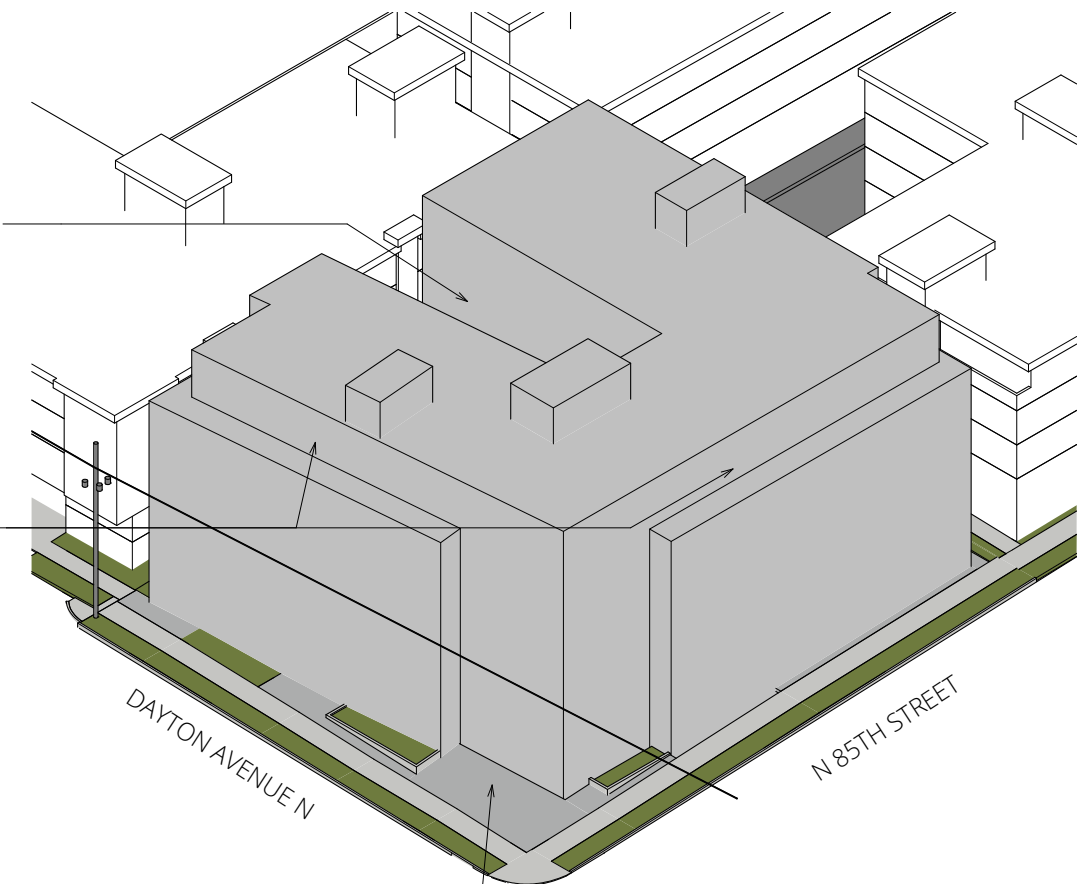
SCULPT
UPPER LEVEL SETBACKS AT LEVEL 7
BREAK DOWN HEIGHT. CARVING AWAY
AT THE STREET CORNER CREATES A
PLAZA AND BOOK END MASSES.



NORTH COURTYARD CREATES
RESPECT FOR ADJACENT SITES
(CS2.D.5)

WRAPPED UPPER LEVEL
SETBACK AT LEVEL 7 REDUCES
HEIGHT AND SCALE
(GREENWOOD/PHINNEY CS2.II.i)

MODULATION OF MASSING
CREATES PLAZA, A FOCAL POINT
ON CORNER SITE
(CS2.C.1)



CONCEPT MASSING ON SITE



Large Scale Pattern



Transparency at Frontage



Paving at Plaza



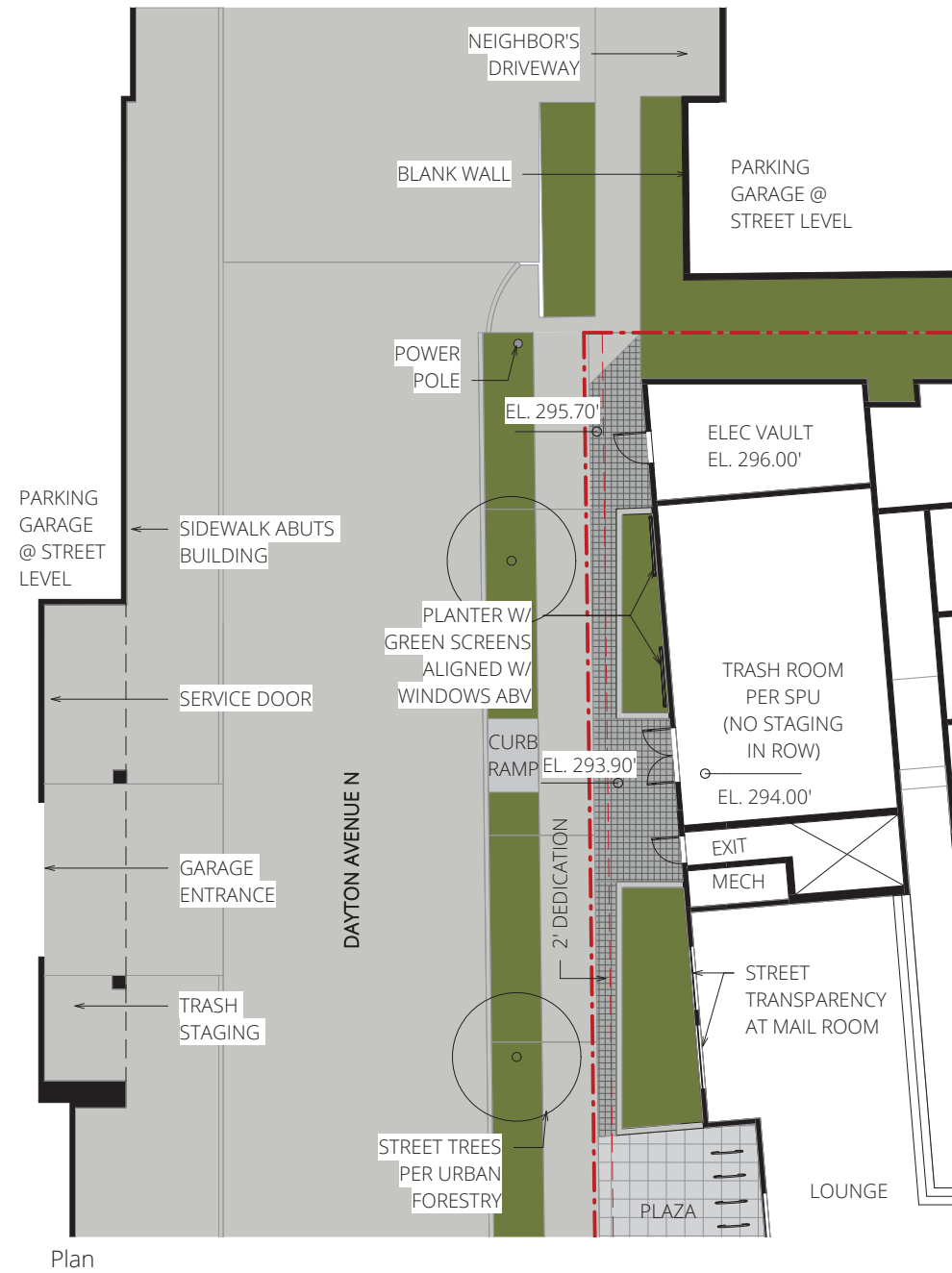
Rigorous Rhythm



Small Scale Pattern



ROW Texture



Looking southeast from Dayton Avenue N

Street Level Service Uses:

- Service uses are located along Dayton Avenue N, like the adjacent properties to the north and west.
- No trash staging in the ROW.
- Green screens, cast-in-place planters and row planting soften the facade and break up the blank wall. When service uses abut pedestrian areas, maintain an attractive edge. (Seattle Guideline DC1.C.4 - Service Uses)



ROW planting



Cast-in-place planters



Green screen

CONCEPT DEVELOPMENT: N 85TH STREET STREETScape



Looking northeast at Residential Entry from N 85th Street



Double height lobby



Entry transparency



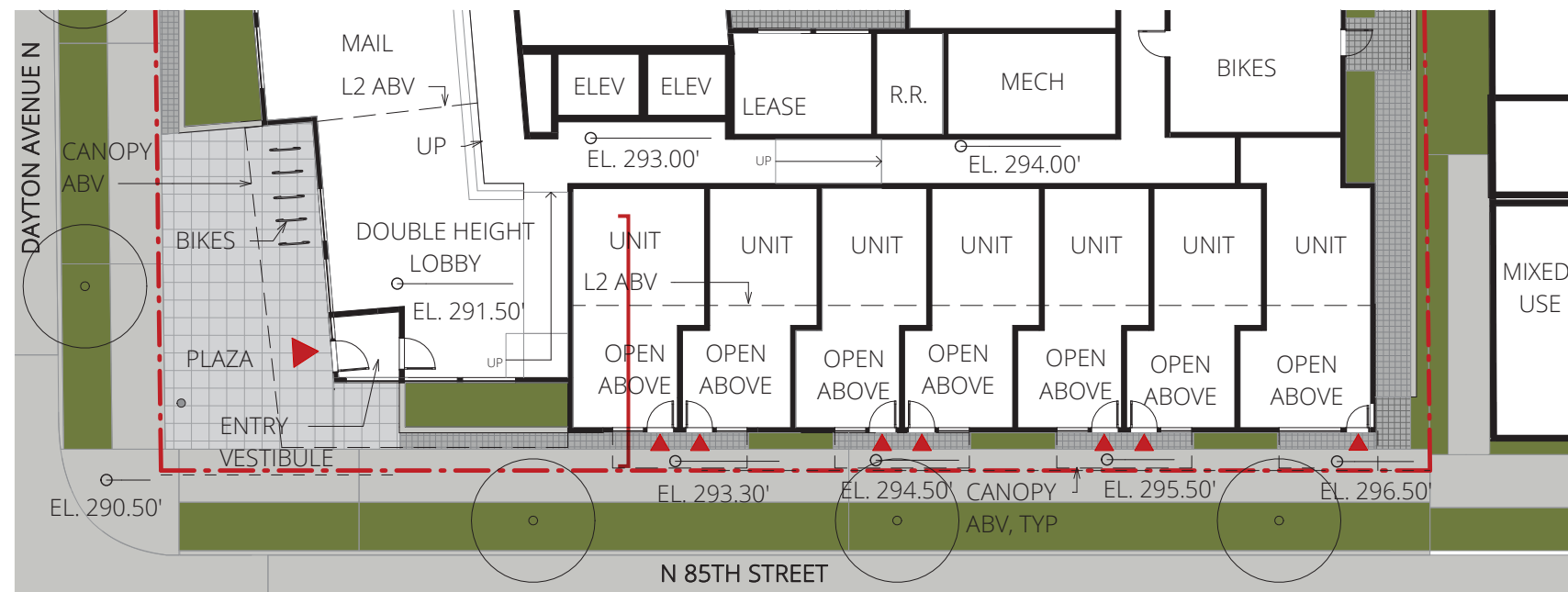
Residential Canopy



Canopy defining entry & corner



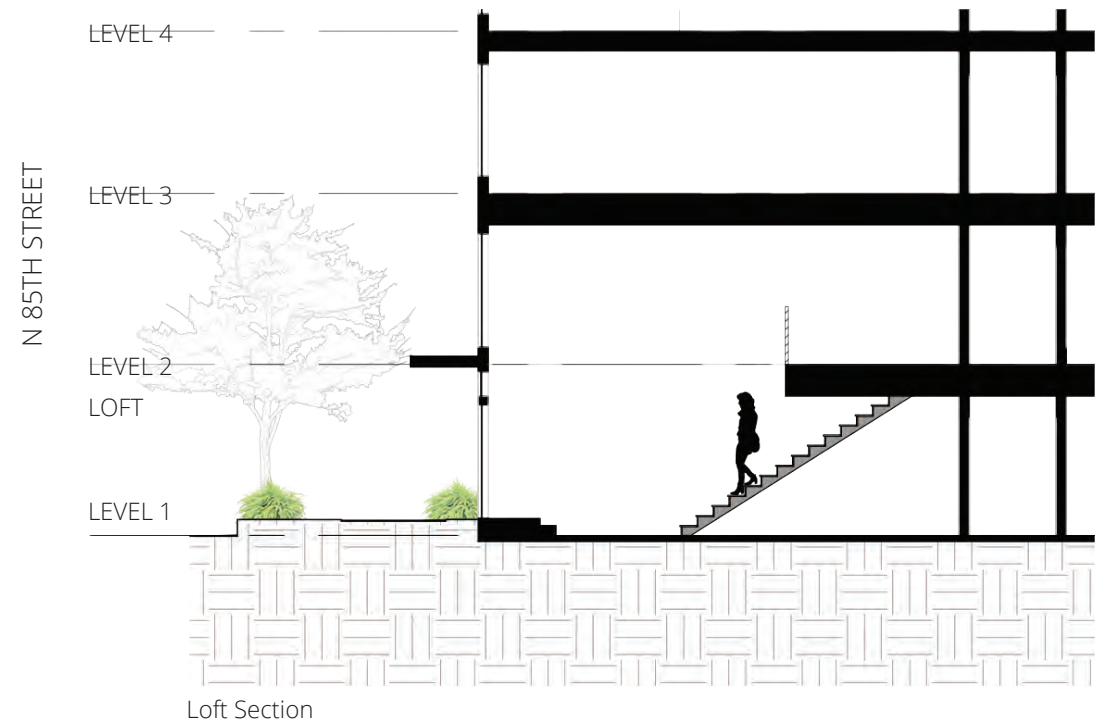
Plaza with bicycle parking



Plan



- The primary residential entry is located on the street corner, reinforcing the neighboring architectural context. The primary entry is defined with a deep canopy that wraps the corner and a transparent double-height lobby beyond. (Greenwood/Phinney Guideline CS2.III – Building Entrances & Seattle CS2.C.1 - Corner Site)
- The outdoor plaza connects the building to the public realm. The plaza's location will activate the street corner and provide more room for pedestrian circulation. Exterior covered bike parking and specialty paving is provided to define the plaza. (Seattle Guideline CS2.B.2 - Connection to the Street & Greenwood/Phinney Guideline PL1.II - Connectivity)



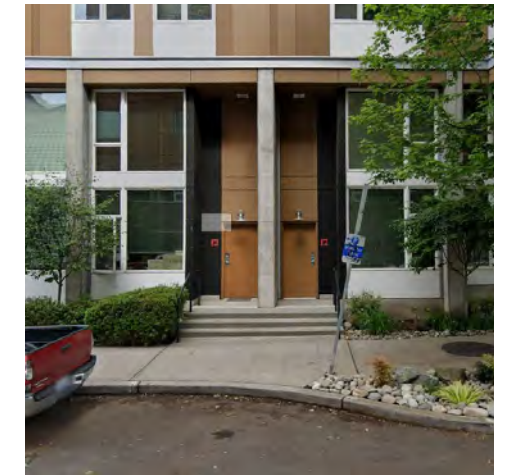
PROPOSED GROUND-RELATED LOFT UNITS: RELATIONSHIP TO R.O.W.

The individual loft entries are defined by smaller-scale canopies. Each entry is aligned with a window stack above, which emphasizes the double height volume and creates a rigorous rhythm along 85th. (PL3 A.1.d Street Level Entries - Ground-Level Residential)

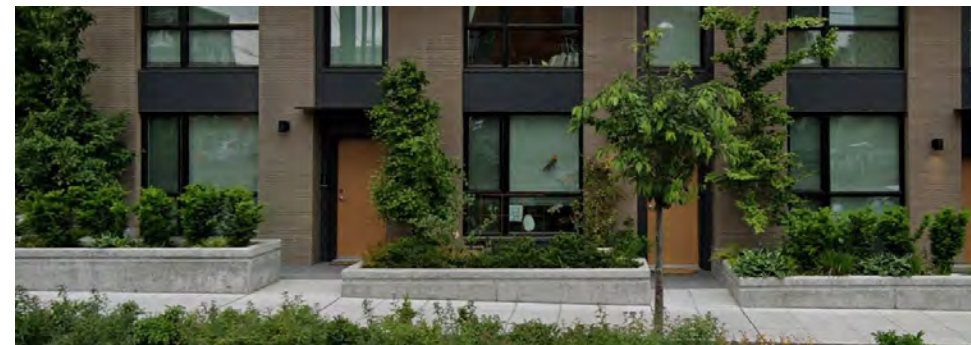
Examples of R.O.W. Related Units



801 Dexter Avenue N



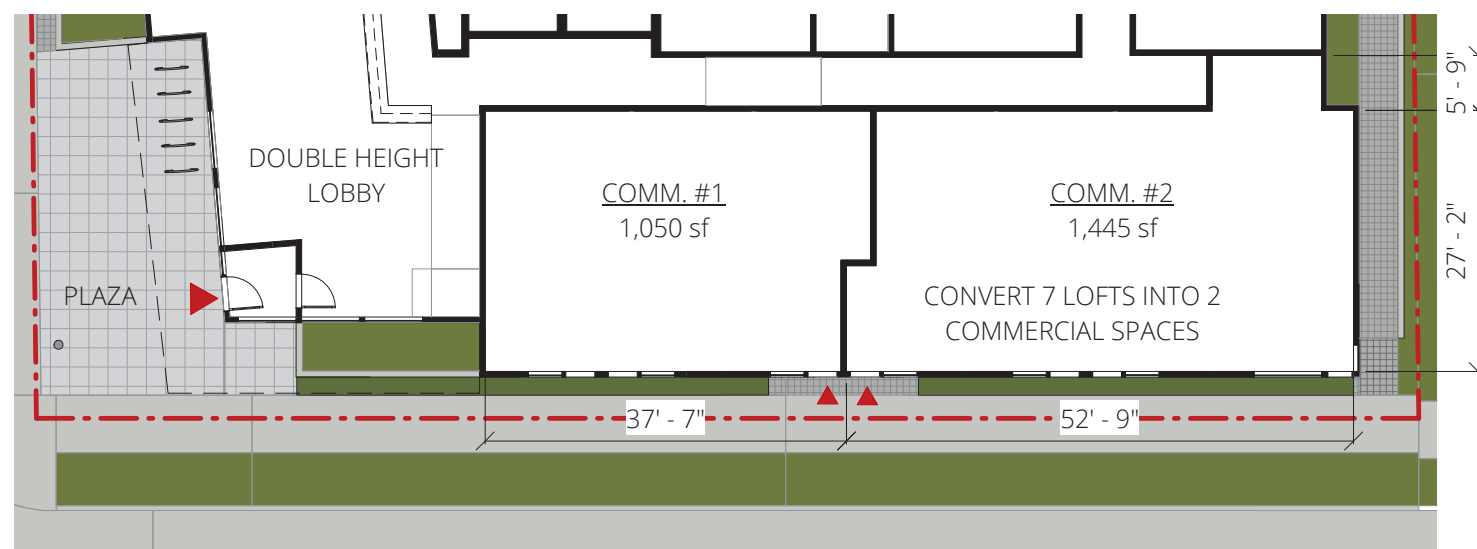
1254 John Street



205 Minor Avenue



1252 Thomas Street



Plan - Possible layout for future commercial alteration

PLAN FLEXIBILITY - RESIDENTIAL TO COMMERCIAL

The lofts facing N 85th Street have direct entries from the sidewalk, so in the future, if the demand arises, they can be converted to commercial. (DC2.E.1 Legibility and Flexibility)

RECENT WORK



5231 Rainier Avenue S



5201 Rainier Avenue S



1415 Belmont Ave



420 Boylston Ave E



1404 Boylston Avenue



600 E Howell Street (Under Construction)