

# Yew at Greenwood

## DRB Packet - June 9<sup>th</sup>, 2025



8631 PALATINE AVE N, SEATTLE

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### CONTENTS

1. Cover
2. Proposal - Project Details
3. Zoning Data
4. Summary Context Analysis - Streetscapes North and South
5. Summary Context Analysis - Streetscapes East and West
6. Existing Site Conditions - 9 Block Analysis
7. Alley Vacation - Dead End Alley Remnant
8. Alley Vacation - Proposed Public Benefits
9. Alley Vacation - Proposed Public Benefits
10. Massing Concept Evolution - Developing Tree Parti
11. Massing Concept Options - Evolution from EDG to Proposed Massing
12. Itemized Response to EDG - Seattle Design Guidelines
13. Itemized Response to EDG - Seattle Design Guidelines
14. Itemized Response to EDG - Greenwood/Phinney Guidelines
15. Composite Site Plan - Vacated Alley  
Townhome Connection Option
16. Floor Plans - Level 1 Floor Plan
17. Floor Plans - Level 2 Floor Plan
18. Floor Plans - Level 3 Floor Plan
19. Floor Plans - Level 4-7 Typical Floor Plan
20. Floor Plans - Roof Plan
21. Material and Color Palette - Materials Story: Products
22. Material and Color Palette - Materials Story: Tree Parti
23. Exterior Lighting and Signage Concept Plan
24. Landscape Plan - Site Plan
25. Landscape Planting - Level 3 Terrace
26. Elevations - East and North
27. Elevations - West and South
28. Building Sections - Townhome Connection (preferred option)
29. Canopy and Setback Sections - Sections at Entries
30. Renderings - SE Corner
31. Renderings - NE Corner
32. Renderings - NW Corner
33. Renderings - SW Corner
34. Departures
35. Shadow Studies



Proposal

PROJECT DETAILS

DEVELOPMENT OBJECTIVE

The Yew is a seven-story, multi-family project located in the Greenwood-Phinney Ridge Urban Village of the Seattle Comprehensive Plan. Currently vacant, the 0.49 acre site has a dead-ended alley remnant that is not in use and has no utilities. The Yew, LLC has submitted vacation Petition to the City of Seattle, in order to fully utilize the site’s development potential. The Petition review process is in progress.

The site is located at the intersection of N 87th Street and Palatine Avenue N, and sits at the transition from commercial zone NC2-75 to low-density residential zone NR3 on the northern edge of the site across N 87th Street. The challenge as an edge zone is to integrate the building into the neighborhood without overwhelming the smaller buildings to the north.

A rehomed Pacific Northwest Yew tree on NE street corner provides the opportunity for the proposed design parti. The proposed design implements a large massing step-back of the upper stories along both street edges and provides for an amenitized resident courtyard and landscape area on the roof of the second story. The curvature of the east and west further help in reducing the perceived mass. A green-roof and rooftop courtyard are proposed for the roof of the seventh story that will provide residents access to views, light, and air.

Ground-floor townhomes located along Palatine Avenue N and N 87th Street effectuate the land use transition from southerly areas of more-intense development to the single-family edge of the Greenwood-Phinney Ridge Urban Village. Together, the corner Yew Courtyard and ground-floor townhomes, leasing and bike storage and residential lobby entry open the corner, expanding sightlines and increasing street-level vibrancy while reducing the impersonal scale of taller buildings. These ground-floor uses also contribute to the safety of the area by providing additional eyes on the street – another design solution that is a direct result of community outreach.

PROGRAM:

Number of residential units: 101  
Number of parking stalls: 54  
Total Area: +/-108,300 SF

PROJECT DESCRIPTION

The project proposes to build a new 101-unit, 7-story (5-stories of apartments over 2-story parking garage) multi-family building on a vacant parcel. The application includes a vacation petition for a portion of an unbuilt alley that runs across the property.

ADDRESS: 8631 Palatine Ave N, Seattle WA 98103

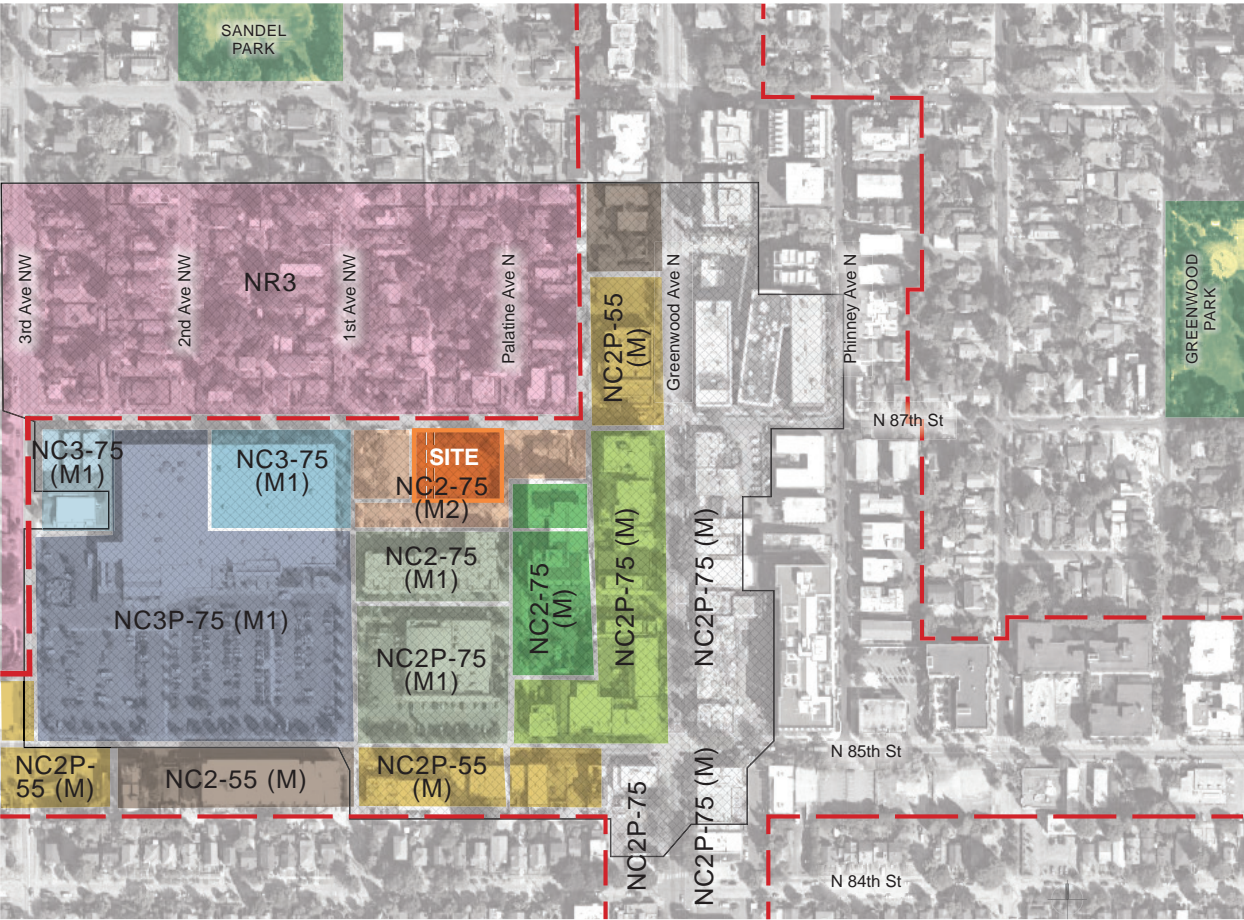
PARCEL # 9231900095 – vacant lot

LEGAL WEGENERS ADD LOT 2 SEATTLE BLA #3009165 REC #20091103900009 SD BLA BEING LOT 1-12  
BLK 2 SD ADD & SE ¼ OF SE ¼ OF SE 36-26-3.  
Plat Block:  
Plat Lot: 1-2-3 &

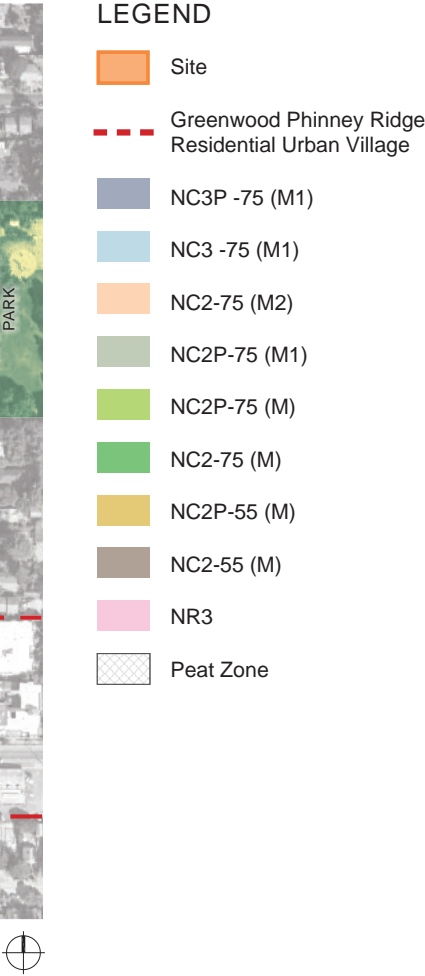
ZONING NC2-75 (M2) – is a mixed-use zone where both residential and commercial development are allowed. (Not Pedestrian zone)  
Setback: No minimum setback required  
Urban Village: Greenwood-Phinney Ridge  
Frequent Transit: Yes

LOT AREA: 21,657 SF (0.5 Acres) (includes 2,000 SF +/- Alley Area)

STREETS: Palatine Avenue N and North 87th Street



NEIGHBORHOOD ZONING





Zoning Data

Chapter 23.47A – Residential – Commercial 2 (NC2) zone

Uses:

Permitted & Prohibited uses chart

23.47A.004.A Table A

Permitted uses include:

- Most Commercial uses including:
- Restaurants and drinking establishments to 25,000 SF
- Retail sales and services, general to 25,000 SF
- Office to 25,000 SF
- Residential – no limit at the street level street facing façade- site does not fall under any conditions of Section 23.47A.005.C.1

Street-Level Development standards: 23.47A.008

- A. Basic street-level requirements
  - 1. a. Structures in NC zones
  - 2. a. Blank facades must contain
    - 1) Windows
    - 2) Entryways / doorways
    - 3) Stairs, stoops, or porticos
    - 4) Decks or balconies
    - 5) Screening and landscaping on façade itself
  - b. Street facing façades btw 2’ & 8’ above sidewalk may not exceed 20’ in width
  - c. Total of all blank façade segments may not exceed 40% width of structure façade along street.
  - 3. Street-level Street facing facades shall be located within 10’ of street lot line.
- B. Non-residential street-level requirements
  - No applicable (No commercial use in this building)

Structure Height: 23.47A.012A

- A. 75’ basic structure height limit
  - 3. Peat Settlement ECA +3’ of height
  - Total height of 78’
- B. Rooftop features
  - 1. Smokestacks, chimneys, exempt from ht. limit, if min. 10’ from side or rear lot.
  - 2. Open railings, planters, skylights, clerestories, green houses, solariums, parapets may exceed ht. by up to 4’.
  - 3. Solar collectors, in ht. limits over 40’ may extend up to 7’ abv. Ht. limit.
  - 4. Except as noted, following rooftop features may extend up to 15’ above ht limit if combined total coverage of all features does not exceed 30% of roof area.  
Covered or enclosed common recreation areas, green houses, sun, and wind screens, etc.stair and elevator penthouses may be up to 16’ above ht. limit.

FAR: 23.47A.013

- Table A FAR outside station area overlay district.
- 75’ basic structural height limit – **5.5 FAR**
- Area equivalent to 50% of parking above grade is excluded from FAR

Setback Requirements: 23.47A.014

- B. No setbacks required (lot is not adjacent to, or across the alley from, a residential zone)
- C. Upper-level setbacks for street-facing facades. For zones with ht. limit 75.
  - 1. Portions of facades abv. 65’ setback average 8’ from front lot line

Landscaping and Screening: 23.47A.016

- Landscaping = Required, Green Factor Score = 0.30
- Street trees required.
- Parking at street façade- NA- landscape buffer not required.
- Garbage screening NA if containers located within structure

Residential Amenity Area: 23.47A.024

- 5% of gross residential floor area (GRFA)
- (Mechanical/parking/residential amenities NIC in GRFA)

Required Parking and Loading: 23.47A.030

- Off street parking design standards per 23.54.015.A
- Parking for Residential use- no min. req. per

Bicycle Parking: 23.54.015.K

- Multi-Family: Long term 1/DU and Short term 1/20 DU
- After the first 50 spaces for bicycles are provided, additional spaces are required at ½ the ratio shown in Table D
- Location of Bicycle Parking: Long-term bicycle parking required for residential uses shall be located on-site except as provided in subsection 23.54.015.K.3.c. 23.54.015.K.3.a



## Summary Context Analysis

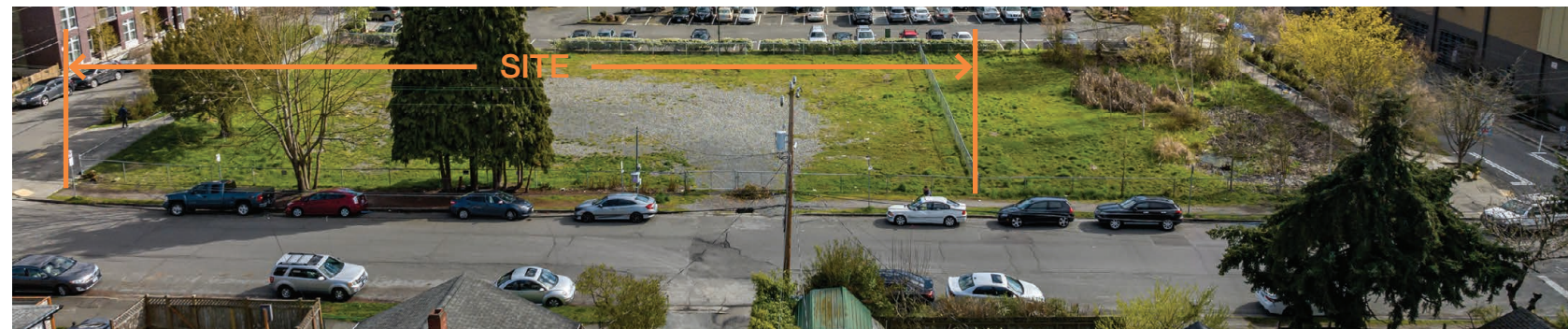
### STREETSCAPES - NORTH AND SOUTH



VICINITY MAP



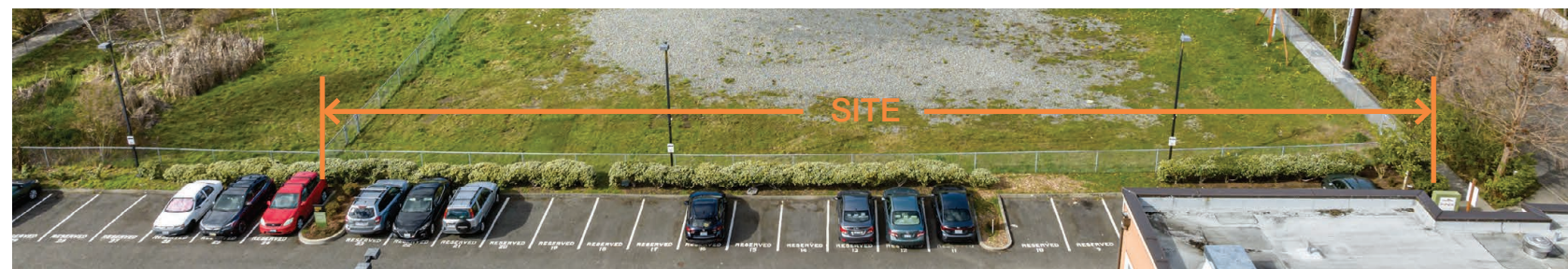
1 NORTH PROPERTY LINE LOOKING NORTH



2 NORTH PROPERTY LINE LOOKING SOUTH



3 SOUTH PROPERTY LINE LOOKING SOUTH



4 SOUTH PROPERTY LINE LOOKING NORTH



## Summary Context Analysis

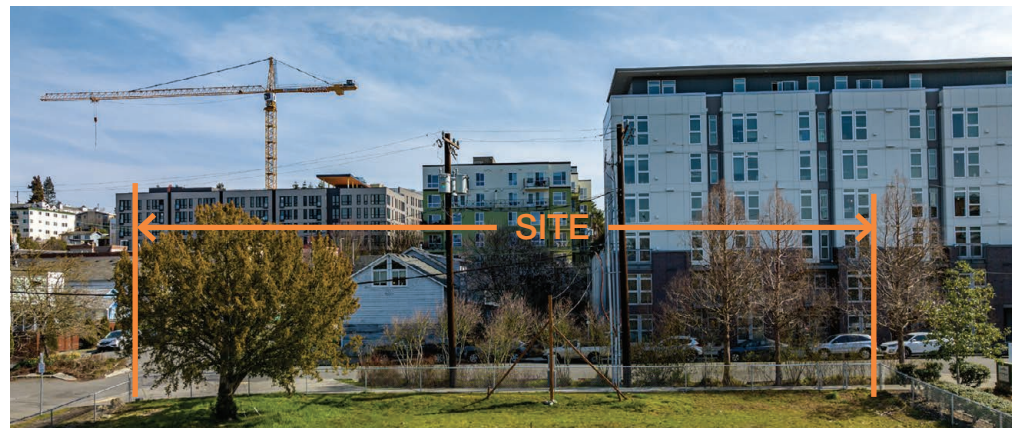
### STREETSCAPES - EAST AND WEST



5 WEST PROPERTY LINE LOOKING WEST



6 LOOKING EAST



7 EAST PROPERTY LINE LOOKING EAST



8 EAST PROPERTY LINE LOOKING WEST



VICINITY MAP





## Existing Site Conditions

### 9 BLOCK ANALYSIS

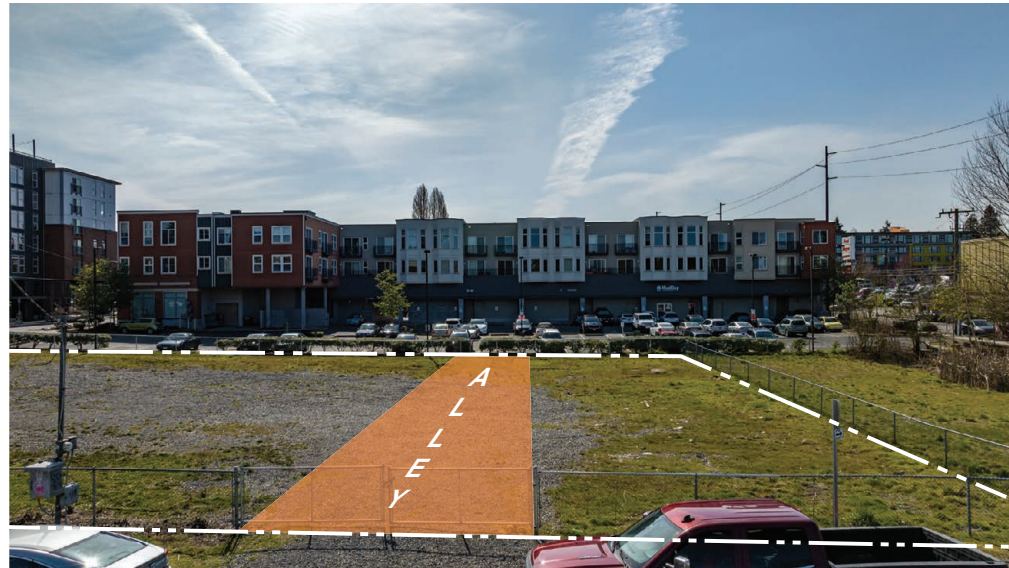




## Alley Vacation

### DEAD END ALLEY REMNANT

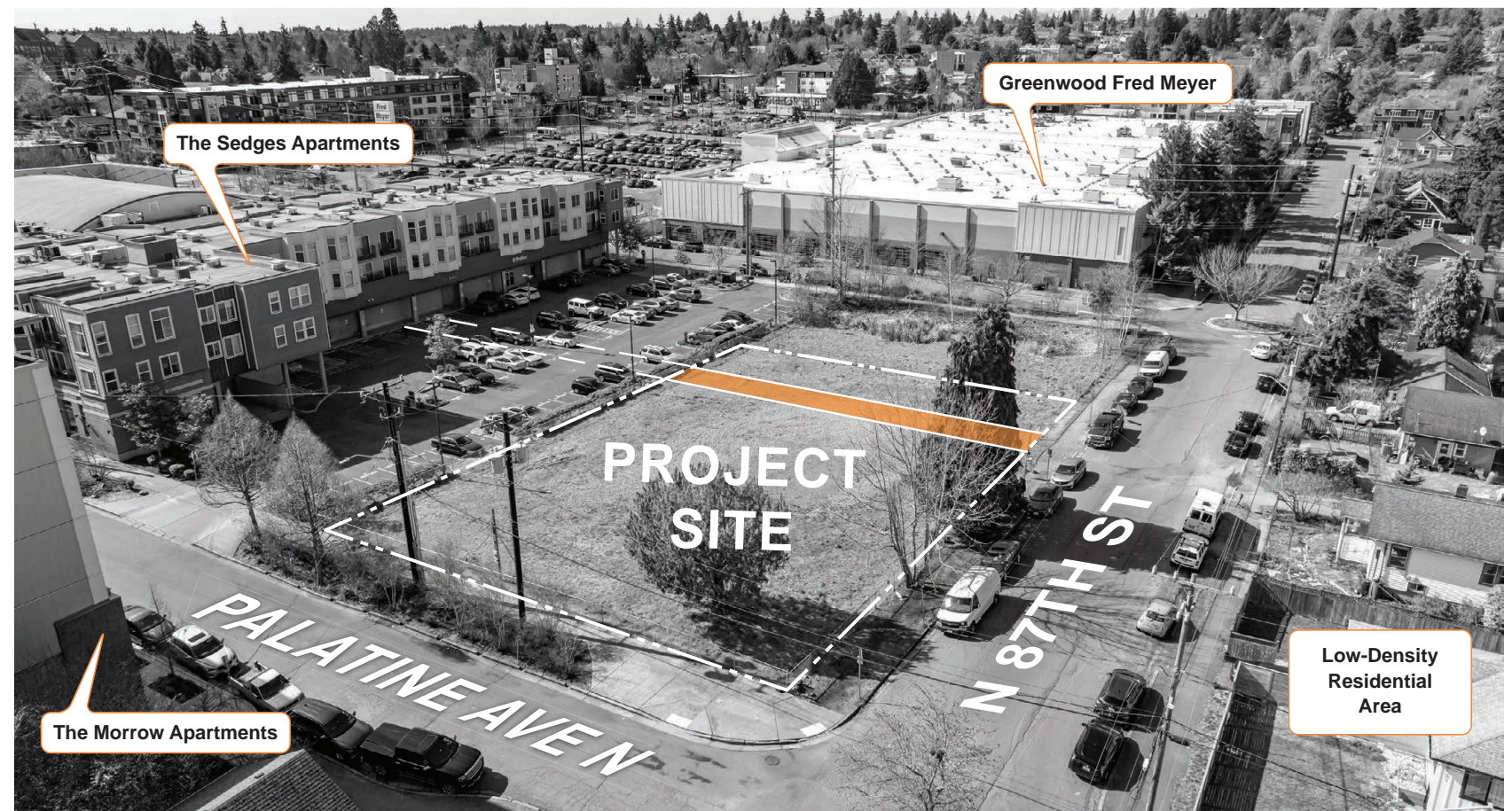
- In 1972, by Ordinance 100842, the alley portion to the south (to N 85th St) was vacated leaving a dead end remnant
- Alley is fenced and has not been in use
- No utilities in the alley



EXISTING ALLEY LOOKING SOUTH



EXISTING ALLEY LOOKING NORTH



EXISTING ALLEY LOOKING NORTHEAST



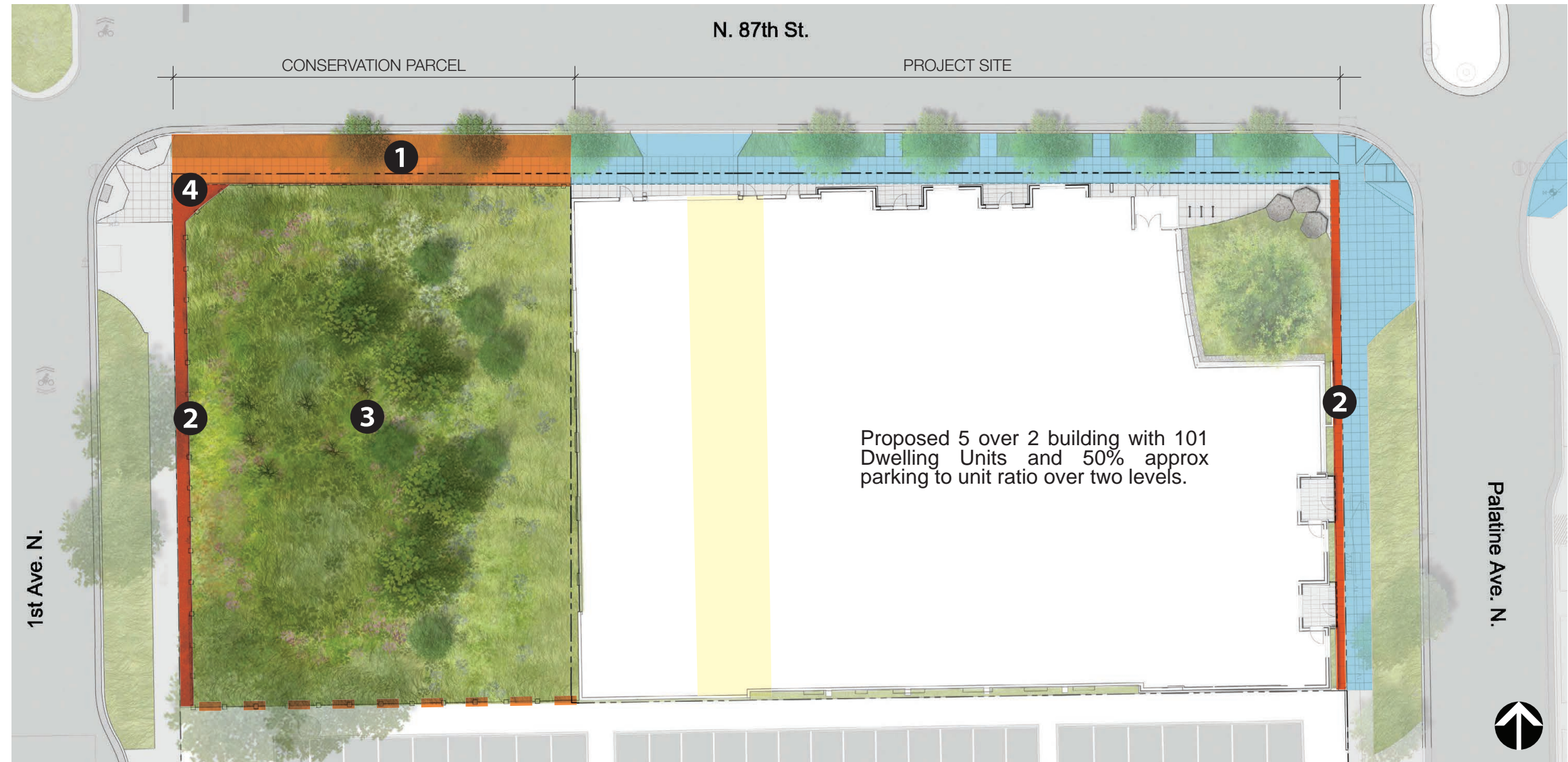
## Alley Vacation

### PROPOSED PUBLIC BENEFITS

The alley vacation is requested to enable cohesive development along 87th frontage. Proposal will bridge the sidewalk gap and improve neighborhood connectivity.

#### LEGEND

- Alley to be vacated = +/- 2,000 sf
- Code Required ROW Improvements
- Area Toward Public Benefit Improvements = 1,170 sf
- Area Toward Sidewalk Widening = 500 sf



HALF BLOCK: PROJECT SITE AND CONSERVATION PARCEL

1. NEW EXTENDED SIDEWALK CONNECTION
2. NEW WIDENED SIDEWALK

3. ENHANCE EXISTING GREEN OPEN SPACE
4. NEW DISCOVERIES IN THE NEIGHBORHOOD

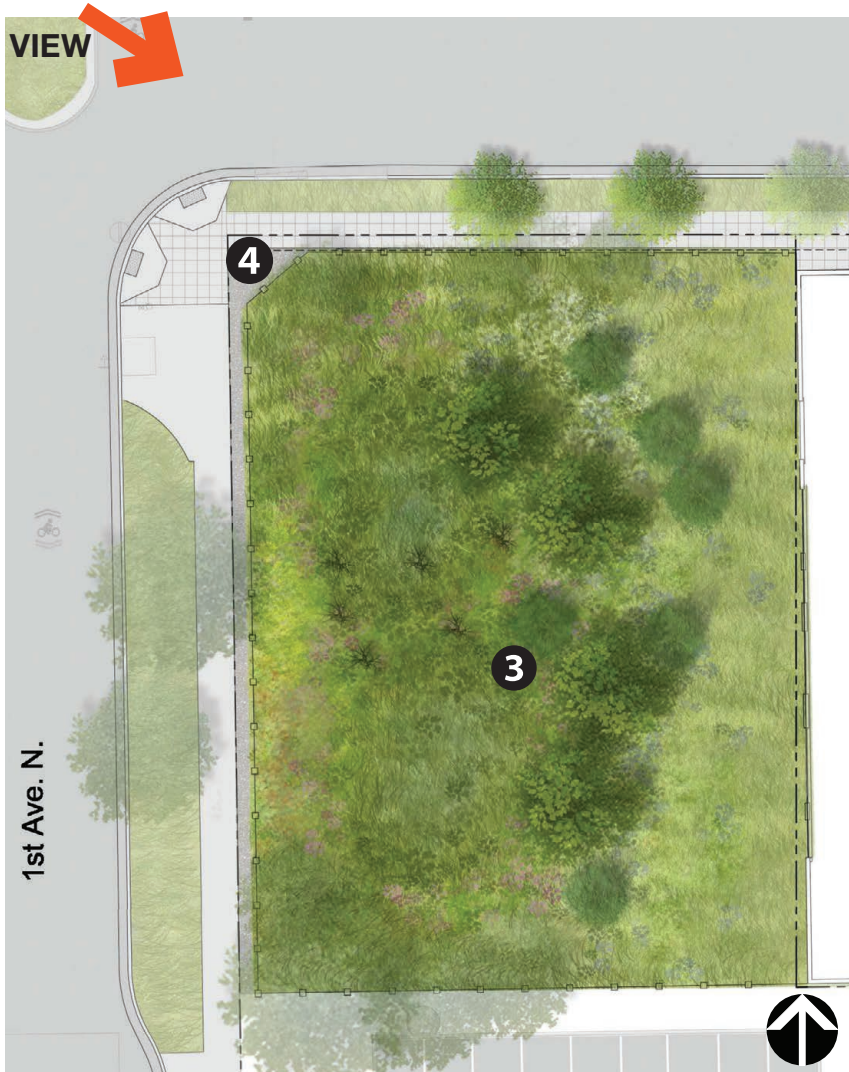


Alley Vacation

PROPOSED PUBLIC BENEFITS



NW VIEW OF THE CONSERVATION PARCEL



CONSERVATION PARCEL



3 ENHANCE EX GREEN OPEN SPACE



Fence Panels



Bird House



Signage



Seat Blocks

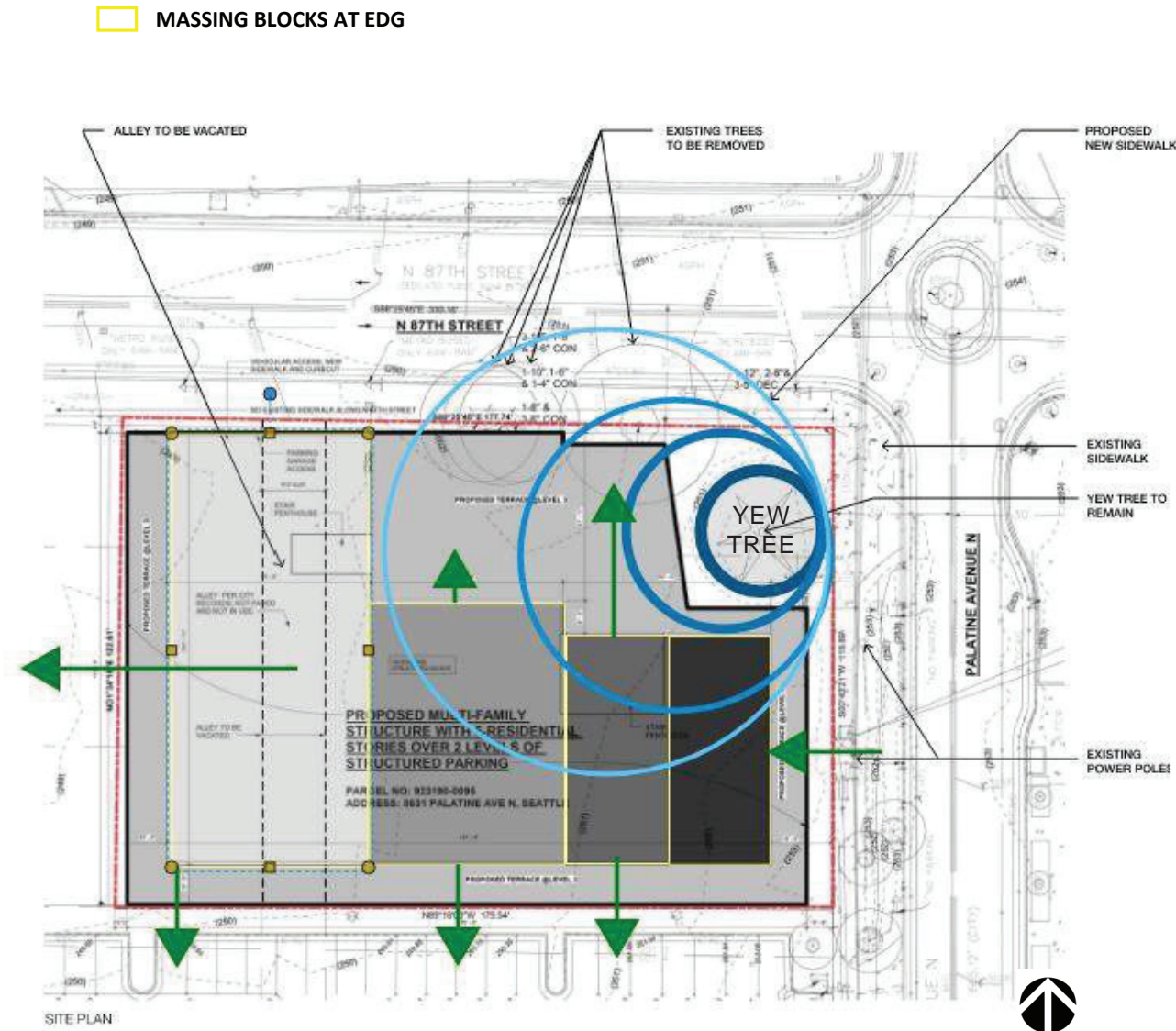
4 NEW DISCOVERIES IN THE NEIGHBORHOOD SIGNAGE



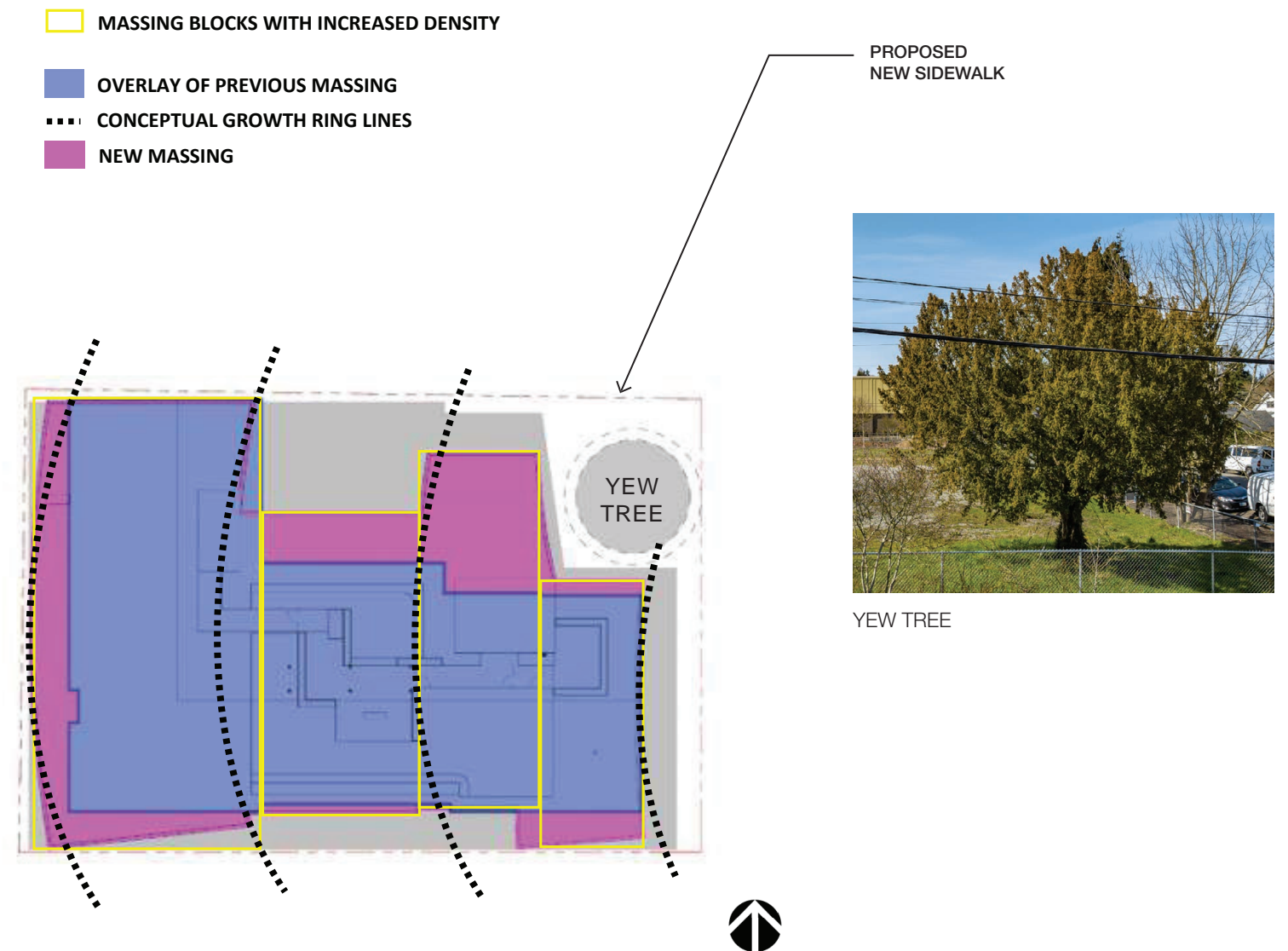
## Massing Concept Evolution

## DEVELOPING TREE PARTI

## EDG: YEW TREE DRIVEN MASSING CONCEPT



## DEVELOPING THE 'TREE' PARTI - TREE GROWTH RINGS



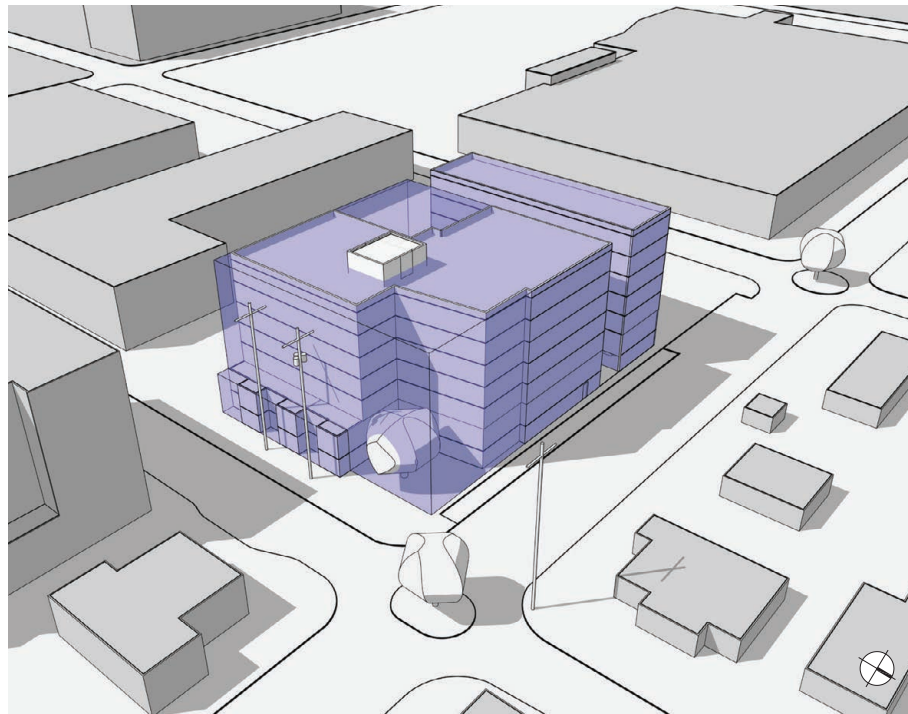


## Massing Concept Options

### EVOLUTION FROM EDG TO PROPOSED MASSING

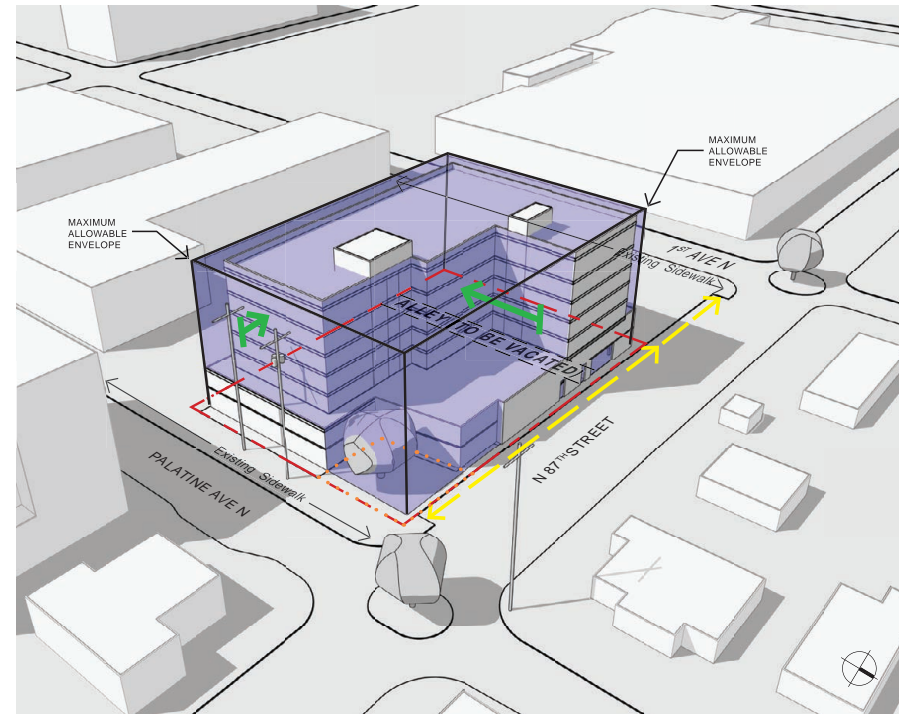
#### EDG MASSING - NO VACATION OPTION

- Code compliant massing



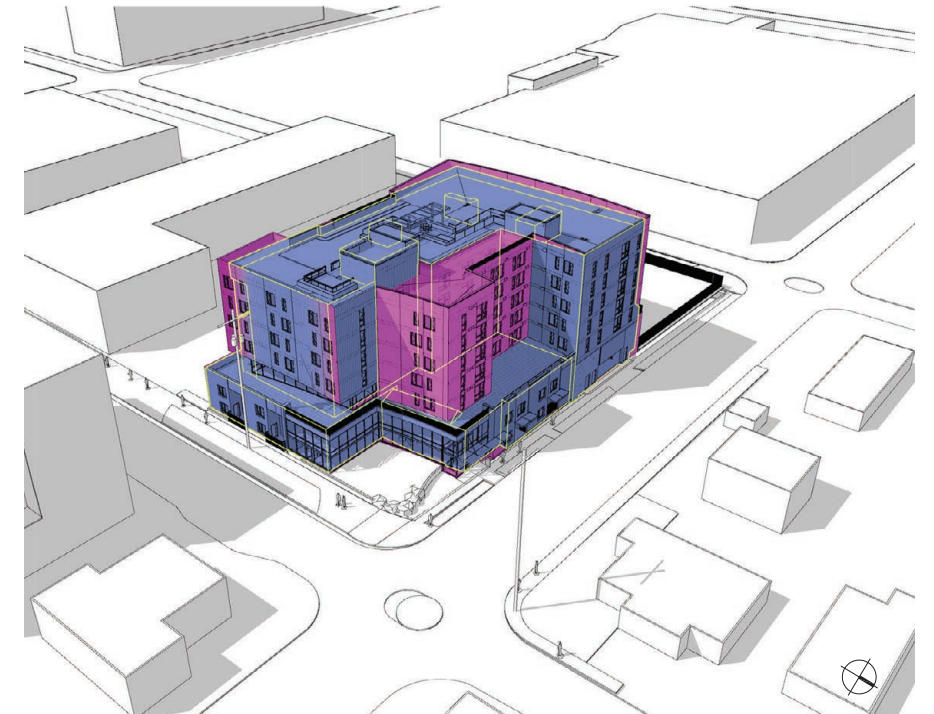
#### EDG MASSING

- Massing that is respectful to the low-density (NR-3) neighbors on the north of the site and with community feedback



#### NEW MASSING - RESPONSE TO OWNER'S PROGRAM, EDG & MUP REVIEWS

- New massing evolved after increase in project scope by the Owners, and in response to the EDG, MUP, and SDC review comments.
- The design was presented at the Community Engagement meeting scheduled on Jan 17th at Greenwood Library.
- The design team received positive feedback from the neighbors at the meeting.



#### PROJECT PROPOSAL:

- 101 DU, 5 over 2 multifamily structure, residential units at street-level
- The alley vacation is requested to enable cohesive development along 87th frontage
- Proposal will bridge the sidewalk gap and improve neighborhood connectivity



# Itemized Response to EDG

## SEATTLE DESIGN GUIDELINES

### CONTEXT AND SITE

CS1-NATURAL SYSTEMS AND SITE FEATURES: USE NATURAL SYSTEMS/ FEATURES OF THE SITE AND ITS SURROUNDINGS AS A STARTING POINT FOR PROJECT DESIGN.

CS1-B-3. Managing Solar Gain: Manage direct sunlight falling on south and west facing facades through shading devices and existing or newly planted trees.

CS1-C-2. Elevation Changes: Use the existing site topography when locating structures and open spaces on the site.

CS1-D-1. On-Site Features: Incorporate on-site natural habitats and landscape elements into project design and connect those features to existing networks of open spaces and natural habitats wherever possible. Consider relocating significant trees and vegetation if retention is not feasible.

**RESPONSE:** *The project site slopes down +/-4.5’ between the east and the west edges. It lends itself to a building form that gets southern exposure. The design accommodates the grade difference by stepping the grades at the townhome and residential lobby entries. Large glazed storefronts are limited to east and north façade to lower heat gain during summer. The solar heat gain on the southern and western exposures is managed through window sizing. The rehomed Yew tree is incorporated in to the project design, the Yew Courtyard is envisioned as a place-making feature. The enhancements on the Conservation Parcel to the west of the project site are included as part of the Public Benefits for the Street Vacation Petition.*

### CS2-II HEIGHT, BULK AND SCALE COMPATIBILITY

CS2-C-1. Corner Sites: 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.

CS2-D-1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.

CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intense zone.

**RESPONSE:** *The Yew Courtyard at the visible NE corner of the site is an open space becoming a focal point. The Residential spaces, Bike Storage space, and the townhomes at street-level anchor the two-storied, street-facing facades on Palatine Avenue N and N 87th Street. The two-storied facades along both streets have townhome units and unit entries. The height, scale and the architecture is designed respecting the adjacent residential scale and zoning. In addition, the upper masses recede back substantially at the zoning transition from NC2-75 to NR3 on the north.*

### PUBLIC LIFE

#### PL2 WALKABILITY

- I. Pedestrian Open Spaces and Entrances: New development should enhance the pedestrian environment and encourage pedestrian activity. The following measures should be encouraged:
- a. Building entries facing the street
  - b. Pedestrian-oriented facades
  - c. Weather protection

- II. Pedestrian Lighting: Provide lighting that enhances pedestrian safety and comfort.
- II. Street Elements: Integrate public art into buildings and landscaping. Small signs— especially blade signs that hang over sidewalks—should be incorporated.

**RESPONSE:** *Street improvement along N 87th Street will enhance the pedestrian experience with continuous sidewalks and landscaped planters with street trees. The open space at the Yew Courtyard will be located at the visible corner around the Pacific Yew tree with opportunities for story-telling. The improvements include building lighting and overhead weather protection that is appropriate to the context and street-level uses.*

PL3 STREET-LEVEL INTERACTION: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

#### PL3-A Entries

PL3-A-1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

#### PL3-B Residential Edges

PL3-B-2. Ground-level Residential: Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street.

**RESPONSE:** *The pedestrian level experience is maintained through various spatial placements like the townhomes accessed from the sidewalk along Palatine Ave N with private landscaped entry porches to encourage eyes on the street, the corner residential entry and lobby accessed off the sidewalk along N 87th Street. The primary entry storefront façade faces the open Yew courtyard at the NE corner for visual connection and activate the corner. The parking and back-of-the-house accesses are located away from the residential pedestrian entries. Overhead weather protection along the new sidewalk to encourage pedestrian activity and add security on N 87th street.*

#### PL4-B PLANNING AHEAD FOR BICYCLISTS

PL4-B-2. Bike Facilities: Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.

**RESPONSE:** *A secured bike storage and fixing station is located in the structured parking for resident use to encourage biking activity in the neighborhood.*

### DESIGN CONCEPT

#### DC1-A ARRANGEMENT OF INTERIOR USES

DC1-A-1. Visibility: Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.

DC1-A-4. Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.

**RESPONSE:** *The residential entry lobby, leasing and residential amenities are located at a visible corner with storefront facade that will promote interaction of the interior with the exterior. The vehicular access and trash areas are located away and are limited to the minimum code required widths.*

#### DC2-A MASSING

DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.

#### DC2-D SCALE AND TEXTURE

DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept

DC2-D-2. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture,” particularly at the street level and other areas where pedestrians predominate.

**RESPONSE:** *The two-storied townhomes have brick facades to demarcate the residential character and provide the scale appropriate to the use. The townhomes facing Palatine Ave N have unit entry low fence and gate. The brick and board-form concrete at the parking garage provide texture and visual cues for the pedestrian to differentiate the two uses. The trellis element at the roof-top terrace add to the residential language.*

#### DC3-B OPEN SPACE USES AND ACTIVITIES

DC3-B-4. Multifamily Open Space: Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction.

#### DC3-C Design

DC3-C-2. Amenities/Features: Create attractive outdoor spaces suited to the uses envisioned for the project.

DC3-C-3. Support Natural Areas: Create an open space design that retains and enhances onsite natural areas and connects to natural areas that may exist off-site and may provide habitat for wildlife.

**RESPONSE:** *The existing Pacific Yew tree at the corner of the site makes for a visible open space that is further developed to have views from the residential lobby and amenities and has landscaped features that promote its use for seating and gathering. In addition, the buildng design incorporates the existing Conservation Parcel on the west of the site by shaping the building to maximize view corridors int o the green space. The Parking garage has openings with metal grill on the west to make use of natural light and ventilation on the west facade.*



Itemized Response to EDG

SEATTLE DESIGN GUIDELINES

DESIGN CONCEPT (Continued)

DC4 EXTERIOR ELEMENTS AND FINISHES

DC4-A-1. EXTERIOR FINISH MATERIALS: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

DC4-B SIGNAGE

DC4-B-1. Scale and Character: Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and its environs.

DC4-C LIGHTING

DC4-C-1. Functions: Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.

DC4-C-2. Avoiding Glare: Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.

DC4-D TREES, LANDSCAPE, AND HARDSCAPE MATERIALS

DC4-D-1. Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials.

DC4-D-4. Place Making: Create a landscape design that helps define spaces with significant elements such as trees.

**RESPONSE:** *Cues for material inspiration are taken from the neighborhood and integrated into the design. High-quality materials like metal siding and aluminum storefronts form the primary materials at the upper residential levels. Composite fiber-cement panel is used minimally at the unit entry wall for change in materiality. All street-level facades are brick, storefront, board-form concrete, and concrete with reveals in a pattern that fits the design concept is used at the garage walls. To add visual interest as well as better security, the door will have metal mesh/grill or screened panels. (add garage entry door and façade image detail.*

*The landscape comprises of both native and adaptive plant materials that are drought tolerant, and appropriate for an urban environment. The on-site Pacific Yew tree will be preserved creating a natural open space. The seating boulders and the pervious paving at the lobby entry defines the Yew Courtyard.*



# Itemized Response to EDG

## GREENWOOD/PHINNEY SUPPLEMENTAL GUIDELINES

### CONTEXT AND SITE

CS2-II-i. Impact of New Buildings on the Street: Consider the setback of upper stories of new mixed-use development on Greenwood Avenue North and North/Northwest 85th Street to reduce the dominance of new buildings on the street. Also, new commercial development should respect the small-scale historical pattern of storefronts on Greenwood Avenue North. Typically, the older storefronts are about 50 feet in width and feature brick, stone or other masonry units. Some also feature architectural details that provide interest and a human scale to the buildings.

CS2-II-ii. Zone Edges: Careful siting, building design and massing are important to achieve a sensitive transition between more intensive and less intensive zones.

Consider design techniques including:

- a. increasing the building setback from the zone edge at the ground level;
- b. reducing the bulk of the building's upper floors nearest to the less intensive zone;
- c. reducing the overall height of the structure; and
- d. using extensive landscaping or decorative screening.

**RESPONSE:** *The Yew Courtyard at the visible NE corner of the site is an open space becoming a focal point. The Residential spaces, Bike Storage space, and the townhomes at street-level anchor the two-storied, street-facing facades on Palatine Avenue N and N 87th Street.*

*The project is located in NC2-75 zoning with similar zoning to the east, south and west edges, the zoning to the north is NR3 which allows 40’ building height. The building design aims to achieve a graceful transition from the less intensive zone across the street via building step-backs, façade modulations, and extensive landscaping.*

### CS2-III ARCHITECTURAL CONTEXT/BUILDING ENTRANCES

CS2-III-i. Entrances: 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.

**RESPONSE:** *The project is located on a corner site, at the intersection of Palatine Ave N to the east and N 87th Street to the north. The primary building entrance and lobby are located at the building corner with pedestrian access from the new sidewalk along N 87th Street . The proposed corner open space courtyard preserves the existing Yew tree and enhances the residential corner entry.*

### CS2-VII MASS AND SCALE

CS2-VII-i. Reducing Visual Mass: Consider reducing the impact or perceived mass and scale of large structures by modulating upper floors; varying roof forms and cornice lines; varying materials, colors and textures; and providing vertical articulation of building facades in proportions that are similar to surrounding plat patterns.

CS3-A-4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

**RESPONSE:** *The project is located at the edge of the Greenwood Town Center, with reduced zoning across N 87th Street to the north. The current zoning is NC2-75 however, the preferred design option proposes 44’ +/- deep building setback at podium level is in response to the NR3 zoning across to the north. The building step-back allows opportunities for extensive landscaping starting at the widened planters along the N 87th Street ROW, a dedicated public open space at the corner Yew courtyard, and common and private decks all around the building at podium-level help reduce the bulk visually.*

### CS3-II COMPATIBILITY

CS3-II-i. Existing Pattern: Consider using the human-scale historical pattern of storefronts on Greenwood Avenue North as a guide in developing new structures abutting Town Center streets. New development should respond to Greenwood’s existing context by matching window and opening proportions, entryway patterns, scale and location of building cornices, proportion and degree of trim work and other decorative details, and employing a variety of appropriate finish materials.

**RESPONSE:** *In the preferred design option, the townhomes connect with the townhomes across Palatine in scale and visually. The proposed building is envisioned as three modules to reduce the mass, modulate the long facades visually; allow for material changes that are relatable and in proportion to the neighborhood.*

### PUBLIC LIFE

#### PL1-II OPEN SPACE

PL1-II-i. Urban Plaza: Encourage a publicly accessible urban plaza, potentially incorporated into one of the north-south streets and any proposed midblock connection. The plaza could include seasonal landscaping and year-round green, seating walls, benches or other street furniture, and public art.

**RESPONSE:** *The Yew Courtyard provides an open space that is landscaped and includes seating boulders, bike parking and landscape lighting.*

#### PL2 Walkability:

##### PL2-A ACCESSIBILITY

PL2-A-1. Access for All: Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door.

##### PL2-B Safety and Security

PL2-B-1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance.

PL2-B-3. Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.

##### PL2-C Weather Protection

PL2-C-1. Locations and Coverage: Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops.

**RESPONSE:** *The townhome entries and residential lobby entries are accessible. The storefront at the lobby and amenity spaces lead to high visibility and encourages safety. The canopies along N 87th Street encourages walkability and use of the right-of-way.*

### DESIGN CONCEPT

#### DC1-II PARKING AND VEHICULAR CIRCULATION

DC1-II-i. Parking adjacent to a public street: Consider mitigating the visual impacts with street trees, landscaping or other design features.

- Entrances to parking could include special paving and other sidewalk treatments and amenities, such as additional landscaping, signage or art.

**RESPONSE:** *The vehicular access and trash areas are consolidated, and located away from the residential entries and are limited to the minimum code required widths.*

#### DC2-III MASS AND SCALE

DC2-III-i. Perceived Mass: Consider reducing the impact or perceived mass and scale of large structures by modulating upper floors; varying roof forms and cornice lines; varying materials, colors and textures; and providing vertical articulation of building facades in proportions that are similar to surrounding plat patterns.

**RESPONSE:** *The two-storied facades at townhomes and residential lobby hold the commercial zoning edge at pedestrian level. The upper massing recedes on all four sides of the site. The building articulation is tied to a strong concept that guides the planar changes and location of fenestrations. At pedestrian level, the perceived mass is reduced by creating recesses and volumetric modulations. The organic colors palette is a result to the over-arching tree growth ring concept.*

#### DC4-I ARCHITECTURAL CONTEXT

DC4-I-i. Signage: The design and placement of signs plays an important role in the visual character and identity of the community. Key aspects of this effort are to ensure that the signs are at an appropriate scale and fit in with the building’s architecture and the local district. Small signs are encouraged in the building’s architecture, along a sign band, on awnings or marquees, located in windows or hung perpendicular to the building façade.




**RESPONSE:** *The building signage at the corner residentai entry lobby is located at a visible location. The unit numbers for the twonhomes are located at eye-level on the facades or the fence facing the streets. The building exterior is well-lit for the signs to be visible in the later hours. There is lighting under the canopies at the entry lobby and all along N 87th Street located on the underside to minimize light glare to the neighboring uses.*



# Composite Site Plan

## VACATED ALLEY - TOWNHOME CONNECTION OPTION

### LEGEND

-  Alley to be vacated = +/- 2,000 sf
-  Code Required ROW Improvements
-  Area Toward Public Benefit Improvements = 1,670 sf



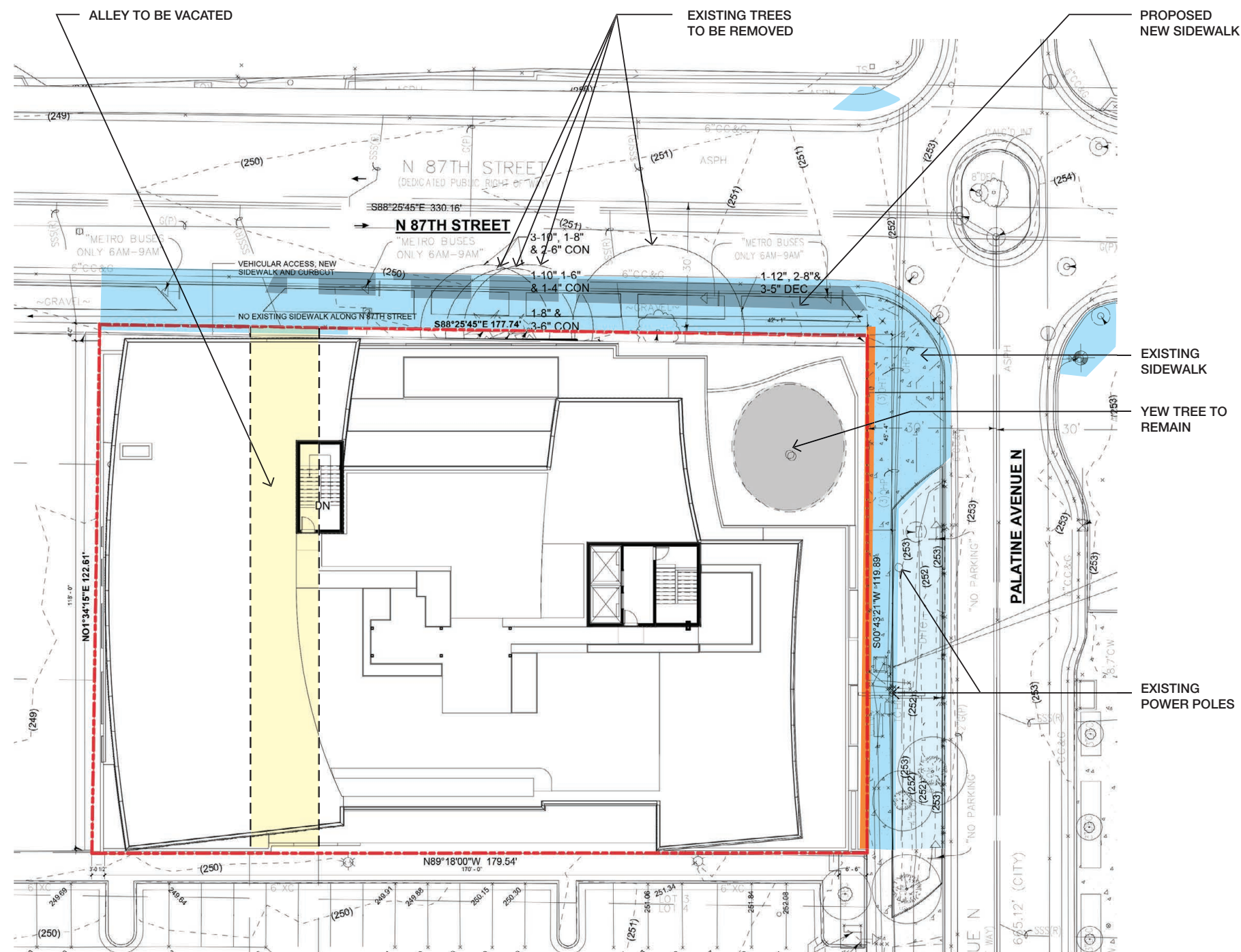
YEW TREE



NE CORNER AERIAL VIEW



NW CORNER AERIAL VIEW



SITE PLAN



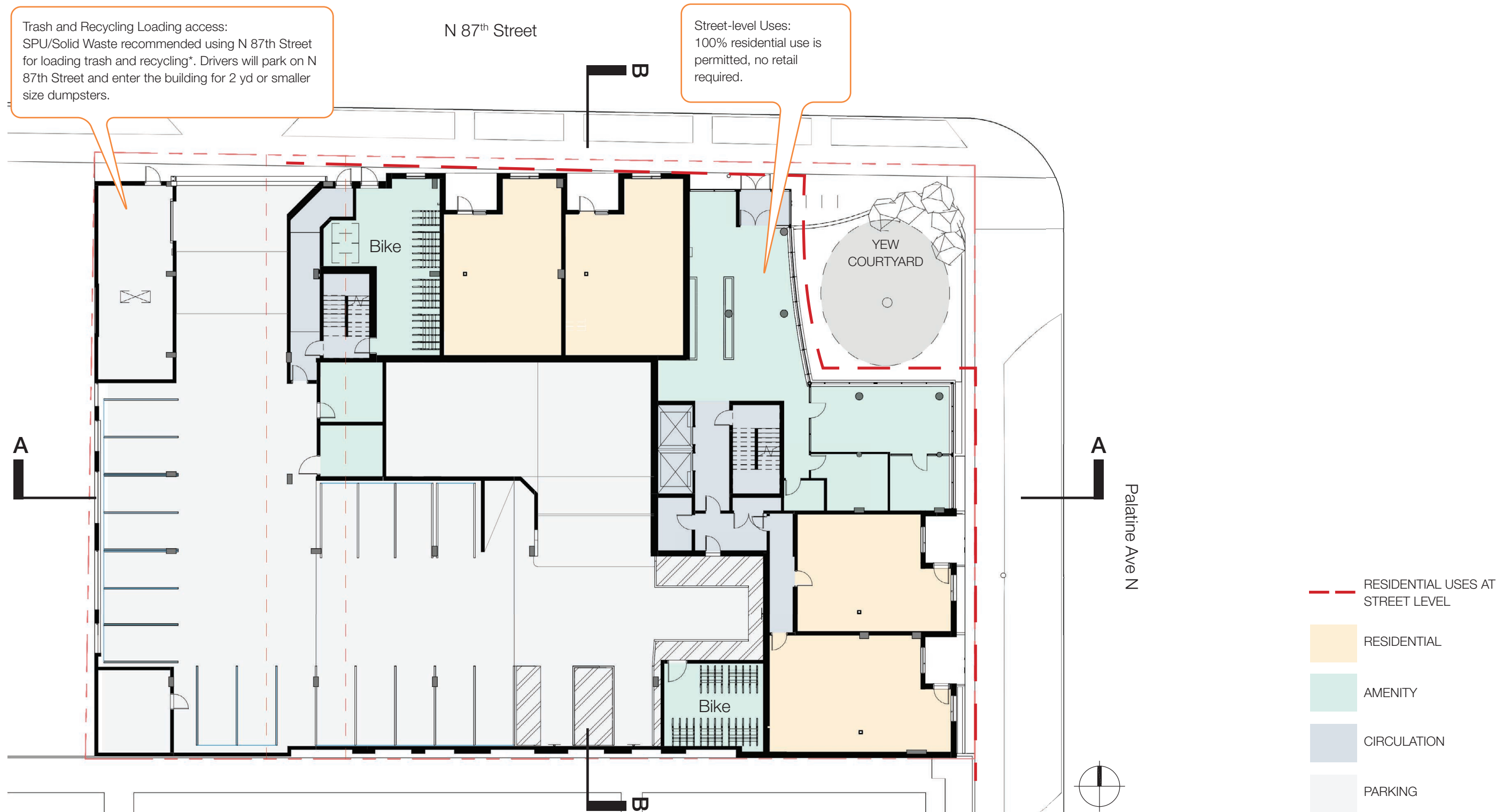


# Floor Plans

## LEVEL 1 FLOOR PLAN

Trash and Recycling Loading access:  
SPU/Solid Waste recommended using N 87th Street  
for loading trash and recycling\*. Drivers will park on N  
87th Street and enter the building for 2 yd or smaller  
size dumpsters.

Street-level Uses:  
100% residential use is  
permitted, no retail  
required.





Floor Plans

LEVEL 2 FLOOR PLAN



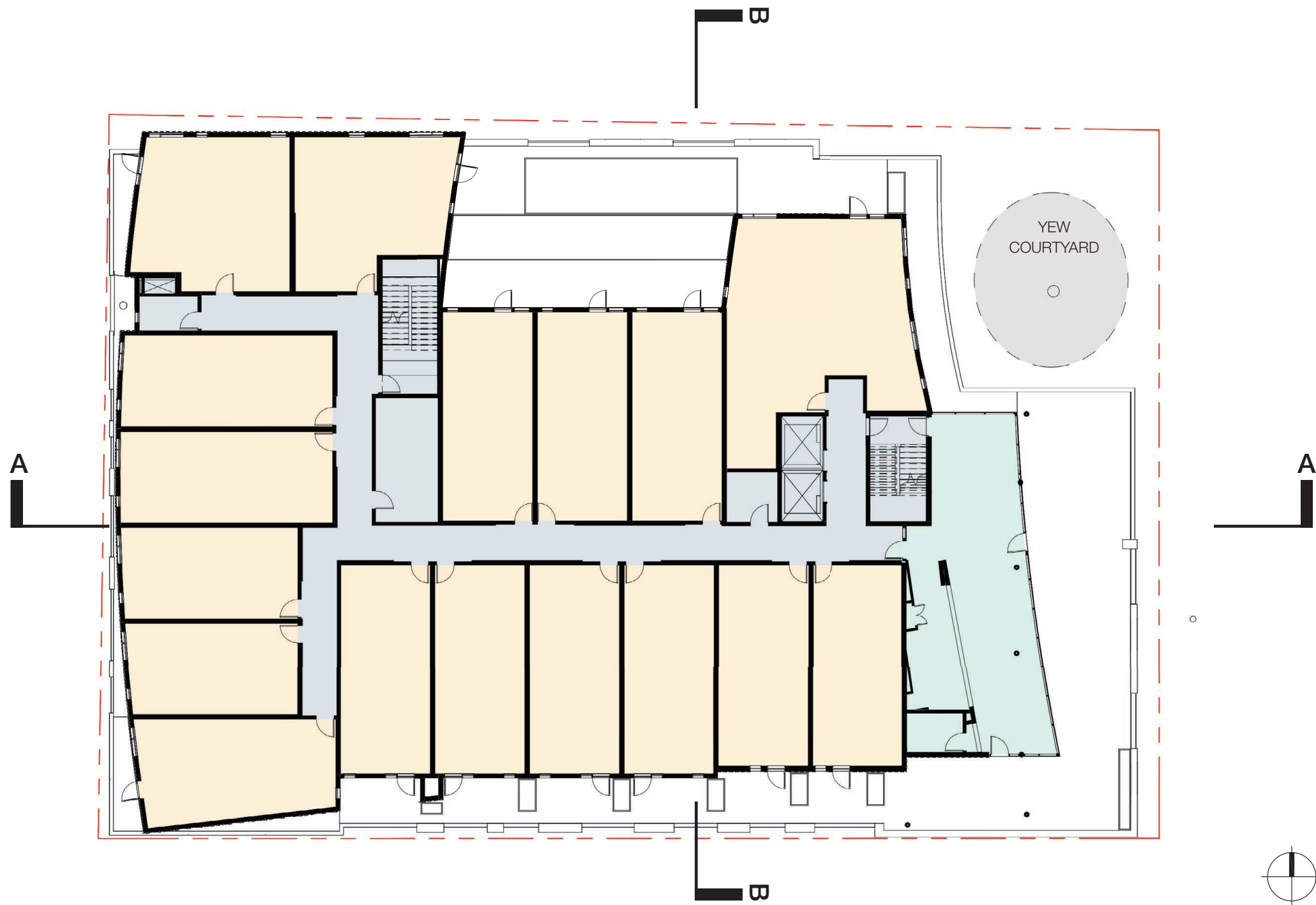
TERRACE AMENITY

- RESIDENTIAL USES AT STREET LEVEL
- RESIDENTIAL
- AMENITY
- CIRCULATION
- PARKING



# Floor Plans

## LEVEL 3 FLOOR PLAN



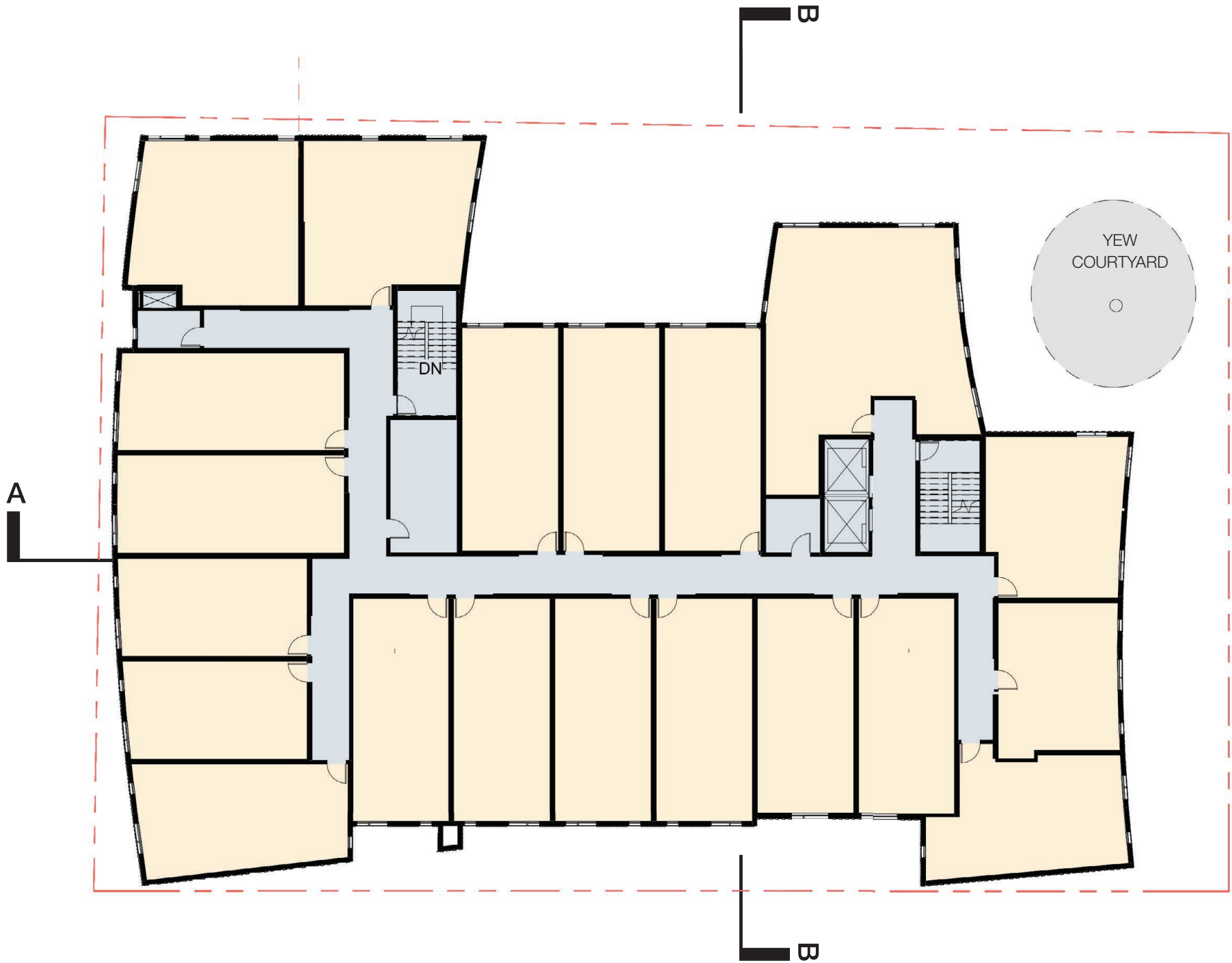
TERRACE AMENITY

- RESIDENTIAL
- AMENITY
- CIRCULATION
- PARKING



Floor Plans

LEVEL 4 - 7 TYPICAL FLOOR PLAN



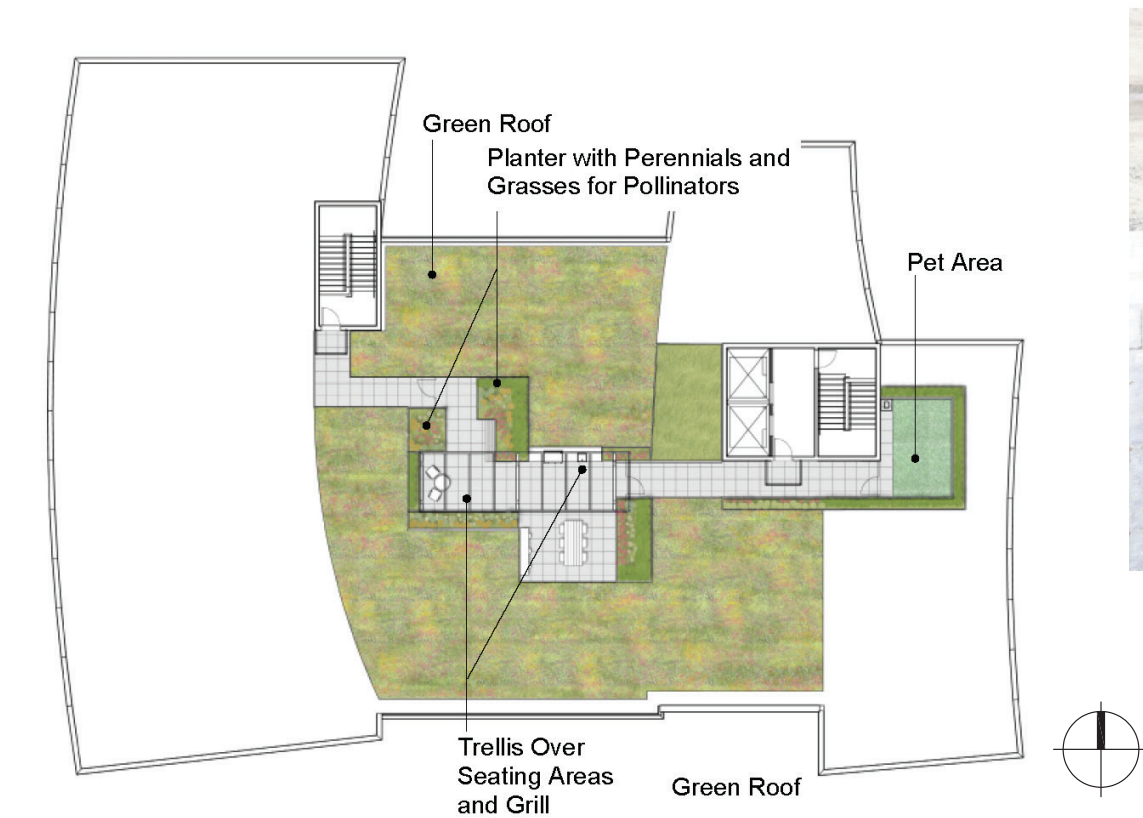
TERRACE AMENITY

- RESIDENTIAL
- AMENITY
- CIRCULATION
- PARKING



# Floor Plans

## ROOF PLAN





# Material and Color Palette

## MATERIALS STORY: TREE PARTI

### IDENTIFIED ORGANIC PATTERNS



Bark  
(Siding)



Bark  
(Window Pattern)



TREE PARTI: GROWTH RINGS

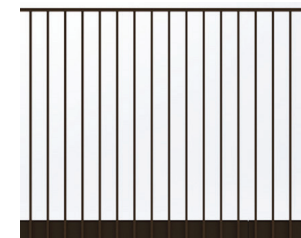
### WOOD GRAIN



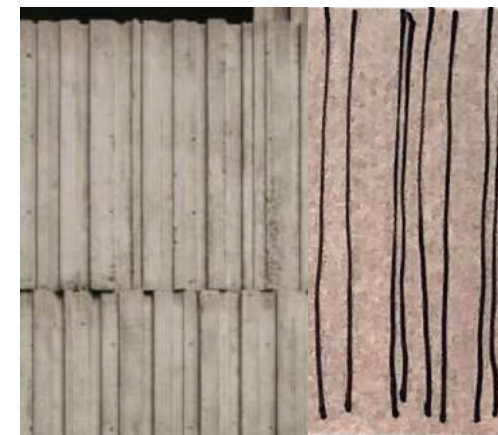
Vertical Grain



Organic Color and Finish Palette

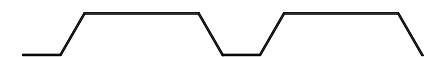
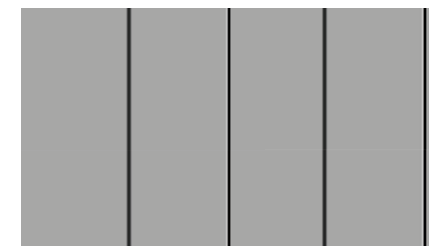
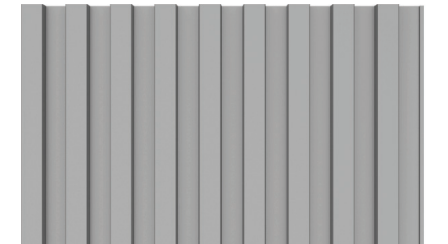


Vertical Railing



Board Form Concrete

### VERTICAL SIDING PROFILES



AEP-Span, Box-Rib, 22-24 gauge



AEP-Span, Flex-Rib Square, 22-24 gauge



AEP-Span, Prestige 6/6, 22-24 gauge



AEP-Span, Nu-Wave, 22-24 gauge



# Material and Color Palette

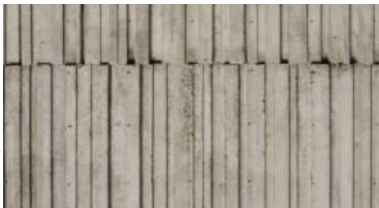
## MATERIALS STORY: PRODUCTS



NE STREET CORNER VIEW - Residential interface along Palatine Ave N and N 8<sup>th</sup> Street



1 CONCRETE WALL



2 BOARD-FORM CONCRETE



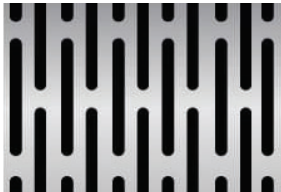
3 COMPOSITE SIDING MATERIAL WEATHERED PINE



4 GROUT AT TOWNHOME BRICK



5 BRICK TAN TERRA AT TOWNHOMES



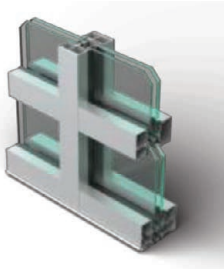
6 VERTICAL LIFT GARAGE DOOR, POWDER-COATED ALUMINUM



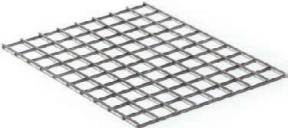
7 COR-TAN ACCENT AT YEW COURTYARD



8 VPI WINDOWS, VINYL SILVER, WHITE



10 STOREFRONT (SILVER) AT RESIDENTIAL ENTRY PLAZA



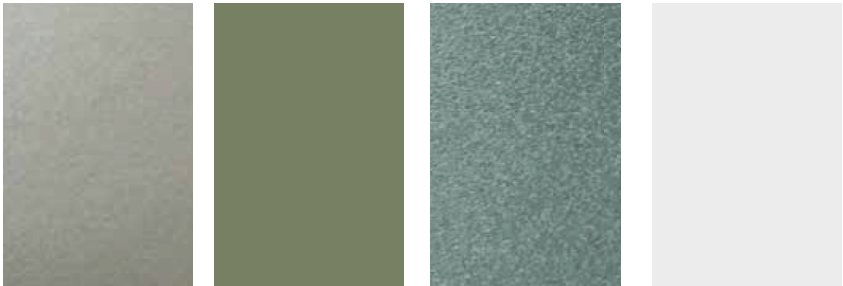
11 METAL INFILL AT PARKING OPENING SILVER


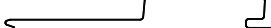




9 FIBERGLASS DOORS AND WINDOWS CHAMPAGNE



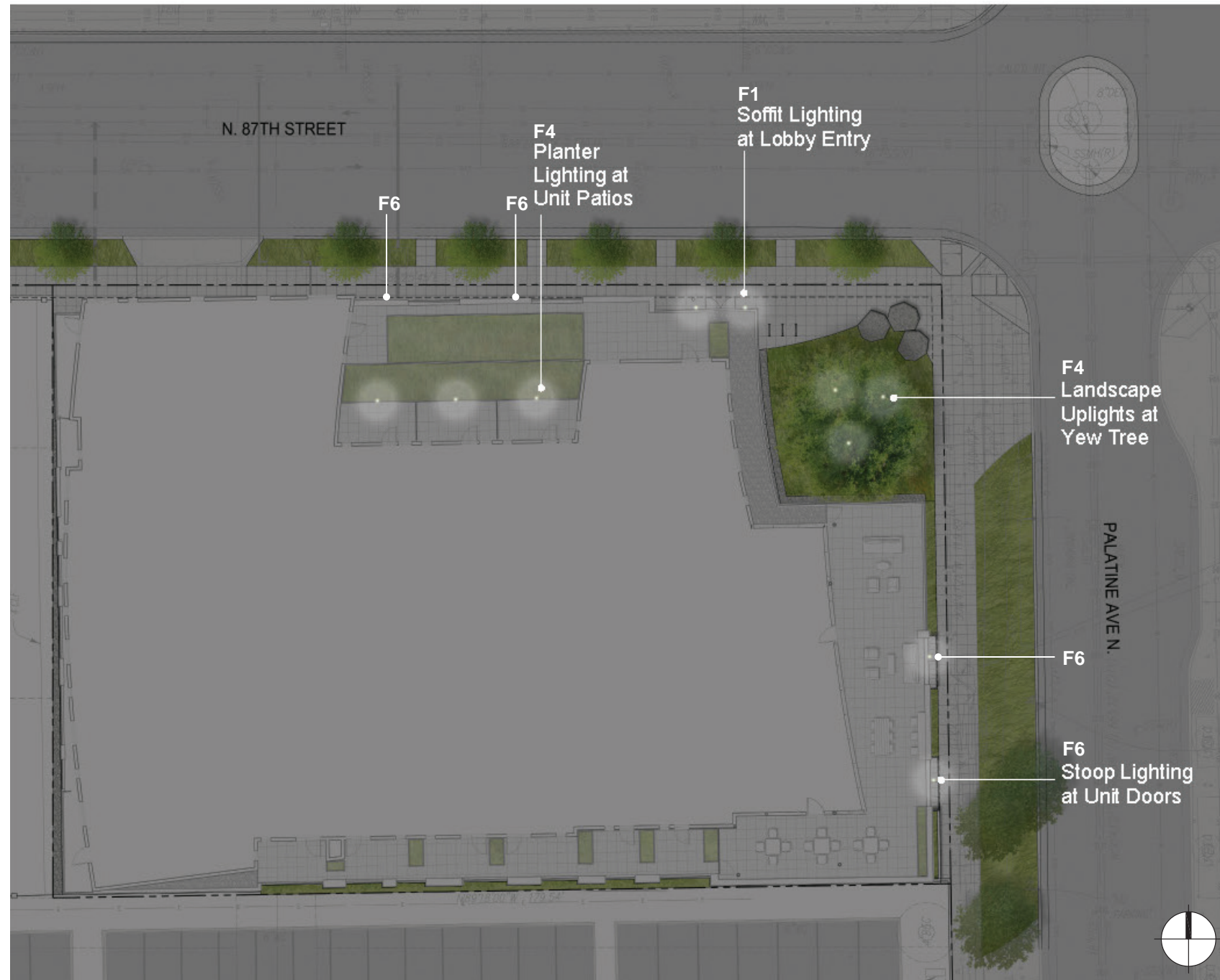
12 FLAT BAR GUARD RAIL PAINTED SILVER



	SILVERSMITH	COOL SAGE GREEN	COOL ZACTIQUE II	VINTAGE
AEP-SPAN, NU-WAVE, 22-24 GAUGE 	13	16		21
AEP-SPAN, PRESTIGE 6/6, 22-24 GAUGE 	14	17	19	22
AEP-SPAN, FLEX-RIB SQUARE, 22-24 GAUGE 			20	
AEP-SPAN, BOX-RIB, 22-24 GAUGE 	15	18		23



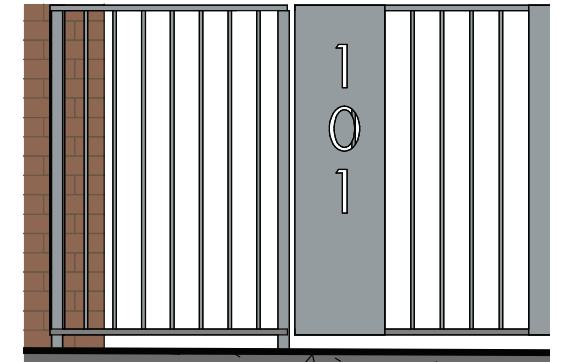
## Exterior Lighting and Signage Concept



EXTERIOR LIGHTING PLAN



METAL CUTOUT CONCEPT IMAGES FOR THE "YEW" SIGNAGE



UNIT NUMBER AT TOWNHOME UNIT ENTRY



F1 SOFFIT LIGHTING FIXTURE AT AMENITY LEVEL 3



F2 CANOPY LED LIGHTING



F3 WALL PACKS AT GARAGE SILVER FINISH



F4 LANDSCAPE UP LIGHT SILVER/GRAY FINISH



F5 WALL SC VER FINISH



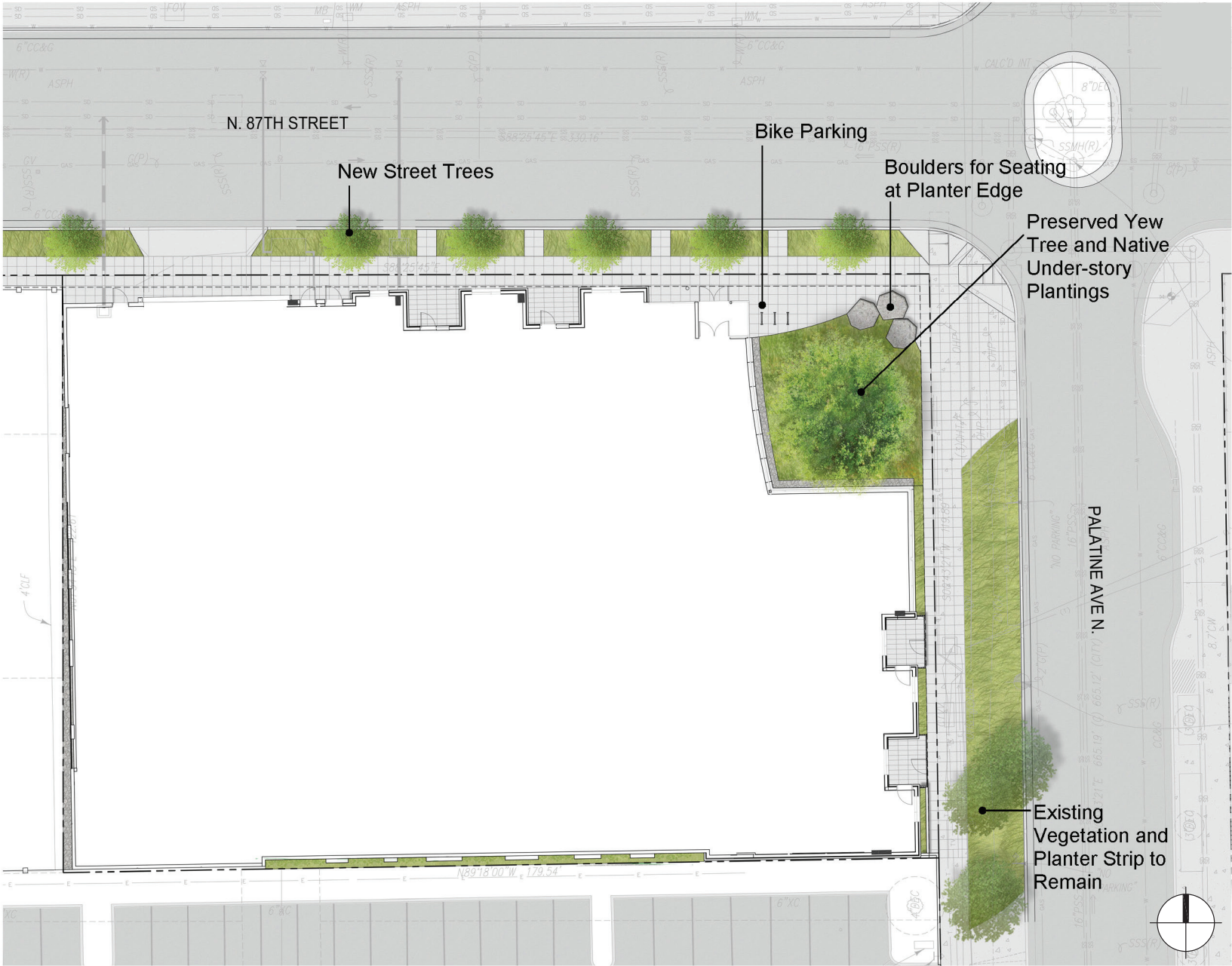
F6 WALL SCONE AT TOWNHOMES SILVER FINISH



# Landscape Plan

## SITE PLAN

Brumbaugh Associates



Native Plantings at Site Level





Landscape Planting

LEVEL 3 TERRACE PLAN



Juniper Blue Arrow



Polygonatum



Stachys



Sarcococca



Polystichum



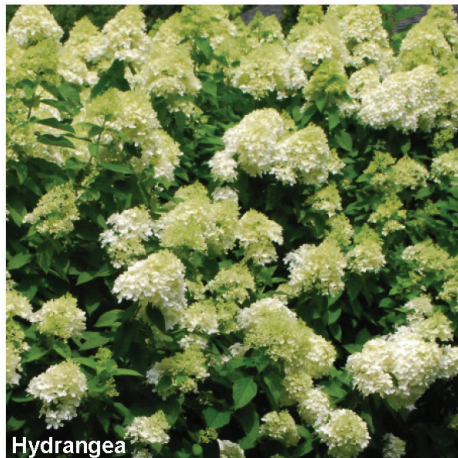
Sedum



Deschampsia



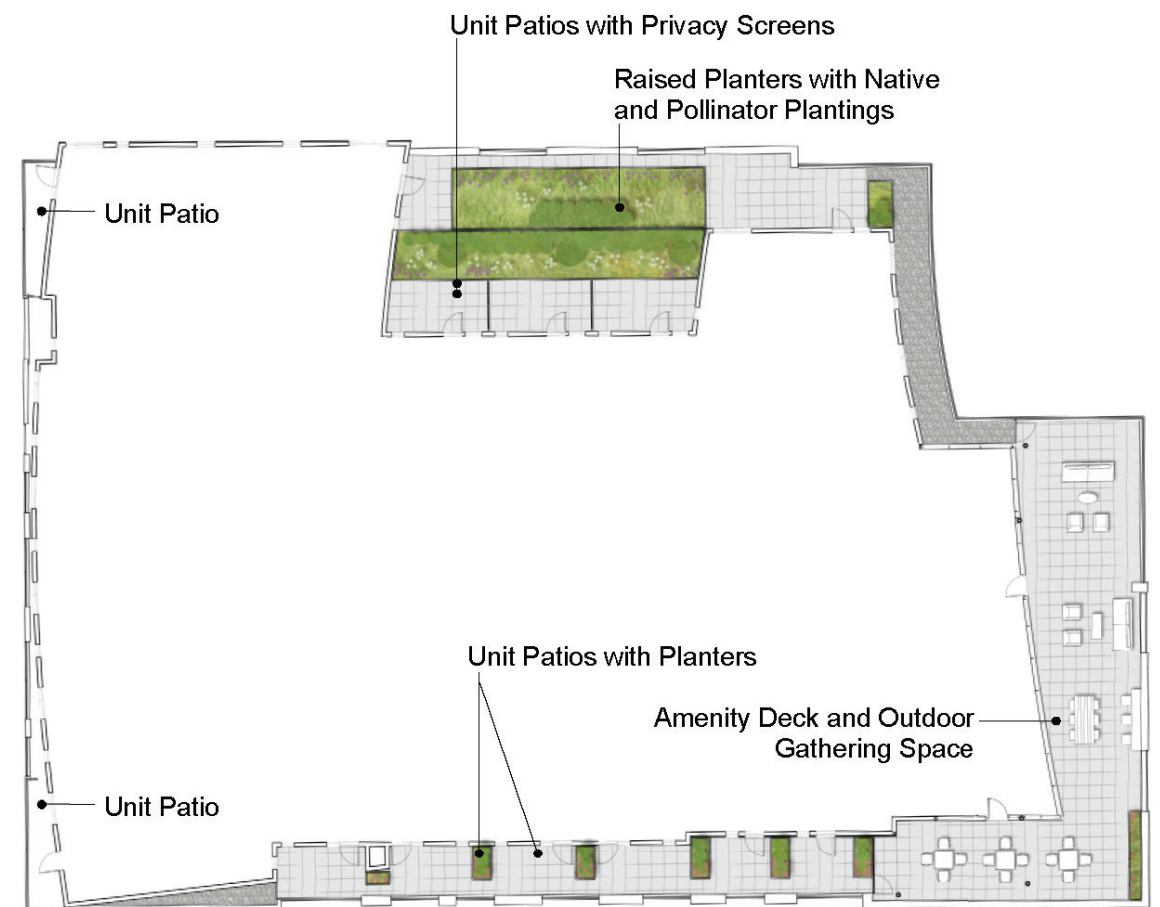
Pennisetum



Hydrangea



Liriope





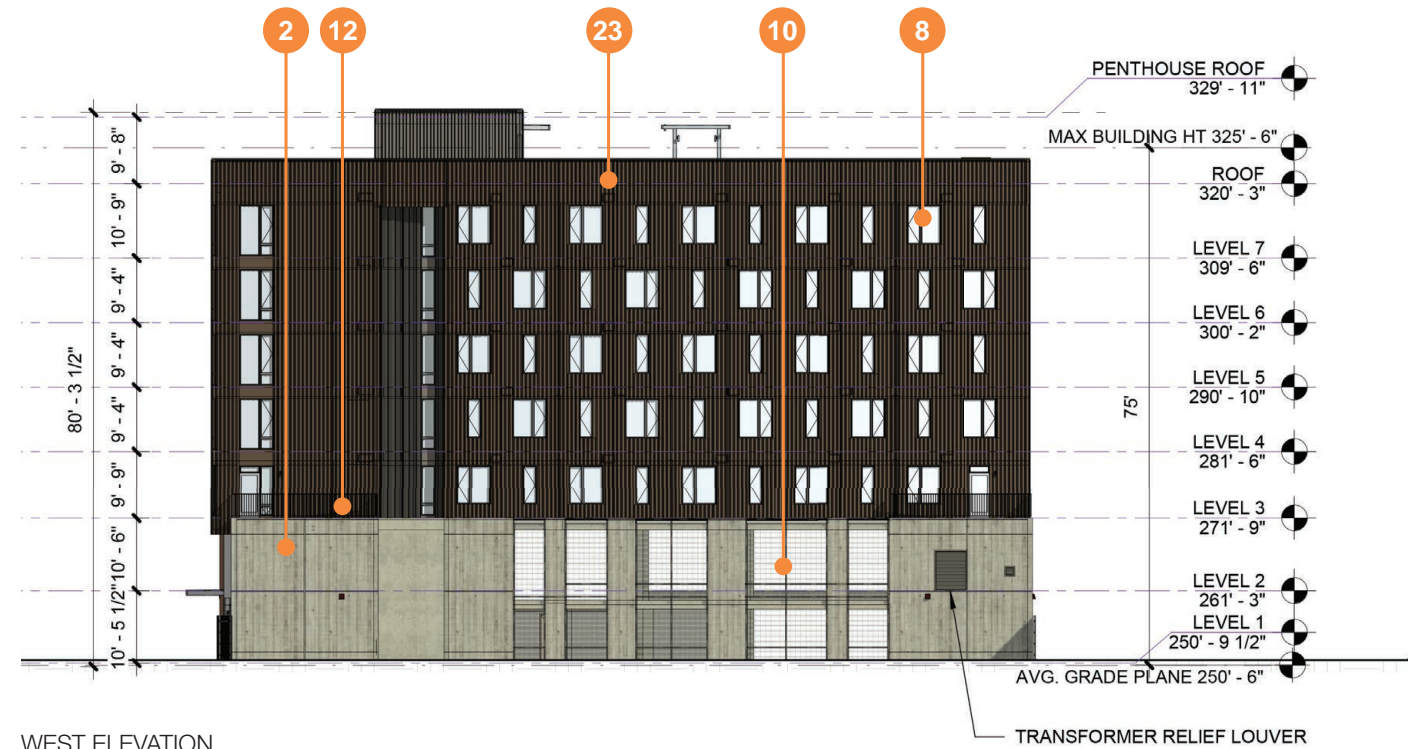




# Elevations

## WEST AND SOUTH

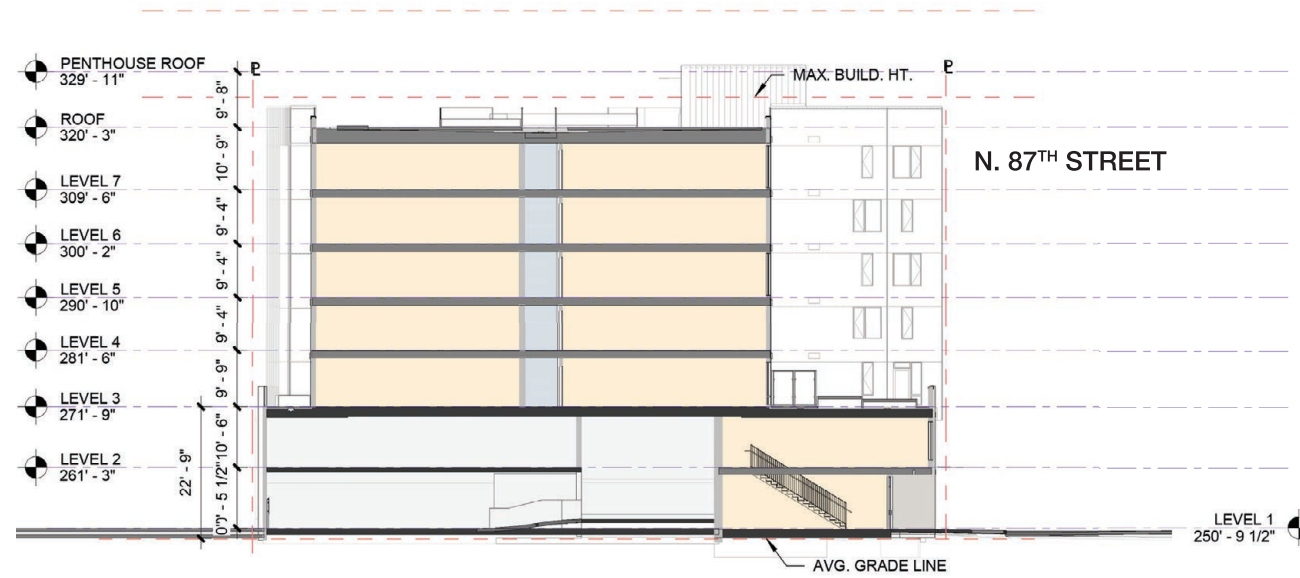
- 1 CONCRETE WALL
- 2 BOARD-FORM CONCRETE
- 3 COMPOSITE SIDING MATERIAL WEATHERED PINE
- 4 GROUT AT TOWNHOME BRICK
- 5 BRICK TAN TERRA AT TOWNHOMES
- 6 VERTICAL LIFT GARAGE DOOR, POWDER-COATED ALUMINUM
- 7 COR-TAN ACCENT AT YEW COURTYARD
- 8 VPI WINDOWS, VINYL SILVER, WHITE
- 9 FIBERGLASS DOORS AND WINDOWS CHAMPAGNE
- 10 STOREFRONT (SILVER) AT RESIDENTIAL ENTRY PLAZA
- 11 METAL INFILL AT PARKING OPENING SILVER
- 12 FLAT BAR GUARD RAIL PAINTED SILVER
- 13 AEP-SPAN, NU-WAVE, 22-24 GAUGE - SILVERSMITH
- 14 AEP-SPAN, PRESTIGE 6/6, 22-24 GAUGE - SILVERSMITH
- 15 AEP-SPAN, BOX-RIB, 22-24 GAUGE - SILVERSMITH
- 16 AEP-SPAN, NU-WAVE, 22-24 GAUGE - COOL SAGE GREEN
- 17 AEP-SPAN, PRESTIGE 6/6, 22-24 GAUGE - COOL SAGE GREEN
- 18 AEP-SPAN, BOX-RIB, 22-24 GAUGE - COOL SAGE GREEN
- 19 AEP-SPAN, PRESTIGE 6/6, 22-24 GAUGE - COOL ZACTIQUE II
- 20 AEP-SPAN, FLEX-RIB SQUARE, 22-24 GAUGE - COOL ZACTIQUE II
- 21 AEP-SPAN, NU-WAVE, 22-24 GAUGE - VINTAGE
- 22 AEP-SPAN, PRESTIGE 6/6, 22-24 GAUGE - VINTAGE
- 23 AEP-SPAN, BOX-RIB, 22-24 GAUGE - VINTAGE



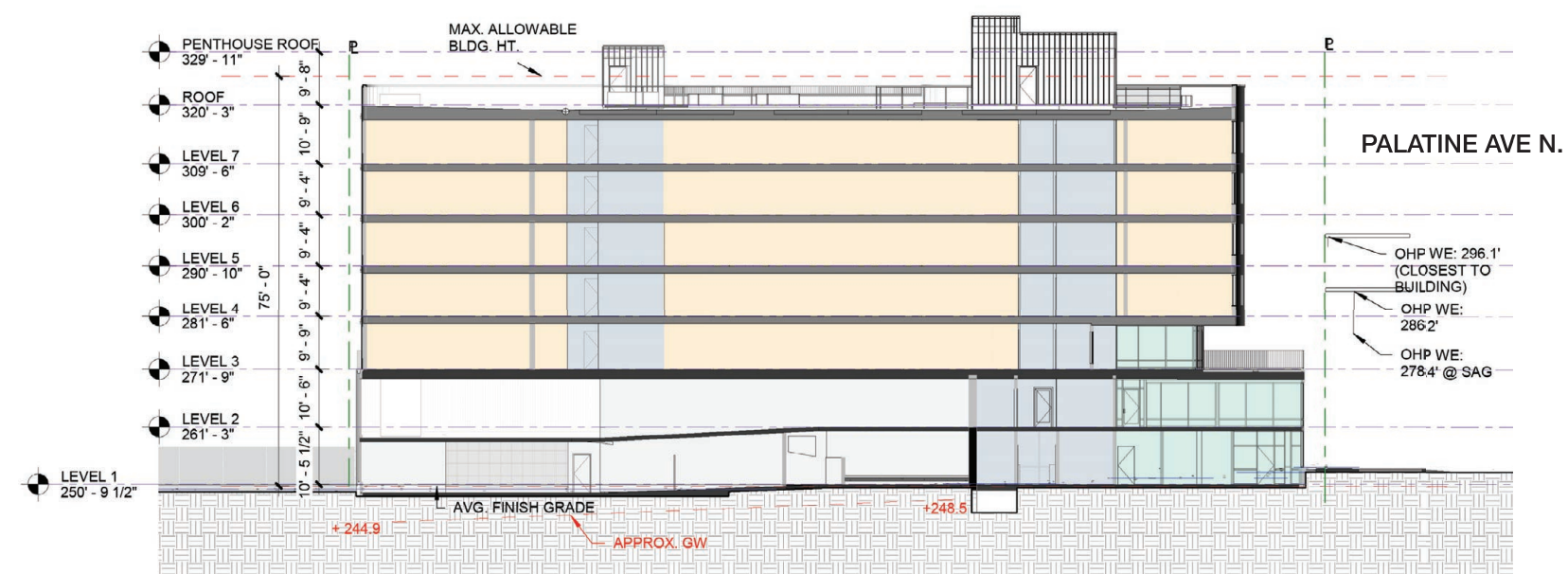


# Building Sections

## TOWNHOME CONNECTION (PREFERRED OPTION)



B-B TOWNHOME CONNECTION (PREFERRED) OPTION - SECTION B-B



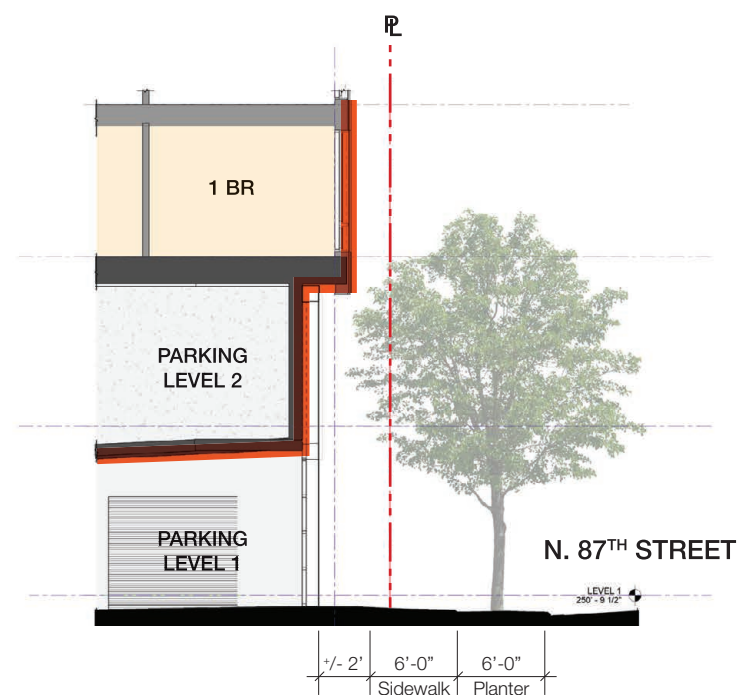
A-A TOWNHOME CONNECTION (PREFERRED) OPTION - SECTION A-A



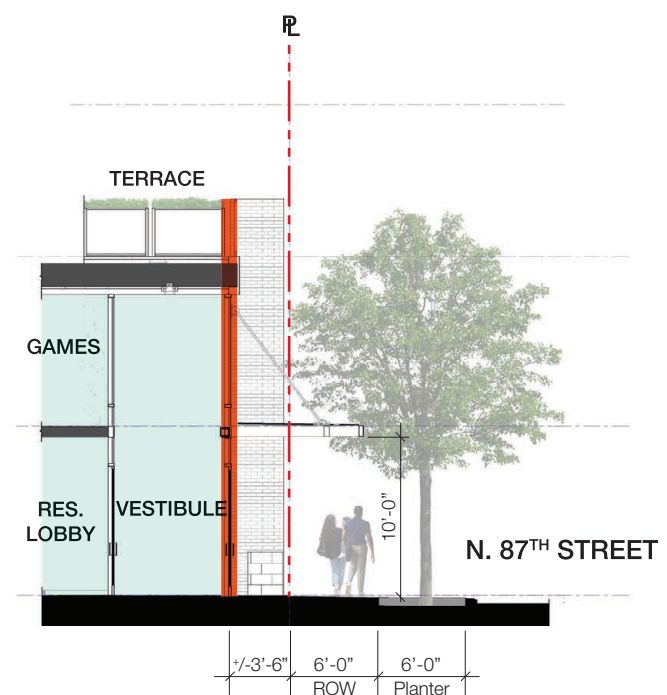


# Canopy and Setback Sections

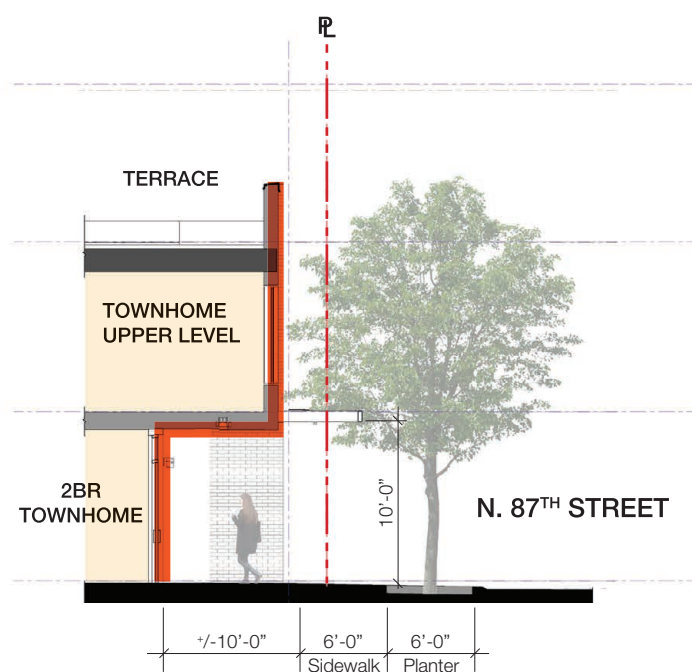
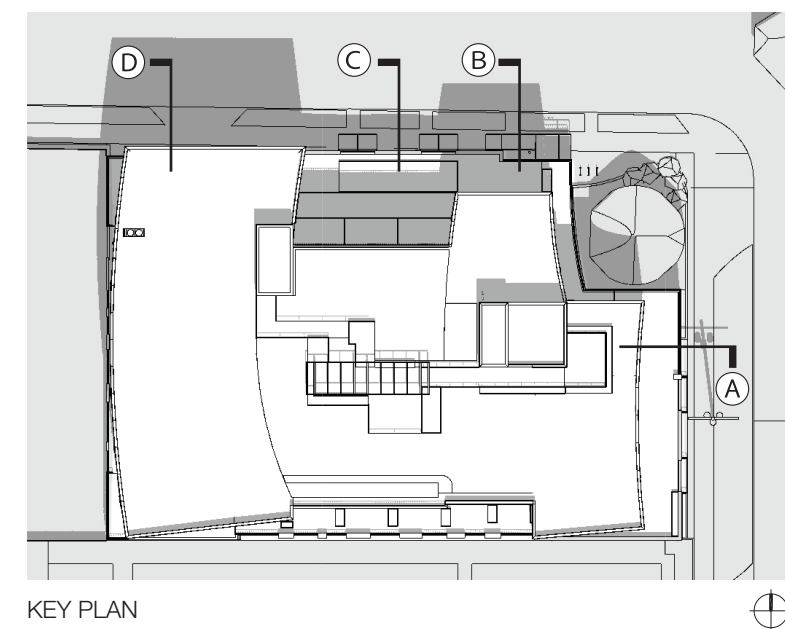
## SECTIONS AT ENTRIES



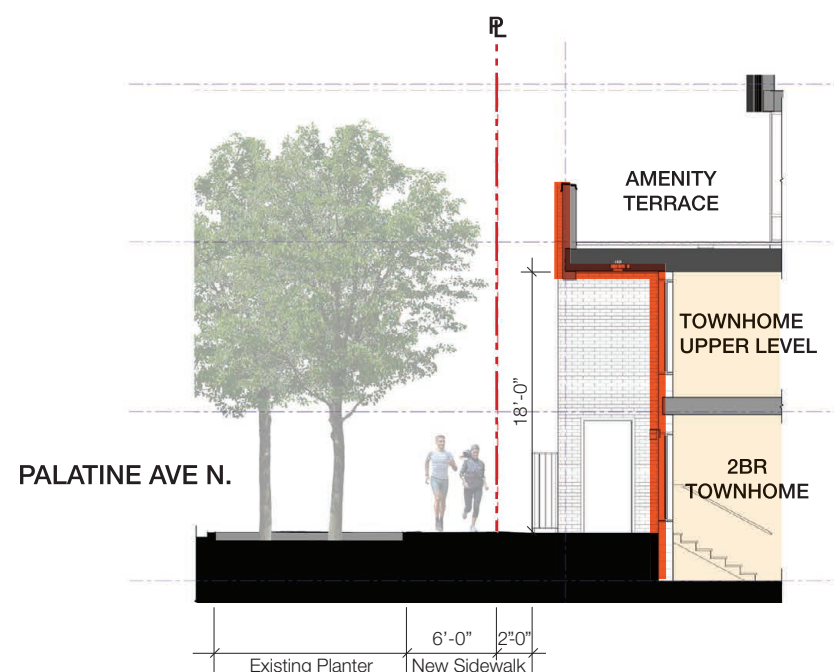
Ⓓ ROW SECTION AT GARAGE ENTRY



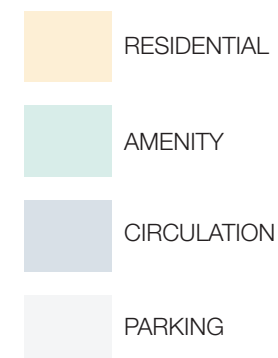
Ⓑ ROW SECTION AT RESIDENTIAL LOBBY ENTRY



Ⓒ ROW SECTION AT TOWNHOME ON N 87TH STREET (DESIGN DEPARTURE)



Ⓐ ROW SECTION WIDENED SIDEWALK AT TOWNHOME ON PALATINE AVE N (DESIGN DEPARTURE)





## Renderings

### PALATINE AVE N, SE STREET VIEW





## Renderings

PALATINE AVE N AND N 87TH STREET, NE CORNER





## Renderings

N 87TH STREET AND CONSERVATION AND CONSERVATION PARCEL, NW CORNER





## Renderings

## PEEK-A-BOO VIEW THROUGH CONSERVATION PARCEL, SW CORNER





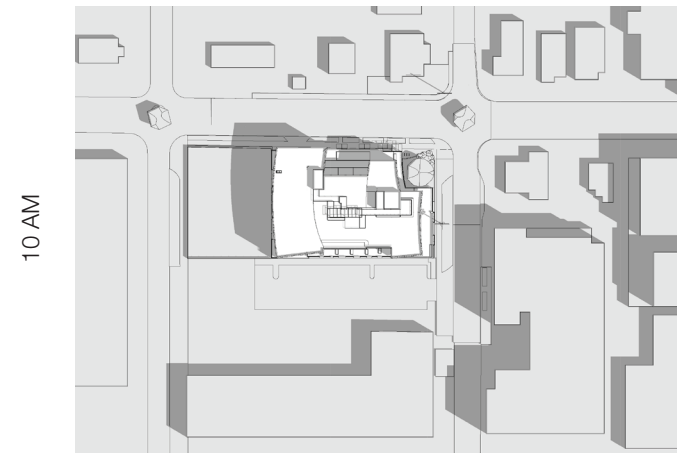
Departures



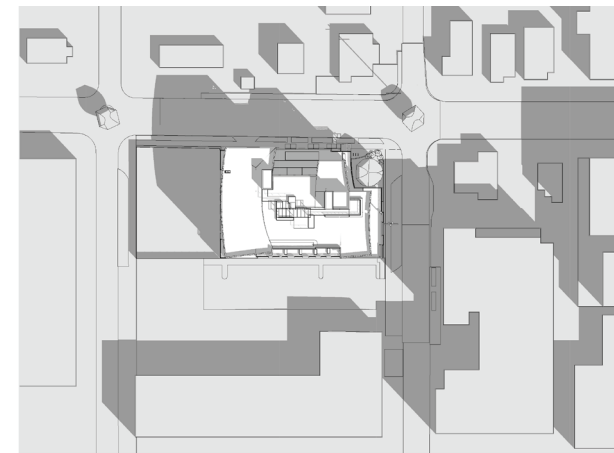
DEPARTURES	REQUEST	STANDARD	PROPOSAL	RATIONALE	RECOMMENDATION
D1	ALLOW TOWNHOME FLOORS AT THE STREET-LEVEL FACADE ON PALATINE AVE N AND N 87TH ST TO BE LOCATED LESS THAN FOUR FEET ABOVE SIDEWALK GRADE AND LESS THAN TEN FEET FROM THE LOT LINE.	PER SMC 23.47A.008.D.2, THE FLOOR OF A DWELLING UNIT LOCATED ALONG THE STREET-LEVEL STREET-FACING FACADE SHALL BE AT LEAST 4 FEET ABOVE OR 4 FEET BELOW SIDEWALK GRADE OR BE SETBACK AT LEAST 10 FEET FROM THE SIDEWALK.	TOWNHOME ENTRIES AND FACADES ALONG PALATINE AVENUE N AND N 87TH STREET ARE LOCATED LESS THAN 10 FEET FROM THE PROPERTY LINE.	TOWNHOME FACADES ARE PULLED BACK FROM THE PROPERTY LINES BY APPROXIMATELY 2 FEET TO 3 FEET 6 INCHES FOR SIDEWALK EASEMENTS ALONG PALATINE AVENUE N AND N 87TH STREET. IN ORDER TO MAKE THE TOWNHOME PLAN FEASIBLE, THE FACADES CANNOT RECEDE MORE AND THE FLOORS CANNOT BE LOWERED DUE TO GRADE CHANGES, PEAT CONDITIONS AND TO MAKE ENTRIES ACCESSIBLE.	



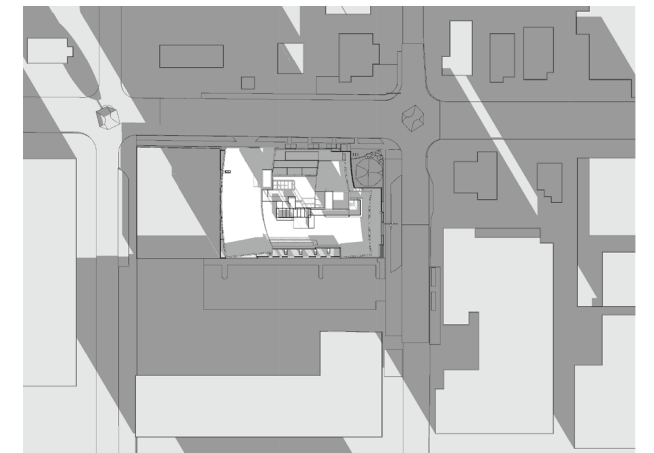
# Shadow Studies



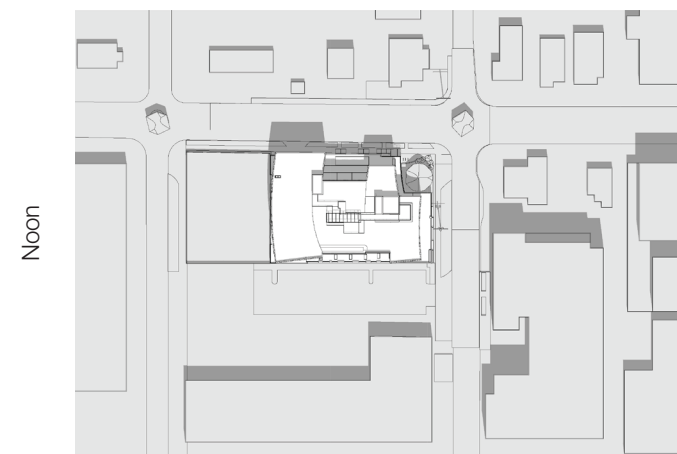
Summer Solstice



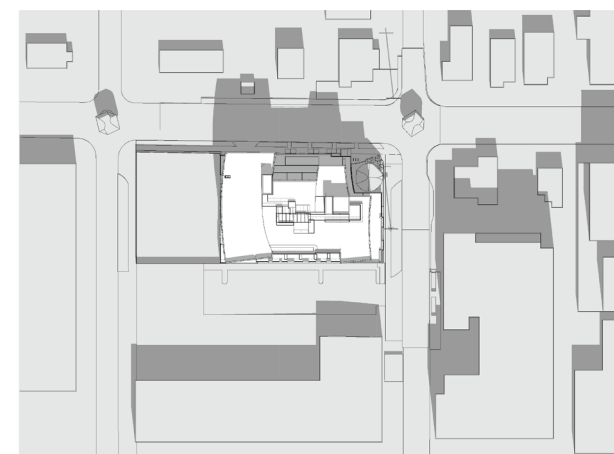
Equinox



Winter Solstice



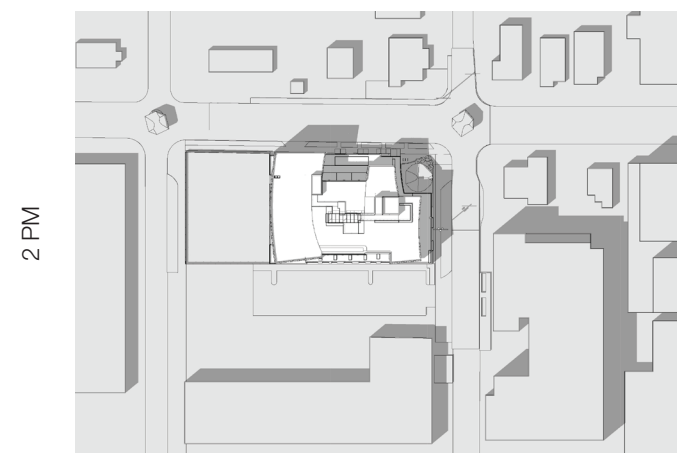
Summer Solstice



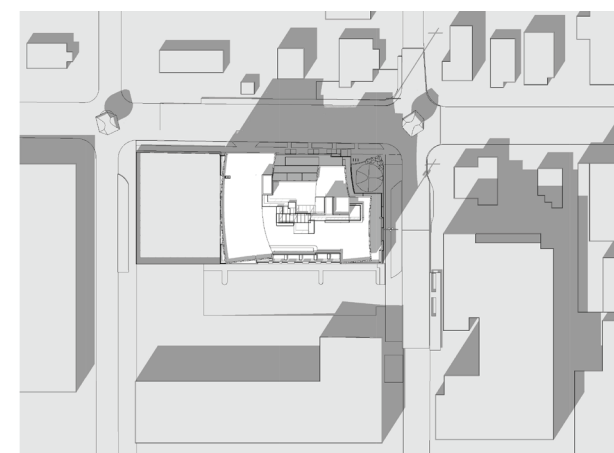
Equinox



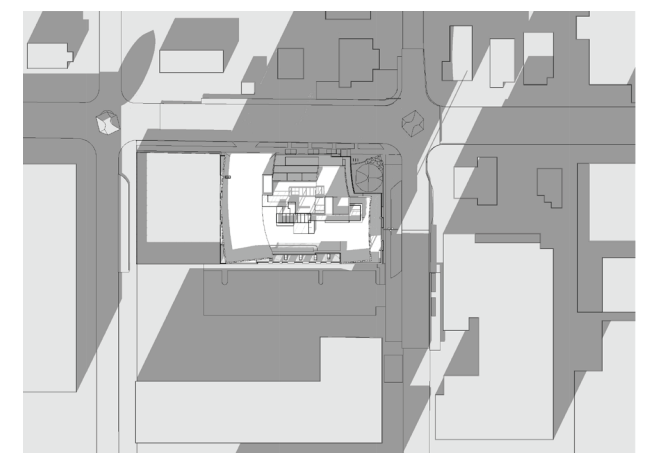
Winter Solstice



Summer Solstice



Equinox



Winter Solstice