Seattle Department of Construction & Inspections

DESIGN REVIEW

ADMINISTRATIVE EARLY DESIGN GUIDANCE
NORTHWEST

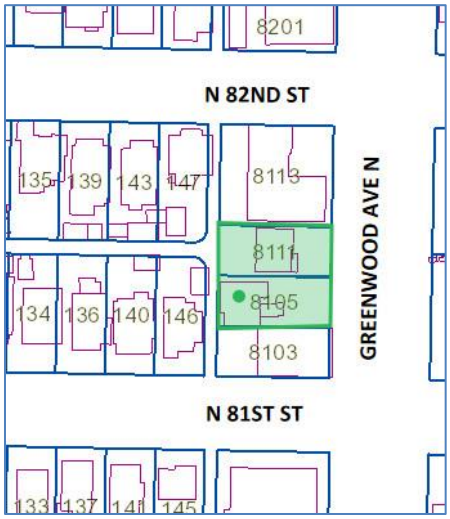
Project Number:	3029589
Address:	8105 Greenwood Avenue N
Applicant:	Tim Carter, Cone Architecture
Report Date:	Tuesday, April 10, 2018
SDCI Staff:	Lindsay King, Land Use Planner

SITE & VICINITY

Site Zone: Neighborhood Commercial 2 with a Pedestrian Overlay (NC2P-40)

Nearby Zones: (North) NC2P-40
(South) NC2P-40
(West) SF5000
(East) NC2P-40

Lot Area: 7,439 sq. ft.



Current Development:
The development site is comprised of two parcels, located mid-block, on the west side of Greenwood Avenue N between N 81st Street and N 82nd Street. There is an existing residential structure and small office building which is anticipated to be demolished. The site slopes downward from west to east with an approximate grade change of 10 feet. The site contains mature vegetation.

Surrounding Development and Neighborhood Character:
The development site is located in the Greenwood Phinney Residential Urban Village. The area is characterized by a mix of one and two-story commercial structures, newer mixed-use buildings, small multifamily developments and single-family. Commercial activity is located primarily along Greenwood Avenue N. Greenwood Public Library is located on the southeast corner of Greenwood Avenue N and N 81st Street. Directly across the street is a new public park. The Greenwood Avenue N location connects the site to the Greenwood commercial district along Greenwood Avenue N and N 85th Street, as well as the Phinney neighborhood directly south on Greenwood Avenue N.

Access:
The site is accessed from Greenwood Avenue N and an alley to the west.

Environmentally Critical Areas:
No Environmentally Critical Areas are present on site.

PROJECT DESCRIPTION
Administrative Design Review for a 4-story structure with 41 small efficiency dwelling units, 1 live-work unit, and ground level commercial. No parking is proposed. Existing structures to be demolished.

The design packet includes materials that are available online by entering the
The design packet includes information presented at the meeting, and is available online by entering the project number at this website:
http://www.seattle.gov/DPD/aboutus/news/events/DesignReview/SearchPastReviews/default.aspx

The packet is also available to view in the file, by contacting the Public Resource Center at SDCI:

Mailing Address:	**Public Resource Center** 700 Fifth Ave., Suite 2000 P.O. Box 34019 Seattle, WA 98124-4019
Email:	PRC@seattle.gov

ADMINISTRATIVE EARLY DESIGN GUIDANCE April 10, 2018

PUBLIC COMMENT

- Expressed concern for the lack of off street parking proposed and the strain that will place on limited on street parking options. Suggests including a parking garage in the proposal.
- Concerned about the shadow impacts of the proposed structure on adjacent solar panels to the west.

One purpose of the design review process is for the City to receive comments from the public that help to identify feedback and concerns about the site and design concept, identify applicable citywide and neighborhood design guidelines of highest priority to the site and explore conceptual design, siting alternatives and eventual architectural design. Concerns with off-street parking, traffic and construction impacts are reviewed as part of the environmental review conducted by SDCI and are not part of this review.

All public comments submitted in writing for this project can be viewed using the following link and entering the project number: http://web6.seattle.gov/dpd/edms/

PRIORITIES & RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, Staff provided the following siting and design guidance.

ADMINISTRATIVE EARLY DESIGN GUIDANCE

1. **Massing:** SDCI Staff considered the three massing alternatives, which are similar in scale, but differ in how the bulk of the structure is located on the development site. SDCI review was primarily focused on how the alternatives relate to the existing and the future scale along Greenwood Avenue N, a pedestrian designated street. Staff supports the uniform two-story massing along Greenwood Ave N as provided in Option 1. The two-story massing responds well to the existing two-story datum line directly south. Level three and four setbacks transition well and respond to the sloping site topography. The three-story massing along the alley is consistent with the scale allowed in the adjacent single-family zone. **(CS1-C Topography, CS2-C-2. Mid-Block Sites, CS2-D-5. Respect for Adjacent Sites, CS2-I Streetscape Compatibility, CS2-II Height, Bulk and Scale Compatibility, CS2-V Street Pattern, DC2-A-2. Reducing Perceived Mass)**

2. **Façade Composition and Materials:** Staff supports the use of fenestration, material choices and changes, and secondary architectural elements to provide depth and visual interest to the building façades, while also relating to the existing neighborhood context. Further develop a simple, neutral, background building with moderate architectural

presence across from the park and public library. **(CS2-A2 Architectural Presence, CS2-VII Reducing Visual Mass, CS3-A Fitting Old and News Together)**

a. Materials. Staff recommends utilizing a material palette consisting of high quality materials. Materials on the upper and lower levels should be complementary to each other and to the general character along Greenwood Avenue N. The success of the proposed massing is contingent on plane changes that are reinforced with a change in material and high quality detailing. **(CS2-VII Reducing Visual Mass, CS3-A Emphasizing Positive Neighborhood Attributes, CS3-I Architectural Concept and Consistency, DC2-B Architectural and Façade Composition, DC4-A Exterior Elements and Finishes)**
b. Greenwood Avenue N. Staff supports the proposed application of the materials at the base and in the upper levels as shown in the rendering on page 25.
    i) The composition is well proportioned by utilizing material change, variation in fenestration, and breaking the roof parapet to add visual weight to floor four, deemphasizing the two-story massing transition. **CS2-VII Reducing Visual Mass)**
    ii) Staff recommends the use of brick along the two-story base fronting Greenwood Avenue N, consistent with the existing context. **CS3-A Emphasizing Positive Neighborhood Attributes, DC4-A Exterior Elements and Finishes)**

c. South Façade. Maintain the generous seven-foot setback from the south property line to provide separation between the existing residential windows to the south and the proposed structure. **(CS2-D5 Respect for Adjacent Sites)**
    i) Wrap the Greenwood materials into the north and south façade setbacks. **(DC4-A Exterior Elements and Finishes)**
    ii) Locate south facing windows above floor to add visual interest to the façade and avoid large blank walls, consistent with page 25 rendering. Where possible, include windows on the north façade. **(CS2-VII Reducing Visual Mass, DC2-B 2 Blank Walls)**
    iii) Provide plane change between the south stair tower and the most south-easterly units. Utilize a change in materials to further break down the massing and avoid large blank walls. **(CS2-VII Reducing Visual Mass, DC2-B 2 Blank Walls)**
d. West Façade. Design the west façade with restrained fenestration and material treatment sympathetic to single family zone to the west. Consider secondary architectural elements along the west façade to manage solar gain, provide increased privacy, and provide a finer texture facing the single-family zone **(CS1-B Sunlight and Natural Ventilation, CS2-D Height, Bulk and Scale, DC2-A Reducing Perceived Mass)**
e. Privacy. Provide a window overlay diagram for the south and west facades. **(CS2-D5 Respect for Adjacent Sites)**

2. **Greenwood Avenue N Street Frontage.** Greenwood Avenue N is a pedestrian designated street. Design the street frontage to create a highly transparent, welcoming, pedestrian friendly street character.

a) Maintain a two-story base with a regular commercial bay rhythm. The commercial bay width should be informed by the existing commercial context along Greenwood Avenue N. **(CS2-I Streetscape Compatibility, CS2-V Street Pattern, CS3-A Emphasizing Positive Neighborhood Attributes, CS3-I Architectural Styles, CS3-II Existing Pattern)**
b) Review the existing context along Greenwood Avenue N to inform the ground level architectural details: podium materials, overhead weather protection, window proportion, entryway patterns, scale and proportion, signage, lighting. Utilize a combination of features to make the residential entry more visible and distinguished from the adjacent commercial uses. **(CS3-I Architectural Styles, CS3-II Existing Pattern, PL3-A Entries)**
c) Staff recommends the building incorporate commercial uses along Greenwood Avenue N and questions whether the live work unit will comply with zoning code requirements listed in SMC 23.47A.005. Staff generally discourages the use of live work units along a pedestrian street. All live work uses must maintain an active transparent façade with living spaces well defined from the commercial street frontage. Design the live work space so that it can be adapted to other commercial uses in the future. **(PL3-C Retail Edge, PL3-B3 Buildings with Live/Work Uses)**

3. Landscaping and Amenity Areas:

a) Maintain upper level deck at the east portion of the roof to minimize impacts to the single-family zone. **(CS2-D5 Respect for Adjacent Sites, DC3-A Building-Open Space Relationship)**
b) Incorporate a semi-private transition between the alley and the residential uses at ground level. Develop a design that utilizes landscaping or other elements to provide a buffer, minimizing the visual and auditory impacts from vehicular traffic. **(PL3-B Residential Edge)**
c) Continue a direct connection between the street and/or alley and the bicycle storage location. **(PL4-B Planning Ahead for Bicyclists)**
d) Maintain solid waste and recycling storage space that is provided internal to the site and accessed directly from the alley. Consider a ground floor treatment that emphasizes the residential use along the alley, with less emphasis on the solid waste access. **(DC1-C Parking and Service Uses)**

DEVELOPMENT STANDARD DEPARTURES

SDCI staff recommendation on any requested departures will be based on the departure's potential to help the project better meet these design guidelines priorities and achieve a better overall project design than could be achieved without the departures. Staff recommendation will be reserved until the completion of the Recommendation stage of review.

At the time of the Early Design Guidance, no departures were requested.

DESIGN REVIEW GUIDELINES

The Citywide and Neighborhood guidelines recognized by Staff as Priority Guidelines are identified above. All guidelines remain applicable and are summarized below. For the full text please visit the Design Review website.

CONTEXT & 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 Sunlight and Natural Ventilation

CS1-B-2. Daylight and Shading: Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on site.

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 Topography

CS1-C-1. Land Form: Use natural topography and desirable landforms to inform project design.

CS2 Urban Pattern and Form: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

CS2-A Location in the City and Neighborhood

CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.

CS2-B Adjacent Sites, Streets, and Open Spaces

CS2-B-2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.

CS2-C Relationship to the Block

CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.

CS2-D Height, Bulk, and Scale

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-3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.

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

CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

Greenwood/Phinney Supplemental Guidance:

CS2-I Streetscape Compatibility

CS2-I-i. Reinforcement of Commercial and Residential Development Patterns:

a. Build commercial development up to the sidewalk where possible.

CS2-II Height, Bulk and Scale Compatibility

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.

CS2-V Street Pattern

CS2-V-i. Continuity: New development should respond to the existing street pattern to create pedestrian and visual continuity.

CS2-VI Structure Orientation

CS2-VI-i. Orientation: Buildings should generally be built to the edge of sidewalks without setbacks so that ground floor uses are visible and accessible from the pedestrian circulation system. The impacts of new structures on solar exposure should be considered.

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 Architectural Context and Character: Contribute to the architectural character of the neighborhood.

CS3-A Emphasizing Positive Neighborhood Attributes

CS3-A-1. Fitting Old and New Together: Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

Greenwood/Phinney Supplemental Guidance:

CS3-I Architectural Concept and Consistency

CS3-I-i. Architectural Styles: The Greenwood Avenue North/Phinney Avenue North and North/ Northwest 85th Street corridors are characterized by their utilitarian, non-flamboyant, traditional architectural styles (except for churches). Some important points to consider in making new development consistent and compatible with existing development include:

a. small-scale architectural details at the ground level, including color, texture/ patterns, materials, window treatment, sculptural elements, etc
b. landscaping is an important component of the overall character, particularly for residential development
c. personalization of individual businesses is a key feature of both corridors.

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 TownCenter 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.

PUBLIC LIFE

PL2 Walkability: Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

Greenwood/Phinney Supplemental Guidance:

PL2-I Pedestrian Open Spaces and Entrances

PL2-I-i. North/Northwest 85th Street Corridor and Greenwood Avenue North Corridor, North of North 87th Street: New development should enhance the pedestrian environment and encourage pedestrian activity along the North/Northwest 85th Street corridor and the Greenwood Avenue North corridor, north of North 87th Street. The following measures should be encouraged:

a. Building entries facing the street
b. Pedestrian-oriented facades
c. Weather protection
d. Below-grade parking, when possible

PL2-I-ii. Pedestrian Amenities: When possible, new development should integrate pedestrian amenities including but not limited to street trees, pedestrian lighting, benches, newspaper racks, public art and bike racks to maintain and strengthen pedestrian activity.

PL2-II Pedestrian Lighting

PL2-II-i. Safety and Comfort: Pedestrian street lights should conform to the existing Greenwood lighting design plan (Lumec Z-14 Green finish GN8TX). New buildings are encouraged to incorporate custom lighting fixtures along sidewalks and public pathways. Special care should be made to not over-illuminate.

PL2-III Street Elements

PL2-III-i. Public Art: Small signs— especially blade signs that hang over sidewalks—should be incorporated. Signage for way-finding, especially parking, is encouraged. Coordinate signage plans with the Greenwood/Phinney Neighborhood Plan.

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-A-2. Common Entries: Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.

PL3-A-3. Individual Entries: Ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry.

PL3-A-4. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

PL3-B Residential Edges

PL3-B-1. Security and Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.

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.

PL3-B-3. Buildings with Live/Work Uses: Maintain active and transparent facades in the design of live/work residences. Design the first floor so it can be adapted to other commercial use as needed in the future.

PL3-B-3. Buildings with Live/Work Uses: Maintain active and transparent facades in the design of live/work residences. Design the first floor so it can be adapted to other commercial use as needed in the future.

PL3-B-4. Interaction: Provide opportunities for interaction among residents and neighbors.

PL3-C Retail Edges

PL3-C-1. Porous Edge: Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.

.

PL4 Active Transportation: Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.

PL4-B Planning Ahead for Bicyclists

PL4-B-1. Early Planning: Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel.

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.

PL4-B-3. Bike Connections: Facilitate connections to bicycle trails and infrastructure around and beyond the project.

DESIGN CONCEPT

DC1 Project Uses and Activities: Optimize the arrangement of uses and activities on site.

DC1-C Parking and Service Uses

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

DC2 Architectural Concept: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

DC2-A Massing

DC2-A-1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.

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

DC2-B Architectural and Facade Composition

DC2-B-1. Façade Composition: Design all building facades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.

DC2-B-2. Blank Walls: Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

Greenwood/Phinney Supplemental Guidance:

DC2-I-ii. Commercial and Mixed-Use: Façade modulation and articulation are less critical in commercial or mixed-use structures as long as appropriate levels of detail are present to break up the façade. Many of these structures are simple boxes that are well fenestrated and contain a number of details that add interest at the ground level and lend buildings a human scale. Modulation of commercial and mixed-use structures at the street level is discouraged unless the space or spaces created by the modulation are large enough to be usable by pedestrians.

DC2-II Human Scale

DC2-II-i. Building Composition: New multi-story developments should consider methods to coordinate a building's upper and lower stories. The parts should function as a composition—not necessarily requiring the top and bottom to be the same or similar.

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.

DC3 Open Space Concept: Integrate open space design with the building design so that they complement each other.

DC3-A Building-Open Space Relationship

DC3-A-1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

DC4 Exterior Elements and Finishes: Use appropriate and high quality elements and finishes for the building and its open spaces.

DC4-A 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-A-2. Climate Appropriateness: Select durable and attractive materials that will age well in Seattle's climate, taking special care to detail corners, edges, and transitions.

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-B-2. Coordination with Project Design: Develop a signage plan within the context of architectural and open space concepts, and coordinate the details with façade design, lighting, and other project features to complement the project as a whole, in addition to the surrounding context.

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.

Greenwood/Phinney Supplemental Guidance:

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. The following signs are generally discouraged:

1. Large illuminated box (back-lit "can") signs, unless they are treated or designed to be compatible with the character of surrounding development. Back-lit awnings should be limited to one horizontal-mounted lighting tube. Small neon signs are an alternative as long as they are unintrusive to adjacent residences.
2. Pole-mounted signs. Small monument signs are encouraged as part of low walls screening parking and abutting pedestrian-oriented space. Design should not present a visibility problem to a driver, pedestrian or bicyclist.

STAFF DIRECTION

At the conclusion of the Administrative EARLY DESIGN GUIDANCE phase, Staff recommended moving forward to MUP application.

Staff will not provide feedback on any design options with increased height and floor area. The current proposal is subject to an Administrative Design Review Process per SMC 23.41.004 Table A. A building with over 20,000 square feet gross floor area would be subject to the Full Design Review Process, and massing options of that size would require Design Review Board Early Design Guidance.