



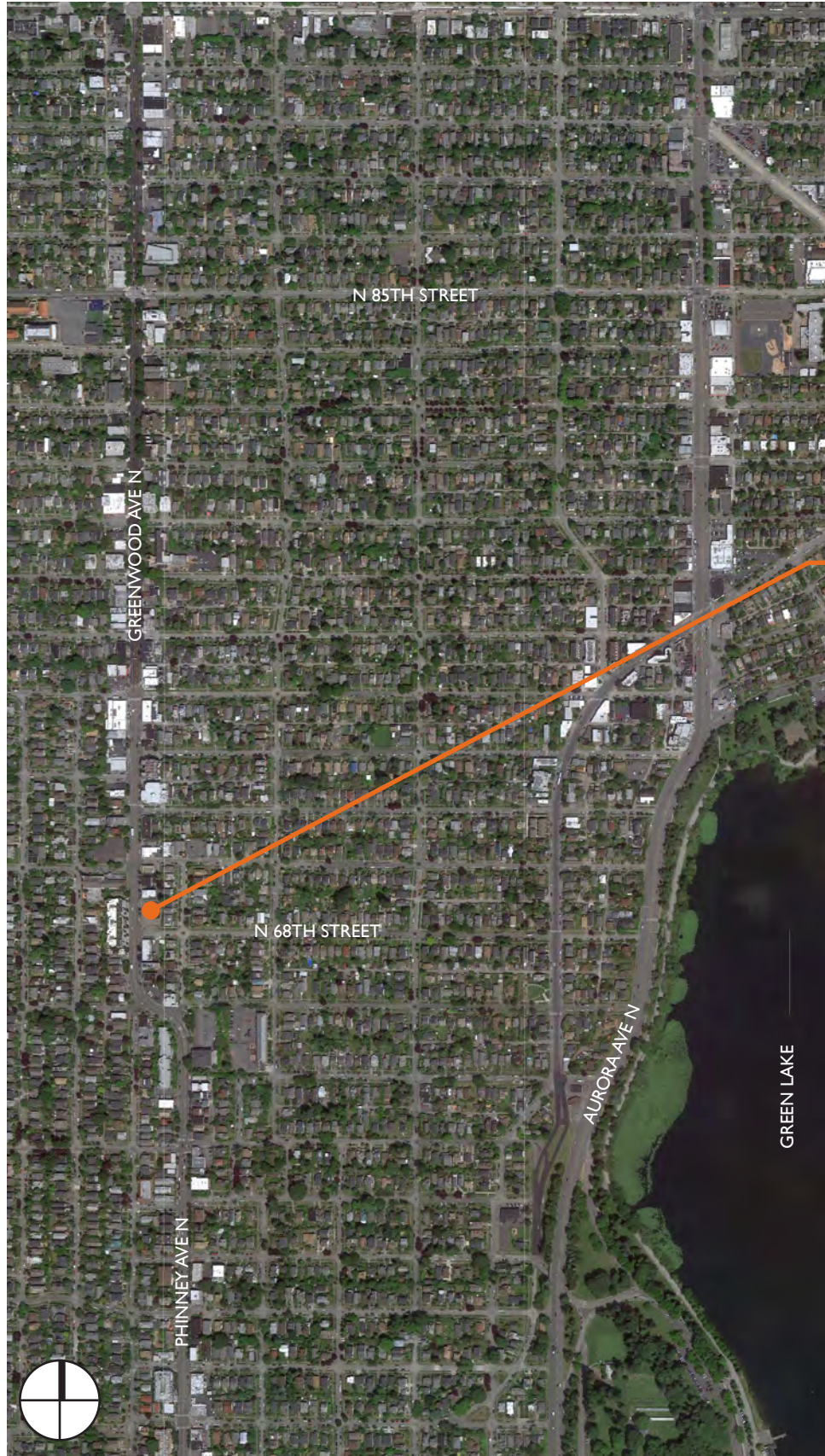
ISOLA GREENWOOD
6800 GREENWOOD AVENUE N

EARLY DESIGN GUIDANCE
SE DESIGN REVIEW BOARD - DECEMBER 16, 2013
DPD #3016207

310 FIRST AVENUE S, SUITE 4S
SEATTLE, WA 98104
206.933.1150
www.nkarch.com



PROJECT DESCRIPTION



PROJECT TEAM

OWNER

Isola Homes
1518 1st Avenue S
Suite 301
Seattle, WA 98134

ARCHITECT

Nicholson Kovalchick Architects
310 1st Avenue S, Suite 4S
Seattle, WA 98104

DPD CONTACT

TBD

SITE LOCATION

PROJECT PROGRAM

Number of Residential Units:	Approximately 39-46
Number of Parking Stalls:	Approximately 0-15
Area of Residential Uses:	Approximately 26,000 - 28,000 sf
Area of Retail Uses:	Approximately 3,500 - 5,000 sf
Area of Parking Garage:	Approximately 0 - 5,000 sf
Total Area:	Approximately 40,000 sf

EXISTING SITE

A single parcel located at the northeast corner of the intersection at Greenwood Avenue North and North 68th Street. The site abuts an office building to the north and a single family residence to the east. There is an existing service station on the site that will be demolished.

The parcel is rectangular, measuring 90 feet wide by approximately 131 feet long and contains approximately 11,700 sf. The site slopes approximately 4 feet from NW to SE.

DEVELOPMENT OBJECTIVES

The proposed project is a four story apartment building with 39-44 residential units mixed with street-level commercial space. Though not required, parking is proposed for two of the options and ranges from 12-15 spaces located either internally to the rear of the building or underground. Outdoor residential amenity space is provided through the proposed residential courtyard and on the rooftop deck.

The commercial storefronts will connect the existing retail and office buildings on adjacent parcels and fill in the gap created by the former service station. Modulation and detail of these entries will provide for an active pedestrian space. The upper levels of the project will maximize views to Green Lake and the Cascades to the east, and the Olympics to the west.

ZONING AND OVERLAY DESIGNATION

The project site is within the Greenwood-Phinney Ridge Residential Urban Village and is zoned NC2-40 in its entirety. Parcels to the north, west and south are also zoned NC2-40. The property to the east is partially zoned NC2-40 along the shared property line and SF for the remainder.

NEIGHBORHOOD DEVELOPMENT

The site is located in a small commercial node at the borders of the Greenwood and Phinney Ridge neighborhoods. The area blends the small retail, office spaces, and multi-family apartments along Greenwood and Phinney Avenues with single family homes on adjacent blocks. The existing retail is primarily restaurants and coffee shops, with a small mix of stores selling goods and services. There are several churches nearby, the Phinney Neighborhood Center a block to the south, and an elementary school is a short walk to the north. There is a new multi-family project planned one block north of the site.

LAND USE CODE ANALYSIS

PARCEL #: 9468200016
ZONING: NC2-40
OVERLAYS: Greenwood-Phinney Ridge Residential Urban Village, Frequent Transit
LOT AREA: 11,700 sf

23.47A.004 PERMITTED USES (NC3-40)

- Permitted outright:
- Residential
 - Live/Work
 - Ground Floor Commercial Uses
 - General Sales
 - Eating & Drinking Establishment

23.47A.005 STREET-LEVEL USES (NC2-40) &

23.47A.008 STREET LEVEL DEVELOPMENT STANDARDS (NC2-40)

- Residential uses can occupy no more than 20% of the street-level, street-facing facade in NC zones per DR 17-2012.
- Live/Work units located on street-level street-facing facades must comply with blank facade and transparency requirements.
- Blank facade requirements apply (segments no more than 20' in width, total blank facade segments may not exceed 40% of width)
- Street-level, street-facing facades must be located within 10' of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided
- 60% of street-facing facade between 2' and 8' above the sidewalk shall be transparent
- Nonresidential uses must be on average 30' deep and no less than 15' deep.
- Residential uses located along a street-level, street-facing facade shall be at least 4' above or 4' below sidewalk grade or be set back at least 10' from the sidewalk.

23.47A.013 FLOOR AREA RATIO (NC2-40)

Single purpose: 3.0 Mixed-use: 3.25

23.47A.012 STRUCTURE HEIGHT (NC2-40)

- Allowed Maximum Base Height: 40'-0"
- Maximum bonus height per incentives: 44'-0"
- * 4' Maximum height increase is allowed with 13' floor to floor at street level non-residential use (SMC 23.47A.012.A.1.a)
- 4' additional allowed for parapets: 48'-0"
- 5' additional allowed for Clerestories: 49'-0"
- 15' additional allowed for stair penthouses: 59'-0"
- 16 additional allowed for elevator penthouses: 60'-0"

23.86.006 STRUCTURE HEIGHT MEASUREMENT

The height of a structure is the difference between the elevation of the highest point of the structure not excepted from applicable height limits and the average grade level ('average grade level' means the average of the elevation of existing lot grades at the midpoints, measured horizontally, of each exterior wall of the structure or at the midpoint of each side of the

smallest rectangle that can be drawn to enclose the structure)

23.47A.014 SETBACK REQUIREMENTS (NC2-40)

- Front setback: No setback required
- Rear setback: No setback required
- Side setback from interior lot line: No setback required
- Additional setbacks: No setback required

23.47A.024 AMENITY AREAS (NC2-40)

Required: 5% of gross floor area in residential use
 Estimated requirement: 28,000 x 5% = 1,400 sf

General Requirements:

- All residents shall have access to at least one private or common amenity area
- Amenity areas shall not be enclosed
- Common amenity areas shall have a minimum dimension of 10 ft and be no less than 250 sf in size
- Private balconies and decks shall have a minimum area of 60 sf and no horizontal dimension less than 6 ft

23.47A.016 LANDSCAPING STANDARDS (NC2-40)

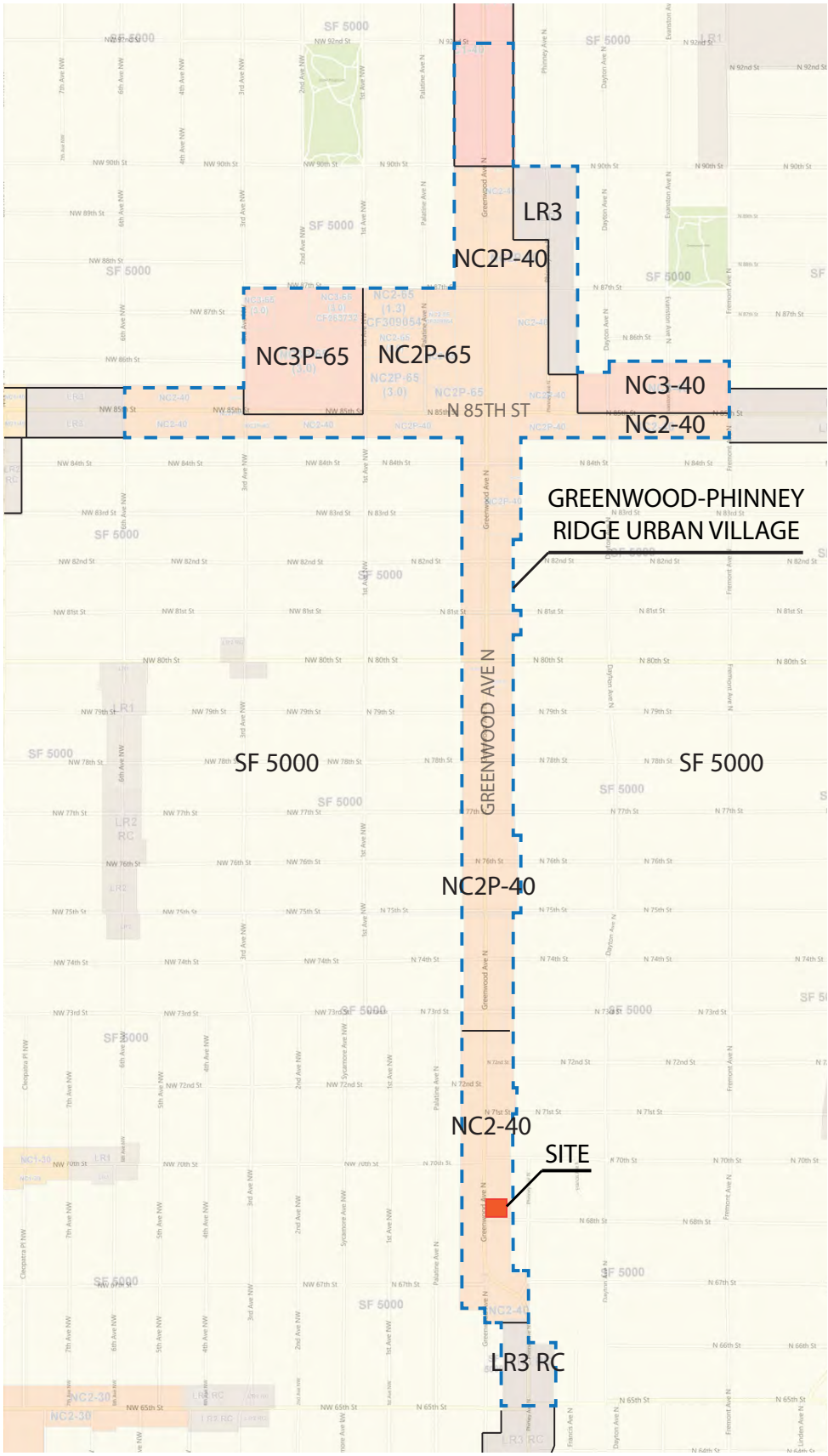
- Green factor score minimum 0.3 required.
- Street trees are required when any development is proposed

23.54.015 REQUIRED PARKING (NC2-40)

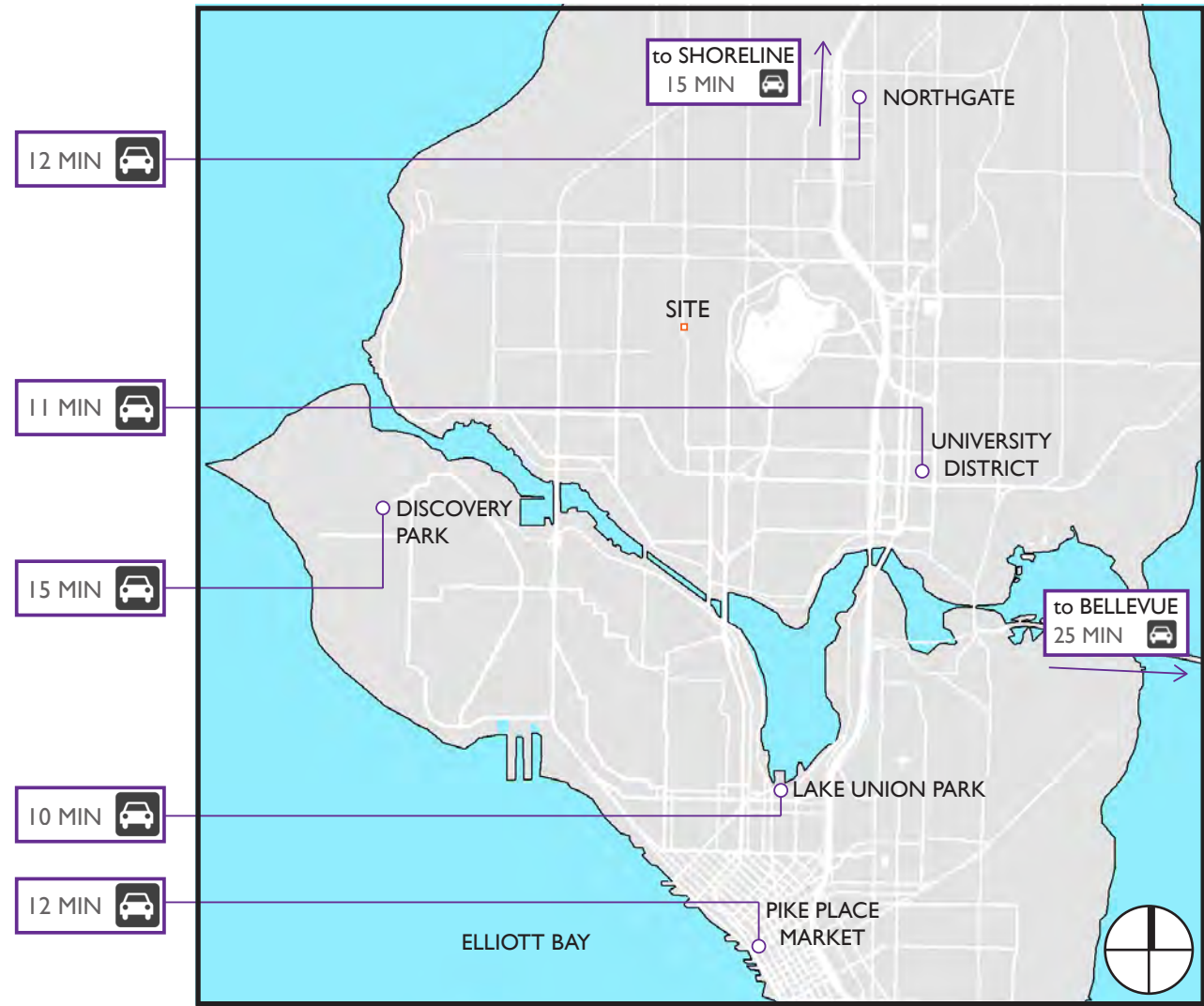
- Residential Use:**
- No parking is required in commercial zones within urban villages if the residential use is located within 1,320 feet of a street with frequent transit service
- Nonresidential Use:**
- No parking is required in commercial zones within urban villages if the nonresidential use is located within 1,320 feet of a street with frequent transit service
- Bicycle short-term parking:**
- Nonresidential Use: 1 per 4,000 sf
- Bicycle long-term parking:**
- Residential Use: 1 per 4 units.
 - Nonresidential Use: 1 per 12,000 sf

23.54.040 SOLID WASTE & RECYCLABLE MATERIALS STORAGE AND ACCESS (NC2-40)

- Residential (26-50 units): 375 sf**
- 375 sf, plus 4 sf for each additional unit above 100
 - Min. storage area may be reduced 15% if min. horizontal dimension is 20'
- Nonresidential:**
- Mixed use development that contains both residential and nonresidential uses shall meet the storage requirements for residential development, plus 50% of the requirement for nonresidential development
 - 5,001-15,000 sf= 125 sf X 50% = 63 sf

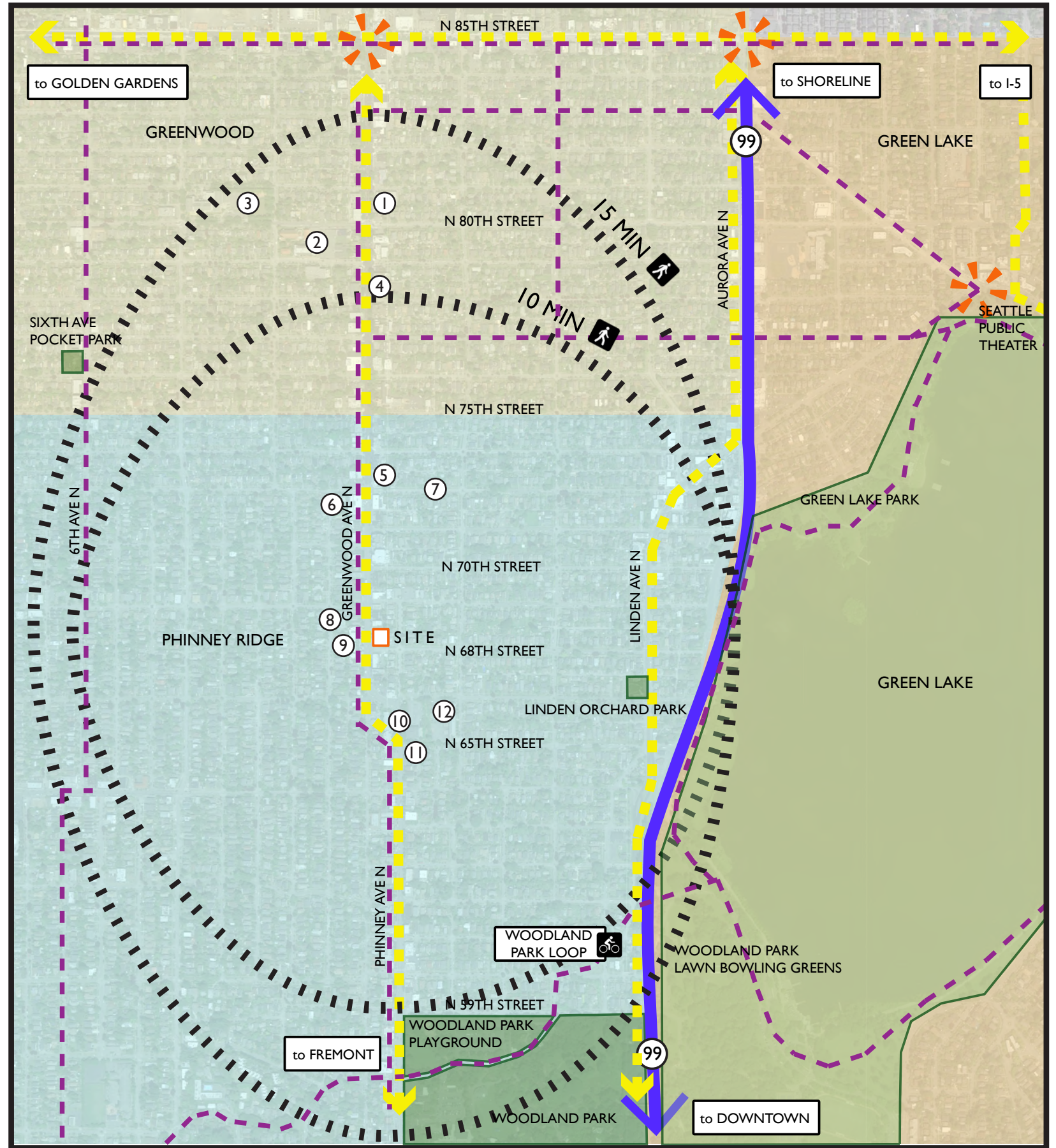


URBAN ANALYSIS



COMMUNITY CONNECTIVITY KEY

	SITE		FREQUENT TRANSIT BUS ROUTE
	PARKS		BICYCLE ROUTE
	NODES		INTERSTATE ROUTE
	WALKSHED		



NEIGHBORHOOD CONTEXT



① GREENWOOD LIBRARY



② ST. JOHN CATHOLIC CHURCH



③ GREENWOOD ELEMENTARY SCHOOL



④ WOODLAND PARK UNITED METHODIST



⑤ SEATTLE FIRESTATION 21



⑥ KEN'S MARKET



⑦ ROCK OF THE AGES LUTHERAN CHURCH



⑧ WOODLAND PARK PRESBYTERIAN CHURCH



⑨ FINI APARTMENTS



⑩ RED MILL BURGERS



⑪ PHINNEY NEIGHBORHOOD CENTER



⑫ MONTESSORI GARDEN

URBAN ANALYSIS



- | | | |
|--|--|---------------------------------------|
| CIVIC/RELIGIOUS | 1 TRUE VALUE HARDWARE | 11 STUMBLING GOAT BISTRO |
| INDUSTRIAL | 2 INFINITY - 4 STORY MIXED USE | 12 ESPRESSO DENTAL |
| PROJECT SITE | 3 A-I PIANO | 13 EL CHUPACABRA |
| INSTITUTION/EDUCATION | 4 ROCK THE AGES LUTHERAN CHURCH | 14 MAI THAIKU |
| COMMERCIAL/RETAIL/OFFICE | 5 WOODLAND PARK PRESBYTERIAN CHURCH | 15 FRANCINE SEDERS GALLERY |
| RECREATION/OPEN SPACE | 6 EARLY LEARNING + DEVELOPMENT CENTER | 16 RED MILL BURGERS |
| PROPOSED MULTI-FAMILY | 7 FINI - 4 STORY MIXED USE | 17 STARBUCKS |
| MULTI-FAMILY RESIDENCES | 8 OLIVER TWIST RESTAURANT | 18 PHINNEY FARMERS MARKET |
| SINGLE-FAMILY RESIDENCE | 9 LAW OFFICES/ 2 STORY RESIDENCE | 19 MONTESSORI GARDEN |
| | 10 ED'S KORT HAUS | 20 PHINNEY NEIGHBORHOOD CENTER |

SUN, WIND & LIGHT

Sitting atop Phinney Ridge, the site enjoys excellent access to light throughout the day. Given the location of the site relative to adjacent uses, morning and mid-day sunlight would not be reduced to the homes east of the property, while the street right-of-way provides a substantial buffer minimizing shadows to the west. Afternoon and early evening sun would result in shadows on the homes to the east, so we propose setting back from the east property line to minimize this impact. The mixed-use building immediately to the north would have shadows across the property from mid-morning to late afternoon.

For most of the year, from October through June, the prevailing winds come from the south or southeast. During the summer, from July through September, prevailing winds come from the northwest off Puget Sound.

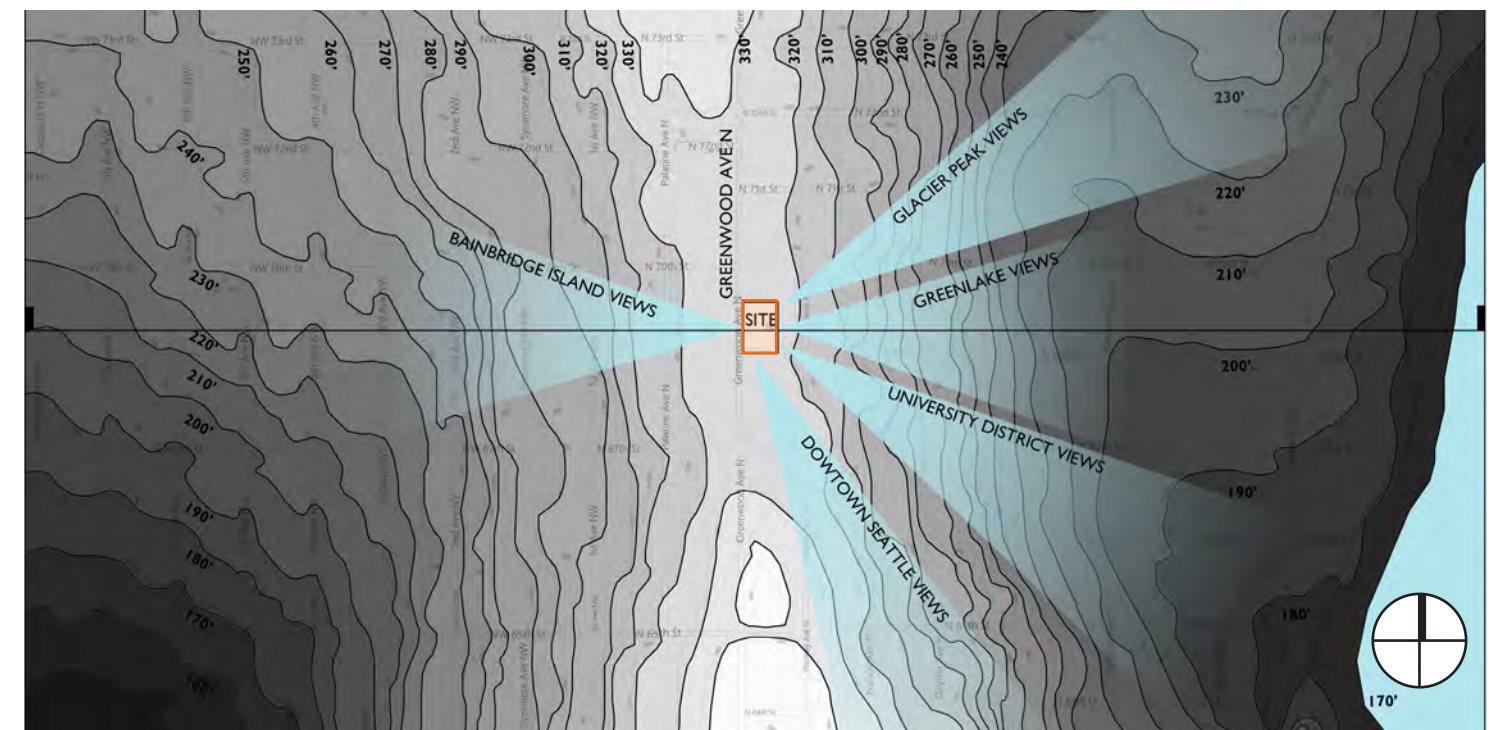
TOPOGRAPHY & VIEWS

The commercial corridor runs along the spine of Phinney Ridge with the adjacent neighborhoods slope downward to the east and west accordingly. The site itself is relatively level, with a 4-foot drop across its length from the northwest to the southeast.

The site's ridgetop location allows for views to the east of Green Lake and the Cascade Mountain range beyond, Puget Sound and the Olympic Mountains to the west, and has potential for downtown views to the south. The views will be best from the Level 2 apartments and above to the east and through view corridors around existing development to the west.



SITE FORCES MAP

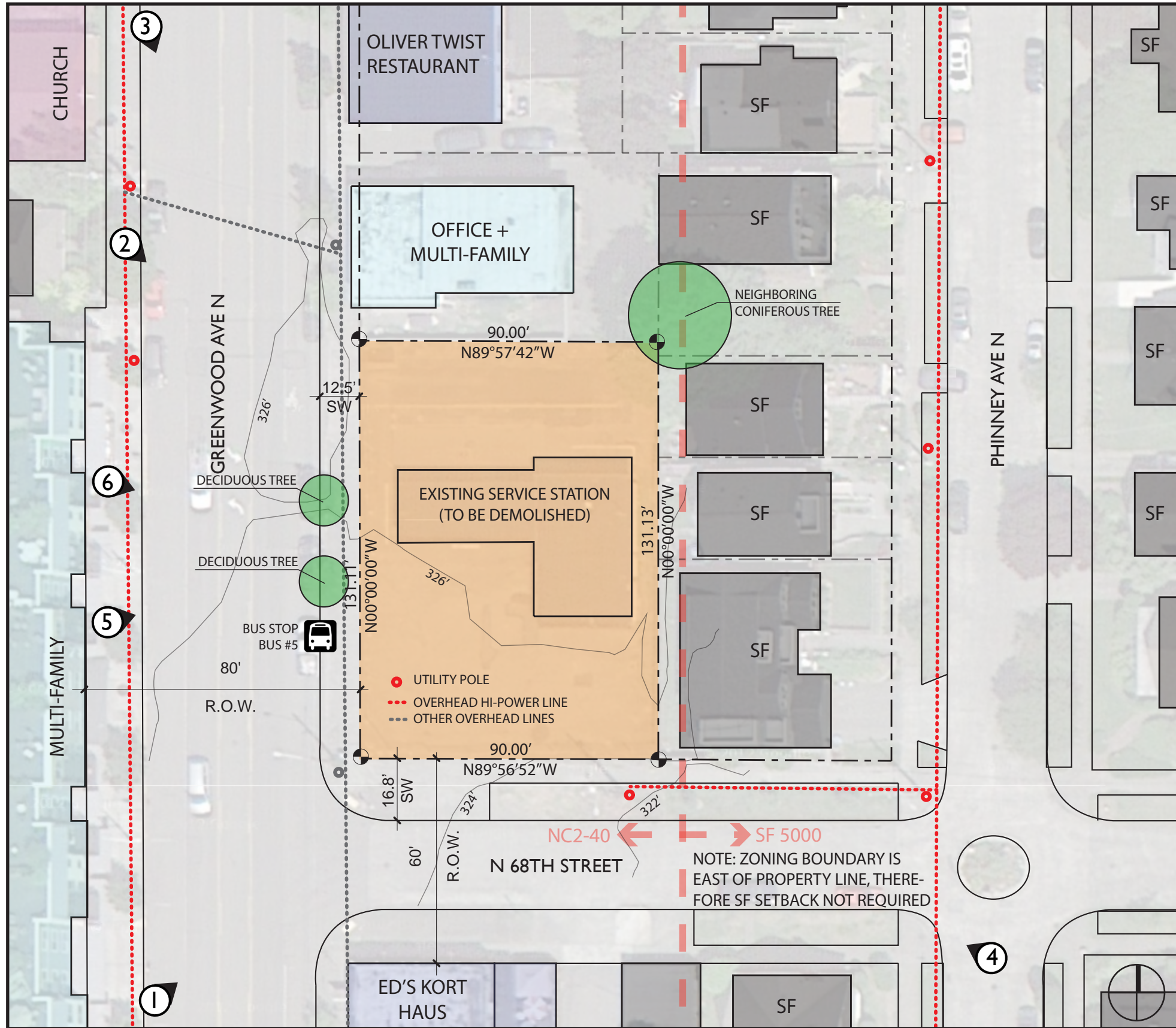


TOPOGRAPHY PLAN



TOPOGRAPHY SECTION

EXISTING SITE PLAN



CURRENT SITE CONDITIONS

The site consists of a single tax parcel located at the northeast corner of the intersection at Greenwood Avenue North and North 68th Street. The site abuts an office building to the north and a single family residence to the east. There is an existing garage and canopy on the site that will be demolished. The site is almost completely paved with no significant landscaping, and there are two street trees along Greenwood.

The parcel is rectangular, measuring 90 feet wide by 131.11 feet along the west property line and 131.13 feet along the east property line. The site contains approximately 11,700 sf, and slopes almost 4 feet from NW to SE with the slope increasing slightly at the SE corner.

Greenwood and 68th feature right-of-way widths of 80' and 60' respectively. However, the roadway along Greenwood is wider than typical (approximately 55') to accommodate a traffic lane, bike lane and parallel parking in each direction along with a center turn lane. There is no alley located on this block.

There is a SCL pole and overhead line located near the southeast corner of the site. Due to SCL clearance requirements, the structure will have to be setback to provide permanent clearance (10' horizontally) and working clearance (13.4' measured in an arc horizontally and vertically) from the power lines. Depending on the final building massing and location of entry to parking this pole may be relocated as part of the project.



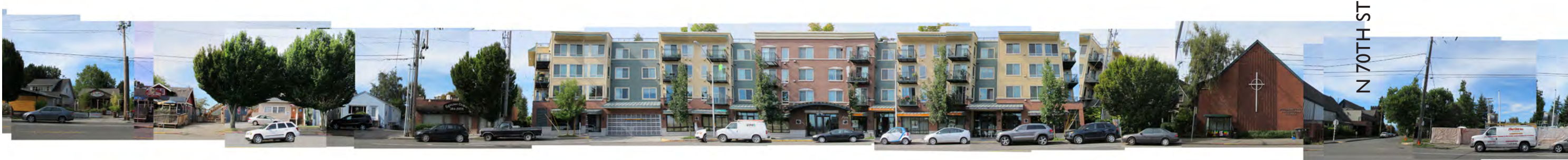
MONTAGE KEY MAP

PROJECT SITE



① GREENWOOD AVENUE LOOKING EAST

PROJECT SITE ACROSS GREENWOOD AVE N



② GREENWOOD AVENUE LOOKING WEST
EARLY DESIGN GUIDANCE

STREETSCAPE MONTAGES



MONTAGE KEY MAP



④ 68TH STREET LOOKING NORTH



⑤ 68TH STREET LOOKING NORTH



⑥ 68TH STREET LOOKING SOUTH



MONTAGE KEY MAP



⑥ LOOKING SOUTH FROM NEIGHBORING PLAT



PROJECT SITE BEHIND HOUSES



⑦ PHINNEY AVENUE LOOKING WEST

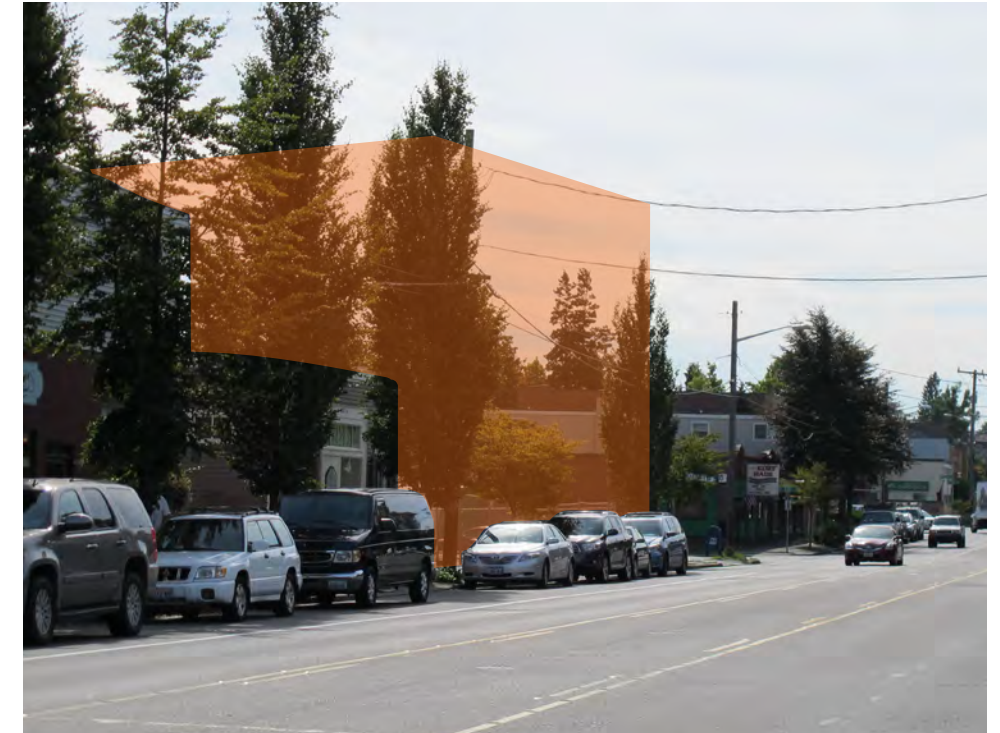
VIEWS TO SITE



① VIEW OF SITE NORTHEAST ALONG GREENWOOD AVE N



② VIEW OF SITE SOUTHWEST ALONG GREENWOOD AVE N



③ VIEW OF SITE FROM FURTHER NORTH



④ VIEW FROM THE INTERSECTION OF 68TH AND PHINNEY



⑤ VIEW OF SITE FROM FINI BUILDING ENTRANCE



⑥ LOOKING EAST ACROSS GREENWOOD AVE TO SITE

NOTES: BUILDING ENVELOPE IS APPROXIMATELY 44' IN ABOVE IMAGES. SEE PAGE 14 FOR KEY PLAN OF THE ABOVE CAPTION NUMBERS.

A-1 RESPONDING TO SITE CHARACTERISTICS

The siting of buildings should respond to specific site conditions and opportunities such as non-rectangular lots, location on prominent intersections, unusual topography, significant vegetation and views or other natural features.

Combining this project's corner-anchoring retail space with existing retail and office on adjacent properties will enhance the area as a neighborhood node and encourage pedestrian life along this section of Greenwood. Although not required to provide parking, the preferred scheme will access an underground garage easing potential pressure on neighborhood, and the garage ramp is located at the lowest point of the property to take advantage of existing grades. The site's location atop Phinney Ridge allows the project to capture light and superb views, especially to the east. In Option #3 (Preferred Scheme) a dramatic roof deck is located at the southeast corner of the site and will be oriented to capture 180 degree views, from downtown skyline to Green Lake to the Cascade Mountains.

A-2 STREETScape COMPATIBILITY

The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.

The project will be designed to reinforce emerging development patterns in the neighborhood. Higher intensity and more public spaces will be located along the Greenwood frontage, including a retail space that wraps the corner onto 68th. This continues the pattern of pedestrian friendly storefronts along the commercial corridor established on adjacent properties while creating an anchoring opportunity at the corner location.

A-4 HUMAN ACTIVITY

New development should be sited and designed to encourage human activity on the street.

The project will have a well articulated building façade that will help to shape the pedestrian environment. A sizable retail space will be located along Greenwood and will engage the corner of the site creating a desirable space connected to both streets. The retail spaces will be accessible directly from the sidewalk, and when combined with existing retail across the street will help establish the intersection as a neighborhood commercial node.

A-5 RESPECT FOR ADJACENT SITES

Buildings should respect adjacent properties by being located on their sites to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings.

The project will favor the west property line to maintain the street edge established along Greenwood. Although to the NC zoning extends into the neighboring single family properties and would allow for a 0' setback, the building will be held back from the east property line and provide a buffer for light and air. Where parking occurs it will either be located to the back of the property and screened from Greenwood and 68th or, in the preferred option, underground.

A-7 RESIDENTIAL OPEN SPACE

Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.

Option 2 and Option 3 (Preferred Option) are set back 10' from the east property line, creating an opportunity for private yards serving the ground level units and a shared outdoor area for others. There are rooftop decks on all three options that will provide ample space for socialization and enjoying spectacular views.

A-10 CORNER LOTS

Buildings on corner lots should be oriented to the corner and public street fronts. Parking and automobile access should be located away from corners.

Because N 68th Street dead-ends into Greenwood at this point resulting in an intersection with only two corner lots, this building's connection to that corner takes on additional significance. The retail space will wrap the corner of the building to engage both streets, and upper levels will be articulated through the use of materials and varied roof-height to anchor the project at the corner and be visible from several blocks away.

B-1 HEIGHT, BULK, AND SCALE COMPATIBILITY

Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to near-by, less-intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zones.

The site is part of a NC zone that extends a half-block either side of Greenwood Ave. N. The street-front massing is consistent with recent and proposed buildings in the neighborhood, and will allow the building to blend with future projects as they are developed, and in the preferred Option 3 the top floor is partially stepped back reducing the bulk of the structure. The site borders single-family properties to the east, and in all three options this connection is softened by holding the building back from the property line and allowing a buffer space between the new building and neighboring houses. In our preferred Option 3, a fourth floor terrace is carved out of the southeast corner of the building creating an opportunity for additional modulation at this point.

C-2 ARCHITECTURAL CONCEPT AND CONSISTENCY

Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept. Buildings should exhibit form and features identifying the functions within the building. In general, the roofline or top of the structure should be clearly distinguished from its facade walls.

With its corner location, the project will incorporate materials and forms at the corner that accentuate this unique opportunity while maintaining a strong overall unity of design. As all 4 facades of the project will be visible for some time, it is important that the same architectural vocabulary and quality of materials be used around the building. However, the articulation of each façade will reflect the intensity of each side of the building. For instance, the Greenwood façade may feature bolder elements and projecting bays while the eastern façade, while complimentary, would feature cleaner lines and more human-scale elements to reflect the lower-intensity of the adjacent SF zoned parcels. The northern elevation will be clean with minimal openings reflecting the potential for development of a

zero-setback building on the adjacent parcel in the future.

C-3 HUMAN SCALE

The design of new buildings should incorporate architectural features, elements and details to achieve a good human scale.

Active uses are planned along the street edge that encourage pedestrian traffic. Storefronts and overhead weather protection will be provided and combined with signage, lighting, and street furniture where appropriate to provide a sense of human scale at grade. Above, building bays, decks and finer-grain elements such as balconies, window sizing, and architectural details will be incorporated to provide a sense of interest.

D-1 PEDESTRIAN OPEN SPACES AND ENTRANCE

Convenient and attractive access to the building's entry should be provided. To ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open spaces should be considered.

Entrance to the residential spaces will be through a dedicated lobby space that is recessed into the building massing, affording shelter and additional opportunities for lighting and landscaping.

E-2 LANDSCAPING TO ENHANCE THE BUILDING &/OR SITE

Landscaping, including living plant material, special pavements, trellises, screen walls, planters, site furniture and similar features should be appropriately incorporated into the design to enhance the project.

New street trees will be added along Greenwood and 68th to complement those already existing, creating shade and a perceived buffer between pedestrians and auto traffic. Greenscreened walls, planters at street level, and additional plantings on rooftop decks soften edges and provide a richer outdoor environment, while on Option 2 and Option 3 the 10' landscaped buffer along the east property line will enhance the rear units at grade.

GREENWOOD/PHINNEY NEIGHBORHOOD DESIGN GUIDELINES

A-1 RESPONDING TO SITE CHARACTERISTICS

Numerous east-west streets offer excellent views of Green Lake, Puget Sound and the Olympic and Cascade Mountains from Greenwood Avenue North. Where possible buildings should be located to take advantage of these views and to enhance views from the public right-of-way. Examples of methods to do this include setbacks from view corridors, landscape elements and street trees to frame views rather than block them, and pedestrian spaces with views of the water and mountains.

The site's location atop Phinney Ridge allows the project to capture light and superb views, especially to the east. In Option #3 (Preferred Scheme) a dramatic roof deck is located at the southeast corner of the site and will be oriented to capture 180 degree views, from downtown skyline to Green Lake to the Cascade Mountains.

A-2 STREETScape COMPATIBILITY

Commercial development in the Greenwood/Phinney corridor has historically been oriented toward the street, with buildings up against the sidewalks. Most residential developments have modest landscaped setbacks and first floors are built slightly above grade to allow for privacy and a sense of transition from the street. Continuing this pattern will reinforce the character of both the business districts and residential areas.

The project will be designed to reinforce emerging development patterns in the neighborhood. Higher intensity and more public spaces will be located along the Greenwood frontage, including a retail space that wraps the corner onto 68th. This continues the pattern of pedestrian friendly storefronts along the commercial corridor established on adjacent properties while creating an anchoring opportunity at the corner location. Entrance to the residential spaces will be through a dedicated lobby space that is recessed into the building massing, affording shelter and additional opportunities for lighting and landscaping. Entrance to parking, where it occurs, will be from 68th to minimize disruption to pedestrians along Greenwood and take advantage of the lower grade.

B-1 HEIGHT, BULK, AND SCALE COMPATIBILITY

a. 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.

The street-front massing is consistent with recent and proposed buildings in the neighborhood, and will allow the building to blend with future projects as they are developed, and in the preferred Option 3 the top floor is partially stepped back reducing the bulk of the structure. In our preferred Option 3, the residential bays above street level establish a pattern that can be reflected in the breakup of retail spaces below and an opportunity for sheltered exterior spaces.

b. Careful siting, building design and massing are important to achieve a sensitive transition between more intensive and less intensive zones.

In our preferred Option 3, a fourth floor terrace is carved out of the southeast corner of the building creating an opportunity for additional modulation at this point.

C-1 ARCHITECTURAL CONCEPT AND CONSISTENCY

b. Façade Articulation and Modulation: Façade articulation and modulation in the Greenwood/Phinney Ridge Planning Area are most critical in multi-family residential buildings. Use of façade articulation and architectural elements is encouraged to make new construction compatible with the surrounding architectural context.

The preferred Option 3 combines modulated bays across the street-facing elevations with multiple setbacks of the top level to create a form that combined create a form that reduces the perceived scale of the building and eases the visual transition to adjacent structures.

C-2 ARCHITECTURAL CONCEPT AND CONSISTENCY

b. Building Entrances: Almost all of the existing buildings located at corners along the Greenwood Avenue North/Phinney Avenue North and North/Northwest 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.

It is important to the design of this project that the corner provide a strong street presence for the building, as well as a primary entry point to the retail spaces.

C-3 HUMAN SCALE

The design of new buildings should incorporate architectural features, elements and details to achieve a good human scale.

Active uses are planned along the street edge that encourage pedestrian traffic. Storefronts and overhead weather protection will be provided and combined with signage, lighting, and street furniture where appropriate to provide a sense of human scale at grade. Above, building bays, decks and finer-grain elements such as balconies, window sizing, and architectural details will be incorporated to provide a sense of interest.

D-1 PEDESTRIAN OPEN SPACES AND ENTRANCE

a. Pedestrian Open Spaces Small, usable open spaces are an important design objective. Open spaces incorporating the following features are encouraged with new commercial and mixed-use development:

- Good sun exposure during most of the year
- Located in areas with significant pedestrian traffic
- Storefront and/or residential windows face onto open space, at or above the ground level
- There are a variety of places to sit.
- Pedestrians have something to look at, whether it is a view of the street, landscaping, a mural, etc.

Entrance to the residential spaces will be through a dedicated lobby space that is recessed into the building massing, affording shelter and additional opportunities for lighting and landscaping. The preferred Option 3 allows for a small greenspace on the east side of the building for resident use.

c. 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.

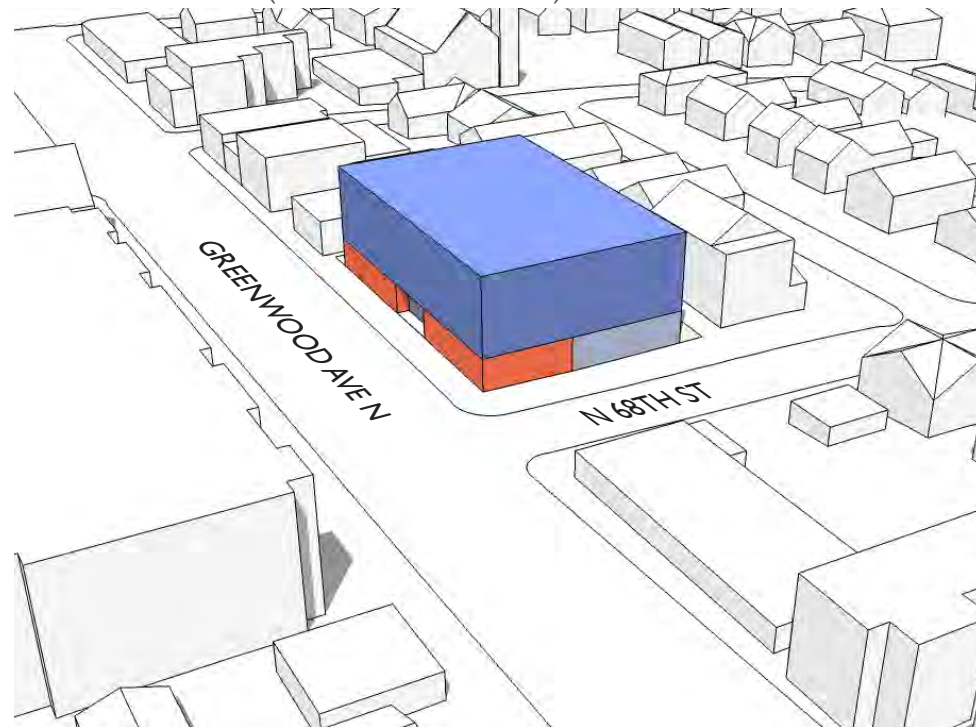
New street trees will be installed along Greenwood and 68th.

D-2 BLANK WALLS

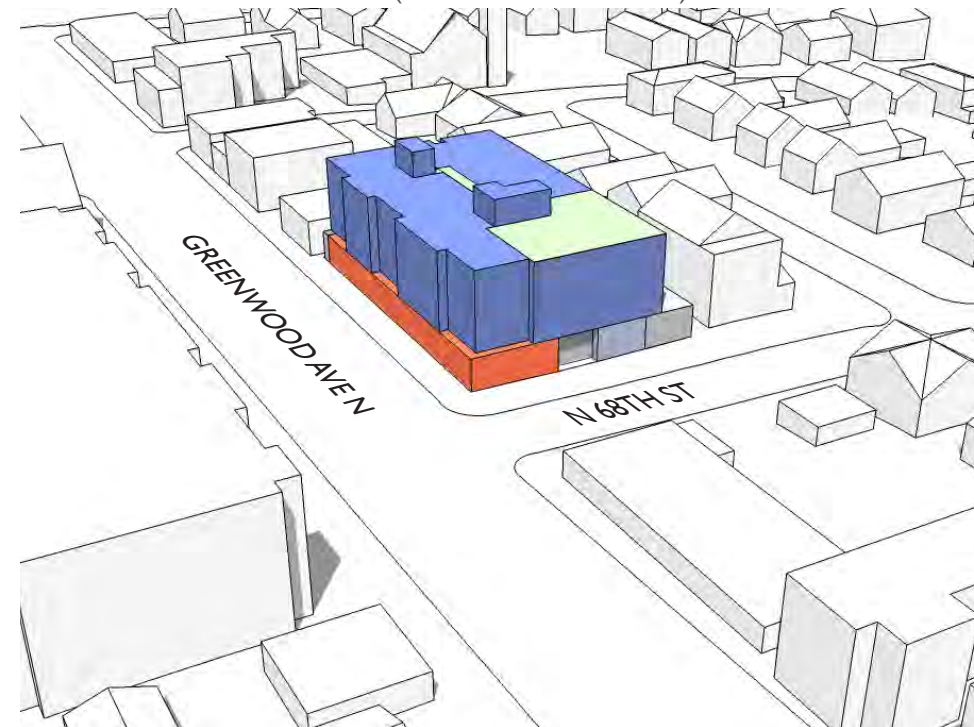
Storefronts are encouraged to be located at the sidewalk edge, particularly in neighborhood commercial districts, and should be continuous, minimizing blank walls.

Storefronts and a residential lobby at the sidewalk wrap the perimeter of the building's west and south sides in Options 2 and 3. In Option 1 there is a small area of blank wall at the southeast corner enclosing the trash and utility spaces. Options 1 and 3 maintain sufficient setbacks on the north and east sides to allow windows on both elevations.

OPTION ONE NO PARKING (CODE COMPLIANT)



OPTION TWO PARKING AT GRADE (CODE COMPLIANT)



OPTION THREE (PREFERRED) UNDERGROUND PARKING (CODE COMPLIANT)



OPTION ONE FEATURES:

- No parking on site.
- Residential lobby accessed from Greenwood Ave N.
- Retail space divided into two areas by lobby.
- Outdoor amenity space provided setbacks at the north and east property lines.
- Street elevation set on property line.
- Residential units on Level 1 with access to amenity areas.

OPTION TWO FEATURES:

- 12 surface-level parking spaces at back of property and accessed from 68th.
- Parking and residential lobby accessed from 68th.
- Outdoor amenity space provided by rooftop deck.
- Street elevation set on property line with simple building modulations.
- Zero setback at north property line.
- All residential space on levels 2-4

OPTION THREE FEATURES:

- Underground parking for 15 cars
- Residential lobby accessed from N. 68th Street.
- Outdoor amenity space provided in east setback at grade and a roof deck on Level 4.
- Street elevation set on property line with multiple bays above retail along both streets.
- Top level is setback on the southeast corner for outdoor deck space, and along the east and west sides to create private decks that provide better massing to neighboring properties.
- Residential units on Level 1 with access to amenity areas.
- Large retail space anchors the corner and includes a unique underground area.

OPTION ONE - NO PARKING (CODE COMPLIANT)

DISTINGUISHING FEATURES:

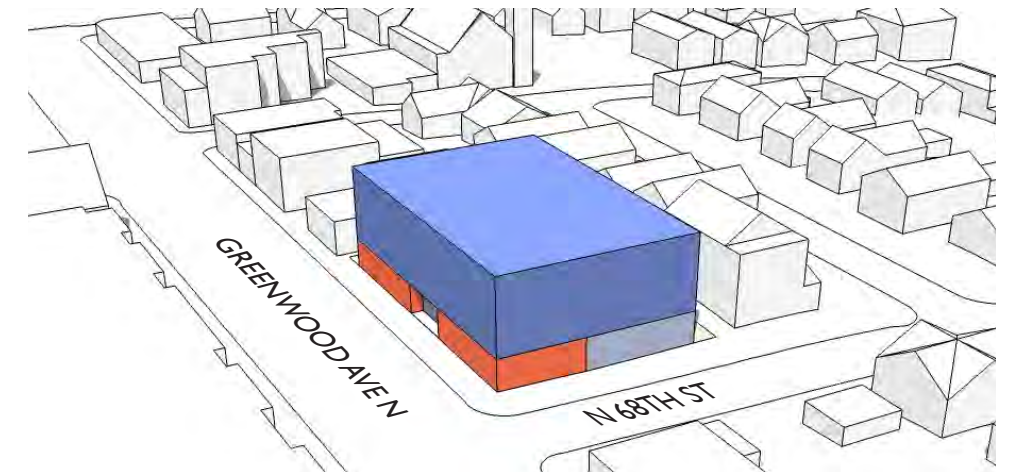
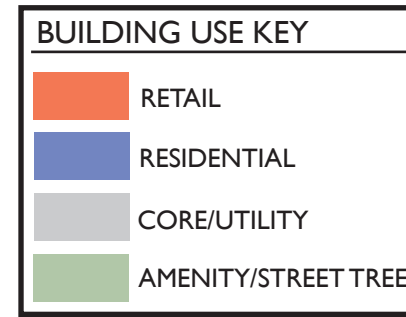
- No parking on site.
- Residential lobby accessed from Greenwood Ave N.
- Retail space divided into two areas by lobby.
- Outdoor amenity space provided setbacks at the north and east property lines.
- Street elevation set on property line.
- Residential units on Level I with access to amenity areas.

PROS:

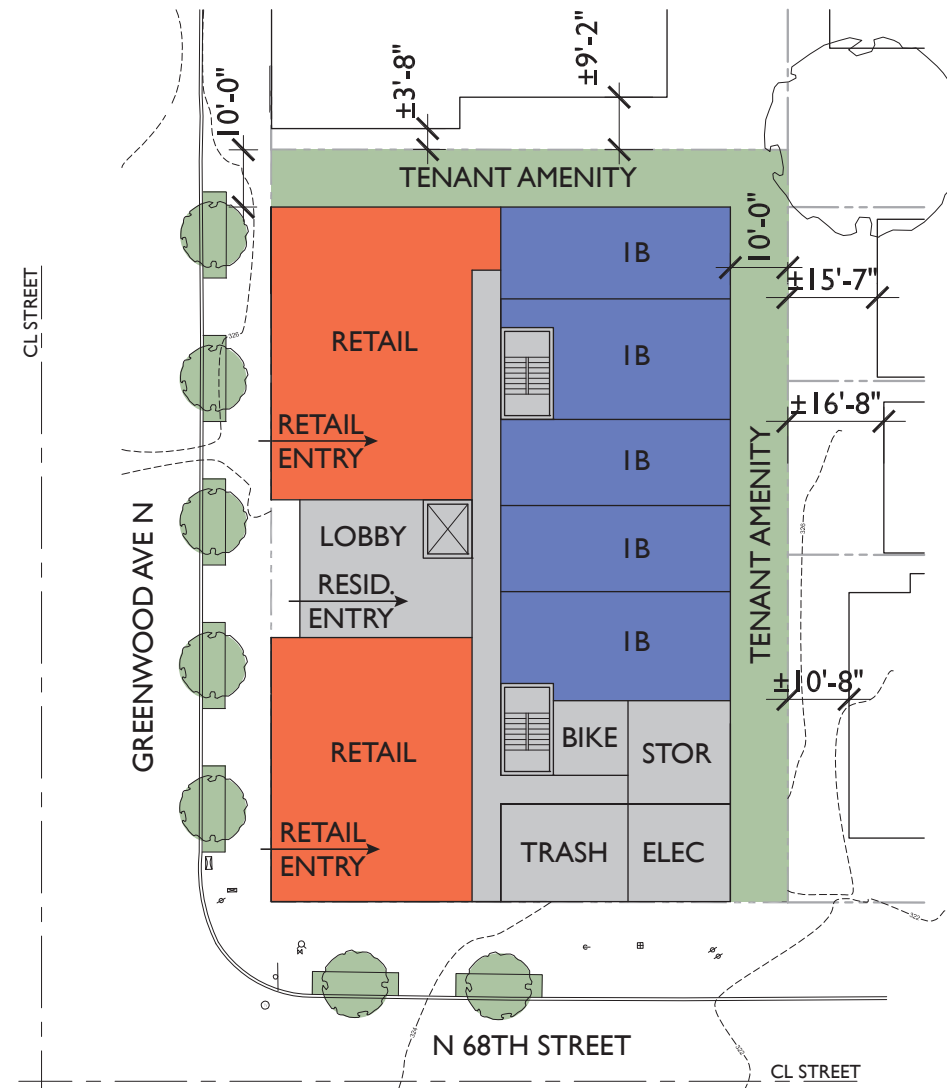
- Setback from east property line to provide a buffer from single-family homes.
- Ground level outdoor amenity space for tenants.
- No curbcut eliminates car/pedestrian conflicts.
- No departures required.

CONS:

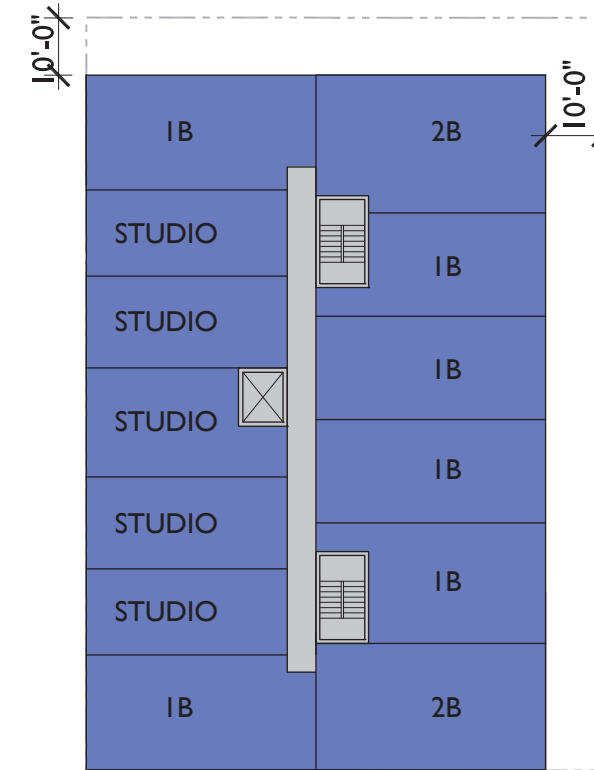
- Rectangular massing could be perceived as monotonous and does not respond well to pedestrian use.
- Central lobby on Greenwood divides Retail into smaller, less flexible spaces.
- No parking available onsite.



AERIAL VIEW LOOKING NORTHEAST TOWARDS SITE

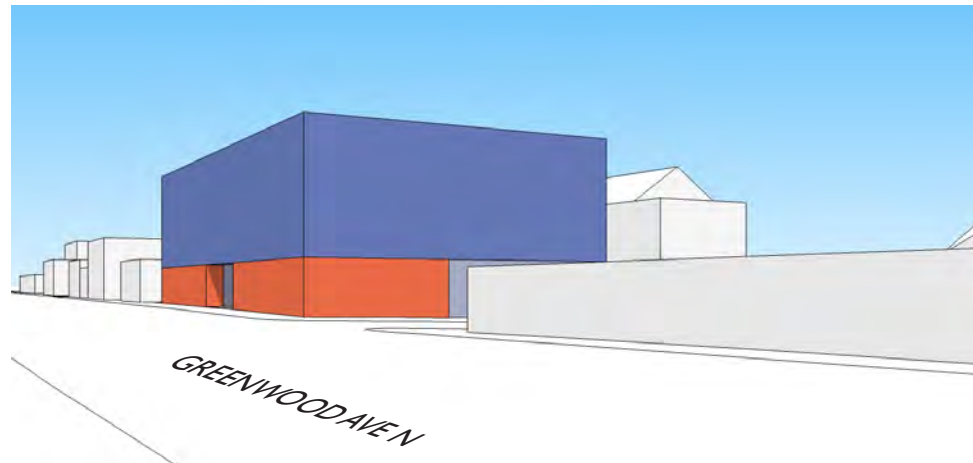


SITE PLAN AND LEVEL I



LEVEL 2-4

OPTION ONE - NO PARKING (CODE COMPLIANT)



STREET VIEW LOOKING NORTH UP GREENWOOD AVE



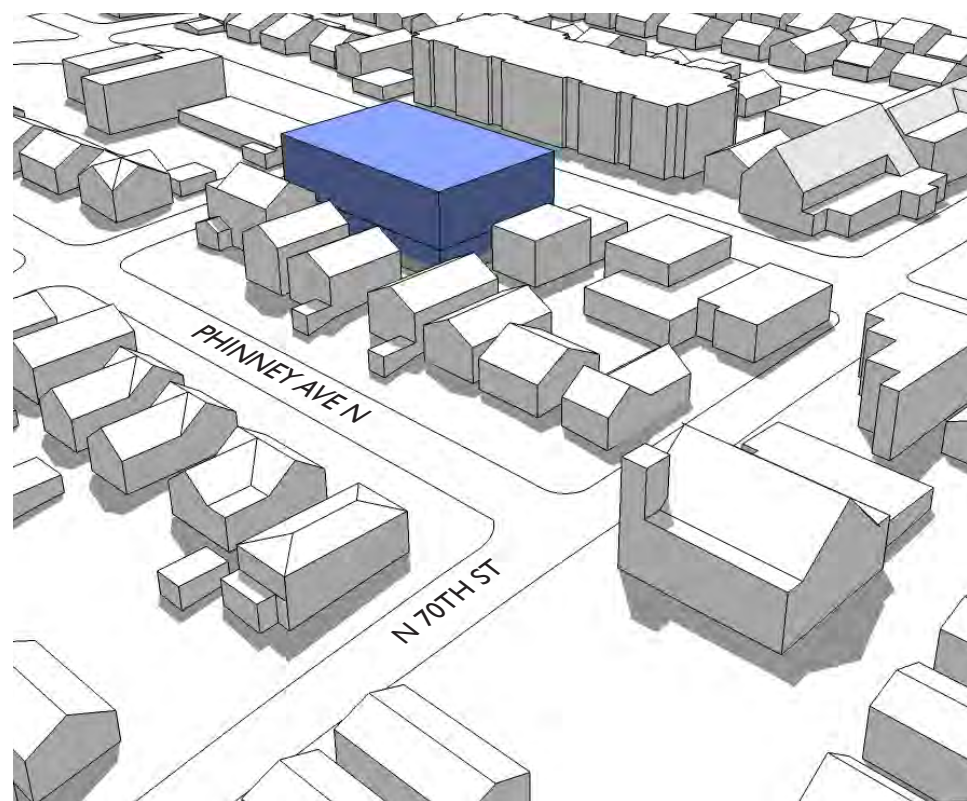
AERIAL VIEW LOOKING BELOW AT SITE



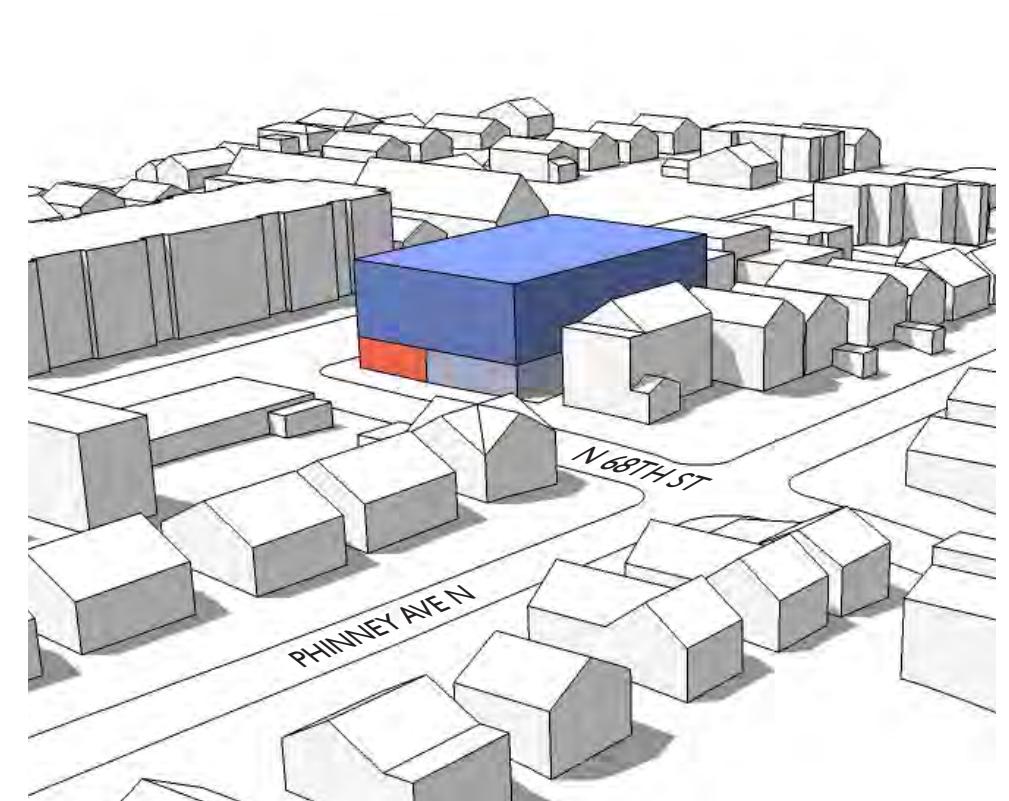
STREET VIEW LOOKING SOUTH DOWN GREENWOOD AVE



AERIAL VIEW LOOKING SOUTHEAST TOWARDS SITE



AERIAL VIEW LOOKING SOUTHWEST TOWARDS REAR OF SITE



AERIAL VIEW LOOKING NORTHWEST TOWARDS SITE

OPTION TWO - PARKING AT GRADE (CODE COMPLIANT)

DISTINGUISHING FEATURES:

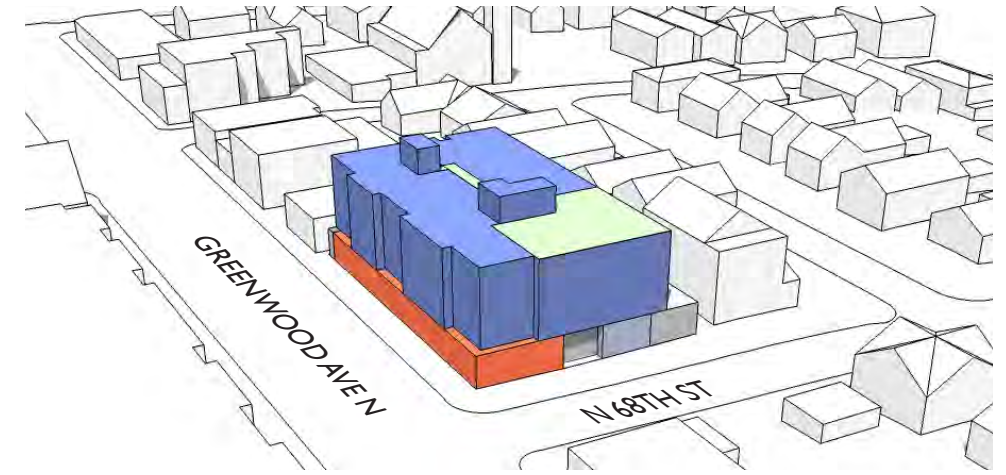
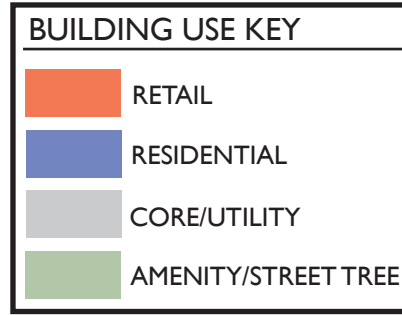
- 12 parking spaces screened from adjacent SF houses to east by wall at property line.
- Surface parking and residential lobby accessed from 68th.
- Outdoor amenity space provided by rooftop deck.
- Street elevation set on property line with simple building modulations.
- All residential space on levels 2-4
- Zero setback at north property line.

PROS:

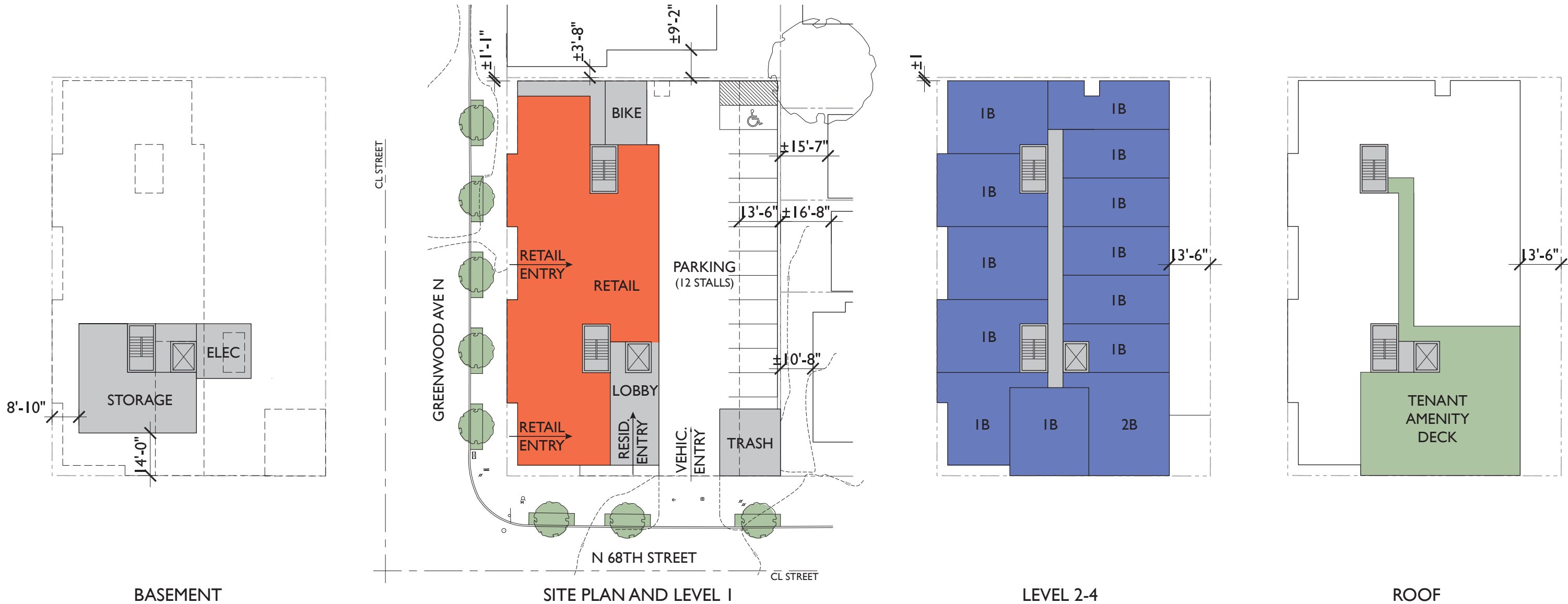
- Provides more modulated street facades.
- Large, flexible retail space appealing to a variety of uses.
- Off street parking is provided for tenants.
- No departures required.

CONS:

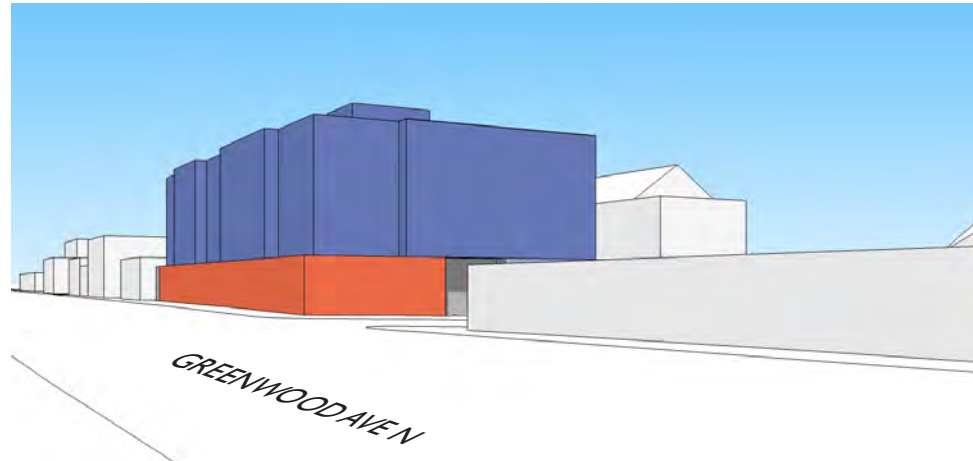
- Recesses break up facade, but do not create usable spaces at street level.
- Surface parking lot takes up all grade-level green space and parked cars face single-family yards.
- Mostly windowless wall at north property line.



AERIAL VIEW LOOKING NORTHEAST TOWARDS SITE



OPTION TWO - PARKING AT GRADE (CODE COMPLIANT)



STREET VIEW LOOKING NORTH UP GREENWOOD AVE



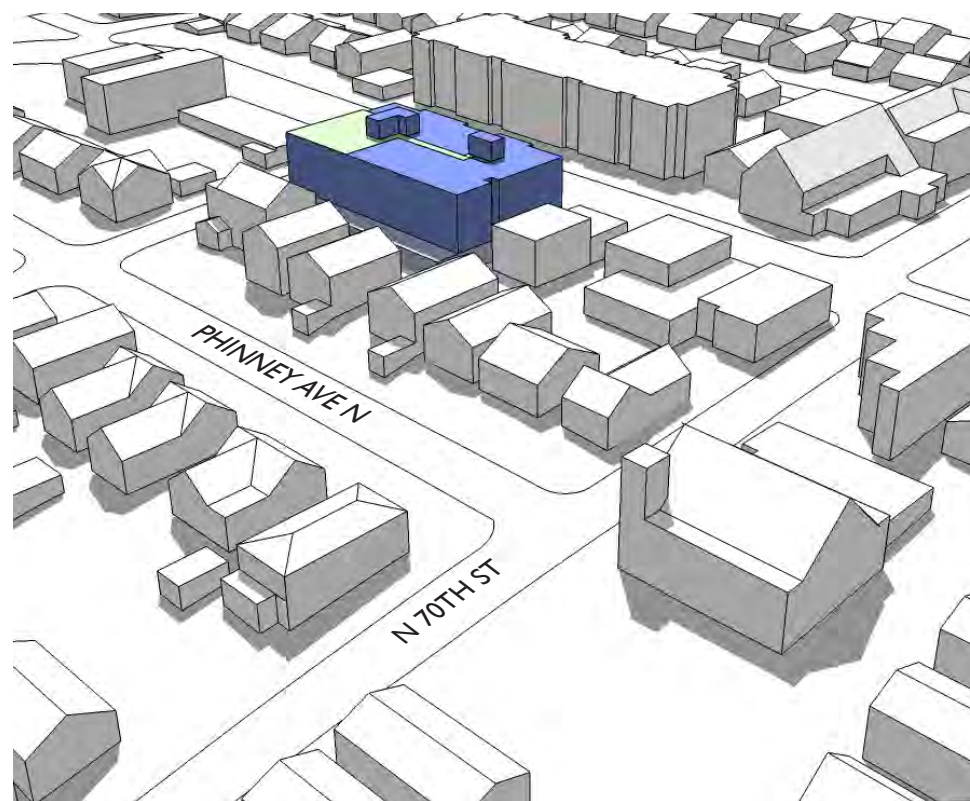
AERIAL VIEW LOOKING BELOW AT SITE



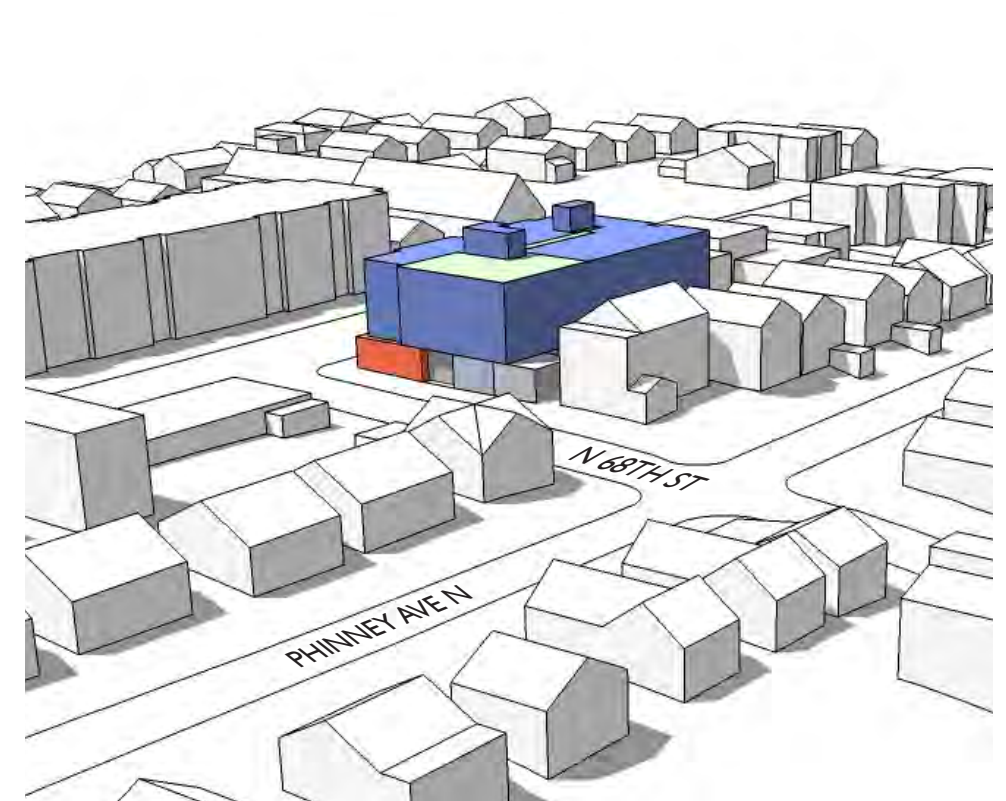
STREET VIEW LOOKING SOUTH DOWN GREENWOOD AVE



AERIAL VIEW LOOKING SOUTHEAST TOWARDS SITE



AERIAL VIEW LOOKING SOUTHWEST TOWARDS REAR OF SITE



AERIAL VIEW LOOKING NORTHWEST TOWARDS SITE

OPTION THREE - UNDERGROUND PARKING (CODE COMPLIANT)

DISTINGUISHING FEATURES:

- Underground parking for 15 cars
- Residential lobby accessed from N. 68th Street.
- Outdoor amenity space provided in east setback at grade and a roof deck on Level 4.
- Street elevation set on property line with multiple bays above retail along both streets.
- Residential units on Level I with access to amenity areas.
- Top level is setback on the southeast corner for outdoor deck space, and along the east and west sides to create private decks that provide better massing to neighboring properties.
- Large retail space anchors the corner and includes a unique underground area.

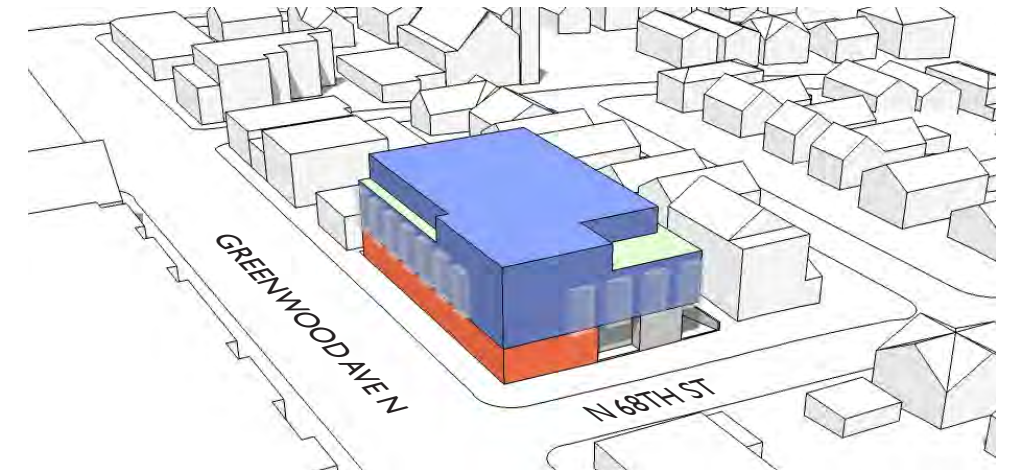
PROS:

- Parking provided for tenants in an underground garage to minimize disruption to neighbors.
- East setback from single family homes provides a buffer and creates outdoor amenity space for tenants.
- Top level decks result in additional setbacks at the top of the building, improving the massing.
- Setback at north property line allows for windows and an improved facade.
- No departures required.

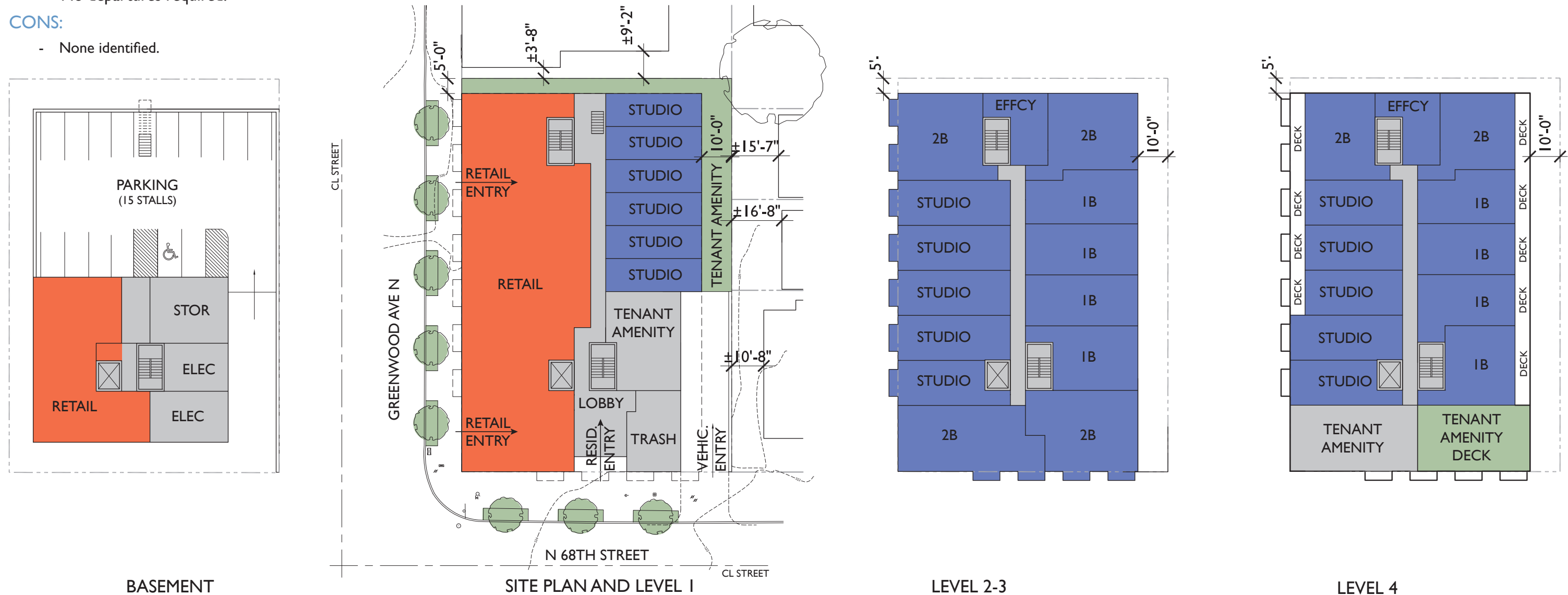
CONS:

- None identified.

BUILDING USE KEY	
	RETAIL
	RESIDENTIAL
	CORE/UTILITY
	AMENITY/STREET TREE



AERIAL VIEW LOOKING NORTHEAST TOWARDS SITE



OPTION THREE - UNDERGROUND PARKING (CODE COMPLIANT)



STREET VIEW LOOKING NORTH UP GREENWOOD AVE



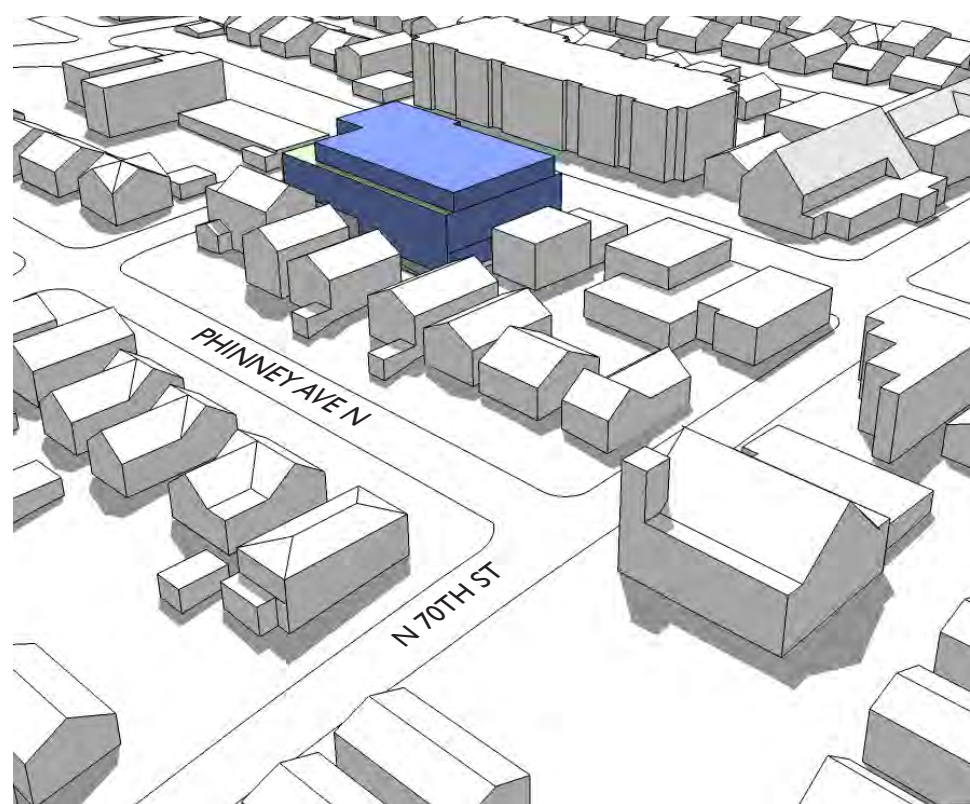
AERIAL VIEW LOOKING BELOW AT SITE



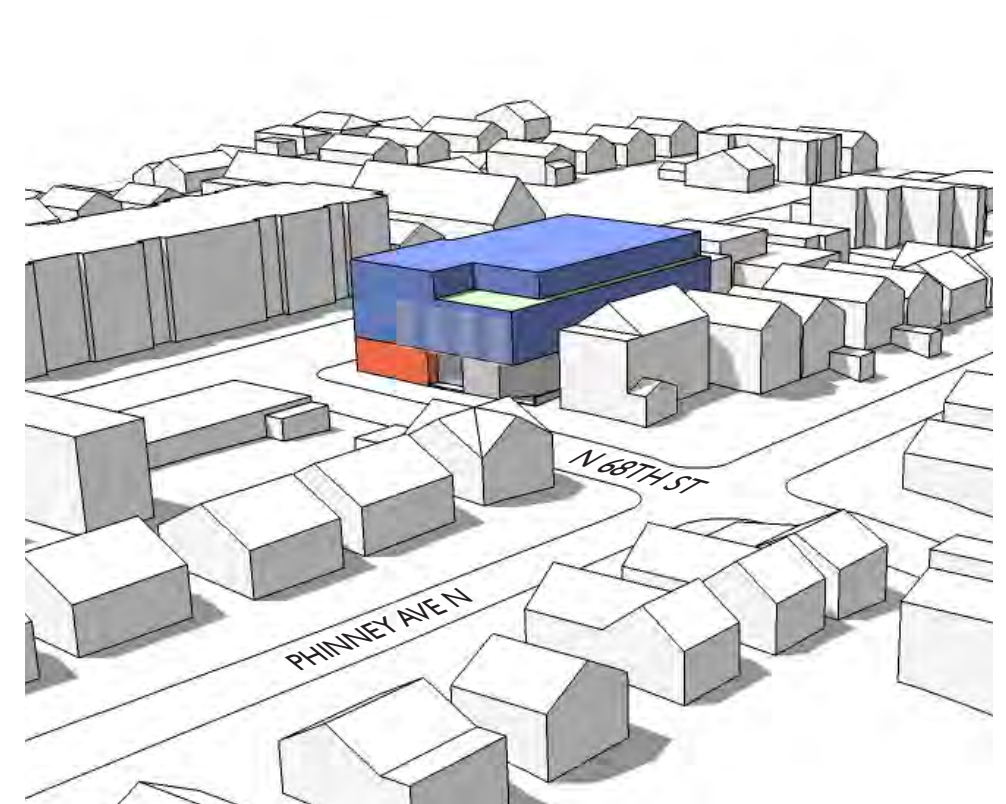
STREET VIEW LOOKING SOUTH DOWN GREENWOOD AVE



AERIAL VIEW LOOKING SOUTHEAST TOWARDS SITE



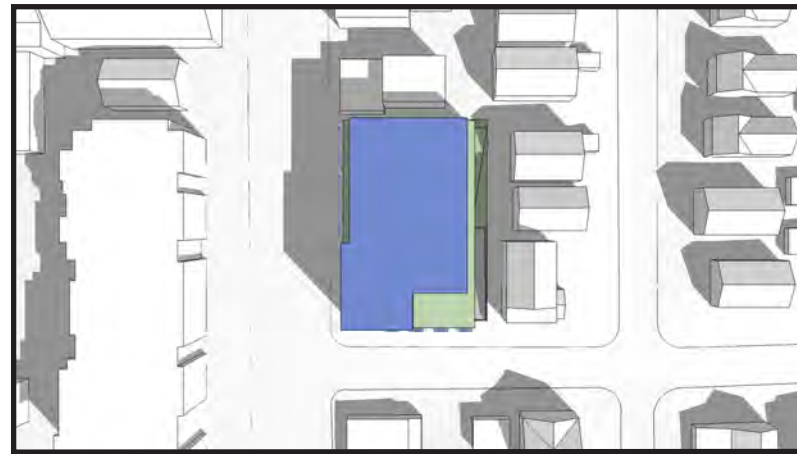
AERIAL VIEW LOOKING SOUTHWEST TOWARDS REAR OF SITE



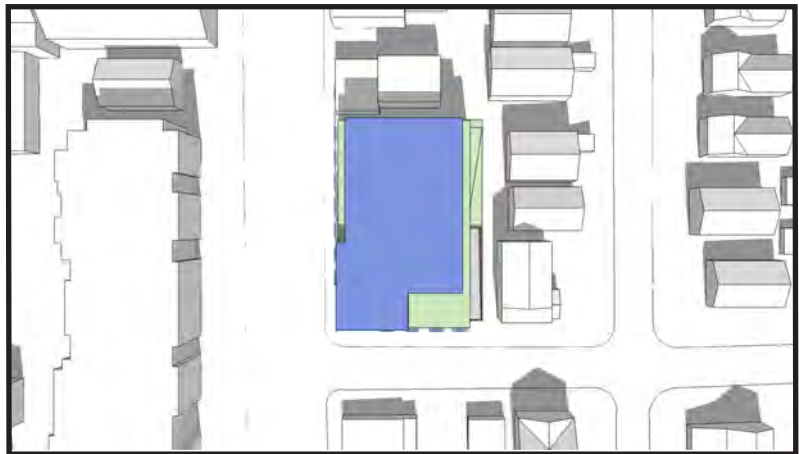
AERIAL VIEW LOOKING NORTHWEST TOWARDS SITE

PREFERRED OPTION 3: SHADE AND SHADOW STUDIES

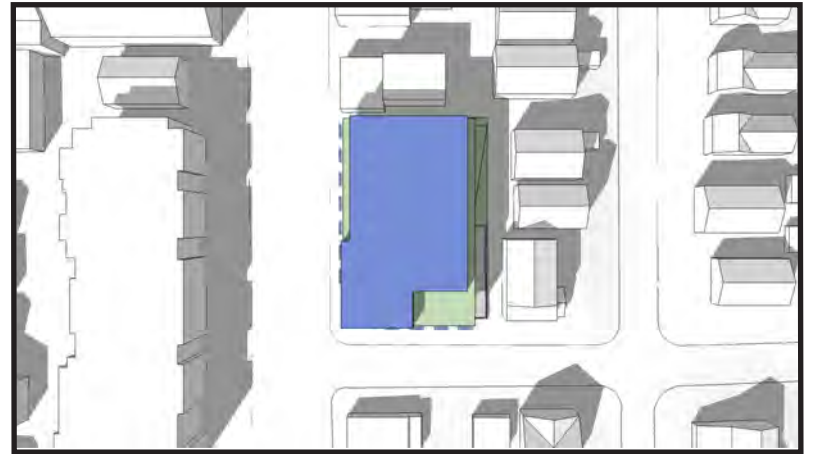
MARCH/SEPTEMBER 21 - 10AM



MARCH/SEPTEMBER 21 - 12PM



MARCH/SEPTEMBER 21 - 2PM



JUNE 21 - 10AM



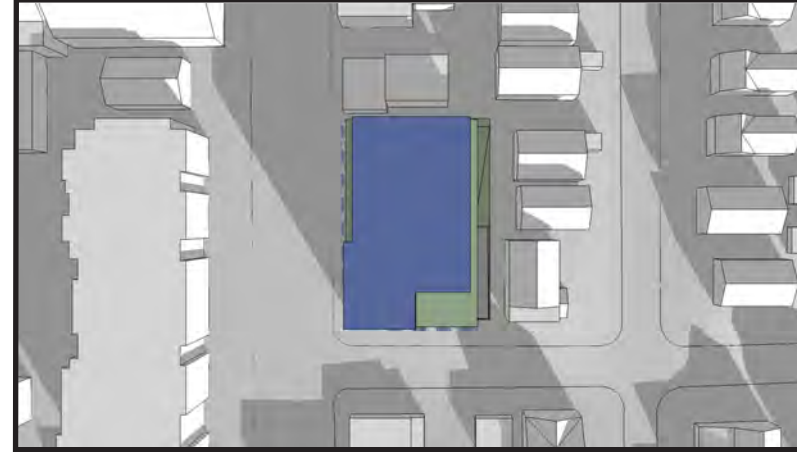
JUNE 21 - 12PM



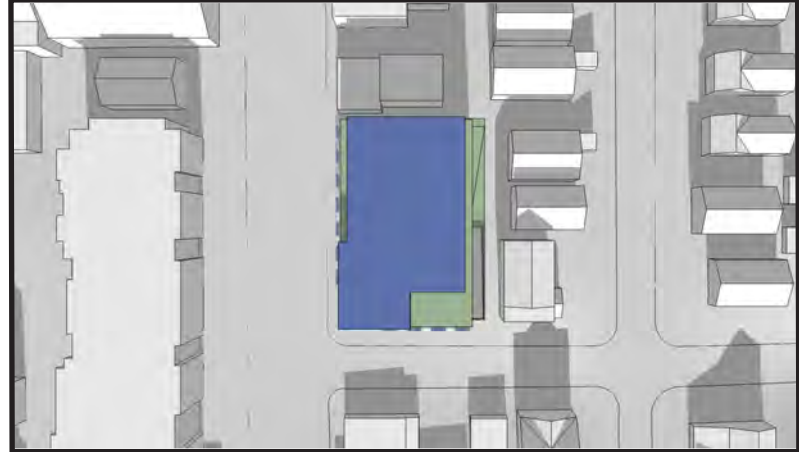
JUNE 21 - 2PM



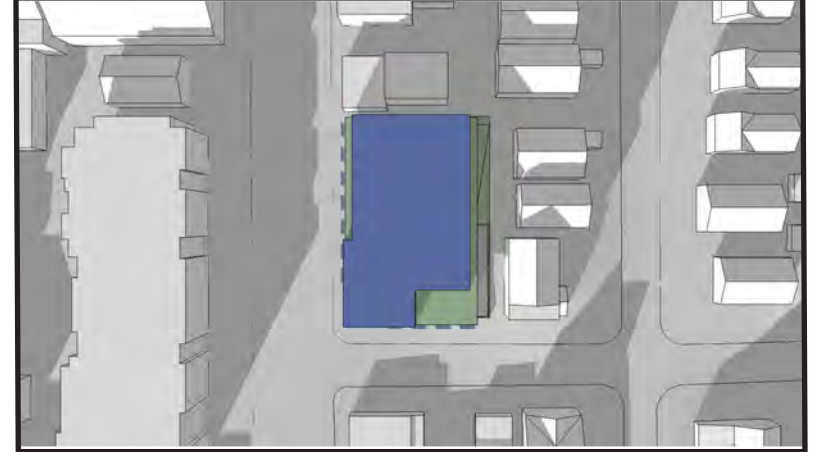
DECEMBER 21 - 10AM



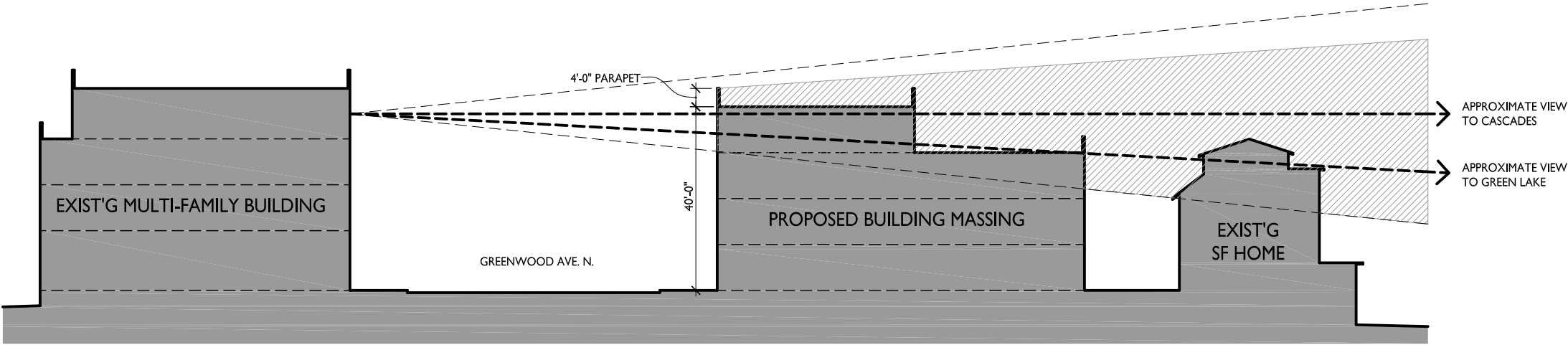
DECEMBER 21 - 12PM



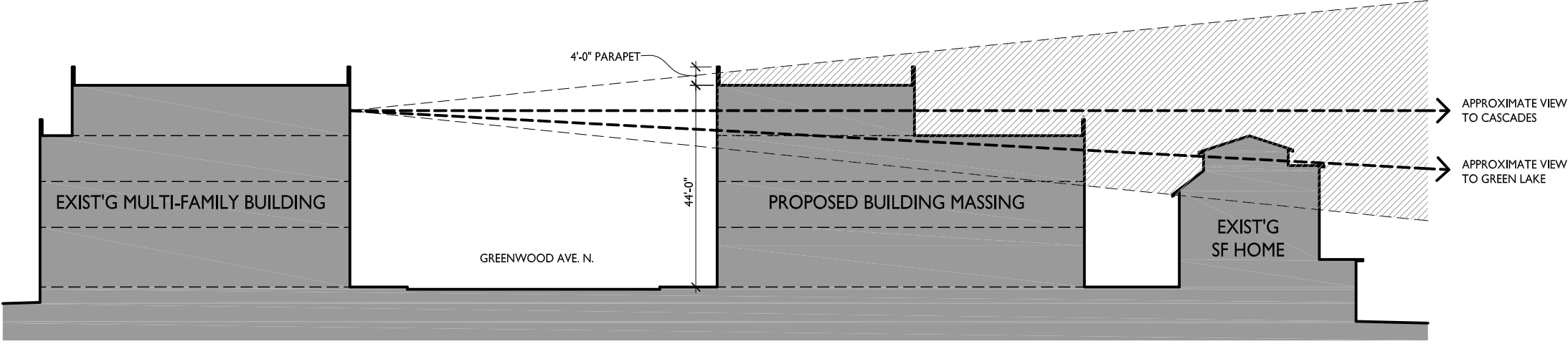
DECEMBER 21 - 2PM



RESIDENTIAL VIEW IMPACT DIAGRAMS



VIEW TO EAST WITHOUT 4'-0" HEIGHT EXCEPTION



VIEW TO EAST WITH 4'-0" HEIGHT EXCEPTION

- THE UPPER DIAGRAM SHOWS THE IMPACT TO THE VIEW FROM THE TOP LEVEL OF THE BUILDING ACROSS GREENWOOD AVE. N. BY THE PROPOSED PROJECT IF BUILT WITHOUT THE ADDITIONAL 4'-0" HEIGHT EXCEPTION AS ALLOWED BY CODE PROVIDED THERE IS NO IMPACT TO THE PROTECTED VIEWS LISTED IN THE CODE. (WHICH INCLUDE THE CASCADE MOUNTAINS AND GREEN LAKE).
- THE LOWER DIAGRAM SHOWS THE INSIGNIFIGANT IMPACT OF ALLOWING THE EXCEPTION, AND HOW IT MAKES NO DIFFERENCE TO VIEWS OF THE CASCADES OR GREEN LAKE.

RECENT NK PROJECTS



WESTLAKE VILLAGE



222 VIEW APARTMENTS



CHELAN RESORT SUITES



THE DAKOTA



ARTHOUSE



H2O APARTMENTS - LEED H MIDRISE PILOT GOLD



KOI APARTMENTS - LEED NC CERTIFIED



APERTURE ON FIFTH



STREAM UPTOWN APARTMENTS - LEED NC CERTIFIED

RECENT ISOLA HOMES PROJECTS



COLUMBIA CITY - SEATTLE



COLUMBIA CITY - SEATTLE



GREENLAKE - SEATTLE



PHINNEY ROW - SEATTLE



WEST SEATTLE - SEATTLE



WEST SEATTLE - SEATTLE

ISOLA GREENWOOD - DPD # 3015260

EARLY DESIGN GUIDANCE