#3017161

11219 Greenwood Ave N | Streamlined Design Review

S+HWorks LLC / NOREN

ADDRESS

11219 GREENWOOD AVE N
DPD# 3017161

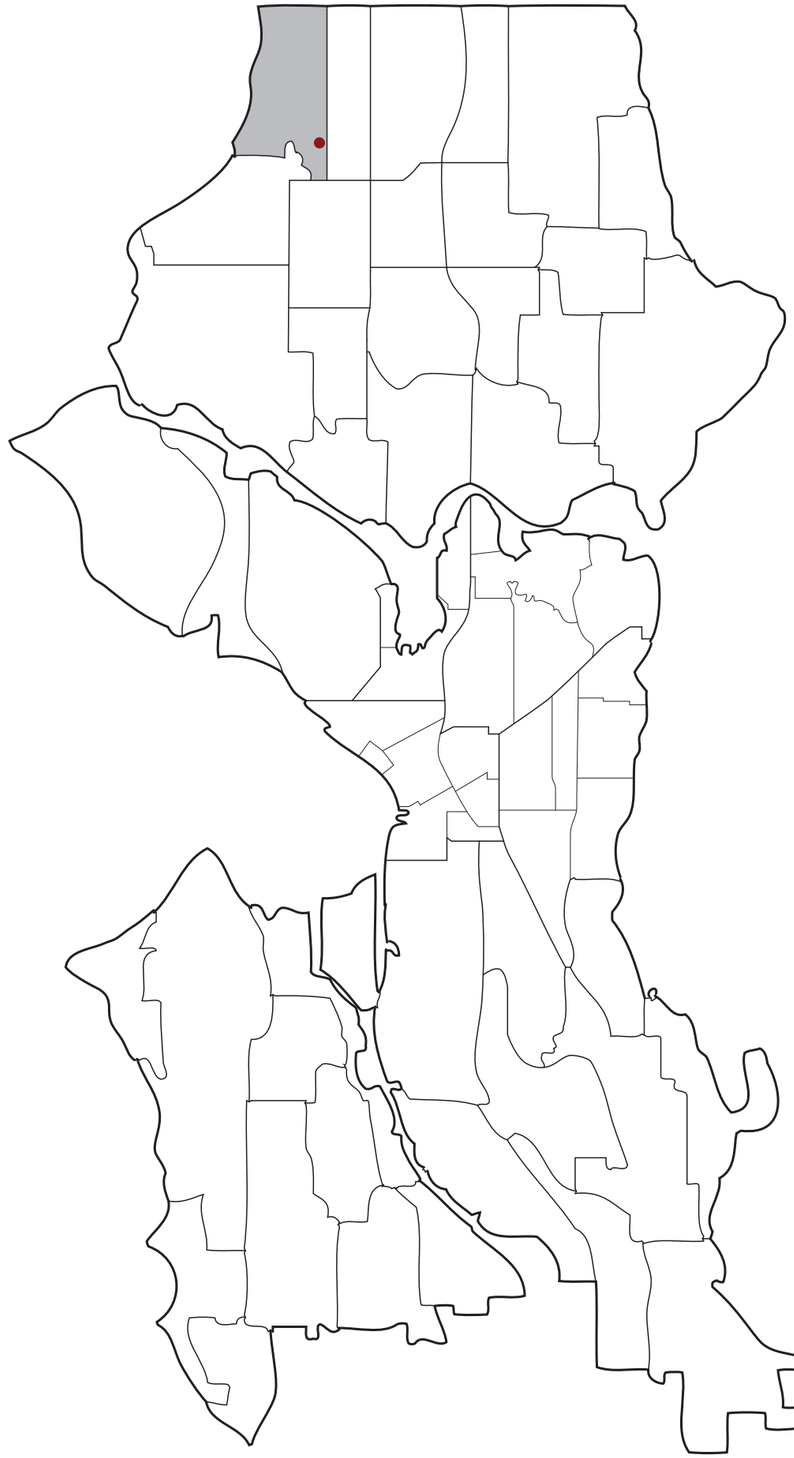
PROJECT TEAM

OWNER	Noren Development
ARCHITECT	S+H Works, LLC
STRUCTURAL	Malsam Tsang
LANDSCAPE	GHA Landscape Architects
SURVEYOR	Pace Engineers
CIVIL	Pace Engineers

PROJECT INFO

ZONING	LR3
LOT SIZE	6,696
FAR	1.3
ALLOWABLE FAR	8,705
PROPOSED FAR	8,688
PROPOSED UNITS	6
COMMERCIAL SQ.FT.	N/A
PARKING STALLS	6

INDEX



PROPOSAL

This project involves the demolition of an existing single family residence, and construction of six townhouse units. The townhomes are grouped into two triplexes, one at the front of the site (east), and one at the rear (west). The two structures will be spaced thirteen feet apart, with circulation and private amenity areas provided in the space between. One parking space is provided per townhouse unit as required, as well as one two foot by six foot trash storage area per townhouse unit.

The area near the project site is characterized by a mix of small to mid-sized low-rise multifamily buildings, including a number of 4-story apartment buildings, from a variety of time periods and styles. This stretch of Greenwood Ave N is not a pedestrian friendly area. Without sidewalks, curbs, or landscaping, there is little to protect pedestrians from the moderate vehicle travel speeds of the 4 lane arterial. The majority of existing apartment buildings and townhomes turn their back to Greenwood Ave N, with large fences and deep front patios to create a protective buffer from the street. Our project attempts to re-engage Greenwood Ave N through a variety of means including new sidewalks and landscaping, street stairs and stoops along the right of way, as well as a well articulated and transparent facade facing the street.

The project goals are as follows:

1. To provide six well-designed and constructed townhome units for the growing Greenwood neighborhood.

2. To provide a safer and more friendly pedestrian experience along Greenwood Ave N.

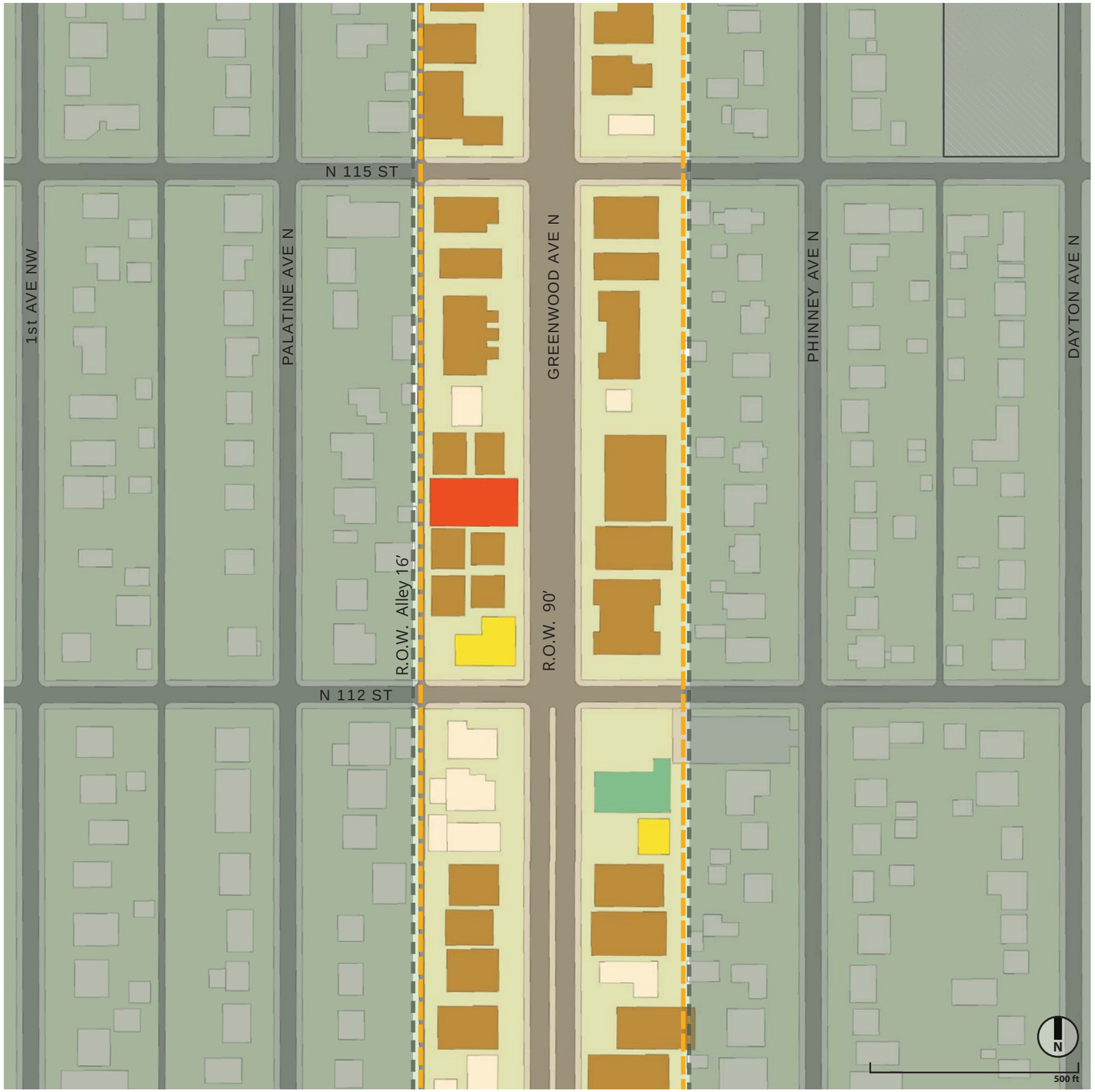
3. To maximize the development potential of the property while supporting the city's planning objectives and respecting the existing community's scale and character.

4. Meet Built Green 4-Star standard.

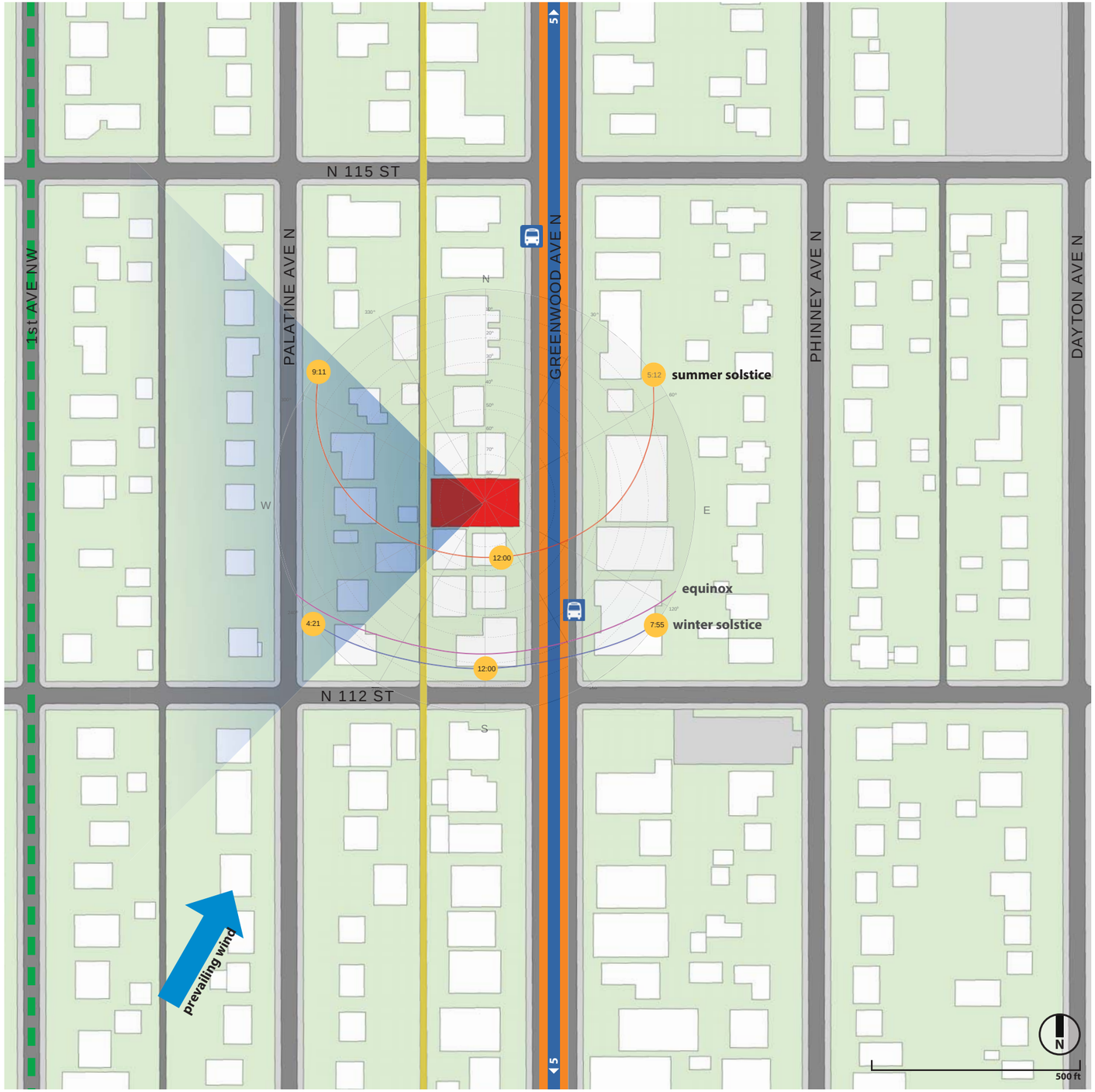
5. Maximize the development's connection to it's surroundings including mountain views, amenity areas, and street level engagement.

SITE ANALYSIS

The project site is zoned LR3 and is located on the west side of Greenwood Ave N, a moderately busy four lane arterial street. The property is currently occupied by a single family residence which will be demolished. The site slopes downward approx. eight feet from Greenwood Ave to the edge of a mid-block alley which runs from N 112th Street to N 115th Street. Recent construction townhomes flank the project site to the north and south with front patios enclosed with full height fencing.



Site
Public Park / School
LR3
SF7200
New Development
Retail / Restaurant / Office
Church / Religious
Multi-Family



ENVIRONMENT

There are no environmentally critical areas or other natural features of note on the site. Territorial views of the Olympic mountain range reside to the west.

CIRCULATION

This portion of Greenwood Ave N abutting our property does not have curbs or sidewalks. The site is served by two bus lines: the 5 and the 355, providing public transit access to Bitter Lake and downtown Seattle.

An alley services the site from the west and connects N 112th Street to N 115th Street.

- Designated Bus Stop
- Transit Route
- Dedicated Bicycle Lane
- Major Arterial
- Alley
- View Opportunity

❶ GREENWOOD AVE N LOOKING WEST

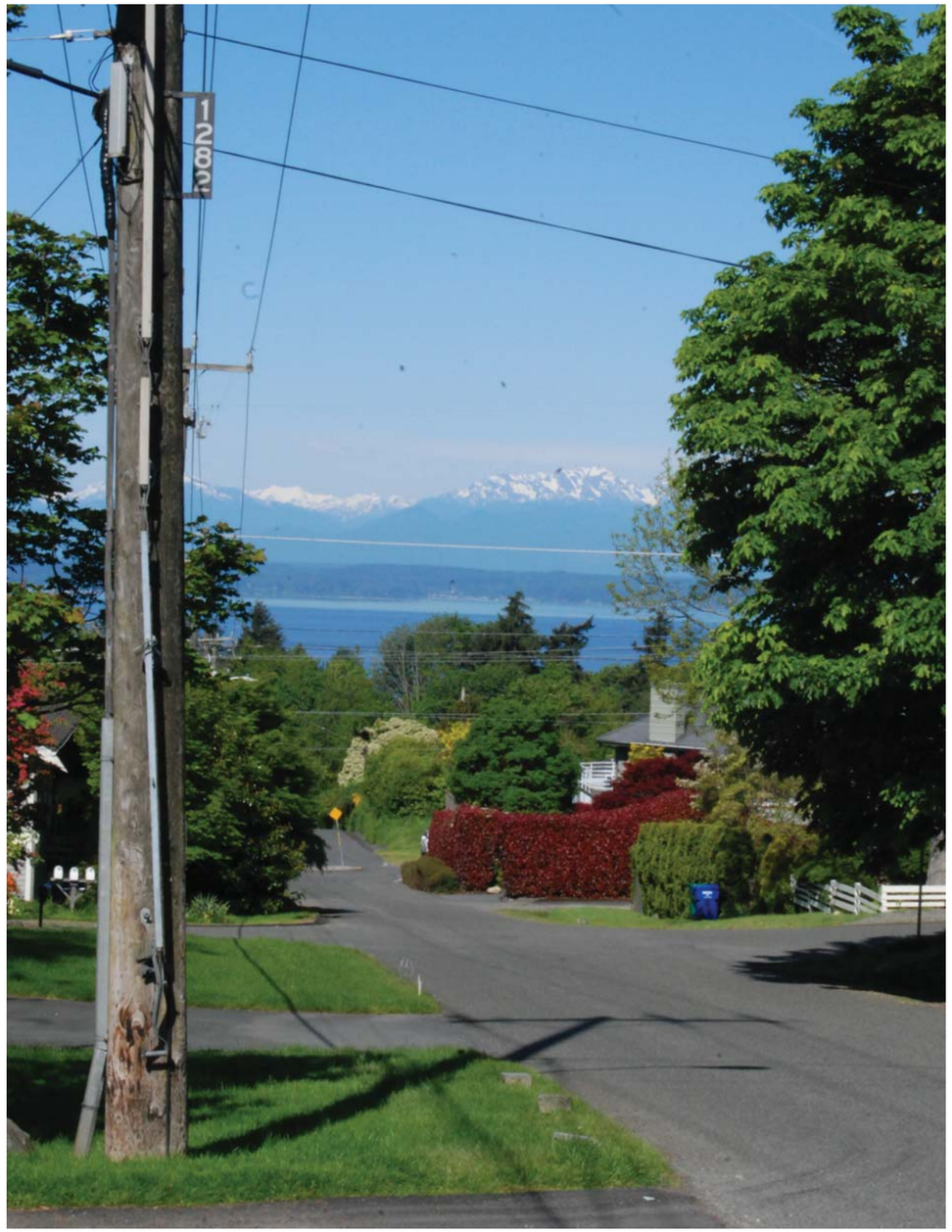
N 112th St | commercial | multi-family | **11219** | multi-family | multi-family | multi-family | multi-family | N 115th St

❷ GREENWOOD AVE N LOOKING EAST

N 115th St | multi-family | multi-family | multi-family | single family | (across from) **11219** | multi-family | multi-family | N 112th St

❸ FROM ALLEY LOOKING EAST

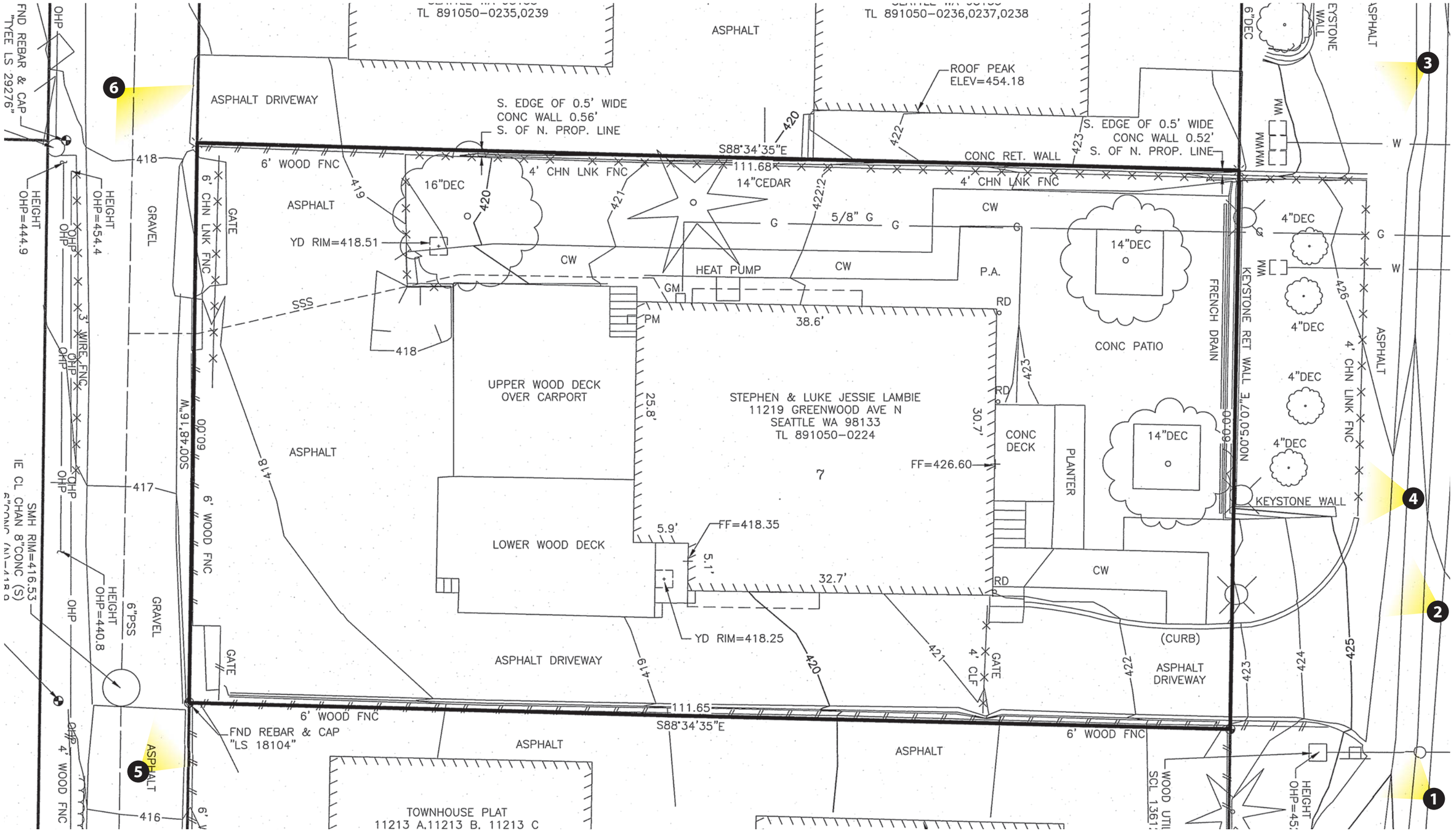
11219



The topography near Greenwood Ave N allows expansive views to the west of the Olympic mountain range. The proposed design will have views from the upper floor and roof decks.

SITE CONDITIONS

The project site is flanked to the north and south by three story townhomes arranged in two separate structures. Both of the developments are fairly recent and have a sunken ground level with fenced patios and large trees which cut them off visually from Greenwood Ave N. Parking is accessed from the alley through a parking 'court' on both of these sites. Tall fences along the alley provide privacy for the surrounding properties.



SURVEY

Surveyor: Pace Engineering Date: 5/27/14

111'-8 1/4"

16'-0" | 4'-0" | 31'-6" | 13'-0" | 31'-6" | 9'-0"

DIRECTIONAL SIGNAGE

DIRECTIONAL SIGNAGE

EXISTING CONC. RETAINING WALL

WALKWAY CONC. PAVERS

DIRECTIONAL SIGNAGE

SLOPE DN

EL. 420.83'

COMMON WALKWAY

EL. 423.00'

DN

5'-0"

6'-0"

SCREENED TRASH ENCLOSURE

2'-0"

MEDIUM

MEDIUM

MEDIUM

MEDIUM

MEDIUM

ALLEY

PARKING AREA (PERVIOUS PAVING)

COMMON WALKWAY

EL. 420.83'

⊕ ENTRY LEVEL
EL. 420.83'

UNIT B1.1
L1: 420.83'
L2: 429.83'
L3: 438.83'

EL. 420.83'

PATIO/YARD B1.1

⊕ ENTRY LEVEL
EL. 420.83'

UNIT B1.2
L1: 420.83'
L2: 429.83'
L3: 438.83'

EL. 420.83'

PATIO/YARD B1.2

⊕ ENTRY LEVEL
EL. 420.83'

UNIT B1.3
L1: 420.83'
L2: 429.83'
L3: 438.83'

EL. 420.83'

PATIO/YARD B1.3

COMMON WALKWAY

EL. 423.00'

⊕ ENTRY LEVEL
EL. 423.00'

ENTRY @ LEVEL2 ⊕
EL. 432.00'

UNIT A1.1
L1: 423.00'
L2: 432.00'
L3: 442.00'

PRIVATE GATE

UP

DN

PATIO
A1.1

EL. 423.00'

16'-6 3/4"

⊕ ENTRY LEVEL
EL. 423.00'

ENTRY @ LEVEL2 ⊕
EL. 432.00'

UNIT A1.2
L1: 423.00'
L2: 432.00'
L3: 442.00'

PRIVATE GATE

UP

DN

PATIO
A1.2

EL. 423.00'

16'-5 1/2"

⊕ ENTRY LEVEL
EL. 423.00'

ENTRY @ LEVEL2 ⊕
EL. 432.00'

UNIT A1.3
L1: 423.00'
L2: 432.00'
L3: 442.00'

PRIVATE GATE

UP

DN

PATIO
A1.3

EL. 423.00'

16'-6 3/4"

SIDEWALK

49'-7"

60'-0"

KEYSTONE RETAINING WALLS, TYP.

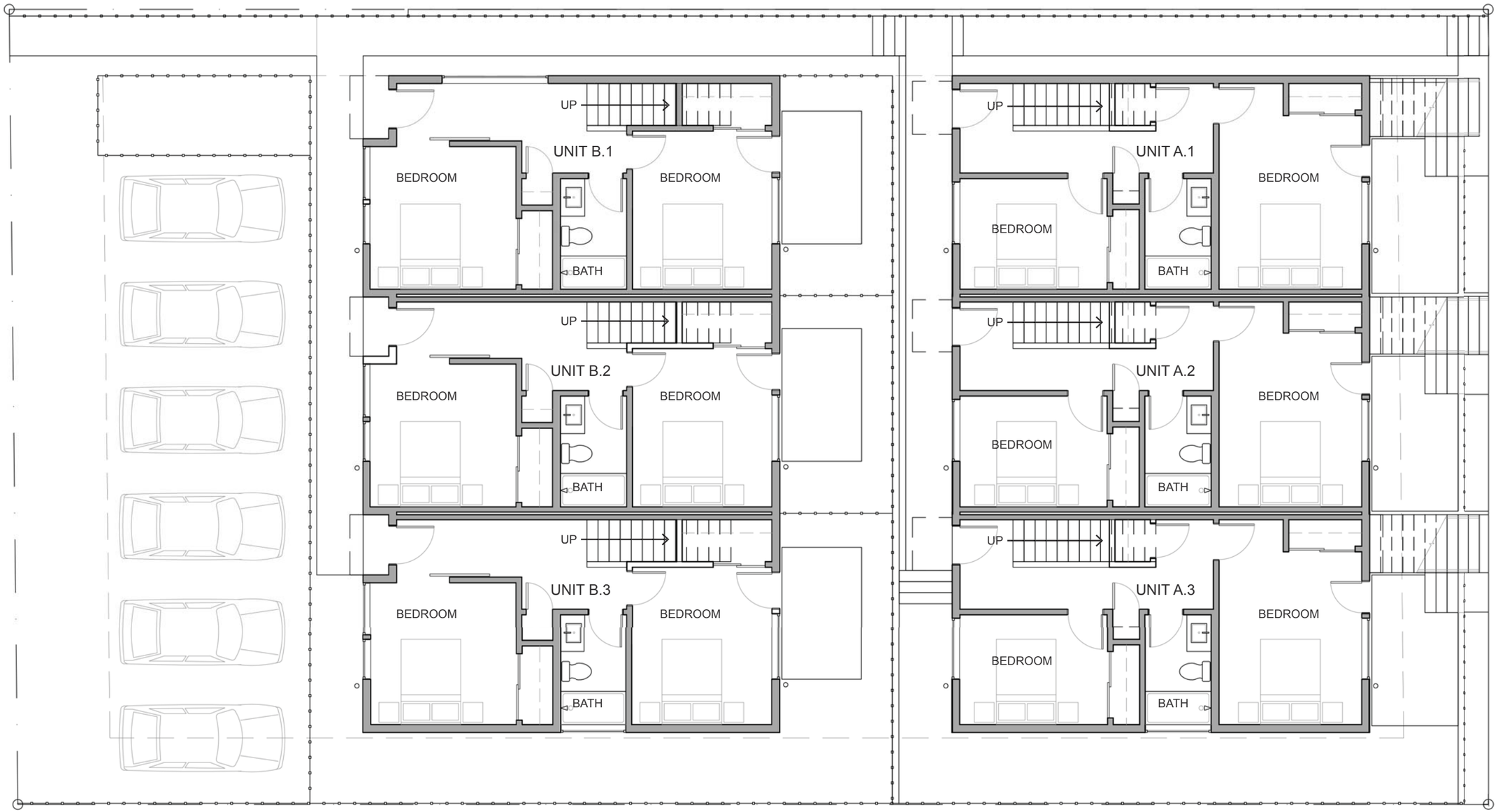
LINE OF PROP. SETBACK

FENCING, TYP.

SCALE = 1/8" = 1'-0"

0 4' 8' 16'

SITE PLAN

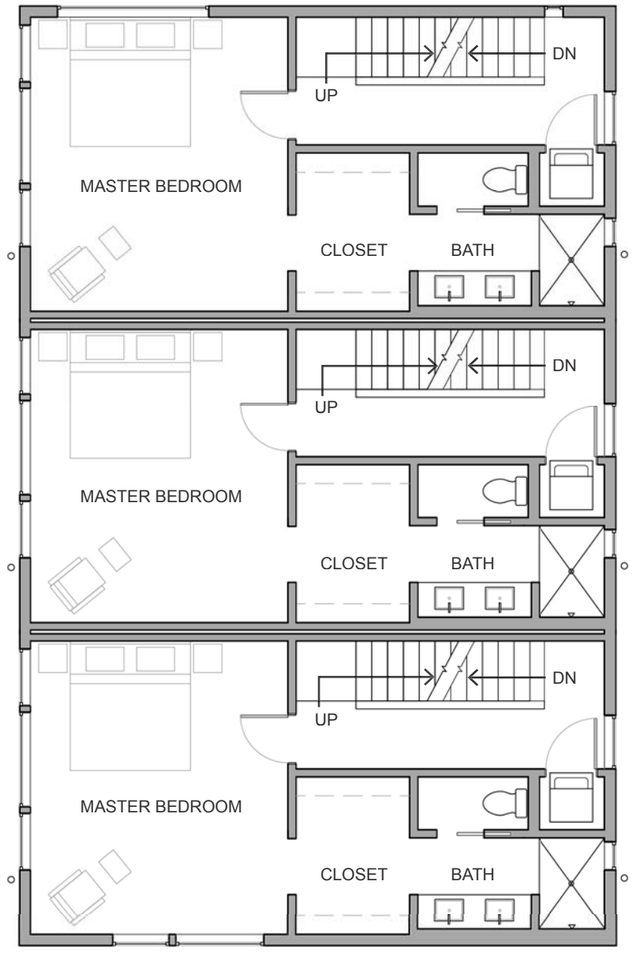


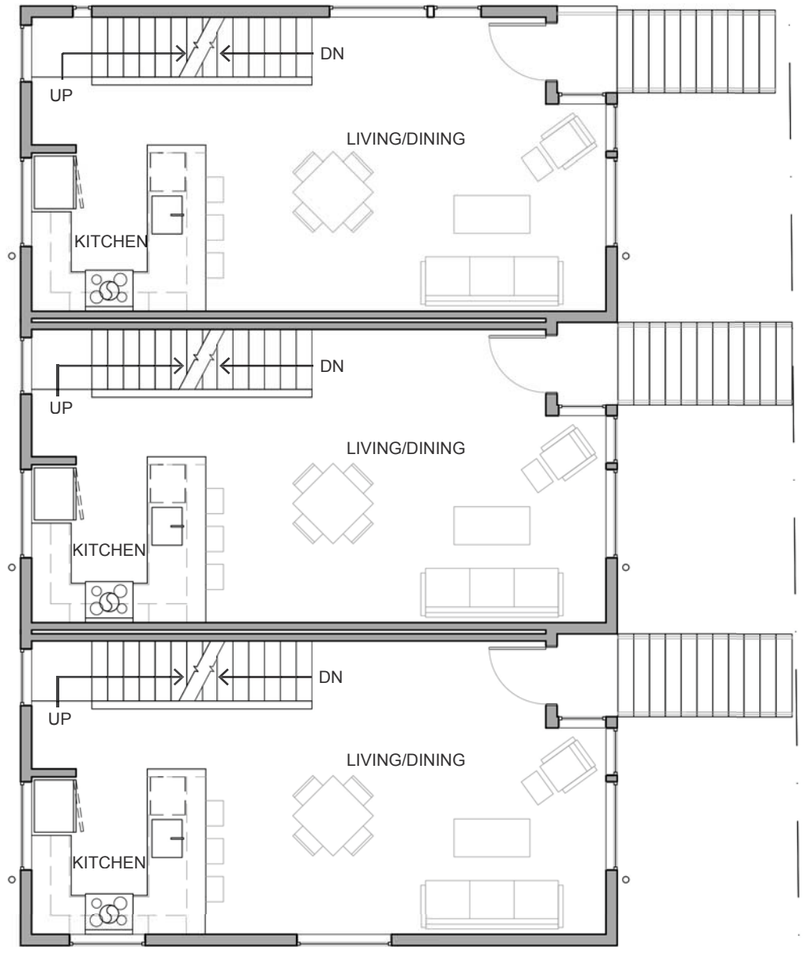
LEVEL 1

SCALE = 1/8" = 1'-0"

0 4' 8' 16'

+ SEE SITE PLAN FOR UNIT DIMENSIONS

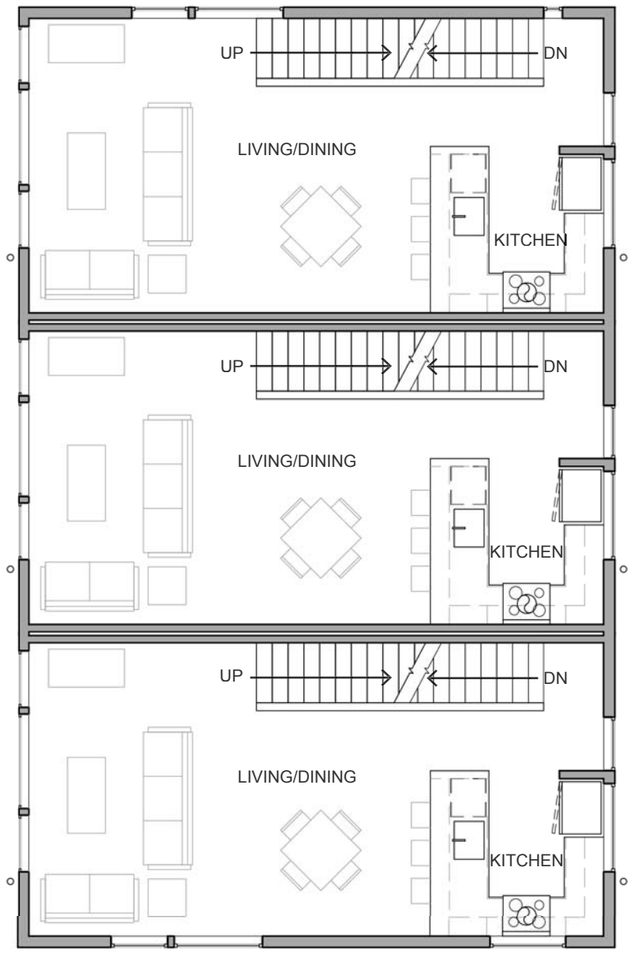


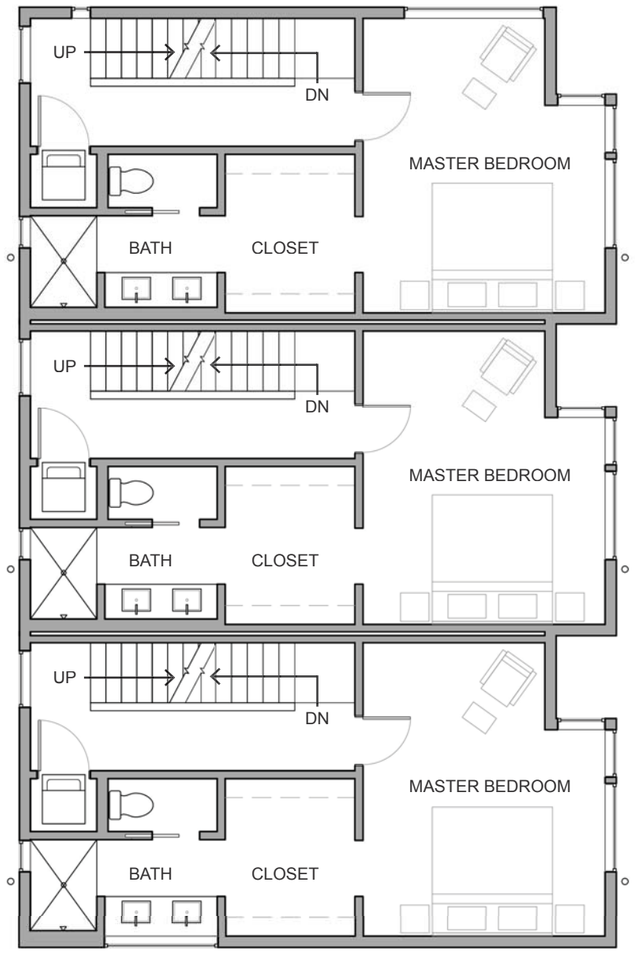


LEVEL 2

SCALE = 1/8" = 1'-0"

0 4' 8' 16'

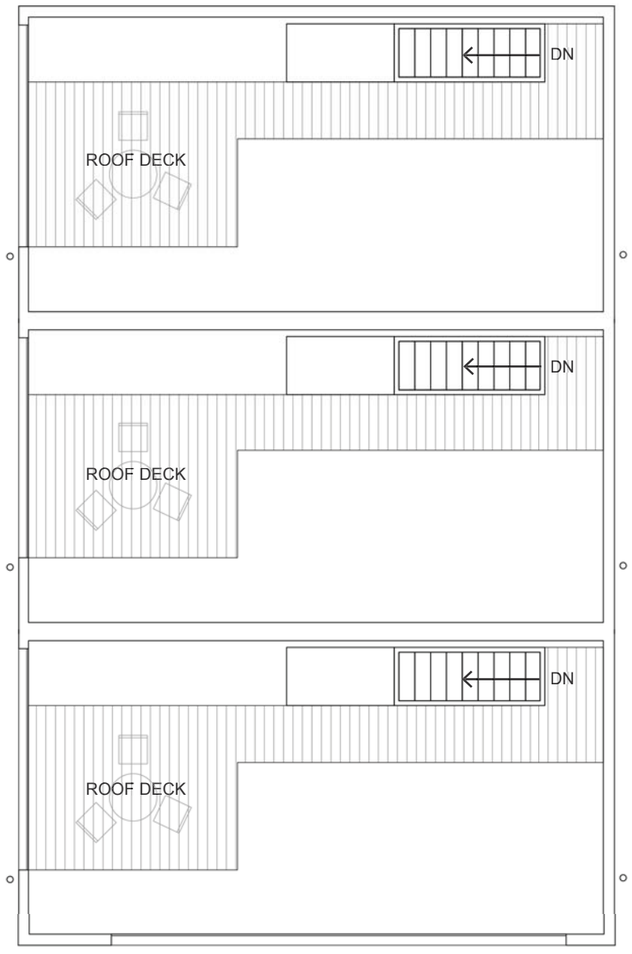


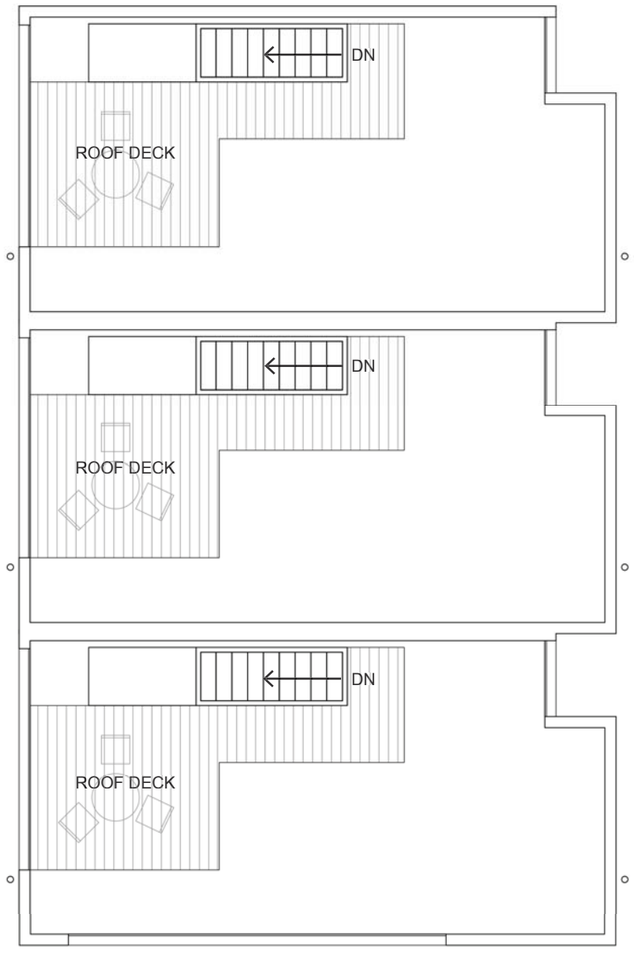


LEVEL 3

SCALE = 1/8" = 1'-0"

0 4' 8' 16'

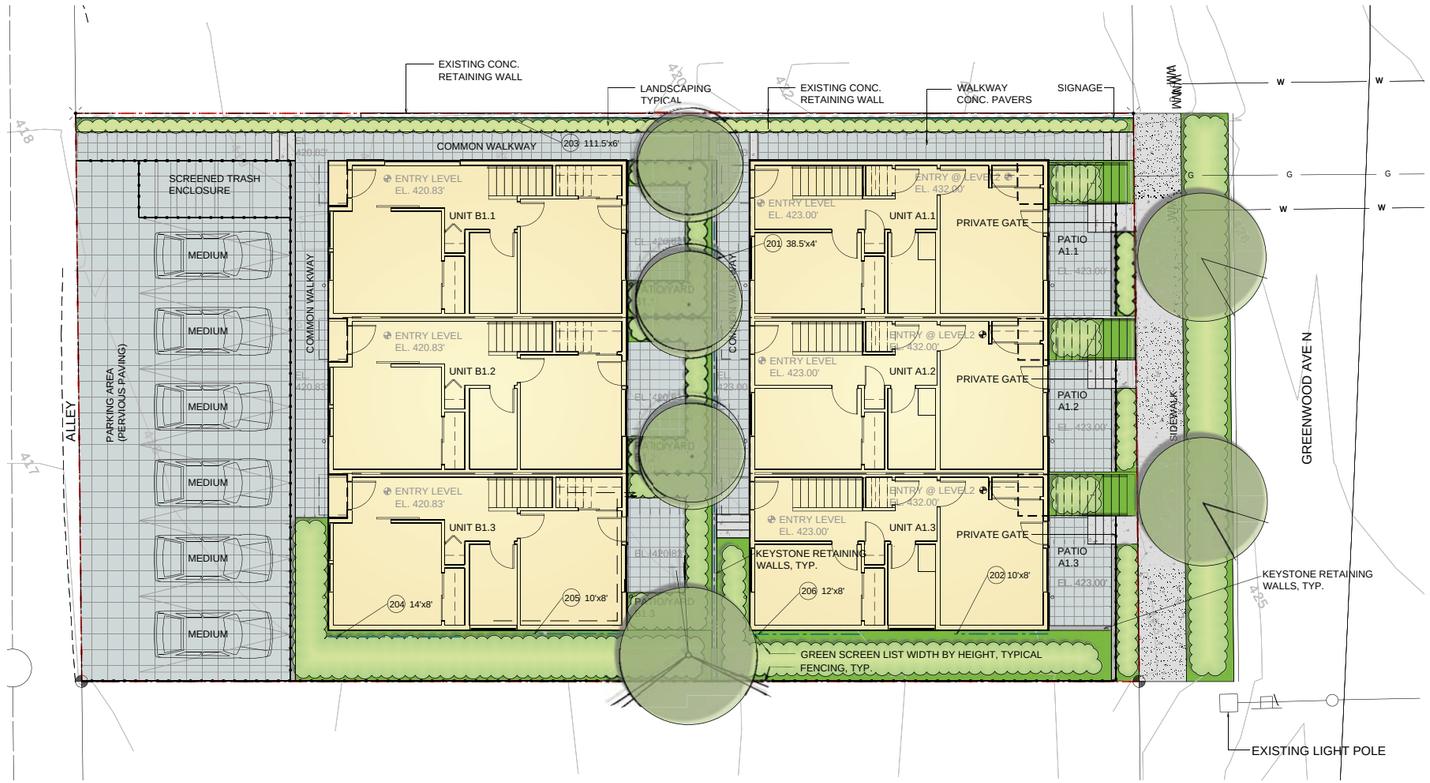




ROOF LEVEL

SCALE = 1/8" = 1'-0"

0 4' 8' 16'



LANDSCAPE PLAN (N.T.S)

Revised 12/28/10

Green Factor Score Sheet

SEATTLE×*green factor*

Project title: 11219 Greenwood Ave N 0.6 MINIMUM GREEN FACTOR

Parcel size *(enter this value first)* * — enter sq ft of parcel: 6,700 — SCORE: 0.600

	Landscape Elements**	Totals from GF worksheet	Factor	Total
A	**Landscaped areas (select one of the following for each area)**			
1	Landscaped areas with a soil depth of less than 24"	enter sq ft:	0.1	-
2	Landscaped areas with a soil depth of 24" or greater	enter sq ft: 1457	0.6	874.2
3	Bioretention facilities	enter sq ft:	1.0	-
B	**Plantings (credit for plants in landscaped areas from Section A)**			
1	Mulch, ground covers, or other plants less than 2' tall at maturity	enter sq ft: 1457	0.1	146
2	Shrubs or perennials 2'+ at maturity - calculated at 12 sq ft per plant (typically planted no closer than 18" on center)	enter number of plants: 82 — 984	0.3	295
3	Tree canopy for "small trees" or equivalent (canopy spread 8' to 15') - calculated at 75 sq ft per tree	enter number of plants: 0 — 0	0.3	-
4	Tree canopy for "small/medium trees" or equivalent (canopy spread 16' to 20') - calculated at 150 sq ft per tree	enter number of plants: 5 — 750	0.3	225.0
5	Tree canopy for "medium/large trees" or equivalent (canopy spread of 21' to 25') - calculated at 250 sq ft per tree	enter number of plants: 1 — 250	0.4	100.0
6	Tree canopy for "large trees" or equivalent (canopy spread of 26' to 30') - calculated at 350 sq ft per tree	enter number of plants: — 0	0.4	-
7	Tree canopy for preservation of large existing trees with trunks 6"+ in diameter - calculated at 20 sq ft per inch diameter	enter inches DBH: — 0	0.8	-
C	**Green roofs**			
1	Over at least 2" and less than 4" of growth medium	enter sq ft:	0.4	-
2	Over at least 4" of growth medium	enter sq ft: 0	0.7	-
D	**Vegetated walls**	enter sq ft: 1345	0.7	941.5
E	**Approved water features**	enter sq ft:	0.7	-
F	**Permeable paving**			
1	Permeable paving over at least 6" and less than 24" of soil or gravel	enter sq ft:	0.2	-
2	Permeable paving over at least 24" of soil or gravel	enter sq ft: 2416	0.5	1,208.0
G	**Structural soil systems**	enter sq ft:	0.2	-
		sub-total of sq ft = 8,659		
H	**Bonuses**			
1	Drought-tolerant or native plant species	enter sq ft: 1157	0.1	115.7
2	Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater	enter sq ft: 0	0.2	-
3	Landscaping visible to passersby from adjacent public right of way or public open spaces	enter sq ft: 1,120	0.1	112
4	Landscaping in food cultivation	enter sq ft:	0.1	-
			Green Factor numerator =	4.017

** Do not count public rights-of-way in parcel size calculation.*

*** You may count landscape improvements in rights-of-way contiguous with the parcel. All landscaping on private and public property must comply with the Landscape Standards Director's Rule (DR 6-2009)*




PLANTING SCHEDULE

groundcovers (left to right)

1. emerald carpet
2. black mondo grass
3. angelina stonecrop
4. golden baby tears




shrubs and perennials (left to right)

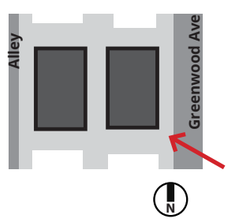
1. Japanese forest grass
2. everest sedge
3. false spirea
4. dwarf maiden grass



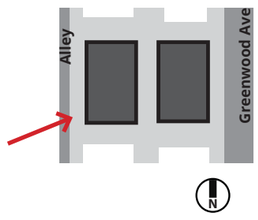

shrubs and perennials (left to right)

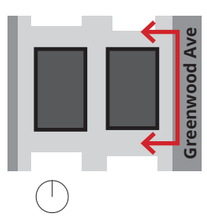
1. columnar tulip
2. slender hinoki cypress
3. dawyck purple beech
4. golden full moon maple

VIEW FROM SE



VIEW FROM SW

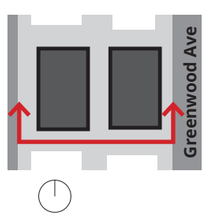




EAST ELEVATION

SCALE = 1/8" = 1'-0"

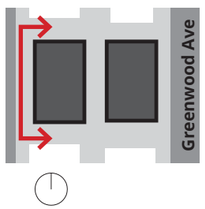
0 4' 8' 16'



SOUTH ELEVATION

SCALE = 1/8" = 1'-0"

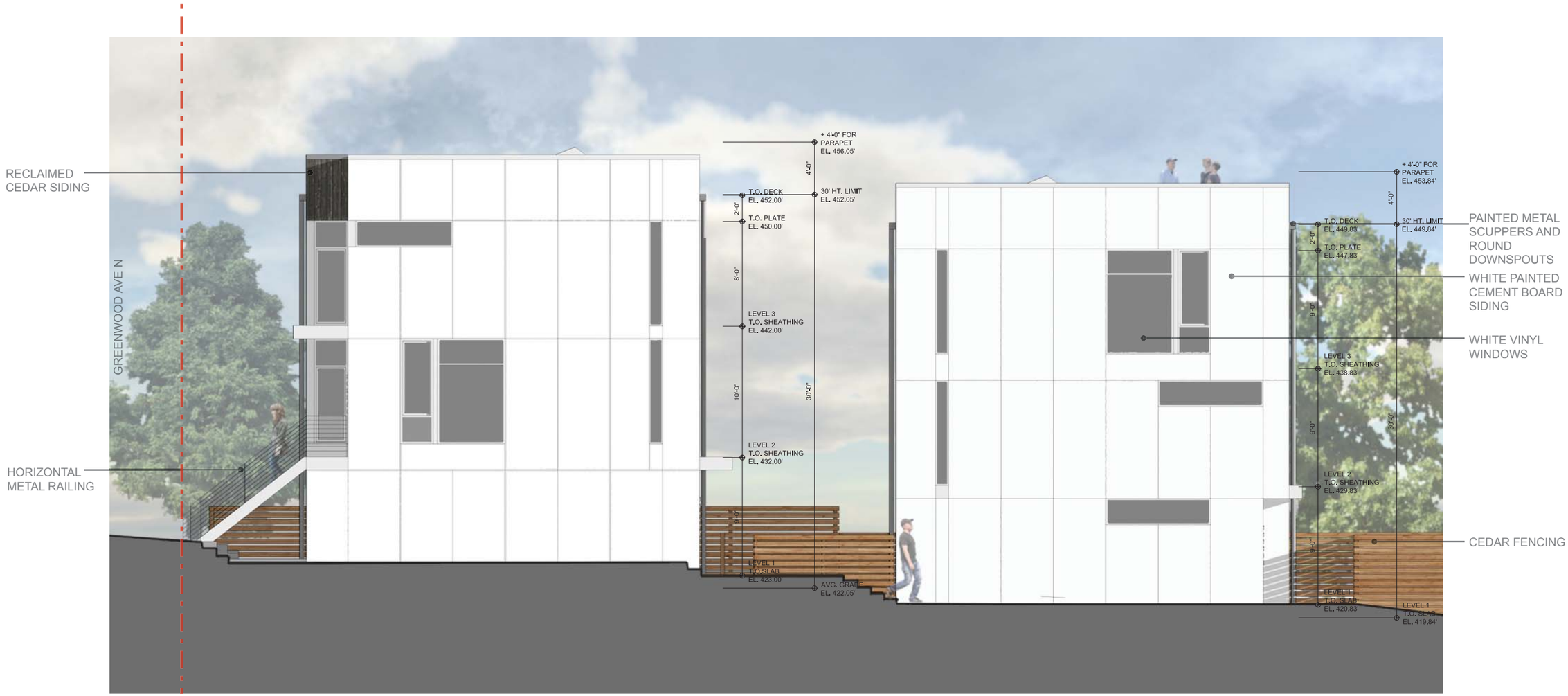
0 4' 8' 16'

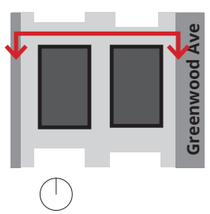


WEST ELEVATION

SCALE = 1/8" = 1'-0"

0 4' 8' 16'

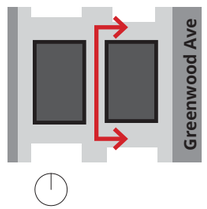




NORTH ELEVATION

SCALE = 1/8" = 1'-0"

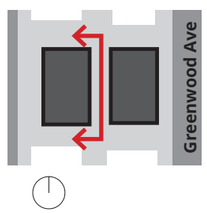
0 4' 8' 16'



WEST ELEVATION - BLDG. A

SCALE = 1/8" = 1'-0"

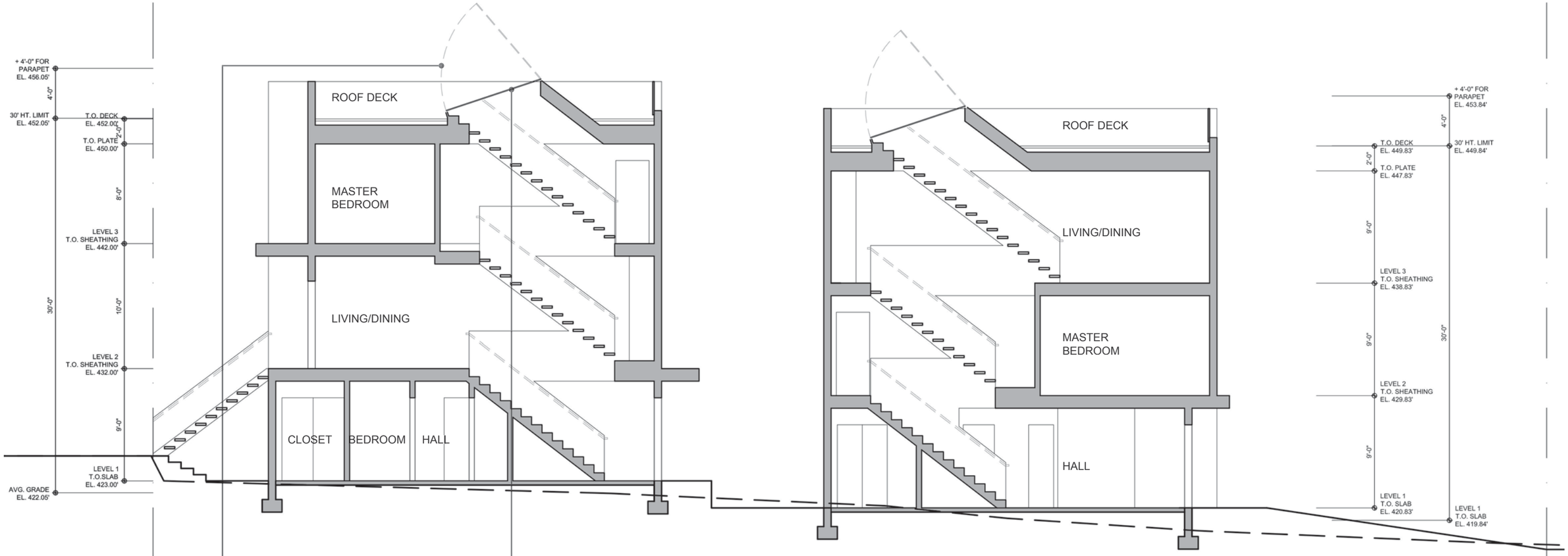
0 4' 8' 16'

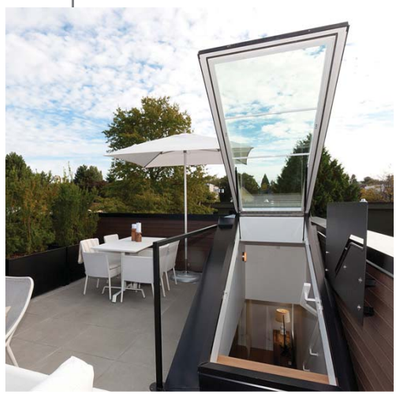


EAST ELEVATION - BLDG. B

SCALE = 1/8" = 1'-0"

0 4' 8' 16'

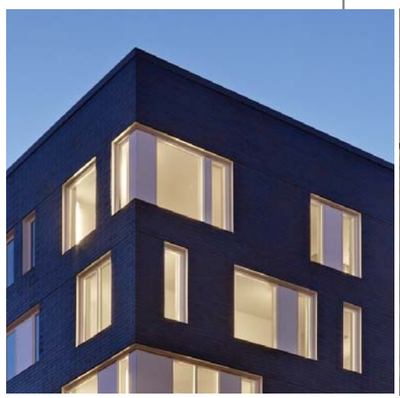




ROOF HATCH FROM EXTERIOR

ROOF HATCH FROM INTERIOR

BUILDING SECTION



WHITE VINYL WINDOWS

RECLAIMED CEDAR SIDING

GLASS RAILING AT ROOF

WHITE PAINTED CEMENT BOARD SIDING

STAINED WOOD GLAZED DOOR

HORIZONTAL METAL RAILING
PRECAST TREAD WITH WOOD STRINGER

MATERIALS

DESIGN GUIDELINES

GUIDELINE	RESPONSE
Context and Site	
CS2.A.1/ CS2.B.2 Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established. Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm.	The design features staircases and stoop entries along Greenwood Ave N which engage the street and help contribute to a sense of place. Rooftop decks utilize territorial views of the Olympic mountain range to the west.
CS2.A.2/ CS2.D.1/ CS3.A.4 Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly. 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. Review the height, bulk, and scale of the neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/ or transition.	Greenwood Ave N lacks design continuity or a consistent character, with a mixture of structures from varying time periods and of different styles. The proposed design reinforces the street edge and sets the tone for a more urban scale and fine grained street level relationship. The facade along Greenwood Ave N is set back nine feet to allow for entry staircases and to more closely align with neighboring building setbacks.

GUIDELINE	RESPONSE
Public Life	
PL2.A.2 Seek opportunities to foster human interaction through an increase in the size and/or quality of project-related open space available for public life.	The proposed design has pedestrian access through the site, from Greenwood Ave N to the alley, with clear sight lines and signage throughout. A new sidewalk and planting strip add character and life to Greenwood Ave N. Additionally, fencing along the right of way will be held back two feet to allow a landscape buffer and to further soften and enliven the building's edge along the street.
PL2.B.1, 2, & 3 Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies and street-level uses.	The three townhomes fronting Greenwood Ave N. have entry staircases and expansive windows along that façade, allowing more eyes on the street and increased public safety. Residents may access their townhouses from the alley side, avoiding Greenwood Ave N entirely.
PL3.A.2 Design the entry as a collection of coordinated elements including the doors(s), overhead features, ground surface, landscaping, lighting, and other features.	A combination of overhead protection elements, material transitions, and modulated building massing help demarcate the entries along Greenwood Ave N, as well as throughout the project. Staircases/stoops along Greenwood further add to the natural surveillance of the street. Landscaping and privacy screens for patios will be provided at the sidewalk level. Landscape and building lighting will welcome residents and visitors in the evening hours.
PL3.B.1 & 2 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. Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street and sidewalk.	Entry along Greenwood Ave N. will be accessed by entry staircases, while a more private and protected patio/yard area will be slightly recessed from the street and screened with modern fencing and landscape elements.

DESIGN GUIDELINES

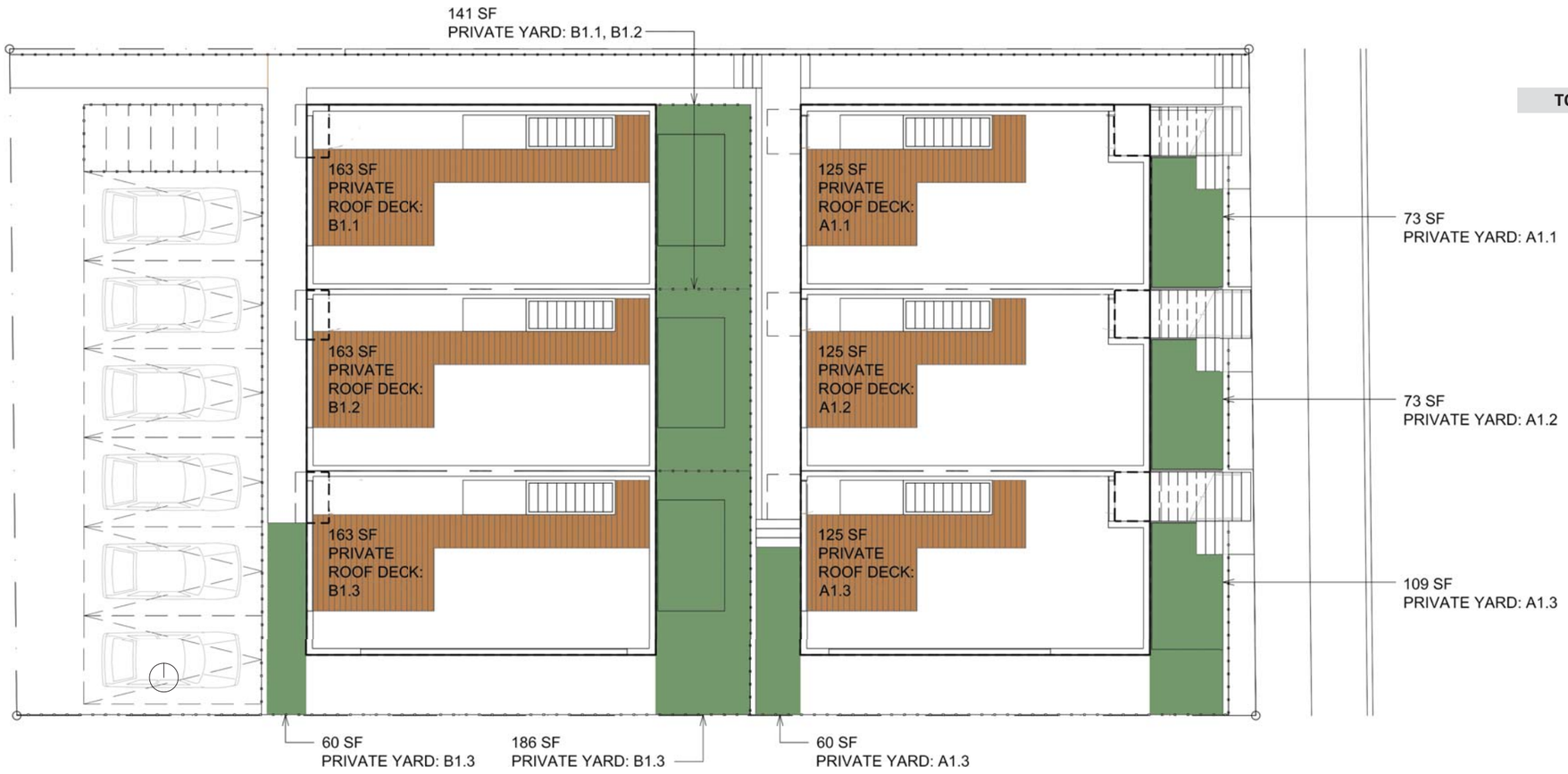
GUIDELINE	RESPONSE
Design Concept	
DC1.B.1 Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers by.	The design has parking access from the alley, rather than Greenwood Ave N. New sidewalks and planting strips will be provided along Greenwood Ave N, as well as well landscaped and articulated public and private spaces at the street level.
DC2.A.2, B.1, C.1, & D.1 Use secondary architectural elements to reduce the perceived mass of larger projects. Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Incorporate architectural features, elements, and details that are of human scale into the building facades..	Each individual townhome is articulated and expressed through various elements such as entry canopies, staircases, and modulated building massing with material changes. Facade elements are arranged in a pleasing composition of materials and scales, including glazed corners, entry recesses, and grouping of common components. Additionally, all venting required for the townhouse units will be directed into the courtyard space between the two buildings, thus eliminating unsightly vent penetrations from the more visible facades along the alley and Greenwood Ave N.
DC4.A.1 & A.2 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. Select durable and attractive materials that will age well in Seattle's climate, taking special care to detail corners, edges,and transitions.	The building will be constructed using pre-weathered reclaimed cedar, cement board, and quality vinyl windows. Material texture, grain, and orientation have been taken into careful consideration relative to the building's massing, detailing, and weather resistance. Each surface, color, and texture have an intentional and well arranged compositional relationship with adjacent surfaces.

ZONING STANDARDS

MULTIFAMILY CODE SECTION	COMMENTS
23.45.504 Permitted and prohibited uses	Residential use permitted outright
23.45.510 Floor Area Ratio (FAR) limits Per Table A 23.45.510, FAR for townhouses in an LR3 zone outside an Urban Center/Village is 1.1 or 1.3 if the project meets the standards of subsection 23.45.510.C.	Project to be Built Green 4-Star so it is eligible for the higher FAR. Lot Area: 6,696 SF Max Building Area Allowed: 8,705 SF (6,696 X 1.3 = 8,704.8) Proposed: 8,688 SF
23.45.510.C C.1. The structure will meet green building performance standards by earning LEED Silver rating or a Built Green 4-star rating C.3-4 Parking in rear of lot	Proposed: Built Green 4-Star Parking area provided at the rear of the lot, next to alley.
23.45.512 Density Limits - Lowrise zones In Lowrise Zones, townhouses in LR3 zones are limited to 1 unit/1,600 sf of lot area or have no limit if they meet 23.45.510.C.	Proposed: 6 dwelling units. Project will apply the standards of subsection 23.45.510.C, which allow for unlimited density.
23.45.514 Structure Height In Low-rise Zones, townhouses in LR3 zone are limited to a building height of 30’	Compliant: the structure is conforming for height. See section for building base averages. Calculations are based on existing grade for each Triplex structure per DR 4-2012 Formula 1: Exterior Walls.
23.45.518 Setbacks and Separations In LR Zones, townhouses setbacks: Front: 5’ min., 7’ average Rear: 5’ min., 7’ average Side: 5’ for facades less than 40’ in length	Compliant: see site plan
23.45.522 Amenity Area A.1 The required amount of amenity area for rowhouse and townhouse developments in LR zones is equal to 25 percent of the lot area. A.2 A minimum of 50 percent of the required amenity area shall be provided at ground level A.4.a There is no minimum dimension for private amenity areas, except that if a private amenity area abuts a side lot line that is not a side street lot line, the minimum horizontal dimension measured from the side lot line is 10 feet.	Required: 6,696 x 0.25 = 1,674 SF 1,674 x 0.50 (ground level) = 837 SF Proposed: 1,707 SF (843 SF at ground level) AMENITY AREA DIAGRAM AND CALCULATIONS – See page 31. All Amenity Area calculated is private. No amenity area within 10 feet of a side lot line has been counted unless it has a minimum horizontal dimension of 10 feet.

MULTIFAMILY CODE SECTION	COMMENTS
23.45.518 Setbacks and separations H.5.a Unenclosed porches or steps no higher than 4 feet above existing grade, or the grade at the street lot line closest to the porch may extend to within 4 feet of a street lot line	Compliant: entry stairs do not exceed 4’-0” in height within 4’-0” of lot line.
23.45.524 Landscaping A.1 Provide for the long-term health, viability, and coverage of plantings. A.2.a Landscaping that achieves a Green Factor score of 0.6 or greater is required for any lot with development containing more than one dwelling unit in Lowrise zones. B.1 Street trees are required if any type of development is proposed	Compliant: project to conform to landscape standards. Project exceeds Green Factor requirements. Street trees required in ROW per Bill Ames.
23.45.526 LEED, Built Green, and Evergreen Sustainable Development Standards A. Applicants for all new development gaining extra residential floor area, or seeking to qualify for the higher FAR shall make a commitment that the structure will meet green building performance standards.	Proposed: Project to meet Built Green 4-Star requirements. Seeking to qualify for the higher FAR limit in Table A for 23.45.510.
23.45.527 Structure width and facade length limits in LR zones The maximum structure width in LR3 zone, townhomes are limited to 120’. B.1 The maximum combined length of all portions of facades shall not exceed 65 percent of the length of that lot line.	Compliant: see site plan
23.54.015 Required parking Parking for residential, 1 space per dwelling unit is required. Per Table E for 23.54.015 PARKING FOR BICYCLES D. RESIDENTIAL USES D.2 Multi-Family structures, 1 long term space per 4 units required, no short-term required.	Proposed: The project meets the minimum parking requirement of 6 stalls. The project meets the minimum bicycle parking requirements of 2 spaces.
23.54.040 Solid waste and recyclable materials storage and access A.1 Residential uses proposed to be located on separate platted lots, for which each dwelling unit will be billed separately for utilities, shall provide one storage area per dwelling unit that has minimum dimensions of 2 feet by 6 feet.	Proposed: The project provides the minimum storage area per unit requirement of 2 feet by 6 feet for all 6 units.

AMENITY AREA DIAGRAM (N.T.S.)



AMENITY AREA

PER SMC 23.45.522

AMENITY AREA REQUIRED:

amenity area equal to 25% of lot area

LOT AREA	6,696
25%	**1,674**

50% of amenity area to be provided at grade

AMENITY AREA	1,674
50%	**837**

PRIVATE AMENITY PROVIDED:

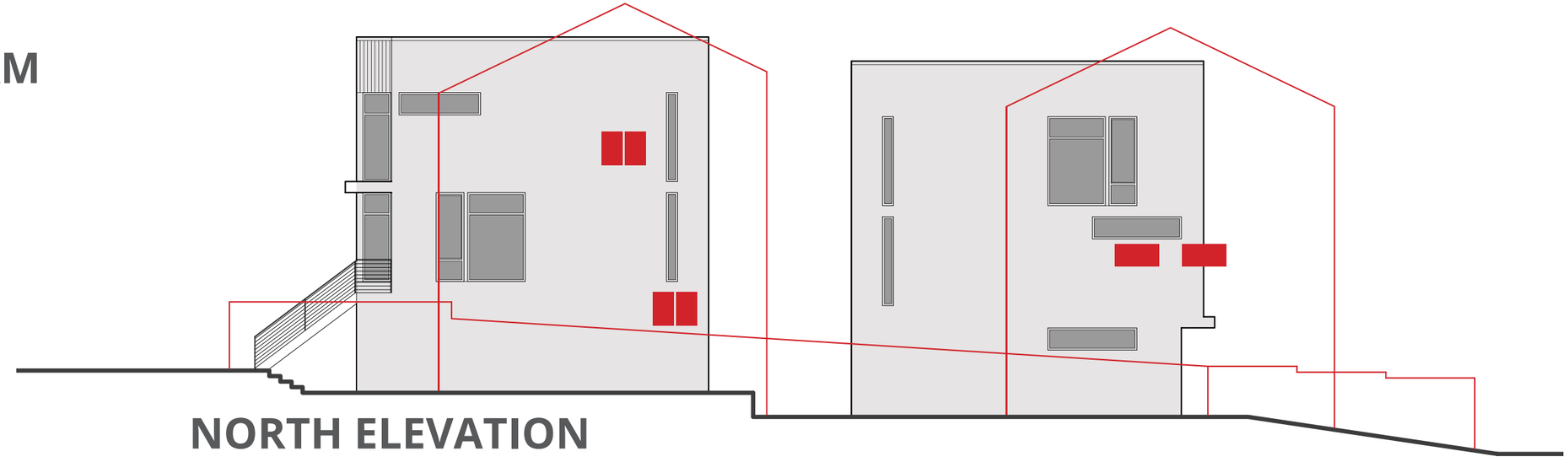
UNIT	AT GRADE	ROOF DECK	TOTAL
A1.1	73	125	198
A1.2	73	125	198
A1.3	169	125	294
B1.1	141	163	304
B1.2	141	163	304
B1.3	246	163	409
TOTAL	**843**	**864**	**1,707**

PRIVACY DIAGRAM

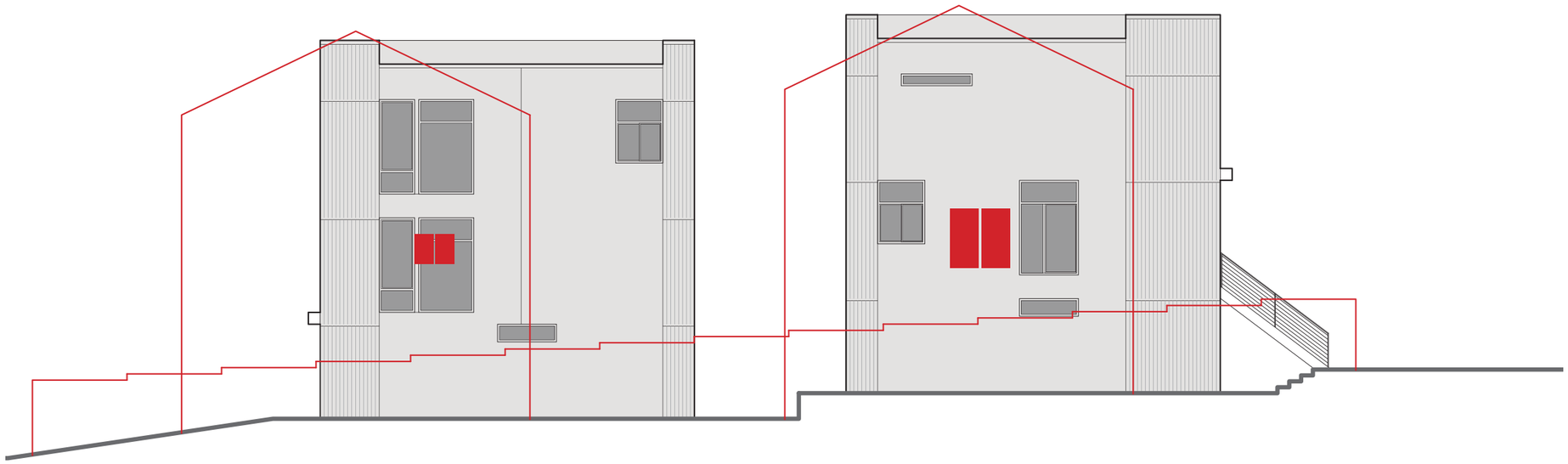
Minimal overlapping fenestration with adjacent buildings was considered to maintain privacy.

Proposed Fenestration

Neighboring Fenestration



NORTH ELEVATION



SOUTH ELEVATION

RECENT WORK