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6726 GREENWOOD AVE N

Design Review Recommendation Meeting #2 | Northwest Board
09/26/2016 #3020114

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PROPOSAL

This proposal is addressing a need for housing within the city’s urban neighborhoods. The objective is to provide an opportunity for safe, simple, efficient living within an urban village. This achieves several objectives such as reduced commuting; keeping people and their contributions in the city rather than outlying suburbs; all the while utilizing the cities pre-established systems. Our commitment to the neighborhood, great design, and the health and well-being of our residents has resulted in several exciting up and coming communities throughout Seattle.

6726 GREENWOOD AVE N.

SITE	PROPOSAL
<ul style="list-style-type: none">• Zoned NC2-40• Site area 8,036 SF +/-	<ul style="list-style-type: none">• Demolition of existing building• 4 Story Residential Building Over approx. 2,900 SF of Commercial• 57 units

DESIGN GOALS / OBJECTIVES

- Establish a positive addition to the built environment with a contextually responsive, timeless architectural expression and activated street front.
- Respond to the duality of the site; commercial frontage transitioning into a single family zone in a sensitive coherent way.
- Establish a bold corner expression that highlights the retail activity at the ground plane that is also compatible with adjacent development in scale and presence.
- Use durable, high quality materials and a color / materials palette that is compatible with the neighborhood and adjacent context.

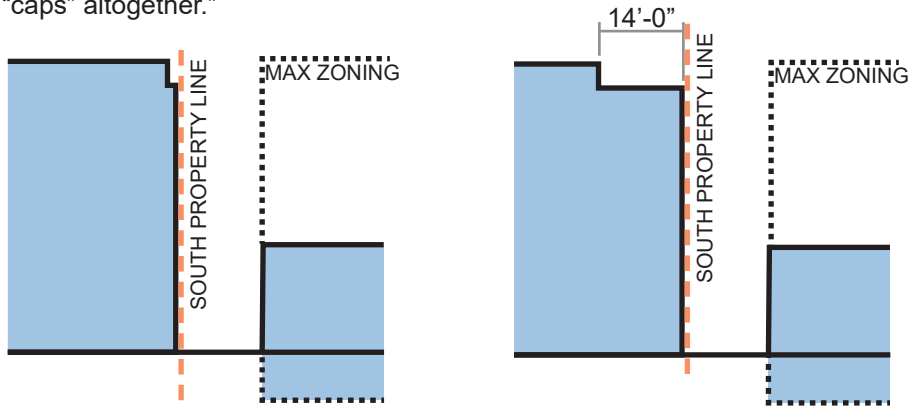
EARLY DESIGN GUIDANCE RESPONSES

Board Guidance: Transitions

“The Board members were agreed that the applicants’ preferred Option C provided for the best arrangement of uses on the site and allowed for desirable transitions: 1) to the new mixed-use structure across N. 68th Street, 2) to the multi-family structure to the south, and 3) to the single-family structures to the east. While allowing for suitable transitions, those transitions had not yet been adequately conveyed nor provided for in the design team’s packet, however.

While it could be argued that the proposed clerestory level at the northwest corner of the structure lent a certain gesture of deference to the tower element of the Isola tower on the corner across N. 68th Street, the clerestory cap with its added height along the south portion of the proposed structure contravened the clear need for some transition to the two-and-a-half story residential building due south on Greenwood Avenue N. Politeness and other massing considerations would seem to call for a doffing of the clerestory cap along the south portion of the top of the compositional bar facing onto Greenwood Avenue N. More generally, the south façade, facing the neighboring structure was in need of significant design attention and acknowledgement of a transition that was not in keeping with a clerestory addition there.

Likewise, the transition between the proposed mixed-use structure and the single-family yards and structures to the east needed further attention. One desirable move would be to set the easternmost live/work unit further back from the property line, or both set it back from the property line and recess it further from the N. 68th Street sidewalk. At the very least, the bays above the two live/work units needed to be truncated well short of the prevailing cornice line atop the side wall. Elongation was not in order. No bay roofs; doff the building’s “caps” altogether.”



EARLY DESIGN GUIDANCE PROPOSAL

PROPOSED DESIGN

Applicant Responses:

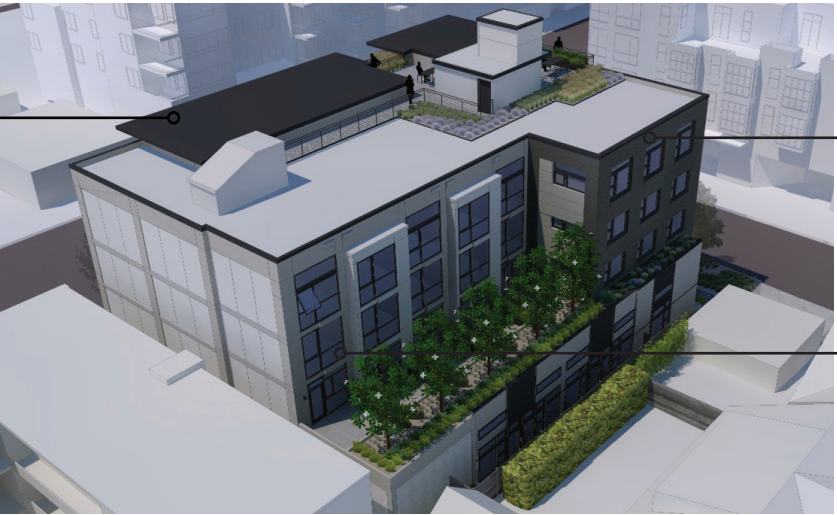
The clerestory element has been doffed from the southern lot line by approximately 14’+, reinforcing the transition to the adjacent multi-family building also residing within the NC2-40 zone.



SOUTHERN ELEVATION PATTERNING AND WINDOW ADJACENCIES

The southern elevation has incorporated patterning consistent with the other facades to provide visual interest and to mitigate the blank façade. The visible portion of the façade is limited to 1 ½ stories.

The proposed design provides a 36”-60” buffer, although not required, between properties at the eastern ground plane and implements elevated residential stoops with unit entries set back from the sidewalk 5’-0”. The entries incorporate landscaping and low-scale decorative gates and rail for boundary definition (defensible space) and create a more residential street scape that supports the transition from commercial to single family uses.



A 10’ UPPER LEVEL SETBACK WITH NO DECKS, NO BAY PROJECTIONS, NO ELEVATED ROOFLINES AND SMALLER FENESTRATION AT THE EASTERN ELEVATION OF THE NORTHERN MASS CONSISTENT WITH ISOLA TO THE NORTH.

THE PROPOSED DESIGN MAINTAINED THE GENEROUS 25’ UPPER LEVEL SETBACK WITH MODEST BAY PROJECTIONS TO MODULATE THE FAÇADE.

Doffed the bay projection rooflines to reside below the parapet/roofline to further support massing transition to lower densities at the southern and eastern façades.



EARLY DESIGN GUIDANCE PROPOSAL



PROPOSED DESIGN

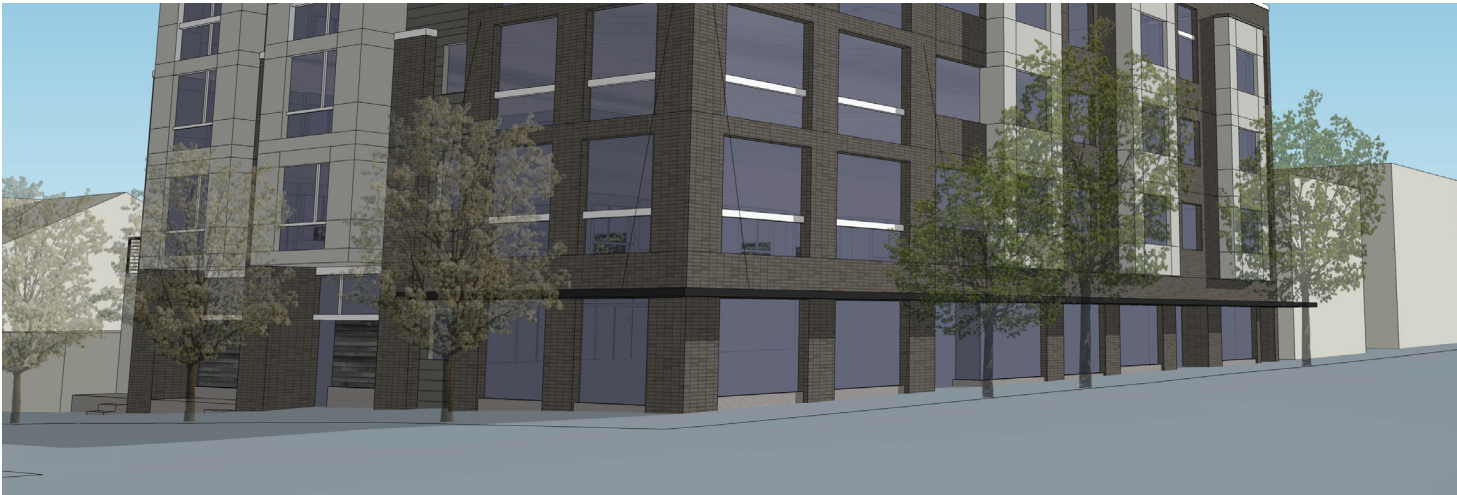
EARLY DESIGN GUIDANCE RESPONSES

Board Guidance: Commercial Storefront

“The Board agreed with the comment made by a member of the public that the commercial front on Greenwood Avenue N. seemed “too squat.” Although there had been some earlier talk of learning from the anatomy of existing Phinney/Greenwood storefront design, the proposed storefront design made no real analytic reference to extant examples and failed in themselves to convey any particular sense of place. At the kick plate level, the window base seemed disproportionately tall, the fenestration proportionately short and without any relief from vertical mullions. Likewise, the heavy continuous marquee received no relief from transom-level lites and resulted in a street-level frontage neither friendly nor welcoming and without the vigor to instill that sense of place or identity valued by businesses and their users.”

Applicant Response:

The storefront system has been modified to utilize more transom lites and the resulting ground level store front transparency is more prominent at the commercial areas. See page 23 for canopy studies testing the configuration of the overhead weather protection in relation to the storefront and transoms. Also the spandrel at the base of the upper levels was narrowed to allow for additional street level transparency.



EARLY DESIGN GUIDANCE PROPOSAL



PROPOSED DESIGN

Board Guidance: Residential Entrance

“The residential entry appeared too compressed, almost hidden, and in need of de-compression, expansion and architectural definition. “Slide it over” was one Board member’s comment.”



The residential entry is wider and has higher transparency than what was presented at EDG. In addition the entry has an independent entry canopy to further celebrate its location. The residential entry is distinct yet compatible with the surrounding ground plane expressions.

EARLY DESIGN GUIDANCE PROPOSAL



PROPOSED DESIGN



EARLY DESIGN GUIDANCE RESPONSES

Board Guidance: Corner Expression & Materiality

“Make the northwest corner pop.” Explore the use of other materials at the ground level and a broader range of materials generally. Use “residential materials” on the east-facing façade. “Don’t be afraid to allow a couple of units to go away” if needed to make a better project.

Applicant Response:

The northwest corner has been highly articulated from the remainder of the building mass by modulating the façade and incorporating a material change to visually set the corner apart. A prominent and timeless “lantern” expression is compatible with the intent of the design guidelines, the direction of the board and the urban patterns and form of adjacent development.

A unified material palette aligns with the design concept and parti by locating brick at the west and north facades along the commercial corridor and the return along 68th. The expression transitions to fiber cement siding at the residential entrances and the east facing facade. The scale and proportion of the fenestration also follows the parti by incorporating small, punched openings closer to the eastern lot line and higher transparency at the greater setback.



WEST FACADE - COMMERCIAL CORRIDOR



EAST FACADE - RESIDENTIAL EXPRESSION



PROPOSED CORNER
EXPRESSION

RECOMMENDATION MEETING RESPONSES 08/01/2016

Board Guidance: Setbacks

Board requested the east setback should be a minimum of 5 feet.

Applicant Response:

The portions of the building within 5' of the east property line have been pulled back to maintain a 5' foot buffer between the structure and the adjacent properties to the east.



08/01 PROPOSAL



CURRENT PROPOSAL

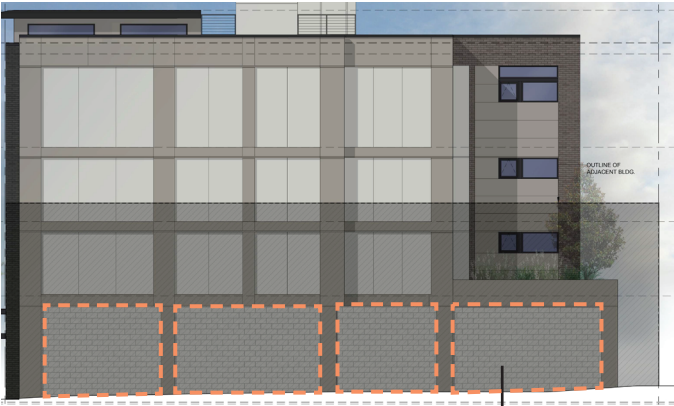
5' SETBACK IS MAINTAINED ALONG ENTIRE EAST PROPERTY LINE

Board Guidance: South Wall, Color and Materiality

Consider making the ground floor wall color light to allow for better interior illumination of the neighboring building to the south.

Applicant Response:

The CMU wall (appropriate due to the interior service corridor) at the south property line will be painted a lighter color to match the fiber cement panel above, maximizing the potential for reflected light into the area between the structures.



CMU PAINTED LIGHT COLOR TO COMPLETE COMPOSITION AND MAXIMIZE REFLECTED LIGHT

Board Guidance: Landscape Plan

Provide a complete and accurate landscape plan, one that calls out all plantings, location, and section to reveal depths of plantings.

Applicant Response:

A full planting plan has been provided, and sections, model views, and elevations have been updated to accurately reflect the landscape design. See pages 16-18.

Board Guidance: Colors and Contrasts

Select colors of lighter values to provide more contrast between the brick sections and cement panel sections between them.

Applicant Response:

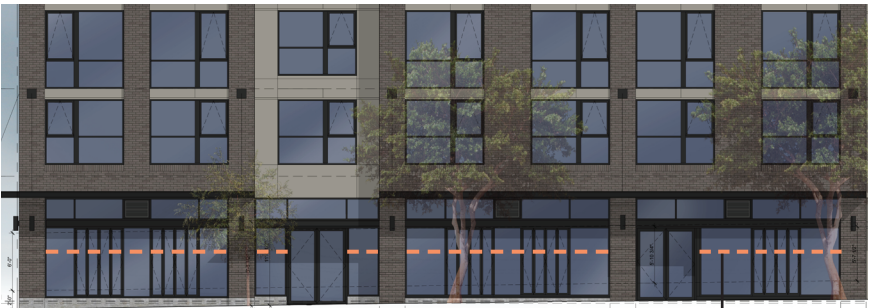
The colors have been studied and the gray panel has been modified to provide more contrast between the materials. See elevations on pgs. 12- 15.

Board Guidance: Canopies

From the north edge of the building, the rhythm should be "up, down, and back up", responding to the options presented to the Board by the architect.

Applicant Response:

The canopy configuration has been revised based on the board's preferred option of those presented at the first recommendation meeting.



MULLION REMOVED TO SIMPLIFY COMPOSITION AND REDUCE VISUAL BARRIER BETWEEN INTERIOR AND EXTERIOR SPACE

Board Guidance: Windows

On the east side, select window size and composition that main the basic styles of windows elsewhere on the building but better mitigate for any perceived loss of privacy in nearby rear yards; likewise look to enlarge the windows shown on the south-facing facade, again, in keeping with the essential forms of other fenestration on the building.

Applicant Response:

The windows on the South brick mass have been modified to better reflect the proportions and composition found elsewhere on the building. Additionally, the south-facing windows have been developed as part of an overall "frame" composition consistent with elsewhere on the building.



WINDOWS PROPORTIONS REFLECT PROPORTIONS OF OTHER WINDOWS BUT ARE SMALLER DUE TO PROXIMITY TO PROPERTY LINE

FRAME EXPRESSION EXTENDED TO SOUTH SIDE OF VOLUME

Board Guidance: Garbage / Recycling and Staging Location

Don't rely on on-site management to keep them from being an annoyance on the Greenwood Ave N sidewalk, but search for methods of direct pick-up and return of trash/compost/recycle receptacles.

Applicant Response:

The design has coordinated with Seattle Public Utilites to allow for direct access to the garbage area by moving the garbage room closer to the service entry on Greenwood Ave N. Garbage containers will be retrieved and returned by SPU.

RECOMMENDATION MEETING RESPONSES 08/01/2016

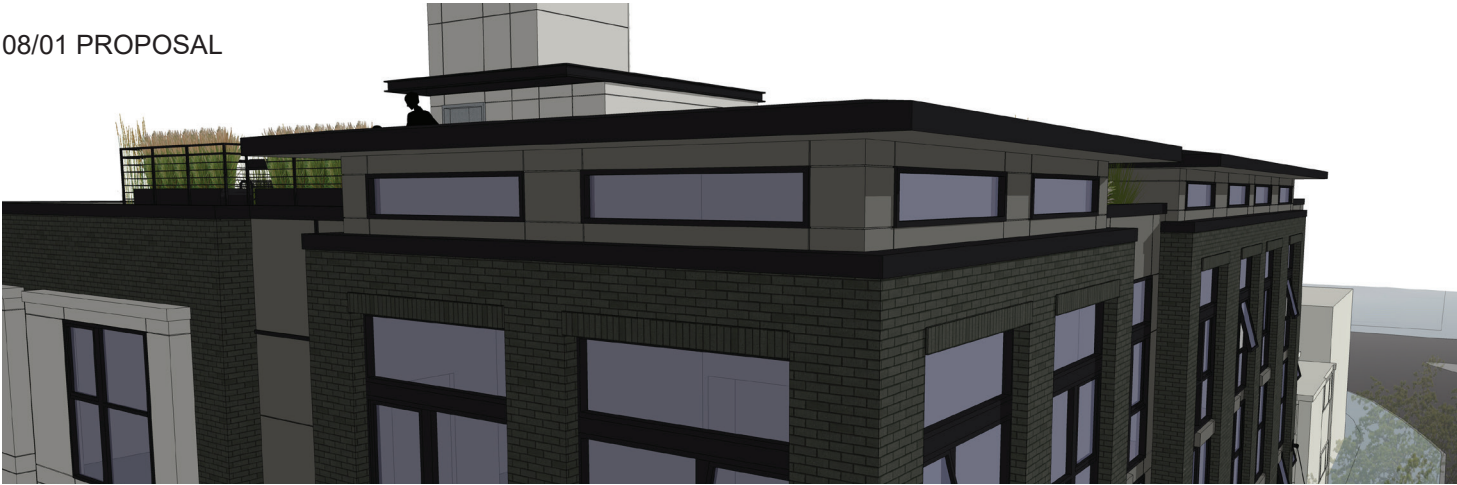
Board Guidance: Clerestories

Make the windows have a closer relationship to the windows elsewhere on the building.

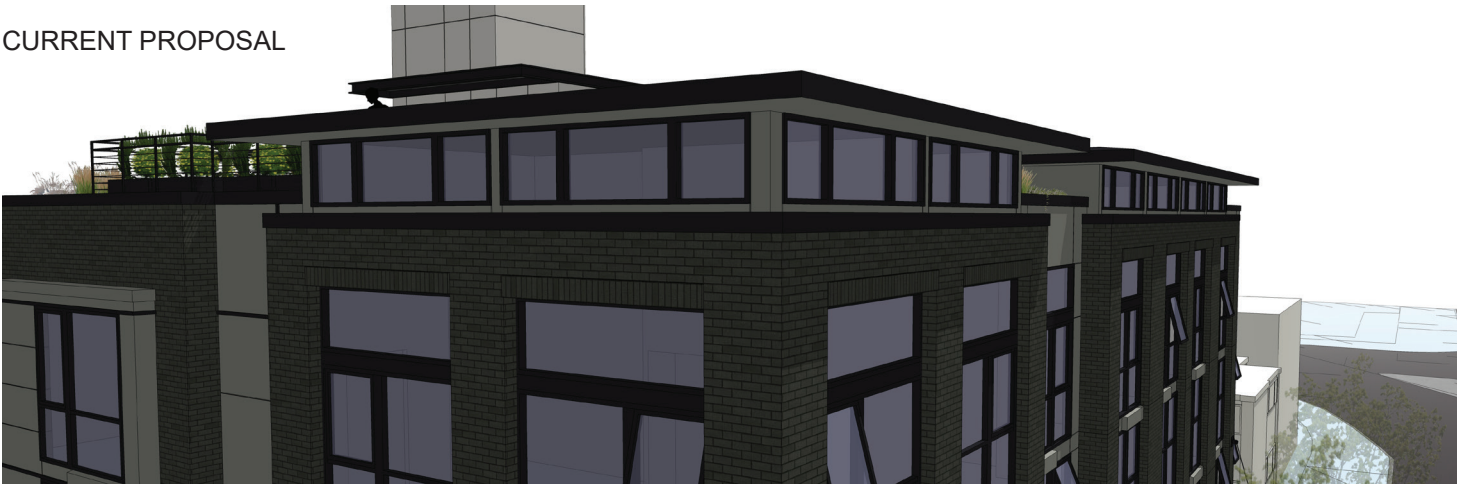
Applicant Response:

The clerestory fenestration has been modified, both to be larger and allow more light into the units and reduce the perceived mass of the clerestories, as well as to relate better in size and proportion to the windows elsewhere on the building, particularly below the clerestory on Greenwood Ave and 68th St.

08/01 PROPOSAL



CURRENT PROPOSAL



Board Guidance: Bike Parking

Coordinating with SDOT, add retail-related bike parking in the right of way of Greenwood Ave N.

Applicant Response:

The design team has been coordinating with SDOT for the installation of a bike rack at the corner of Greenwood Ave N in the right of way. It's location is shown on the site plan on page 8.



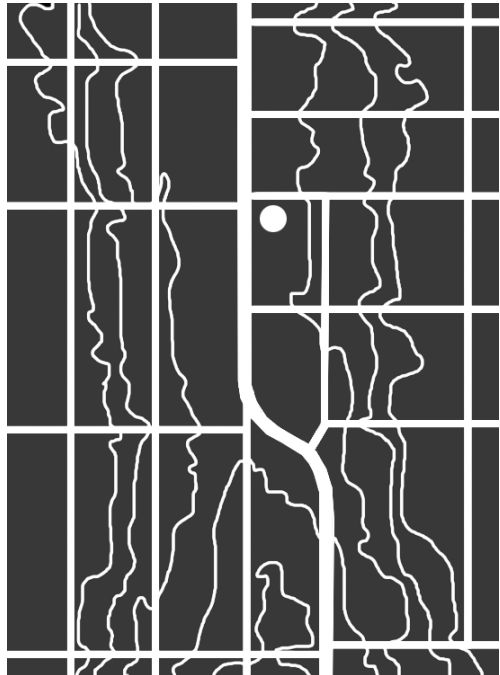
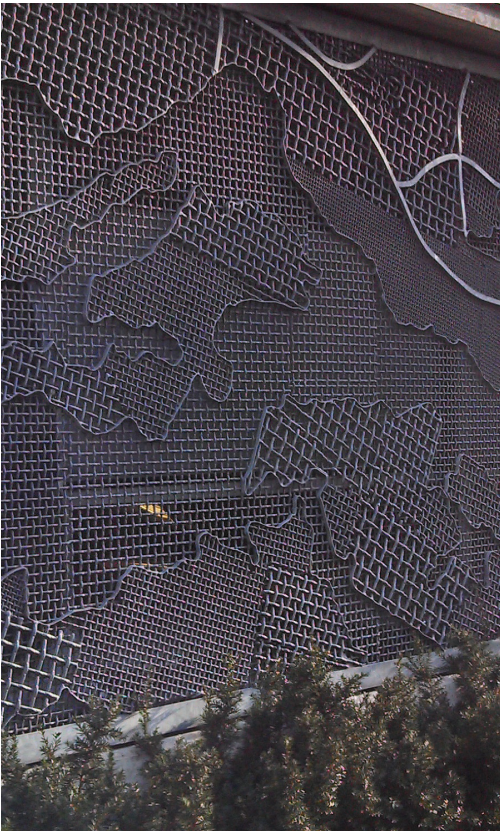
SDOT BIKE PARKING IN RIGHT OF WAY

Board Guidance: Artist's Piece at Residential Entry

Provide more information regarding both the scope of artwork and the commitment of the developer to provide the artwork.

Applicant Response:

The design and development team are excited to collaborate with a local artist to provide artwork that is tactile, related to the local context, and provides visual interest to the residential entry. The design and development team are still in the process of finalizing the design, but the concept is a custom metal panel that is cut and/or etched to represent the local Phinney Ridge neighborhood. See character images below. The artwork location and dimensions are shown on page 32.



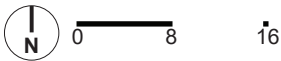
PRELIMINARY SKETCH OF ARTWORK SHOWING STREETScape & TOPOGRAPHY OF PHINNEY RIDGE

CHARACTER IMAGES OF METAL ARTWORK

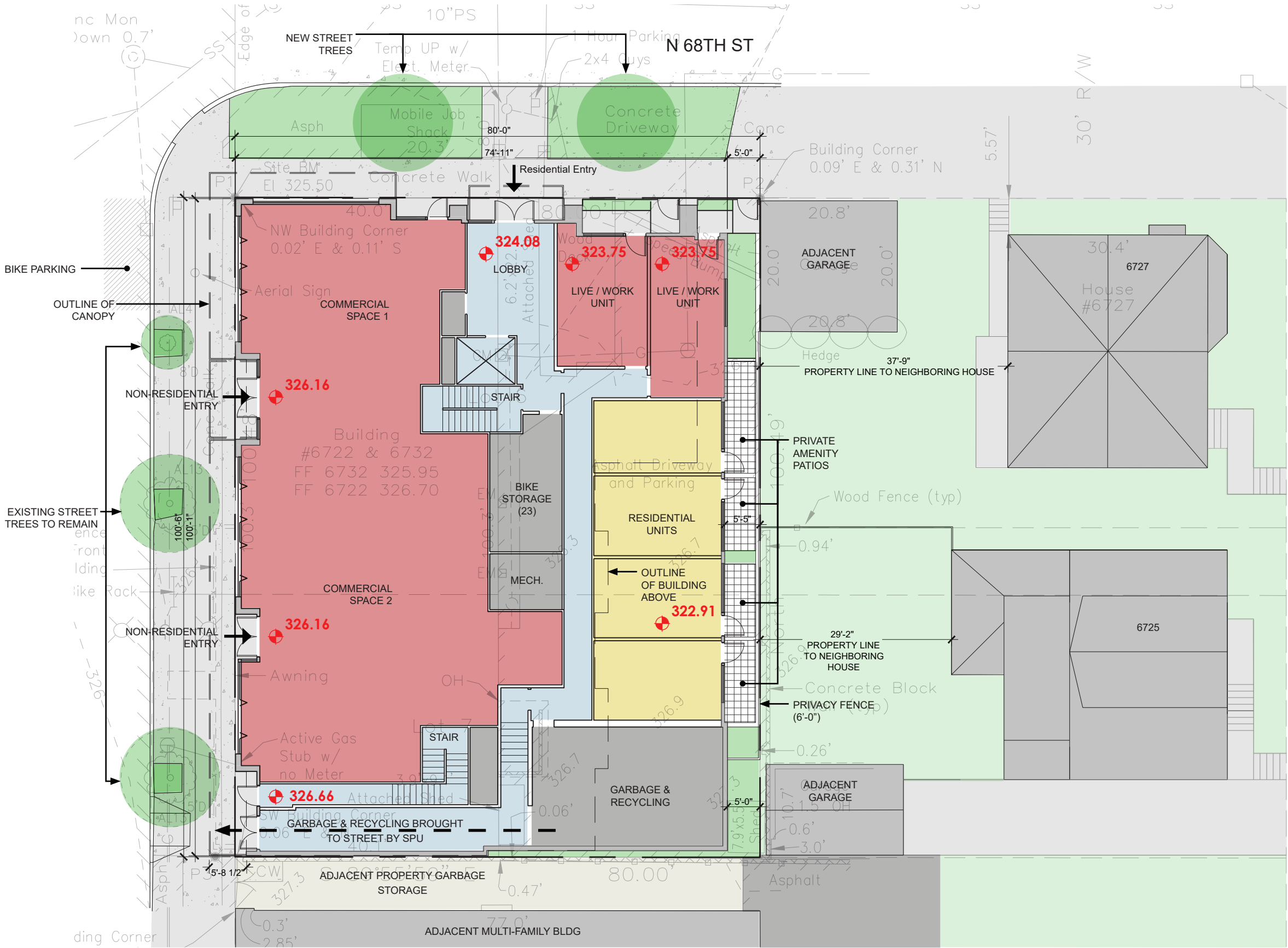
SITE PLAN

KEY

- NON-RESIDENTIAL
- RESIDENTIAL
- SERVICE
- CIRCULATION/SUPPORT
- LANDSCAPE



GREENWOOD AVE N



FLOOR PLANS

KEY

NON-RESIDENTIAL

RESIDENTIAL

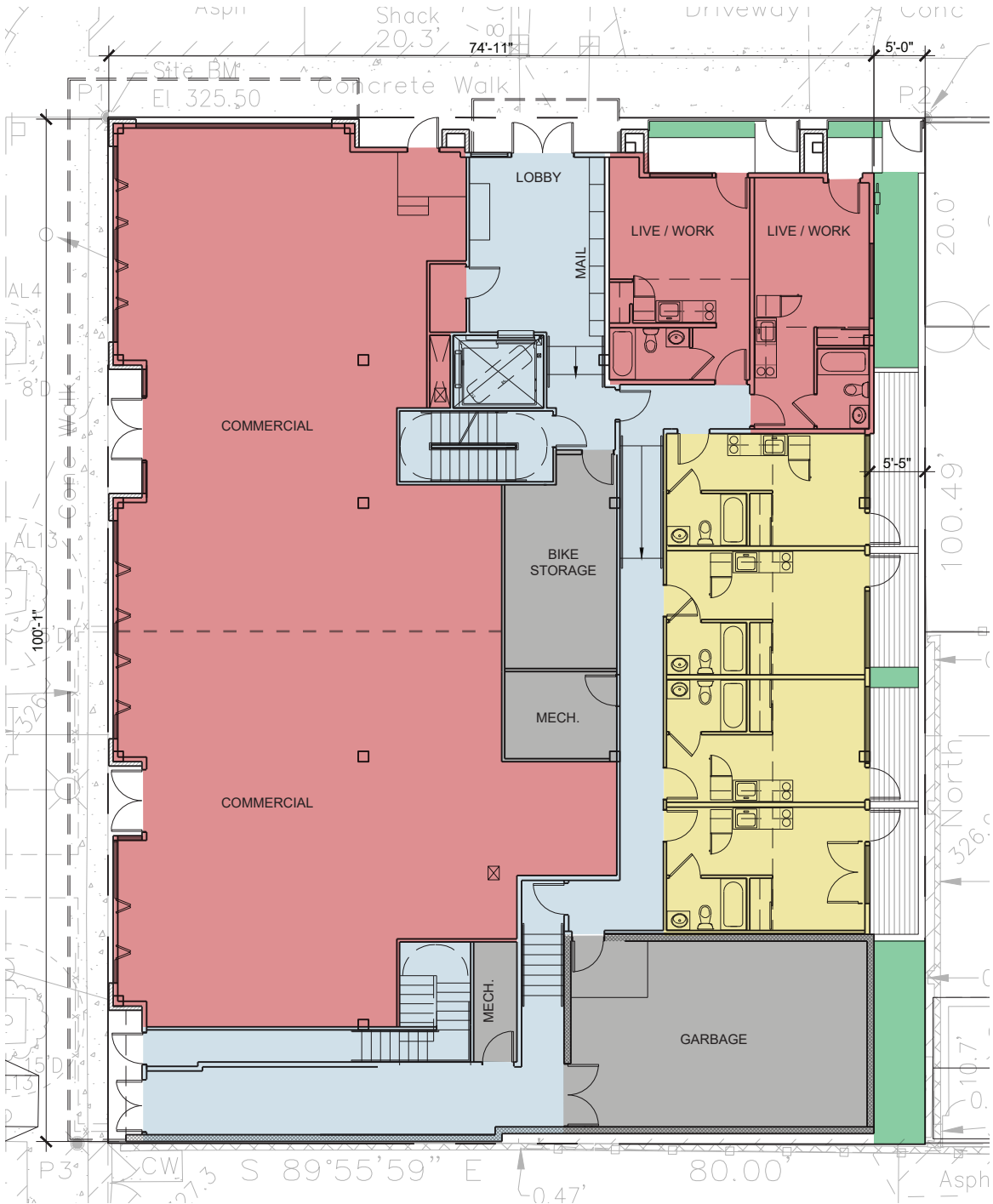
SERVICE

CIRCULATION/SUPPORT

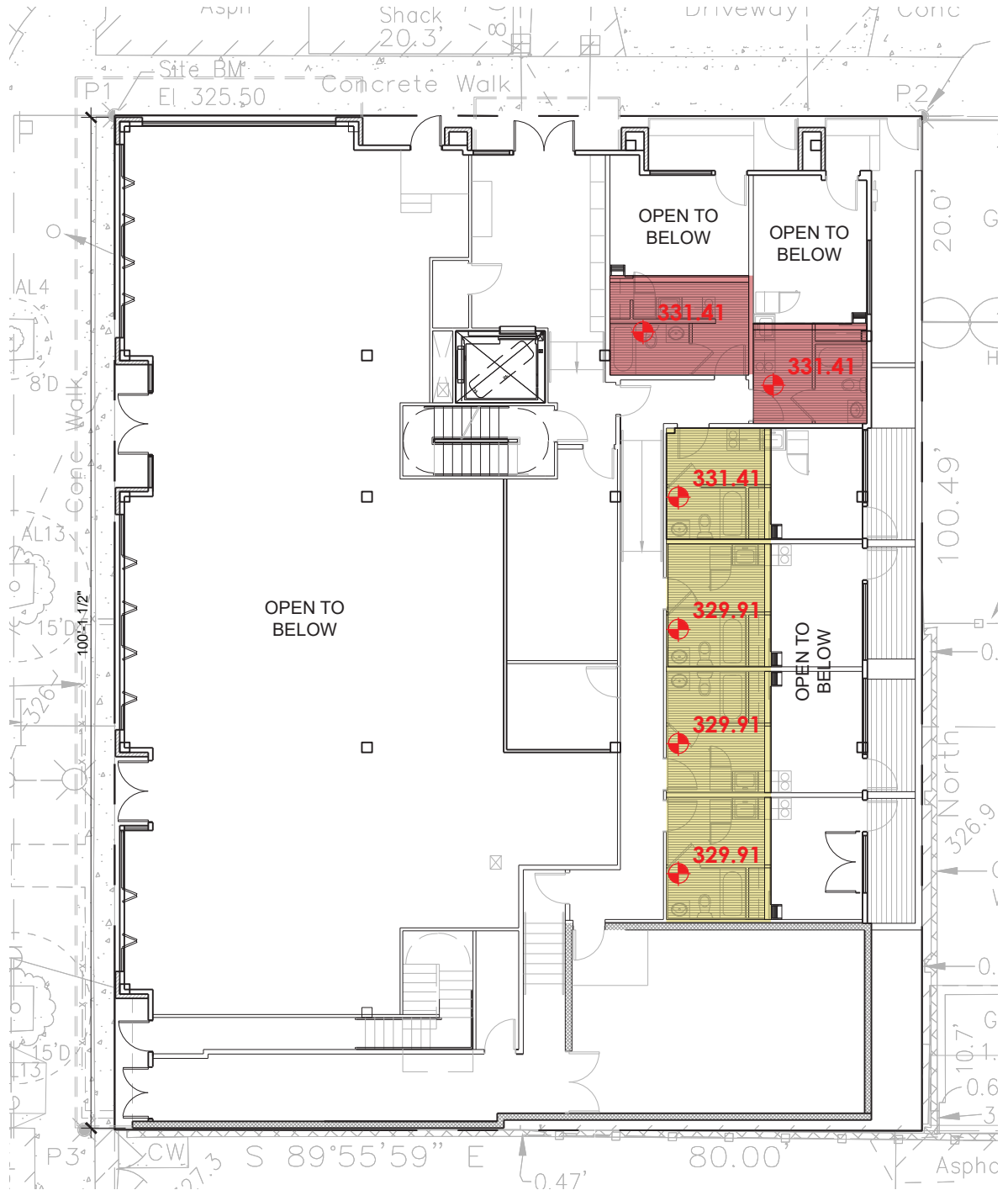
LANDSCAPE

N

0816



LEVEL 1



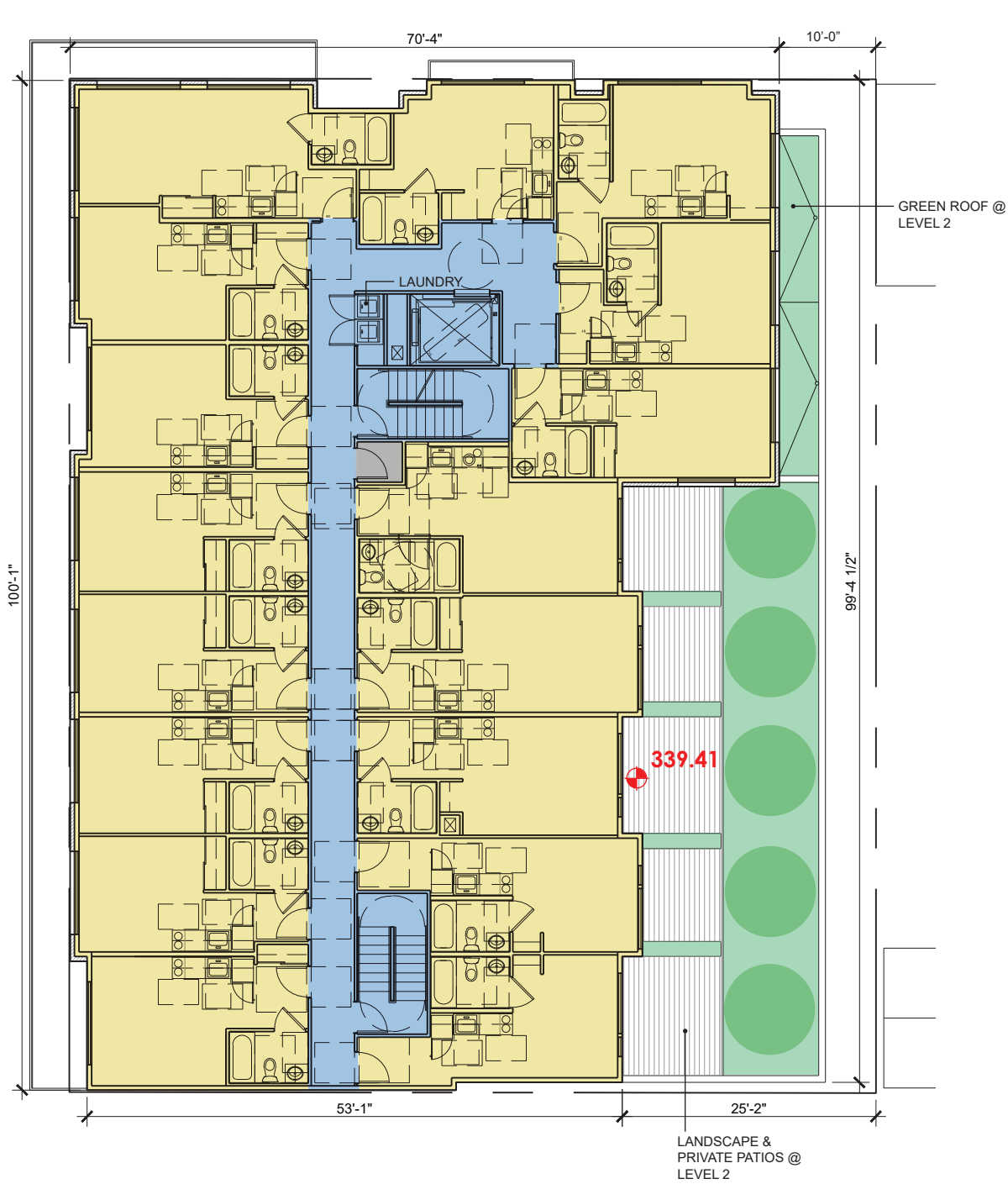
LEVEL 1, MEZZANINE

FLOOR PLANS

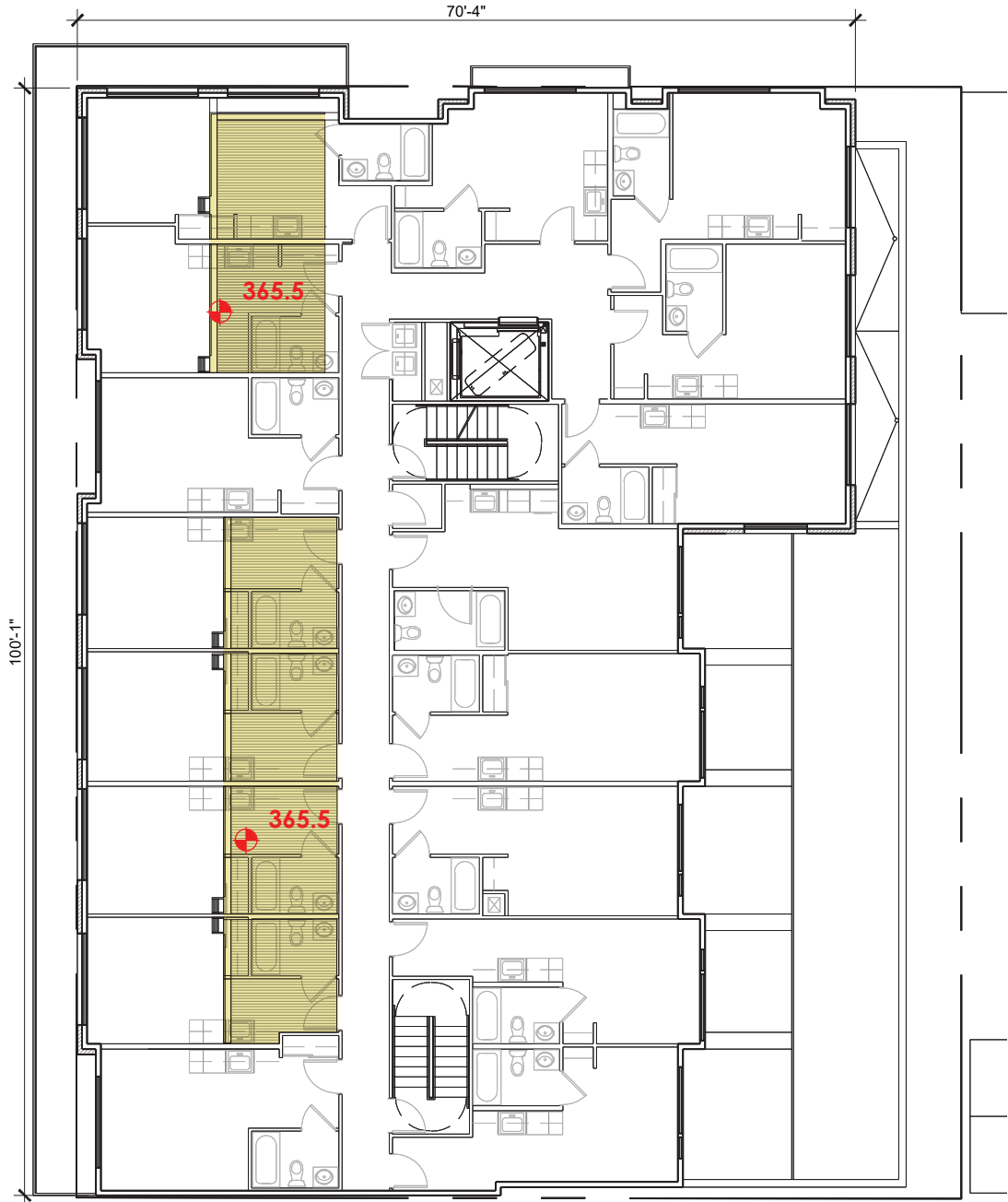
KEY

- NON-RESIDENTIAL
- RESIDENTIAL
- SERVICE
- CIRCULATION/SUPPORT
- LANDSCAPE

N 0 8 16

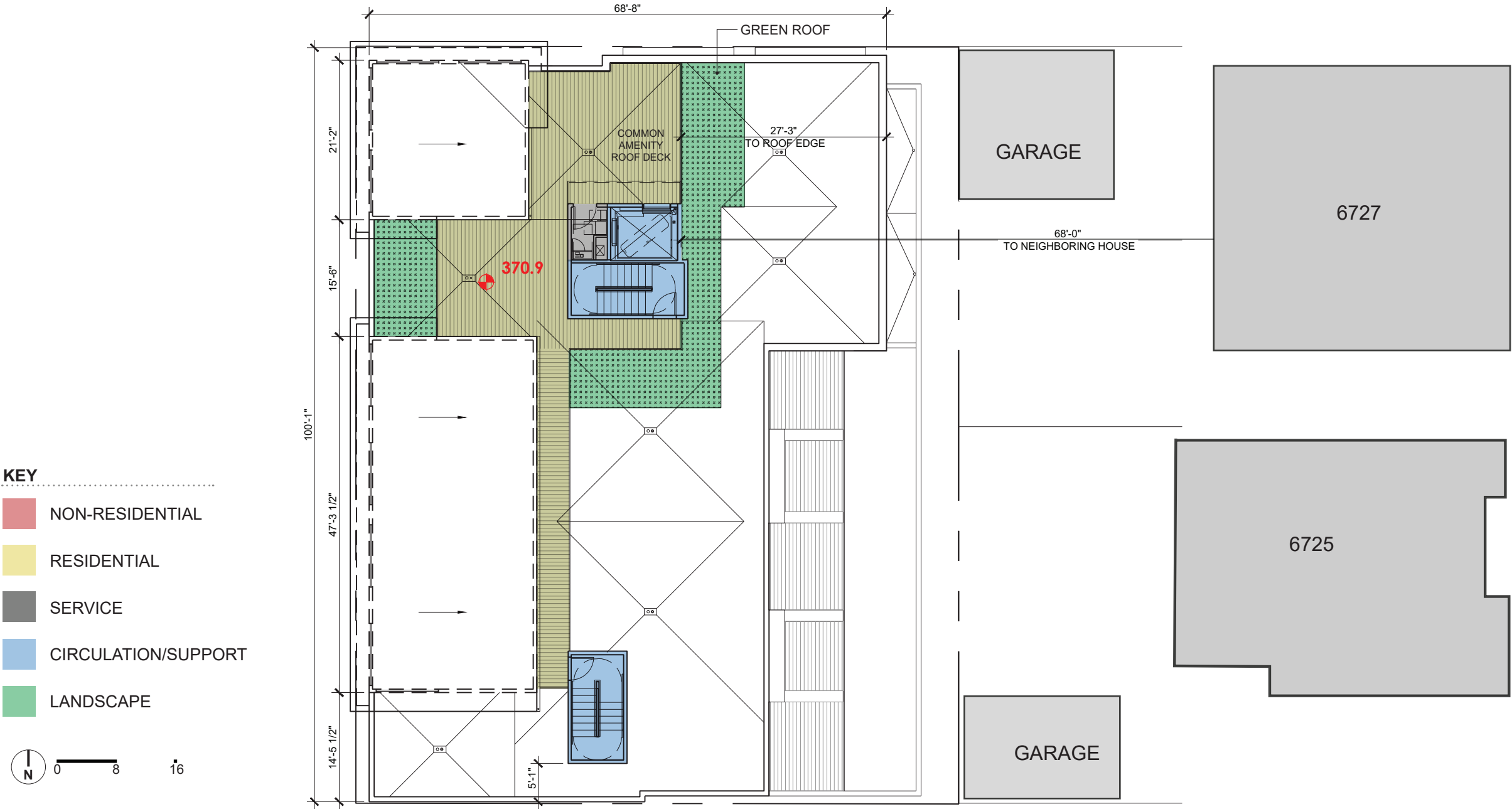


LEVELS 2-4



LEVEL 4, MEZZANINE

ROOF PLAN



BUILDING ELEVATIONS
NORTH



BUILDING ELEVATIONS
WEST

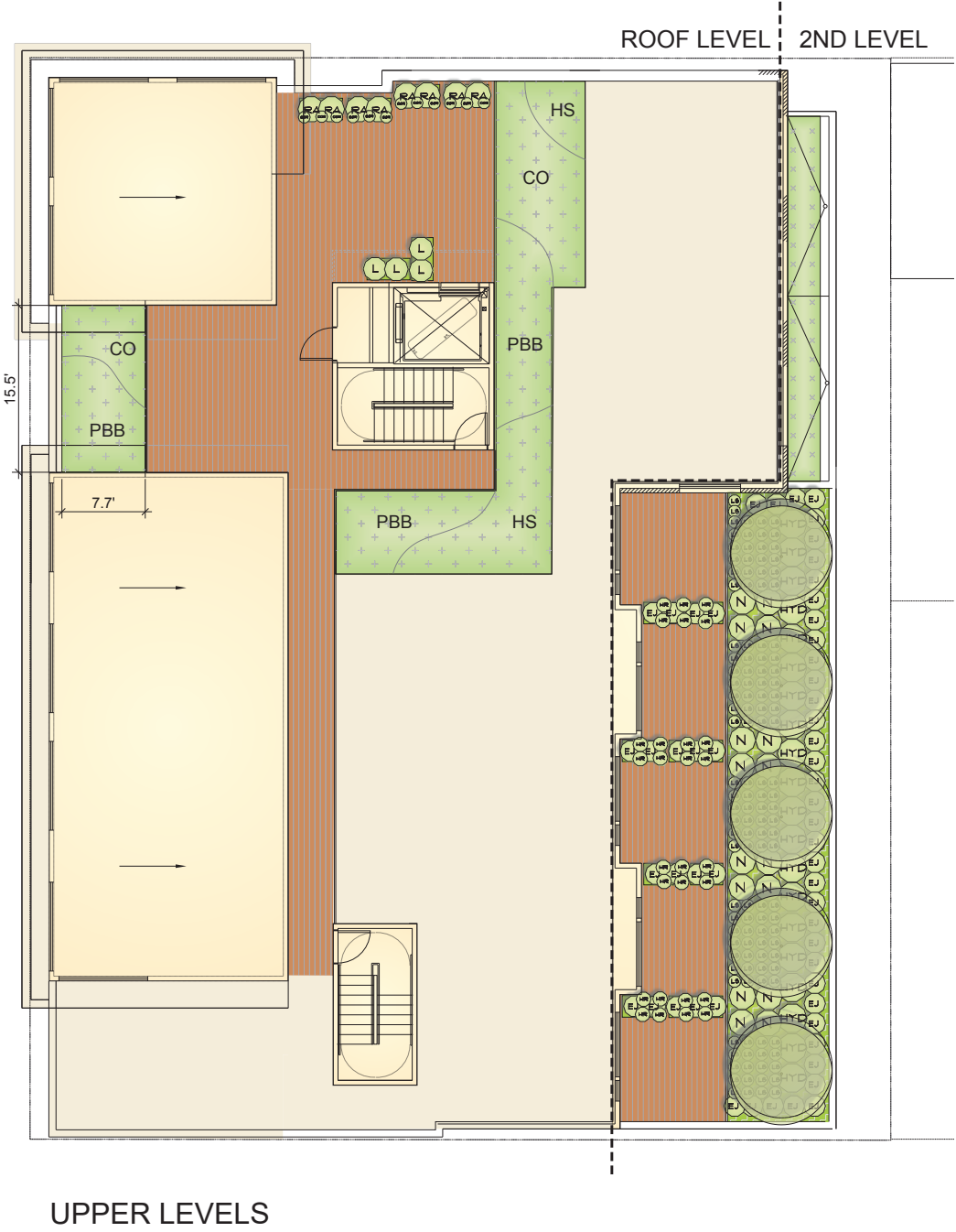
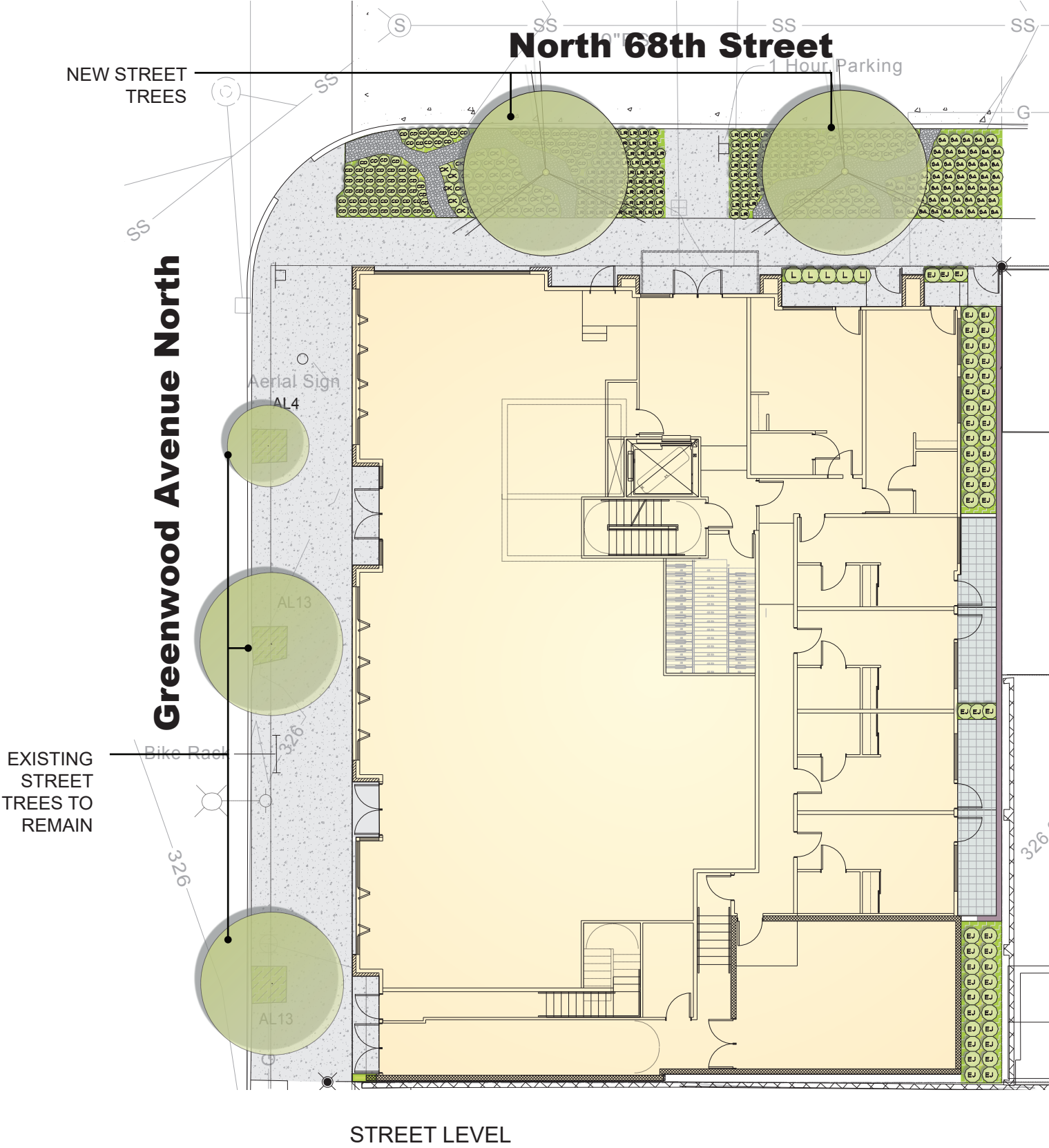


BUILDING ELEVATIONS
SOUTH



BUILDING ELEVATIONS
EAST







FLYING SAUCERS COREOPSIS
(COR)



GREEN SPIRE EUONYMUS
(EJ)



DAY LILY HAPPY
RETURNS (HR)



DWARF OAKLEAF
HYDRANGEA (HYD)



SKY PENCIL JAPANESE
HOLLY (I)



GIANT LILYTURF (L)



ROYAL PURPLE LILYTURF (LR)



SILVERY SUNPROOF MONDO
GRASS (LS)



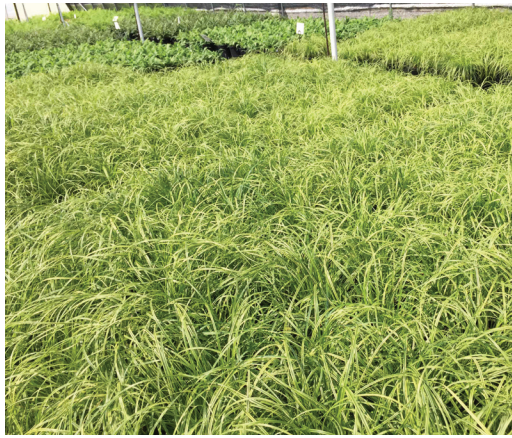
MOONBAY COMPACT HEAVENLY
BAMBOO (N)



ARP ROSEMARY (RA)



BERKELEY SEDGE(CD)



GOLDEN FOUNTAIN SEDGE (CK)



AUTUMN MOOR GRASS (SA)



EMERALD CARPET CREEPING
RUBUS



OVERDAM FEATHER REED GRASS
(CO)



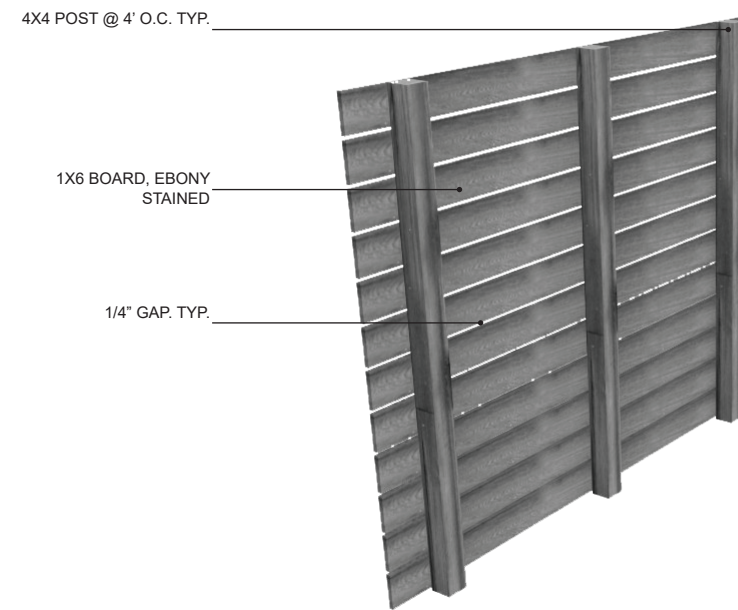
BLUE OAT GRASS (HS)



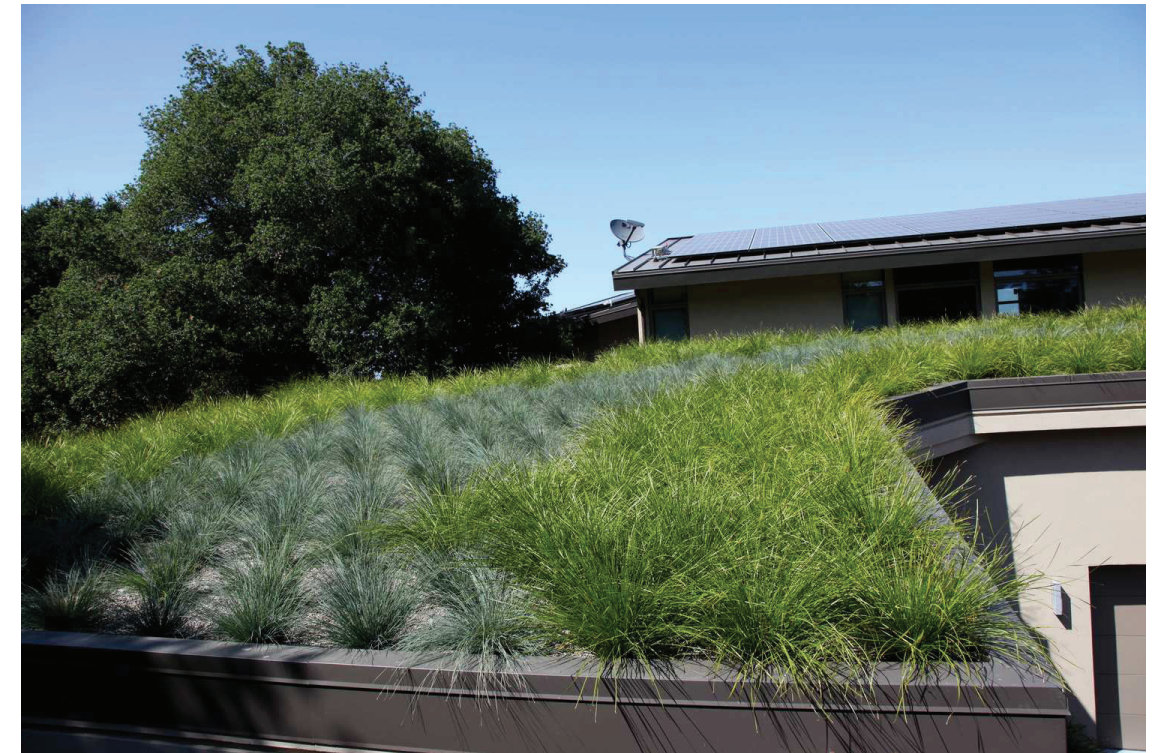
BURGUNDY BUNNY FOUNTAIN
GRASS (PBB)



UNIT PRIVACY SCREEN



FENCE ALONG EAST PROPERTY LINE



AREAS OF VARIOUS ORNAMENTAL GRASSES LOCATED IN AMENITY AREAS AT ROOF AND, STREET-LEVEL PLANTING STRIPS ON 68TH AVE



EXISTING STREET TREES TO REMAIN ON GREENWOOD AVE



BALD CYPRESS STREET TREES ON 68TH



FLOWERING MAGNOLIA AT LEVEL 2 AMENITY AREA



TYPICAL PLANTING TRAYS WITH SUCCULENTS AT GREEN ROOF

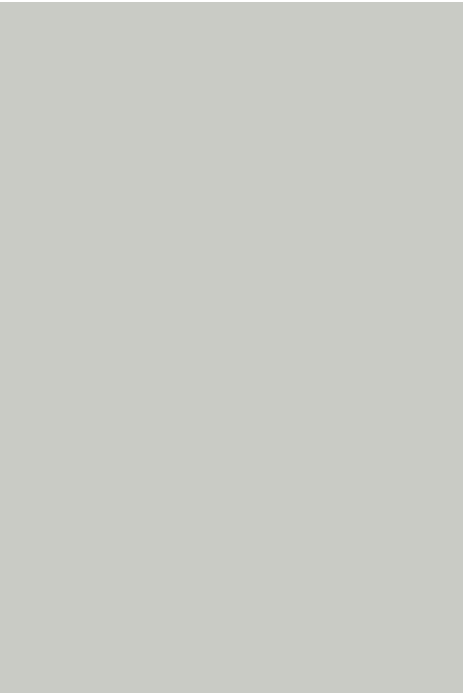
MATERIALS



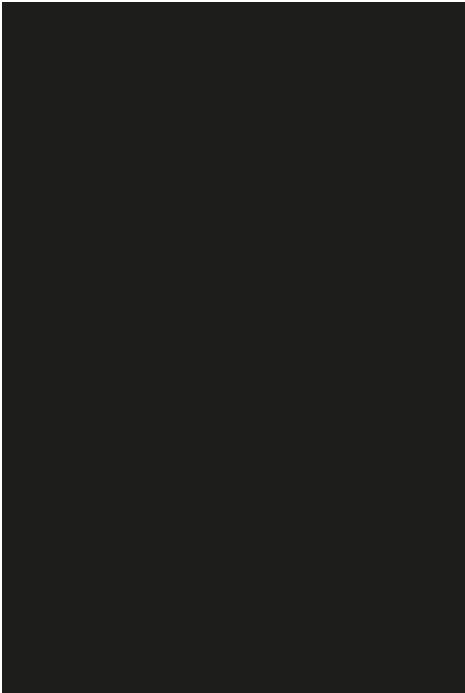
BRICK | COAL CREEK
BRICK FACADE AT BASE OF BUILDING



MAIN FIELD | GRAY
FIBER CEMENT PANELING



SECONDARY FIELD | LIGHT GRAY
FIBER CEMENT PANELING



SECONDARY FIELD | BLACK
FIBER CEMENT PANELING



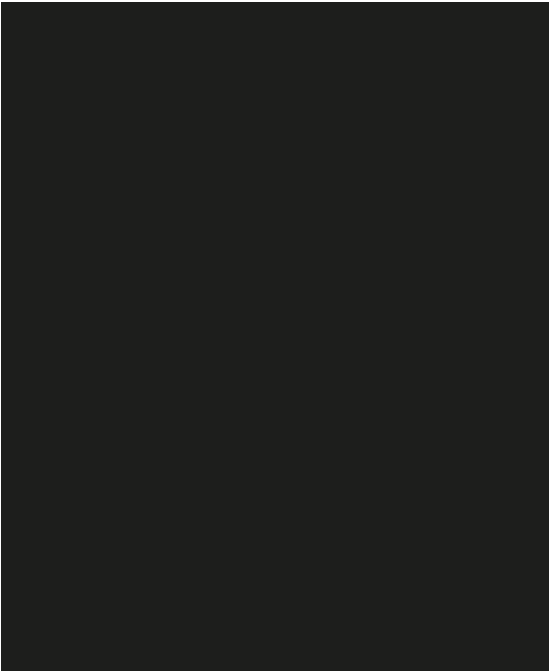
ACCENT | EBONY STAINED CEDAR
UNDERSIDE OF CANOPY AND FENCE



SITE WALLS
CAST IN PLACE CONCRETE



SITE WALLS
CMU, PAINTED



METAL ACCENTS | BLACK
CANOPY, TRIM, RAILINGS



STOREFRONT
BLACK ANODIZED



WINDOWS | BLACK
VINYL

BUILDING SECTIONS

KEY

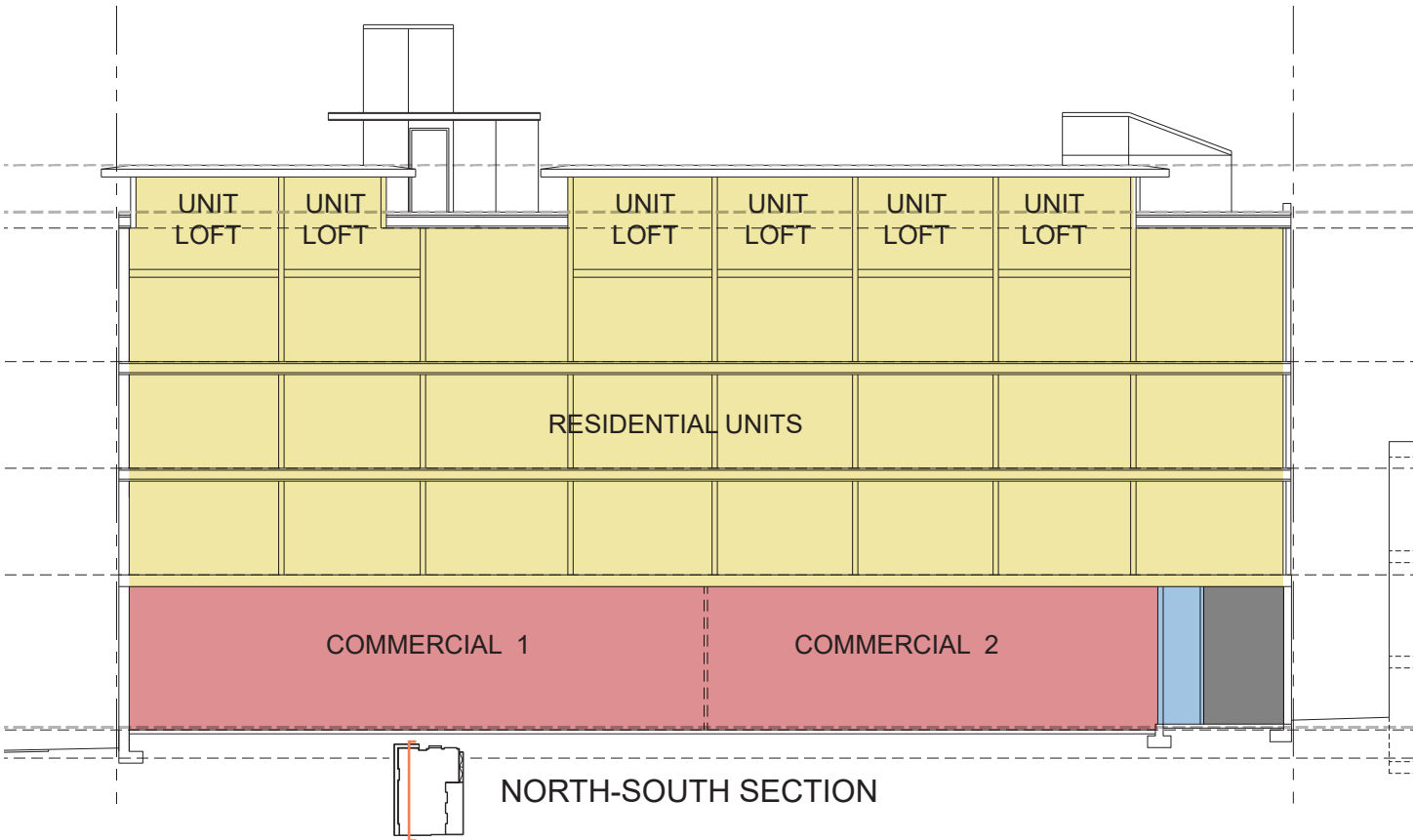
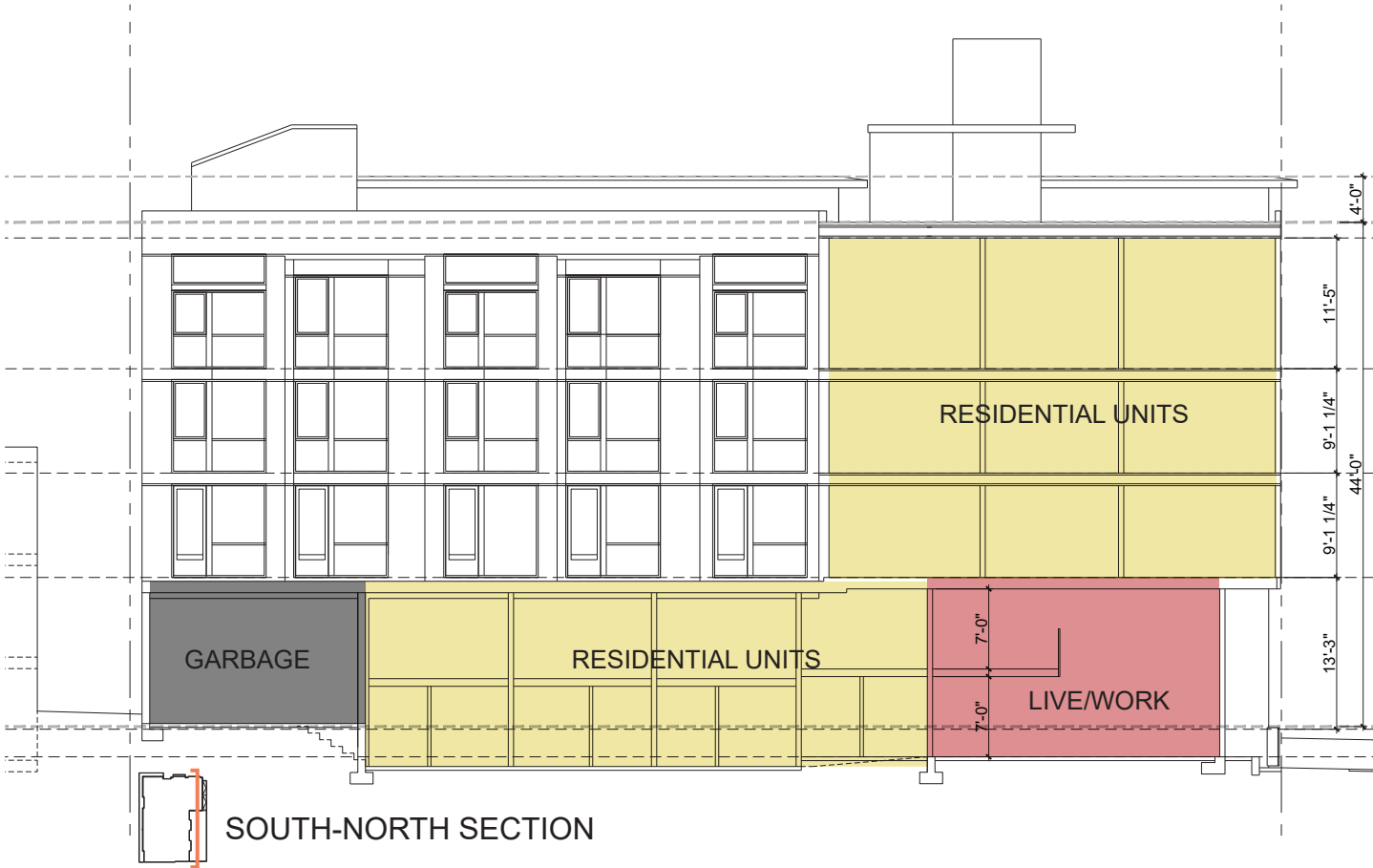
NON-RESIDENTIAL

RESIDENTIAL

SERVICE

CIRCULATION/SUPPORT

LANDSCAPE

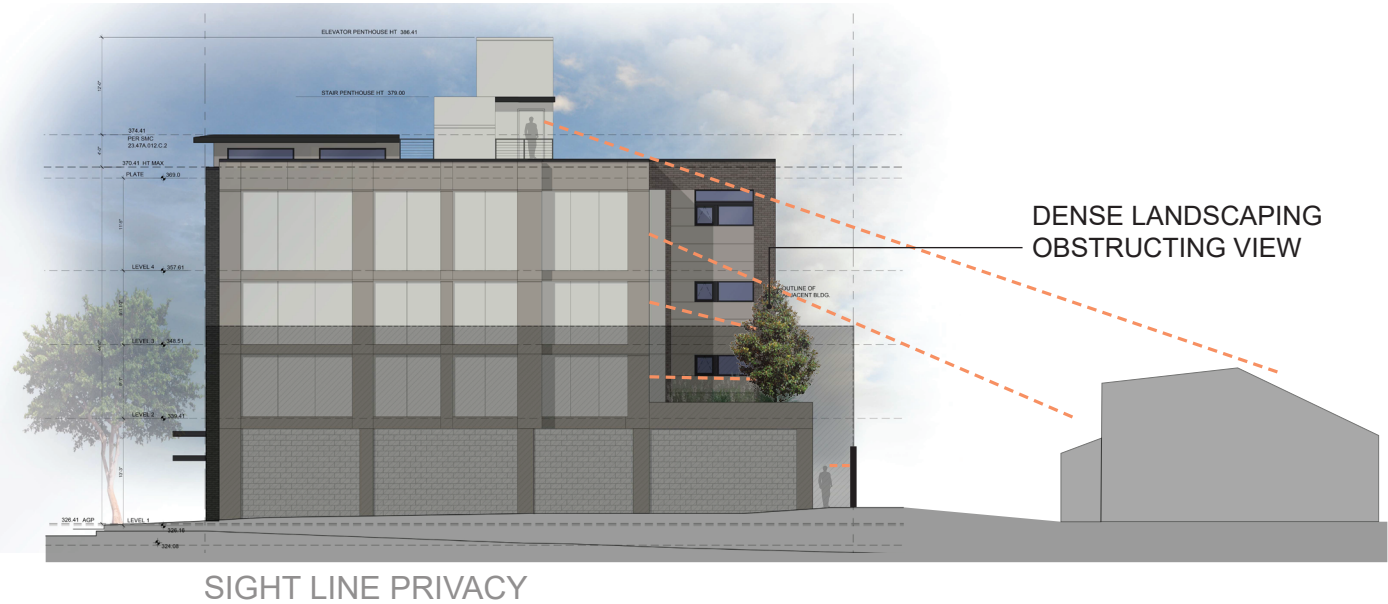
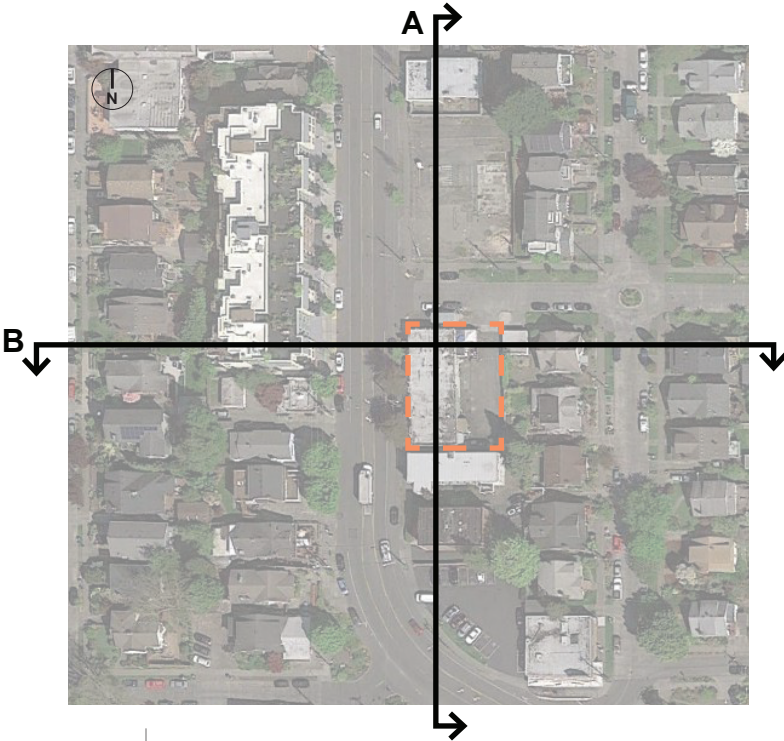


ADJACENCIES

A EAST-WEST
NEIGHBORHOOD SECTION



B NORTH-SOUTH
NEIGHBORHOOD SECTION



NEIGHBORHOOD CONTEXT

The Project is compatible with neighborhood development trends along Greenwood Ave, with other structures of the same height and scale at the intersection of Greenwood Ave and 68th St. Similar to the mixed use building to the west, the proposed massing steps down to respect the adjacent less intensive zoning.

SIGHT LINES / PRIVACY

Where the project abuts residential uses to the east, care has been taken to protect the privacy of adjacent properties. At level 1 a privacy fence and landscaping impede views into the neighboring properties. At the upper levels, a substantial landscaping buffer with large evergreen plantings is provided as a visual barrier. The roof deck has been held back from the eastern portion of the building, preventing views overlooking the adjacent lots.

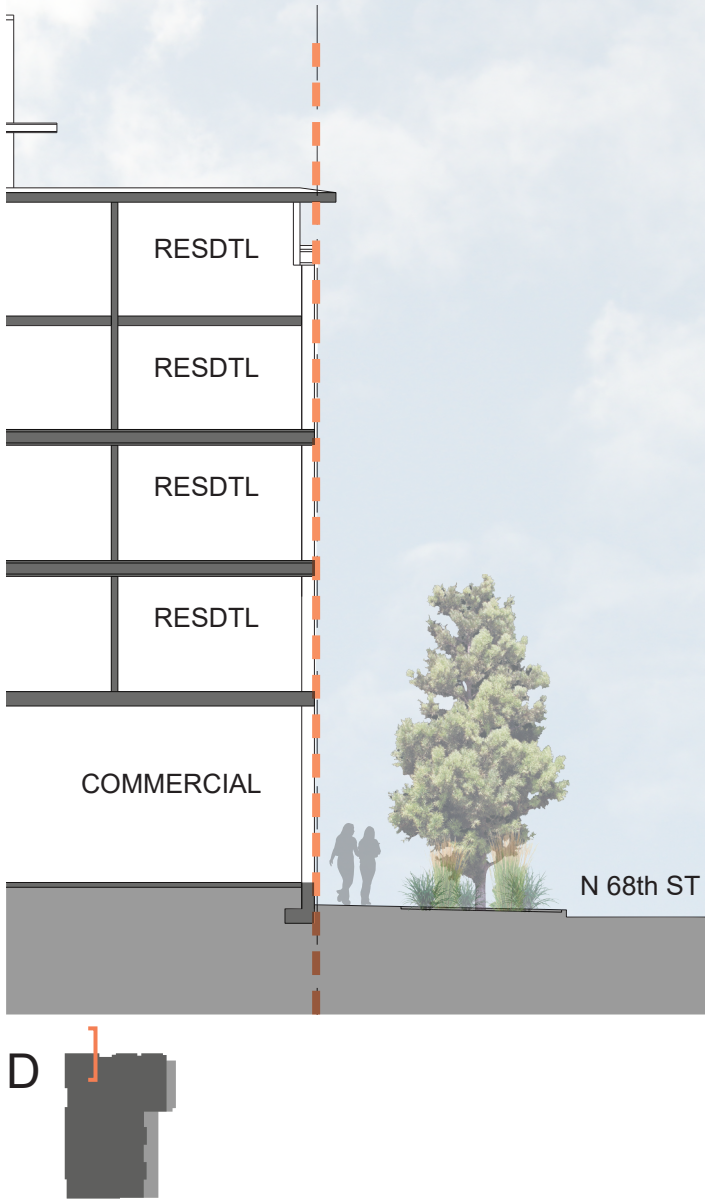
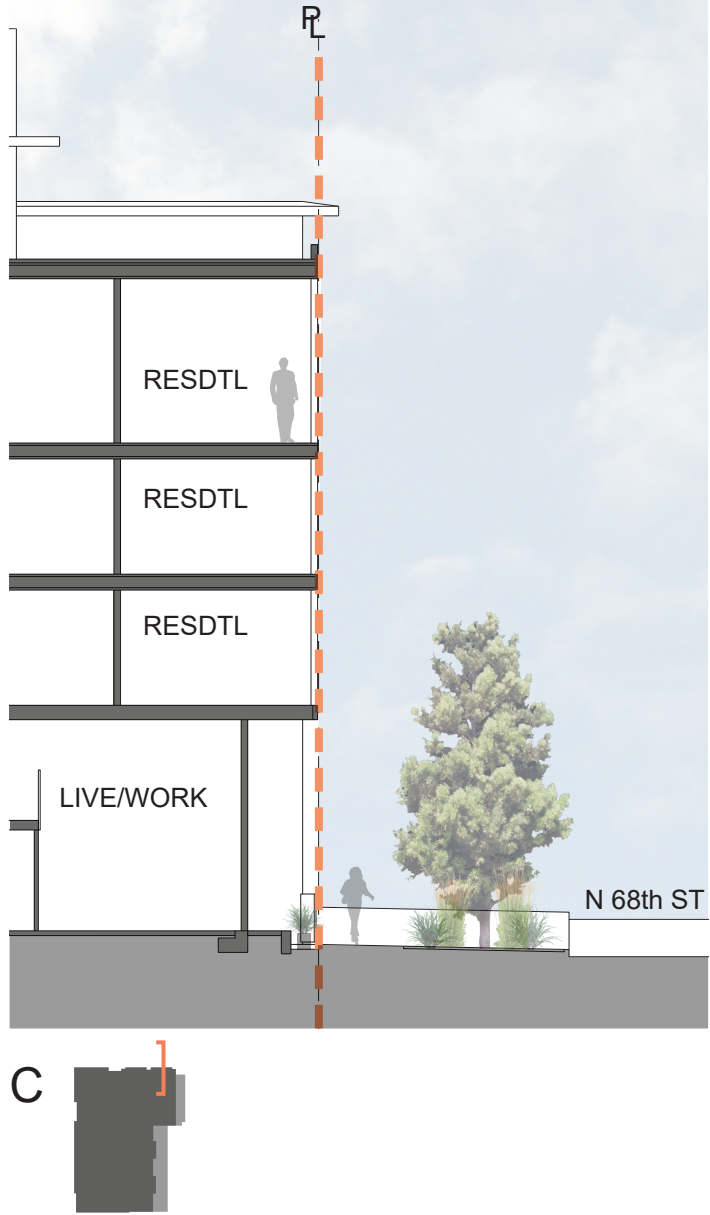
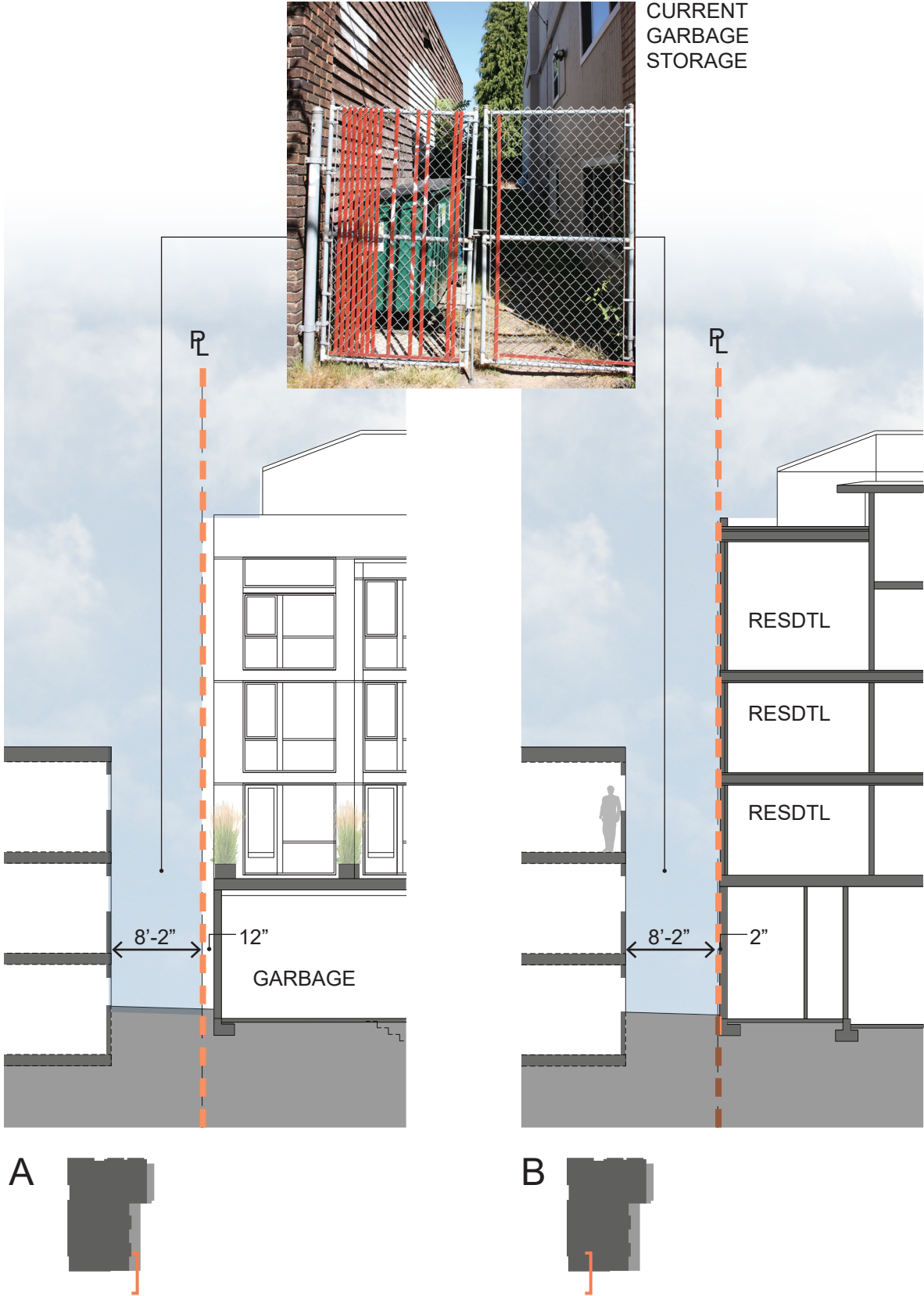
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ADJACENCIES





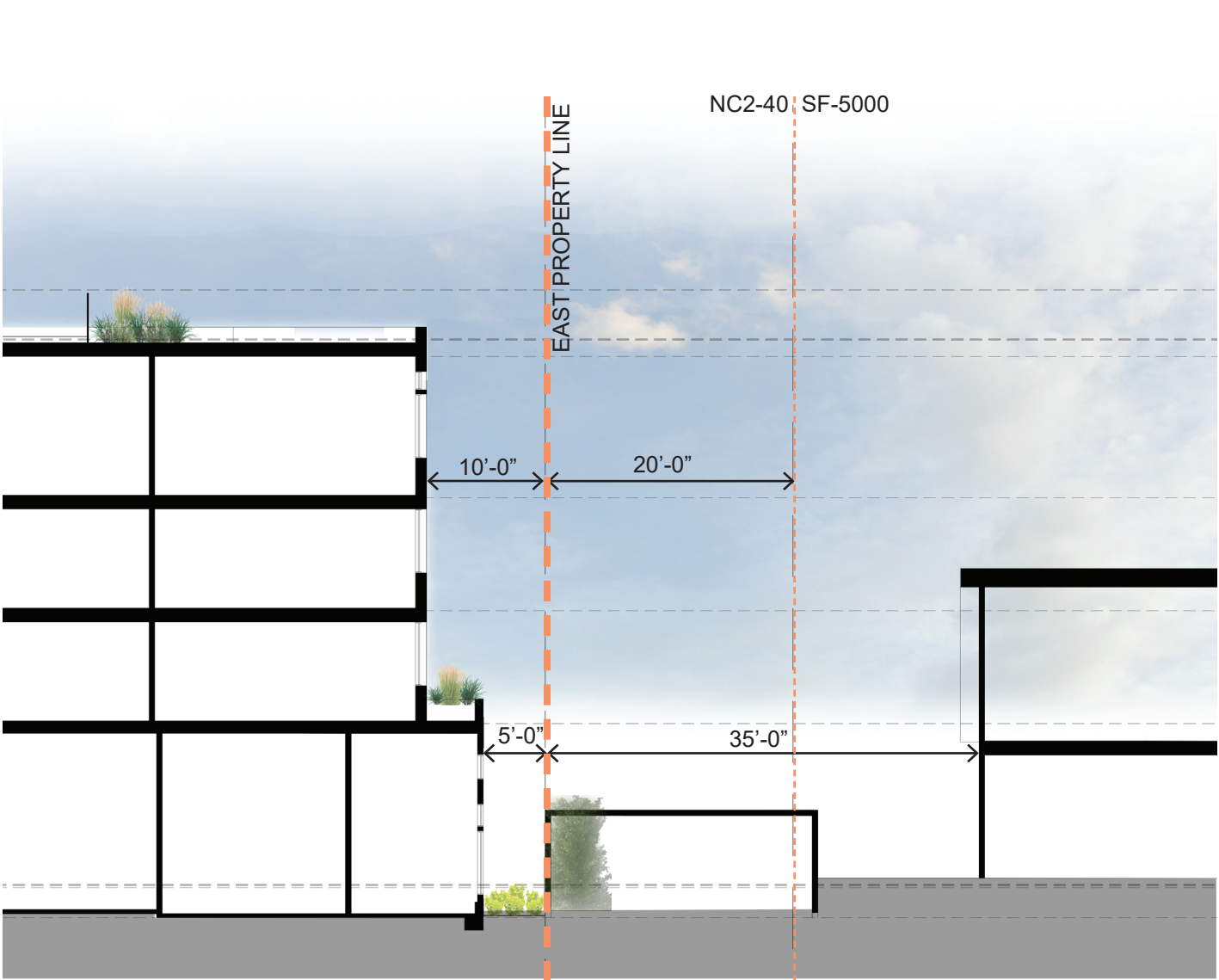
ADJACENCIES



A



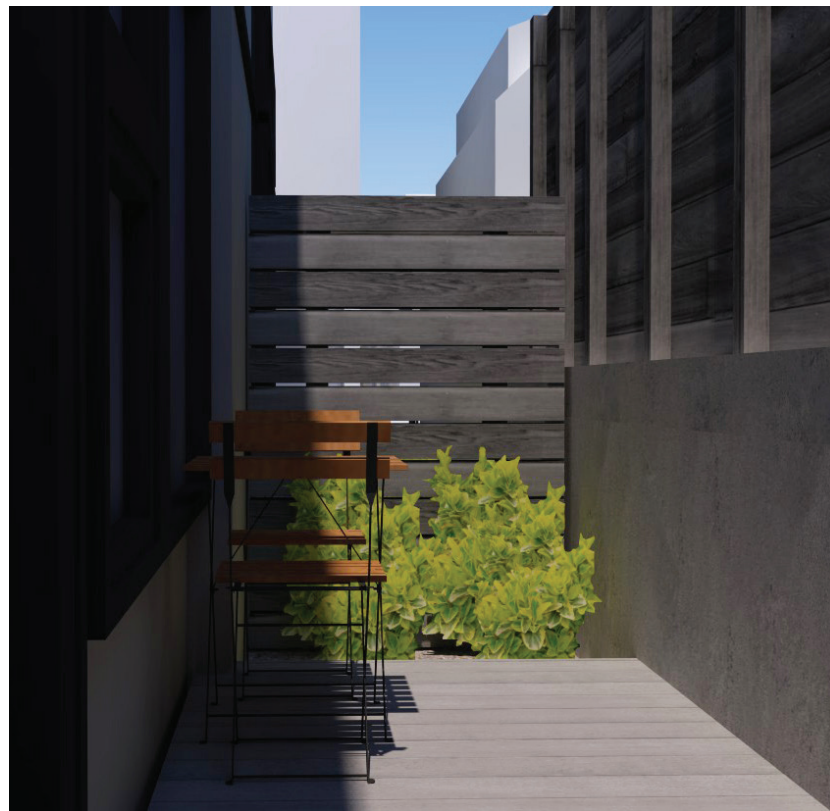
EAST ADJACENT SECTION 1

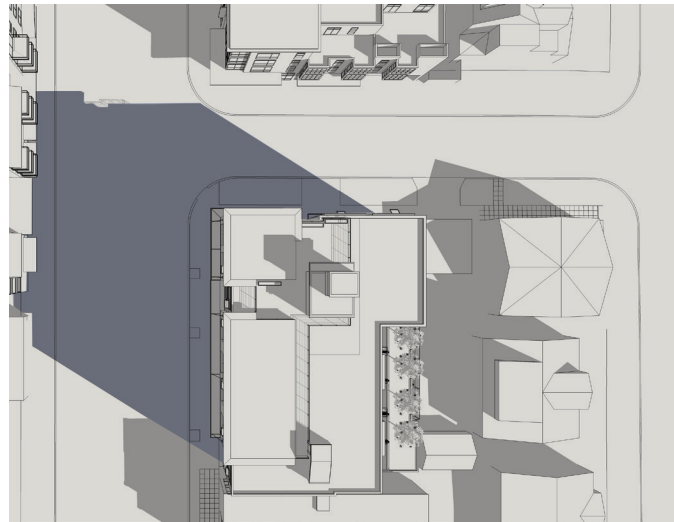


B

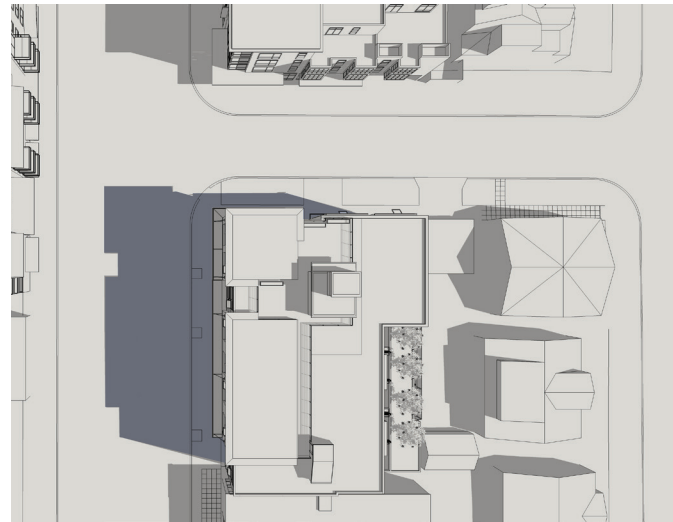


EAST ADJACENT SECTION 2





EQUINOX - 03/21/2016 & 09/21/2016 | 9 AM



SUMMER SOLSTICE 06/21/2016 | 9 AM



WINTER SOLSTICE 12/21/2016 | 9 AM



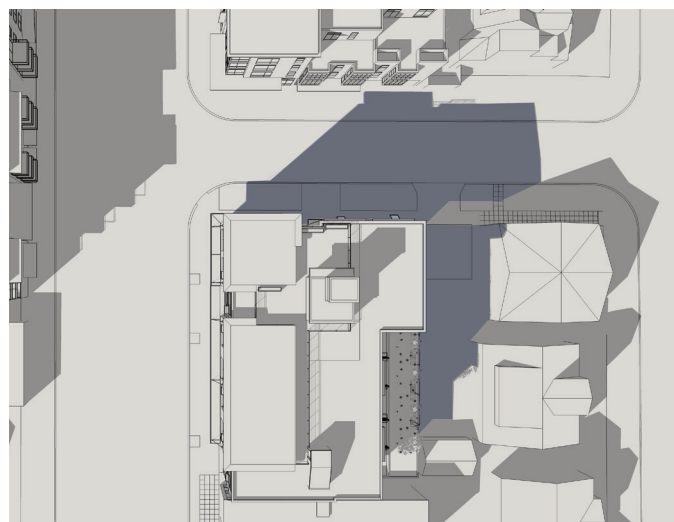
EQUINOX - 03/21/2016 & 09/21/2016 | 12 PM



SUMMER SOLSTICE 06/21/2016 | 12 PM



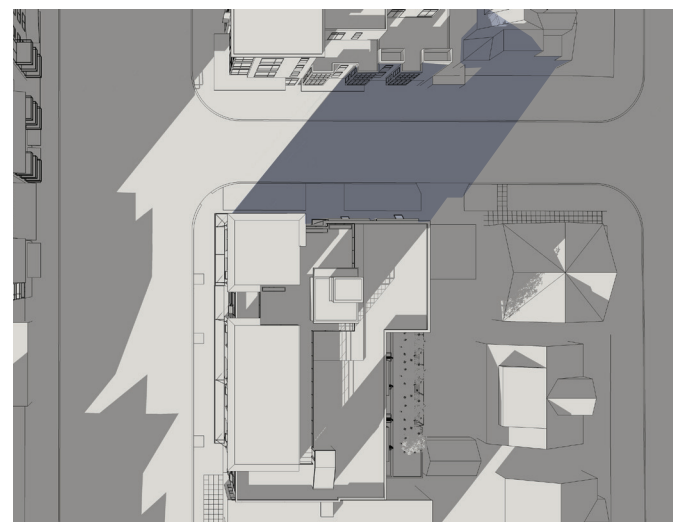
WINTER SOLSTICE 12/21/2016 | 12 PM



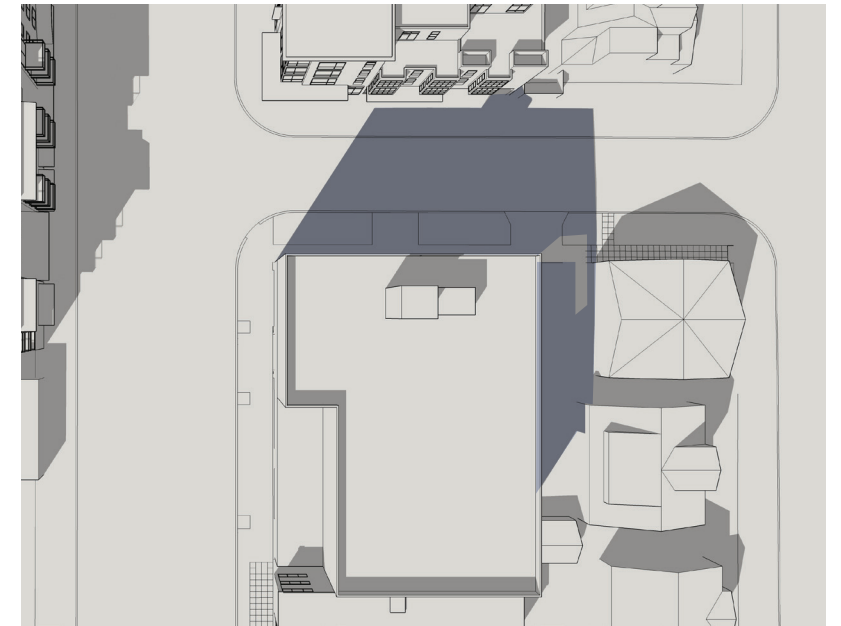
EQUINOX - 03/21/2016 & 09/21/2016 | 3 PM



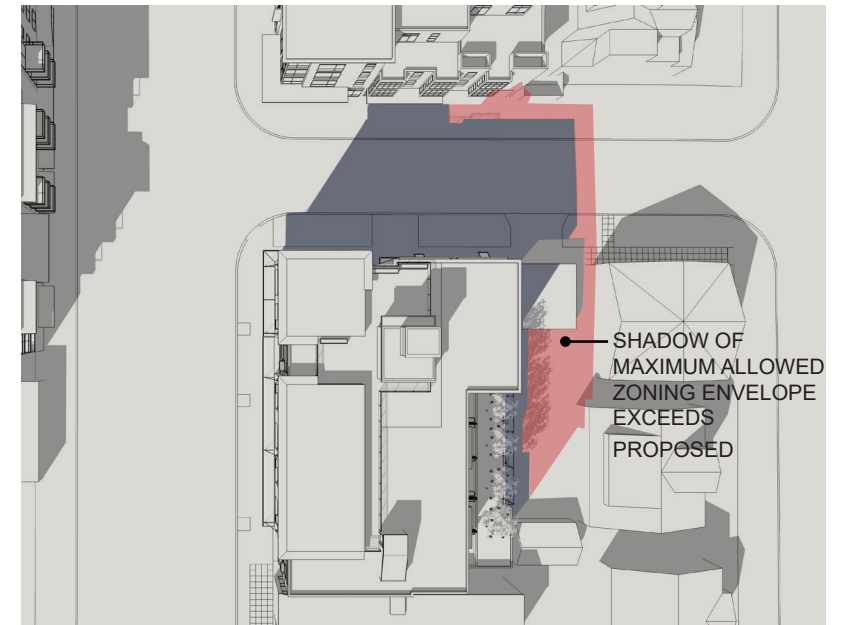
SUMMER SOLSTICE 06/21/2016 | 3 PM



WINTER SOLSTICE 12/21/2016 | 3 PM



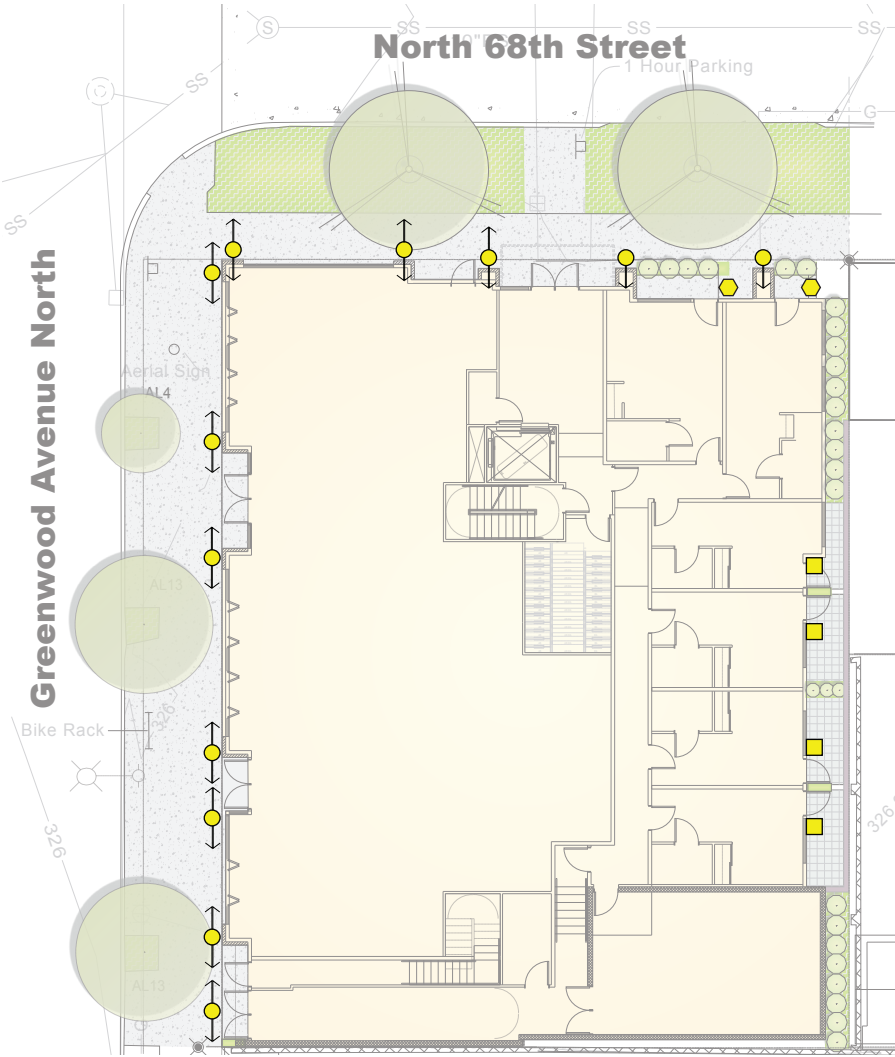
EQUINOXES 03/21/2016 & 09/21/2016 | 2 PM
MAX ZONING



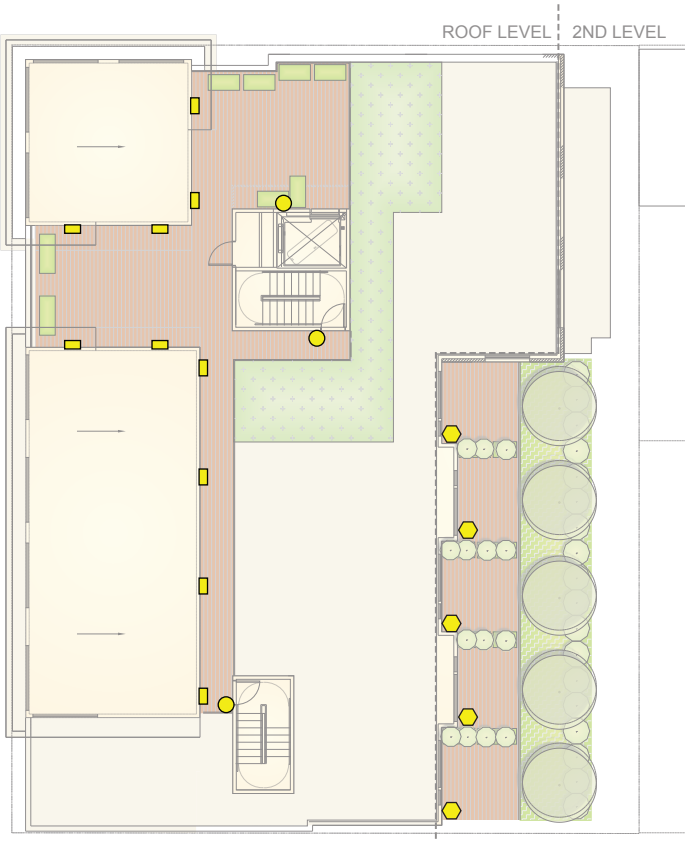
EQUINOXES 03/21/2016 & 09/21/2016 | 2 PM
PROPOSED DESIGN

By providing a large setback on the upper floors of the east facade, the building preserves as much light and air access as possible for the adjacent yards to the east. At the northern edge where the building does extend east to complete the streetscape, the additional shadow impact is only to the neighboring garage and public right of way.

LIGHTING



LEVEL 1



LEVEL 2 COURTYARD & ROOF

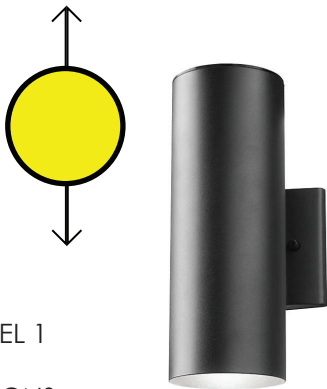
WALL SCONCE | BLACK

MANUFACTURER:
KICHLER LIGHTING

DIMENSIONS: 5" W X 22" H

LOCATION: COMMERCIAL
EXTERIOR ENTRANCES AT LEVEL 1

UP & DOWNLIGHT AT LOCATIONS
UNDER CANOPY ONLY
DOWNLIGHT ONLY AT L/W ENTRIES

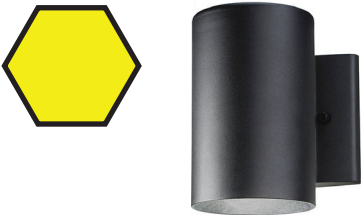


DOWNLIGHT | BLACK

MANUFACTURER:
KICHLER LIGHTING

DIMENSIONS: 5" W X 7" H

LOCATION: RESIDENTIAL ENTRIES



LED WALL LIGHT

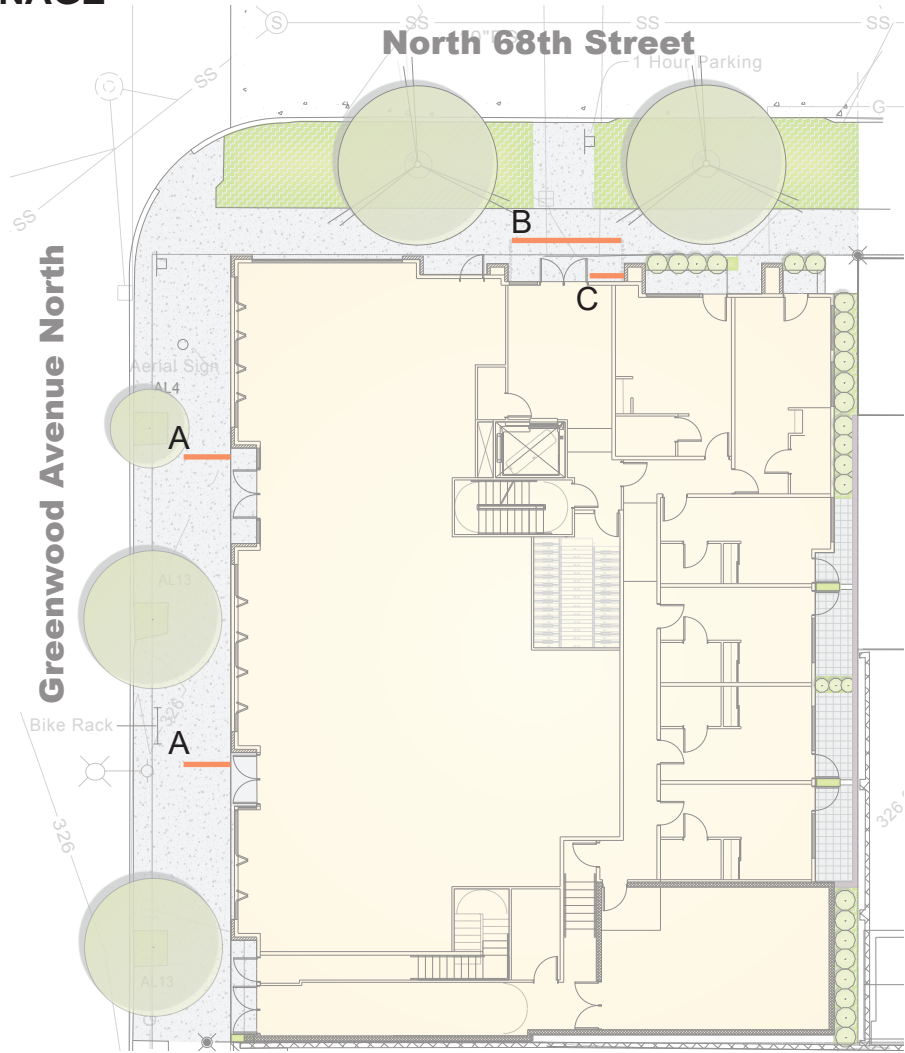
MANUFACTURER:
WAC LIGHTING

DIMENSIONS: 5" W X 3" H

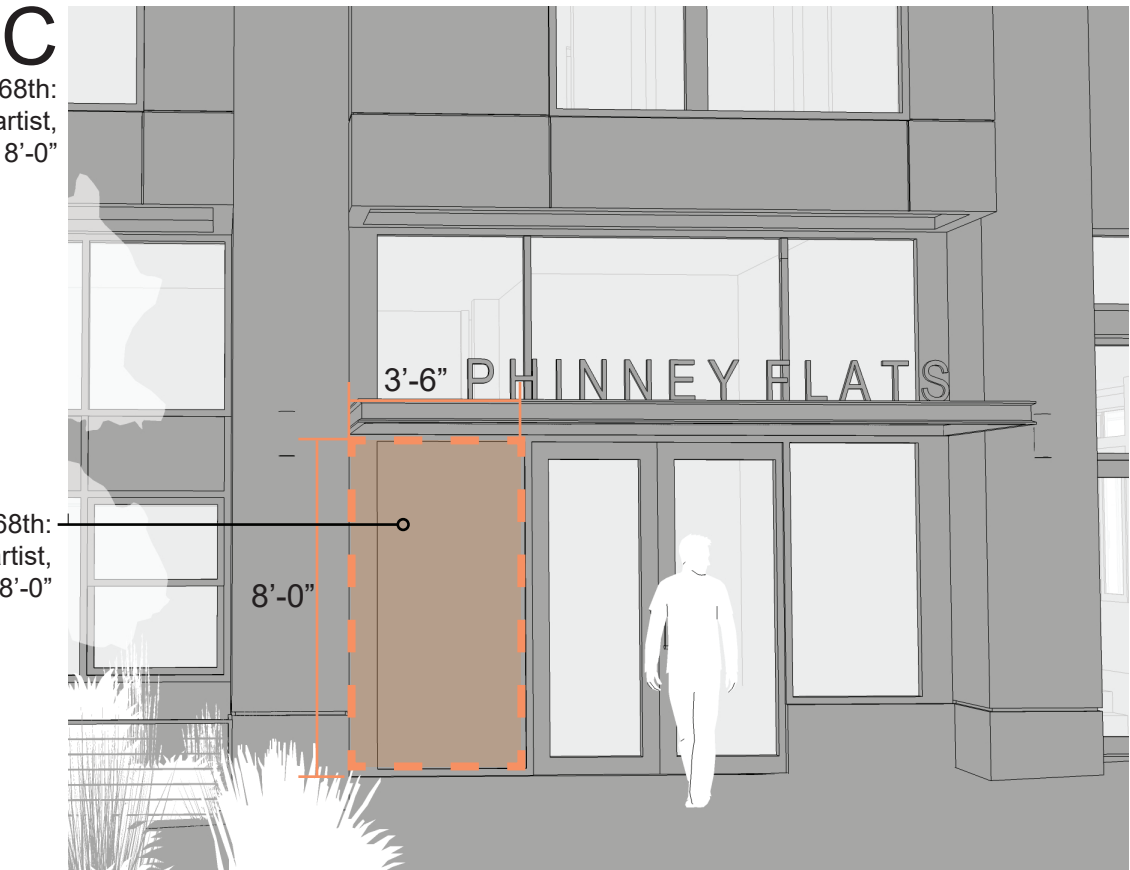
LOCATION: ROOF DECK PATH
LIGHTING



SIGNAGE

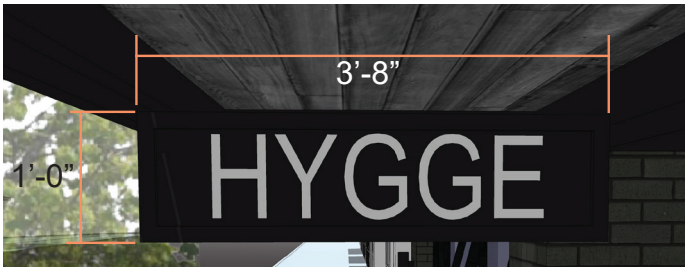


Residential entry on 68th:
"PHINNEY FLATS" metal lettering above canopy - each letter 10 1/2" High x approx. 6" Wide, 10'-6" total length



Residential entry on 68th:
Mural opportunity for local artist,
approx. 3'-6" x 8'-0"

Residential entry on 68th:
Mural opportunity for local artist,
approx. 3'-6" x 8'-0"



Commercial entries on Greenwood Ave :
Under canopy blade signage, at both entries - black metal
frame to match canopy

APPLICANT WORK SAMPLES




SKIDMORE JANETTE APD

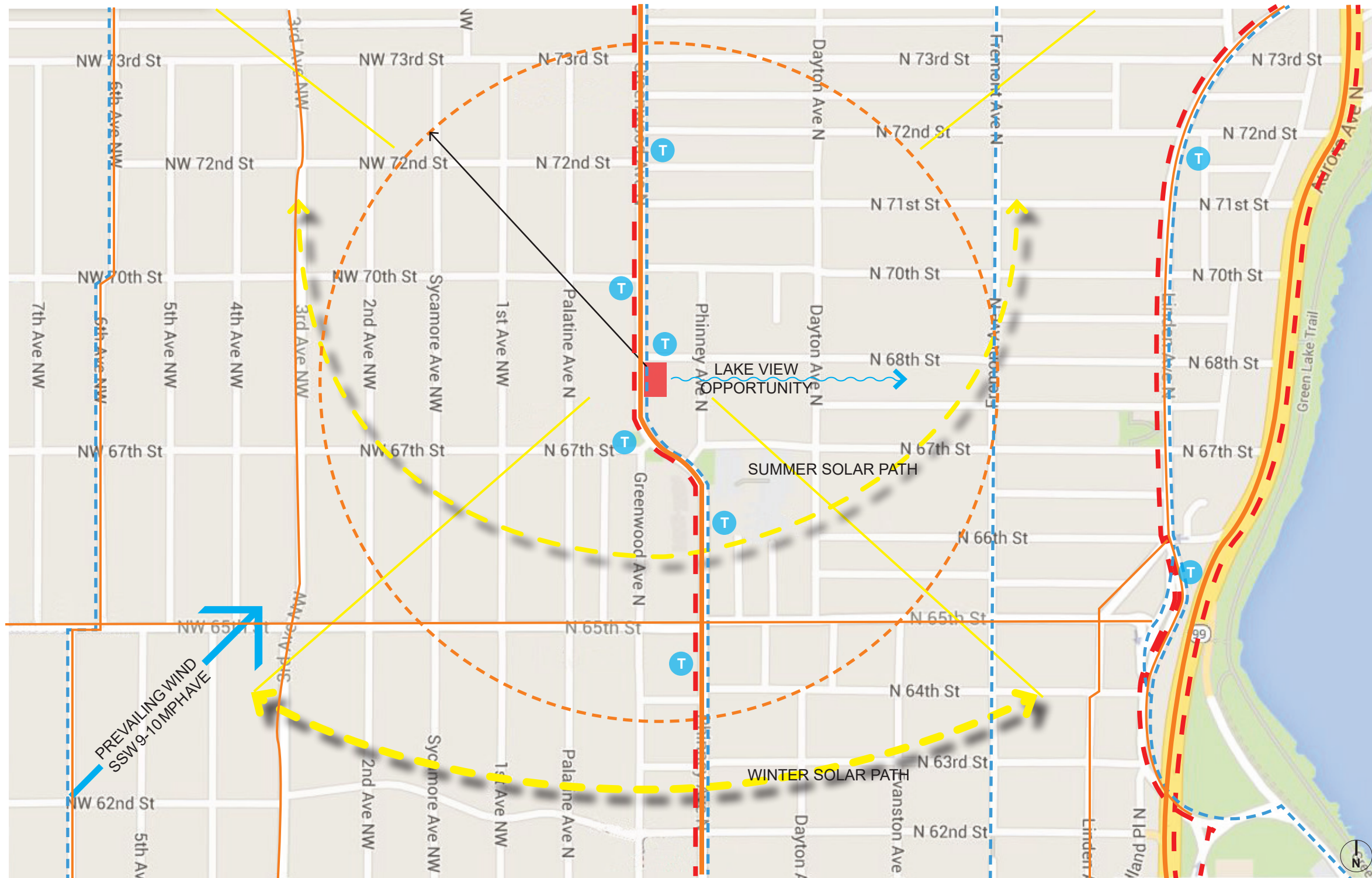


APPENDIX

CIRCULATION, TRANSIT, & ENVIRONMENTAL ANALYSIS

KEY

- **MAIN**
- **ARTERIAL**
-  **BIKE ROUTE / LANES**
-  **NEARBY TRANSIT STOP**
-  **TRANSIT ROUTE**



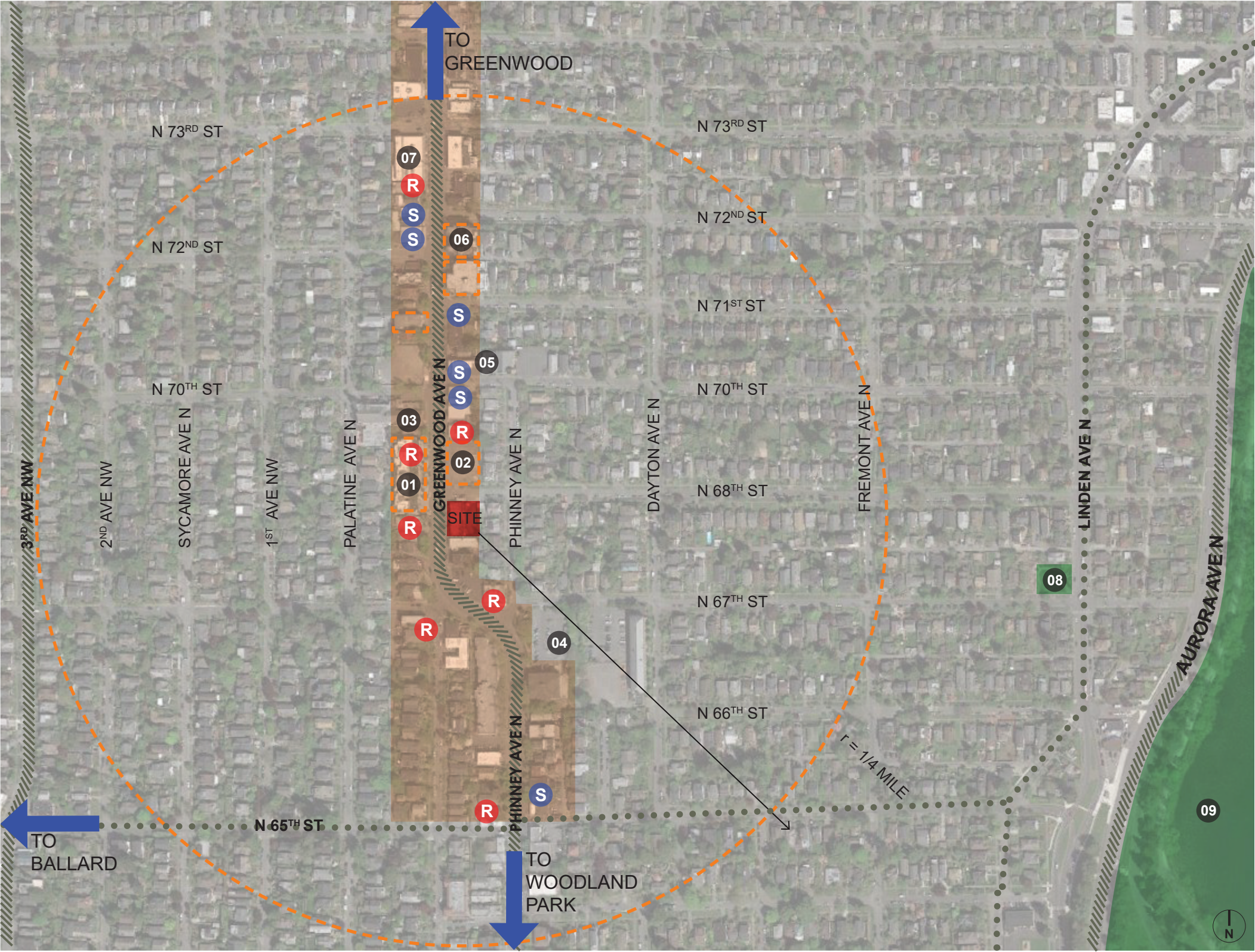
NEIGHBORHOOD & AMENITIES

KEY

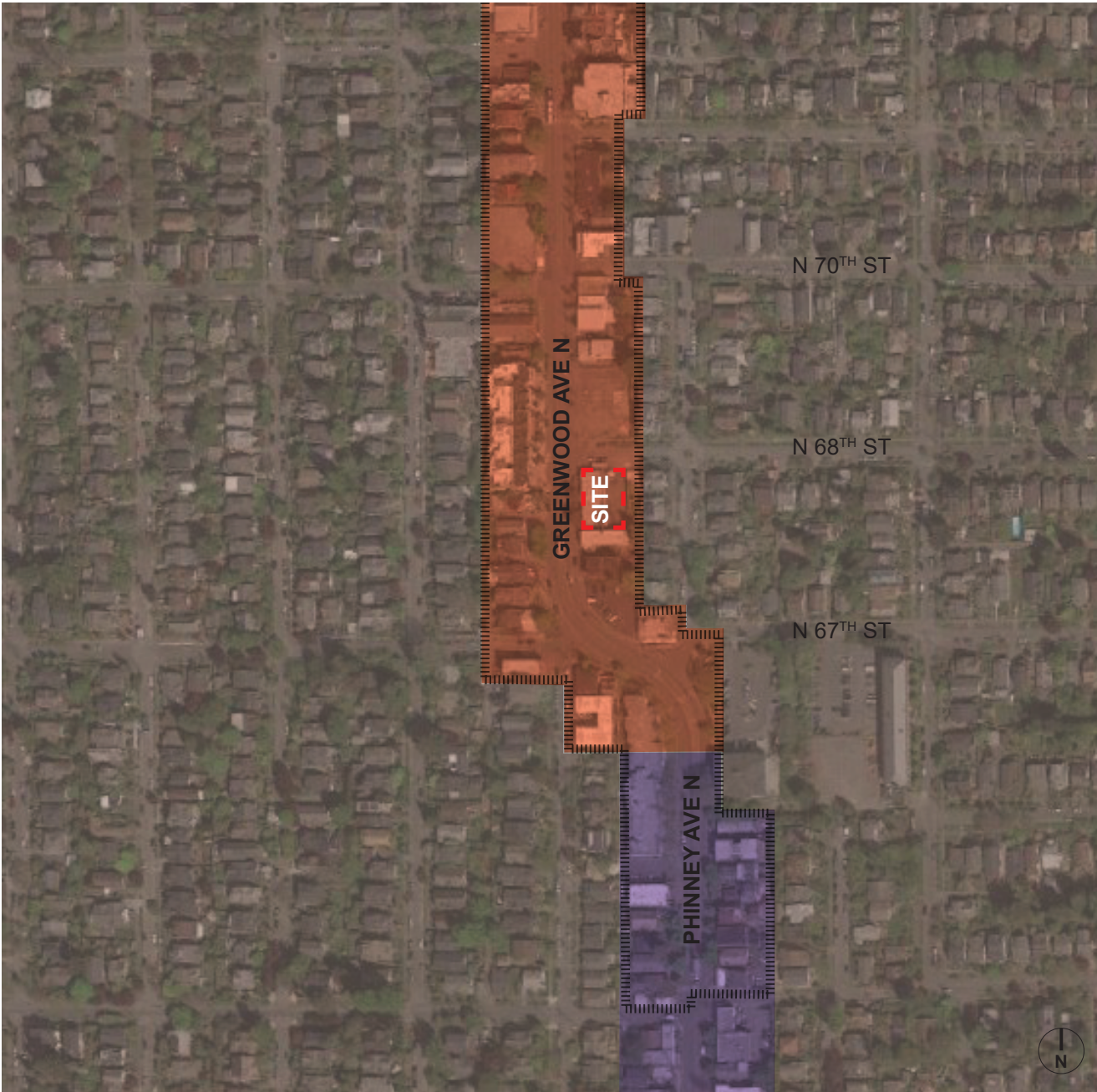
- ////// HIGH ACTIVITY CORRIDOR / PRIMARY ARTERIAL
- NEIGHBORHOOD / SECONDARY ARTERIAL
- GREENWOOD / PHINNEY RIDGE RESIDENTIAL URBAN VILLAGE
- MIXED USE within immediate vicinity of site
- R RESTAURANTS / FOOD & DRINK within immediate vicinity of site
- S SHOPPING & SERVICES within immediate vicinity of site
- 01 FINI APARTMENTS
- 02 ISOLA GREENWOOD
- 03 WOODLAND PARK PRESBYTERIAN
- 04 PHINNEY NEIGHBORHOOD CENTER
- 05 ROCK OF THE AGES LUTHERAN
- 06 US BANK
- 07 KEN'S MARKET
- 08 LINDEN ORCHARD PARK
- 09 GREEN LAKE PARK

ANALYSIS | The site, within the Greenwood / Phinney Ridge Residential Urban Village, is located along the busy commercial arterial of Greenwood Ave N. The intersection of Greenwood Ave N and N 68th St has two existing mixed use developments, creating a nexus of activity that will build on the existing, vibrant Phinney Ridge neighborhood.

CONCLUSION| The site is located appropriately for high density, in a commercial zone, adjacent to similar developments. There are restaurants, green spaces, and other amenities for residents in the immediate vicinity, and Greenwood Ave N and N 65th street connect the area to adjacent neighborhoods. The proposal is consistent with existing developmental patterns and offers a compatible response to the citywide design guidelines and the housing needs of the area.



ZONING & ADJACENT USES



KEY

- NC2-40
- LR3
- SF 5000
- MID-BLOCK ZONE TRANSITIONS
- BOUNDARY OF GREENWOOD / PHINNEY RIDGE RESIDENTIAL URBAN VILLAGE



KEY

- MIXED USE
- COMMERCIAL
- MULTI-FAMILY RESIDENTIAL
- SINGLE FAMILY RESIDENTIAL
- INSTITUTIONAL
- PARKING

NEIGHBORHOOD DESIGN CUES



01. FINI CONDOMINIUMS| MIXED USE
6801 GREENWOOD AVE N

Full building modulation along street-facing facade,
Vibrant street-level experience.
Dynamic modulation at roof line.



02. ISOLA GREENWOOD | MIXED USE
6800 GREENWOOD AVE N

Strong corner element.
Bay modulation along street facing facades.
Materiality - Masonry, glazing, & fiber cement.



03. WOODLAND PARK PRESBYTERIAN| CHURCH
225 NE 70TH ST

Materiality - Detailed Masonry.



04. ROYCROFT | MIXED USE
6015 PHINNEY AVE N

Chamfered corner expression
Masonry “frame” expression,
Materiality - Masonry with lap siding above



06. PHINNEY NEIGHBORHOOD COMMUNITY CENTER
6532 PHINNEY AVE N

High transparency on Street facing facade
Craftsman style and detailing

NEIGHBORHOOD CONTEXT & DESIGN CUES |

In the Phinney / Greenwood corridor there is a variety of existing building types, as well as newer developments. There is a precedence for strong corner expressions, as well as bay modulation. Materials such as brick, lap siding, vinyl windows, and metal storefront are appropriate and reflect both the existing character, and the developing character of the neighborhood.

A priority will be relating to the commercial nature of the site through masonry materiality, high transparency, bay modulation, as well as the residential character of the neighborhood, through fenestration patterns, lap siding, and well scaled & detailed facades.

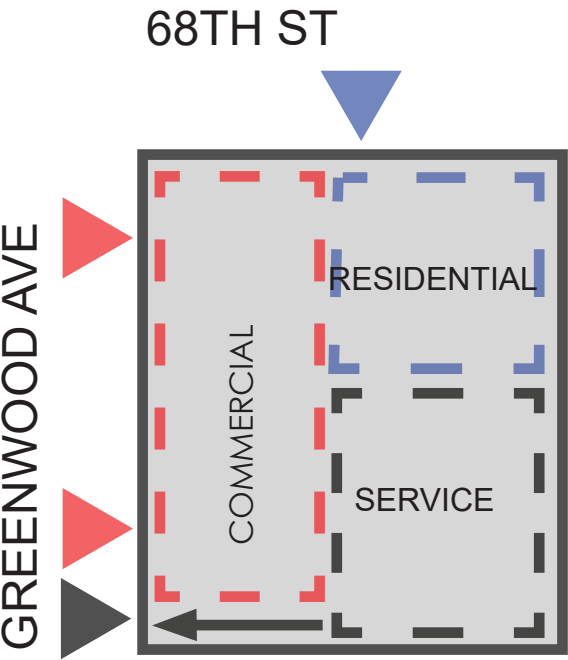
NEIGHBORHOOD COMMERCIAL PATTERNS

KEY

- C COMMERCIAL USE ENTRY
- R RESIDENTIAL USE ENTRY
- S SERVICE USE / PARKING ENTRY

ENTRY ANALYSIS|

Greenwood Avenue serves as the dominant arterial in the area, and most of the buildings' primary entries open to Greenwood Ave. The uses along the arterial are mainly commercial. The entry conditions of the Fini condominiums to the West are all on Greenwood, due to its mid-block location. Isola Greenwood presents an example of a corner, and its commercial entries on Greenwood, and residential entry on 68th. The adjacent property to the South has service uses adjacent to the site's South property line. Locating service uses on Greenwood ties into the existing condition and mitigates the impact of the service use on the single family residential to the East.



RESIDENTIAL ENTRIES ▲▶

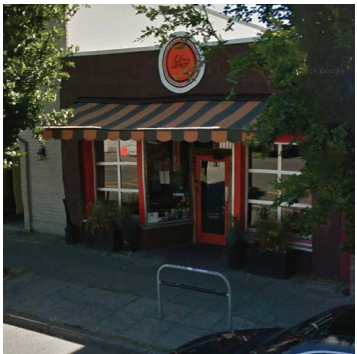


▲COMMERCIAL ENTRY

▼ MIXED USE COMMERCIAL



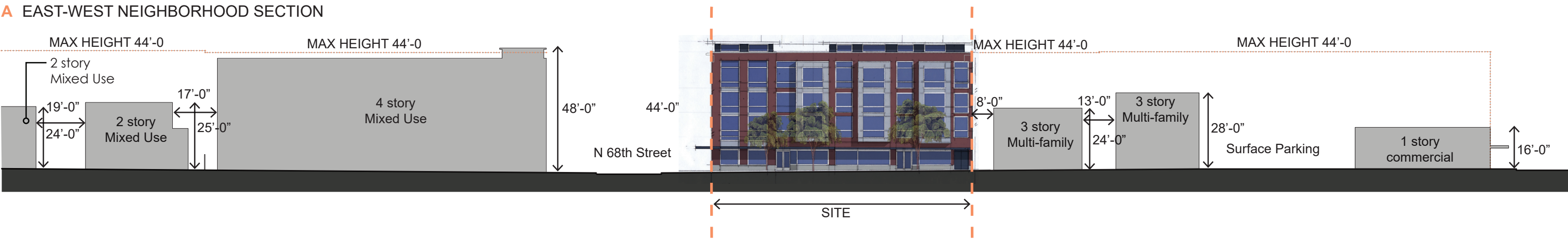
▼ OTHER COMMERCIAL



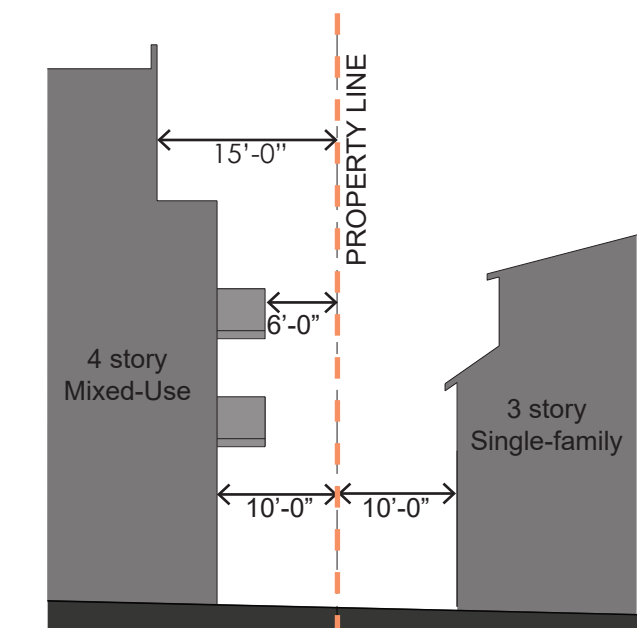
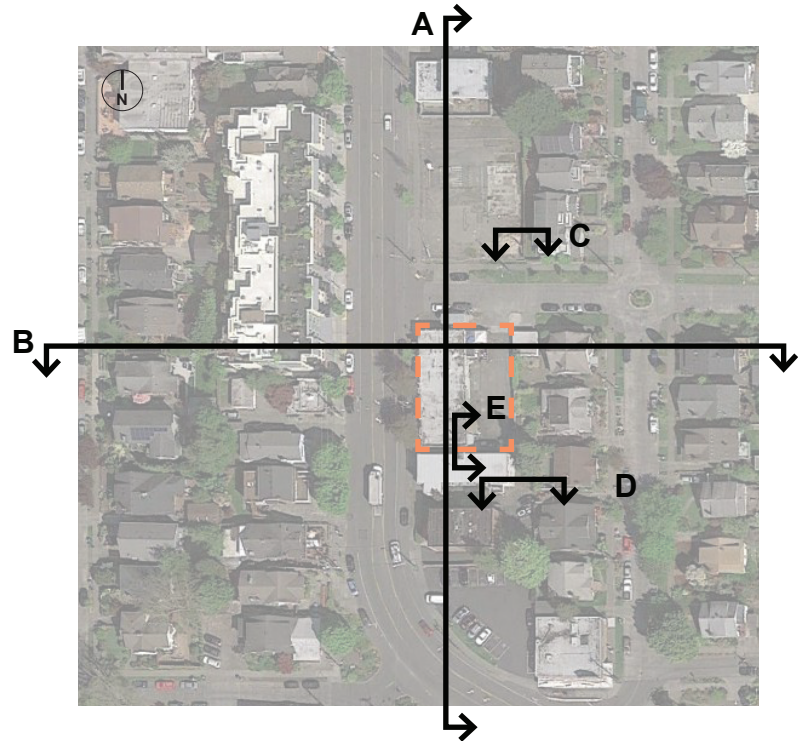
▼ SERVICE ENTRIES



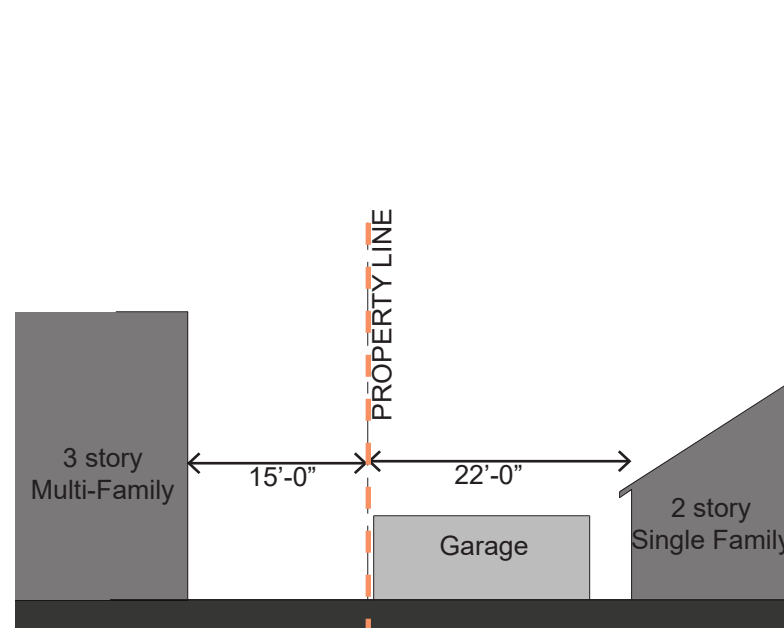
A EAST-WEST NEIGHBORHOOD SECTION



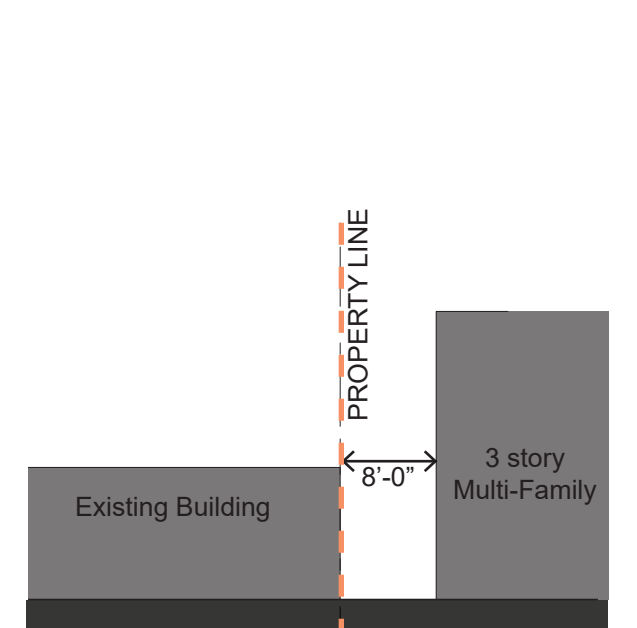
B NORTH-SOUTH NEIGHBORHOOD SECTION



C SINGLE FAMILY ADJACENCY NORTH OF SITE - ISOLA



D SINGLE FAMILY ADJACENCY SOUTH OF SITE



E EXISTING BUILDING TO MULTI-FAMILY ON SOUTH PROPERTY LINE



SITE VICINITY MAP



01. LOOKING W ALONG 68TH



02. LOOKING SW ACROSS 68TH



03. LOOKING S ACROSS 68TH AT CORNER



04. CORNER OF GREENWOOD AND 68TH



05. LOOKING EAST ACROSS GREENWOOD



06. LOOKING NE ACROSS GREENWOOD



**07. APPROACH TO SITE FROM SOUTH
ALONG GREENWOOD**



08. LOOKING NW ACROSS GREENWOOD



09. LOOKING EAST ACROSS GREENWOOD



10. VV

SITE CONTEXT | SUMMARY

The 8,036 SF site sits at the corner of NW 68TH Street and Greenwood Avenue N. The site's topography is relatively flat, with a small amount of rise from South to North along Greenwood Ave N. Within the immediate vicinity are two mixed use buildings of similar scale to the proposed project, one West of the site across Greenwood Ave, and one North of the site across 68th St. To the West are split zoned lots NC2-40 and SF 5000, with the current use being single family homes. The remainder of the buildings in the vicinity are a combination of single family homes converted to commercial use, low rise residential, and single story commercial buildings.

CORNER OF GREENWOOD AVE N & N 68TH ST



EAST SIDE OF GREENWOOD



NORTH SIDE OF 68TH STREET



SITE ANALYSIS

SIZE

- Approximately 8,036 SF, 100'-6" N-S, 80'-0" E-W

TOPOGRAPHY

- Along Greenwood Ave N the site is relatively level, with approx. 1'-0" of change. There is some topography along N 68th, with a drop of about 2'-8" from the West to East property line.

RIGHT OF WAYS / STREETS

- To the West the site is adjacent to Greenwood Ave N, a primary arterial through the neighborhood
- To the North, the site borders N 68th St, a residential street.

ADJACENT BUILDINGS / USES

- To the South is a 3 story multi-family building
- Adjacent to the East are two single family houses w/ detached garages. The lots to the East are split-zoned NC2-40 / SF 5000 with the boundary occurring approx. 20'-7" East of the site's property line
- Across N 68th St to the North and Greenwood Ave N to the West are four story, mixed use buildings with commercial / service uses on the ground floor, and residential on the upper floors, highly compatible with the proposed project.

GARBAGE SERVICE

- The Isola project to the North has their garbage / recycling service on N 68th, while the adjacent multi-family apartment building to the South has their garbage / recycling service on Greenwood, at the NW corner of the property, adjacent to the project site's SW corner
- Per discussions with Seattle Public Utilities and Waste Management, they prefer service to be off of Greenwood Ave N.

TREES

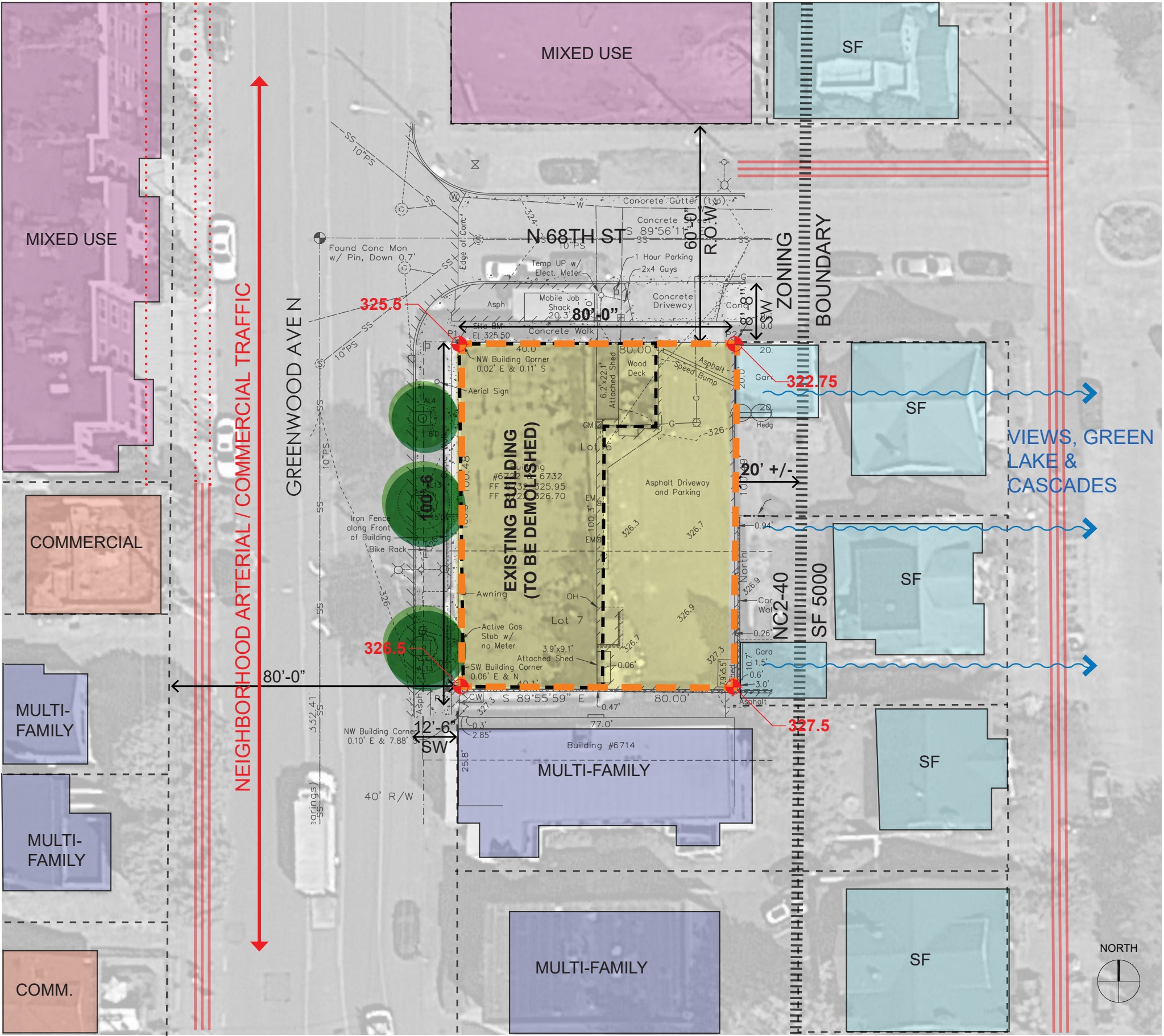
- There are 3 existing street trees along the site on Greenwood Ave N
- Currently, no street trees are located along N 68th St, however a wide planting strip provides opportunities for street trees to be added.

VIEWS

- Territorial views are available on the upper floors towards Green Lake and the Cascades to the East.
- Limited territorial views may be available from the upper levels to the West, towards Puget Sound and the Olympic mountains.

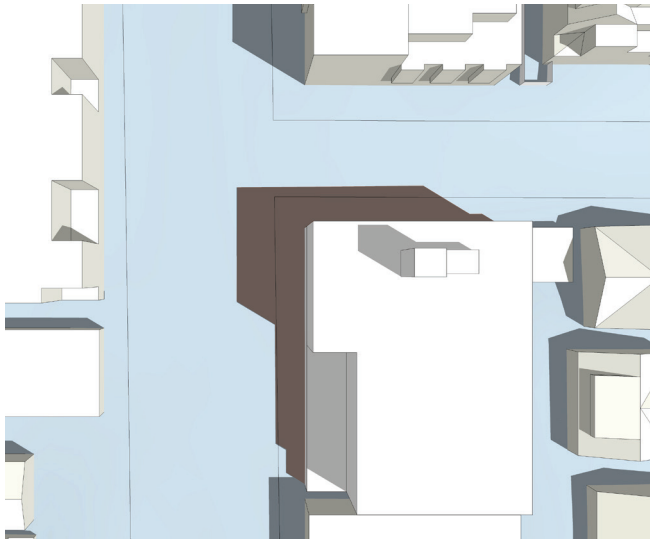
KEY

- PROPERTY LINE
- ZONING BOUNDARY
- POWER LINES



SHADOW ANALYSIS MAXIMUM ZONING ENVELOPE

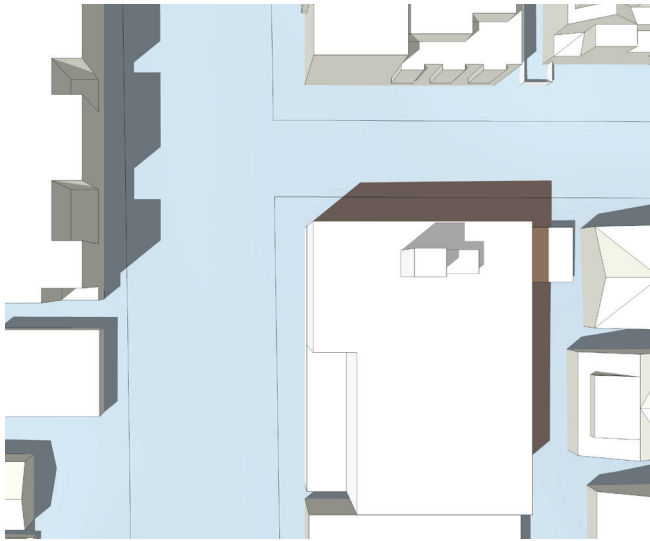
SHADOW ANALYSIS | Right of ways to the North and East mitigate the shadow impact in two directions. Reducing the impact of the building on the light and air of the adjacent houses and yards to the East will be an important consideration in the overall massing and siting of the building.



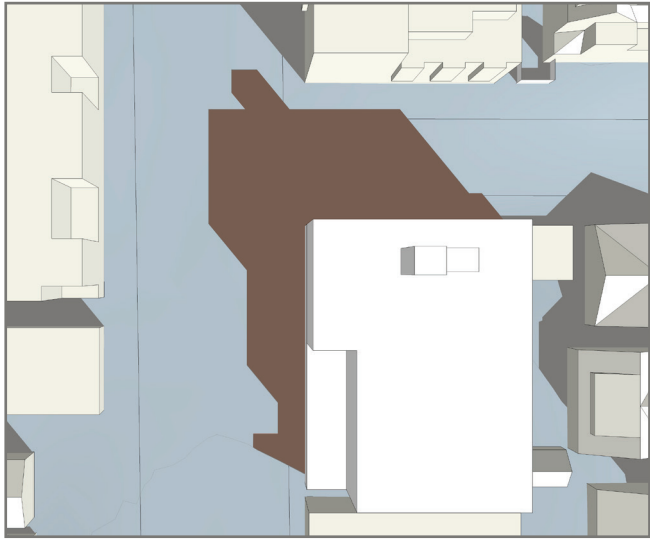
10 AM
SUMMER SOLSTICE | JUNE 21



12 PM
SUMMER SOLSTICE | JUNE 21



2 PM
SUMMER SOLSTICE | JUNE 21



10 AM
EQUINOXES | MARCH 21 / SEPT. 21



12 PM
EQUINOXES | MARCH 21 / SEPT. 21



2 PM
EQUINOXES | MARCH 21 / SEPT. 21



10 AM
WINTER SOLSTICE | DEC. 21



12 PM
WINTER SOLSTICE | DEC. 21



2 PM
WINTER SOLSTICE | DEC. 21

CITYWIDE DESIGN GUIDELINES

CONTEXT & SITE

CS1.B1 | SUN AND WIND: Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.

CS2.A1 | SENSE OF PLACE: Emphasize attributes that give Seattle, the neighborhood, and/or the site its distinctive sense of place. 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. Examples of neighborhood and/or site features includes patterns of streets or blocks, slopes, sites with prominent visibility, relationships to bodies of water or significant trees, natural areas, open spaces, iconic buildings or transportation junctions, and land seen as a gateway to the community.

CS2.A2 | ARCHITECTURAL PRESENCE: Evaluate the degree of visibility or architectural presence that is appropriate or designed given the context, and design accordingly. Buildings that contribute to a strong street edge, especially at the first three floors, are particularly important to the creation of a quality public realm that invites social interaction and economic activity. Encourage all building facades to incorporate design detail, articulation, and quality materials.

CS2.B2 | CONNECTION TO STREET: Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm. Consider the qualities and character of the streetscape - it's physical features (sidewalk, parking, landscape strip, street trees, travel lanes, and other amenities) and it's function (major retail street or quieter residential street) - in siting and designing the building.

CS2.C1 | CORNER SITES: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances. Consider using a corner to provide extra space for pedestrians and a generous entry, or build out to the corner to provide a strong urban edge to the block.



◀ Corner expressions to be explored, through height, materiality, subtraction, and geometry.

CS2.D1 | 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. Note that existing buildings may or may not reflect the density allowed by zoning or anticipated by applicable policies.

CS2.D4 | MASSING CHOICES: Strive for a successful transition between zones where a project abuts a less intense zone. In some areas, the best approach may be to lower the building height, break up the mass of the building, and/or match the scale of adjacent properties in building detailing. It may be appropriate in other areas to differ from the scale of adjacent buildings but preserve natural systems or existing features, enable better solar exposure or site orientation, and/or make for interesting urban form.

CS3.A2 | CONTEMPORARY DESIGN: Explore how contemporary design can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

PUBLIC LIFE

PL1.B2 | PEDESTRIAN INFRASTRUCTURE: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

PL2.A1 | ACCESS FOR ALL: Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed though the front door. Refrain from creating separate “back door” entrances for persons with mobility limitations.

PL2.B1 | EYES ON THE STREET: Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies, and street-level uses.

PL2.C1 | WEATHER PROTECTION: Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops.



◀ Canopy & weather protection expressions

PL2.D1 | DESIGN AS WAYFINDING: Use design features as a means of wayfinding wherever possible, and provide clear directional signage where needed.

PL3.A | ENTRIES: Common entries to multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors. Design features emphasizing the entry as a semi-private space are recommended and may be accomplished through signage, low walls, and/or landscaping, a recessed entry area, and other detailing that signals a break from the public sidewalk.

PL3.B | RESIDENTIAL EDGES: 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. Consider design approaches such as elevating the main floor, providing a setback from the sidewalk, and/or landscaping to indicate the transition from one type of space to another.

PL4.B | BICYCLISTS & BIKE FACILITIES: 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. 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.

Renderings of other proposed projects that locate the bicycle storage as part of the storefront at the residential lobby entrance, reinforcing the residential nature of the building. The prominent location also improves convenience and security for residents, as well as awareness of alternative transportation.



DESIGN CONCEPT

DC1.A4 | VIEWS AND CONNECTIONS: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses, particularly activities along sidewalks, parks, or other public spaces.

DC1.C4 | SERVICE USES: Locate and design service entries, loading docks, and trash receptacles away from pedestrian area or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.

DC2.A | MASSING: 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. In addition, special situations such as very large sites, unusually shaped sites, or sites with varied topography may require particular attention to where and how building massing is arranged as the can accentuate mass and height. Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies; bay windows; porches, canopies or other elements; and/or highlighting building entries.

DC2.B1 | FACADE 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 through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement. On sites that abut an alley, design the alley facade and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing facade around the alley corner of the building.

DC2.C1 | VISUAL DEPTH AND INTEREST : Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the facade design. Add detailing at the street level tin order create interest for the pedestrian and encourage active street life and window shopping (in retail areas). Detailing may include features such as distinctive door and window hardware, projecting window sills, ornamental tile or metal, and other high-quality surface materials and finishes.

DC2.C3 | FIT WITH NEIGHBORING BUILDINGS: Use design elements to achieve a successful fit between a building and it's neighbors.

DC2.D1 | HUMAN SCALE : Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept. Pay special attention to the first three floors of the building in order to maximize opportunities to engage the pedestrian and enable an active and vibrant street front.

DC2.D2 | TEXTURE : Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture” particularly at the street level and other areas where pedestrians predominate.

DC3.A1 | 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.

DC3.B4 | MULTIFAMILY OPEN SPACE: Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction. Some examples include areas for gardening, children’s play, barbecues, resident meetings, and crafts or hobbies.

DC4.A1 | 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 high quality of detailing are encouraged.

GREENWOOD / PHINNEY NEIGHBORHOOD DESIGN GUIDELINES

CONTEXT & SITE

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 the view corridors, **landscape elements and street trees to frame views rather than block them**, and pedestrian spaces with views of the water and mountains.



STREETSCAPE COMPATIBILITY

Reinforcement of Commercial and Residential Development Patterns | **Build commercial development up to the sidewalk** where possible. Commercial buildings may be setback off the street if pedestrian-oriented space is provided that is enhanced with humanizing components such as trees and other plants, site furnishings and **high-quality, well detailed pavements between the sidewalk and the building**.



◀ *Ground level commercial engaging the sidewalk along Greenwood Ave.*

Treatment of Side Streets | **Some treatment of side-streets off of Greenwood Avenue North** and 85th Street is important to create an effective transition to residential neighborhoods. Some potions to consider include:

- **setbacks with view framing landscaping**
- arbors with hanging plants, and
- small outdoor spaces with trees and landscaping.

HEIGHT, BULK, AND SCALE COMPATIBILITY

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.

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:

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

ARCHITECTURAL CONTEXT / 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**.

ARCHITECTURAL CONCEPT AND CONSISTENCY

The Greenwood Avenue North/Phinney Avenue North and North/Northwest 85th Street corridors are characterized by their **utilitarian, non-flamboyant, traditional architectural styles**. Some important points to consider in making new development consistent and compatible with existing development include:

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

PUBLIC LIFE

Pedestrian Open Spaces and Entrances | **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 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...

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.

DESIGN CONCEPT

Blank Walls | Storefronts are encouraged to be located at the sidewalk edge, particularly in neighborhood commercial districts, and should be continuous, minimizing blank walls. Where unavoidable consider treating blank walls with one or more of the methods suggested:

- installing vertical trellis in front of the wall with climbing vines or plant material
- employing small setbacks
- employing different texture, colors, or materials
- providing art or murals

Human Scale | 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**.

Mass and Scale | 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**.

EARLY DESIGN GUIDANCE - WHAT WE HEARD

- You supported the preferred option with a prominent corner, commercial along Greenwood, Residential and Live work entries off of 68th and generous rear upper level setbacks.
- Northwest corner needed to “pop” and we should explore material differentiation to achieve this.
- The ground floor seemed “squat” and you wanted us to explore a higher ground floor expression.
- You had requested relief of the south clerestory massing.
- You requested that we not build on the eastern lot line, but provide buffer between the adjacent garage and our building.
- Requested that the bay projections terminate below the top parapet line to reduce massing.
- The main residential entry needed to be more prominent.

CANOPIES



ELEVATED CORNER, CONTINUOUS | **Proposed**

Canopy is elevated at corner tower element to reinforce hierarchy of corner. Additionally, this relates to the project across the street to the north which has an elevated canopy at the corner, and the project to the west, with canopies at multiple heights. Weather protection along Greenwood Ave N is continuous.



ELEVATED CORNER, MULTIPLES AT ENTRIES

Canopy is elevated at corner tower element, and otherwise tied only to entries (both commercial entries on Greenwood Ave N, and residential entry on Harvard. Allows for more light to commercial spaces, but provides less weather protection along Greenwood.



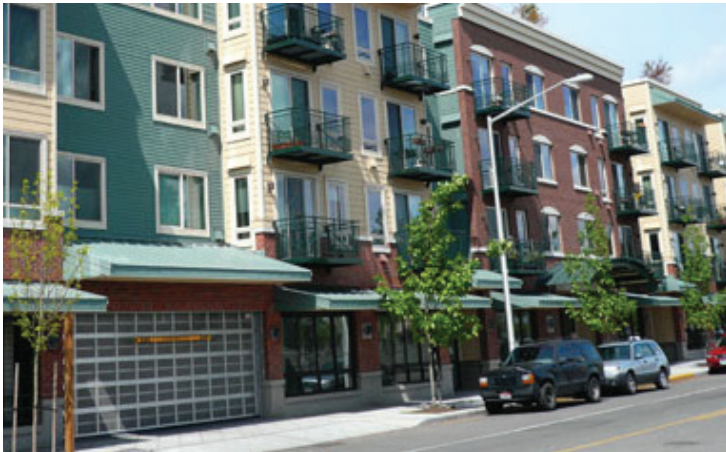
SINGLE HEIGHT, LOW

Canopy is continuous along entire commercial frontage, and located at a constant height with additional storefront above. Compresses commercial space and does not give priority to the corner. Is consistent with single story commercial structures in the Greenwood corridor, however is inconsistent with recent multi-story developments.



SINGLE HEIGHT, HIGH CANTILEVERED

Canopy is continuous along entire commercial frontage, and located at a constant height. Does not give priority to the corner. Heightens pedestrian realm and sidewalk and commercial frontage transparency, but is inconsistent with recent multi-story developments in the area.



NEIGHBORHOOD CANOPY EXPRESSIONS