

DESIGN REVIEW RECOMMENDATION
ADMINISTRATIVE DESIGN REVIEW

SDCI # 3024817-EG, 3024817-LU
119 N 85th Street
Seattle, WA 98103

Applicant:
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Owner:
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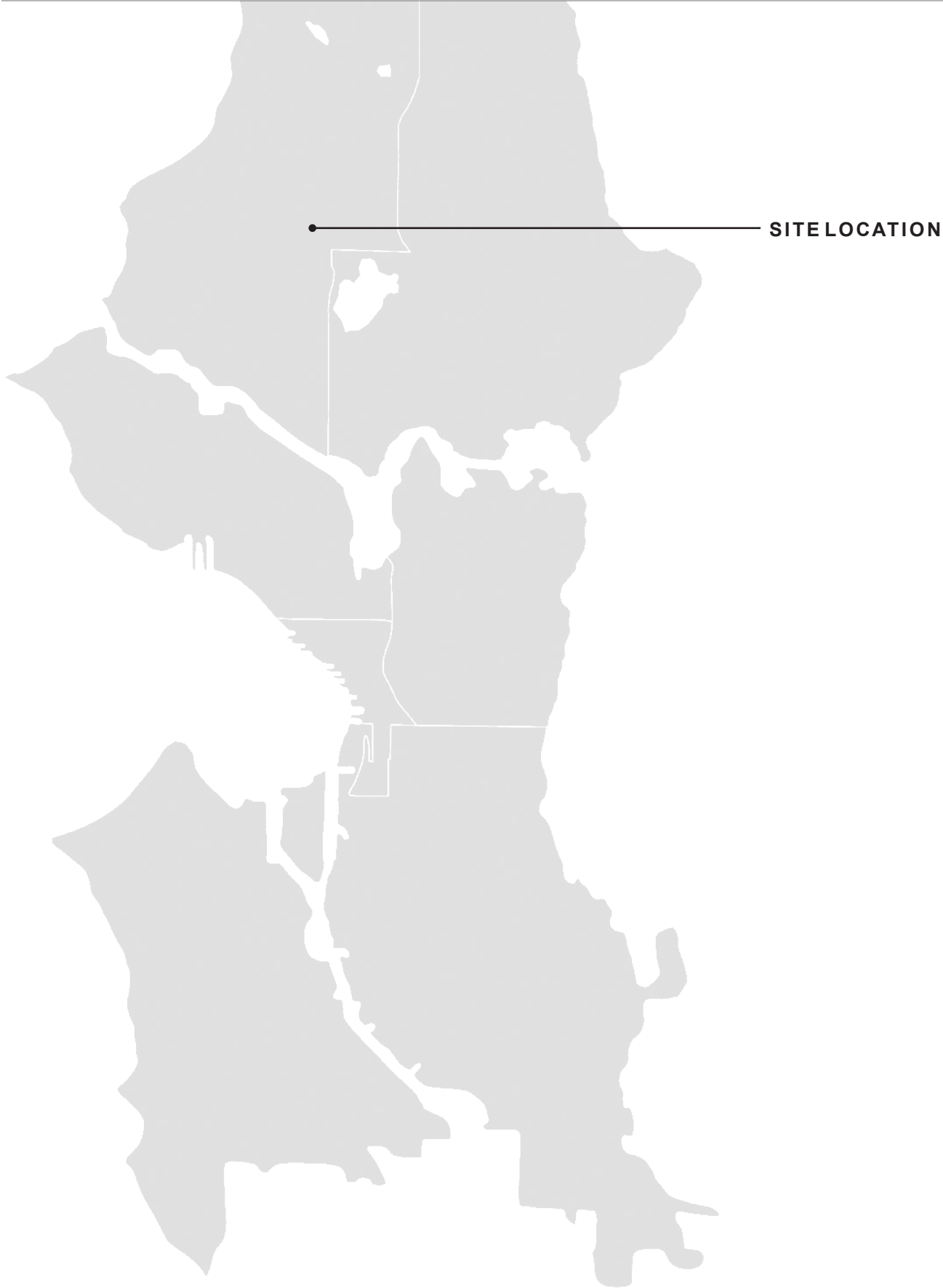


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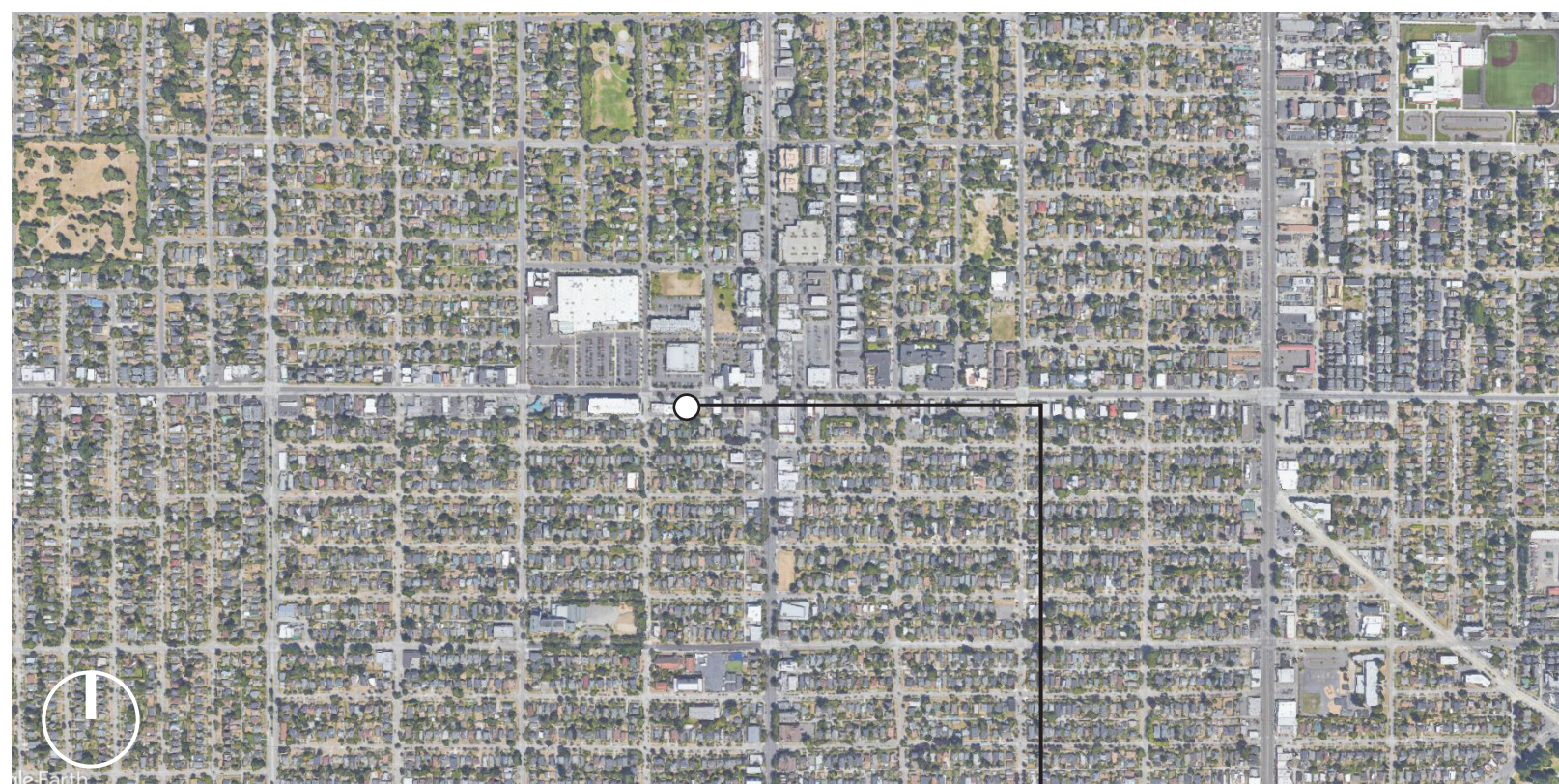
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VICINITY MAP



AERIAL VIEW

SITE LOCATION

119 N 85th Street
Seattle, WA 98103

ZONING SUMMARY

Zone: NC2P-55(M)
Overlay: Parking Flexibility Area,
Greenwood-Phinney Residential
Urban Village
ECA: Steep Slope 40%,
Peat Settlement Prone Area,
Salmon Watershed

PROJECT PROGRAM

Site Area: 4,170 SF
Number of Residential Units: 27
Number of Vehicle Parking Stalls: 0
Maximum FAR = 15,626 SF

DEPARTURES REQUESTED

None

PROJECT STATUS

Since the last submittal in November 2017 ownership of the project has changed and Cone Architecture was retained to redesign the mixed-use building, building upon and responding to neighborhood public comments, guidance received at the Early Design Guidance stage of Design Review and the Land Use corrections. Additionally, a significant change to the Land Use Code was adopted in early 2019 with the implementation of Mandatory Housing Affordability provisions. The maximum allowable Floor Area Ratio and height were increased to yield a five-story building containing a ground level commercial space and twenty-seven small efficiency dwelling units. While not all EDG guidance and MUP corrections from the original design remain relevant, the new proposal responds to the larger concepts and direction of the land use planner and SDCI staff through application of the city wide and neighborhood design guidelines.

This Design Packet endeavors to walk through the history of the project from NK Architects EDG presentation to the Design Review Board and subsequent MUP submittal to the current design proposal by Cone with images, diagrams and text highlighting compliance with the priority Design Guidelines and the proposal's fit within the Greenwood-Phinney Ridge Town Center.

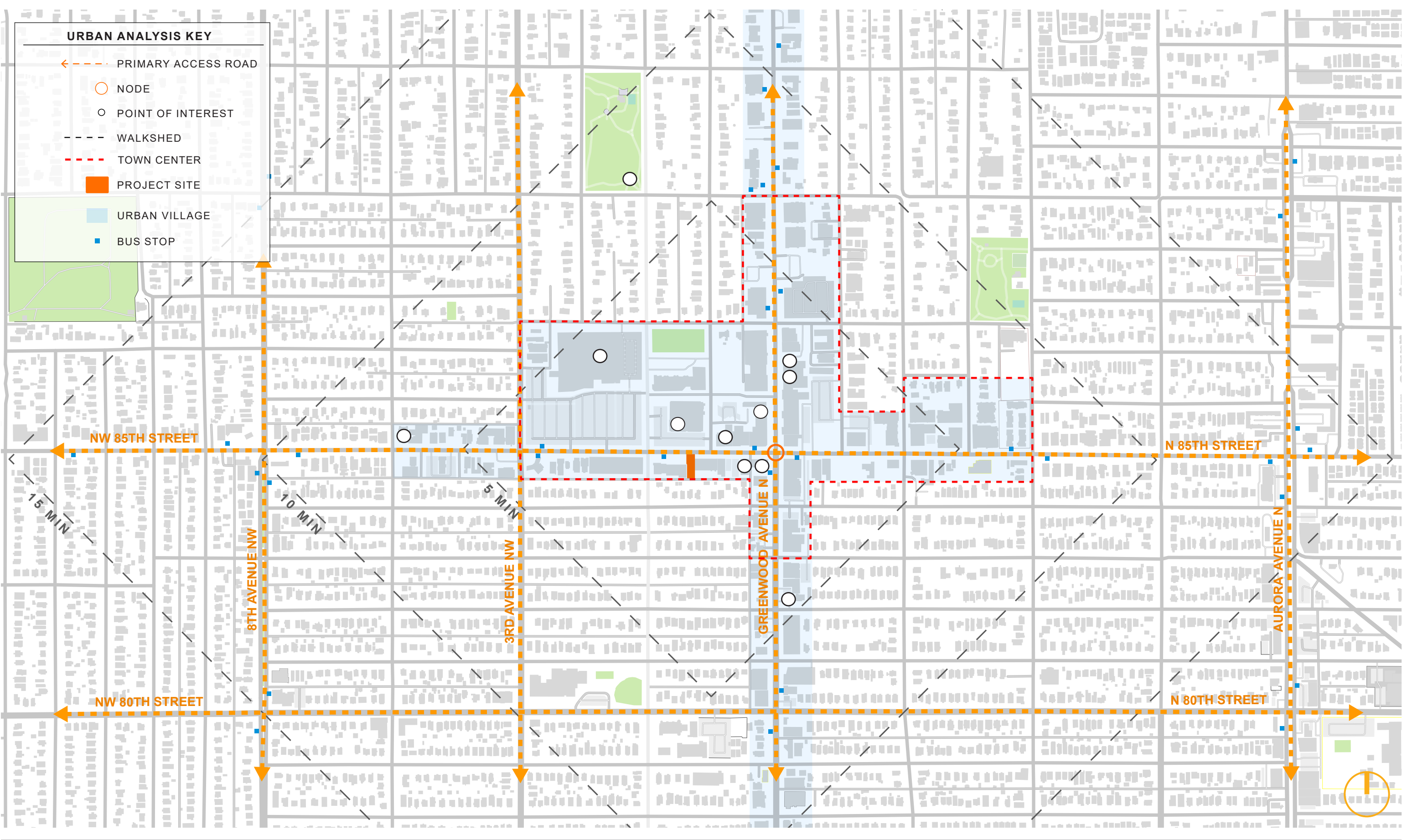
EXISTING SITE

The project site consists of a single parcel (APN 291920-1265) on the southern portion of N 85th Street. The site is immediately surrounded by retail with the exception of single family homes to the south. The subject parcel is a total of 4,170 SF and measures approximately 40' in the east-west direction and 104' in the north-south direction. The site slopes upward from N 85th St to the alley with an approximate grade change in that direction of 10 feet. A vacant retail space currently occupies the parcel.

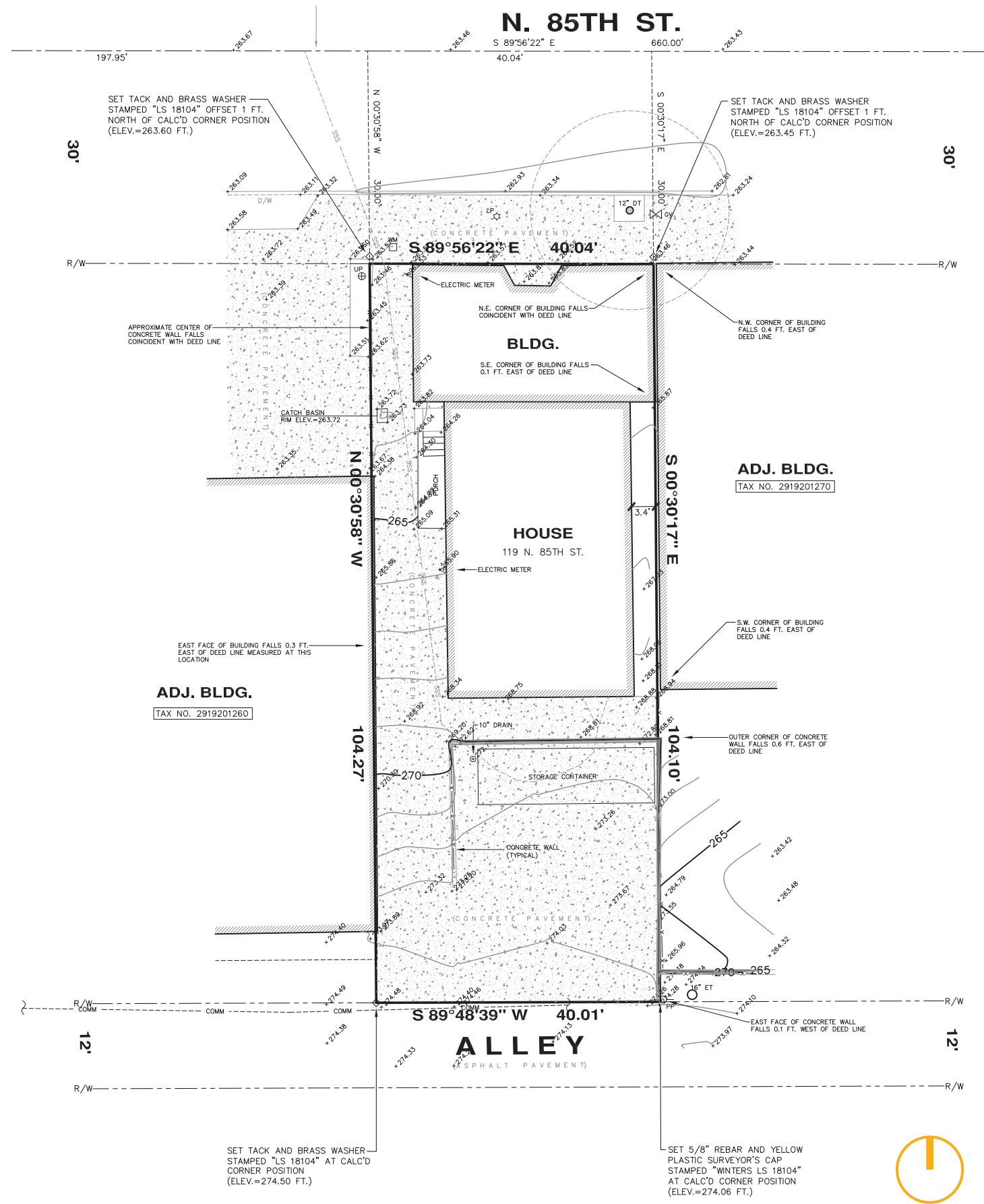
ZONING AND OVERLAY DESIGNATION

Nestled in the middle of the vibrant Greenwood neighborhood, N 85th Street and Greenwood Avenue N are zoned for commercial development with an emphasis on the pedestrian experience. The crossing of these streets, just one block away from the project site, makes up the heart of the Greenwood-Phinney Ridge Residential Urban Village. While the surrounding parcels on N 85th Street, including the north edge of N 85th Street are also zoned for commercial development, this proposal sits on the border of a large single-family zone directly to the south.

The project parcel is currently zoned NC2P-55 (M). Prior to the upzone approved by city council in early 2019 through the Mandatory Housing Affordability legislation the site was zoned NC2P-40. The previous iteration of this project was designed (by the previous architect) under the 40' height limit imposed by the old zoning. This current proposal takes advantage of a new 55' height limit and increased FAR multiplier to create a 5-story mixed use building housing commercial at the ground level and apartments above.







EXISTING SITE CONDITIONS

PROPOSED PROJECT SITE

- One parcel located mid-block on the south side of N 85th St
- Site Area = 4,170 SF, and measures roughly 40' wide by 104' deep

TOPOGRAPHY

- 10' slope up across site from north to south

ADJACENT BUILDINGS AND USES

- Existing 2-story single family residence across alley, SF 5000
- Existing 1-story retail building immediately east of site, NC2P-55(M)
- Existing 2-story commercial structure west of site, NC2P-55(M)
- Existing retail building across N 85th Street, NC3P-75(M1)

SOLAR ACCESS & VIEWS

- The site has great solar access to the south due to alley separation and zoning change. Until development occurs to the west and east excellent solar access will be available from the third floor and above.
-

ALLOWABLE STRUCTURE HEIGHT

NC2P-55 zoning allows for a 55'-0" structure height

- 4' bonus for rooftop features
- 16' bonus for stair/elevator penthouses

ALLOWABLE BUILDING AREA

NC2P-55(M) 3.75 FAR = 15,626 SF

LEGAL DESCRIPTION

Lot 5, Block 10, Greenwood Park Addition to the City of Seattle, according to the plat thereof recorded in volume 15 of plats, page 80, records of King County, WA.

REQUIRED SETBACKS

- 4' right of way setback along N 85th St
- 2' dedication at alley

ADDRESSES:119 N 85TH STREET
PARCEL #:291920-1265
ZONING:NC2P-55(M)
OVERLAYS:GREENWOOD-PHINNEY RESIDENTIAL URBAN VILLAGE
SITE AREA:4,170 SF

23.47A.004 PERMITTED USES

Permitted outright:

- Residential
- Commercial

PROPOSED: 27 small efficiency dwelling units, 1098 SF commercial space at ground floor

23.47A.005 STREET LEVEL USES

Residential uses may occupy, in the aggregate, no more than 20% of the street-level street-facing facade, in a pedestrian-designated zone, facing a designated principal pedestrian street.

PROPOSED: 13.66% residential use, 86.34% commercial use

23.47A.008 STREET-LEVEL DEVELOPMENT STANDARDS

- Blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width. The total of all blank facade segments may not exceed 40% of the width of the facade of the structure along the street.
- 60% of the street facing facade between 2 and 8 feet shall be transparent.
- Nonresidential uses shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level street-facing facade.
- Nonresidential uses at street level shall have a floor-to-floor height of at least 13 feet.
- At least one of the street-level street-facing facades containing a residential use shall have a visually prominent pedestrian entry; and
- The floor of a dwelling unit located along the street-level street-facing facade shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk.

PROPOSED:

23.47A.012 STRUCTURE HEIGHT

Allowed Maximum Base Height:

4’ additional allowed for rooftop features (parapets, clerestories, etc.)

16’ additional allowed for stair & elevator penthouses:

NC2P-55(M)

55'-0”

59'-0”

71'-0”

PROPOSED: Base height: 54'-6", with rooftop features & elevator: 69'-3"

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 midpoint, 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.013 FLOOR AREA RATIO

Maximum FAR: 3.75 (15,626 SF)

Minimum FAR: 2.00 (8,340 SF)

PROPOSED: 3.58 (14,626 SF)

23.47A.014 SETBACKS REQUIREMENTS

Setback requirements for lots abutting or across the alley from residential zones:

An upper-level setback is required along any rear or side lot line...that is across an alley from a lot in a single-family zone... as follows:

- a. Fifteen feet for portions of structures above 13 feet in height to a maximum of 40 feet; and
- b. For each portion of a structure above 40 feet in height, additional setback at the rate of 3 feet of setback for every 10 feet by which the height of such portion exceeds 40 feet

One-half of the width of an abutting alley may be counted as part of the required setback. The alley width and location of the rear lot line shall be determined prior to any dedication that may be required for alley improvements.

A minimum five (5) foot landscaped setback may be required per Section 23.47A.016, Screening and Landscaping Standards.

PROPOSED: 4'-0" ROW setback on N 85th St
2'-0" alley dedication to the south

23.47A.016 LANDSCAPING AND SCREENING STANDARDS

- Green Factor score of .30 or greater, per Section 23.86.019, is required for any lot with development containing more than four new dwelling units.
- Street trees are required when any development is proposed, except as provided in subsection 23.47A.016.B.2 and Section 23.53.015.
- Existing street trees shall be retained unless the Director of Transportation approves their removal.
- The Director, in consultation with the Director of Transportation, will determine the number, type and placement of street trees to be provided.

23.47A.024 AMENITY AREA

Required: 5% of gross floor area in residential use

5% x 13,528 SF = 677 SF

PROPOSED: 723 SF at roof deck

23.54.015 REQUIRED PARKING

Parking is not required. The project is within an Urban Village and meets the definition of Frequent Transit.

PROPOSED: Vehicle Parking: 0 stalls required, 0 stalls provided
Short Term Bicycle Parking: 2 stalls required, 2 stalls provided
Long Term Bicycle Parking: 27 stalls required, 27 stalls provided

23.54.040 SOLID WASTE & RECYCLABLE MATERIALS STORAGE AND ACCESS

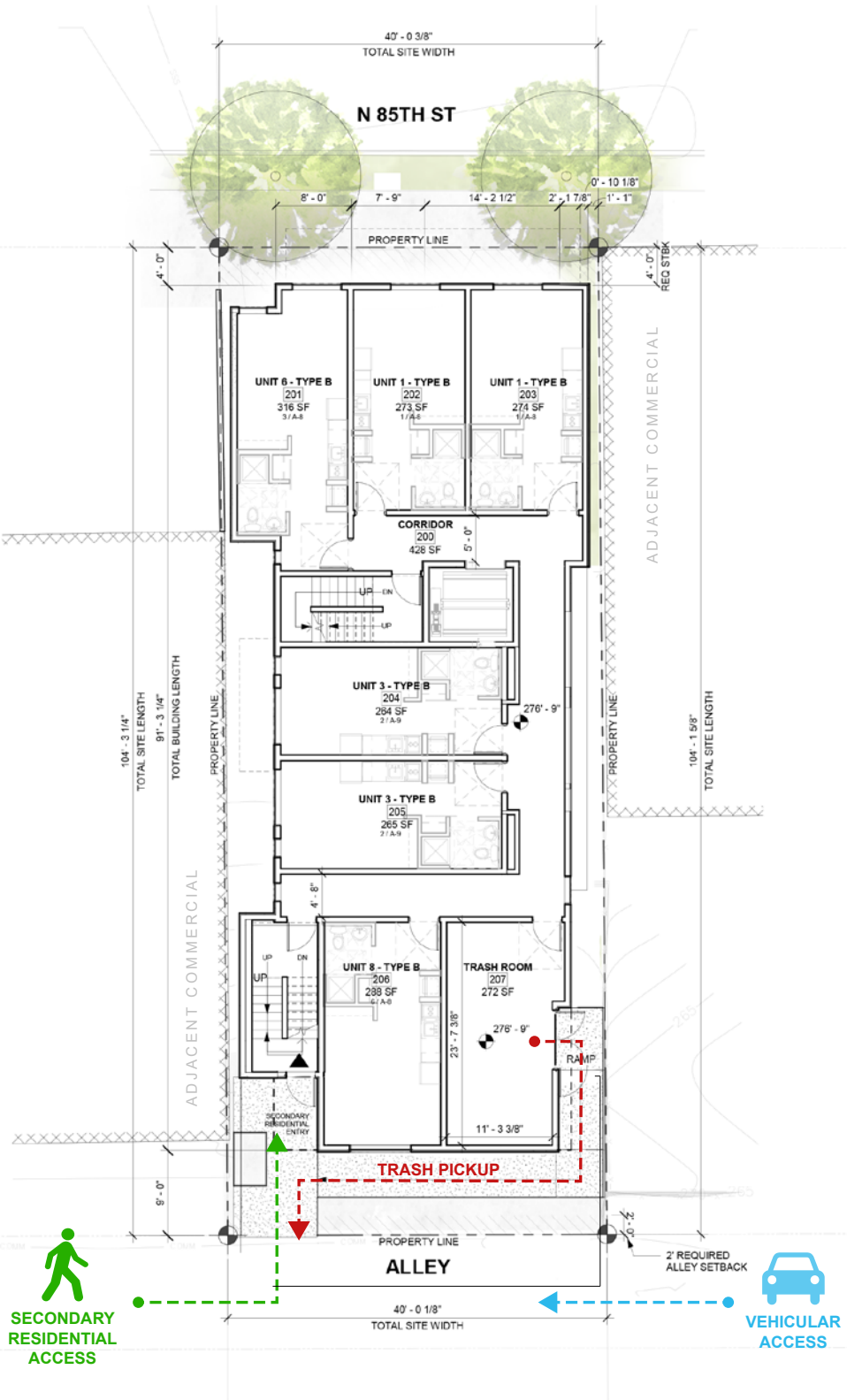
27 Dwelling Units: 375 SF

50% Commercial <5,000 GFA: 41 SF

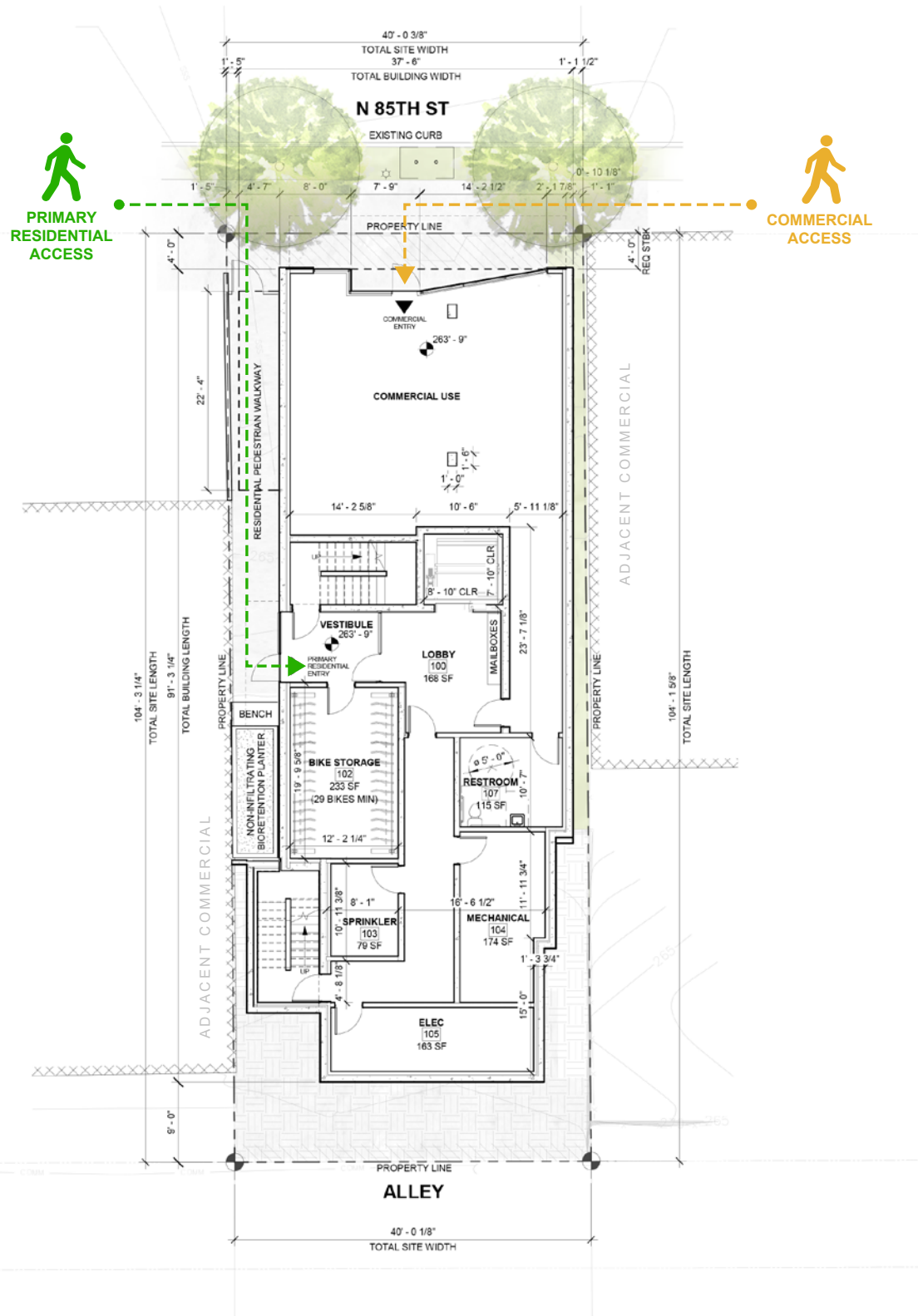
Minimum total required: 416 SF

The minimum horizontal dimension of required storage space is 12 feet.

PROPOSED: 207 SF trash room
6% max grade ramp, 50' max travel distance to alley
Trash plan has been approved by SPU



SECOND LEVEL



GROUND LEVEL PLAN

PROPOSED SITE PLAN

Cone Architecture is proposing the construction of a five-story mixed-use building containing commercial space at the street-level street-facing facade and twenty-seven small efficiency dwelling units above. Due to its narrow street presence, location in a pedestrian designated area and the desire to respond to the existing small scale commercial character of the south edge of N 85th Street, the entire width of the building (set back a required 4' from the property line) is dedicated to commercial space with a separate pedestrian entry located behind the commercial space from a clear and identifiable walkway along the west edge of the property. A locking gate and call box will provide residents with security and privacy as well as a location for material expression to enliven the sidewalk edge.

The rear of the building is set back over 9' from the south property line to comply with the upper level setback requirements adjacent single family zoning to the south. The building complies with the required 2' alley dedication within this setback. Per Land Use Code and Seattle Public Utilities requirements, a trash room will be located on the second level adjacent to the alley for internal staging capabilities and ease of pick up. Secondary egress will provide an entrance to the building from the alley.

CS2. URBAN PATTERNS AND FORM	Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area	
CS2-D. Height, Bulk, and Scale	3. Zone Transition: Provide an appropriate transition or complement to the adjacent zone(s). 5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.	The penthouse, the tallest building element, and the roof deck, the most concerning element for privacy, far exceed the code minimum setback from the SF zone
CS2-I. Streetscape Compatibility	i. Reinforcement of Commercial and Residential Development Patterns: Build commercial development up to the sidewalk where possible. Along North/Northwest 85th Street, new commercial buildings should be set back sufficiently to provide 12-foot minimum sidewalks (including street trees and other plantings).	The commercial use is setback 4' from the street (per ROW requirements) providing up to 13' of pavement, widening the perception of the sidewalk and incorporating a restored planting strip & maintaining the street tree.
CS2-II. Height, Bulk and Scale Compatibility	i. Impact of New Buildings on the Street: Consider the setback of upper stories of new mixed-use development on Greenwood Ave N and N/NW 85th Street to reduce the dominance of new buildings on the street. Zone Edges: Careful siting, building design and massing are important to achieve a sensitive transition between more intensive and less intensive zones.	The upper levels are setback at the northwest corner to express the brick base, which responds to the existing commercial brick buildings at N 85th and Greenwood Ave N. The alley edge has been treated to reduce the scale of the building and preserve the single family privacy. See CS2-D.
CS2-V. Street Pattern	New development should respond to the existing street pattern to create pedestrian and visual continuity.	The commercial entry follows the height, scale and modulation precedents set by the building to the east for visual continuity.
CS2-VII. Mass and Scale	Consider reducing the impact of perceived mass and scale or 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.	The upper levels are setback at the northwest corner to express the brick base which is capped by a modern cornice to articulate the material transition. Brick provides a human scale and texture at the pedestrian level.
CS3. ARCHITECTURAL CONTEXT AND CHARACTER	Contribute to the architectural character of the neighborhood.	
CS3-I. Architectural Concept and Consistency	Architectural Styles: The Greenwood Ave N/Phinney Ave N and N/NW 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: i. Small-scale architectural details at the ground level, including color, texture/patterns, materials, window treatment...	The composition, design and materials are all simple, basic and subdued. Small scale details are incorporated at the ground level through the brick texture, awning, residential gate and commercial windows that match the existing small scale commercial context to the east.
CS3-II. Compatibility	Consider using the human-scale historic pattern of storefronts on Greenwood Ave N as a guide in developing new structures abutting Town Center Streets. New development should respond to existing context by matching window and opening proportions, entryway patterns, scale and location of building cornices, proportion and degree of trim work and other decorative details, and employing a variety of appropriate finish materials.	The street facing elevation is clad in brick to respond to the historic storefronts on Greenwood. Additionally, the window, opening proportions and entryway configuration all respond to the existing commercial context on N 85th Street.
PL1-B. Walkways and Connections	2. Pedestrian Volumes: Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area. 3. Pedestrian Amenities: Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered.	The front setback provides a transition from the sidewalk to the entrances by blurring the edge of the public and private realm and increasing the perceived width of the right-of-way.
PL2. WALKABILITY	Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.	
PL2-B. Safety and Security	1. 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. 2. Lighting for Safety: Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights. 3. Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.	The commercial space facing the street is a mostly transparent to provide lines of sight both into and out of the space. Lighting will be integrated into the awning for security. The residential gate will be translucent to indicate the entry is private but to provide enough view through the screening to ensure security.
PL2-D. Wayfinding	1. Design as Wayfinding: Use design features as a means of wayfinding wherever possible, and provide clear directional signage where needed.	The residential gate will provide an opportunity for address and building name signage, while the awning provides an opportunity for commercial signage.
PL2-I. Pedestrian Open Spaces and Entrances	i. North/Northwest 85th Street Corridor: New development should enhance the pedestrian environment and encourage pedestrian activity. The following should be encouraged: a. Building entries facing the street; b. Pedestrian oriented facades; c. Weather protection; d. Below grade parking, when possible	The main commercial entry is street facing. Though the residential entry is behind the commercial space accessed from the west side, the introduction of a gate at the sidewalk edge provides an identifiable entry portal. Both entries are pedestrian scaled and will be provided with weather protection.

PL3. STREET-LEVEL INTERACTION	Encourage human interaction and activity at the street-level with clear connections to building entries and edges.	
PL3-A. Entries	1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street. Common entries to multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors. 2. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.	The street-facing commercial entry will be indicated by substantial glazing, overhead weather protection, building modulation, and several pedestrian elements such as directional landscaping, lighting, and signage. The residential entry will be demarcated by a gate with screening for privacy and security but provide an opportunity for signage as well.
PL3-B. Residential Edges	1. Security and Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.	The exterior residential entry corridor will be secure and private for residents, providing a buffer from the sidewalk.
DC1. PROJECT USES AND ACTIVITIES	Optimize the arrangement of uses and activities on site.	
DC1-C. Parking and Service Uses	4. Service Uses: Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce the possible impacts of these facilities on building aesthetics and pedestrian circulation.	The solid waste storage room is located at the second level adjacent the alley. Receptacles will be staged indoor to avoid noise, odors and unsightly views of the dumpsters and inadvertent trash debris.
DC2. ARCHITECTURAL CONCEPT	Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.	
DC2-A. Massing	1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space. 2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.	Modulation and materials at the street elevation create a cohesive commercial street edge while an upper level setback at the northwest corner reduces the mass. At the alley the penthouse is set back from the property line to reduce the mass from the single family zone perspective.
DC2-B. Architectural and Facade Composition	1. Facade Composition: Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole.	The building will be highly visible on all four sides until development occurs to the east and west. High quality materials wrap all corners and the building has been designed as a cohesive whole.
DC2-C. Secondary Architectural Features	1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the facade design.	The awning, upper level balconies, residential entry gate and signage (to be determined) all provide visual interest and depth at the street facade.
DC2-D. Scale and Texture	1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept. 2. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture.”	The street-facing, street-level facade has been thoughtfully designed to match the consistent pedestrian scale along the south edge of N 85th Street using window and entry modulation and proportions from the east building as well as incorporating overhead weather protection, lighting, signage and brick for texture.
DC2-II. Human Scale	New multi-story development 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 of similar.	The base is clad in brick to respond to the existing commercial character of the urban village with a cornice to articulate a material transition. The upper floors are setback at the corner to express the base and reduce the mass at the street.
DC2-III. 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.	The modulation of the upper floors creates a jog in the roof line. The recess at the northwest corner accentuates a vertical plane where balconies provide a human scale sense of depth.
DC4. EXTERIOR ELEMENTS AND FINISHES	Use appropriate and high quality elements and finishes for the building and its open spaces.	
DC4-A. Building Materials	1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close.	The material palette of brick, metal panel, and fiber cement panel and lap siding is durable, maintainable and attractive.
DC4-II. Exterior Finish Materials	New buildings should feature durable, attractive and well-detailed finish materials. i. Buildings in N/NW 85th Street Corridors. Brick is the most common surface treatment in the commercial areas and should be encouraged...Architectural canopies are encouraged to provide weather protection and a place for business signage.	Brick is utilized at the base of the building to respond to the existing historic commercial character of the neighborhood and is continued at the alley for cohesion and durability. Overhead weather protection will be designed to accommodate lighting and signage.



NORTHWEST CORNER

CONE RESPONSE TO EARLY DESIGN GUIDANCE AND MUP CORRECTIONS

COMPOSITION
To reinforce and maintain the strong, pedestrian oriented commercial street edge, a two and half story volume is clad in brick with a cornice denoting the material transition above. A 2'-6" setback of the northwest corner provides massing relief at the street edge and creates an opportunity for balconies to activate the street facing facade. The jog of the building against the sky reduces the perceived bulk of the building and strengthens the weight of the brick base.
(CS2-I-i, CS2-VII, CS3-II, PL2-I, DC2-II & III)

CORNICE INSPIRATION IMAGES





PROPOSED ENTRY CONFIGURATION WITH NEIGHBORING CONTEXT



CONE RESPONSE TO EARLY DESIGN GUIDANCE AND MUP CORRECTIONS

COMMERCIAL ENTRY
The commercial entry takes its cues from the neighboring retail building to the east, matching its height, scale and angled recess for visual continuity at the street edge. Secondary architectural features, including weather protection, signage and lighting will work in concert to enhance the existing pedestrian character of the street. The use of brick provides texture and scale at this well trafficked pedestrian realm.
(CS2-II-i, CS2-V, CS3-I-i, DC2-II-i, PL2-III-i, PL3-C)

Commercial storefronts to the east on N 85th St set a precedent, each serving two businesses and therefore contain two entries side by side. West of our project, buildings begin to set further back from the sidewalk to allow for parking. It is important to recognize the surrounding context, though our project houses only one business. Being the westernmost pedestrian oriented storefront and complying with the 4' street dedication, the single angle welcomes pedestrians from the east while providing clean proportions that work well with a single entryway serving one business while also being set back 4' from the precedent buildings.



ALL PRECEDENT STOREFRONTS SERVE TWO BUSINESSES AND ARE IN PLANE WITH EACH OTHER



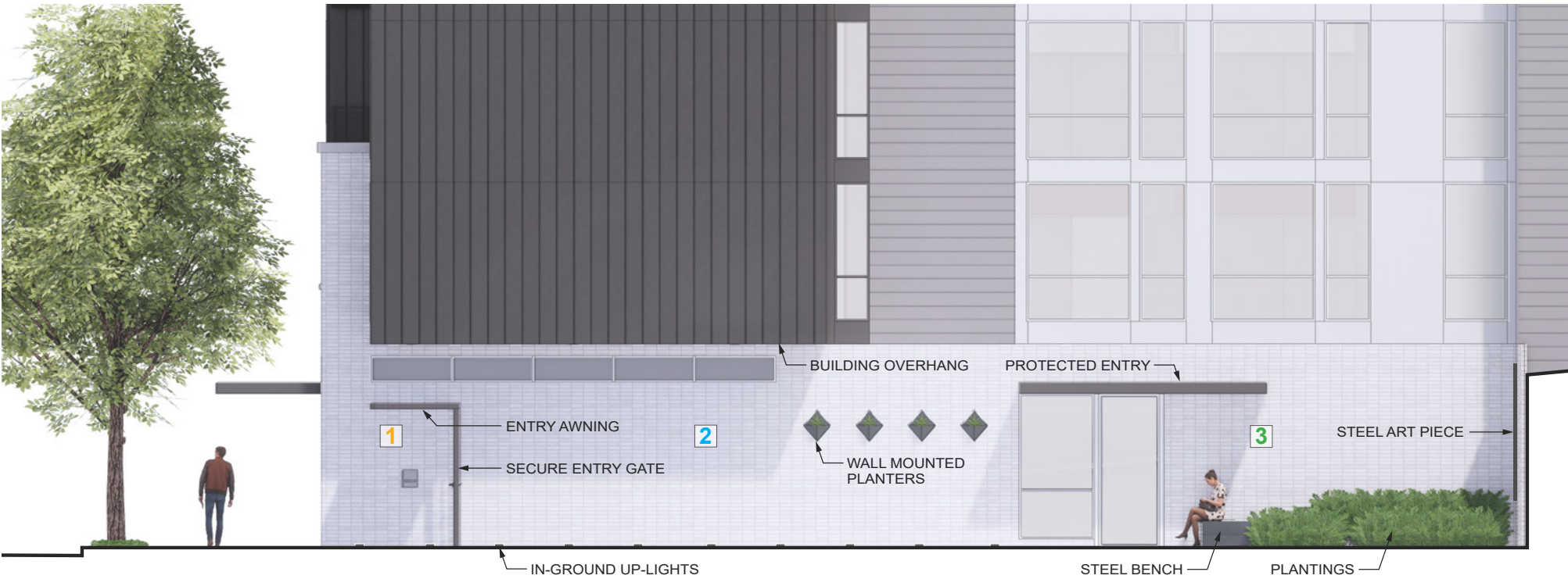
1 RESIDENTIAL ENTRY GATE



2 RESIDENTIAL CORRIDOR



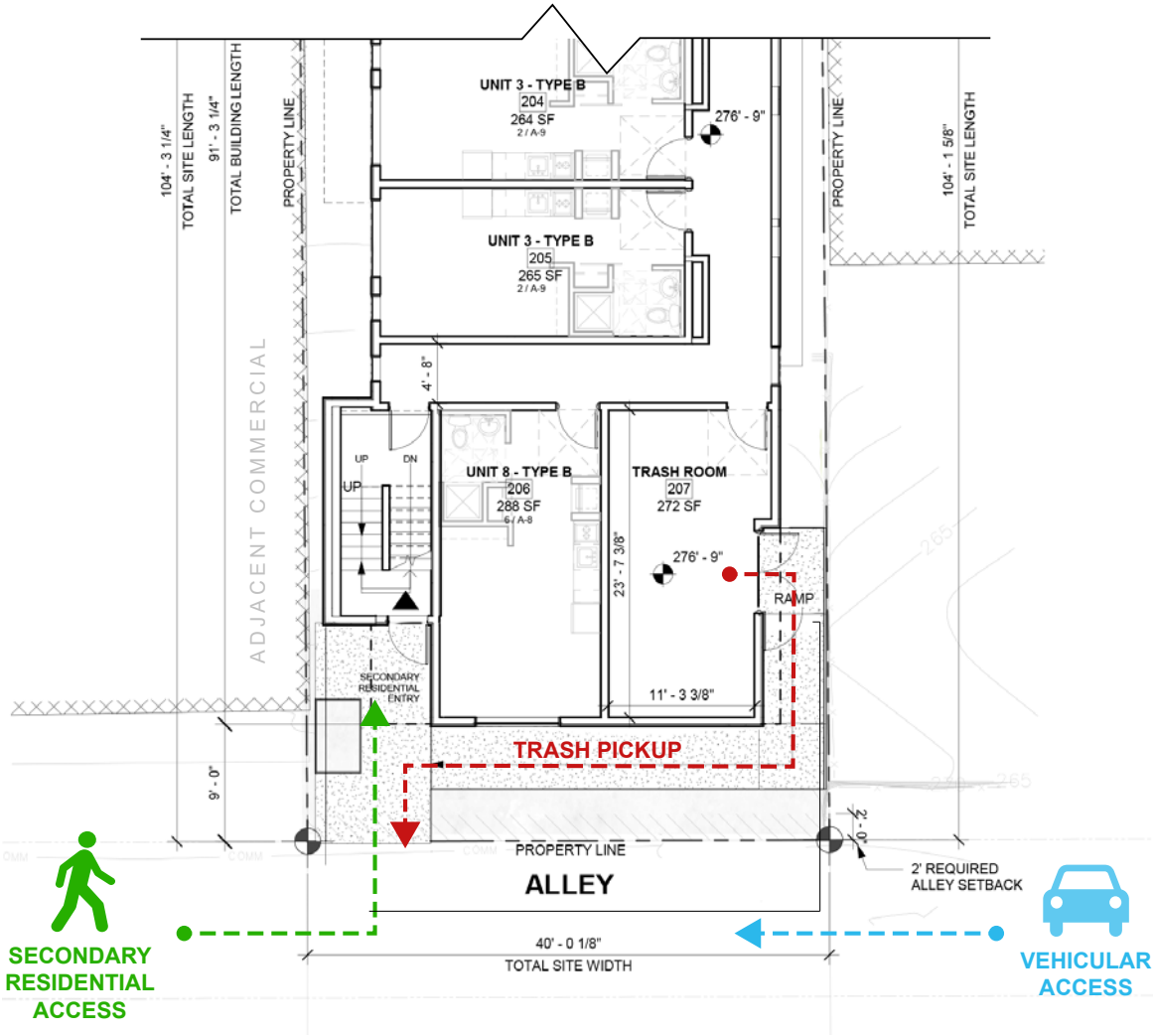
3 RESIDENTIAL ENTRY



CONE RESPONSE TO EARLY DESIGN GUIDANCE AND MUP CORRECTIONS

RESIDENTIAL ENTRY
The residential entry is located off a walkway along the west edge of the building to minimize disruption to the established commercial street edge heading east toward Greenwood Ave N. A gate and screen along the west property line will provide security and privacy for residents with a call box providing ease of communication for visitors and deliveries. In addition, weather protection, landscaping, in-direct lighting, paving, artwork and seating will be designed to accentuate this entry pathway providing attractive and textural elements for the residents. (PL2-B & D, PL3-A & B-2, DC4-I)

CIRCULATION
With the exception of the exterior walkway to the residential entry the building circulation is all interior. Residents have access to a stair and elevator off of the residential lobby and a second stair provides egress to the alley. Both stairs and the elevator provide access to the roof amenity space. (DC1-A, DC3-A)



ALLEY CIRCULATION DIAGRAM

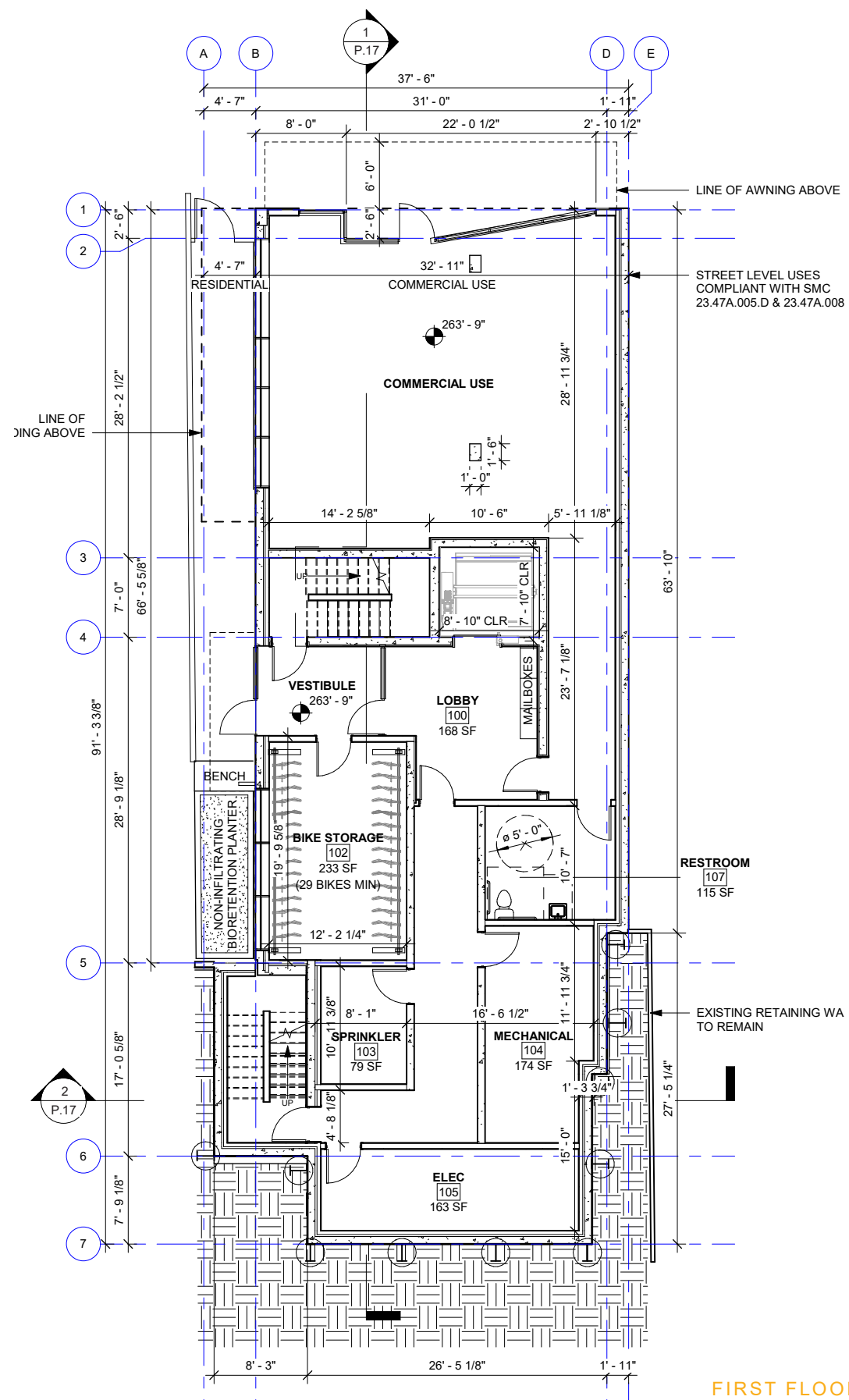
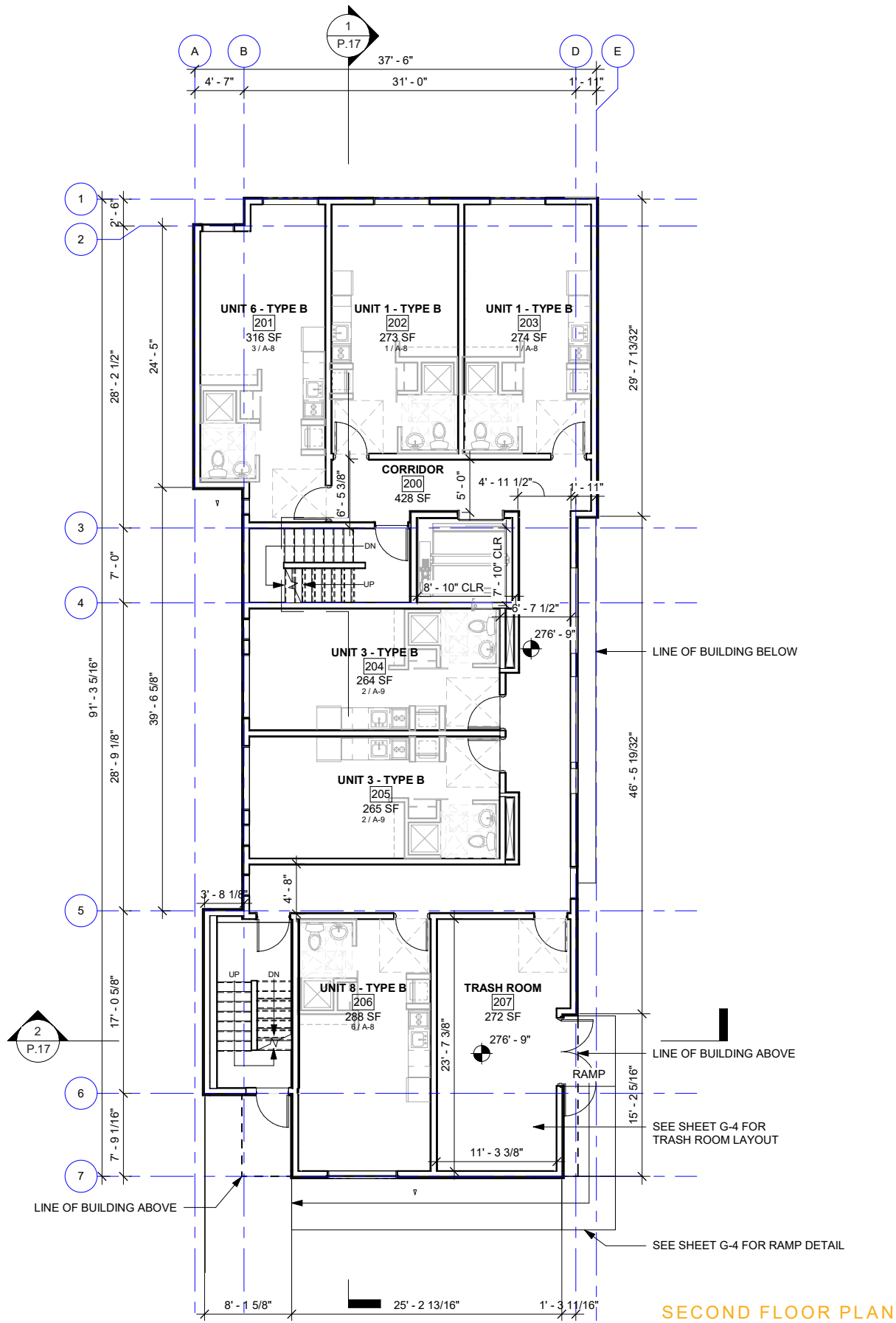


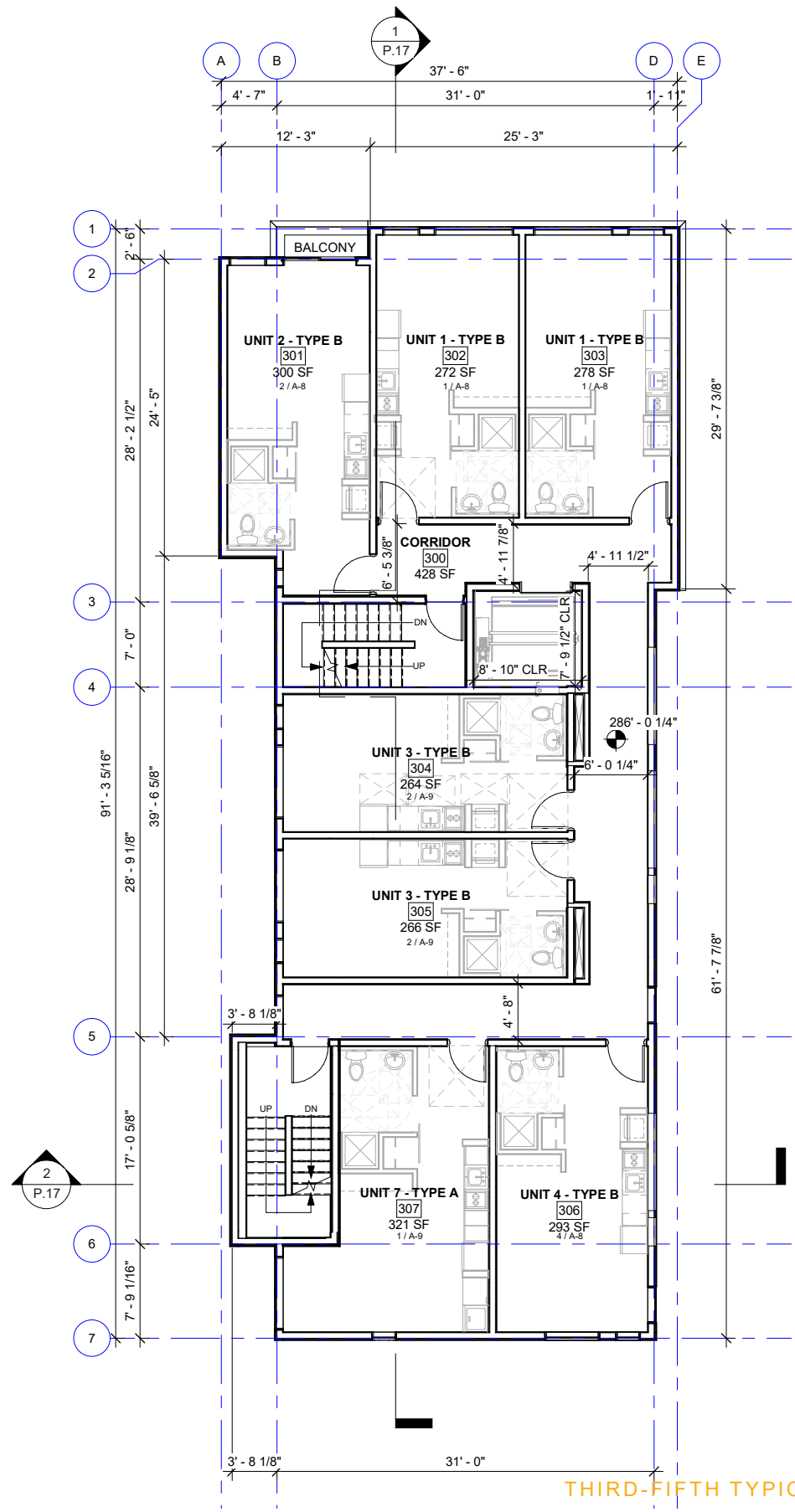
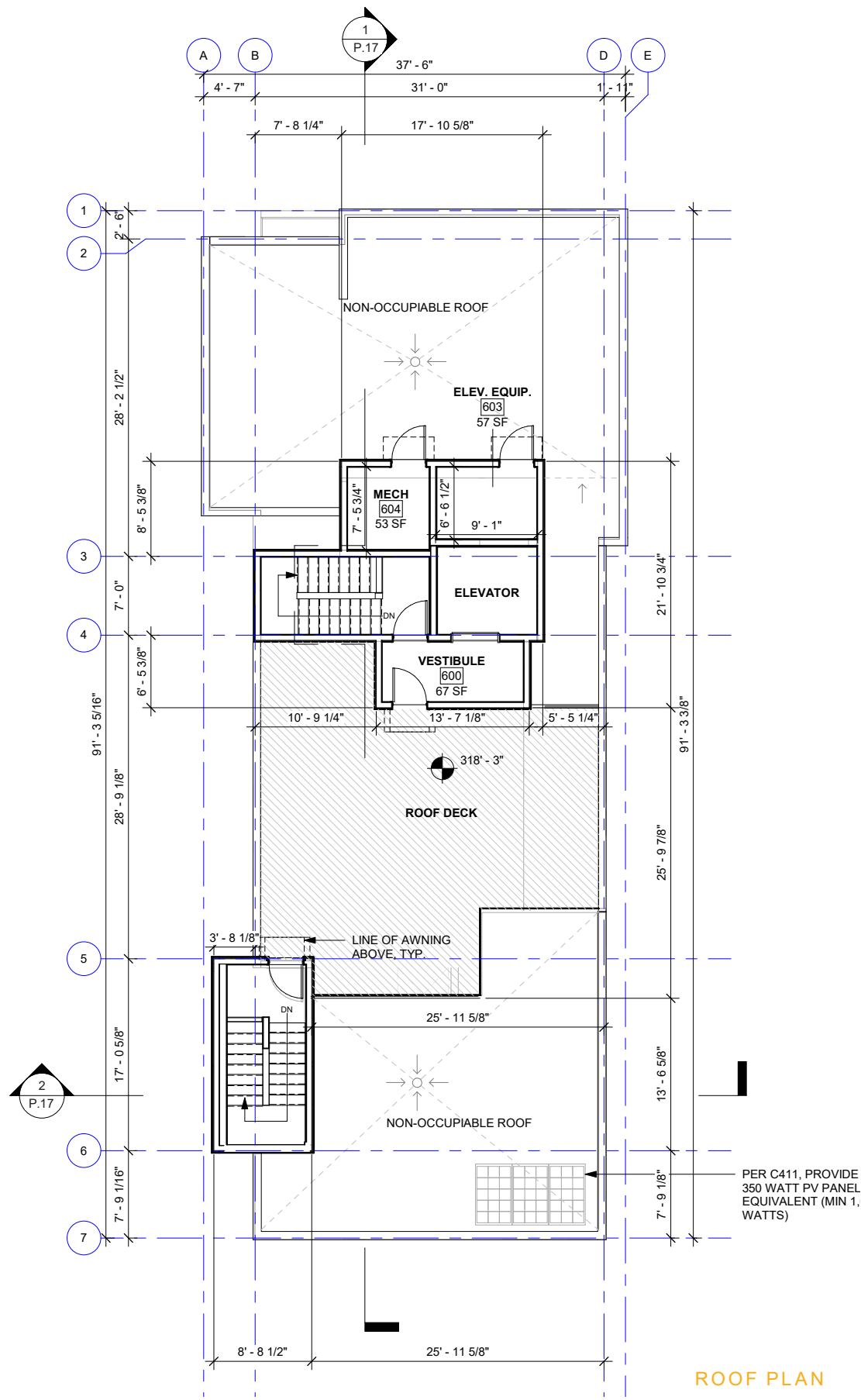
SOUTHEAST CORNER

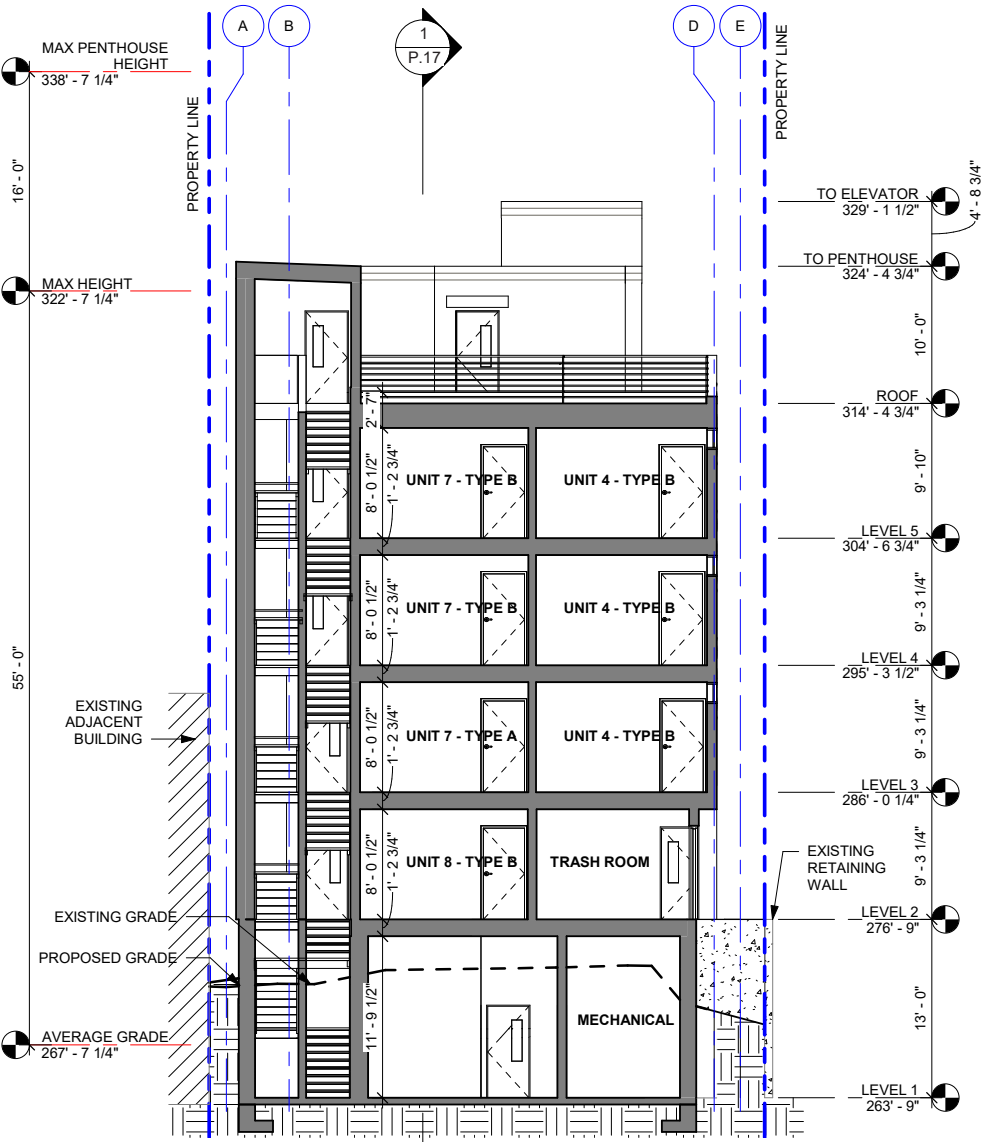
CONE RESPONSE TO EARLY DESIGN GUIDANCE AND MUP CORRECTIONS

TRASH STORAGE
Per Land Use Code and Seattle Public Utilities requirements the solid waste storage room is located on the second floor, the closest level to the existing alley grade. The proximity to the alley will allow for the receptacles to remain inside at all times and for haulers to enter the building to remove the waste on designated pick-up days. This reduces noise, odor and visual disturbances to the single family neighbors to the south. Cone has worked with SPU to appropriately design the trash room to meet their specifications and was approved.
(CS1-C, CS2-D-5, DC1-C-4)

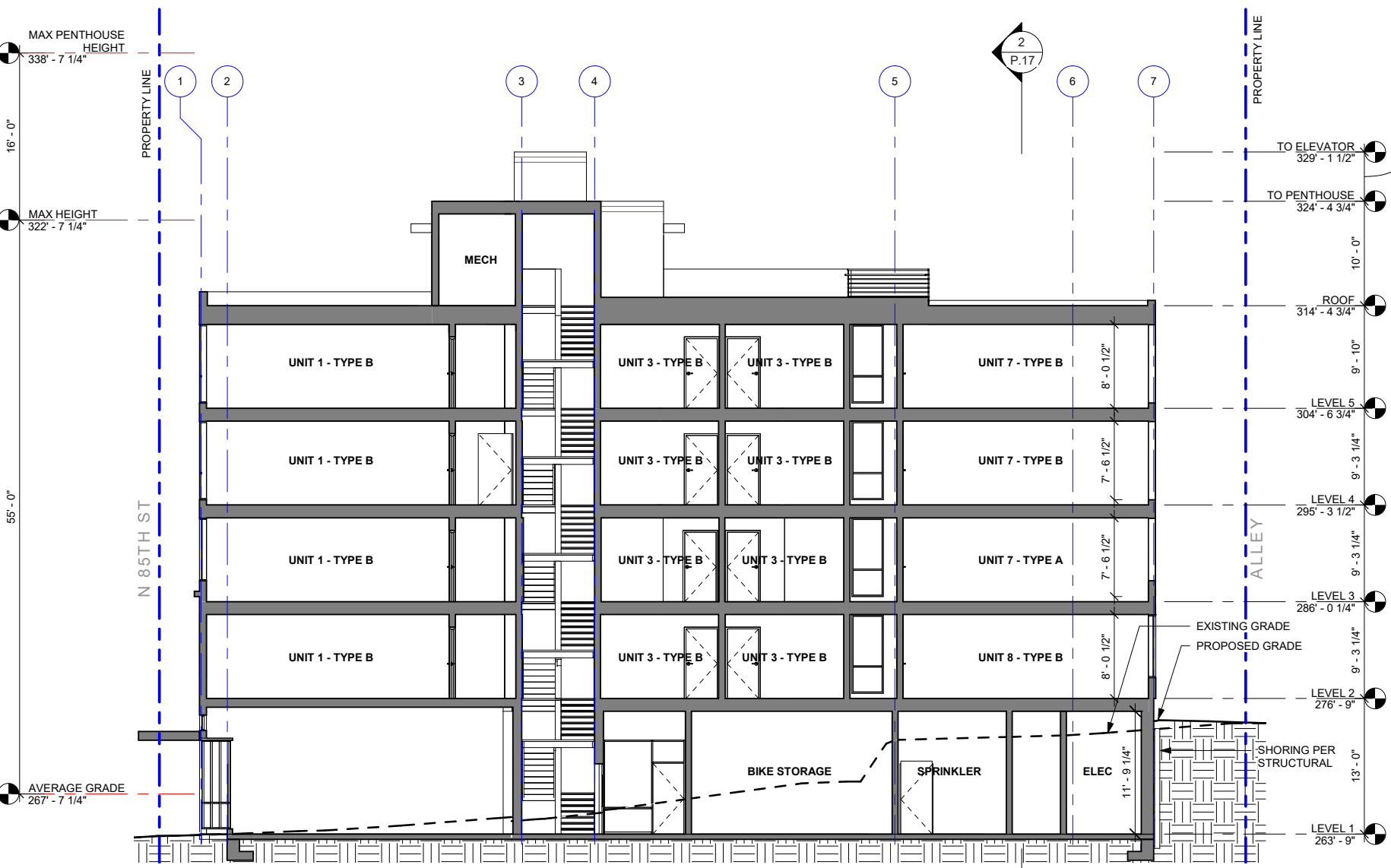
MATERIALS AT REAR ELEVATIONS
Brick identical to the street-facing facade is continued at the alley for cohesiveness. Brick also provides a high-quality, textural pedestrian scaled material at this elevation. The upper three stories are primarily clad in a light-color fiber cement panel for a clean and subtle elevation facing the single family homes.
(DC2-D-1, DC4-A-1)







2) TRANSVERSE SECTION
AT ALLEY UNITS



1) LONGITUDINAL SECTION

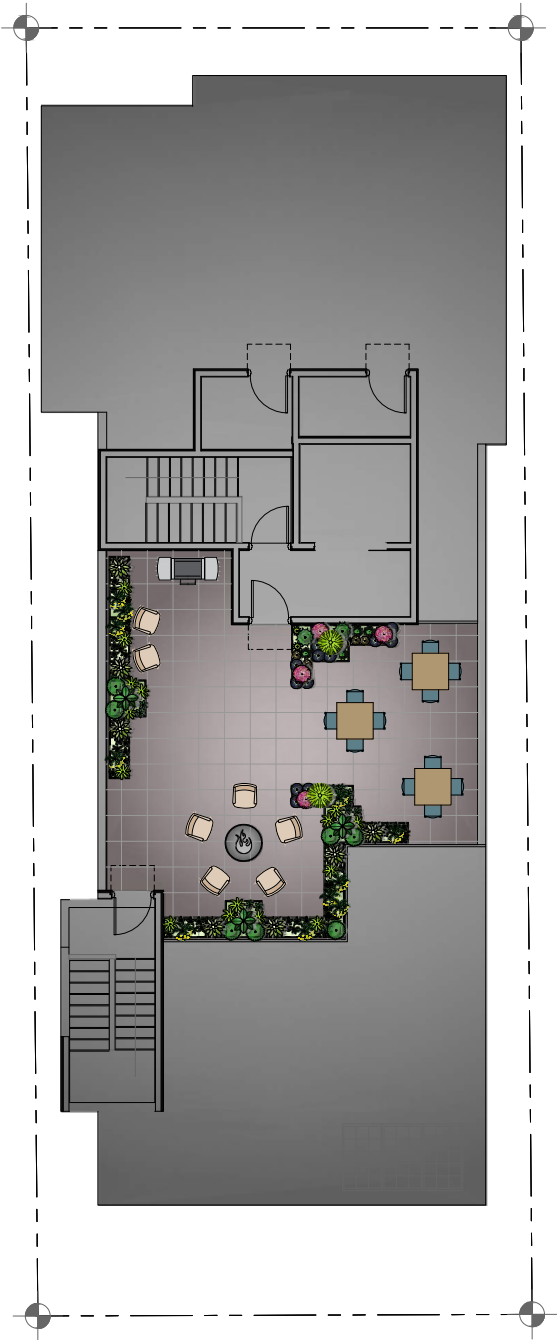
LANDSCAPE CONCEPT

Due to site constraints, landscaping is provided on both the ground level and rooftop. Plantings will be provided along N 85th Street as well as the alley. A bioretention planter is proposed at the residential entrance that offers a focal point at the end of the corridor as well as a location for seating. At the rooftop, landscaping will provide a buffer between multiple seating areas.

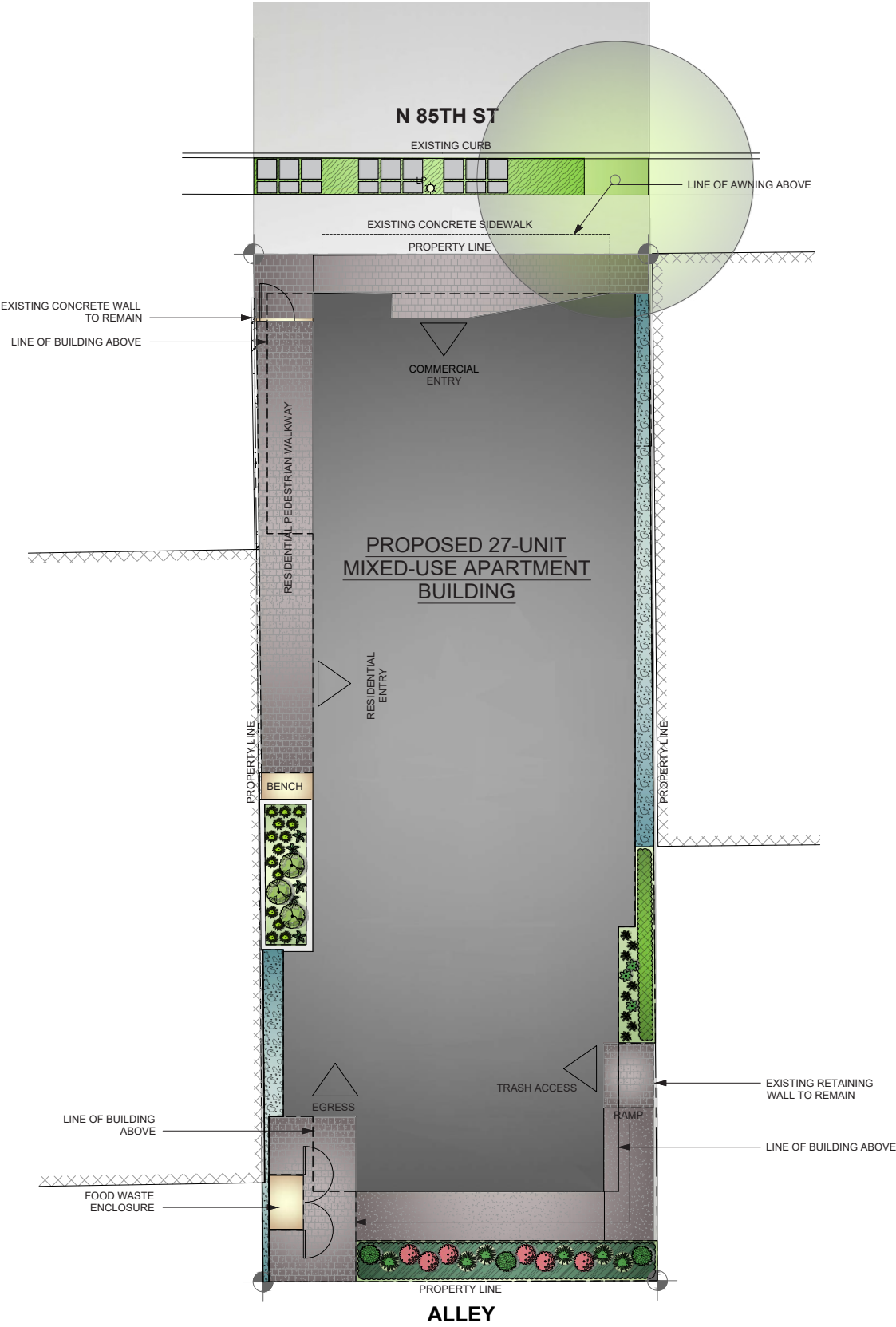
STREET LEVEL LANDSCAPING INSPIRATION



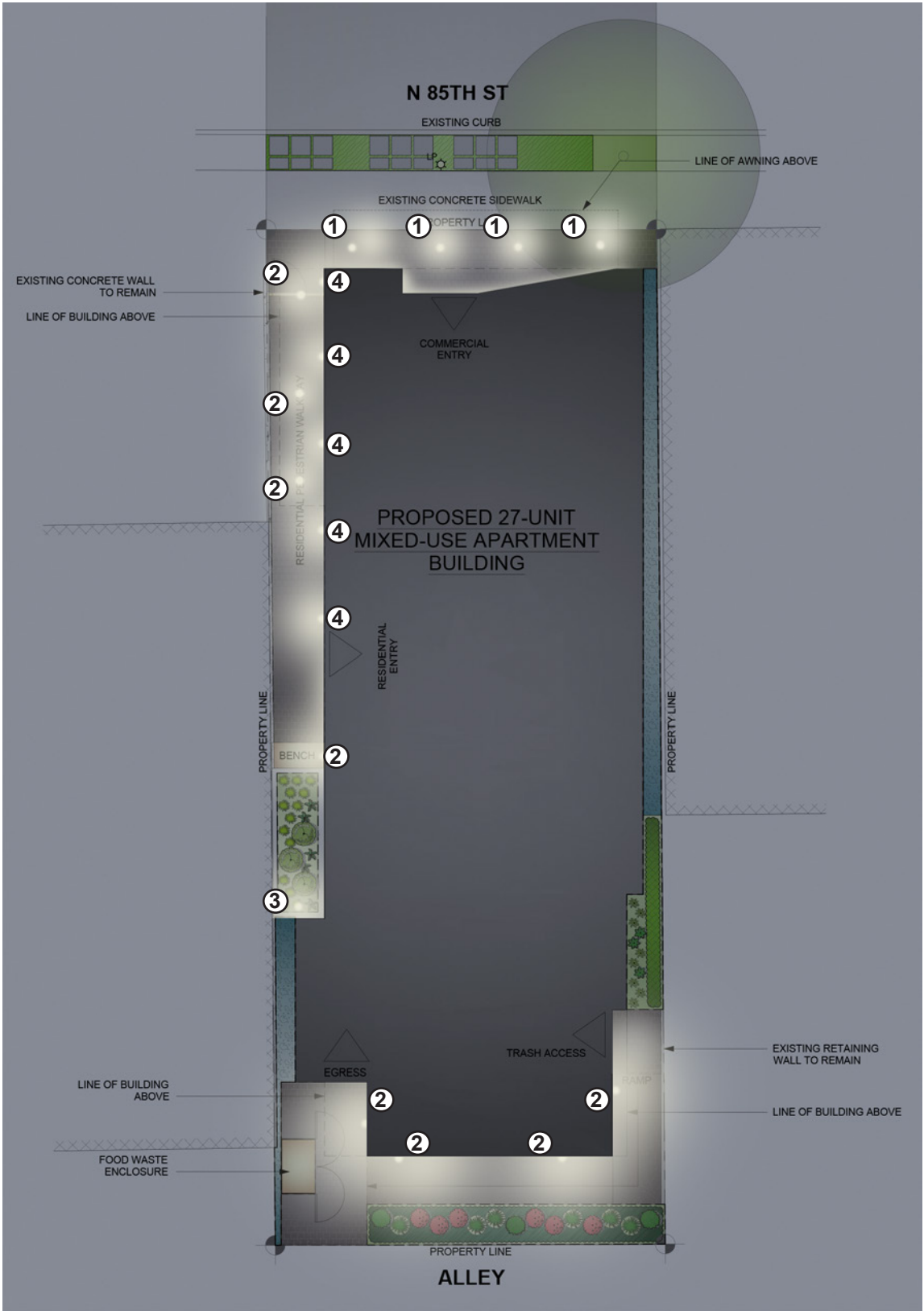
ROOF LANDSCAPING INSPIRATION



ROOF LANDSCAPE PLAN



LANDSCAPE PLAN



SITE LIGHTING PLAN

PROPOSED SITE LIGHTING PLAN

The lighting concept is intended to provide safety for pedestrians, facilitate easy wayfinding for both residents and visitors, and enhance the form and features of the buildings. Primary lighting will be provided at the entrance to the site, all unit entries, and along common walkways. All exterior lighting will be shielded away from neighboring buildings and will focus the illumination on walkways and building facades.

- 

① RECESSED DOWN LIGHT
- 

② WALL SCONCE
- 

③ LANDSCAPE SPOTLIGHT
- 

④ IN-GROUND UPLIGHTS



SIGNAGE LOCATION PERSPECTIVE

SIGNAGE INSPIRATION IMAGES

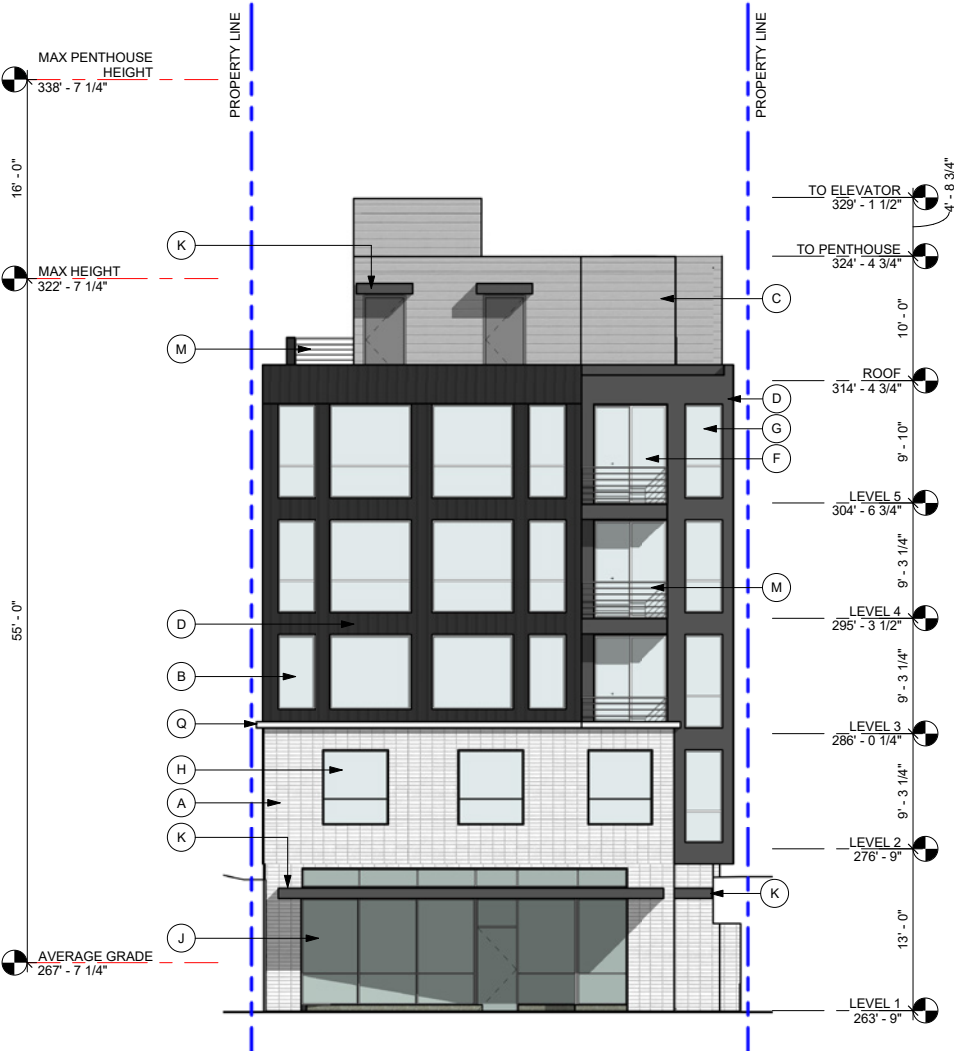
Signage will present both the commercial and residential entries to N 85th Street traffic. Adjacent to the residential entry gate will be signage for the apartment building while a blade-type sign will serve the commercial space.



① RESIDENTIAL SIGNAGE ADJACENT TO ENTRY GATE



② COMMERCIAL SIGNAGE OVER SIDEWALK



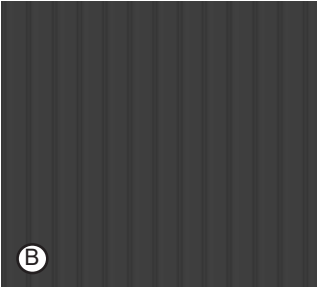
NORTH ELEVATION
N 85TH ST



WEST ELEVATION



FACE BRICK
HARBOR MIST



VERTICAL METAL SIDING
COOL MATTE BLACK



HORIZONTAL LAP SIDING
GRAY



CEMENTITIOUS PANEL
D. BLACK
E. WHITE



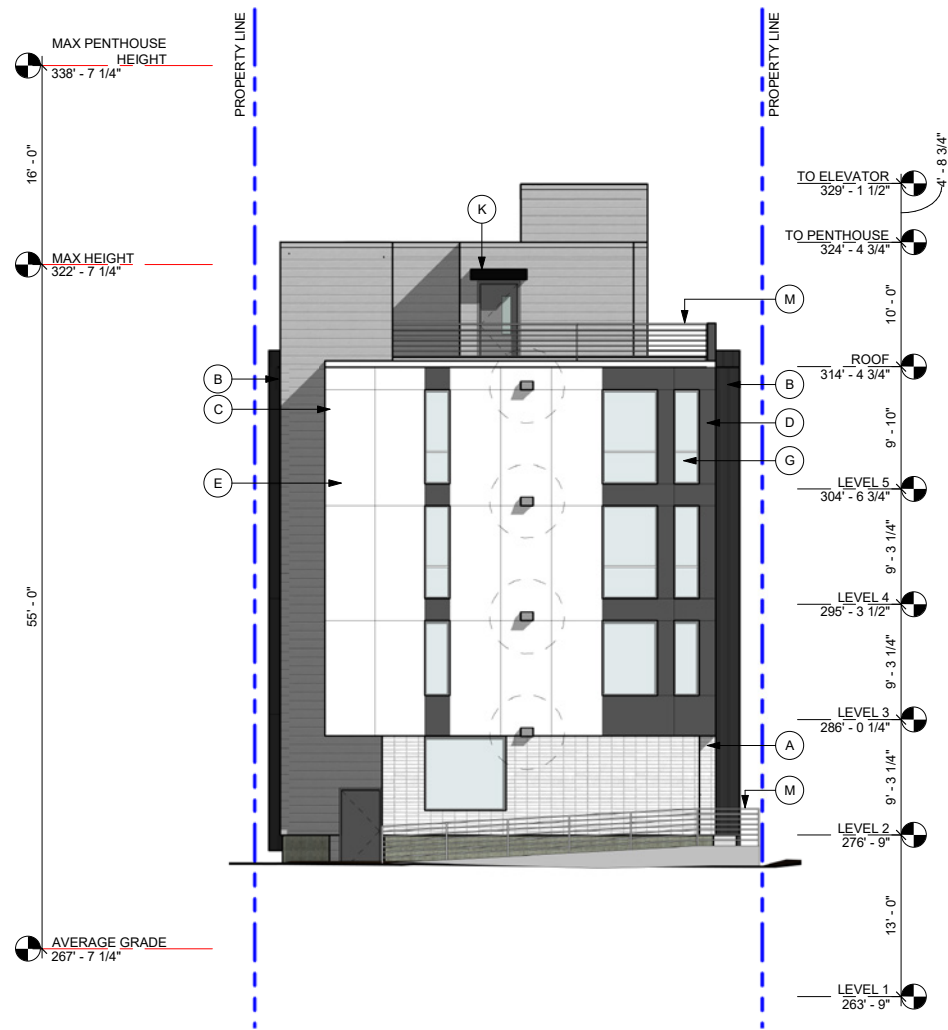
OPEN METAL RAILING
BLACK POWDER COAT

PROPOSED MATERIALS

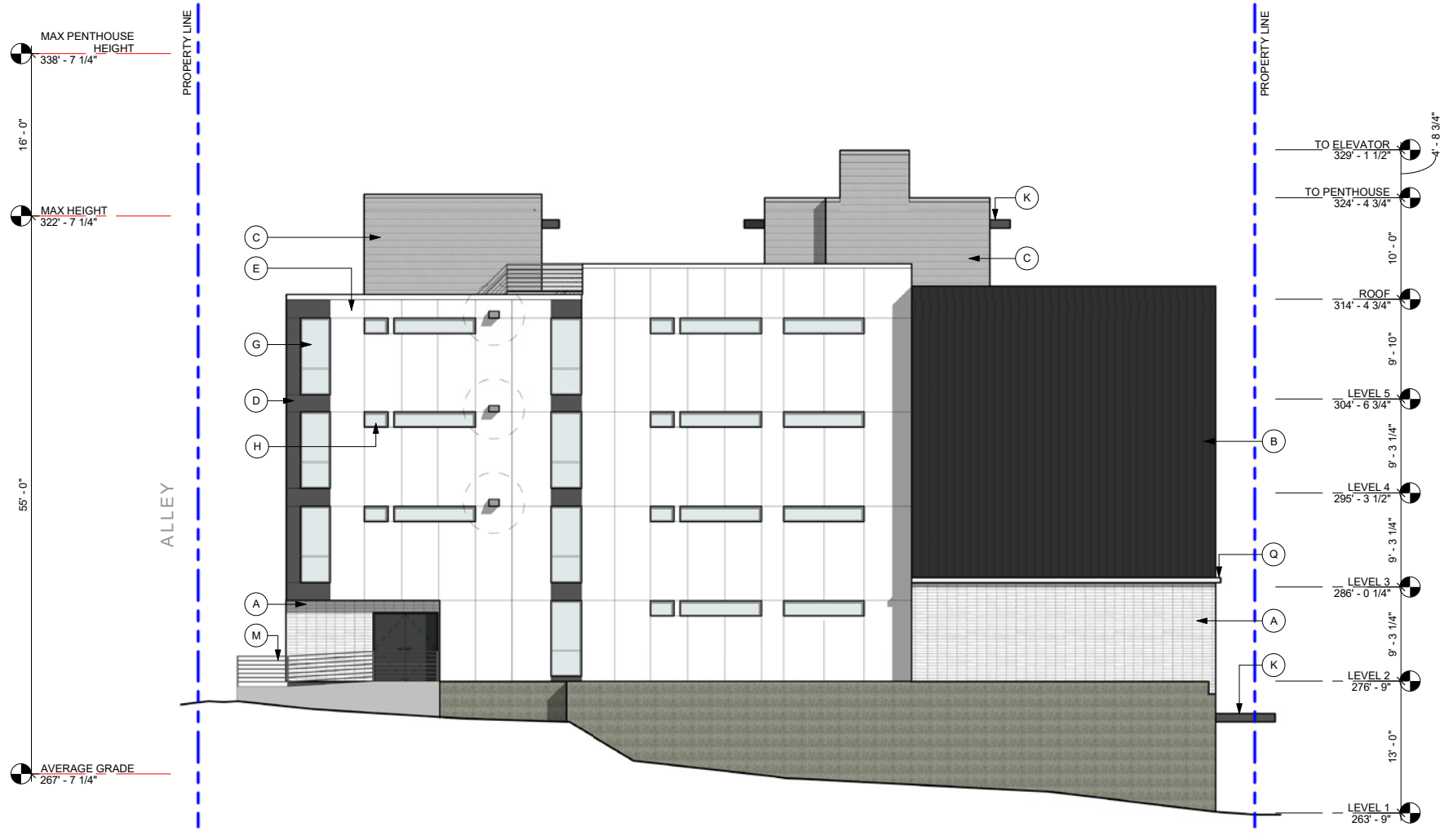
A simple and refined material palette of brick, metal, and fiber cement lap and panel siding have been chosen for their simplicity, durability and timelessness. The brick located at the base was chosen as an appropriate commercial material to provide texture and scale at the pedestrian edges. The upper street-facing residential volume is clad in dark metal panel to recede from the street edge, while the sides and rear of the building utilize fiber cement panel for a clean, subdued aesthetic, especially along the south edge facing the single family homes. Open metal railings will be utilized at the upper level balconies for a sense of lightness and to provide depth. (DC2-C-1, DC2-D-1, DC4-A-1, DC4-II)

MATERIAL KEY

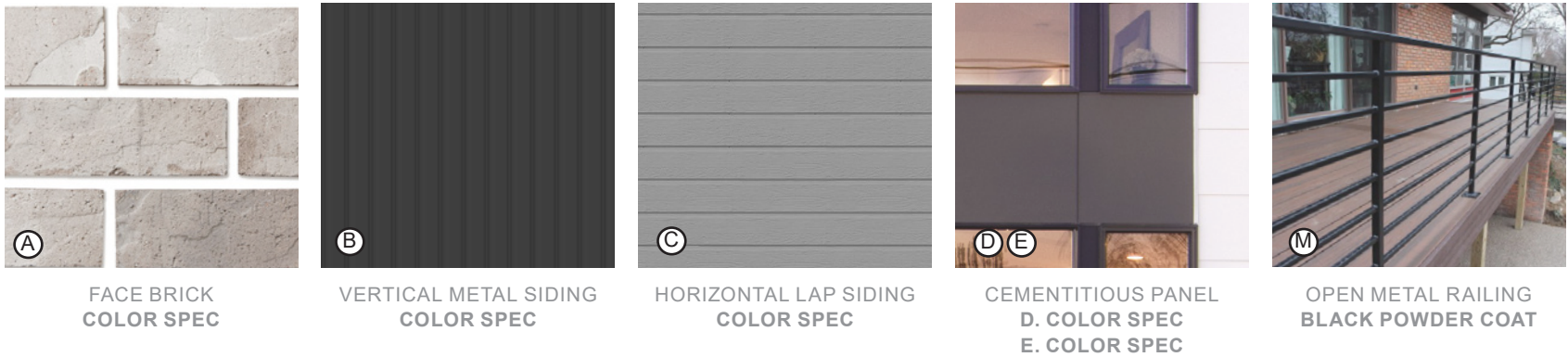
F	VINYL SLIDING DOOR, BLACK	J	ALUMINUM STOREFRONT, BLACK
G	VINYL WINDOW, BLACK	K	STEEL AWNING, BLACK
H	VINYL WINDOW, WHITE	Q	CORNICE, CMU SILL



SOUTH ELEVATION
ALLEY



EAST ELEVATION



PROPOSED MATERIALS

A simple and refined material palette of brick, metal, and fiber cement lap and panel siding have been chosen for their simplicity, durability and timelessness. The brick located at the base was chosen as an appropriate commercial material to provide texture and scale at the pedestrian edges. The upper street-facing residential volume is clad in dark metal panel to recede from the street edge, while the sides and rear of the building utilize fiber cement panel for a clean, subdued aesthetic, especially along the south edge facing the single family homes. Open metal railings will be utilized at the upper level balconies for a sense of lightness and to provide depth. (DC2-C-1, DC2-D-1, DC4-A-1, DC4-II)

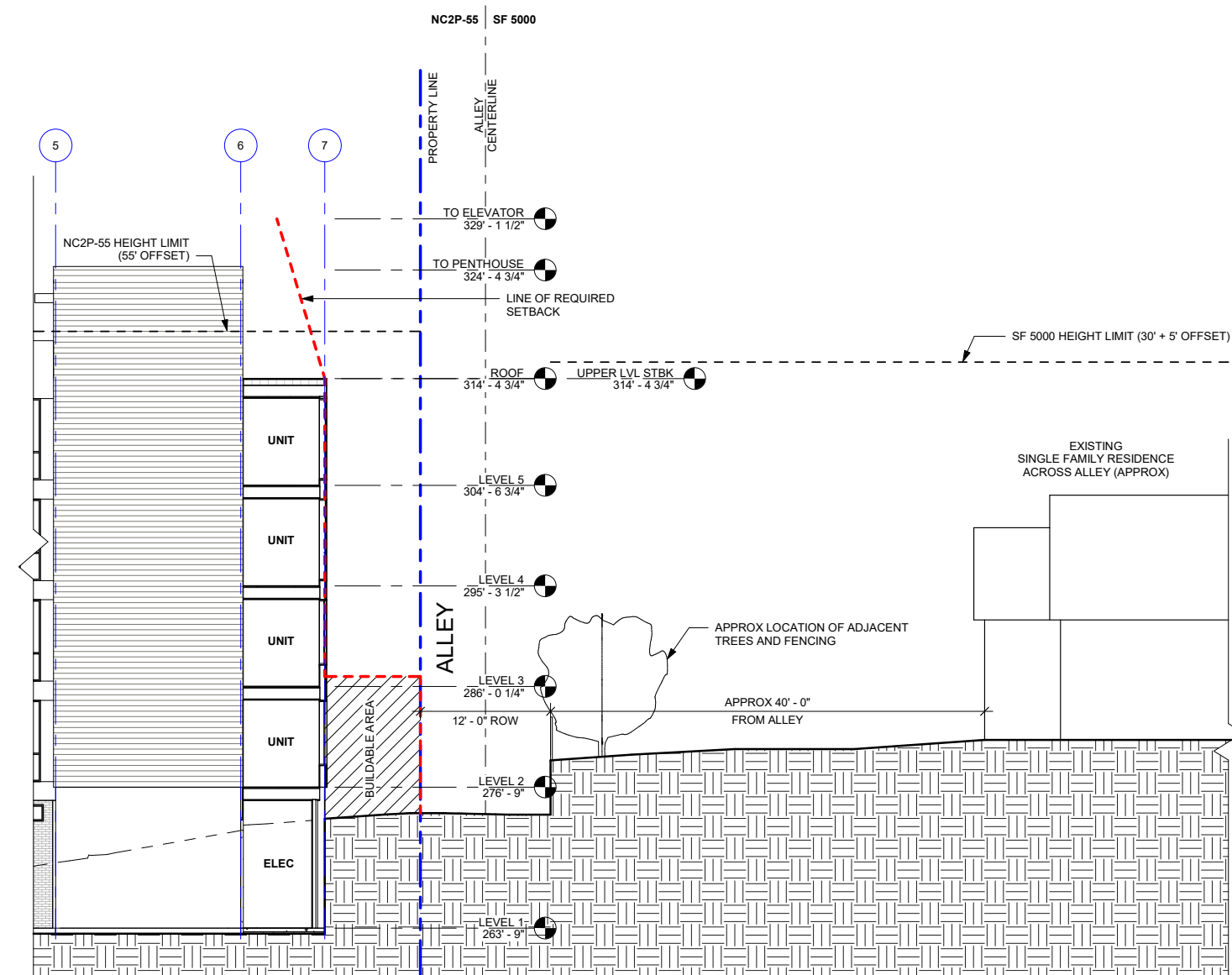
MATERIAL KEY

F	VINYL SLIDING DOOR, BLACK	J	ALUMINUM STOREFRONT, BLACK
G	VINYL WINDOW, BLACK	K	STEEL AWNING, BLACK
H	VINYL WINDOW, WHITE	Q	CORNICE

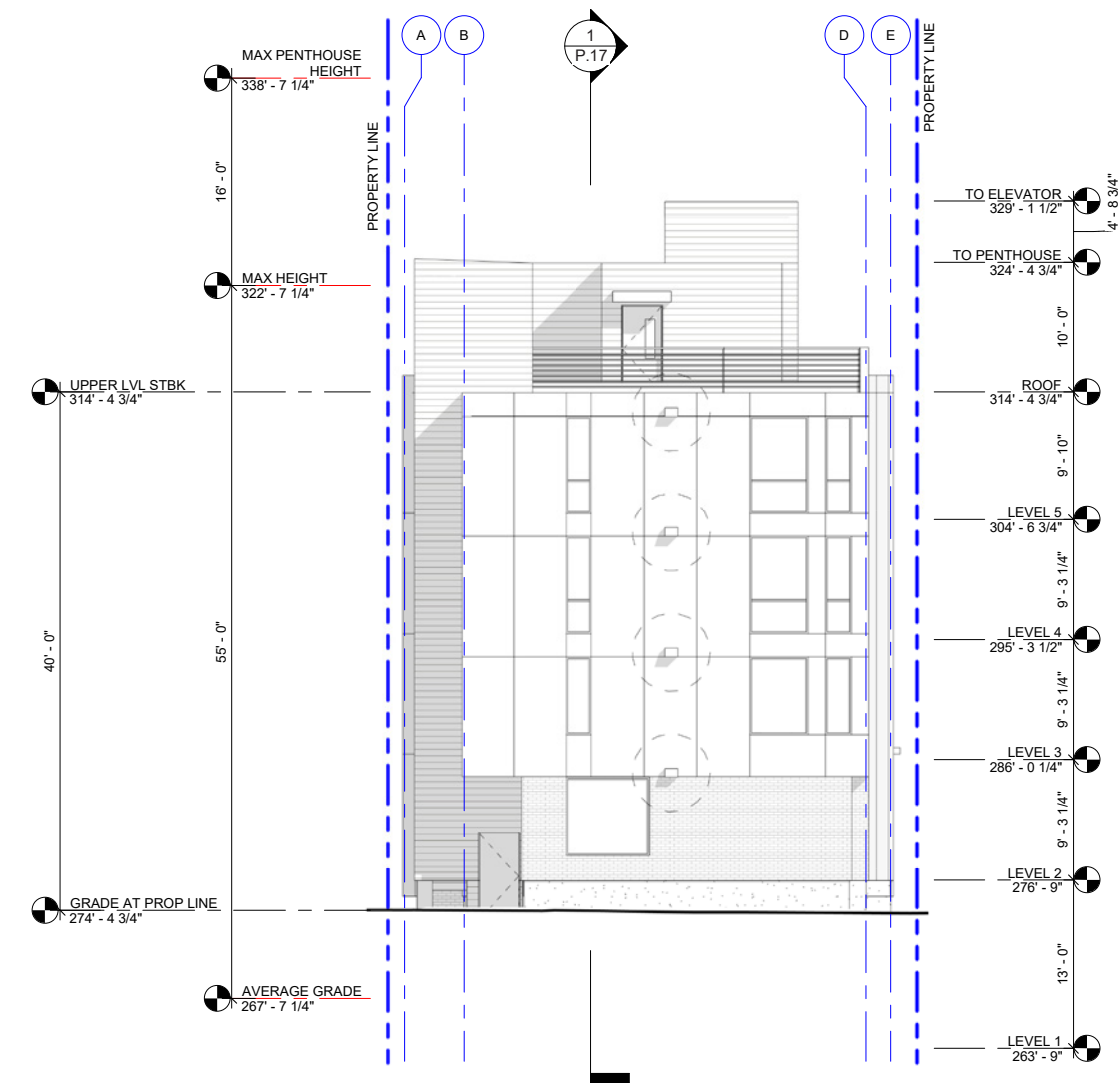
SINGLE FAMILY ZONE TRANSITION

The building is required to comply with a 4' setback from N 85th street and is further providing a setback at the northwest corner to better express the commercial base and reduce the bulk of the building at the street edge. Under this constraint the building can achieve a 15' setback from the SFR zone at the alley up to a height of 40'. In response to early feedback, the floor to floor height has been minimized in order to keep all building elements below the upper level setback, which includes removing the 6" parapet at the rear (south) facade which was shown in previous iterations. The penthouse, the tallest building element, and the roof deck, the most concerning element for privacy, far exceeds the code minimum setback. All windows on this façade were sized to meet the SBC 1205.2 code minimum in order to maintain the maximum amount of privacy towards the single family zoning across the alley. (CS2-II-ii, CS2-D-3, CS2-D-5)

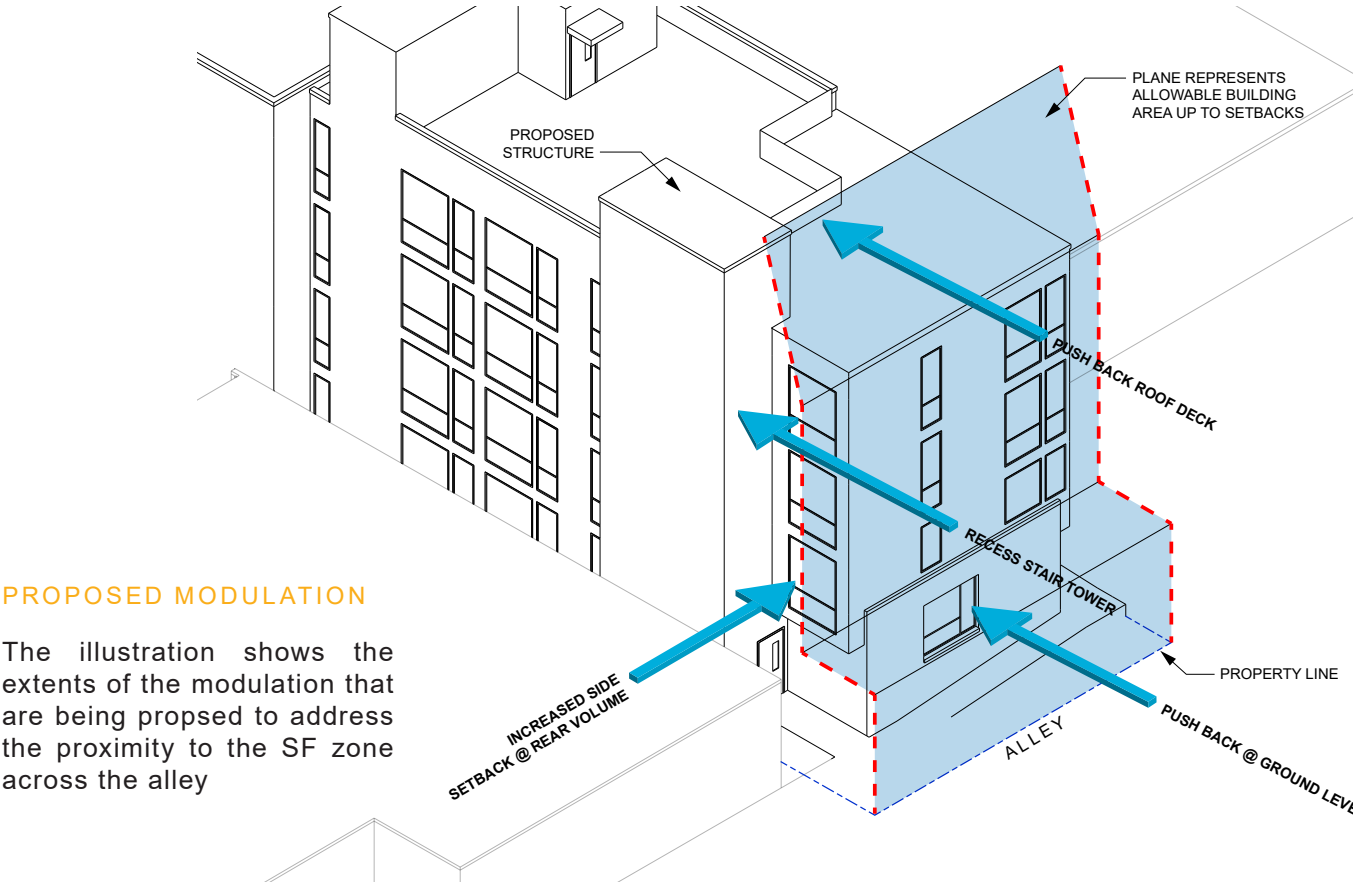
NOTE: An upper level setback departure is no longer being requested.



SECTION THROUGH ALLEY

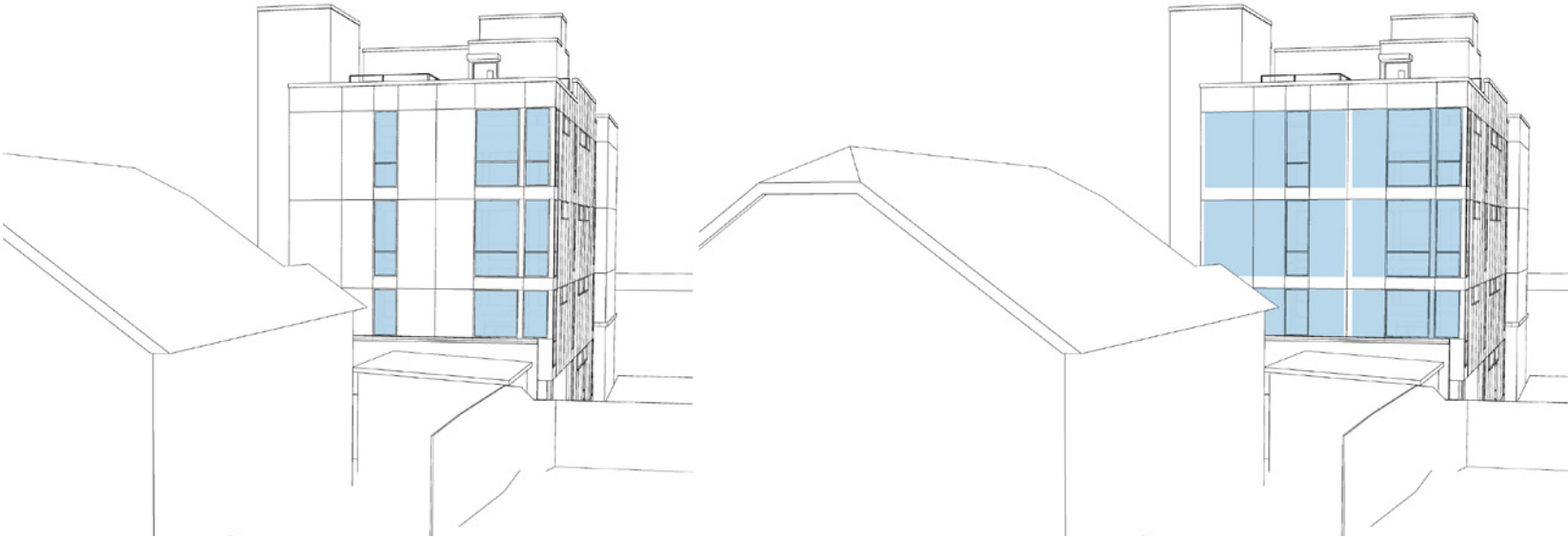


SOUTH ELEVATION



PROPOSED MODULATION

The illustration shows the extents of the modulation that are being proposed to address the proximity to the SF zone across the alley



PROPOSED VS ALLOWABLE GLAZING DIAGRAMS

The images above images depict the proposed glazing versus the allowable glazing at the south elevation, which is across the alley from the SF zone. The image on the right illustrates the allowable glazing at this facade, which is unlimited, and has been depicted with unit layouts taken into consideration. The perspective on the left shows the proposed glazing scheme, which is sized to a minimum according to SBC 1205.2 and represents a 68% reduction from the allowable glazing. Despite being reduced the proposed glazing still allows adequate light and air at each unit while providing more privacy, to the greatest extent allowed, for the single family residence across the alley.



NORTH AERIAL PERSPECTIVE

Single family residences on N 86th primarily face their street with minimal glazing on the north elevations that face the proposed project.



SOUTHWEST AERIAL PERSPECTIVE

The tallest components of the project have been pushed away from the alley as well as the walkable roof deck.



SOUTH AERIAL PERSPECTIVE

Change in grade further reduces the perceived mass and minimal glazing helps maintain privacy between the units and single family residence.

