



Early Design Guidance Analytic Design Proposal:

Proposed Multifamily Building

Early Design Guidance #2
March 8, 2017
SDCI Project Number : 3024994



9731 Greenwood Avenue North

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26-54

9731 Greenwood Avenue North



PROJECT VICINITY

PROJECT DESCRIPTION

The location of the proposed project is several blocks north of the Greenwood-Phinney Ridge Urban Village. The site is zoned C1-40.

The proposal is for a mid-rise apartment building with a 40-foot building height with basement level parking and a roof top amenity feature. The structure will have four stories above grade and one basement level dedicated to parking.

Per the Seattle Land Use Code, there is no limit to lot coverage, however the maximum building envelope is controlled by an overall FAR ratio combined with building setback requirements. The size of structure is further limited by maximum width and depth dimensions.

The project proposes amenity space in excess of the minimum required amenity space, which is 25% of the overall residential floor area.

The primary goal of this project is to provide market rate housing that will support the City of Seattle's commitment to establishing transit oriented housing in the vicinity of established Urban Villages.

The site is near numerous transit locations, and is embedded in a neighborhood transitioning from older low-rise apartment buildings and single family residences to a more dense array of multi-family developments.

Project Development Objectives:

- Site Area: 8,400 SF (parcel 291520-0040)
+ 6,758 SF (parcel 618470-0005)

15,158 Total SF
- Proposed New Apartment Dwellings:
Apartment dwelling Units: Approx. 48-54
Live/Work Units: 6
- On-site Parking Spaces: approximately 40
- Street Frontage Development to Current SDOT Standards
- Roof Terrace Amenity Space
- Four Story Structure over a Full Basement
- Potential for Factory Built Modular Construction
- 4-Star Built Green Development Minimum

9731 Greenwood Avenue North

COMPARISONS FROM EDG #1

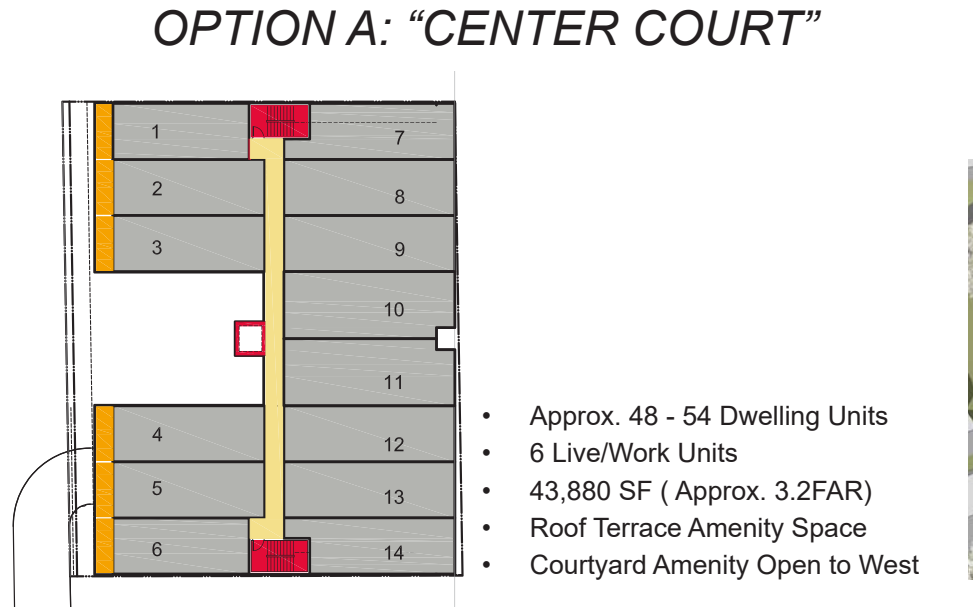
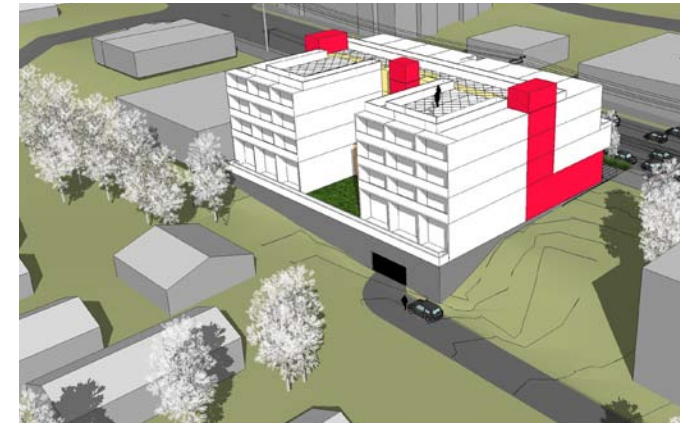
Option A: "Center Court"

Pros

- Reinforcement of Street Grid
- Reduced Bulk Facing Residential Zone
- Good Privacy for Units
- Good View Orientation

Cons

- Inadequate Courtyard
- Most Bulky Scheme in General
- Challenging Grade Transition at Street Level
- Max Solar Shading to Neighbors



OPTION B: "INVERT EDGES" - **PREFERRED**

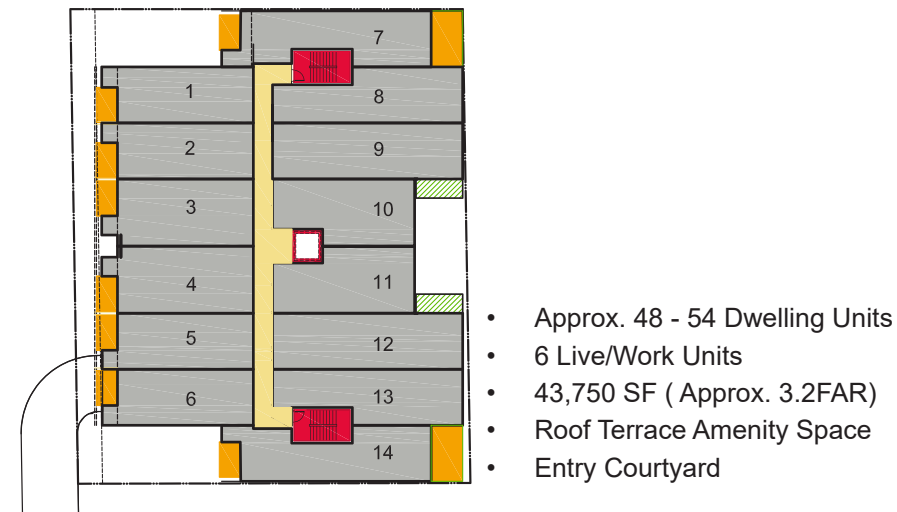
Option B: "Invert Edges"

Pros

- Reinforcement of Street Grid
- Modulation of Street Facade
- Entry Courtyard Transition
- Maximum View Potential
- Maximum Unit Privacy
- Least Solar Shading to Neighbors

Cons

- Longer facade and building mass require additional modulation to relate to adjacent SF 5000 zone
- Grade Level Amenity Space Dispersed



OPTION C: "ZIGGURAT COURT"

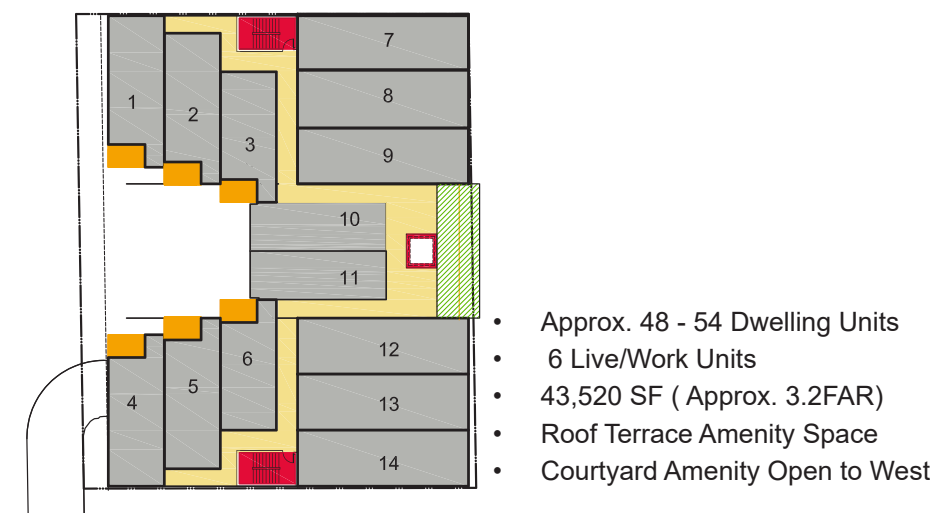
Option C: "Ziggurat Court"

Pros

- Reinforcement of Street Grid
- Reduced Bulk Facing Residential Zone
- Good Solar Exposure for Courtyard

Cons

- Inadequate Courtyard
- Least Effective View Orientation
- Max Solar Shading to Neighbors
- Least Effective Privacy for Units
- Low Privacy for Amenity Space



9731 Greenwood Avenue North

Priorities and Board Recommendations

1. Westerly Massing and Transition to Single-Family Zone to West. The Board agreed that a successful transition between the subject site and adjacent single-family development to the west was a priority (CS2-D).

a. Massing Options:

- i. Much discussion focused on the merits of the central courtyard (Options A and C) versus the north and south open spaces (Option B) for the way they break up the mass.
- ii. While there was not consensus that the courtyard solution was best, all agreed that the erosion of the mass at the north and south ends provided a successful response to the single-family development to the west with generous setbacks to reduce perceived height, bulk, and scale.
- iii. If a courtyard is developed, it should be designed as a passive, quiet space to ensure respect for adjacent uses (CS2-D).

iv. The Board agreed with public comment, noting the vertical facade facing west should be further modulated to provide relief and a successful transition to the single-family development. (CS2-D).

1. Exploration of upper level setbacks/terracing along the west was recommended (CS2-D).

Include in the packet, diagrams/images/renderings and site/floor plans describing this exploration (CS2-D).

v. To better understand the interior/exterior relationship of the options, the Board requested the packet include conceptual floor plans for each floor (CS1-B, CS2-D).

b. Privacy: Privacy to the single-family development to the west was identified as a concern (CS2-D).

i. To better understand the impacts to the privacy of adjacent single-family development, the Board requested that privacy studies be presented at the second EDG meeting. Include in the packet, privacy studies illustrating impacts to the single-family development to the west. Dimension distance to existing, adjacent structures. (CS2-D)

ii. Balconies on the west façade were discussed, and the Board agreed that the material of the balconies will be an important element in mitigating privacy impacts. Include in the EDG #2 packet, balcony material options and/or inspiration images. (CS2-D)

iii. As noted above, should a courtyard be pursued, it should be designed as a passive, quiet, outdoor space to ensure respect for adjacent uses (CS2-D).

iv. The roof top deck should be designed to mitigate privacy and noise impacts to the single-family development to the west (CS2-D, PL1-C).

c. Solar Access: Options A and B proposed an erosion of the mass at the center, in the form of a courtyard at the west, while Option B proposed an erosion at the north and south portions of the mass. The Board discussed solar access to units and outdoor spaces and noted that the west courtyard of Option A provided for the best solar access for an outdoor, courtyard space (CS1-B, CS2-D, DC4-D).

Applicant Response Index

DESIGN INTENT: Break up massing on west edge

While we maintain that the west facing facade courtyard will be impractical, as a dark cavernous void, we have adjusted our preferred massing to create more generous setbacks, a reduction of perceived mass and a finer grain of modulation, out of respect for the single family homes across the alley.

Pages 6, 12, 13: Breaking up of the mass on west
Pages 6, 12, 13: Modulation of west facade
Pages 12, 13: Upper level setbacks and terracing
Pages 6-10: Floor plans

DESIGN INTENT: Privacy response to single-family

The massing on the west edge has been modified to allow for maximum privacy in regards to the adjacent single-family development.

Pages 6, 7, 8, 9, 12, 13:: Balconies on west facade
Page 18: Material study images
Pages 10, 14: Roof top deck design to mitigate privacy
Page 11: Distance to nearest adjacent structure

DESIGN INTENT: Break up massing on west edge

Terracing of the massing allows for good solar exposure
Page 25: Sun Studies

Priorities and Board Recommendations

2. Easterly Massing and Connection to Street.

a. **Massing Options:** High voltage lines run along Greenwood Ave N, resulting in an upper level setback of the easterly massing. The Board supported this response, agreeing that the setback is consistent with the “inverted edges” architectural concept of the preferred option, B. (DC2-B)

b. **Entry Court:** Option B, the preferred option, proposed an entry court along Greenwood Ave N, at the center of the site. Four live-work units faced and took access from this entry court.

i. The Board agreed this entry court did not provide a successful solution due to its depth, lack of solar access, and unclear entry sequences. Concern that this space would appear cavernous was also noted. (CS2-C, PL4-A, DC4-D)

ii. The Board recommended not pursuing an entry court, and instead providing a strong street edge with live-work units receiving direct access from Greenwood Ave N. Include in the packet, plans that clearly illustrate the entry locations to each live-work unit and the residential lobby. (CS2-C, PL4-A, DC4-D)

c. **Live-Work Units:**

i. The height of each live-work unit was questioned. To better understand these heights and relationship to the sidewalk, the Board requested sections clearly illustrating these relationships.

ii. The Board agreed that the design of the live-work units should allow for the flexibility of these spaces to be converted to true retail in the future (PL3-B, DC1-A).

iii. A high level of transparency was shown as the intent for the ground level along Greenwood Ave N. The Board supported this concept of transparency, while also noting concern about the interior arrangement of the live-work units. Include in the packet ground level floor plans illustrating the interior arrangement of the live versus work areas of the live-work units. (PL3-B, DC3-A)

d. **Streetscape Concept:** With the development of this project, curb, planter strip, and sidewalk will be installed along the Greenwood Ave N frontage.

i. The conceptual landscape plan noted an intent to provide dense landscaping between the curb and sidewalk to soften the edge and protect pedestrians from vehicles. The Board supported this concept. (CS2-B, DC1-B)

ii. Vegetation was also conceptually proposed at the upper level setback along Greenwood Ave N, buffering outdoor usable space from the street. The Board supported this concept. (CS2-B, DC1-B)

3. **Alley.** The alley is currently unimproved along the frontage of the subject site. With vehicular access proposed from the alley, improvements will be required.

a. Public comment raised concern about the functionality of the alley for service vehicles.

b. In response to this comment, the Board requested information describing trash pickup and how the service vehicle will access and leave the site using the alley.

Applicant Response Index

DESIGN INTENT: **Prominent Street Edge**

The orientation of the east facade creates a strong street edge, now with the commercial space within the live/work units facing Greenwood Avenue. The Zoning code states that the “primary residential entry shall be prominent” and we have retained this aspect for the design of the main entry.

Pages 6, : Entries for live-work units commercial spaces and lobby.
Pages 14,15,16,17: Street edge view

DESIGN INTENT: **Live-work flexibility for future retail**

We have addressed grade entry levels more precisely to match the sloping sidewalk along Greenwood Avenue. In all cases, commercial entries will be adjacent to Greenwood Avenue. Three entry level locations have been established to accommodate the multiple access points.

Page 6: Second Floor plan

DESIGN INTENT: **Allow for service vehicle turn around**

The vehicular access point at the SW corner has been revised to allow for a service vehicle turn around point.

Page 5: First Floor Plan showing vehicle turn around radius for refuse

PREFERRED OPTION "B" DEVELOPED

EAST FACADE

Prominent Main Entry

Continuous Storefront



Aerial from NE

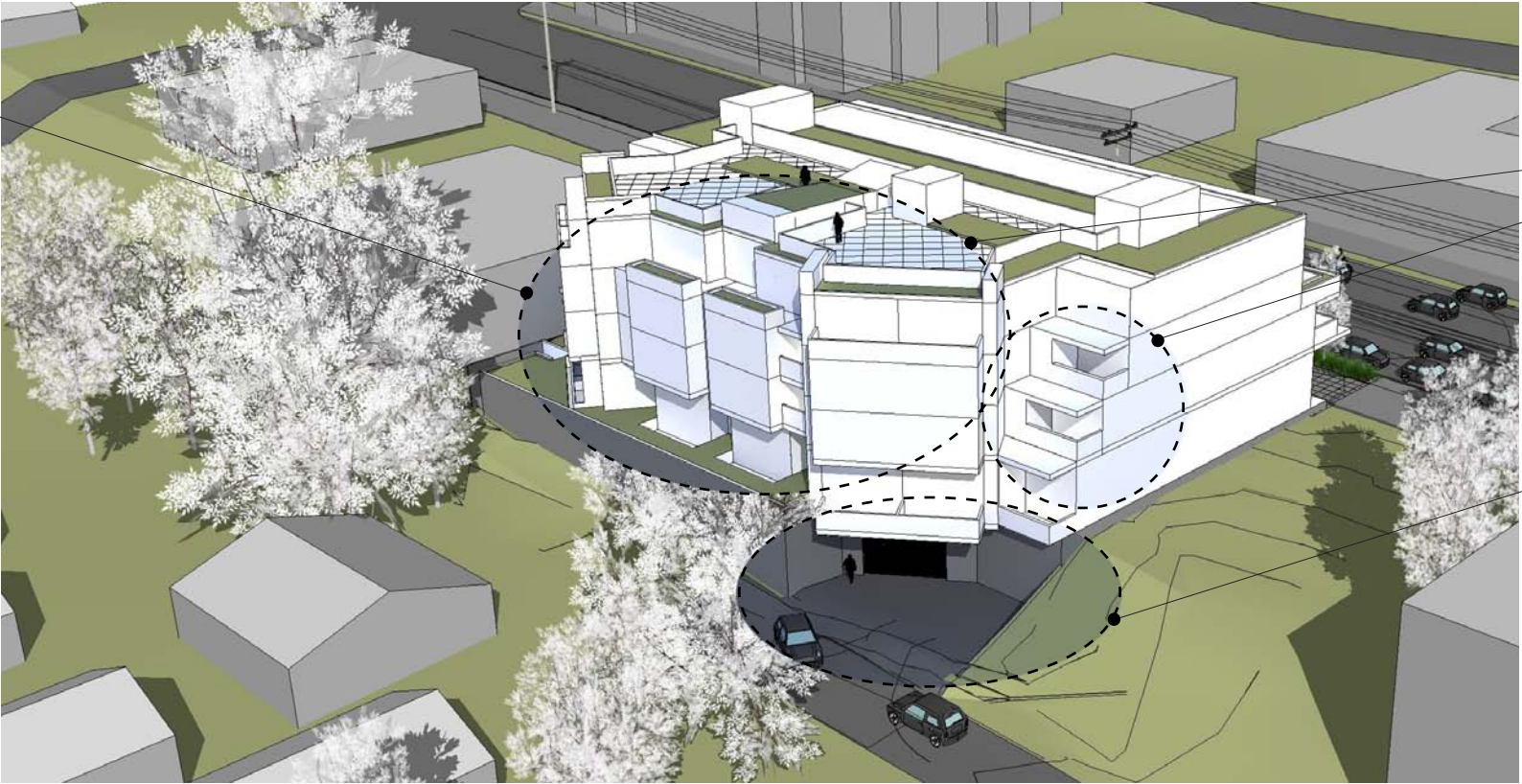
EAST FACADE

Protected/covered pedestrian oriented frontage

Eyes on the street

WEST FACADE

Develop Modulation of West Facade and Massing



Aerial from SW

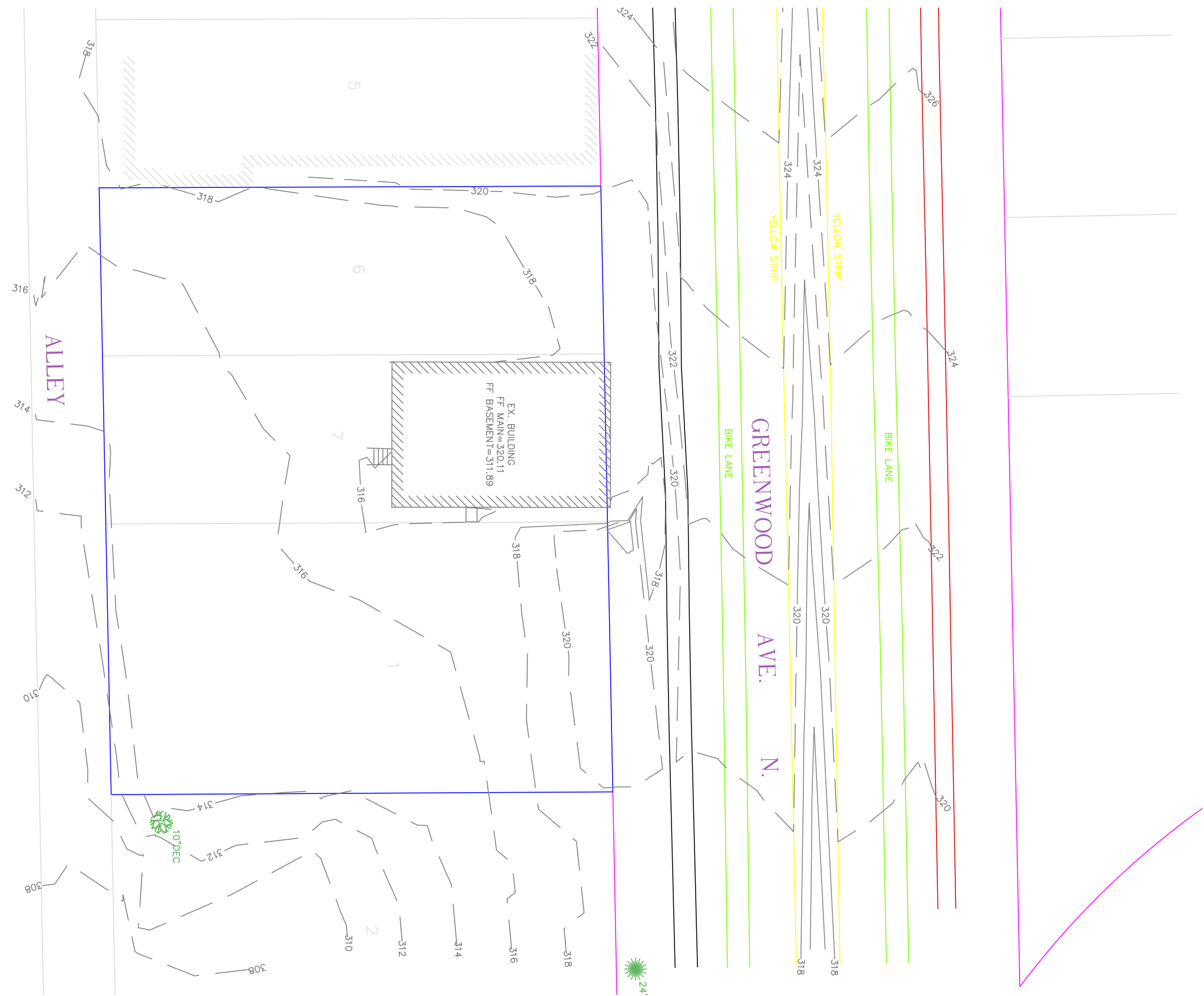
WEST FACADE

Reoriented Roof decks/terrace for privacy

Developed Service Court at Alley

9731 Greenwood Avenue North

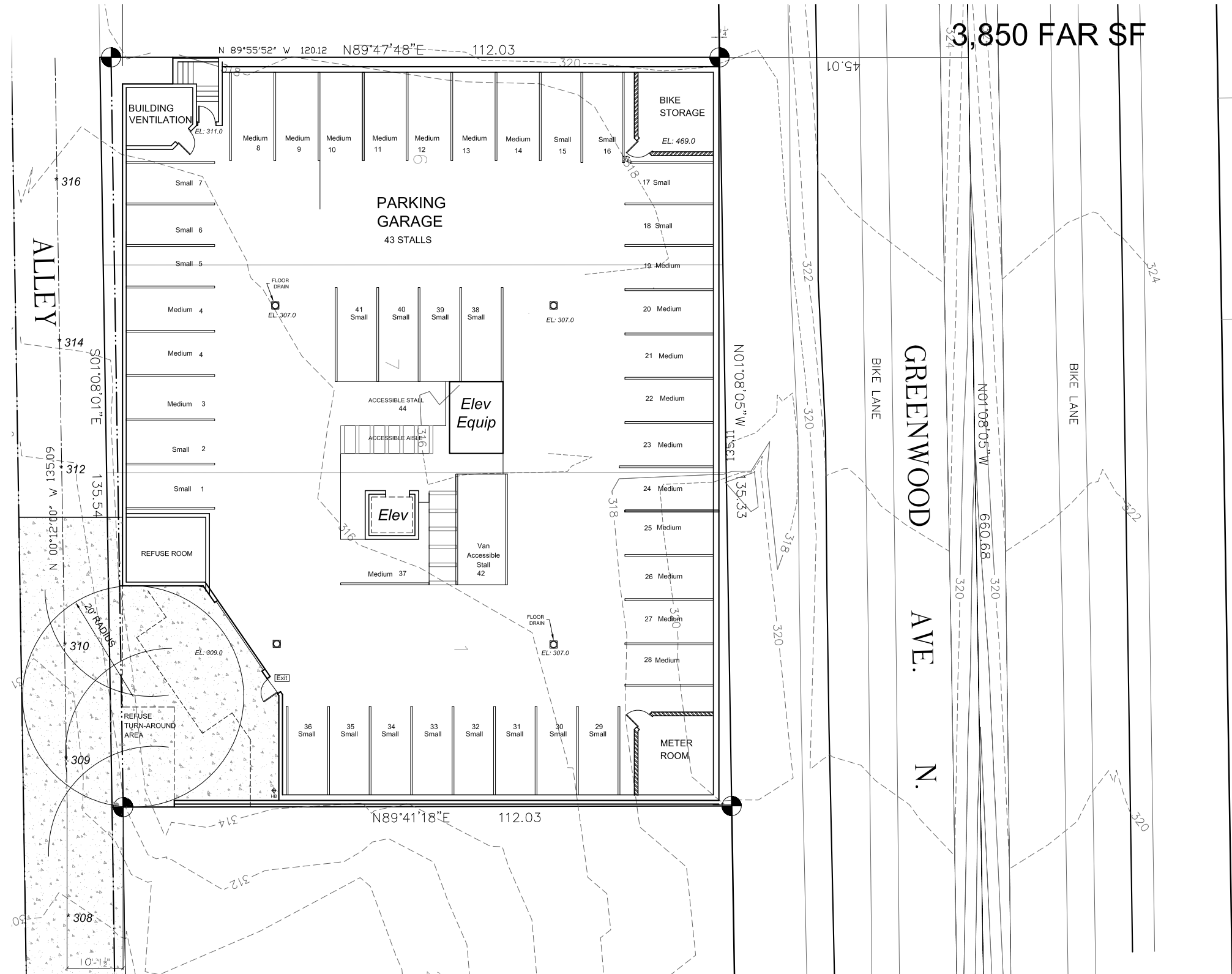
EDG #2 - **PREFERRED** OPTION “B” DEVELOPED



SURVEY

9731 Greenwood Avenue North

*EDG #2 - **PREFERRED** OPTION "B" DEVELOPED*



FIRST FLOOR PLAN

9731 Greenwood Avenue North

EDG #2 - **PREFERRED** OPTION "B" DEVELOPED

Building Setback Limit

Green scape softened edge

Setback Decks for Privacy

Facade "Relieved" and reoriented at corners

Service Court below

Common LW Entry #1
EL.: 324

Consistent Commercial Storefront facing street

General Sidewalk Planter

Primary Building Entry
EL.: 321

New Street trees

Common LW Entry #2
EL.: 320

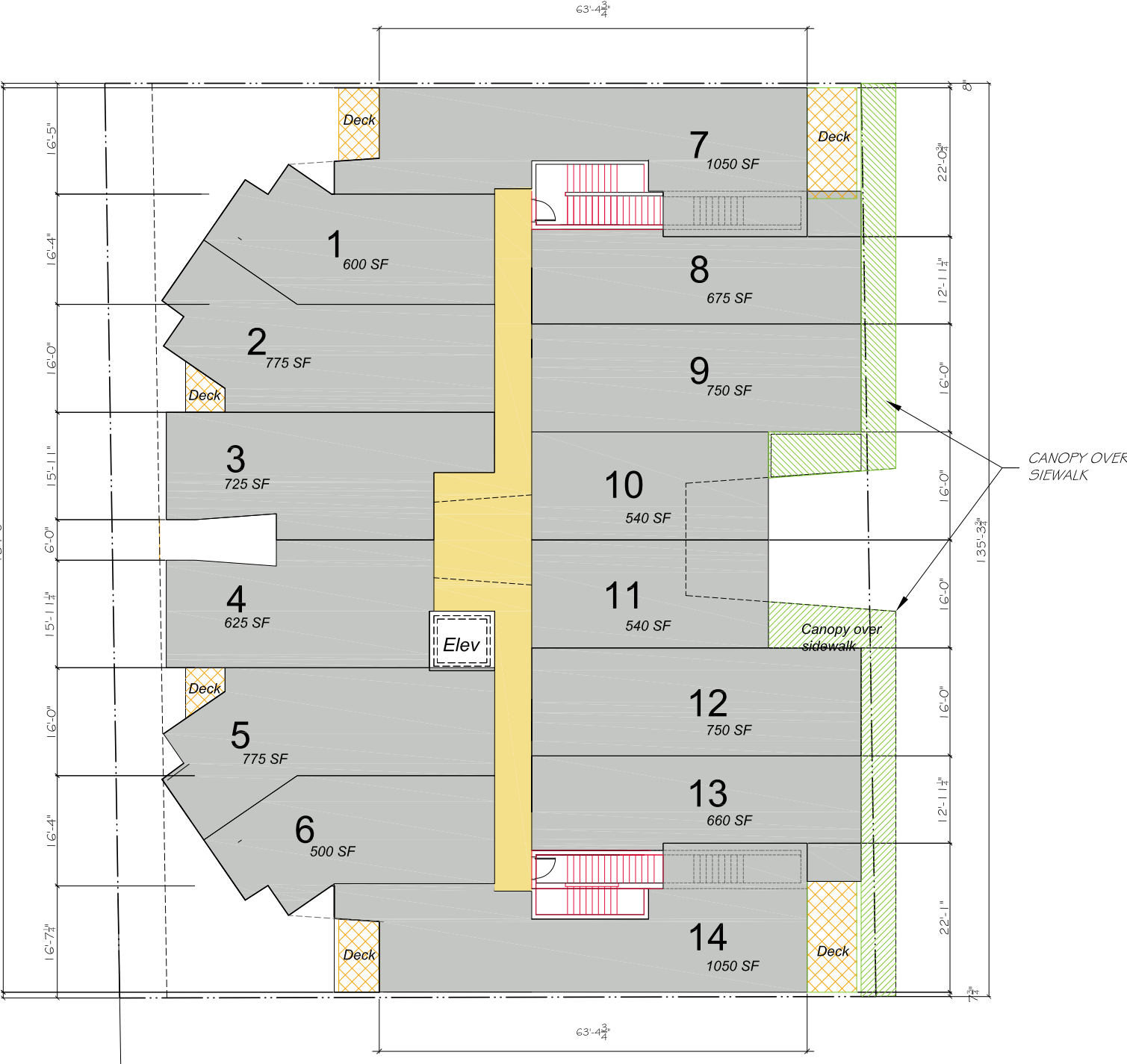
Protected Pedestrian oriented frontage



SECOND FLOOR PLAN

9731 Greenwood Avenue North

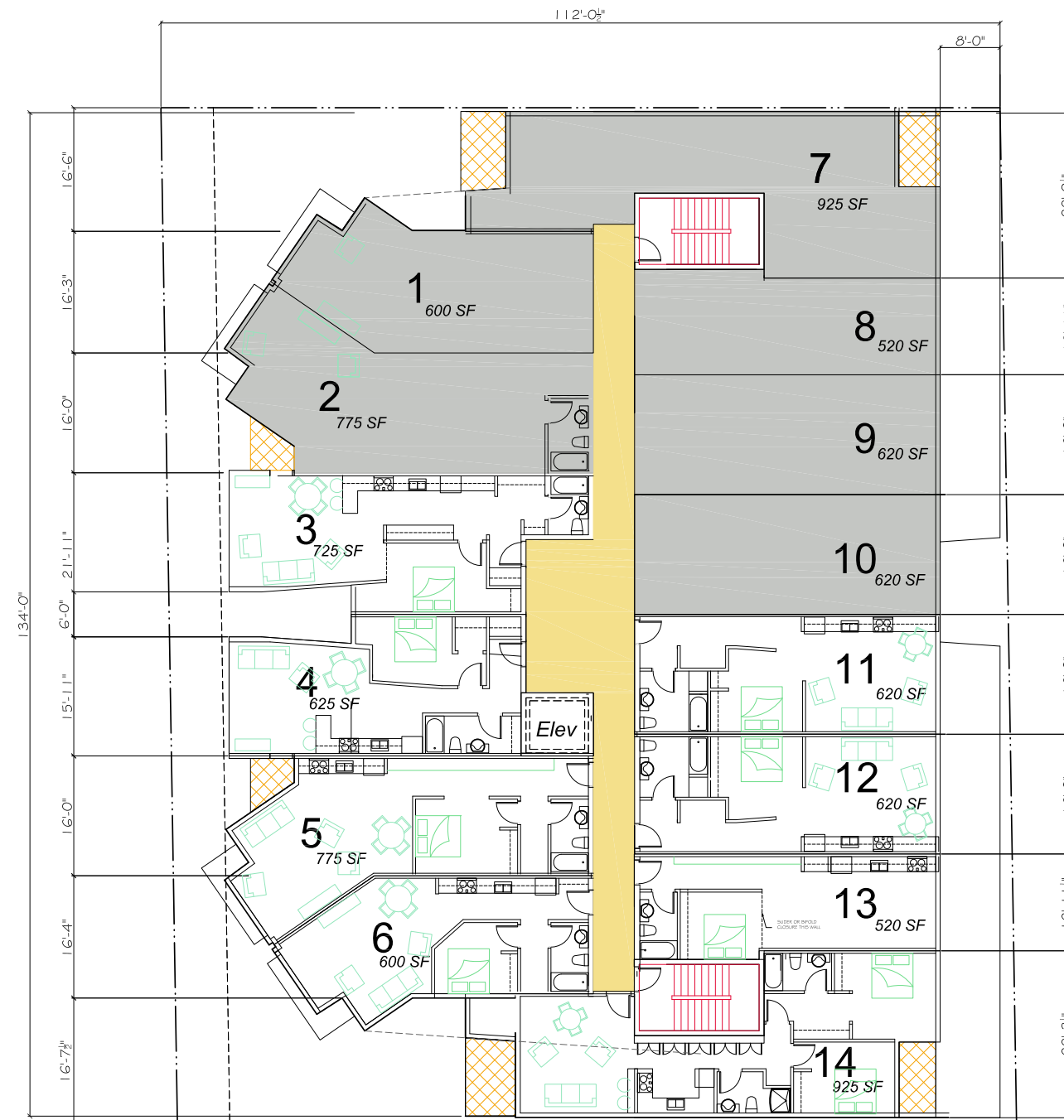
EDG #2 - **PREFERRED** OPTION "B" DEVELOPED



THIRD FLOOR PLAN

9731 Greenwood Avenue North

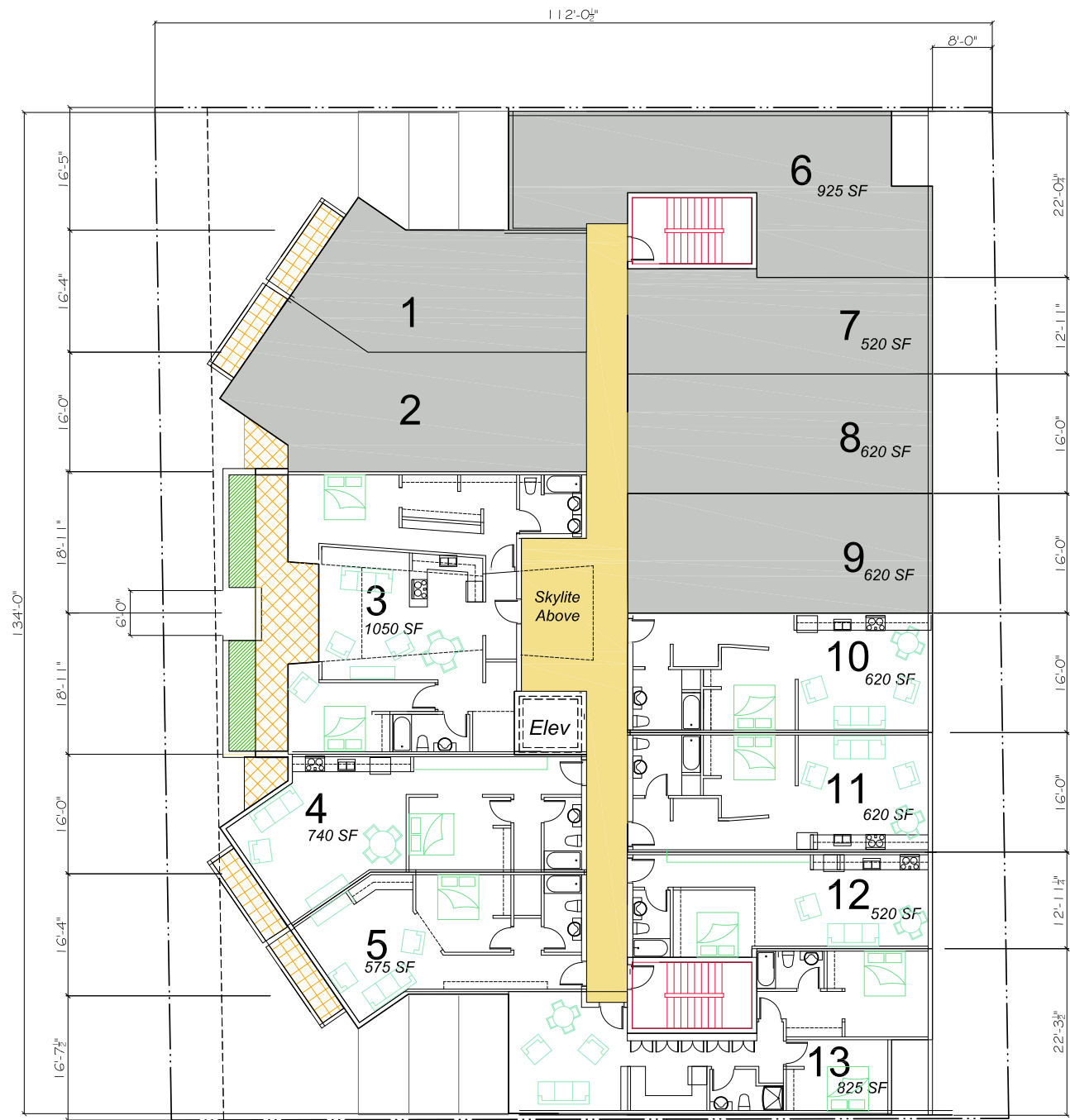
EDG #2 - **PREFERRED** OPTION "B" DEVELOPED



FOURTH FLOOR PLAN

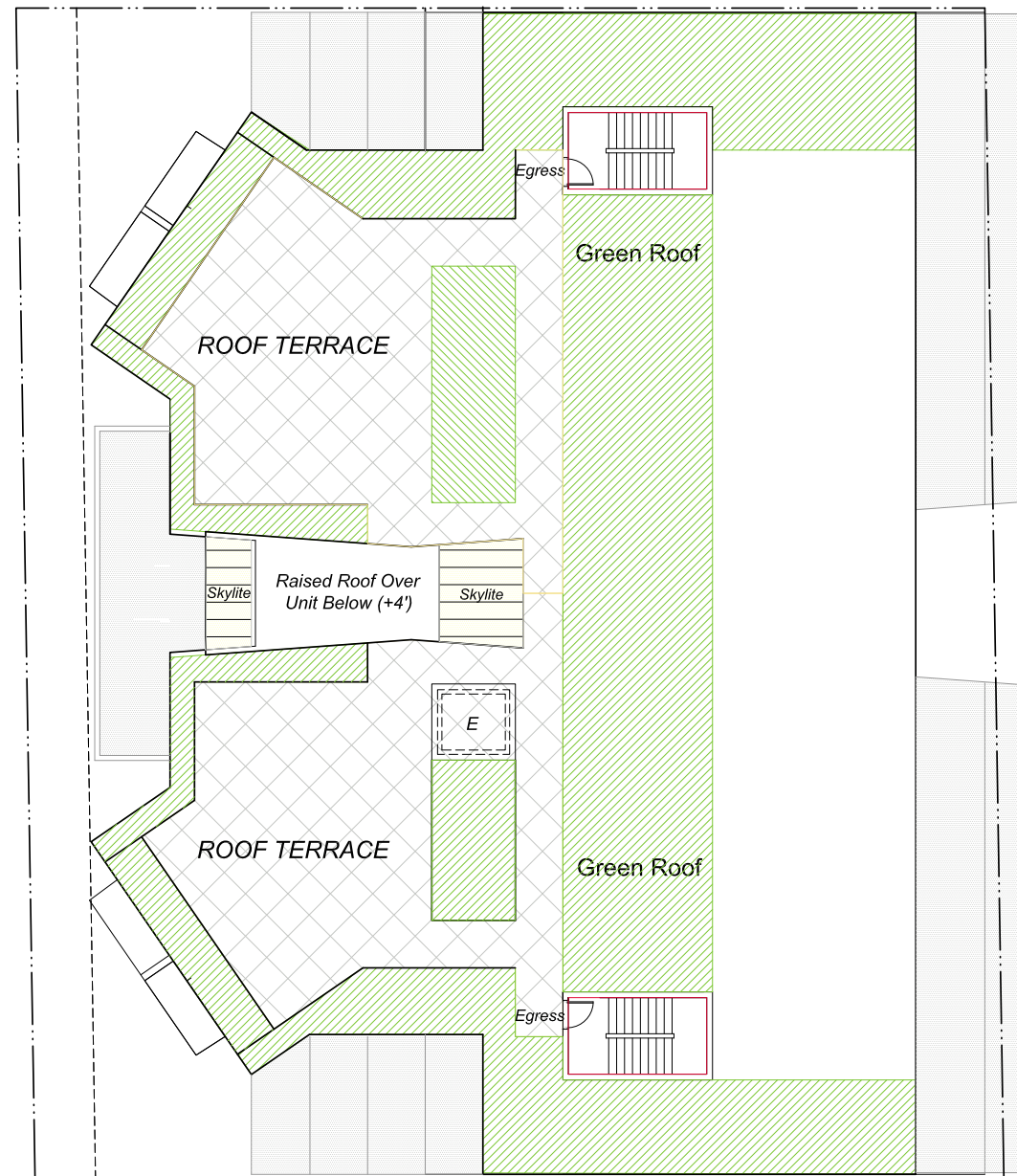
9731 Greenwood Avenue North

EDG #2 - **PREFERRED** OPTION “B” DEVELOPED



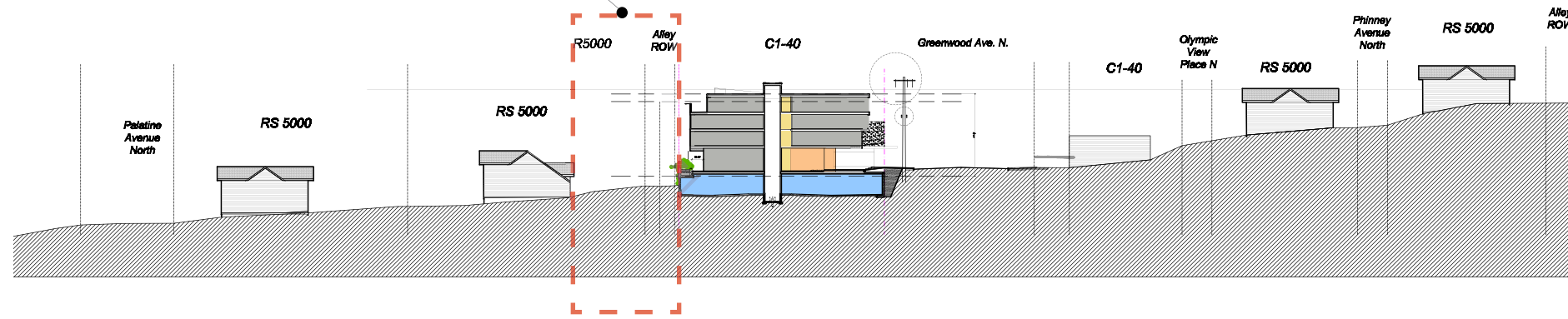
FIFTH FLOOR PLAN

EDG #2 - **PREFERRED** OPTION "B" DEVELOPED

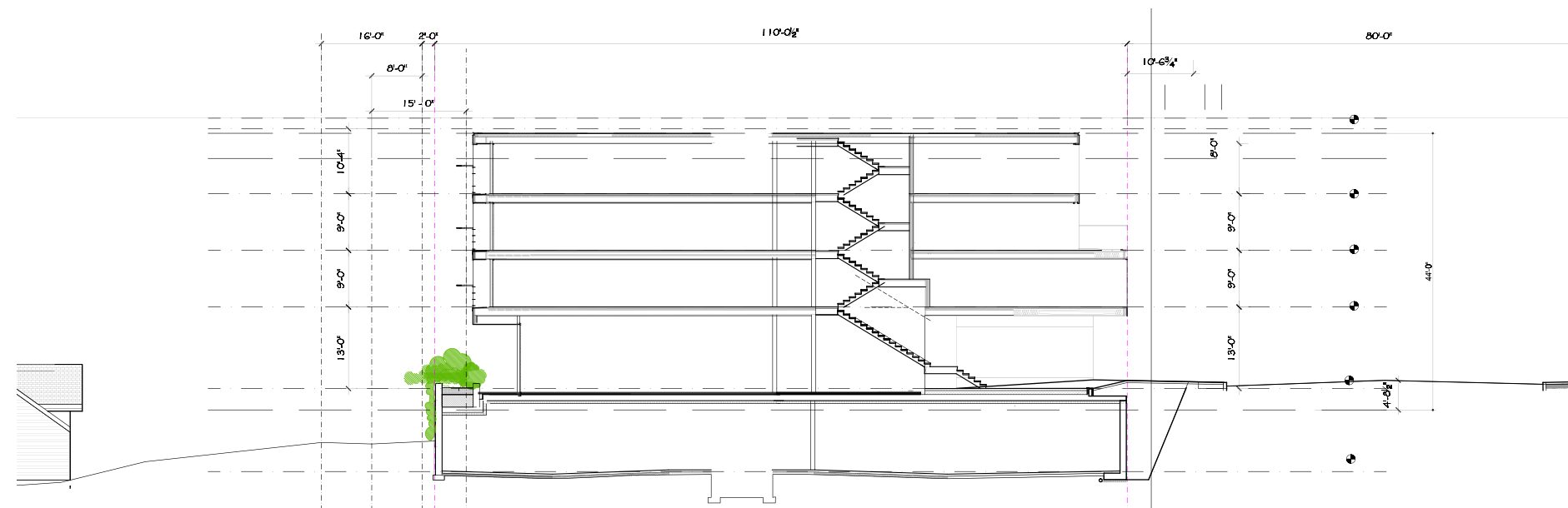


ROOF PLAN

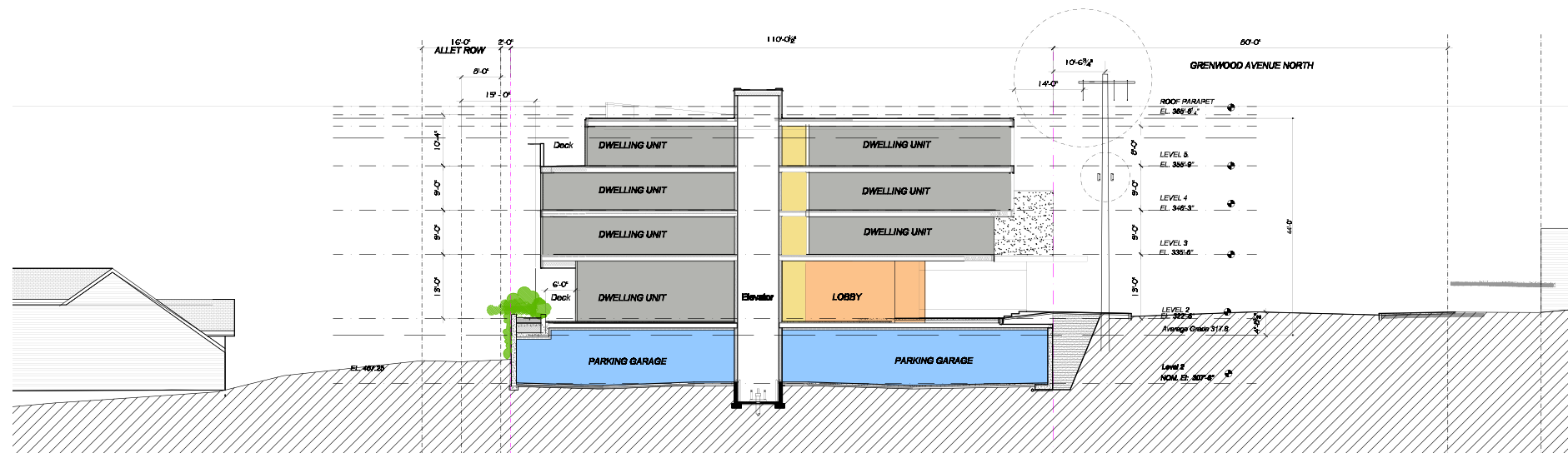
DISTANCE TO NEAREST SINGLE-FAMILY DWELLING - APPROXIMATELY 40'-0"



EAST - WEST SITE SECTION



SECTION THROUGH STAIR



SECTION THROUGH ENTRY

9731 Greenwood Avenue North



Aerial view from SW

9731 Greenwood Avenue North

MASSING STUDIES and FACADE COMPOSITION



View from Alley

9731 Greenwood Avenue North

MASSING STUDIES

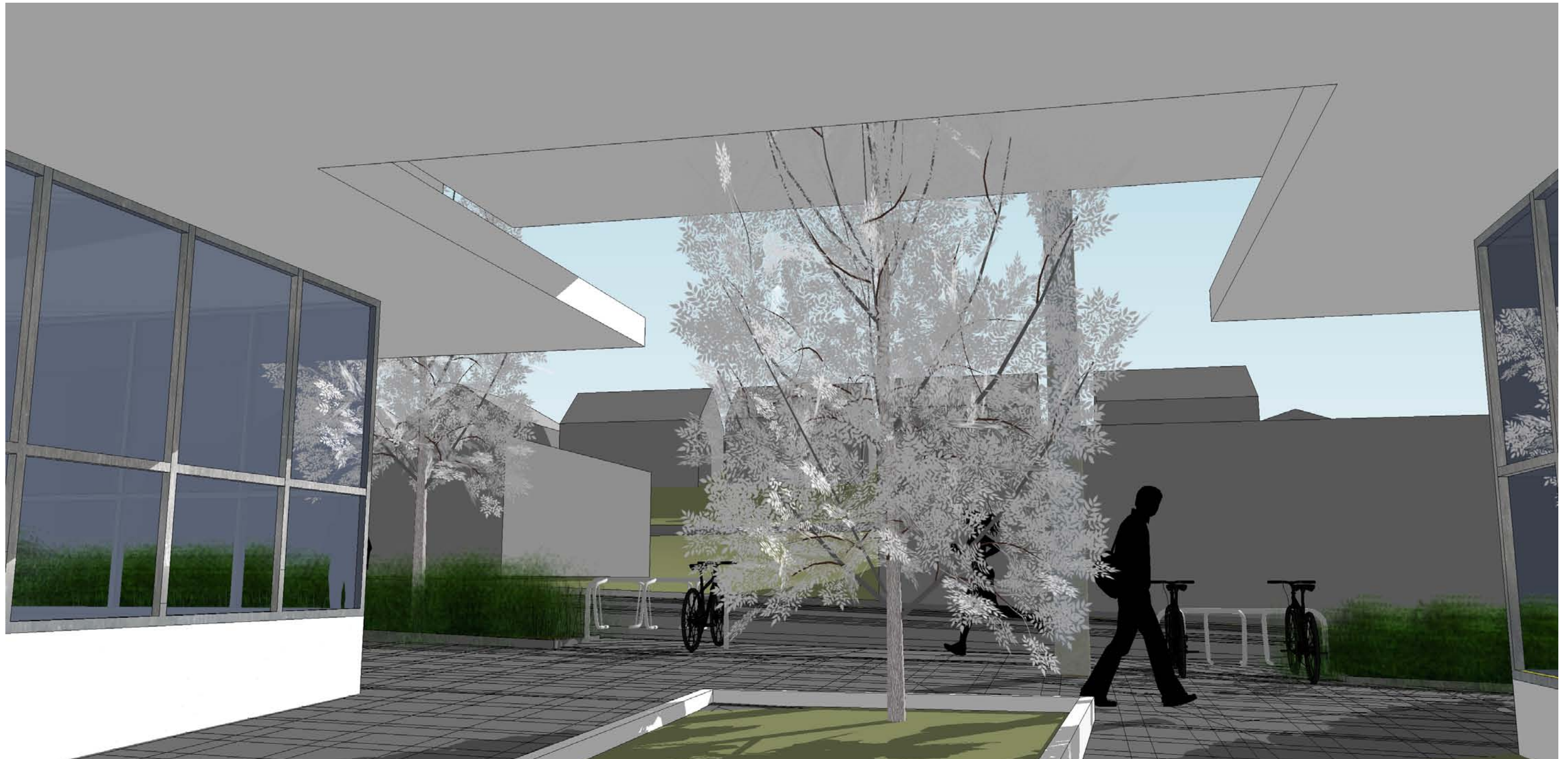
FACADE COMPOSITION



Structure/Sidewalk Connection

9731 Greenwood Avenue North

MASSING STUDIES
and
FACADE COMPOSITION



Entry

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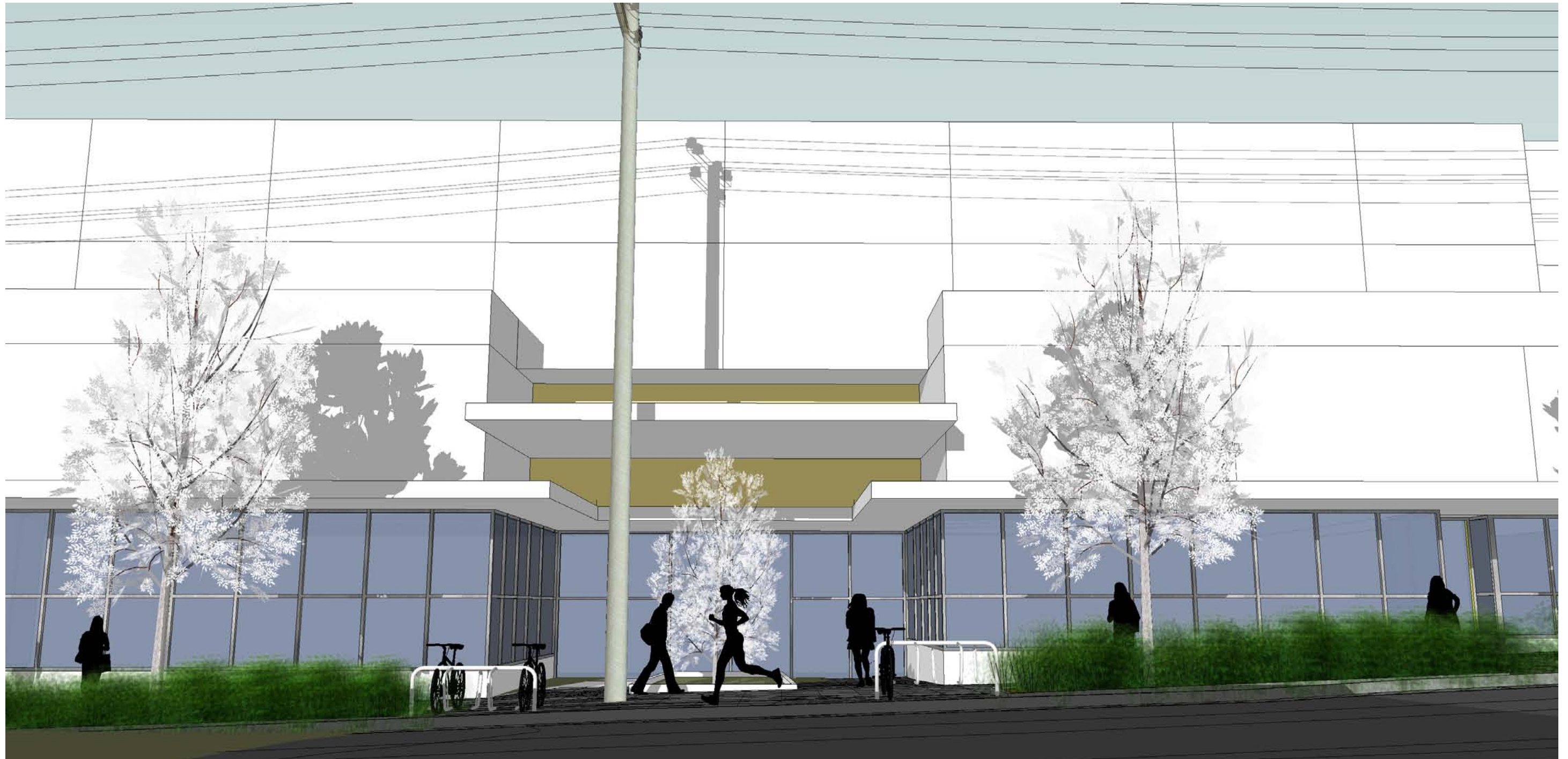
MASSING STUDIES and FACADE COMPOSITION



Street Massing Study

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MASSING STUDIES and FACADE COMPOSITION



Entry Study

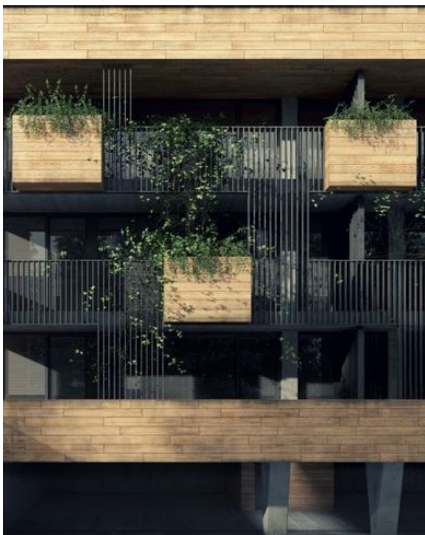
9731 Greenwood Avenue North

Architectural Articulation

- Mitigate privacy impacts on adjacent single family dwellings on west facing decks
- Balance vertical expression with secondary architectural features
- Emphasize horizontal line of floor levels
- Create a landscaped street edge
- Combine natural materials with durable exterior finishes
- Express individual units
- Incorporate Roof Deck with excellent view and solar orientation
- Massing bulk minimized with added bay windows and other secondary features



Design Cues for massing



Design Cues for balconies

DESIGN INTENT

Massing Considerations

- Modulate structure
- Maximize solar exposure
- Maximize natural ventilation
- Create mid-block interest with new facade
- Set architectural tone for future development

Organization

- Central vertical circulation
- Double load interior circulation
- Basement level parking
- Roof top amenity
- Create strong entry identity from Greenwood

Materials and Color

- Take cues from successful projects in the neighborhood
- Economy of means to promote affordability used in combination to create interest
- Use color and material breaks to promote fine grained expression

9731 Greenwood Avenue North

DESIGN GUIDELINE
ANALYSIS

Board Priority Guidelines

Context and Site

CS1. Natural Systems and Site Features

Use natural systems and features of the site and its surroundings as a starting point for project design.

B.1. Sun and Wind: Take advantage of solar exposure and natural ventilation available on site where possible. Use local wind patterns and solar gain as a means of reducing the need for mechanical ventilation and heating where possible.

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

CS2. Urban Pattern and Form

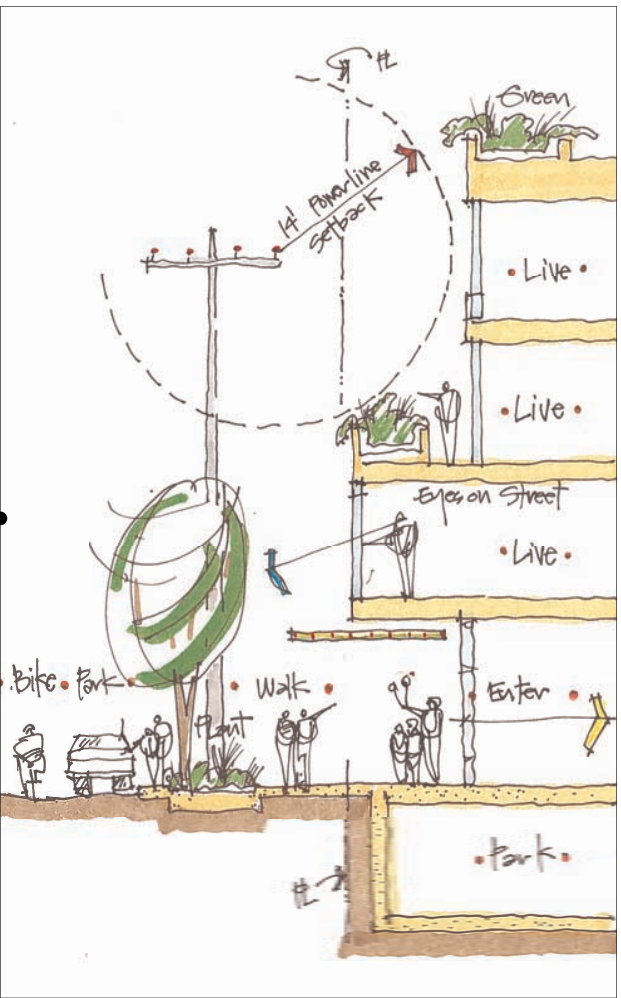
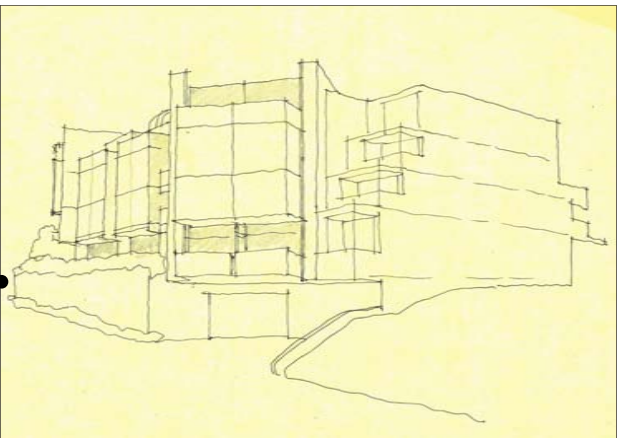
Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

B.1. Site Characteristics: Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.

B.2. Connection to the 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.

C2. Mid-Block Sites: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.

D3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.



DESIGN GUIDELINE ANALYSIS

Board Priority Guidelines

Context and Site



Employ Secondary Elements

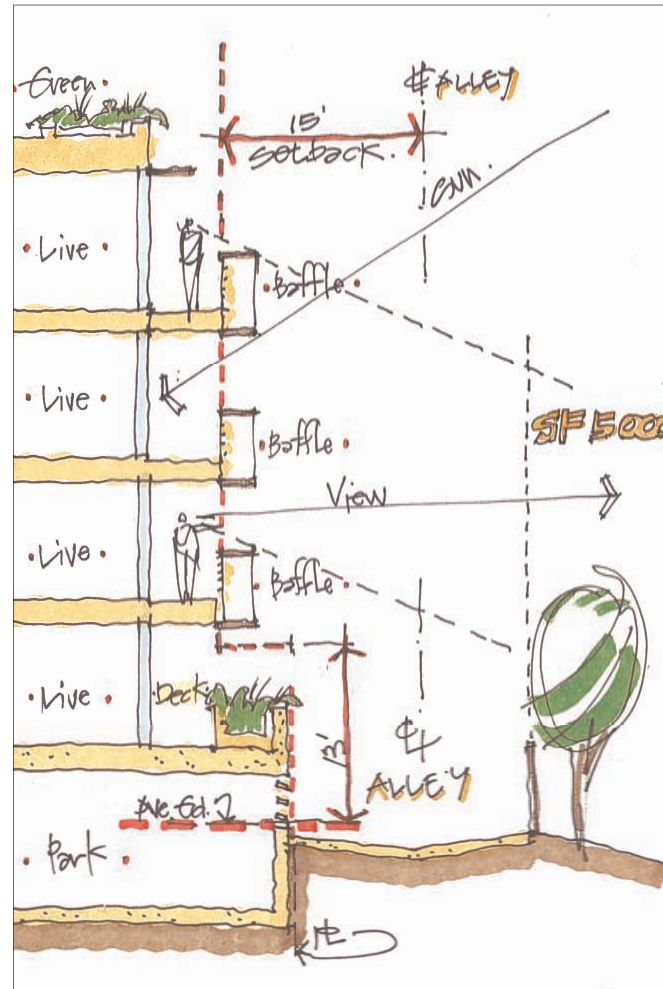


Balance Horizontal and Vertical



Create Family of Forms

9731 Greenwood Avenue North



CS2. Urban Pattern and Form

Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

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.

D5. 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.

CS3. Architectural Context and Character

Contribute to the architectural character of the neighborhood.

A4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

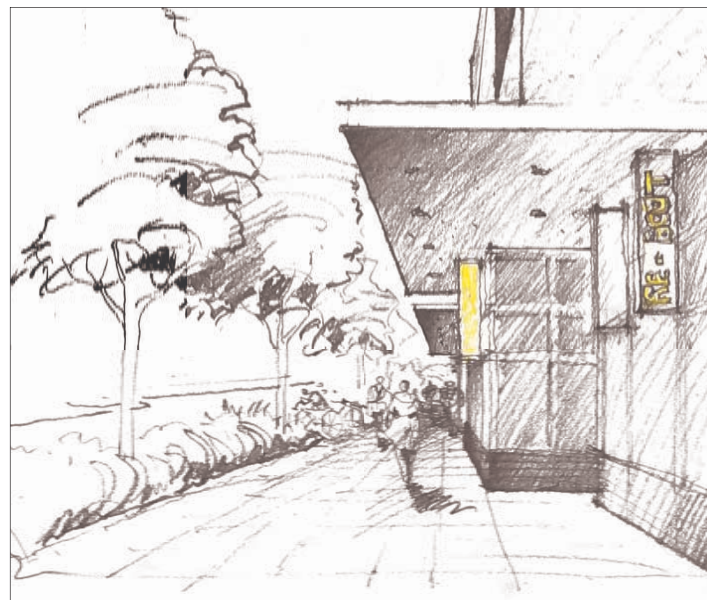
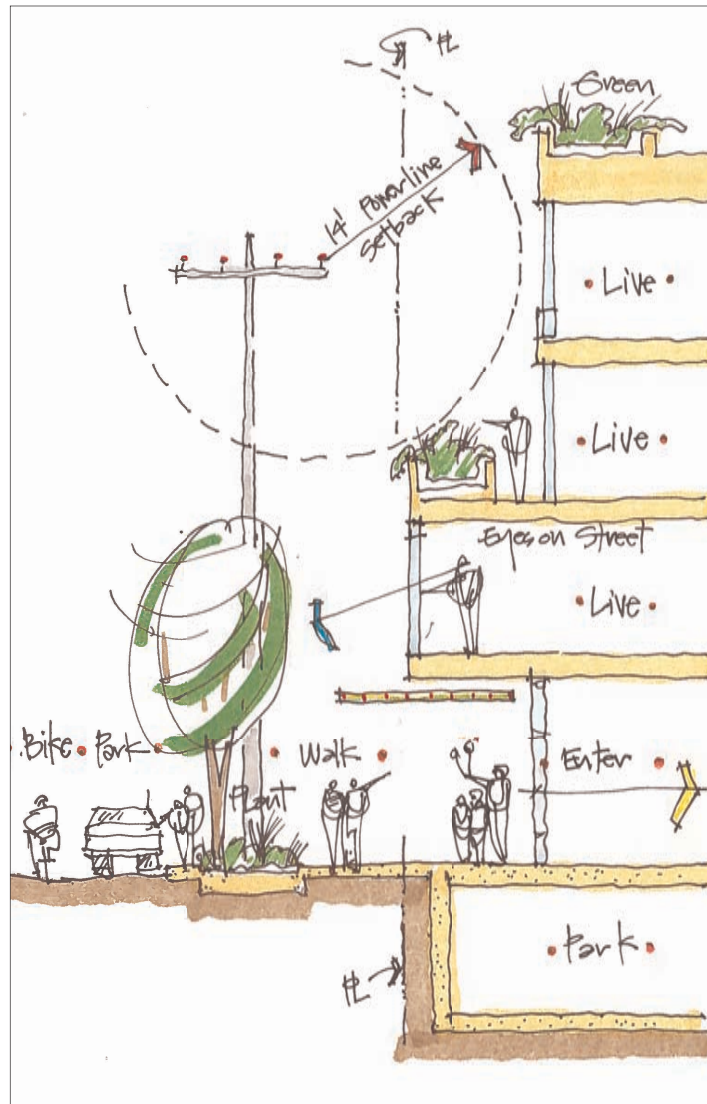


Greenwall Concept at Alley



Use Color to Accent Massing

Express Individual Dwelling Unit

**PL1. Connectivity**

Complement and contribute to the network of open spaces around the site and the connections among them.

A.2. Adding to Public Life: Seek opportunities to foster human interaction through an increase in the size and/or quality of project-related open space available for public life.

B.1 Pedestrian Infrastructure: Connect on site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

PL2. Walkability

Create a safe and comfortable walking environment that is easy to navigate and well connected to existing pedestrian walkways.

B.1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance.

B.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.

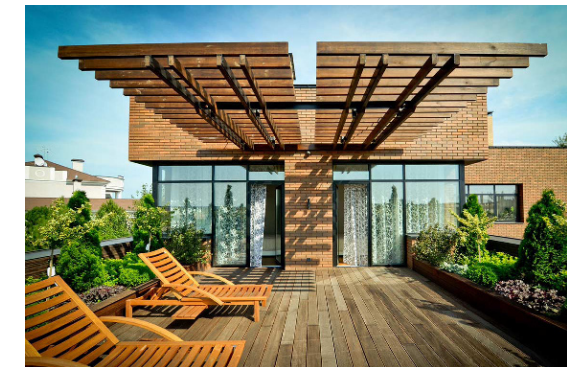
C.1 Locations and Coverage: Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops.

C.2. Design Integration: Integrate weather protection, gutters and downspouts into the design of the structure as a whole, and ensure that it also relates well to neighboring buildings in design, coverage, or other features.

PL3. Street-Level Interaction

Encourage human interaction and activity at the street level with clear connections to building entries and edges.

A.1 Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

**DESIGN GUIDELINE ANALYSIS****Board Priority Guidelines****Public Life****Social Mixing Place****Introduce Warm Materials****Provide Setting for Interaction****Plan for Bicycles****9731 Greenwood Avenue North**

DESIGN GUIDELINE
ANALYSIS

Board Priority Guidelines

Public Life
and
Design Concept

PL3. Street-Level Interaction

A1.C. Common entries to multi-story residential need to provide privacy and security for residents but also welcoming and identifiable to visitors.

A2. Ensemble of elements: Design the entry as a collection of coordinated elements including the doors, overhead features, ground surface, landscaping, lighting and other features.

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

PL4. Active Transportation

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

B2. Bike Facilities: Facilities such as bike racks and storage, bike share stations. Shower facilities and lockers for bicyclists should be located to maximize convenience, security and safety.

DC1. Project Uses and Activities

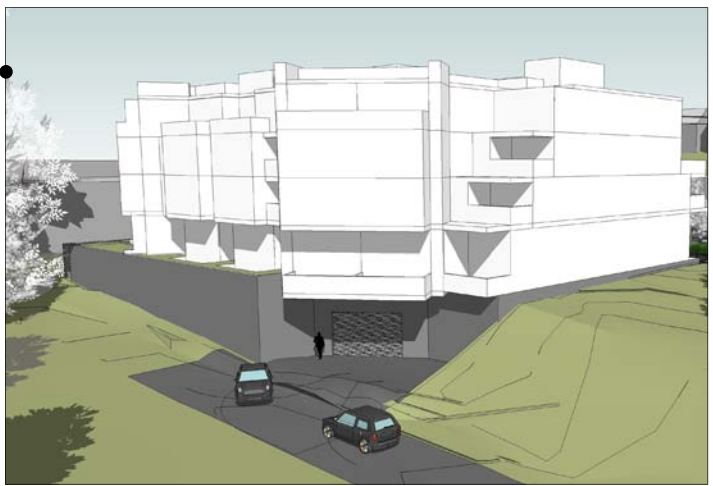
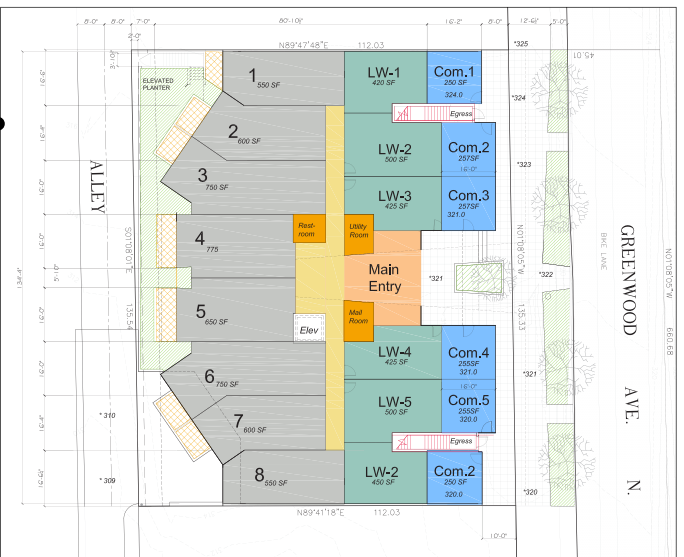
Optimize the arrangement of uses and activities on site.

A.3 Flexibility: Build in flexibility so the building can adapt over time to evolving needs, such as the ability to change residential space to commercial space as needed.

B.1. Access Location and Design: Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians and bicyclists.

C1. Below Grade Parking: Locate parking below grade wherever possible.

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



9731 Greenwood Avenue North



DESIGN GUIDELINE ANALYSIS

Board Priority Guidelines

Design Concept



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.

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

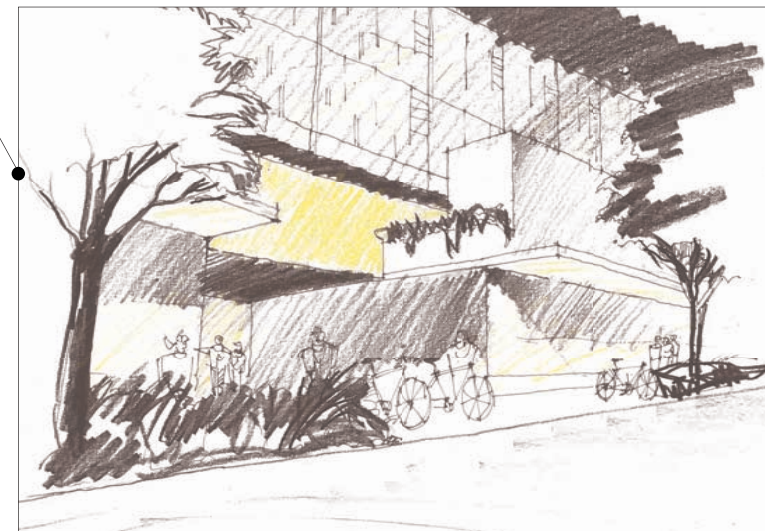
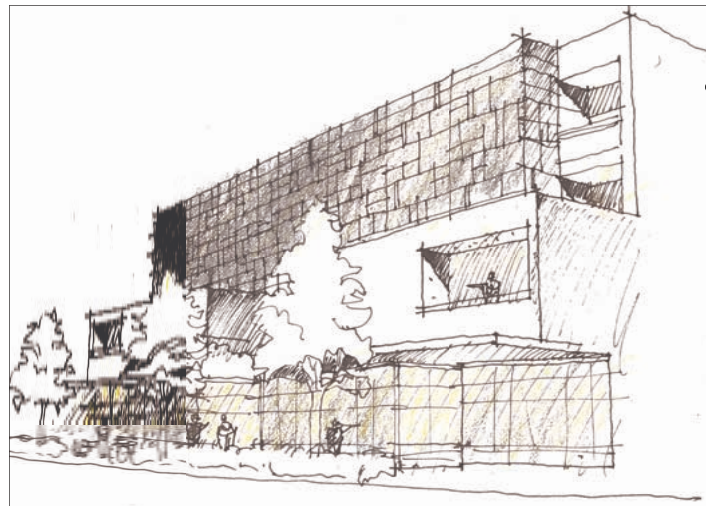
A2. Reduce Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope, adding balconies, bay windows or other elements: and or highlighting entries.

DC2B. Architectural and Facade Composition

B1. Façade Composition: Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. On sites that abut an alley, design the alley façade and its connection to the street carefully.

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

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.



DESIGN GUIDELINE
ANALYSIS

Board Priority Guidelines

Design Concept



DC3. Open Space Concept

Integrate open space design with the design of the building so that each compliments the other.

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

B1. Meeting User Needs: *Plan the size, uses, activities and features of each open space to meet the needs of expected users, ensuring each space has purpose and function.*

C2. Amenities and Features: *Create attractive outdoor spaces well-suited to the uses envisioned for the project. Use a combination of hardscape and plantings to shape these spaces and to screen less attractive areas as needed.*

DC4. Exterior Elements and Finishes

Use appropriate and high quality elements and finishes for the building and its open spaces.

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 a high quality of detailing are encouraged.*

C1. Lighting Functions: *Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural details.*



9731 Greenwood Avenue North



Western Red Cedar



Flowering Dogwood



Snowberry



Salal



Red Flowering Currant



Sword Fern



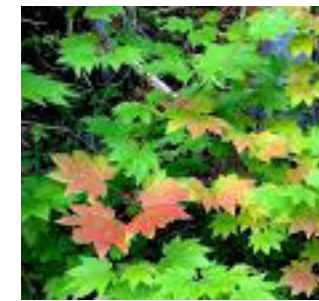
Mountain Ash



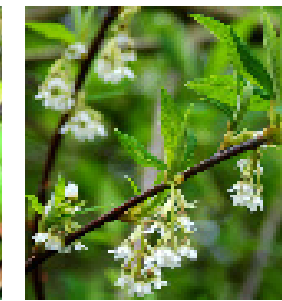
Serviceberry



Pacific Rhododendron



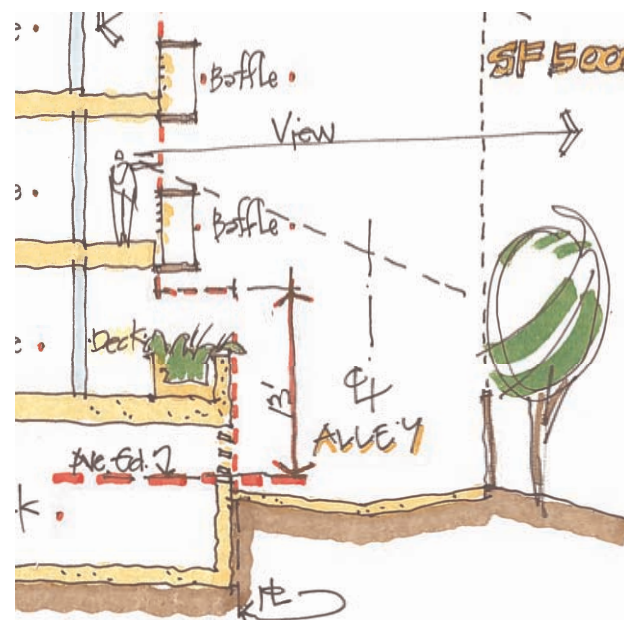
Vine Maple



Indian Plum

Private Places

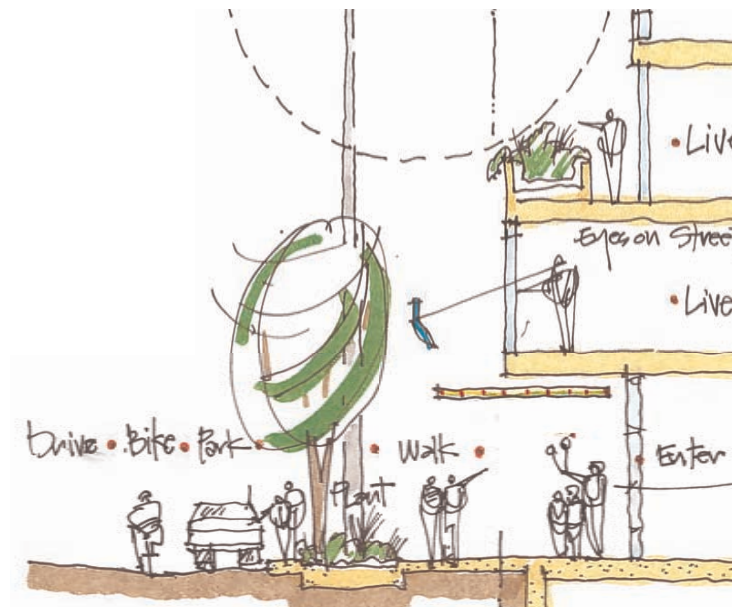
- Native Plant Massing
- Seasonal Color
- Green Roofs
- Evergreens for Privacy
- Edge Screening
- Roof Deck Containers



Alley Improved

Public Edges

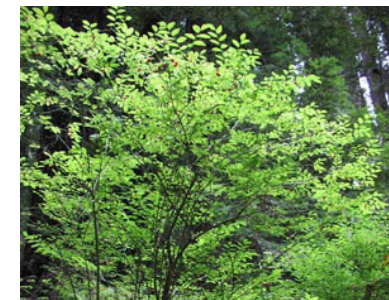
- Appropriate Streetscape
- "Rain Garden" Planters
- "Flame Hornbeam" Trees
- Overhanging Canopy
- Street Furniture



Greenwood Avenue N.



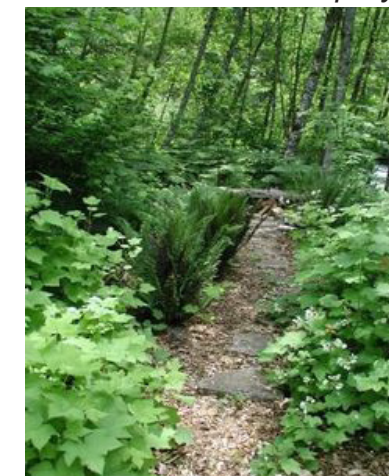
Oregon Grape



Huckleberry



Oceanspray



Soft Pathways

LANDSCAPE INTENT

Plant Palette

- The general orientation will be towards Northwest native plants and drought tolerant ornamental species
- Native trees will include: Dogwood, Cedar, Vine Maple, Hemlock, Serviceberry, Mountain Ash and Indian Plum.
- Native shrubs will be deciduous and evergreen including: Huckleberry, Dogwood, Wild Rose, Oceanspray, Oregon Grape, Red Flowering Currant, Pacific Rhododendron and Snowberry.
- Ground covers will include Knick-Knick, Salal, Shore Juniper, Sedges, Ferns, Lilies and Ornamental Grasses.

Hardscapes and Site Furnishings

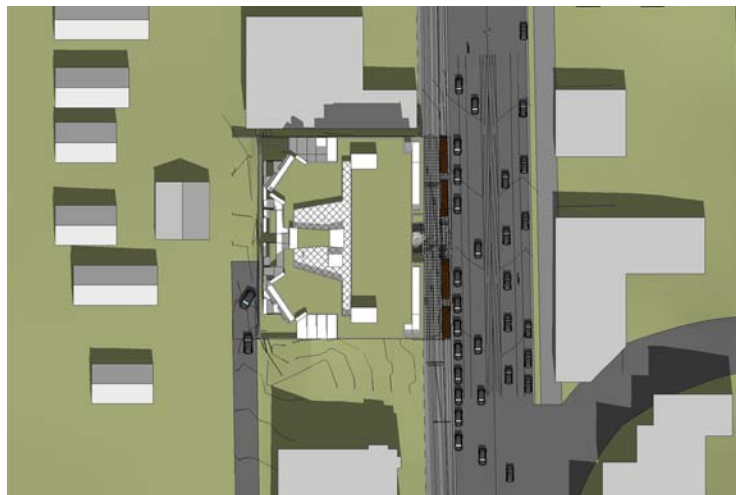
- Walking and driving surfaces will be of permeable materials including porous concrete and pervious unit masonry pavers
- Site furnishing will include wood accents on benches and general seating
- Bicycle racks for short term parking will be provided in addition to the required long term covered bicycle parking
- Low retaining walls employed for creation of private sunken courtyards will be of stacking unit masonry

9731 Greenwood Avenue North

Equinoxes: *March/Sept 21st*



9:00 AM



12:00 PM



3:00 PM

Summer Solstice: *June 21st*



9:00 AM



12:00 PM



3:00 PM

Winter Solstice: *December 21st*



9:00 AM



12:00 PM



3:00 PM

APPENDIX

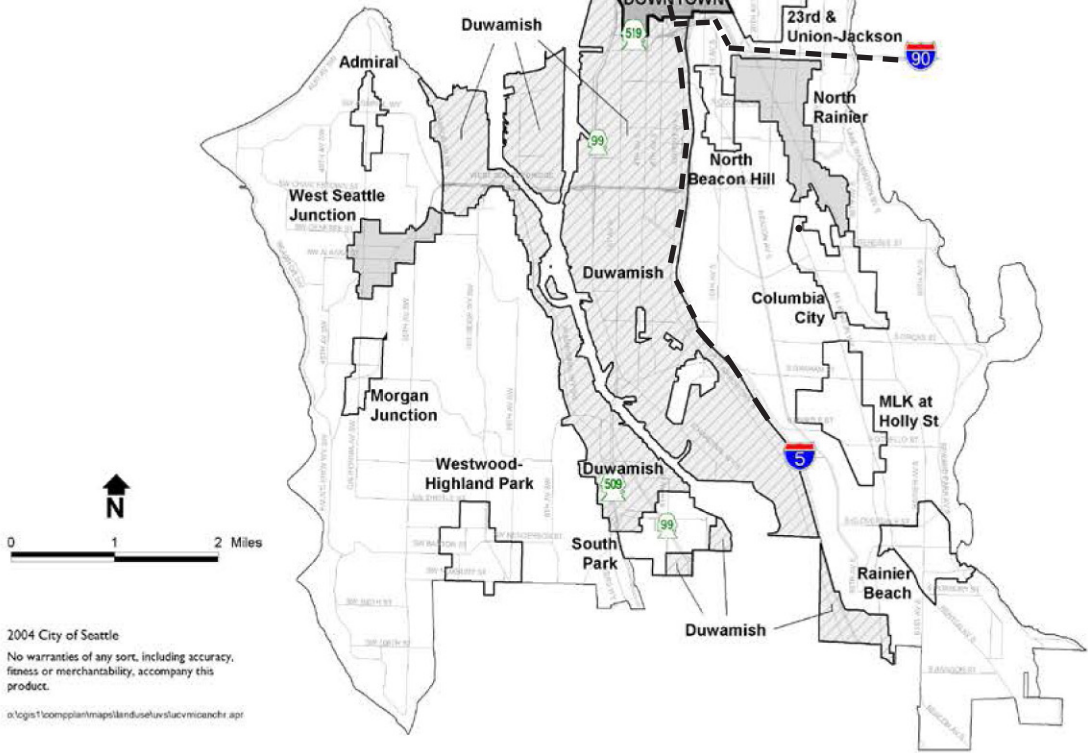
Supporting Analysis from First Early Design Guidance Packet

Urban Village Figure 1

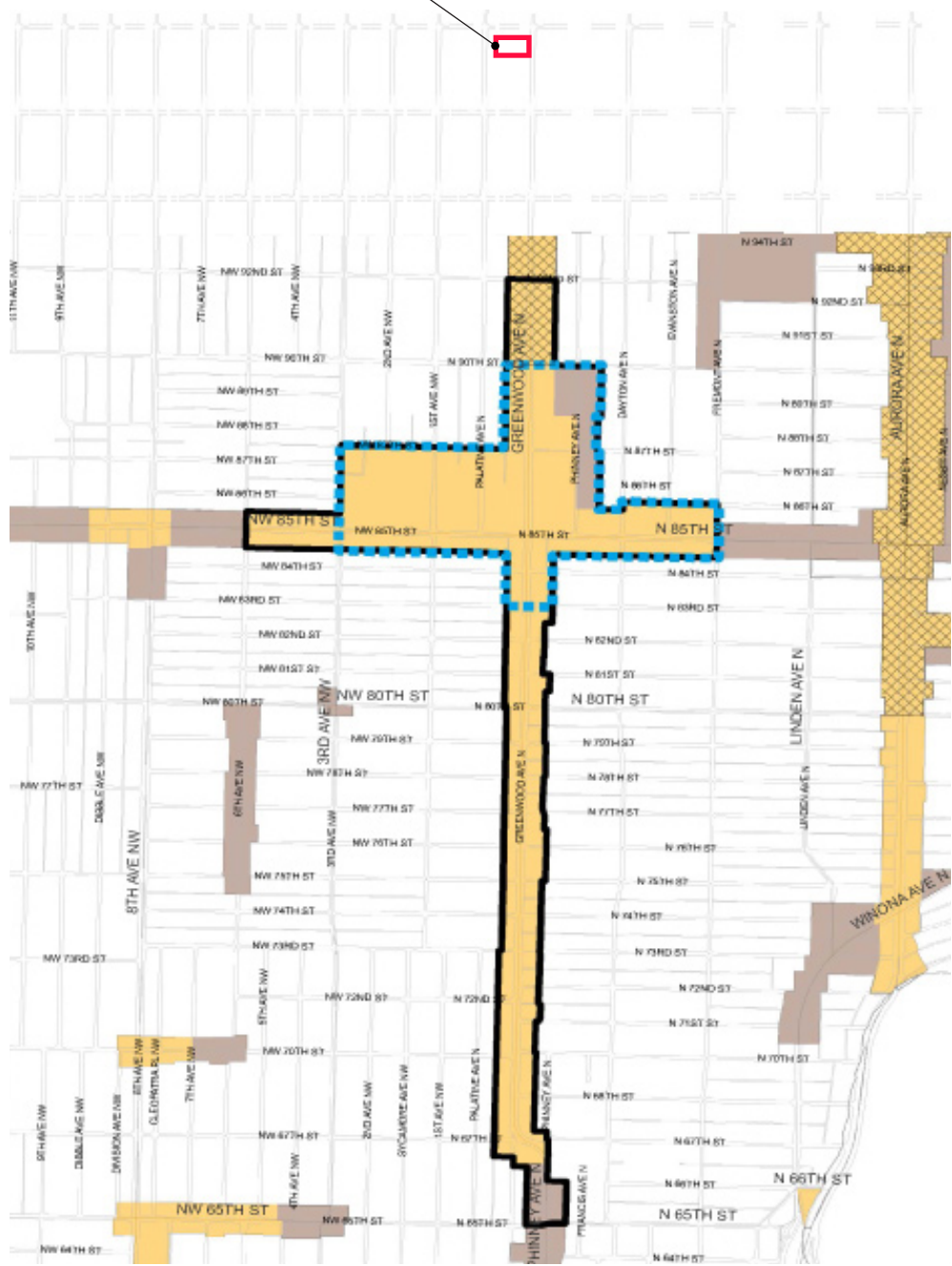
Urban Centers, Urban Villages & Manufacturing/Industrial Centers

PROJECT SITE:
9731 Greenwood Ave. N

- Urban Center
- Hub Urban Village
- Residential Urban Village
- Manufacturing/Industrial Center



PROJECT SITE:
9731 Greenwood Ave. N



Greenwood-Phinney Ridge Urban Village

- Town Center
- Urban Village
- Single Family
- Multi-Family
- Neighborhood/Commercial
- Commercial

URBAN FRAMEWORK

CITYWIDE SCALE

- Project site lies north of the Greenwood-Phinney Ridge Urban Village boundary, and fronts Greenwood Ave N.
- Neighborhood Design Guidelines apply in addition to Citywide Design Guidelines

INFLUENCES

- Transit oriented development site
- Frequent public transit service

NEIGHBORHOOD SCALE

- Walkable access to commercial districts
- Green spaces and City Parks nearby
- Access to public services
- Transit corridor predominantly multifamily housing

9731 Greenwood Avenue North



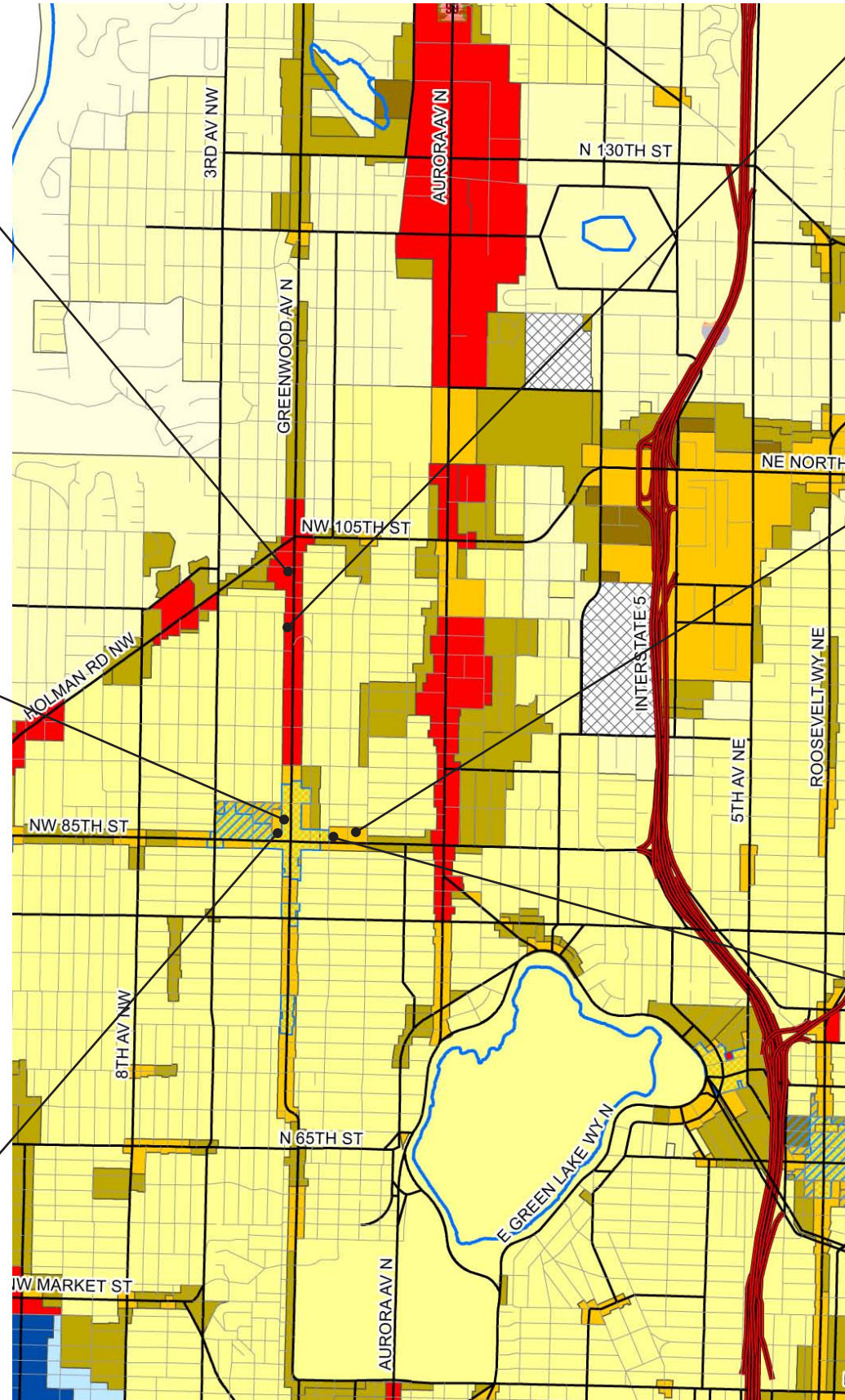
10215 Greenwood Ave N



8551 Greenwood Ave N



8623 Palatine Ave N



PROJECT SITE: 9731 Greenwood Ave. N



8520 Evanston Ave N



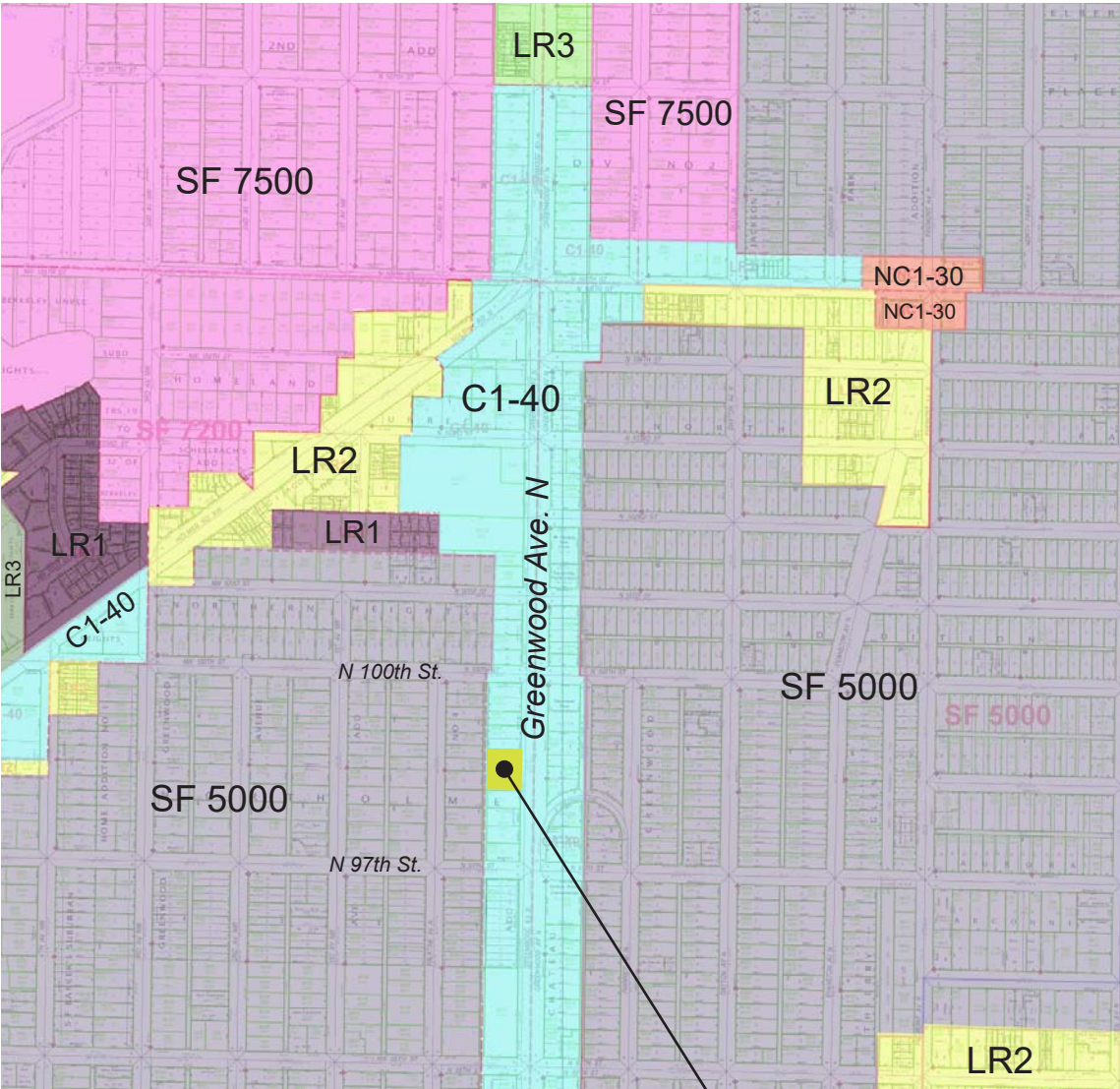
522 N 85th St.

NEIGHBORHOOD CONTEXT

COMPARABLE DEVELOPMENTS IN
THE VICINITY OF THE PROPOSED
PROJECT SITE

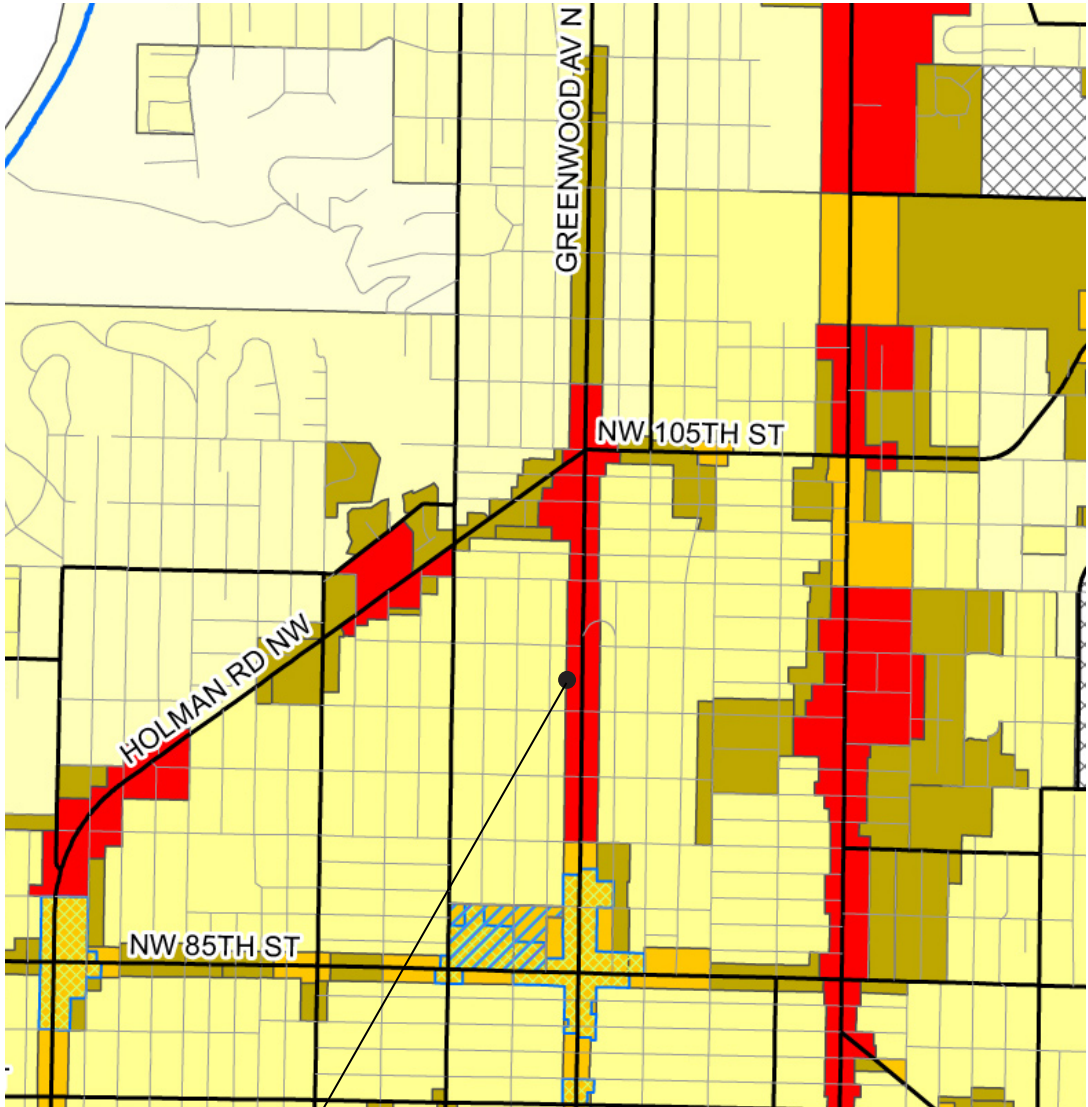
9731 Greenwood Avenue North

Adjacent Zoning



- Legend**
- LR1
 - LR2
 - LR3
 - C1 - 40
 - C1 - 65
 - NC1 - 30
 - SF 5000
 - SF 7200

Land Use Pattern



- Legend**
- Incentive Zones
 - Single Family 5000
 - Single Family 7200
 - Single Family 9600
 - Residential Small Lot
 - Lowrise
 - Midrise
 - Highrise
 - Seattle Mixed
 - Neighborhood Commercial
 - Commercial

ZONING AND LAND USE

The project site is zoned C1-40 without designated overlays.

The project site is primarily influenced by its proximity to the commercially oriented corridor of Greenwood Avenue N.

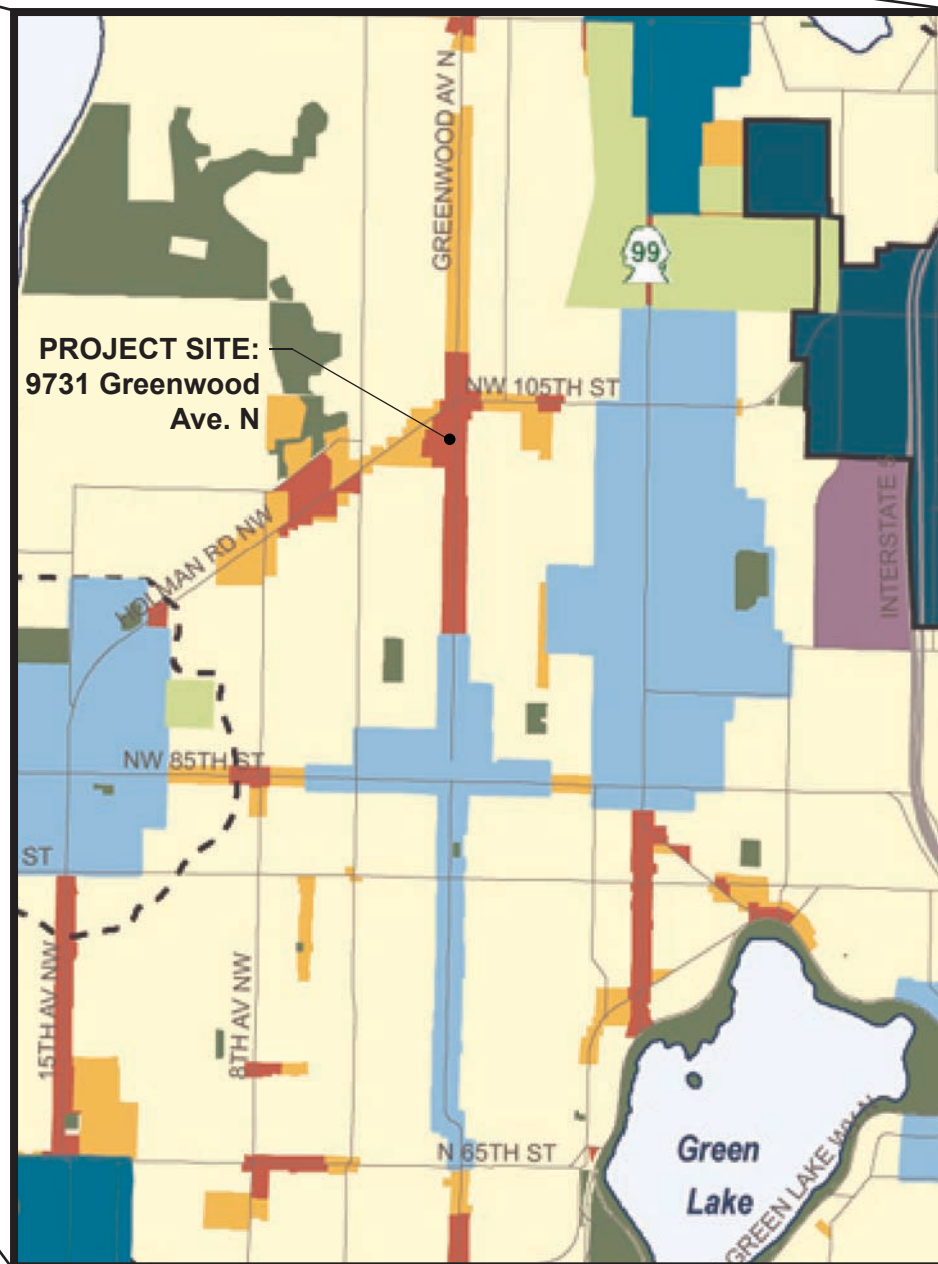
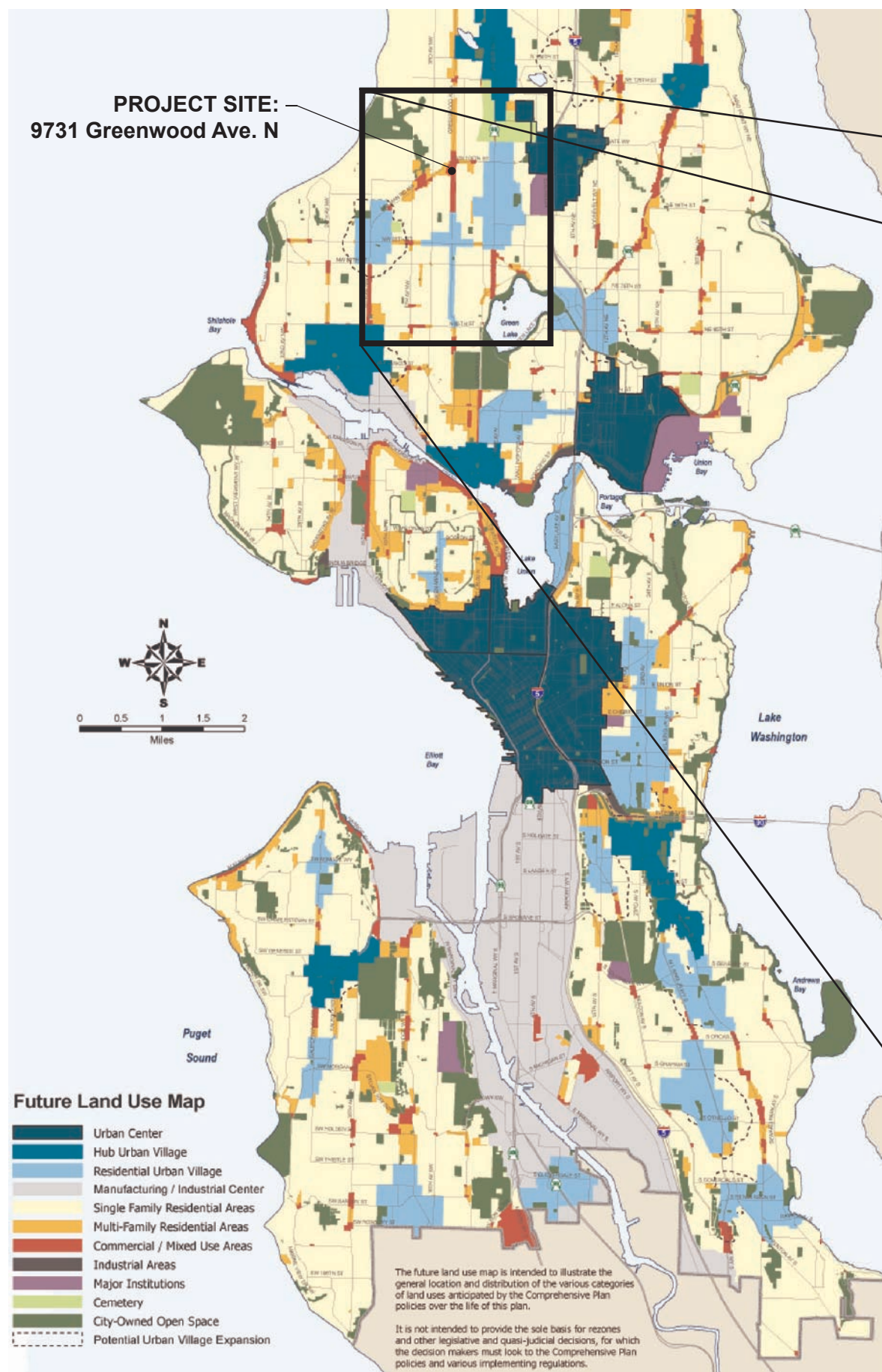
The immediate vicinity of the project site is dedicated to residential land uses of varying densities.

The largest concentration of activity centers on the intersection of N 85th Street and Greenwood Ave. N and the associated Greenwood-Phinney Ridge Urban Village.

PROJECT SITE
9731 Greenwood Ave. N

9731 Greenwood Avenue North

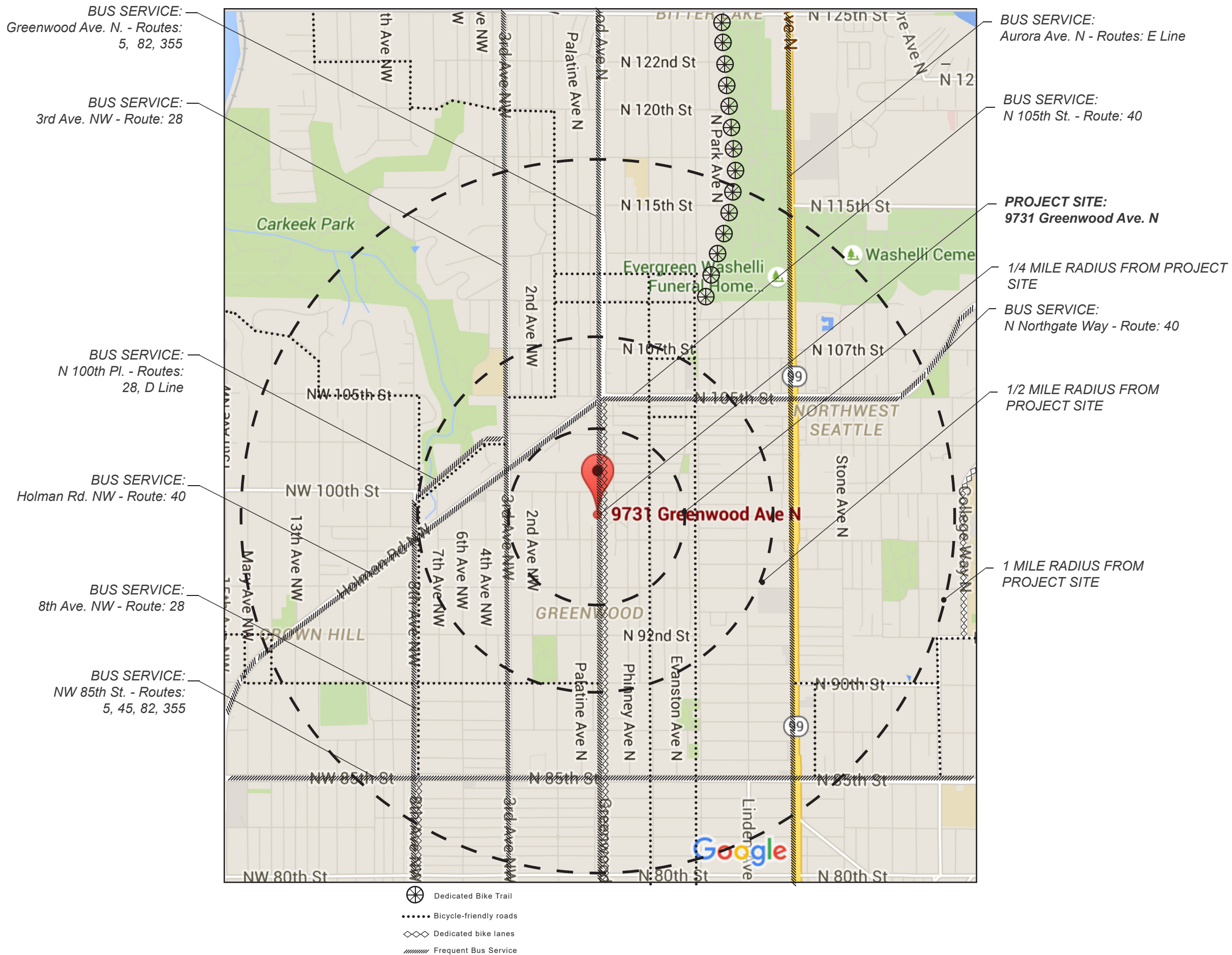
PROJECT SITE:
9731 Greenwood Ave. N



COMPREHENSIVE PLAN: FUTURE LAND USE MAP

Land Use Map, for Future Development,
from the Comprehensive Plan, for the
City of Seattle.

9731 Greenwood Avenue North



TRANSPORTATION NETWORKS

METRO = 15 min. persistence
#5, #28, #40, #45, #82, #355, D Line

DEDICATED BIKE PATH

Interurban Trail

URBAN NETWORKS

On-street bicycle lanes

Bicycle-friendly roads

9731 Greenwood Avenue North

SITE INFLUENCES

TOPOGRAPHY

The site slopes down gently from the northeast corner to the southwest corner alley access with a total drop of 12 feet over approximately 200 feet with max slope of 10%.

SOLAR

The long side of the site is fully exposed to the solar path in the east and west facing areas. The south exposure to the solar path may eventually become obstructed by future development of the adjoining property to the south of the site.

NOISE

Close proximity to Greenwood Ave. N and Holman Road NW exposes the site to moderate levels of sound pollution, day and night.

PREVAILING WINDS

The site is exposed to prevailing breezes from the southwest. Building facades exposed to the southwest may capture natural ventilation if through ventilation of the units is developed. Inclement winds from the west and north suggest minimizing that exposure to protect the building envelope.

NATURAL VEGETATION

Vegetation on the site is urban and non-native with no significant trees to be retained.

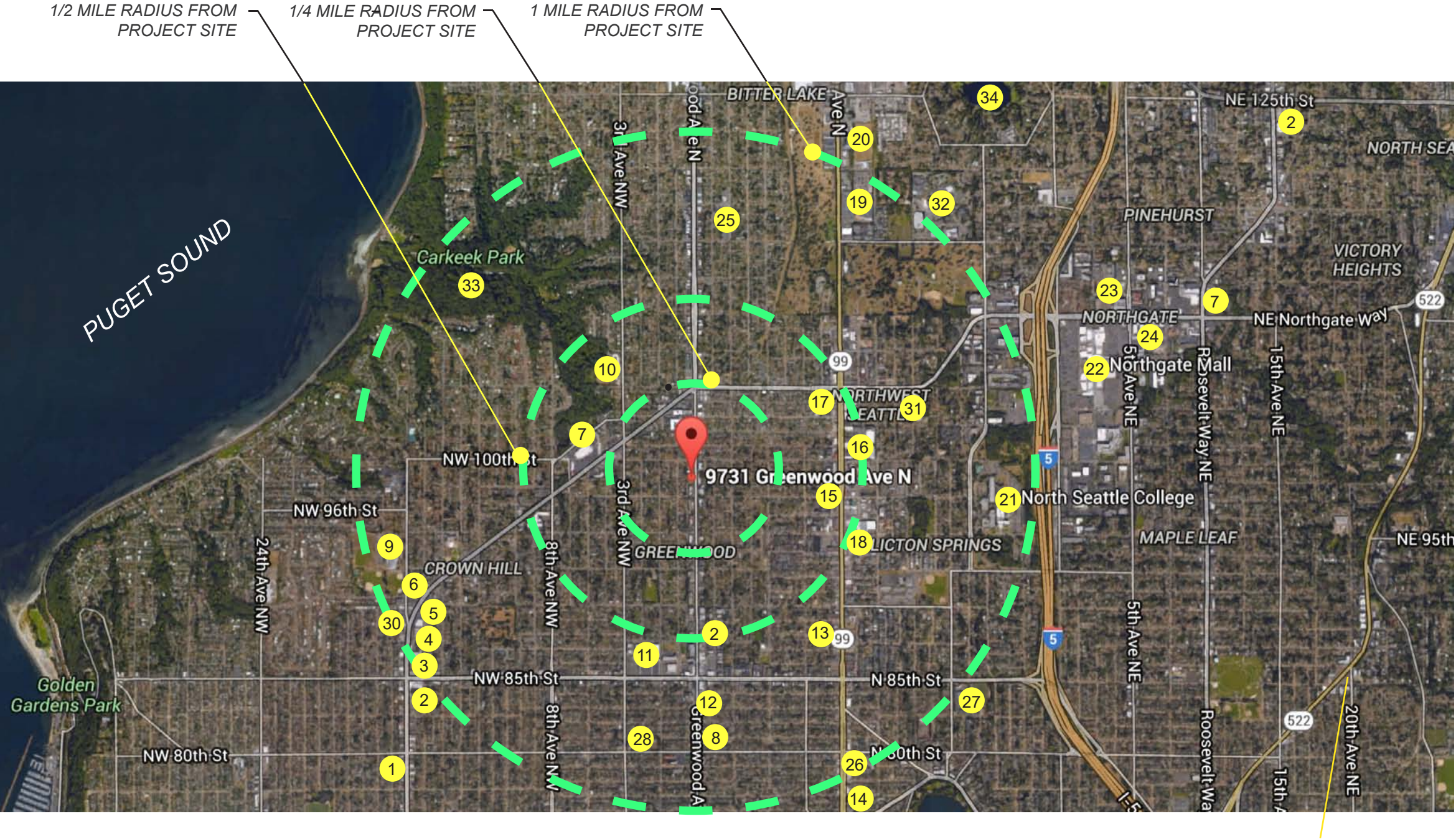
VIEW ORIENTATION

Views on the upper levels will overlook the adjacent residential neighborhood with some of the top of the Olympic Mountain Range visible in the distance.



9731 Greenwood Avenue North

PUBLIC SERVICES
RETAIL ACCESS
and
AMENITIES



GOODS:

- 1 Crown Hill Hardware
- 7 QFC
- 2 Safeway
- 4 Grocery Outlet
- 3 Walgreens
- 5 PetCo
- 6 VCA Crown Hill Animal Hospital
- 11 Fred Meyer
- 13 Aurora Veterinary
- 14 PCC Natural Markets
- 15 Golds Gym
- 22 Northgate Mall
- 23 Target
- 16 Oak Tree Village
- 17 O'Reilly Auto Parts
- 18 Dunn Lumber and Hardware
- 19 The Home Depot
- 24 24 Hour Fitness

PUBLIC SERVICES:

- 8 Greenwood Public Library
- 12 US Post Office
- 32 Northwest Hospital & Medical Center
- 30 Fire Station #35
- 31 Fire Station #31
- 28 Greenwood Elementary School
- 10 Viewlands Elementary School
- 26 Daniel Bagley Elementary School
- 27 Bishop Blanchet High School
- 9 Whitman Middle School
- 25 Christ the King School
- 21 North Seattle College

AMENITIES:

- 34 Haller Lake
- 20 Puetz Golf Driving Range
- 33 Carkeek Park

9731 Greenwood Avenue North

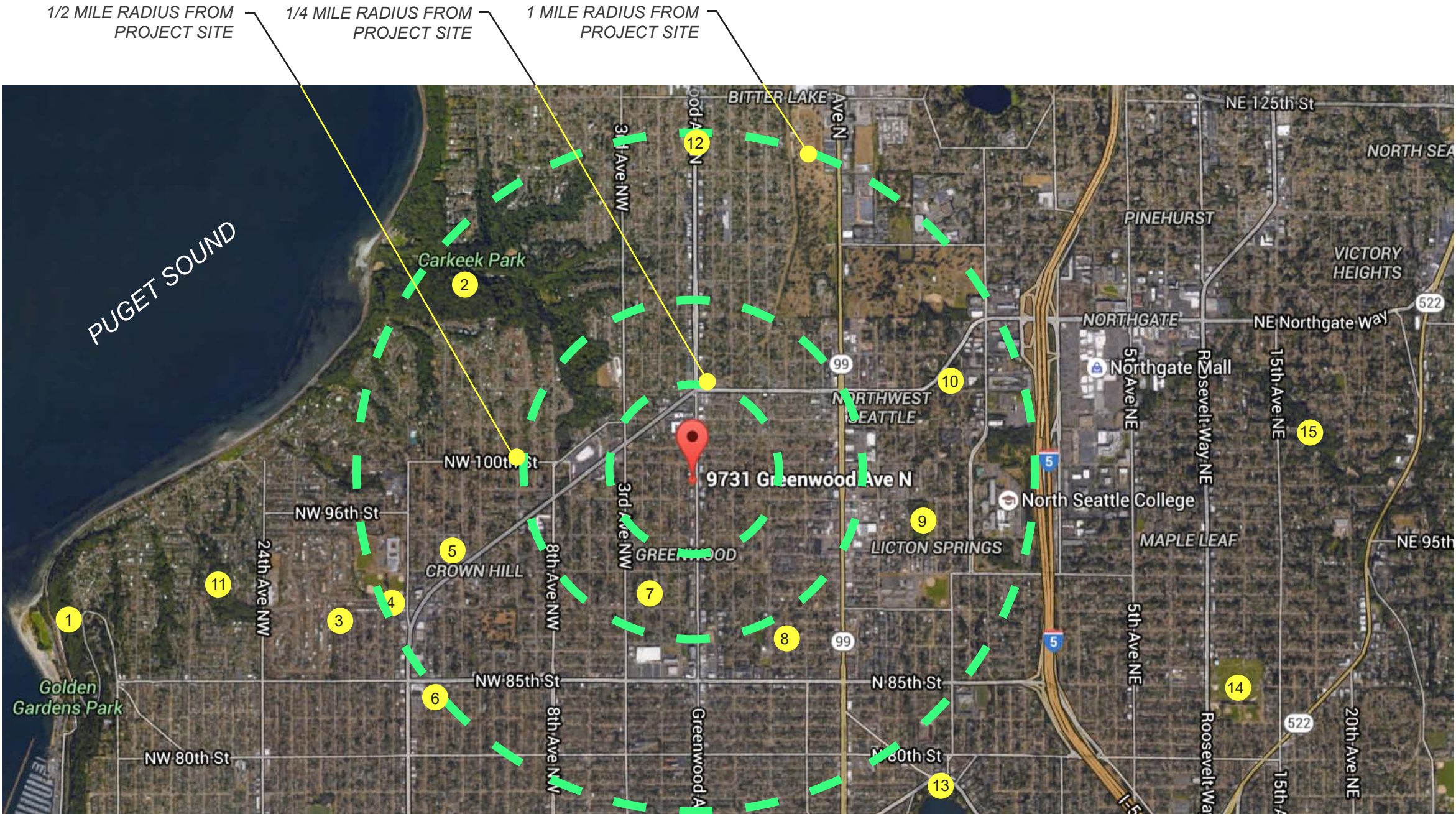
RECREATION
AND
OPEN SPACE

REGIONAL PARKS

- 1 Golden Gardens
- 2 Carkeek Park
- 3 Crown Hill Glen 3
- 4 Soundview Playfield 4
- 5 Crown Hill Park 5
- 6 Baker Park 6
- 7 Sandel Park 7
- 8 Greenwood Park 8
- 9 Licton Springs Park 9
- 10 Mineral Springs Park 10
- 11 North Springs Park 11
- 12 Broadview Park 12
- 13 Greenlake Park 13
- 14 Maple Leaf Reservoir Park 14
- 15 Kingfisher Natural Area 15

LOCAL OPEN SPACE

Major destinations within easy access via auto, foot or bicycle include Carkeek Park, Golden Gardens Park and Greenlake Park. In addition to these large open spaces, several readily accessible pocket park open spaces near the project site offer pet walking and recreational opportunities.





9701 Greenwood Ave. N



9707 Greenwood Ave. N



9721 Greenwood Ave. N



South Half of Project Site:
9731 Greenwood Ave. N

Greenwood Avenue



9750 Greenwood Ave. N



9736 Greenwood Ave. N

Greenwood Avenue

EXISTING CONTEXT BETWEEN N 100th ST. AND N 97th ST.

9731 Greenwood Avenue North



North Half of Project Site:
9731 Greenwood Ave. N

9739 Greenwood Ave. N

9747 Greenwood Ave. N

9757 Greenwood Ave. N

North LOOKING WEST



9716 Greenwood Ave. N

301 N Greenwood Circle

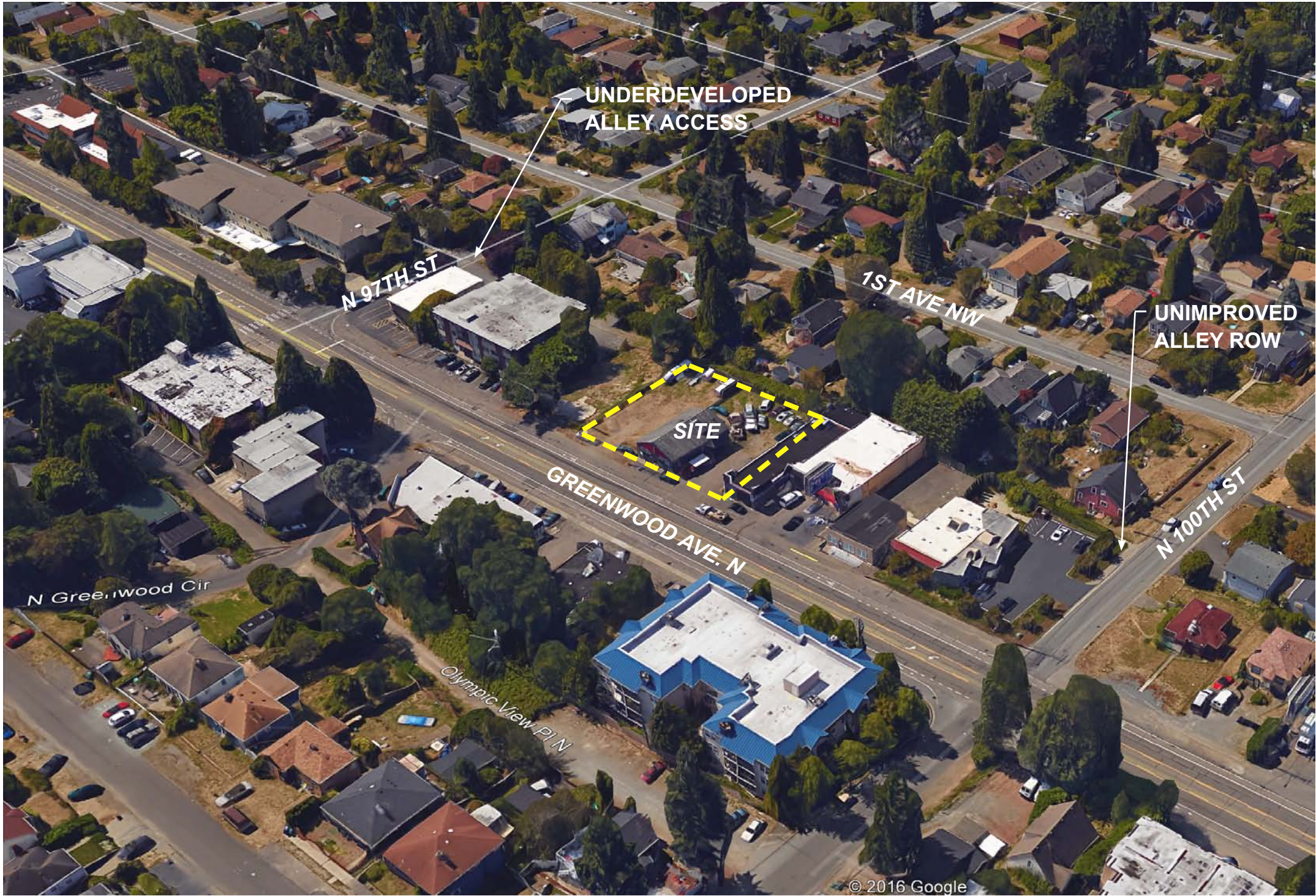
9710 Greenwood Ave. N

North LOOKING EAST

EXISTING CONTEXT BETWEEN N 100th ST. AND N 97th ST.

9731 Greenwood Avenue North

AERIAL CONTEXT



AERIAL VIEW LOOKING SOUTHWEST

9731 Greenwood Avenue North

ALLEY CONDITION



9731 Greenwood Avenue North

SMC 23.47A.013: Floor Area Ratio Limits in NC and C Zones: Base FAR: 3.25

SMC 23.47A.012 Building Height: Base height limit: 40 feet

Sub section A1. In NC and C zones with a 30 foot or 40 foot mapped height limit: a. The height of a structure may exceed the otherwise applicable limit by up to 4 feet, subject to subsection 23.47A.012.A.1.c, provided the following conditions are met: Either 1): a) A floor-to-floor height of 13 feet or more is provided for non-residential uses at street level; or b) A residential use is located on a street-level, street-facing facade, provided that the average height of the exterior facades of any portion of a story that is partially below-grade does not exceed 4 feet, measured from existing or finished grade, whichever is less, and the first floor of the structure at or above grade is at least 4 feet above sidewalk grade and 2) The additional height allowed for the structure will not allow an additional story beyond the number that could be built under the otherwise applicable height limit

SMC 23.47A.014 Setback Requirements: Front: 0 feet, Sides: 0 feet

Rear: per Subsection B. for lots across the alley from residential zones: 10 feet from the center line of the alley
2. A setback is required along any rear or side lot line that abuts a lot in a residential zone or that abuts a lot that is zoned both commercial and residential if the commercial zoned portion of the abutting lot is less than 50 percent of the width or depth of the lot, as follows: a. Ten feet for portions of structures above 13 feet in height to a maximum of 65 feet;

SMC 23.47A.024 Amenity Area: 5% of the gross floor area in residential use.

- Required amenity areas shall meet the following standards, as applicable:
1. All residents shall have access to at least one common or private amenity area.
 2. Amenity areas shall not be enclosed.
 3. Parking areas, vehicular access easements, and driveways do not qualify as amenity areas,
 4. Common amenity areas shall not be less than 250 SF with a min. horizontal dimension of 10'
 5. Private balconies/decks shall have a minimum area of 60 square feet. No horizontal dimension shall be less than 6 feet.
 6. Rooftop areas excluded because they are near minor communication utilities and accessory communication devices

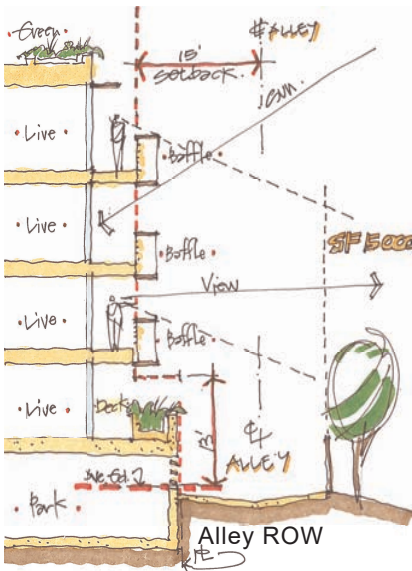
23.47A.016 Landscaping and Screening Standards: Required green factor: 0.3 or greater
Street Trees: Street trees are required when any development is proposed

23.47A.022 Light and glare standards: A. Exterior lighting must be shielded and directed away from adjacent uses.

23.47A.032 - Parking location and access: A. Access to parking 1. NC zones. The following rules apply in NC zones, except as provided Subsections 23.47A.032.A.2 and 23.47A.032.D:
a. Access to parking shall be from the alley if the lot abuts an alley improved to the standards of subsection 23.53.030.C, or if the Director determines that alley access is feasible and desirable to mitigate parking access impacts.

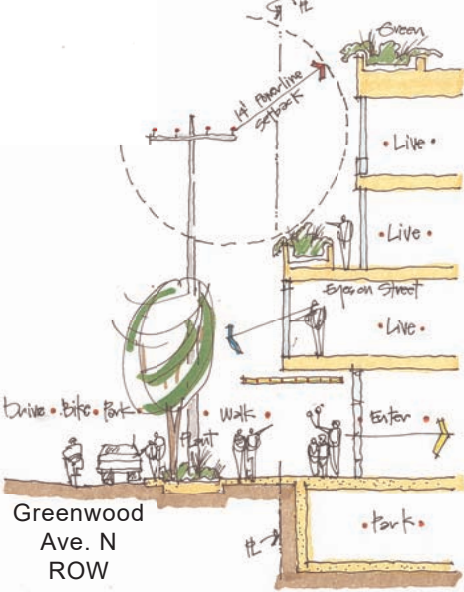
ZONING CRITERIA: C1-40

Alley Setback Envelope



Rear Setback at Alley

Greenwood Avenue North
Setback Envelope



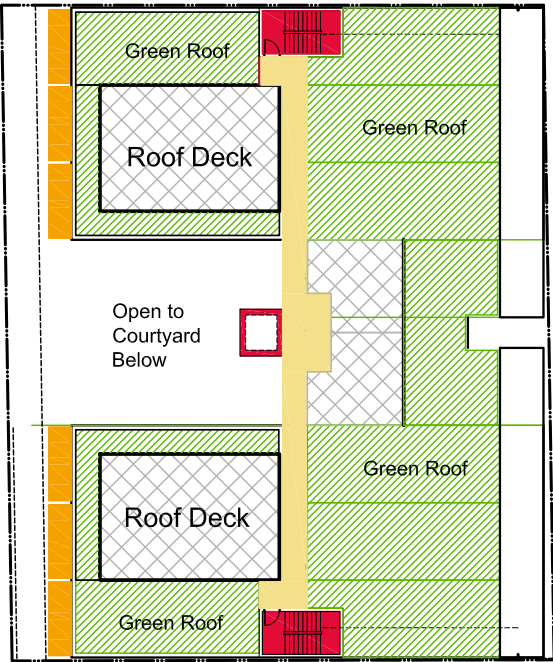
Front Setback at GWD Ave

9731 Greenwood Avenue North

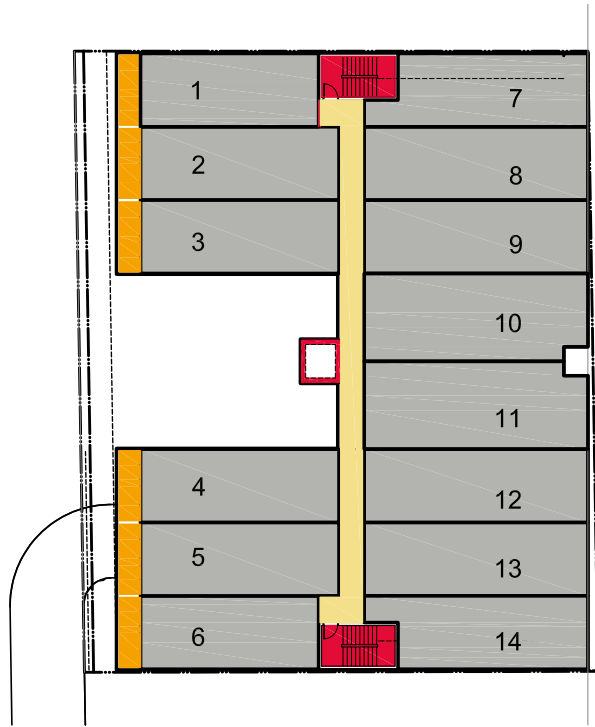
OPTION A: "CENTER COURT"



Aerial View from Southeast



Roof Plan - Amenity Space + Green Roofs



Typical Upper Floor Plan



Street Level Floor Plan



Aerial View from Northeast



Greenwood Avenue North Facade

9731 Greenwood Avenue North

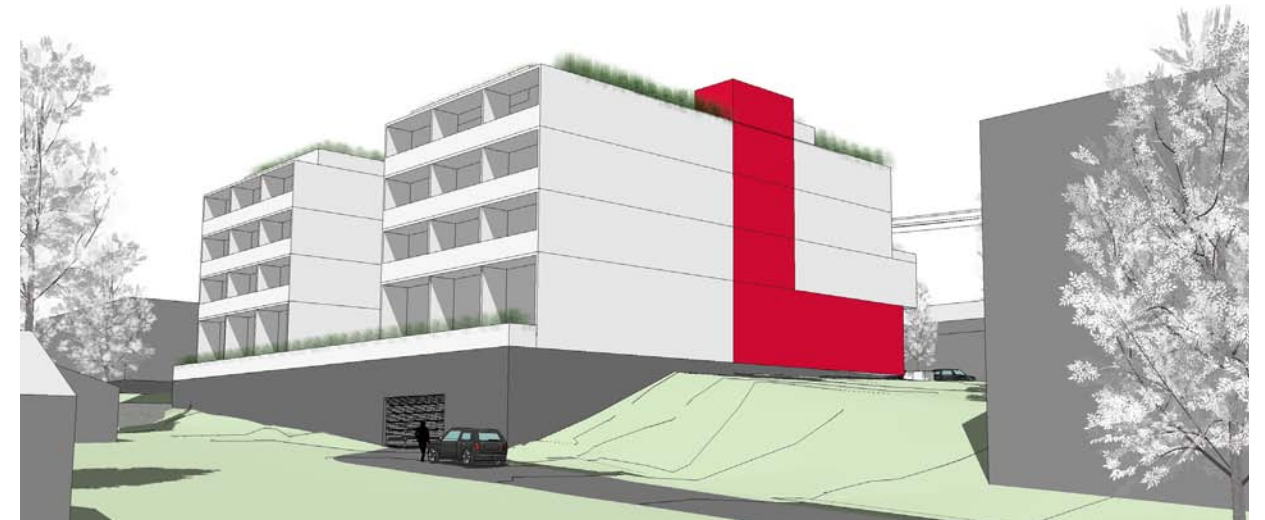
OPTION A: "CENTER COURT"



Aerial View from Northeast

Option A: "Center Court" - Design Features

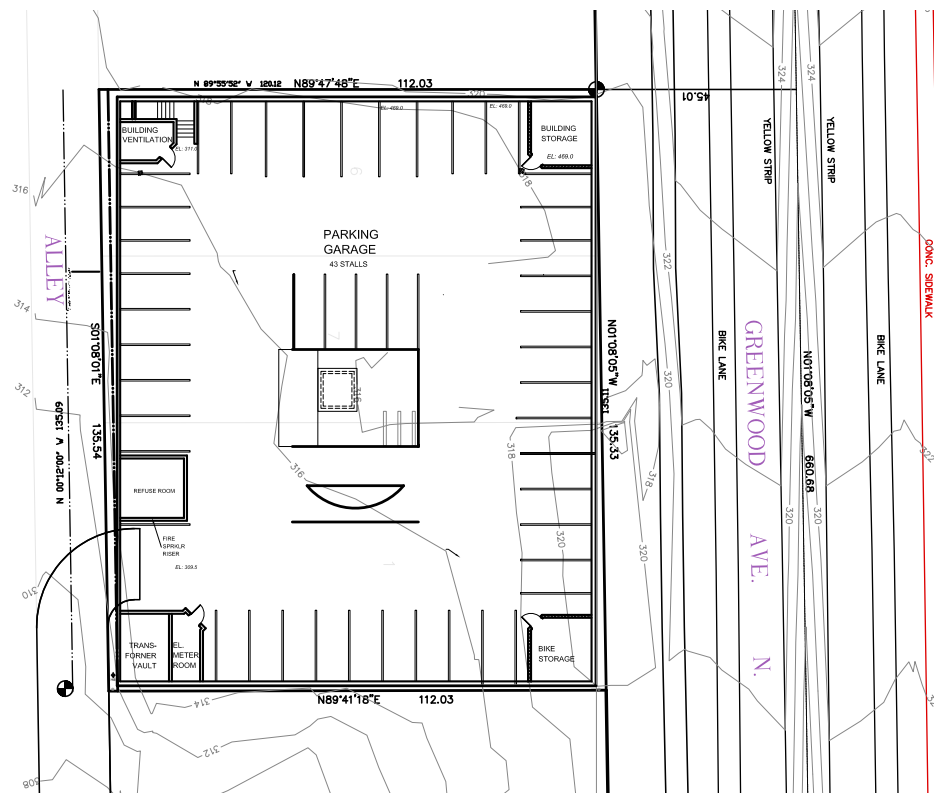
- *Transit oriented development*
- *Roof top amenity space with excellent views*
- *Management offices oriented to the street intersection*
- *Convenient access from the Metro bus stop*
- *Single loaded open balcony circulation on courtyard edges*
- *Large volume bicycle parking space*
- *Low impact site development and integrated storm water management*



View from Southwest



View from Northeast

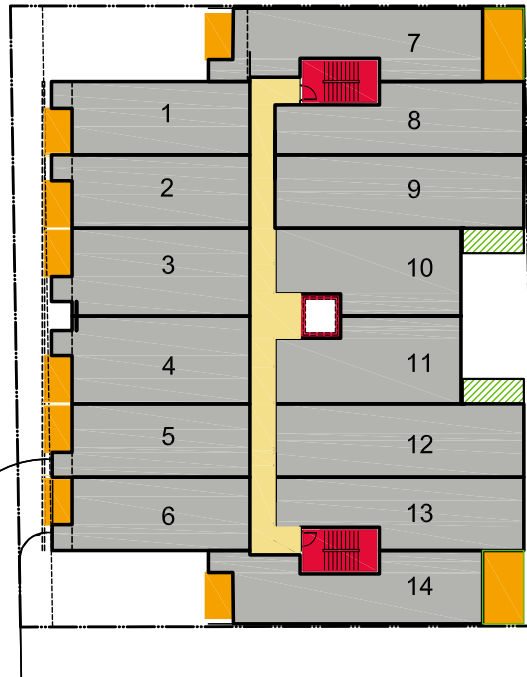


Basement Floor Plan - Parking: 40 Cars + 45 Bikes

Scale: 1' = 30'-0"

9731 Greenwood Avenue North

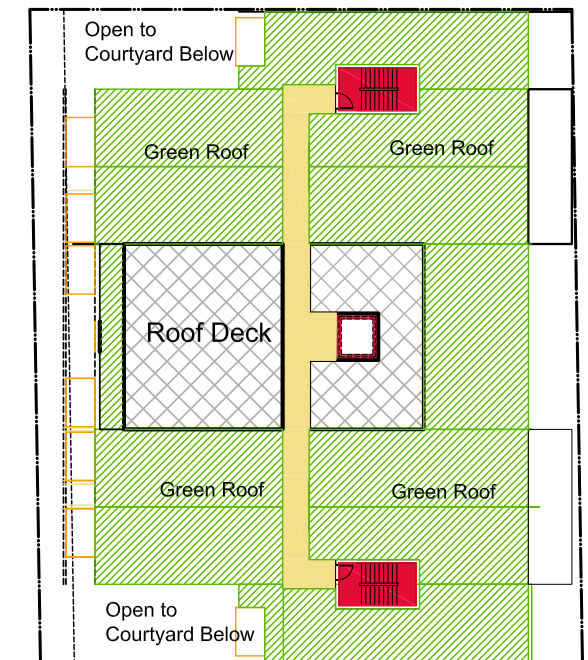
OPTION B: "INVERT EDGES" - **PREFERRED**



Typical Upper Floor Plan



Aerial View from Southeast



Roof Plan - Amenity Space + Green Roofs



Street Level Floor Plan



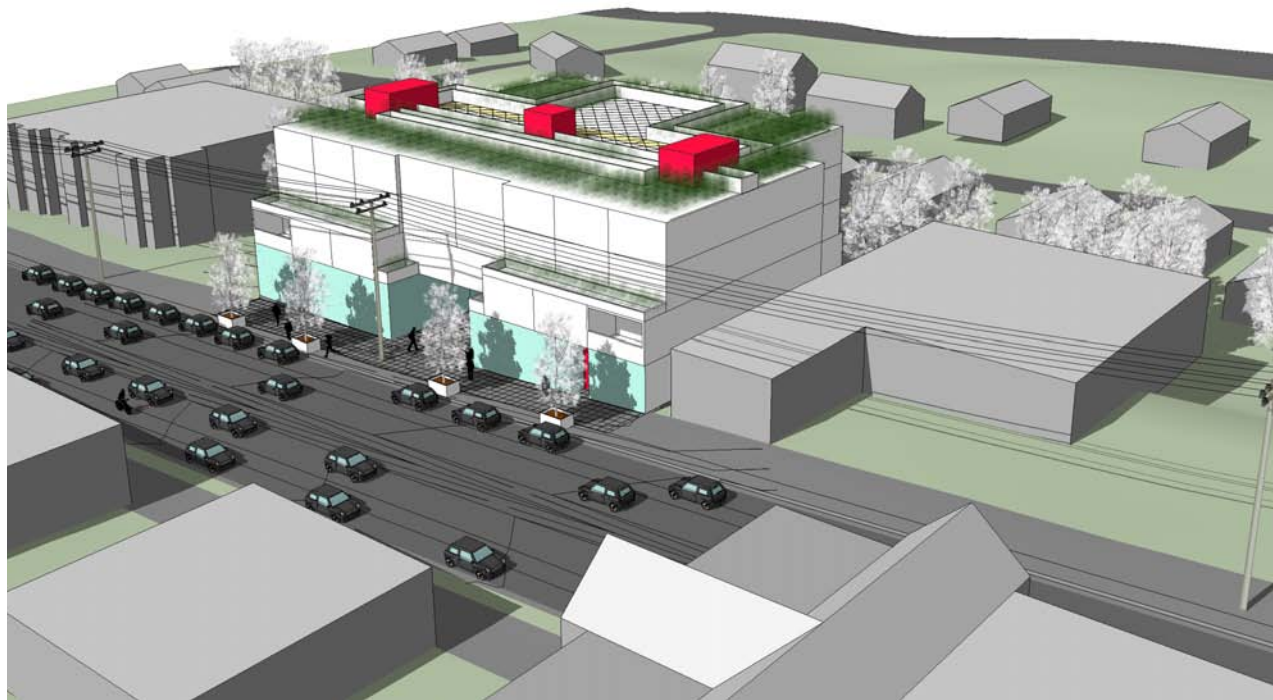
Aerial View from Northeast



Greenwood Avenue North Facade

9731 Greenwood Avenue North

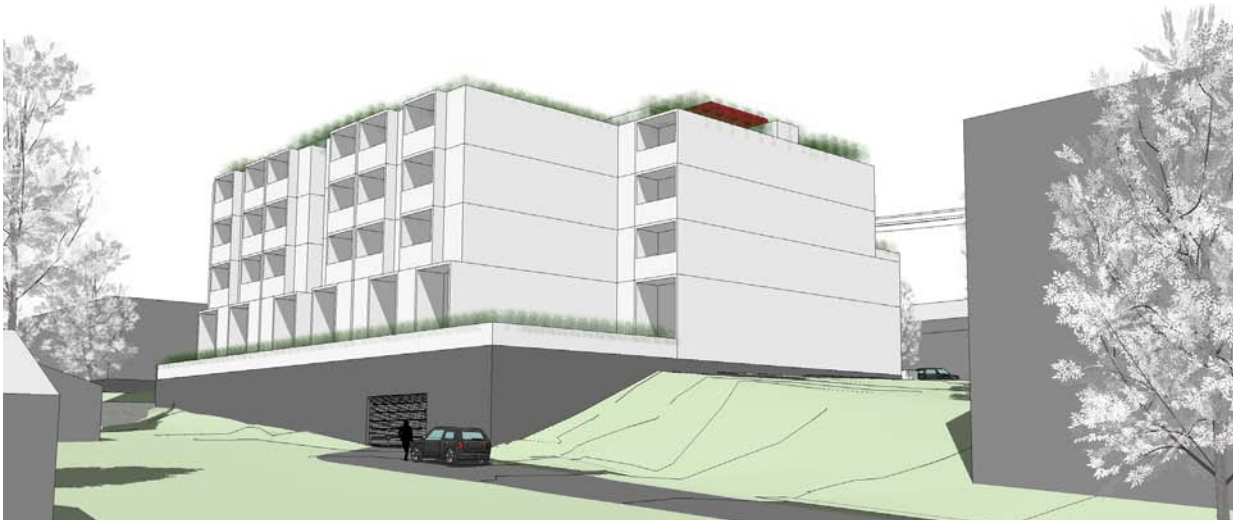
OPTION B: “INVERT EDGES” - **PREFERRED**



Aerial View from Northeast

Option B: “Invert Edges” - Design Features

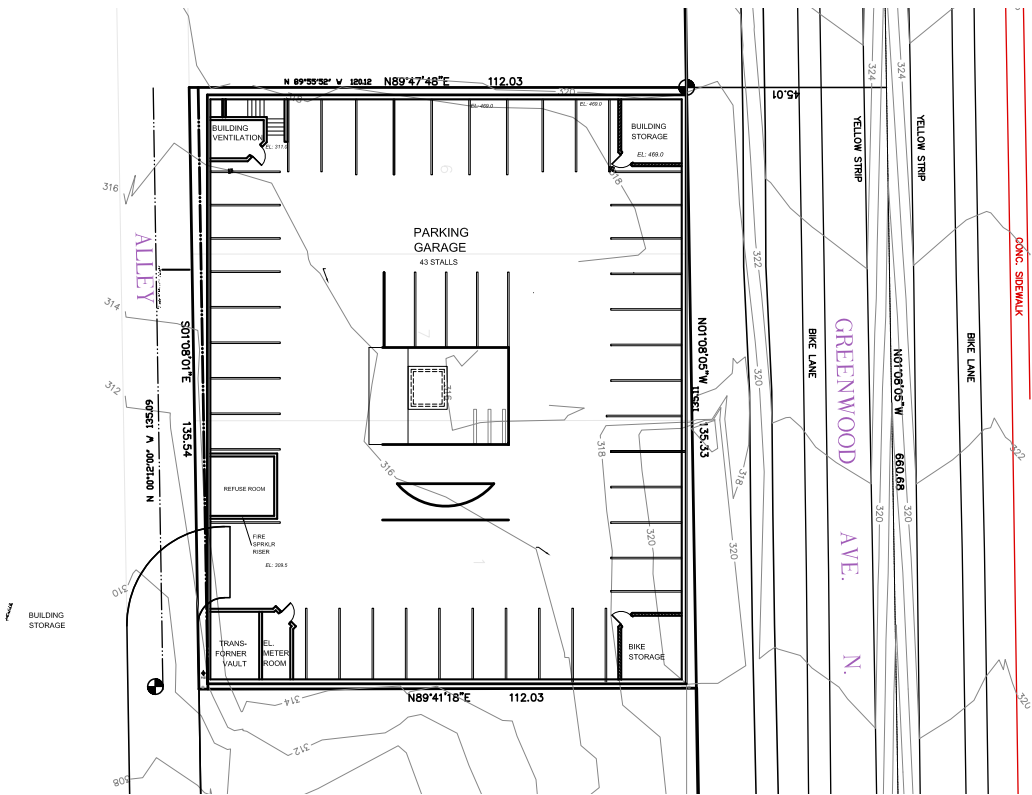
- Transit oriented development
- Roof top amenity space with excellent views
- Management offices oriented to the street intersection
- Convenient access from the Metro bus stop
- Single loaded open balcony circulation on courtyard edges
- Large volume bicycle parking space
- Low impact site development and integrated storm water management



View from Southwest



View from Northeast



Basement Floor Plan - Parking: 40 Cars + 45 Bikes

Scale: 1' = 30'-0"

9731 Greenwood Avenue North

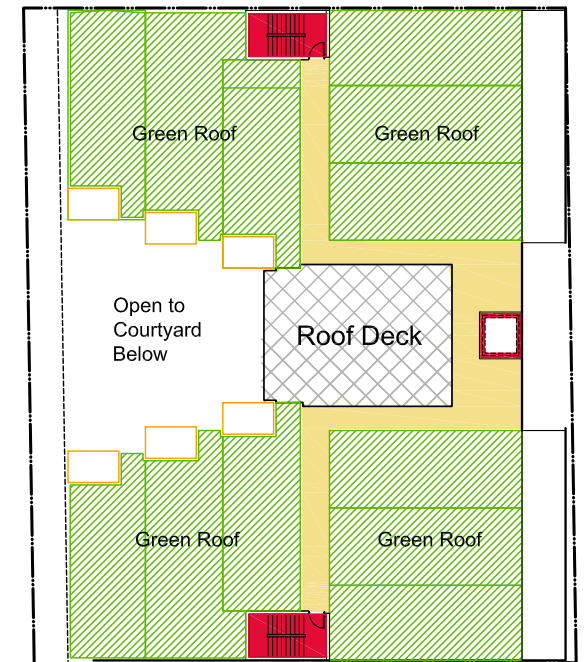
OPTION C: "ZIGGURAT COURT"



Typical Upper Floor Plan



Aerial View from Southeast



Roof Plan - Amenity Space + Green Roofs



Street Level Floor Plan



Aerial View from Northeast



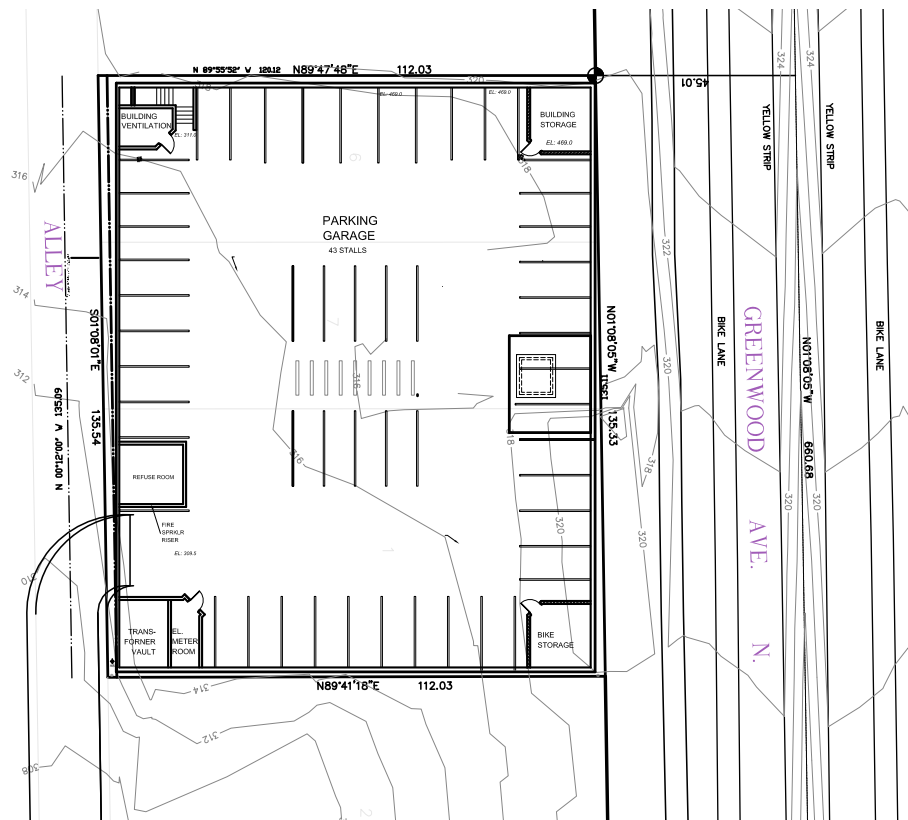
Greenwood Avenue North Facade

9731 Greenwood Avenue North

OPTION C: “ZIGGURAT COURT”



Aerial View from Northeast

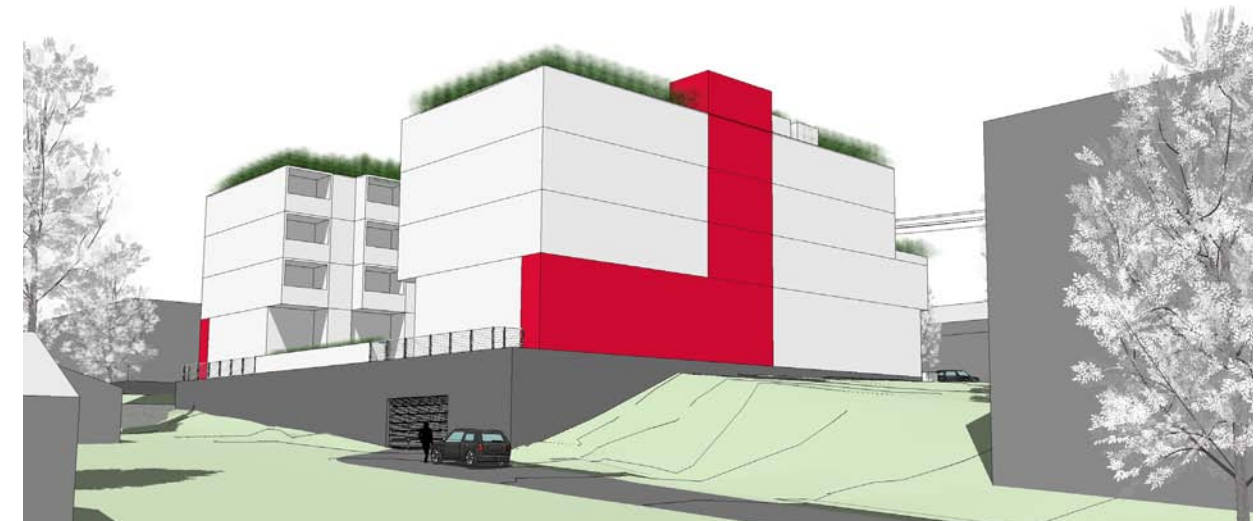


Basement Floor Plan - Parking: 40 Cars + 45 Bikes

Scale: 1" = 30'-0"

Option C: “Ziggurat Court” - Design Features

- *Transit oriented development*
- *Roof top amenity space with excellent views*
- *Management offices oriented to the street intersection*
- *Convenient access from the Metro bus stop*
- *Single loaded open balcony circulation on courtyard edges*
- *Large volume bicycle parking space*
- *Low impact site development and integrated storm water management*



View from Southwest



View from Northeast

9731 Greenwood Avenue North

COMPARATIVE MASSING



Option A: Center Court



Option B: Invert Edges - **PREFERRED**



Option C: Ziggurat Court

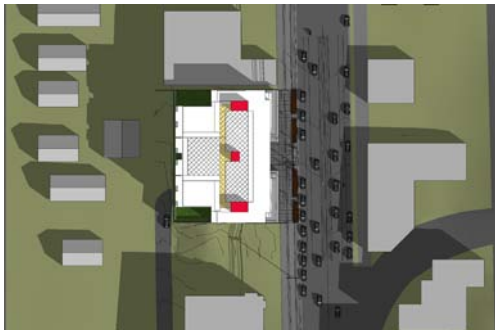


9731 Greenwood Avenue North

Equinoxes
March/Sept 21st



9:00 AM: Option A



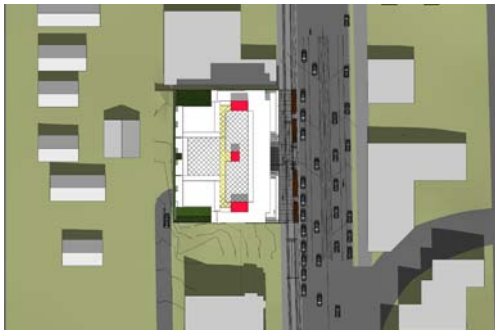
9:00 AM: Option B



9:00 AM: Option C



12:00 PM: Option A



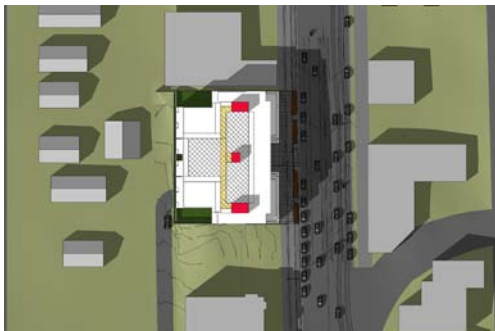
12:00 PM: Option B



12:00 PM: Option C



3:00 PM: Option A



3:00 PM: Option B



3:00 PM: Option C

Summer Solstice
June 21st



9:00 AM: Option A



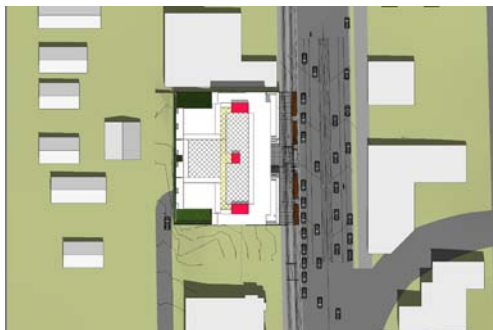
9:00 AM: Option B



9:00 AM: Option C



12:00 PM: Option A



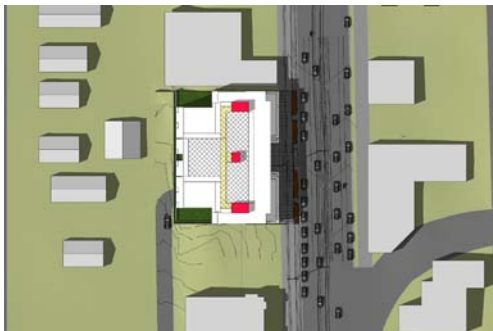
12:00 PM: Option B



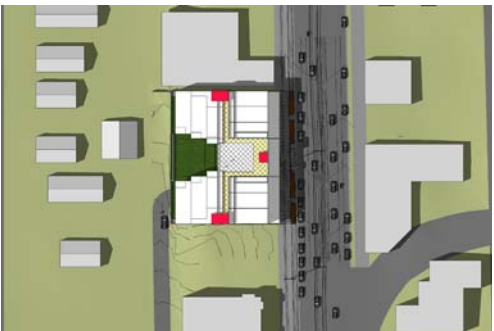
12:00 PM: Option C



3:00 PM: Option A



3:00 PM: Option B



3:00 PM: Option C

Winter Solstice
December 21st



9:00 AM: Option A



9:00 AM: Option B



9:00 AM: Option C



12:00 PM: Option A



12:00 PM: Option B



12:00 PM: Option C



3:00 PM: Option A

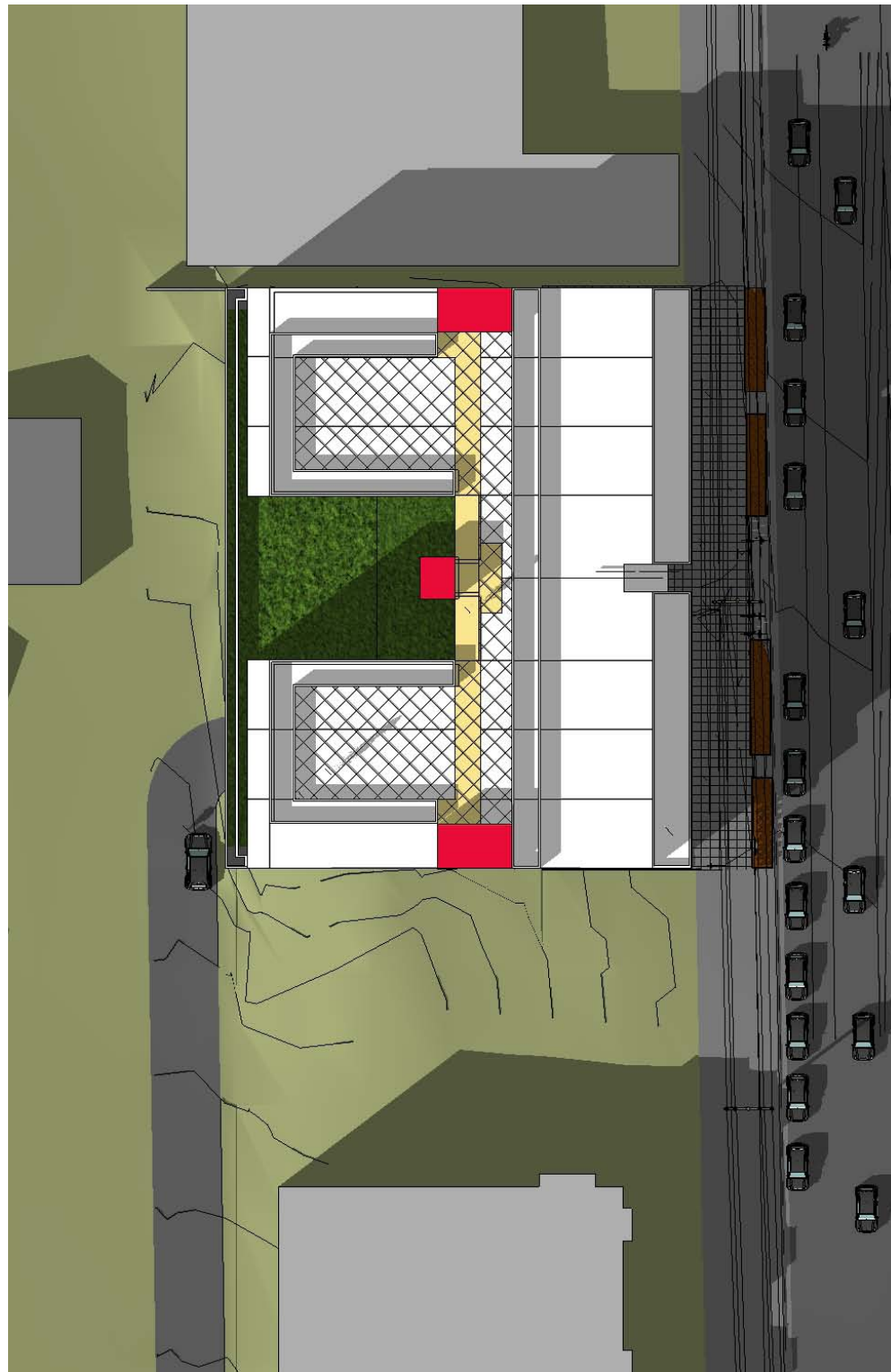


3:00 PM: Option B

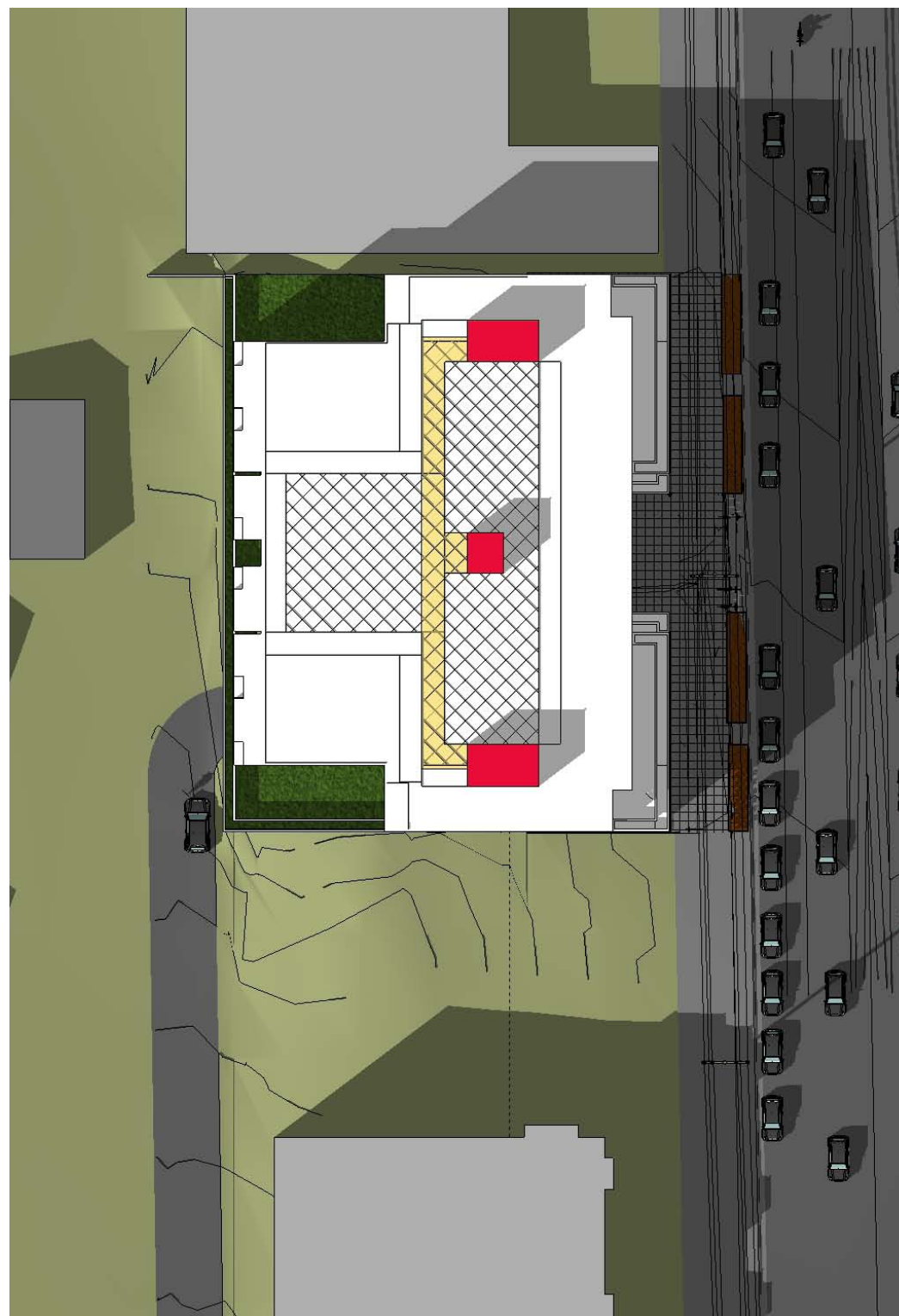


3:00 PM: Option C

Option A



Option B: **PREFERRED**



Option C



Equinox Shadow Comparison: 3:00 PM