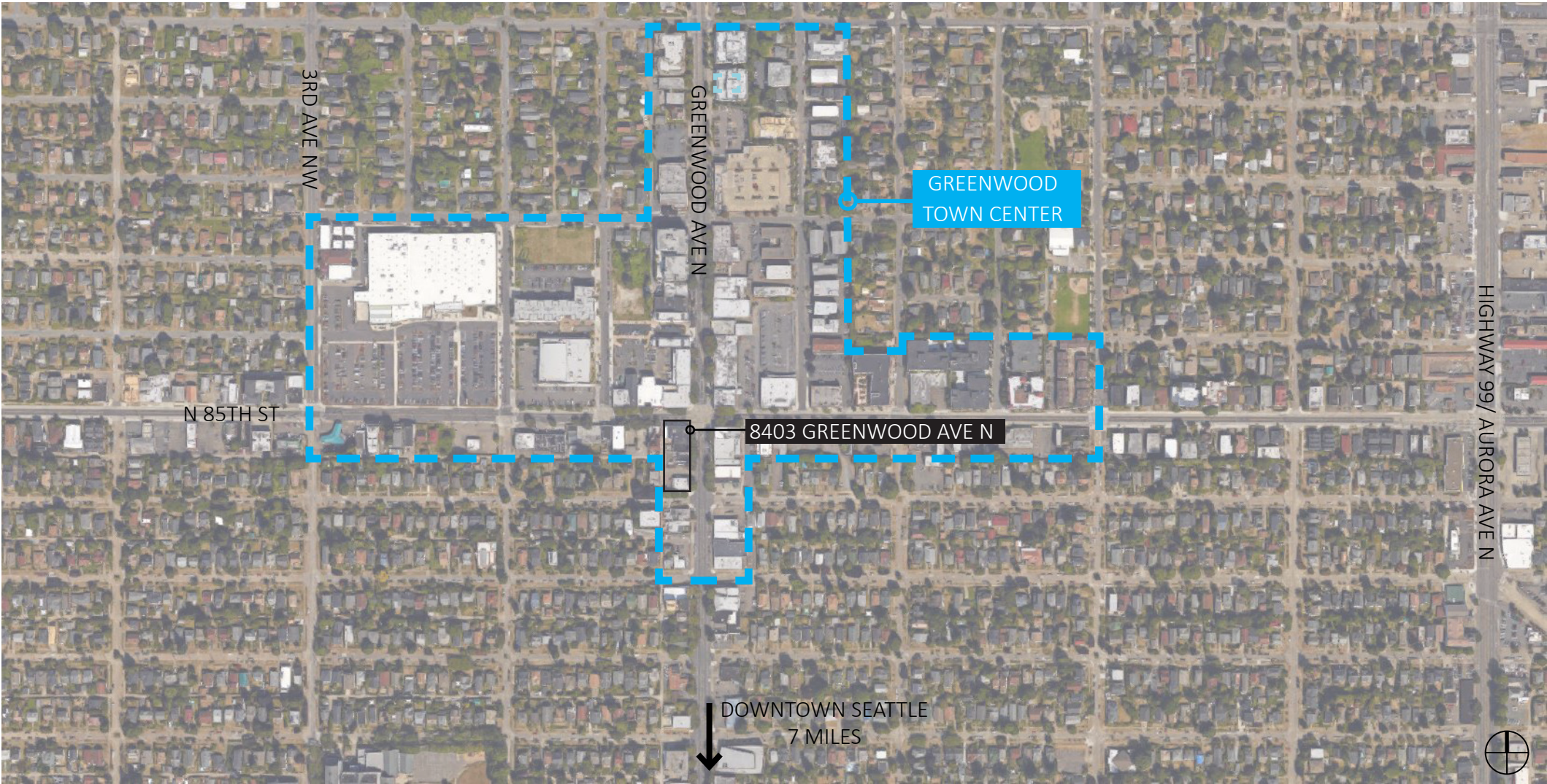


# 8403 Greenwood Ave N- Proposed New Residential Construction Project (DPD #3025261)

SEATTLE DESIGN REVIEW

January 9, 2017 | Early Design Guidance Meeting 1



## PROJECT SUMMARY

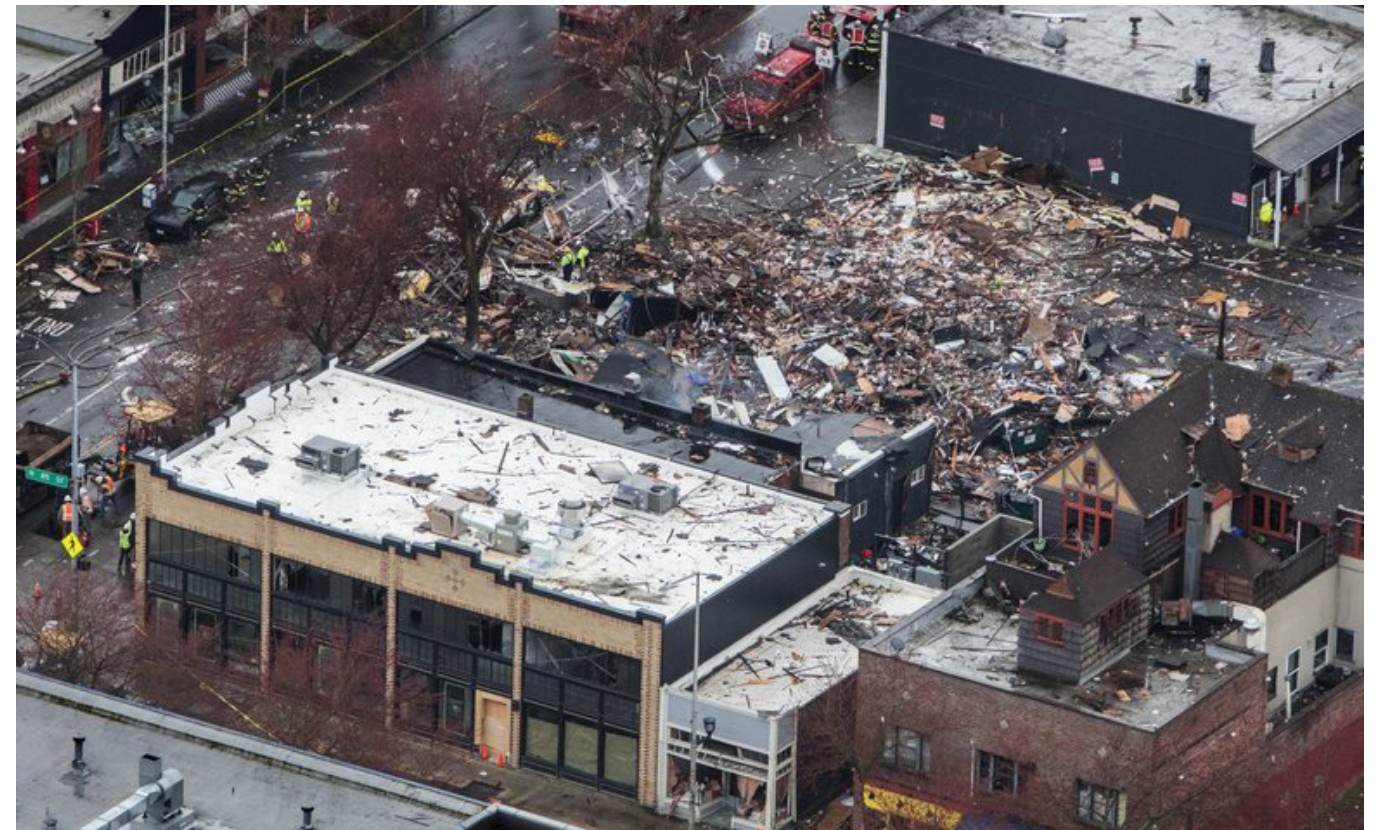
The proposed project consists of 70 residential units located on 6 levels above grade. The lobby, amenities, residential and commercial uses are located on L1, residential units on L2-L6, and two levels of below grade parking.

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8403 GREENWOOD AVE N- PSE Gas Explosion (March 9, 2016)





ZONING ANALYSIS

**Zone:** NC2P - 65 (Neighborhood Commercial 2 Pedestrian)  
Greenwood-Phinney Ridge Residential Urban Village  
Frequent Transit, Pedestrian Area

**Permitted Uses (23.47A.004.I)**

Commercial	7,560 SF
Residential Uses	60,779 SF
Parking	28,201 SF
Total Gross Area	99,586 SF

**Street Level Uses (23.47A.005)**  
23.47A.005.C.1 - In all NC zones, residential uses may occupy no more than 20% of the street-level, street-facing facade.

23.47A.005.D.1 - Along designated principal pedestrian street, 80% of the street-level, street-facing facade is required to be a retail sales, office, entertainment, arts facilities, community gardens, food processing or craft work, eating and drinking establishments, or similar commercial use type.

**Principal Pedestrian Streets (23.47A.005.D.2):** Greenwood Ave N & N 85th St

**Street Level Development Standards (23.47A.008)**  
23.47A.008.A.2.b - Blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk level may not exceed 20 feet in width.

23.47A.008.A.2.c - The total of all blank facade segments may not exceed 40% of the width of the facade of the structure along the street.

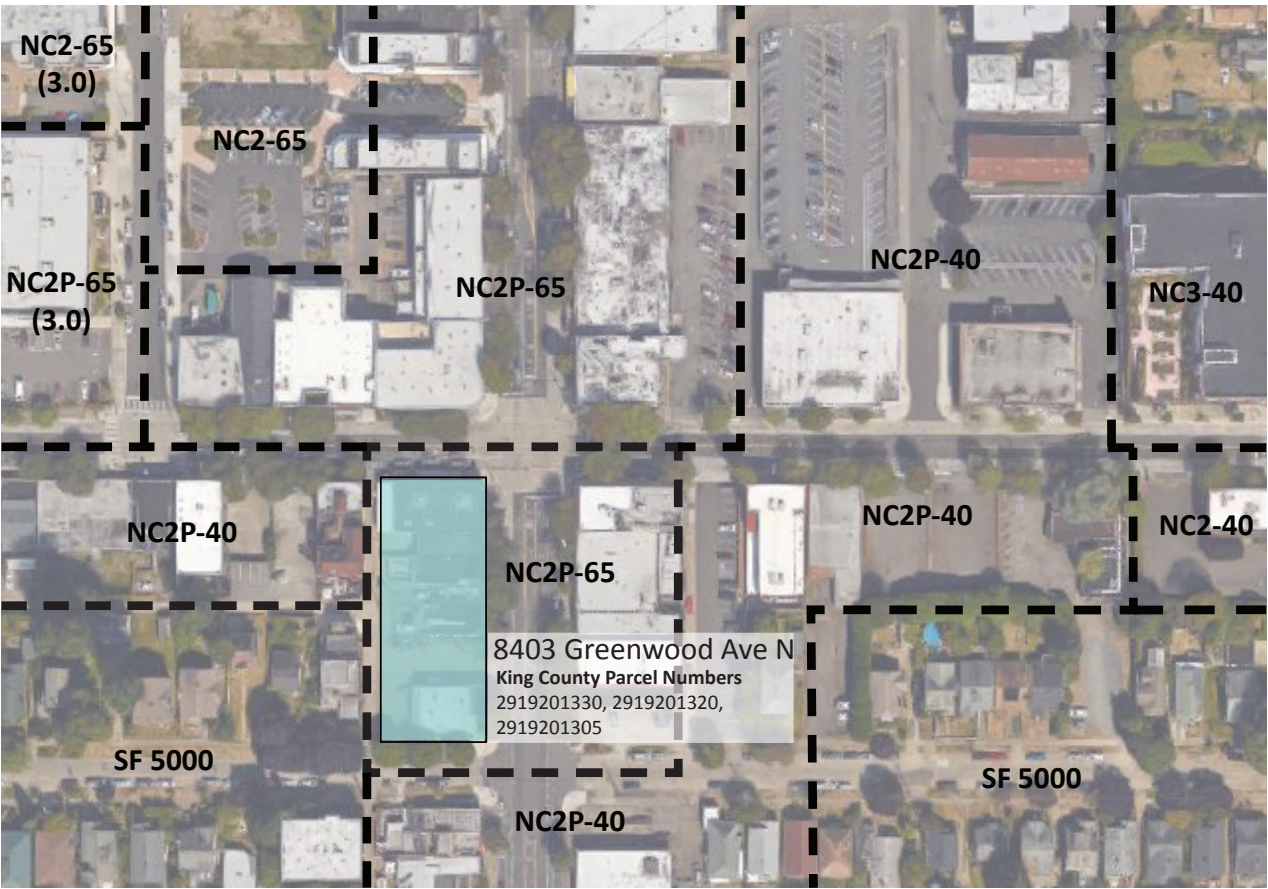
23.47A.008.A.3 - Street-level street-facing facades shall be located within 10 feet of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided.

23.47A.008.B.2.a - For Non-Residential street-level uses, 60% of the street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent.

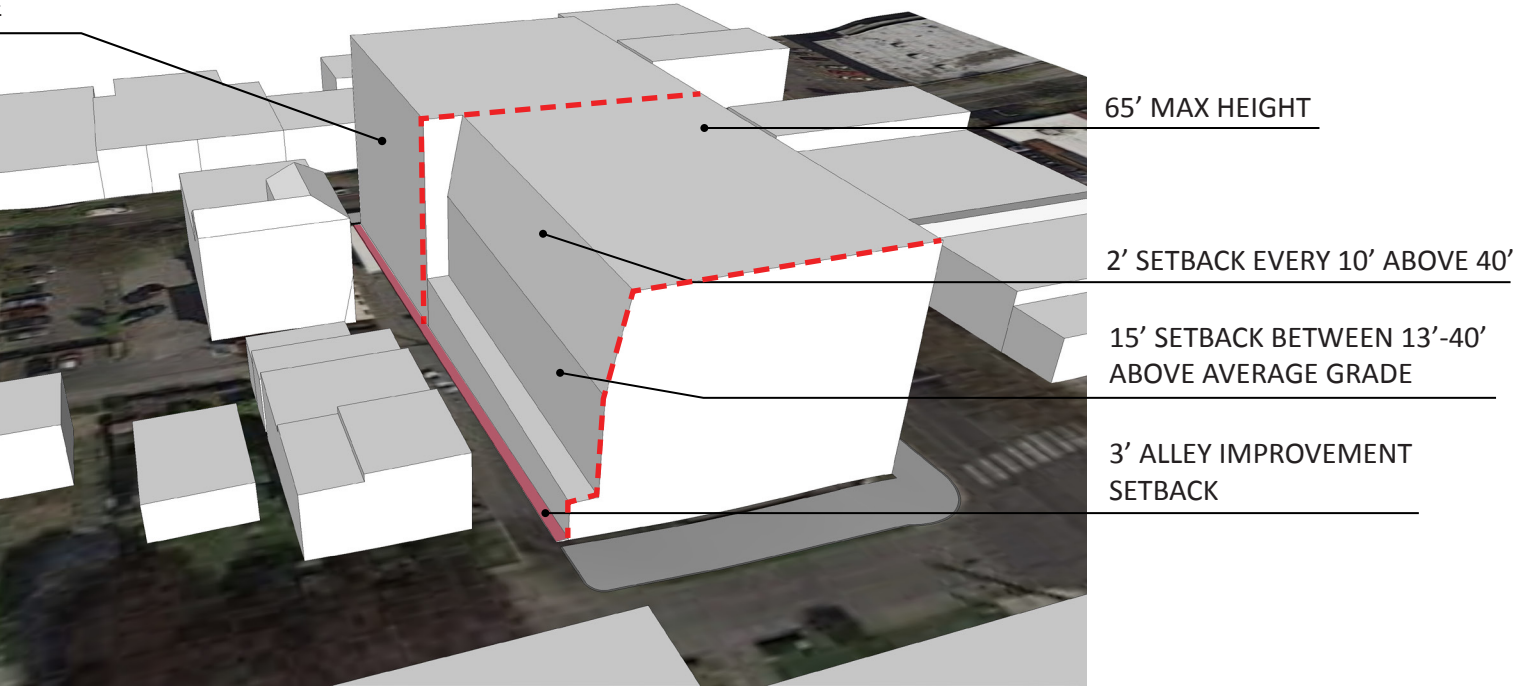
23.47A.008.B.3 - Non-Residential uses shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level street-facing facade.

23.47A.008.B.3 - Non-Residential uses shall have a floor-to-floor height of at least 13 feet.

23.47A.008.C.4.a - Continuous overhead weather protection is required along at least 60% of the street frontage of a structure on a principal pedestrian street.



NO SETBACK REQUIRED ADJACENT  
TO NC2P-40 ZONE





23.47A.008.D.1 - Where residential uses are located along a street-level street-facing facade, at least one of the street-level street-facing facades containing a residential use shall have a visually prominent pedestrian entry.

23.47A.008.D.2 - 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.

<b>FAR (23.47A.013)</b>	
Allowable FAR (65' Height Limit)	4.75 (4.75 x 19,917 SF Lot)
Allowable Area	94,606 SF
<b>FAR Used</b>	<b>69,676 SF</b>

**Setback Requirements (23.47A.014)**  
B.3.a. 15' Setback for portions of structures above 13' in height to a max. of 40 feet  
B.3.b. For each portion of a structure above 40' in height, additional setback at the rate of 2' of setback for every 10' by which the height of such portion exceeds 40 feet.

**Alley Dedication Requirements (23.53.030)**  
23.53.030.D.1. The minimum required width for an existing alley right-of-way where the majority of the alley is adjacent to a NC2 zone shall be 16' width.  
23.53.030.F.1. Where an existing alley does not meet the minimum width requirements, a dedication equal to half the difference between the current alley right-of-way width and minimum right-of-way width shall be required.

16' required width - 10' existing alley width = 6' difference  
6' x 50% = **3' alley dedication required and provided**

**Required Landscaping (23.47A.016)**  
Seattle Green factor score of .30 or greater

**Amenity Space (23.47A.024)**  
5% residential gross floor area dedicated for Residential Amenity Area  
60,779 SF \* 5% = 3,040 SF Required  
2,276 SF Provided at L1  
3,247 SF Provided at L2 Terrace  
1,885 SF Provided at L3 Terrace  
749 SF Provided at Roof  
**8,157 SF Total Amenity Space Provided**

8403 Greenwood Ave N  
Early Design Guidance Meeting- DPD #3025261

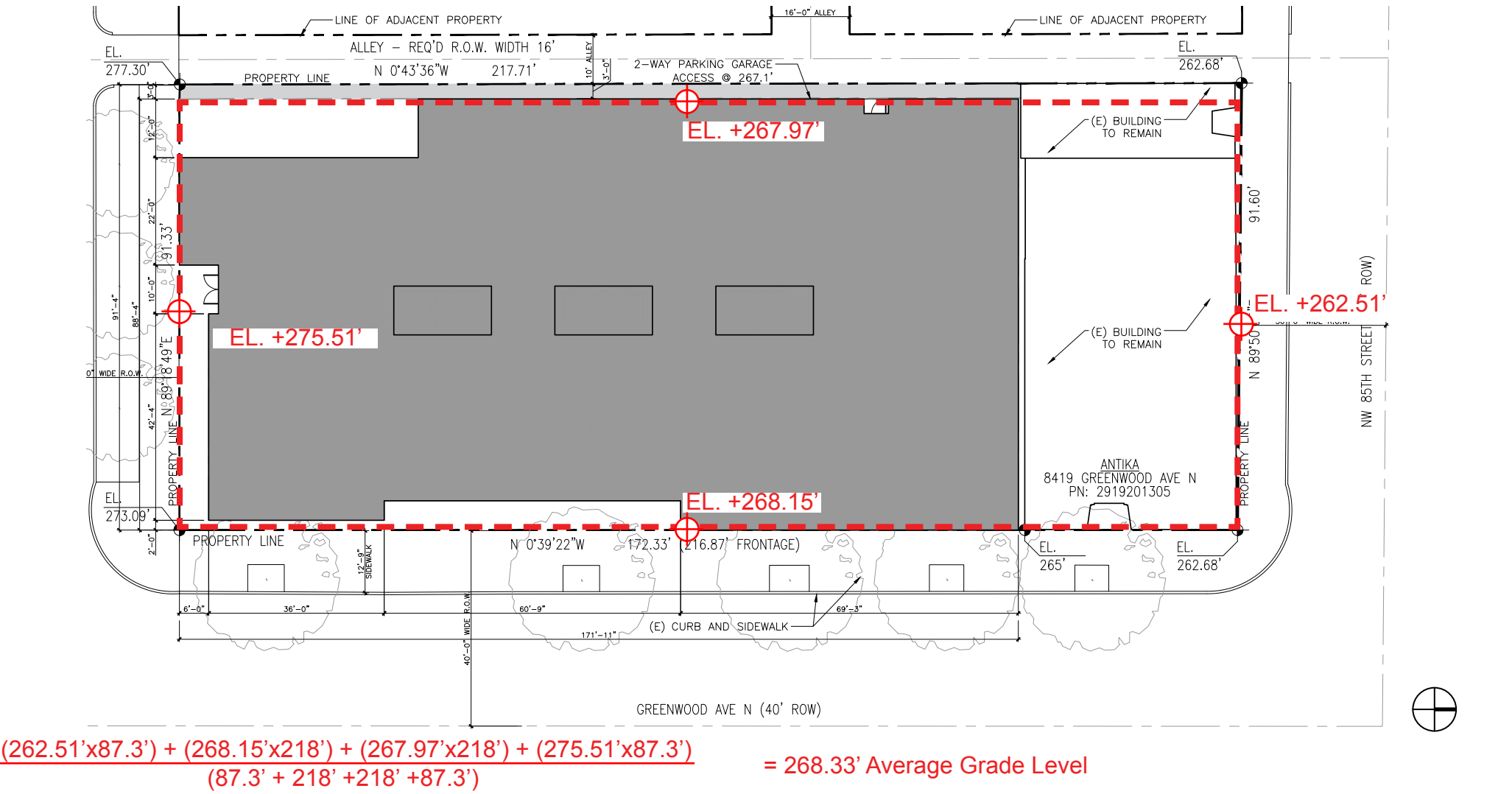
**Parking Requirements (23.47A.030)**  
0 parking stalls Required  
**70 parking stalls Provided**  
(Table A.II.J for 23.54.015) For all non-residential uses in urban villages that are located within 1,320 feet of a street with frequent transit service, no parking is required.  
(Table B.II.M for 23.54.015) For all residential uses in urban villages that are located within 1,320 feet of a street with frequent transit service, no parking is required.

**ADA Parking Requirements (SBC 1106.2)**  
At least 2%, but not less than 1 of each type of parking stall provided for Group R-2 shall be accessible.  
70 parking stalls \* 2% = **2 accessible parking stalls provided**

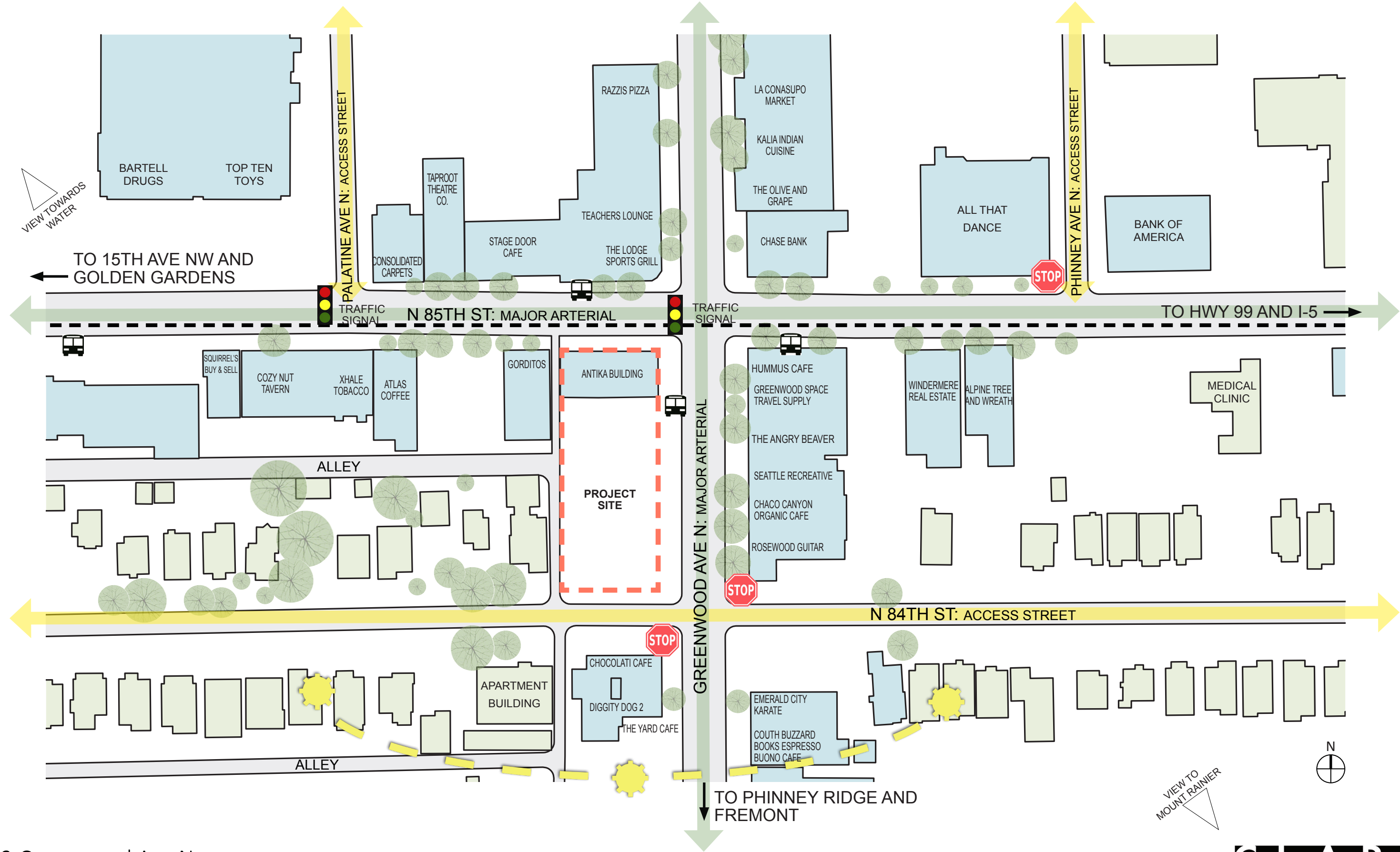
**Van Spaces (SBC 1106.5)**  
For every 6 or fraction of six accessible parking spaces, at least 1 shall be a van-accessible parking space with 7 feet minimum vertical clearance.  
**1 van-accessible parking stall provided**

**Parking Location and Access (23.47A.032)**  
If access is not provided from an alley and the lot abuts only one street, access is permitted from the street, and limited to one two-way curb cut.

**Structure Height Measurement (23.86.006.A.1)**  
Average Grade Level is calculated 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.









NEIGHBORHOOD BUILDING ANALYSIS

Buildings within the Greenwood/Phinney Residential Urban Village display a variety of styles and scales. A majority of buildings of similar scale to the proposed project are contemporary and utilize modulate their massing in a number of ways. What is consistent is a strong massing at the corner and vertical articulation of the upper massing that breaks down the scale of longer buildings into more decernable portions. Cornices and other prominent roof forms are not prevalent on a larger scaled projects in the neighborhood.



JANUS APARTMENTS

1



8215 GREENWOOD AVE N

2



9039 GREENWOOD AVE N, DPD #3023181

3



THE TOWERS AT GREENWOOD APARTMENTS

4



660 N 85TH ST

5



GUINEVERE APARTMENTS

6



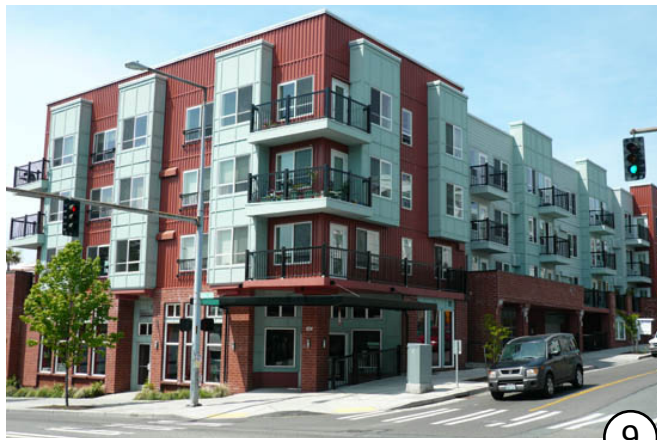
THE SEDGES AT PIPER VILLAGE

7



DEAN APARTMENTS

8



SAPPHIRE CONDOS

9



SINGLE-FAMILY HOME

10



SINGLE-FAMILY HOME

11

8403 Greenwood Ave N  
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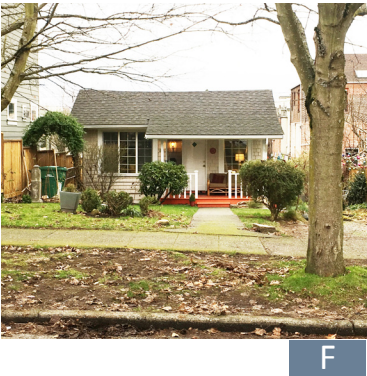
9 January 2017



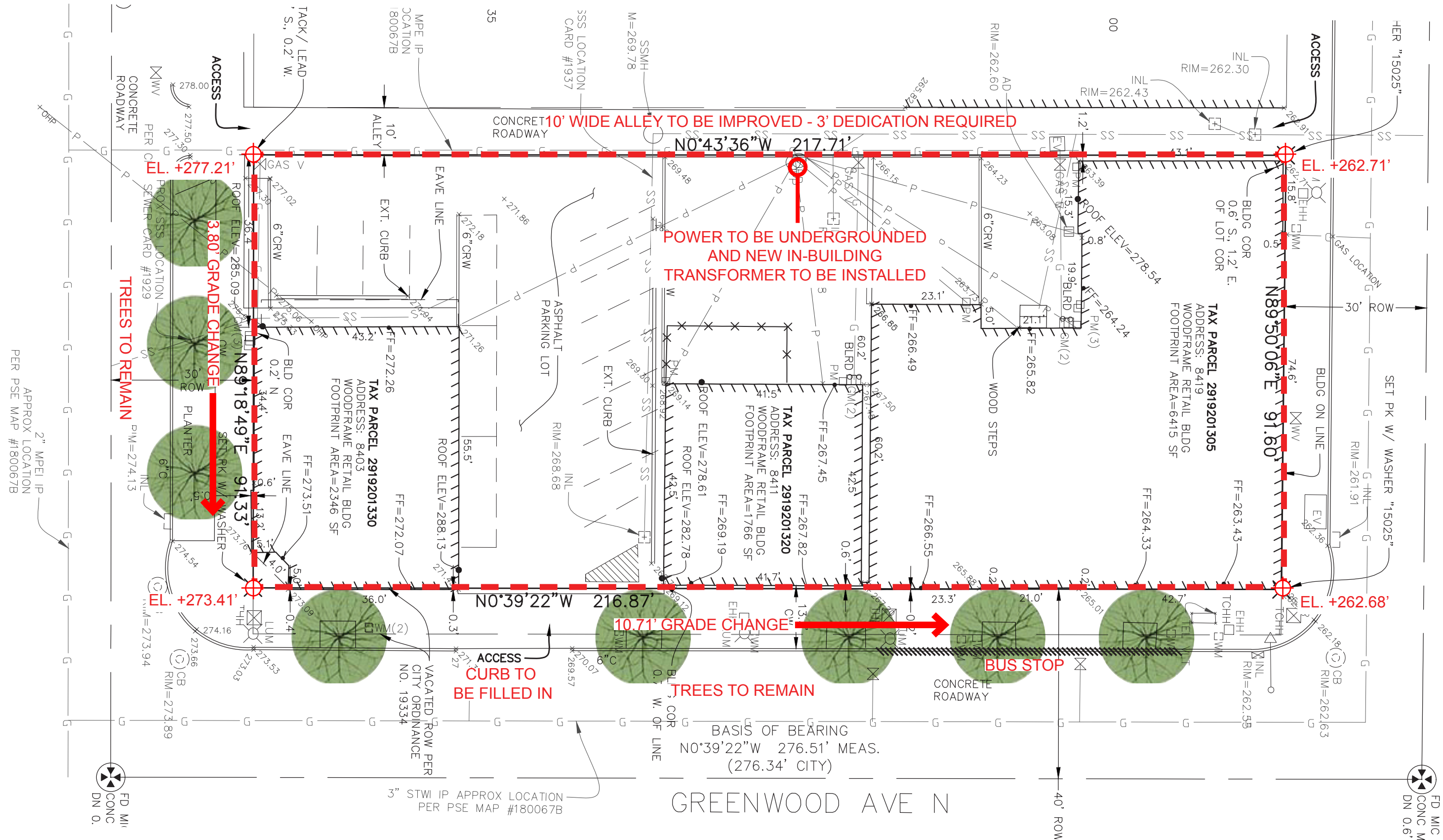
Commercial and retail storefronts throughout the Greenwood/Phinney neighborhood vary greatly in how they address the street level. Through this retail survey it was found that all entrances are recessed from the sidewalk and often have space for outdoor seating or planters. Facades are in some cases also set back from the sidewalk edge in order to provide additional exterior space in front of the storefront. It was also found that the articulation of each storefront is just as varied as the business types; including style of windows, materials of storefront, colors of facades, signage types and in some cases non-utilitarian, flamboyant, and non-traditional architectural styles.



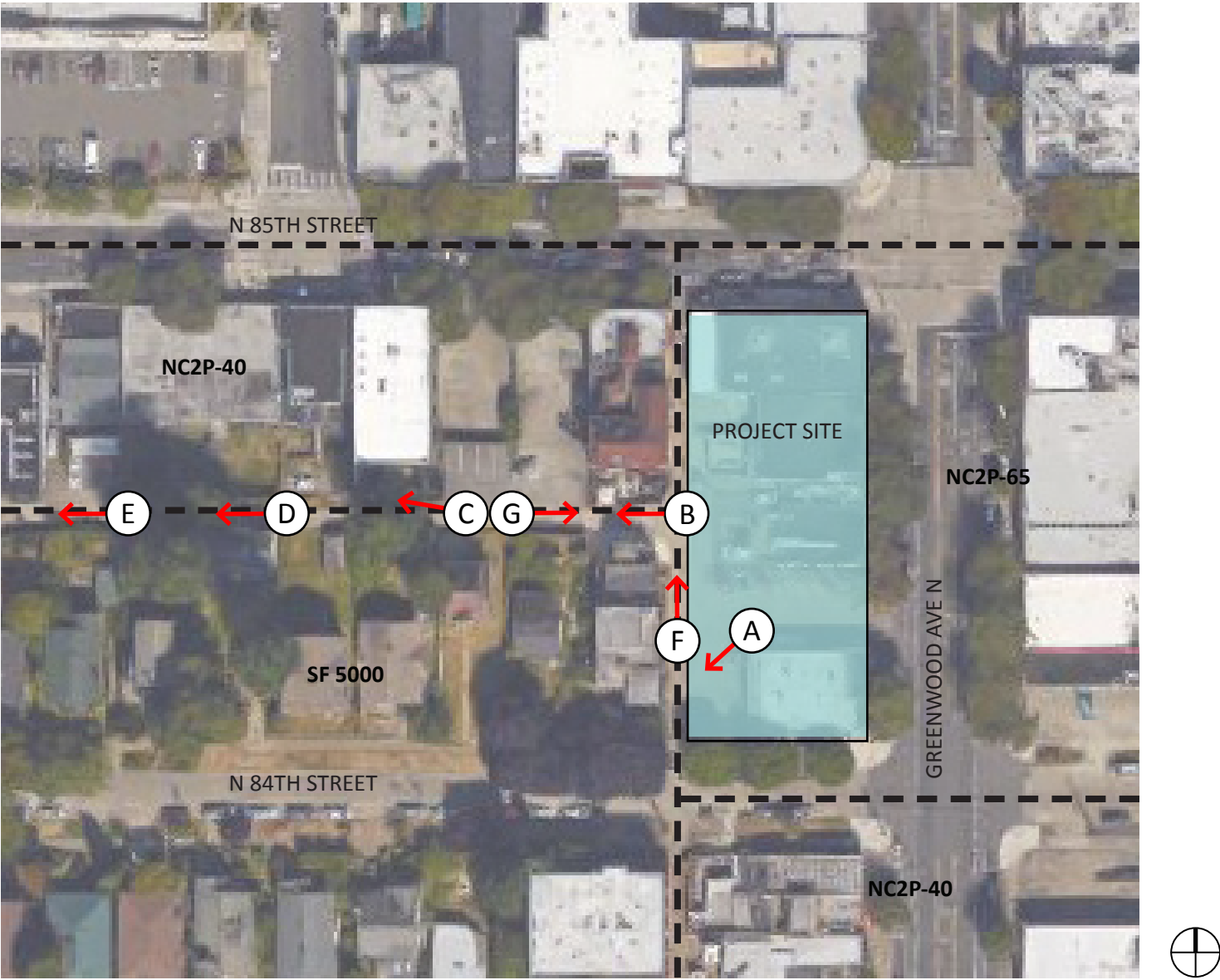




















## Option A

### Pros

- Retail locations at either end of the street facing facade encourage corner entries and anchor the building on the site.
- Building foot print is maximized providing large, flexible retail spaces in the Greenwood Town Center.
- Lobby location breaks up retail and blends residential and pedestrian experiences, emphasizing a sense of place and encouraging pedestrian activity
- The lobby setback from the property line help to break up the long facade length at ground level and creates opportunities for pedestrian amenities.

### Cons

- Non continuous retail along Greenwood Ave N, the recessed lobby entry near the bus location could encourage loitering and create an undesirable pedestrian experience if not managed.
- Retail wraps the corner at N 84th St and could encourage more activity along a residential street
- Building at the N 84th St zone transition is less activated where key open space along alley is created by required setbacks, building massing maximizes zoning and does not transition smoothly to SF 5000 zone.



## Option B

### Pros

- Lobby is located in better proximity to residential areas, but still located on Greenwood for convenient access for residents to shops and community.
- Lobby location breaks up retail and blends residential and pedestrian experiences, emphasizing a sense of place and encouraging pedestrian activity or amenity locations.
- Creates a strong retail space at the south end to anchor the building and create opportunities for corner retail entries.

### Cons

- Building massing is weighted towards N 85th St, providing a less than desirable transition between the existing buildings at a lower height.
- The large retail at the south end may bring undesirable pedestrian activity onto a residential street and is less sensitive to the zone transition.
- Non-continuous retail along Greenwood Ave N, a key pedestrian street for the neighborhood.
- Limited ceiling heights available to the lobby and northern retail areas.
- Facade articulation is less continuous with adjacent historic retail fronts.



## Option C - (Preferred Scheme)

### Pros

- Massing at the north side of the building creates the most effective transition between the neighborhood center and existing buildings of lower height.
- Continuous retail experience along Greenwood Ave N
- The ground floor level takes cues from the adjacent historic storefront and mimics the height and scale of the existing building through facade articulation and architectural element placements.
- The setbacks at the west side of the massing are more sensitive to the SF 5000 zone behind the site, and provide greater access to light and air for the existing town home and residential properties.
- The lobby is located on N 84th St, a primarily residential street, providing a transition between the two zones and allowing for a quieter and more private entry for building residents.
- Setbacks at residential lobby entry on N 84th St provide opportunities for an outdoor space with landscaping.
- More flexibility to provide a continuous street wall of retail at Greenwood Ave N



Pros

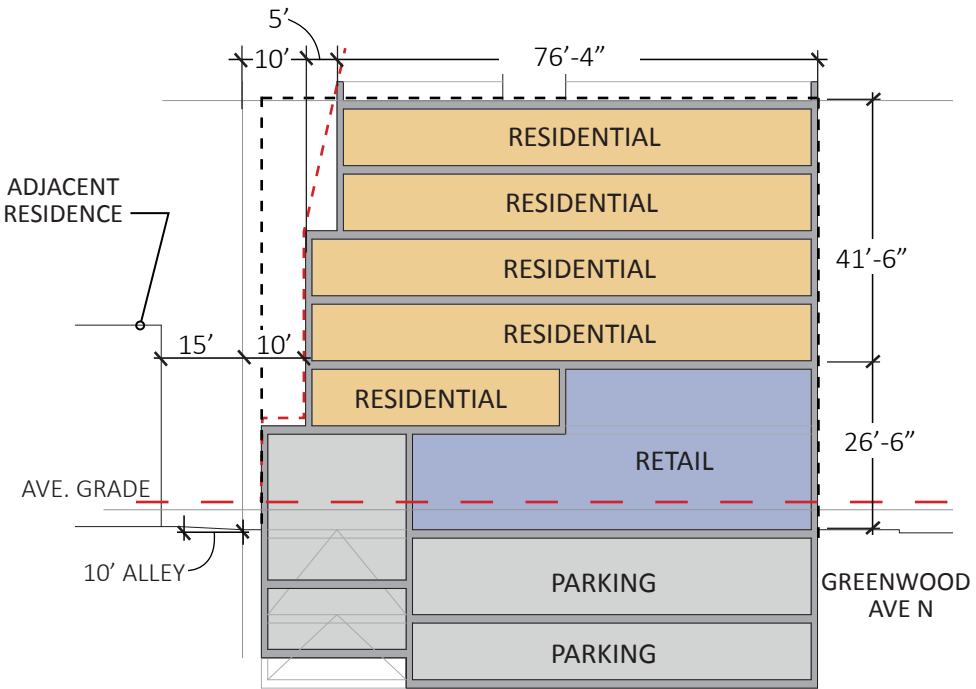
- Retail locations at either end of the street facing facade encourage corner entries and anchor the building on the site.
- The massing at the north side provides a transition between the adjacent zone and existing building.
- Lobby location breaks up retail and blends residential and pedestrian experiences, emphasizing a sense of place and encouraging pedestrian activity
- The lobby setback from the property line help to break up the long facade length at ground level.

Cons

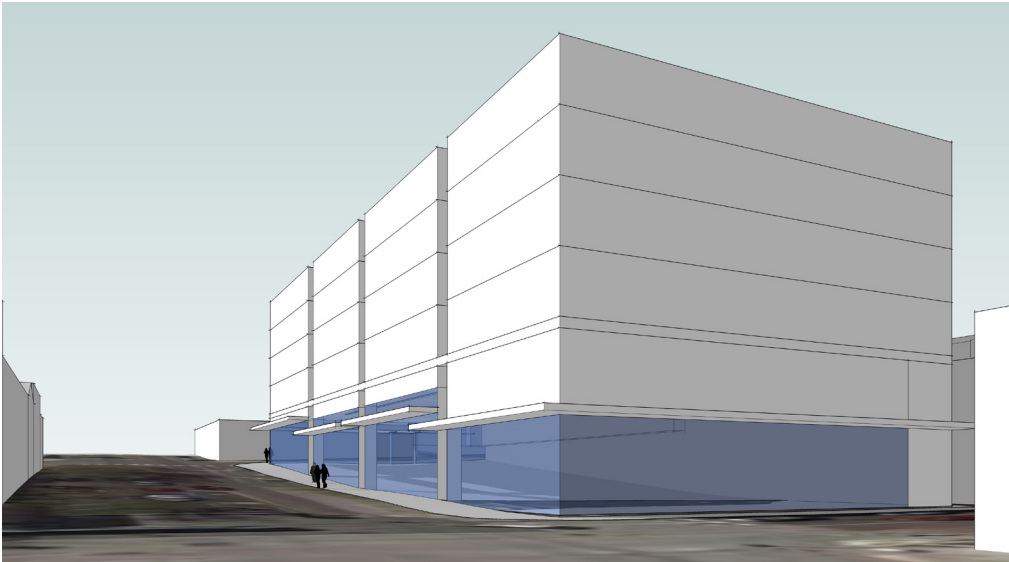
- Non continuous retail along Greenwood Ave N, the recessed lobby entry near the bus location could encourage loitering and create an undesirable pedestrian experience if not managed.
- Retail wraps the corner at N 84th St and could encourage more activity along a residential street.
- Site at N 84th St zone transition is less activated where key open space along alley is created by required setbacks
- Minimal modulation on the alley
- Solid corner between SF-5000 does not provide a pedestrian friendly transition
- Garage access does not allow for queuing of cars and no move-in/out drop of is provided



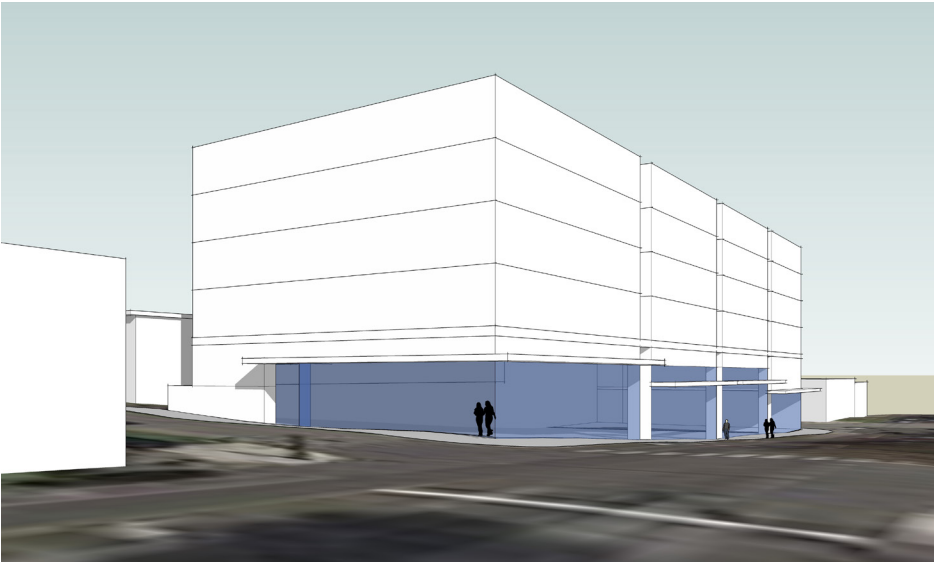
AERIAL VIEW LOOKING SOUTHWEST



SECTION



VIEW FROM N 85TH ST LOOKING SOUTH

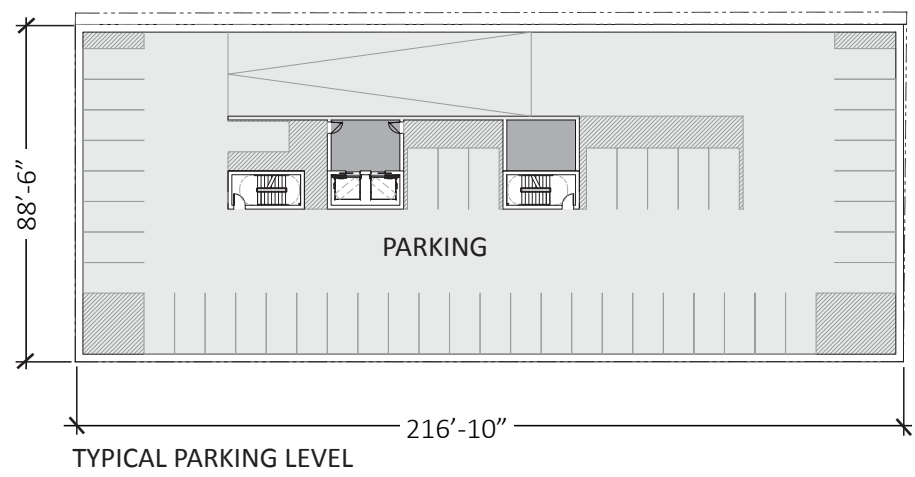
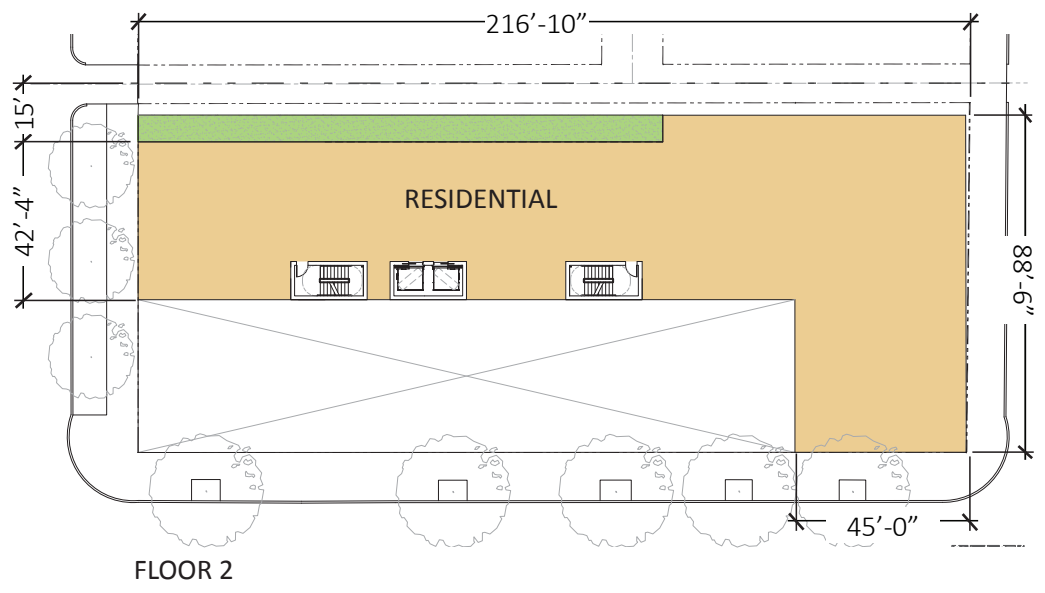
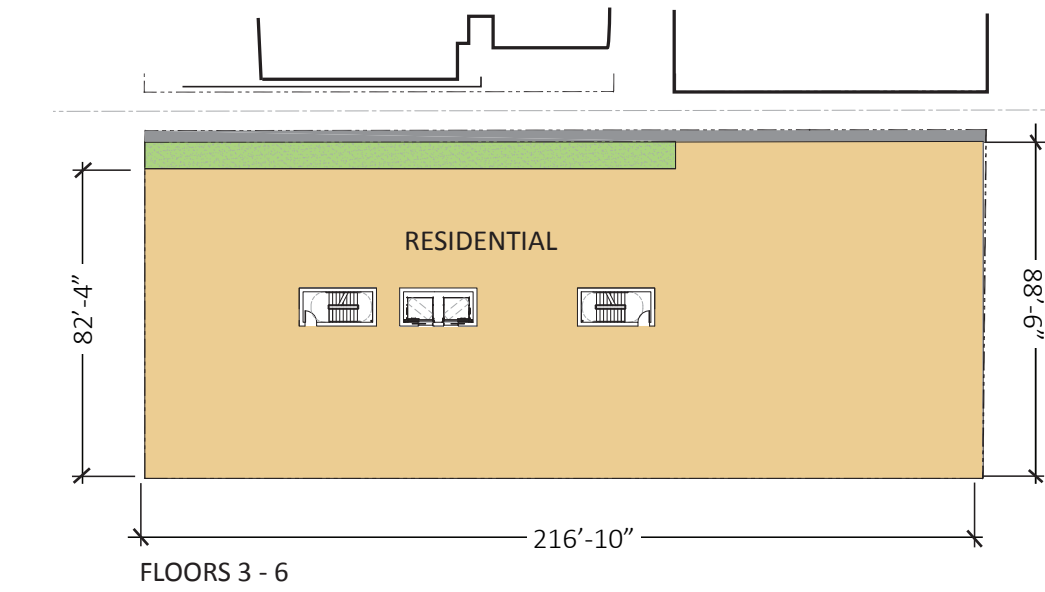
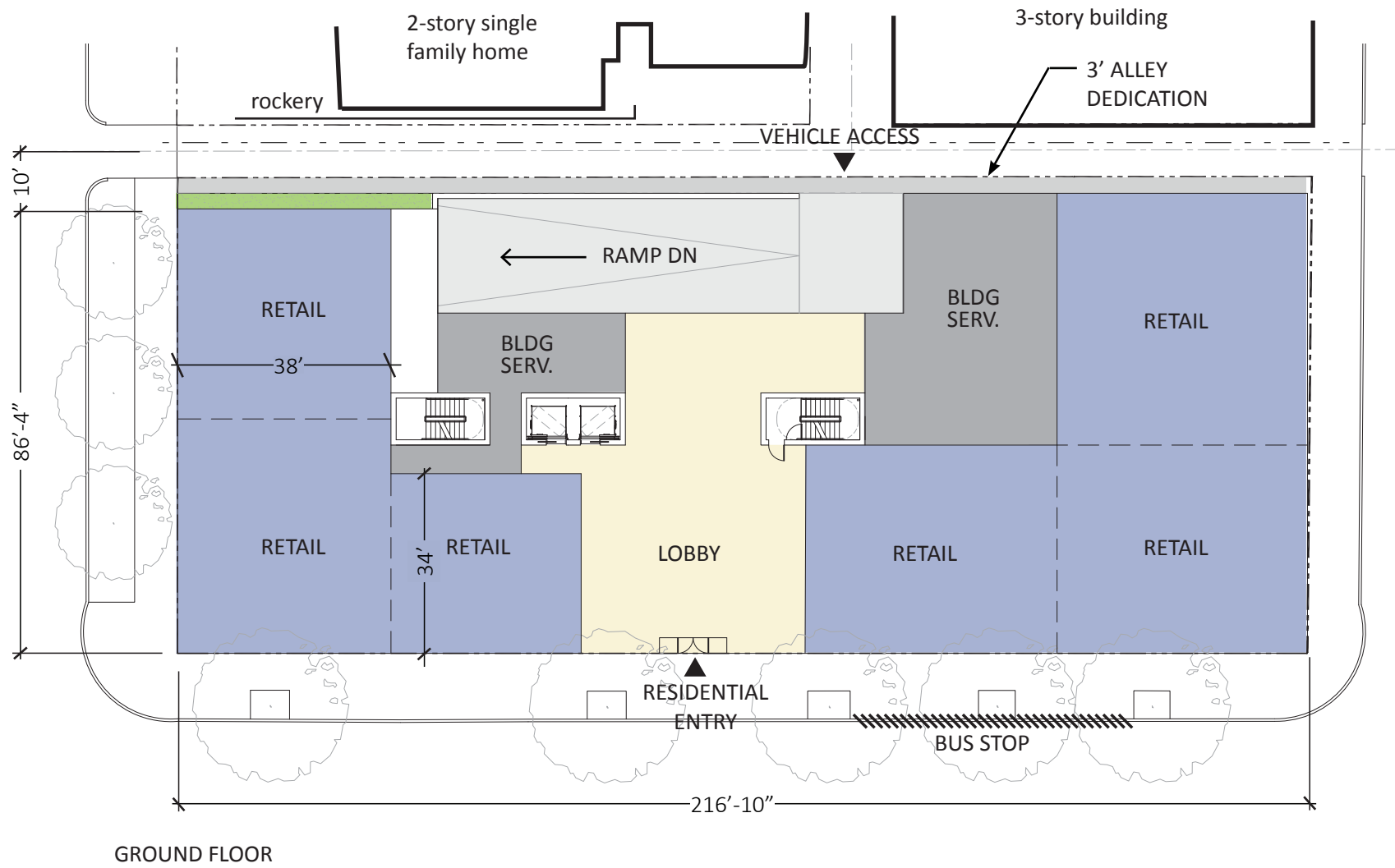


VIEW FROM N 84TH ST LOOKING NORTH



VIEW FROM N 84TH ST LOOKING EAST



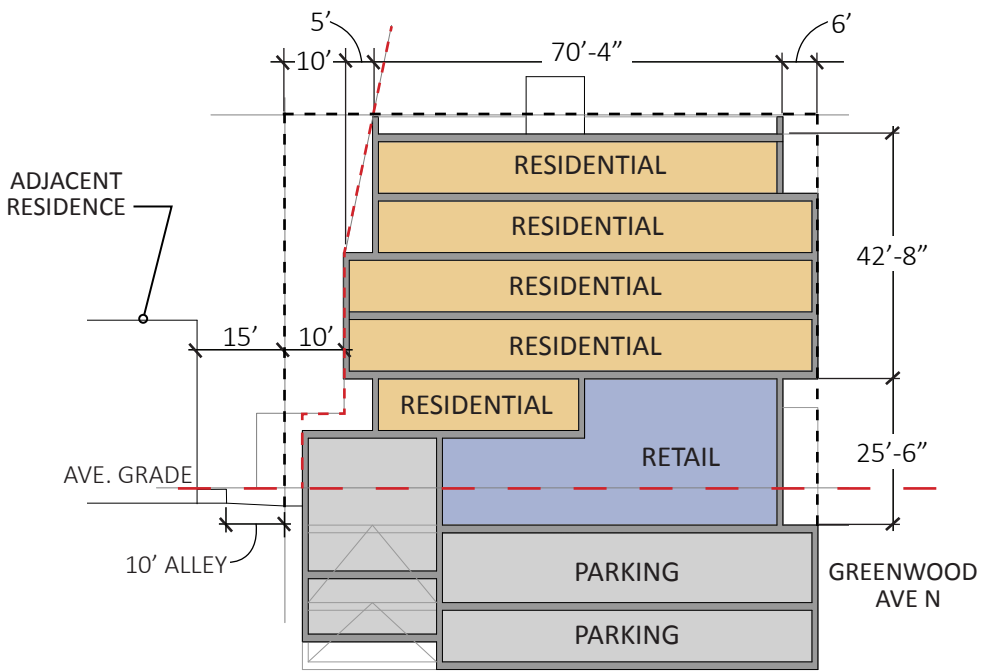




- Pros
- Lobby is located in better proximity to residential areas, but still located on Greenwood for convenient access for residents to shops and community
  - Lobby location breaks up retail and blends residential and pedestrian experiences.
  - Creates a strong retail space at the south end to anchor the building and create opportunities for corner retail entries.
- Cons
- Building massing is weighted towards N 85th St, providing a less than desirable transition between the existing buildings at a lower height.
  - The large retail at the south end may bring undesirable pedestrian activity onto a residential street.
  - Non continuous retail along Greenwood Ave N, a key pedestrian street for the neighborhood.
  - Limited ceiling heights available to the lobby and northern retail areas.
  - Lobby is located directly in front of the bus stop which will cause circulation issues and will not allow for potential lean rail installation.
  - Garage access does not allow for queuing of cars and no move-in/out drop of is provided



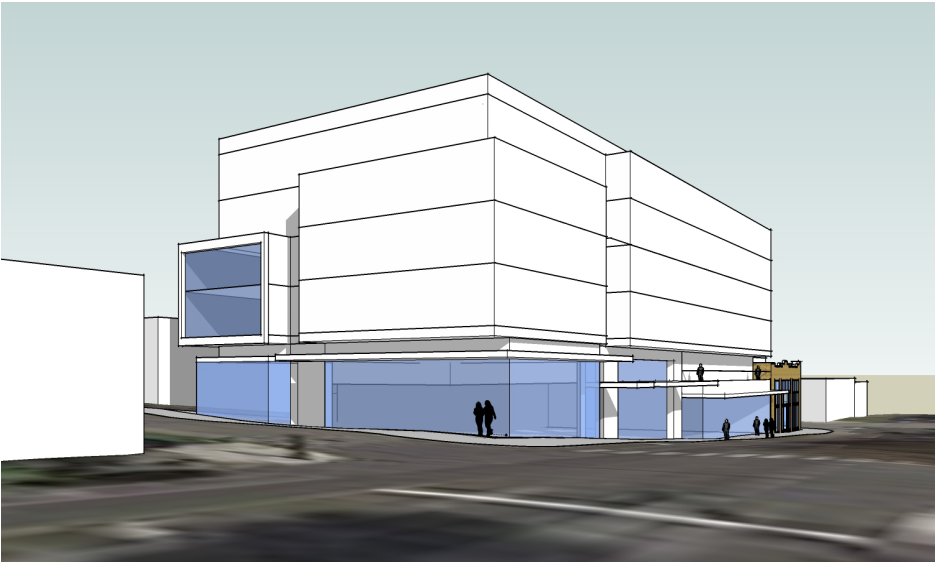
AERIAL VIEW LOOKING SOUTHWEST



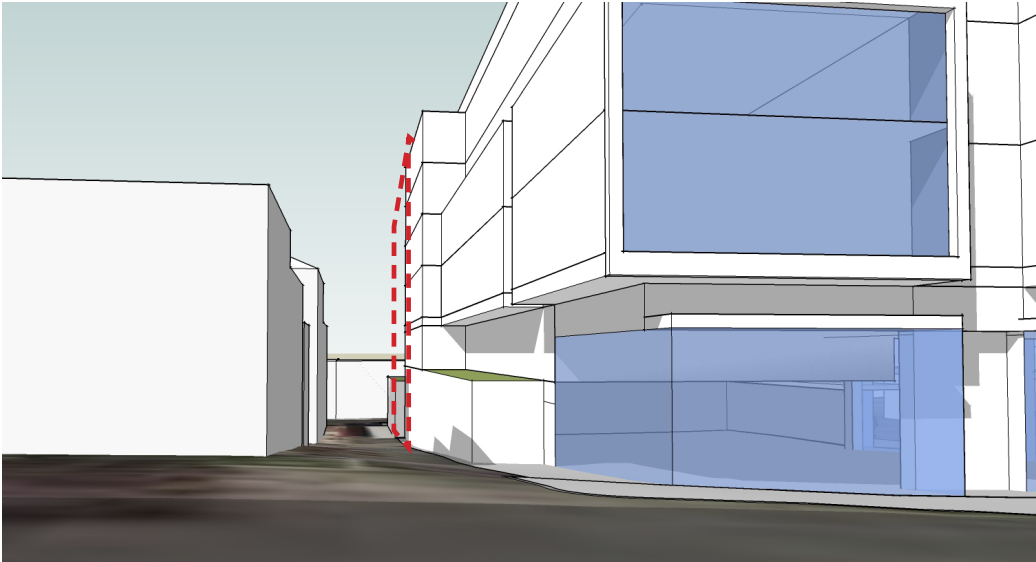
SECTION



VIEW FROM N 85TH ST LOOKING SOUTH



VIEW FROM N 84TH ST LOOKING NORTH



VIEW FROM N 84TH ST LOOKING EAST





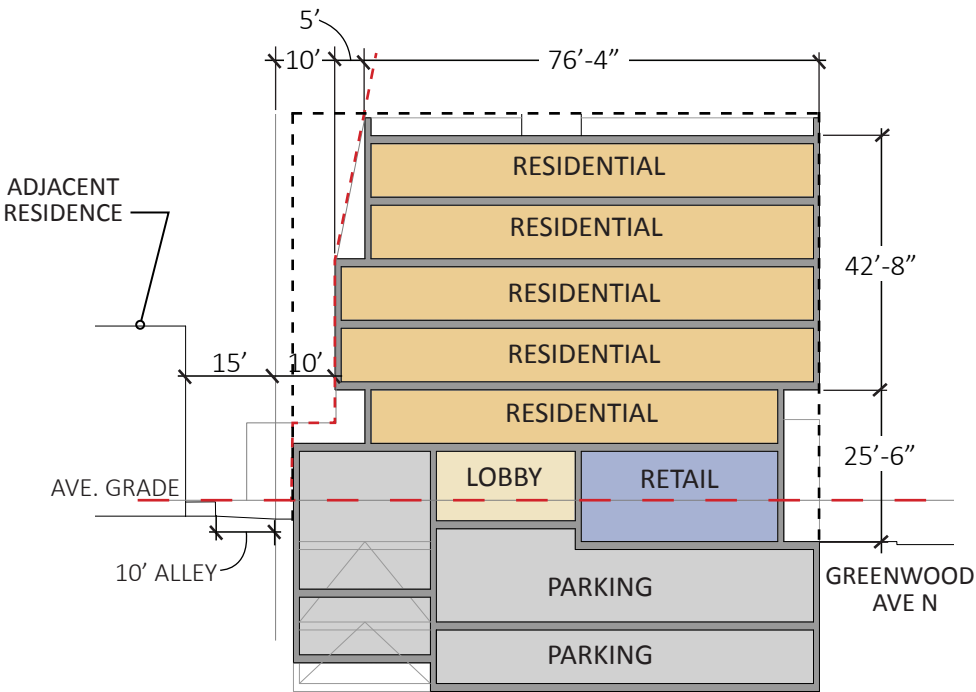


Pros

- Massing at the north side of the building creates the most effective transition between the neighborhood center and existing buildings of lower height.
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- The setbacks at the west side of the massing are more sensitive to the SF 5000 zone behind the site, and provide greater access to light and air for the existing town home and residential properties.
- The lobby is located on N 84th ST, a primarily residential street, providing a transition between the two zones and allowing for a quieter and more private entry for building residents.
- Setbacks at residential lobby entry on N 84th St provide opportunities for an outdoor space with landscaping.
- More flexibility to provide a continuous street wall of retail at Greenwood Ave N
- Greatest amount of outdoor terraces and amenity space for residential use along the alley and provides greater modulation.
- High ceilings for all retail areas and the residential lobby entry.



AERIAL VIEW LOOKING SOUTHWEST



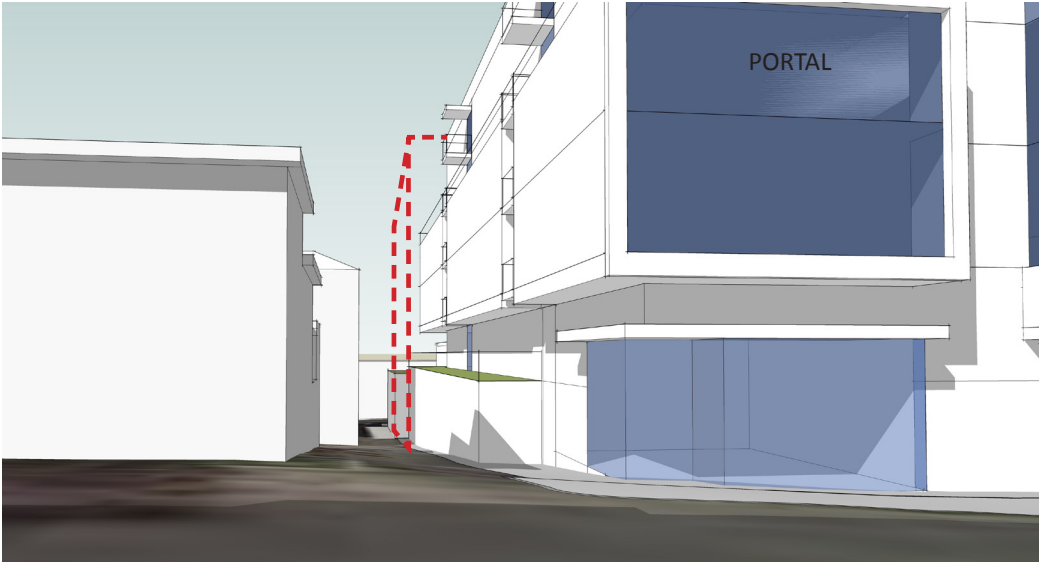
SECTION



VIEW FROM N 85TH ST LOOKING SOUTH

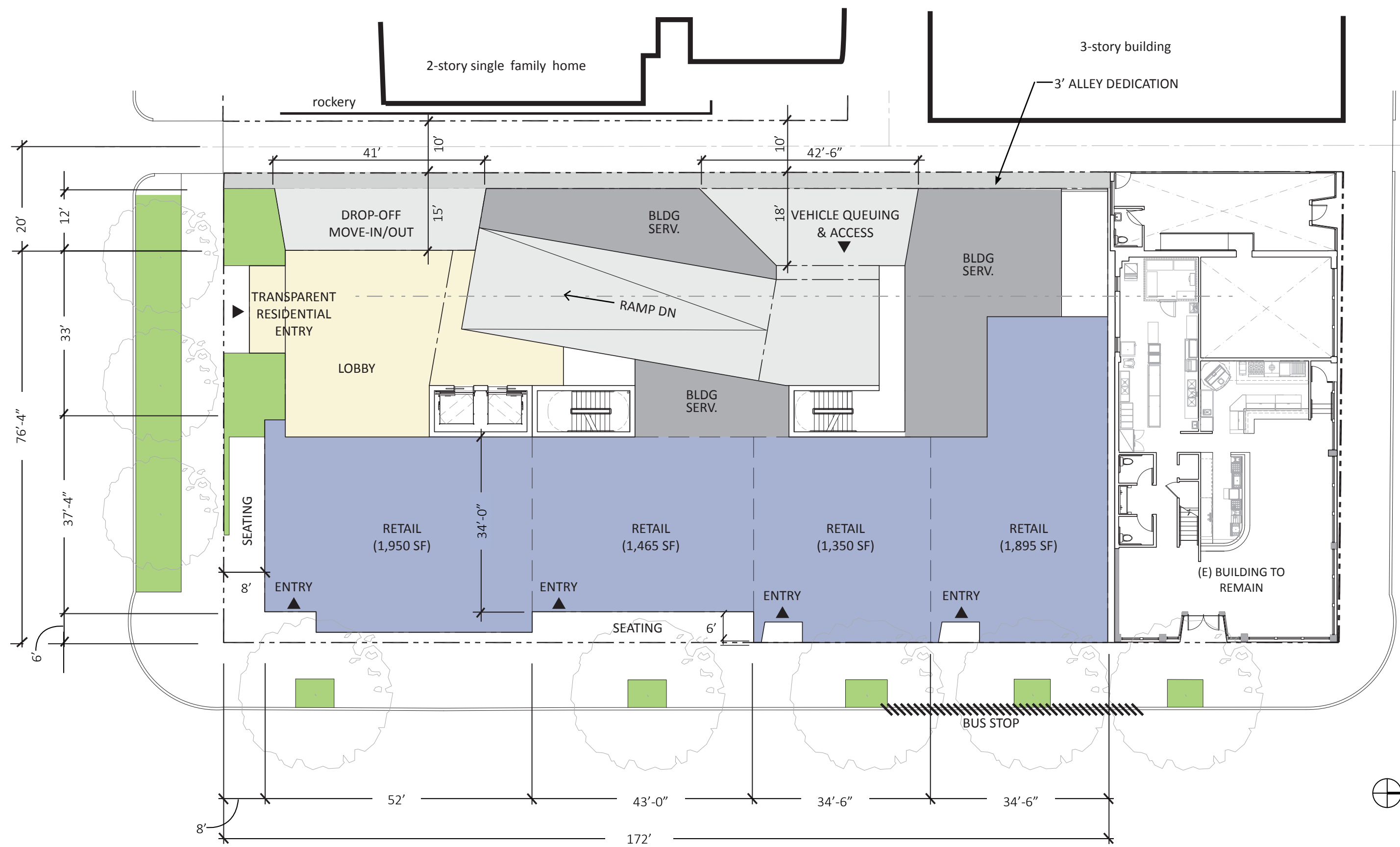


VIEW FROM N 84TH ST LOOKING NORTH

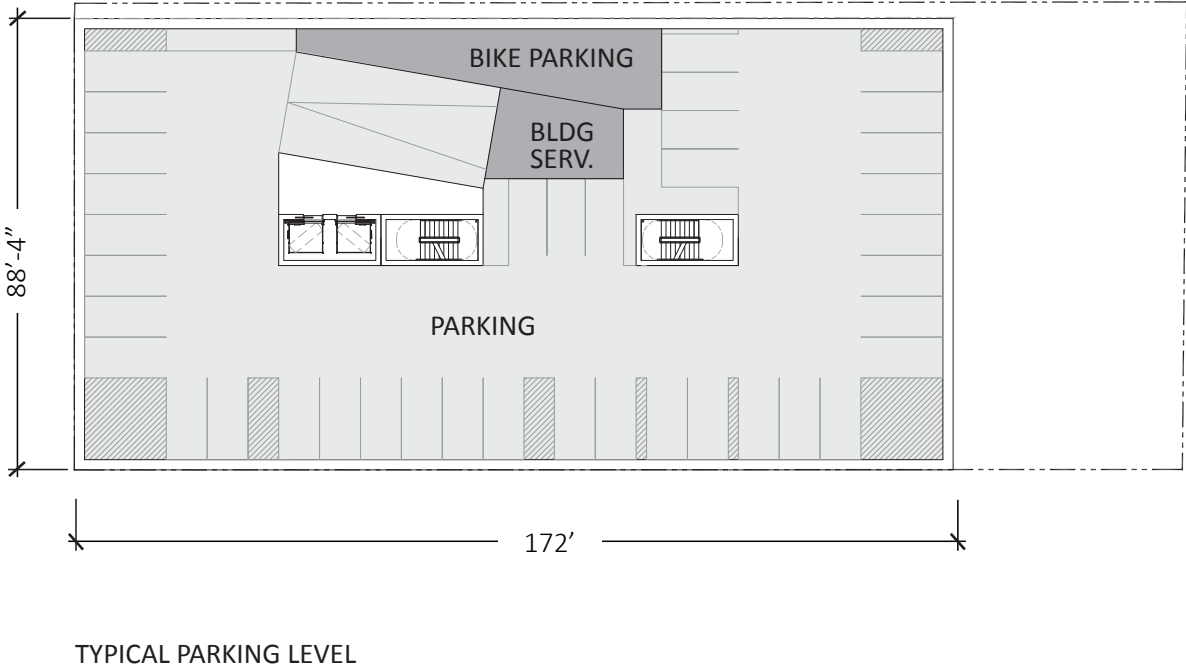
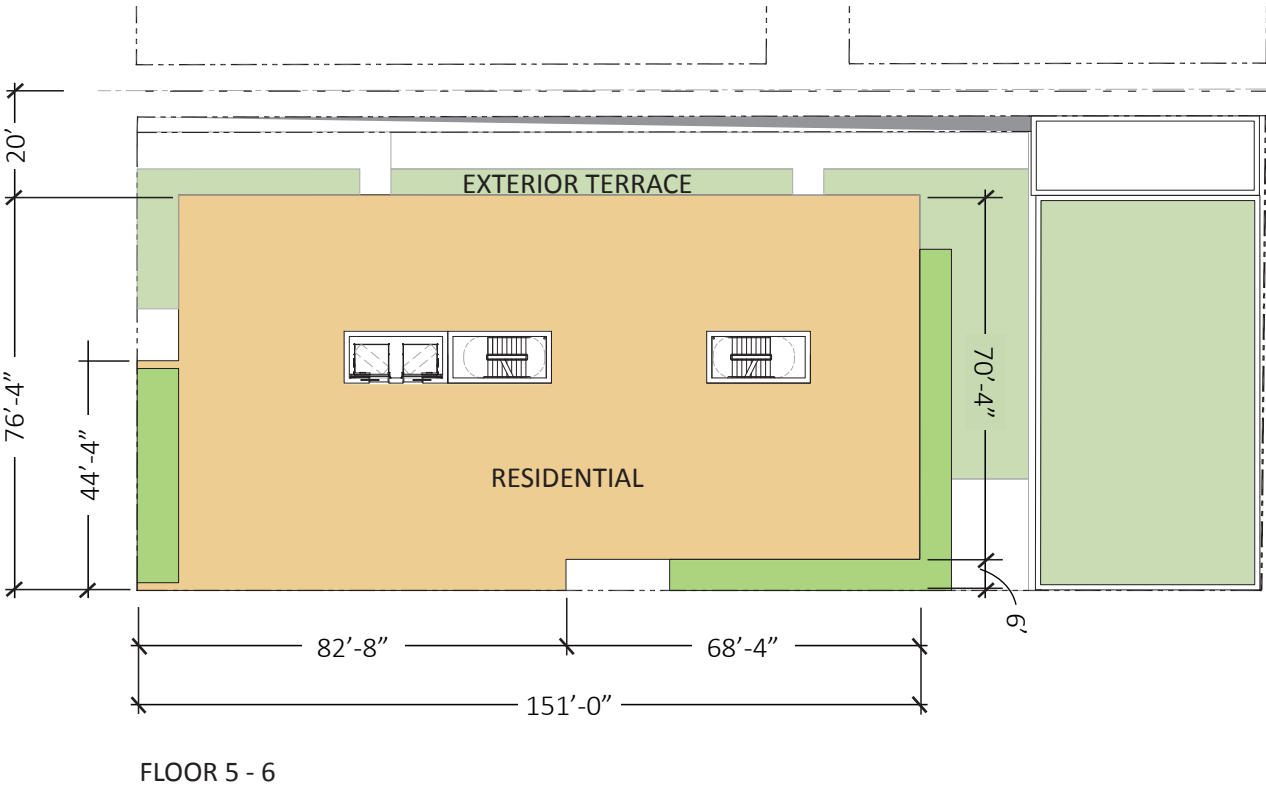
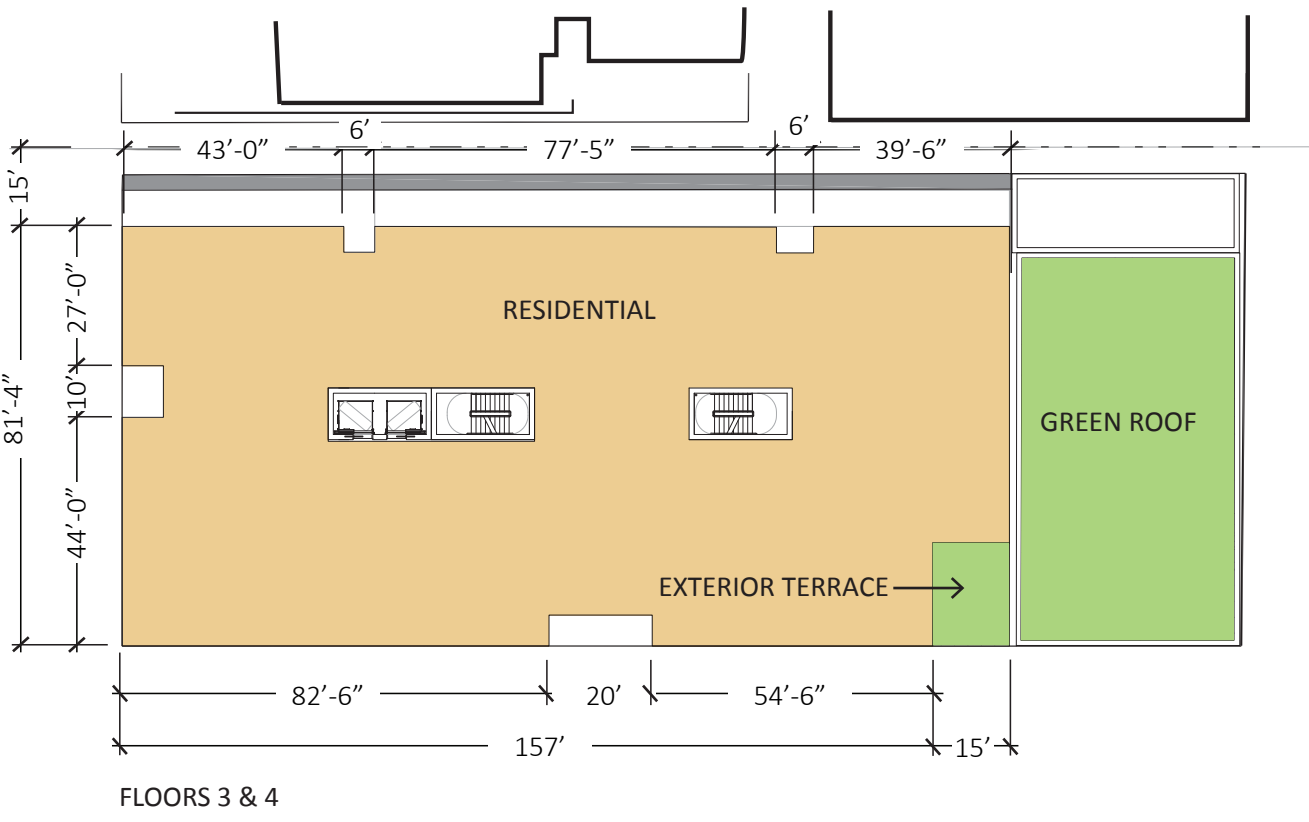
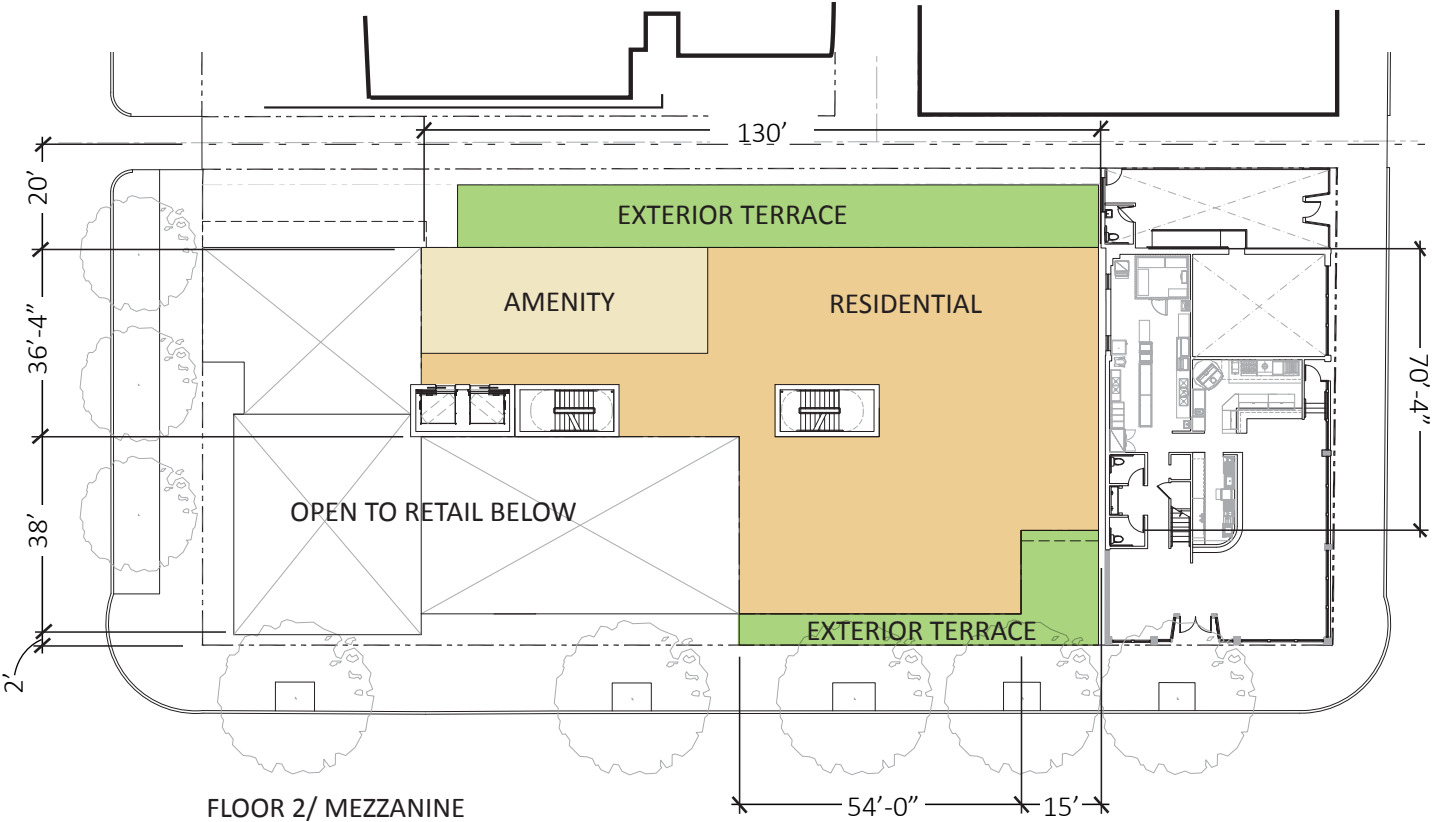


VIEW FROM N 84TH ST LOOKING EAST













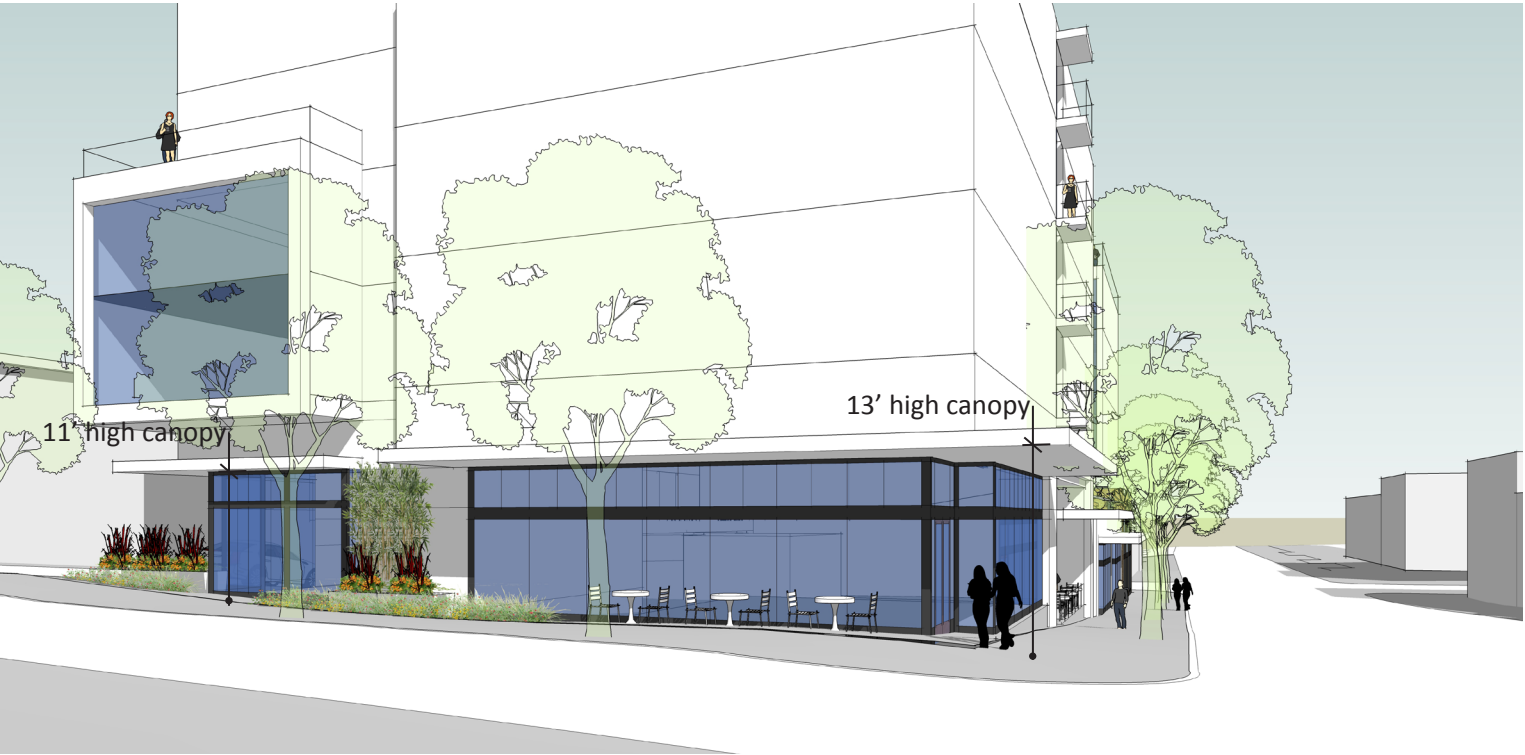
N 85TH STREET AND GREENWWOD AVE N



N 85TH STREET AND GREENWOOD AVE N LOOKING SOUTH

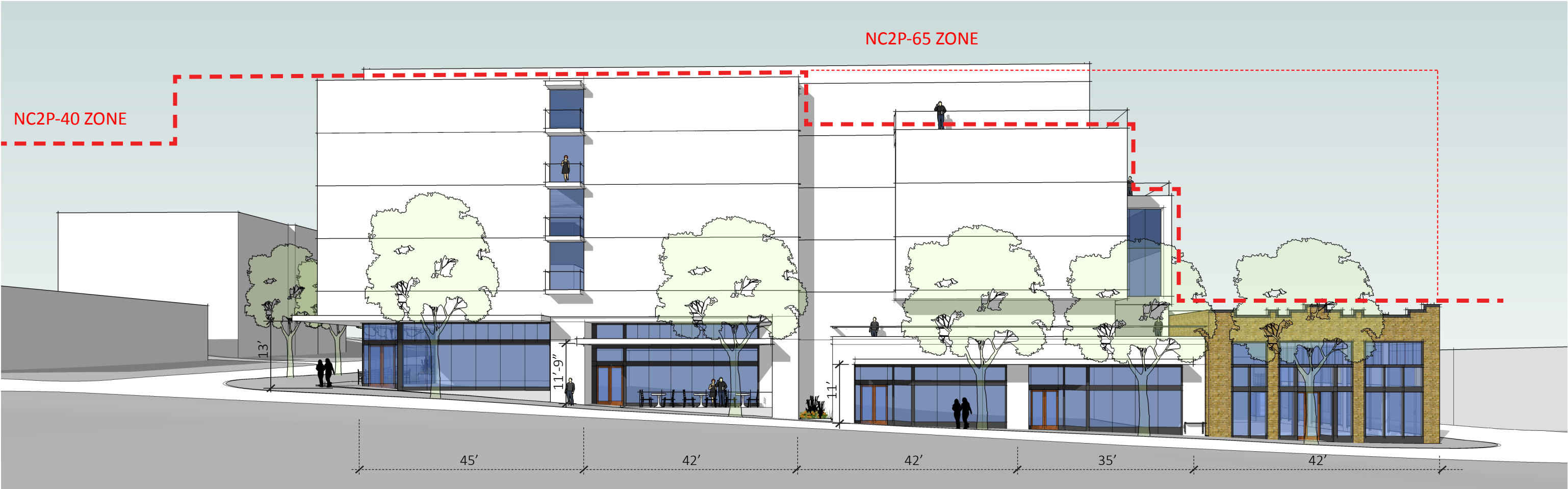


N 84TH STREET AND GREENWOOD AVE N



N 84TH STREET AND GREENWOOD AVE N LOOKING NORTH





GREENWOOD AVENUE N RETAIL ELEVATION STUDY



HISTORIC INFLUENCES

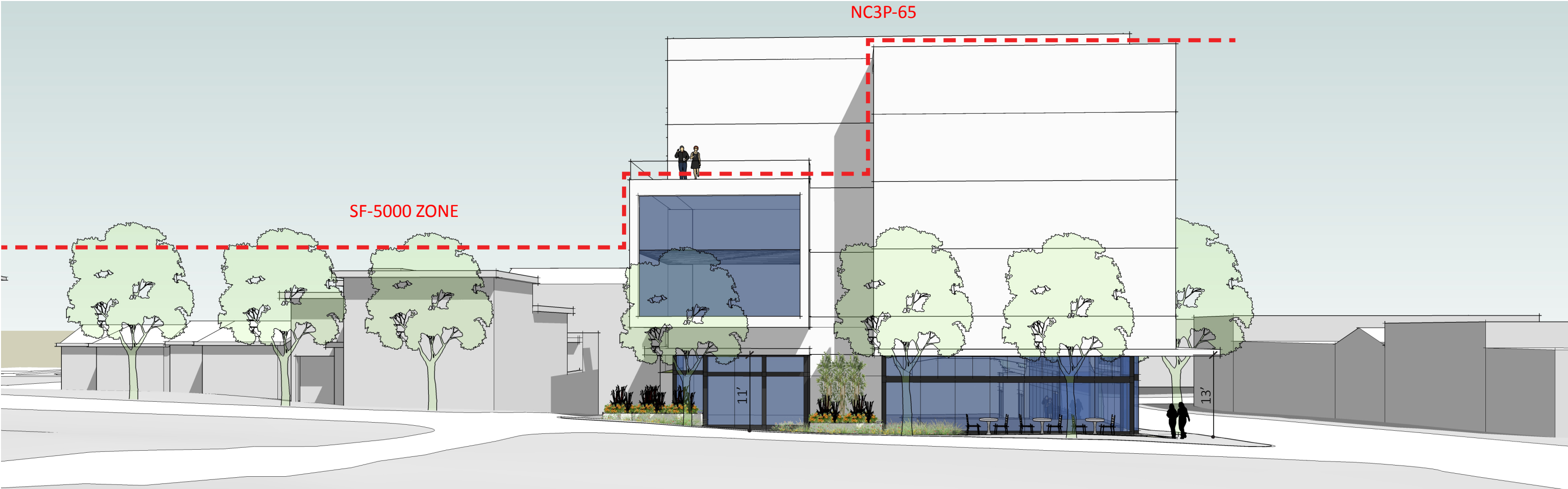


OPERABLE WINDOWS AND EXTERIOR SEATING



RECESSED RETAIL ENTRIES





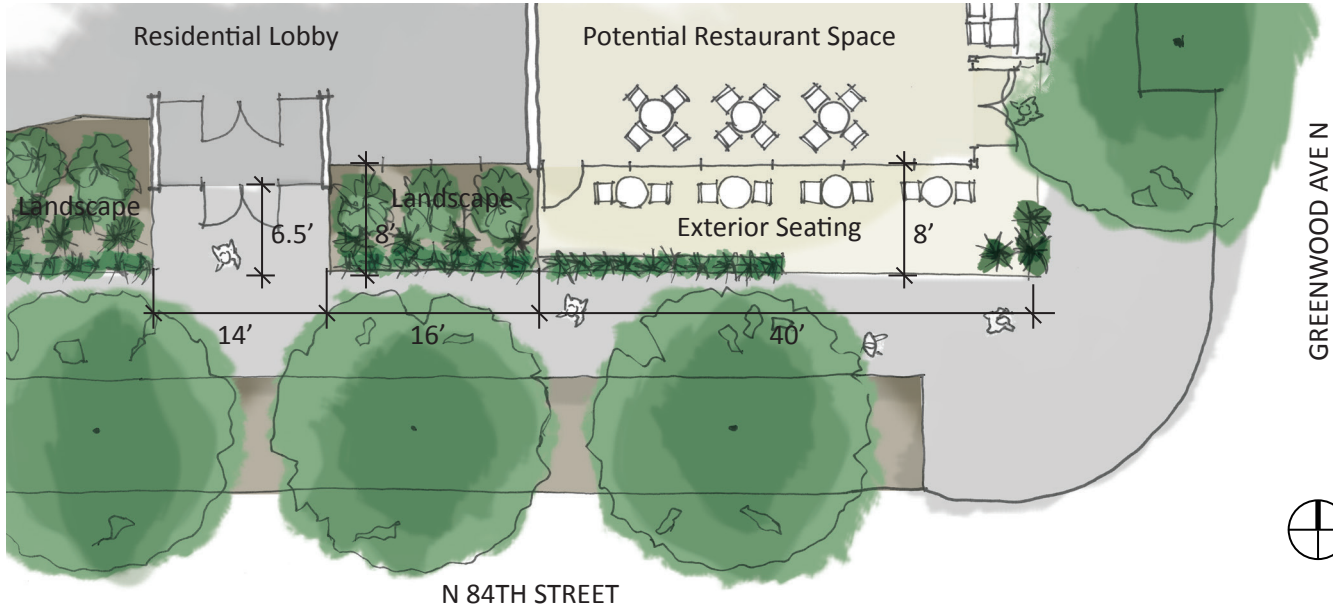
N 84TH STREET RETAIL ELEVATION STUDY



RETAIL INTERACTION W/EXTERIOR



CAFE STYLE SEATING

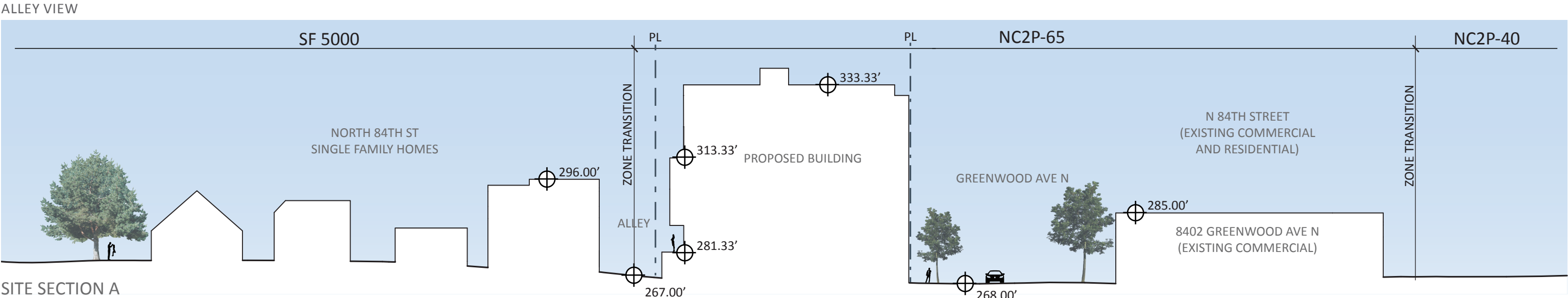


N 84TH STREET

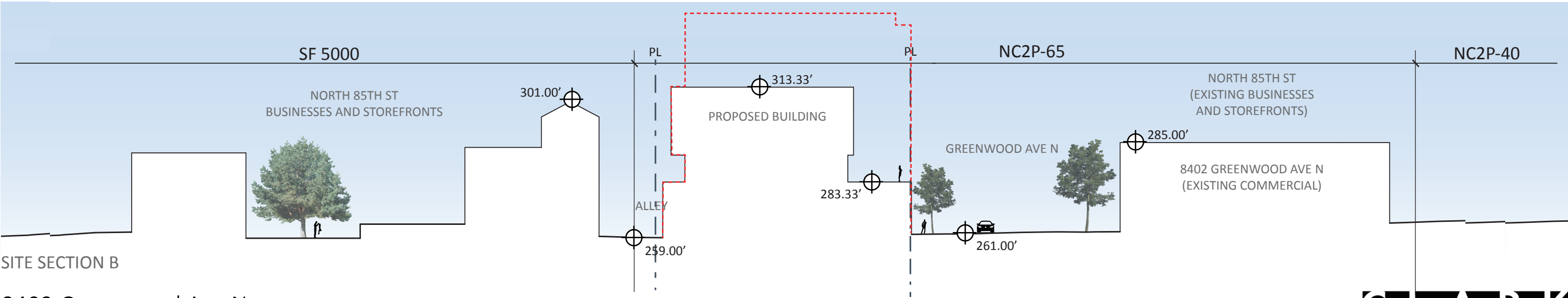


RESIDENTIAL LOBBY ENTRY INSPIRATION



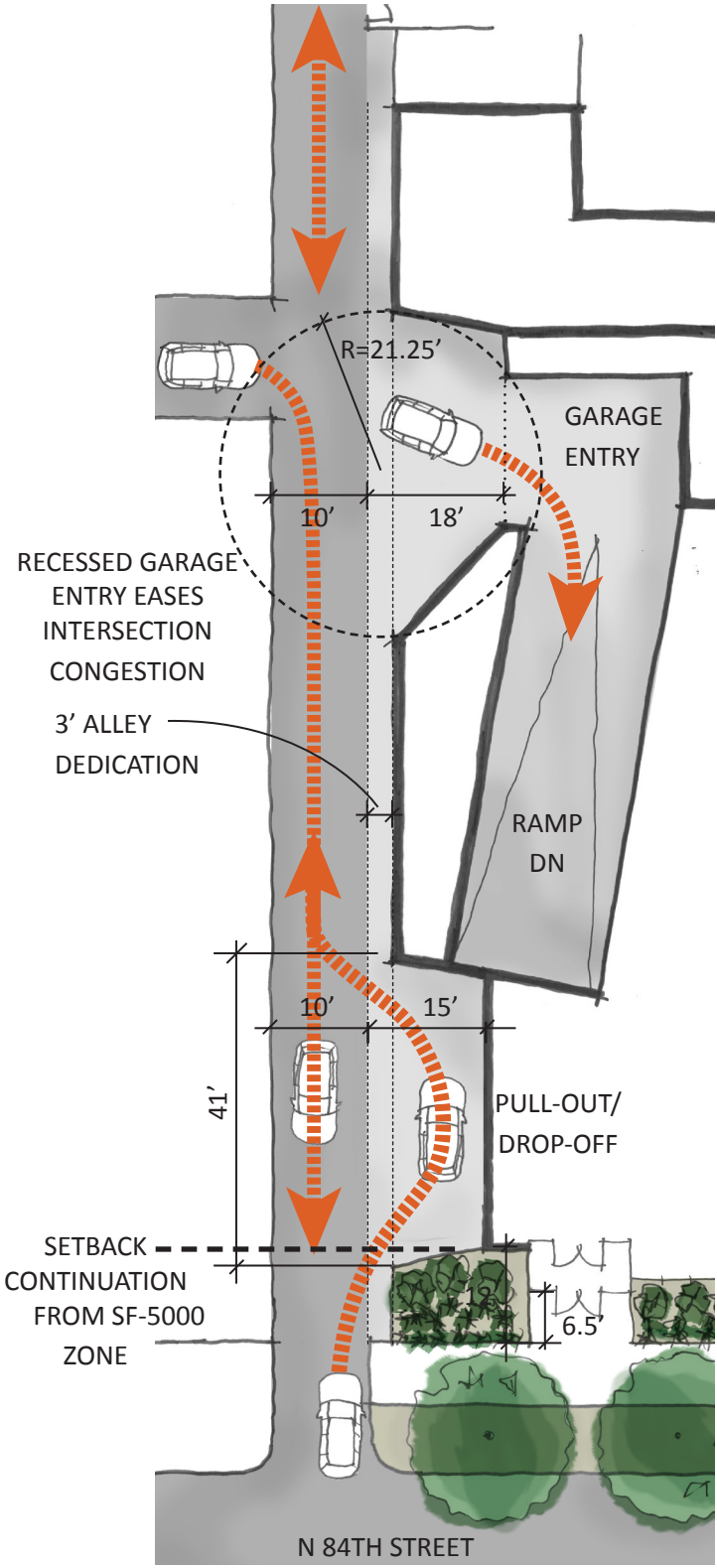


SITE SECTION A

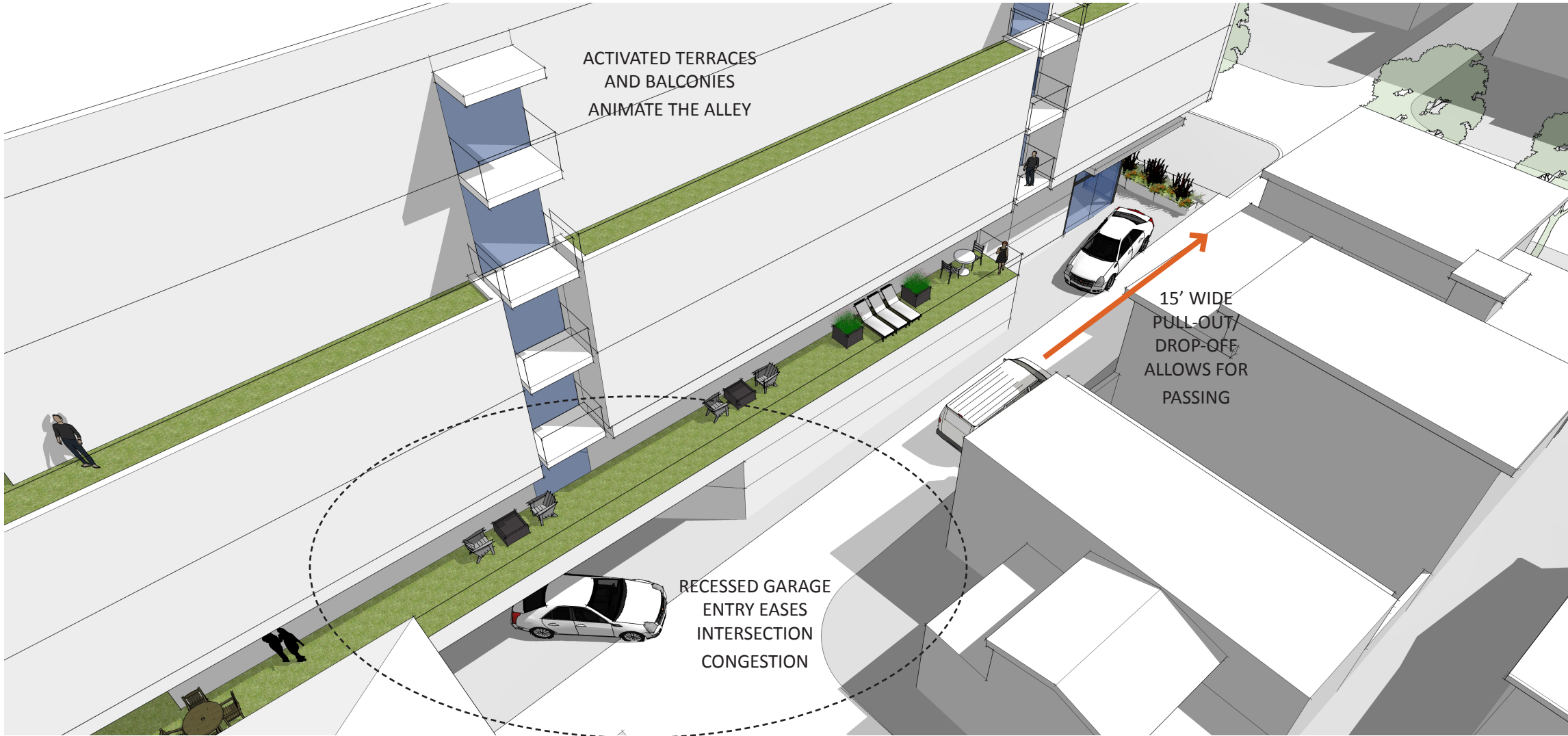


SITE SECTION B





ALLEY VEHICLE CIRCULATION DIAGRAM



ALLEY AERIAL



VEHICLE PULL-OUT/DROP-OFF



GARAGE ENTRY AT ALLEY INTERSECTION



ALLEY LOOKING SOUTH



URBAN PATTERN AND FORM

CS2.I.ii Streetscape Compatibility - Treatment of Side Streets

The site is located on Greenwood Ave N and is bordered by N 84th St, a predominantly residential street. The residential entry is located along N 84th St in the preferred scheme to be consistent with this use type. The preferred scheme also provides setbacks at the ground level entry to allow for landscaping and provide an effective transition between the activity of Greenwood Ave N and the residential neighborhood.

CS2.II.i Height, Bulk and Scale Compatibility - Impact of New Buildings on Street & Zone Edges

The site is located within an NC3P - 65 zone on Greenwood Ave N and between N 84th St and N 85th St. This particular property borders both a NC3P - 40 zone as well as a SF5000 zone on its west side. At the north side of the site is an existing historic commercial building (the Antika Building). In order to respect the size and scale of the existing historic structure on the north side of the site, as well as provide transitions to the two zones on the west side of the site, a number of setbacks are utilized to minimize the impact of the new building on the historic structure as well as the adjacent less intensive zones. On the north, the upper floors of the building are set back as much as 15' to create a transition to the historic building. On the west, the upper levels comply with required setbacks from the SF 5000 zone along the entire west side and include additional modulation to provide a more interesting elevation and additional exterior amenity space. The west facade incorporates a number of terraces in order to gracefully transition to the residential neighborhood.

CS2.VI Structure Orientation

The project is located on Greenwood Ave N between N 84th ST and N85th St. As Greenwood Ave N is a predominantly pedestrian commercial oriented street, the building is built to the edge of sidewalk the side walk for the majority of the ground floor to maintain the typical storefront experience of Greenwood Ave N. A small setback of 6' is utilized along this facade to help reinforce the rhythm of the historic storefront and provide opportunities for pedestrian amenities and landscaping. Access to parking is located off the existing alley on the west side of the site and is accessed off of N 84th St to minimize interruptions to pedestrian circulation.

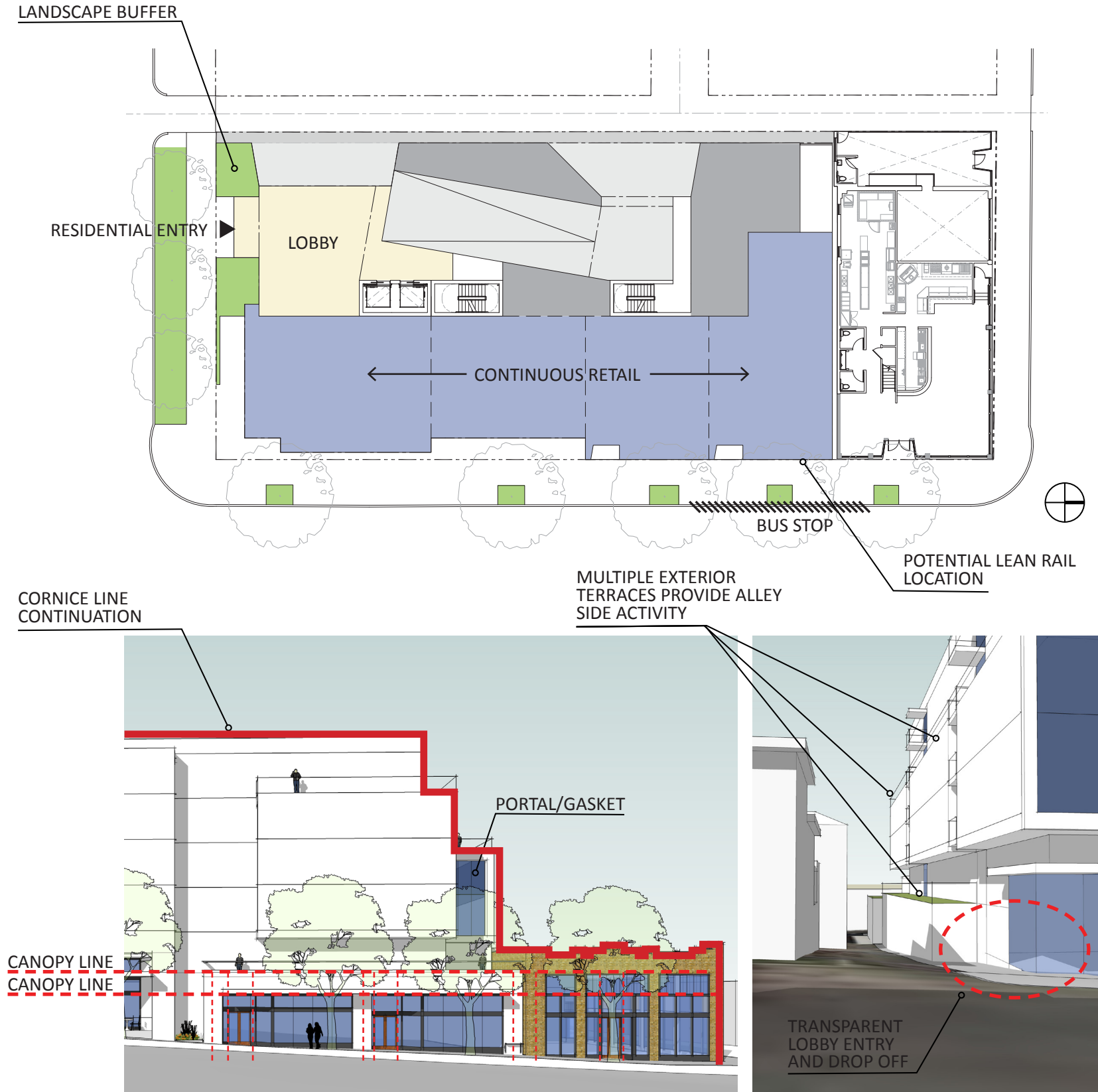
CS2.VII Mass and Scale

To reduce the impact of perceived mass and scale of the new building in comparison to existing buildings in the area, the upper floors are modulated and take advantage of setbacks to create visual interest and emphasize proportions consistent with the neighborhood fabric. The facades will use a variety of materials to help break up any large wall areas and emphasize vertical articulation of the building.

Architectural Context and Character

CS3.II Compatibility

Given the adjacency of the preferred scheme with a prominent historic commercial building and the surrounding Greenwood Ave N commercial storefront patterns, the ground floor of the preferred scheme uses vertical modulation and matches opening proportions and canopy lines to emphasize a entryway pattern consistent with the historical pattern of surrounding storefronts. This helps to bring the ground floor level more in alignment with the typical human-scale of the commercial district.





CONNECTIVITY

PL1.I Pedestrian Open Spaces and Entrances

Setbacks at the sidewalk level provide pedestrians and ground floor commercial spaces with small, usable open spaces to provide the ground level with greater access to light and air, accommodate significant pedestrian traffic, and allow additional glazing areas for storefronts at the ground level.

WALKABILITY

PL2.I.i Pedestrian Open Spaces and Entrances - Greenwood Ave N Corridor

The proposed development enhances the pedestrian environment and encourages pedestrian activity along the Greenwood Ave N corridor by orienting ground floor entries to the street, using pedestrian oriented retail facades, providing canopies for weather protection, and locating provided parking below grade. Parking access is provided off the existing alley on the west side of the site.

PL2.II Pedestrian Lighting

Lighting will be utilized to illuminate public pathways and sidewalks as necessary to maintain a safe and friendly street level experience for building residents and pedestrians.

PL2.II Street Elements

Blade signs that hang over sidewalks will be incorporated in building design to provide signage for way-finding and retail spaces. This will be coordinated with the Greenwood/Phinney Neighborhood Plan.

PROJECT USES AND ACTIVITIES

DC1.I Blank Walls

Blank walls will be negated by using small setbacks and using a variety of materials and textures on the exterior facades.

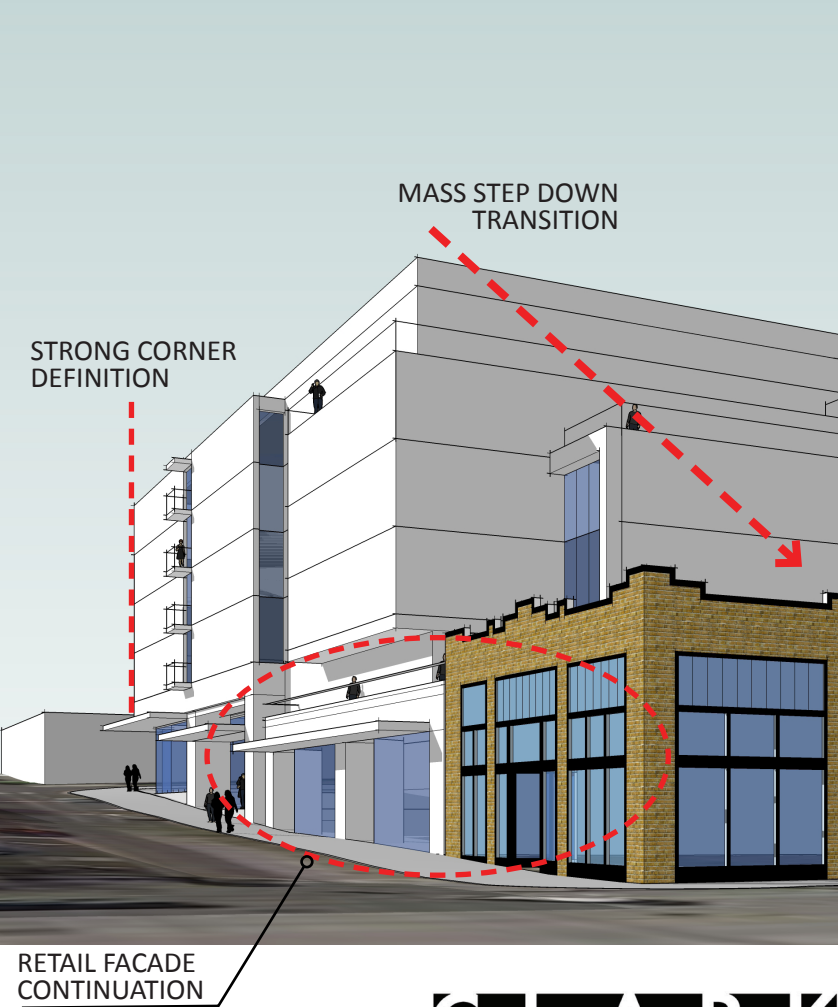
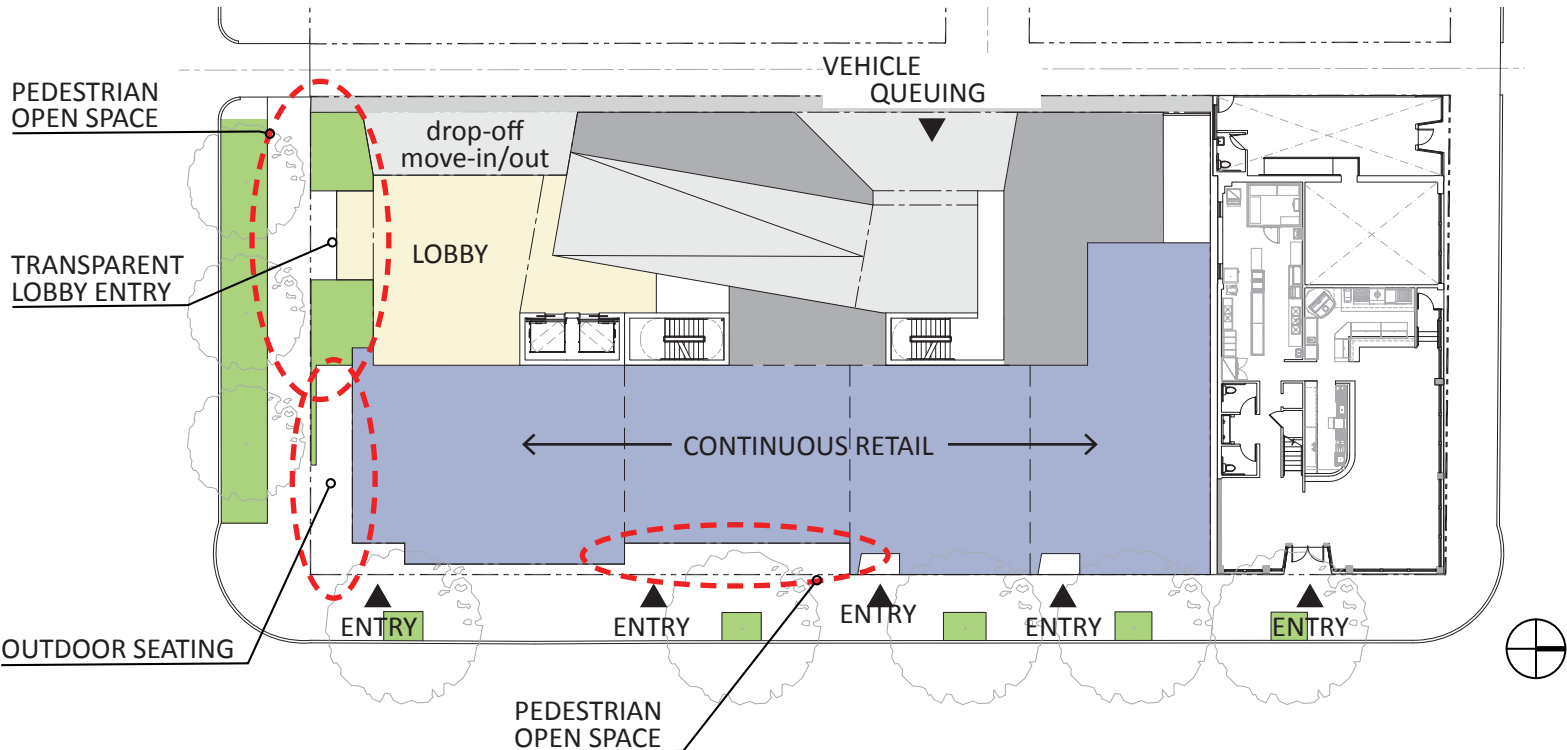
DC1.II Parking and Vehicular Circulation

The existing curb cuts on Greenwood Ave N will be eliminated. The parking access will be located off the existing alley on the west side of the site. This will be accessed off of N 84th St and will use an existing curb cut. Landscaping will be provided along the west side of the building to enhance the route of circulation. In order to ease congestion on the narrow alley, the garage entry is set back 16' to allow for vehicle queuing and a location for move-in/out is provided on the property.

ARCHITECTURAL CONCEPT

DC2.I Architectural Context

Facade articulation and modulation is used in the preferred scheme, but consistent with commercial and mixed-use structures, it is used minimally along the Greenwood Ave N corridor to maintain a consistent retail street wall consistent with the historic storefronts along the same corridor. Modulation is used to a greater degree along the north and west side of the site at the upper levels to provide zone and use transitions.





**DC2.II Human Scale**

As the ground floor of the preferred scheme is oriented towards retail uses and Greenwood Ave N, this level is brought up to the sidewalk edge and speaks towards pedestrian activity and circulation. The upper floors, while visually similar in materiality and color, will be set back and more centric to their residential uses. A similar architectural treatment and style will unify the building while allowing these two use components to function separately.

**DC2.III Mass and Scale**

Modulation in upper level takes cues from the historic platting pattern and modulation used at the ground floor level for consistency in massing and to assist in reducing the perceived bulk and scale of the building.

**EXTERIOR ELEMENTS AND FINISHES**

**DC4.I Architectural Context**

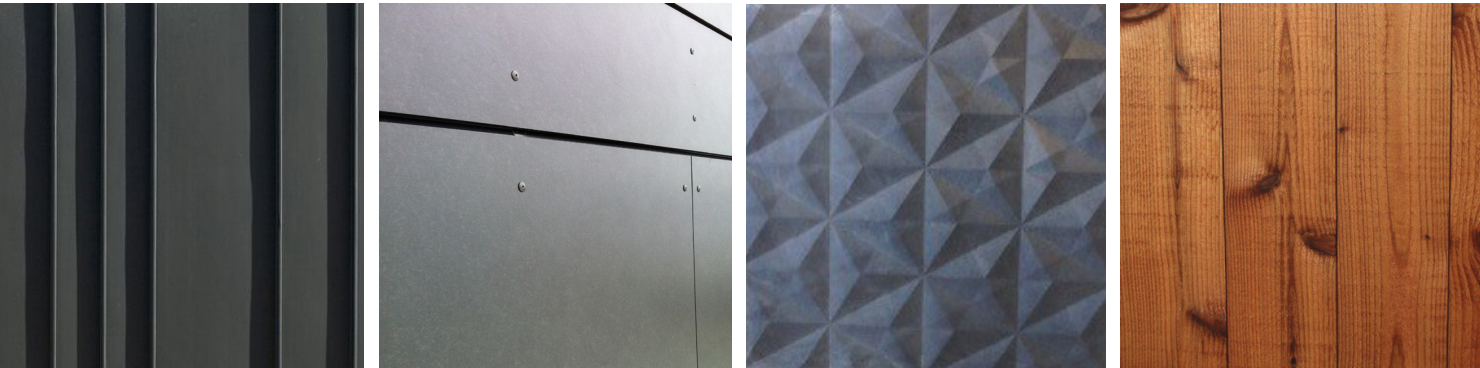
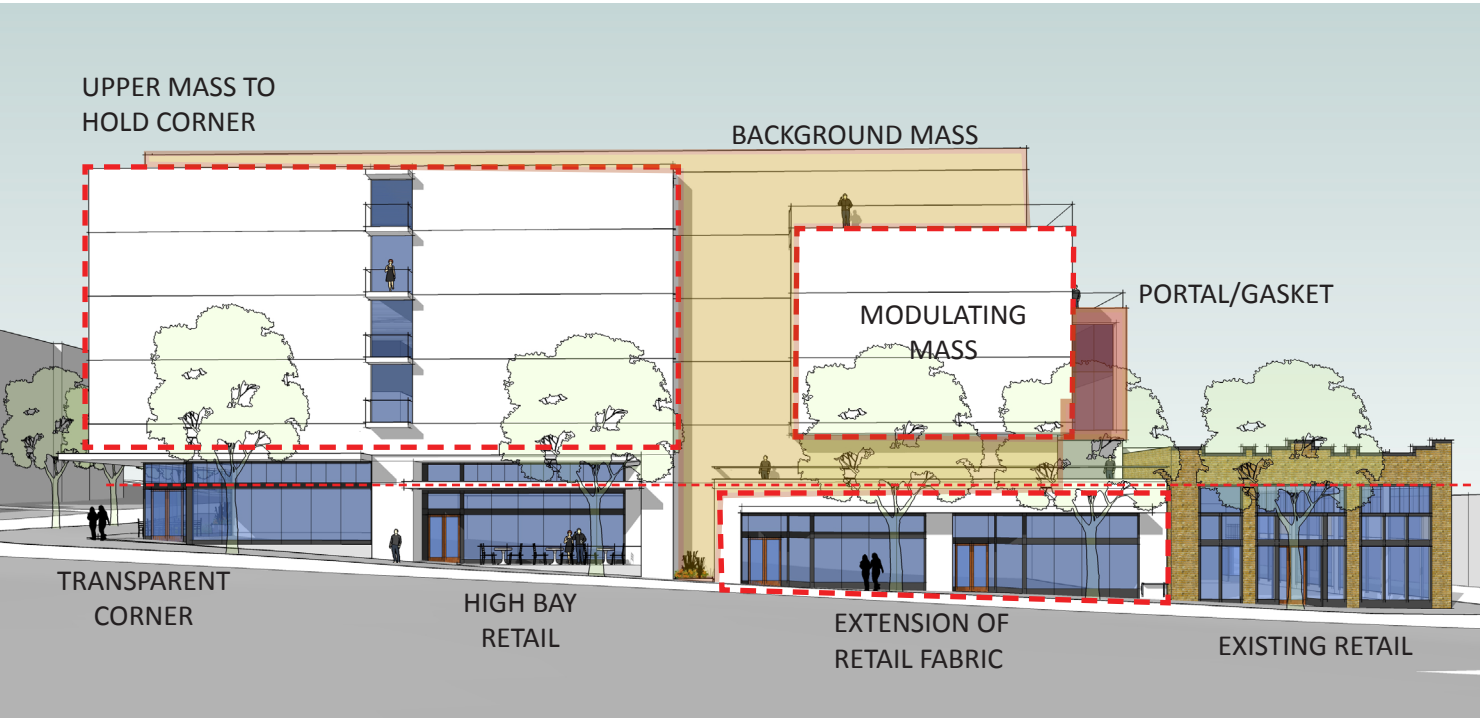
Consistent with other commercial storefronts in the Town Center, small signs will be encouraged by the building for the retail storefronts. Band signs on canopies could be provided as well.

**DC4.II Exterior Finish Materials**

High quality, durable exterior materials to be used in a combination of metal panel, cementitious siding board and textured porcelain cladding.

**DC4.III Landscaping**

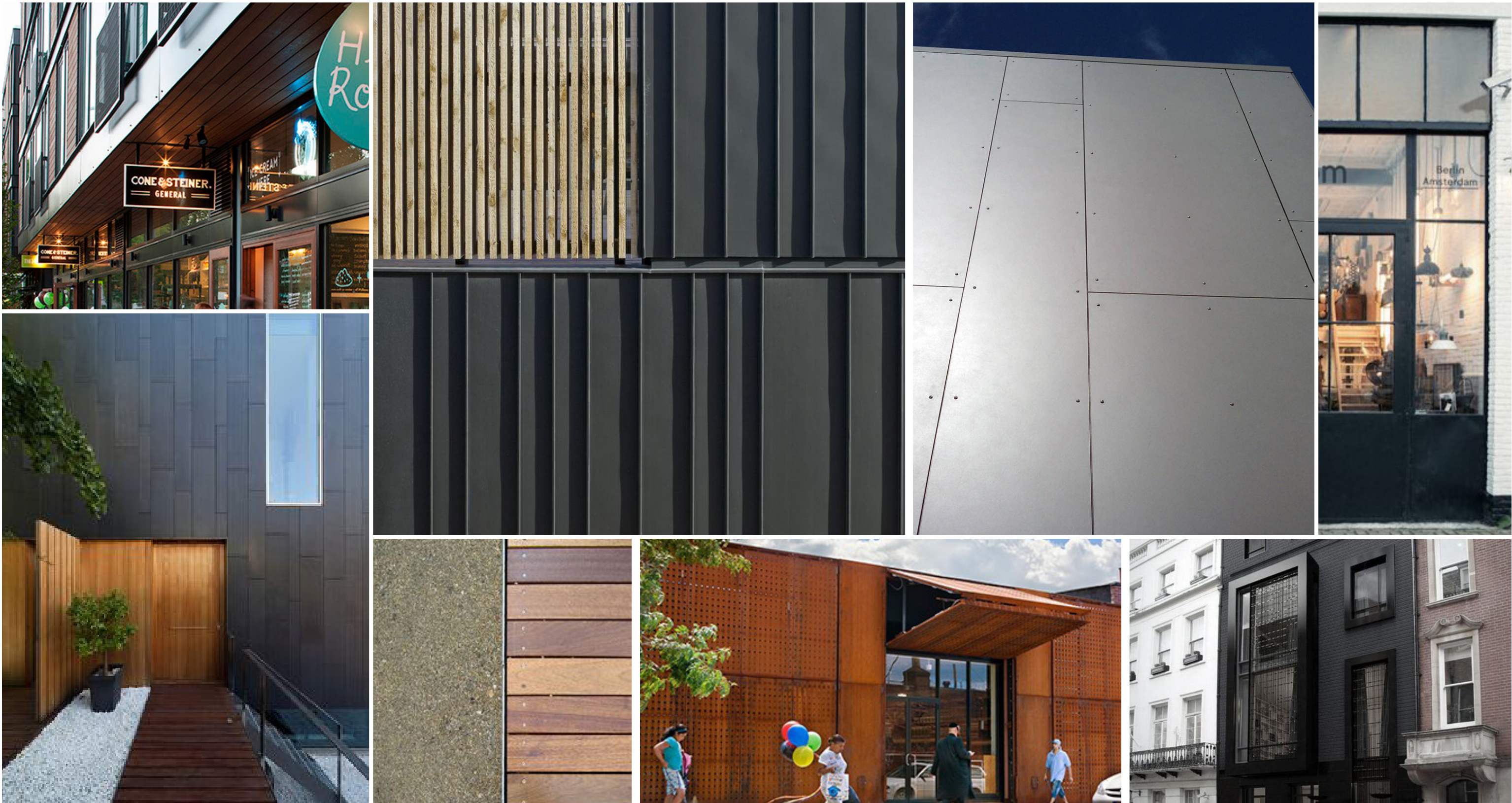
New landscaping will utilize native plants wherever possible. Landscaping will be provided at the street level at the residential entry, along the alley at raised planter locations, on residential terraces, and at the roof decks in the preferred scheme.



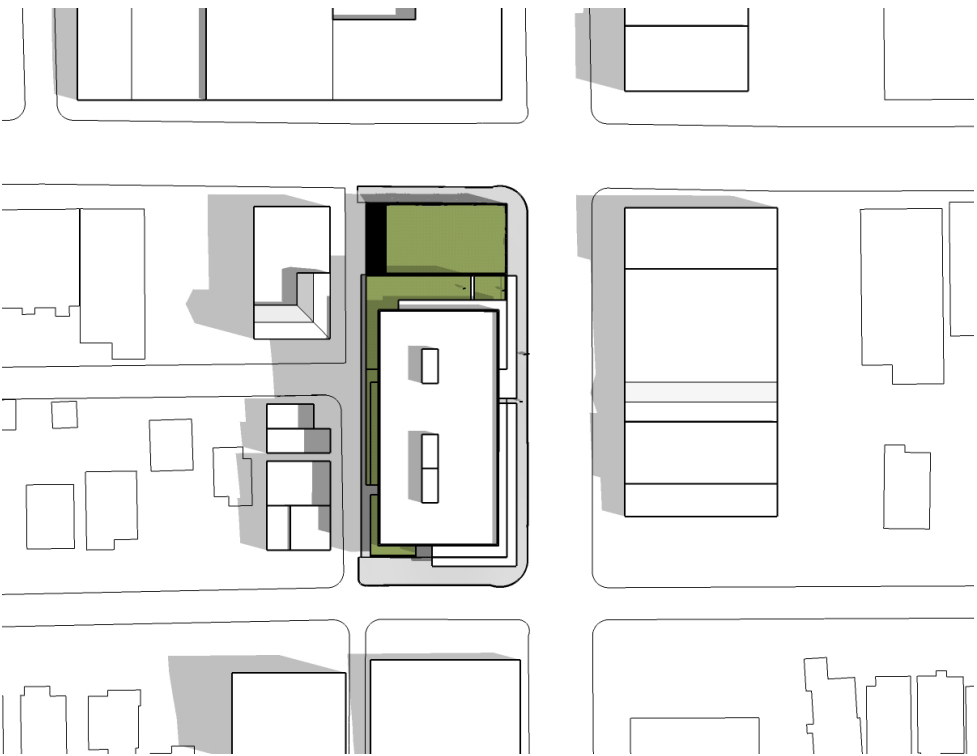
MATERIAL TEXTURES



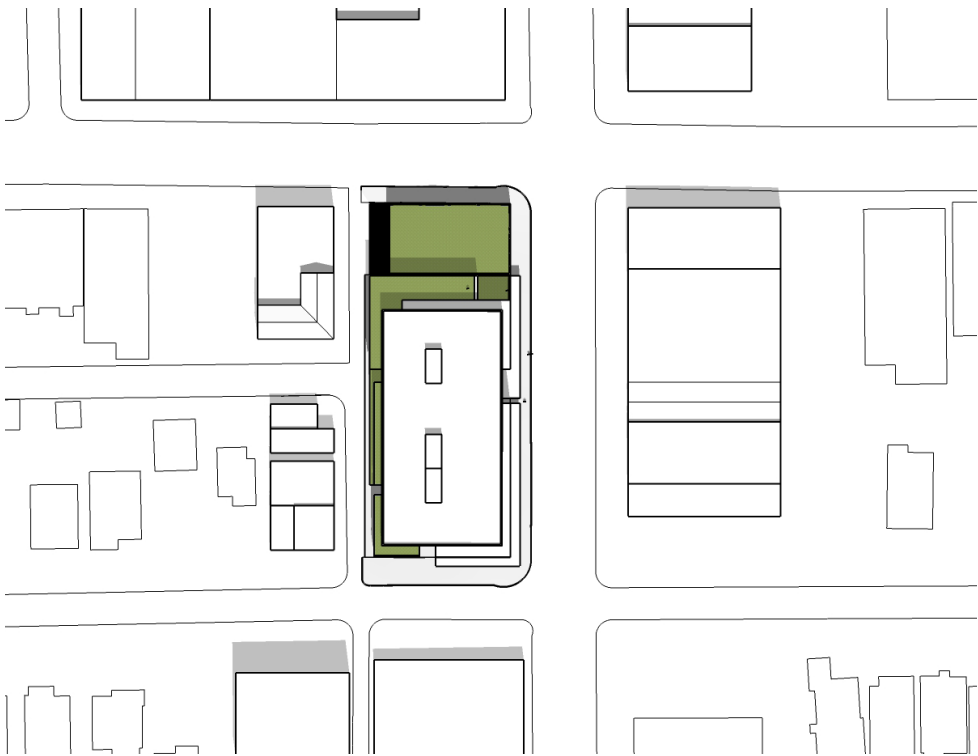




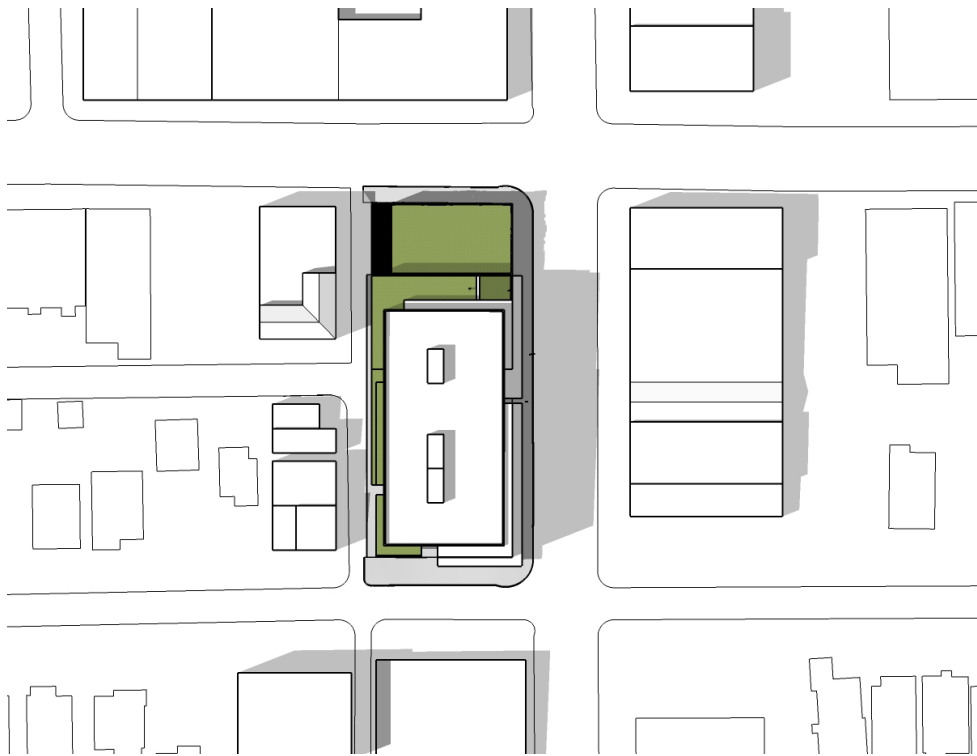




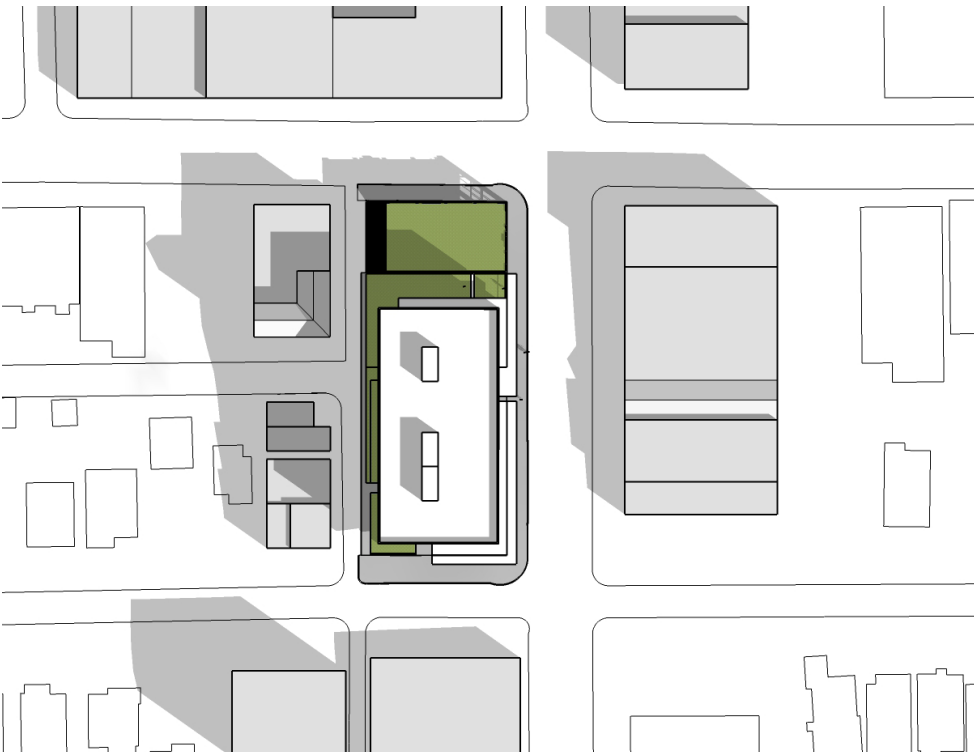
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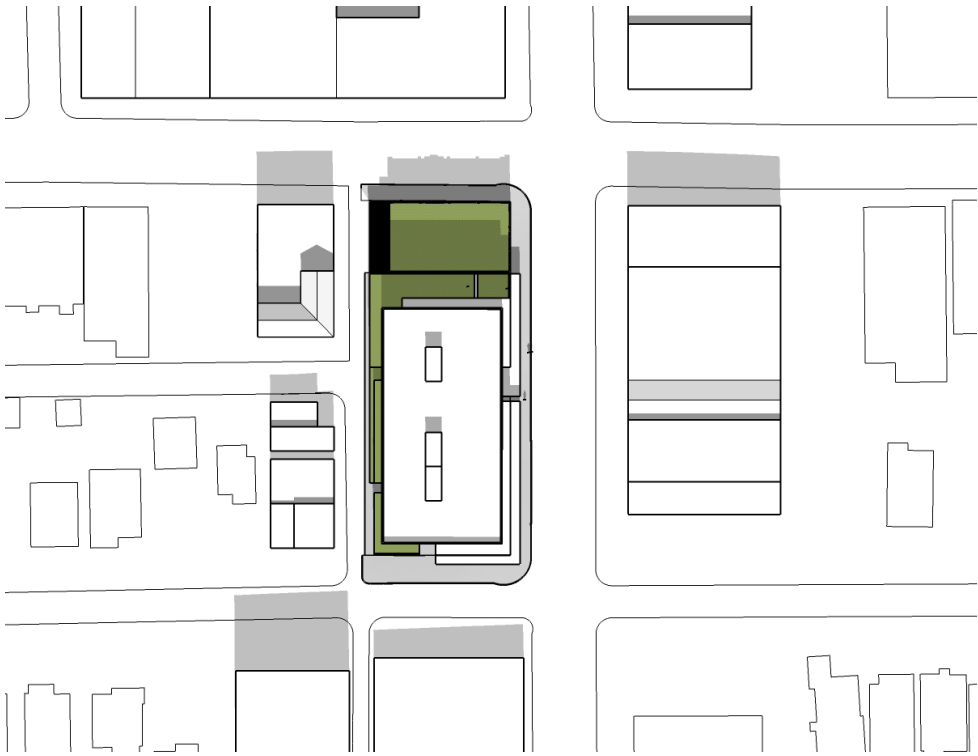
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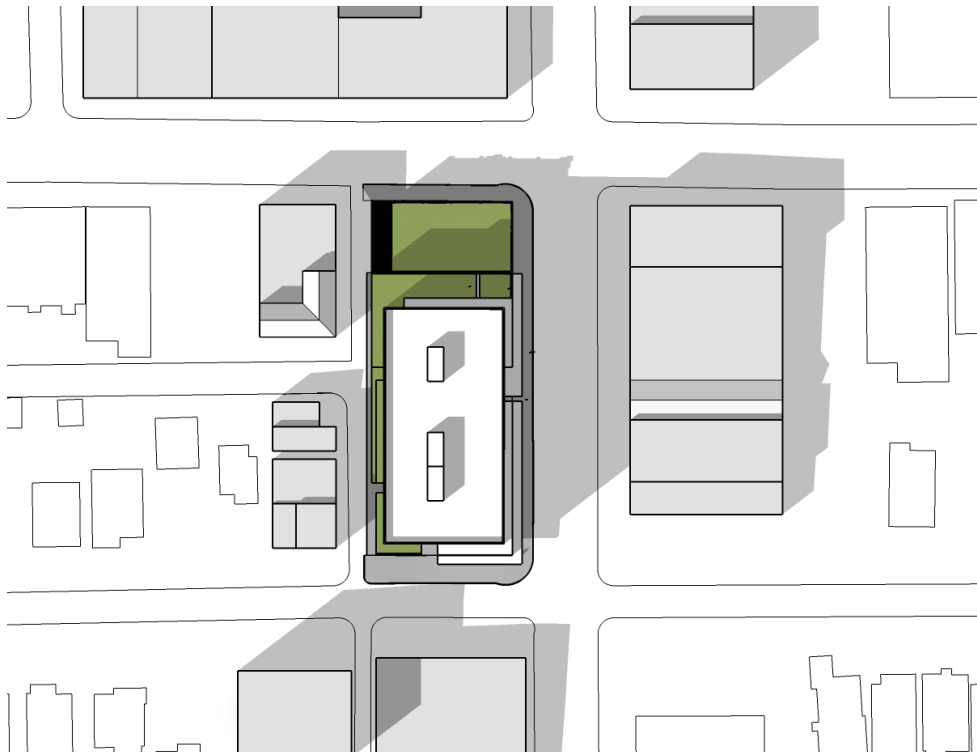
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