RECOMMENDATION PACKET #2

ADMINISTRATIVE DESIGN REVIEW
JANUARY 3, 2020

SDCI # 3025989 - LU
8105 Greenwood Ave N
& 8111 Greenwood Ave N

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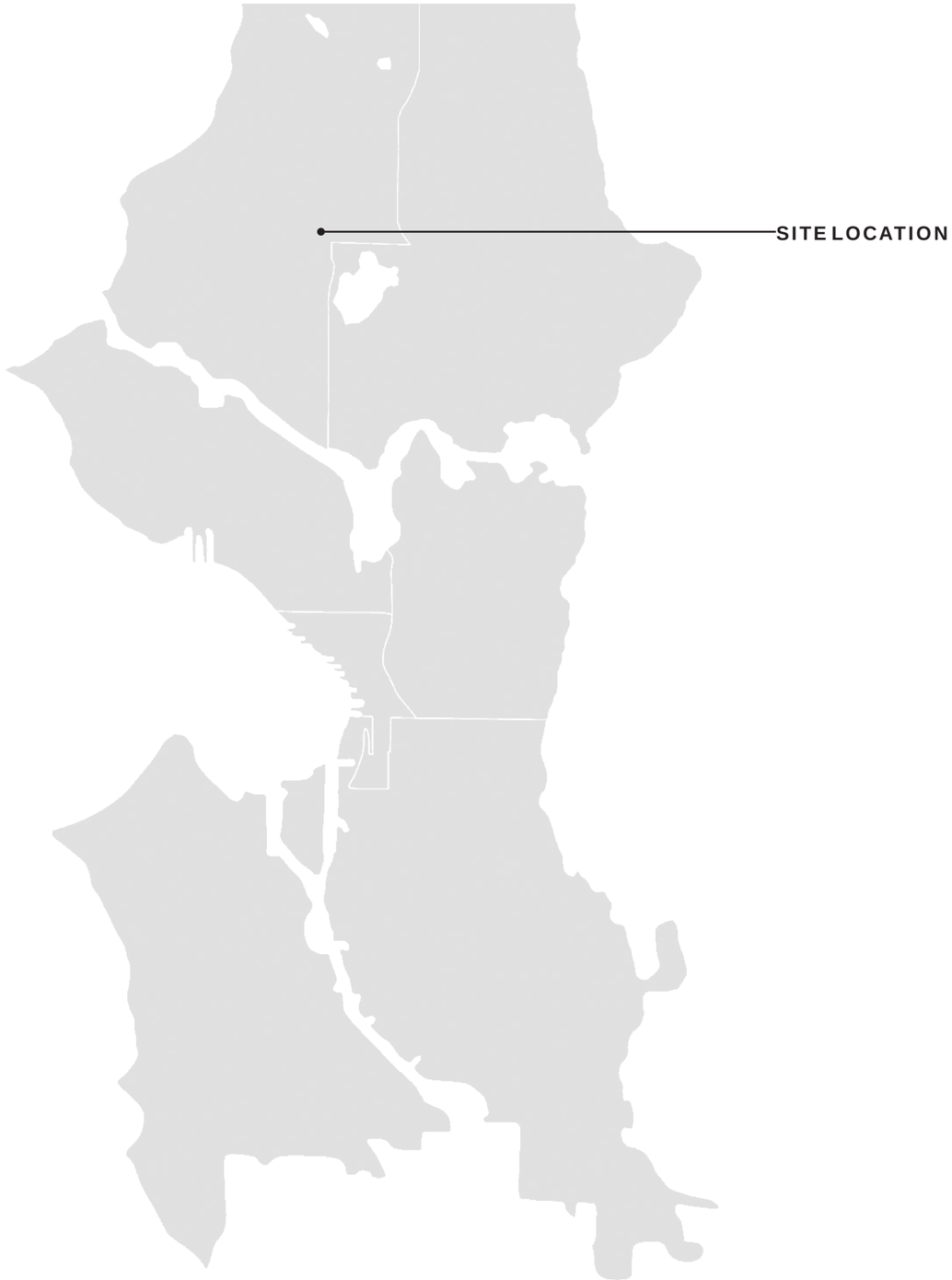


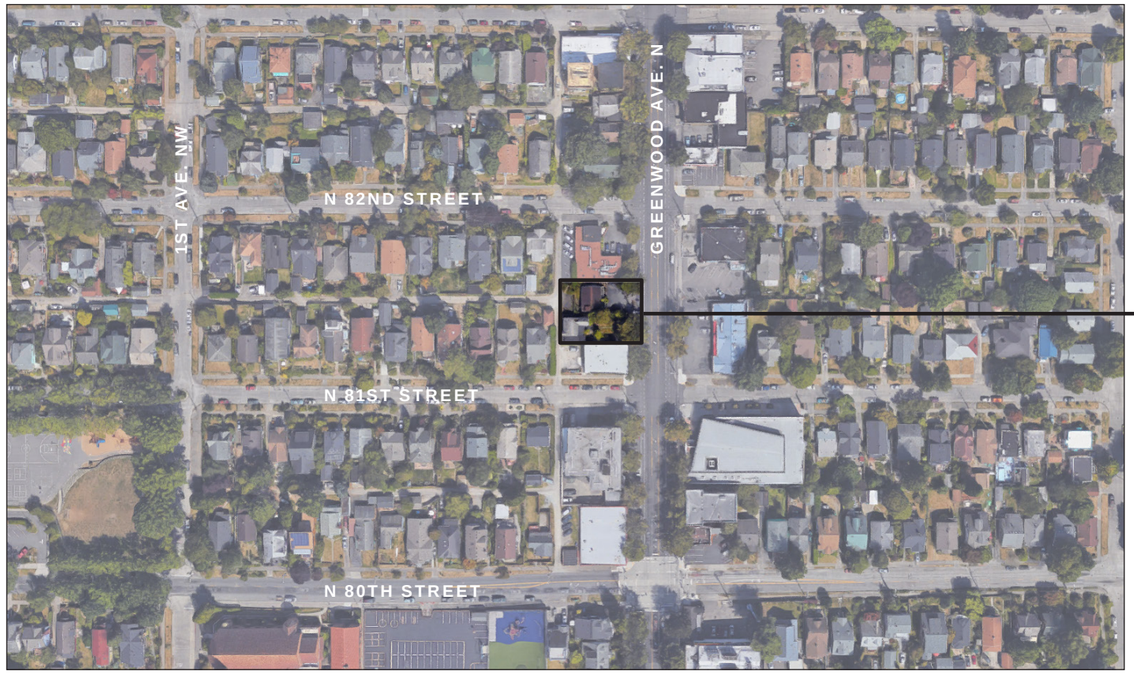
TABLE OF CONTENTS

Proposal
Project Location + Information 3

Site Conditions
Proposed Site Plan 4

Context Analysis
Response to EDG Guidance 5
Response to Recommendation Report #1 11
Character Renderings 18
Rendered Elevations 22
Pedestrian Sections 26
Building Sections 28
Building Floor Plans 29
Landscape Planting Schedule 32
Landscape Plan 33
Exterior Lighting Plan 34
Shadow Study 35
Shadow Impact Study 36
Departures Diagrams 38

Appendix 41



VICINITY MAP

EXISTING SITE

The project site consists of two parcels (APN 291920-0865 & 291920-0870) on the western portion of Greenwood Ave N. Immediately adjacent to the site on the northern border is a single-story medical office building, and to the south is a two-story apartment building. The subject parcels are a total of 7,439 SF and measures approximately 91' in the east-west direction and 81.5' in the north-south direction. The site slopes downward from the west to the east with an approximate grade change in that direction of 10 feet. A single-family residence and small office building currently occupy the two parcels.

ZONING AND OVERLAY DESIGNATION

The project parcel is zoned NC2P-55(M), indicating that the structure may go up to 55'-0". The NC zoning continues north and south along Greenwood Ave N for at least a mile in either direction. Directly to the west across the alley the zoning drops to SF 5000, which will require upper level setbacks to be taken into account. Across the street on the east side of Greenwood Ave N, the NC2P-55(M) designation continues for approximately 1-3 parcels and falls to SF5000 beyond that. Generally, the zoning is NC2P-55(M) along Greenwood Ave N, with SF5000 to the east and west. The subject parcel is within the Greenwood-Phinney Ridge (Residential Urban Village), and is confirmed to be in a Frequent Transit area. No parking is required nor will it be provided.

DEVELOPMENT OBJECTIVES

The owner proposes the construction a new mixed-use apartment building with 66 small efficiency dwelling units (SEDUs) and a commercial space along Greenwood Ave N. The objective for these apartments is to provide upscale and attainable housing that is within walking distance to the neighborhoods of Greenwood and Phinney Ridge, and public transportation. The demographic that will benefit most from this housing will be students, young professionals, and wage earners in the neighborhood, or city-dwellers seeking a more pedestrian-oriented lifestyle. These small efficiency apartments will transition between the commercial and residential boundaries of the immediate area, and will create convenient and reasonably priced housing options supportive of the vibrant, active, and community-oriented neighborhood.

NEIGHBORHOOD DEVELOPMENT

The immediate blocks in the zone are a mix of multi-family apartment buildings, commercial businesses, and single-family homes. There is a variety of commercial buildings along Greenwood Ave N, which includes several restaurants, coffee shops, bars, various small businesses, and a small, neighborhood grocery store within walking distance. The number 5 bus line runs along Greenwood Ave N and provides a quick link between the neighborhood and downtown Seattle, and only a few blocks north, the number 45, 355, and 994 run along NW 85th St east to the University of Washington. The 45 also connects to the link light rail at the University of Washington Station. A new public park is currently under construction directly across the street from the subject site, with the Greenwood Public Library less than a block away at the intersection of N 81st St and Greenwood Ave N. In general, the area is conducive to an active lifestyle, ideal for students, and provides the necessary transportation and pedestrian links between the city center, the University of Washington, and the immediate neighborhood.



SITE LOCATION
8105 Greenwood Ave N &
8111 Greenwood Ave N

ZONING SUMMARY
Zone: NC2P-55(M)
Overlay: Greenwood-Phinney Ridge (Residential Urban Village)

PROJECT PROGRAM
Site Area: 7,438 SF
Number of Residential Units: 66
Commercial Space: 1 Commercial (Approximately 1161 SF)
Number of Parking Stalls: 0
Proposed Bike Parking: 66 required, 67 proposed
Total Area: Approximately 27,738 SF (27,893 SF allowed)
Allowable FAR = 3.75
Proposed FAR = Approx. 3.73

SETBACK REQUIREMENTS:
No setbacks required along the north, east, and south property lines. The Eastern street-facing facade is affected by the required 14’-0” HVL clearance. A 3'-0" setback is required at the east side of the site, and an additional 15'-0" upper level setback is also required along the east property line.

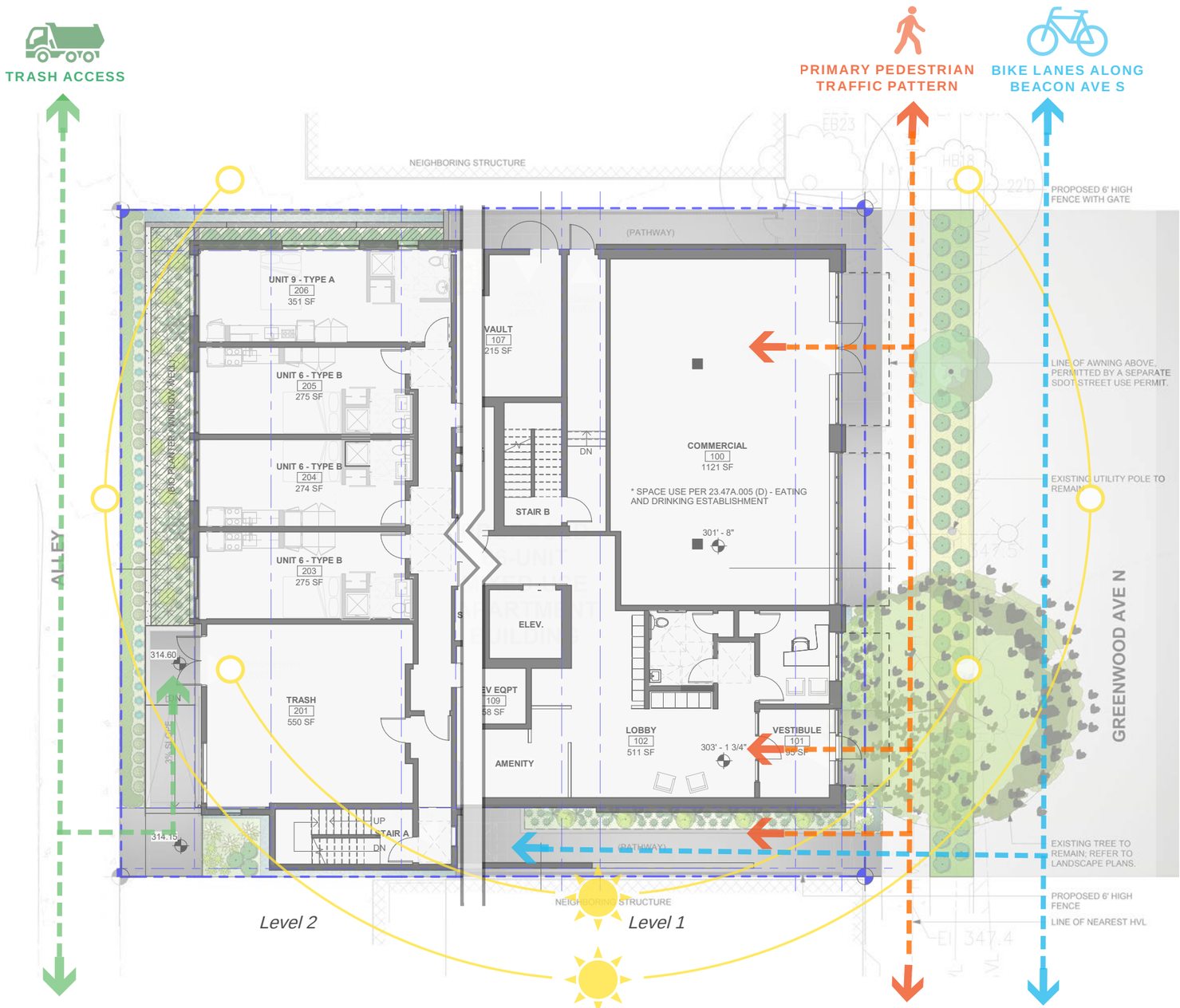
SOLAR ACCESS & VIEWS
- The site has great solar access due to existing topography and alley separation to the west.
- Wonderful territorial views of the Cascade Mountains to the east, and possibly the Olympic Mountains to the west.

TRAFFIC CIRCULATION
- Greenwood Ave N is a minor/collector arterial that connects Greenwood and Phinney Ridge. There is parallel parking along Greenwood Ave N on both sides of the street.
- A pedestrian crosswalk is planned at the intersection of N 81st St and Greenwood Ave N, connecting to the planned public park and library across the street.
- A bike lane in the north/south direction is being planned on the west side of Greenwood Ave N, immediately in front of the project site.
- N 81st Street is a residential access street with parallel parking on both sides. There is a stop sign located at the end of both block.

STREETSCAPE
Greenwood Ave N has a 6’-0” wide sidewalk with a 4’-9” planting strip east of the proposed site. There are currently street trees in the R.O.W. along Greenwood Ave N. Overhead power lines run north-south along Greenwood Ave N immediately adjacent to the site.

NEIGHBORHOOD PATTERNS AND POTENTIAL
The current two-story structures on the project site are not maximizing development potential, especially considering the commercial zoning. The existing surface parking in front of the commercial structure on the north side of the site compromises the pedestrian relationship and the large front setback to the existing single family structure disrupts the composition of the street. The proposed commercial space will draw pedestrians south from the Greenwood neighborhood center and provide a hub of activity across from the new park and existing library.

LANDSCAPE APPROACH
The planting strip along Greenwood Ave N will be filled and street trees meeting the city's criteria will be planting in the right-of-way. Overall, the planting on the site will mostly focus along the property lines.



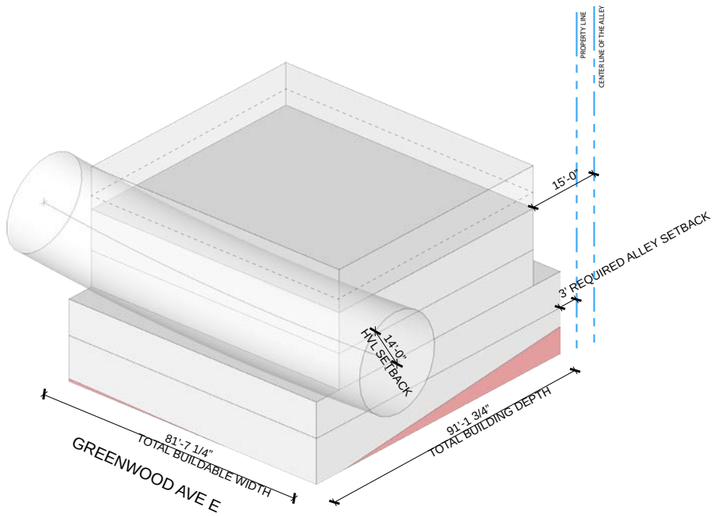
EARLY DESIGN GUIDANCE SUMMARY

1. Massing: SDCI Staff considered the three massing alternatives, which are similar in scale, but differ in how the bulk of the structure is located on the development site. SDCI review was primarily focused on how the alternatives relate to the existing and the future scale along Greenwood Avenue N, a pedestrian designated street. Staff supports the uniform two-story massing along Greenwood Ave N as provided in Option 1. The two-story massing responds well to the existing two-story datum line directly south. Level three and four setbacks transition well and respond to the sloping site topography. The three-story massing along the alley is consistent with the scale allowed in the adjacent single-family zone.

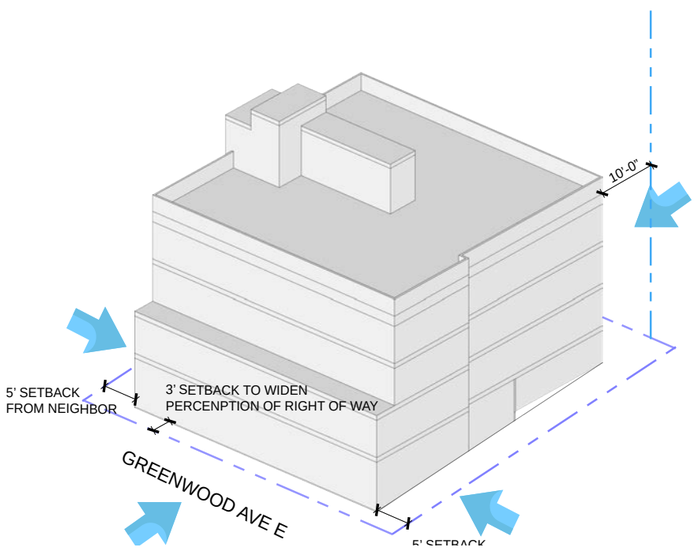
APPLICANT RESPONSE:

We took the guidance that we have received from the EDG report, and further developed Option 1 with the most recent MHA zoning change. As the massing evolution diagram below shows, we have kept the uniform two-story massing along Greenwood Ave N, as well as the upper level setbacks to respond to the sloping site topography. To be sure, due to the extra structure height afforded under the new zoning designation, the overall building has increased in scale. At the alley, this has resulted in two more floors than were previously shown in the EDG packet. Noting the SDCI staff support for three stories at the alley, we have stepped the building back at this datum and provided a roof overhang to cap the building in a more residential manner.

ORIGINAL MASSING DEVELOPMENT

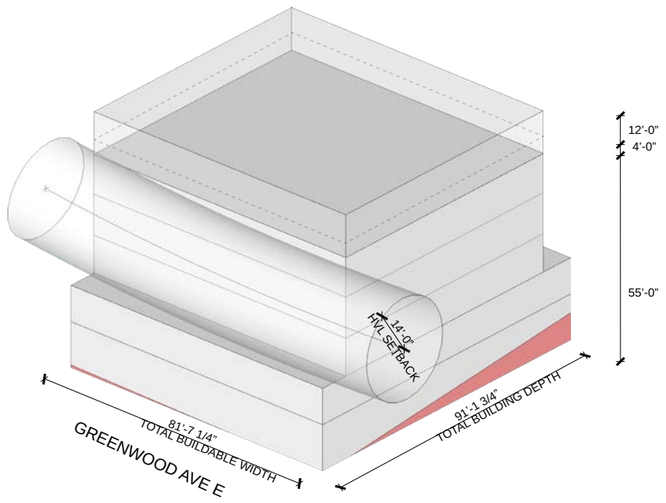


ORIGINAL MAX DEVELOPMENT DIAGRAM

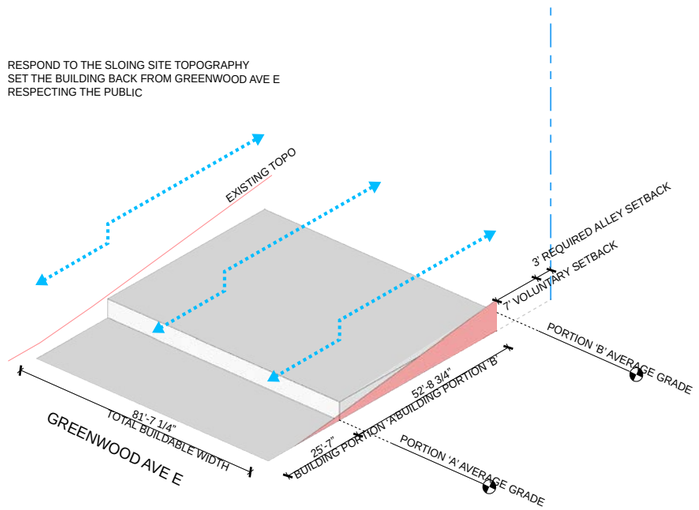


ORIGINAL STAFF SUPPORTED OPTION 1 MASSING

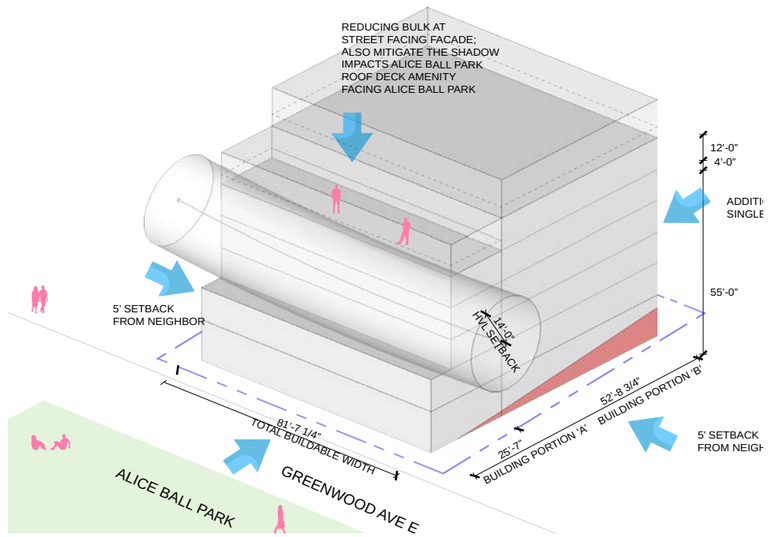
POST MHA MASSING DEVELOPMENT



POST-MHA MAX DEVELOPMENT DIAGRAM



POST-MHA MASSING RETHINKING OF AVERAGE GRADE



POST-MHA MASSING CHANGE STEP 1

EARLY DESIGN GUIDANCE SUMMARY

2. *Façade Composition and Materials: Staff supports the use of fenestration, material choices and changes, and secondary architectural elements to provide depth and visual interest to the building façades, while also relating to the existing neighborhood context. Further develop a simple, neutral, background building with moderate architectural presence across from the park and public library.*

a. *Materials. Staff recommends utilizing a material palette consisting of high quality materials. Materials on the upper and lower levels should be complementary to each other and to the general character along Greenwood Avenue N. The success of the proposed massing is contingent on plane changes that are reinforced with a change in material and high quality detailing.*

APPLICANT RESPONSE:
High quality materials were selected to reinforce neighborhood context at large as well as design moves within the project. In response to the EDG, red brick is proposed as the predominate brick color in the neighborhood and to relate to the library located across Complimentary high quality materials at the street facade include cool zinc gray flush metal panels oriented vertically and large panel sliding doors and Juliet railings as a practical secondary architectural feature. Tongue and groove cedar is proposed at the vertical building notches in the building and resolves as a warm and tactile material at the roof deck. At the alley-oriented massing, a quiet and carefully detailed application of fiber cement panels is proposed.

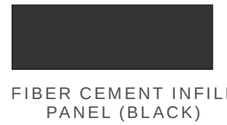

CEDAR T&G


FLUSH METAL PANEL(COOL ZINC GRAY) 12" WIDE; 1" DEEP

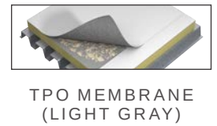

FIBER CEMENT INFILL PANEL (LIGHT GRAY)


VINYL WINDOW (WHITE/BLACK)

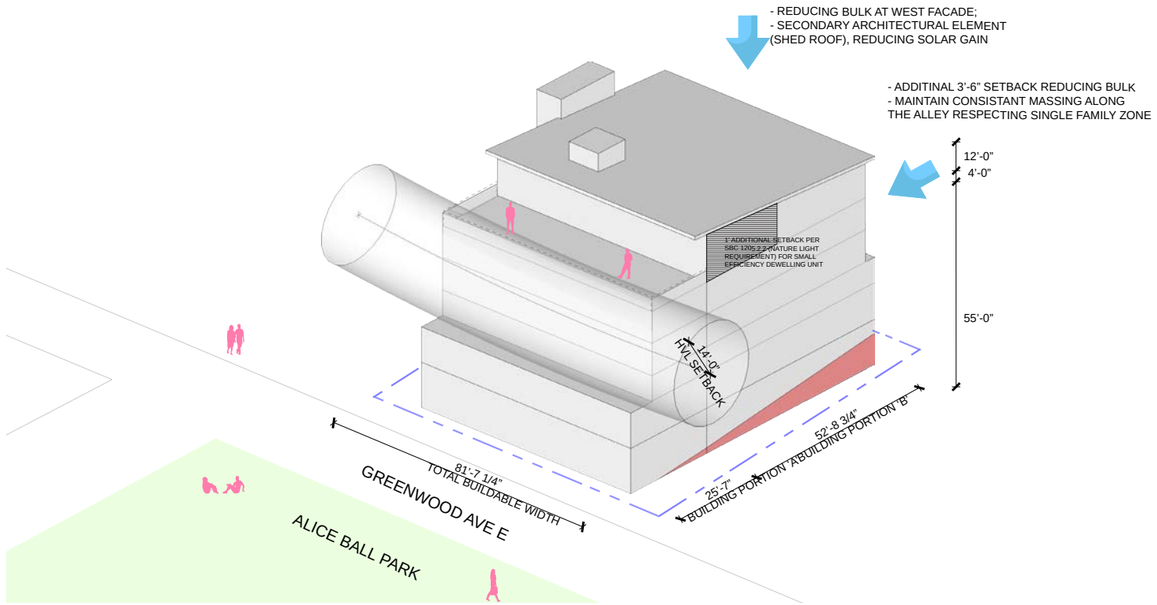

STANDARD BRICK, RUNNING BOND (RED)


FIBER CEMENT INFILL PANEL (BLACK)


CAST IN PLACE CONCRETE


TPO MEMBRANE (LIGHT GRAY)

POST MHA MATERIALITY DEVELOPMENT



FURTHER DELINEATION OF POST-MHA MASSING CHANGE


POST MHA DESIGN - AXON VIEW

b. *Greenwood Avenue N. Staff supports the proposed application of the materials at the base and in the upper levels as shown in the rendering on page 25.*

   i) *The composition is well proportioned by utilizing material change, variation in fenestration, and breaking the roof parapet to add visual weight to floor four, deemphasizing the two-story massing transition.*

   ii) *Staff recommends the use of brick along the two-story base fronting Greenwood Avenue N, consistent with the existing context.*

APPLICANT RESPONSE:
To be consistent with the existing context, brick is proposed for the two-story base fronting Greenwood Ave N. Further plan refinement, has yielded a carefully composed upper level facade with secondary architectural features (Juliet railing, vertical privacy screens) that play off the horizontal nature of the two-story base and canopy expression. Rather than breaking the parapet that also serves as a guardrail for the roof deck, the building is now more meaningful resolved with a large shed roof overhang where the cedar soffit can be expressed as another high-quality material.

c. *South Façade. Maintain the generous seven-foot setback from the south property line to provide separation between the existing residential windows to the south and the proposed structure.*

   i) *Wrap the Greenwood materials into the north and south façade setbacks.*

   ii) *Locate south facing windows above floor to add visual interest to the façade and avoid large blank walls, consistent with page 25 rendering. Where possible, include windows on the north façade.*

   iii) *Provide plane change between the south stair tower and the most south-easterly units. Utilize a change in materials to further break down the massing and avoid large blank walls.*

APPLICANT RESPONSE:

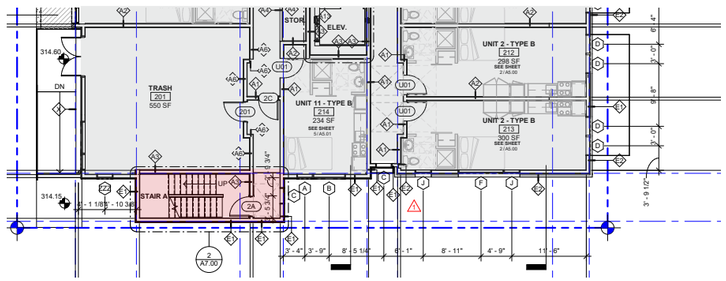
The building setback at the south property line is now approximately 8'-6" (previously shown as 7'-0")

i) Two stories of brick at the street-facing facade wraps the northeast and southeast building corners and resolves at building notches.

ii) High panoramic windows are proposed for the north and south facades.

iii) The south stair tower is 6'-9" proud of the adjacent south-eastern units and reads as a vertical massing element, rendered in flush metal panels to further distinguish to from the adjacent units.

2c iii



2b i, 2b ii



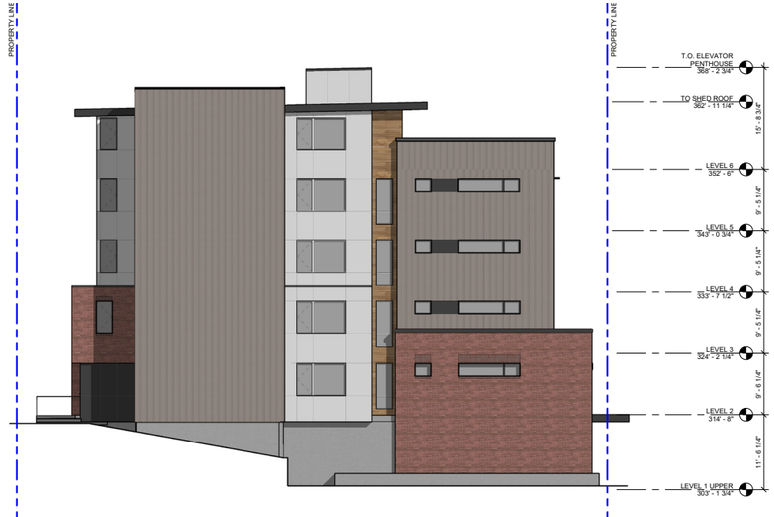
EAST ELEVATION

2c i, 2c ii, 2d



NORTH ELEVATION

2c i, 2c ii, 2d



SOUTH ELEVATION

d. *West Façade. Design the west façade with restrained fenestration and material treatment sympathetic to single family zone to the west. Consider secondary architectural elements along the west façade to manage solar gain, provide increased privacy, and provide a finer texture facing the single-family zone*

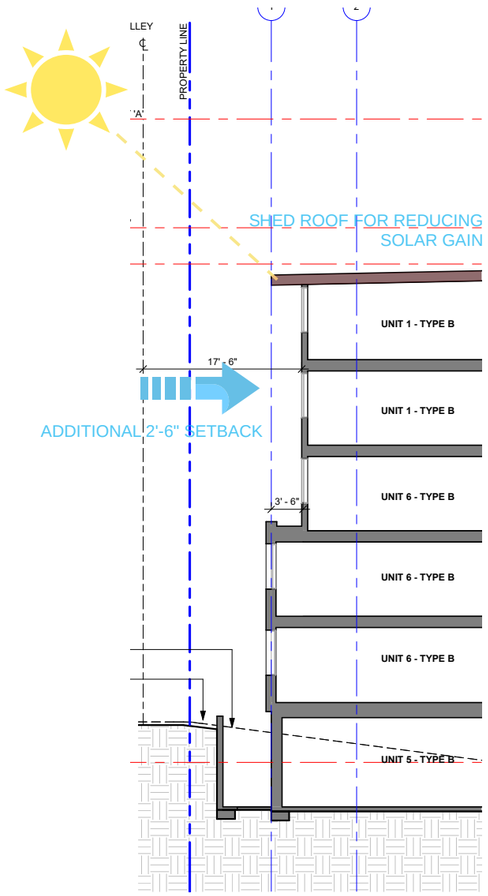
APPLICANT RESPONSE:
The west facade has been redesigned with the added available structure height from the recent up-zoning. We have retained well proportioned windows for each unit, consisting of a simple combination of one fixed and one casement window per unit. A shed roof has been added to relate to the more typical sloped roof structures in the nearby single family zone. To help reduce the added height and bulk to the alley-facing mass, we are proposing a setback of 2'-6" above the 4th floor. This setback will reinforce the three-story datum along the alley that was noted in the EDG as more appropriate adjacent to the single-family zone.

2d - a, c



WEST ELEVATION

2d - b



e. *Privacy. Provide a window overlay diagram for the south and west facades.*

APPLICANT RESPONSE:
Provided as requested. There are no direct overlaps of windows with the 2-story apartment located directly to the south. Please note that the nearest SFR opposite the alley is some distance away from the project with tall landscaping in between. The garage on the alley associated with this home has 2 windows that have been painted over. Finally, please also note that he neighboring one-story structure to the north (office building) contains no window on its facade facing this development.

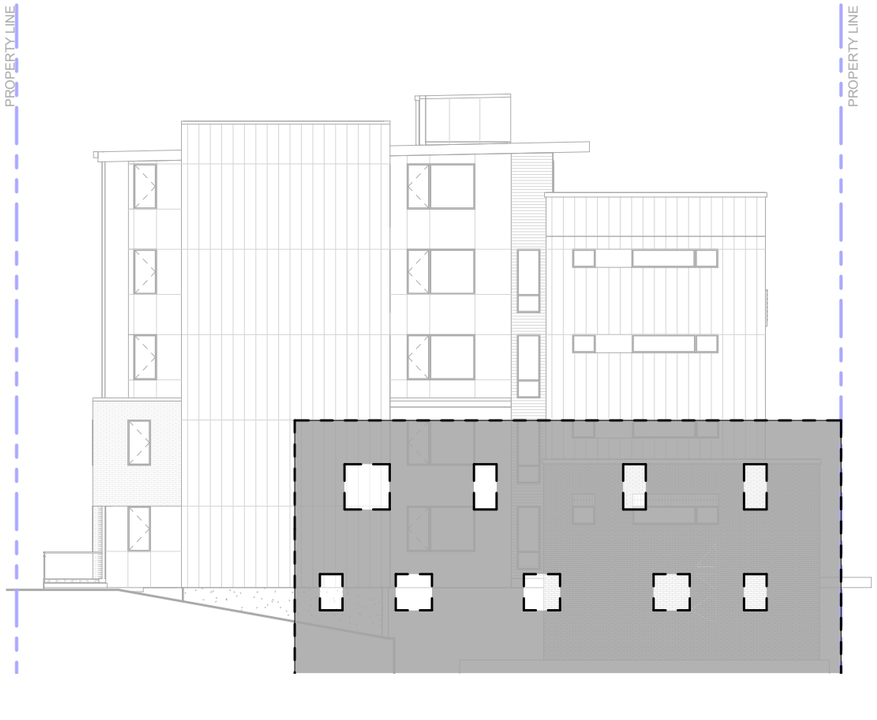
2e - west facade privacy study





2e - south facade privacy study





EARLY DESIGN GUIDANCE SUMMARY

3. *Greenwood Avenue N Street Frontage. Greenwood Avenue N is a pedestrian designated street. Design the street frontage to create a highly transparent, welcoming, pedestrian friendly street character.*

a. *Maintain a two-story base with a regular commercial bay rhythm. The commercial bay width should be informed by the existing commercial context along Greenwood Avenue N.*

APPLICANT RESPONSE:
A two-story, brick base will anchor this project to the sidewalk. After a careful study of the existing neighborhood commercial context along greenwood Avenue N and encouragement from the EDG Report, a regular commercial bay rhythm of 18' is provided.

3a



3a



b. *Review the existing context along Greenwood Avenue N to inform the ground level architectural details: podium materials, overhead weather protection, window proportion, entryway patterns, scale and proportion, signage, lighting. Utilize a combination of features to make the residential entry more visible and distinguished from the adjacent commercial uses.*

APPLICANT RESPONSE:
A collection of architectural components organizes the street facing facade: 2-story commercial bays with expressed lintels; brick pilasters that sit proud of the field brick with integrated lighting; kick plates at the bottom of the storefront glazing; and three, deep awnings which reinforce the rhythm of the commercial bays. To differentiate the residential entry, we have recessed it slightly from the adjacent commercial storefront; provided a different window proportion (less tall); added landscape plantings including a long planter which leads to the bike entrance, and also located the building signage over this entrance.

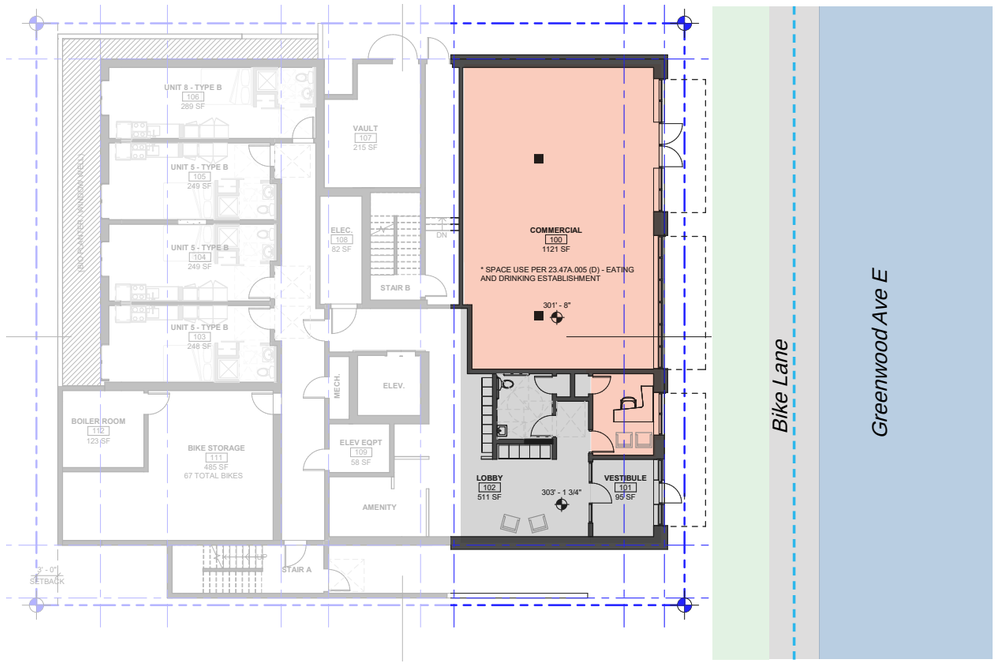
3b



c. *Staff recommends the building incorporate commercial uses along Greenwood Avenue N and questions whether the live work unit will comply with zoning code requirements listed in SMC 23.47A.005. Staff generally discourages the use of live work units along a pedestrian street. All live work uses must maintain an active transparent façade with living spaces well defined from the commercial street frontage. Design the live work space so that it can be adapted to other commercial uses in the future.*

APPLICANT RESPONSE:
The previously proposed live/work unit in EDG Option One has been removed and now 1 large commercial space is proposed.

3c



GROUND LEVEL PLAN

COMMERCIAL AREA SERVICE AREA

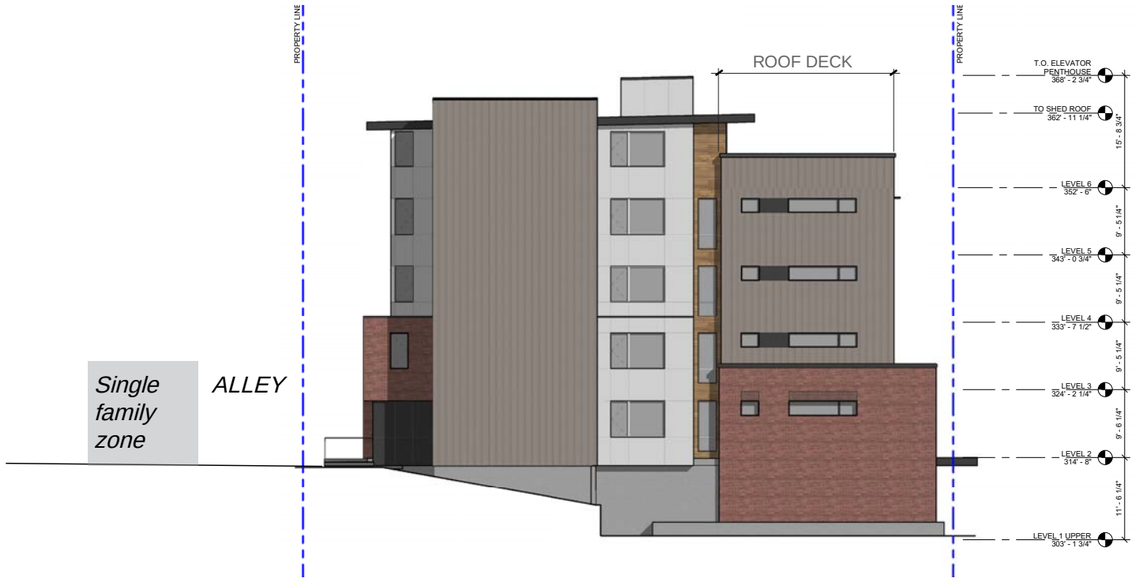
EARLY DESIGN GUIDANCE SUMMARY

4. Landscaping and Amenity Areas:

a. *Maintain upper level deck at the east portion of the roof to minimize impacts to the single-family zone.*

APPLICANT RESPONSE:
The street-facing upper level deck has been maintained and will also reinforce the relationship of the building to the new park across the street.

4a



SOUTH ELEVATION

b. Incorporate a semi-private transition between the alley and the residential uses at ground level. Develop a design that utilizes landscaping or other elements to provide a buffer, minimizing the visual and auditory impacts from vehicular traffic.

APPLICANT RESPONSE:
A semi-private transition between the alley and the residential uses at the ground level is provided with a combination of landscape elements: new ground cover and taller plantings, and a broad bio-planter that nearly runs the length of the alley facade. In addition, the access ramp to the trash room has been with tall plants.

4b



ALLEY LOOKING SOUTH

4b



SCREEN AT TRASH ACCESS

4b

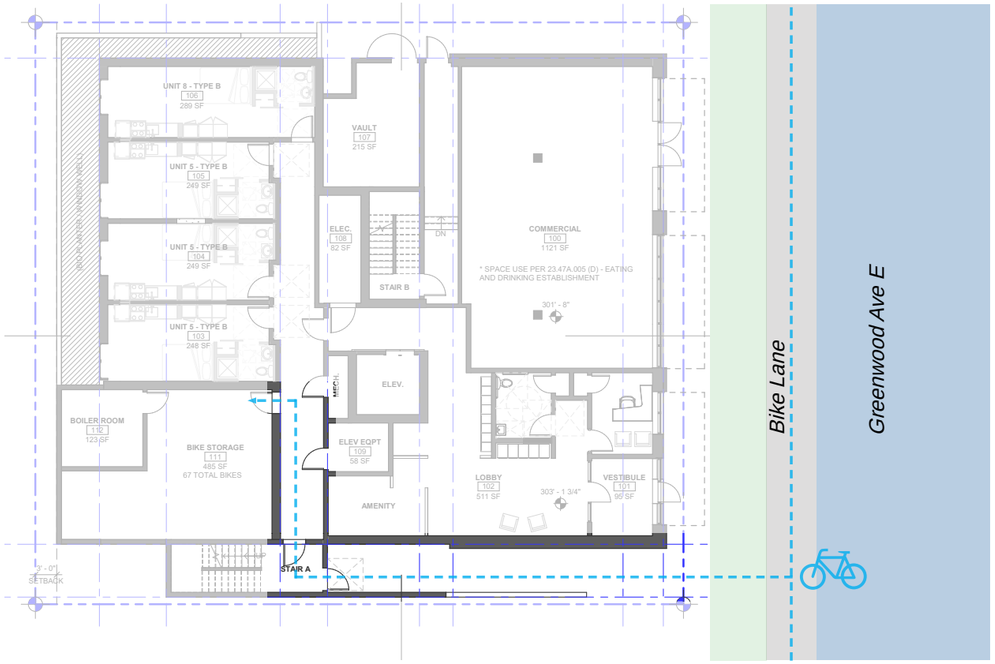


ALLEY LOOKING NORTH

c. *Continue a direct connection between the street and/or alley and the bicycle storage location.*

APPLICANT RESPONSE:
A direct connection is preserved between the sidewalk and the bicycle storage location. A long bio-planter is proposed here to soften this pathway and also serve as a way-finding device.

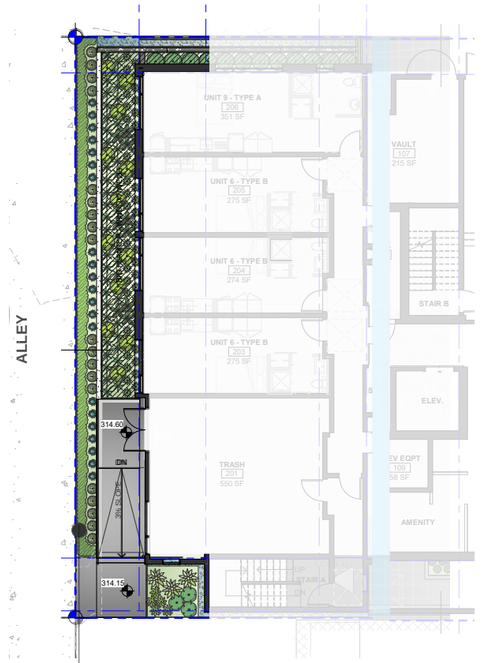
4c



d. *Maintain solid waste and recycling storage space that is provided internal to the site and accessed directly from the alley. Consider a ground floor treatment that emphasizes the residential use along the alley, with less emphasis on the solid waste access.*

APPLICANT RESPONSE:
The trash room access at the alley has been maintained and improved with a ramp that is minimally sized to comply with SPU requirements and shielded with tall landscape platings.

4d





Level 2 *Level 1*

A comprehensive landscape design between the alley and the solid waste entry, which emphasizes the residential use along the alley and reduced the visibility of the solid waste access from the alley.

RESPONSE TO RECOMMENDATION REPORT

1. Massing

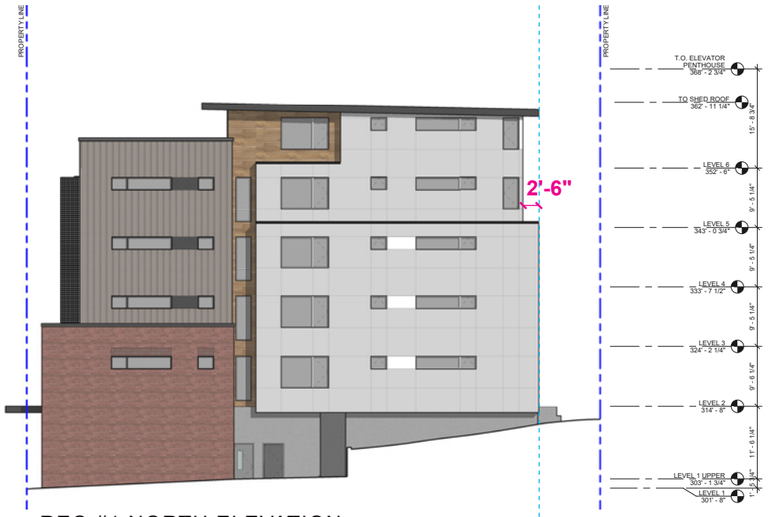
a. Due to the adjacency of a Single-Family neighborhood across the alley to the west and proposal's added height and bulk, the structure is insufficiently responding to the zone transition per bulk and scale. The benefit in the added voluntary setback proposed at the lower levels does little to alleviate the proposed structure's impacts on the neighborhood to the west. A greater upper level setback would create a better response to the zone transition. (CS2-D-3, CS2-D-4, DC2-A-2, CS2-II-i of Greenwood/Phinney Neighborhood Design Guidelines)

APPLICANT RESPONSE:
FAR is an issue here. Due to recent Zoning FAR corrections from Branin we will now be ~700 sf under FAR which we can contribute to this effort. We can move the west wall of the building 1'-10" max. The revised renderings show an additional 1'-0" setback between the upper and lower floors at the alley, or a setback of 3'-6" (2'-6" shown previously but we have started the increased setback lower in the building at L4 as requested) . We are also limited by the location and minimum required ramp width. SPU requires the ramp to be 7' wide minimum.

b. Pull the ground level and second and third stories of the structure to the required 3' setback at the alley, instead of creating the additional setback as shown, and respond to the single-family adjacency by creating a greater upper level setback on the fourth and fifth stories. The setback should be legible from a great distance in order to the give the base of the building a scale more in keeping with the single-family adjacency. (CS2-D-3, CS2-D-4, DC2-A-2, CS2-II-i of Greenwood/ Phinney Neighborhood Design Guidelines)

APPLICANT RESPONSE:
We are unable to move the structure to the 3' required setback as requested due to the need for a window well for the basement (L1) units which need access to daylight. A planter is also required here to meet DRAINAGE requirements. See response to item 4 below for resolution.

1. a; 1.b; 2.b

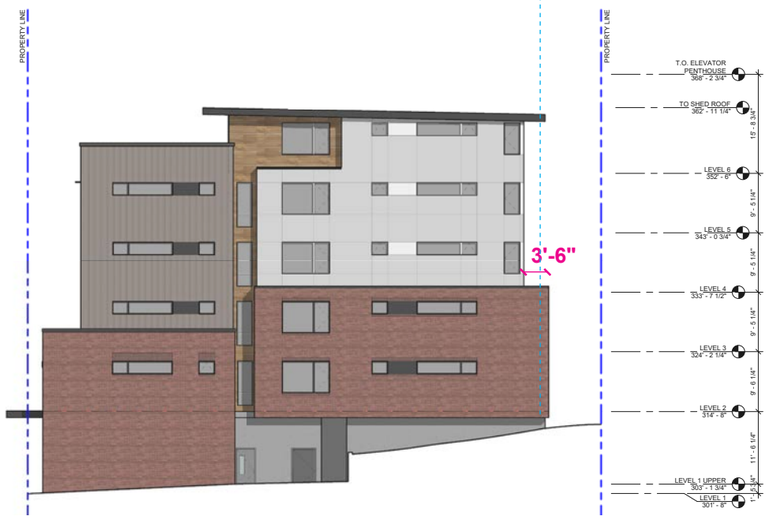


REC #1 NORTH ELEVATION

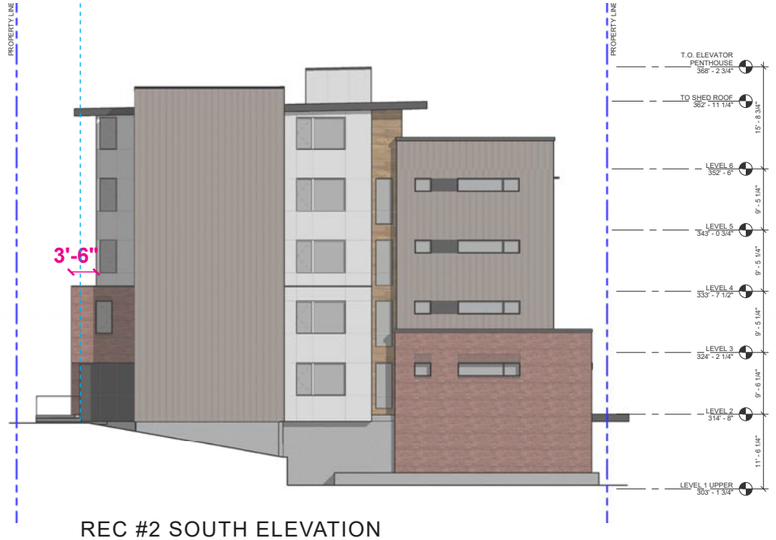
1. a; 1.b; 2.b



REC #1 SOUTH ELEVATION



REC #2 NORTH ELEVATION



REC #2 SOUTH ELEVATION

2. Façade Composition and Materials

a. The use of complementary high-quality materials along the street facing façade that wrap the north and south corners is appreciated, as discussed in the early design guidance. (CS3-A-1, DC4-A-1)

b. Staff does not see the benefit of the fins on floors 3-5 on the street facing façade. The fins appear to complicate a simple, clean façade. (CS3-A-3, DC2-C-3)

APPLICANT RESPONSE:
a. Noted.

b. Fins have been removed per your feedback.

3.b



REC #1 EAST ELEVATION



REC #2 EAST ELEVATION

3. Greenwood Avenue North Two Story Base

a. Staff appreciates the two-story brick base along Greenwood Avenue North, specifically the change in brickwork above the 2nd story windows to a two-row soldier course. The base's overall composition, however, half-heartedly relates to the existing context in the neighborhood. The following will give weight and clarity to the brick base. (CS2-A-1, CS3-A-1, CS3-A-3, DC2-C-3, CS3-II of Greenwood/Phinney Neighborhood Design Guidelines)

APPLICANT RESPONSE:
Noted.

b. Add a brick spandrel between levels one and two and add brick to ground the base to create compatibility with the existing historical storefront neighborhood context. (CS3-A-1, CS3-A-3, DC2-C-3, CS3-II of Greenwood/Phinney Neighborhood Design Guidelines)

APPLICANT RESPONSE:
A brick spandrel has been added between L1 and L2 openings. We feel due to the glass/infill language we have created within the larger brick bays that a black metal kick-plate is better than brick as the base.

c. Add additional glazing on the second floor to relate to the commercial base and to be in keeping with existing historical storefront neighborhood context.

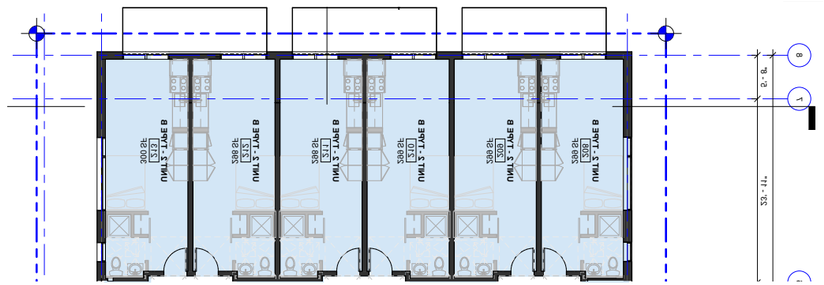
APPLICANT RESPONSE:
This is infeasible due to the kitchen layouts and venting requirements of the park-facing units at L2. Please refer to the floor plan below which shows the constraints on these openings.

3.b



PARTIAL EAST ELEVATION

3.c



LEVEL 2 PLAN

d. The perspective of the residential entry on page 15 shows a wood soffit as part of the overhead weather assembly. This should be a part of the final project design.

APPLICANT RESPONSE:
Noted.

4. West Alley Façade

a. The proposal has not responded to the early design guidance to design the west façade with "material sympathetic to the single-family zone to the west" and "…provide a finer grain texture facing the single-family zone." Provide a highquality residential material such as brick or cedar, for at least the first two stories, along the alley that responds to the single-family context. (DC2-A-2, DC4A-1)

APPLICANT RESPONSE:
Brick has been added for the first 2 levels of the building at the alley.

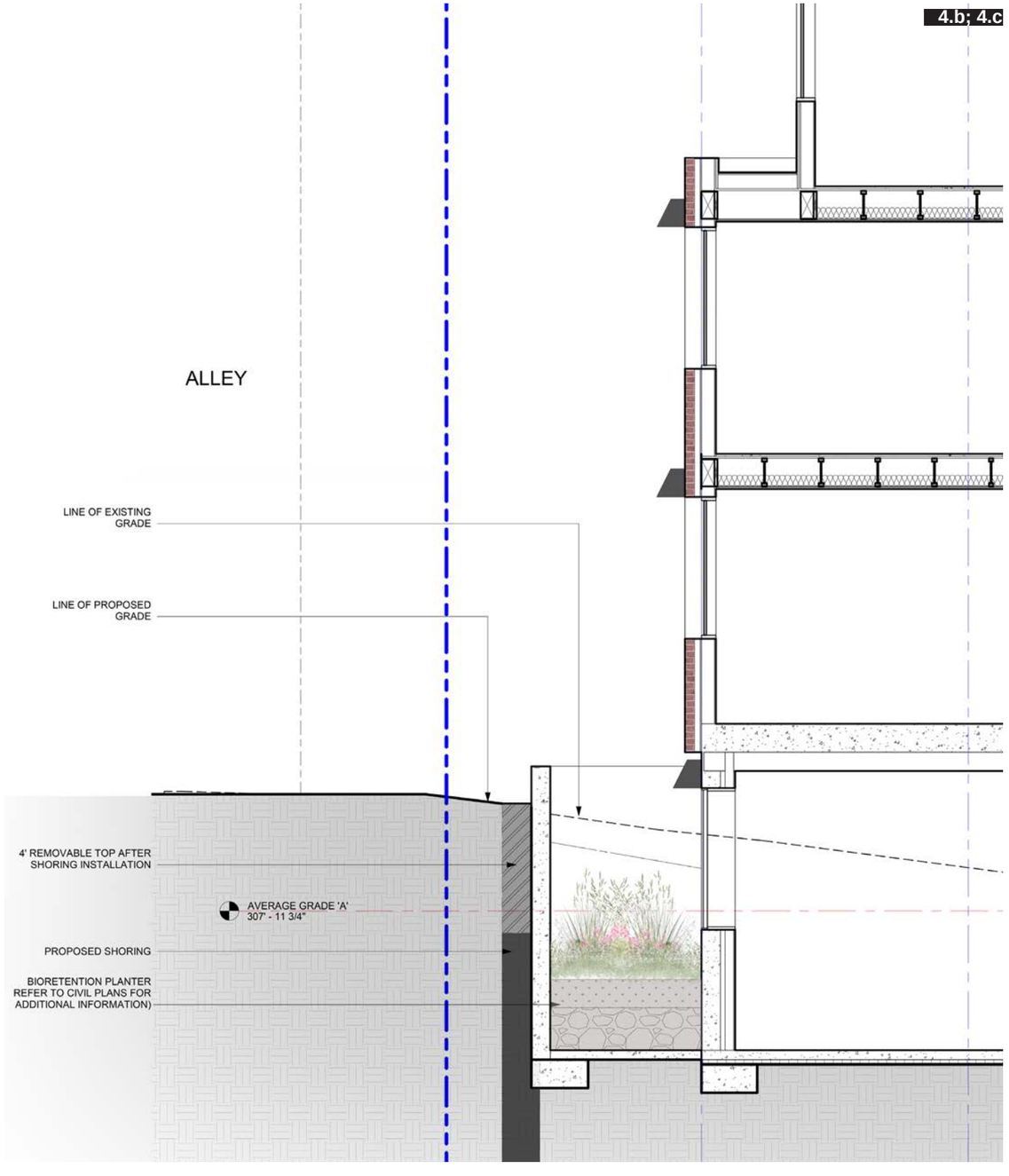
4.a



b. The window well condition along the alley is problematic as illustrated on page 22. The well and the bio planter restrict the basement units' access to light and air. Create a condition that provides ample daylight and air while also incorporating a semi-private transition between the alley and the residential use, as discussed at early design guidance. The bio planter should be eliminated (or moved elsewhere) to allow for a greater width to the well. (CS1-B-2, PL3-B-2)

APPLICANT RESPONSE:
The biolplanter at the alley is a requirement for the project to meet green stormwater DRAINAGE requirements. The window well and bioplanter shown previously have been combined into one larger sunken element which provides a privacy buffer for the basement units from the alley, as well as more access to daylight and air. The top of the planter will be coordinated with the top of the adjacent window sills and the anticipated width of this well is now 6'. (the window well shown previously was 3' wide.

4.b; 4.c



c. As previously discussed, the structure does not sufficiently respond to the context per bulk and scale. Pull the structure to the required 3' setback at the alley, instead of creating the additional setback as shown, and respond to the single-family adjacency by creating a substantially greater upper level setback for the two uppermost floors. (CS2-D-3, CS2-D-4, DC2-A-2, CS2-II-i of Greenwood/Phinney Neighborhood Design Guidelines)

APPLICANT RESPONSE:
We are unable to move the structure to the 3' required setback as requested due to the need for a window well for the basement (L1) units which need access to daylight. A planter is also required here to meet DRAINAGE requirements. See above response for resolution.

5. Alice Ball Park adjacency

a. Staff encourages the addition of larger, occupiable balconies on the Greenwood Avenue North façade to give residents an outdoor space to enjoy with views overlooking the new Alice Ball Park. (CS2-A-1, PL2-B-1, DC3-B-3)

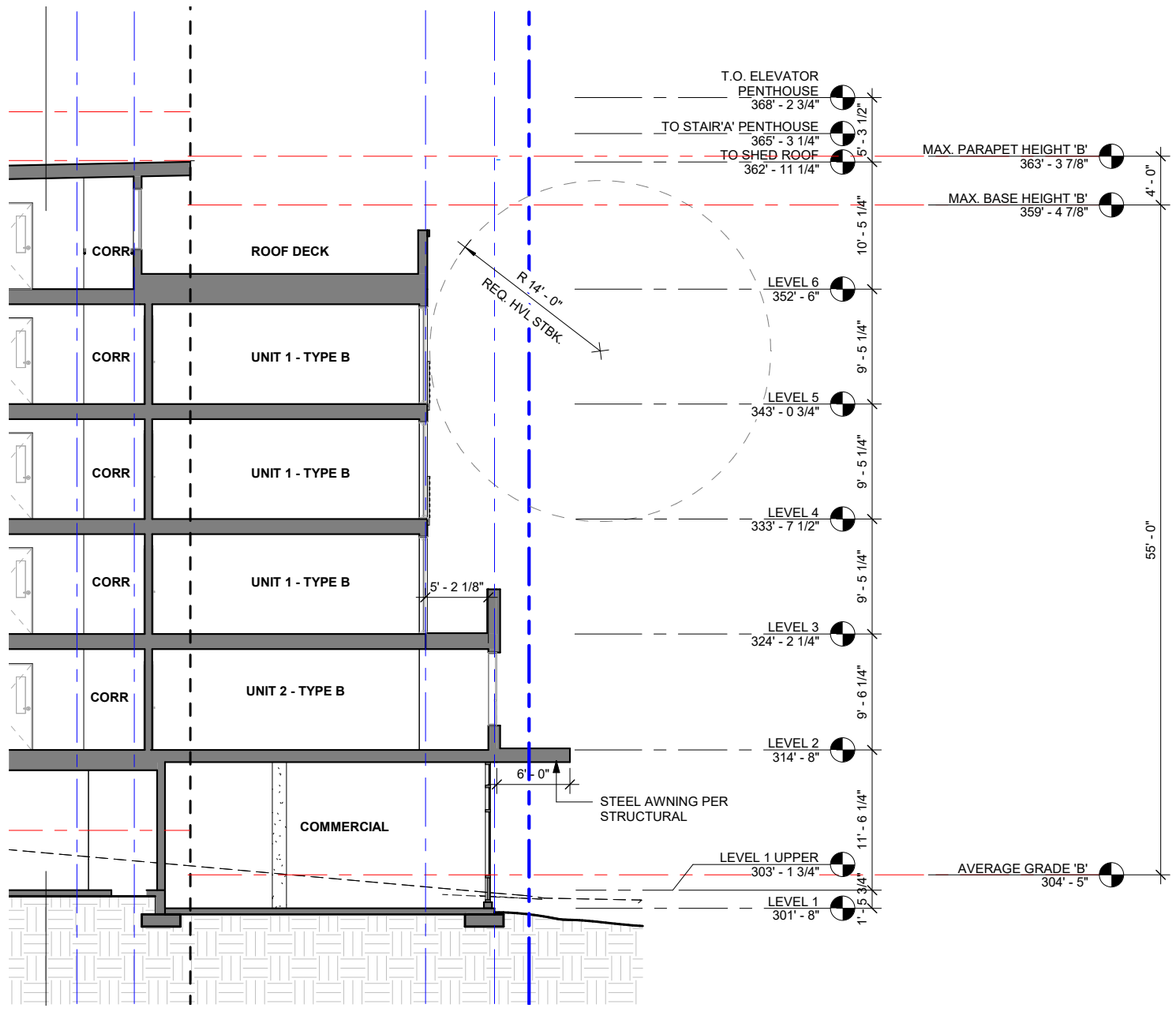
APPLICANT RESPONSE:
Due to the required SCL setback of 14' from adjacent HVLs, balconies would only work at L4 and not at L5 above. Level 3 has 5' deep patios overlooking the park. Cone prefers to leave the composition of Juliet balconies as shown. (See sheet A-13 in the current MUP plan set).

4.b; 4.c





4.d





VIEW OF STREET FACING FACADE



VIEW OF RESIDENTIAL ENTRY



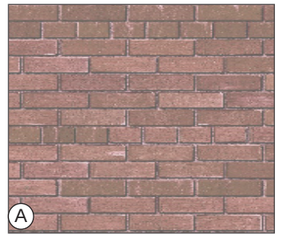
BIRDS EYE VIEW FROM NORTHEAST



VIEW FROM NORTH SIDE OF THE ALLEY LOOKING SOUTH



EAST ELEVATION



STANDARD BRICK, RUNNING BOND (RED)



FIBER CEMENT INFILL PANEL (BLACK) SW 6258



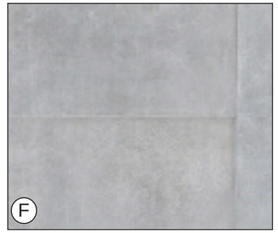
T&G CEDAR



FIBER CEMENT PANEL (LIGHT GRAY) SW 7064



VINYL WINDOW (BLACK)



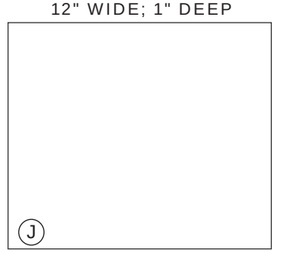
CAST IN PLACE CONCRETE



FLUSH METAL PANEL (COOL ZINC GRAY) 12" WIDE; 1" DEEP



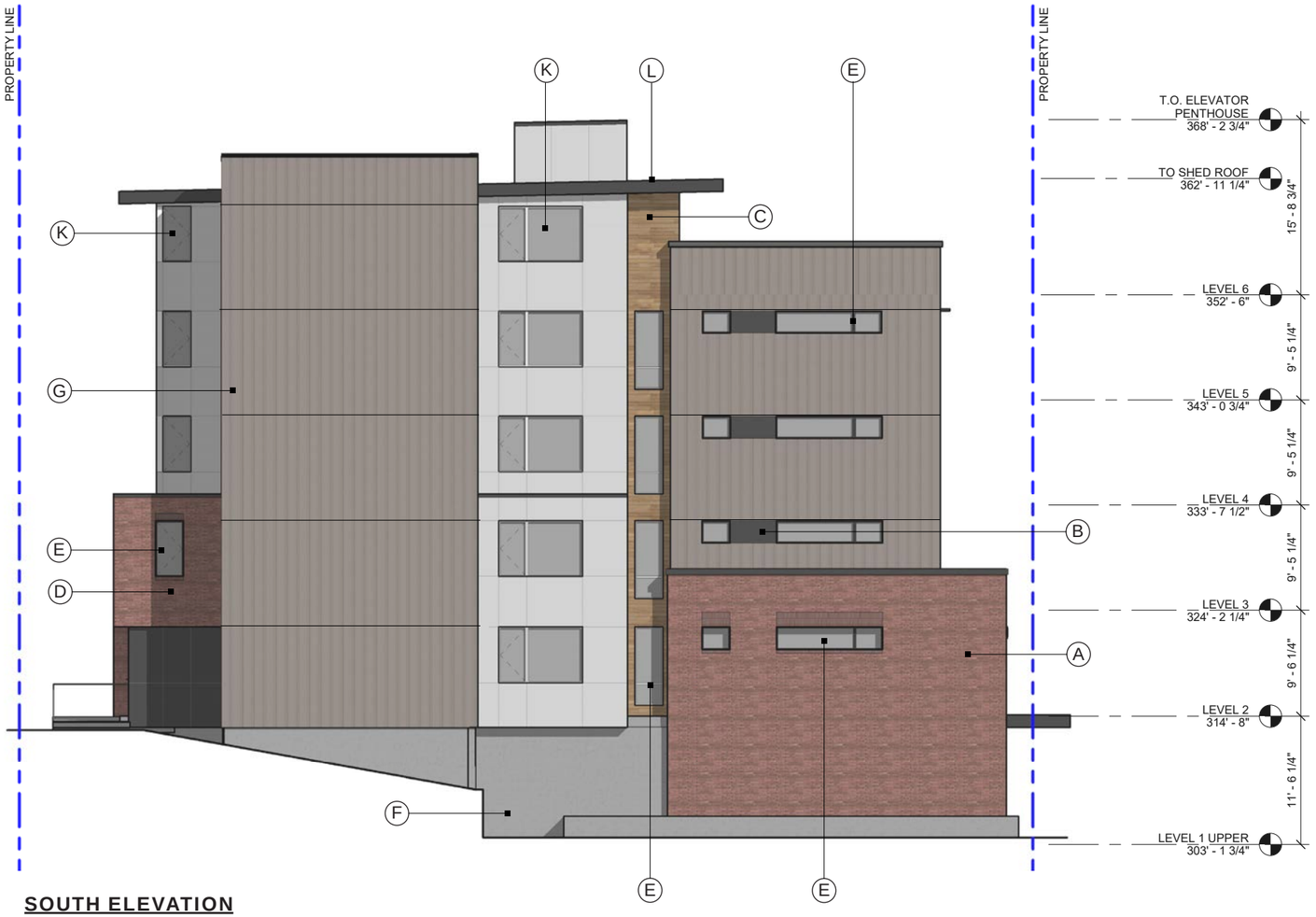
ALUMINUM STOREFRONT (BLACK)



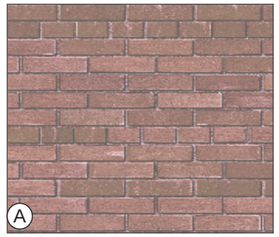
FIBER CEMENT INFILL PANEL (WHITE) SW 7757



VINYL WINDOW (WHITE)



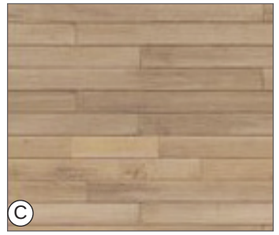
SOUTH ELEVATION



STANDARD BRICK, RUNNING BOND (RED)



FIBER CEMENT INFILL PANEL (BLACK) SW 6258



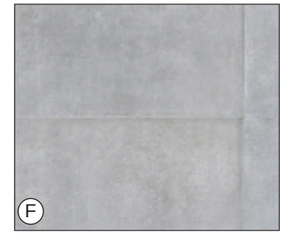
T&G CEDAR



FIBER CEMENT PANEL (LIGHT GRAY) SW 7064



VINYL WINDOW (BLACK)



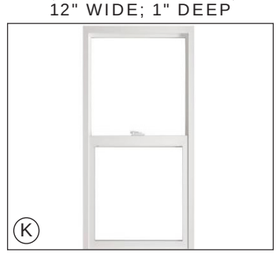
CAST IN PLACE CONCRETE



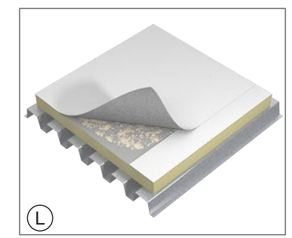
FLUSH METAL PANEL (COOL ZINC GRAY) 12" WIDE; 1" DEEP



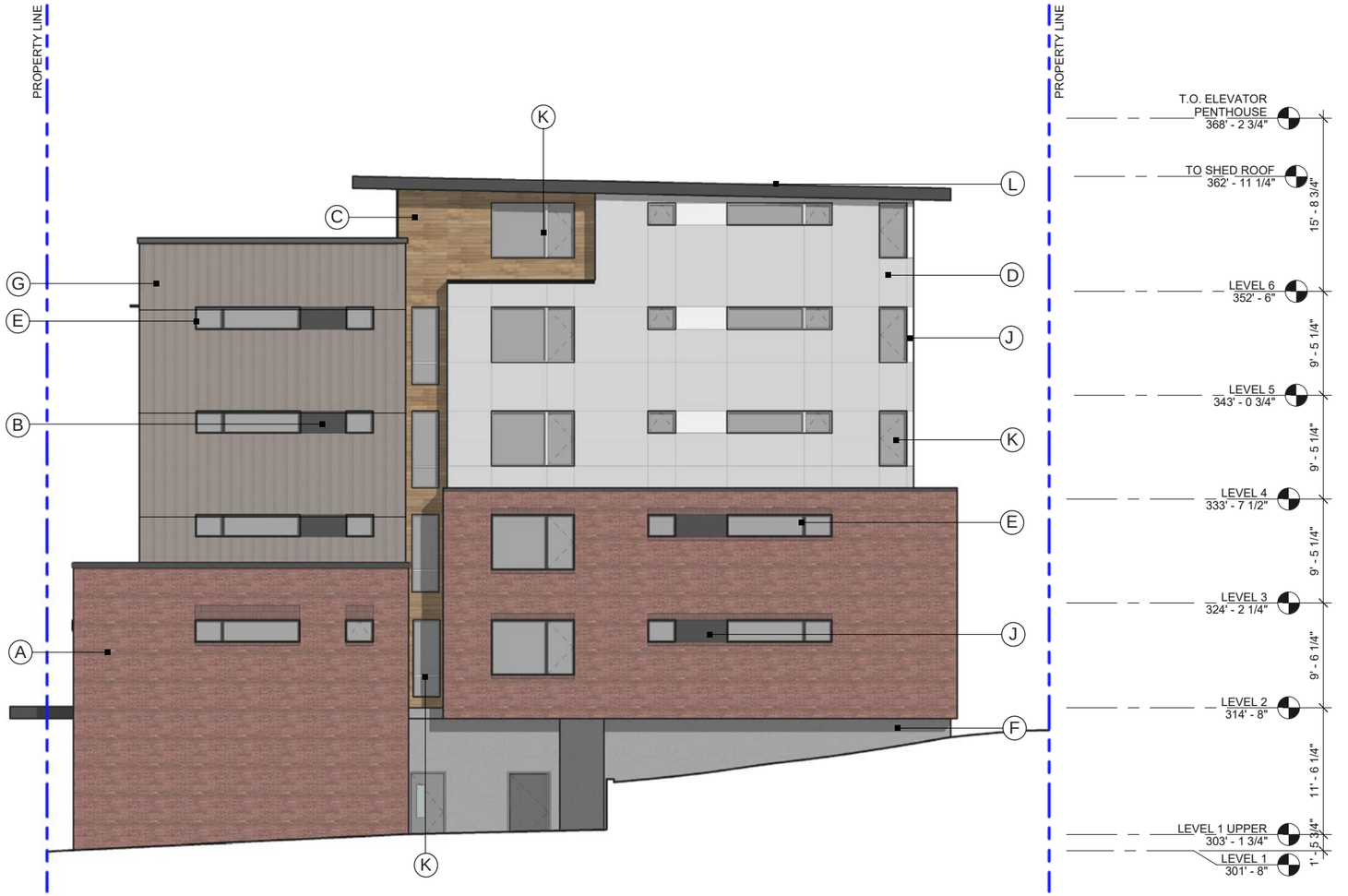
ALUMINUM STOREFRONT (BLACK)



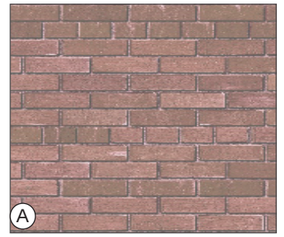
VINYL WINDOW (WHITE)



TPO MEMBRANE (LIGHT GRAY)



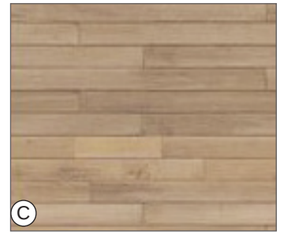
NORTH ELEVATION



STANDARD BRICK, RUNNING BOND (RED)



FIBER CEMENT INFILL PANEL (BLACK) SW 6258



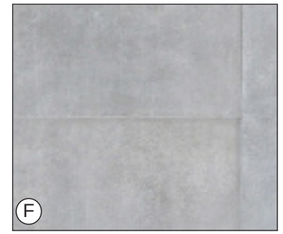
T&G CEDAR



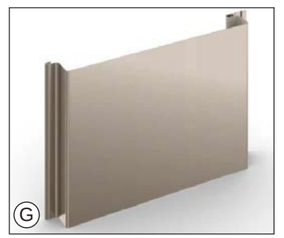
FIBER CEMENT PANEL (LIGHT GRAY) SW 7064



VINYL WINDOW (BLACK)



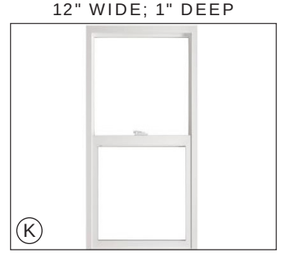
CAST IN PLACE CONCRETE



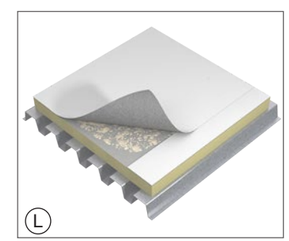
FLUSH METAL PANEL (COOL ZINC GRAY) 12" WIDE; 1" DEEP



ALUMINUM STOREFRONT (BLACK)



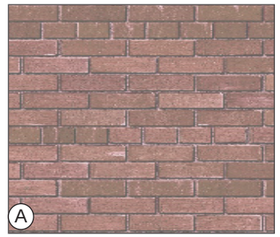
VINYL WINDOW (WHITE)



TPO MEMBRANE (LIGHT GRAY)



WEST ELEVATION



STANDARD BRICK, RUNNING BOND (RED)



FIBER CEMENT INFILL PANEL (BLACK) SW 6258



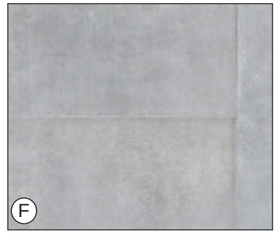
T&G CEDAR



FIBER CEMENT PANEL (LIGHT GRAY) SW 7064



VINYL WINDOW (BLACK)



CAST IN PLACE CONCRETE



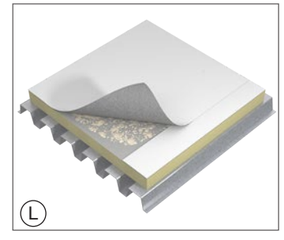
FLUSH METAL PANEL (COOL ZINC GRAY) 12" WIDE; 1" DEEP



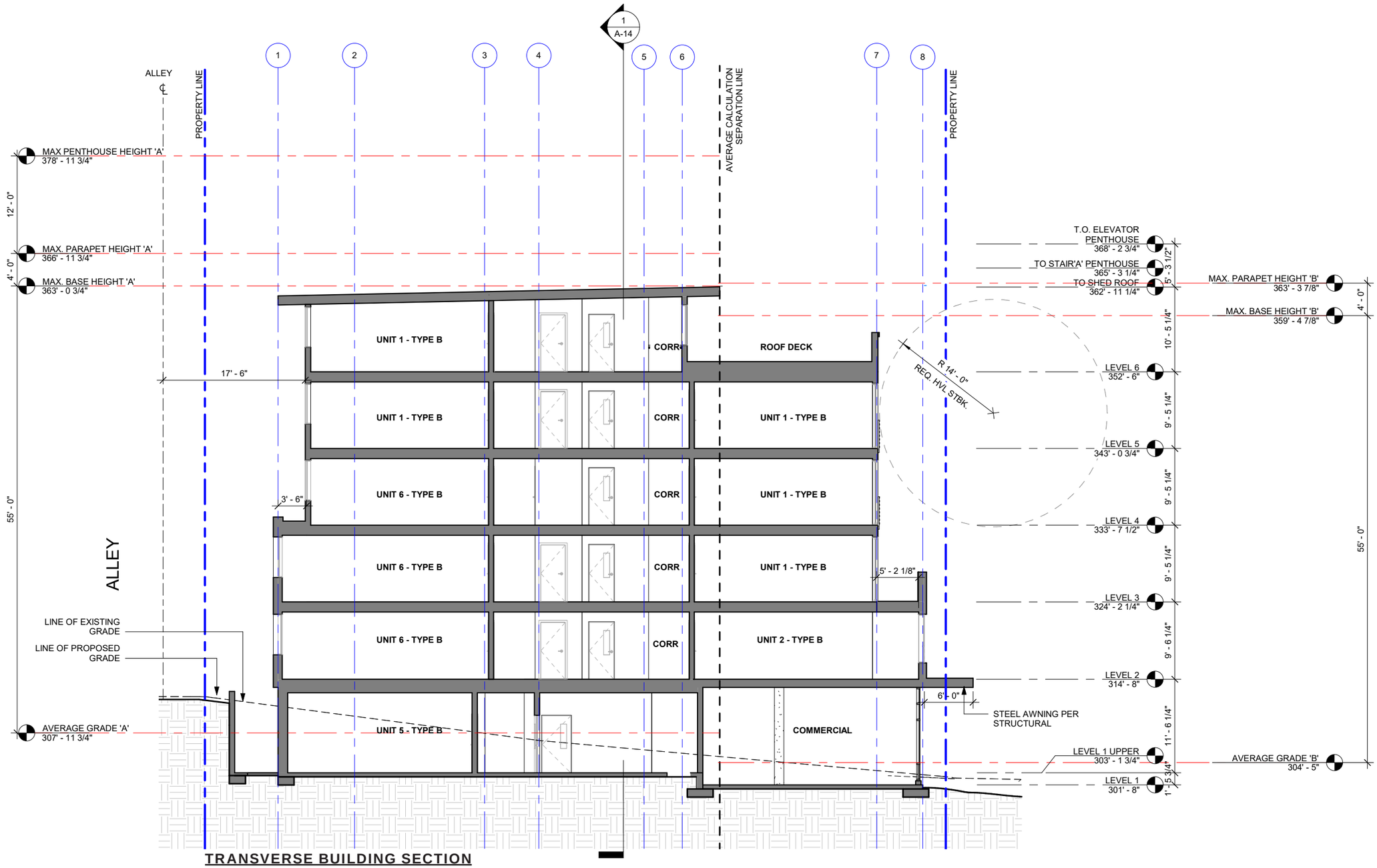
ALUMINUM STOREFRONT (BLACK)



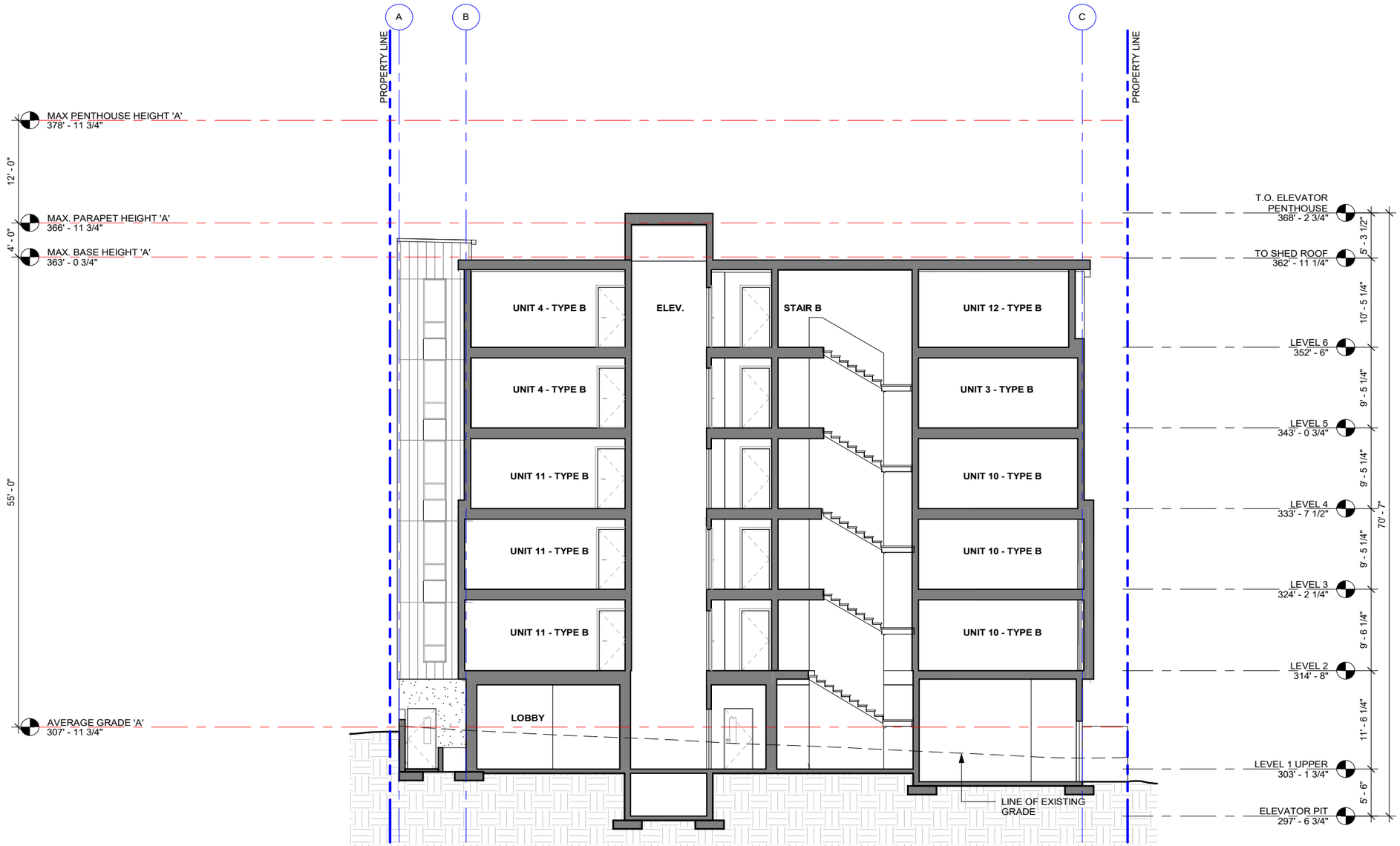
VINYL WINDOW (WHITE)



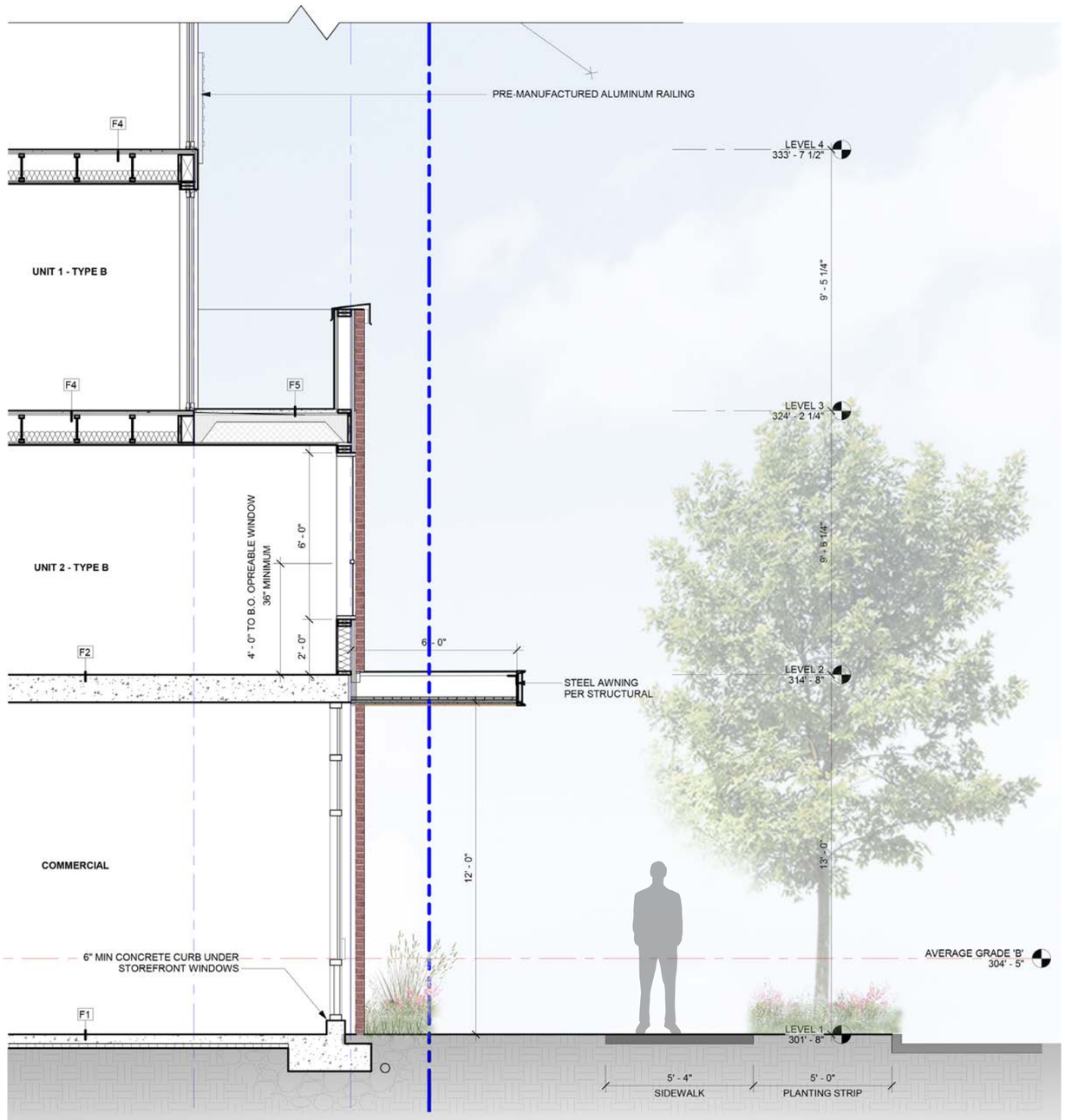
TPO MEMBRANE (LIGHT GRAY)



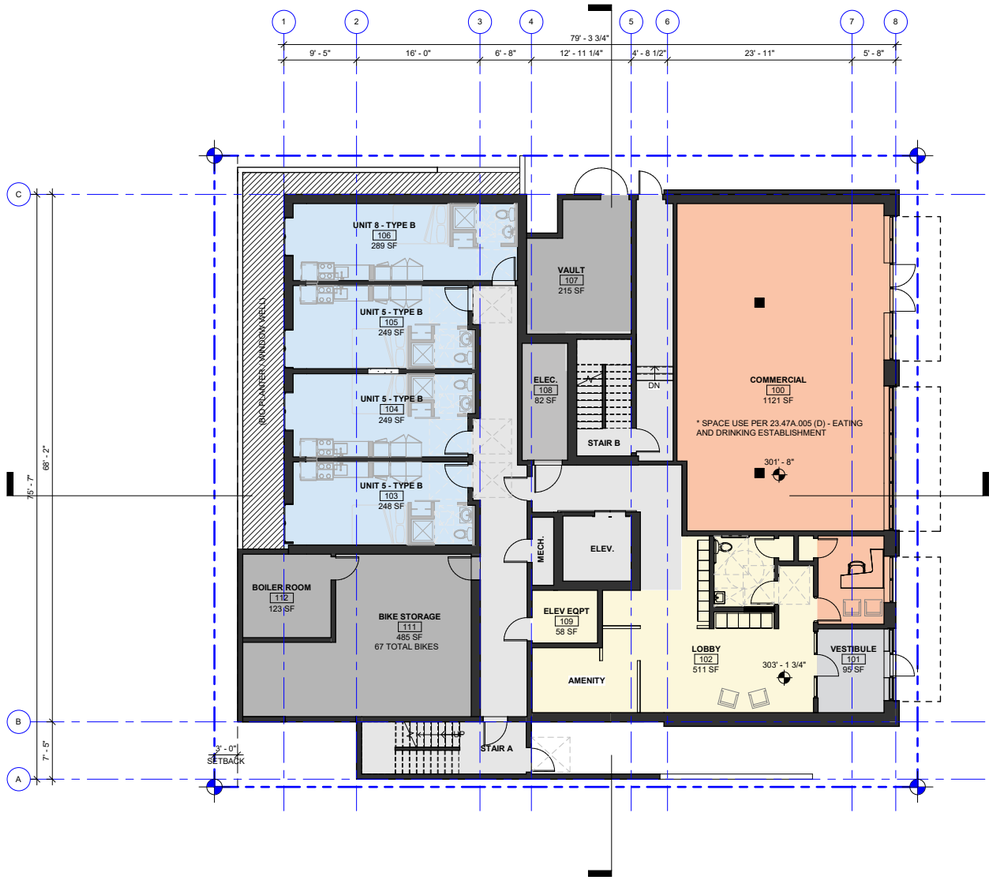
TRANSVERSE BUILDING SECTION



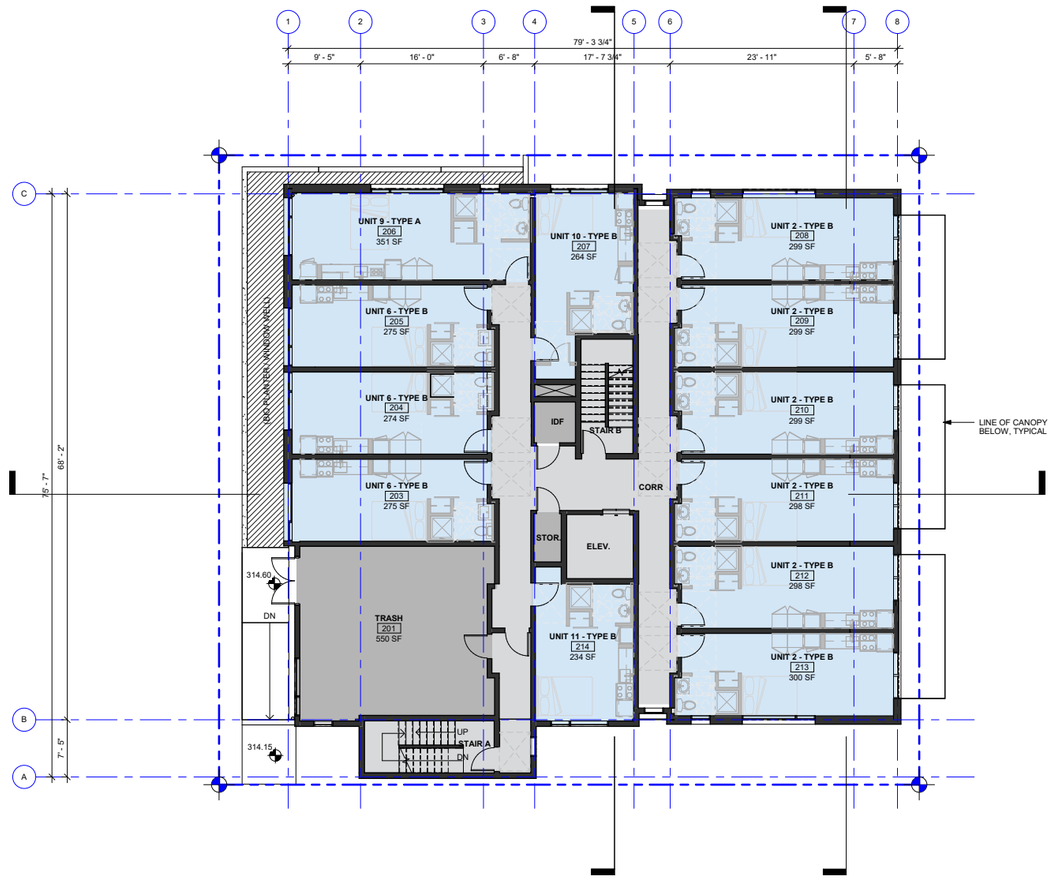
LONGITUDINAL BUILDING SECTION



PEDESTRIAN SECTION AT STREET LEVEL

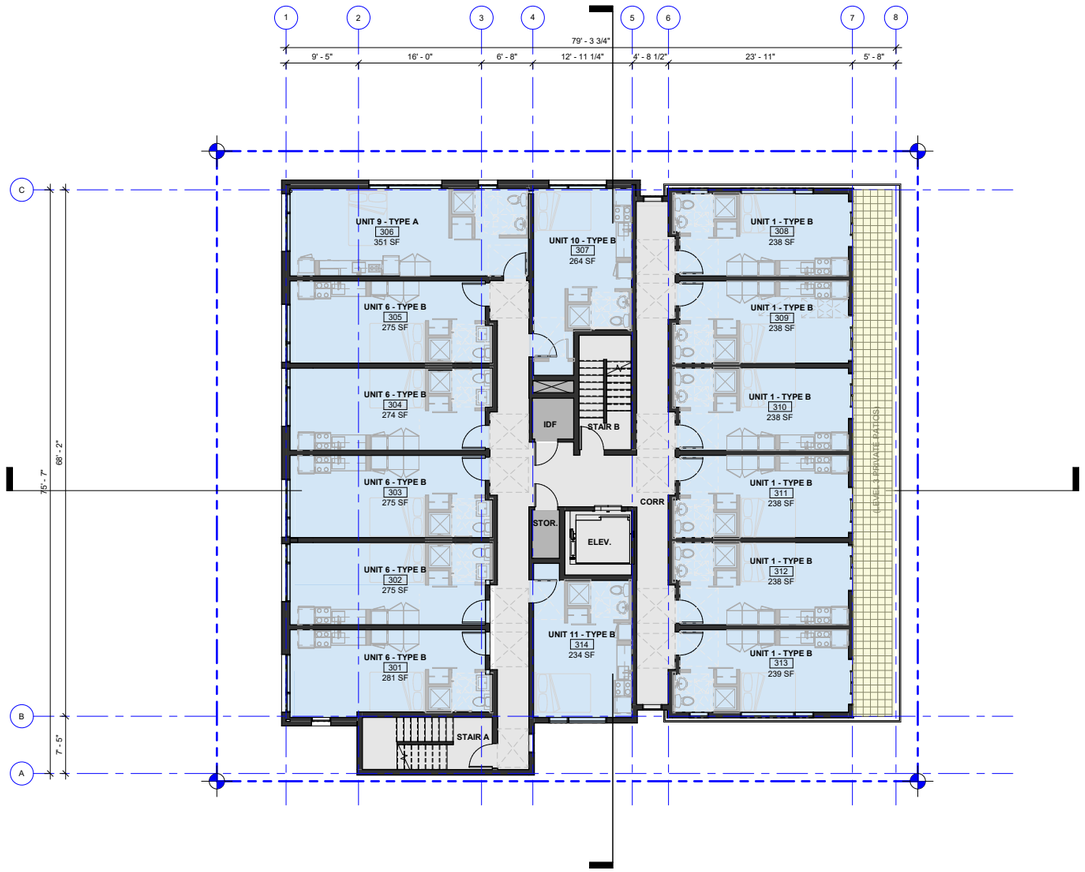


GROUND LEVEL PLAN

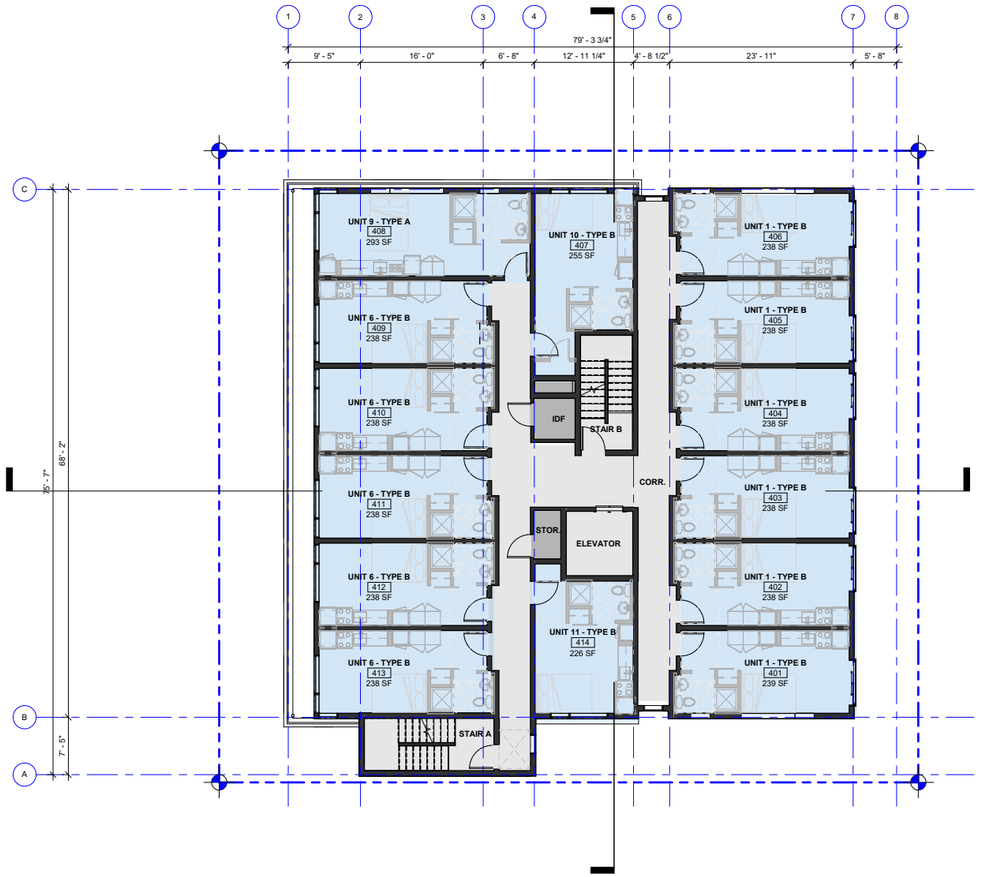


LEVEL 2 PLAN

COMMERCIAL AREA DWELLING AREA SERVICE AREA AMENITY AREA CIRCULATION

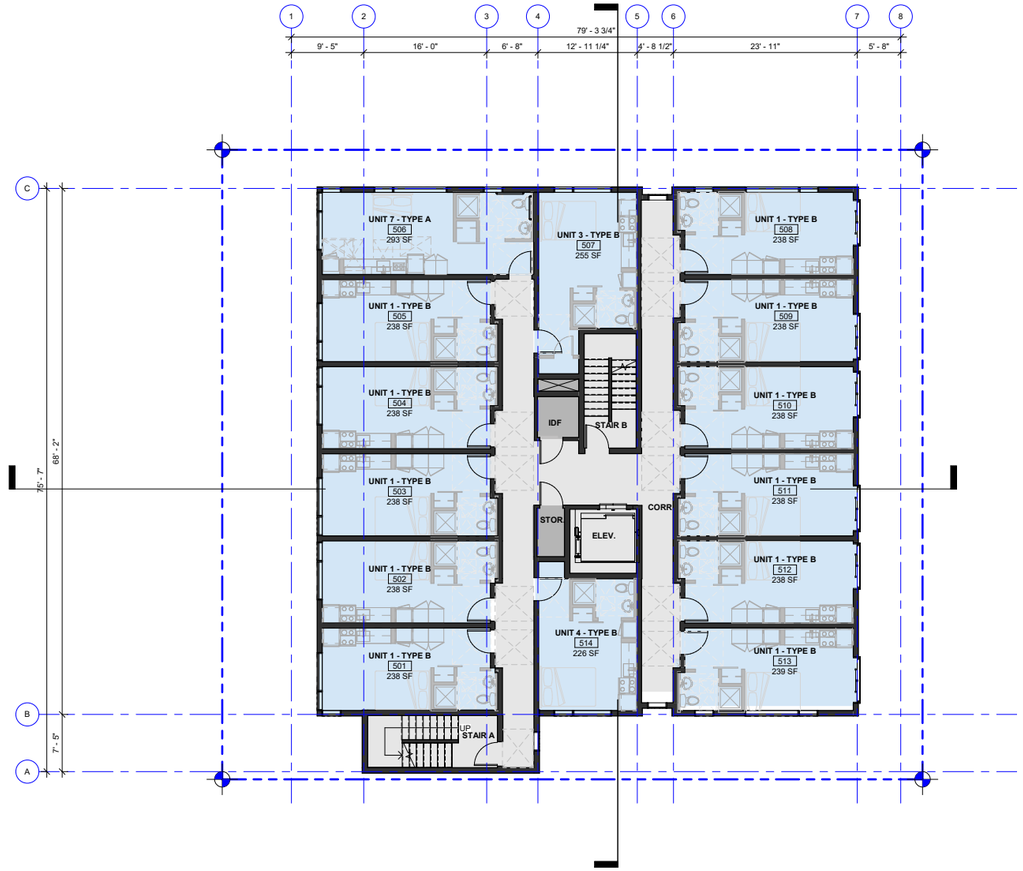


LEVEL 3 PLAN

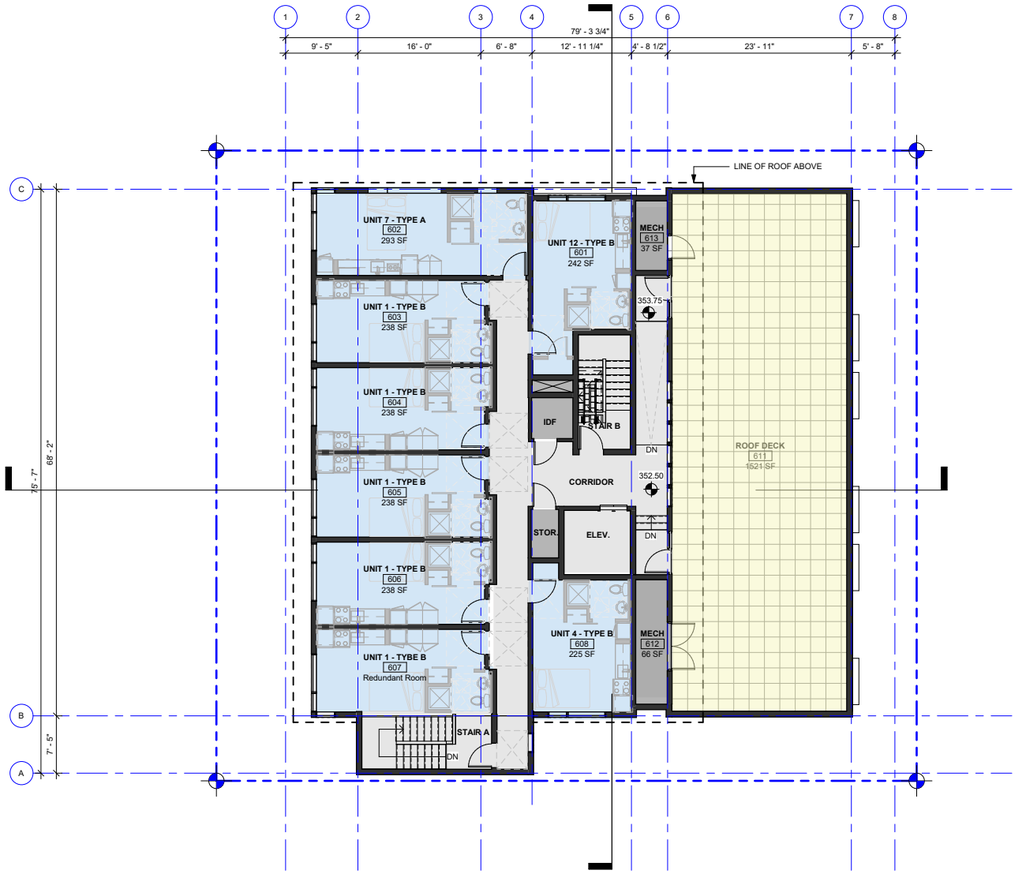


LEVEL 4 PLAN

COMMERCIAL AREA | DWELLING AREA | SERVICE AREA | AMENITY AREA | CIRCULATION



LEVEL 5 PLAN



LEVEL 6 PLAN

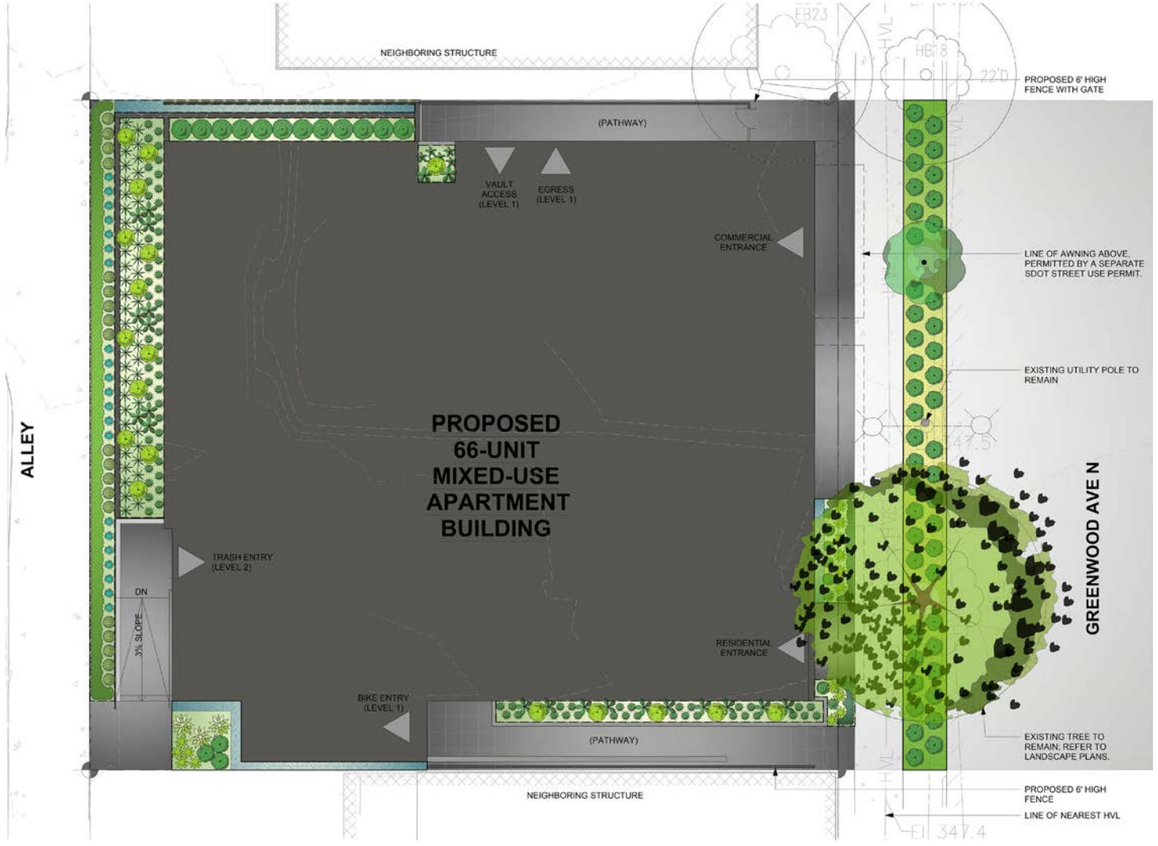
COMMERCIAL AREA DWELLING AREA SERVICE AREA AMENITY AREA CIRCULATION

GROUND LEVEL LANDSCAPE PLANTS

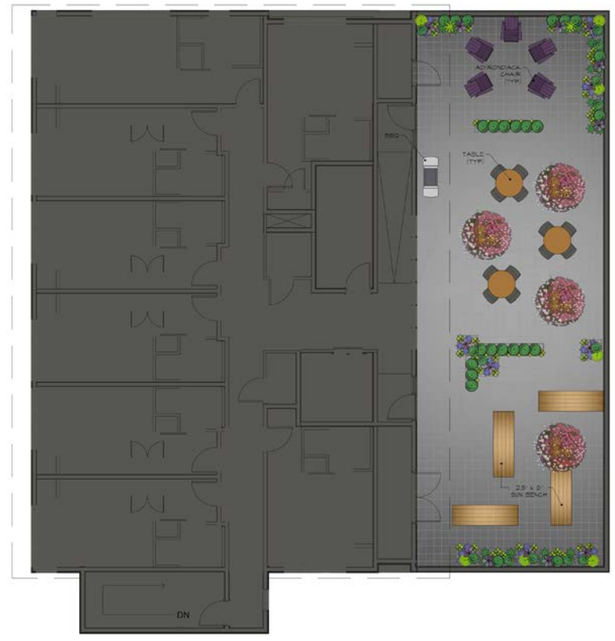


ROOF LEVEL LANDSCAPE PLANTS





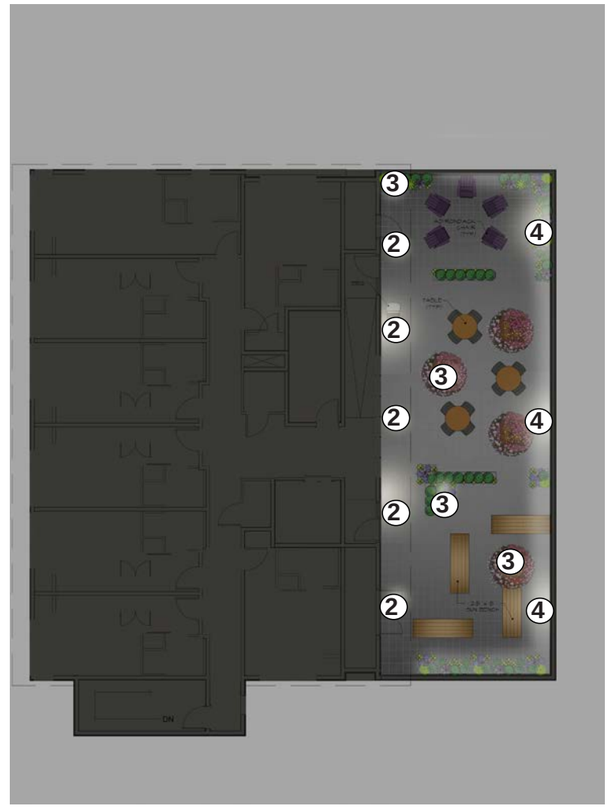
STREET LEVEL RENDERED LANDSCAPING PLAN



ROOF LEVEL RENDERED LANDSCAPING PLAN



STREET LEVEL RENDERED LIGHTING PLAN



ROOF LEVEL RENDERED LIGHTING PLAN



① WALL SCONCES



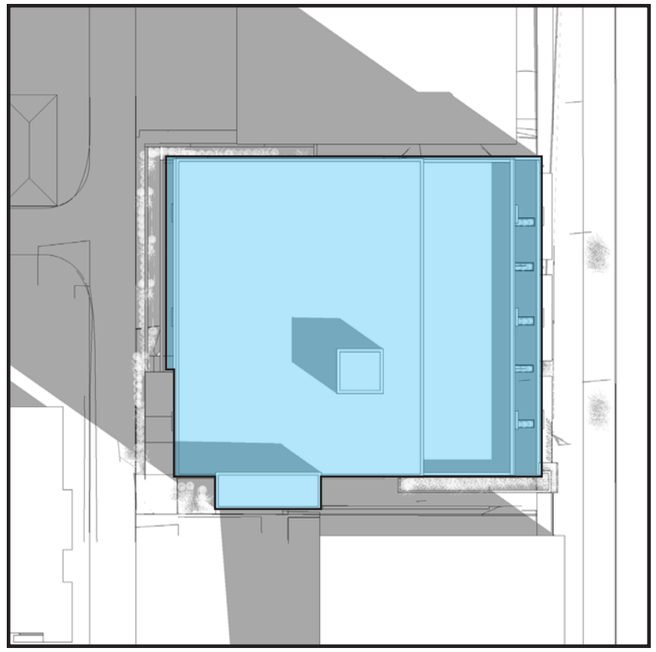
② RECESSED DOWNLIGHTS



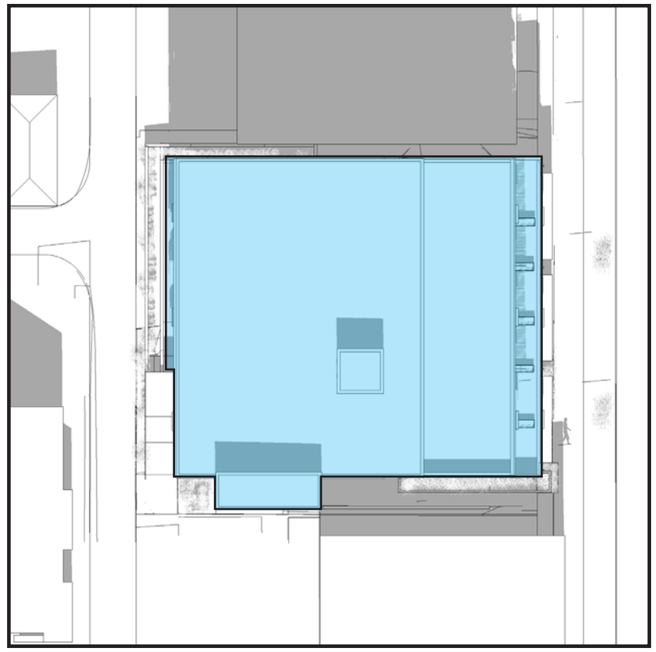
③ LANDSCAPE SPOTLIGHTS



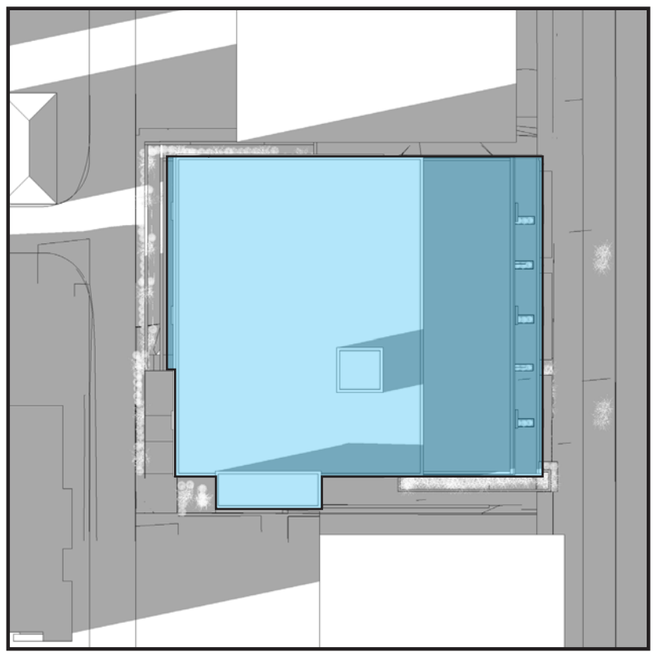
④ LED ROPE LIGHTS



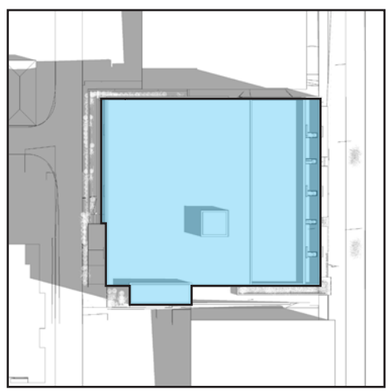
MARCH / SEPTEMBER 21, 9 AM



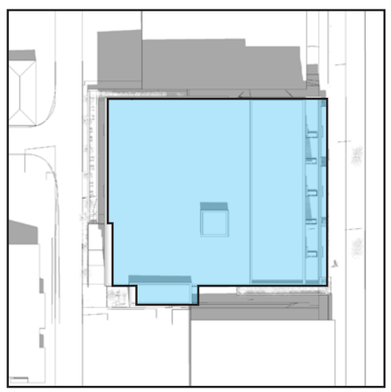
MARCH / SEPTEMBER 21, 12 PM



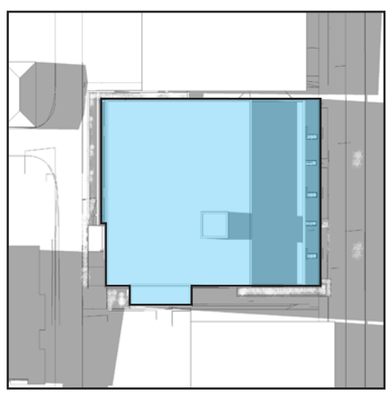
MARCH / SEPTEMBER 21, 5 PM



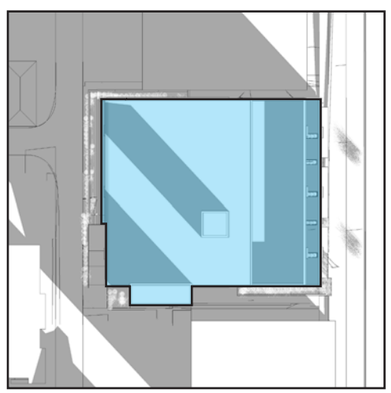
JUNE 21, 9 AM



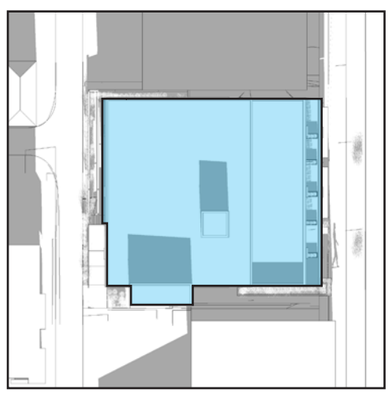
JUNE 21, 12 PM



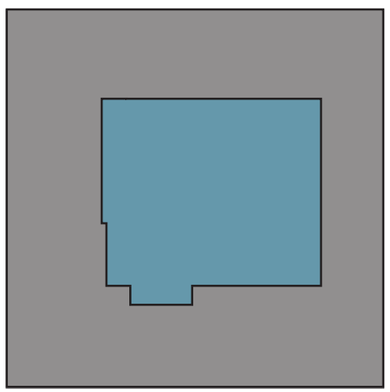
JUNE 21, 5 PM



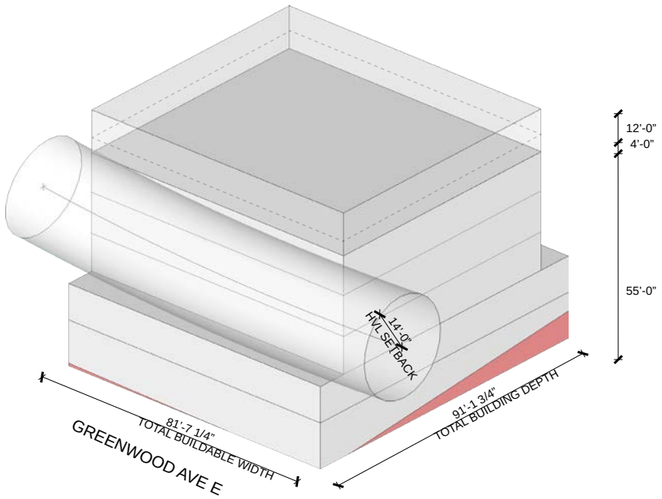
DECEMBER 21, 9 AM



DECEMBER 21, 12 PM



DECEMBER 21, 5 PM



POST-MHA MAX DEVELOPMENT DIAGRAM

LAND USE CY4 CORRECTION ITEM #2

Shadows on Open Spaces, SMC 25.05.675.Q. Demonstrate how you are intending to mitigate the shadow impacts on Alice Ball Park across from the project. Provide shadow diagrams showing alternate massing options that demonstrate less significant shadow impacts on the park.

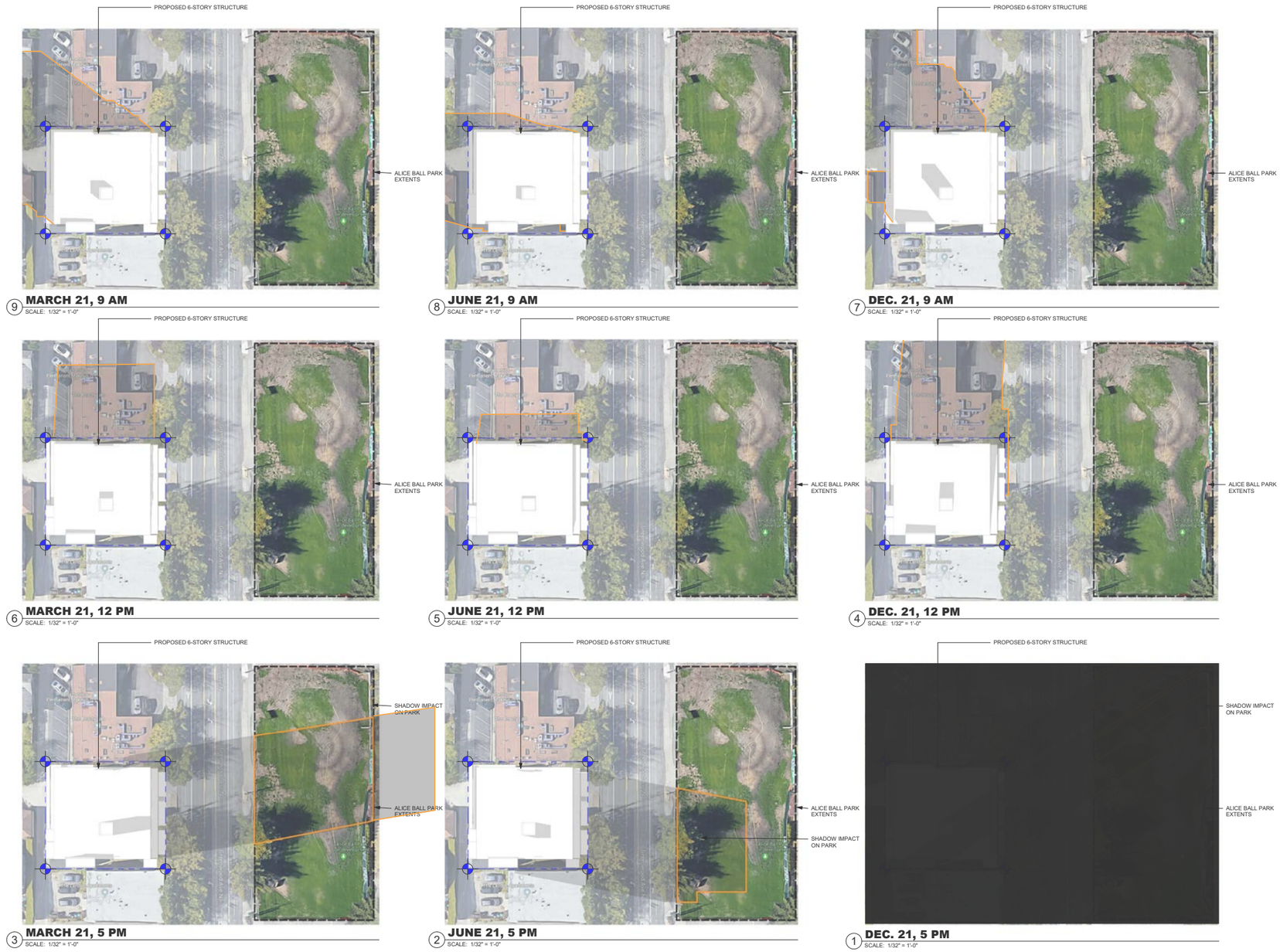
APPLICANT RESPONSE:
We have carefully studied other massing possibilities and believe the current design better mitigates the shadows that will be cast on the park in the late afternoon, typically from 5pm to sunset. Please note the following principal design moves that will lessen the depth of shadows cast by the proposed structure:

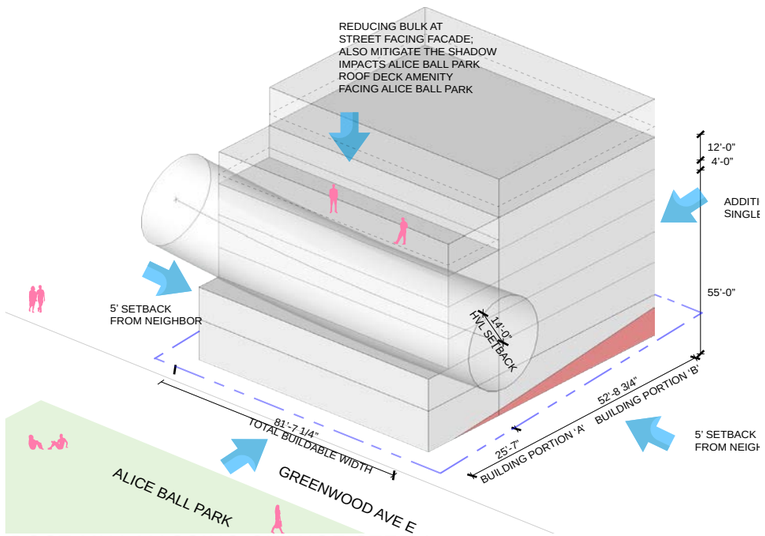
1. Set back at the street facing facade. Rather than building to the east property line, we have voluntarily set back the whole building approximately 3' from the east property line.

2. Reduce the bulk at street facing facade which will reduce the shadow impacts on Alice Ball Park. We have stepped down the building at the east side facing the park.

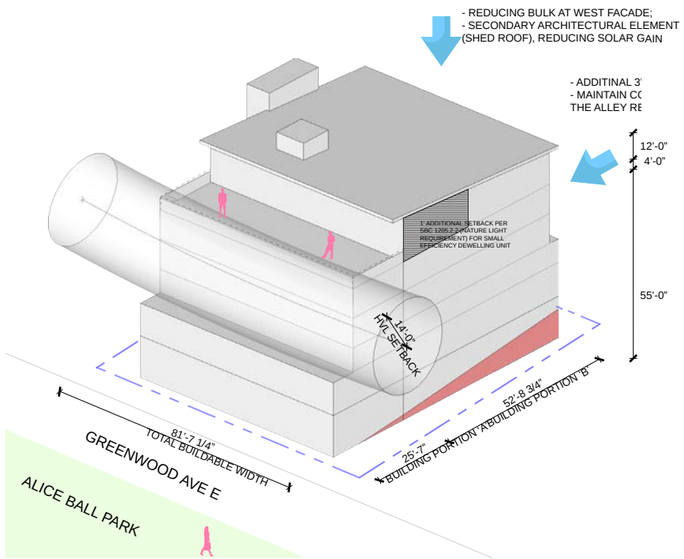
3. Provide a shed roof design which is significantly smaller in bulk than a design with a parapet involved. The shed roof lowers the maximum allowable structure height by 4 feet.

Please refer to the comparison shadow study between the maximum development massing and the further delineation massing. We hope this study will address the issue you raised on LAND USE CY4 correction item #2.





POST-MHA MASSING CHANGE STEP 1



FURTHER DELINEATION OF POST-MHA MASSING CHANGE



9 **MARCH 21, 9 AM**
SCALE: 1/32" = 1'-0"



8 **JUNE 21, 9 AM**
SCALE: 1/32" = 1'-0"



7 **DEC. 21, 9 AM**
SCALE: 1/32" = 1'-0"



6 **MARCH 21, 12 PM**
SCALE: 1/32" = 1'-0"



5 **JUNE 21, 12 PM**
SCALE: 1/32" = 1'-0"



4 **DEC. 21, 12 PM**
SCALE: 1/32" = 1'-0"



3 **MARCH 21, 5 PM**
SCALE: 1/32" = 1'-0"

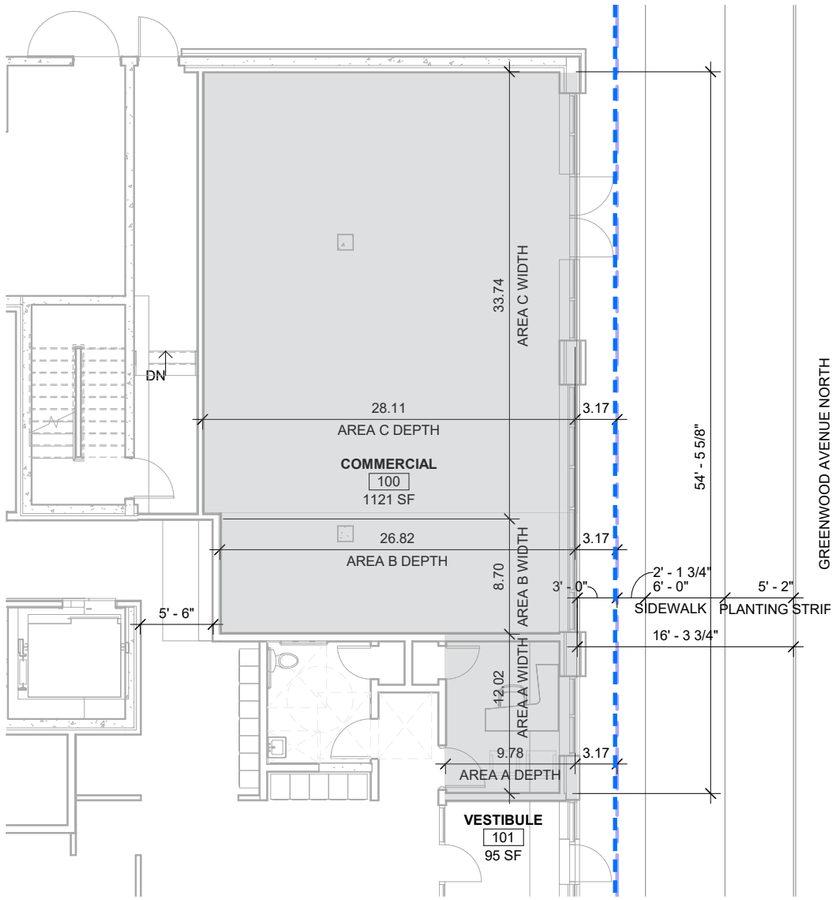


2 **JUNE 21, 5 PM**
SCALE: 1/32" = 1'-0"

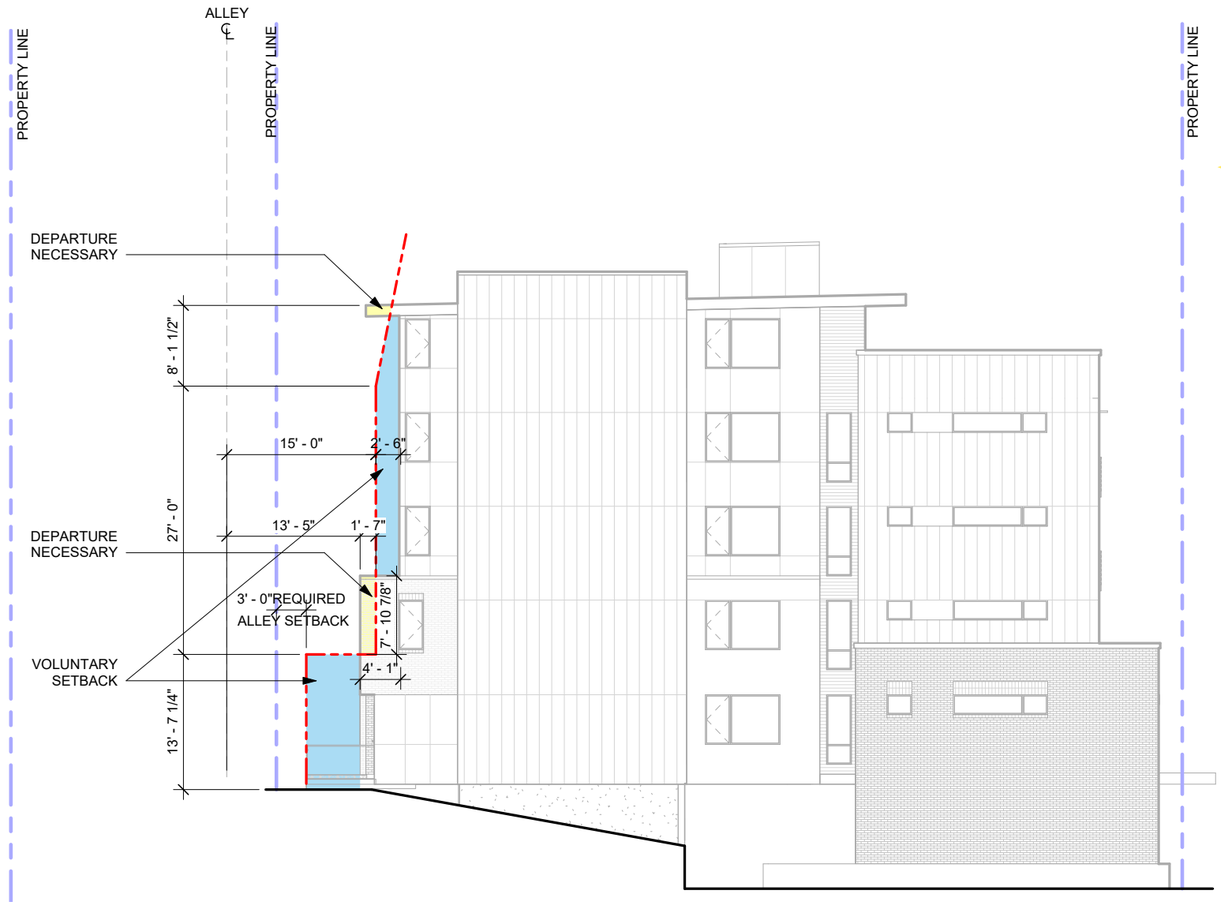


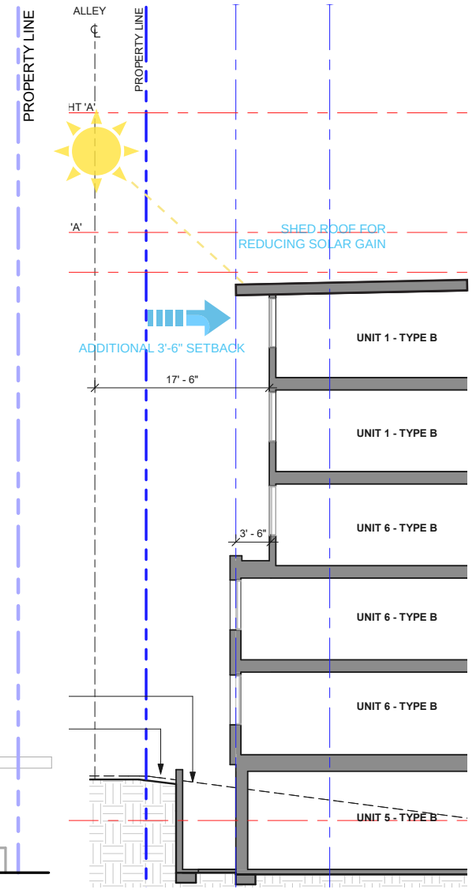
1 **DEC. 21, 5 PM**
SCALE: 1/32" = 1'-0"

DEPARTURE	CODE SECTION	REQUIREMENT	REQUEST	RATIONALE	RESULT TBD
#1	SMC. 23.47A.008.B.3 STREET LEVEL DEVELOPMENT STANDARDS	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.	TO DECREASE THE REQUIRED COMMERCIAL DEPTH AVERAGE FROM 30' TO 21.64'.	DC2-II (HUMAN SCALE) DL 3.C.3 (RETAIL EDGE, ANCILLARY ACTIVITIES) IN ORDER TO PROVIDE A 3' BUILDING SETBACK ALONG THE SIDEWALK AND ALSO MAINTAIN AN INTERIOR COORIDOR WIDTH OF 5'-6". BY NOT PUSHING THE BUILDING CLOSER TO THE STREET, WE ARE CREATING A SAFER, LARGER, AND MORE PEDESTRIAN-ORIENTED EXPERIENCE AT THE BUILDING STREET FRONTAGE. TO BE SURE, INCLUDING THE SHALLOW DEPTH LEASING OFFICE IN OUR CALCULATION FURTHER DECREASES THE AVERAGE COMMERCIAL DEPTH WHICH IS 27.33' WHEN ONLY CONSIDERING THE RETAIL PORTION.	TBD



DEPARTURE	CODE SECTION	REQUIREMENT	REQUEST	RATIONALE	RESULT TBD
#2	SMC 23.47A.013.B.3 SETBACK STANDARDS	WHEN ABUTTING A RESIDENTIAL ZONE, A SETBACK OF FIFTEEN FEET FOR PORTIONS OF STRUCTURES ABOVE 13 FEET IN HEIGHT TO A MAXIMUM OF 40 FEET; AND FOR EACH PORTION OF A STRUCTURE ABOVE 40 FEET IN HEIGHT, ADDITIONAL SETBACK AT THE RATE OF 2 FEET OF SETBACK FOR EVERY 10 FEET BY WHICH THE HEIGHT OF SUCH PORTION EXCEEDS 40 FEET.	TO PROPOSE A 1' - 9 1/2" DEEP SHED ROOF OVERHANG AT THE REQUIRED UPPER LEVEL SETBACK AREA ABUTTING RESIDENTIAL ZONE; ALSO TO DECRESE REAR SETBACK FROM 15' TO 13'-5" AT LEVEL 3.	DC2-II-ii (PROPORTIONED DESIGN): THIS DEPATURE ALLOWS FOR A MORE ELEGANT TRANSITION FROM MULTI FAMILY TO SIGNLE FAMILY ZONE. EXTENDING THE SHED ROOF ALSO OFFERS A SHADING DEVICE TO THE TOP FLOOR WEST FACING UNITS; THE DECRESE OF SETBACK WILL CREATE A GREATER MASSING SETBACK BETWEEN THE UNITS ON LEVELS 2-3 AND 4-6. WE HAVE ONLY PUSHED LEVEL 2-3 FORWARD 1'-0", AND PROPOPOSED HIGH QUALITY MATERIAL (RED BRICK) AS THE DESIGN REVIEW BOARD SUGGESTED.	TBD

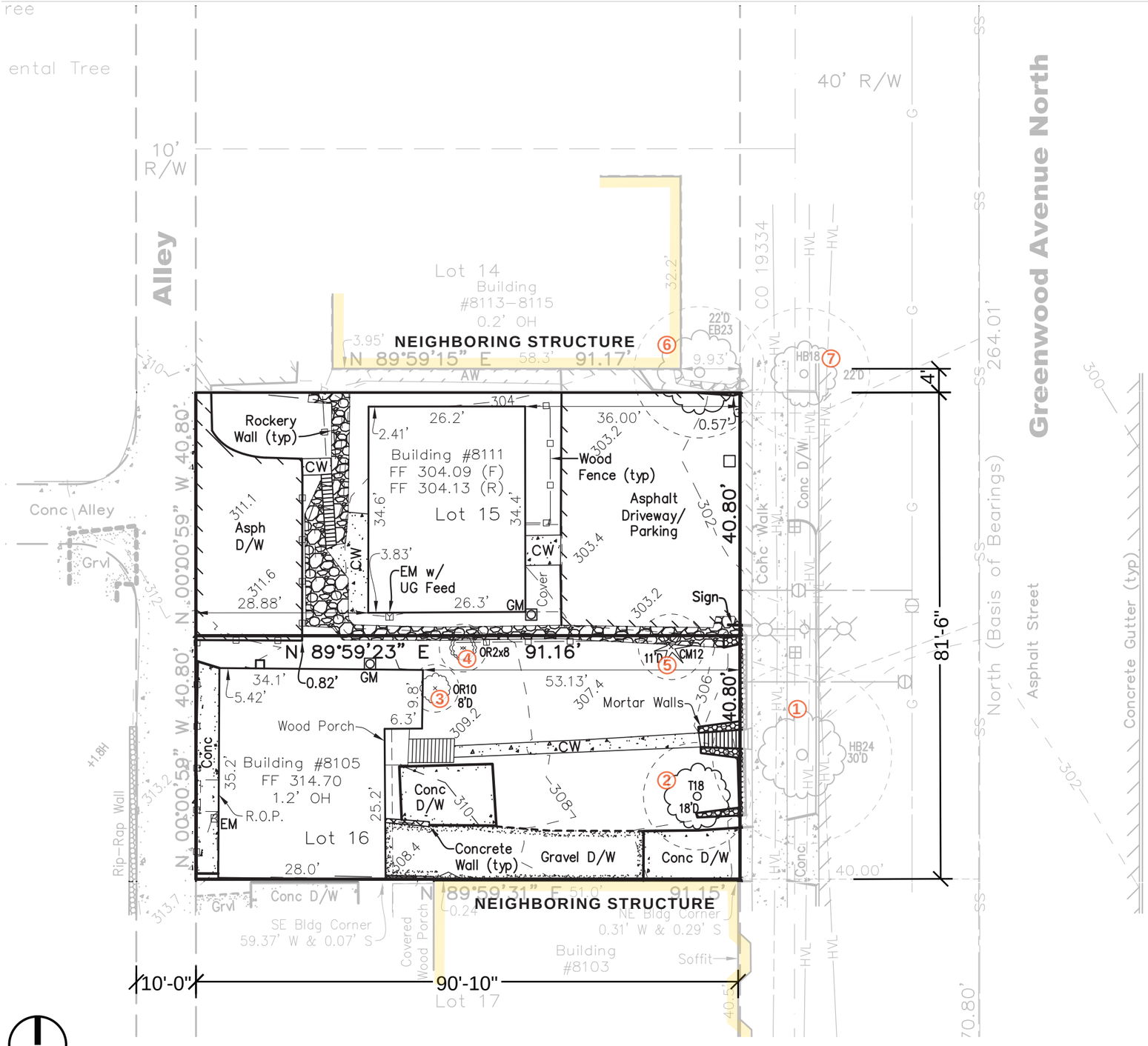




DEPARTURE	CODE SECTION	REQUIREMENT	REQUEST	RATIONALE	RESULT TBD
#3	SMC 23.47A.013.B.4 HEIGHT OF COMMERCIAL USES	HEIGHT PROVISIONS FOR NEW STRUCTURES OR NEW ADDITIONS TO EXISTING STRUCTURES. NON-RESIDENTIAL USES AT STREET LEVEL SHALL HAVE A FLOOR-TO-FLOOR HEIGHT OF AT LEAST 13 FEET.	TO DECRESE OF THE FLOOR-TO-FLOOR HEIGHT OF THE RESIDENTIAL LEASING OFFICE ONLY	THE DEPARTURE IS ONLY BEING REQUESTED FOR THE RESIDENTIAL LEASING OFFICE - THE COMMERCIAL SPACE ITSELF IS CODE COMPLIANT; THE DECRESE IN FLOOR TO CEILING HEIGHT IN THE LEASING OFFICE RELATES TO THE RESIDENTIAL SCALE (EMPHASIZES THE ENTRY AS A SEMI-PRIVATE SPACE) ANS FOLLOWS NATURAL TOPOGRAPHY (CITYWIDE CS1-C-1, PL3-A-1-C); THE DECRESE IN FLOOR TO CEILING HEIGHT ON THE WEST FACADE CREATES A NATURAL TRANSITION BETWEEN THE COMMERCIAL SCALE IN THIS NEW STRUCTURE AND THE SHORTER EXISTING COMMERCIAL SCALE SEEN THROUGHOUT THE NEIGHBORHOOD. (GREENWOOD CS2-II-I, CITYWIDE CS2-C-2)	TBD



APPENDIX



EXISTING SITE CONDITIONS

PROPOSED PROJECT SITE
- Two parcels located mid-block on the west side of Greenwood Ave N
- Site Area = 7,439SF, and measures roughly 81.5’ wide by 91’ deep

TOPOGRAPHY
- 10’-0” slope down across site from west to east
- 2'-0” slope down along Greenwood Ave N frontage from south to north

ADJACENT BUILDINGS AND USES
- Existing 1-story medical office building immediately north of site (NC2P-40)
- Existing 2-story apartment building immediately south of site (NC2P-40)
- Existing 2-story single family residence across the alley (SF-5000)
- Proposed public park across Greenwood Ave N (NC2P-40)

LEGAL DESCRIPTION
LOT 15, BLOCK 7, 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, WASHINGTON;

EXCEPT THAT PORTION CONVEYED TO THE CITY OF SEATTLE FOR STREET UNDER CONDEMNATION ORDINANCE NUMBER 19334.

APN: 291920-0865

AND

LOT 16, BLOCK 7, 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, WASHINGTON;

EXCEPT THAT PORTION CONVEYED TO THE CITY OF SEATTLE FOR STREET UNDER CONDEMNATION ORDINANCE NUMBER 19334.

APN: 291920-0870

OBSERVATIONS

Tree #	Species	Size (Inches)	Exceptional	Drip line radius	Condition	Comments
①	European beech, Fagus sylvatica	20	SDOT maintained	20	Good	
②	Apple tree, Malus spp.	8.9,9.5 =13	no		Fair health	Asymmetrical crown
③	Shrub		no		Good	
④	Shrub		no			
⑤	Shrub		no			
⑥	European white birch, Betula pendula	20 estimate	no	10' over property line		Adjacent tree
⑦	European beech, Fagussylvatica	14.8	SDOT maintained	13		Remove blacktop in planting strip for more soil volume and air for city tree

No Exceptional tree onsite or off site with encroaching driplines. Two city trees along Greenwood Ave N are both SDOT maintained. No trees over 24” in diameter.

SETBACK REQUIREMENTS:
No setbacks required along the north, east, and south property lines. The Eastern street-facing facade is affected by the required 14'-0" HVL clearance. A 3'-0" setback is required at the east side of the site, and an additional 15'-0" upper level setback is also required along the east property line.

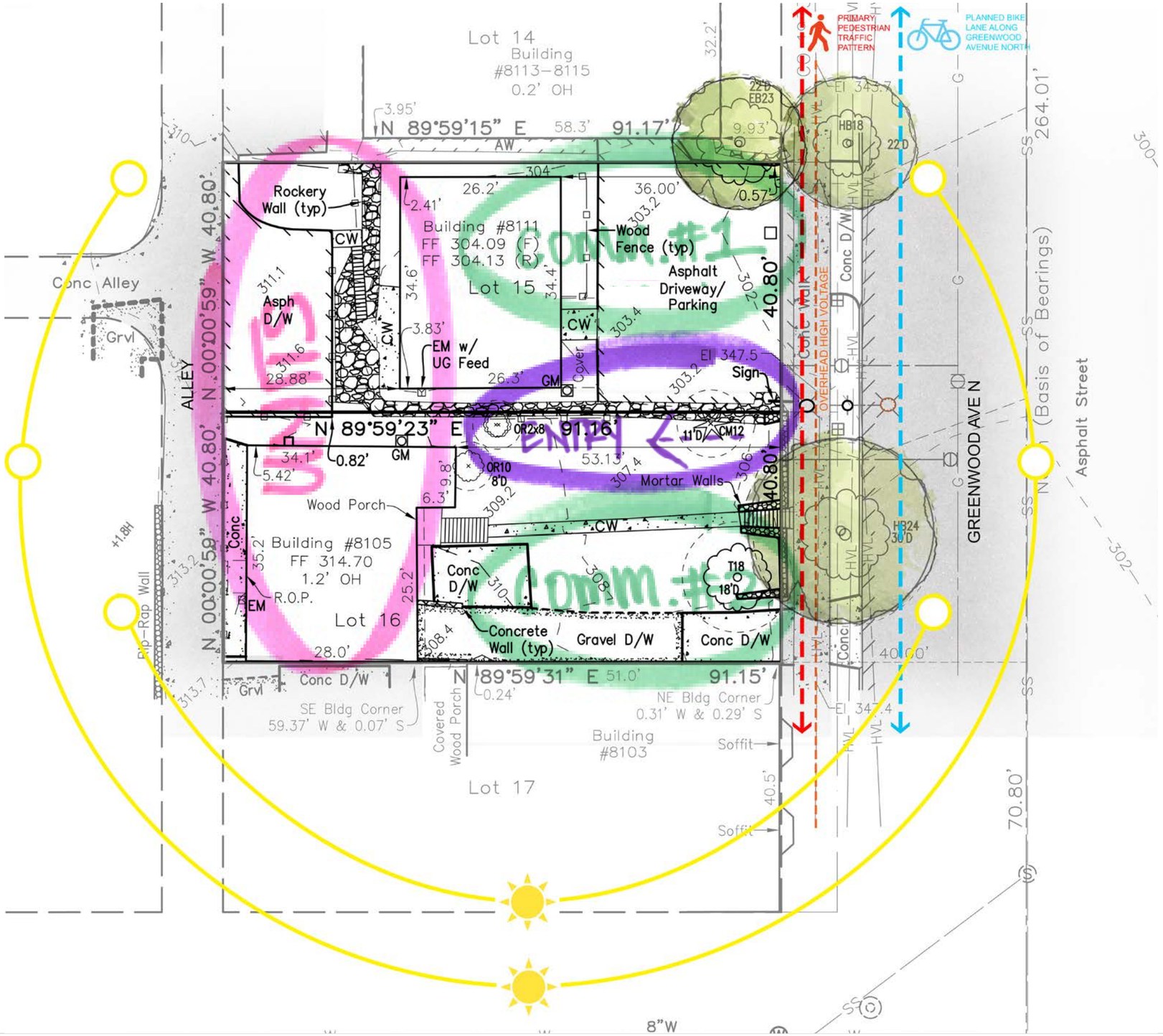
SOLAR ACCESS & VIEWS
- The site has great solar access due to existing topography and alley separation to the west.
- Wonderful territorial views of the Cascade Mountains to the east, and possibly the Olympic Mountains to the west.

TRAFFIC CIRCULATION
- Greenwood Ave N is a minor/collector arterial that connects Greenwood and Phinney Ridge. There is parallel parking along Greenwood Ave N on both sides of the street.
- A pedestrian crosswalk is planned at the intersection of N 81st St and Greenwood Ave N, connecting to the planned public park and library across the street.
- A bike lane in the north/south direction is being planned on the west side of Greenwood Ave N, immediately in front of the project site.
- N 81st Street is a residential access street with parallel parking on both sides. There is a stop sign located at the end of both block.

STREETSCAPE
Greenwood Ave N has a 6'-0" wide sidewalk with a 4'-9" planting strip east of the proposed site. There are currently street trees in the R.O.W. along Greenwood Ave N. Overhead power lines run north-south along Greenwood Ave N immediately adjacent to the site.

NEIGHBORHOOD PATTERNS AND POTENTIAL
The current two-story structures on the project site are not maximizing development potential, especially considering the commercial zoning. The existing surface parking in front of the commercial structure on the north side of the site compromises the pedestrian relationship and the large front setback to the existing single family structure disrupts the composition of the street. The proposed commercial space will draw pedestrians south from the Greenwood neighborhood center and provide a hub of activity across from the new park and existing library.

LANDSCAPE APPROACH
The planting strip along Greenwood Ave N will be filled and street trees meeting the city's criteria will be planting in the right-of-way. Overall, the planting on the site will mostly focus along the property lines.



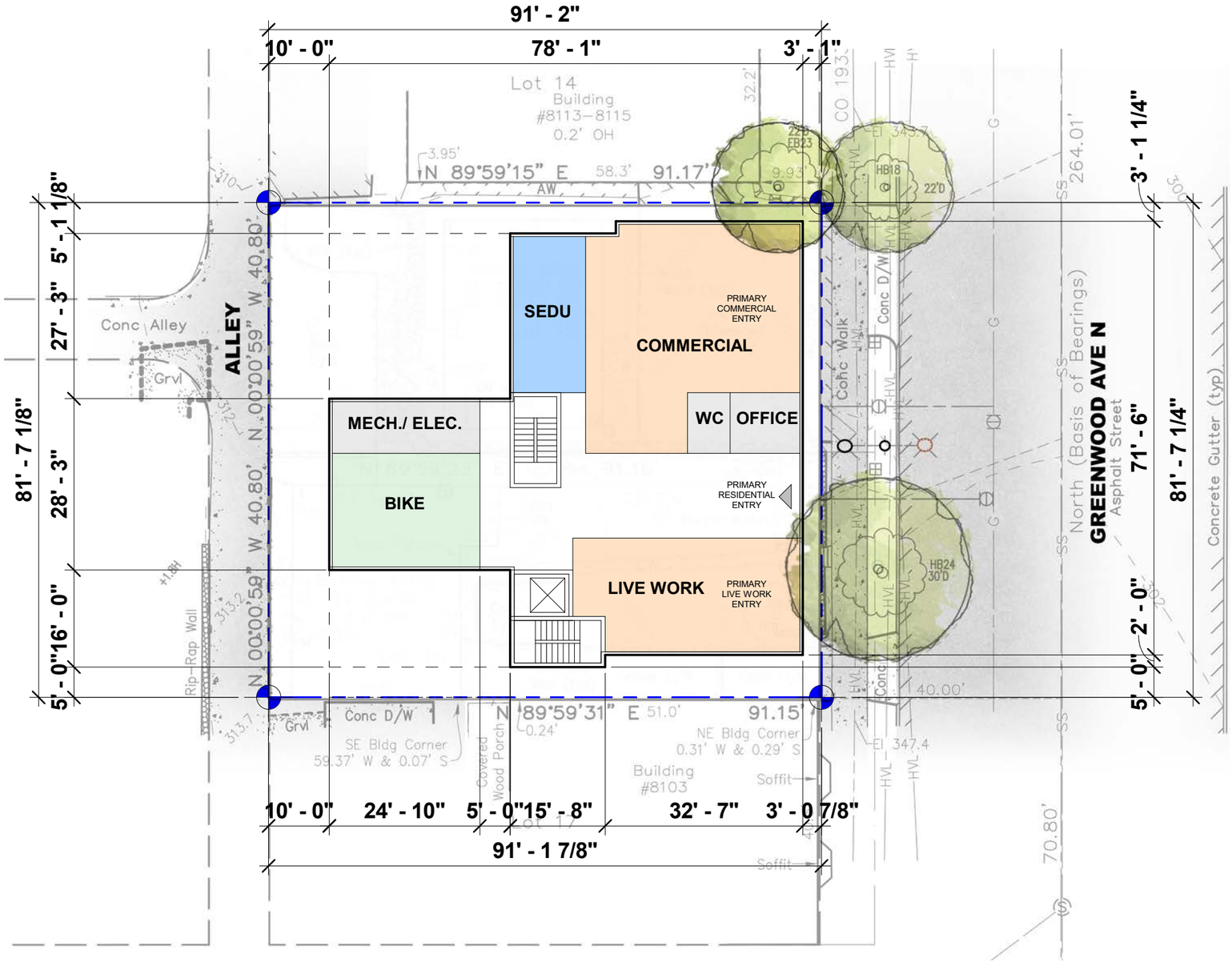
DISTINGUISHING FEATURES
- 4-Story building with basement = 19,992 SF
- 38 Apartment Units
- 1 Live Work Unit
- 1 Commercial Space

OPPORTUNITIES
- Setback required for HVL creates desirable modulation
- Grade change will provide views east and west

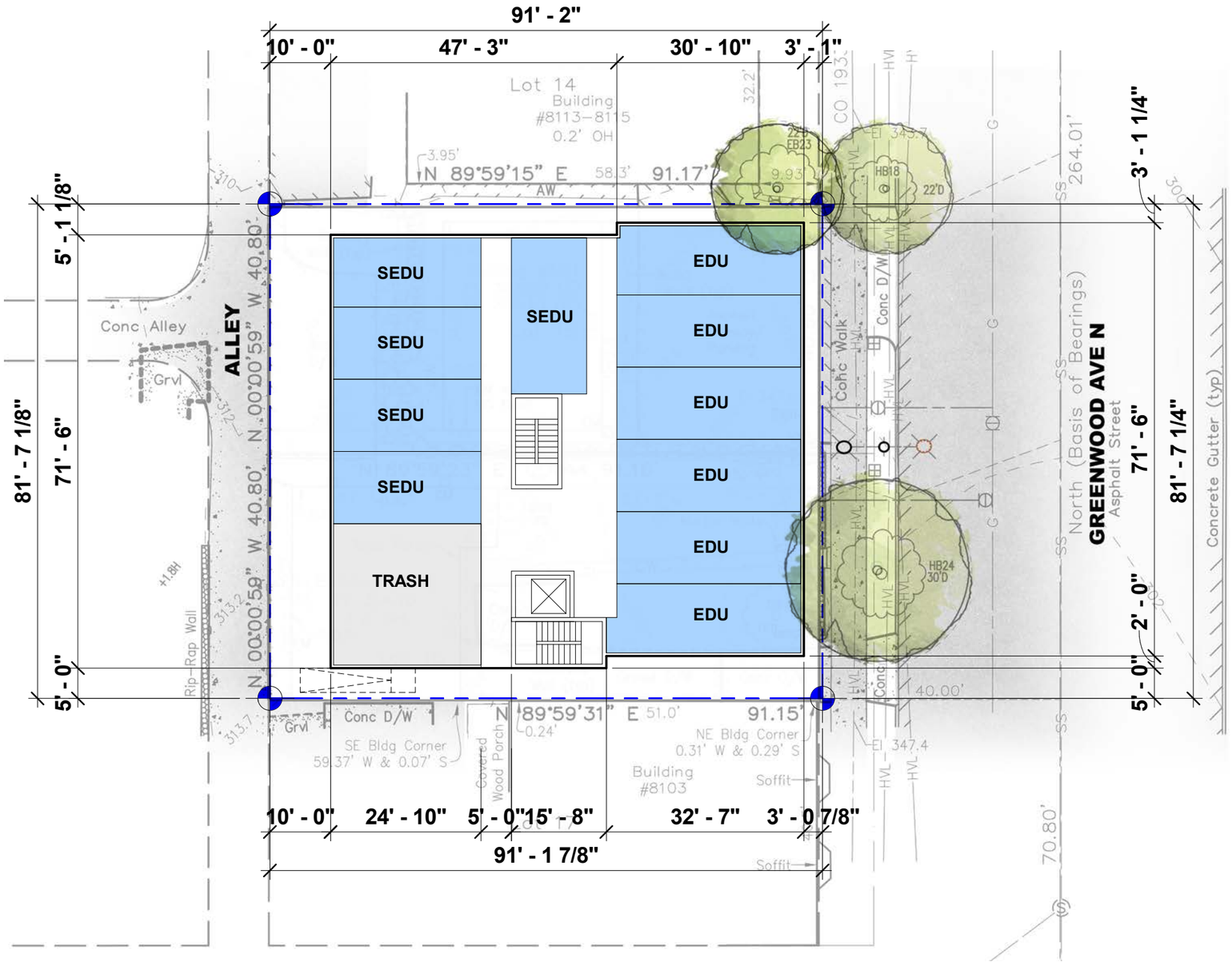
CONSTRAINTS
- HVL reduces the opportunity to maximize the site
- Trash located at alley at second floor
- Bike storage accessed from the interior
- Mid-block site limits points of entry
- Potential Future blank walls
- Immediately adjacent to sidewalk
- No modulation at street to distinguish residential from commercial space

FAR CALCULATIONS:
- 24,177 SF FAR Allowed
- 19,992 SF FAR Proposed
- 83% of allowable FAR used

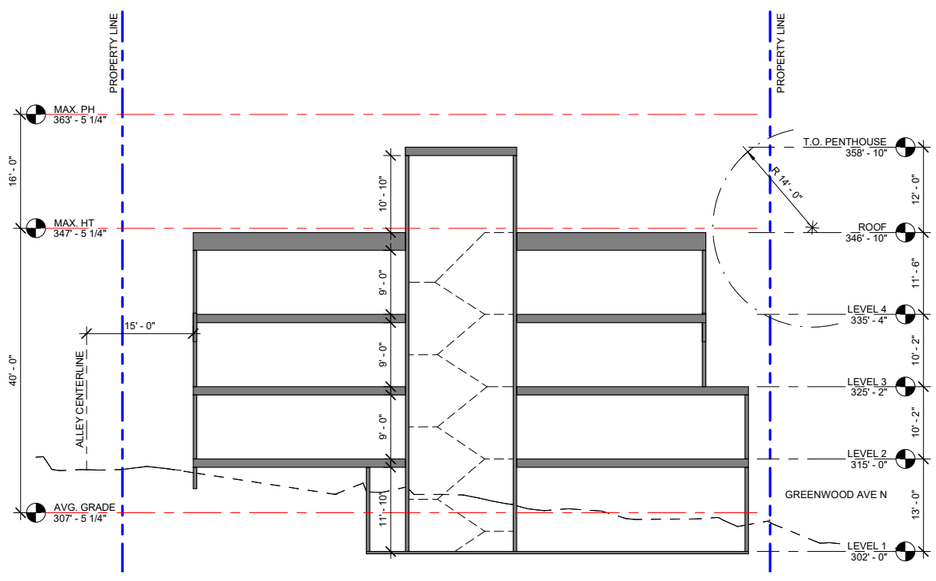
DEPARTURES REQUESTED:
- No departures requested
- Code compliant



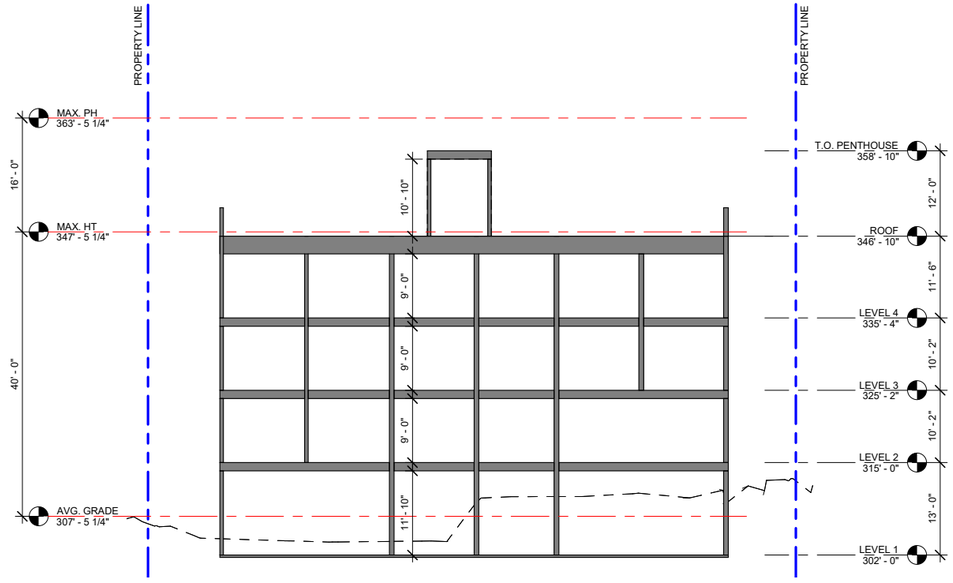
OPTION 1 - LEVEL 1 SITE PLAN



OPTION 1 - LEVEL 2 SITE PLAN



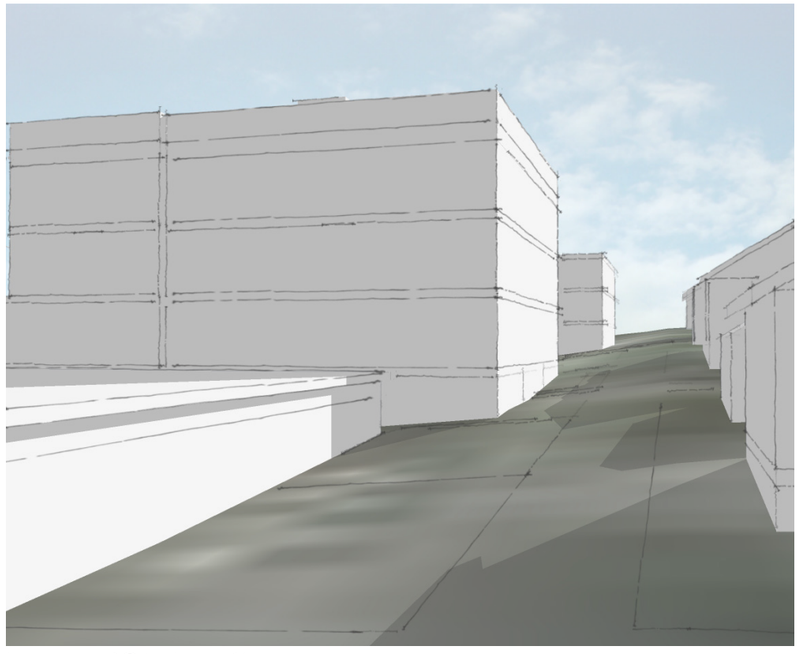
STACKING DIAGRAM NORTH/SOUTH



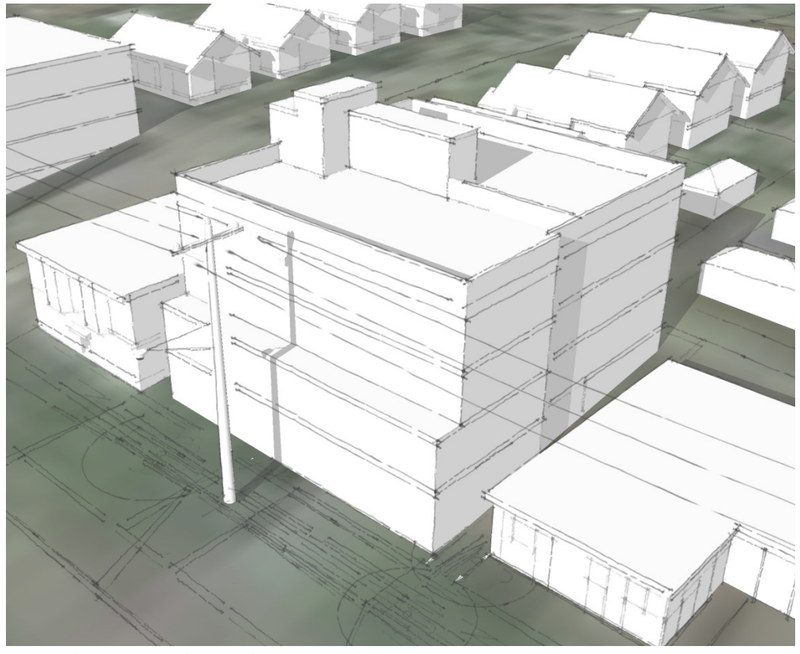
STACKING DIAGRAM EAST/WEST



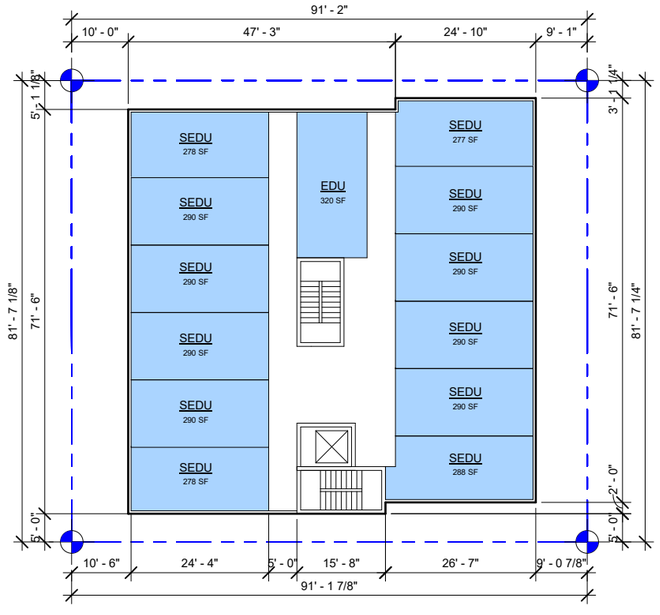
VIEW FROM GREENWOOD AVE N



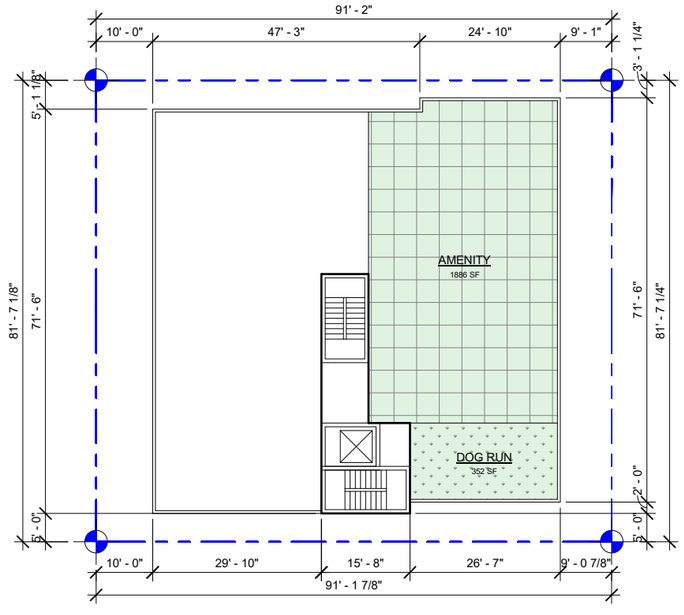
VIEW FROM ALLEY



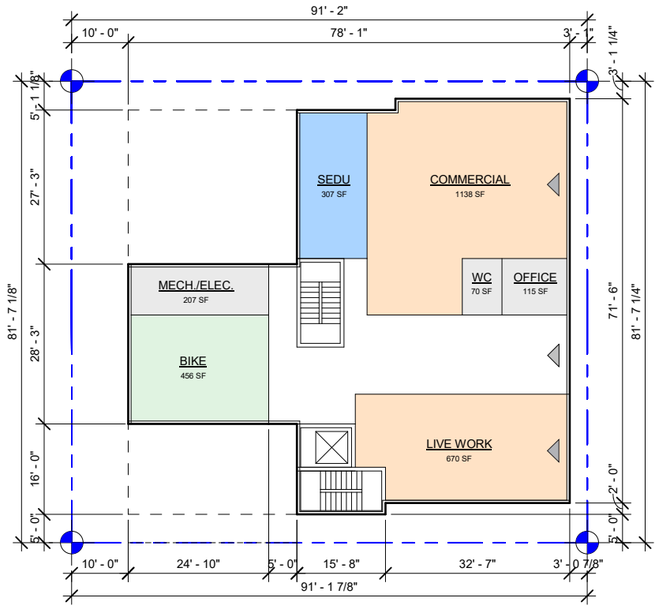
BIRDSEYE FROM NORTHEAST



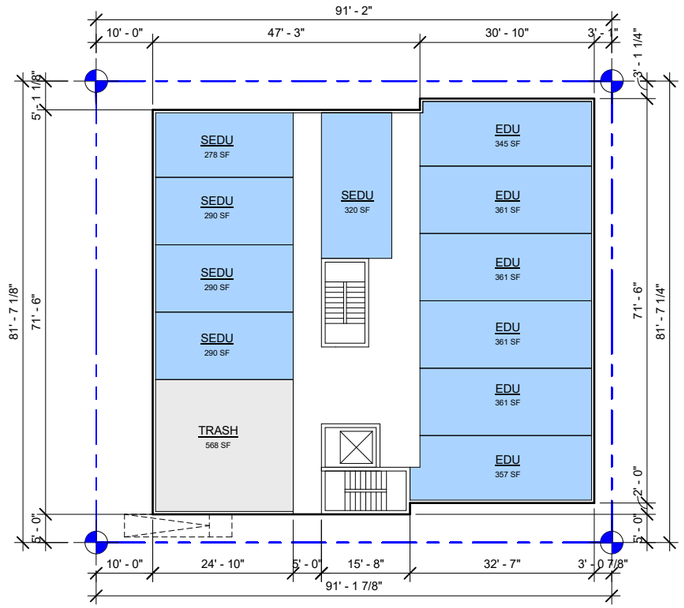
FLOOR PLAN - LEVELS 3-4



FLOOR PLAN - ROOF LEVEL



FLOOR PLAN - LEVEL 1



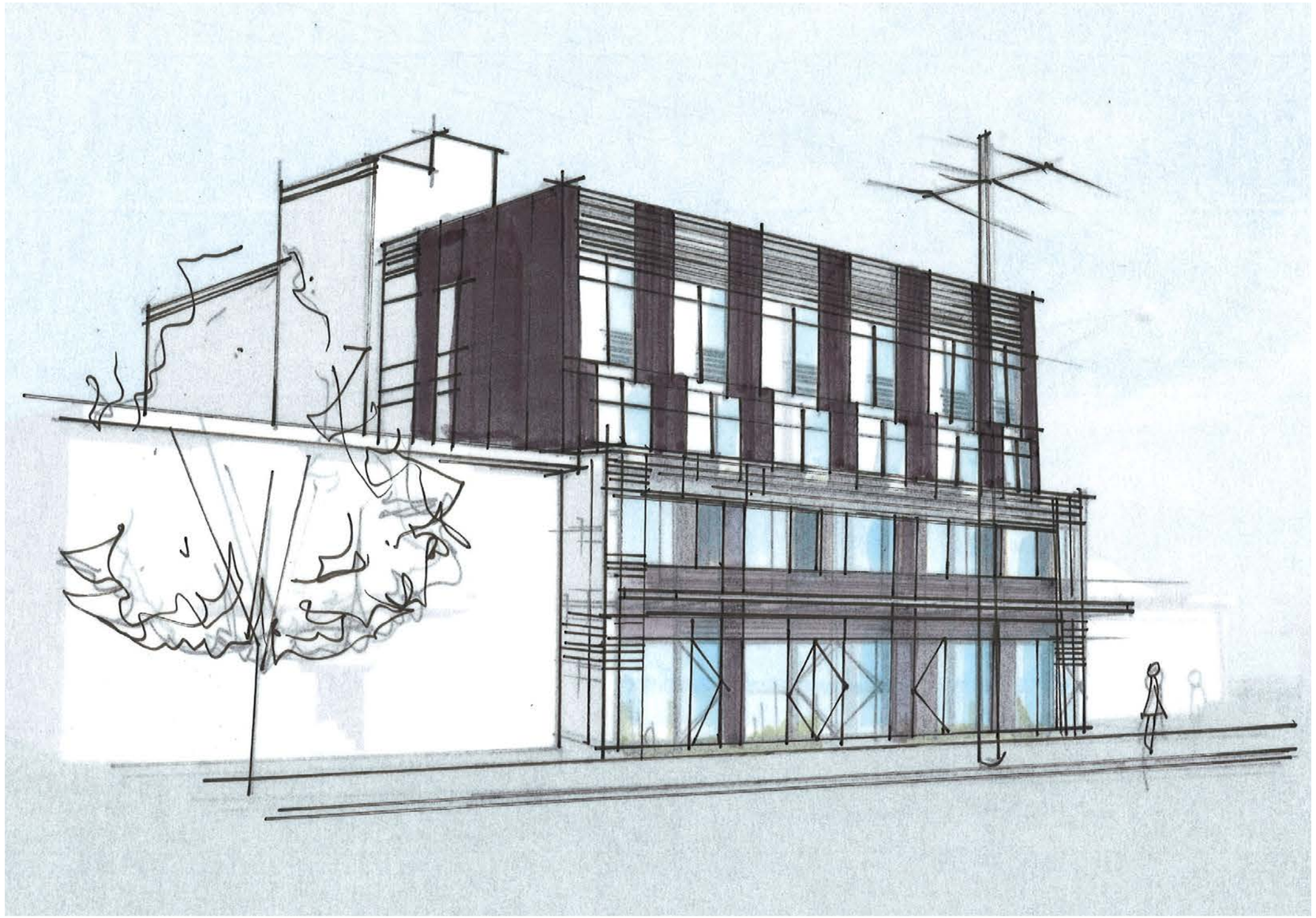
FLOOR PLAN - LEVEL 2

DWELLING AREA

SERVICE AREA

COMMERCIAL AREA

AMENITY AREA



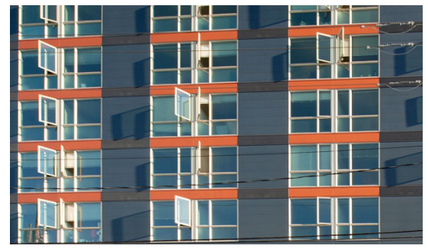
OPTION 1 CHARACTER RENDERING



METAL PANEL SIDING AT UPPER LEVELS



HIGH QUALITY MATERIALS AT PEDESTRIAN LEVEL



WOOD INFILL BETWEEN WINDOWS TO HIGHLIGHT ALIGNMENT



STOREFRONT WINDOWS AT THE PEDESTRIAN LEVEL

ADDRESSES: 8105 Greenwood Ave N
8111 Greenwood Ave N
PARCEL #: 2919200870
2919200865
ZONING: **NC2P-40**
OVERLAYS: Greenwood-Phinney Ridge (Residential Urban Village)
TOTAL SITE AREA: 7,439SF

23.47A.004 PERMITTED USES
Permitted outright:
- Residential

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.

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.

23.47A.012 STRUCTURE HEIGHT

	NC2P-40
Allowed Maximum Base Height:	40'-0"
4' additional allowed for rooftop features (parapets, clerestories, etc.)	44'-0"
16' additional allowed for stair & elevator penthouses:	56'-0"

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: 3.25 (24,177 SF)
Minimum FAR: 1.5 (11,159)

23.47A.014 SETBACKS REQUIREMENTS
Setback requirements for lots abutting or across the alley from residential zones:
- For a structure containing a residential use, a setback is required along any side or rear lot line that abuts a lot in a residential zone or that is across an alley from a lot in a residential zone as follows: Fifteen feet for portions of structures above 13 feet in height to a maximum of 40 feet.

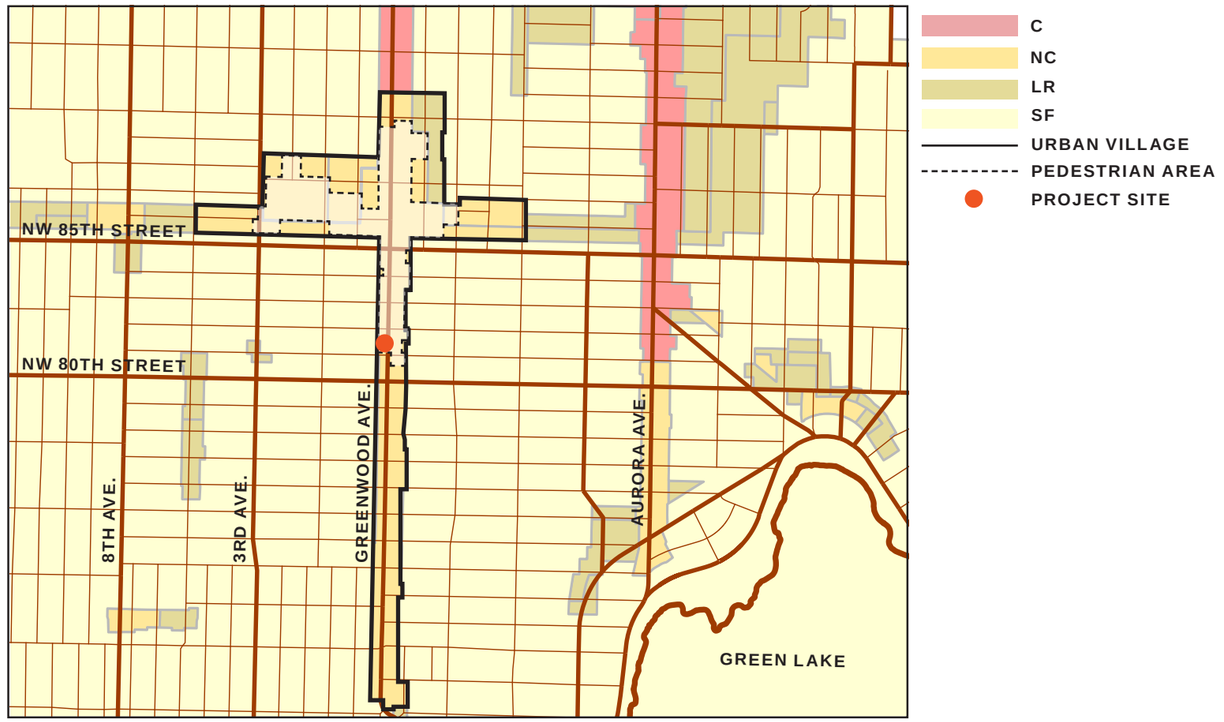
A minimum five (5) foot landscaped setback may be required per Section 23.47A.016, Screening and Landscaping Standards.

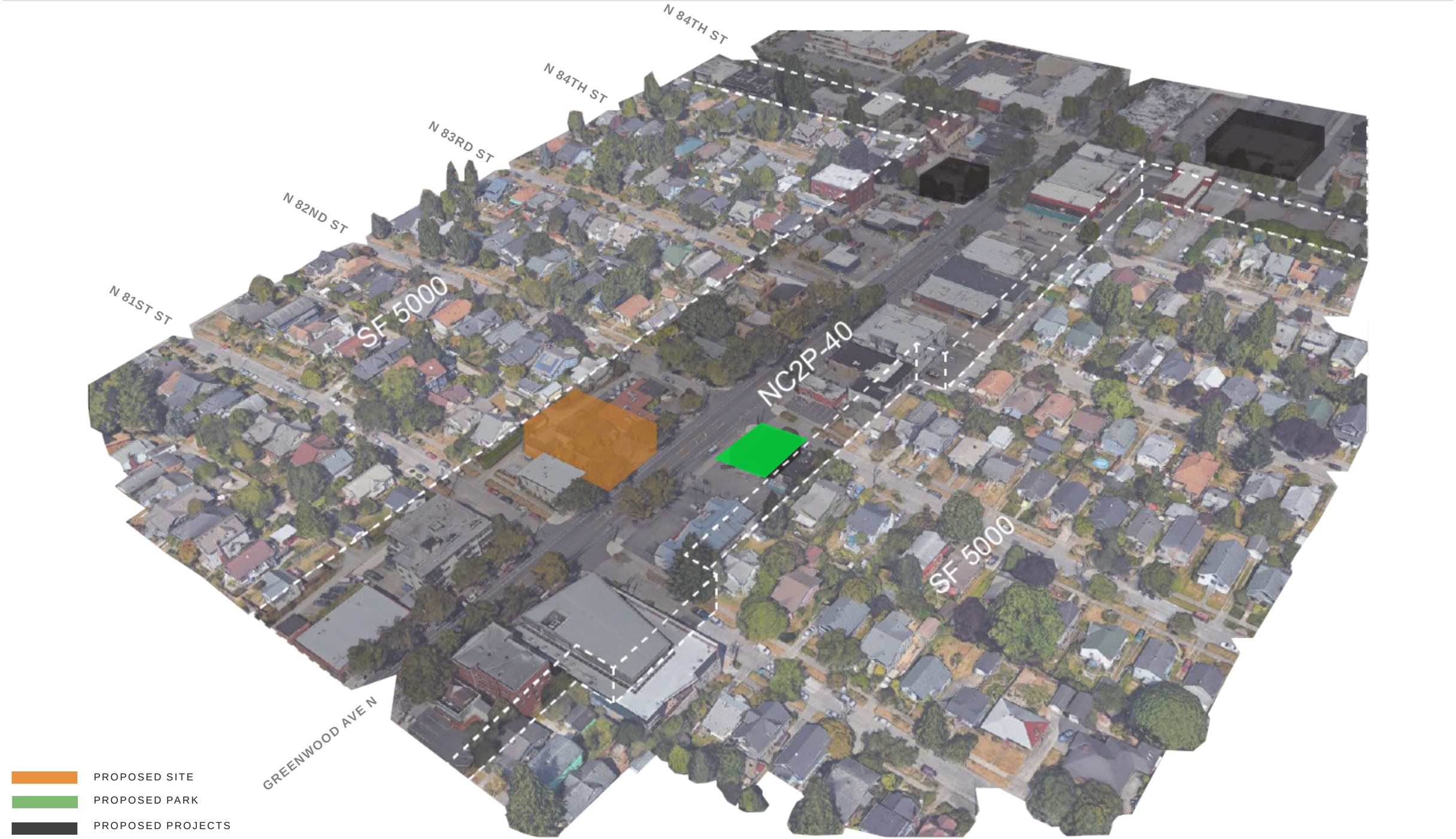
23.47A.016 LANDSCAPING AND SCREENING STANDARDS
- Green Factor score of .30 or greater, per Section 23.86.019, is required for any lot with development containing more than four new dwelling units.
- Street trees are required when any development is proposed, except as provided in subsection 23.47A.016.B.2 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 19,000 SF =995 SF

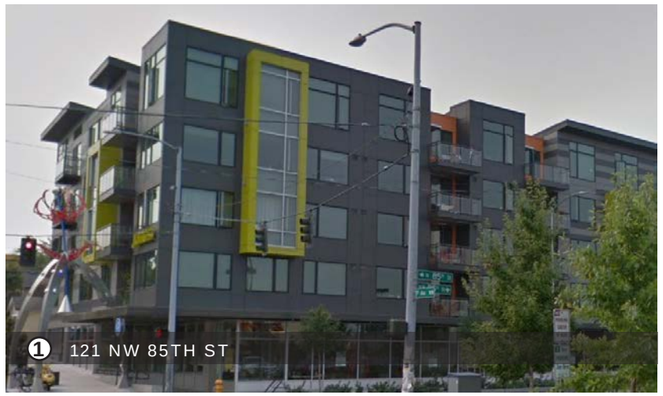
23.54.015 REQUIRED PARKING
Parking is not required. The project is within an Urban Village and meets the definition of Frequent Transit.

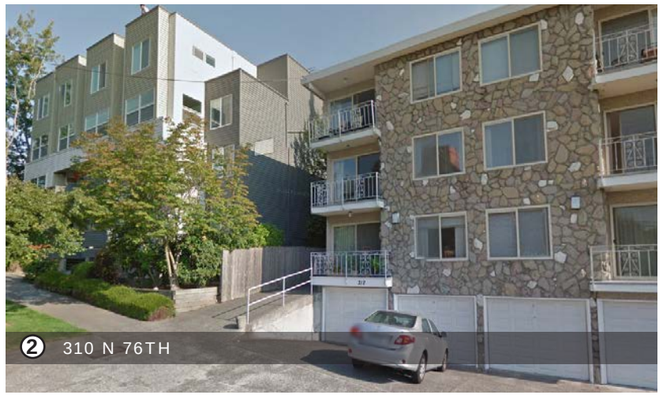
23.54.040 SOLID WASTE & RECYCLABLE MATERIALS STORAGE AND ACCESS
Residential, 26-50 dwelling units: 375 SF
The minimum horizontal dimension of required storage space is 12 feet.
Commercial, 0-5,000 SF: 82 SF (.5) = 41 SF
Mixed use development that contains both residential and non-residential uses shall meet the storage space requirements for residential development, plus 50 percent of the requirement for non-residential development.

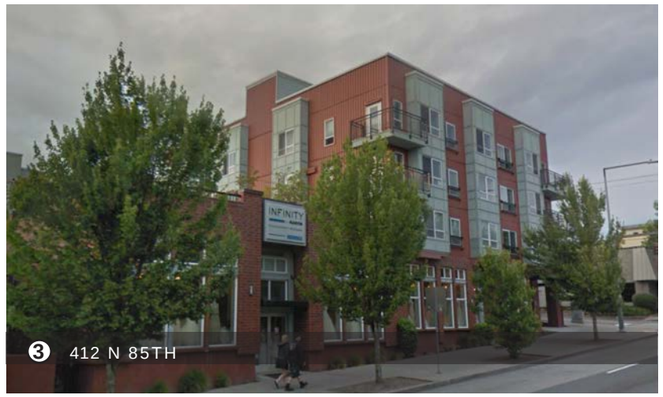



N 84TH ST
N 84TH ST
N 83RD ST
N 82ND ST
N 81ST ST
SF 5000
NC2P-40
SF 5000
GREENWOOD AVE N
PROPOSED SITE
PROPOSED PARK
PROPOSED PROJECTS
COMMERCIAL ZONING

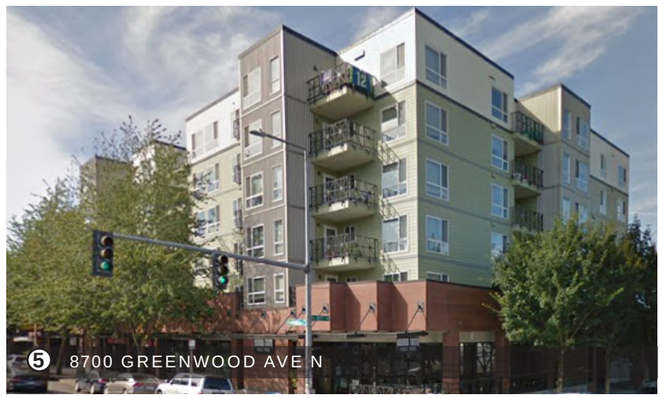

NW 87th St
Palatine Ave N
Phinney Ave N
NW 85th St
N 85th St
1st Ave NW
Dayton Ave N
NW 84th St
The Yard Cafe
NW 83rd St
N 83rd St
NW 82nd St
PROJECT SITE
NW 81st St
N 81st St
NW 80th St
N 80th St
St John Catholic School
NW 79th St
N 79th St
NW 78th St
N 78th St
NW 77th St
N 77th St
NW 76th St
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① 121 NW 85TH ST

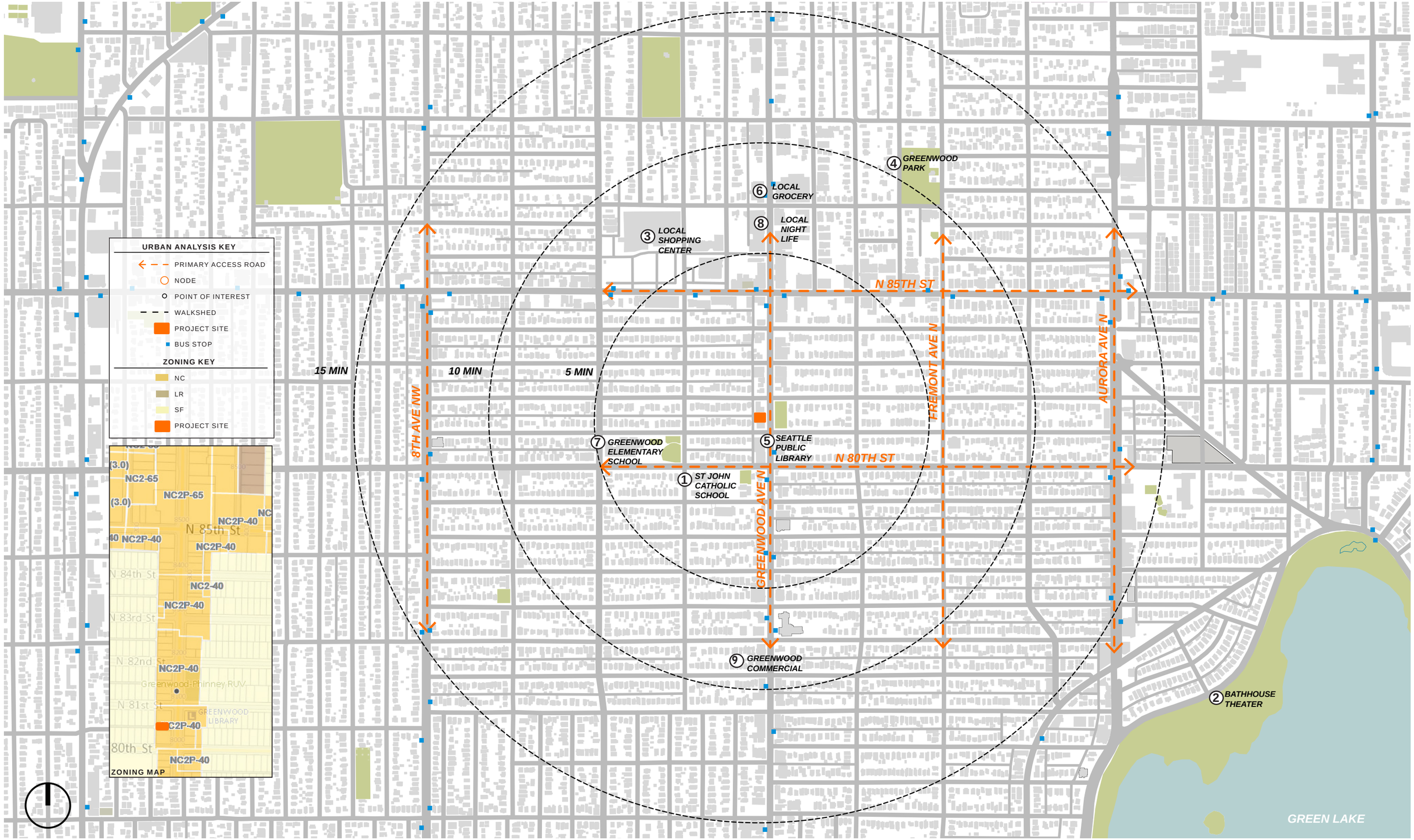

② 310 N 76TH


INFINITY
③ 412 N 85TH


④ 7719 GREENWOOD AVE

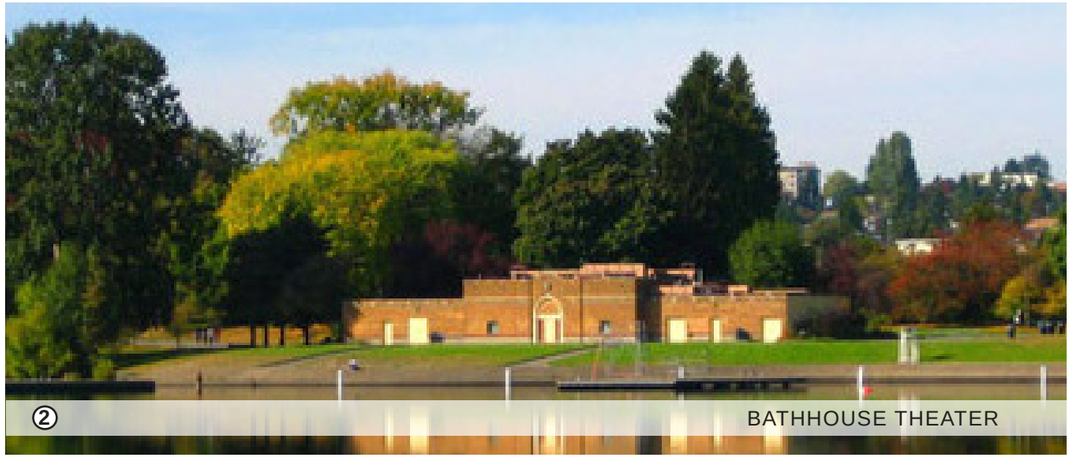

⑤ 8700 GREENWOOD AVE N


RIDGEMONT
⑥ 7720 GREENWOOD AVE N


URBAN ANALYSIS KEY
PRIMARY ACCESS ROAD
NODE
POINT OF INTEREST
WALKSHED
PROJECT SITE
BUS STOP
ZONING KEY
NC
LR
SF
PROJECT SITE
ZONING MAP
NC2-65
NC2P-65
NC2P-40
N 85th St
N 84th St
N 83rd St
N 82nd St
N 81st St
Greenwood-Phinney RUV
GREENWOOD LIBRARY
80th St
15 MIN
10 MIN
5 MIN
8TH AVE NW
GREENWOOD AVE N
FREMONT AVE N
AURORA AVE N
N 85TH ST
N 80TH ST
1 ST JOHN CATHOLIC SCHOOL
2 BATHHOUSE THEATER
3 LOCAL SHOPPING CENTER
4 GREENWOOD PARK
5 SEATTLE PUBLIC LIBRARY
6 LOCAL GROCERY
7 GREENWOOD ELEMENTARY SCHOOL
8 LOCAL NIGHT LIFE
9 GREENWOOD COMMERCIAL
GREEN LAKE



① ST JOHN CATHOLIC SCHOOL



② BATHHOUSE THEATER



③ LOCAL SHOPPING CENTER



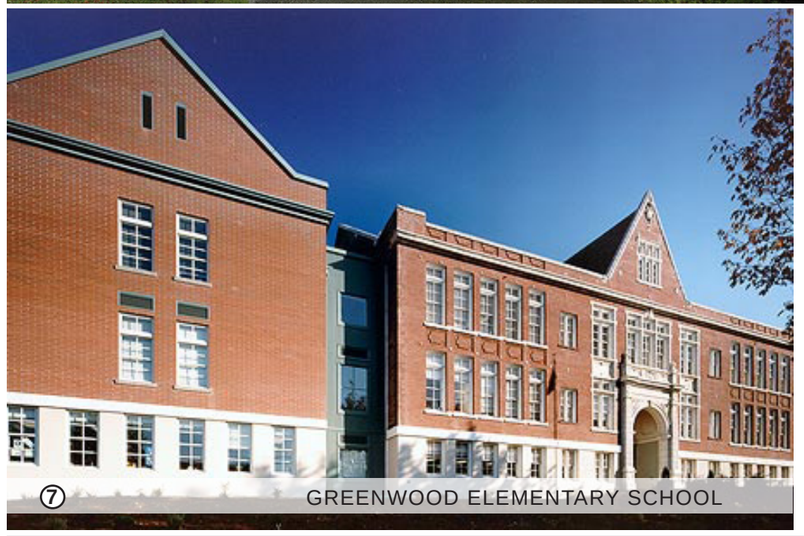
④ GREENWOOD PARK



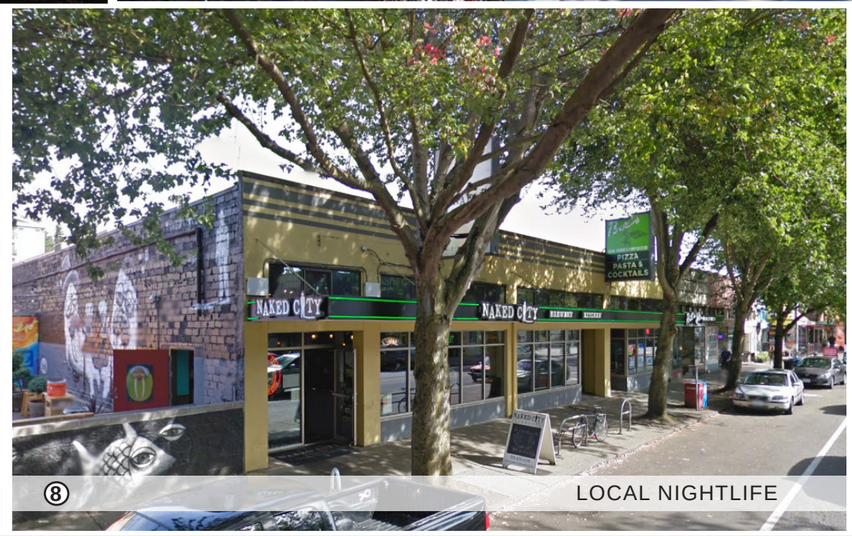
⑤ GREENWOOD PUBLIC LIBRARY BRANCH



⑥ LOCAL GROCERY



⑦ GREENWOOD ELEMENTARY SCHOOL



⑧ LOCAL NIGHTLIFE



⑨ GREENWOOD COMMERCIAL



NEIGHBORING MEDICAL BUILDING FACING WEST



SFR & NEIGHBORING APT



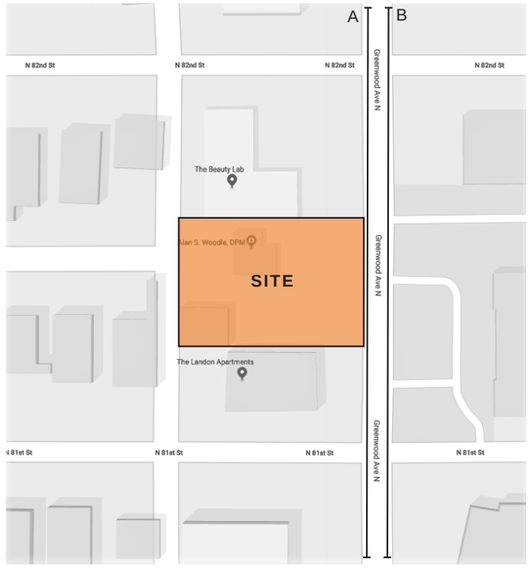
INTERSECTION @ ALLEY FACING WEST



NEIGHBORING APARTMENT FACING SOUTH



SITE FACING WEST FROM GREENWOOD AVE N





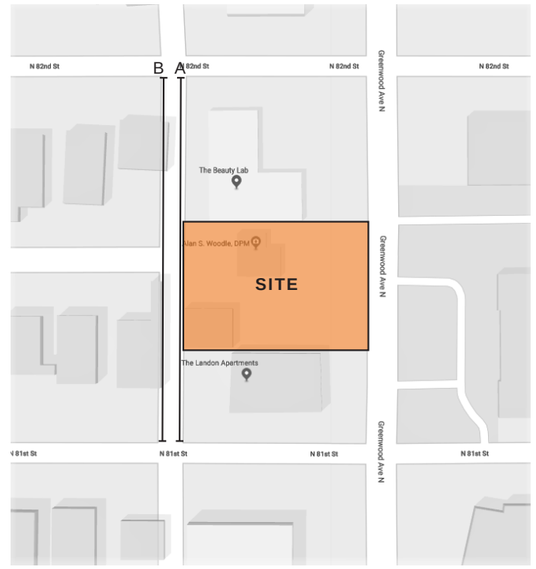
SITE

GREENWOOD AVE N LOOKING WEST (A)



ACROSS FROM SITE

GREENWOOD AVE N LOOKING EAST (B)





SITE

ALLEY WAY LOOKING EAST (A)



ACROSS FROM SITE

ALLEY WAY LOOKING WEST (B)