7903 GREENWOOD AVE N

CONTENTS

ARCHITECT | SKIDMORE JANETTE ARCHITECTURE PLANNING & DESIGN

OWNER | WOODLAND LIV LLC

SDCI PROJECT # | 3032858-LU

EARLY DESIGN GUIDANCE | NORTHWEST BOARD, 07/29/2019

RECOMMENDATION |

VICINITY MAP

OVERVIEW

Address | 7903 Greenwood Ave N

Site Area | 12,316 SF

Zone | SF-5000, NC2-55 (M)

Overlays | Greenwood-Phinney Ridge
Residential Urban Village

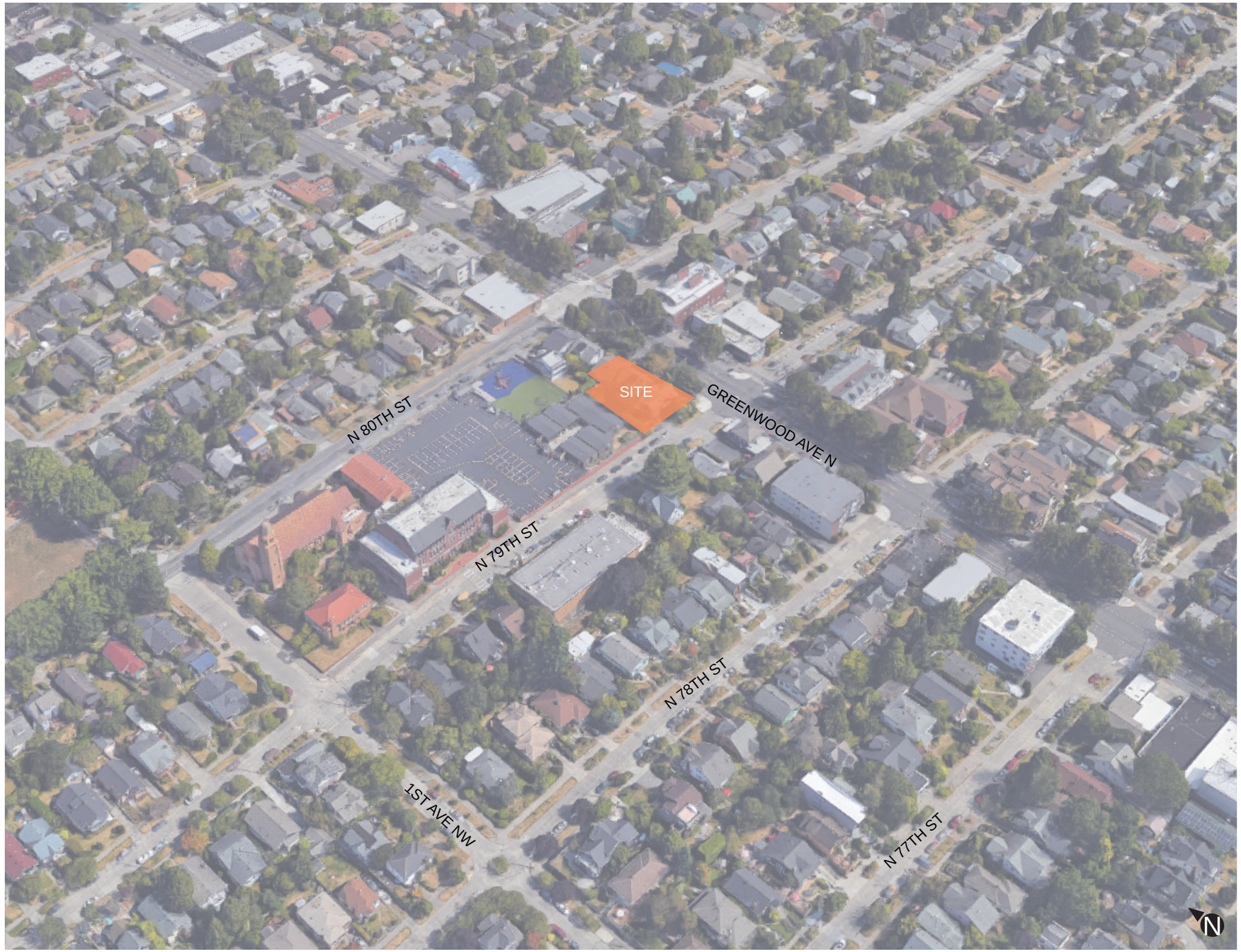
Maximum FAR | 3.75

Maximum Height | 55 feet

Proposed # of Dwelling Units | 73

Proposed Commercial SF | 2,003 SF

Proposed # of Parking Stalls | (1) ADA Van Stall, None Required



AERIAL MAP

GREENWOOD NEIGHBORHOOD - SEATTLE, WA

EARLY DESIGN GUIDANCE RESPONSES

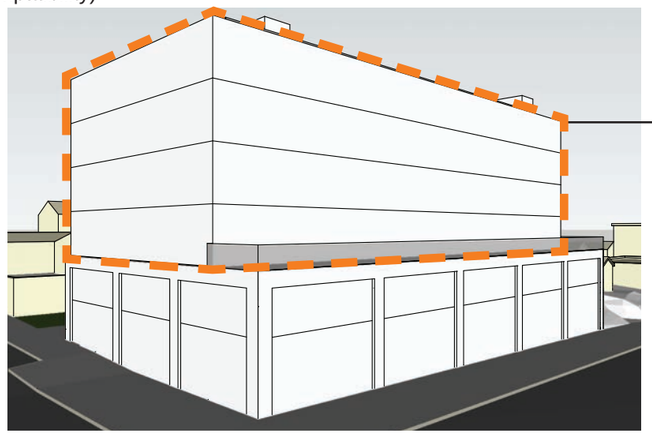
1) Massing

a. The Board discussed the merits of the three massing options, supporting elements of Option B and C. Ultimately, the Board recommended further development of the preferred option, C, with the introduction of particular qualities of Option B.

b. Those qualities of Option B the Board supported included: the strong two-story base expression and implied commercial storefront rhythm of the base. The Board agreed that the strong base with consistent rhythm at the street was an appropriate response to the existing neighborhood context. The Board recommended the project include this two-story base expression with bay rhythm. Careful integration of the townhouse entries will be important to the success of the rhythm. (CS3-II Compatibility, PL2-A Entries)

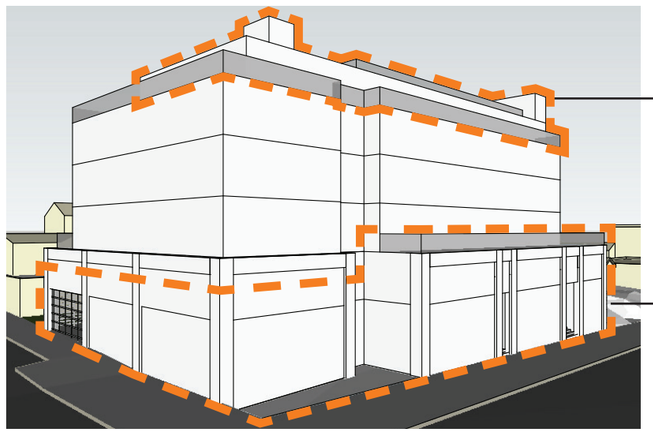
c. The qualities of Option C most supported by the Board included the upper level setbacks and corner plaza at the ground level. The Board agreed the upper level setbacks provided an appropriate transition to the single-family zoning and existing school to the west and mitigated any possible blank wall conditions, and the corner plaza would offer a useable space for the neighborhood and provide opportunities to foster human interaction (CS2-D Height, Bulk, and Scale, PL1-A-2 Adding to Public Life, DC1-I Blank Walls).

d. Option C included a vertical notch extending from the top down to the ground. The Board expressed concern that this notch implied a primary residential entry and diminished the strength of a two-story base. To maintain the strength of the two-story base expression, the Board recommended eliminating the vertical notch from the base. (CS3-II Compatibility)



OPTION B

UNIFIED MID LEVEL SETBACK



OPTION C

ADDITIONAL UPPER LEVEL SETBACK

PROMINENT TWO-STORY MASSING ALONG STREET FRONT WITH CORNER COURTYARD

Applicant Response:

a. - b. The proposed design represents an evolution of Option C presented at the early design guidance meeting, with qualities of Option B incorporated, per the board's guidance.

The building's east façade on Greenwood Ave. N. includes a strong two-story base expression at the street level responding to the existing context and recognizing the historical patterning of the neighborhood. The two-story base is articulated with the bay proportions, materials, and commercial storefront rhythm found elsewhere in the neighborhood. The two-story base on Greenwood Ave. N. transitions to one-story expression as it wraps the corner of N. 79th st., responding to the pedestrian scale of the main residential entry and a more appropriate scale for the residential street and character. The two townhouse entries are located to the north and collected within a single bay integrating it within the two-story base. The residential entry scale and proportions are expressed with a change of bay proportion, material expression, raised entry, setback off the sidewalk, and deep canopy.

c. - d. The proposed design reflects the board supported qualities of Option C with upper level setbacks at levels 3 and 6 eroding the building mass adjacent to the single-family zoning and the school to the west, reducing the structure's perceived height, bulk, and scale. The south east corner of the building is set back from the sidewalk, creating an entry plaza that provides relief and light to the corner, offering usable space, engaging the public space and encouraging pedestrian interaction. The vertical notch initially located at the south east corner of the building and expressed from level six down to grade has been removed, per the board's guidance.

2-STORY VOLUME IS IN CHARACTER WITH OTHER COMMERCIAL BUILDINGS IN THE NEIGHBORHOOD AND PROVIDES A TRANSITION TO THE COMMERCIAL BUILDING TO THE NORTH

HIGH CONTRAST COLORS HELP MITIGATE THE OVERALL SCALE OF THE BUILDING

ROBUST UPPER LEVEL SETBACK PROVIDES A VISUALLY INTERESTING TERMINUS AND MITIGATES HEIGHT, BULK, AND SCALE OF THE BUILDING

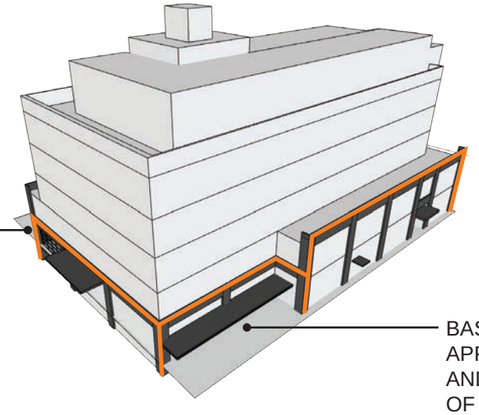
PROMINENT RESIDENTIAL ENTRY ON 79TH STREET

HIGH TRANSPARENCY AT THE STREET LEVEL & VISUAL INTEREST AT THE STREET REALM

UPPER STORIES HAVE A STRONG HORIZONTAL ORIENTATION VERSUS VERTICAL ORIENTATION

DESIGN STUDY - BASE PROPORTIONS

ONE-STORY BASE EXPRESSION IS MORE CONSISTENT WITH SCALE OF RESIDENTIAL STREET



BASE TRANSITION APPROPRIATELY FRAMES AND CAPTURES EXTENTS OF COMMERCIAL SPACE

1

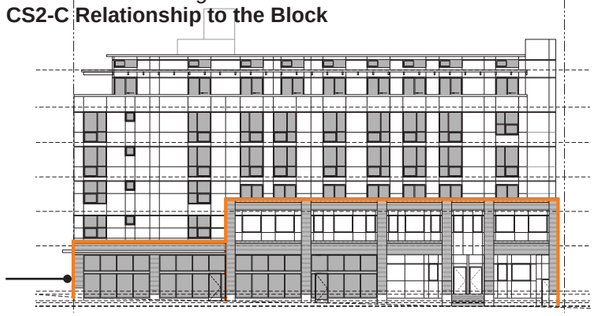
TWO-STORY / ONE-STORY BASE TRANSITION | PROPOSED

*"The board recommended **further development of the preferred option, C**, with the introduction of particular qualities of option B."*
- EDG Guidance, Massing A

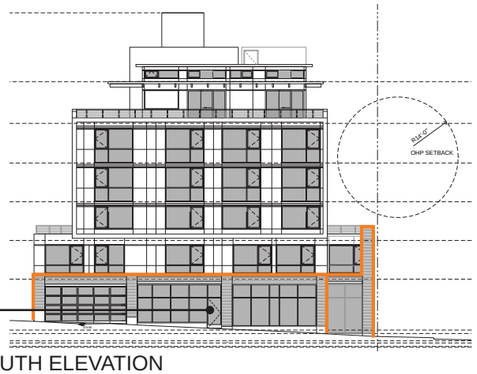
*"Strive for a successful **transition between zones where a project abuts a less intense zone**."*
- Citywide Design Guidance CS2-D-4 Massing Choices

*"**Corner sites can serve as gateways or focal points**; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances."*
- Citywide Design Guidance CS2-C Relationship to the Block

BASE TRANSITION CREATES PEDESTRIAN REALM AND SCALE



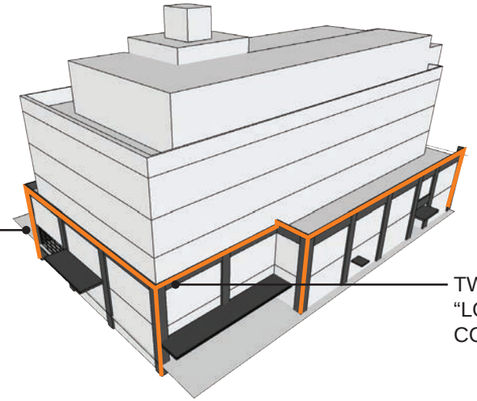
EAST ELEVATION



ENTRY SCALES ARE CONSISTENT WITH RESIDENTIAL STREET

SOUTH ELEVATION

TWO-STORY FRAME IS OUT OF SCALE WITH OTHER STREET-EDGE FACADES ON RESIDENTIAL STREETS



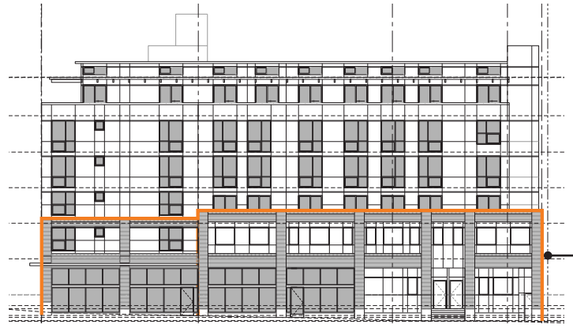
TWO-STORY FRAME "LOOMS" OVER CORNER PLAZA

2

TWO-STORY BASE EXPRESSION | ALTERNATE STUDY

*"The board supported **the strong two-story base expression** and implied storefront rhythm of the base. The Board recommended **the project include this two-story base expression** with bay rhythm.*
- EDG Guidance, Massing B

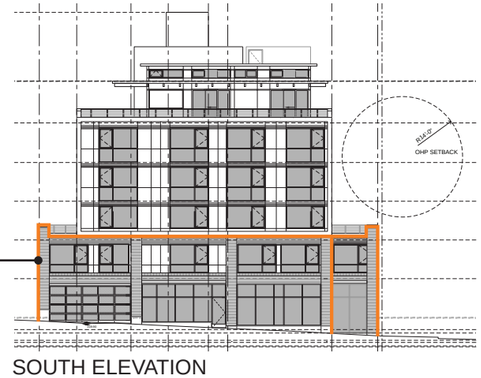
*"Consider using the **human-scale historical pattern of storefronts on Greenwood Ave North** as a guide in developing new structures abutting Town Center streets"*
- Greenwood/Phinney Design Guidance CS3-II Compatibility



EAST ELEVATION

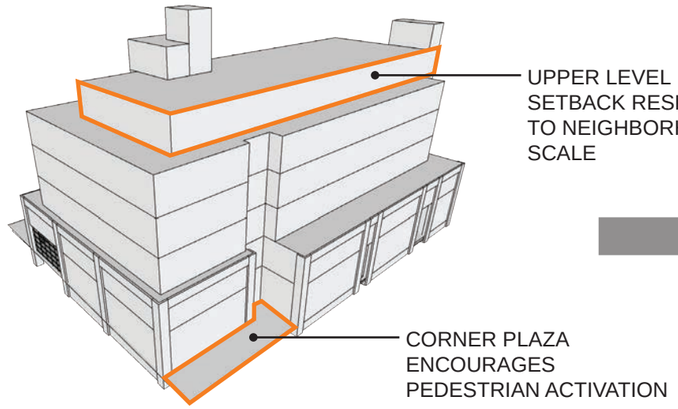
CONSISTENT WITH OTHER NEIGHBORHOOD COMMERCIAL FORMS AND PATTERNS ON GREENWOOD AVE N

CREATES UNBALANCED PROPORTION OF UPPER VOLUME, MASSING BECOMES COMPRESSED AND LESS GRACEFUL



SOUTH ELEVATION

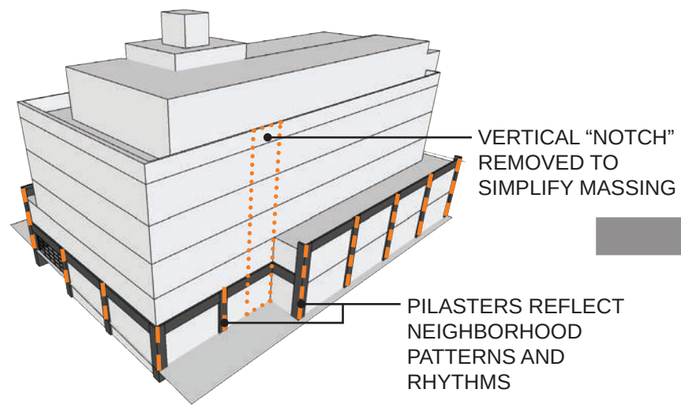
DESIGN STUDY - EVOLUTION



EDG SCHEME C | BOARD PREFERRED

*"The board recommended **further development of the preferred option, C**, with the introduction of particular qualities of option B."*
- EDG Guidance, Massing A

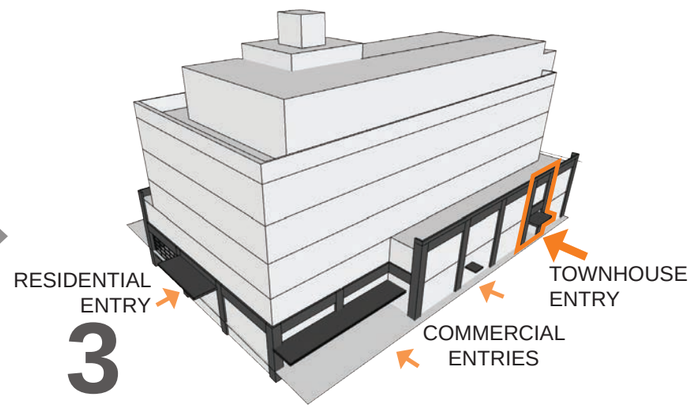
*"The qualities of Option C most supported by the Board included the **upper level setbacks** and **corner plaza** at the ground level." (CS2-D Height, Bulk, and Scale, PL1-A-2 Adding to Public Life)*
- EDG Guidance, Massing C



ADDITION OF PREFERRED QUALITIES OF SCHEME B

*"To maintain the strength of the two-story base expression, the Board recommended **eliminating the vertical notch** from the base (CS3-II Compatibility)*
- EDG Guidance, Massing D

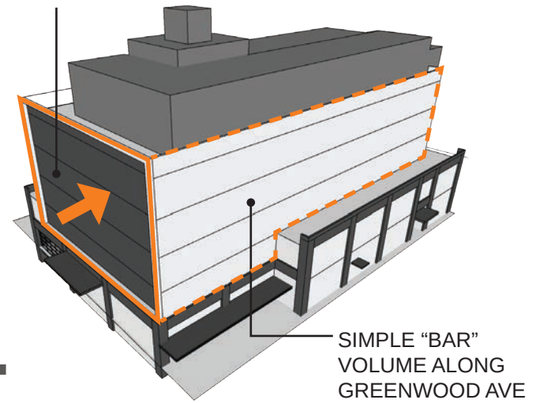
*"Consider using the **human-scale historical pattern of storefronts on Greenwood Ave North** as a guide in developing new structures abutting Town Center streets"*
- Greenwood/Phinney Design Guidance CS3-II Compatibility



ADDITION OF ENTRIES AND WAYFINDING CANOPIES

*"The Board recommended the project include this two story base expression with bay rhythm. Careful **integration of the townhouse entries** will be successful to the success of the rhythm." (PL3-A Entries)*
- EDG Guidance, Massing B

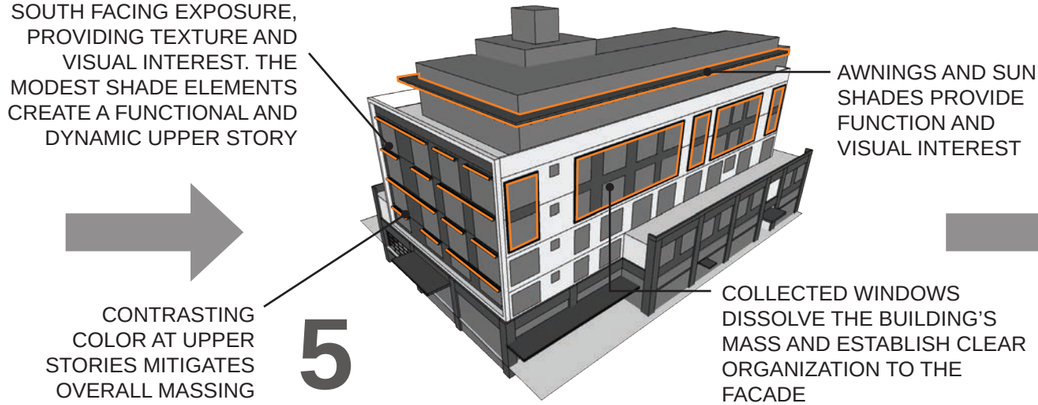
*"Design the entry as a **collection of coordinated elements** including the door(s), overhead features, ground surface, landscaping, lighting and other features."*
- Citywide Design Guidance, PL3-A2 Ensemble of Elements



UPPER LEVEL MASSING DEFINITION

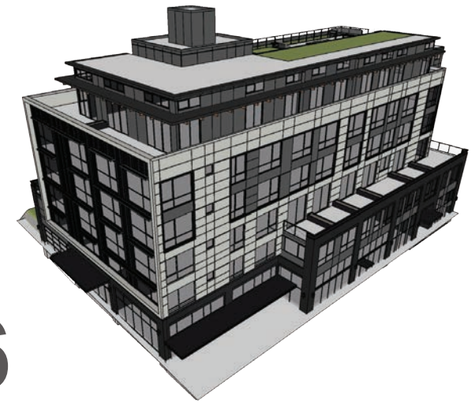
*"A site may ... be better suited to a **simpler but quality design** that contributes to the block as a whole."*
- Citywide Design Guidance CS2-A2 Architectural Presence

*"Explore how **contemporary designs can contribute to the development of attractive new forms and architectural styles**, as expressed the use of new materials or other means."*
- Citywide Design Guidance CS3-A2 Contemporary Design



FENESTRATION AND FACADE DESIGN

*"Design all building facades considering the **composition and architectural expression of the building as a whole**. Ensure that all facades are attractive and well-proportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any **patterns created by their arrangement**."*
- Citywide Design Guideline, DC2-B1 Facade Composition



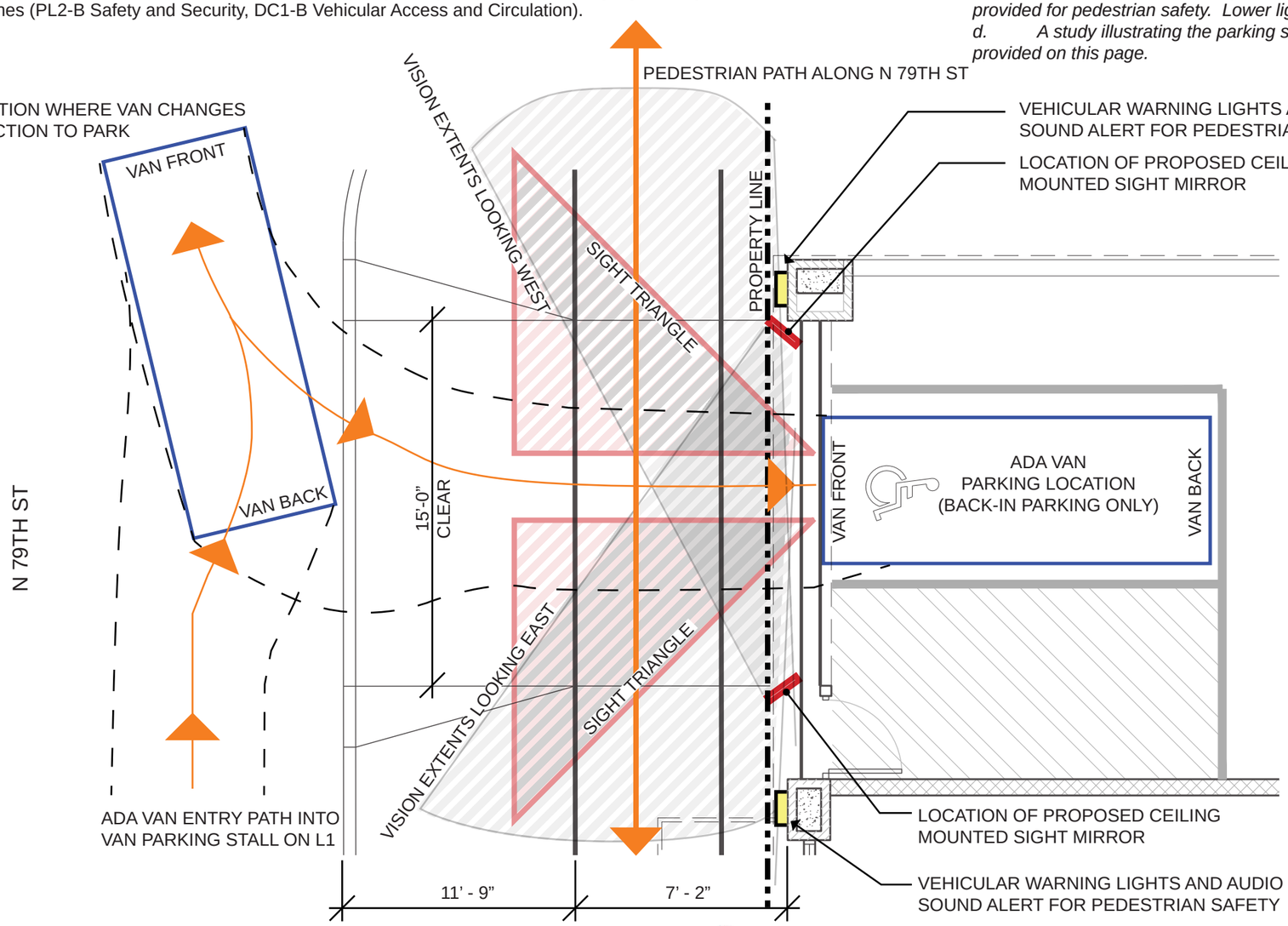
PROPOSED DESIGN

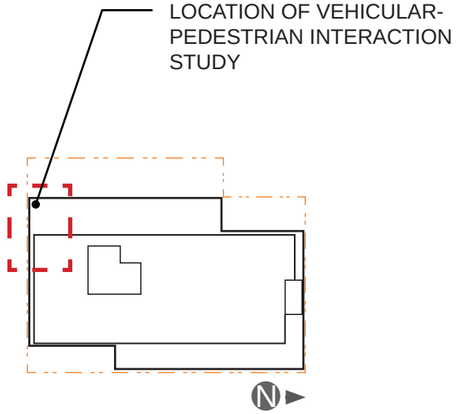
*The proposed design incorporates the **board's guidance, citywide design guidelines, and supplementary Greenwood / Phinney neighborhood design guidelines**. The resulting structure is a clearly expressed, modern addition to the neighborhood that **respects existing neighborhood patterns and scale** in addition to establishing **thoughtful design and high quality materials** as precedent for future development.*

EARLY DESIGN GUIDANCE RESPONSES

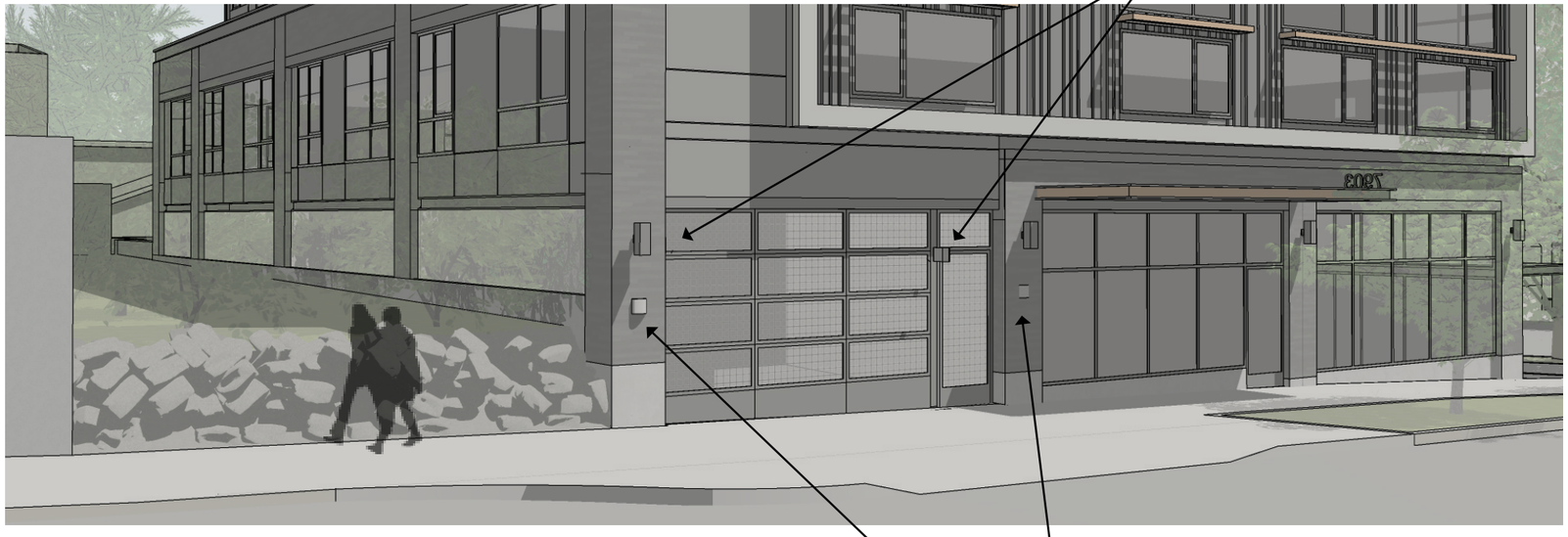
2) Ground Level: Vehicular-Pedestrian Interaction:
a. Public comment described a high level of pedestrian traffic, particularly children, from Greenwood Ave N past this site to the adjacent school. With the garage entry proposed on N 79th Street, concern with vehicular-pedestrian conflicts was expressed.
b. The Board acknowledged this public concern and agreed the garage entry should be designed with safety in mind (PL1-B Walkways and Connections, PL2-B Safety and Security, DC1-B Vehicular Access and Circulation).
c. The Board suggested techniques that could be used to mitigate conflicts such as eroding the mass or utilizing the 20-foot ground level setback for increased driver visibility (PL2-B Safety and Security, DC1-B Vehicular Access and Circulation).
d. The Board requested studies demonstrating this garage entry sequence, including sight triangles and driver sight lines (PL2-B Safety and Security, DC1-B Vehicular Access and Circulation).

Applicant Response:
a. - c. The entrance to the single ADA van parking stall is located on N. 79th St. as directed by SDOT. The remainder of the outdoor area includes exterior bicycle storage, exterior garbage/recycling storage and the on-site staging area for the garbage/recycling containers. The ADA van parking stall is provided immediately at the entrance gate with back-in parking only to maximize pedestrian safety when entering and exiting the parking stall. Vehicular access traffic and frequency is significantly lessened with only (1) parking stall provided. Pedestrian safety is addressed by maintaining clear sight lines at the garage entry, maximizing driver and pedestrian visibility while entering and exiting. The open parking area design allows for natural light and transparency for additional visibility and safety. Sight Triangles are not required for the project, the sight triangles shown in the illustration study have narrower but reasonable sight lines. Automated vehicular warning lights and audio sound alert system is provided for pedestrian safety. Lower light and audio levels will be used, as N 79th St is a residential street.
d. A study illustrating the parking stall entry access for vehicular-pedestrian safety and driver sight lines is provided on this page.

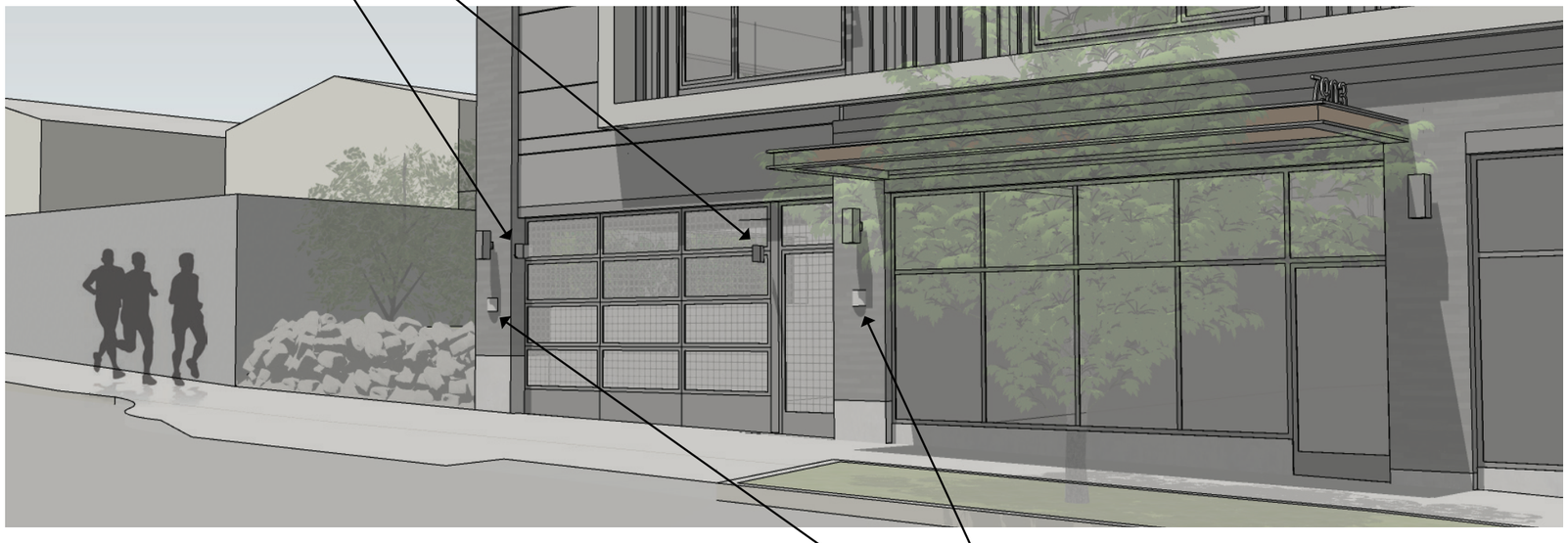




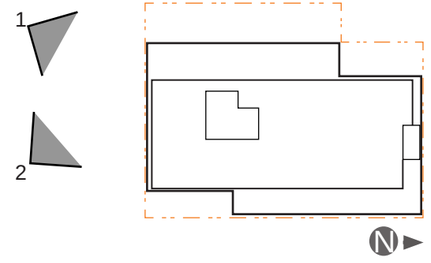
VEHICULAR - PEDESTRIAN INTERACTION



1 LOOKING NORTH EAST AT GARAGE ENTRY

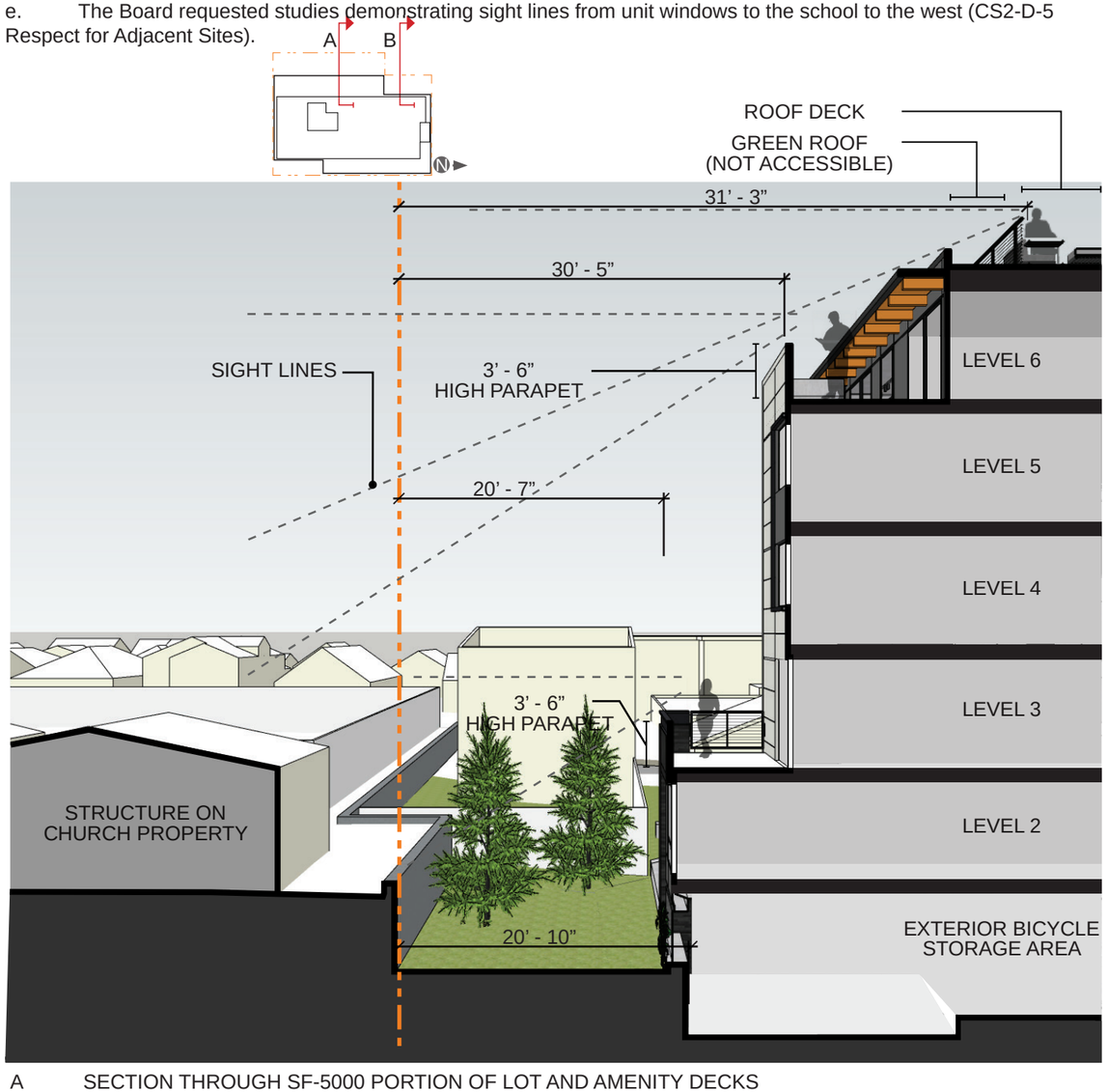


2 LOOKING NORTH WEST AT GARAGE ENTRY



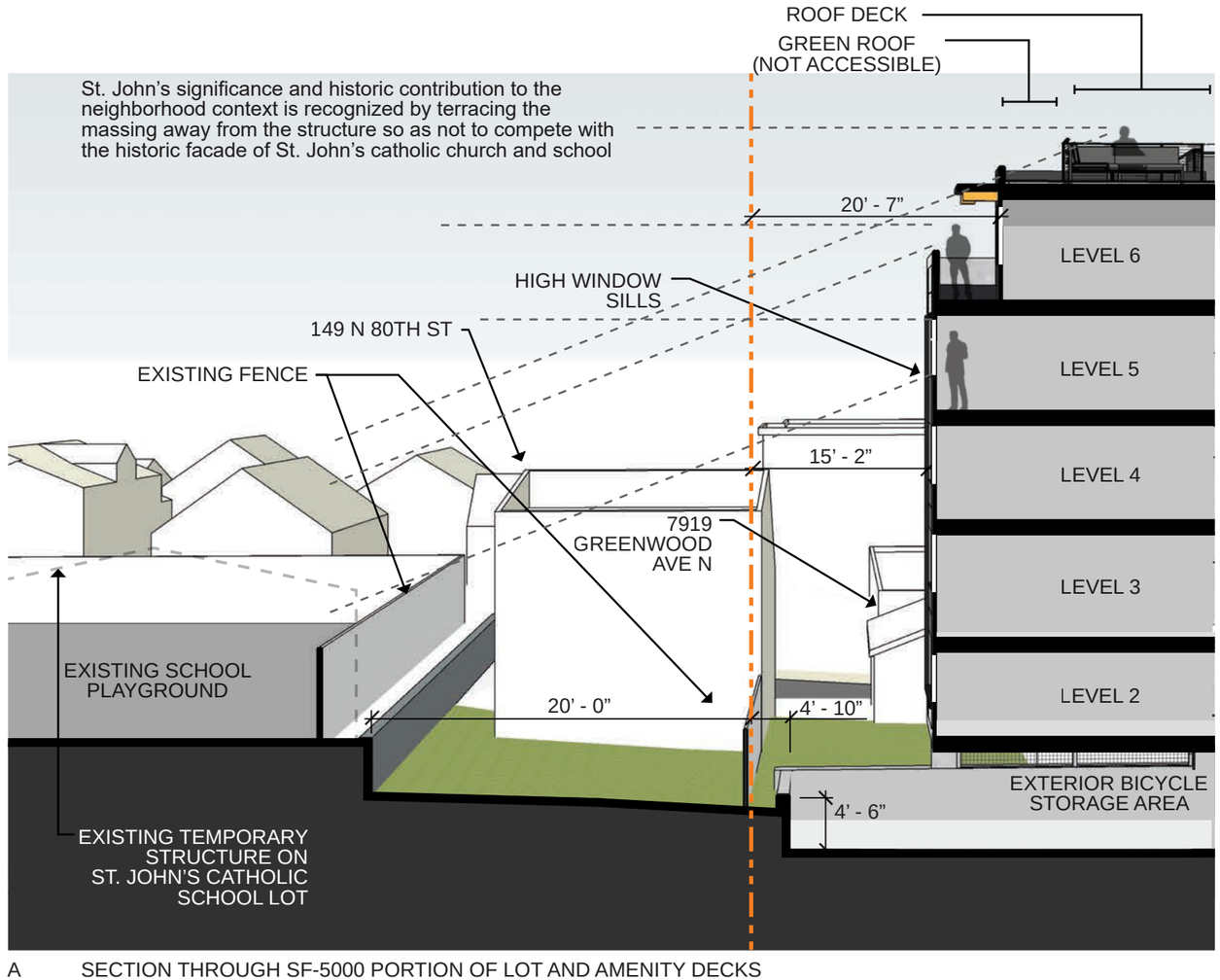
EARLY DESIGN GUIDANCE RESPONSES

3) Landscape and Materiality:
a. Privacy to the school abutting to the west was identified as a concern in public comment.
b. The Board acknowledged this concern and agreed the massing provided an appropriate transition and that materiality, secondary architectural features, and landscape design could further mitigate these concerns (CS2-D Height, Bulk, and Scale, CS2-D-5 Respect for Adjacent Sites).
c. For instance, the Board noted that the required 20-foot ground level setback along the west property line could be densely landscaped to provide privacy (CS2-D-5 Respect for Adjacent Sites).
d. Window location and any deck materiality should consider privacy to the adjacent school (CS2-D-5 Respect for Adjacent Sites).
e. The Board requested studies demonstrating sight lines from unit windows to the school to the west (CS2-D-5 Respect for Adjacent Sites).



A SECTION THROUGH SF-5000 PORTION OF LOT AND AMENITY DECKS

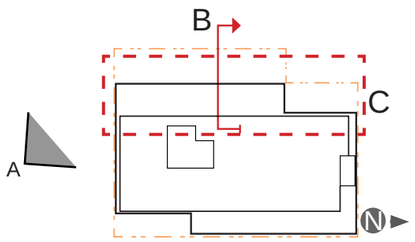
Applicant Response:
a. - d. The proposed design maximizes privacy from the abutting school by modifying the west façade fenestration patterns, providing solid partial height deck walls at the west facing amenity decks, and using the generous setback to provide landscaping as an additional buffer. The west facing windows are designed to maximize privacy by having elevated window sills, restricting lower sightlines from the units while maintaining wider window widths to maximize natural light to the units. Where the building sets back at levels three and six, partial height solid walls further restrict sight lines down on the adjacent school property. At grade the building sets back 20' from the west property line, providing an additional buffer between the proposed building and school. The SF-5000 portion of the lot will not be developed under this permit and will remain as native grade. However, the project could benefit from planted trees and landscape in this 20' wide portion of the lot to further increase privacy between the structure and adjacent property.
The setbacks at levels three and six proposed at the early design guidance meeting and supported by the board have been maintained to create an appropriate transition between the project and adjacent property.
e. A privacy study illustrating the sight lines to the west from the building unit windows to the school is provided on this page.

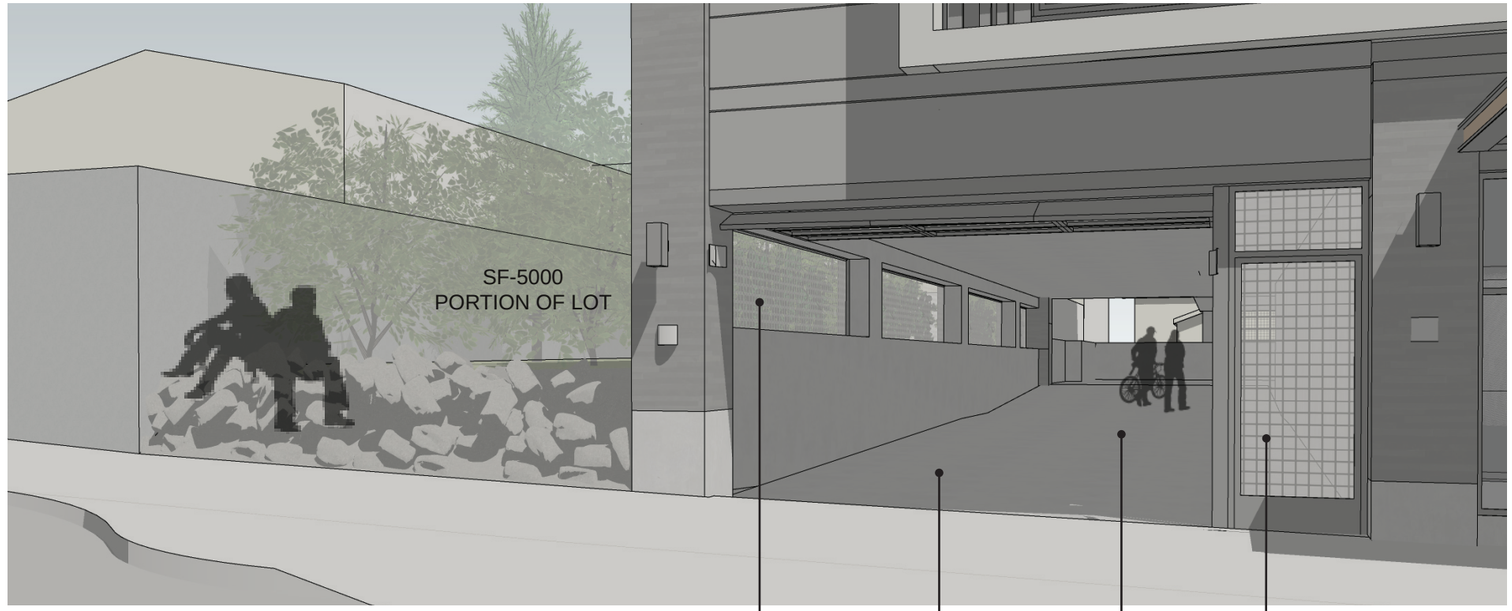


A SECTION THROUGH SF-5000 PORTION OF LOT AND AMENITY DECKS

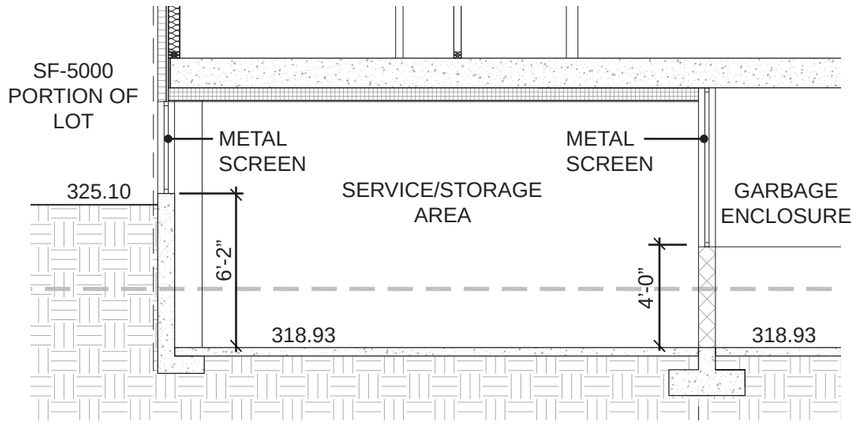
DESIGN RESPONSE | GROUND FLOOR SERVICE / STORAGE AREA

Garbage is staged on-site in the storage/service area and with access to the right of way through the overhead entry door. The garbage enclosure is located within the structure with screening at the perimeter of the enclosure. Screening with climbing plants is provided at the structure edge located 20'-7" from the garbage enclosure at the SF-5000 portion of the lot, which is 20'-2" from the west property line. Pedestrian and bicyclists access the bicycle storage area from the doorway located adjacent to the overhead entry door. Direct access is provide to the residential lobby from the service / storage area.

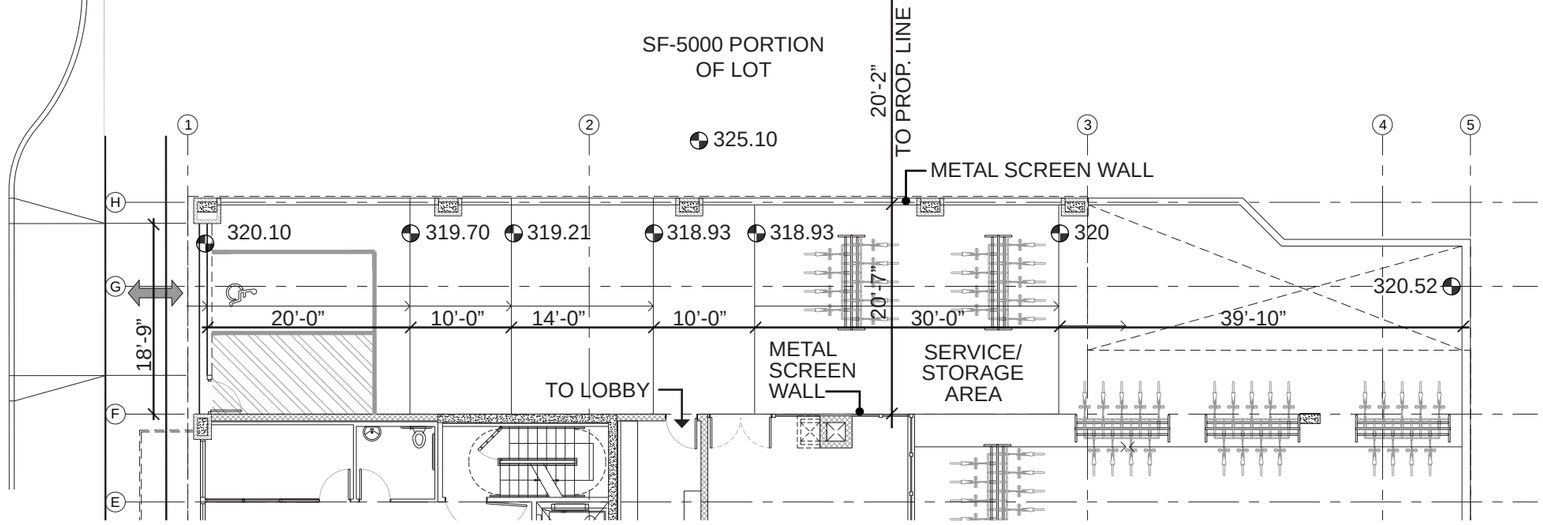




A SERVICE/STORAGE ENTRY ON N 79TH ST



B SERVICE/STORAGE AREA SECTION



C SERVICE/STORAGE AREA PLAN

DESIGN RESPONSE | TOWNHOUSE ENTRIES

The two townhouse entries are located to the north and collected within a single bay integrating it within the two-story base. The residential entry scale and proportions are expressed with a change of bay proportion, elevated entry, setback off the sidewalk, and deep canopy.

*"The Board recommended the project include this two story base expression with bay rhythm. Careful **integration of the townhouse entries** will be successful to the success of the rhythm." (PL3-A Entries)*
- EDG Guidance, Massing B

*"Design the entry as a **collection of coordinated elements** including the door(s), overhead features, ground surface, landscaping, lighting and other features."*
- Citywide Design Guidance, PL3-A2 Ensemble of Elements

TRANSOM WINDOWS

ENTRY CANOPY AT
RESIDENTIAL SCALE HEIGHT

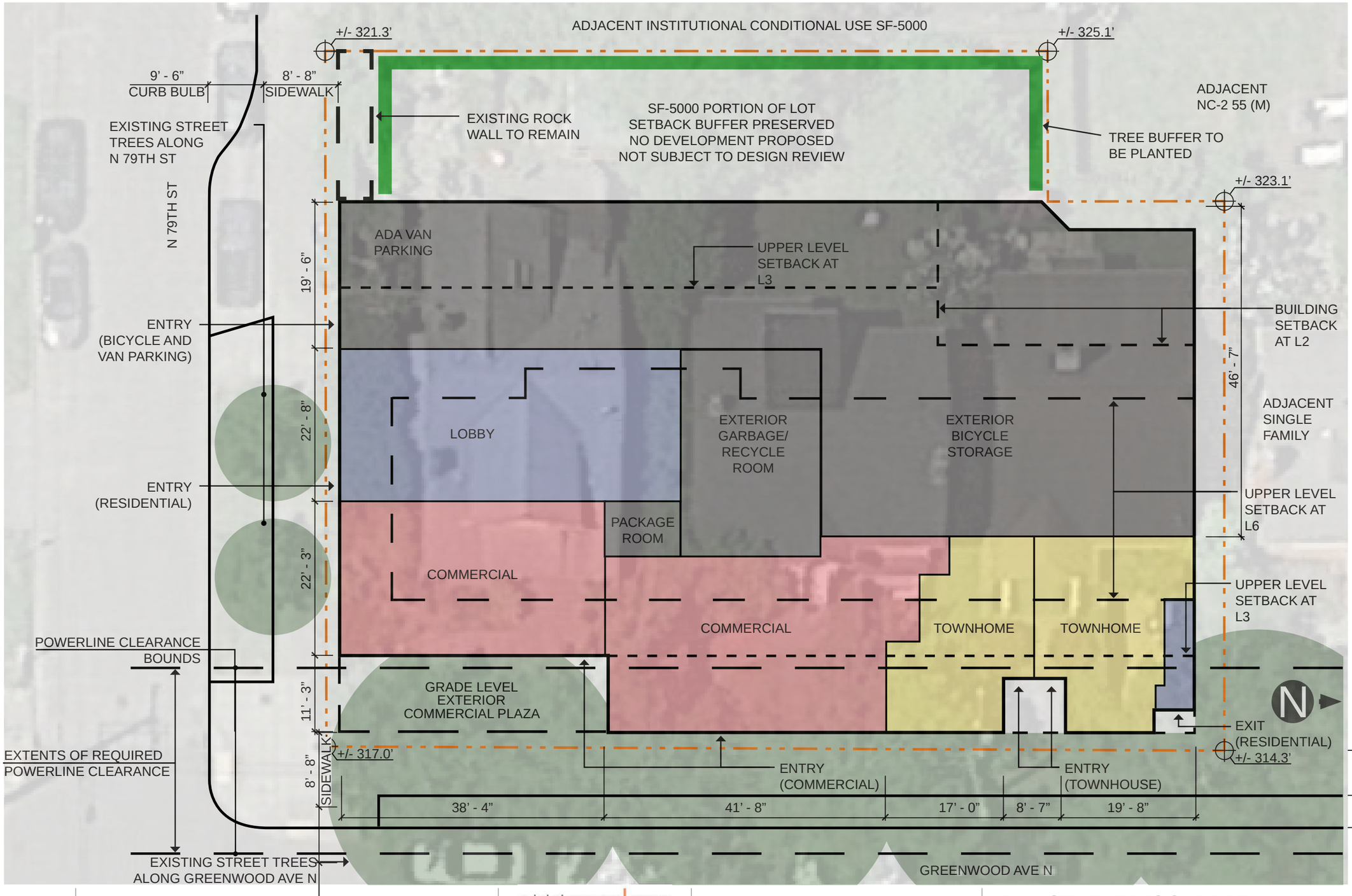
HUMAN SCALE QUALITY
FINISH MATERIALS AT
PEDESTRIAN REALM

GLAZED ENTRY DOORS

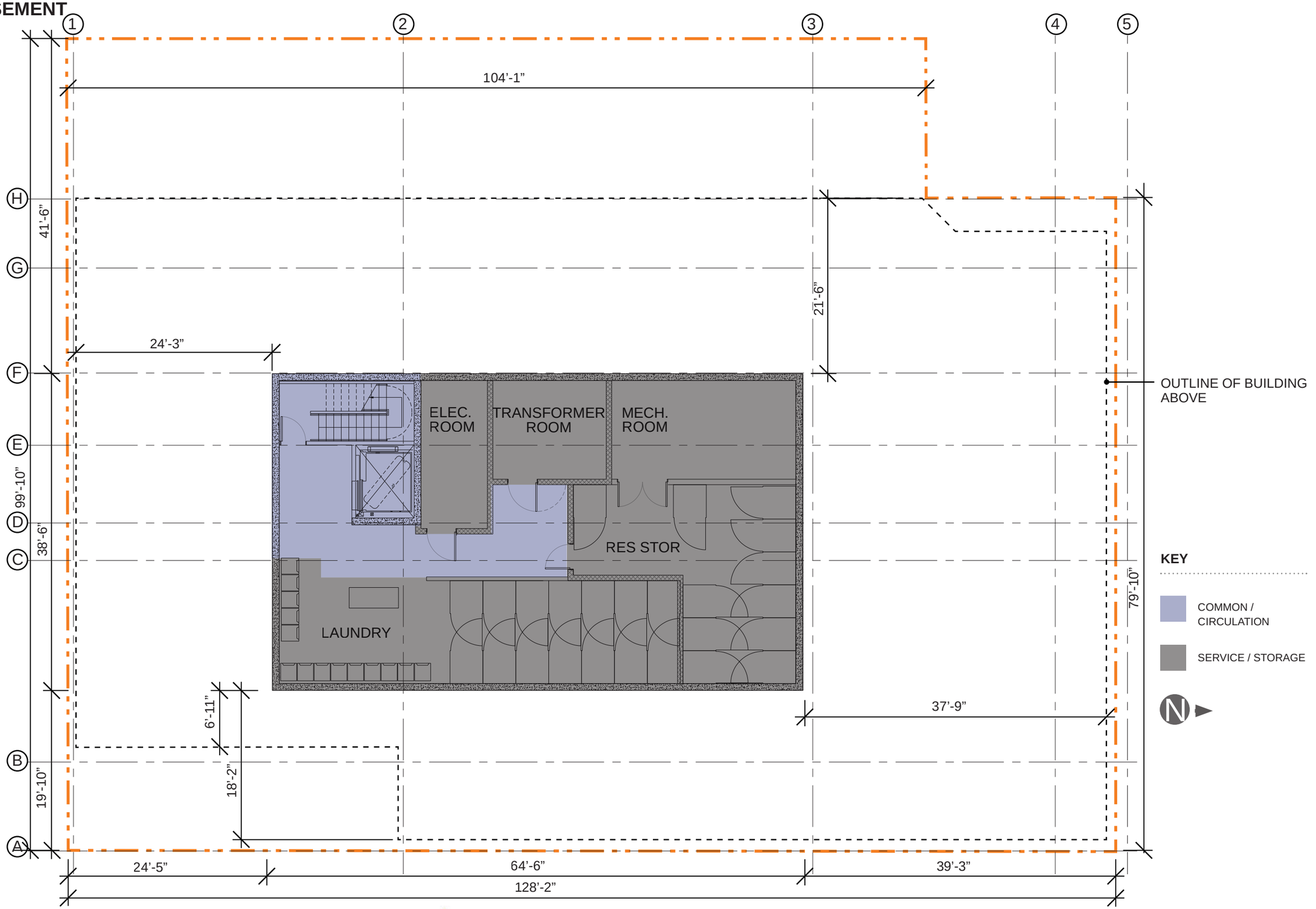
RAISED ENTRY & SETBACK
FROM SIDEWALK

RESIDENTIAL ENTRY ON GREENWOOD AVE N

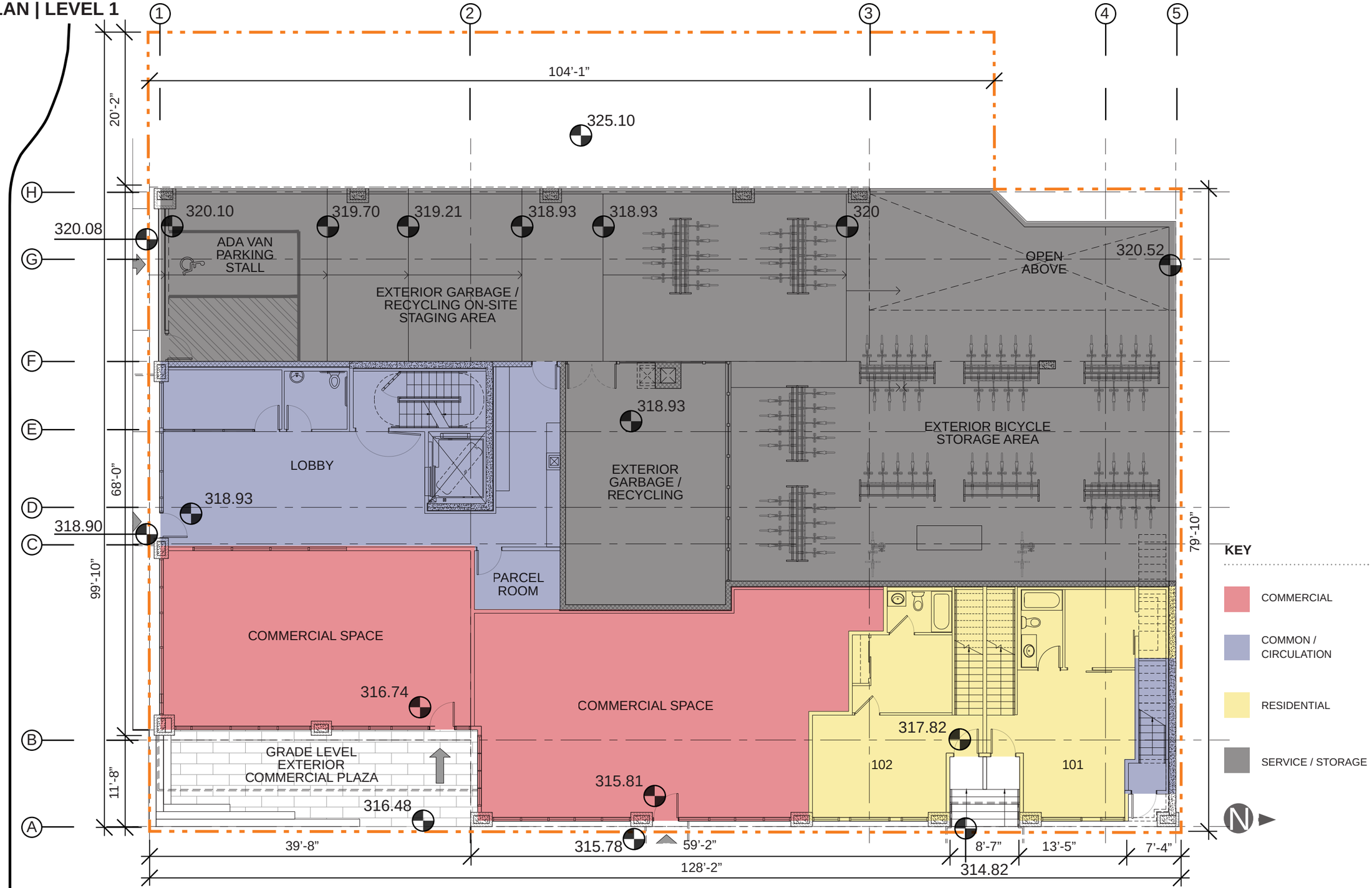
SITE PLAN


ADJACENT INSTITUTIONAL CONDITIONAL USE SF-5000
+/- 321.3'
+/- 325.1'
9' - 6" CURB BULB
8' - 8" SIDEWALK
EXISTING STREET TREES ALONG N 79TH ST
N 79TH ST
EXISTING ROCK WALL TO REMAIN
SF-5000 PORTION OF LOT
SETBACK BUFFER PRESERVED
NO DEVELOPMENT PROPOSED
NOT SUBJECT TO DESIGN REVIEW
ADJACENT NC-2 55 (M)
TREE BUFFER TO BE PLANTED
+/- 323.1'
ADA VAN PARKING
UPPER LEVEL SETBACK AT L3
BUILDING SETBACK AT L2
19' - 6"
ENTRY (BICYCLE AND VAN PARKING)
LOBBY
EXTERIOR GARBAGE/ RECYCLE ROOM
EXTERIOR BICYCLE STORAGE
46' - 7"
ADJACENT SINGLE FAMILY
22' - 8"
ENTRY (RESIDENTIAL)
PACKAGE ROOM
UPPER LEVEL SETBACK AT L6
22' - 3"
COMMERCIAL
COMMERCIAL
TOWNHOME
TOWNHOME
UPPER LEVEL SETBACK AT L3
POWERLINE CLEARANCE BOUNDS
GRADE LEVEL EXTERIOR COMMERCIAL PLAZA
11' - 3"
EXIT (RESIDENTIAL) +/- 314.3'
EXTENTS OF REQUIRED POWERLINE CLEARANCE
8' - 8" SIDEWALK
+/- 317.0'
ENTRY (COMMERCIAL)
ENTRY (TOWNHOUSE)
38' - 4"
41' - 8"
17' - 0"
8' - 7"
19' - 8"
EXISTING STREET TREES ALONG GREENWOOD AVE N
GREENWOOD AVE N
N
7' - 6" SIDEWALK
5' - 8" GREEN STRIP
KEY
COMMERCIAL
RESIDENTIAL
COMMON / CIRCULATION
LANDSCAPE / GREEN ROOF
SERVICE / STORAGE

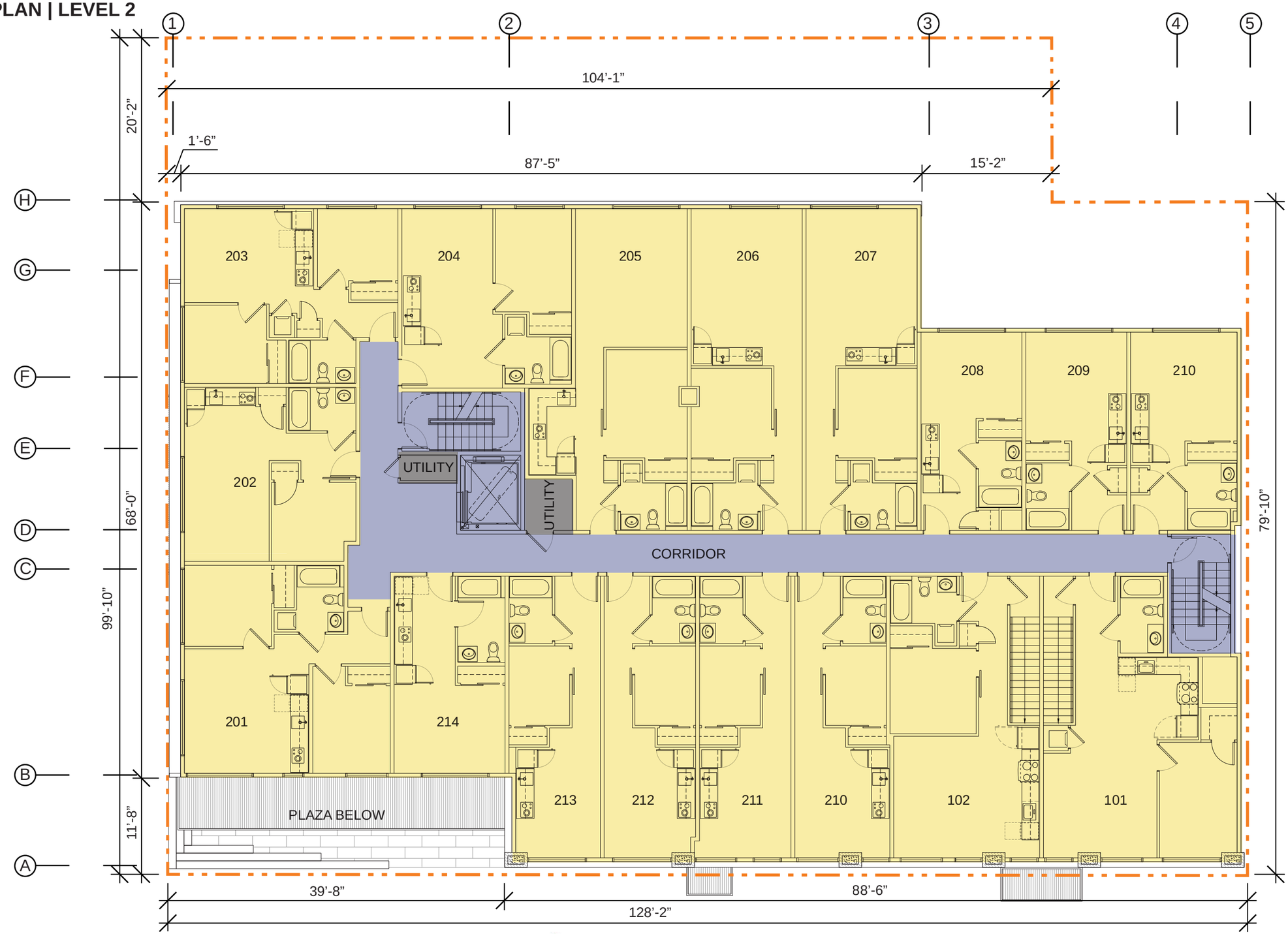
FLOOR PLAN | BASEMENT



FLOOR PLAN | LEVEL 1



FLOOR PLAN | LEVEL 2

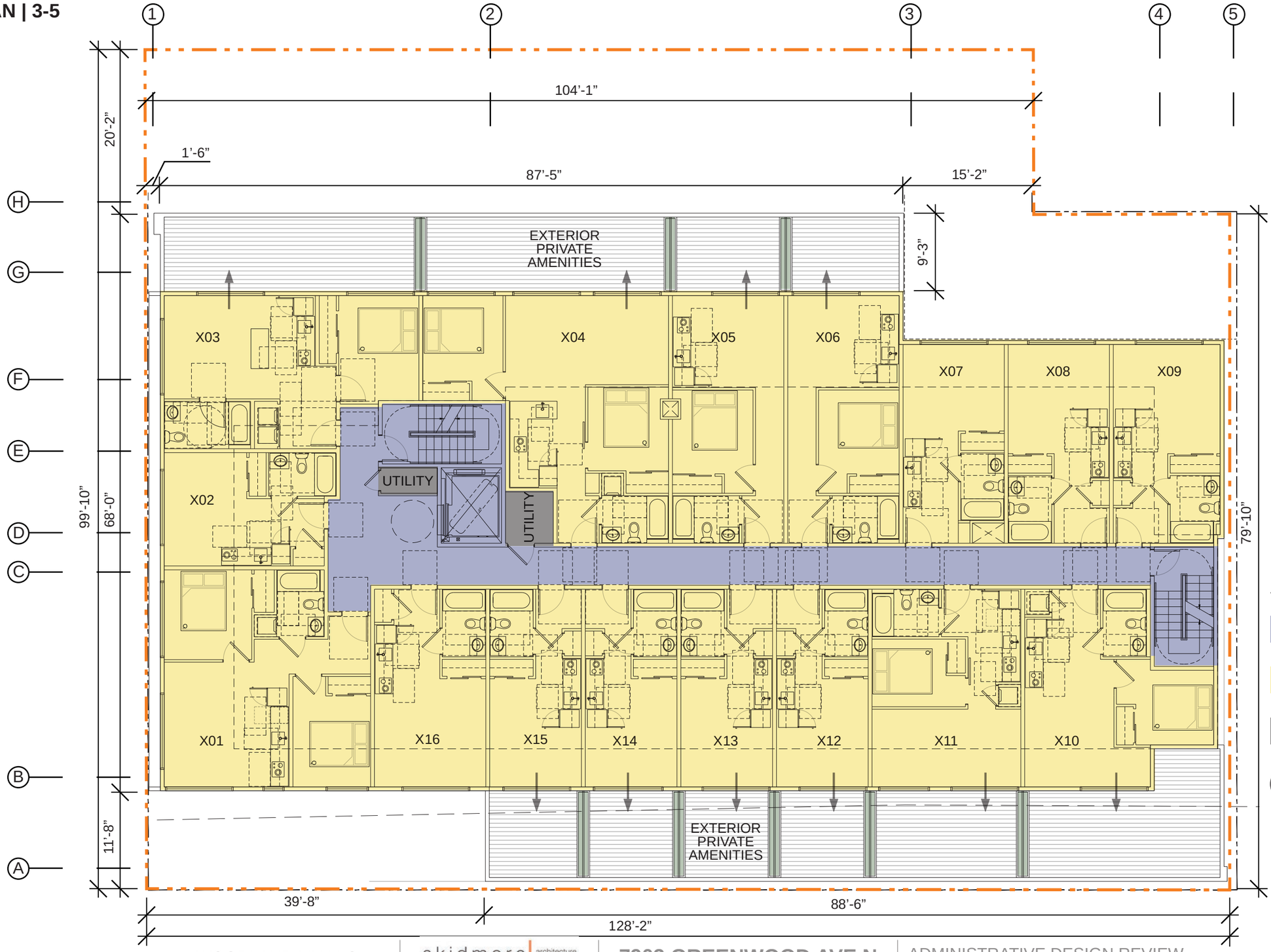


KEY

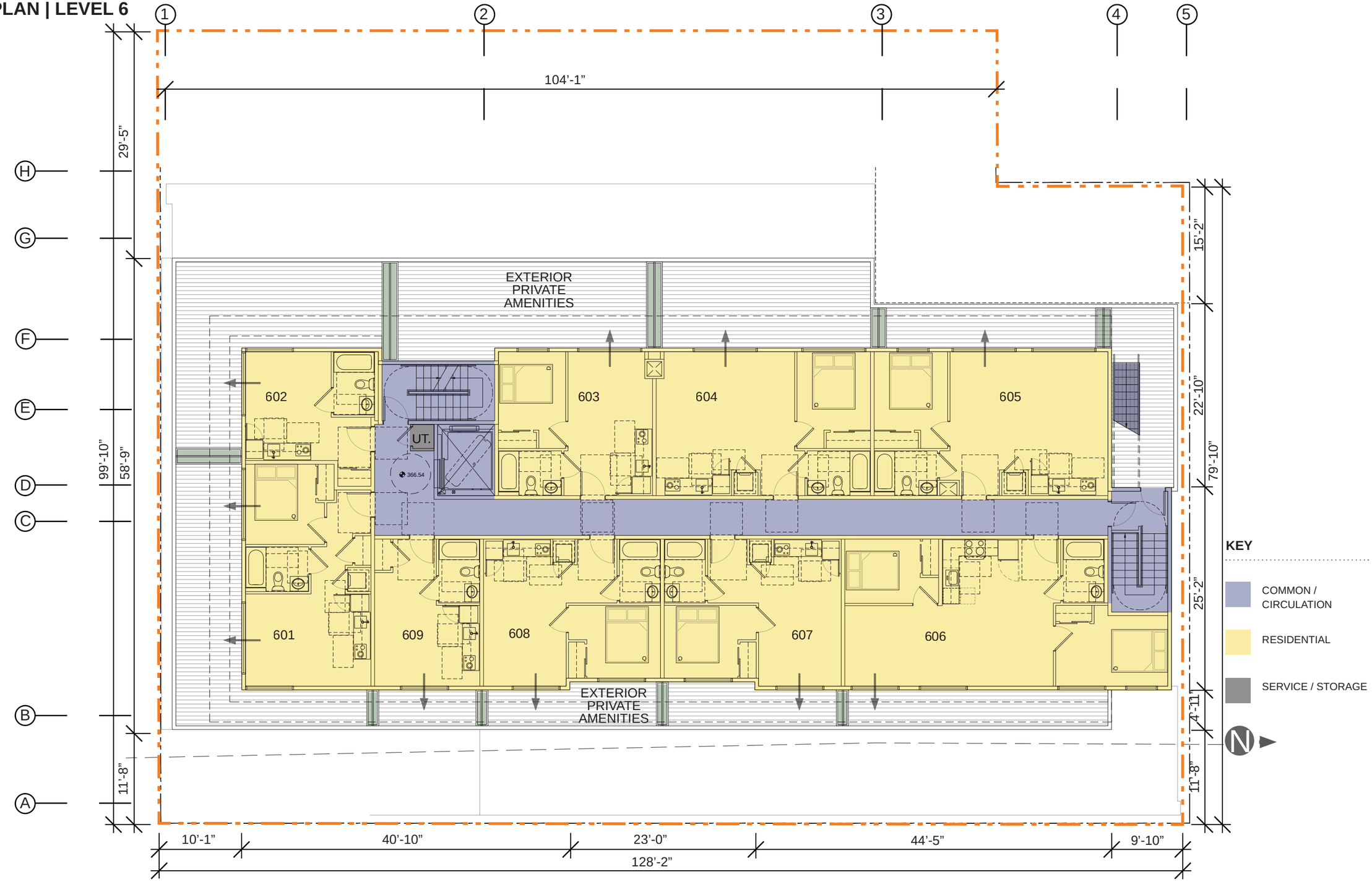
- COMMON / CIRCULATION
- RESIDENTIAL
- SERVICE / STORAGE

N

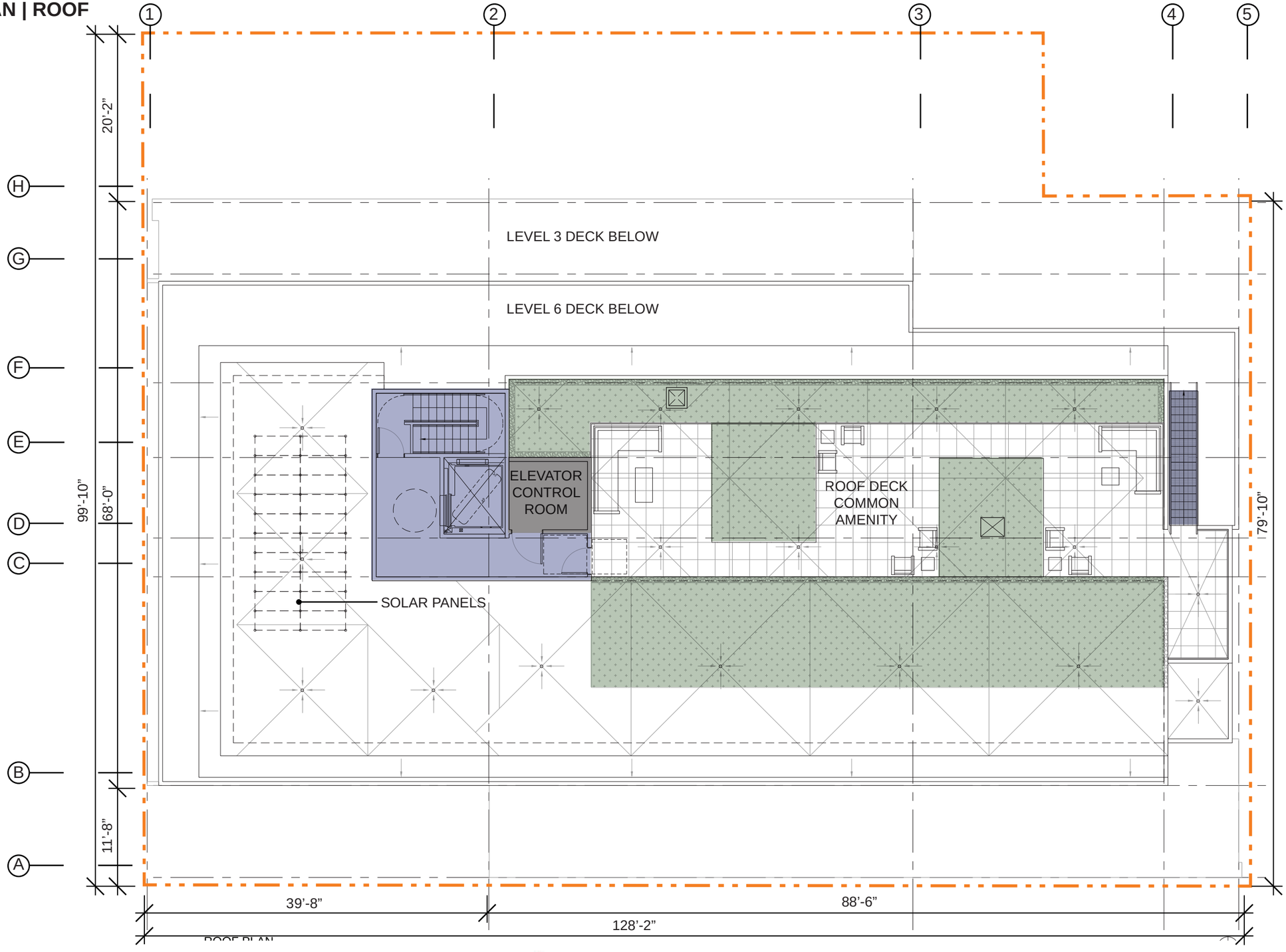
FLOOR PLAN | 3-5



FLOOR PLAN | LEVEL 6



FLOOR PLAN | ROOF



KEY

- COMMON / CIRCULATION
- GREENROOF
- SERVICE / STORAGE

N

ROOF PLAN

AERIAL VIEWS

LOOKING NORTHWEST

LOOKING NORTHEAST

LOOKING SOUTHEAST

LOOKING SOUTHWEST

STREET VIEWS

LOOKING NORTHWEST

LOOKING EAST

LOOKING NORTH

LOOKING SOUTH

AMENITY SPACES

SOUTHEAST COMMERCIAL PLAZA

LEVEL 3 PRIVATE AMENITY LOOKING SOUTH

LEVEL 6 PRIVATE AMENITY LOOKING SOUTH

ROOFTOP COMMON AMENITY LOOKING SOUTH

ELEVATION | EAST

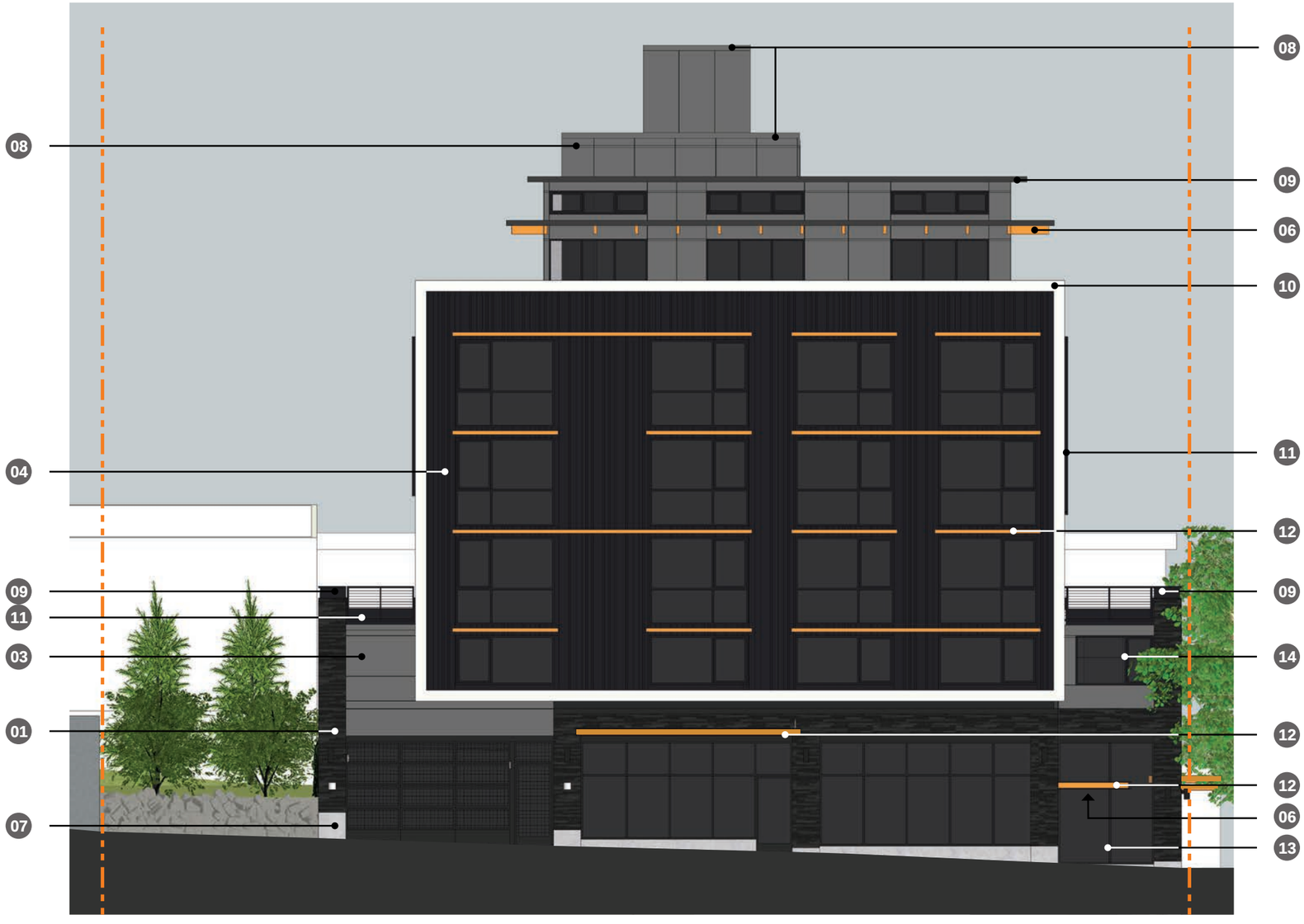
DESIGN RESPONSE | NEIGHBORHOOD CONTEXT

The porcelain tile (01) at the lower levels is a modern take on the historical masonry construction found along Greenwood Ave and the adjacent St John's church and school.

KEY

01 PORCELAIN TILE I CHARCOAL BLEND
02 FIBER CEMENT PANELING I STONINGTON GRAY
03 FIBER CEMENT PANELING I PEPPERCORN
04 BOX RIB METAL - VARIED WIDTH | IRON ORE
05 16 GAUGE METAL | PEPPERCORN
06 STAINED WOOD | NATURAL FINISH
07 CAST IN PLACE CONCRETE | NATURAL
08 METAL TRIM / FLASHING | MATCH FIELD
09 METAL TRIM / COPING | BLACK
10 METAL TRIM / COPING | WHITE
11 METAL ACCENT | BLACK
12 METAL ACCENT | MARIGOLD
13 STOREFRONT | BLACK
14 VINYL WINDOWS | BLACK
15 VINYL WINDOWS | WHITE

ELEVATION | SOUTH



KEY

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02 FIBER CEMENT PANELING I STONINGTON GRAY
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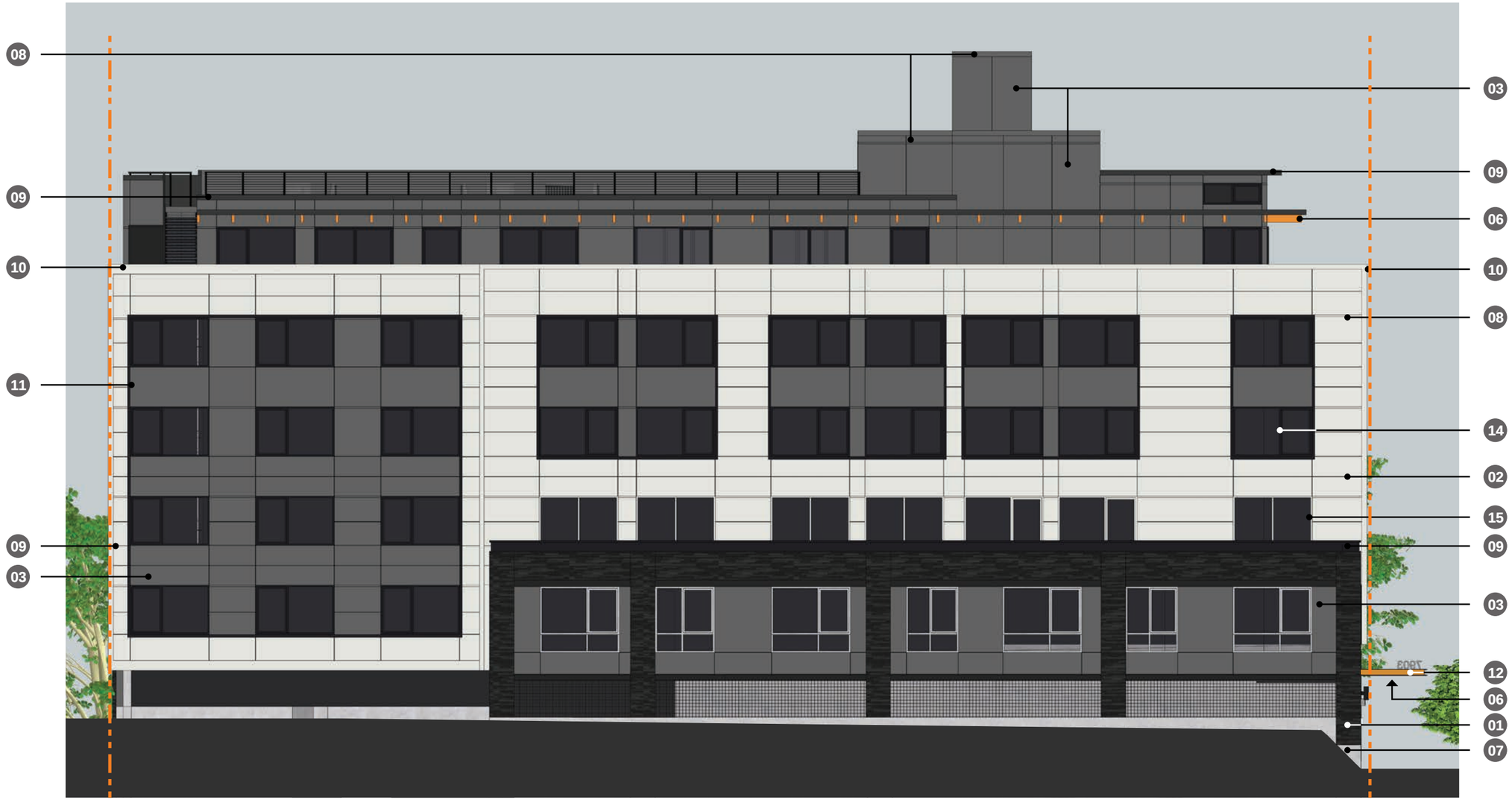
04 BOX RIB METAL - VARIED WIDTH | IRON ORE
05 16 GAUGE METAL | PEPPERCORN
06 STAINED WOOD | NATURAL FINISH
07 CAST IN PLACE CONCRETE | NATURAL
08 METAL TRIM / FLASHING | MATCH FIELD
09 METAL TRIM / COPING | BLACK
10 METAL TRIM / COPING | WHITE
11 METAL ACCENT | BLACK
12 METAL ACCENT | MARIGOLD
13 STOREFRONT | BLACK
14 VINYL WINDOWS | BLACK
15 VINYL WINDOWS | WHITE

ELEVATION | WEST



KEY

01 PORCELAIN TILE I CHARCOAL BLEND
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03 FIBER CEMENT PANELING I PEPPERCORN
04 BOX RIB METAL - VARIED WIDTH | IRON ORE
05 16 GAUGE METAL | PEPPERCORN
06 STAINED WOOD | NATURAL FINISH
07 CAST IN PLACE CONCRETE | NATURAL
08 METAL TRIM / FLASHING | MATCH FIELD
09 METAL TRIM / COPING | BLACK
10 METAL TRIM / COPING | WHITE
11 METAL ACCENT | BLACK
12 METAL ACCENT | MARIGOLD
13 STOREFRONT | BLACK
14 VINYL WINDOWS | BLACK
15 VINYL WINDOWS | WHITE

ELEVATION | NORTH

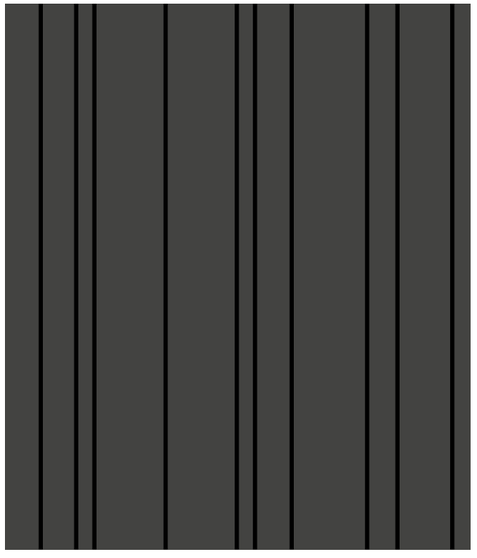
KEY

01 PORCELAIN TILE I CHARCOAL BLEND
02 FIBER CEMENT PANELING I STONINGTON GRAY
03 FIBER CEMENT PANELING I PEPPERCORN
04 BOX RIB METAL - VARIED WIDTH | IRON ORE
05 16 GAUGE METAL | PEPPERCORN
06 STAINED WOOD | NATURAL FINISH
07 CAST IN PLACE CONCRETE | NATURAL
08 METAL TRIM / FLASHING | MATCH FIELD
09 METAL TRIM / COPING | BLACK
10 METAL TRIM / COPING | WHITE
11 METAL ACCENT | BLACK
12 METAL ACCENT | MARIGOLD
13 STOREFRONT | BLACK
14 VINYL WINDOWS | BLACK
15 VINYL WINDOWS | WHITE

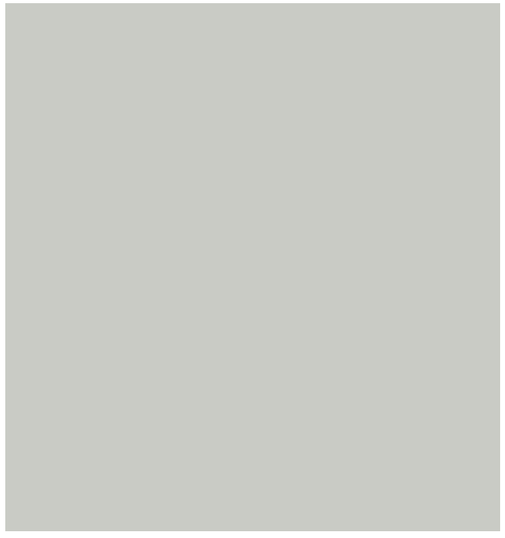
MATERIALS

01 PORCELAIN TILE | CHARCOAL BLEND
RUNNING BOND

02 BENJAMIN MOORE - PEPPERCORN
FIBER CEMENT PANEL SIDING



03 SHERWIN-WILLIAMS - IRON ORE
BOX RIB METAL SIDING | VARIED SIZED RIB



04 SHERWIN-WILLIAMS - STONINGTON GRAY
16 GAUGE METAL | 24” PANELS

05 CONCRETE | NATURAL

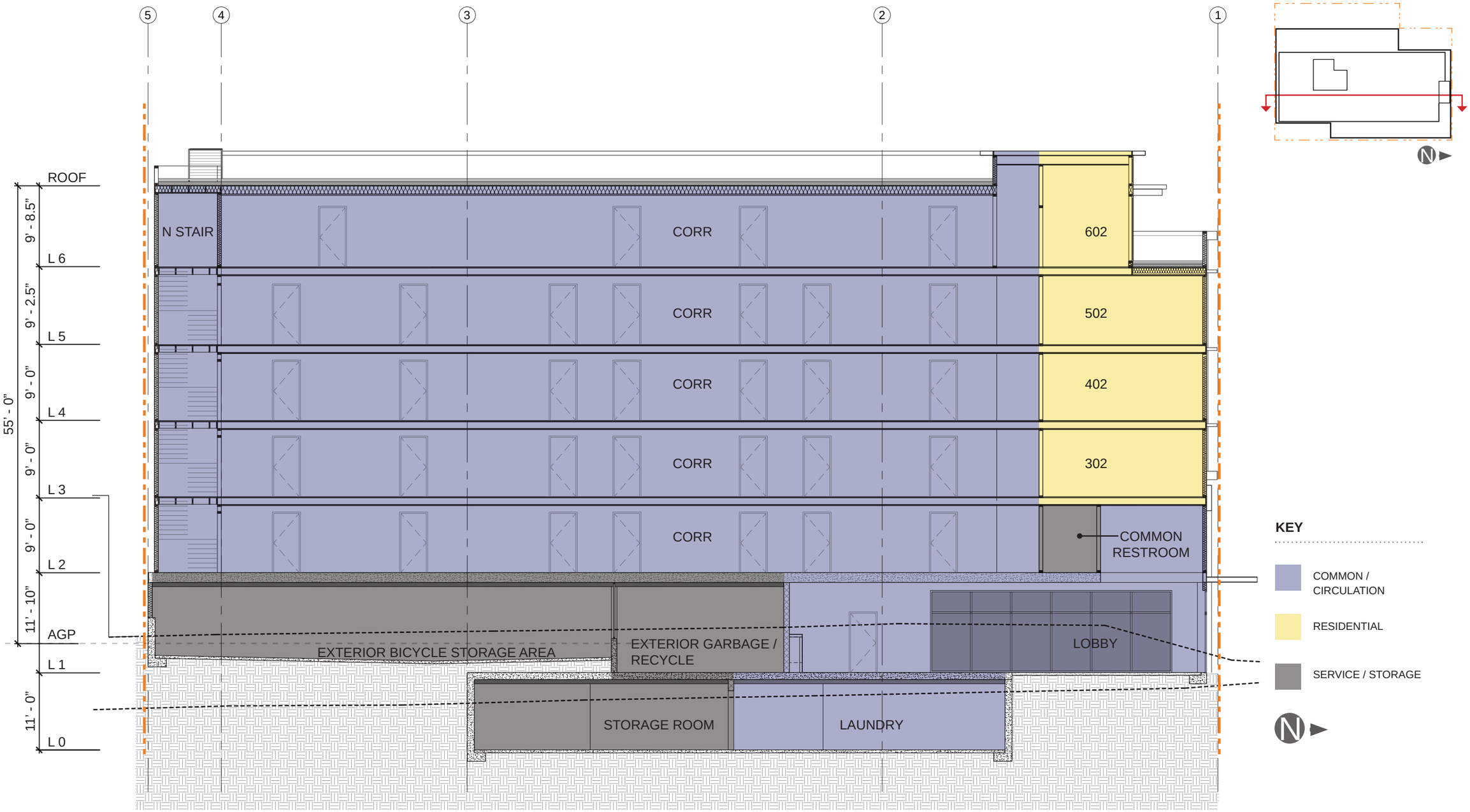
06 WOOD
NATURAL STAIN

11 METAL ACCENT
BLACK

12 SHERWIN-WILLIAMS - MARIGOLD
METAL ACCENT

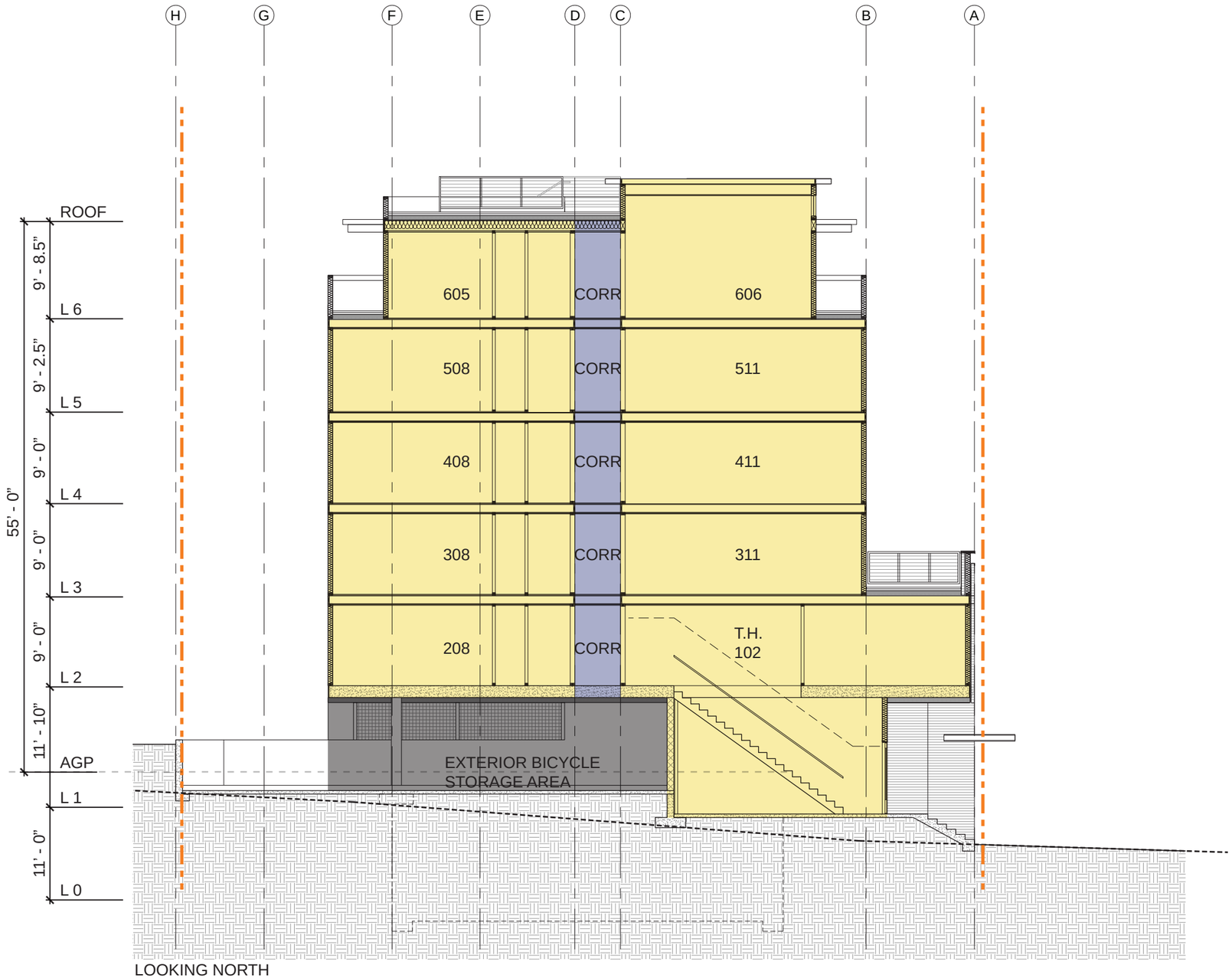
13 BLACK ANODIZED
STOREFRONT

SECTIONS

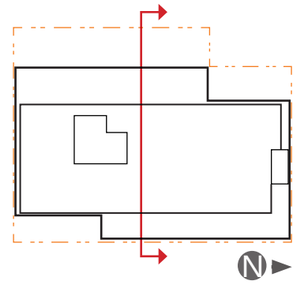


LOOKING EAST

SECTIONS



LOOKING NORTH



KEY

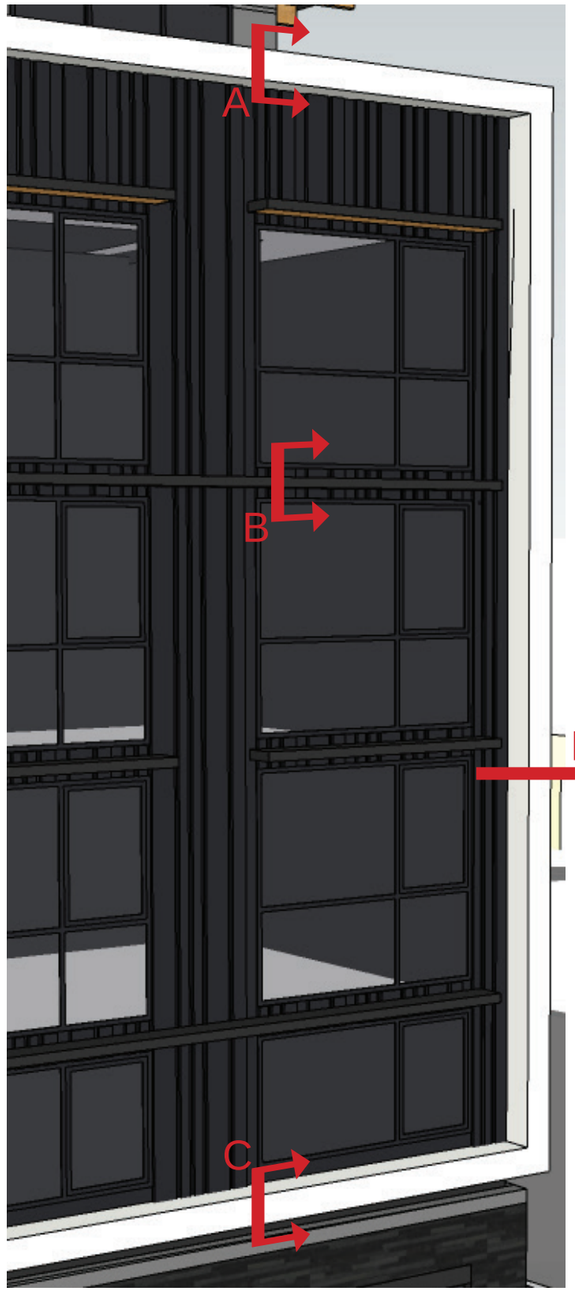
- COMMON / CIRCULATION
- RESIDENTIAL
- SERVICE / STORAGE

SECTIONS

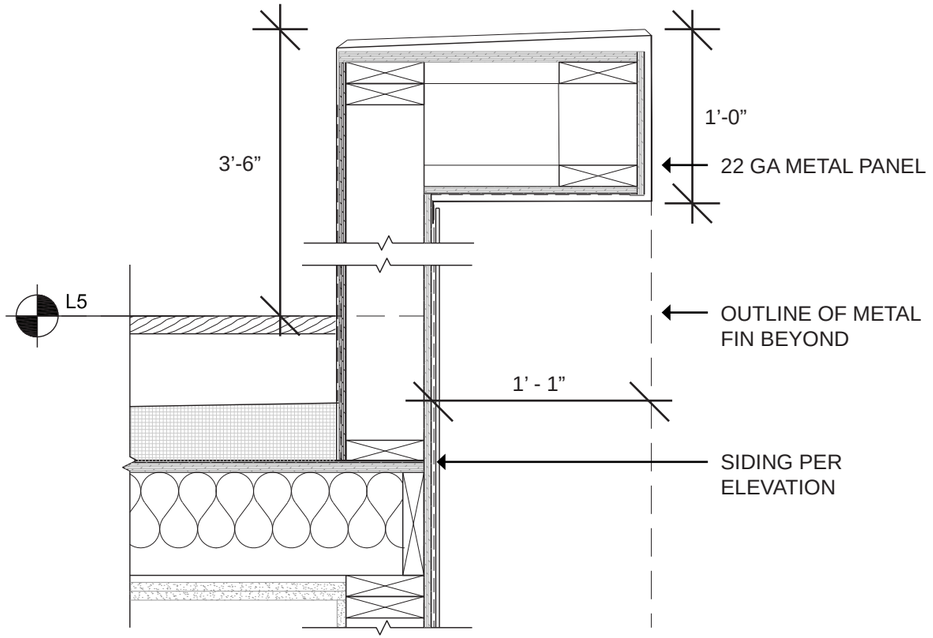
KEY

- COMMON / CIRCULATION
- RESIDENTIAL
- COMMERCIAL
- SERVICE / STORAGE

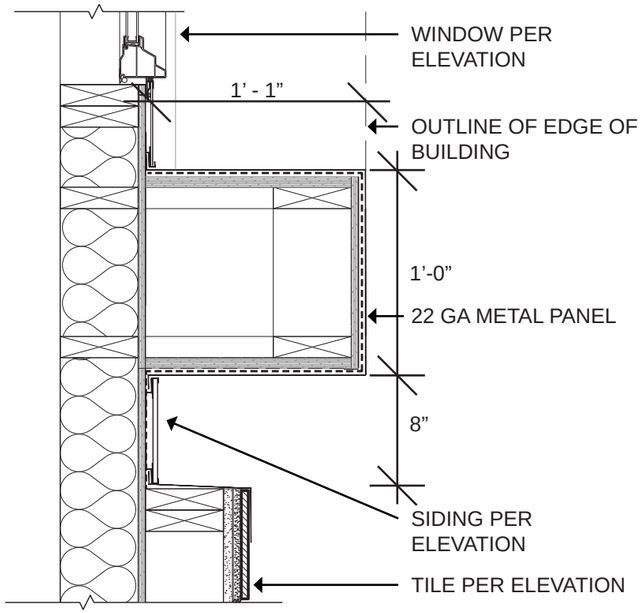
EXTERIOR DETAILS



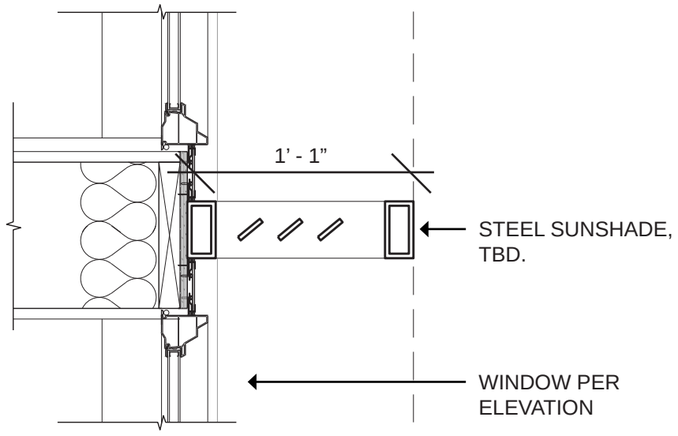
I. SOUTH FACADE VIEW



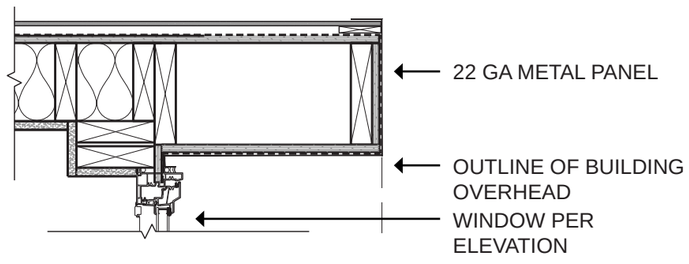
A COPING ABOVE METAL FIN ON SOUTH FACADE



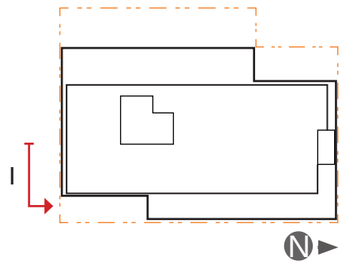
C SOUTH FACADE FIN SILL



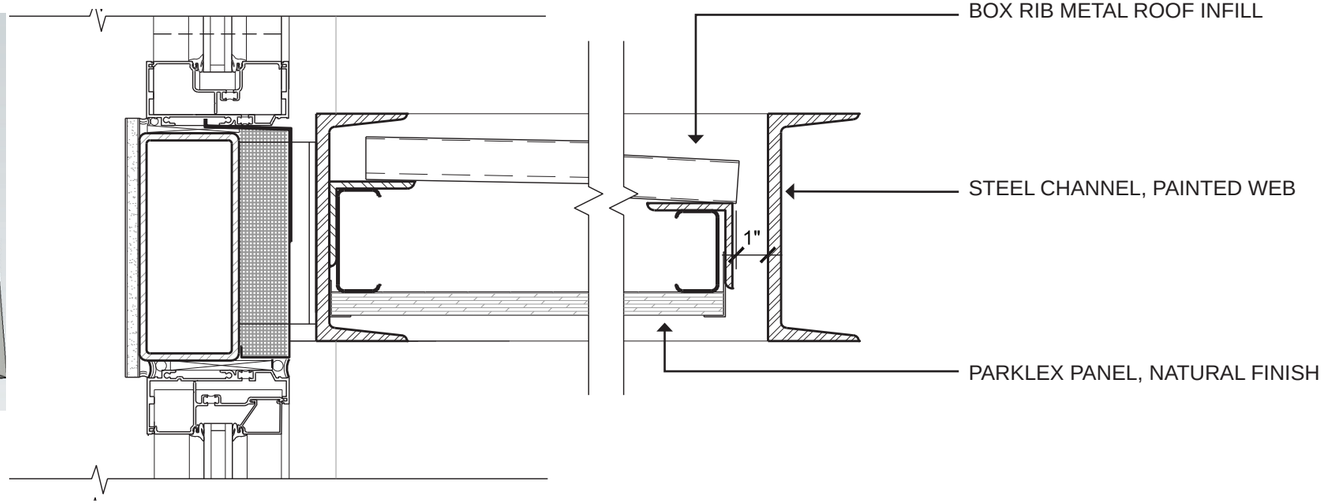
B WINDOW HEAD / CANOPY IN SOUTH FACADE

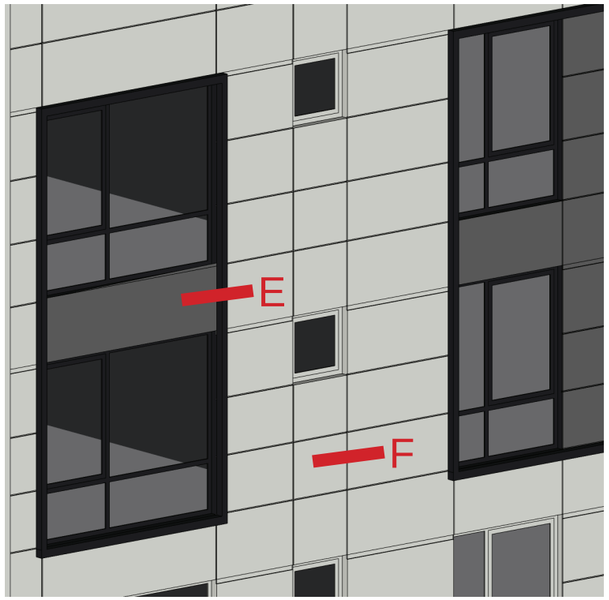


D FIN DETAIL AT CORNER OF BUILDING

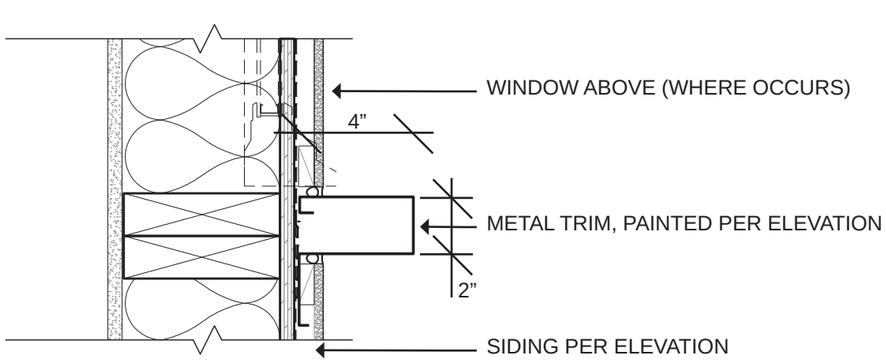


AWNING ABOVE RESIDENTIAL ENTRANCE

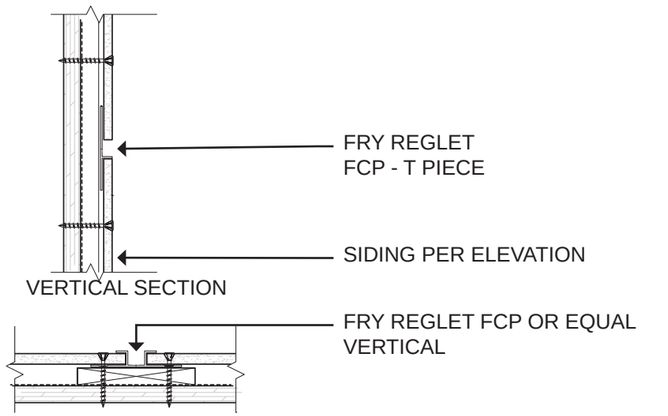




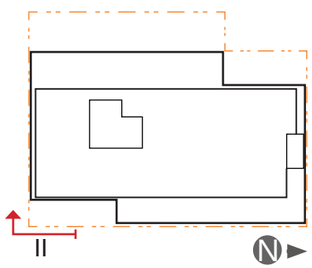
II. VIEW OF TRANSITION BETWEEN FIBER CEMENT PANEL AND METAL TRIM



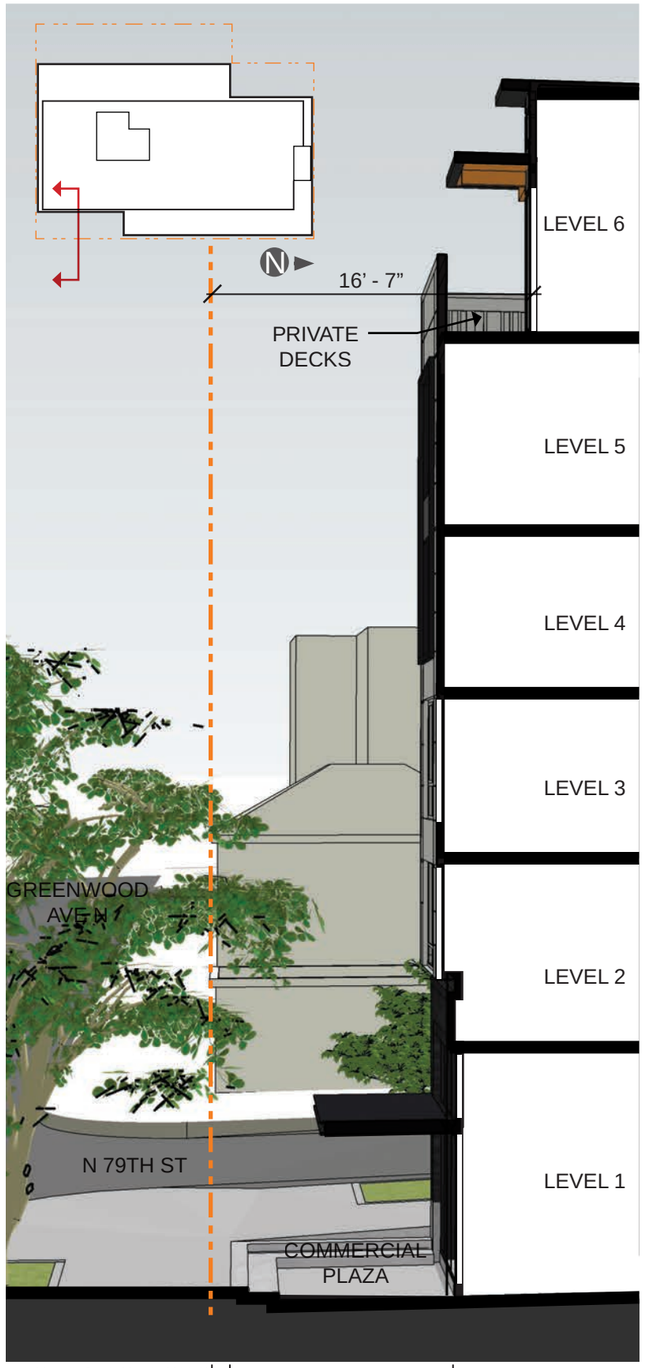
E FIBER CEMENT / METAL TRIM TRANSITION



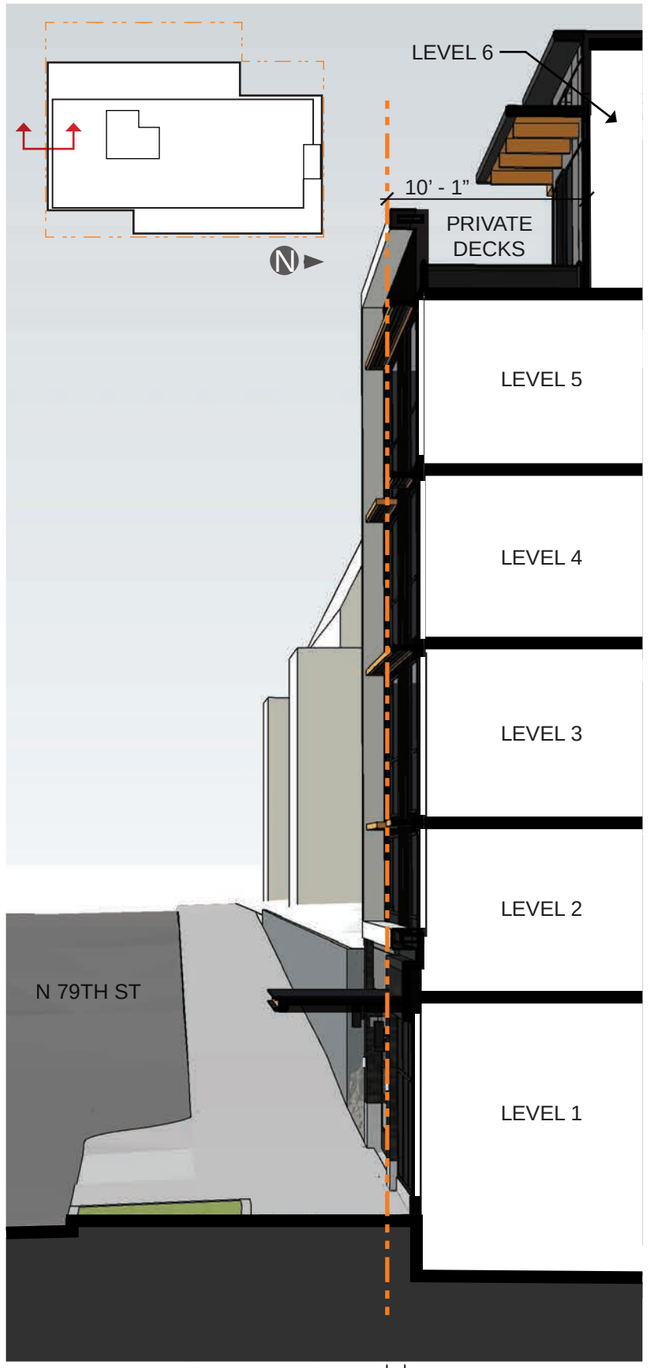
E FIBER CEMENT PANEL TRANSITION



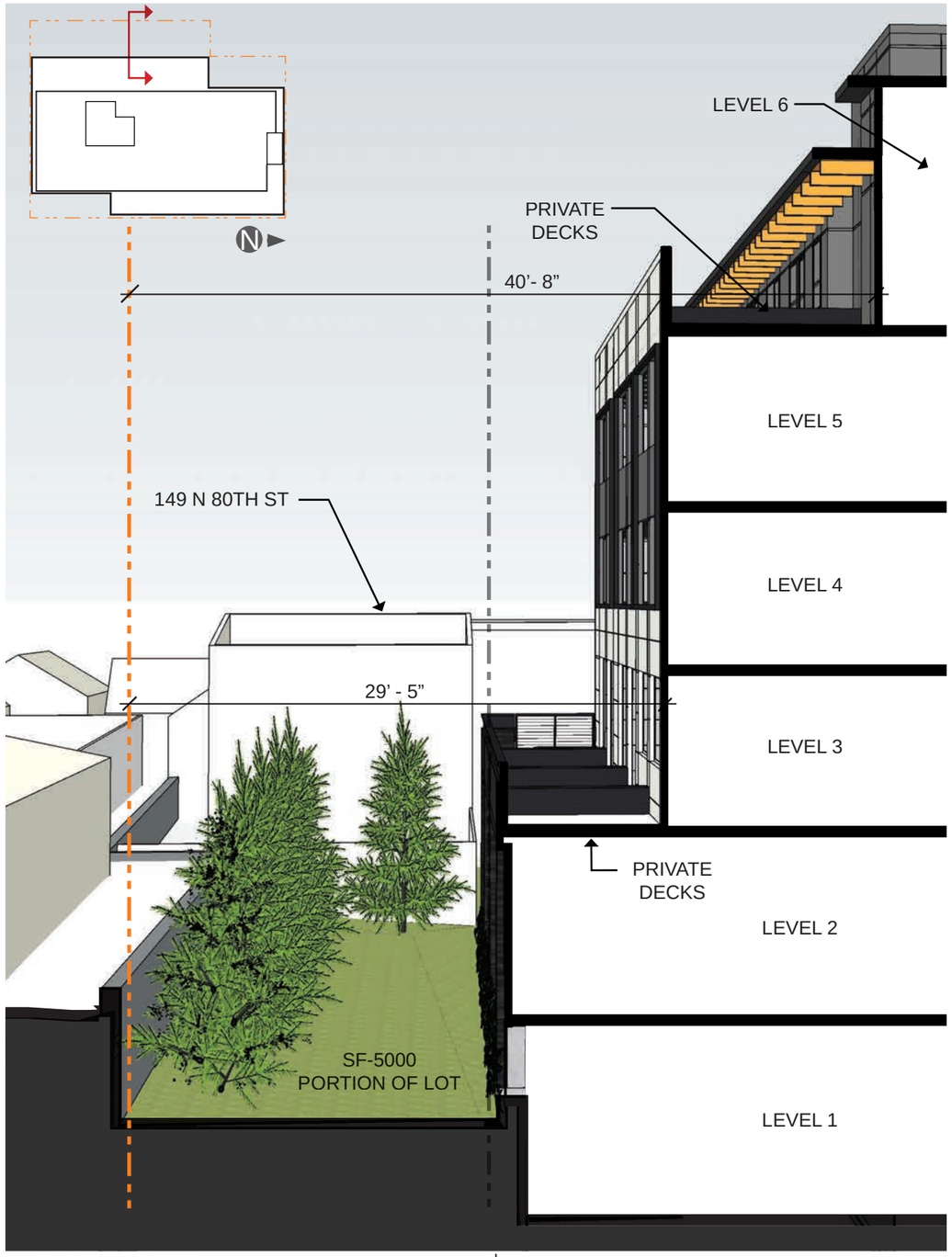
ADJACENCIES



EAST ADJACENCY 2

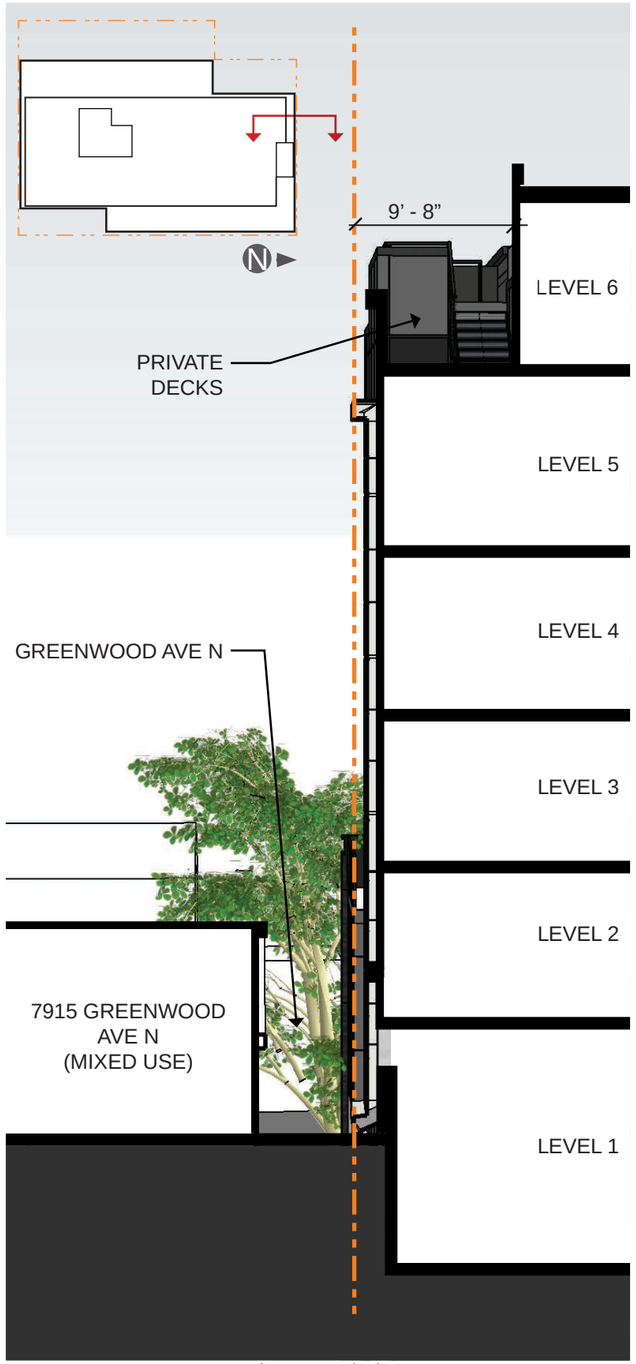


SOUTH ADJACENCY

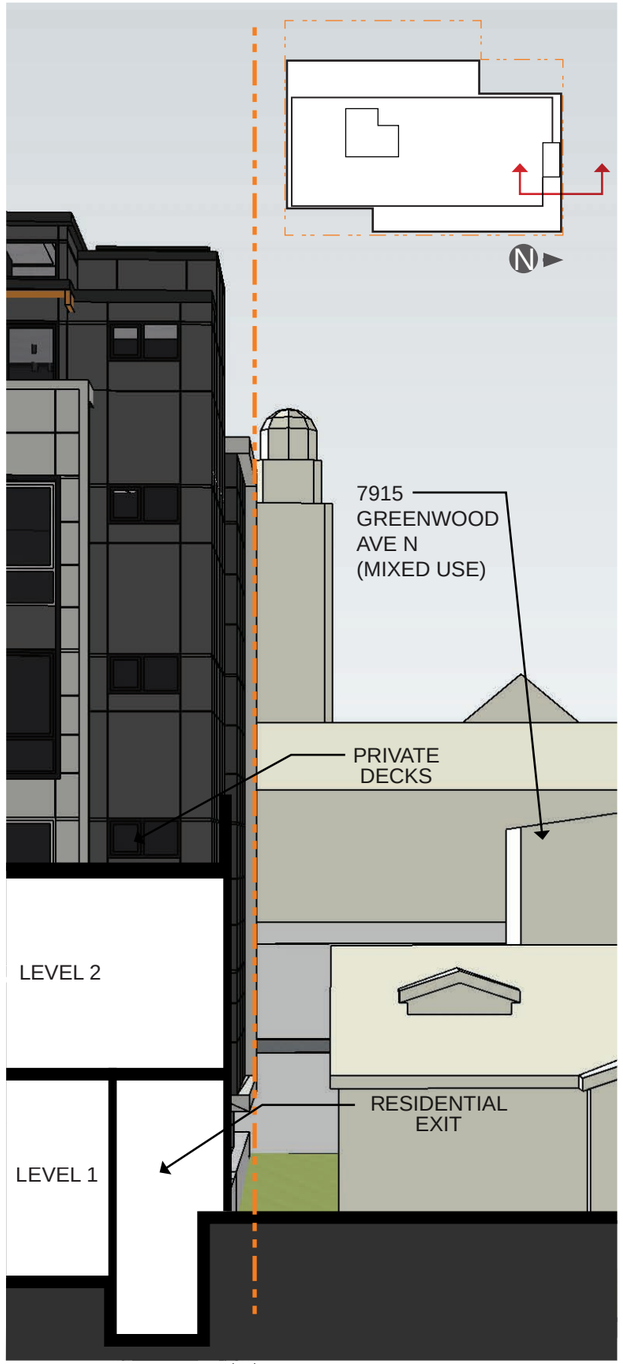


WEST ADJACENCY 2

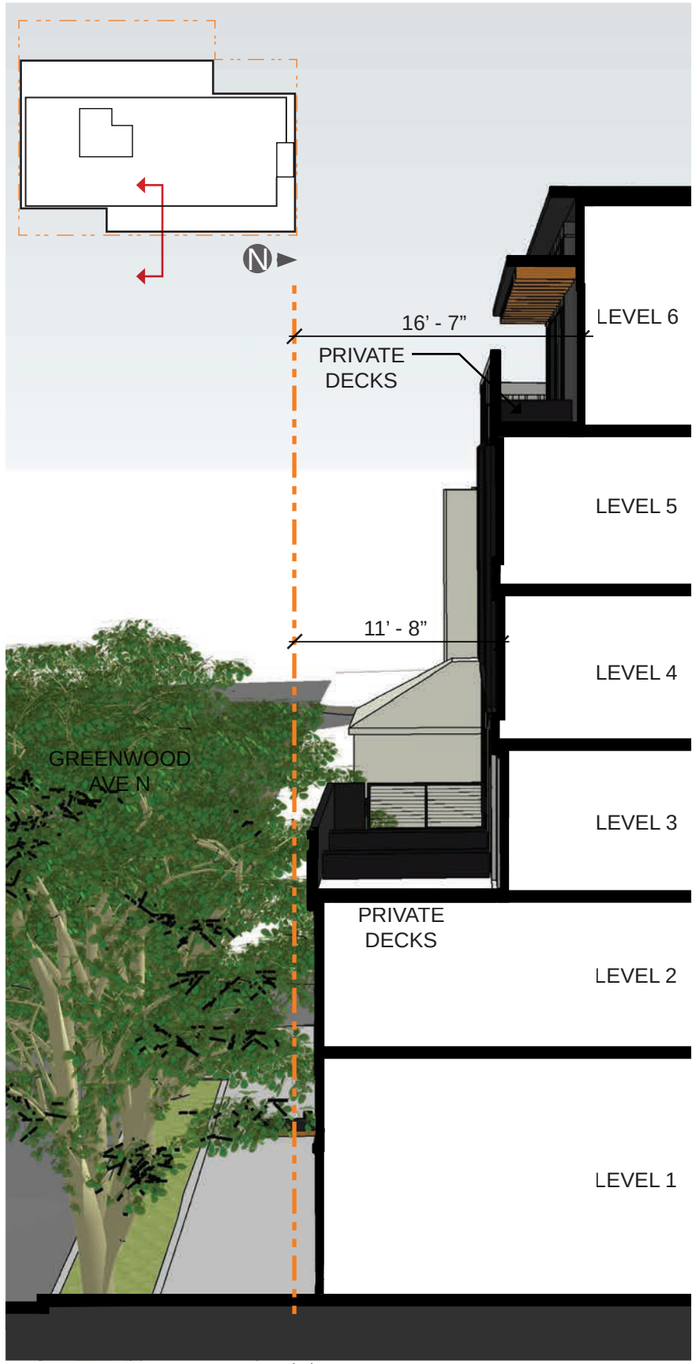
ADJACENCIES



NORTH ADJACENCY

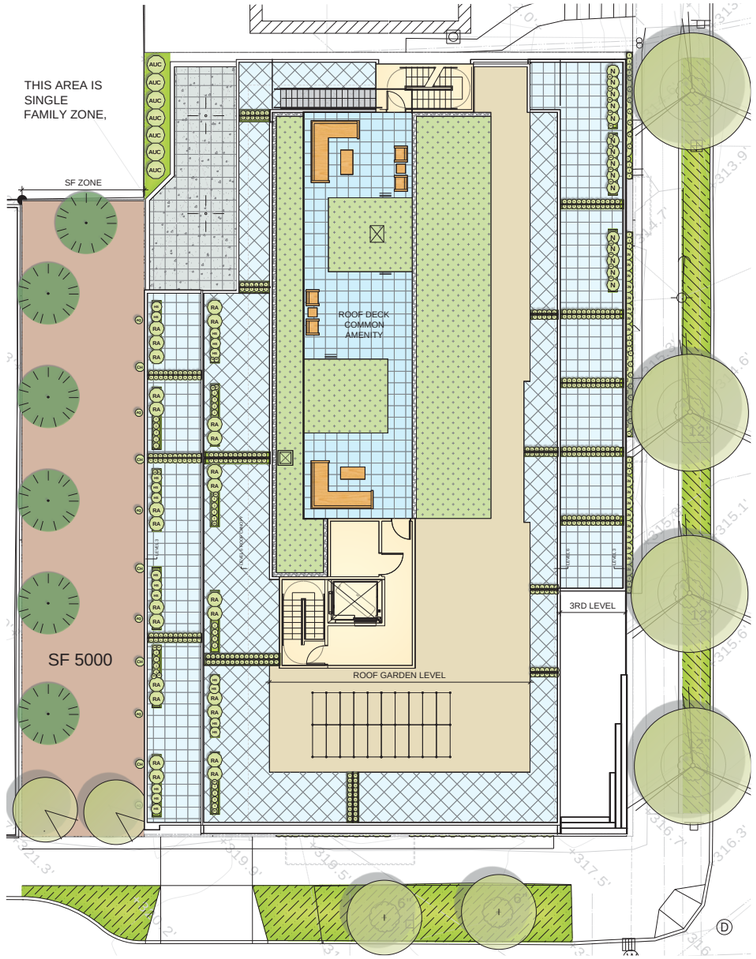


NORTH ADJACENCY 2



EAST ADJACENCY

LANDSCAPE




EUROPEAN HORNBEAM


PYRAMID LIMBER PINE


COMPACT STRAWBERRY BUSH


COMPACT HEAVENLY BAMBOO

BLUE ARROWS RUSH


ARP ROSEMARY


DWARF FOUNTAIN GRASS


SKY PENCIL JAPANESE HOLLY


EXIST. GREEN EUROPEAN BEECH


EXIST. PAPERBARK MAPLE

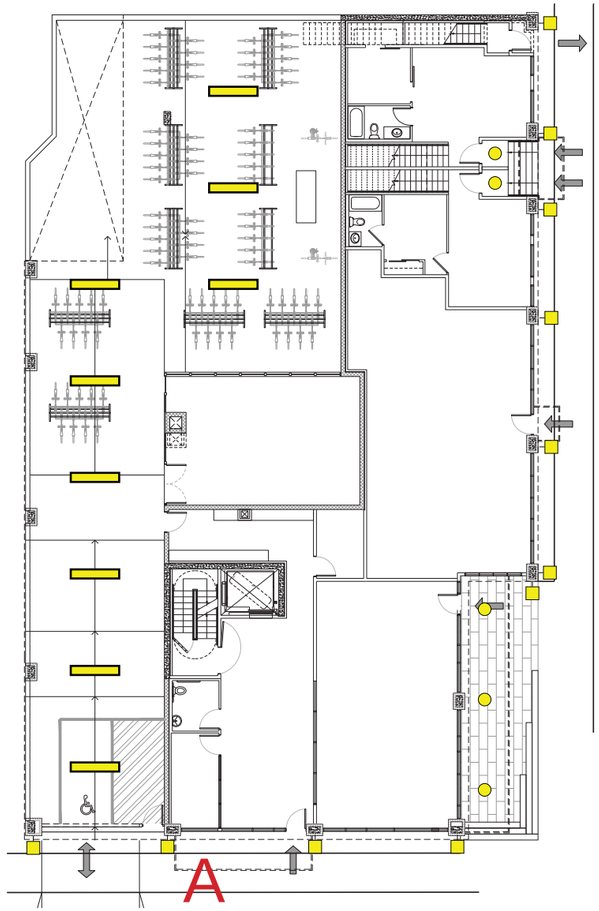

SILVERY SUNPROOF MONDO GRASS

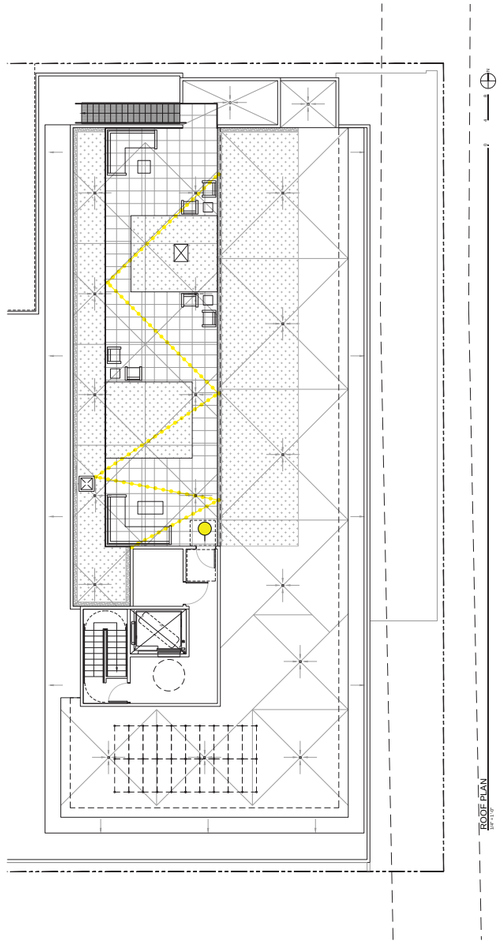

BLUE OAT GRASS


DAY LILLY HAPPY RETURNS


KINNIKINNICK MASSACHUSETTS

LIGHTING





PROPOSED SIGNAGE

A RESIDENTIAL ENTRY SIGNAGE

SIGNAGE OVER CANOPY AT LOBBY ENTRANCE

APPROX. 40” W X 10” H

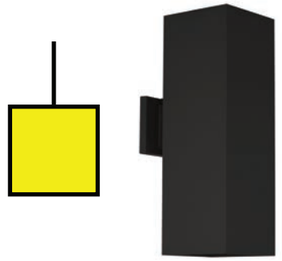
PROPOSED FIXTURES

LED SQUARE OUTDOOR WALL SCONCE | BLACK

MANUFACTURER:
PROGRESS LIGHTING

DIMENSIONS: 6.0” W X 18.0” H

LOCATION: STREET LEVEL PILASTERS

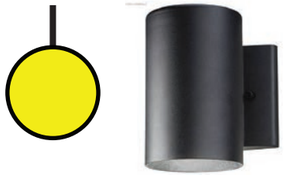


WALL SCONCE | BLACK

MANUFACTURER:
KICHLER LIGHTING

DIMENSIONS: 8.0” W X 7.3” H

LOCATION: ROOFTOP AMENITY SPACE

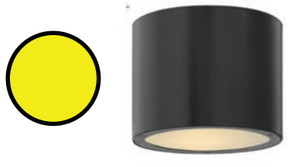


DOWNLIGHT | BLACK

MANUFACTURER:
KICHLER LIGHTING

DIMENSIONS: 8.0” W X 7.3” H

LOCATION: TOWNHOME ENTRY



CATENARY LIGHTS | BLACK

MANUFACTURER:
AMERICAN LIGHT

FIXTURE: FESTOON LIGHT STRING

DIMENSIONS: 2 3/8” BULBS

LOCATION: ROOFTOP AMENITY SPACE

LED STRIP LIGHT | TBD

MANUFACTURER:
LITHONIA LIGHTING

FIXTURE: CLX LED STRIP LIGHT

DIMENSIONS: 4’ - 6’ LINEAR STRIP

LOCATION: GARAGE SPACE

SHADOW ANALYSIS

The shadow cast by the proposed massing less than the maximum building envelope allowed by code.

WINTER SOLSTICE

WINTER SOLSTICE | 9 AM

WINTER SOLSTICE | 9 AM

WINTER SOLSTICE | 12 PM

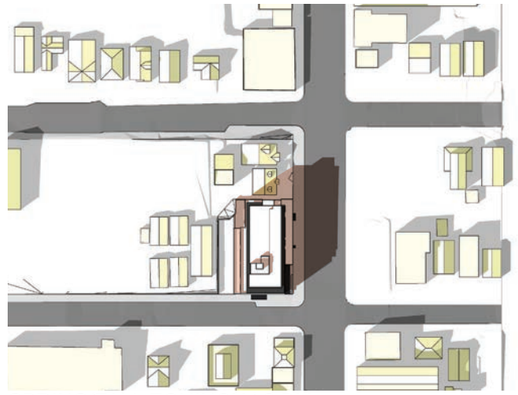
WINTER SOLSTICE | 3 PM

FALL/SPRING EQUINOX

SPRING/FALL EQUINOX | 9 AM

SPRING/FALL EQUINOX | 9 AM

SPRING/FALL EQUINOX | 12 PM

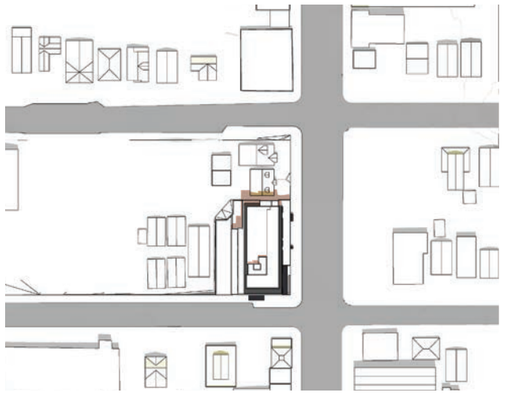


SPRING/FALL EQUINOX | 3 PM

SUMMER SOLSTICE

SUMMER SOLSTICE | 9 AM

SUMMER SOLSTICE | 9 AM



SUMMER SOLSTICE | 12 PM

SUMMER SOLSTICE | 3 PM

MAXIMUM BUILDING ENVELOPE

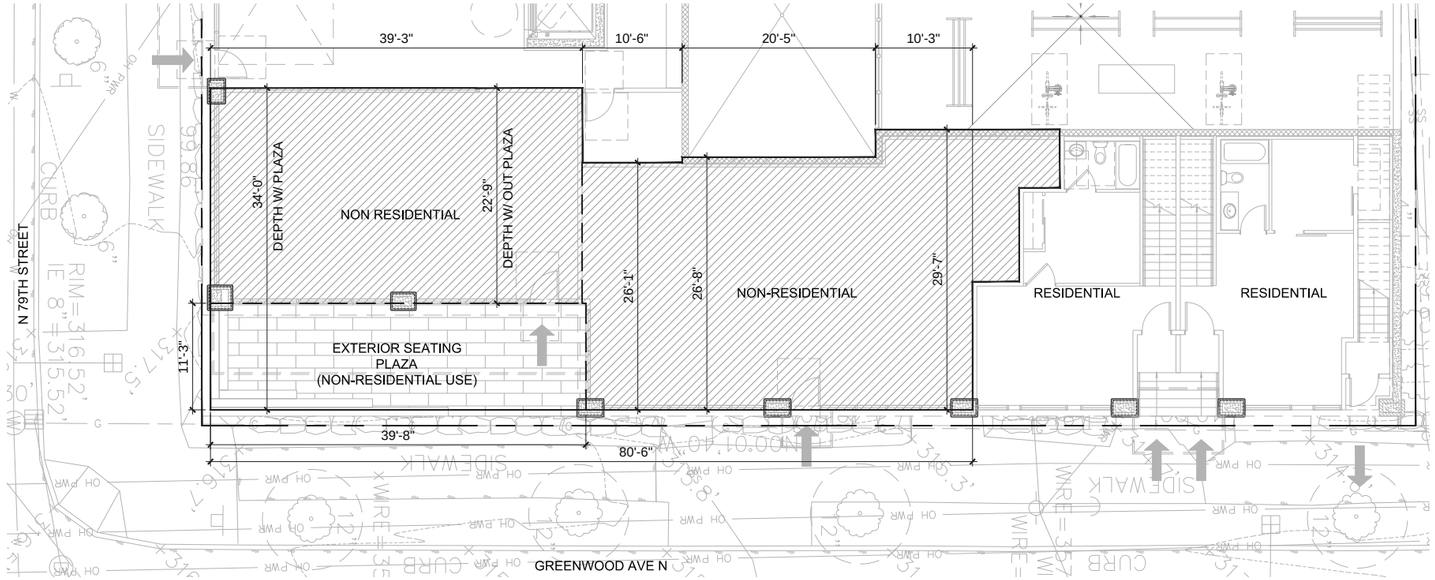
PROPOSED DESIGN

REQUESTED DEPARTURE | NON-RESIDENTIAL DEPTH

DEPARTURE #1
NON-RESIDENTIAL STREET LEVEL REQUIRMENTS, DEPTH PROVISIONS | SMC 23.47A.008.B3

REQUIREMENT	*LOCATION*	*REQUEST*	*JUSTIFICATION*	*APPLICABLE DESIGN GUIDELINES*	*BOARD APPROVAL?*
NON-RESIDENTIAL USES GREATER THAN 600 SQUARE FEET SHALL EXTEND AN AVERAGE DEPTH OF AT LEAST 30 FEET AND A MINIMUM DEPTH OF 15 FEET FROM THE STREET-LEVEL, STREET-FACING FACADE	SOUTH COMMERCIAL EXTERIOR PLAZA	ALLOW THE NON-RESIDENTIAL USE EXTERIOR PLAZA TO BE COUNTED AS PART OF THE NON-RESIDENTIAL USE DEPTH PROVISION CALCULATION	THIS DEPARTURE WOULD PROVIDE AN OVERALL DESIGN THAT WOULD BETTER MEET THE INTENT OF DESIGN GUIDELINES: THE PLAZA IS AN EXTENSION OF THE NON-RESIDENTIAL SPACE OF THE BUILDING. THE DESIGN CONCEPT OF THE COMMERCIAL PLAZA WAS WELL RECEIVED BY THE BOARD AND IS A RESULT OF SETTING THE SOUTH EAST CORNER OF THE BUILDING BACK FROM THE SIDEWALK, CREATING AN ENTRY PLAZA THAT ACTIVATES THE AREA. THE PLAZA PROVIDES RELIEF AND LIGHT TO THE CORNER, OFFERING USEABLE SPACE, ENGAGING THE PUBLIC SPACE AND ENCOURAGING PEDESTRIAN INTERACTION. THE CODE WOULD BE PUNITIVE TO NOT ALLOW THE SEATING PLAZA TO BE RECOGNIZED AS PART OF THE NON-RESIDENTIAL USE AND DEPTH PROVISION CALCULATION	• CS2-II HEIGHT, BULK, AND SCALE • CS2-III ARCHITECTURE CONTEXT/BUILDING ENTRANCES, CORNER BUILDING ENTRIES • PL1-I • PEDESTRIAN OPEN SPACES AND ENTRANCES • PL1-II • OPEN SPACE	PENDING.

NON RESIDENTIAL USE DEPTH DIAGRAM & CALCULATION
PER SMC 23.47A.008.B.3



LEVEL 1 PLAN DIAGRAM

DEPTH CALCULATION WITHOUT NON-RESIDENTIAL EXTERIOR SEATING PLAZA

NON-RESIDENTIAL DEPTH PER SMC 23.47A.008.B.3			
TOTAL NON-RESIDENTAL LENGTH	NON-RESIDENTIAL DEPTH	SEGMENT LENGTH	TOTAL
80.5 feet	22.75 feet	39.25 feet	892.9375
	26.08 feet	10.5 feet	273.84
	26.66 feet	20.41 feet	544.1306
	29.58 feet	10.25 feet	303.195
	Average Non-Residential Depth :		25.02 feet > 30 feet (OK)

DEPTH CALCULATION WITH NON-RESIDENTIAL EXTERIOR SEATING PLAZA

NON-RESIDENTIAL DEPTH PER SMC 23.47A.008.B.3			
TOTAL NON-RESIDENTAL LENGTH	NON-RESIDENTIAL DEPTH	SEGMENT LENGTH	TOTAL
80.5 feet	34 feet	39.25 feet	1334.5
	26.08 feet	10.5 feet	273.84
	26.66 feet	20.41 feet	544.1306
	29.58 feet	10.25 feet	303.195
	Average Non-Residential Depth :		30.51 feet > 30 feet (OK)

TYPE I DECISION | RESIDENTIAL STREET LEVEL ENTRIES

DEPARTURE #2

RESIDENTIAL STREET-LEVEL ENTRY HEIGHT | SMC 23.47A.008.D.2

REQUIREMENT	*LOCATION*	*REQUEST*	*JUSTIFICATION*	*APPLICABLE DESIGN GUIDELINES*	*BOARD APPROVAL?*
THE FLOOR OF A DWELLING UNIT LOCATED ALONG THE STREET-LEVEL STREET-FACING FAÇADE SHALL BE AT LEAST 4’-0” ABOVE OR 4’-0” BELOW SIDEWALK GRADE OR BE SETBACK AT LEAST 10’-0” FROM THE SIDEWALK.	NE PORTION OF SITE ALONG PROPERTY LINE / GREENWOOD AVE. N. @ RESIDENTIAL STREET LEVEL ENTRIES (DESIGN OPTION ‘C’)	3’-0” ABOVE SIDEWALK GRADE RESIDENTIAL ENTRY HEIGHT AT STREET LEVEL (75% OF REQUIRED 4’-0” ENTRY HEIGHT) (SEE FIGURE A)	THIS DEPARTURE QUALIFIES AS AN ALLOWABLE EXCEPTION AS PER THE CRITERIA SET FORTH IN SUBSECTION SMC 23.47A.008.D.2. (A) 4’-0” RESIDENTIAL ENTRY HEIGHT AT STREET LEVEL CREATES EXCESSIVE CIRCULATION SPACE IN THE UNITS WHICH REDUCES THEIR OVERALL VOLUME AND SQUARE FOOTAGE. (SEE FIGURE B) (B) THE FLOOR IS AT LEAST 18” ABOVE AVERAGE SIDEWALK GRADE (3’-0” PER CURRENT DESIGN) (C) THE VISUALLY PROMINENT PEDESTRIAN ENTRY IS MAINTAINED (AT 3’-0” ABOVE SIDEWALK RATHER THAN REQUIRED 4’-0”)	• PL3. A. 1. d. INDIVIDUAL ENTRIES TO GROUND-RELATED HOUSING • PL3. A. 2. b. TRANSITIONAL SPACES • PL3. B. 2. GROUND LEVEL RESIDENTIAL	PENDING.

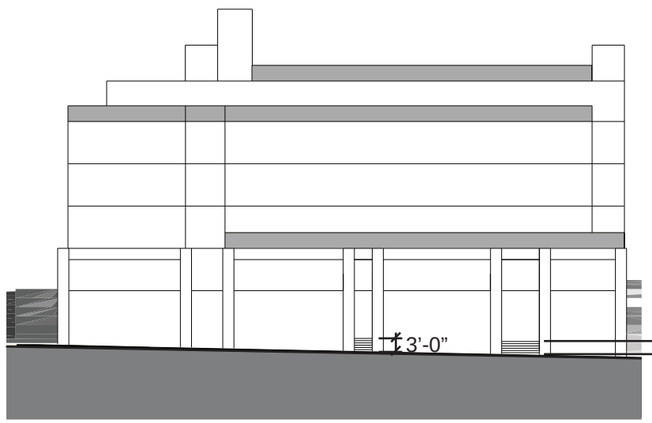


FIGURE A | OPTION C | EAST ELEVATION

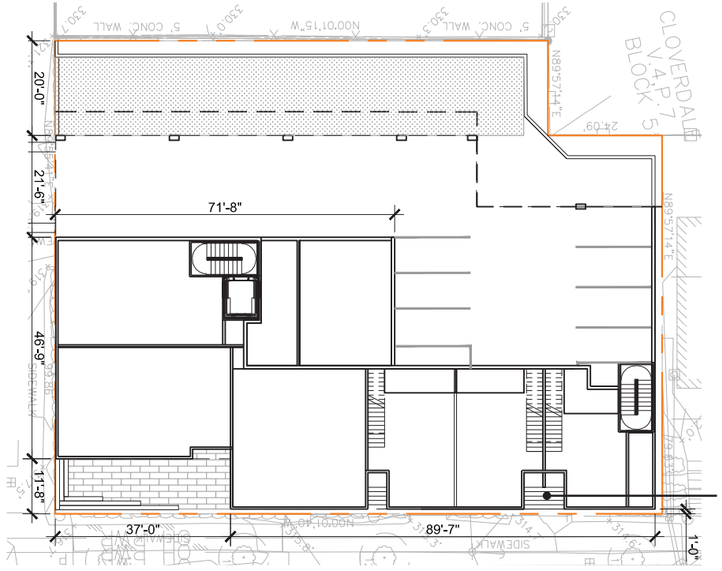


FIGURE B | OPTION C | STREET LEVEL PLAN

APPLICANT WORK SAMPLES

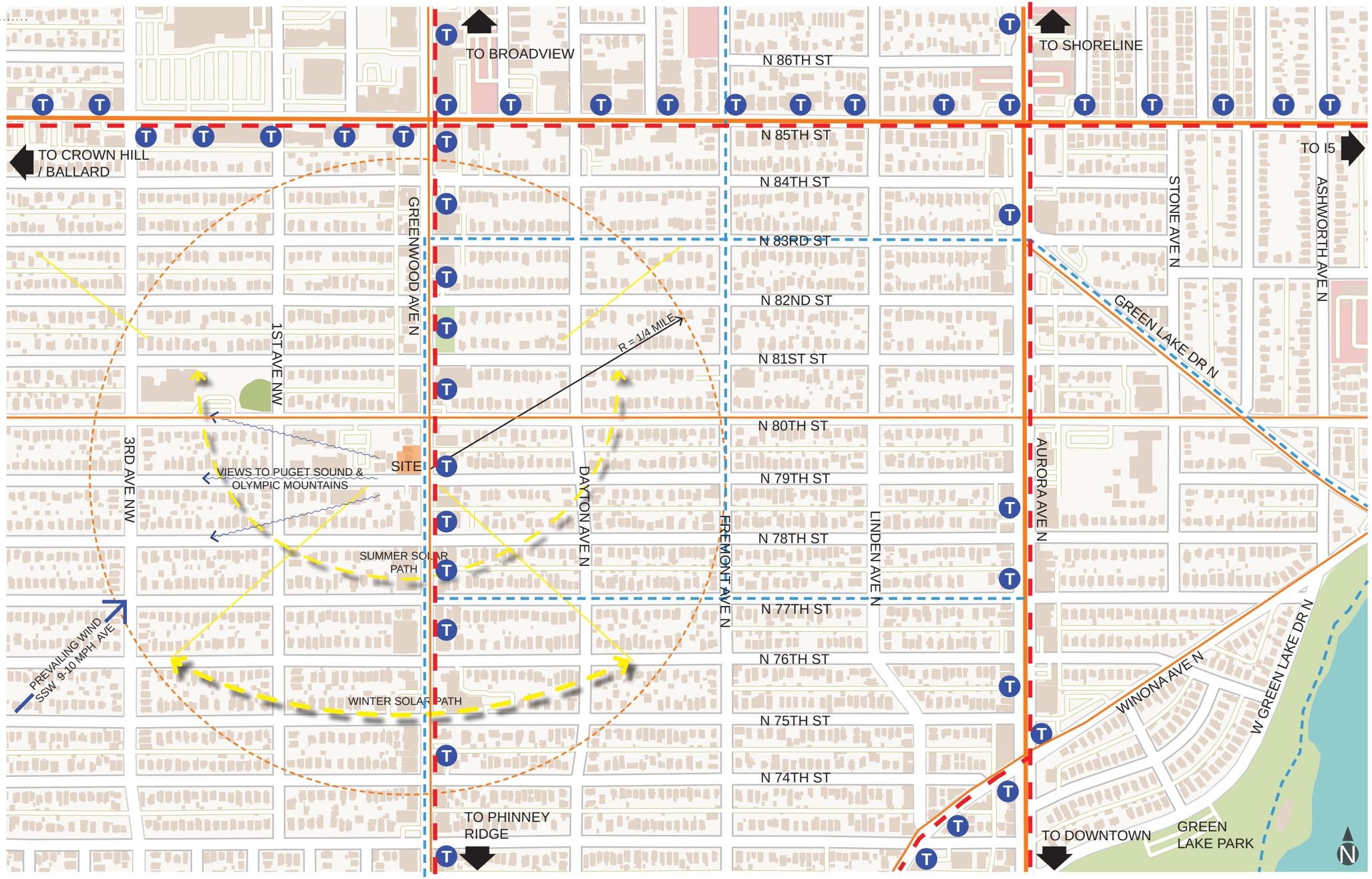
SKIDMORE JANETTE APD

APPENDIX

CIRCULATION, TRANSIT, & ENVIRONMENTAL ANALYSIS

KEY

- INTERSTATE
- MAIN ARTERIAL
- SECONDARY ARTERIAL
- BIKE ROUTE / LANES
- NEARBY TRANSIT STOP
- TRANSIT ROUTE



NEIGHBORHOOD AMENITIES & OPEN SPACE

1 GREENWOOD PUBLIC LIBRARY

2 ST. JOHN CATHOLIC CHURCH

3 FRED MEYER GROCERY STORE

4 WOODLAND PARK

5 ALICE BALL PARK (IN DEVELOPMENT)

6 85TH + GREENWOOD AVE PEDESTRIAN CORE

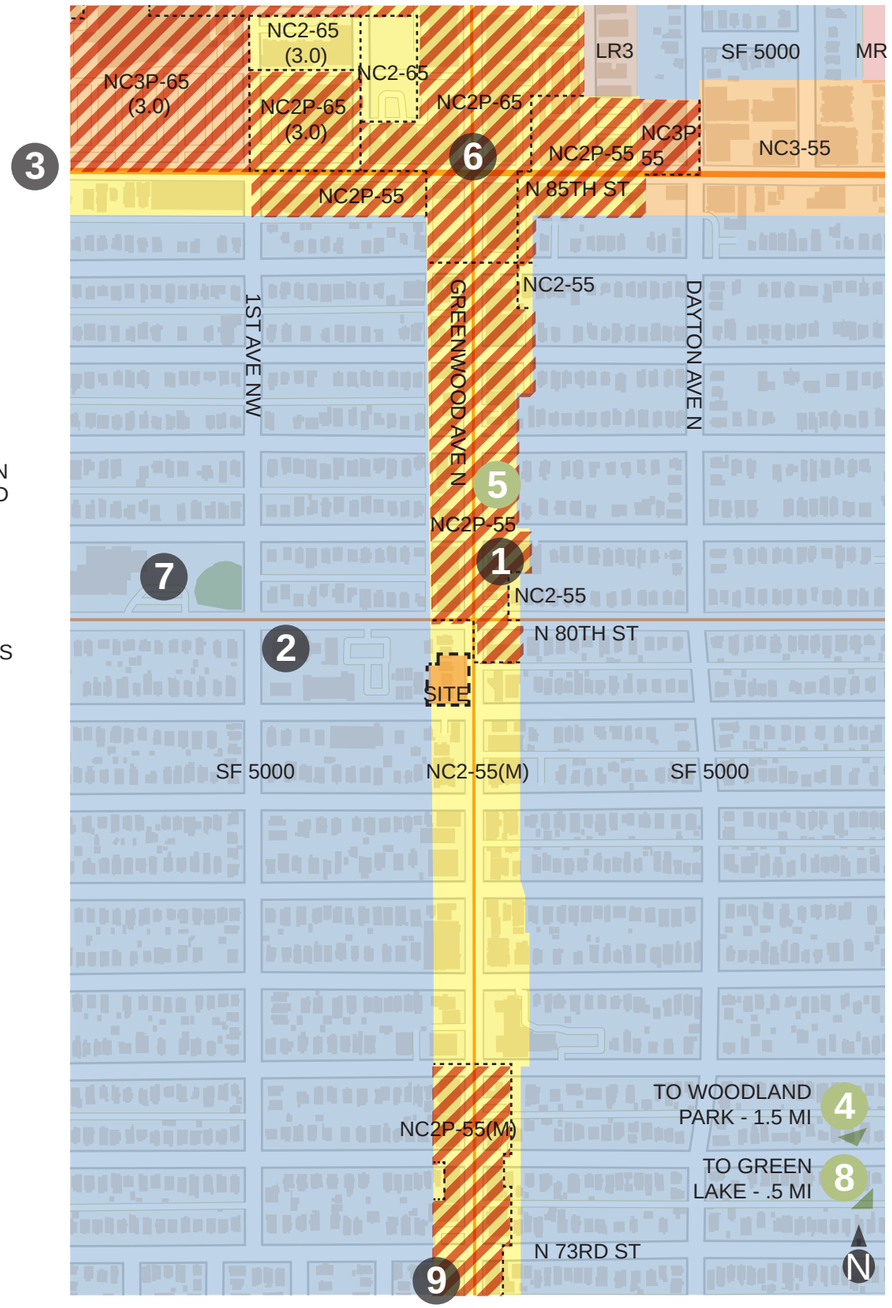
7 GREENWOOD ELEMENTARY

8 GREEN LAKE PARK

9 KENS MARKET

KEY

- SF-5000
- LR ZONES
- MR
- NC3
- NC2
- CITY PARK
- PEDESTRIAN DESIGNATED ZONES
- SITE
- BOUNDARIES BETWEEN ZONING



ADJACENT USES - PLAN

KEY

- MIXED USE
- MULTI - FAMILY
- COMMERCIAL
- PARK / OPEN SPACE
- INSTITUTIONAL
- SINGLE FAMILY

ADJACENT USES - AERIAL

KEY

- MIXED USE
- MULTI - FAMILY
- COMMERCIAL
- PARK / OPEN SPACE
- INSTITUTIONAL
- SINGLE FAMILY

EXISTING OR PROPOSED ARCHITECTURE | GREENWOOD & PHINNEY RIDGE

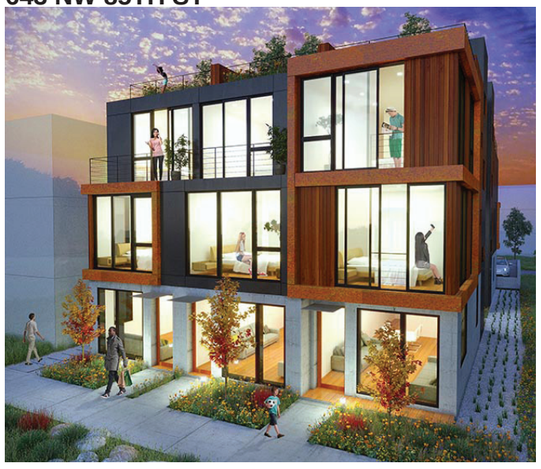
209 N 87TH ST

- LARGE WINDOWS
- CLEAR MASSING VOLUMES, DEFINED BY MATERIAL / COLOR
- BOLD ACCENT COLOR
- HIGH TRANSPARENCY AT STREET LEVEL

308 N 74TH ST

- CLEAR, UNIFORM MASSING
- LARGE WINDOWS
- ROOFLINE STEPS DOWN WITH GROUND PLANE

643 NW 85TH ST



- VERTICAL SHIFT FROM HEAVY TO LIGHT
- CLEAR, VARIED MASSING
- LARGE WINDOWS

6726 GREENWOOD AVE N

- DURABLE, HIGH QUALITY MATERIALS
- CLEAR MASSING VOLUMES, DEFINED BY MATERIAL / COLOR
- LARGE WINDOWS
- DEFINED CORNICE / EAVE

6800 GREENWOOD AVE N

- LARGE WINDOWS
- UPPER LEVEL SETBACKS / MATERIAL CHANGE
- DEFINED CORNICE / EAVE

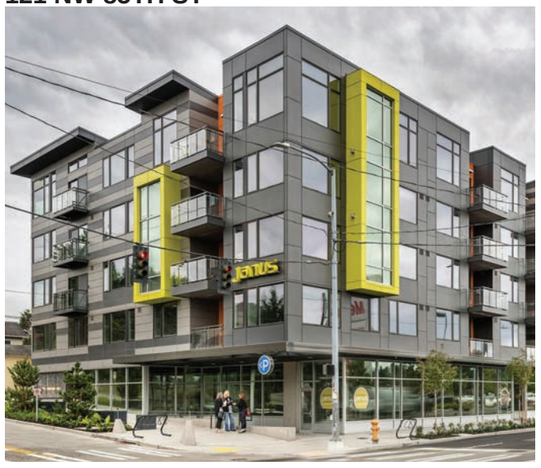
8612 PALATINE AVE N

- LARGE WINDOWS
- UPPER LEVEL SETBACKS / MATERIAL CHANGE
- DURABLE, HIGH QUALITY MATERIALS
- DEFINED CORNICE / EAVE

8403 GREENWOOD AVENUE N

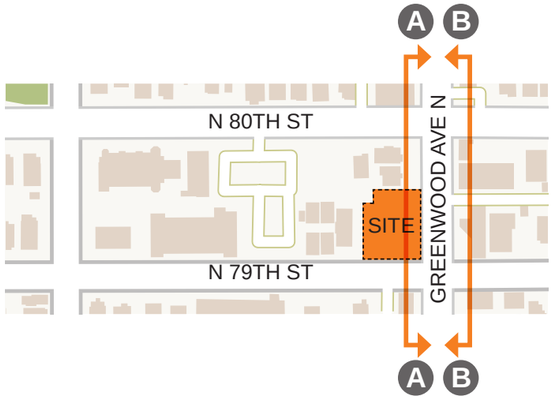
- HIGH TRANSPARENCY AT STREET LEVEL
- SIMPLE MASSING
- LARGE WINDOWS

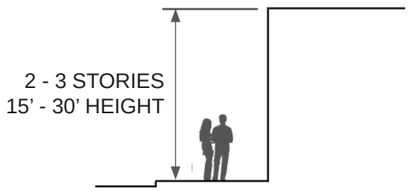
121 NW 85TH ST



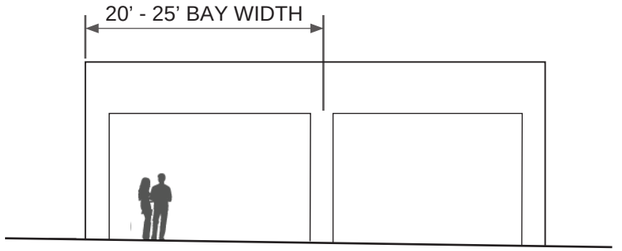
- CLEAR MASSING VOLUMES, DEFINED BY MATERIAL AND COLOR
- LARGE WINDOWS
- BOLD ACCENT COLOR
- HIGH TRANSPARENCY AT STREET LEVEL

STREETSCAPES - GREENWOOD AVE N





1 TYPICAL SECTION



2 TYPICAL BAY EXPRESSION - GREENWOOD AVE N

ANALYSIS |
The structures along Greenwood Ave N have a variety of uses in an assortment of materials, scales, and colors. There are however some positive attributes that are repeated and establish a strong street edge with appropriately scaled elements that contribute to a successful pedestrian realm. Two or three story volumes, directly adjacent to the sidewalk, often with commercial or retail uses at the ground floor and residential space above are a commonly repeated element along Greenwood Ave N. Street level facades are also often articulated into “bays” with pilasters and material or plane changes,

ACROSS FROM SITE

A LOOKING EAST FROM GREENWOOD AVE N

SITE

N 79TH ST

B LOOKING WEST FROM GREENWOOD AVE N

(ABOVE) EXAMPLES OF BUILDINGS ALONG GREENWOOD AVE N THAT FOLLOW THE TRENDS OUTLINED IN THE ANALYSIS ON PAGE 10
- 2-3 story volumes along the street, often including commercial uses adjacent to the sidewalk with residential uses above, and the division of street-level facade into “bays”

ACROSS FROM SITE

N 79TH ST

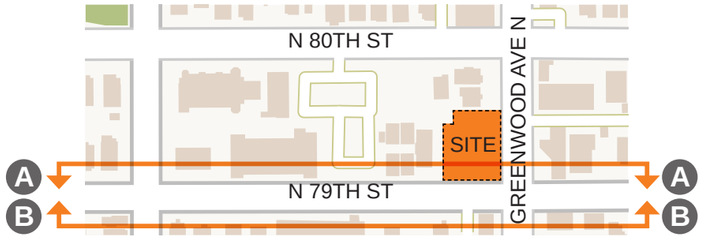
A LOOKING EAST FROM GREENWOOD AVE N

SITE

N 80TH ST

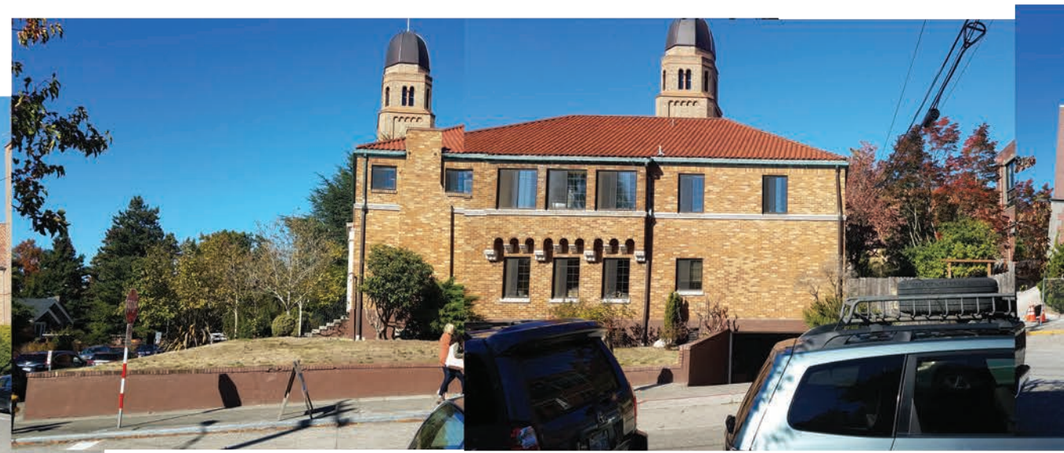
B LOOKING WEST FROM GREENWOOD AVE N

STREETSCAPES - N 79TH STREET



ACROSS FROM SITE

A **LOOKING SOUTH FROM N 79TH ST**



B **LOOKING NORTH FROM N 79TH ST**

A **LOOKING SOUTH FROM N 79TH ST**

B **LOOKING NORTH FROM N 79TH ST**

EXISTING ARCHITECTURE | IMMEDIATE VICINITY

1

2

3

4

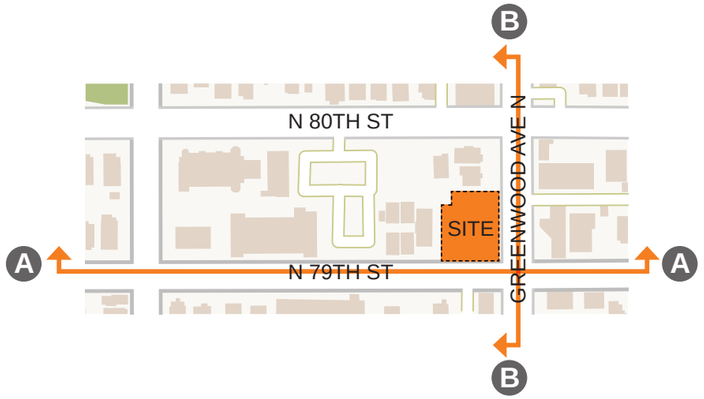
5

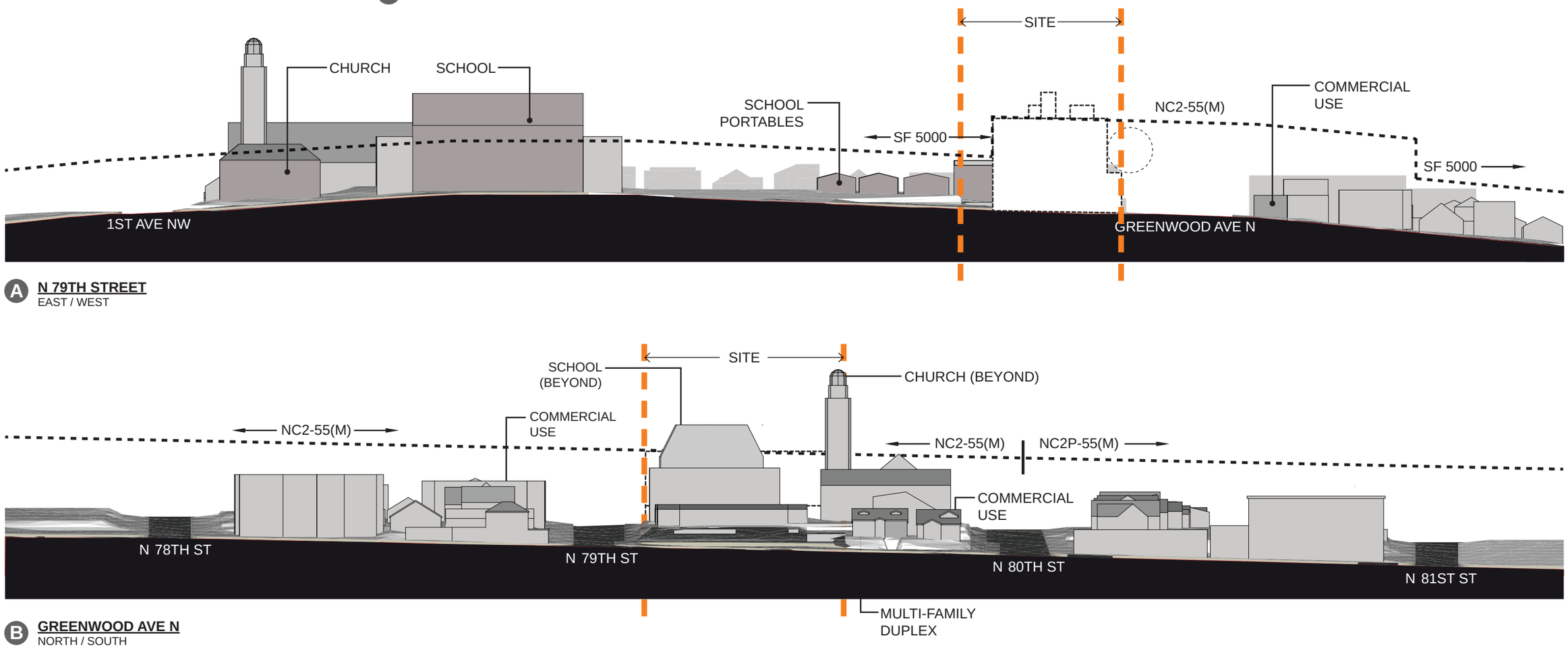
6

7

8

SITE SECTIONS

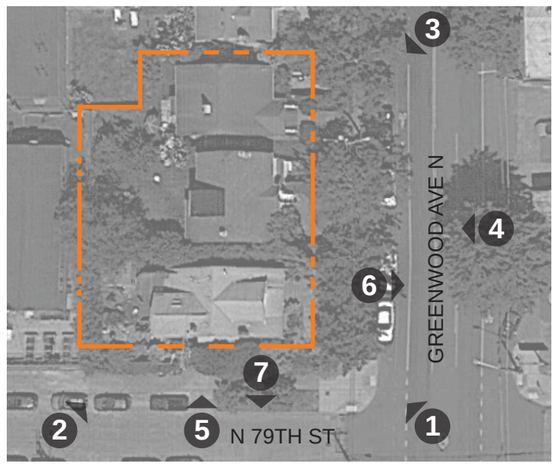




A **N 79TH STREET**
EAST / WEST

B **GREENWOOD AVE N**
NORTH / SOUTH

SITE PHOTOS



1 LOOKING NW TOWARDS SITE

2 LOOKING NE TOWARDS SITE

3 LOOKING SE TOWARDS SITE

4 VIEW OF SITE ALONG GREENWOOD AVE FROM EAST

5 VIEW OF SITE ALONG 79TH ST FROM SOUTH

6 VIEW ACROSS GREENWOOD FROM SITE

7 VIEW ACROSS 79TH FROM SITE

EXISTING SITE CONDITIONS

KEY

- PROPERTY LINE
- TOPOGRAPHY CONTOURS
- POWER LINES
- RETAINING WALL / ROCKERY
- ZONING BOUNDARY
- INSTITUTIONAL
- COMMERCIAL
- MIXED-USE
- SINGLE-FAMILY
- MULTI-FAMILY

SIZE |
12,316 SF I approx. 128’-3” X 99’-10”

RIGHT OF WAYS / STREETS |
The corner site has 128’-3” of frontage along Greenwood Ave N to the east, and 99’-10” of frontage along N 79TH street to the south. There is no alley. A 1’-0” setback is required along Greenwood Ave N to accommodate right-of-way improvements.

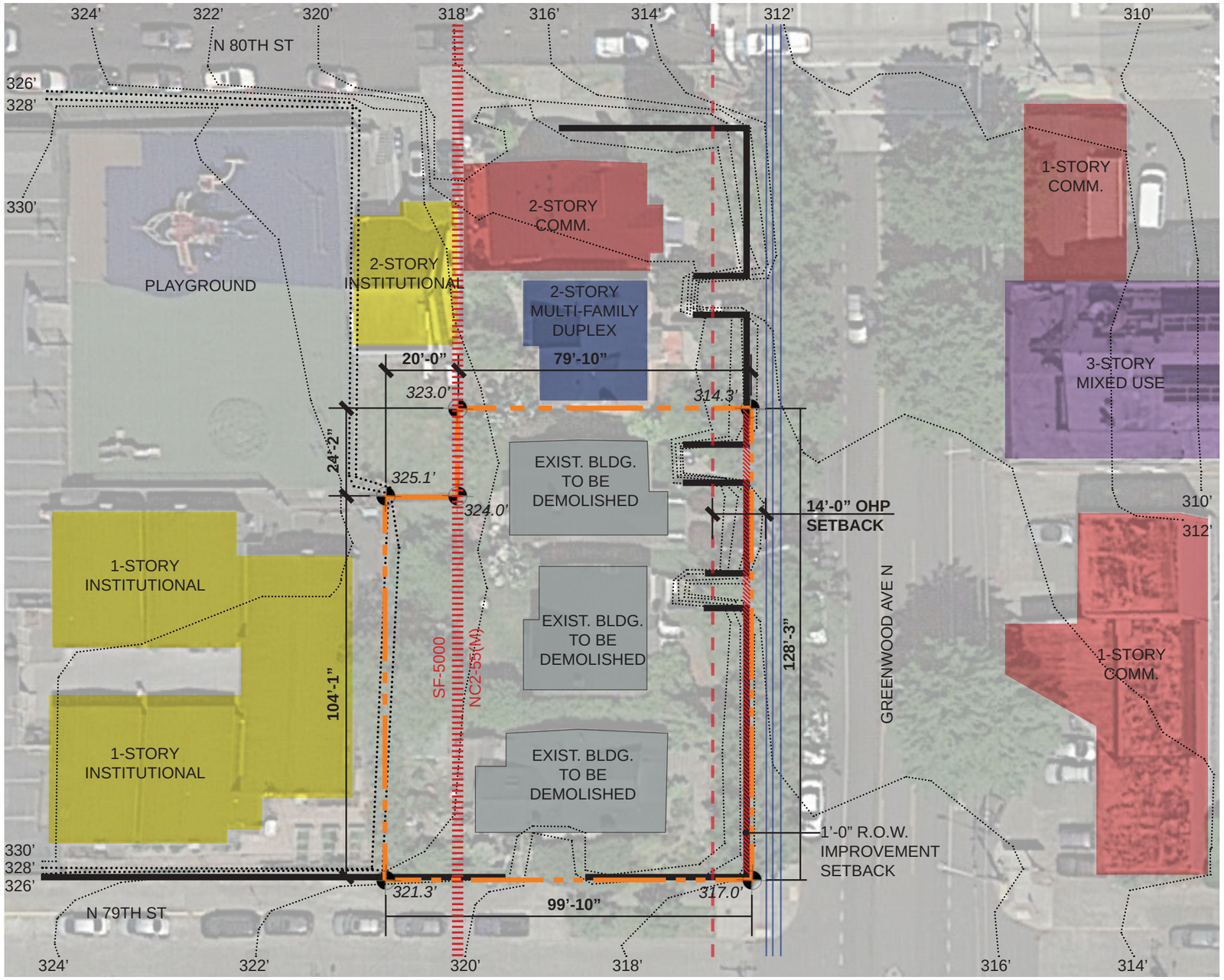
TOPOGRAPHY |
The site is slopes up from east to west, with retaining walls and rockeries holding the property grade above the adjacent sidewalk, typical of the rest of the block.

ZONING |
The east portion of the site is zoned NC2-55(M). The west 20’-0” of the site is zoned SF 5000.

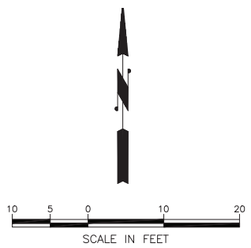
ADJACENT BUILDINGS / USES |
The site is adjacent to single family residences to the north. To the west is St. John Catholic Church & School. The majority of the structures are located further west, but the playground and 5 1-story portable classrooms are located directly to the west of the project site.

POWER LINES |
There are high voltage power lines on the west side of Greenwood Ave N, and the building’s upper levels will need to setback to accommodate required clearances.

TREES |
There are no exceptional trees on the project site.



SITE SURVEY

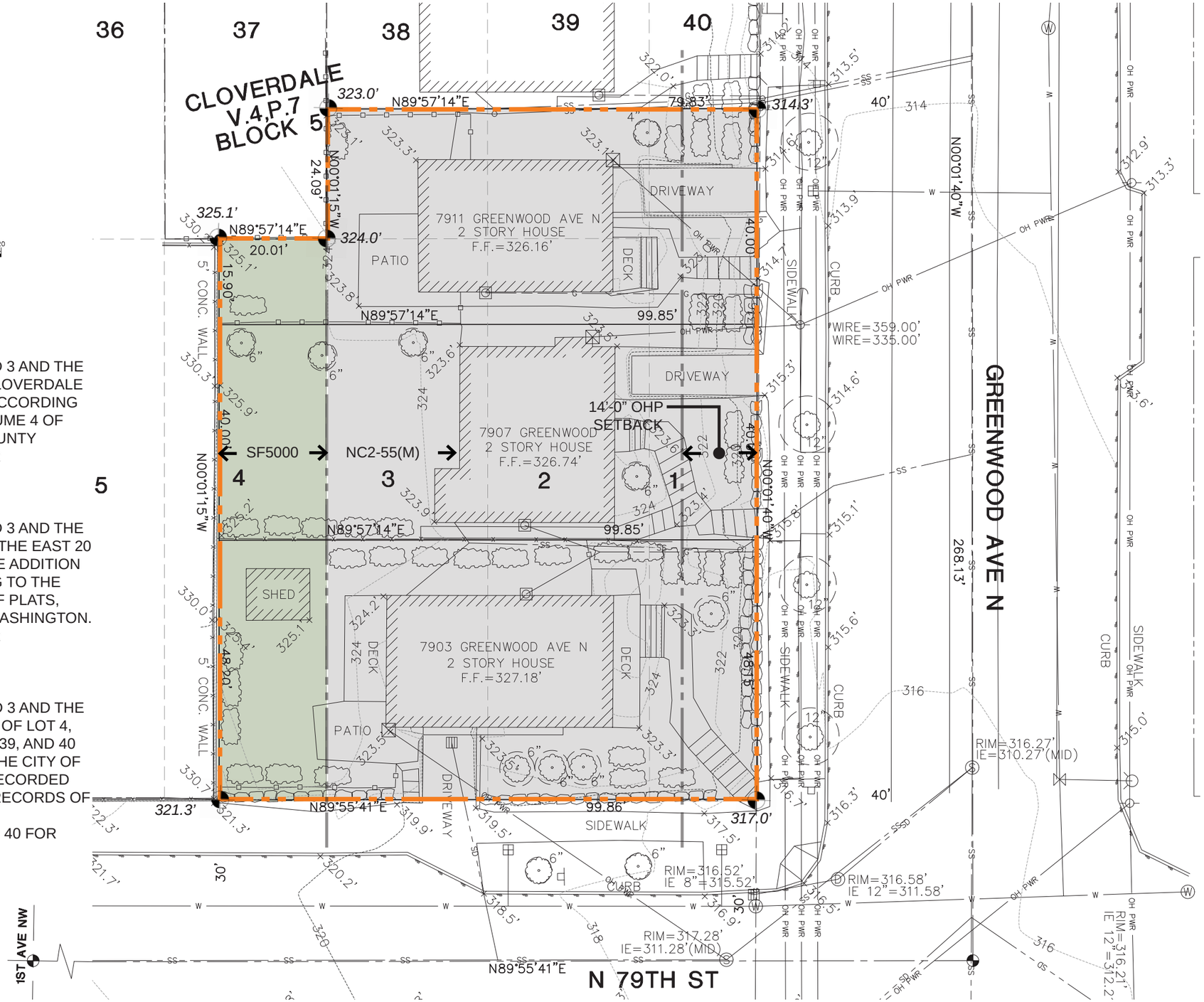


LEGAL DESCRIPTION |

7903 GREENWOOD AVE N
THE SOUTH 48 FEET OF LOTS 1, 2, AND 3 AND THE SOUTH 48 FEET OF LOT 4, BLOCK 5, CLOVERDALE ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT RECORDED UNDER VOLUME 4 OF PLATS, PAGE 7 RECORDS OF KING COUNTY
LESS THE EAST 10 FEET OF LOT 1 FOR GREENWOOD AVE.

7907 GREENWOOD AVE N
THE SOUTH 40 FEET OF LOTS 1, 2, AND 3 AND THE SOUTH 40 FEET OF THE NORTH 56 OF THE EAST 20 FEET OF LOT 4, BLOCK 5, CLOVERDALE ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT RECORDED UNDER VOLUME 4 OF PLATS, PAGE 7 RECORDS OF KING COUNTY WASHINGTON.
LESS THE EAST 10 FEET OF LOT 1 FOR GREENWOOD AVE.

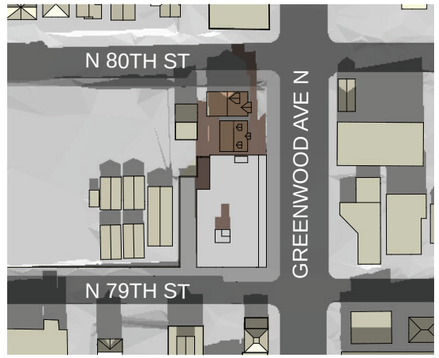
7911 GREENWOOD AVE N
THE NORTH 16 FEET OF LOTS 1, 2, AND 3 AND THE NORTH 16 FEET OF THE EAST 20 FEET OF LOT 4, AND THE SOUTH 24 FEET OF LOTS 38, 39, AND 40 BLOCK 5 CLOVERDALE ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT RECORDED UNDER VOLUME 4 OF PLATS, PAGE 7 RECORDS OF KING COUNTY, WASHINGTON
LESS THE EAST 10 FEET OF LOT 1 AND 40 FOR GREENWOOD AVE.



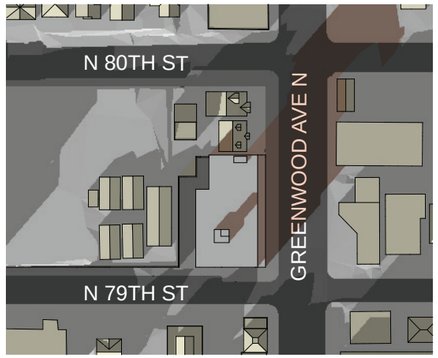
SHADOW STUDY MAX ZONING ENVELOPE

WINTER SOLSTICE

OPTION A | WINTER SOLSTICE
9AM



OPTION A | WINTER SOLSTICE
12PM

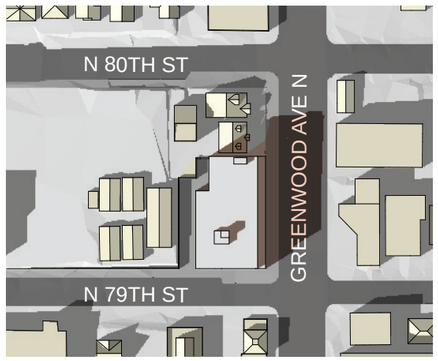


OPTION A | WINTER SOLSTICE
3PM

FALL/SPRING EQUINOX

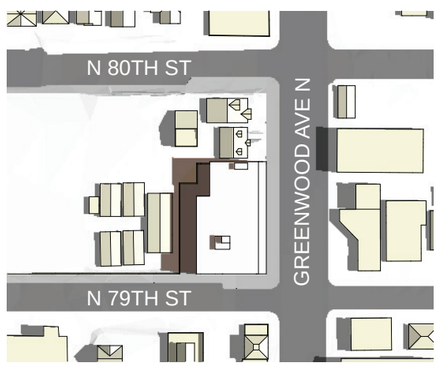
OPTION A | FALL/SPRING EQUINOX
9AM

OPTION A | FALL/SPRING EQUINOX
12PM



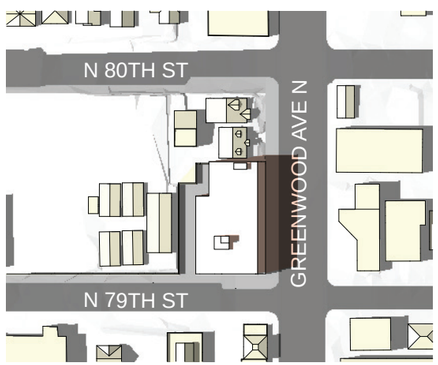
OPTION A | FALL/SPRING EQUINOX
3PM

SUMMER SOLSTICE



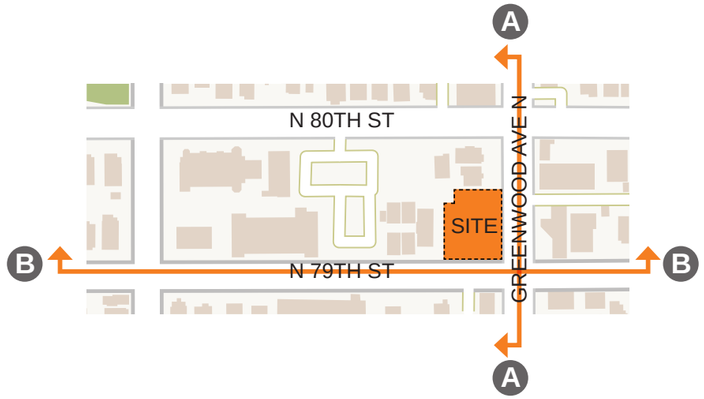
OPTION A | SUMMER SOLSTICE
9AM

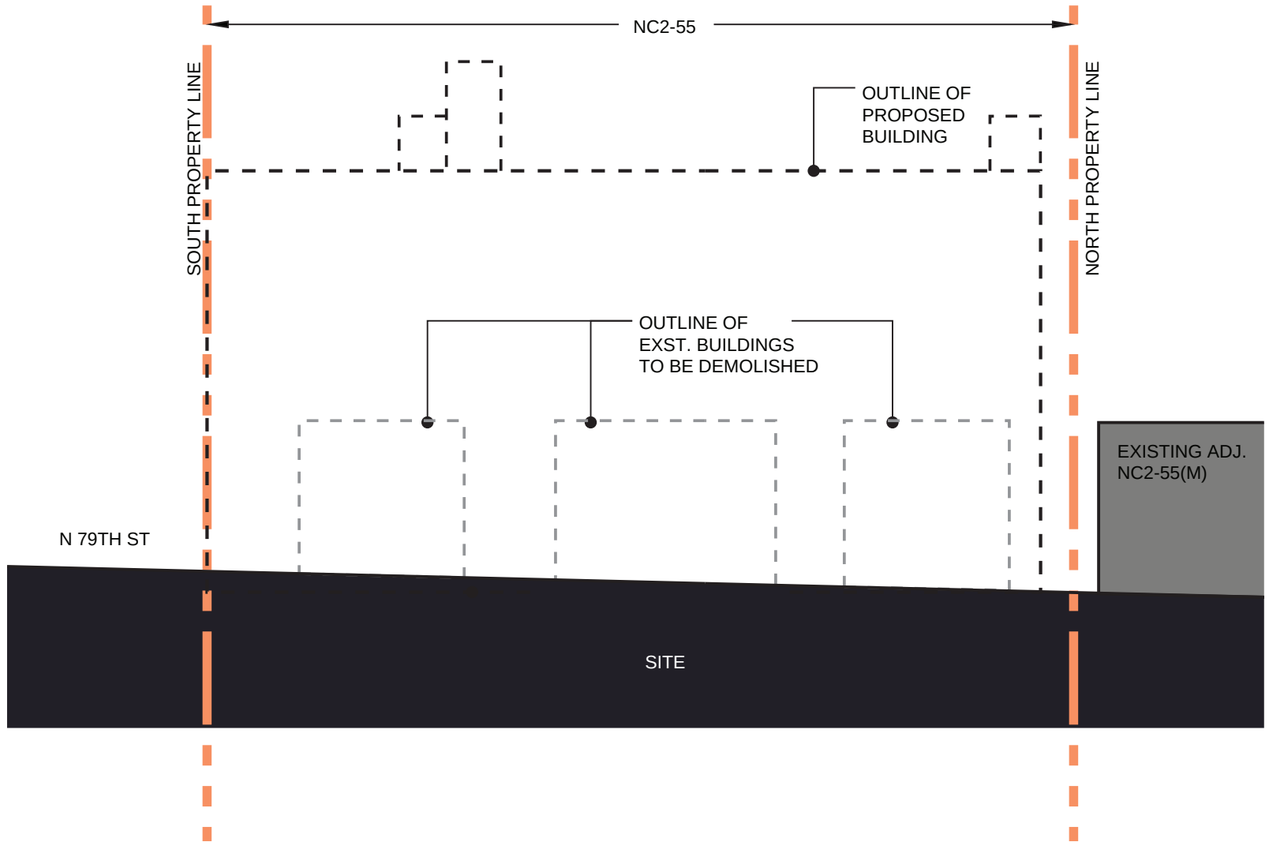
OPTION A | SUMMER SOLSTICE
12PM



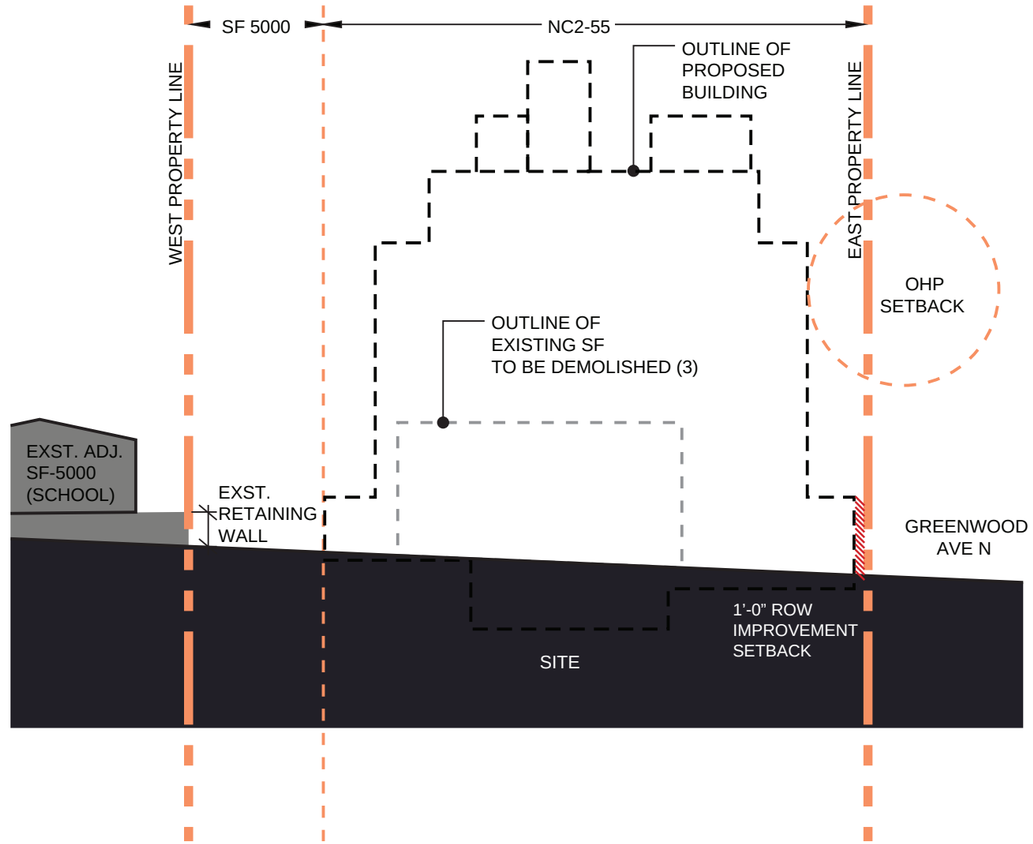
OPTION A | SUMMER SOLSTICE
3PM

SITE EDGE CONDITIONS





SECTION A |
NORTH / SOUTH PROPERTY LINES



SECTION B |
EAST / WEST PROPERTY LINES

PRIORITY DESIGN GUIDELINES - CONTEXT & SITE

CS2.C.1 CORNER SITES

Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly. A site may lend itself to a “high-profile” design with significant presence and individual identity, or may be better suited to a simpler but quality design that contributes to the block as a whole. Buildings that contribute to a strong street edge, especially at the first three floors, are particularly important to the creation of a quality public realm that invites social interaction and economic activity. Encourage all building facades to incorporate design detail, articulation, and quality materials.

CS2.D5 | RESPECT FOR ADJACENT SITES

Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.

CS2.D5 | ZONE EDGES

Careful siting, building design and massing are important to achieve a sensitive transition between more intensive and less intensive zones. Consider design techniques including:

a. increasing the building setback from the zone edge at the ground level;
b. reducing the bulk of the building’s upper floors nearest to the less intensive zone;
c. reducing the overall height of the structure; and
d. using extensive landscaping or decorative screening.

CS3.A4 | EVOLVING NEIGHBORHOODS

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

RESPONSE |

- Simple, clear composition moves break up the building and relate to modulation patterns of other buildings in the neighborhood context.
- All design options create seating areas and a commercial space adjacent to the public sidewalk to foster social interaction and economic activity.
- All massing options provide opportunity for further development through quality materials and carefully detailing.

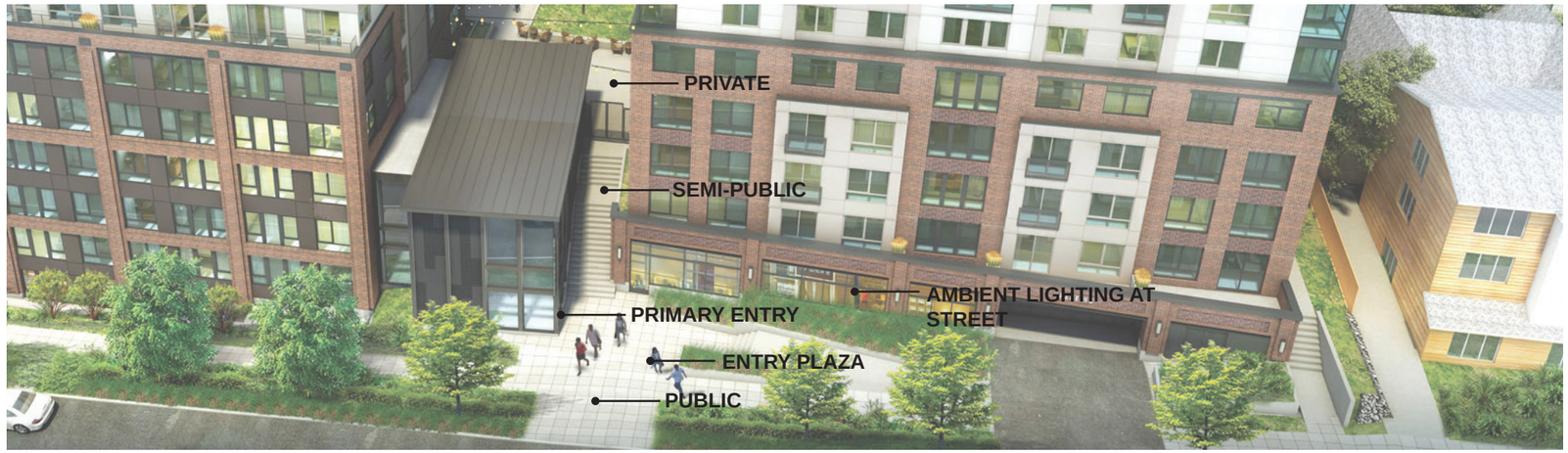
RESPONSE |

- All massing options step back at the upper levels to diminish the overall mass of the structure when viewed from the street.
- Commercial space and lobbies adjacent to the street edge allow for transparency and visual porosity between the interior and exterior spaces.
- All design options incorporate a landscaped area on the portion of the property zoned SF5000 which is intended to act as a buffer between the new building and adjacent properties to the west.

RESPONSE |

- The Greenwood / Phinney neighborhood is currently densifying and evolving, as many new businesses and multi-family structures continue to be built. All design options strive to echo the traditional character of the neighborhood while also reinforcing the new, more modern evolution of the area.
- The proposed materials will be high quality and timeless, echoing both the history of the neighborhood and other new developments in the area.

PRIORITY DESIGN GUIDELINES - PUBLIC LIFE



PL2.B | SAFETY AND SECURITY

Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies and street-level uses.
Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways. Choose semi-transparent rather than opaque screening.
Ensure that public open spaces and pedestrian travel routes have sidewalks or other walkways, are safe and well lit, and respond to Crime Prevention Through Environmental Design (CPTED) principle

Ensuring that public open spaces and pedestrian travel routes have sidewalks or other walkways, are safe and well lit, and respond to Crime Prevention Through Environmental Design (CPTED) principles.

RESPONSE |

The proposed seating adjacent to the sidewalk fosters human interaction by creating a pedestrian resting spot for both residents and the public. The preferred option incorporates corner seating at the intersection of Greenwood Ave N and N 79th St and also includes a ‘stoop’ condition at the townhouse entries. The other options would incorporate pedestrian seating along Greenwood Ave N.

- These seating areas are meant to act as a buffer between residential and commercial zones; as well as public and private spaces, and will help to create a safer more well-lit pedestrian experience at the street level.

PL2.C1 | ENTRIES | LOCATIONS AND COVERAGE

Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street. Scale and detail them to function well for their anticipated use and also to fit with the building of which they are a part, differentiating residential and commercial entries with design features and amenities specific to each.

Retail entries should include adequate space for several patrons to enter and exit simultaneously, preferably under cover from weather. Common entries to multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors. Design features emphasizing the entry as a semi-private space are recommended and may be accomplished through signage, low walls and/or landscaping, a recessed entry area, and other detailing that signals a break from the public sidewalk.

RESPONSE |

- The commercial and residential spaces will have separate entries, but both will share common elements such as materiality, scale, and detailing to create a cohesive ground floor environment.

- The preferred option includes (5) residential entries off of Greenwood Ave N; as well as residential lobby, commercial space and corner seating area where Greenwood Ave N meets N 79th St; allowing each space to exhibit its own nuances along the street level facade.

PL2.B | DESIGN AS WAYFINDING

1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies and street-level uses.

2. Lighting for Safety: Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

3. Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways. Choose semi-transparent rather than opaque screening.

RESPONSE |

- All design options incorporate a residential entrance and commercial space at street level creating opportunities for transparency and lighting to help foster a feeling of security and safety both for residents and passersby.

- Pedestrian seating along Greenwood Ave N oriented to transit focuses residential and commercial traffic into a secure and well-lit environment.

PRIORITY DESIGN GUIDELINES - DESIGN CONCEPT

DC2.B1 | FACADE COMPOSITION

Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well proportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement.

On sites that abut an alley, design the alley façade and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing façade around the alley corner of the building.

RESPONSE |

- The arrangement of the building's volumes relate to neighborhood and site conditions : overhead power-lines create upper level setbacks, open space location and orientation responds to adjacent projects and public amenities, and the visibility / impact of the masses on adjacent conditions.

- Further development of the preferred option will incorporate bay modulation, railings / balconies, and material distribution to reinforce the massing concepts.

DC3.B | OPEN SPACE USES AND ACTIVITIES

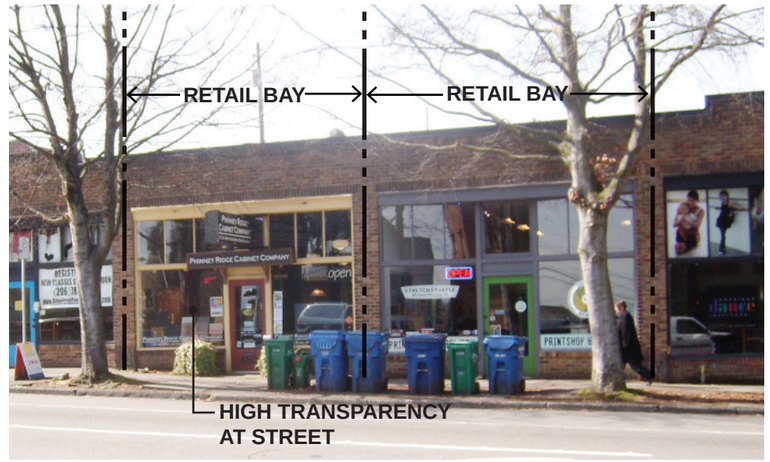
Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.

Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction. Some examples include areas for gardening, children's play (covered and uncovered), barbeques, resident meetings, and crafts or hobbies.

RESPONSE |

- The project proposes a variety of open spaces for residents to gather and interact, including a lounge / lobby at street level, private amenity patios, and a generous common roof deck.

- Locations and arrangement of open spaces will be sited with consideration for their intended function, solar exposure, view opportunities, and impact on adjacent properties



DC4.A1 | SITE CHARACTERISTICS AND USES

Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.

In addition, special situations such as very large sites, unusually shaped sites, or sites with varied topography may require particular attention to where and how building massing is arranged as they can accentuate mass and height.

RESPONSE |

- The project will continue the use of high quality, durable materials in the neighborhood, such as brick and masonry with metal accents.

- Thoughtful detailing of high quality, textured materials, particularly at the lower floors, will allow the structure to engage the street and reinforce the human scale of the pedestrian realm.

GREENWOOD / PHINNEY NEIGHBORHOOD DESIGN GUIDELINES

A-1 | RESPONDING TO SITE CHARACTERISTICS

Numerous east-west streets offer excellent views of Green Lake, Puget Sound and the Olympic and Cascade mountains from Greenwood Ave N. where possible buildings should be located to take advantage of these views and to enhance views from the public right-of-way. examples of methods to do this include setbacks from view corridors, landscape elements and street trees to frame views rather than block them, and pedestrian spaces with views of the water and mountains.

A-2 | STREETSCAPE COMPATIBILITY

A. REINFORCEMENT OF COMMERCIAL AND RESIDENTIAL DEVELOPMENT PATTERNS

Commercial development in the Greenwood/Phinney corridor has historically been oriented toward the street, with buildings up against the sidewalks. Most residential developments have modest landscaped setbacks and first floors are built slightly above grade to allow for privacy and a sense of transition from the street. Continuing this pattern will reinforce the character of both the business districts and residential areas. Consider:

1. Build commercial development up to the sidewalk where possible. Along N/NW85th Street, new commercial buildings should be set back sufficiently to provide 12-foot minimum sidewalks (including street trees and other plantings). Commercial buildings may be setback off the street if pedestrian-oriented space is provided that is enhanced with humanizing components such as trees and other plants, site furnishings and high-quality, well-detailed pavements between the sidewalk and the building.

2. Residential buildings (on Greenwood Ave N and N/NW 85th St) should be setback where possible five to 15 feet from the sidewalk to provide extensive landscaping in the front yard. When possible, first floor residential units facing Greenwood Ave N or N/NW 85th St should be located at least three feet above the sidewalk level to provide a sense of privacy and surveillance over the street.

B-1 | HEIGHT, BULK AND SCALE COMPATIBILITY

A. IMPACT OF NEW BUILDINGS ON THE STREET

Consider the setback of upper stories of new mixed-use development on Greenwood Ave N and N/NW 85th Street to reduce the dominance of new buildings on the street. Also, new commercial development should respect the small-scale historical pattern of storefronts on Greenwood Ave N. Typically, the older storefronts are about 50 feet in width and feature brick, stone or other masonry units. Some also feature architectural details that provide interest and a human scale to the buildings.

B. ZONE EDGES

Careful siting, building design and massing are important to achieve a sensitive transition between more intensive and less intensive zones. Consider design techniques including:

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

C-1 | ARCHITECTURAL CONTEXT

B. FAÇADE ARTICULATION AND MODULATION

Façade articulation and modulation in the Greenwood/Phinney Ridge Planning Area are most critical in multi-family residential buildings. Use of façade articulation and architectural elements is encouraged to make new construction compatible with the surrounding architectural context. Architectural features such as those listed below can add further interest to a building, and lend buildings a human scale:

- pitched roof
- covered front porch
- vertically proportioned windows
- window trim and eave boards

C-2 ARCHITECTURAL CONCEPT AND CONSISTENCY

A. ARCHITECTURAL STYLES

The Greenwood Ave N/Phinney Ave N and N/NW 85th St corridors are characterized by their utilitarian, non-flamboyant, traditional architectural styles (except for churches). Some important points to consider in making new development consistent and compatible with existing development include:

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

B. BUILDING ENTRANCES

Almost all of the existing buildings located at corners along the Greenwood Ave N/Phinney Ave N and N/NW 85th St corridors have entrances at the corner. Even when the principal off-street parking areas are located on the side of the building, a primary building entrance should be located at the corner. This concept is consistent with traditional neighborhood commercial designs and important in facilitating pedestrian activity at the street corners.

C-3 | HUMAN SCALE

New multi-story developments should consider methods to coordinate a building's upper and lower stories. The parts should function as a composition; not necessarily requiring the top and bottom to be the same or similar.

C-4 | EXTERIOR FINISH MATERIALS

New buildings should feature durable, attractive and well-detailed finish materials. Examples of structures in the neighborhood that feature desirable exterior finish materials are provided in the Appendix.

A. BUILDING MATERIALS IN THE GREENWOOD AVE N/PHINNEY AVE N AND N/NW 85TH ST CORRIDORS

Again, buildings within these corridors are characterized by their utilitarian, non-flamboyant, traditional architectural styles. Brick is the most common surface treatment in the commercial areas and should be encouraged. Architectural canopies are encouraged to provide weather protection and a place for business signage.

D-1 | PEDESTRIAN OPEN SPACES AND ENTRANCES

A. PEDESTRIAN OPEN SPACES

Small, usable open spaces are an important design objective. Open spaces incorporating the following features are encouraged with new commercial and mixed-use development:

- Good sun exposure during most of the year
- Located in areas with significant pedestrian traffic
- Storefront and/or residential windows face onto open space, at or above the ground level
- There are a variety of places to sit
- Pedestrians have something to look at, whether it is a view of the street, landscaping, a mural, etc.

B. N/NW 85TH ST CORRIDOR AND GREENWOOD AVE N CORRIDOR, N OF N 87TH ST

New development should enhance the pedestrian environment and encourage pedestrian activity along the N/NW 85th St corridor and the Greenwood Ave N corridor, N of N 87th St. The following measures should be encouraged:

- Building entries facing the street
- Pedestrian-oriented facades
- Weather protection
- Below-grade parking, when possible

D-2 | BLANK WALLS

Storefronts are encouraged to be located at the sidewalk edge, particularly in neighborhood commercial districts, and should be continuous, minimizing blank walls. Where unavoidable consider treating blank walls with one or more of the methods suggested in the City-wide Design Guidelines, including:

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

ZONING & LAND USE SUMMARY NC2-55 (M) | NEIGHBORHOOD COMMERCIAL ZONING (SMC 23.47A)

23.47A.004 | PERMITTED USES
- Residential uses (apartments) are permitted outright, per table A 23.47A.004.
- Restaurants are permitted (limited to 20,000 SF), per table A 23.47A.004.
- Retail Sales and services are permitted (limited to 50,000 SF), per table A 23.47A.004

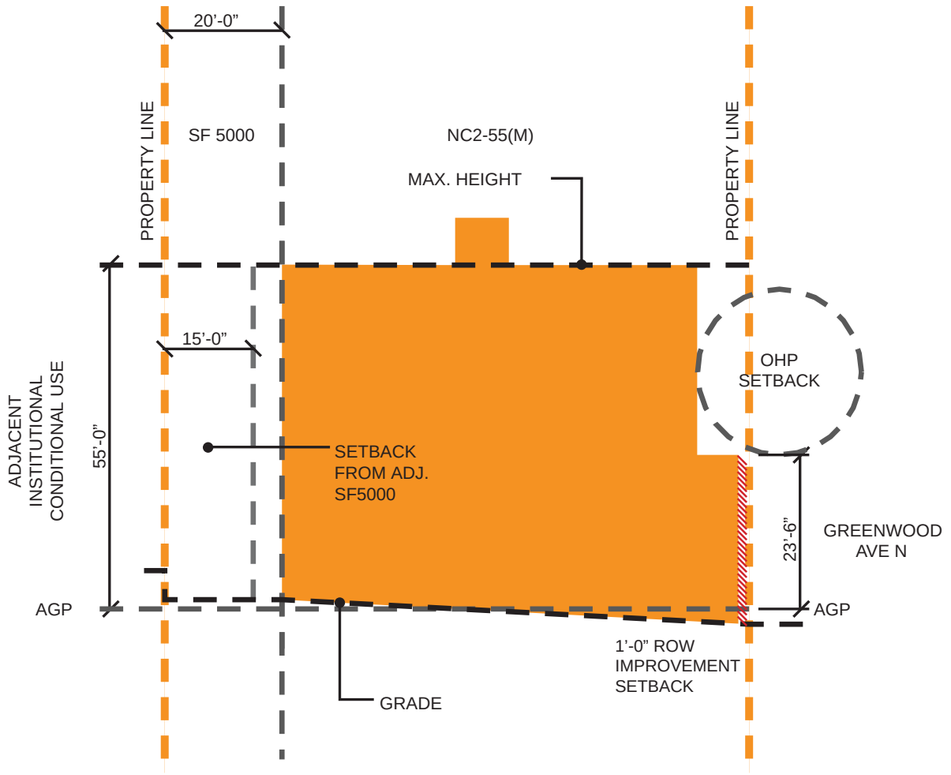
23.47A.008 | STREET-LEVEL DEVELOPMENT STANDARDS
- The provisions of subsection 23.47A.008.A apply to : structures in NC zones
- Blank segments of the street-facing facade between 2 and 8 feet above the sidewalk may not exceed 20 feet in width. The total of all blank facade segments may not exceed 40 percent of the width of the facade of the structure along the street Non-residential uses at street level requirements:
- 60 percent of the street-facing facade between 2 and 8 feet above the sidewalk shall be transparent.
- 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.
- Non-residential-uses shall extend an average depth of at least 30 feet and minimum depth of 15 feet from the street-level, street-facing facade.
- Non-residential uses at street level shall have a floor to floor height of at least 13 feet.

Where residential uses are located along a street-level street-facing facade, the following requirements apply:
- At least one of the street-level street-facing facades containing a residential use shall have a visually prominent pedestrian entry
- The floor of a dwelling unit located along the street-level street-facing facade shall be at least 4 feet above or below sidewalk grade or set back at least 10 feet from the sidewalk.

23.47A.012 | STRUCTURE HEIGHT
The height limit for structures in NC2-55(M) is 55 feet.
Applicable height exceptions are:
- Open railings, planters, clerestories, greenhouses, solariums, parapets, and firewalls may extend up to 4 feet above the otherwise applicable height limit.
- The following rooftop features may extend up to 15 feet above the applicable height limit, as long as the combined total coverage of all features does not exceed 20 percent (25 percent if the total includes stair or elevator penthouses)
  - Solar collectors
  - mechanical equipment,
  - stair and elevator penthouses (may extend up to 16 feet above the applicable height limit)
- Solar collectors, planters, clerestories & non-firewall parapets shall be located at least 10 feet from the north lot line unless a shadow diagram is provided that demonstrates that locating such features within 10 feet of the north lot line would not shade property to the north on January 21st at noon more than would a structure built to the maximum permitted height & FAR.

23.47A.013 | FLOOR AREA RATIO
The maximum FAR in a NC2 zone with a 55 foot height limit is 3.75 per table B, as long as the project complies with the incentive zoning provisions of SMC 23.58A.

Applicable FAR exemptions are :
- All underground stories
- Portions of a story that extend no more than 4 feet above existing or finished grade, whichever is lower, excluding access.



ZONING & LAND USE SUMMARY

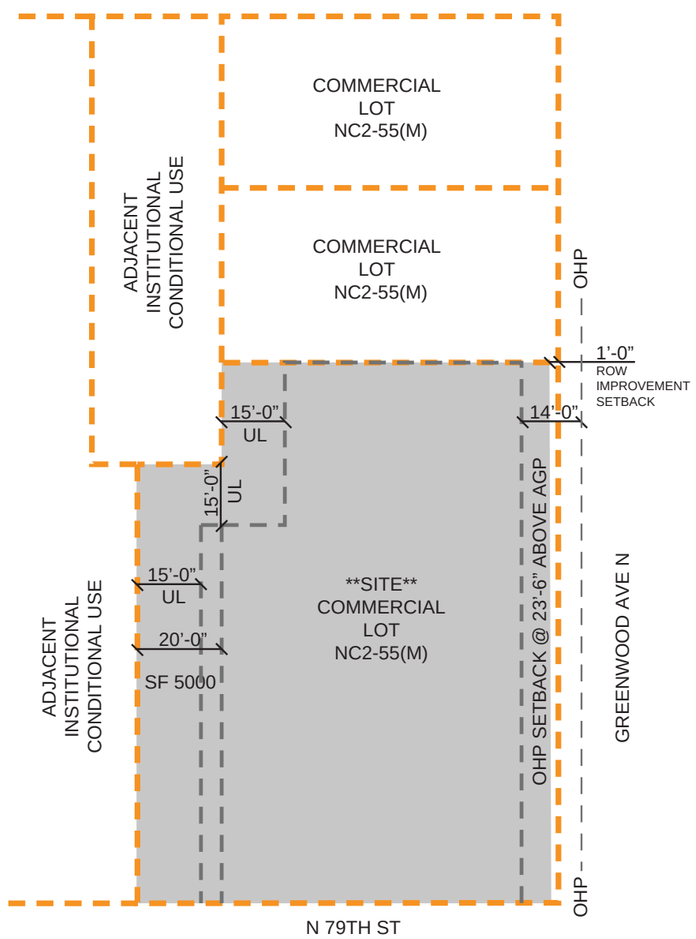
NC2-55(M) | NEIGHBORHOOD - COMMERCIAL ZONING (SMC 23.47A)

23.47A.014 | SETBACKS & SEPARATIONS

Setbacks for lots abutting or across an alley from residential zones:

- A setback is required where a lot abuts the intersection of a side lot line and front lot line of a lot in a residential zone. The required setback forms a triangular area. Two sides of the triangle extend along the street lot line and side lot line 15 feet from the intersection of the residentially zoned lot's front line and the side lot line abutting the residentially zoned lot. The third side connects these two side with a diagonal line across the commercially-zoned lot.

Front (street-facing) :
- none required
Side, interior lot line (street-facing & abutting commercial zone) :
- none required
Upper Levels (street-facing & abutting commercial zone) :
- OHP setback at 23'-6" above AGP @ E lot line
- 15'-0" UL setback from adjacent SF 5000 @ W lot line & NW corner of site
Rear (abutting adjacent SF 5000) :
- 15'-0" setback from adjacent SF 5000
- 20'-0" SF 5000 lot acts as buffer



23.47A.016 | LANDSCAPE AND SCREENING STANDARDS

Green Factor of **0.3 or greater** is required
Street trees are required, in consultation with SDOT.

23.47A.022 | LIGHT AND GLARE STANDARDS

Exterior lighting shall be shielded and directed away from adjacent properties.

23.47A.024 | AMENITY AREA

The required amount of amenity area in NC zones is equal to **5%** of the total gross floor area of the structure in residential use, with the following conditions:

- All residents shall have access to a common or private amenity area.
- Amenity areas shall not be enclosed.
- Common Amenity areas: 250 sf min, no horizontal dimension less than 10 feet
- Private Amenity areas : 60 sf min, no horizontal dimension less than 6 feet.

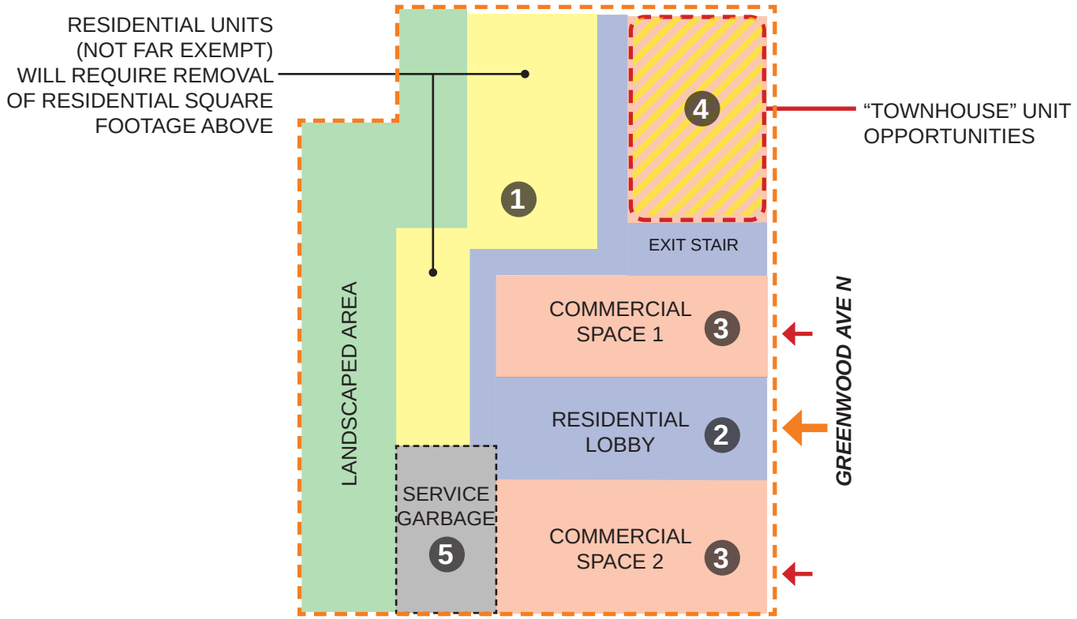
23.54.015 | PARKING REQUIREMENTS

- Item "D1" - In all commercial and in pedestrian-designated zones, no parking is required for the first 1,500 square feet of each business establishment.
-Table B for 23.54.015 Item "L" - No parking is required for all residential uses within urban centers or within the Station Area Overlay District.
- Bicycle parking requirements : **1 per 4 dwelling units**, per table D SMC 23.54.015 item D.2.
  Required bicycle parking shall be provided in a safe, accessible, and convenient location. Bicycle parking hardware shall be installed so that it can perform to it's manufacturer's specifications and any design criteria promulgated by the Director of Transportation, allowing adequate clearance for bicycles and their riders.
  Bicycle parking required for small efficiency dwelling units and congregate residence sleeping rooms is required to be covered for weather protection. If the required, covered bicycle parking is located inside the building that contains small efficiency dwelling units or congregate residence sleeping rooms, the space required to provide the required bicycle parking shall be exempt from Floor Area Ratio (FAR) limits. Covered bicycle parking that is provided beyond the required bicycle parking shall not be exempt from FAR limits.

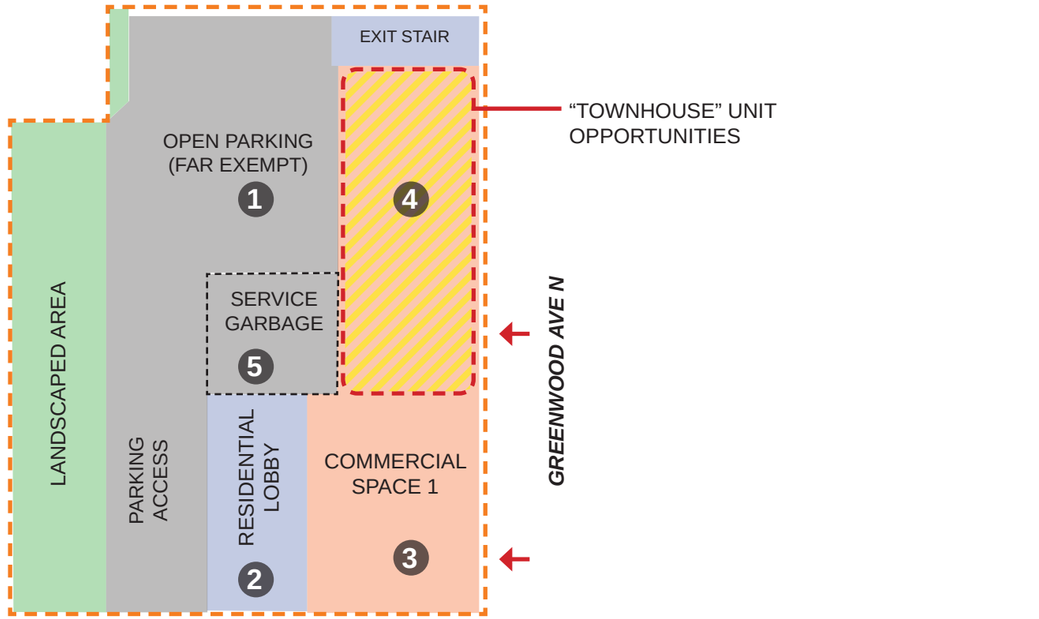
23.54.040 | SOLID WASTE AND RECYCLABLES

- A minimum required square footage of **529 SF** shall be provided for solid waste and recycling storage, per table A, SMC 23.54.040.
- For developments with 9 dwelling units or more, the minimum horizontal dimension of required storage space is 12 feet.
- The floor of the storage space shall be level and hard-surfaced.
- If located outdoors, the storage space shall be screened from public view and designed to minimize light and glare impacts.
- The storage space shall not be located between a street facing facade of the structure and the street.
- Containers to be manually pulled shall be placed no more than 50 feet from a curb cut or collection location.

ANALYSIS |
GROUND FLOOR USES



GROUND FLOOR STUDY 1
NO PARKING
LOBBY / ENTRY ON GREENWOOD



GROUND FLOOR STUDY 2
PARKING PROVIDED
LOBBY / ENTRY ON N 79TH STREET

CONCLUSIONS: GROUND FLOOR PLAN ANALYSIS

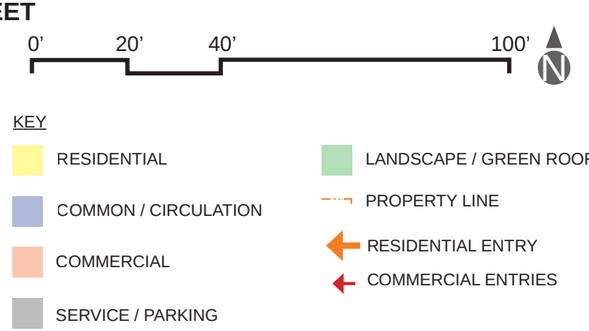
1. PARKING | Study 1 includes no parking, instead providing ground floor residential units on the west edge. Study 2 provides approximately 8 semi-covered parking stalls. Providing ground floor residential units in lieu of parking will exceed the allowable floor area ratio and require removal of an offsetting amount of residential area from the floors above. Open parking as reflected in study 2 does not count towards the allowable floor area and provides the opportunity for on-site parking without sacrificing housing supply.

2. LOBBY / RESIDENTIAL ENTRANCE | Study 1 shows the primary residential entry and lobby off Greenwood Ave N. This subdivides the commercial area into two smaller spaces. Study 2 provides the residential entry and lobby on N 79th Street which allows for one larger, contiguous commercial space. The residential entry being located on the "side street" is also more consistent with neighborhood patterns and trends.

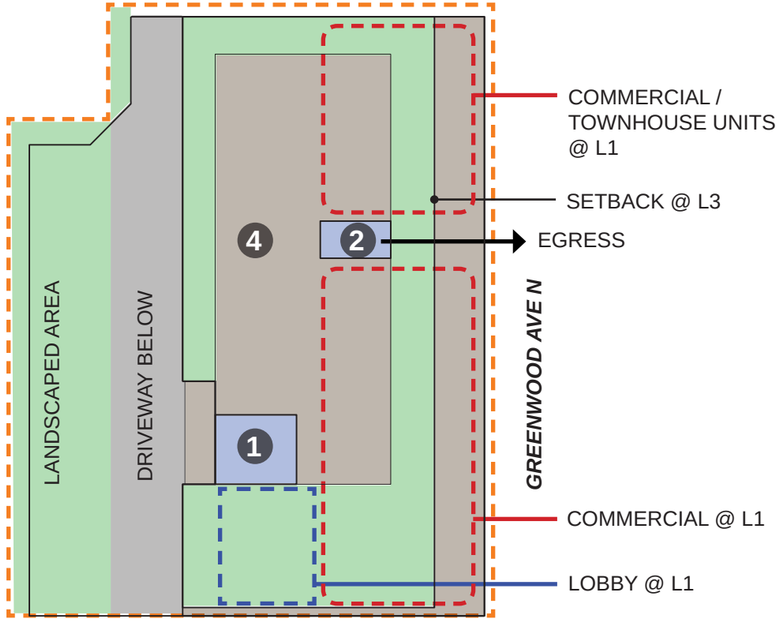
3. COMMERCIAL SPACES | Depending on the location of the residential entry and lobby, the commercial space is either divided (Study 1) or a single contiguous space (Study 2), with an opportunity to further subdivide it. Both options provide opportunities for the commercial space to engage Greenwood Ave N, and accommodate commercial uses at the corner.

4. "TOWNHOUSE" UNITS | Both studies could provide an opportunity for ground floor residential along Greenwood Ave N in the form of 2-story "townhouse" units that engage the sidewalk, providing pedestrian scale detail and a transitional use between the commercial spaces and the existing residential to the north. These style of units add unit diversity to the project, however they do reduce the amount of ground floor area available for commercial uses.

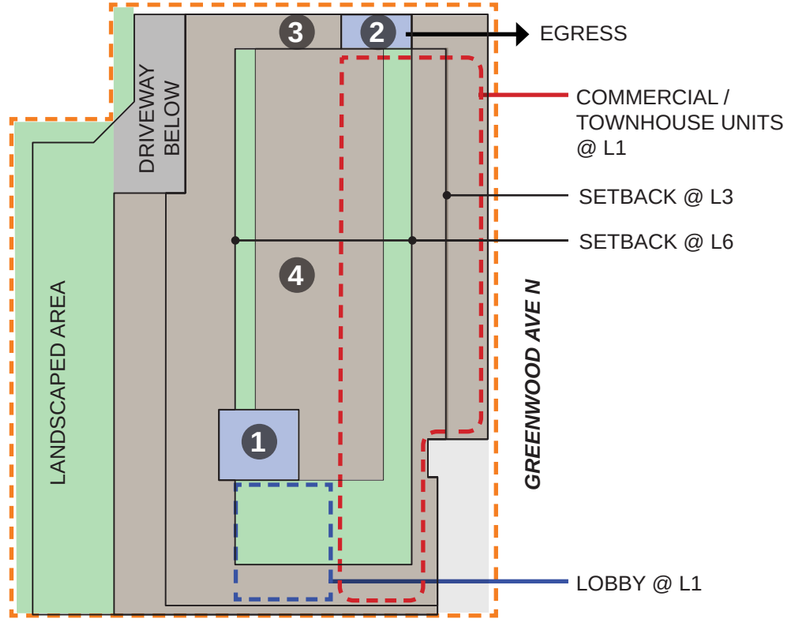
5. SERVICE / GARBAGE | In Study 1 where no parking is proposed, the service / garbage area must be located along the street frontage of N 79th Street. In study 2 where parking is provided the garbage and service areas can be located more internal to the building and the parking access also provides service access to the garbage, minimizing the impact of the service uses on the streetscape and pedestrian realm.



ANALYSIS |
UPPER FLOOR



UPPER FLOOR STUDY 1
ALTERNATE SECONDARY STAIR LOCATION



UPPER FLOOR STUDY 2
SECONDARY STAIR AT NORTH END

CONCLUSIONS: UPPER FLOOR PLAN ANALYSIS

1. PRIMARY CIRCULATION | The primary circulation (stair and elevator) are located centrally to the building mass and adjacent to the residential lobby on L1. This reduces the perceived height, bulk, and scale of the taller elevator tower as well as providing convenient access to the elevator from the primary residential entry.

2. SECONDARY CIRCULATION | The code required second stair, which extends from the ground to the roof should be located a set distance from the primary stair, both for life safety and convenience. Generally, maximizing the distance between the stairs is ideal. Locating the secondary stair on the north edge, as in study 2, allows the required protected egress to continue directly west to Greenwood Ave N, without subdividing the ground floor commercial / townhouse uses along Greenwood Ave N. This bifurcation of the commercial space is shown in study 1, where the secondary stair is moved further south.

3. UPPER LEVEL SETBACKS | Both proposed studies utilize upper level setbacks along the various facades to reduce the perceived height, bulk, and scale of the structure. Study 2, with the secondary stair located on the north property line, proposes a setback at level 6 to further reduce the perceived impact of the building on the adjacent structures.

4. ROOF DECK CONFIGURATION | By locating the stair to the north, as shown in study 2, the roof is open with the opportunity to provide a generous roof deck. Due to the large separation of the stairs, the roof deck can be larger and/or more spread out to accommodate a variety of uses for the residents. The site offers robust views, including the downtown skyline to the south, Olympic Mountains to the west, and Green Lake to the east. Locating the stairs to the north maximizes the opportunity for these views from the roof deck. Locating the stair as shown in study 1 impedes these views, as well as reducing the flexibility of the deck by minimizing the possible size and configurations, due to the shorter separation distance.