EARLY DESIGN GUIDANCE

ADMINISTRATIVE DESIGN REVIEW



SDCI # 3036567-EG
325 NW 85th St
Seattle, WA 98117

Applicant:
Cone Architecture
2226 3rd Ave, Suite 100
Seattle, WA 98121
Contact: Greg Squires

Owner:
Sensa Homes
2523 122nd Ave SE
Bellevue, WA 98005
Contact: Kash Dhingra

City Planner:
David Sachs
Senior Land Use Reviewer
david.sachs@seattle.gov
Phone: 206.684.0814

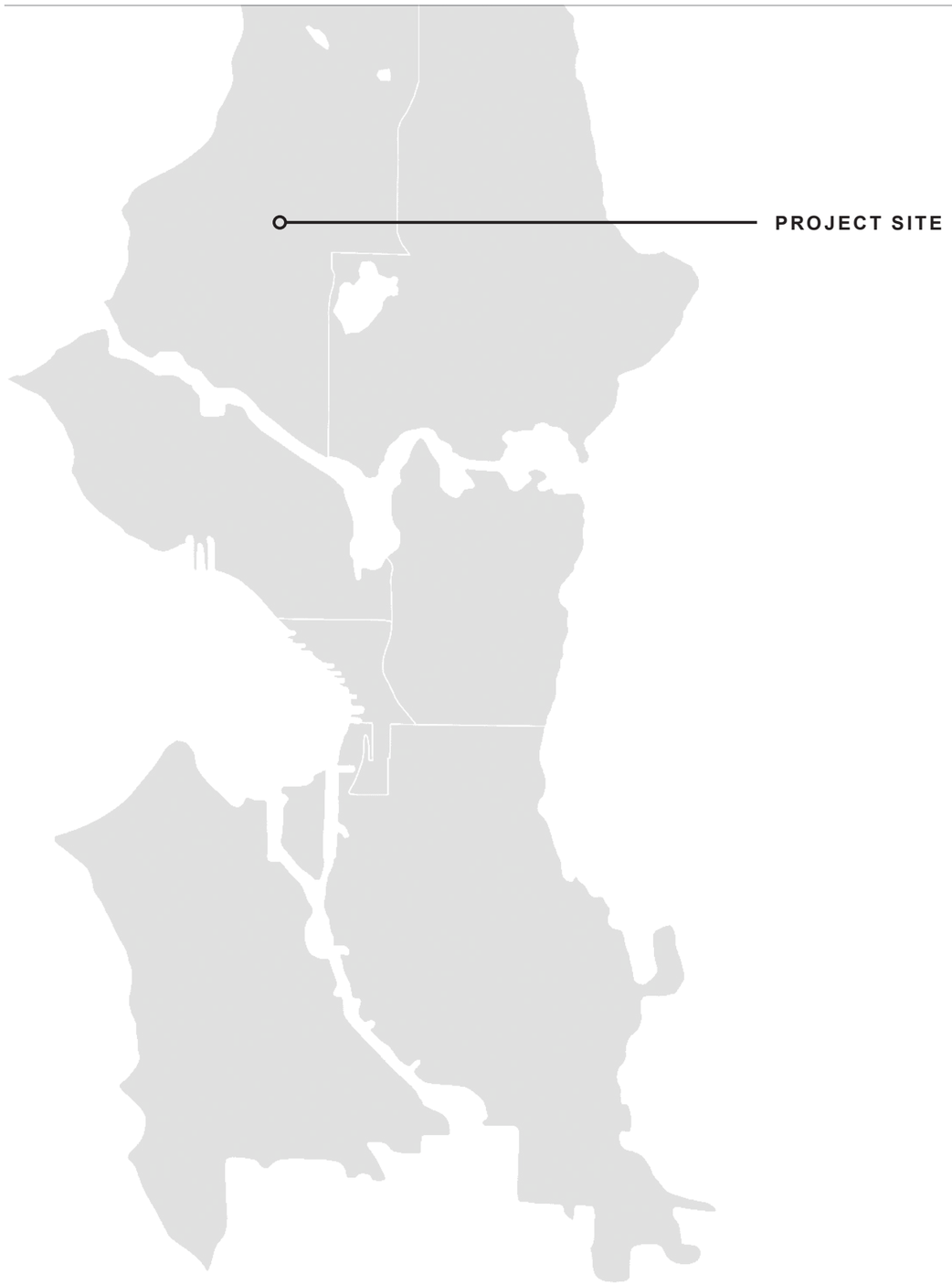


TABLE OF CONTENTS

Proposal
Table Of Contents 2

Context Analysis
Project Location + Information 3
Neighborhood Analysis 5
Neighborhood Character 6
Neighborhood Zoning 7
Surrounding Uses 8
Applicable Development Standards 9
Community Outreach 10
Street Views + Analysis 12
Existing/Proposed Multi-Family Context 14

Design Guidelines
Greenwood Phinney Design Guidelines 16

Site Conditions
Existing Site Plan 19
Existing Site Conditions 20
Maximum Development Potential 21
Proposed Site Strategy 22

Architectural Guidelines
Options Overview 23
Option One 24
Option Two 32
Option Three (Preferred) 41
Window Wells 49



VICINITY MAP

EXISTING SITE

The project site consists of (3) three mid-block parcels (291970-2545 291970-2544, 291970-2543) located on the south side of NW 85th St between 3rd and 6th Ave NW. The site measures approximately 75' wide by 110' deep and has a combined area of 8,217 SF. The adjacent parcel to the west is a single-story structure and parking lot. To the east is a single-story apartment structure. To the north, across NW 85th St, is a two-story mixed-use structure and four-story mixed-use structure. Across the alley to the south is a single family residence with detached garage.

ZONING AND OVERLAY DESIGNATION

The project parcel is zoned NC2-55(M), indicating that the structure height limit is 55'-0" plus additional applicable height bonuses. The adjacent parcels to the east, west and the north across NW 85th St are also zoned NC2-55(M). The NC zone continues for several blocks along NW 85th St to the east and one block to the west where it then transitions to LR zoning. Immediately across the alley to the south the zone transitions to SF 5000. The adjacent single family zoning will require an additional upper level setback along the alley for this proposal.

PROJECT INFO

Address: 325 NW 85th St
Seattle, WA 98117
Parcel Number: 2919702545
2919702544, 2919702543
Zone: NC2-55(M)
Overlay: Greenwood-Phinney Ridge
(Residential Urban Village)

SITE CHARACTERISTICS

Site Area: 8,217 SF
Site Dimensions: 75' x 110'
High Voltage Line: Yes, NW 85th St

PROJECT PROGRAM

Units: 72 SEDUs, 2 Live-Works
Bikes: 67 Long Term, 4 Short Term
Gross Floor Area: Approx. 29,000 SF

DEVELOPMENT OBJECTIVES

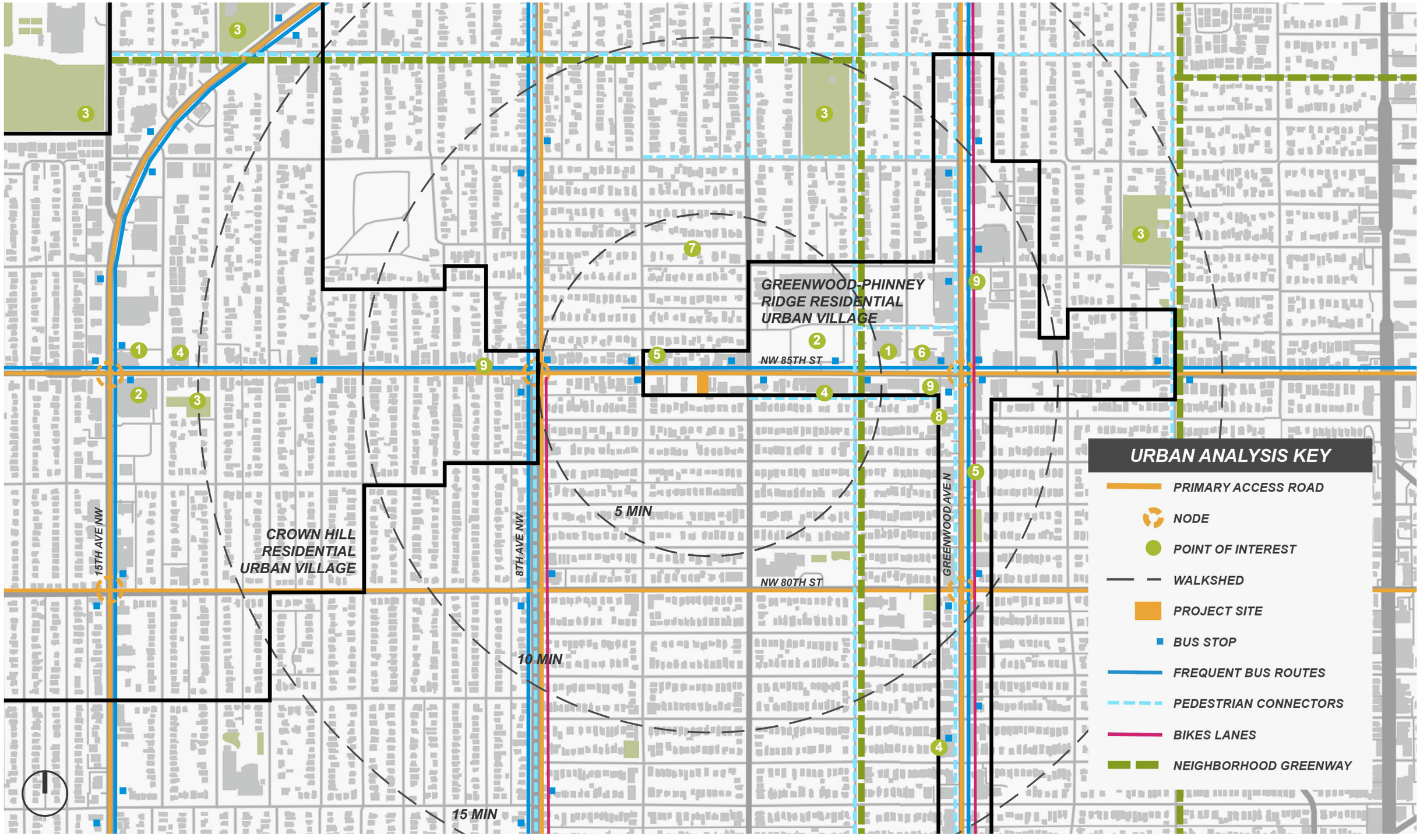
The project proposes the construction of a new mixed-use apartment containing a mix of studios, small efficiency dwelling units (SEDUs) and live/work units. The objective for these apartments is to provide housing that is within walking distance to public transportation and the neighborhood core of Greenwood. These apartments will be a transition between the commercial and residential boundaries of the immediate area, and will create convenient housing options that are 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 are a variety of commercial buildings along Greenwood Ave N, which includes several restaurants, coffee shops, bars, various small businesses, and a neighborhood grocery store within walking distance. The D and E rapid-ride bus lines are both approximately a 15-minute walk and provide a quick link between the neighborhood and downtown Seattle. Bus lines also run along NW 85th St and Greenwood Ave N for access to the waterfront, the university and downtown. In general, the area is conducive to an active lifestyle and provides the necessary transportation and pedestrian links between the city center and the neighborhood. The proposed project will support increased density in the neighborhood.

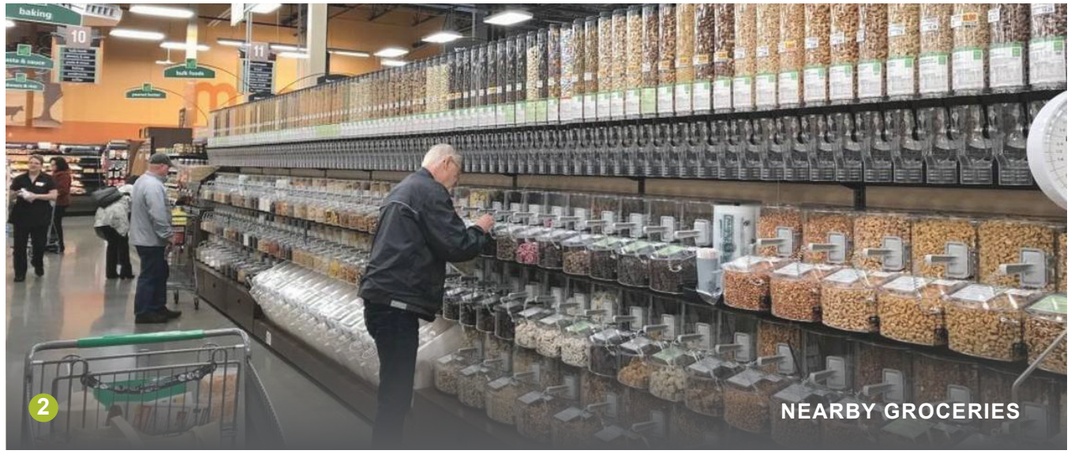



NW 90TH ST
NW 89TH ST
NW 88TH ST
NW 87TH ST
NW 86TH ST
NW 85TH ST
NW 84TH ST
8TH AVE NW
NW 83RD ST
NW 82ND ST
NW 81ST ST
6TH AVE NW
3RD AVE NW
1ST AVE NW


GREENWOOD-PHINNEY RIDGE RESIDENTIAL URBAN VILLAGE
CROWN HILL RESIDENTIAL URBAN VILLAGE
NW 85TH ST
NW 80TH ST
15TH AVE NW
8TH AVE NW
GREENWOOD AVE N
5 MIN
10 MIN
15 MIN
URBAN ANALYSIS KEY
PRIMARY ACCESS ROAD
NODE
POINT OF INTEREST
WALKSHED
PROJECT SITE
BUS STOP
FREQUENT BUS ROUTES
PEDESTRIAN CONNECTORS
BIKES LANES
NEIGHBORHOOD GREENWAY



1 NEARBY PHARMACY


2 NEARBY GROCERIES


3 NEARBY PARKS



4 LOCAL FITNESS



5 LOCAL CAFE + BAKERY


6 TAPROOT THEATRE



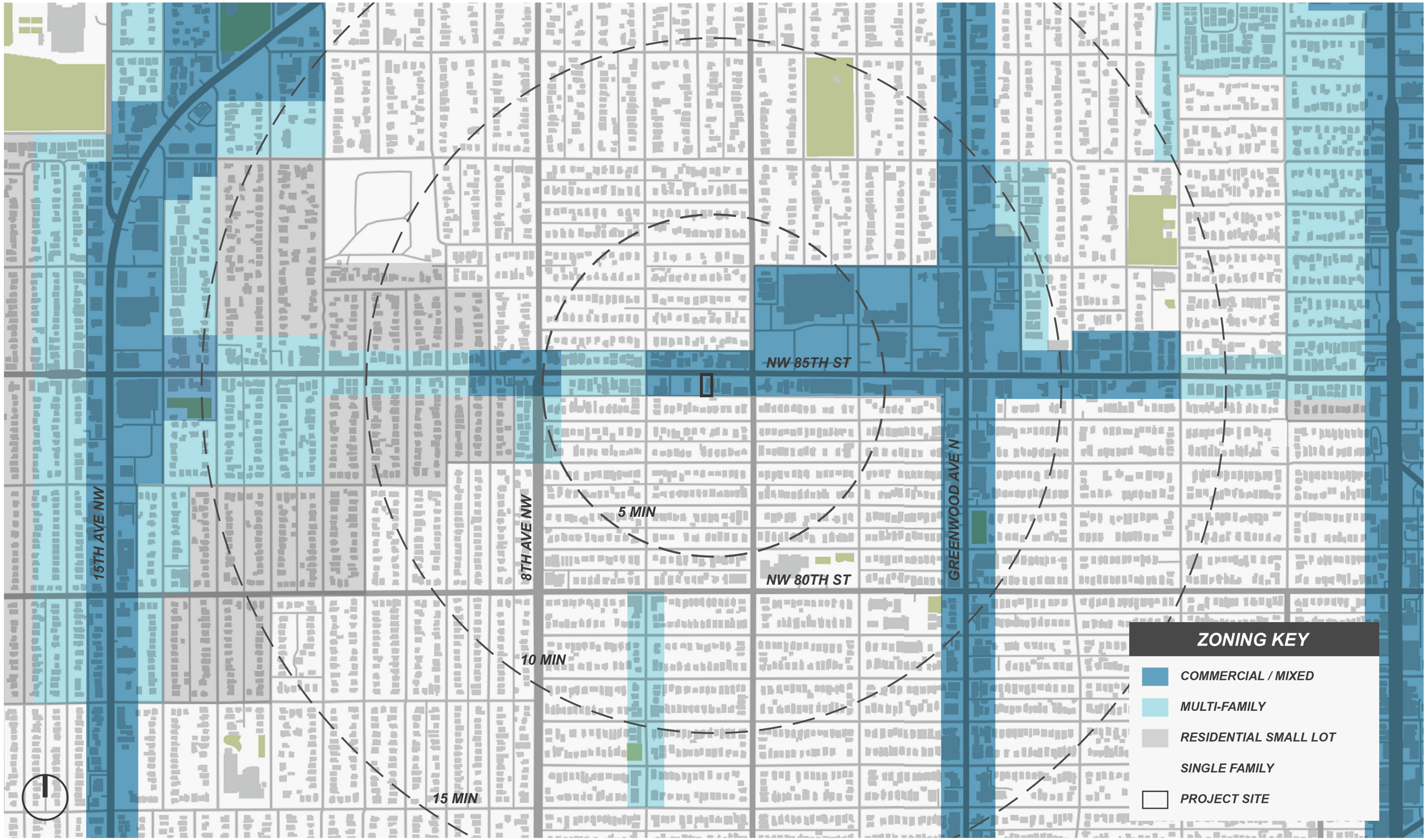
7 COMMUNITY GARDEN

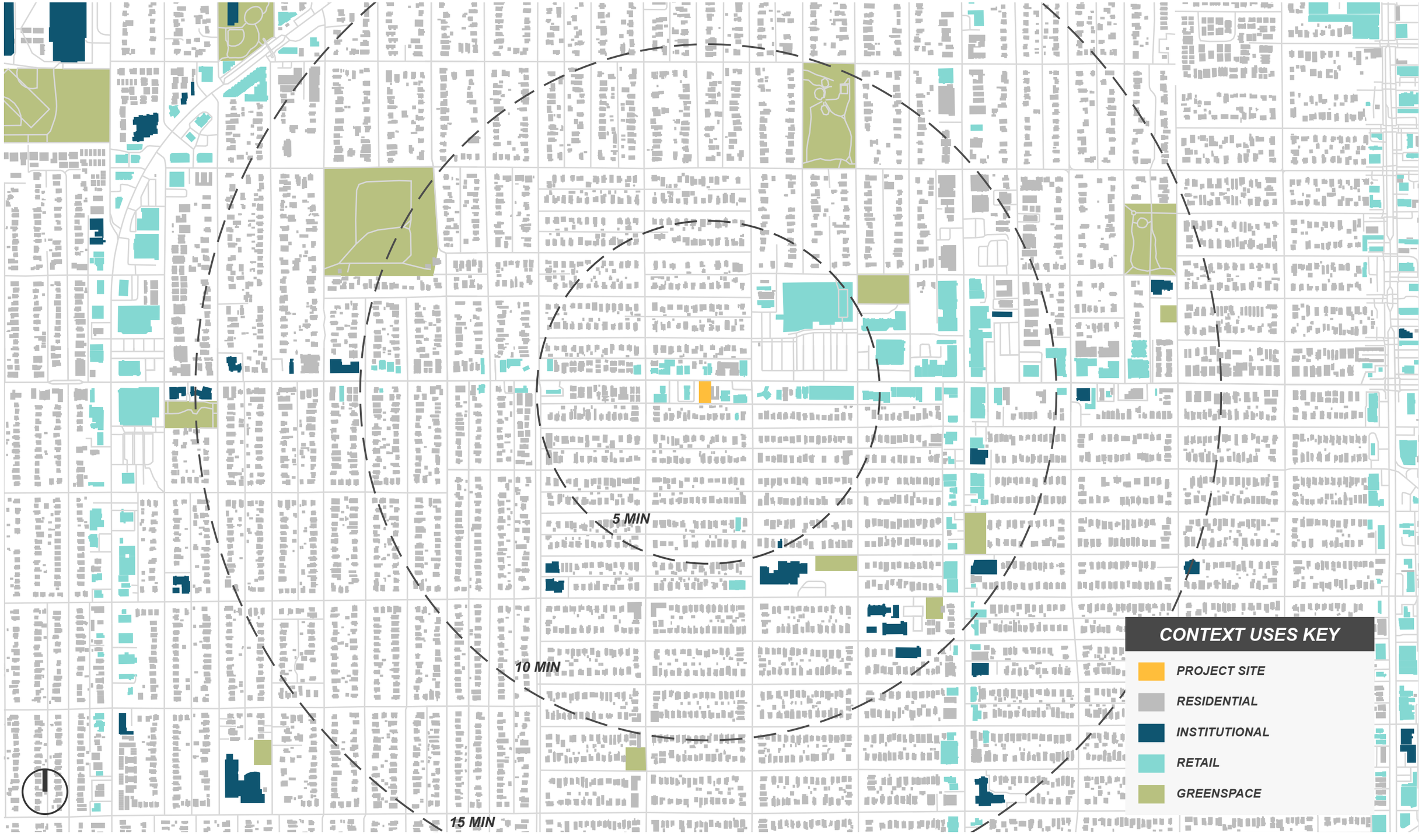


8 LOCAL DESSERTS



9 LOCAL RESTAURANTS + NIGHTLIFE


NW 85TH ST
NW 80TH ST
15TH AVE NW
8TH AVE NW
GREENWOOD AVE N
5 MIN
10 MIN
15 MIN
ZONING KEY
COMMERCIAL / MIXED
MULTI-FAMILY
RESIDENTIAL SMALL LOT
SINGLE FAMILY
PROJECT SITE


5 MIN
10 MIN
15 MIN
CONTEXT USES KEY
PROJECT SITE
RESIDENTIAL
INSTITUTIONAL
RETAIL
GREENSPACE

23.47A.004 PERMITTED USES

PERMITTED OUTRIGHT: RESIDENTIAL AND LIVE/WORK UNITS

23.47A.012 STRUCTURE HEIGHT

ALLOWED MAXIMUM BASE HEIGHT	55'-0"
4' ADDITIONAL ALLOWED FOR ROOFTOP FEATURES (PARAPETS, CLERESTORIES, ETC.)	59'-0"
16' ADDITIONAL ALLOWED FOR STAIR & ELEVATOR PENTHOUSES	71'-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 FLOOR AREA RATIO: 3.75 (30,814 SF)

23.47A.014 SETBACKS REQUIREMENTS

- SETBACK REQUIREMENTS FOR LOTS ABUTTING OR ACROSS THE ALLEY FROM A RESIDENTIAL ZONE
- SEATTLE INTERPRETATION OF SBC 1205 AND 1206 - SEDU STORY COUNT FOR NATURAL LIGHT
- HIGH VOLTAGE LINES - 14'-0" RADIAL SETBACK
- 3'-0" STREET WIDENING SETBACK AT NW 85TH ST
- 2'-0" ALLEY DEDICATION

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.

23.54.015 REQUIRED PARKING

VEHICLE PARKING: NOT REQUIRED

- PROJECT WITHIN AN URBAN VILLAGE AND HAS A PARKING FLEXIBILITY OVERLAY

BICYCLE PARKING:

- LONG-TERM: 1 SPACE PER 1 UNIT
  (AFTER THE FIRST 50 SPACES ARE PROVIDED, ADDITIONAL SPACES ARE REQUIRED AT 3/4 THE REQUIRED RATIO)
- SHORT-TERM: 1 SPACE PER 20 UNITS

23.47A.024 AMENITY AREA

REQUIRED: 5% OF GROSS FLOOR AREA IN RESIDENTIAL USE
5% X 30,814 SF = 1,541 SF MINIMUM

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 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.
- 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.
- 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.008.E STREET-LEVEL LIVE-WORKS

THE PORTION OF EACH SUCH LIVE-WORK UNIT IN WHICH BUSINESS IS CONDUCTED MUST BE A MINIMUM OF 300 SQUARE FEET AND MUST BE LOCATED BETWEEN THE STREET AND THE RESIDENTIAL PORTION OF THE LIVE-WORK UNIT. THE NON-RESIDENTIAL PORTIONS OF THE UNIT SHALL EXTEND THE WIDTH OF THE STREET-LEVEL, STREET-FACING FACADE, SHALL EXTEND A MINIMUM DEPTH OF 15 FEET FROM THE STREET-LEVEL, STREET-FACING FACADE, AND SHALL NOT CONTAIN ANY OF THE PRIMARY FEATURES OF THE RESIDENTIAL (LIVE) PORTION OF THE LIVE-WORK UNIT, SUCH AS KITCHEN, SLEEPING, OR LAUNDRY FACILITIES, OR BATHROOMS CONTAINING A SHOWER OR BATHTUB. THESE BASIC RESIDENTIAL FEATURES SHALL BE DESIGNED AND ARRANGED TO BE SEPARATED FROM THE WORK PORTION OF THE LIVE-WORK UNIT BY A PHYSICAL DIVIDER SUCH AS A WALL OR PARTITION.

23.54.040 SOLID WASTE & RECYCLABLE MATERIALS STORAGE AND ACCESS

RESIDENTIAL, 51-100 DWELLING UNITS: 375 SF + 4 SF FOR EACH ADDITIONAL UNIT ABOVE 50
THE MINIMUM HORIZONTAL DIMENSION OF REQUIRED SOLID WASTE STORAGE SPACE IS 12 FEET.
LIVE/WORKS CAN BE BOTH RESIDENTIAL OR COMMERCIAL DEPENDING ON THE FINAL TENANT USE OF THE SPACE. IF THE LIVE/WORK TENANT USE IS UNKNOWN, THEN SOLID WASTE MUST BE TREATED AS A COMMERCIAL COMPONENT AND WILL REQUIRE SEPARATE STORAGE SPACES FROM THAT OF THE RESIDENTIAL.

DEVELOPMENTS THAT CONTAIN BOTH RESIDENTIAL AND NON-RESIDENTIAL USES SHALL MEET THE STORAGE SPACE REQUIREMENTS FOR RESIDENTIAL PORTION, PLUS 50 PERCENT OF THE REQUIREMENT FOR NON-RESIDENTIAL DEVELOPMENT. MIXED USE DEVELOPMENT STORAGE SPACE FOR GARBAGE MAY BE SHARED BETWEEN RESIDENTIAL AND NON-RESIDENTIAL USES, BUT SEPARATE SPACES FOR RECYCLING AND COMPOST SHALL BE PROVIDED.

RESIDENTIAL, 50+ DWELLING UNITS:	375 SF + (4 SF PER EACH ADDITIONAL UNIT OVER 50)
LIVE/WORKS UNDER 5000 SF:	(82 SF X 1/2)

COMMUNITY OUTREACH SUMMARY

1. Electronic/Digital Outreach:
Cone Architecture designed an online survey through Survey Monkey that provided a brief summary, address of the project, SDCI record number, information about the interactive website, email address to provide feedback, where additional information can be found, a collection of information statement, site plan, and five questions.

Survey link: https://www.surveymonkey.com/r/PKHHQ6K
Public informed by: Printed Outreach Flier and Interactive Website
Date Survey Launched: 06/29/2020
Date Survey Closed: 07/22/2020

Cone Architecture received eleven (8) responses to the survey that was created through Survey Monkey:

- (8) respondents said they live close to the project.
- (1) respondent said they also visit the area often for work/ leisure.

What is most important to you about the new development of this property:

- (5) respondents 'affordable for residents/businesses'
- (5) respondents 'designed with sustainability in mind'
- (4) respondents 'is nice looking'
- (2) respondents 'looks unique and interesting'
- (1) respondent 'designed to family-friendly'
- (1) respondent 'promotes car-free options
- (1) respondent 'has parking and does not reduce on-street parking'
- (1) respondent 'provides food or retail on the ground level'

What concerns do you have about this project:

- (5) respondents 'parking and driving in the area will be more difficult'
- (4) respondents 'will feel out of scale from the other buildings nearby'
- (3) respondents 'that it will not be affordable'
- (2) respondents 'wont like the way it looks'
- (2) respondents 'construction noise/impacts'
- (1) respondent 'parking will be difficult in the area'
- (1) respondent 'concerned about the overall massing and height'
- (1) respondent 'no concerns'

Is there anything else specific about this property/ area that is important:

- (5) respondents 'parking is very difficult in the area'
- (1) respondent 'homeless population in the area using residents garbage'
- (1) respondent 'concerned about the privacy impacts on their backyard'



COMMUNITY ENGAGEMENT

EARLY OUTREACH FOR DESIGN REVIEW

NEW MIXED-USE DEVELOPMENT

CONNECT ONLINE

PROJECT WEBSITE:

Please visit our interactive project website to learn more about the proposal. The website features preliminary site plans and general parameters of the upcoming project. All are welcome to explore, ask questions, and provide feedback.

www.cone-outreach.com/85thapts

ONLINE SURVEY:

Use this online survey to answer questions and provide feedback. This survey link will be available until 07/22/2020.

https://www.surveymonkey.com/r/PKHHQ6K

SCAN A QR CODE WITH YOUR PHONE OR TYPE IN THE LINKS PROVIDED INTO YOUR BROWSER.

ABOUT THE PROJECT

Cone Architecture is currently working on a new development located at 325 NW 85th St, Seattle, WA. The new development will consist of approximately 60 small efficiency dwelling unit apartments with 2 live-work spaces at the street level. Planning has just begun, and construction could start as early as Spring 2022.

SHARE YOUR THOUGHTS

We want to hear from the community about the 85th Apartments project. Please share your concerns and priorities for this new building, and for the neighborhood overall, on the project website or by taking the online survey.

Information you share in this survey could be made public. Please do not share any personal/sensitive information.

ADDITIONAL INFORMATION

You can track our progress throughout the permitting process: search the project address “325 NW 85th St” or project number “3036567-EG” in the Design Review Calendar and the Seattle Services Portal.

ADDRESS:
325 NW 85th St
Seattle, WA 98117

SDCI RECORD NUMBER:
3036567-EG

APPLICANT:
CONE ARCHITECTURE

CONTACT:
JAMIE YENGEL
206-693-3133
85thapts@cone-arch.com

CONE ARCHITECTURE

COMMUNITY OUTREACH SUMMARY

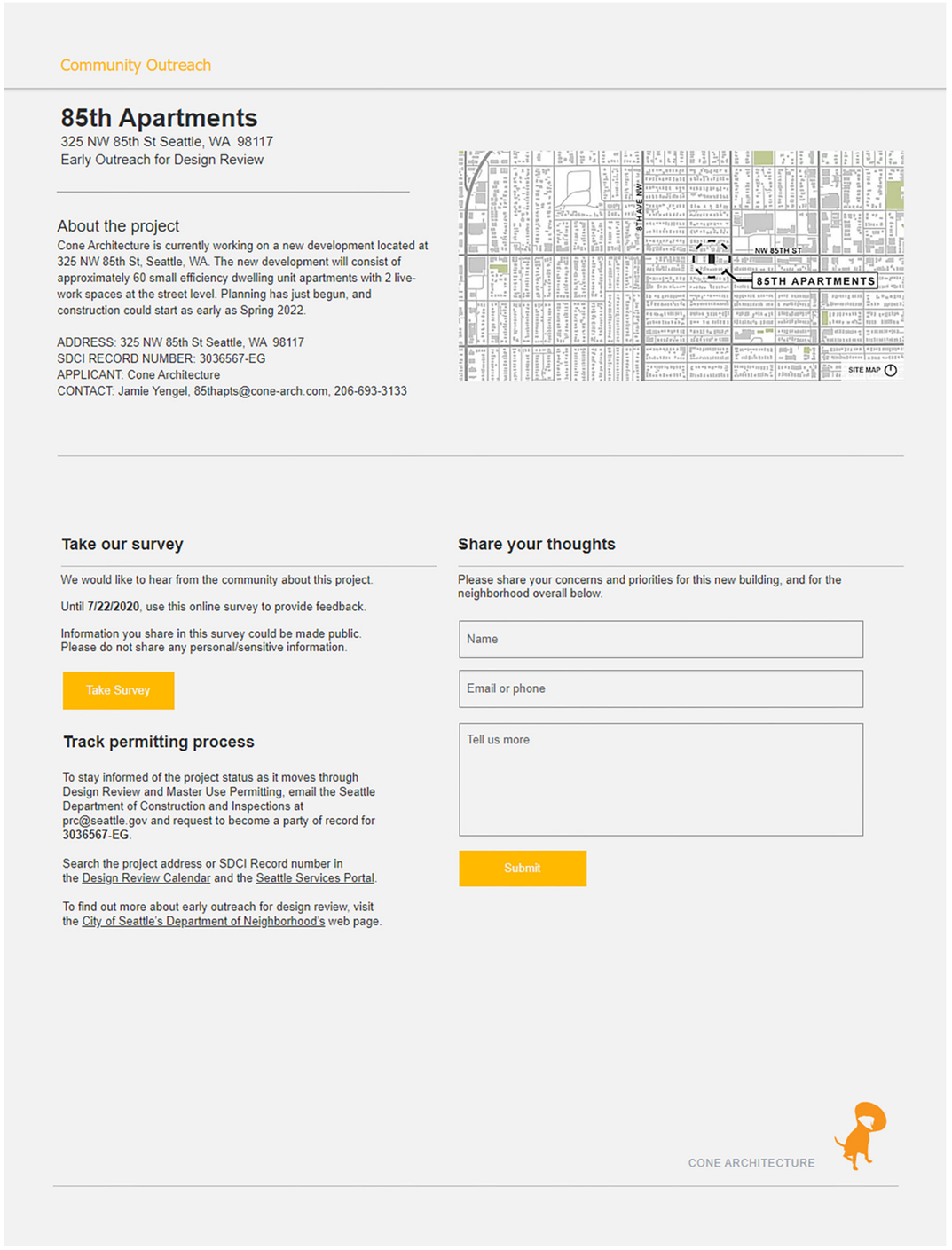
2. Additional Electronic/Digital Outreach:
Cone Architecture designed an interactive website that provided a brief summary, address of the project, SDCI record number, email address to provide feedback, where additional information can be found, a collection of information statement, site plan, and five questions.

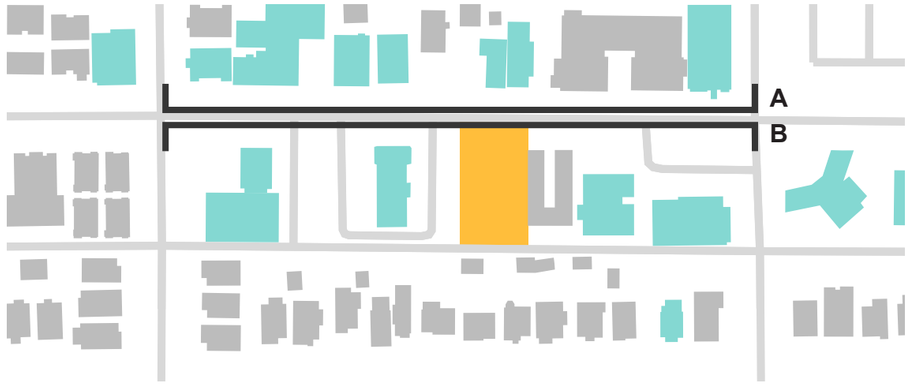
Website link: www.cone-outreach.com/85thapts
Public informed by: Printed Outreach Flier and Survey
Date Website Launched: 06/29/2020
Date Website Closed: 07/22/2020

Cone Architecture received two (2) responses to the interactive website that was provided for feedback:

- Would be a nice addition to the developing neighborhood

- Concerns related to the overall height of the project
- Concerns for the amount of parking provided
- Concerns regarding views into nearby backyards
- Concerns that the project will block views and daylight





NW 85TH ST - EXISTING STRUCTURES ANALYSIS

- NEWER RESIDENTIAL FOUR-STORY APARTMENT BUILDINGS WITH OVERHANGING ROOF FORMS
- LARGE AMOUNTS OF GLAZING AT STREET LEVEL COMMERCIAL SPACES
- DATUM LINE / MATERIAL CHANGE BETWEEN FIRST FLOOR AND UPPER LEVELS
- PREDOMINANTLY FLAT ROOF STRUCTURES
- APARTMENT UPPER LEVELS ARE SETBACK FROM THE LOWER LEVEL
- THREE-STORY APARTMENT BUILDING WITH OVERHANGING ROOF FORM
- ADJACENT LOTS HAVE STRUCTURES BUILT NEAR TO THE SIDEWALK



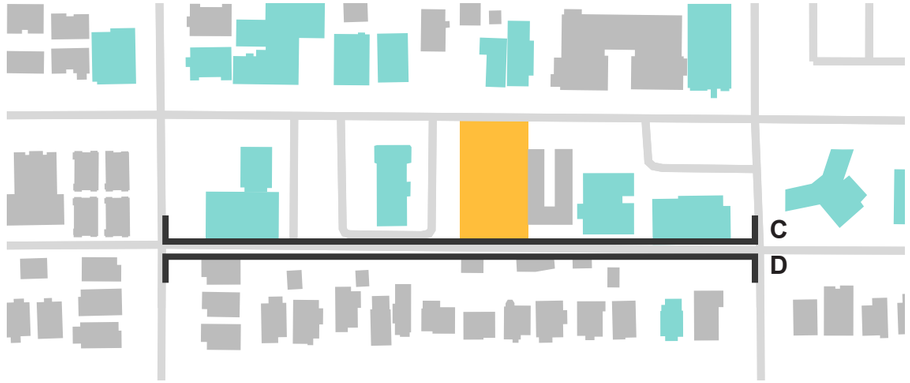
A: NW 85TH ST - LOOKING NORTH

ACROSS FROM PROJECT SITE



B: NW 85TH ST - LOOKING SOUTH

PROJECT SITE





C: ALLEY - LOOKING NORTH

PROJECT SITE



D: ALLEY - LOOKING SOUTH

ACROSS FROM PROJECT SITE

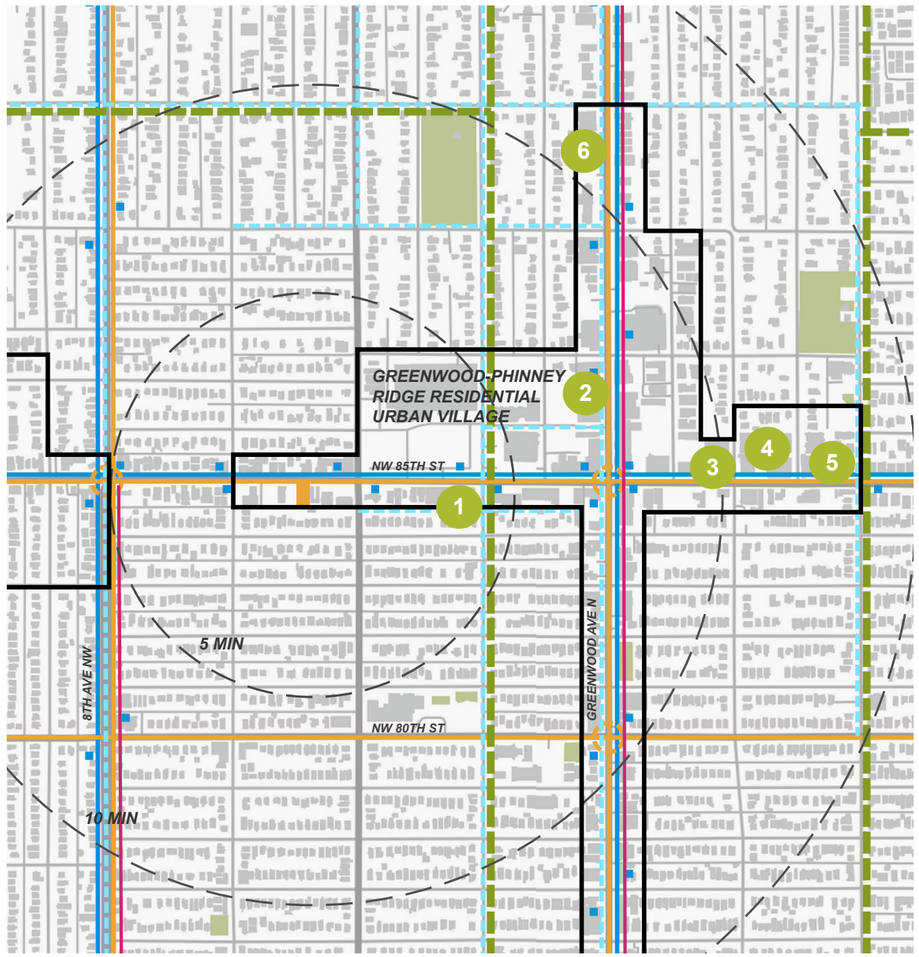
OVERALL NEIGHBORHOOD CONCEPTS

- EXTENDED ROOF FORMS AT THE STREET FACING FACADE
- JULIET BALCONIES OR FULL UPPER LEVEL DECKS
- MASONRY / CONCRETE BASE MATERIAL AT THE SIDEWALK
- VERTICAL MOVEMENT ON FACADE THROUGH USE OF MODULATION

MAJOR MOVES

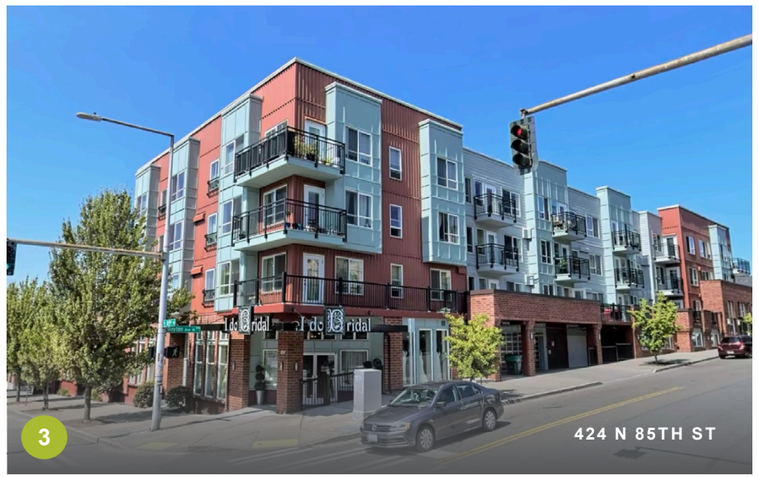
- **(1) 121 NW 85TH ST** THIS BUILDING EMPHASIZES VERTICAL MOVEMENT WITH BOTH RECESSED AND PROTRUDING MASSING VOLUMES. THESE ELEMENTS ARE HIGHLIGHTED WITH BRIGHT MATERIALS OF NEON ORANGE AND GREEN.

- **(6) 9039 GREENWOOD AVE N** THIS BUILDING IS BROKEN INTO VERTICAL SEGMENTS OF VARYING MATERIALS. SOME OF THESE VOLUMES INCORPORATE JULIET BALCONIES AND A FEW OF THEM EXTEND TO THE STREET LEVEL. AT THE STREET LEVEL ARE CONCRETE COLUMNS AND A HIGH AMOUNT OF GLAZING TO ACTIVATE THE INTERIOR SPACES AT THE SIDEWALK.















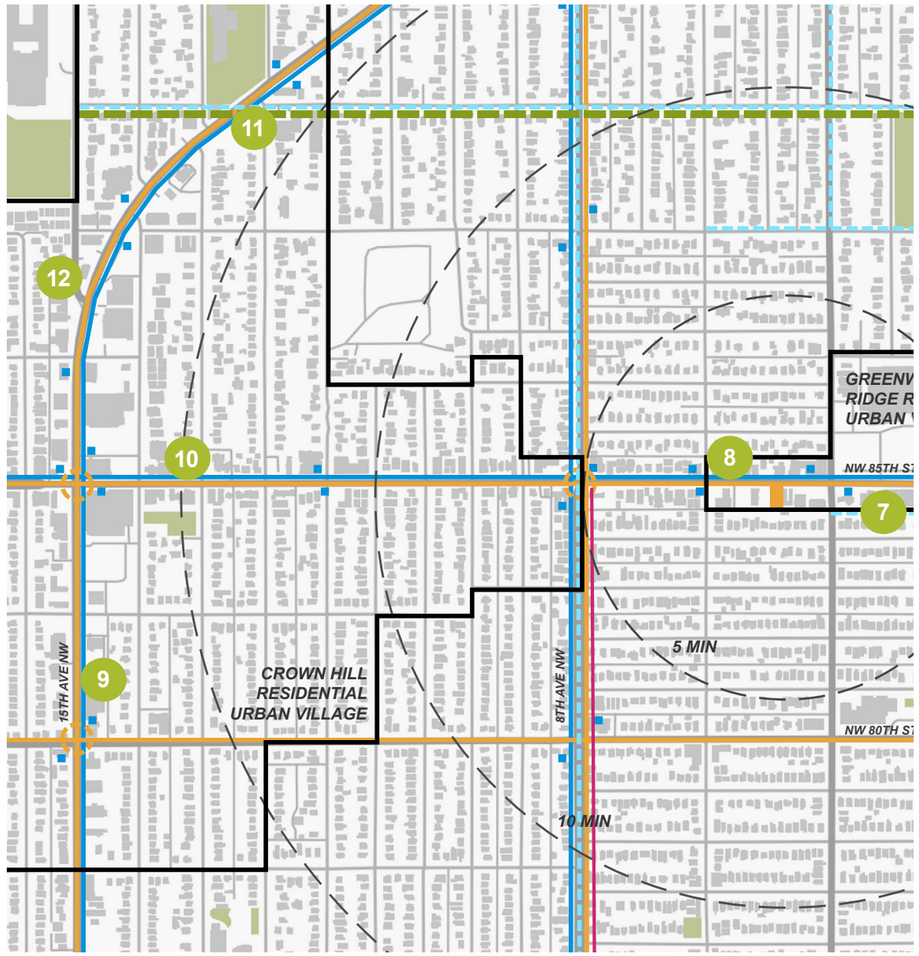
OVERALL NEIGHBORHOOD CONCEPTS

- UPPER FLOORS ARE DIFFERENTIATED FROM THE MATERIAL AT THE BASE
- WINDOW RHYTHM IS GROUPED VERTICALLY WITH WRAPPED CORNER
- UPPER LEVELS ARE SETBACK FROM THE STREET FRONT BASE
- VERTICAL MOVEMENT ON FACADE THROUGH USE OF MODULATION

MAJOR MOVES

- **(7) 143 NW 85TH ST** THIS BUILDING EMPHASIZES ITS TWO-STORY BASE VOLUME AT THE STREET BY INCORPORATING A DARKER MATERIAL AND A DIFFERENT GLAZING STRATEGY WITH MORE TRANSPARENCY.

- **(8) 358 NW 85TH ST** THIS BUILDING EMPHASIZES ITS CORNER LOCATION BY CHANGING THE MATERIAL AT THE BUILDING CORNERS AND SLIGHTLY RECESSING THE CORNER VOLUMES. THE UPPER VOLUME INCORPORATES DIFFERENT ROOF ELEMENTS THAT EXTEND OUT FROM THE BUILDING TO ACCENTUATE THE CORNERS. THE GROUND LEVEL HAS A HEAVIER CONCRETE MATERIAL AT ITS BASE.













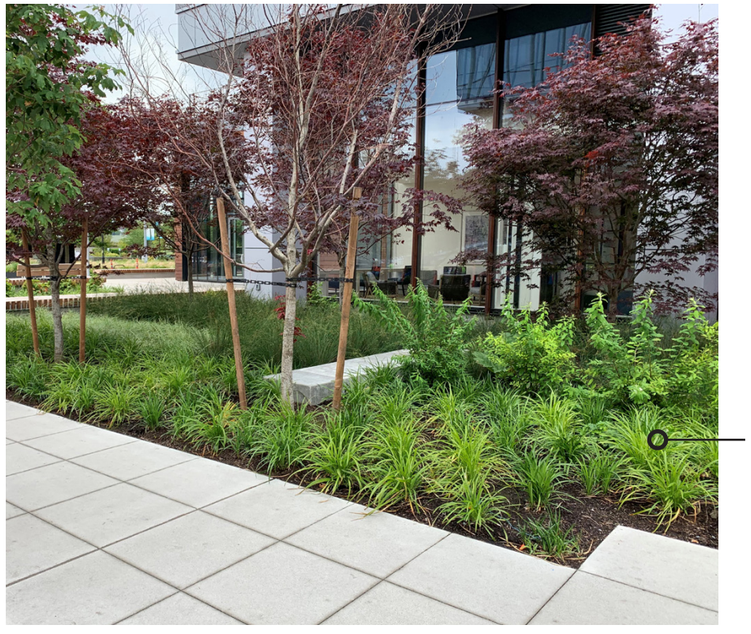




SIDEWALK PEDESTRIAN

CS2. VI. Structure Orientation

Buildings should generally be built to the edge of sidewalks without setbacks so that ground floor uses are visible and accessible from the pedestrian circulation area. Blank walls should be avoided where possible and mitigated with architectural treatment where they are unavoidable.



STREETSCAPE LANDSCAPING

PL2. I. Pedestrian Open Spaces and Entrances

New development should enhance the pedestrian environment and encourage pedestrian activity. Integrate pedestrian amenities including but not limited to street trees, landscaping, pedestrian lighting, benches, entries, and overhead weather protection to strengthen pedestrian activity.

CS2. II. Height, Bulk + Scale

Consider the setback of upper stories of new mixed-use development on Greenwood Avenue North and North/ Northwest 85th Street to reduce the dominance of new buildings on the street. Careful siting, building design and massing are important to achieve a sensitive transition between more intensive and less intensive zones.



FACADE MODULATION AND TEXTURE

CS3. I. Architectural Styles

Northwest 85th Street corridors are characterized by their utilitarian, non-flamboyant, traditional architectural styles. To keep new developments consistent and compatible with existing structures consider small-scale architectural details at the ground level, including color, texture/ patterns, materials, and window treatments.



SMALL-SCALE ARCHITECTURAL DETAILS AT GROUND LEVEL



ARCHITECTURAL FEATURES CONSISTENT WITH CONTEXT

DC2. I. Architectural Context

Use of façade articulation and architectural elements is encouraged to make new construction compatible with the surrounding architectural context. Architectural features can add further interest to a building, and lend buildings a human scale.

DC2. II. 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.



ACTIVE ARCHITECTURAL ELEMENTS



VARYING ROOF LINES AND UPPER VOLUMES

DC2. III. Mass and Scale

Consider reducing the impact or perceived mass and scale of large structures by modulating upper floors; varying roof forms and cornice lines; varying materials, colors and textures; and providing vertical articulation of building facades in proportions that are similar to surrounding patterns.

DC4. II. Exterior Finish Materials

New buildings should feature durable, attractive and well-detailed finish materials. Brick is the most common surface treatment in the commercial areas and should be encouraged.

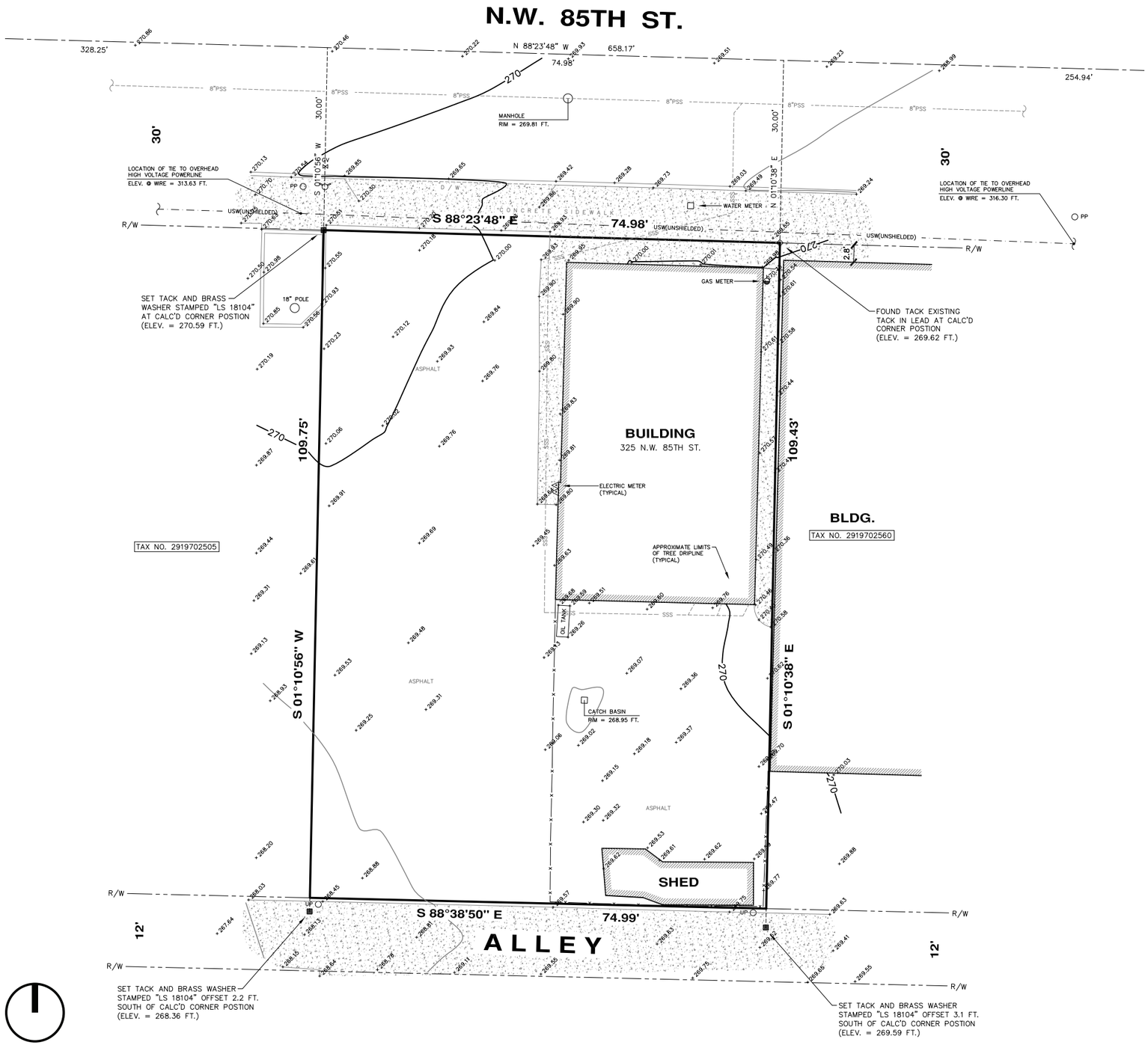


DETAILED DURABLE MATERIALS AT LOWER VOLUME

CONTEXT AND SITE. CS2. URBAN PATTERNS AND FORM Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.		
CS2. II. Height, Bulk + Scale	Consider the setback of upper stories of new mixed-use development on Greenwood Avenue North and North/Northwest 85th Street to reduce the dominance of new buildings on the street. Careful siting, building design and massing are important to achieve a sensitive transition between more intensive and less intensive zones.	The proposed project has an upper volume that is both setback from the street front and at the alley. This will enhance the pedestrian experience at the sidewalk with more daylight and provide the single family residences across the alley more access to views as well as additional privacy.
CS2. I. Streetscape Compatibility	Reinforcement of Commercial and Residential Development Patterns: Build commercial development up to the sidewalk where possible. Along N/NW 85th St, new commercial buildings shall be sufficiently set back to provide 12' minimum sidewalks.	The building is setback to provide the requested 12' sidewalk while locating the commercial portion of live-work units 1' from the sidewalk edge to maintain consistency with the existing commercial development patterns.
CS2. VI. Structure Orientation	Buildings should generally be built to the edge of sidewalks without setbacks so that ground floor uses are visible and accessible from the pedestrian circulation area. Blank walls should be avoided where possible and mitigated with architectural treatment where they are unavoidable.	The proposed massing has a lower volume that extends to the edge of the sidewalk to activate the street front at the commercial use of the live-work unit. The massing is also setback from the property lines in all directions to provide glazing patterns on all sides of the building and avoid blank walls.
CONTEXT AND SITE. CS3. ARCHITECTURAL CONTEXT AND CHARACTER Contribute to the architectural character of the neighborhood.		
CS3. I. Architectural Styles	Northwest 85th Street corridors are characterized by their utilitarian, non-flamboyant, traditional architectural styles. To keep new developments consistent and compatible with existing structures consider small-scale architectural details at the ground level, including color, texture/ patterns, materials, and window treatments.	The proposed development will incorporate high-quality materials that have small-scale textures along the street level. Nearby glazing strategies as well as architectural features in the surrounding developments will inspire the design direction so as to maintain the character of the neighborhood.
PUBLIC LIFE. PL2. WALKABILITY Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.		
PL2. I. Pedestrian Open Spaces and Entrances	New development should enhance the pedestrian environment and encourage pedestrian activity. Integrate pedestrian amenities including but not limited to street trees, pedestrian lighting, benches, entries, and overhead weather protection to strengthen pedestrian activity.	The proposed public space along the street will include a planting strip with native plants and new street trees. A recessed residential entry will provide outdoor space for plantings, benches, lighting, and deep awnings that will enhance the activity at the street level and provide extra space along the sidewalk area.

DESIGN CONCEPT. DC2. ARCHITECTURAL CONCEPT Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.		
DC2. I. Architectural Context	Use of façade articulation and architectural elements is encouraged to make new construction compatible with the surrounding architectural context. Architectural features can add further interest to a building, and lend buildings a human scale.	The proposed building will be limited to a select palette of materials and architectural features that will be thoughtfully composed on the facade. A minimal palette will strengthen the architectural concept and enhance its presence in the neighborhood.
DC2. II. 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.	The proposed massing has an upper and lower volume that are separated and have varying setbacks. The two forms interlock and/or are connected by vertical elements the intersect them. These vertical elements not only connect the separated volumes but they also add visual interest to the facade and create a recessed entry condition for pedestrians.
DC2. III. Mass and Scale	Consider reducing the impact or perceived mass and scale of large structures by modulating upper floors; varying roof forms and cornice lines; varying materials, colors and textures; and providing vertical articulation of building facades in proportions that are similar to surrounding patterns.	The proposed project incorporates various massing moves for added upper level modulation and varying roof heights that will enable the exploration of roof forms. The vertical movement of the massing on the street facing facade can be used to enhance color / textural transitions throughout the project.
DESIGN CONCEPT. DC4. EXTERIOR ELEMENTS AND FINISHES Use appropriate and high quality elements and finishes for the building and its open spaces.		
DC4. II. Exterior Finish Materials	New buildings should feature durable, attractive and well-detailed finish materials. Brick is the most common surface treatment in the commercial areas and should be encouraged.	The proposed development will utilize durable and detailed materials along the sidewalk edge and at other highly visible locations. A variety of masonry materials such as brick will be explored to maintain the character of the neighborhood.

DESIGN GUIDANCE SPECIFIC TO LIVE-WORK UNITS



EXISTING SITE CONDITIONS

- LOCATED AT 325 NW 85TH ST (THREE EXISTING PARCELS)
- EXISTING SINGLE-STORY RESTAURANT AND DELI CAFE
- SITE AREA = 8,217 SF
- MEASURES ROUGHLY 75' WIDE BY 110' DEEP

TOPOGRAPHY

- 2'-0" SLOPE UP ACROSS SITE FROM SOUTH TO NORTH

ADJACENT BUILDINGS AND USES

- NORTH: TWO-STORY MIXED-USE ACROSS NW 85TH ST (NC2-55(M))
- NORTH: FOUR-STORY MIXED-USE ACROSS NW 85TH ST (NC2-55(M))
- EAST: SINGLE-STORY APARTMENT STRUCTURE (NC2-55(M))
- SOUTH: SINGLE FAMILY RESIDENTIAL ACROSS ALLEY (SF 5000)
- WEST: SINGLE-STORY STRUCTURE AND PARKING LOT (NC2-55(M))

ALLOWABLE STRUCTURE HEIGHT

NC2-55(M) ZONING ALLOWS FOR A 55'-0" STRUCTURE HEIGHT

- 4' BONUS FOR ROOFTOP FEATURES
- 16' BONUS FOR STAIR/ELEVATOR PENTHOUSES

ALLOWABLE BUILDING AREA

NC2-55(M) ALLOWS FOR 3.75 FLOOR AREA RATIO

- 30,814 SQUARE FEET MAXIMUM

LEGAL DESCRIPTION

LOTS 13, 14 AND 15, BLOCK 47, GREENWOOD PARK SECOND ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 17 OF PLATS, PAGE 56, RECORDS OF KING COUNTY, WASHINGTON.

APN: 291970-2545



VIEW FROM NORTH (NW 85TH ST)



VIEW FROM NORTHWEST CORNER (NW 85TH ST)



VIEW FROM SOUTHWEST CORNER (ALLEY)



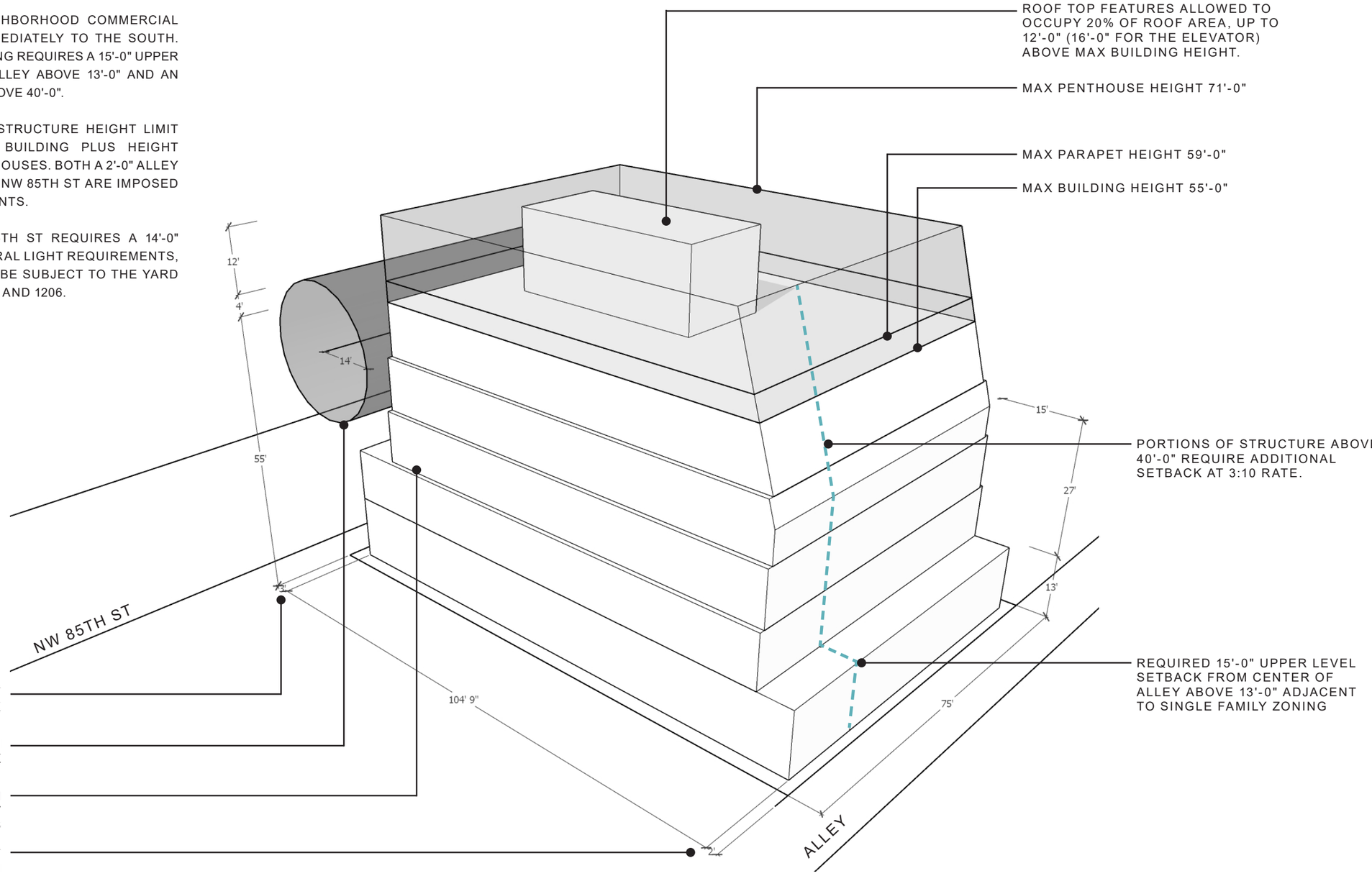
VIEW FROM SOUTH (ALLEY)

MAXIMUM DEVELOPMENT POTENTIAL

THE PROJECT SITE IS ZONED NEIGHBORHOOD COMMERCIAL AND BORDERS SF 5000 ZONING IMMEDIATELY TO THE SOUTH. THIS ADJACENT SINGLE FAMILY ZONING REQUIRES A 15'-0" UPPER LEVEL SETBACK FROM CENTER OF ALLEY ABOVE 13'-0" AND AN ADDITIONAL SETBACK AT 3:10 RATE ABOVE 40'-0".

THE ZONING (NC2-55(M)) HAS A 55' STRUCTURE HEIGHT LIMIT WHICH ALLOWS FOR A 5-STORY BUILDING PLUS HEIGHT BONUSES FOR PARAPETS AND PENTHOUSES. BOTH A 2'-0" ALLEY DEDICATION AND A 3'-0" SETBACK AT NW 85TH ST ARE IMPOSED TO MEET STREET WIDTH REQUIREMENTS.

THE HIGH VOLTAGE LINE AT NW 85TH ST REQUIRES A 14'-0" RADIAL SETBACK. FOR IN-UNIT NATURAL LIGHT REQUIREMENTS, THE EAST AND WEST FACADES WILL BE SUBJECT TO THE YARD AND COURT SETBACKS PER SBC 1205 AND 1206.



NC2-55(M) MAX DEVELOPMENT ENVELOPE

SETBACK REQUIREMENTS:

- THE HIGH VOLTAGE LINE ALONG NW 85TH ST WILL REQUIRE A 14'-0" RADIAL SETBACK FROM THE WIRE.
- THE ADJACENT SF 5000 ZONING TO THE SOUTH ACROSS THE ALLEY WILL REQUIRE AN UPPER LEVEL SETBACK AT A RATE OF 3:10 FOR PORTIONS OF THE STRUCTURE ABOVE 40'-0".

SOLAR ACCESS & VIEWS

- THE PROPOSED BUILDING WILL HAVE SOLAR ACCESS FROM THE EAST, WEST, AND SOUTH. THERE ARE NO IMMEDIATE STRUCTURES THAT WILL BLOCK SOLAR ACCESS OR CAST SHADOWS ON THE PROPOSED BUILDING.
- TERRITORIAL VIEWS OF THE CASCADE MOUNTAINS TO THE EAST, THE OLYMPIC MOUNTAINS TO THE WEST, AND VIEWS OF DOWNTOWN AND MOUNT RAINIER WILL BE AVAILABLE FROM THE UPPER FLOORS AND ROOF DECK.

TRAFFIC CIRCULATION

THERE IS NO CURRENT PARALLEL PARKING NOR DESIGNATED BIKE LANES ALONG NW 85TH ST. CURRENTLY, NW 85TH ST SERVES FOUR LANES OF TRAFFIC AND THE ALLEY IS 12' WIDE.

STREETSCAPE

A NEW PLANTING STRIP AND STREET TREES ALONG NW 85TH ST WILL BE PROVIDED. THE EXISTING PLANTING STRIP AREA IS CURRENTLY FILLED WITH CONCRETE AND WILL BE RESTORED WITH SDOT-APPROVED PLANTS AND TREES THAT STAY CLEAR OF THE EXISTING OVERHEAD LINES. AN EXISTING CURB CUT IS LOCATED ON NW 85TH ST AND AT THE ALLEY AND BOTH WILL BE REMOVED.

NEIGHBORHOOD PATTERNS AND POTENTIAL

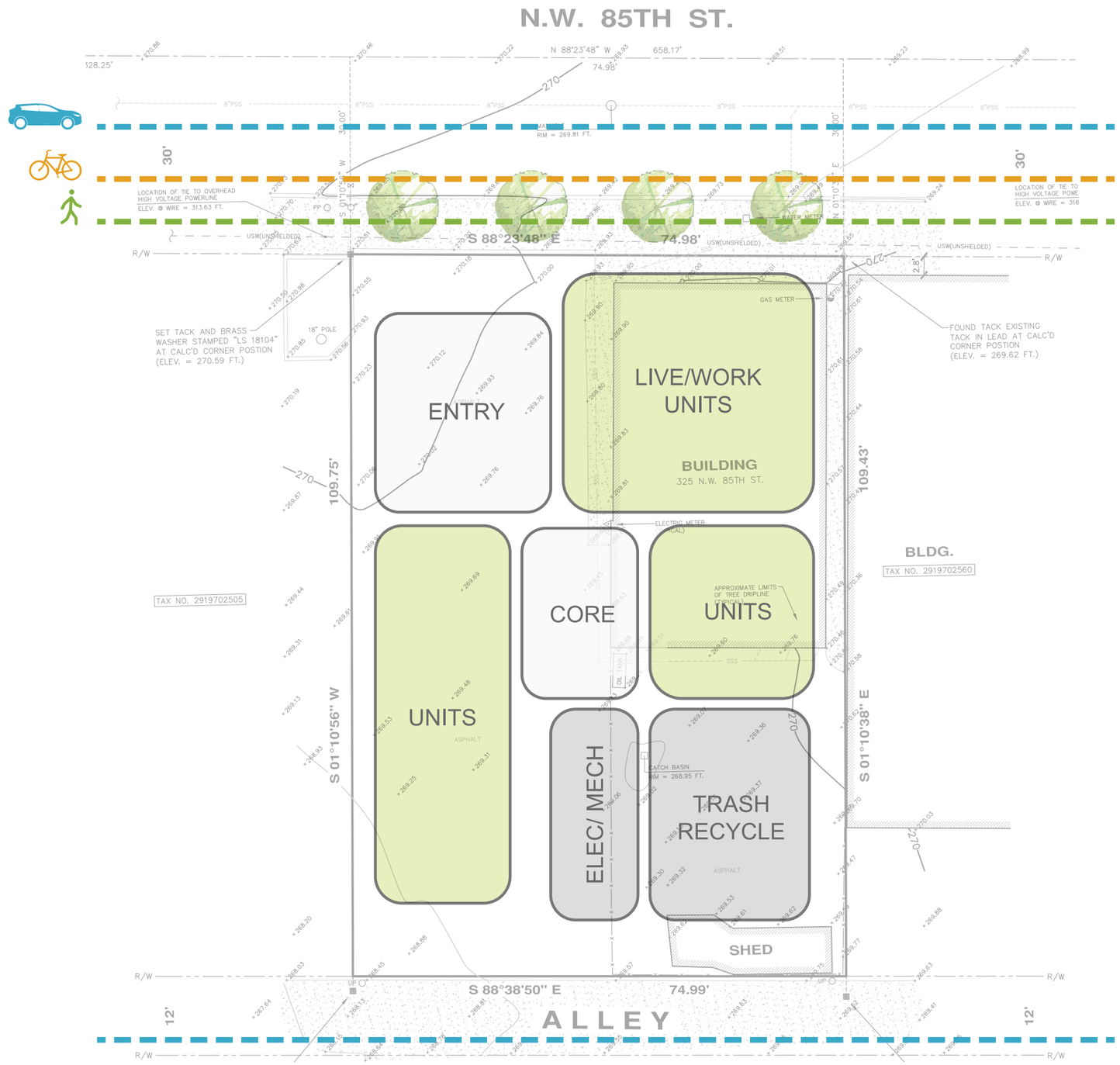
THE CURRENT ONE-STORY STRUCTURE ON THE PROJECT SITE IS NOT MAXIMIZING DEVELOPMENT POTENTIAL, ESPECIALLY CONSIDERING ITS COMMERCIAL ZONING AND PROXIMITY TO GREENWOOD AVE N. NEW APARTMENT STYLE STRUCTURES ARE DEVELOPING ALONG NW 85TH ST AND IN THE IMMEDIATE NEIGHBORHOOD.

LANDSCAPE APPROACH

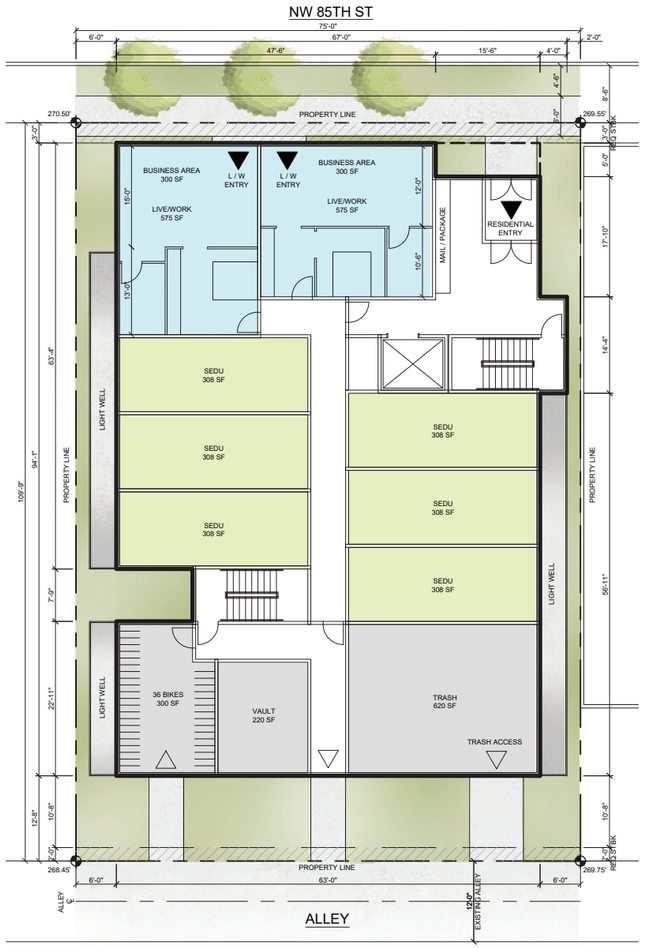
OVERALL, THE PLANTING ON THE SITE WILL BE MAINLY FOCUSED AT THE BUILDING EDGES AND RIGHT-OF-WAY. ADDITIONAL PLANTS WILL BE PROVIDED AT THE ROOF DECK COMMON AMENITY SPACE.

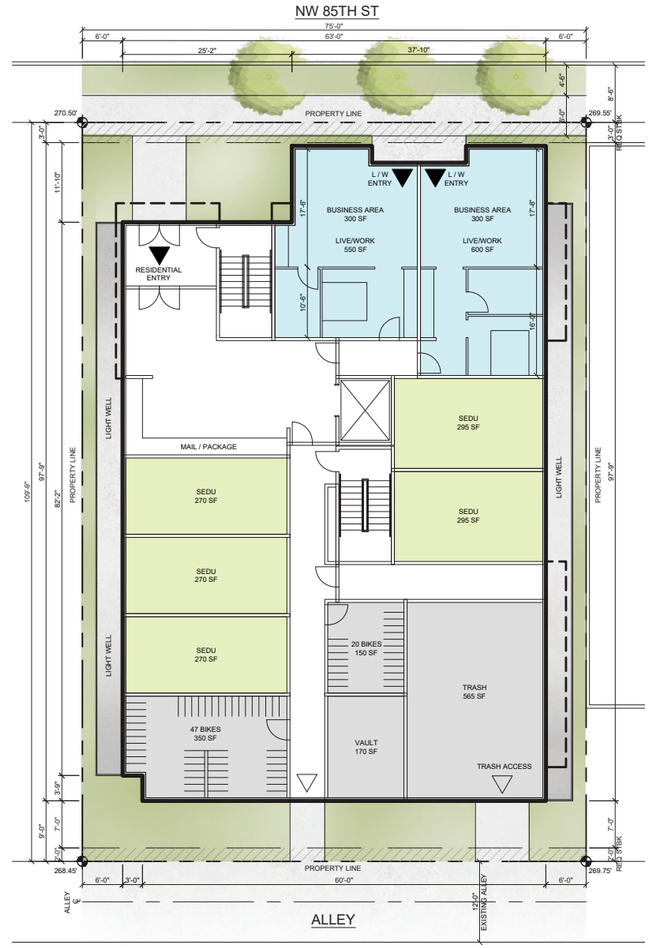
SITE STRATEGY

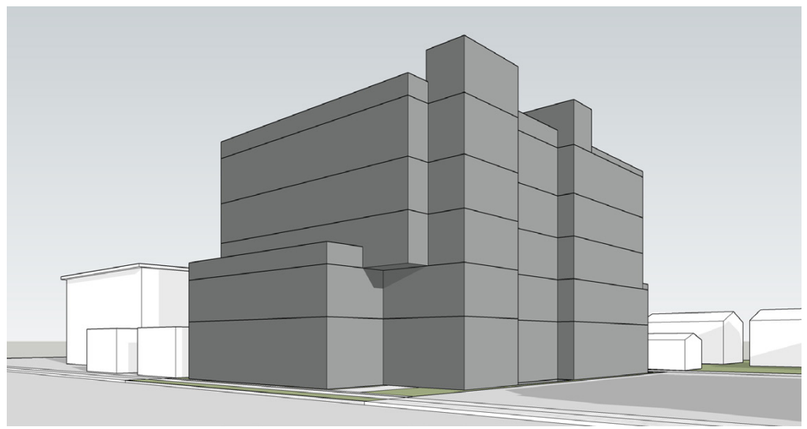
THE MAIN OBJECTIVE IS TO DESIGN AN ACTIVE ENVIRONMENT FOR PEDESTRIANS AT THE STREETSCAPE. LIVE/WORK UNITS WILL BE PROPOSED AT THE SIDEWALK LEVEL AND THE MAIN ENTRY WILL BE RECESSED FROM THE SIDEWALK TO PROVIDE ADDITIONAL GREENSPACE AND SEATING ELEMENTS FOR RESIDENTS AND PEDESTRIANS. THE ADJACENT ALLEY TO THE SOUTH IS TO BE UTILIZED FOR BUILDING SERVICES (TRASH STORAGE AND ELECTRICAL). CENTRALIZING THE MAIN BUILDING CIRCULATION PROVIDES MORE EXTERIOR GLAZING FOR UNITS.



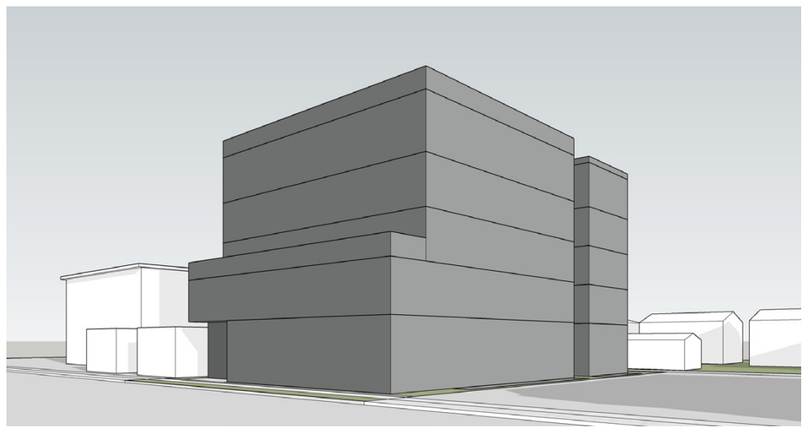




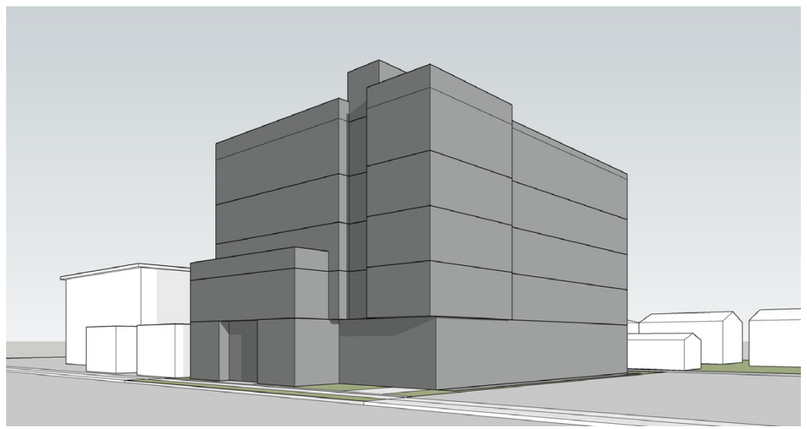




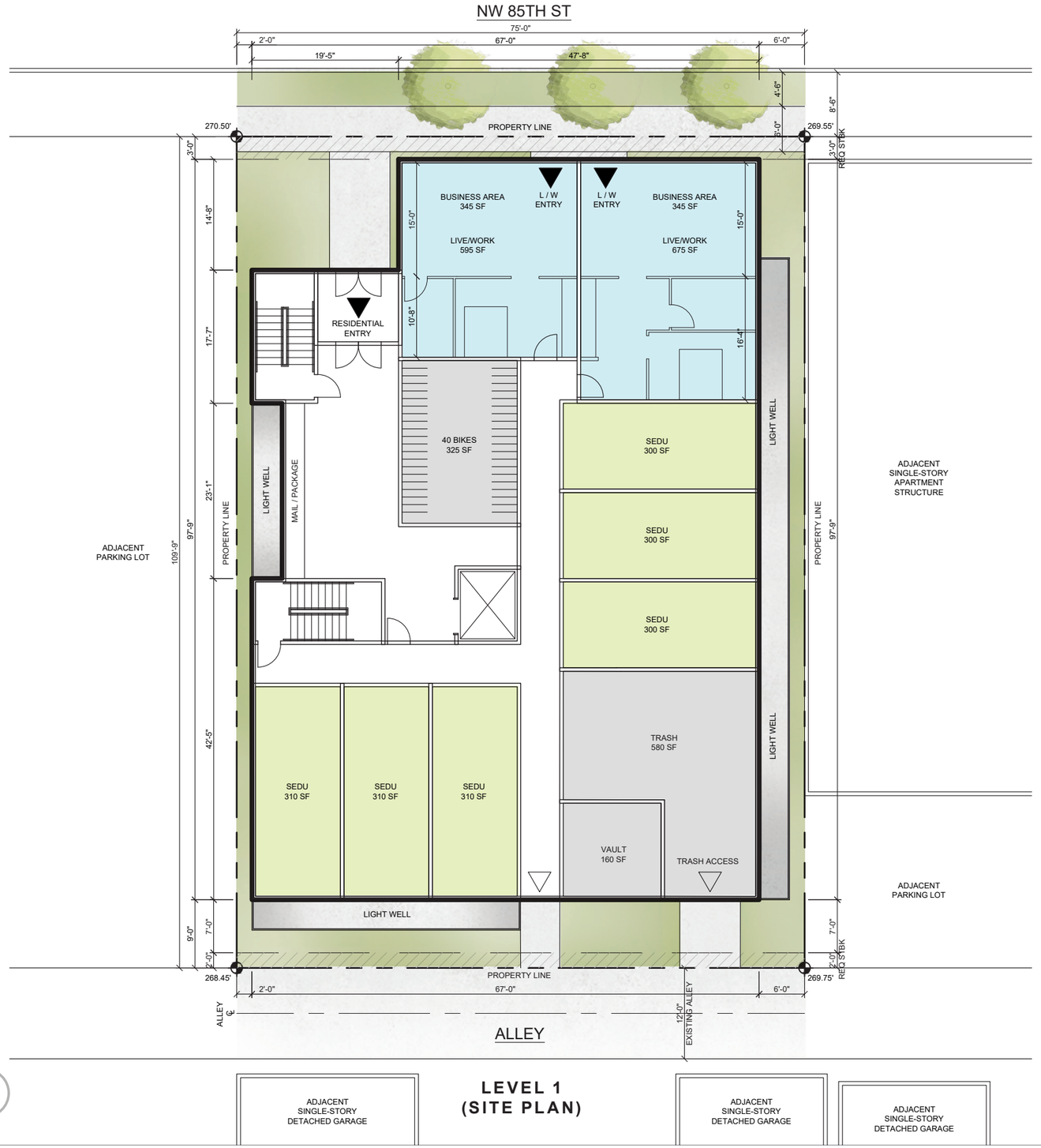
OPTION ONE



OPTION TWO



OPTION THREE - PREFERRED OPTION



LEVEL 1
(SITE PLAN)

OPTION ONE

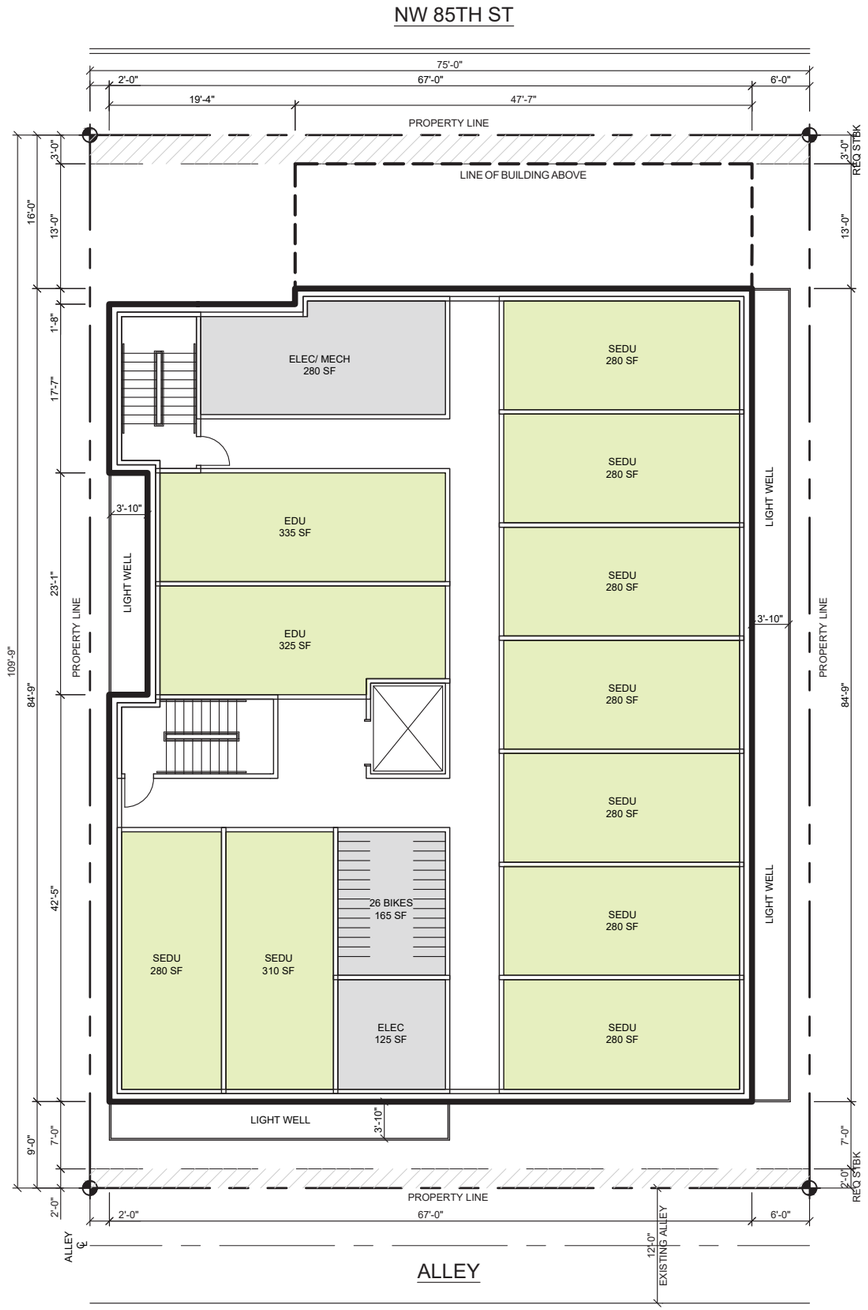
PROJECT DATA
- 70 Small Efficiency Dwelling Units
- 2 Live-Work Units
- 28,635 SF Total

OPPORTUNITIES
- Roof deck oriented toward NW 85th St
- Generous residential entry setback

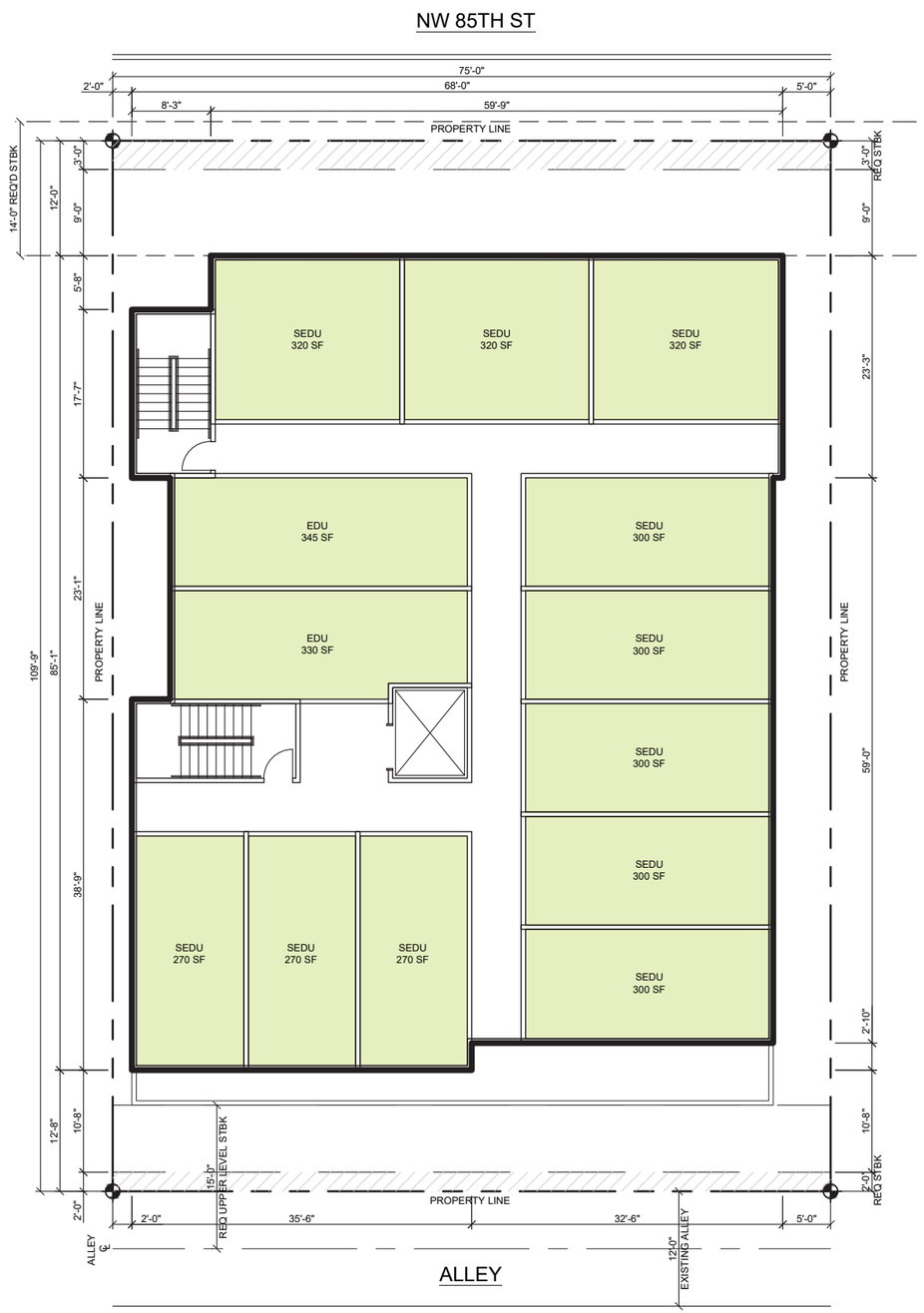
CONSTRAINTS
- Highest amount of units located at basement level
- Window wells located at alley reduces landscape opportunities
- Inefficient circulation at entry level
- Stair tower along street edge
- Less setback provided from residential zone

DEPARTURES REQUESTED
- None

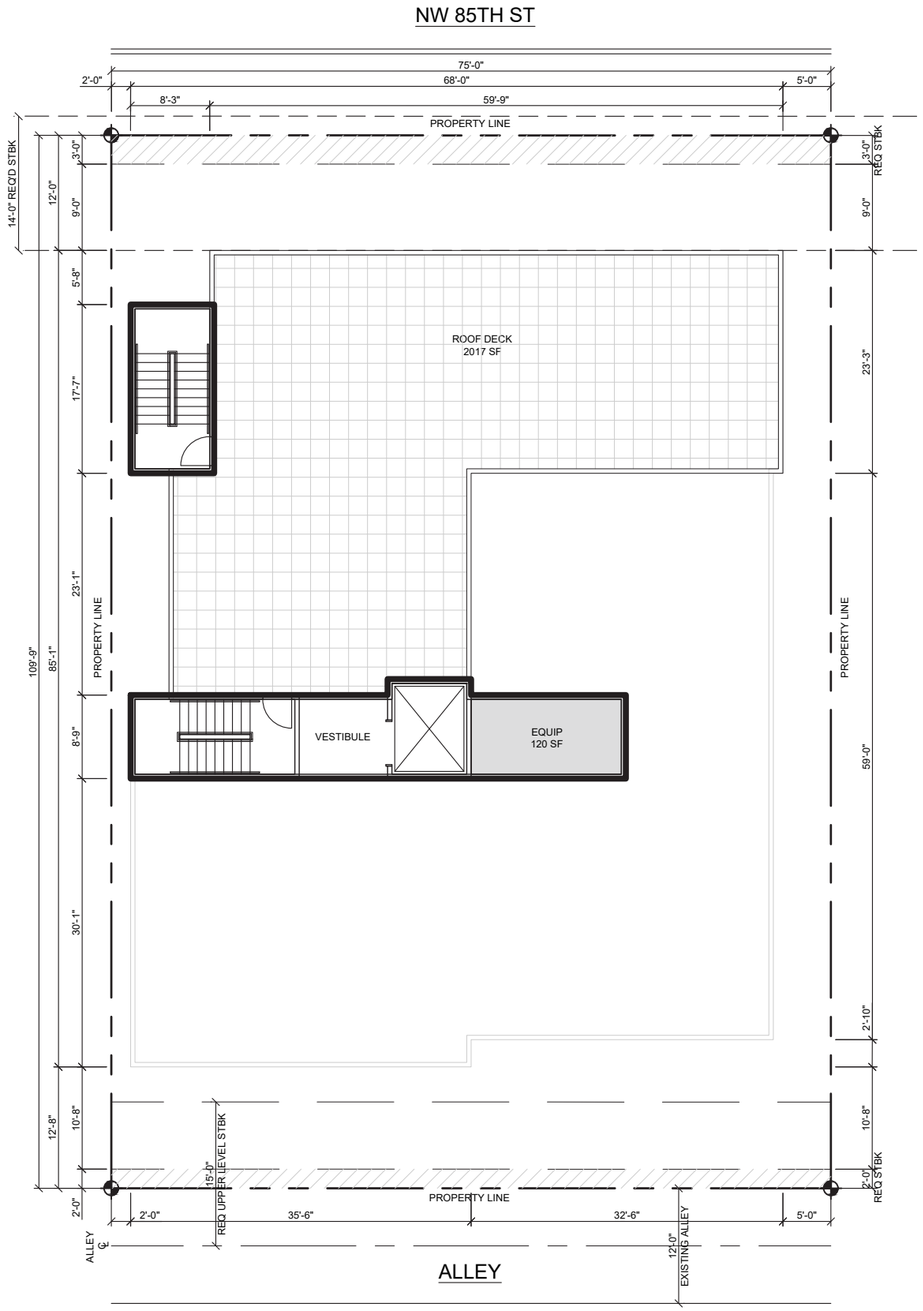
DWELLING UNIT LIVE/WORK SERVICE AREA



DWELLING UNIT LIVE/WORK SERVICE AREA

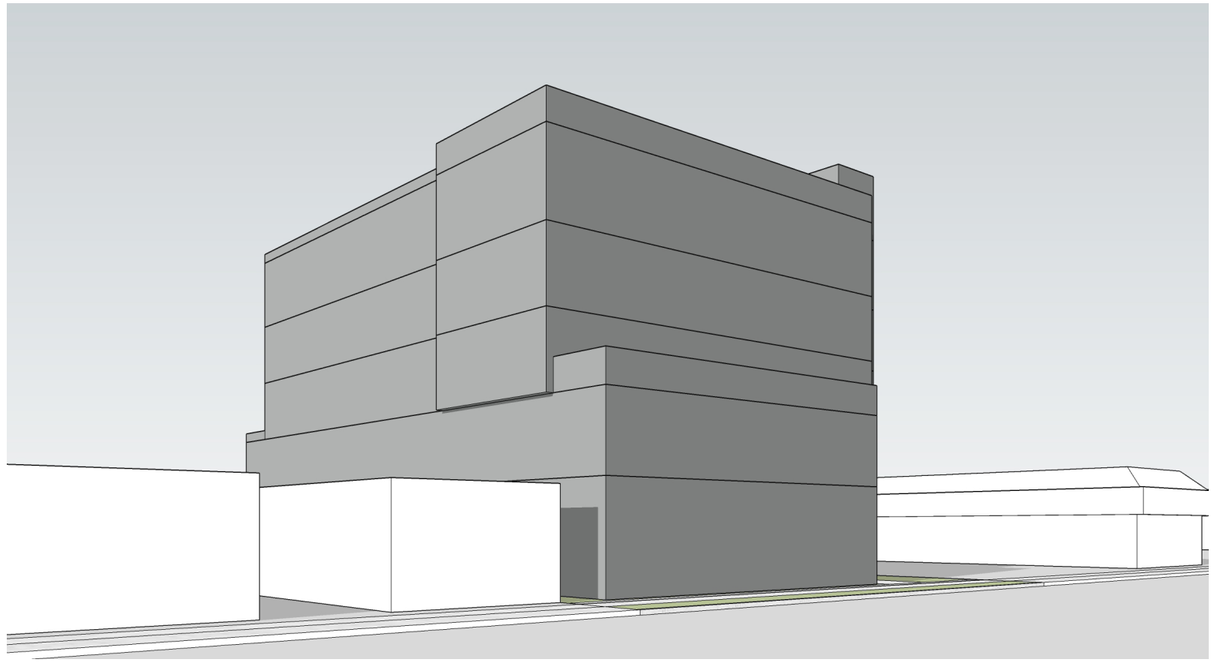


LEVELS 3-5

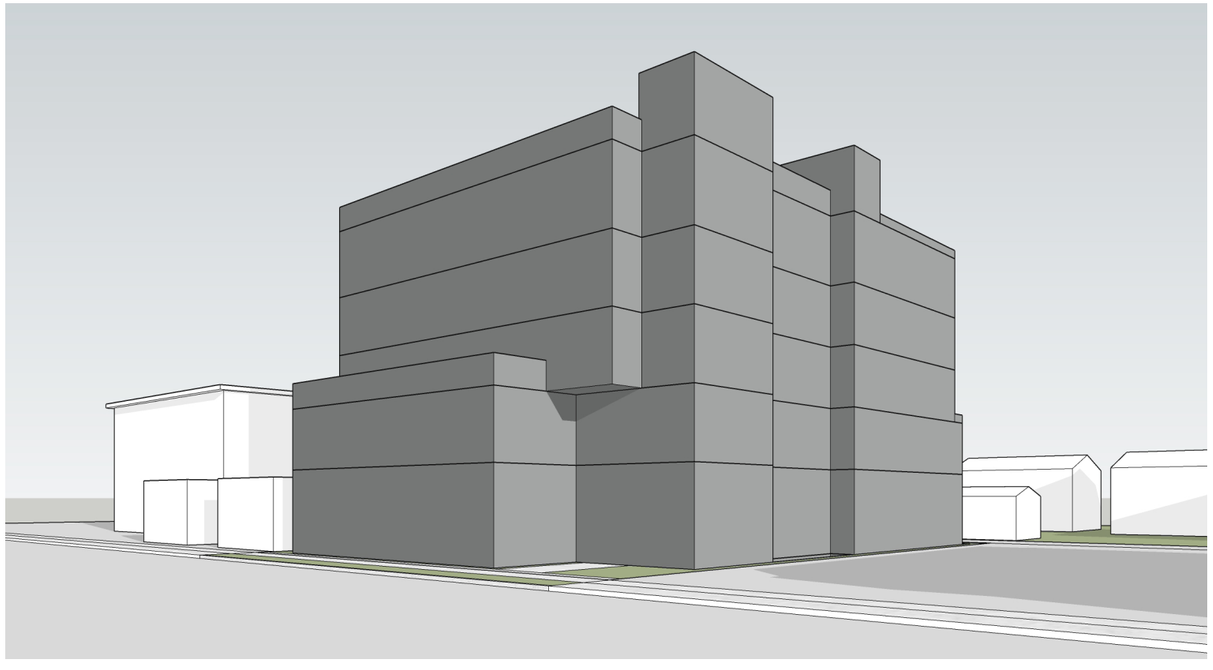


ROOF DECK

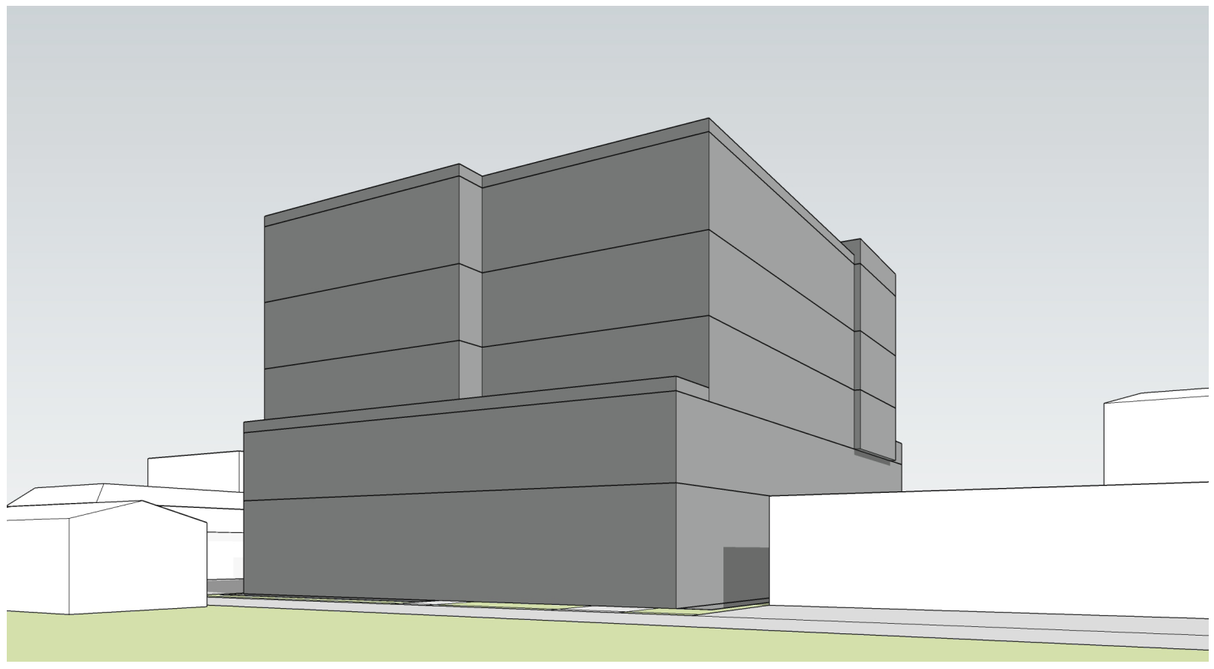
DWELLING UNIT LIVE/WORK SERVICE AREA



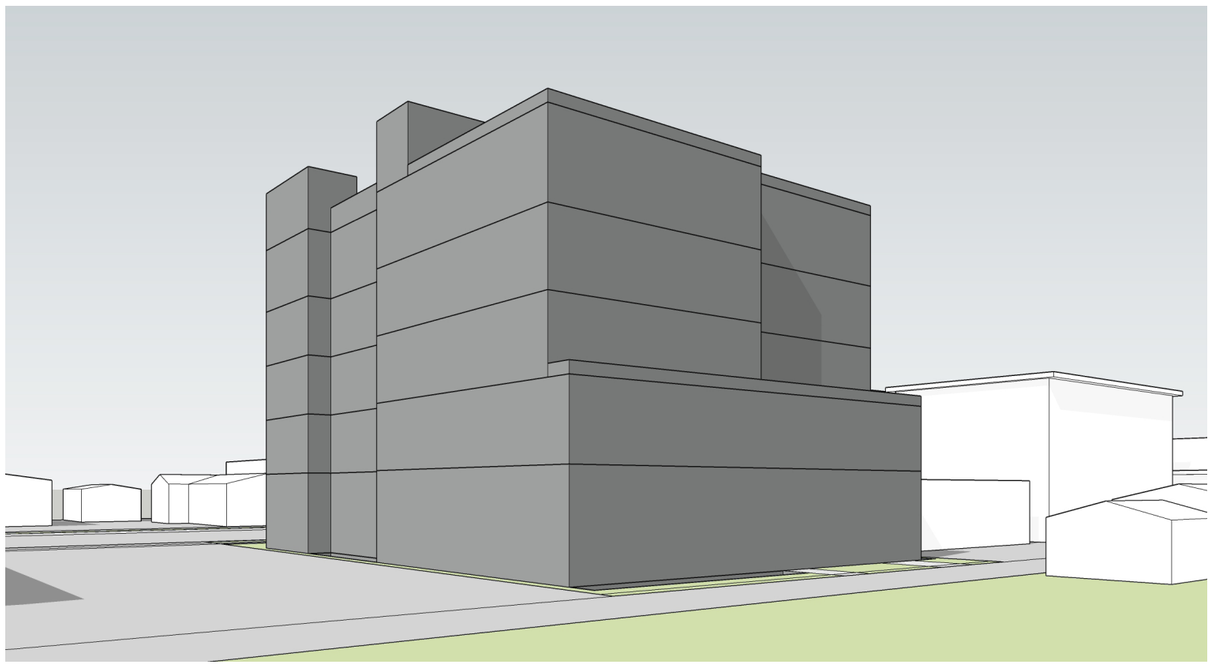
VIEW FROM NORTHEAST



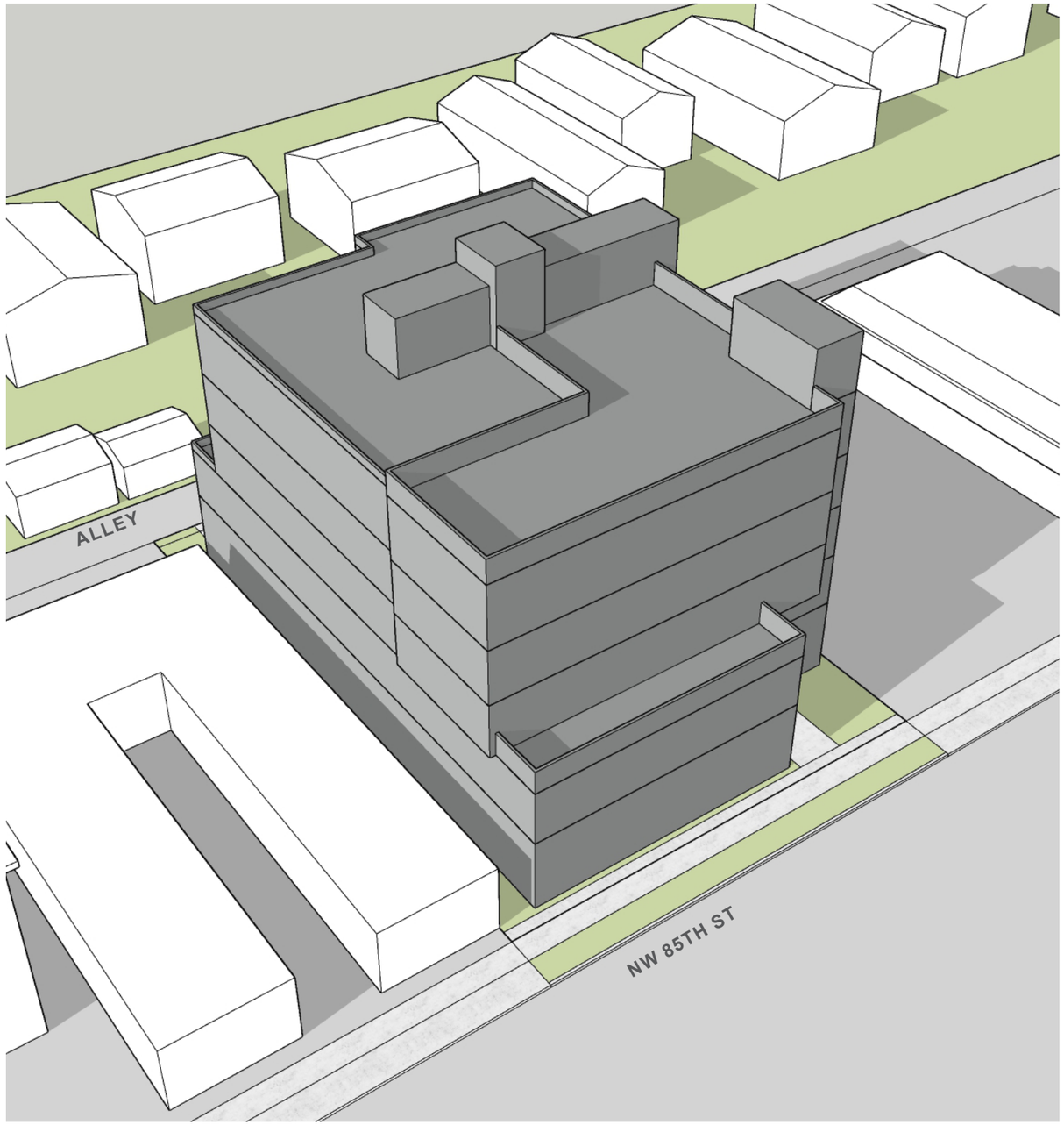
VIEW FROM NORTHWEST



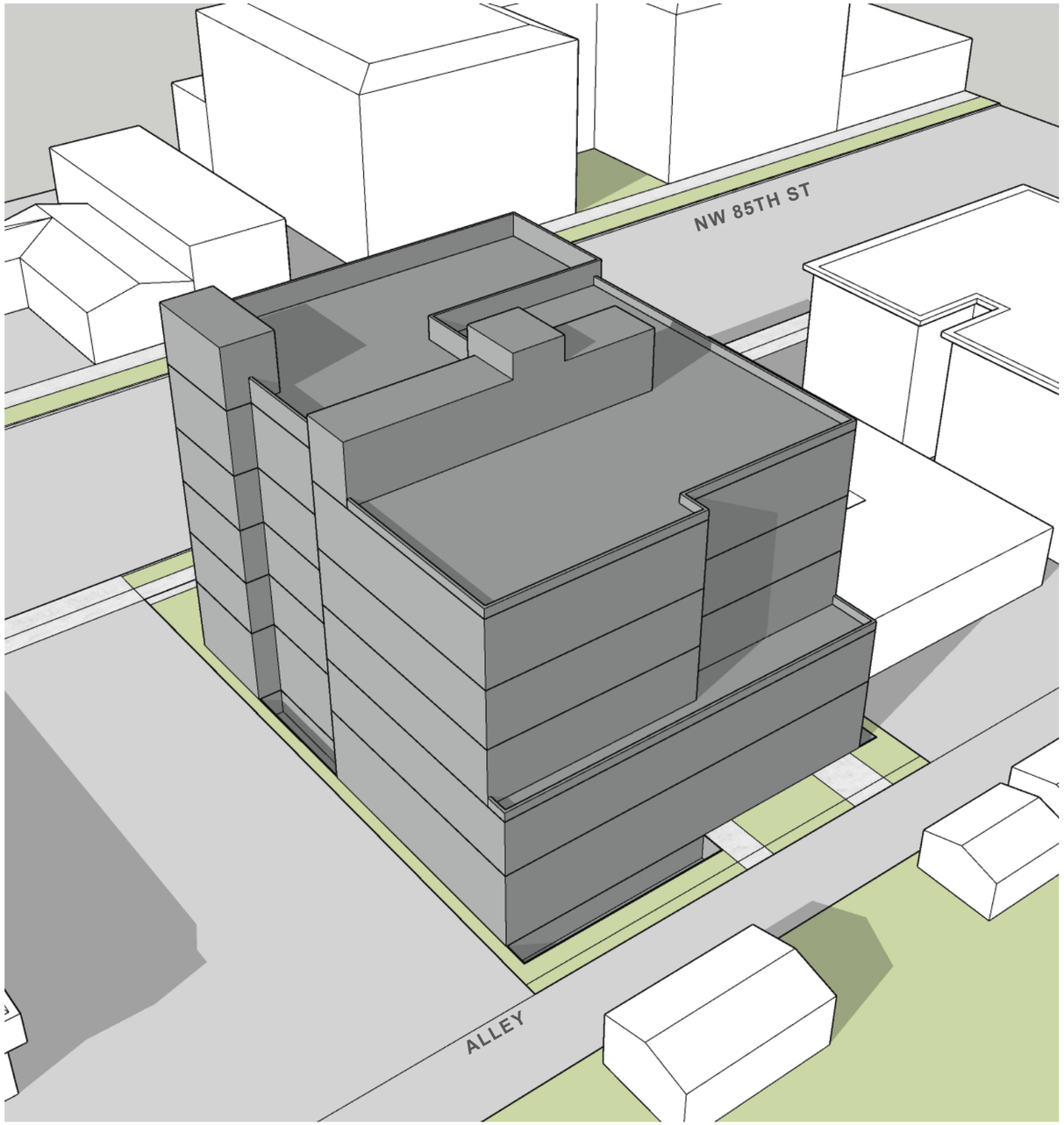
VIEW FROM SOUTHEAST



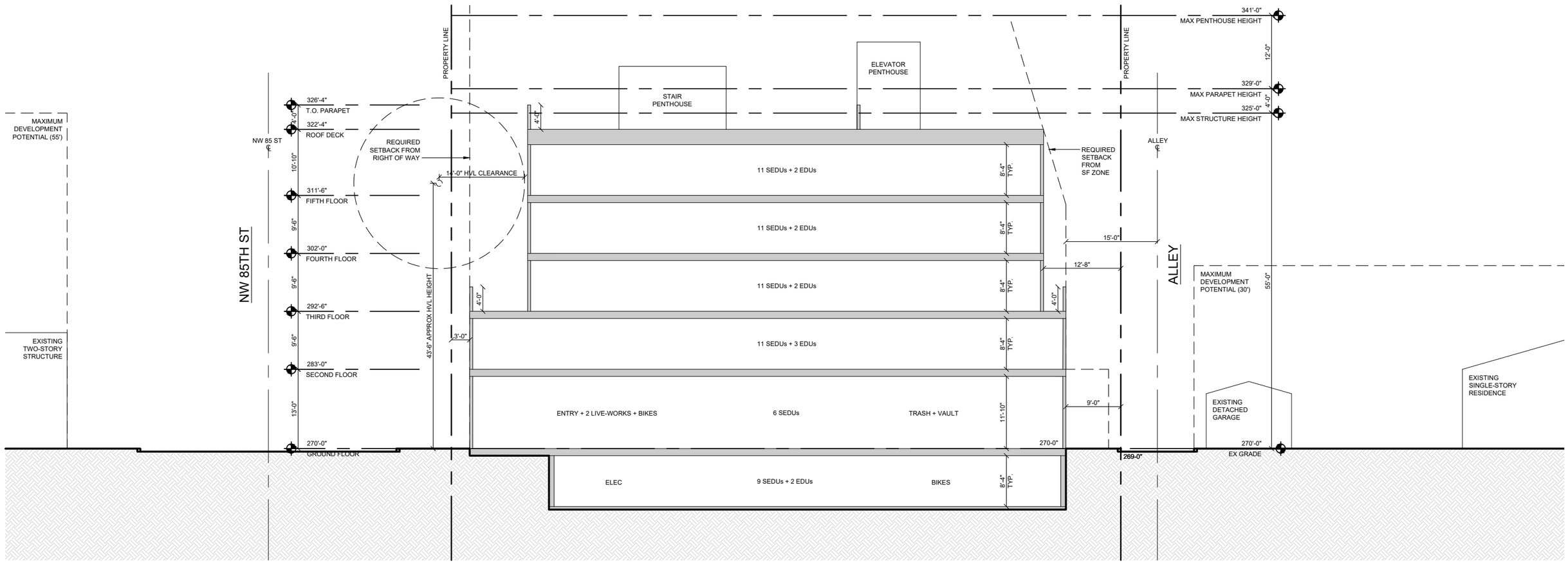
VIEW FROM SOUTHWEST



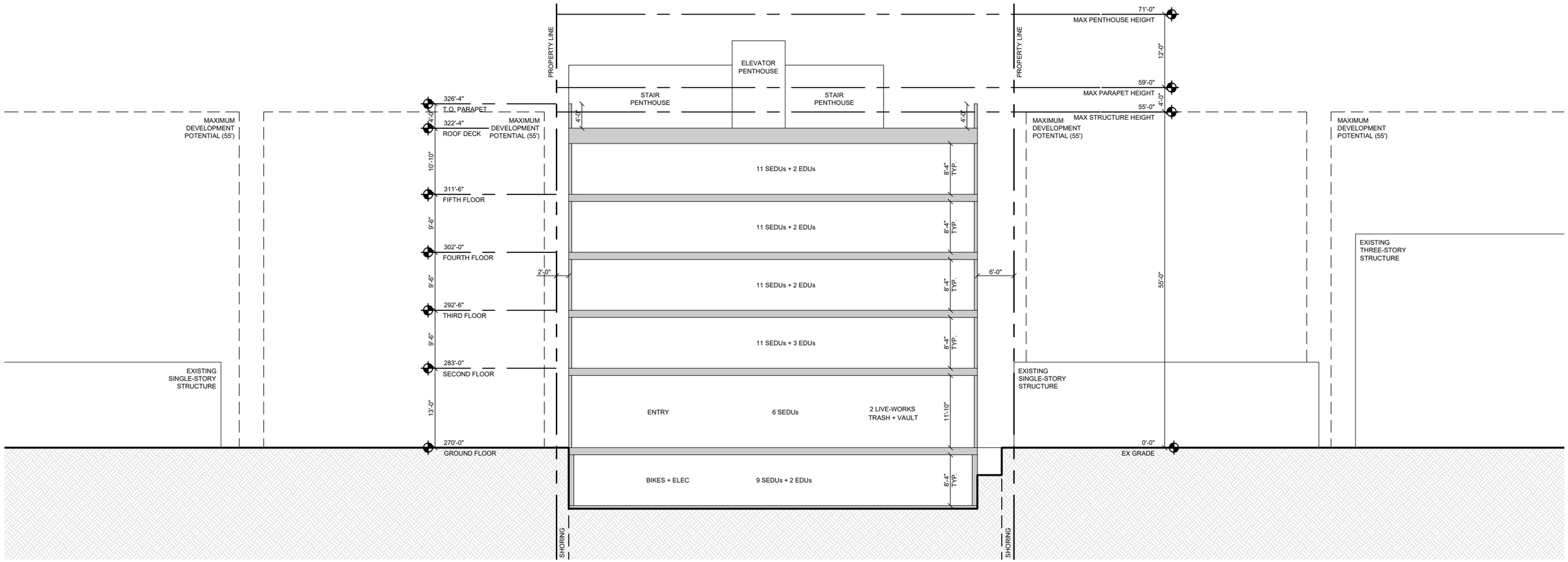
AERIAL VIEW FROM NORTHEAST



AERIAL VIEW FROM SOUTHWEST



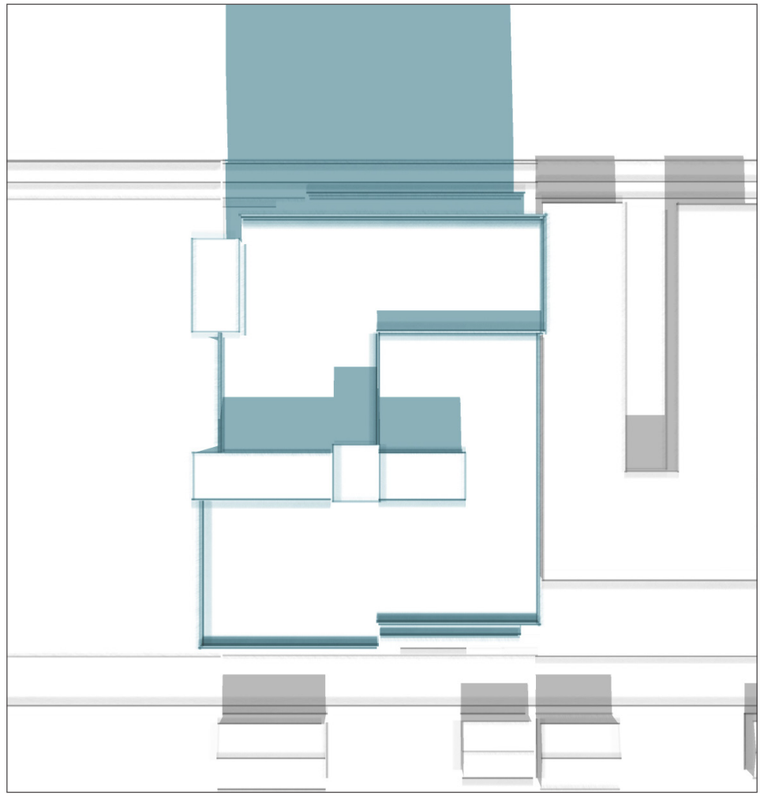
STACKING DIAGRAM LOOKING EAST



STACKING DIAGRAM LOOKING NORTH



MARCH / SEPTEMBER 21, 9 AM



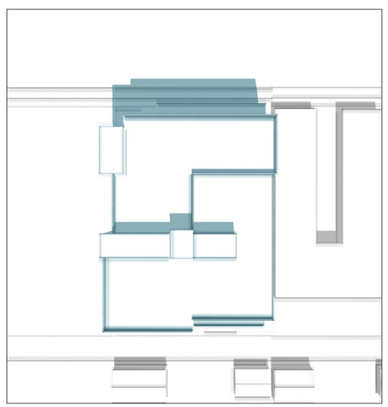
MARCH / SEPTEMBER 21, 12 PM



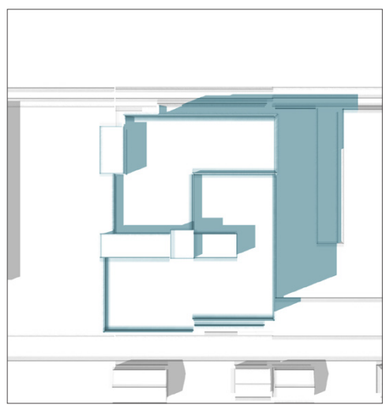
MARCH / SEPTEMBER 21, 3 PM



JUNE 21, 9 AM



JUNE 21, 12 PM



JUNE 21, 3 PM



DECEMBER 21, 9 AM



DECEMBER 21, 12 PM



DECEMBER 21, 3 PM



LEVEL 1 (SITE PLAN)

OPTION TWO

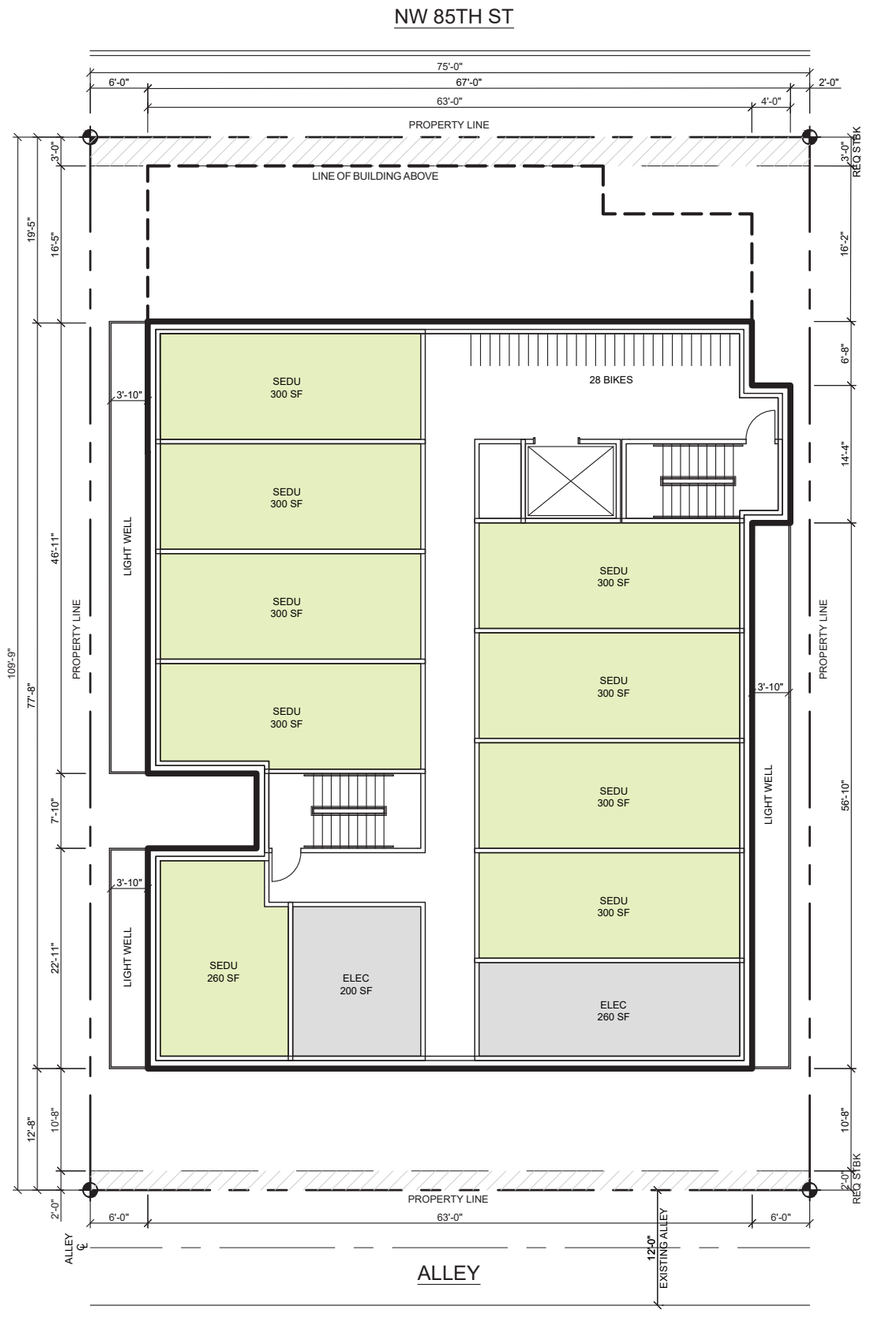
PROJECT DATA
- 68 Small Efficiency Dwelling Units
- 2 Live-Work Units
- 27,601 SF Total

OPPORTUNITIES
- Roof deck oriented toward NW 85th St
- Exceeds code required ground level setback from residential zone

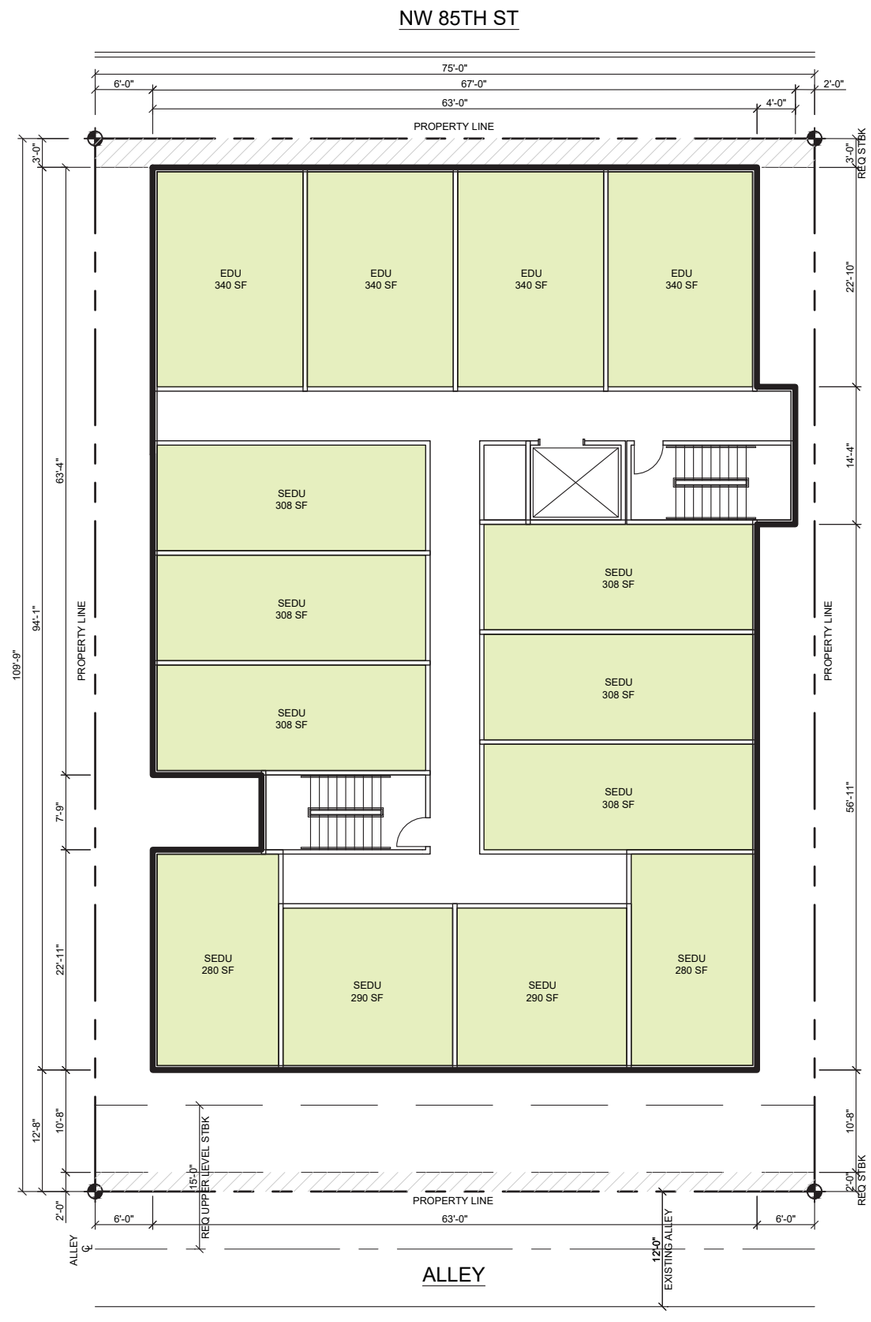
CONSTRAINTS
- Minimal amounts of modulation
- Higher amount of units facing residential zone
- Shallow entry setbacks from street

DEPARTURES REQUESTED
- Live-Work Unit: Reduction of required depth of non-residential portion of unit from the street-level street-facing facade.

DWELLING UNIT LIVE/WORK SERVICE AREA

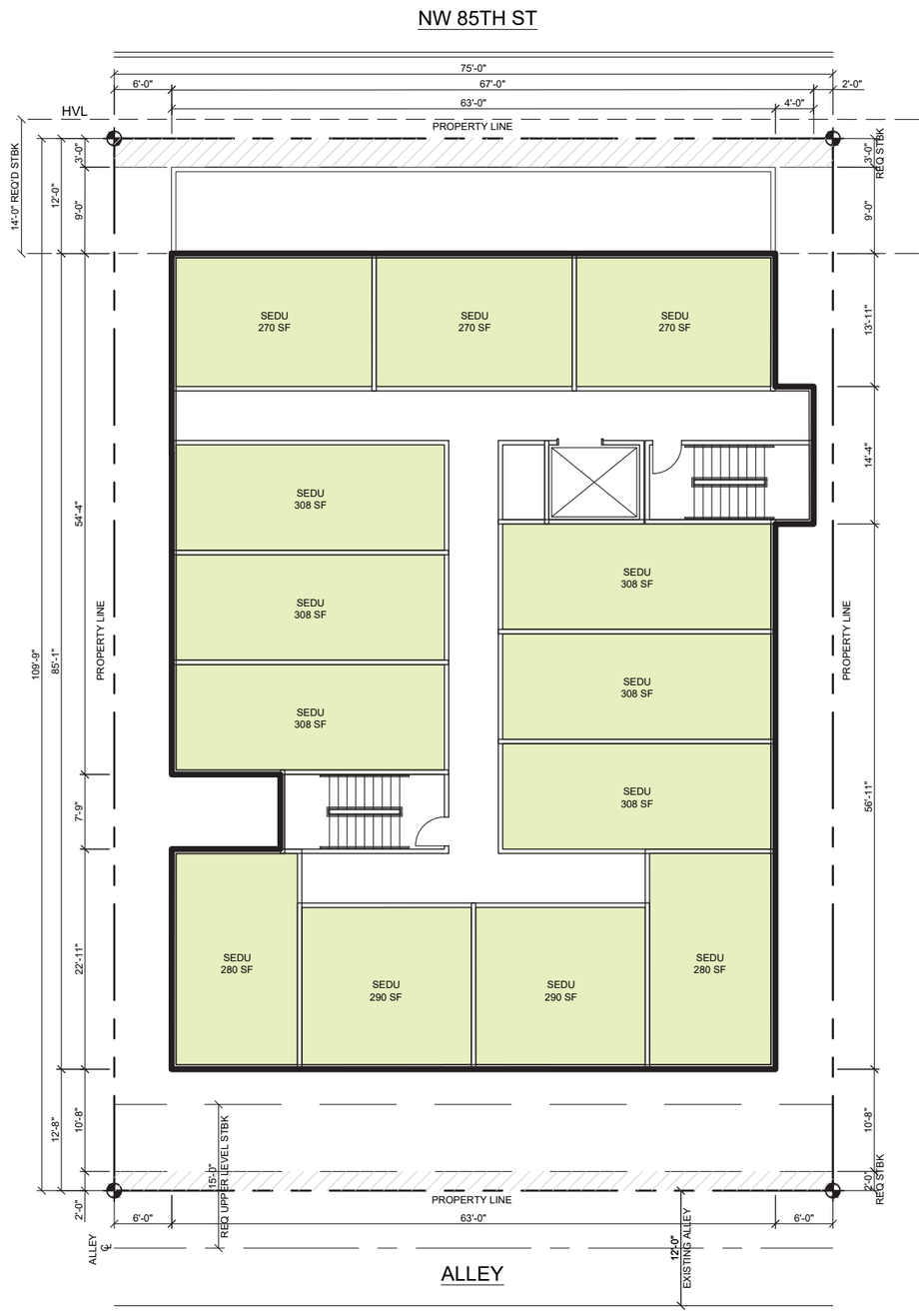


BASEMENT

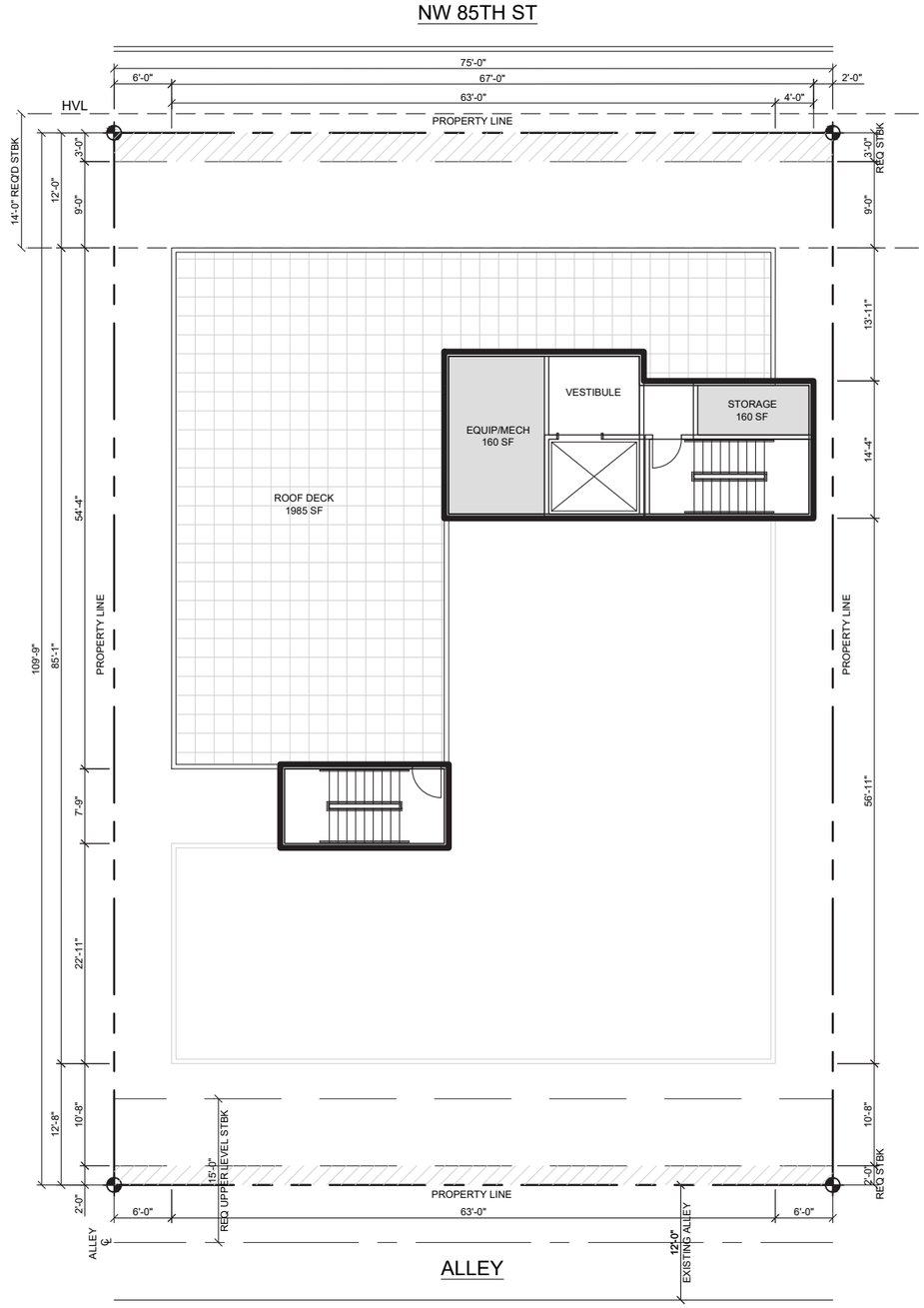


LEVEL 2

DWELLING UNIT LIVE/WORK SERVICE AREA

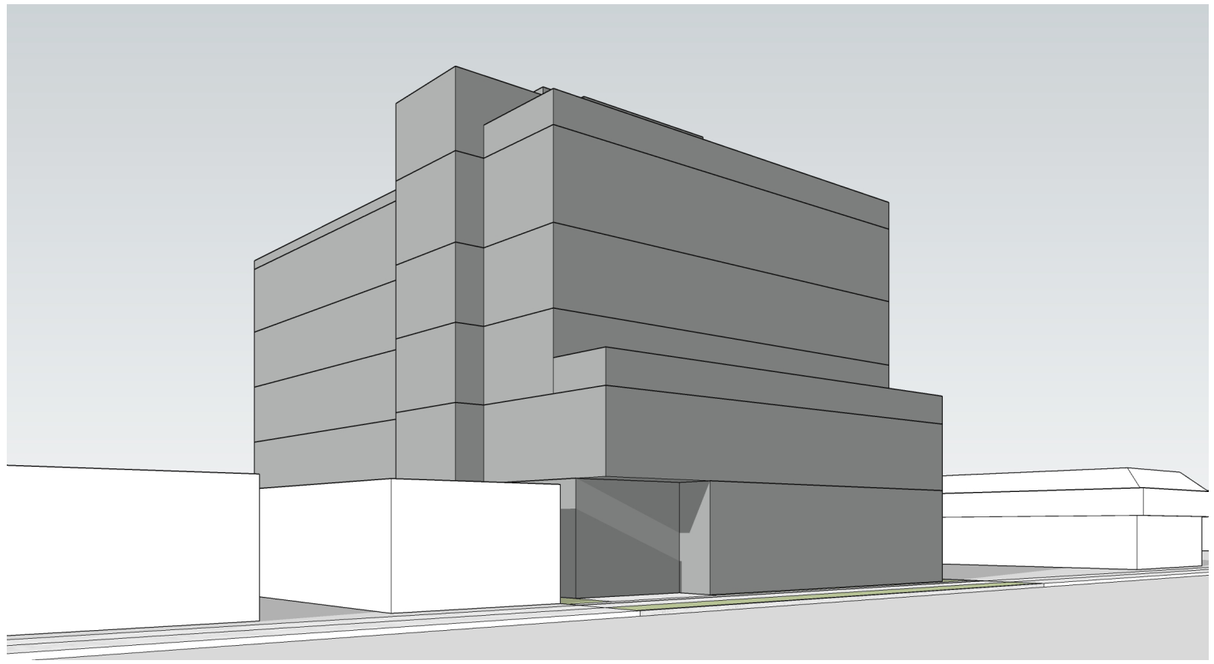


LEVELS 3-5

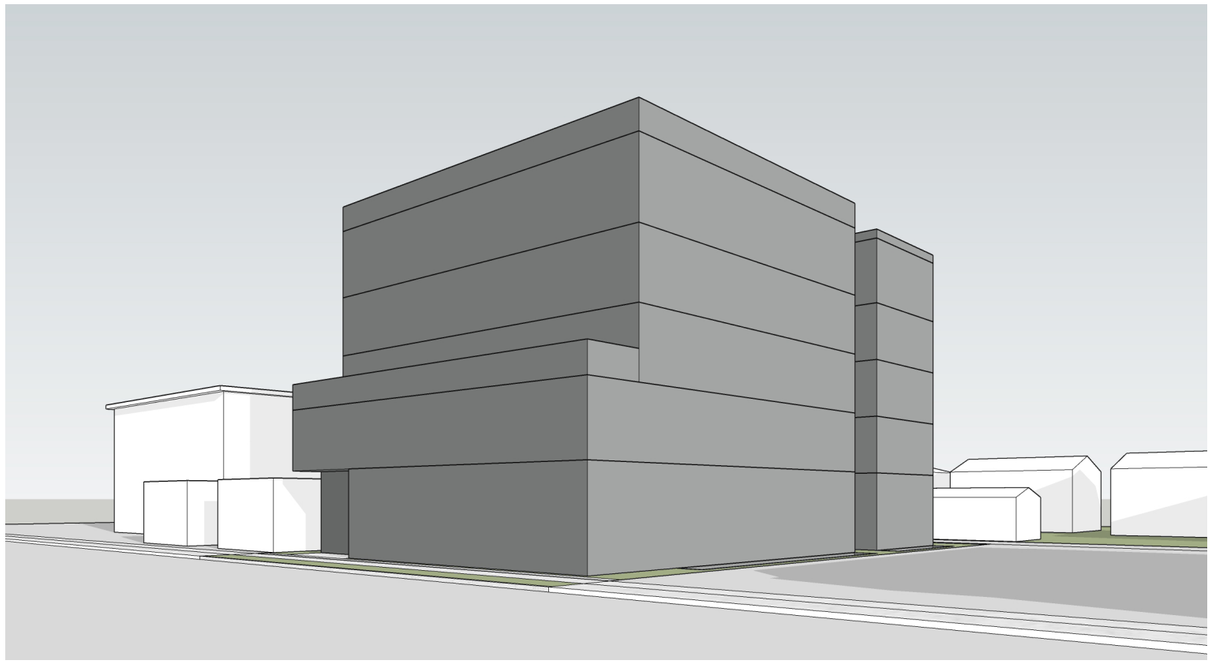


ROOF DECK

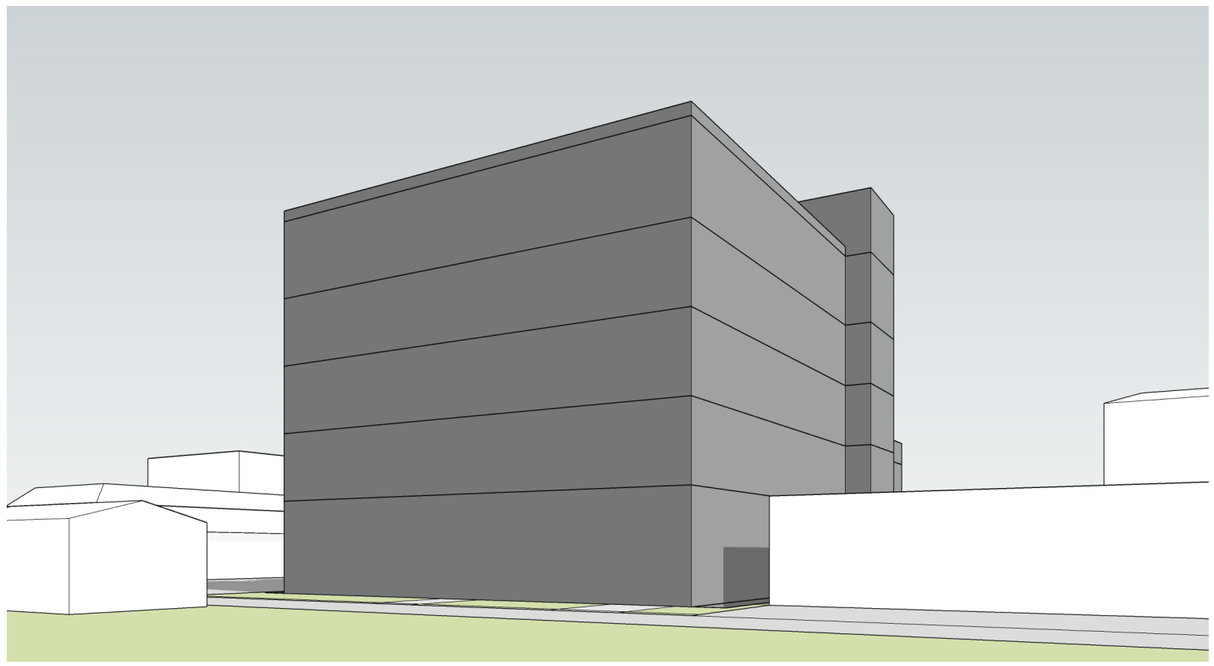
DWELLING UNIT LIVE/WORK SERVICE AREA



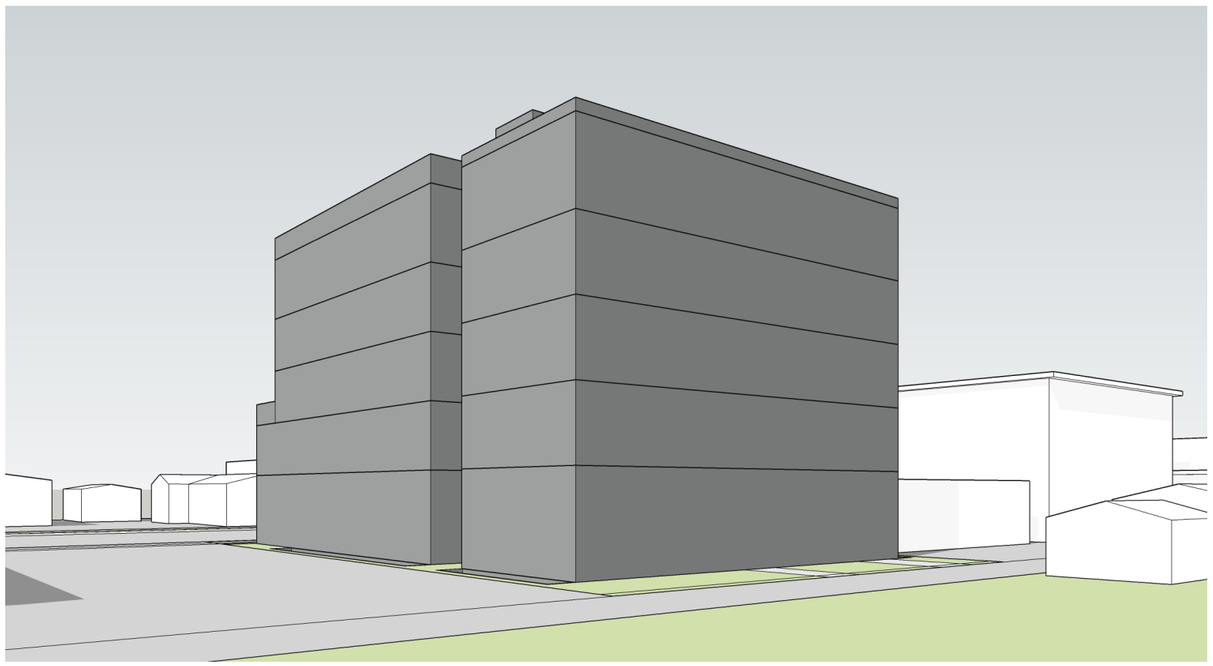
VIEW FROM NORTHEAST



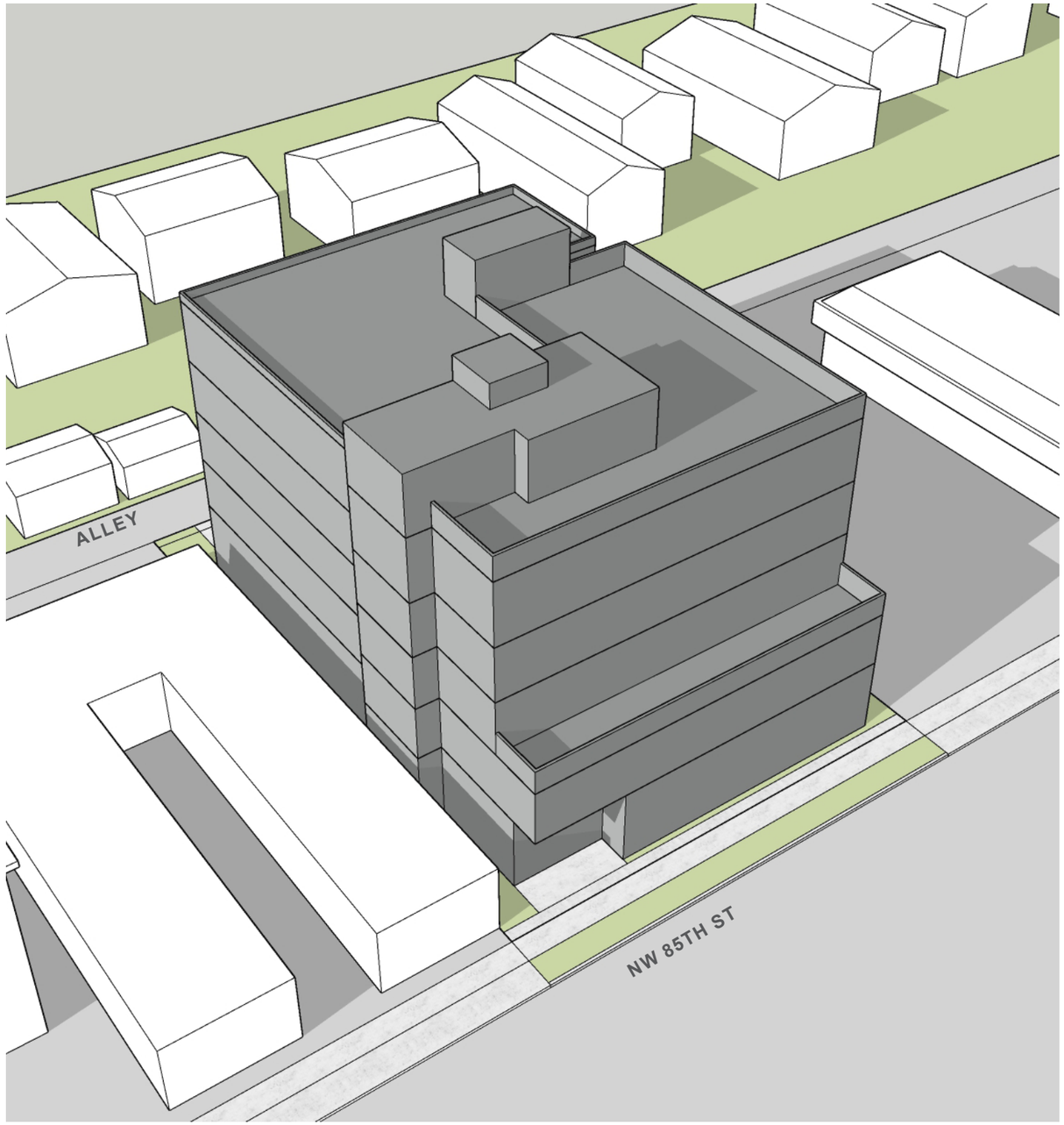
VIEW FROM NORTHWEST



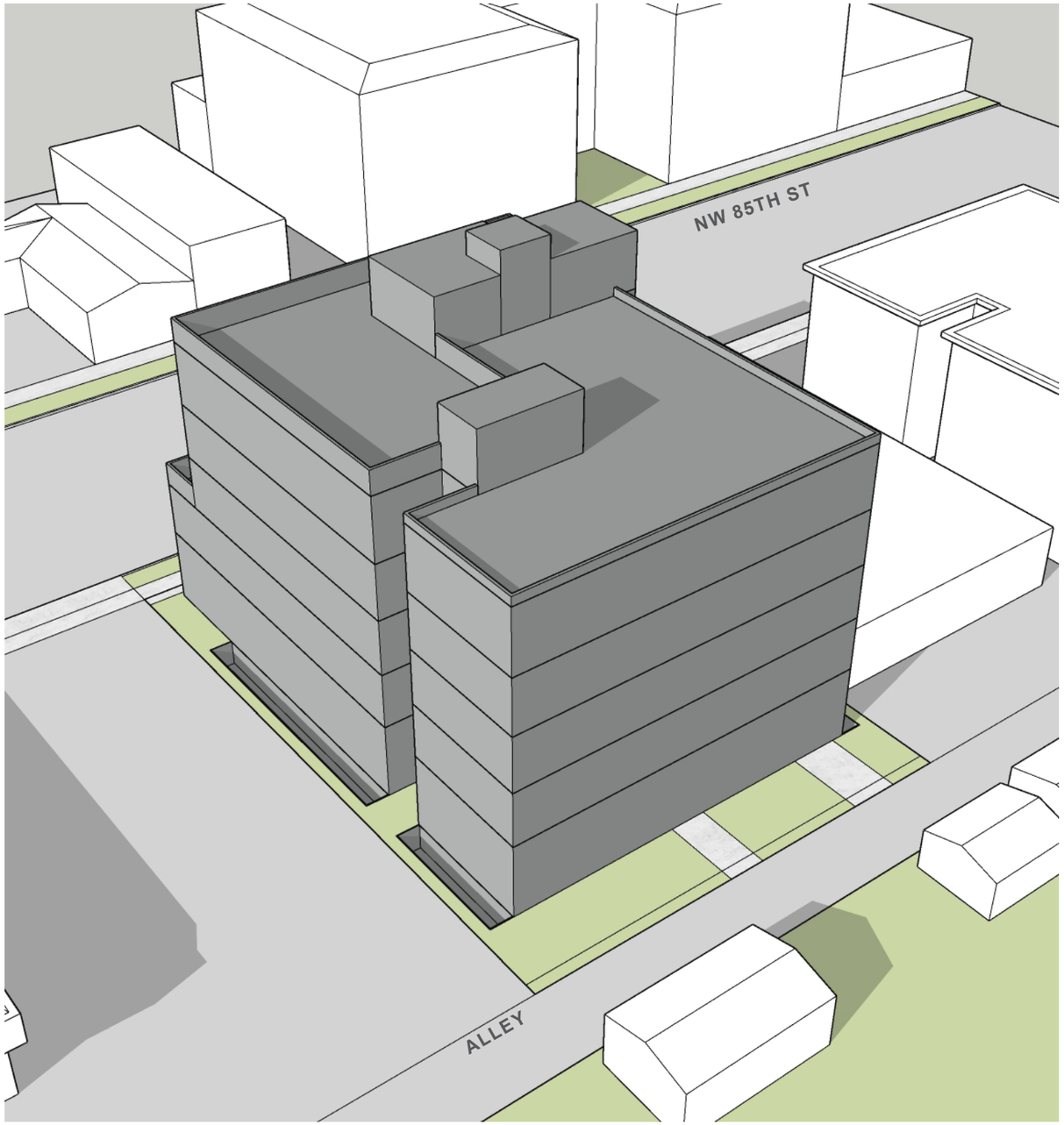
VIEW FROM SOUTHEAST



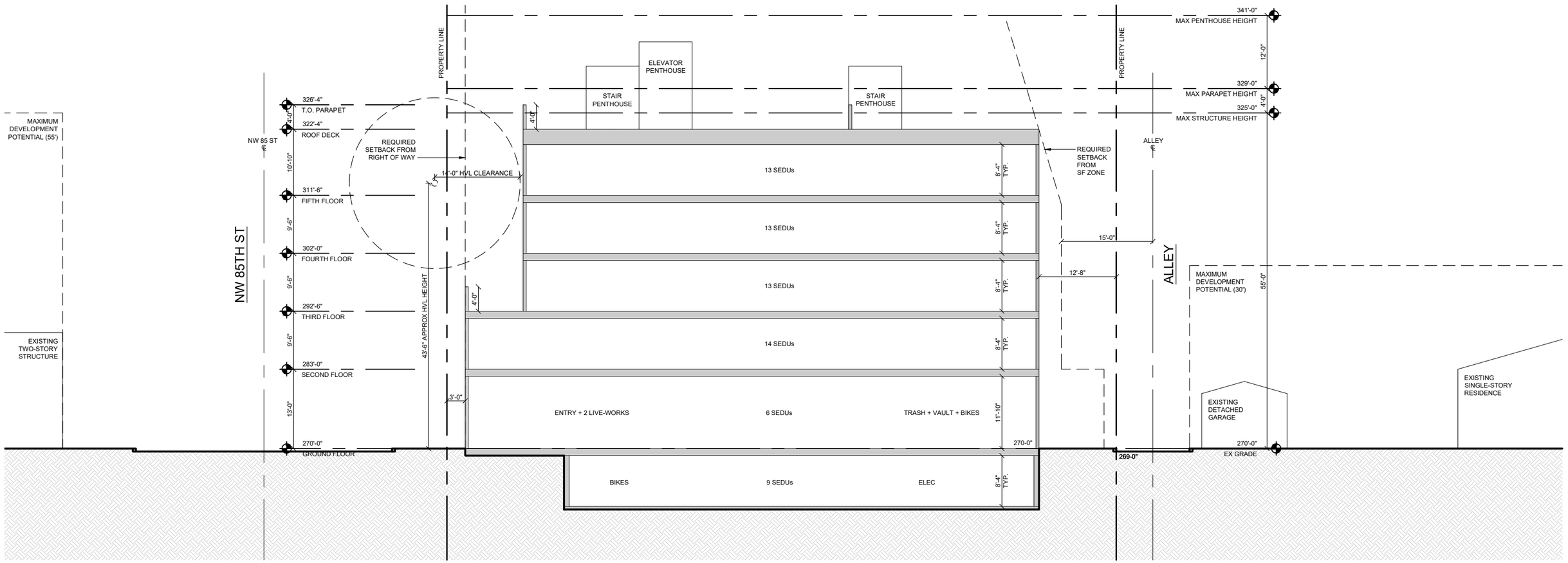
VIEW FROM SOUTHWEST



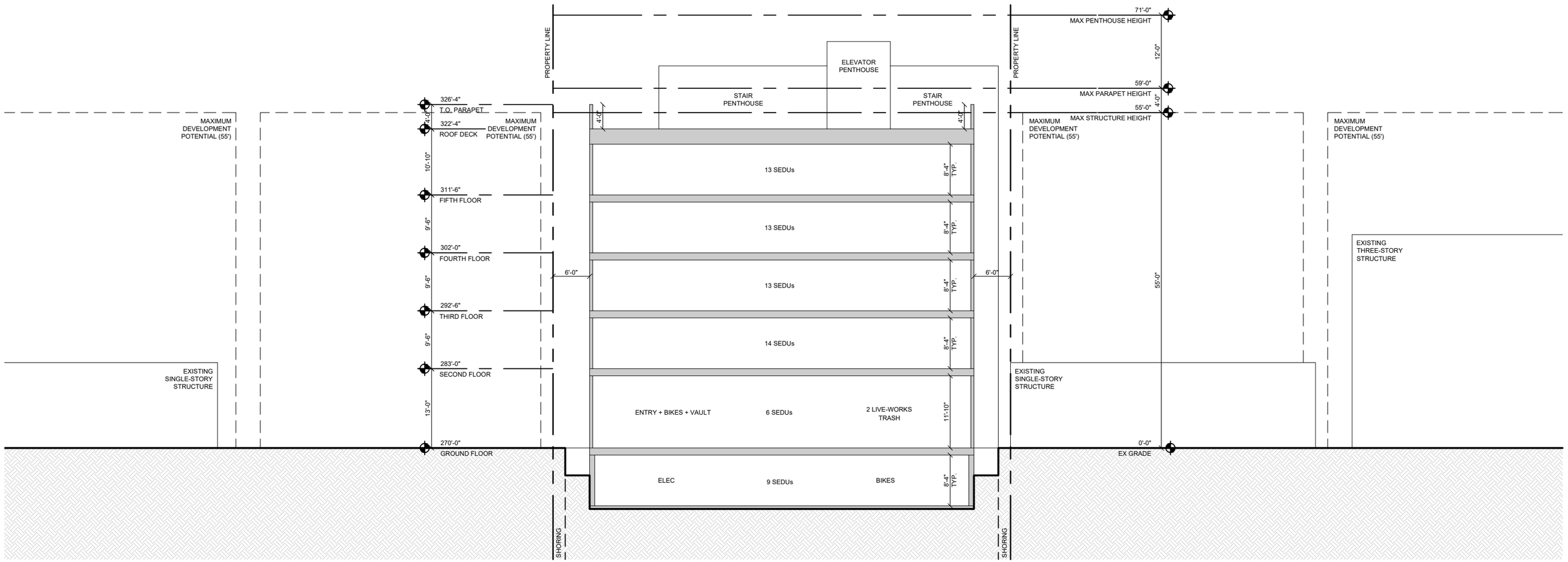
AERIAL VIEW FROM NORTHEAST



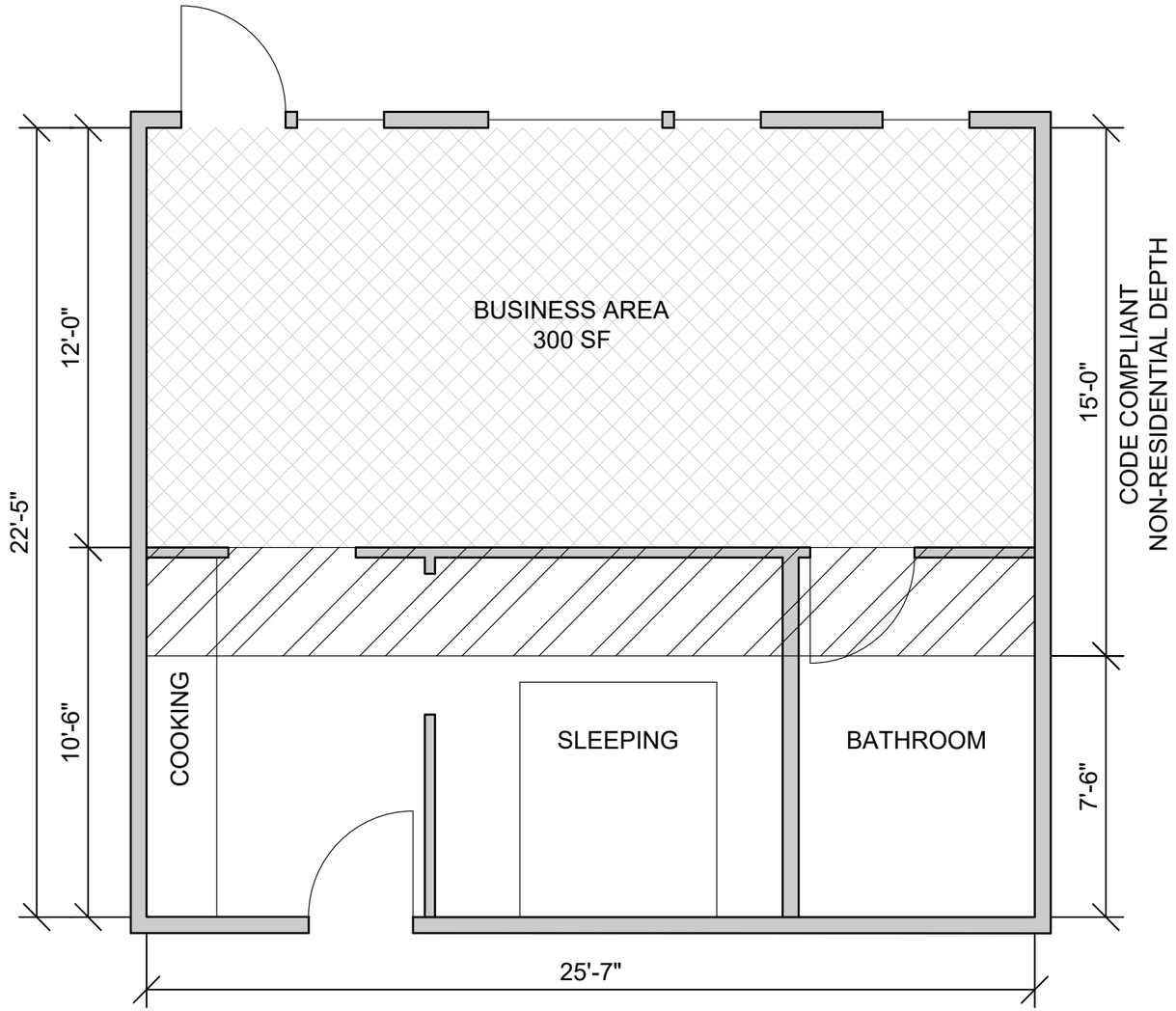
AERIAL VIEW FROM SOUTHWEST



STACKING DIAGRAM LOOKING EAST



STACKING DIAGRAM LOOKING NORTH



LIVE-WORK

PER SMC 23.47A.008.E.1
The portion of each such live-work unit in which business is conducted must be a minimum of 300 square feet and must be located between the street and the residential portion of the live-work unit. The non-residential portions of the unit shall extend the width of the street-level, street-facing facade, shall extend a minimum depth of 15 feet from the street-level, street-facing facade, and shall not contain any of the primary features of the residential (live) portion of the live-work unit, such as kitchen, sleeping, or laundry facilities, or bathrooms containing a shower or bathtub. These basic residential features shall be designed to be separated from the work portion of the live-work unit by a physical divider such as a wall or partition.

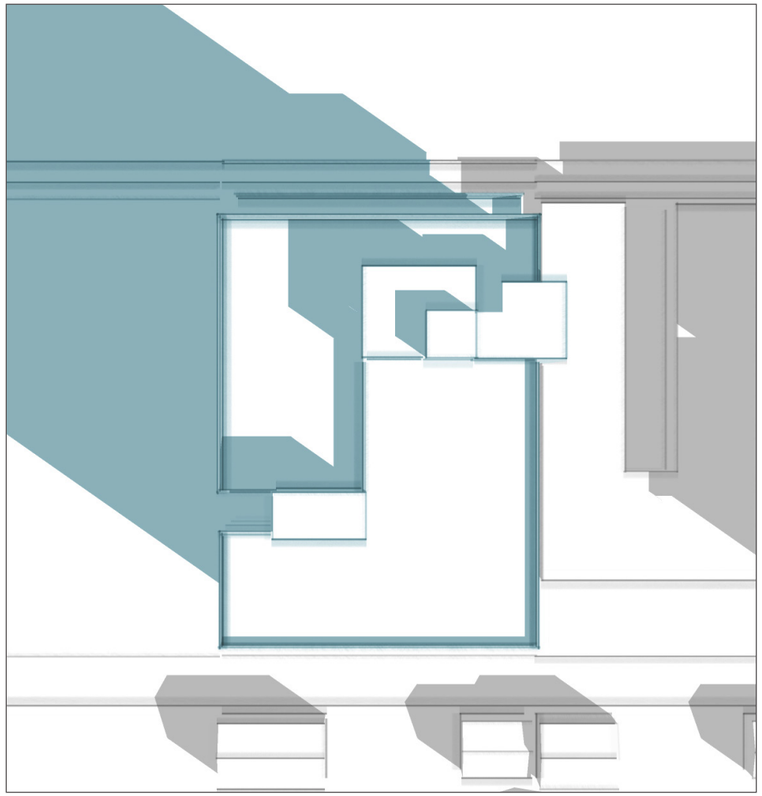
UNIT 1 - DEPARTURE REQUEST

- To allow the minimum required depth of the non-residential portions of the east Live-Work to be reduced from 15'-0" to 12'-0".

RATIONALE:
The code required 300 square feet min of non-residential space is provided between the live portion of the unit and the street-level, street-facing facade. The live-work unit has more width at the street-facing facade, thus the required 300 square feet of non-residential space is provided in less depth.

DESIGN GUIDELINES

PL3.B.3. RESIDENTIAL EDGES **Buildings with Live/Work Uses: Maintain active and transparent facades in the design of live/work residences that are required to orient the non-residential portions of the unit toward the street.**
The east Live-Work orients its wide proportion of non-residential area toward the street to increase the possibility for an active and transparent facade. Enabling the non-residential area to span lengthwise across the street-level facade provides the opportunity to add an extra panel of glazing for transparency.
PL3.C.1. RETAIL EDGES **Porous Edge: Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.**
The east Live-Work has multiple locations of glazing to further engage passersby. With added width to the street front, it is possible to have a more porous facade with multiple pockets of transparency and create visual interest that follows the sidewalk edge.
PL3.C.2. RETAIL EDGES **Visibility: Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.**
The east Live-Work has an extra wide street-facing facade to maximize transparency, enhance visibility, and activate the facade. Wide portions of glazing along the street edge will provide an abudance of natural light into the unit for higher visibility. The close proximity of the sidewalk enables a tenant to promote their business and be visible by pedestrians for more area than if the required depth was and less width was provided.



MARCH / SEPTEMBER 21, 9 AM



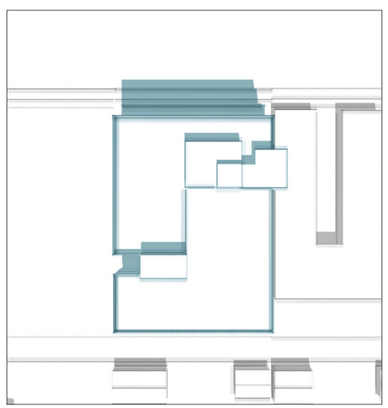
MARCH / SEPTEMBER 21, 12 PM



MARCH / SEPTEMBER 21, 3 PM



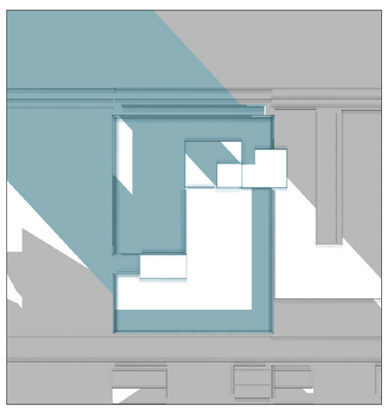
JUNE 21, 9 AM



JUNE 21, 12 PM



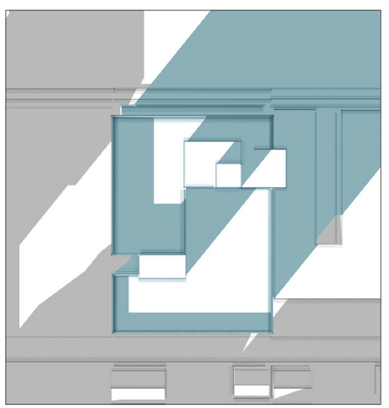
JUNE 21, 3 PM



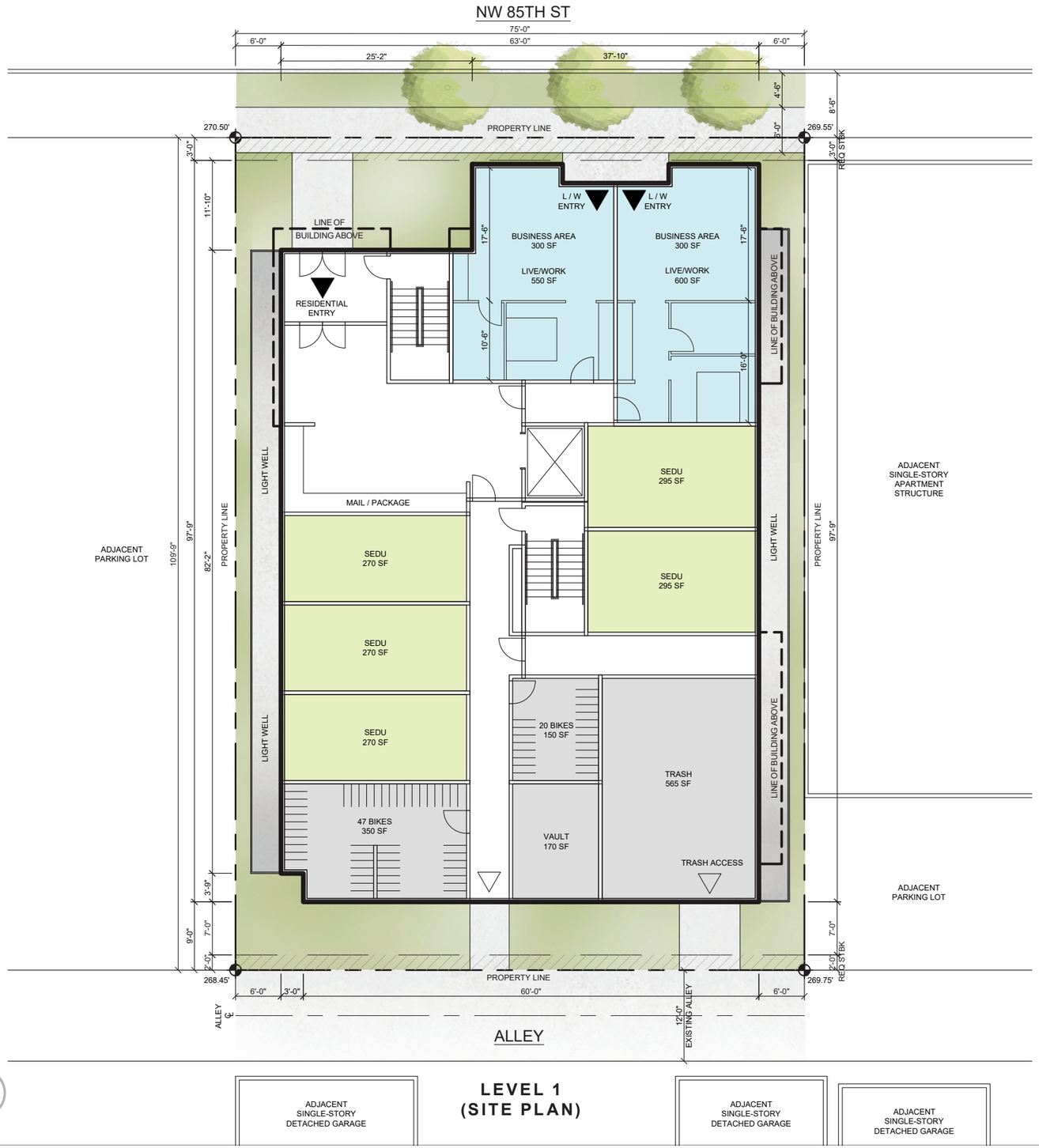
DECEMBER 21, 9 AM



DECEMBER 21, 12 PM



DECEMBER 21, 3 PM



LEVEL 1 (SITE PLAN)

OPTION THREE (PREFERRED)

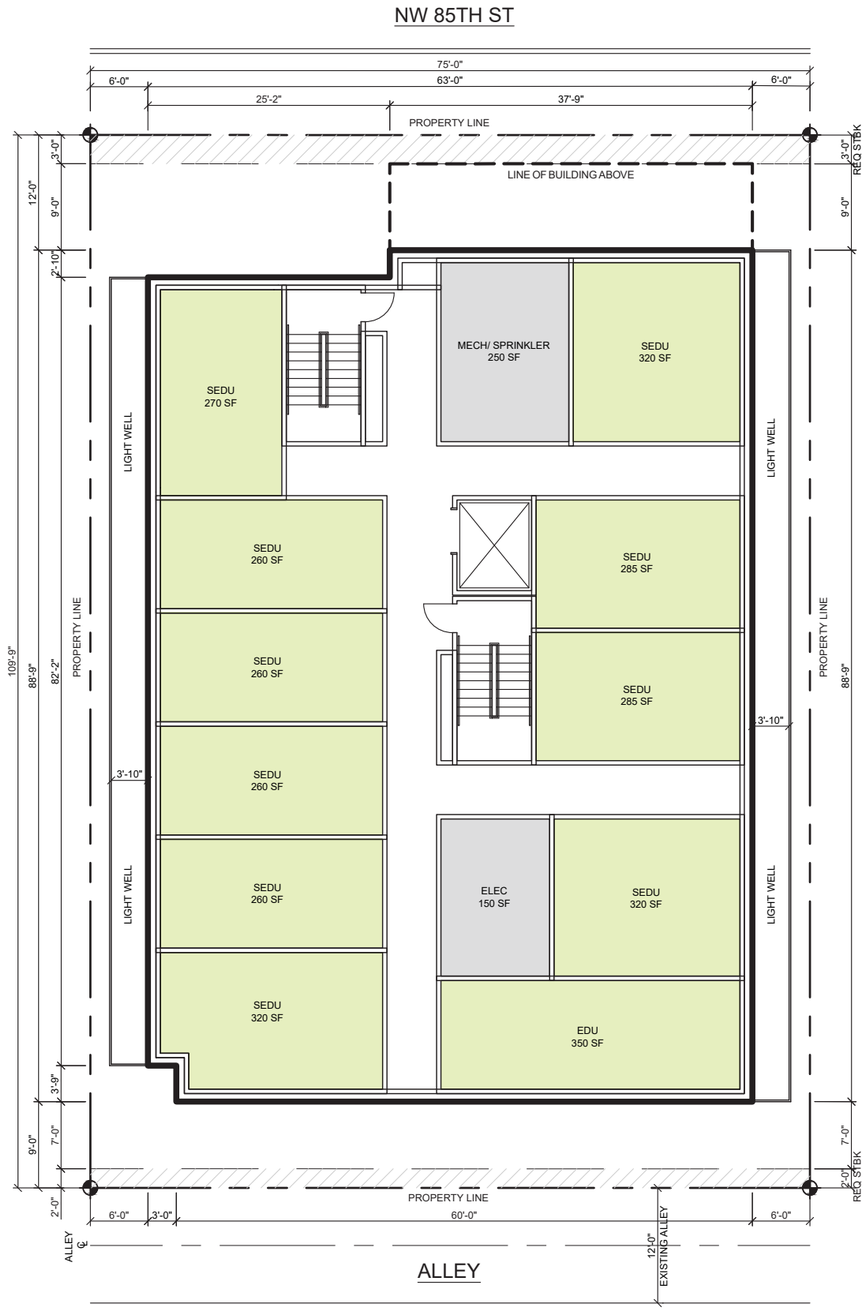
PROJECT DATA
- 72 Small Efficiency Dwelling Units
- 2 Live-Work Units
- 28,140 SF Total

OPPORTUNITIES
- Centralized circulation
- Roof deck oriented toward NW 85th St
- More units located at upper floors
- Exceeds code required setback from residential zone at alley
- South units facing alley additionally set back from building edge
- Generous residential entry setback
- Live-work unit entries set back from sidewalk
- Four units per floor (Levels 2-5) face NW 85th
- Varying roof heights at street edge

CONSTRAINTS
- Stair tower visible from street

DEPARTURES REQUESTED
- None

DWELLING UNIT LIVE/WORK SERVICE AREA



BASEMENT

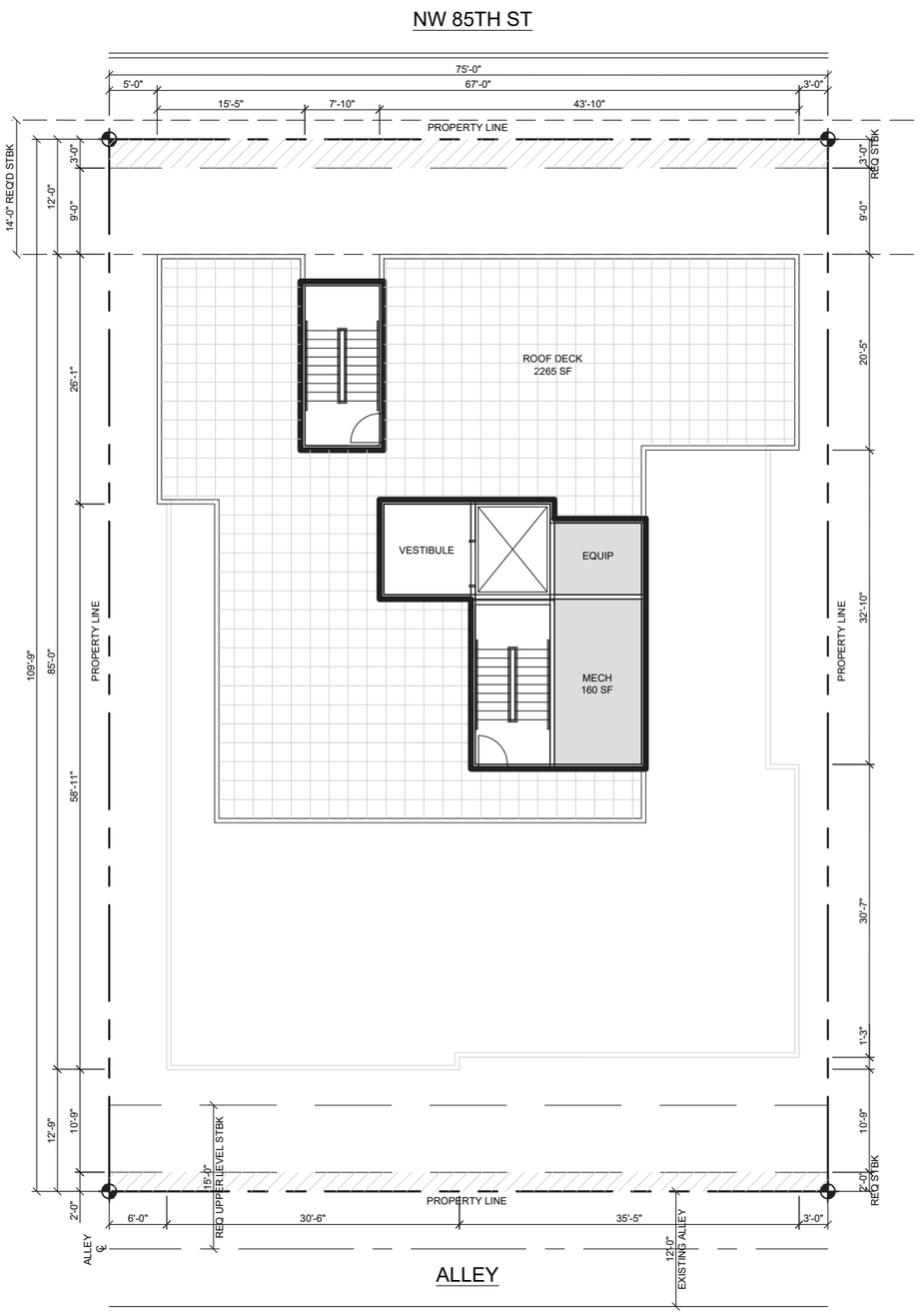


LEVEL 2

DWELLING UNIT LIVE/WORK SERVICE AREA

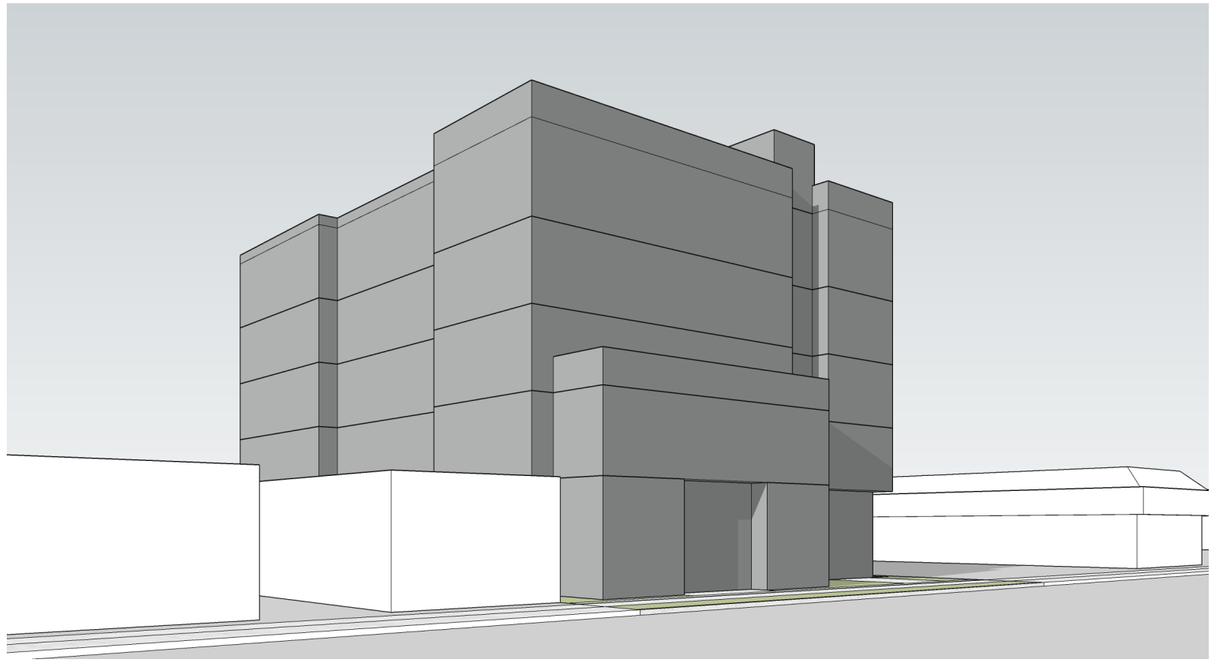


LEVELS 3-5

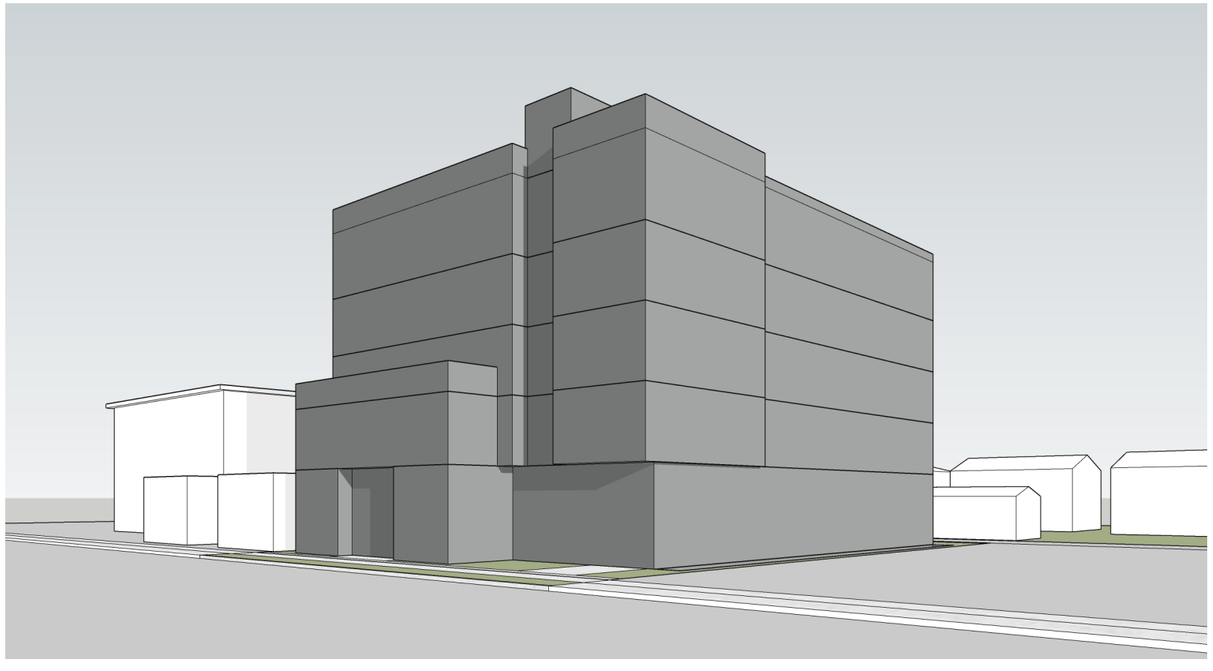


ROOF DECK

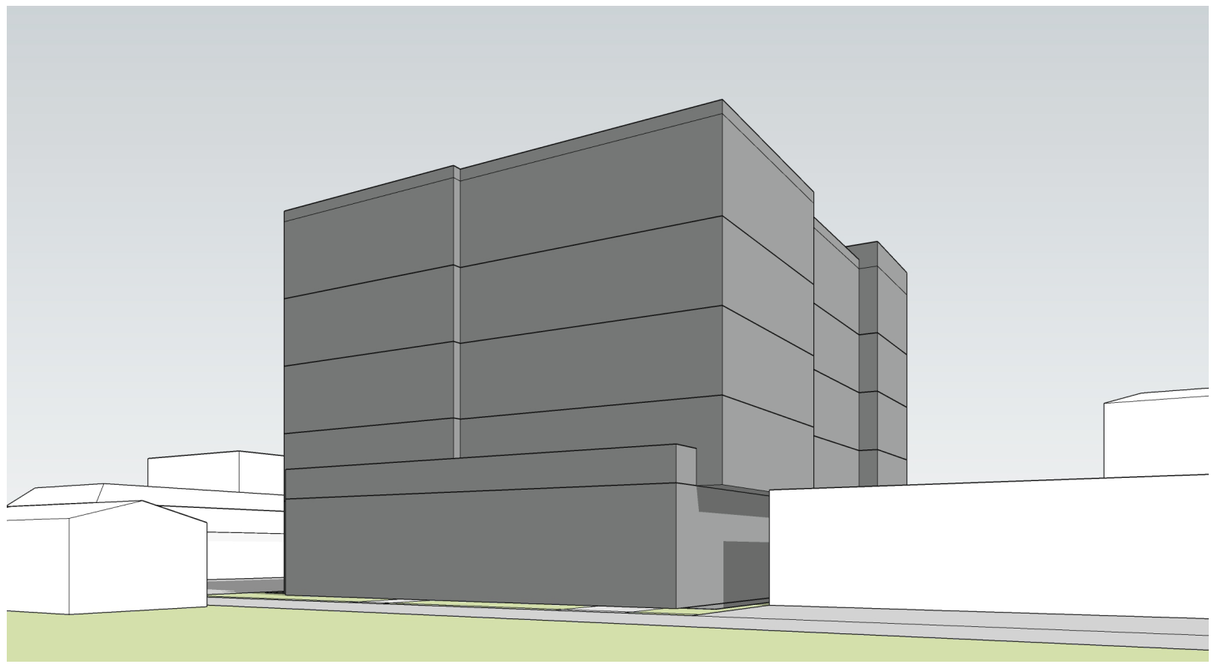
DWELLING UNIT LIVE/WORK SERVICE AREA



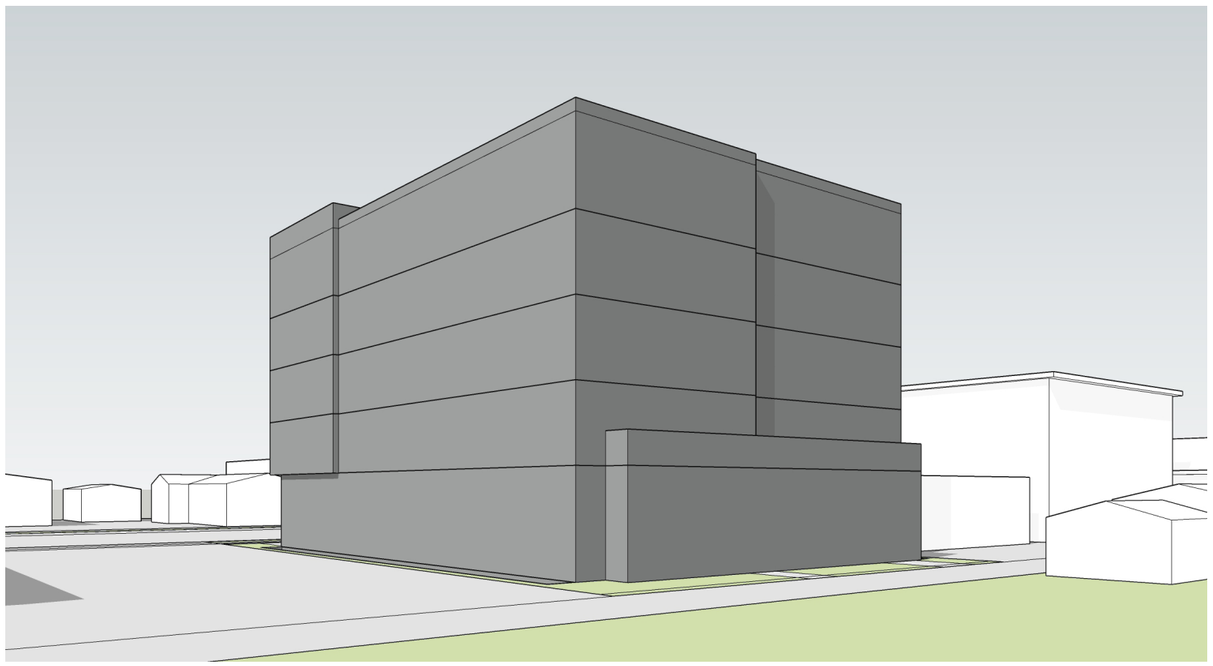
VIEW FROM NORTHEAST



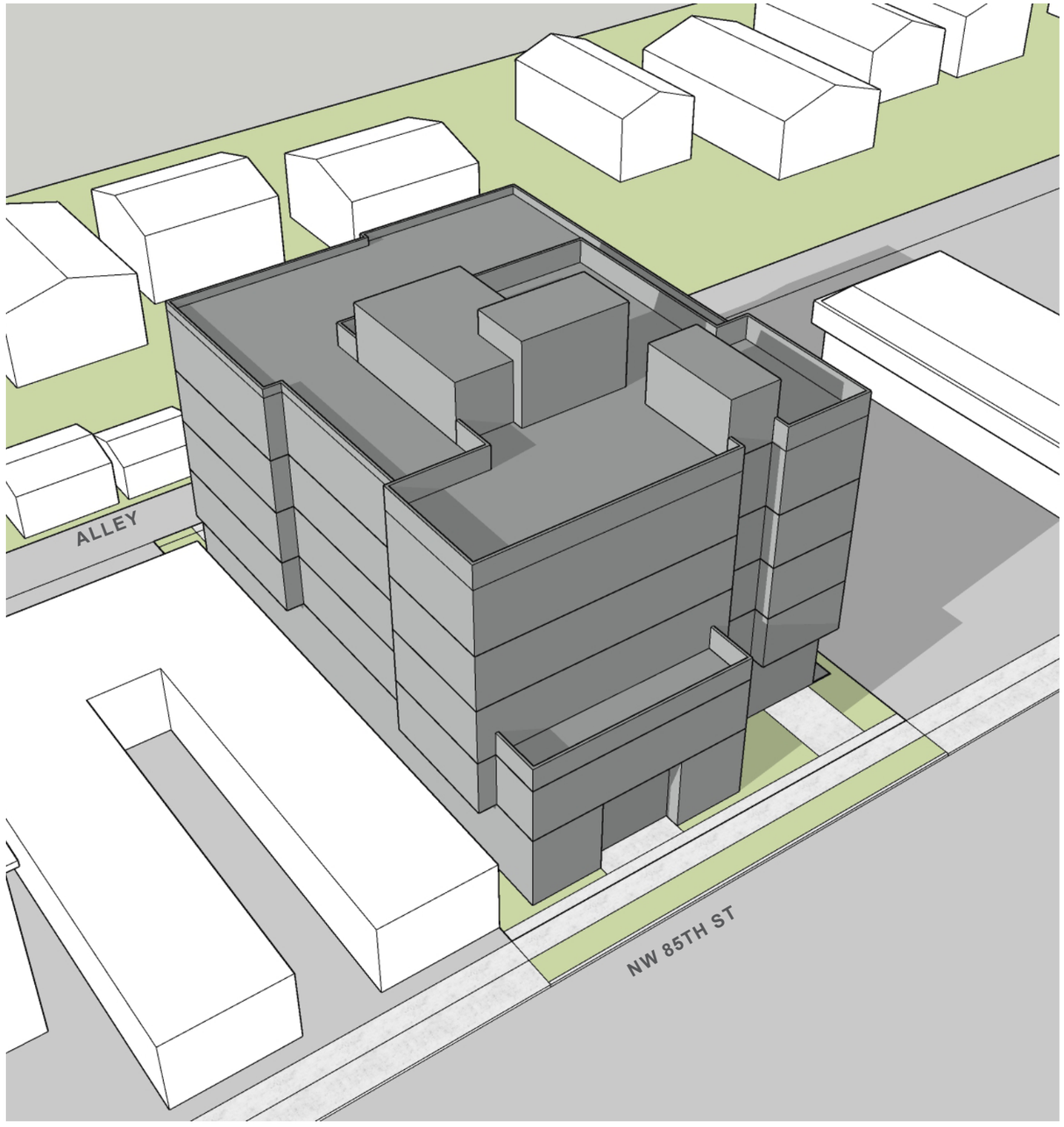
VIEW FROM NORTHWEST



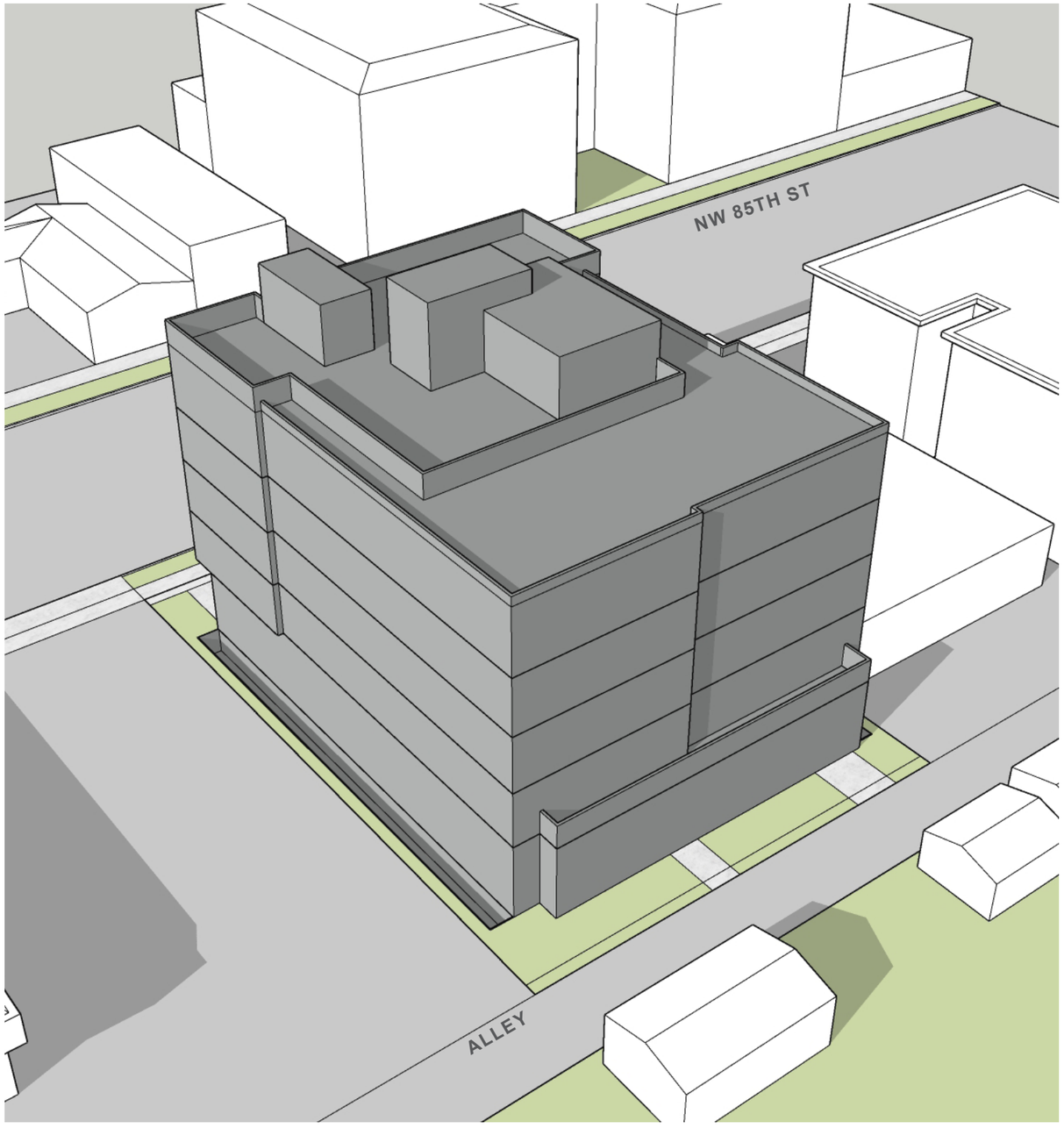
VIEW FROM SOUTHEAST



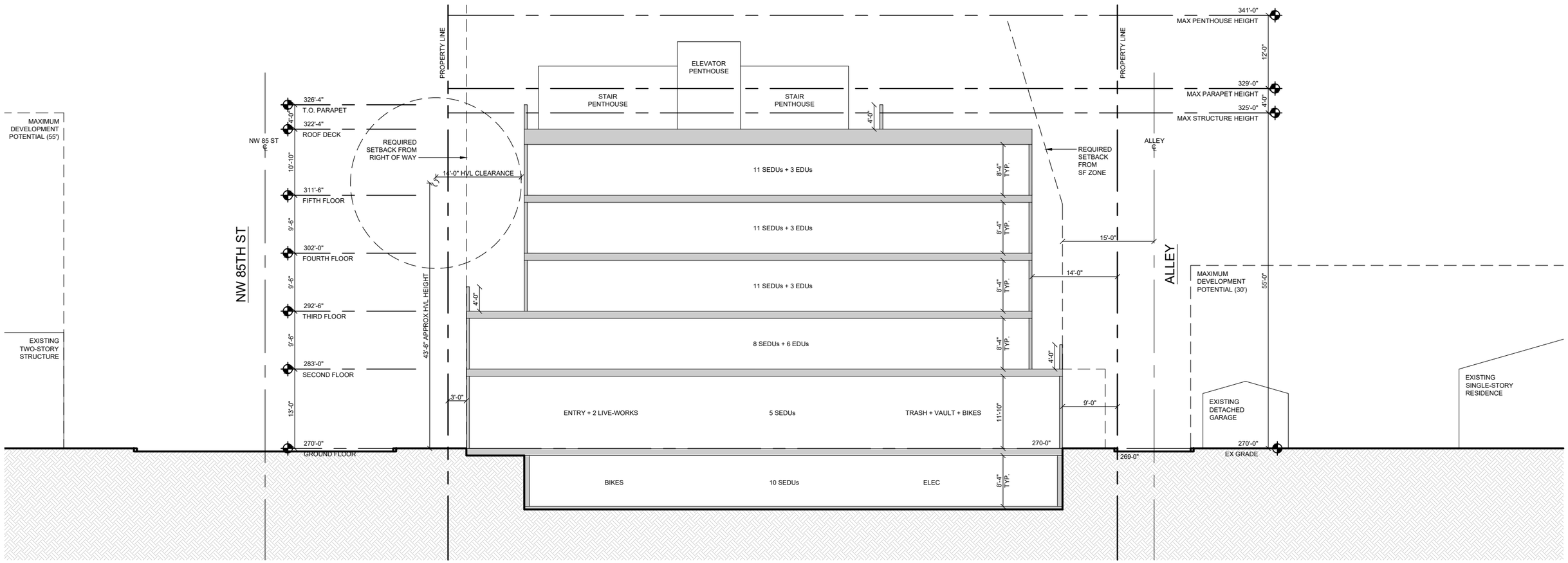
VIEW FROM SOUTHWEST



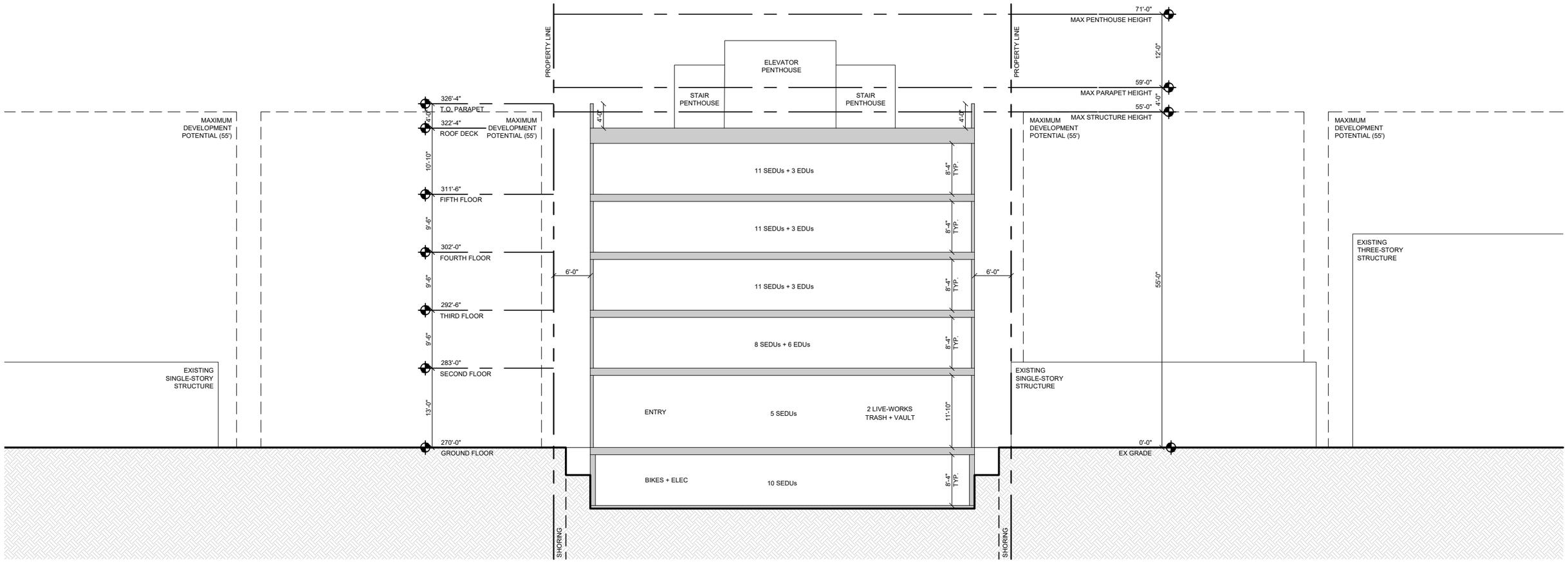
AERIAL VIEW FROM NORTHEAST



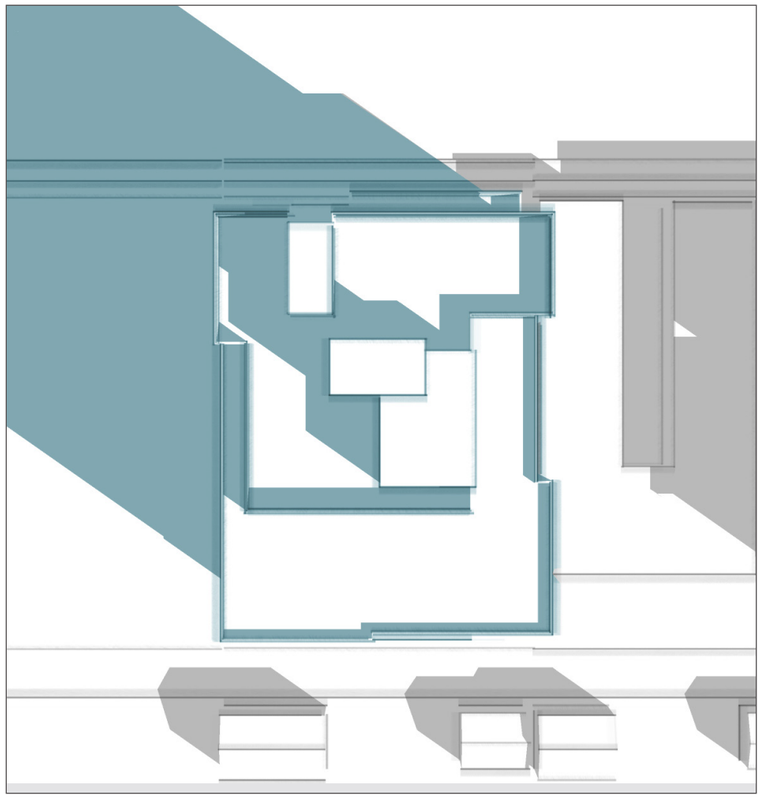
AERIAL VIEW FROM SOUTHWEST



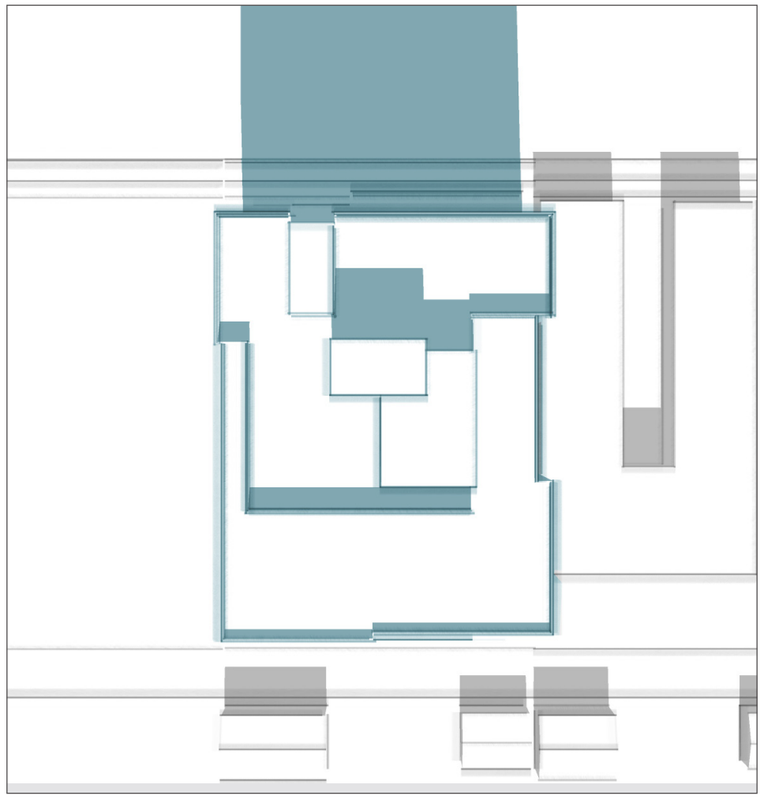
STACKING DIAGRAM LOOKING EAST



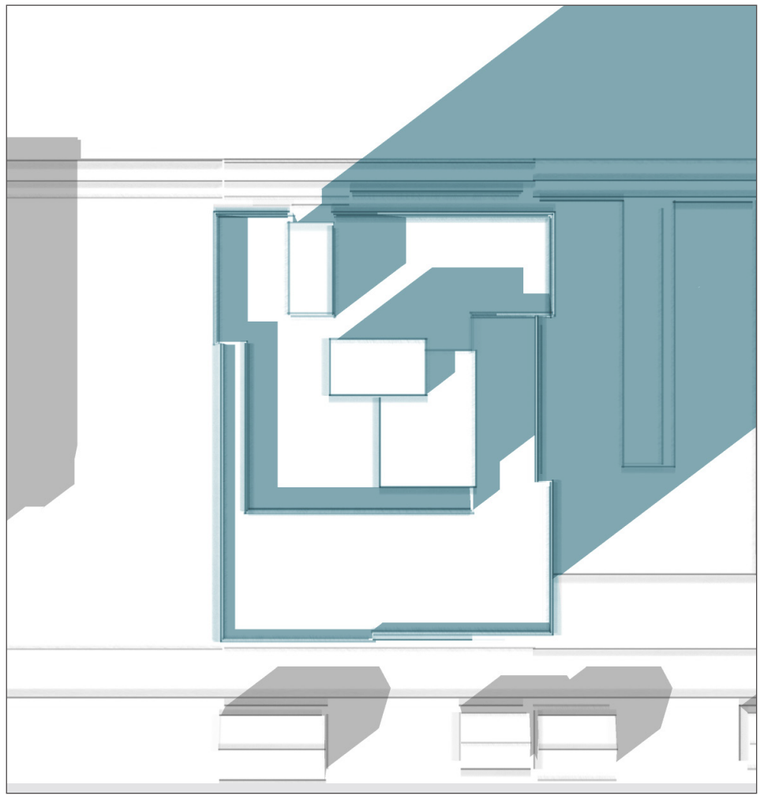
STACKING DIAGRAM LOOKING NORTH



MARCH / SEPTEMBER 21, 9 AM



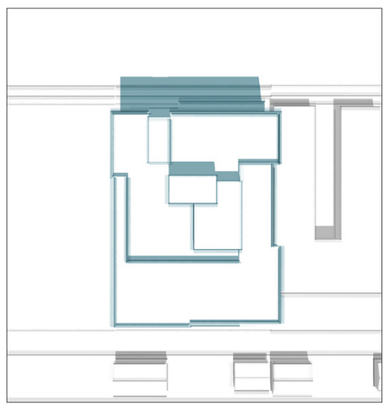
MARCH / SEPTEMBER 21, 12 PM



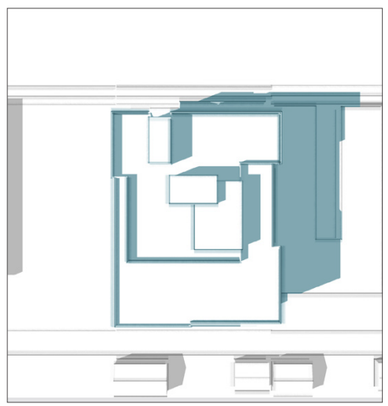
MARCH / SEPTEMBER 21, 3 PM



JUNE 21, 9 AM



JUNE 21, 12 PM



JUNE 21, 3 PM



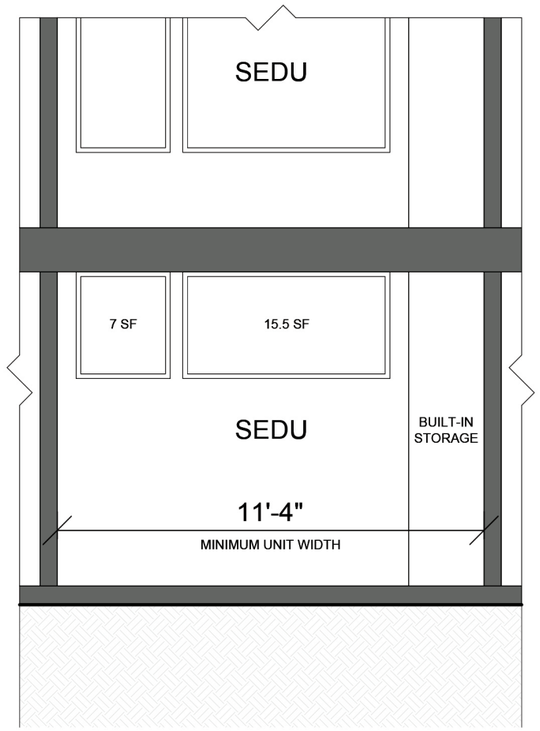
DECEMBER 21, 9 AM

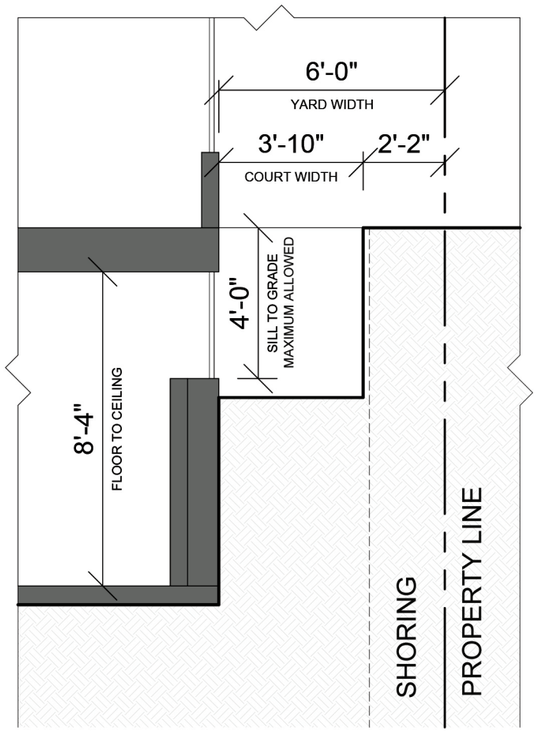


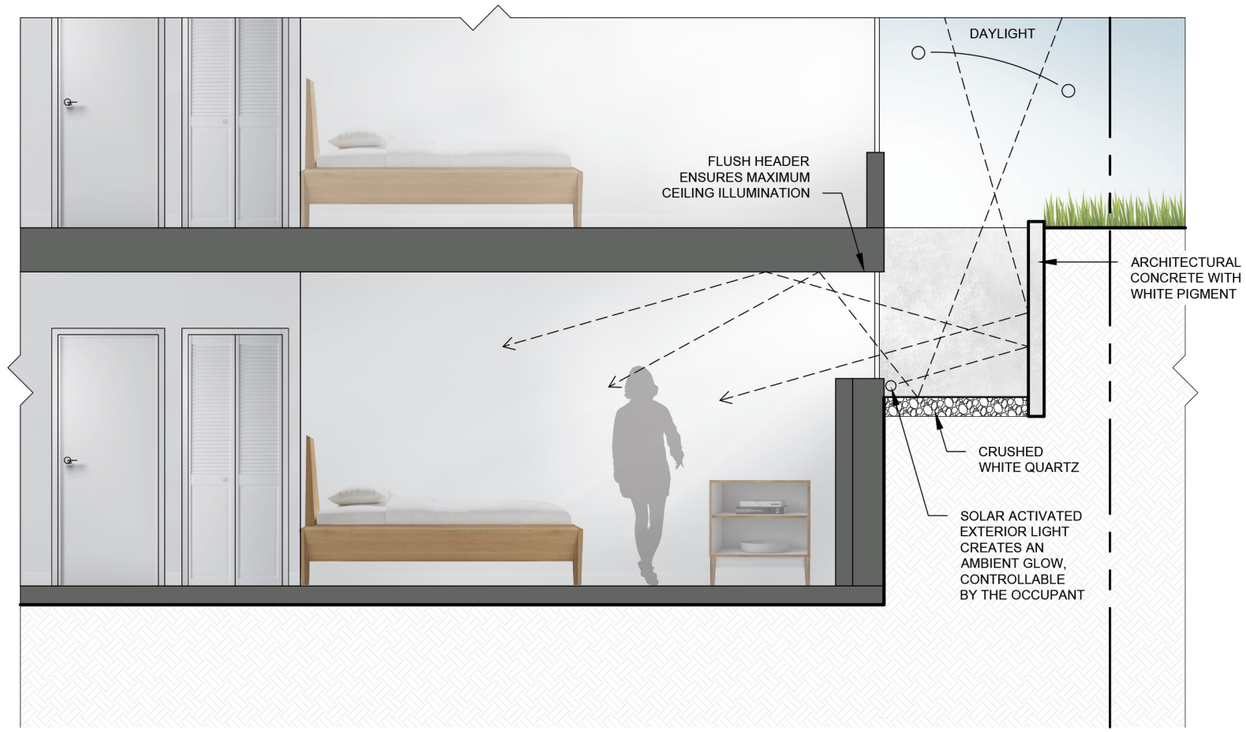
DECEMBER 21, 12 PM



DECEMBER 21, 3 PM







BASEMENT UNIT: WINDOW WALL AND LIGHT WELL SECTIONS



PRECEDENT DESIGN CONCEPT - INTERIOR



PRECEDENT DESIGN CONCEPT - EXTERIOR

LIGHT WELL

The basement units are designed to permit the maximum allowable natural light while maintaining building code compliance and structural integrity. The height of the window sills are located as close to the finished floor as is permitted by the Seattle Building Code for the building height and construction type. Glazing spans nearly the entire width of the unit, covering approximately 80% of the width of the exterior wall. Additionally, the exterior light well is continuous at the building edges and proposed to be a light colored material that will reflect light off the hard surfaces and into the depth of the unit. Both natural and electric light will be harnessed by the light well to provide an exterior ambient glow and wash the ceiling with reflected illumination.

It should be noted that for some renters, in particular shift workers and those with light sensitivities, a basement unit with reduced natural light may be preferable. Additionally, basement units remain at a cooler temperature in the warmer months, while also providing a more affordable unit than may otherwise be attainable in this neighborhood. These basement units, while designed to bring in generous natural light through the light wells, assist in offering a diversity of unit types within the building.

BROOKLYN 65 APARTMENTS



1222 NE 65TH ST, SEATTLE, WA

VEGA APARTMENTS



4528 44TH AVE SW, SEATTLE, WA

LUNA APARTMENTS



6921 ROOSEVELT WAY NE, SEATTLE, WA

TRACK 66 APARTMENTS



838 NE 66TH ST, SEATTLE, WA