Uiuiu Greenwood

Recommendation Proposal Packet



Project Description

Jurisdiction Record #:	3038339-LU
Project Address:	11229 & 11231 Greenwood Ave N Seattle WA 98133
Project Description:	7 new 4-story townhouses with on site parking. Project to be split into 3 front units (on Greenwood Ave N) and 4 rear units (on alley).
Meeting Type:	MUP Application

Contact Information

Owner:
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Applicant/Architect:
Motionspace Architecture + Design PLLC
Contact: Nazim Nice
3104 Western Avenue #107
Seattle Washington 98121
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Cover Sheet

DR1.0

09/01/22

Development Objectives

Provide high quality units at higher density than existing conditions, with better amenities (rooftop decks) and access to view.
Maximize the development density of the lot to the extent possible while retaining some of the existing mature trees at the front of the site.

Residential Units:
Proposed: 7 Units

Lot Size: 6,706 SF

Total Gross Floor Area:
Proposed:

GFA	FAR
10,669 SF	1.59

Car Parking:
Min. Required: 7 units, 1 space per unit (per 23.54.015.A)
7x0.5 = 3.5 (50% reduction per 23.54.020.F.2)
4 spaces, minimum

Proposed: 6 spaces

Bicycle Parking:
Min. Required: 1 **long-term** bike parking required per dwelling unit per 23.54.015 D 2 (7 total long-term spots required)

Proposed: 7 Long-term

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Development Objectives

DR2.0

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Public Outreach Summary

Outreach Plan:

1. Printed Outreach

High-Impact Method: Direct mailings to residences and businesses within approximately 500 feet radius of the proposed site. The mailing list will include, but not limited to, those listed in the address list. For multifamily residences, a combination of the King County Department Assessor and web search were used to find the addresses of individual units. ***Mailers went out on 23 Feb***

2. Electronic/Digital Outreach

High-Impact Method: Interactive project website (with public commenting function). ***Website was posted Feb 2022 (and is still active) at https://www.motion-space.com/greenwood-townhomes/***

3. Electronic/Digital Outreach (In place of in-person outreach per Covid Ordinance 126188)

Multi-prong Method 1: Email to distribution list that includes community organizations identified by DON. This includes every organization that DON identified within the Greenwood and Bitter Lake communities which had an email address (either provided by DON or locatable by internet search). ***Email sent out 28 Feb 2022***

Multi-prong Method 2: Post on local blog or in digital newsletter that includes information on how to submit comments directly to the project applicant. ***A blog post soliciting feedback was posted on phinneywood.com on 16 Feb 2022***

Response:

By far, the most frequent comment concerned the amount of parking and the effect more units would have on the street parking in the neighborhood.

Other comments included...

- Residents desired a paved path for the alley to accommodate garbage/delivery trucks.
- Residents were worried about the possibility of trash containers blocking the parking on trash days.
- Residents desired for a sidewalk to be developed towards the Greenwood Ave N facing side of the property.
- Residents desired for as many of the trees to remain on site as possible.

Full list of comments received is available in ECO plan.

Note: all the secondary requests of the residents are things we also plan to accommodate. We are currently getting a geotechnical report so that shoring can be installed in order to protect the existing trees. We are proposing 6 parking spots, the most that can fit in the width of the site and 2 more than are required per the land use code

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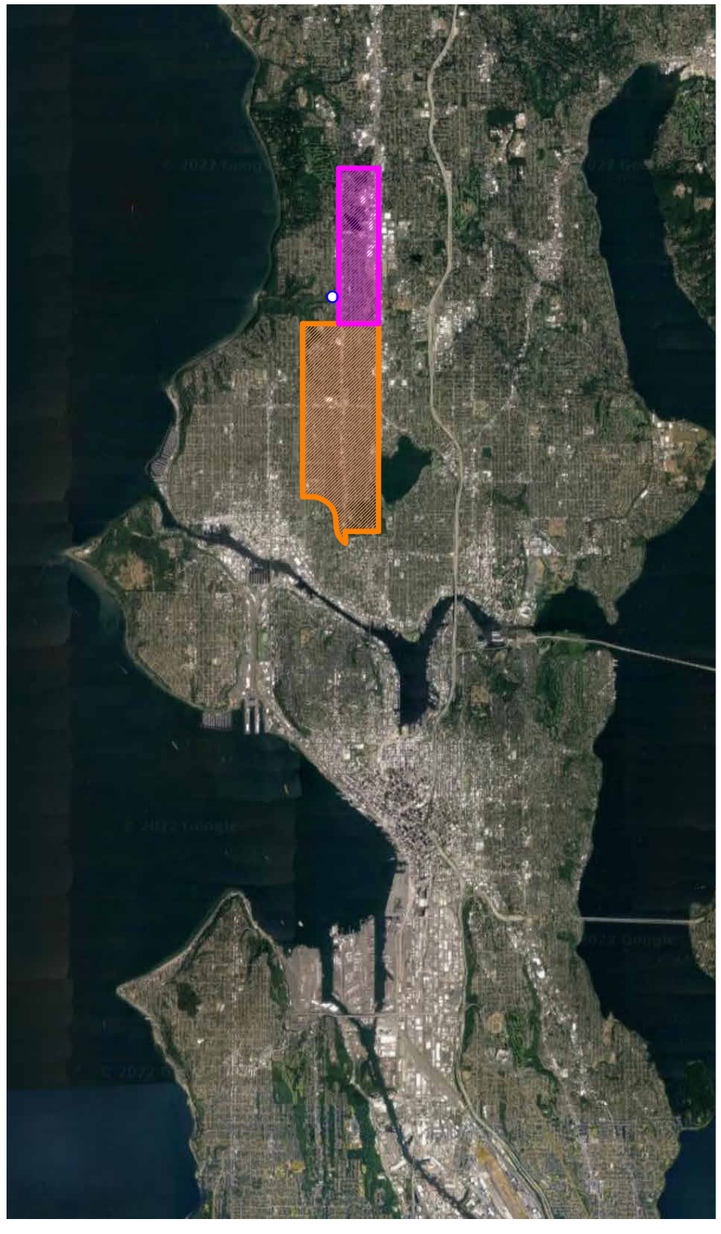
Public Outreach Summary

DR2.1

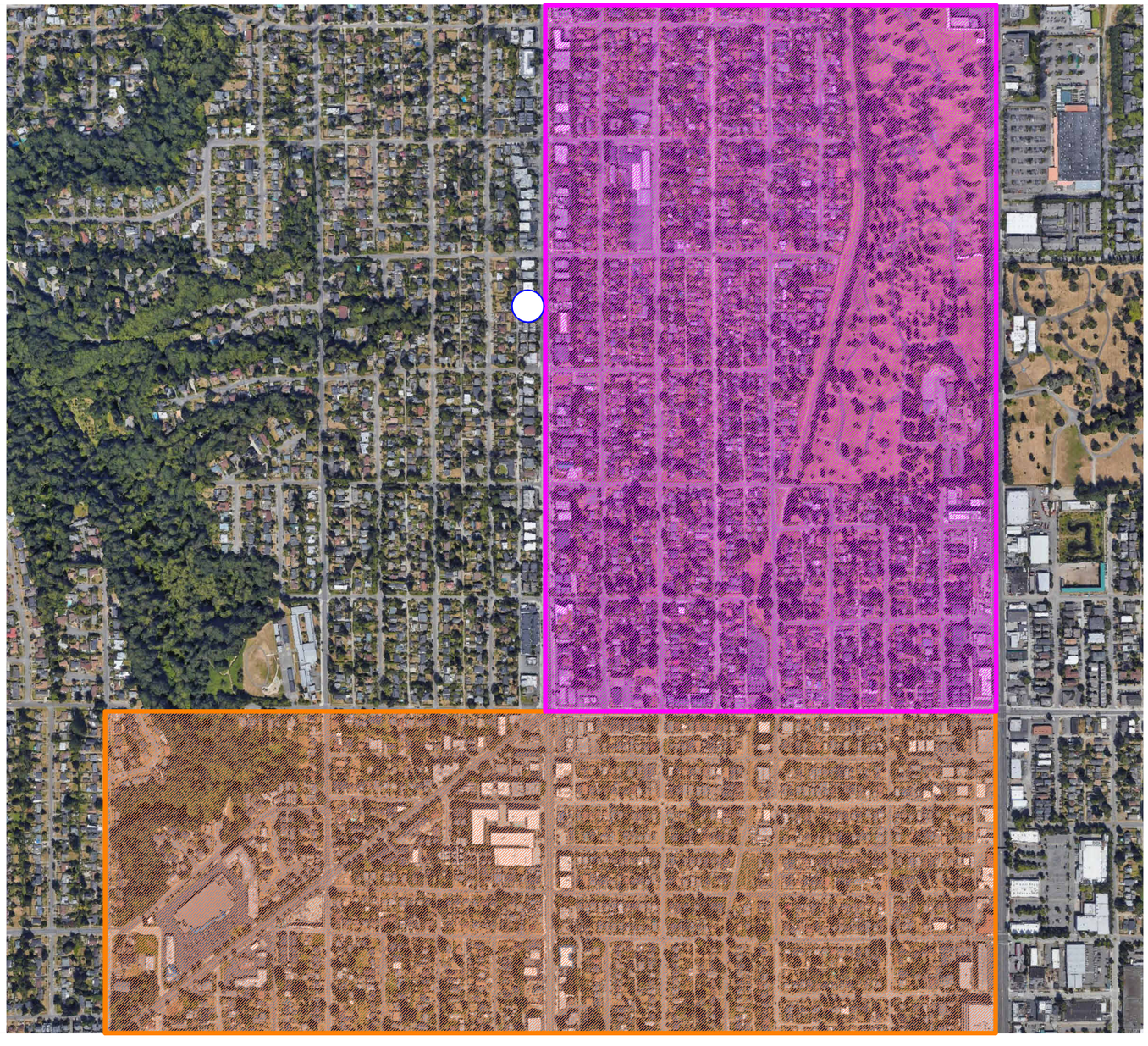
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Location and Neighborhood Context Maps

Neighborhoods: The project site is located near the Greenwood Phinney Ridge and Bitter Lake neighborhoods.
○ Indicates project site location.



Location Map



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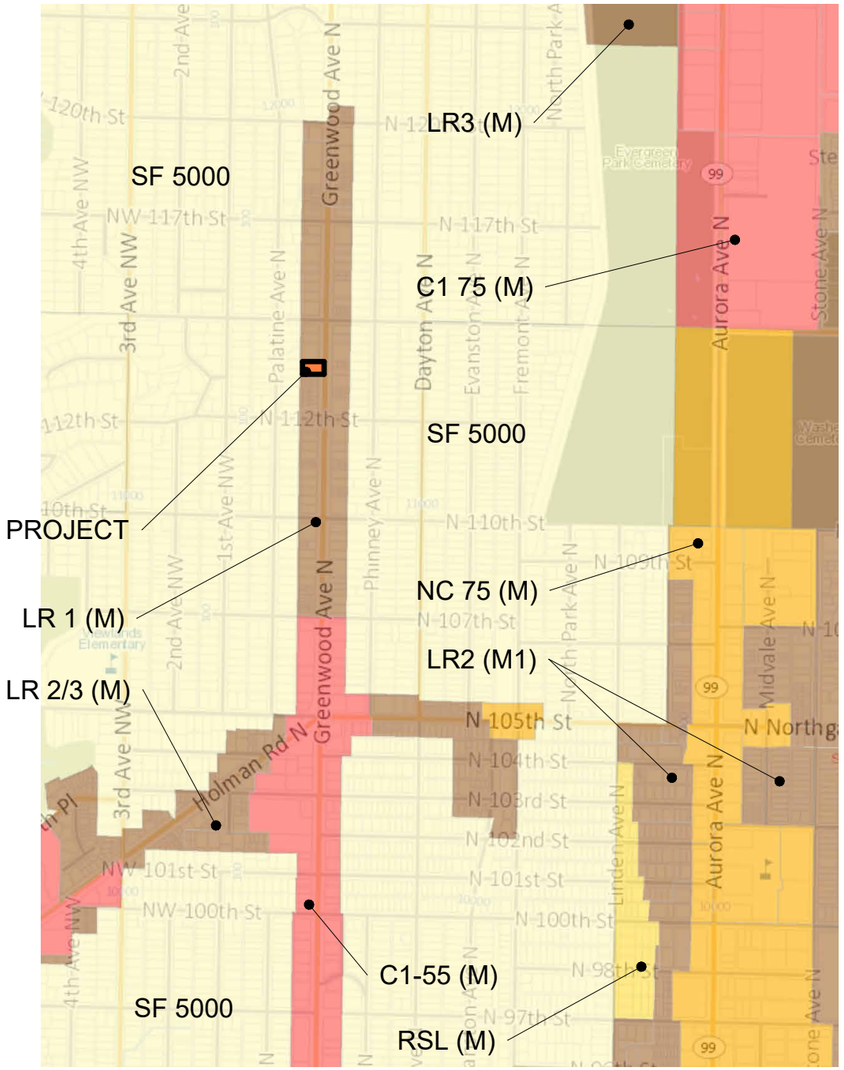
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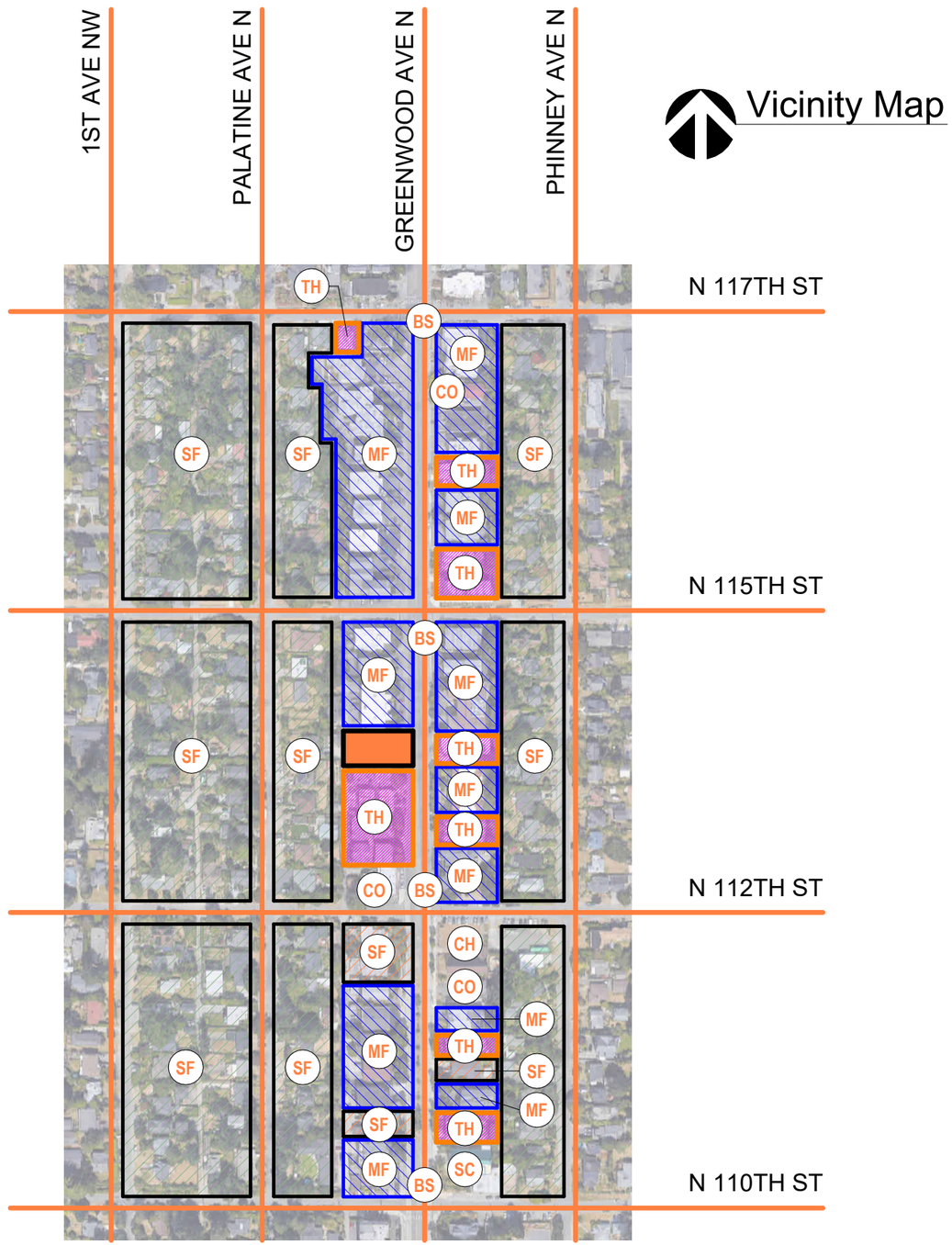
Location and Neighborhood Context Maps

DR3.0

09/01/22

Context Analysis - Land Use





Vicinity Map

SF SINGLE FAMILY
TH TOWN HOUSE
MF MULTI - FAMILY
SC SCHOOL
CO COMMERCIAL
BS BUS STOP
CH CHURCH

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Summary Context Analysis

DR3.1

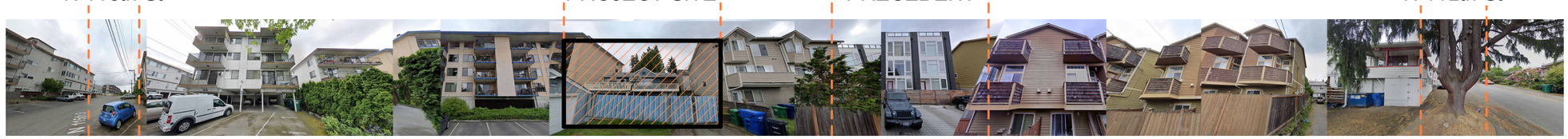
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Context Analysis - Streetscape

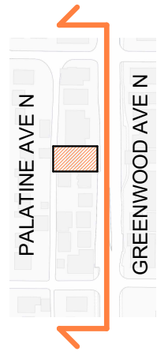


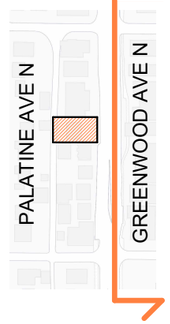


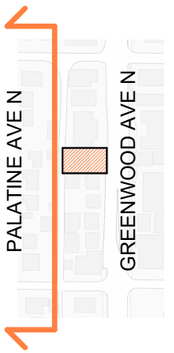


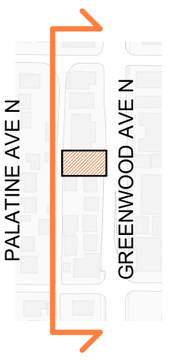


Key Map









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Context Analysis - Streetscape

DR3.2

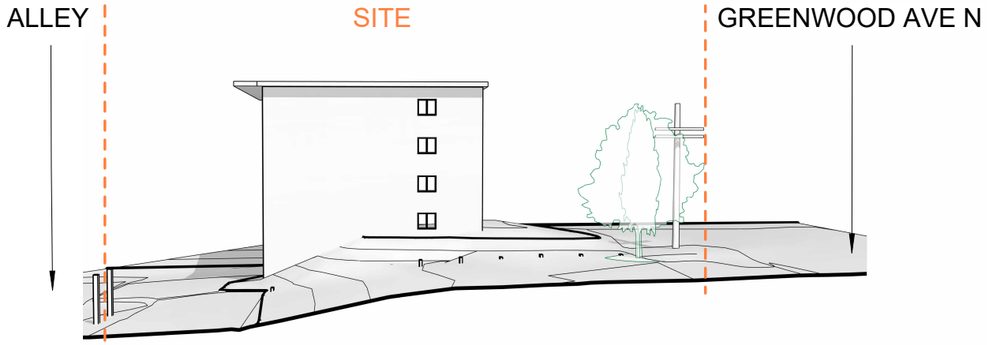
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Context Analysis - Site Views and Opportunities

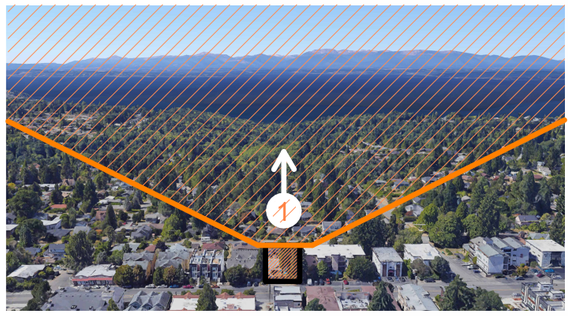
Design Cues: Based on the site analysis, the design concept focused on preserving the view towards the Olympics, while maximizing the allowable space on site. Utilizing the naturally sloped site, a roof deck allows for the Greenwood Ave N facing units a view West above the alley facing units. Since majority of the buildings aligning Greenwood Ave N are multi-stories, the proposed 4 story tall townhouses will mesh well with the current environment.

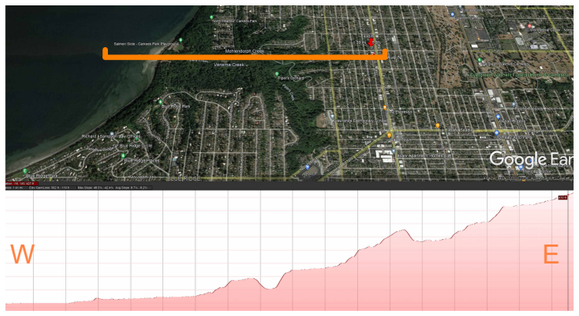


Site Axonometric



North Facing Existing Site Slope





Elevation Profile



2. View from Greenwood Ave N - existing condition



3. View from alley - existing condition



4.The entry condition of a neighboring precedent project (11219 Greenwood Ave N).



4. Alley side of same project. Glass railings are used for the roof deck to preserve an open view of the Olympics.

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Context Analysis - Site Views and Opportunities

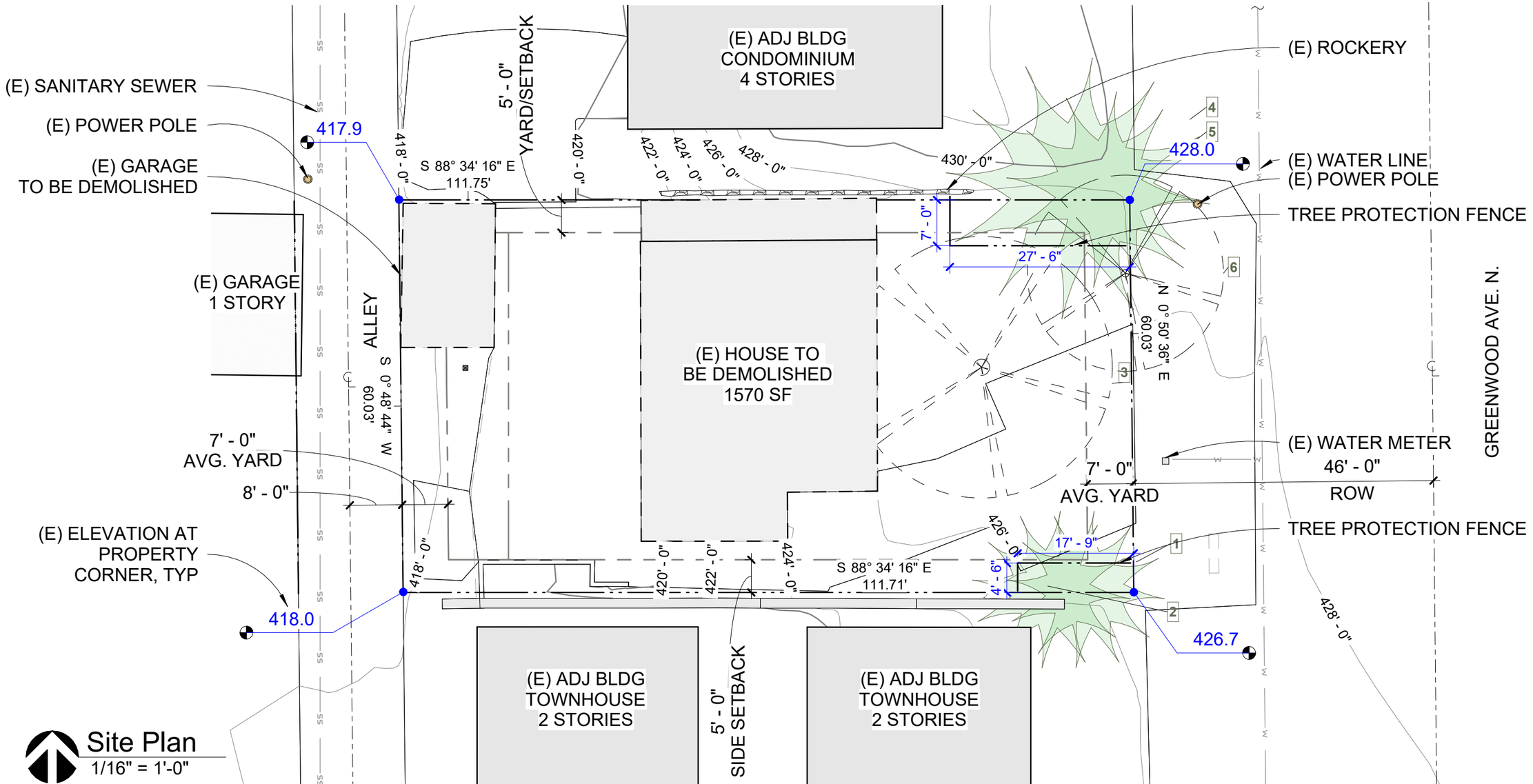
DR3.4

09/01/22

Existing Site

Legal Description: NORTH HALF OF LOT 8 IN BLOCK 6 OF VIEWLANDS ADDITION TO THE CITY OF SEATTLE, AS PER PLAT RECORDED IN VOLUME 19 OF PLATS, PAGE, RECORDS OF KING COUNTY AUDITOR

Planting Schedule				
Mark	Species Common Name	Species Scientific Name	DBH	Exceptional
TO BE RETAINED				
1	Western Hemlock	Tsuga Heterophylla	14 in	No
2	Western Hemlock	Tsuga Heterophylla	16 in	No
TO BE REMOVED				
3	Western Red Cedar	Thuja Plicata	24 in	No
6	Western Red Cedar	Thuja Plicata	19 in	No
ON NEIGHBOR'S PROPERTY				
4	Sawara Cypress	Chamaecyparis Pisifera	23 in	No
5	Sawara Cypress	Chamaecyparis Pisifera	19 in	No



Site Plan
1/16" = 1'-0"

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Existing Site

DR4.0

09/01/22

Zoning Data

Parcel Number: 8910500230

Legal Description: (abbreviated)
VIEW LANDS ADD N 1/2
PLat Block: 6
Plat Lot: 8

Zone: LR3 (M)

Lot Size: 6,706 SF

Height Limit:
Allowed: 40'-0" per 23.45.514
(LR3, not in urban village or Station overlay district)

Proposed: 40'-0" for W building (along alley)
38'-0" for E building (along greenwood ave n)

Required Setbacks: per 23.45.518 (Townhomes)

note: Per 23.45.518 F 1, In LR and MR zones, the minimum required separation between principal structures at any two points on different interior facades is 10 feet (shown in site plan), except for cottage housing developments, and principal structures separated by a driveway or parking aisle.

Front Yard:
Min. Req'd: 7'-0" average, 5'-0" minimum
Proposed: 9'-0" average. 7'-0" minimum

North Side Yard:
Min. Req'd: 5' minimum, if facade ≤ 40'
7' average, (5' min) if facade > 40'
Proposed: 9' min @ E building (<40' facade)
5.87' @ W building (>40' facade)*

South Side Yard:
Min. Req'd: 5' minimum, if facade ≤ 40'
7' average, (5' min) if facade > 40'
Proposed: 9' min @ E building (<40' facade)
5.87' @ W building (>40' facade)*

* DEPARTURE REQUESTED (SEE SHEET DR7.4)

Rear Yard:
Min. Req'd: 7' average, 5' minimum
Proposed: 15.67' min, 17.38' avg

Amenity Area:
Required: 25% of lot area to be provided as Amenity Area. Of the required Amenity Area, at least 50% to be provided on the ground level (per SMC 23.45.522).

6,706 SF * 0.25 = 1,677 SF total, 838 SF on ground

Proposed (see A1.3):

3,586 SF Total Amenity Area on Site

1,018 SF Total Amenity Area on Ground Level

Structure width and facade length limits in LR zones:

Max. Width Allowed: Per SMC 23.45.527, Townhouse Developments have a 120'-0" width limit for LR3 zones outside Urban Villages, Urban Centers or Station Area Overlay Districts

Max. Width Proposed: 50'-0"

Max. Facade Length: Maximum facade length in Lowrise zones:
The maximum combined length of all portions of facades within 15 feet of a lot line that is neither a rear lot line or a street or alley lot line shall not exceed 65 percent of the length of that lot line, except as specified in subsection 23.45.527.B.2.

North Lot Line:
111.75' X 65% = 72.64 = 72'-8"max facade length

South Lot Line:
111.71' X 65% = 72.62 = 72'-7"max facade length

Max. Facade Length Proposed: 72'-6" within 15' of side lot lines

Light and Glare Standards: Exterior lighting shall be shielded and directed away from adjacent properties. Per SMC 23.45.534.A

Electric Vehicle Ready: All parking spaces shall be EV-ready per SMC 23.54.030.L.1.b.1
(6 spots)

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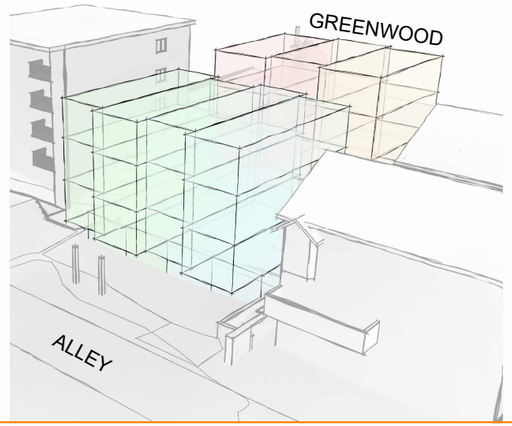
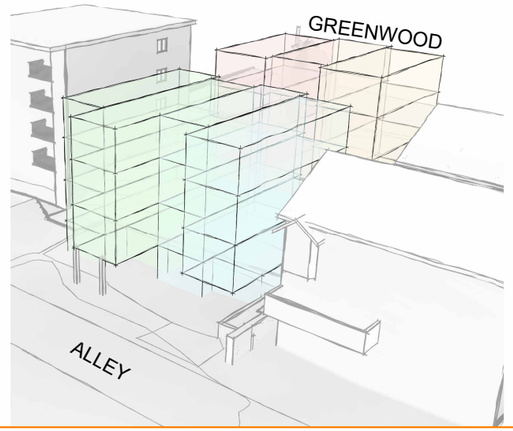
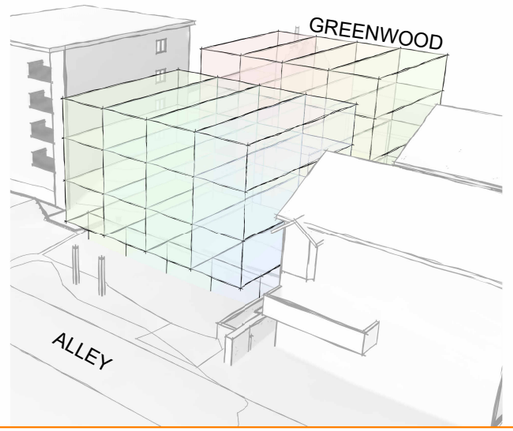
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Zoning Data

DR5.0

09/01/22

Scheme Comparison

Massing Concept 1 (selected)	Massing Concept 2	Massing Concept 3
		
Description: (3) 4-story units on Greenwood Avenue with extra setback provided at N for existing trees. (4) 4-story units on alley across entire buildable envelope. Parking at the rear of the site off alley.	**Description:** (4) 4-story units on Greenwood Avenue across entire buildable envelope. (3) 3-story units on alley across entire buildable envelope. Parking at the rear of the site off alley.	**Description:** (4) 4-story units on Greenwood Avenue across entire buildable envelope. (4) 4-story units on alley across entire buildable envelope. Parking at the rear of the site off alley.
Benefits of Scheme: • Provide added room for existing trees to make it more likely they remain healthy. • Stagger allows corner windows in all units on each floor, breaks up E and W facades. • Each unit has rooftop deck with view of the Olympics, along with top floors in the four alley units.	**Benefits of Scheme:** • Provide view from roof deck and top floors of E units, and more units with better view. • Provide more privacy between rooftop decks of E and W building with more elevation difference. • Stagger allows corner windows in all units on each floor, breaks up E and W facades.	**Benefits of Scheme:** • One more unit (though still, only 6 parking spots fit across the width of the site) • Without the stagger, easier to accommodate parking at rear of lot with minimal or no cantilever • Able to maximize the allowable FAR of the zone/lot
Weaknesses of Scheme: • Large cantilever required to accommodate parking at rear of site (stagger exacerbates this) • Constrained by access to the front units- would like more elevation change between the buildings but have to access L2 from Greenwood within allowable stairs in front yard. • Not maxing out FAR	**Weaknesses of Scheme:** • No extra space for trees (trees are non-exceptional, however they are technically on the neighboring apartment building property) • No obvious place for shared bicycle storage • Lower units are much smaller (1,500 GFA +/-) With one less floor than other schemes • Would be unable to max out the FAR with the three-story alley units. • Extremely tall narrow units presented to the front (Greenwood Ave) facade would be more difficult to nicely detail and articulate.	**Weaknesses of Scheme:** • Lost stagger = much harder to articulate individual units, and no corner windows • Units are very small (12'-6" x 36'-3") and the plans within would be much more compromised. • No setback accommodating existing trees • Units directly align with each other = harder to provide privacy between front and back units
Potential Departures: • Stagger introduces > 40' facade at W building per zoning review. Average Seback of < 7' at N and S of W building is a departure from requirement of 23.45.518. See new sheet DR7.4	**Potential Departures:** • Same as massing concept 1, but at E building	**Potential Departures:** • None proposed/requested

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Architectural Massing
Concepts Comparison

DR5.1

09/01/22



AVERAGE SIDE SETBACK OF W BUILDING (N):

$$\frac{(17.47 * 3.00) + (5.00 * 40.00)}{40.00 + 3.00} = 5.87$$

AVERAGE SIDE SETBACK OF W BUILDING (S):

$$\frac{(17.48 * 3.00) + (5.00 * 40.00)}{40.00 + 3.00} = 5.87$$

EXISTING APARTMENT BUILDING TO N

LONG-TERM BIKE PARKING W/ ROOF ABOVE

LINE OF BUILDING OVERHANG ABOVE

LONG TERM BIKE STORAGE

5.00

5' - 0"

40.00

10' - 0"

9' - 0"

TREE PROTECTION FENCE

17.47

3.00

P2

UNIT 4

PRIMARY ENTRIES AT W UNITS, TYP

418.0

P3

UNIT 5

SECONDARY ENTRIES AT W UNITS, TYP

UNIT 1

11' - 8"

SIDEWALK TO ENTRY DISTANCE

425.3

UNIT 2

427.8

PRIMARY ENTRIES AT E UNITS, TYP

UNIT 6

8' - 10"

40.00

3.00

SIDEWALK TO ENTRY DISTANCE

P6

17' - 4 1/2"

UNIT 7

UNIT 3

17.48

ADDRESS SIGNAGE FOR UNITS 1-3 ON GREENWOOD AVE FACING FACADE, TYP

SOLID WASTE STORAGE, TYP

5.00

TREE PROTECTION FENCE

ADDRESS SIGNAGE FOR UNITS 4-7 ON LOW CONCRETE WALL

ALLEY (VEHICULAR ACCESS)

GREENWOOD AVE N

EXISTING TOWNHOME TO S

EXISTING TOWNHOME TO S

New / Replaced Impervious Surface Area
4,948 SF

Site Plan
1" = 10'-0"

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Composite Site Plan / Signage Plan

DR6.0

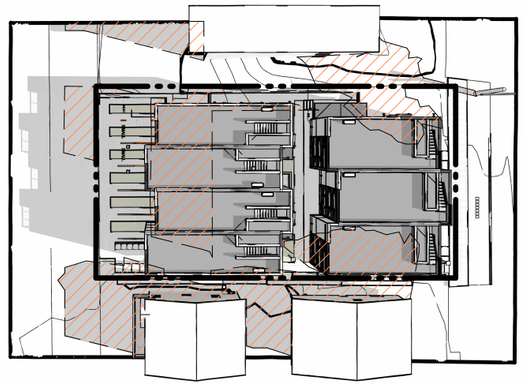
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Solar Study

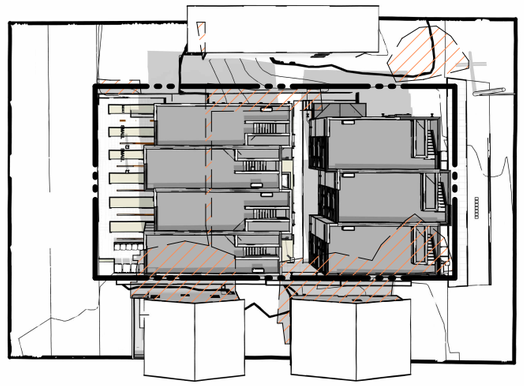
NEW SHADOW

EXISTING SHADOW

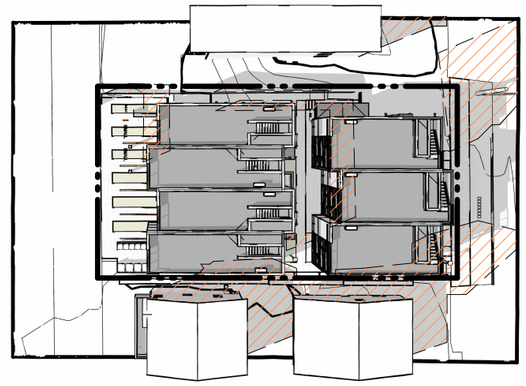
June 21 at 9AM



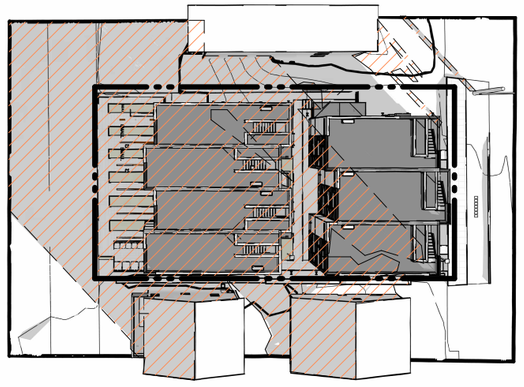
June 21 at 12PM



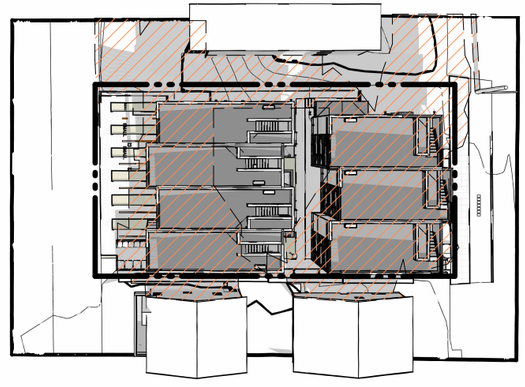
June 21 at 3PM



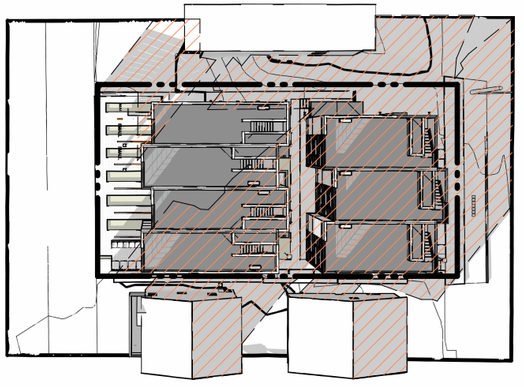
Dec 21 at 9AM



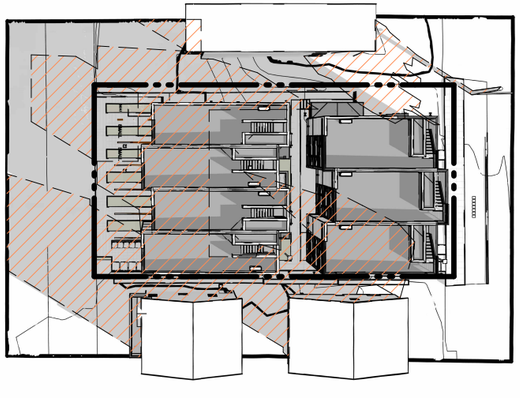
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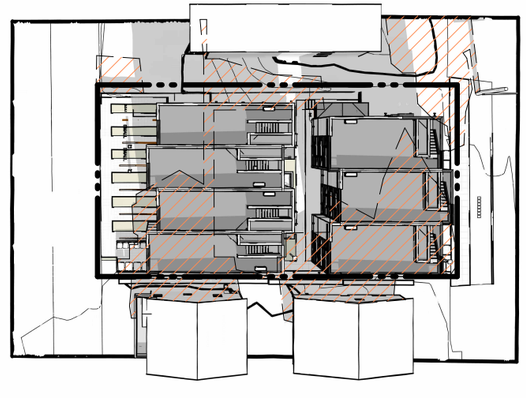
Dec 21 at 3PM



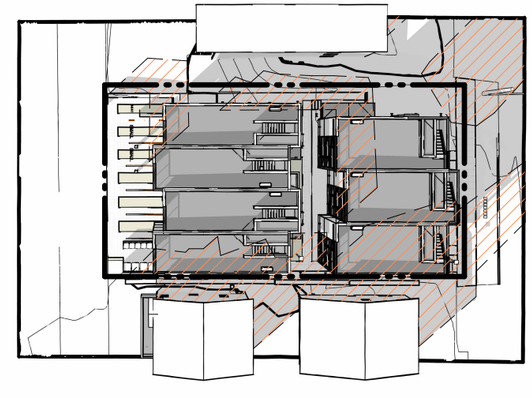
March/September 21 at 9AM



March/September 21 at 12PM



March/September 21 at 3PM



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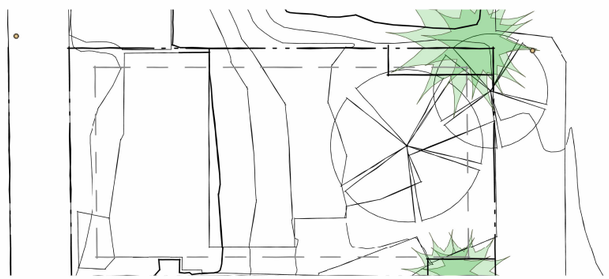
Solar Study

DR6.1

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Priority Design Guidelines

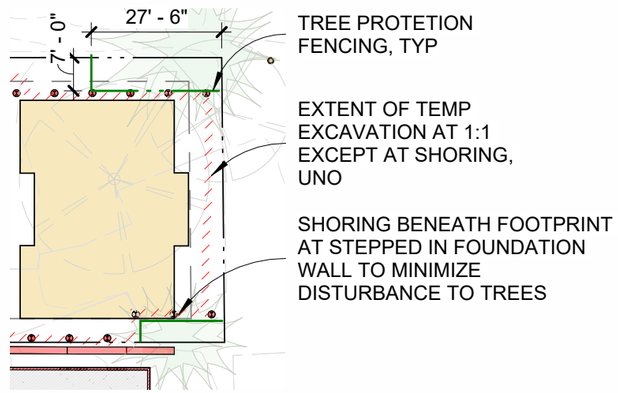
	Guideline	Seattle Ref	Greenwood / Phinney Supplemental Guidance	Summary of direction for ADG Packet	Project Application
01	Daylight + Shading	CS1 B1		Maximize daylight for exterior and interior spaces and minimize shading on adjacent sites.	The buildings are staggered in plan. This makes it a bit harder to maximize the FAR of the design, given the setbacks and façade length limitations, however it also provides for corner windows at every unit at every floor, maximizing daylight to the interior and making the most of the tight interior dimensions of the townhouses.
02	Use Existing Site Topography	CS1 C2	**CS1 I.** Take advantage of views of Olympics.	Use existing site topography and consider stepping building to accommodate elevation change. Take advantage of and enhance views.	The townhouses are arranged with the hillside so that all 7 have views of the Olympics (and potentially, Puget Sound) with the three on Greenwood ave being a full floor higher than those accessed off the alley. This also helps with privacy between units: more isolation between front and back roof decks, and separation between similar occupancies between front and back units (ie- the Kitchens are on L2 in each plan, but those don't line up horizontally, reducing overlapping use).
03	Incorporate Existing Landscape Elements Existing Site Features	CS1 D1 CS2 D2	**CS2 I i, i b: Reinforcement of residential development patterns:** Residential development with modest landscape setback and access built slightly above grade	Protect existing on-site natural features.	The front three units on Greenwood Ave have been biased toward the S to provide more clearance for the neighbor's existing trees just over the property line. Since these are non-exceptional trees, this is not required, but this makes it more likely the trees can continue to thrive as a streetscape amenity.



Massing plan showing staggered arrangements of the 7 units.



The East units are slightly higher to protect a scenic view from the roof deck.



Plan showing existing tree condition at the front three units. Green line indicates proposed tree protection fencing, red line extent of 1:1 exavation

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Itemized EDG / Design Guideline Narrative

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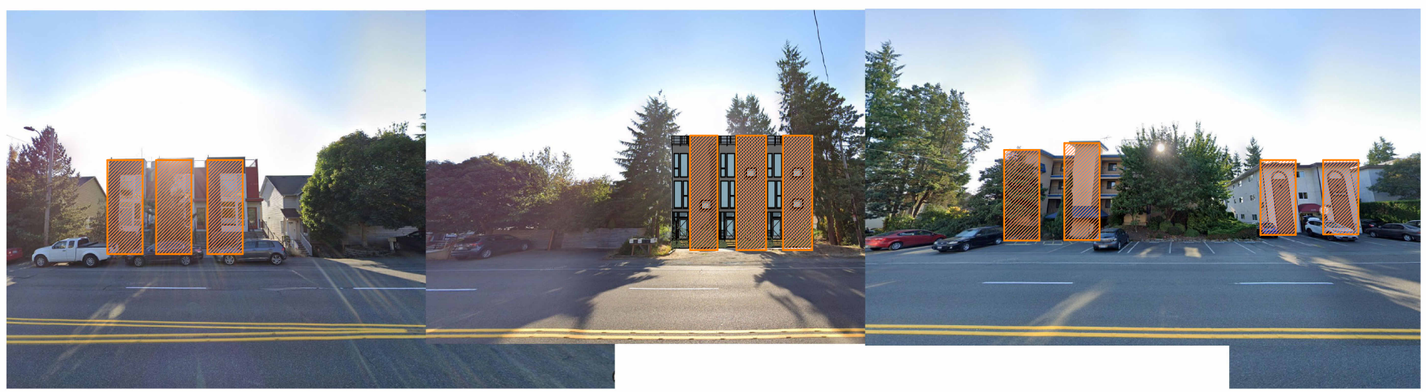
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Priority Design Guidelines

	Guideline	Seattle Ref	Greenwood / Phinney Supplemental Guidance	Summary of direction for ADG Packet	Project Application
04	Architectural Presence	CS2 A2	**CS2 I i, i b: Reinforcement of residential development patterns:** Residential development with modest landscape setback and access built slightly above grade	Emphasize sense of place, enhance existing identity. Provide modest setback and entry slightly above grade for residential development.	This development is not a high profile design, and instead contributes to the block as a whole with simple but high quality design. The front building is set back (more than required) from Greenwood Ave, and the main entry to the front units is 3-5 feet above the street level as outlined in the neighborhood supplemental guidance packet. The units being staggered in plan breaks up the façade and provides visual interest. The three front units are proposed with wood rainscreens and metal deep window boxes, using more interesting high-quality materials along Greenwood Ave as outlined in the city-wide guidelines.
05	Respect for Adjacent Sites	CS2 D5		Minimize disruption of privacy on adjacent sites.	Because we are providing parking, the rearward (Alley) units are biased away from the alley much more than required, providing privacy to the smaller-scale development across the alley. To the N, the neighboring apartment building has a largely blank wall, but has one row of windows going up the building. Because our project elected to bias the front building to the S to provide more space to the existing trees, there is extra space provided these windows, and they do not align with any window in the front units (all our corner windows are on S corners due to solar and privacy considerations) The development to the S is a very similar typology to ours, but in the one place we have provided a large S window (the corner window on unit 7) it aligns with the space between the upper and lower buildings, rather than looking directly into a neighboring unit. Finally, we have tried to minimize the amount that the fenestration lines up across the space between the upper and lower buildings. This means we are showing less glazing on the E façade of the W building than otherwise we might. The stagger of the building provides opportunity to get additional glazing facing S (and not across the courtyard) for the lower units.



Aerial view of the project showing adjacent site condition.



The project's scale and use of repeated vertical elements matches the hyper-local context of the neighborhood.

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Priority Design Guidelines

	Guideline	Seattle Ref	Greenwood / Phinney Supplemental Guidance	Summary of direction for ADG Packet	Project Application
06	Established Neighborhood Character	CS3 A3	CS3 I i- small scale architectural details at ground level, landscaping. "utilitarian, non-flamboyant" style on Greenwood Ave N	Complimentary / compatible with established neighborhood character. Non-flamboyant mid-block design with small scale architectural details at ground level.	Landscaping and architectural details (entry stoops, rainscreen, window boxes) on Greenwood Ave façade.
07	Access challenges Eyes on the street Plan ahead for Bikes	PL2 A2 PL2 B1 PL4 B DC1 B2		Provide for safe, "eyes-on" site access to residences access and bike storage	Shared bike parking accessed from Greenwood, with shared 'eyes on' from all 7 units. Shared bike parking accessed through shared courtyard space (all 7 units). Shared pedestrian access provided from Greenwood to alley.
08	Entry Location	PL4 A1, 1d PL2 C1	Design primary entries to be obvious. Entries to ground-related housing should be scaled and detailed appropriately. Overhead weather protection	Provide obvious, identifiable and human-scaled entries to ground related housing. Provide overhead weather protection.	Entries to units on Greenwood accessed directly off Greenwood (slightly raised to comply with other design guidelines). Entries off Alley / near parking provided for lower western units, along with second "back doors' directly to kitchen from shared space between buildings. All entries are provided with overhang.



View of rainscreen elements from Greenwood Ave N.



Lower W unit entries.



Secondary entrance for Alley facing units.

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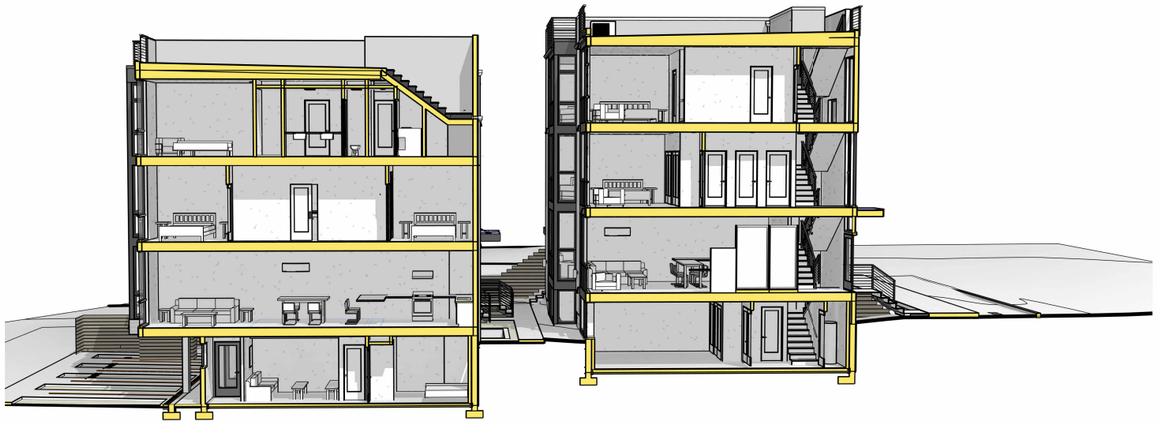
Itemized EDG / Design Guideline Narrative

DR7.2

09/01/22

Priority Design Guidelines

	Guideline	Seattle Ref	Greenwood / Phinney Supplemental Guidance	Summary of direction for ADG Packet	Project Application
09	Security, Privacy, Definition for ground level residential	PL3 B1+2	CS2 I i b - streetscape compatibility. Residential buildings on Greenwood should be above sidewalk level, set back where possible	Provide for security, privacy at ground level residential entries. Entries from Greenwood Ave should set back and above sidewalk level	Entries are set back 7-10 ft and raised up from sidewalk level. Pending SDOT determination of ROW use, 19-22 ft of landscaping is shown between the building and sidewalk. Repeated vertical elements help define individual units.
10	Façade composition, blank walls.	DC2 B1+ 2	DC2 I - Façade articulation and modulation	Consider composition of all facades and provide articulation and modulation. Avoid large blank walls on visible facades.	Unit stagger creates articulation and modulation at street and alley facades, enhanced by rainscreen elements proposed on greenwood Ave. We have turned the corner and wrapped the visible façade detail at the building corners, typically (NE, SE, and SW) reducing the visual impact of the side yard facades and providing visual interest. Retaining the trees in the NE of the site also helps screen the most visible side-façade from Greenwood.



Section perspective facing North showing entry height difference and project to sidewalk distance (measurements shown in site plan).



Greenwood Ave N units are staggered and wrapped with a rainscreen façade to reduce visual impact.

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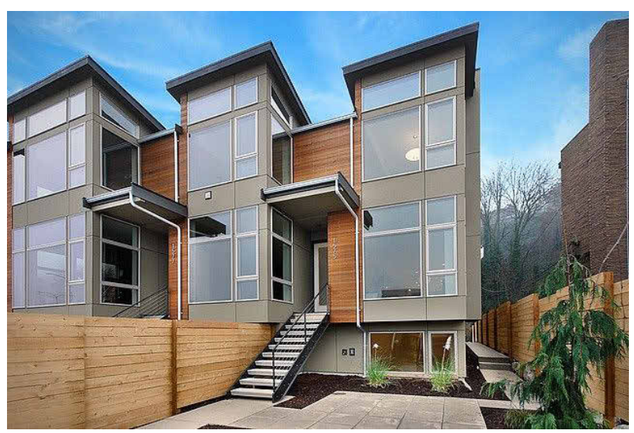
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DR7.3

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EDG Recommendation Phase Responses

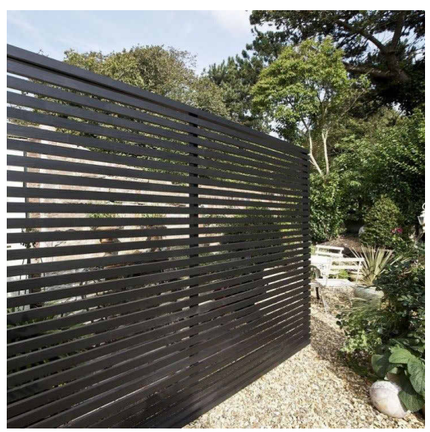
	Guideline	Seattle Ref	Greenwood / Phinney Supplemental Guidance	Summary of direction for ADG Packet	Project Application
01	Residential Entry	PL2 A1+C PL3 A	PL2 I a - Building entries facing the street PL2 I c - Weather protection	Provide additional detailing for stoop railings, lighting, overhead weather protection soffit and other details.	Detailing for stoop railings, lighting (referenced in DR13.0), overhead weather protection soffit and other details will be provided in precedent images below. Proposed townhomes would have metal railings with a covered entrance. The overhead weather protection soffit would be finished with a T+G wood ceiling.
02	Landscape	CS1-D1 CS2 D2+D5 PL1-B PL2-D PL3 A+B DC3-C-2	DC4 III - Landscaping	Provide additional landscape details.	Additional landscaping details are included in the landscape sheets L0-L3. Streetscape improvements have been proposed for the public sidewalk aligning Greenwood Ave N. Dwarf Periwinkle will be used as ground covers for a portion of the private parking spaces.
03	Solid Waste	DC1 C4	PL2 I b - Pedestrian-oriented facades	Provide further details for the fence, access lighting and any other associated details.	Access lighting details have been provided on sheet DR13.0. In order to locate trash receptacles/service spaces from less visible portion of the site, the proposed project will use screens/fences to maintain an attractive A precedent image for the proposed fence will be be provided below.



Proposed townhomes would have a covered raised entrance with a metal hand rail/guardrail.



T+G finish will be used for the overhead weather protection soffit.



Horizontal screens would be used to cover the solid waste from pedestrian areas.

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Itemized EDG / Design Guideline Response

3

DR7.4

02/03/22

Development Standard Departure Request

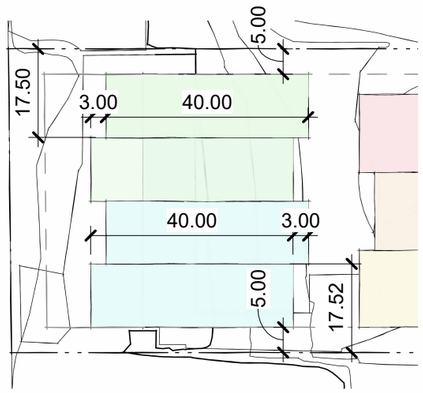
- Average Setback for >40' Facade

Code Section	Requirement	Proposed	Departure Rationale
23.45.518 Table A	7' avg setback (5' min) @ townhouse side setbacks for facades > 40' in length	**5.87' avg** (5' minimum) N and S facades of W building	Staggering the plan provides lots of benefits to the interior of the units and the neighborhood generally (much more interesting form, break up large facades). We should be allowed to do it without playing games which to get the average setback to calculate out to >7ft, but won't improve the design at all.

PROPOSED DEPARTURE:
STAGGER WEST UNITS FURTHER TOWARD ALLEY

Average N Setback:
5.87' @ W building (>40' facade)*

Average S Setback:
5.87' @ W building (>40' facade)*

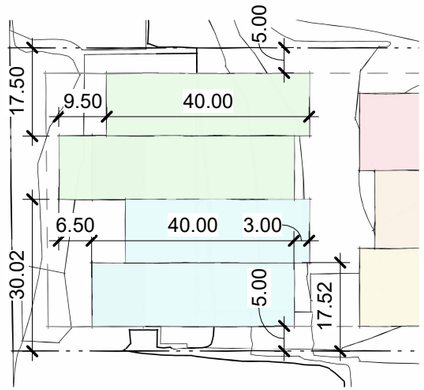


PRIORITY DESIGN GUIDLINES BETTER ADDRESSED BY GRANTING REQUESTED DEPARTURE:

	Guideline	Seattle + Neighborhood supplemental guidance reference	Summary of Direction	Problems with Alternative Concepts meeting Code
01	Daylight + Shading	CS1 B1	Maximize daylight for exterior and interior spaces and minimize shading on adjacent sites.	Alternative concept A severly compromises unit 4 by cutting off southern exposure. Concept B eliminates corner windows from units 4-7 at E and W facade and makes all units worse.
05	Respect for Adjacent Sites	CS2 D5	Minimize disruption of privacy on adjacent sites.	For concept A, extended unit would be much closer to existing NR zone across alley. Also may create privacy between units 4, 5, and 6 by creating larger interior corners.
10	Façade composition, blank walls.	DC2 B1+ 2. DC2 1 - facade articulation and modulation	Consider composition of all facades and provide articulation and modulation. Avoid large blank walls on visible facades.	For alternative concept A, facade articulation is present, but reading of 4 units less clear where one is substantially larger than the others. Alternative concept B provides no modulation / articulation and presents a a long unbroken facade on the E and W

See alternative arrangements at Right- both of these satisfy the code requirement but are worse solutions than the proposed.

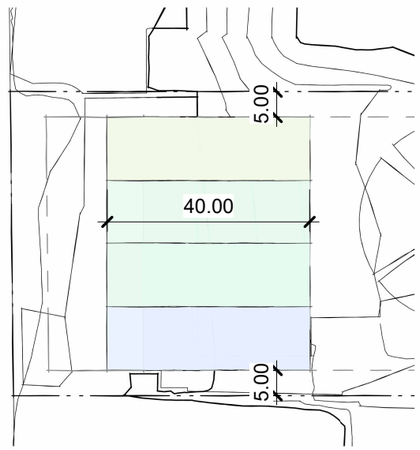
ALTERNATIVE CONCEPT (A):
EXTEND UNIT 5 FURTHER TOWARD ALLEY



Average N Setback:
(40 x 5) + (9.5 x 17.5) = **7.40'**
(40+9.5)

Average S Setback:
(40 x 5) + (3 x 17.52) + (6.5 x 30.02) = **9.04'**
(40+3+6.5)

ALTERNATIVE CONCEPT (B):
ELIMINATE STAGGER AT 40' L W BUILDING



Average N Setback:
5.00' (ok for 40' facade)

Average S Setback:
5.00' (ok for 40' facade)

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Requested Departure

DR7.5

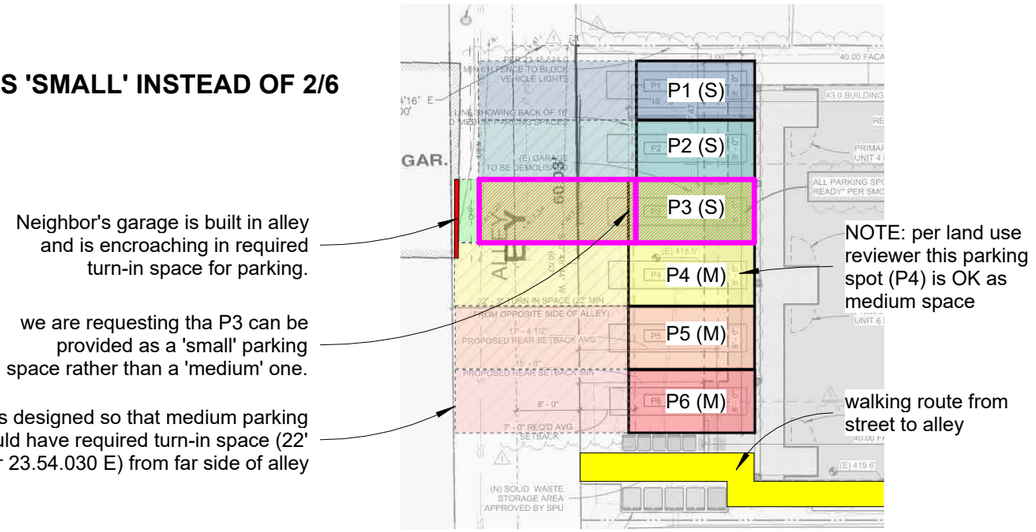
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Development Standard Departure Request

- Parking Stall Size Requirements

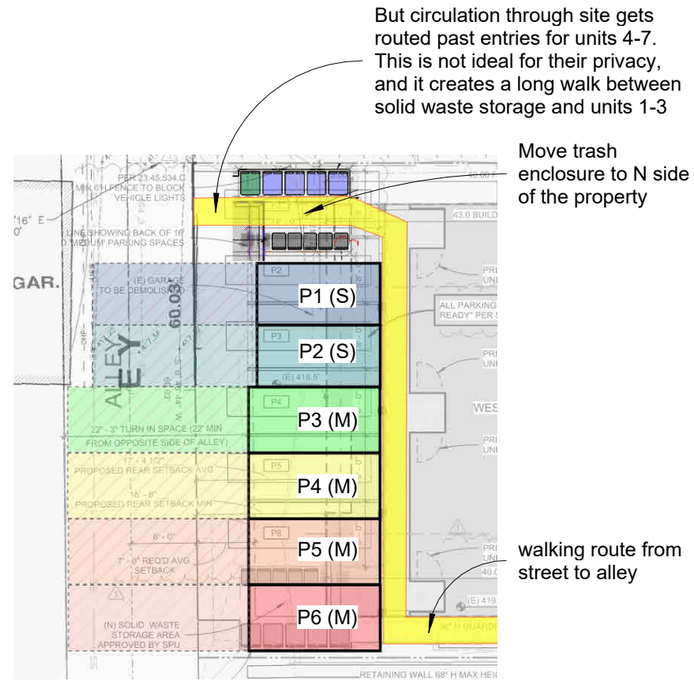
Code Section	Requirement	Proposed	Departure Rationale
23.54.030 B 1 b	When > 5 parking spots are provided, up to 60% minimum must be for 'medium' vehicles (8'x16' parking space w/ 22' turn-in required per 23.54.030 E)	3 ' small' parking spots provided out of 6 total (only 50% 'medium' sized) to account for existing non-compliant garage across alley	changing one spot from 'medium' to 'small' car size will allow us to provide the required turn-in radius for all spots. We probably don't want to design around the exisisting (old) non-compliant garage across the alley.

PROPOSED DEPARTURE:
MAKE 3/6 PARKING SPOTS 'SMALL' INSTEAD OF 2/6



ALTERNATIVE CONCEPT THAT MEETS CODE REQUIREMENTS: move trash enclosure to N of lot

this way, 4/6 (67%) of provided spaces can be "Medium" sized



PRIORITY DESIGN GUIDLINES BETTER ADDRESSED BY GRANTING REQUESTED DEPARTURE:

	Guideline	Seattle + Neighborhood supplemental guidance reference	Summary of Direction	Issue presented by shifting solid waste enclosure to N of site
07	Access challenges Eyes on the street Plan ahead for bikes	PL2 A2 PL2 B1 PL4 B DC1 B2	Provide for safe, "eyes-on" site access to residences access and bike storage.	Access through site is conveluded (because of topography and preserving existing trees, access through site along N property line is not possible). If car parking shifts. Long walk to trash for units 1-3
N/A	Provide Parking On-site	Community feedback received during ECO process	Overwhelming majority of feedback received was concerning amount of parking provided as part of the project (the neighborhs are concerned with avilability of street parking)	N/A (but another alternative would be to reduce the parking provided- we could go down to 4 spots per 23.54.020 F 2)
N/A	Trash Enclosure Location	Feedback received from SPU	SPU suggested S side of lot and has signed off on proposed trash enclosure location.	Would have to get re-approved if trash enclosure switched to N. It's possible SPU would be OK with either, though the access is tighter, for the same reason it is tighter for the parking spots.

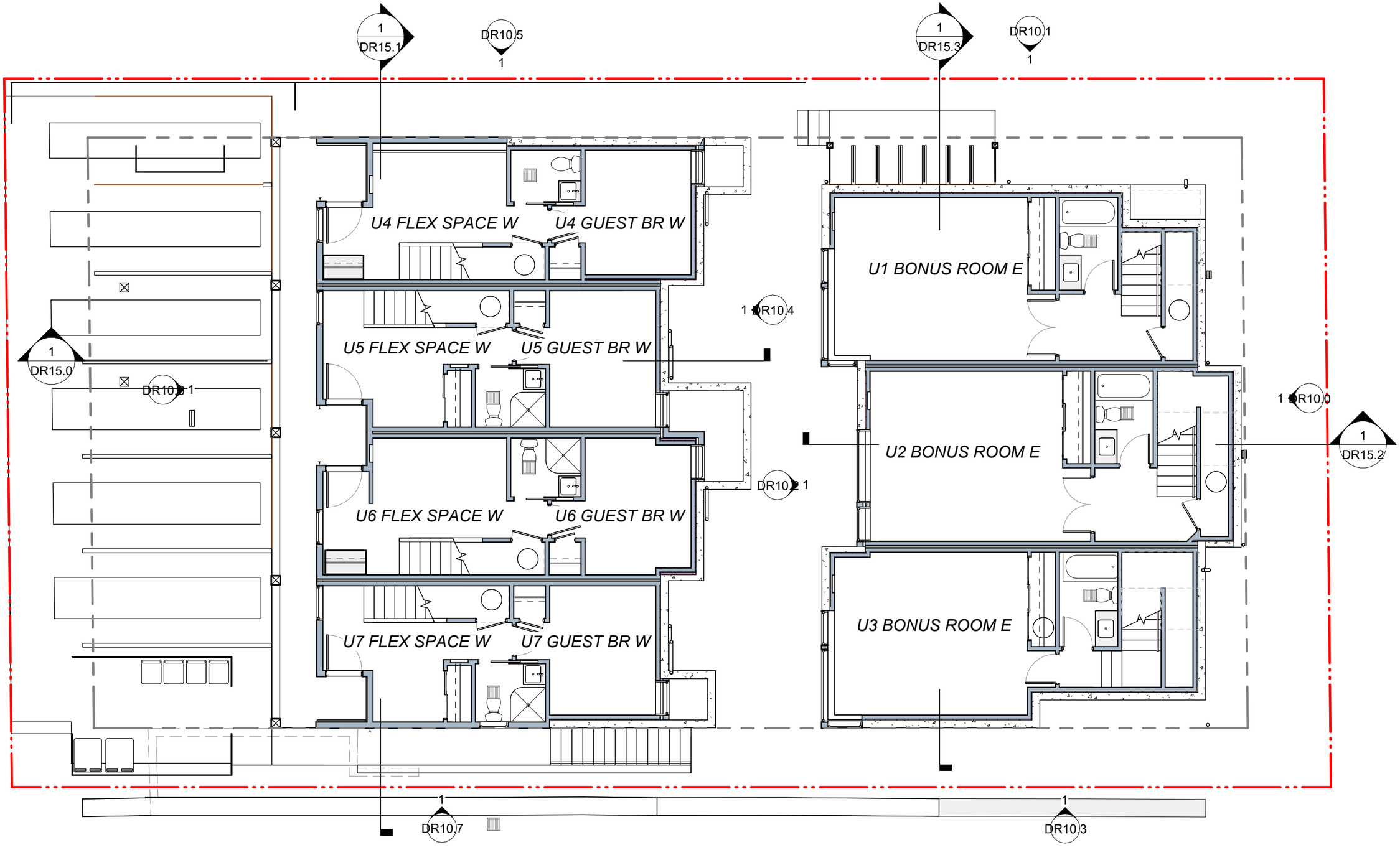
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3
Requested Departure

DR7.6

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L1 Floor Plan
1/8" = 1'-0"

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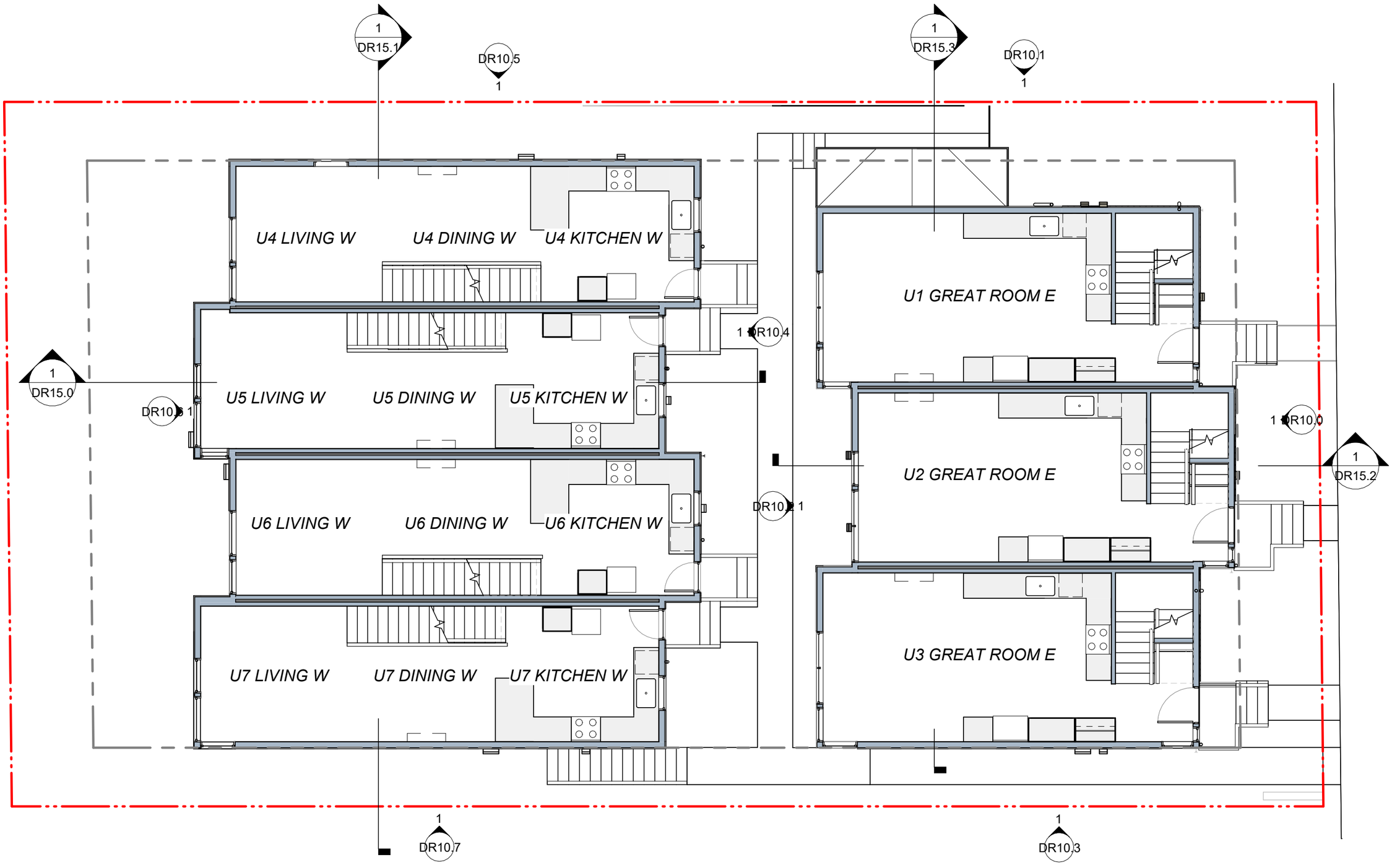
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Floor Plans

DR8.0

09/01/22



L2 Floor Plan
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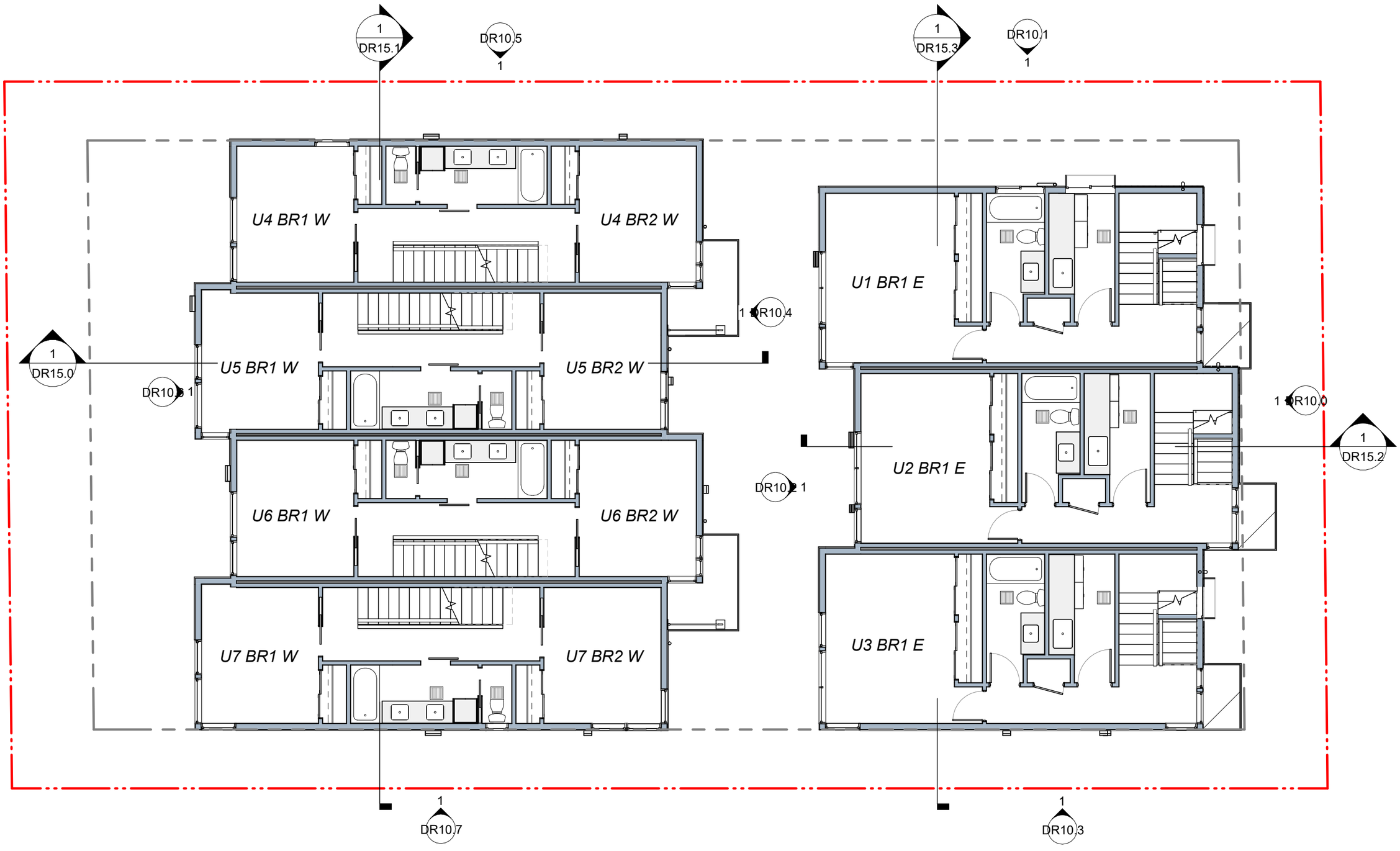
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Floor Plans

DR8.1

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L3 Floor Plan
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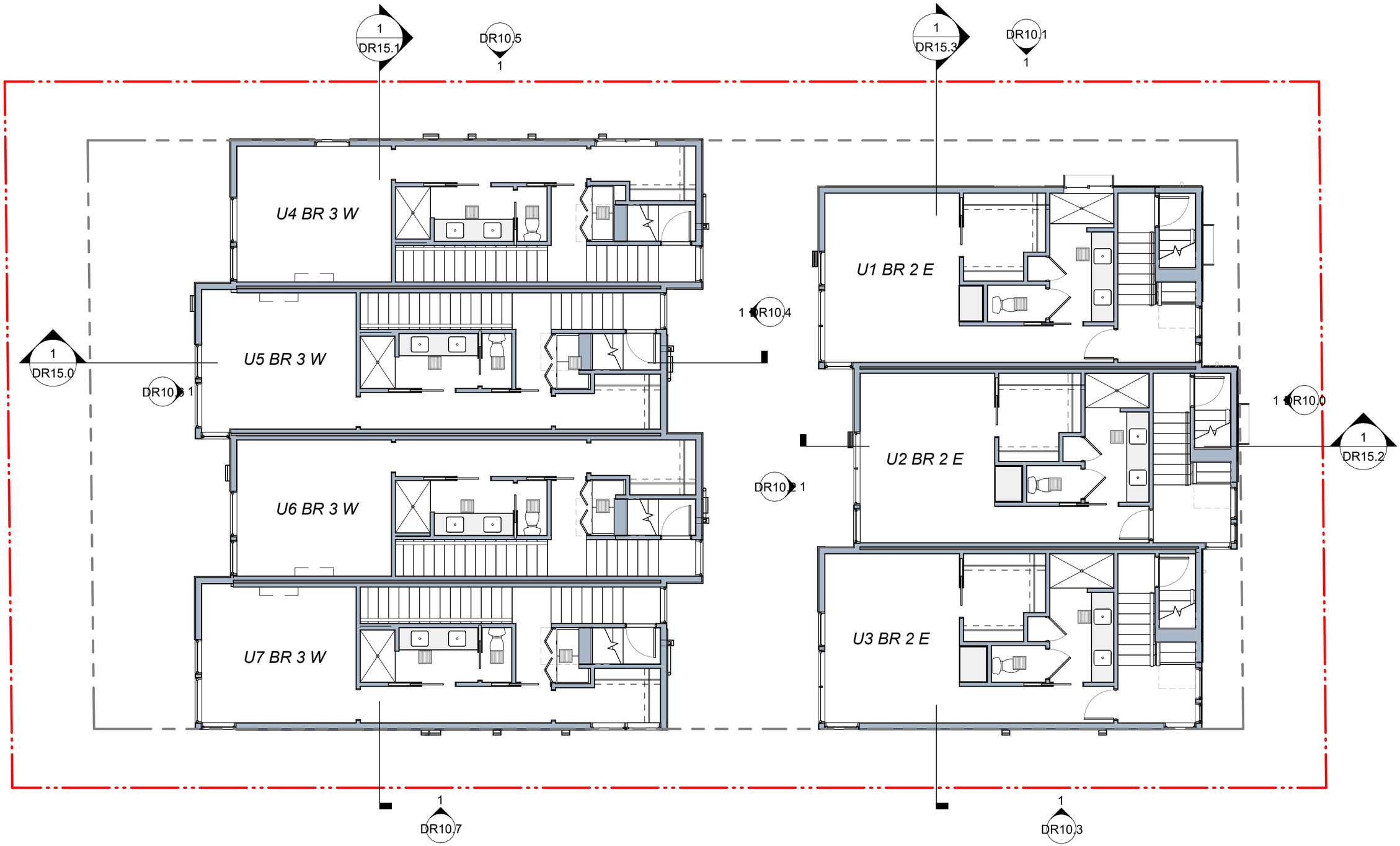
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Floor Plans

DR8.2

09/01/22



L4 Floor Plan
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Floor Plans

DR8.3

09/01/22

(E) ADJ BLDG

1 DR15.1

DR10.5 1

1 DR15.3

DR10.1 1

U4 ROOF DECK

U1 ROOF DECK

1 DR10.4

1 DR15.0

DR10.6 1

U5 ROOF DECK

1 DR10.0

1 DR15.2

U2 ROOF DECK

DR10.2 1

U6 ROOF DECK

U7 ROOF DECK

U3 ROOF DECK

1 DR10.7

1 DR10.3

(E) ADJ BLDG

(E) ADJ BLDG

Roof Plan

1/8" = 1'-0"

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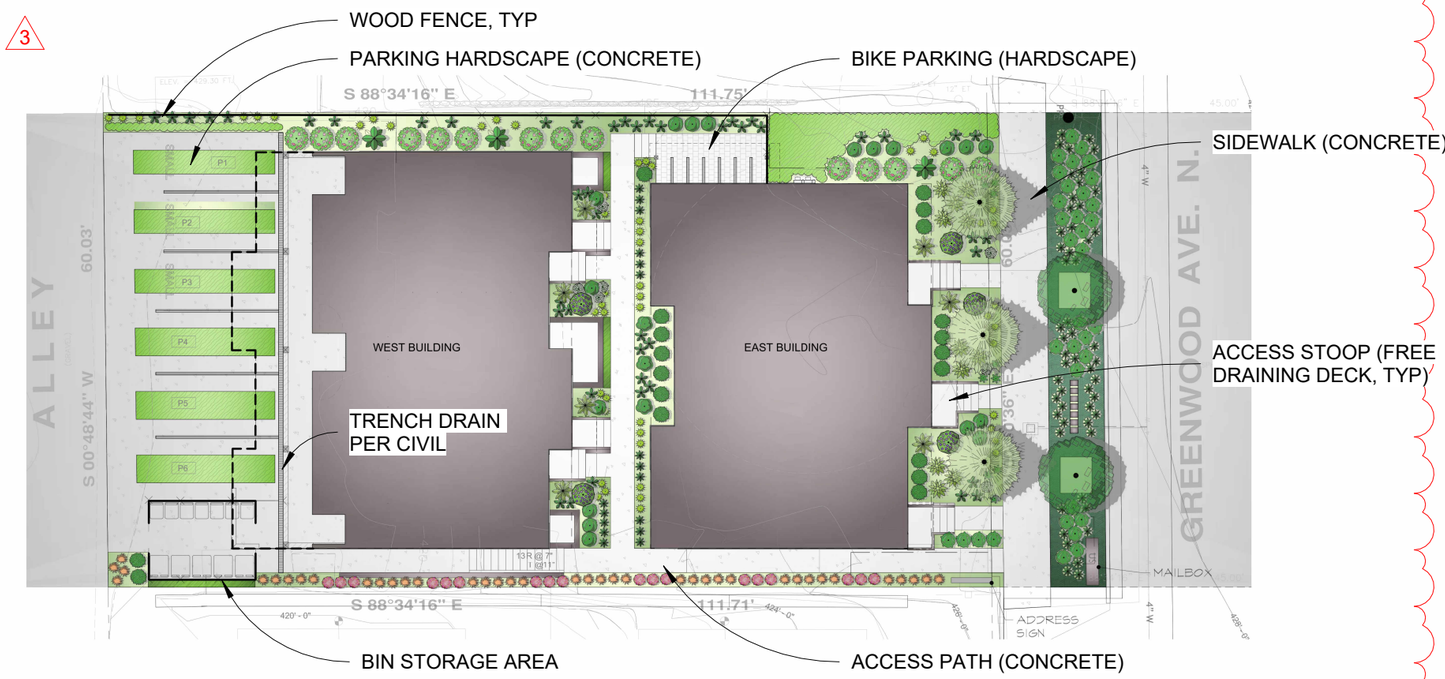
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Floor Plans

DR8.4

09/01/22



PLANT SCHEDULE

TREES		BOTANICAL / COMMON NAME
	A	Fagus sylvatica / Green Beech Street Tree - Single leader
	B	Sciadopitys verticillata / Umbrella Pine

SHRUBS		BOTANICAL / COMMON NAME
	C	Bergenia cordifolia 'Winterglut' / Winterglow Bergenia
	D	Calluna vulgaris 'Firefly' / Heather
	E	Carex oshimensis 'Everillo' / Everillo Japanese Sedge
	F	Carex testacea / Orange Sedge
	G	Daphne odora 'Aureomarginata' / Gold-edged Winter Daphne
	H	Euonymus japonicus 'Greenspire' / Greenspire Upright Euonymus
	I	Helleborus niger 'HGC Jacob' / Christmas Rose
	J	Hydrangea quercifolia / Oakleaf Hydrangea
	K	Liriope muscari 'Big Blue' / Big Blue Lilyturf
	L	Mahonia eurybracteata 'Soft Caress' / Mahonia Soft Caress
	M	Mahonia x media 'Charity' / Mahonia
	N	Pieris japonica 'Cavatine' / Lily of the Valley Bush
	O	Polystichum munitum / Western Sword Fern
	P	Prunus laurocerasus 'Mount Vernon' / Mount Vernon Laurel
	Q	Rhododendron x 'Ramapo' / Ramapo Rhododendron
	R	Sarcococca hookeriana humilis / Dwarf Sweet Box

GROUND COVERS	BOTANICAL / COMMON NAME
	Ajuga reptans / Bugleweed
	Sagina subulata 'Aurea' / Scotch Moss
	Vinca minor 'Bowles Blue' / Dwarf Periwinkle

A



B



C



D



E



F



G



H



I



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L



M



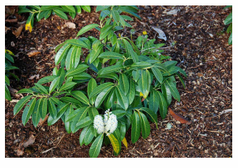
N



O



P



Q



R



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Landscape Plan & Planting Plan

DR9.0

09/01/22



1 Bldg E - East Elevation
1/8" = 1'-0"

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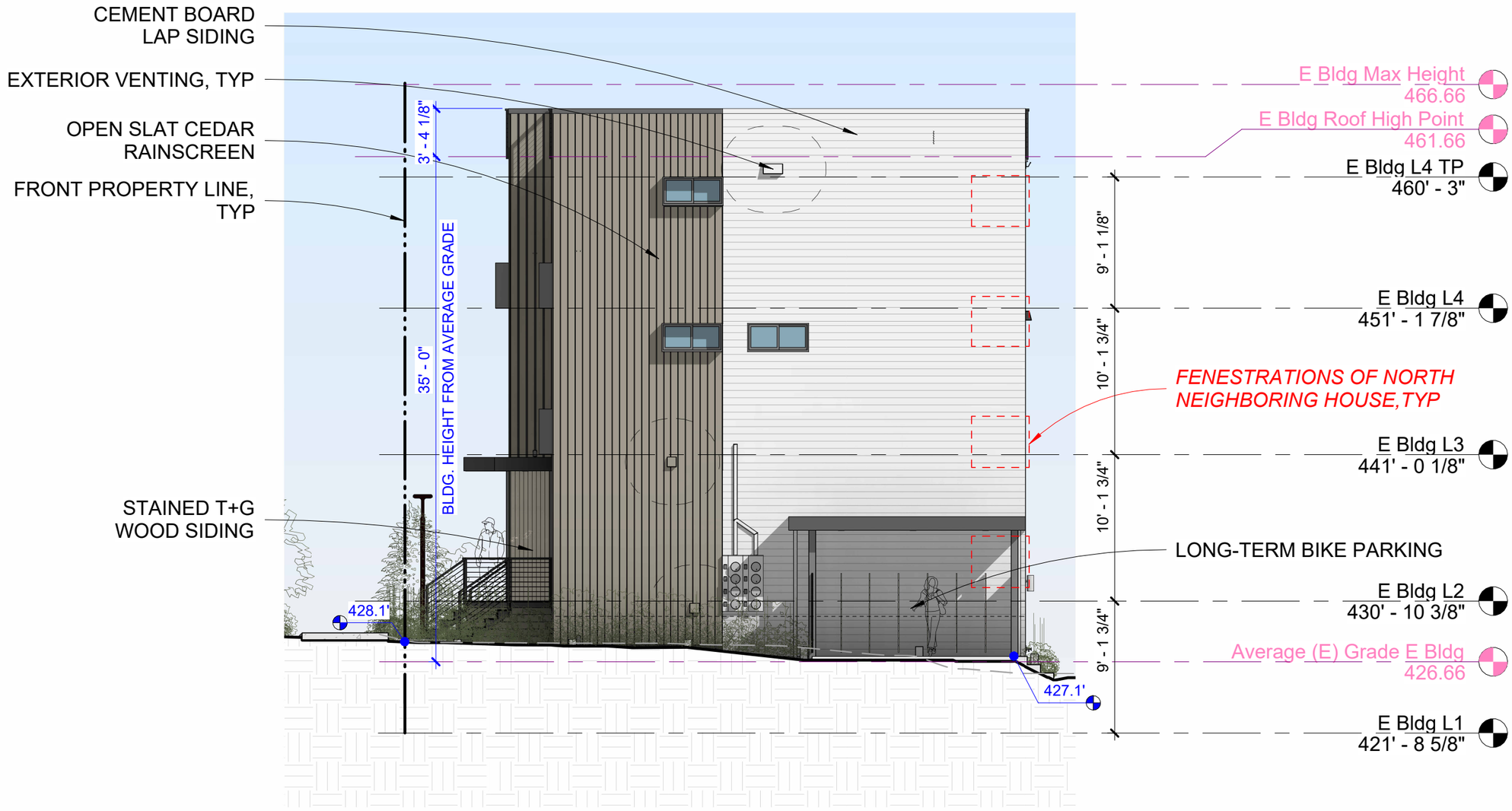
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E Units Elevations

DR10.0

09/01/22



1 Bldg E - North Elevation
1/8" = 1'-0"

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E Units Elevations

DR10.1

09/01/22



1 Bldg E - West Elevation
1/8" = 1'-0"

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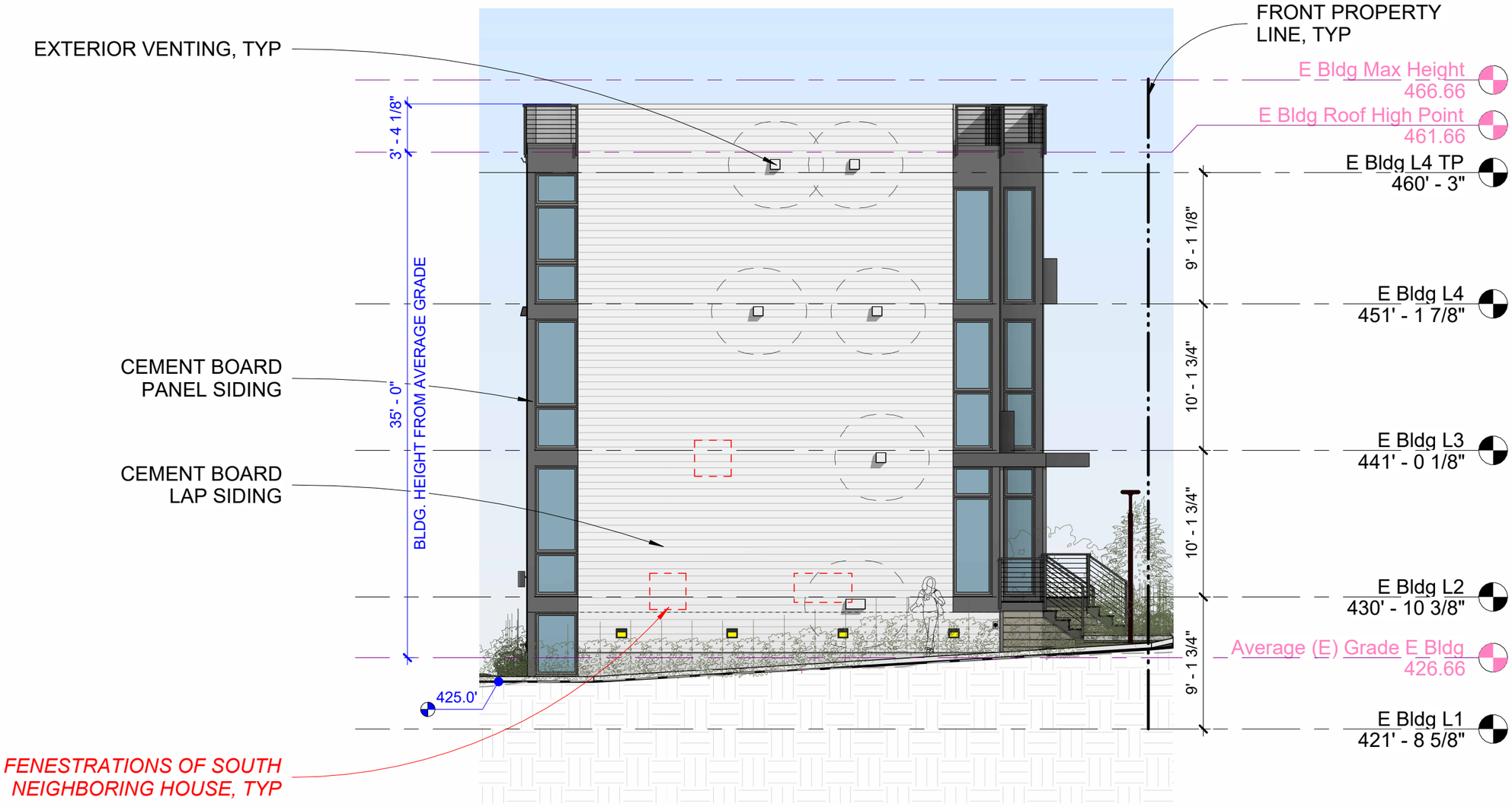
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E Units Elevations

DR10.2

09/01/22



1 Bldg E - South Elevation
1/8" = 1'-0"

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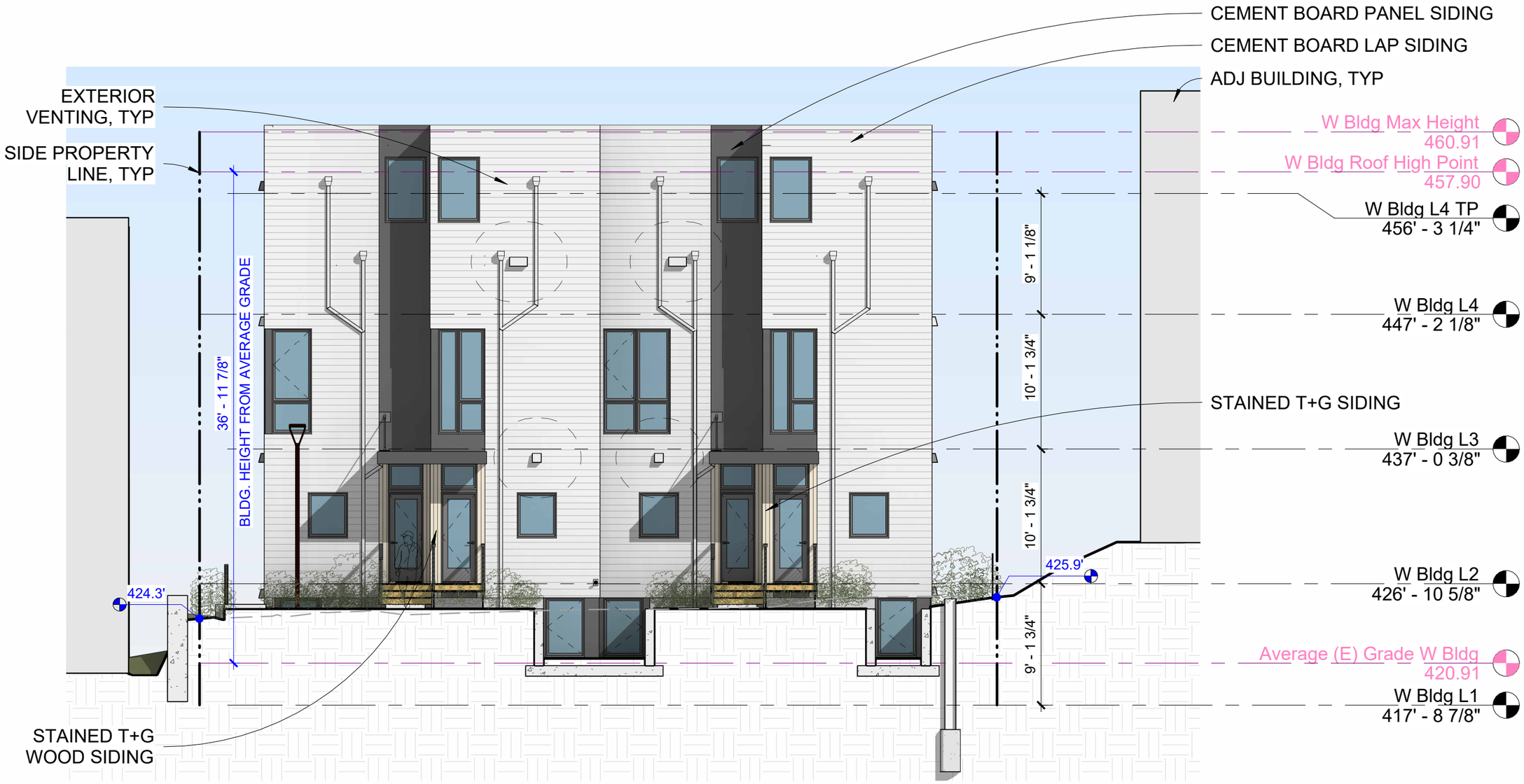
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E Units Elevations

DR10.3

09/01/22



1 Bldg W - East Elevation
1/8" = 1'-0"

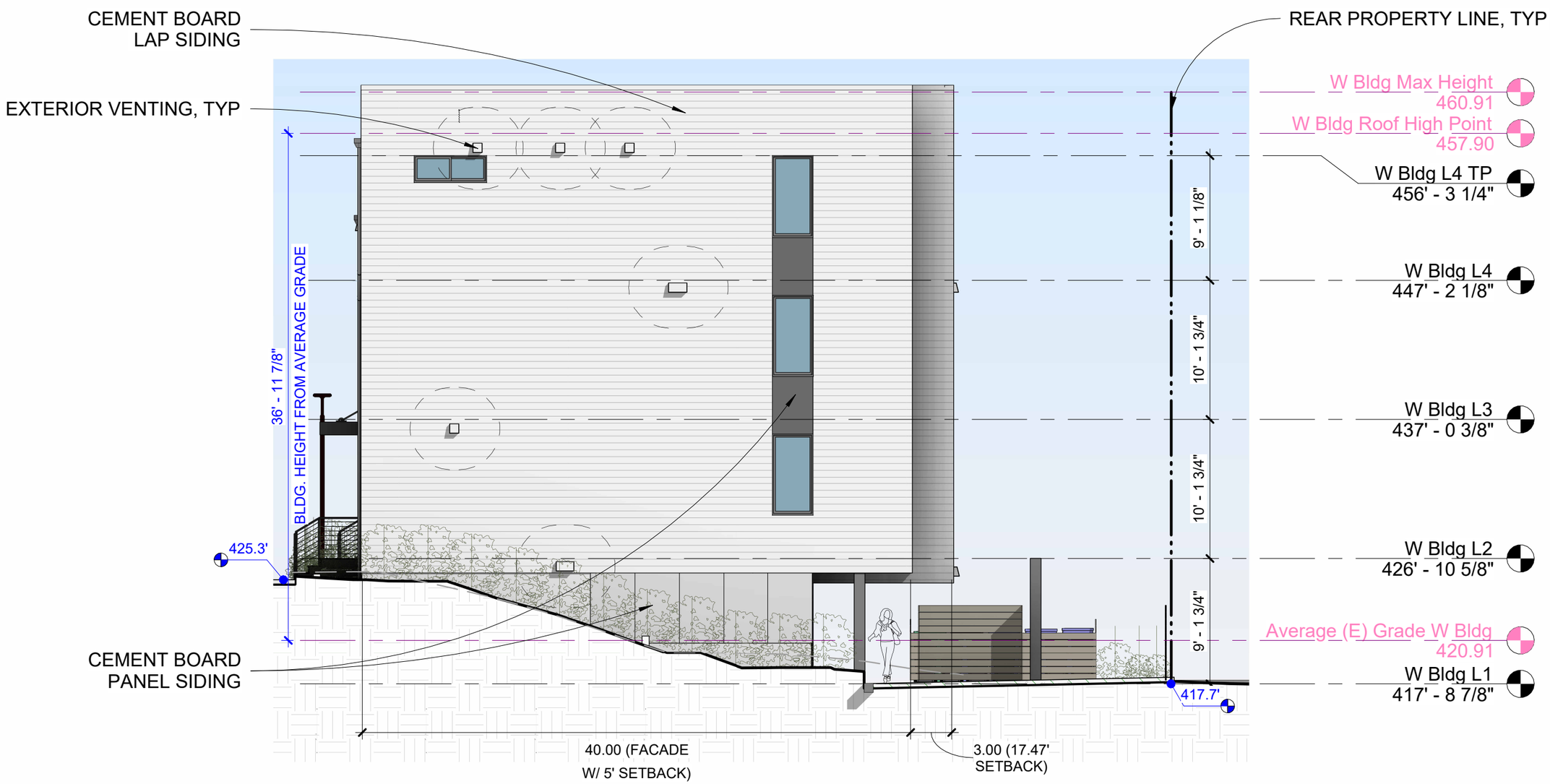
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W Units Elevations

DR10.4
09/01/22



1 Bldg W - North Elevation
1/8" = 1'-0"

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W Units Elevations

DR10.5

09/01/22



1 Bldg W - West Elevation
1/8" = 1'-0"

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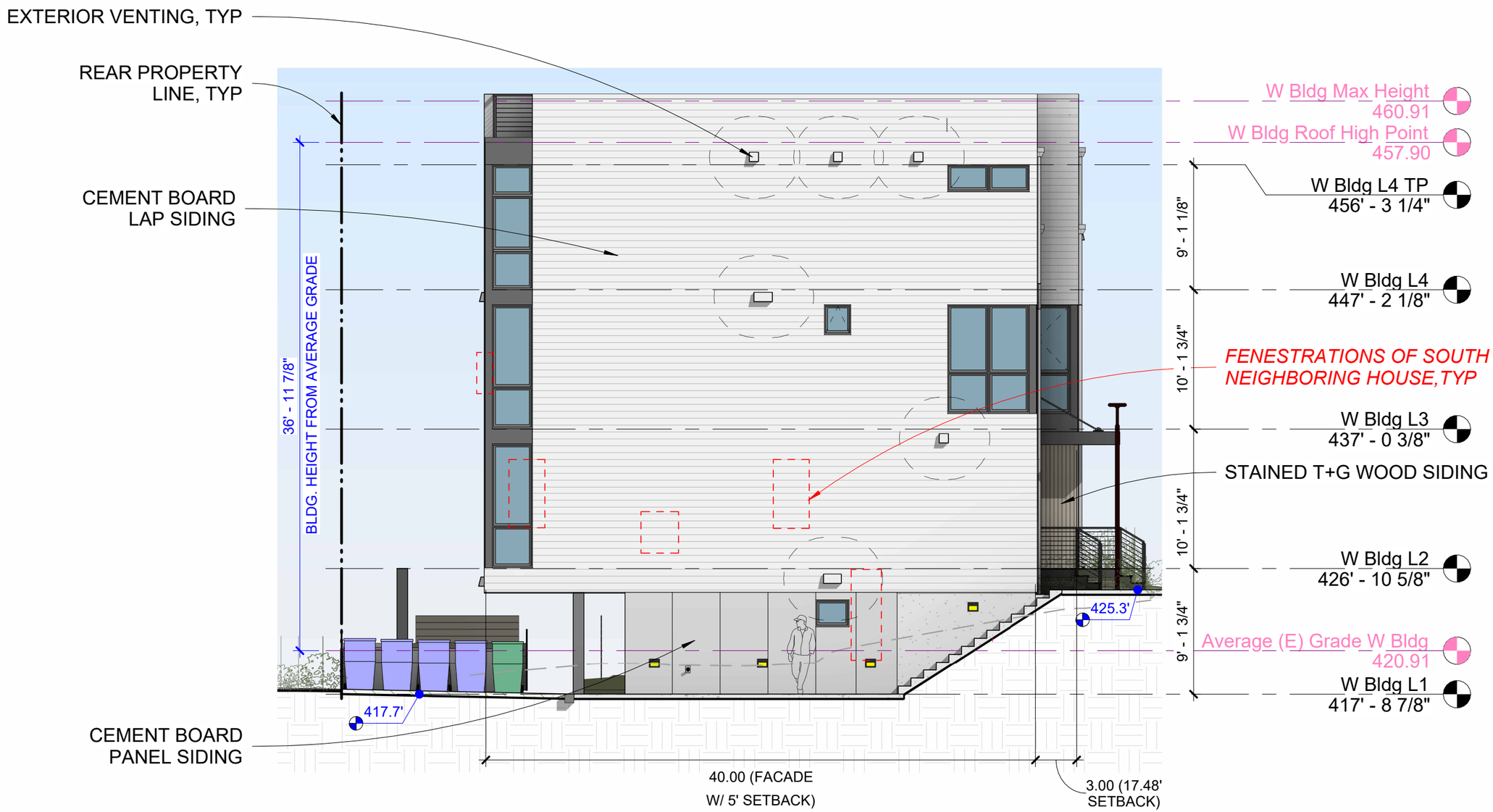
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W Units Elevations

DR10.6

09/01/22



1 Bldg W - South Elevation
1/8" = 1'-0"

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W Units Elevations

DR10.7

09/01/22





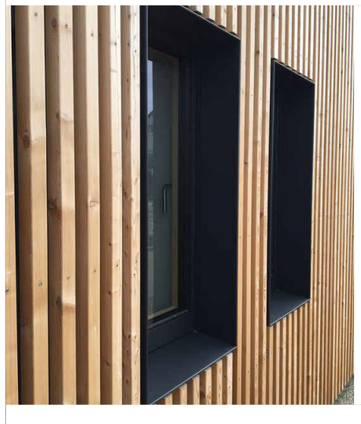
RAIN SCREEN
WEATHERED CEDAR

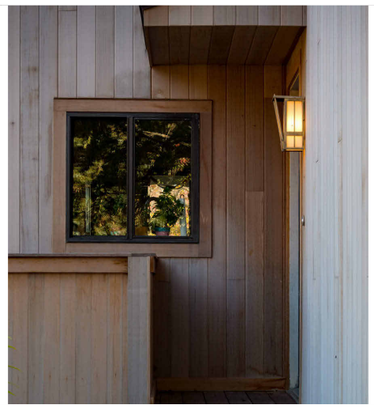
T+G SIDING
STAINED PINE

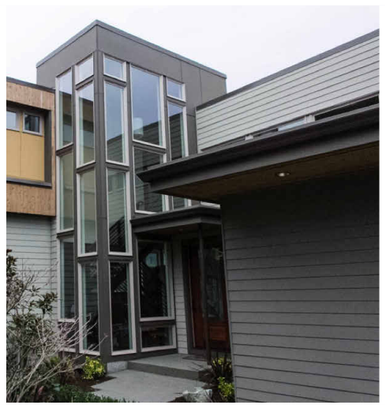
CEMENT BOARD LAP SIDING
WHITE PAINT

CEMENT BOARD PANEL SIDING
LIGHT GREY PAINT

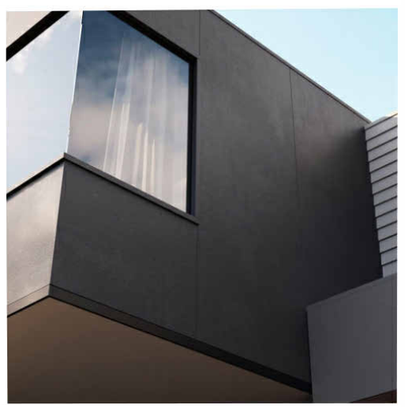
CEMENT BOARD PANEL SIDING
DARK GREY PAINT











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Material and Color Palette

DR11.0

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Front Perspective

DR12.0

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Back Perspective

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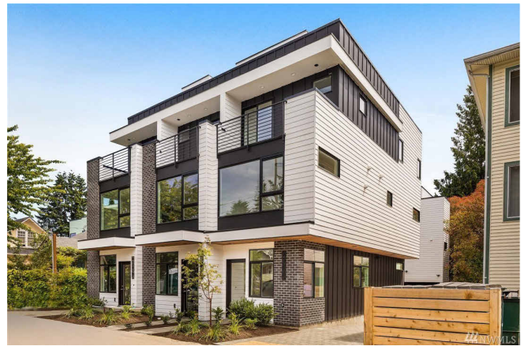
Aerial Back Perspective

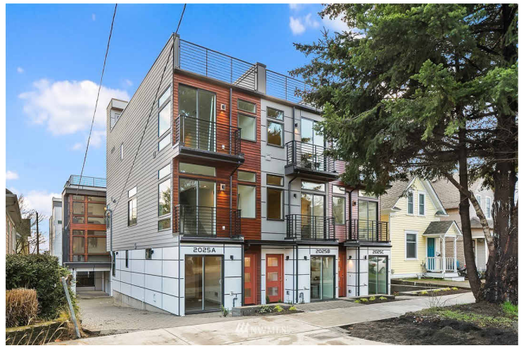
DR12.2

09/01/22

Precedents

General Massing









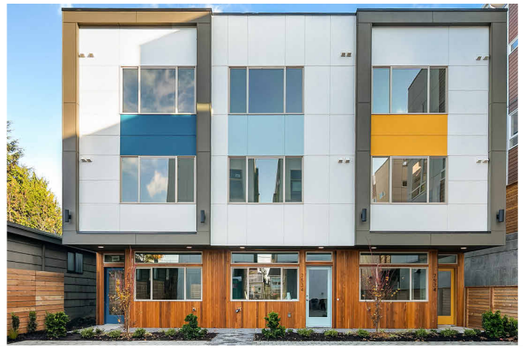
Greenwood Ave N Units Entry







Alternate Entry

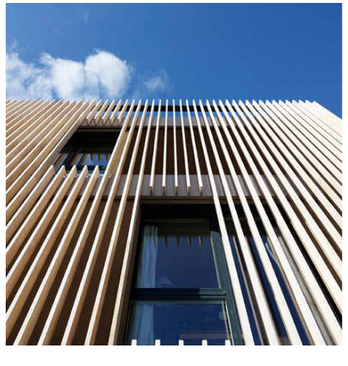




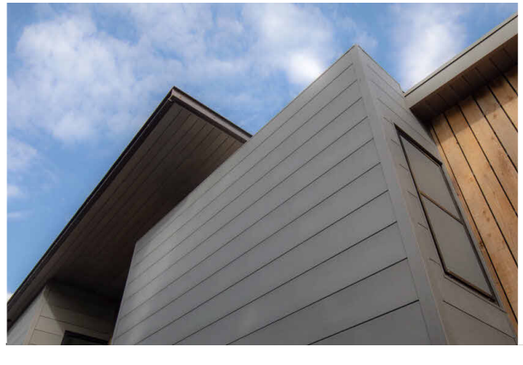
Wood Rain Screen







Lap Siding





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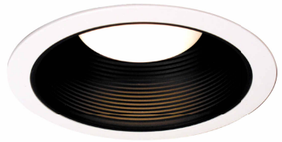
Precendent Images

DR12.3

09/01/22



EAST FACADE STREET VIEW



A - 6" RECESSED DOWNLIGHT



B - CYLINDRICAL UP/DOWN LIGHT



C - LAMP POST



D - SITE FLOOD LIGHT



E - RECESSED STEP LIGHT



Exterior Lighting Plan

1" = 10'-0"

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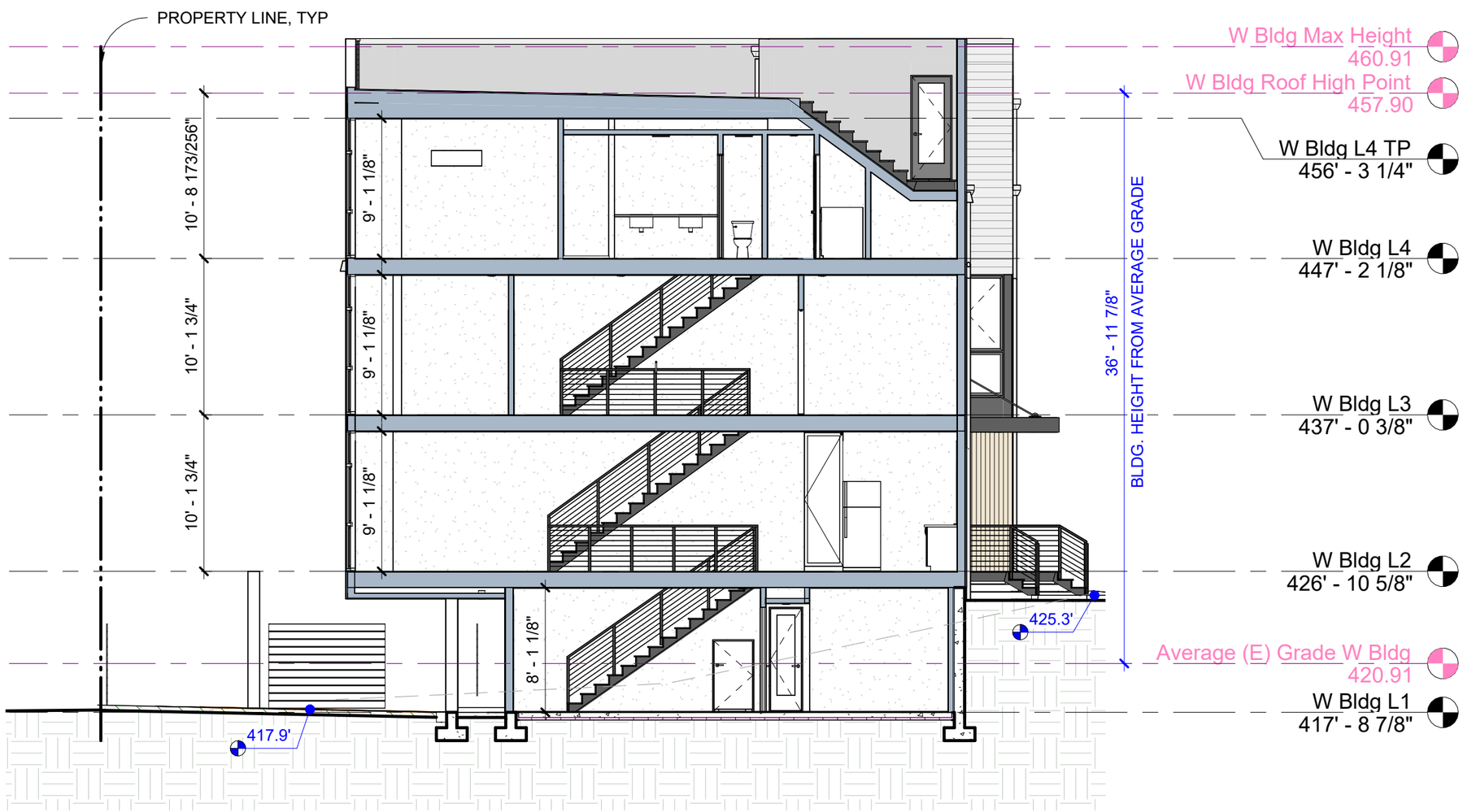
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Exterior Lighting Plan

DR13.0

09/01/22



1 W Bldg EW Section
1/8" = 1'-0"

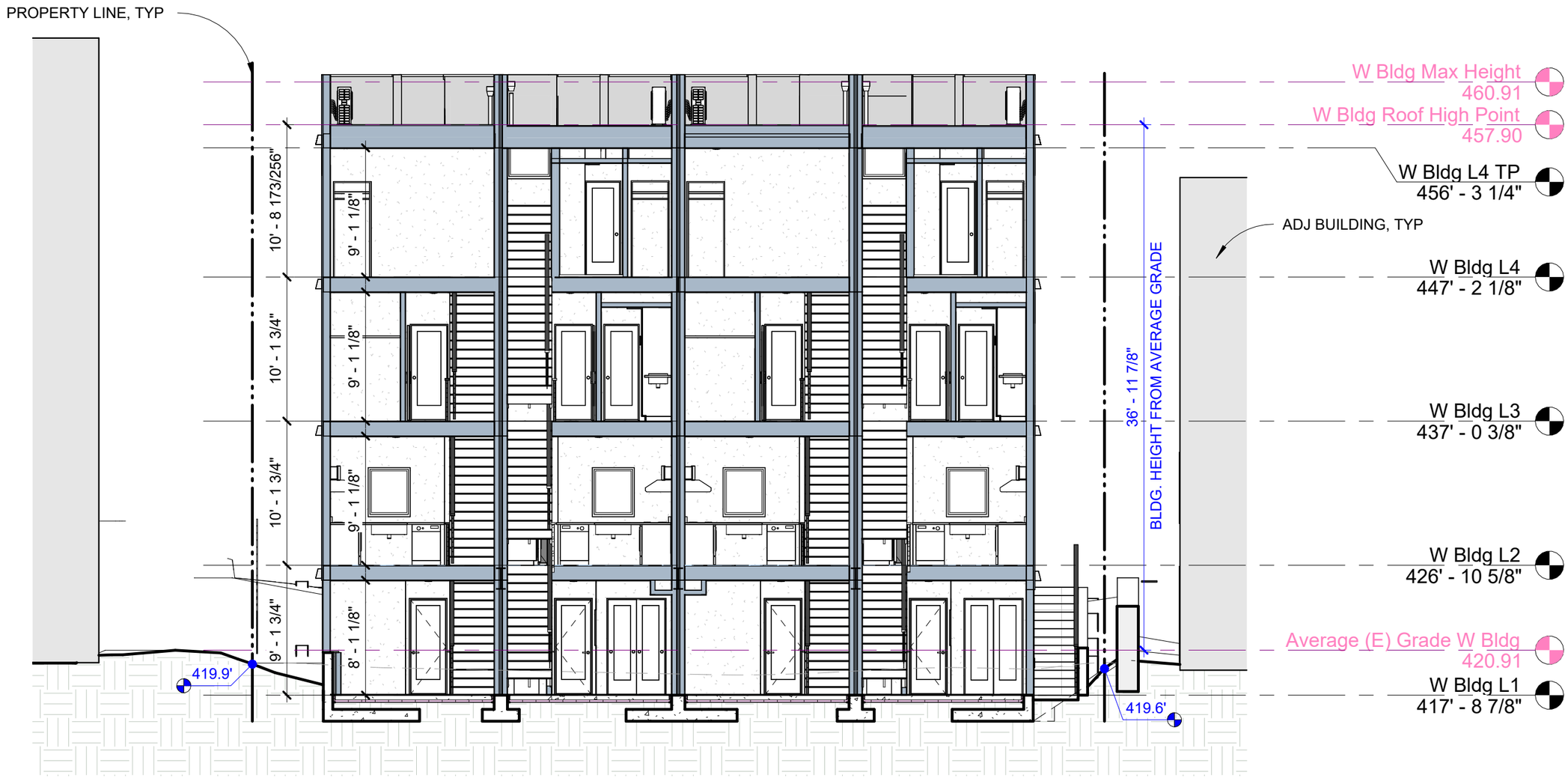
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Building Sections

DR15.0

09/01/22



1 W Bldg NS Section
1/8" = 1'-0"

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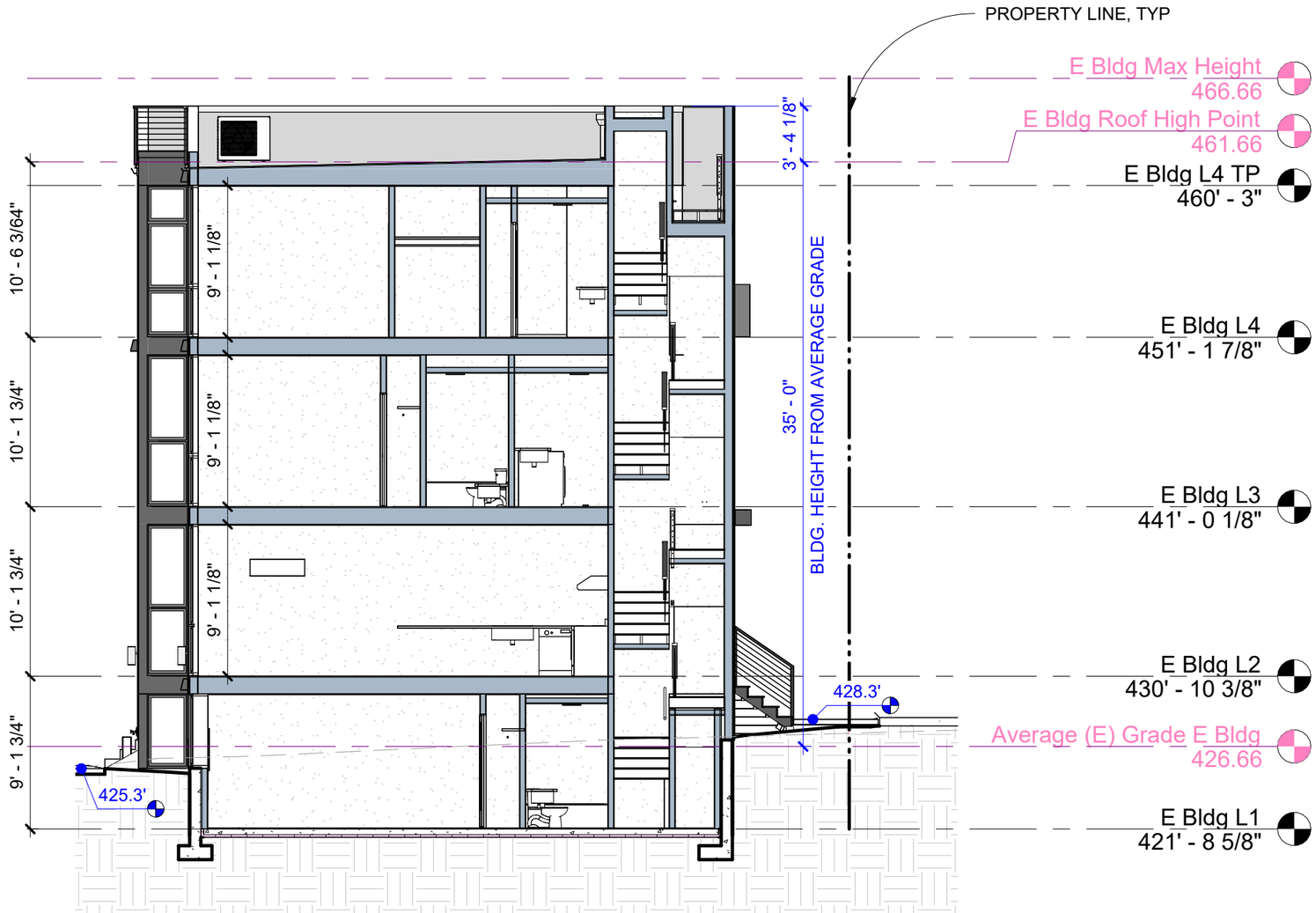
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Building Sections

DR15.1

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1 E Bldg EW Section
1/8" = 1'-0"

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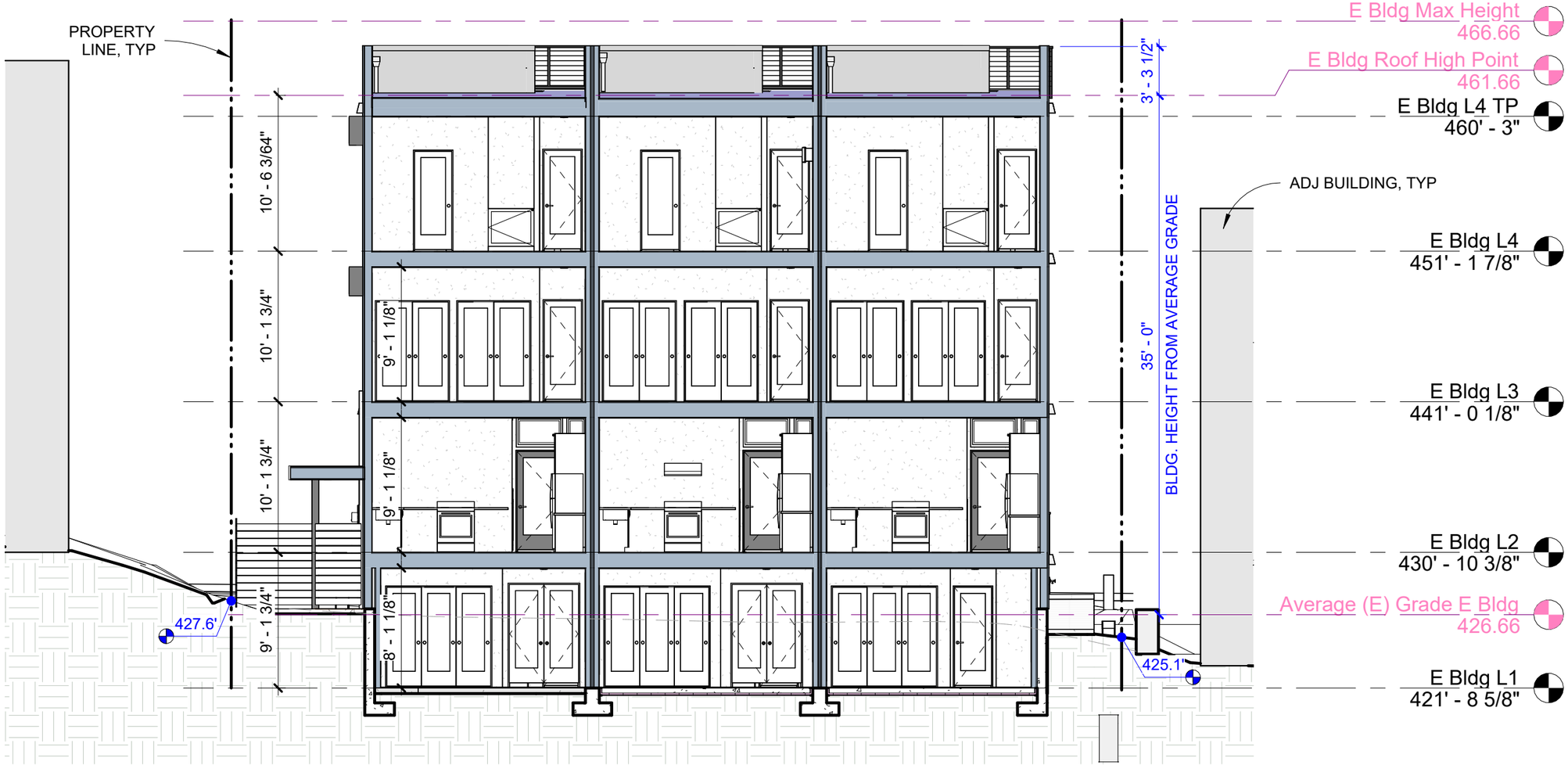
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Building Sections

DR15.2

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1 E Bldg NS Section
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Building Sections

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