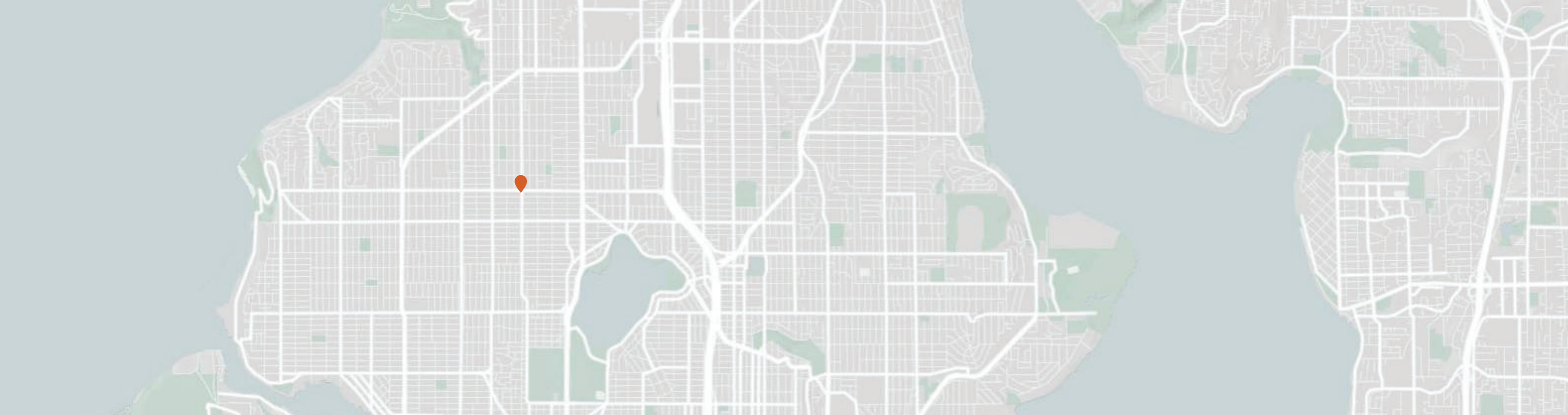




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MARCH 9, 2022

MINOR REVISION: ADDITIONAL STORY

8403 GREENWOOD AVE NORTH

PROJECT #:3025261

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APPLICANT TEAM

OWNER: Slattery Properties
 Po Box 70583
 Seattle, WA 98127

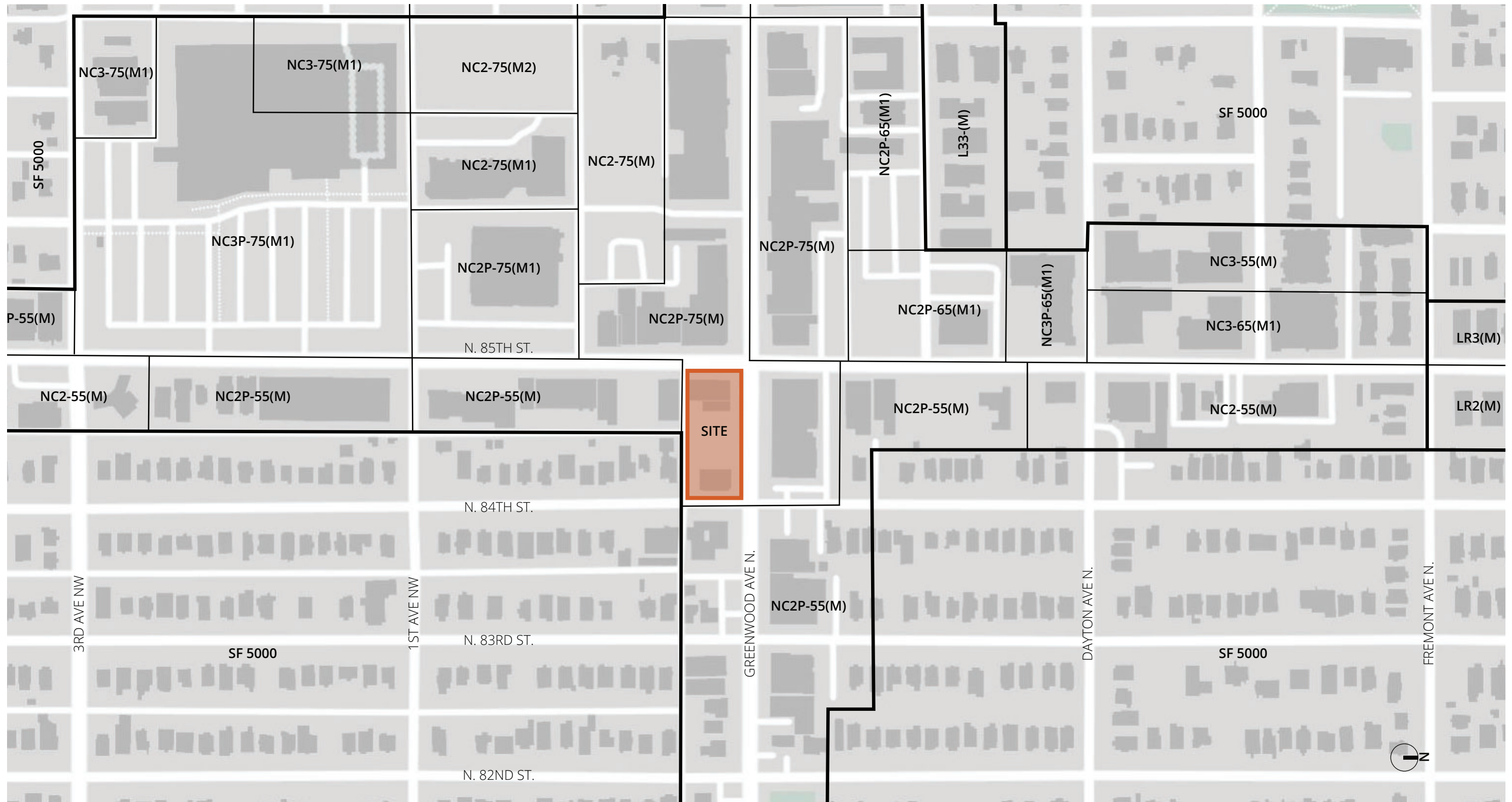
ARCHITECT: CLARK | BARNES
 1401 West Garfield St.
 Seattle, WA 98119

PROJECT DESCRIPTION

Incorporation of additional story to previously approved building mass.

To maintain the existing massing strategy and overall building design intent, extrusion of the existing building up to the recently adopted 75' HALA height limit requires departures of the upper level setbacks along Greenwood Ave North, and North 84th Street.

ZONING MAP

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SITE PLAN

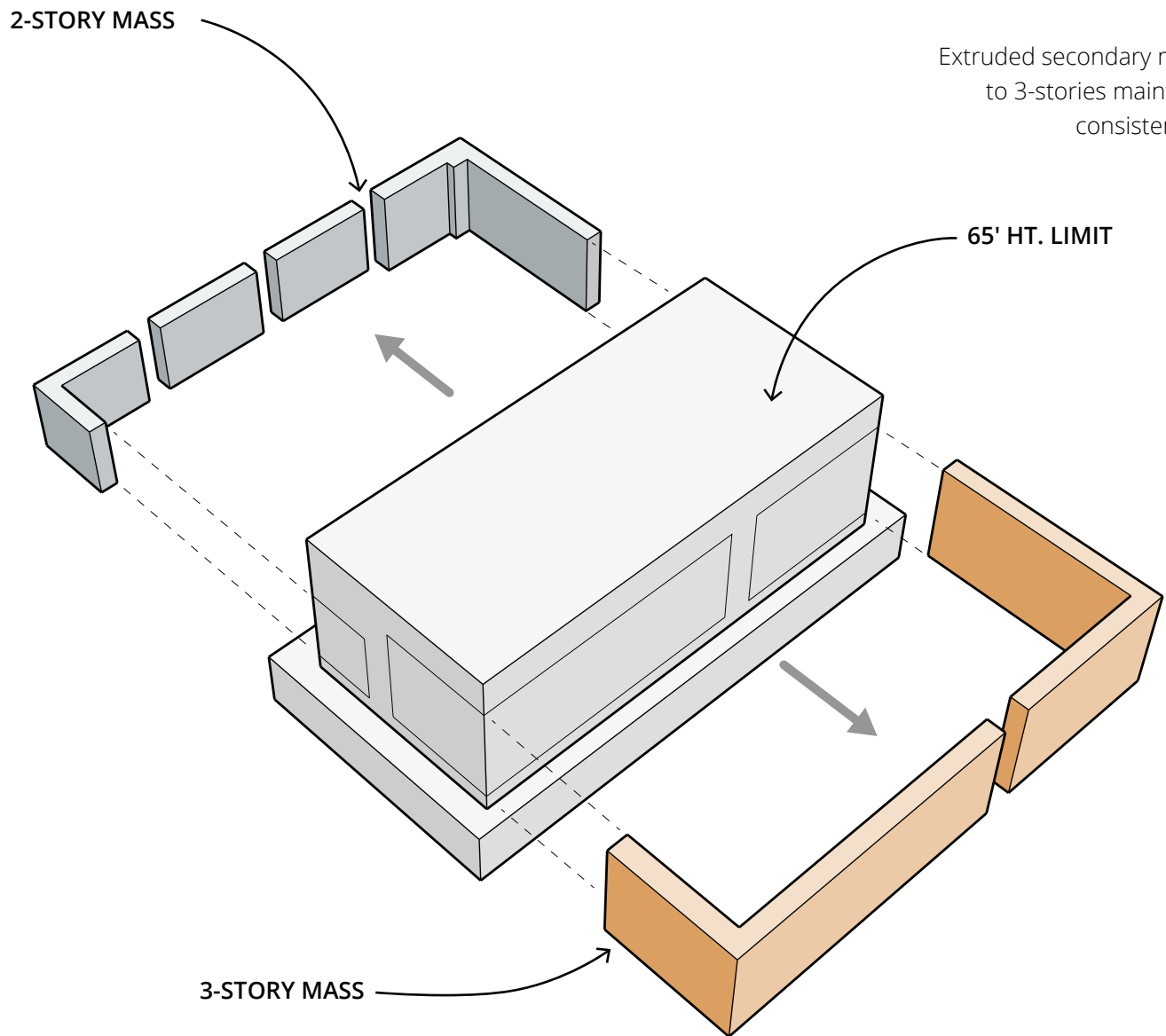
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MASSING STUDY: DESIGN STRATEGY

APPROVED

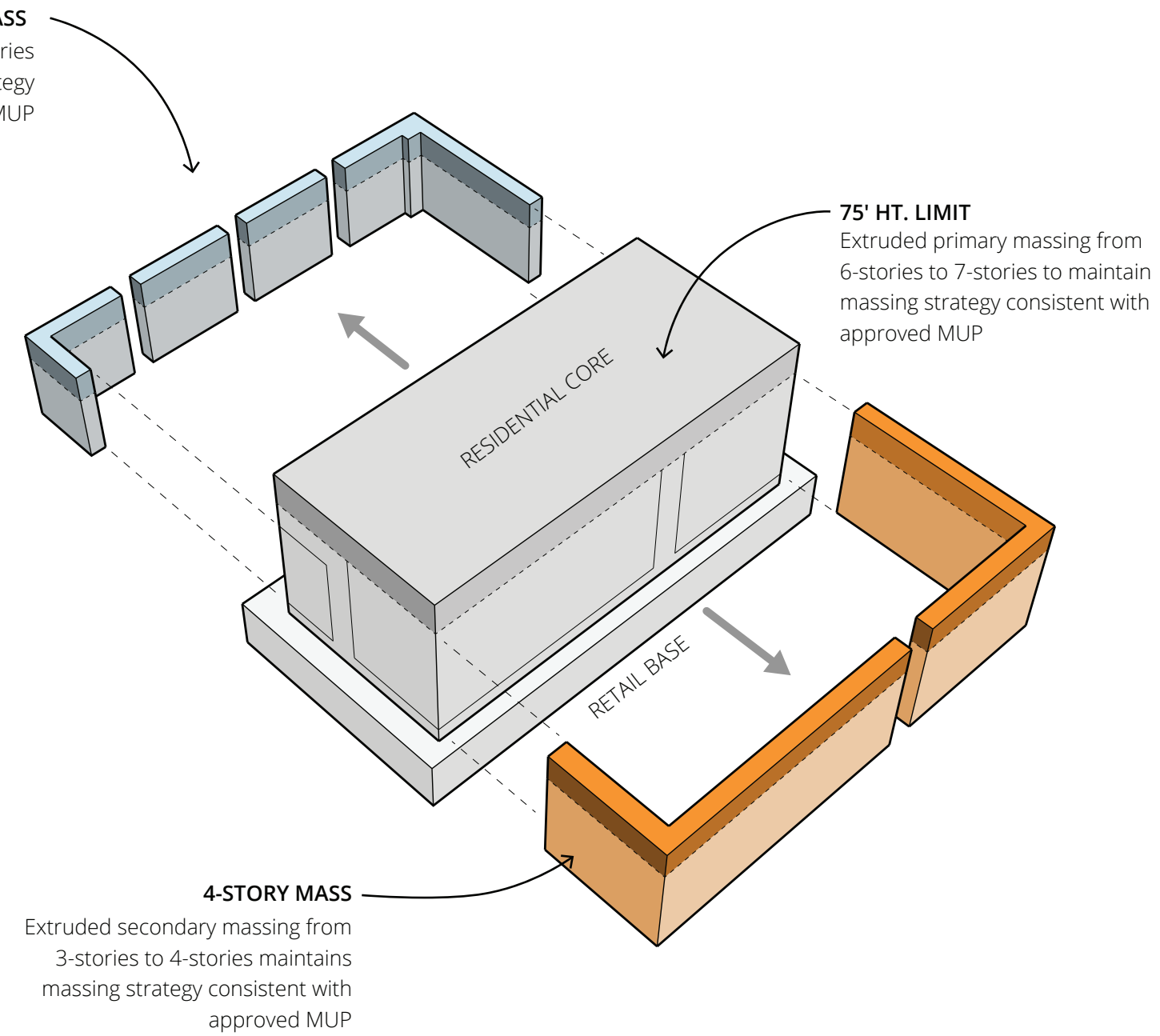
Zone: NC2P-65



PROPOSED

Zone: NC2P-75(M)

The neighborhood scale, zone transition and the street orientation drive the interlocked massing of the building. Wrapping the residential core with stepped building blocks ensuring compatibility with both the commercial scale of Greenwood Ave and the pedestrian nature of 84th Street.



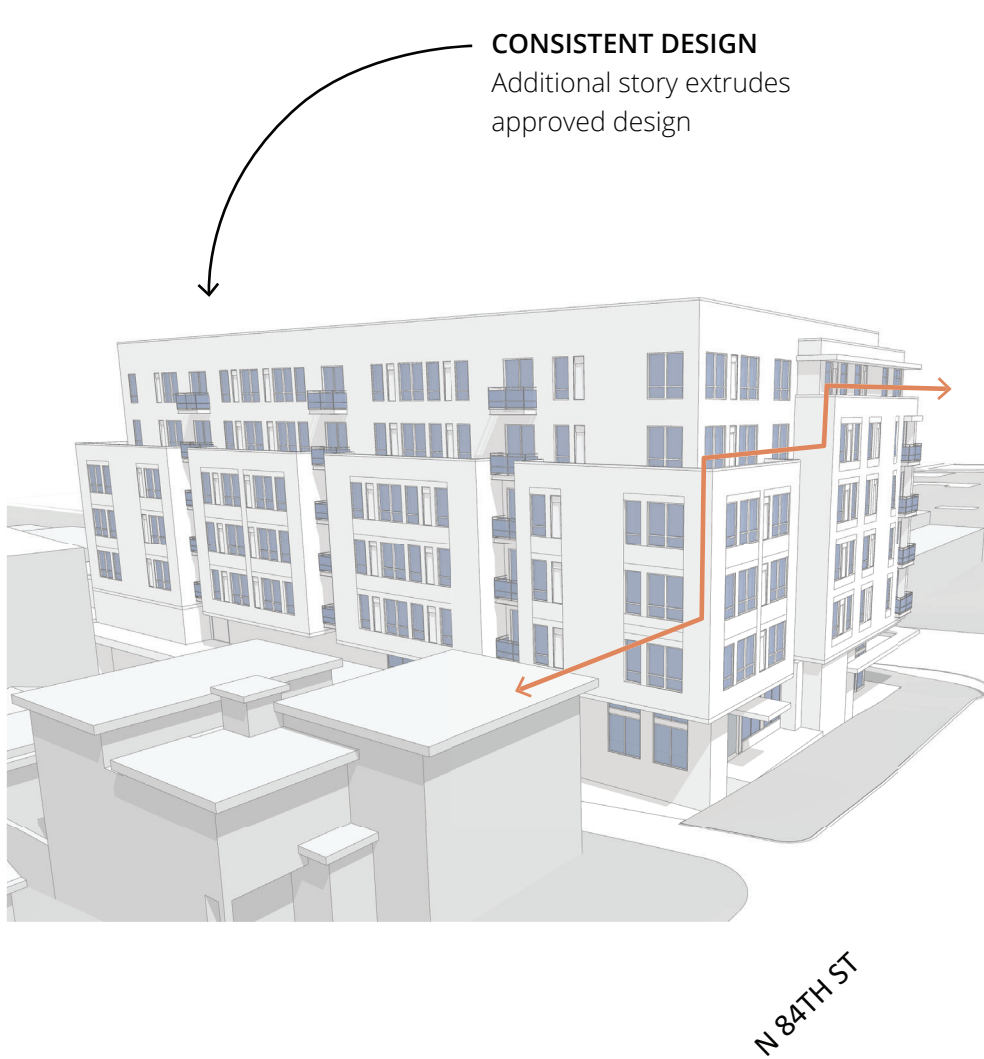
NORTH 84TH STREET: MASSING STUDY

APPROVED MUP



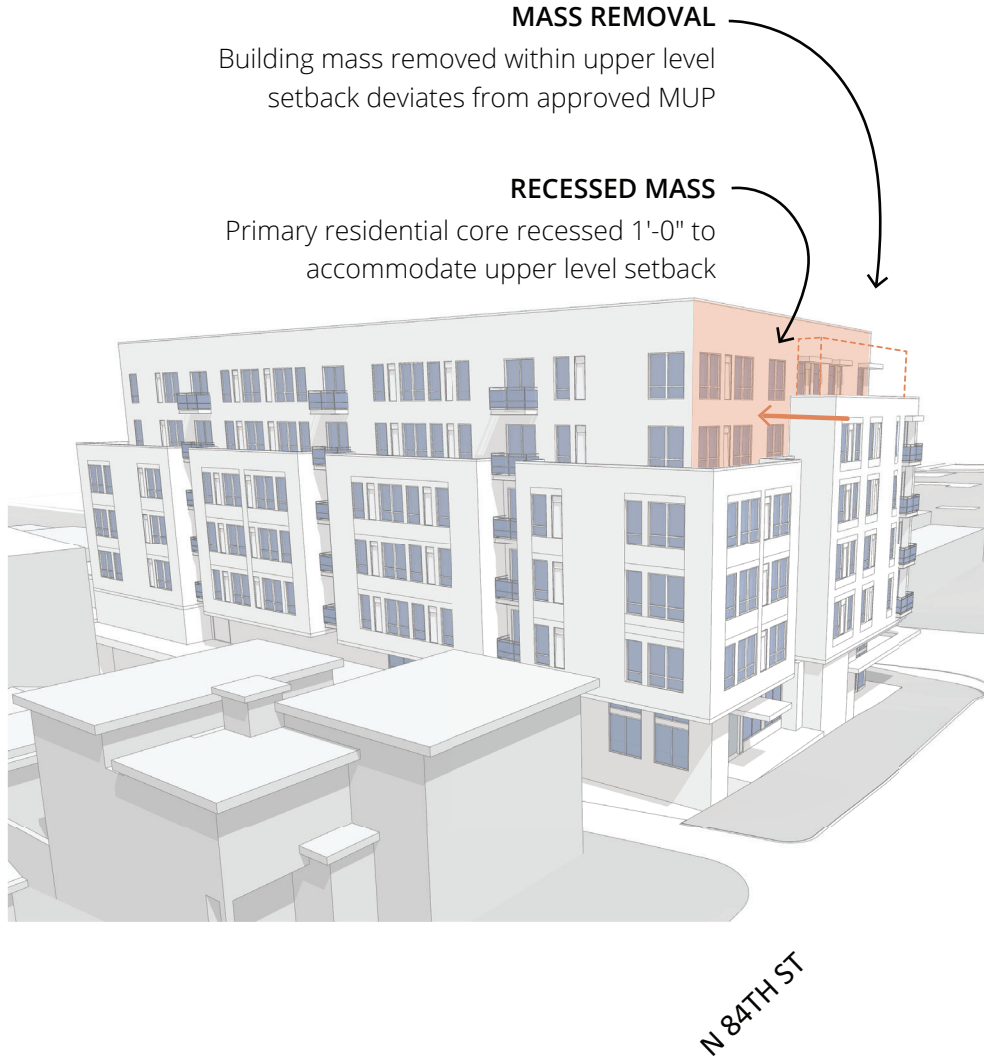
PROPOSED

Preferred strategy extrudes the approved MUP massing 1 story and requires upper level setback (23.47A.014.C) departure along North 84th Street and Greenwood Avenue North.



CONSISTENT DESIGN
Additional story extrudes approved design

CODE COMPLIANT

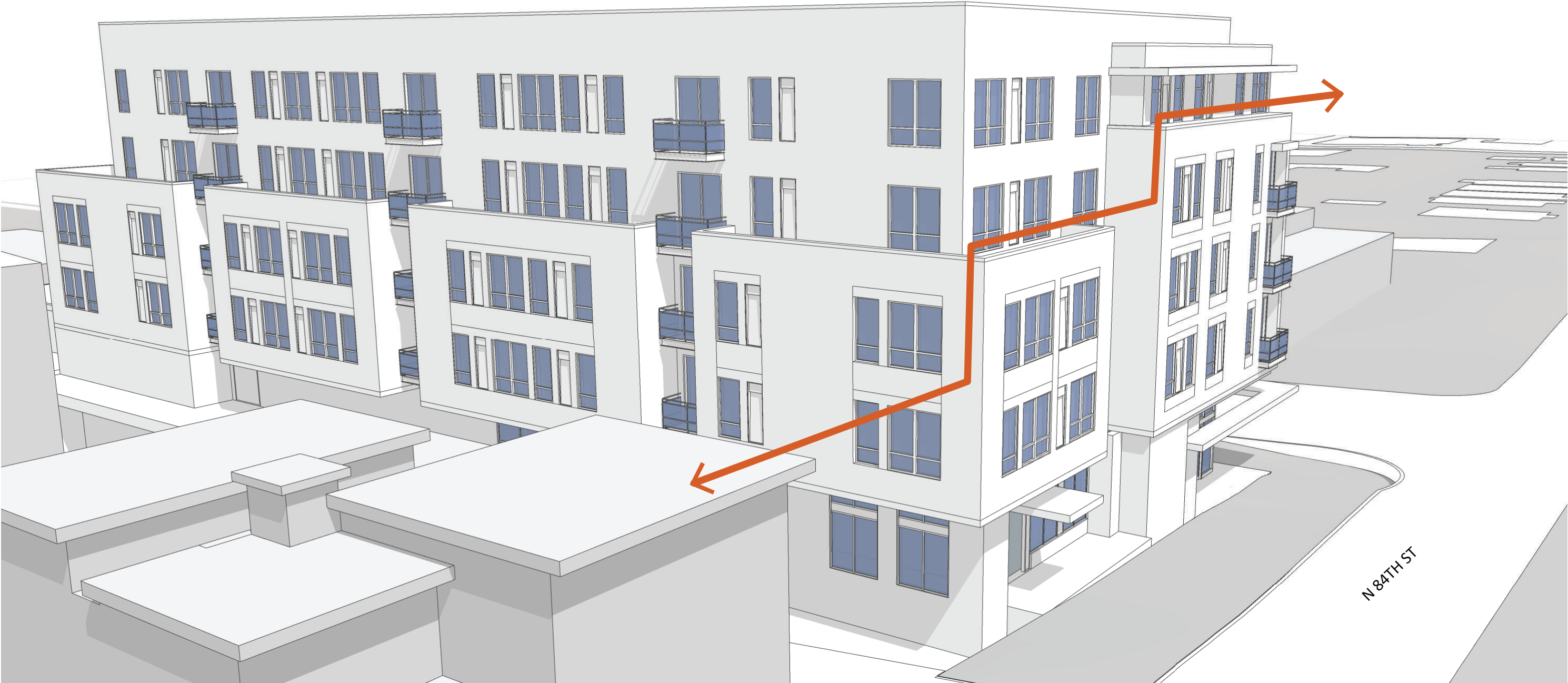


MASS REMOVAL
Building mass removed within upper level setback deviates from approved MUP

RECESSED MASS
Primary residential core recessed 1'-0" to accommodate upper level setback

NORTH 84TH STREET: APPROVED MUP

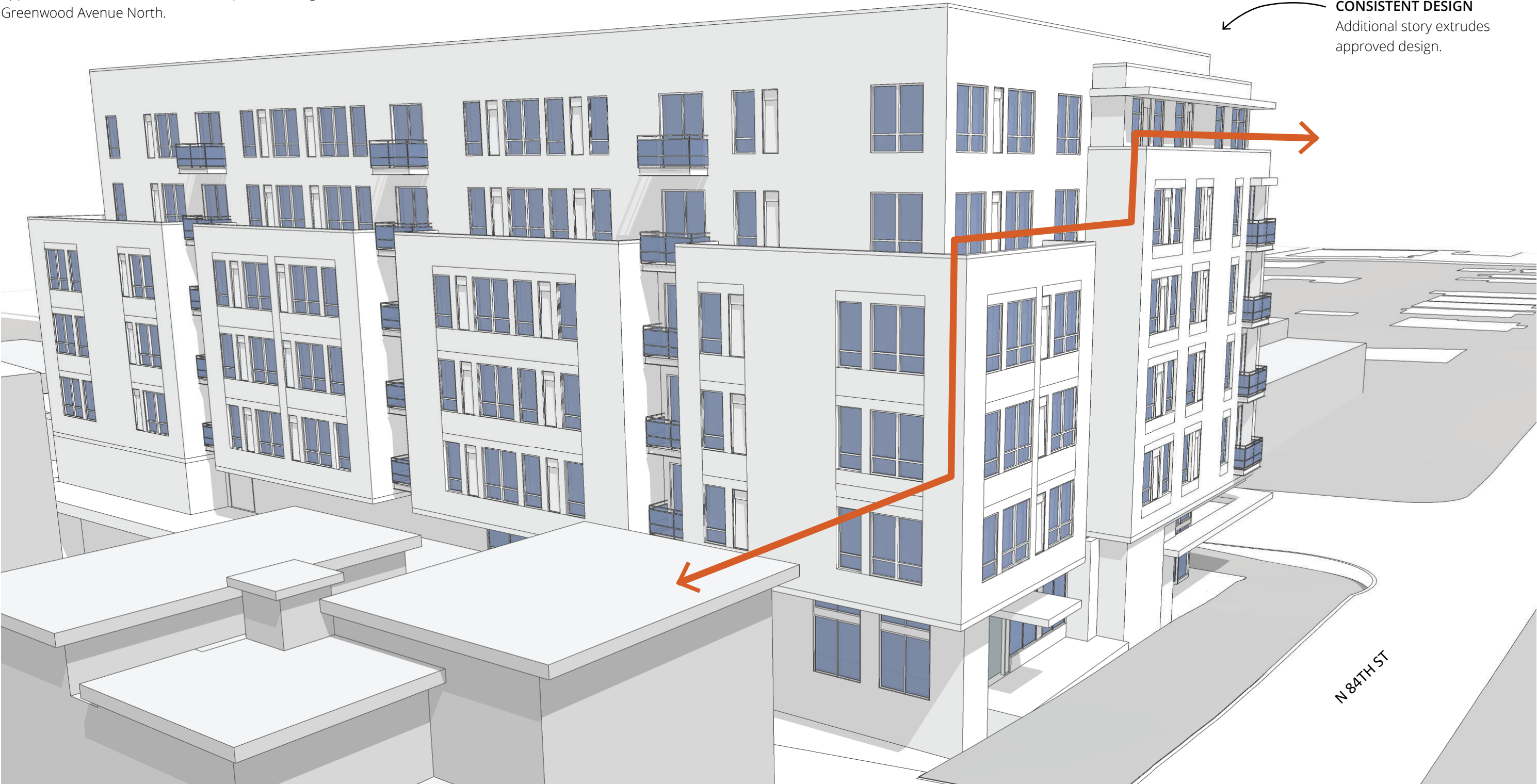
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NORTH 84TH STREET: PROPOSED

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Preferred strategy extrudes the approved MUP massing 1 story and requires upper level setback (23.47A.014.C) departure along North 84th Street and Greenwood Avenue North.



NORTH 84TH STREET: CODE COMPLIANT

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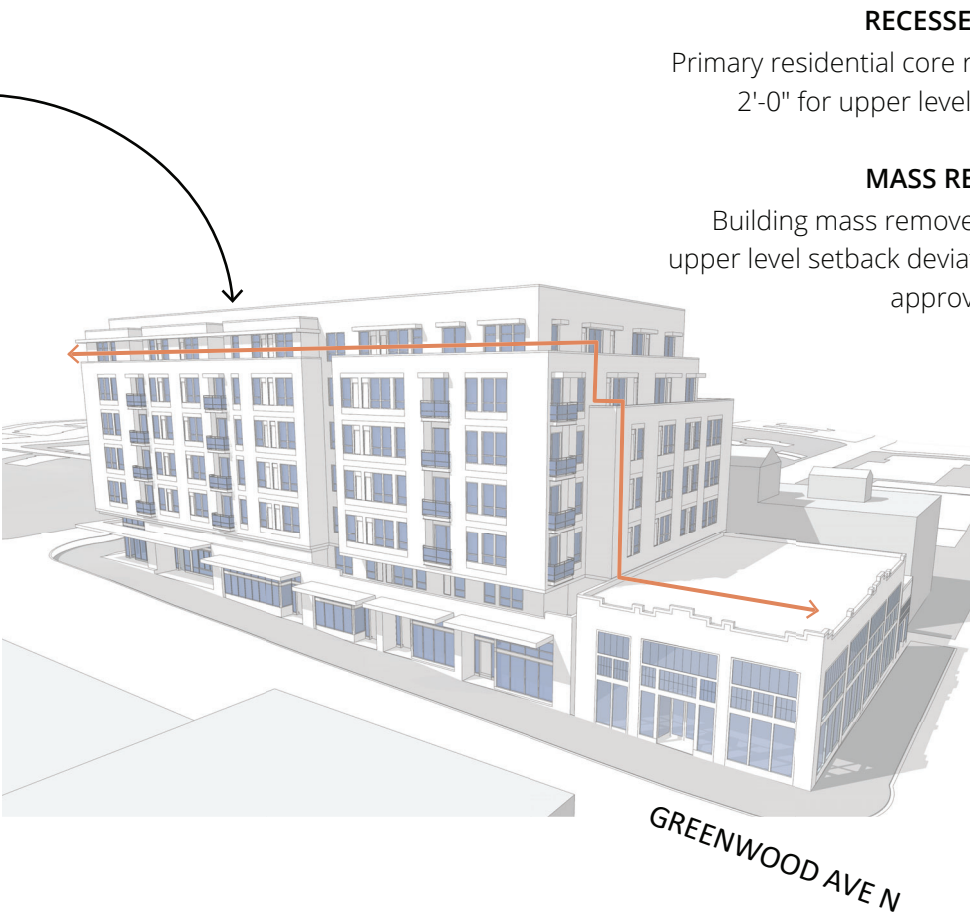
GREENWOOD AVENUE NORTH: MASSING STUDY

APPROVED MUP

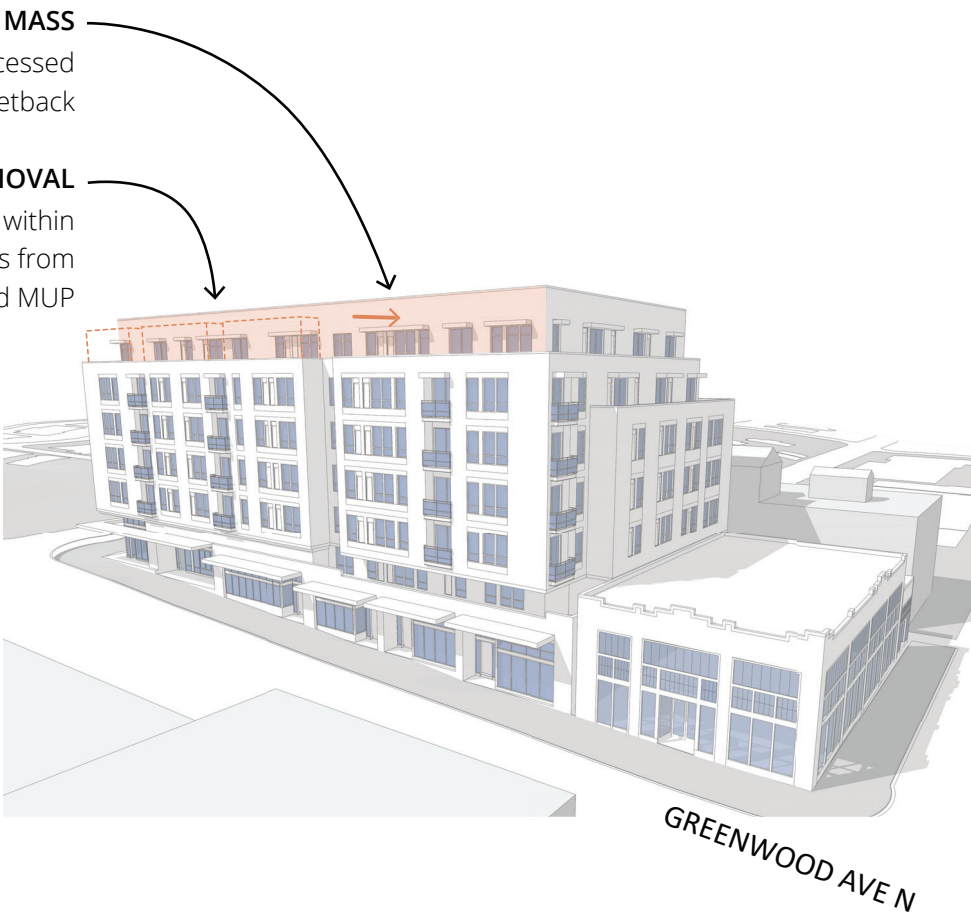


PROPOSED

Preferred strategy extrudes the approved MUP massing 1 story and requires upper level setback (23.47A.014.C) departure along North 84th Street and Greenwood Avenue North.



CODE COMPLIANT



GREENWOOD AVENUE NORTH: APPROVED MUP

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GREENWOOD AVENUE NORTH: PROPOSED

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Preferred strategy extrudes the approved MUP massing 1 story and requires upper level setback (23.47A.014.C) departure along North 84th Street and Greenwood Avenue North.



GREENWOOD AVENUE NORTH: CODE COMPLIANT

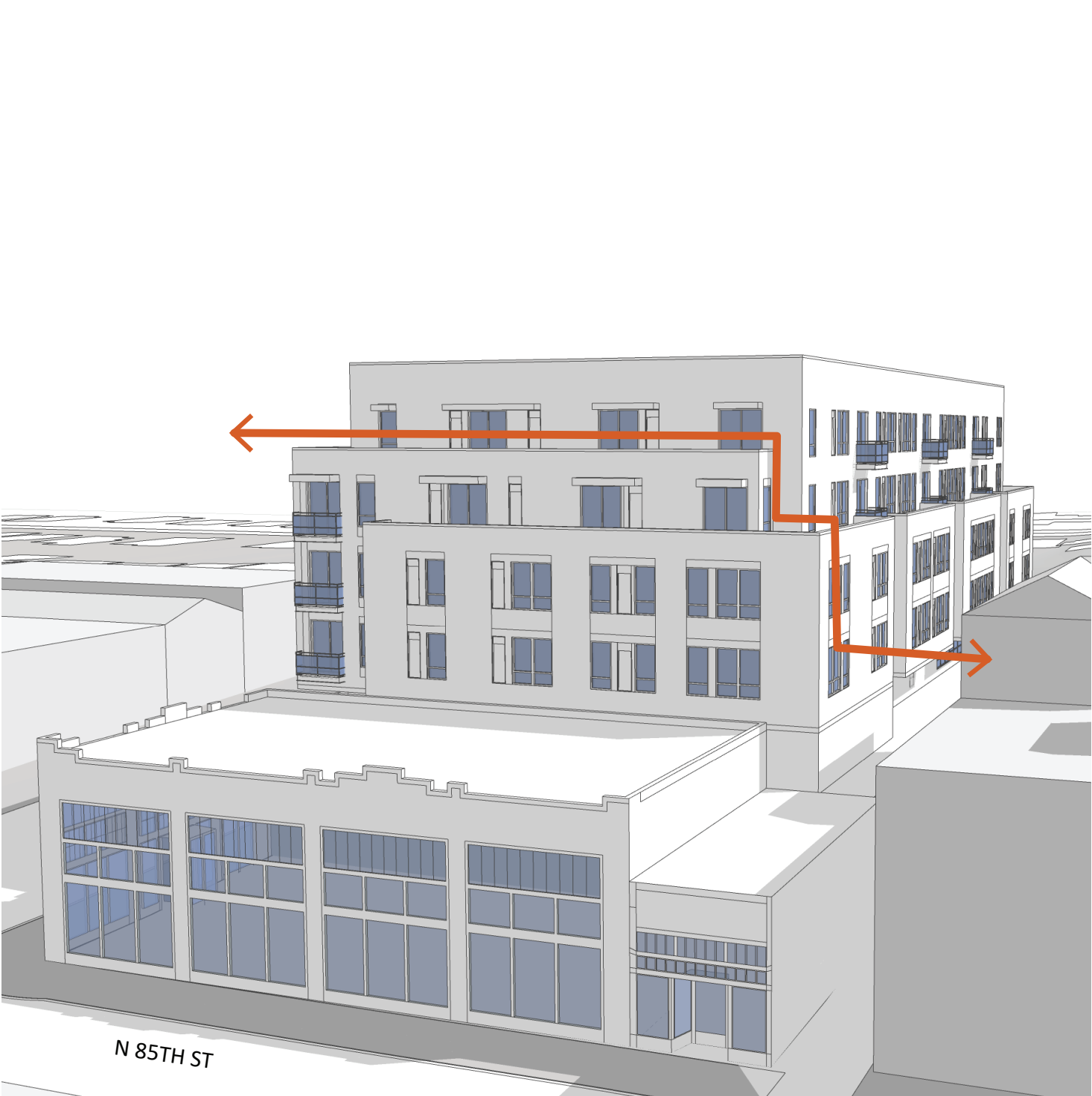
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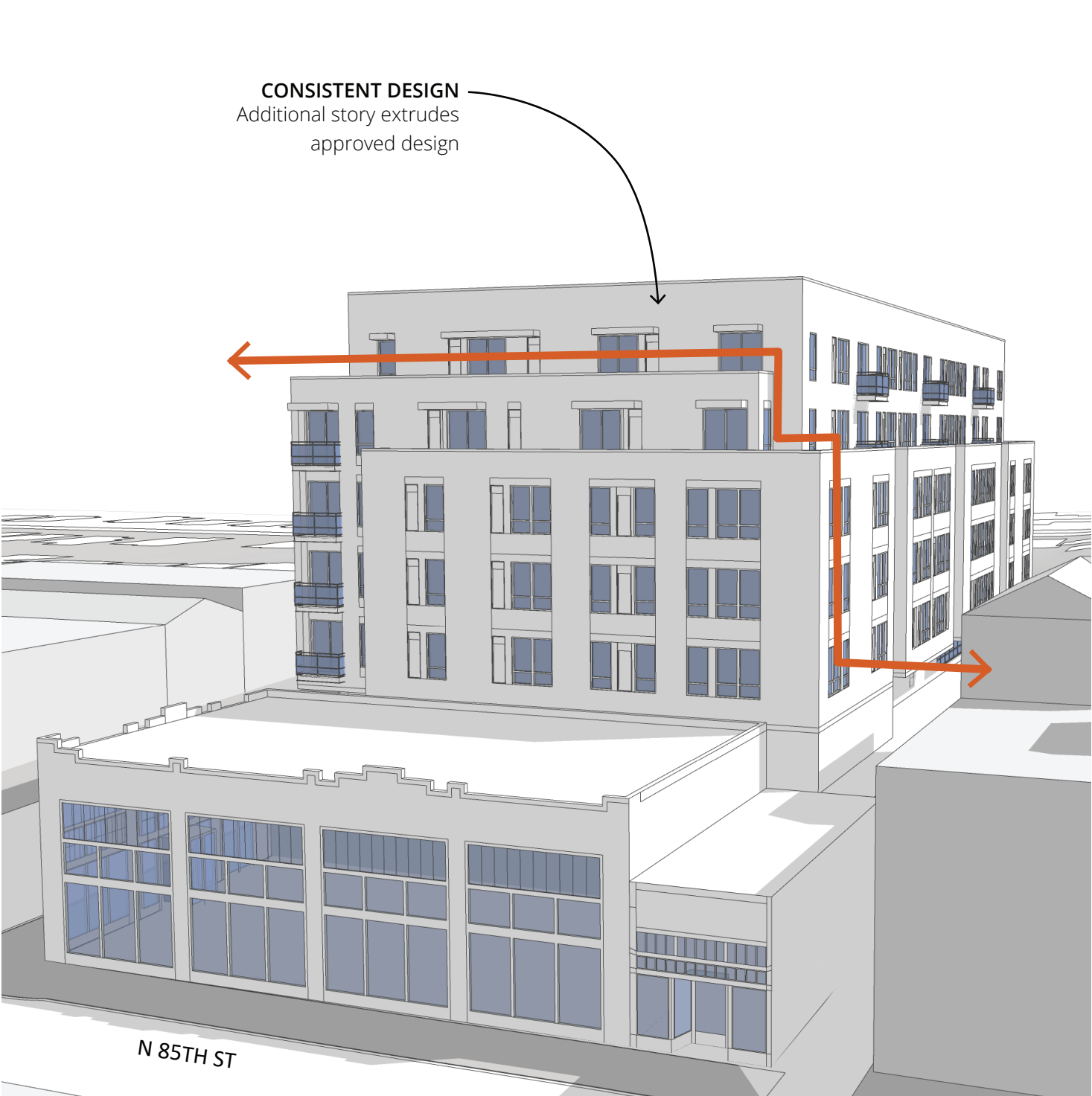
NORTH 85TH STREET: MASSING STUDY

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APPROVED MUP



PROPOSED



DEPARTURE #1: UPPER-LEVEL SETBACK | GREENWOOD AVE N

Code Required:
(C23.47A.014.C)

- 1. Portions of structures above 65' must be set back from the front lot line by an average depth of 8'.
- 3. No more than 20% of the portion of the structure that must be set back may have a setback of less than 5'.

Provided:

- 1. Portion of structures above 65' must be set back from the front lot line by an average depth of 3.45'.
- 3. No more than 47.31% of the portion of the structure that must be set back may have a setback of less than 5'.

Justification:

The project has opted into MHA by adding Level 7. Our proposal provides a design consistent with the approved MUP, by extruding the inter-locked massing strategy to level 7. The original design intent and upper floor articulation will be lost if the massing is fully recessed to be compliant with the upper level setbacks.

The building mass has been pushed away from the single family zones and 85th intersection to respect adjacent structures and reduce perceived bulk and scale. Because the proposed development preserves the existing one story structure (Antika building) to the North, the project utilizes only 80% of the allowable FAR and the upper level only occupies 75% of the Greenwood Ave street frontage.

Supported Design
Guidance:

CS2.VII - Mass and Scale
The proposed design maintains the upper level setbacks along the alley and modulation to reduce the perceived bulk and scale from adjacent single family zoning. The Bulk has been shifted along Greenwood Ave North (the commercial zoning), to maintain a consistent design with the previously approved MUP.

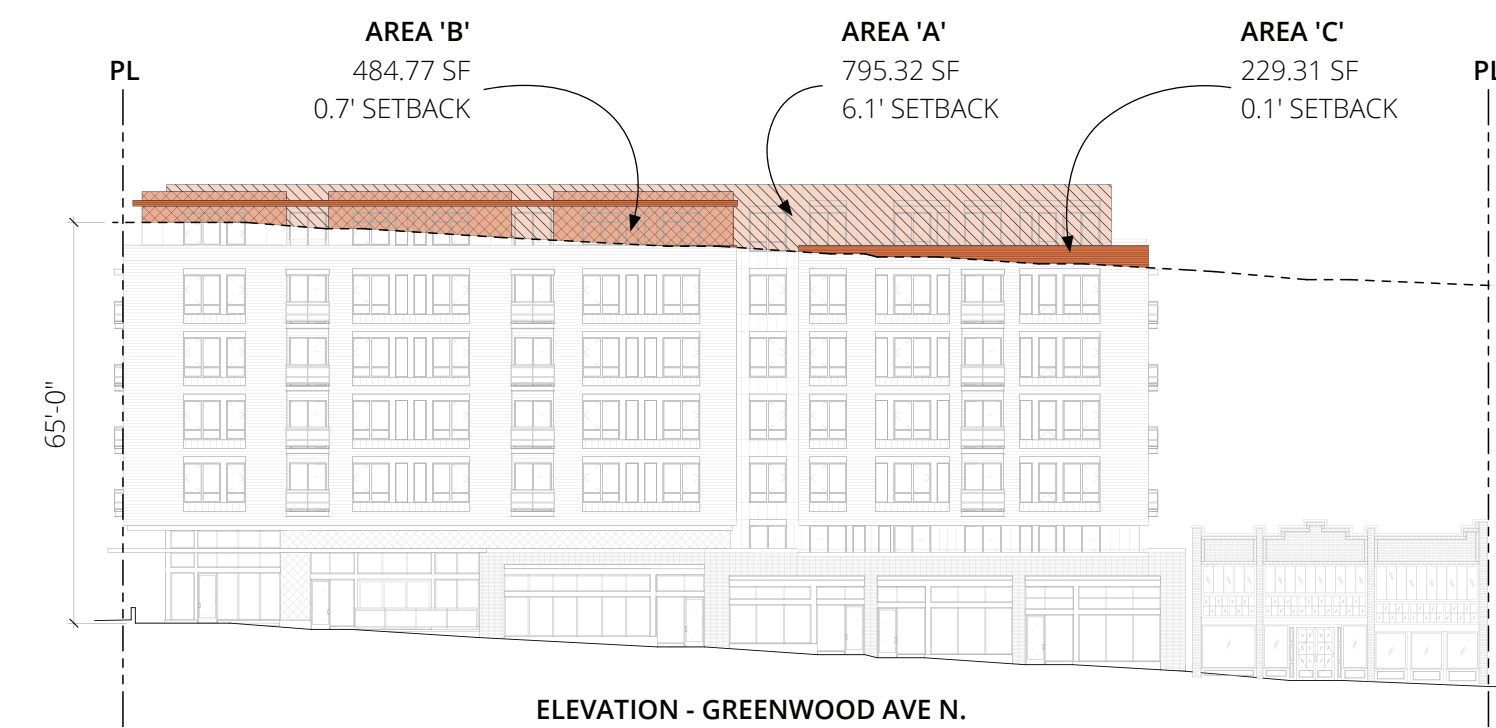
CS2.D.5 - Respect for Adjacent Sites
Per the board recommendation to provide privacy to the Western adjacent properties, we have maintained the low parapet and metal guardrail balcony design on the west facade, consistent with the approved MUP.

Calculation:

Wall Face	Area SF	Setback Depth	Calculation
A	795.32	6.1	(795.32 x 6.1) = 4,851.45
B	484.77	0.7	(484.77 x 0.7) = 339.34
C	229.31	0.1	(229.31 x 0.1) = 22.93
TOTAL	1,509.40	3.45 AVG.	5,213.72 / 1,509.40

Average Setback Depth = 3.45'

Portion of structure set back less than 5' = 47.31% (714.08 / 1,509.40 = 47.31%)



DEPARTURE #2: UPPER-LEVEL SETBACK | N. 84TH ST.

Code Required:
(C23.47A.014.C)

- 1. Portions of structures above 65' must be set back from the front lot line by an average depth of 8'.
- 3. No more than 20% of the portion of the structure that must be set back may have a setback of less than 5'.

Provided:

- 1. Portion of structures above 65' must be set back from the front lot line by an average depth of 4.58'.
- 3. No more than 51.71% of the portion of the structure that must be set back may have a setback of less than 5'.

Justification:

The project has opted into MHA by adding Level 7. Our proposal provides a design consistent with the approved MUP, by extruding the inter-locked massing strategy to level 7. The original design intent and upper floor articulation will be lost if the massing is fully recessed to be compliant with the upper level setbacks.

The building mass has been pushed away from the single family zones and 85th intersection to respect adjacent structures and reduce perceived bulk and scale. Because the proposed development preserves the existing one story structure (Antika building) to the North, the project utilizes only 80% of the allowable FAR and the upper level only occupies 75% of the Greenwood Ave street frontage.

Supported Design Guidance:

CS2.VII - Mass and Scale
The proposed design maintains the upper level setbacks along the alley and modulation to reduce the perceived bulk and scale from adjacent single family zoning. The Bulk has been shifted along Greenwood Ave North (the commercial zoning), to maintain a consistent design with the previously approved MUP.

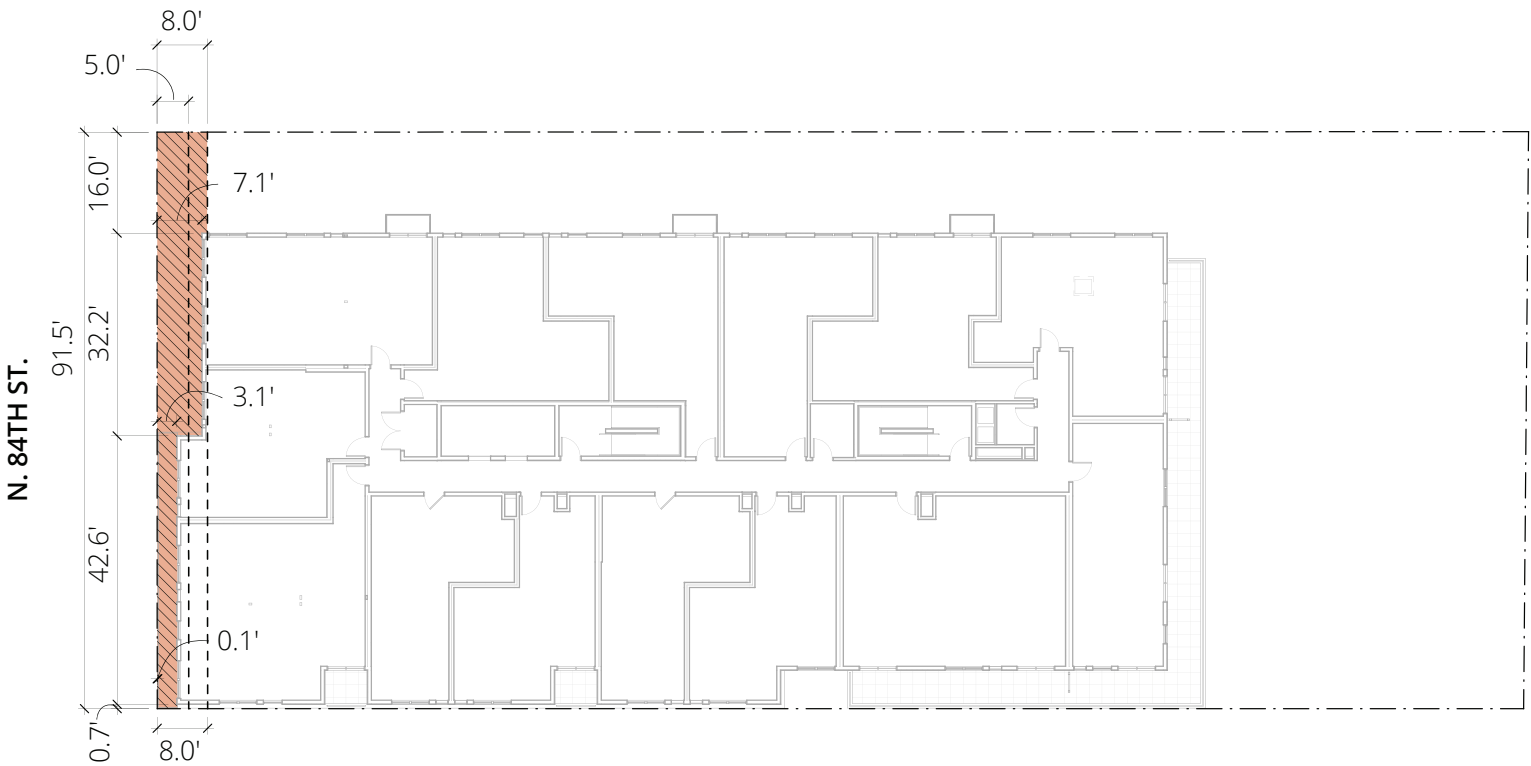
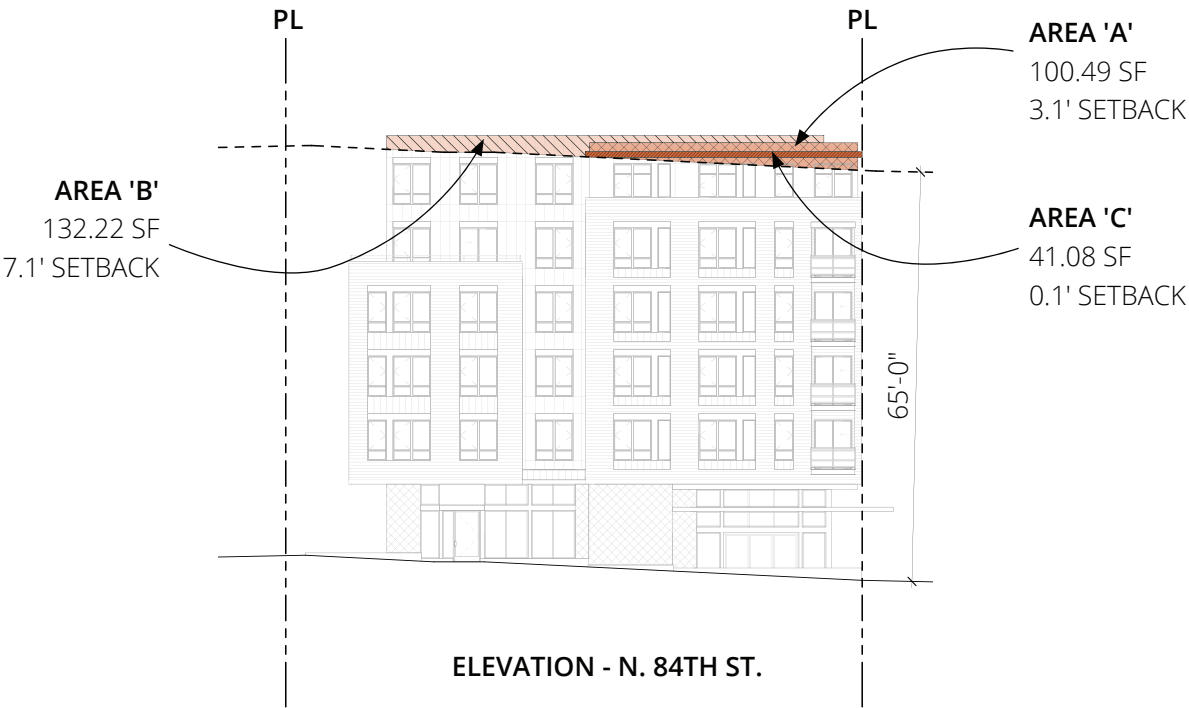
CS2.D.5 - Respect for Adjacent Sites
Per the board recommendation to provide privacy to the Western adjacent properties, we have maintained the low parapet and metal guardrail balcony design on the west facade, consistent with the approved MUP.

Calculation:

Wall Face	Area SF	Setback Depth	Calculation
A	100.49	3.1	(100.49 x 3.1) = 311.52
B	132.22	7.1	(132.22 x 7.1) = 938.76
C	41.08	0.1	(41.08 x 0.1) = 4.11
TOTAL	273.79	4.58 AVG.	1,254.39 / 273.79

Average Setback Depth = 3.45'

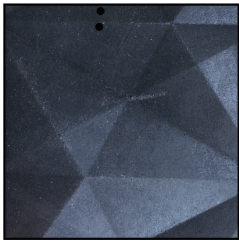
Portion of structure set back less than 5' = 51.71% (141.57 / 273.79 = 51.71%)



GREENWOOD AVE N ELEVATION



Synthetic Wood Siding
"Dark Grey"



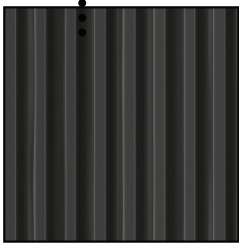
Concrete Tile
"Ebony Zuma Faceted"



Brick Masonry
"Obsidian" L3
Interstate Brick



Hardi Wall Panel
"Magic Black"
6991 Sherwin Williams



Profiled Metal Panel Infill
AEP Span "Black"



Synthetic Wood Siding
"Aged Teak"



Vinyl Windows & Metal Trim
"Black"

PROPOSED ELEVATIONS

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APPROVED MUP EAST ELEVATION



PROPOSED EAST ELEVATION



APPROVED MUP NORTH ELEVATION



PROPOSED NORTH ELEVATION

PROPOSED ELEVATIONS

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APPROVED MUP WEST ELEVATION



PROPOSED WEST ELEVATION



APPROVED MUP SOUTH ELEVATION



PROPOSED SOUTH ELEVATION