

425 N 85TH ST

DRAFT EDG PROPOSAL PACKET

425 N 85th Street Seattle, WA, 98107

Early Design Guidance Proposal Packet

March 11, 2024

Project # 3041587-EG

Applicant Team:

Developer: Ryan Companies

Architect: Carrier Johnson + Culture

Landscape: Fora

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3.0

PROJECT VISION / Design Principles

Greenwood, with its rich history, down-to-earth culture and quirky charm, is one of Seattle's most unique neighborhoods. Our project aspires to seamlessly integrate into this dynamic neighborhood, embodying the spirit of inclusivity and individuality that defines Greenwood.

In Greenwood, nature is an integral part of everyday life. By bus, bike or car, residents escape from the city and relax in this hip neighborhood surrounded by homes, gardens and neat shops. The proposed project captures that excitement and centers itself on an ancient cedar tree. The massive cedar tree, with sage colored and lacey needles, provides a serene retreat and fosters a sense of tranquility in the midst of urban living. The building opens up to the tree and is centered on a large courtyard. The form retreats along its edges creating a sense of shelter and distinct small scale spaces that thoughtfully transition to the existing contextual scale. Providing public green space, boutique commercial spaces, and incorporating biophilic design strategies will encourage activity and draw people together.

Retail engagement, facilitated through thoughtfully designed spaces, invites local businesses to become an integral part of our community. Design opportunities create social interaction, a sense of safety and foster camaraderie.

Our project will contribute to the mosaic of the neighborhood, creating a living, breathing canvas that reflects the dynamic spirit of Greenwood.



SITE AREA:
41,666 SF

RESIDENTIAL UNITS:
211

LIVE-WORK UNITS:
TBD

PARKING:
120 VEHICLES
171 BIKES

TOTAL GROSS FLOOR AREA:
177,000 SF

TOTAL COMMERCIAL:
5,000 SF

PUBLIC OUTREACH RESPONSE



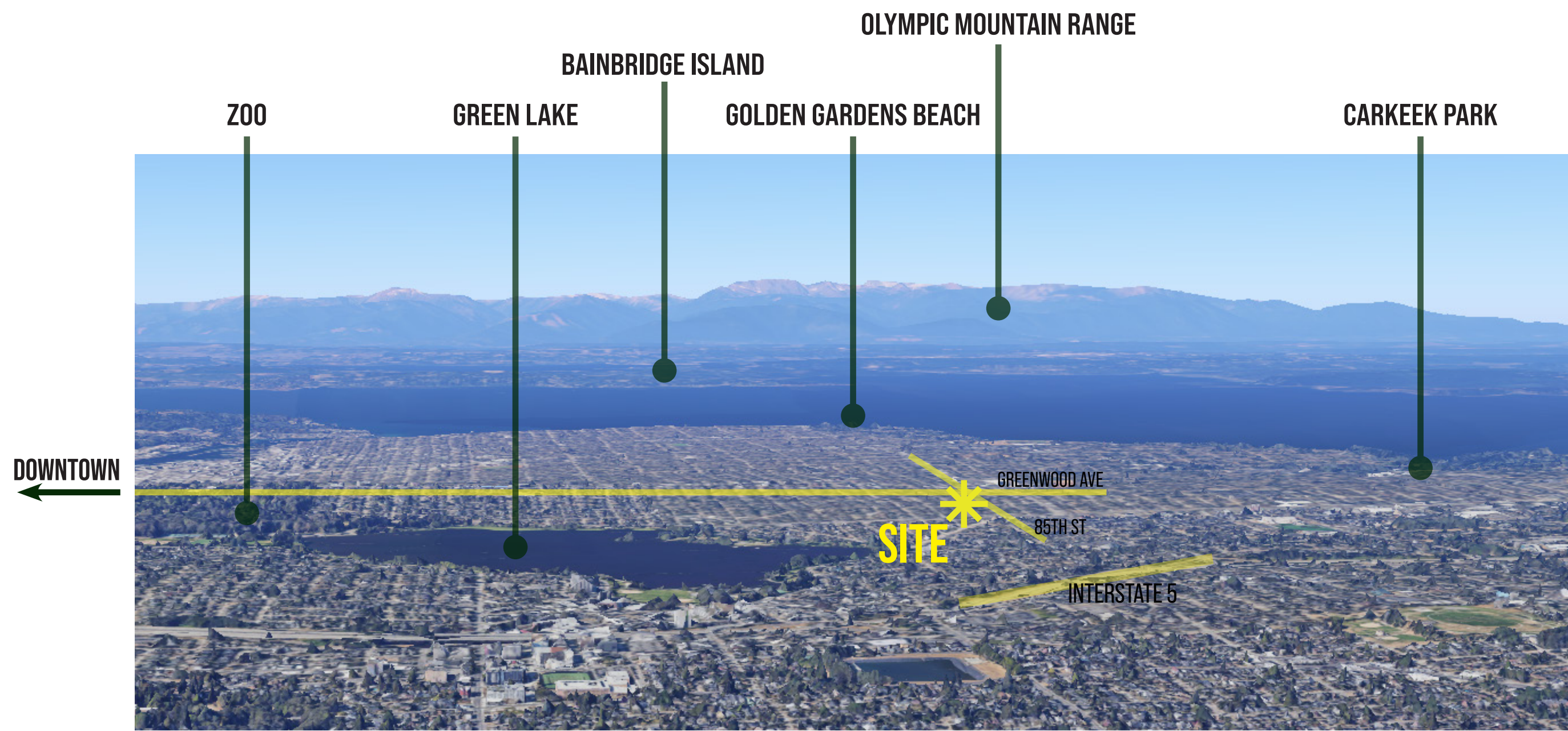
DEVELOPMENT OBJECTIVES

COMMUNITY OUTREACH SUMMARY

DESIGN RESPONSE TO COMMUNITY OUTREACH

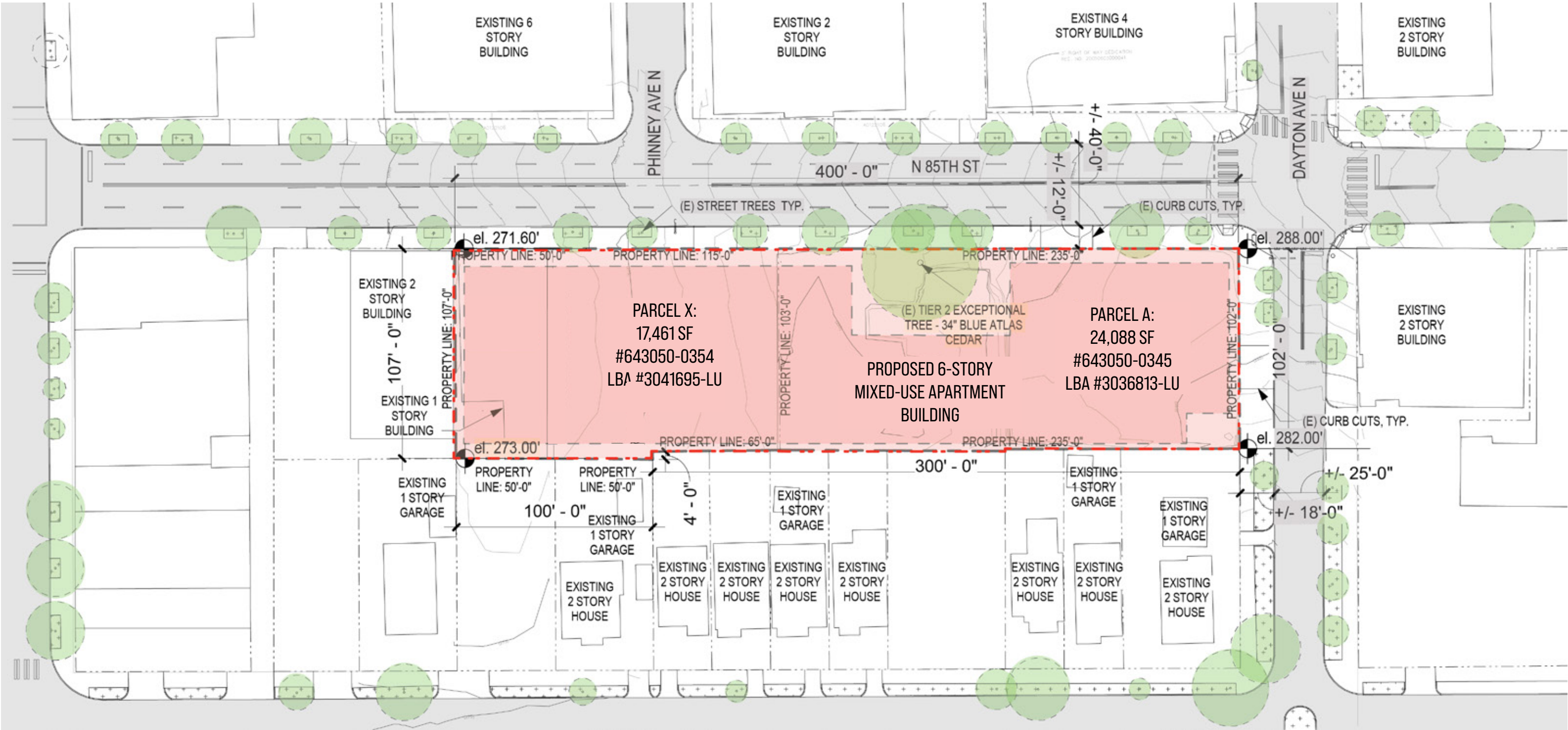
page to be updated after community outreach is completed

4.0
GREENWOOD CONTEXT



Greenwood is situated between the salt waters of the Puget Sound and the fresh waters of Green Lake on the traditional land of the first people of Seattle, the Duwamish People past and present. Originally a bog and a cemetery called Woodland, Greenwood became an established neighborhood of Seattle in 1907. A streetcar, built in 1906, carried passengers from downtown and Ballard to Greenwood for the first half of 20th century. The intersection between 85th Street and Greenwood Ave N is the commercial center and known today for its eclectic bars, restaurants, coffee houses, theaters and specialty stores. The area has several parks and is known for its walking trails, park, flowers, and abundant greenery. Residents are a mix of elderly, families and young professionals.

EXISTING SITE PLAN



PARCEL X LEGAL DESCRIPTION (LBA #3041695-LU):
THE WEST 65 FEET OF THE NORTH 103 FEET OF LOT 2, AND THE EAST 50 FEET OF THE NORTH HALF OF LOT 3, ALL IN BLOCK 20, OSNER'S SECOND ADDITION TO SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGE 3, RECORDS OF KING COUNTY, WASHINGTON;

TOGETHER WITH THE WEST 50 FEET OF THE EAST 100 FEET OF LOT 3, BLOCK 20, OSNER'S SECOND ADDITION TO SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGE 3, RECORDS OF KING COUNTY, WASHINGTON;

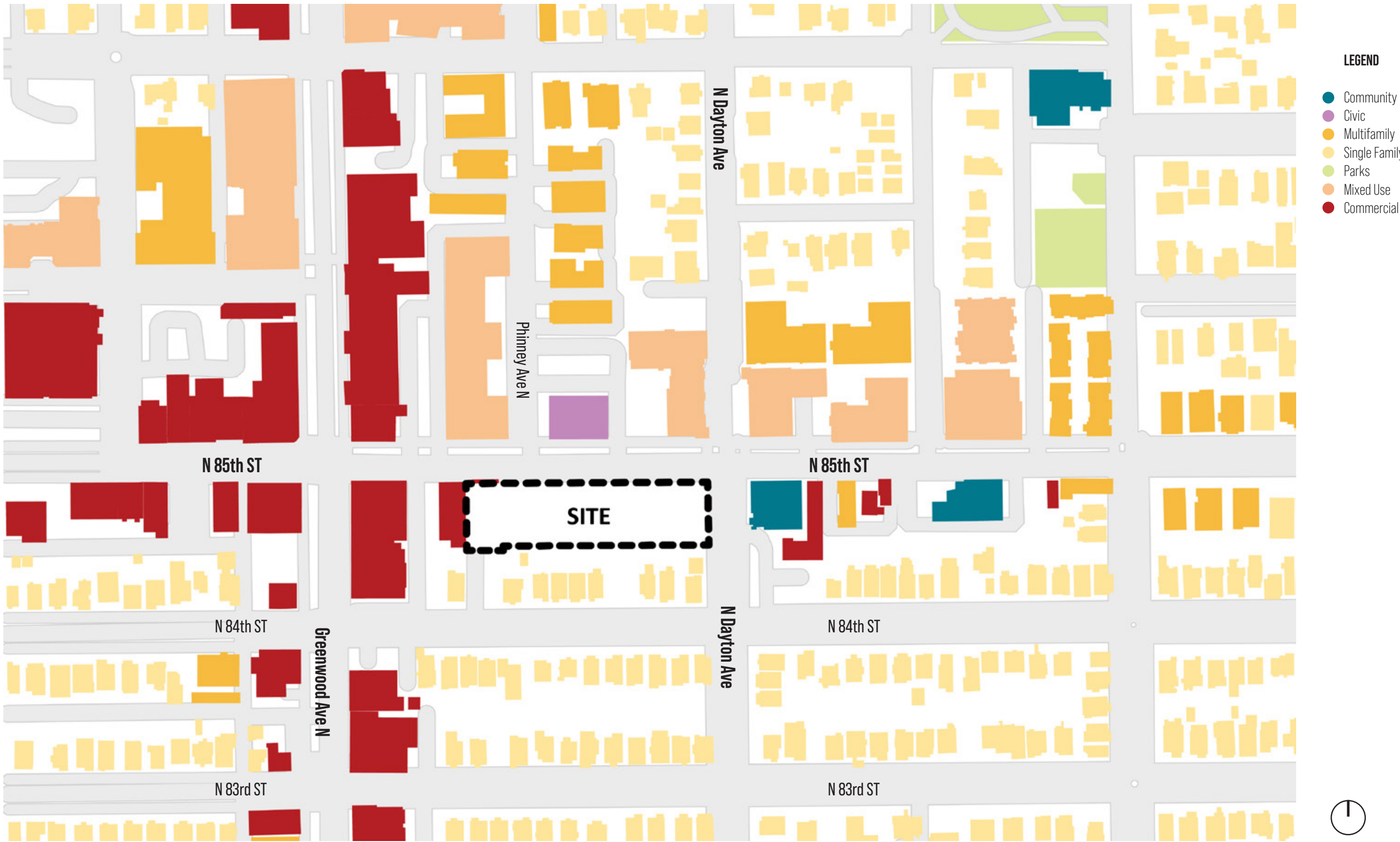
PARCEL A LEGAL DESCRIPTION (LBA #3036813-LU):
OSNERS 2ND ADD PCL "A" OF SEATTLE
LBA# 3036813- LU REC# 20210114900010 & REV BY REC# 20210304900004
SD LBA BEING POR LOTS 1-2 BLK 20 OF SD ADD

SCALE: 1" = 50'-0"

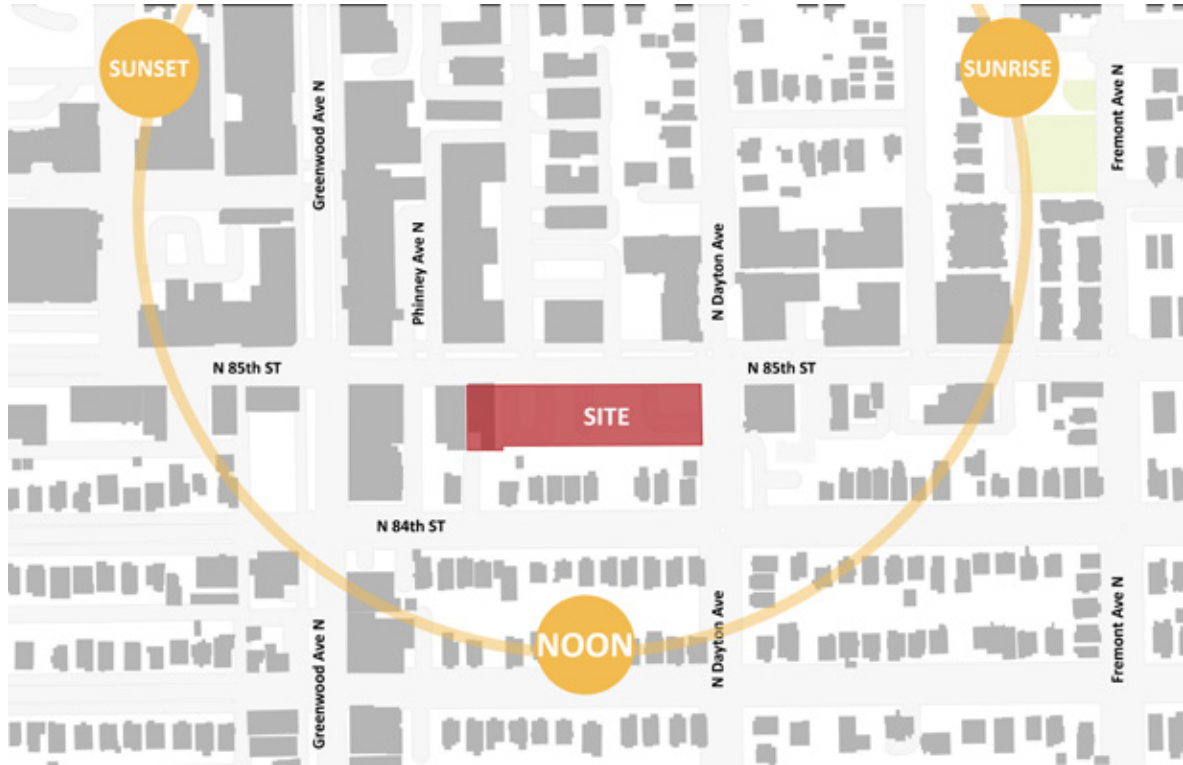


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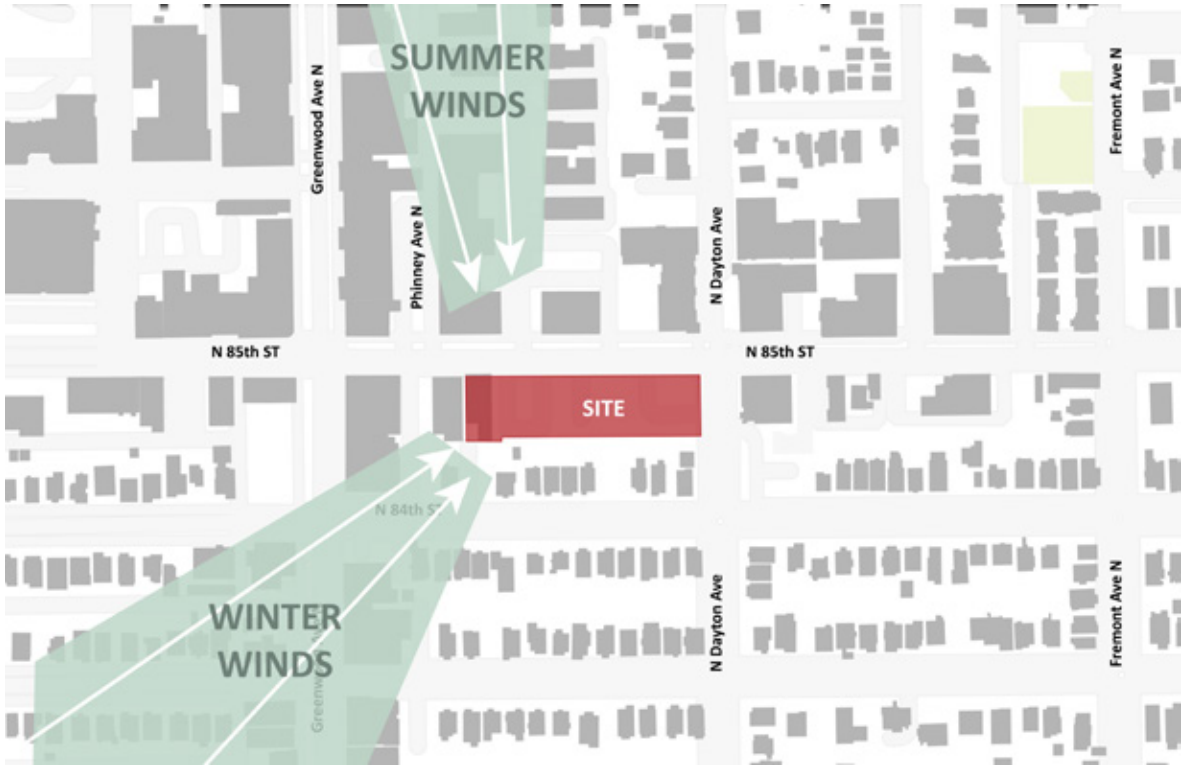
SITE USES DIAGRAM



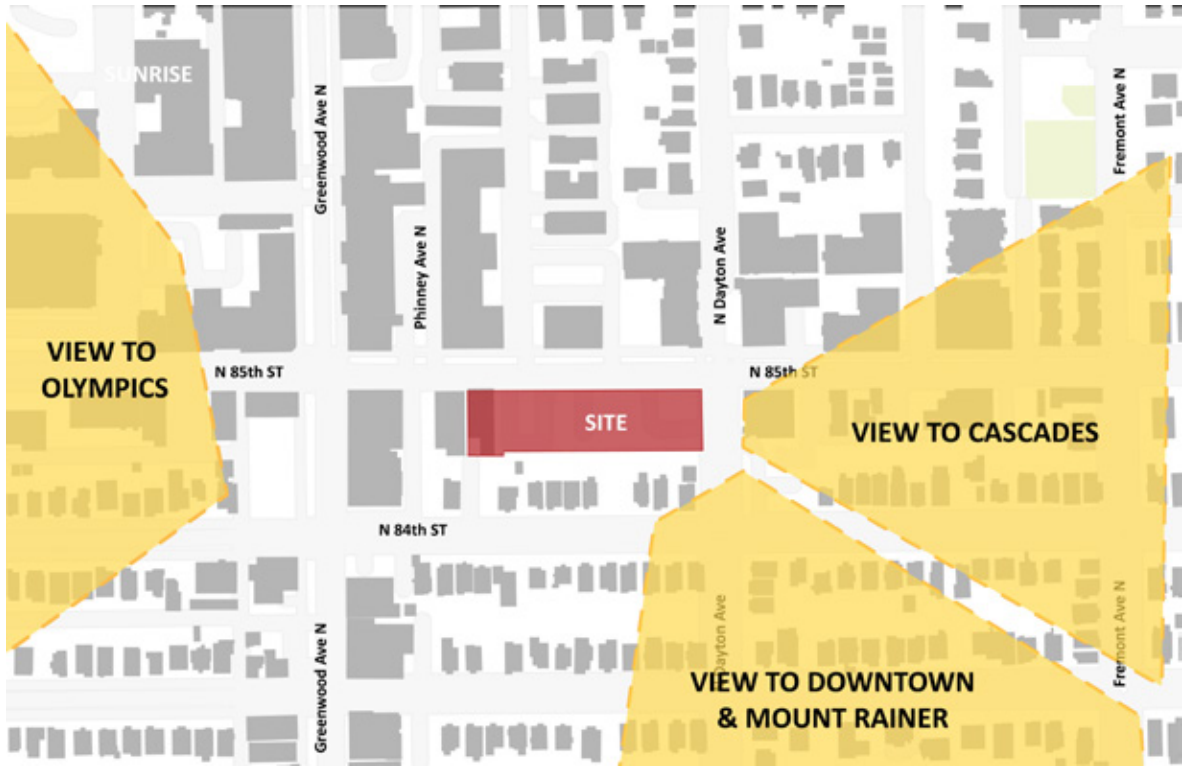
SITE ANALYSIS DIAGRAM



SUN ANALYSIS



WIND ANALYSIS



VIEW STUDY



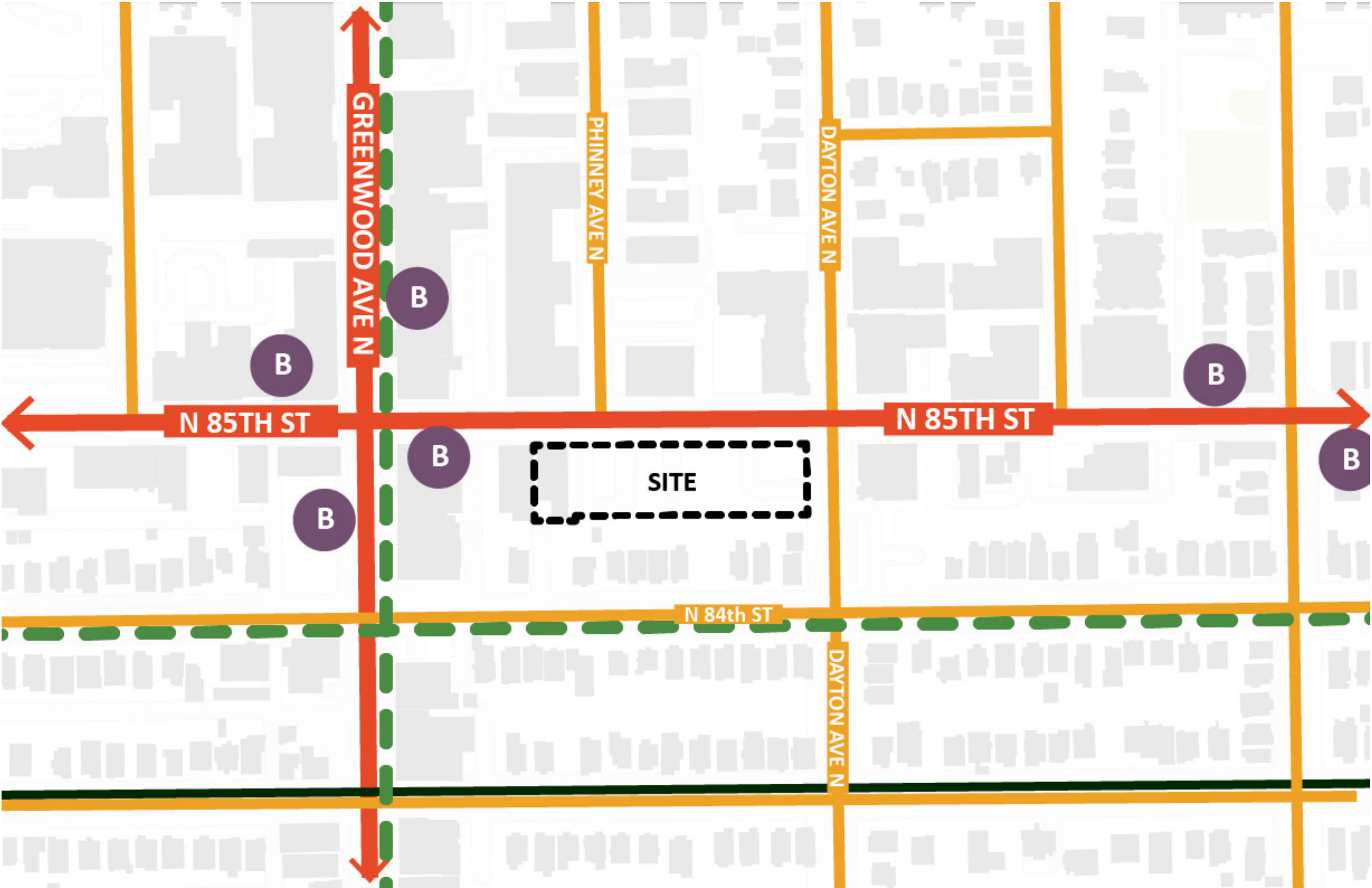
AREAS OF ACTIVITY



NEIGHBORHOOD STREETS AND TRANSIT

- LEGEND
- B

 Bus stop
- Bike Path
- Principal Arterial Street
- Non-Arterial Street
- Neighborhood Green Way



EXISTING CROSSINGS & LIGHTS

- LEGEND
- Traffic Light
- Marked Crossing
- Stop Sign



STREETSCAPE PHOTOS /N 85th ST

LOOKING SOUTH TOWARD SITE



LOOKING NORTH AWAY FROM SITE



STREETSCAPE PHOTOS /N DAYTON AVE

LOOKING WEST TOWARDS SITE

SINGLE FAMILY RESIDENTIAL



N 84th ST - BIKE ROUTE



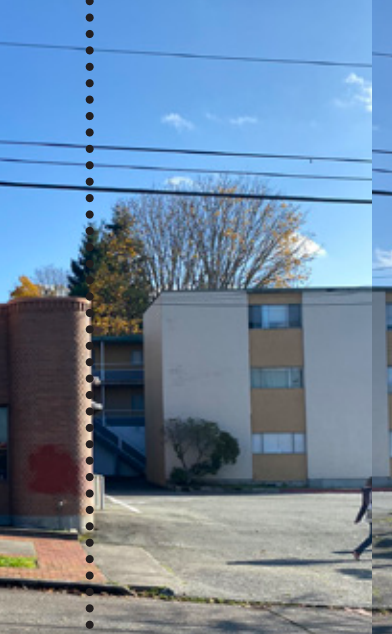
PROJECT SITE

PROJECT SITE

LOOKING EAST AWAY FROM SITE

VACANT BUILDING - ZONED COMMERCIAL

PARKING LOT



NEIGHBORHOOD CONTEXT BUILDINGS

BAR/RESTAURANT



Pizzeria La Rocca



FlintCreek Cattle Co.



North Star Diner



Lodge Sports Bar and Grill



The Angry Beaver

CIVIC



Greenwood Station Garden



Greenwood Public Library



Neighborhood Center

SCHOOLS



Greenwood Elementary School



St. John Catholic School Seattle

RETAIL



Luxe Lighting, The Fiber Gallery



Seattle Recreative

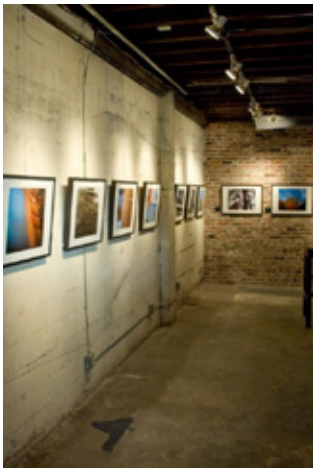


Rosewood Guitar

ARTS



Taproot Theatre



Greenwood Collective

NEIGHBORHOOD CONTEXT BUILDINGS

MULTIFAMILY



The Morrow Apartments



The Hemlock



Edge Point Apartments



Proposed 209 N 87th ST



Proposed 504 N 85th St



Proposed 8370 Greenwood Ave N,

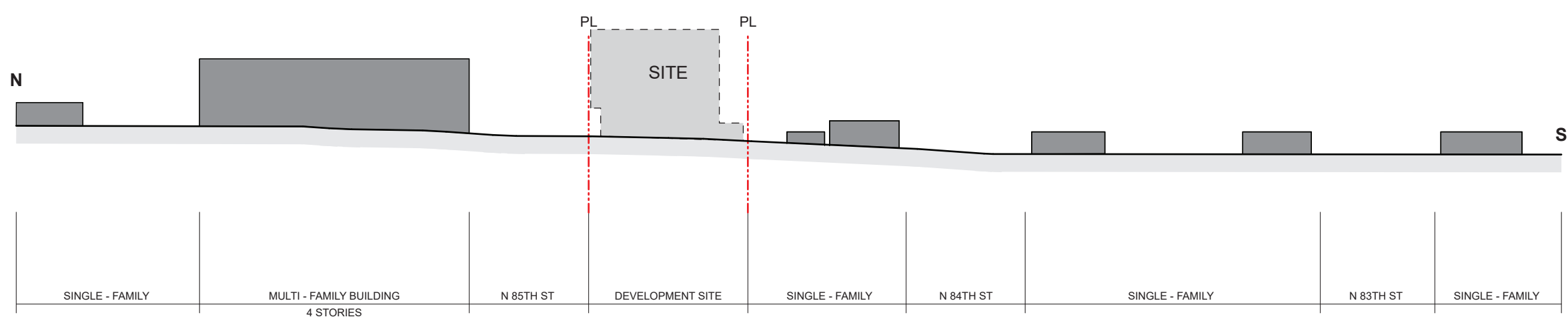
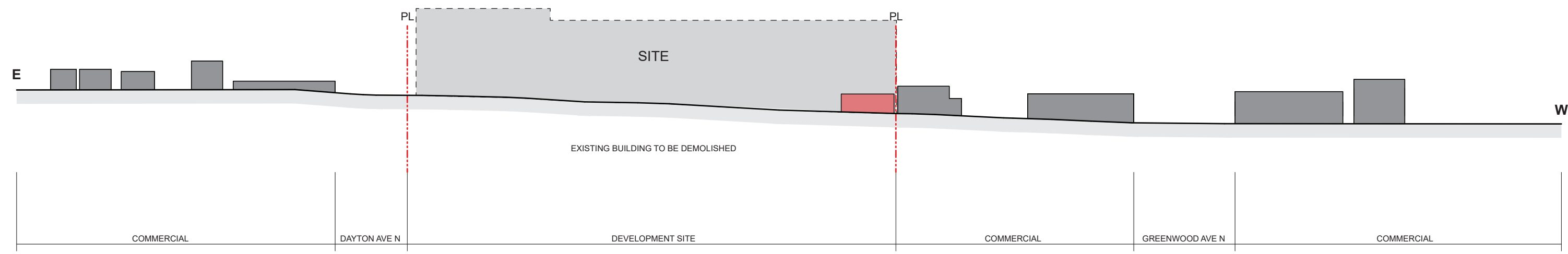


Janus Apartments

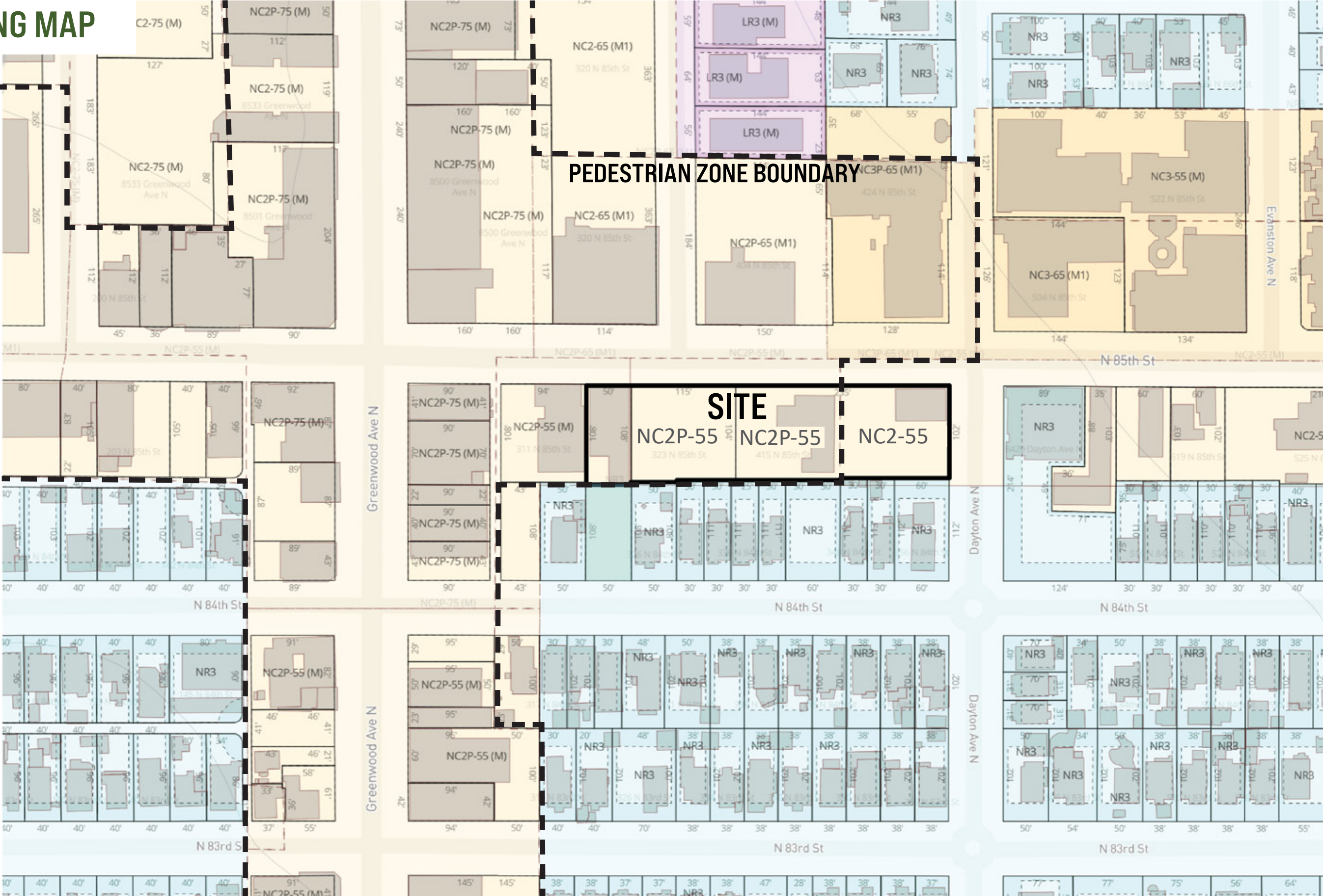


Proposed 8403 Greenwood Ave N

SITE SECTIONS



6.0
ZONING MAP



ZONING ANALYSIS

ZONING CODE

GENERAL PURPOSE 23.47A.004

A PERMITTED USE: C.2. EATING AND DRINKING ESTABLISHMENTS C.10. SALES AND SERVICES, GENERAL G. LIVE-WORK UNITS J. RESIDENTIAL USE	MIXED USE PROJECT CONSISTS OF RESIDENTIAL UNITS AND RETAIL SPACE CONSISTENT WITH PERMITTED USES IN THE DESIGNATED ZONE.
---	--

STREET-LEVEL USES 23.47A.005

C.1 RESIDENTIAL USE IN ALL NC ZONES NO MORE THAN 20% OF STREET LEVEL FACING A DESIGNATED PRINCIPAL PEDESTRIAN STREET	N 85TH ST IS DESIGNATED AS A PRINCIPAL PEDESTRIAN STREET.
--	--

D.1 NON-RESIDENTIAL USE USES REQUIRED ALONG 80% OF THE STREET LEVEL, STREET FACING FAÇADE: c. EATING AND DRINKING ESTABLISHMENTS d.ENTERTAINMENT USES i. OFFICE - NO MORE THAN 30' I. RETAIL	RETAIL SPACE PROPOSED WILL ACCOMMODATE ALLOWABLE NON-RESIDENTIAL USES.
--	---

D.2 PEDESTRIAN STREETS PRINCIPAL PEDESTRIAN STREETS: 24TH AVE NW NW MARKET ST	N 85TH ST IS DESIGNATED AS A PRINCIPAL PEDESTRIAN STREET.
---	--

STREET-LEVEL DEVELOPMENT STANDARDS 23.47A.008

A.2 BLANK FAÇADE b. BLANK SEGMENTS BETWEEN 2’ AND 8’ ABOVE THE SIDEWALK MAY NOT EXCEED 20’ IN WIDTH c. ALL BLANK FACADE SEGMENTS MAY NOT EXCEED 40% OF THE WIDTH OF THE FAÇADE	APPLIES TO ALL STREET FRONTAGES
---	--

A.3 STREET-LEVEL STREET-FACING FACADES SHALL BE LOCATED WITHIN 10’ OF THE STREET LOT LINE	APPLIES TO ALL STREET FRONTAGES
---	--

B.2. TRANSPARENCY 60% OF THE STREET-FACING FACADE BETWEEN 2’ AND 8’ ABOVE THE SIDEWALK SHALL BE TRANSPARENT	APPLIES TO ALL STREET FRONTAGES
---	--

ZONING CODE

B.3 DEPTH a. NON-RESIDENTIAL USES GREATER THAN 600 SQUARE FEET SHALL EXTEND AN AVERAGE DEPTH OF AT LEAST 30 FEET AND A MINIMUM DEPTH OF 15 FEET FROM THE STREET-LEVEL, STREET-FACING FAÇADE.	RETAIL SPACE PROPOSED WILL MEET AVERAGE 30 FEET DEPTH AND MINIMUM 15 FEET
--	--

B.4 HEIGHT NON-RESIDENTIAL USES AT STREET LEVEL SHALL HAVE A FLOOR-TO-FLOOR HEIGHT OF AT LEAST 13 FEET.	
---	--

C.1 A MINIMUM OF 80% OF THE WIDTH OF A STRUCTURE’S STREET-LEVEL FACING FAÇADE THAT FACES A PRINCIPAL PEDESTRIAN STREET SHALL BE OCCUPIED BY USES LISTED IN SUBSECTION 23.47A.005.D.1. THE REMAINING 20% OF THE STREET FRONTAGE MAY CONTAIN OTHER PERMITTED USES AND/OR PEDESTRIAN ENTRANCES.	APPLIES TO N 85TH ST EXTENTS WITH P ZONE.
--	--

C.4 WEATHER PROTECTION a. IS REQUIRED AT LEAST 60 PERCENT OF THE STREET FRONTAGE ON A PRINCIPAL PEDESTRIAN STREET b. MIN 6’ WIDTH d. MIN 8’ AND MAX 12’ HEIGHT	APPLIES TO N 85TH ST EXTENTS WITH P ZONE.
--	--

C.6 SMALL COMMERCIAL IS REQUIRED IF MORE THAN 5,000 SF OF STREET-LEVEL COMMERCIAL USES PROVIDED (MORE THAN 8,000 SF UP TO 12,000 SF = 2 SMALL COMMERCIAL SPACES REQUIRED)	
---	--

D RESIDENTIAL USE 1. HAVE VISUALLY PROMINENT PEDESTRIAN ENTRY 2. FLOOR OF DWELLING UNIT LOCATED ALONG STREET LEVEL SHALL BE SET BACK AT LEAST 10 FEET FROM THE SIDE WALK	
---	--

AMENITY AREA 23.47A.024

A AMENITY AREA MIN 5% OF TOTAL RESIDENTIAL GFA	5% MINIMUM WILL BE PROVIDED THROUGH A MIX OF COMMON AND PRIVATE AMENITY SPACE
--	--

B.2 SHALL NOT BE ENCLOSED	
-------------------------------------	--

B.4 10’ MIN DEPTH - 250 SF MIN AREA	
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B.5 PRIVATE BALCONIES - 6’ MIN WIDTH, 60 SF MIN AREA.	
---	--

ZONING CODE

REQUIRED PARKING AND MAXIMUM PARKING LIMITS 23.54.015

A.2 a. IF ACCESS IS NOT PROVIDED FROM AN ALLEY AND THE LOT ABUTS TWO OR MORE STREETS, ACCESS TO PARKING SHALL BE FROM A STREET THAT IS NOT A PRINCIPAL PEDESTRIAN STREET	
--	--

TABLE A PARKING REQ. NO MIN. IF NON-RESIDENTIAL USE IS LOCATED IN AN URBAN VILLAGE WITHIN A FREQUENT TRANSIT AREA NO MIN. IF RESIDENTIAL USE IS LOCATED IN AN URBAN VILLAGE WITHIN A FREQUENT TRANSIT AREA	
---	--

A- TABLE D		
BICYCLE PARKING EATING AND DRINKING	LONG TERM 1 PER 5,000 SF	SHORT TERM 1 PER 1,000 SF
SALES	1 PER 4,000 SF	1 PER 2,000 SF
MULTIFAMILY	1 PER DWELLING	20 PER DWELLING

PARKING SPACE AND ACCESS STANDARDS 23.54.030

A SPACE DIMENSIONS 1. LARGE - 8.5’ X 19’ 2- MEDIUM - 8’ X 16’ 3. SMALL - 7.5’ X 15’	ALL LARGE, MEDIUM AND SMALL PARKING SPACES MEET THE SPACE DIMENSION REQUIREMENTS.
---	--

B.1.b RESIDENTIAL 60% OF SPACES SHALL BE MEDIUM - 40% ANY SIZE	
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B.2.c COMMERCIAL WHEN 20 OR MORE PARKING SPACES ARE PROVIDED, A MINIMUM OF 35 PERCENT OF THE PARKING SPACES SHALL BE STRIPED FOR SMALL VEHICLES. THE MINIMUM REQUIRED SIZE FOR SMALL PARKING SPACES SHALL ALSO BE THE MAXIMUM SIZE.	
---	--

D.c DRIVEWAYS 10’ FOR ONE-WAY AND 20’ FOR TWO-WAY TRAFFIC. (12’ AND 24’ FOR LARGE SPACES)	
---	--

G SIGHT TRIANGLE 2. FOR TWO WAY DRIVEWAYS OR EASEMENTS 22 FEET WIDE OR MORE, A SIGHT TRIANGLE ON THE SIDE OF THE DRIVEWAY USED AS AN EXIT SHALL BE PROVIDED, AND SHALL BE KEPT CLEAR OF ANY OBSTRUCTION FOR A DISTANCE OF 10 FEET FROM THE INTERSECTION OF THE DRIVEWAY OR EASEMENT WITH A DRIVEWAY, EASEMENT, SIDEWALK, OR CURB INTERSECTION IF THERE IS NO SIDEWALK. THE ENTRANCE AND EXIT LANES SHALL BE CLEARLY IDENTIFIED.	A SIGHT TRIANGLE IS PROVIDED ON THE EXIT SIDE OF THE TWO WAY DRIVEWAY
---	--

ZONING CODE

STRUCTURE HEIGHT 23.47A.012

A 55 FEET HEIGHT LIMIT + 10 FEET FOR EXCEPTIONAL TREE PRESERVATION

FLOOR AREA RATIO 23.47A.013

A 3.75 FAR + .5 FAR FOR EXCEPTIONAL TREE PRESERVATION

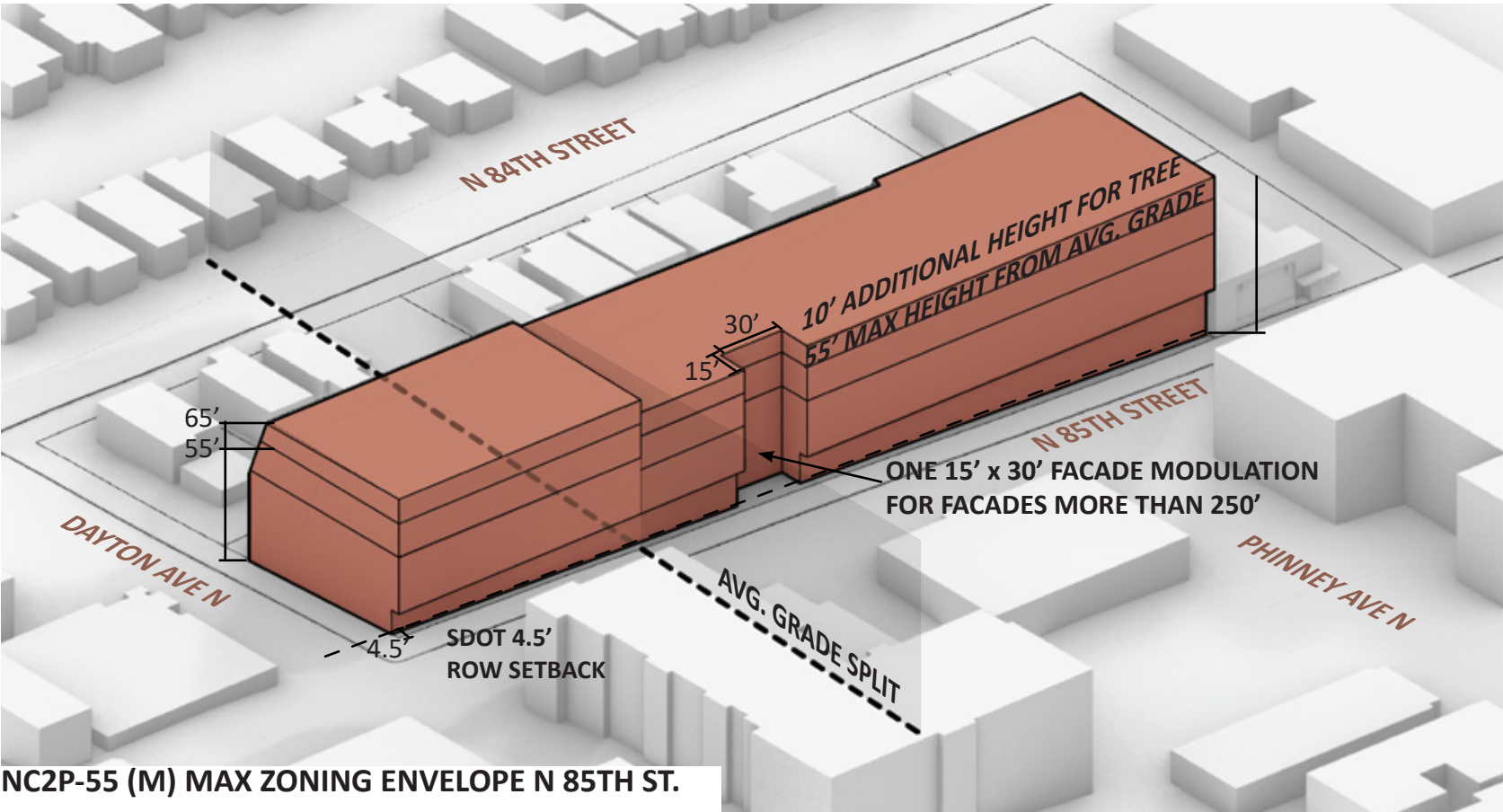
SETBACK REQUIREMENT 23.47A.014

B LOTS ABUTTING RESIDENTIAL ZONE

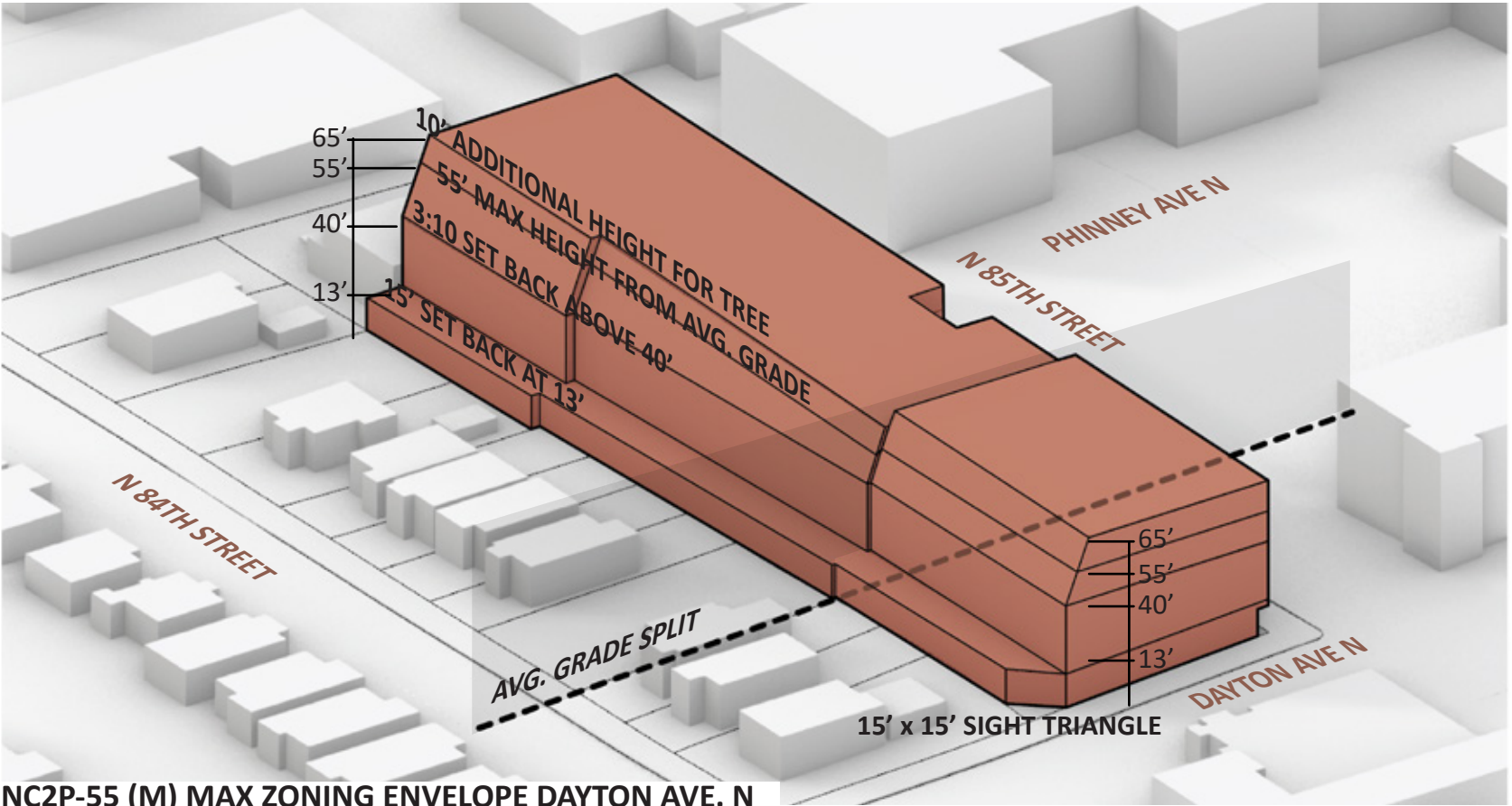
- 1. 15' X 15' TRIANGULAR SETBACK IS REQUIRED WHERE SIDE LOT ABUTS A FRONT LOT LINE IN A RESIDENTIAL ZONE
- 3. UPPER-LEVEL SETBACK AT REAR LOT LINE
 - A. 15' SETBACK FOR 13' TO 40' BUILDING HEIGHT
 - B. 3' FOR EVERY 10' ABOVE 40' BUILDING HEIGHT

D FACADE MODULATION

D. 30' MIN WIDTH AND 15' MIN DEPTH MODULATION REQUIRED FOR FACADES GREATER THAN 250' WIDE



NC2P-55 (M) MAX ZONING ENVELOPE N 85TH ST.



NC2P-55 (M) MAX ZONING ENVELOPE DAYTON AVE. N

7.0

DESIGN GUIDELINES

CS 2 URBAN PATTERN AND FORM - I



Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area

I. Street-scape Compatibility

i. Reinforcement of Commercial and Residential Development Patterns:

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

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

Response:

The new commercial development steps back from the property line for the entirety of N 85th Street. This allows for large sidewalks and ample pedestrian walking space. The commercial spaces will enhance the pedestrian experience for visitors in Greenwood as they will add high-quality materials at the ground level, well designed lighting, and weather protection. In addition the activity will bring a sense of vibrancy to N 85th Street. All residential units facing N 85th Street are set a level up from the street to create a sense of privacy and surveillance for residents.

CS 3 ARCHITECTURAL CONTEXT & CHARACTER - I



Contribute to the architectural character of the neighborhood

I. Architectural Concept and Consistency

Architectural Styles:

The Greenwood Avenue North/Phinney Avenue North and North/Northwest 85th Street are characterized by their utilitarian, non-flamboyant, traditional architectural styles. Some important points to consider in making new development consistent and compatible with existing development include:

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

Response:

The project team identified the unique qualities that make up the overall character of Greenwood. Maintaining commercial continuity, evoking the heritage and history of the district with different massing explorations and design intent; utilizing materials, details, and the scale of the neighborhood to further contextualize the project and tie in with its surroundings.

The language of continuation of commercial frontage along N 85th Ave extends to the East of the site where the exceptional tree is located and into the residential amenity and entrance space where unique window treatment, specialty material, and architectural detail is emphasized.

PL 1 CONNECTIVITY - I



Complement and contribute to the network of open spaces around the site and the connection among them.

I. Pedestrian Open Spaces and Entrances

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

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

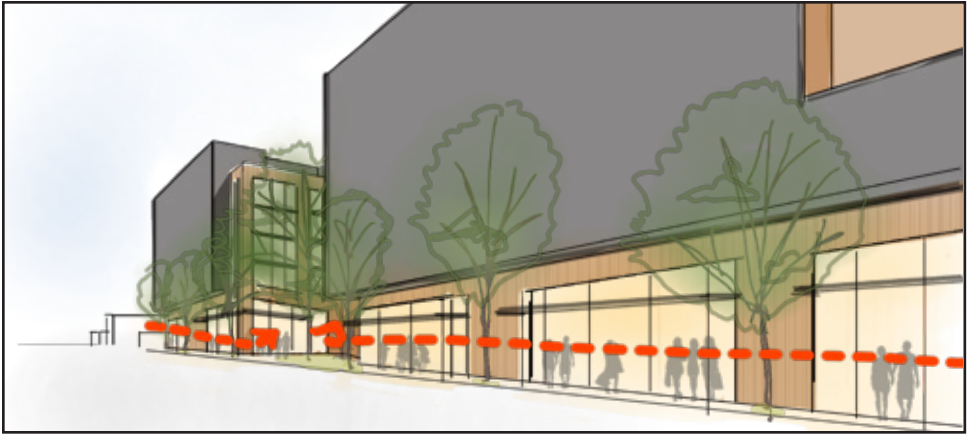
Response:

The proposed courtyard and associated public open space center around the existing Tier 2 Blue Cedar Atlas tree. The courtyard is located along the path of main pedestrian traffic from the intersection of N 85th Ave and Greenwood Ave N. From the hub of the Greenwood neighborhood, pedestrians can continue down N 85th Street and walk into this public courtyard. The stepped back building mass to the South behind the courtyard allow for sunlight access. Large glazed openings on the ground floor surrounding the courtyard create a sense of activation for commercial, residential amenity, and circulation, providing a sense of connection and safety through visibility. The courtyard will provide opportunities for gatherings, seating places throughout, and a view connection to the street.

7.0

DESIGN GUIDELINES

PL 2 WALK-ABILITY - I



Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

I. Pedestrian Open Spaces and Entrances

i. North/Northwest 85th Street Corridor and Greenwood Avenue North Corridor, North of North 87th Street: New development should enhance the pedestrian environment and encourage pedestrian activity along the North/Northwest 85th street corridor. The following measures should be encouraged:

- a. Building entries facing the street
- b. Pedestrian-oriented facades
- c. Weather protection
- d. Below-grade parking, when possible.

ii. Pedestrian Amenities: When possible, new development should integrate pedestrian amenities including but not limited to street trees, pedestrian lighting, benches, newspaper racks, public art and bike racks to maintain and strengthen pedestrian activity.

Response:

We have considered entrances for both commercial and residential that invite in pedestrian traffic along N 85th Street. The ground floor level will feature storefront entrances with big windows, architectural detailing, and intentional lighting, which will foster a connection between the building and the sidewalk. Canopies along North 85th Ave will provide weather protection from the Seattle rain. Parking will be located internally, creating a long active frontage along N 85th Street.

DC 1 PROJECT USES AND ACTIVITIES - I



Optimize the arrangement of uses and activities on the site.

I. Blank Walls

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

- i. Installing vertical trellis in front of the wall with climbing vines or plant material
- ii. employing small setbacks
- iii. employing different texture, colors, or materials
- iv. providing art or murals

Response:

Our design will avoid blank walls, especially at ground level. We are proposing ample glazing to create a transparent building facade that engages both the community and residents. Any blank walls will provide the design space for unique lighting elements, planters, and specialty material that creates interest for the project and the Greenwood neighborhood.

DC 4 EXTERIOR ELEMENTS & FINISHES - I, II, III



Use of appropriate and high quality elements and finishes for the building and its open spaces.

I. Architectural Context

Signage: The design and placement of signs plays an important role in the visual character and identity of the community. Key aspects of this effort are to ensure that signs are at an appropriate scale and fit in with the building's architecture, along a sign band, on awnings or marquees, located in windows or hung perpendicular to the building facade.

II.. Exterior Finish Materials:

New buildings should feature durable, attractive, and well-detailed finish materials.

III.. Landscaping:

Use of plants that are native to the Pacific Northwest is encouraged. In parking areas consider using architectural raised planters, earth berms, terraced planters and trellises. New development should include street-scape improvements to the public street and private internal drives where possible. Coordinate landscape and tree location to maintain visibility of business signage.

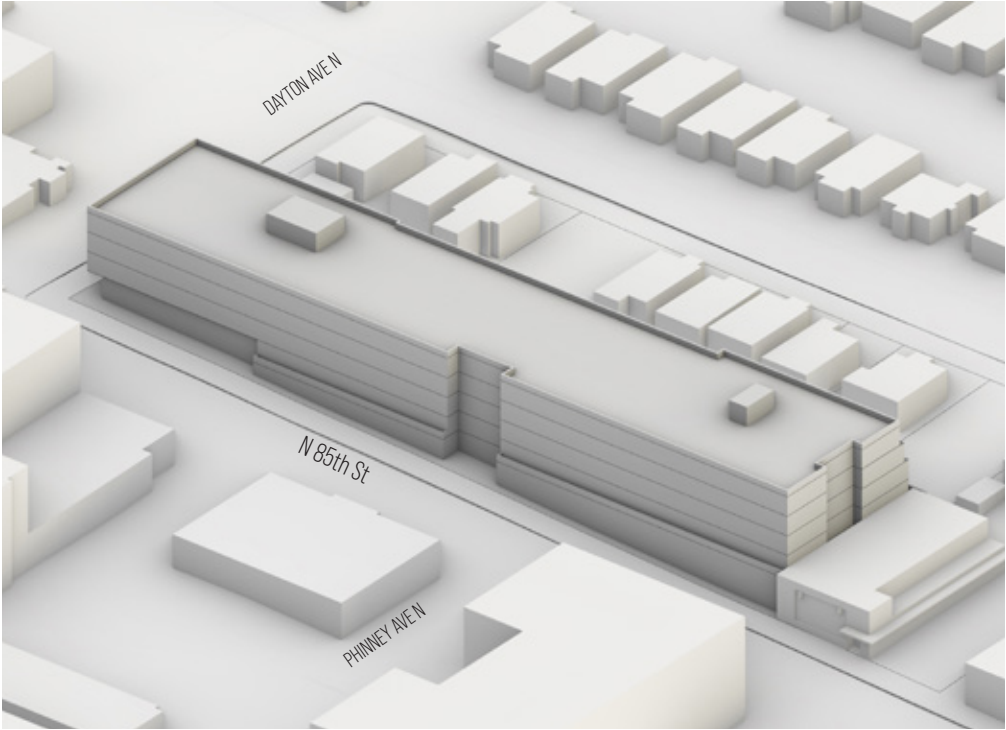
Response:

Our project team has taken into consideration the importance of design elements for the experience of our building. We plan to use specialty materials in places that will have the most impact on the human experience. The project will be built with durable materials that will withstand wear and tear, and the climate's weather. Landscape will be well-integrated into the project to create a green and rich environment, utilizing Pacific Northwest plants that will respect the local ecology. In addition, signage for both residential uses and commercial will relate to the existing character of Greenwood.

8.0

MASSING CONCEPTS - NORTH VIEW

OPTION 1 - CODE COMPLIANT



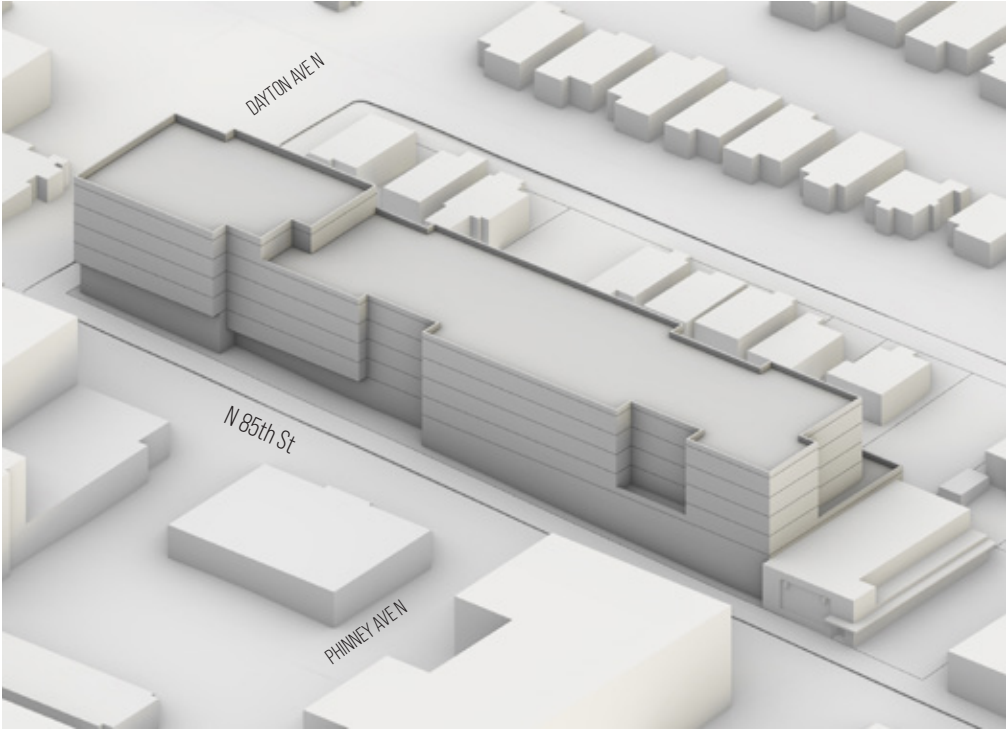
Opportunities:

- No departures
- Upper level setback from N 85th Street per Neighborhood Design Guidelines

Constraints:

- Modulations have limited activation opportunity
- Deeper residential floor plates create long narrow units with less access to sunlight
- Lack of public open space
- Massive continuous building feel
- Contiguous height along entirety of mass makes building feel as one giant block.
- Retail spaces have limited height of 13' to meet 55' height limit

OPTION 2



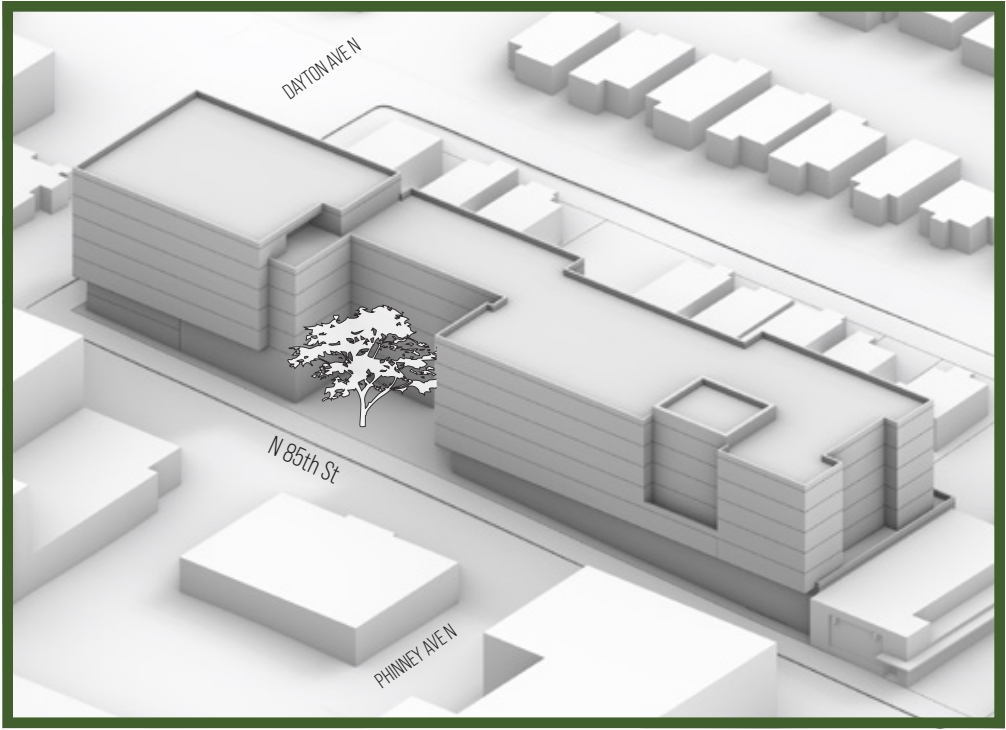
Opportunities:

- Split height results in a visual two building feeling - breaking down the block into a more human scale.
- Two significant modulations along N 85th Street, further breaking down the scale for a better visual experience.
- Defined corner on N 85th Ave and Dayton Ave. N
- Shallower residential floor plate allows for more access to natural light for units
- More significant modulation on the west and Southern facades because of shallower floor plate.

Constraints:

- Massive continuous building feel
- Public space is limited to a slender strip sandwiched between building and arterial
- Monotonous setback lines along N 85th Ave

OPTION 3 - PREFERRED OPTION



Opportunities:

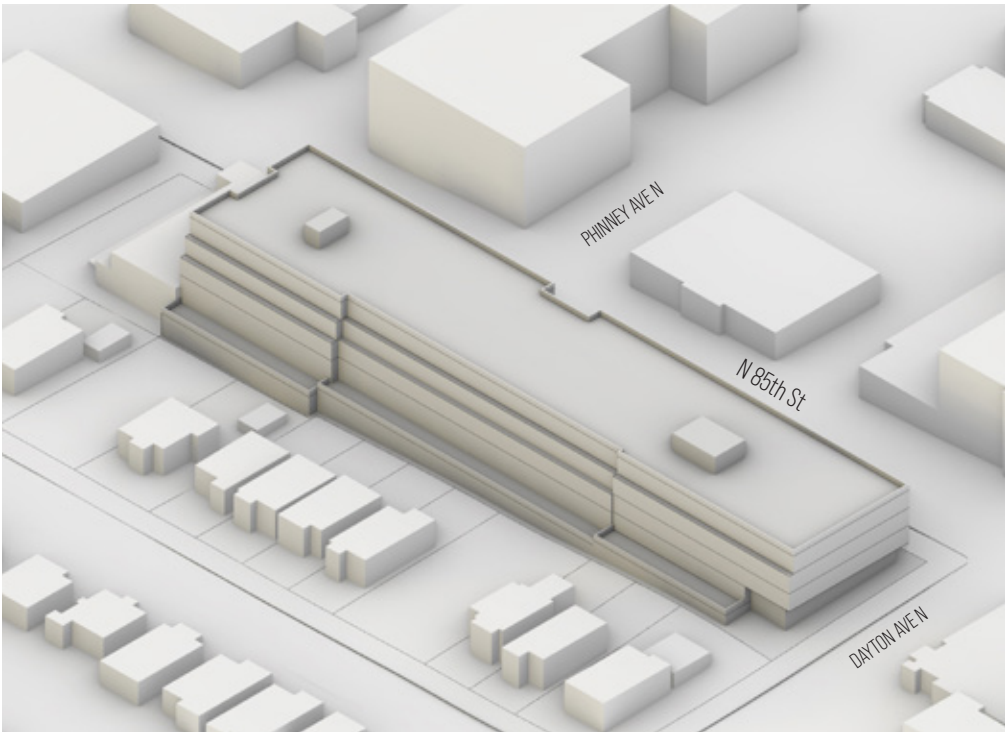
- Preserves a Tier 2 Blue Atlas Cedar tree and orients building design to celebrate such tree
- Creates an active public space around existing Tier 2 Blue Atlas Cedar resulting in seven times the area of public open space than the code compliant version
- Courtyard and modulation create breaks along N 85th Ave breaking down the scale of the property
- Building mass responds to contextual scale
- Building form creates a sense of variety in space with cutouts that push, pull and slide apart
- Shallower residential floor plate allows for more access to natural light for units
- Split height results in a visual two building feeling - breaking down the block into a more human scale.

Constraints:

- Departure required for an additional 10' height and .5 FAR to allow for preservation of exceptional tree.

MASSING CONCEPTS - SOUTH VIEW

OPTION 1 - CODE COMPLIANT



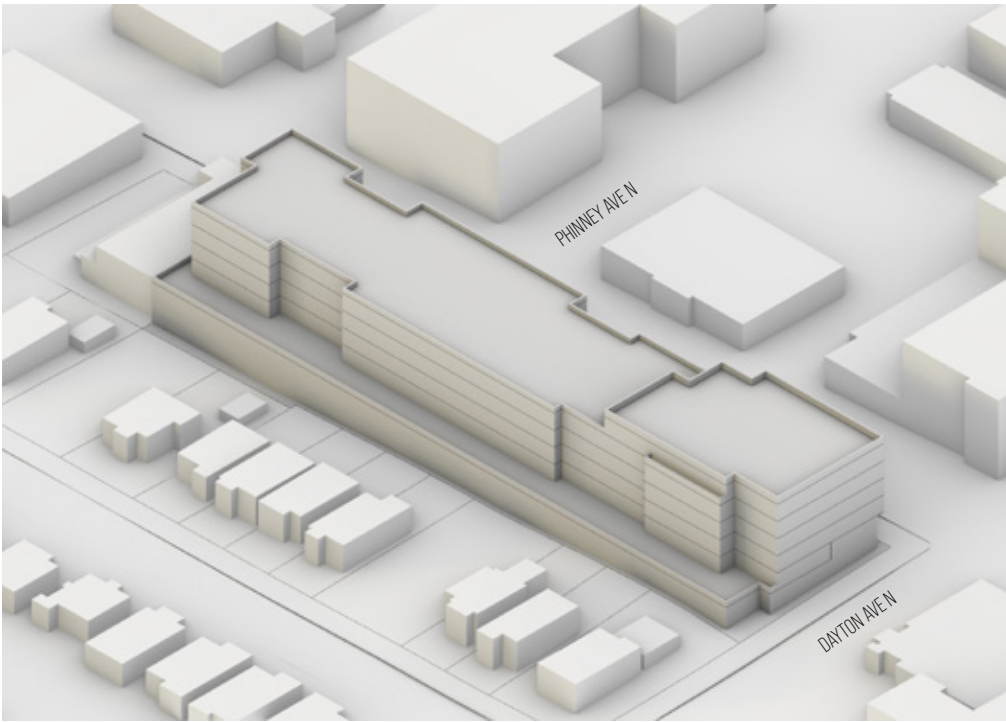
Opportunities:

- No departures

Constraints:

- Tripartite “wedding cake” effect creates a visually busy facade and is difficult and costly to construct
- Massive continuous building feel
- Contiguous parapet height along entirety of mass
- Generous Residential Decks on level 2 not possible due to garage stepping down to stay under 13’ height limit

OPTION 2



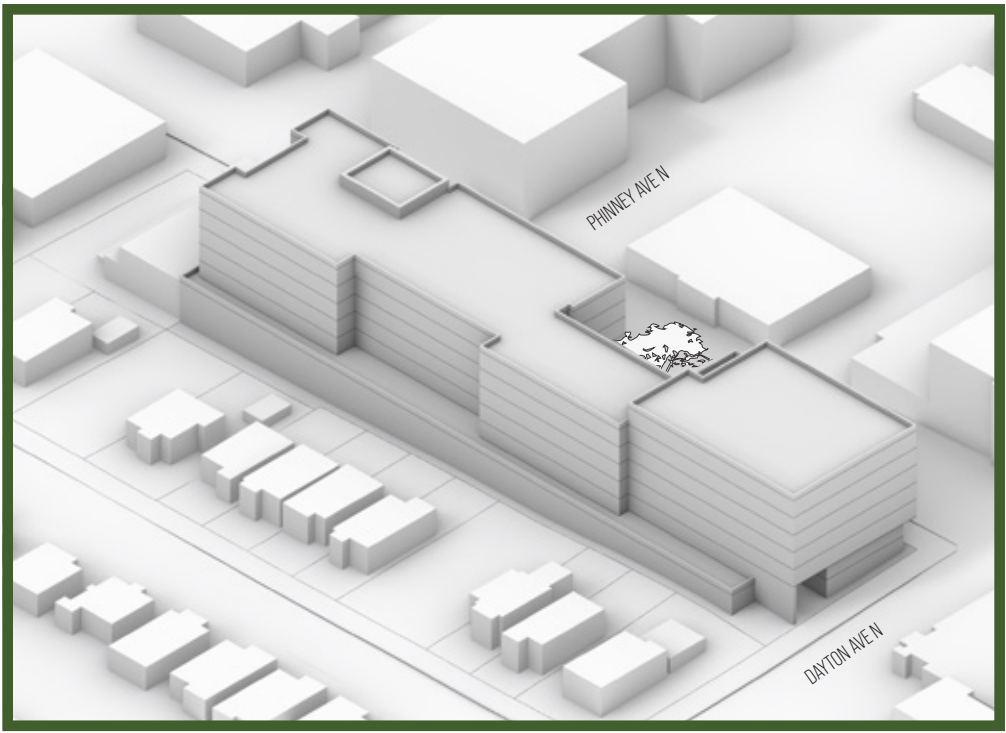
Opportunities:

- Generous Residential Decks along Southern property line which allow for a landscape buffer between new residential and existing single family homes
- Generous Roof Deck facing West

Constraints:

- Massive continuous building feel
-

OPTION 3 - PREFERRED OPTION



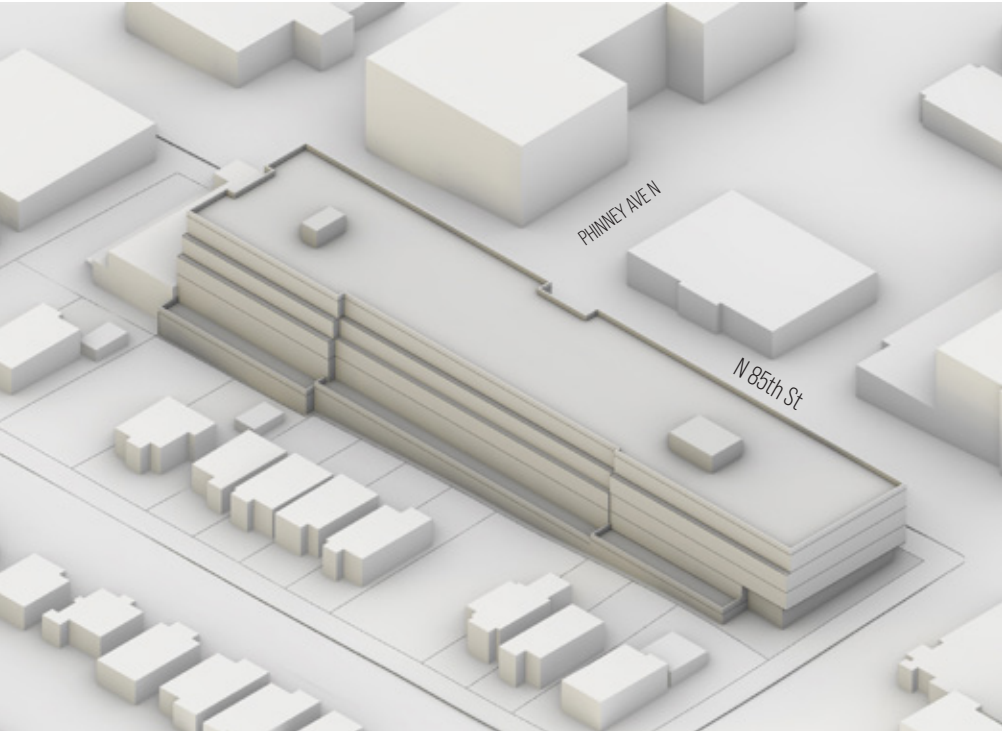
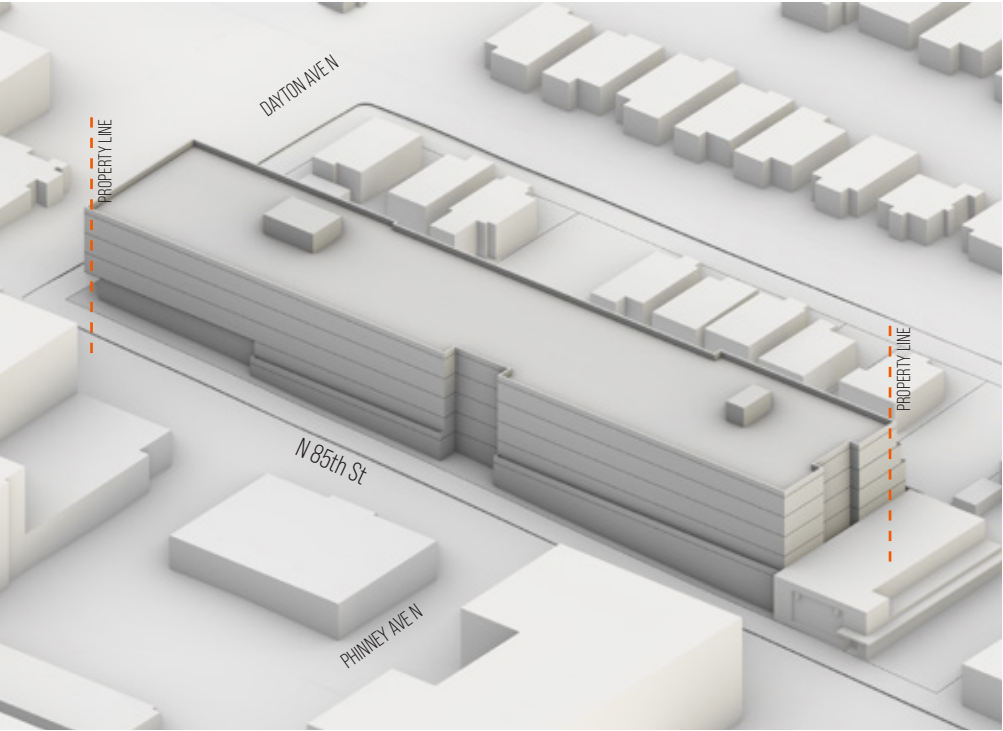
Opportunities:

- Building form creates a sense of variety in space with cutouts that push, pull and slide apart
- Generous Residential Decks along Southern property line which allow for a landscape buffer between new residential and existing single family homes
- Smaller floorplate allows for portions of the Southern facade to step back even further than required setback.
- Screened ground floor wall creates a private and quiet edge for existing neighboring single-family residential buildings.

Constraints:

- Departure required for an additional 10’ height and .5 FAR to allow for preservation of exceptional tree.
- Departure required for rear setbacks in minimal areas to allow for continuity of facades, in addition to providing greater than required setbacks on the other facade faces.

MASSING CONCEPT - OPTION 1 / SUMMARY

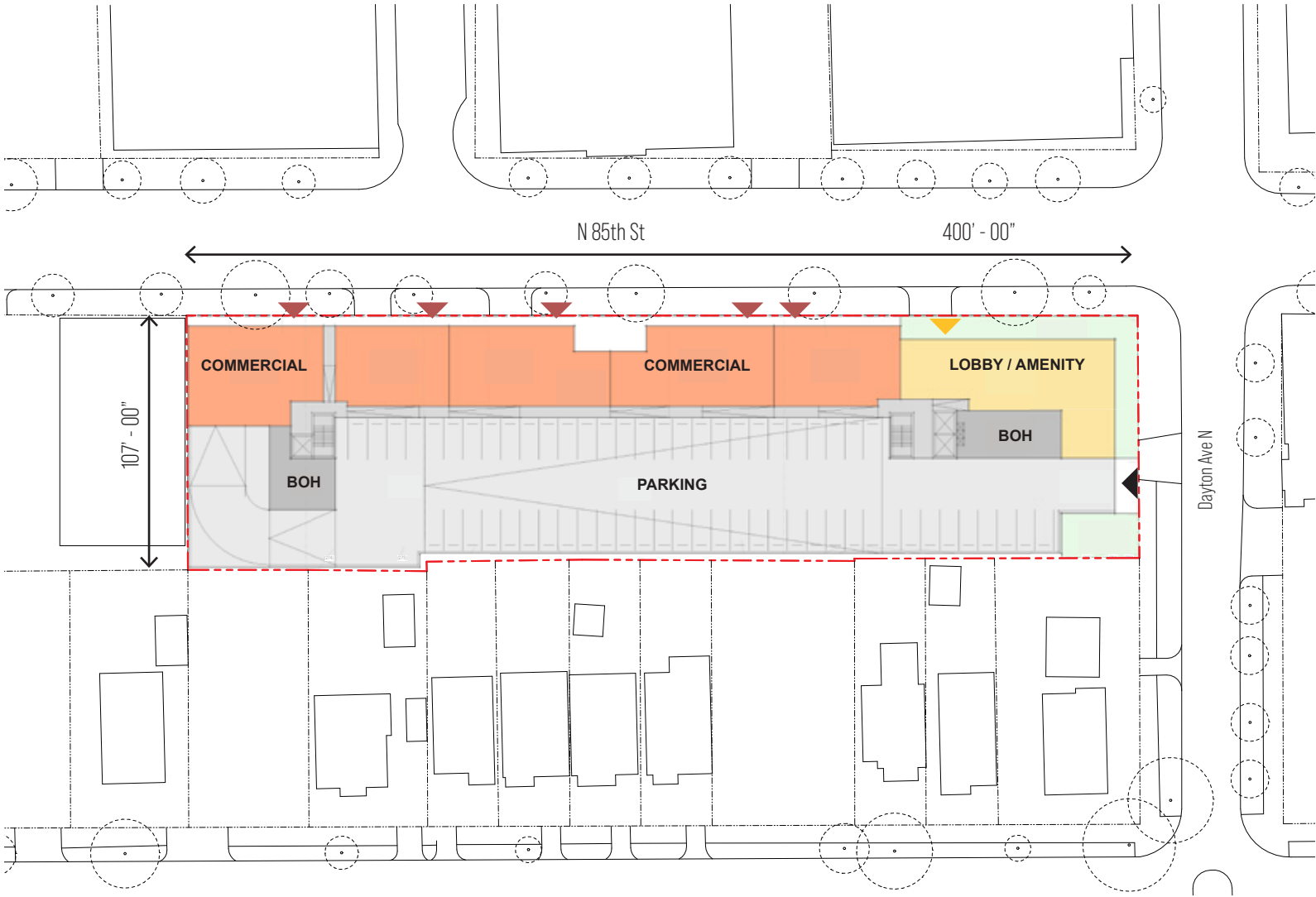


Summary:

- Site Area: 41,666 sf
- Gross Floor Area: 156,200 sf
- Parking Stalls: 120
- FAR: 3.75
- On-Site Trees Saved: 0

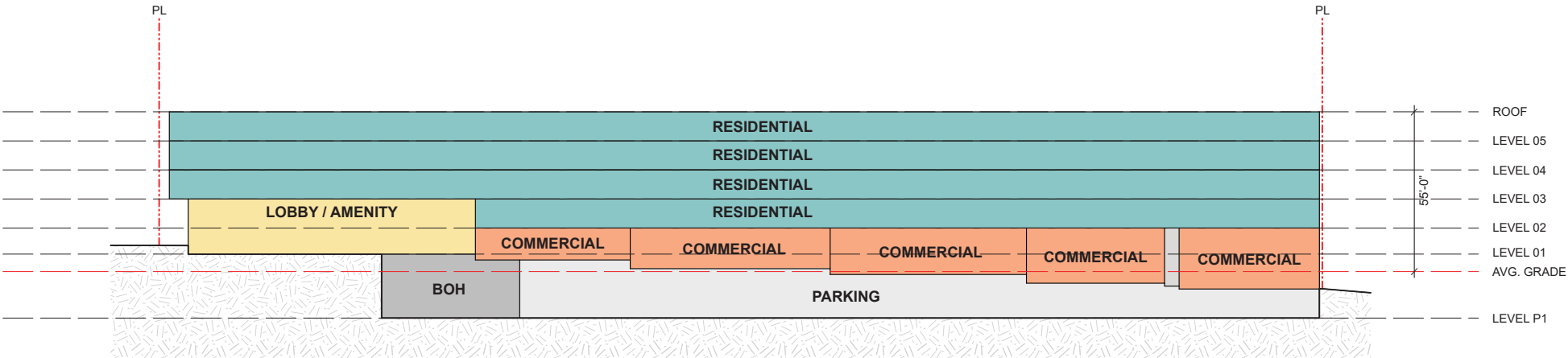
Requested Departures:

- None



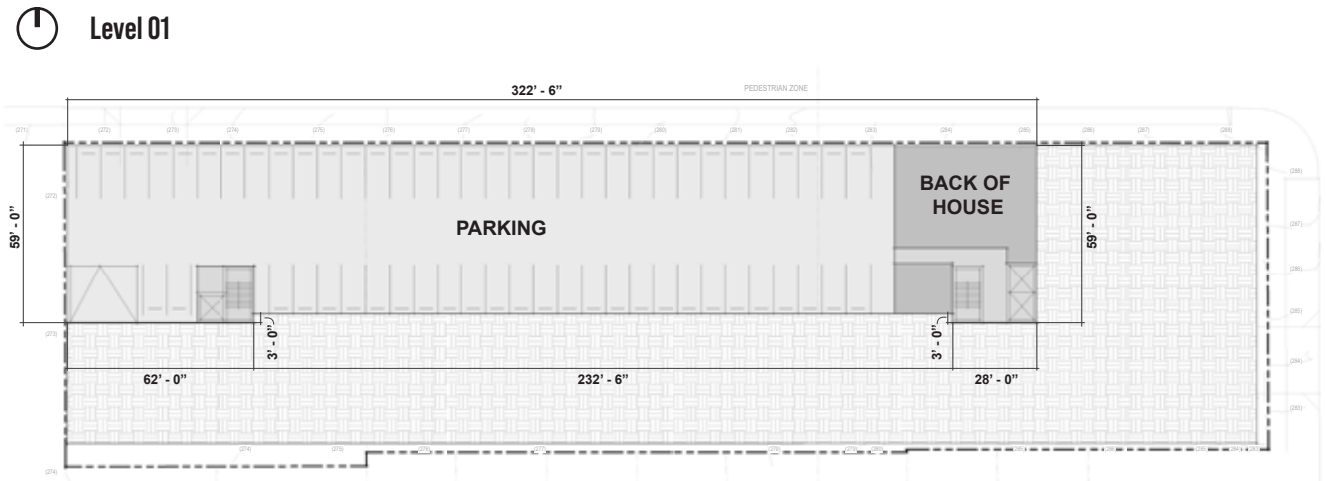
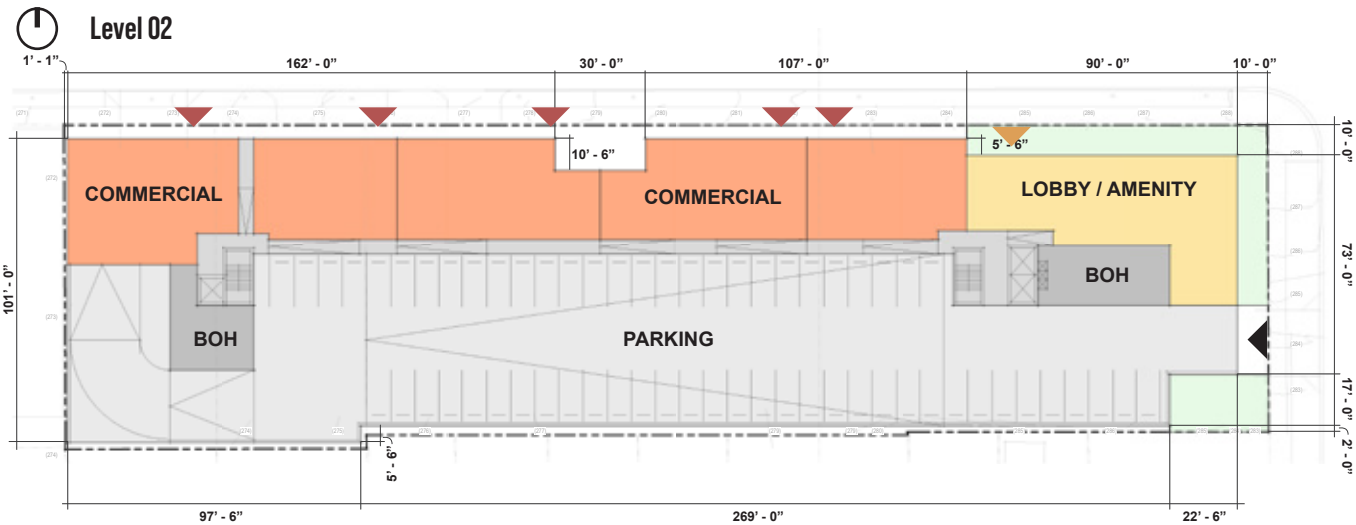
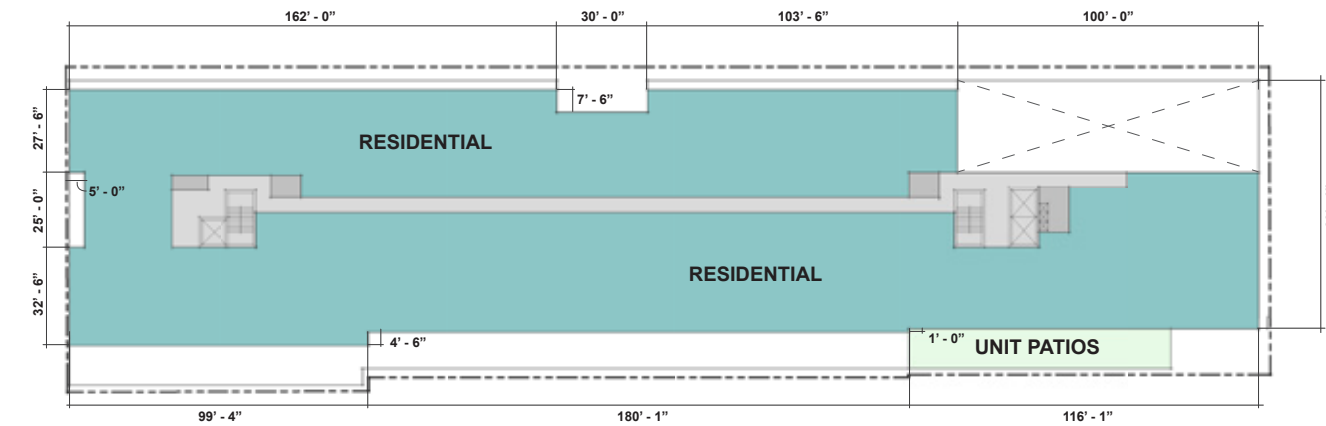
Site Plan

- ▶ RETAIL ENTRY
- ▶ RESIDENTIAL ENTRY
- ▶ VEHICULAR ENTRY
- — — — — PROPERTY LINE

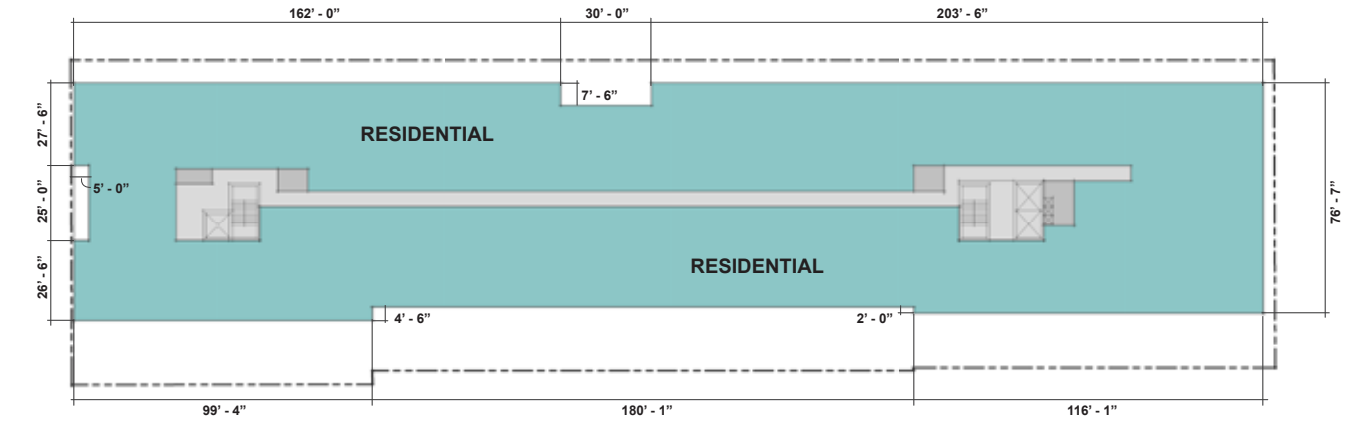


W-E Site Section

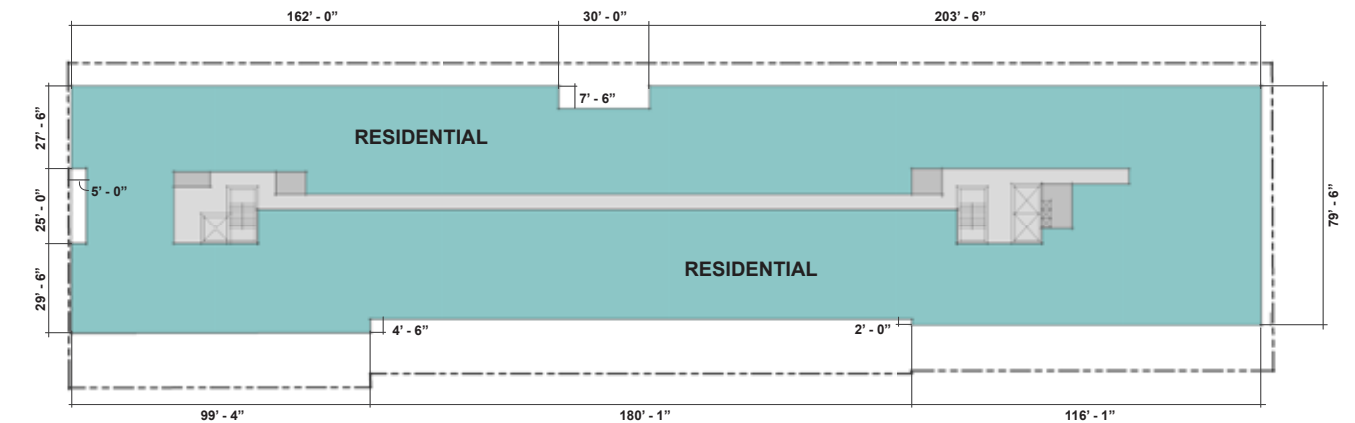
MASSING CONCEPT - OPTION 1 / CONCEPTUAL PLANS AND SECTIONS



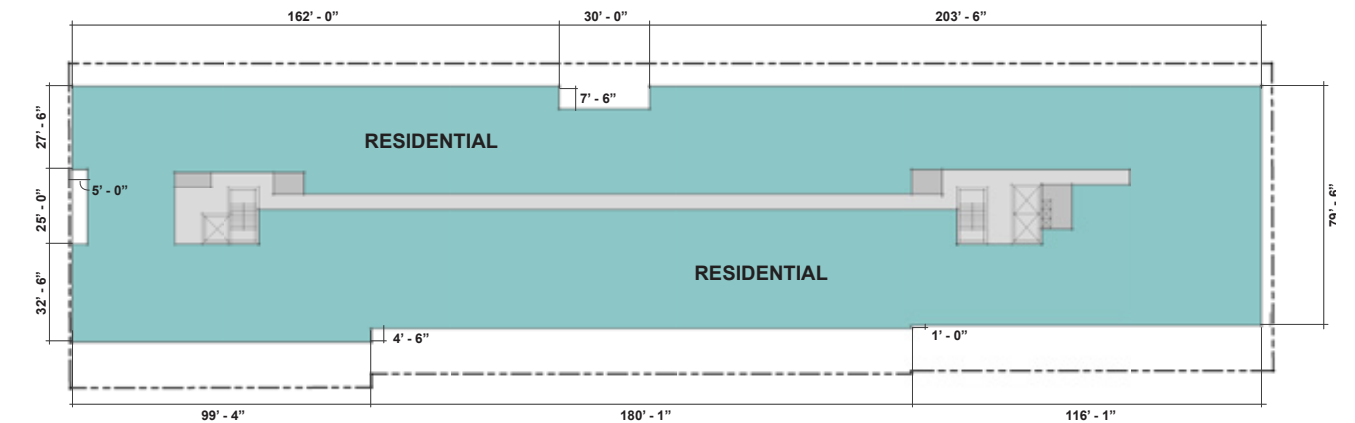
Level P1



Level 05



Level 04



Level 03

COMMERCIAL/RETAIL

LOBBY/AMENITY

RESIDENTIAL

PARKING / BOH / CIRC.

EXTERIOR AMENITY

RETAIL ENTRY

RESIDENTIAL ENTRY

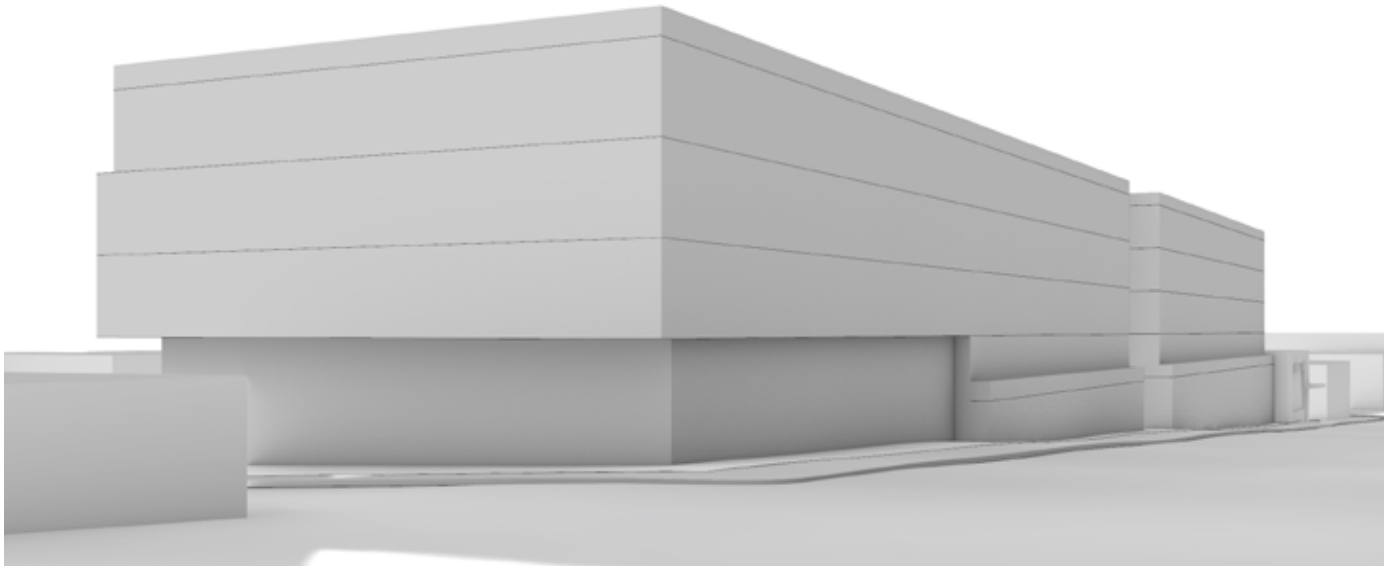
VEHICULAR ENTRY

PROPERTY LINE

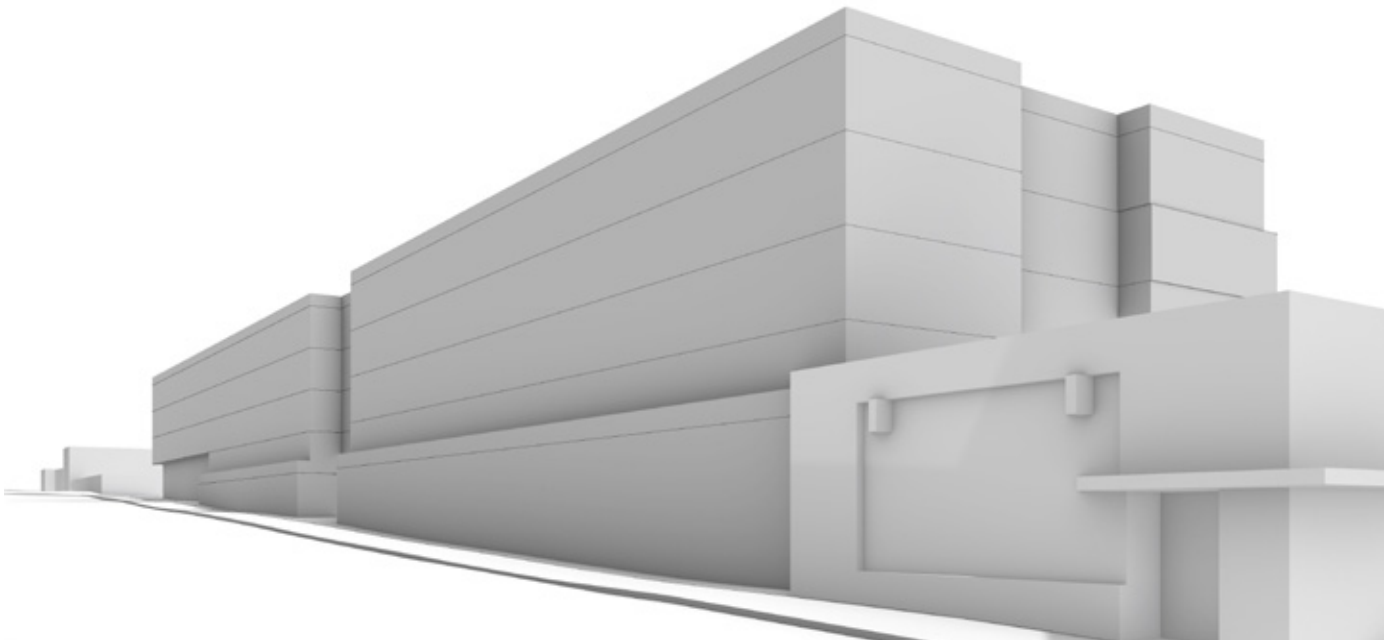
RYAN

carrierjohnson + CULTURA

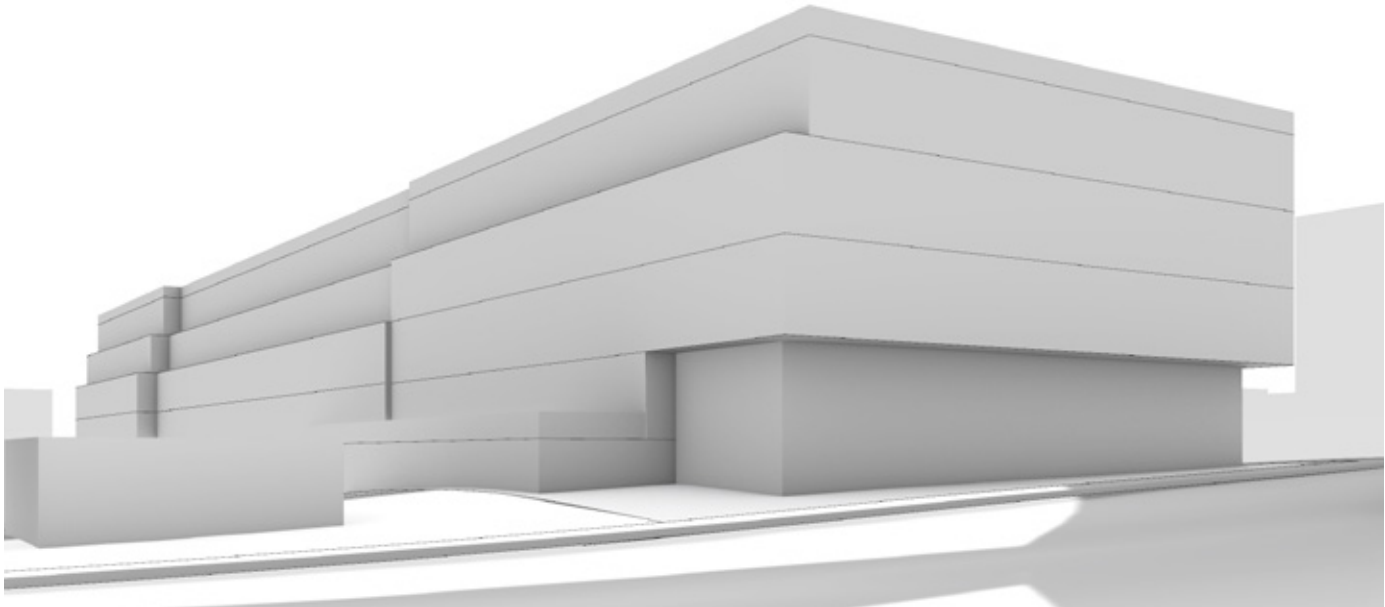
MASSING CONCEPT - OPTION 1 / PERSPECTIVES



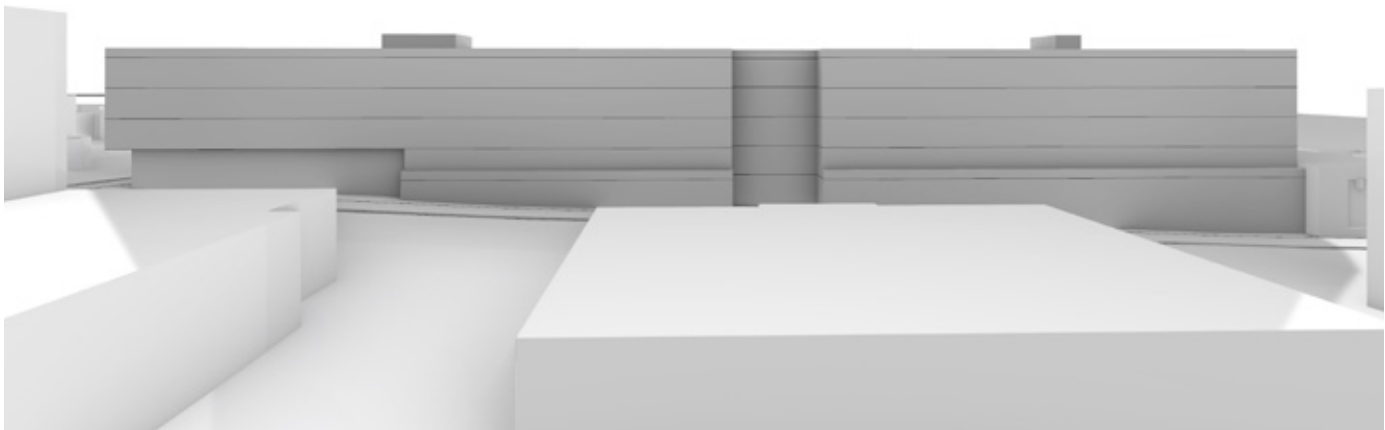
NE Perspective - Corner of N 85th St and Dayton Ave N looking SW



NW Perspective - Corner along N 85th St looking SE



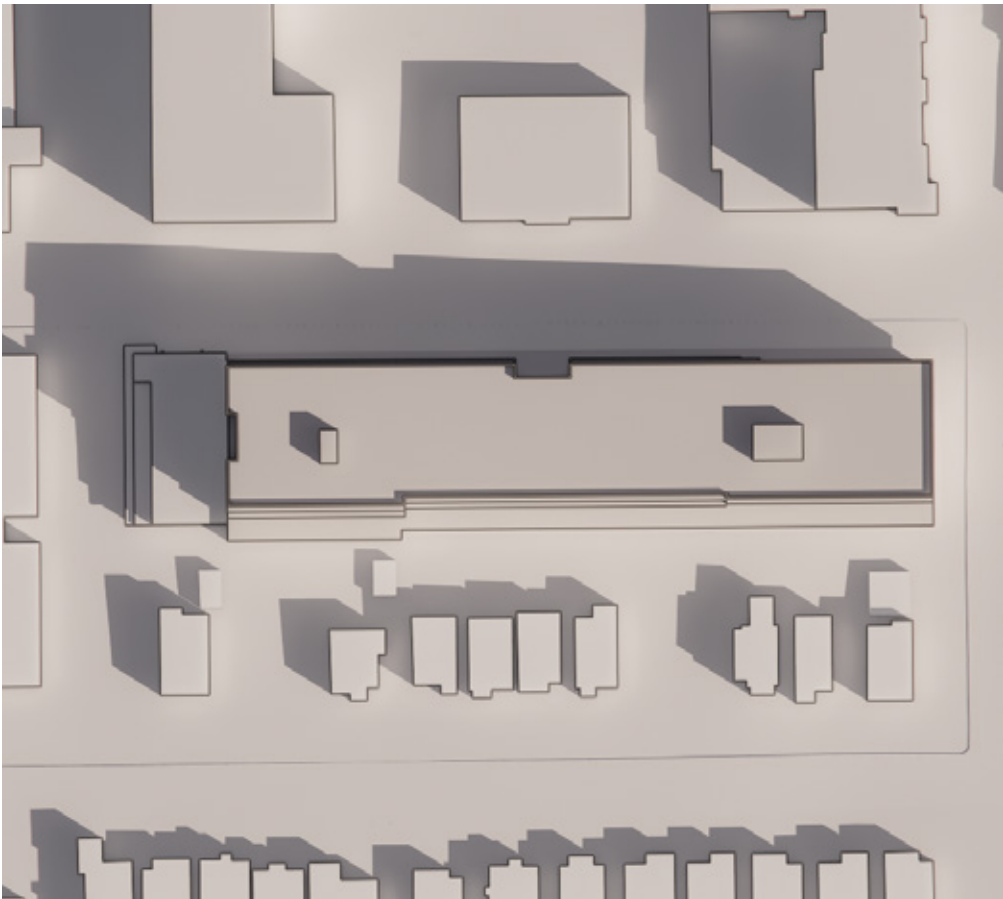
SE Perspective - Corner along Dayton Ave N looking NW



North Elevation Perspective - Looking South at North Facade from Across 85th St

MASSING CONCEPT - OPTION 1 / SHADOW ANALYSIS

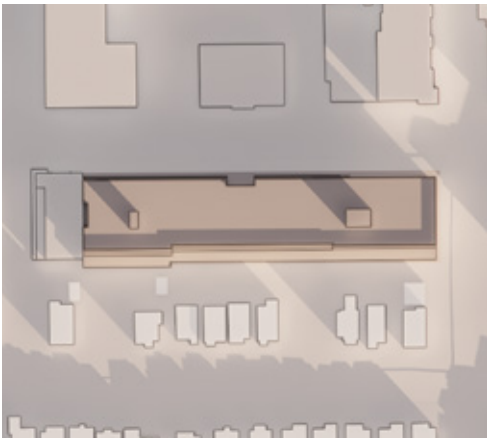
March-September 21st / 9:00am



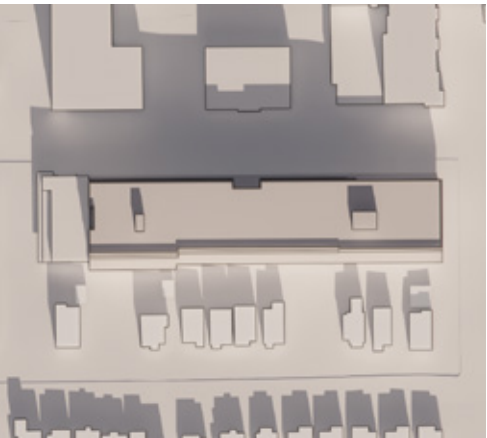
March-September 21st / 12:00pm



March-September 21st / 3:00pm



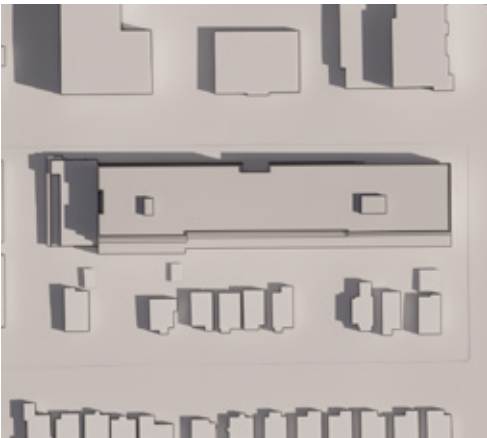
December 21st / 9:00am



December 21st / 12:00pm



December 21st / 3:00pm



June 21st / 9:00am

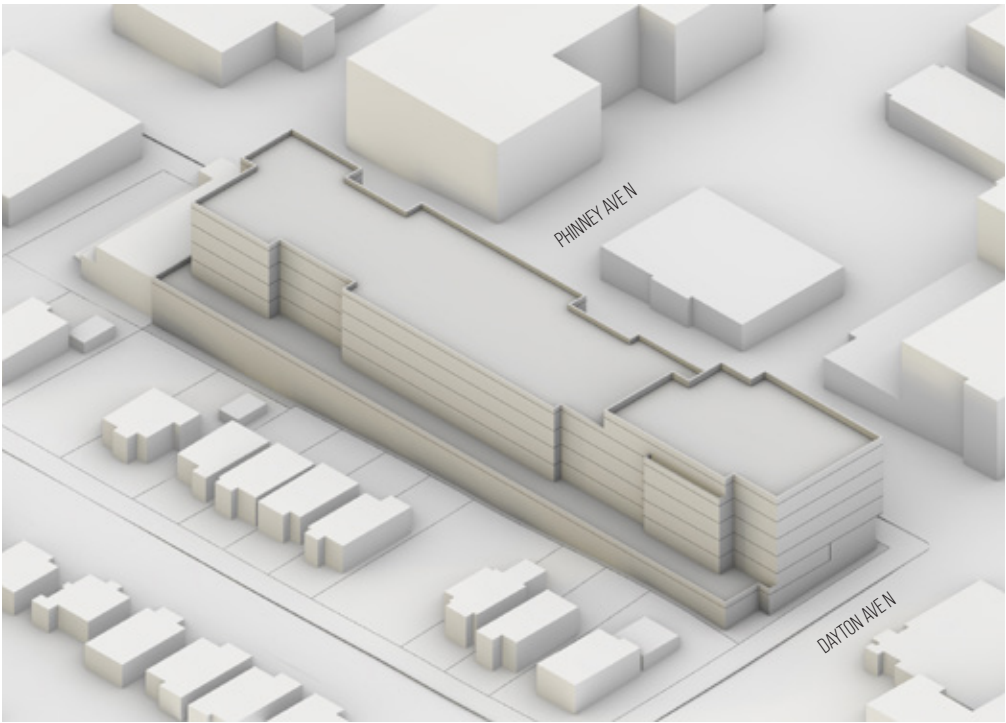
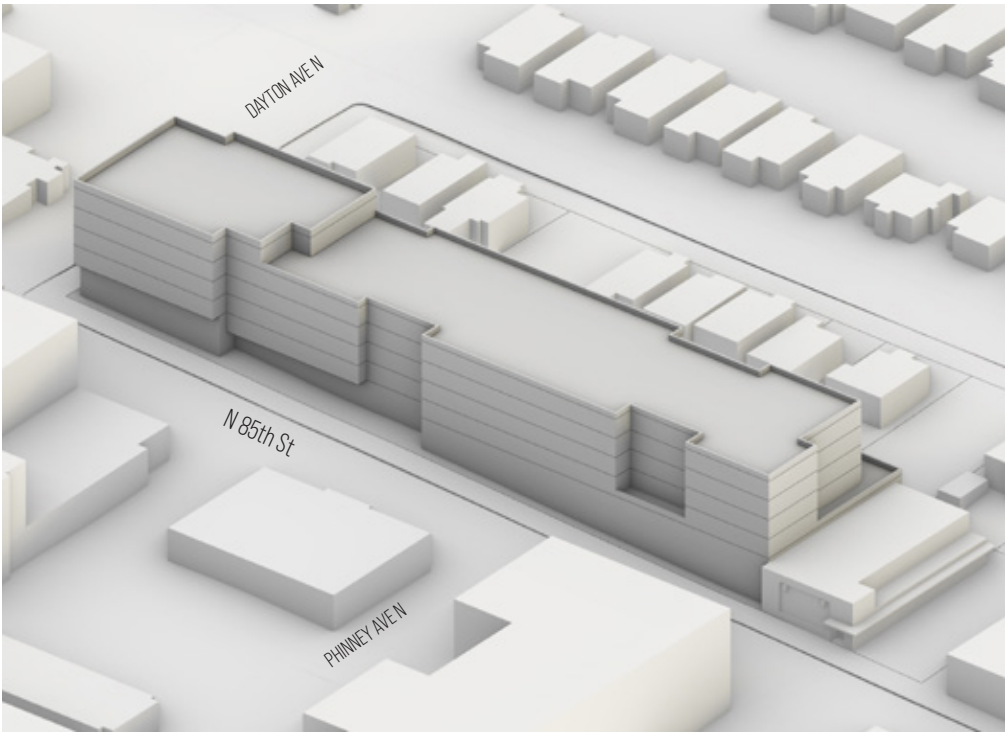


June 21st / 12:00pm



June 21st / 3:00pm

MASSING CONCEPT - OPTION 2 / SUMMARY

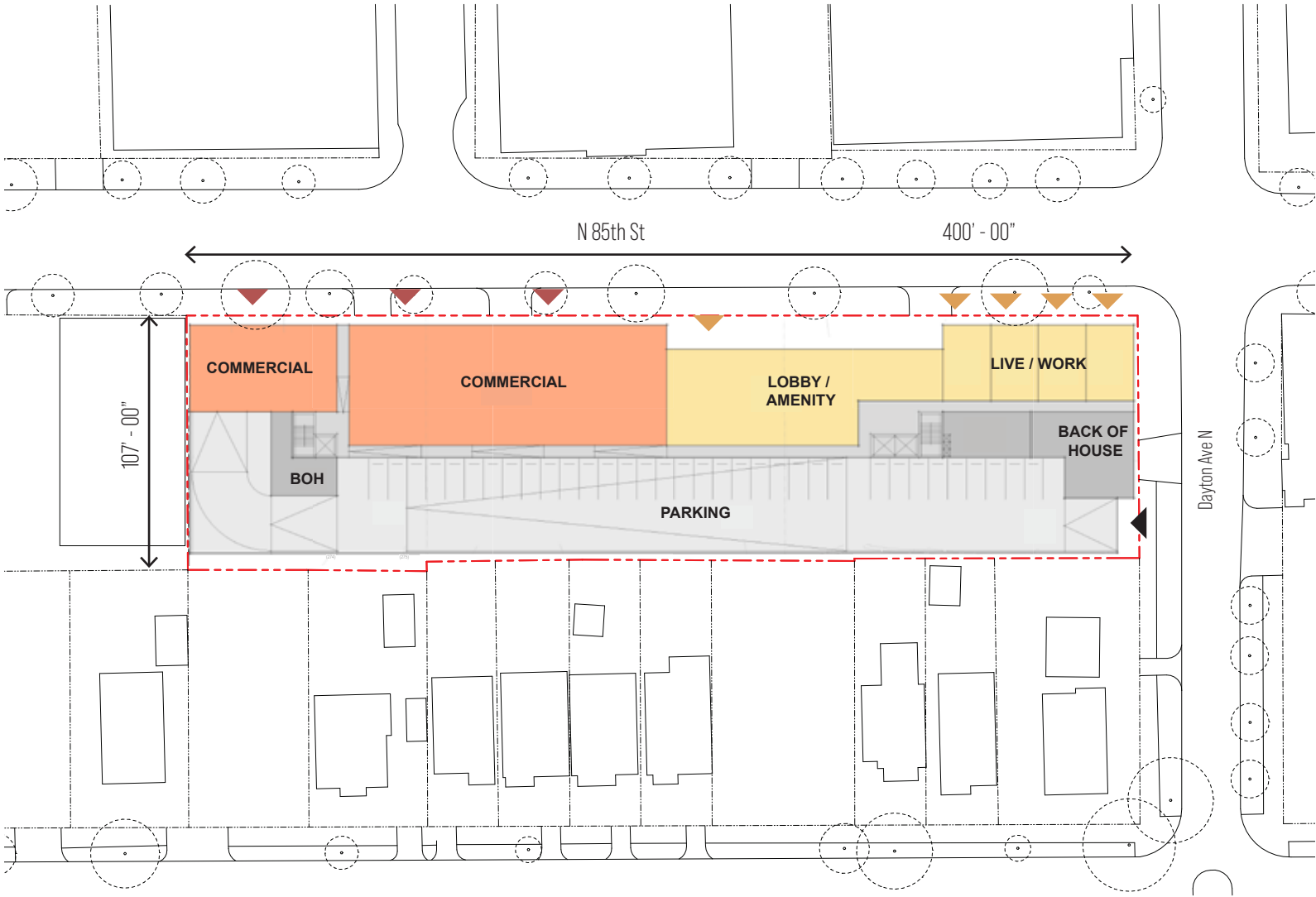


Summary:

- Site Area: 41,666 sf
- Gross Floor Area: 156,200 sf
- Parking Stalls: 120
- FAR: 3.75
- On-Site Trees Saved: 0

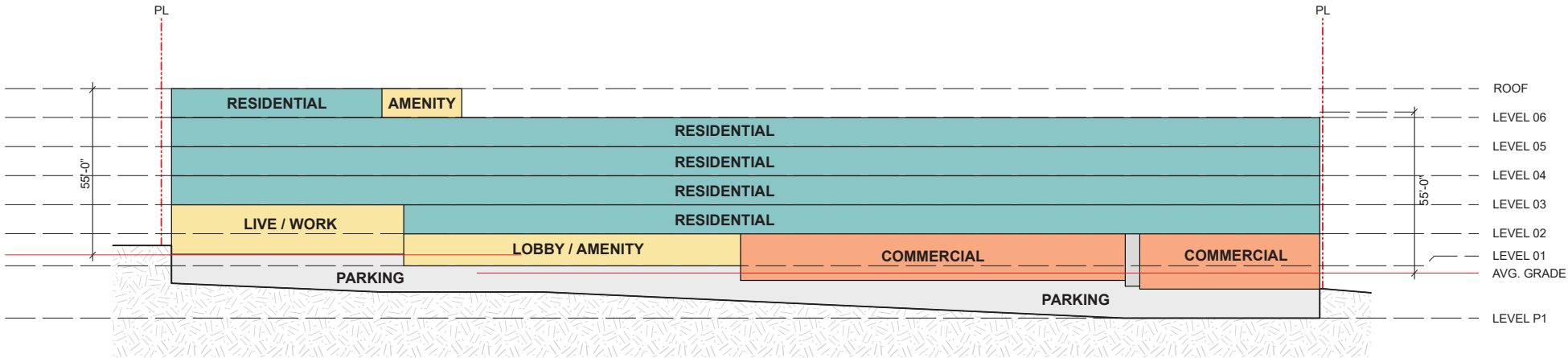
Requested Departures:

- Rear Setback above 13' height limit
- Rear Setback above 40' height limit



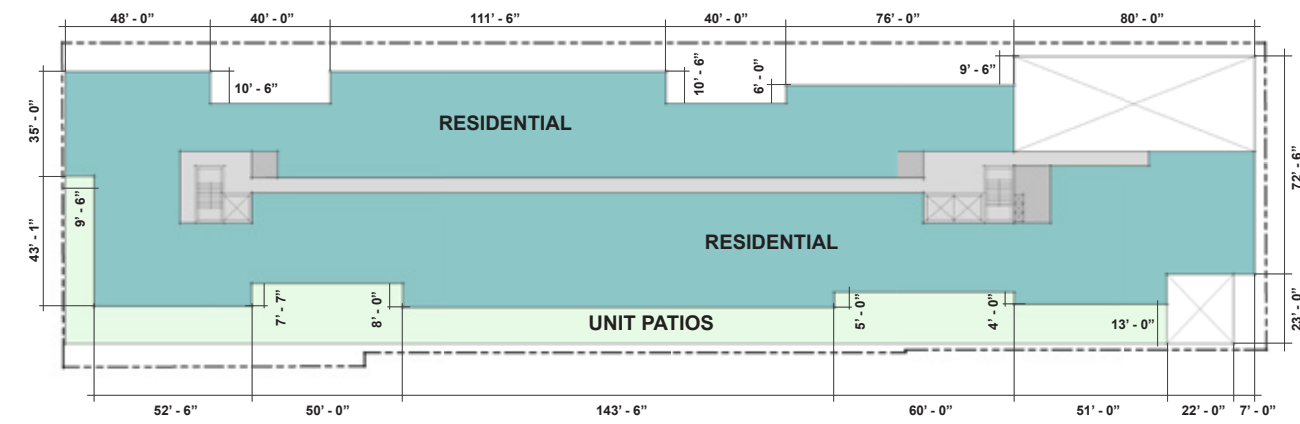
Site Plan

- ◀ RETAIL ENTRY
- ▶ RESIDENTIAL ENTRY
- ◀ VEHICULAR ENTRY
- PROPERTY LINE

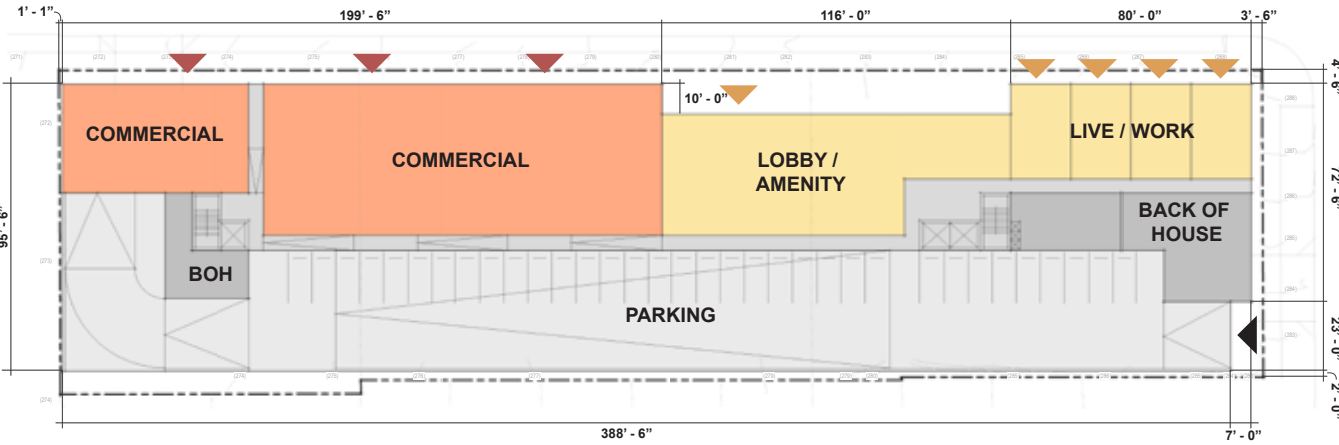


W-E Site Section

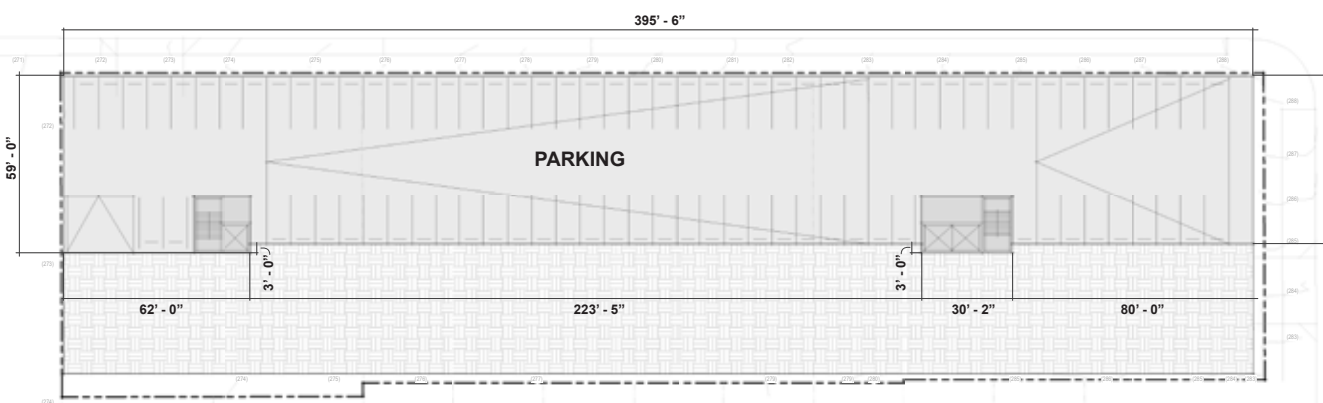
MASSING CONCEPT - OPTION 2 / CONCEPTUAL PLANS AND SECTIONS



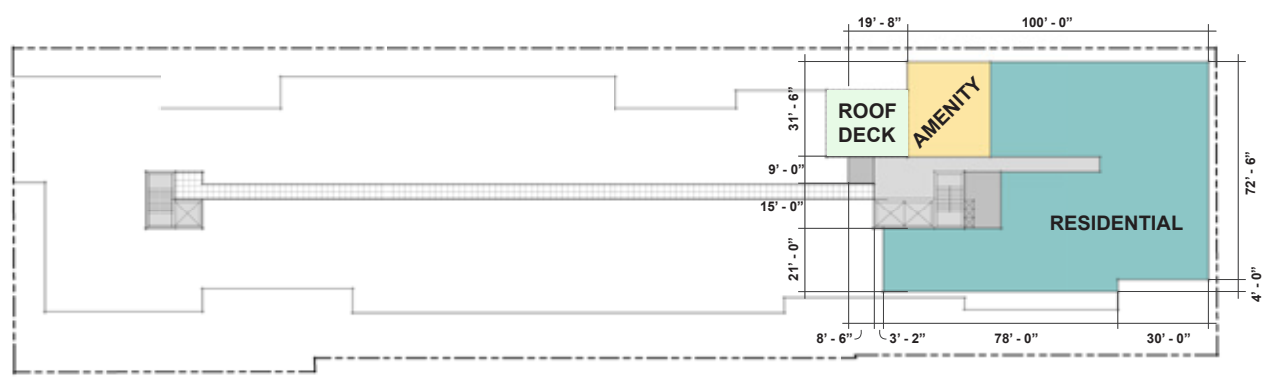
Level 02



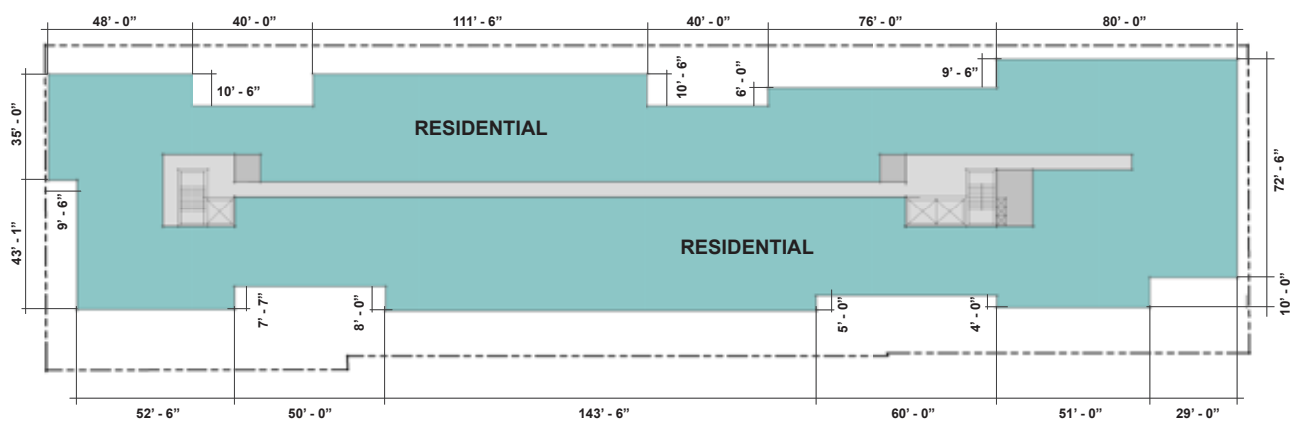
Level 01



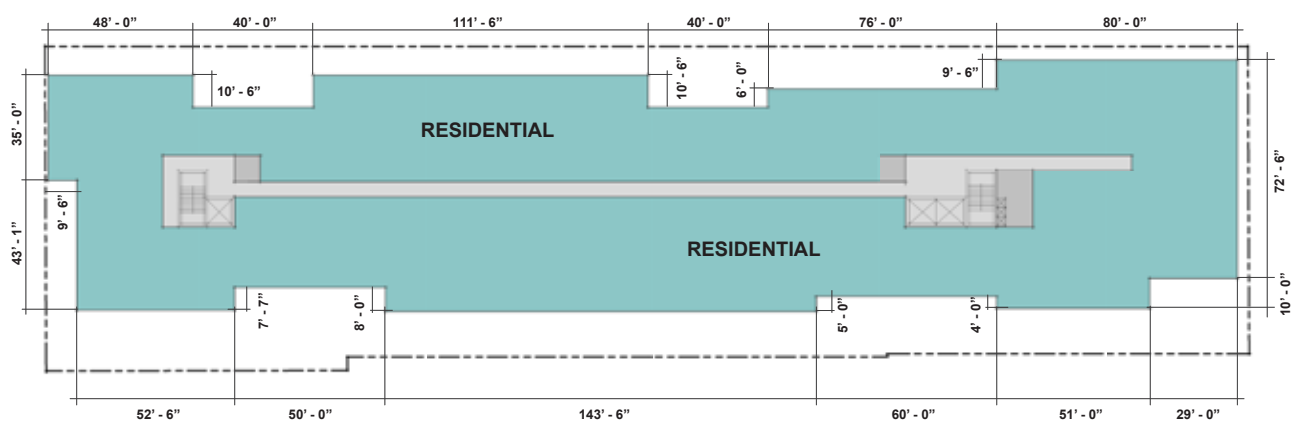
Level P1



Level 06



Level 04 - 05



Level 03

COMMERCIAL/RETAIL

LOBBY/AMENITY

RESIDENTIAL

PARKING / BOH / CIRC.

EXTERIOR AMENITY

RETAIL ENTRY

RESIDENTIAL ENTRY

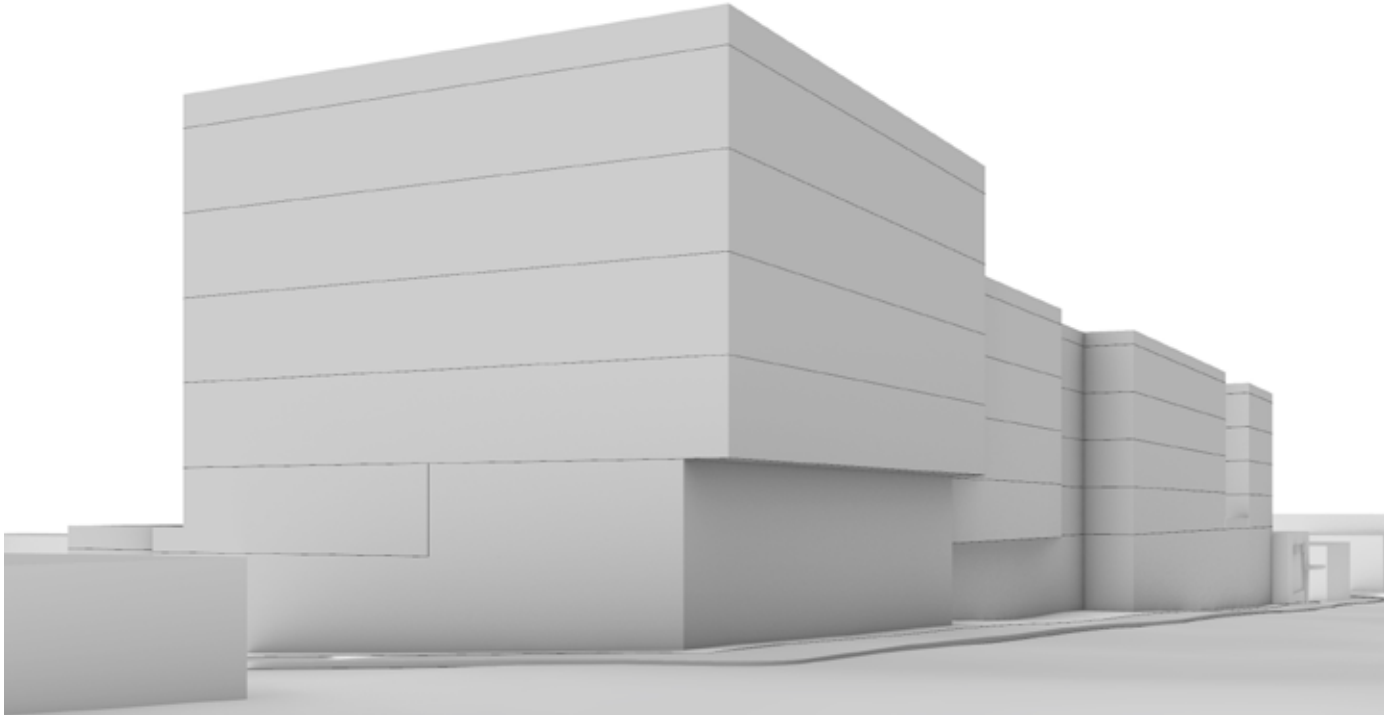
VEHICULAR ENTRY

PROPERTY LINE

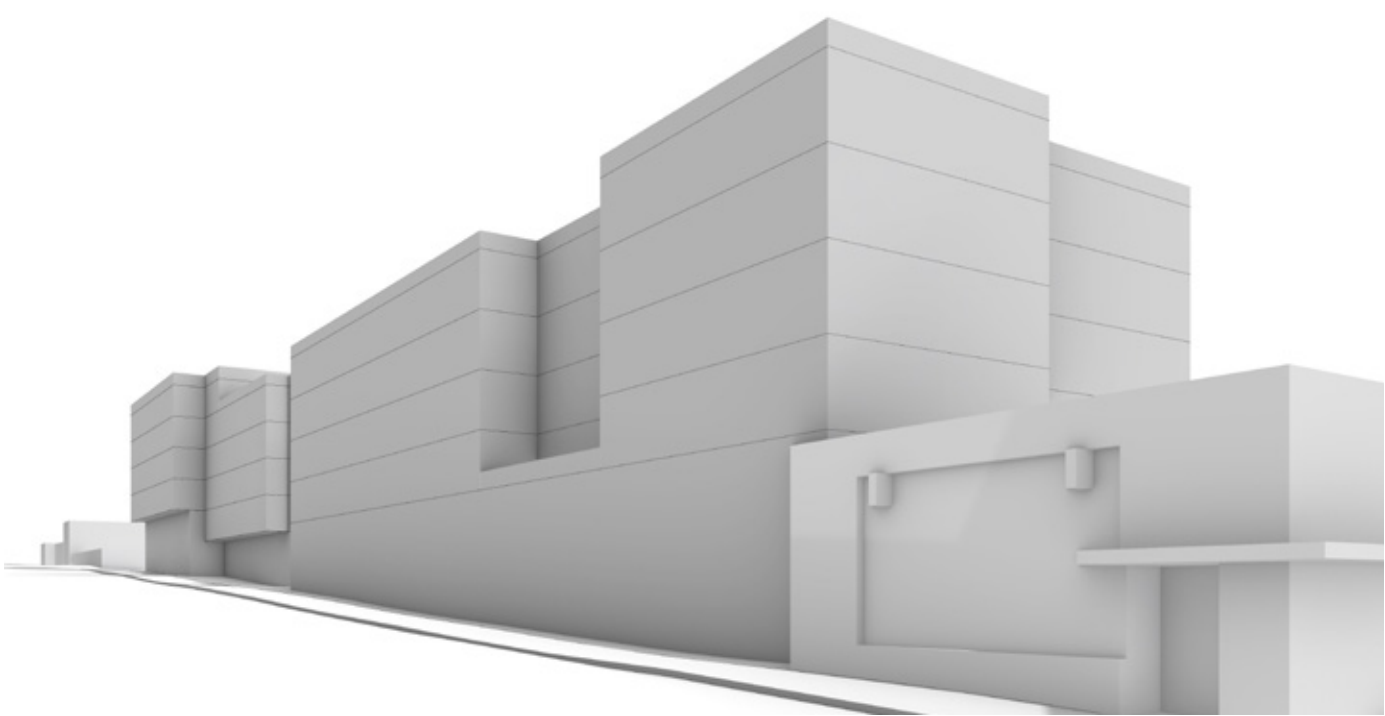
RYAN

carrierjohnson + CULTURA

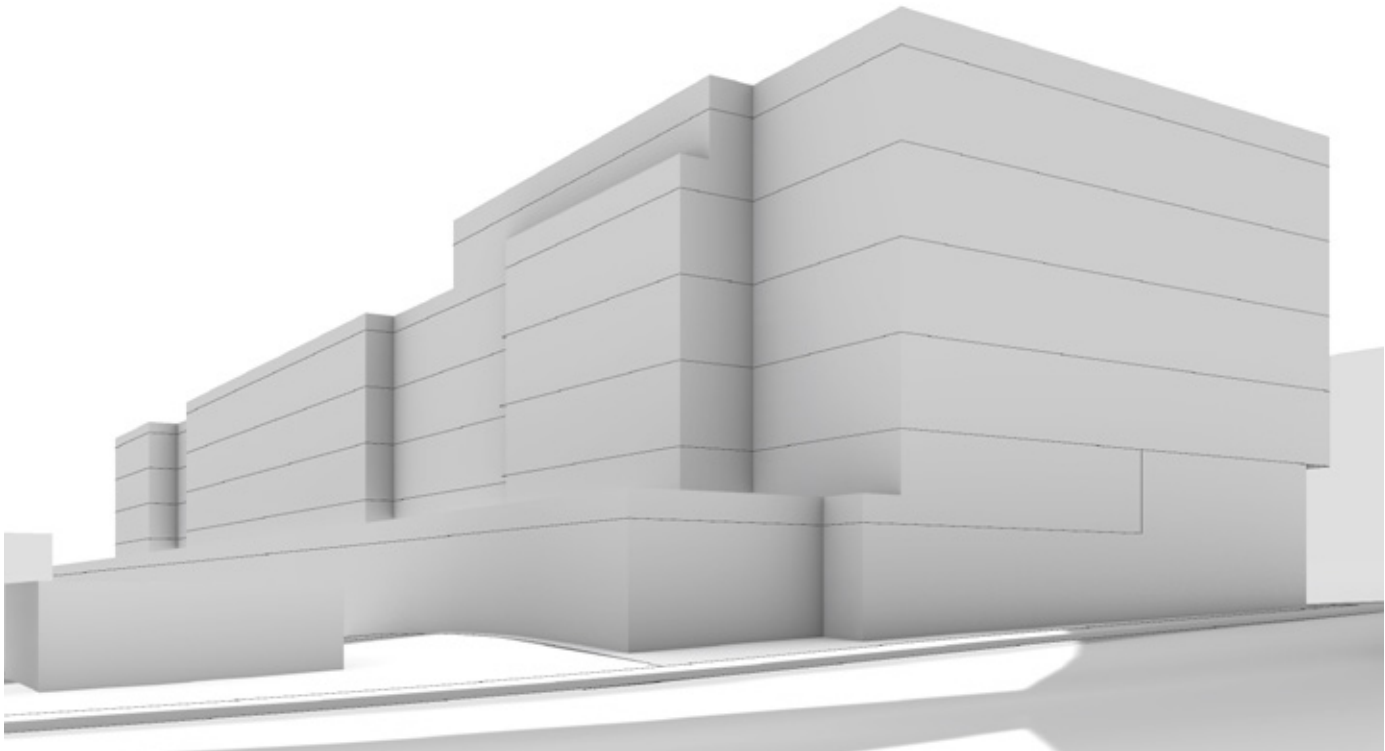
MASSING CONCEPT - OPTION 2 / PERSPECTIVES



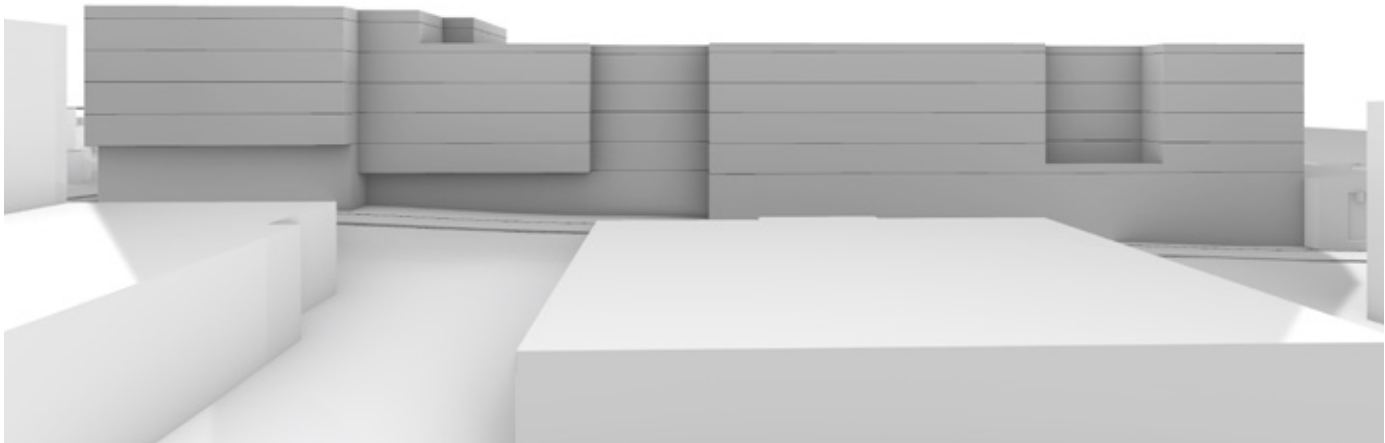
NE Perspective - Corner of N 85th St and Dayton Ave N looking SW



NW Perspective - Corner along N 85th St looking SE



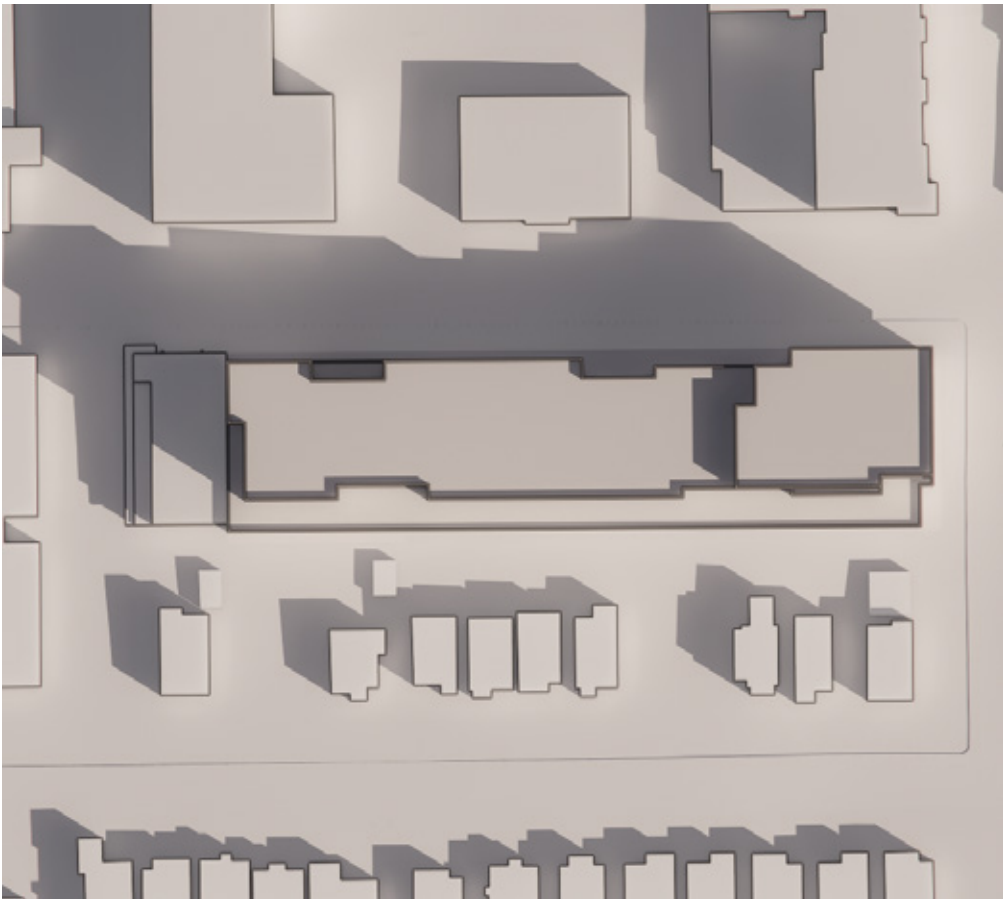
SE Perspective - Corner along Dayton Ave N looking NW



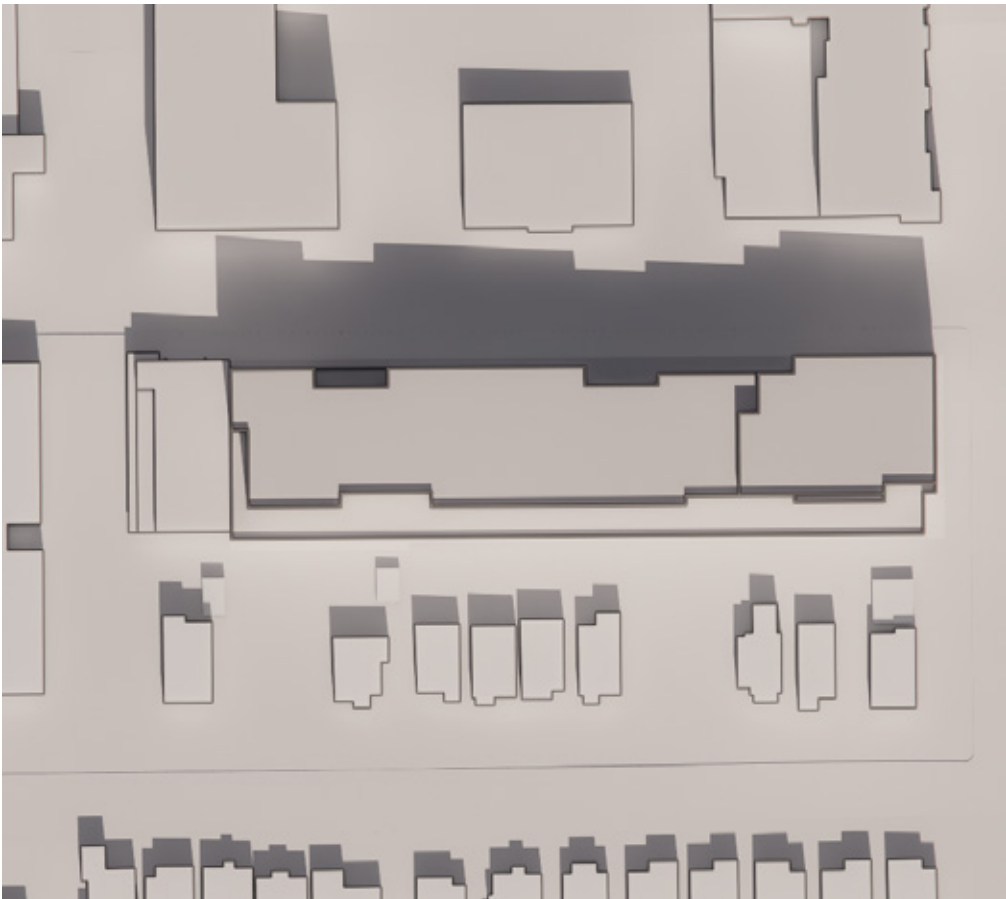
North Elevation Perspective - Looking South at North Facade from Across 85th St

MASSING CONCEPT - OPTION 2 / SHADOW ANALYSIS

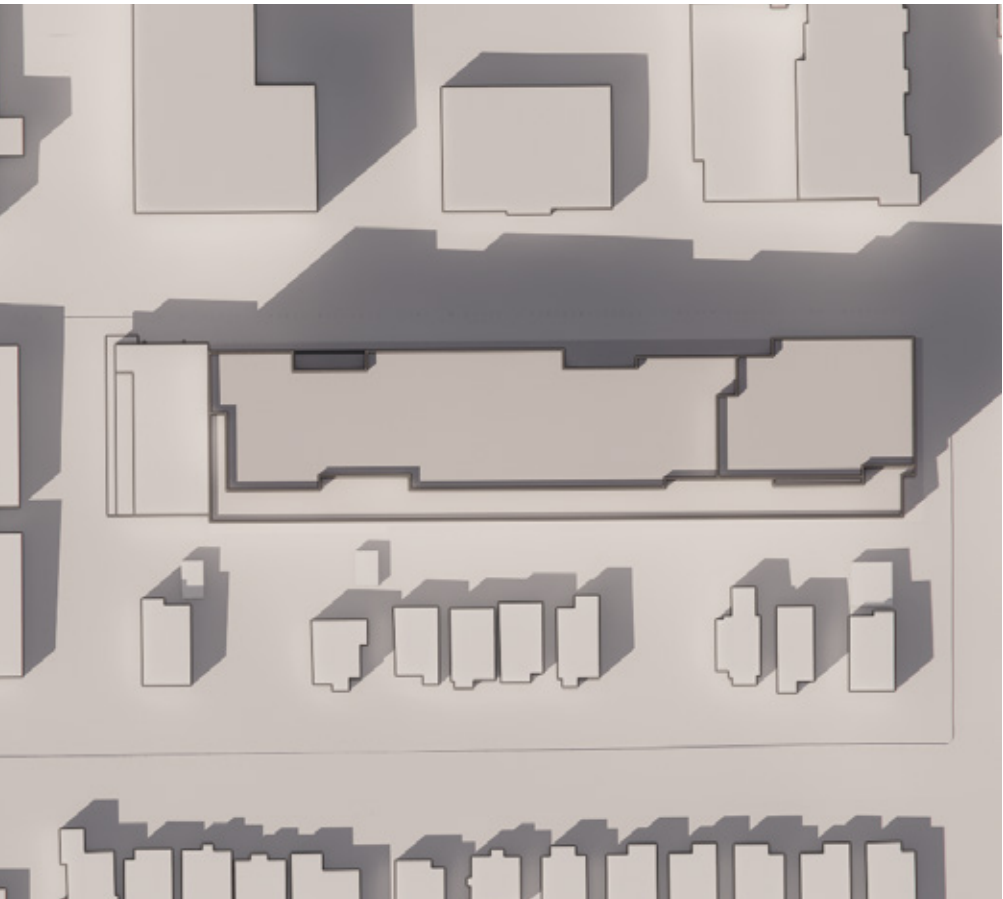
March-September 21st / 9:00am



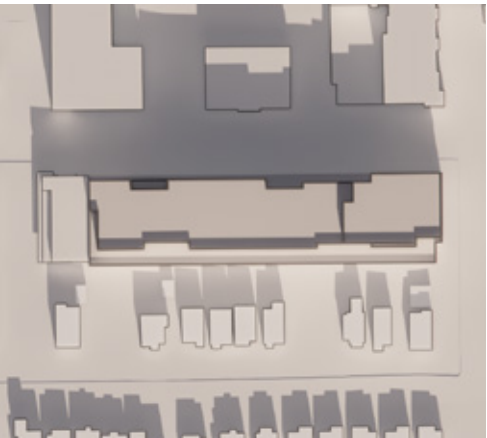
March-September 21st / 12:00pm



March-September 21st / 3:00pm



December 21st / 9:00am



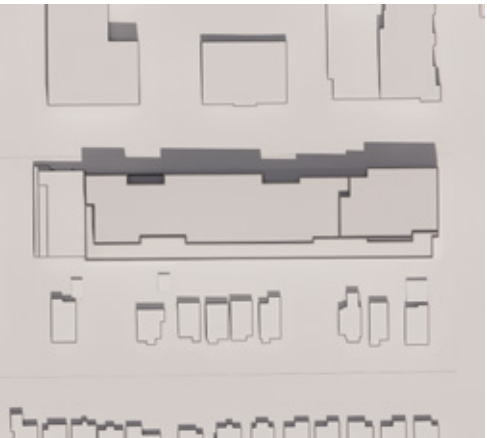
December 21st / 12:00pm



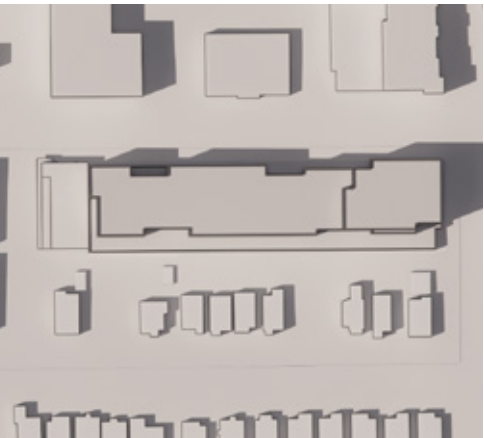
December 21st / 3:00pm



June 21st / 9:00am



June 21st / 12:00pm

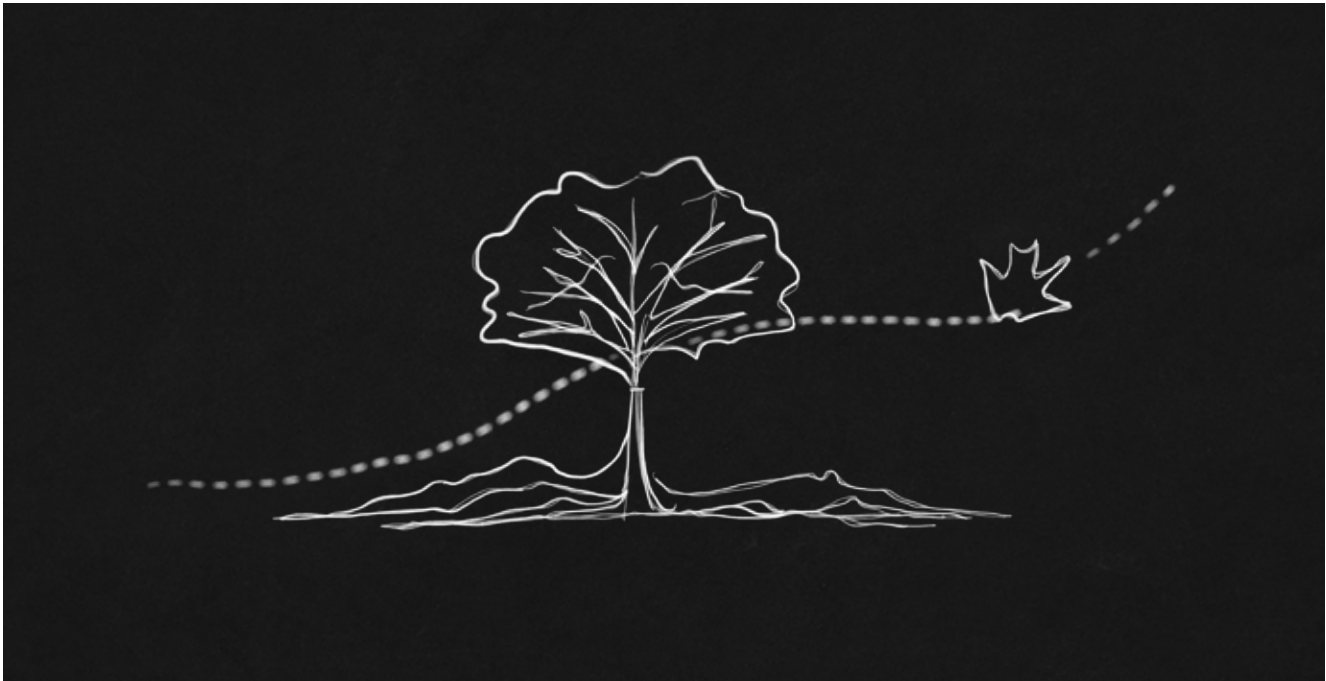


June 21st / 3:00pm

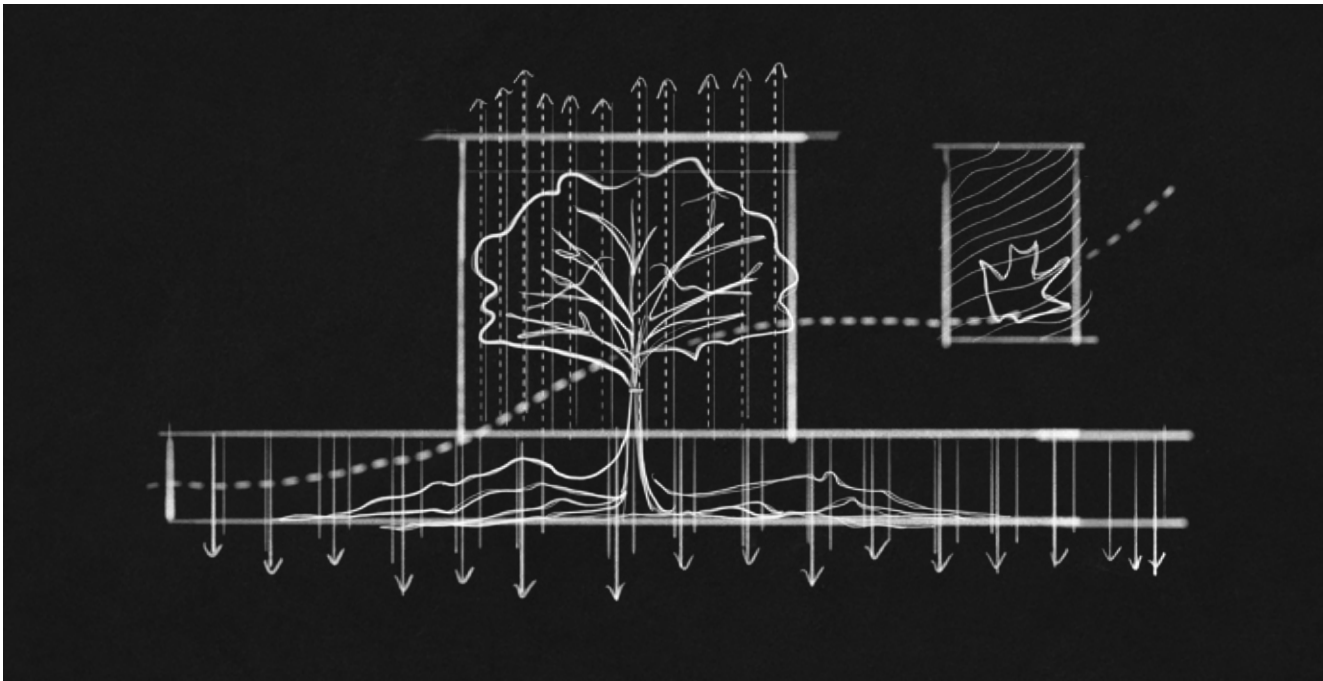
CONCEPT - OPTION 3: CONCEPTUAL DIAGRAMS



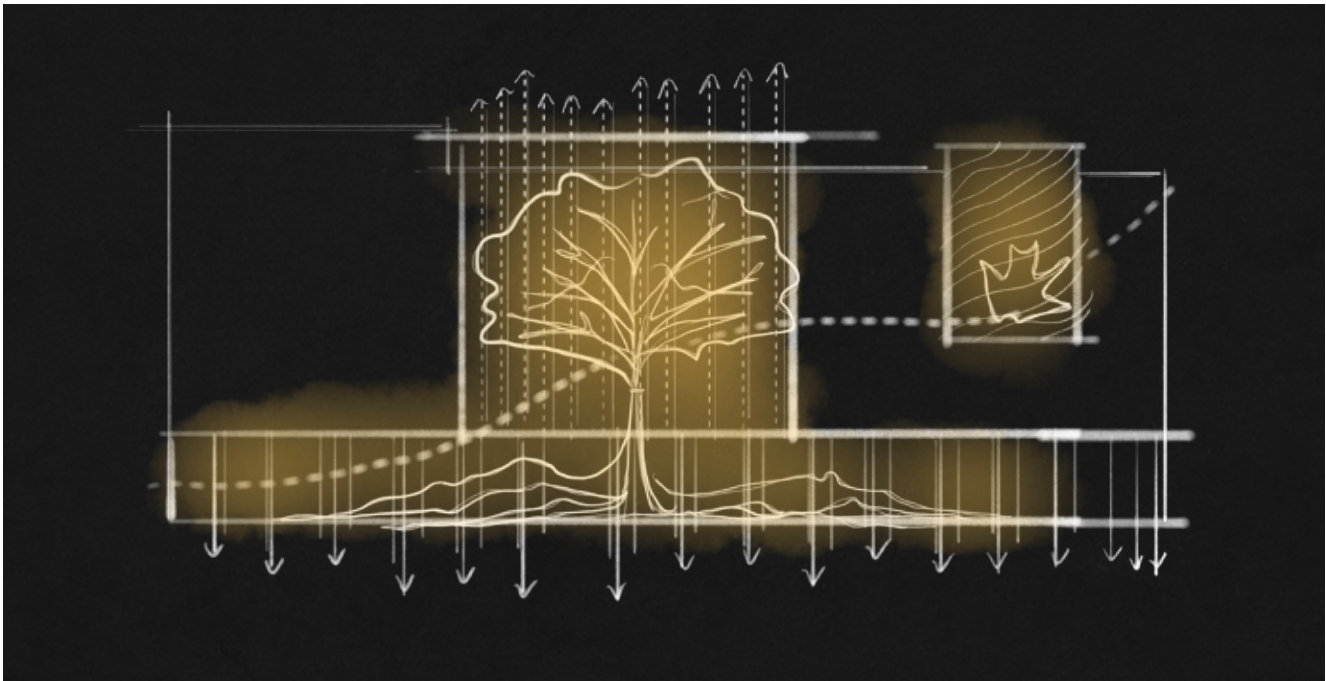
1 The Tree: The exceptional Blue Atlas Cedar on-site served as inspiration to our architecture concept, using the idea of a tree to guide our design thinking.



2 Dynamic Elements: Inspired by the parts of a tree, we recognize movement as integral. The canopy provides protection, roots ground the tree to the earth, and movement carries smaller components of the tree, like a leaf.

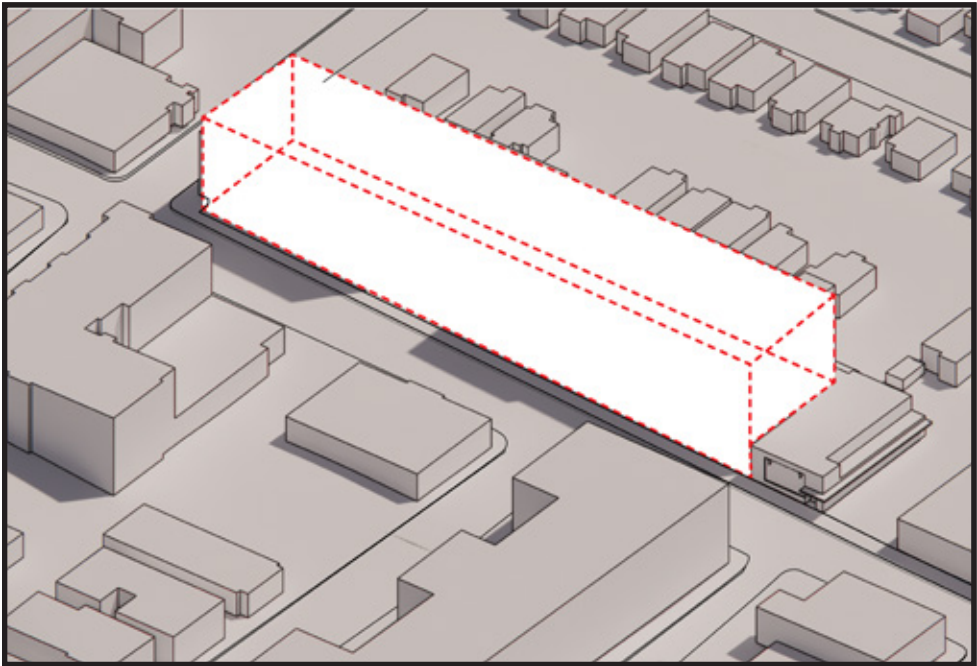


3 Activity Integration: Using the tree's form as a guide, we aim for street-level activation, mirroring roots grounding the tree. The courtyard offers vertical activation, akin to a sheltered open space under a tree canopy. The residential facade moves emulate a leaf dancing in the wind.

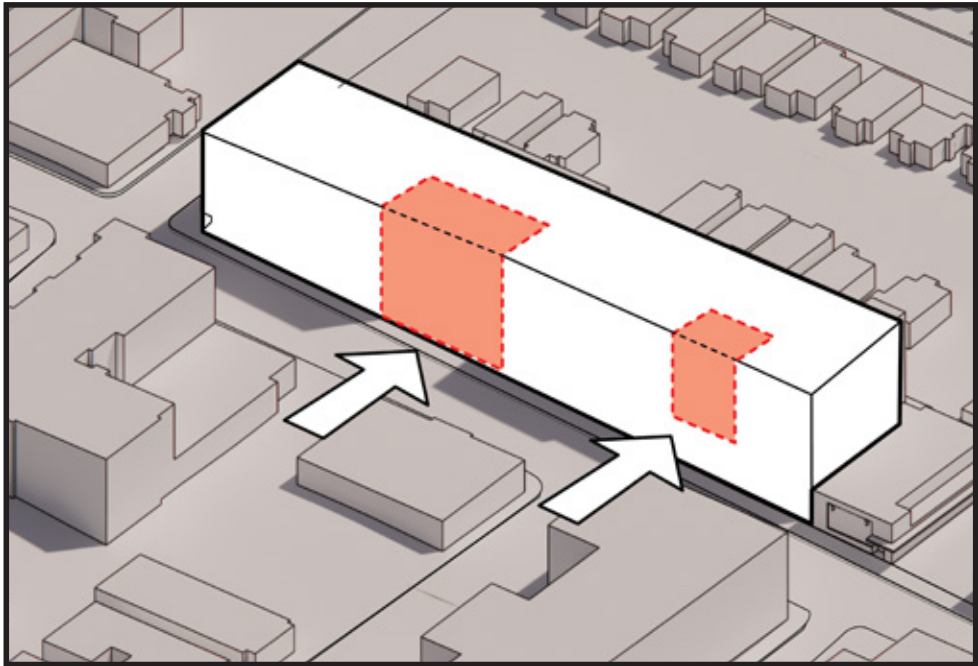


4 Form and Function Alignment: The tree's form and its components guide our building's shape and activity programming, creating a design that meshes inspiration from nature into architectural form.

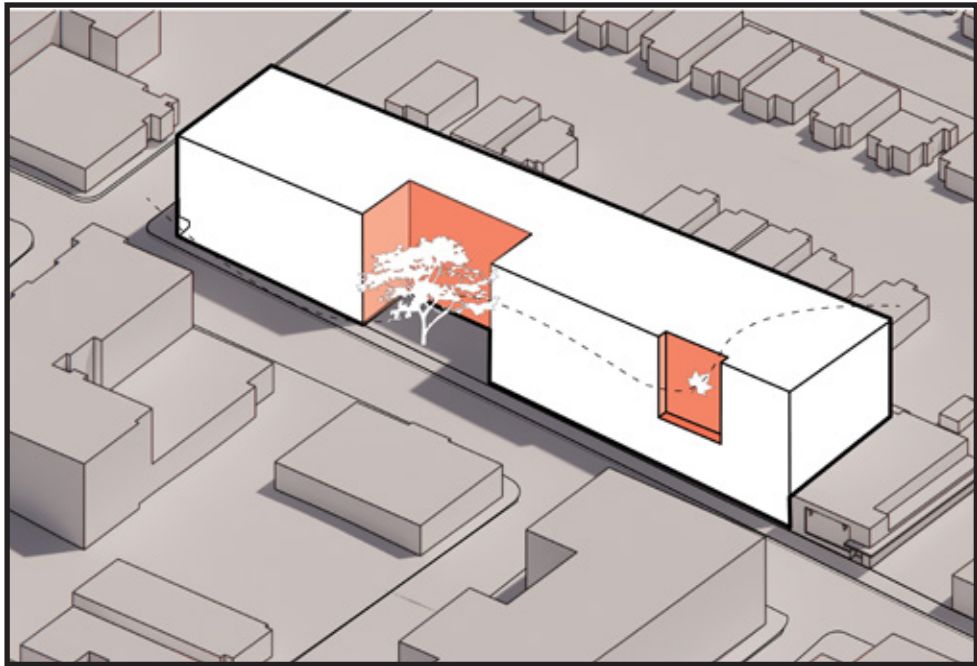
CONCEPT - OPTION 3: MASSING EVOLUTION



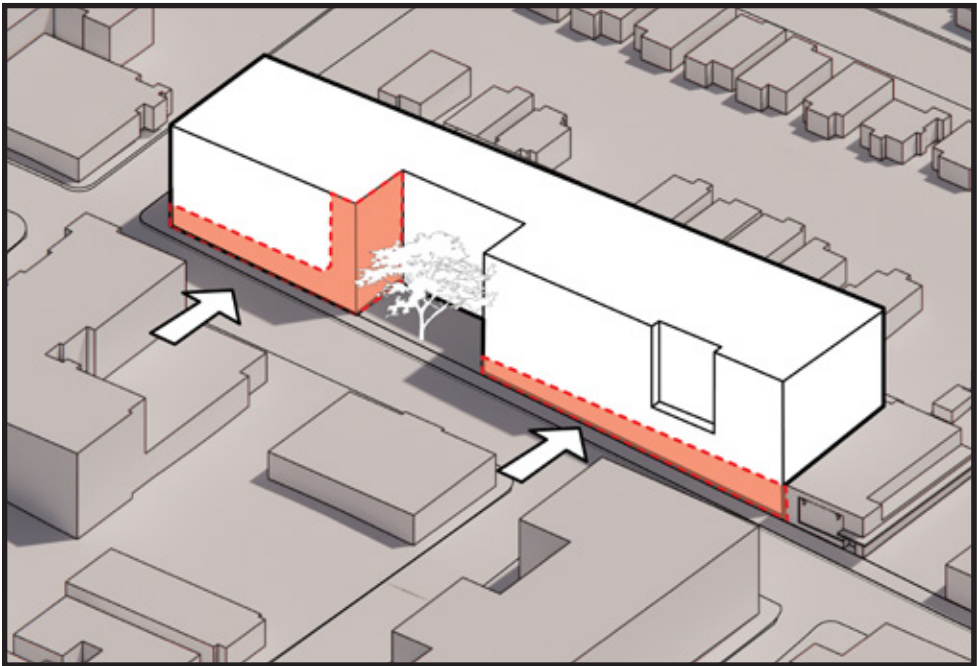
1 Building mass from N 85th St, with the ability to sit along the property line on the North facade.



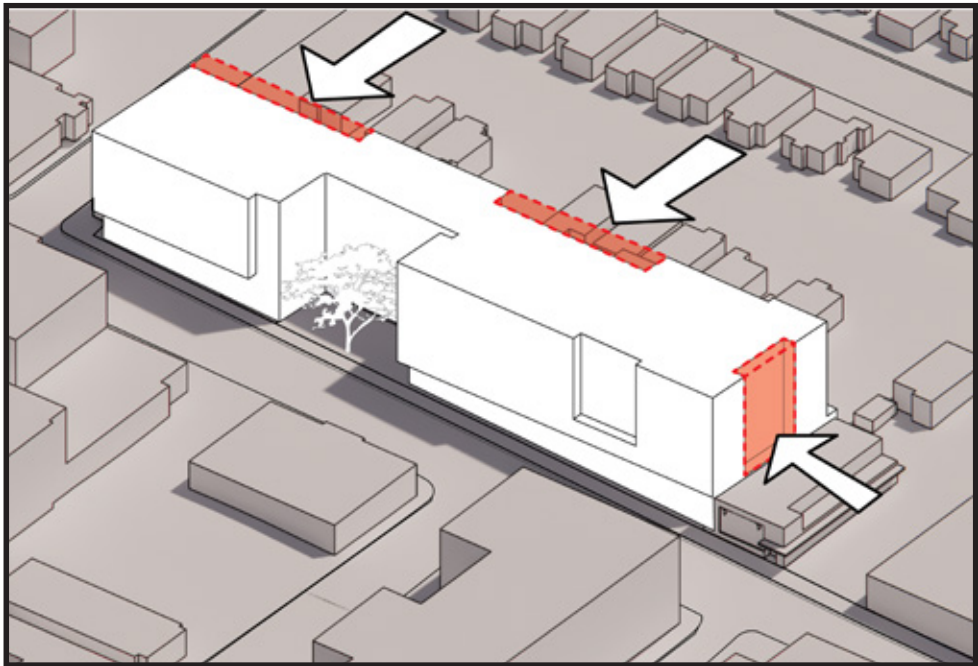
2 Pushing in a large central courtyard around the tree to create a pedestrian open space and pushing in part of the mass to create a “break” in the facade.



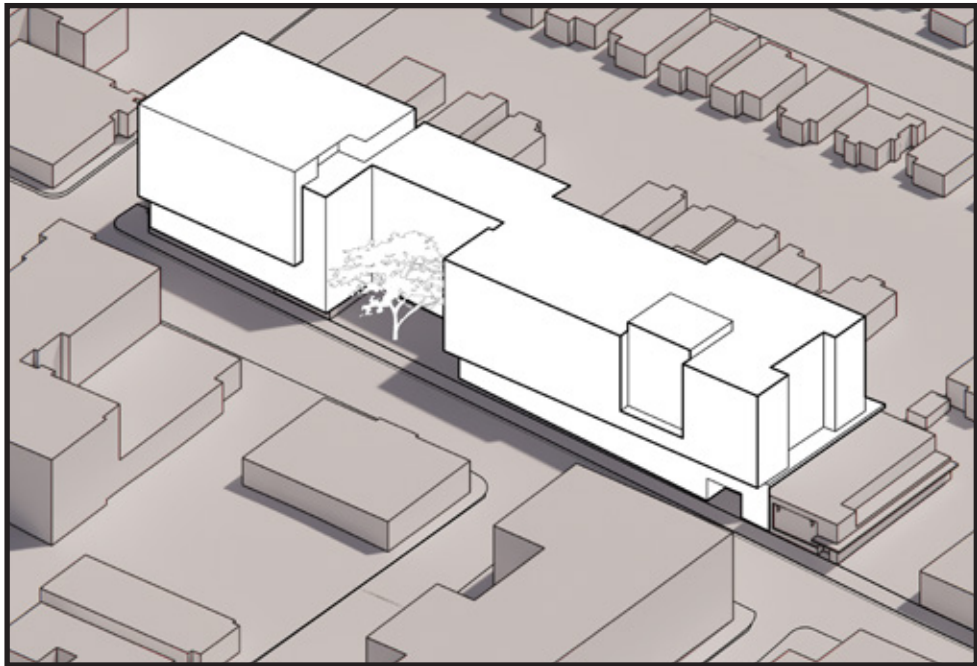
3 Resulting mass allows for an active courtyard around existing exceptional tree and a break in the overall facade to break down scale of building mass.



4 Pushing in the building around activity nodes, creating a covered and protected environment for retail, lobby, and amenity spaces.

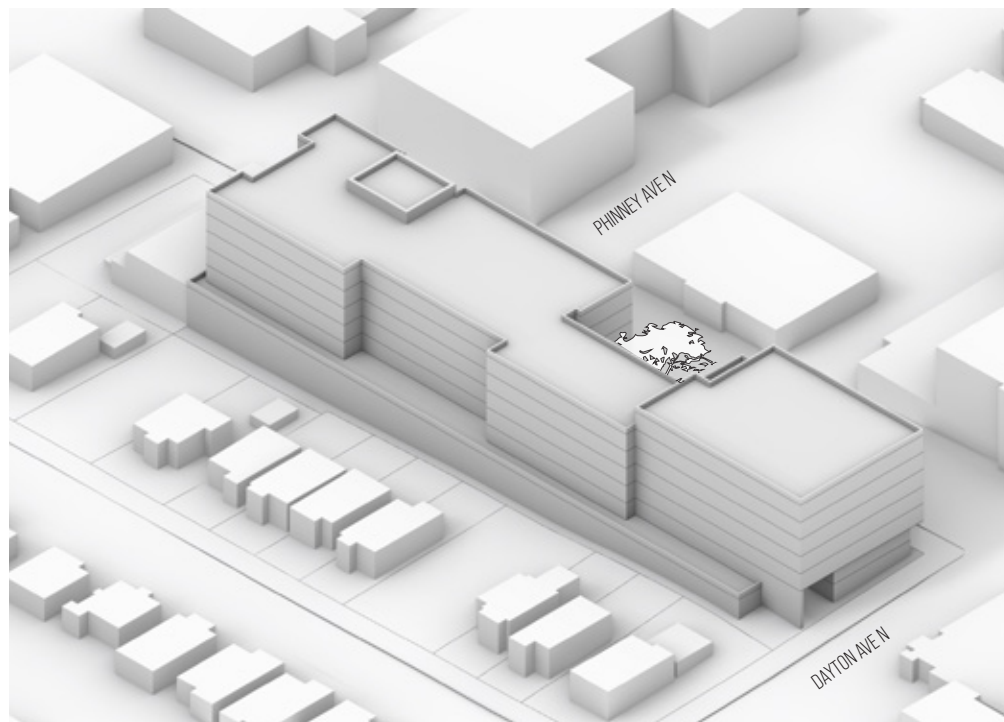
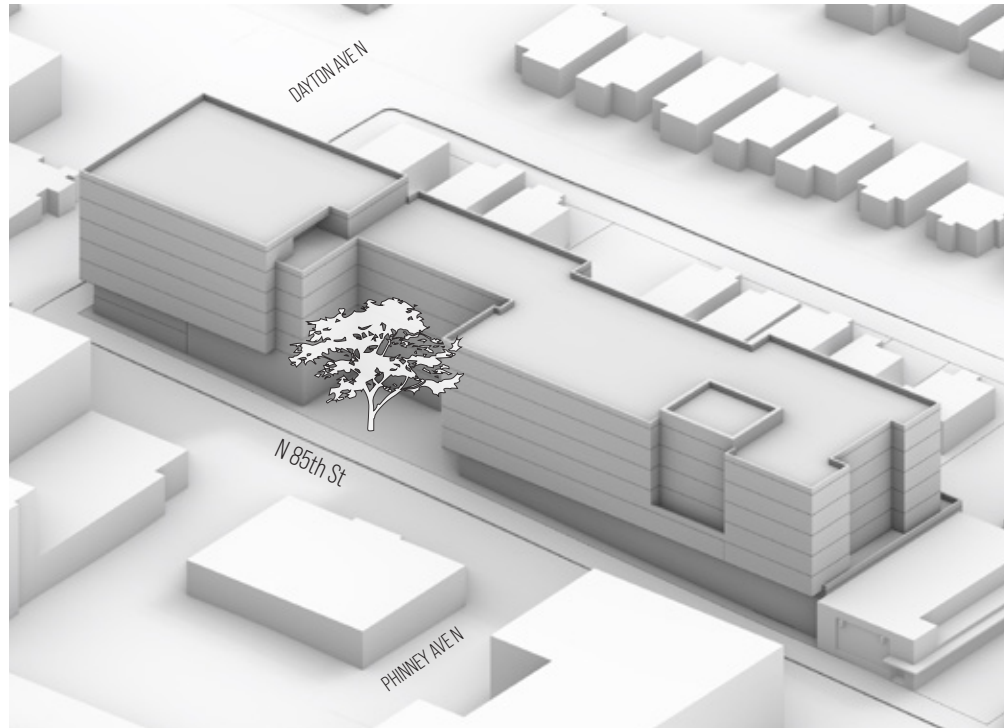


5 Thoughtful southern massing moves beyond the 15’ required set back. Creates articulation on the rear and break down the scale for our single family neighbors.



6 Shifts in mass depth and height emphasize the courtyard and the main areas of pedestrian circulation while breaking down the sense of scale of our building mass.

MASSING CONCEPT - OPTION 3: PREFERRED / SUMMARY

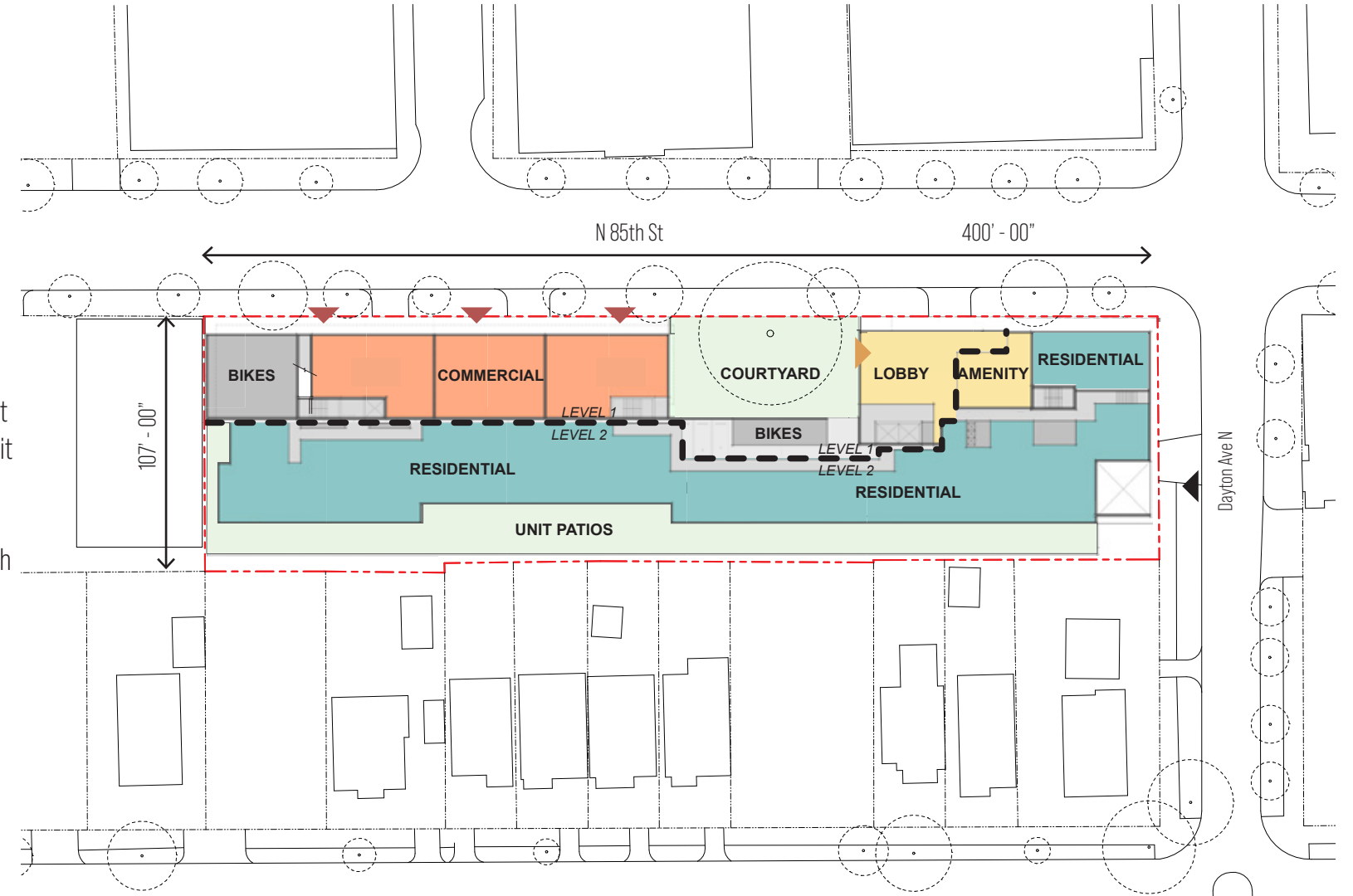
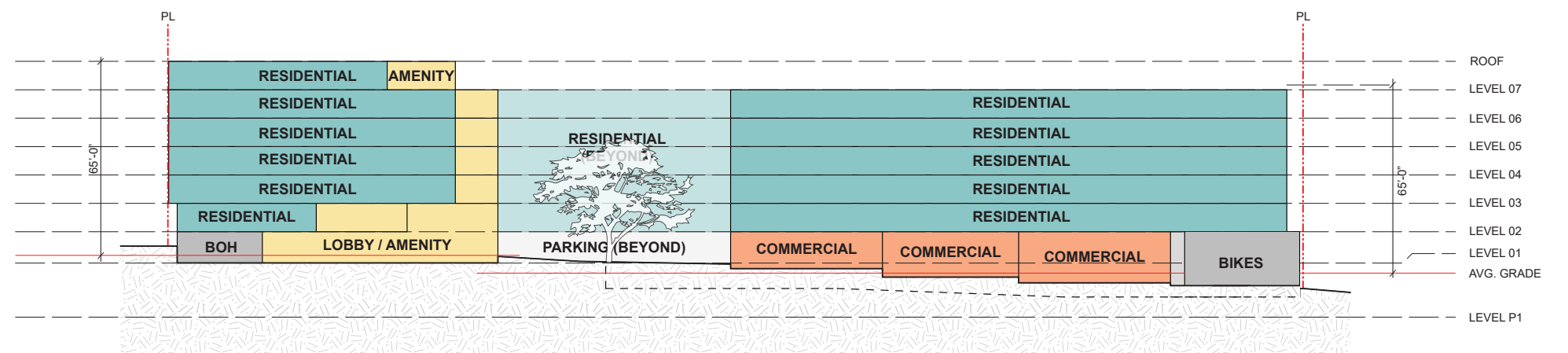


Summary:

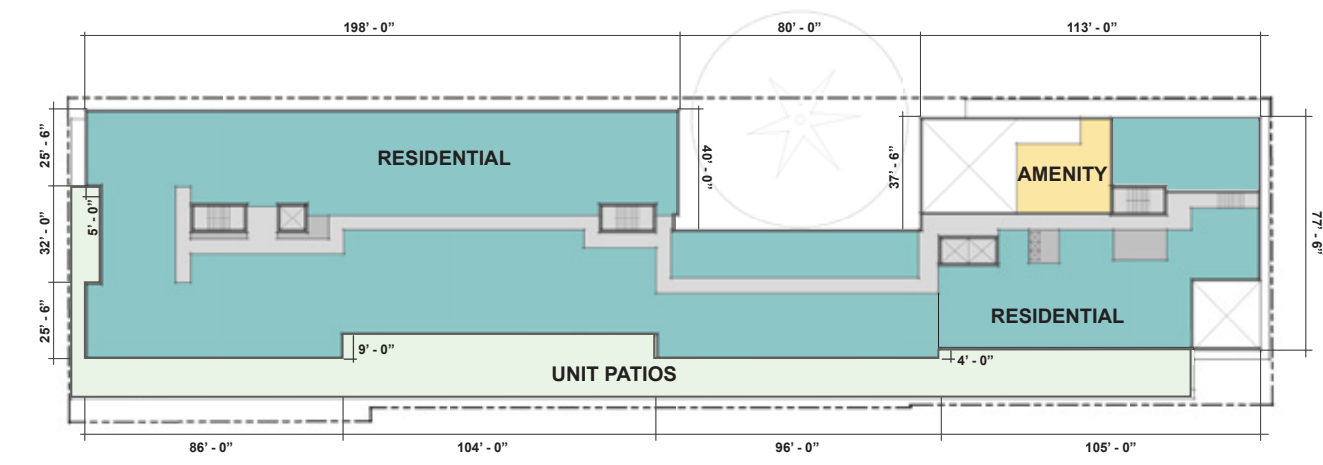
- Site Area: 41,666 sf
- Gross Floor Area: 177,000 sf
- Parking Stalls: 120
- FAR: 4.25
- On-Site Trees Saved: 1

Requested Departures:

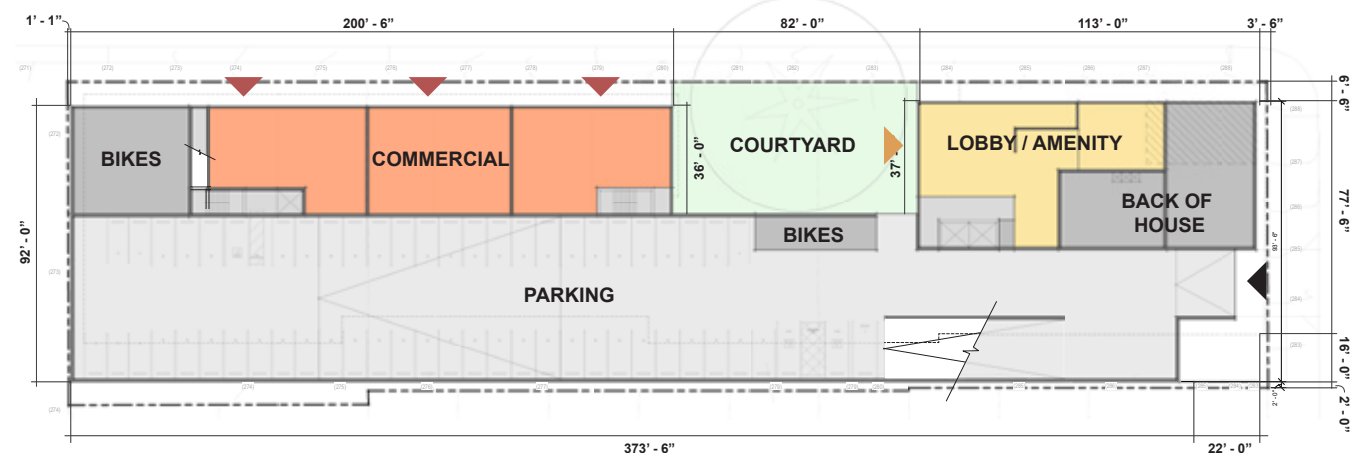
- Rear Setback above 13' height limit
- Rear Setback above 40' height limit
- Bonus 10' Height and .5 FAR for preserving exceptional tree.
- Parking Garage access from N 85th St

 **Site Plan**

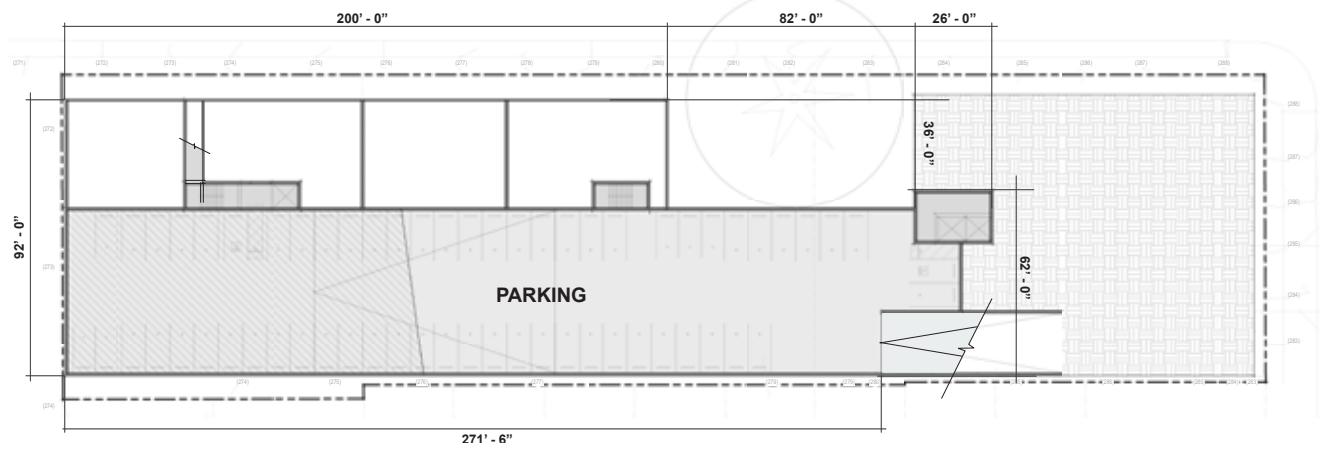
MASSING CONCEPT - OPTION 3 / CONCEPTUAL PLANS AND SECTIONS



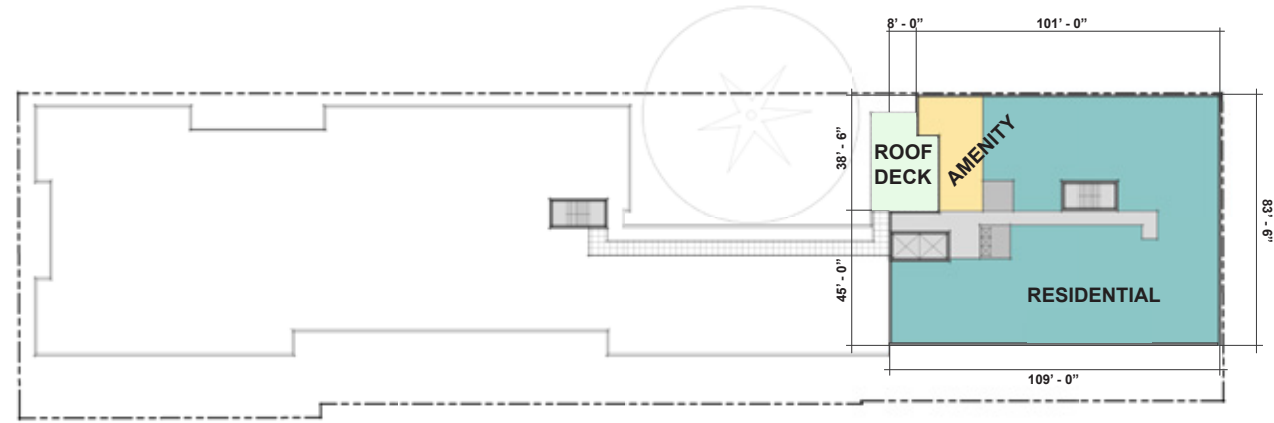
Level 02



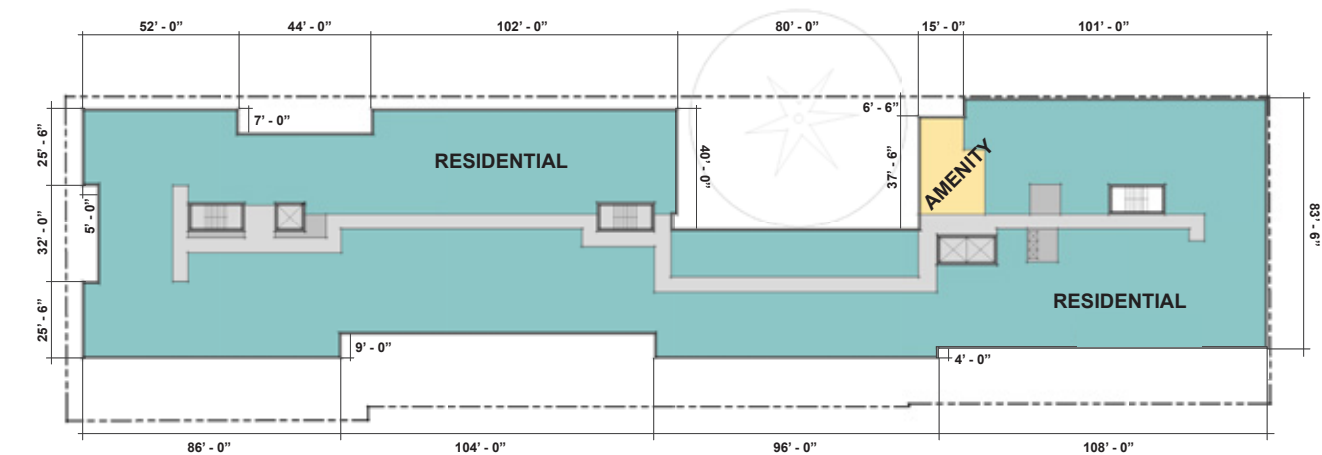
Level 01



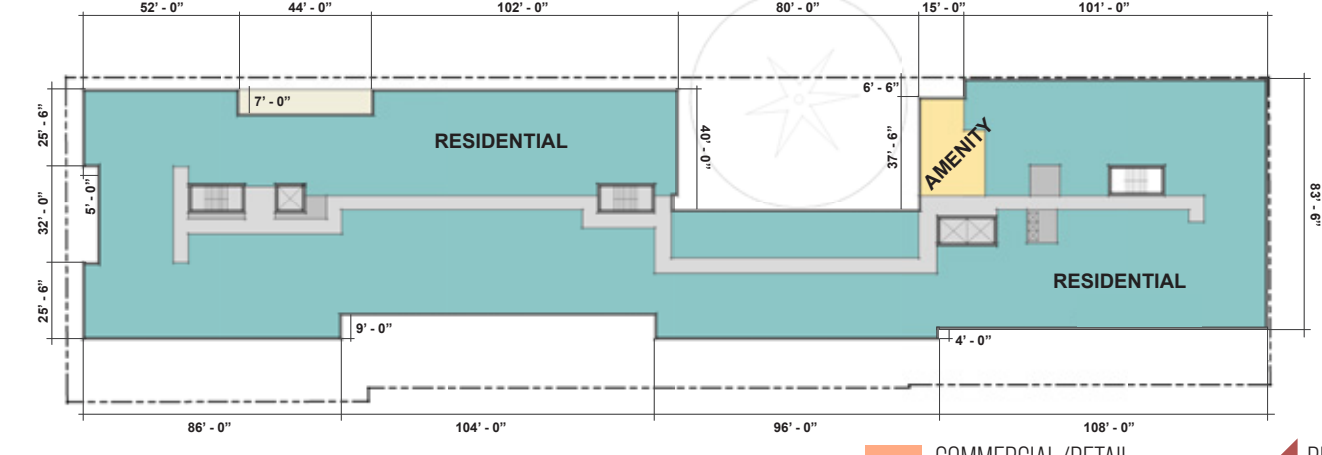
Level P1



Level 07



Level 04 - 06



Level 03

COMMERCIAL/RETAIL

LOBBY/AMENITY

RESIDENTIAL

PARKING / BOH / CIRC.

EXTERIOR AMENITY

RETAIL ENTRY

RESIDENTIAL ENTRY

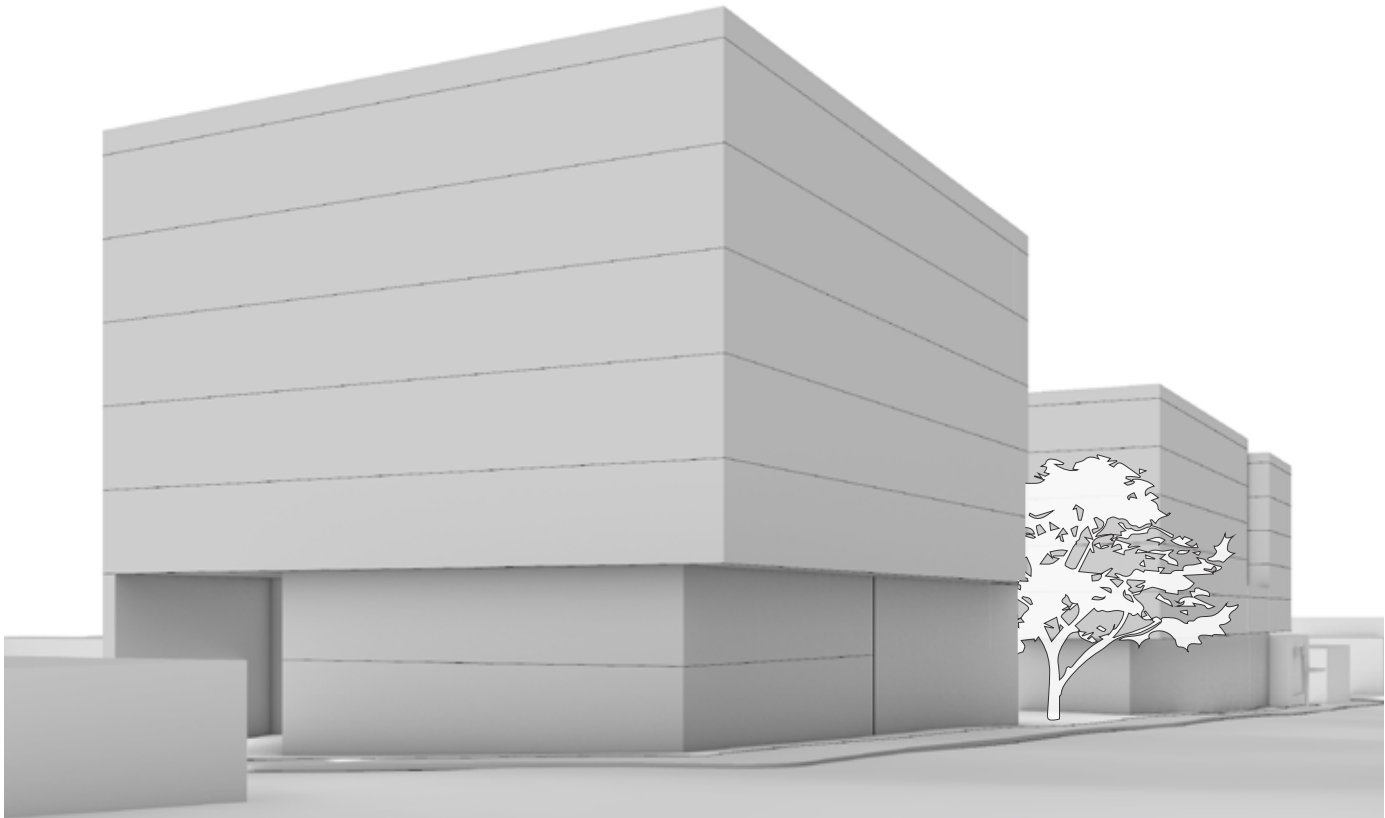
VEHICULAR ENTRY

PROPERTY LINE

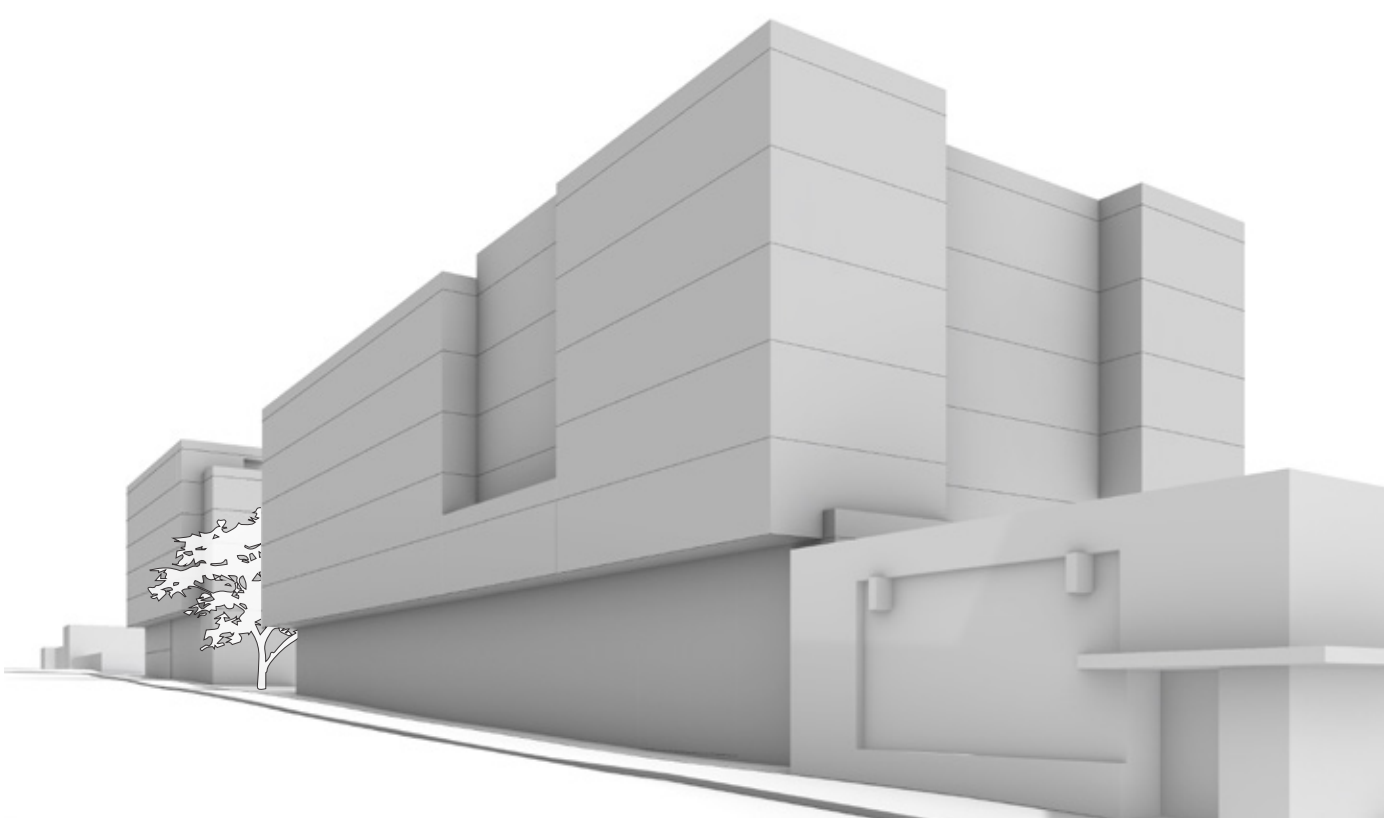
RYAN

carrierjohnson + CULTURA

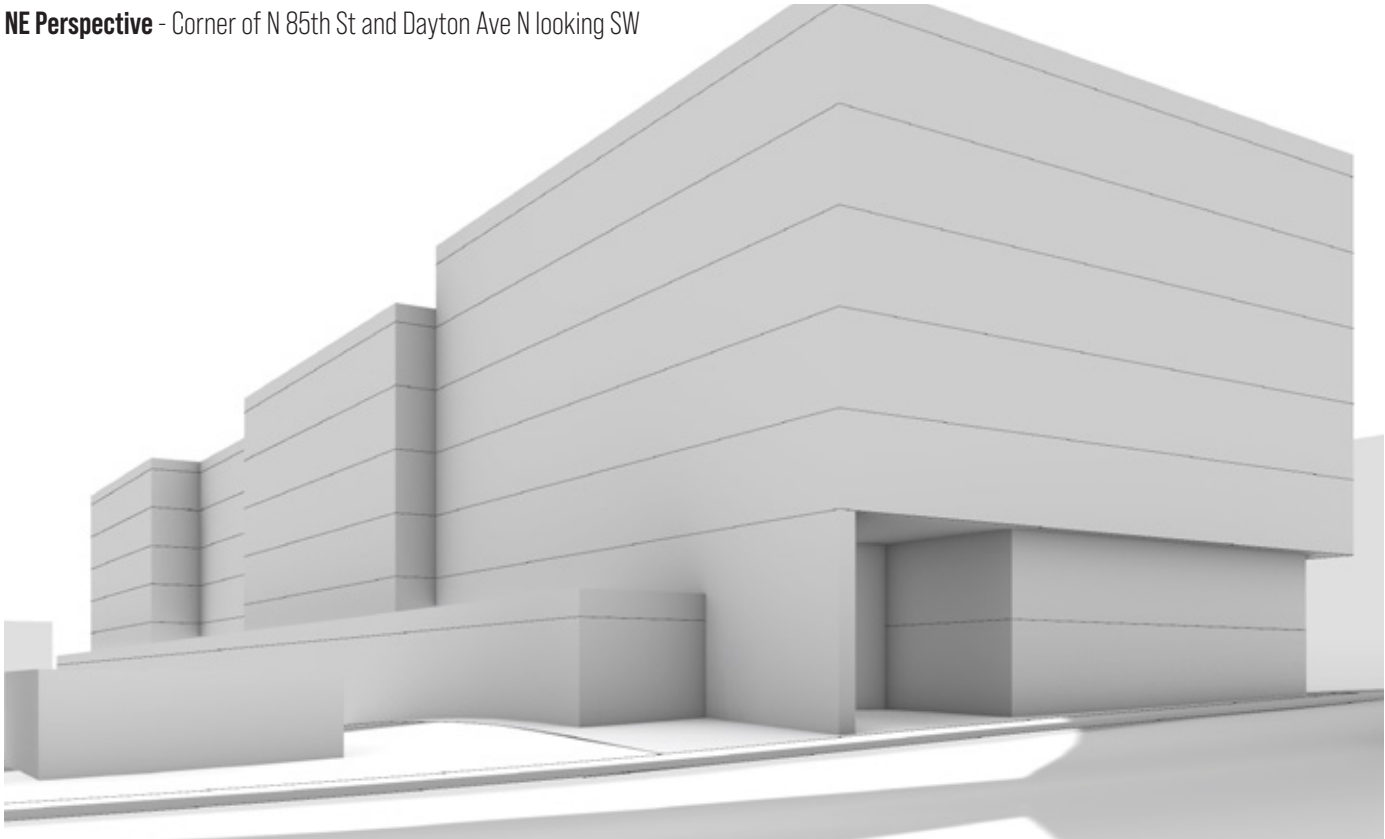
MASSING CONCEPT - OPTION 3 / PERSPECTIVES



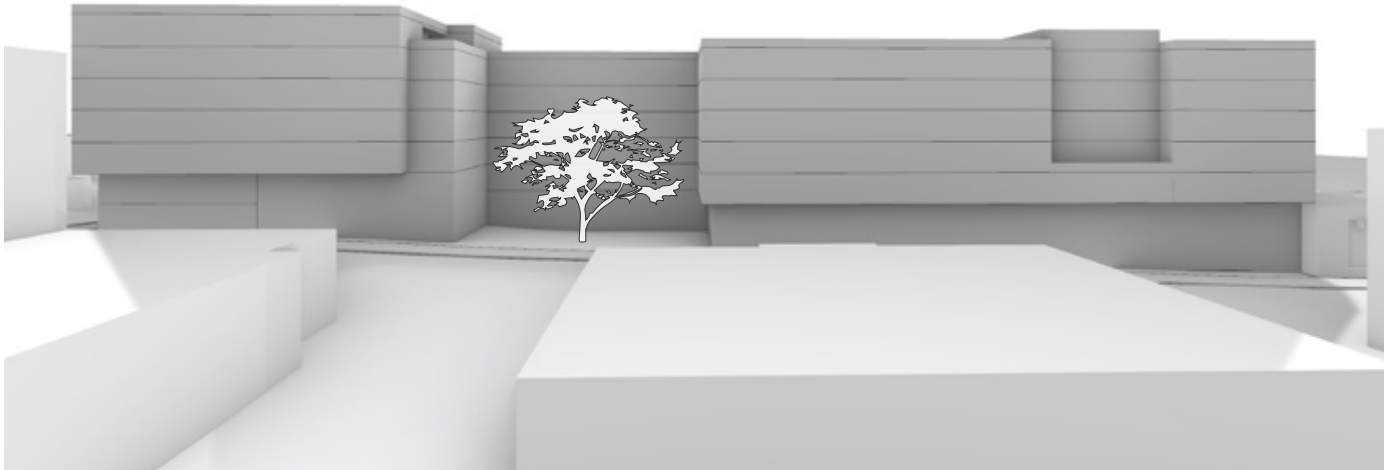
NE Perspective - Corner of N 85th St and Dayton Ave N looking SW



NW Perspective - Corner along N 85th St looking SE



SE Perspective - Corner along Dayton Ave N looking NW



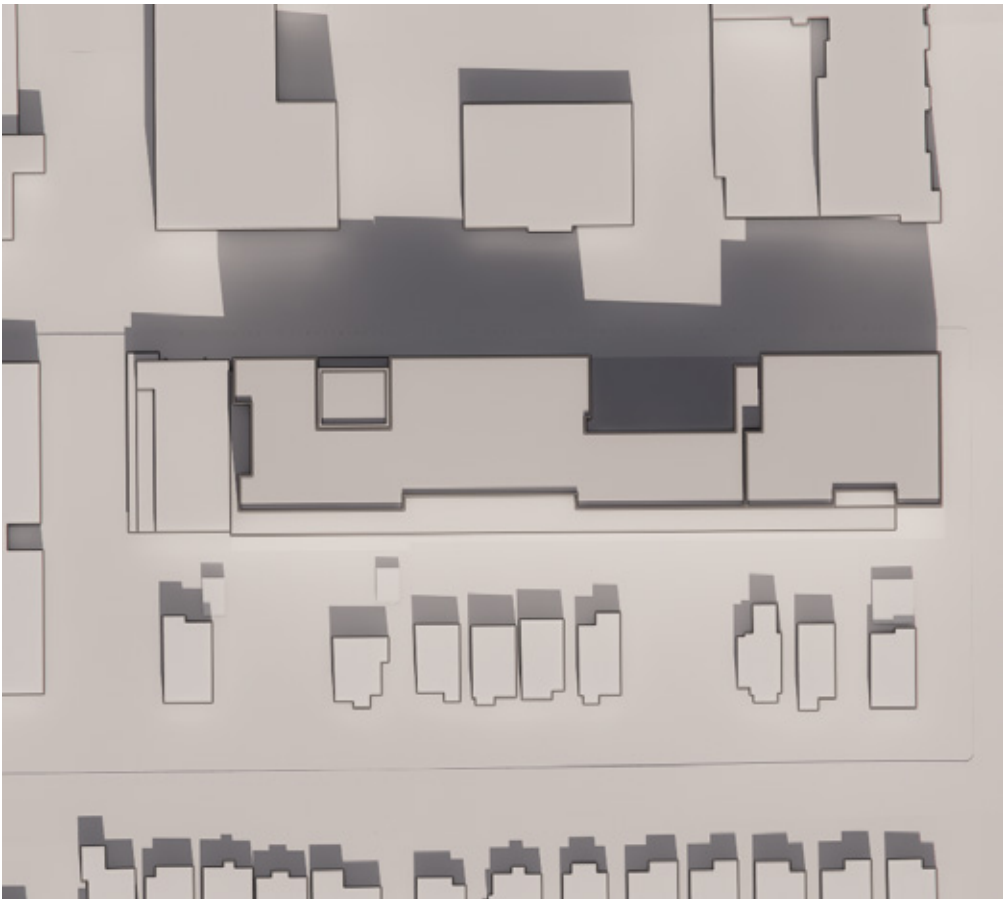
North Elevation Perspective - Looking South at North Facade from Across 85th St

MASSING CONCEPT - OPTION 3: PREFERRED / SHADOW ANALYSIS

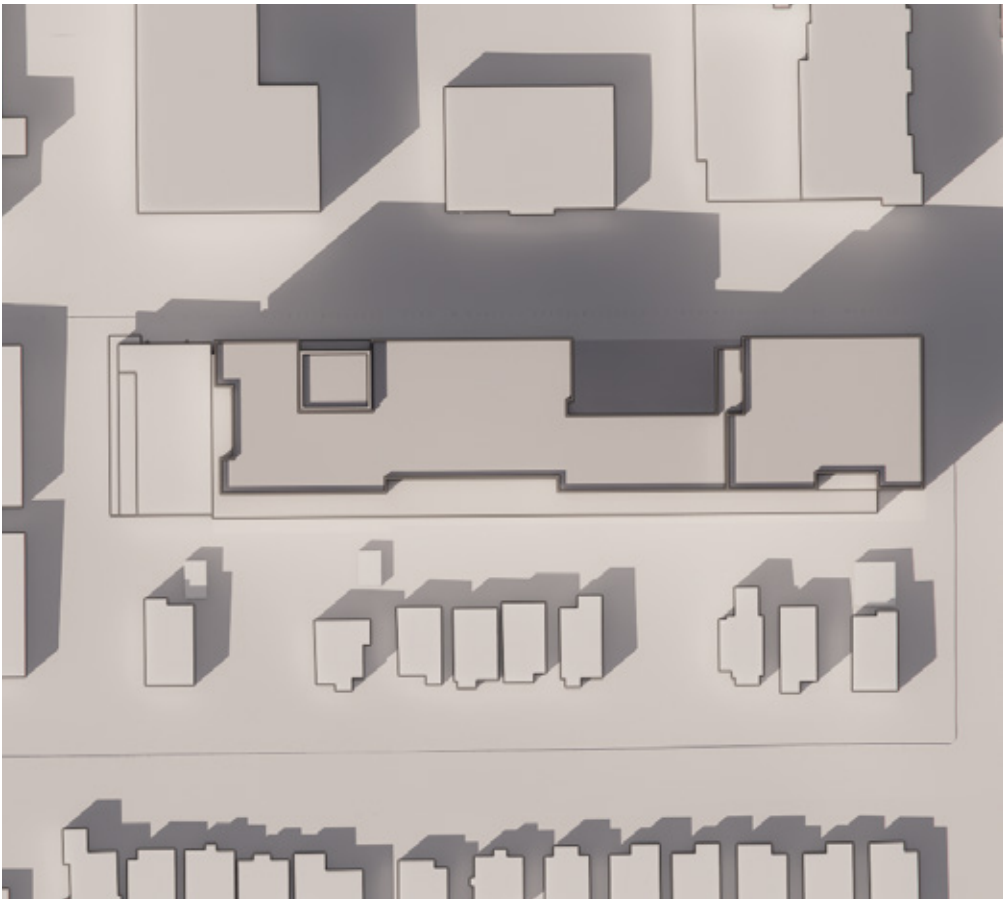
March-September 21st / 9:00am



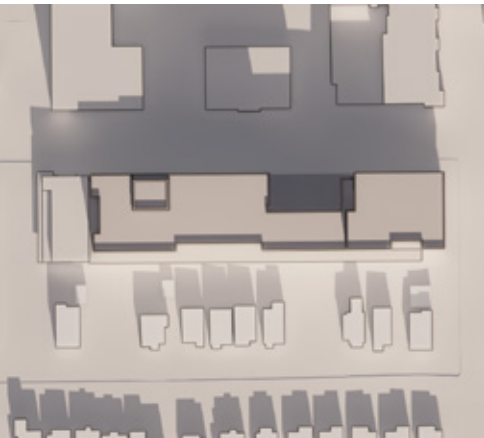
March-September 21st / 12:00pm



March-September 21st / 3:00pm



December 21st / 9:00am



December 21st / 12:00pm



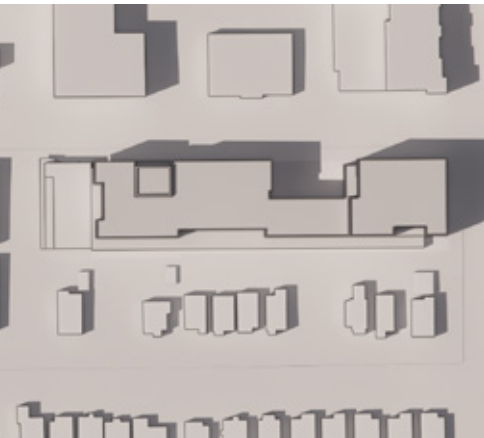
December 21st / 3:00pm



June 21st / 9:00am

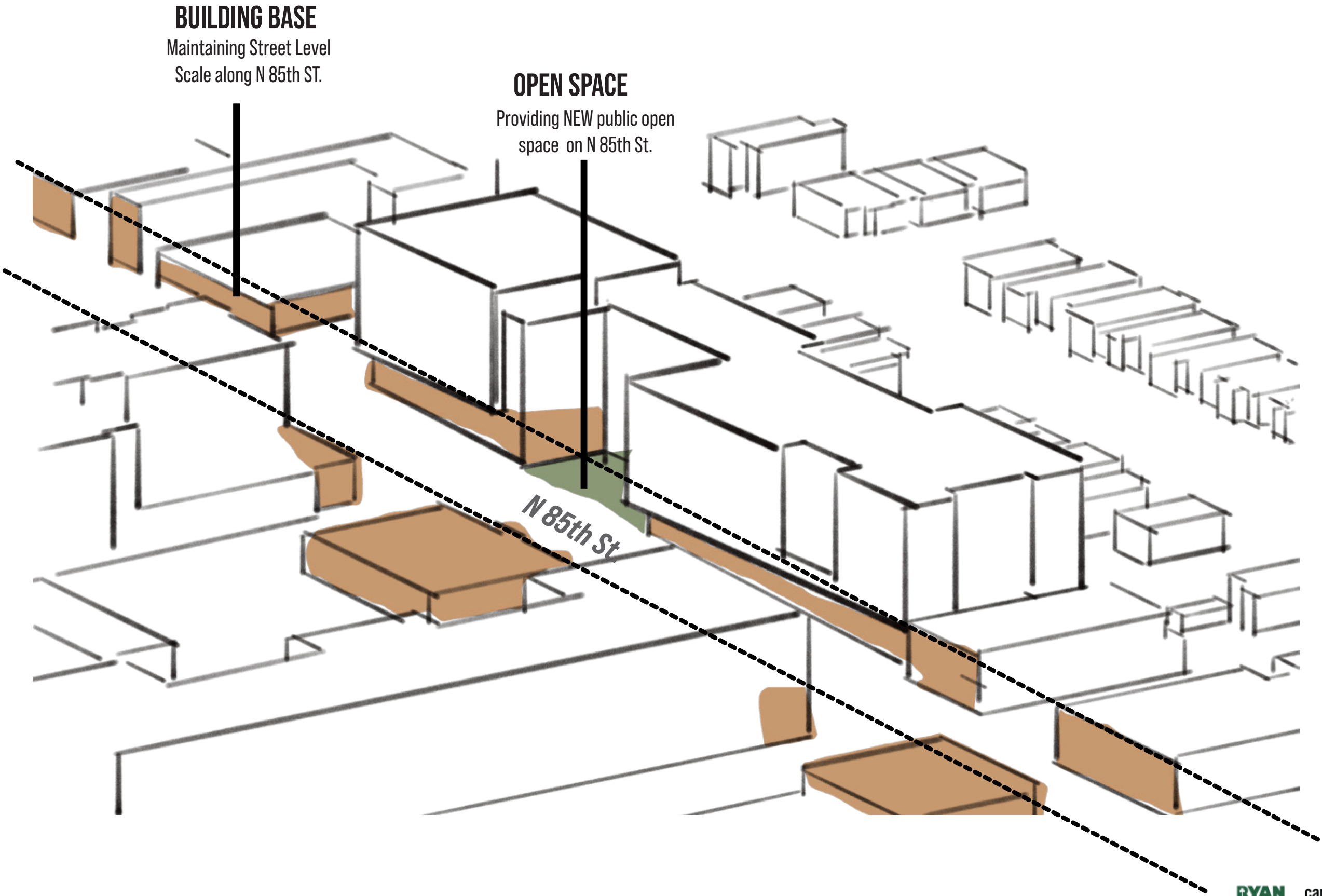


June 21st / 12:00pm



June 21st / 3:00pm

CONCEPT SKETCH - OPTION 3: PREFERRED / SCALE AND MASSING/ N 85TH ST.



BUILDING BASE
Maintaining Street Level
Scale along N 85th St.

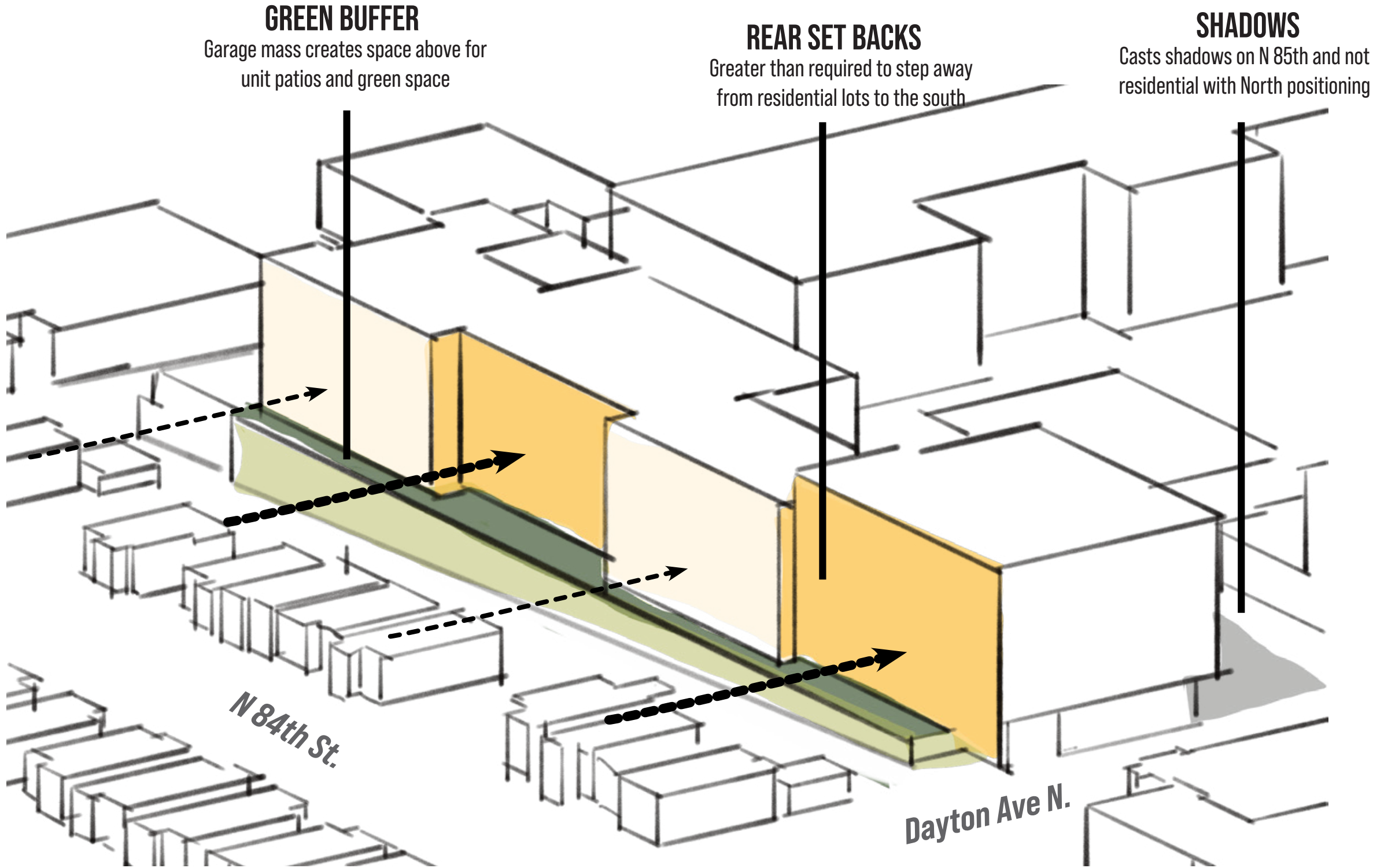
OPEN SPACE
Providing NEW public open
space on N 85th St.

N 85th St

CONCEPT SKETCH - OPTION 3: PREFERRED / EMPHASIZING THE PUBLIC SPACE

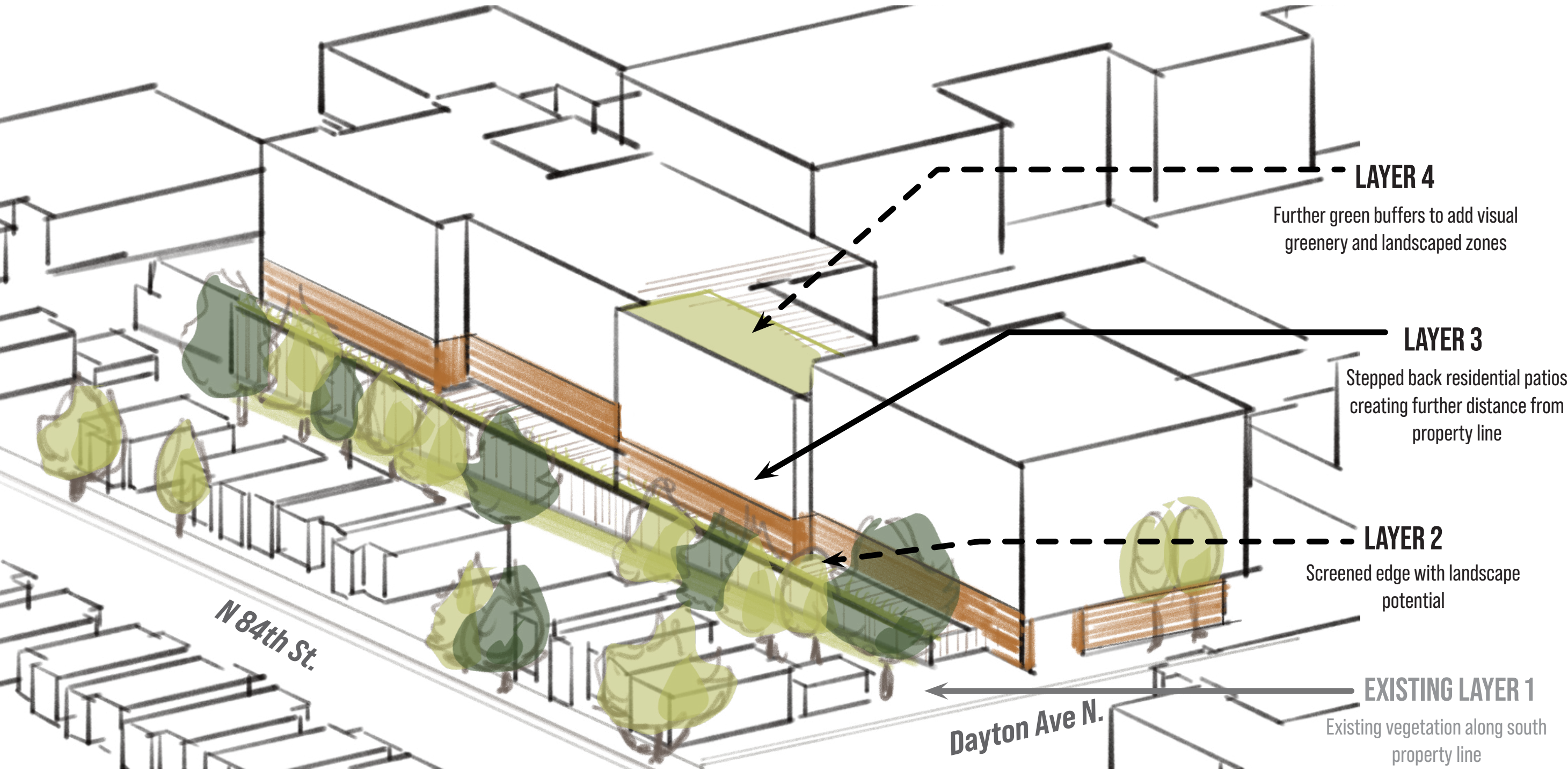


CONCEPT SKETCH - OPTION 3: PREFERRED / SCALE AND MASSING/ SOUTHERN FACADE

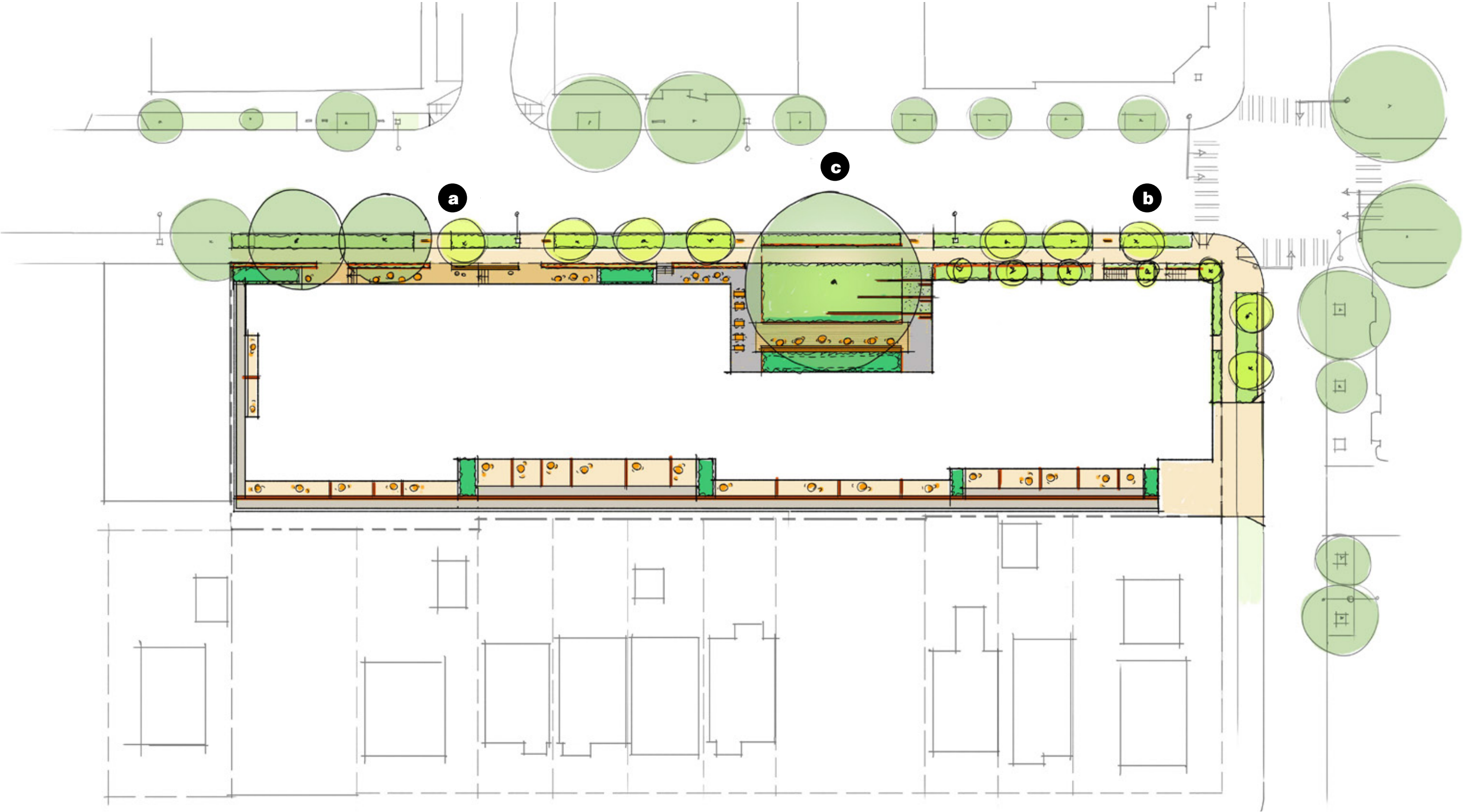


CONCEPT SKETCH - OPTION 3: PREFERRED / LAYERING FROM SINGLE FAMILY ZONE

Designing new residential with multiple screening layers on the Southern Facade to create space and privacy between the new building and the existing Single Family homes to the South.



LANDSCAPE CONCEPT / OPTION 3: PREFERRED / STREETSCAPE



a Streetscape: West Retail

b Streetscape: East Residential

c Tree Plaza & Activation



LANDSCAPE CONCEPT / OPTION 3: PREFERRED / INSPIRATION IMAGES

a Streetscape: West Retail



Seating and Plaza Activation

b Streetscape: East Residential



Entry Stoops to provide street activation

c Tree Plaza & Activation



Retail activation



Retail spill-out into Tree Plaza



Bike Parking



Planting and site pedestrian amenities



Boardwalk Element with Lighting



Private patios with screens and layered landscape - ballast strip, and linear planting bed with ornamental grasses



Layered planters and bioretention

INSPIRATION / Facade and Architectural Details Study

Volume interaction



Variation in Massing



Facade Proportions



Rain protection and Seating



Activated Courtyard



Planting and Native Greenery



Transition to Single Family



Transparency and activation focused at Base

ARCHITECTURAL INSPIRATION / Materials and Finishes Study

Textured Dark panels above for Residential



High Quality and Textured Base around Retail and Lobbies



Dark Colored Board & Batten



High-Quality Wood like Texture at Base



Wood/Simulated Wood texture



Wood Warmth on Lower Levels and Darker Panels Above

9.0

DEPARTURE REQUEST #1 - TREE PRESERVATION - OPTION 3: PREFERRED

- #1 SMC 23.41.012.B.10.b
- #2 SMC 23.41.012.11.f

Standard:
Per **23.41.012.B.10.b** and **11.f**.
Departures of up to an additional 0.5 FAR and 10 feet of additional height may be granted if the applicant demonstrates that:

1) The departure is needed to protect a tree that is located on the lot that is either an exceptional tree, as defined in Section 25.11.020, or a tree greater than 2 feet in diameter measured 4.5 feet above the ground; and

2) Avoiding development in the tree protection area will reduce the development capacity of the site

Proposed Design Departure:
Allow 10’ of additional height and 0.5 additional FAR in order to preserve a category Tier 2 (SMC 25.11.050) Blue Atlas Cedar tree on the subject property to accommodate loss of development capacity. The height limit would increase from 55 feet to 65 feet and the allowable FAR would increase from 3.75 to 4.25.

Rationale:
Preserving the Blue Atlas Cedar tree diminishes the site’s potential for development. The buildable area is decreased to accommodate the tree’s canopy and root protection zone. To construct the building around the tree, it must be set back further to allow for scaffolding along the exterior facade during construction. Building below the tree is not feasible, reducing below-grade parking capacity and complicating an efficient parking layout. Additionally, preserving the tree increases the building’s complexity resulting in significant construction costs.

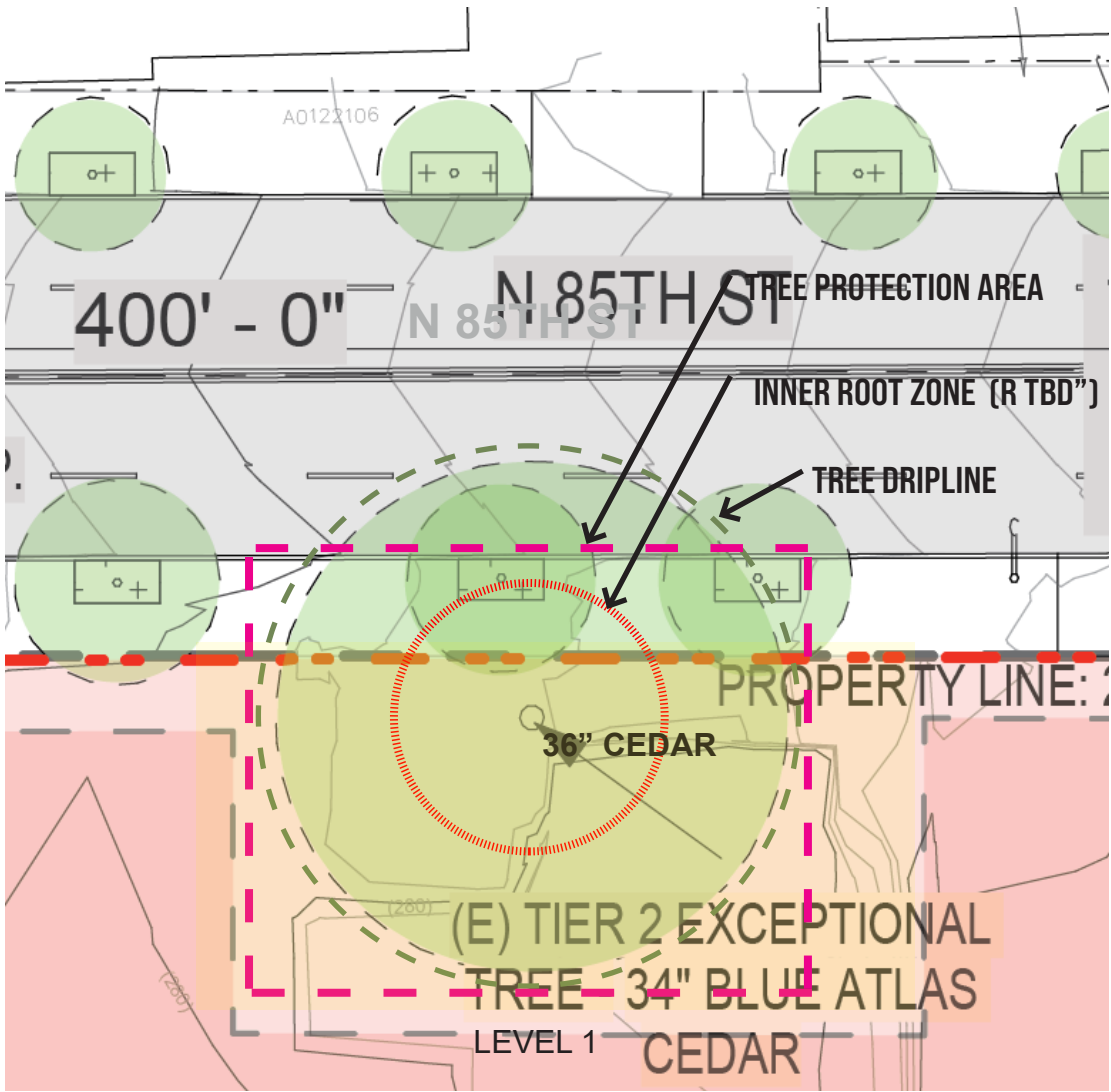
Relevant Design Guidelines:
The tree is an evergreen and helps to soften the visual impact of the project from and to the principal arterial of North 85th Street. The tree and its surrounding open space compliment and contribute to the network of open space throughout the neighborhood (PL 1-I Connectivity Pedestrian Open Spaces). The outdoor space around the tree creates a “room” for public use (CS2-II.iii Urban Pattern and Form Height, Bulk and Scale Compatibility).

Preserving the tree significantly influences the massing, breaking up the building mass and creating an open space (CS2-I.i.b Urban Pattern and Form Streetscape Compatibility). The large open space created by the tree reduces the mass and scale of what would otherwise be a very long building (DC2.III Architectural Concept Mass and Scale).

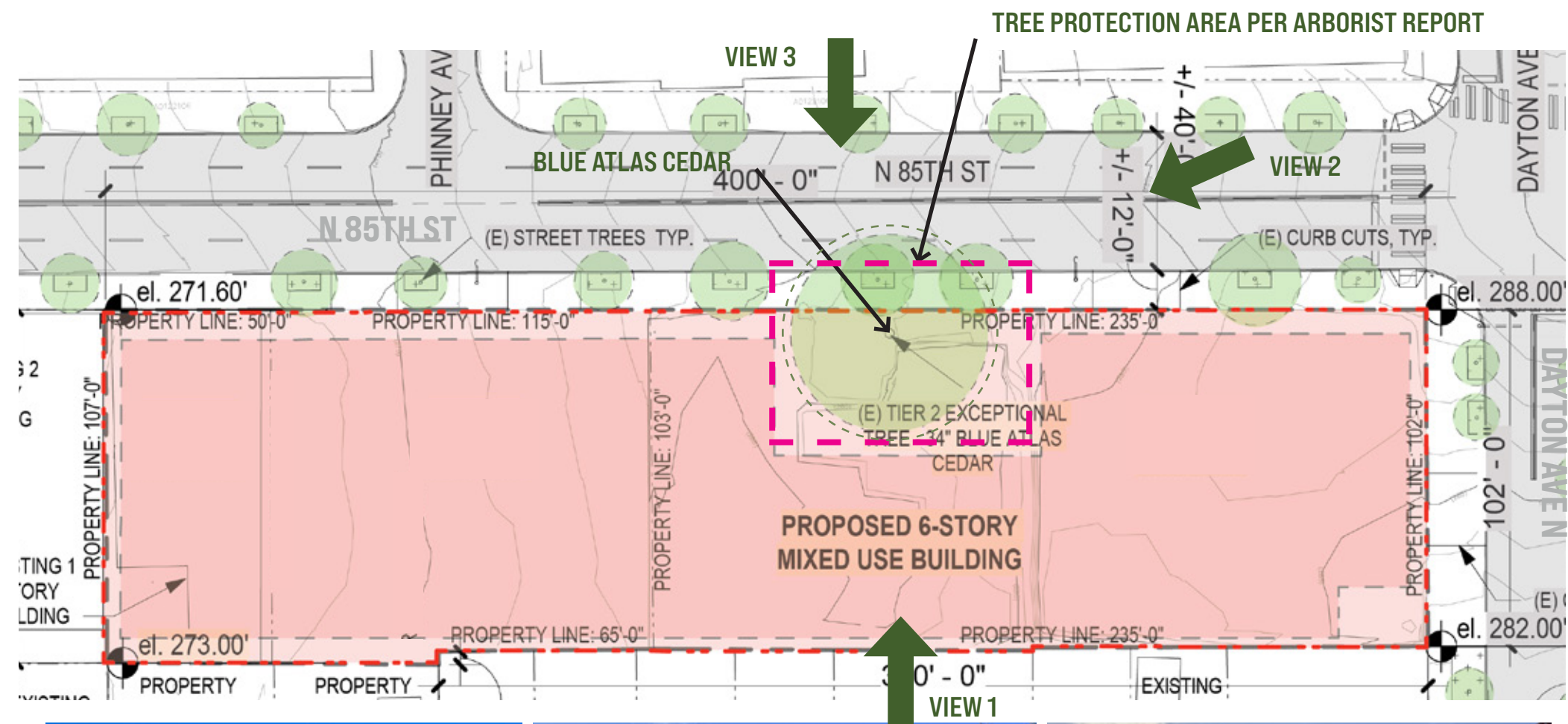
From Consulting Arborist’s Report:
The tree is a tier 2 blue Atlas cedar (Cedrus libani ssp. atlantica “Glauca”) proposed to be retained. The tree has a diameter at standard height of 34.8 inches and is in good health and structural condition.

Based on the structure of the root collar the structural roots of the tree primarily grow to the east, south, and west, onto the site. The structural roots growing south appeared to have grown downwards steeply and likely were growing below the building which was demolished to the south.

A tree protection area is required for all trees that are proposed for retention. This is a protection zone surrounding a tree where excavation, access and material storage cannot occur (SMC 25.11.030).



DEPARTURE REQUEST #1 - TREE PRESERVATION - OPTION 3: PREFERRED



VIEW 1



VIEW 2



VIEW 3

DEPARTURE REQUEST #2 - REAR SETBACK - OPTION 3: PREFERRED

#1 SMC 23.47A.014.3.a

#2 SMC 23.47A.014.3.b

Proposed:

Increase the upper level rear setback above 40’ in exchange for voluntary rear setbacks of an area the same or less than the area of the required rear setback. The upper level rear setback above 40’ would be increased from 18’ to 22.5’ along the building elevation identified in Section A in exchange for a voluntary setback below 40’ increasing from 15’ to 18; from 15’ to 21.5’ along the building elevation identified in Section B in exchange for a voluntary setback increasing from 15’ to 28.5’ along the building elevation identified in Section C; and from 19.5’ to 23’ along the building elevation identified in Section D in exchange for a voluntary setback below 40’ increasing from 15’ to 19.5’.

Increase the rear setback of 0’ below 13’ to extend to a height of up to 18’ along the rear elevation.

Rationale:

This setback allows for modulation in the horizontal direction where it relates to the neighboring lot size in exchange for not having modulation in the vertical direction that would create a layer cake affect.

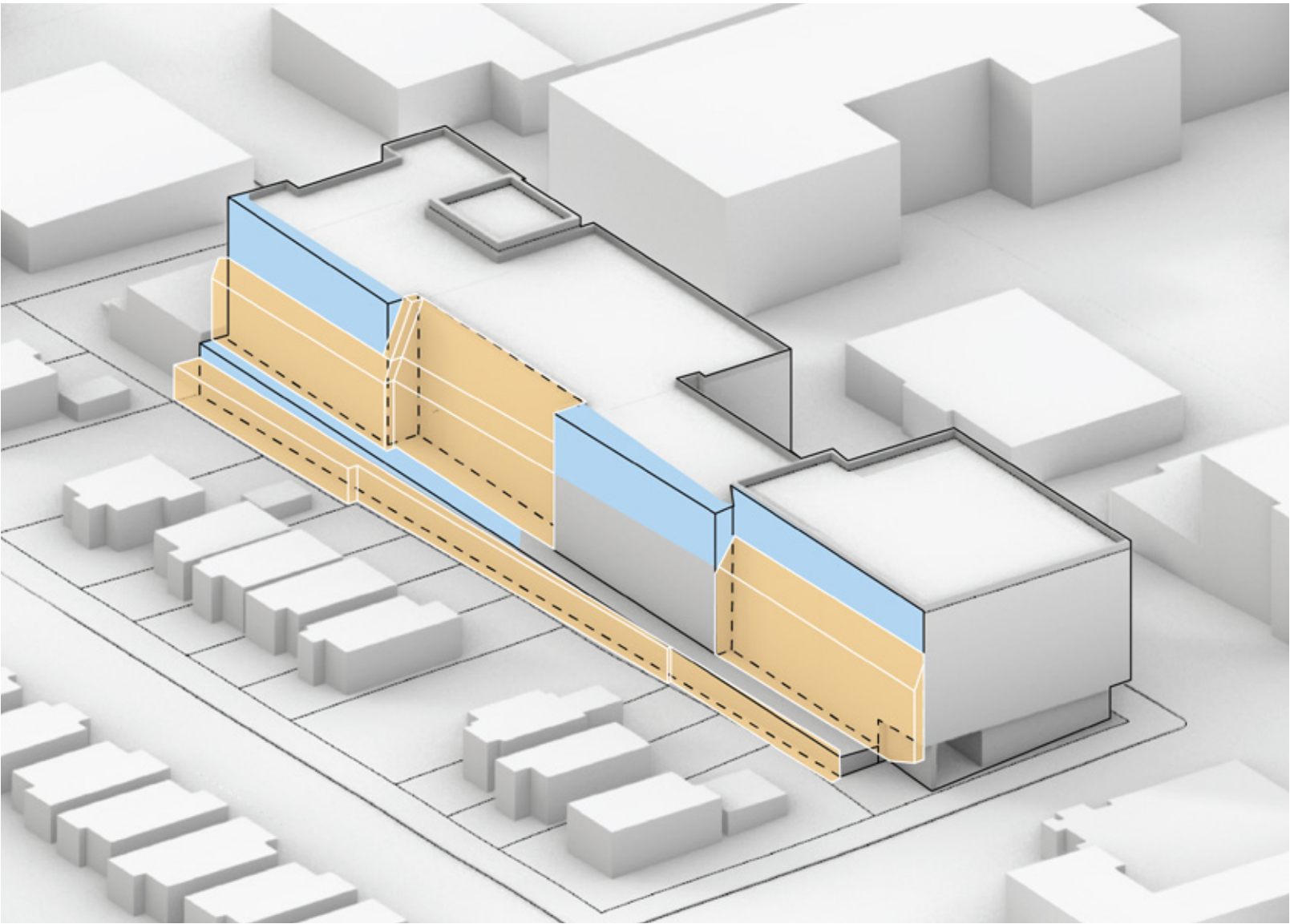
The Preferred Option proposes the preservation of an exceptional Cedar tree close to the North property line. In providing the necessary setback to preserve this open space around the tree, the building cannot meet the site’s development capacity without securing development standard departures, including a departure from requirements for upper level setbacks along rear lot lines abutting a neighborhood residential zone.

Relevant Design Guidelines:

The building setback departures are proposed in order to make space on the North side for a publicly accessible courtyard centered around the cedar tree being saved. This area will feature activities, lighting, and views around a central tree, aligning with the design guideline PL1 - I Pedestrian Open Spaces.

Simultaneously, on the Southern facade, we are incorporating some larger-than-required setbacks. This adjustment aims to facilitate unit patios buffered by larger landscaped areas, fostering an activated ground floor space in harmony with CS3 - I Architectural Concept and Consistency.

Furthermore, increasing the height limit of the proposed setback below 13’ on the Southern elevation allows for the uninterrupted continuation of unit patios. This intentional design choice incorporates landscaping to serve as a buffer along the garage wall in the rear, ensuring compliance with DC1 - I Blank walls.



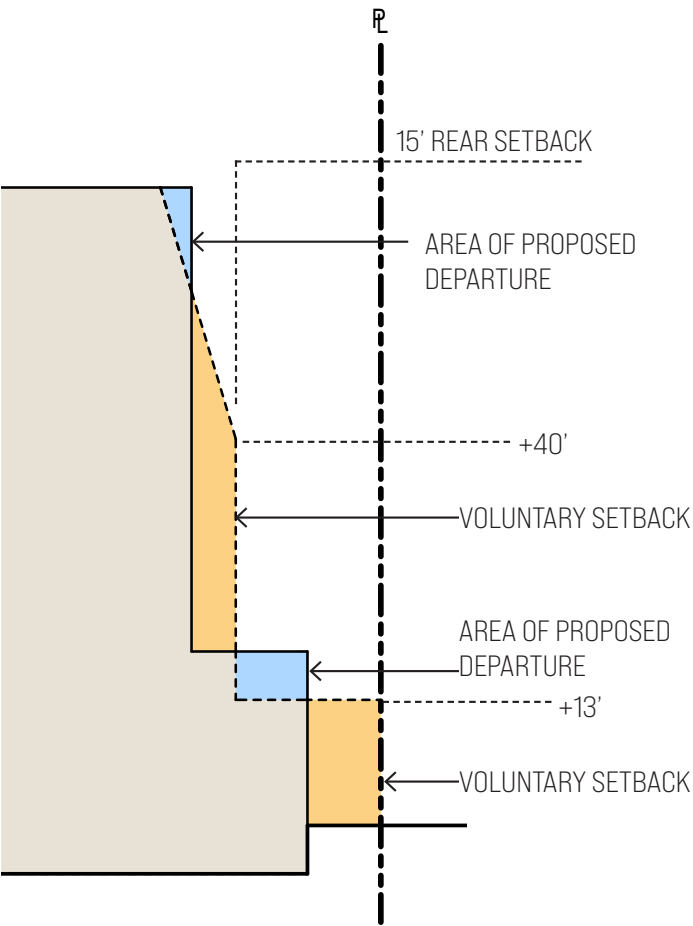
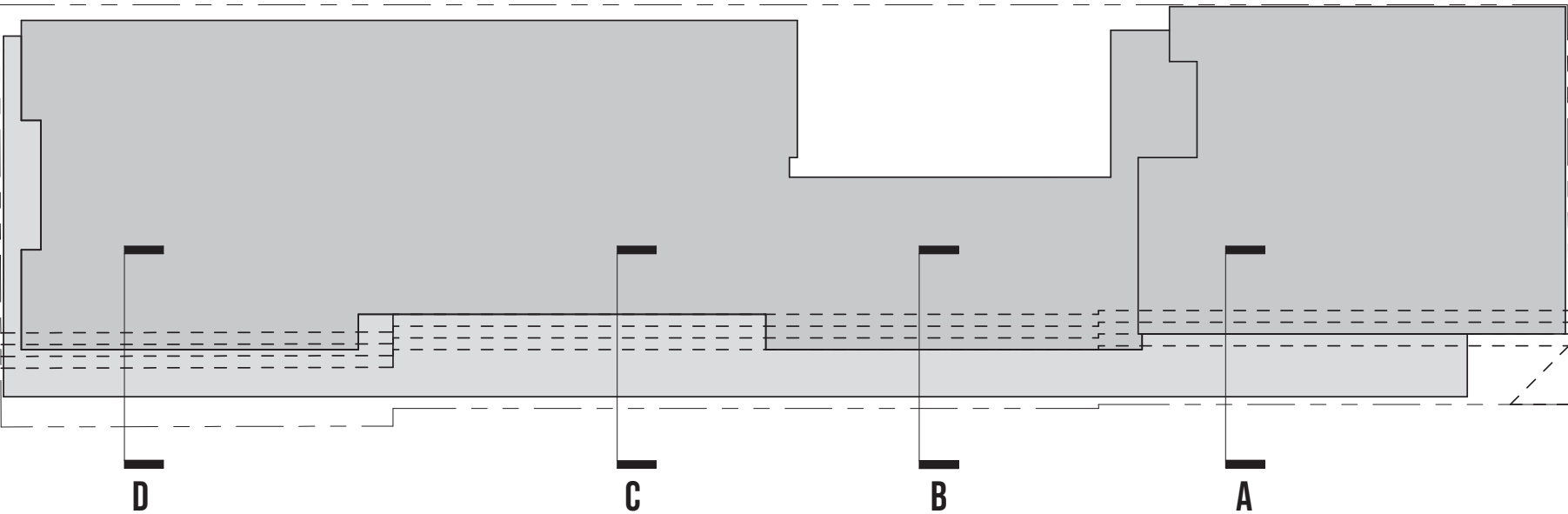
KEY VOLUNTARY SETBACK AREA OF PROPOSED DEPARTURE

Standard:

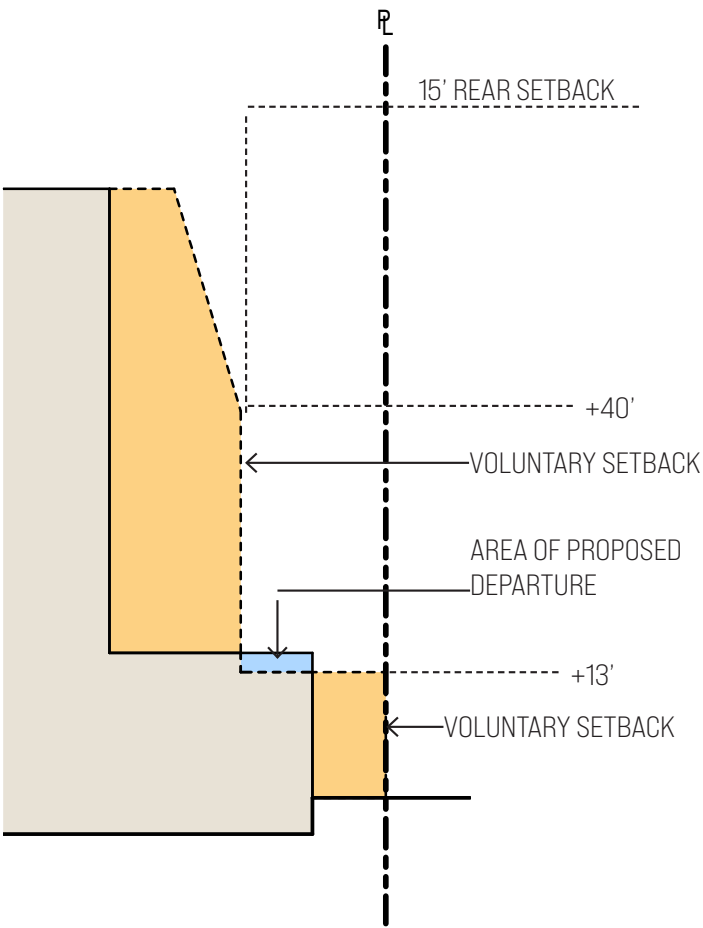
Per **23.47A.014.3a** and **b**.

An upper-level setback is required along any rear or side lot line that abuts a lot in a neighborhood residential zone as follows:
a. Fifteen feet for portions of structures above 13 feet in height to a maximum of 40 feet; and
b. For each portion of a structure above 40 feet in height, additional setback at the rate of 3 feet of setback for every 10 feet by which the height of such portion exceeds 40 feet (per Exhibit C for 23.47A.014).

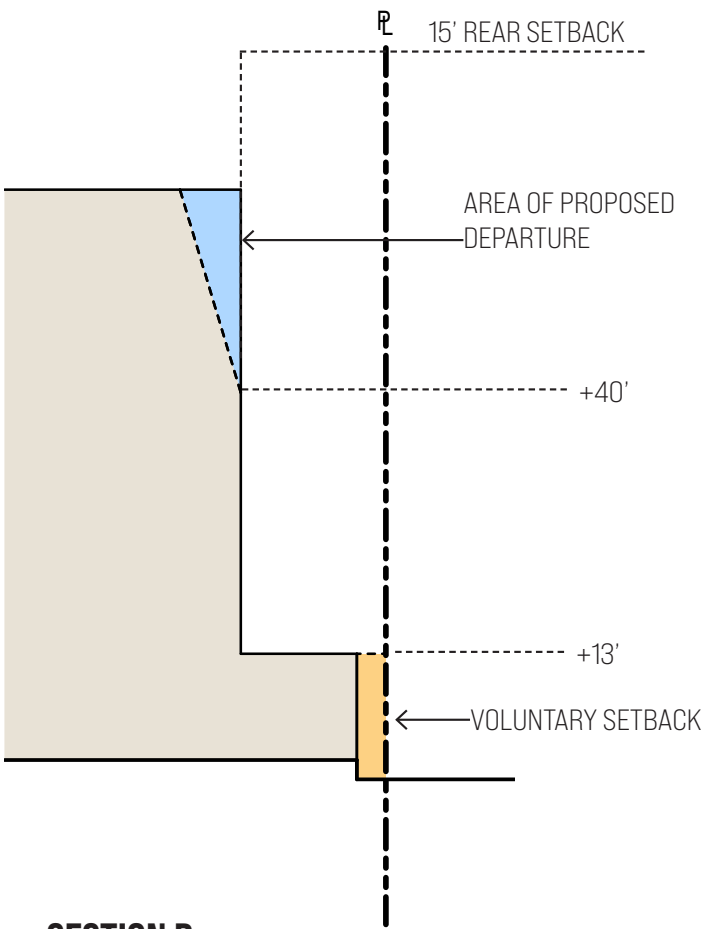
DEPARTURE REQUEST #2 - REAR SETBACK - OPTION 3: PREFERRED



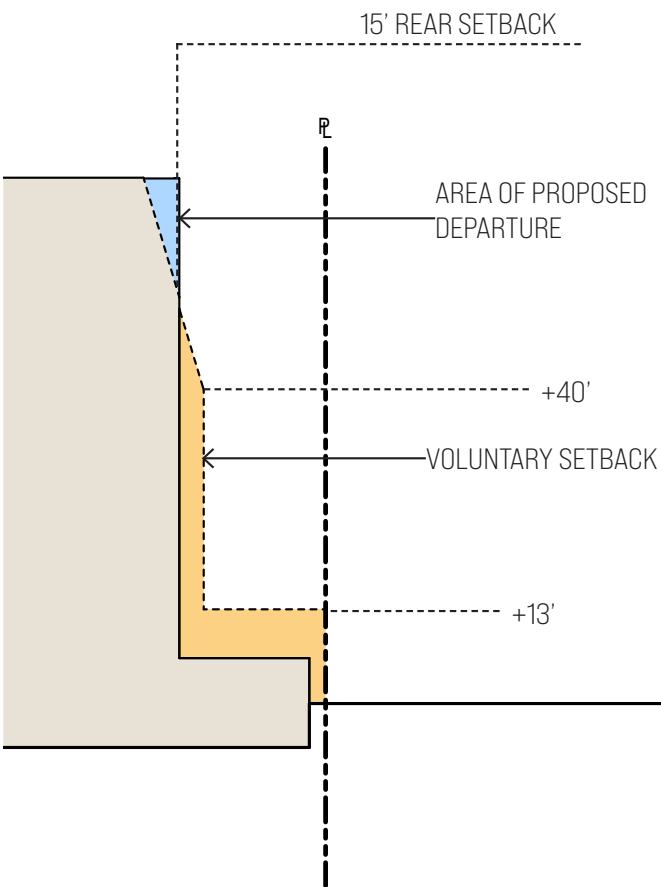
SECTION D



SECTION C



SECTION B



SECTION A

SINGLE
FAMILY

DEPARTURE REQUEST #4 - REAR SETBACK - OPTION 2

#1 SMC 23.47A.014.3.a

#2 SMC 23.47A.014.3.b

Proposed:

Increase the upper level rear setback above 40’ in exchange for voluntary rear setbacks of an area the same or less than the area of the required rear setback. The upper level rear setback above 40’ would be increased from 18’ to 22.5’ along the building elevation identified in Section A in exchange for a voluntary setback below 40’ increasing from 15’ to 18; from 15’ to 21.5’ along the building elevation identified in Section B in exchange for a voluntary setback increasing from 15’ to 28.5’ along the building elevation identified in Section C; and from 19.5’ to 23’ along the building elevation identified in Section D in exchange for a voluntary setback below 40’ increasing from 15’ to 19.5’.

Increase the rear setback of 0’ below 13’ to extend to a height of up to 18’ along the rear elevation.

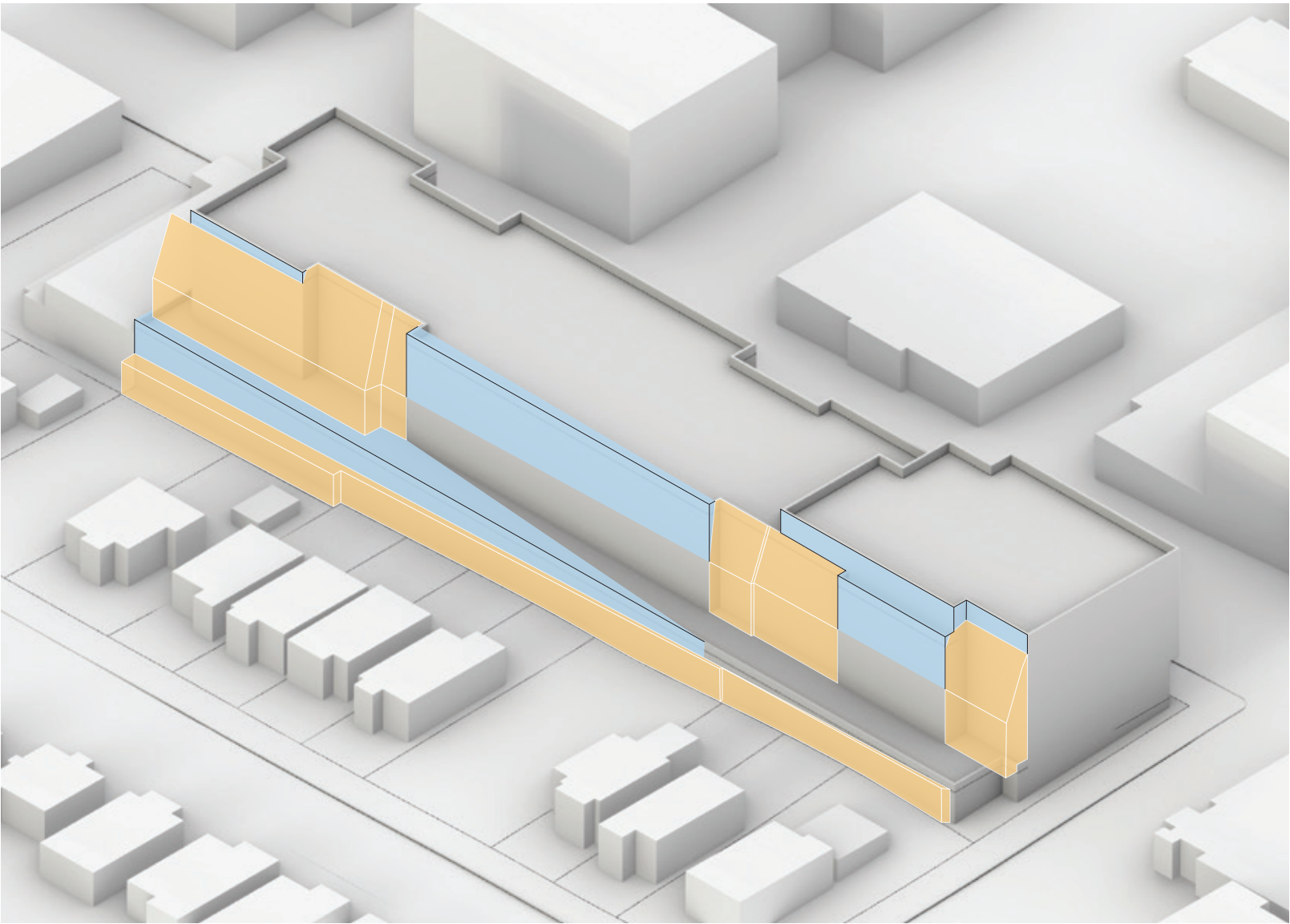
Rationale:

This setback allows for modulation in the horizontal direction where it relates to the neighboring lot size in exchange for not having modulation in the vertical direction that would create a layer cake affect.

Relevant Design Guidelines:

Simultaneously, on the Southern facade, we are incorporating some larger-than-required setback. This adjustment aims to facilitate unit patios endowed with landscaping possibilities and glazed elements, fostering an activated ground floor space in harmony with CS3 - I Architectural Concept and Consistency.

Furthermore, the proposed setbacks on the Southern side allows for the uninterrupted continuation of unit patios. This intentional design choice incorporates landscaping to serve as a buffer along the garage wall in the rear, ensuring compliance with DC1 - I Blank walls.



KEY



VOLUNTARY SETBACK



AREA OF PROPOSED DEPARTURE

Standard:

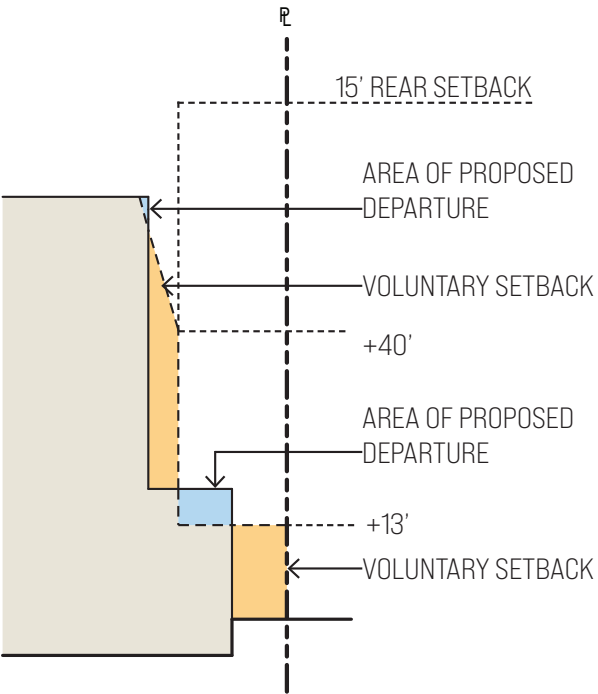
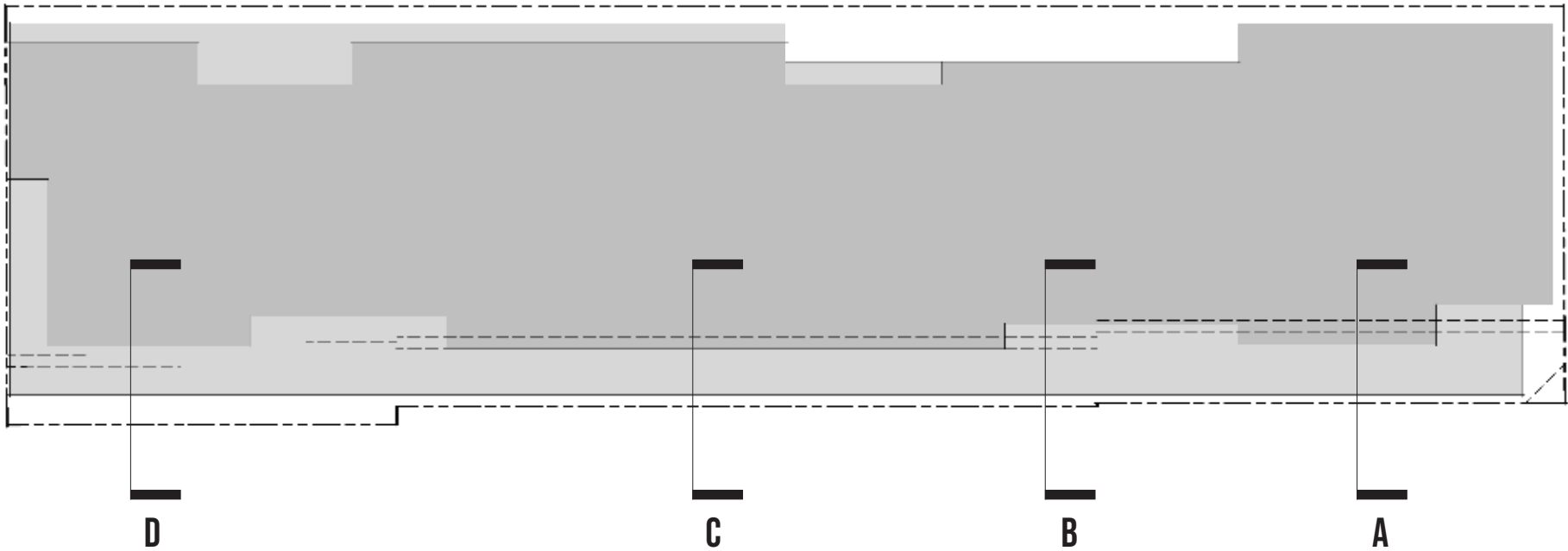
Per **23.47A.014.3a** and **b**.

An upper-level setback is required along any rear or side lot line that abuts a lot in a neighborhood residential zone as follows:

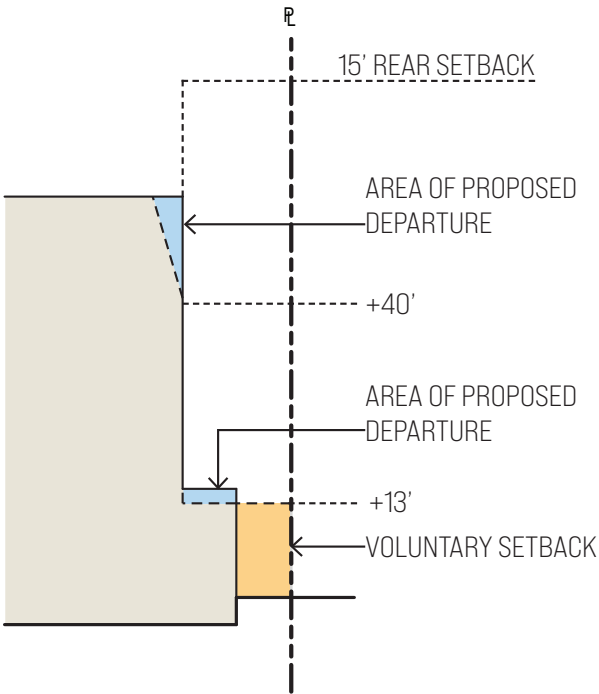
a. Fifteen feet for portions of structures above 13 feet in height to a maximum of 40 feet; and

b. For each portion of a structure above 40 feet in height, additional setback at the rate of 3 feet of setback for every 10 feet by which the height of such portion exceeds 40 feet (per Exhibit C for 23.47A.014).

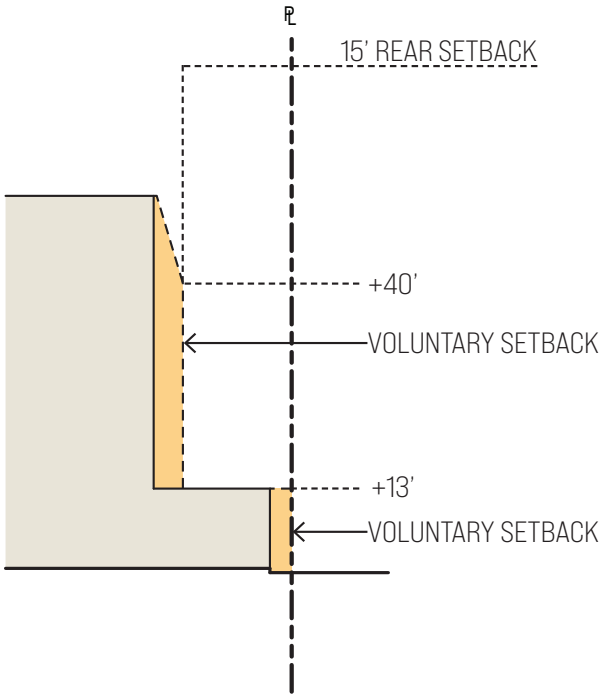
DEPARTURE REQUEST #4 - REAR SETBACK - OPTION 2



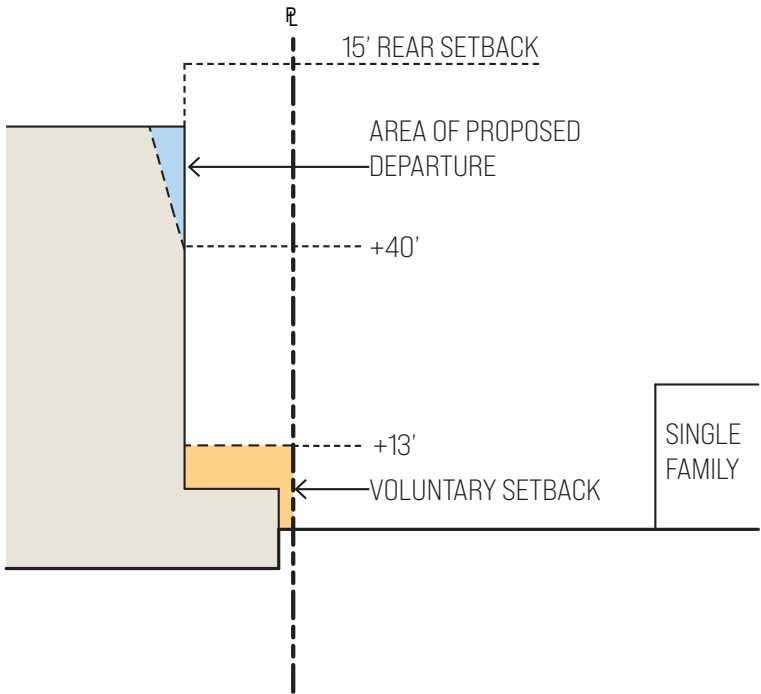
SECTION D



SECTION C



SECTION B



SECTION A

PREVIOUS WORK / CARRIER JOHNSON + CULTURE / RYAN CO.

carrier
johnson
+culture

RYAN

