



## **The Shared Roof Project**

**Hearing Examiner Presentation  
Prepared by the Applicant  
April 30, 2018**

SDCI Project Number:	3023260
Council File Number:	314356
Project Address:	7009 Greenwood Ave N
Applicant:	Johnston Architects
SDCI Planner:	Lindsay King





THE SHARED ROOF PROJECT, DCI #3023260

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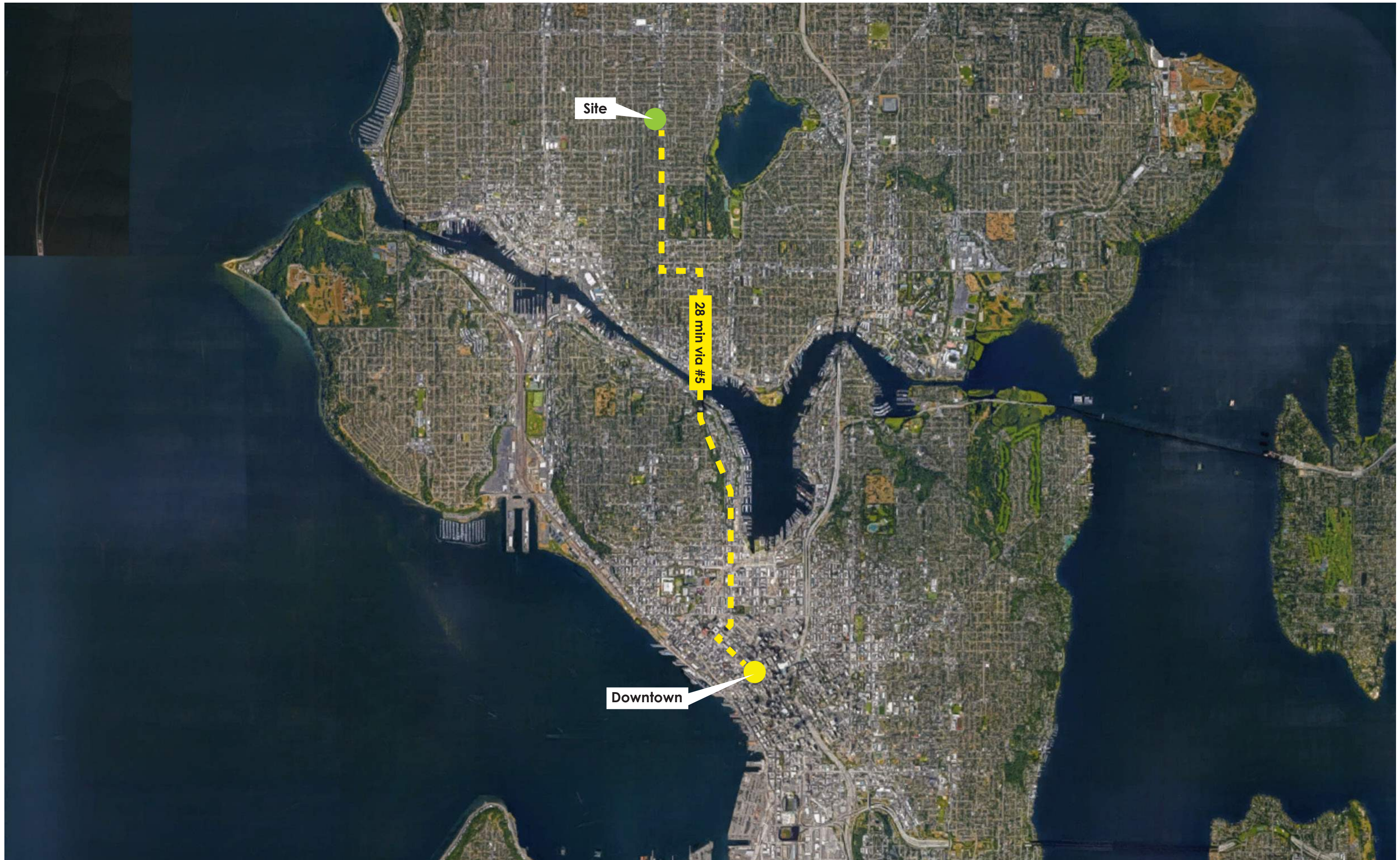


## Project Summary

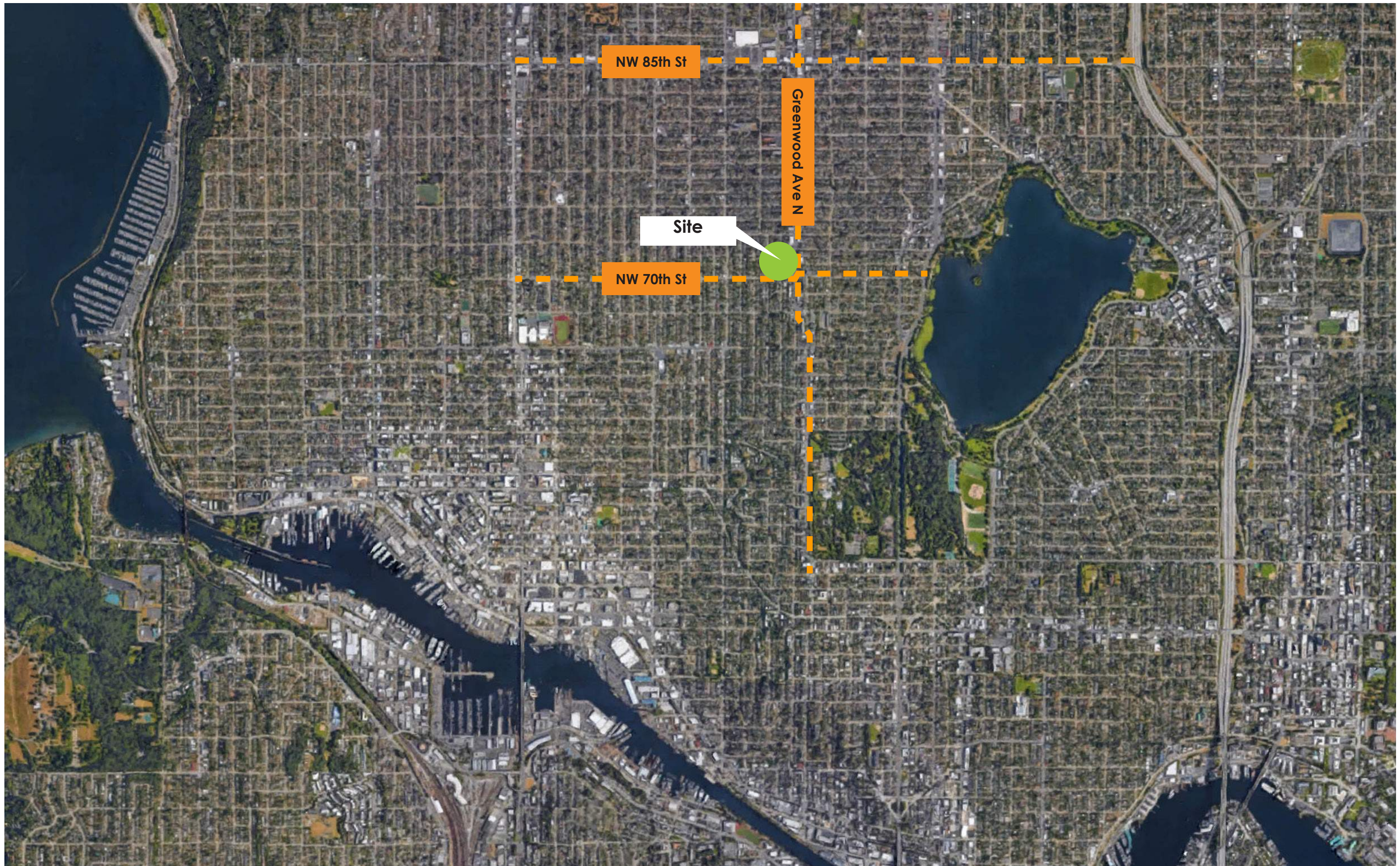
**The Shared Roof Project is a multi-family building created by a collection of families for families and the community with 20% of units reserved as affordable; to be constructed as a 100-year quality building and LEED Platinum.**

- Phinney/Greenwood Urban Village
- Frequent Transit zone
- Use of an empty lot (former clean-up)
- 35-units (studio through 4-bedrooms)
- 60% of units are 2BR or larger
- MFTE providing 20% @ 60-80 AMI
- LEED Platinum
- 2,100SF publicly accessible courtyard
- 26 below-grade parking stalls (0.74)
- Voluntarily undergrounding power
- Contract rezone NC2-40 to NC2-55(M)
- Provides for one additional floor (6 family units)

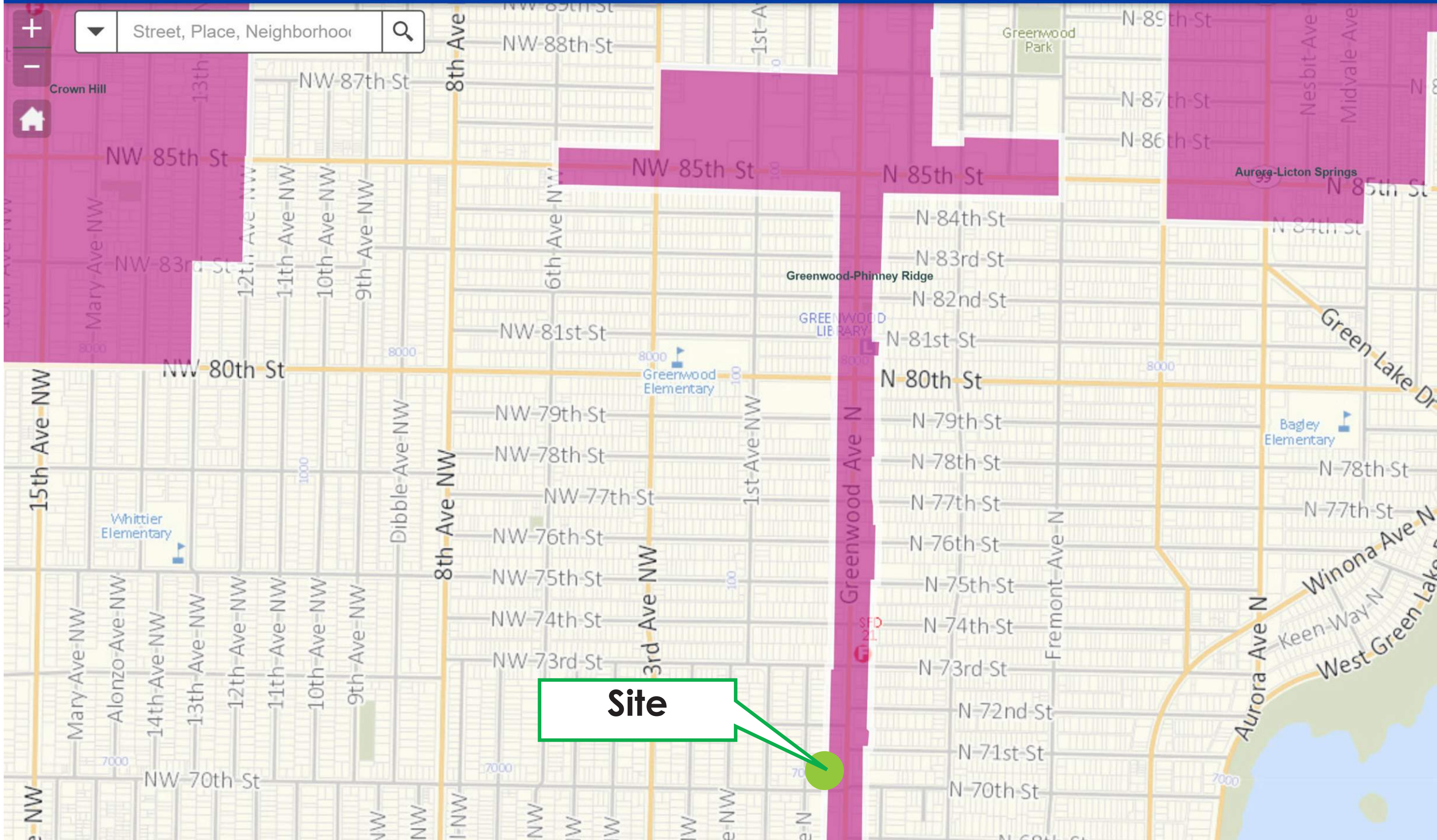














# Mandatory Housing Affordability (MHA)

## Map 3: What changes are proposed on my block?

This map shows the detailed zoning changes we've proposed that would implement MHA requirements. [Click on the color shapes to see current and proposed zoning and the affordability requirements that would apply to future development.](#)

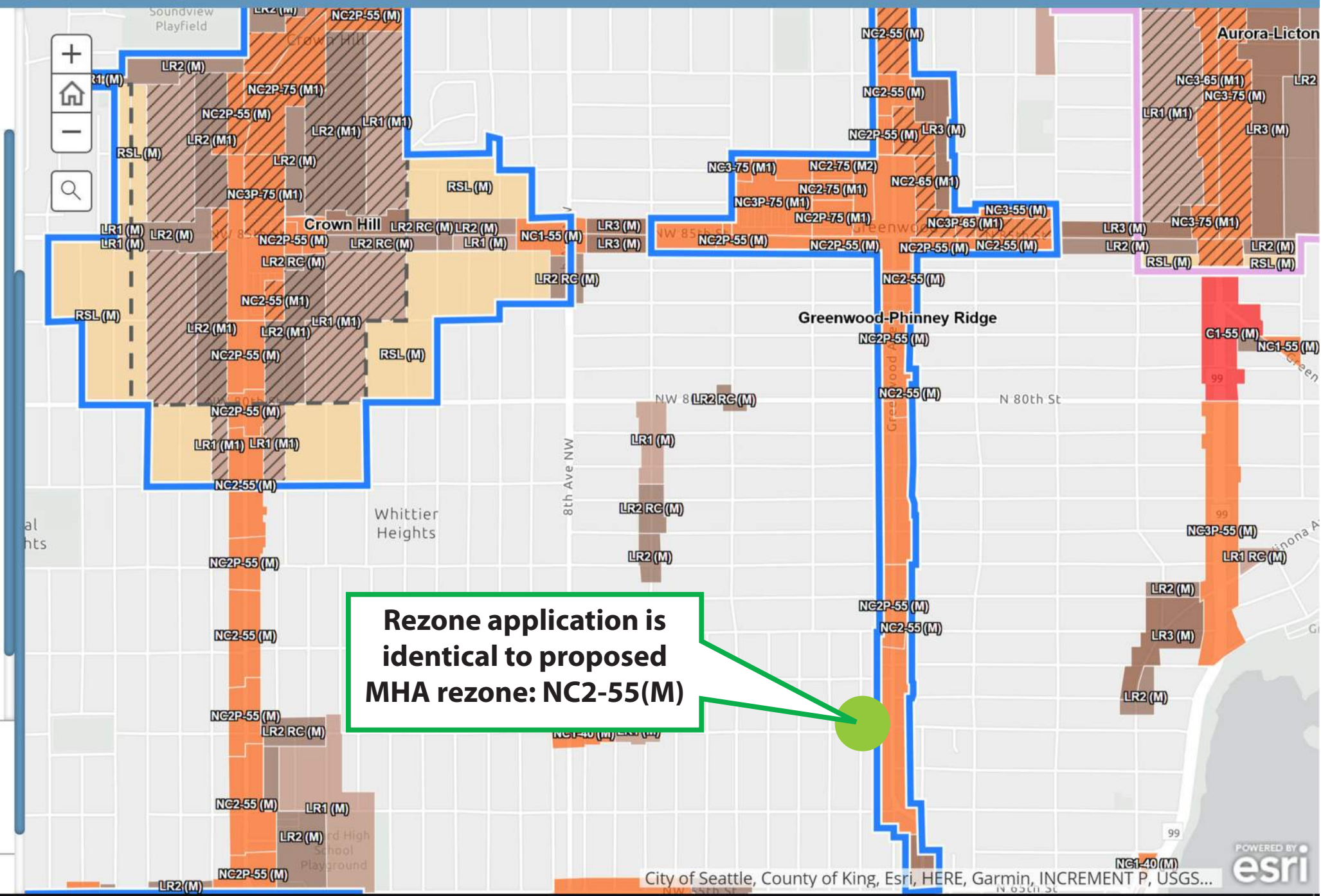
- Standard zoning changes**  
Solid areas have a standard increase in development capacity (usually one story)

  - Residential Small Lot (RSL)
  - Lowrise 1 (LR1)
  - Lowrise 2 (LR2)
  - Lowrise 3 (LR3)
  - Midrise (MR)
- Community Principles zoning changes**  
Striped areas have a greater increase in development capacity or change in zone type

  - Highrise (HR)
  - Seattle Mixed (SM)
  - Neighborhood Commercial (NC)
  - Commercial (C)
  - Industrial Commercial (IC)

Looking for details on your specific property? Explore [Map 4](#) below, where you can enter an address and see what MHA means for that

## Map 4: Research a specific property











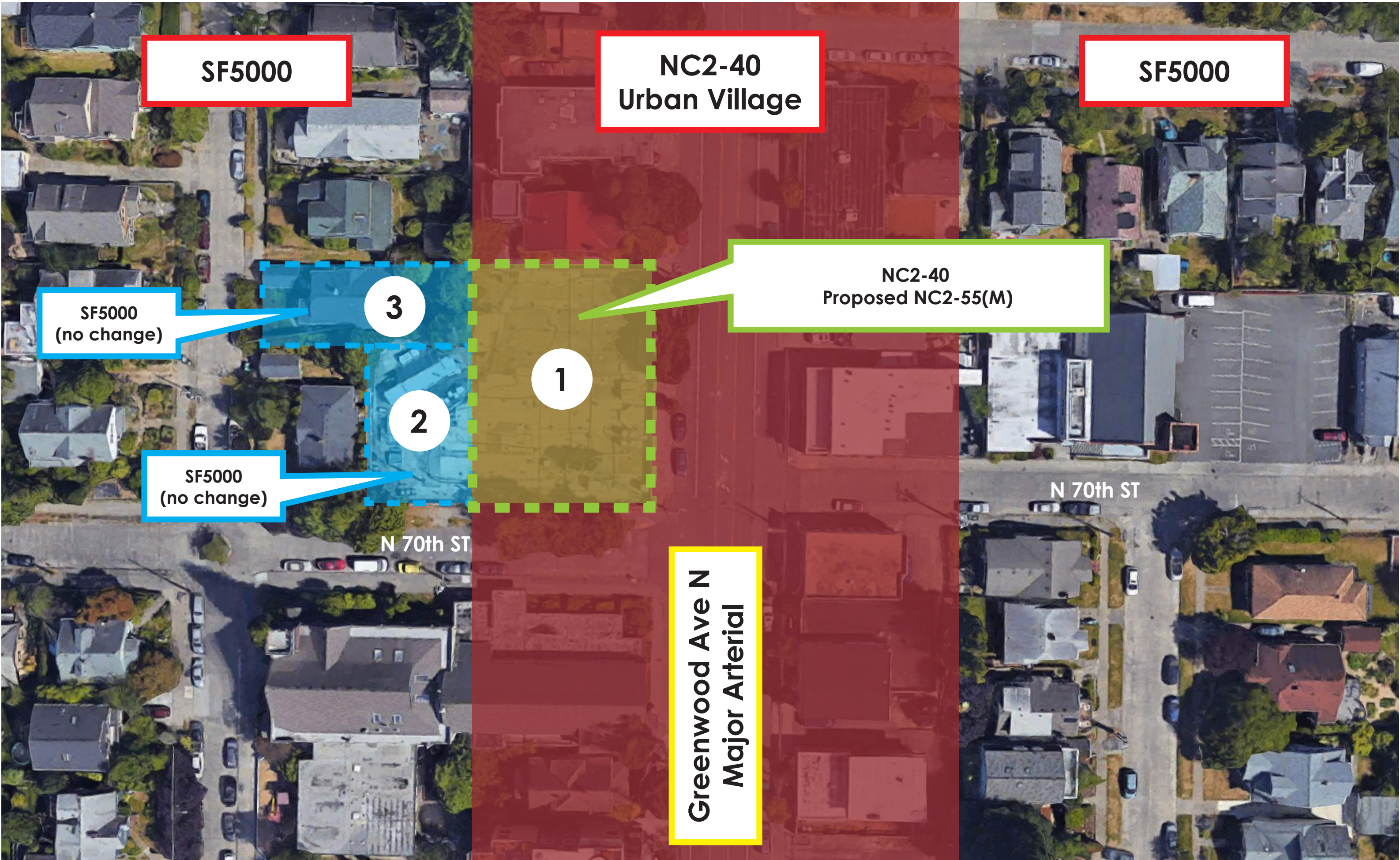




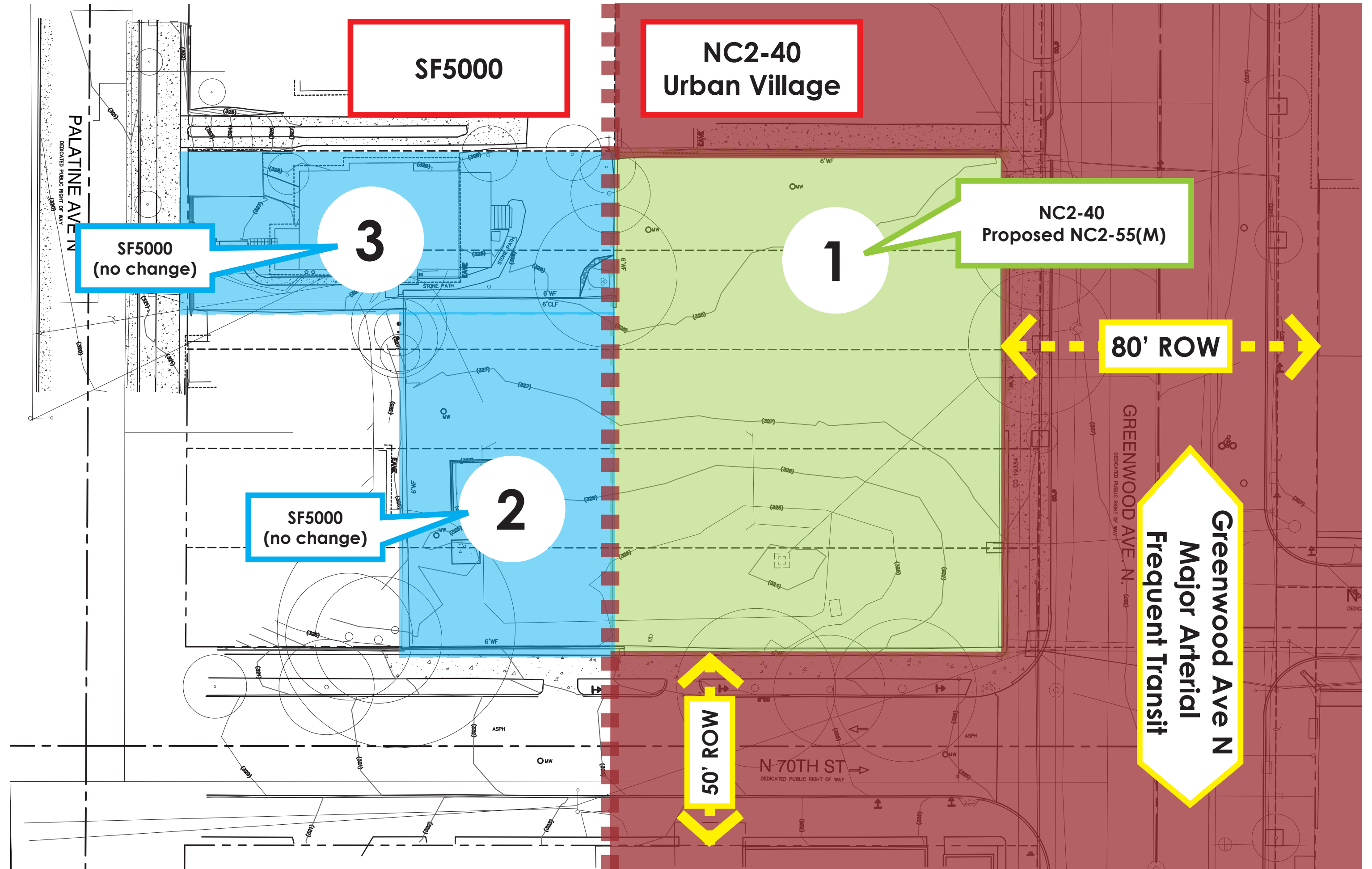




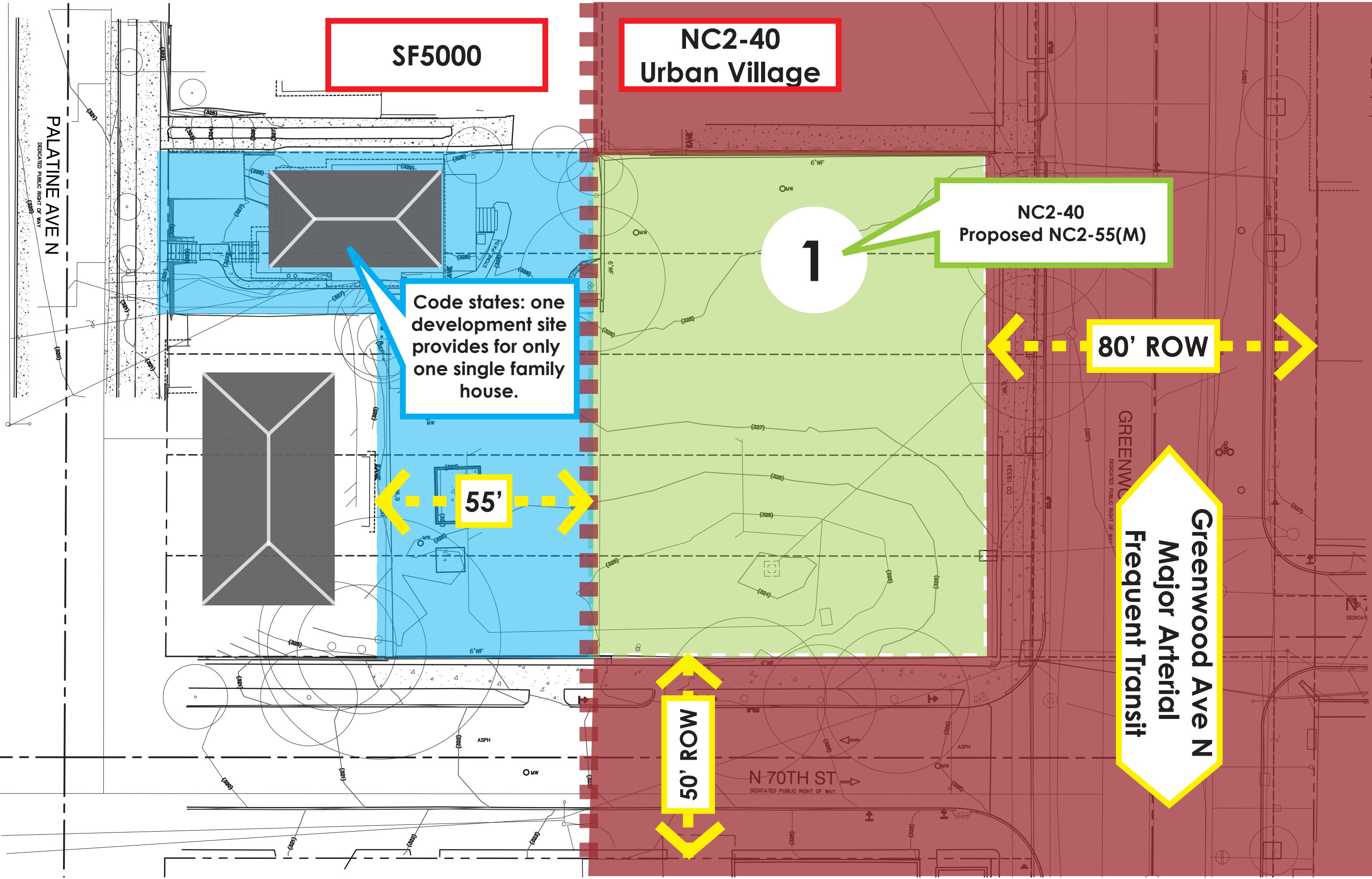




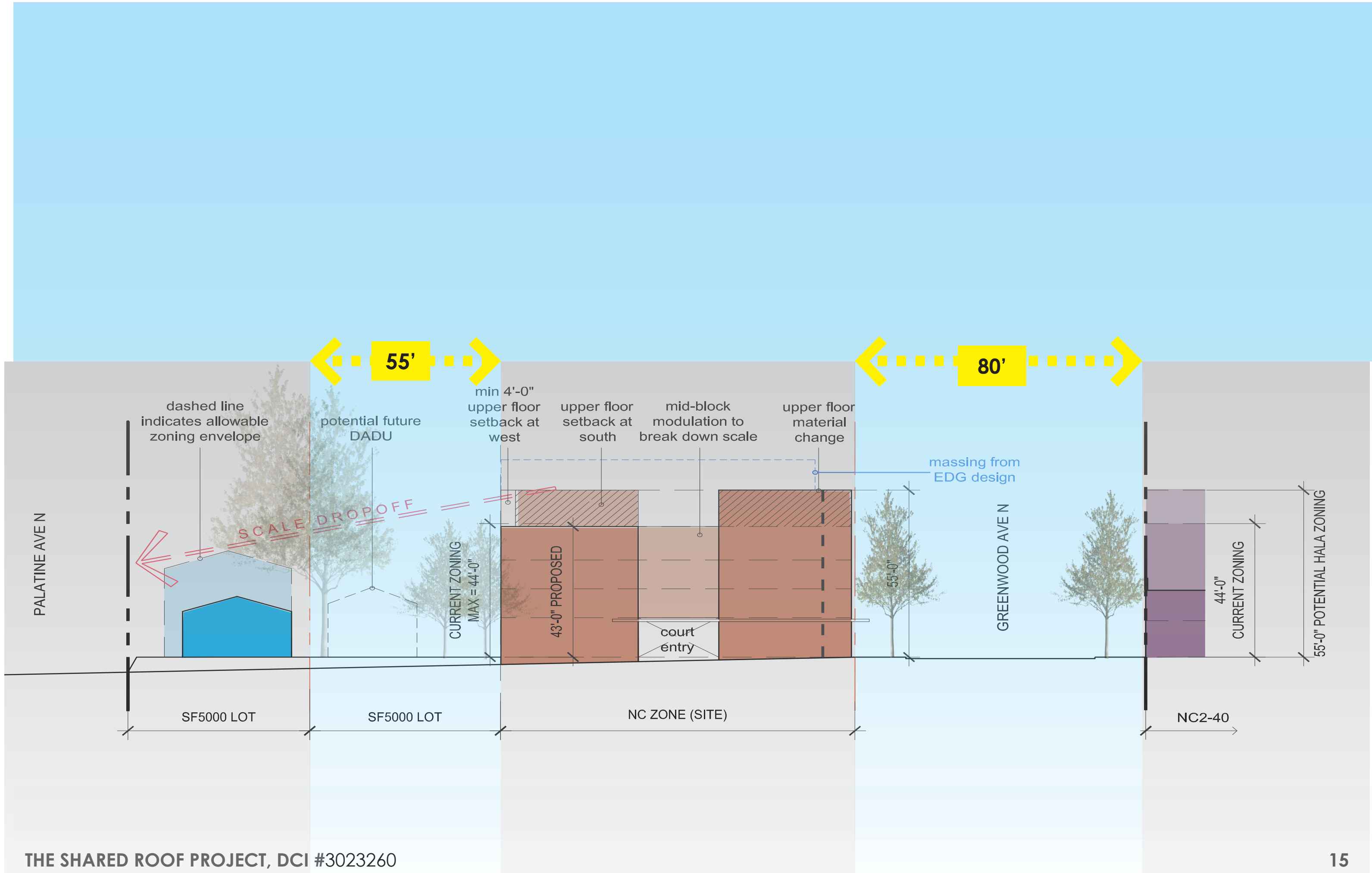




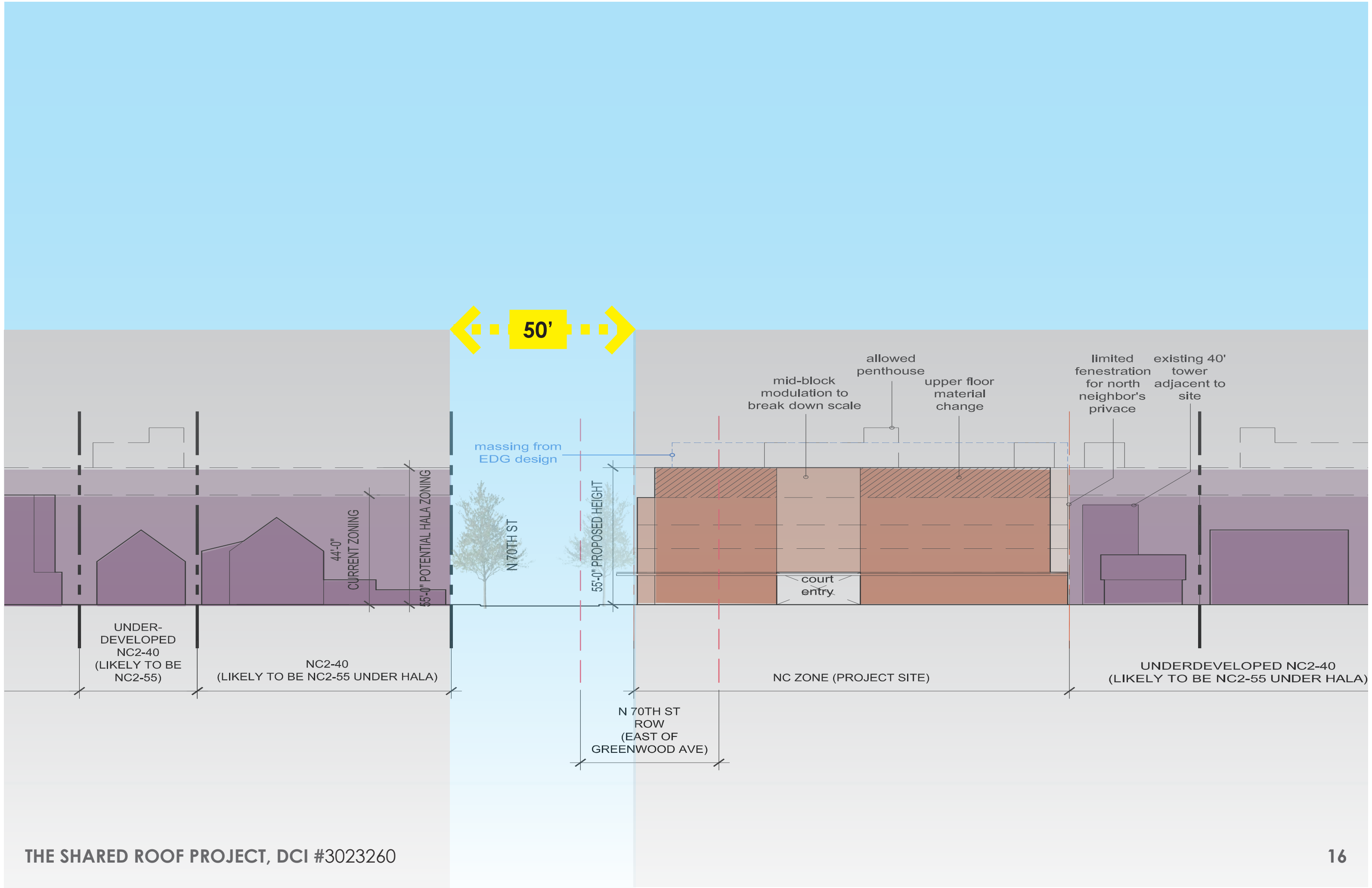




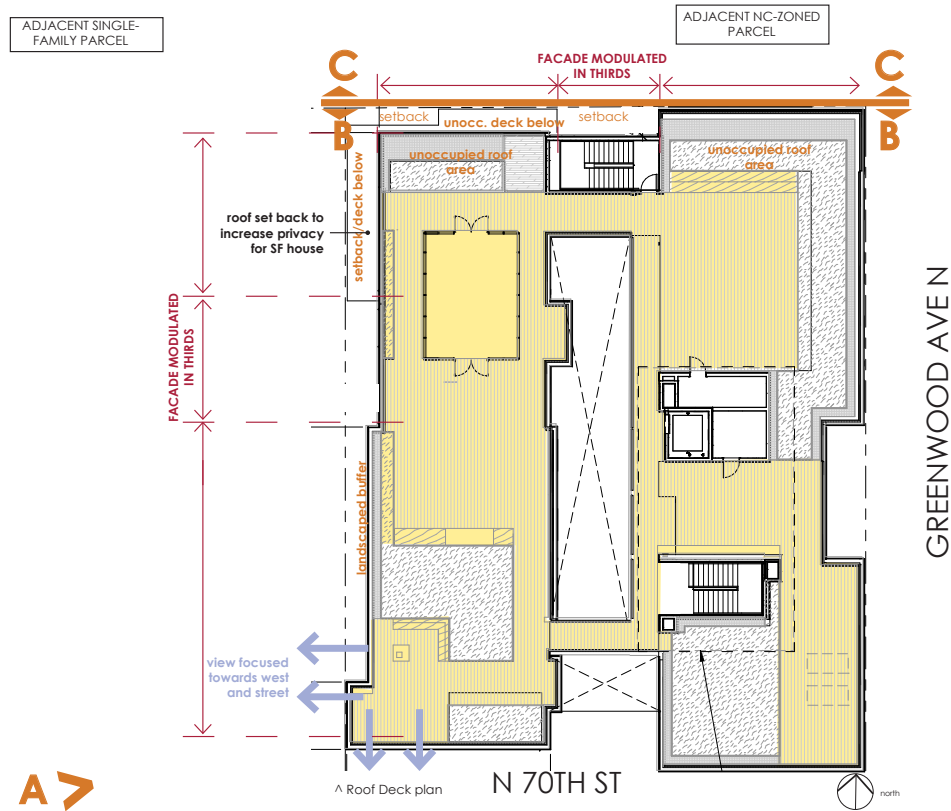












A

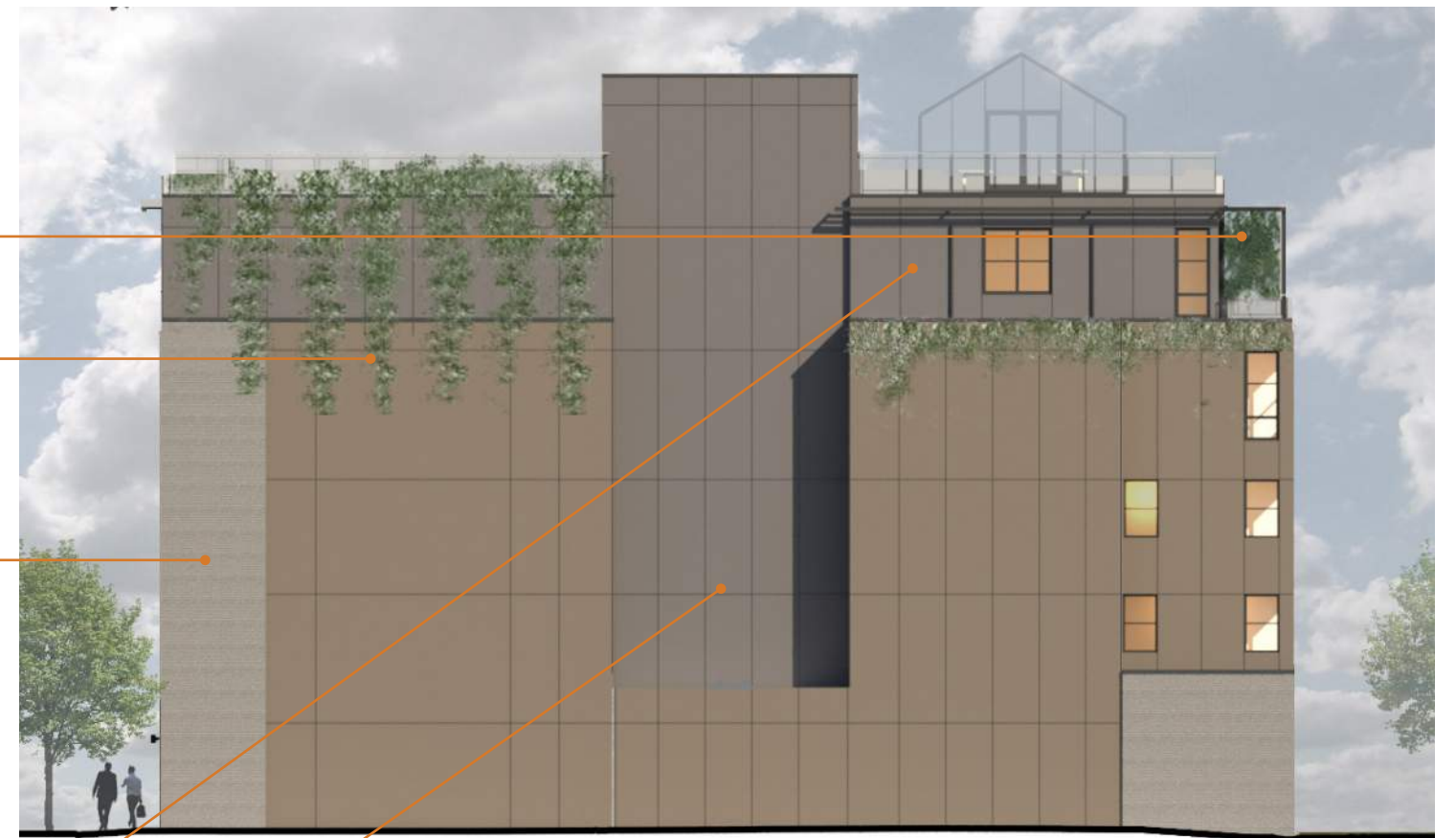


A looking NW across site

trellis with vegetation for privacy

hanging vegetation to break down scale of blank facade and create visual interest

brick wraps corner



B proposed north building elevation

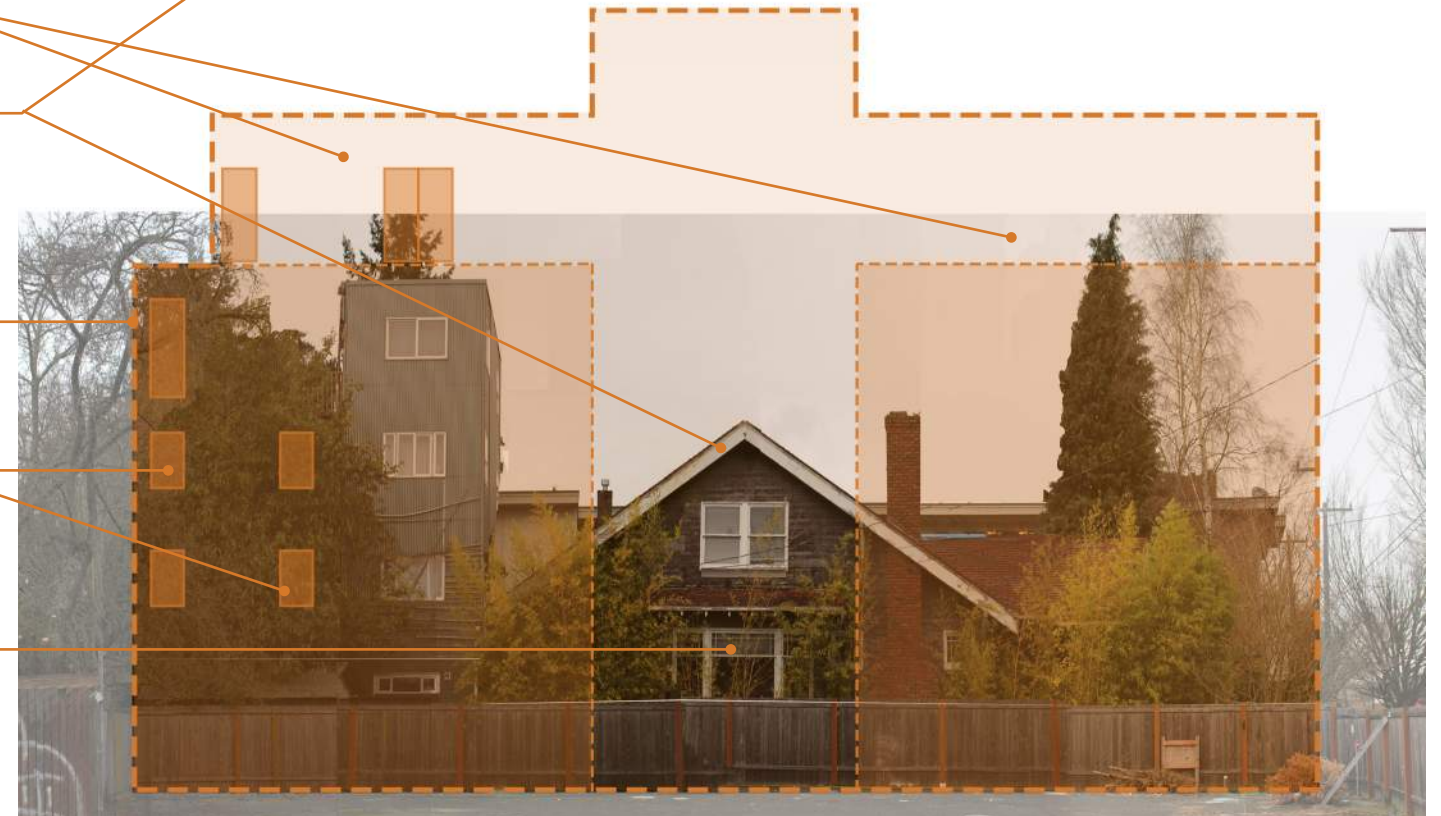
upper floor setback

mid-block modulation to break down scale

outline of proposed building

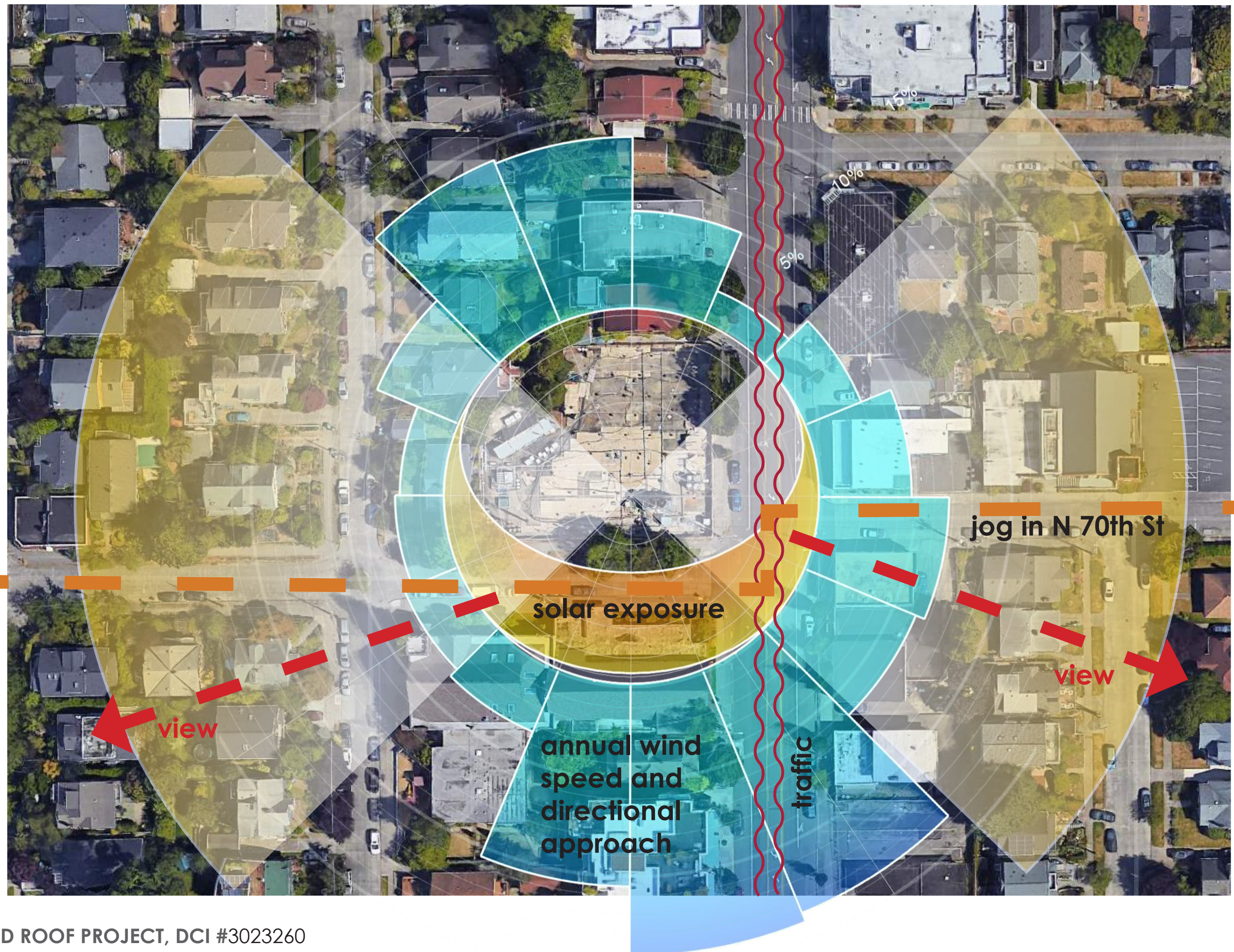
location of windows in proposed building does not overlap neighboring buildings' windows

no fenestration and a recess in building opposite neighbor's windows



C elevation of home in NC-zone with fenestration of proposed building overlaid, note: no overlap of windows

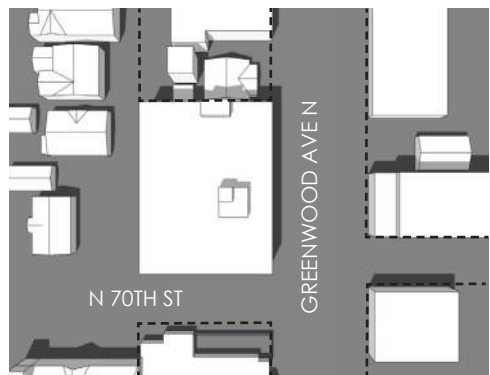




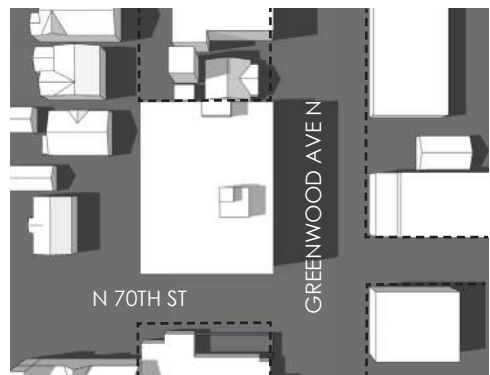




SUMMER SOLSTICE | 10A



SUMMER SOLSTICE | 12P



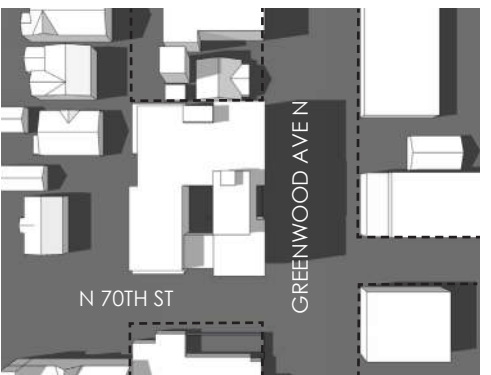
SUMMER SOLSTICE | 3P



SUMMER SOLSTICE | 10A



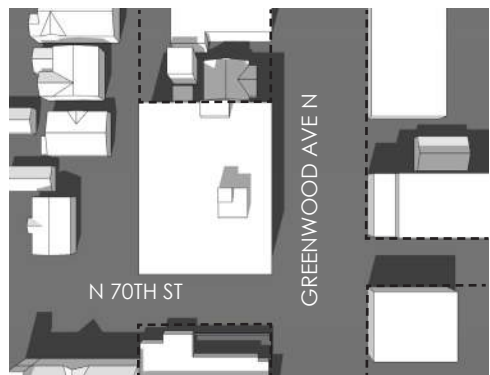
SUMMER SOLSTICE | 12P



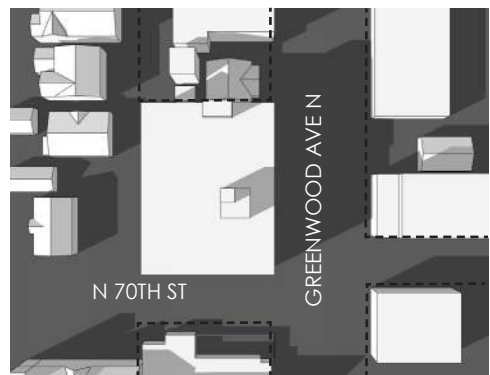
SUMMER SOLSTICE | 3P



EQUINOX | 10A



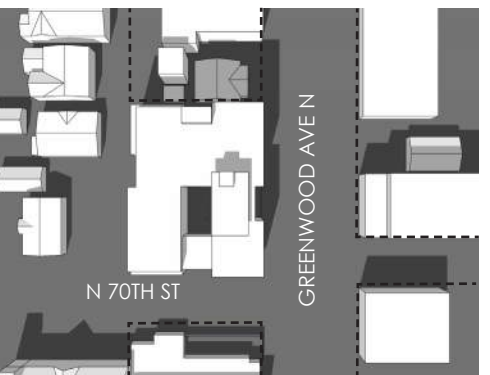
EQUINOX | 12P



EQUINOX | 3P



EQUINOX | 10A



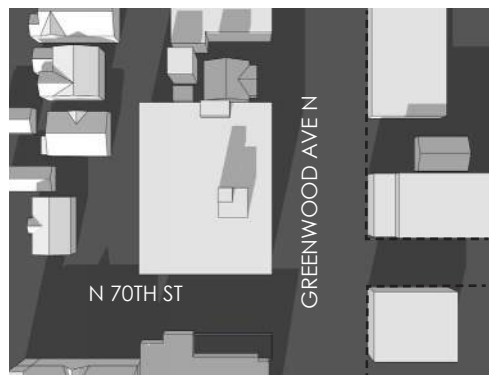
EQUINOX | 12P



EQUINOX | 3P



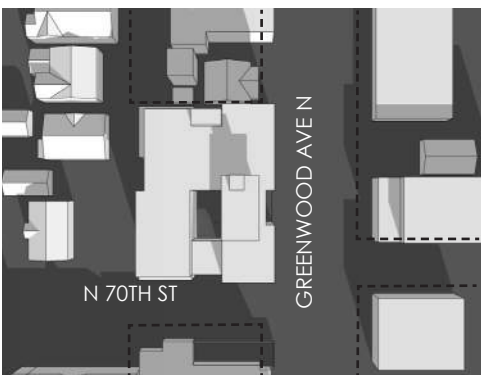
WINTER SOLSTICE | 10A



WINTER SOLSTICE | 12P



WINTER SOLSTICE | 3P



WINTER SOLSTICE | 10A



WINTER SOLSTICE | 12P



WINTER SOLSTICE | 3P

CURRENT NC2-40 ZONING SHADOW STUDIES  
(showing 44' allowable height)

PROPOSED NC2-55(M) REZONE SHADOW STUDIES





**Project vision:**  
**The Shared Roof building**

1. Live smaller and share resources
2. Live with multiple generations
3. Live as a mixed-income community
4. Live sustainably
5. Live in the community long-term

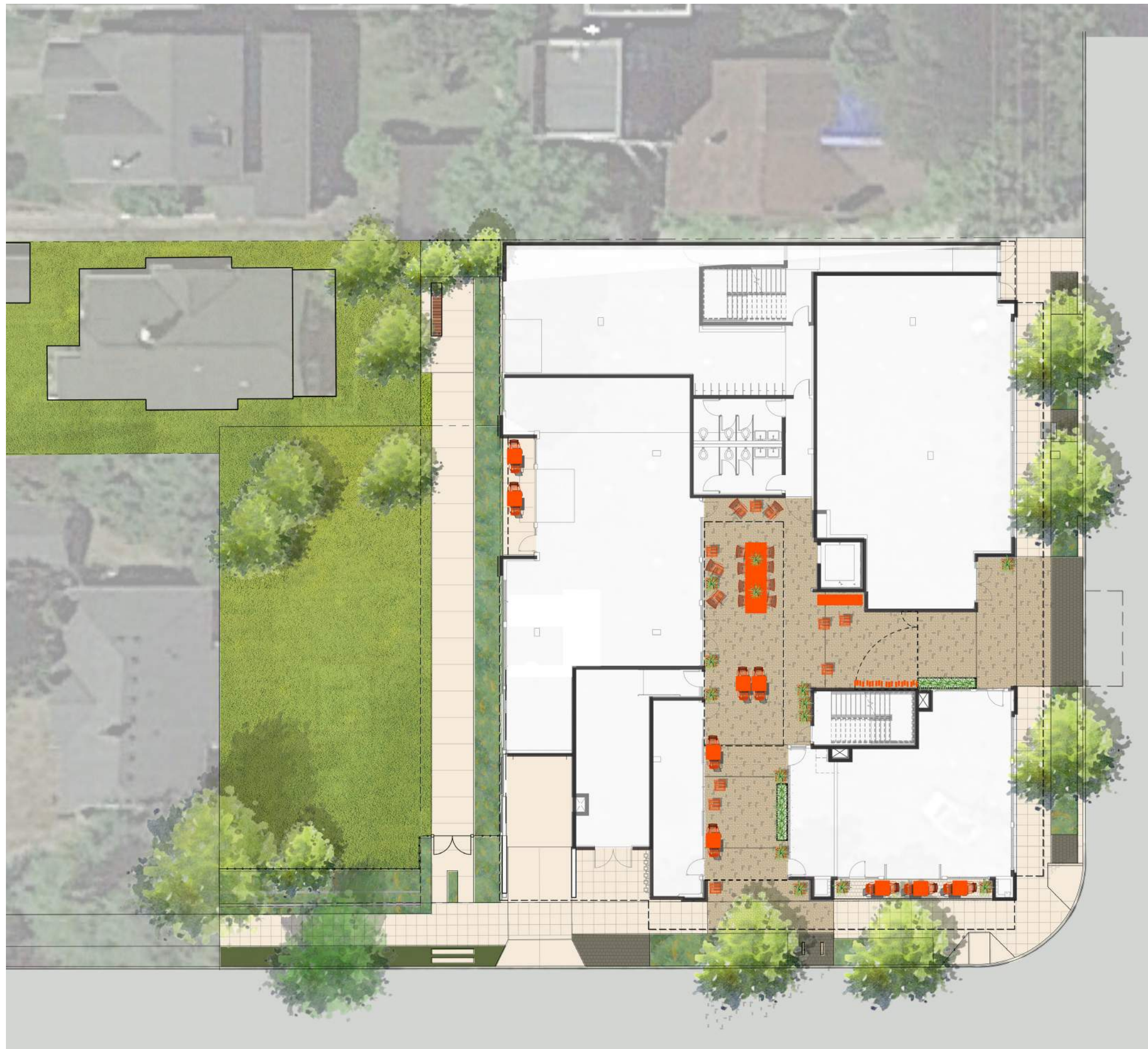




### **Project Basics: The Shared Roof Building**

- Owner-occupied
- 100-year building design
- High-quality materials (e.g. brick facade)
- 35 units (studio through 4-bedroom)
- 60% of units are 2BR or larger
- MFTE providing 20% @ 60-80 AMI
- MHA (M) provisions
- Targeting LEED Platinum
- 2,100 SF publicly accessible courtyard
- 26 below-grade parking stalls (0.74)
- Voluntarily undergrounding power





## Public Space The Shared Roof building

- 2,100 SF of publicly accessible open-air courtyard, half overhead-protected
- 6,200 SF of retail including two small-business micro-retail
- 100% local small businesses as tenants
- 4,500 SF public open space amenity for residents (proposed as a dedicated public park to community who declined)
- 190 lineal feet of overhead weather protection in right-of-way frontage
- Undergrounding power in frontage





## Community Outreach The Shared Roof Building

Over the last two years, the project team has met dozens of times with community members, neighborhood organizations, and businesses to obtain feedback and guide design decisions. (Please see our contract rezone application appendix for a list of all meetings.)

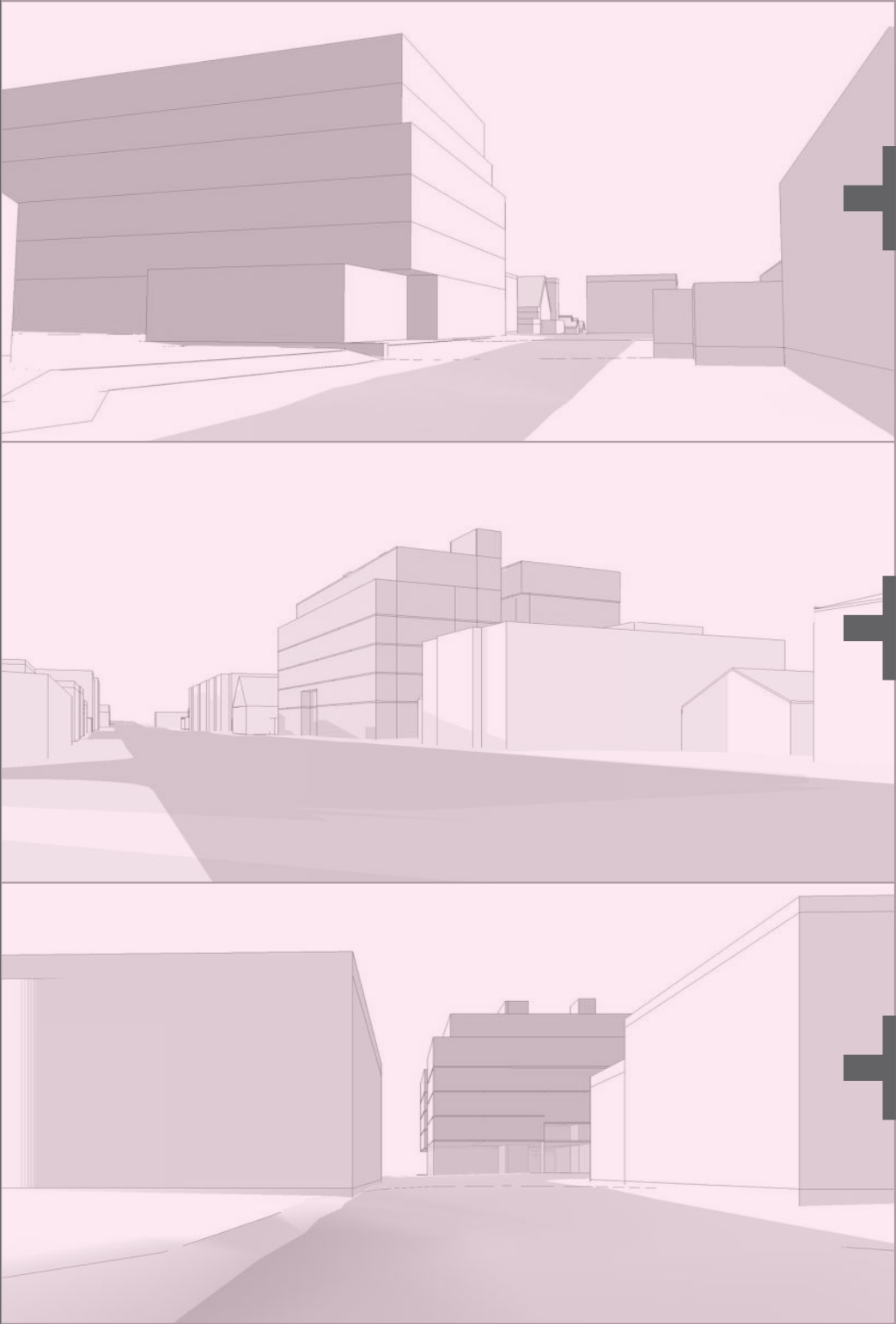
- Over three dozen meetings with individuals and businesses within the community.
- Two town-hall style meetings at the Woodland Park Presbyterian church.
- 15 separate meetings with the Phinney Ridge Community Council as a whole or with its officers.



# Design Evolution

The proposed design is a result of many rounds of community input, feedback from our Early Design Guidance meeting, the Design Review Board meeting, and the Contract Rezone Criteria.

## Early Design Guidance



## Contract Rezone Criteria

**Height**  
*SMC23.34.009.A -- Height limits shall be consistent with the type and scale of development intended for each zone classification.*  
*Reduced the design from a six-story to a five-story building, eliminating the top floor.*

**Bulk**  
*23.34.009.D.1*  
*Compatibility with surrounding area.*  
*Modulated building into four primary elements, reducing the bulk across the length of all four facades.*

**Scale**  
*23.34.009.C.2*  
*...compatible with the predominant height and scale...where existing development is a good measure of the area's overall development potential.*  
*Created set-backs along the entire top floor and at key moments across the elevations, breaking-up the building scale.*

## Proposal (DRB approved)

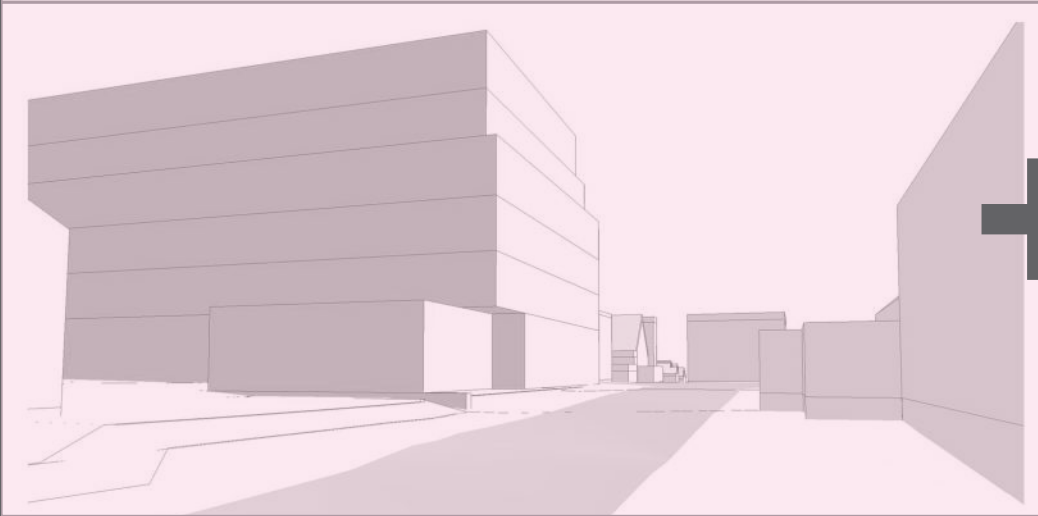
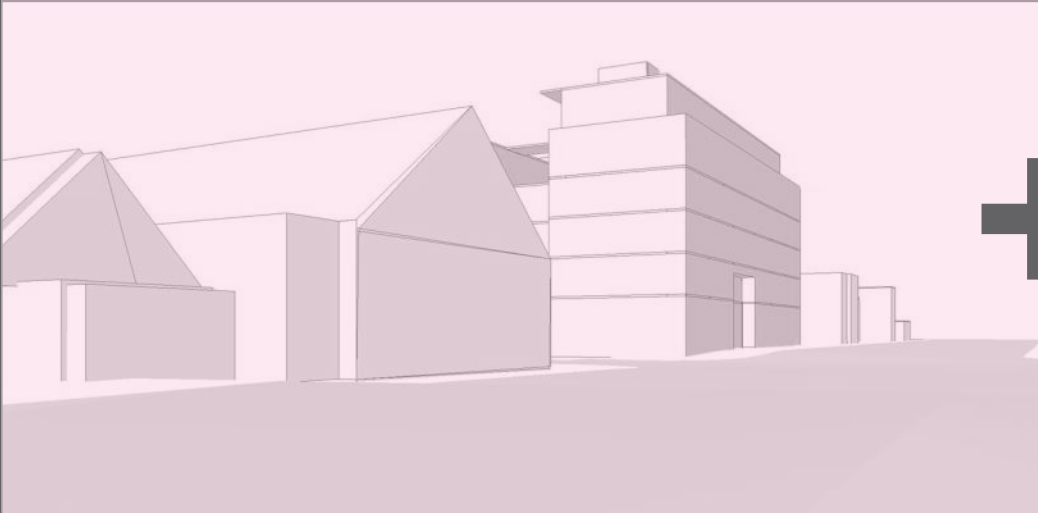




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## Early Design Guidance



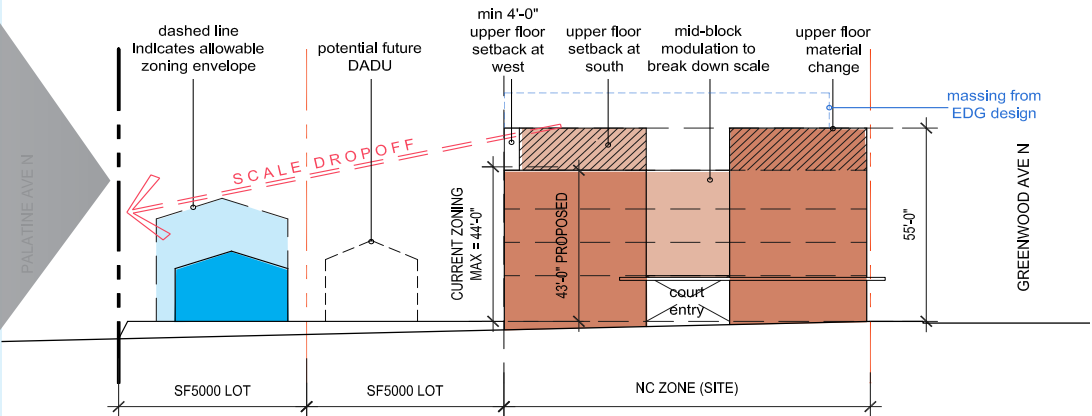
## Contract Rezone Criteria

**Shadow**  
23.34.008.F.1.c  
*...the possible negative and positive impacts...*  
Reduce bulk with set-backs; adjust massing; and re-locate roof-top features to minimize shadow impact on neighbors.

**Transitions**  
23.34.076.D.2  
*A gradual transition in height and scale and level of activity between zones shall be provided unless major physical buffers are present.*  
*(23.34.008.E.2.d - open space and greenspaces)*  
Reduced building height and locate set-backs to create an even transition from the NC to SF zones, moving east to west.

**Privacy**  
Set-back balconies; locate rooftop planters at building edges; and use screening to ensure privacy between SF lots and proposal.

## Proposal (DRB approved)

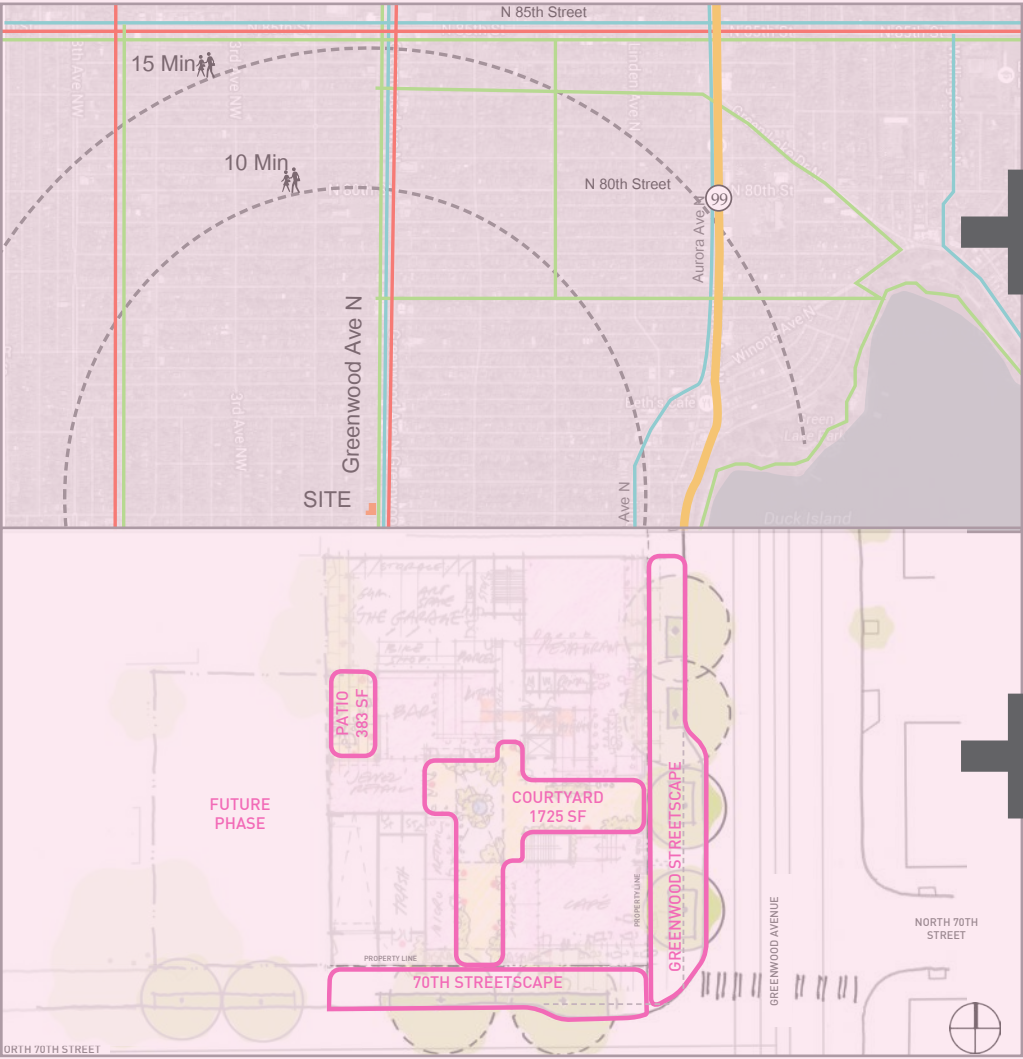




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## Early Design Guidance

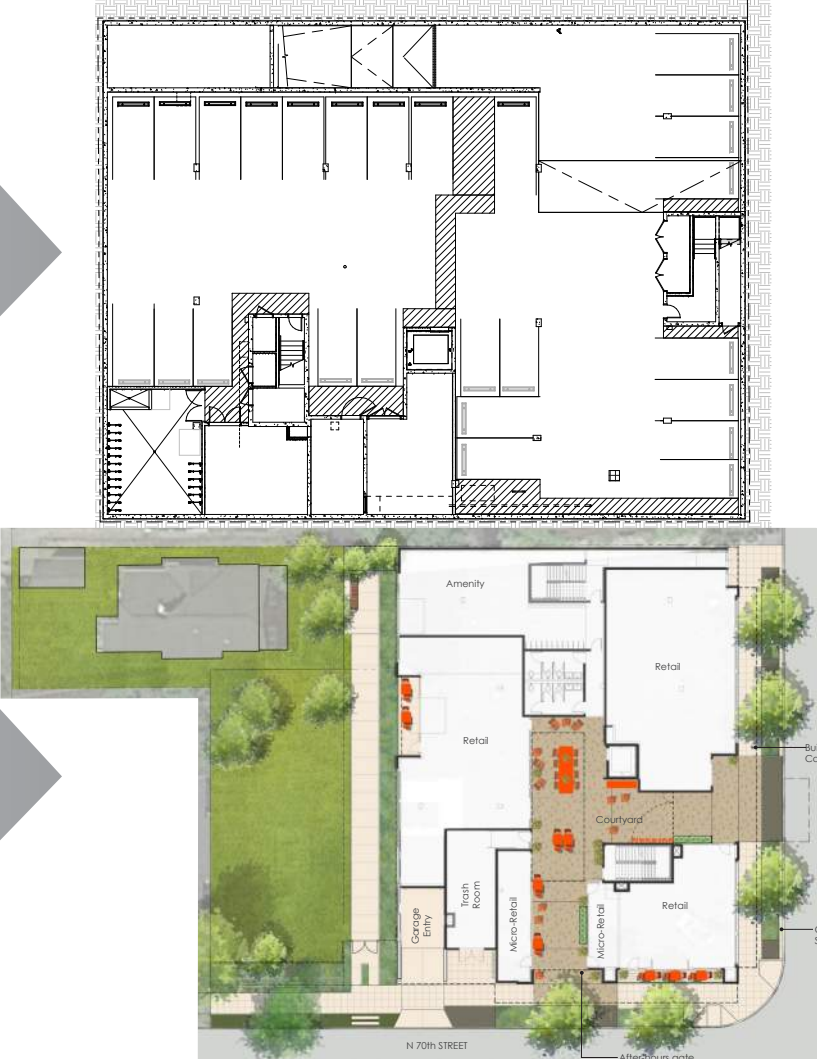


## Contract Rezone Criteria

**Parking**  
23.34.008.F.2.d - *Parking capacity*  
Voluntarily conducted traffic and parking study to ensure no adverse impacts. Building one level of below-grade parking (0.74 ratio).

**23.34.008.D - Neighborhood plan**  
PR-G1; PR-G2; PR-G3  
A vital Greenwood commercial area with pedestrian-friendly streetscape...with vital main streets...with tree-lined...integrated open-space

## Proposal (DRB approved)





upper floor setback to provide transition to neighboring single-family parcel

mid-block modulation to break down scale (divides facade into 3 parts)

material change at 5th floor to break building up vertically

previous 6th floor removed from EDG proposal

mid-block modulation to break down scale (divides facade into 3 parts)

strong retail streetwall along sidewalk maintained

future NC2-55 (HALA) zoned mixed-use lot



looking NW to project from Greenwood Ave N & N 70th St intersection ^





^ Proposed Greenwood Ave N street elevation, looking west

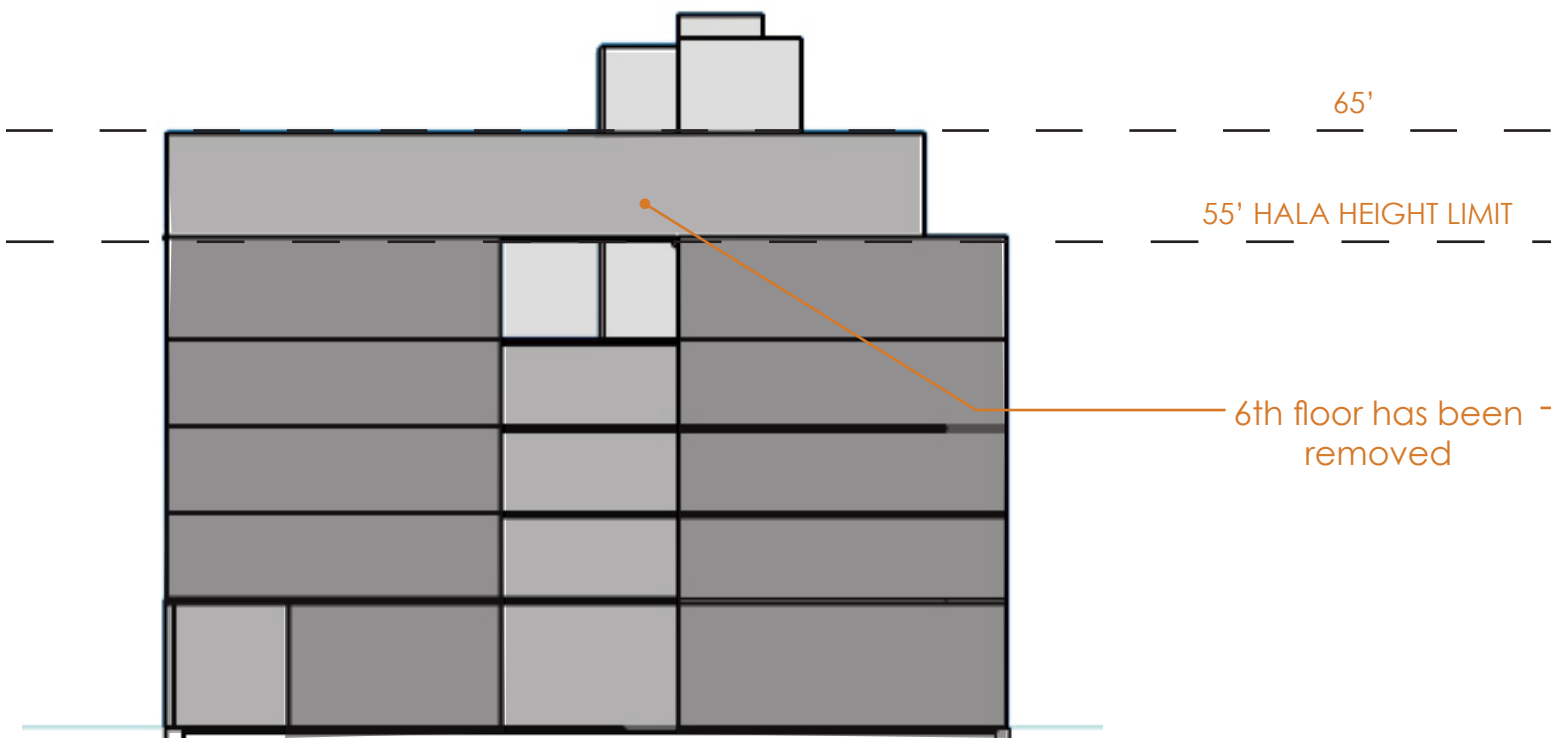


^ Proposed N 70th St street elevation, looking north



APPROVED DESIGN FROM EDG

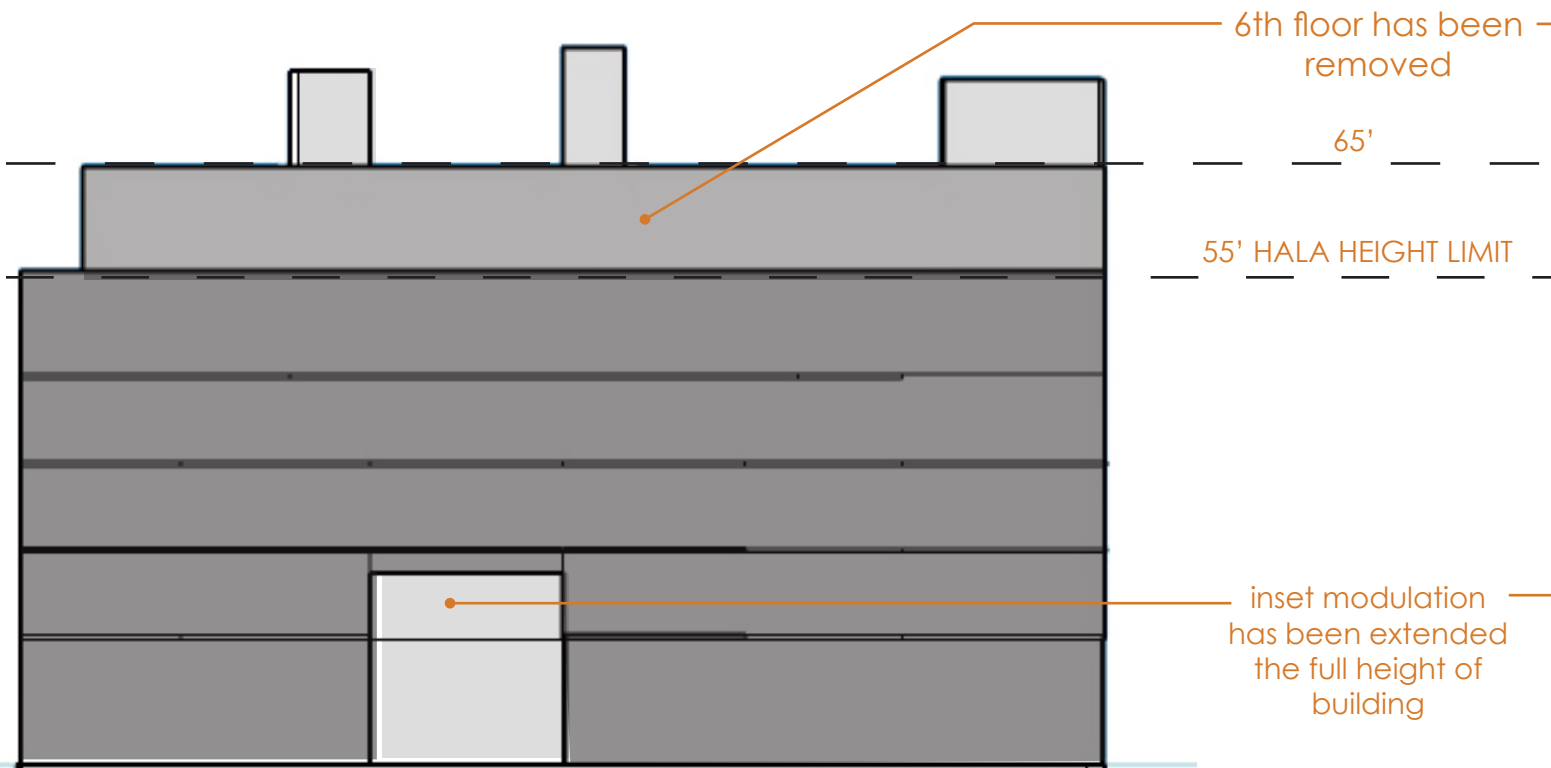
PROPOSED DESIGN



^ south (N 70th St) elevation



south (N 70th St) elevation ^



^ east (Greenwood Ave N) elevation

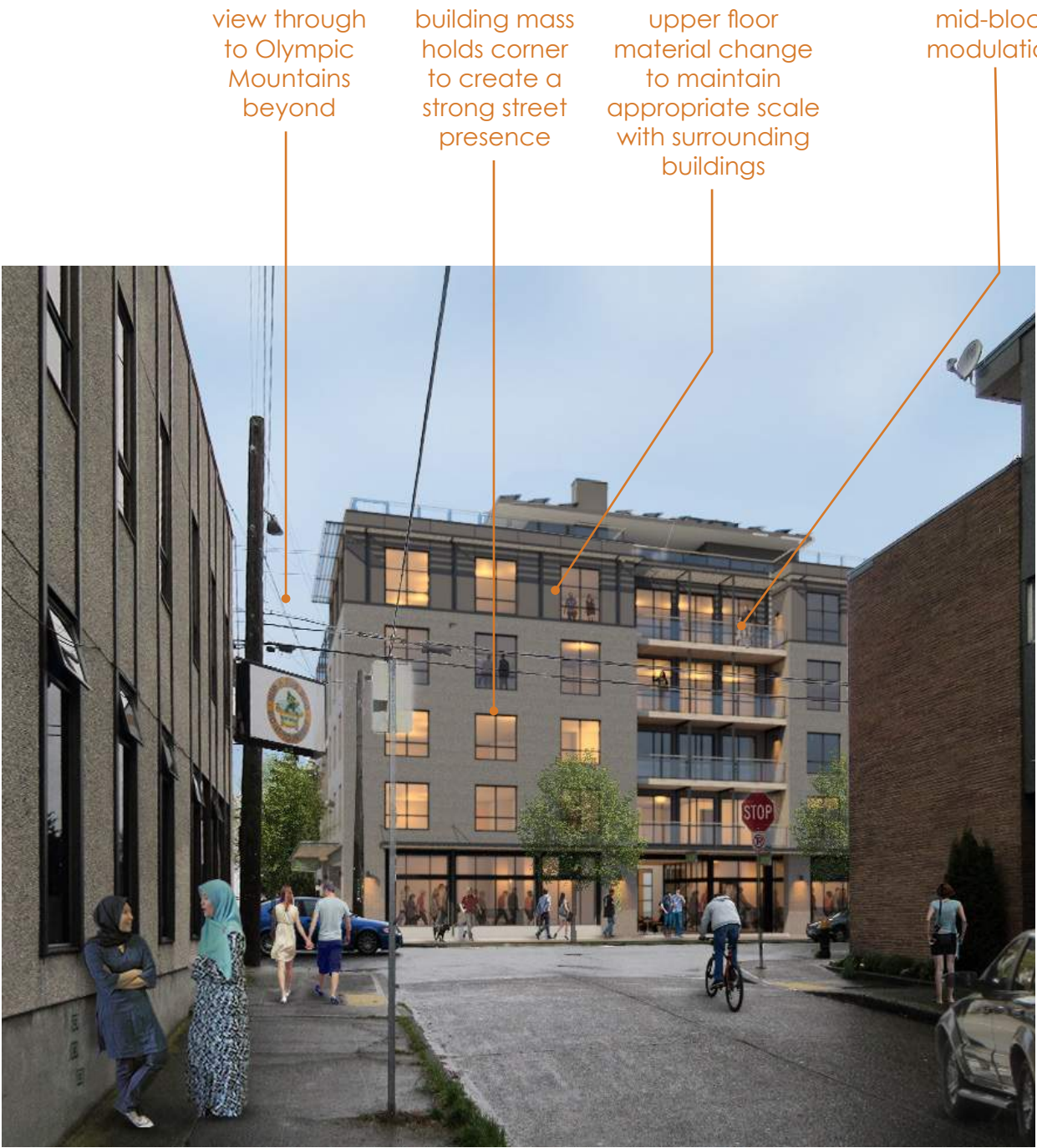
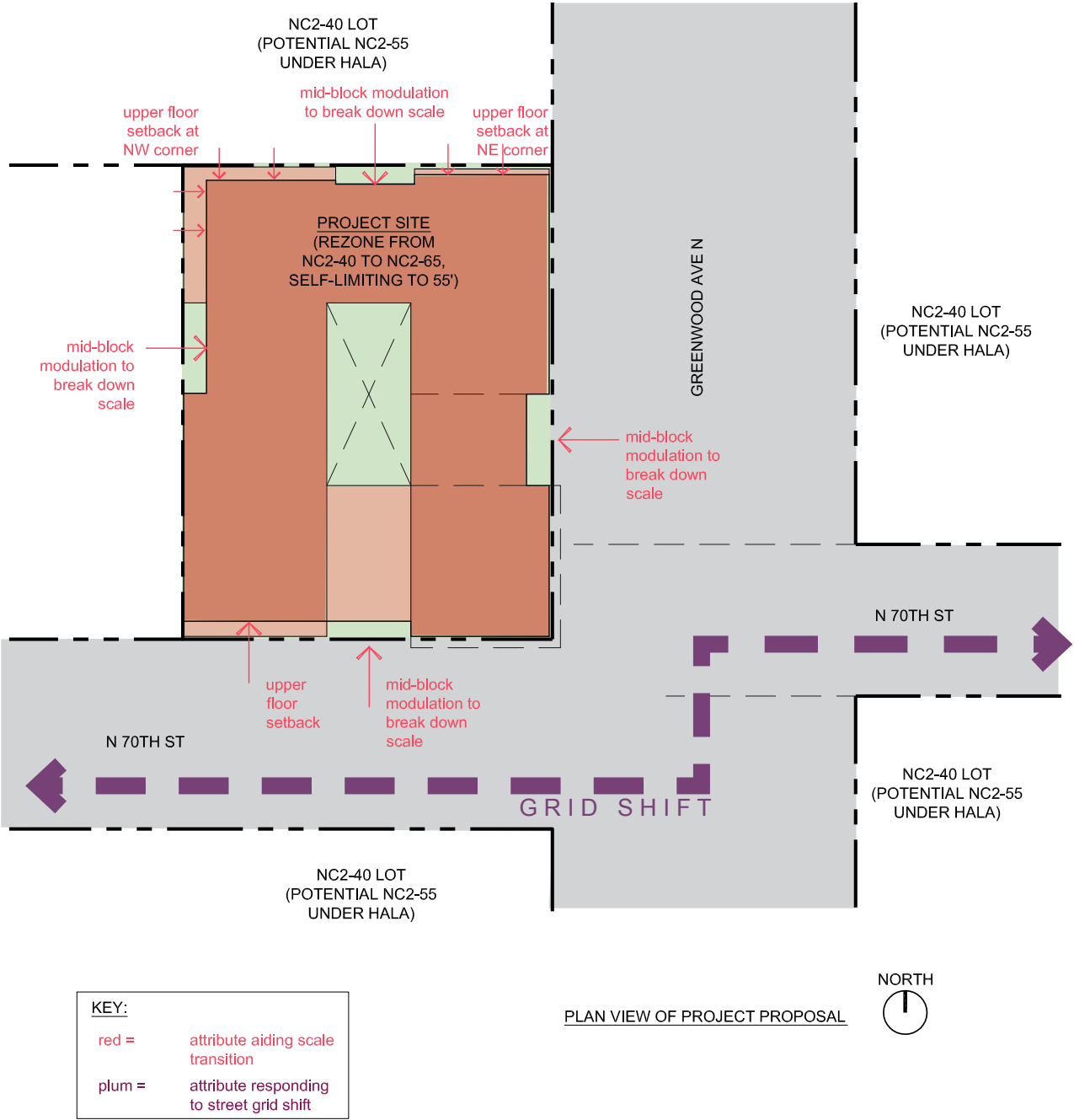


east (Greenwood Ave N) elevation ^



ARCHITECTURAL CONCEPT

The unique street jog is addressed through a strong streetwall facing Greenwood Ave, and building mass pulled to the street to create a strong presence and reinforce this site as an important corner in the neighborhood. The east (Greenwood) elevation is divided into three parts, with the south portion forming a strong corner framed in the westerly view from N 70th St to the east.

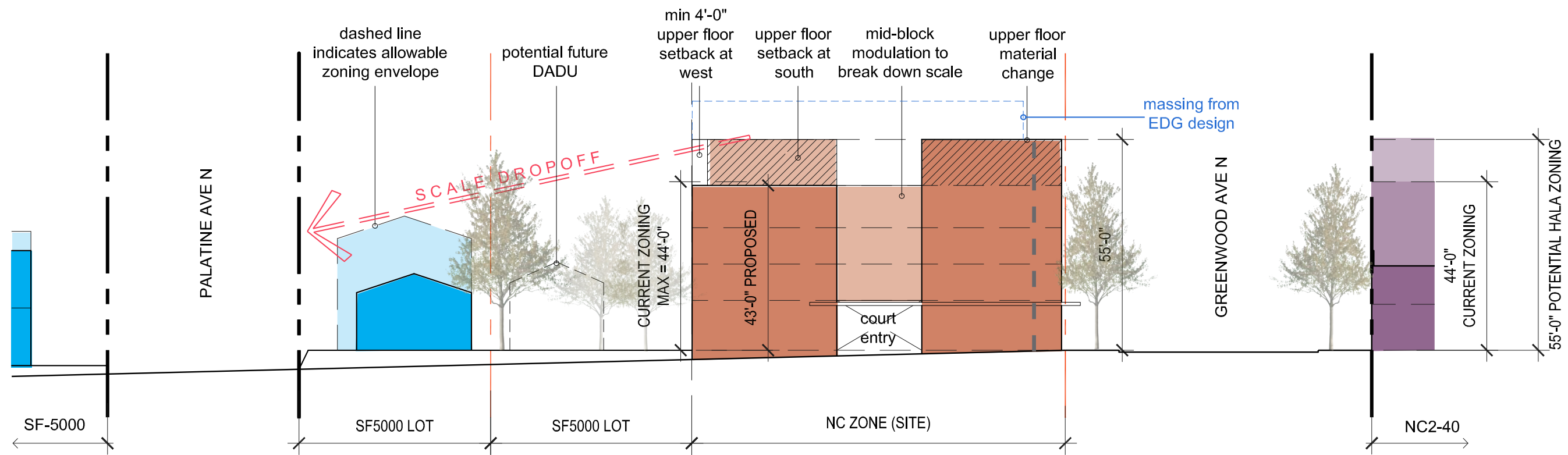


^ view of project looking west along N 70th St





^ looking NE to project from N 70th St with upper floor setback and mid-block modulation



CURRENT DESIGN: elevation from south (n 70th st)

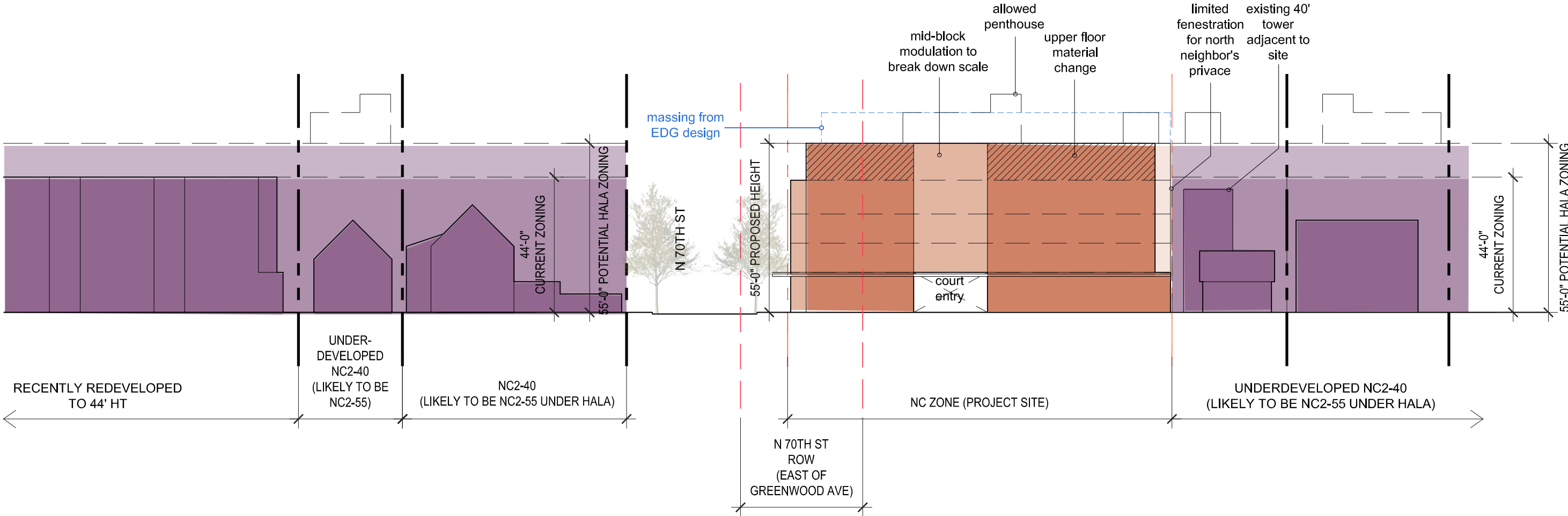


ARCHITECTURAL CONCEPT

The scale and proportion of future building context (through the lens of the pending 55' HALA upzone) has been studied. This informed a decision to remove the upper (6th level) floor from EDG for a reduced building height of 5 stories to better align with anticipated future zoning. In response to EDG feedback, the top floor has been differentiated from the building base with a material change, providing a vertical break to reduce perceived building height. Strategic modulation is proposed along each frontage to reduce perceived mass: each facade features a vertical setback/break to divide the building into three distinct zones from each vantage point. Additionally, the west end of the south (70th St) facade sets back the upper floor at the west end to provide a scale transition towards the less-intensive single family use.



^ looking NW to project from intersection of Greenwood Ave N and N 70th St, showing mid-block modulation at each frontage

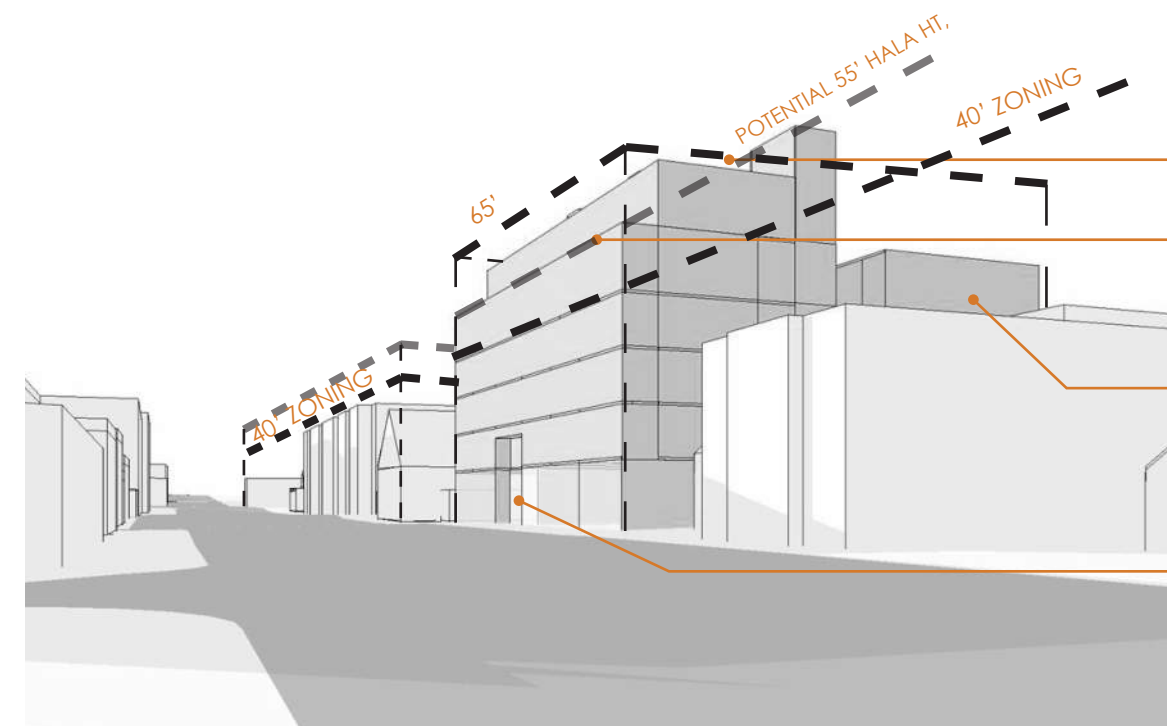


CURRENT DESIGN: elevation from east (greenwood ave n)

ELEVATION FROM EAST (GREENWOOD AVE N)



APPROVED DESIGN FROM EDG



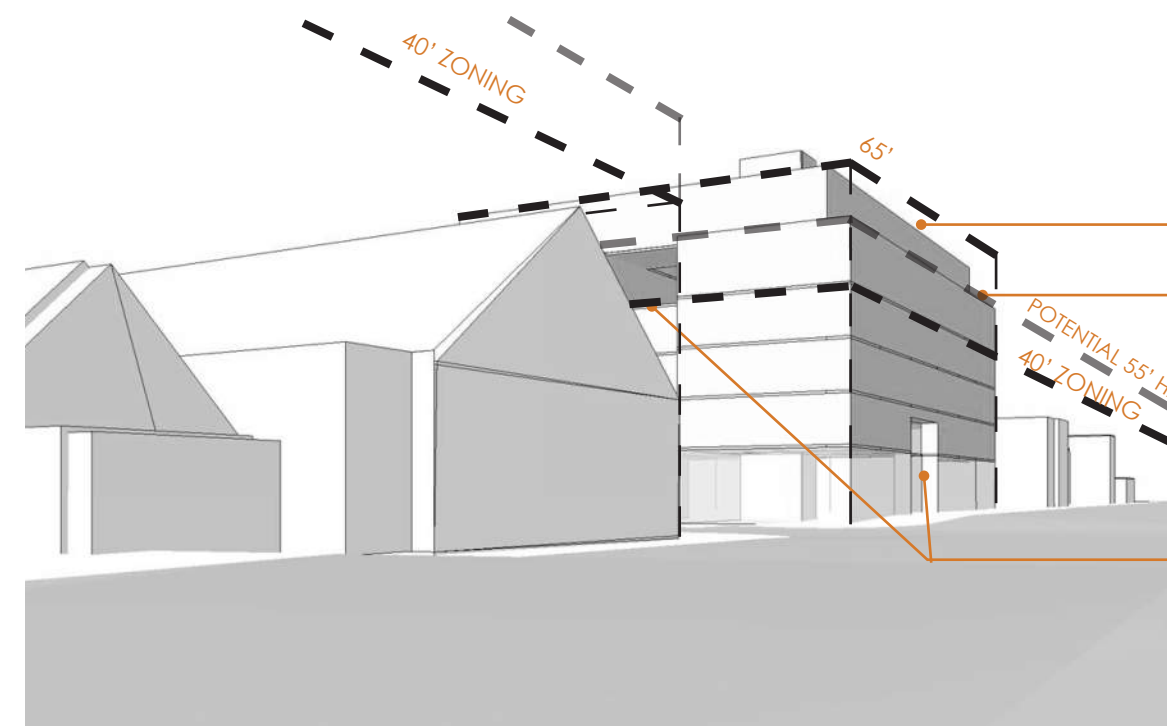
^ bird's eye from NE

- 6th floor has been removed
- max building height self-limited to 55' in line with future HALA zoning
- setbacks added adjacent to neighboring NC- & SF-zone
- added full-height modulation along Greenwood Ave N & N 70th St to break down mass

PROPOSED DESIGN



bird's eye from NE ^



^ bird's eye from SE

- 6th floor has been removed
- max building height self-limited to 55' in line with future HALA zoning
- added full-height modulation along Greenwood Ave N & N 70th St to break down mass



bird's eye from SE ^



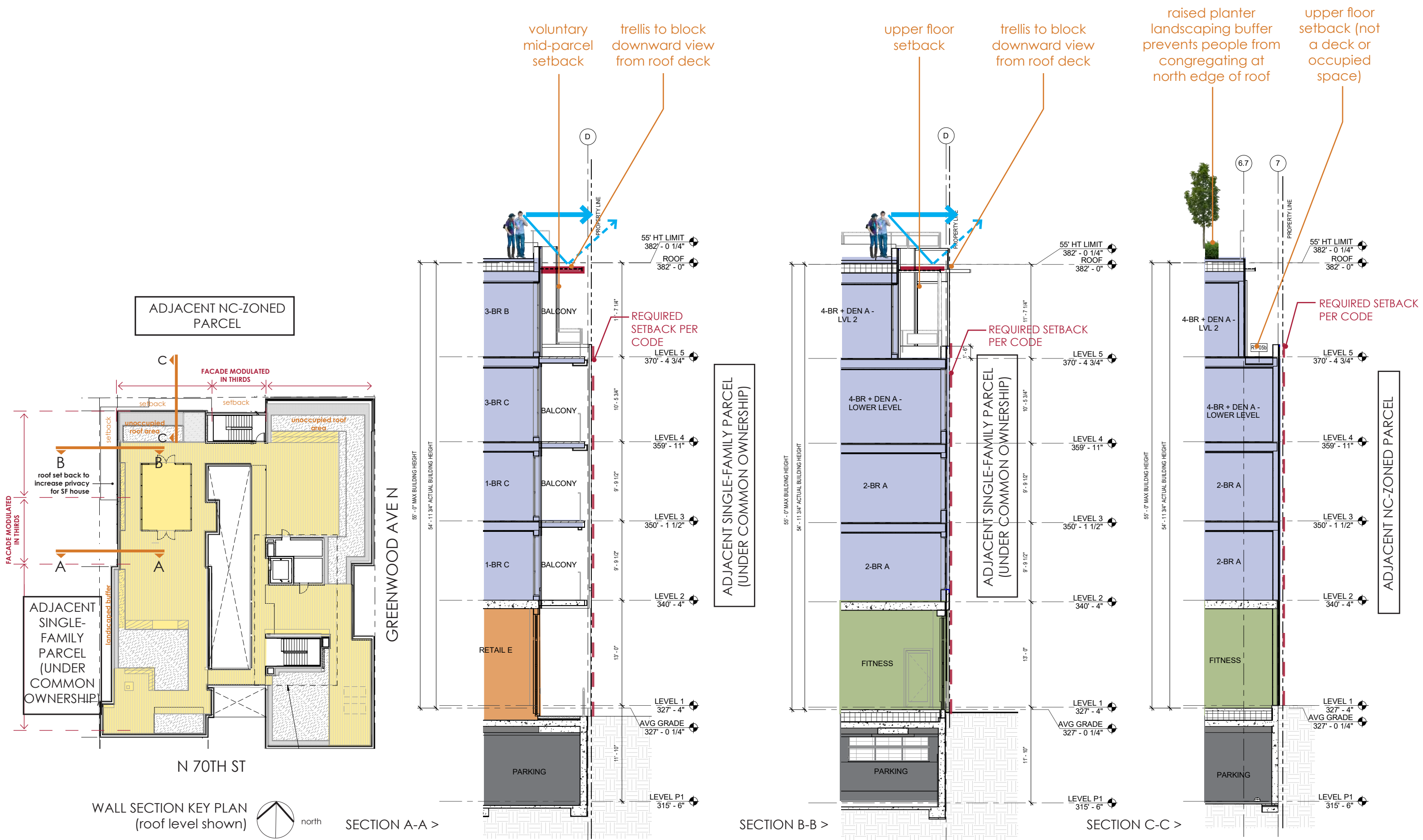


^ looking S along Greenwood Ave N

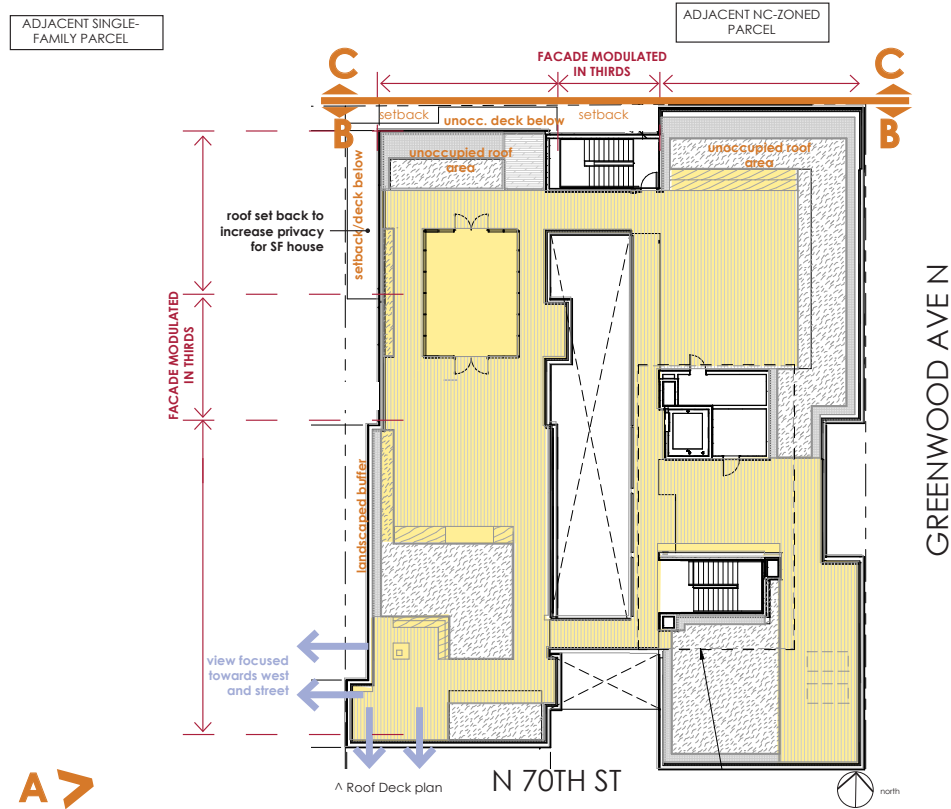


^ looking N along Greenwood Ave N

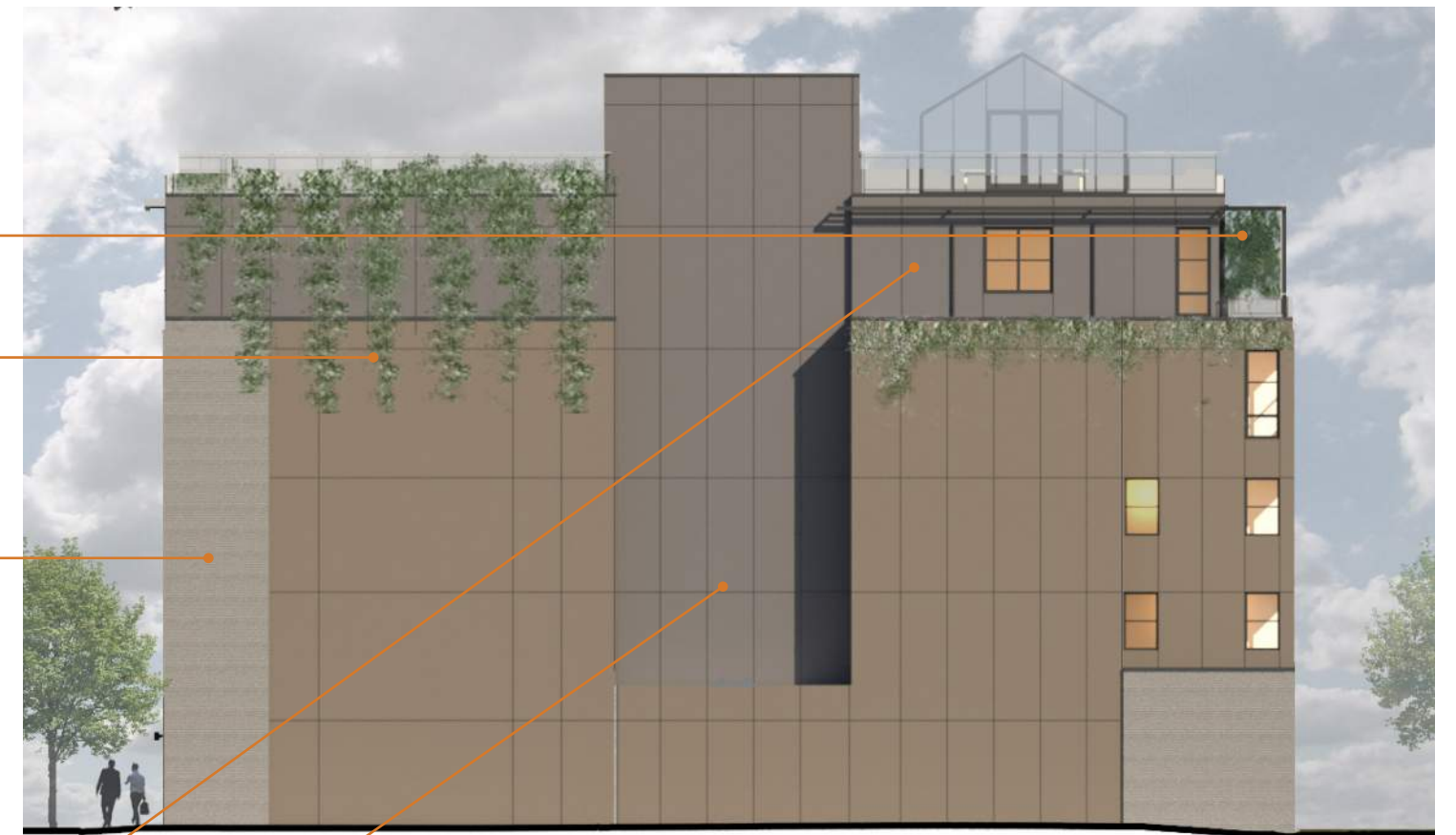






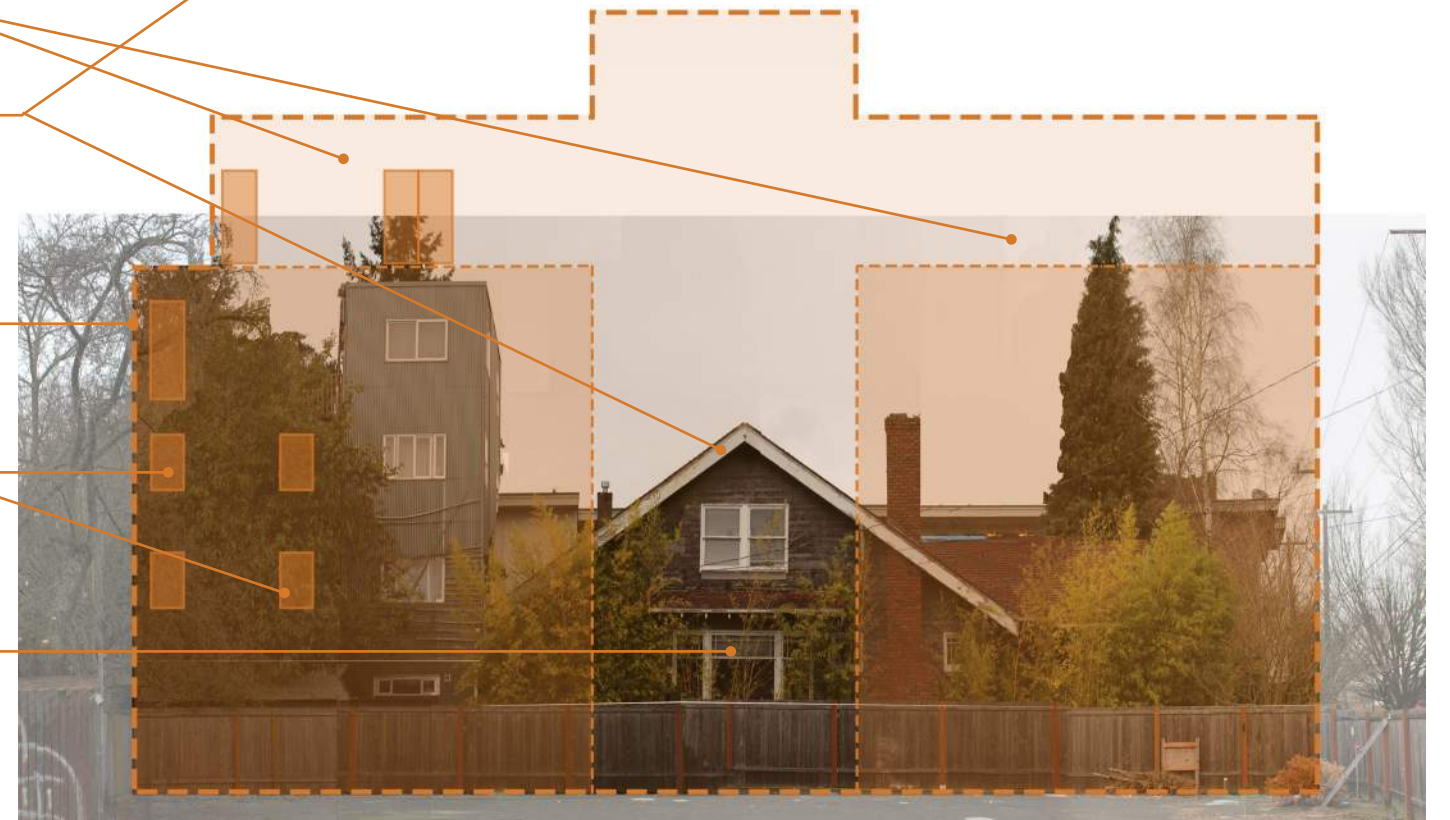


**A** looking NW across site



**B** proposed north building elevation

- upper floor setback
- mid-block modulation to break down scale
- outline of proposed building
- location of windows in proposed building does not overlap neighboring buildings' windows
- no fenestration and a recess in building opposite neighbor's windows



**C** elevation of home in NC-zone with fenestration of proposed building overlaid, note: no overlap of windows



ARCHITECTURAL CONCEPT

The project development site includes two adjacent single-family parcels that border the entire length of the site to the west. The southwest single family parcel will be landscaped and the northwest single family parcel contains a single-family house that is to remain. The previous pedestrian cut-through from Greenwood Ave N through the interior courtyard to the west single-family parcel has been eliminated to provide more privacy and a buffer between retail and adjacent residential uses. The ground floor courtyard helps break the at-grade expression down to a scale that is on par with the existing fabric of the neighborhood.



< figure-ground diagram showing proposed development within existing urban fabric