



12.05.2012 STREAMLINED DESIGN REVIEW
5555 PHINNEY AVE N / DPD PROJECT # 3014447 / # 6334144

washington 2505 3rd avenue•suite 300C , Seattle, WA 98121 • california 1993 Santa Barbara Street, San Luis Obispo, CA 93401 • www.caronarchitecture.com

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PROPOSAL

The proposed project at 5555 Phinney Ave North is 8 Townhouses in 4 duplexes that will replace an existing church building. The project would create a total of 8 units with 8 parking stalls in a private garage accessible off of North Argyle Place. The goal for this project is to create an attractive modern community that complements the rich character of the neighborhood.

DPD Project #3014447, #6334144

King County Assessor Parcel Numbers: 9523100875

Legal Description: Lots 9, 10, 11, 12 of block 75 of Supplemental Plat of Woodland Park Addition less the west 5 ft of each lot. Parcel C of City of Seattle lot boundary adjustment #3013893.

ANALYSIS OF CONTEXT

The project is located west of Woodland Park Zoo on the south end of Phinney Ridge. The site is zoned LR-3, with Woodland Park to the east and SF-5000 zoning to the west. The site is bound by LR-3 zoning to the north and south.

The site is a corner lot bound by Phinney Ave N. to the east and N. Argyle Pl to the south. St. John's United Lutheran Church is located to the south and a small apartment building to the north. A small area of a SF-5000 lot containing a single family residence also borders to the north.

Being near the south end of Phinney ridge, the topography is rather steep, sloping down from east to west. There is a 12' grade difference between Phinney Ave N. and the west property line. There are a number of trees on the site, the largest being a non-exceptional 17" caliper cypress. The slope affords great views of the Olympics Mountains and Puget Sound to the west and park views across Phinney Ave to the east.

The neighborhood is predominately single family residences, many of which date back to the first platting of the area. Most of the apartment buildings along Phinney Ave N are of various vintages; some being older brick structures, while others are newer wood framed structures. There are no nearby overlay districts or urban villages.

The most significant attraction to the area is Woodland Park and the Zoo, which is right across the street. Residents will definitely be close enough to hear elephants trumpet. This large city amenity along with the spectacular views will make this a wonderful place to live.

Please see the following page for a graphic contextual analysis.



PROPOSAL AND ANALYSIS OF CONTEXT

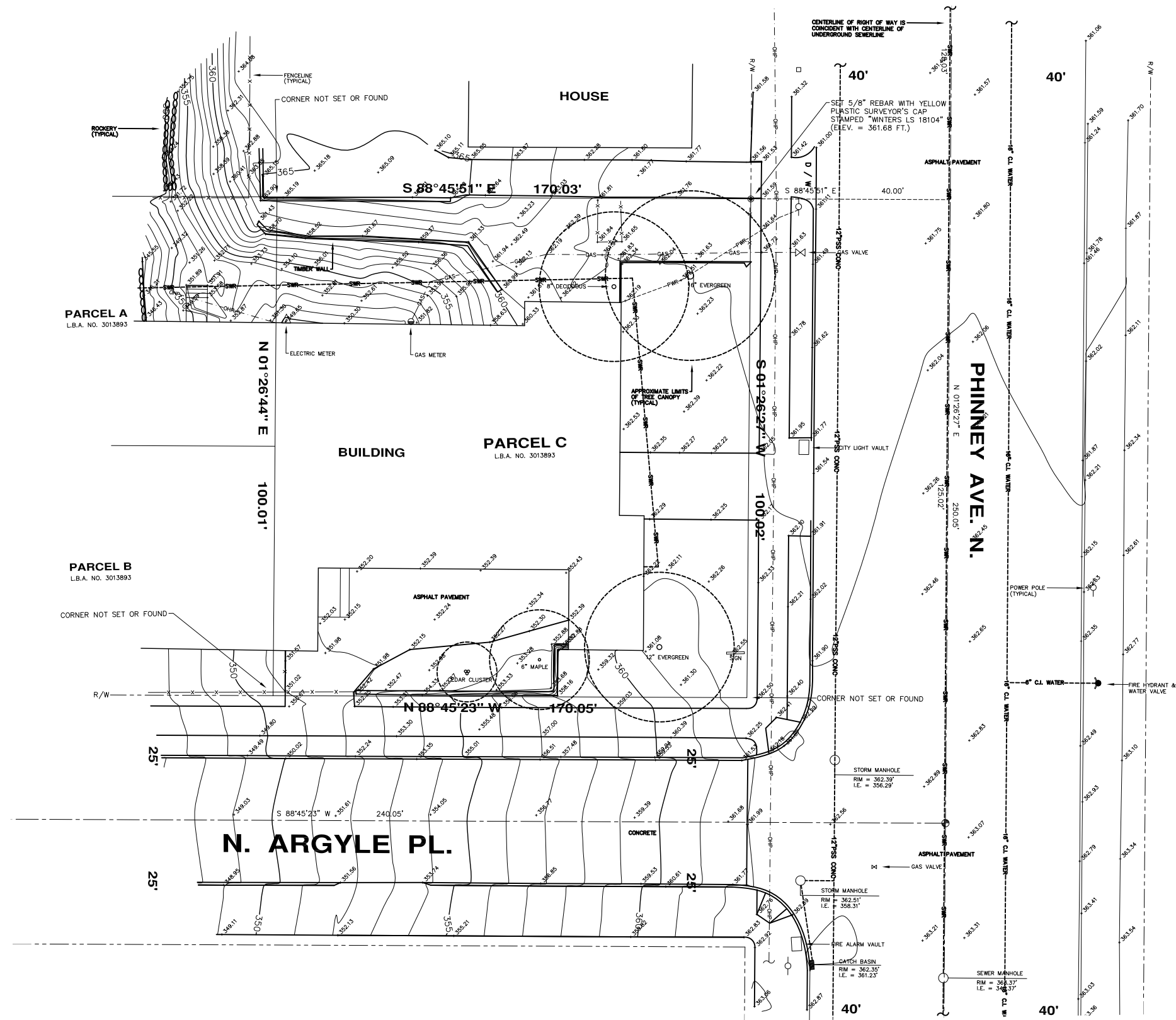
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ANALYSIS OF CONTEXT

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EXISTING SITE CONDITIONS - SURVEY

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1. STREET ELEVATION ALONG PHINNEY AVE N LOOKING WEST



PHOTO LOCATION KEY PLAN



2. STREET ELEVATION ALONG PHINNEY AVE N. LOOKING EAST

EXISTING SITE CONDITIONS - STREET ELEVATION

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1. N. ARGYLE PL. ELEVATION LOOKING NORTH



PHOTO LOCATION KEY PLAN



2. N. ARGYLE PL. ELEVATION LOOKING SOUTH

EXISTING SITE CONDITIONS - N. ARGYLE PL. ELEVATIONS

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4. PHINNEY AVE N. LOOKING NORTH



PHOTO LOCATION KEY PLAN



1. N ARGYLE PL LOOKING WEST



2. N. ARGYLE PL LOOKING EAST



3. PHINNEY AVE N. LOOKING SOUTH

EXISTING SITE CONDITIONS

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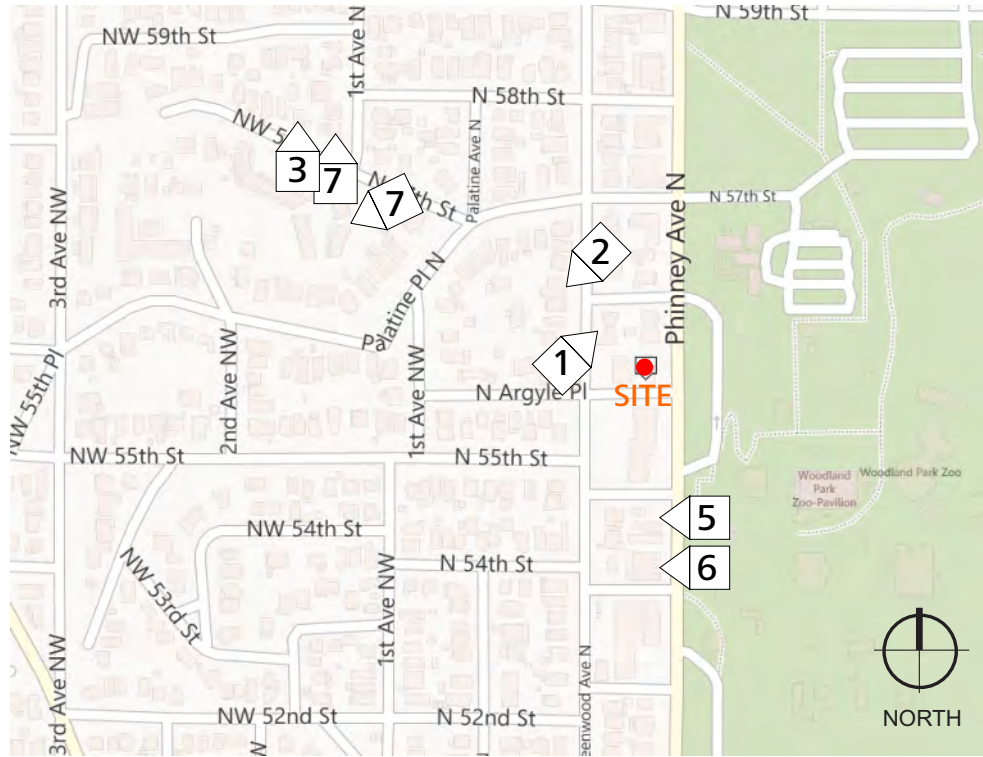


PHOTO LOCATION KEY PLAN



1. HOUSE ON GREENWOOD AVE N.



2. HOUSE ON GREENWOOD AVE N.



3. HOUSE ON NW. 58TH ST



4. TOWNHOUSE DEVELOPMENT ON PHINNEY AVE N.



5. CONDOMINIUMS ON NW. 58TH ST



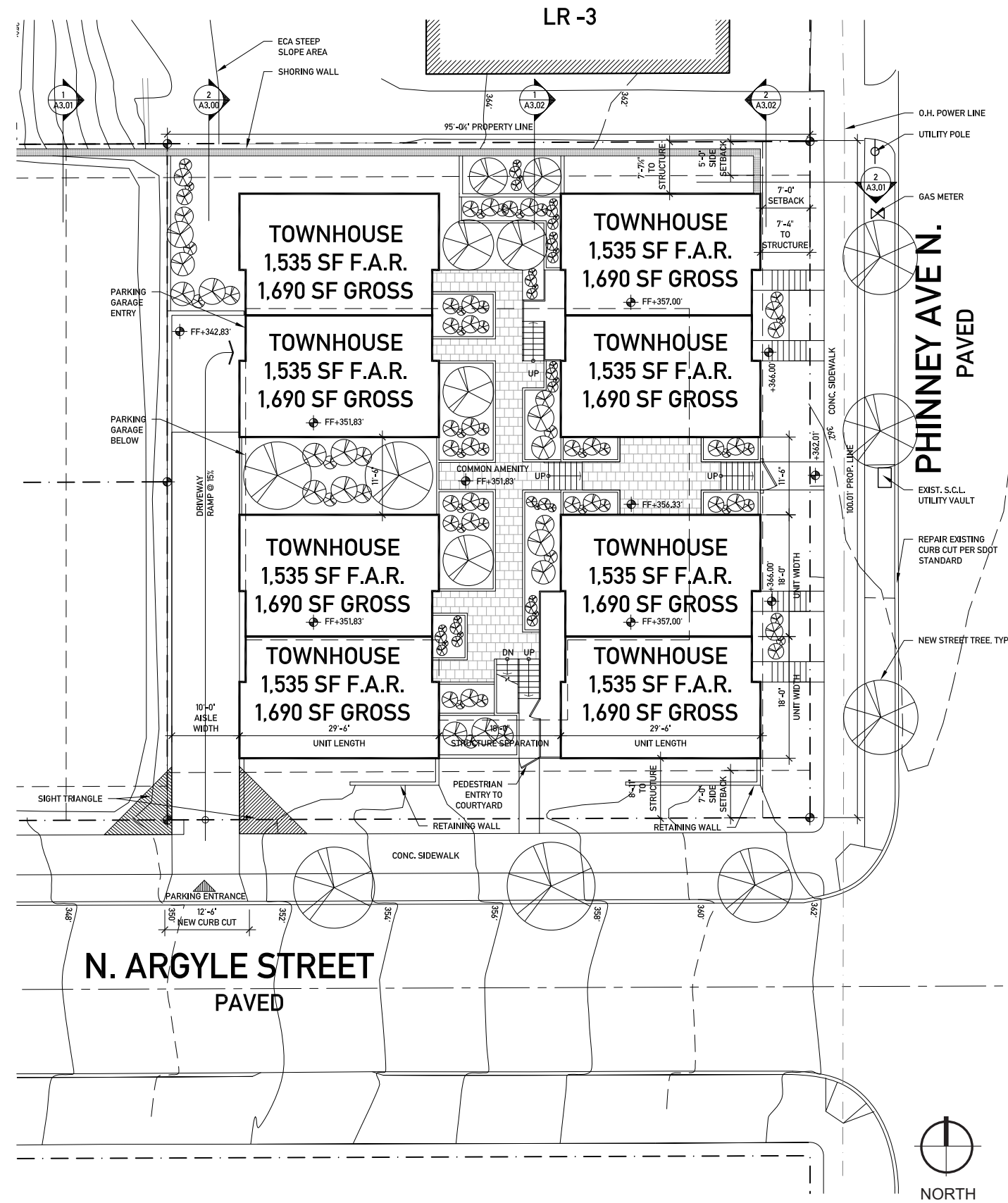
6. APARTMENTS ON PHINNEY AVE N.



7. HOUSE ON NW. 58TH ST

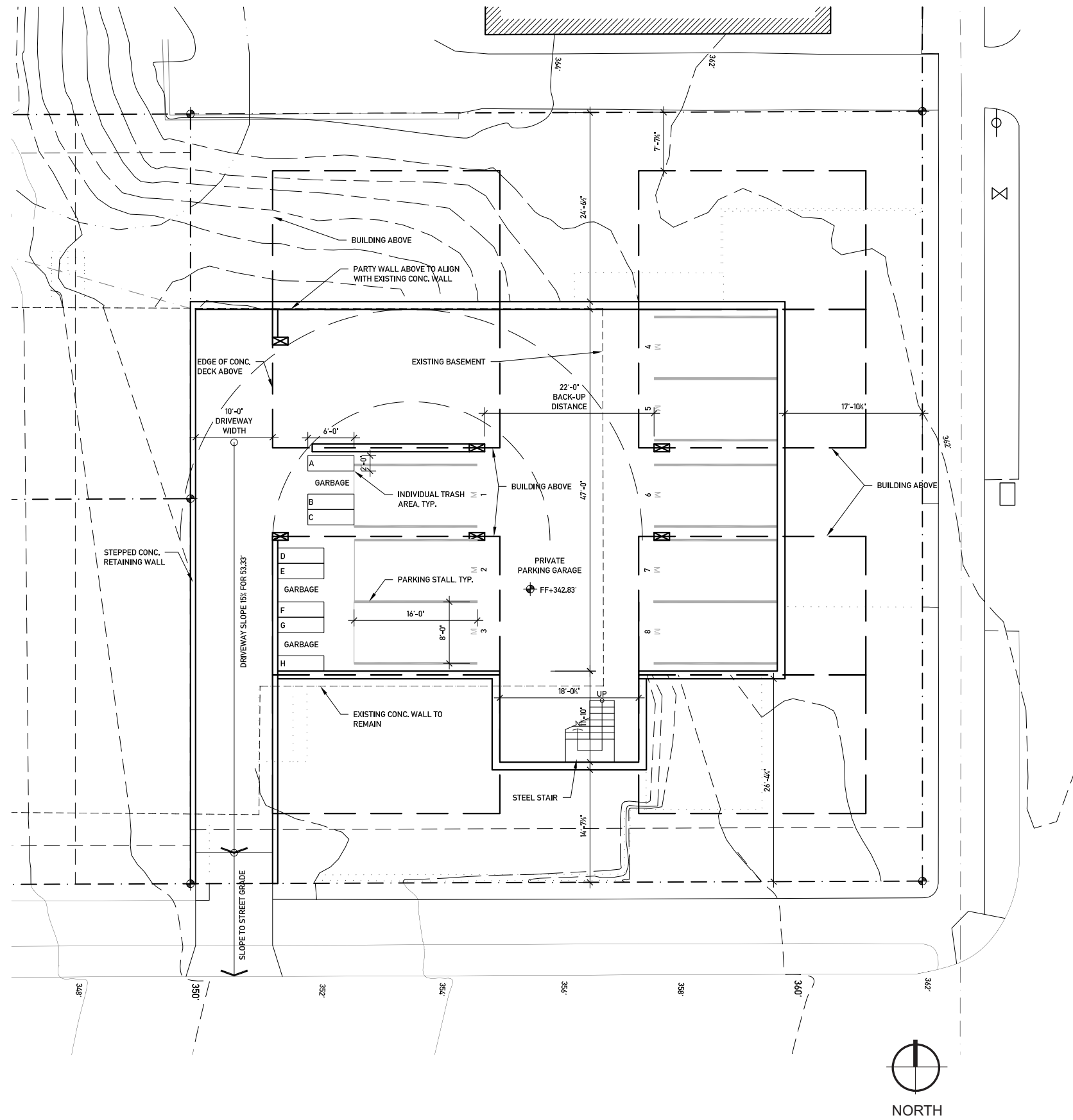
EXISTING SITE CONDITIONS
NEIGHBORHOOD CHARACTERISTICS

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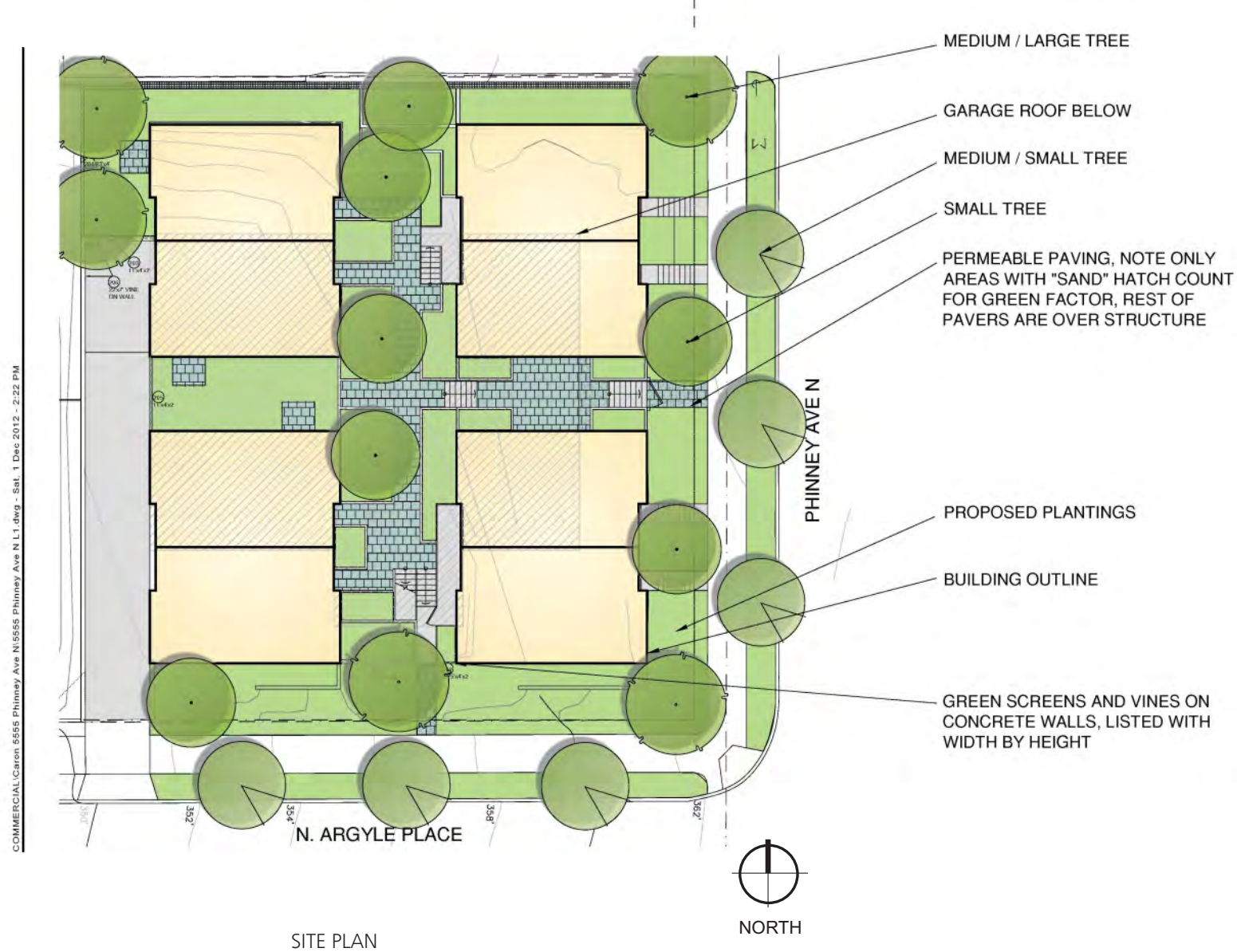
SITE PLAN

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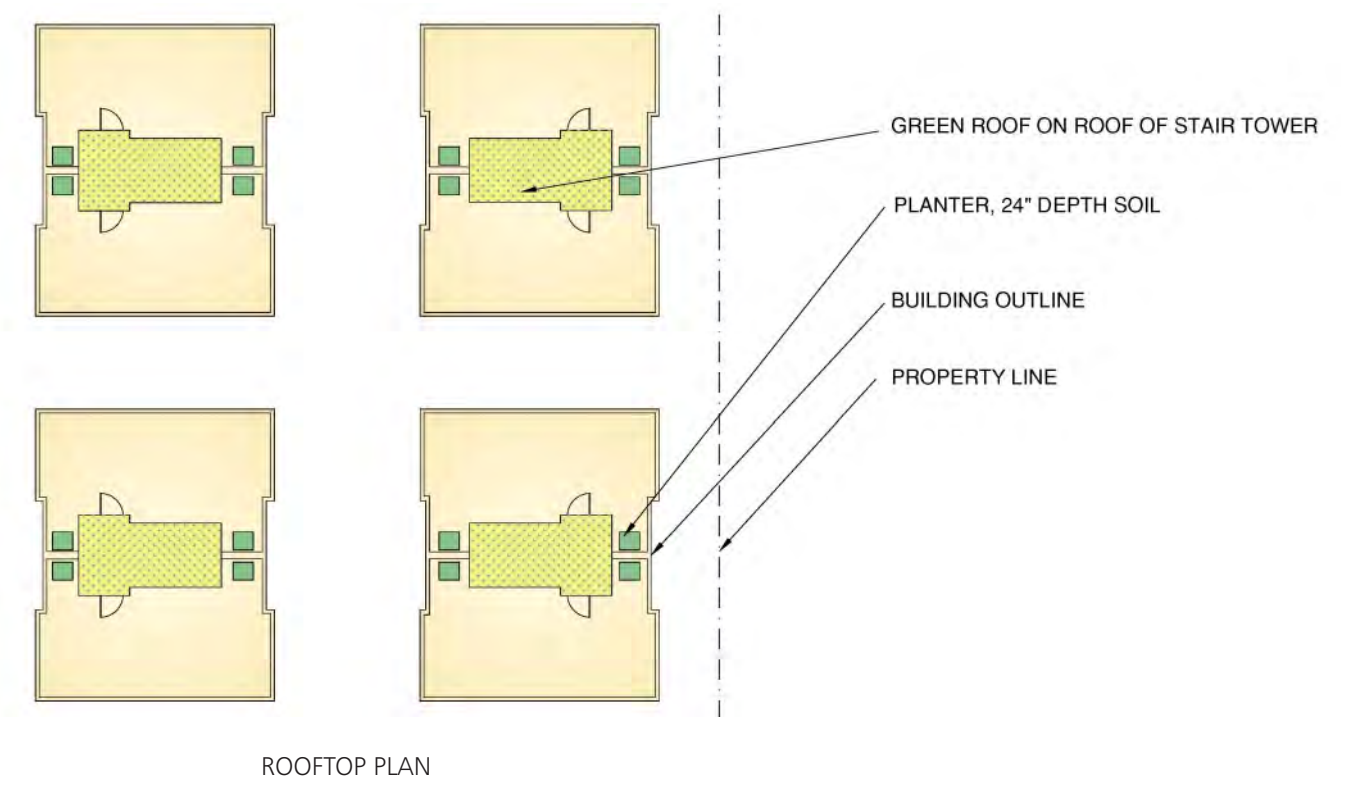


GARAGE PLAN

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SITE PLAN



LANDSCAPE PLAN

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DESIGN GUIDELINES

A-1 Responding to Site Characteristics

The site has a significant slope rising 12' west to east to Phinney Ave N. The church currently on site has a large basement built into the hillside. We propose to take advantage of this existing shell as a form of temporary shoring and build a private garage for parking within the excavated area. The two duplex structures along Phinney Ave are built into the hillside, exposing only two stories above the street. The other two duplex structures to the west will sit on top of the garage lid roughly 6' lower than the two duplexes along Phinney Ave. The project responds to the site by stepping down the hill away from the park and capturing views of the mountains to the west.

A-2 Streetscape Compatibility

Neighboring structures include a large church to the south and a small apartment building to the north. The townhouses are divided into duplex structures, which reduces their bulk, and allows for view corridors between the buildings. The proposed duplexes along Phinney Ave are partially buried, exposing about 25' of structure above grade, which is a similar building profile to other structures along the street. Across the street lies Woodland Park and the Zoo. Large established trees line the eastern side of Phinney Ave N. at this location. The project will provide vibrant landscaping along Phinney Ave to help transition from park to neighborhood.

A-3 Entrances Visible from the Street

The entries to the residences of this project are clearly denoted at the street level and at each unit. Addresses are marked on canopies over each entry door, which also provide a visual element to distinguish individual units. Access to the townhouses from the street are via individual walkways and stairs. The duplexes to the west are accessible off of a common amenity courtyard area. Access to the amenity area is via a central stair located on Phinney Ave, and via a walkway from N Argyle Pl. Address signage for the inner units is provided at the streets. In addition, entries will contain lighting and architectural detailing to help inform the user as they progress towards their destination.

A-5 Respect for Adjacent sites

The units have been oriented to capture views to the west, with the majority of the windows and entrances located on the east and west facades. Care has been taken to maintain privacy between the properties to the north by minimizing windows on the north facades. Landscaping and fencing is used to shield the privacy of bedrooms on the ground level. Shoring is necessary to maintain existing grades on neighboring sites to the north. Units along Phinney Ave are sunk below grade to reduce their apparent mass. Open railings are used to further diminish bulk which helps the project not look overpowering against adjacent single family sites to the west. The buildings all meet the required setbacks from the property lines.

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DESIGN GUIDELINES

A-6 Transition Between Residence and Street

The established neighboring streetscapes have a clearly defined transition between street and residence, including pathways, porches and large individual entry stairs. Our project maintains the streetscape with similar features: each unit has an individual front walk and stair to the front door. Metal mesh “green screens” are used in lieu of opaque fences along the street. Landscaping is provided in the front setback to ease the transition from street to building.

A-7 Residential Open Space

Ample amenity space is evenly distributed throughout the site, bringing light and a sense of openness to the project. A large common amenity courtyard is provided between all the units. This space is judiciously landscaped to provide privacy for units accessed off of this space and to segregate it from the street. Each unit also has a large balcony facing west off of the living area. Private amenity space is provided as roof decks available to each unit. The roof decks provide residents an area to enjoy the view, entertain guests and have access to light and fresh air. Private amenity space has also been provided for the western two duplexes in the form of patios accessed off the lower bedrooms.

A-8 Parking and Vehicle Access

Parking for this project is located in a secured private garage accessed off of N. Argyle Place. This garage is constructed within the foundation footprint of the existing church, which will avoid needless filling and grading of the site. The subterranean garage keeps parking out of sight while also providing trash storage for each unit. This garage contains the required eight spaces, one for each unit and meets the standard criteria set forth in the Seattle Municipal Code.

A-10 Corner Lots

Due to this project’s adjacency to both Woodland Park and the Lutheran Church, the street elevations on the corner have been given particular consideration. Please see comments for A-1 through A-6 for more detail.

B-1 Height, Bulk and Scale Compatibility

The project is divided into four duplexes that step down the hill from east to west. The eastern two duplexes are partially buried into the hill, exposing only two stories above grade which provides a compatible building profile with the neighborhood. To further alleviate the height and bulk, the railing design on the rooftop deck is open horizontal wood strips, providing a sense of lightness and transparency. Splitting the units into duplexes makes for a project that is at a consistent scale with the SF-5000 zoning to the west. The project aims to avoid creating a wall of structure along the park as a means to ease the transition between the park and the neighborhood. Splitting the project up also allows for view corridors through the site from Phinney Ave to the west. The saw-tooth design along the east facade helps delineate each unit while also providing visual interest in the streetscape.



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DESIGN GUIDELINES

C-1 Architectural Context

The area around Woodland Park has not undergone as much expansion and redevelopment as neighboring districts. Many of the houses date to when the land was originally platted, and many of the apartment buildings, while updated, retain their original exteriors. While the zoning allows for more density along Phinney Ave, the grain of buildings is not dense. Many buildings have courtyards, large front steps and are set back from the street. The proposed project shares these characteristics. The project also helps ease the transition from the higher density LR-3 zone to the SF-5000 zone to the west. While modern, the project is consistent with the neighborhood and avoids ostentatious detailing and massing.

C-2 Architectural Concept and Consistency

This project intends to present a coherent building form that is modern but not sterile and in contrast with the neighborhood. Care has been taken to select finishes and details that are consistent with the surrounding structures. The saw-tooth projections along the street gives the project a unique sense of character. The open wood rail helps define the top of each building and is also translated as a wall detail in other parts of the project. See C-1 and C-4 for extended descriptions of other details.

C-4 Exterior Finish Materials

This project will make use of high-quality, long lasting materials. The current proposal anticipates the use of fiber cement panel, stained wood, vinyl windows, concrete, architectural paving, metal and glass canopies and lush landscaping. The materials chosen are reflected in the neighborhood, and are meant to prevent the project from feeling austere and cold. Please see the elevations for material locations.

D-6 Screening of Dumpsters, Utilities and Services areas

Solid waste and recycling facilities, utilities and service areas will all be located in the private garage. Trash and recycle bins will be pulled to the curb by residents on collection day and will be billed separately for each unit.

D-7 Pedestrian Safety

Pedestrian safety is an important feature of this project. Adequate lighting will be provided to create a well lit streetscape. Architectural green screens will separate the common amenity from the street. Access to the garage is protected by a secure door and limited access from the common amenity. Defensible space is maintained with landscaping in the front and side yards. The inner courtyard will be lit carefully to provide sufficient lighting levels for safety and guidance but will be shielded down and away from neighbors to avoid light pollution.



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DESIGN GUIDELINES

E-1 Landscaping to Reinforce Design Continuity with Adjacent Sites

The project will protect and preserve all landscaping on neighboring properties, specifically the larger trees close to the shared property lines. Please see the existing site conditions (survey) for locations of existing trees. Landscaping on this project is used to protect the privacy of ground level windows where applicable from the public right of way or common areas. Street trees will enhance the streetscape along Phinney Ave and Argyle Pl.

E-2 Landscaping to Enhance the Building and or Site

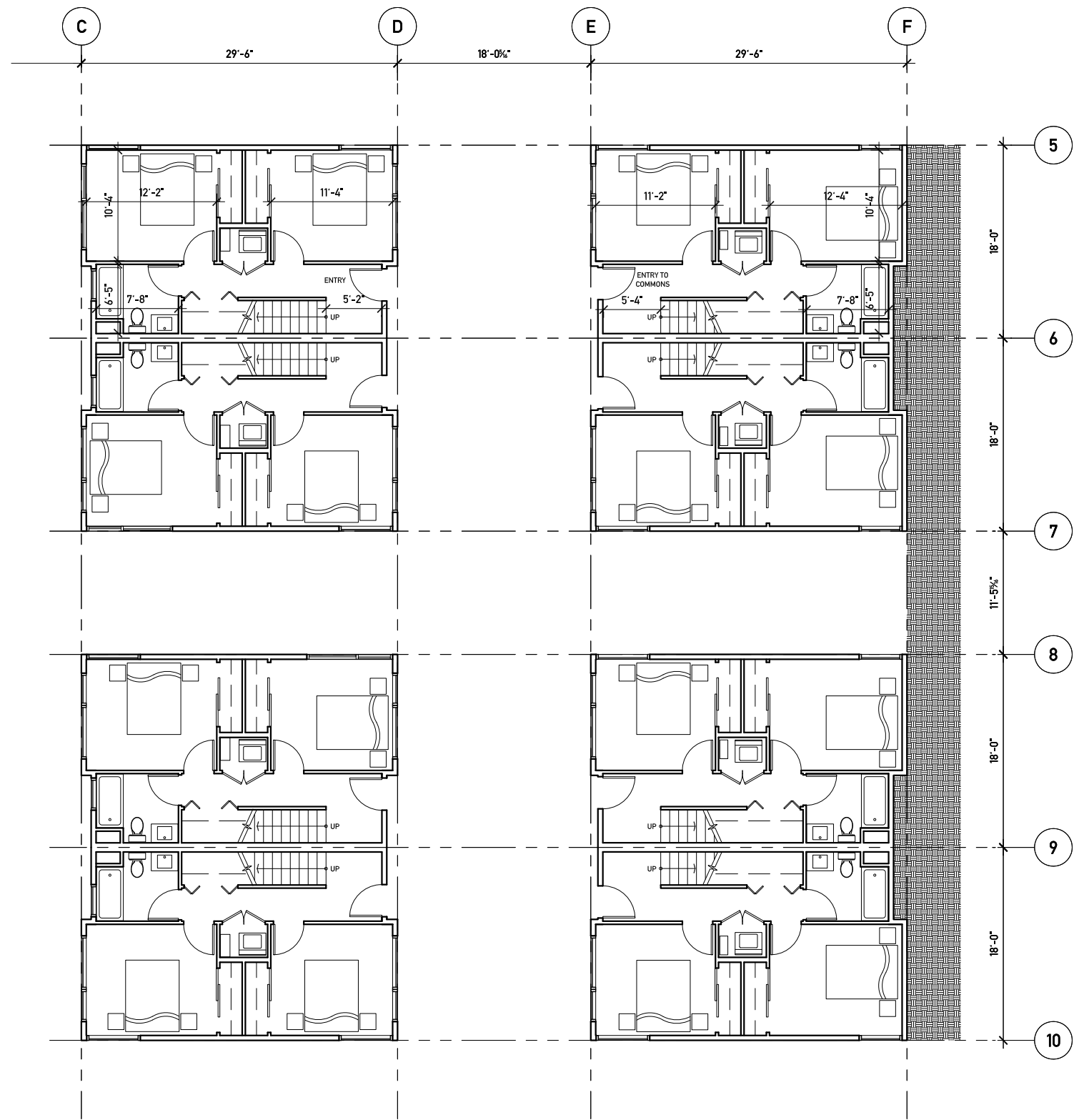
As previously described, lush landscaping will be a major feature of this project. Since project is across the street from Woodland Park, landscaping will play an important part in the visual progression from the park to the SF-5000 neighborhood. A green factor goal of 0.6 has been established and is being met with 17 trees and numerous shrubs and ground covers. Landscaping will also be incorporated into the rooftop amenity deck design. Green screens are used throughout the project in lieu of traditional cedar fencing. Please see the landscaping plan in this packet for detailed information.

Green Factor Score Sheet		SEATTLE <i>green factor</i>	
Project title: 5555 Phinney Ave N, LR-3 Zone, minimum green factor 0.6		enter sq ft of parcel	SCORE 0.600
Parcel size (enter this value first) *		9,473	
Landscape Elements**	Totals from GF worksheet	Factor	Total
A Landscaped areas (select one of the following for each area)			
1	Landscaped areas with a soil depth of less than 24"	enter sq ft 0	0.1 -
2	Landscaped areas with a soil depth of 24" or greater	enter sq ft 4316	0.6 2,589.6
3	Bioretention facilities	enter sq ft	1.0 -
B Plantings (credit for plants in landscaped areas from Section A)			
1	Mulch, ground covers, or other plants less than 2' tall at maturity	enter sq ft 4316	0.1 432
2	Shrubs or perennials 2'+ at maturity - calculated at 12 sq ft per plant (typically planted no closer than 18" on center)	enter number of plants 103 1236	0.3 371
3	Tree canopy for "small trees" or equivalent (canopy spread 8' to 15') - calculated at 75 sq ft per tree	enter number of plants 7 525	0.3 158
4	Tree canopy for "small/medium trees" or equivalent (canopy spread 16' to 20') - calculated at 150 sq ft per tree	enter number of plants 6 900	0.3 270.0
5	Tree canopy for "medium/large trees" or equivalent (canopy spread of 21' to 25') - calculated at 250 sq ft per tree	enter number of plants 5 1250	0.4 500.0
6	Tree canopy for "large trees" or equivalent (canopy spread of 26' to 30') - calculated at 350 sq ft per tree	enter number of plants	0 0.4 -
7	Tree canopy for preservation of large existing trees with trunks 6"+ in diameter - calculated at 20 sq ft per inch diameter	enter inches DBH	0 0.8 -
C Green roofs			
1	Over at least 2" and less than 4" of growth medium	enter sq ft	0.4 -
2	Over at least 4" of growth medium	enter sq ft 608	0.7 425.6
D Vegetated walls			
		enter sq ft 536	0.7 375.2
E Approved water features			
		enter sq ft	0.7 -
F Permeable paving			
1	Permeable paving over at least 6" and less than 24" of soil or gravel	enter sq ft 0	0.2 -
2	Permeable paving over at least 24" of soil or gravel	enter sq ft 127	0.5 63.5
G Structural soil systems			
		enter sq ft 0	0.2 -
		sub-total of sq ft =	13,814
H Bonuses			
1	Drought-tolerant or native plant species	enter sq ft 608	0.1 60.8
2	Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater	enter sq ft	0.2 -
3	Landscaping visible to passersby from adjacent public right of way or public open spaces	enter sq ft 4,376	0.1 438
4	Landscaping in food cultivation	enter sq ft 0	0.1 -
		Green Factor numerator =	5,682

* Do not count public rights-of-way in parcel size calculation.
 ** You may count landscape improvements in rights-of-way contiguous with the parcel. All landscaping on private and public property must comply with the Landscape Standards Director's Rule (DR 6-2009)

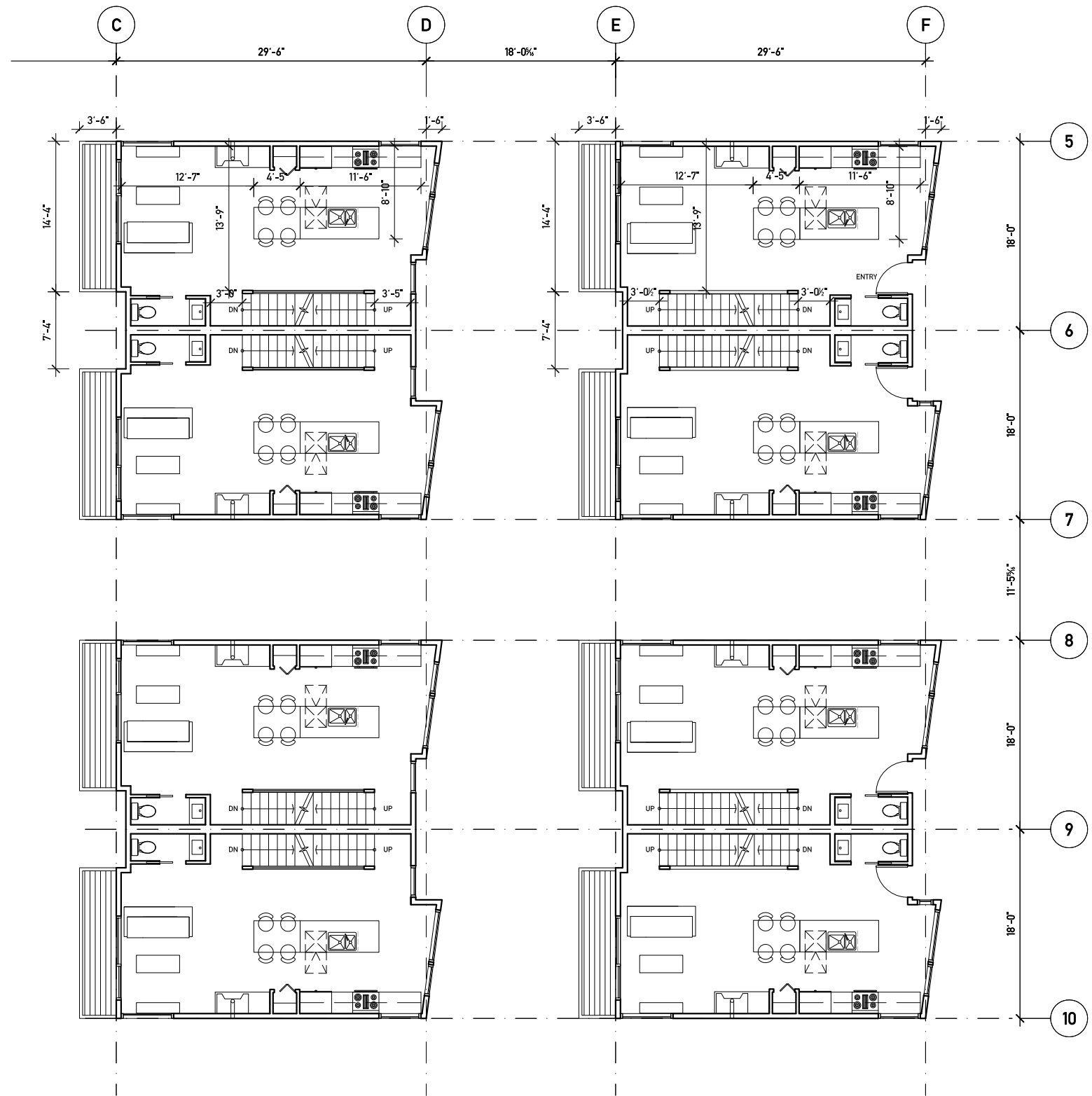
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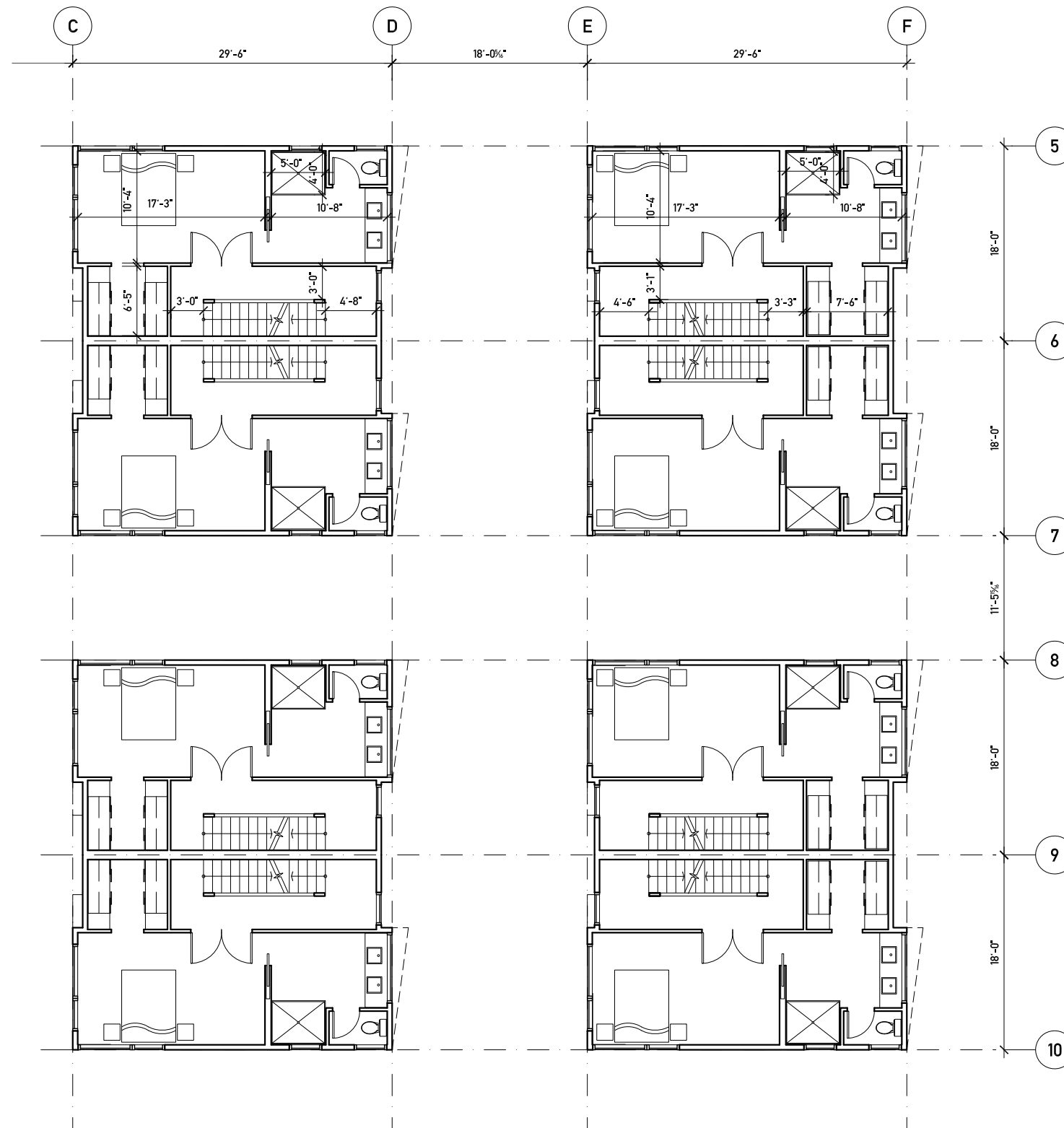
FLOOR 1 PLANS

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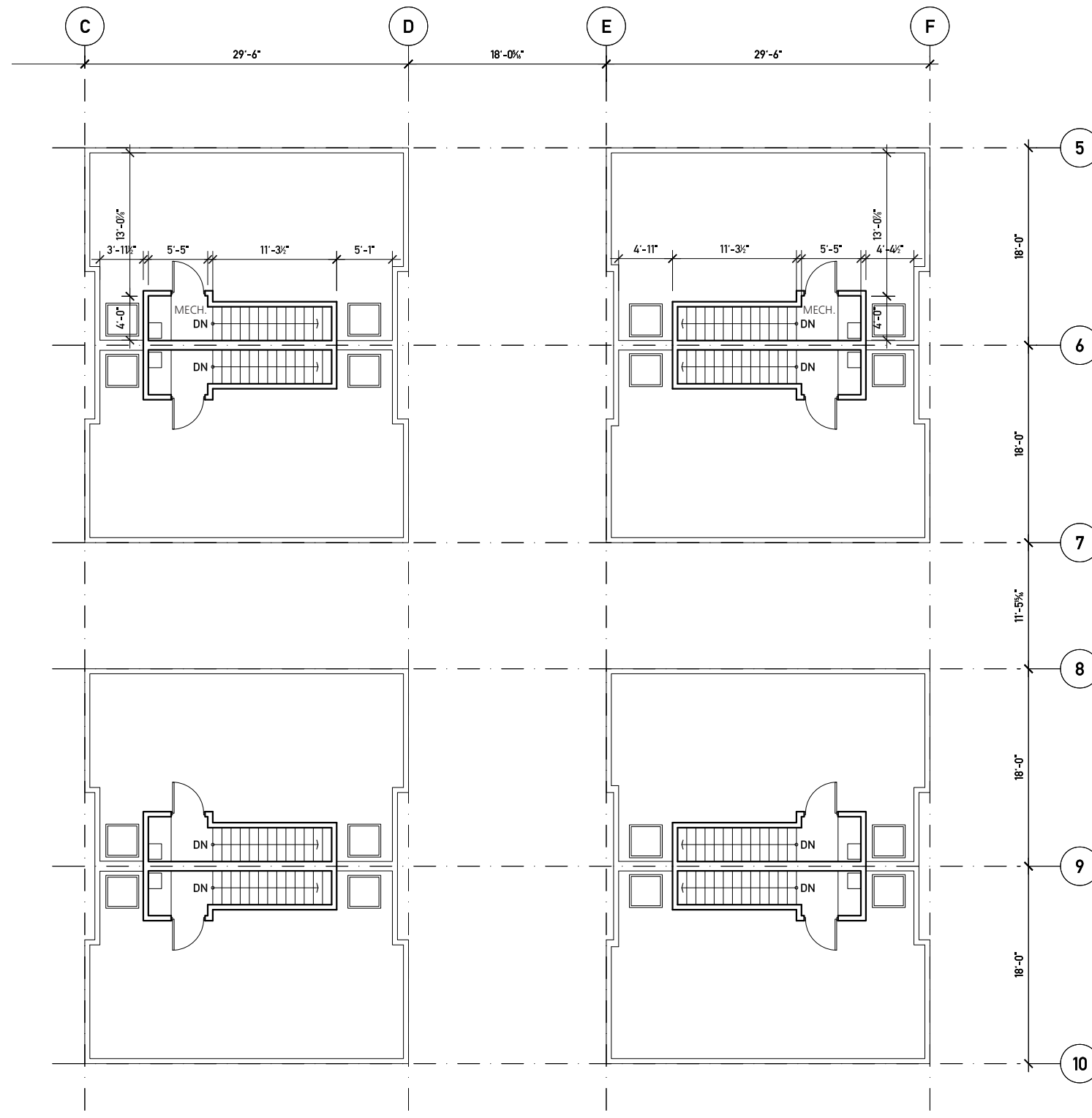
FLOOR 2 PLANS

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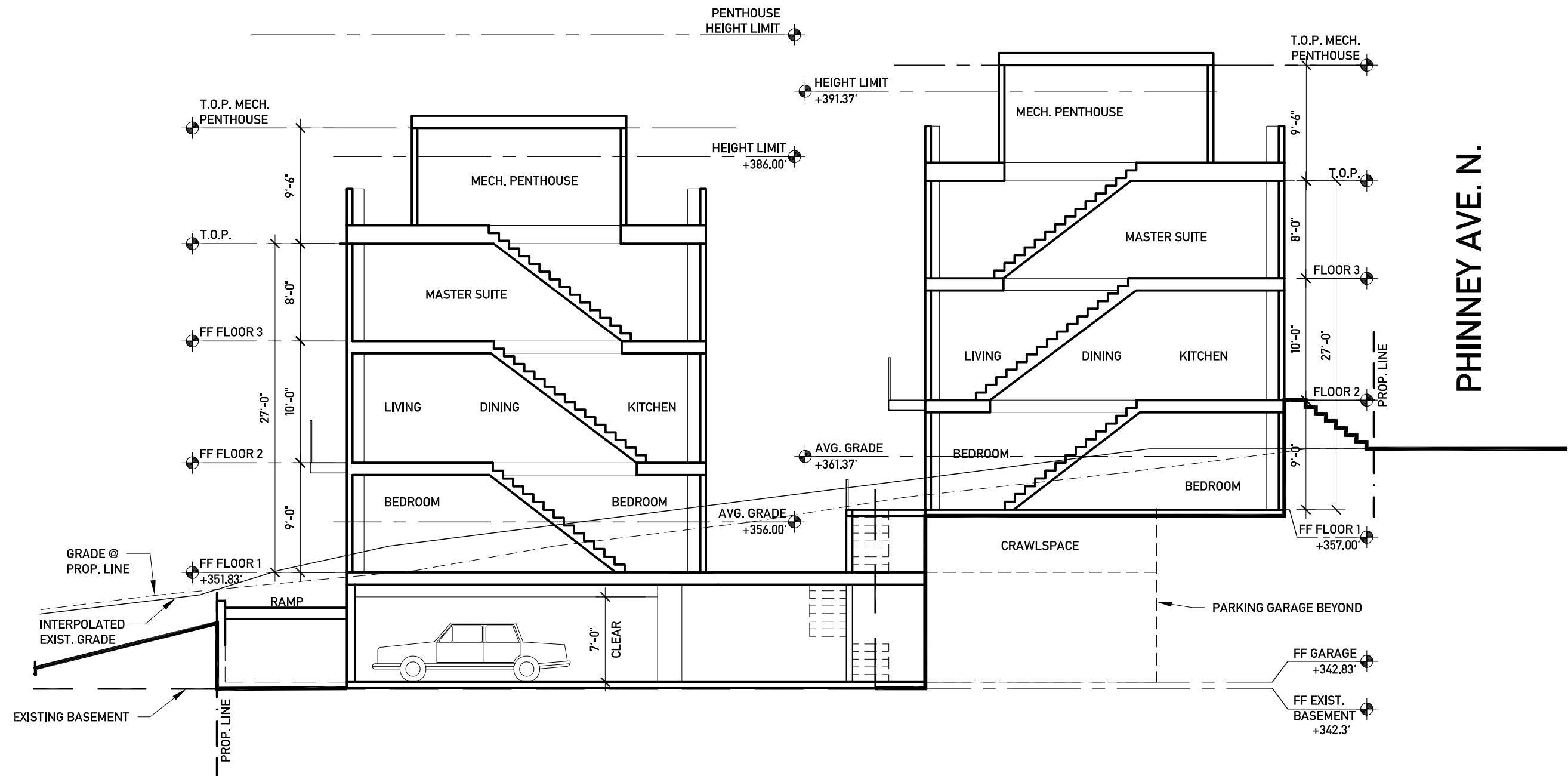
FLOOR 3 PLANS

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ROOF PLANS

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SECTIONS

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FIBER CEMENT SIDING, COLOR TBD

STAINED WOOD RAILING
AND WINDOW SCREEN

SIGNAGE

CONCRETE ENTRY STAIR



EAST ELEVATION AT PHINNEY AVE N.

VINYL WINDOWS

METAL CANOPY



EAST ELEVATION AT COURTYARD

ELEVATIONS - EAST

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WEST ELEVATION AT COURTYARD



WEST ELEVATION AT DRIVEWAY RAMP

ELEVATIONS

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STAINED WOOD RAILING
AND WINDOW SCREEN

FIBER CEMENT SIDING, COLOR TBD

VINYL WINDOWS

BALCONY WITH METAL RAILING



ELEVATIONS - SOUTH AT COURTYARD - ELEVATIONS ALONG N. ARGYLE PL. SIMILAR

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A3 - ENTRANCES VISIBLE FROM STREET

B1 - BULK, HEIGHT AND SCALE
COMPATIBILITY

C4 - EXTERIOR FINISH MATERIALS

A8 - PARKING AND VEHICLE ACCESS



CONCEPT PERSPECTIVE FROM ARGYLE PL.

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CONCEPT PERSPECTIVE FROM PHINNEY AVE

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A1 - RESPONDING TO SITE CHARACTERISTICS
 B1 - HEIGHT, BULK AND SCALE COMPATIBILITY

A6 - TRANSITION BETWEEN RESIDENCE AND STREET
 A3 - ENTRANCES VISIBLE FROM STREET

A7 - RESIDENTIAL OPEN SPACE
 E2 - LANDSCAPING TO ENHANCE THE BUILDING AND SITE

CONCEPT PERSPECTIVE FROM ARGYLE PL

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D7 - PEDESTRIAN SAFETY

A7 - RESIDENTIAL OPEN SPACE



E2 - LANDSCAPING TO ENHANCE THE BUILDING AND SITE

CONCEPT PERSPECTIVE OF COURTYARD LOOKING SOUTH

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E2 - LANDSCAPING TO ENHANCE THE BUILDING AND SITE

A7 - RESIDENTIAL OPEN SPACE



CONCEPT PERSPECTIVE OF COURTYARD LOOKING WEST

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ADJUSTMENTS AND DEPARTURES

There are no requested adjustments or departures from code requirements or design guidelines.

PROJECT SUMMARY

Lot Size - 9,500 SF

Zoning: Lowrise Residential (LR-3)

FAR - 1.3 (Meeting standards of 23.45.510.C)

Allowable FAR - 12,350 SF

TOWNHOUSES (PER DUPLEX)

LEVEL 1 TOTAL: 970 SF

LEVEL 2 TOTAL: 996 SF

LEVEL 3 TOTAL: 970 SF

ROOF TOTAL: 134 SF

TOTAL: 3,070 SF

PROJECT TOTAL: 12,280 SF FAR

PROPOSED FAR MEETS OR EXCEEDS REQUIREMENTS OF SMC 23.45.510

All portions of the garage are exempt from the FAR calculation per SMC 23.45.514, 23.86.007 & Directors Rule 4-1012 using the definition of interpolated grade on a previously developed lot.



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