

Proposal

The owners propose to build 10 sustainable, high-quality, energy-efficient apartments in the pedestrian-friendly, transit-oriented Phinney neighborhood. 8 efficiency/studio units and 2 one-bedroom units with a 670 sf basement level commercial office space will replace an existing mixed-use building.

The 3,450 sf site is zoned LR3 – RC and is located in an Urban Village and subject to the Greenwood-Phinney Neighborhood Design Guidelines.

The building will be three stories above a basement with a maximum wall height of 30 ft. height above average grade. The ridge of the 8:12 pitch roof will be 39'- 10" (40'-0" allowable).

No parking is required or provided per 23.54.015 Table B, M.

The Built-Green 4 star project is situated between the Phinney Neighborhood Association (PNA) 'Blue Building' to the north and an existing 3-story brick apartment building to the south.



PROPOSED 10 UNIT APARTMENT BUILDING WITH BASEMENT LEVEL OFFICE SPACE AT 6528 PHINNEY AVE. N.

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Toepfer Multifamily

6528 Phinney Avenue N
Seattle, WA 98103
Project # 3020424

Streamlined Design Review
7/17/2015

Proposal

Analysis of Context

Location

The site is located on the east side of Phinney Ave N, just south of the Phinney Neighborhood Association (PNA) community center and landmark. An older but well-maintained 3-story brick apartment building is located along the south property line. A paved alley borders the east property line. An existing 2 story mixed-use building currently occupies the site.

Zoning

The site is located at the south end of the Greenwood-Phinney Ridge Urban Village and is zoned LR3-RC. The adjacent PNA site to the north and single-family houses to the east are zoned SF 5000.

Topography/Light/Views/Natural Features

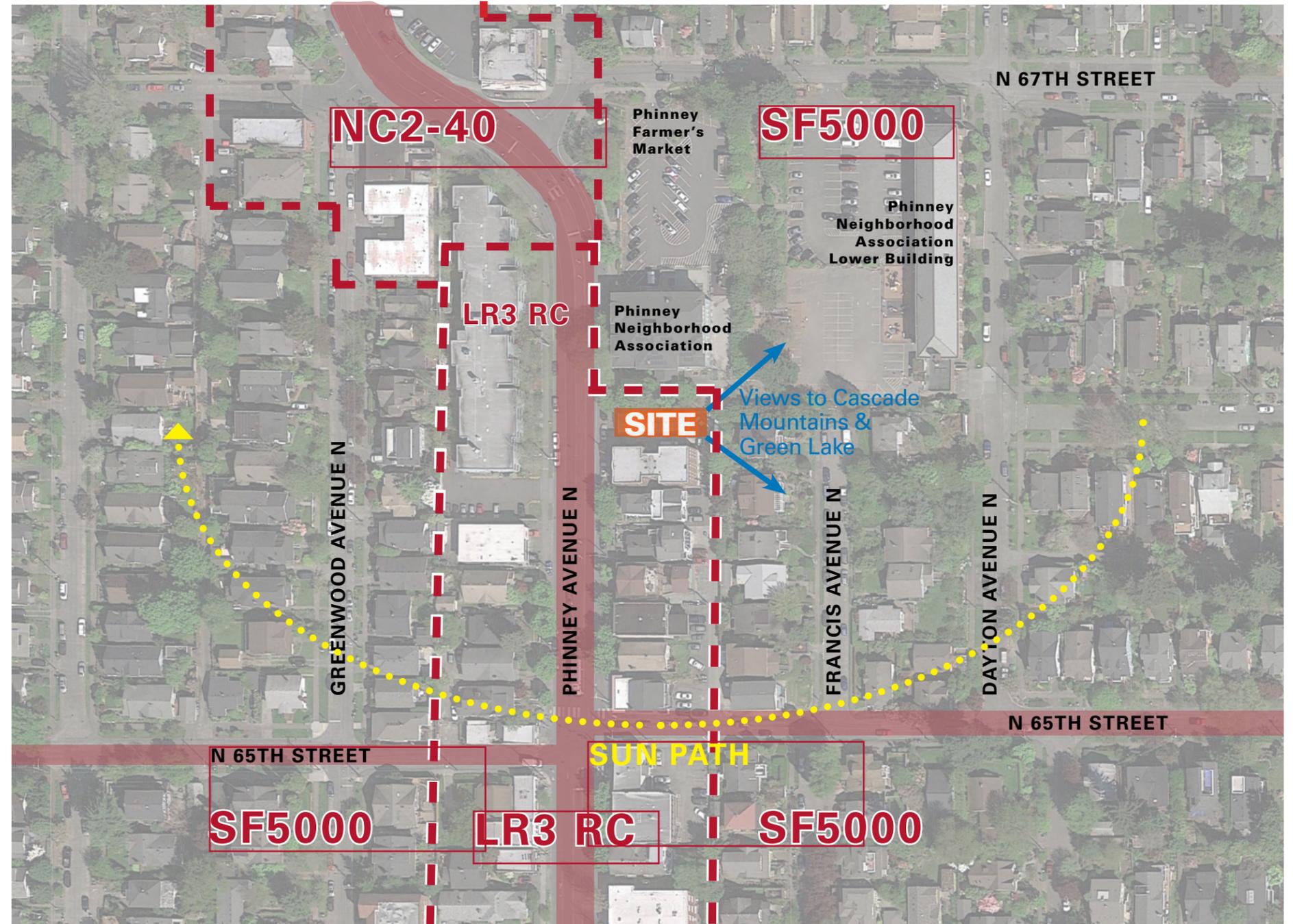
The site slopes approximately 12 ft. from Phinney Ave N down to the alley at the east. Units on the east (alley) side should enjoy views of Greenlake and the Cascade Mountains from the 2nd and 3rd floors. West-facing units overlook Phinney Ave N. An unimproved SDOT Right of Way with several mature trees and a few native shrubs provides a pleasant, informal landscape buffer between the PNA and project site. Direct daylight is available morning and afternoon on the east and west sides. Solar access for photovoltaic panels is limited to the upper roof area on the south side.

Existing Architectural and Siting Patterns

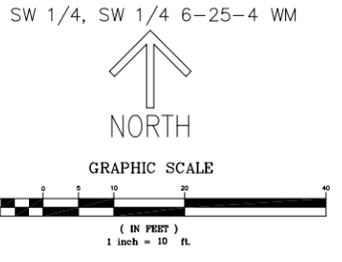
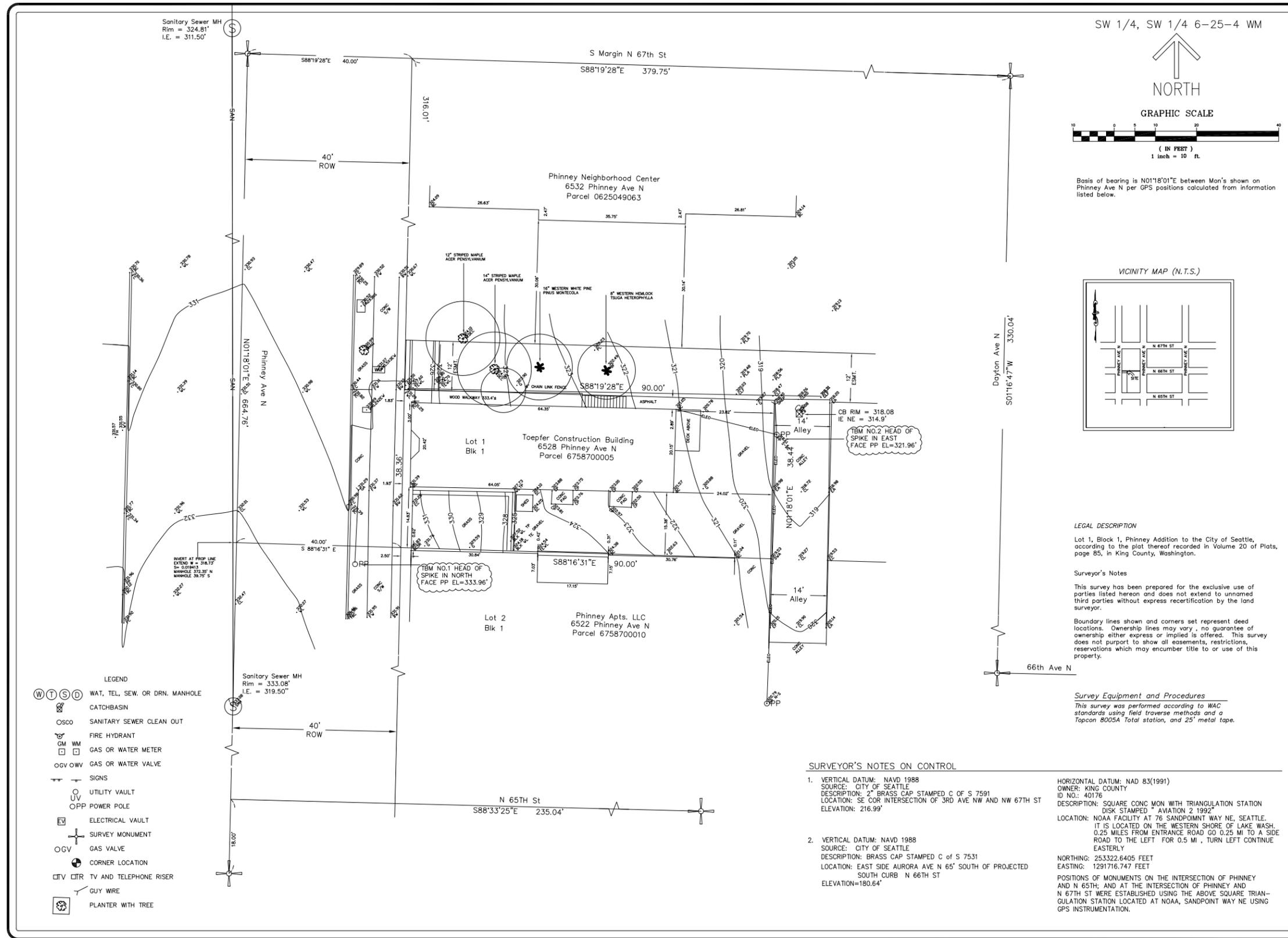
This area of Phinney Ave N is architecturally diverse in terms of building use, form, scale and materials. Several older houses remain in single and multi-family residential use. Some have been modified and converted to commercial uses – offices and retail shops. The adjacent 3-story brick apartment building has 12 studio units and was built in 1923. Across Phinney Ave N is a 3-story wood frame 52 unit apartment building built in 1984 and 6-unit, 2-story apartment building built in 1962. The context photos illustrate the range of buildings on the surrounding blocks.

Current L3 zoning requires a 5 ft. front setback on Phinney Ave N. The existing building on the site is setback 1.93' and the adjacent brick apartment building to the south is setback 2.5 ft.

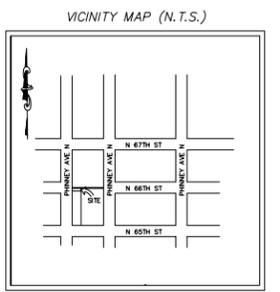
The PNA is setback 5 ft. A property line retaining wall creates a 4 ft. wide lower areaway allowing light and access to the basement level. Entries for the PNA are located on the north and south ends of the former school building. A stair leading down to a landscaped open space connects the sidewalk to the lower south entry. The PNA main entry is located on the building's north side, accessible from a raised walkway.



SITE CONTEXT ANALYSIS DIAGRAM



Basis of bearing is N01°18'01"E between Mon's shown on Phinney Ave N per GPS positions calculated from information listed below.



LEGAL DESCRIPTION
 Lot 1, Block 1, Phinney Addition to the City of Seattle, according to the plat thereof recorded in Volume 20 of Plats, page 85, in King County, Washington.

Surveyor's Notes
 This survey has been prepared for the exclusive use of parties listed herein and does not extend to unnamed third parties without express recertification by the land surveyor.
 Boundary lines shown and corners set represent deed locations. Ownership lines may vary, no guarantee of ownership either express or implied is offered. This survey does not purport to show all easements, restrictions, reservations which may encumber title to or use of this property.

Survey Equipment and Procedures
 This survey was performed according to WAC standards using field traverse methods and a Topcon 8005A Total station, and 25' metal tape.

SURVEYOR'S NOTES ON CONTROL

<p>1. VERTICAL DATUM: NAVD 1988 SOURCE: CITY OF SEATTLE DESCRIPTION: 2" BRASS CAP STAMPED C OF S 7591 LOCATION: SE COR INTERSECTION OF 3RD AVE NW AND NW 67TH ST ELEVATION: 216.99'</p> <p>2. VERTICAL DATUM: NAVD 1988 SOURCE: CITY OF SEATTLE DESCRIPTION: BRASS CAP STAMPED C OF S 7531 LOCATION: EAST SIDE AURORA AVE N 65' SOUTH OF PROJECTED SOUTH CURB N 66TH ST ELEVATION=180.64'</p>	<p>HORIZONTAL DATUM: NAD 83(1991) OWNER: KING COUNTY ID NO.: 40178 DESCRIPTION: SQUARE CONC MON WITH TRIANGULATION STATION DISK STAMPED "AVIATION 2 1992" LOCATION: NOAA FACILITY AT 76 SANDPOINT WAY NE, SEATTLE. IT IS LOCATED ON THE WESTERN SHORE OF LAKE WASH. 0.25 MILES FROM ENTRANCE ROAD GO 0.25 MI TO A SIDE ROAD TO THE LEFT FOR 0.5 MI, TURN LEFT CONTINUE EASTERLY NORTHING: 253322.6405 FEET EASTING: 1291716.747 FEET POSITIONS OF MONUMENTS ON THE INTERSECTION OF PHINNEY AND N 65TH; AND AT THE INTERSECTION OF PHINNEY AND N 67TH ST WERE ESTABLISHED USING THE ABOVE SQUARE TRIANGULATION STATION LOCATED AT NOAA, SANDPOINT WAY NE USING GPS INSTRUMENTATION.</p>
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- LEGEND**
- (W) (T) (S) (D) WAT, TEL, SEW. OR DRN. MANHOLE
 - CATCHBASIN
 - OSCO SANITARY SEWER CLEAN OUT
 - FIRE HYDRANT
 - GM WM GAS OR WATER METER
 - OGV OWV GAS OR WATER VALVE
 - SIGNS
 - UTILITY VAULT
 - OPP POWER POLE
 - EV ELECTRICAL VAULT
 - SURVEY MONUMENT
 - OGV GAS VALVE
 - CORNER LOCATION
 - TV TR TV AND TELEPHONE RISER
 - GUY WIRE
 - PLANTER WITH TREE

Rich Givens And Associates
 3851 29th Ave N
 Seattle, WA 98109
 regivens@comcast.net 206 524 2786

Date: 06/04/2015
 Job No: 2015-16-10E
 Drawn By: RCG
 Check By: RCG
 Scale: 1" = 20'
 Sheet: 1 OF 1

Survey For
 Toepfer Construction
 6528 Phinney Ave N
 Seattle, Washington



SURVEYOR'S CERTIFICATE
 This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act of the request of _____, _____, 20____.
 Certificate No. 200698



A. BUILDING MASSING, SCALE AND MATERIALS ON PHINNEY AVE. N. ARE MIXED.



B. THIS NEWER MULTIFAMILY PROJECT REFLECTS FORM & MATERIALS OF OLDER, REMAINING SINGLE FAMILY HOUSES.



C. SEVERAL CONVERTED BUILDINGS COMBINE COMMERCIAL & RESIDENTIAL, FORMS & MATERIALS.



D. THE SITE IS BORDERED BY THE PHINNEY NEIGHBORHOOD ASSOCIATION (PNA) TO THE NORTH AND 3-STORY BRICK APARTMENT BUILDING TO THE SOUTH.



E. EXISTING SINGLE FAMILY HOUSES AND OLDER APARTMENT BUILDINGS CREATE A VARIED SIDEWALK AND FRONTAGE.



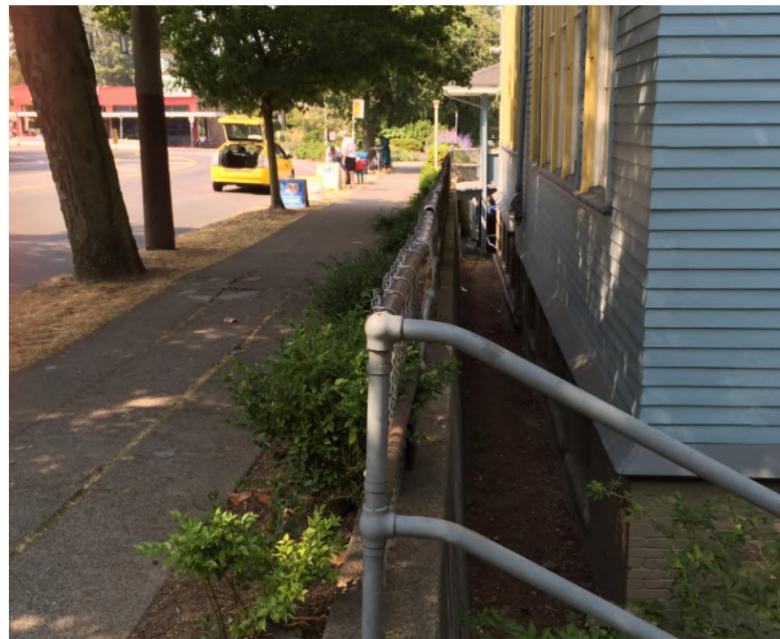
VIEW LOCATION KEY PLAN



Phinney Neighborhood Association - 6532 Phinney Ave N



A. STREET ELEVATION ALONG PHINNEY AVENUE N LOOKING EAST.



B. RETAINING WALL AND LOWER GRADE ALONG EXISTING SIDEWALK AT PHINNEY NEIGHBORHOOD ASSOCIATION.



C. PLANTING STRIP & SIDEWALK AT BRICK APARTMENT BUILDING DIRECTLY SOUTH OF THE SITE.



VIEW LOCATION KEY PLAN



A. EXISTING PLANTING STRIP AND SIDEWALK CONDITION AT PROJECT SITE.



B. EXISTING BUILDING FROM PHINNEY NEIGHBORHOOD ASSOCIATION (PNA). SOUTH ENTRY AREA WITH UNIMPROVED SDOT R.O.W.



C. ALLEY SIDE OF EXISTING BUILDING WITH PNA TO THE NORTH.



D. SPACE ALONG NORTH SIDE OF (E) BRICK APARTMENT VIEWED FROM ALLEY.



E. SPACE BETWEEN NORTH SIDE OF (E) BRICK APARTMENT AND (E) BUILDING FROM PHINNEY AVENUE N SIDEWALK.

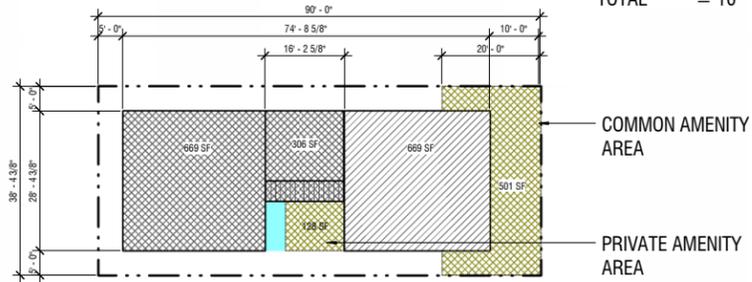


VIEW LOCATION KEY PLAN

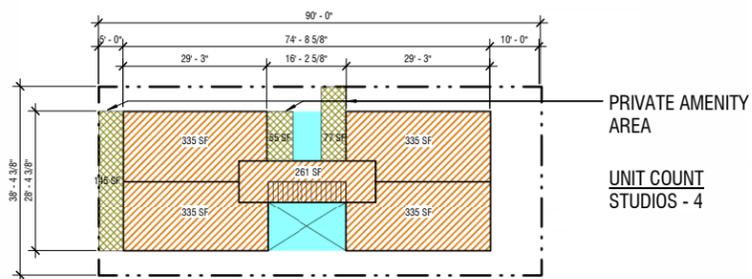


FAR DIAGRAMS

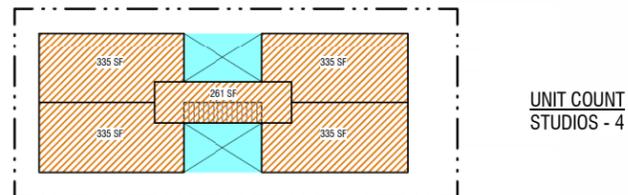
UNIT COUNT
 STUDIOS = 8
 1 BEDROOM = 2
 TOTAL = 10



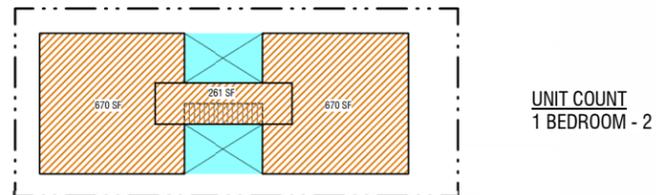
2 BASEMENT
 1644 GROSS SF



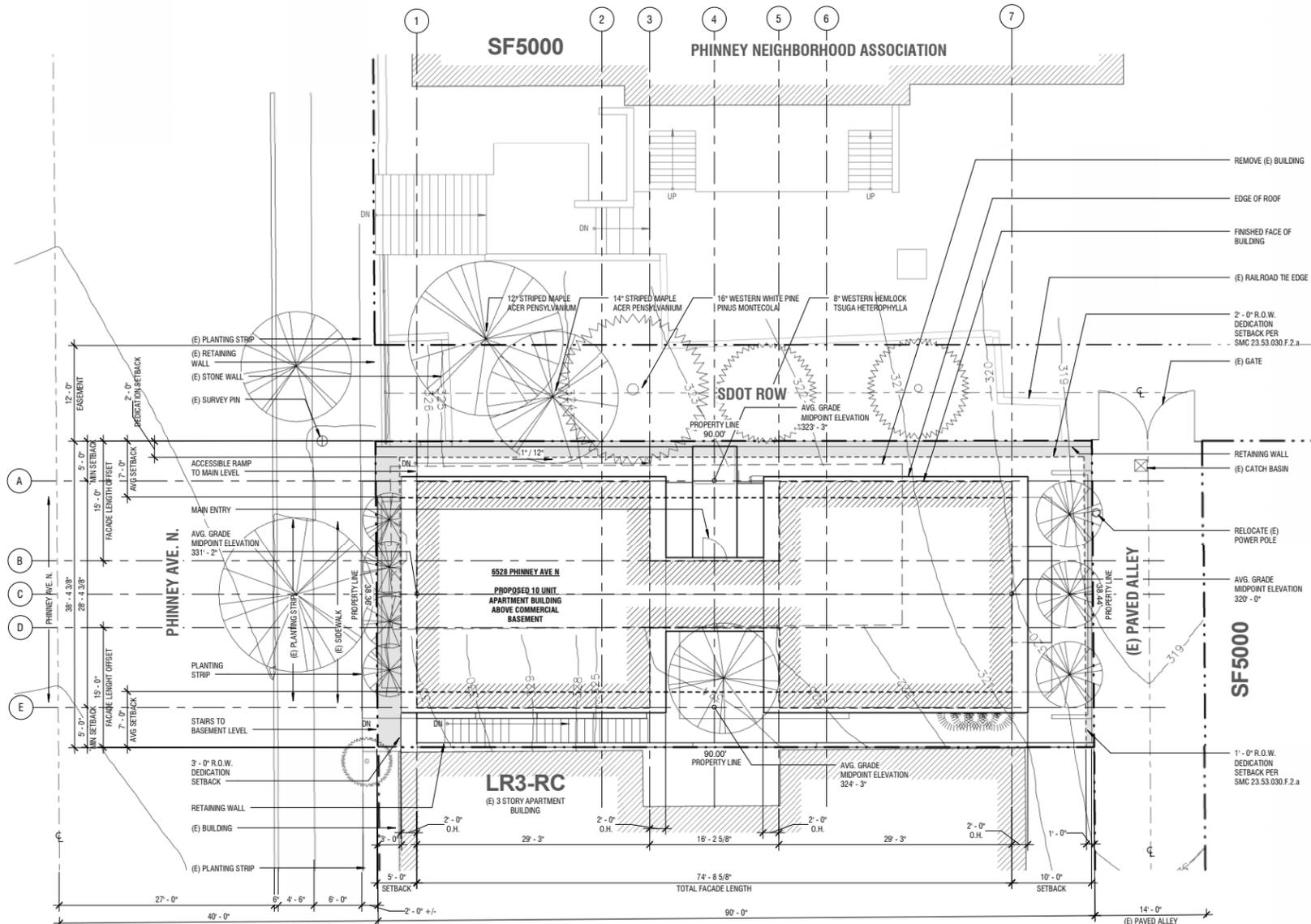
3 1ST FLOOR
 1601 GROSS SF



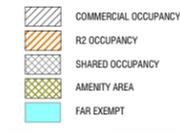
4 2ND FLOOR
 1601 GROSS SF



5 3RD FLOOR
 1601 GROSS SF



1 SITE PLAN
 PARCEL #: 6758700005
 LEGAL DESCRIPTION: PHINNEY AVE ADD



2.0 FLOOR AREA RATIO LIMIT
 ZONE LR3, LEED SILVER BUILT
 FROM SMC 23.45.510, TABLE A

EXISTING SITE AREA = 3450 SF
 ALLOWABLE FAR = 2 X 3450 SF
 TOTAL = 6900 SF

ALLOWABLE FAR = 6900 SF
 PLANNED FAR = 6447 SF
 BALANCE = 453 SF

AMENITY AREA REQUIREMENTS
 FROM SMC 23.45.522

EXISTING SITE AREA = 3450 SF
 REQD AMENITY AREA = 25% X 3450 SF
 TOTAL = 863 SF

COMMON AMENITY AREA MINIMUM = 50% X 863 SF
 TOTAL = 432 SF
 REQD AT GROUND LEVEL, ACCESSIBLE TO ALL

COMMON AMENITY AREA PROVIDED = 501 SF
 PRIVATE AMENITY AREA PROVIDED = 405 SF
 TOTAL = 906 SF

FACADE LENGTH REQUIREMENTS
 FROM SMC 23.45.527

EXISTING LOT LENGTH = 90 LF
 MAXIMUM COMBINED LENGTH WITHIN 15' OF A LOT LINE = 65% X 90 LF
 TOTAL ALLOWED AT 7' AVERAGE SETBACK = 58.5 LF

WALL LENGTH	SETBACK	TOTAL
29.25'	5'	148.25'
16.2'	15'	243'
29.25'	5'	148.25'

TOTAL 74.7' 535.5'
 AVERAGE SETBACK 7.14'
 TOTAL FACADE @ 5' SETBACK = 58.5'

AVERAGE GRADE METHOD
 SMC 23.86.006.A.1.3: AT THE MIDPOINT OF EACH SIDE OF THE SMALLEST RECTANGLE THAT CAN BE DRAWN TO ENCLOSE THE STRUCTURE.

PROJECT ELEVATION 0'-0" = SURVEY ELEVATION 331.25'

RECTANGLE SIDE	LENGTH	MIDPOINT ELEVATION	TOTAL
NORTH	75'	323.25'	X 24243.75
SOUTH	75'	324.25'	X 24318.75
EAST	28.35'	320'	X 9072
WEST	28.35'	331.16'	X 9388.57

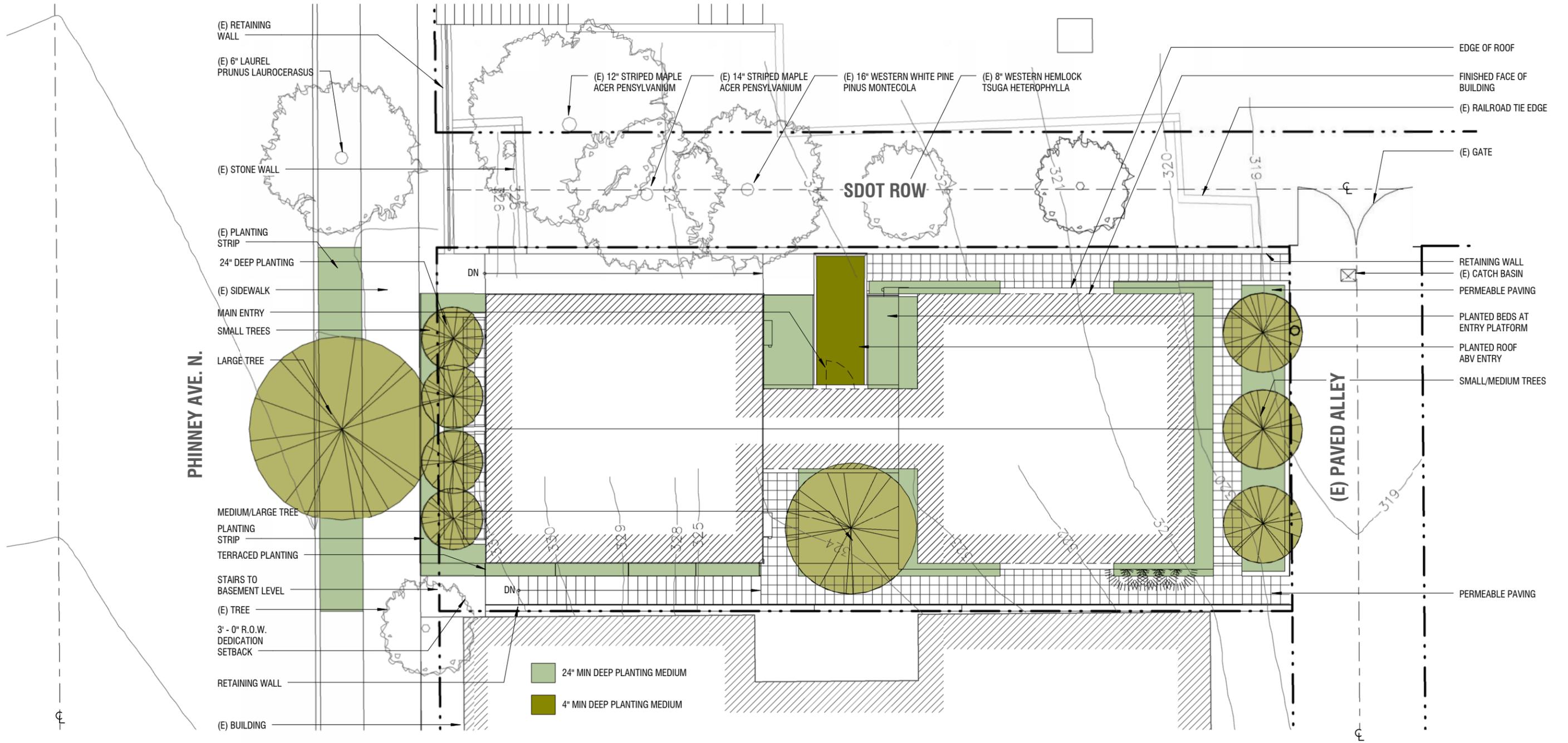
TOTAL 206.7' 67023.08
 AVERAGE MIDPOINT ELEVATION (67023.08/206.7) = 324.25'
 AVERAGE GRADE REFERENCED TO 0'-0" DATUM (324.25-331.25) = -7'-0"

FAR CALCULATIONS

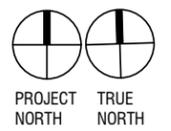
AMENITY AREA CALCULATIONS

FACADE LENGTH CALCULATIONS

AVERAGE GRADE CALCULATIONS



1 LANDSCAPE PLAN



CS1. NATURAL SYSTEMS AND SITE FEATURES

- The project takes advantage of the 12 ft. grade change from Phinney Ave. N down to the alley (west to east). Three levels of apartments are built on the concrete base level with generous windows and balconies overlooking Phinney Ave. North (to the west) and views of Green Lake and the Cascade Mountains to the east.
- Light wells on the north and south sides balance daylight and natural ventilation from the west and east sides of each unit.
- The entry on the north side of the project utilizes open space and landscaping in the SDOT ROW to enhance visibility of the entry from the sidewalk on Phinney Ave. N. Avenue North.
- A large street tree in the planting strip is centered on the west wall providing summer shade, privacy and framed views from each unit. A 5 ft. front setback is used to create a recessed garden along the sidewalk. Low plantings and a row of vine maple trees provide privacy and shade.
- Solar panels are located on the south side, upper portion of the sloped roof.

CS2. URBAN PATTERN AND FORM

- The building is setback 5 ft. along Phinney Ave. N with landscape between the sidewalk and property line with a layered, multilevel landscape and horizontal steel screen providing a small garden with privacy for first floor residential units (see Image B, Sheet 5).
- Height of the proposed project is lower than the neighboring Phinney Neighborhood Center building to the north and brick apartment to the south. The project is comprised of two volumes to reduce the perceived scale and bulk. Sloped gable roofs allow more light into the open spaces between the buildings.
- Like the adjacent PNA building, the project is entered at sidewalk level along the north side walkway. A carefully detailed steel guardrail and entry canopy with a green roof reinforce the visibility of the entry from the sidewalk (see Image A, Sheet 5).

CS3. ARCHITECTURAL CONTEXT AND CHARACTER

- The entire building is fairly small relative to the adjacent buildings. Projecting garden windows, railings and balconies provide façade articulation and modulation.
- Pitched roofs with eave and rake overhangs reflect the residential character of older houses on Phinney Ave. N and the PNA building.
- Vertically proportioned windows on the north and south walls provide a regular pattern and rhythm to those walls.
- Horizontal cedar rain screen siding is narrow in width creating a clean, simple surface with a scale and texture similar to the brick coursing of the adjacent building and traditional clapboards of the PNA building.



EXISTING VIEW ALONG SDOT R.O.W. AT ALLEY



PROPOSED VIEW ALONG SDOT R.O.W. AT ALLEY



EXISTING STREET FRONTAGE



PROPOSED STREET FRONTAGE

PL1. OPEN SPACE CONNECTIVITY

- The entry overlooks and complements the lower south entry area of the PNA.
- The alley is activated by a small commercial space and landscaped shared amenity area for tenant socializing or relaxing.
- A landscaped light well provides access to tenant bike storage and a lower level entry.
- A site stair connects the alley is connected to Phinney Ave. N. by a site stair along the south side of the building.

PL2. WALKABILITY

- No parking is required or provided. Pedestrian and bike entries from Phinney Ave. N and the alley are landscaped.
- A walkway on the north and site stair on the south connect to visible building entries on the sidewalk and alley levels.
- Landscaping and a custom steel rail/fence enhance the pedestrian experience along Phinney Ave, N.



PHINNEY AVE. N. ENTRY ALONG SDOT R.O.W. W. ENTRY GATE & GREEN ROOF



SOUTH PATHWAY TO LOWER LEVEL BIKE STORAGE AT LIGHTWELL

Design Concept

DC1. PROJECT USES AND ACTIVITIES

- There are no blank walls. Residential units are arranged to take advantage of light and views with larger windows on the east and west, smaller vertical windows on the north and south sides.

DC2. ARCHITECTURAL CONCEPT

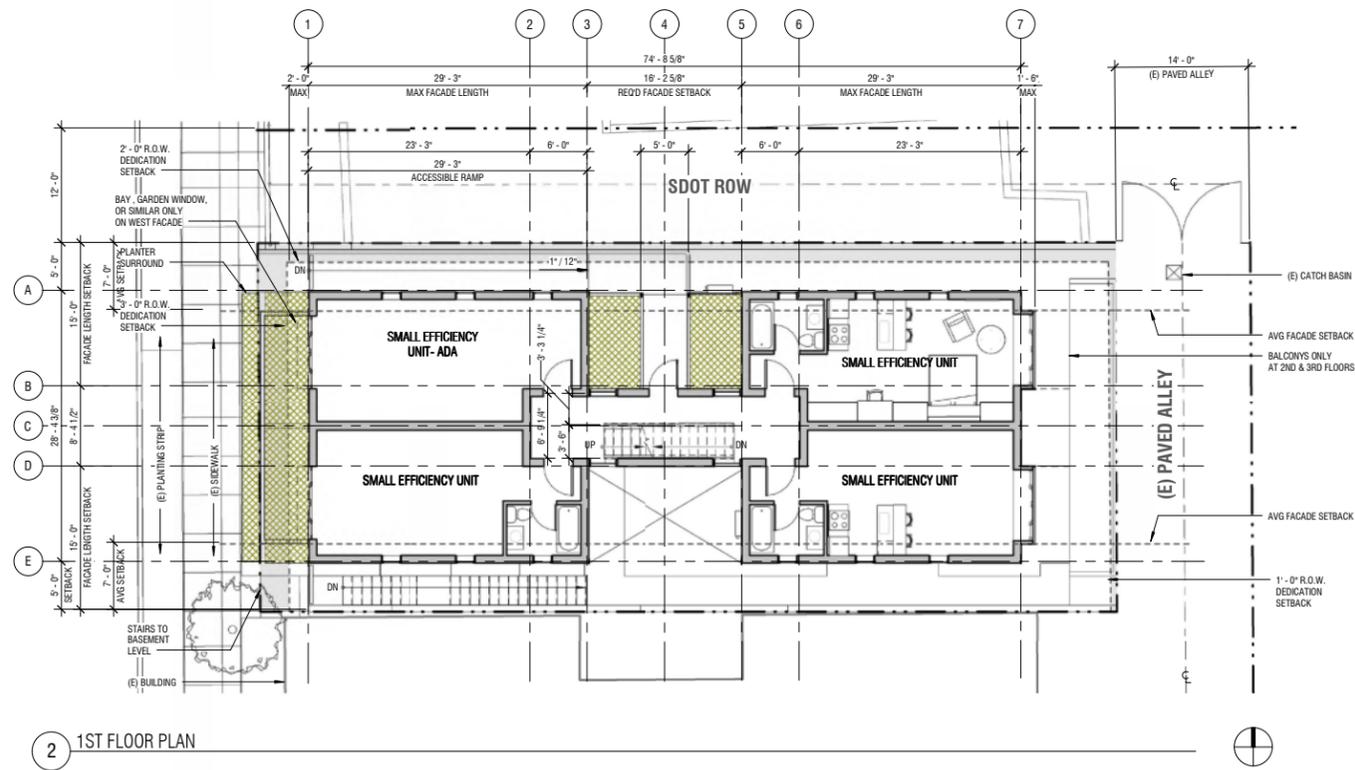
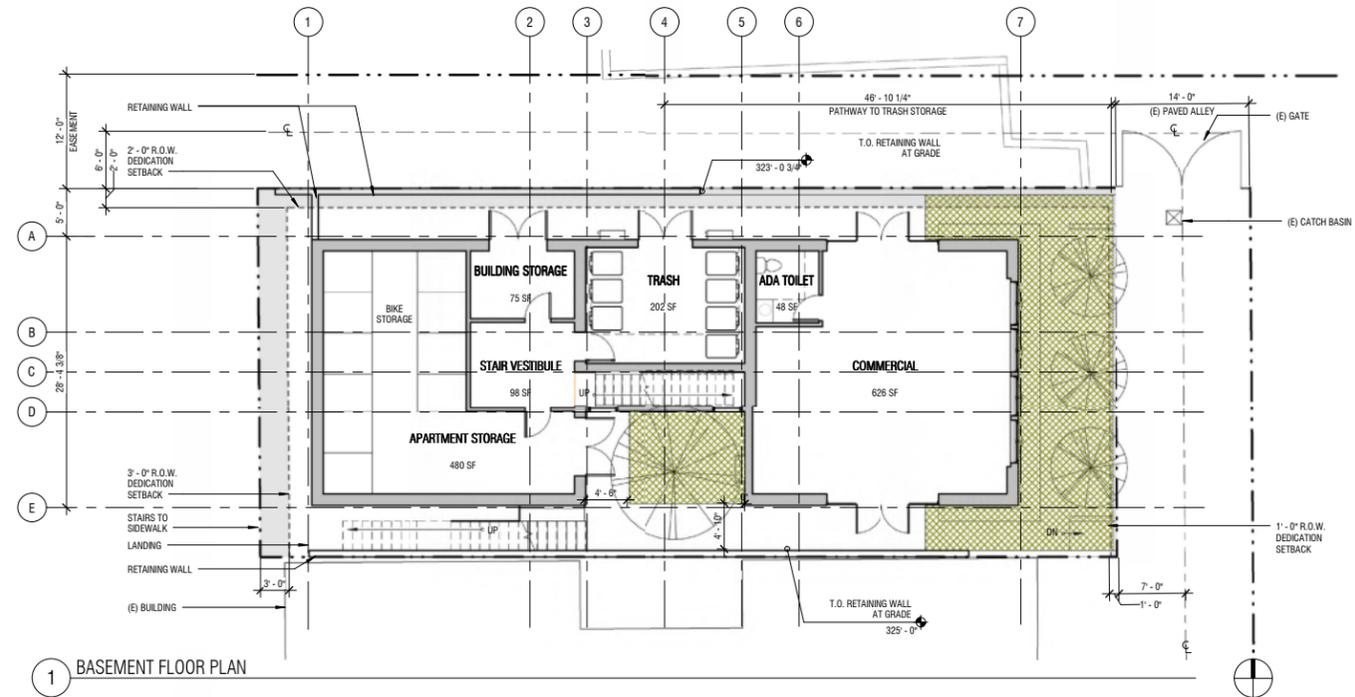
- See CS3 for comments on Architectural Context and Character – Mass, scale, façade design, pitched roof, vertically proportioned windows, projecting garden windows and eave boards.

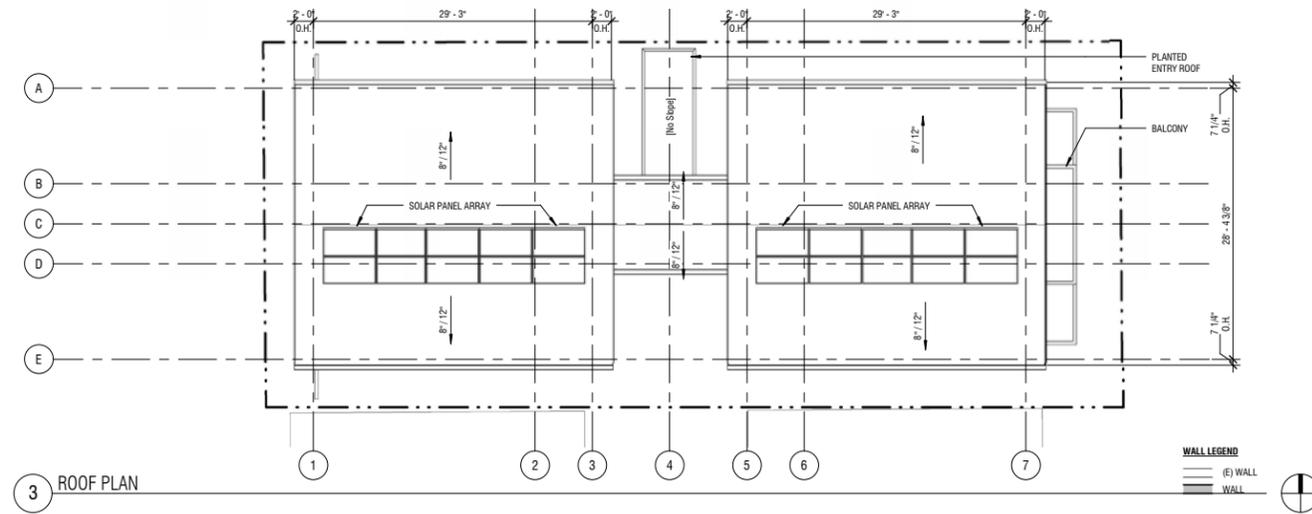
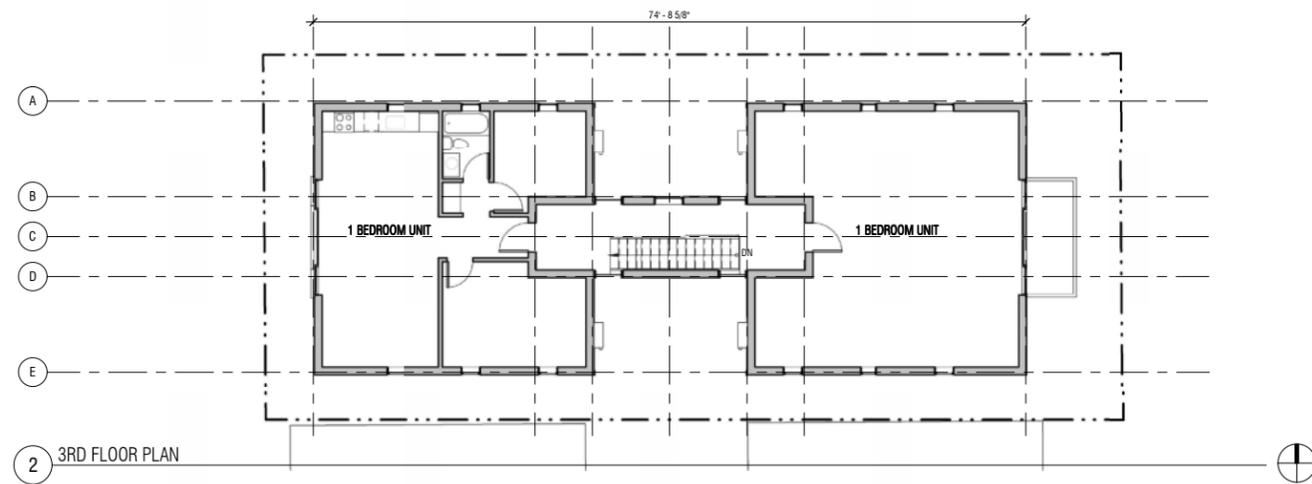
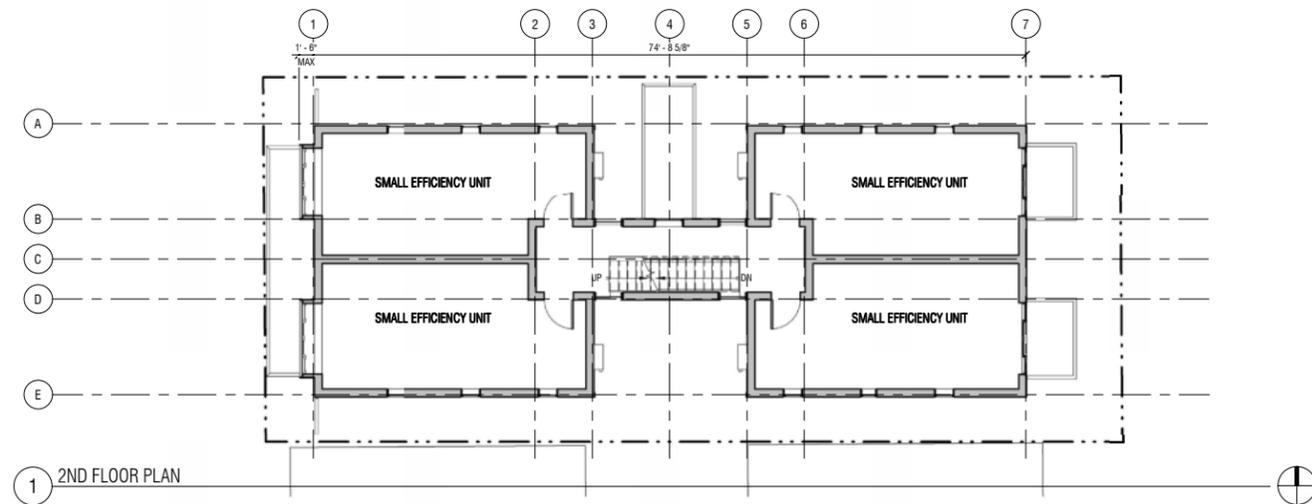
DC4. EXTERIOR ELEMENTS AND FINISHES

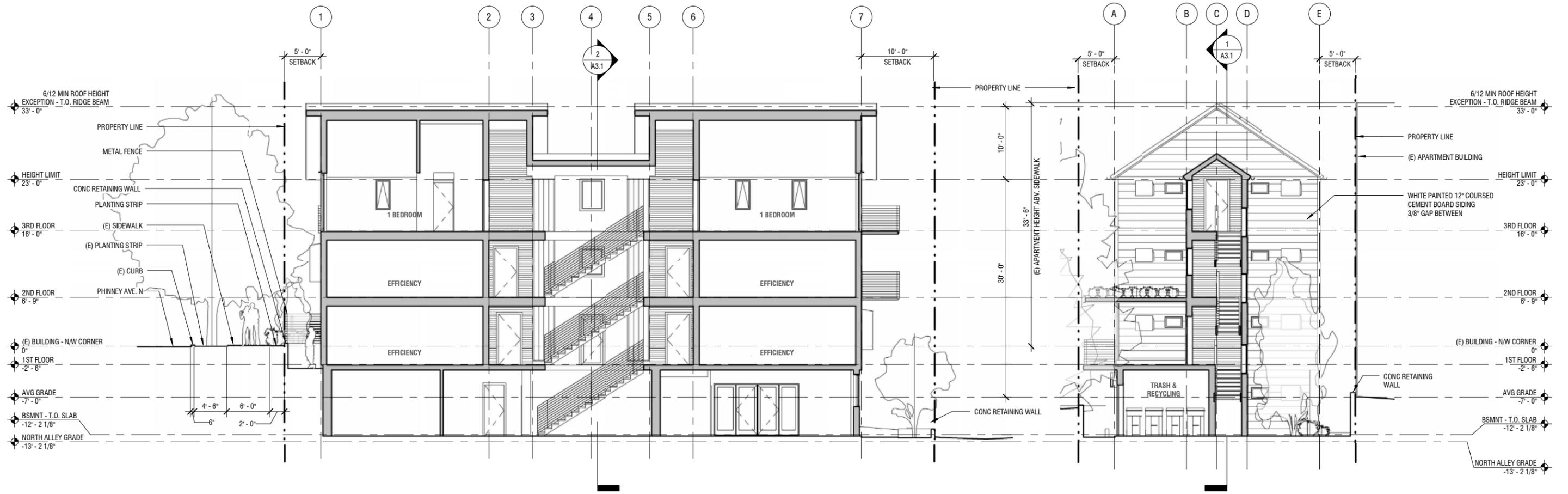
- The straightforward building forms are clad with cedar siding treated with a natural water based stain allowing the wood to weather gradually.
- Exterior roof canopy, railings, gates and fences are fabricated from steel with a matte grey galvanized finish.
- Siding at the entry/lightwells is 12” horizontal cement board rain screen, painted warm white to reflect daylight (see Image D, Sheet 6 for lightwell at adjacent brick apartment).
- Building street numbers at sidewalk gate and on the entry roof canopy help identify the building and entries.



ALLEY AMENITY AREA WITH PNA BEYOND (SEE IMAGE C, SHEET 6)

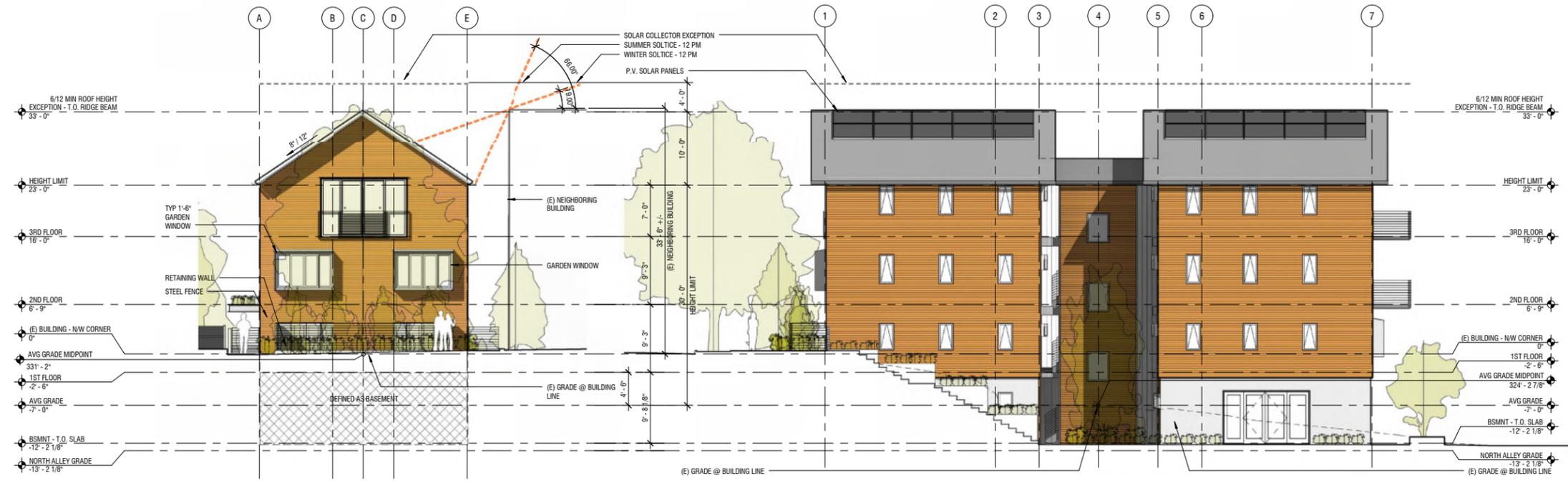






1 EAST / WEST BUILDING SECTION LOOKING NORTH

2 NORTH / SOUTH BUILDING SECTION LOOKING EAST



1 WEST ELEVATION

2 SOUTH ELEVATION



3 EAST ELEVATION

4 NORTH ELEVATION





NORTH ENTRY FROM PHINNEY AVE N.



PHINNEY AVE N. AT SIDEWALK



VIEW FROM ALLEY LOOKING NORTH



VIEW FROM PNA ACROSS SDOT R.O.W. LOOKING SOUTHWEST

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Architectural Concept
Perspective Views



ENTRY WALKWAY AND GREEN ROOF CANOPY FROM PHINNEY AVE N.



STEEL ENTRY GATE RAIN & SCREEN @ SIDEWALK

STREAMLINED DESIGN REVIEW ADJUSTMENTS

- Waive additional setback dedication for future SDOT R.O.W. on Phinney Ave. N. as adjacent buildings on either side are significant, permanent structures (the PNA building is a National, State and City Landmark).
- Due to the limited site area, reduce required amenity area by 10%.
- Allow 25% of required landscaping to be planted in the SDOT unimproved alley R.O.W. on the north side of the building. This would improve the existing PNA south entry open space and provide an attractive landscape buffer between the proposed project and PNA property.
- On the north and south sides, reduce the façade length 'setback' by 6", (ie Draw a line parallel to, and 15 feet from, the lot line along which the length of a facade is limited) from 15 ft. to 14 ft. 6 inches. The narrow 38 ft. 4" lot width is disproportionately impacted by the 15 ft. area limiting façade length. With this minor adjustment, the 14 ft. 6 in. setback from the north and south side lot lines effectively accomplishes the intended reduction of perceived façade length and building mass. The older adjacent buildings have façade lengths that exceed current code with less 'setback' modulation from the façade and property lines.