

STREAMLINED DESIGN REVIEW APPLICATION

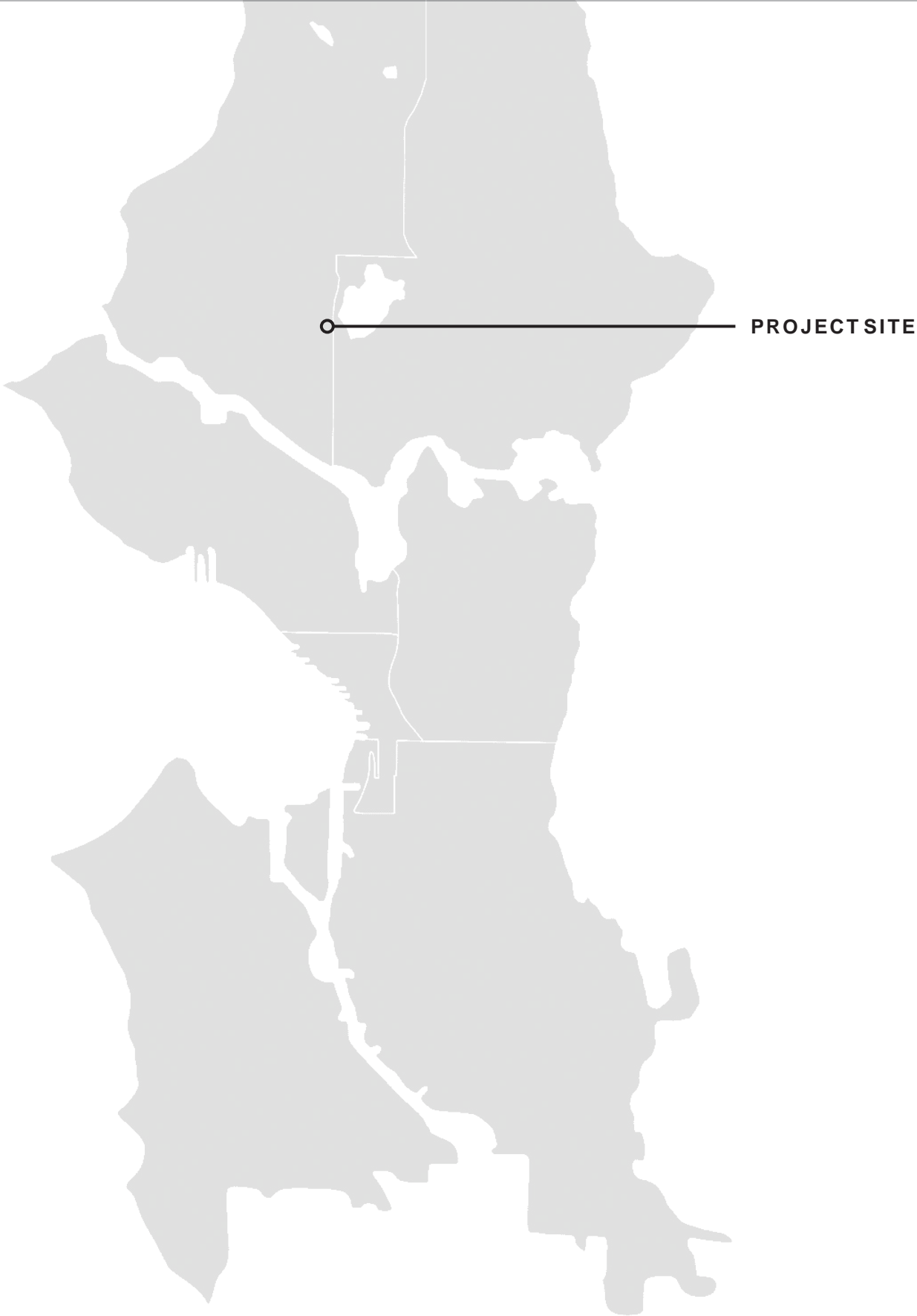
DCI # 3028085
6517 Phinney Ave N
Seattle, WA 98103

Applicant:
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Suite 100
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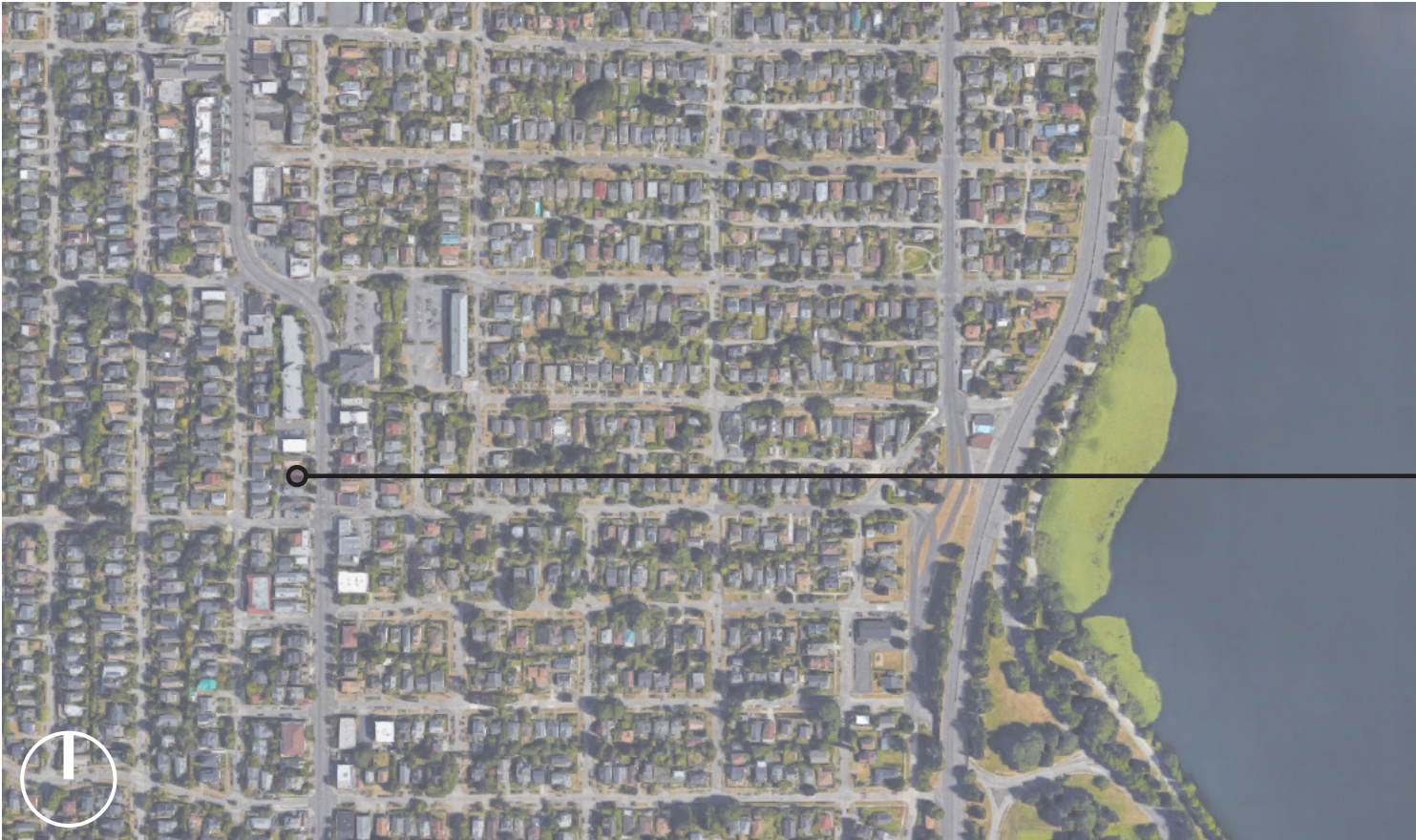
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DCI Contact:
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Land Use Planner
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VICINITY MAP

EXISTING SITE

The project site (APN: 7321900085, 7321900030, 7321900035) is located on Phinney Ave N between N 67th St to the north and N 65th St to the south. Opposite the project site on Phinney Ave N are several 1 and 2 story commercial and mixed use structures. To the north on this block are a mix of single family and multifamily homes. To the west are single family homes. To the south are 1- story commercial structures and single family homes. The site slopes from south to north, with an overall grade change in this direction of approximately 3 feet. Currently there are (3) existing single family homes and a garage on the site.

ZONING AND OVERLAY DESIGNATION

The project parcel is zoned LR3-RC and is located in the Greenwood / Phinney Ridge Residential Urban Village and Frequent Transit Overlay. Low-rise zoning continues north for one block and south for 2.5 blocks along Phinney Ave N before transitioning to NC2P-40 zoning in both directions. Both east and west of Phinney Ave N is zoned SF-5000, with small pockets of low rise or commercial zoning throughout. Phinney Ave N turns into Greenwood Ave N, both of which are minor arterials, with N 65th St being the east-west collector arterial in the area.

DEVELOPMENT OBJECTIVES

The project proposes the construction of (1) new multi-family residential building containing (8) total townhouse units. There are currently (3) existing single family homes and a garage on the site which will be demolished as a part of this proposal. This project site, due to its location in a desirable neighborhood and proximity to an arterial street with commercial zoning, is prime for denser development. These proposed buildings promote thoughtful density in Seattle and help to create affordable, yet desirable, housing that is ideal for urban life.

Due to this site's urban village and frequent transit designations, no parking is required to be provided. As a result, this project proposes no parking stalls.

NEIGHBORHOOD CUES

This project sits at the heart of the Phinney Ridge neighborhood. This neighborhood has a strong residential history with unique and colorful local businesses lining Phinney Ave N. Great amenities exist in the area, such as Greenlake (8 min walk) and Woodland Park Zoo (10 min walk). The major bus line in the area is the 5, which is an express bus running north to Shoreline and south to SoDo, and continues on as the 21 to West Seattle and White Center.

While new multifamily development is occurring rapidly in this area, much of it speaks to a more modern, sleek design aesthetic. This project seeks to take cues from the tradition of the craftsman single family homes that have been the core of the neighborhood for the last century. Elements such as lap siding, cornices, and window trim will help these townhomes better fit into the fabric of the neighborhood.

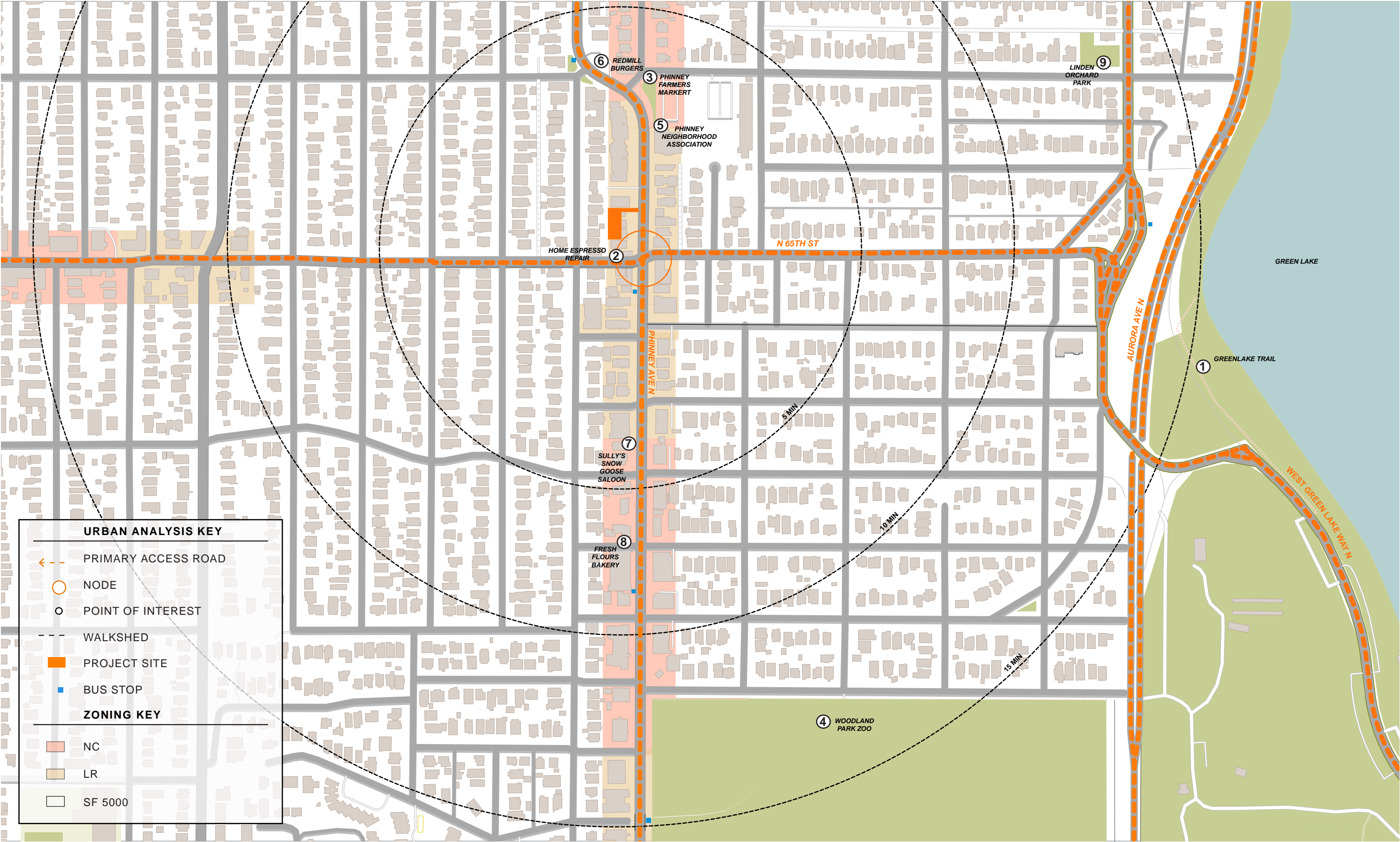


SITE LOCATION
6517 Phinney Ave N
Seattle, WA 98103

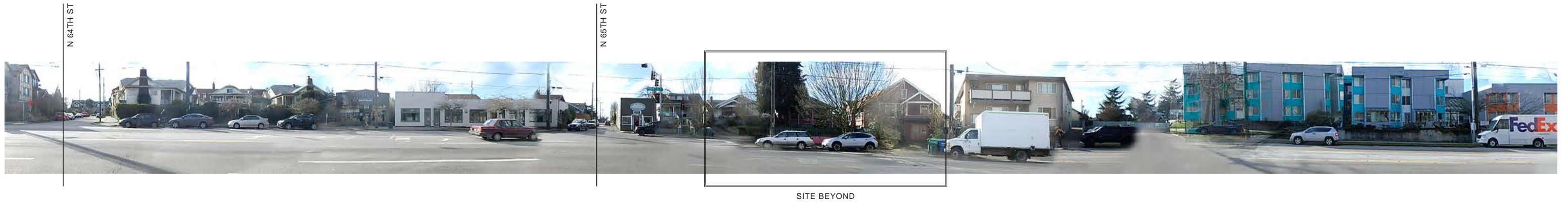
ZONING SUMMARY
Zone: LR3-RC
Overlay: Greenwood / Phinney Ridge Residential Urban Village
Frequent Transit
ECA: None

PROJECT PROGRAM
Site Area: 6,563 SF
Number of Residential Units: 8
Number of Parking Stalls: 0
Approx. FAR (Overall) = 8,552 SF
Approx. FAR Per Unit = 1,069 SF

ADJUSTMENTS REQUESTED
None







PHINNEY AVE N LOOKING WEST (A)



PHINNEY AVE N LOOKING EAST (B)

EXISTING SITE CONDITIONS

The project site is located on Phinney Ave N between N 67th St to the north and N 65th St to the south. Currently there are (3) existing single family homes and a garage on site. The subject parcel is part of a lot boundary adjustment and will be 6,563 SF after adjustment. The lot measures roughly 150'-0" wide by 100'-0" deep with a 10'-0" wide segment that extends out to reach Phinney Ave N. Immediately to the north and west of the project are single family homes. The parcel to the south is going through streamlined design review under DCI project #3028010.

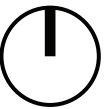
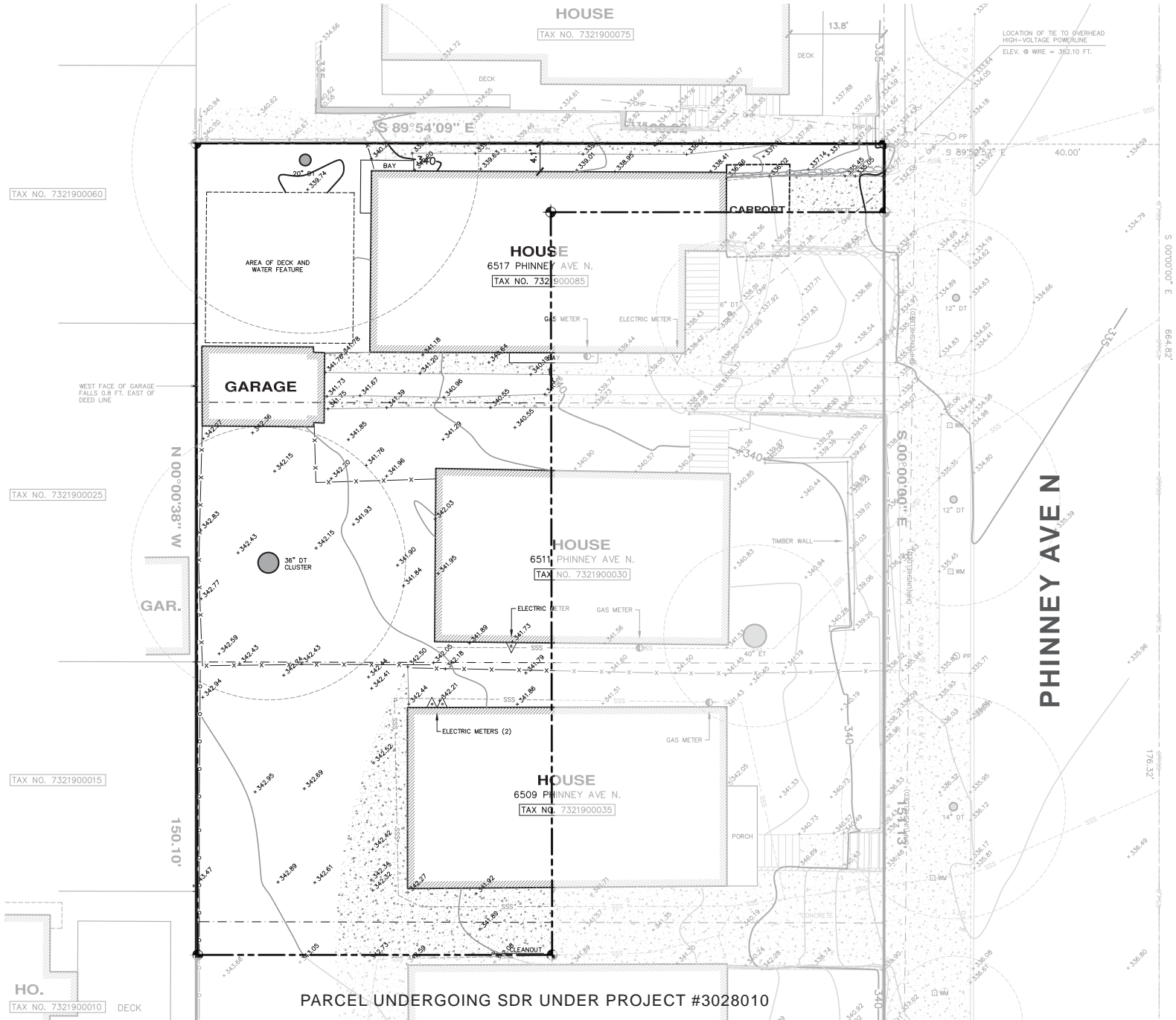
The site slopes from south to north, with an overall grade change in this direction of approximately 3 feet. Upper levels will have views of Shilshole Bay to the west.

There are (2) existing trees on this parcel. Both have been assessed by a certified arborist and are not considered to be exceptional.

LEGAL DESCRIPTION

PARCEL A OF LBA #3026967

THAT PORTION OF LOTS 6, 7 AND 8, BLOCK 1 AND LOTS 7 AND 8, BLOCK 2, ALL IN RILEY’S WOODLAND PARK ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4 OF PLATS, PAGE 78, RECORDS OF KING COUNTY, WA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE N.W. CORNER OF SAID LOT 7; THENCE S 89°54’09” E ALONG THE NORTH LINE OF SAID LOT FOR A DISTANCE OF 100.02 FT.; THENCE S 00°00’00” E, 10.00 FT.; THENCE N 89°54’09” W, 48.50 FT.; THENCE S 00°00’00” E, 108.00 FT.; THENCE N 89°54’09” W, 51.50 FT.; THENCE N 00°00’38” W, 118.00 FT. T O THE POINT OF BEGINNING.



SITE PLANNING + LANDSCAPE APPROACH

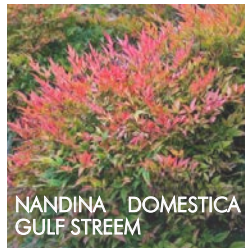
The (8) proposed units will be arranged side by side in the north-south direction. Since this project sits at the crest of Phinney Ridge, the site concept seeks to capture views toward the west. All units have entry doors on the east, with access to a rear yard to the west through sliding glass doors. A shared walkway runs along the entry side of the units and turns east for access to Phinney Ave N. Individual bioplanters are proposed in the rear yards to mitigate rainwater runoff and provide privacy between units. Trash is proposed at the north and south ends of the site.



ACER ACONTIFOLIUM



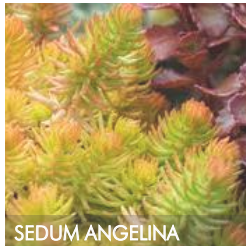
ACORUS GRAMINEUS
OGON



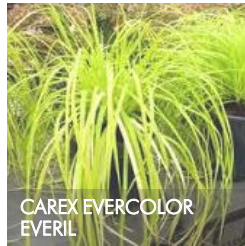
NANDINA DOMESTICA
GULF STREAM



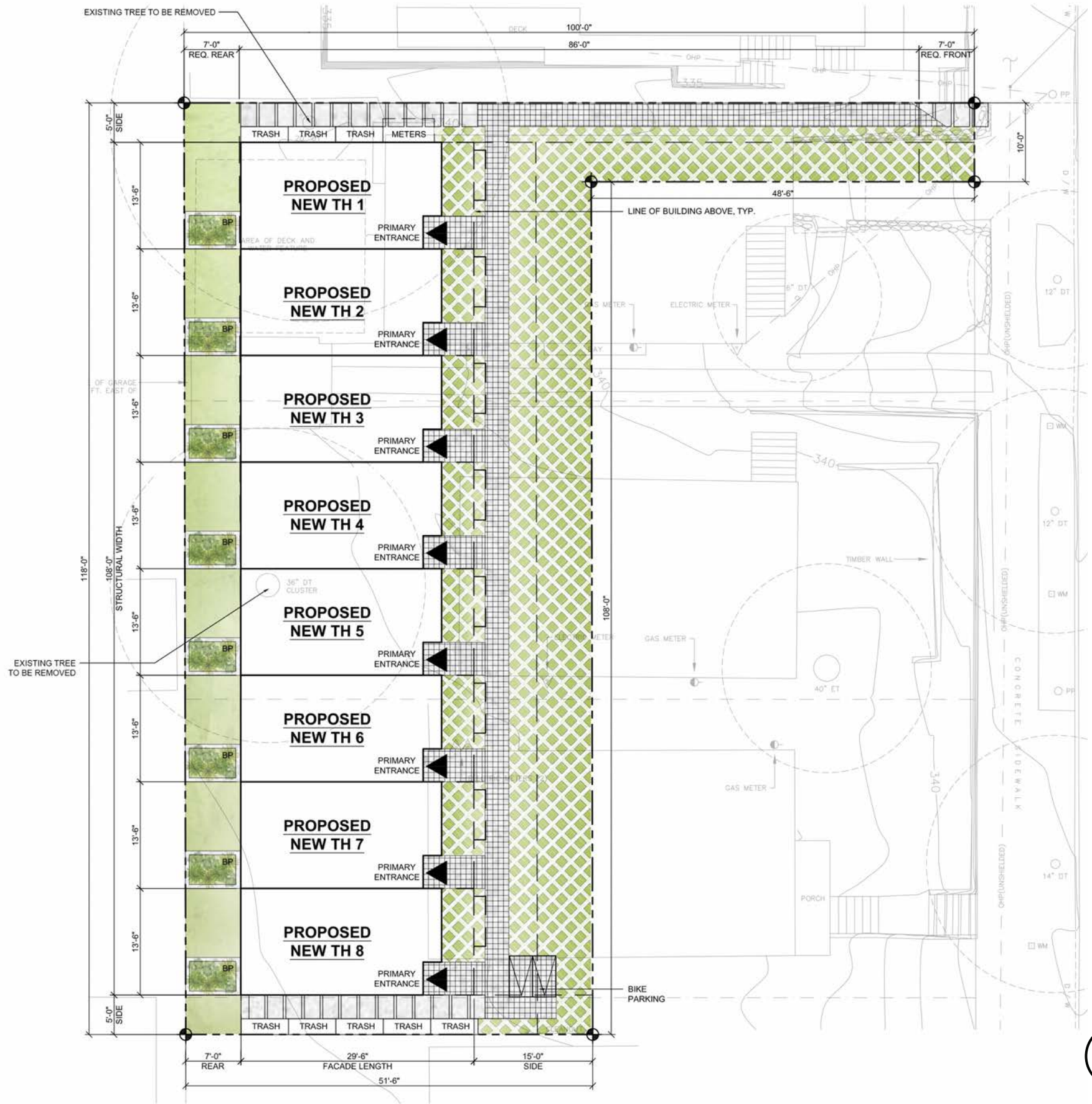
KARL FORESTER GRASS

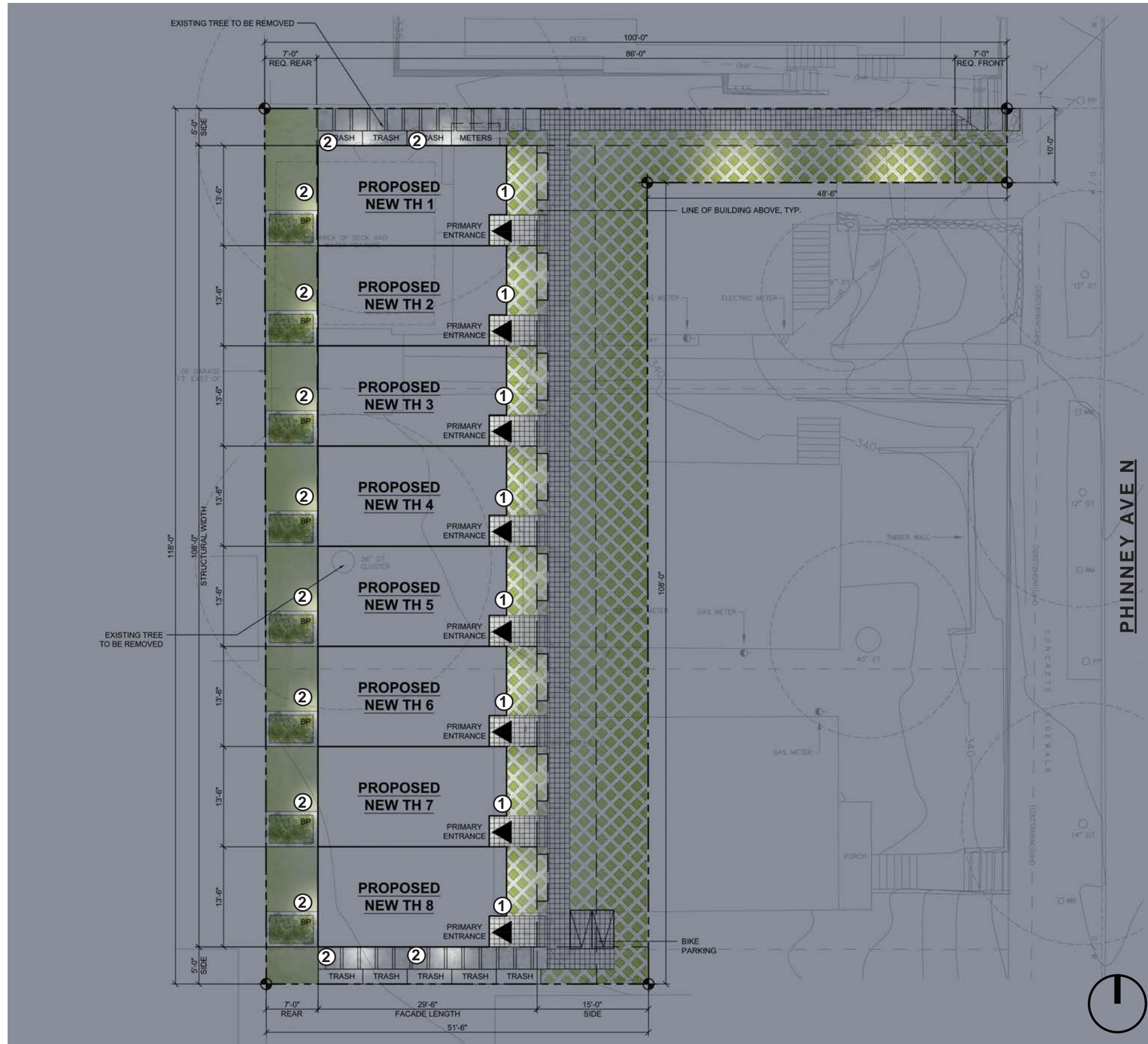


SEDUM ANGELINA



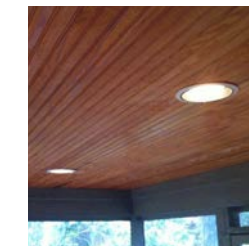
CAREX EVERCOLOR
EVERIL





PROPOSED LIGHTING PLAN

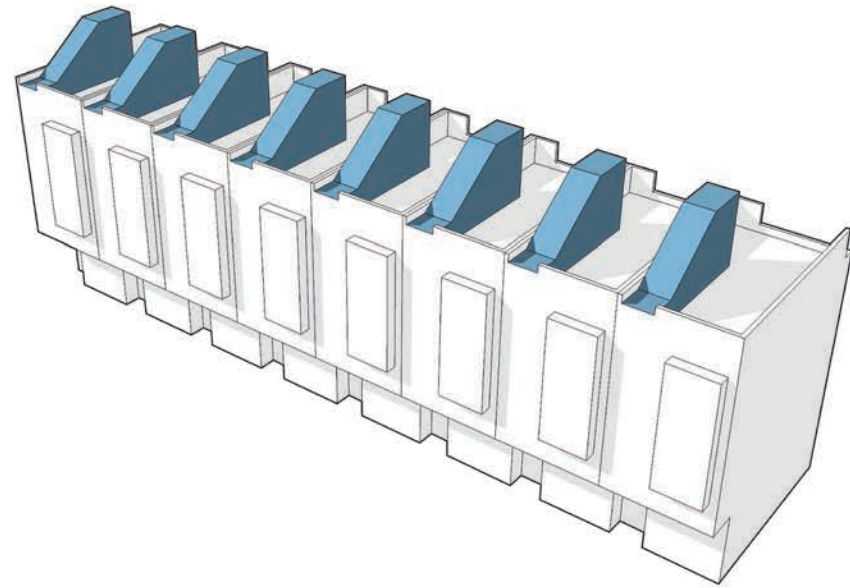
The lighting concept is intended to provide safety for pedestrians and vehicles, facilitate easy wayfinding for both residents and visitors, and enhance the form and features of the buildings. Primary lighting will be provided at all unit entries, and along common walkways, and in rear yards. Soffited lighting will be provided in the building overhang at each unit entry.



① RECESSED CAN LIGHTS (SOFFIT)



② EXTERIOR SCONCES

**HEIGHT, BULK, & SCALE**

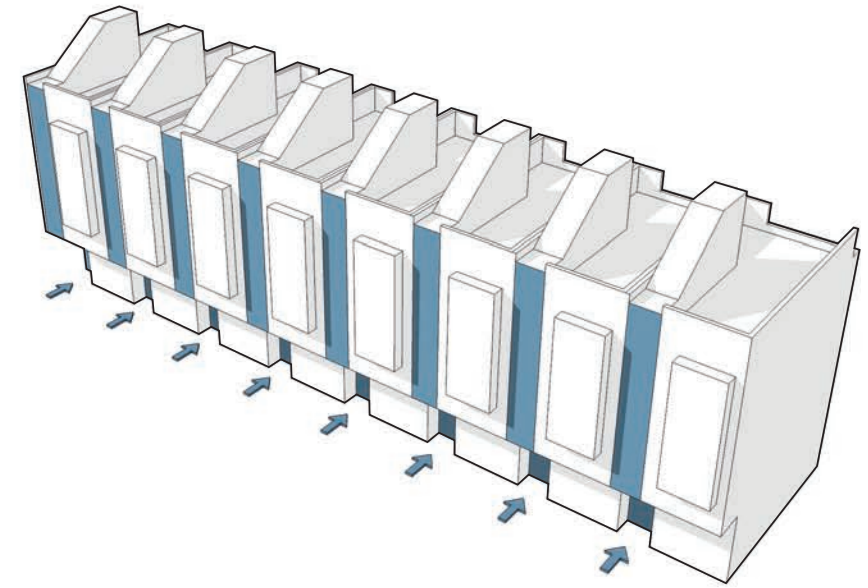
This project sits at the threshold of a LR-SF zone change, with the neighboring homes to the west being single family homes. In response to this threshold, stair towers are pulled to the east side of the building, angled, and reduced to their minimum size, minimizing the mass above the 3rd floor at the west facade.

GPDG CS2-II, DC2-III, SDG CS2-D

**TRANSPARENCY**

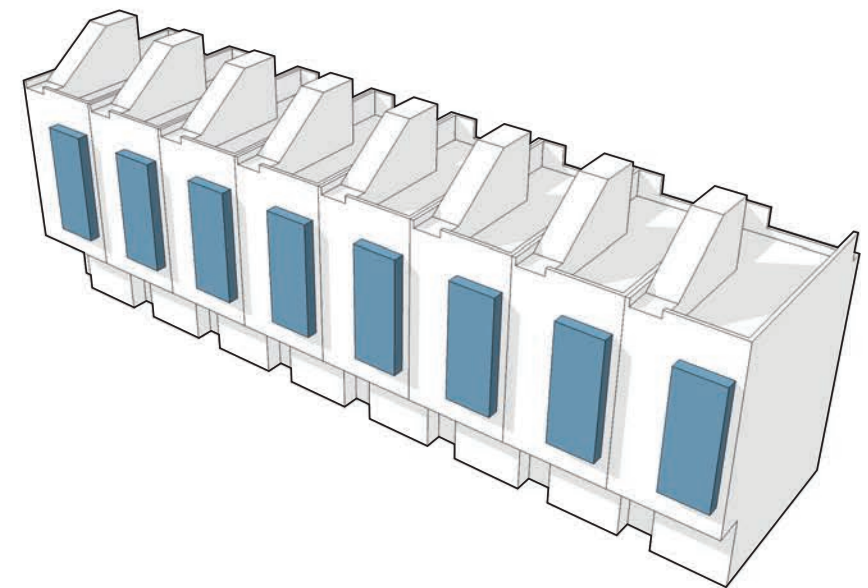
In addition to minimal stair tower footprints, the parapet wall enclosing the roof deck is pulled away from the west facade and much of it is comprised of open rail, increasing transparency both for residents of the proposed units and residents of the existing single family homes to the west.

GPDG CS2-II, SDG DC2-A

**ENTRIES**

A material change and floor-to-ceiling window grouping indicates the location of unit entries, making them visible as one approaches the site. This material wraps underneath the building overhang and becomes continuous from the first floor to the top of the roof, helping to establish individuality and promote wayfinding.

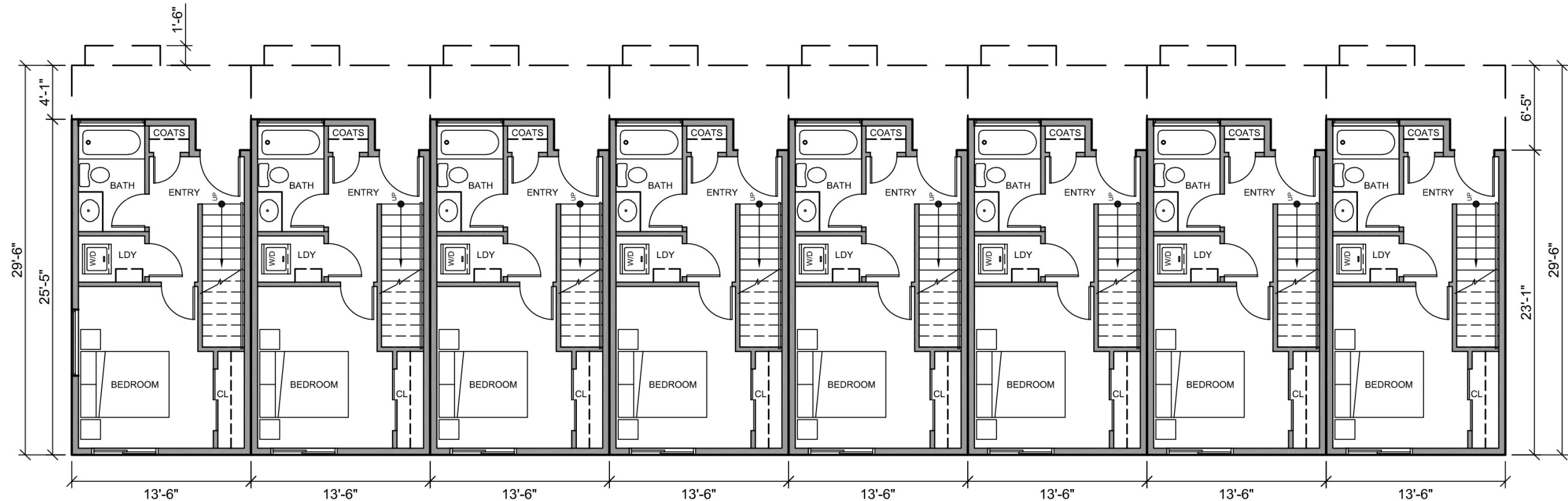
SDG PL3-A

**ARCHITECTURAL DETAILS**

This project draws inspiration from the traditionally-detailed craftsman tradition that is present throughout the Greenwood-Phinney Ridge neighborhood. Details such as lap siding, window trim, cornices, roof forms, and garden windows help this new development integrate into the established aesthetic of the neighborhood.

GPDG DC2-I, DC4-II, SDG DC2-C

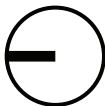
		GUIDELINE	DESCRIPTION	SUB-GUIDELINE	NOTES	EARLY RESPONSE
CITYWIDE		PL3. Street-Level Interaction	Encourage human interaction and activity at the street level with clear connections to building entries and edges.	A. Entries	PL3.A.1. Design Objectives PL3.A.1.d. Individual entries to ground-related housing PL3.A.2. Ensemble of Elements	A shared walkway running along the east property line leads to the entries of all townhouses, which are indicated by a change in material and glazing strategy. The material being continuous from first floor to top of roof promotes individuality and wayfinding, as the entries are visible from a distance as one approaches the site.
		DC3. Open Space Concept	Integrate open space design with the design of the building so that each complements the other.	A. Building-Open Space Relationship B. Open Space Uses and Activities C. Design	DC3.A.1. Interior / Exterior Fit DC3.B.3. Connections to other open spaces DC3.C.2. Amenities and Features	Each unit has access to a private rear yard and a private roof deck with views of Shilshole Bay to the west. A common walkway to unit entries and shared bike parking in the south-east corner of the site provides opportunities to interact with neighbors.
GREENWOOD / PHINNEY RIDGE		CS1. Natural Systems and Site Features	Use natural systems and features of the site and its surroundings as a starting point for project design.	I. Responding to site characteristics	...Where possible, buildings should be located to take advantage of views and enhance views from the public right-of-way...	The stair tower is pulled to the east and minimized in size in response to the single family zone change to the west. Shifting the stair also allows the primary living spaces on each level to be oriented to the views to the west (bedrooms on 1st and 3rd floors, living room on 2nd floor).
		CS2. Urban Pattern and Form	Strengthen the most desirable characteristics and patterns of the streets, block faces, and open spaces in the surrounding area.	II. Height, Bulk, & Scale Compatibility	CS2.II.i. Impact of new buildings on the street CS2.II.iii. Surrounding Open Space	While these proposed units do not front Phinney Ave N, the reduction of height, bulk, and scale adjacent to the single family zone transition seeks to respond to existing structures to the west with the same consideration that a structure on Phinney Ave N would respond to the existing streetscape. Stair towers have been minimized, and the parapet enclosing the roof deck has been pulled back and opened up with rail to provide further transparency.
		DC2. Architectural Concept	Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.	I. Architectural Context III. Mass and Scale	Facade articulation and modulation in the Greenwood / Phinney Ridge planning area are most critical in multifamily residential buildings. Use of facade articulation and architectural elements is encouraged to make new construction compatible with the surrounding architectural context... Consider reducing the impact or perceived mass and scale of large structures by modulating upper floors; varying roof forms and cornice lines...	This project draws inspiration from the traditionally-detailed craftsman tradition that is present throughout the Greenwood-Phinney Ridge neighborhood. Details such as lap siding, window trim, cornices, roof forms, and garden windows help this new development integrate into the established aesthetic of the neighborhood.
		DC4. Exterior Elements and Finishes	Use appropriate and high quality elements and finishes for the building and its open spaces.	II. Exterior Finish Materials	New buildings should feature durable, attractive and well-detailed finish materials...	The material palette for this project is intended to integrate with the traditional detailing already present in the neighborhood as well as be durable and suited to the Pacific Northwest climate. Lap siding represents the majority of the exterior cladding, with accents of hardie panel, wood trim, cornices, and open metal rail.

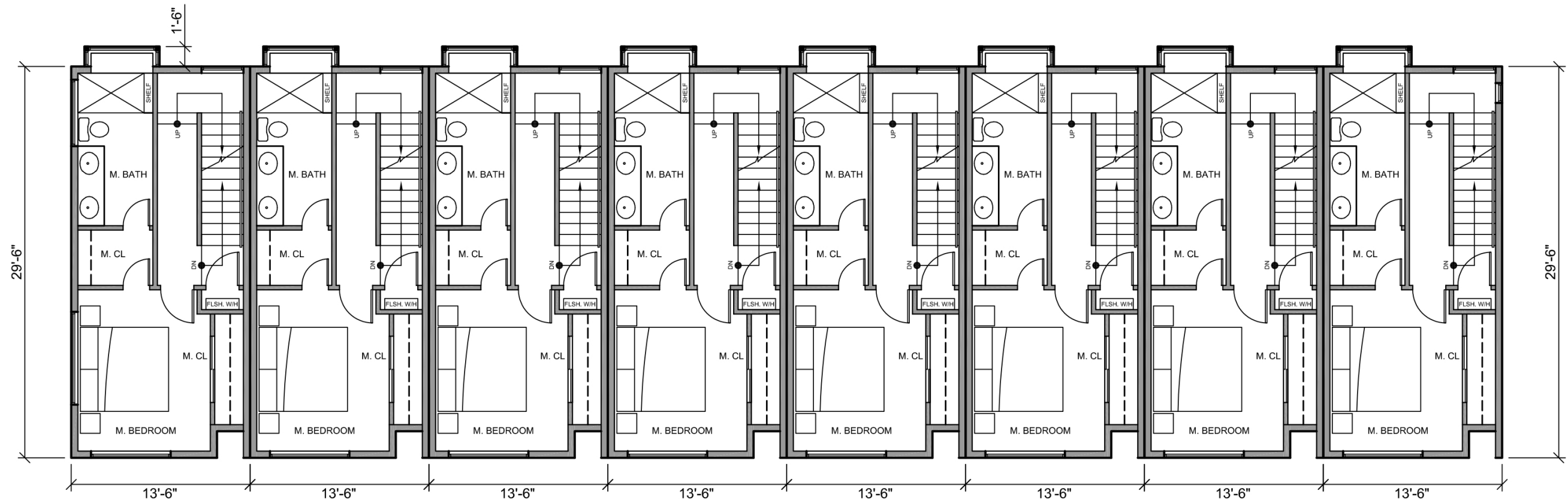


FIRST FLOOR PLANS



SECOND FLOOR PLANS

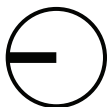




THIRD FLOOR PLANS



ROOF DECK PLANS





NORTH ELEVATION



WEST ELEVATION

MATERIAL PALETTE



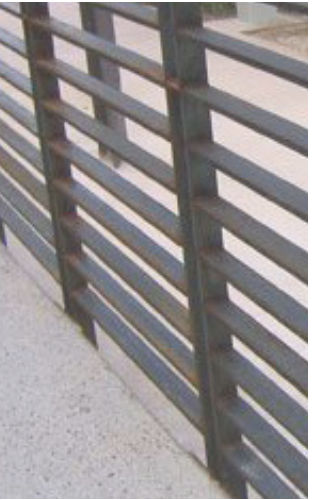
① LAP SIDING



② HARDIE PANEL



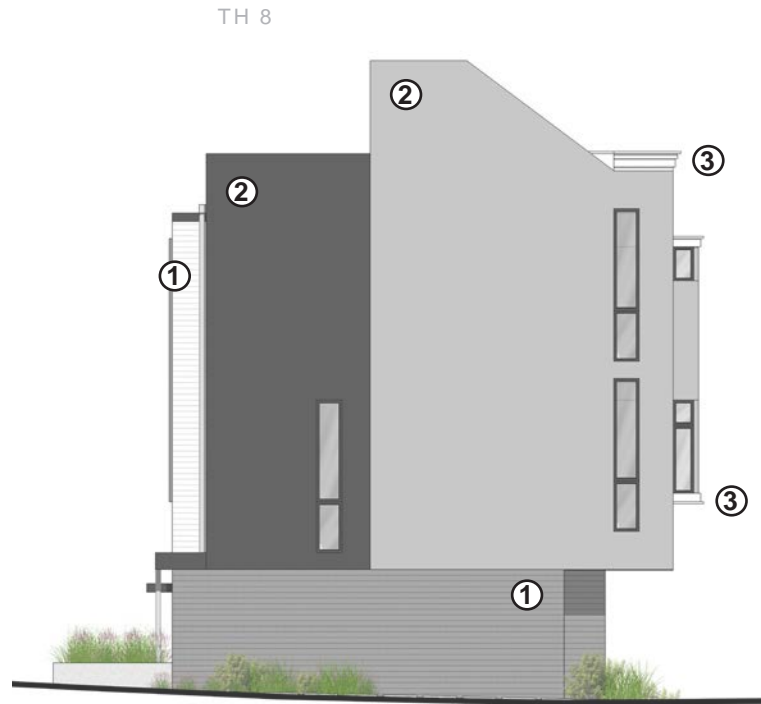
③ CORNICE DETAILS



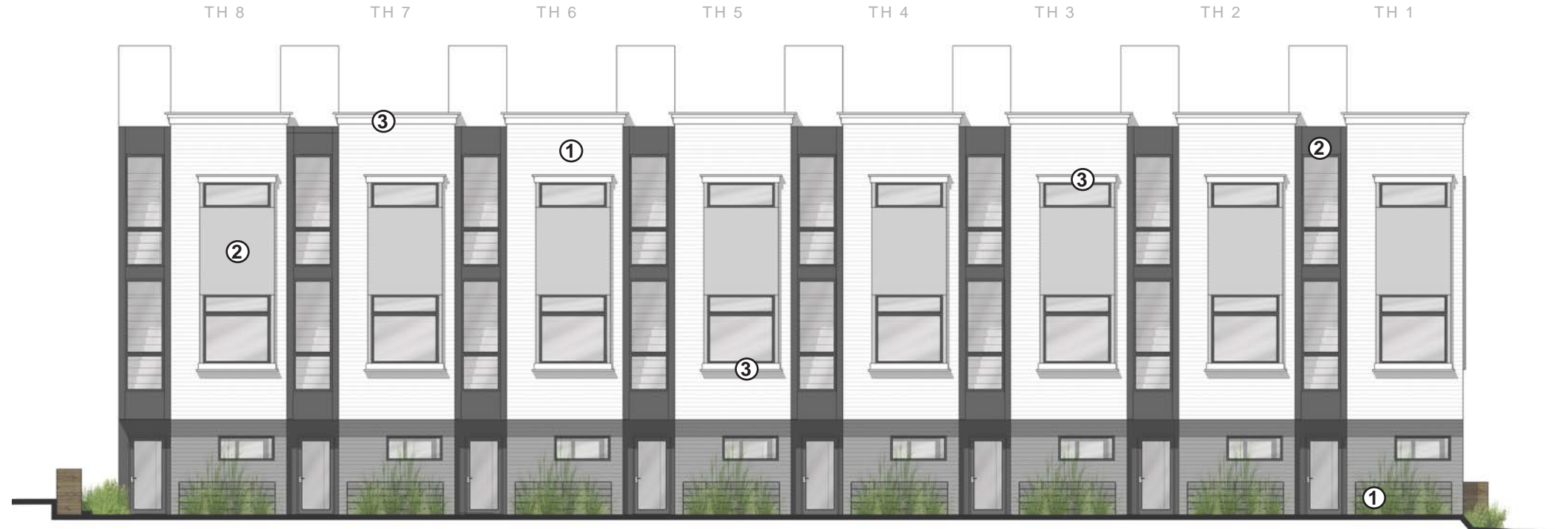
④ OPEN METAL RAILING

INSPIRATION





SOUTH ELEVATION



EAST ELEVATION

PROPOSED MATERIALS

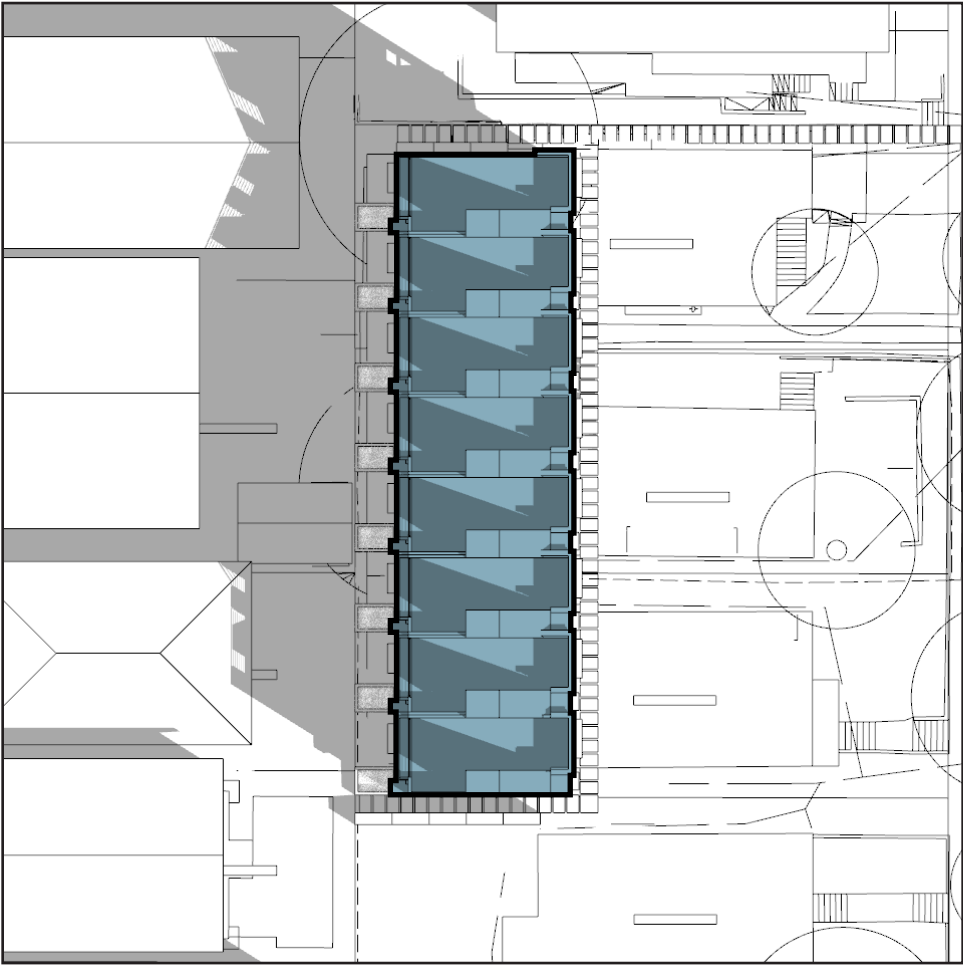
The material palette for this project reflects a desire to integrate with the established craftsman tradition in the Phinney Ridge neighborhood. The overall aesthetic seeks to achieve a more modern version of a traditional San Francisco rowhouse. Lap siding in a range of whites and greys represent the bulk of the exterior cladding material. Vertical window groupings are enhanced with accents of hardie panel. Traditional details such as window trim and cornices bring an extra level of detail to the facade. Small segments of open rail help create transparency at the roof level and enforce the traditional three-story rowhouse aesthetic.



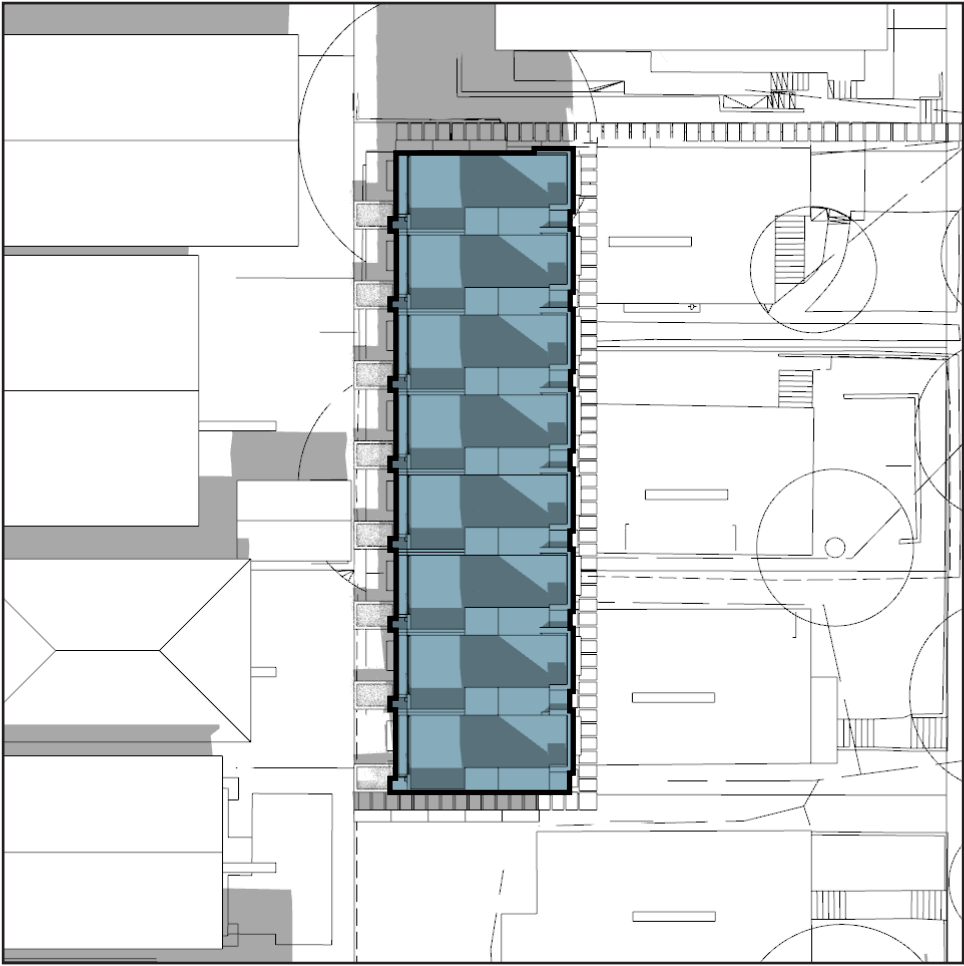
SOUTH PRIVACY DIAGRAM
(DCI PROJECT #3028085)



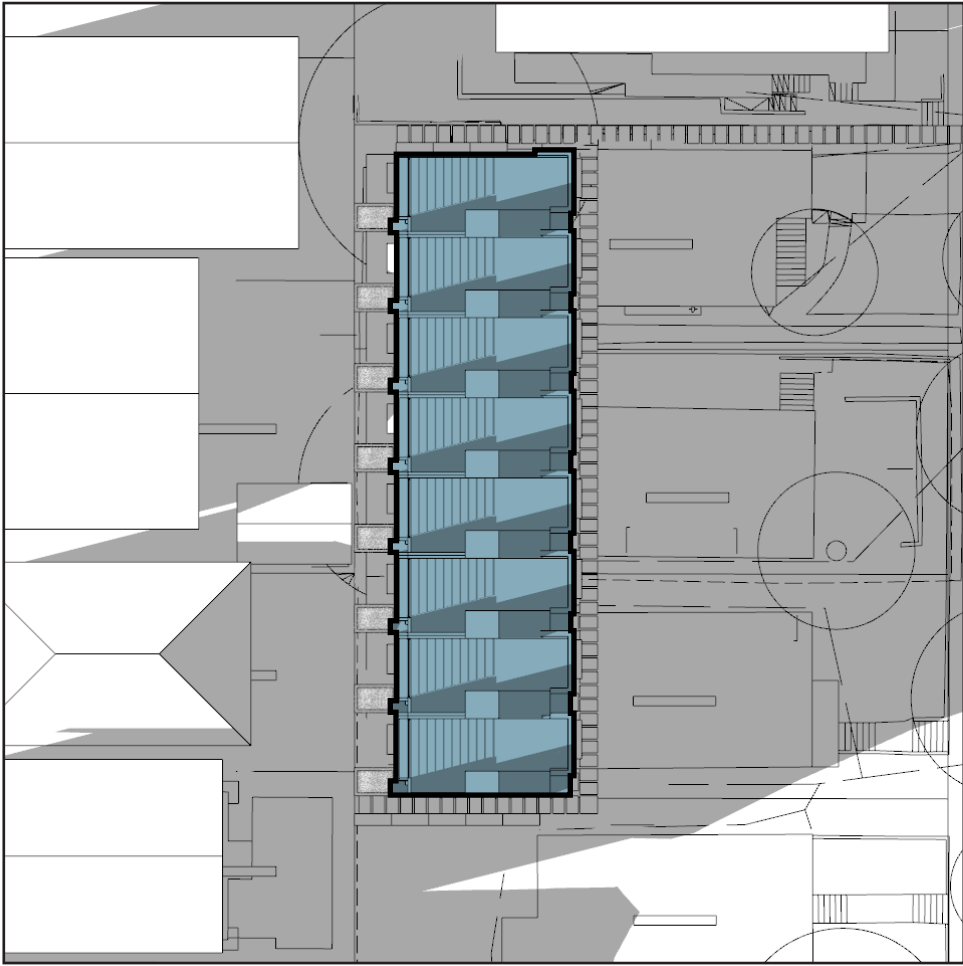
NORTH PRIVACY DIAGRAM



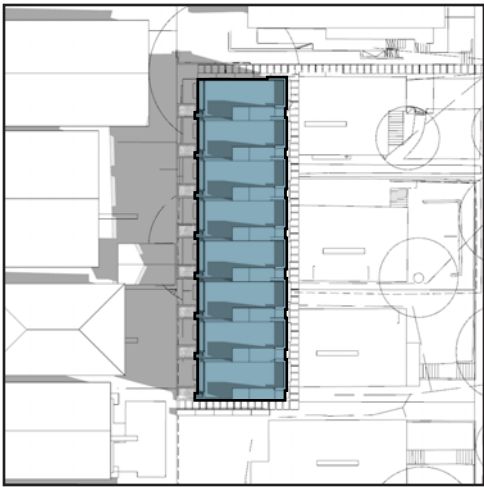
MARCH / SEPTEMBER 21, 9 AM



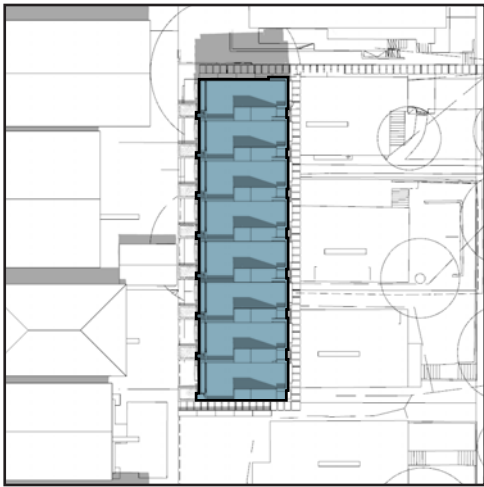
MARCH / SEPTEMBER 21, 12 PM



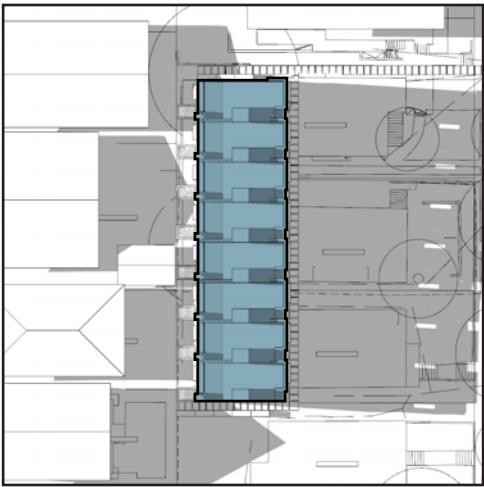
MARCH / SEPTEMBER 21, 5 PM



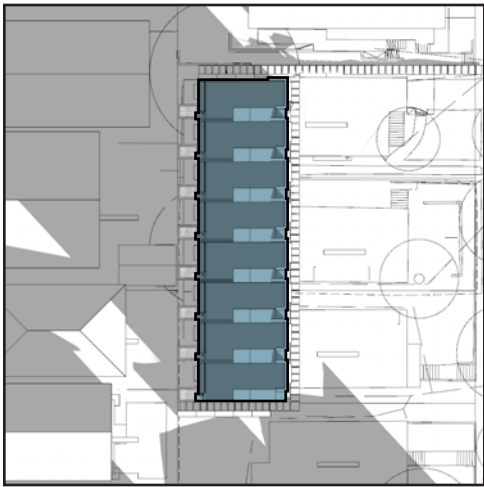
JUNE 21, 9 AM



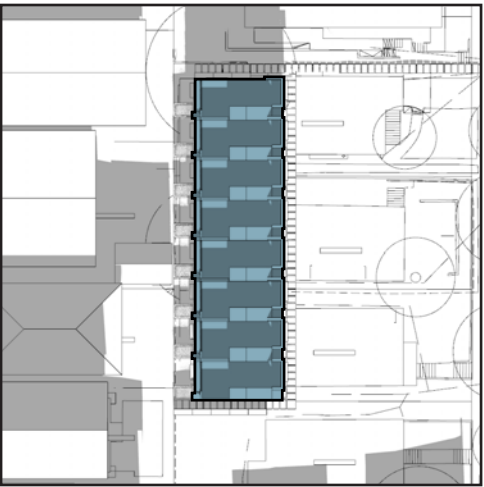
JUNE 21, 12 PM



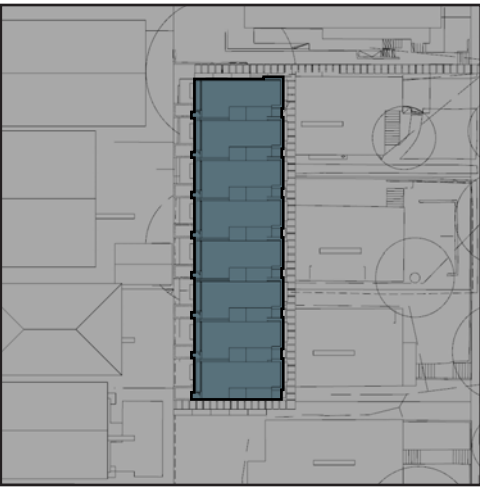
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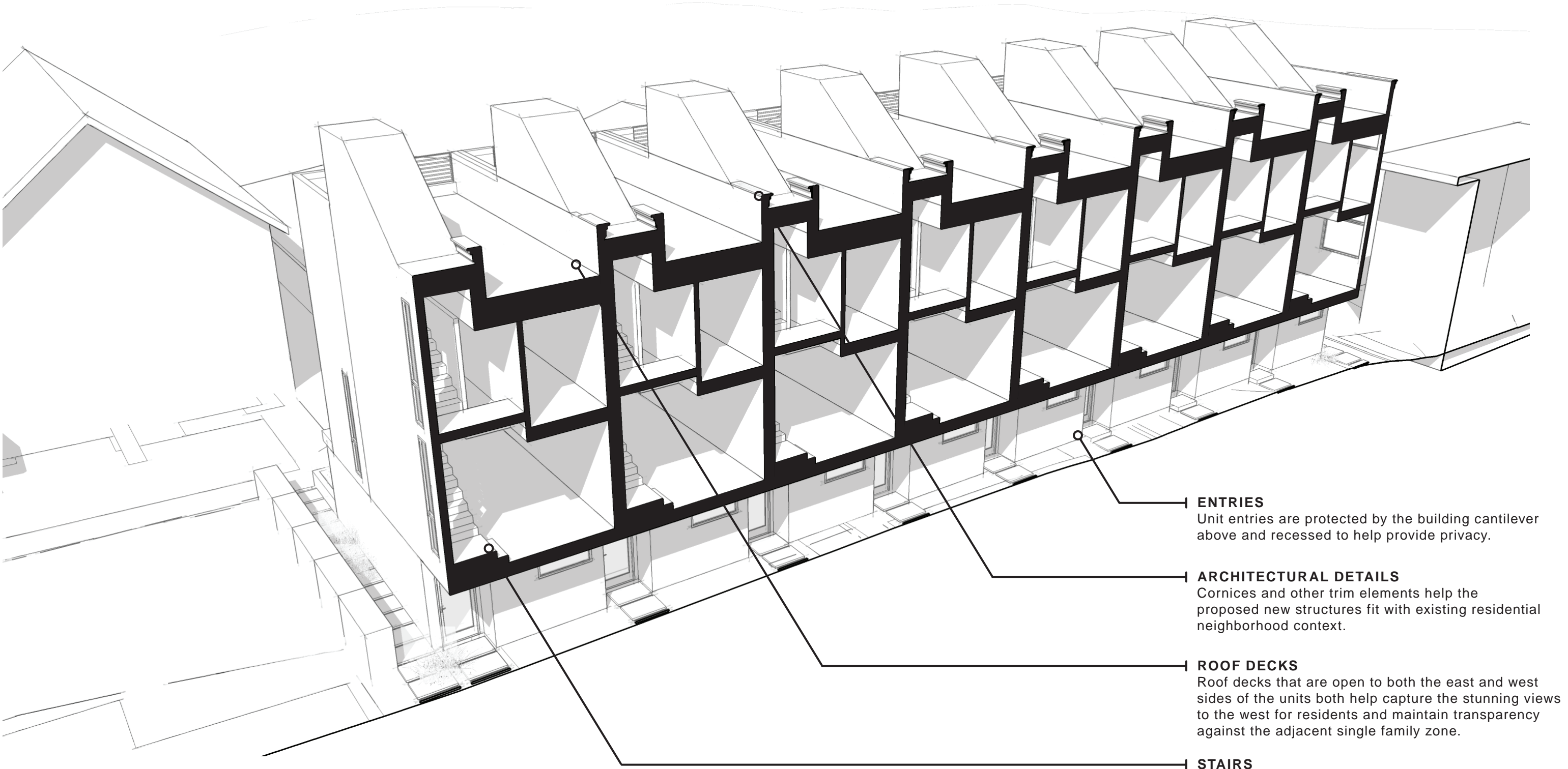
DECEMBER 21, 9 AM



DECEMBER 21, 12 PM



DECEMBER 21, 5 PM



NORTH-SOUTH SECTION THROUGH SITE



APPROACH FROM PHINNEY AVE N



GARDEN WINDOWS
Garden windows at the second and third floor help activate the entry facade and speak to the traditional nature of the Phinney Ridge neighborhood.

ENTRIES
Unit entries are indicated by a floor-to-ceiling glazing strategy and a change in material from lap siding to dark cementitious panel. This material wraps under the building cantilever to become continuous from first floor to top of roof, facilitating wayfinding on site.

LANDSCAPING
Small green walls at each entry add additional texture and color to the first floor of the proposed structure and enhance the entry experience.

VIEW OF UNIT ENTRIES

HEIGHT, BULK, & SCALE

The parapet wall enclosing the roof deck is pulled back from the rear facade in response to the single family homes to the west. Much of this parapet is provided as open rail to further increase transparency.

DETAILING

Traditional details such as cornices, window trim, and lap siding speak to the material palette seen throughout the Phinney Ridge neighborhood.

OPEN SPACE

All units have access to a private rear yard, accented with awnings and planters to add to the collection of elements and provide privacy between units.



VIEW FROM NORTHWEST CORNER OF SITE



VIEW OF WEST (REAR) ELEVATION

STAIR TOWERS

Minimal stair towers at the east side of the structure reduce massing adjacent to the single family zone and allow the primary living spaces of the units to be oriented towards the view to the west.

GLAZING STRATEGY

Wide windows seek to capture the view to the west while maintaining a high sill height in order to provide privacy to both the single family residents and the residents of the proposed new units.



VIEW FROM SOUTHWEST CORNER OF SITE



VIEW FROM SOUTHEAST CORNER OF SITE



AERIAL PERSPECTIVE LOOKING EAST