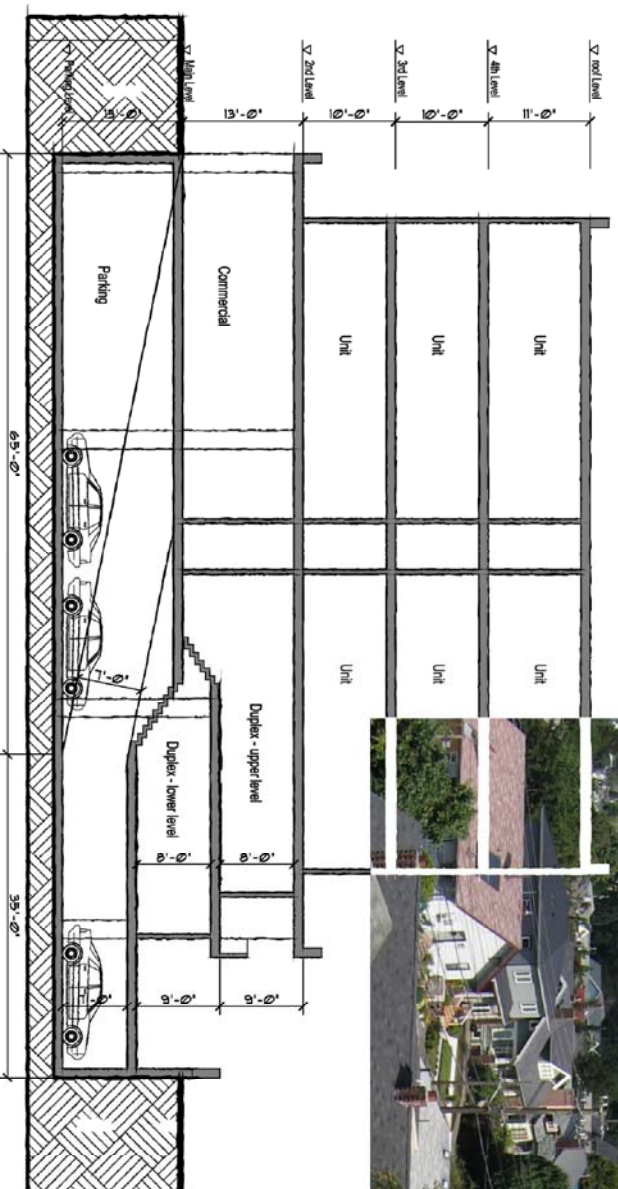




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# Early Design Guidance



MUP #: 3006773  
AP #: 6119315

Early Design Guidelines Review: 8 October, 2007



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# NEIGHBORHOOD FEATURES & DEVELOPMENT INFLUENCES

## NEIGHBORHOOD FEATURES & DEVELOPMENT

DESCRIPTION OF NEIGHBORING DEVELOPMENT AND USES, INCLUDING ADJACENT ZONING, PHYSICAL FEATURES, EXISTING ARCHITECTURAL & SITING PATTERNS, VIEWS, COMMUNITY LANDMARKS, ETC.

### PHYSICAL FEATURES

PHINNEY RIDGE IS AN URBAN RESIDENTIAL NEIGHBORHOOD PLATTED PREDOMINATELY BY AN ORTHOGONAL URBAN GRID.

ITS PHYSICAL CHARACTER, HOWEVER, IS ALSO GREATLY INFLUENCED BY A FEW NATURAL PHYSICAL FEATURES:

GREEN LAKE PARK (IN ADDITION TO THE VEHICULAR ARTERIAL OF AURORA AVE NORTH) DEFINES PHINNEY RIDGE'S EAST BOUNDARY, AND WOODLAND PARK OCCUPIES ALL OF PHINNEY RIDGE'S SOUTHEAST CORNER. BOTH PARKS ARE POPULAR URBAN RECREATION DESTINATIONS, AND CONSTITUTE AMENITIES FOR THE GREATER SEATTLE AREA. ALSO, PHINNEY RIDGE'S NATURAL RIDGE TOPOGRAPHY PROVIDES ACCESS TO LOTS OF LIGHT AND GOOD VIEWS.

PROPERTIES ALONG PHINNEY AVE NORTH ARE ZONED NC2-4Q, A NEIGHBORHOOD COMMERCIAL ZONE. THIS IS A MIXED-USE ZONING DESIGNATION TO ENCOURAGE DEVELOPMENTS WITH STREET-LEVEL COMMERCIAL AND MULTI-FAMILY RESIDENTIAL ABOVE, WITH A MAXIMUM ALLOWABLE BUILDING HEIGHT OF 40 FEET. THE NEIGHBORHOOD BEYOND THE PHINNEY AVE NORTH BLOCK IS PREDOMINATELY ZONED SINGLE-FAMILY RESIDENTIAL: SF-5000. WITHIN THIS RESIDENTIAL ZONE AND EAST OF PHINNEY AVE N. ARE TWO MAJOR RECREATIONAL FEATURES, IMPORTANT TO ALL OF SEATTLE: WOODLAND PARK AND GREEN LAKE PARK.

THE CHARACTER OF THE PHINNEY RIDGE NEIGHBORHOOD IS THUS DEFINED QUITE LITERALLY BY A COMMERCIAL, VEHICULAR AND EVEN ARCHITECTURAL 'CORRIDOR' OF PHINNEY AVE NORTH RUNNING THROUGH AN OTHERWISE RESIDENTIAL AND RECREATIONAL NEIGHBORHOOD. THIS 'CORRIDOR' FUNCTIONS AS A COMMERCIAL CENTER FOR IT'S NEIGHBORHOOD, AS WELL AS A VITAL LINK OF PHINNEY RIDGE TO THE REST OF THE CITY. THIS CORRIDOR IS ALSO DEMONSTRATED IN THE BOUNDARIES OF PHINNEY RIDGE'S URBAN VILLAGE, DEFINED BY SEATTLE'S COMPREHENSIVE PLAN AS THE 'GREENWOOD-PHINNEY RIDGE RESIDENTIAL URBAN VILLAGE':

PER SEATTLE'S COMPREHENSIVE PLAN, A RESIDENTIAL URBAN VILLAGE SHOULD PROVIDE A FOCUS OF GOODS AND SERVICES FOR RESIDENTS AND SURROUNDING COMMUNITIES, WITHOUT ENCOURAGING A CONCENTRATION OF EMPLOYMENT. THIS GOAL IS BEST ACHIEVED BY SMALL COMMERCIAL SPACES, INTEGRATED BY PEDESTRIAN-ORIENTED AND TRANSIT-SUPPORTED STREETSAPES.

DUE TO ITS ACCESS TO MANY NATURAL AMENITIES AND ALSO BECAUSE OF IT'S LARGE INVENTORY OF OLDER AND WELL-CARED-FOR SINGLE-FAMILY HOUSES, PHINNEY RIDGE IS A POPULAR RESIDENTIAL NEIGHBORHOOD. DEVELOPMENT ALONG THE PHINNEY AVE N. CORRIDOR SHOULD SERVE AN ADDITIONAL AMENITY TO ITS RESIDENTIAL CONTEXT.

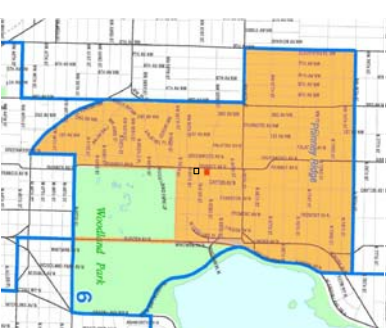
### NEIGHBORHOOD AMENITIES

- PROXIMITY TO WOODLAND PARK AND THE ZOO
- PROXIMITY TO GREENLAKE PARK
- ACCESS TO LIGHT AND VIEWS
- ACCESS TO MASS TRANSIT AND FUTURE URBAN-VILLAGE AND PEDESTRIAN-FRIENDLY DEVELOPMENT

## VICINITY MAPS



SEATTLE



PHINNEY RIDGE NEIGHBORHOOD



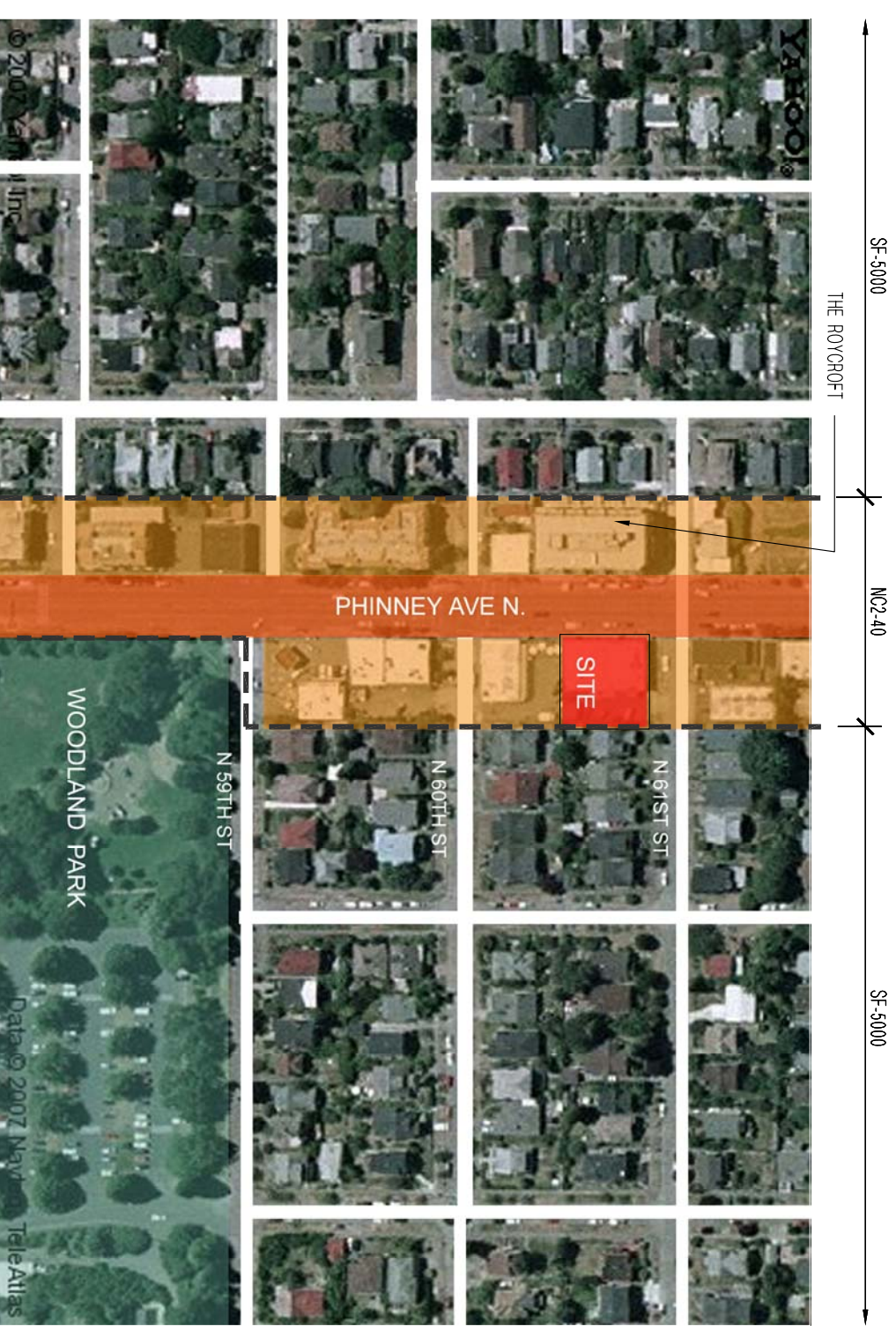
GREENWOOD-PHINNEY RIDGE RESIDENTIAL URBAN VILLAGE BOUNDARY



GREENWOOD-PHINNEY URBAN VILLAGE

6070 PHINNEY AVE NORTH

## AERIAL PHOTO





# SITE FEATURES & DEVELOPMENT INFLUENCES

## SITE TOPOGRAPHY, VIEWS, LIGHT, AMENITIES

DESCRIPTION OF NEIGHBORING DEVELOPMENT AND USES, INCLUDING ADJACENT ZONING, PHYSICAL FEATURES, EXISTING ARCHITECTURAL AND SITING PATTERNS, VIEWS, COMMUNITY LANDMARKS, ETC.

### TOPOGRAPHY

PHINNEY AVE NORTH IS A NATURAL TOPOGRAPHICAL RIDGE, WITH THE SURROUNDING GRADES DROPPING EAST TOWARDS GREEN LAKE, AND WEST TOWARDS BALLARD. THIS PARTICULAR TOPOGRAPHY GREATLY INFLUENCES OTHER CHARACTERISTICS OF THE NEIGHBORHOOD, INCLUDING ACCESS TO VIEWS, GOOD SOLAR EXPOSURE, AND EVEN ITS DEVELOPMENT AS A NATURAL VEHICULAR CORRIDOR.

### VIEWS

AS THE RIDGE OF PHINNEY RIDGE, PHINNEY AVE NORTH HAS ACCESS TO SOME GREAT VIEWS:

- VIEWS TO THE EAST ARE OF GREEN LAKE AND THE CASCADE MOUNTAINS BEYOND.
- VIEWS TO THE NORTH ARE OF PHINNEY RIDGE AND GREENWOOD NEIGHBORHOODS.
- VIEWS TO THE WEST ARE OF BALLARD WITH THE PUGET SOUND AND THE OLYMPIC MOUNTAINS BEYOND.
- VIEWS TO THE SOUTH ARE OF PHINNEY AVE. N. ITSELF, THE TREELINE OF WOODLAND PARK ZOO, AND FREMONT AND QUEENANNE NEIGHBORHOODS BEYOND. -ON CLEAR DAYS, MOUNT RAINIER IS ALSO VISIBLE.

### SOLAR EXPOSURE

ALSO DUE TO THE NEIGHBORHOOD'S HIGH TOPOGRAPHY, PHINNEY RIDGE HAS A LOT OF SOLAR EXPOSURE, WITH FULL ACCESS TO EAST, SOUTH AND WEST LIGHT. INDIVIDUAL LOTS IN THE NEIGHBORHOOD HAVE VARYING SOLAR EXPOSURE, BASED ON THEIR LOCATION ON THE SLOPE, AND THE PRESENCE OF EXISTING TREES.

IT IS IMPORTANT TO CONSIDER THE SOLAR IMPACTS OF LARGER DEVELOPMENT ALONG PHINNEY AVE. N. ON ITS SINGLE-FAMILY NEIGHBORS. LARGE BUILDINGS SHOULD TRY TO SETBACK FROM SINGLE-FAMILY NEIGHBORS, WHERE POSSIBLE, IN ORDER TO MINIMIZE SHADOWS ON THE SINGLE FAMILY HOMES.

### TRAFFIC

PHINNEY AVE. N. PROVIDES A CIRCULATION AS WELL AS DEVELOPMENT CORRIDOR TO THE SURROUNDING NEIGHBORHOODS, ORIENTED APPROXIMATELY NORTH-SOUTH. PHINNEY AVE N. PROVIDES A VITAL VEHICULAR CONNECTION BETWEEN NEIGHBORHOODS NORTH AND SOUTH OF PHINNEY RIDGE: GREENWOOD, NORTHGATE, FREMONT, AND EVEN QUEENANNE AND DOWNTOWN.

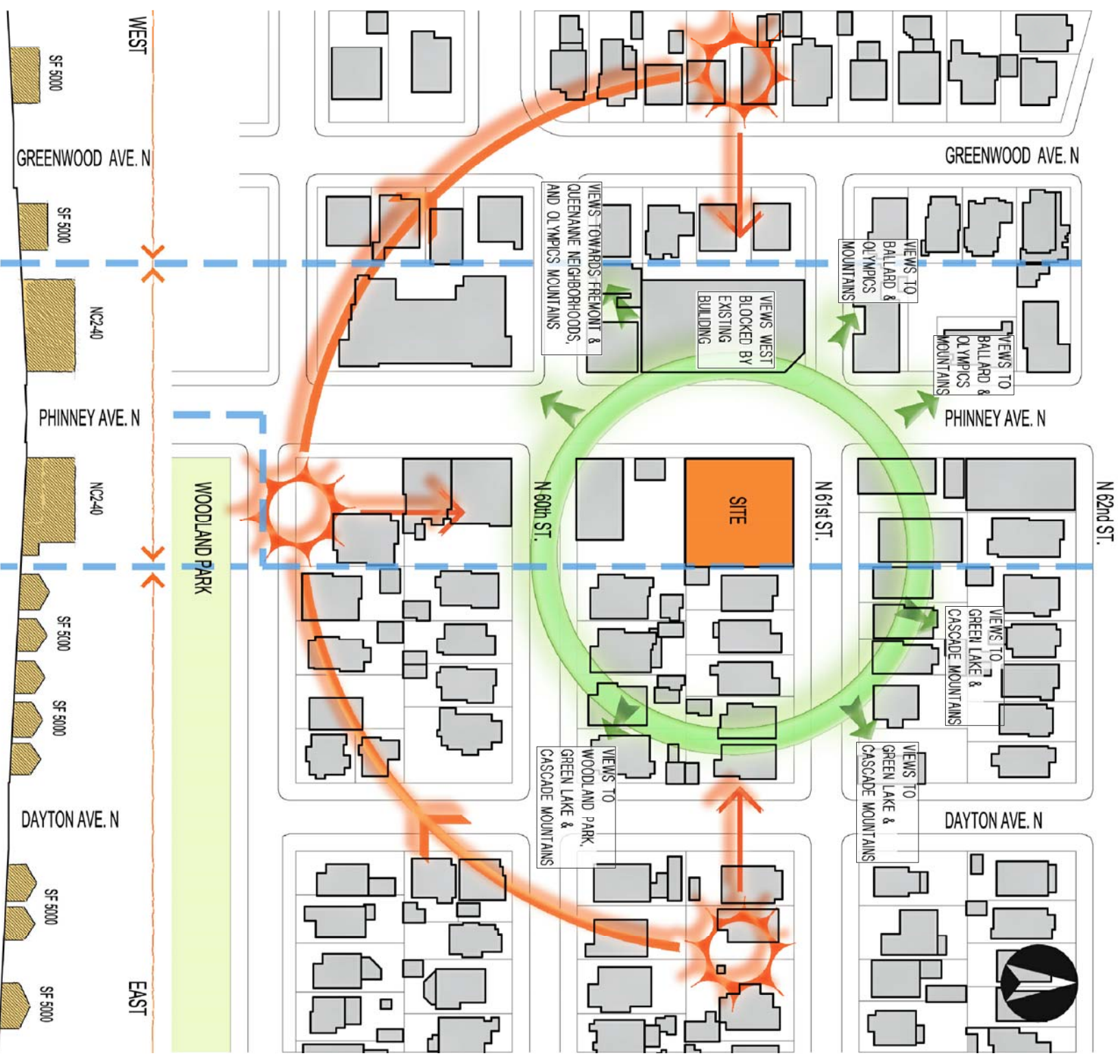
STREETS RUNNING PERPENDICULAR TO PHINNEY AVE N. ARE ESSENTIALLY NEIGHBORHOOD STREETS, SERVING THE SINGLE-FAMILY NEIGHBORHOOD. ON-STREET PARKING ALONG BOTH SIDES OF THESE RESIDENTIAL STREETS IS VERY COMMON

### AVAILABILITY OF MASS TRANSIT

KING COUNTY METRO PROVIDES THE FOLLOWING MASS TRANSIT LINES TO THE AREA:

- ROUTE 5: DOWNTOWN TO SHORELINE, VIA PHINNEY AVE N.
- ROUTE 28: DOWNTOWN TO BROADVIEW, VIA 8TH AVE NW.
- ROUTE 82: DOWNTOWN TO MAPLE LEAF, VIA PHINNEY AVE N.
- ROUTE 358: DOWNTOWN TO SHORELINE, VIA AURORA AVE AND LINDEN AVE N.
- ROUTE 44: UNIVERSITY OF WASHINGTON TO BALLARD, VIA N 45 ST N 46 ST, AND NW MARKET.

## SITE ANALYSIS DIAGRAM





# NEIGHBORHOOD ZONING & TRAFFIC PATTERNS

DESCRIPTION OF THE SITE'S ZONING, OVERLAY DESIGNATIONS, AND APPLICABLE NEIGHBORHOOD-SPECIFIC GUIDELINES

APPLICABLE DESIGN GUIDELINES

## ZONING

PROPERTIES ALONG PHINNEY AVE NORTH ARE ZONED NC2-40, A NEIGHBORHOOD COMMERCIAL ZONE. THIS IS A MIXED-USE ZONING DESIGNATION TO ENCOURAGE DEVELOPMENTS WITH STREET-LEVEL COMMERCIAL AND MULTI-FAMILY RESIDENTIAL ABOVE. THIS MIXED-USE ZONING DESIGNATION IS 1/2 BLOCK DEEP EACH SIDE OF THE PHINNEY AVENUE. THE NEIGHBORHOOD BEYOND IS ZONED SINGLE-FAMILY RESIDENTIAL: SF5000. WOODLAND AND GREEN LAKE PARKS ARE ALSO LOCATED WITHIN THIS SF ZONE.

## NC2-40 -NEIGHBORHOOD COMMERCIAL

A PEDESTRIAN-ORIENTED SHOPPING AREA COMPOSED OF SMALL TO MEDIUM SIZED BUSINESSES PROVIDING A FULL RANGE OF HOUSEHOLD AND PERSONAL GOODS AND SERVICES TO A SURROUNDING NEIGHBORHOOD.

PERMITTED USES:

- SMALL COMMERCIAL ESTABLISHMENTS
- MULTI-STORY RESIDENTIAL STRUCTURES
- MIXED USE BUILDING: STREET-FRONT COMMERCIAL WITH RESIDENTIAL ABOVE

-DPD'S COMMERCIAL ZONING CHART

COMMERCIAL SPACE:

MAXIMUM 45,000 SF FOR MOST USES (50,000 SF FOR CONVENIENCE STORES)

HEIGHT LIMIT:

44 FEET: 40 FEET + 4 FEET ALLOWED WITH A 13-FOOT COMMERCIAL LEVEL  
ALL 3 PROJECT SCHEMES PROPOSE A BUILDING HEIGHT OF 44 FEET.

FLOOR AREA RATIO (FARI):

3.25  
MAX. FLOOR AREA FOR THIS SITE: 3.25 X 10,000 SF (LOT AREA) = 32,500 SF

SETBACKS:

FOR MULTI-DWELLING BUILDINGS, A 15-FOOT SETBACK IS REQUIRED WHERE 13 FEET ABOVE GRADE ALONG ANY REAR LOT THAT ABUTS A RESIDENTIAL ZONE.

PARKING REQUIRED:

COMMERCIAL: 1 STALL/500 SF  
RESIDENTIAL: 124 STALL/UNIT (PER 23.54,015 HI)

PARKING ACCESS:

MAY BE FROM FRONT OR SIDE STREET, OR ALLEY (IF FEASIBLE)

LANDSCAPING:

LANDSCAPING EQUAL TO 5% OF LOT AREA SHALL BE VISIBLE TO PEDESTRIANS  
5% (10,000) = 500

GREEN FACTOR:

0.3

## SITE'S ZONING & APPLICABLE DESIGN GUIDELINES

HIGHER-DENSITY DEVELOPMENTS ALONG PHINNEY AVE NORTH SERVE TO CREATE A VILLAGE FABRIC AND COMMERCIAL FOCUS THAT COMPLEMENTS LOWER DENSITY, SINGLE-FAMILY NEIGHBORS. AND THE URBAN VILLAGE MODEL ENCOURAGES PEDESTRIAN AND TRANSIT-ORIENTED NEIGHBORHOOD CENTERS TO SERVE AS "DESTINATIONS" AS WELL AS "CORRIDORS".

EVEN THOUGH THE PROPOSED PROJECT IS JUST SOUTH AND OUTSIDE THE DESIGNATED BOUNDARY OF THE GREENWOOD-PHINNEY RIDGE RESIDENTIAL URBAN VILLAGE, IT IS STILL VERY MUCH WITHIN THE PHINNEY-RIDGE ZONING, DEVELOPMENT AND VEHICULAR CORRIDOR, AND INTENDS TO SERVE AS AN EXTENSION OF THE GREENWOOD-PHINNEY URBAN VILLAGE FABRIC.

APPLICABLE GREENWOOD / PHINNEY NEIGHBORHOOD DESIGN GUIDELINES INCLUDE ALL THOSE THAT ENCOURAGE THE CREATION OF VITAL PEDESTRIAN STREETScape: PEDESTRIAN-ORIENTED BUILDING FACADES WITH FACADE MODULATION, STORE-FRONT WINDOWS, CANOPY WEATHER PROTECTION, WIDE SIDEWALKS, STREET TREES AND LANDSCAPING, LIGHTING, AND UNDER-GROUND PARKING.

## DESIGN GUIDELINES SPECIFIC TO THIS PROJECT

## NEIGHBORHOOD ZONING AND TRAFFIC PATTERNS

A-4 SITING TO ENCOURAGE HUMAN ACTIVITY

- EASILY ACCESSIBLE BUILDING ENTRIES
- STREETLEVEL TRANSPARENT COMMERCIAL SPACE

A-7 RESIDENTIAL OPEN SPACE

- INCREASING SETBACK ADJACENT TO RESIDENTIAL ZONE

A-10 ORIENTATION TOWARDS CORNER

- CREATING A STRONG CORNER ARCHITECTURALLY
- LOCATING PARKING ACCESS FAR FROM CORNER

B-1 HEIGHT, BULK & SCALE COMPATIBILITY

- NOT MAXIMIZING ALLOWED FAR
- INCREASING OF SETBACKS AT SEVERAL FLOORS
- FACADE ARTICULATION & MODULATION

C-1 ARCHITECTURAL CONTEXT

- BREAKING UP MASS & MATERIAL INTO VARIOUS COMPONENTS
- COMPLEMENTARY FACADE MATERIALS

C-2 ARCHITECTURAL FEATURES & DETAILS

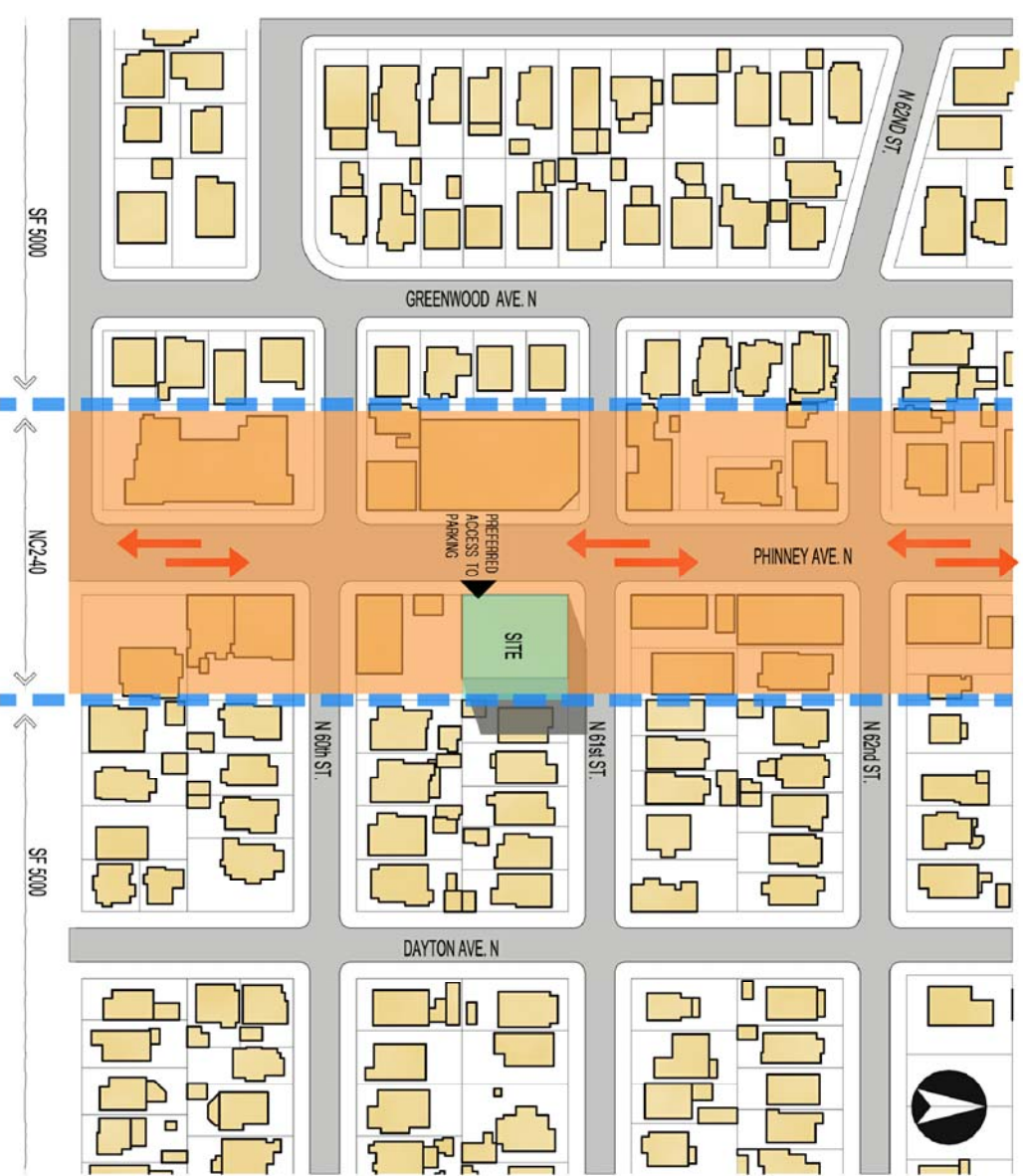
- VARIATION IN SIDING, WINDOW SYSTEMS AND BALCONIES

C-5 PARKING ENTRANCES

- RECESSING GARAGE ENTRY TO DIMINISH IT VISUALLY

D-1 PEDESTRIAN ENVIRONMENT

- WEATHER-PROTECTION CANOPY & LIGHTING AT SIDEWALK
- SIDEWALK LANDSCAPING





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# NEIGHBORHOOD DEVELOPMENT PATTERNS & EXAMPLES

## TYPICAL NEIGHBORHOOD HOUSING TYPES



4. MULTI FAMILY



3. MULTI FAMILY



2. MULTI FAMILY



1. THE ROYCROFT: MIXED USE

## DEVELOPMENT PATTERNS ALONG PHINNEY AVE N.

CURRENT DEVELOPMENT ALONG PHINNEY AVE N IS VARIED. DUE TO CURRENT MARKET TRENDS AND PHINNEY AVE'S ZONING, 4-STORY MIXED-USE DEVELOPMENTS, MAXIMIZING ALLOWABLE USE, SIZE AND DENSITY, ARE LIKELY TO BE MORE COMMON ALONG PHINNEY AVE N, FROM HERE ON OUT. NEW BUILDINGS ALONG PHINNEY AVE SOUTH HAVE AN OPPORTUNITY TO ENCOURAGE FUTURE DEVELOPMENT TOWARDS THE TRANSFORMATION OF THIS COMMERCIAL CORRIDOR INTO A RESIDENTIAL AND PEDESTRIAN-ORIENTED URBAN VILLAGE.

### EXISTING NEIGHBORHOOD PATTERNS TO RESPECT, PRESERVE AND EMULATE:

THE ROYCROFT (PHOTO 1) HAS MANY POSITIVE NEIGHBORHOOD-FRIENDLY DEVELOPMENT QUALITIES:

- A LIVELY PEDESTRIAN SIDEWALK EXPERIENCE BY IT'S TRANSPARENT COMMERCIAL STREETFRONT.
- MODULATION IN MASSING AND MATERIAL BREAKS UP THE FACADE INTO A MORE APPROPRIATE SCALE.
- A STRONG CORNER ARCHITECTURALLY CREATES A NEIGHBORHOOD IDENTITY
- VARIATION IN UNIT SIZES AND TYPES

PHOTO 5 SHOWS A MORE HISTORIC RESIDENTIAL BUILDING. IT'S POSITIVE CONTRIBUTIONS TO THE NEIGHBORHOOD EXPERIENCE ARE:

- QUALITY EXTERIOR MATERIALS (BRICK AND TERRA-COTA DETAILING) ARE TIMELESS AND LONG-LASTING.
- MODULATION IN FACADE REDUCES BUILDING MASS AND CREATES OPEN SPACE
- RESIDENTIAL ENTRY IS CELEBRATED.



5. MULTI FAMILY



6. TOWN HOUSE

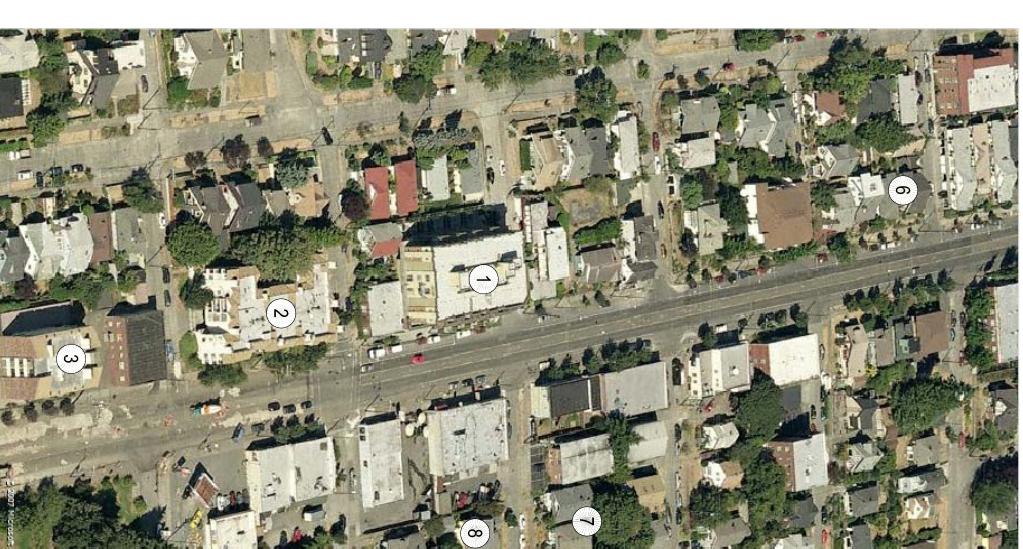


7. SINGLE FAMILY



8. SINGLE FAMILY

## PHOTO KEY





# SITE

## SITE DESCRIPTION

### THE SITE

DESCRIPTION OF THE EXISTING SITE, INCLUDING LOCATION, EXISTING USES AND/OR STRUCTURES, TOPOGRAPHICAL OR OTHER PHYSICAL FEATURES, ETC.

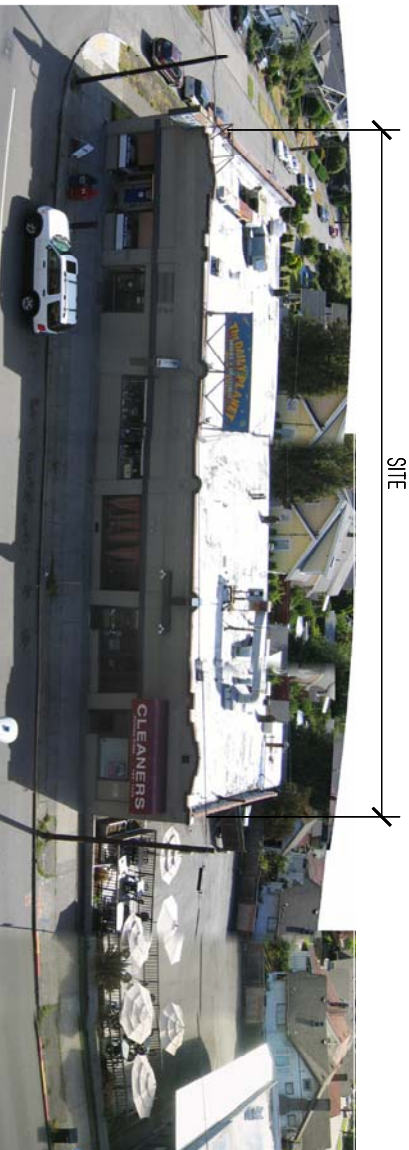
THE SITE IS LOCATED AT 6010 PHINNEY AVE NORTH, THE SOUTHEAST CORNER OF THE INTERSECTION OF NORTH 60TH STREET AND PHINNEY AVE NORTH. THE SITE IS TWO BLOCKS NORTH OF THE WOODLAND PARK ZOO. AND WHILE IT IS JUST OUTSIDE FIVE BLOCKS SOUTH OF THE GREENWOOD-PHINNEY URBAN VILLAGE, IT IS VERY MUCH WITHIN PHINNEY RIDGE'S GROWING COMMERCIAL CENTER.

THE SITE IS APPROXIMATELY 100 FEET BY 100 FEET, FOR A TOTAL AREA OF 10,000 SQUARE FEET. IT IS ESSENTIALLY A FLAT LOT, WHICH HAS BEEN MADE VIRTUALLY COMPLETELY 'IMPERVIOUS' BY TWO EXISTING BUILDINGS AND A SMALL PARKING LOT.

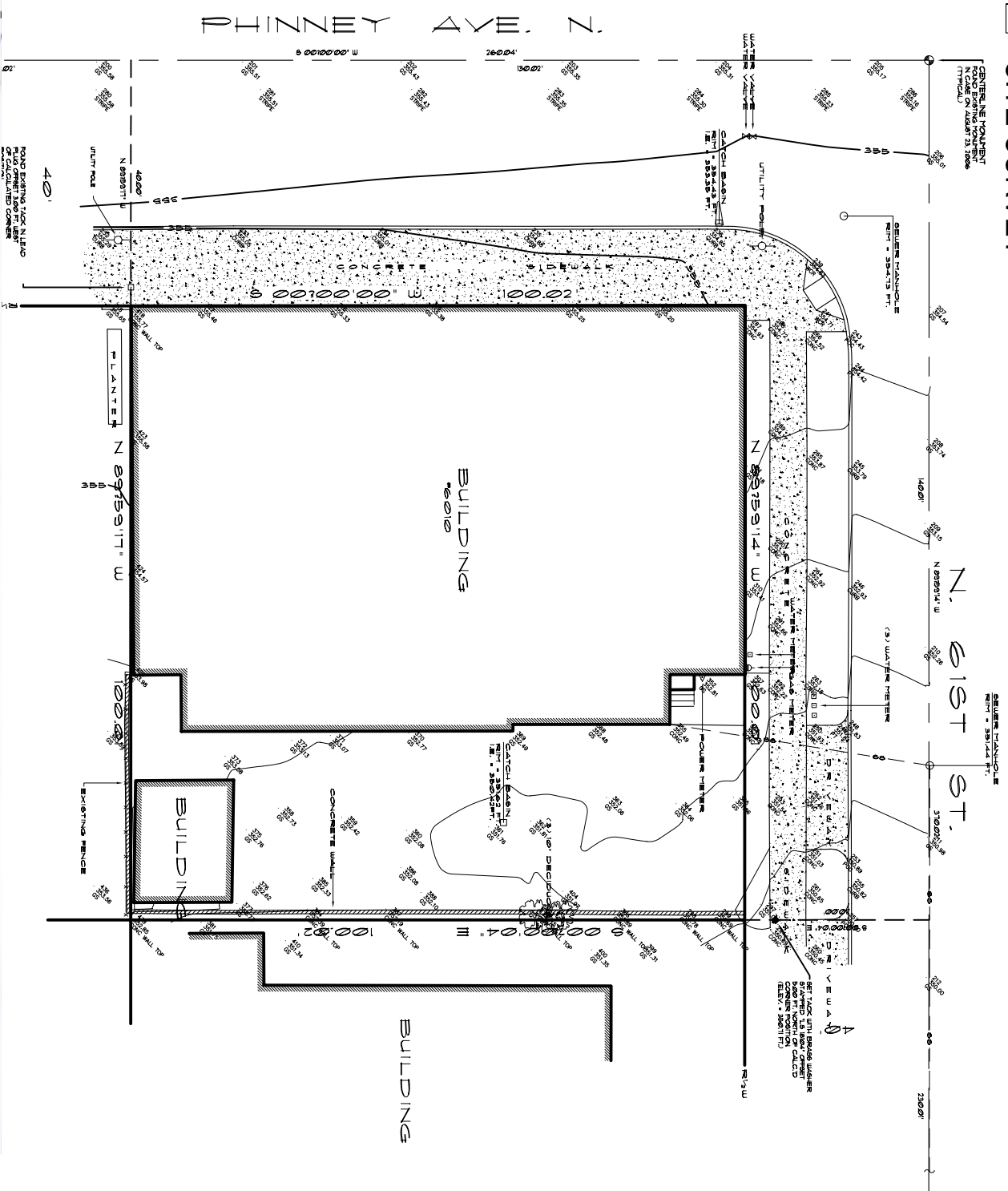
A ONE SINGLE-STORY COMMERCIAL BUILDING IS BUILT RIGHT UP TO AND ALONG THE PHINNEY AVE N. PROPERTY LINE. IT IS WHILE ANOTHER SMALLER SINGLE-STORY STORAGE BUILDING IS BUILT NEAR THE REAR LOT LINE. ALSO ALONG THE REAR LOT LINE ARE (6) SURFACE PARKING STALLS. THE EXISTING VEHICULAR ACCESS TO THE PROPERTY IS FROM NORTH 61ST STREET.

EXISTING TENANTS INCLUDE: VAL'S CAFE, CHEF LAO ASIAN GARDEN CAFE, THE DAILY PLANET, AND PHINNEY RIDGE CLEANERS.

THERE ARE NO SIGNIFICANT TREES ON THE PROPERTY.



## SITE SURVEY





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# EXISTING STREETSCAPE

## PHINNEY AVE N: EAST VIEW



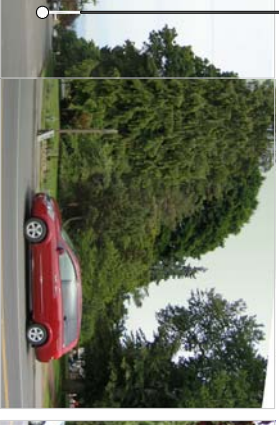
62ND STREET

61ST STREET



PROJECT SITE

60TH STREET



WOODLAND PARK

PHINNEY AVE N.

SITE





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# EXISTING STREETSCAPE

## □ PHINNEY AVE N: WEST VIEW



59TH ST.

60TH ST.



THE ROYCROFT (ACROSS FROM PROJECT SITE)

61ST ST.



62ND ST.



63RD ST.

THE ROYCROFT

SITE







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# EXISTING STREETSCAPE

61st ST: NORTH VIEW



61st ST: SOUTH VIEW



**AREA SUMMARY**

|               | PARKING   | OPENS SPACE | COMMERCIAL | COMMON | RESIDENTIAL | TOTAL  |
|---------------|-----------|-------------|------------|--------|-------------|--------|
| PARKING LEVEL | 24 STALLS |             |            | 829    |             |        |
| MAIN FLOOR    |           | 733         | 4,922      | 1,171  | 1,788       | 7,881  |
| 2ND FLOOR     |           | 2,808       |            | 664    | 5,732       | 6,396  |
| 3RD FLOOR     |           |             |            | 664    | 5,732       | 6,396  |
| 4TH FLOOR     |           |             |            | 664    | 5,732       | 6,396  |
| TOTAL         | 24 STALLS | 3,541       | 4,922      | 3,163  | 18,984      | 27,069 |

**PROJECT DESCRIPTION**

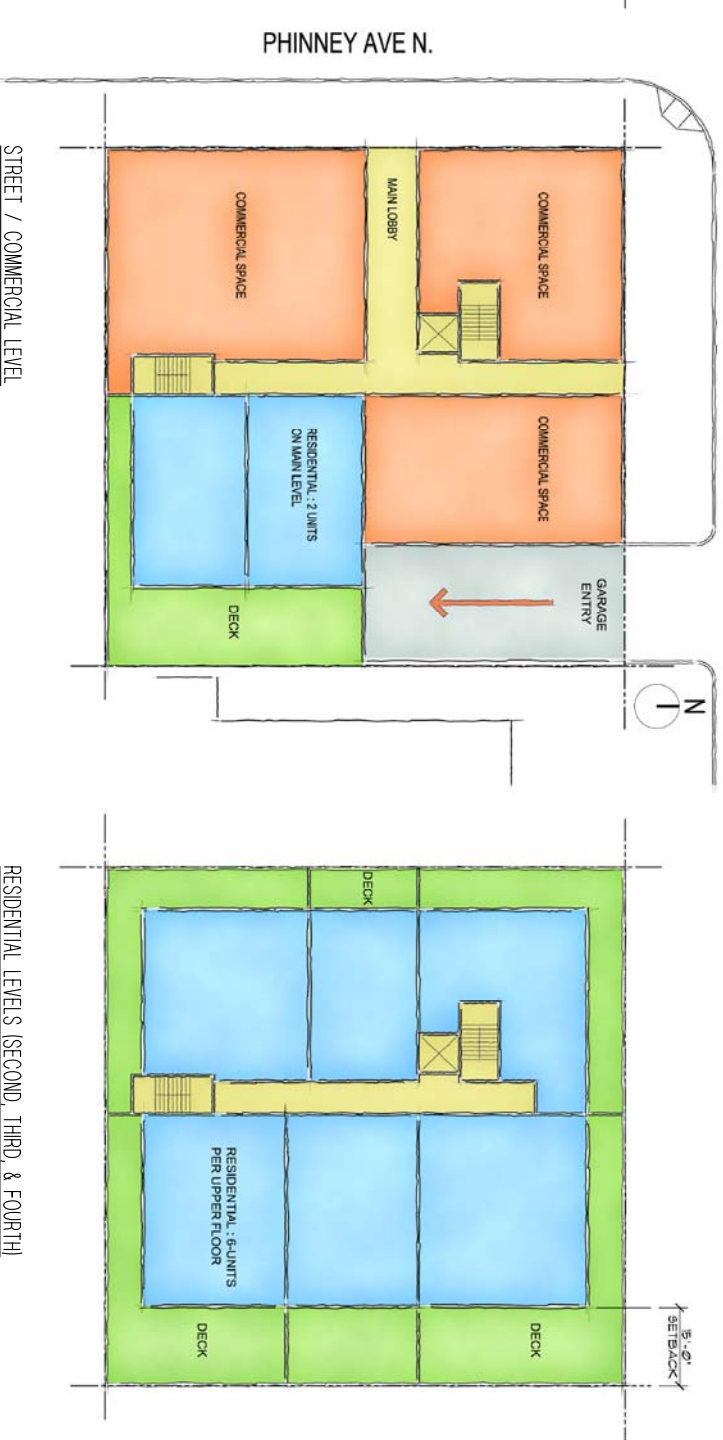
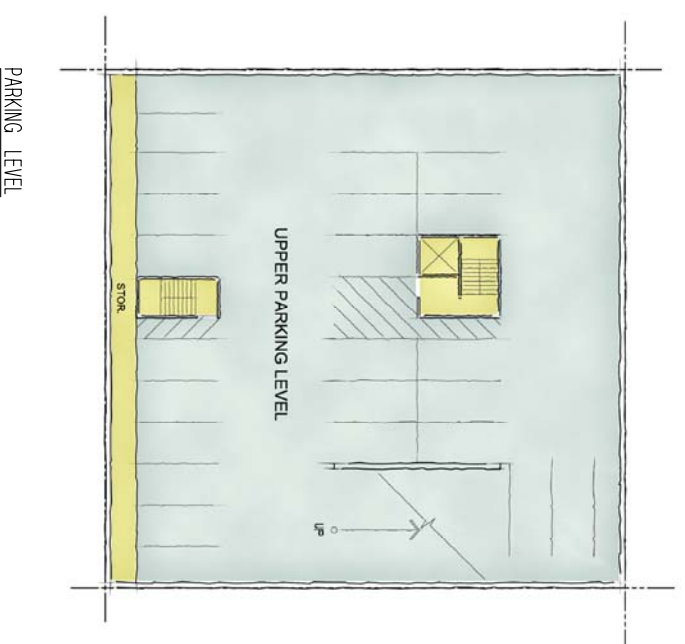
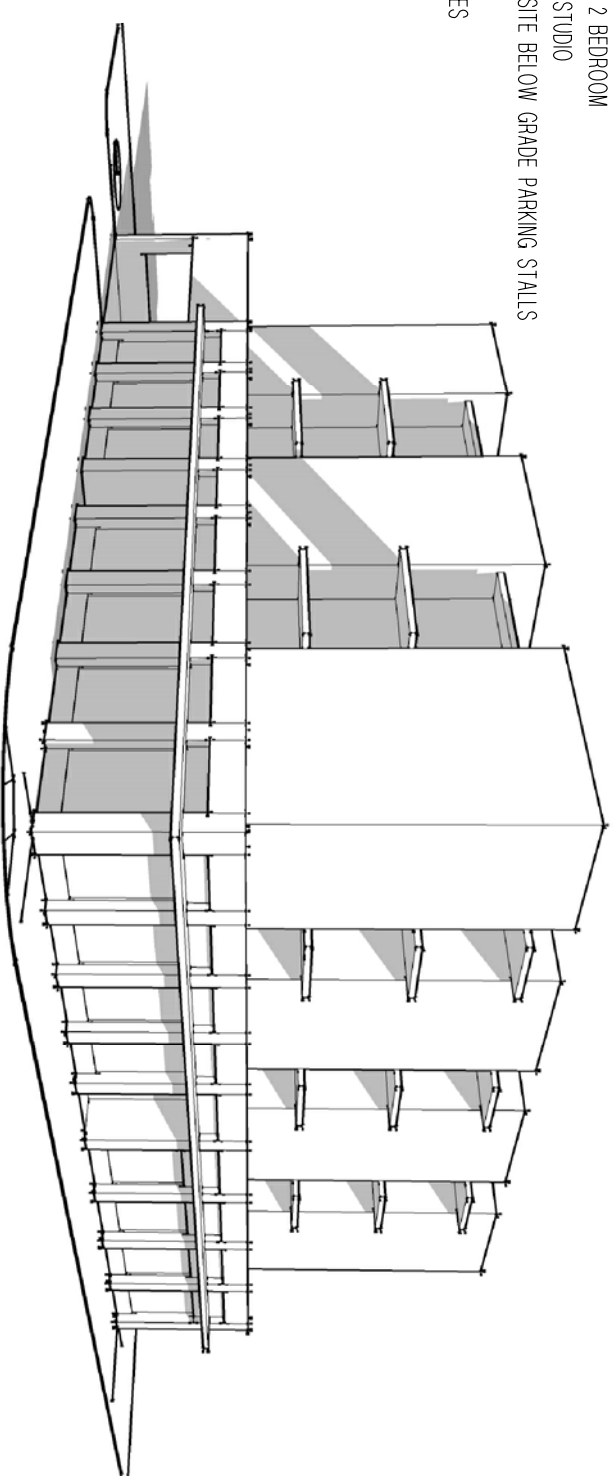
- 27,000 S.F. MIXED USE BUILDING : (32,500 SF ALLOWED PER F.A.R.)
- 3 COMMERCIAL SPACE
- 18 RESIDENTIAL UNITS
  - (2) 1 BEDROOM
  - (12) 2 BEDROOM
  - (4) STUDIO
- 24 ON SITE BELOW GRADE PARKING STALLS
- NO DEPARTURES

**ADVANTAGES**

- MORE COMMERCIAL STREET FRONTAGE
- COMMERCIAL CORNER AND CORNER ENTRY
- SIDEWALK ALONG PHINNEY IS UNENCUMBERED BY PARKING GARAGE ACCESS
- GARAGE ENTRY ACCESSED FROM SIDE STREET
- RESIDENTIAL ENTRY FROM PHINNEY AVE NORTH

**DISADVANTAGES**

- COMMERCIAL SPACE TURNS THE CORNER ADJACENT TO RESIDENTIAL ZONE
- PARKING GARAGE ENTRY IS ABUTS RESIDENTIAL NEIGHBOR
- BUILDING ABUTS REAR LOT LINE -LOCATION OF PARKING GARAGE ENTRY PREVENTS VOLUNTARY REAR SETBACK AT GRADE
- BELOW-GRADE PARKING CONFIGURATION PROVIDES LESS ON-SITE PARKING
- SCHEME SHOWS 2 STALLS LESS THAN REQUIRED
- FEWER RESIDENTIAL UNITS





# SCHEME TWO

## PROJECT DESCRIPTION / SUMMARY

|               | PARKING   | OPENS SPACE | COMMERCIAL | COMMON | RESIDENTIAL | TOTAL  |
|---------------|-----------|-------------|------------|--------|-------------|--------|
| PARKING LEVEL | 26 STALLS |             |            | 1,005  |             |        |
| MAIN FLOOR    |           | 1,428       | 2,343      | 1,225  | 3,701       | 7,269  |
| 2ND FLOOR     |           | 1,863       |            | 661    | 5,570       | 6,231  |
| 3RD FLOOR     |           |             |            | 661    | 5,570       | 6,231  |
| 4TH FLOOR     |           |             |            | 661    | 5,570       | 6,231  |
| TOTAL         | 26 STALLS | 3,291       | 2,343      | 3,208  | 20,411      | 28,962 |

## PROJECT DESCRIPTION

26,000 S.F. MIXED USE BUILDING : (32,500 SF ALLOWED PER F.A.R.)

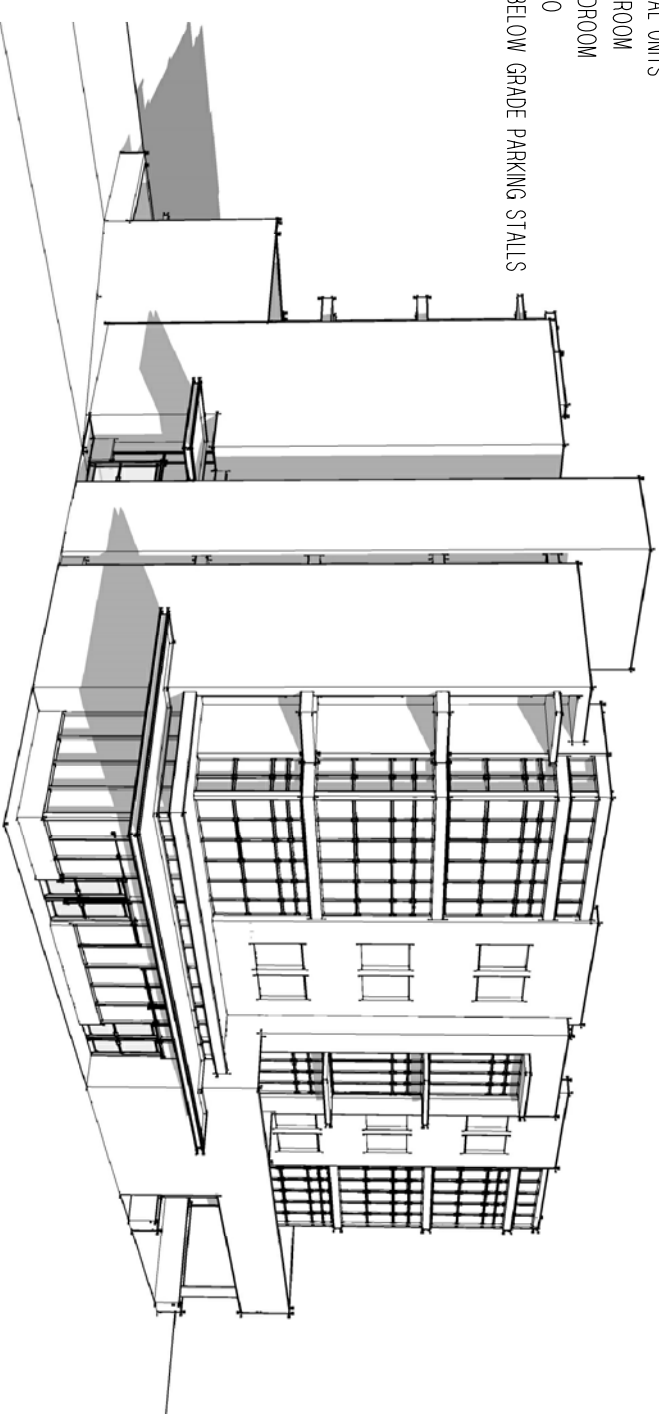
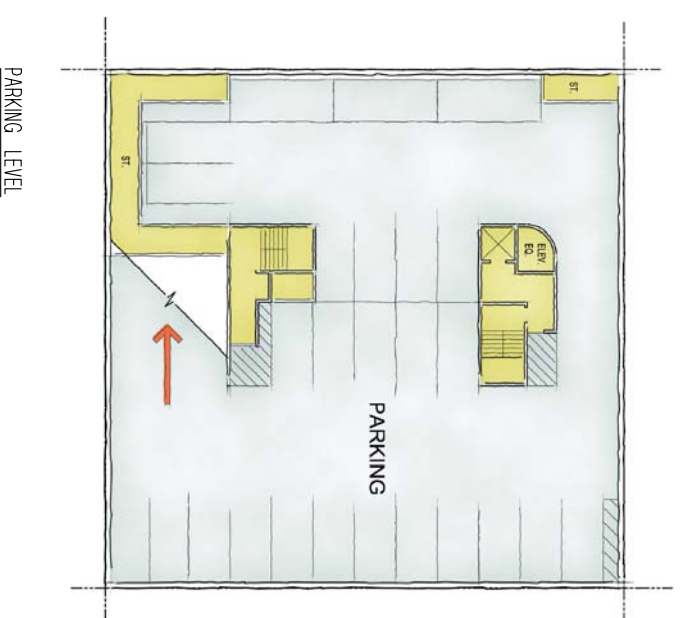
- 1 COMMERCIAL SPACE
  - 20 RESIDENTIAL UNITS
    - (4) 1 BEDROOM
    - (12) 2 BEDROOM
    - (4) STUDIO
  - 26 ON SITE BELOW GRADE PARKING STALLS
- NO DEPARTURES

## ADVANTAGES

- MORE OPEN SPACE / GREEN SPACE & GREEN FACTOR POTENTIAL
- VOLUNTARILY SETBACK AT GRADE FROM RESIDENTIAL NEIGHBORS
- LOCATION OF PARKING GARAGE ENTRY FROM PHINNEY ALLOWS FOR THIS
- LANDSCAPING BETWEEN BUILDING & RESIDENTIAL NEIGHBORS (REAR YARD)
- GARAGE ENTRY IS COMPLEMENTARY TO PHINNEY AVE N. CHARACTER & VEHICULAR TRAFFIC IN RESIDENTIAL STREET IS REDUCED
- COMMERCIAL CORNER AND CORNER ENTRY

## DISADVANTAGES

- LESS COMMERCIAL STREET-FRONTAGE
- PARKING GARAGE ENTRY CROSSES PHINNEY AVE N. SIDEWALK (ALTHOUGH, IT REDUCES TRAFFIC ALONG RESIDENTIAL STREETS)
- RESIDENTIAL ENTRY FROM 61ST STREET -NEAR RESIDENTIAL NEIGHBORS
- BELOW-GRADE PARKING CONFIGURATION PROVIDES LESS ON-SITE PARKING
- -SCHEME SHOWS 2 STALLS LESS THAN REQUIRED
- FEWER RESIDENTIAL UNITS



AREA SUMMARY

|               | PARKING   | OPENS SPACE | COMMERCIAL | COMMON | RESIDENTIAL | TOTAL  |
|---------------|-----------|-------------|------------|--------|-------------|--------|
| PARKING LEVEL | 28 STALLS |             |            | 944    |             |        |
| TOWN HOUSE    |           | 1,578       |            |        | 1,981       | 1,981  |
| MAIN FLOOR    |           |             | 2,358      | 1,270  | 3,471       | 7,099  |
| 2ND FLOOR     |           | 1,345       |            | 762    | 5,556       | 6,318  |
| 3RD FLOOR     |           |             |            | 762    | 5,556       | 6,318  |
| 4TH FLOOR     |           |             |            | 762    | 5,556       | 6,318  |
| TOTAL         | 28 STALLS | 2,923       | 2,358      | 3,556  | 22,120      | 28,034 |

PROJECT DESCRIPTION

- 28,000 S.F. MIXED USE BUILDING :** (32,500 SF ALLOWED PER F.A.R.)
- 1 COMMERCIAL SPACE
  - 22 RESIDENTIAL UNITS
    - (4) 2-STORY/ 3 BEDROOM
    - (12) 2 BEDROOM
    - (6) STUDIO
  - 28 ON SITE BELOW GRADE PARKING STALLS
- NO DEPARTURES

ADVANTAGES

- MORE OPEN SPACE / GREEN SPACE & GREEN FACTOR POTENTIAL
- VOLUNTARILY SETBACK AT GRADE FROM RESIDENTIAL NEIGHBORS
- LOCATION OF PARKING GARAGE ENTRY FROM PHINNEY ALLOWS FOR THIS
- LANDSCAPING BETWEEN BUILDING & RESIDENTIAL NEIGHBORS (REAR YARD)

DISADVANTAGES

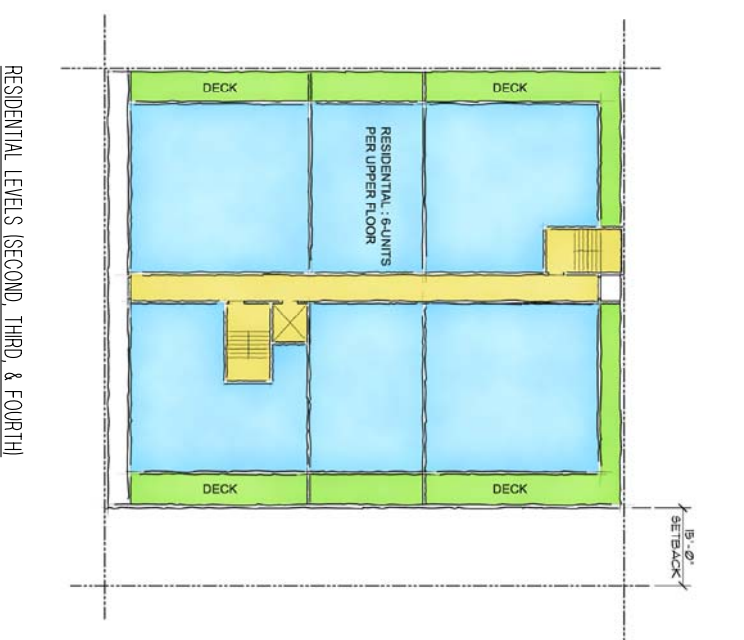
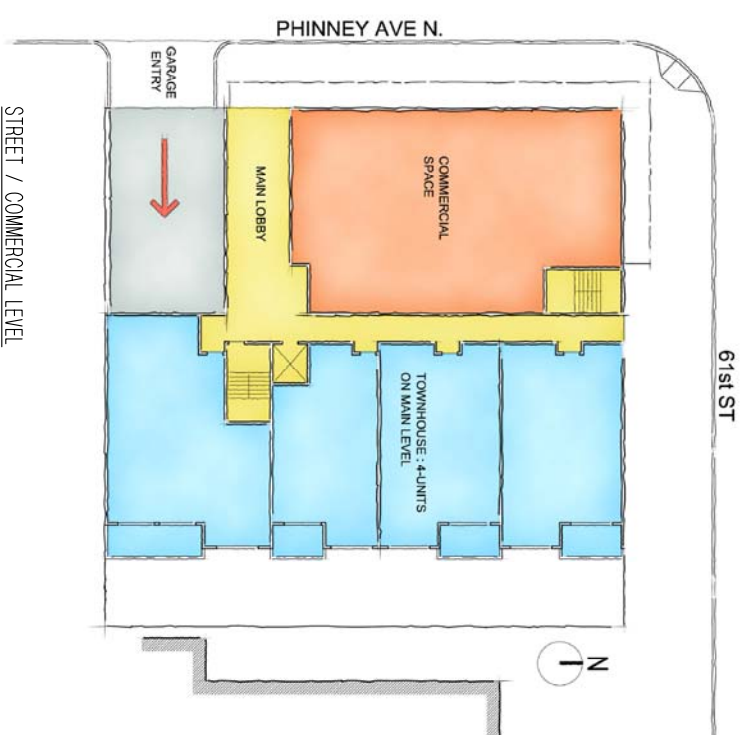
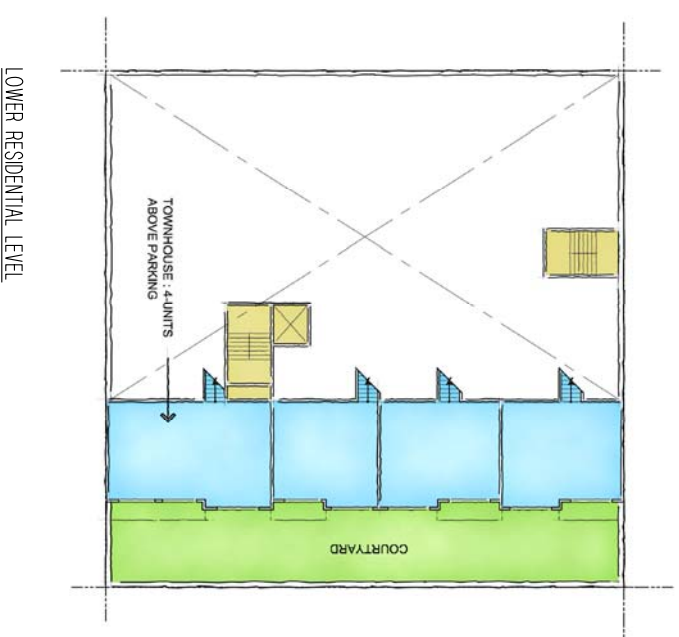
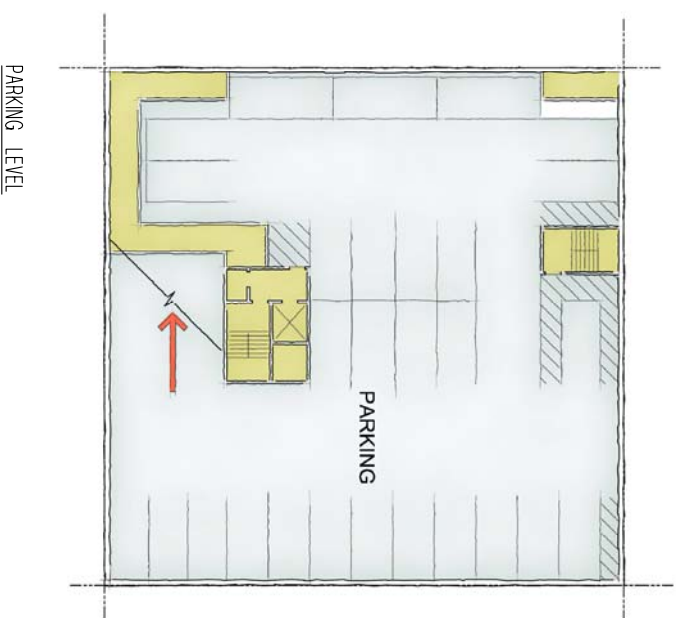
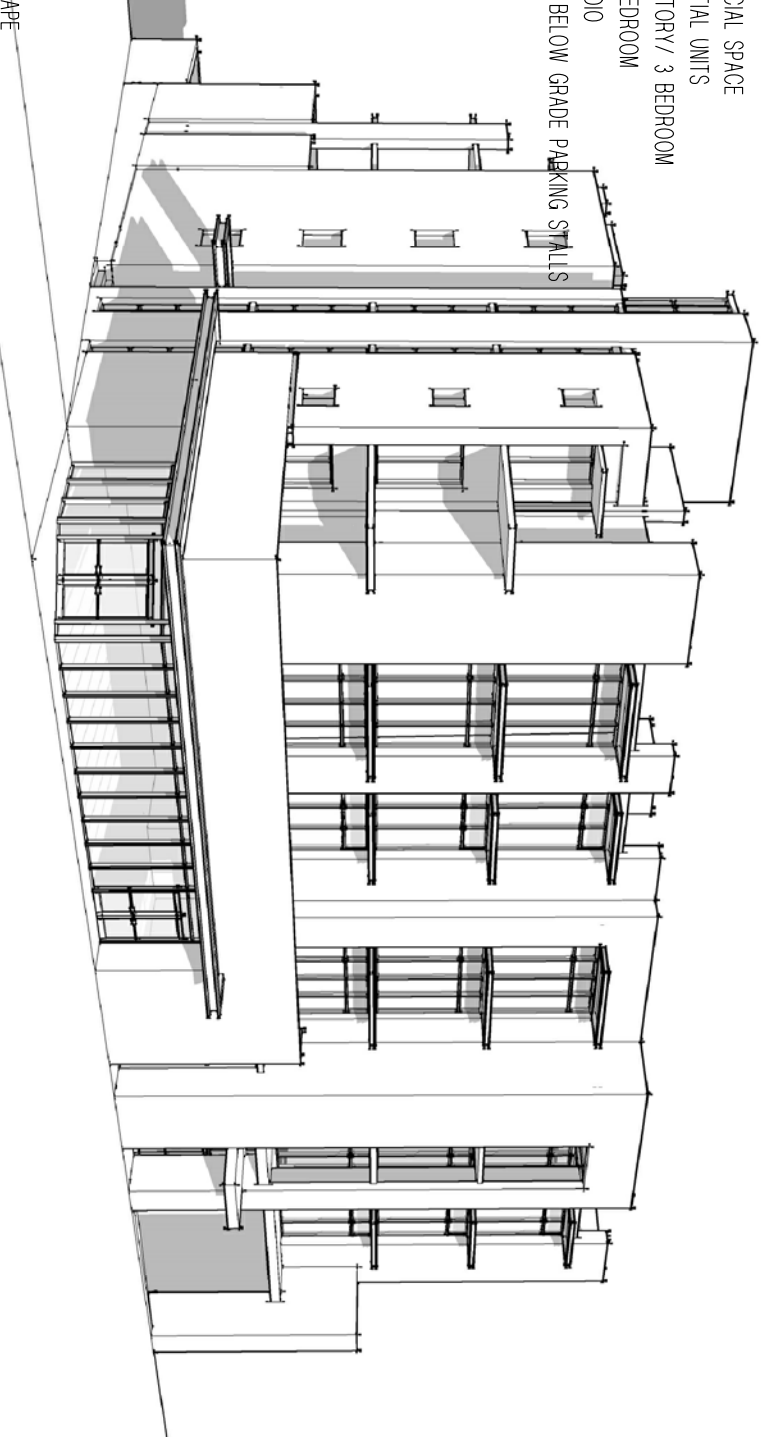
- LESS COMMERCIAL STREET-FRONTAGE
- PARKING GARAGE ENTRY CROSSES PHINNEY AVE N. SIDEWALK (ALTHOUGH, IT REDUCES TRAFFIC ALONG RESIDENTIAL STREETS)

ADVANTAGES

- MORE RESIDENTIAL UNITS
- MORE VARIETY IN SIZES OF RESIDENTIAL UNITS
- MORE PARKING POSSIBLE (SCHEME MEETS REQUIRED PARKING COUNT)
- GARAGE ENTRY IS COMPLEMENTARY TO PHINNEY AVE N. CHARACTER & VEHICULAR TRAFFIC IN RESIDENTIAL STREET IS REDUCED
- COMMERCIAL CORNER AND CORNER ENTRY
- RESIDENTIAL ENTRY FROM PHINNEY AVE NORTH / ANIMATED STREETSCAPE

DISADVANTAGES

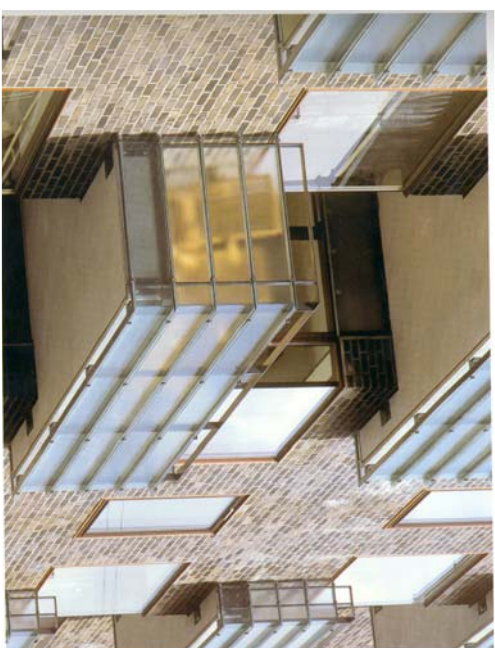
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# DESIGN INSPIRATIONS: MATERIALS & MASSING





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# KILBURN ARCHITECTS: EXAMPLES OF WORK



NEW SENIOR HOUSING ON MERCER ISLAND, WA



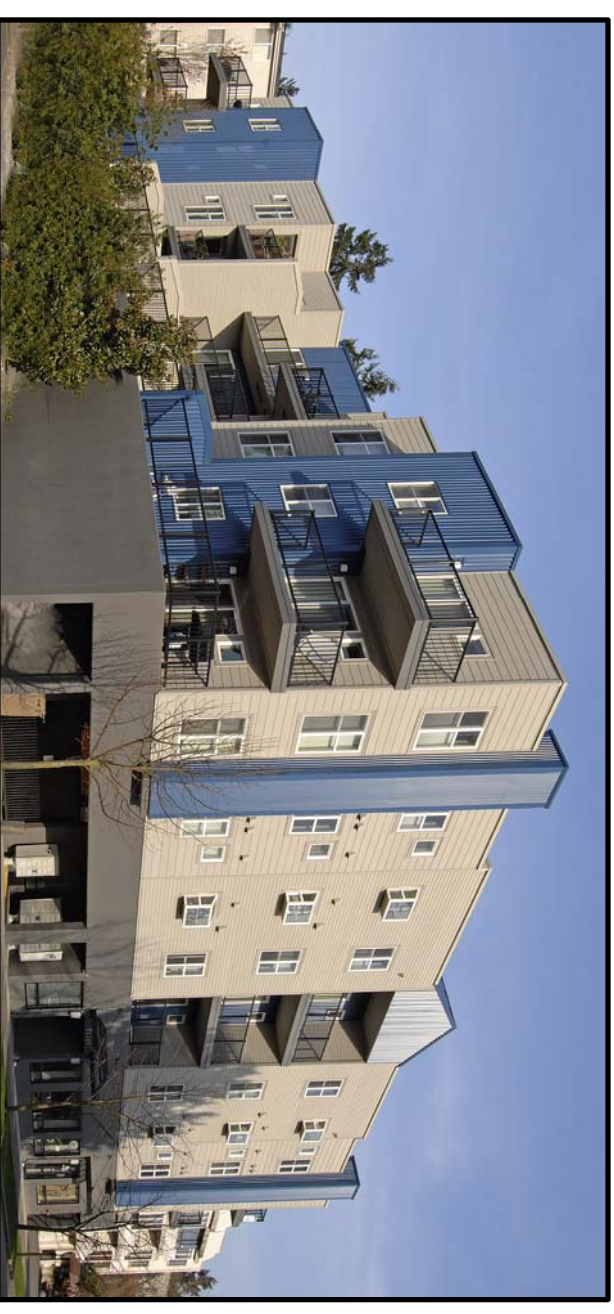
CONDOMINIUM RECLAD AND REMEDIATION IN KIRKLAND, WA



CONDOMINIUM RECLAD AND REMEDIATION IN KIRKLAND, WA



CONDOMINIUM RECLAD AND REMEDIATION IN SEATTLE, WA



CONDOMINIUM RECLAD AND REMEDIATION IN SEATTLE, WA