

## STREAMLINED DESIGN REVIEW APPLICATION

DCI # 3028010  
6505 Phinney Ave N  
Seattle, WA 98103

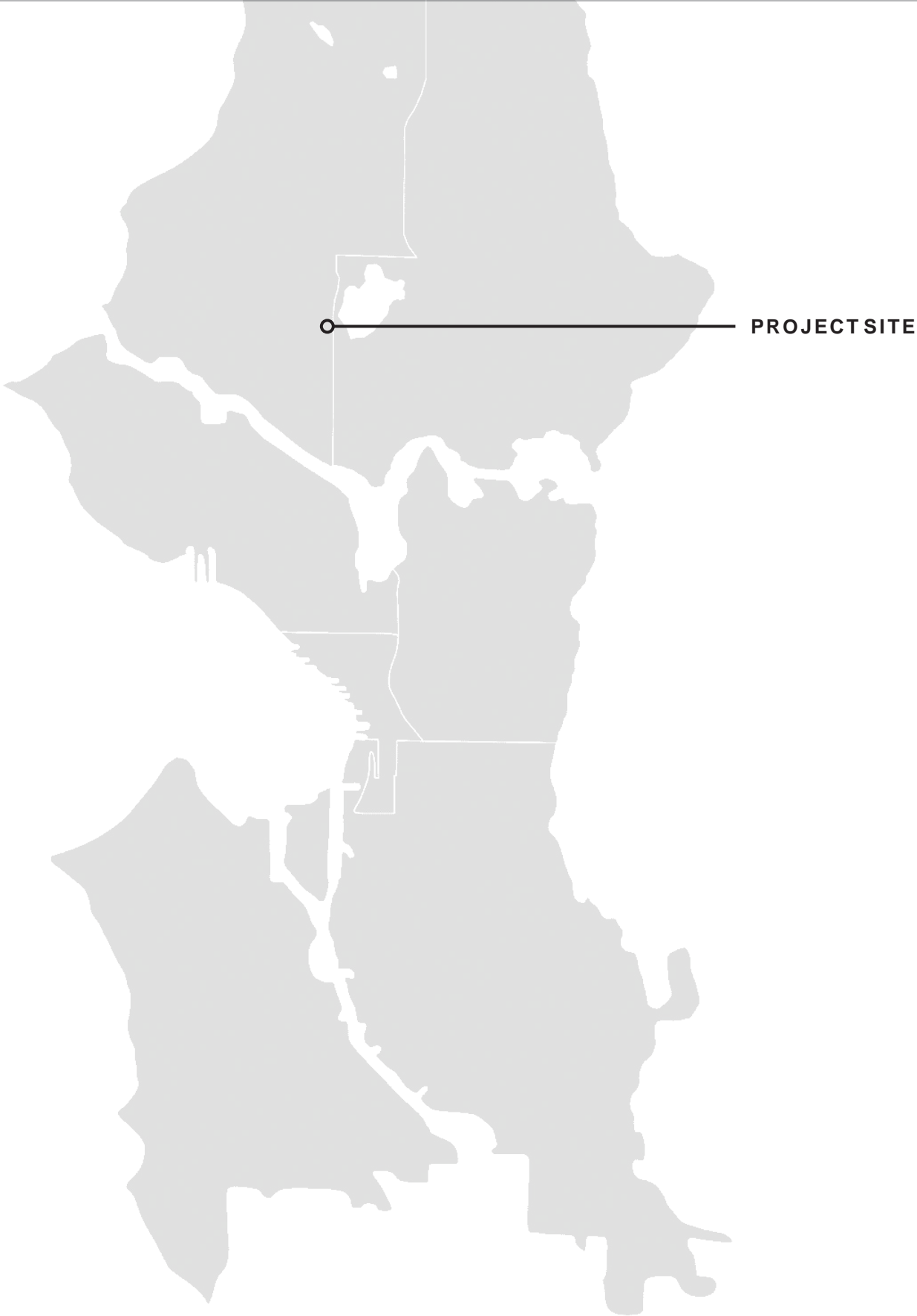
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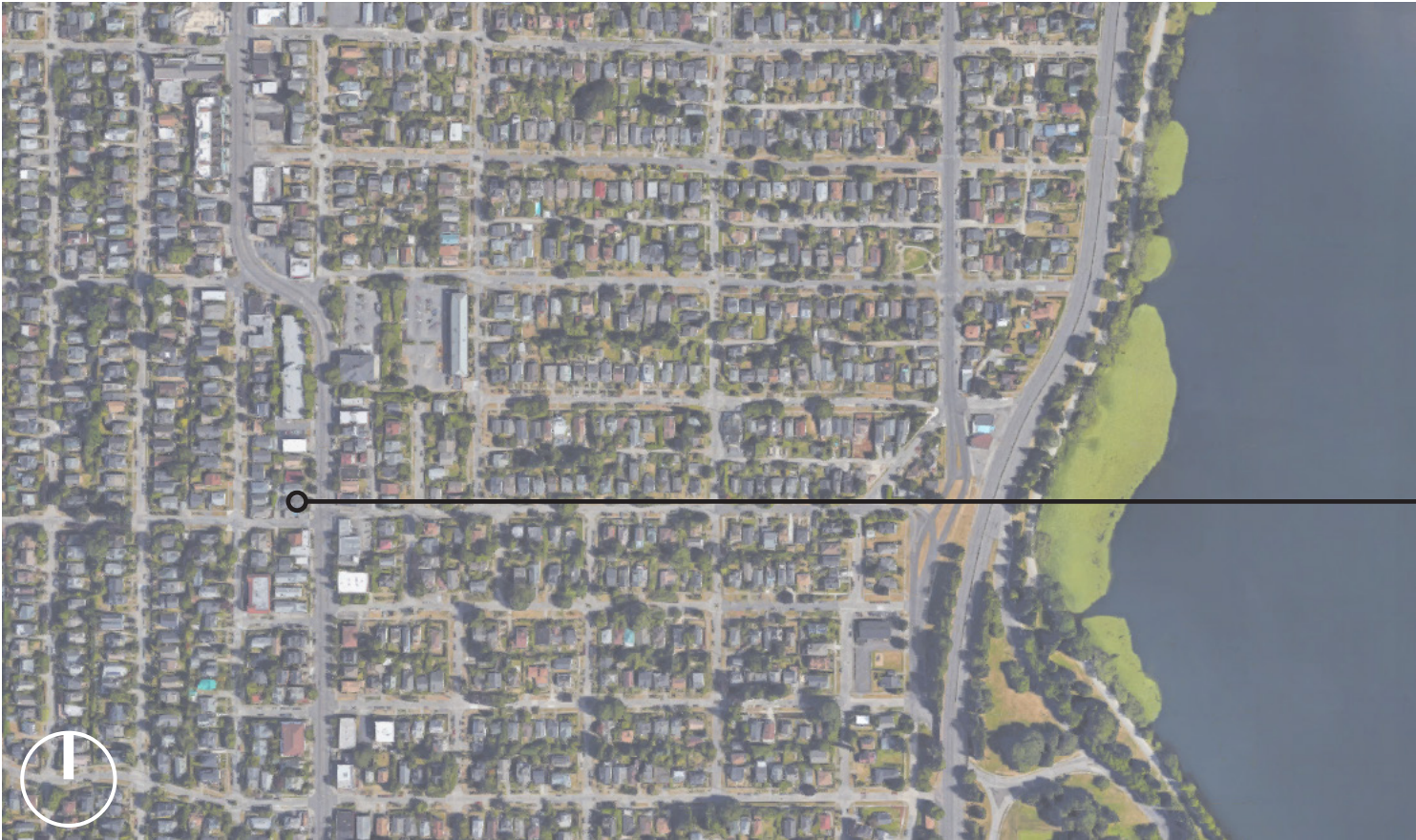
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VICINITY MAP

EXISTING SITE

The project site (APN: 7321900040) 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 west to east, with an overall grade change in this direction of approximately 6.5 feet. Currently there is (1) existing single family home on 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 (2) new multi-family residential buildings containing (4) total townhouse units. There is currently (1) existing single family home 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.



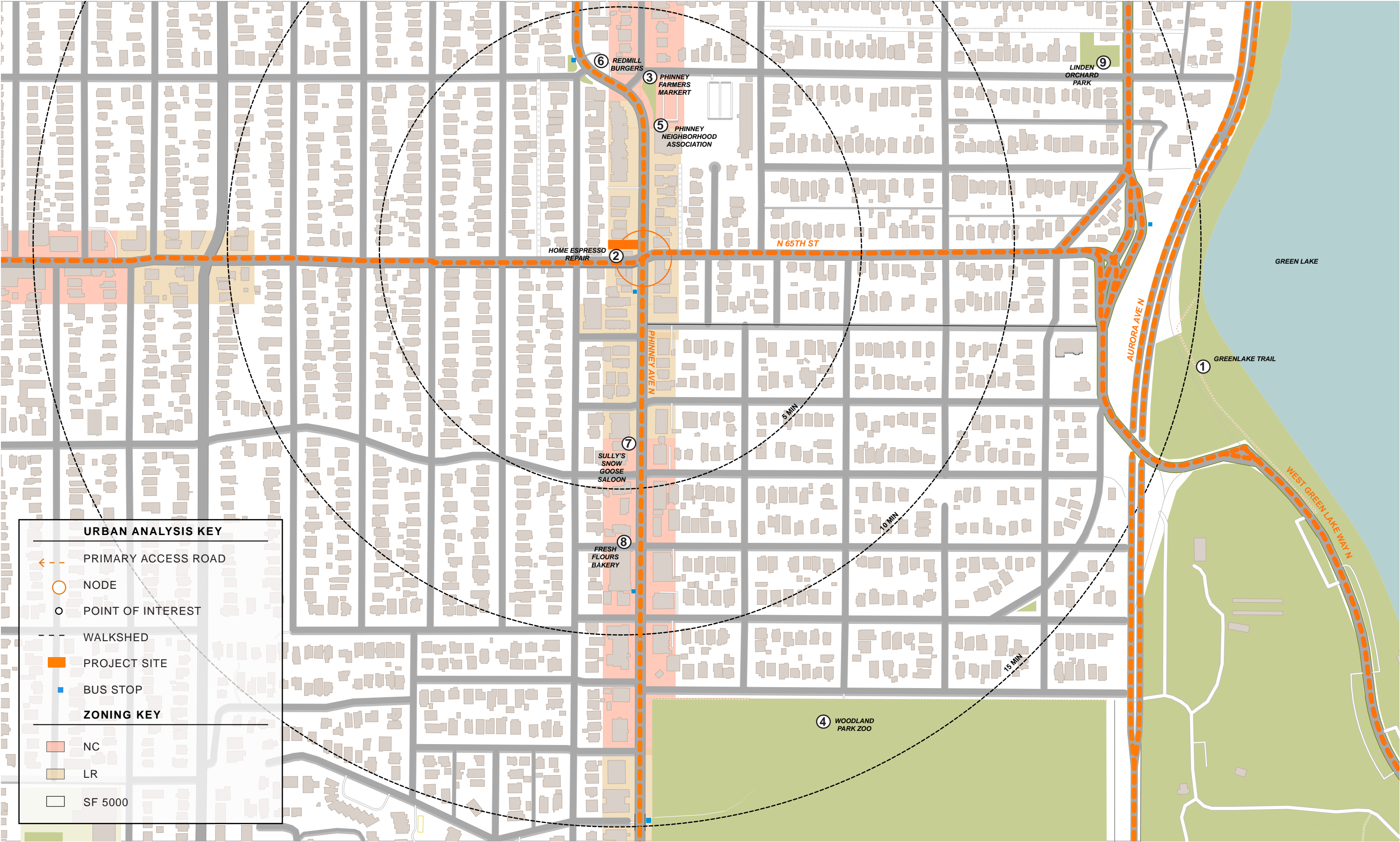
**SITE LOCATION**  
6505 Phinney Ave N  
Seattle, WA 98103

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

**PROJECT PROGRAM**  
Site Area: 3,311 SF  
Number of Residential Units: 4  
Number of Parking Stalls: 0  
Approx. FAR (Overall) = 4,284 SF  
Approx. FAR Per Unit = 1,071 SF

**ADJUSTMENTS REQUESTED**  
None

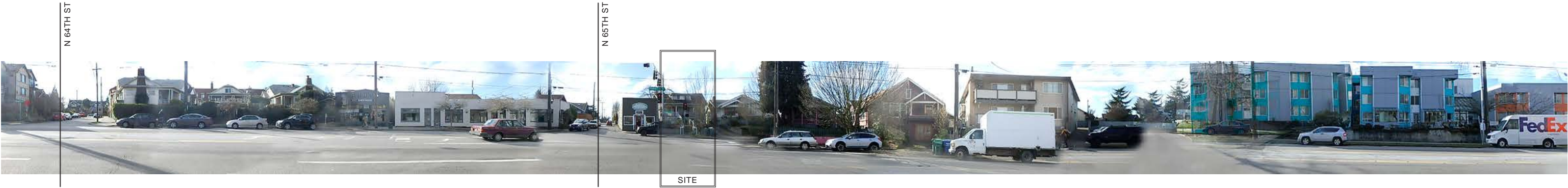












← PHINNEY AVE N LOOKING WEST (A) →



← 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 is (1) existing single family home on site. The subject parcel is part of a lot boundary adjustment and will be 3,311 SF after adjustment. The lot measures roughly 100'-0" wide by 33'-2" deep. Immediately to the north of the project is a single family home, and to the south is the Home Espresso Repair Shop. To the west are single family homes. The project site is zoned LR3-RC.

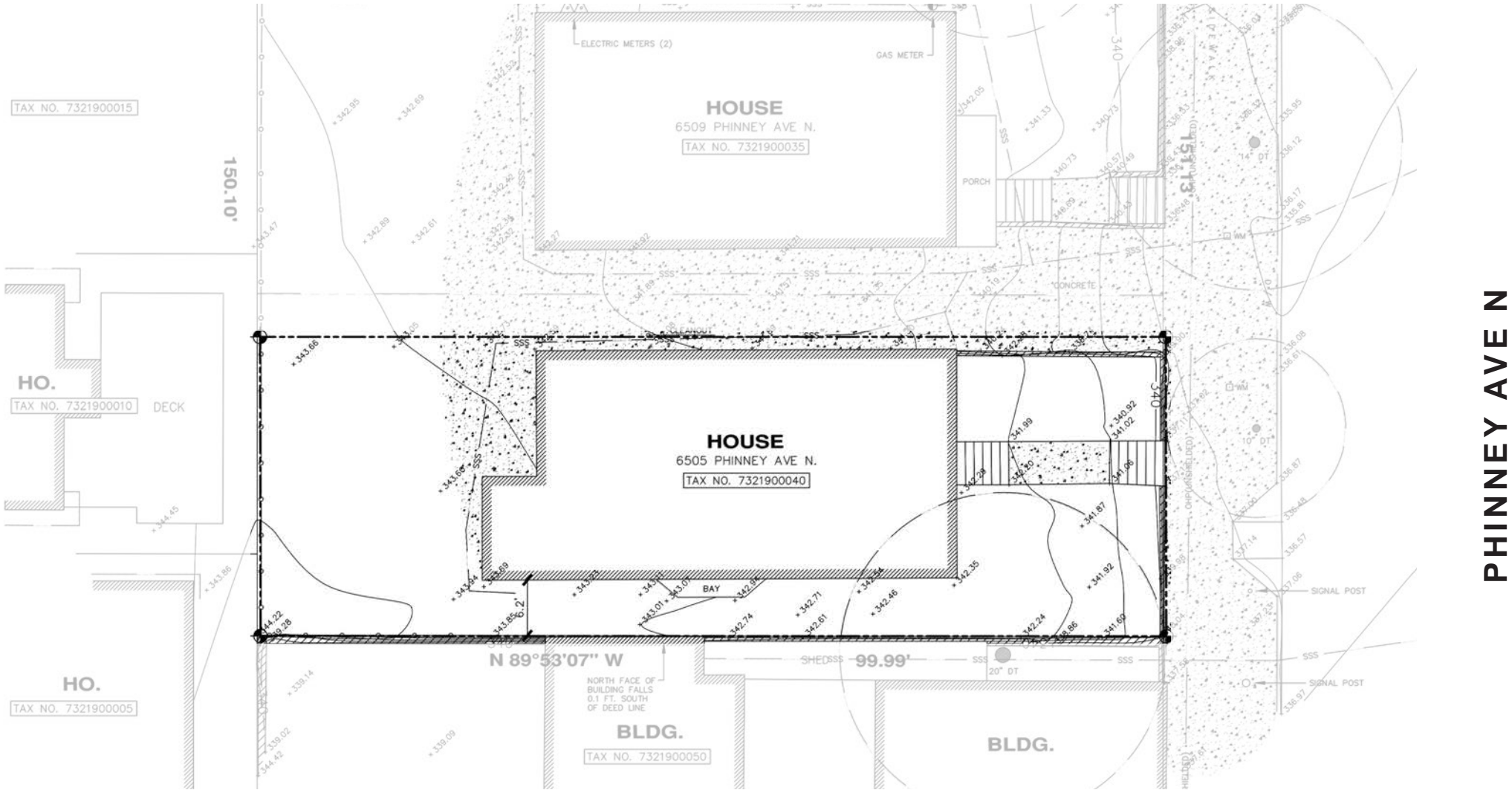
The site slopes from west to east, with an overall grade change in this direction of approximately 6.5 feet. The project proposes to step with the existing topography. Upper levels will have views of Greenlake to the east and territorial views / Shilshole Bay to the west.

There are no existing trees on this parcel. There is (1) maple tree on the property to the south that has been evaluated by a certified arborist and is non-exceptional. The street tree on Phinney Ave N will be maintained.

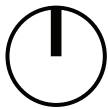
LEGAL DESCRIPTION

PARCEL C OF LBA #3026967

THAT PORTION OF LOTS 8 AND 9, BLOCK 1, 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 S.E. CORNER OF SAID LOT 9; THENCE N 89°53'07" W ALONG THE SOUTH LINE OF SAID LOT FOR A DISTANCE OF 99.99 FT.; THENCE N 00°00'38" W, 33.10 FT.; THENCE S 89°54'09" E, 100.00 FT.; THENCE S 00°00'00" E, 33.13 FT. TO THE POINT OF BEGINNING.



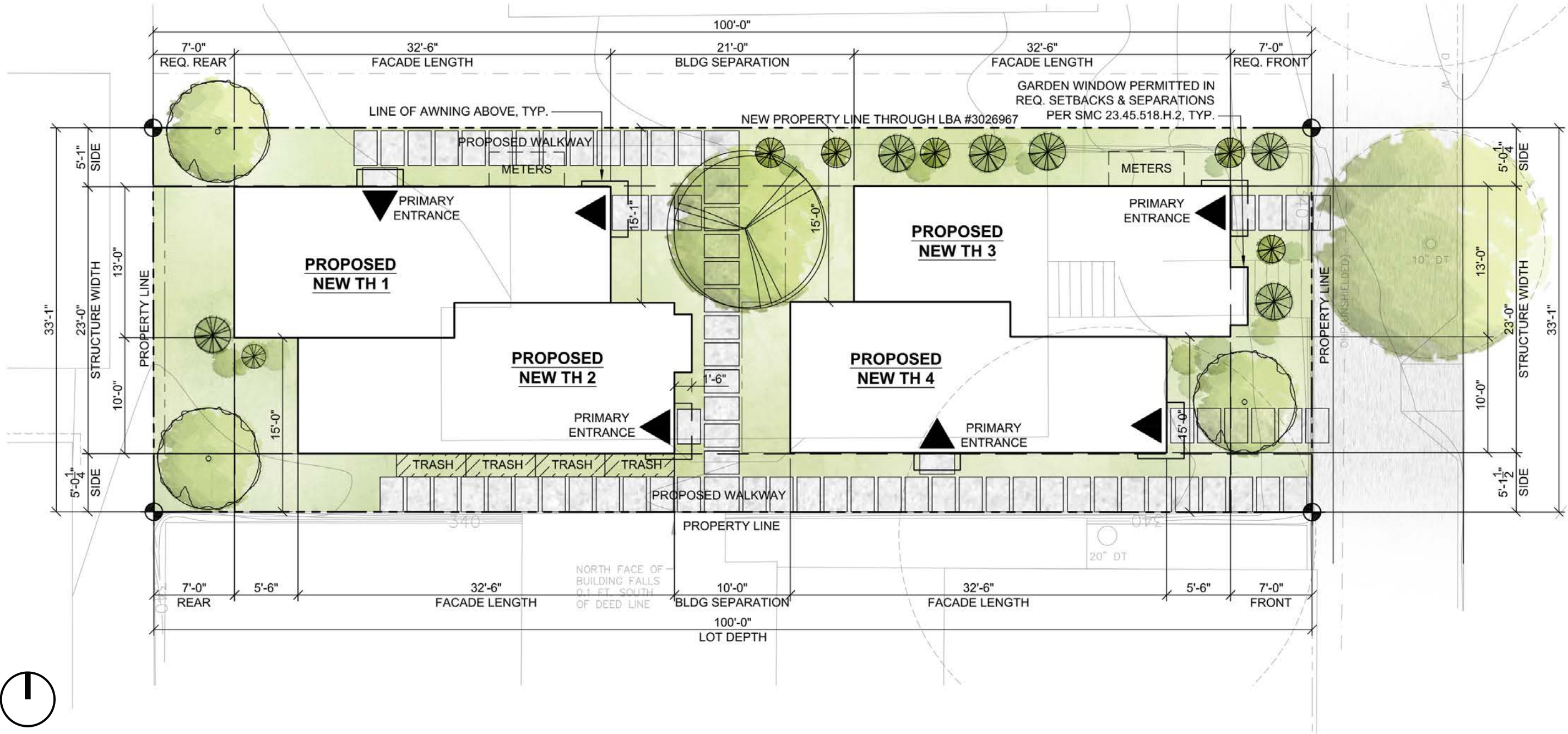
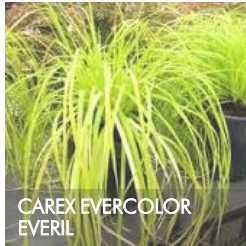
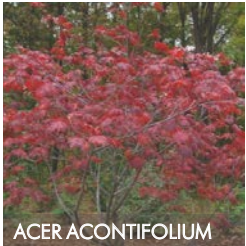
PHINNEY AVE N





SITE PLANNING + LANDSCAPE APPROACH

The four proposed units will be arranged in clusters of two. Since this project sits at the crest of Phinney Ridge, the site concept seeks to capture views in both directions and provide ground level outdoor space for each unit. Making use of a jogged party wall, each townhouse has exposure to the great views to the west (townhouses 1 & 2) or east (townhouses 3 & 4). All units have entry doors on the east, with additional entries for townhouses 1 and 4 on the north and south, respectively. A shared walkway runs along the south property line, turns north through the center of the site, and then west to TH 1. Low landscaping is proposed in the front yard, along the common walkway, and adjacent to entries. Trees are proposed in the larger yard areas and along the west property line as a buffer between this development and the single family homes to the west.



PHINNEY AVENUE



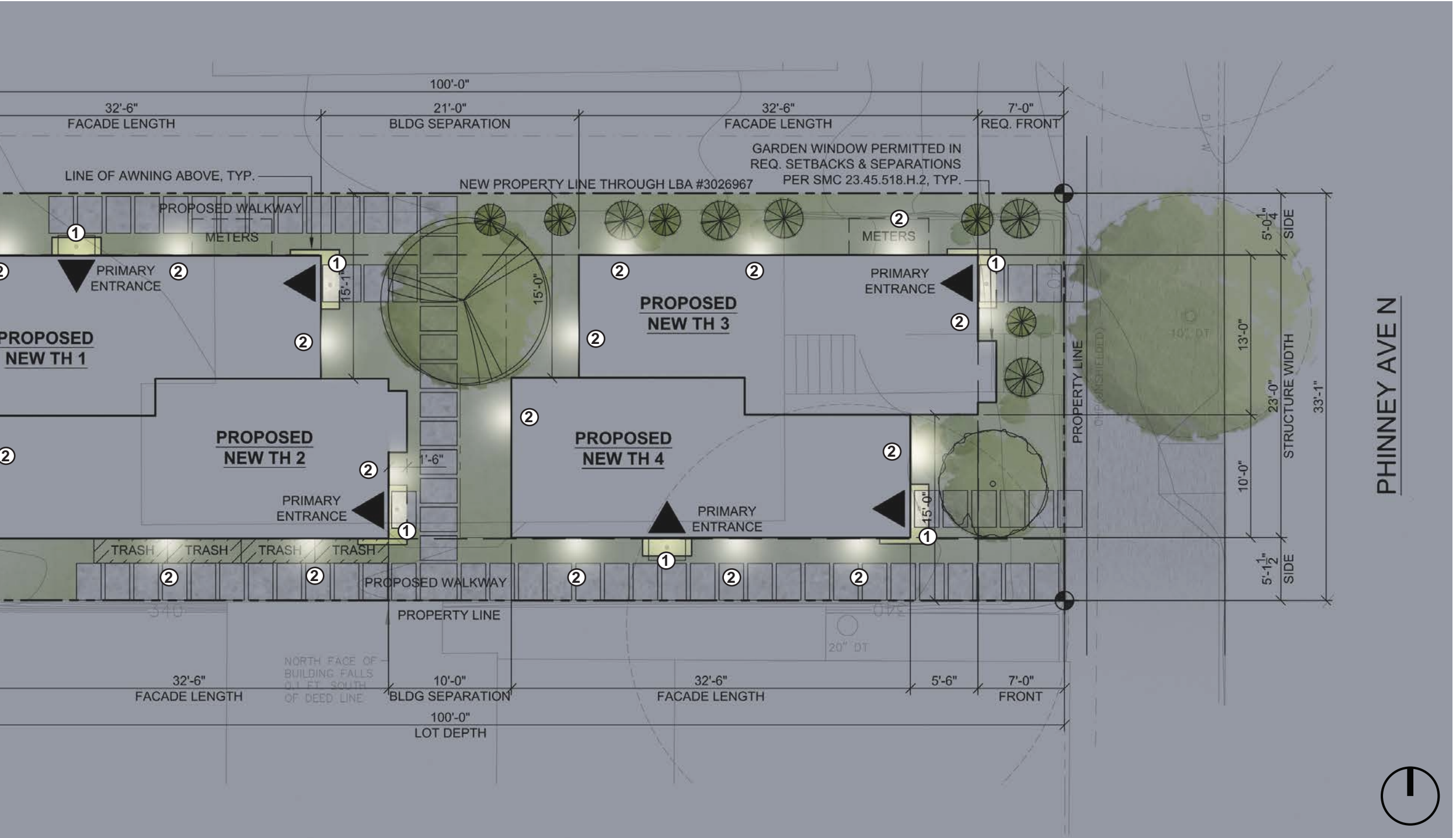
PROPOSED LIGHTING PLAN

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 the entrance to the site, all unit entries, and along common walkways. Soffited lighting will be provided in the awnings at each unit entry.

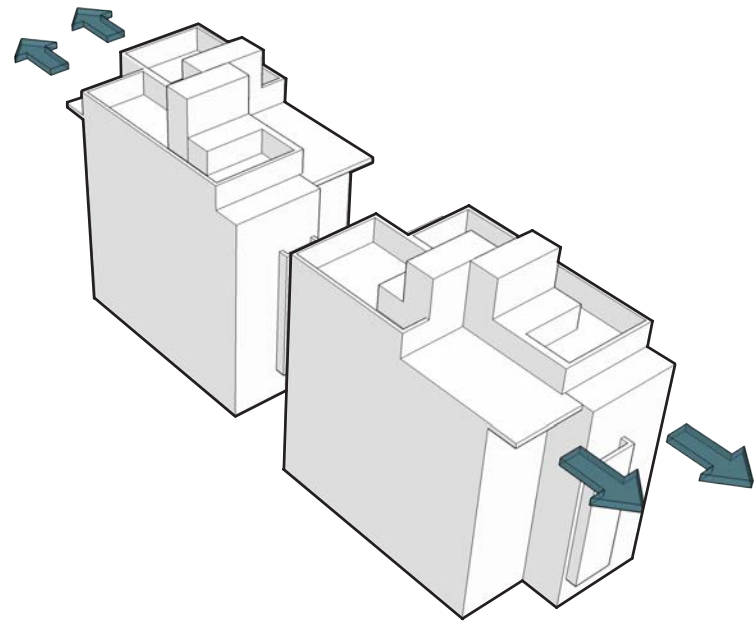
- 1

RECESSED CAN LIGHTS (SOFFIT)
- 2

EXTERIOR SCONCES

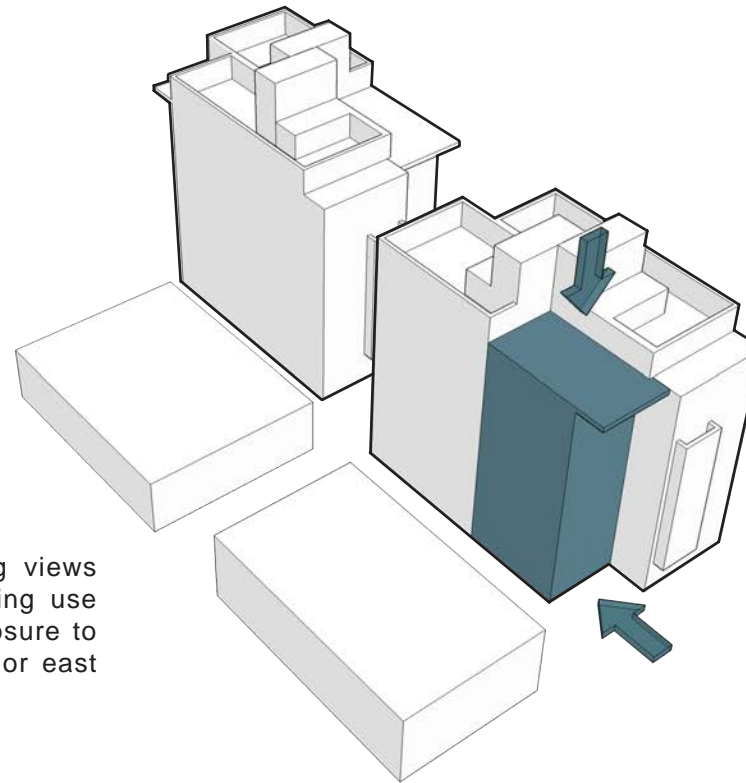




**CAPTURING VIEWS**

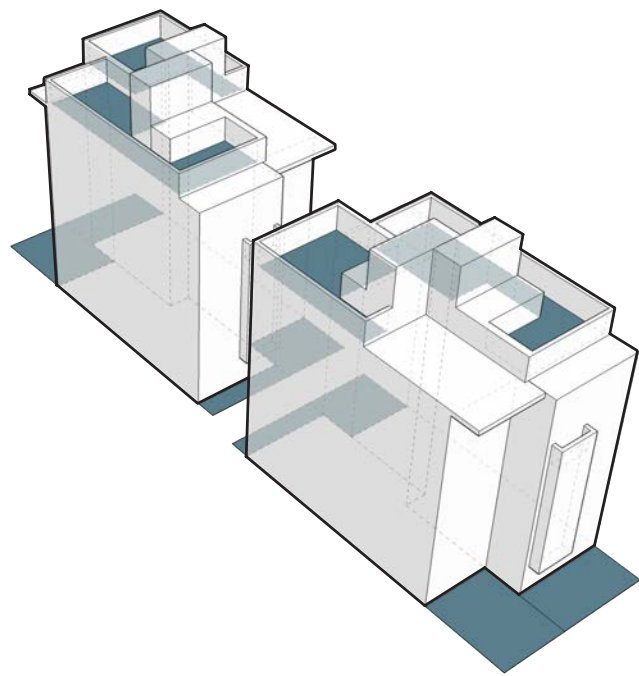
The site concept seeks to capture the stunning views available from the crest of Phinney Ridge. Making use of a jogged party wall, each townhouse has exposure to the great views to the west (townhouses 1 & 2) or east (townhouses 3 & 4).

GPDG CS1-I

**HEIGHT, BULK, AND SCALE**

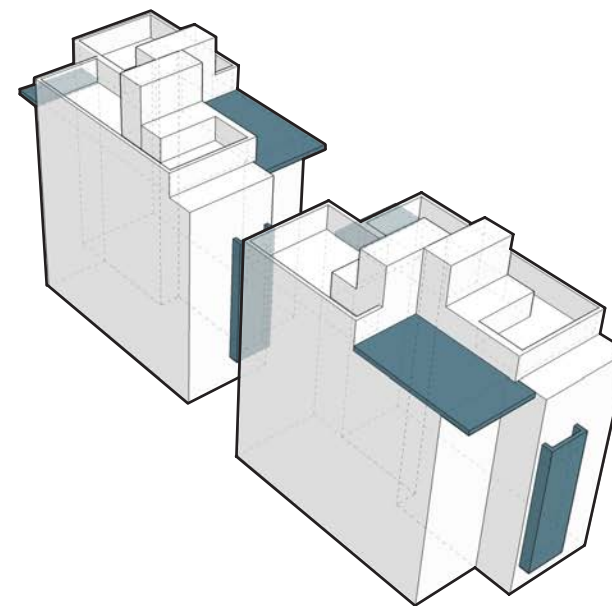
The unit in the south-east corner of the site, which faces Phinney Ave N and borders the 1.5 story Home Espresso Repair Shop on the south, is both pulled back from the street and kept to a minimum height at the roof level. Minimizing the scale in both height and depth creates a scale transition between the existing commercial building at the corner and the proposed new development.

GPDG CS2-II & VII, SDG CS2-D

**OUTDOOR SPACE**

The jogged unit concept provides front and back yard space for all four units. Stair towers occupy a minimal footprint and are pulled to the center of the buildings to allow unit edges to be occupied with roof decks in order to maximize view potential.

GPDG CS2-I, SDG DC3-A, B, & C

**ARCHITECTURAL FEATURES**

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.

DC2-B

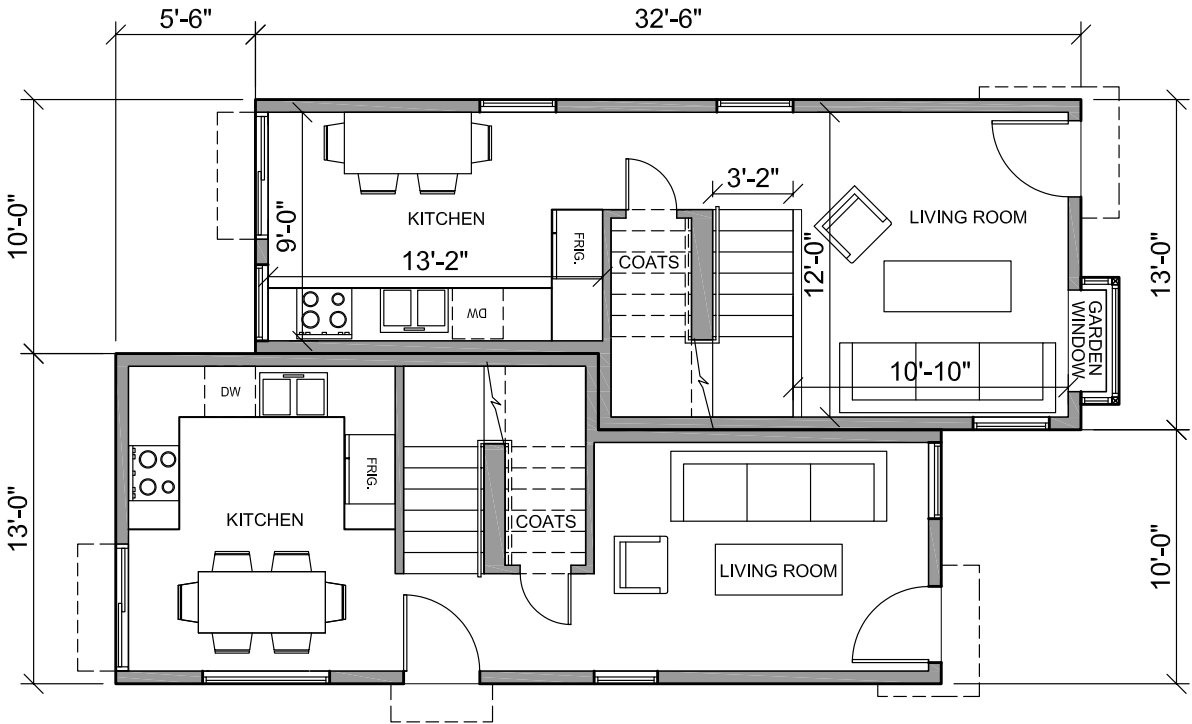
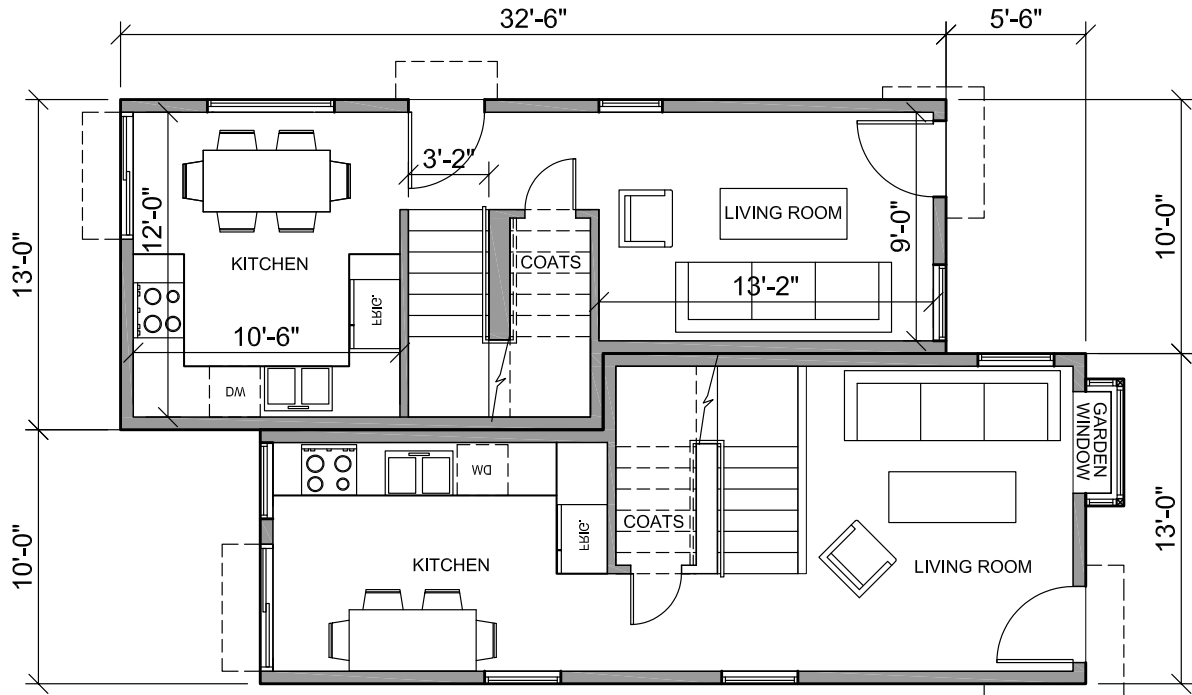


CITYWIDE

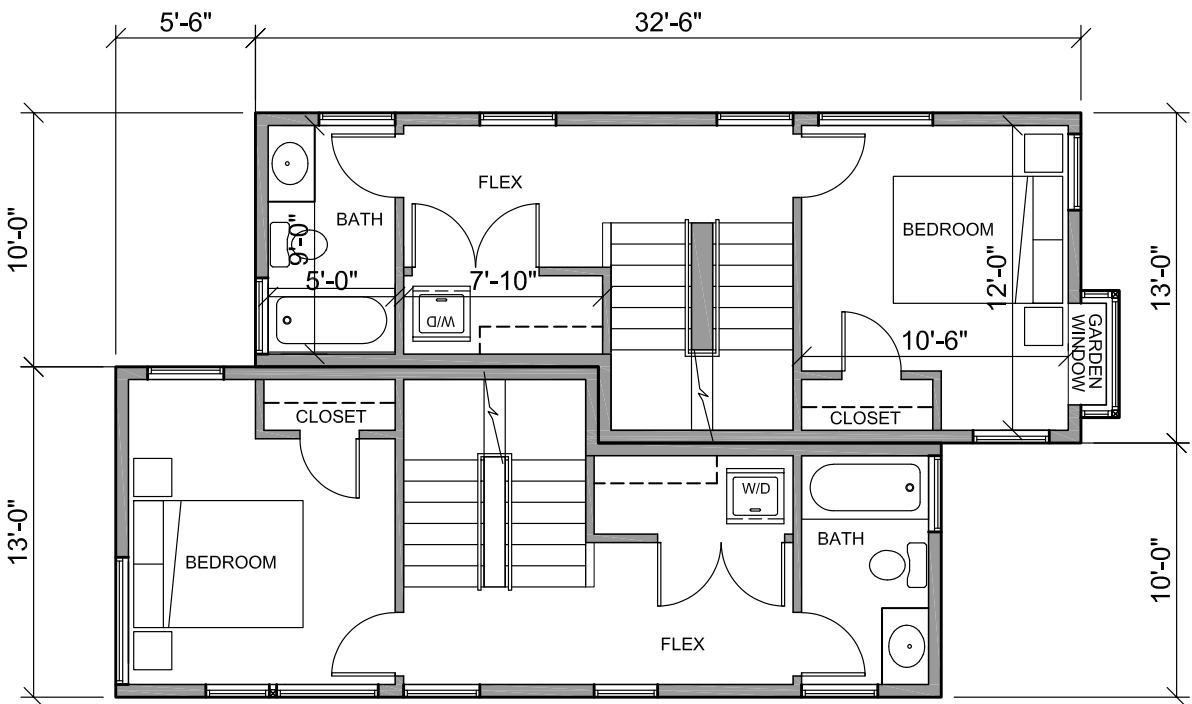
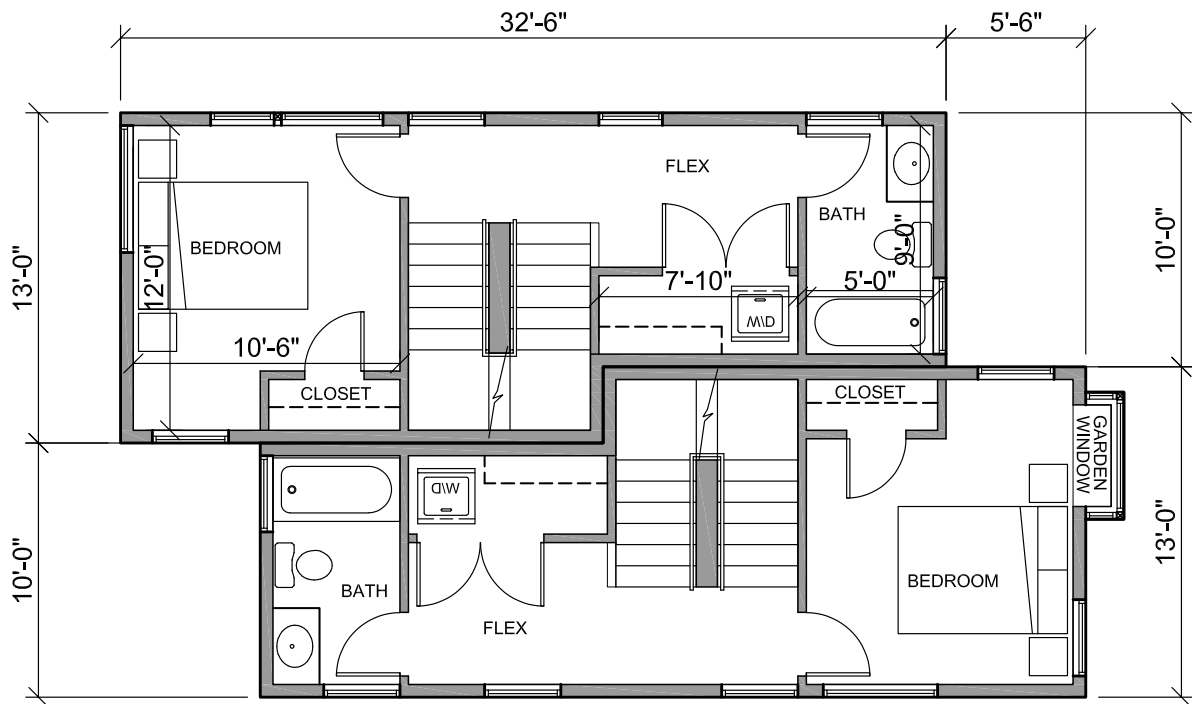
GREENWOOD / PHINNEY RIDGE

GUIDELINE	DESCRIPTION	SUB-GUIDELINE	NOTES	EARLY RESPONSE
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	Both units that face Phinney Ave N have street-facing entries with awnings, stoops, and landscaping. The unit in the south-east corner (TH 4) steps back from the street an additional 5'-6", offering privacy and individuality between units and providing front yards. A shared walkway running along the south property line leads to the entries of the rear townhouse units, whose entries will be also be detailed with awnings and landscaping.
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	The jogged unit concept allows all four units to have both front and rear yards. Entries are located on the east side of each unit and open into the living room. The west side of each unit features a sliding glass door that opens the kitchen up to the unit's rear yard, helping to expand the living/dining/kitchen floor of these townhomes. The front yards of TH 1&2 and the rear yards of TH 3&4 face each other, which encourages social interaction amongst neighbors. Landscape design will enhance outdoor spaces.
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 arrangement of the units on site seeks to maximize view potential for all four units. By jogging the party wall and off-setting the units, TH 1&2 capture views of Shilshole Bay to the west and TH 3&4 capture views of Greenlake to the east. All four units will have views in both directions from the roof decks.
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	The unit in the south-east corner of the site, which faces Phinney Ave N and borders the 1.5 story Home Espresso Repair Shop on the south, is both pulled back from the street and kept to a minimum height at the roof level. Minimizing the scale in both height and depth creates a scale transition between the existing commercial building at the corner and the proposed new development. The offset units also provide a larger rear yard and therefore larger setback against the zone edge to the west.
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. As previously mentioned, shifted units and varying heights at the roof level also help create variety in unit type .
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.

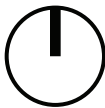




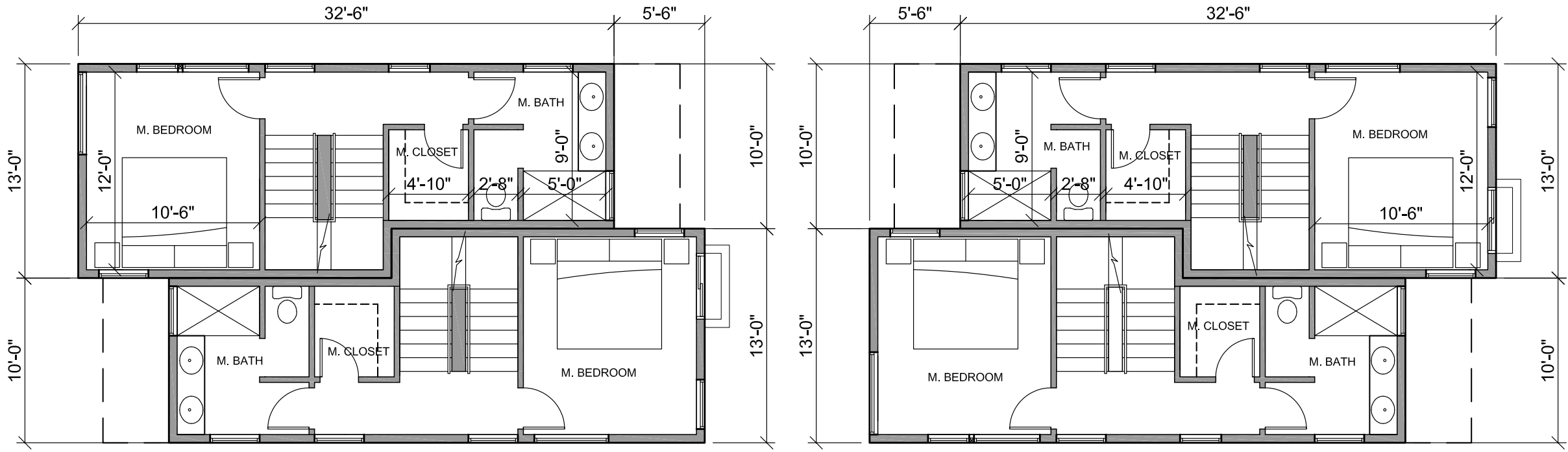
FIRST FLOOR PLANS



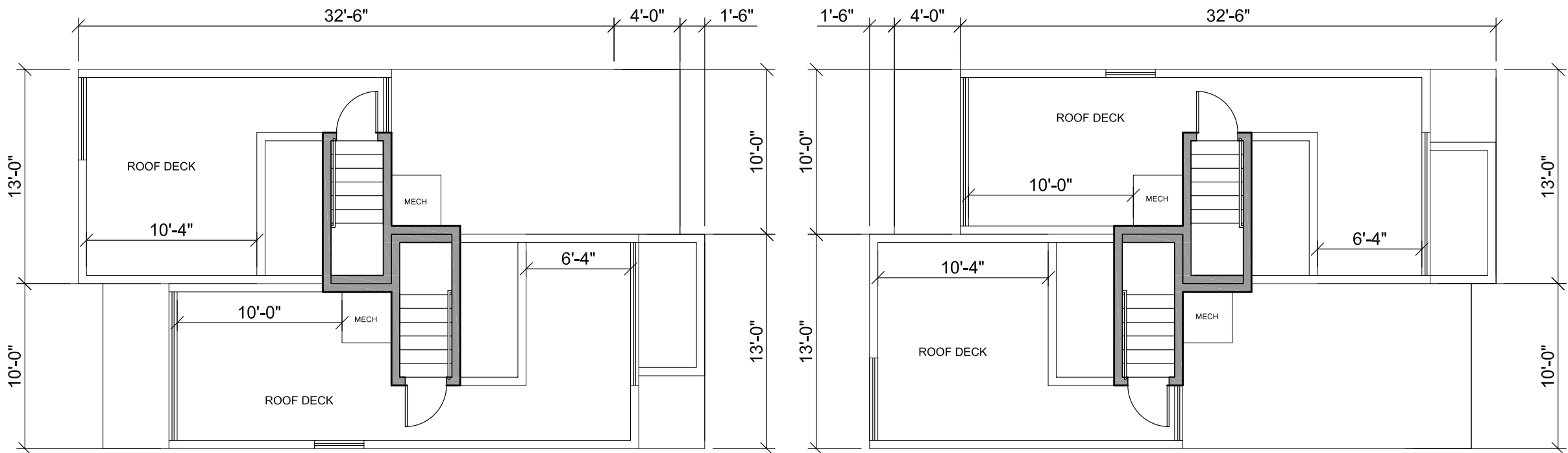
SECOND FLOOR PLANS



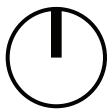




THIRD FLOOR PLANS



ROOF PLANS







PHINNEY AVE N (EAST) ELEVATION

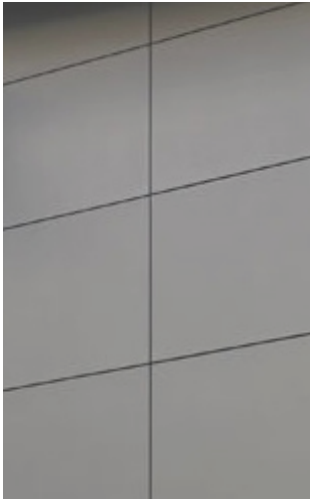


SOUTH ELEVATION

MATERIAL PALETTE



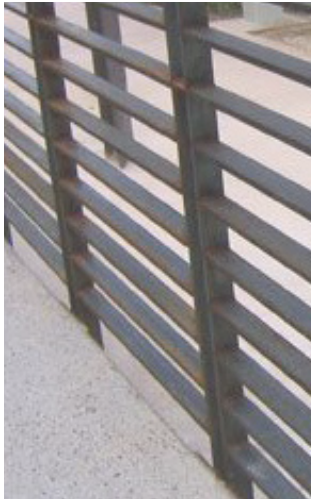
① LAP SIDING



② HARDIE PANEL



③ CORNICE DETAILS



④ OPEN METAL RAILING

INSPIRATION







TH 3&4 WEST ELEVATION



NORTH 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.

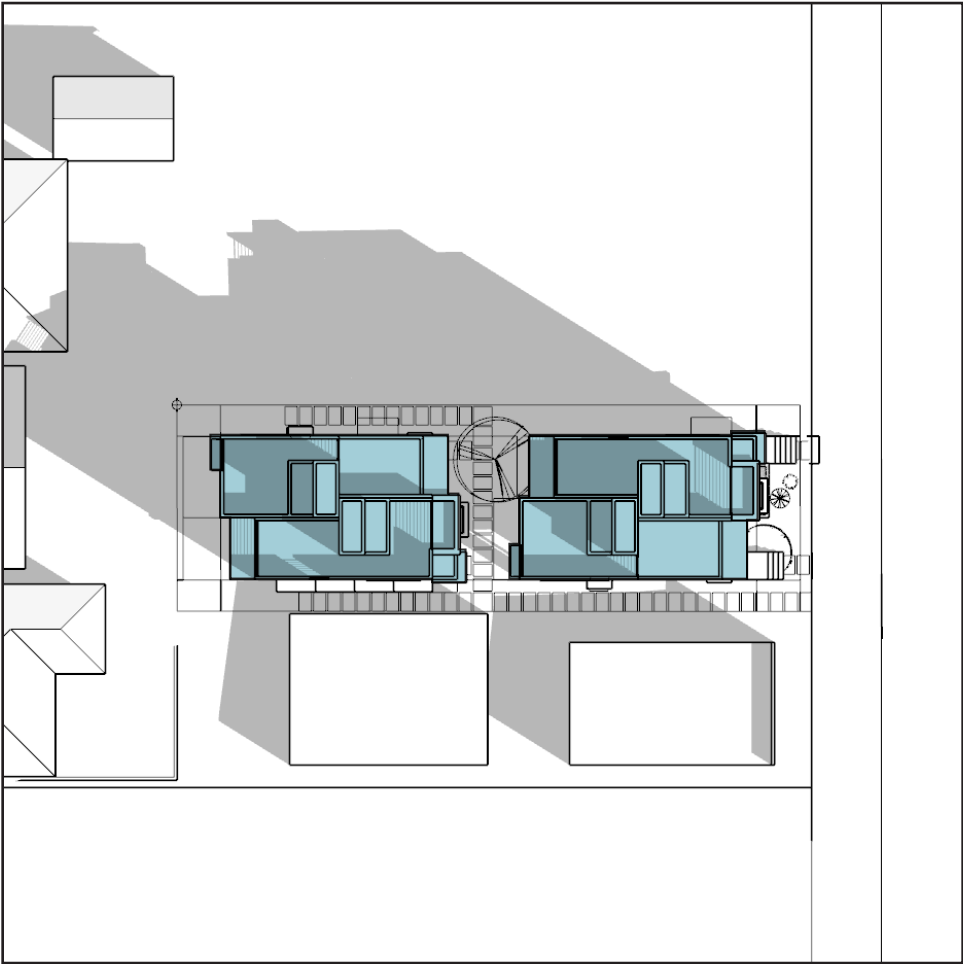


TH 1&2 EAST ELEVATION



TH 1&2 WEST ELEVATION





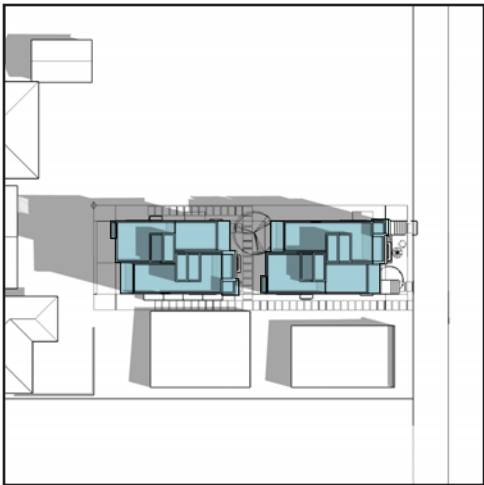
MARCH / SEPTEMBER 21, 9 AM



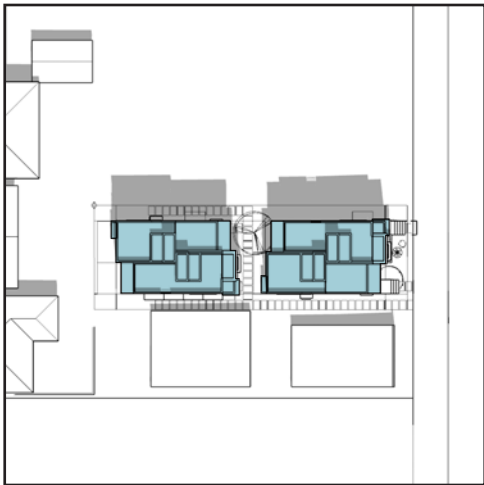
MARCH / SEPTEMBER 21, 12 PM



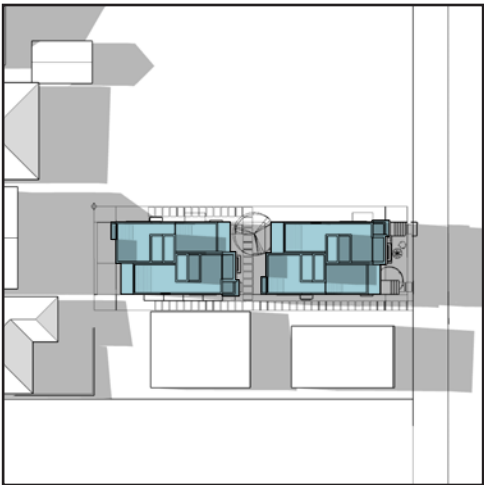
MARCH / SEPTEMBER 21, 5 PM



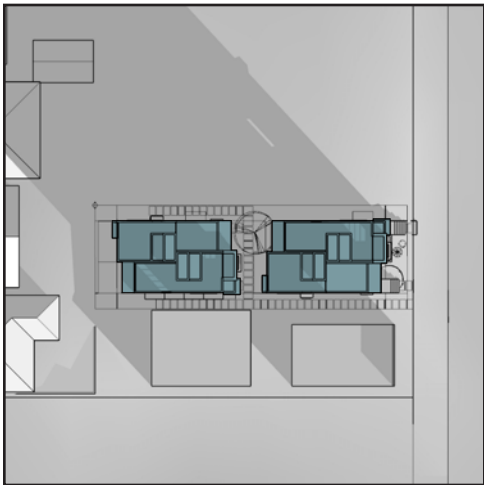
JUNE 21, 9 AM



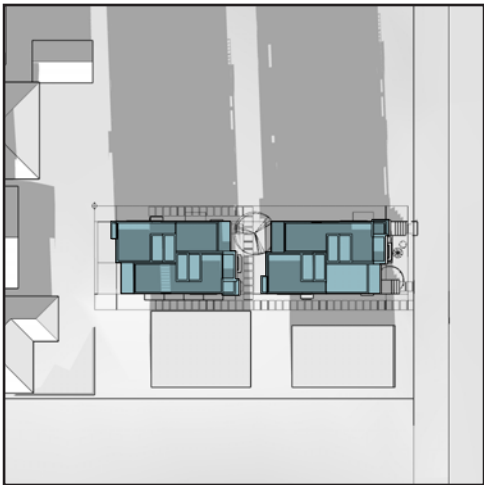
JUNE 21, 12 PM



JUNE 21, 5 PM



DECEMBER 21, 9 AM

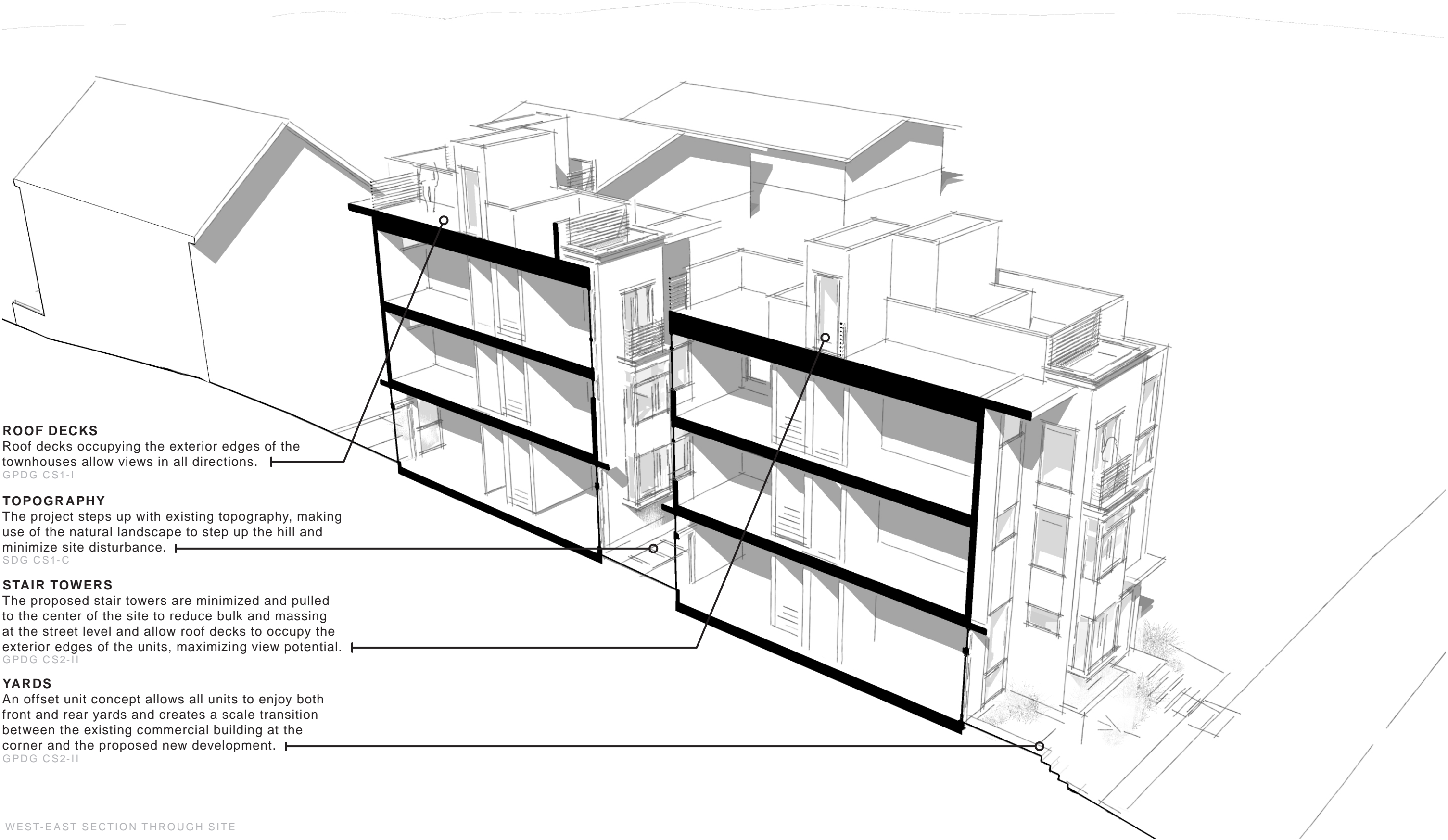


DECEMBER 21, 12 PM



DECEMBER 21, 5 PM





**ROOF DECKS**  
Roof decks occupying the exterior edges of the townhouses allow views in all directions.  
GPDG CS1-I

**TOPOGRAPHY**  
The project steps up with existing topography, making use of the natural landscape to step up the hill and minimize site disturbance.  
SDG CS1-C

**STAIR TOWERS**  
The proposed stair towers are minimized and pulled to the center of the site to reduce bulk and massing at the street level and allow roof decks to occupy the exterior edges of the units, maximizing view potential.  
GPDG CS2-II

**YARDS**  
An offset unit concept allows all units to enjoy both front and rear yards and creates a scale transition between the existing commercial building at the corner and the proposed new development.  
GPDG CS2-II

WEST-EAST SECTION THROUGH SITE





VIEW FROM NORTH-EAST CORNER OF SITE



**HEIGHT, BULK, & SCALE**

Increased front yard and decreased height at roof level help the new development respond to the scale of the existing commercial building at the street corner.

**DETAILING**

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

**GARDEN WINDOWS**

A series of garden windows on the front of the unit activate the facade and seek to achieve the street presence of a traditional San Francisco rowhouse.

**ENTRIES**

Both street facing units have entry doors facing Phinney Ave N. These entries will be enhanced with awnings, stoops, planters, and landscaping.



VIEW FROM PHINNEY AVE N (EAST)



**STAIR TOWERS** | Minimal stair towers at the center of each building reduce massing at the street level and reinforce the three-story rowhouse aesthetic.

**GLAZING STRATEGY** | Large south facing windows seek to capture the views available from the top of Phinney Ridge.

**SCALE TRANSITION** | A “quiet” corner transitions from the single-story, lap-sided commercial structures to the south.



VIEW FROM NW 65TH ST & PHINNEY AVE N (SOUTH-EAST CORNER)





VIEW FROM N 65TH ST (SOUTH)





VIEW FROM SOUTH-WEST CORNER OF SITE





**TRANSPARENCY**  
Segments of open rail help create transparency at the roof level and break up the facade.

**YARDS**  
Rear yards are accessed via a sliding glass door in the kitchen, expanding the living / dining / kitchen levels of each unit.

VIEW FROM NORTH-WEST CORNER OF SITE





VIEW OF NORTH ELEVATION





AERIAL PERSPECTIVE