

RECOMENDATION
FREMONT FLATS

3620 PHINNEY AVE N
SEATTLE, WA 98103

3035909-LU

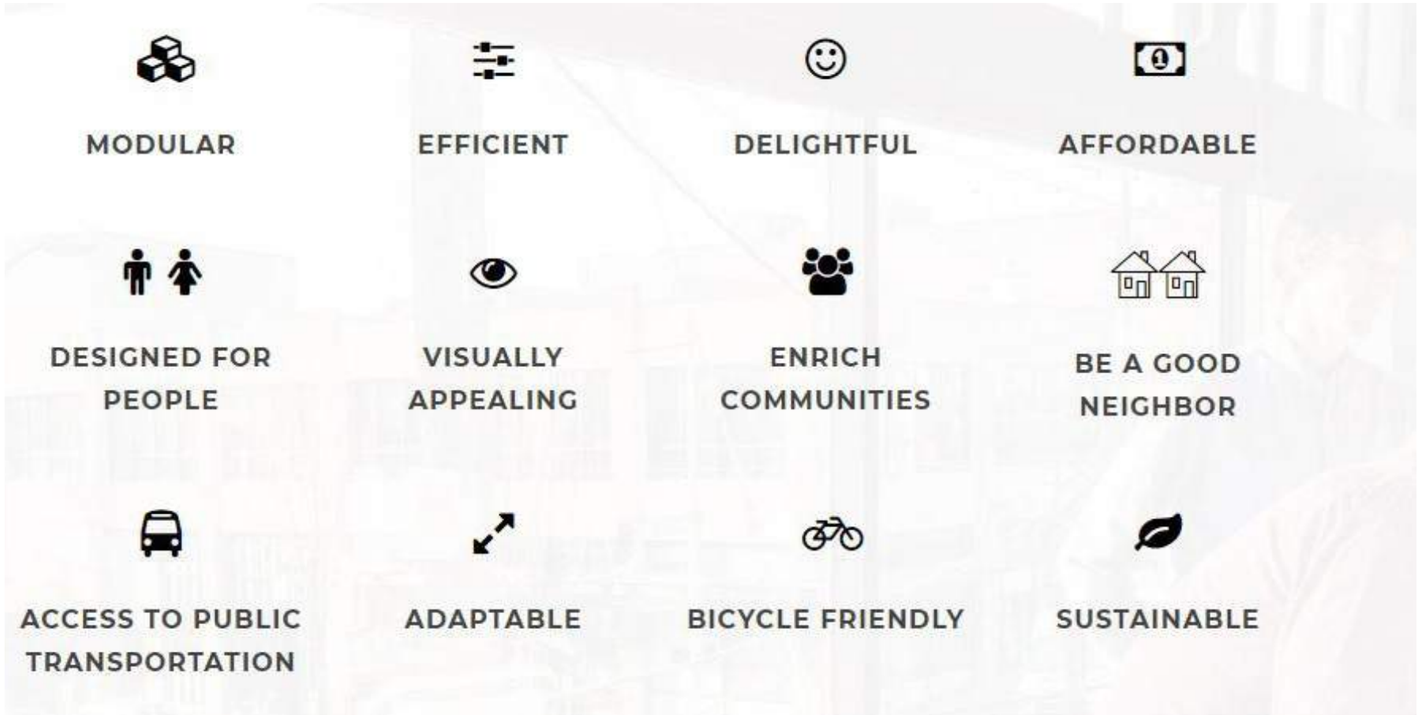
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OUR HYBRID LIVABILITY MANIFESTO

We believe many factors impact the livability of architecture – from economical, social, environmental, & cultural. Our Hybrid 'Livability' Manifesto is a series of concepts we apply to Hybrid Designs. It constantly improves as our understanding of modern living evolves through Research, Competition Work, & Professional Experience gained from the front lines of Building the Livable City.



LET US INTRODUCE OURSELVES

HYBRID

Rob Humble
Architect
Design Lead



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Architect



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Project Manager
Designer



Barrett Eastwood
Architect



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PROJECT TEAM

ARCHITECT

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LANDSCAPE ARCHITECT

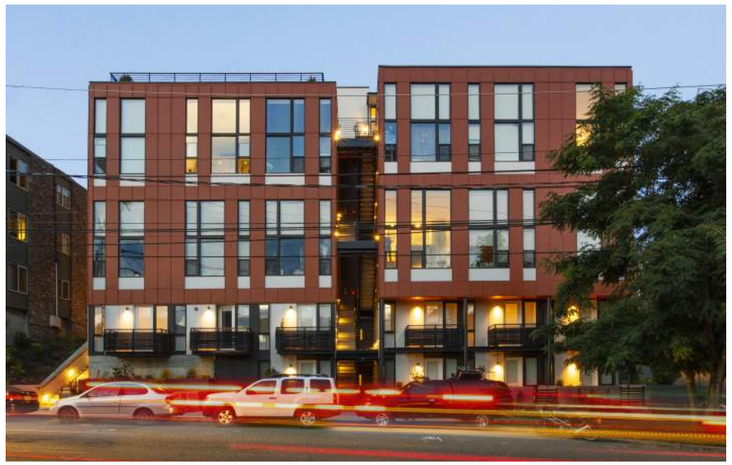
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PROJECT OWNER

Kamiak Real Estate, LLC
1700 Westlake Avenue N - Suite 200
Seattle, WA 98109
www.kamiak.com | 206.446.6114

PROJECT EXPERIENCE

Previous Projects Designed by Hybrid Architecture



Clover Lofts



Belmont Commons (Kamiak)



Killebrew Apartments



Betula Apartments



Bellevue Avenue Midrise

CLIENT EXPERIENCE

Previous Projects by Kamiak Real Estate, LLC



102 Harvard - Capitol Hill



Woodland Rowhouses



Sora - University District



Sound - First Hill

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THANK YOU

PROJECT INFO

Address: 3620 Phinney Ave N, Seattle, WA 98102

Owner: Kamiak Real Estate, LLC

SDCI #: 3035912-EG / 3035909-LU

Parcels: 1972200490

Site Area: 10,000 sf

Zoning: LR3 (M)

Overlays: Fremont Hub Urban Village
Parking Flexibility Area

Legal Description:
DENNY & HOYTS ADD
Plat Block: 6
Plat Lot: 9-10

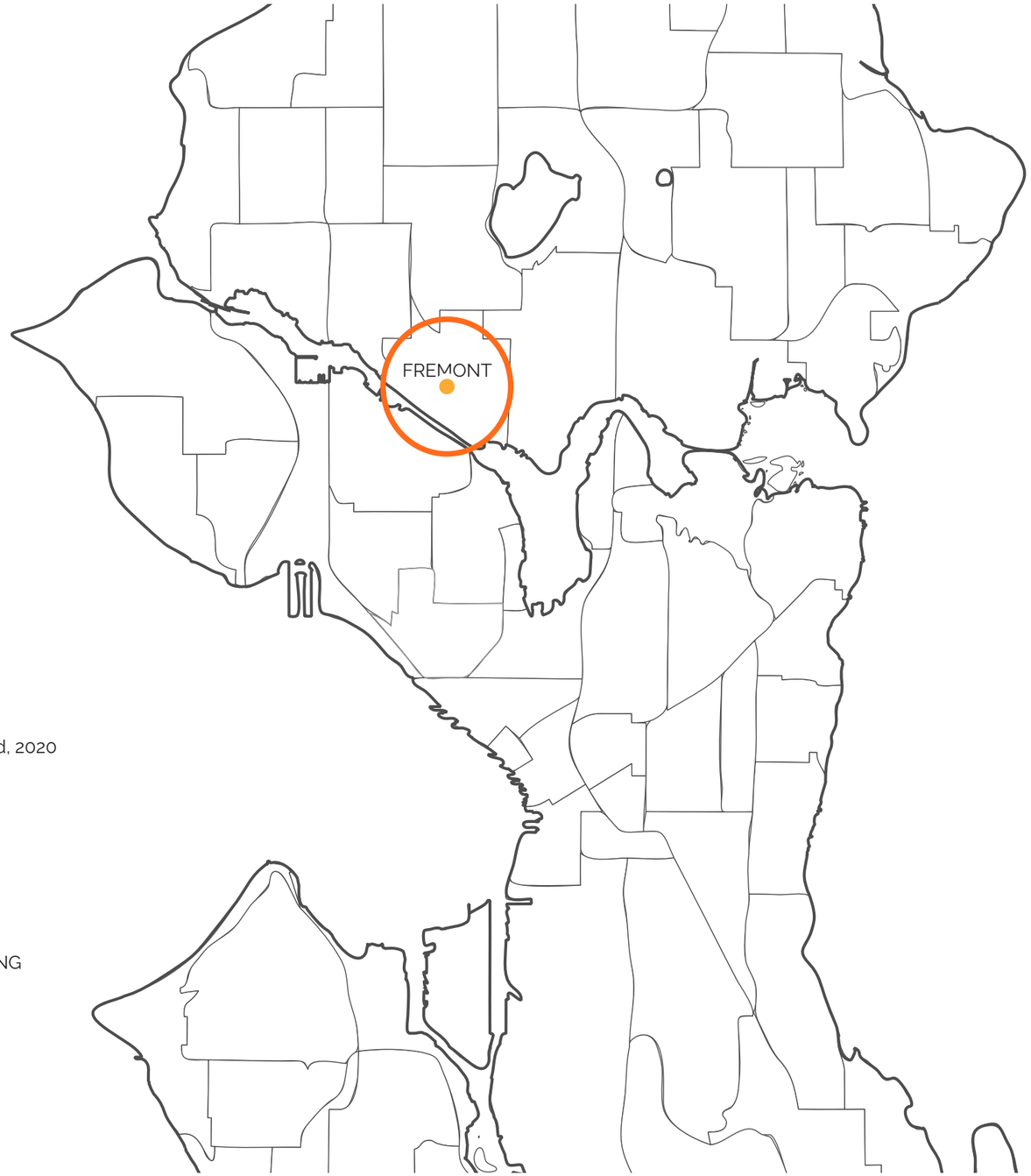
Building Type: Multi-Family Apartment Building

Parking: No Parking Proposed

Date of Presub Conference: February 27th, 2020
Date of Administrative Design Review Submittal: April 23rd, 2020
Date of ADR Design Guidance Report: May 14th, 2020

PROJECT DESCRIPTION

DEMOLITION OF TWO EXISTING 3-STORY MULTI-FAMILY APARTMENT BUILDINGS AND CONSTRUCTION OF A 5-STORY, 78 UNIT RESIDENTIAL STRUCTURE (MIX OF SEDU AND EDU UNITS). NO PARKING PROPOSED. PROPOSED STRUCTURE IS 28,347 GSF.



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3620 PHINNEY AVE N APARTMENTS

Development Objectives

Provide urban apartment dwelling units for residents to live in an efficient but communal setting within an active community. The thoughtfully planned environment will emphasize functionality and user comfort.

60-70 dwelling units
64 long-term bicycle parking stalls (as req)
0 vehicular parking stalls (none are req)

Neighborhood Objectives

The site is along a more pedestrian oriented residential street (Phinney Ave N) between principal arterial N 36th and N 39th St with a dense, multi-family network of neighbors comprised mostly of townhouses, apartment buildings and condominiums.

The site is located less than a block from community amenities which will provide future residents of this building with a variety of civic, commercial and recreational activities. The site is also relatively close to the Fremont Cut and Fremont Canal Park with easy access to the Burke-Gilman Trail.

This project will activate a site that is currently occupied by two smaller apartment buildings and provide additional density desired in the Fremont Urban hub village.

This area is transitioning from industrial to residential and is in the process of establishing a new architectural character. This project aims to both acknowledge some of the industrial charm of the area while helping bring a contemporary architectural nature to the neighborhood context.

Design Objectives

1. Create welcoming a welcoming entry sequence
   - a place for residents and guests to have maximize access to light and air
2. Provide efficient / functional units
   - maximize height and light / warm materials and tall ceilings
3. Design a building that settles into the hill and feels apart of the landscape
4. Provide Ecological & Sustainable Architecture
   - harness rainwater in bio-planters, use efficient and durable materials that relate to the history and culture of the neighborhood, drought resistance landscape design













SITE AND PROJECT OVERVIEW



AREA MAP

PROJECT DESCRIPTION

DEMOLITION OF TWO EXISTING 3-STORY MULTI-FAMILY APARTMENT BUILDINGS AND CONSTRUCTION OF A 5-STORY, 67 UNIT RESIDENTIAL STRUCTURE (MIX OF UNIT TYPES). NO VEHICULAR PARKING PROPOSED - NONE REQUIRED.

ZONING AND PROJECT INFORMATION

SITE LOCATION:	3620 PHINNEY AVE N, SEATTLE WA 98103
OWNER:	KAMIAK REAL ESTATE, LLC
LEGAL PARCEL #	1972200490
LOT SQ FT:	10,000 SF
LEGAL DESCRIPTION:	DENNY & HOYTS ADD PLAT BLOCK: 6 PLAT LOT: 9-10
SITE ZONING:	LR3 (M) - MHA APPLIES
OVERLAY:	FREMONT HUB URBAN VILLAGE PARKING FLEXIBILITY AREA
ECA:	NONE
EXISTING SITE USE:	TRIPLEX & FOURPLEX (TO BE RAISED)
BUILDING TYPE PROPOSED:	MULTIFAMILY APARTMENT BUILDING
PARKING:	NO PARKING PROPOSED (PROJECT IS WITHIN URBAN VILLAGE AND WITHIN A PARKING FLEXIBILITY AREA)

EARLY DESIGN GUIDANCE MEETINGS

DATE OF PRESUB CONFERENCE: FEBRUARY 27TH, 2020

DATE OF APPROVED MEETING MINUTES: MARCH 2ND, 2020

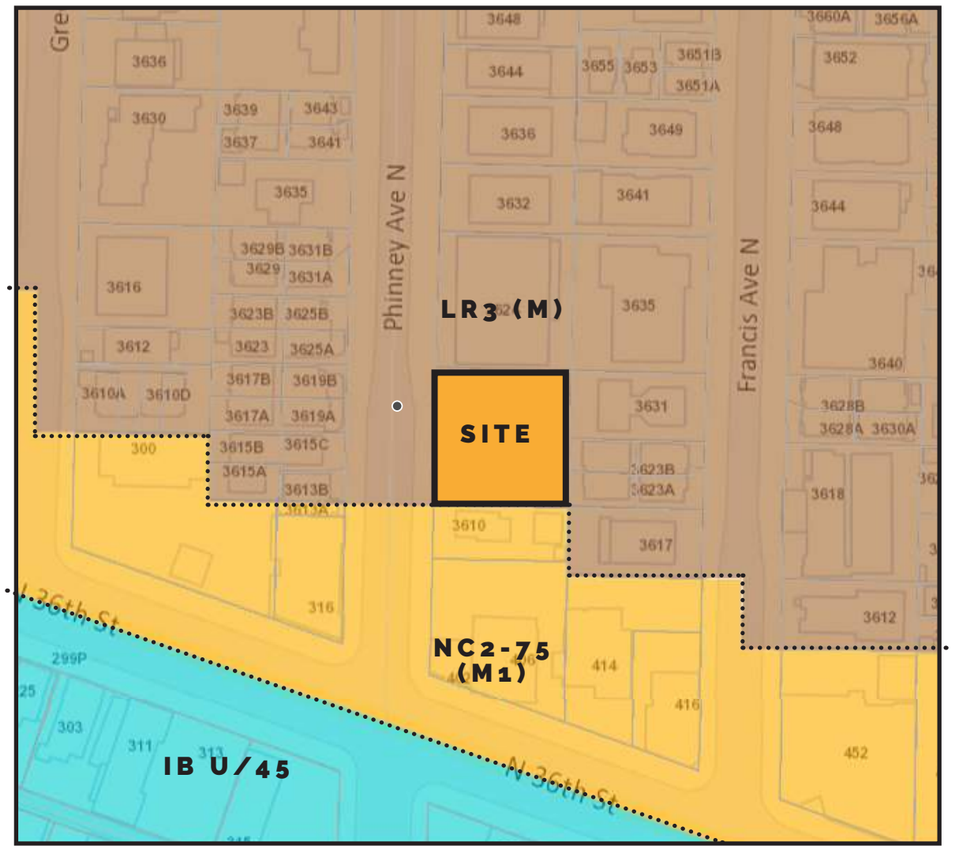
PLANNER: ELLEN AEBISCHER

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ZONING AND USE



ZONING MAP

Site is zoned LR3 (M) within the Fremont Residential Urban Village in the neighborhood of Fremont, Seattle. As the topography steps down the hill from north to south towards the Fremont Cut, the zones change block by block with a taller NC2-75 zone straddling the south border of the site. Each other side of the project abutts the same zone, LR3 (M).



USE LEGEND

- Office
- School/Education
- Apartment
- Fourplex / Triplex / Duplex
- Condominium
- TownHouse / Rowhouse
- Church / Religious Service
- Single Family
- Commercial / Mixed Use
- Community
- Green Space
- Site

TYPOLOGIES / USAGES

The neighborhood surrounding the site is predominately comprised of residential uses, including mostly apartments, condominiums and townhouse multifamily projects. To the south. the mixed use and commercial uses are along N 36th St.

URBAN CONTEXT ANALYSIS

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GREATER CONTEXT AND NEIGHBORHOOD LANDMARKS

Fremont Cedar Speedster



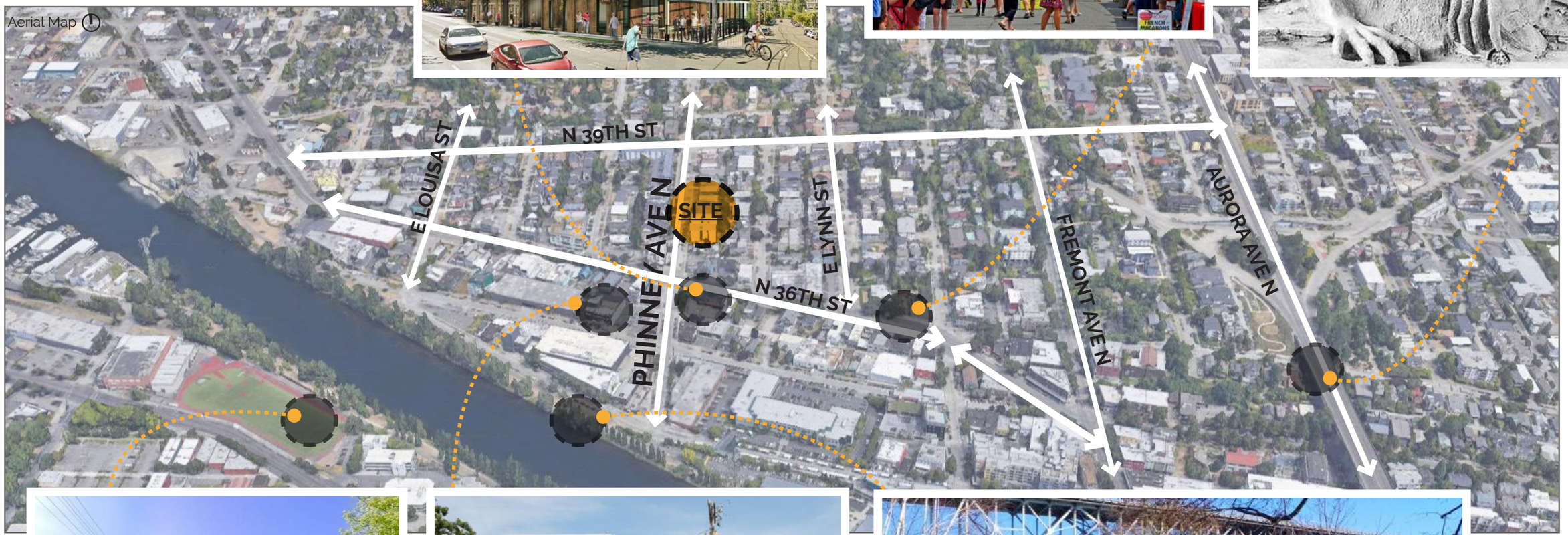
Fremont Commercial Core



Fremont Troll



Aerial Map





Seattle Pacific Univeristy - Wallace Field



Fremont's Foundry Event Center



Burke Gilman Trail / Fremont Cut / Aurora Bridge

NEIGHBORHOOD ARCHITECTURAL CHARACTER

This neighborhood of Fremont hosts a variety of architectural styles and mix of older brick buildings along with newer Mixed Use developments clad in cement board, metal and other contemporary materials. Pictures below are from the Fremont area and share qualities the project desires to achieve.



Commercial Building Signage and Exterior Patio


Tableau - Simple Massing, Fenestration. Materiality


115 N 36th St - Textures, Materials, Transparency


6-Story Multi-Family Building - Use of Angles / Art


Cedar Speedster - Materials, Street Activation, Eyes on Street


VIBE Apartments - Massing Modulation, Materials


Industrial EVO Retail - Signage, Painted Murals


Fremont Foundry - Texture Rich, Balconies


5-Story Mixed Use - Recess Above Podium


SPU Transfer Station - Materials and Fenestration


Live Work Units - Materials / Large Windows / Modulation


Tableau - Vehicular and Pedestrian Access

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SITE AND ZONING ANALYSIS

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SURVEY + SITE ANALYSIS

ADDRESS:
3620 PHINNEY AVE N
SEATTLE, WA 98103

PARCEL NO:
1972200490

DESCRIPTION:
DENNY & HOYTS ADD
PLat Block: 6, Plat Lot: 9-10

SITE AREA:
10,000 SF

ZONING:
LR3 (M)

STREET:
PHINNEY AVE N
SLOPES DOWNHILL FROM NORTH TO SOUTH
33'-0" TO C/L OF STREET FROM PL
6" CONC. CURB
CONC. SIDEWALK

ALLEY:
NO ALLEY ACCESS

UTILITIES:
PHINNEY AVE N - SS, WATER, ELECTRICAL

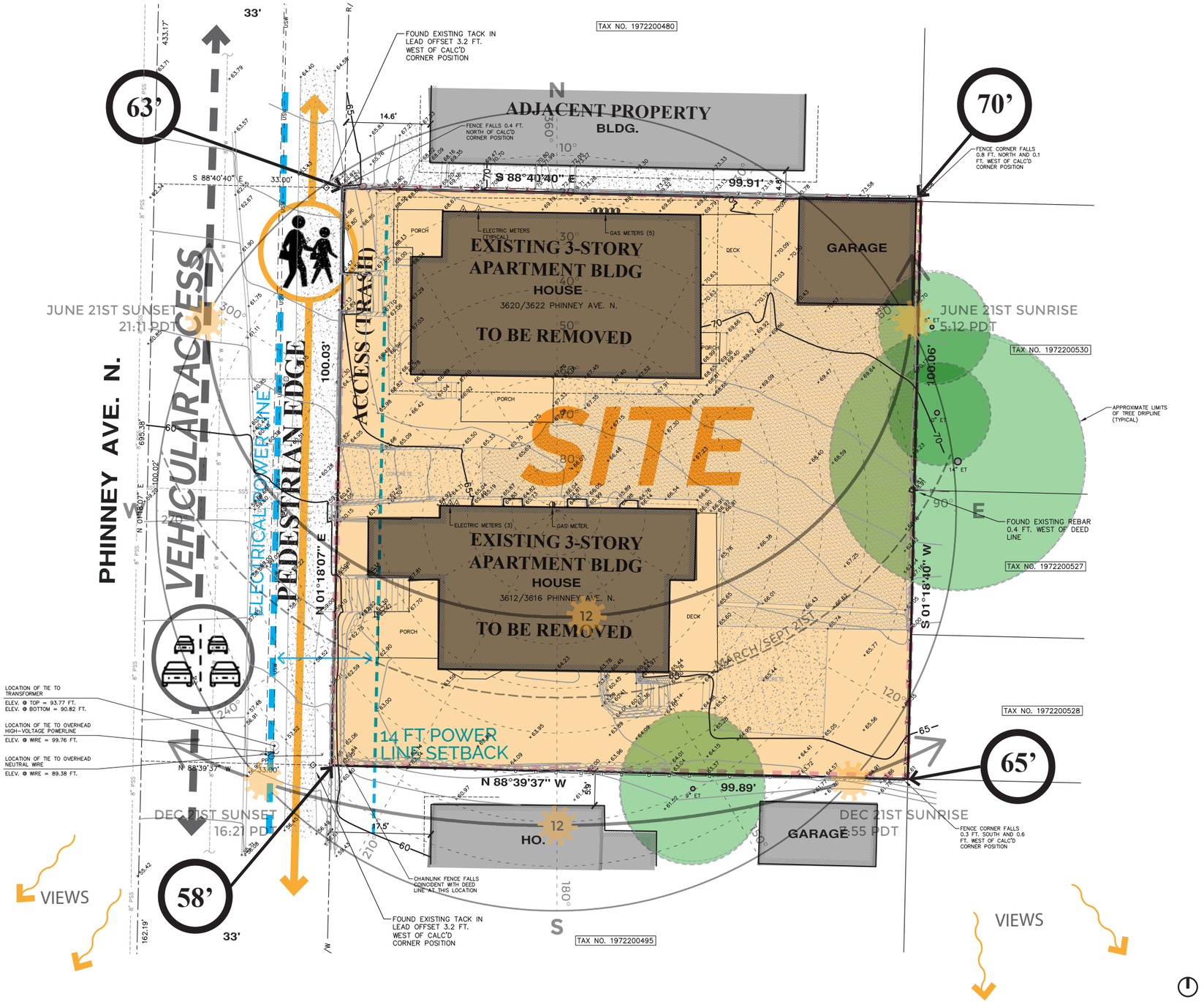
ADJACENT BUILDINGS:
NORTH- 3624 PHINNEY AVE N
3-STORY, WD FRAMED APARTMENT BLDG
22 DWELLING UNITS

EAST - 3629 PHINNEY AVE N
2-STORY, WD FRAMED FOURPLEX
4 DWELLING UNITS

3621 PHINNEY AVE N
3-STORY TOWNHOUSES

SOUTH - 3610 PHINNEY AVE N
2-STORY, WD FRAMED DUPLEX
2 DWELLING UNITS

WEST- 3613- 3619 PHINNEY AVE N
3-STORY, WD FRAMED TOWNHOUSES



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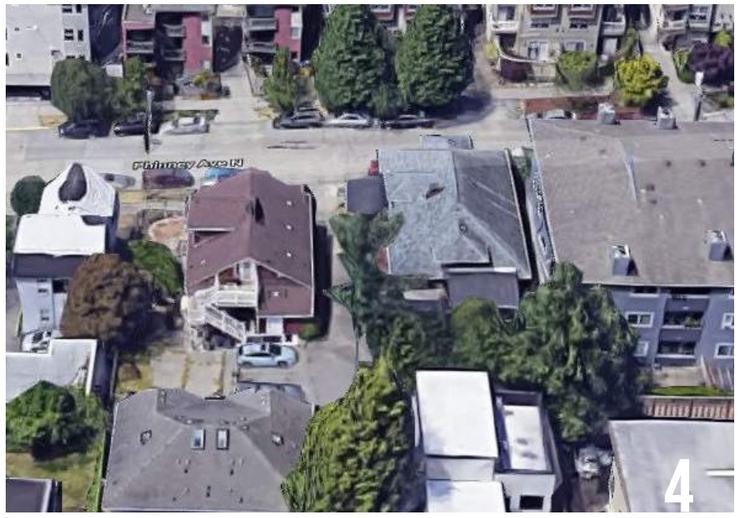






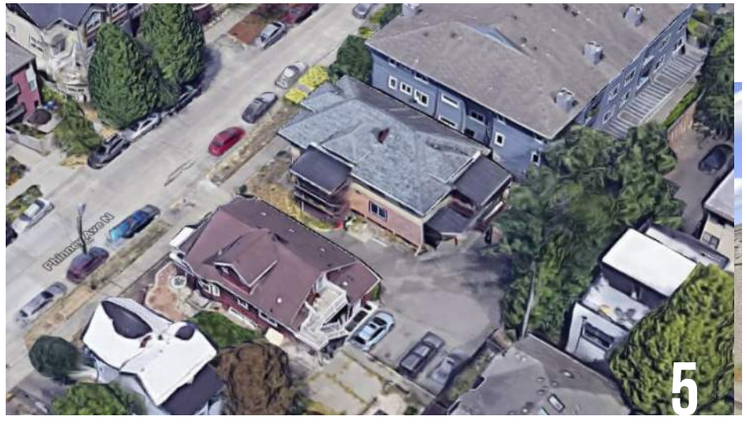












SITE PHOTOS

The collection of images continues to explore the immediate block context and investigate views into and surrounding our project development.

DESIGN GUIDELINES, PRIORITIES AND RESPONSES

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DESIGN GUIDELINES - CITYWIDE



CS2: URBAN PATTERN AND FORM

Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces

C. RELATIONSHIP TO THE BLOCK

- 2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge where it is already present, and respond to datum lines created by adjacent buildings at the first three floors. Where adjacent properties are undeveloped or underdeveloped, design the party walls to provide visual interest through materials, color, texture, or other means.

Response:

Design engages datums that are found through the existing neighborhood block. The mass of the building attempts to relate the project massing to the neighborhood scale by pushing the facades in at the upper and lower level to minimize bulk and scale. Similar to the rest of the block, windows will be punched in the mass.

The materials of the project will be carefully crafted to enhance the character of the block, through visual richness and texture. The building is lifted off the entry level in a way to further break down the scale and provide street level transparency and activation.



CS3: ARCHITECTURAL CONTEXT AND CHARACTER

Contribute to the architectural character of the neighborhood.

B. LOCAL HISTORY AND CULTURE

- 1. Placemaking: Explore the history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.

Response:

The project team researched the site through the use of resources made available from the Fremont Historical Society. The original owner of the subject property was a founder of the Stone Buhr Mill company that provided much of the flour in the neighborhood in the early 1900's. The design of the project will be influenced by this history through the use of materials that would have been found in the early commercial and industrial buildings of Fremont such as timber and corrugated metal.



PL1: CONNECTIVITY

Complement and contribute to the network of open spaces around the site and the connections among them.

A. NETWORK OF OPEN SPACES

- 2. Adding to Public Life:
Seek opportunities to foster human interaction through an increase in the size and/or quality of project-related open space available for public life. Consider features such as widened sidewalks, recessed entries, curb bulbs, courtyards, plazas, or through-block connections, along with place-making elements such as trees, landscape, art, or other amenities, in addition to the pedestrian amenities listed in PL1.B3.

Response:

A primary goal of the project will be to extend the public space of the project from the sidewalk to the front entry of the building through a front courtyard transition space. This area will include built-in seating, planters, lush landscaping and short-term bike parking spaces that are easily accessed for guests coming to the property. Warmer materials, such as wood, will be used to bring texture and warmth at the pedestrian scale. The lower level will be as transparent as possible to promote visibility and activation around the courtyard space.

DESIGN GUIDELINES - CITYWIDE



PL2: WALKABILITY

Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

C. WEATHER PROTECTION

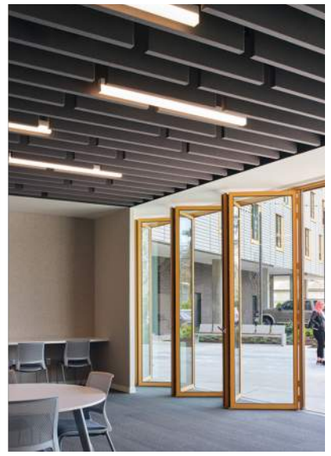
- 1. Locations and Coverage: Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops. Address changes in topography as needed to provide continuous coverage the full length of the building, where possible.

Response:

Design will provide overhead weather protection at the building entry to easily identify the pedestrian route into the building. This will be accomplished through either a recess in the ground floor mass or an overhead canopy in order to address coverage during times of inclement weather.

Additional design considerations will take into account the public (sidewalk) and semi-public (front court) pedestrian zones in order to provide a well-read and easily understandable transition of space. Steps, landscape and changes in hardscape will create a well-connected and walkable user experience.





PL3: STREET-LEVEL INTERACTION

Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

A. BUILDING ENTRIES

- 2. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features. Consider a range of elements such as:
- *a. overhead shelter: canopies, porches, building extensions;*
- *b. transitional spaces: stoops, courtyards, stairways, portals, arcades, pocket gardens, decks;*
- *c. ground surface: seating walls; special paving, landscaping, trees, lighting;*
- *d. building surface/interface: privacy screens, upward-operating shades on windows, signage, lighting*

Response:

Design will encourage a front courtyard space that is active and engaging, providing a semi-public transition zone before entering the building. The front courtyard will mostly remain open in order to provide community amenity and activation moments (ie. permanent ping-pong table).

A series of steps and planters will direct visitors and residents toward the recessed building entry. This recess will have seating elements protected from the weather, warmer building materials, and in large part be glazed as much as architecturally possible to provide views into and out of the interior ground level community space.



PL4: ACTIVE TRANSPORTATION

Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.

B. PLANNING AHEAD FOR BICYCLISTS

- 2. Bike Facilities: Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.

Response:

The project resides relatively close to the Burke Gilman trail and many other bicycling opportunities. In order to activate this community amenity, the design will consider a predominate bike room and repair facility that will serve as the hub for community life and interaction. Through mixing active building uses - laundry / mail / bikes - additional convenience, safety and security are provided in the design. Additional opportunities for short-term visitor bike parking will also be considered.

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DESIGN GUIDELINES - CITYWIDE



DC3: OPEN SPACE CONCEPT

Integrate open space design with the design of the building so that each complements the other.

C. DESIGN

- 2. Amenities and Features: Create attractive outdoor spaces well-suited to the uses envisioned for the project. Use a combination of hardscape and plantings to shape these spaces and to screen less attractive areas as needed. Use a variety of features, such as planters, green roofs and decks, groves of trees, and vertical green trellises along with more traditional foundation plantings, street trees, and seasonal displays.

Response:

Generous open space and landscaped areas are proposed per the preferred design scheme. Plants that are native to the area, assist with local pollinators, and that are drought-tolerant will be considered that complement the surrounding hardscape while providing a rich and textural buffer between neighboring sites.

Window wells will be tiered and incorporate additional opportunities for bio-retention or planters to encourage additional green space. The design will also consider opportunities to create green roofs and roof decks on the upper level of the building.



DC4: EXTERIOR ELEMENTS AND FINISHES

Use appropriate and high quality elements and finishes for the building and its open spaces.

A. BUILDING MATERIALS

- 1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

Response:

High-quality and durable materials will be specified that relate to the local pattern of the neighborhood and street. Materials that provide rich, visual patterns and emphasize the horizontality of the width of the main mass will be encouraged.

Warmer materials, such as wood will be utilized along more pedestrian oriented spaces or where the building mass is recessed to architecturally articulate changes in the building facade plane. Details will be provided during the recommendation phase for the project.



DC4: EXTERIOR ELEMENTS AND FINISHES

Use appropriate and high quality elements and finishes for the building and its open spaces.

D. TREES, LANDSCAPING AND HARDSCAPE MATERIALS

- 1. Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials. Choose plants that will emphasize or accent the design, create enduring green spaces, and be appropriate to particular locations taking into account solar access, soil conditions, and adjacent patterns of use. Select landscaping that will thrive under urban conditions.

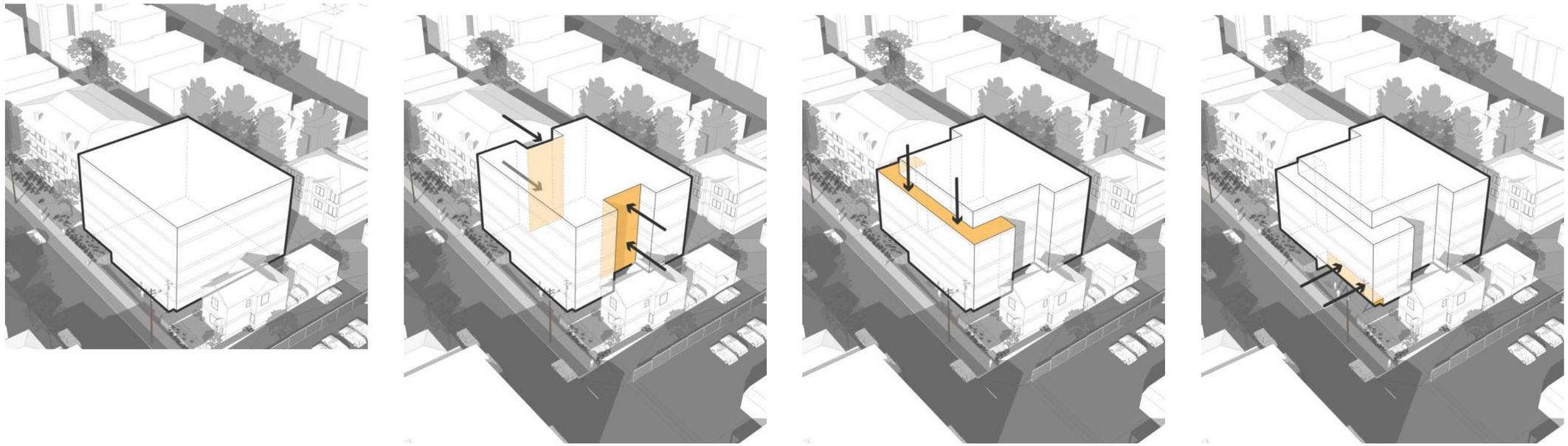
Response:

The design team will work with a local landscape architect in order to provide a code-compliant landscape plan that relates cohesively with the design language of the building and that thrives particularly on the west-facing entry facade. Planters and street trees will be incorporated that further enhance the pedestrian experience along the sidewalk and public edge. The proposed design also will continue the landscaped berms found on the north and south neighboring sites in order to relate as a mid-block building. Changes in the hardscape pattern and a break in slope of the site, will signal the building entry as steps and an accessible ramp lead you towards the front door.

DESIGN CONCEPT AND PRIORITIES

The design concept and priority of architecture was to articulate the mass of the building to reflect and align with SDCI design guidelines, while contributing to neighborhood fabric. The mass has been recessed along the north and south to provide generous courtyard spaces, allowing for landscape and additional light and air within the interior lot lines. Additionally, the upper level has been pushed down to break up the bulk and scale and align with the neighboring building's height datum along Phinney Ave N.

Finally, the building's ground floor will be carved away to provide a recessed, covered entry that welcomes visitors and residents through a warm and inviting material palette and overhead weather protection. The "push" at the top level and the "carve" at the ground level establishes a horizontal floating mass that fronts the street and provides a strong architectural presence along Phinney.



1: MASS *2: RECESS* *3: PUSH* *4: CARVE*

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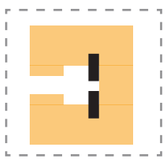
EDG MASSING SOLUTIONS

5

MASSING DESIGN SCHEME SUMMARY

1 | MASSING OPTION 1

CENTER COURT





79 Residential Units, Mix of SEDU / EDU Units
278 sf average (gross)

Proposed FAR:	23,000 sf
Max FAR:	23,000 sf max
Parking:	no parking proposed bike parking, as required
Amenity Area:	front entry court, green roof, roof deck, bike room

Positive

- Small, center courtyard breaks the mass along the street facing facade
- The top floor proposes loft units to provide additional height and livability
- Modulated massing

Negative

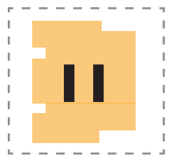
- Smallest amenity area and proposed front yard
- More bulk and mass along front elevation
- Imposing north and south mass along adjacent property lines could impede light
- More interior lot line facing units

Departures

- Depart from upper-level setback requirements
- Depart from max facade length requirements
- Depart from amenity area requirements

2 | MASSING OPTION 2

SIDE COURTS





76 Residential Units, Mix of SEDU
275 sf average (gross)

Proposed FAR:	23,000 sf
Max FAR:	23,000 sf max
Parking:	no parking proposed bike parking, as required
Amenity Area:	roof deck, green roof, bike room

Positive

- Mass optimizes max volume with clear circulation around a center core in the building
- Mass has been eroded at northeast and southeast corners to provide additional green space and relief from neighboring lots

Negative

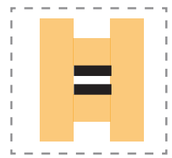
- Building is pulled closest to front property line minmizing the entry sequence
- Most units are organized off the north and south, impacting privacy to existing, neighboring buildings
- The bulk, mass and scale are code compliant, but dominant along the mid-block site, imposing on neighboring access to light and air

Departures

- None

3 | MASSING OPTION 3

THREE COURTS - PREFERRED





78 Residential Units, Mix of SEDU
278 sf average (gross)

Proposed FAR:	22,975 sf
Max FAR:	23,000 sf max
Parking:	no parking proposed bike parking, as required
Amenity Area:	front and side courtyards, roof deck, green roof, bike room

Positive

- Least obstructive in terms of southern exposure and daylight obstruction on the residents at the north property line
- Mass has been pushed in at street level to provide overhead weather protection for guests and residents and activate street scape along sidewalk
- Massing relates to neighboring context to break down bulk and scale
- Larger front setback and reduced height at street level to enhance the residential scale of area

Negative

- Mass along street has minimal articulation similar to other developments on block face

Departures

- Departure from rear yard setback requirements

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1 | MASSING OPTION 1

CENTER COURT





2 | MASSING OPTION 2

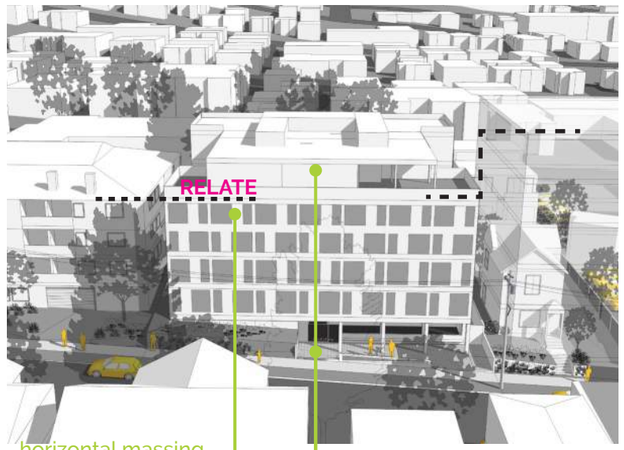
SIDE COURT





3 | MASSING OPTION 3

THREE COURTS - PREFERRED





PREFERRED SCHEME RATIONALE

Why Scheme Three?

- Massing scheme aligns with the north neighbors height datum
- The least bulk and scale at the front property line due to recessing the top floor to break down the mass
- Least obstructive in terms of southern exposure and daylight obstruction on the residents at the north property line
- Mass has been pushed in at street level to provide overhead weather protection for guests and residents and activate street scape along sidewalk
- Massing option three has the largest front setback in order to create a front entry courtyard that is activated by community amenities
- Building mass feels appropriate for the block context, comprised mostly of 3-5 story structures
- Option three contains one level of true "loft" style units (level 4) allowing for 18 double height spaces
- Massing option three maximizes the idea of "eyes on the street" through placing the majority of dwelling units off of Phinney and towards the rear yard of the site (containing several mature trees and landscaping)

PREFERRED SCHEME

MASSING OPTION 3



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3 | MASSING OPTION 3

THREE COURTS - PREFERRED



78 Residential Units, Mix of SEDU
278 sf average (gross)

Proposed FAR:	22,975 sf
Max FAR:	23,000 sf max
Parking:	no parking proposed bike parking, as required
Amenity Area:	front and side courtyards, roof deck, green roof, bike room

Positive

- Least obstructive in terms of southern exposure and daylight obstruction on the residents at the north property line
- Mass has been pushed in at street level to provide overhead weather protection for guests and residents and activate street scape along sidewalk
- Massing relates to neighboring context to break down bulk and scale
- Larger front setback and reduced height at street level to enhance the residential scale of area

Negative

- Mass along street has minimal articulation similar to other developments on block face

Departures

- Departure from rear yard setback requirements



ENTRY LEVEL PLAN
1/32" = 1'-0"

Use Diagram Legend

- common space
- utility / mechanical
- building amenity
- units
- corridor

Design option three optimizes the courtyard and open space methodolgy to propose a front courtyard and two side courtyards, orienting the majority of the units to the green space on the east and Phinney on the west. This activation provides eyes on the street while allowing light and air to penetrate the interior lot lines on the north and south. Furthermore, the mass sensitively relates to the existing residential structure on the north by aligning roof datums.

MASSING VIEWS



^ front elevation view



^ pedestrian view looking southeast



^ pedestrian view looking northeast

AERIAL VIEWS

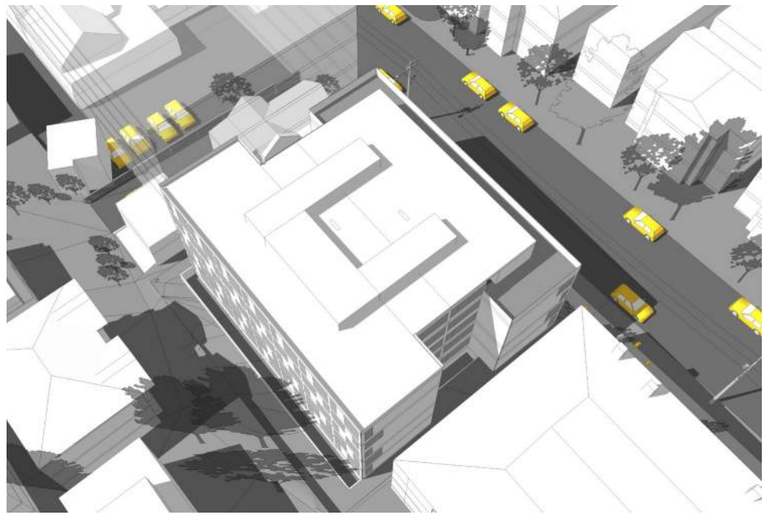
v northeast aerial view



v southeast aerial view



v southwest aerial view



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EDG GUIDANCE AND RESPONSE

6

GUIDANCE FROM EDG

PUBLIC COMMENT

The following public comments were offered at this meeting:

• Stated that the proposed design will stick out like a giant box and doesn't fit in with the existing neighborhood context.

• Concerned about reduced sunlight and views of greenery to adjacent buildings.

• Stated the proposed size of the building does not represent this neighborhood of smaller multi-family buildings, townhouses, and single-family homes.

• Supported the project.

• Preferred the massing option that allows the largest number of larger units. SDCI received non-design related comments concerning parking and housing affordability.

The following comments from Seattle Department of Transportation (SDOT) were received in writing prior to the meeting:

• Noted a neighborhood greenway to calm vehicular traffic and prioritize people walking and biking is planned on Woodland Park Ave N.

• Supported the emphasis on bicycle over vehicular parking. The garage interior should be designed to make bicycle parking easy to locate, secure and attractive.

• Supported vehicular access and trash collection from Albion Place N as proposed.

• Noted street trees are required along both frontages.

• Did not support the proposal to locate the sidewalk on the curb along Albion Place N; encouraged the planting strip to be located between the curb and sidewalk to buffer pedestrian from vehicular traffic, and to enhance the safety and attractiveness of the pedestrian realm.

EDG GUIDANCE:

PRIORITIES & BOARD RECOMMENDATIONS

1. Massing & Response to Context:

a. SDCI received multiple public comments expressing concern over the building's large mass, specifically its width and large block frontage, in relation to the existing context of the neighborhood, which consists mostly of smaller multifamily buildings, townhouses, and single-family houses. Although there is a large multi-family building up the street on the southwest corner of Phinney Avenue North and North 39th Street, it is also out of scale with the neighborhood. The applicant's Massing Option 1 provides a recessed courtyard at the center of the structure to act as a scaling element, giving the appearance of two volumes along Phinney Avenue North. Massing Option 3 brings the height of the structure down along the street to align with the north adjacent structure's height datum. Both strategies are successful in providing a mass that relates to the existing context and smaller structures that the public has brought up and SDCI staff has observed.

b. Add a scaling element that includes a significant change in plane to Massing Option 3 to give the appearance of two smaller structures along the street. Use the rule of thirds to break up the building appropriately, such as a one third-two thirds ratio along the street facing façade, while maintaining the height datum to the north adjacent structure. (CS2-C-2, CS3-A-1, DC2-A-2)

c. Staff supports the generous setback along the street that Massing Option 3 provides to fit into the existing context, connecting directly to the entry and entry plaza, and providing overhead weather protection at the front entry plaza. (CS2-B-2, PL1-A-1, PL1-B, PL3-A)

d. The recess in the building's north façade is also supported in response to the numerous public comments SDCI received over concerns to the north adjacent building's privacy. The recess provides the best response to these concerns. (CS2-D-5)

2. East/Rear Facade:

a. Similar to the front façade, the rear façade does not provide any modulation to break down the height, bulk, and scale of the structure. Staff reiterates the guidance above regarding the front façade. Using the rule of thirds, provide a change in plane to give relief to the very wide façade which is currently out of scale with the neighborhood context. (CS3-A-1, DC2-A-2)

3. Facade Detailing:

a. Staff supports the applicant's precedent images, seen on page 42 of the Administrative Design Review packet, that highlight framing elements of glazing, punched windows, fine grained details in the materials, and facades clad in high quality materials such as real wood and metal. Carry these elements that offer depth, texture, and shadow lines into the next design phase of the project and study how they will provide thoughtful articulation of the building's facades. (DC2-A-2, DC2-B-1, DC2-C, DC2-D, DC4-A-1)

b. The existing context of the immediate surrounding blocks and the larger Fremont neighborhood has a strong precedent for balconies, especially on multifamily buildings. Add balconies on the street facing façade to provide additional activation to the street and add visual interest the break down the height, bulk, and scale of the structure. (PL2-B-1, DC2-A-2, DC2-C)

4. Site Planning:

a. Out of all the massing options, Massing Option 3's site plan is the most successful in terms of where uses have been placed at the ground level. The solid waste storage is set back from the street and tucked into the center of the building along the south façade and three units face the street at the northwest corner. The use that takes up the most frontage adjacent to the entry plaza is labeled, "bike storage, shop, and community room." It's not clear exactly what this is or how much activation it will provide to the street and entry plaza. Clarify the intention of this space and how it will provide activation to the street and entry plaza. (CS2-B-1, PL2-B-1)

5. Rooftop Open Space & Landscape

a. Staff supports the recessed entry plaza concept and encourages additional means of activation to create a desirable space that residents and their guests will want to spend time in. A permanent game table is a playful element that will receive use in the warmer months. An example of this is found in McGilvra Place on 15th Avenue & East Madison Street where community members and tenants of the Bullitt Center often gather to make use of the permanent ping-pong table. (PL1-A, PL1-B, PL1-C)

b. Seating, thoughtfully placed plantings, overhead weather protection, and multiple areas for gathering will all make a for a useable outdoor space and provide activation to the street. (PL1-A, PL1-B, PL1-C)

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PROJECT DESIGN DEVELOPMENT - SITE PLAN

Recommendation

Careful attention to bulk and scale and development of the street-facing facade and entry courtyard dynamiclly establish this mid-block development richly within the neighborhood context.



67 Residential Units, Mix of SEDU
350 sf average (gross)

Proposed FAR:	22,975 sf
Max FAR:	23,000 sf max
Parking:	no parking proposed bike parking, as required
Amenity Area:	front and side courtyards, roof deck, green roof, bike room

Positive

- Least obstructive in terms of southern exposure and daylight obstruction on the residents at the north property line
- Mass has been pushed in at street level to provide overhead weather protection for guests and residents and activate street scape along sidewalk
- Massing relates to neighboring context to break down bulk and scale
- Larger front setback and reduced height at street level to enhance the residential scale of area

Negative

- Mass along street has minimal articulation similar to other developments on block face

Departures

- Departure from rear yard setback requirements



Use Diagram Legend

- common space
- utility / mechanical
- building amenity
- units

ENTRY LEVEL PLAN
NTS

MASSING AND RESPONSE TO CONTEXT 1



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The Board expressed support for the strategies of the prefered option in providing a mass that relates to the existing context and smaller structures. The mass brings the height of the structure down along the street to align with adjacent datum.



EDG Front Elevation

EDG GUIDANCE

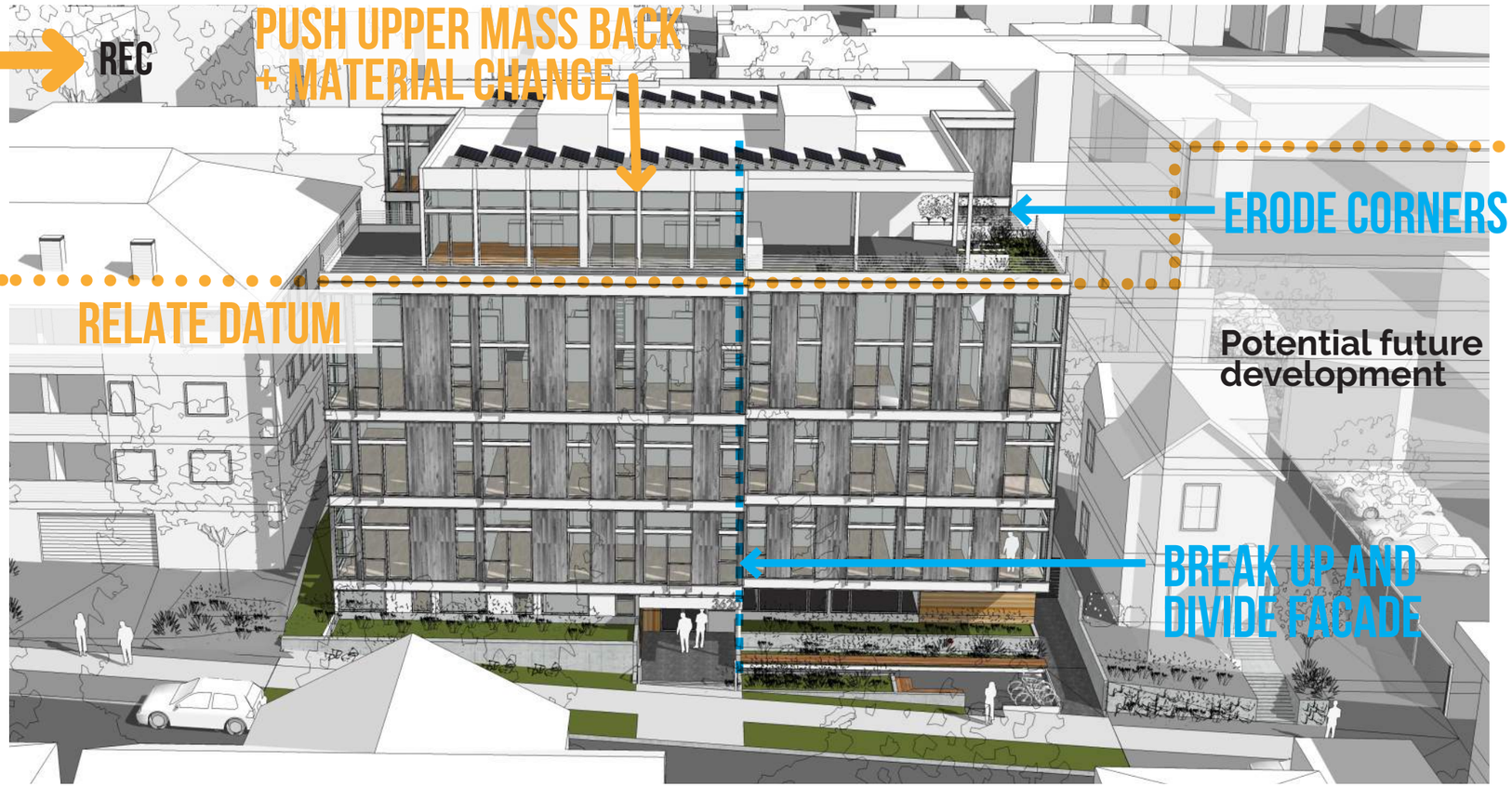
1. Massing & Response to Context:

a. SDCI received multiple public comments expressing concern over the building's large mass, specifically its width and large block frontage, in relation to the existing context of the neighborhood, which consists mostly of smaller multifamily buildings, townhouses, and single-family houses. Although there is a large multi-family building up the street on the southwest corner of Phinney Avenue North and North 39th Street, it is also out of scale with the neighborhood. The applicant's Massing Option 1 provides a recessed courtyard at the center of the structure to act as a scaling element, giving the appearance of two volumes along Phinney Avenue North. Massing Option 3 brings the height of the structure down along the street to align with the north adjacent structure's height datum. Both strategies are successful in providing a mass that relates to the existing context and smaller structures that the public has brought up and SDCI staff has observed.

RESPONSE

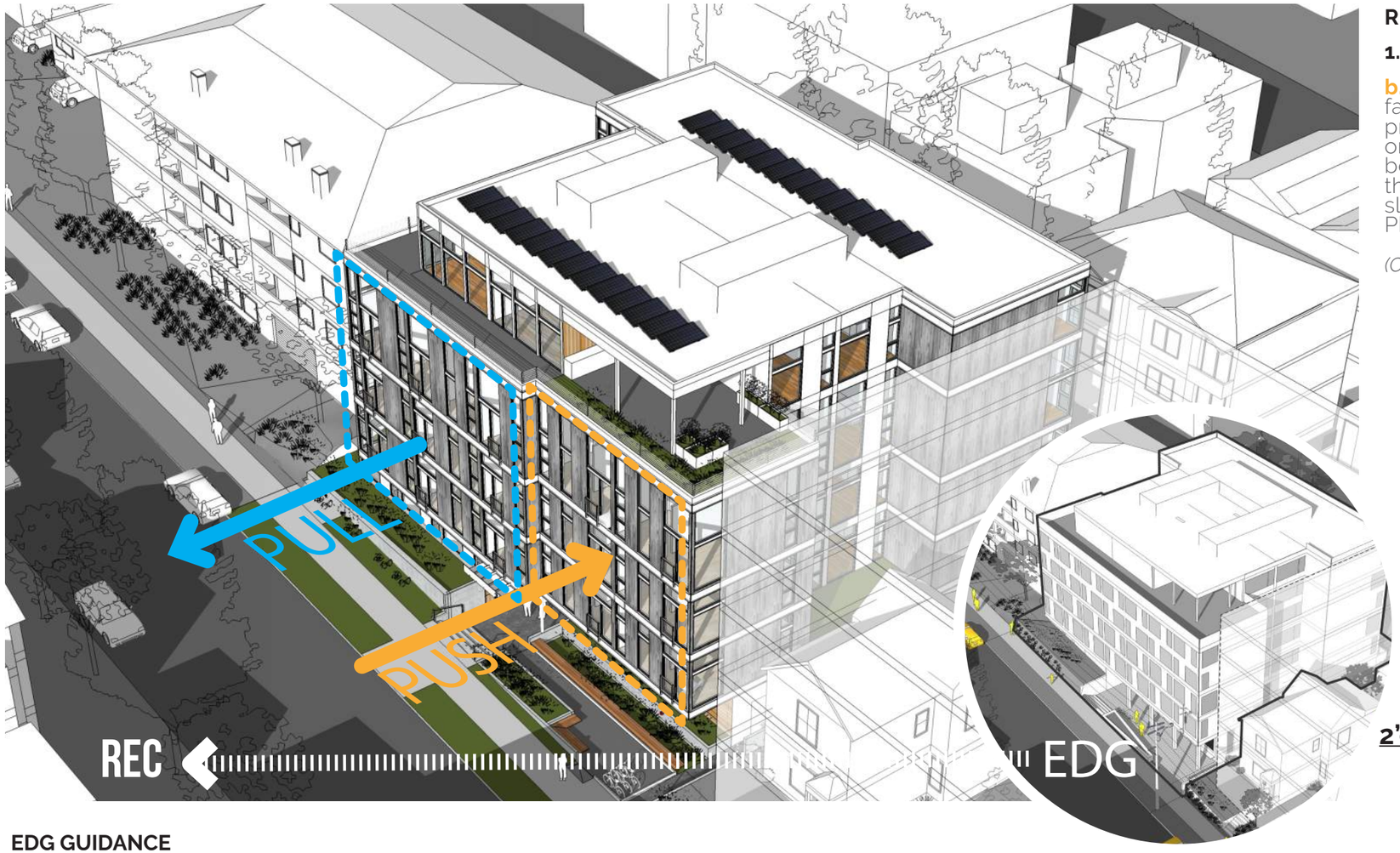
1. Massing & Response to Context:

a. The massing scheme from the EDG has been maintained and developed in such a way to relate and respect the local existing context while planning for future development potential south of the site. By relating the building mass to the building at the north and emphasizing the horizontal nature of building's fenestration through the material selection and facade pattern, the project's scale is broken down at many levels. Additionally, the fifth floor mass is recessed and the corners of that floor have been eroded to make room for amenity spaces and decks that have territorial views to the west. The design team also choose to break up and divide the facade along the streetfront to build upon the board's guidance for massing and scale. (CS2 -C.2)



REC Front Elevation

The Board suggested to add a scaling element to change the plane of the street-facing facade and to maintain the height datum to the adjacent structure to the north.



RESPONSE

1. Massing & Response to Context:

b. The design has been revised to depart from the flat street-facing facade as presented during the early design review. The proposed facade continues to relate in height to the building on the north through a relating datum and the front facade has been further broken into two parts to continue to break down the apparent size of the mass by changing plane. Additionally, sliding doors and juliette balconies were incorporated along Phinney Ave N facade to provide layers of scale and detail.

(CS2.C.2, CS2.D.1, CS2.D.5)



REC Second Level Floor Plan

EDG GUIDANCE

1. Massing & Response to Context:

b. Add a scaling element that includes a significant change in plane to Massing Option 3 to give the appearance of two smaller structures along the street. Use the rule of thirds to break up the building appropriately, such as a one third-two thirds ratio along the street facing façade, while maintaining the height datum to the north adjacent structure. (CS2-C-2, CS3-A-1, DC2-A-2)

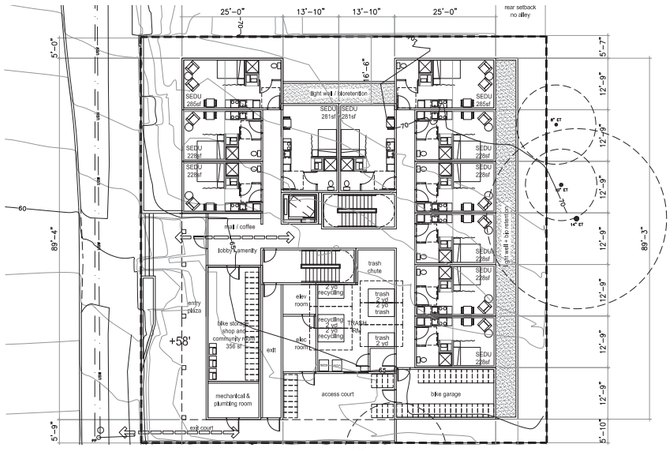
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The Board supported the generous setback along the street that the preferred option provides and supported the entry plaza which provides overhead weather protection and seating areas for residents and guests.

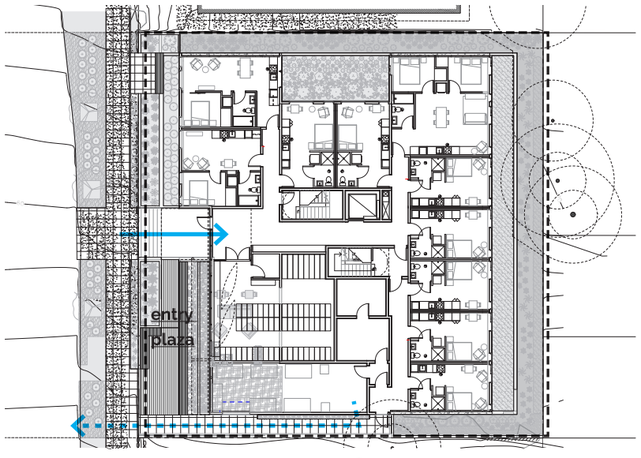
EDG GUIDANCE

1. Massing & Response to Context:

C. Staff supports the generous setback along the street that Massing Option 3 provides to fit into the existing context, connecting directly to the entry and entry plaza, and providing overhead weather protection at the front entry plaza. (CS2-B-2, PL1-A-1, PL1-B, PL3-A)



EDG Ground Level Floor Plan



REC Ground Level Floor Plan

EDG

REC



REC Entry Render

RESPONSE

1. Massing & Response to Context:

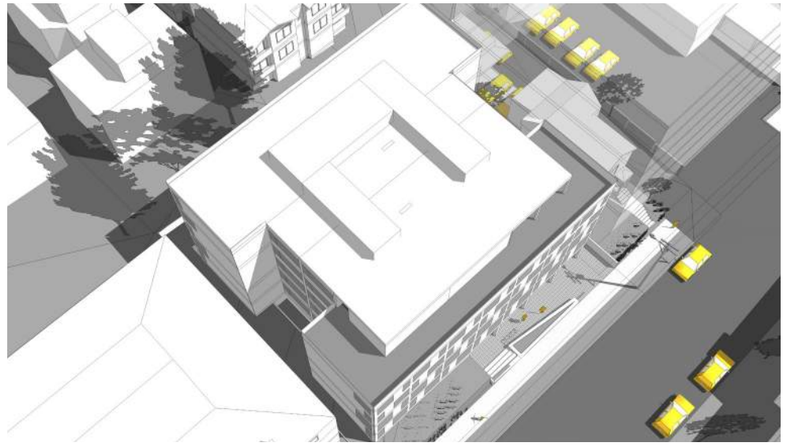
C. The design maintains the generous setback along the street facade (west facade) and the front entry plaza. The space allows for most of the project's common amenity area which includes seating areas, room for short term bicycle parking, bio-retention, landscape and overhead weather protection for people to escape inclement weather. A large, new metal canopy extends from the entry door with integrated addressing to clearly define the entry. The plaza teak decking will warm the amenity space and has been carried through at the pedestrian level, within the recess of the first floor mass. (CS2-B-2, PL2-B-1,2.)

The Board supported the recess in the building's North facade which responds to the public comments SDCI received over the concerns to the adjacent building's privacy. The project maintains this recess on the north facade.

EDG GUIDANCE

1. Massing & Response to Context:

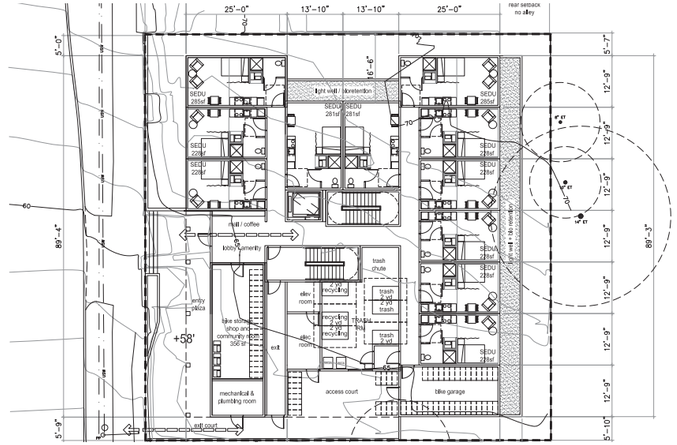
d. The recess in the building's north façade is also supported in response to the numerous public comments SDCI received over concerns to the north adjacent building's privacy. The recess provides the best response to these concerns. (CS2-D-5)



EDG Northeast Aerial



EDG Northwest Aerial



EDG Ground Level Floor Plan

RESPONSE

1. Massing & Response to Context:

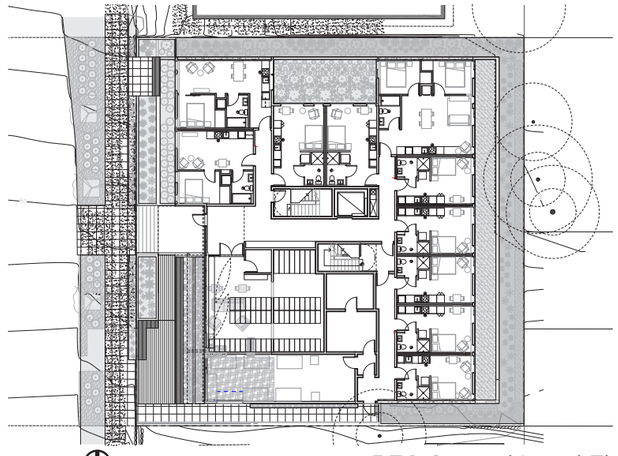
d. Per the board's support, the project maintains the building's proposed recess in the north facade to protect the privacy, light and air for the neighbor's along this facade. Furthermore, there are no programmed spaces along the north part of the property and this area is proposed for lush landscape and bioretention planters where required for drainage.



REC Northeast Aerial



REC Northwest Aerial



REC Ground Level Floor Plan

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EAST/REAR FACADE 2

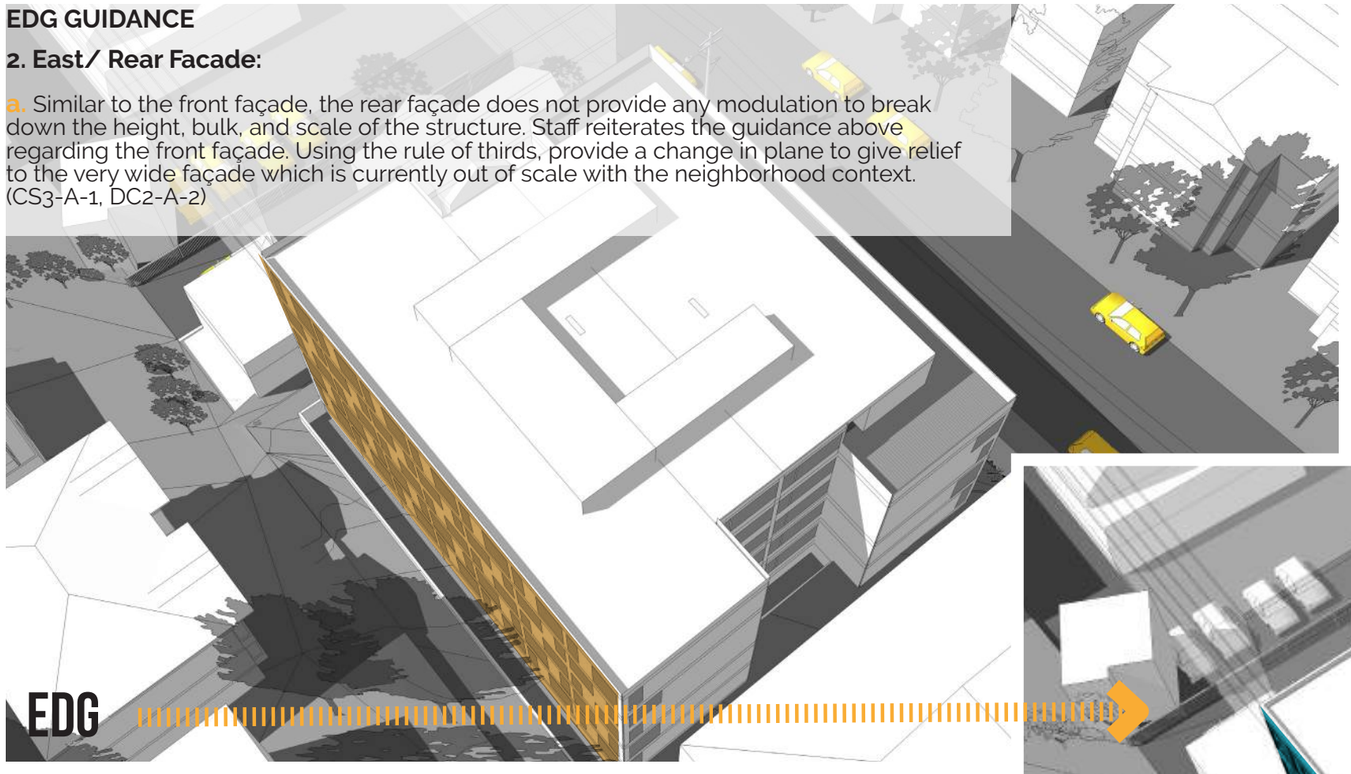


The Board suggested modulation to break down the height, bulk and scale of the structure along the rear facade. Provide a change in plane to give relief to the wide facade which is currently out of scale with the neighborhood context.

EDG GUIDANCE

2. East/ Rear Facade:

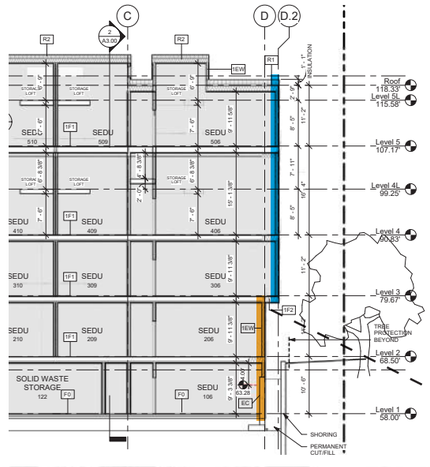
a. Similar to the front façade, the rear façade does not provide any modulation to break down the height, bulk, and scale of the structure. Staff reiterates the guidance above regarding the front façade. Using the rule of thirds, provide a change in plane to give relief to the very wide façade which is currently out of scale with the neighborhood context. (CS3-A-1, DC2-A-2)



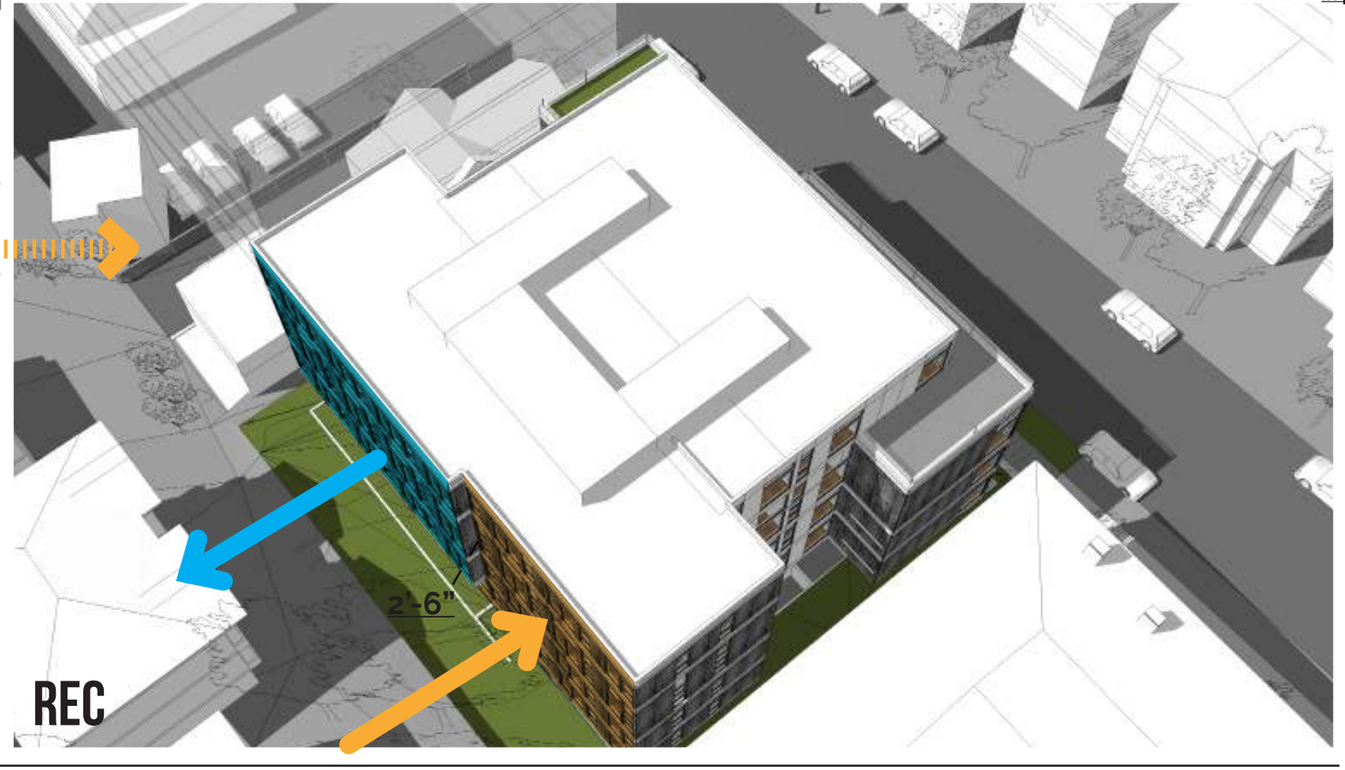
RESPONSE

1. East/ Rear Facade:

a. Similarily to the front facade, a change in place along the rear facade has been incorporated to break up the wide elevation presented at EDG. This modulation helps to define the building as two distinct geometries rather than one bulky mass. Additional detail within the horizontal flashing tie the building together as a whole and keep the building feeling rooted to the horizontal plane of the ground. Clerestory windows were incorporated at the upper level but kept away from the building edge, to bring relief from additional mass near the property line. *(CS2.C.2, CS2.D.1, CS2.D.5)*



2'-6" change in plane





REC North Elevation Diagram

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FACADE DETAILING 3

The Board supported the precedent images which highlighted framing elements of glazing, punched windows, high grained details and high quality materials. These elements have been maintained to off depth, texture and shadow.

EDG GUIDANCE

3. Facade Detailing:

a. Staff supports the applicant's precedent images, seen on page 42 of the Administrative Design Review packet, that highlight framing elements of glazing, punched windows, fine grained details in the materials, and facades clad in high quality materials such as real wood and metal. Carry these elements that offer depth, texture, and shadow lines into the next design phase of the project and study how they will provide thoughtful articulation of the building's facades. (DC2-A-2, DC2-B-1, DC2-C, DC2-D, DC4-A-1)







RESPONSE

3. Facade Detailing:

a. The precedent images for the project provided a strong, conceptual starting point for the fenestration proposed for the building. High quality materials including a 1x6 T/G wood siding product, metal horizontal flashing with a deep shadow line, juliette balconies along the front elevation and large amounts of glazing allow light, air and visual richness and texture at the facade. A warmer wood siding, is proposed at the rooftop amenity area ceiling, the entry recess and main entry into the building to add additional warmth and detail. *(DC2-C-1, DC2-D.1&2)*



WOOD SIDIING
Cedar Siding, 1x6 Gray Stained Cladding T/G (grays over time)

SLIDING GLASS DOOR WITH JULIETTE BALCONY
Detail On Next Page

HORIZONTAL FLASHING BAND

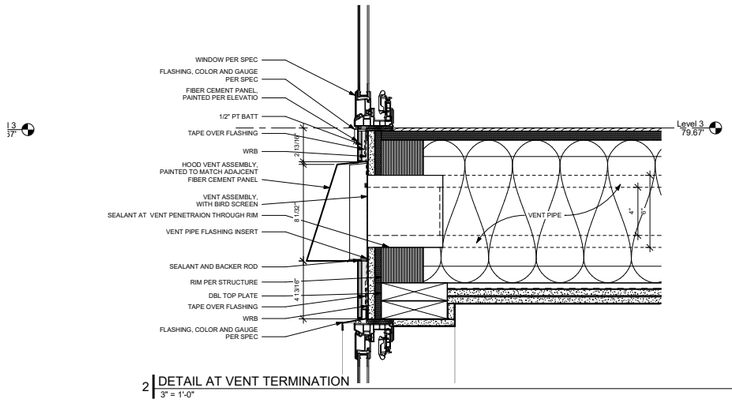
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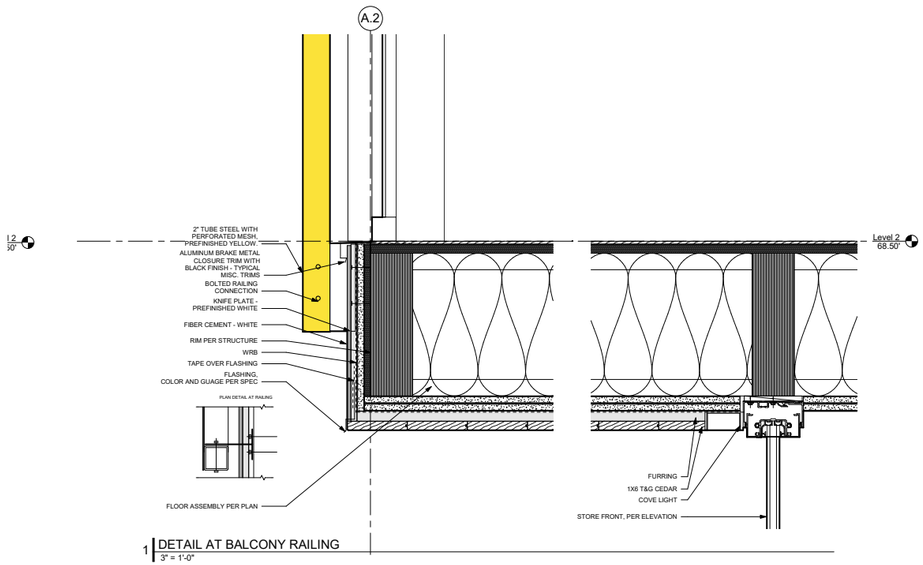
The Board suggested adding balconies on the street facing facade to provide additional activation along the street, breaking down the bulk and scale of the structure.

EDG GUIDANCE

3. Facade Detailing:

b. The existing context of the immediate surrounding blocks and the larger Fremont neighborhood has a strong precedent for balconies, especially on multifamily buildings. Add balconies on the street facing façade to provide additional activation to the street and add visual interest the break down the height, bulk, and scale of the structure. (PL2-B-1, DC2-A-2, DC2-C)







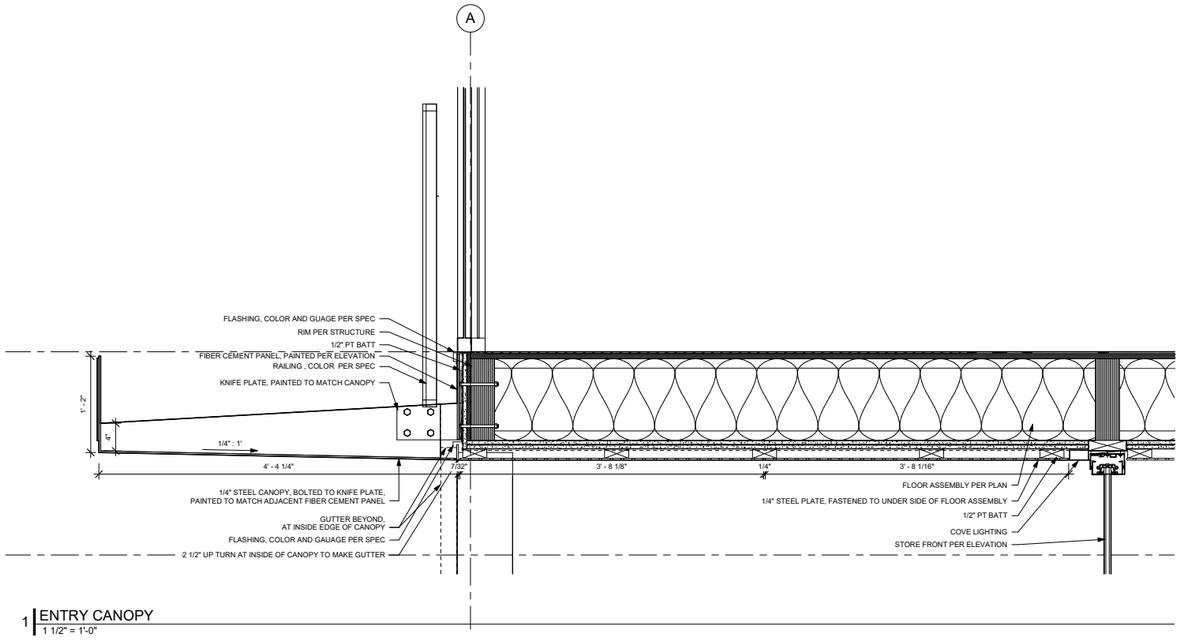
RESPONSE

3. Facade Detailing:

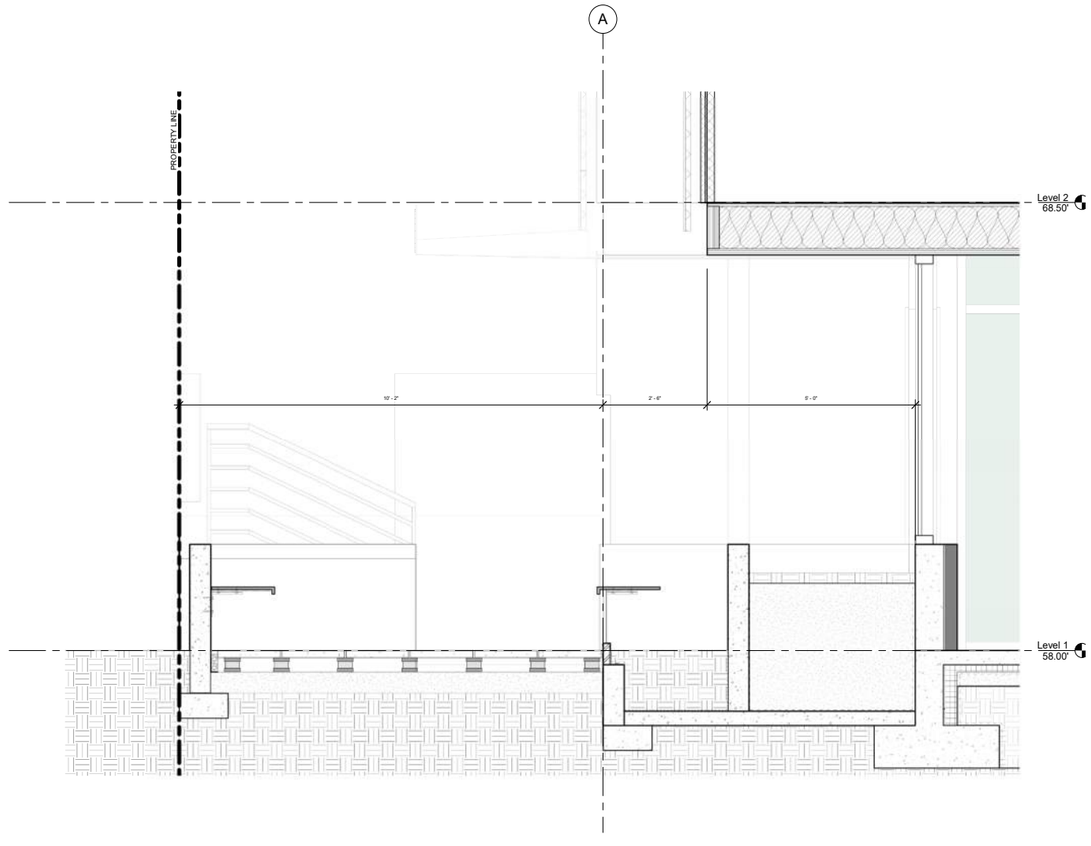
b. While adding full balconies to the project became cost prohibitive, the design team did support the board's recommendation and included large sliding doors for every unit along the front and rear property line, each with their own juliette balcony. The balcony adds additional visual richness to the street facing facade in particular, along with more eyes on the street, increasing safety and activating the frontage in a more unique way.

Large windows and taller floor-to-floor heights further emphasize the buildings legibility and effort to break down the bulk and scale of the mass. *(DC2-C-1, DC2-D.1&2)*

ADDITIONAL DETAILS



1 ENTRY CANOPY
1 1/2" = 1'-0"



1 DETAIL THROUGH ENTRY PLAZA
3/4" = 1'-0"

RESPONSE

3. Facade Detailing:

b. Additional details have been provided to show the entry courtyard and pedestrian experience upon entering the new building. The proposed steel canopy will integrate addressing through cut metal lettering. This white canopy will extend into the entry lobby, visually leading occupants and guests to the front door. Additionally, the section through the entry plaza shows the connection between the integrated seating, landscape planters, proposed decking and the bike bar beyond.

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SITE PLANNING 4



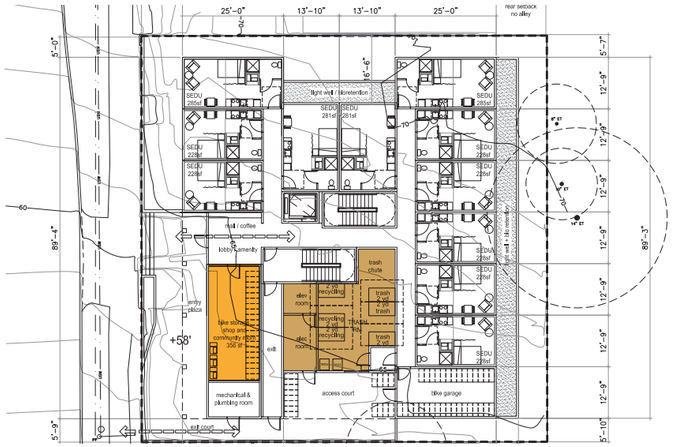
The Board supported the prefered option's layout on ground level and suggested further clearification on the intention of the "bike storage, shop, and community room"

EDG GUIDANCE

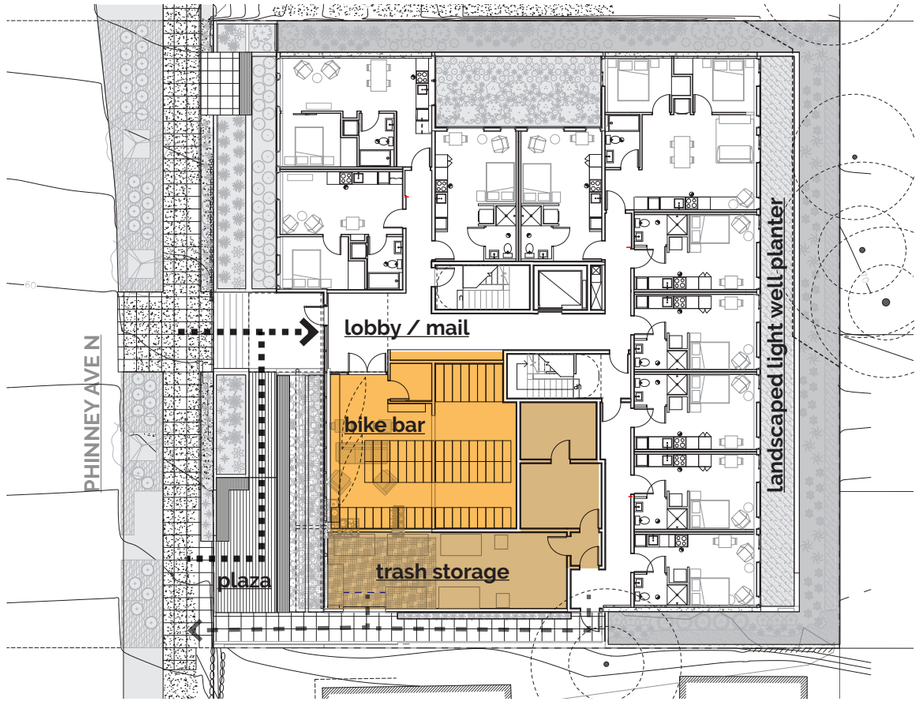
4. Site Planning:

EDG ⟶ REC

a. Out of all the massing options, Massing Option 3's site plan is the most successful in terms of where uses have been placed at the ground level. The solid waste storage is set back from the street and tucked into the center of the building along the south façade and three units face the street at the northwest corner. The use that takes up the most frontage adjacent to the entry plaza is labeled, "bike storage, shop, and community room." It's not clear exactly what this is or how much activation it will provide to the street and entry plaza. Clarify the intention of this space and how it will provide activation to the street and entry plaza. (CS2-B-1, PL2-B-1)



EDG Ground Level Floor Plan



REC Ground Level Floor Plan

RESPONSE

4. Site Planning:

a. The strengths of the ground floor configuration have been maintained and improved upon to respond to guidance for additional information. Through the design process, the clients have increased the unit variety adding more larger one and two bedroom units to the project. We also heard from SPU that they desired to relocated our solid waste storage room so that it was accessible within 50' of the ROW, with access now from the south.

The common space and community room(as seen below), will be an area dedicated to bike storage, bike repair, a work bar along the window that residents can use for informal lounging or co-working, and additional storage / rental possibilities for water recreational equipment including kayaks.

The large amount of glazing in this area will provide direct views out to the entry plaza and at night will provide animated views into the community room and bike bar space.

The warm cedar soffit material, will be carried through to the ceiling of this space to provide a rich warmth to the room and to separate the bike storage from this lounge space.

(CS2-B-1)



Precedent Image: Bike Shop



Precedent Image: Bike Storage + Community



Rec Image: Looking from Lobby to Bike Bar



REC Bike + Commnunity Room Render

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ROOFTOP, OPEN SPACES, AND LANDSCAPE 5



The Board supports the recessed entry plaza concept and encourages additional means of activation to create a desirable space.

EDG GUIDANCE

5. Rooftop, Open Spaces, and Landscape:

a. Staff supports the recessed entry plaza concept and encourages additional means of activation to create a desirable space that residents and their guests will want to spend time in. A permanent game table is a playful element that will receive use in the warmer months. An example of this is found in McGilvra Place on 15th Avenue & East Madison Street where community members and tenants of the Bullitt Center often gather to make use of the permanent ping-pong table.
(PL1-A, PL1-B, PL1-C)

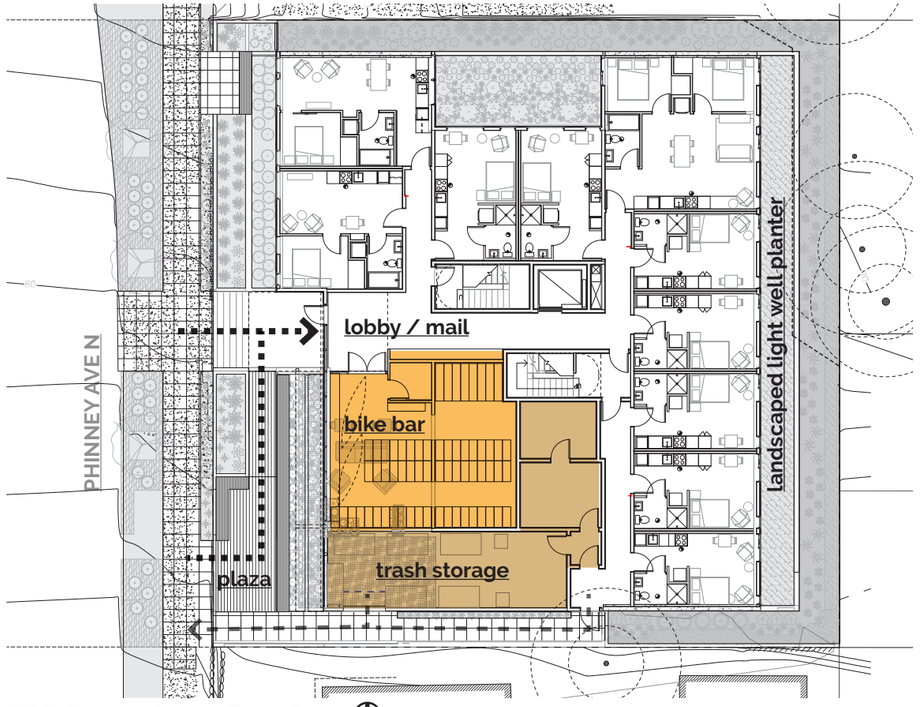
b. Seating, thoughtfully placed plantings, overhead weather protection, and multiple areas for gathering will all make a for a useable outdoor space and provide activation to the street. (PL1-A, PL1-B, PL1-C)

RESPONSE

5. Rooftop, Open Spaces, and Landscape:

a. The design team has maintained the entry plaza concept during the recommendation as an amenitized and inviting arrival point for the project. Specific attention has been given to create a large amount of seating along the arrival plaza, serving as an architectural moment to invite community interactions and allow an area for people arriving and entering the building. Landscape will buffer against the more public edge of the sidewalk and bioretention and additional plantings will buffer against the building and overhead weather protection. Additionally, the project now incorporated a new entry canopy and signage moment, a new addition that clearly annotates the main entry door into the site.

Warmer materials under the soffits and around the entry moment help create warmth and visual texture, with linear downlights accenting the back wall. Short term bike parking also has been incorporated along the southern edge of the plaza to buffer that edge, as a secondary exit and maintenance access.



REC Ground Level Floor Plan


REC Aerial View


REC Recessed Entry Render


REC Recessed Entry Render 2


REC Bike + Community Room Render

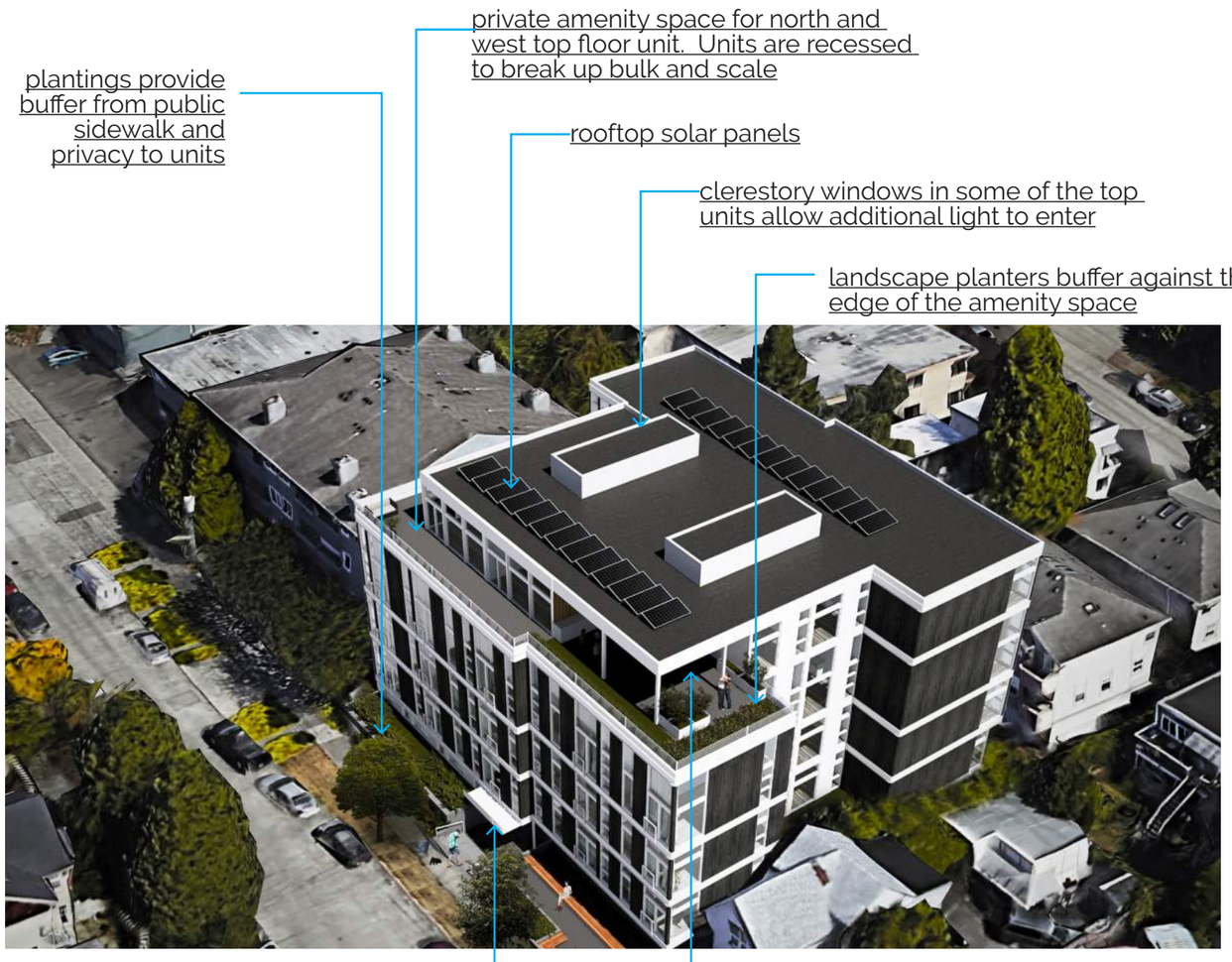
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The design of the rooftop plan supports year round activity through overhead weather protection, landscape buffers along the outside edges and activation based activites including opportunities for cooking and outdoor dining.

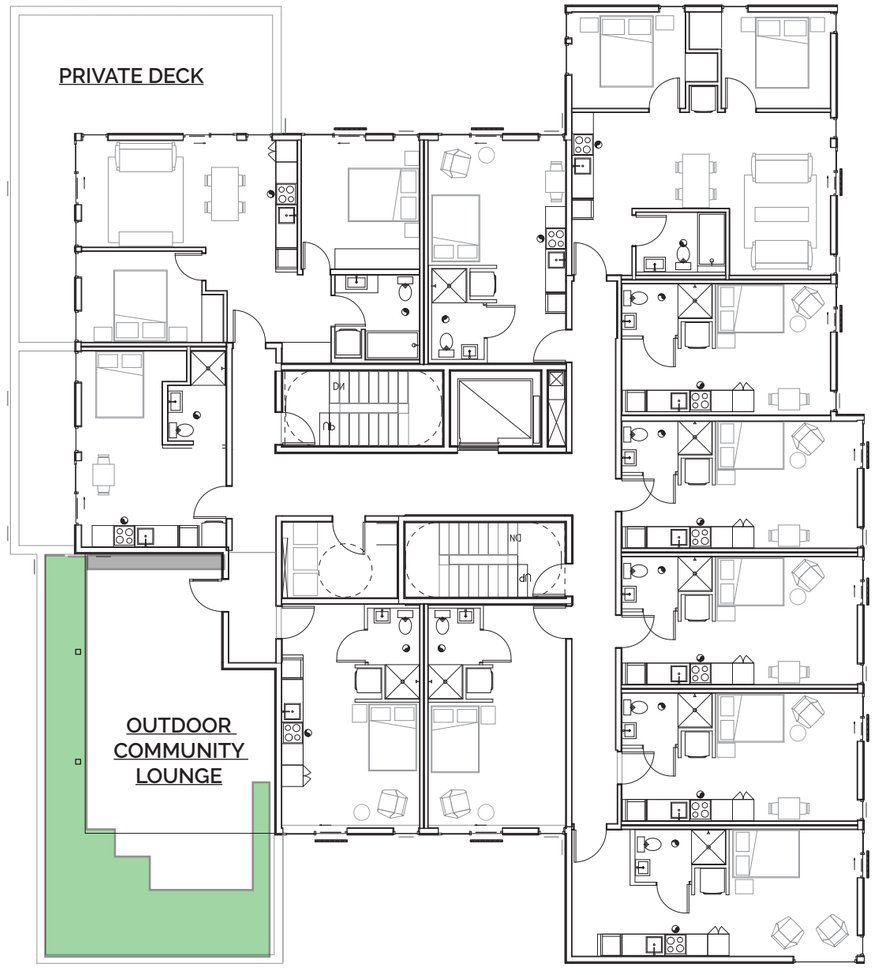
ROOFTOP

5. Rooftop, Open Spaces, and Landscape:

b. Seating, thoughtfully placed plantings, overhead weather protection, and multiple areas for gathering will all make a for a useable outdoor space and provide activation to the street. (PL1-A, PL1-B, PL1-C)



Aerial View - Looking NE



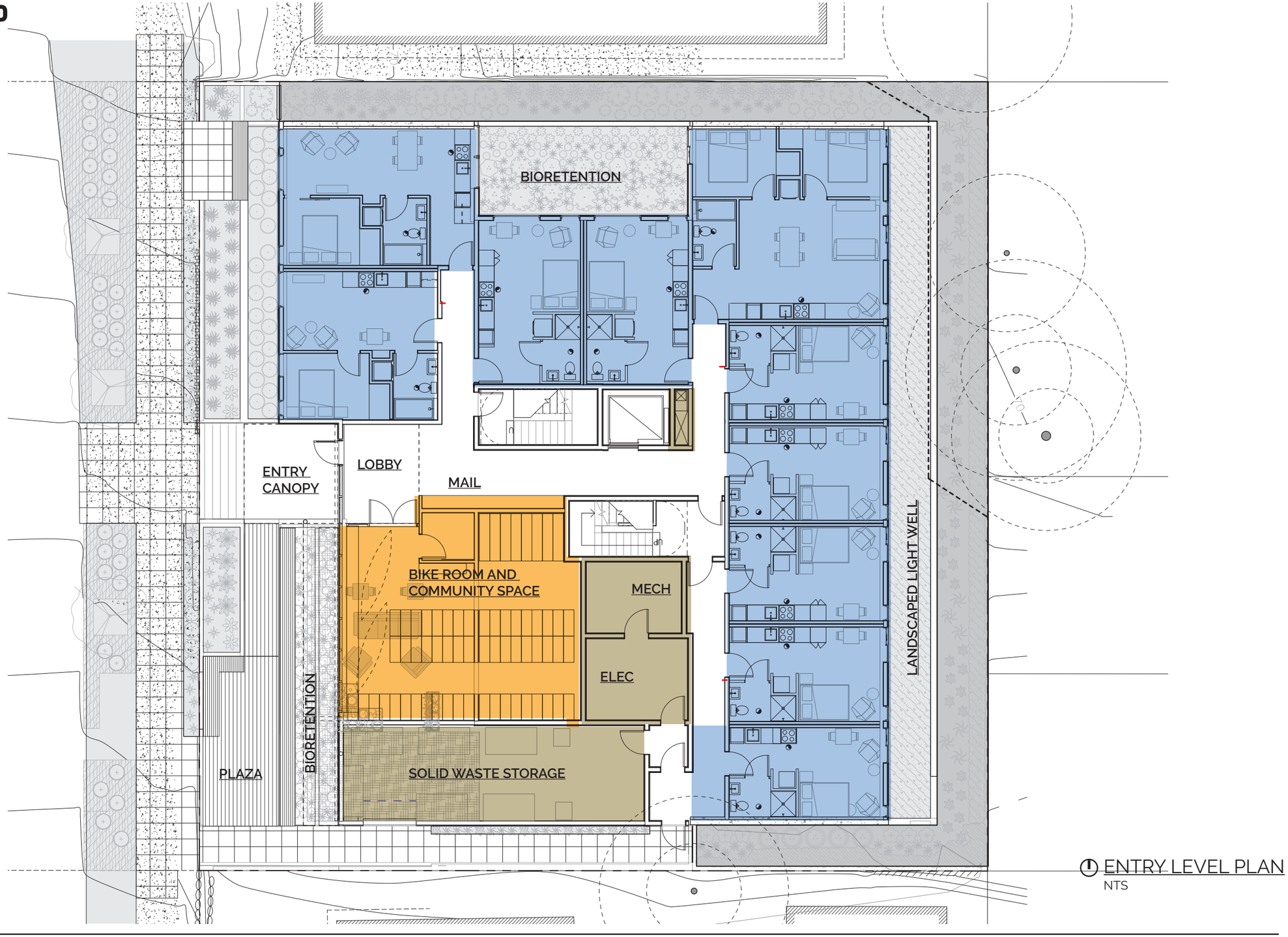
REC Fifth Level Floor Plan

ARCHITECTURAL DRAWINGS

7

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ENTRY LEVEL FLOOR P

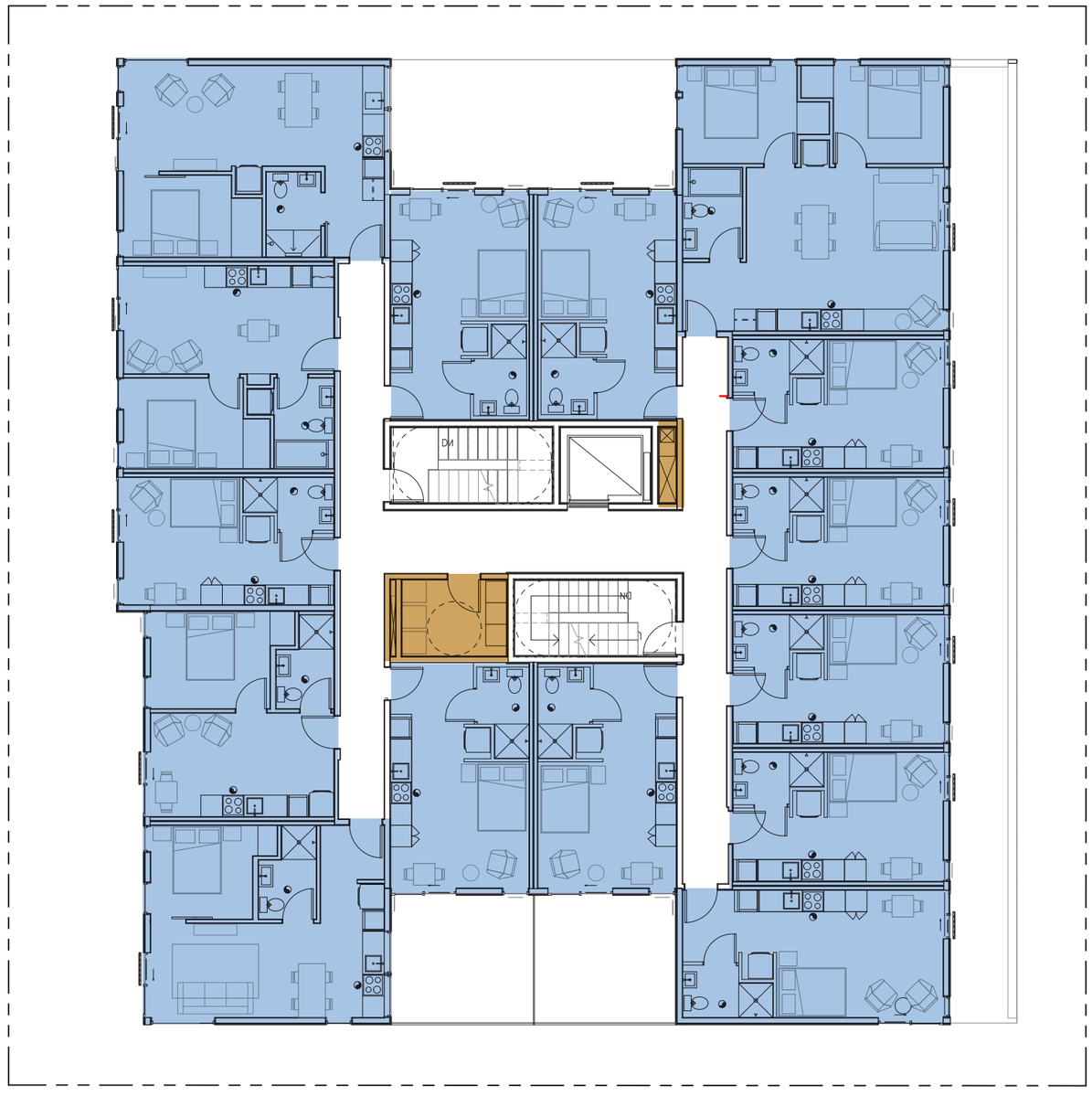


Use Diagram Legend

- common space
- utility / mechanical
- building amenity
- units

ENTRY LEVEL PLAN
NTS

2ND LEVEL FLOOR PLAN



Use Diagram Legend

- common space
- utility / mechanical
- building amenity
- units

2ND LEVEL FLOOR PLAN
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SDCI PROJECT # 3035909-LU

3620 PHINNEY AVE N, SEATTLE, WA 98102

3RD-4TH LEVEL FLOOR PLAN



Use Diagram Legend

- common space
- utility / mechanical
- building amenity
- units

3RD-4TH LEVEL FLOOR PLAN
NTS

5TH LEVEL FLOOR PLAN



Use Diagram Legend

- common space
- utility / mechanical
- building amenity
- units

5TH LEVEL FLOOR PLAN
NTS

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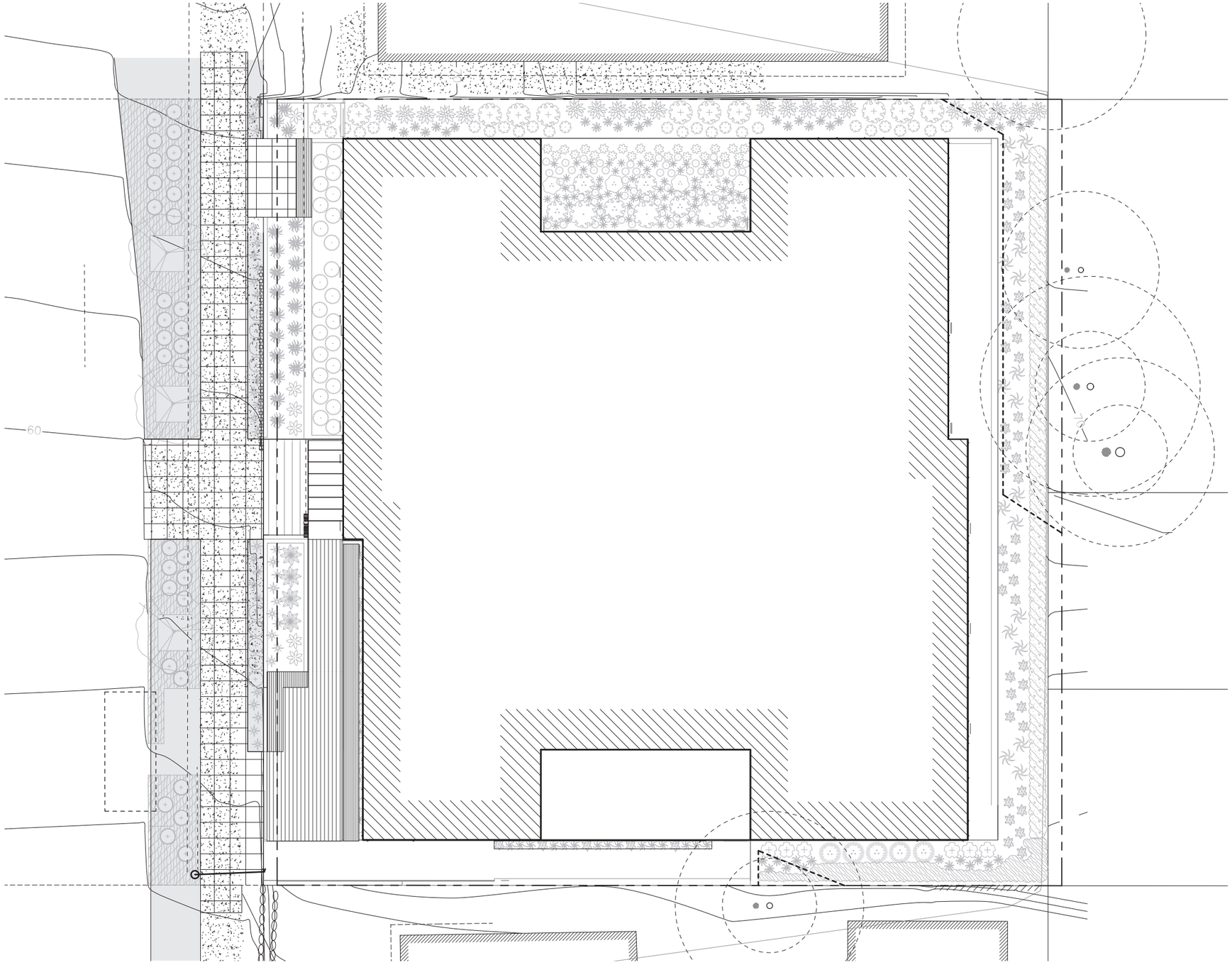
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SDCI PROJECT # 3035909-LU

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SITE PLAN

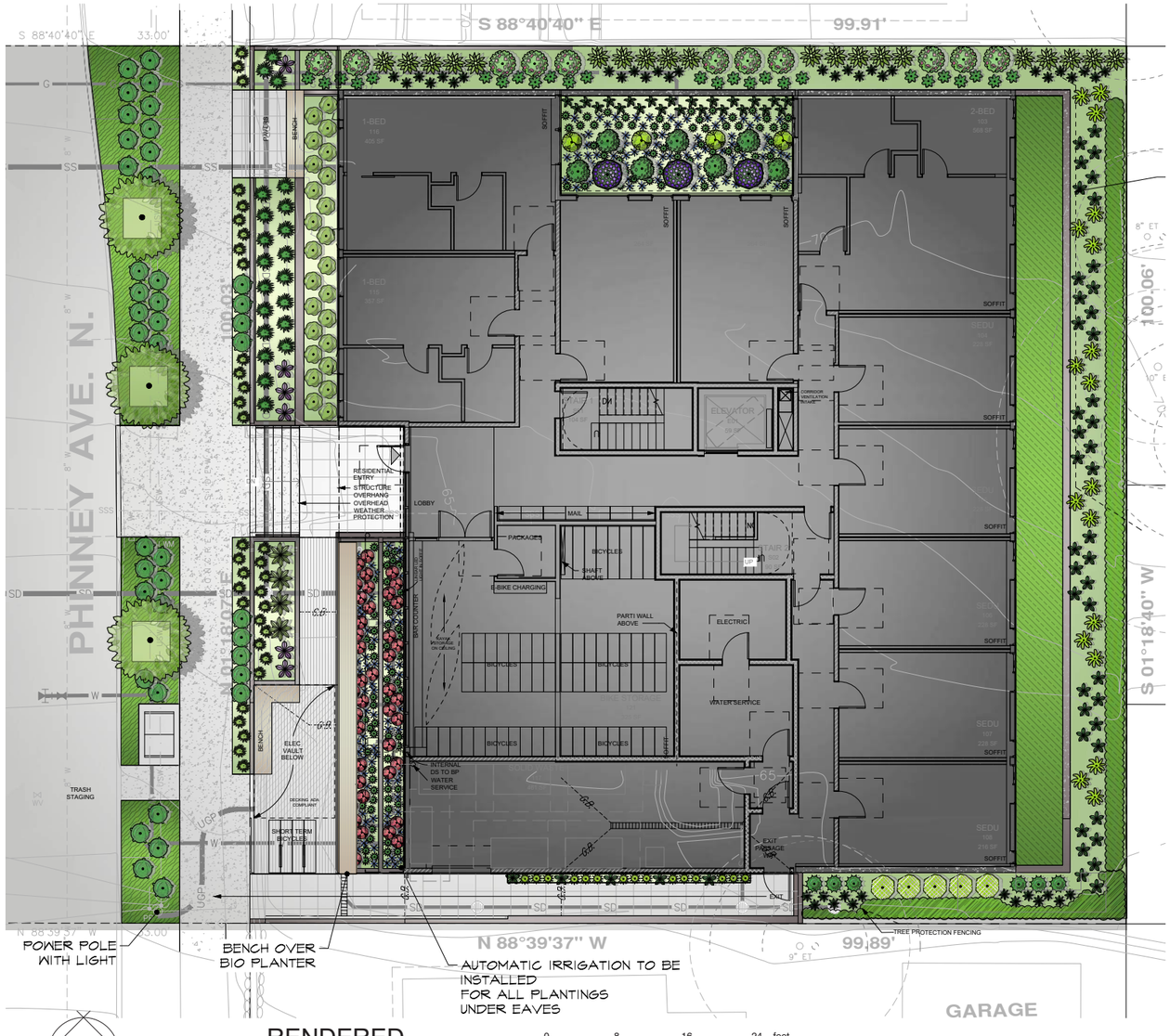


SITE PLAN
NTS

Use Diagram Legend

- common space
- utility / mechanical
- building amenity
- units

LANDSCAPE PLAN

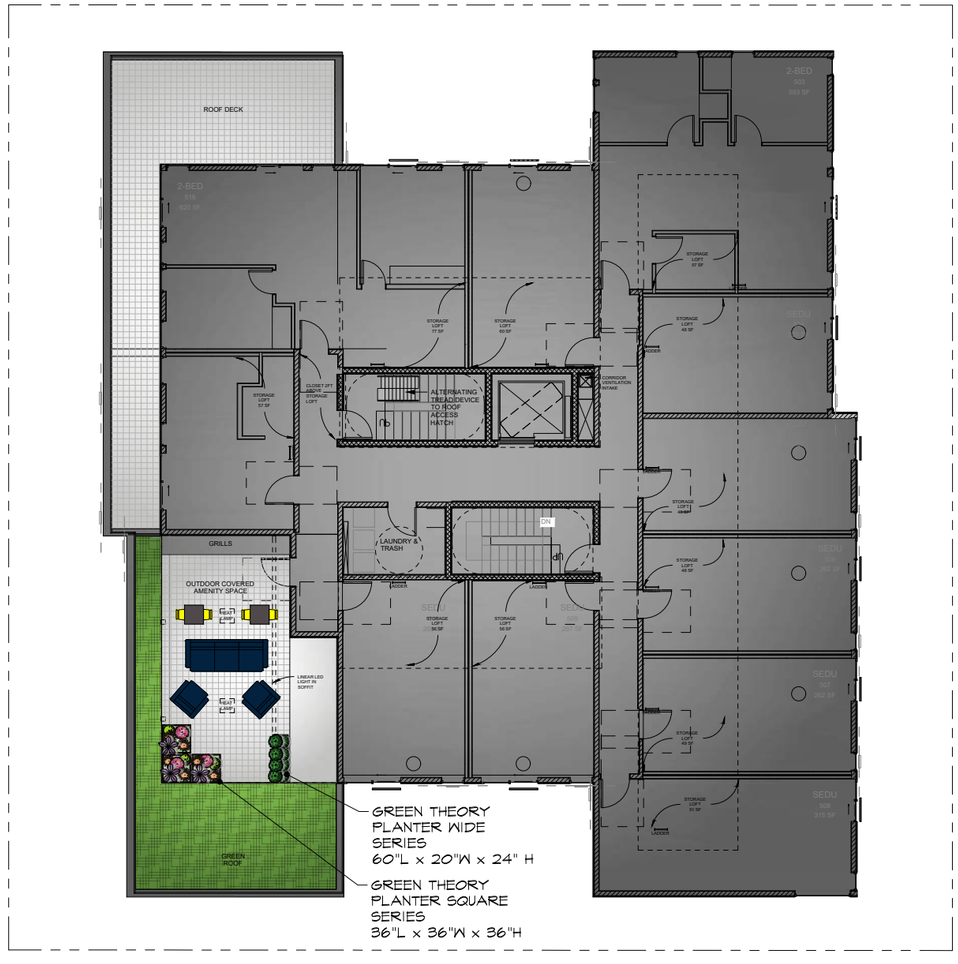


NORTH

RENDERED LANDSCAPE PLAN

0 8 16 24 feet

SCALE: 1/8" = 1'-0"



NORTH

RENDERED ROOF DECK LANDSCAPE PLAN

0 8 16 24 feet

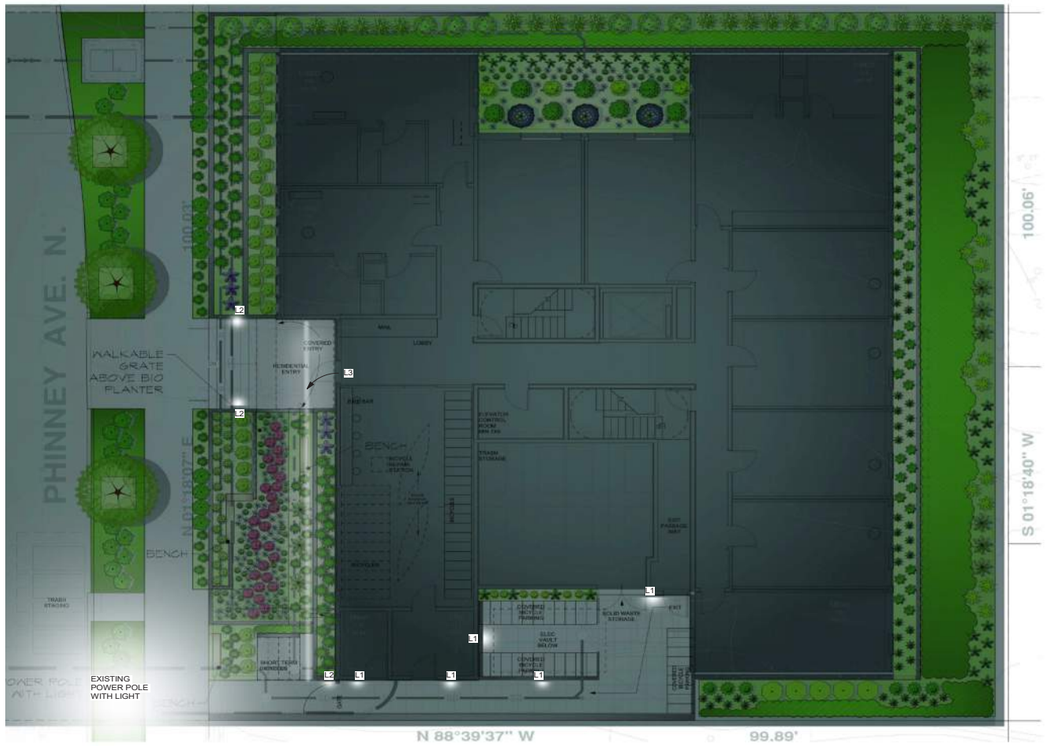
SCALE: 1/8" = 1'-0"

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LIGHTING PLAN

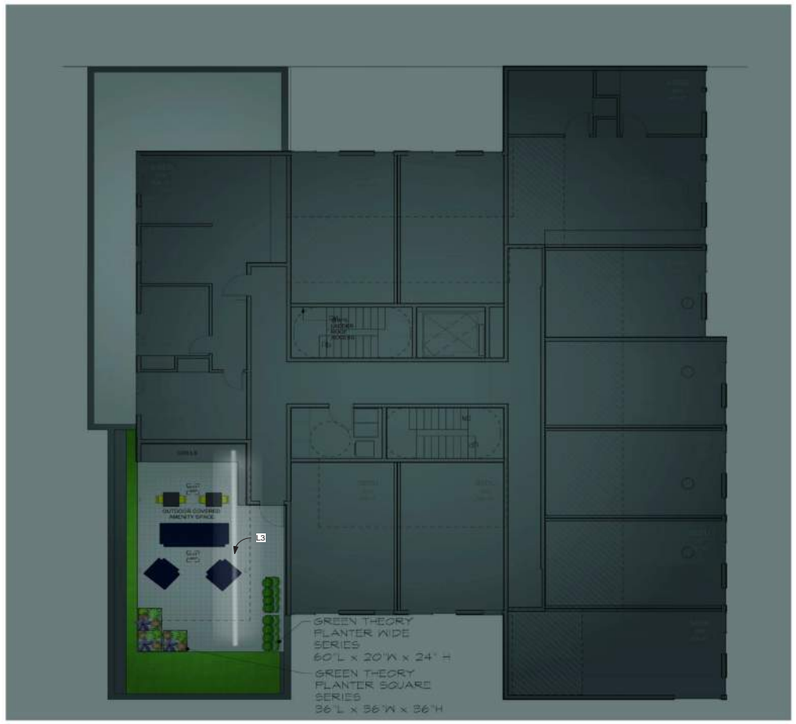


NORTH

RENDERED LANDSCAPE PLAN

0 8 16 24 feet

SCALE: 1/8" = 1'-0"



NORTH

RENDERED ROOF DECK LANDSCAPE PLAN

0 8 16 24 feet

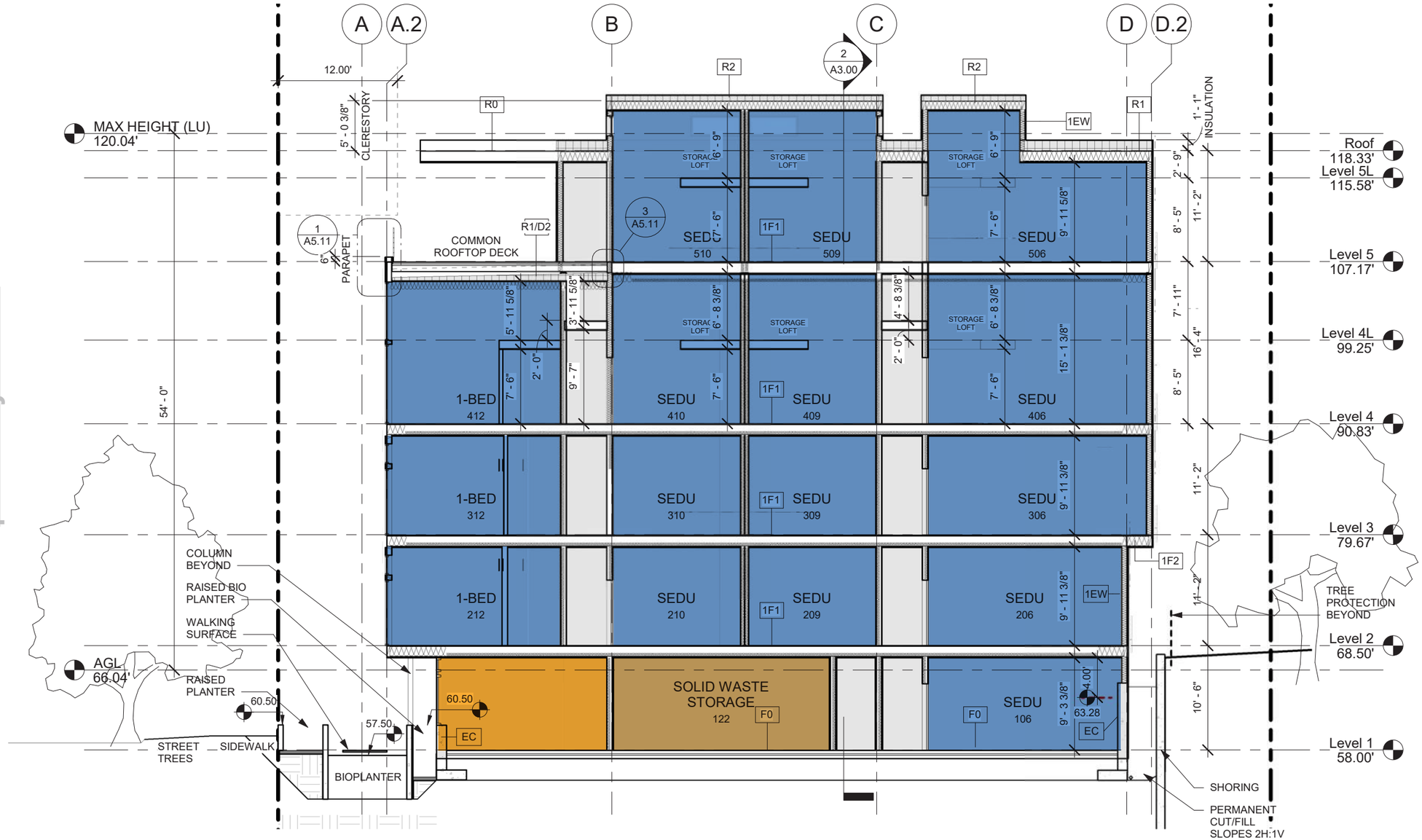
SCALE: 1/8" = 1'-0"

NOTES:
1. Exterior lighting shall be shielded and directed away from adjacent properties.

LIGHTING LEGEND

	MATERIAL	MANUF. / COLOR
L1	SCONCE	BLACK
L2	STEP LIGHT	BLACK
L3	LINEAR SOFFIT LIGHT	BLACK

EAST/WEST BUILDING SECTION 'A'



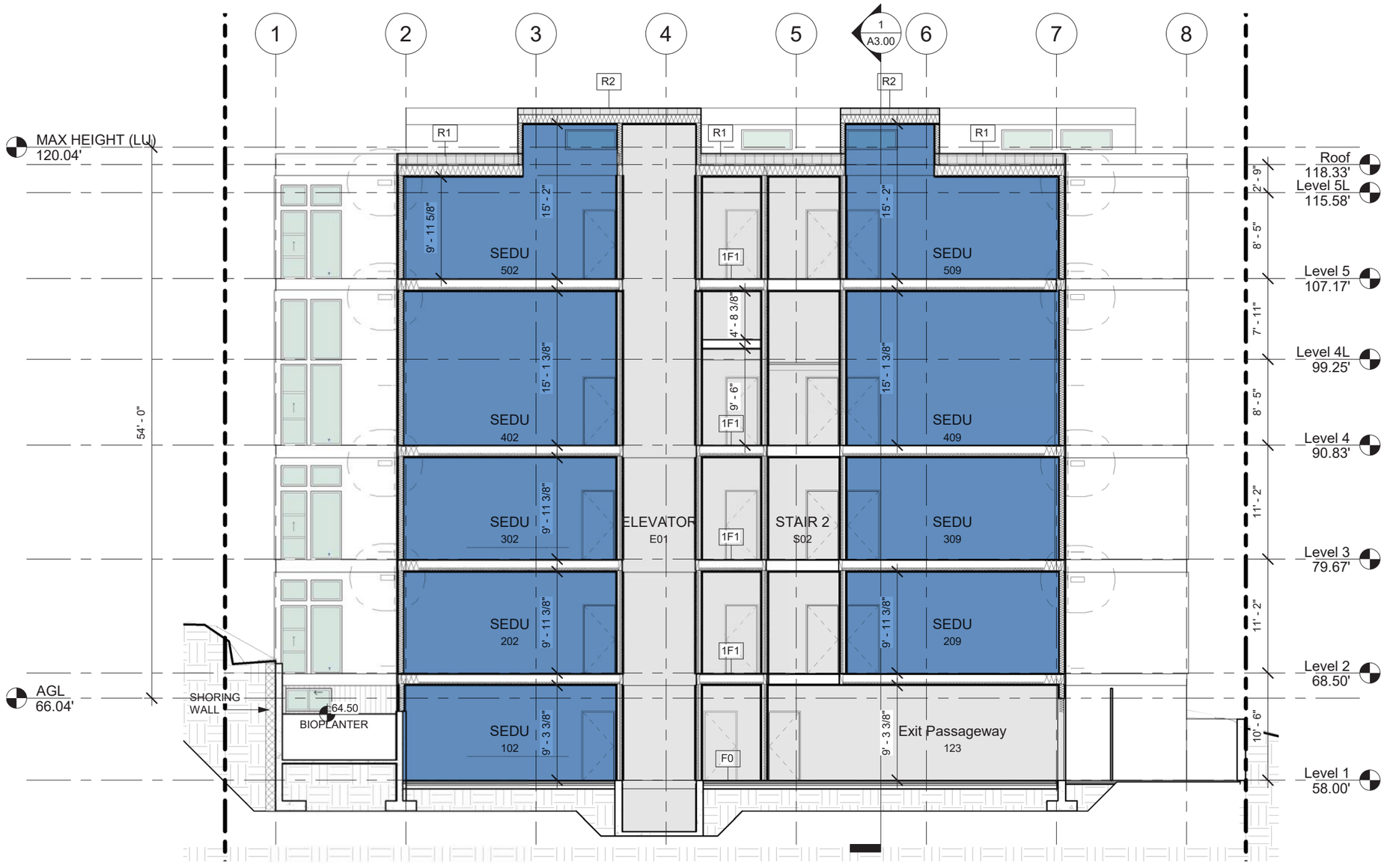
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NORTH/SOUTH BUILDING SECTION 'B'



BUILDING ELEVATIONS



EAST - STREET FACING ELEVATION

NORTH ELEVATION





SOUTH ELEVATION

EAST ELEVATION - REAR FACADE



MATERIAL LEGEND

	MATERIAL	DESCRIPTION	MANUF. / COLOR
C	ARCHITECTURAL CONCRETE		
M1	METAL	FLASHING, COPING	WHITE
M2	METAL	RAILING	WHITE
M5	METAL	JULIETTE BALCONY GUARD	WHITE
FC1	CEMENT BOARD SIDING	FLAT PANEL	WHITE
FC2	CEMENT BOARD SIDING	REVERSE BOARD AND BATTEN	WHITE
V1	WINDOWS	VINYL FRAMES	WHITE
W1	WOOD SIDING	STAINED CEDAR	GRAY STAIN
W2	WOOD SIDING	STAINED CEDAR	NATURAL

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MATERIAL BOARD



Sherwin Williams " SnowBound" SW 7004 - Exterior Hardie Panels, Metal & Juliette Railings



White Vinyl Windows MikronBlend, "White" , Typ



1 x 6, T & G Cedar, Stained Gray Exterior Facade



1 x 6, T & G Cedar, Clear Sealed Soffits, Entry Wall, Bike Room Wall, Seating



Linear concrete pavers for entry plaza



Horizontal Board form concrete Entry Planter near Entry Courtyard



Concrete Foundation Walls And Planters, Light Well

DEPARTURE MATRIX

DEPARTURE	CODE REQUIRED	REQUEST	DESIGN GUIDELINES	RATIONALE
1. ***Facade Length (SMC 23.45.527.B.1)***	***(23.45.527.B.1)*** *Maximum façade length in Lowrise zones.1.The maximum combined length of all portions of façades within 15 feet of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65 percent of the length of that lot line, except as specified in subsection 23.45.527.B.2.*	Project requests a 20.2% facade length departure at the south facade (only level 1). The allowable facade length is: 99.89' (property line) x .65 = 64.9'. The project requests a facade length of 79.5 per the diagram on the next page. This again is only for level 1.	DC2.A.1,Site Characteristics and Uses: CS1.C.1: Land Form DC1.C.4 Parking and Services PL2.B.3 Street Level Transparency	The trash room size and location eliminates the need for trash staging at the sidewalk as well as provides activation of the ground floor with the bike lounge location moved more central. Furthermore, the roof of the departed area is only 4'6" above neighbors grade allowing opportunity for more amenity spaces at level 2. The Roof/walls are providing screening for the trash (alternative is to have trash exterior in the courtyard) and the design still preserves transparency at front of building.
2. ***Rear Setback (SMC 23.45.518)***	***(23.45.518 - Table A)*** *Required rear setbacks for apartments in a LR zone with no alley is 15'-0"*	Project requests a 32% rear facade departure from the 15'-0" required. Project proposes a new setback of 10'-2" and 12'-8".	DC2.A.2, Reducing Perceived mass DC2.C.1 - Visual Depth and Interest PL1.A.2 - Adding to public life.	The rear setback departure allows the project to respond to design guidance to modulate the facade and break up the length by pulling and pushing the rear and front facades, creating more visual interest. It also allows a more generous front facade setback of 10'-2" and 12'-8", enlarging the front entry plaza and landscaping, and better aligning with the neighbors on each side.

The proposed departures allow the project to better respond to the Design Guidelines:

DC2 Guideline DC2.A.1. Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space. In addition, special situations such as very large sites, unusually shaped sites, or sites with varied topography may require particular attention to where and how building massing is arranged as they can accentuate mass and height.

CS1 Guideline CS1.C.1: Use the natural topography and/or other desirable land forms or features to inform the project design.

Guideline DC1.C.4: The project roof / walls are providing screening for the trash (alternative is to have trash exterior in the courtyard). *Design Guideline DC1.C.4:* Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation. Where service facilities abut pedestrian areas or the perimeter of the property, maintain an attractive edge through screening, plantings, or other design treatments.

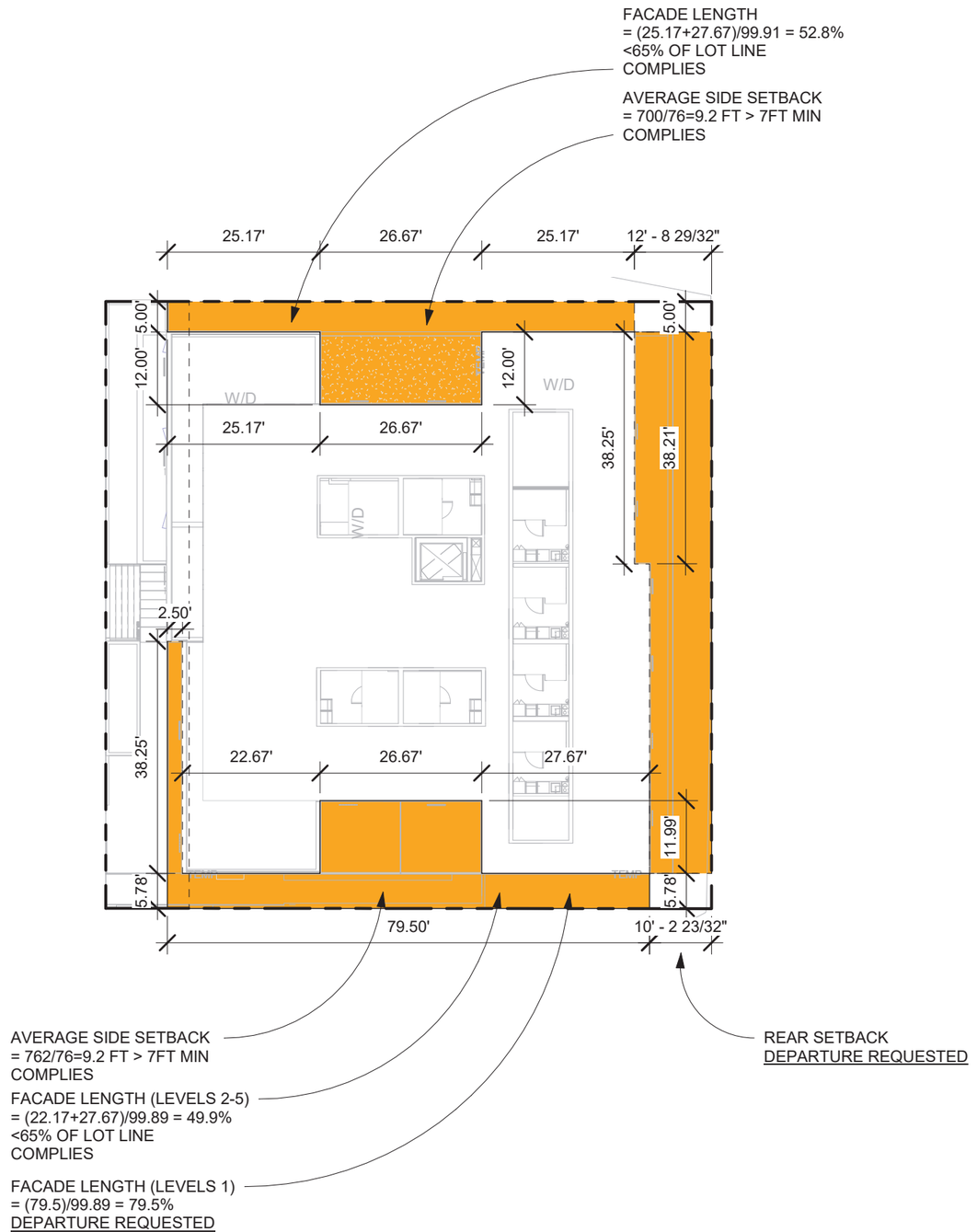
PL2 Design Guideline PL2.B.3 - Preserves transparency at the front of the building along the entry plaza.

DC2 Guideline DC2.C.1-: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas). Detailing may include features such as distinctive door and window hardware, projecting window sills, ornamental tile or metal, and other high-quality surface materials and finishes

PL1 Design Guideline PL1.A.2 - Seek opportunities to foster human interaction through an increase in the size and/or quality of project-related open space available for public life. Consider features such as widened sidewalks, recessed entries, curb bulbs, courtyards, plazas, or through-block connections, along with place-making elements such as trees, landscape, art, or other amenities,

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DEPARTURE DIAGRAM



RENDERINGS

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EXTERIOR RENDERING FROM PHINEY AVE N



EXTERIOR RENDERING FROM PHINEY AVE N



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APPENDIX: EDG SITE CONTEXT

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SITE PANORAMAS (EAST)

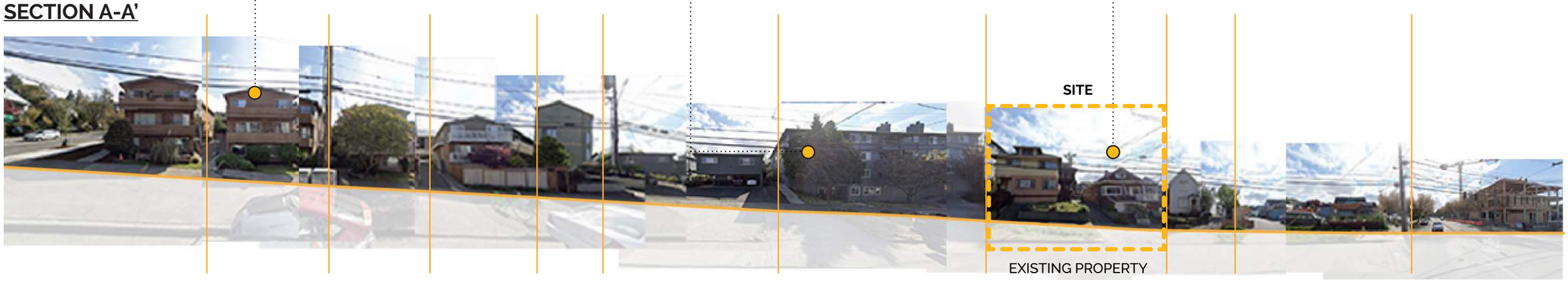


LOOKING SOUTH DOWN PHINNEY:
The east side of Phinney Avenue North is lined with several 2-3 story apartment buildings, streetfacing with balconies and connection to the pedestrian sidewalk.

NORTH NEIGHBOR:
A four-story apartment building containing approximately 22 units resides directly to the north of the project site. Careful consideration will be given to the light, air and privacy impacts imposed by the development.

SUBJECT PROPERTY:
Two existing small residential buildings currently occupy the site where the proposed development will occupy. The structures will be demolished in order to develop the site.

SECTION A-A'



SITE PANORAMAS (WEST)





PRECEDENT:
An inviting landscape and warmer, wood tones along the ground floor plane help to create a welcoming arrival for this nearby small apartment building across the street.



MULTI-FAMILY:
A large scale multi-family apartment building at the northwest corner breaks up the scale through material changes, color and the use of juliet balconies.

SECTION B-B'



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APPENDIX: EDG DESIGN GUIDELINES

10

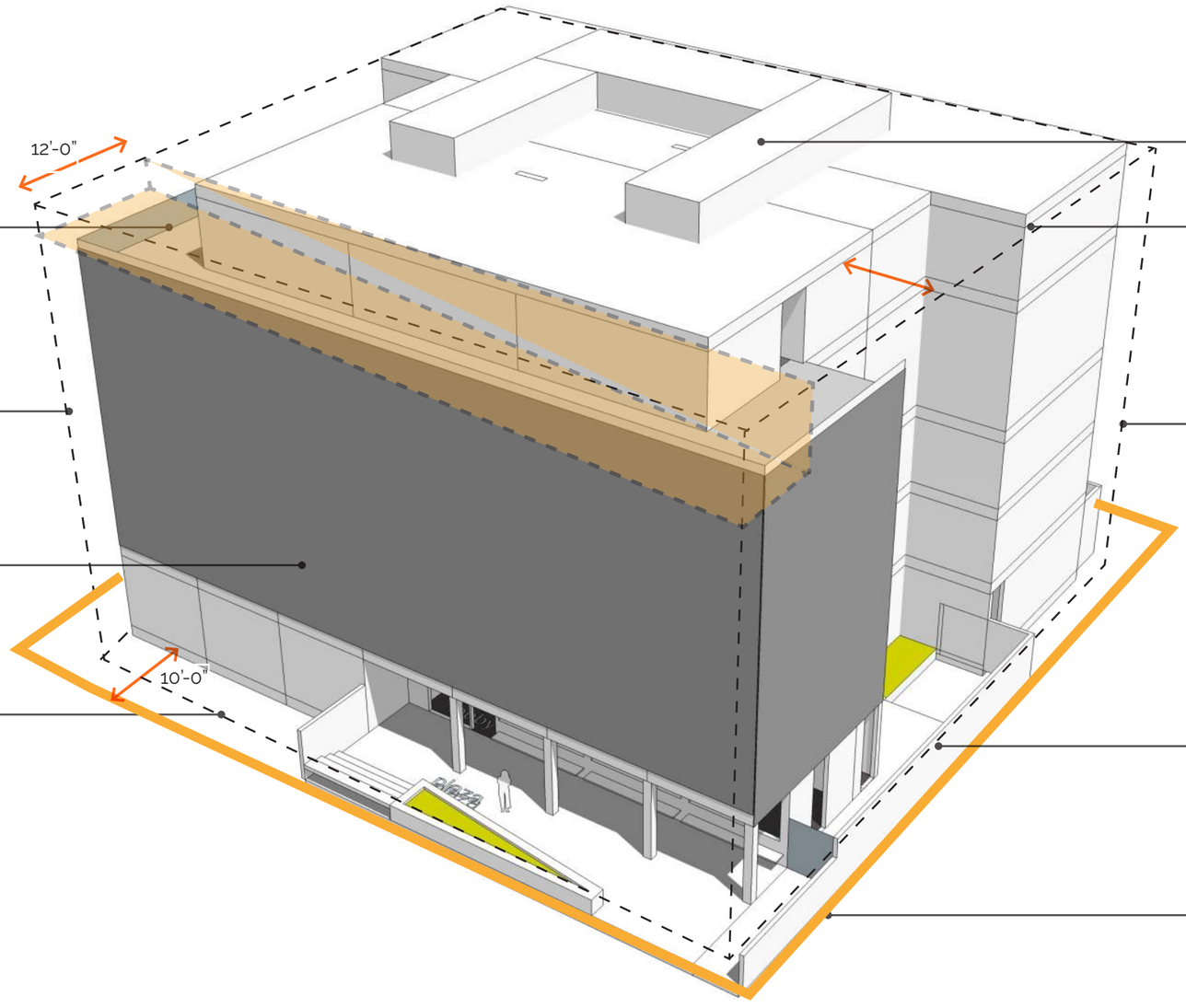
SMC ZONING ANALYSIS

Zoning Standard	Design Team Response
23.45.504: Permitted and Prohibited Uses Residential use permitted in LR3 (M) zone.	Residential use permitted outright.
23.45.510: Floor Area Ratio (FAR) Limits Per table A for 23.45.510 the FAR for apartment developments in a LR3 (M) zone is 2.3 if the project is within a MHA suffix zone and an urban village.	Lot Area: 10,000 Sf Max FAR: 10,000 Sf x 2.3 = 23,000 sf Proposed total area: 23,000 sf Proposed FAR: 23,000/10,000 sf site = 2.3 Complies
23.45.512: Density Limits - Multifamily Zones Per table 23.45.512	Not Applicable to LR3 Zoning.
23.45.514: Structure Height Per table B in SMC 23.45.514 the allowable height for apartment developments within LR3 zones is 50 feet.	Proposed structure base height will not exceed: 50'-0". (Project within a MHA Suffix Zone)
23.45.517: Mandatory Housing Affordability (MHA) LR, MR, and HR zones with a mandatory housing affordability suffix are subject to the provisions of Chapters 23.58B and 23.58C.	Project will comply will all requirements for MHA and MHA fees.
23.45.518: Setbacks and Separations Per table B 23.45.518 for apartment developments in LR3 zones the setbacks are: Front: 5'-0" minimum Rear: 15-0" (no alley) Side: 7'-0" average, 5'-0" minimum 2.Upper-level setbacks in LR3 zones a..An upper-level setback of 12 feet from the front lot line is required for all portions of a structure above the following height: 2)Fifty-four feet for zones with a height limit of 50 feet.	Proposed front setback is 10'-0"; *complies.* Required rear setback is 15'-0"; Proposed rear setback is 12'-0"; ***departure of 3'-0" is required*** Proposed north side setback: 9.28' average, 5'-0" min Proposed north side setback: 9.28' average, 5'-9" min Project side setback *complies.* Upper level setback proposed of 16'-6", *complies.*
23.45.522: Amenity Area Apartment developments in LR3 zones having the following amenity area requirements: A.Amount of amenity area required for rowhouse and townhouse developments and apartments in LR zones1. The required amount of amenity area for rowhouse and townhouse developments and apartments in LR zones is equal to 25 percent of the lot area.2.A minimum of 50 percent of the required amenity area shall be provided at ground level.	Required amenity area: 10,000 sf lot x 25% = 2,500 sf Required amenity area shall be met for project conformance. 50% of amenity area should be provided at ground level: 2,500 x .50 = 1,250 amenity required at ground level. Proposed amenity at ground level: 2,245 sf; *complies* Proposed amenity at upper level (roof): 1,060 sf; *complies*

Zoning Standard	Design Team Response
23.45.527: Structure Width and Facade Length B.Maximum façade length in Lowrise zones.1.The maximum combined length of all portions of façades within 15 feet of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65 percent of the length of that lot line, except as specified in subsection 23.45.527.B.2.	Facade Length= 99.91' x .65 = 64.9' Maximum facade length allowable. Proposed facade length within 15'-0" of property line: of 50'-0", *complies.*
23.45.530: Green Building Standards For projects exceeding the floor area ratio (FAR) in Table A for 23.45.530, the applicant shall make a commitment that the proposed development will meet the green building standard and shall demonstrate compliance with that commitment, all in accordance with Chapter 23.58D.	Proposed design will comply with all green building standards and certification. Project proposed to utilize Priority Green expedited through project permitting.
23.45.536: Parking Location, Access and Screening B. Location of parking 1. If parking is required, it shall be located on the same lot as the use requiring the parking, except as otherwise provided in this subsection 23.45.536.B. 2. Except as otherwise provided in this subsection 23.45.536.B, surface parking may be located anywhere on a lot except: a. Between a principal structure and a street lot line; b. In the required front setback or side street side setback; and c. Within 7 feet of any street lot line. Table D for 23.54.015 outlines the bicycle requirements as 1 per dwelling unit for long term parking and 1 per 20 dwelling units for short-term guest parking.	No Alley abutting site. No parking required per L. of Table B for 23.54.015 regarding all residential uses in an urban center. Project is within the FremontUrban Village No vehicular parking proposed. Long Term Bicycle Parking: 1 per dwelling unit and 1 per small efficiency dwelling unit Short Term Bicycle Parking: 1 per 20 dwelling units Total bicycle parking proposed will comply with required amounts and be easily accessed.

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ZONING DIAGRAMS



SMC 23.45.514.I.5
Stair penthouses and mechanical equipment may extend 15' feet above the applicable height limit.

SMC 23.45.514.I.5
Proposed stair and elevator penthouse

SMC 23.45.518.A.2
Upper Level Setback
12'-0" Required

SMC 23.45.514
Within a Lr3(M) zone, max height of 50'

Code Compliant Massing Scheme

SMC 23.45.518.B - Table B
Rear Setback, No Alley
15'-0" Required

Proposed Massing Scheme

SMC 23.45.518.B - Table B
Front Setback
5 minimum

SMC 23.45.518.B - Table B
Side Setback
7 average; 5 minimum

3620 PHINNEY AVE N
Subject parcel is 10,000 sf (property line)

MASSING OPTION 1



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1 | MASSING OPTION 1

CENTER COURT



79 Residential Units, Mix of SEDU / EDU Units
278 sf average (gross)

Proposed FAR:	23,000 sf
Max FAR:	23,000 sf max
Parking:	no parking proposed bike parking, as required
Amenity Area:	front entry court, green roof, roof deck, bike room

Positive

- Small, center courtyard breaks the mass along the street facing facade
- The top floor proposes loft units to provide additional height and livability
- Modulated massing

Negative

- Smallest amenity area and proposed front yard
- More bulk and mass along front elevation
- Imposing north and south mass along adjacent property lines could impede light
- More interior lot line facing units

Departures

- Depart from upper-level setback requirements
- Depart from max facade lenth requirements
- Depart from amenity area requirements



ENTRY LEVEL PLAN
1/32" = 1'-0"

Use Diagram Legend

- common space
- utility / mechanical
- building amenity
- units
- corridor

Design option one is a departure based scheme which studies the relationship of the proposed structure to the maximum development potential. The proposed dwelling units are designed around a central courtyard, allowing for internal units and a split in the front facade.

MASSING VIEWS



^ front elevation view



^ pedestrian view looking southeast



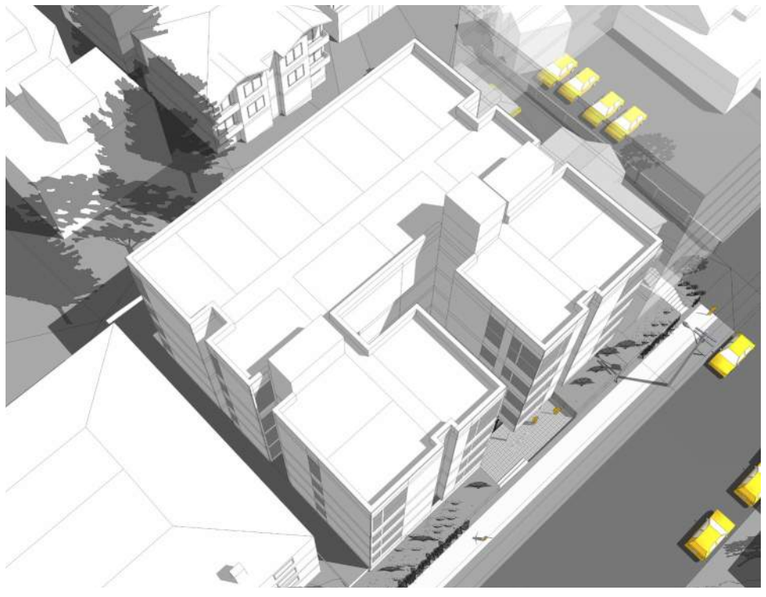
^ pedestrian view looking northeast

AERIAL VIEWS

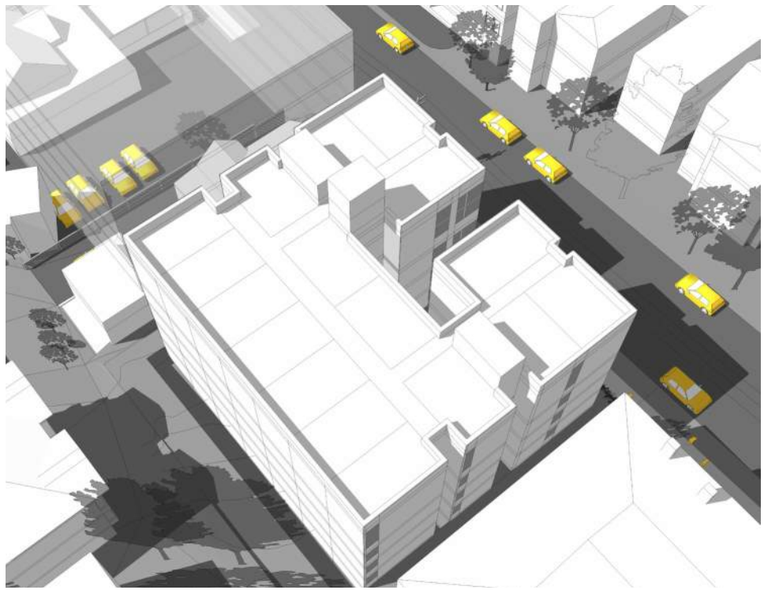
v northeast aerial view



v southeast aerial view



v southwest aerial view



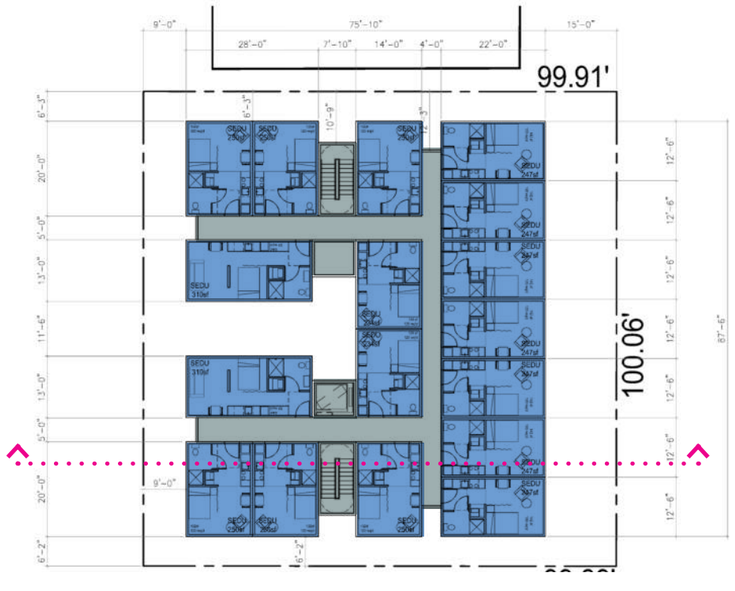
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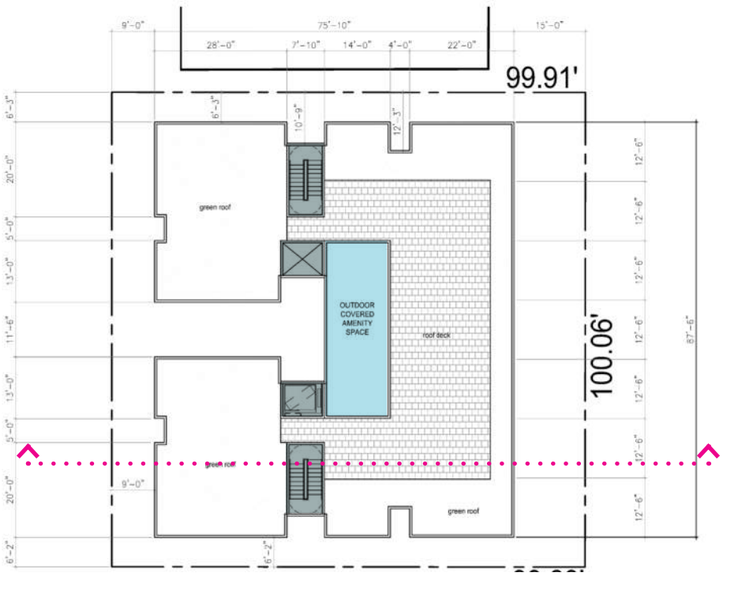
PLANS



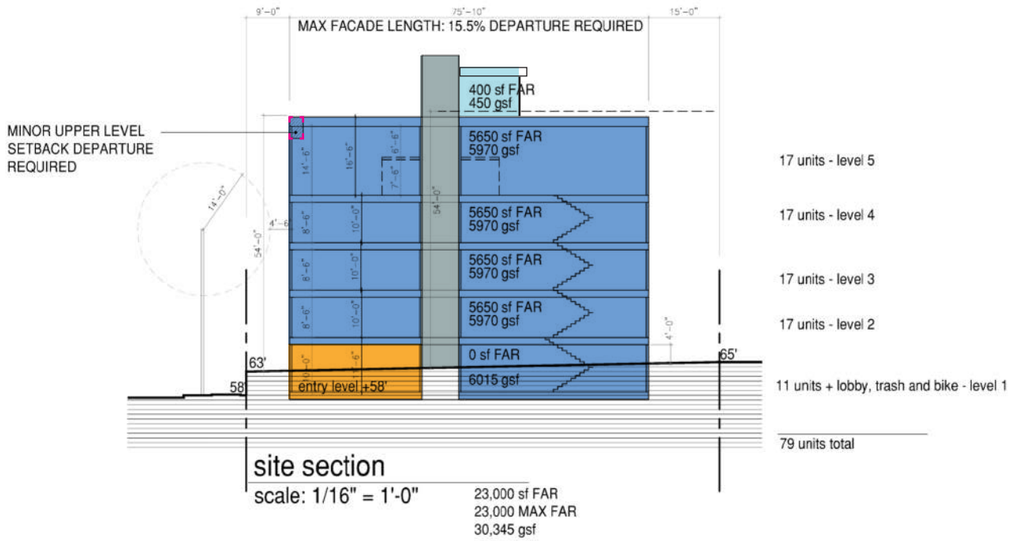
N Entry Level Plan



N Typical Level Plan



N Roof Level Plan



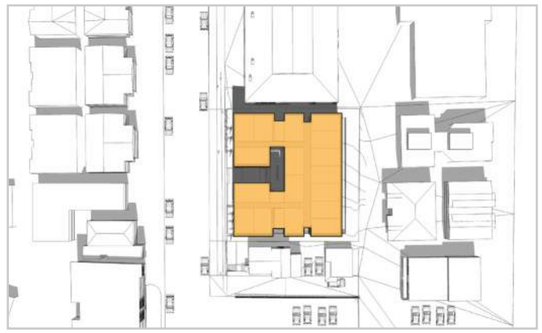
Use Diagram Legend

- common space
- utility / mechanical
- building amenity
- units
- corridor

SHADOW STUDY



9:00 AM



12:00 PM

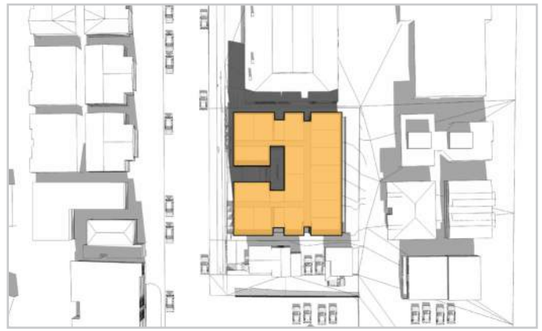


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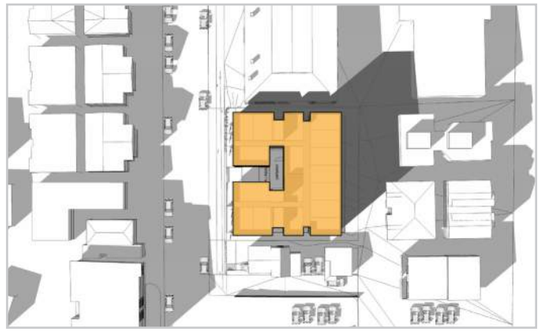
SUMMER



9:00 AM



12:00 PM



3:00 PM

EQUINOX



9:00 AM



12:00 PM



3:00 PM

WINTER

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MASSING OPTION 2



2 | MASSING OPTION 2

SIDE COURTS



76 Residential Units, Mix of SEDU
275 sf average (gross)

Proposed FAR:	23,000 sf
Max FAR:	23,000 sf max
Parking:	no parking proposed bike parking, as required
Amenity Area:	roof deck, green roof, bike room

Positive

- Mass optimizes max volume with clear circulation around a center core in the building
- Mass has been eroded at northeast and southeast corners to provide additional green space and relief from neighboring lots

Negative

- Building is pulled closest to front property line minmizing the entry sequence
- Most units are organized off the north and south, impacting privacy to existing, neighboring buildings
- The bulk, mass and scale are code compliant, but dominant along the mid-block site, imposing on neighboring access to light and air

Departures

- None



ENTRY LEVEL PLAN
1/32" = 1'-0"

Use Diagram Legend

- common space
- utility / mechanical
- building amenity
- units
- corridor

Design option two is a code compliant scheme. Monolithic and stout, the proposed design investigates a center circulation core with units flanked on all sides. To break down the mass further, the southeast and northeast corners were eroded to respect the impact to the north and south neighbors. Unfortunately, this brings the north and south facing units closer to the property line, limiting access to unit privacy, light and air.

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MASSING VIEWS



^ front elevation view



^ pedestrian view looking southeast



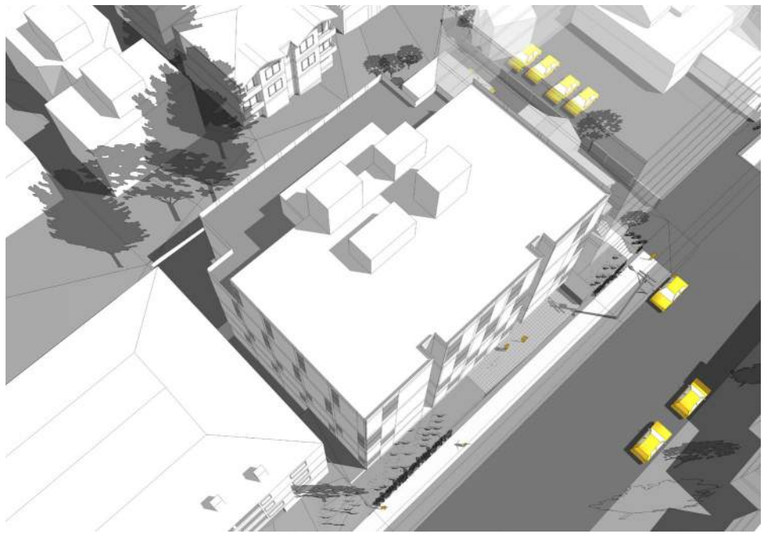
^ pedestrian view looking northeast

AERIAL VIEWS

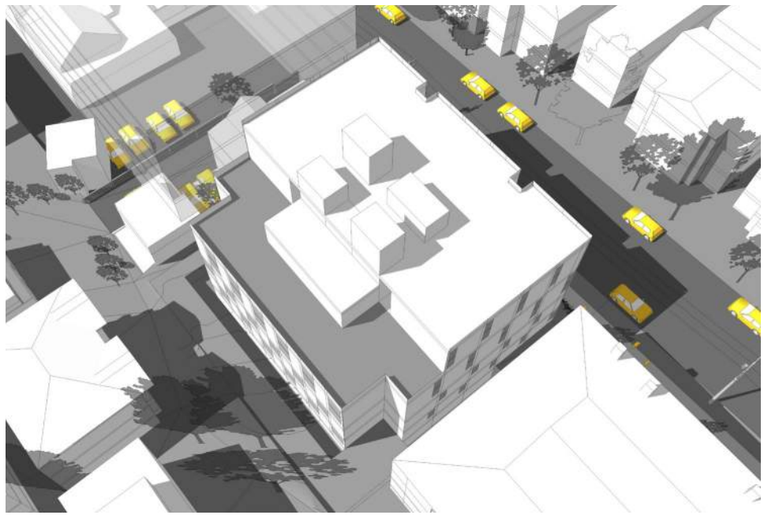
v northeast aerial view



v southeast aerial view



v southwest aerial view



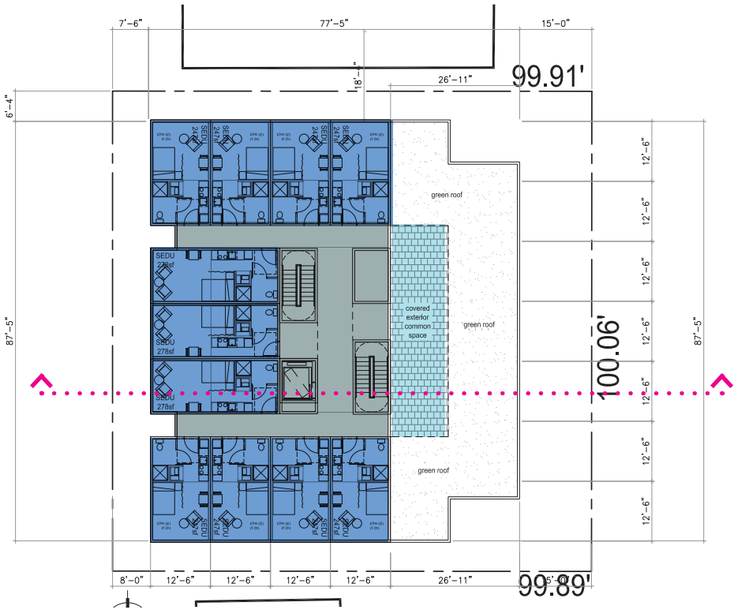
PLANS



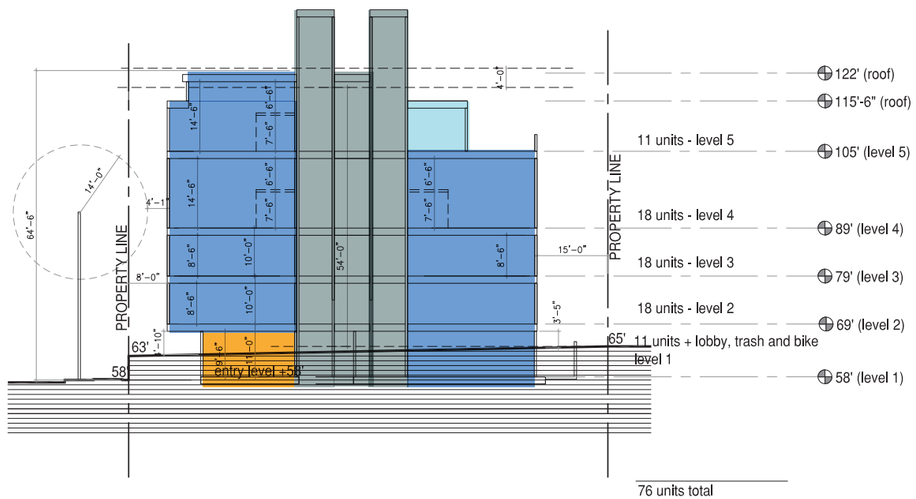
N Entry Level Plan



N Typical Level Plan



N Roof Level Plan



Building Section

Use Diagram Legend

- common space
- utility / mechanical
- building amenity
- units
- corridor

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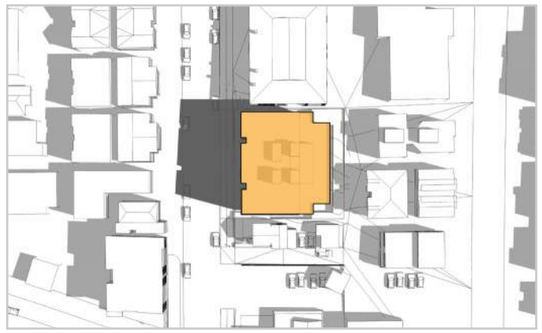
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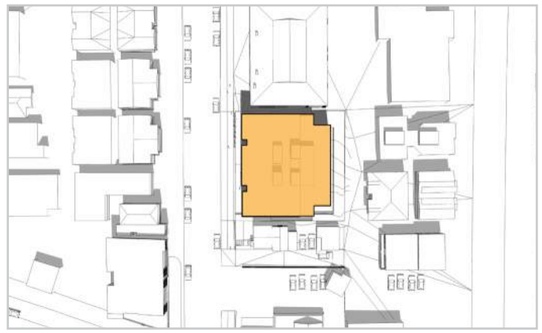
SDCI PROJECT # 3035909-LU

3620 PHINNEY AVE N, SEATTLE, WA 98102

SHADOW STUDY



9:00 AM



12:00 PM

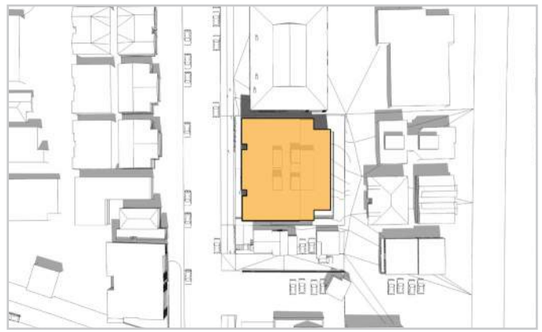


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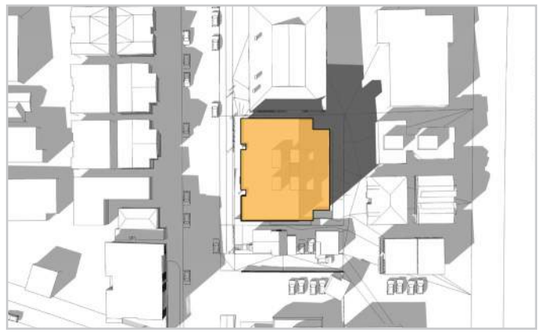
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9:00 AM

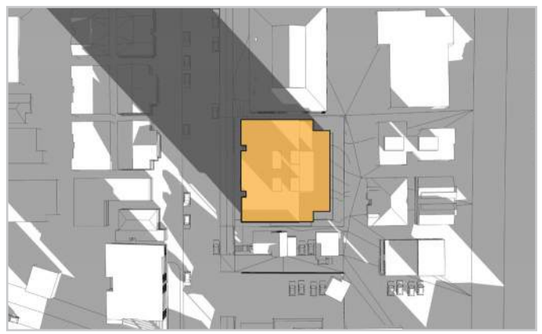


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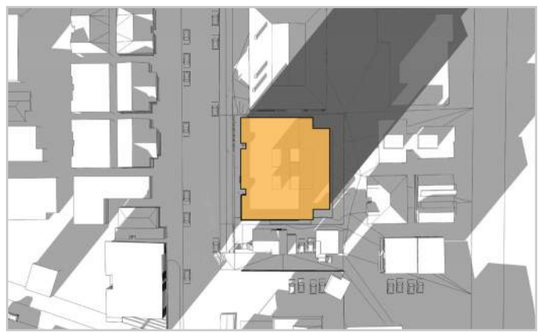
EQUINOX



9:00 AM



12:00 PM



3:00 PM

WINTER

PREFERRED SCHEME

MASSING OPTION 3



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3 | MASSING OPTION 3

THREE COURTS - PREFERRED



78 Residential Units, Mix of SEDU
278 sf average (gross)

Proposed FAR:	22,975 sf
Max FAR:	23,000 sf max
Parking:	no parking proposed bike parking, as required
Amenity Area:	front and side courtyards, roof deck, green roof, bike room

Positive

- Least obstructive in terms of southern exposure and daylight obstruction on the residents at the north property line
- Mass has been pushed in at street level to provide overhead weather protection for guests and residents and activate street scape along sidewalk
- Massing relates to neighboring context to break down bulk and scale
- Larger front setback and reduced height at street level to enhance the residential scale of area

Negative

- Mass along street has minimal articulation similar to other developments on block face

Departures

- Departure from rear yard setback requirements



ENTRY LEVEL PLAN
1/32" = 1'-0"

Use Diagram Legend

- common space
- utility / mechanical
- building amenity
- units
- corridor

Design option three optimizes the courtyard and open space methodolgy to propose a front courtyard and two side courtyards, orienting the majority of the units to the green space on the east and Phinney on the west. This activation provides eyes on the street while allowing light and air to penetrate the interior lot lines on the north and south. Furthermore, the mass sensitively relates to the existing residential structure on the north by aligning roof datums.

MASSING VIEWS



^ front elevation view



^ pedestrian view looking southeast



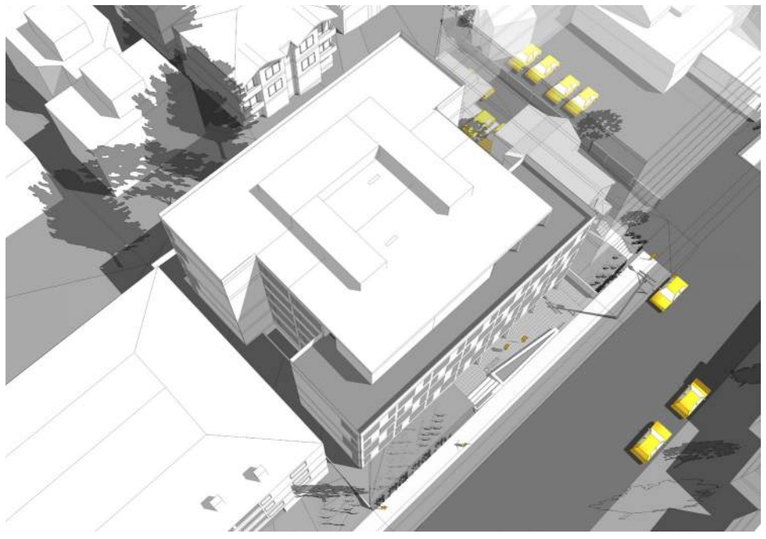
^ pedestrian view looking northeast

AERIAL VIEWS

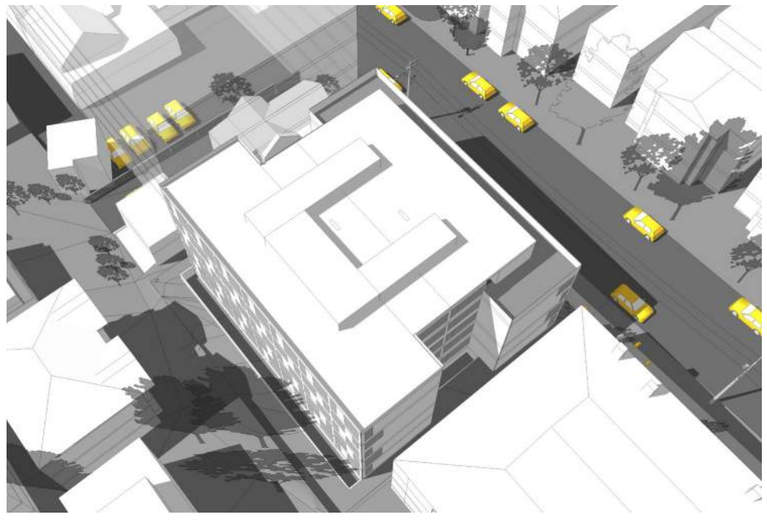
v northeast aerial view



v southeast aerial view

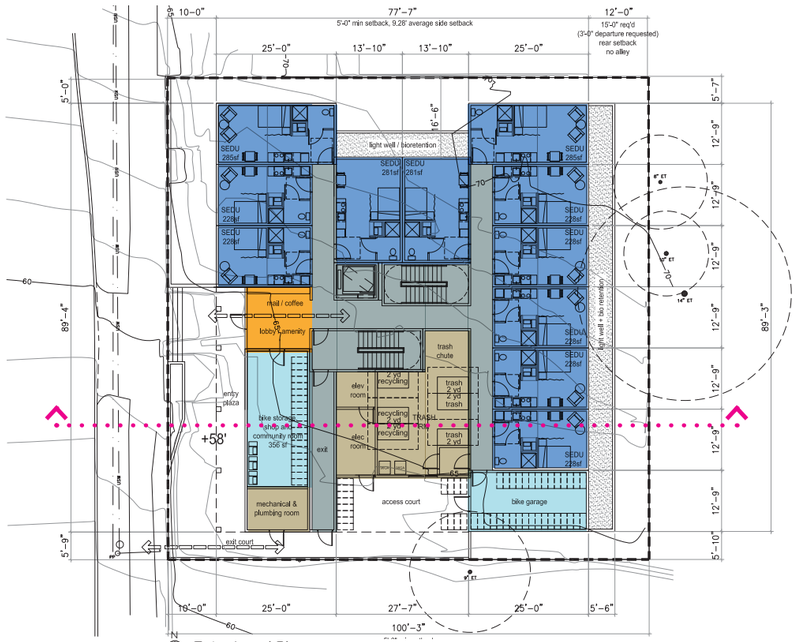


v southwest aerial view

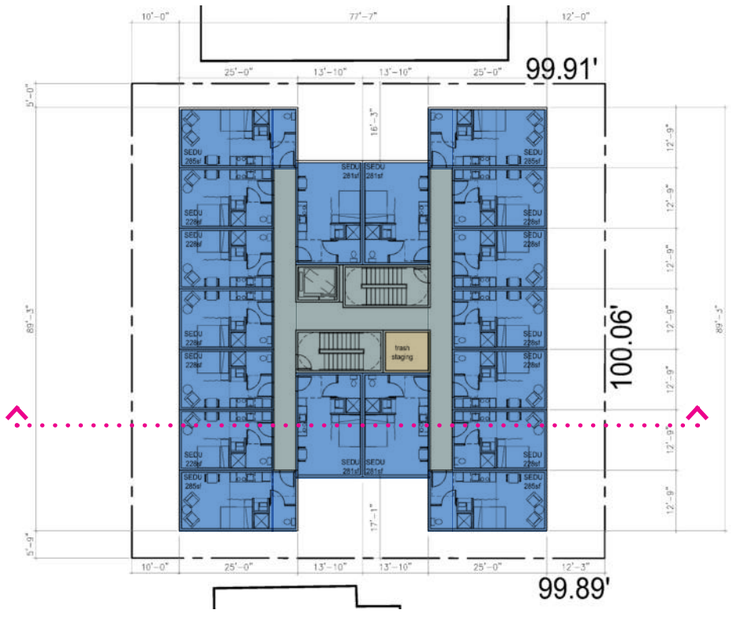


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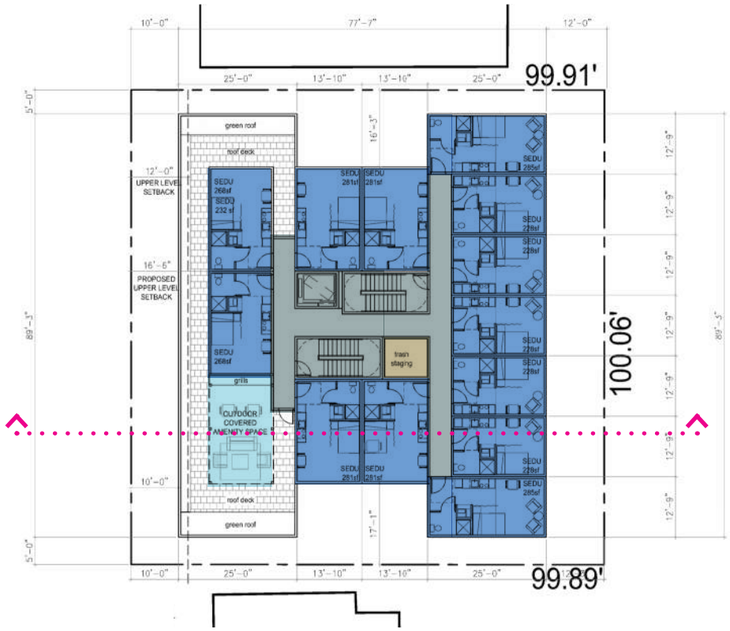
PLANS



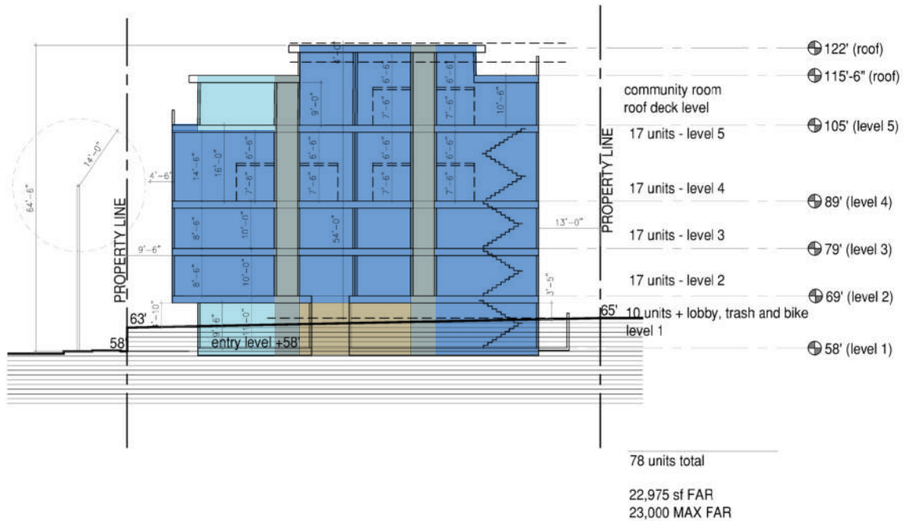
Entry Level Plan



Typical Level Plan



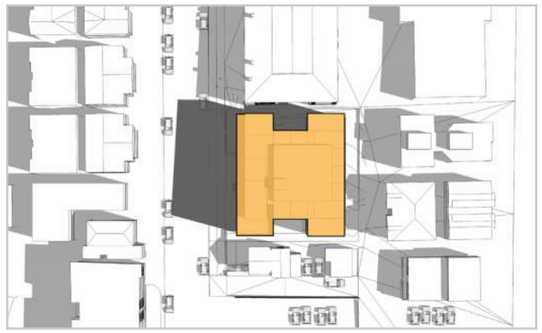
Roof Level Plan



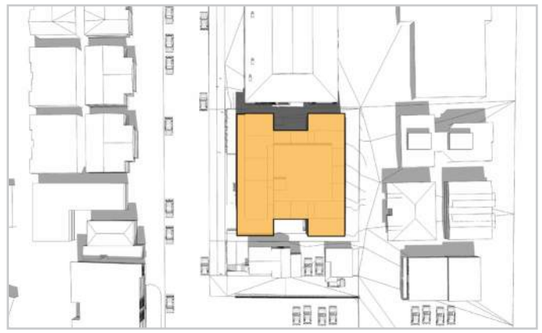
Use Diagram Legend

- common space
- utility / mechanical
- building amenity
- units
- corridor

SHADOW STUDY



9:00 AM



12:00 PM

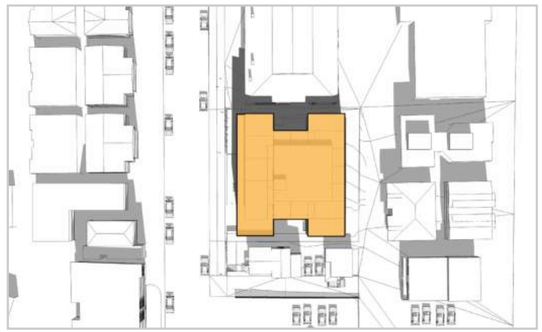


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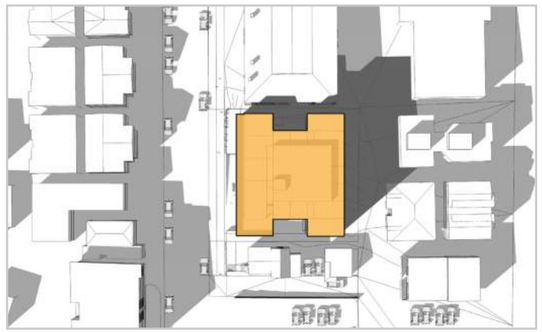
SUMMER



9:00 AM



12:00 PM

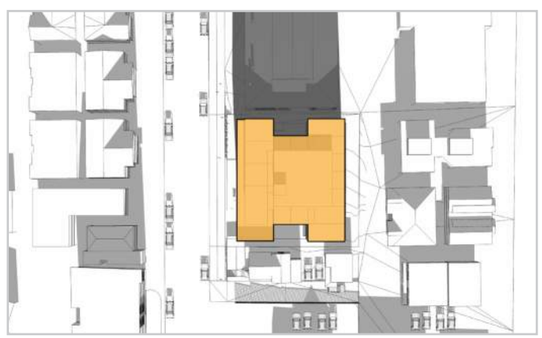


3:00 PM

EQUINOX



9:00 AM



12:00 PM



3:00 PM

WINTER

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APPENDIX: DESIGN DEVELOPMENT

11

DESIGN ASPIRATIONS

1 Concept - Industrial, high-quality materials with warm accents
2 Random window pattern adds to variety and scale
3 Open Front porch with wood surround welcomes residents and guests
4 Historic material references to relate to timber, fishing and mill industry
5 Patterned exterior fenestration and materials with contrasting colors
6 Simple, rectangular floating mass above recessed, transparent first level





MATERIAL

Vision: High-quality and textural rich materials will be chosen that relate to the historic and industrious aspect of Fremont. Warmer materials, such as wood siding, will be used along pedestrian edges and openings and as accents to add visual variety and interest on the facade

FORM

The mass is predominately a long rectangle floating on a recessed base to minimize the bulk and scale of the proposed building. Additionally, the mass is pushed in on the upper level to minimize the impact on the neighbors and align visually through the use of datums











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LANDSCAPE DEVELOPMENT

ENTRY COURTYARD & ROOF DECK

1 Roof top deck with planters, seating and amenity
2 Covered roof deck amenity with seating and dining area
3 Incorporation of game areas such as a ping pong table
4 Activate sidewalk edges and create opportunities for seating
5 Create opportunities for urban pollinating strategies
6 Green roof and landscaped buffer from edge of roof deck
7 Recessed front entry porch with large soffit, overhead weather protection

















ROOF DECK AMENITY
On the fifth level, a covered community roof deck and lounge space has been developed to allow opportunity for lounging and dining, showcasing territorial views to the fremont cut, Aurora bridge and Lake Union. Pollinating plants will be used that are drought tolerant and low maintenance. Particular consideration will be incorporated along the edge of the south and north side of the roof deck to maintain privacy to the neighboring residences.

ENTRY
Landscape and hardscape help direct residents and guests to the entry to the building and the front porch to the development. The porch will serve as an extension of the community lobby and bike garage through accentuating indoor/ outdoor living and letting the facade open up in inviting and welcoming ways. Overhead canopies will allow opportunities for building signage and overhead weather protection.



LANDSCAPE DEVELOPMENT
ENTRY COURTYARD / REAR YARD CONCEPTUAL PLAN



Front Patio Welcomes Visitors and Guests



Game tables can be opportunities for art / color



Native, natural feeling landscape



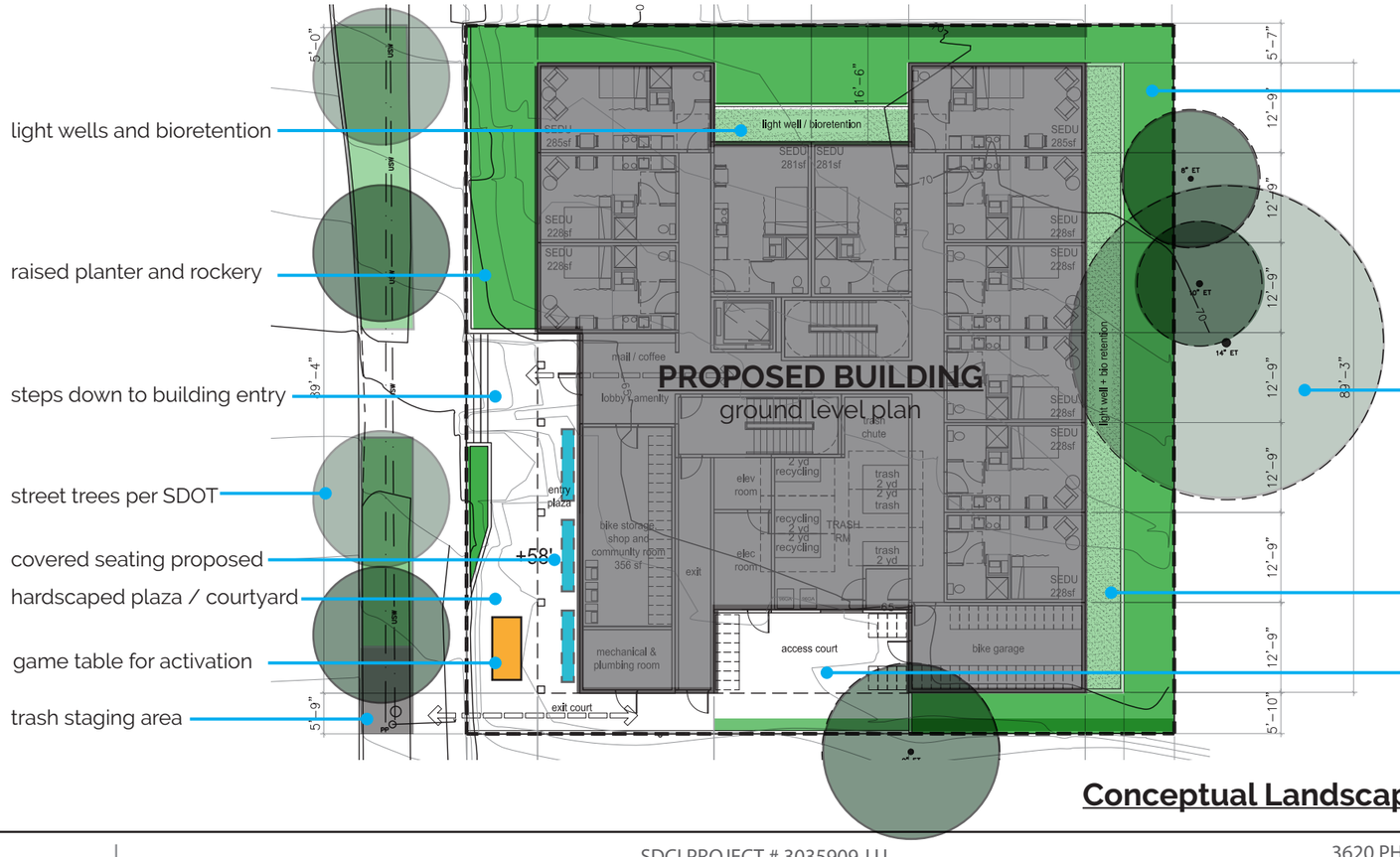
Hardscape transitions into natural planting areas



Generous Light Wells for Lower - Level Units



Front Courtyard Provides Additional Seating opportunities that are covered and look out



Conceptual Landscape Plan - Level 1

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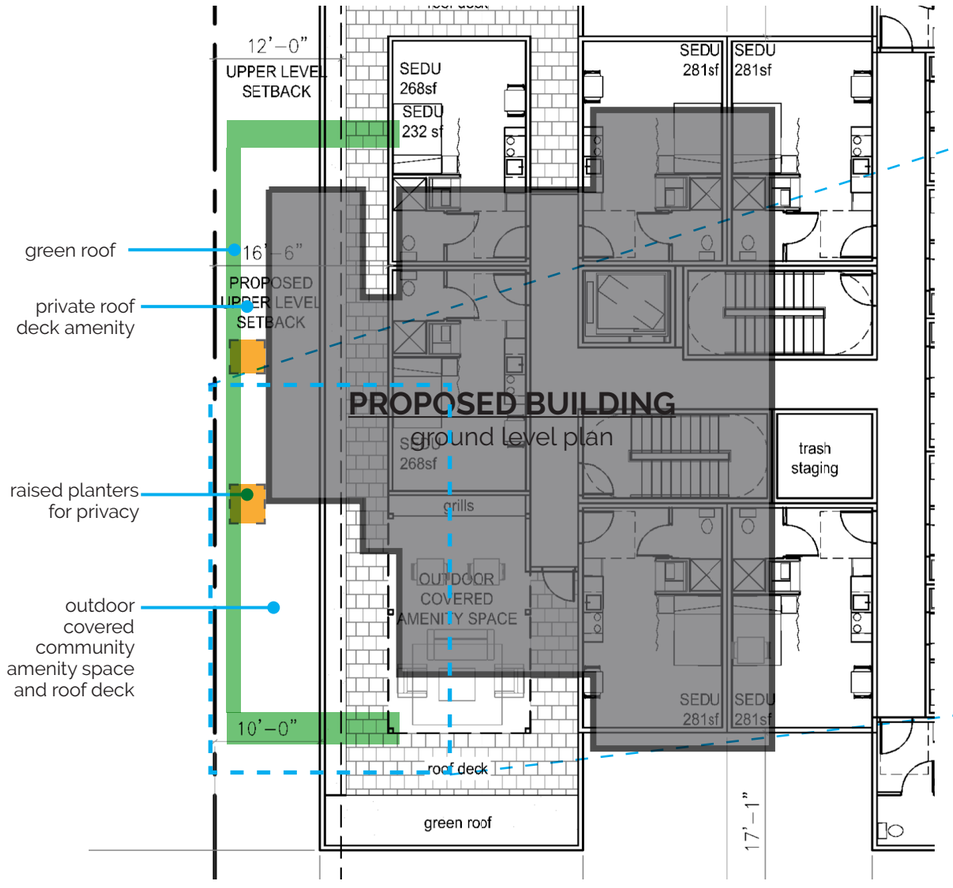
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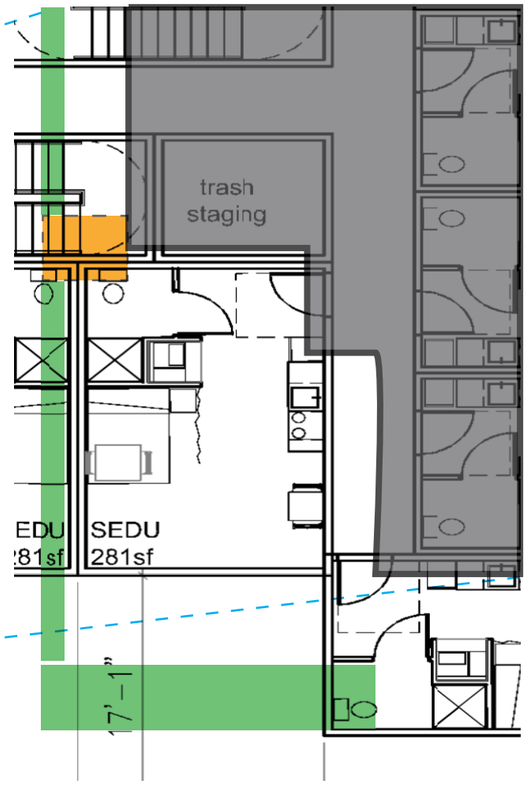
ROOF PLAN

DC3 Open Space Concept
C.2. Amenities and Features

Create attractive outdoor spaces well-suited to the uses envisioned for the project. Use a combination of hardscape and planted landscape to shape these spaces and to screen less attractive areas as needed. Use a variety of features, such as planters, green roofs and decks. The existing street streets will also be evaluated through SDOT's Urban Forestry program to see if maintaining the existing trees is a viable option forward.



Conceptual Landscape Plan - Level 5



Enlarged Community Roof Deck Plan - Level 5



Green Planted Roof



Variety of Outdoor Living Amenity and Fire pit



Covered seating and dining area that expands to the roof deck



Parapet walls offer opportunity for landscaping and additional seating

HISTORIC ANALYSIS

Our historic research indicates the site was owned by Charles Young, who also held a stake in Young Stone Buhr Milling Company.

The "3620" photo is the house on Phinney. It was taken about 1937 and was part of FDR's Works Progress Administration. Photographs were taken of all buildings in King County.

The "3509" photo is The Stone Buhr Mill at 3509 Evanston. It is from the same 1937 project. A formal write up of the 3509 Stone Buhr Building was available from the Fremont Historical Society.

3509 Evanston Avenue North
Dave Page Cobbler

This is an interesting early Fremont commercial building, located on Evanston between N. 35th St. and N. 36th St. According to the early King County Assessor's Property Record Card, the building was built in 1912. We were not able to confirm the date through other property records. At the time of the 1937 photo, the Stone Buhr Flour Mill occupied the building.

Our research in city directories indicates that the Stone Buhr Milling Company was located in the building until the 50s. Later tenants have included the Western Glass Company (1958), Met Chem Company (1960-unknown date), Holcam Sails Co. (1961-1967), Parker Paint Company (1961-unknown date), Taylor's Upholstery (1967-73), Russ Arts Hobbie Shop (1975), Rainbow Bridge Art Foundry (1976), Fremont Recycling Station (1977-1983), Ambidextrous Chameleon Unlimited Art Gallery (1979), Lindgard Sails (1987-88), Seattle Structures (1989-90) and Dave Page Cobbler (1994-present).

We were not able to reach the present owner for more background information on the building.

Stone-Buhr is still in existence as a brand, bought in 2002 by JOG Distribution, Inc., from Bestfoods. They are headquartered in San Francisco.

The Stone-Buhr brand's Web site says: "Stone-Buhr brand has a rich heritage, dating back to the beginning of the twentieth century in Seattle, Washington. The first Stone-Buhr mill was built around 1902. A former real estate broker and carpenter, Charles E. Young opened the Young-Stone Buhr Milling Co in 1914, then located in the Fremont neighborhood in Seattle. During this time, the small mill provided flour to surrounding residences and small businesses. Flour milling had been a magnet for industrial success in Seattle for some time, dating back to 1864 when a Seattle pioneer had opened a small gristmill to serve neighboring communities. Though Charles Young, the original owner of Stone-Buhr Mill, owned the mill for just six years, the mill would remain in operation for almost a century. Following Young's attempt at flour milling success in the early part of the twentieth century, Ralph LeFavor bought the mill and ran its operations until the mid-1940s. Aubrey Copeland, who had worked as a miller at the company, took over the mill's operation in 1945 and owned it for 24 years. During that time, Copeland moved the mill to West Seattle to expand operations and reduce overhead costs. The mill changed ownership again when Orowheat Foods bought the company in 1969 and operated it until 1981. In 1981, Bestfoods / Corn Products Co. (CPC) bought the company and owned it for 21 years."

Sources: Property Record Card, 1937-1971, Puget Sound Regional Archives
Seattle city directories
Stone-Buhr Web site





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COMMUNITY OUTREACH

SUMMARY OF APPROVED OUTREACH METHOD

Below is a summarized documentation of the steps, timeframes and process required for Early Community Outreach per SDCI Director's Rule 4-2018 and DON Director's Rule 1-2018.

Brief Summary of Outreach Methods

Printed Outreach
• Choice: POSTERS, HIGH IMPACT
• Requirement: Posters hung in a minimum of 10 local businesses, community centers, or other publicly-accessible venues, located a half-mile from the proposed site. At least half must be visible from the sidewalk.
• What we did: Posters were hung in 12 locations according to and exceeding requirements. Poster, spreadsheet with locations, and photos included in Appendix A.
• Date completed: February 10, 2020

Electronic/Digital Outreach
• Choice: PROJECT HOTLINE, HIGH IMPACT
• Requirement: Project hotline (information and voicemail)
• What we did: Voicemail line and script established. Publicized hotline number via poster. Checked voicemail daily for messages. Script included in Appendix A.
• Date completed: February 10, 2020

In-Person Outreach
• Choice: COMMUNITY MEETING, HIGH IMPACT
• Requirement: Host or co-host a community meeting (at least one hour of presentation/discussion of project).
• What we did: Held a Community Meeting event, open to the public, publicized through posters and DON calendar. Event photos, agenda, sign-in sheets, and comments included in Appendix A.
• Date completed: February 24, 2020

Design-Related Comments
• Landscaping: One person asked about the landscaping plan for the project and whether neighbors could salvage plants from the site.
• Building design: One attendee asked that the project not be designed as "boxy."
salvage plants from the site.
•Interior features: One person asked if there would be a bike room, congregate units, garbage recycling cart storage and a secured room for package deliveries.

Non-Design-Related Comments
• Parking. One attendee commented about project not having parking.
• Type of Housing Units. One attendee inquired about affordable units within the project and expressed appreciation that project would include them.
• Pricing: Rental range was asked by one participant.

> Copy of flyer distributed:

WHEN: Monday, February 24, 6-7pm

WHERE: WEST OF LENIN
203 N 36th St, Seattle, WA 98103



OPEN TO THE PUBLIC

Learn More & Share Input

Kamiak Real Estate is in the early planning stages for a new five-story project at 3612-3620 Phinney Ave N, Seattle 98103. The developer and architect will host a community meeting on Monday, February 24 from 6-7pm at West of Lenin, 203 N 36th St, Seattle, WA 98103. The purpose of this meeting is to share early design concepts for the project and encourage community input.

If you have any questions or input related to this project or event, please send us an email to PhinneyAvenueProject@earlyDRoutreach.com or call 206-316-2559. Emails and phone calls may be subject to public disclosure.

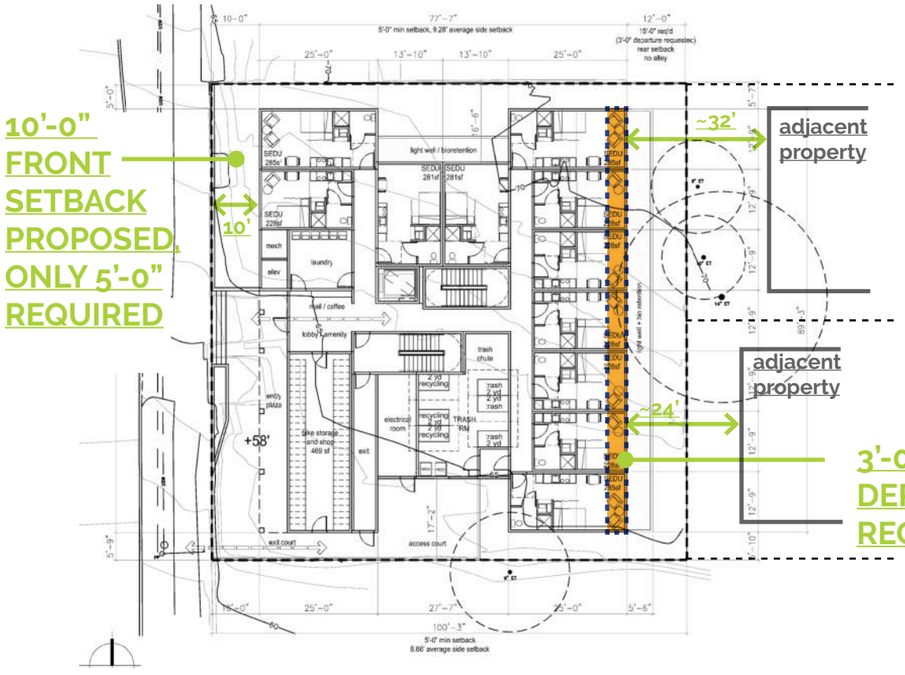
Additional Project Details:

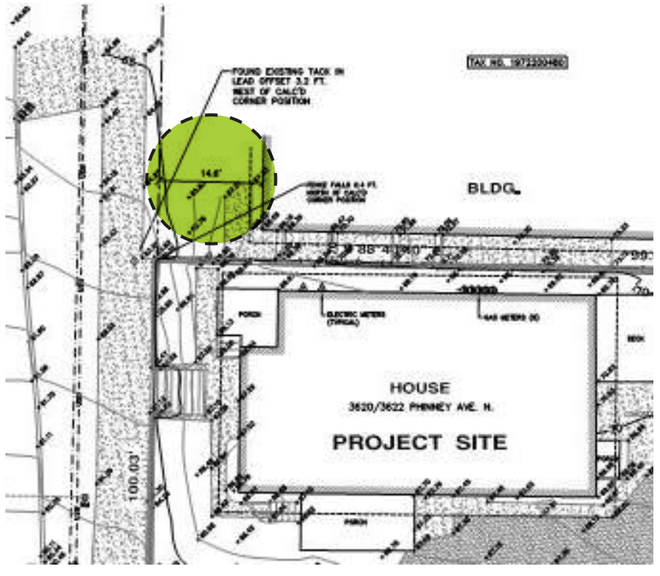
- **Project Address:** 3612-3620 Phinney Ave N, Seattle, WA 98103
- **Developer Contact:** Natalie Quick
- **EDG Project Number:** 3035912-EG
- **Zoning:** High Density Multi-Family
- **Height:** 5 stories
- **Number of Units:** 78 apartments (Small Efficiency Dwelling Units)

3612_3620 Phinney-Poster.indd 1 2/7/20 11:45 AM

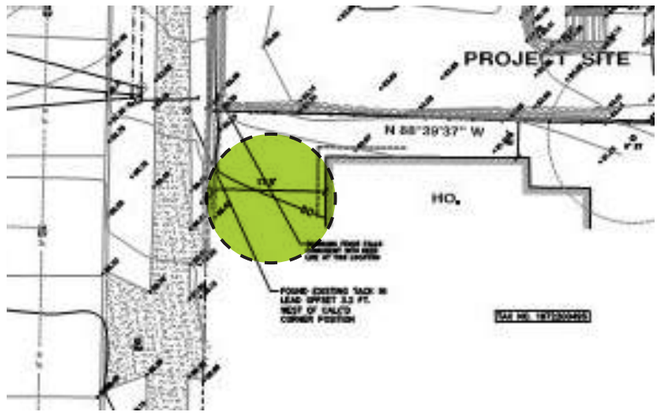
DEPARTURE MATRIX

DEPARTURE	CODE REQUIRED	REQUEST	DESIGN GUIDELINES	RATIONALE
1. Rear Setback Reduction (23.45.518.-Table A)	(SMC 23.45.518.A.1) For apartment develop,ments with no alley, there is a 15'-0" required rear setback per Seattle Land Use Code.	While the proposed project meets exceeds the front and side setback requirements, a ***3'-0" departure is requested*** to adjust the rear setback from the required 15'-0" to a 12'-0" rear setback.	PL1.A.2 (Network of outdoor, open spaces) PL3.A.2 (Building entries, ensemble of elements) DC3.C.2 (Amenities and Features)	*The proposed design aims to relate well within the existing neighborhood context through aligning the building's front facade with the neighbors to the north and south. This also serves to create a larger, more transitional space from the public realm of the sidewalk to the building front entry, helping to activate the front courtyard space. By pushing the building back into the rear setback, the design allows a generous open space network on all sides of the building that would have lush landscaping and residential access to light and air. Additionally, larger green spaces are now accomodated along the interior lot lines opening up more opporunities for plantings and activity.*





NORTH NEIGHBOR FRONT SETBACK = 14.6'



SOUTH NEIGHBOR FRONT SETBACK = 17.5'

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THANK YOU