



DRAFT EARLY DESIGN GUIDANCE PACKAGE

Phinney Ridge CLT
6109 Phinney Ave N
Seattle, WA 98103

SCDI PROJECT NO.:

3040105-EG

3038581-LU

MEETING DATE:

TBD

APPLICANT TEAM

HOMESTEAD COMMUNITY LAND TRUST

SUNDBERG KENNEDY LY-AU YOUNG ARCHITECTS

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DEVELOPMENT SUMMARY

- SITE LOCATION:
6109 Phinney Ave N
Seattle, WA 98103
- SITE SF:
• 9,500 SF
- TOTAL GROSS FLOOR AREA
• 29,420 SF
- FAR:
• 3.10
- RESIDENTIAL UNITS:
• 28 units
- COMMERCIAL SF:
• 1,080 SF
- ON SITE PARKING:
• 9 stalls proposed
(6 stalls required)





WHITTIER
HEIGHTS

GREENWOOD

LICTON
SPRINGS

SITE

PHINNEY
RIDGE

GREEN LAKE

WOODLAND
PARK

MERIDIAN

3.0 Development Objectives & Summary of Design Related Comments During Public Outreach



PROJECT GOALS

PROVIDE AFFORDABLE PRIVATE HOMEOWNERSHIP UNITS

Homestead Community Land Trust proposes to develop a 5-story mixed-use building with 19 permanently affordable homes, 9 market-rate homes, and 1 ground floor commercial/retail space. The homes are for-sale condominium flats. The permanently affordable homes will be sold to households with incomes at or below 80% of area median.

DESIGN AND CONSTRUCT A HEALTHY BUILDING FOR ALL

One of the core goals for this project is to design and construct a building using high quality materials that are good for people and good for the environment. The team’s intent is to design a building with simple massing and straightforward construction to offset the higher cost of the higher quality and healthier materials.

RESPONDING TO THE EXISTING CONTEXT

In the preferred design alternative, the team saw an opportunity to enhance an existing urban outdoor space by creating a courtyard adjacent to an outdoor patio and seating area belonging to the pub to the north. The project’s commercial space opens onto the outdoor courtyard through a large glazed garage door. This allows the commercial space to extend outdoors and engage with pedestrians similar to the pub and it’s outdoor patio and seating area. The courtyard and patio combine to form a larger, more open, and more active outdoor space for patrons, neighbors, and people passing by.

As part of the Seattle Department of Neighborhoods Outreach program, the project team:

- sent out direct mailings to all properties within a 800 sqft foot radius (exceeding the minimum in the Director’s Rule) of the proposed site.
- set up an online survey to obtain feedback about the proposed project
- hosted a community meeting to provide information regarding the proposed project, answer questions, and address concerns

Comments were received from the public during the community meeting and through the survey.

DESIGN COMMENTS RECEIVED FROM PUBLIC OUTREACH

Comments received are as follows:

- Want to know where the dumpsters for the commercial spaces will be located
- Want to know if there will be charging stations at each of the parking stalls
- Want to know if there will be enough space for cargo/family bikes in the bike parking area
- Want to know if there will be charging for e-bikes
- Want to know how many market rate units there will be
- Want to know if there is sufficient setbacks around the building for maintenance
- Want to know what the price range will be for the market rate units
- Want to know if there is a way to provide parking for car shares and eliminate parking for privately owned vehicles
- Want to know approximate size of the one and two bedroom units
- Want to know what the exterior building materials will be and if there will be a chance for community input
- Want to know projected energy use intensity for project and if there are opportunities for a net zero energy building
- Want to know if healthy materials will be used in the interior in addition to the exterior
- Concerned the water pressure in the area is low and want to know if the project will impact it, and if so, how
- Concerned whether the look of the building fits in with the neighborhood
- Concerned about building’s close proximity to neighboring property
- Concerned there is not enough parking
- Thanked Homestead for their effort and expressed desire for more projects like this
- Stated the project created much needed affordable housing in the neighborhood and is glad the project is getting underway
- Requested that the building honor and have a relationship to the 100 year old bungalow style homes that are in the neighborhood

LEGEND

- SURVEY MONUMENT (AS NOTED)
- SE SET REBAR/CAP (LS#45789 OR #41282)
- FOUND REBAR/CAP (AS NOTED)
- LUMINAIRE (LUM.)
- POWER METER (PM)
- POWER POLE (PP)
- JUNCTION BOX (AS NOTED)
- ① TELEPHONE MANHOLE (TM)
- TELEPHONE RISER (TR)
- CATCH BASIN (CB)
- STORM MANHOLE (SDMH)
- ② SANITARY SEWER MANHOLE (SSMH)
- GAS METER (GM)
- GAS VALVE (GV)
- WATER VALVE (WV)
- FIRE HYDRANT (FH)
- WATER MANHOLE (WM)
- WATER METER (WM)
- SIGN
- DIRECTIONAL ARROW

(R#)	REFERENCE SURVEYS
(OH)	OVERHEAD
(UG)	UNDERGROUND
(TYP)	TYPICAL
(C)	CALCULATED
(M)	MEASURED
(GIS)	GEOGRAPHICAL INFORMATION SYSTEMS
(REF)	PER REFERENCE INFORMATION
(H)	HIGH
(V)	IRRIGATION VALVE

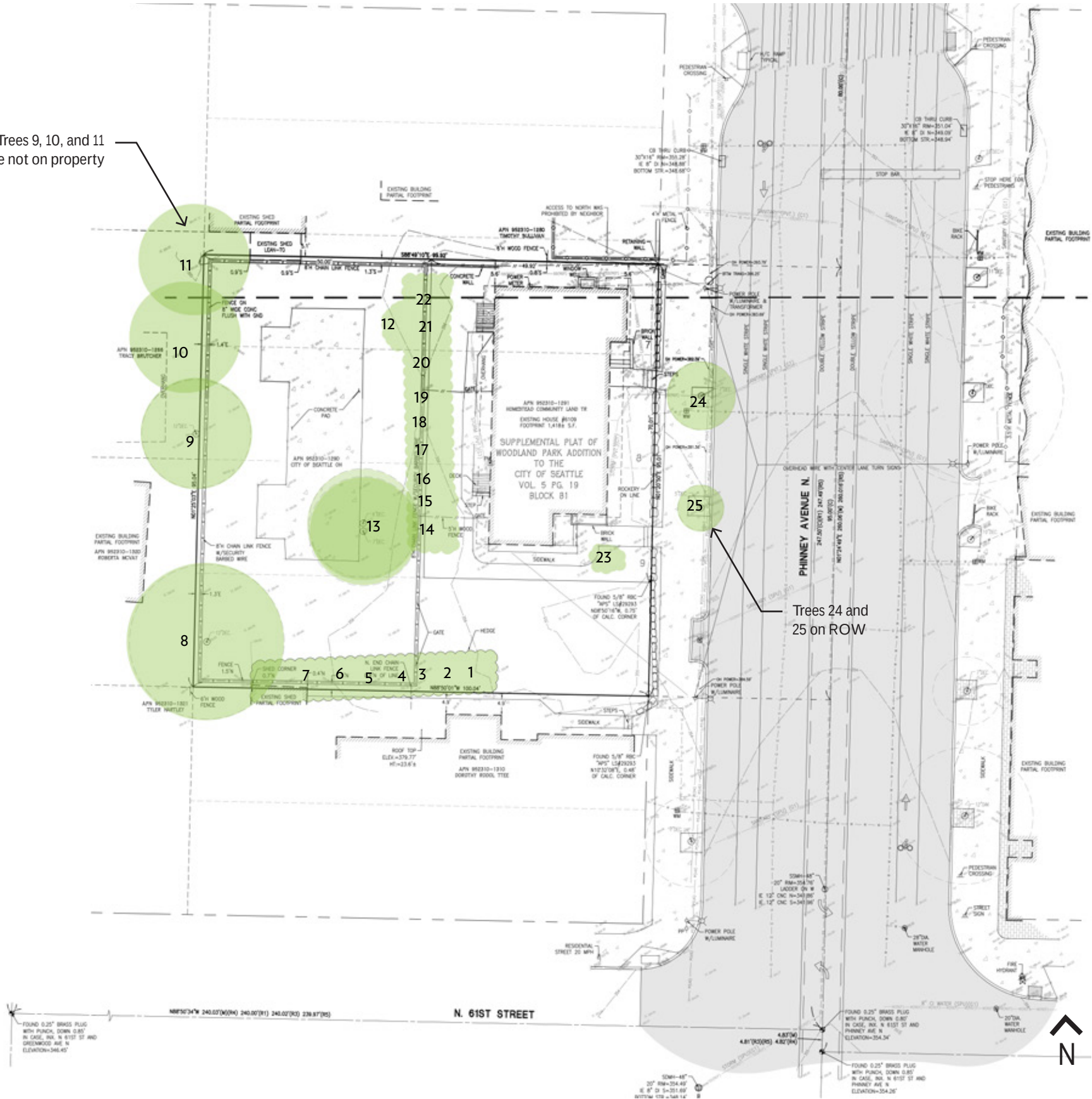


SEATTLE CITY LIGHT PROPERTY

PARCEL #9523101291

THE SOUTH 20 FEET OF THE EAST 50 FEET OF LOT 7
AND THE EAST 50 FEET OF LOTS 8 AND 9, BLOCK 81,
SUPPLEMENTAL PLAT OF WOODLAND PARK ADDI-
TION TO THE CITY OF SEATTLE, ACCORDING TO PLAT
RECORDED IN VOLUME 5 OF PLATS, PAGE 19, IN KING
COUNTY, WASHINGTON.-

4.0 Tree Survey

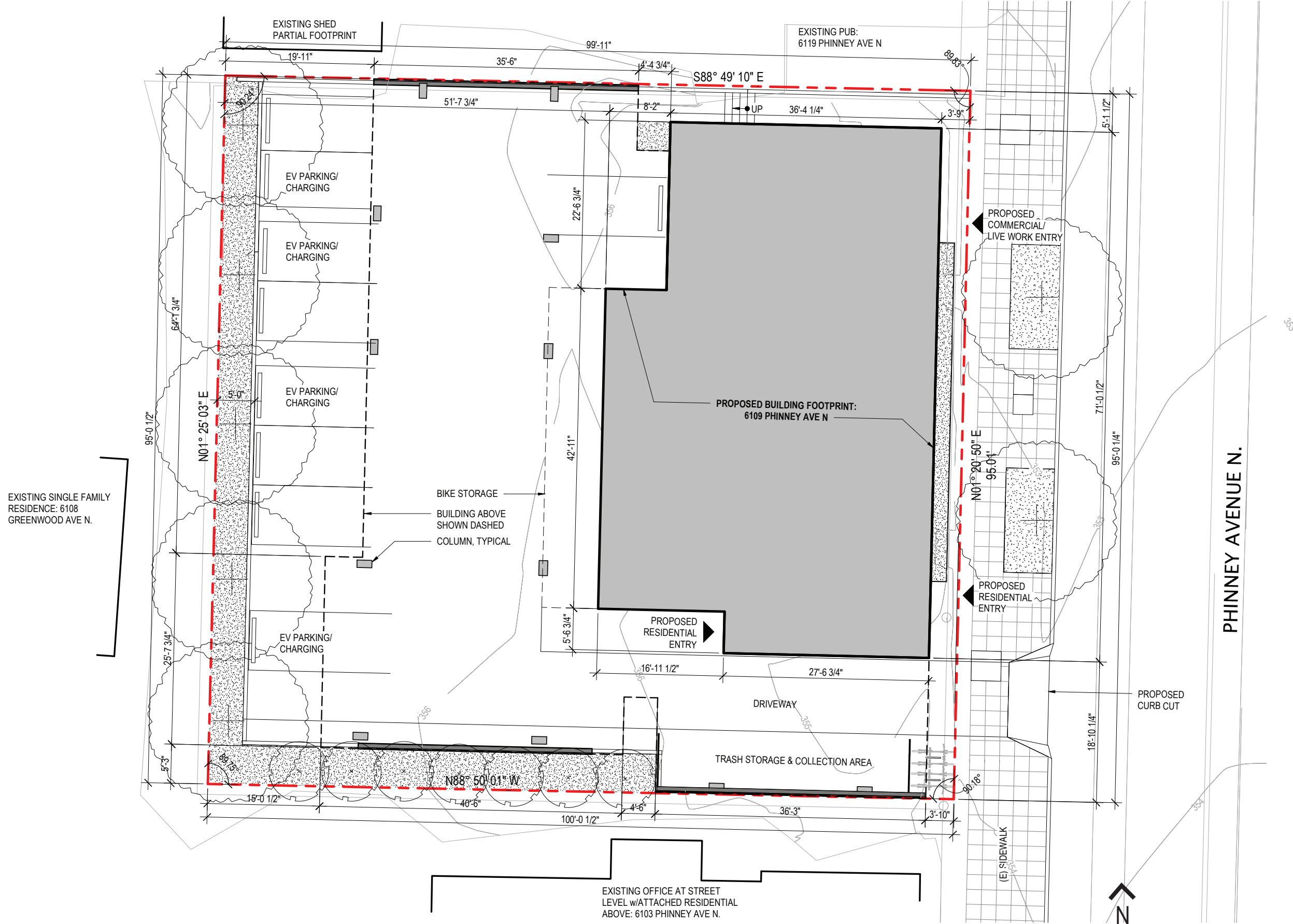


EXISTING SITE TREE SURVEY

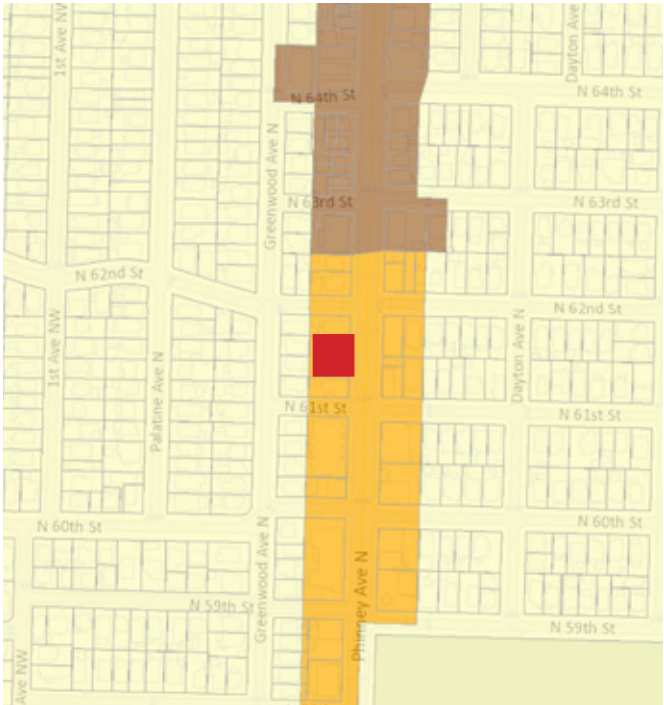
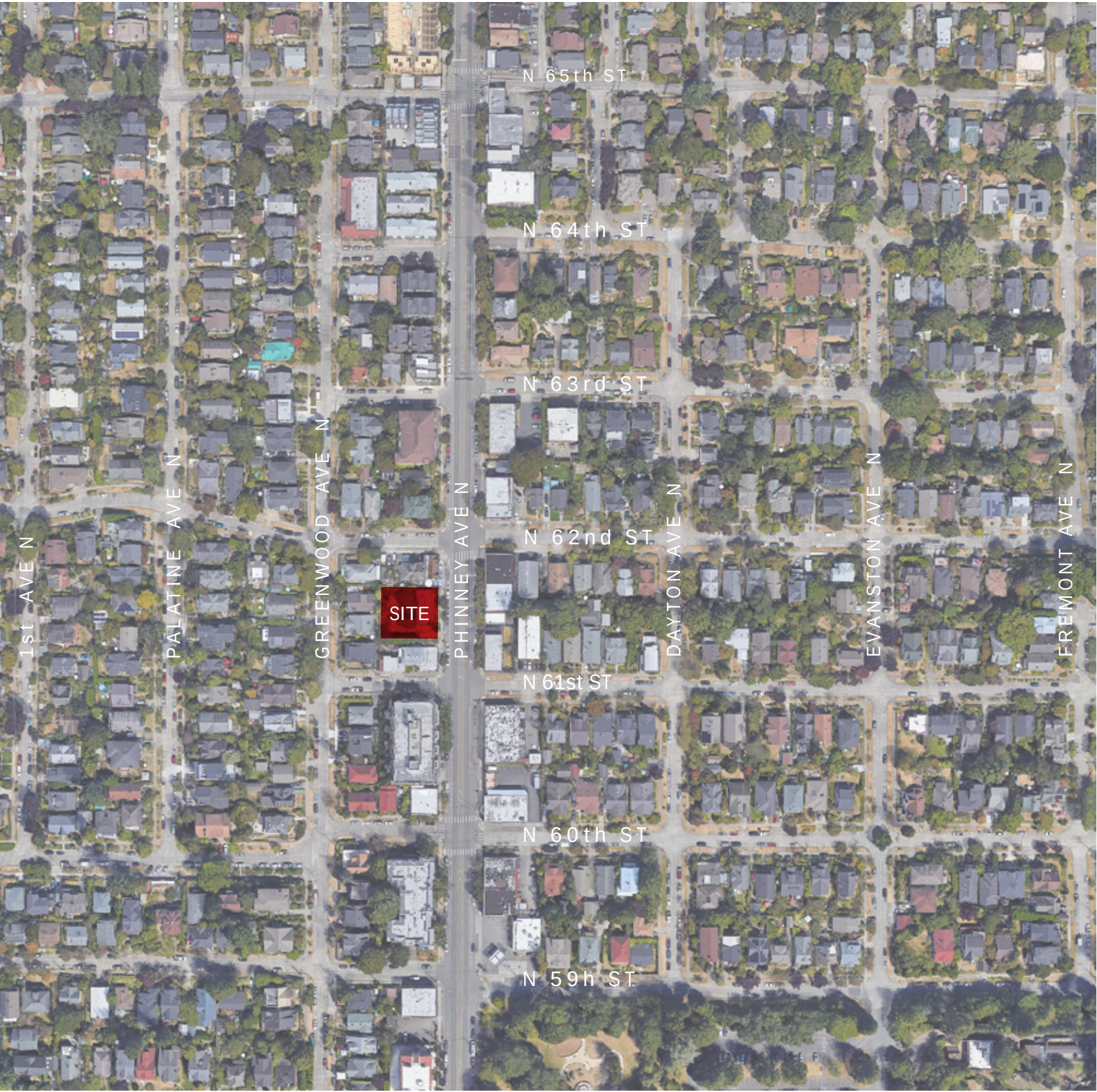
Tree #	Tree Type and scientific name	DBH in inches	Height in Ft	Drip Line in Ft	Health and Condition	Onsite?	Exceptional?	Retain or Remove
1	Cherry Laurel <i>Prunus laurocerasus</i>	6	8	4	Good	Yes	No	Remove
2	Cherry Laurel <i>Prunus laurocerasus</i>	6	8	4	Good	Yes	No	Remove
3	Cherry Laurel <i>Prunus laurocerasus</i>	6	8	4	Good	Yes	No	Remove
4	Cherry Laurel <i>Prunus laurocerasus</i>	6	8	4	Good	Yes	No	Remove
5	Cherry Laurel <i>Prunus laurocerasus</i>	6	8	4	Good	Yes	No	Remove
6	Cherry Laurel <i>Prunus laurocerasus</i>	6	8	4	Good	Yes	No	Remove
7	Cherry Laurel <i>Prunus laurocerasus</i>	6	8	4	Good	Yes	No	Remove
8	White Birch <i>Betula pendula</i>	14	40	12	Good	Yes	No	Remove
9	Common Hawthorn <i>Crataegus laevigata</i>	15	25	10	Good	No	No	Retain and Protect
10	Camellia <i>Camellia japonica</i>	7	10	4	Fair	No	No	Retain and Protect
11	Arborvitae <i>Thuja occidentalis</i>	7	12	3	Fair	No	No	Retain and Protect
12	Cherry Laurel <i>Prunus laurocerasus</i>	9	11	10	Fair	Yes	No	Remove
13	White Birch <i>Betula pendula</i>	11	35	11	Good	Yes	No	Remove
14	Cherry Laurel <i>Prunus laurocerasus</i>	6	10	9	Fair	Yes	No	Remove
15	Cherry Laurel <i>Prunus laurocerasus</i>	8	10	9	Fair	Yes	No	Remove
16	Cherry Laurel <i>Prunus laurocerasus</i>	7	8	8	Fair	Yes	No	Remove
17	Cherry Laurel <i>Prunus laurocerasus</i>	8	6	6	Fair	Yes	No	Remove
18	Cherry Laurel <i>Prunus laurocerasus</i>	6	7	8	Poor	Yes	No	Remove
19	Cherry Laurel <i>Prunus laurocerasus</i>	9	8	5	Poor	Yes	No	Remove
20	Cherry Laurel <i>Prunus laurocerasus</i>	7	14	7	Poor	Yes	No	Remove
21	Cherry Laurel <i>Prunus laurocerasus</i>	11	14	9	Poor	Yes	No	Remove
22	Cherry Laurel <i>Prunus laurocerasus</i>	12	21	9	Poor	Yes	No	Remove
23	Arborvitae <i>Thuja occidentalis</i>	7	9	3	Fair	Yes	No	Remove
24	Hawthorn <i>Crataegus laevigata</i>	7	7	7	Good	ROW	No	Retain and Protect
25	Hawthorn <i>Crataegus laevigata</i>	5	6	3	Good	ROW	No	Retain and Protect

NOTE: No exceptional trees

4.0 Proposed Site Plan



5.0 Urban Design Analysis



- ZONING**
- Low Rise Multifamily LR3 RC(M)
 - Neighborhood Commercial NC2P-55(M)
 - Neighborhood Residential NR3
 - Project Site



- SURROUNDING USES**
- Multifamily
 - Mixed-Use
 - Commercial/Office
 - Project Site

5.0 Urban Design Analysis

VICINITY MAP: COMMUNITY NODES, CONNECTORS, LANDMARKS



- SAFE ROUTE TO PEDESTRIAN ZONE
- SITE
- PARK
- BUS STOP
- TRANSIT LINE
- BIKE ROUTE
- AMENITIES
 1. Woodland Park
 2. Woodland Park Zoo
 3. Fresh Flours
 4. Zeek's Pizza
 5. Tangerine Thai
 6. 7-Eleven Gas Station
 7. Nurturing Knowledge Preschool
 8. Woodland Park Rose Garden
 9. Northwest Montessorri School
 10. West Woodland Elementary
 11. Phinney Ridge P-Patch Community Gardens
 12. Rudy's Barber Shop
 13. Phinney Neighborhood Center
 14. Heart of Phinney Park
 15. El Chupacabra
 16. Red Mill Burgers
 17. Ken's Market

5.0 Urban Design Analysis

AXONOMETRIC OF 9 BLOCK AREA SURROUNDING SITE

PROJECT SITE: 6109 PHINNEY AVE N - - - - -



SITE SUMMARY

The site is located in the heart of the Phinney Ridge neighborhood on Phinney Ave N between 61st and 62nd Street. This is a vibrant section of the neighborhood with a wide range of amenities, convenient public transportation options, and it is within walking distance to outdoor recreation areas like Woodland Park and Green Lake.

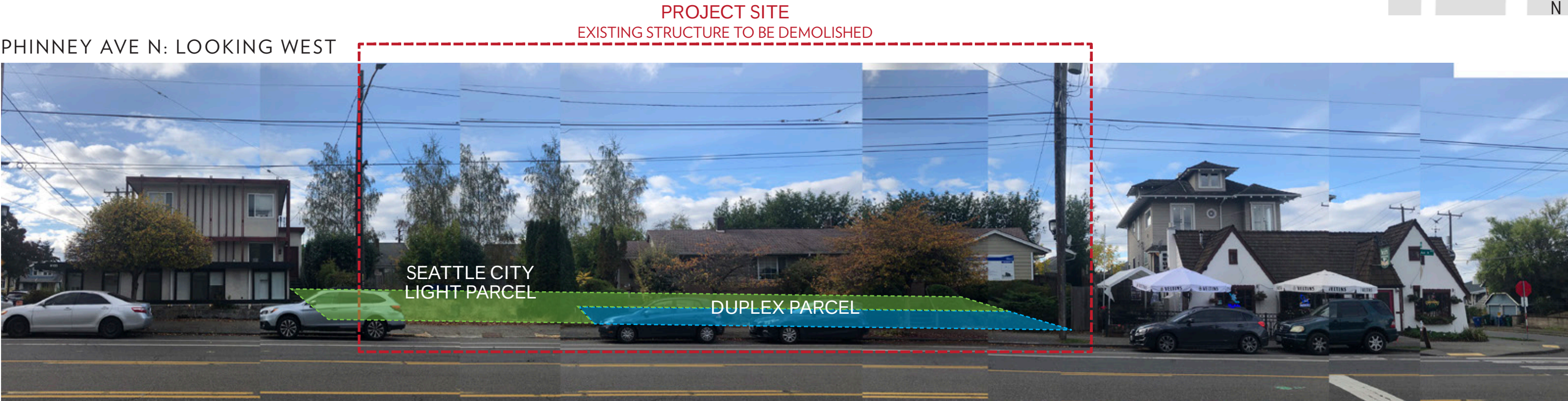
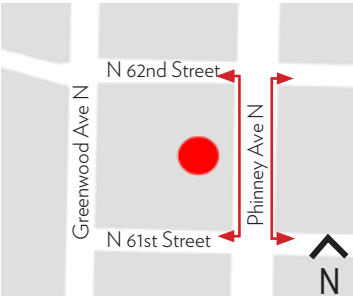
Directly to the south of the project site is a quiet two story mixed -use building with an office on the ground floor and residential apartments above. To the north is a popular pub. It has a patio with outdoor seating directly along the sidewalk and north property line of the site. A single family residence is located to the west of the site.

The project site itself is comprised of two parcels, one contains a duplex built in the 1950s and the second is former SCL substation. There is an existing curb cut at the south end of the site and existing utility poles at the south and north ends of the site. The total square footage of the site is approximately 9,500 sf.



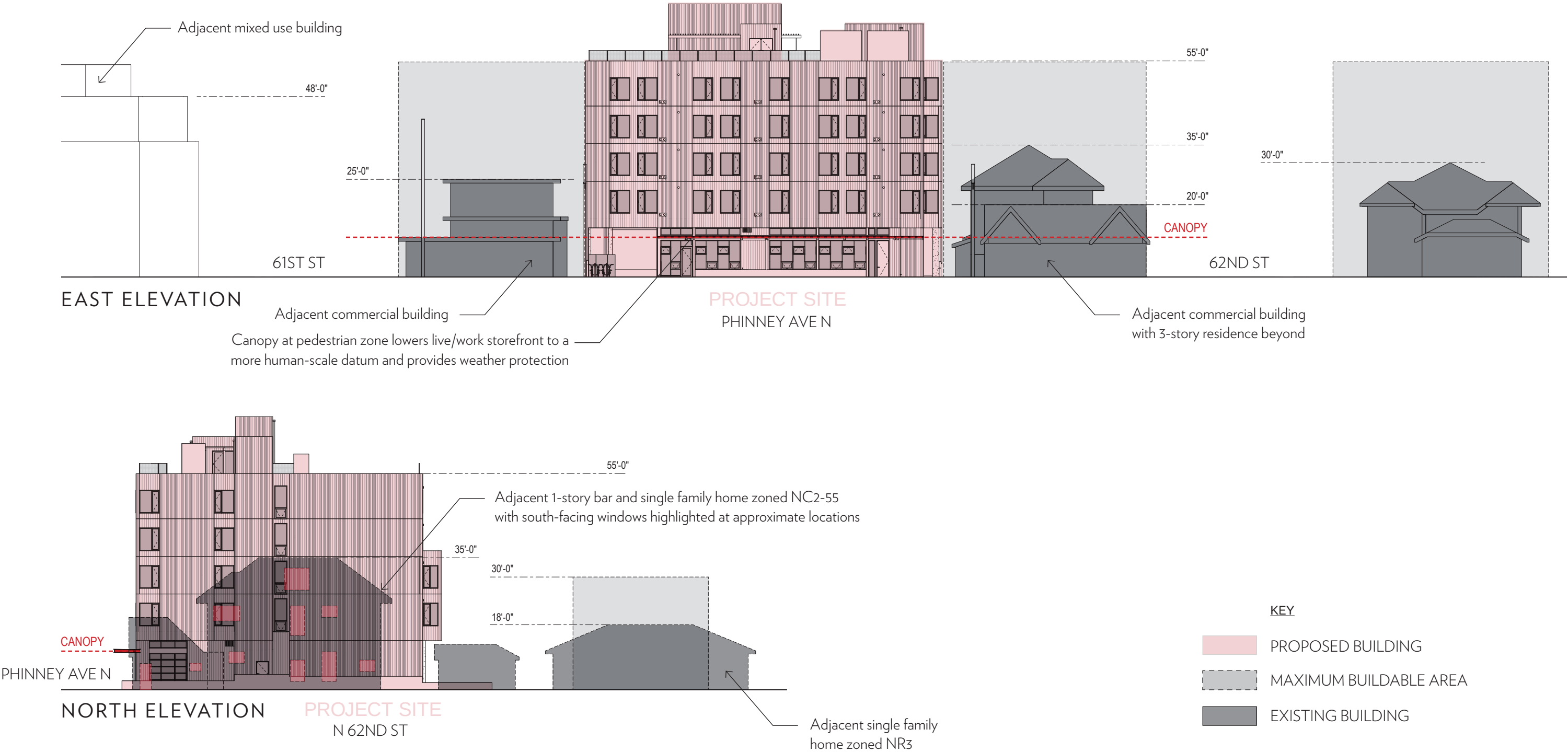
5.0 Urban Design Analysis

SITE PHOTOS



5.0 Urban Design Analysis

SITE ELEVATIONS



5.0 Urban Design Analysis

SITE PHOTOS



1



2



3



4



5



6



7



8



9



5.0 Urban Design Analysis

EXISTING NEIGHBORHOOD PRECEDENTS



1



2



3



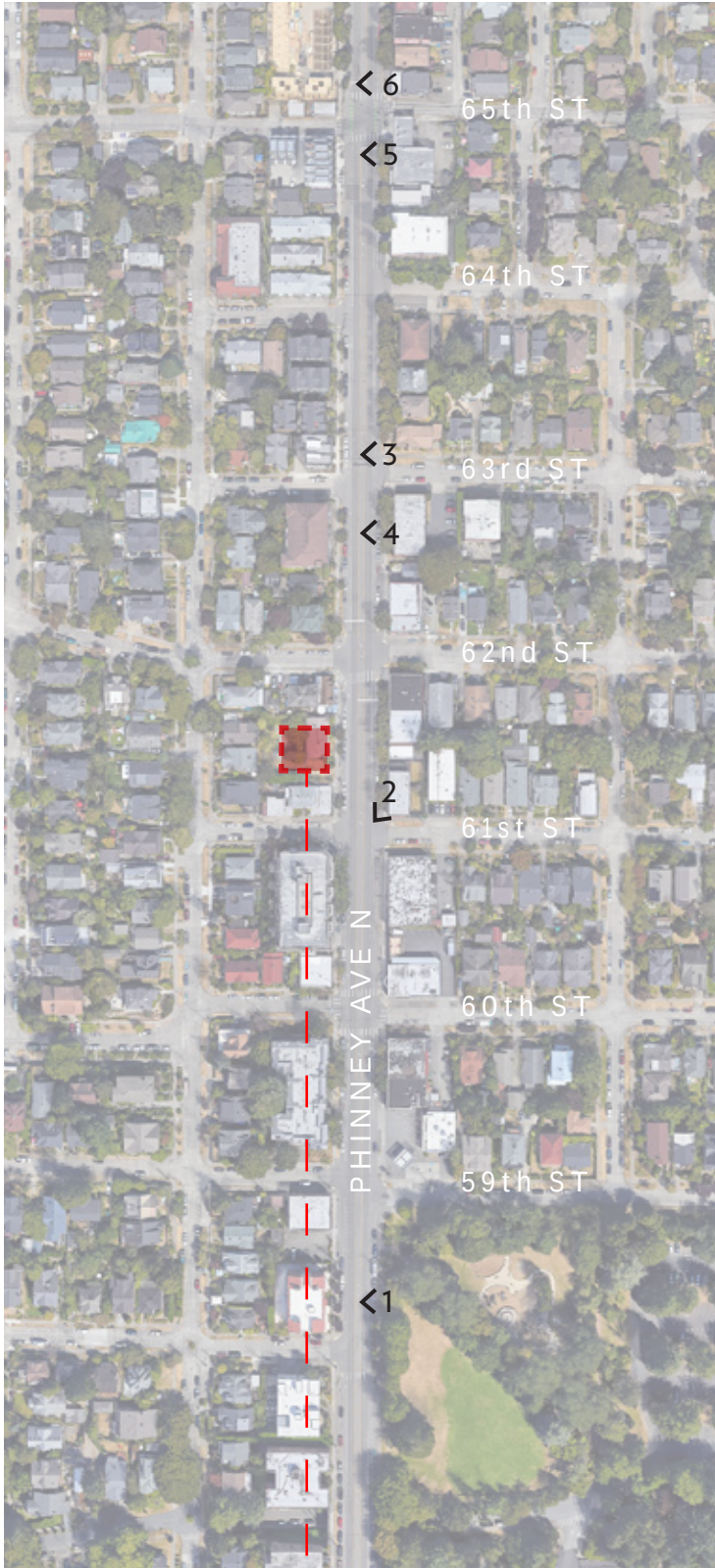
4



5



6



PROJECT SITE - - -

DESIGN CUES

Buildings of similar project type and scale in the neighborhood have simple massing volumes and a minimal material palette. The simple massing is often broken down by varying between two exterior cladding materials, colors, and textures. Common cladding materials are wood siding and fiber cement planks which result in vertical or horizontal striations across the facade. Another method used to break down the massing is to create vertical bands or blocks across the street facing facade that alter between solid and void or light and dark. Window openings stack vertically and are the same size and shape at each level. All building examples have a flat roof and provide private outdoor access either via a balcony or roof deck.

6.0 Zoning Data

DEVELOPMENT STANDARDS

ZONE: NC2P-55 (M)
OVERLAYS: PEDESTRIAN ZONE
LOT AREA: 9,500 SF

CODE SECTION	STANDARD	REQUIREMENT	PROPOSED
23.47A.004	Permitted and Prohibited Uses	Residential: 20% of street facing façade; Commercial (sales and services, general; offices) < 25,000 sf;	Compliant
23.47A.005.C	Street-Level Uses	Residential uses at street level may occupy no more than 20% of the façade	Compliant
23.47A.005.D.1	Street-Level Uses	80% of the street-level, street-facing façade must be one or more of the uses listed in this section. Examples uses include: Arts facilities; Eating and drinking establishments; Offices, no more than 30' of the facade; Sales and services (general), no more than 40' of the facade	Compliant
23.47A.008.A.2	Blank Facades	Between 2' - 8' above the sidewalk, blank facades may not exceed 20' in width or exceed 40% of the façade width.	Compliant
23.47A.008.A.3	Street-Level Facades	Facades shall be located within 10' of street lot line unless wider sidewalks are provided.	Compliant
23.47A.008.B.2	Transparency	60% between 2'-8' above sidewalk shall be transparent. Width of the driveway (up to 22') can be subtracted overall width if access cannot be provided from an alley or nonprinciple pedestrian street.	Compliant
23.47A.008.B.3	Depth Provisions	Non-residential less than 600 sf must have a average depth of 20' min and a minimum depth of 10'.	Compliant
23.47A.008.B.4	Height Provisions	Non-residential uses at street level must have a min floor-to-floor height of 13'.	Compliant
23.47A.008.C.1	Street-Level Facades	A minimum of 80% of the width of a street-level façade must be one of the uses listed in 23.47A.005.D.. The remaining 20% may contain other permitted uses and/or pedestrian entrances.	Compliant
23.47A.008.C.2	Street-Level Facades	Width of driveway (up to 22') may be subtracted from width of façade if access cannot be provided from an alley or nonprinciple pedestrian street.	Info only
23.47A.008.C.4	Overhead Weather Protection	Continuous overhead protection (i.e. canopies, awnings, marquees, and arcades) is required along 60% min of façade. Min width is 6' unless there is a conflict with existing street trees and utility poles. Height shall be 8' min -12' max above sidewalk for projections extending 6' max. For projections extending more than 6' the height must be 10' min - 15' max. Adequate lighting for pedestrians must be provided, lighting can be located on façade or on the overhead weather protection.	Compliant
23.47A.008.D.1	Residential Entry	At least one residential entry at the street level, street facing façade shall have a visually prominent pedestrian entry.	Compliant
23.47A.012.A	Structure Height	55'	Compliant
23.47A.012.C.2	Rooftop Features	Open railings, planters, and parapets, may exceed the height limit by 4'. Insulation material or soil for landscaping may exceed the height limit by 2' if enclosed by parapets. Rooftop decks may exceed the maximum height by 2', and open railings or parapets required by the Building Code around the perimeter of rooftop decks or similar features may exceed the height limit by the min necessary to meet Building Code requirements.	Compliant
23.47A.012.C.3	Solar Panels	Solar panels may exceed the height limit by 7'.	Info only
23.47A.012.C.4.f	Rooftop Features	Stair/Elev penthouse may extend 16' above height limit, and may not exceed 25% of roof area.	Compliant
23.47A.012.C.6	Rooftop Features	Solar panels, and planters must be located 10' min from north lot line.	Compliant
23.47A.013	FAR Limit	3.75	Compliant
23.47A.014.A.1	Rooftop Features in Setbacks	Rooftop features are not allowed in setbacks, except that for upper-level setbacks opening railings my extend up to 4' above the height at which the setback begins. Parapets can extend up to 2'.	Compliant

6.0 Zoning Data

DEVELOPMENT STANDARDS

23.47A.014.B.3	Setback when Abutting Rear Lot Line of Single-Family Zone	15' for portions of structure above 13' to a max of 40', and an additional 3' setback for every 10' of height.	Compliant
23.47A.014.G.5	Structures in Setbacks	Fences, freestanding wall, and other similar structures 6' or less in height above finished or existing grade, which ever is lower, are allowed.	Compliant
23.47A.014.G.8	Setbacks	Dumpsters and trash receptacles are not permitted within 10' of any lot line that abuts a residential zone and must be screened per Section 23.47A.016.	Compliant
23.47A.016.A.2	Landscaping Requirements	Green Factor score of 0.3 or more is required for developments with more than 4 dwelling units.	Compliant
23.47A.016.B.1	Street Trees	Street trees are required for any new development. Existing streets trees must retained.	
23.47A.016.D.1.d.2	Screening at Parking	Surface screening is required for parking abutting a residential zone. Screening need to be 6' tall along the abutting lot line and a 5' deep landscaped area inside the screening	Compliant
23.47A.016.D.3.d	Screening at Dumpsters	6' high screening required around dumpsters.	Compliant
23.47A.016.D.3.m	Screening at Dumpsters	At unenclosed parking areas on lots abutting residential zones a 5' deep landscaped area and 6' high screening is required along each shared lot line.	Compliant
23.47A.017	Mandatory Housing Affordability in C & NC Zones	Property is designated "Medium Area" per Map A in 23.58.050. Per Table B 5% of the sf is req to be rent restricted.	Compliant
23.47A.022.A	Light and Glare Standards	Exterior lighting must be shielded and directed away from adjacent uses.	Info only
23.47A.022.C	Light and Glare Standards	Driveways and parking areas for more than 2 vehicles shall be screened from adjacent properties by a fence or wall 5'-6' tall, or solid evergreen hedge or landscaped berm 5' tall min.	Compliant
23.47A.024.A	Amenity Area	5% of total residential gross floor area. All residents shall have access to at least on common or private amenity area. Amenity areas shall not be enclosed. Common amenity areas shall be 10' long min, and 250 sf min. Private balconies and decks must be 60 sf min and not less than 6' long.	Compliant
23.54.015D.1, Table B	Required Parking/	1 space per dwelling unit; 0 spaces for dwelling units rent and income restricted at or below 80% of the median income; 0 spaces for first 1,500 sf of each business establishment in all commercial zones.	19 units @ restricted income = 0 spaces 11 units @ market rate x (0.5) = 5.5 spaces Commercial sf all < 1,500 sf = 0 spaces Req = 6 spaces Total parking spaces provided = 9
23.54.020F.2	Parking Quantity Exceptions	Parking can be reduced by 50% in commercial and multifamily zones if the property is located within a frequent transit area and not located in an Urban Center, Urban Village, or Station Area Overlay District	
23.54.015.K	Bicycle Parking	<u>Commercial, Sales and services, general (1,500 sf)</u> Long term: 1 per 4,000 sf Short term: 1 per 2,000 sf Req: 1 long term, 1 short term	Compliant
		<u>Residential (Multifamily) (28 units)</u> Long term: 1 per dwelling unit Short term: 1 per 20 dwelling units Req: 28 long term, 2 short term	
23.54.030B.1.b	Parking Space & Access Standards	60% Parking Space to be striped for medium vehicles when > 5 spaces are provided.	Compliant
23.54.040	Waste and Recyclable Storage	Residential: 26-50 dwelling units = 375 sf Commercial: can be combined with residential if under same HOA. Dumpster Count/Size (1 pickup/week): Recycling = 5 cubic yards Garbage = 3 cubic yards Compost = (1) 96 gal	Compliant

7.0 Design Guidelines

2013 CITYWIDE DESIGN GUIDELINES

HIGHLIGHTED IN RED BELOW ARE CITYWIDE DESIGN GUIDELINES MOST PERTINENT TO THIS PROJECT:

CONTEXT AND SITE

CS1 - Natural Systems and Site Features

- A. Energy Use
- B. Sunlight And Natural Ventilation

Architect Response:

The proposed massing is comprised of two offset masses connected by a circulation spine. The circulation spine will have floor to ceiling windows to allow sunlight and cross ventilation into the building. Offsetting the masses creates deeper setbacks at the property lines ensuring every occupied space within each unit will have a window with access to daylight and natural ventilation.

- C. Topography
- D. Plants And Habitat

Architect Response:

Planting strips filled with native vegetation at the west and south sides of the site serve as a buffer between the adjacent residential properties and proposed building. Along the building’s street facing facade, a bioretention planter will help slow water runoff during rainstorms. Grow beds and raised planters at the roof deck provide additional green-scraping on the site and allow residents to participate in urban farming.



Example of Roof Deck Grow Beds and Planters Example of Roof Bioretention Planter

- E. Water

CS2 - Urban Pattern and Form

- A. Location in the City and Neighborhood
- B. Adjacent Sites, Streets, and Open Spaces
- C. Relationship to the Block
- D. Height, Bulk, and Scale

CS3 - Architectural Context and Character

A. Emphasizing Positive Neighborhood Attributes

Architect Response:

The buildings on Phinney Ave N near the project site range in type, size, style, age, and character. Many of the older one story homes and businesses are being replaced by larger, denser, and more modern buildings. The proposed design will complement the blended and evolving styles with it’s simple and clean massing, and high quality materials. Proposed exterior cladding materials include natural wood siding accented with fiber cement board panels at the upper levels, and brick and natural wood siding at the street level. The material, color, and texture variation used in conjunction with architectural elements like fenestration, canopies, and ground level planters will enhance the facade and create visual interest.



Proposed Exterior Wood Siding



Proposed Brick at Ground Level

- B. Local History And Culture

PUBLIC LIFE

PL1 – Connectivity

- A. Network Of Open Spaces
- B. Walkways And Connections
- C. Outdoor Uses And Activities

PL2 - Walkability

- A. Accessibility
- B. Safety and Security

Architect Response:

The street facing facade will have expansive storefront windows at ground level providing visibility into and out of the commercial space and residential lobby. An overhead canopy extending the length of the building will have integrated lighting to keep the sidewalk and building entrances well lit.

C. Weather Protection

Architect Response:

An overhead canopy will span the length of the building providing weather protection to residents, patrons, and pedestrians. Raised planters will line the sidewalk creating a pedestrian friendly environment as people enter or pass-by the building.



Proposed Canopy and Planter at Sidewalk

- D. Wayfinding

PL3 - Street-Level Interaction

A. Entries

Architect Response:

The entrance to the residential lobby and commercial space will be located at opposite ends of the building to create 2 distinct entries. The commercial entry door will have a custom clad finish and the residential entry door will be glazed to visually connect the lobby to the street. The different door materials will further distinguish the two entrances. Raised planters will flank the entrances and an overhead canopy will provide protection from the elements. These small details help to break down the scale of the building and create a welcoming entry.

- B. Retail Edges
- C. Residential Edges

PL4 Active Transportation

- A. Entry Locations And Relationships
- B. Planning Ahead For Bicyclists

Architect Response:

The proposed design includes a secure and covered bike storage area for long term parking, and bike racks along the sidewalk for short term parking. The number of long term and short term parking stalls will exceed the code minimum to encourage bicycle use.



Bike Storage Example



Bike Storage Example

- C. Planning Ahead For Transit

DESIGN CONCEPT

DC1 - Project Uses and Activities

- A. Arrangement Of Interior Uses
- B. Vehicular Access And Circulation
- C. Parking And Service Uses

DC2 - Architectural Concept

- A. Massing
- B. Architectural And Façade Composition
- C. Secondary Architectural Features
- D. Scale And Texture
- E. Form and Function

DC3 - Open Space Concept

- A. Building-Open Space Relationships
- B. Open Space Uses and Activities

Architect Response:

The proposed design includes a large roof deck with grow beds, raised planters, and various seating areas. The roof deck creates an outdoor gathering place where residents can meet, plant a garden, do yoga, or simply sit back and enjoy the great views of the Olympic and Cascade Mountains, and Puget Sound and Green Lake.

Additionally, the north and south faces of the building are not required to be set back from the property line but a 5’ setback is incorporated for more than half the façade to provide open space between the project’s site and adjacent neighbors at the northeast and southwest.



Roof Deck Example



Roof Deck Example

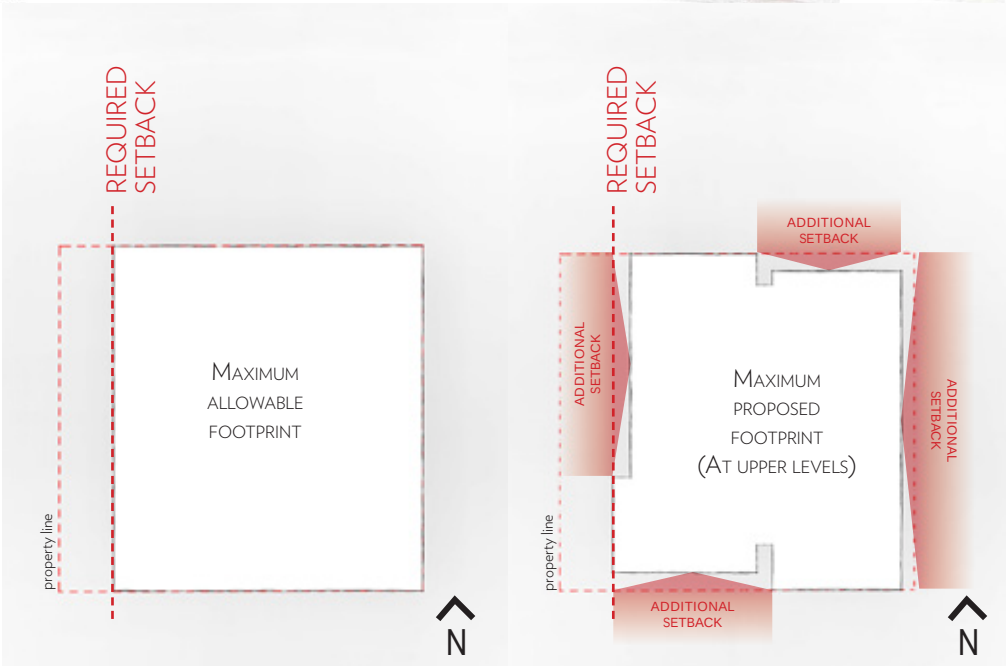
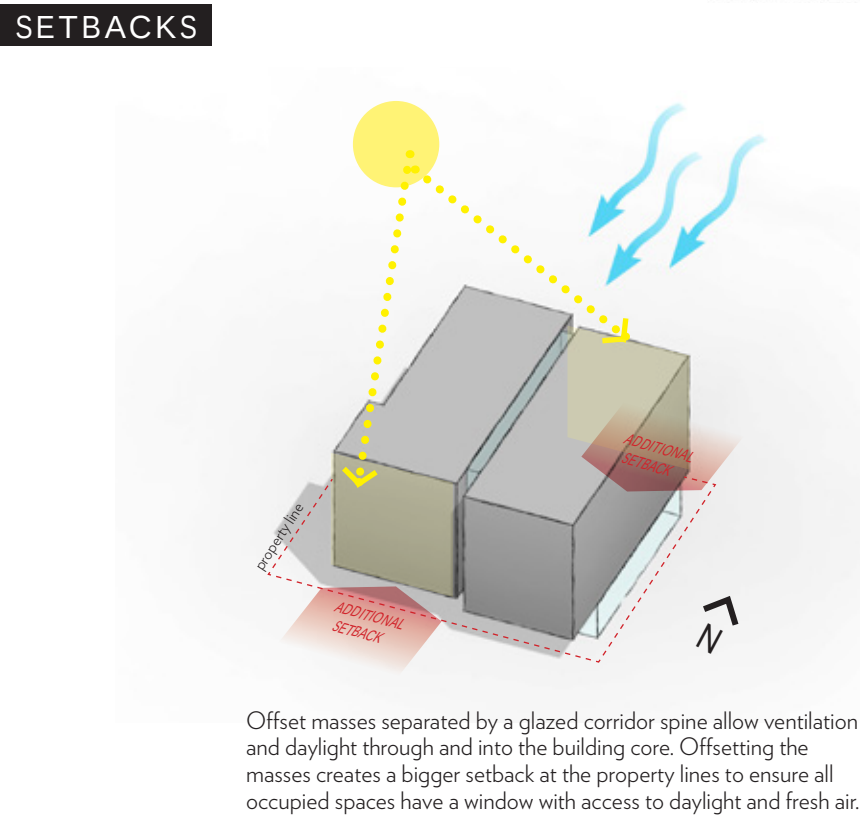
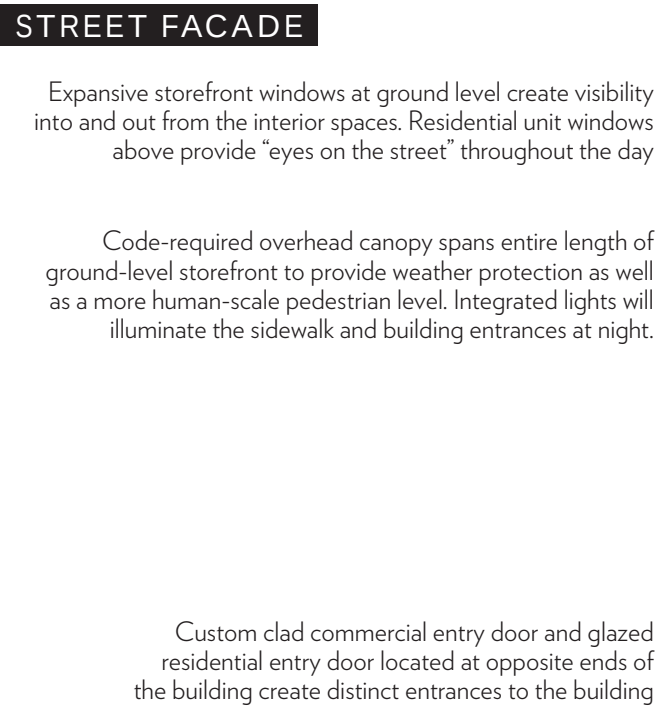
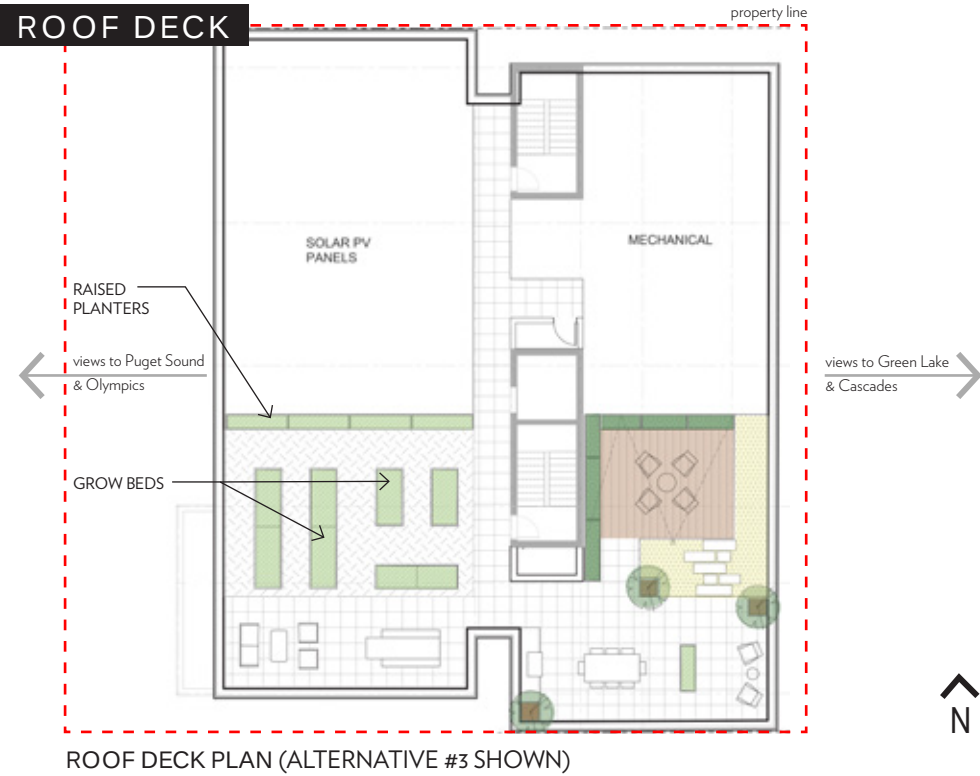
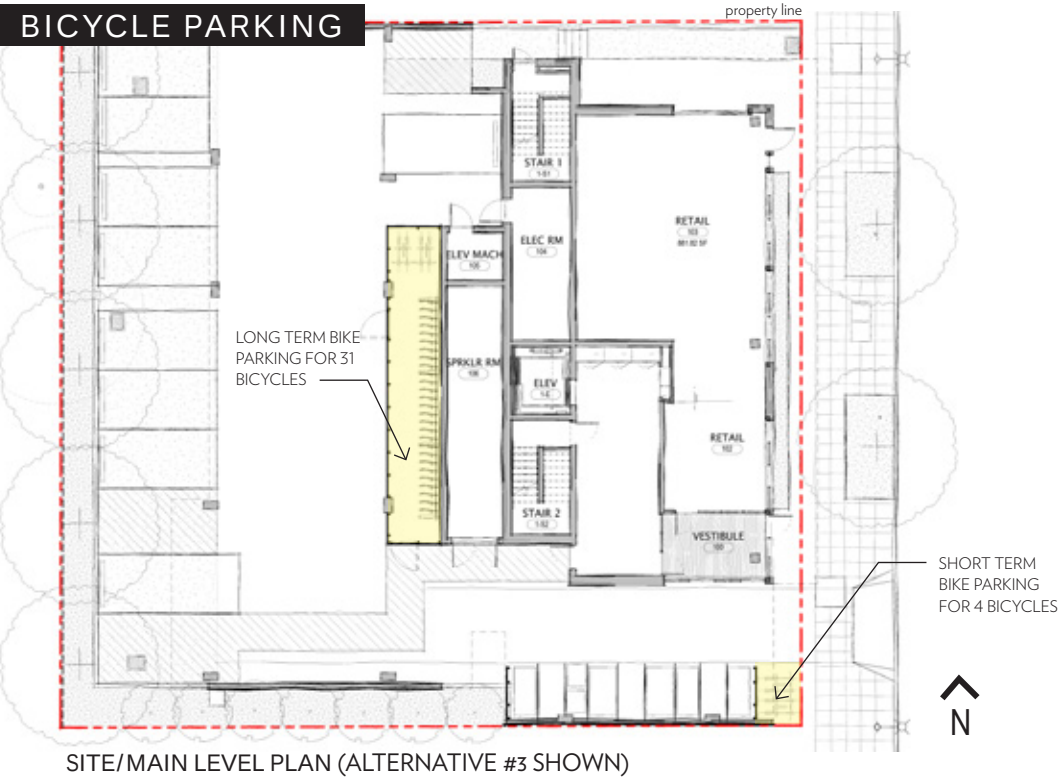
- C. Design

DC4 - Exterior Elements and Finishes

- A. Exterior Elements and Finishes
- B. Signage
- C. Lighting
- D. Trees, Landscape And Hardscape Materials
- E. Project Assembly And Lifespan

7.0 Design Guidelines

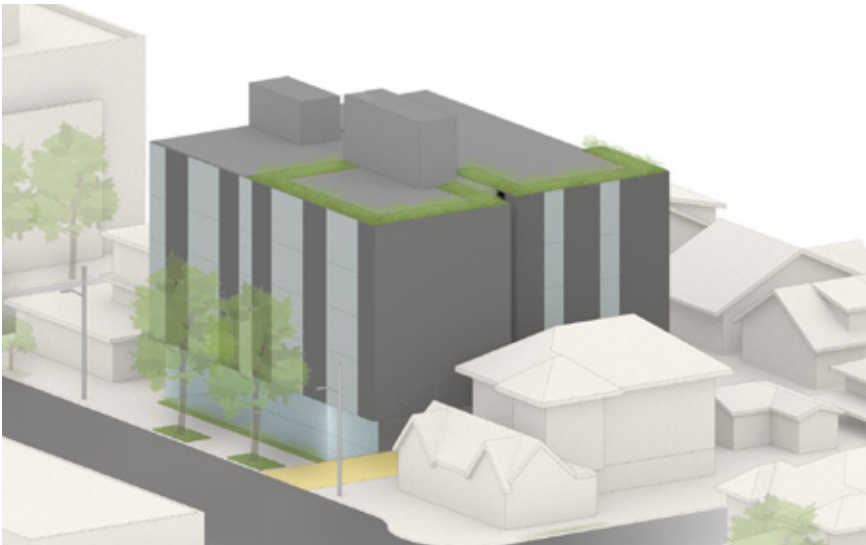
DESIGN GUIDELINES RESPONSE CONCEPT DIAGRAMS



Per the Seattle Municipal Code no setbacks are required at the north, east, and south property lines. However, the north and south building faces have been set back 5’ over more than half the façade to provide open space between the project’s site and the neighbors at the northeast and southwest. These setback also enhance the design by reducing blank walls and bulk.

8.0 Architectural Massing Concepts

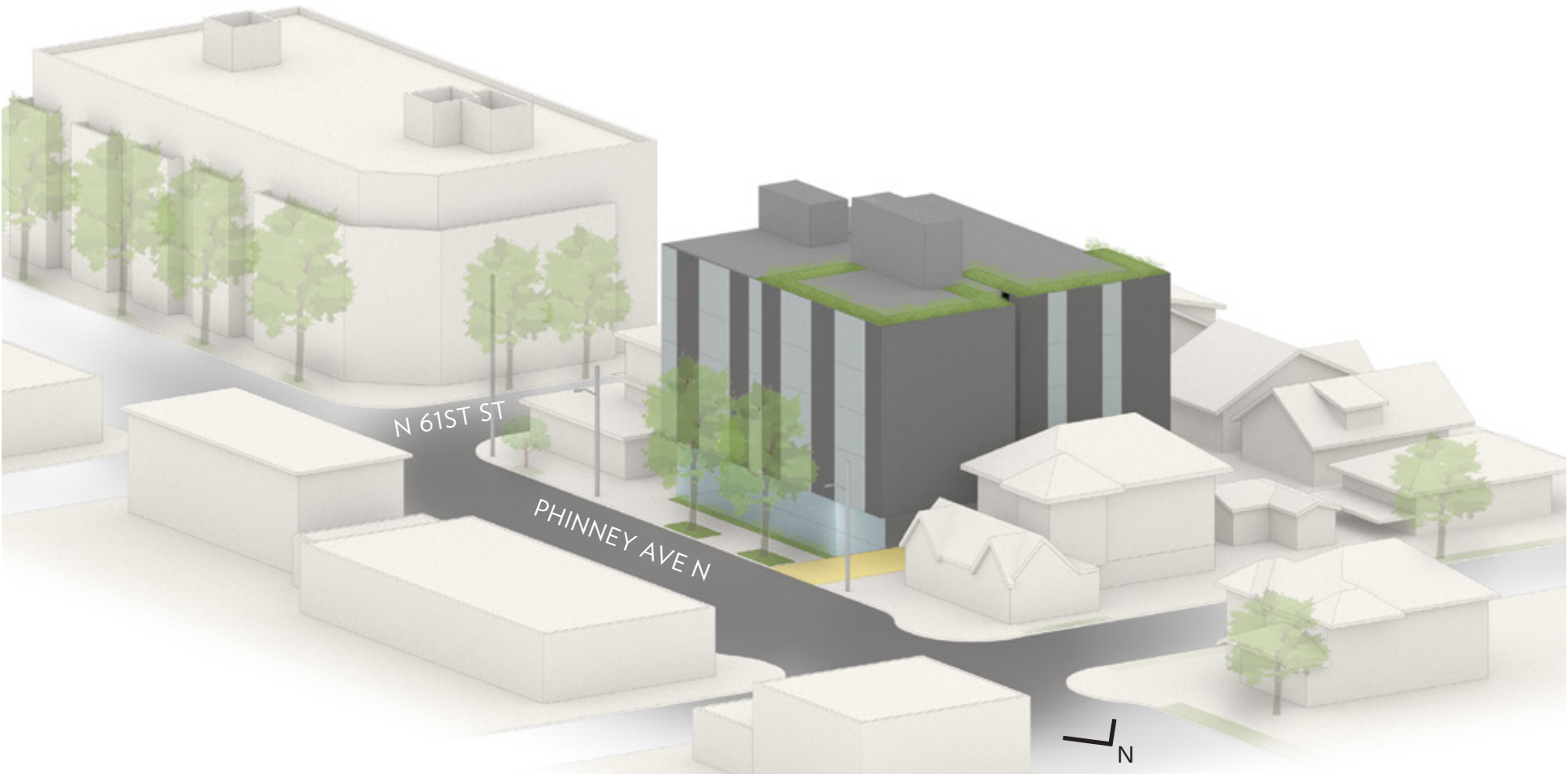
ALTERNATIVES COMPARISON CHART



	ALTERNATIVE #1	ALTERNATIVE #2 [PREFERRED 1ST]	ALTERNATIVE #3 [PREFERRED 2ND]
CONCEPT:	Driveway to the north	Live Work Units at Street Level	Driveway to the South
# OF UNITS:	28 Units	28 Units	28 Units
LIVE / WORK:	None	2 Units	2 Units
AMENITY SF:	3,800 SF	3,800 SF	3,800 SF
COMMERCIAL RETAIL SF:	1,080 SF	1,300 SF	1,080SF
PARKING STALLS:	9 Stalls	9 Stalls	9 Stalls
BIKE STALLS:	32 Long term stalls, 4 short term stalls	32 Long term stalls, 4 short term stalls	32 Long term stalls, 4 short term stalls
FAR:	3.10 (29,420 SF)	3.12 (29,640 SF)	3.10 (29,420 SF)
PROS:	• South facing outdoor courtyard • Setbacks from SF zone exceed code minimum for majority of building • Residential levels set back from side lot lines exceed code minimum	• Trash storage and driveway entrance moved away from Pub's outdoor seating area • Setbacks from SF zone exceed code minimum for majority of building • Residential levels set back from side lot lines exceed code minimum • Commercial and Residential entry locations relate to adjacent uses • 2 additional living units provided	• Trash storage and driveway entrance moved away from Pub's outdoor seating area • Outdoor courtyard adjacent to Pub's outdoor seating area • Setbacks from SF zone exceed code minimum for majority of building • Residential levels set back from side lot lines exceed code minimum • Commercial and Residential entry locations relate to adjacent uses
CONS:	• Trash storage and driveway entrance is adjacent to Pub's outdoor seating area • Outdoor courtyard is located next to a quiet office and apartment building to the south.	• Exterior courtyard has been eliminated • Departure required	• Outdoor courtyard north facing
CODE COMPLIANCE:	Yes	Departure Requested	Yes

8.0 Architectural Massing Concepts

ALTERNATIVE #1 [DRIVEWAY TO THE NORTH] RENDERING



AERIAL VIEW LOOKING SOUTHWEST

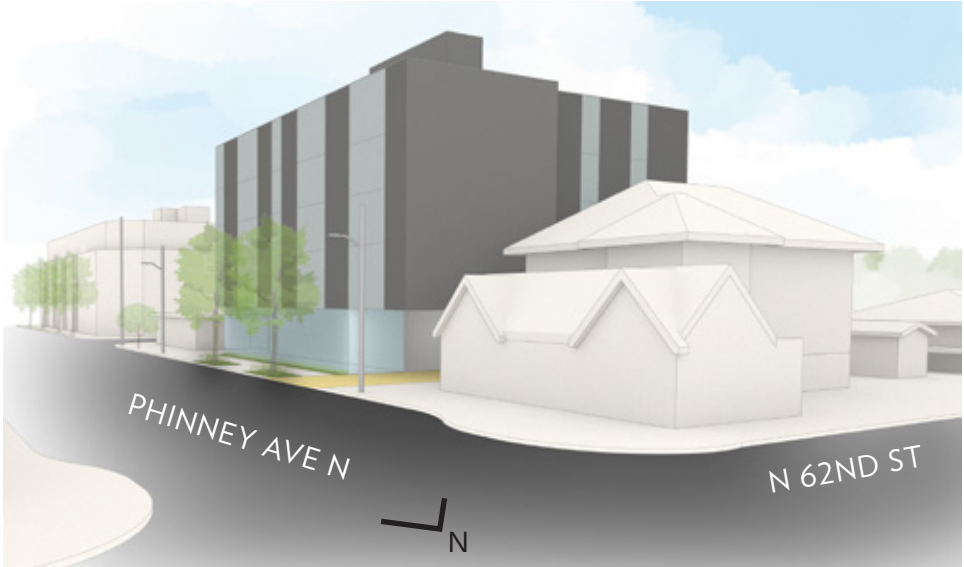
DESIGN CONCEPT #1
 Design Alternative #1 locates the driveway and residential entry at the north end of the property and the commercial entry and exterior courtyard at the south. The large storefront windows at ground level and overhead canopy breakdown the building’s massing to create a smaller scale pedestrian experience that relates to the smaller scale buildings nearby. Above ground level the simple massing is broken down into vertical bands of varying materials that differ in color and texture.



VIEW LOOKING WEST



VIEW LOOKING NORTH



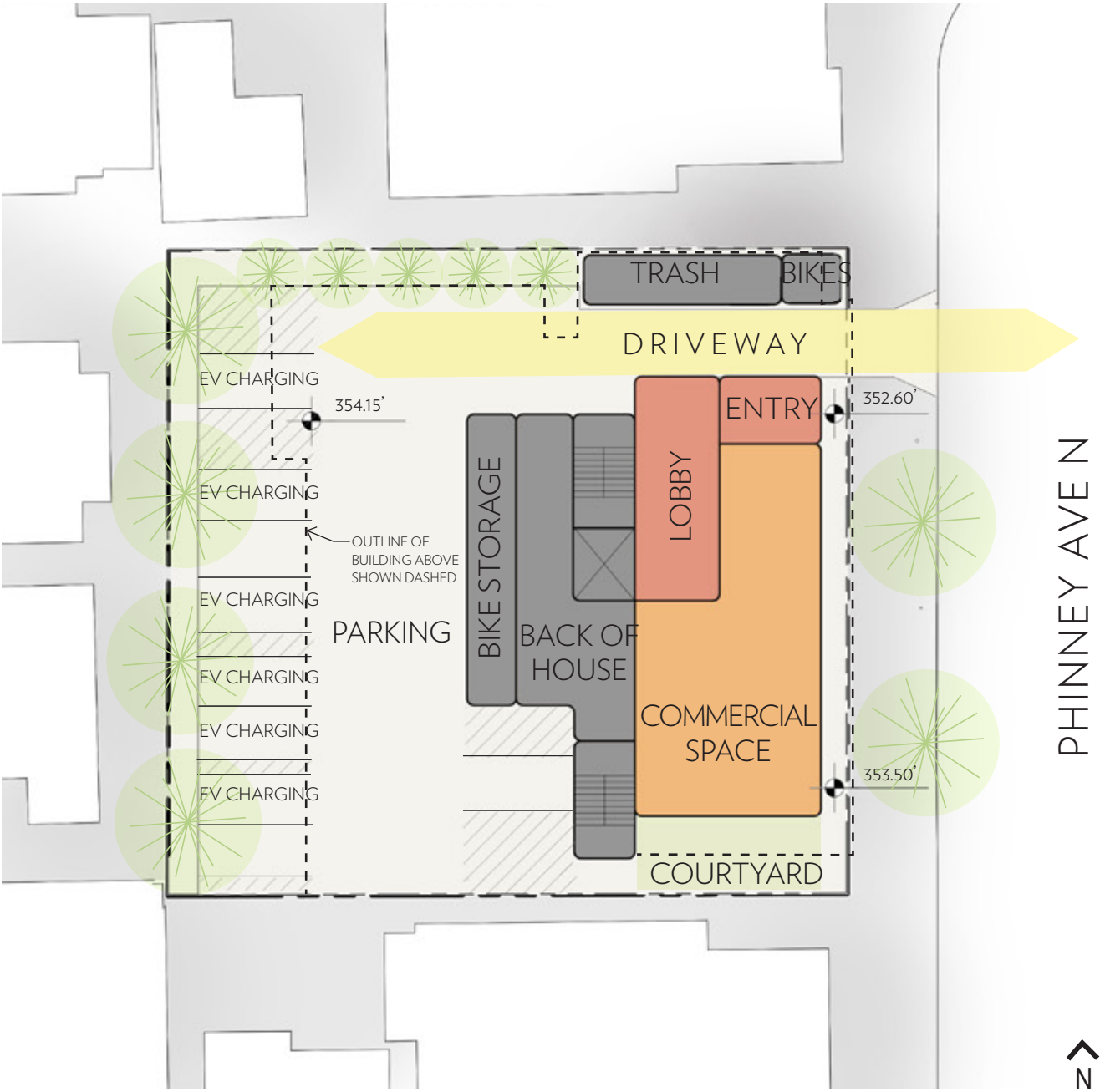
VIEW LOOKING SOUTH



VIEW LOOKING SOUTHWEST

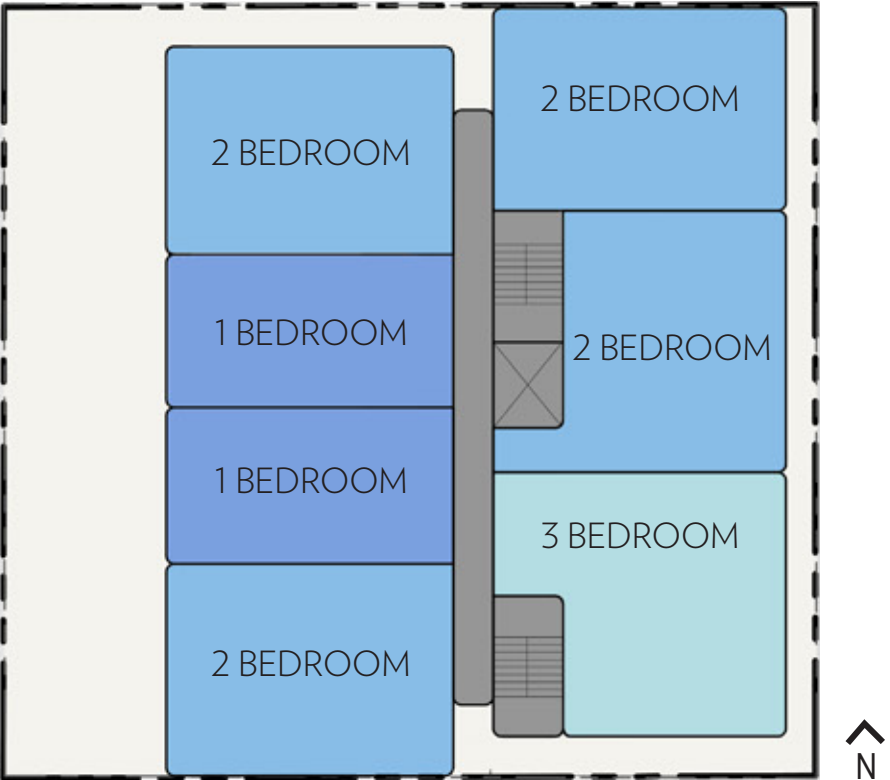
8.0 Architectural Massing Concepts

ALTERNATIVE #1 [DRIVEWAY TO THE NORTH] PLANS

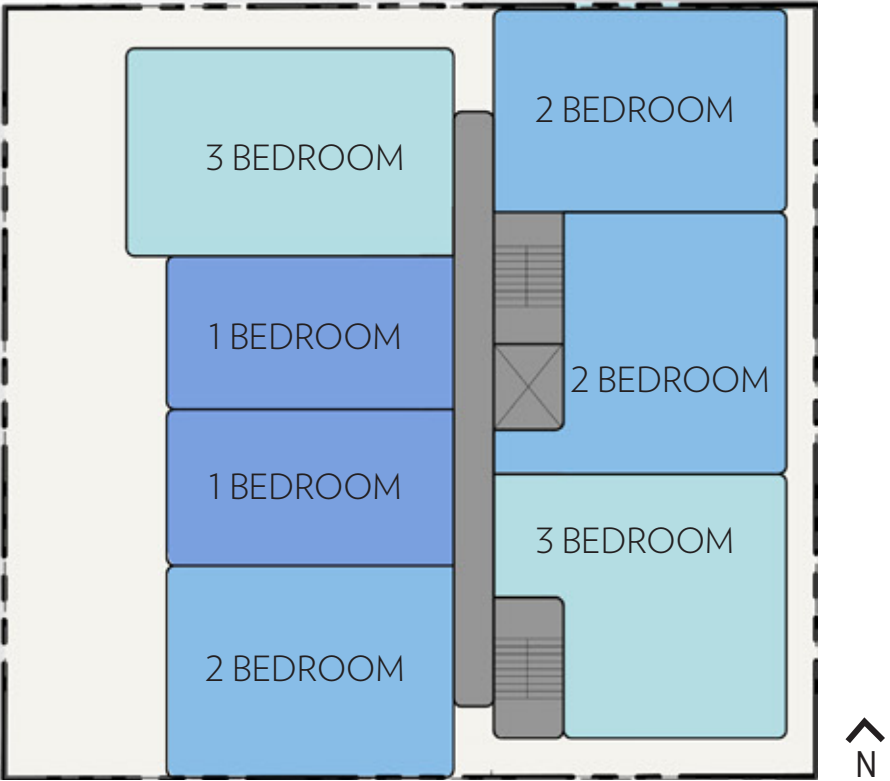


SITE & MAIN LEVEL FLOOR PLAN

KEY
property line ———



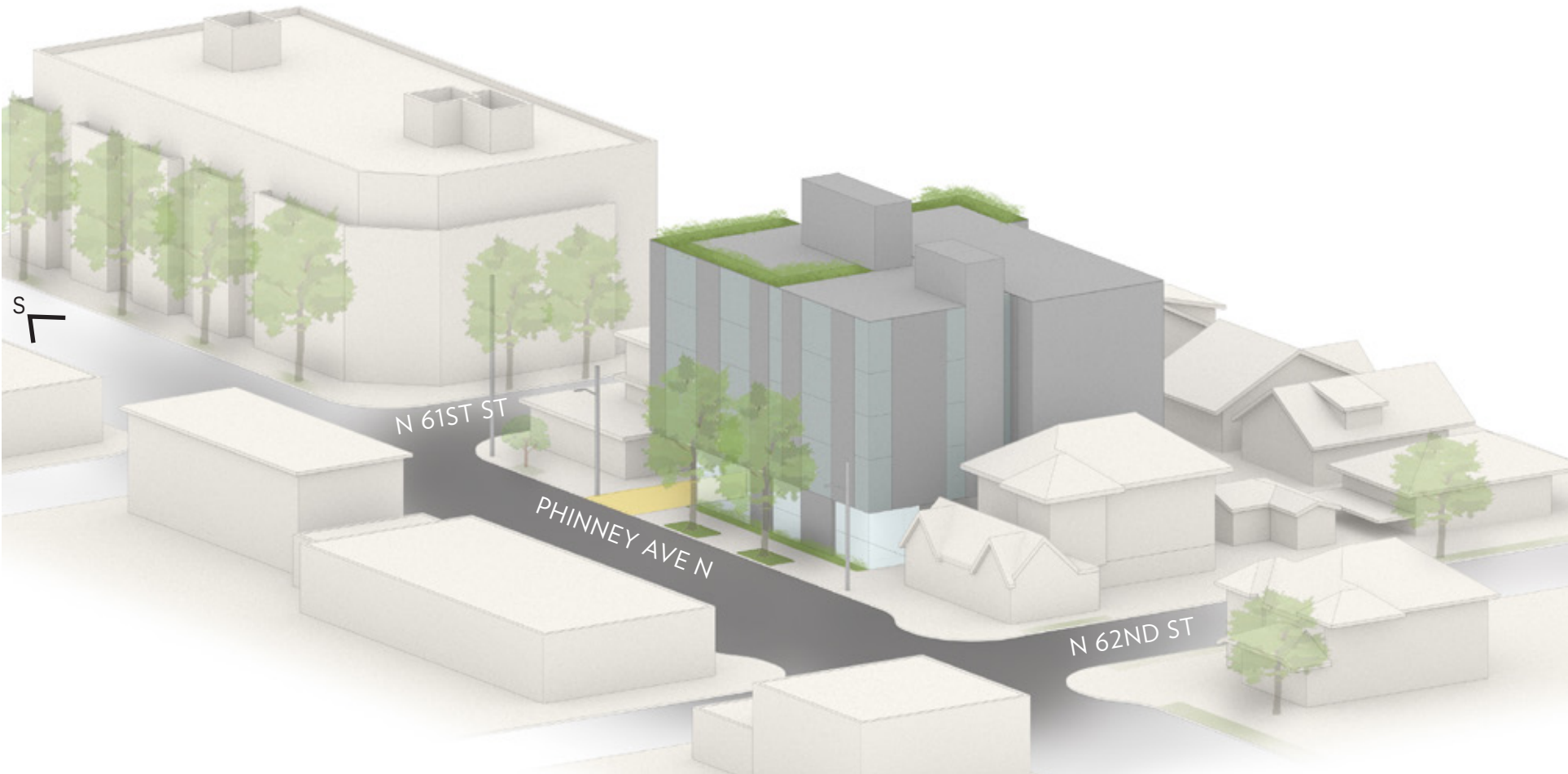
LEVELS 4 & 5



LEVELS 2 & 3

8.0 Architectural Massing Concepts

ALTERNATIVE #2 [LIVE WORK] RENDERING



AERIAL VIEW LOOKING SOUTHWEST

DESIGN CONCEPT #2

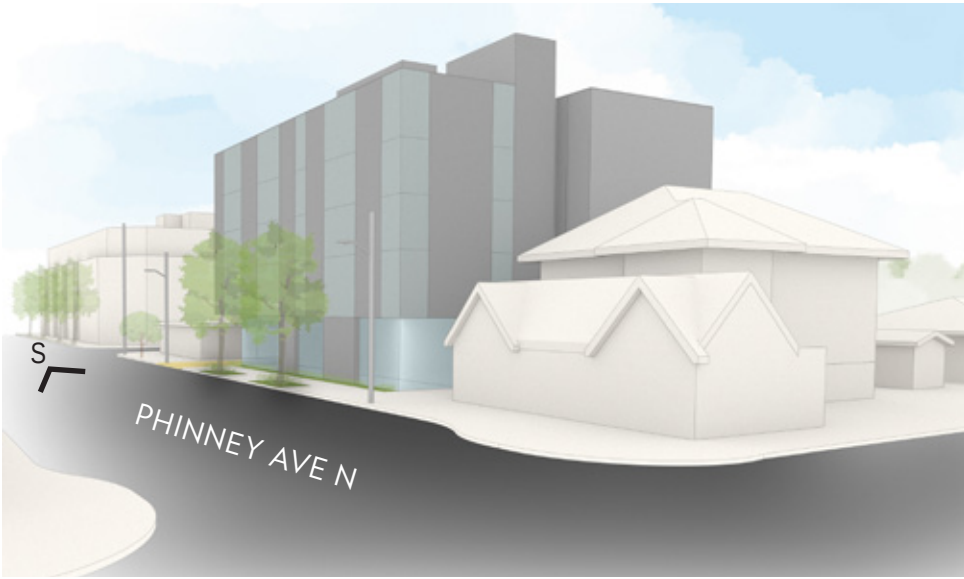
Design Alternative #2 locates the driveway and residential entry at the south end of the property. Instead of a commercial retail space at ground level, two live work units are being proposed instead. The large storefront windows at ground level and overhead canopy breakdown the building's massing to create a smaller scale pedestrian experience that relates the smaller scale buildings nearby. Above ground level the simple massing is broken down into vertical bands of varying materials that differ in color and texture.



VIEW LOOKING WEST



VIEW LOOKING NORTH



VIEW LOOKING SOUTH



VIEW LOOKING SOUTHWEST

8.0 Architectural Massing Concepts

ALTERNATIVE #2 [LIVE WORK] PLANS

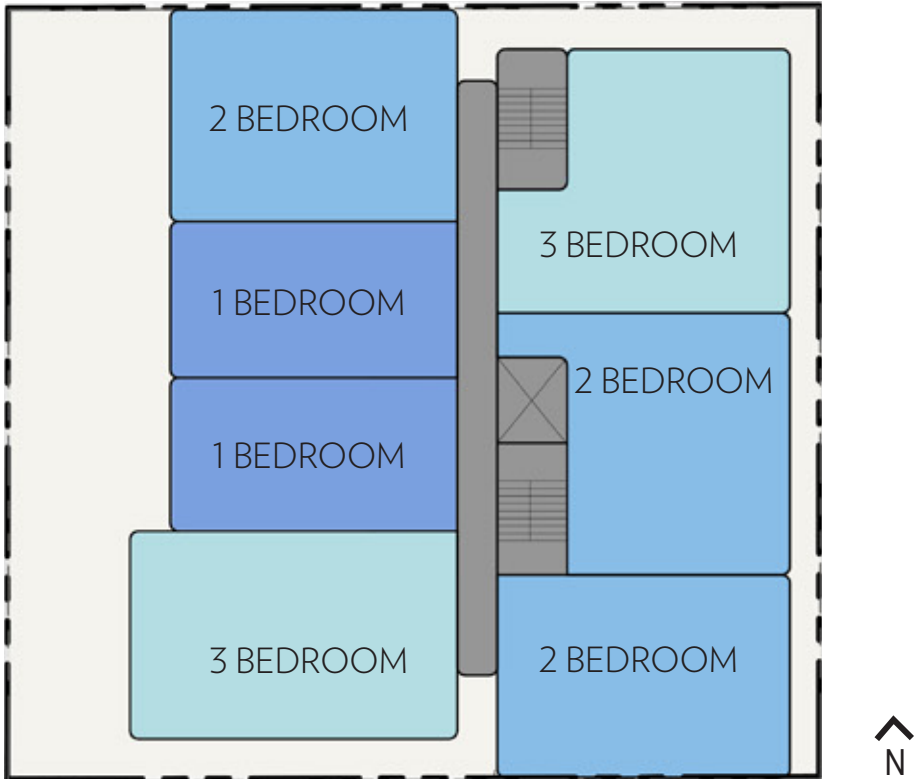


SITE & MAIN LEVEL FLOOR PLAN

KEY
property line



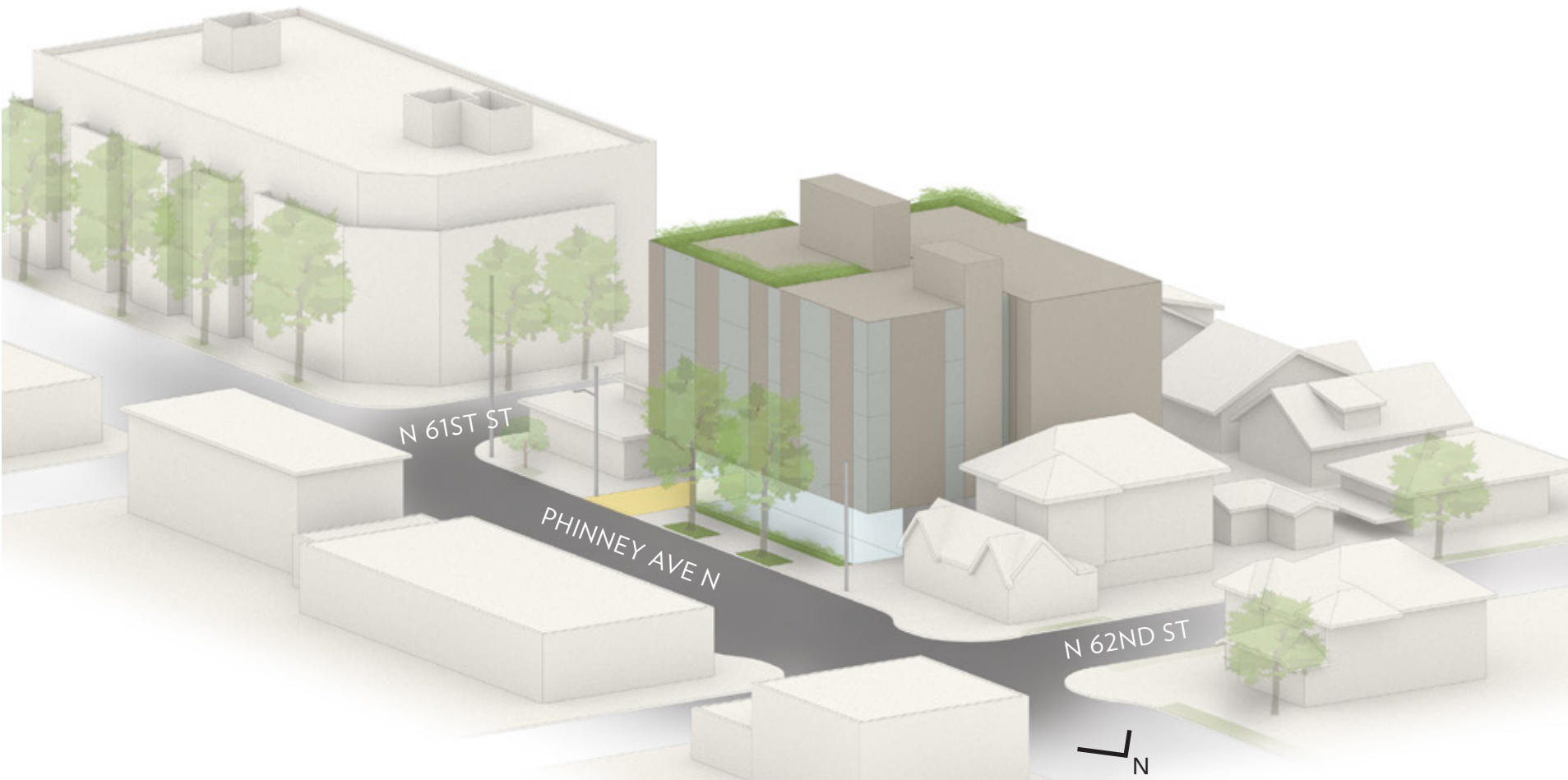
LEVELS 4 & 5



LEVELS 2 & 3

8.0 Architectural Massing Concepts

ALTERNATIVE #3 [DRIVEWAY TO THE SOUTH] RENDERINGS



AERIAL VIEW LOOKING SOUTHWEST

DESIGN CONCEPT #3

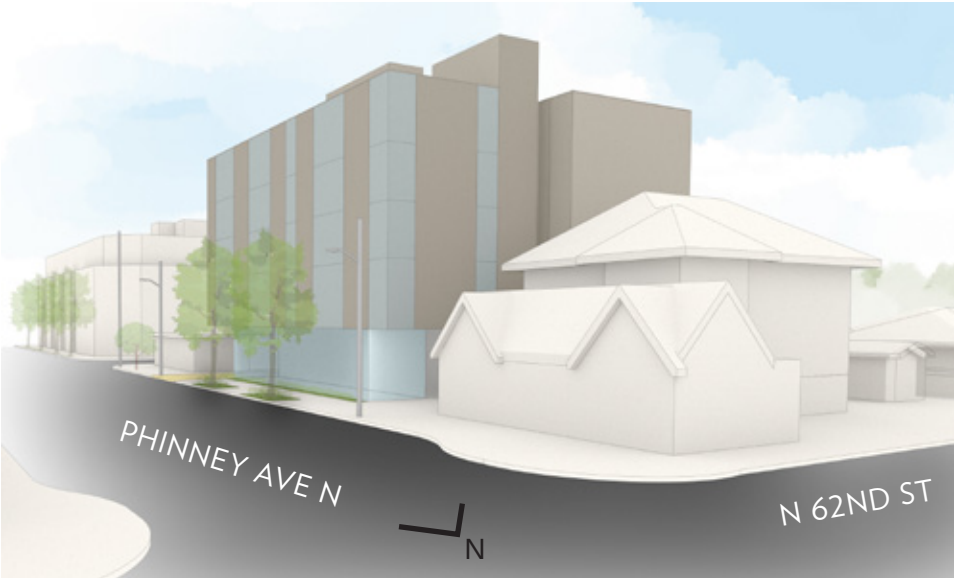
Design Alternative #3 locates the driveway and residential entry at the south end of the property and the commercial entry and exterior courtyard at the north. The neighboring property to the north is a popular pub, to the south is a quiet law office with apartments above. The commercial entry to the north and residential entry to the south relate to their adjacent uses. Additionally, the outdoor courtyard at the north will be directly adjacent to the Pub's outdoor patio enhancing the existing outdoor space. The large storefront windows at ground level and overhead canopy breakdown the building's massing to create a smaller scale pedestrian experience that relates the smaller scale buildings nearby. Above ground level the simple massing is broken down into vertical bands of varying materials that differ in color and texture.



VIEW LOOKING WEST



VIEW LOOKING NORTH



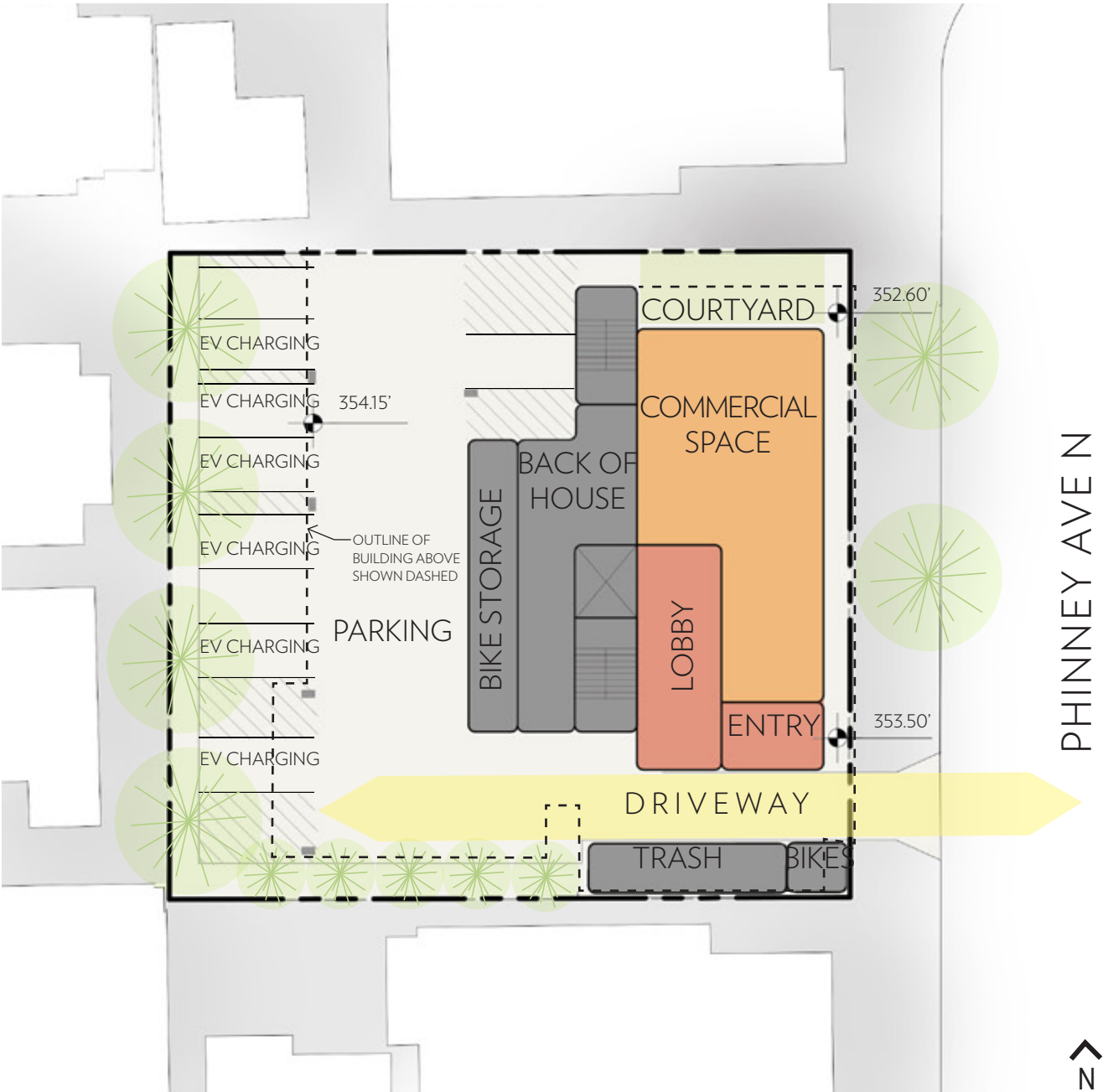
VIEW LOOKING SOUTH



VIEW LOOKING SOUTHWEST

8.0 Architectural Massing Concepts

ALTERNATIVE #3 [DRIVEWAY TO THE SOUTH] PLANS

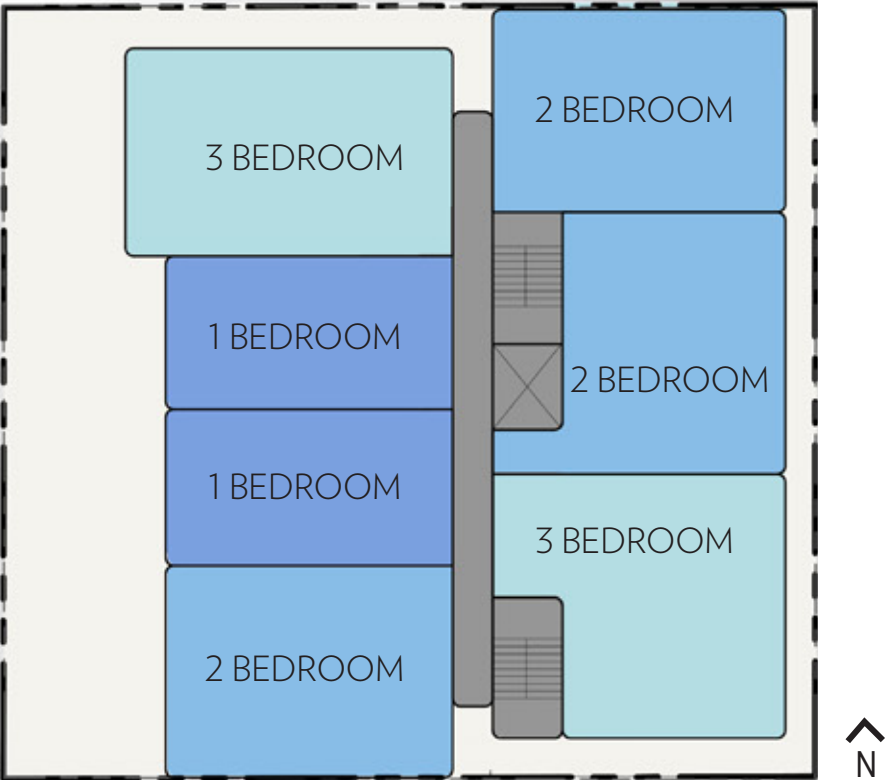


SITE & MAIN LEVEL FLOOR PLAN

KEY
property line



LEVELS 4 & 5



LEVELS 2 & 3

8.0 Departures

SMC 23.47A.004 PERMITTED AND PROHIBITED USES: LIVE-WORK

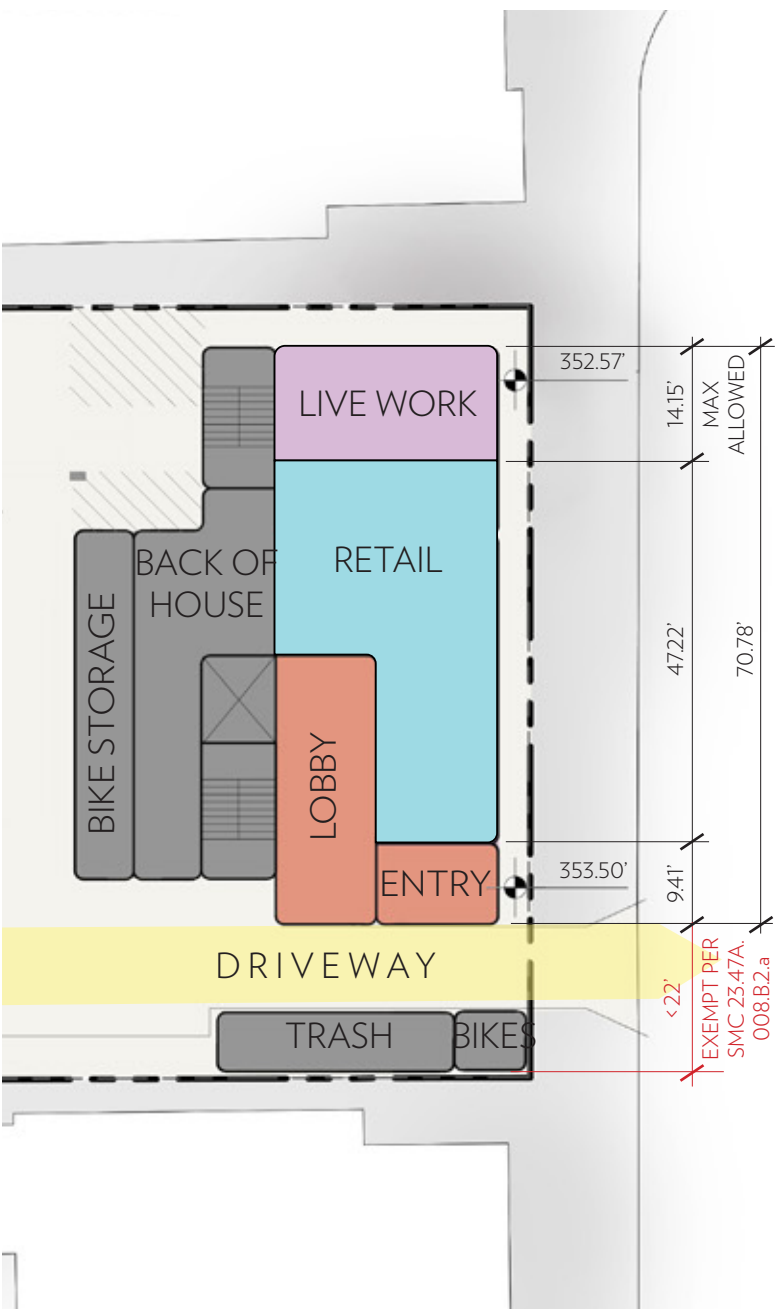
Per SMC 23.47A.004 Table A, “Live Work Units” are allowed outright in the NC2 zone subject to 23.47A.004.G

Per SMC 23.47A.004G in pedestrian-designated zones, live-work units shall not occupy more than 20% of the street-level street (about 14’ long) facing facade along designated principal pedestrian streets.

The site is located on a principal pedestrian street. In Design Alternative #2 live-work units occupy approximately 87% of the street-level street facing facade and would. The project team is proposing an option with live-work units exceeding what the code allows to add more housing units in the neighborhood and to create a more active and lively streetfront.

Seattle has been struggling with a housing shortage crisis for years. Population growth and the demand for homes has outpaced the supply, driving up the cost of housing and pushing low-to-medium income families out of the city. At community outreach meetings, neighbors and community members repeatedly expressed the need for affordable housing in Phinney Ridge. Live-work units at ground level responds to what the community is requesting by providing more homes in the neighborhood which increases the supply and helps make housing in the area more affordable.

Since the pandemic, vacant streetfront commercial spaces have become commonplace. These vacant commercial spaces create a dead environment and become easy targets for vandalism. Even during economic booms, commercial spaces are only occupied during opening hours. In contract, live-work units offer a more stable and consistent occupancy. Because there is such a high demand for housing, live-work units are more likely to remain occupied throughout economic highs and lows. People living in the units provide an around the clock presence and make the environment more active. Overall, the team believes live-work units at ground level can contribute to a safer and more lively streetfront.



MAX ALLOWED LIVE-WORK UNIT

KEY
line



ALTERNATIVE #2: PROPOSED SITE & MAIN LEVEL FLOOR PLAN

8.0 Architectural Massing Concepts

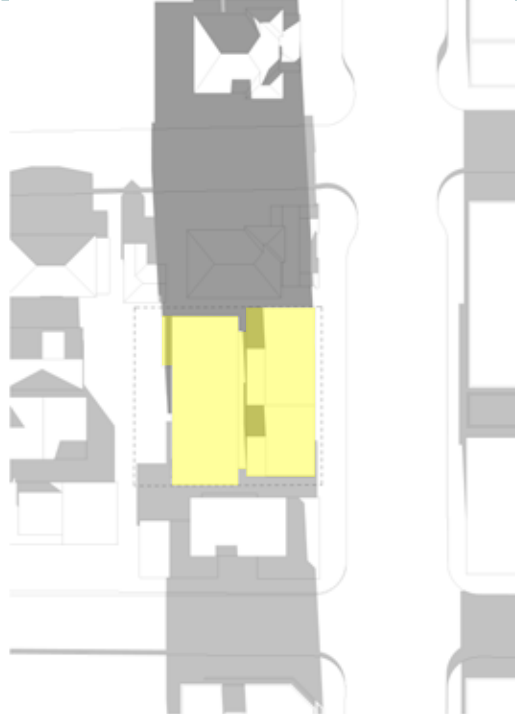
SHADING STUDIES: ALTERNATIVE #1

WINTER SOLSTICE

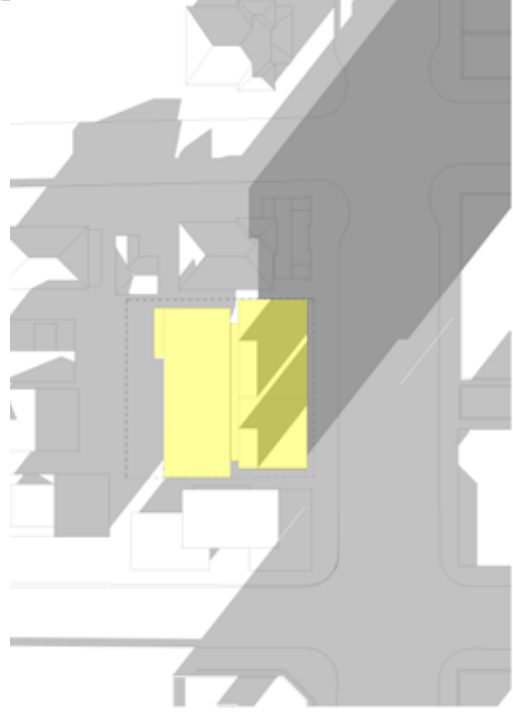
9 AM



12 PM

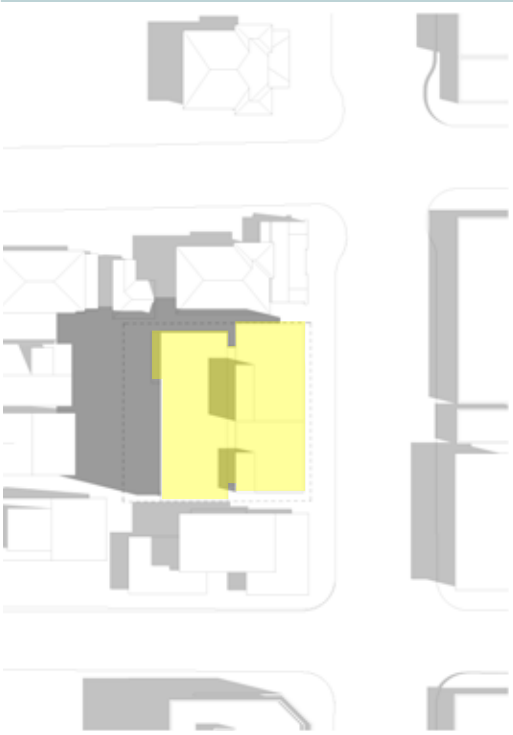


3 PM

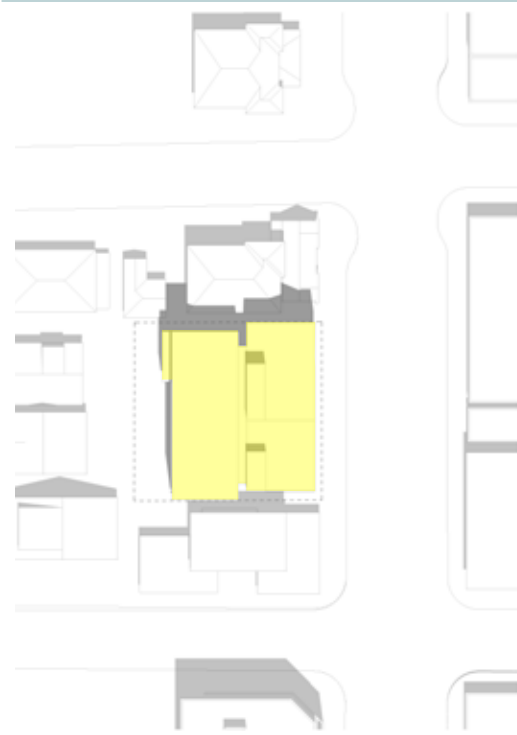


SUMMER SOLSTICE

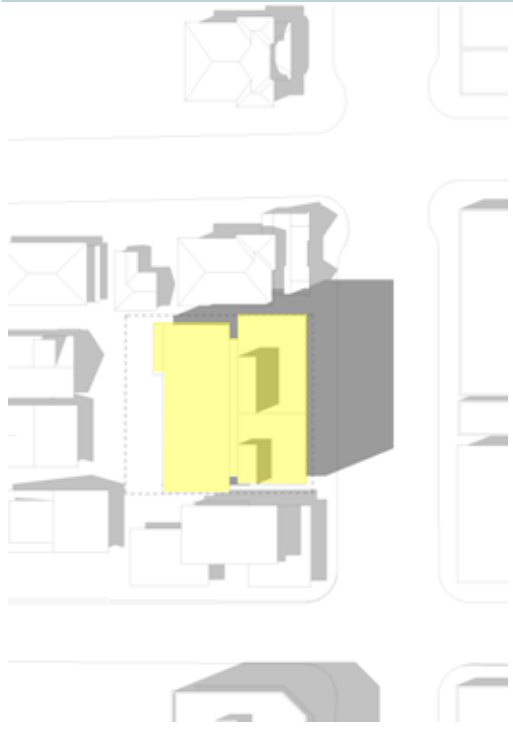
9 AM



12 PM



3 PM

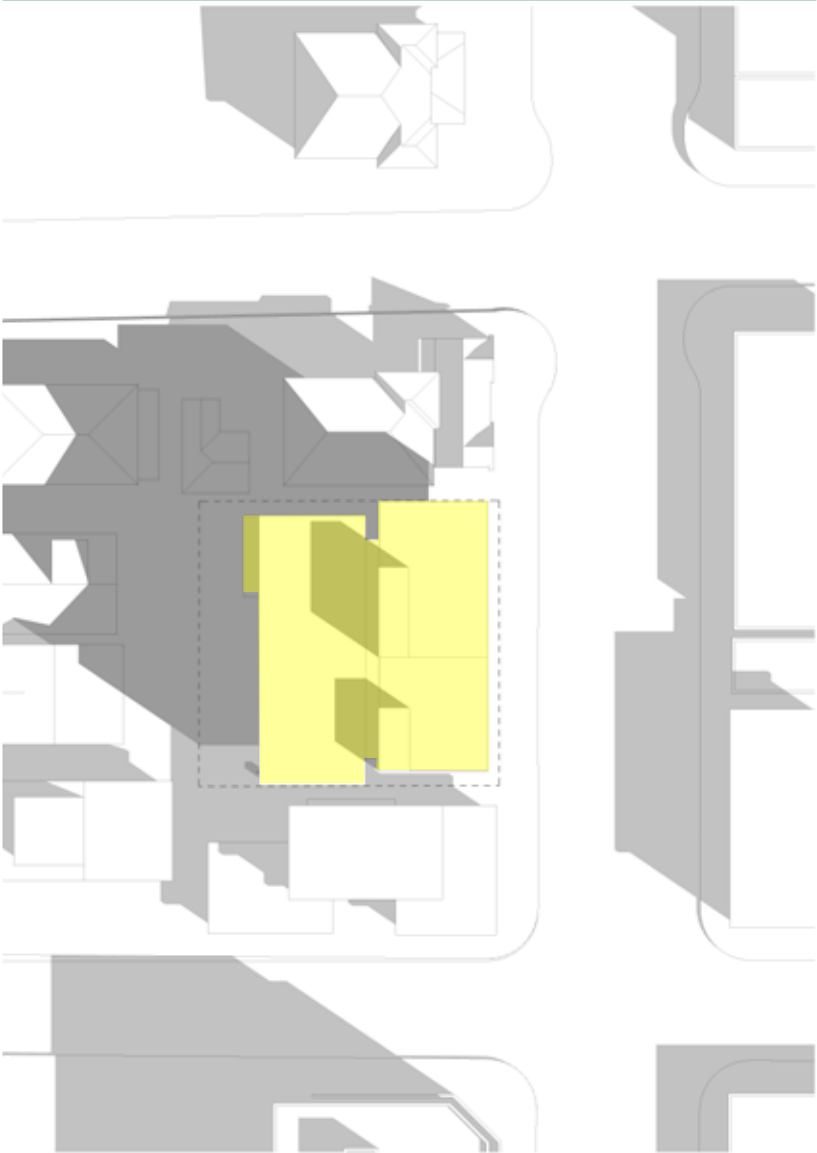


8.0 Architectural Massing Concepts

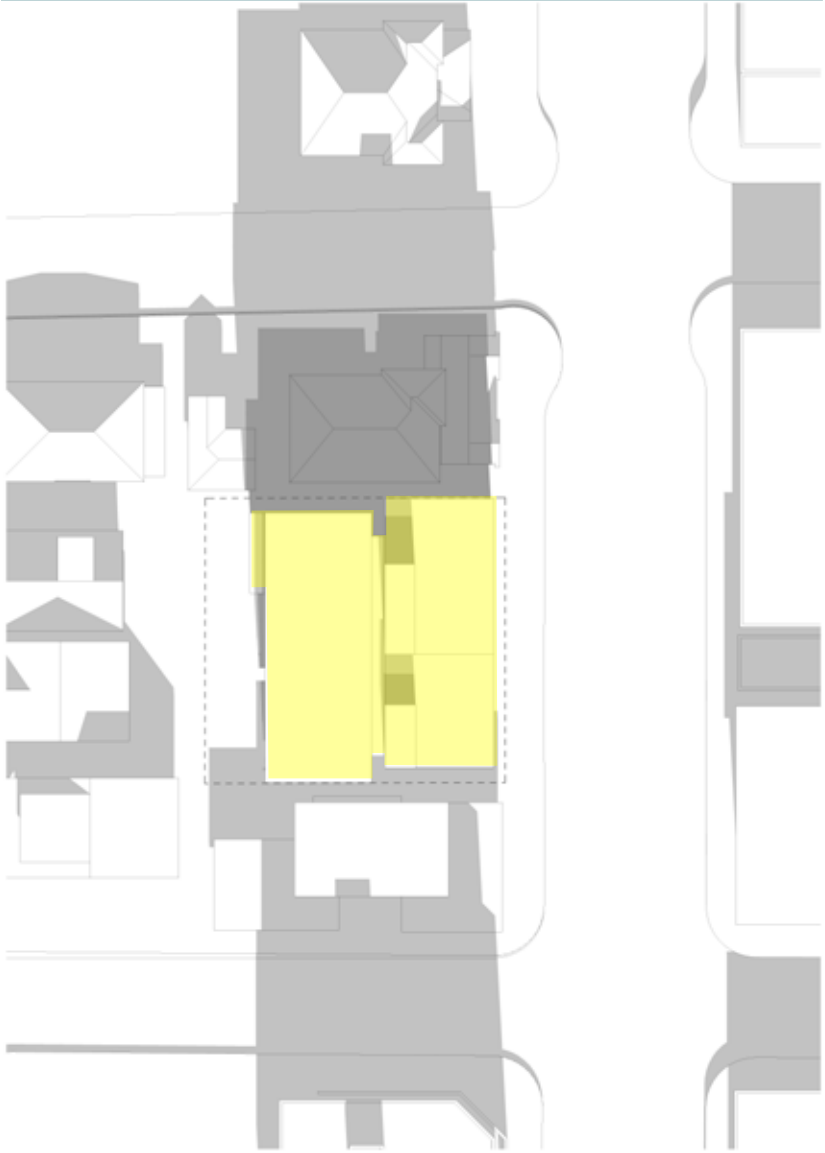
SHADING STUDIES: ALTERNATIVE #1

SPRING/FALL EQUINOX

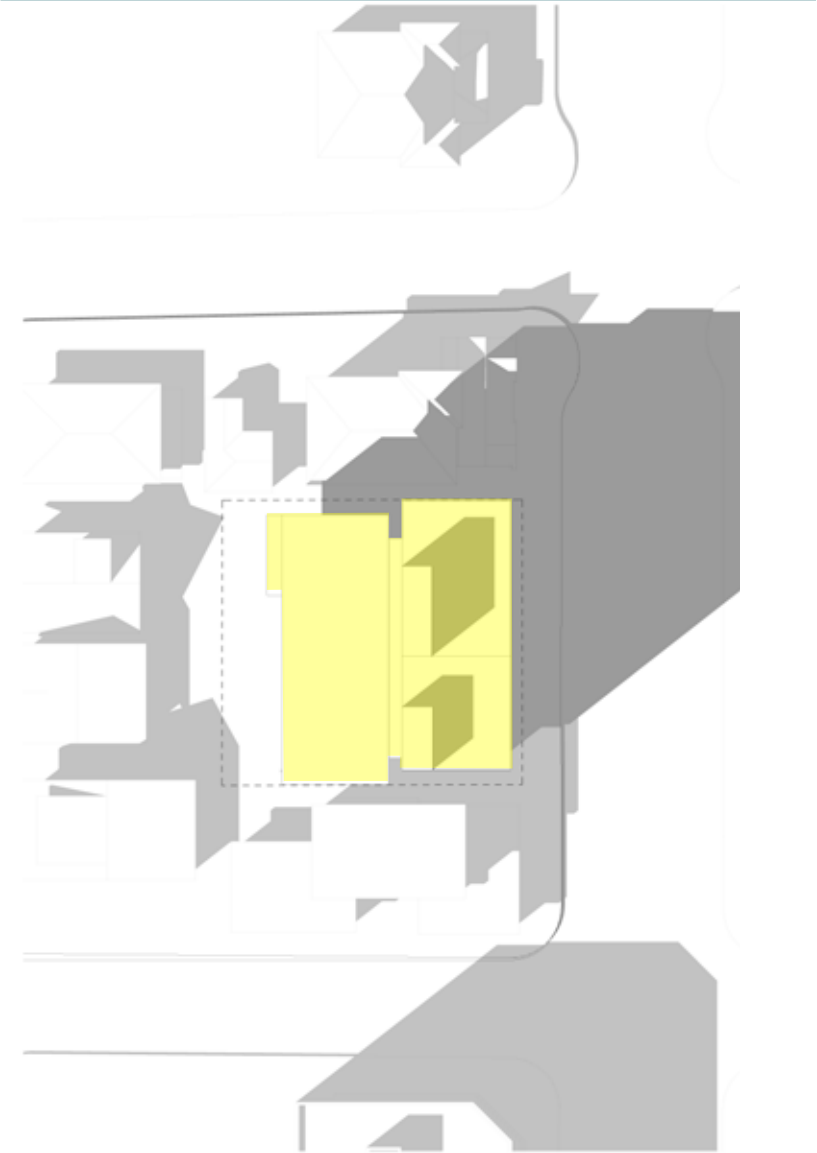
9 AM



12 PM



3 PM



8.0 Architectural Massing Concepts

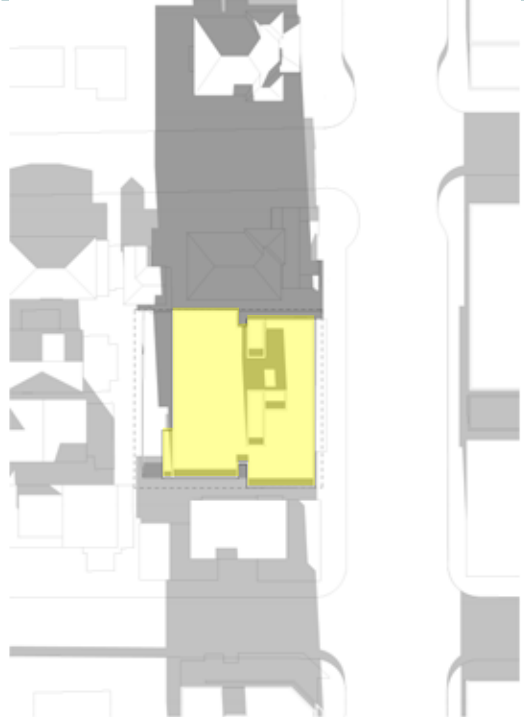
SHADING STUDIES: ALTERNATIVE #2 & #3

WINTER SOLSTICE

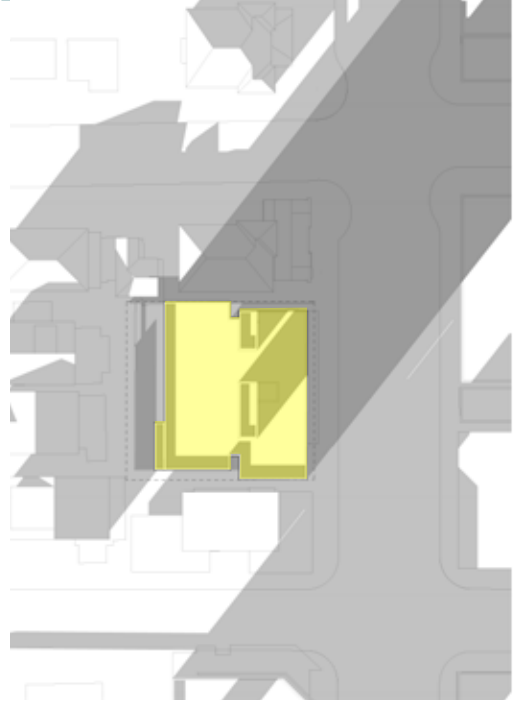
9 AM



12 PM

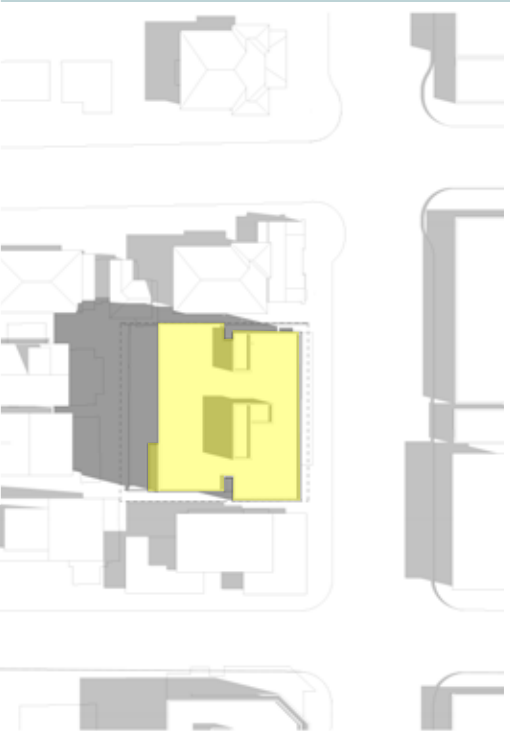


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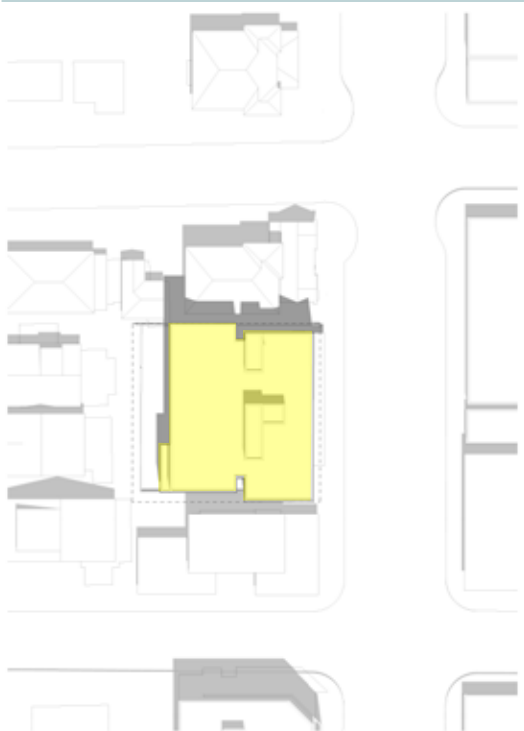


SUMMER SOLSTICE

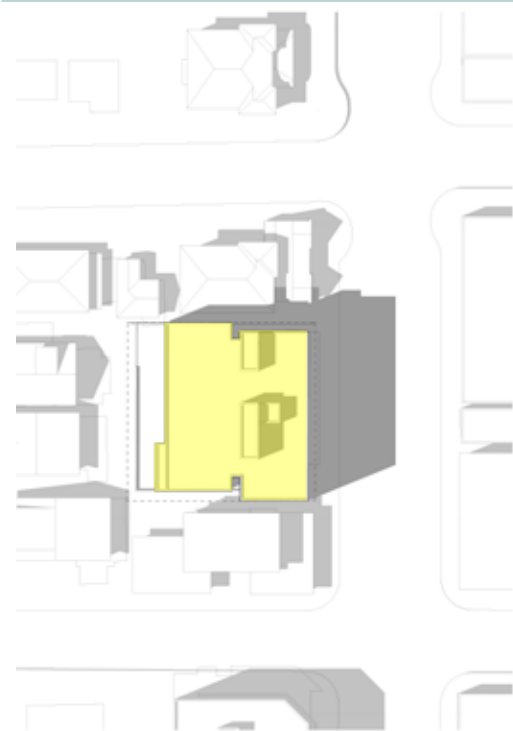
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8.0 Architectural Massing Concepts

SHADING STUDIES: ALTERNATIVE #2 & #3



8.0 Architectural Massing Concepts

EXTERIOR MATERIALS STUDIES

