



STONE WAY APARTMENTS

EARLY DESIGN GUIDANCE

JULY 11, 2011



WEBER THOMPSON



DEVELOPMENT OBJECTIVES

The applicant proposes to build a truly urban, in-town residential/mixed-use development that will provide affordable rental housing in the Wallingford neighborhood and commercial space that will engage pedestrians in a growing area of Seattle.

Construction Type: Three (3) Type V 1-hour wood frame apartment floors over Type I concrete construction at-grade.

Residential Uses: 27 residential market rate apartments, primarily true 1-bedroom with some open 1-bedroom units.

Commercial Uses: Approximately 1,500 sf of commercial for use as restaurant/cafe, or retail.

Use distribution by floor:

Level 1 (Street Level): Commercial / On-grade parking
Level 2-4: 27 Apartments
Level 5 (Roof): Roof Deck

Sustainability Goal: Seattle Green Factor = .30

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PROJECT SITE

The site is on the west side of Stone Way N. bounded directly by an alley to the north and west and adjacent 4-story apartment building to the south. It consists of two adjoining lots with a total of 76.07' of frontage along Stone Way N. and a depth of 106.44' for a site area of 8,158 sf.

The existing buildings on the site are currently residential structures and will be demolished. The nine at-grade parking stalls along the west alley will also be demolished.

To the west of the site are single family homes with alley loaded garages. The character of the area reflects the Wallingford architectural style of bungalow homes, street trees and backyard alleyways. To the north, east, and south of the site are various mixed-use, commercial, and multi-family buildings ranging from 1-story to 5-stories in a variety of design styles that are within the neighborhood context.

The site slopes consistantly at about 3% from the northeast corner down to the southwest corner creating a grade change of about 4 feet. The reduced height of the adjacent building to the south will allow for a rooftop deck with views to Lake Union. There is a 14" diameter Cleveland Norway Maple street tree that may be preserved. The nearest cross streets are N. 41st St. to the south and N. 42nd St. to the north.



N 45th St.

Allen Pl.

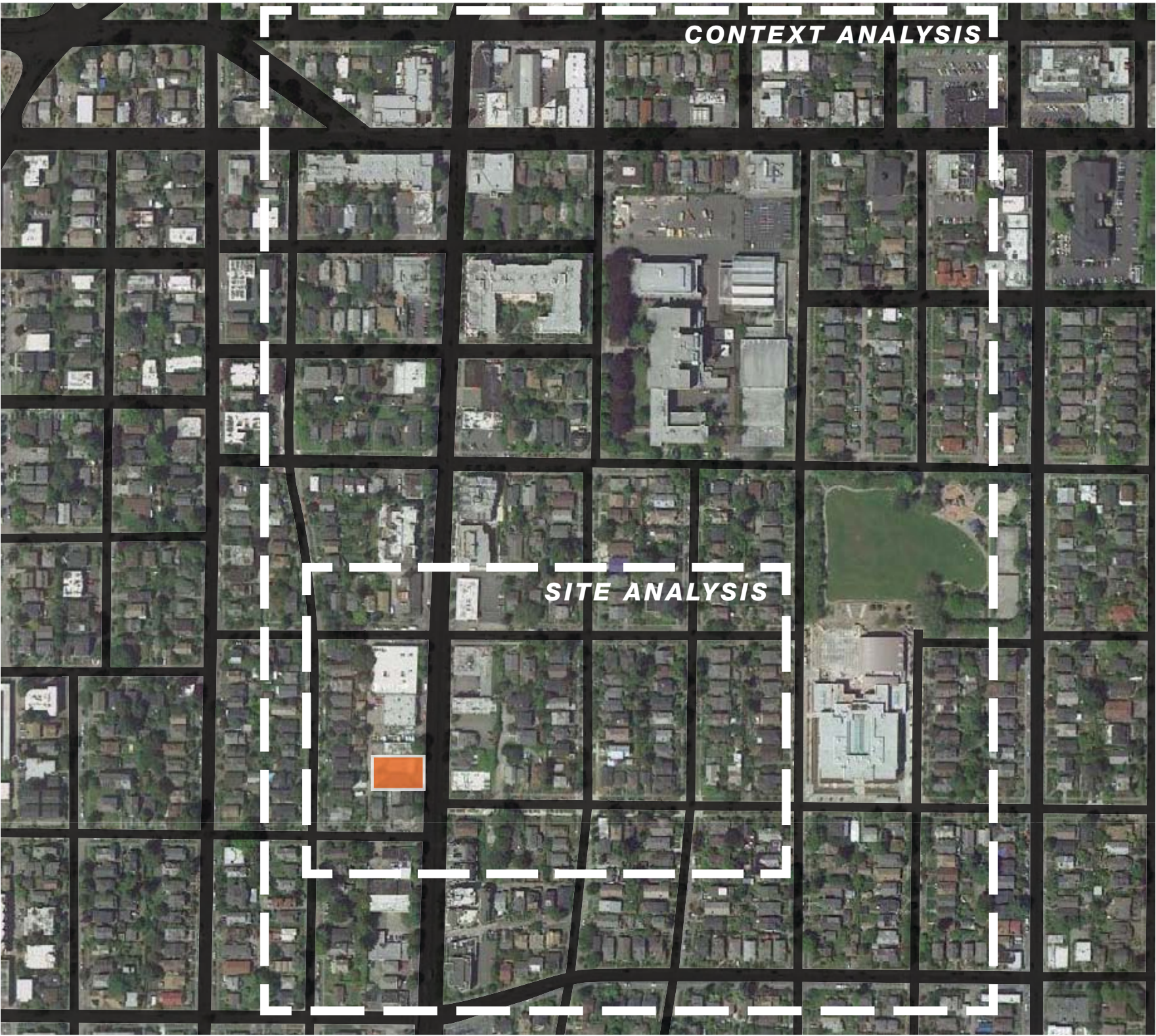
N 43rd St.

Motor Pl.

N 42nd St.

N 41st St.

N 40th St.



PROJECT SITE



Project Site at Stone Way



N-S Alley



View East on Stone Way N. across from project site



LAND USE CODE ANALYSIS

DPD (MUP) PROJECT NUMBER: 3011897

PROJECT DESCRIPTION

Three story residential building of Type VA over one story of Type 1A construction. Type 1A consists of grade related commercial and parking. Building to be fully sprinklered. All existing construction and on-site landscaping to be demolished

KING COUNTY ASSESSOR’S PARCEL NUMBER: 007200090 & 007200095

LEGAL DESCRIPTION

Lots 7 and 8, Block 2, John B. Agen’s addition to the City of Seattle, according to the plat thereof recorded in volume 22 of plats, page(s) 94, records of King County, Washington.

LOT AREA: 8,158 SF

EXISTING ZONING DESIGNATION: NC2-40'

PEDESTRIAN STREETS

Stone Way N., N. 41st St., N. 42nd St.

URBAN CONTEXT

Within the Wallingford Residential Urban Village. Adjacent properties to the west are zoned SF 5000.

APPLICABLE DPD DESIGN GUIDELINES

Guidelines for Multi-family and Commercial Buildings 1993, 1998 (amended 2007)
Seattle Citywide Design Guidelines (Pending Adoption 2011)
Wallingford neighborhood Design Guidelines, effective May 6, 2005

PERMITTED USES (23.47A.004)

Mixed-Use, residential, live-work, commercial

PROPOSED USE

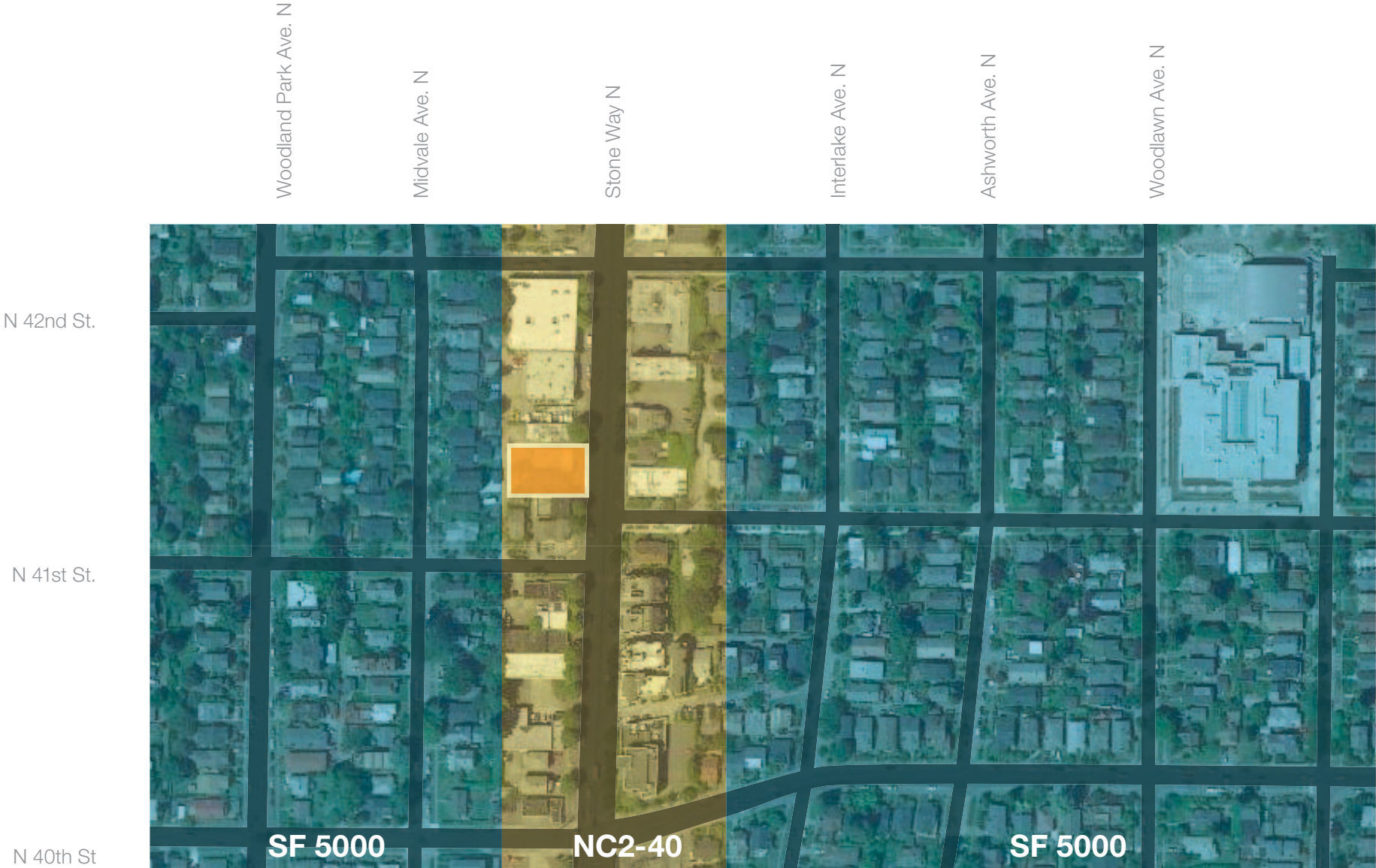
Mixed-Use containing residential apartments (R2) and commercial space (M) with accessory parking (S2)

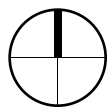
PROHIBITED USES (23.42A.005 C.2)

Residential uses are generally permitted anywhere in an NC2 zone except that they may not occupy in aggregate more than 20% of the street level, street facing facade. Access to residential use is limited to 20% of the pedestrian street-facing facade width.

STREET LEVEL USES (23.47A.005/23.47A.010)

- Commercial uses required along 80% of principal pedestrian street
- Residential access may occupy the remaining 20% of the facade width
- Non residential uses shall have at least 13’ floor to floor height, average 30’ depth with a minimum of 15’ depth
- Business uses limited to 25,000 sf maximum





CONTEXT ANALYSIS





1. Wallingford Playfield
2. Hamilton Int'l Middle School
3. Wallingford Presbyterian Church
4. Pagliacci Pizza
5. Electric Pen Design
6. Emerald City Emergency Clinic
7. Kuma Coffee
8. Howard Park
9. Tutta Bella
10. Stone Hedge Apartments
11. Proposed 93-Unit Mixed Use Building

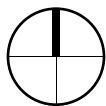
	commercial
	mixed use
	park
	school
	church
	multi-family residential

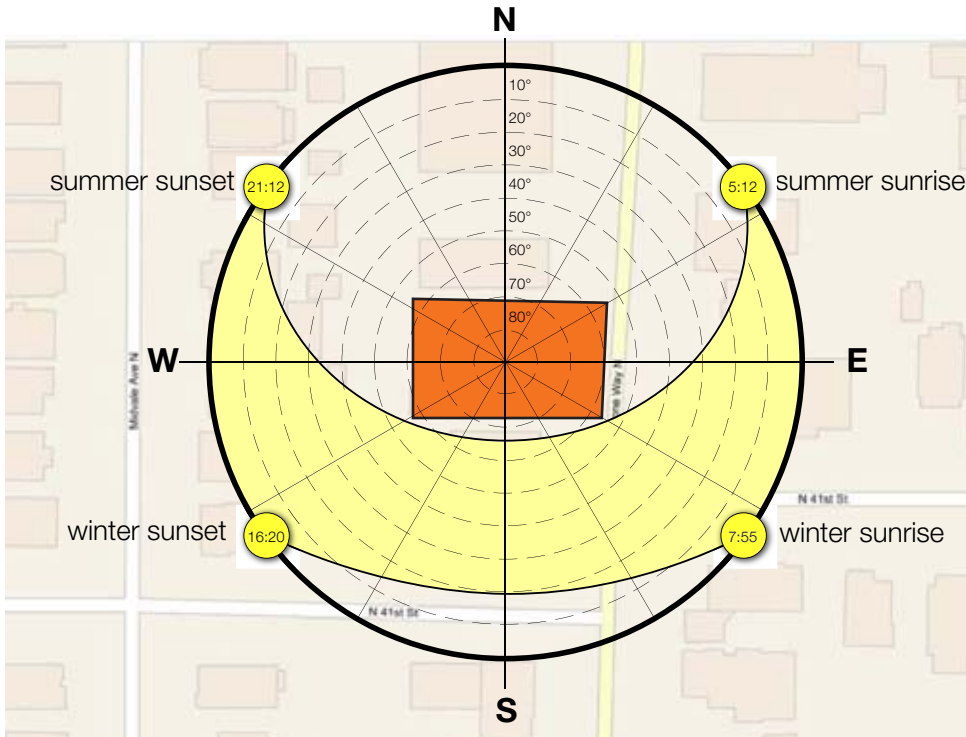




LEGEND

-  primary pedestrian route
-  secondary pedestrian route
-  bike lanes
-  vehicle

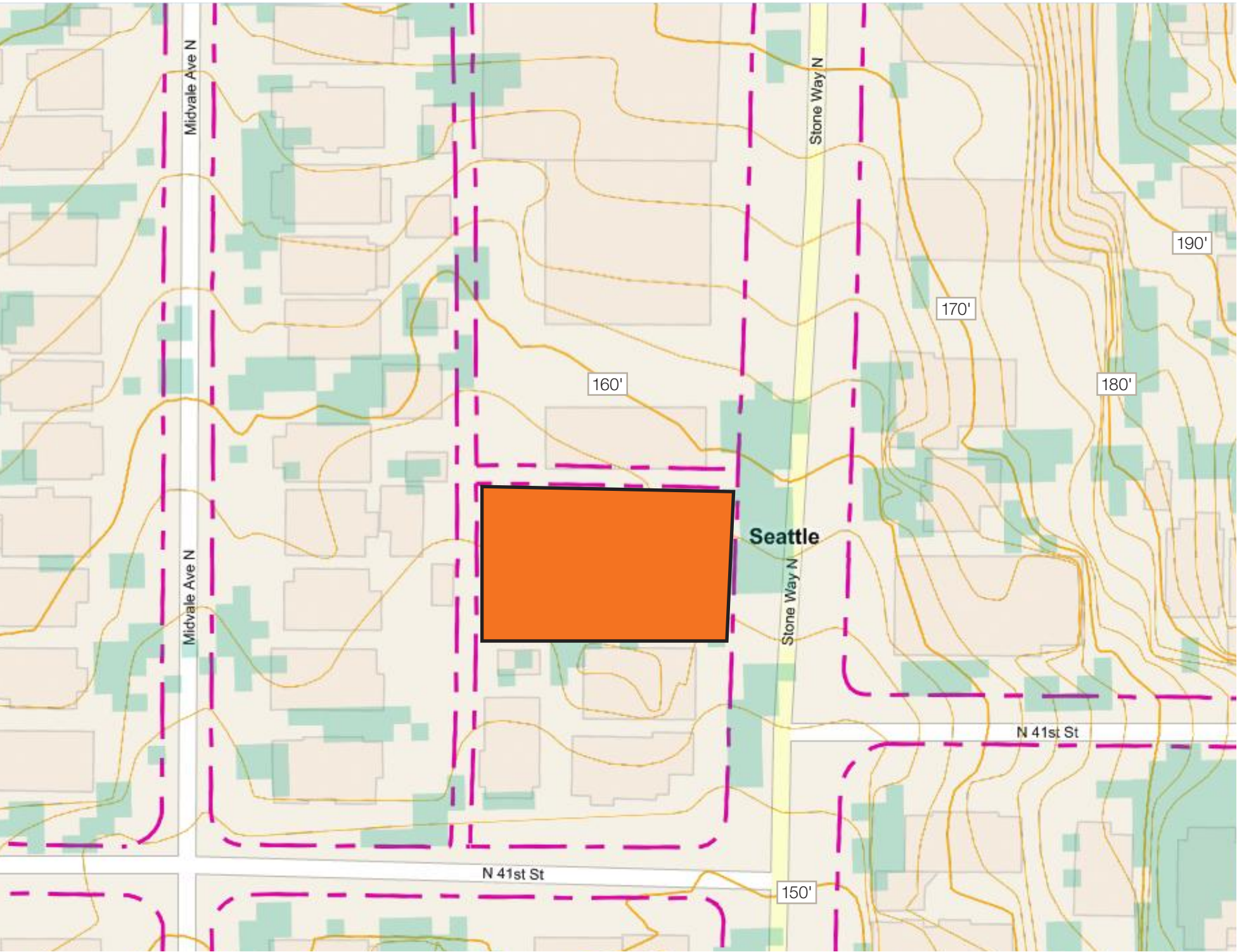




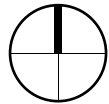
Sun Diagram



View Diagram



Tree & Topo Diagram



ZONING ANALYSIS

BLANK FACADES (23.47A.008 A.2)

Blank segments shall not exceed 20’ in length between 2’ and 8’ above sidewalk. Total of all blank facades shall not exceed 40%.
See A

TRANSPARENCY (23.47A.008 B.2)

60% of the street facade between 2’ and 8’ above the sidewalk shall be transparent.

BUILDING HEIGHT LIMITS (23.47A.012)

NC2-40 zone
- 40’-0” required to top highest main flat roof plane.
- 40’-0” + 4’-0” for parapets, open railings, planters, skylights, clerestories, greenhouses.
- 40’-0” + 15’-0” for stair/elevator penthouses, solar collectors, and screened mechanical equipment (provided features do not exceed 20% of roof area, or 25% with stair/elevator penthouses, and are setback 10’ from the north edge of the roof.

FLOOR AREA RATIO (23.47A.013)

For structures containing both residential and non-residential uses:
Maximum allowed in NC zones for 40’ height limit = 3.25
Maximum for any single use = 4.50
NC2-40 LOT AREA = 8,158 SF X 3.25 = 26,514 SF TOTAL
8,158 SF X 4.50 = 36,711 SF ANY SINGLE USE

SETBACK (23.47A.014)

- No setback required for structures up to 13’ in height
- 15’ for portions of structure from 13’-40’ in height along any rear lot line that abuts a lot in a residential zone.
- Above 40’ provide an additional 2’ setback for every 10’ in excess of 40’.

RESIDENTIAL AMENITY AREA (23.47A.024)

5% of total residential gross square footage is required as amenity space to a limit of 50% of the lot area including decks, balconies, terraces, roof gardens, plazas, play area, sport courts, and courtyards. Resident access is required to at least one amenity area – 10’ & 250 sf minimum common area dimensions; 6’ & 60 sf private balconies and decks; parking & driveways not included.

SOLID WASTE & RECYCLABLE MATERIALS STORAGE (23.47A.029)

Multifamily 26-50 units* = 150 sf required – front loading containers (total units 27)

LANDSCAPE AND SCREENING STANDARDS (23.47A.016)

Green area factor: landscaping that achieves a green factor score of 0.3 or greater.

LOADING BERTH REQUIREMENTS (23.54.035 B.1)

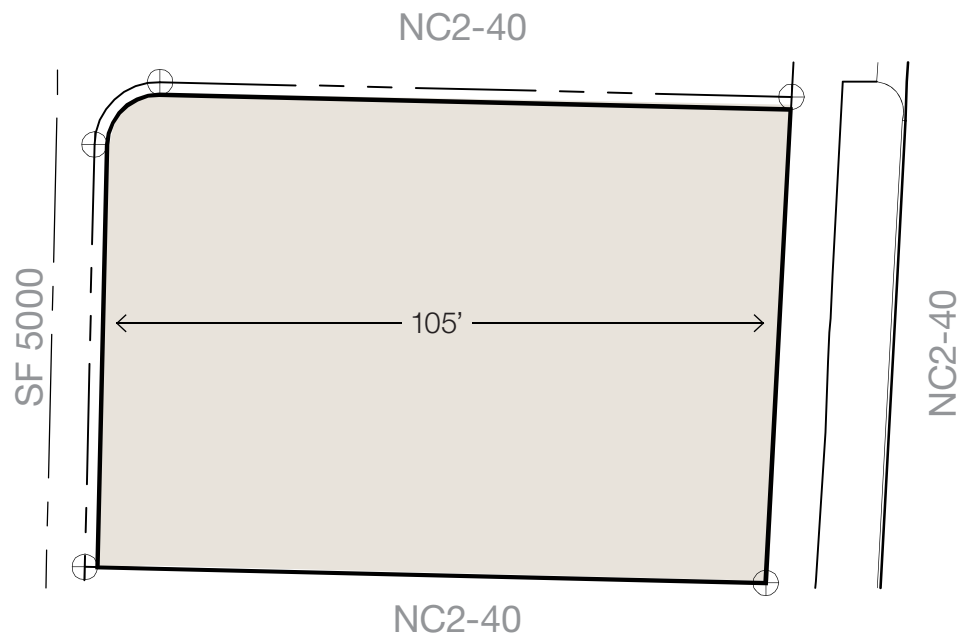
Medium demand @ less than 1,500 sf falls below chart threshold = request on-site loading space to be waived.

VEHICLE PARKING CALCULATIONS (23.54.015)

REQUIRED PARKING	STALLS REQ'D	STALLS PROVIDED	ACCESSIBLE STALLS
COMMERCIAL RETAIL: @ 1 STALL PER 500 SF TBD SF - 5,000 SF (WAIVED PER SMC 23.54.015 B.2) = 0 STALLS			Residential Required: 2% of parking stalls to be barrier free .02 X 21 = 1 accessible stalls (including one van stall) Clear height: 8'-2" (City of Seattle exception) * Public Transit located within 800' of project site along east side of Stone Way N. ** Zipcar program
COMMERCIAL RESTAURANT: @ 1 STALL PER 250 SF TBD SF - 2,500 SF (WAIVED PER SMC 23.54.015 B.2) = 0 STALLS			
RESIDENTIAL: 1 per unit (23.54.015 Chart B-L) 27 units = 27 stalls TRANSIT REDUCTION* OF 20% (23.54.020 F.2.a) 27 X .2 = 22 stalls CAR SHARE PROGRAM** (23.54.020 J.1) 22 stalls - 1 = 21 stalls			
TOTAL	21	21	

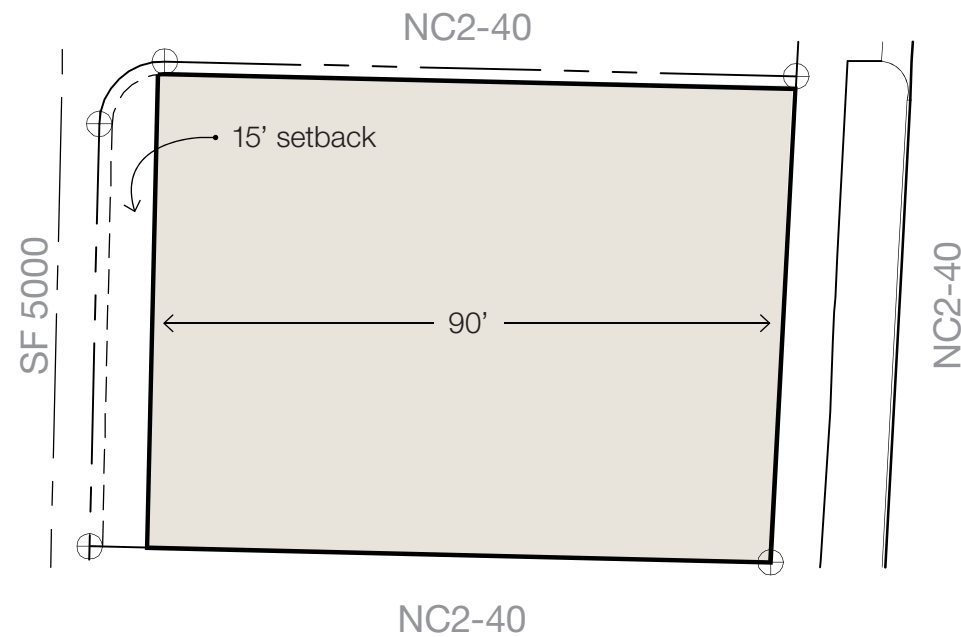
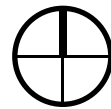
BICYCLE PARKING CALCULATIONS (23.54.015)

REQUIRED PARKING	SPACES REQ'D	SPACES PROVIDED	ACCESSIBLE STALLS
COMMERCIAL RETAIL @ LONG TERM: 1 / 12,000 SF; SHORT TERM: 1 / 4,000 SF LONG TERM: TBD SF / 12,000 = 1 SPACE SHORT TERM: TBD SF / 4,000 = 1 SPACE			TBD # sidewalk mounted racks (two bikes ea.) are located at street level = two spaces. A bicycle storage area is located in the secured parking garage that will accommodate residential bicycle storage = seven spaces.
COMMERCIAL OFFICE @ LONG TERM: 1 / 4,000 SF; SHORT TERM: 1 / 40,000 SF LONG TERM: TBD SF / 4,000 = 1 SPACE SHORT TERM: TBD SF / 40,000 = 1 SPACE			
RESIDENTIAL @ 1 PER 4 RES. UNITS 27 / 4 = 7 SPACES			
TOTAL	2 comm. / 7 res.	2 comm. / 7 res.	



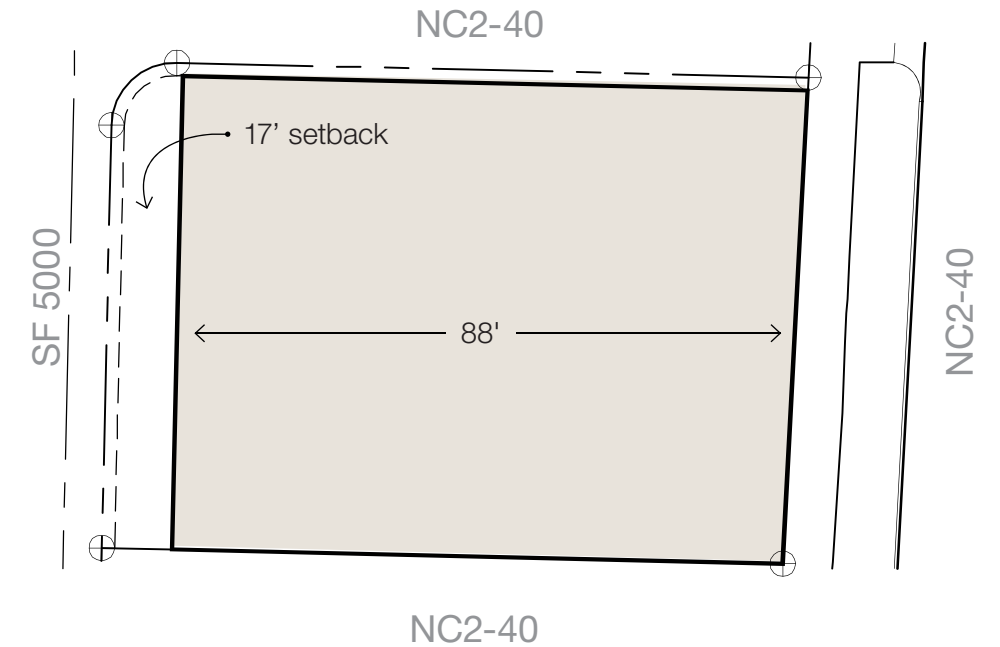
13' OR LESS

no setback required for structure less than 13'



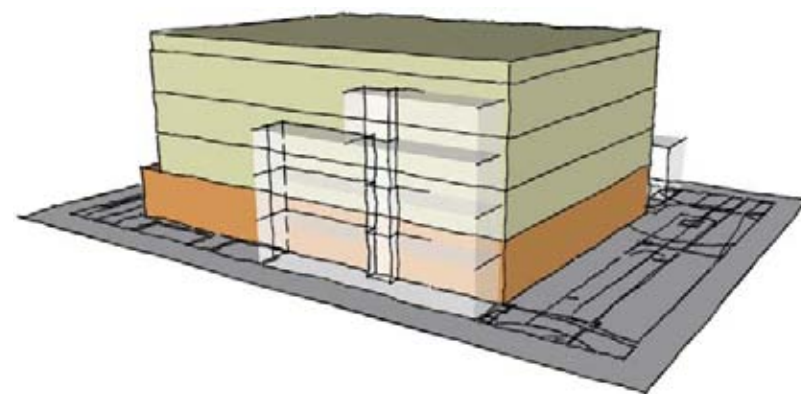
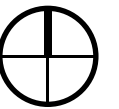
13' TO 40'

set back 15' from property line between 13' – 40'

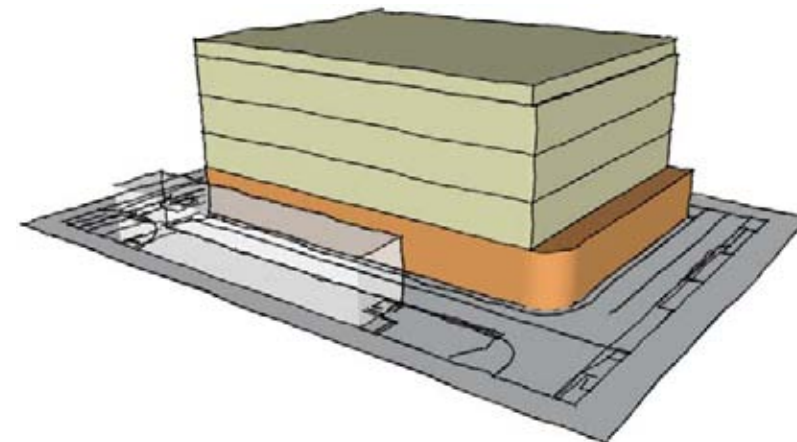


40' TO 50'

set back 17' from property line between 40' – 50'

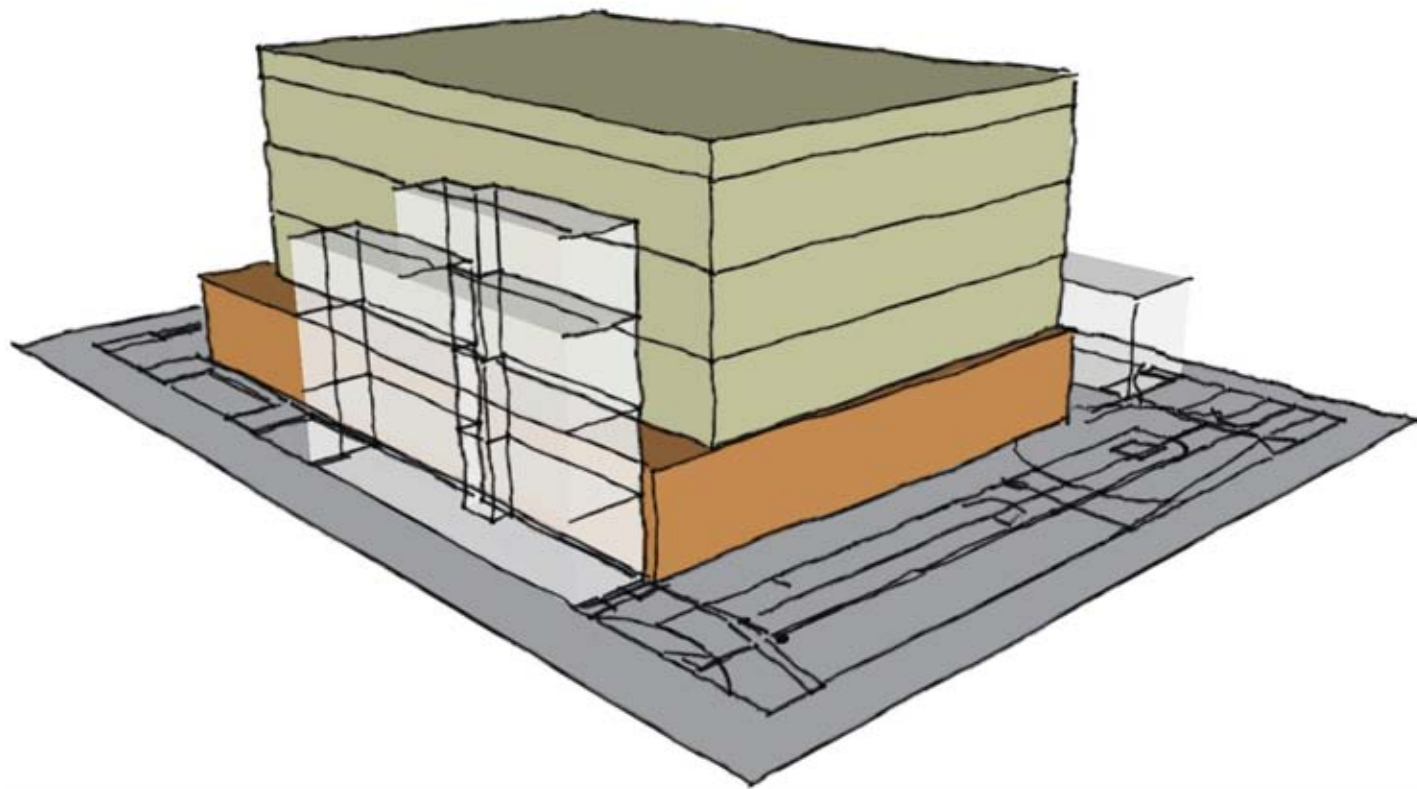


ZONING ENVELOPE NW VIEW

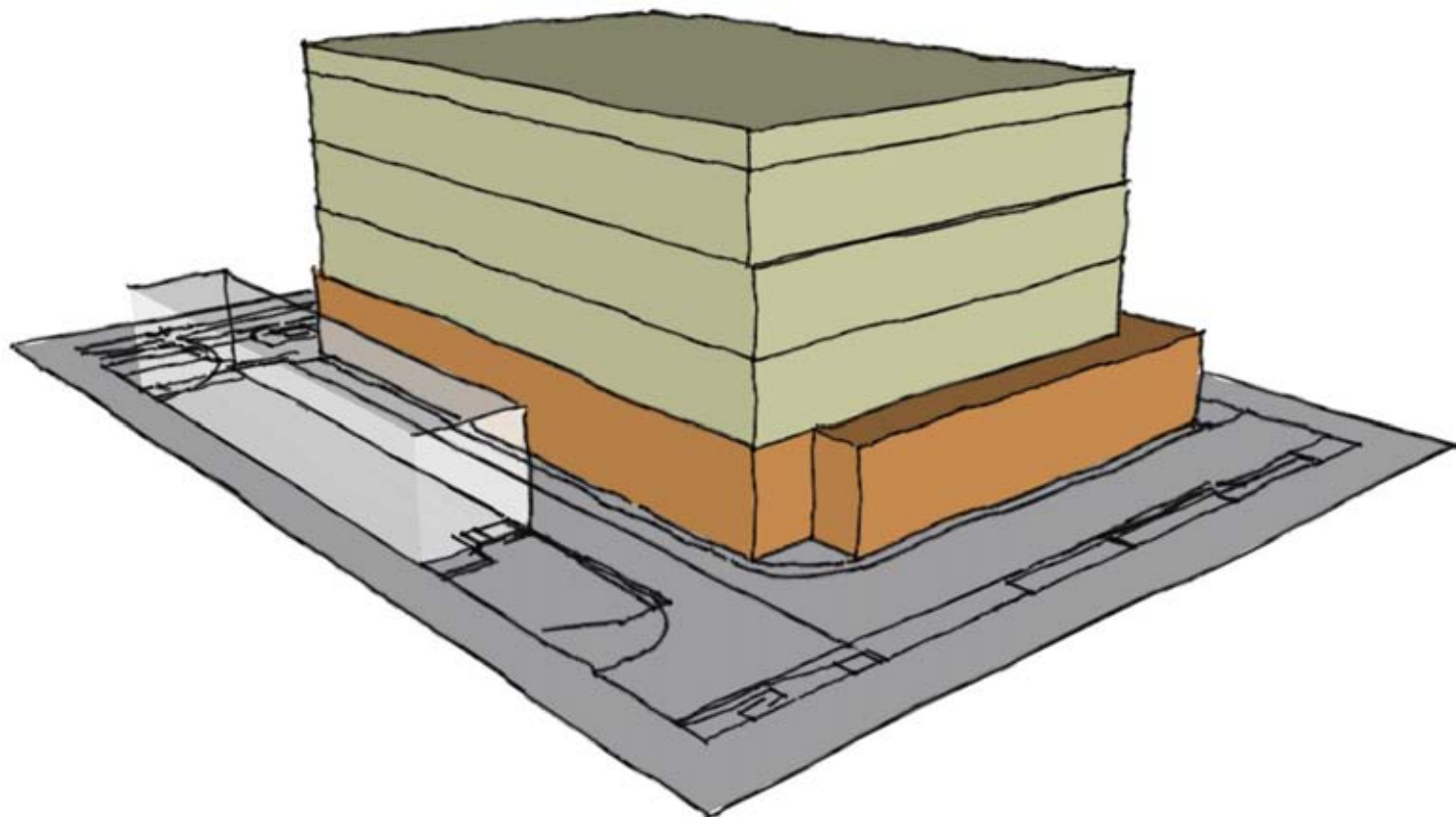


ZONING ENVELOPE SE VIEW

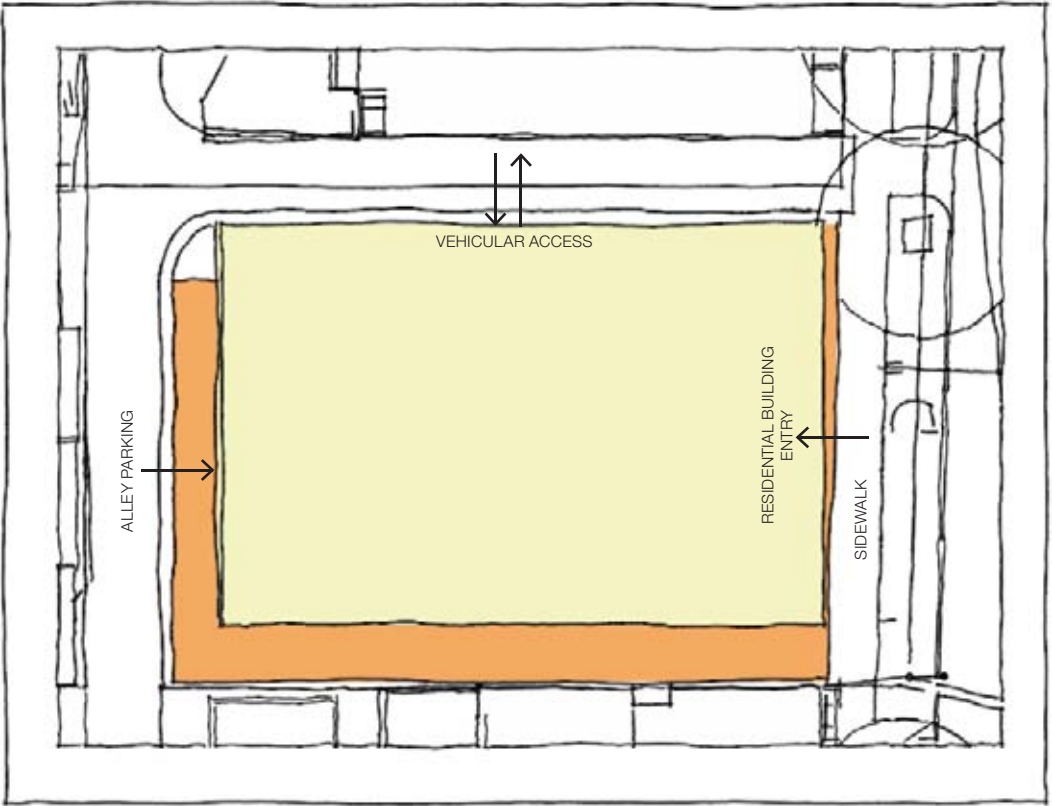




VIEW NORTHWEST



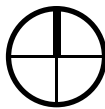
VIEW SOUTHEAST



RESIDENTIAL

RETAIL/BUSINESS

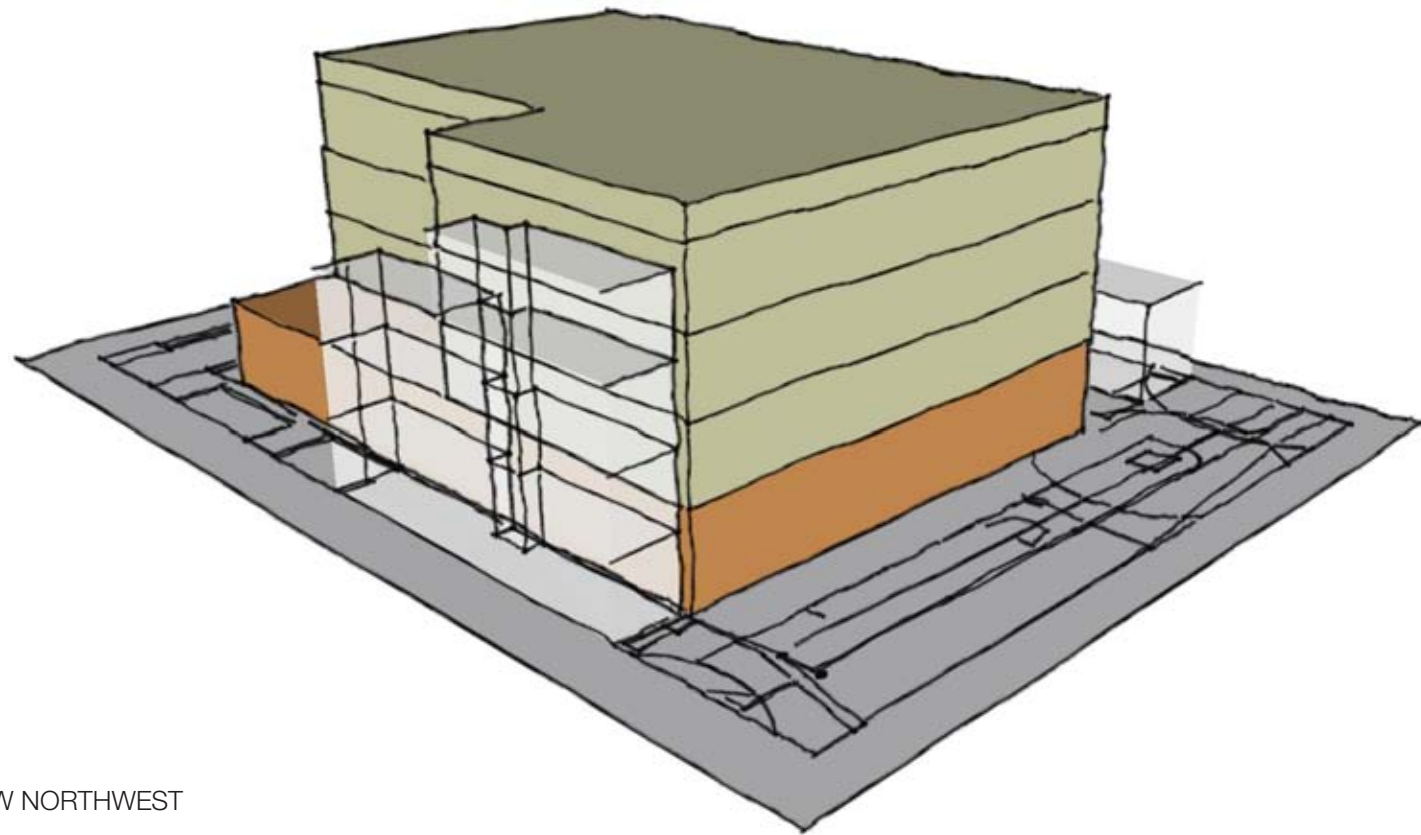
PLAN DIAGRAM



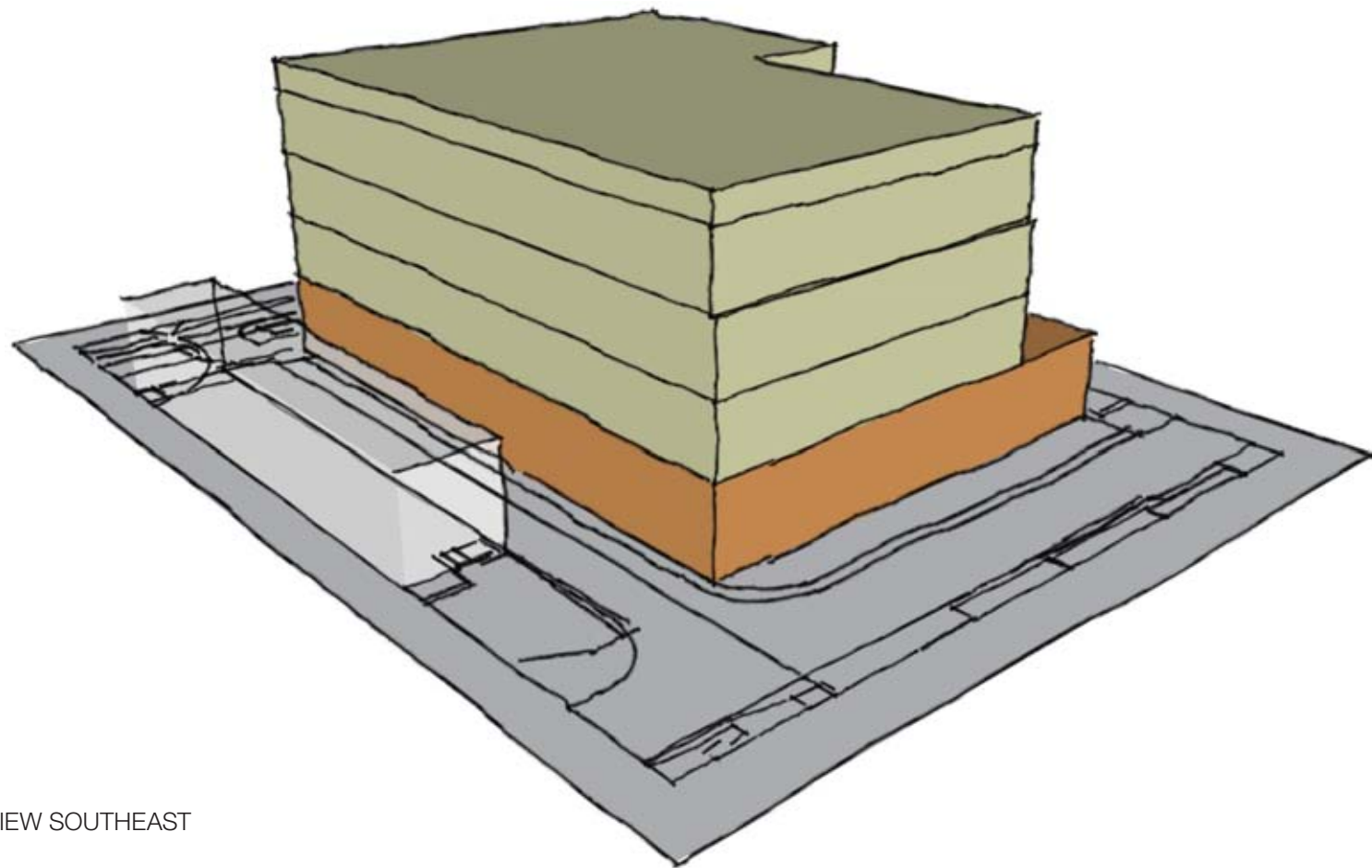
OPTION A

The primary massing move provides a lower level plinth which is expressed on the west and south facades as it projects from the face of the building above. The upper 3 levels are a simple box with a minimal setback as required above 40' due to the adjacency to the SF zone to the west.

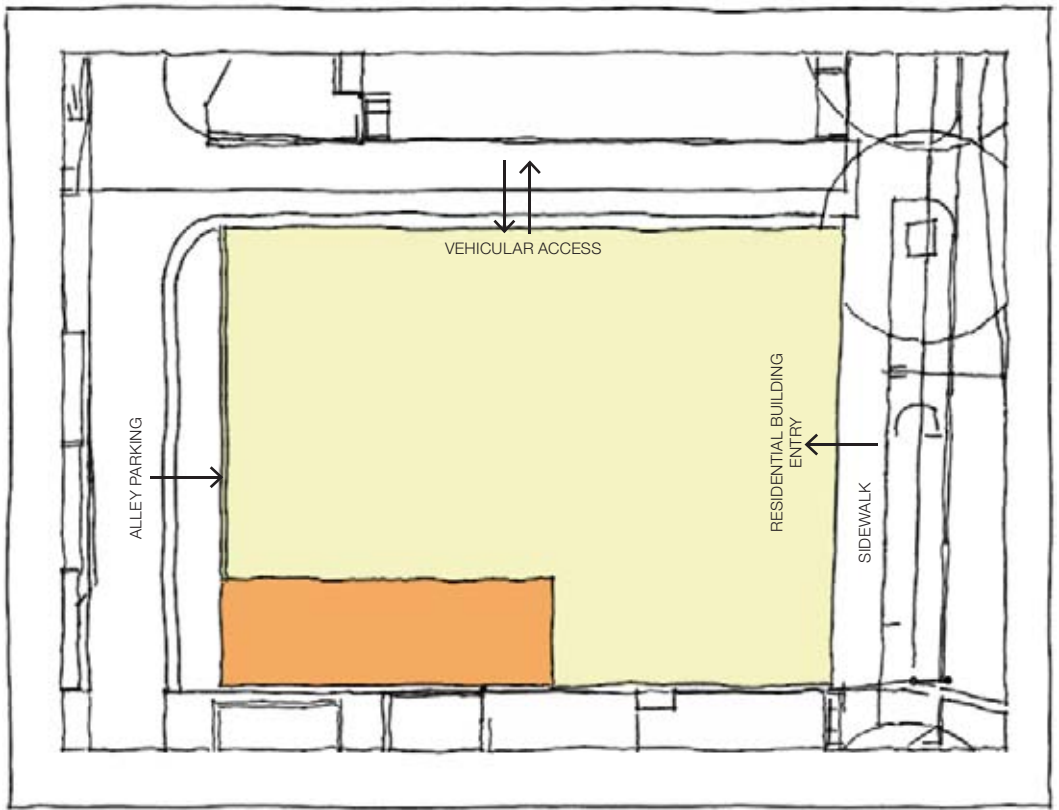
- Pros:
- Simple massing, less expensive
 - Provides continuous glazing along south wall (though area limited due to < 10')
- Cons:
- Larger number of units face blank wall of existing building.
 - Creates poorly defined exterior space above podium.
 - Least amount of linear footage for fenestration.



VIEW NORTHWEST



VIEW SOUTHEAST



RESIDENTIAL

RETAIL/BUSINESS

PLAN DIAGRAM



OPTION B

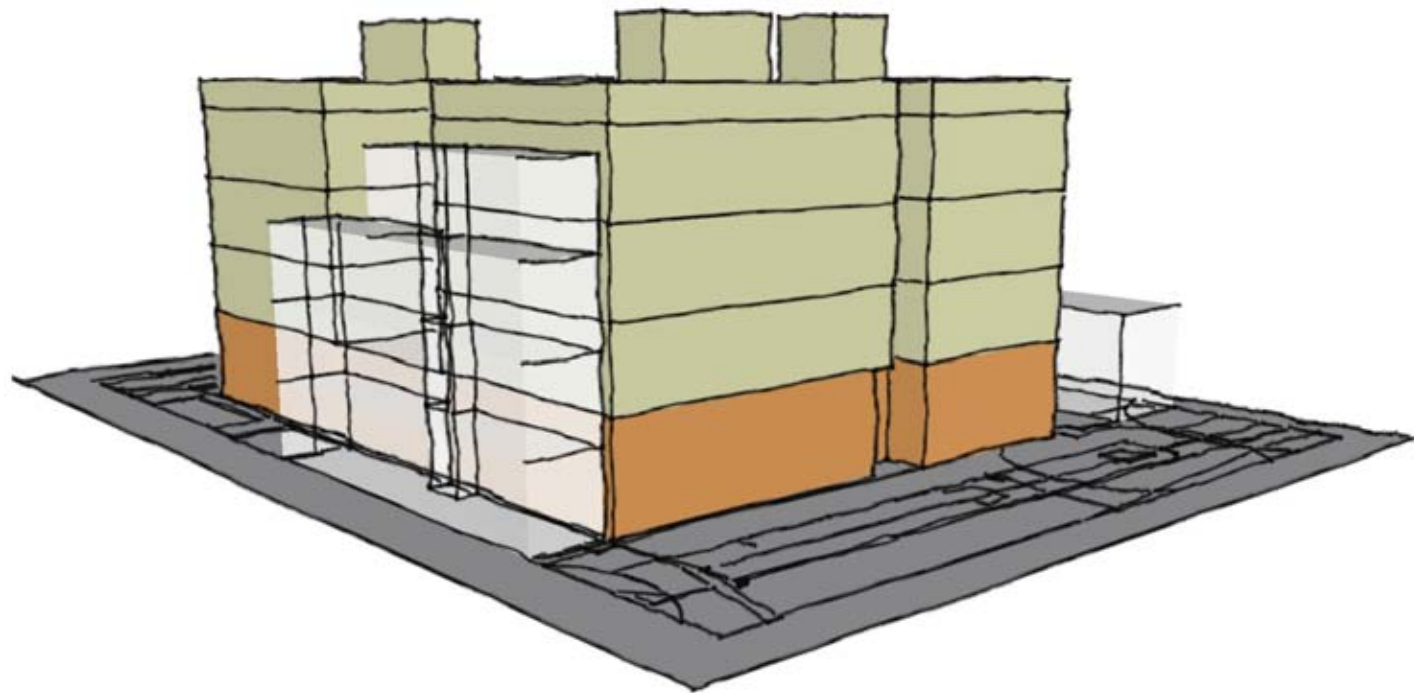
A simple "L" shaped building resides above the ground floor retail podium and provides a more realistic configuration for the residential units above

- Pros:
- Creates a more useable exterior space above commercial podium
 - More economical, less stepping at alley facade

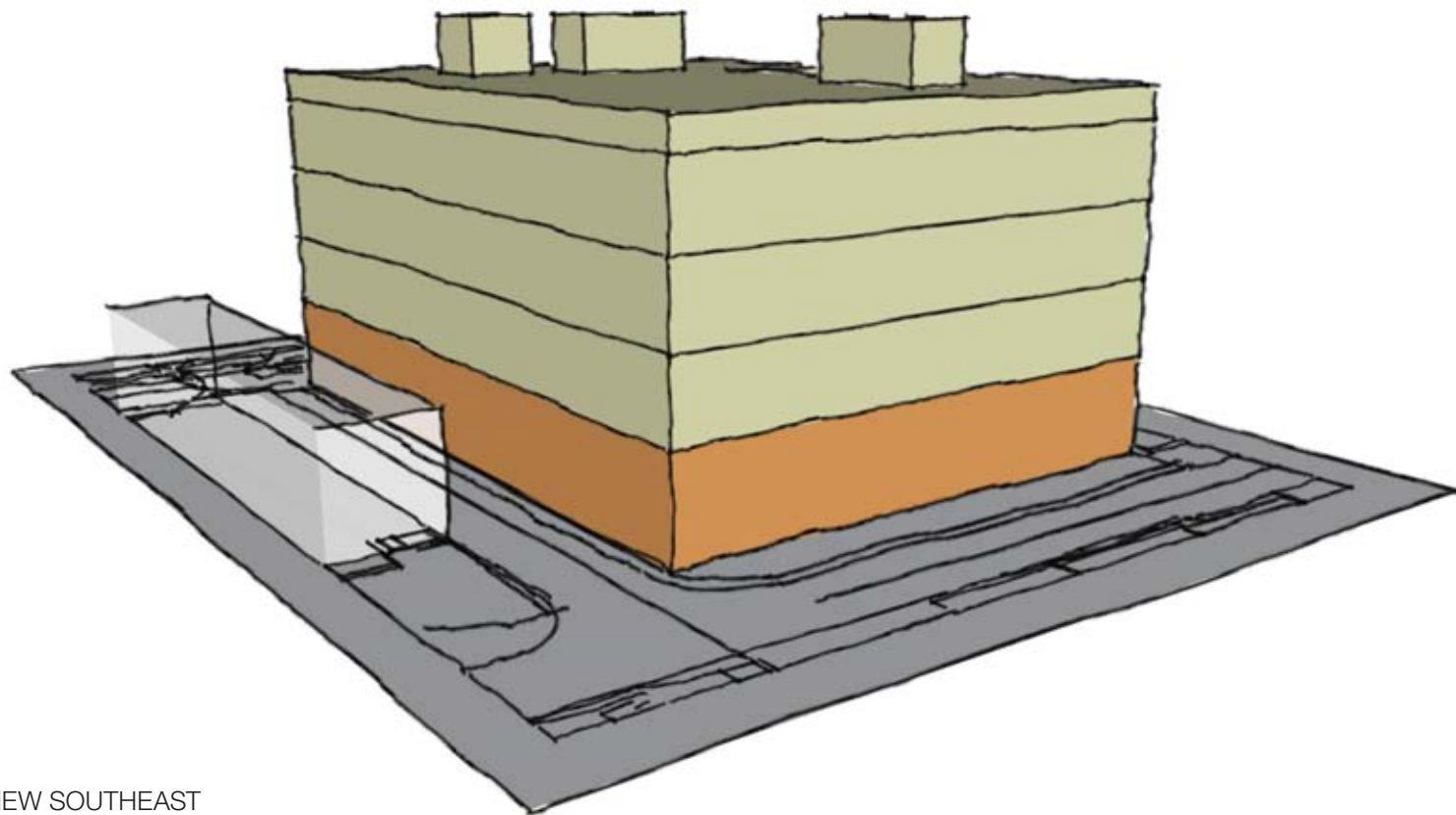
- Cons:
- Large extent of blank wall along south property line
 - No setback at 40' height from single family zone

POSSIBLE DEPARTURES
 23.47A.008.B.3.a,b - Average Retail Depth < 30' - Due to the garage configuration and small lot size the project's retail depth will average around 28' vs. 30'. The applicant will provide a higher than required lineal footage of transparent glazing along the retail frontage at Stone Way. To enliven the sidewalk and pedestrian environment roll up-doors will be used at the larger retail bay. At the smaller retail bay corner glazing will be used to increase the visibility of the retail from the buildings NE corner. A well designed glass canopy will also cover the larger retail bay and entrance to the residential lobby.

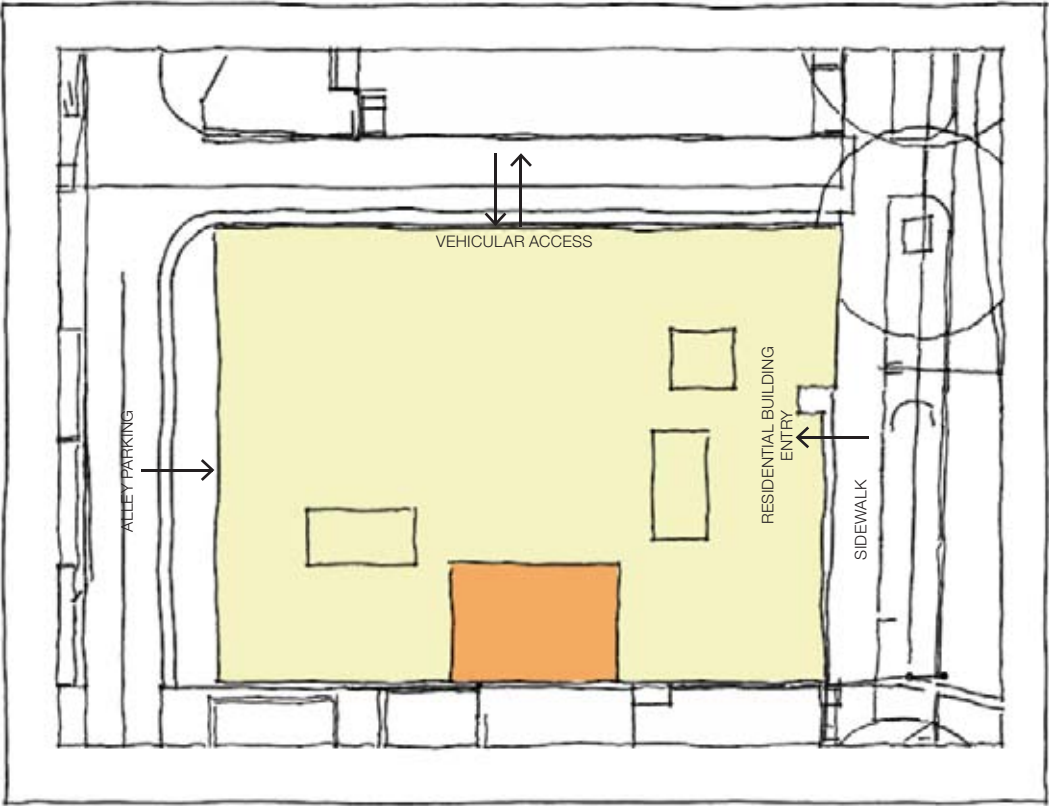
23.47A.014 - Setback above 40' from SF5000 zone - Setting back at the prescribed height would be at midfloor and be around 10" horizontally based on the setback criteria and difficult to build. The applicant is proposing to create a "re-entrant" corner at the SW corner of the building, articulate the west facade into a 1/3 - 2/3 proportion with a vertical reveal at the west facade to help reduce the scale and mass of this elevation.



VIEW NORTHWEST



VIEW SOUTHEAST



RESIDENTIAL

RETAIL/BUSINESS

PLAN DIAGRAM



OPTION C

A "U" shaped building above the ground floor retail podium responds well to the program for the residential floorplate above. While blocked for a portion by the existing building the court will face south and provide a well designed court for the adjacent units.

- Pros:
- Creates positive, useable outdoor space above commercial podium
 - Minimized party wall contact with adjacent building to the south
 - Creates the most lineal footage for fenestration

- Cons:
- More expensive exterior
 - No setback at 40' height from single family zone

POSSIBLE DEPARTURES
 23.47A.008.B.3.a,b - Average Retail Depth < 30' - Due to the garage configuration and small lot size the project's retail depth will average around 28' vs. 30'. The applicant will provide a higher than required lineal footage of transparent glazing along the retail frontage at Stone Way. To enliven the sidewalk and pedestrian environment roll up-doors will be used at the larger retail bay. At the smaller retail bay corner glazing will be used to increase the visibility of the retail from the buildings NE corner. A well designed glass canopy will also cover the larger retail bay and entrance to the residential lobby.

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- Retail Storefront are well modulated and has a good human scale
- Continuous retail canopy



- Simple, well proportioned elegant massing
- Use of flat panel exterior
- Taut exterior skin



- Simple massing
- Differentiated retail base
- Elegantly proportioned windows that are “ganged” vertically



- Good example of fenestration for proposed building
- Good rhythm of fenestration



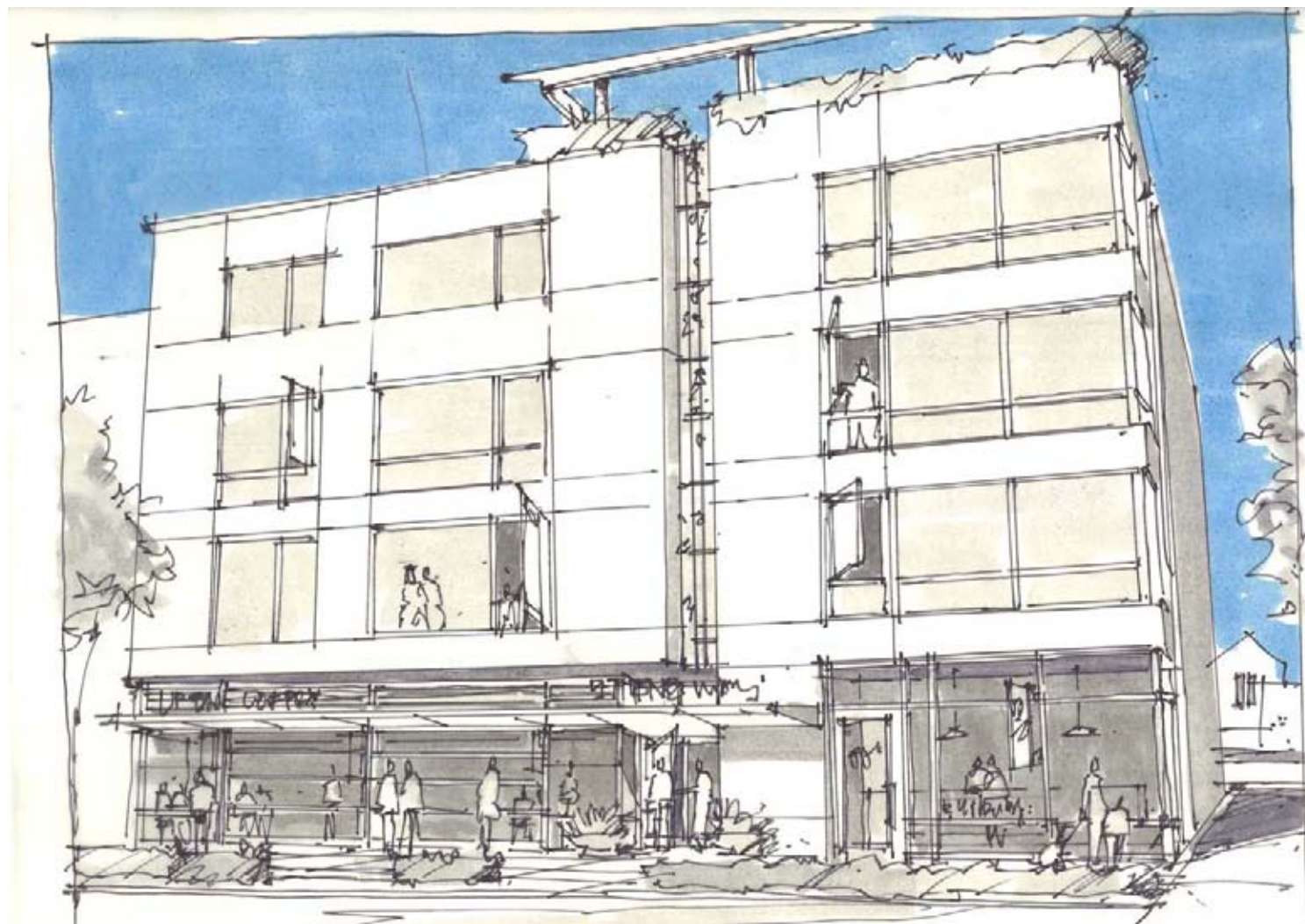
- Well defined corner tower element





A tower component with corner glazing for residential and retail uses will anchor the corner of Stone Way and the north alley. The tower will extend from grade to roof terrace. The main body of the building facade will be "lifted" above grade at the retail frontage and provide a contrast to the punch windows of the residential above. A canopy will provide weather protection for the retail and residential entry and help link the two masses which are separated by a vertical 'reveal' marking the residential entry and terminating at the roof terrace canopy





STREET PERSPECTIVE FROM STONE WAY

The continuous canopy at the larger retail bay is shown with the roll up doors, pedestrian activity and potential signage. At the residential entry visual green will continue from the ground plane up to the roof terrace via the vertical green screen at the reveal and will help link ground to sky. To the north of the residential entry is the smaller retail bay with the glazed corner which will be especially visible to southbound pedestrian and vehicular traffic along Stone Way.



STREET PERSPECTIVE LOOKING NORTH

The ground floor retail with roll-up doors at sidewalk and punch window residential above is shown. The more open retail will engage the sidewalk and provide a positive place along Stone Way to support activity. The reveal between the residential entry will support a vertical green screen to provide visual continuity between the ground plane and roof terrace.



A. SITE PLANNING



A-1 RESPONDING TO SITE CHARACTERISTICS

A landscaped courtyard will be located above the commercial podium on the south side of the building for overlook by adjacent units. A roof terrace will be located on the east side of the building overlooking Stone Way.

A-2 REINFORCE EXISTING STREETScape CHARACTERISTICS

The east façade will carry a trim band to correspond to the parapet height of the building to the south. The building will have a similar scale to many of the new multi-family buildings along the Stone Way corridor.



A-3 MAKE ENTRIES CLEARLY IDENTIFIABLE FROM THE STREET

The tenant entry will be located prominently along Stone Way, and will be highly visible from street and sidewalk.

A-4 HUMAN ACTIVITY

The site is fortunate to have a 17' ROW at Stone Way. Ground floor retail and apartment lobby entry will be fully glazed along Stone Way. Operable doors at the ground level will enable the activity of any retail/café/restaurant to spill out on the adjacent sidewalk.



A-7 RESIDENTIAL OPEN SPACE

A significant roof terrace will be located on the east side of the building overlooking Stone Way.

A-8 PARKING AND VEHICLE ACCESS

All garage accesses will be off existing alleys. The site is fortunate in having a traditional N-S alley as well as an unusual recorded midblock E-W alley for additional automobile access.



A-9 LOCATION OF PARKING ON COMMERCIAL STREET FRONTS

Parking for retail tenants will either be provided by the existing parallel parking patterns along Stone Way or in the garage located behind the retail when stalls are available during the day.

A-10 CORNER LOTS

While not on an actual corner lot, the NE corner of the building is bounded by Stone Way and an unusual E-W alley which provides a “petite” corner condition. The project will respond by having a tower element with corner glazing and rooftop terrace trellis element at the corner.

B. BULK, HEIGHT & SCALE



B-1 ARCHITECTURAL CONTEXT

The building massing will respond to the NC2-40 zone and scale of adjacent commercial buildings to the north and south. The building will also respond to the lower scale SF-5000 zone to the west across the alley. The Stone Way façade (East) is broken down into a more vertically oriented tower element at the building's NE corner. As the corner turns to the north façade the corner will interlock with the trellis which delineates the roof terrace. While flat, the north façade will be modulated by large areas of glazing. Along the alley façade (West) the SW corner will be articulated by re-entrant corner. With the exception of the landscaped court above the retail podium the south façade will be a party wall condition with a 2 HR rating.





C. ARCHITECTURAL ELEMENTS & MATERIALS

C-1 CONTEXT

A well detailed storefront system and overhead canopy will provide a high level of detail and transparency to the ground floor adjacent to pedestrians. At the middle level the windows at the second and third floor will be grouped to create a clear “middle” portion to the building. Windows at the building’s NE corner tower feature will be grouped at all floors to create a more vertical expression. A trellis element will cap off the corner tower and provide a distinctive silhouette to crown the building.

C-2 ARCHITECTURAL CONCEPT & CONSISTENCY

The building massing will be simple, elegant and well proportioned. Core elements such as stairs and elevator overruns will be located inboard from exterior walls. The canopies, signage and lighting will provide opportunities for distinctive architectural detail.

C-3 HUMAN SCALE

The glazing at the retail will be divided into thoughtfully scaled modules. Doors and storefronts will provide additional opportunities for scale and detail. Lighting, signage and canopies will all be part of an integrated design approach.

D. PEDESTRIAN ENVIRONMENT

D-1 PEDESTRIAN OPEN SPACES AND ENTRANCES

The sidewalk area along Stone Way is an opportunity to provide “spill out” space from tenants such as a coffee shop or small café. The entry lobby for upper level residential uses will be located at the front of the building along Stone Way and recessed to delineate it from the adjacent retail bays. A well lit canopy will provide overhead weather protection.

D-2 BLANK WALLS

Walls located along Stone Way will be glazed. Blank walls will be minimized elsewhere.

D-3 RETAINING WALLS

As the site is relatively flat, no significant retaining walls are anticipated.

D-4 DESIGN OF PARKING LOTS NEAR SIDEWALKS

The project does not contemplate any surface parking.

D-7 PERSONAL SAFETY AND SECURITY

The majority of the ground floor parking, which is located behind the retail will have security fencing at the exterior building walls.

E. LANDSCAPING

E-1 REINFORCE EXISTING LANDSCAPE CHARACTER OF NEIGHBORHOOD

Any new street trees will be consistent with existing street character along Stone Way. One existing Cleveland Norway Maple will be preserved and two additional street trees will be provided. SDoT has requested that these new trees be Allee Elms. These are large tree and will fill the gap in the existing canopy at this site. In addition, the planter strip between the sidewalk and curb will be maintained and enhanced.

E-2 LANDSCAPING TO ENHANCE THE BUILDING AND/OR SITE

As noted above, appropriate groundcover and street trees will be used along the Stone Way ROW. Landscaping along the edge of the roof terrace will be visible from grade and enhance the building’s massing. The residential entry will be landscaped to help differentiate it from adjacent retail uses.

E-3 LANDSCAPE DESIGN TO TAKE ADVANTAGE OF SPECIAL SITE CONDITIONS

SDoT Arborist has requested that the 14" diameter Norway Maple near the alley be preserved. Due to the 2' alley widening requirement, the driveway to the alley may need widening as well which will impact this tree. A meeting with SDoT to review will be arranged.

