

N 45TH MIXED-USE

1321 N 45TH STREET



DESIGN REVIEW RECOMMENDATION

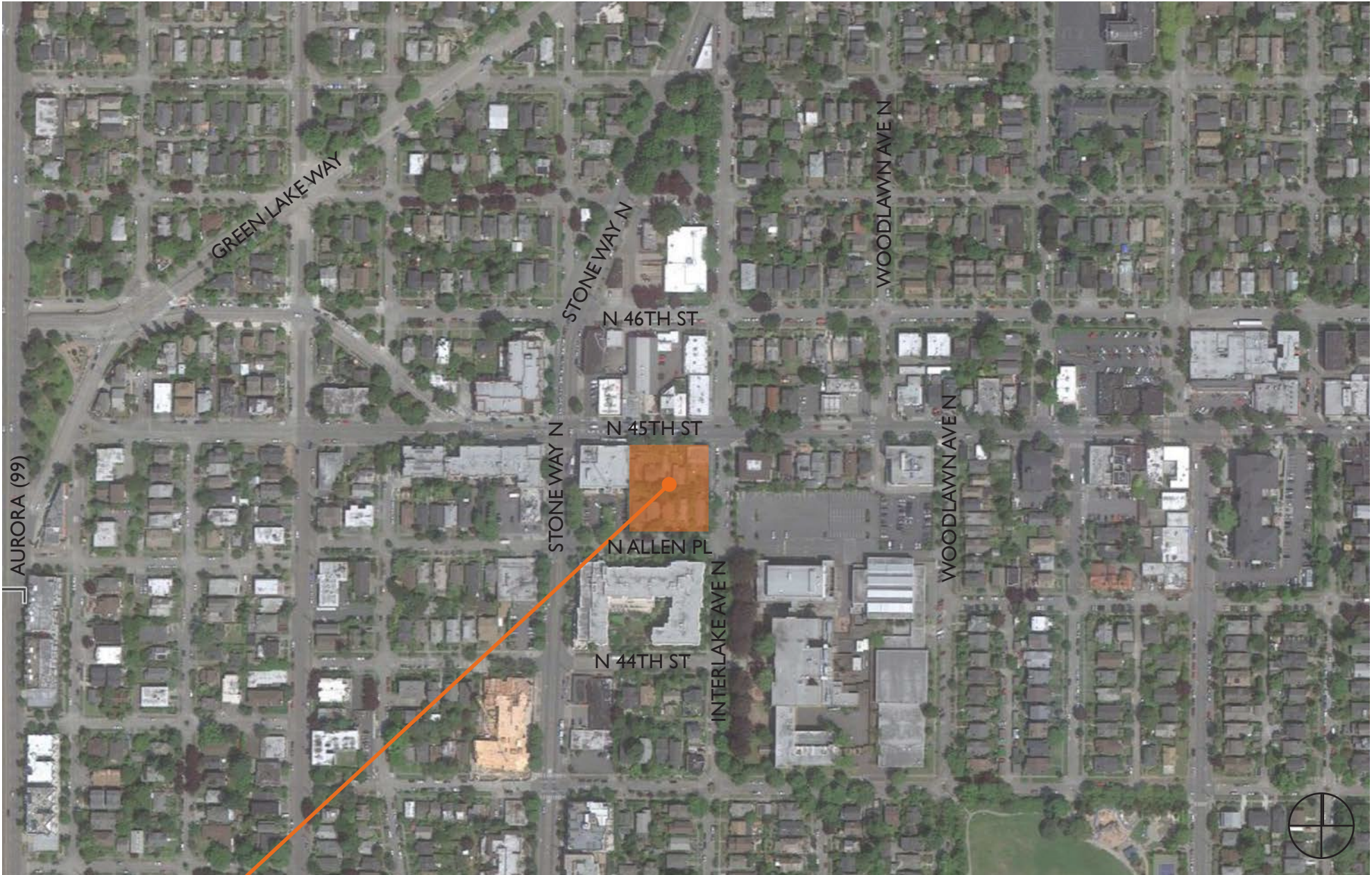
SEPTEMBER 30, 2013

DPD #3014098

310 First Avenue S, Suite 4S,
Seattle, WA 98104
206.933.1150
www.nkarch.com



PROJECT DESCRIPTION



SITE LOCATION

ADDRESS: 1321 N 45th Street
DPD PROJECT #: 3014098
OWNER: An Affiliate of Mack Urban
APPLICANT: Nicholson Kovalchick Architects
CONTACT: Gary Oppenheimer, AIA

DEVELOPMENT OBJECTIVES

The project consists of the new construction of a 149-unit mixed-use building with ground level retail space and below-grade parking. The project seeks to bridge the gap in the pedestrian environment along N 45th Street and Stone Way by adding street level activity and walkable amenities. The project includes demolition of eight single-family houses and a two-story mixed-use building.

PROJECT PROGRAM

Number of Residential Units:	Approximately 149
Number of Parking Stalls:	Approximately 150 (all below-grade)
Area of Retail Uses:	Approximately 6,148 sf

EXISTING SITE

The site is composed of 8 tax parcels located on the eastern half of the block bounded by N 45th Street on the north, Interlake Avenue N on the east and N Allen Place on the south. The parcel is approximately rectangular and measures 183 feet along the northern boundary, 195 feet along the eastern boundary, 175 feet on the southern boundary, then extending north 100 feet to the southern property line of the northern parcel then turning west for 7 feet to the western boundary line. The site contains approximately 34,794 sf. The site slopes approximately 5.5 feet from the east to the west along N 45th Street and 8 feet along N Allen Place. The existing single family structures sit on a mound approximately 6 feet above the surrounding sidewalk.

ZONING AND OVERLAY DESIGNATION

The project site is within the Wallingford Residential Urban Village. The parcels are zoned LR3-RC on the north 95 feet of the site and NC2-40 on the south 100 feet of the site. The site is located between two NC2P-40 zones along N 45th Street in a small stretch of LR3 RC zoned lots. The lot directly to the west of the site, containing the Walgreen’s Office Building, is primarily zoned NC2P-40, with a small sliver of LR3 RC adjacent to the west property line. This project is seeking a contract rezone of the four parcels fronting N 45th Street from LR3-RC to NC2P-40.

NEIGHBORHOOD RESOURCES

The site is located on N 45th Street, within the Wallingford Residential Urban Village. This arterial serves as the urban commercial district of Wallingford spanning between I-5 and 99 which create distinct east and west boundaries to the neighborhood. The site is well served by high-frequency bus service with a bus stop located on the NW corner of the site. Several bike routes are within close proximity, notably along N 45th Street, Stone Way N, and an east-west neighborhood greenway two blocks to the south. The neighborhood is pedestrian friendly, with many community resources in close proximity including the Wallingford Public Library and several neighborhood schools and playgrounds. At a broader scale, the site is within walking distance to Woodland Park, Green Lake, Gas Works Park and the Burke-Gilman Trail.

OPPORTUNITIES & CONSTRAINTS

LINKING THE RETAIL ON STONE WAY WITH THE VIBRANCY OF 45TH ST

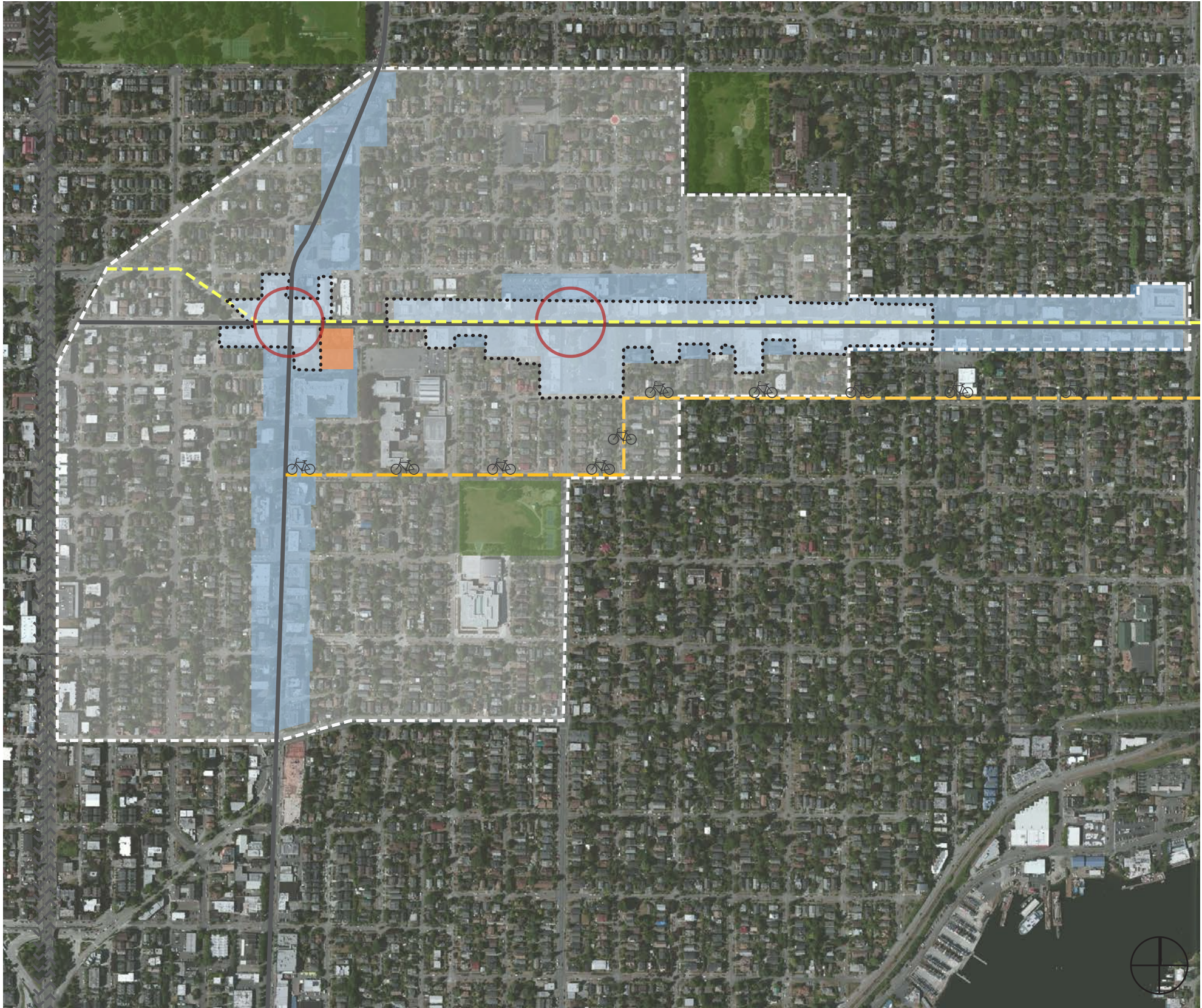
The site sits in a small pocket of Low-Rise Residential Commercial between two pedestrian areas fronting N 45th Street, both zoned as Neighborhood Commercial. These pedestrian zones are anchored by Wallingford Center four blocks to the east and a neighborhood gateway at Stone Way N, a half block to the west. The length of N 45th Street is populated with walkable amenities and pedestrian-oriented activities. However, the quality of the pedestrian environment is interrupted by the low density development and narrow sidewalk conditions currently on the site. By filling the gap between these two zones with a vibrant, thoughtful mixed-use building, the project will bring about a continuously pleasant pedestrian experience.

ENHANCE WALLINGFORD GATEWAY

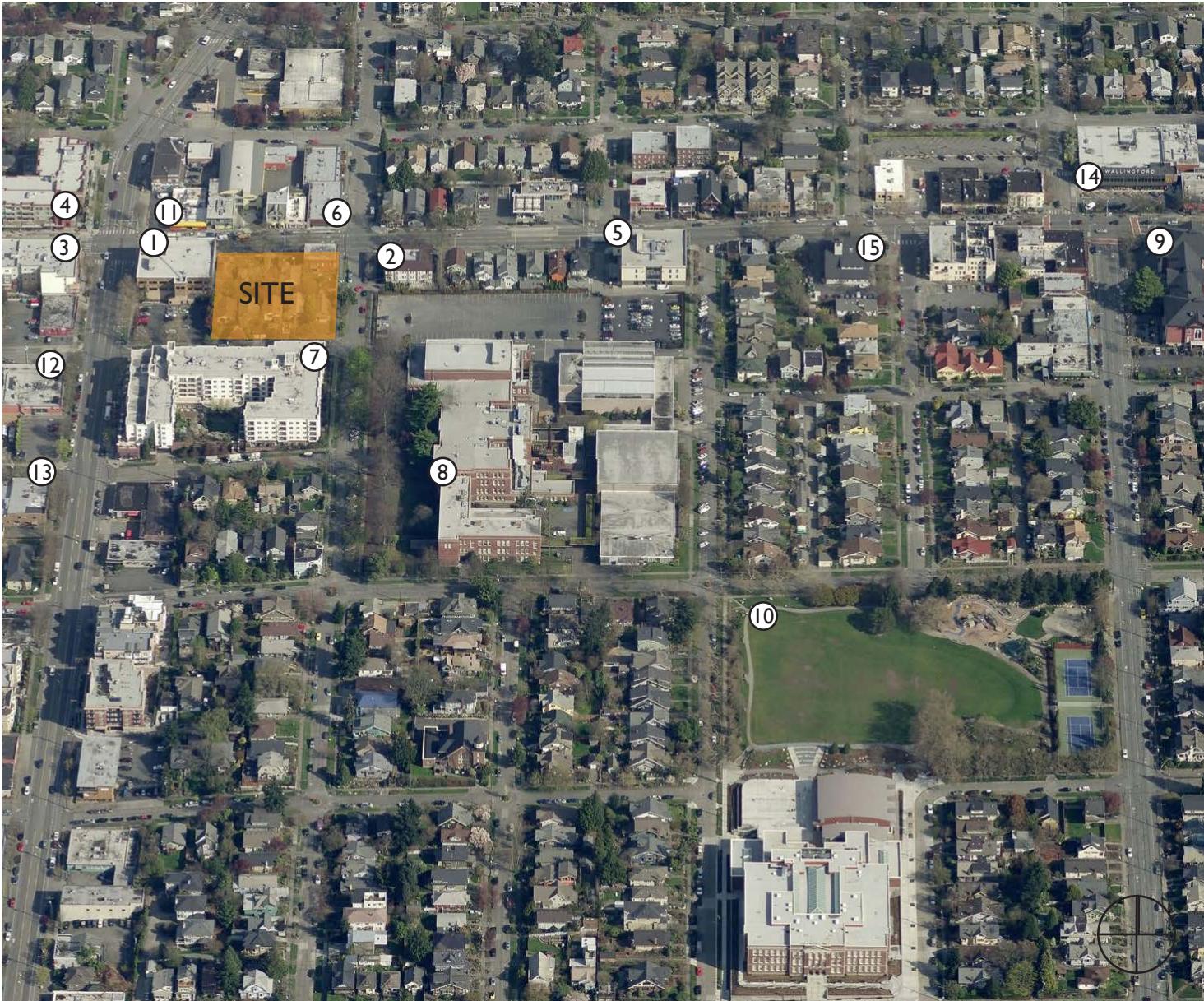
The streetscape along N 45th Street is a mix of architectural styles and scales ranging from older one-story masonry commercial structures to newer mixed-use buildings. The west end of Wallingford along N 45th Street is particularly diverse. Development at this site offers the opportunity to enhance the gateway identity at the west end of the commercial corridor. Ground level retail on the site will reinforce the pedestrian character of this gateway area and broaden neighborhood amenities. Additionally, it will strengthen the connection to Stone Way, the major north-south arterial as well as the new and established amenities located there.

CONTEXTUAL SCALE

The site is predominately surrounded by some of the larger scaled buildings in the neighborhood including the Walgreen’s building to the west, University House to the south, and Lincoln High School to the southeast. Site development will help to emphasize pedestrian access along N 45th Street while maintaining a contextual scale to its nearest neighbors.



SITE CONTEXT



① WALGREENS WITH OFFICE ABOVE



② MIXED-USE



③ MIXED-USE



④ MIXED-USE



⑤ LIBRARY



⑥ OLYMPIA PIZZA II



⑦ UNIVERSITY HOUSE



⑧ LINCOLN HIGH SCHOOL



⑨ WALLINGFORD CENTER



⑩ WALLINGFORD PLAYFIELD



⑪ ARCHIE MCPHEE



⑫ TUTTA BELLA PIZZERIA



⑬ NC-40 MIXED-USE



⑭ WALLINGFORD QFC



⑮ OLD FIRESTATION BUILDING

PARCEL #: 782120 - 0125, 0135, 0145, 0155, 0210, 0215, 0220, 0230, 0235
ZONING: LR3-RC / NC2P-40
OVERLAYS: Wallingford Residential Urban Village
LOT AREA: 34,794 sf

23.47A.004 PERMITTED USES (NC2P-40)

- Permitted outright:
- Residential
 - Retail sales and services, eating and drinking establishments, office

23.47A.005 STREET-LEVEL USES (NC2P-40)

- Residential Uses at Street-level:
- ≤20% of street-level street-facing facade may occupy residential uses in areas shown on Maps I-60 in Map Book A
 - Provided: 100% residential along N Allen Pl (Departure Requested)
 - Provided: 71% residential along Interlake Ave N (Departure Requested)

- Pedestrian-Designated Zones:
- Required: 80% of the street-level street-facing facade is required to be retail, general sales, eating/drinking establishments, etc.
 - Provided: 93%

23.47A.008 STREET-LEVEL DEVELOPMENT STANDARDS (NC2P-40)

- Nonresidential Street-level Requirements:
- 60% of the street-facing facade between 2'-8' must be transparent
 - Nonresidential uses shall extend an average of at least 30' and a minimum of 15'
 - Nonresidential uses at street level shall have a floor-to-floor height of at least 13'
 - Provided: Project complies with the standards

- Residential Street-level Requirements:
- Street-level street-facing unit must be 4' above or 4' below sidewalk grade or be set back at least 10' from the sidewalk
 - Provided: Project complies with the standards

- Blank Facades:
- Blank segments of the street-facing facade between 2'-8' may not exceed 20' in length
 - Blank facades may not exceed 40% of facade width
 - Provided: Departure Requested

- Setbacks:
- Street-level, street-facing facades shall be located within 10' of the street lot line, unless wider sidewalks, plazas, or other approved landscaping is approved
 - Provided: Varies, (Departure Requested)

- 23.47A.012 STRUCTURE HEIGHT (NC2P-40)
- Allowed Maximum Base Height: 40'-0"
- Maximum bonus height per incentives: 44'-0"*
- * Maximum height bonus per 13' floor to floor commercial exemption (SMC 23.47A.012.A)
- 4' additional allowed for parapets: 48'-0"
 - 15' additional allowed for mech equipment: 59'-0"
 - 16' additional allowed for stair/elevator: 60'-0"
- Provided to top of roof: 42.35'

23.47A.013 FLOOR AREA RATIO (NC2P-40)

- Allowed single-purpose: 3.0
- Allowed mixed-use: 3.25
- Provided mixed-use: 3.19

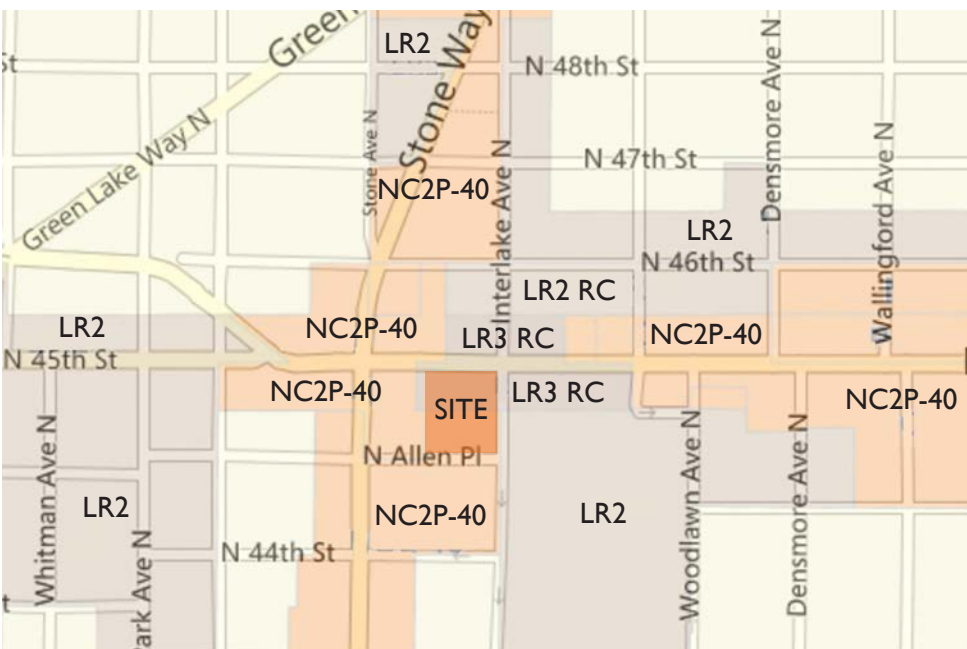
- 23.47A.014 SETBACK REQUIREMENTS (NC2P-40)
- Required front setback: 5'x15' triangle @ adjacent LR3-RC Zone
- Provided front setback: None, departure requested
- Required rear setback: No setback required
- Provided rear setback: Varies from 2'-2" to 8'-2"
- Side setback at interior lot line: 15' above 13' @ adjacent LR3-RC Zone
- Provided setback at interior lot line: None, departure requested

23.47A.016 LANDSCAPING STANDARDS (NC2P-40)

- Green factor Required: Minimum 0.3
- Green factor Provided: Minimum 0.432

- 23.47A.024 AMENITY AREAS (NC2P-40)
- Required: 5% of gross floor area in residential use
- Provided: 7.1% of gross floor area in residential use
- General Requirements:
- All residents shall have access to at least one private or common amenity area
 - Amenity areas shall not be enclosed
 - Common amenity areas shall have a minimum dimension of 10 ft and be no less than 250 sf in size
 - Private balconies and decks shall have a minimum area of 60 sf and no horizontal dimension less than 6 ft

- 23.54.015 REQUIRED PARKING (NC2P-40)
- Residential Use:
- Required: None in commercial or multifamily zones within urban centers
 - Provided: . 150 stalls
- Retail Use:
- Required: If < 5000 sf = None (First 5000 sf exempt 23.54.015 Table D)
 - Provided: None, all retail spaces < 5000sf
- Restaurant Use:
- If < 2500 sf = None (First 2500 sf exempt 23.54.015 Table D)
 - Provided: None, all restaurant spaces < 2500sf



DPD ZONING MAP

- Bicycle long-term parking:
- Nonresidential Required (Short-term): 1 per 12,000 sf = 1 bicycle space
 - Nonresidential Required (Long-term): 1 per 4,000 sf = 2 bicycle spaces
 - Nonresidential Provided = 8 spaces
 - Residential Required: 1 per 4 units= 38 bicycle spaces
 - Residential Provided = 79 spaces

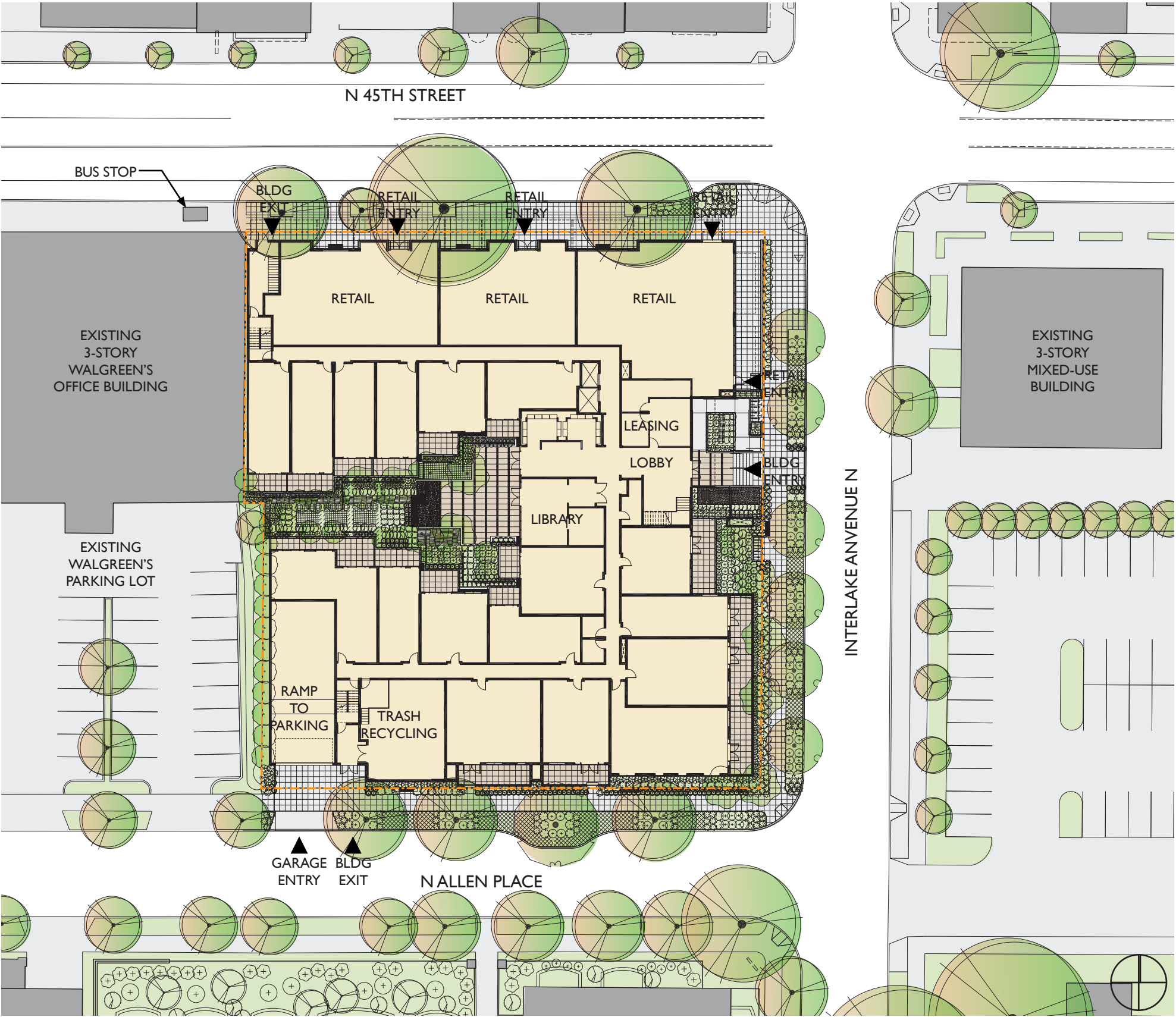
- 23.54.030 REQUIRED PARKING (NC2P-40)
- Driveway Width
- Required: 20' min. for driveways serving > 30 residential parking spaces
 - Provided: 20' driveway
- Sight Triangle
- Required: Driveways < 22': 10'x10' sight triangle on exit and entry side
 - Provided: 10'x10' sight triangle on exit and entry side

- 23.54.040 SOLID WASTE & RECYCLABLE MATERIALS STORAGE AND ACCESS (NC2P-40)
- Residential (more than 100 units):
- 575 sf, plus 4 sf for each additional unit above 100
 - 149 units = 656 sf required*
- * Min. storage area may be reduced 15% if min. horizontal dimension is 20'
- Commercial:
- 5,001-15,000 sf= 125 sf

Total Mixed Use Required = Residential + 50% Commercial = 719 sf

Total Mixed Use Provided = 968 sf

SITE PLAN



RELEVANT DESIGN GUIDELINE PRIORITIES

A-2 Streetscape Compatibility.

The project provides a setback along the N 45th Street property line that varies between 2'-9" and 5'-9" to create a wider sidewalk along the N 45th Street corridor and incorporate storefront display windows and retail entry thresholds. The project also has provided modulated setbacks along the N Allen Place property line at the ground level that vary between 2'-2" and 8'-2". These exceed the setbacks from Option 3 presented at EDG.

A-3 Entrances Visible from the Street.

The residential entrance remains on the Interlake Avenue side of the project and the retail entries are on the N 45th Street side of the project.

A-4 Human Activity.

The project provides a widened sidewalk as well as continuous commercial retail along the N 45th Street façade. The project will also provide a curb bulb at the intersection of N 45th and Interlake Avenue. A ten foot +/- setback will also be provided along the Interlake Ave property to create an exterior patio at the northeast corner of the site for potential outdoor dining or exterior retail. Decks and Juliette balconies are placed along all street-facing facades.

A-5 Respect for Adjacent Sites.

The applicant has now secured the residence at 1314 N Allen Place and has now extended the project to the west. The neighboring property to the west is now the parking lot for Walgreens.

A-6 Transition Between Residence and Street.

The project has provided additional setbacks along the Interlake Avenue N to provide a larger patio area for the ground floor tenants as well as a landscaped buffer between the patio and the sidewalk. Patios are also provided for the two ground-level units facing N Allen Place.

A-7 Residential Open Space.

The central courtyard is also accessible to other tenants through the entry lobby. Tenant amenity areas including a studio have been located at the interior courtyard to increase tenant access. A generous landscaped roof deck is also provided for the use all of the residential tenants.

A-8 Parking and Vehicle Access.

A further analysis of the traffic patterns along N Allen Place has been conducted and is included in the Traffic Impact Analysis prepared by Gibson Traffic Consultants that address the concerns raised at the EDG meeting. In summary, the bus loading for the elementary school is conducted on the school property, not on the public streets. There are two 30 min. load/unload zones on the north and south side of N Allen Place as well as a 3 minute 'Passenger Load Only' zone corresponding to the side entry to the University House. These loading zones provide appropriate locations for emergency vehicle parking as well as resident van and private vehicle loading for the tenants of University House. The project will create no discernible changes in the operation of N Allen Place.

A-10 Corner Lots.

The project has included a curb bulb at the corner of N 45th Street and Interlake Avenue N to match the curb bulb on the east side of the intersection and to strengthen the connection to the existing retail corridor. The street level retail turns the corner from N 45th Street to Interlake Avenue N and a ten foot set-back from the property line provides an exterior patio for the retail tenant.

C-1 Architectural Context.

The project provides a widened sidewalk on the N 45th Street property line at the continuous ground-level retail with expansive glazing. The project has incorporated brick as the predominant exterior cladding material for the structure on the three main facades facing the public right of ways. Such traditional details as precast sills, soldier courses, belt courses, multi-pane storefront windows, and variable parapets and cornices relate the building to the neighborhood. The N 45th Street facade is articulated with rhythmic bays and popout storefront display windows.

C-2 Architectural Concept and Consistency.

The project's use of brick as a unifying element on the three major street facing elevations provides an architectural consistency even though the architectural expression differs from N 45th Street to Interlake Avenue N and N Allen Place. The N 45th Street façade reflects the more traditional mixed-use structure of a strong commercial retail base with residential apartments above. As the project turns the corner onto Interlake the commercial base also turns. The landscaped recessed court provides a clearly defined residential entry. As the residential portion of the building continues to the south and turns the corner onto N Allen Place the architecture becomes simpler with more repetitive elements that reflect a more traditional residential structure. Windows and architectural detailing also provides a consistency throughout the project. Overhead lighting will be incorporated along N 45th Street.

C-3 Human Scale.

The continuous street level retail along N 45th Street with a continuous overhead projecting canopy and multiple retail entries creates a vibrant pedestrian scaled experience in keeping with the existing storefront context of the N 45th Street corridor. The storefront windows incorporate traditional transom windows above entries as well as continuous transoms above the storefront glazing. Popout storefront display windows with recessed retail entry thresholds add character, interest, and human scale to the pedestrian environment.

C-4 Exterior Finish Materials.

The project uses brick as a unifying element on the three major street facing elevations in respect to other brick structures in the district. As the building faces Interlake and N Allen Place, the use of brick becomes the structural form of the building with the window elements expressed in a more contemporary fashion with metal clad paneling.

C-5 Structured Parking Entrances.

The parking garage entry door is located at the west corner of the project at the lowest grade of the site in order to make the smallest and least obtrusive opening to the below grade parking levels. The building is set back approximately 10 feet from the sidewalk at the garage door to minimize its impact on the pedestrian as well as its appearance on the building.

D-1 Pedestrian Open Spaces and Entrances.

An overhead projecting canopy is provided along the entire length of the N 45th Street façade and turns the corner on Interlake to extend to the end of the retail bay. The canopy will be a flat, metal and glass structure that steps down to follow the sidewalk grade as it falls to the west. The residential entry is located on the Interlake Ave N. façade and is expressed by the landscaped recessed courtyard and a projecting canopy over the residential entry.

D-2 Blank Walls.

The project now includes the adjacent house to the west and the west elevation will overlook the Walgreens parking lot. The project proposes to include a mural on the west elevation overlooking the parking lot by a reputable Los Angeles mural artist; the theme and subject of the work will be reviewed with the community prior to implementation. Other blank walls on the south elevation at the trash room will be covered by landscape screening and a trellised bench.

D-3 Retaining Walls.

The existing rockery on the Walgreen's parking lot site will remain. Landscaping will be added to the top of the rockery on the project site.

D-6 Screening of Dumpsters, Utilities and Service Areas.

The trashroom is internal to the building. Access by the solid waste utility trucks will be adjacent to the top of the parking garage entry ramp. Neither the room nor its access door will be visible from the street.

D-7 Personal Safety and Security.

Lighting will be provided for the overhead canopy on N 45th Street and as it turns the corner onto Interlake Avenue N. The residential entry will also be lit for safety, architectural interest, and signage.

D-9 Commercial Signage.

The project intends to have high quality retail stores with signage consistent with the overall architectural quality of the building and in keeping with the neighborhood guidelines.

D-10 Commercial Lighting.

Lighting will be provided within the soffits of the projecting bays along N 45th Street as well as within the popout storefront display windows. The residential entry will also be lit for safety, architectural interest, and signage.

D-11 Commercial Transparency.

Storefront glazing along N 45th Street and Interlake Avenue N is comprised of approximately 75% transparent glazing.

D-12 Residential Entries and Transitions.

The residential entry on Interlake Avenue N has been developed further with a clearly expressed two story glazed entry with a continuous overhead canopy providing weather protection at the entry. The entry courtyard is generously landscaped and provided with a gracious stair creating a clear separation from the traffic and sidewalk activity.

E-1 Landscaping to Reinforce Design Continuity with Adjacent Sites.

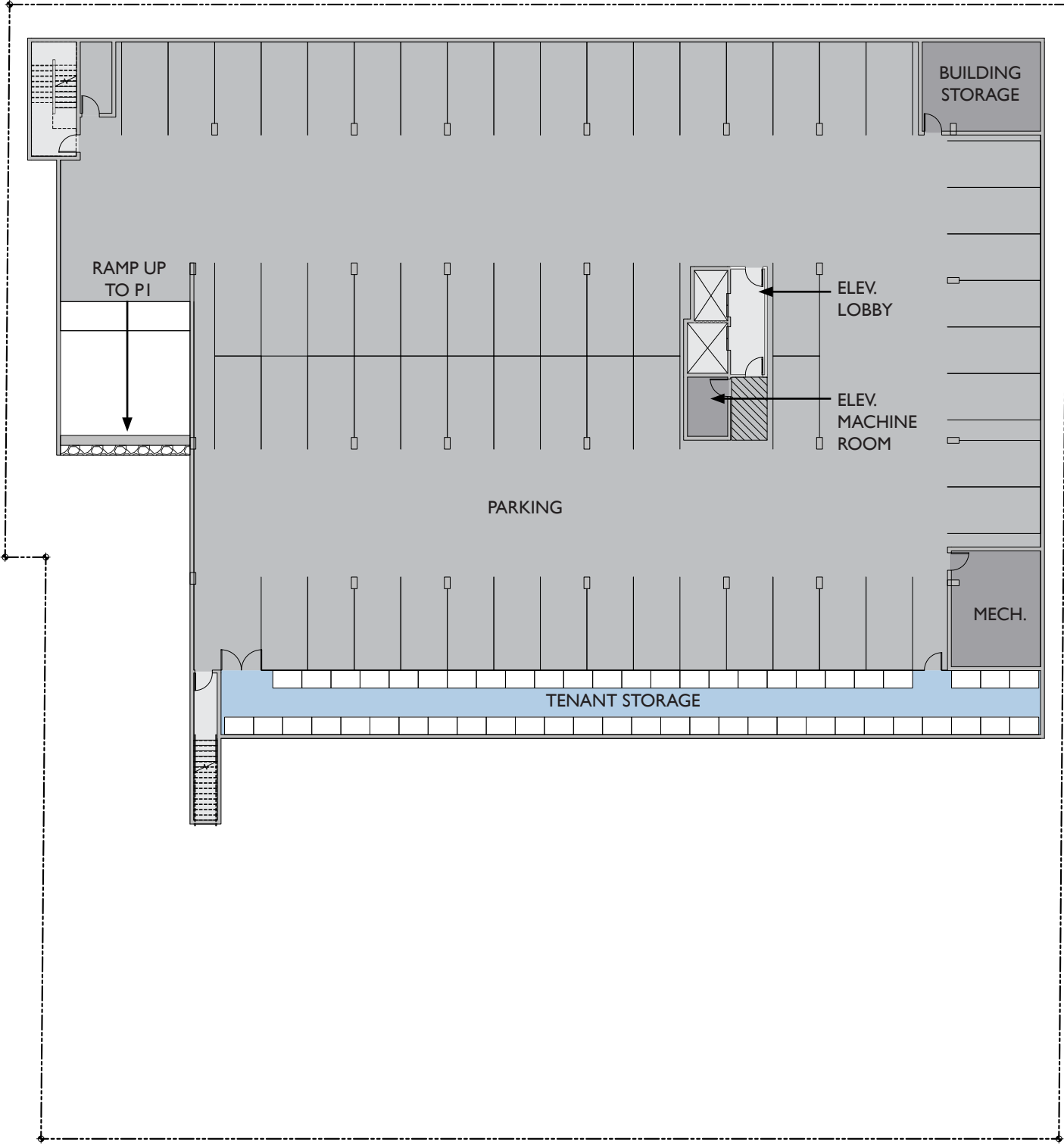
The project will enhance the existing neighborhood landscaping with new street trees, a parklet along N Allen Place, site furniture located along public sidewalks, and a landscaped entry courtyard on Interlake Avenue N. Additionally, the project will add landscaping to the top of the rockery on the adjacent Walgreen's parking lot site.

E-2 Landscaping to Enhance the Building and/or Site.

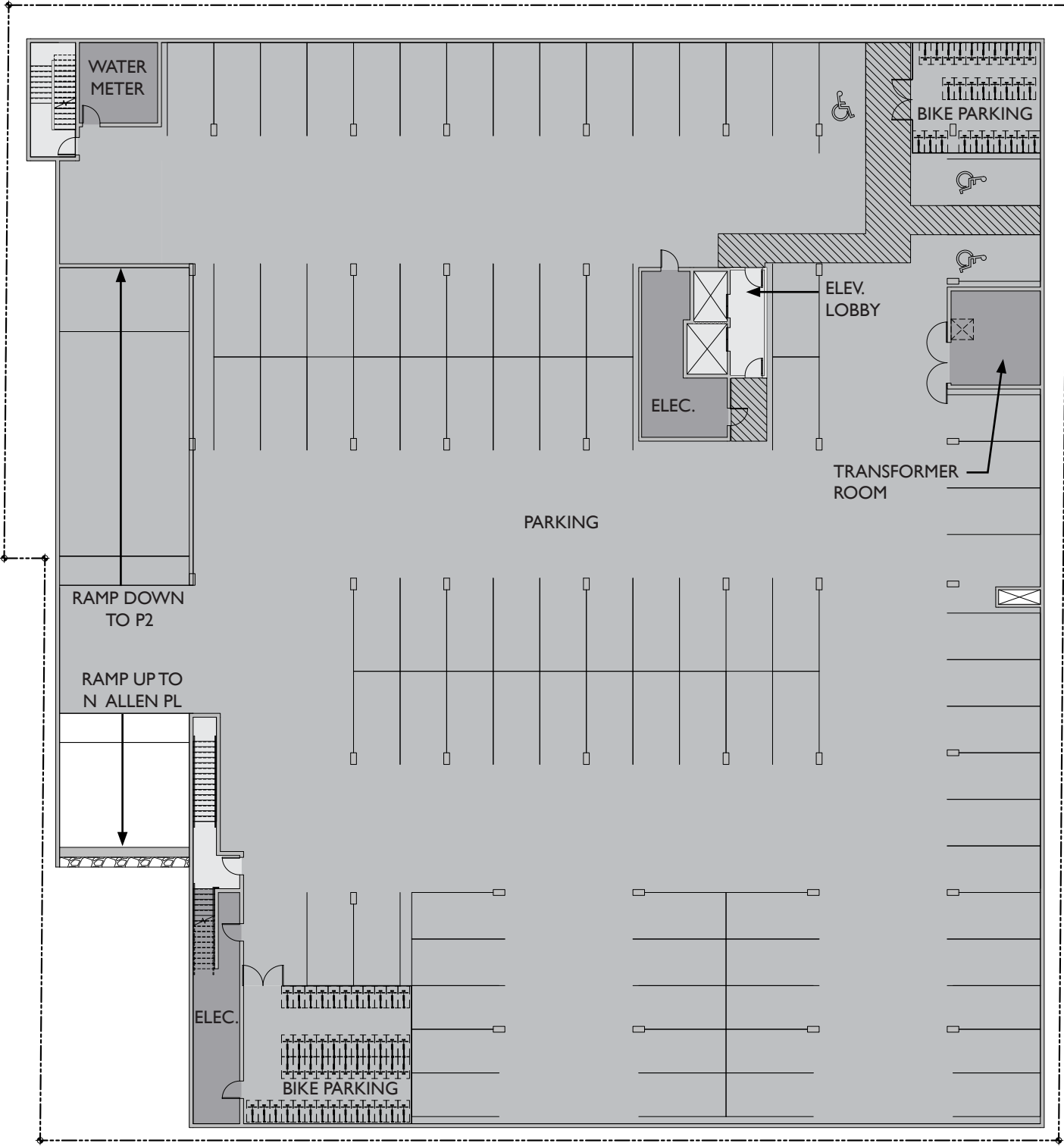
See response to E-1.

AERIAL VIEW - CORNER OF N 45TH ST & INTERLAKE AVE N



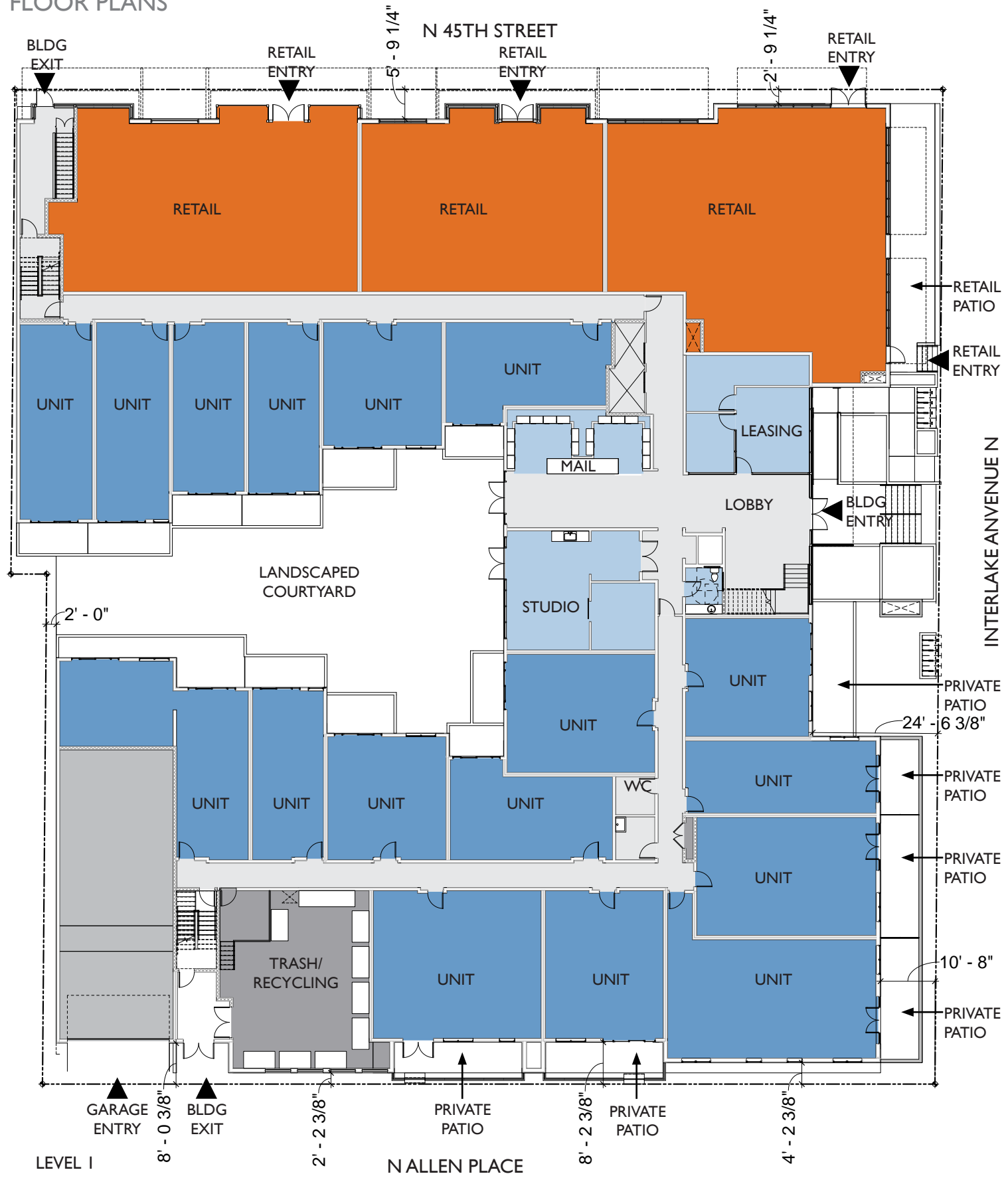


LEVEL P2



LEVEL P1

FLOOR PLANS

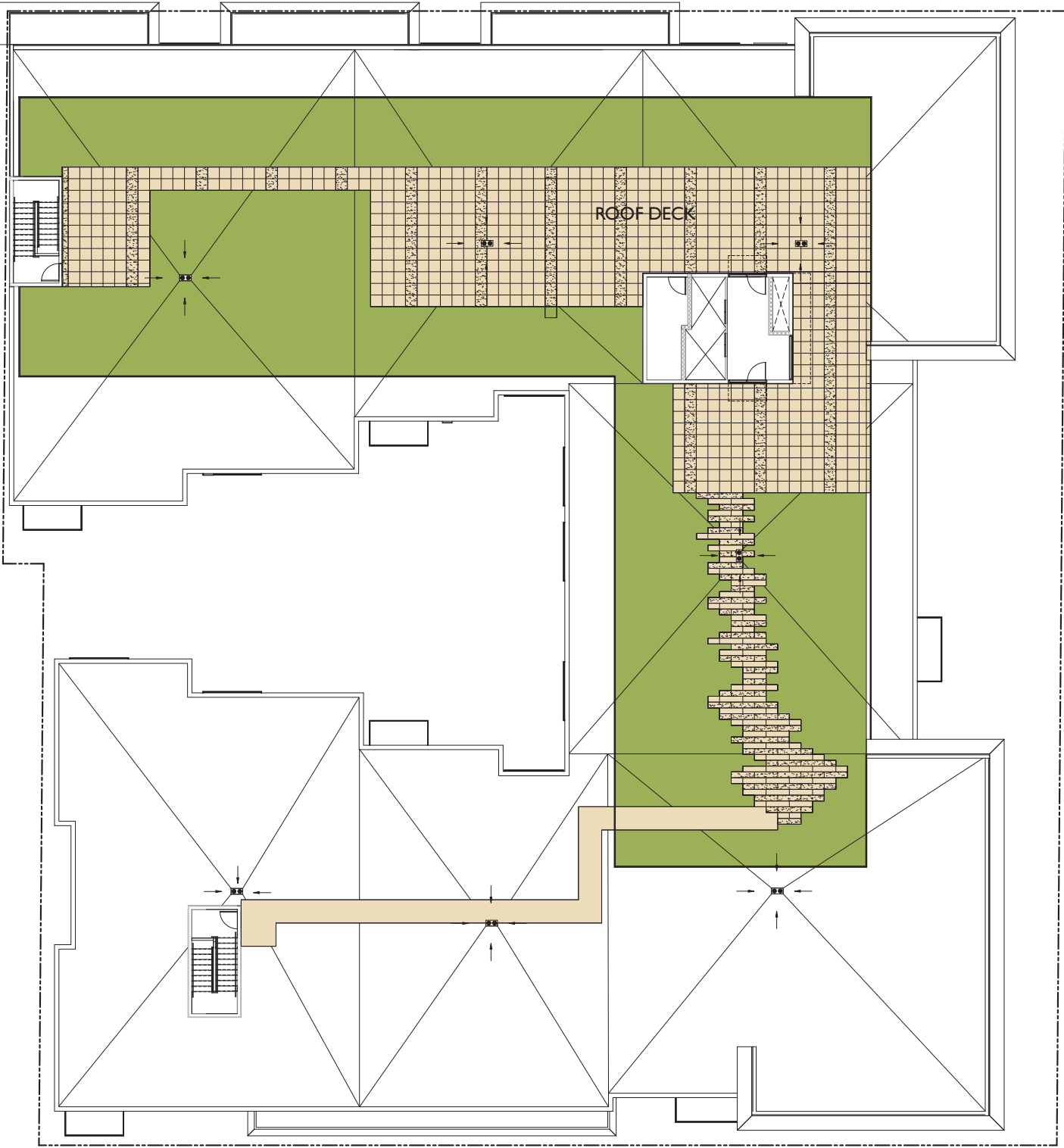




LEVELS 3-4



LEVEL 5



ROOF

PARKLET CURB EXTENSION

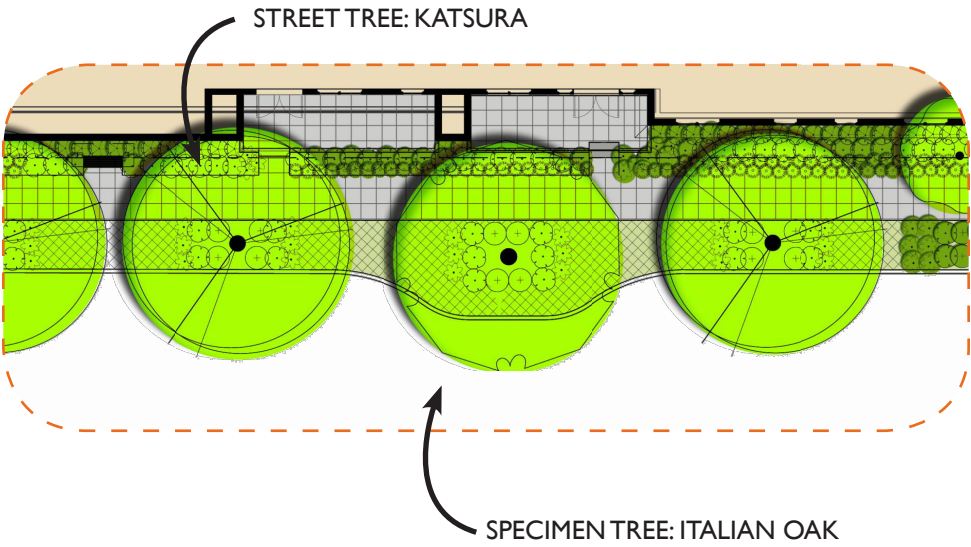
The vision for the small parklet curb extension is to plant a specimen tree with a large overhanging canopy with interesting branching, bark and leaf form and fall color to create a special place along the North Allen Place to stop, meet a neighbor, have a conversation. Planting and preserving large specimen trees within city neighborhoods is a high priority for the City of Seattle's office of Urban Forestry. City staff strongly encouraged having a large canopied tree with no overhead obstructions and located away from the building face to create significant presence on the street.



KATSURA - STREET TREE



ITALIAN OAK - PARKLET TREE





BAMBOO



VINE MAPLE



VIBURNUM DAVIDII



ILLUSTRATIVE PLANTING PLAN -- SITE PLAN/ROOF PLAN



HINO CRIMSON AZALEA



EVERGREEN HUCKLEBERRY



GUMPO WHITE AZALEA

LANDSCAPE MATERIALS



AUTUMN FERN



PINK BARREN STRAWBERRY



BLUE STAR CREEPER



ORANGE SEDGE



SALAL



STARLIGHT DOGWOOD



DWARF HEAVENLY BAMBOO



MONDO GRASS



MAGIC CARPET SPIRAEA



JAPANESE TOAD LILY



JAPANESE FOREST GRASS



SWEET BOX



GREEN ROOF - SEDUM



HONEYSUCKLE



PAVERS



SCULPTURE/RICH HESTEKIND



LAVENDER



GRAPE



TUMBLLED GLASS



PAVERS



HOPS



YELLOW SEDUM

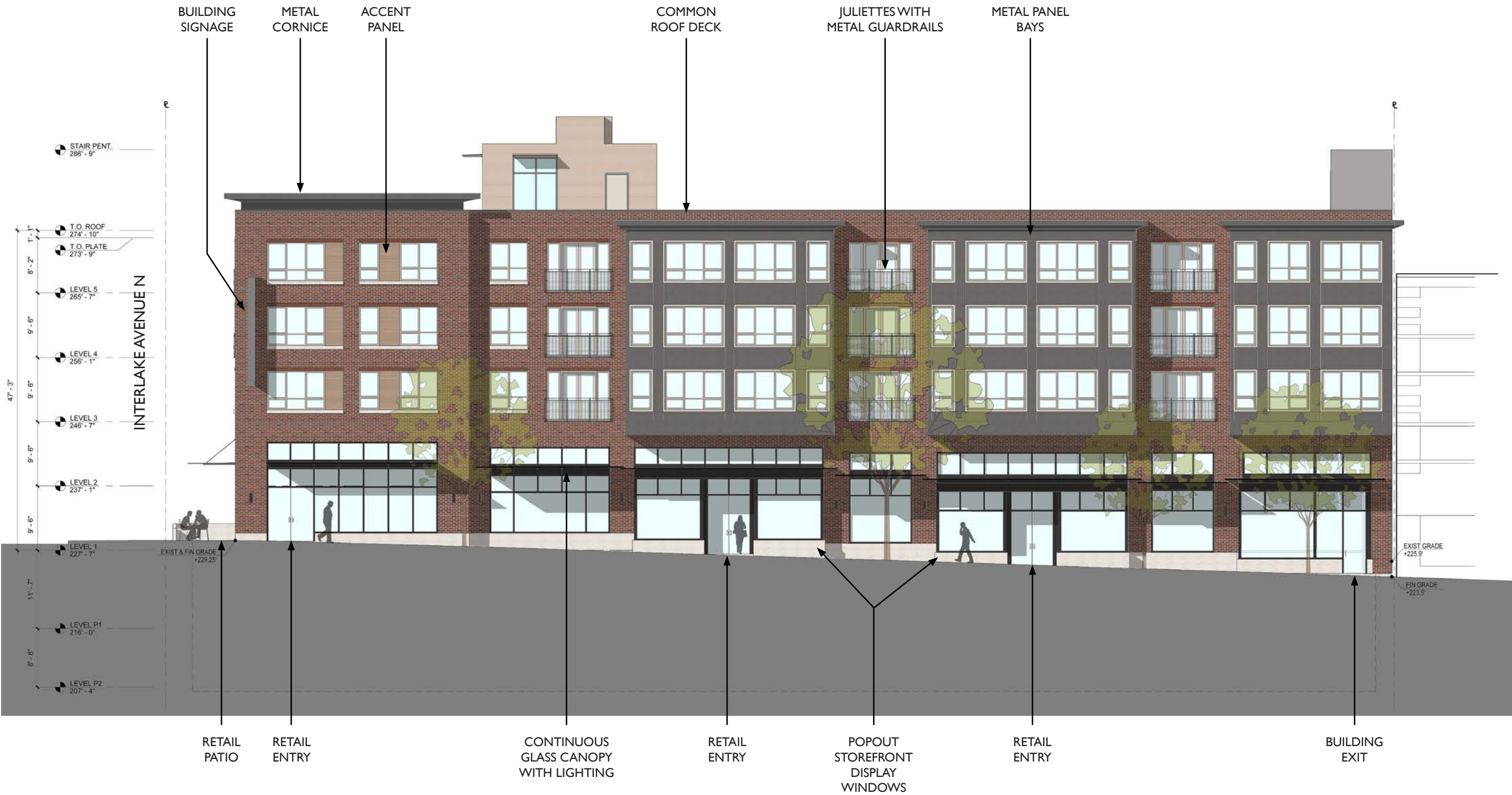


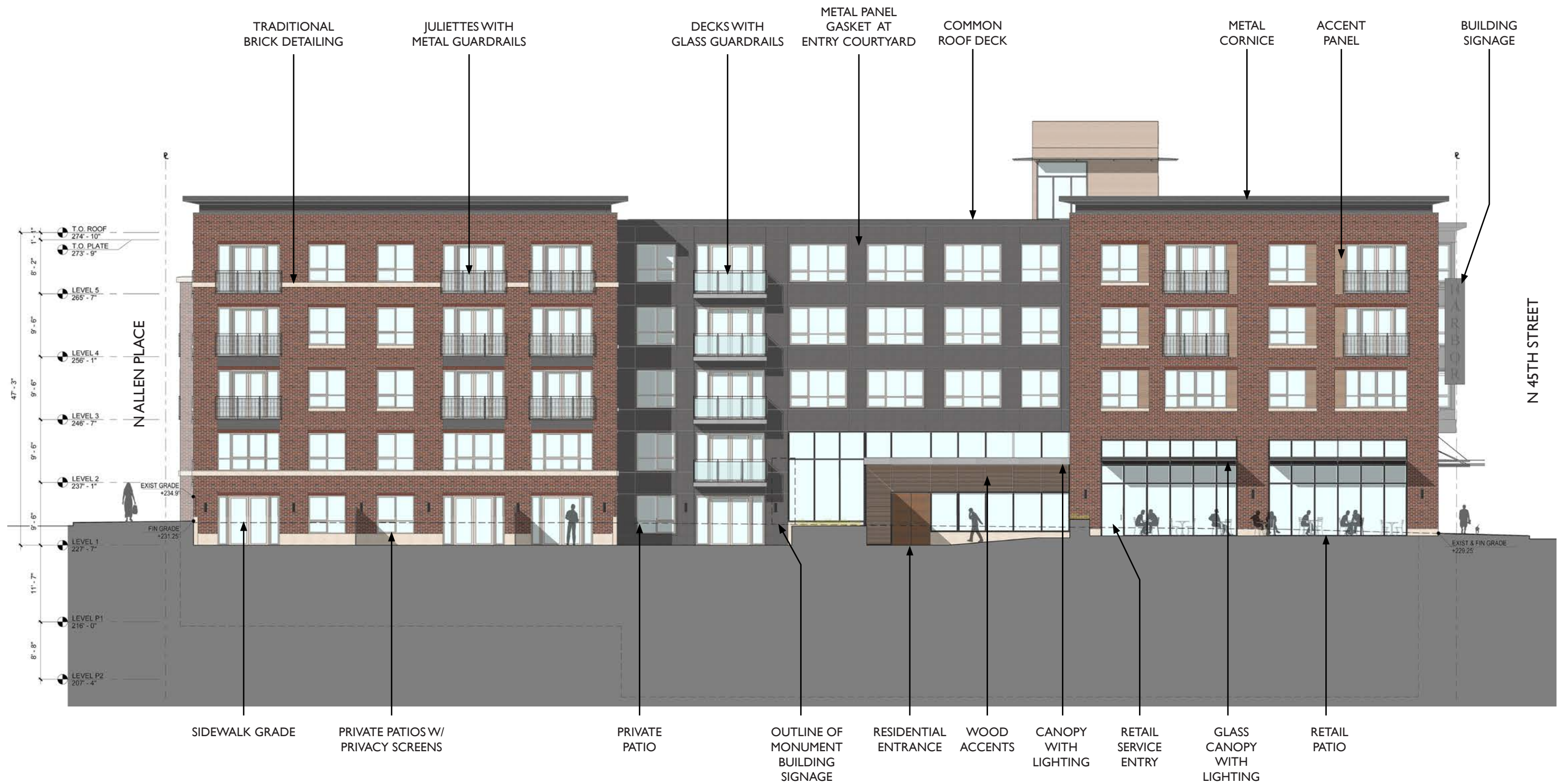
BENCH



FIRE PIT

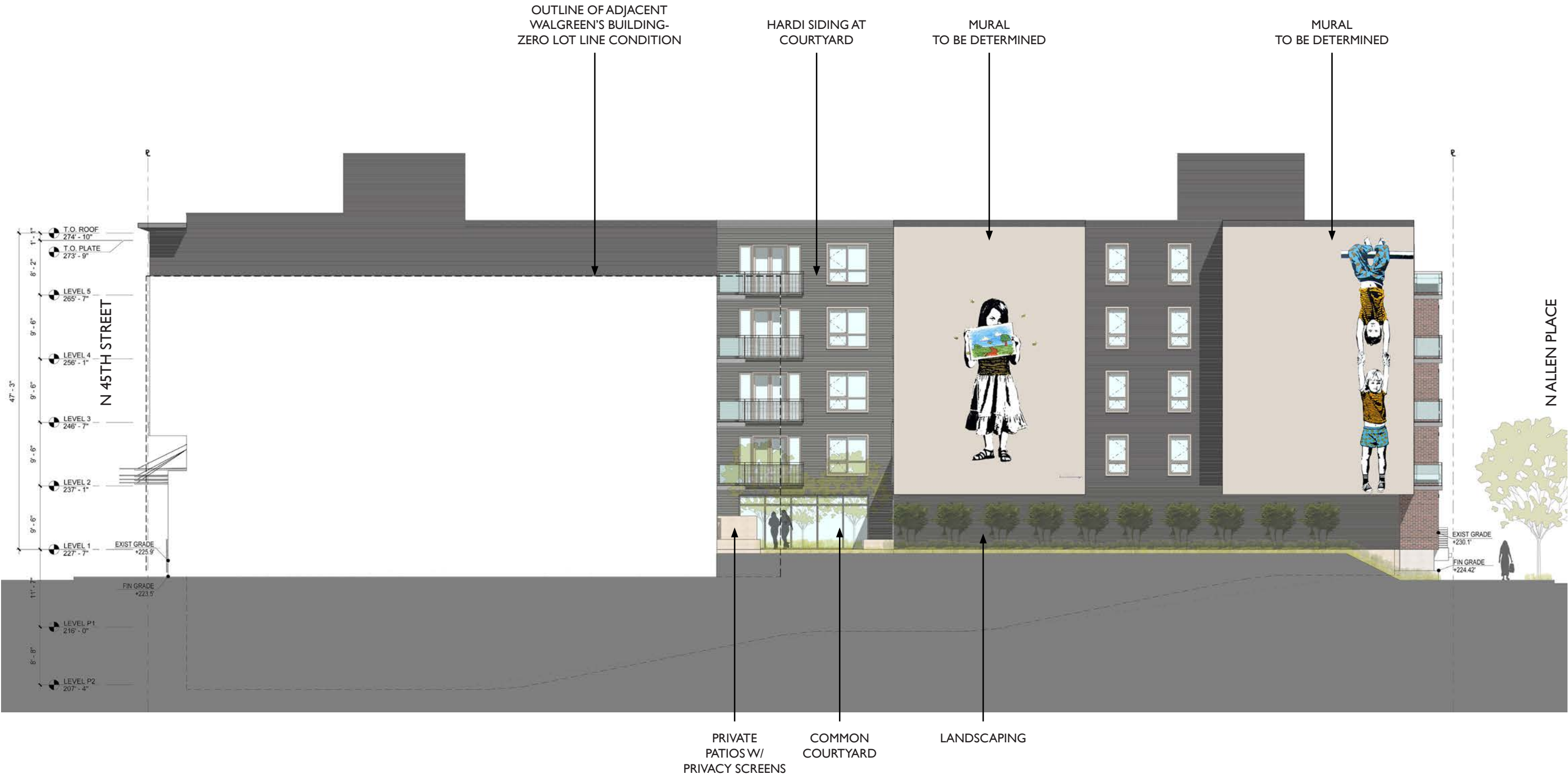
NORTH ELEVATION



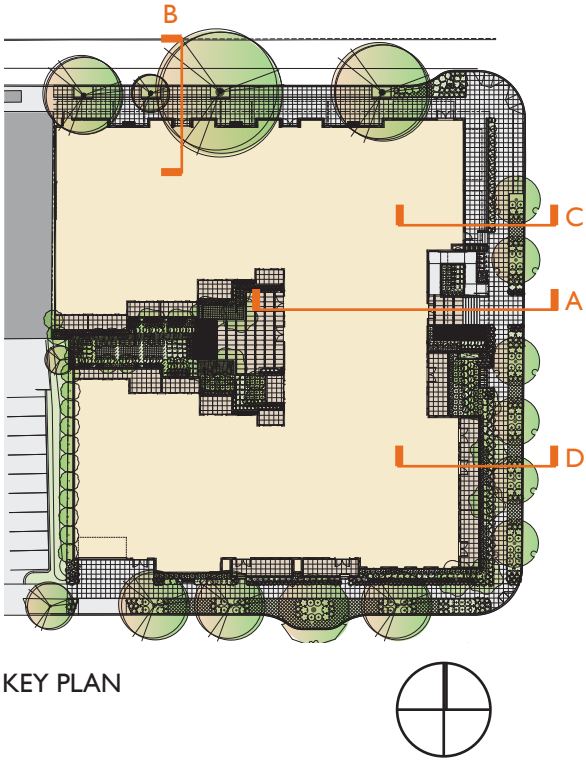


SOUTH ELEVATION

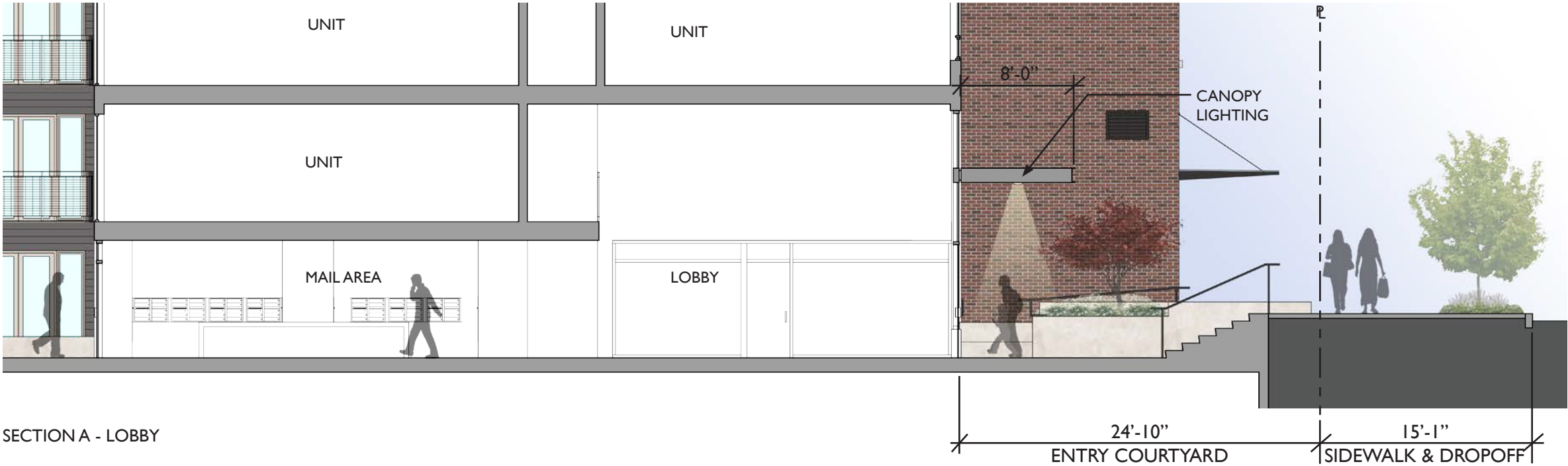




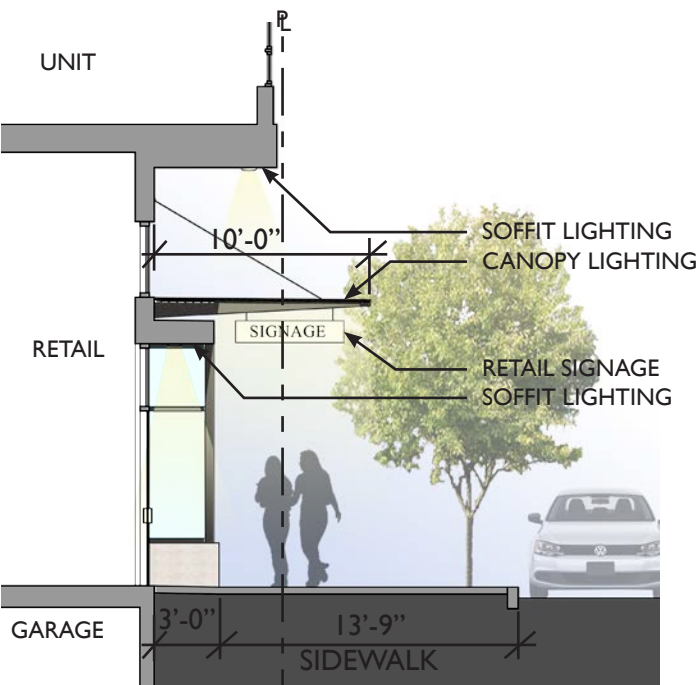
STREET LEVEL SECTIONS



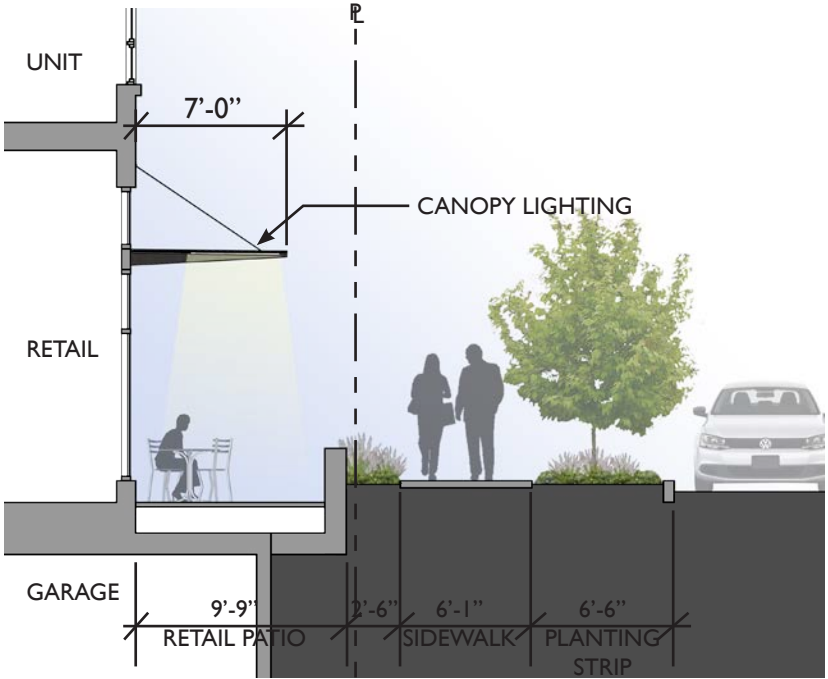
KEY PLAN



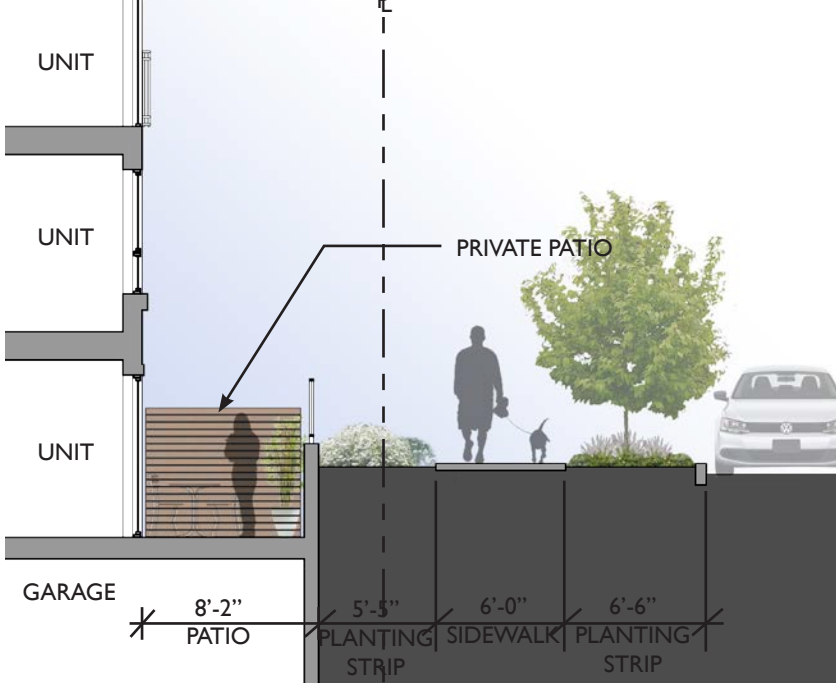
SECTION A - LOBBY













SECTION B - STOREFRONT



SECTION C - RETAIL PATIO



SECTION D - UNIT PATIOS ON INTERLAKE

- 
- ① Brick Blend
Vintage
Mauna Loa
Burgundy
- 
- ② Metal Panel
Dark Gray
- 
- ③ Vinyl Window/Doors
Tan
- 
- ④ Aluminum Storefront
Dark Anodized
- 
- ⑤ Wood Accents &
Privacy Screens
Cape Cod Grey
- 
- ⑥ Juliette Guardrails
Metal
- 
- ⑦ Deck Guardrails
Glass
- 
- ⑧ Cast-In-Place
Concrete
- 
- ⑨ Canopy
Steel and Glass
- 
- ⑩ Hardi Siding
Dark Gray
(Interior Courtyard)







STREET LEVEL VIGNETTE - N 45TH STREET STOREFRONTS

(D-1 / D-7) OVERHEAD PROJECTING GLASS AND METAL CANOPY WITH INTEGRATED LIGHTING
(D-9) RETAIL SIGNAGE



(A-2 / A-4 / C-1 / C-3 / D-11) CONTINUOUS RETAIL WITH STORE-FRONT DISPLAY WINDOWS FOR COMMERCIAL TRANSPARENCY
(A-2 / C-1) WIDER SIDEWALKS ALONG N 45TH STREET

STREET LEVEL VIGNETTE- CORNER OF N 45TH ST & INTERLAKE AVE N

(C-1 / C-2 / C-4) USE OF BRICK AS UNIFYING ELEMENT WITH TRADITIONAL PRECAST SILLS AND SOLDIER COURSE HEADERS

(D-1 / D-7) OVERHEAD PROJECTING GLASS AND METAL CANOPY WITH INTEGRATED LIGHTING AND PEDESTRIAN- SCALED SIGNAGE



(A-4) / (A-10) RETAIL PATIO

(A-2 / C-1) WIDER SIDEWALKS ALONG N 45TH STREET AND INTERLAKE AVENUE N

(A-10) CURB BULB TO MATCH EAST SIDE OF INTERSECTION

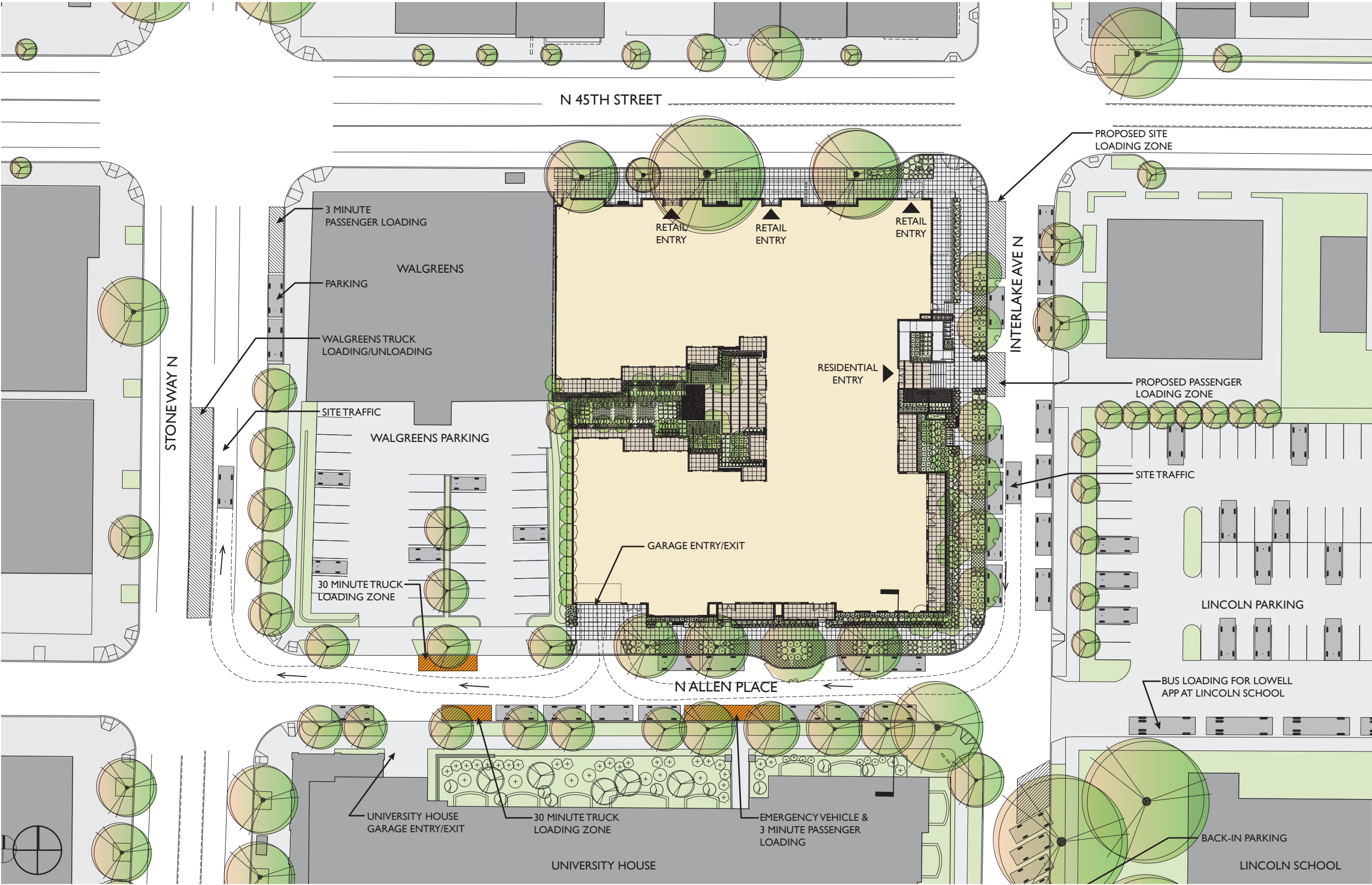
(A-3 / D-12) TWO STORY GLAZED RESIDENTIAL ENTRY LOCATED ON INTERLAKE AVENUE N



(A-6 / A-7) LANDSCAPING BUFFER AT PATIOS ALONG INTERLAKE AVENUE N

(E-I) LANDSCAPED RESIDENTIAL COURTYARD/ENTRY







QUEEN ANNE - 2ND & W HIGHLAND



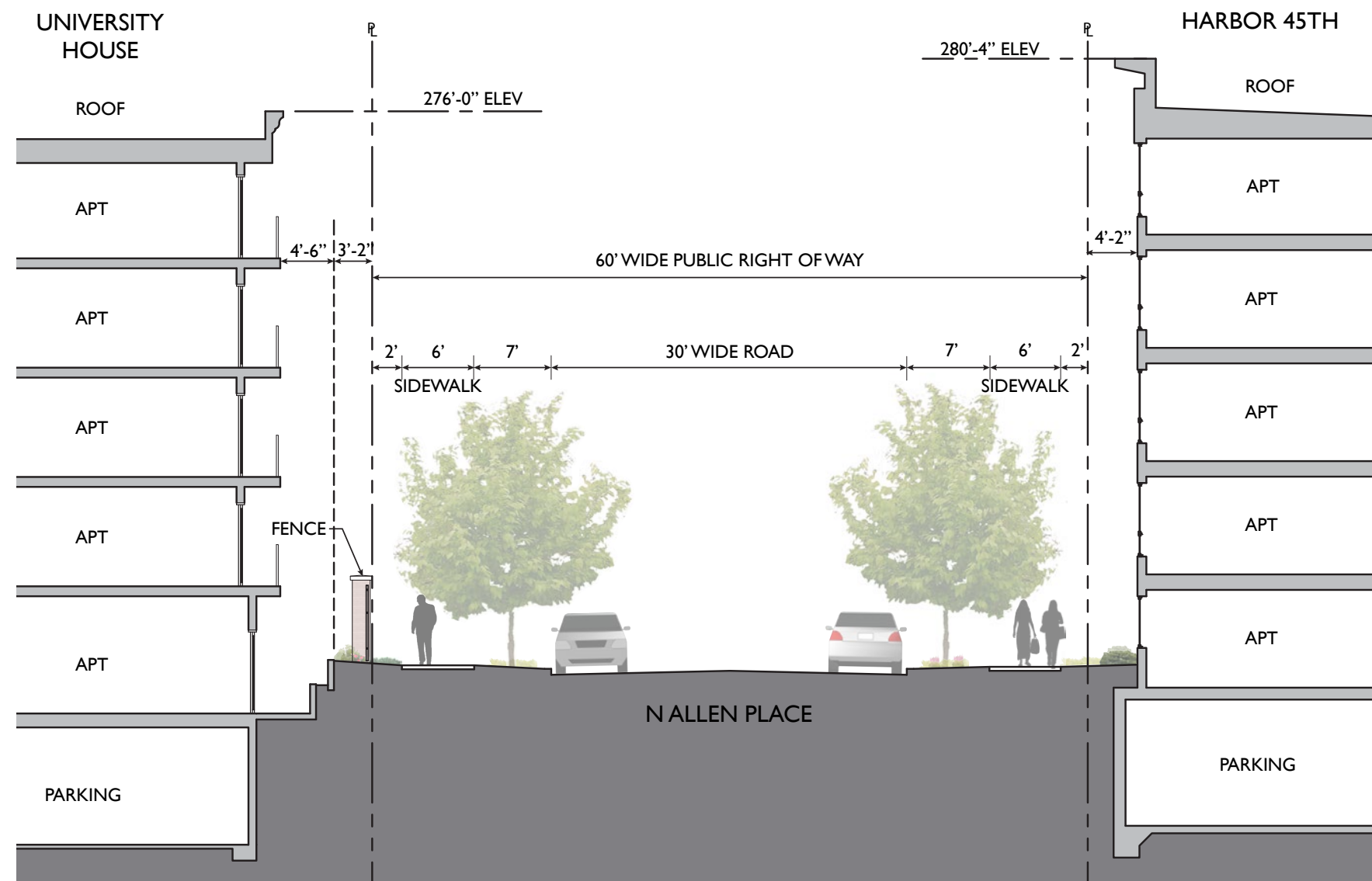
CAPITOL HILL - 10TH & HARRISON



QUEEN ANNE - CROCKETT & QUEEN ANNE AVE



LOWER QUEEN ANNE - JOHN & WARREN

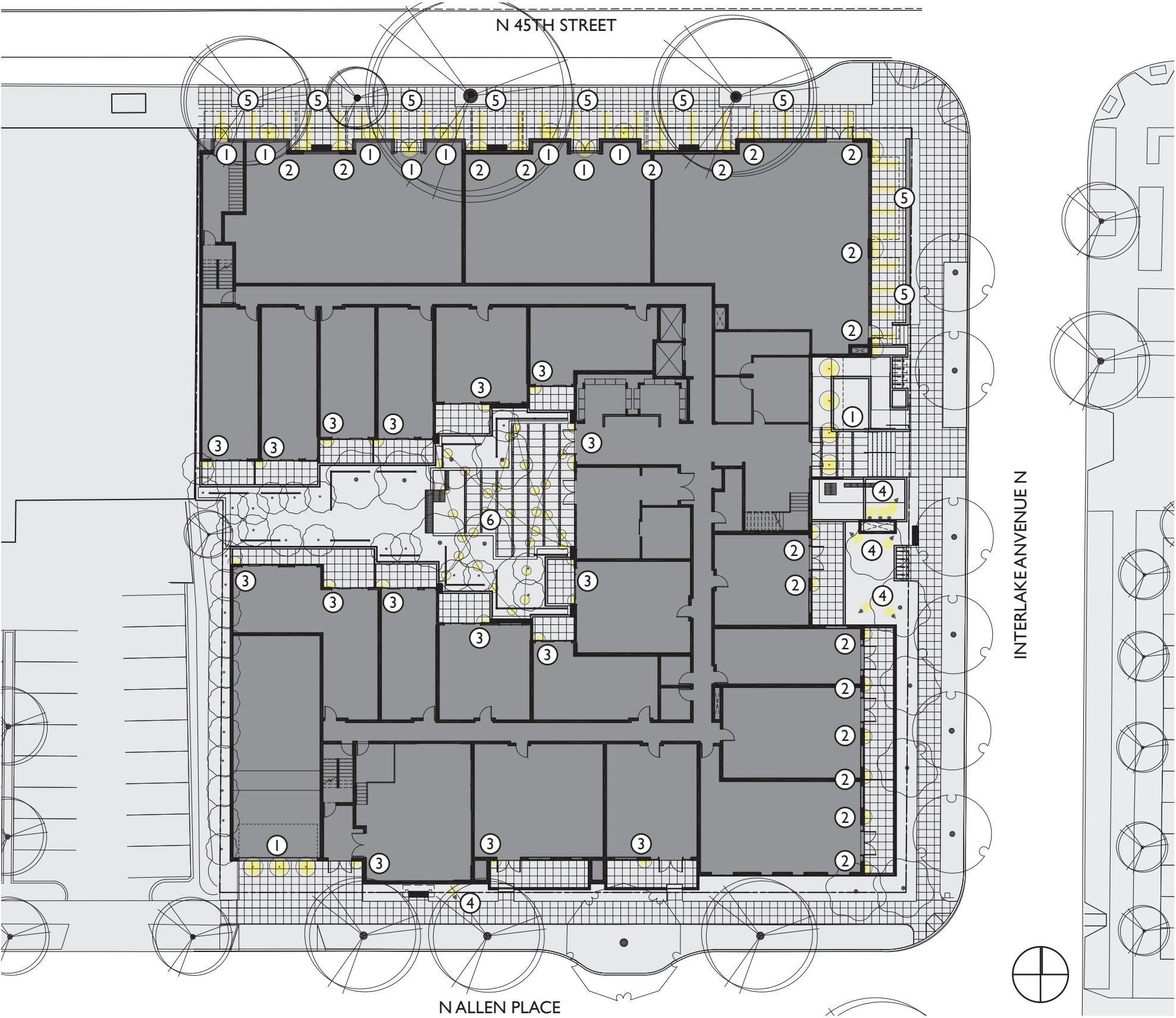


SECTION THROUGH N ALLEN PLACE



UNIVERSITY HOUSE ACROSS FROM PROPOSED DRIVEWAY

LIGHTING PLAN



① Recessed Downlight
Prescolite Litebox



② Up/Down Wall Sconce
Sisternalux
Wall Slot



③ Downlight
Spectrum Lighting
SPC0609LED



④ Landscape Lighting
B-K Lighting
Shasta Series



⑤ Flexible LED
RSA Lighting
Ledeon



⑥ Festival Lighting



Harbor Urban
Greenhouse precedent:
Courtyard Festival Lights



Harbor Urban
NOVA precedent:
Exterior Lighting



WEST ELEVATION

WALL MURAL



ALTERNATE WALL MURAL/SIGNAGE PRECEDENTS - TO BE COORDINATED WITH COMMUNITY & LAND USE PLANNER FOR APPROVAL



CORNER AT N 45TH ST & INTERLAKE AVE N

PROJECTING BUILDING SIGNAGE

BLADE RETAIL SIGNAGE

COMMUNITY KIOSK

BUILDING ENTRY SIGNAGE



PROJECTING SIGN PRECEDENT



COMMUNITY KIOSK PRECEDENT

ALTERNATE CORNICE STUDY

This design study explored different cornice options for the corner massing at N 45th Street and Interlake Avenue N as well as the corner massing at N Allen Place and Interlake Avenue N. Additionally, the design team explored using different cornice features at these two corner massings but preferred the approach of unifying the design with a single cornice element. This strategy balances the traditional building composition along Interlake Avenue N to bookend the central entry courtyard. The selected cornice feature is closely related to Cornice Study #1. Additionally, this element strongly relates to the cornice of the bays along N 45th Street to provide greater design cohesion.



CORNICE #2



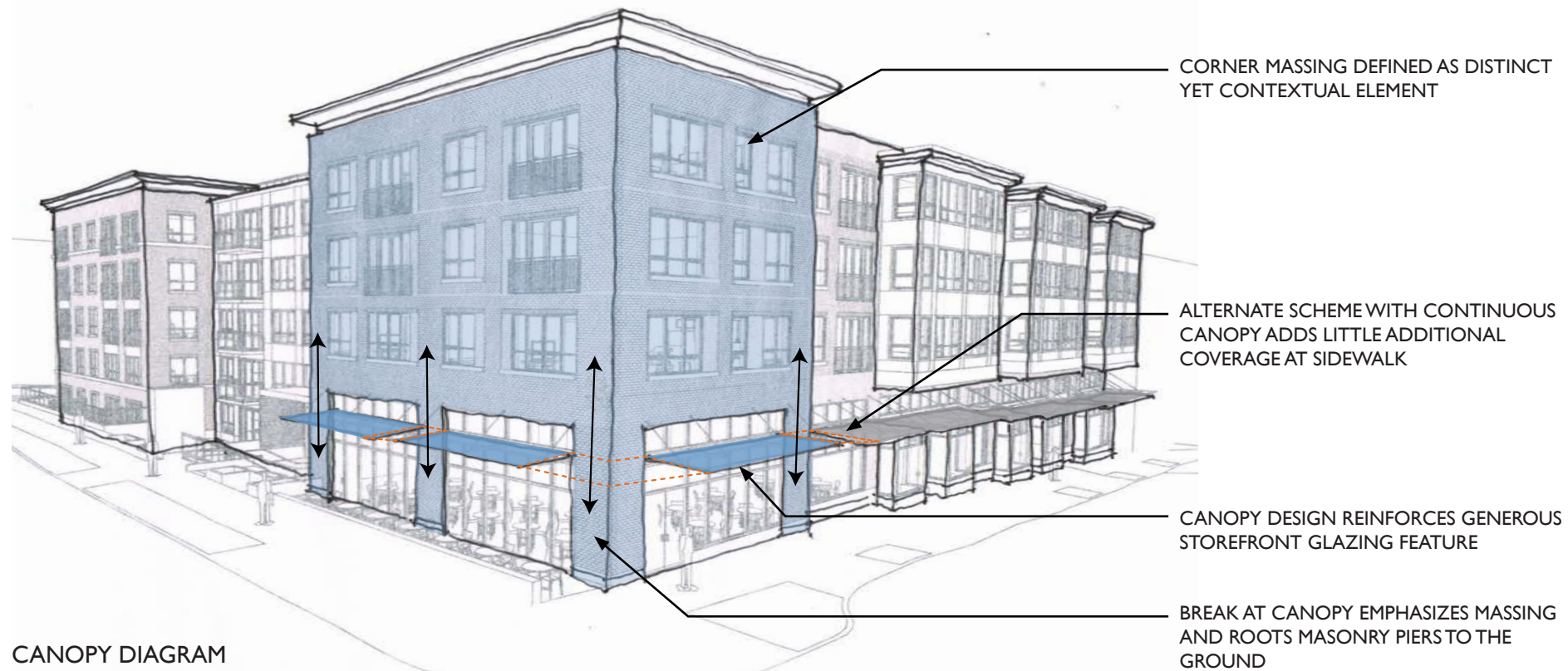
CORNICE #3



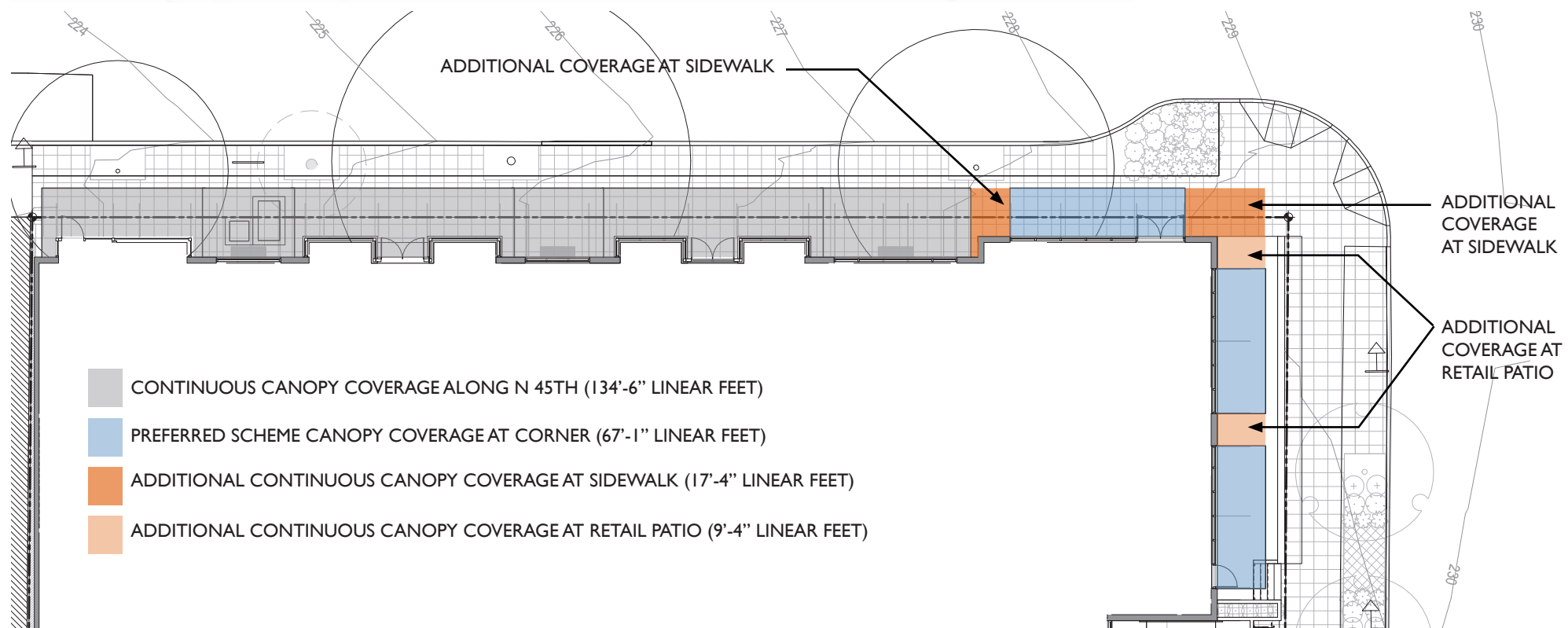
CORNICE #1



CORNICE #4



CANOPY DIAGRAM



CANOPY COVERAGE STUDY

This study analyzes two schemes for the overhead weather protection at the corner of N 45th Street and Interlake Avenue N. The design team's preferred scheme interrupts the continuous canopy at the corner massing masonry piers. This strategy emphasizes the masonry's connection to the ground, further articulates the generous storefront glazing elements, and distinguishes the corner retail and patio. This scheme best enhances the design concept of the corner massing as unique yet contextual anchor of the project. The design team also explored an alternate scheme that maintains a continuous canopy around the corner massing and above the retail patio. This scheme adds little additional overhead weather protection to the sidewalk. Furthermore, this scheme diminishes the concept of a distinct corner massing.



PREFERRED CANOPY SCHEME

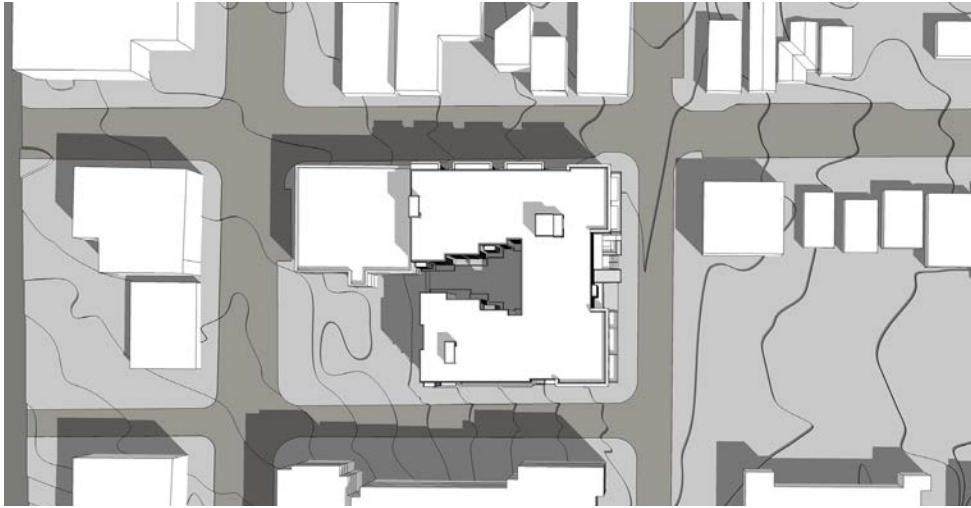


CONTINUOUS CANOPY AT CORNER SCHEME

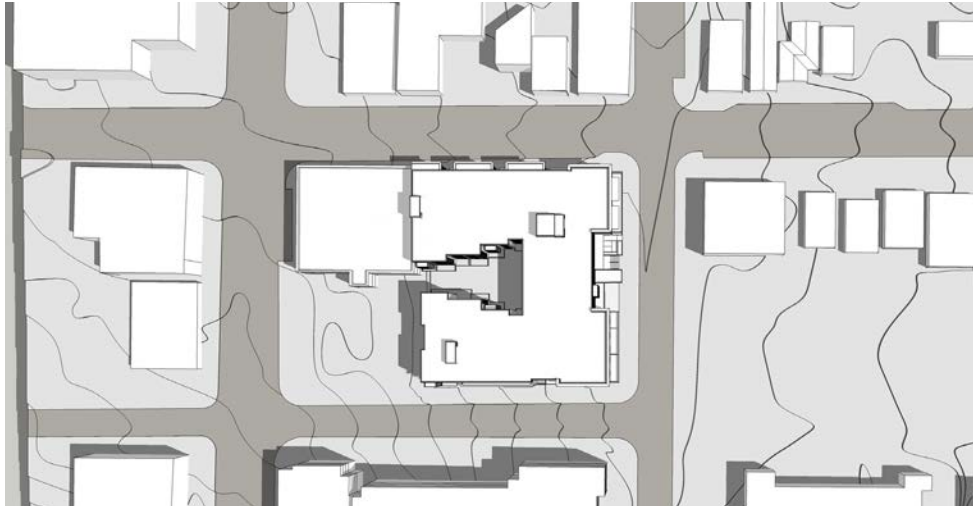
SHADOW STUDIES



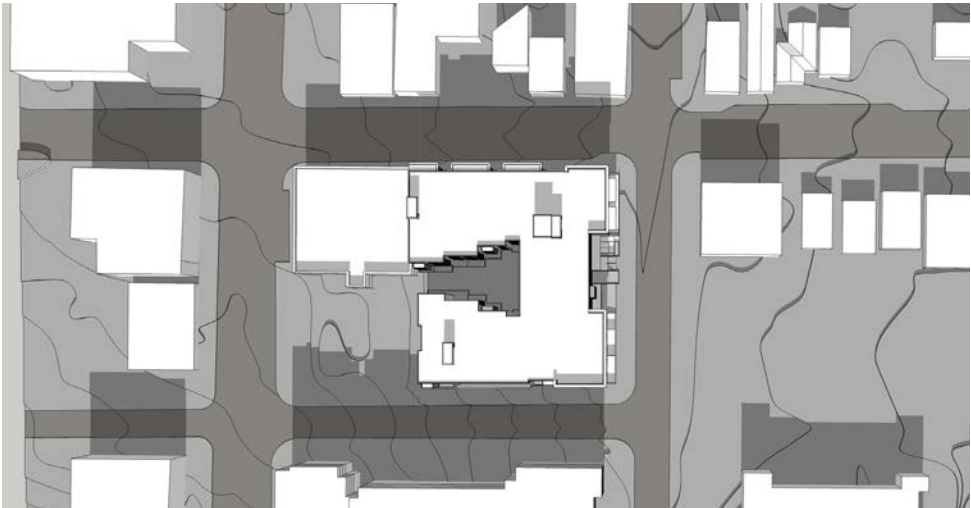
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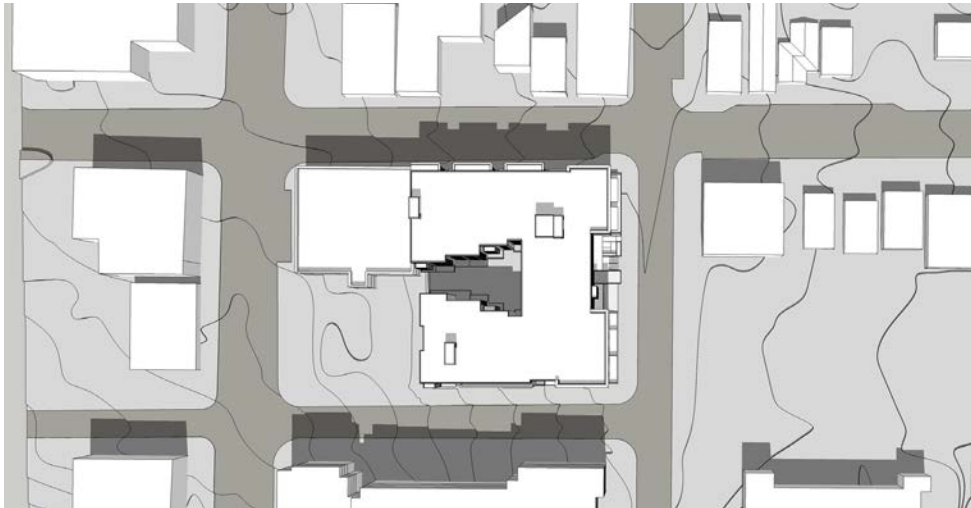
MARCH 21, 10 AM



JUNE 21, 10 AM



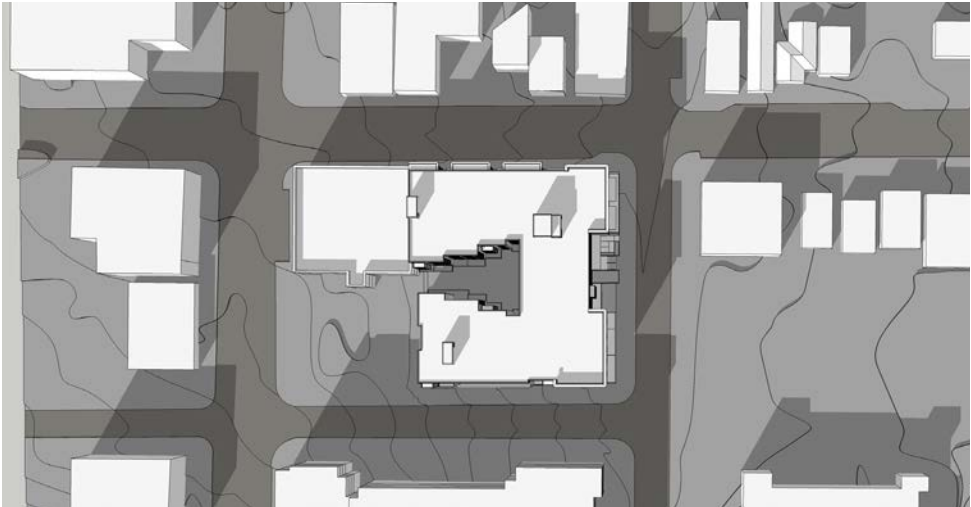
DECEMBER 21, NOON



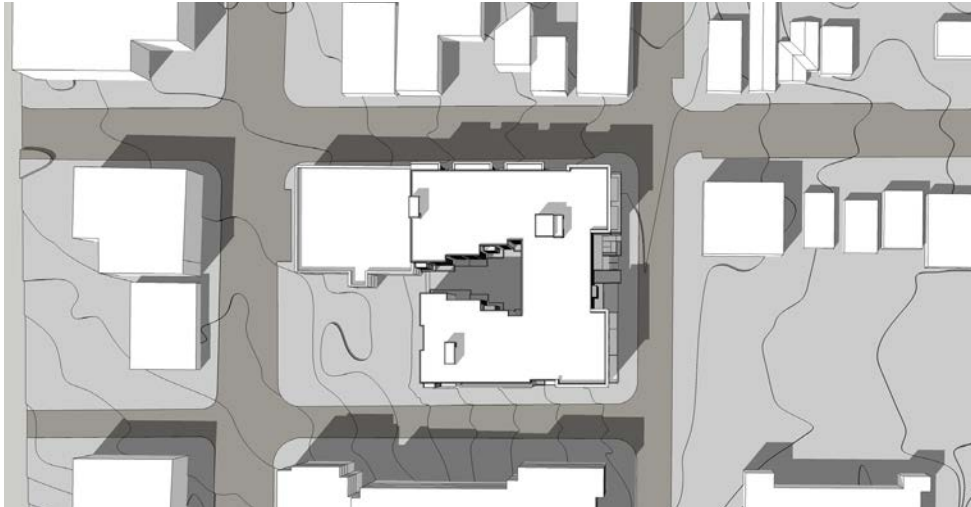
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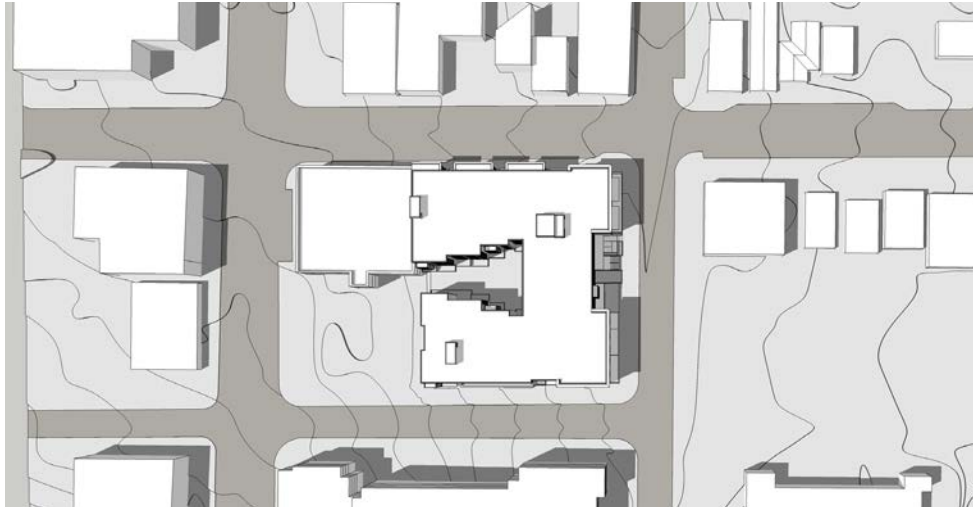
JUNE 21, NOON



DECEMBER 21, 2 PM



MARCH 21, 2 PM



JUNE 21, 2 PM



① NORTHWEST CORNER OF STONEWAY AND N 45TH ST



② SOUTHWEST CORNER OF STONEWAY AND N 45TH ST.



③ NORTHWEST CORNER OF SITE ADJACENT TO WALGREENS BUILDING



④ TYPICAL WALLINGFORD RETAIL STOREFRONT

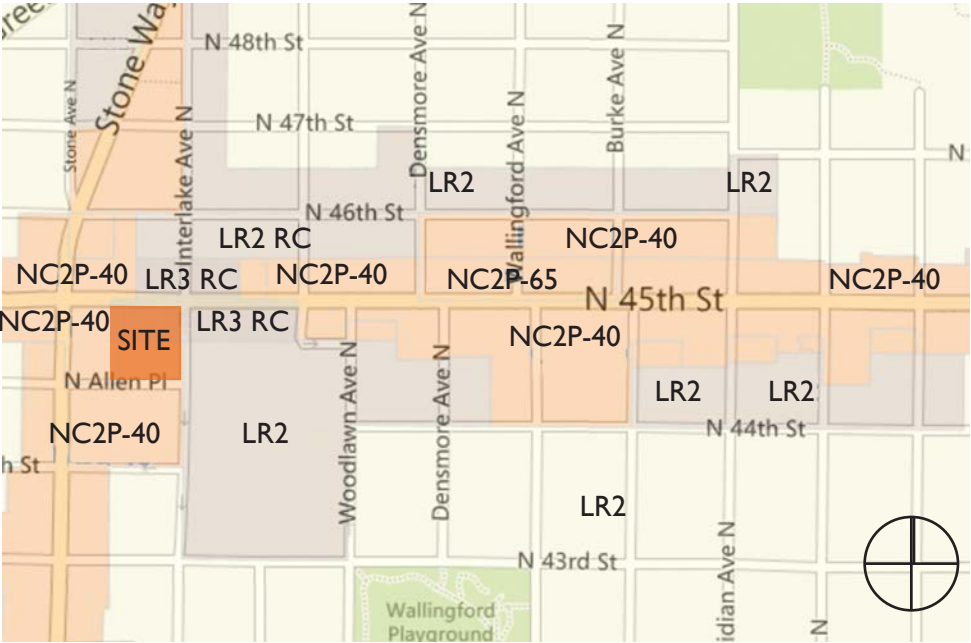


⑤ SOUTHEAST CORNER OF N 45TH ST AND INTERLAKE AVE N



⑥ NORTHWEST CORNER OF N 45TH ST AND INTERLAKE AVE N

The strength of a commercial district relies on providing a continuous pedestrian experience along an attractive and safe corridor of retail supported by a dense and vibrant residential community. As the figure ground diagram on the following page illustrates, the continuity of the commercial district along N 45th Street is interrupted at this site. The existing single family structures are set back from the street and sit at a raised grade over six feet above the sidewalk. This existing condition results in a dark and uninviting section of narrow sidewalk at the west end of the Wallingford commercial district. This gap interrupts the pedestrian connection to the new mixed use gateway development to the west at Stone Way. The rezoning of this property will provide additional residential density in support of the commercial district to both the east and west and will bridge the gap with new vibrant commercial storefronts linking these two commercial nodes.



DPD ZONING MAP

CONTRACT REZONE



FIGURE GROUND DIAGRAM

KEY

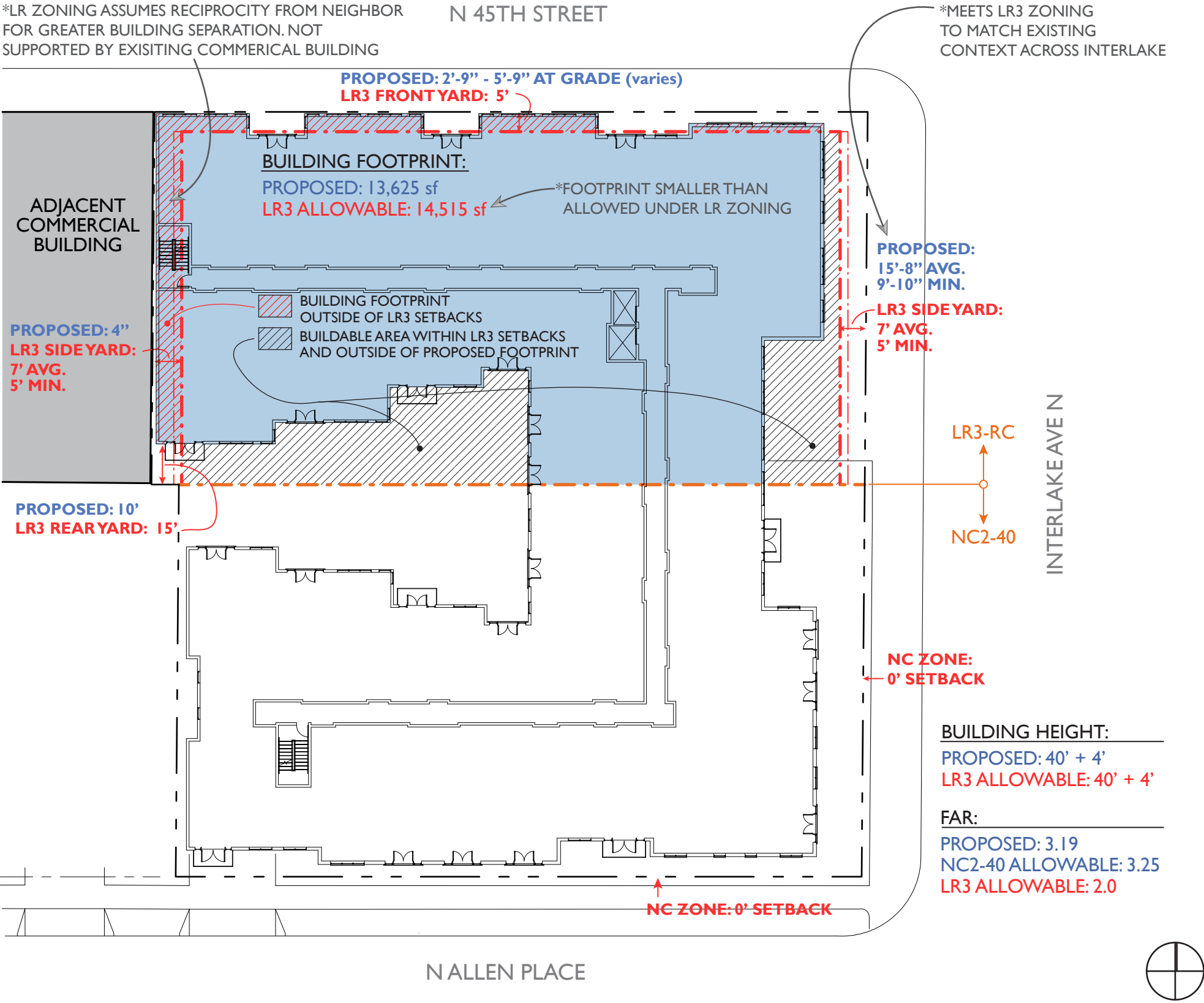
- | | | | | |
|-------------------------------------|--------------------------------|-------------------------------------|--------------------------------------|------------------------------------|
| 1) FUERTE FITNESS | 17) FUEL COFFEE | 33) BAR & GRILL | 49) KOZUE JAPANESE RESTAURANT | 65) QFC |
| 2) MUSEUM QUALITY FRAMING | 18) VINTAGE WALLINGFORD | 34) GUILD 45TH | 50) MAY THAI RESTAURANT AND LOUNGE | 66) BARTELL DRUGS |
| 3) DESERT SUN TANNING SALON | 19) SATAY | 35) WALLINGFORD PIZZA HOUSE | 51) EMBLEMS PINS & PATCHES | 67) JAE H KIM TAEKWONDO INSTITUTE |
| 4) WALGREENS | 20) CIGAR SHOP | 36) T-MOBILE | 52) ISSIAN JAPANESE STONE GRILL | 68) HAROLD'S LIGHTING |
| 5) SMASH WINE BAR & BISTRO | 21) H&R BLOCK | 37) CAFÉ APPASSIONATO | 53) LUCKY 7 BARBERS | 69) DOMO HOME COLLECTIONS |
| 6) NEW LOOK BEAUTY SALON | 22) HAWAIIAN BREEZE | 38) VERITY CREDIT UNION | 54) MOLLY MOON'S ICE CREAM | 70) RUSTY PELICAN CAFE |
| 7) TILTH RESTAURANT | 23) FORMERLY BABALU | 39) BLUE STAR CAFE AND PUB | 55) KITARO SUSHI BENTO | 71) MURPHY'S |
| 8) ASSISTANCE LEAGUE SEATTLE | 24) WALLINGFORD CENTER | 40) ARCHIE MCPHEE | 56) KEY BANK | 72) TULLY'S COFFEE |
| 9) WALLINGFORD CUSTOM FRAMING | 25) LAWLESS FINANCIAL ADVISORS | 41) BOYS & GIRLS CLUB | 57) BOTTLEWERKS | 73) RADIANT MEDSPA AND WEIGHT LOSS |
| 10) CHILE PEPPER MEXICAN RESTAURANT | 26) FAINTING GOAT GELATO | 42) DANDELION SALON | 58) CITY CELLARS WINE | 74) MOON TEMPLE |
| 11) LIBRARY | 27) CHROMA SALON | 43) NAILS & WAX | 59) THE GOLDEN OLIVE | 75) STARBUCKS COFFEE |
| 12) SUGAR ON TOP SALON | 28) NOT A NUMBER GIFTS | 44) OLYMPIA PIZZA II | 60) METRO SALON | 76) TNT TAQUIRIA |
| 13) SUTRA YOGA | 29) TEAHOUSE KUAN YIN | 45) MUSASHI'S | 61) CHOCOLATI CAFÉ | 77) FLEURY & COMPANY, P.S. |
| 14) 45TH ST MEDICAL & DENTAL CLINIC | 30) YOROSHIKU | 46) ALPHABET SOUP, CHILDREN'S BOOKS | 62) JHANJAY VEGETERIAN THAI | 78) SQUIRREL WORKS ARCHITECTS |
| 15) WELLS FARGO BANK | 31) CHASE BANK | 47) CHEVRON GAS STATION | 63) KIDS ON 45TH CHILDREN'S CLOTHING | 79) LORA FORD, PSYCHOTHERAPIST |
| 16) STATE FARM INSURANCE | 32) LOTUS THAI CUISINE | 48) SUN CLEANERS | 64) WALLINGFORD DRY CLEANERS | |

ZONING COMPARISON DIAGRAM: LR3-RC AND NC2P-40

As illustrated in the adjacent diagram, a rezone from LR3-RC to NC2P-40 would not result in a different urban experience when viewing the building from the street. As proposed, the building is identical in height to what is allowed under LR3 zoning and the proposed building footprint is smaller than what is allowed under LR3 zoning, even with the proposed building encroaching into the setbacks associated with LR3 zoning. If the site were to remain zoned LR3, setback departure requests would be likely. Such departure requests would include the west side yard setback against the Walgreens building and a front yard setback departure to enable the project to maintain streetwall continuity along N 45th Street. Additional departures for building length and depth would be requested to create contextual massing and respect the retail environment the project aims to enhance.

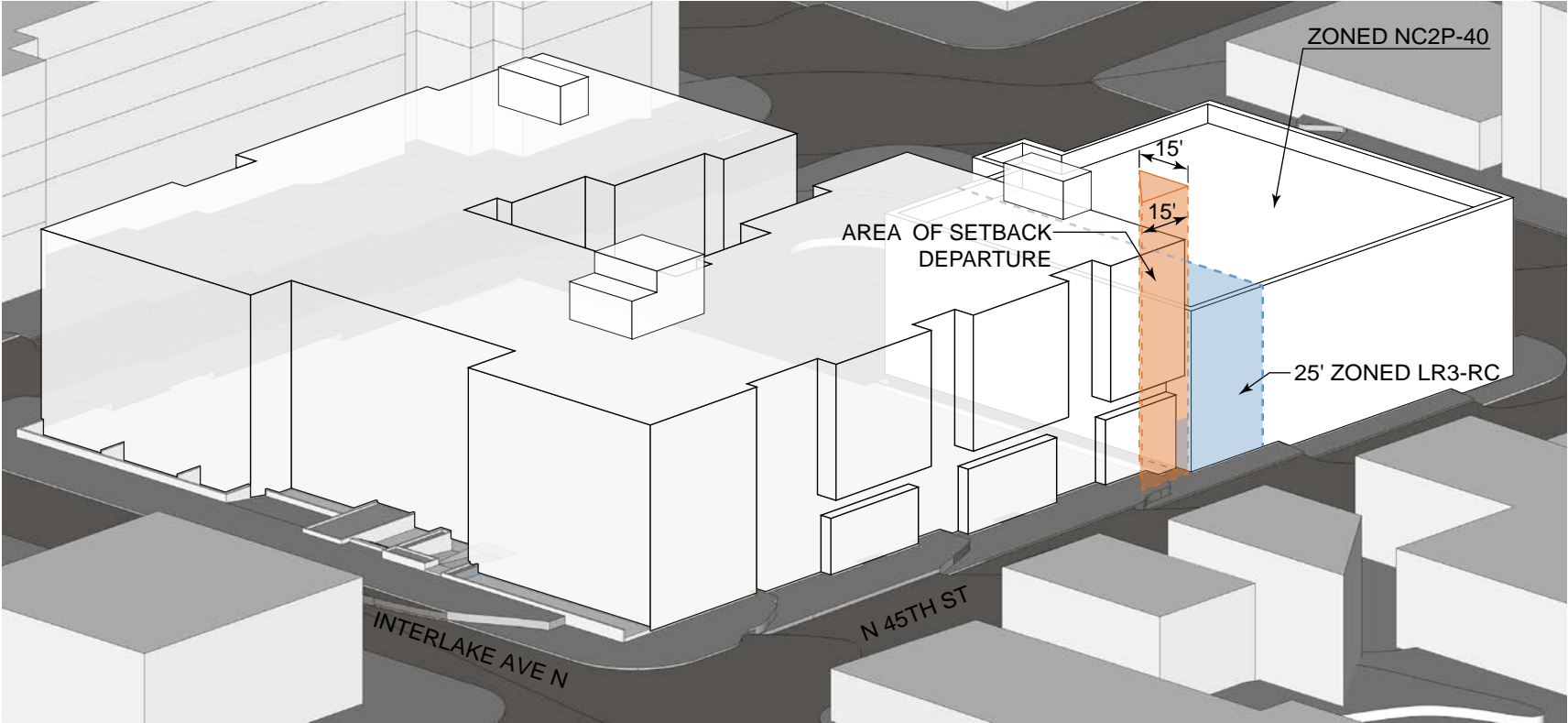
LIKELY DEPARTURE REQUESTS WITH LR3 ZONING MAINTAINED

- Sideyard setback at adjacent commercial building
- Frontyard setback at 45th Street to match street wall condition
- LR3 facade length maximum of 150'
- LR3 facade depth maximum of 65% of lot depth

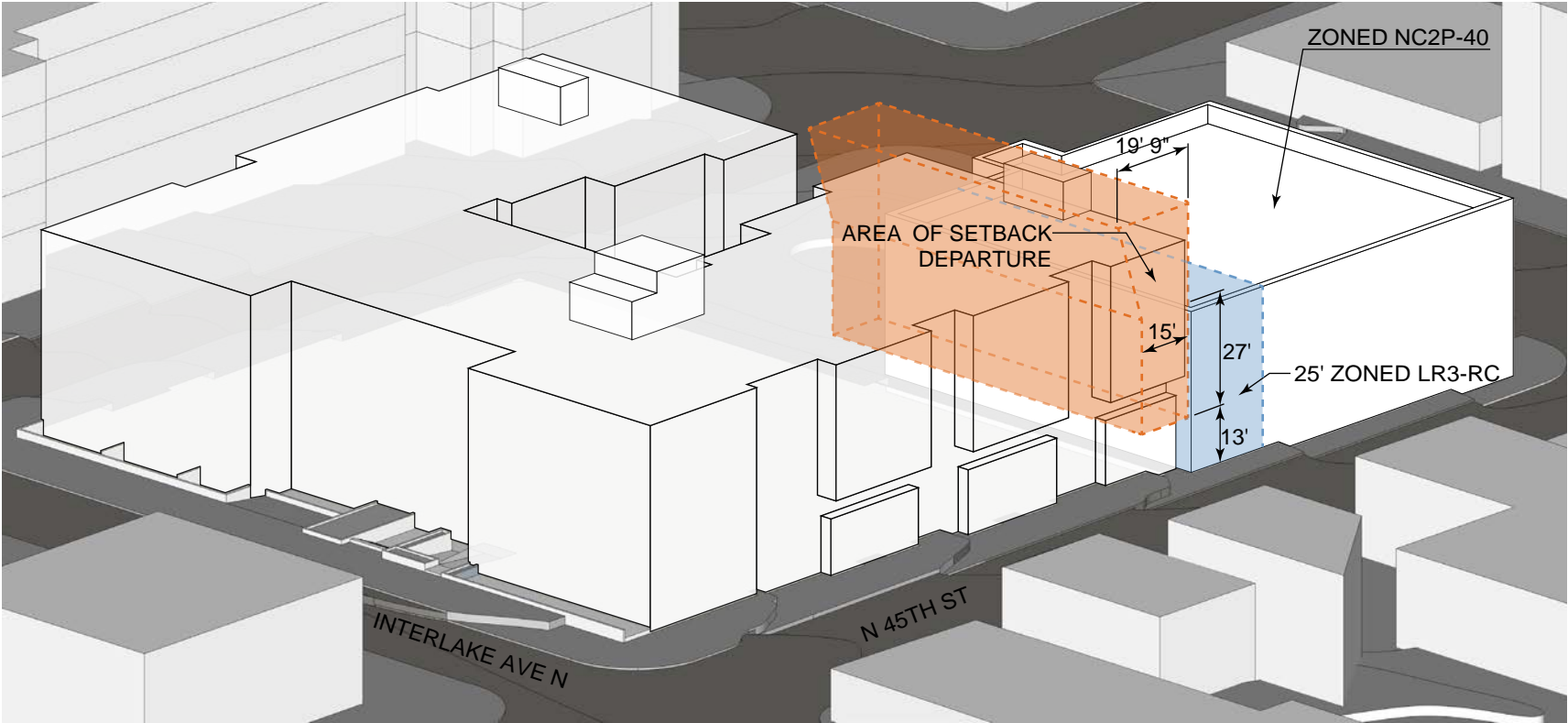


DEPARTURE MATRIX

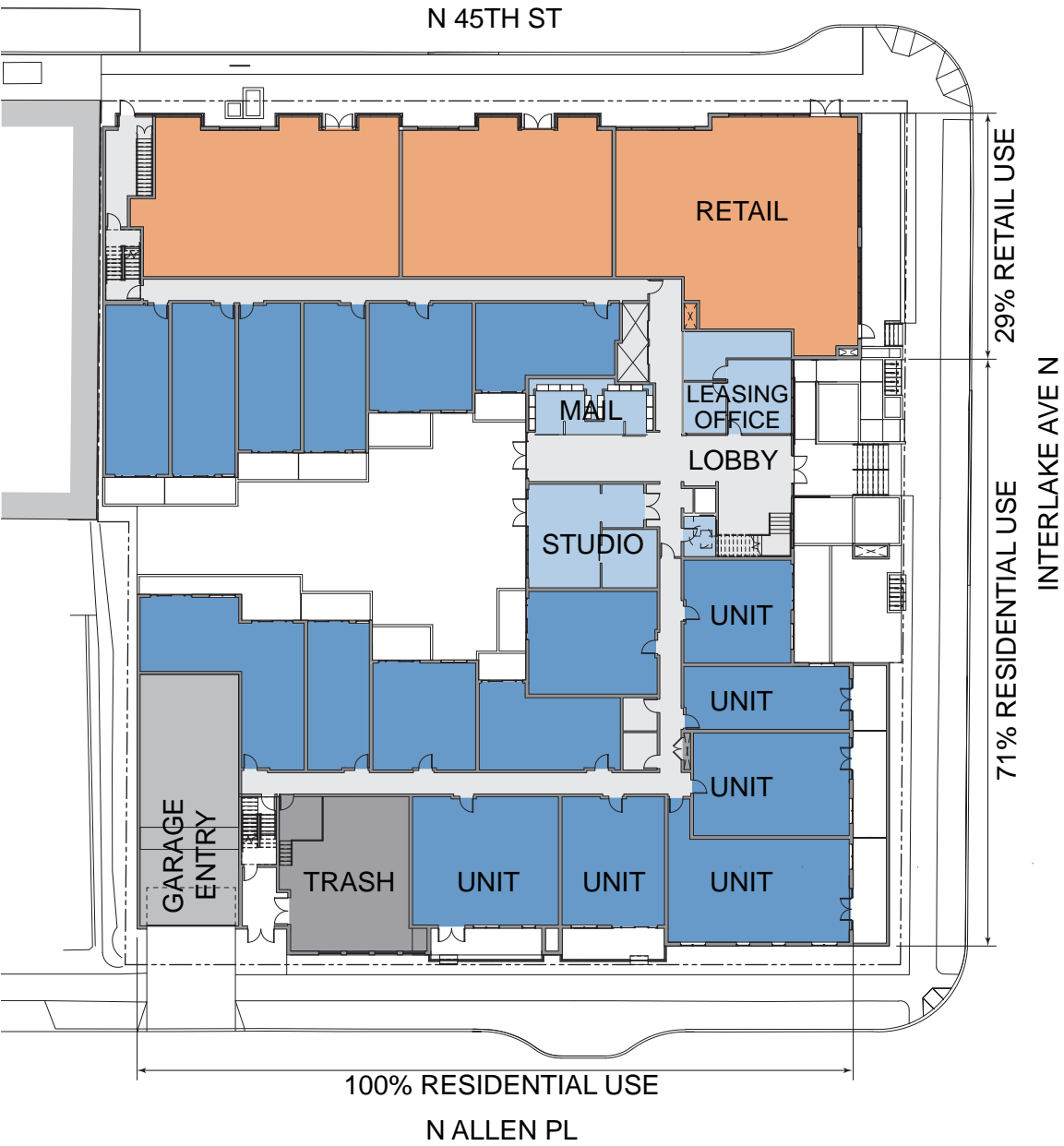
NC2P-40 ZONING CODE CITATION	CODE REQUIREMENT	PROPOSED DESIGN DEPARTURE	RATIONALE FOR DEPARTURE
#1 ABUTTING SIDE SETBACK SMC 23.47A.014.B.1	15'X15' corner setback required for a commercial lot, abutting a side lot line in a residential zone. No development is allowed within setback.	A 0' setback along the common property line shared by the Walgreen's Building to match the adjacent existing zero lot line condition.	The property to the west of the project site is zoned NC2P-40 except for a 25' wide by 95' long portion running along our west property line and the east property line of our neighbor. This 25' wide area is zoned LR3-RC, a vestige of long outdated zoning that doesn't represent current conditions or the boundaries of the existing Walgreen's property. A contract rezone of our site to NC2P-40 would leave this 25' wide slot of LR3-RC zoning isolated and of limited developable value. The neighboring property is fully developed and currently occupied by a 3 story, approximately 40'+ tall structure with no setback along their west property line. The existing 3 story structure was constructed in the mid 1980's and is currently occupied by Walgreen's pharmacy on the ground floor and commercial offices on the upper two floors. In keeping with the goals of the Wallingford Neighborhood to reinforce the existing streetscape along 45th and to providing a vibrant retail storefront character along 45th we are requesting that the setback requirements be mitigated and the continuous street/wall massing be reinforced. The goal of this project is to bridge the recent retail development to the west to the vibrant pedestrian retail to the east.
#2 ABUTTING SIDE SETBACK SMC 23.47A.014.B.3.	A 15' setback is required for that portion of the structure above 13' when a portion of the proposed structure contains a residential use. For each portion above 40' in height, additional setback at the rate of 2' of setback for every 10' by which the height of such portion exceeds 40'.	A 0' setback along the common property line shared by the Walgreen's Building to match the adjacent existing zero lot line condition.	See rationale for departure above.
#3 STREET LEVEL USES - RESIDENTIAL USES AT STREET LEVEL SMC 23.47A.005.C.1	Residential uses may not occupy, in the aggregate, more than 20% of the street-level street-facing facade in the areas shown on Maps 1 through 60 in Map Book A. Map 5 includes the five parcels fronting N Allen Place.	100% residential street-level street-facing uses along N Allen Place to match the residential character of the housing located across N Allen Place to the south.	100% residential uses along N Allen Place are proposed to match the residential use of University House to the south and the existing residential character of the street. Ground level units with patios along N Allen Place will further establish the neighborhood character of this street.
#4 STREET LEVEL USES - RESIDENTIAL USES AT STREET LEVEL SMC 23.47A.005.C.1	Residential uses may not occupy, in the aggregate, more than 20% of the street-level street-facing facade in the areas shown on Maps 1 through 60 in Map Book A. Map 5 includes the two parcels fronting Interlake Avenue N.	71% residential street-level street-facing uses along Interlake Avenue N to transition to the residential neighborhood to the south.	Interlake Avenue N creates a transition from the vibrant retail uses of N 45th Street to the quieter residential neighborhood located to the south. In response, the proposed project anchors the corner of N 45th Street and Interlake Avenue N with neighborhood retail. Directly south of the retail along Interlake is an entry courtyard leading to a double-height lobby and leasing office. The lobby and leasing office comprise one-third of the residential uses along Interlake. The residential use then transitions to ground-level units with sunken patios to continue the existing neighborhood pattern to the south.



DEPARTURE #1 ABUTTING SIDE SETBACK



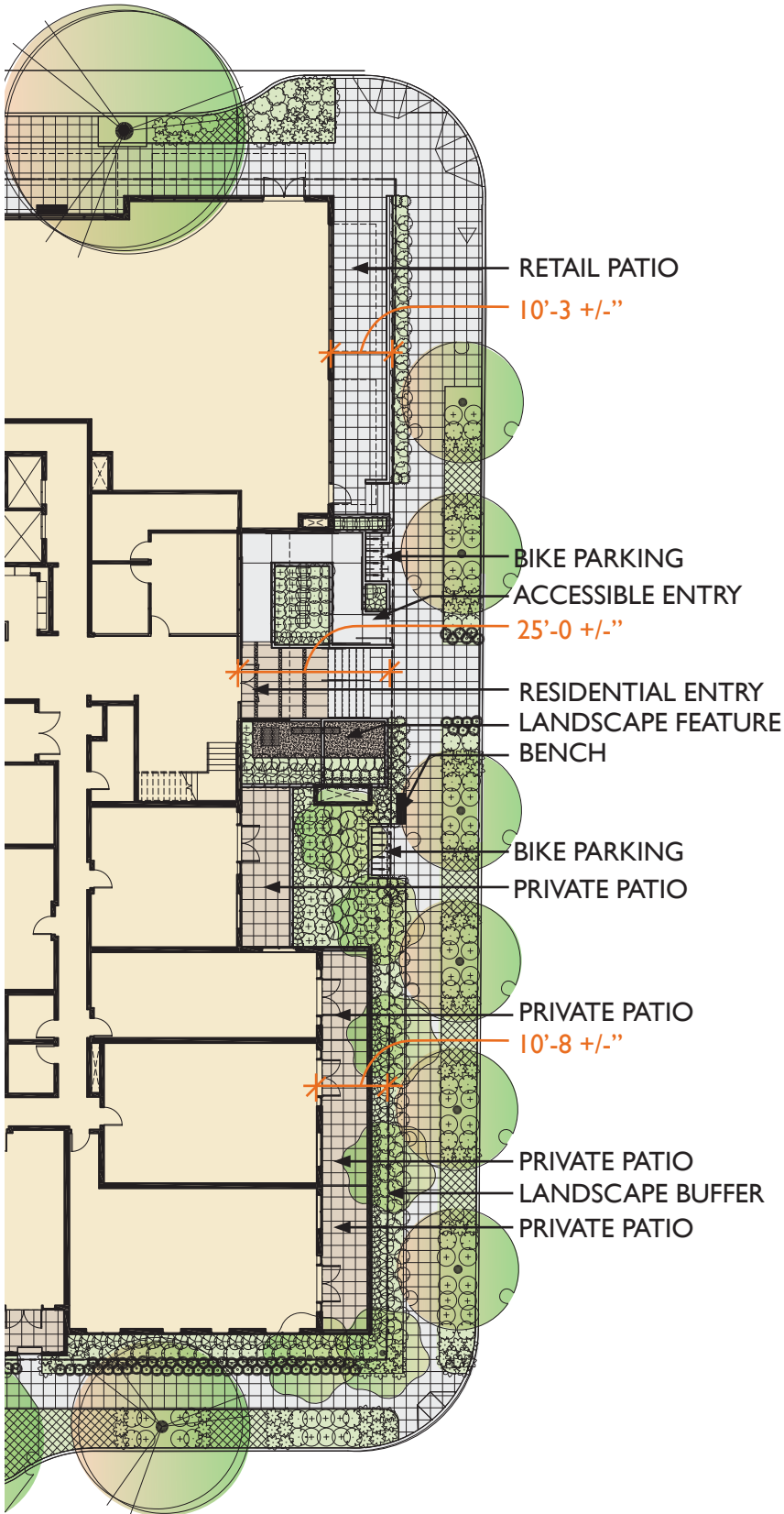
DEPARTURE #2 ABUTTING SIDE SETBACK



DEPARTURE #3 RESIDENTIAL USES AT STREET LEVEL
DEPARTURE #4 RESIDENTIAL USES AT STREET LEVEL

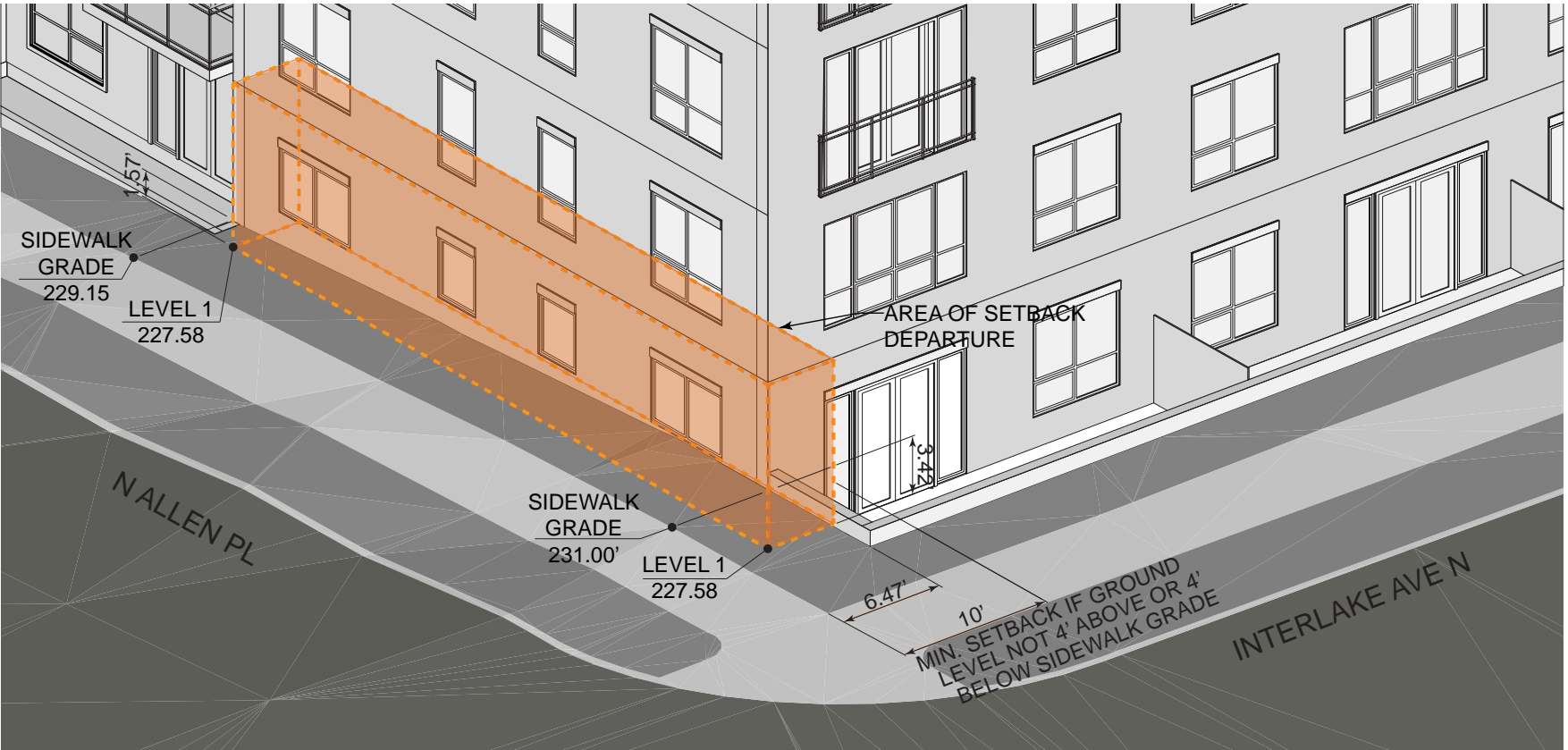
DEPARTURE MATRIX

NC2P-40 ZONING CODE CITATION	CODE REQUIREMENT	PROPOSED DESIGN DEPARTURE	RATIONALE FOR DEPARTURE
#5 STREET-LEVEL DEVELOPMENT STANDARDS - STREET-LEVEL FACING FACADES SMC 23.47A.008.A.3	Street-level street-facing facades shall be located within 10 feet of the street lot line unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided.	10.25'+/- setback at the retail located along Interlake Avenue N. 25'+/- setback at the entry courtyard located along Interlake Avenue N. 10.67'+/- setback at the unit patios located along Interlake Avenue N.	The building has been setback further than 10' along Interlake Avenue N to create building modulation, pedestrian amenities, and to accommodate the transition in character at the pedestrian level from N 45th Street to the neighborhood to the south. At the corner, the building is setback slightly more than 10' to accommodate a retail patio with cafe seating. To define the transition towards a residential character, the building mass is setback further from the sidewalk to create a prominent residential entry with landscaping, seating, and a ground-level unit patio. Further to the south the building is setback just over 10' to provide spacious unit patios with a landscape buffer from the sidewalk and to meet the provisions of code section 23.47.008.D.2.
#6 STREET-LEVEL DEVELOPMENT STANDARDS - RESIDENTIAL USES SMC 23.47A.008.D.2	The floor of a dwelling unit located along the street-level street-facing facade shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk.	The street-level unit at the corner of Interlake Avenue N and N Allen Place is setback 6.47' from the sidewalk along N Allen Place. At the eastern corner, it is located 3.42' below sidewalk grade. At the western corner it is located 1.57' below sidewalk grade. The project is requesting a departure for the south side of the unit along N Allen Place.	The southeast corner unit is oriented toward Interlake Avenue N and setback approximately 10.67' from the east property line and is provided with a sunken patio along the Interlake sidewalk approximately 3.42' below the sidewalk grade. The building becomes more residential in character as it progresses to the south along Interlake Ave N and turns the corner onto N Allen Place in response to the less active, more residential character of the neighborhood. The base of the southeast corner is expressed by a continuous masonry band. The windows at the southeast corner unit along N Allen Place are reduced in size and help to define the street wall similar to many conditions throughout Seattle. A landscape buffer will provide additional privacy for the southeast corner unit along N Allen Place.
#7 DRIVEWAY SLOPES FOR ALL USES SMC 23.54.030.D.3	No portion of a driveway shall exceed a slope of 15% except as provided in subsection 23.54.030.D.3: <ul style="list-style-type: none">23.54.030.D.3.b. The additional amount of slope permitted is the least amount necessary to accommodate the conditions of the lot.	A driveway slope of 20% to accommodate a level transition at the top of the ramp at the interior of the garage ramp.	The proposed level transition is in response to a request by the University House to the south to minimize the amount of headlight glare from automobiles exiting the garage. A driveway slope of 20% will allow for this transition to occur at the interior of the garage.

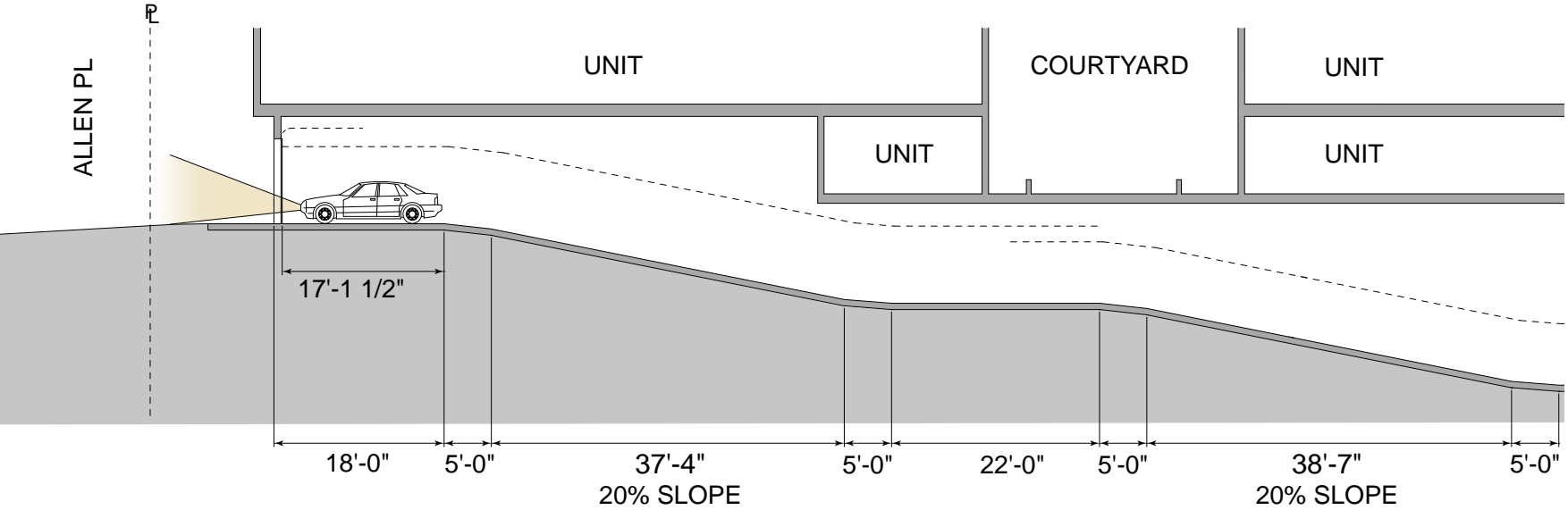


DEPARTURE #5 STREET-LEVEL FACING FACADES

N 45TH MIXED-USE- DPD #3014098



DEPARTURE #6 STREET-LEVEL DEVELOPMENT STANDARDS -RESIDENTIAL USES



DEPARTURE #7 DRIVEWAY SLOPES

DESIGN REVIEW

ATTACHMENT B: RESPONSE TO DESIGN GUIDELINES

A-1 Responding to Site Characteristics. The siting of buildings should respond to specific site conditions and opportunities such as non-rectangular lots, location on prominent intersections, unusual topography, significant vegetation and views or other natural features.

- Wallingford-specific supplemental guidance:
- Upper level building setbacks and setbacks along the building base are encouraged to help minimize shadow impacts on public sidewalks.
 - Design public and private outdoor spaces to take advantage of sun exposure.
 - Development along North 45th Street, Stone Way North and other north-south streets south of North 40th Street with water, mountain and skyline views should use setbacks to complement and preserve such views from public right of-ways.

The board made no comments in regard to this guideline.

A-2 Streetscape Compatibility. The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.

- Wallingford-specific supplemental guidance:
- Visually reinforce the existing street storefronts by placing horizontal or vertical elements in a line corresponding with the setbacks and façade elements of adjacent building fronts. These could include trees, columns, windows, planters, benches, overhead weather protection, cornices or other building features.
 - Visually reinforce the existing street wall by using paving materials that differentiate the setback area from the sidewalk

The board strongly recommended an extra four to five feet setback from what is shown at the N. 45th St. street frontage to provide a sidewalk width commensurate with others along the N. 45th St. corridor.

Discussion followed on the merits of setting back the building farther from N.Allen Pl. to ensure generous landscaping complementary to that of University House. The Board found Option Three’s setback acceptable.

The project provides a setback along the N 45th Street property line that varies between 2’-9” and 5’-9” to create a wider sidewalk along the N 45th Street corridor and incorporate storefront display windows and retail entry thresholds. The project also has provided modulated setbacks along the N Allen Place property line at the ground level that vary between 2’-2” and 8’-2”. These exceed the setbacks from Option 3 presented at EDG.

A-3 Entrances Visible from the Street. Entries should be clearly identifiable and visible from the street.

- Wallingford-specific supplemental guidance:
- Primary business and residential entrances should be oriented to the

commercial street (for development along North 45th Street and Stone Way North).

Locating the residential entrance on Interlake Ave met with the Board’s approval.

The residential entrance remains on the Interlake Avenue side of the project and the retail entries are on the N 45th Street side of the project.

A-4 Human Activity. New development should be sited and designed to encourage human activity on the street.

- Wallingford-specific supplemental guidance:
- If not already required by code for new development, applicants are encouraged to increase the ground level setback in order to accommodate pedestrian traffic and amenity features, particularly along North 45th Street, where existing sidewalks tend to be too narrow.
 - Outdoor dining, indoor-outdoor commercial/retail space, balconies, public plazas and outdoor seating are particularly encouraged on lots located on North 45th Street and Stone Way North.

The Board considers this guideline a high priority.

The project provides a widened sidewalk as well as continuous commercial retail along the N 45th Street façade. The project will also provide a curb bulb at the intersection of N 45th and Interlake Avenue. A ten foot +/- setback will also be provided along the Interlake Ave property to create an exterior patio at the northeast corner of the site for potential outdoor dining or exterior retail. Decks and Juliette balconies are placed along all street-facing facades.

A-5 Respect for Adjacent Sites. Buildings should respect adjacent properties by being located on their sites to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings.

As of the EDG meeting, the residence at 133 N.Allen Place (house adjacent to the parking lot) was not part of the proposal development. The applicant indicated the possibility of the property’s inclusion. Option Three appears to allow the four upper floors to meet the conterminous property line.

The applicant has now secured the residence at 1314 N Allen Place and has now extended the project to the west. The neighboring property to the west is now the parking lot for Walgreens.

A-6 Transition Between Residence and Street. For residential projects, the space between the building and the sidewalk should provide security and privacy for residents and encourage social interaction among residents and neighbors.

The Board requested clearer illustration of the building’s and landscape’s relationships to the Interlake Ave right of way.

The project has provided additional setbacks along the Interlake Avenue N to provide a larger patio area for the ground floor tenants as well as a landscaped buffer between the patio and the sidewalk. Patios are also provided for the two ground-level units facing N Allen Place.

A-7 Residential Open Space. Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.

- Wallingford-specific supplemental guidance:
- Maximize open space opportunity at grade (residential or mixed-use projects):
 - Terraces on sloping land that create level yard space, courtyards and front and/ or rear yards are all encouraged residential open space techniques.
 - Make use of the building setbacks to create public open space at grade. Open spaces at grade that are 20 x 20 feet or larger and include significant trees are encouraged in exchange for landscape departures

The applicant envisions a private courtyard restricted to the use of the tenants of the nine units surrounding it. The schematic floor plan for Option #3 depicts a visual axis from the building entry through the lobby courtyard.

The central courtyard is also accessible to other tenants through the entry lobby. Tenant amenity areas including a studio have been located at the interior courtyard to increase tenant access. A generous landscaped roof deck is also provided for the use all of the residential tenants.

A-8 Parking and Vehicle Access. Siting should minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties and pedestrian safety.

- Wallingford-specific supplemental guidance:
- Structured parking entrances should be located on side streets or alleys.
 - Drive-in facilities whose driveways enter or exit over the main frontage sidewalk are discouraged.

Locating parking garage access on N.Allen Pl. appeared understandable given the grade differentiations on the site; however, community concerns with bus loading, medical emergency vehicles and resident/student drop-off along this street segment warrants more in depth analysis of traffic patterns to determine the appropriateness or feasibility of N.Allen as a means of vehicle access for the proposal.

A further analysis of the traffic patterns along N Allen Place has been conducted and is included in the Traffic Impact Analysis prepared by Gibson Traffic Consultants that address the concerns raised at the EDG meeting. In summary, the bus loading for the elementary school is conducted on the school property, not on the public streets. There are two 30 min. load/unload zones on the north and south side of N Allen Place as well as a 3 minute ‘Passenger Load Only’ zone corresponding to the side entry to the Uni-

versity House. These loading zones provide appropriate locations for emergency vehicle parking as well as resident van and private vehicle loading for the tenants of University House. The project will create no discernible changes in the operation of N Allen Place.

A-10 Corner Lots. Buildings on corner lots should be oriented to the corner and public street fronts. Parking and automobile access should be located away from corners.

Wallingford-specific supplemental guidance:

- Buildings on corner lots should be oriented to the corner. Parking and vehicle access should be located away from the corner.
- Provide definition at main gateways to Wallingford (North 45th Street and I-5; North 45th Street and Stone Way North; and Stone Way North and Bridge Way North). Redevelopment of lots at these intersections should include special features that signal and enhance the entrance to the Wallingford neighborhood including a tower, fountain, statue or other expression of local creativity that provides a physical transition for motorists and pedestrians and communicates “Welcome to Wallingford.”
- Provide definition at other main intersections.
- Developers are encouraged to propose larger setbacks to provide for wider sidewalks or plazas and to enhance view corridors at gateway intersections in consideration for departures from lot coverage or landscaping requirements.
- Typical corner developments should provide:
 - a main building entrance located at corner;
 - an entrance set back to soften corner and enhance pedestrian environment; and
 - use of a hinge, bevel, notch, open bay or setback in the massing to reflect the special nature of the corner and draw attention to it.

The applicant should explore with SDOT the merits of adding a curb bulb at the corner of N 45th St. and Interlake Ave. N. This would enhance pedestrian experience along the N 45th St. corridor. The Board favors an understated design for the facades forming this corner. A commercial entry here would be fine, but a large plaza is not necessary.

The project has included a curb bulb at the corner of N 45th Street and Interlake Avenue N to match the curb bulb on the east side of the intersection and to strengthen the connection to the existing retail corridor. The street level retail turns the corner from N 45th Street to Interlake Avenue N and a ten foot setback from the property line provides an exterior patio for the retail tenant.

B. Height, Bulk and Scale. Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to nearby, less-intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zones.

Wallingford-specific supplemental guidance:

- Cornice and roof lines should respect the heights of surrounding structures.
- Traditional architectural features such as pitched roofs and gables are encouraged on residential project sites adjacent to single-family and low-rise zones.
- To protect single-family zones, consider providing upper level setbacks to limit the visibility of floors that are above 30 feet.
- Consider dividing building into small masses with variation of building setbacks and heights in order to preserve views, sun and privacy of adjacent residential structures and sun exposure of public spaces, including streets and sidewalks
- For developments exceeding 180 feet in length, consider creating multiple structures with separate circulation cores.
- Color schemes should help reduce apparent size and bulk of buildings and provide visual interest. White, off-white and pinky-beige buff on portions of buildings over 24 feet tall is discouraged.
- Consider additional setbacks, modulation and screening to reduce the bulk where there are abrupt changes which increase the relative height above grade along the street or between zones.
- Be sensitive to public views on North 45th Street, Stone Way North and north-south avenues south of North 40th Street:
- Consider stepping back floors five feet per floor.
- Notching or setbacks at corners of buildings or ground floors are encouraged

The board made no comments in regard to this guideline.

C-1 Architectural Context. New buildings proposed for existing neighborhoods with a well-defined and desirable character should be compatible with or complement the architectural character and siting pattern of neighboring buildings.

Wallingford-specific supplemental guidance:

- Complement positive existing character and/or respond to nearby pre-World War II structures. Traditional early 20th Century commercial structures are primarily one story high and include: solid kick panels below windows; large storefront windows; multi-pane or double hung windows with transoms or clerestories lites; high level of fine grained detailing and trim; high quality materials, such as brick and terra-cotta; canopies; variable parapets; cornice
- Ground floors or bases immediately next to pedestrian should reflect a higher level of detail refinement and high quality materials.
- Encourage transparent, open facade for commercial uses at street level.
- Mid-level building facade elements should be articulated to provide visual interest on a bay-by-bay scale. Architectural features should include: belt courses or horizontal bands to distinguish individual floors; change in materials and color and/or texture that enhance specific form elements

- or vertical elements of the building; a pattern of windows; and/or bay elements to give scale to the structure.
- Consider using detail elements such as a cast stone, tile, or brick pattern that respond to architectural features on existing buildings.
- Consider using spacing and width of bays or pavilions to provide intervals in the facade to create scale elements similar to surrounding buildings.
- Clearly distinguish tops of buildings from the facade walls by including detail elements consistent with the traditional neighborhood buildings such as steep gables with overhangs, parapets, and cornices.

The presentation packet recognized the architectural context—commercial ground floors, generous glazing at the street and detailing that reflects human scale. The Board noted the desirability for a wider sidewalk along N. 45th St. and the use of brick to continue the tradition of masonry buildings in the area of Wallingford.

The project provides a widened sidewalk on the N 45th Street property line at the continuous ground-level retail with expansive glazing. The project has incorporated brick as the predominant exterior cladding material for the structure on the three main facades facing the public right of ways. Such traditional details as precast sills, soldier courses, belt courses, multi-pane storefront windows, and variable parapets and cornices relate the building to the neighborhood. The N 45th Street facade is articulated with rhythmic bays and popout storefront display windows.

C-2 Architectural Concept and Consistency. Building design elements, details and massing should create a well proportioned and unified building form and exhibit an overall architectural concept. Buildings should exhibit form and features identifying the functions within the building. In general, the roof line or top of the structure should be clearly distinguished from its façade walls.

Wallingford-specific supplemental guidance:

- The massing of large buildings should reflect the functions of the building and respond to the scale of traditional buildings by including major façade elements, which help to break the building into smaller pieces with distinctive appearances.
- Rooftop building systems (i.e., mechanical and electrical equipment, antennas) should be screened from all key observation points by integrating them into the building design with parapets, screens or other methods.
- Illuminate distinctive features of the building, including entries, signage, canopies, and areas of architectural detail and interest. Encourage pedestrian scale pole lights along streets and walk.
- Signage should reflect the pedestrian scale of the neighborhood.

Always an important consideration, the criteria for this guideline should convey to the architects the importance of how each building component relates to the larger whole.

The project’s use of brick as a unifying element on the three major street facing elevations provides an architectural consistency even though the architectural expression

ATTACHMENT B: RESPONSE TO DESIGN GUIDELINES

differs from N 45th Street to Interlake Avenue N and N Allen Place. The N 45th Street façade reflects the more traditional mixed-use structure of a strong commercial retail base with residential apartments above. As the project turns the corner onto Interlake the commercial base also turns. The landscaped recessed court provides a clearly defined residential entry. As the residential portion of the building continues to the south and turns the corner onto N Allen Place the architecture becomes simpler with more repetitive elements that reflect a more traditional residential structure. Windows and architectural detailing also provides a consistency throughout the project. Overhead lighting will be incorporated along N 45th Street.

C-3 Human Scale. The design of new buildings should incorporate architectural features, elements, and details to achieve a good human scale.

- Wallingford-specific supplemental guidance:
- Transom or clerestory windows above entrances, display windows and projected bay windows are encouraged.
 - Multiple paned windows that divide large areas of glass into smaller parts are preferred because they add human scale.

The Board noted the importance of meeting this guideline.

The continuous street level retail along N 45th Street with a continuous overhead projecting canopy and multiple retail entries creates a vibrant pedestrian scaled experience in keeping with the existing storefront context of the N 45th Street corridor. The storefront windows incorporate traditional transom windows above entries as well as continuous transoms above the storefront glazing. Popout storefront display windows with recessed retail entry thresholds add character, interest, and human scale to the pedestrian environment.

C-4 Exterior Finish Materials. Building exterior material 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.

The Board endorsed the use of brick. Given the predominance of brick on both the older buildings (including the mixed use one to be demolished) and newer mixed use structures, brick is quite compelling. The amount of brick ought to increase as the building faces Interlake and N Allen Pl., the more residential streets.

The project uses brick as a unifying element on the three major street facing elevations in respect to other brick structures in the district. As the building faces Interlake and N Allen Place, the use of brick becomes the structural form of the building with the window elements expressed in a more contemporary fashion with metal clad paneling.

C-5 Structured Parking Entrances. The presence and appearance of garage entrances should be minimized so that they do not dominate the street frontage of a building.

Please provide drawings of the garage door by the next meeting. The scale of the entrance should respect the pedestrian scale of N Allen Pl.

The parking garage entry door is located at the west corner of the project at the lowest grade of the site in order to make the smallest and least obtrusive opening to the below grade parking levels. The building is set back approximately 10 feet from the sidewalk at the garage door to minimize its impact on the pedestrian as well as its appearance on the building.

D-1 Pedestrian Open Spaces and Entrances. Convenient and attractive access to the building's entry should be provided. To ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.

- Wallingford-specific supplemental guidance:
- Provide convenient, attractive and protected pedestrian entry for both business and upper story residential uses.
 - Entries for residential uses on the street (rather than from the rear of the property) add to the activity on the street and allow for visual surveillance for personal safety.
 - Continuous, well-lighted, overhead weather protection is strongly encouraged to improve pedestrian comfort and to promote a sense of security.

Design of the overhead weather protection along N. 45th St. to wrap around the corner to include the northern portion of the Interlake Ave. façade. The Board requested a flat, metal and glass canopy, staggered if necessary to reflect grade.

An overhead projecting canopy is provided along the entire length of the N 45th Street façade and turns the corner on Interlake to extend to the end of the retail bay. The canopy will be a flat, metal and glass structure that steps down to follow the sidewalk grade as it falls to the west. The residential entry is located on the Interlake Ave N. façade and is expressed by the landscaped recessed courtyard and a projecting canopy over the residential entry.

D-2 Blank Walls. Buildings should avoid large blank walls facing the street, especially near sidewalks. Where blank walls are unavoidable, they should receive design treatment to increase pedestrian comfort and interest.

- Wallingford-specific supplemental guidance:
- Long, undifferentiated surfaces, facades or store frontages are strongly discouraged.
 - In situations where blank walls are necessary, encourage their enhancement with decorative patterns, murals or other treatment.
 - Locate and design ground floor windows to maximize transparency of commercial façade and attract pedestrian interest.
 - Large windows that open to facilitate indoor-outdoor interaction with street are encouraged.

- Windows on walls perpendicular to the street are encouraged.

The west elevation overlooking the adjacent house and possibly the parking lot (if developer includes the adjacent house) should be a consideration as the design develops; its proximity to the property line suggests the possibility of a large expanse of blank wall.

The project now includes the adjacent house to the west and the west elevation will overlook the Walgreens parking lot. The project proposes to include a mural on the west elevation overlooking the parking lot by a reputable Los Angeles mural artist; the theme and subject of the work will be reviewed with the community prior to implementation. Other blank walls on the south elevation at the trash room will be covered by landscape screening and a trellised bench.

D-3 Retaining Walls. Retaining walls near a public sidewalk that extend higher than eye level should be avoided where possible. Where higher retaining walls are unavoidable, they should be designed to reduce their impact on pedestrian comfort and to increase the visual interest along the streetscape. Wallingford-specific supplemental guidance:

- Minimize the height of retaining walls.
- Where retaining walls are unavoidable, a textured surface, inlaid material and/or sensitively designed reveal lines are encouraged.

The board made no comments in regard to this guideline.

The existing rockery on the Walgreen's parking lot site will remain. Landscaping will be added to the top of the rockery on the project site.

D-6 Screening of Dumpsters, Utilities and Service Areas. Building sites should locate service elements like trash dumpsters, loading docks and mechanical equipment away from the street where possible.

The Board expressed its satisfaction with the proposed solution. Show more detailing at the Recommendation meeting.

The trashroom is internal to the building. Access by the solid waste utility trucks will be adjacent to the top of the parking garage entry ramp. Neither the room nor its access door will be visible from the street.

D-7 Personal Safety and Security. Project design should consider opportunities for enhancing personal safety and security in the environment under review.

- Wallingford-specific supplemental guidance:
- In residential projects, discourage solid fences that reduce security and visual access from streets.
 - Lighting:
 - Encourage pedestrian-scale lighting, such as a 12- to 15-foot-high pole or bollard fixtures.
 - Consider installing lighting in display windows that illuminates the sidewalk.

- Fixtures that produce glare or that spill light to adjoining sites, such as “wallpacks,” are discouraged.
- Installation of pedestrian light fixtures as part of a development’s sidewalk improvements is strongly encouraged. The style of light fixture should be consistent with the preference identified by Wallingford through Seattle City Light’s pedestrian lighting program

See guidance for D-10.

Lighting will be provided for the overhead canopy on N 45th Street and as it turns the corner onto Interlake Avenue N. The residential entry will also be lit for safety, architectural interest, and signage.

D-9 Commercial Signage. Signs should add interest to the street front environment and should be appropriate for the scale and character desired in the area.

Although not a high priority item, the signage concept should be provided at the Recommendation meeting.

The project intends to have high quality retail stores with signage consistent with the overall architectural quality of the building and in keeping with the neighborhood guidelines.

D-10 Commercial Lighting. Appropriate levels of lighting should be provided in order to promote visual interest and a sense of security for people in commercial districts during evening hours. Lighting may be provided by incorporation into the building facade, the underside of overhead weather protection, on and around street furniture, in merchandising display windows, in landscaped areas, and/or on signage.

Install lighting on the canopies or overhead weather protection along N 45th St. and Interlake Ave. North.

Lighting will be provided within the soffits of the projecting bays along N 45th Street as well as within the popout storefront display windows. The residential entry will also be lit for safety, architectural interest, and signage.

D-11 Commercial Transparency. Commercial storefronts should be transparent, allowing for a direct visual connection between pedestrians on the sidewalk and the activities occurring on the interior of a building. Blank walls should be avoided.

The board made no comments in regard to this guideline.

Storefront glazing along N 45th Street and Interlake Avenue N is comprised of approximately 75% transparent glazing.

D-12 Residential Entries and Transitions. For residential projects in commercial zones, the space between the residential entry and the sidewalk should provide security and privacy for residents and a visually interesting street front for pedestrians. Residential buildings should enhance the character of the streetscape with small gardens, stoops, and other elements that work to create a transition between the public sidewalk and private entry.

The placement of the residential entry on Interlake met with approval. Due to the grades, discussion focused on how the entry could be more accessible. The Board did not provide specific direction.

The residential entry on Interlake Avenue N has been developed further with a clearly expressed two story glazed entry with a continuous overhead canopy providing weather protection at the entry. The entry courtyard is generously landscaped and provided with a gracious stair creating a clear separation from the traffic and sidewalk activity.

E-1 Landscaping to Reinforce Design Continuity with Adjacent Sites. Where possible, and where there is not another overriding concern, landscaping should reinforce the character of neighboring properties and abutting streetscape.

- Wallingford-specific supplemental guidance:
- Flower boxes on windowsills and planters at entryways are encouraged.
 - Greening of streets lacking trees, flowers and landscaping is strongly recommended

The board made no comments in regard to this guideline.

The project will enhance the existing neighborhood landscaping with new street trees, a parklet along N Allen Place, site furniture located along public sidewalks, and a landscaped entry courtyard on Interlake Avenue N. Additionally, the project will add landscaping to the top of the rockery on the adjacent Walgreen’s parking lot site.

E-2 Landscaping to Enhance the Building and/or Site. Landscaping, including living plant material, special pavements, trellises, screen walls, planters, site furniture and similar features should be appropriately incorporated into the design to enhance the project.

- Wallingford-specific supplemental guidance:
- Thick evergreen hedges, non-invasive vines on fencing or low walls, and other substantial landscaping should be used to visually and physically buffer sidewalks and adjacent buildings from parking areas; camouflage exposed concrete walls; and buffer adjacent single-family houses and residential developments

The board made no comments in regard to this guideline.

See response to E-1.

RECENT NK PROJECTS



WESTLAKEVILLAGE



VIEW 222



CHELAN RESORT SUITES



TRIAD 12TH



DAKOTA



H2O APARTMENTS - LEED-H PLATINUM TARGET



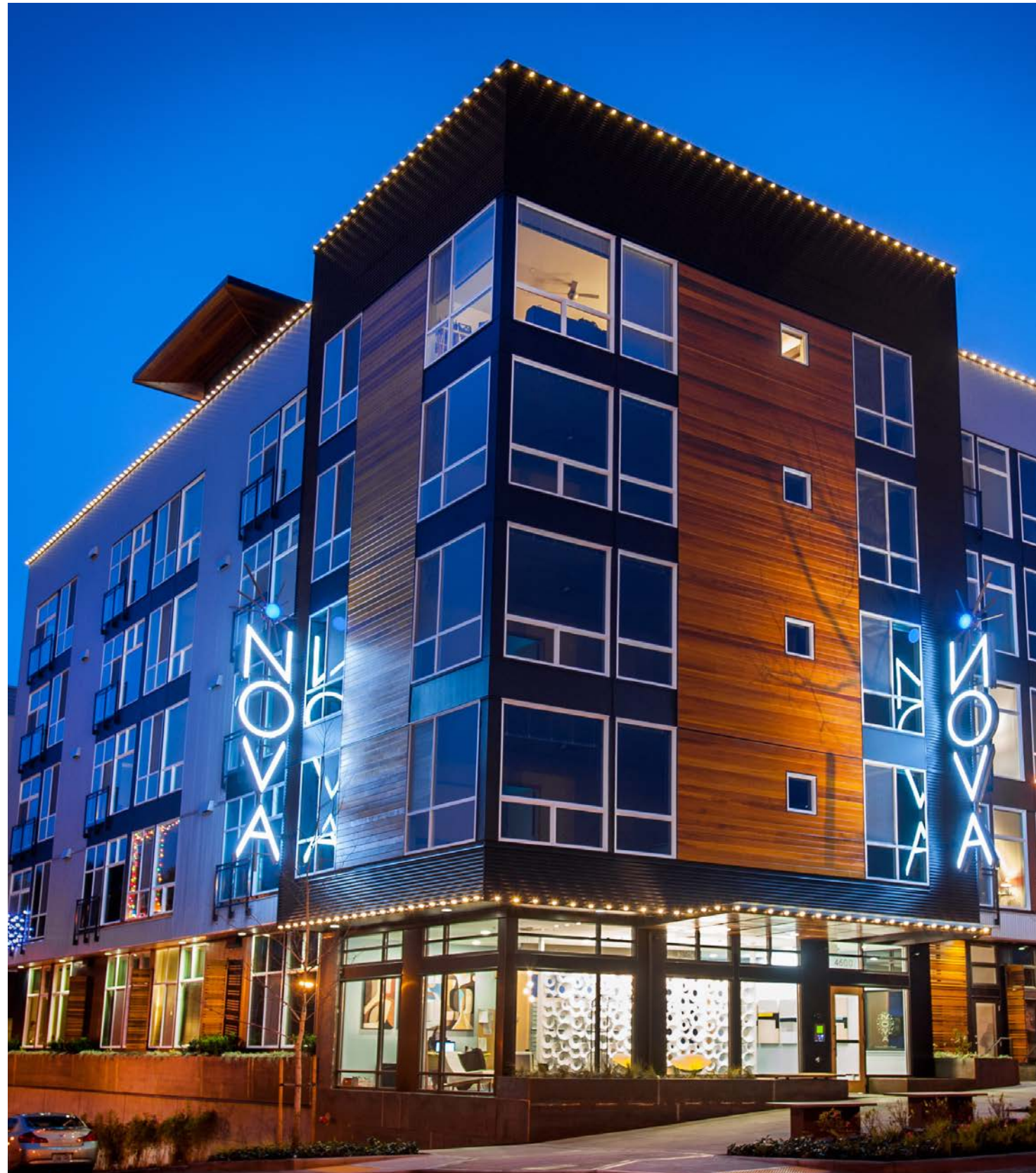
BROADSTONE KOI - LEED-NC CERTIFIED TARGET



ARTHOUSE



APERTURE - BUILT GREEN 3-STAR TARGET



NOVA - WEST SEATTLE



LANDES



GREENHOUSE - COLUMBIA CITY



LINK - WEST SEATTLE



NOVA - WEST SEATTLE



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