



# 3400 Wallingford Ave & 3326 Wallingford Ave

Early Design Guidance Analytic Design Proposal Packet

DPD Project Number: 3014232 & 3014233

Date: January 7, 2013

Developer:

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Construction Type : (4 Stories) Type VA wood frame over concrete garage.

Residential Uses: Approximately 240 residential market rate apartments, including studios, 1, 2, & 3 bedroom units.

Accessory Parking: Minimum 1 per apartment unit.  
Minimum 1 per/ 1000 sf office.

Use Distribution by Floor (Preferred Alternative "Option 3"):

North LR2 Site

Basement:	Parking (See North C2-40 site)
Level 1 (Street Level):	6 Apartments
Level 2:	6 Apartments
Level 3:	6 Apartments

North C2-40 Site

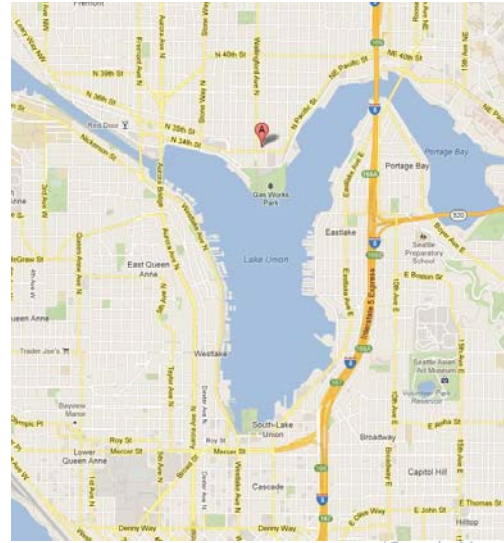
Basement:	Parking (164 stalls)
Level 1 (Street Level):	4 Apartments
Level 2 (Partial Street Level):	33 Apartments
Level 3:	35 Apartments
Level 4:	35 Apartments
Level 5:	22 Apartments + Roof Decks

South C2-40

Basement:	Parking (107 stalls)
Level 1 (Street Level):	9 Apartments
Level 2(Partial Street Level):	20 Apartments
Level 3:	23 Apartments
Level 4:	24 Apartments
Level 5:	18 Apartments + Roof Decks

Sustainability Goal: LEED Silver  
Leasing SF: 3,000 sf  
Amenity SF: 6,000 sf  
Residential SF: 189,700 sf

## 2 Urban Design Analysis



The project is located in the Wallingford neighborhood of Seattle on two sites north and south of N 34th St and bordered by Wallingford Ave N to the west and Burke Ave N to the east. The two-site project will consist of a total of approximately 240 units in mixed use buildings, each containing up to 4 stories. The program calls for a diverse mix of residential units including flats, lofts, ground-related units and amenities such as common areas and roof decks.

Both sites in the development have a preferred alternative design that consists of two buildings oriented north to south, each bookending open spaces at the centers of the sites that allow solar access and landscaped pedestrian connections for the residents. The buildings on both sites will be connected with slender bridging circulation elements that help maximize open space.

Uniquely located just north of the popular Burke-Gilman Trail and Gasworks Park, the project team envisions a design that engages the public realm and supports pedestrian and multimodal transit along all of its frontages. The design goal is to reinforce and celebrate public, semi-public and private territories so that the project integrates successfully into the surrounding neighborhood.

The building exterior will convey approachability and permeability in its massing and details. Materials will be selected and detailed in an authentic and compelling way that reflects the neighborhood character. The architectural expression on N 34th is to house engaging, residential-use amenities with character similar to a retail frontage. On the Burke and Wallingford frontages, the buildings will be set back 10' from the sidewalk edge and the design solution will feature a combination of loft and residential stoops that support walkability and pedestrian activity by creating a successful urban fabric and "eyes on the street". The design team anticipates very few (if any) blank facades.

The project scope will include extensive frontage improvements on all streets. The 10' setback on Wallingford and Burke will feature extensive planting and green stormwater infrastructure elements such as swales, rain gardens and deeply planted areas.

The rooftops may be activated with roof decks, greenhouses, urban ag-focused gardens, and other engaging and visually appealing design features. The roofscape is seen as an asset to both the users of the project as well as neighbors that share the views and access to the surrounding environment.



Aerial Photograph

(Google Earth)



The Varsity Inn



Tavona Condominiums



The Regata Condominiums



Wallingford Steps



The Biscayne Condominiums



Cameo Apartments



The Wallingford Apartments



3420 Burke Ave. N.



3420 Burke Ave. N.



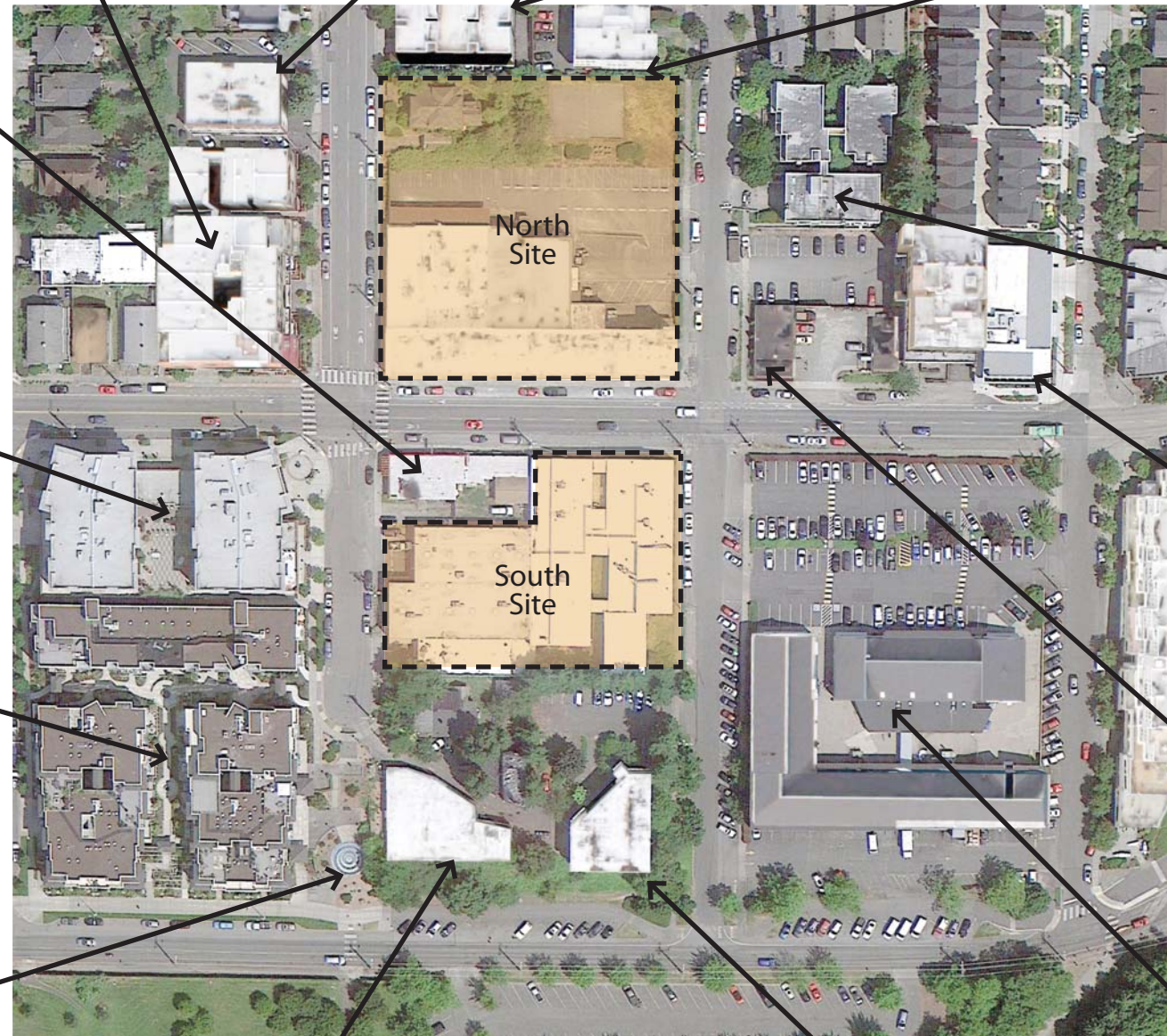
Lake Union Place and Windemere



1902 N. 34th St.



Mariners Supply



Vicinity Map

(Google Earth)



3310 Wallingford Ave N



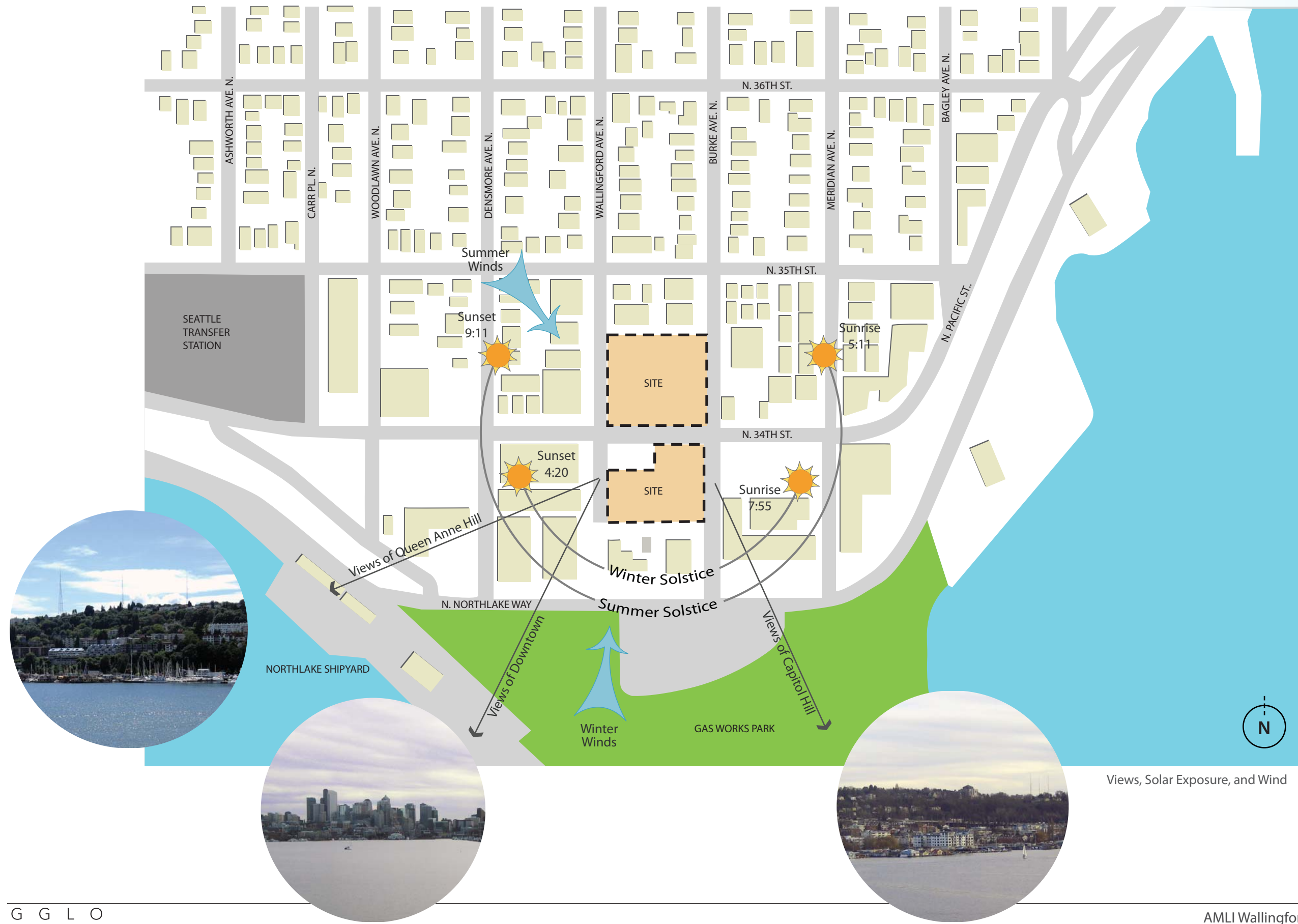
3301 Burke Ave. N.

# 2 Urban Design Analysis



- 1/4 mile (5 min. walk)
- Striped Bike Lane
- Pedestrian Only
- Sharrow Bike Lane
- Burke Gilman Trail
- Arterials
- Bus Stops
- Places to Eat
- Office
- Shopping
- Water access point

Access Opportunities & Surrounding Uses



Views, Solar Exposure, and Wind

## 2 Urban Design Analysis



Surrounding Neighborhoods and Context

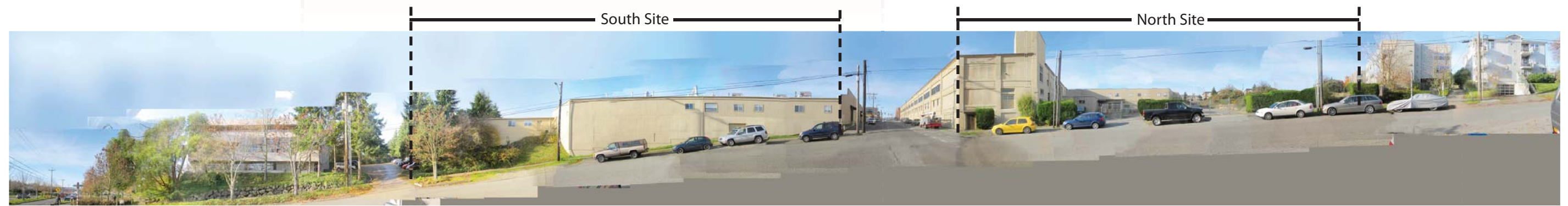




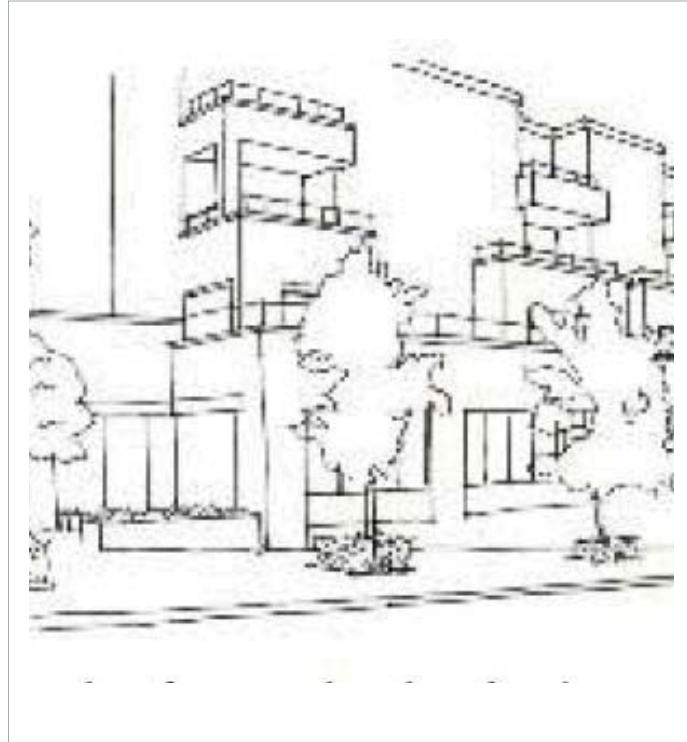
# 2 Urban Design Analysis

Wallingford Ave Streetscape





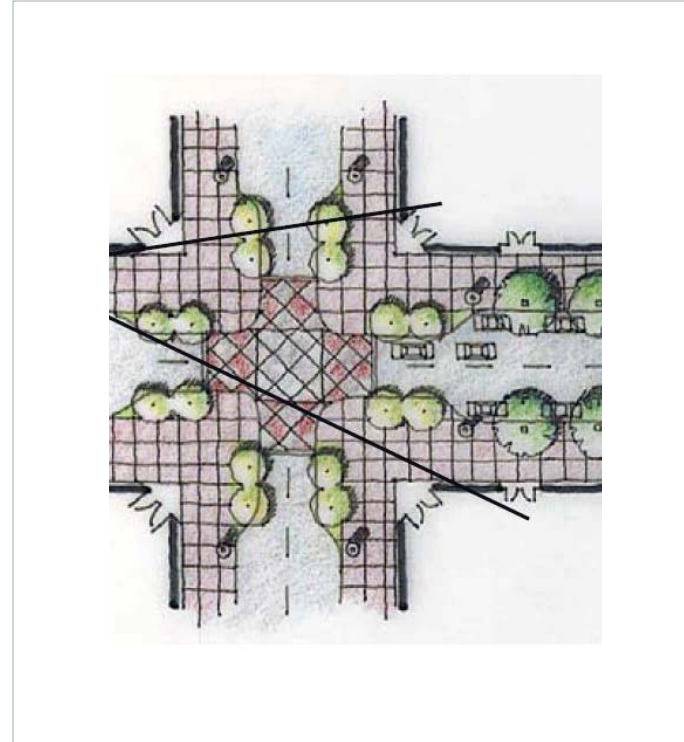
# 3 Design Guidelines



**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.

## Design Proposal Response

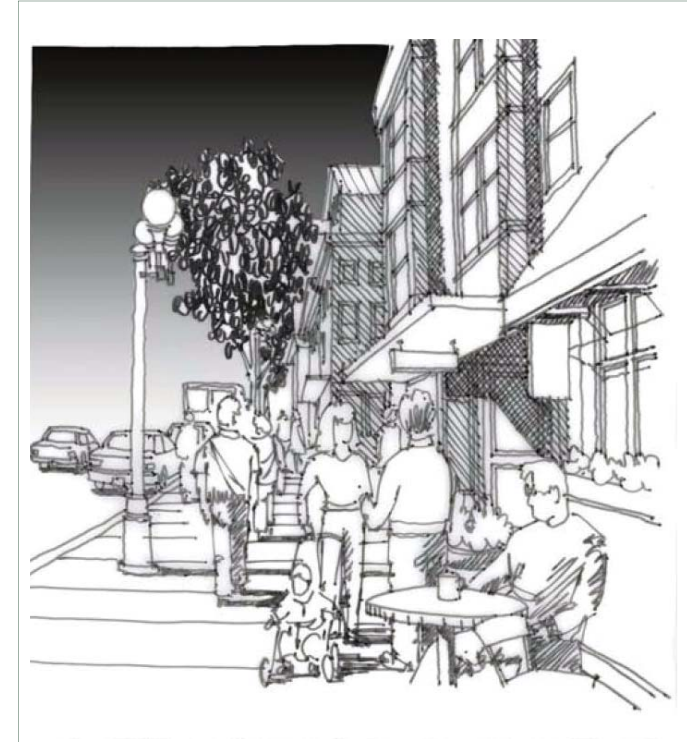
Buildings take advantage of steep grade change from northwest down to southeast, by stepping down the hill side and offering multiple connections to the sidewalks for residents. Open spaces orient along the topography opening up to views to the south.



**A-3: Make Entry Clearly Identifiable from the Street:**  
Entries should be clearly identifiable and visible from the street.

## Design Proposal Response

Primary building entries are located along N 34th Street and Burke Ave N, highlighted by breaks in the building facades, canopies, glazing, and landscape features.

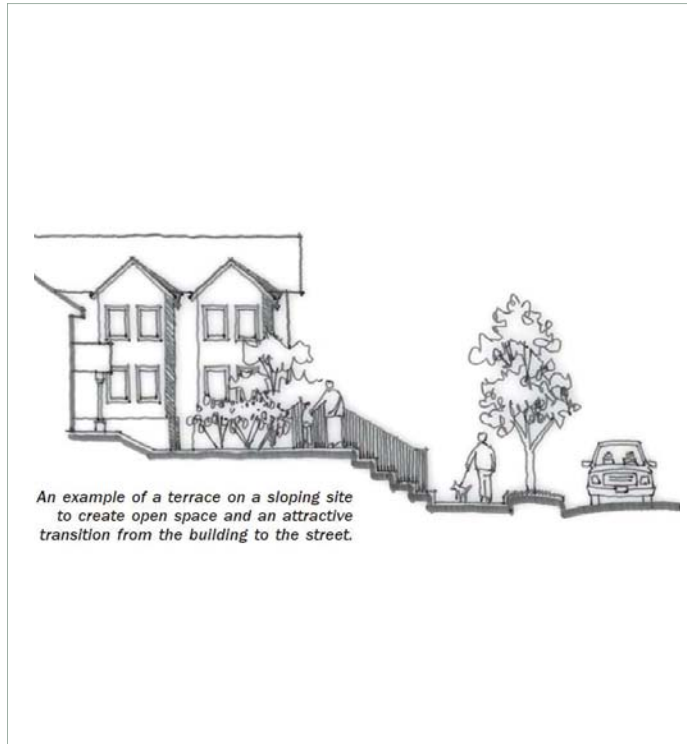


**A-4: Human Activity:**  
New development should be sited and designed to encourage human activity on the street.

## Design Proposal Response

Multiple pedestrian connections through the development offer connections to 34th, but also through block connections between more pedestrian oriented Wallingford and vehicular oriented Burke. Leasing and amenity spaces are located along 34th to provide active and inviting street level experiences.

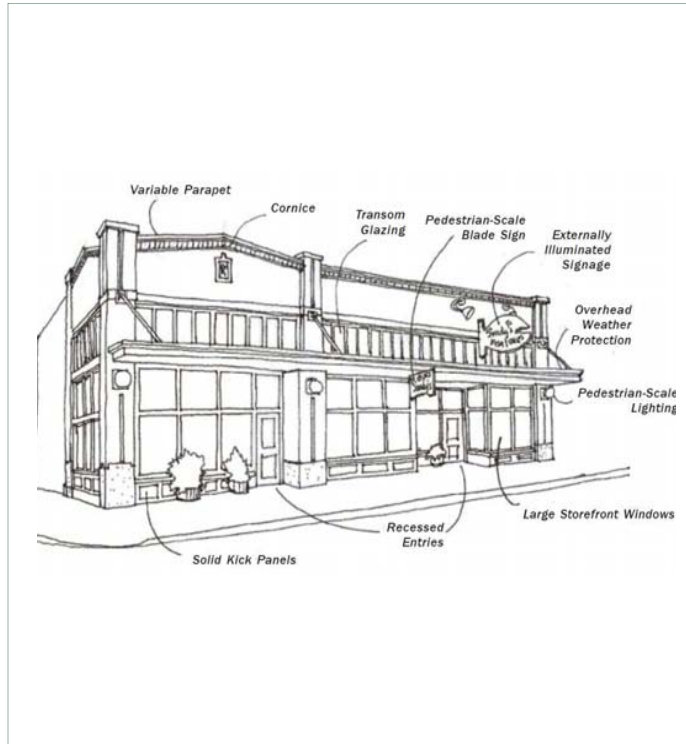
[Design Review: Wallingford Neighborhood Design Guidelines, May 2005]



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

**Design Proposal Response**

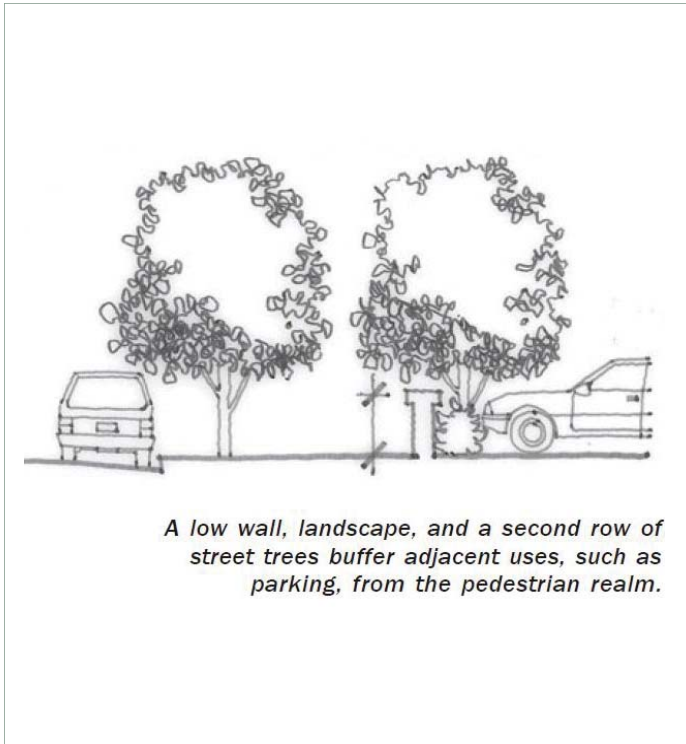
Multiple areas of open space are proposed from public entry courtyards, to semi-private tenant gathering areas at grade and on rooftop, to private individual unit terraces and decks.



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

**Design Proposal Response**

Three and four story height of buildings relates to buildings in the neighborhood without overwhelming them. Courtyards and open spaces provide appropriate width to height relationships to allow for light and views. Exterior materials, details, and architectural features will be developed with this design guidance in mind.



**E-2: Landscaping to Enhance 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.

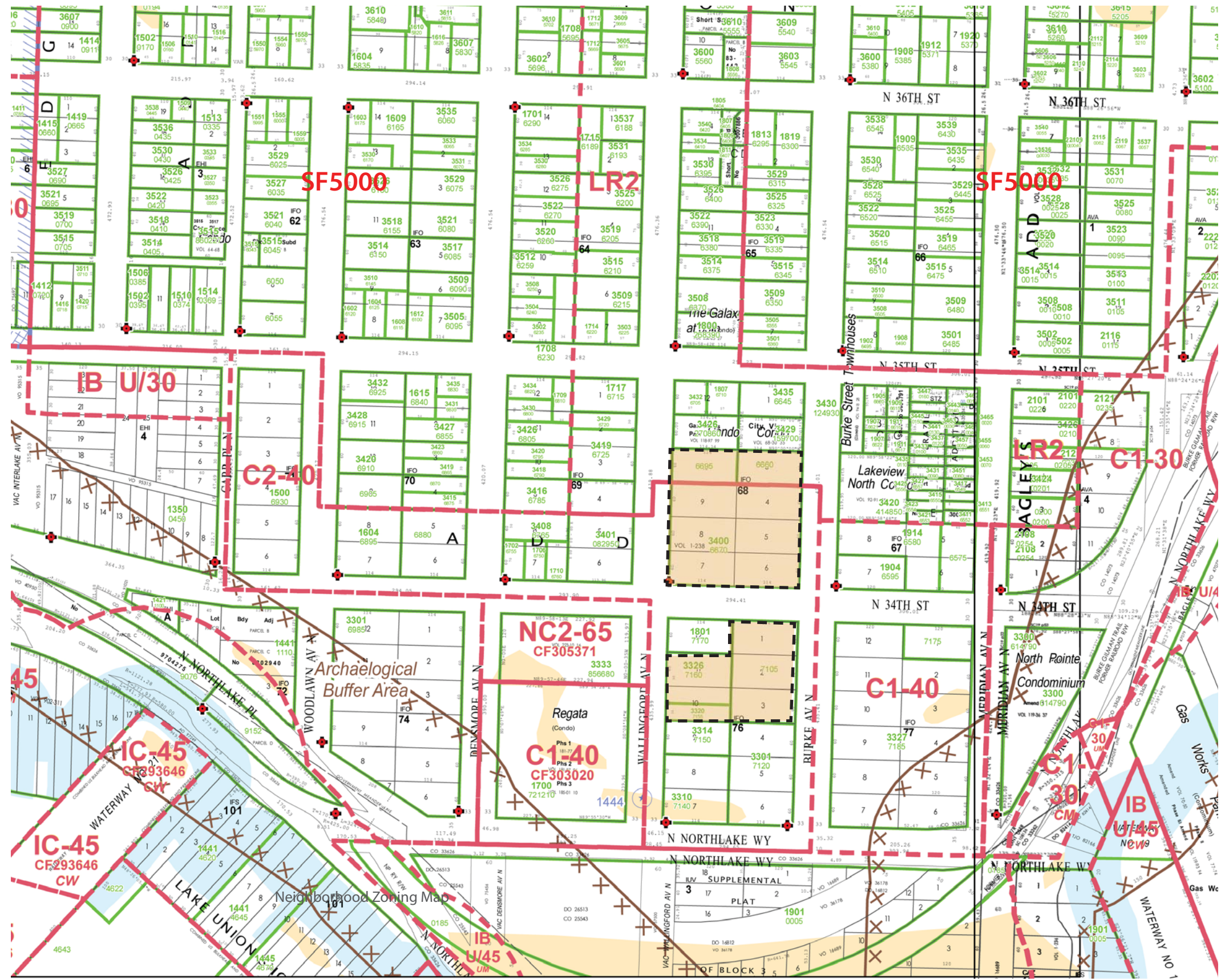
**Design Proposal Response**

The landscape design responds to the site and surrounds through enhanced street level planting along the non-arterial streets. The landscape reinforces the pedestrian connection to open space amenities such as Gas Works Park and the Burke Gilman Trail.

An allee of trees along the arterial, 34th St, emphasizes arrival to the site. The landscaped courtyard visible from the street and tilted to reflect the natural grade of the site provides a midblock relief through layered plantings and hardscape features.

[Design Review: Wallingford Neighborhood Design Guidelines, May 2005]

# 4 Site Analysis



**PRIMARY ZONING DESIGNATIONS:**  
[SMC 23.30.010]

Commercial 2	C2-40
Residential, Multifamily, Low-rise 2	LR-2

**ADJACENT ZONING**

Commercial 1	C1-40
Neighborhood Commercial 2	NC2-65
Single Family	SF5000

**Overview:**

**Site Address:**

Northern Portion:  
3400 Wallingford Ave N, Seattle, WA 98105  
Southern Portion:  
1815 N 34th St. Seattle, WA 98105  
3320 Wallingford Ave N, Seattle, WA 98105  
3326 Wallingford Ave N, Seattle, WA 98105

**Parcel #'s:**

Northern Portion:  
4083306670, 4083306660, & 4083306695  
Southern Portion:  
4083307105, 4083307160, & 4083307155

**Zoning Summary**

Applicable Code:  
Seattle Municipal Code, Title 23 Land Use Code

**Applicable Design Guidelines:**

Wallingford Neighborhood Design Guidelines

**Zoning District:**

C2-40 / LR2

**Overlays:**

None

**Permitted Uses:**

C2-40: Commercial Uses (see table A 23.47.A.004), Drinking Establishments, Restaurants, Medical Services, Offices (35), Retails Sales & Service, Institutions, Live Work Units, among others.

LR2: Residential

**Conditional Uses:**

Residential.

**Street Class (Seattle Arterial Classifications Planning Map):**

Wallingford Ave N = Collector Arterial (North of 34th)  
N 34th Street = Principal Arterial

**Street-Level Standards (SMC 23.47A.008):**

- Blank facades limited to 20 feet in length and 40% of façade.
- 60% of nonresidential façade shall be transparent.
- Nonresidential uses must extend an average of 30 feet deep and a minimum of 15 feet.
- Nonresidential uses must have a floor-to-floor height of 13 feet minimum.
- One of the residential street facades must have a prominent pedestrian entry.
- Floor of a dwelling unit facing a street must be 4 feet above or below the street or be set back 10 feet from the sidewalk.
- Live-work units facing a street shall locate the business portion between the street and the residential portion.

**Structure Height (SMC 23.47A.012):**

- C2-40: 40 feet max. + additional 4 feet if nonresidential uses have 13 feet floor to floor or first floor is 4 feet above sidewalk grade. Cannot be used to gain an additional story
- LR2: 30 feet max + 4 feet if a story is below grade w/ only 3 stories above. 1st story above grade must be min. 18" above street and average max 4' of façade above grade. Shed or butterfly roof may extend 3' higher if low side is no higher than 30 feet.

**Rooftop Features (SMC 23.47A.012):**

- Open railings, planters, skylights, clerestories, greenhouses, parapets, and firewalls may extend 4 feet above the height limit. Mechanical equipment and stair / elevator penthouses may extend 16 feet.
- Greenhouses dedicated to food production are permitted to extend 15 feet above height limit.

**Floor Area Ratio (SMC 23.47A.013):**

- C2-40: Maximum FAR of 3.25 if all structures are mixed residential/non-residential (live-work). 3 if mixed structures, any of which is all residential. Gross floor area below grade is not counted.
- LR2: 1.1, 1.3 if LEED Silver or Built Green 4 Star  
1/1,200 density or none if LEED Silver or Built Green 4 Star

**Setback Requirements (SMC 23.47A.014):**

- 10 foot setback from power lines for City Light utility clearance.

**Landscaping (SMC 23.47A.016):**

- C2-40: Green Factor of 0.30 minimum required. Street trees are required. 3 foot high screening at garbage cans, 6 foot at dumpsters.
- LR2: Green Factor of 0.06 minimum required. Vegetated walls cannot exceed 25%. Street trees are required. 3 foot high screening at garbage cans, 6 foot at dumpsters.

**Light & Glare (SMC 23.47A.022):**

- Exterior lighting must be shielded away from adjacent uses. Interior lighting in garages must be shielded.

**Residential Amenity Area (SMC 23.47A.024):**

- Min. of 5% of residential gross floor area, excluding mechanical and parking, open to the outdoors.

**Solid Waste & Recycling (SMC 23.54.015):**

- 200 sf plus 2 sf for each additional residential unit over 100 units with front-loading containers.

**Parking Access (SMC 23.47A.032):**

- Burke: 3 10 foot curb cuts permitted (160' to 240' frontage), 1 garage door each cut, 2 cuts can be combined to 1 20 foot max cut. Wallingford north of 34th

**Required Parking (SMC 23.54.015):**

- Live Work: 0 : < 1,500 square feet, 1: 1,501 – 2,500 square feet.
- Residential: 1 space per dwelling unit.
- Offices: 1:1,000 square feet.
- Eating & drinking: 1:250 square feet.
- Sales & service, general: 1:500 square feet

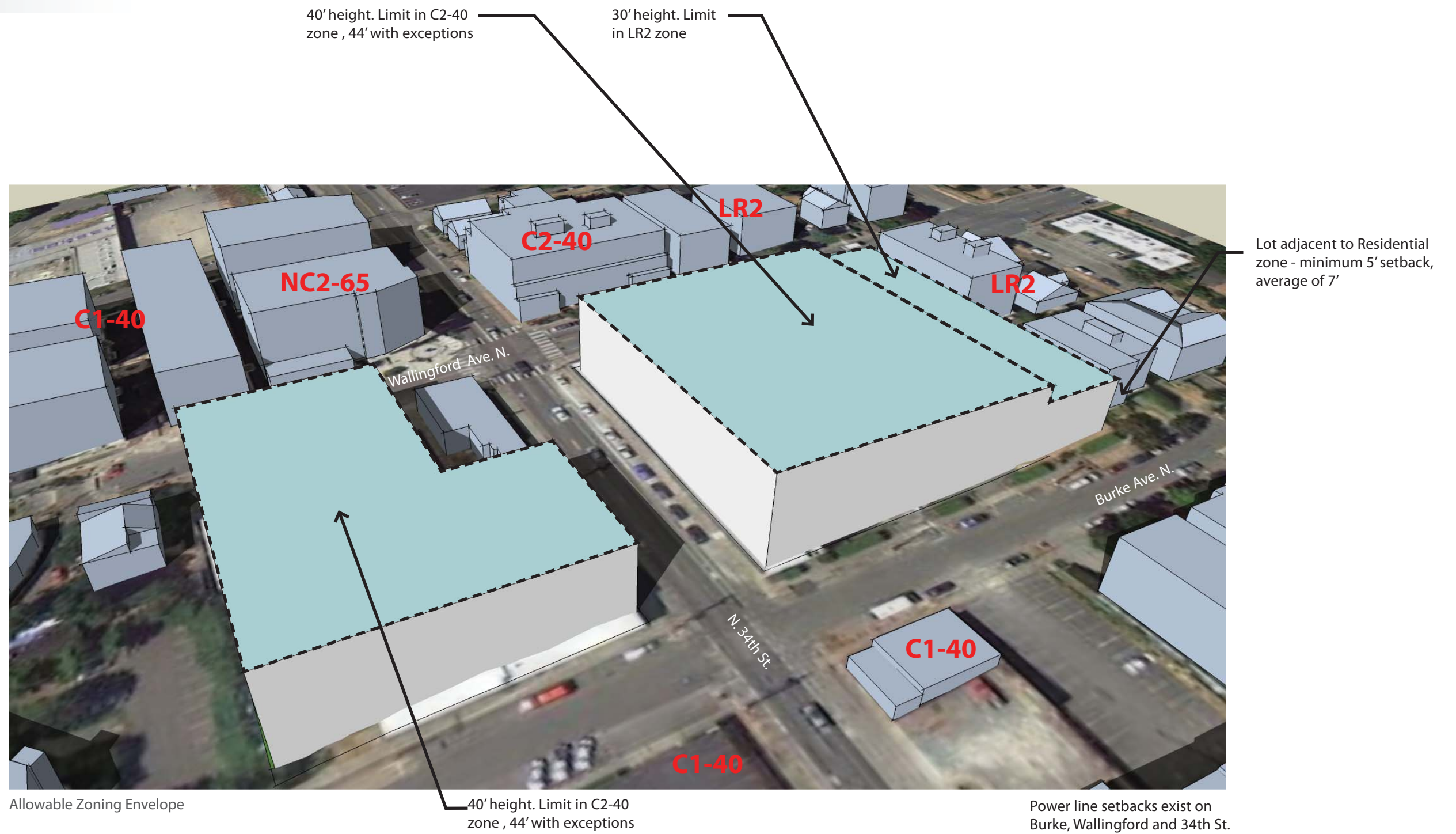
**Bicycle Parking (SMC 23.54.015):**

- 1 per 4 residential units. Non-residential uses such as eating & drinking establishments and retail require 1 space / 2,000 sf of short term parking and 1/12,000 sf of long term parking.

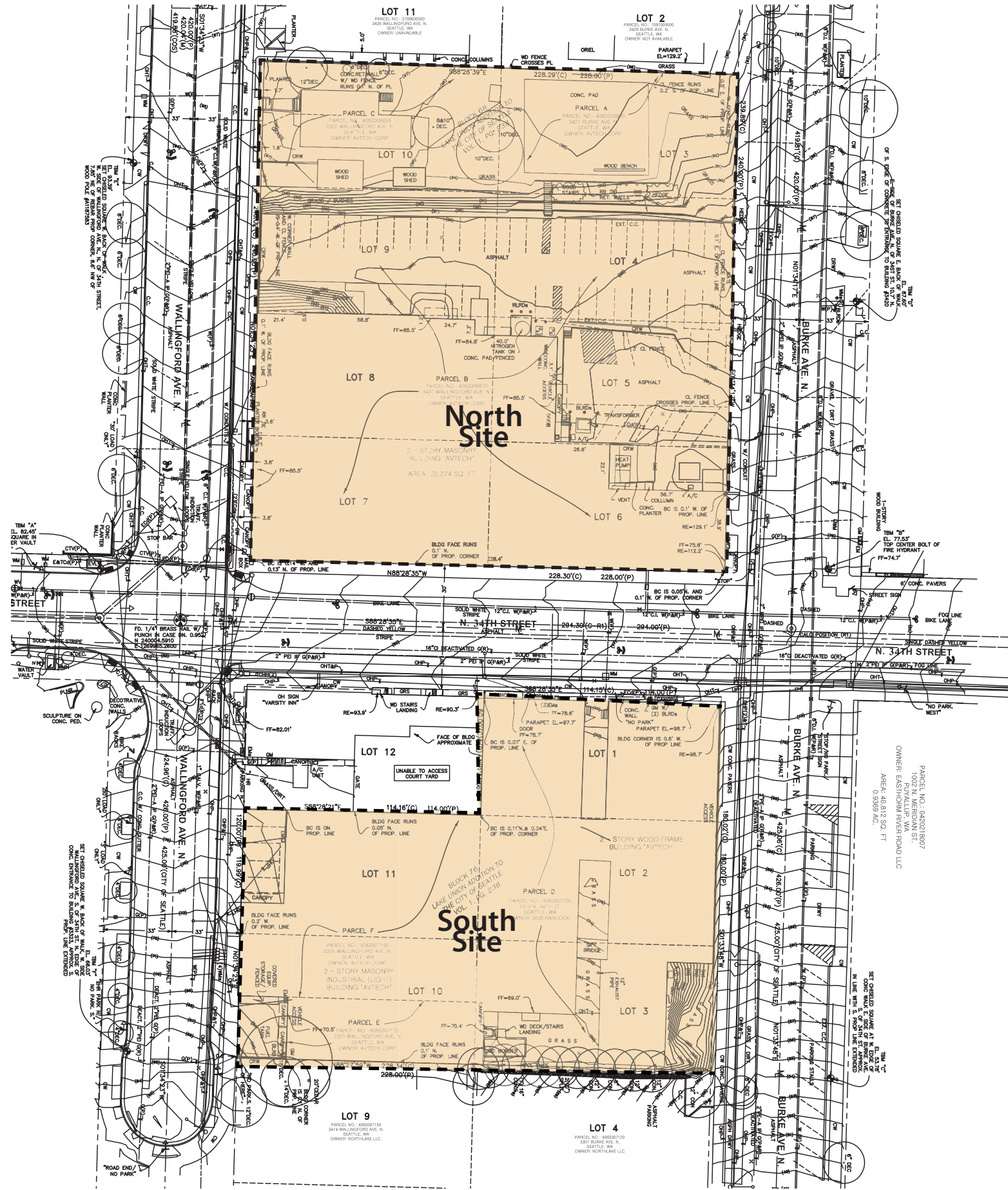
**Loading Berths (SMC 23.54.035):**

- 1 loading berth required for 10,000-60,000 sf of medium demand uses such as eating & drinking establishments and retail. For uses w/ less than 16,000 sf which provide a loading space on a street or alley, the loading berth requirements may be waived by the Director.

# 4 Site Analysis







**Site Area**

North of N. 34th Street - 54,780 sf.  
 South of N. 34th Street - 34,250 sf.

**Topography**

The site slopes from NW to SE with a difference of +/-42 feet.

**Existing Buildings**

3 existing buildings and 54 parking spaces.

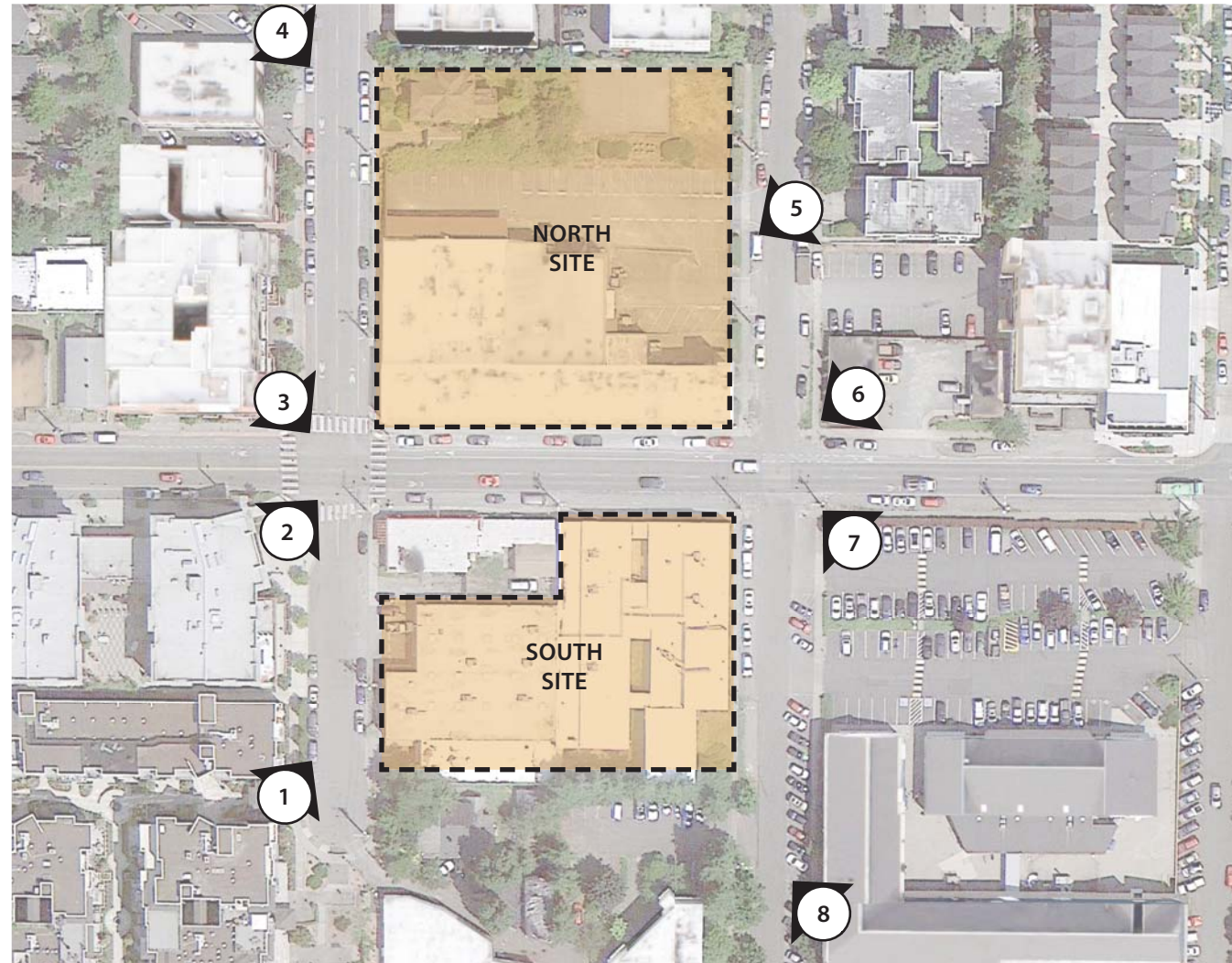
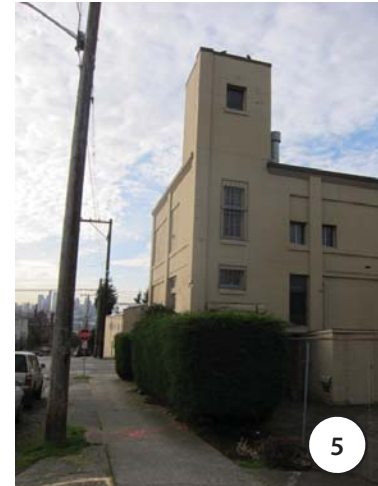
**Tree Survey**

There are no significant existing trees on the site.

**Utilities**

Overhead power lines existing on Burke Ave. N., Wallingford Ave. N., and N 34th Street.  
 Water, Sewer, Storm Drainage, and Gas existing in all streets.

# 4 Site Analysis



Site Photos

(Google Earth)



Option 1



Option 2



Option 3



Option 4

# Architectural Concept Options

# 5 Architectural Concepts

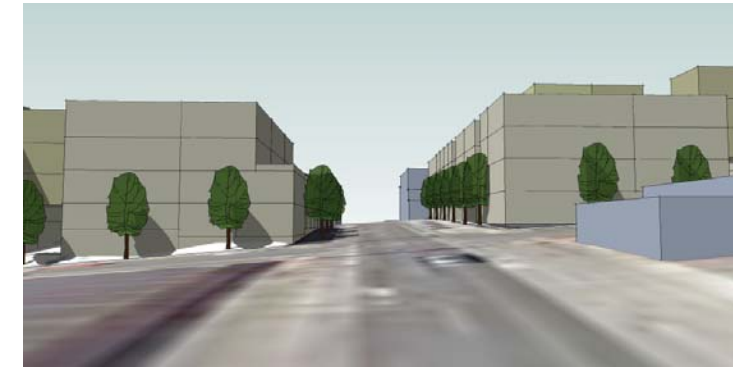
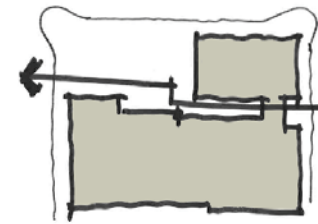
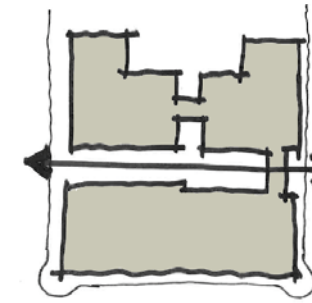
Option 1



Plan View

## Option 1

- Pros:
- Good access to views from south façade, south building.
  - Through block connections between Wallingford and Burke for residents.
  - Mimics massing of existing buildings along 34th
- Cons:
- Internal courtyards receive little sunlight
  - Majority of units facing to north and south will either be looking directly at other units in this development or at existing developments on the north and south property lines
  - Building provides minimal relief in scale from smaller developments to north



N. 34th Street - Looking West



N. 34th Street - Looking East



Perspective #1



Plan View

Option 2

Pros:

- North building has a south facing courtyard with good solar access
- South building is oriented to the better views

Cons:

- Single grade plane calculation for north and south buildings creates buried floor plates on uphill side and very high floor plates on the downhill side
- North building has monolithic facades with little relief along Wallingford, Burke or on internal property line facing North
- South building courtyards have minimal connection to streets and cut off from other parts of the building
- North building provides minimal relief in scale from smaller developments to north



N. 34th Street - Looking West



N. 34th Street - Looking East



Perspective #1

# 5 Architectural Concepts

Option 3 - Preferred



Perspective #1



Perspective #2

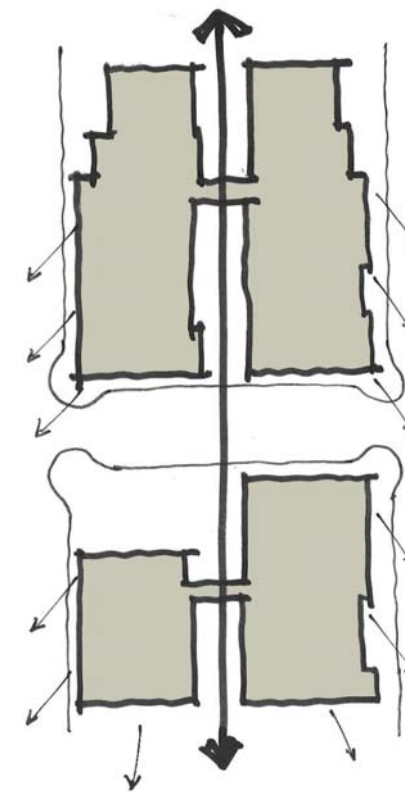
## Option 3 - Preferred

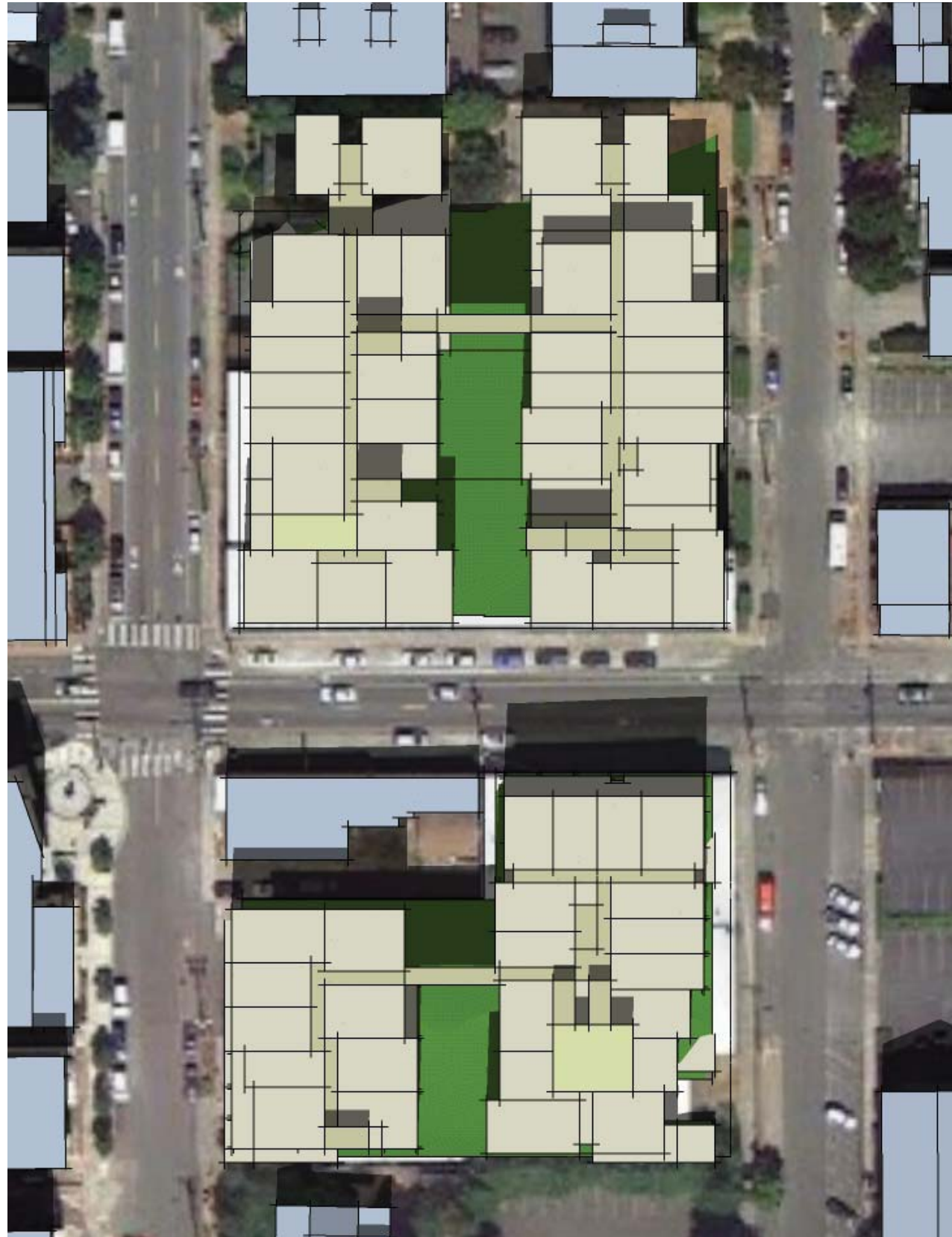
### Pros:

- South facing courtyards for both north and south buildings
- Visual connection between the two courtyards
- Stepped floor levels and building heights based on multiple grade planes allows buildings to respond to site grades
- Through block connections from 34th, Wallingford and Burke
- Majority of units oriented towards street to allow views to east, west, and south
- Building responds to grade stepping down the site to the southeast
- Smaller and distinct portions of the buildings on the north side of the north site respond to the character of the existing developments north of this site

### Cons:

- Complexity of multiple grade planes adds additional construction cost
- Units on north side of sites have areas below grade by several feet





Plan View



N. 34th Street - Looking East



N. 34th Street - Looking West

# 5 Architectural Concepts

Option 4



Plan View



N. 34th Street - Looking West



N. 34th Street - Looking East



Perspective #2

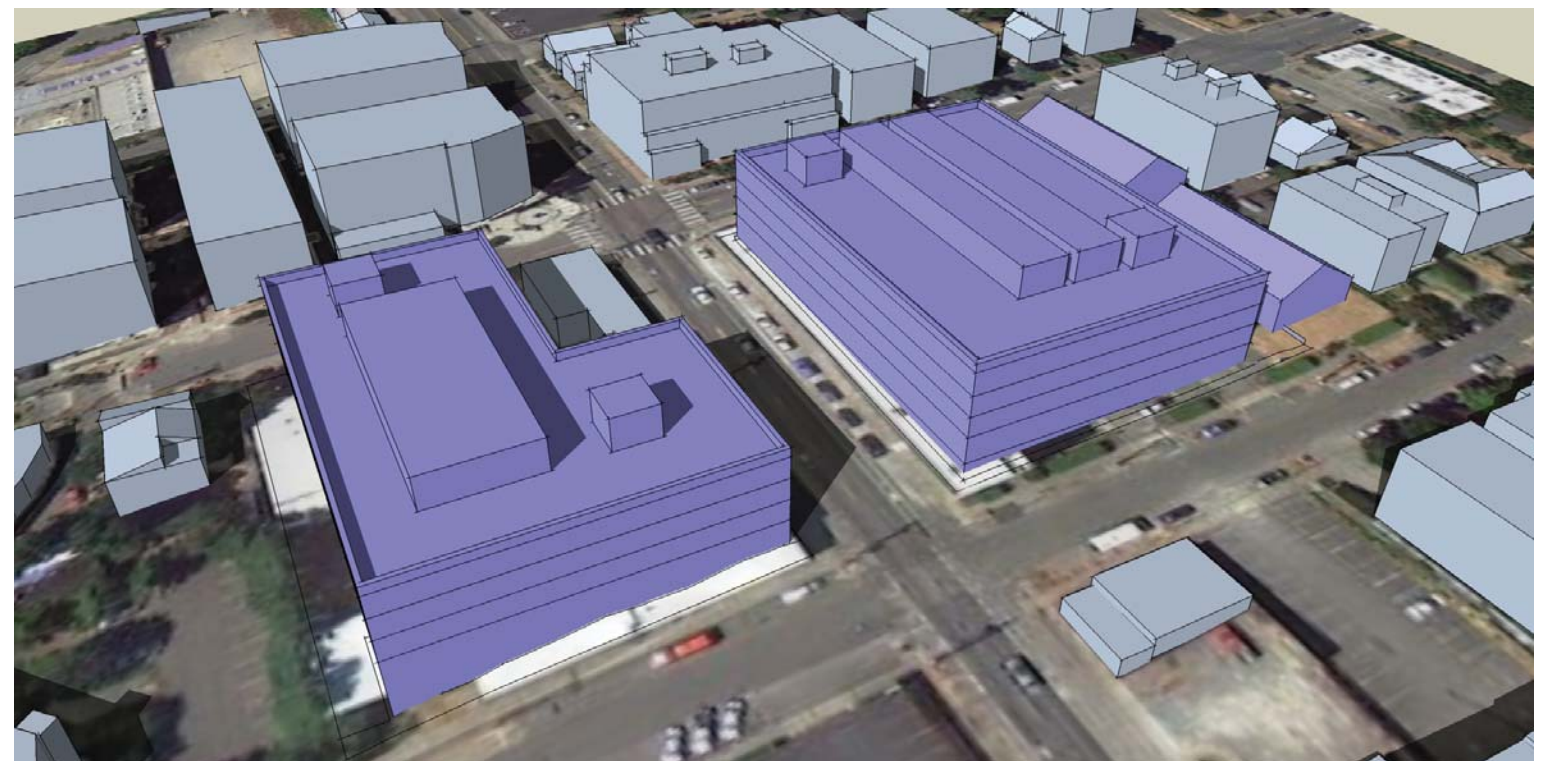
### Commercial Option

#### Pros:

- No conditional use permit needed
- Complies outright with existing zoning parameters

#### Cons:

- Results in a large vehicular focused building with no pedestrian scale
- Adjacent LR2 zone could be developed with townhomes right next to commercial building
- Penthouses and rooftop equipment coverage allow taller building than proposed under residential development



Perspective #1



Existing Conditions



North Burke Street



West 34th Street



North Burke Street



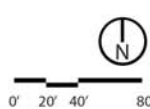
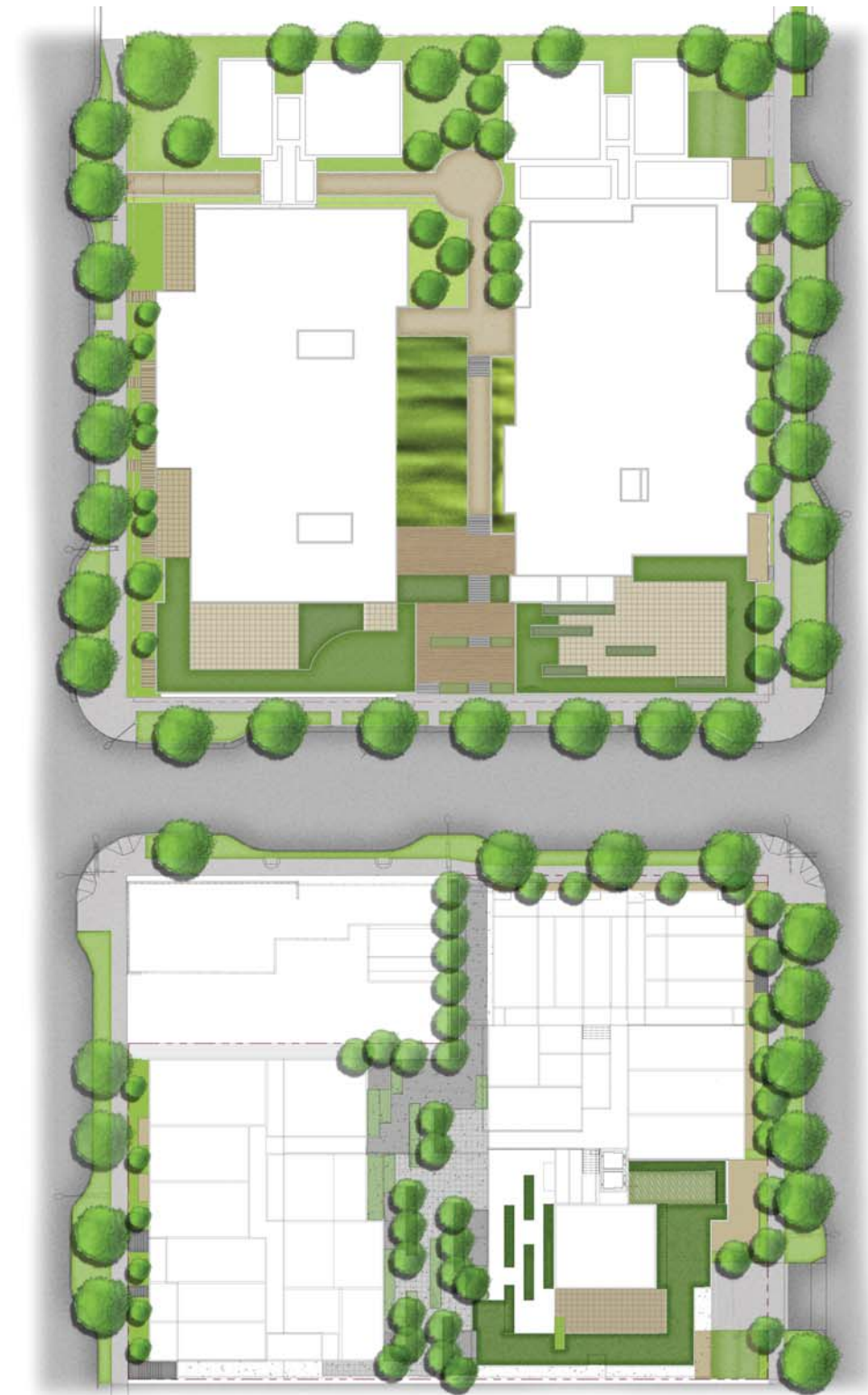
East Wallingford Ave, North Block



East Wallingford Ave, South Block

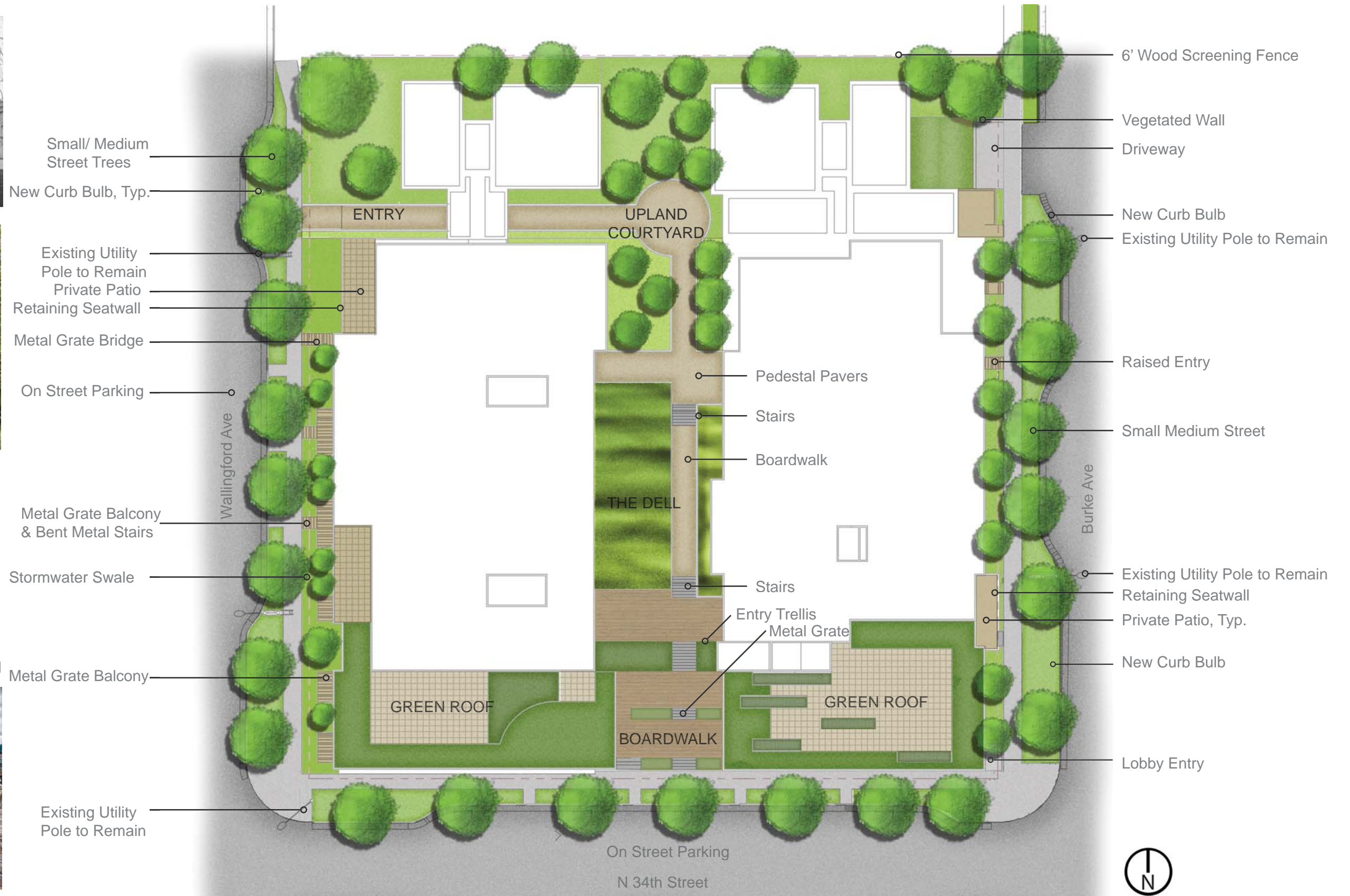


East Wallingford and 34th Street



# 6 Street Level Studies

## North Building Landscape Plan



Upland Courtyard

Boardwalk



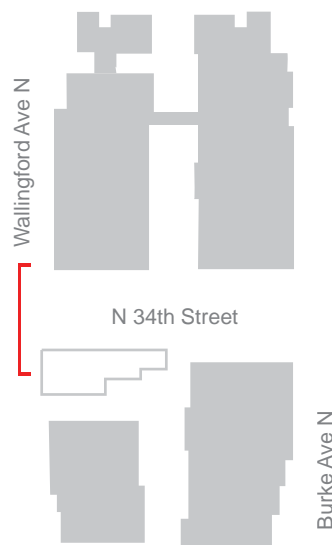
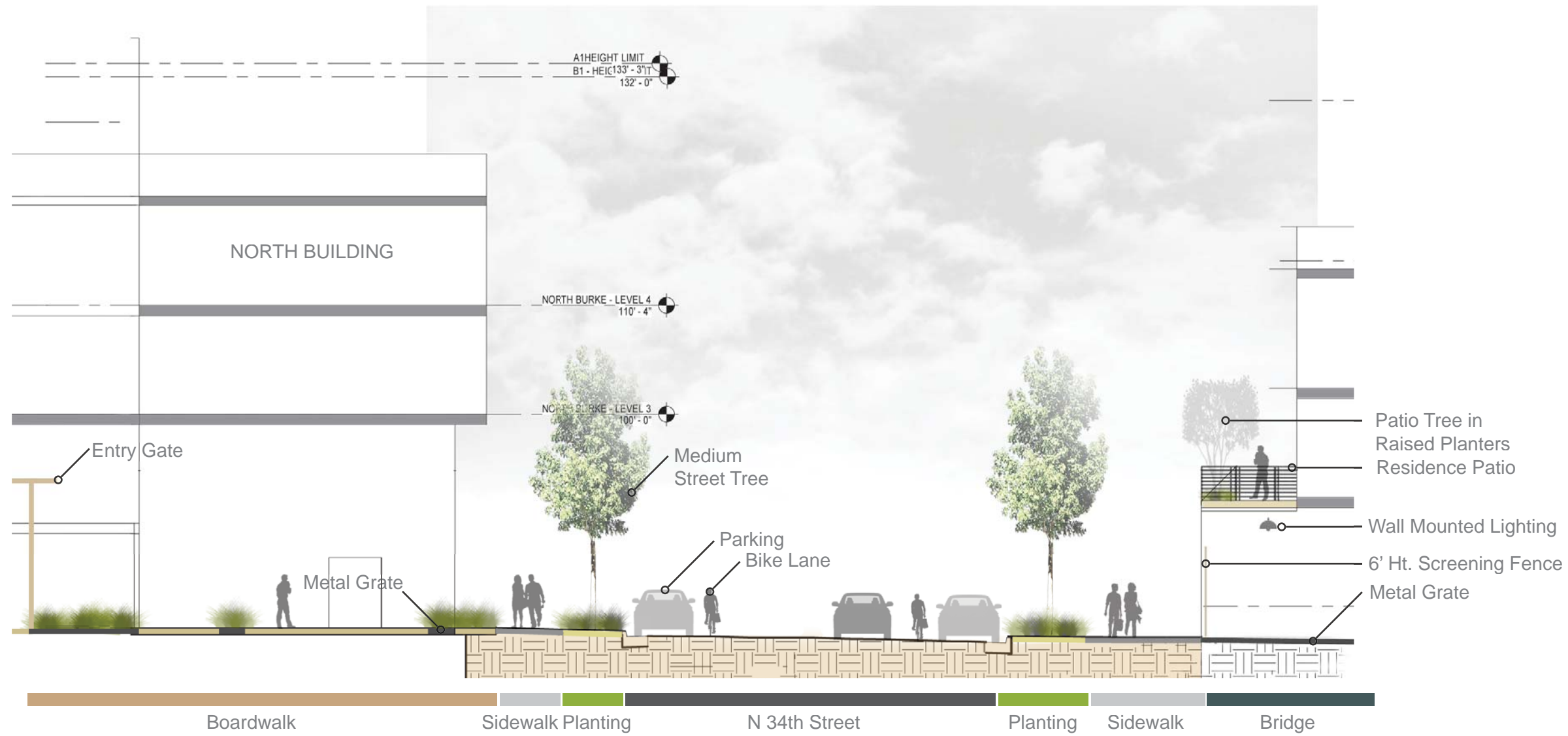


WALLINGFORD STEPS

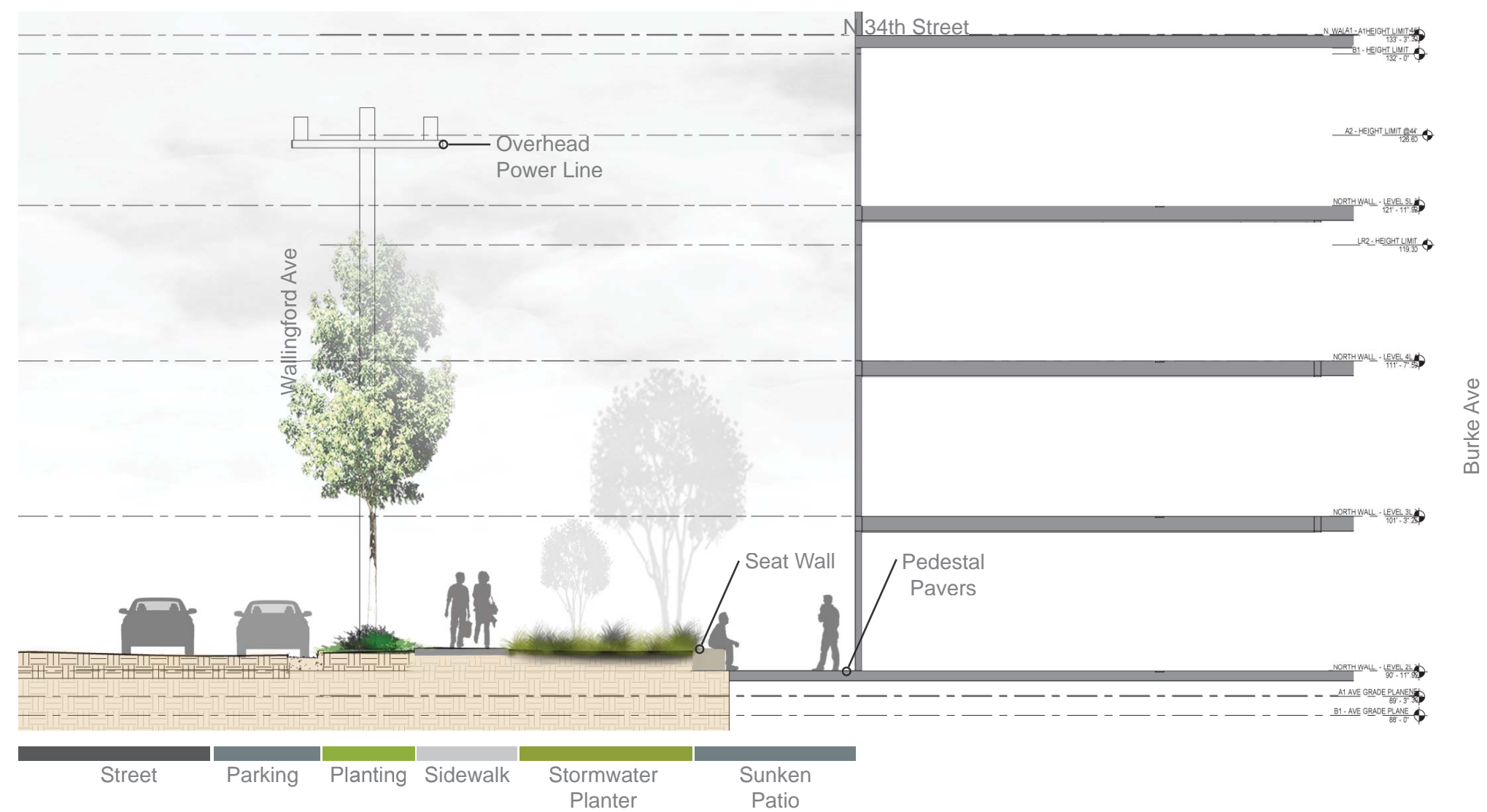


# 6 Street Level Studies

## Section 34th Ave Street

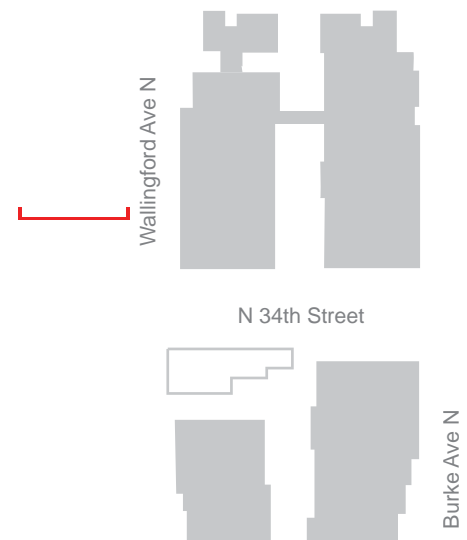
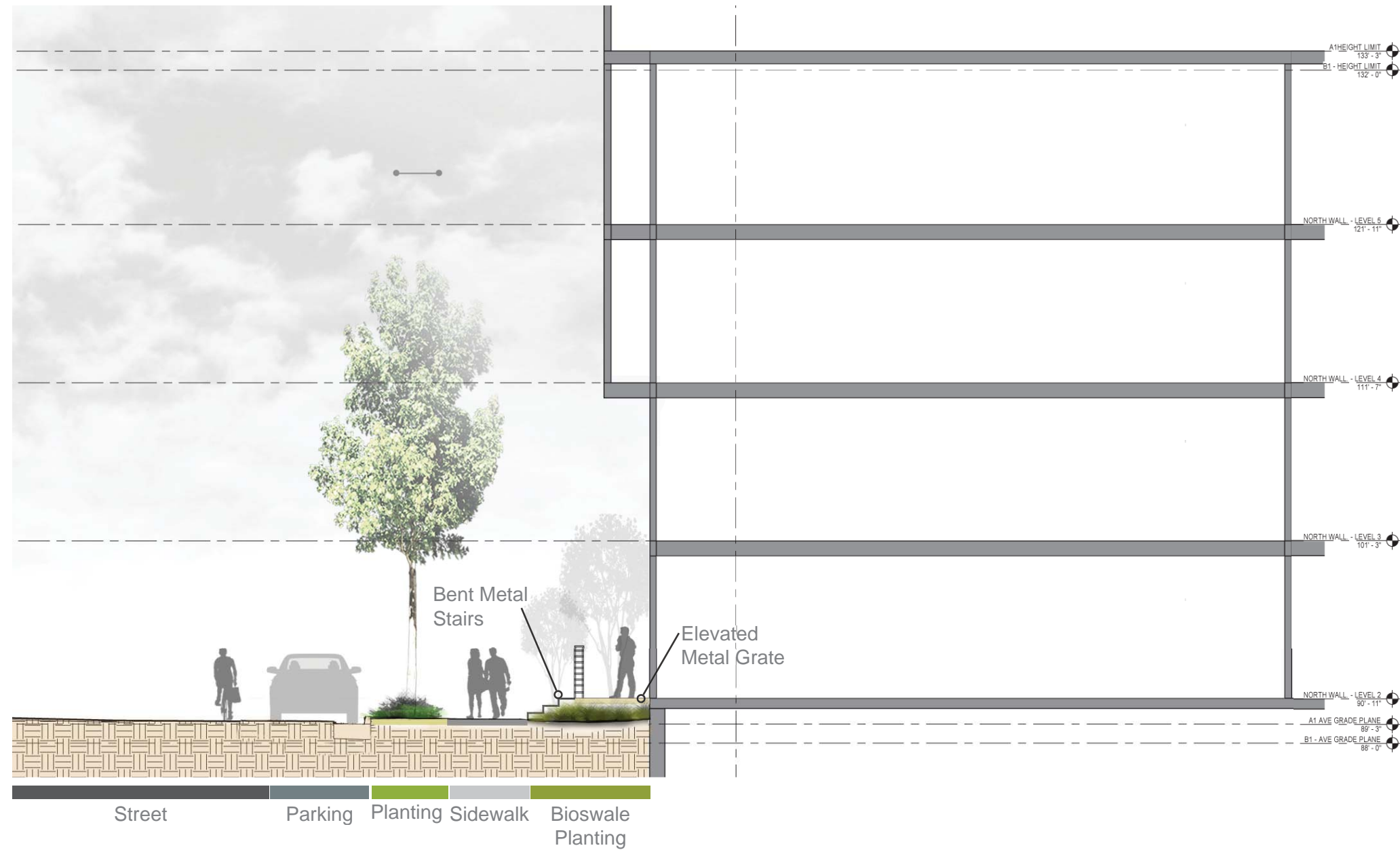


**Section**  
 Wallingford Ave North Block (Shown)  
 Typical Sunken Patio Condition

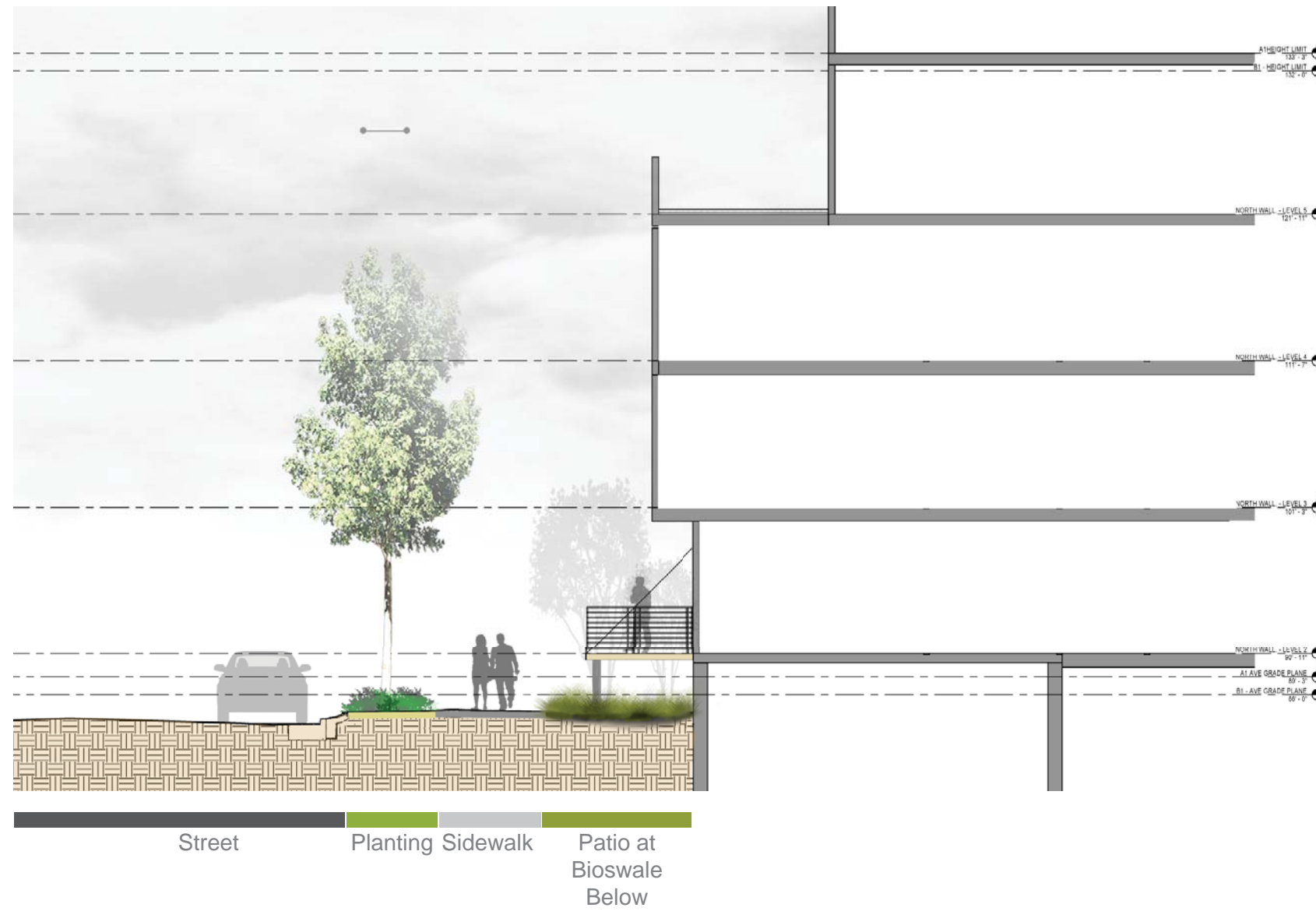


Burke Ave N

**Section**  
 Wallingford Ave North Residential Stoop, Shown  
 Typical Raised Stoop Condition



**Section**  
 Wallingford Ave North Block, Shown  
 Typical Raised Balcony Condition



Burke Ave N

# 6 Street Level Studies

## View Corridor Study



### SMC 25.05.675P, Public View Protection:

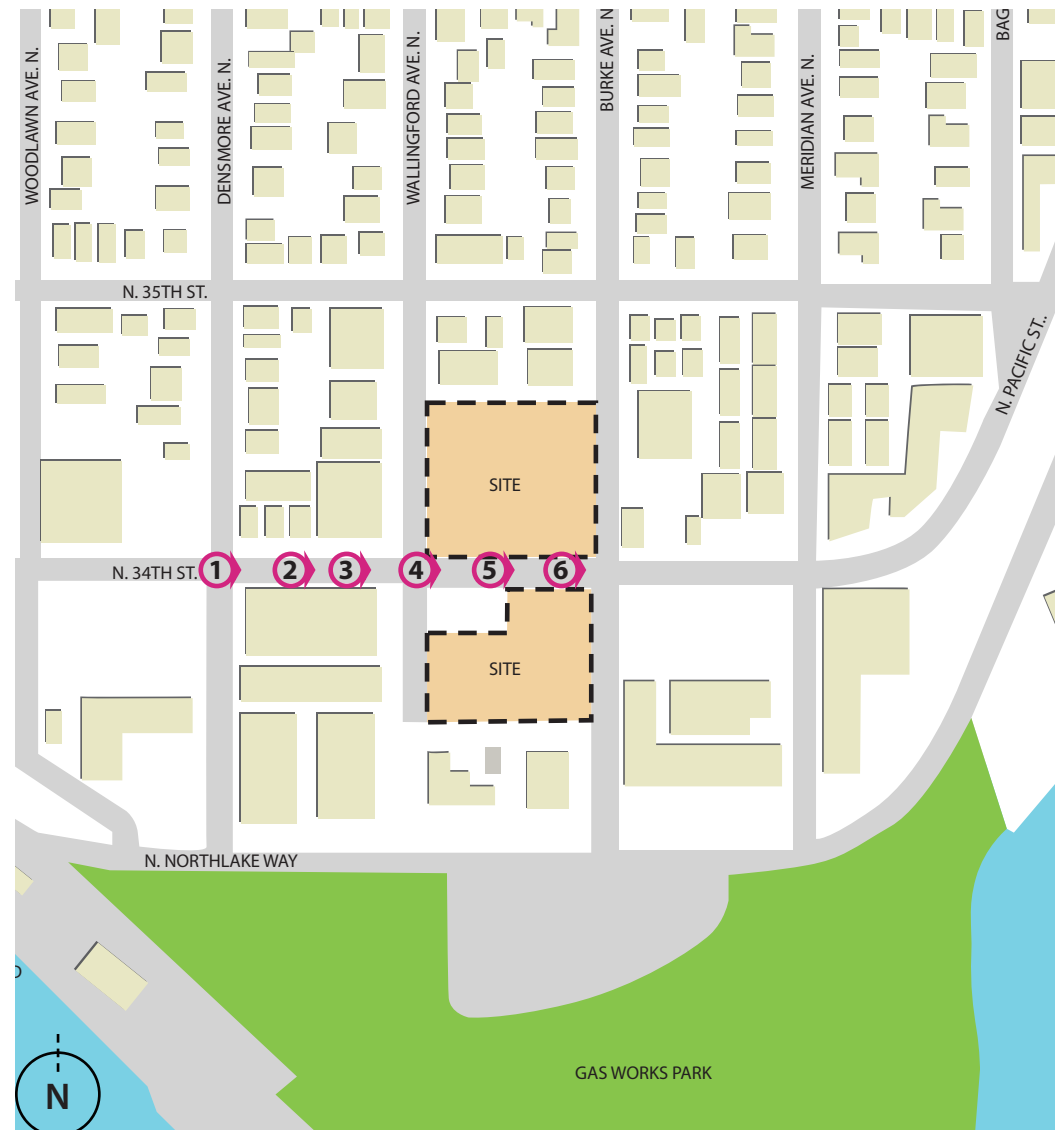
It is the City's policy to protect public views of significant natural and human-made features: Mount Rainier, the Olympic and Cascade Mountains, the downtown skyline, and major bodies of water including Puget Sound, Lake Washington, Lake Union and the Ship Canal, from public places including Wallingford Ave N per Exhibit 25.05.675 1N.

### Wallingford Ave N looking South





N 34th St looking East



# 6 Street Level Studies

View Corridor Study



N 34th St looking West

