DESIGN REVIEW
RECOMMENDATION PROPOSAL

3400 Wallingford Ave N - 3014232
3326 Wallingford Ave N - 3014233

Application Date:
August 30, 2013

Owner

AMLI Residential Partners LLC
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TABLE OF CONTENTS

01 Project Objectives | Page 4

02 Site Context | Page 6

03 Zoning | Page 11

04 Design Concepts | Page 16

05 Design Drawings | Page 20

06 EDG Responses | Page 56

07 Design Departures | Page 77

PROJECT OBJECTIVES

Objectives and Use Distribution

PROJECT HISTORY AND GOALS

This project is comprised of 212 apartments and 27 live-work areas spread across two sites. The program calls for a diverse mix of residential units including 1,2, and 3 bedroom units, flats and lofts. Amenity areas include public and private plazas and courtyards, fitness spaces, bicycle and kayak storage and maintenance areas, communal indoor gathering spaces and roof decks.

Located a few blocks north of the Burke-Gilman Trail and Gasworks Park, the project aims to provide spaces for active engagement with the community as well as support pedestrian and multimodal transit on all streetfronts. Open courtyards, landscaping, stoops, generous setbacks and transparent facades provide a dynamic urban fabric to support walkability, permeability and integration on the site.

Wallingford Community Council Land Use Committee Review	January 23, 2012
Wallingford Community Council Meeting	March 6, 2013
EDG Report	May 9, 2013
SEPA Review Meeting	June 4, 2013
Wallingford Community Council Meeting	June 19, 2013

TECHNICAL DATA

Construction Type: 4 Stories Type VA wood frame over Type I concrete basement parking garage.

Residential Uses: 212 residential market rate apartments, and 27 live-work apartments. Apartment types include, studios, lofts, 1,2, & 3 bedroom units.

On-Site Parking:

285 Stalls provided (1.2 stalls per unit) within garage

Bicycle Parking:

100 spots provided within building
10 spots provided outside building

Sustainability Goal:	LEED Silver
Leasing SF:	1,932 SF
Amenity SF:	8,473 SF
Residential SF:	155,547 SF
Live-Work SF:	26,059 SF

USE

Use Distribution by Floor:

North Site (3400 Wallingford)

Basement:	Parking (183 Stalls)
Level P1 (Street Level):	4 Apartments
Level 1 (Partial Street Level:	28 Apartments + 8 Live-Work
Level 2 (Partial Street Level:	32 Apartments + 6 Live-Work
Level 3:	41 Apartments
Level 4:	25 Apartments + Roof Decks
Total:	132 Apartments + 14 Live-Work

South Site (3326 Wallingford)

Basement:	Parking (102 stalls)
Level 1 (Partial Street Level):	6 Apartments + 3 Live-Work
Level 2 (Partial Street Level):	9 Apartments + 10 Live-Work
Level 3:	23 Apartments
Level 4:	24 Apartments
Level 5:	18 Apartments + Roof Decks
Total:	80 Apartments + 13 Live-Work

Apartment Types Include:

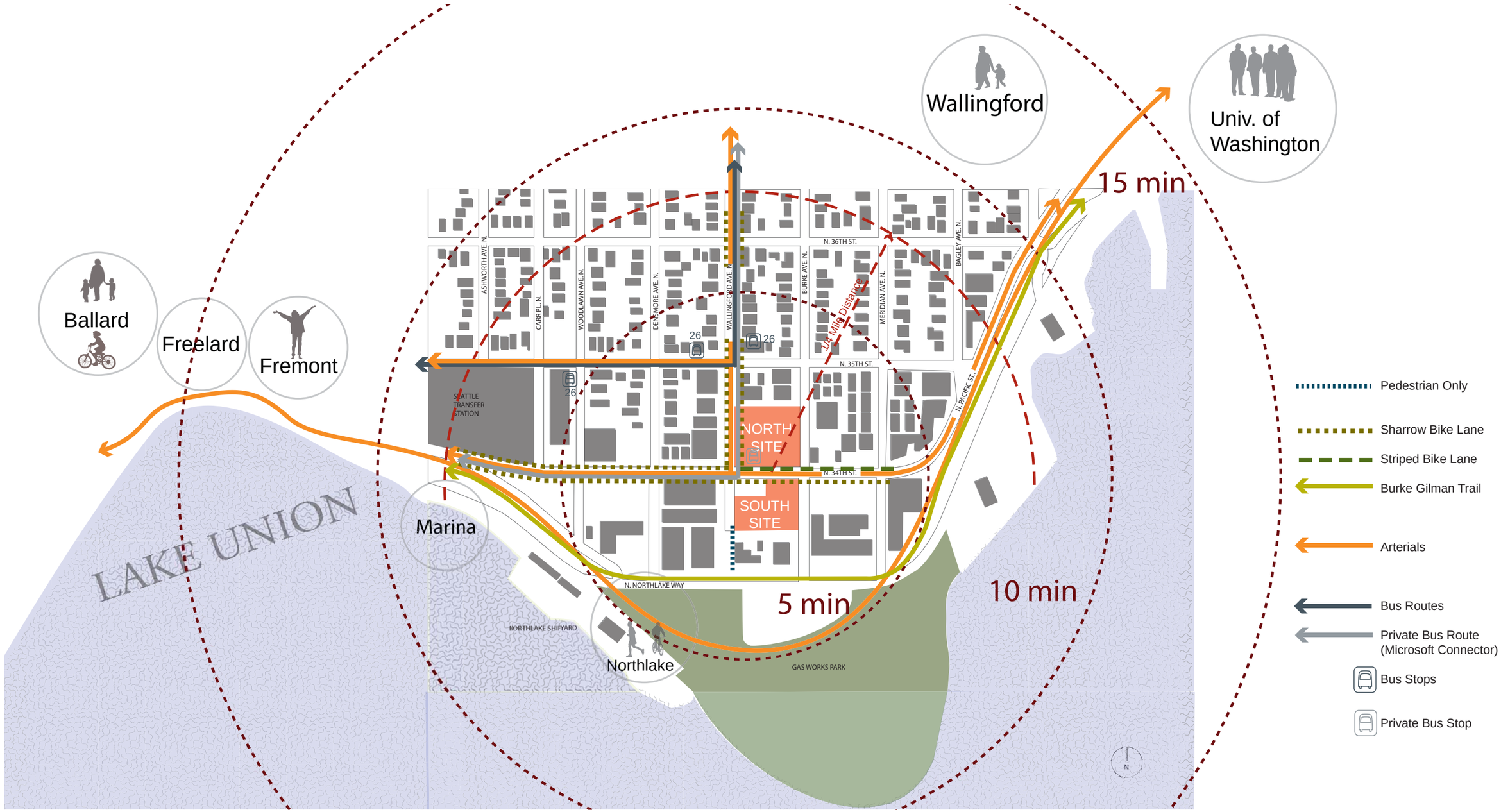
(54) Studios	570 SF - 700 SF
(118) 1 Bedroom	590 SF - 920 SF
(35) 2 Bedroom	860 SF - 1,220 SF
(5) 3 Bedroom	1,250 SF - 1,400 SF
(27) Live-Work	570 SF - 1,350 SF

PROJECT OBJECTIVES

Aerial Photograph of Site

SITE CONTEXT

Nearby Neighborhoods and Transit Routes



SITE CONTEXT

Wallingford Neighborhood

SITE CONTEXT

Surrounding Uses

- Site
- Multi-Family Residential 3 and 4 stories
- Town Homes
- Single Family Residential
- Maritime Industrial
- Restaurant
- Office
- Retail
- Surface Parking
- Park

SITE CONTEXT
Surrounding Structures

3429 Burke Ave. N
Residential

3301 Burke Ave. N.
Office

The Varsity Inn
Restaurant

3422 Wallingford Ave N
Residential

3420 Burke Ave N
Residential

3310 Wallingford Ave N
Office

The Biscayne Condominiums
Residential

3400 Wallingford Ave N
Office

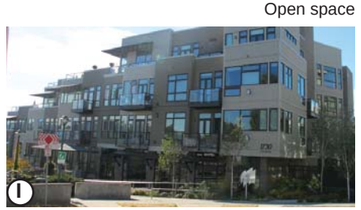
Lake Union Place and Windemere
Office

Wallingford Steps
Open space

Cameo Apartments
Residential

1815 N 34th Street
Office

1902 N 34th St.
Office



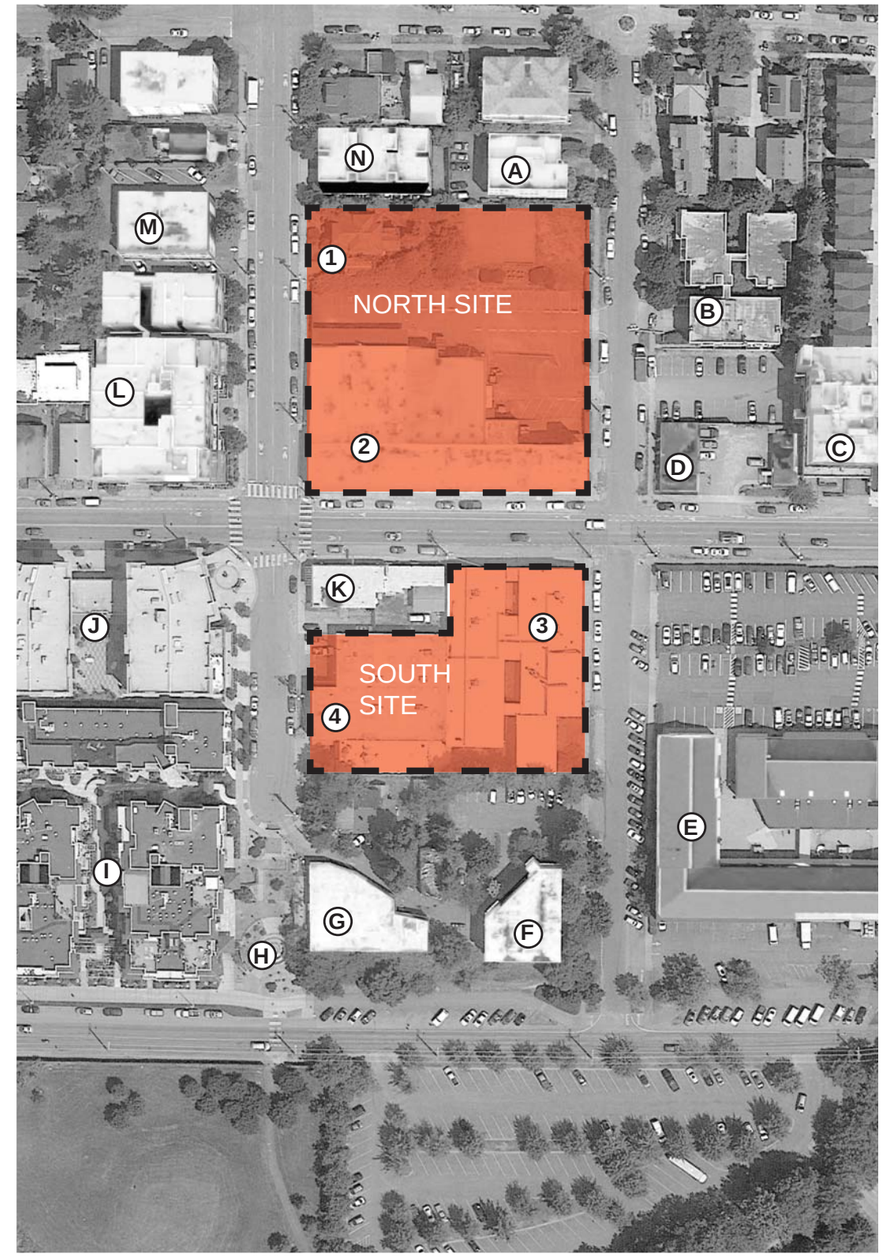
The Regata Condominiums
Residential

The Wallingford Apartments
Residential

3326 Wallingford Ave N
Office

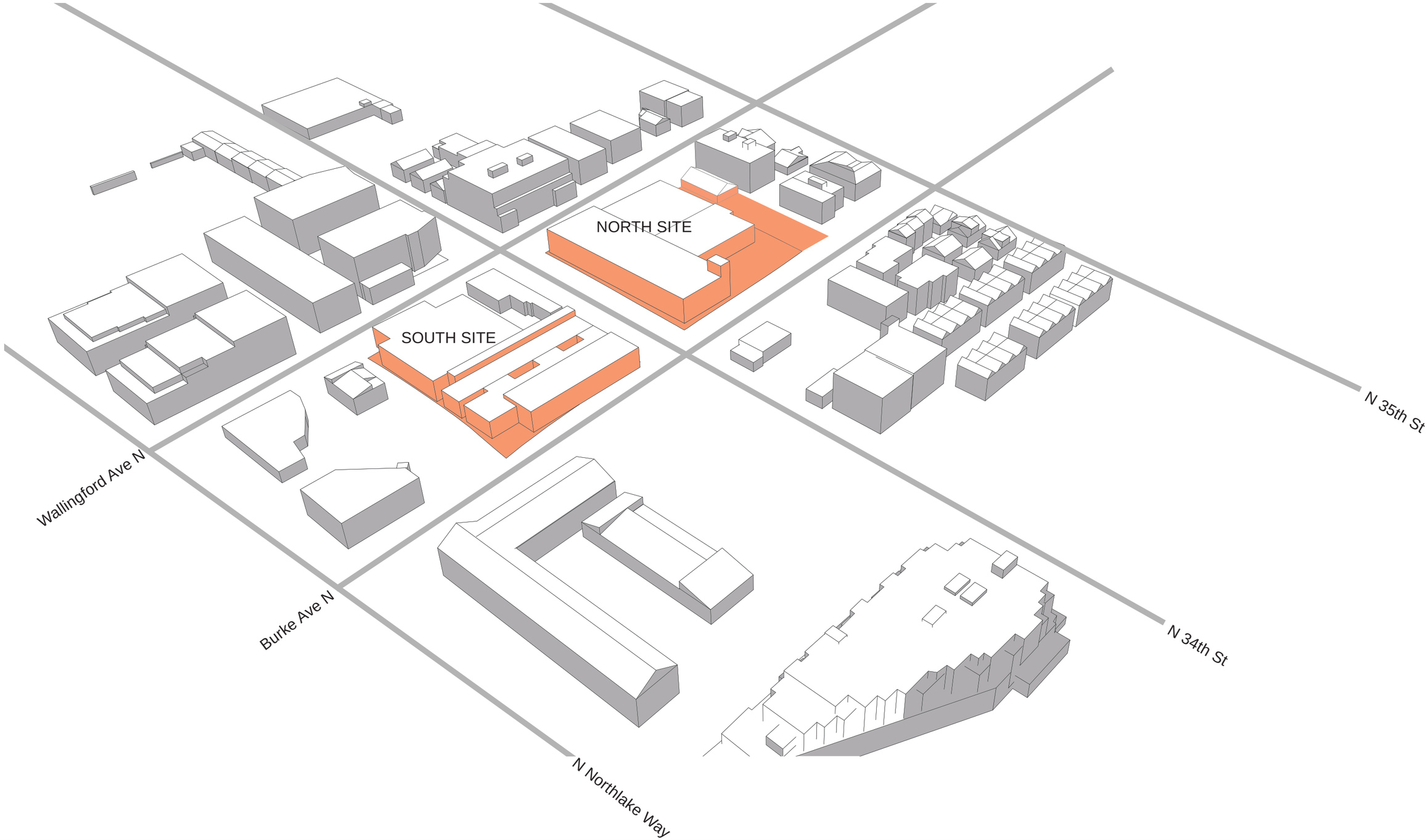
Mariners Supply
Retail

Tavona Condominiums
Residential



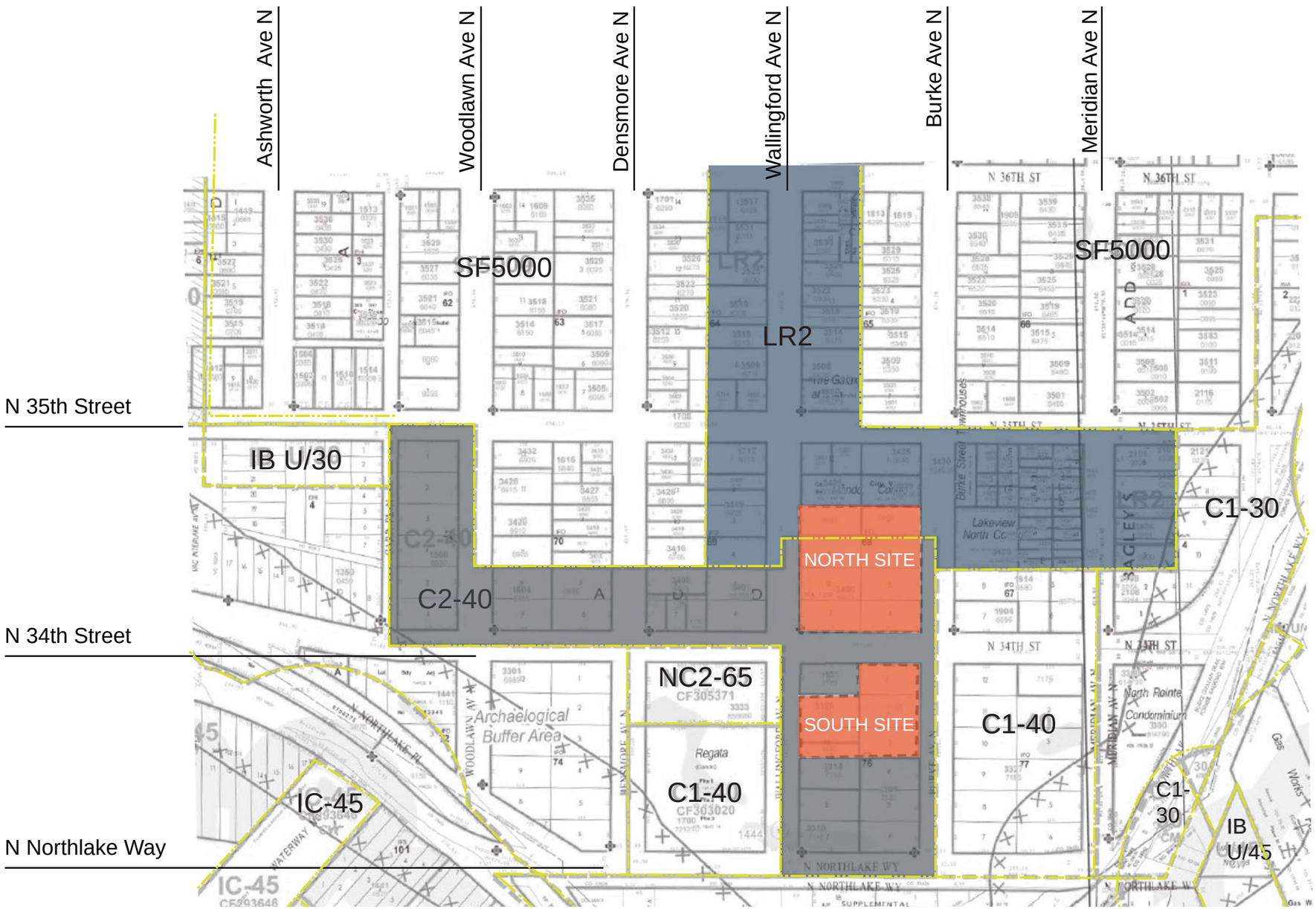
SITE CONTEXT

Existing Site Axonometric



ZONING

Zoning Map



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

ZONING

North Bldg - Code Overview

CODE:	PROPOSED
Site Address: Northern Portion: 3400 Wallingford Ave N, Seattle, WA 98105	
Zoning Summary: Applicable Code: Seattle Municipal Code, Title 23 Land Use Code Applicable Design Guidelines: Wallingford Neighborhood Design Guidelines	
Zoning District: Overlays: C2-40, LR2 None	
Street Class: Wallingford Ave N = Collector Arterial (North of 34th) N 34th Street = Principal Arterial	
Permitted Uses (23.47A.004): C2-40: Commercial Uses, Eating & Drinking Establishments, Restaurants, Medical Services, Offices, Retail, Sales & Service, Institutions, Live Work Units, among others.	Proposed Uses: C2-40: Conditional Use: Live-Work, Residential
LR2: Residential	LR2: Residential
Street-Level Standards (SMC 23.47A.008): -Blank facades limited to 20 feet in length and 40% of façade.	Proposed blank facades comply with requirements on all facades.
-60% of nonresidential façade shall be transparent.	Proposed transparency complies with requirements on all facades.
-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.	Residential units along Wallingford Ave. N. & Burke Ave. N. are set back 10+ feet from the sidewalk. No residential units along N 34th St.
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.	Average grade level calculations per director's rule 4-2012, formula 2. C2-40: Overall structure height = 40 ft. max. above the "average grade level". And 44ft. max. where applicable.
LR2: 30 feet max + additional 4 feet for clerestory	LR2: Overall structure height = 30 ft. max. above the "average grade level". and 34ft. max. where applicable.
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.	Proposed open railings, planters, clerestories, and parapets will extend no more than (4) feet above the applicable height of 44 ft in C2-40 and 34 ft in LR2.

CODE	PROPOSED
Floor Area Ratio (SMC 23.47A.013): C2-40: Maximum FAR of 3.25 if all uses are mixed residential/non-residential (live-work). Maximum FAR of 3 if single use containing only residential. Gross floor area below grade is not counted.	2.9 proposed FAR for all uses in C2-40
LR2: 1.1, 1.3 if LEED Silver or Built Green 4 Star 1/1,200 density or none if LEED Silver	1.3 proposed FAR for all uses in LR2 with LEED Silver
Setback Requirements (SMC 23.47A.014): -10 foot setback from power lines for City Light utility clearance. -5 foot front and side setbacks in LR2 -15 foot rear setback in LR2	Proposed setback complies. Burke Ave N: min. 16'-0" Wallingford Ave N: min. 13'-0" N 34th St: n/a LR2: 8'-0" min side setback, 13'-0" min front setback
Landscaping (SMC 23.47A.016): C2-40: Green Factor of 0.30 minimum required. Street trees are required.	Proposed Green Factor exceeds 0.30 See plans for proposed street trees location.
LR2: Green Factor of 0.60 minimum required. Vegetated walls cannot exceed 25%. Street trees are required.	Proposed Green Factor exceeds 0.60. See plans for proposed street trees location.
Residential Amenity Area (SMC 23.47A.024): Min. of 5% of residential gross floor area, excluding mechanical and parking, open to the outdoors.	Proposed amenity space = 15%
Solid Waste & Recycling (SMC 23.54.040): For Residential: min. 575 sf plus 4 sf for each additional unit over 100 units. 575 sf + (146 units - 14 live-work - 100 units) * 4 = 703 sf required For Mixed-use buildings: additional 50% of the requirement for nonresidential. min. 125 sf for a 5,001-15,000 sf nonresidential development. 125 sf x 50% = 62.5 sf required Total required: =703 sf + 63 sf = 766 sf required	Residential & nonresidential trash / recycling area = 1380 sf proposed
Parking Access (SMC 23.47A.032): Access permitted from either side street (Wallingford or Burke). Access not permitted from front streets (34th).	Structured parking is below grade. A vehicle access point is located at the NW corner of the site along Wallingford Ave N.
Required Parking (SMC 23.54.015): Live Work: 0: < 1,500 sf, 1: 1,501 – 2,500 sf Residential: 1 stall per dwelling unit Offices: 1: 1,000 sf Sales & service, general: 1: 500 sf Eating & drinking: 1: 250 sf	All (14) live-work are under 1,500sf. No parking required, 0 stall proposed. Leasing 1932 sf / 500 sf = 3.9 = 4 stalls required. 4 parking spaces required, 6 stalls proposed . 146 total units - 14 live-work units = 132 total residential units. 132 parking spaces required, 177 stalls proposed. 26,059 sf Live-Work = Total: 6+177= 183 stalls proposed.
Bicycle Parking (SMC 23.54.015): 1 per 4 residential units. Non-residential uses such as eating & drinking establishments, retail, sales and services require 1 space / 4,000 sf of short term parking and 1/12,000 sf of long term parking.	1932 sf leasing / 12,000 = 1 long term, 1932 sf leasing / 4,000 = 1 short term 2 parking required, 5 spaces proposed. 132 units /4 = 33 total bicycle parking required = 60 bicycle parking spaces proposed Total: 5+60= 65 spaces proposed (includes 5 exterior at bench).

ZONING

South Bldg - Code Overview

CODE	PROPOSED
Site Address: Southern Portion: 3326 Wallingford Ave N, Seattle, WA 98105	
Zoning Summary: Applicable Code: Seattle Municipal Code, Title 23 Land Use Code Applicable Design Guidelines: Wallingford Neighborhood Design Guidelines	
Zoning District: Overlays: C2-40 None	Proposed Uses C2-40: Conditional Use: Live-Work, Residential
Street Class: Wallingford Ave N = Collector Arterial (North of 34th) N 34th Street = Principal Arterial	
Permitted Uses (23.47A.004): C2-40: Commercial Uses, Eating & Drinking Establishments, Restaurants, Medical Services, Offices, Retails Sales & Service, Institutions, Live Work Units, among others.	
Street-Level Standards (SMC 23.47A.008): -Blank facades limited to 20 feet in length and 40% of façade.	Proposed blank facades complies with requirements on all facades.
-60% of nonresidential façade shall be transparent.	Proposed transparency complies with requirements on all facades.
-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.	Residential units along Wallingford Ave. N. & Burke Ave. N. are set back 10+ feet from the sidewalk. No residential units along N. 34th St
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.	Average grade level calculations per director's rule 4-2012, formula 2. Overall structure height = 40 ft. max. above the "average grade level". And 44ft. max. where applicable.
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.	Proposed open railings, planters, clerestories, and parapets will extend no more than (4) feet above the applicable height of 44 ft. Mechanical equipment and stair / elevator penthouse extend less than 16 feet.

CODE	PROPOSED
Floor Area Ratio (SMC 23.47A.013): C2-40: Maximum FAR of 3.25 if all uses are mixed residential/non-residential (live-work). Maximum FAR of 3 if single use containing only residential. Gross floor area below grade is not counted.	= 2.9 proposed FAR for all uses
Setback Requirements (SMC 23.47A.014): -10 foot setback from power lines for City Light utility clearance.	Proposed setback complies. Burke Ave N: min. 17'-0" Wallingford Ave N: min. 13'-8" N 34th St: min. 16'-9"
Landscaping (SMC 23.47A.016): C2-40: Green Factor of 0.30 minimum required. Street trees are required.	Proposed Green Factor exceeds 0.30. See plans for proposed street trees location.
Residential Amenity Area (SMC 23.47A.024): Min. of 5% of residential gross floor area, excluding mechanical and parking, open to the outdoors.	Proposed amenity space = 9%
Solid Waste & Recycling (SMC 23.54.040): For Residential: min. 375 sf plus 4 sf for each additional unit over 50 units. 375 sf + (93 units - 7 live-work - 50 units) * 4 = 519 sf required For Mixed-use buildings: additional 50% of the requirement for nonresidential. min. 125 sf for a 5,001-15,000 sf nonresidential development. 125 sf x 50% = 62.5 sf required Total required: =519 sf + 63 sf = 582 sf required	Residential & nonresidential trash / recycling area = 602 sf proposed
Parking Access (SMC 23.47A.032): Access permitted from either side street (Wallingford or Burke). Access not permitted from front streets (34th).	Structured parking is below grade. A vehicle access point is located at the SE corner of the site along Burke Ave N.
Required Parking (SMC 23.54.015): Live Work: 0: < 1,500 sf, 1: 1,501 – 2,500 sf Residential: 1 stall per dwelling unit Offices: 1: 1,000 sf Sales & service, general: 1: 500 sf Eating & drinking: 1: 250 sf	All (7) live-work are under 1,500sf. No parking required, 0 stall proposed. No nonresidential use in this bldg. No parking required, 0 stall proposed . 93 total units - 7 live-work units = 86 total residential units. 86 parking spaces required, 102 stalls proposed.
Bicycle Parking (SMC 23.54.015): 1 per 4 residential units. Non-residential uses such as eating & drinking establishments, retail, sales and services require 1 space / 4,000 sf of short term parking and 1/12,000 sf of long term parking.	Leasing office is at the north building 9,255 sf of Live-Work = No parking required, 5 spaces proposed. 86 units /4 = 22 total bicycle parking required = 40 bicycle parking spaces proposed Total = 45 spaces proposed (includes 5 exterior at bench).

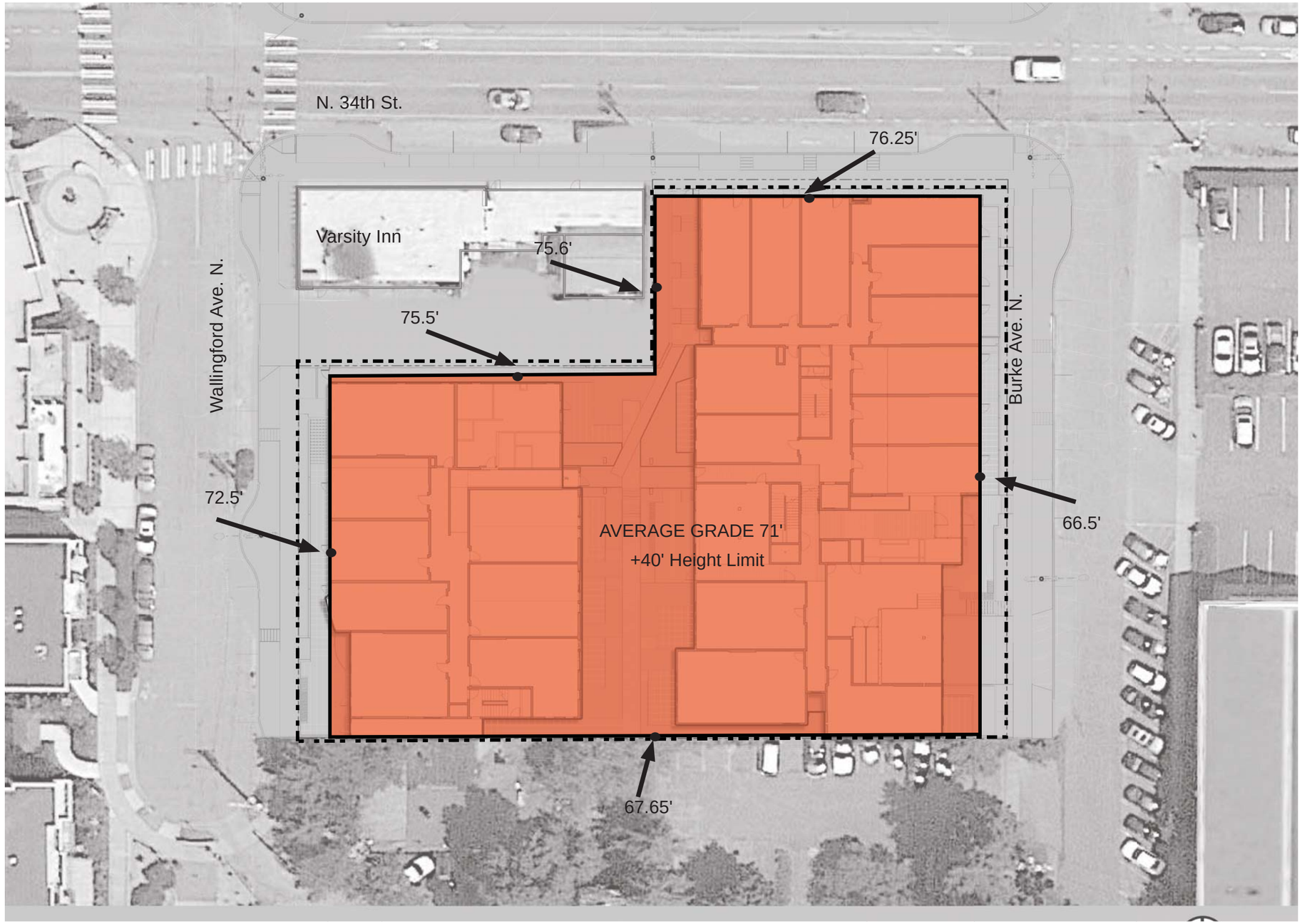
ZONING

North Site - Height Limits

Multiple grade planes have been used to allow the building to "step down" with the grade.

ZONING

South Site - Height Limits



The building "steps down" with the grade despite one height limit.

DESIGN CONCEPT

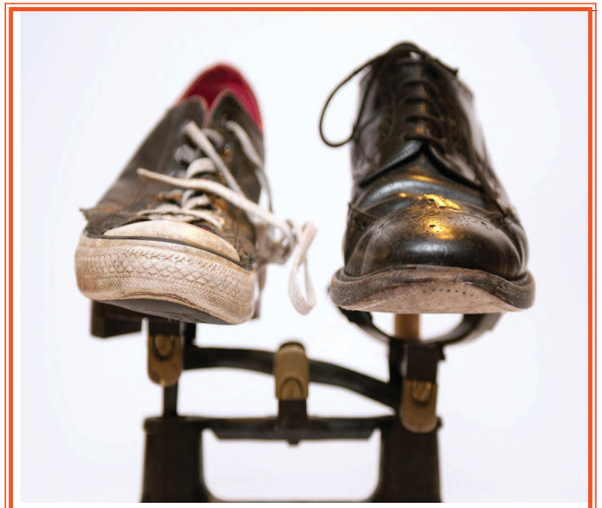
Design Intention

HEALTH + WELLNESS

Provide a larger than customary area dedicated to the fitness of tenants, employees, and their guests.

Strategically locate occupiable amenity spaces to maintain a close connection to the outdoors.

Encourage group activity by providing a combination of spaces for active interaction that compliment the use of the Burke-Gilman Trail.



WORK + LIFE BALANCE

Celebrate the visual connection of the building to the heart of the city.

Provide comfortable and functional spaces for tenants who have the opportunity to work from home.

GROWTH + CULTIVATION

Continue to support the Wallingford neighborhood as Seattle's Urban-Agriculture hub by providing a rooftop p-patch for tenant use.

Feature the connection of the leasing office to the roof deck above to accentuate the role of urban-agriculture in the neighborhood .

Urban agriculture is intertwined with site plantings featuring edibles and the pollinator pathway.

ACCESS + CONNECTION

Prioritize wayfinding to compliment the site as a uniquely oriented place and a focal point of the city.

Preserve and highlight sightlines and views.

Create a uniform building orientation for a cohesive design and the celebration of private outdoor spaces.

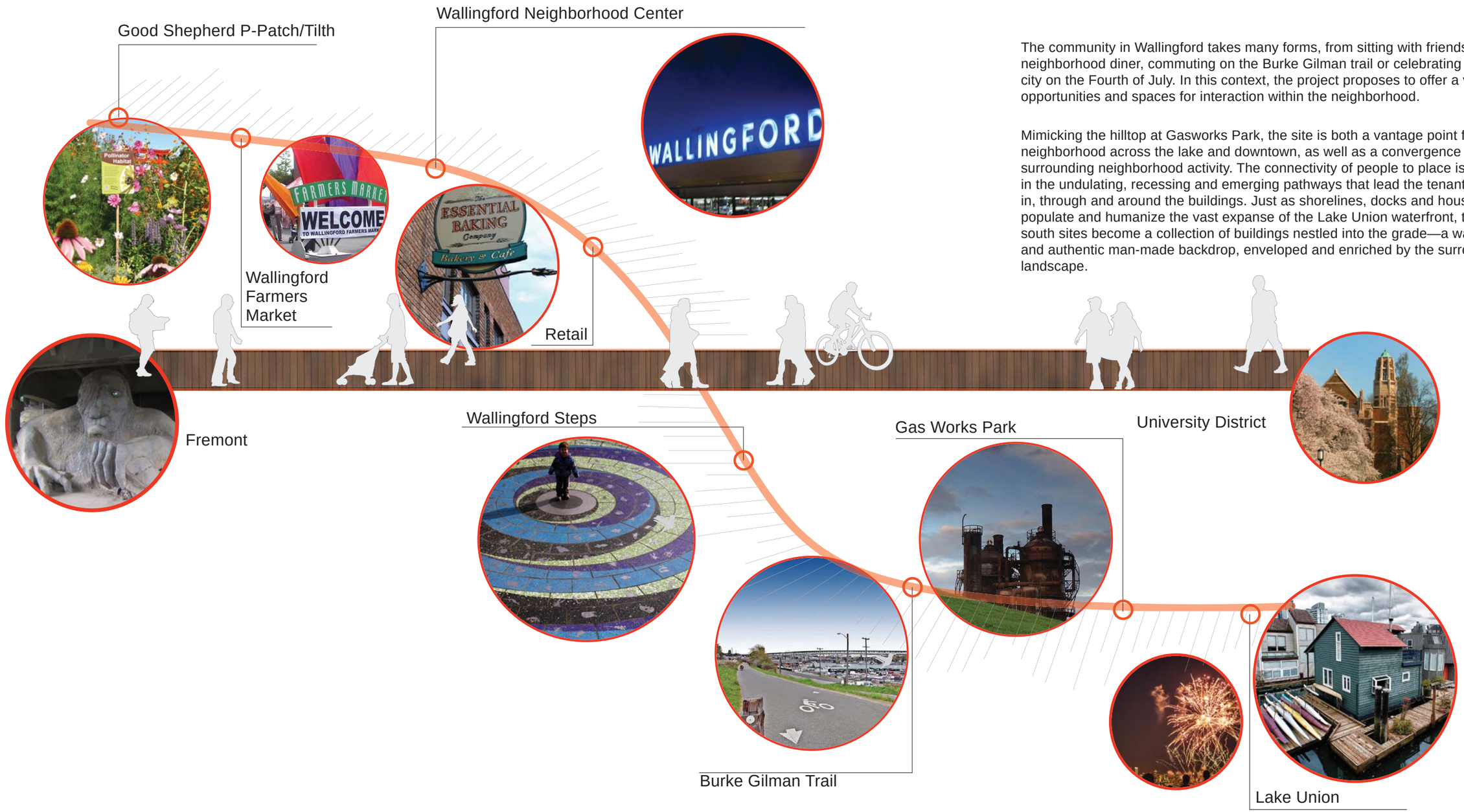
Provide a similar material and design treatment to circulation routes to improve wayfinding and tenant orientation within the building.

DESIGN CONCEPT

Context + Inspiration

The community in Wallingford takes many forms, from sitting with friends at the neighborhood diner, commuting on the Burke Gilman trail or celebrating with the city on the Fourth of July. In this context, the project proposes to offer a variety of opportunities and spaces for interaction within the neighborhood.

Mimicking the hilltop at Gasworks Park, the site is both a vantage point for the neighborhood across the lake and downtown, as well as a convergence zone of surrounding neighborhood activity. The connectivity of people to place is manifested in the undulating, recessing and emerging pathways that lead the tenants and public in, through and around the buildings. Just as shorelines, docks and houseboats populate and humanize the vast expanse of the Lake Union waterfront, the north and south sites become a collection of buildings nestled into the grade—a warm, tactile and authentic man-made backdrop, enveloped and enriched by the surrounding landscape.

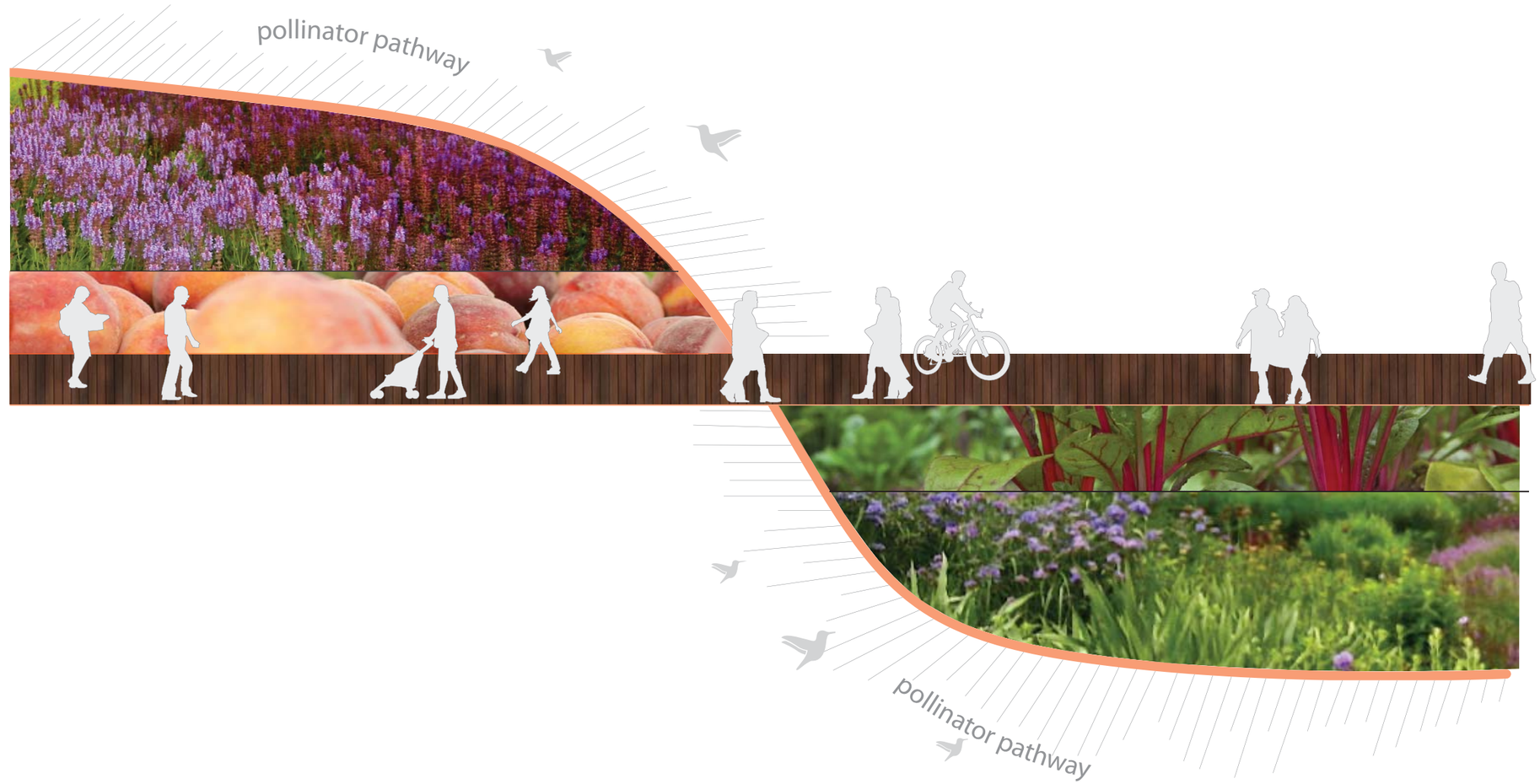


DESIGN CONCEPT

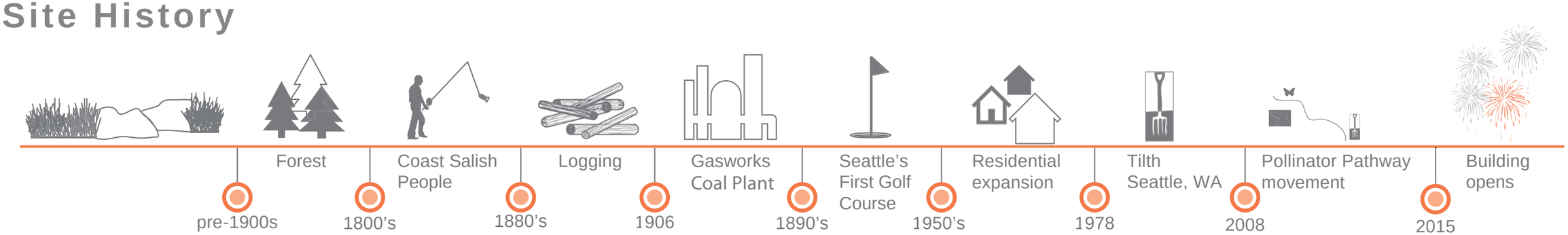
People + Plants

Building on the history of Seattle Tilth's Urban Agricultural Center and incorporating the principles of the Pollinator Pathway Program, the project aims to contribute to both the neighborhood and ecosystem.

The landscape concept will provide native plantings that are both useful to pollinators and aesthetically pleasing to people. Pollinator pathways will lead to an edible landscape where the neighborhood can lunch and learn about ways to incorporate agriculture into the urban fabric.



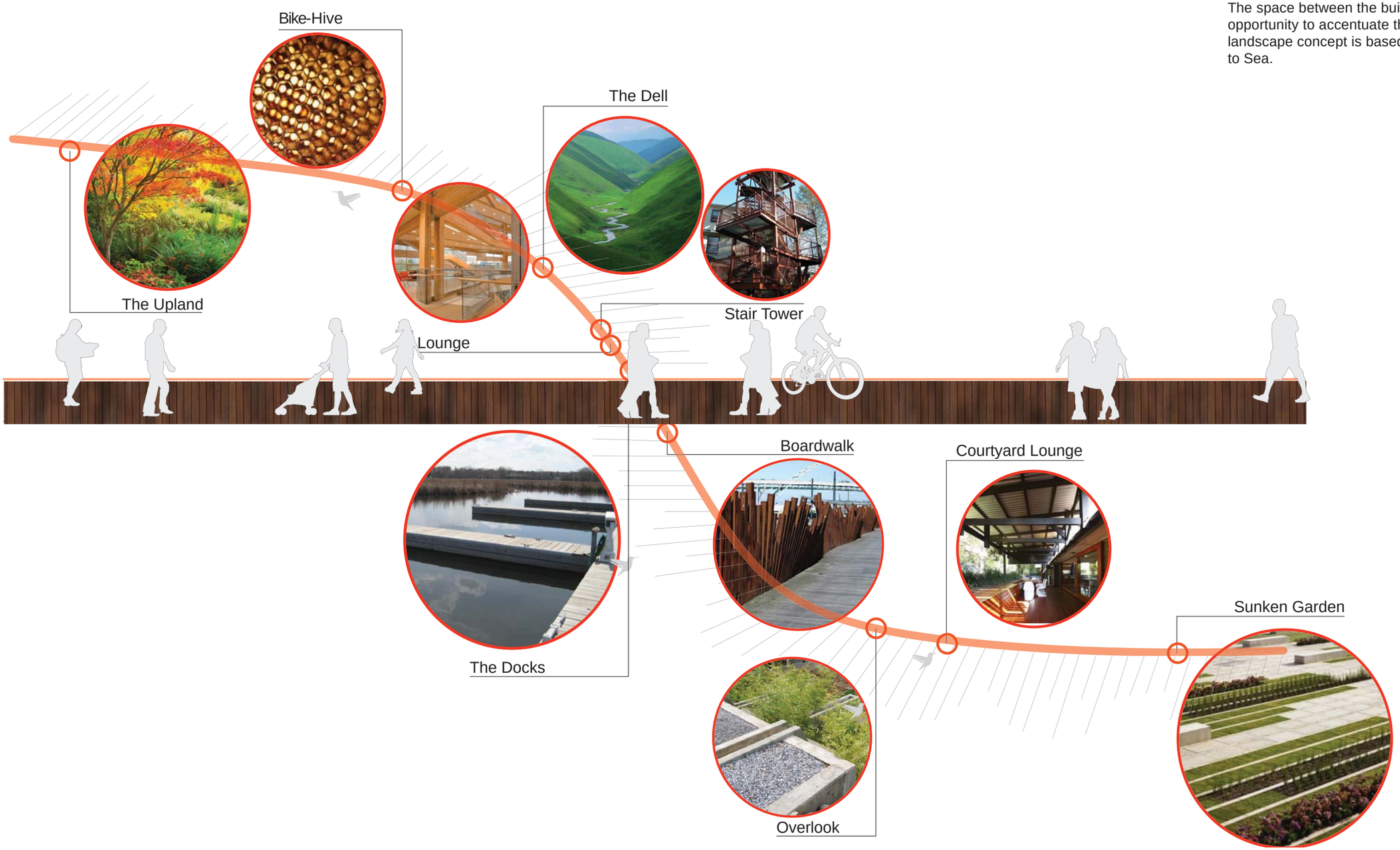
Site History



DESIGN CONCEPT

Progression + Courtyard

The space between the buildings creates the perfect opportunity to accentuate the topography of the site. The landscape concept is based on the progression from Mountain to Sea.



SITE PLAN
Site Access

Current site has 14,000 sf of green space (unpaved). None of which is accessible to the public

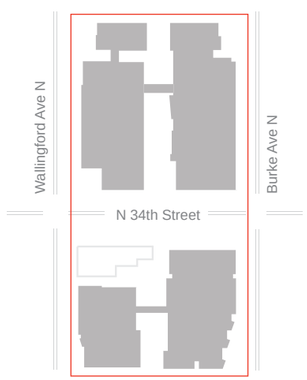
Proposed project increases green space to 44,000 sf and 8,150 sf of that will be accessible to the public .

Live-Work Entry

Vehicle Entry

Pedestrian Entry

Bike Lane

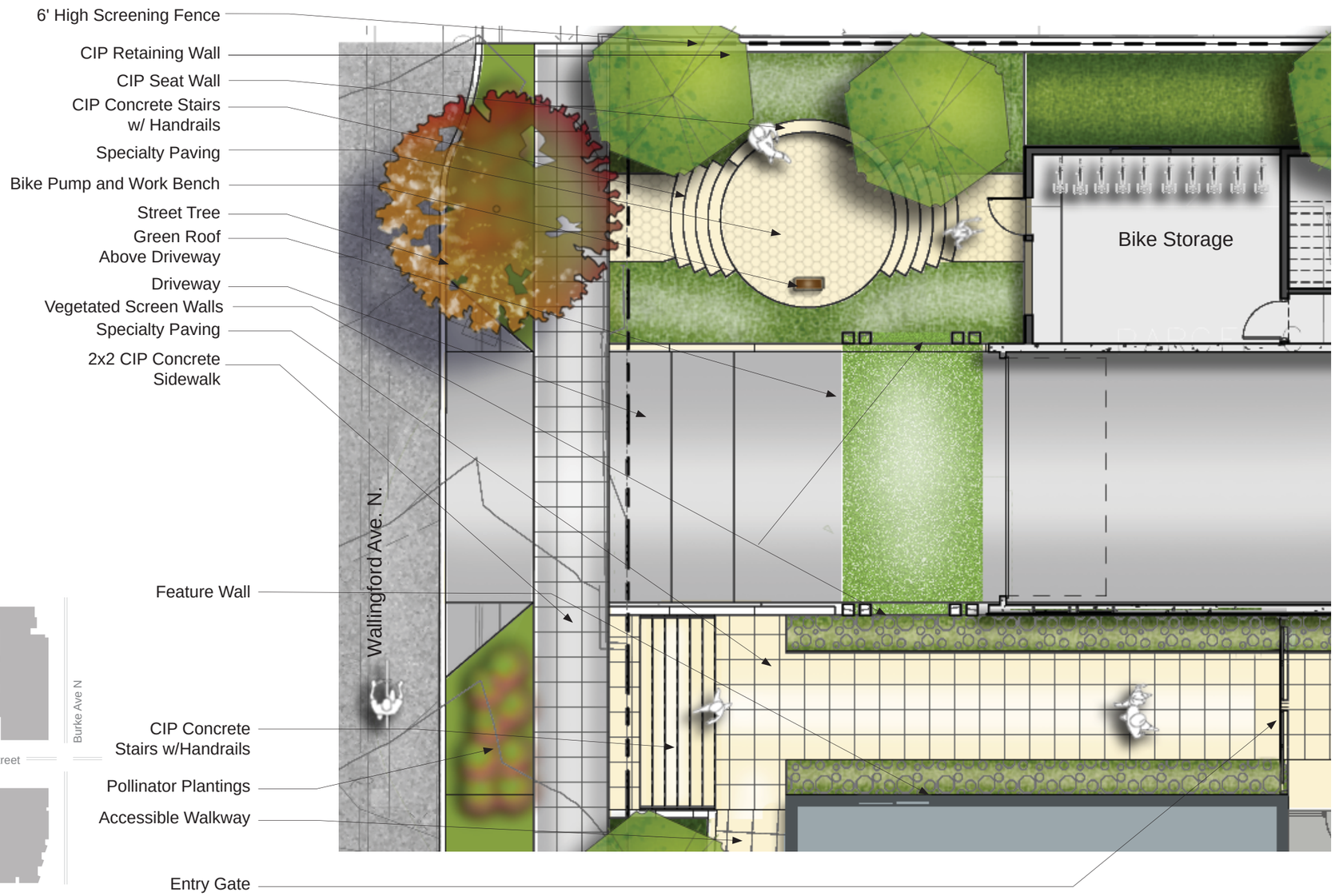


N Overall Site Plan

SITE PLAN
North Bldg

SITE PLAN

North Bldg - Bike Hive & Wallingford Entry Court



CIP Concrete Seatwall

Specialty Pavement

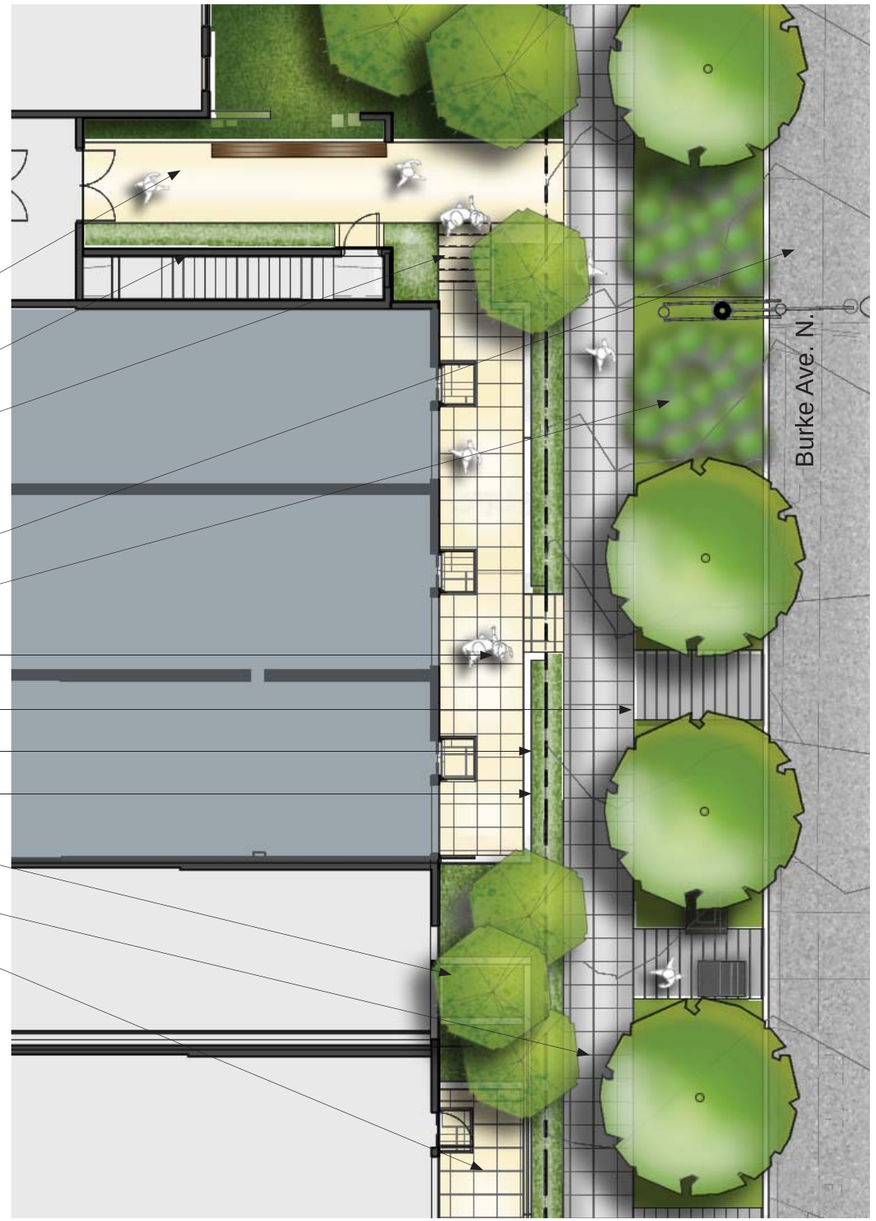
Green Roof

Entry Stairs

Vegetated Screens & Walls

SITE PLAN

North Bldg - Burke Entry Court



Specialty Paving

Feature Wall

CIP Concrete Stairs & Handrails

On-Street Parking

Pollinator Pathway

Live-Work Gallery

Pedestrian Passthrough

Guardrail

Retaining Wall

Vegetated Terrace

2x2 CIP Concrete

Concrete Pavers

Feature Wall

Pollinator Pathway

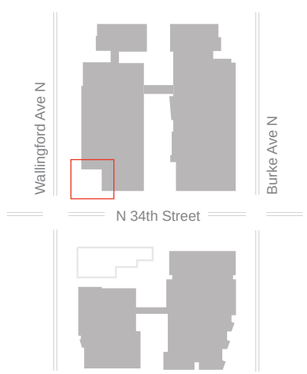
Specialty Paving

Timber/Pile Retaining Wall

Terraced Plantings

SITE PLAN

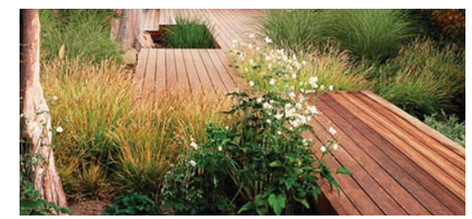
North Bldg - The Docks



Wood Decking and Steps

Edible Garden Raised Plantings

Wood Bench



Vegetated Layers

Water Feature

SITE PLAN

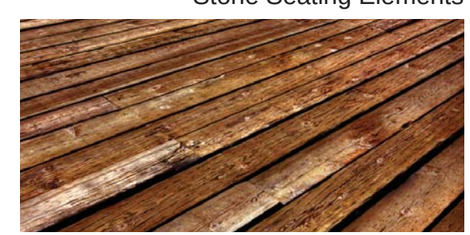
North Bldg - Central Courtyard

Upland Plantings

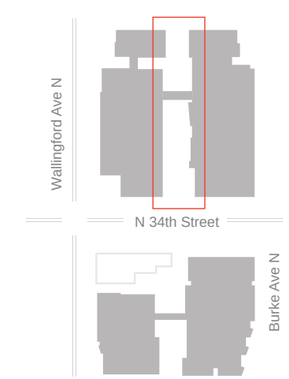
Planting Niche

Metal Fin Walls

Stone Seating Elements



Decking



FLOOR PLANS

North Bldg - Garage Plan and Ground Level Plan

Corridor

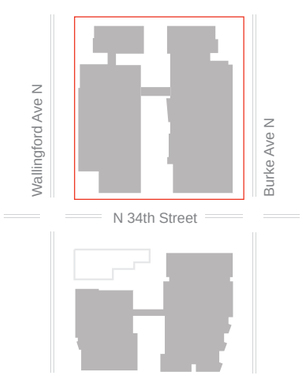
Live-Work

Units

Amenity Spaces

Parking

Beams within Live-Work to allow for future expansion



N

Garage Level

N

Ground Level

FLOOR PLANS

North Bldg - Typical Plan

Level 3 Plan

Corridor

Units

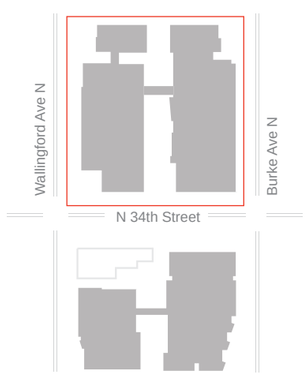
FLOOR PLANS

North Bldg - Roof Plan

Corridor

Units

Amenity Spaces



Roof Plan

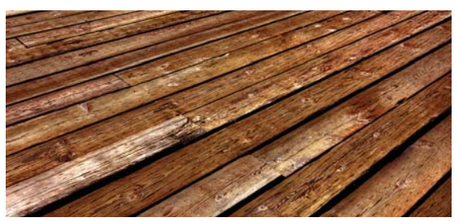
ROOF PLAN

North Bldg - Viewing Terrace

BBQ

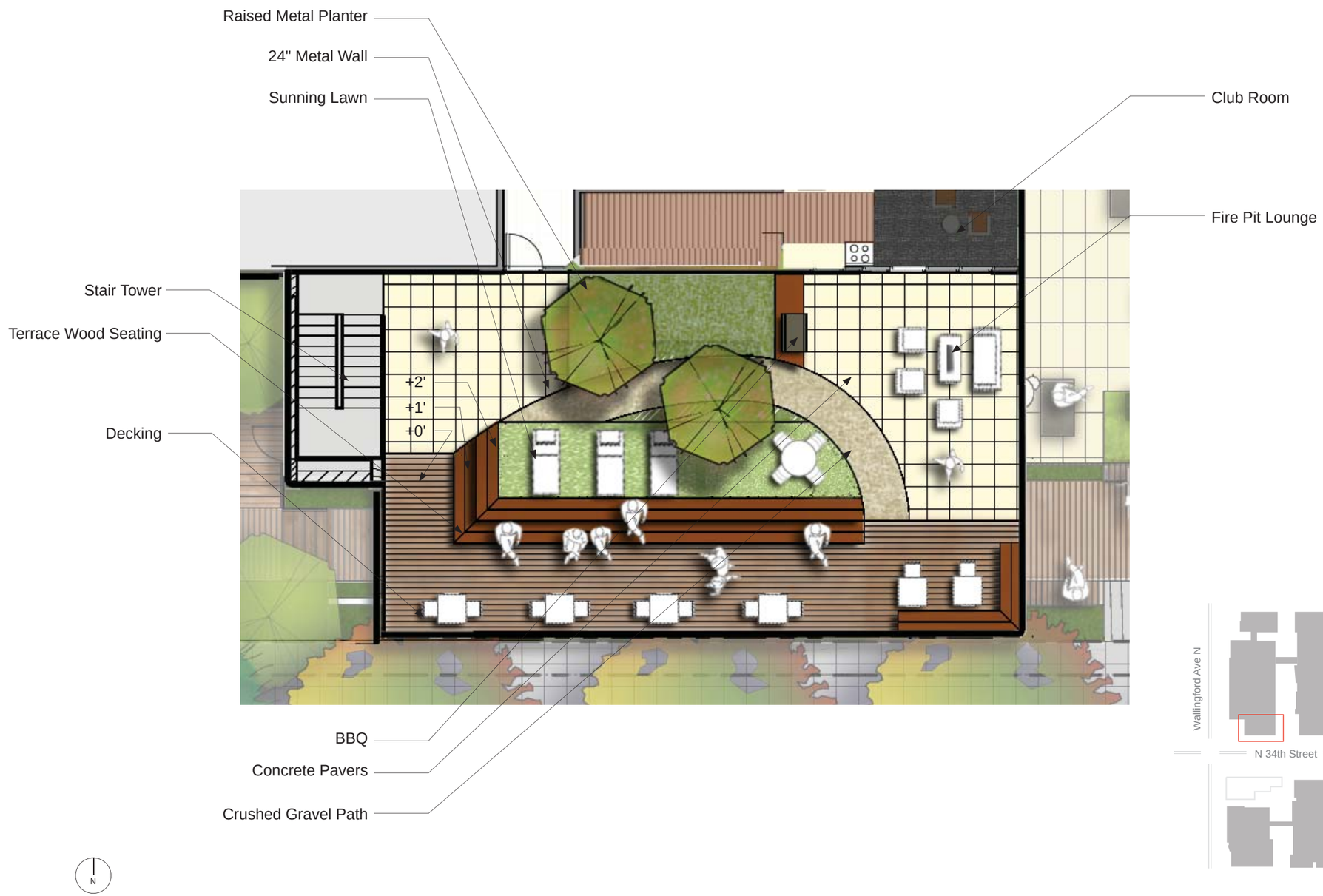
Firepit

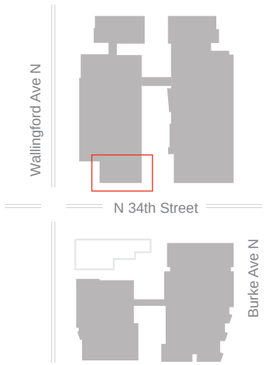
Curved Elevated Path



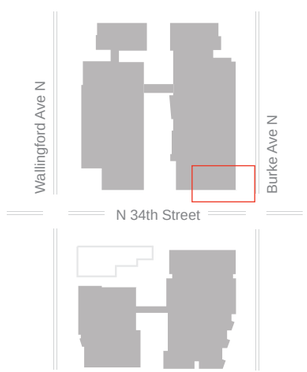
Decking

Wood Seating Terrace





ROOF PLAN
North Bldg - Planting Terrace

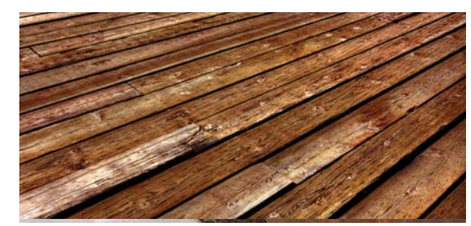


BBQ

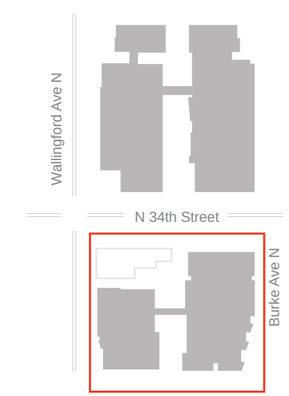
Mounded Planting

P-Patch Planters

Wood Bench Planter Box

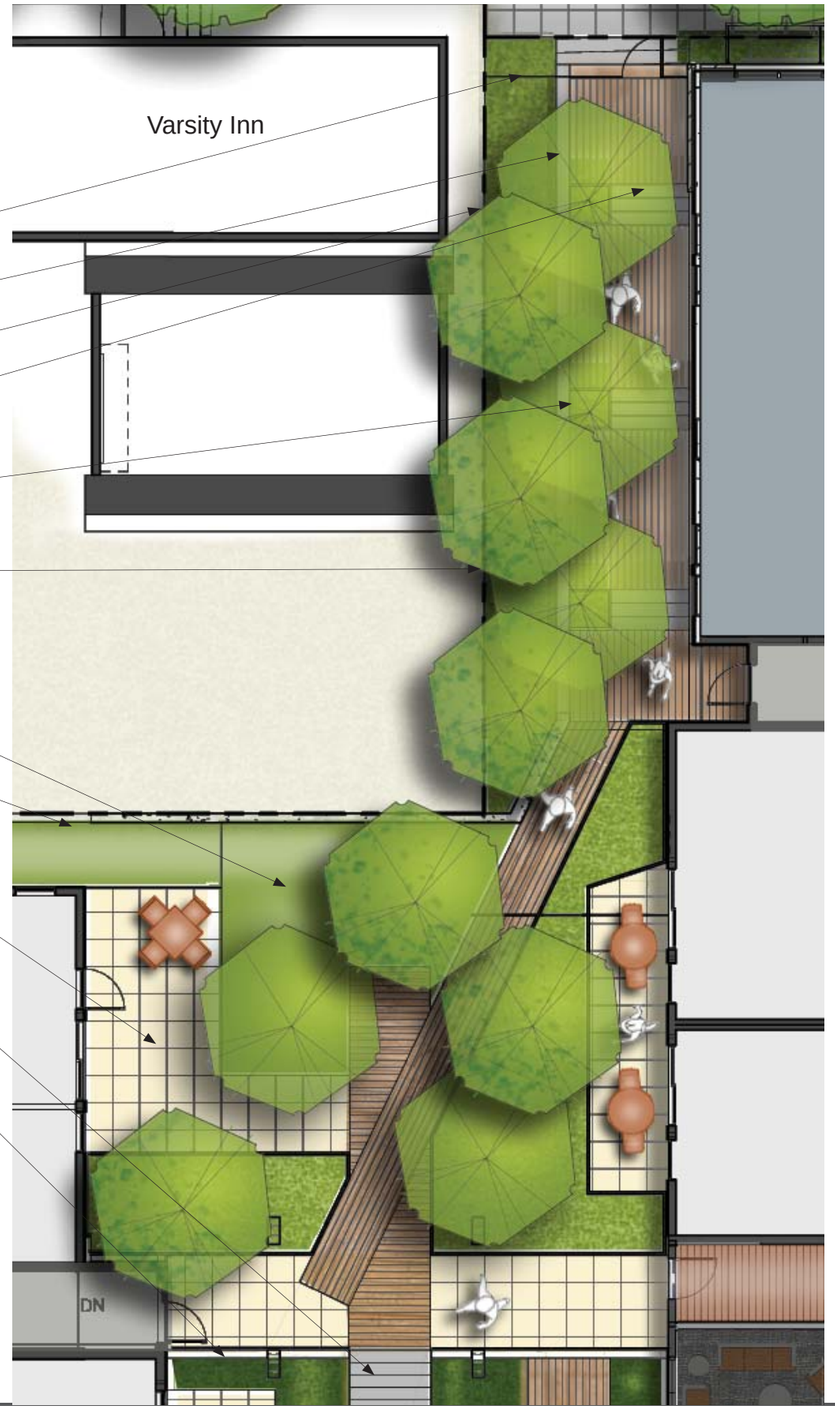

Decking Bridge

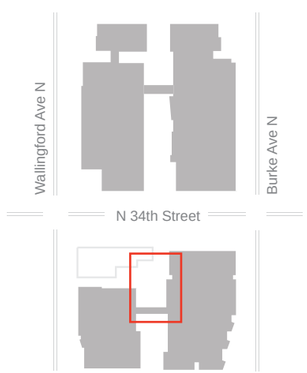
SITE PLAN
South Bldg



SITE PLAN

34th St. Entry and Overlook





Metal Screen

Stairs & Planters

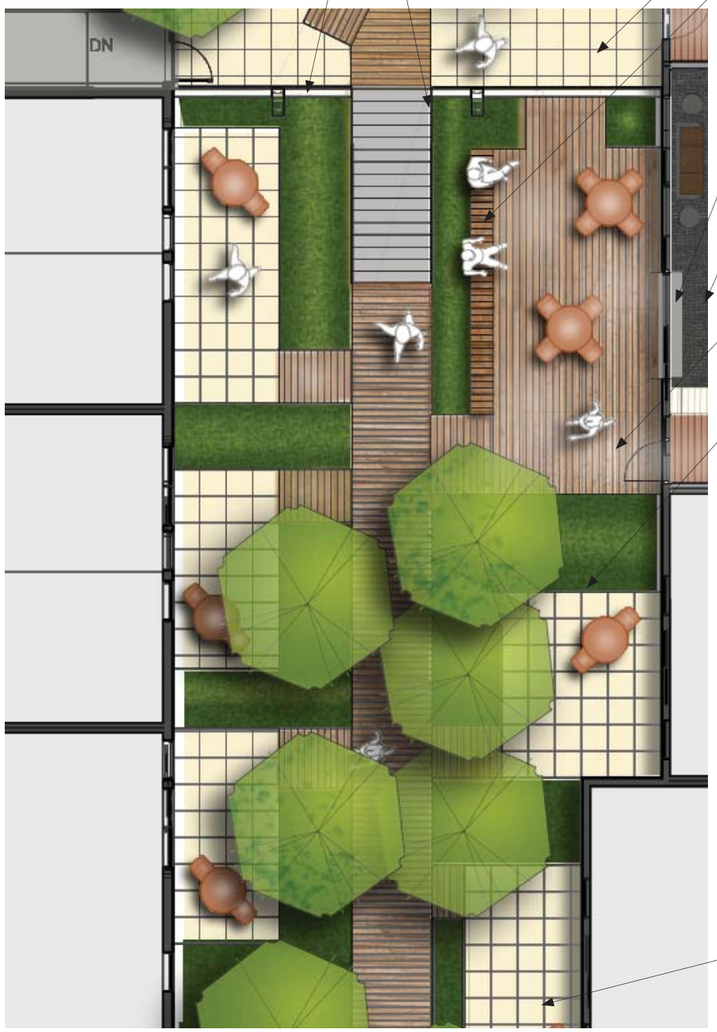
Raised Metal Planter

Decking

Vegetated Screen

N

AMLI RESIDENTIAL



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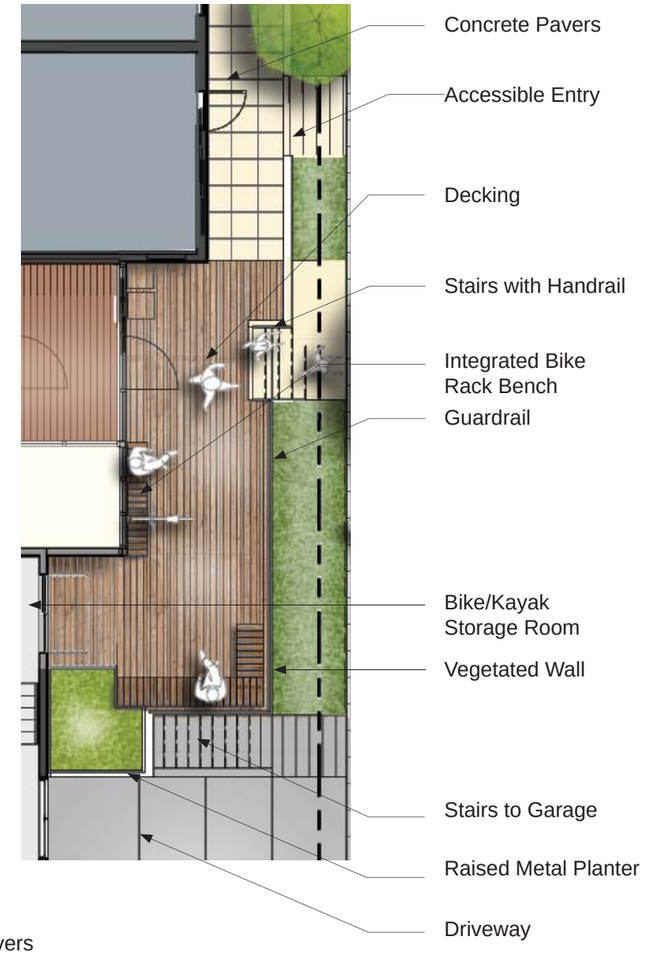
Sunken Courtyard



N

Burke Entry Plaza

Double-Sided Fireplace

Integrated Bike Rack Bench

Sunken Plantings

Wood Bench Seating Area

Vegetated Wall

FLOOR PLANS

South Bldg - Garage Plan and Ground Level Plan

Corridor

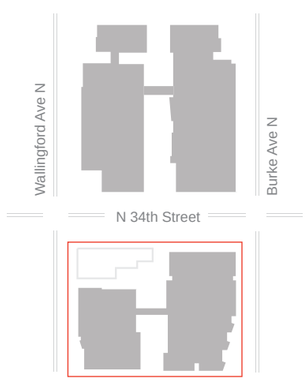
Live-Work

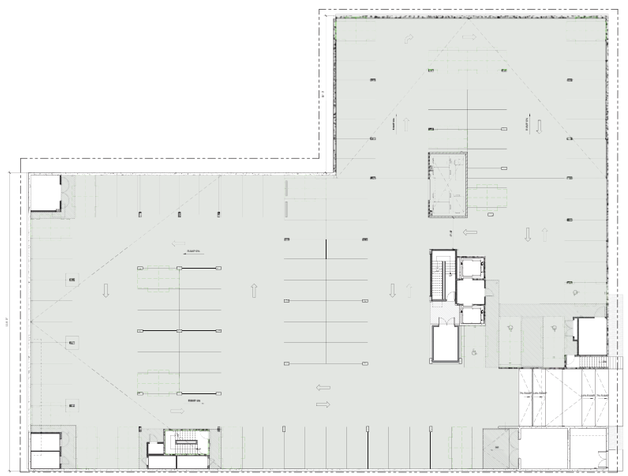
Units

Amenity Spaces

Parking

Beams within Live-Work to allow for future expansion





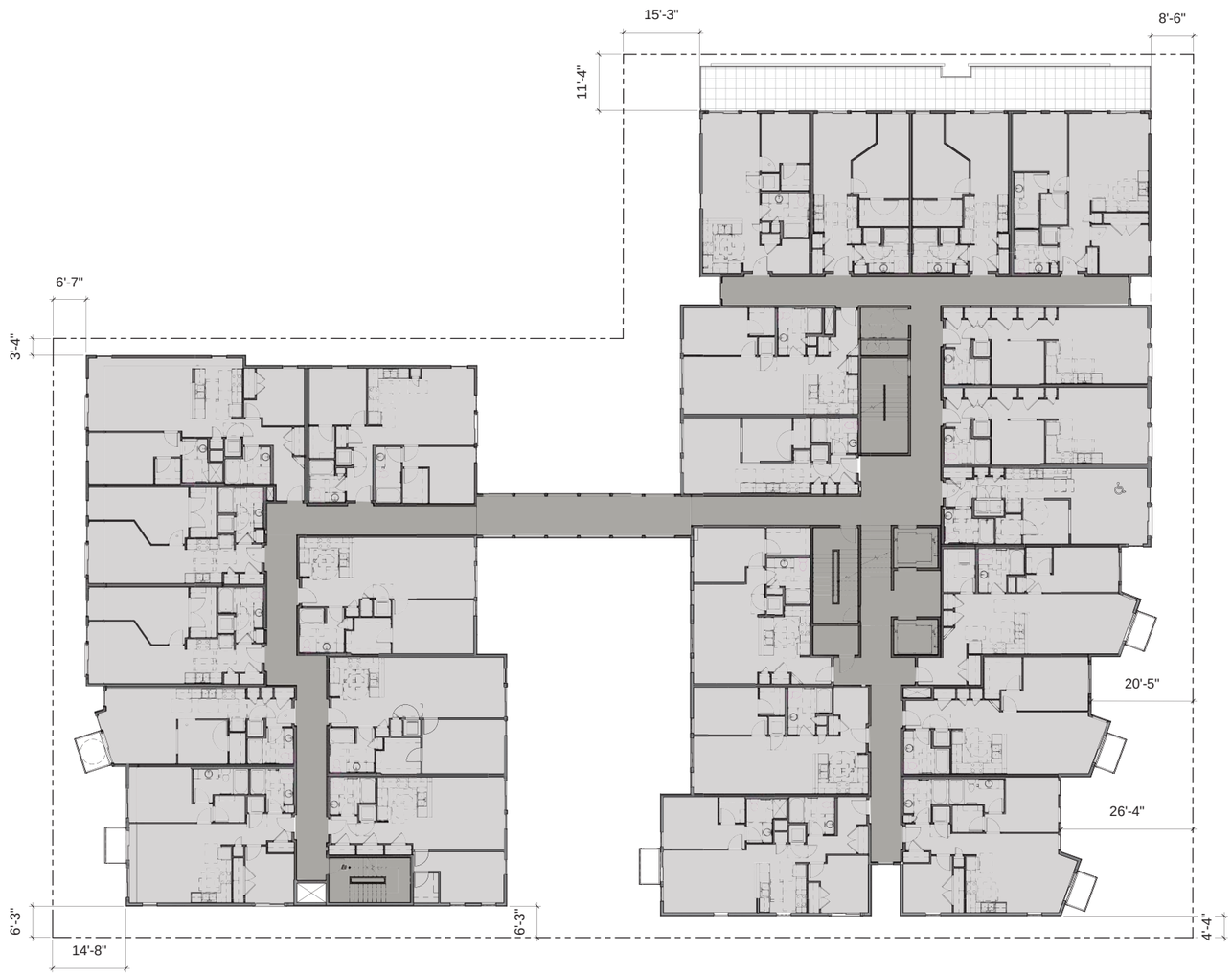
N

Garage Level

N

FLOOR PLANS

South Bldg - Typical Plan



Corridor

Units

N

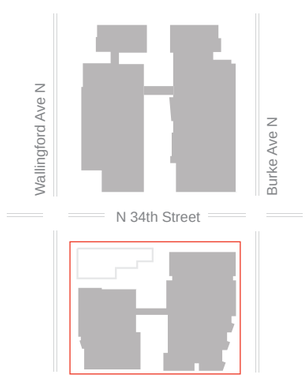
FLOOR PLANS

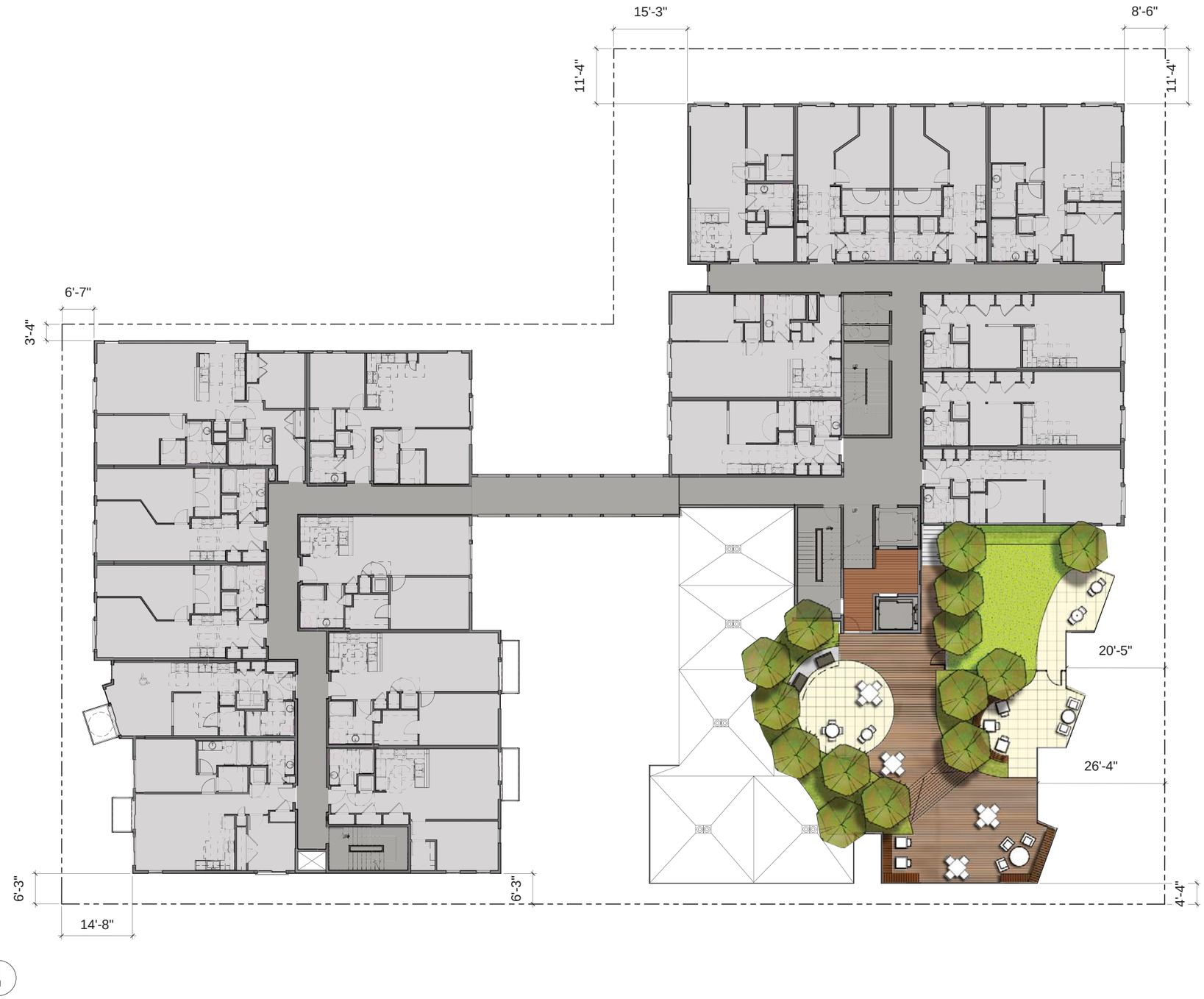
South Bldg - Roof Plan

Corridor

Units

Amenity Spaces





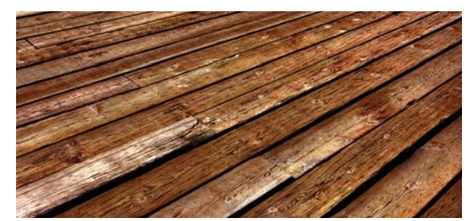
ROOF PLAN

South Bldg - Moon Terrace

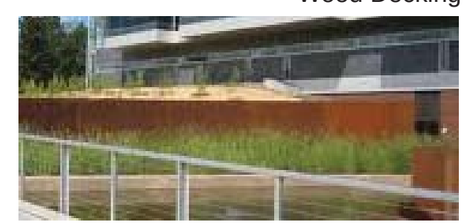
Pet Area

Covered BBQ

Wood Bench



Wood Decking



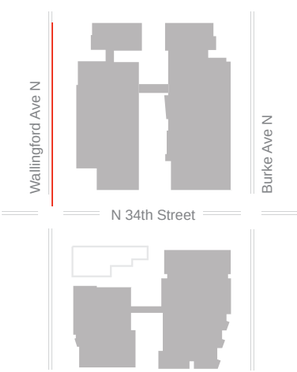
Metal Landscape Wall

ELEVATIONS

North Bldg - Wallingford Ave N.

FACADE MATERIALS

- Fiber Cement Lap Siding
- Fiber Cement Lap Siding
- Metal Siding
- Fiber Cement Panels
- Fiber Cement Panels
- Resin Wood Panels
- Fiber Cement Panels
- Concrete
- Wood Columns and Beams



N 34th Street

ELEVATIONS

South Bldg - Wallingford Ave N.

N 34th Street

FACADE MATERIALS

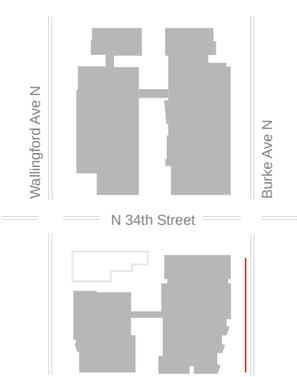
- Fiber Cement Lap Siding
- Fiber Cement Lap Siding
- Metal Siding
- Fiber Cement Panels
- Fiber Cement Panels
- Brick Veneer
- Resin Wood Panels
- Fiber Cement Panels
- Concrete

ELEVATIONS

South Bldg - Burke Ave. N

FACADE MATERIALS

- Fiber Cement Lap Siding
- Fiber Cement Lap Siding
- Metal Siding
- Fiber Cement Panels
- Fiber Cement Panels
- Brick Veneer
- Resin Wood Panels
- Fiber Cement Panels
- Concrete



N 34th Street

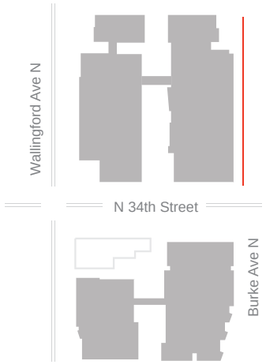
ELEVATIONS

North Bldg - Burke Ave. N

N 34th Street

FACADE MATERIALS

- Fiber Cement Lap Siding
- Fiber Cement Lap Siding
- Metal Siding
- Fiber Cement Panels
- Fiber Cement Panels
- Brick Veneer
- Resin Wood Panels
- Resin Wood Panels
- Fiber Cement Panels
- Concrete
- Wood Columns and Beams

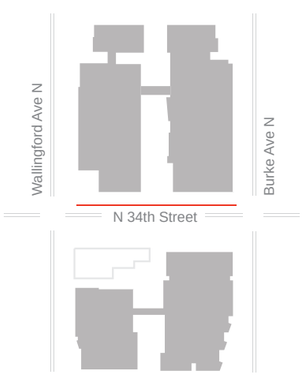


ELEVATIONS

North Bldg - N. 34th Street

FACADE MATERIALS

- Fiber Cement Lap Siding
- Fiber Cement Lap Siding
- Metal Siding
- Fiber Cement Panels
- Fiber Cement Panels
- Resin Wood Panels
- Fiber Cement Panels
- Concrete
- Wood Columns and Beams



Wallingford Ave. N

Burke Ave. N

ELEVATIONS

South Bldg - N. 34th Street

Burke Ave. N

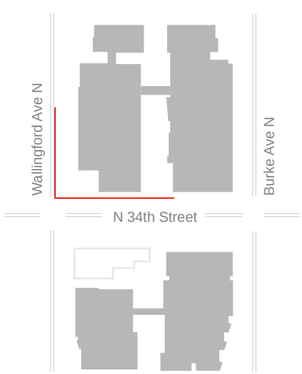
Wallingford Ave. N

FACADE MATERIALS

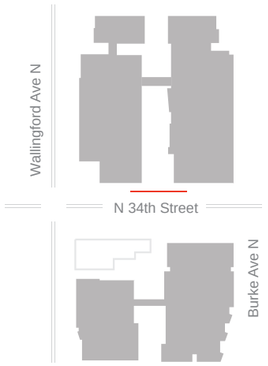
- Fiber Cement Lap Siding
- Fiber Cement Lap Siding
- Metal Siding
- Fiber Cement Panels
- Fiber Cement Panels
- Brick Veneer
- Resin Wood Panels
- Fiber Cement Panels
- Concrete

RENDERINGS

North Bldg - The Docks

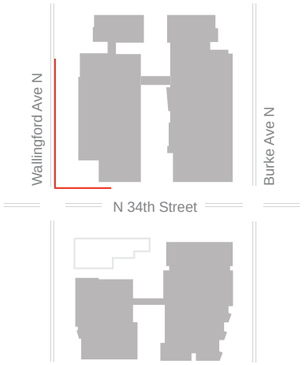


N. 34th St.

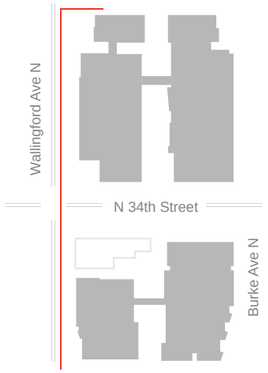

Wallingford Ave N
N 34th Street
Burke Ave N

RENDERINGS

North Bldg - The Docks at Street Level

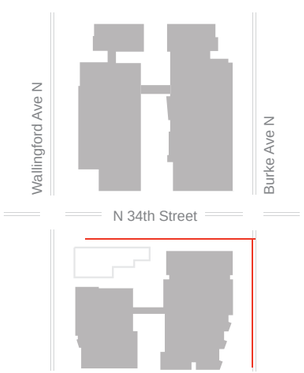


Wallingford Ave. N


Wallingford Ave N
N 34th Street
Burke Ave N

RENDERINGS

South Bldg - View from NE Corner

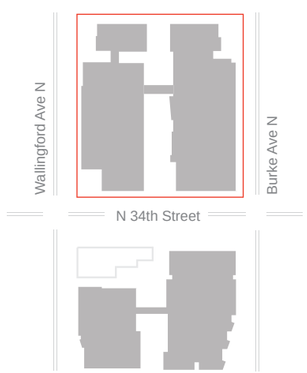


Burke Ave. N

Wallingford Ave N
N 34th Street
Burke Ave N

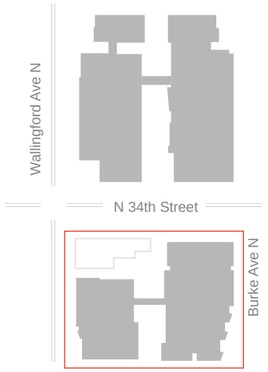
LIGHTING PLAN

North Bldg



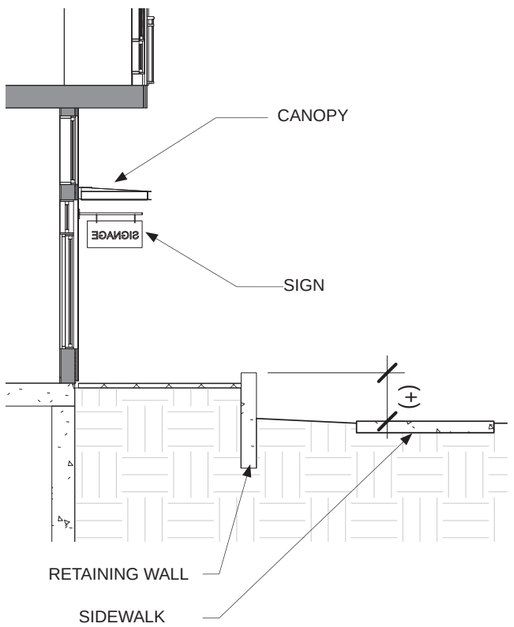
LIGHTING PLAN

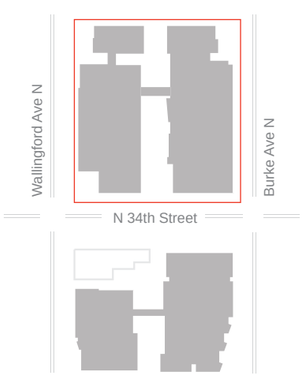
South Bldg

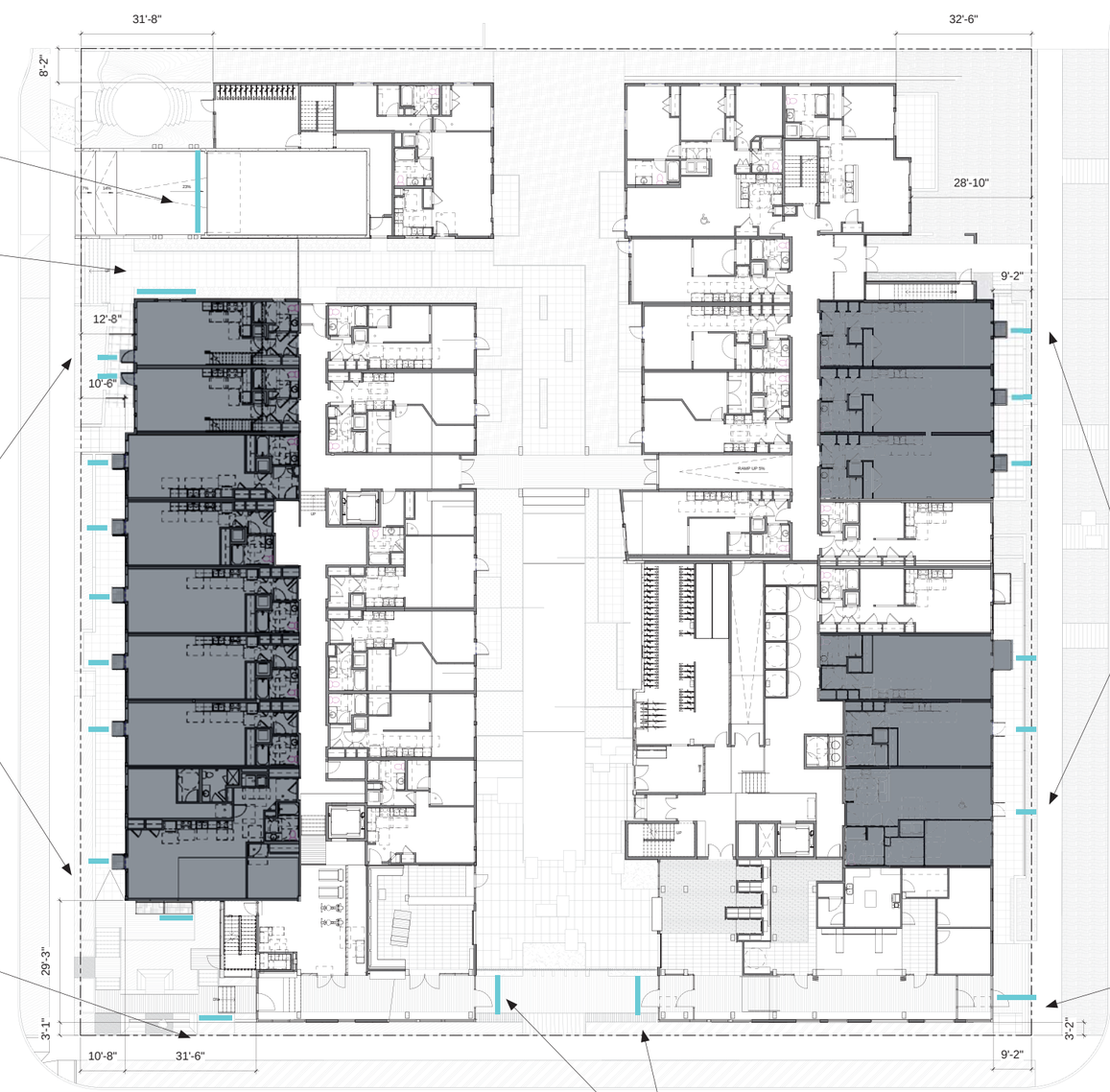


SIGNAGE

North Bldg

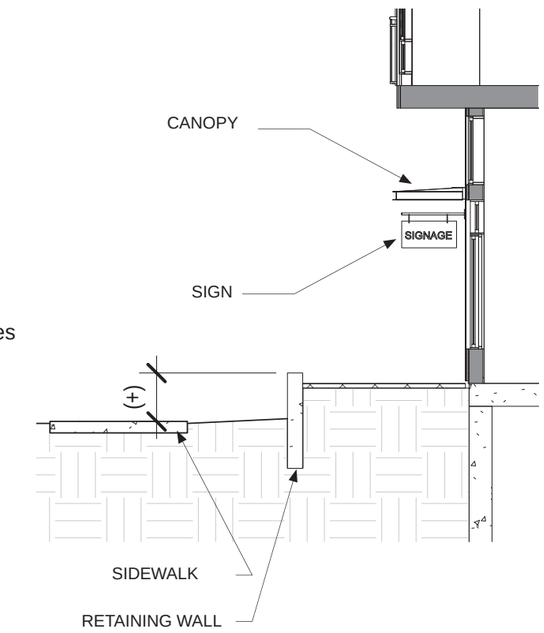


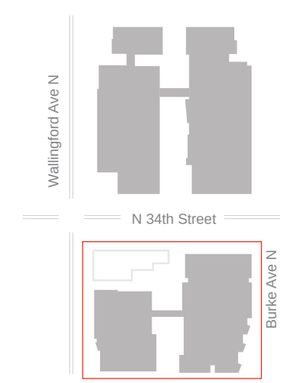




*Note signage is diagrammatic for location only and does not indicate actual design and type which is to be determined.

SIGNAGE
South Bldg

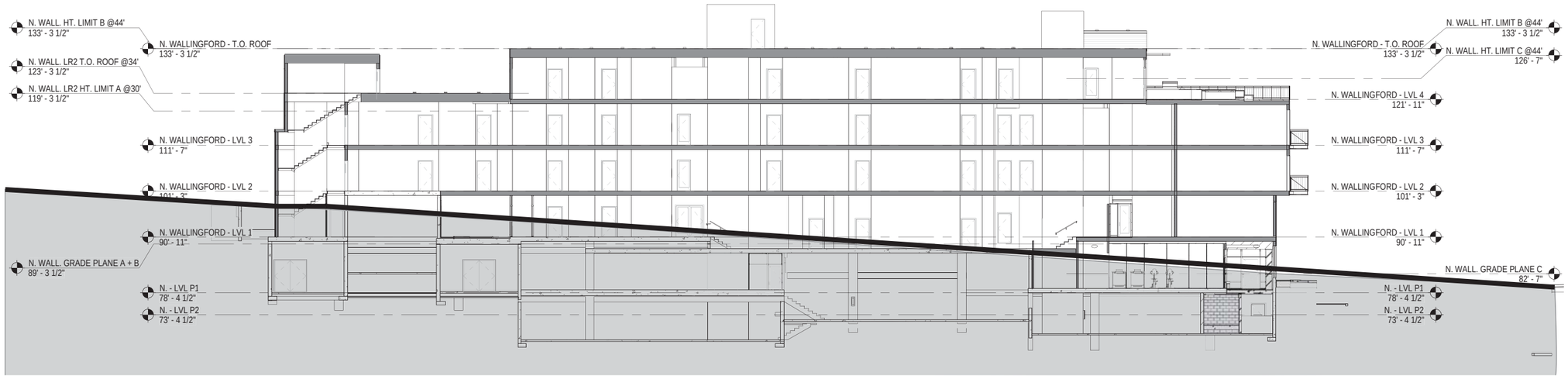




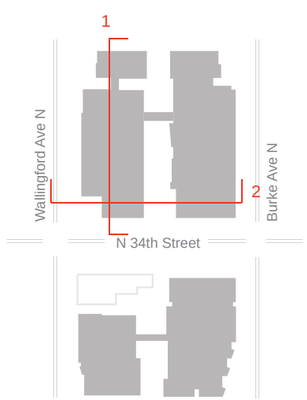
* Note signage is diagrammatic for location only and does not indicate actual design and type which is to be determined.

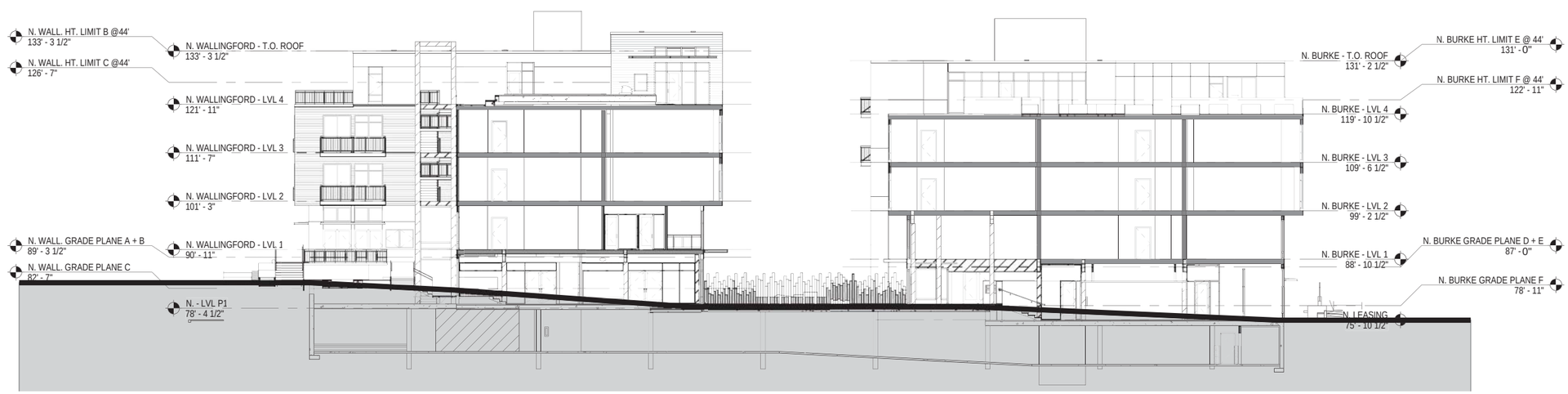
SECTIONS

North Bldg



1. N-S Section

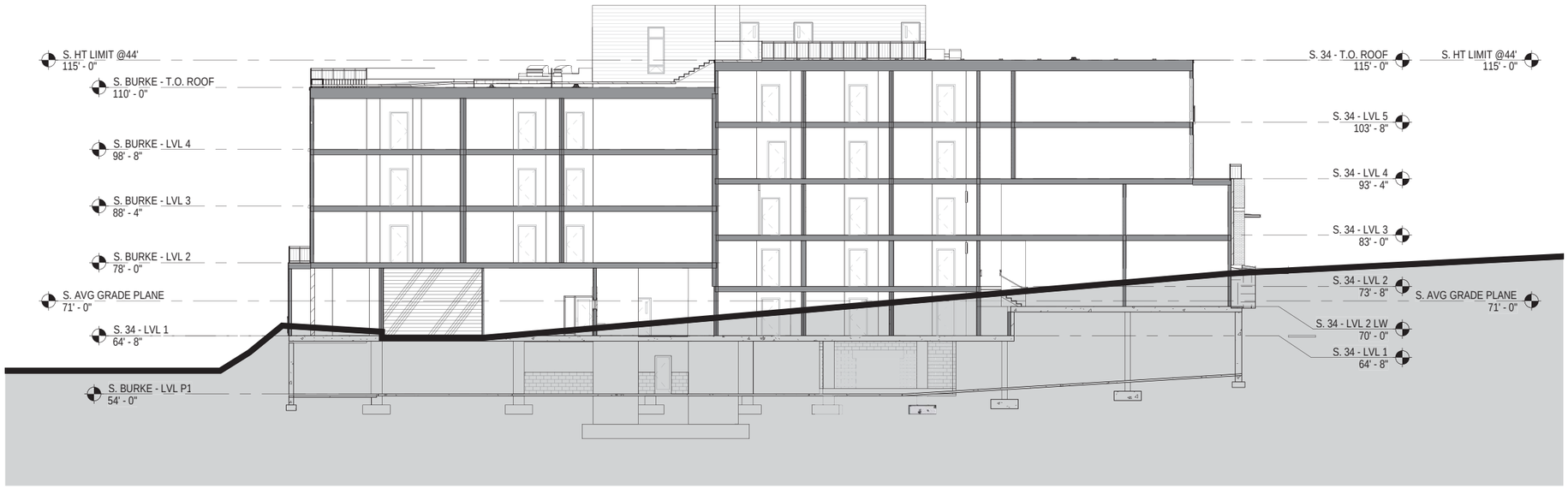




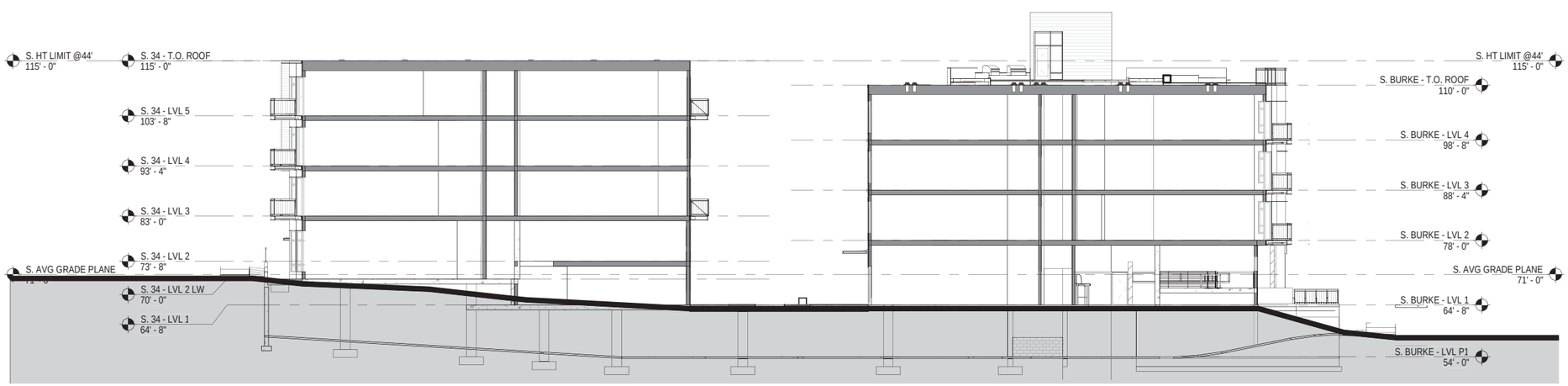
2. E-W Section

SECTIONS

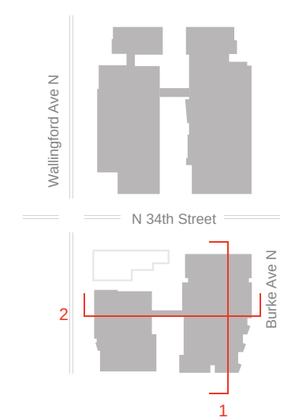
South Bldg



1. N-S Section

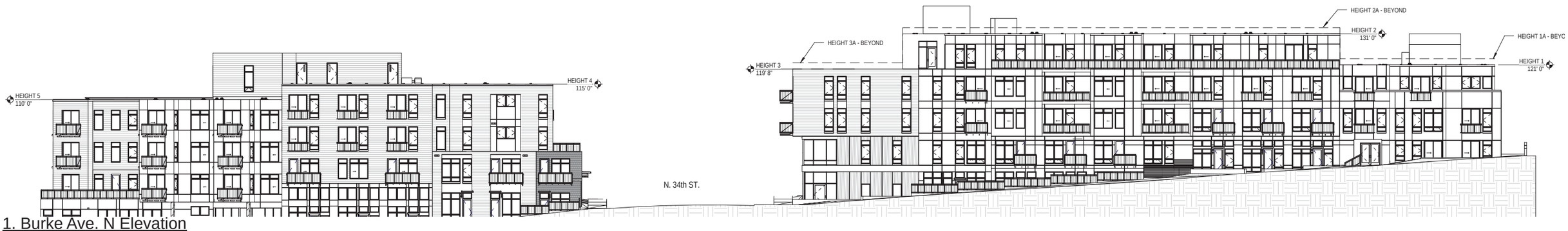


2. E-W Section



EDG RESPONSE

Building Height



1. Burke Ave. N Elevation

A-1: Responding to Site Characteristics

EDG COMMENTS:

Consider the prevailing conditions: two north south avenues that connect residential Wallingford to the recreational amenities to the south and N. 34th St and an east-west commercial corridor with its physical peak at the intersection of N. 34th St. and Wallingford. The design should acknowledge the slope, the views and the nature of the nearby building forms . Designing along N. 34th St. ought to reinforce the commercial character of N. 34th St. while establishing plazas that serve as both primary entries to the residential component and outdoor amenities for the commercial uses.

RESPONSE:

The site design acknowledges the slope through stepping heights and open spaces which terrace down the slope.

The proposed buildings mimic and respond to smaller masses to the north by using lower building heights and larger setbacks along the northern property line, and taller buildings to the south, which are in scale with buildings to the west and farther east.

A-5: Respect for Adjacent Sites

EDG COMMENTS:

The structures should step down at the low rise zone.

RESPONSE:

Structures step down in height to the North at the LR2 zone. An independent development on the LR2 lot could be built taller than we are proposing due to average grade calculations.

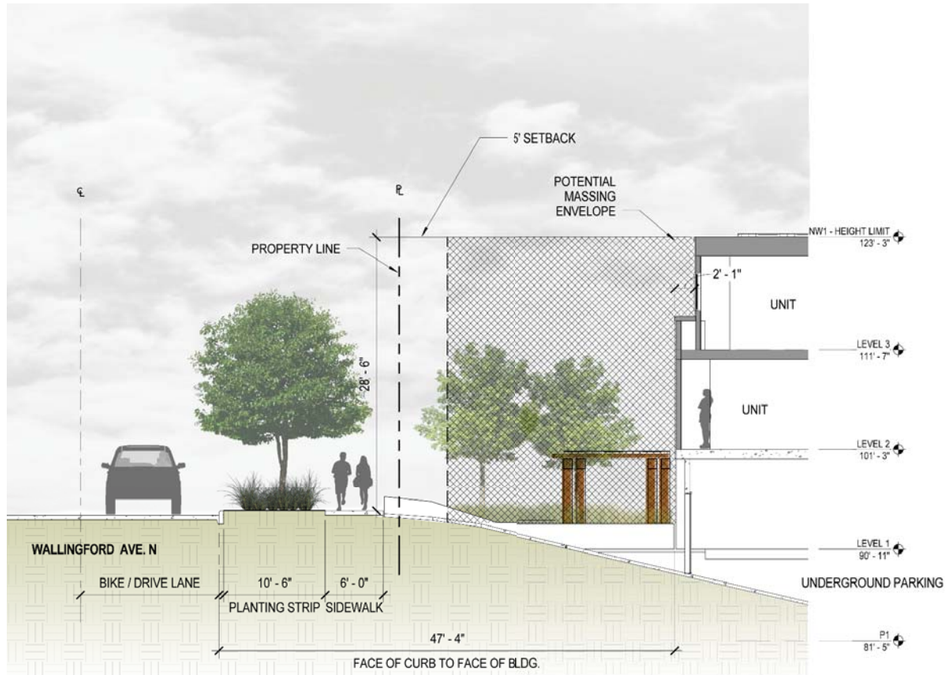
C-3: Human Scale

EDG COMMENTS:

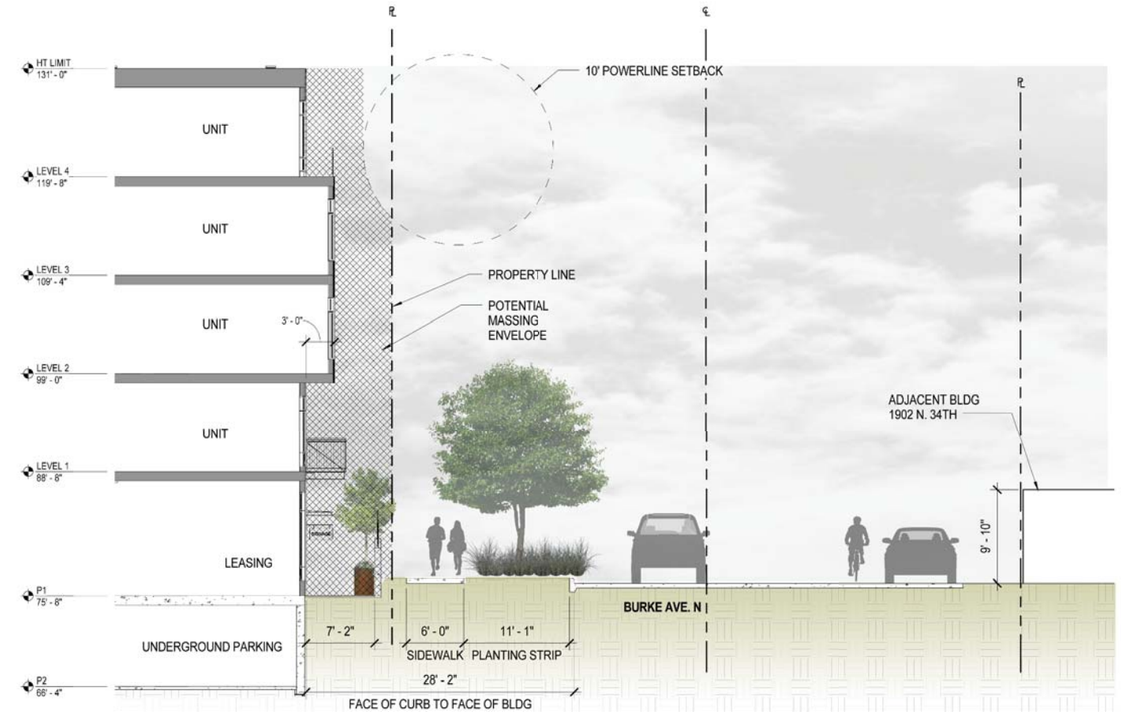
Reduce the scale of the two buildings on the north site by creating three separate structures or separate the structures in the LR2 zone from the larger buildings. See B-1 guidance.

RESPONSE:

The plans have been revised to achieve the goal of reducing the perceived scale of the two buildings on the north site using increased setbacks, changes in building height, upper level setbacks and vertical and horizontal modulation.



1. Street Section - North Bldg - Wallingford Ave N



2. Street Section - North Bldg - Burke Ave N

A-1: Responding to Site Characteristics

EDG COMMENT:

The project design should honor the Wallingford specific guidance above by setting the upper levels back from the two avenues (to ensure skyline views and to minimize shadows on public sidewalks) and creating outdoor spaces that take advantages of sun exposure.

RESPONSE:

The proposed buildings have upper level setbacks on all streets in excess of those required by code. Additional ground level setbacks provide ground level open space, and pedestrian weather protection both of which were requested in A-2 and A-4 comments below

A-5: Respect for Adjacent Sites

EDG COMMENT:

Both options # 1 and 3 illustrate an upper level setback on N. 34th St. for the south site. This continuation of the scale of the Varsity restaurant is encouraged.

RESPONSE:

The referenced upper level setback has been maintained. Further, an additional setback is provided on each side of 34th street level, allowing for wider sidewalks and landscaping and an improved pedestrian experience.

A7: Residential Open Space

EDG COMMENT:

Use the Wallingford guidelines above to create gardens and patios fronting the two avenues. A generous area (approximately 15' wide) on Wallingford Ave extending from the curb would allow plantings and patios on both sides of the sidewalk. With the more intimate scale along Burke Ave, the width could potentially be narrower.

RESPONSE:

Building setbacks from both avenues (curb to building face) substantially exceed 15' in all cases.

A10: Corner Lots

EDG COMMENT:

The notion of the upper floors extending over the lower floors at N. 34th and Wallingford Ave and on Burke Ave., as depicted in Option #3, does not meet the Wallingford guidelines.

RESPONSE:

The building has been revised along Burke and Wallingford to provide additional upper level setbacks as described in A-1 and A-5 above. The middle floors extend over the lower floors along 34th, Wallingford and Burke to provide additional weather protection, wider sidewalks for enhanced pedestrian experience and additional space for terraces and galleries in front of live work units as requested in A-4 above.

B1: Height, Bulk and Scale Compatibility

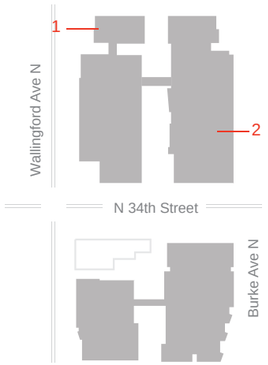
EDG COMMENT:

Five floors face Burke with much of the upper levels projecting toward the street. Both the structures' lengths and the projecting upper levels represent architectural ideas or patterns counter to the Wallingford specific guidelines .

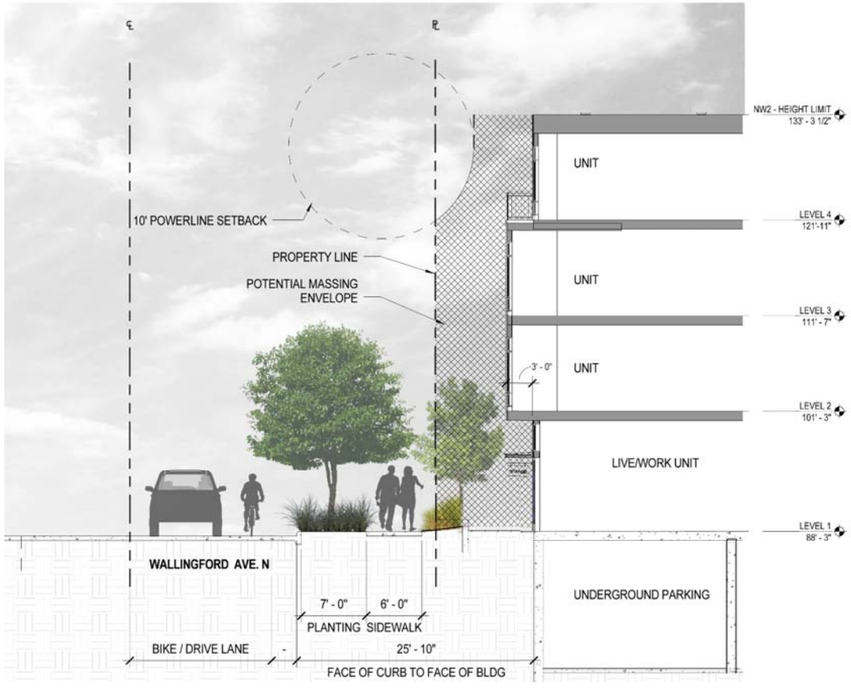
RESPONSE:

While correct that upper levels project over mid-levels, significant upper level setbacks are provided, achieving the goals of the Wallingford specific guidelines. Lower levels are setback for increased open space, landscaping, and weather protection as described in A-1 and A-10 above .

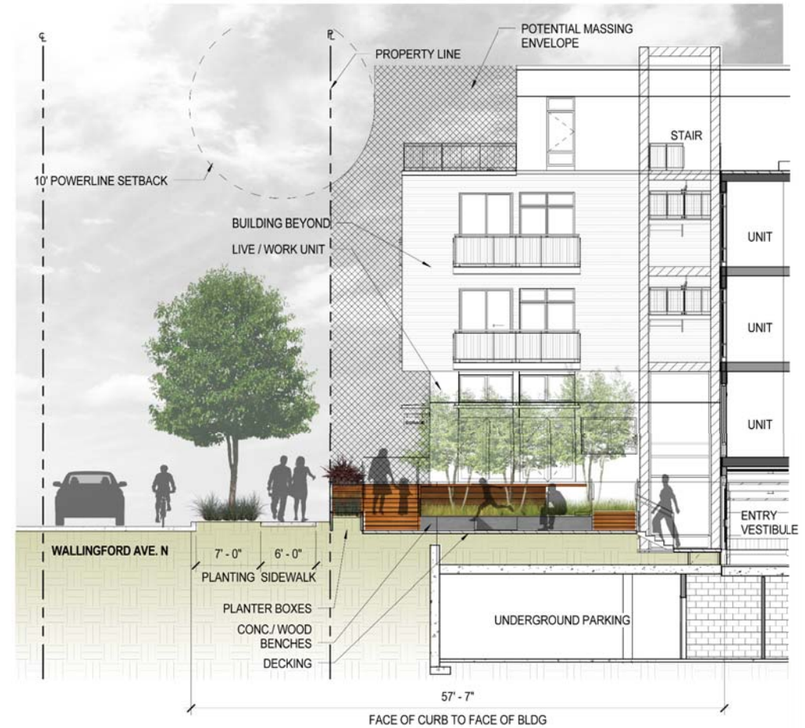
Similar to the Biscayne, the building along Wallingford and Burke is provided with upper level setbacks as revised in the current plans. Additional setbacks are provided at mid levels and lower levels significantly in excess of code requirements to provide additional openspace and public view opportunities along Wallingford and 34th Street, which are public view corridors. These setbacks significantly increase the open space and view opportunities from the existing conditions which are immediately adjacent to the property lines.



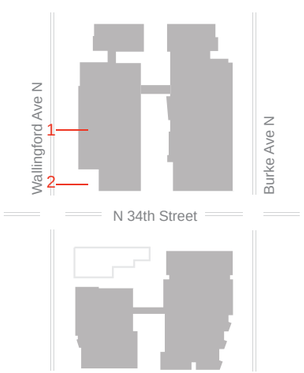
EDG RESPONSE
Setback



1. Street Section - North Bldg - Wallingford Ave N



2. Street Section - North Bldg - Wallingford Ave N



A-1: Responding to Site Characteristics

EDG COMMENT:
The project design should honor the Wallingford specific guidance above by setting the upper levels back from the two avenues (to ensure skyline views and to minimize shadows on public sidewalks) and creating outdoor spaces that take advantages of sun exposure.

RESPONSE:
The proposed buildings have upper level setbacks on all streets in excess of those required by code. Additional ground level setbacks provide ground level open space, and pedestrian weather protection both of which were requested in A-2 and A-4 comments below

A-5: Respect for Adjacent Sites

EDG COMMENT:
Both options # 1 and 3 illustrate an upper level setback on N. 34th St. for the south site. This continuation of the scale of the Varsity restaurant is encouraged.

RESPONSE:
The referenced upper level setback has been maintained. Further, an additional setback is provided on each side of 34th street level, allowing for wider sidewalks and landscaping and an improved pedestrian experience.

A7: Residential Open Space

EDG COMMENT:
Use the Wallingford guidelines above to create gardens and patios fronting the two avenues. A generous area (approximately 15' wide) on Wallingford Ave extending from the curb would allow plantings and patios on both sides of the sidewalk. With the more intimate scale along Burke Ave, the width could potentially be narrower.

RESPONSE:
Building setbacks from both avenues (curb to building face) substantially exceed 15' in all cases.

A10: Corner Lots

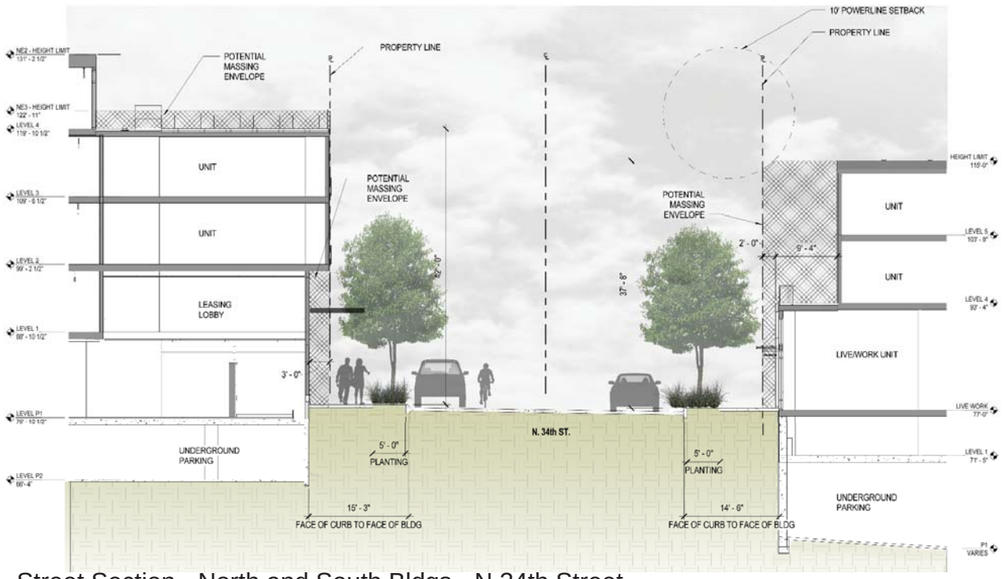
EDG COMMENT:
The notion of the upper floors extending over the lower floors at N. 34th and Wallingford Ave and on Burke Ave., as depicted in Option #3, does not meet the Wallingford guidelines.

RESPONSE:
The building has been revised along Burke and Wallingford to provide additional upper level setbacks as described in A-1 and A-5 above. The middle floors extend over the lower floors along 34th, Wallingford and Burke to provide additional weather protection, wider sidewalks for enhanced pedestrian experience and additional space for terraces and galleries in front of live work units as requested in A-4 above.

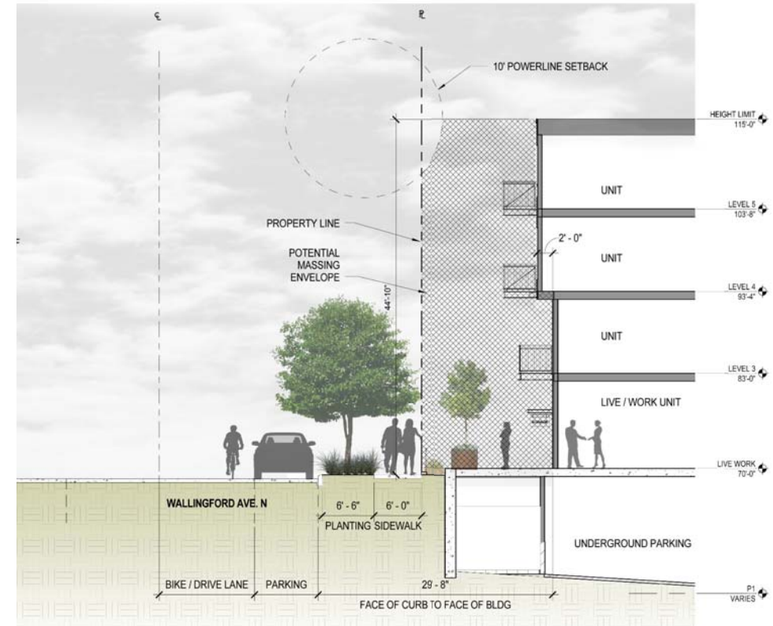
B1: Height, Bulk and Scale Compatibility

EDG COMMENT:
Five floors face Burke with much of the upper levels projecting toward the street. Both the structures' lengths and the projecting upper levels represent architectural ideas or patterns counter to the Wallingford specific guidelines .

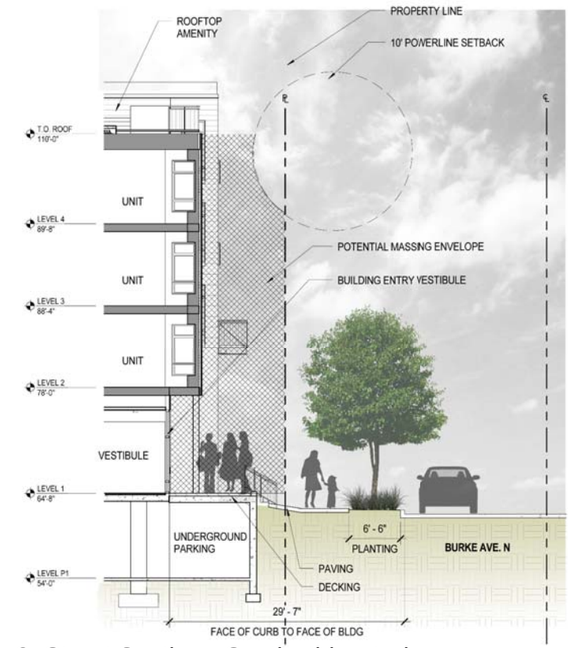
RESPONSE:
While correct that upper levels project over mid-levels, significant upper level setbacks are provided, achieving the goals of the Wallingford specific guidelines. Lower levels are setback for increased open space, landscaping, and weather protection as described in A-1 and A-10 above .
Similar to the Biscayne, the building along Wallingford and Burke is provided with upper level setbacks as revised in the current plans. Additional setbacks are provided at mid levels and lower levels significantly in excess of code requirements to provide additional openspace and public view opportunities along Wallingford and 34th Street, which are public view corridors. These setbacks significantly increase the open space and view opportunities from the existing conditions which are immediately adjacent to the property lines.



1. Street Section - North and South Bldgs - N 34th Street



2. Street Section - South Bldg - Wallingford Ave N



3. Street Section - South Bldg -Burke Ave N

A-1: Responding to Site Characteristics

EDG COMMENT:
The project design should honor the Wallingford specific guidance above by setting the upper levels back from the two avenues (to ensure skyline views and to minimize shadows on public sidewalks) and creating outdoor spaces that take advantages of sun exposure.

RESPONSE:
The proposed buildings have upper level setbacks on all streets in excess of those required by code. Additional ground level setbacks provide ground level open space, and pedestrian weather protection both of which were requested in A-2 and A-4 comments below

A-5: Respect for Adjacent Sites

EDG COMMENT:
Both options # 1 and 3 illustrate an upper level setback on N. 34th St. for the south site. This continuation of the scale of the Varsity restaurant is encouraged.

RESPONSE:
The referenced upper level setback has been maintained. Further, an additional setback is provided on each side of 34th street level, allowing for wider sidewalks and landscaping and an improved pedestrian experience.

A7: Residential Open Space

EDG COMMENT:
Use the Wallingford guidelines above to create gardens and patios fronting the two avenues. A generous area (approximately 15' wide) on Wallingford Ave extending from the curb would allow plantings and patios on both sides of the sidewalk. With the more intimate scale along Burke Ave, the width could potentially be narrower.

RESPONSE:
Building setbacks from both avenues (curb to building face) substantially exceed 15' in all cases.

A10: Corner Lots

EDG COMMENT:
The notion of the upper floors extending over the lower floors at N. 34th and Wallingford Ave and on Burke Ave., as depicted in Option #3, does not meet the Wallingford guidelines.

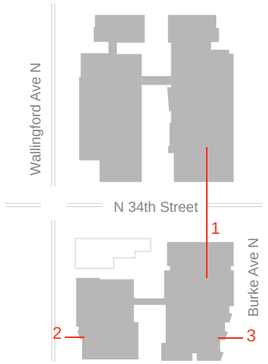
RESPONSE:
The building has been revised along Burke and Wallingford to provide additional upper level setbacks as described in A-1 and A-5 above. The middle floors extend over the lower floors along 34th, Wallingford and Burke to provide additional weather protection, wider sidewalks for enhanced pedestrian experience and additional space for terraces and galleries in front of live work units as requested in A-4 above.

B1: Height, Bulk and Scale Compatibility

EDG COMMENT:
Five floors face Burke with much of the upper levels projecting toward the street. Both the structures' lengths and the projecting upper levels represent architectural ideas or patterns counter to the Wallingford specific guidelines .

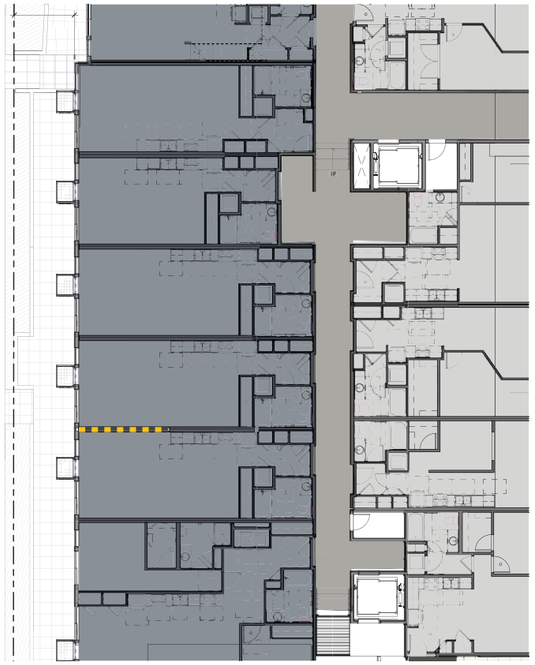
RESPONSE:
While correct that upper levels project over mid-levels, significant upper level setbacks are provided, achieving the goals of the Wallingford specific guidelines. Lower levels are setback for increased open space, landscaping, and weather protection as described in A-1 and A-10 above .

Similar to the Biscayne, the building along Wallingford and Burke is provided with upper level setbacks as revised in the current plans. Additional setbacks are provided at mid levels and lower levels significantly in excess of code requirements to provide additional openspace and public view opportunities along Wallingford and 34th Street, which are public view corridors. These setbacks significantly increase the open space and view opportunities from the existing conditions which are immediately adjacent to the property lines.



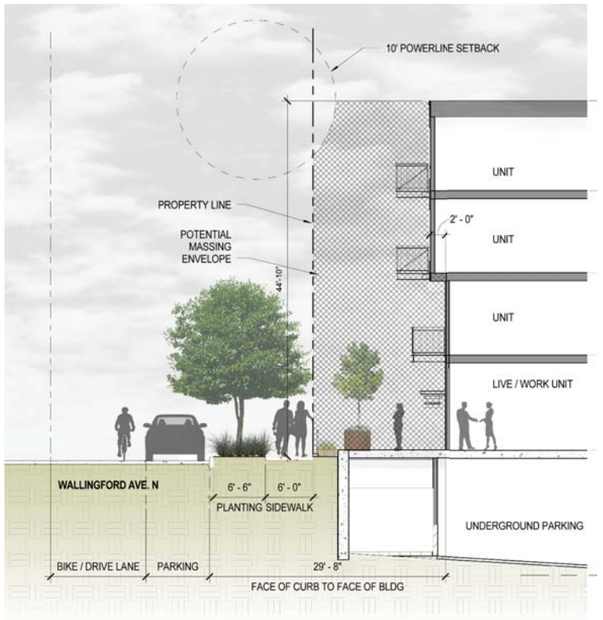
EDG RESPONSE

Streetscape Character - Live Work



Plan - SW Corner of N Bldg

Perspective - South Bldg Live/Work Entries



Street Section - South Bldg - Wallingford Ave N

Perspective - South Bldg Live/Work Entries

A-1: Responding to Site Characteristics

EDG COMMENT:
Designing along N. 34th St. ought to reinforce the commercial character of N. 34th St. while establishing plazas that serve as both primary entries to the residential component and outdoor amenities for the commercial uses.

RESPONSE:
The design along 34th Street establishes a commercial feel through large glazing areas, durable, high quality and pedestrian scale materials (resin panel and masonry) and the placement of active building uses, such as live/work units, business offices for leasing, lobbies, entries, an active fitness center, and common space lounges at the streetfronts.

A-2: Streetscape Compatibility

EDG COMMENT:
These commercial units ought to meet the grade at the rights of way and provide a commercial appearance at the street frontage with extensive glazing, signage and overhead weather protection. Preferably these units on N. 34th St. should resemble two-story commercial spaces. The design should accommodate a large work area that visually extends from the storefront to the back of the unit.

RESPONSE:
The location of live work units are delineated on the DRB submittal. Signage, weather protection and large areas of glazing have been provided at the street to create a commercial appearance. Live work units are at least 30 feet deep and 13' tall to allow for a variety of uses. Live work units provide direct and accessible pedestrian access from Burke and Wallingford.

The live/work units have also been designed for future flexibility by the incorporation of beams within party walls to allow units to be combined into larger retail spaces should the market demand arise.

D-1: Pedestrian Open Spaces and Entrances

EDG COMMENT:
As mentioned above in the Wallingford guidelines, overhead weather protection should be created along N. 34th St. to signify the live/work and residential units at grade.

RESPONSE:
Canopies provided at each of the live-work entries to allow for weather protection, signage opportunities, and individual expression for each of these spaces along 34th Street, and Wallingford and Burke Avenues at both buildings. In addition, building overhangs provide for additional weather protection for these exterior spaces.

D-7: Personal Safety and Security

EDG COMMENT:
Project design should consider opportunities for enhancing personal safety and security in the environment under review.

RESPONSE:
Lighting will be provided at live-work entries to allow opportunities for signage and personalization of the spaces while providing a distinct identity.

D-9: Commercial Signage

EDG COMMENT:
A signage concept plan for the Live-Work units is required.

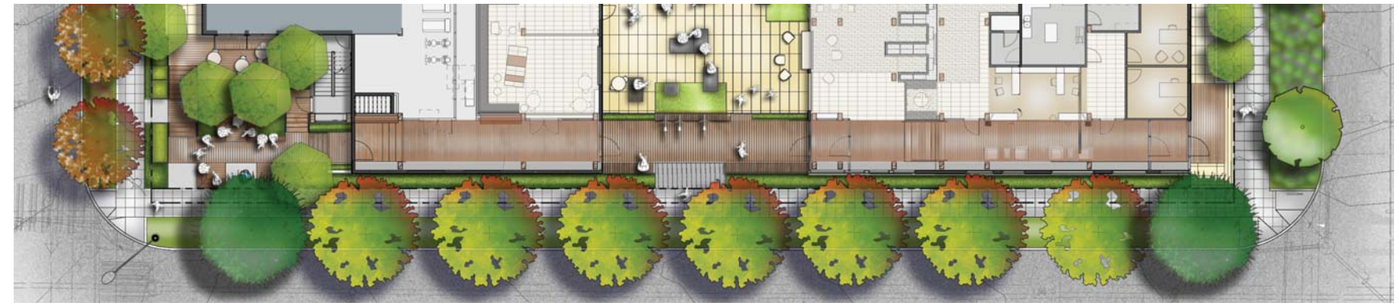
RESPONSE:
Signage via blade mounted signs on canopies are indicated on the plans at building entry points, parking entries, live-work units and other significant areas. Further signage, such as window or wall mounted signage would be allowed at the live-work units, further enhancing the commercial feel.

D-10: Commercial Lighting

EDG COMMENT:
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.

RESPONSE:
See D-7. A lighting plan has been provided in the DRB package.

Perspective View North Bldg - SW Corner



Plan North Bldg - N 34th Street Level

Plan South Bldg - Ground Level

A-1: Responding to Site Characteristics

EDG COMMENT:

Designing along N. 34th St. ought to reinforce the commercial character of N. 34th St. while establishing plazas that serve as both primary entries to the residential component and outdoor amenities for the commercial uses.

RESPONSE:

The plans have been revised to incorporate expansive setbacks at the 34th & Wallingford corner, allowing for a landscaped open space, which included raised planters, seat walls, benches, low landscaping and shade trees, and enhanced residential entries (See also section A-10 below). The building also includes an entry courtyard at midblock on north 34th, entry plaza at 34th and Burke, and an entry plaza along Burke at the south building to provide both community and building assets.

D-7: Personal Safety and Security

EDG COMMENT:

Project design should consider opportunities for enhancing personal safety and security in the environment under review.

RESPONSE:

Pedestrian lighting, (pole mounted, building mounted, and internal) will be carefully considered for aesthetics, light trespass, visibility and safety.

EDG RESPONSE

Streetscape Character - Residential

N

Plan - N Bldg NE Corner

Public Space - N Bldg NW Corner

Elevation - N Bldg NE Corner

A-2: Streetscape Compatibility

EDG COMMENTS:

If residential units are directly accessible from the two avenues, these units should be at-grade or a few feet above grade with patios and stoops that provide enough sitting area for a few people to congregate.

RESPONSE:

Residences located on avenues are located above grade with terraces to provide exterior semi-private space for those units while providing “eyes on the street”.

A-6: Transition Between Residence and Street

EDG COMMENTS:

The guidance from A-2 provides an expectation that the transition between the residences and street promote a positive social interchange between those who live in the complex and the neighbors.

RESPONSE:

Patios, stoops, terraces, balconies, plazas, and nodes are provided between the buildings and the existing and proposed sidewalks.

D-1: Pedestrian Open Spaces and Entrances

EDG COMMENTS:

As mentioned above in the Wallingford guidelines, overhead weather protection should be created along N. 34th St. to signify the live/ work and residential units at grade.

RESPONSE:

Canopies are provided at each of the four residential entries to the north building along 34th, and for the entries at Burke and Wallingford as well. In addition, building overhangs along 34th provide for additional weather protection for that frontage.

At the south building, the Burke entry terrace is provided with a canopy to provide for weather protection.

D-7: Personal Safety and Security

EDG COMMENTS:

Project design should consider opportunities for enhancing personal safety and security in the environment under review .

RESPONSE:

Lighting will be enhanced at building entries to provide appropriate levels of visibility and security as well as to signify the additional importance of those areas.

D-12: Residential Entries and Transitions

EDG COMMENTS:

The architect should focus on providing small gardens and stoops at the street frontages. Attention should be placed on detailing and pattern. The design should strive to personalize the streetscape with handcrafted objects for gates and fences. Embedding street names on the building or in the sidewalk gives a sense of identity. This attention to detail can anchor the neighborhood, endowing it with a sense of place.

RESPONSE:

The goal of providing a visually interesting street front that enhances the character of the streetscape is achieved with the use of plazas, stoops, balconies, landscaping, lighting and open spaces at residential entries both public (building based) and private (unit based).

Pubic Plaza at 34th and N Wallingford

N

Plan - N Bldg

N

Plan - S Bldg

Neighborhood Connection

Mid-Block Node

Public Open Space

A-3: Entrances Visible from the Street

EDG COMMENTS:

Sizeable plazas, public in nature, should define the primary residential entrances. Staff encourages a significant entrance at the corner of Wallingford Ave and N. 34th St. and another plaza for the south site at the corner of Burke Ave. and N. 34th St.

RESPONSE:

Open spaces at each of the four primary residential entries (a significant publicly accessible open space at 34th& Wallingford, midblock courtyard at 34th, 34th & Burke plaza, and midblock plaza at Burke) define the entrances and provide publicly accessible space and amenities, such as raised planters, seat walls and benches, greenspace and shade trees, art or water features as applicable, bike racks, etc., achieving the goals of this design guideline.

At two of the entries to north building on the avenues publicly accessible open space provides additional public benefit and transition from public to private. Greenery, specialty lighting, and high quality, durable materials define these entries.

A-10: Corner Lots

EDG COMMENTS:

The two sites have three highly visible corners. Fully integrate into the design the specific neighborhood guidance for corner lots in Wallingford. . . Buildings anchor corners in a variety of ways. Plazas, shaped by the structure's massing, provide a strong definition to corners.

RESPONSE:

The intersection of Wallingford Ave North and N. 34th Street is a prominent intersection within the neighborhood due to the pedestrian, bicycle, and vehicular connections to Gas Works Park and the Burke Gilman trail to the south and "Upper Wallingford" to the north. The development's primary public open space is located here with landscaping, seating, public art, and a signature stair tower connecting rooftop open space with street level amenities, and providing enhanced building entries. This open space, nicknamed "The Docks", provides public space for seating, edible landscapes and solar and view oriented access to the south and west framed by the building.

Open spaces are also provided at Burke Avenue North on each side of N 34th street. On the north side of 34th a plaza nicknamed "The Burke Landing" provides seating and greenery adjacent to the lobby and leasing entry. This area provides a visual and material connection across 34th with the boardwalk material that connects to "The Docks" on Wallingford. On the south side of 34th , the live work units provide terraces out to the sidewalk on 34th and around the corner onto Burke to allow retail uses to spill out from the storefronts to provide pedestrian interaction with tables, chairs, and / or wares.

B-1: Height, Bulk, and Scale Compatibility

EDG COMMENTS:

The two residential developments on the west side of Wallingford Ave and N. 34th St. acknowledge their corners. At the Tavona, the inflection of the façade and the plaza lend definition to the corner. On the northwest corner, the red portion of The Biscayne stair steps back from the corner. The proposed development has an opportunity to celebrate a significant corner and acknowledge the transition between the residential oriented Wallingford Ave and the commercially oriented N. 34th St .

RESPONSE:

"The Docks" as described above provide significant publicly accessible open space of approximately the same scale as that provided at the Tavona. In contrast to the plaza at Tavona which is mostly hardscape and partially recessed below street grade, the proposed open space is at or above grade and provides significant greenspace, softscape, and artwork. The Tavona corner plaza was a condition of a zoning variance. We are not asking for similar variance.

D-1: Pedestrian Open Spaces and Entrances

EDG COMMENTS:

In general, the open spaces for the three schemes (with the exception of option #2's south site) are quite internalized to the developments. Meaningful open spaces sit between buildings or on the roof tops. Given the sizes of the properties and the proposed building footprints, more open space should be sited at strategic corners or along the streetscape.

RESPONSE:

"The Docks" open space as described in A-10 provides a significant counterbalance to the Tavona plaza with public open space and the stair tower. The dichotomy of hardscape and softscape on the opposing open spaces will enhance a significant corner within the neighborhood with a new identity and connection point on a highly traveled pedestrian, bicycle and vehicle route. The connection between Lake Union to Upper Wallingford and University to Fremont will have a significant community asset as its marker.

Open spaces have been revised to provide additional exterior public access. "The Docks" are complimented by the "Bike Hive" open space and entry at the northwest corner of the building. The "Boardwalk Courtyard" on 34th provides an amenity that is a signifier of the primary entry at the north. The Burke and Wallingford "Landings" provide smaller scale, publicly accessible, open spaces at building entry points with seating and green space. In addition live-work terraces and galleries provide opportunity for semi-public space for patrons of these retail spaces.

EDG RESPONSE

Private Open space Diagrams

Open Space at Live Work

A-4: Human Activity

EDG COMMENTS:

Live/work and residential units at or near grade should have semi-public areas at the street frontage to create a transition from the public right of way to the more private realm of the unit and building interior.

RESPONSE:

Street facing L/W and units have a ground level setback in excess of the code minimum, which accommodates semi-private space such as balconies, stoops, entry terraces.

N

Plan - North Bldg

A-7: Residential Open Space

EDG COMMENTS:

The varying levels of the open spaces suggested in the landscape diagrams should allow for accessibility. On the north site, these sequences of spaces appear promising .

RESPONSE:

The courtyard open spaces on the north site continue through to the south site with a midblock orientation, improving the interconnectivity between the buildings and the public realm. Also, the east/west “boardwalk” along 34th provides for accessibility and connectivity while serving as a guiding principle for the design.

N

Plan - South Bldg

B-1: Height, Bulk and Scale Compatibility

EDG COMMENTS:

The demarcation in zoning from the C2-40 to LR2 zones represents one location of providing a mews (in Option # 3) in the east-west direction connecting Burke to Wallingford Avenue that both separates the structures in a significant manner and allows for the internalized open spaces to merge with the streetscape.

RESPONSE:

Plaza, entry courtyard, setback, and greenspace provide demarcation at the zoning change and provide for pedestrian and bicycle amenity, building entrances, and secure connections to north south private open space

Live / Work Galleries

Private Open Space

North Bldg Skybridge Elevation from South

North Bldg Skybridge View from South

South Bldg Skybridge Elevation

A-7: Residential Open Space

EDG COMMENTS:

The skybridges crossing the open spaces works as a detriment to the plazas and mews by casting shadows and unnecessarily enlarging the scale of the plazas and the complex. Eliminate these to create more intimate and inviting spaces.

RESPONSE:

The skybridge on the north site has been revised to delete the top two stories to reduce the extent of shadow it would cast and to reduce its scale and mass, significantly reducing its prominence in the courtyard.

Both skybridges have been revised to include additional glazing to improve transparency and openness, further reducing mass and scale.

The now light, airy, and open skybridges provide the benefit of breaking up the plazas into defined areas of use. The skybridges also serve to connect buildings together to minimize the need for additional stairs, which would necessitate additional rooftop penthouses, and to improve the sense of community within the buildings.

C-3: Human Scale

EDG COMMENTS:

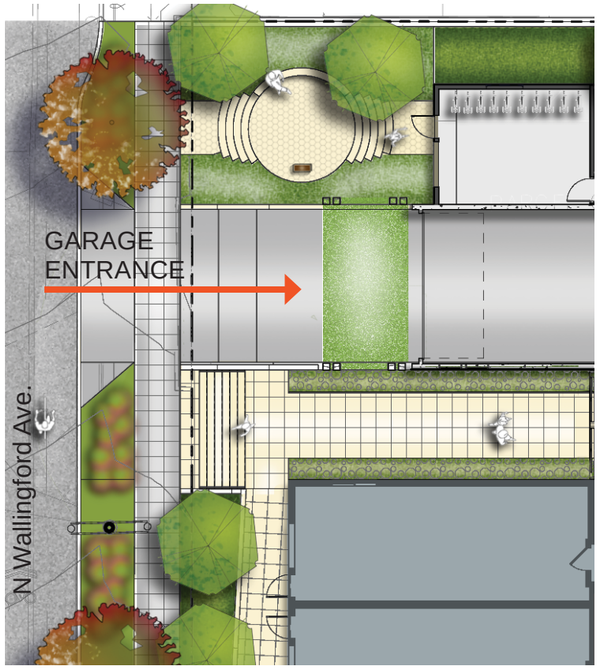
The guidance for C-1 and C-4 discusses the importance of reducing the project's scale. The skybridges should be eliminated due to the deleterious impact on the quality of the open space and the unnecessary addition to the building mass.

RESPONSE:

The skybridges have been revised as discussed above to address the design goals of improving the experience of the internal open space while maintaining an important connection that encourages and facilitates interaction between residents.

EDG RESPONSE

North Bldg - Garage Entry



N

North Garage Entrance Plan

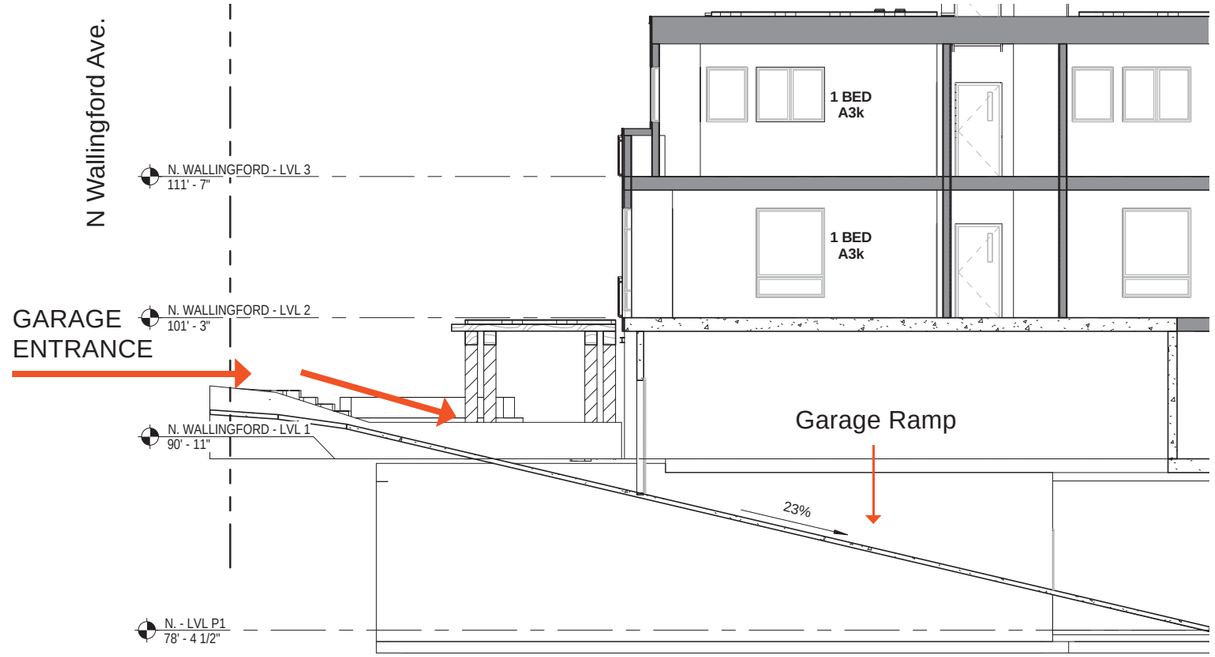
A-8: Parking and Vehicle Access

EDG COMMENTS:

Locating garage access for the north site on Burke Ave is problematic for many of the reasons stated in the public comment section. Further exploration of alternative locations needs to occur as well as a study of techniques for directing traffic away from the adjacent lowrise and single family zones.

RESPONSE:

The parking access for the north block has been relocated to Wallingford Avenue, eliminating this issue .



North Garage Entrance Section

C-5: Structured Parking Entrances

EDG COMMENTS:

The size of garage doors should be minimized as much as possible.

RESPONSE:

Garage doors will be recessed and lowered below grade to minimize visual impacts.

D-5: Visual Impacts of Parking Structures

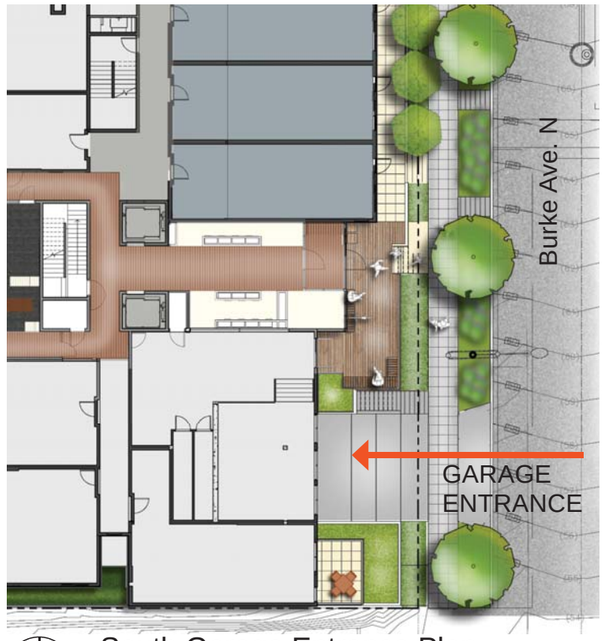
EDG COMMENTS:

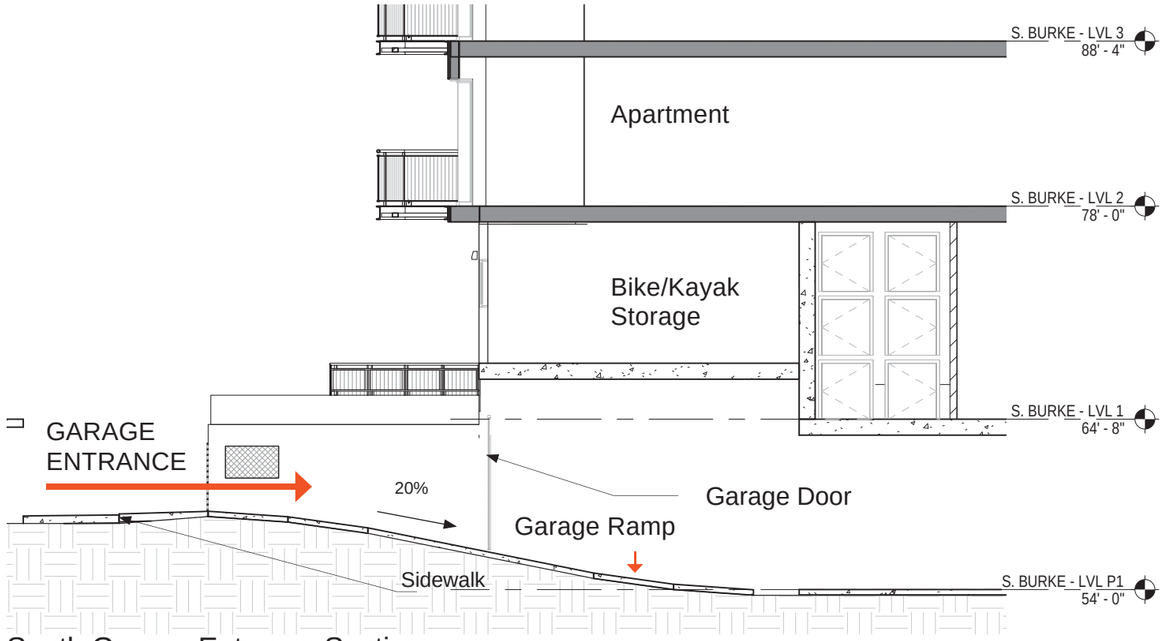
The visibility of all at-grade parking structures or accessory parking garages should be minimized .

RESPONSE:

On-site parking located below and within structure.

North Garage Entrance View from Street





N

South Garage Entrance Plan

South Garage Entrance Section

South Garage Entrance View from Street

A-8: Parking and Vehicle Access

EDG COMMENTS:

Locating garage access for the north site on Burke Ave is problematic for many of the reasons stated in the public comment section. Further exploration of alternative locations needs to occur as well as a study of techniques for directing traffic away from the adjacent lowrise and single family zones.

RESPONSE:

The parking access for the north block has been relocated to Wallingford Avenue, eliminating this issue .

C-5: Structured Parking Entrances

EDG COMMENTS:

The size of garage doors should be minimized as much as possible.

RESPONSE:

Garage doors will be recessed and lowered below grade to minimize visual impacts.

D-5: Visual Impacts of Parking Structures

EDG COMMENTS:

The visibility of all at-grade parking structures or accessory parking garages should be minimized .

RESPONSE:

On-site parking located below and within structure.

EDG RESPONSE
Facade Diagrams

Elevation - S Bldg Mid Block - Wallingford Ave. N

Elevation - N Bldg Mid Block - Burke Ave. N

Elevation - N Bldg Mid Block - N 34th St

Elevation - S Bldg Mid Block - N 34th St

B-1: Height, Bulk and Scale Compatibility

EDG COMMENT:

The break between the two structures at N. 34th St. on the north site reduces the overall mass and creates the appearance of two structures. Along the two avenues, the lengths of the buildings exceed 180 feet creating, significant bulk (see bullet point # 5 above).

RESPONSE:

The perceived lengths of the buildings along the avenues are minimized by the increased setback at the 180 foot length, which coincides with the zoning transition. This increased setback, combined with the change in building height, the upper level setbacks and vertical and horizontal modulation achieves the goal of reducing the perceived bulk along the avenues.

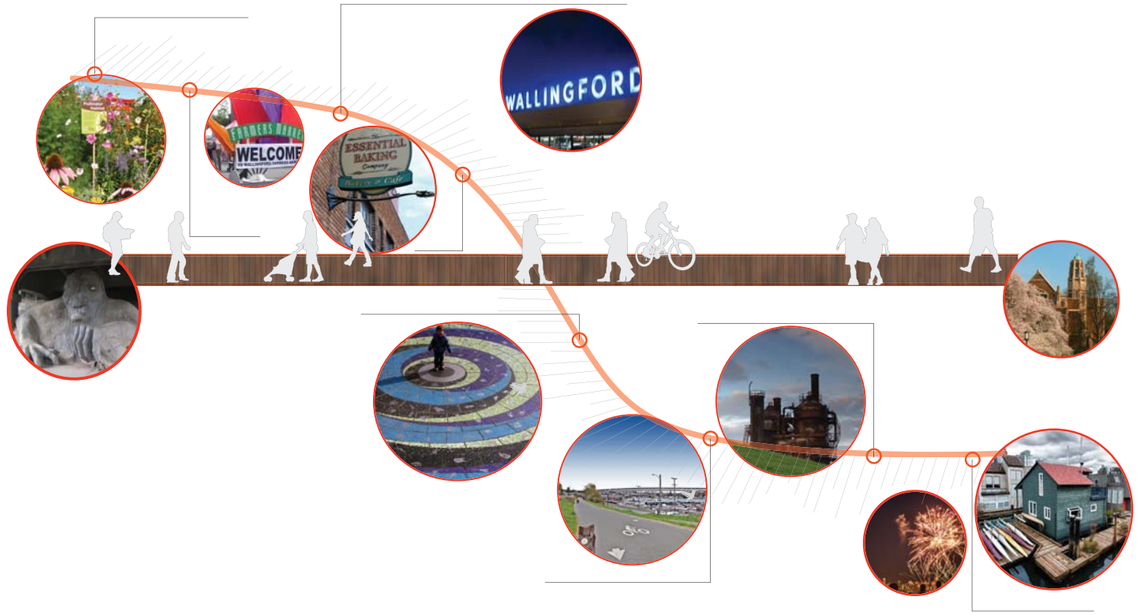
C-1: Architectural Context

EDG COMMENT:

The size of the northern property allows for structures potentially larger than the nearby multifamily buildings. Similar to the structures that form the Tavona and the Regata, the design should resemble an ensemble of smaller pieces and intentional places. The proposals for both the north and south sites should have smaller footprints and mass than what is currently shown. The north site has an area roughly equivalent of the Regata project. Yet, the Regata comprises three structures linked by a T-shaped open space. The scale feels more in keeping with the neighborhood grain.

RESPONSE:

The northern property is effectively six distinct parcels defined by the different heights, setbacks, materials and colors. The southern portions of this northern building is of similar or lower scale than the existing buildings to the west. The northern portion of this northern building will be similar or lower scale than buildings directly north, with significantly increased setbacks. The middle portions of this north building are of a similar scale to existing buildings to the east and west. The north building has been revised to include an L shaped open space which allows residents to connect from Wallingford Avenue North into the open space between the two wings of the building. This revision breaks down the scale of the building as described under B-1 above .



C-1: Architectural Context

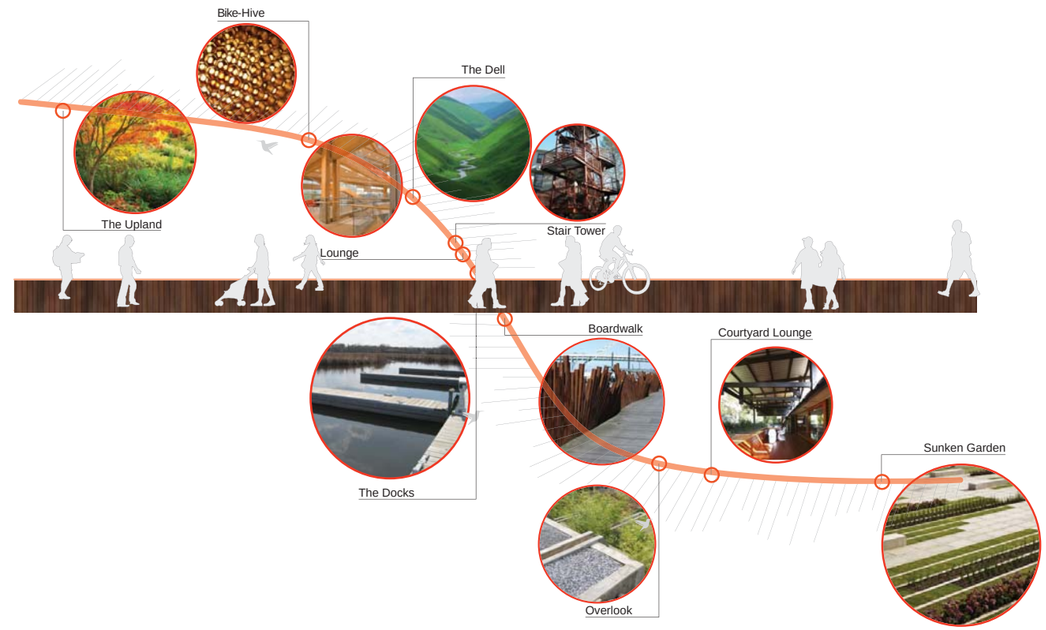
EDG COMMENTS:

The neighborhood specific guidelines encourage a traditional approach to design. The proposal ought to honor the principles outlined but, as stated above, the imagery does not need to have a historicist character.

RESPONSE:

Maritime / houseboat imagery are the guiding principles of the design as well as pedestrian north south and east west connections.

The connections from “Upper Wallingford” through to Gas Works Park and Lake Union are significant elements along both avenues with nodes, open spaces and plazas which provide inspiration for the design and character of the exterior spaces and building form.



C-2: Architectural Concept and Consistency

EDG COMMENTS:

The three concepts have clear plan diagrams and the landscape effort for Option # 3 possesses compelling attributes in its division of spaces into rooms or linked galleries. Yet, the concepts appear free of strong or convincing ideas.

RESPONSE:

The proposed buildings seek to build upon the historic characteristics of the site and the neighborhood with a contemporary interpretation. Maritime and houseboat imagery is a driving factor in the design with “Boardwalk”, “Docks” and “Landings” as significant areas within the site. Natural wood elements common to the houseboat vernacular are celebrated through the boardwalk, reclaimed wood columns and beams for the stair towers and ground floor amenity spaces and wood panels on the storefronts. These elements with natural hues and colors are contrasted with rich color accents to provide individuality and depth on the building façade.

The Tilth and Pollinator Pathways movements are significant influences in the site design with gardening, edible landscape and greenspace connections providing visual interest and usable open space. Connecting across multiple sites and streets provides a significant link in the pathway of green that is beneficial for birds and pollinating insects. Rooftop building systems such as HVAC units, stair and elevator penthouses are centrally located within each wing of the building to stay clear of view corridors. Additionally these items are kept to the minimum clear height required by code.

Features at the streetscapes such as plazas, signage, and weather protection combined with nodes, art, public space, and green space serve create to enhance the north south pedestrian connections to upper Wallingford and Gasworks Park.

EDG RESPONSE
Materials Diagram

N. 34th St.

Metal Siding

Canopies and decks

Storefront at entry

Fiber cement panel and lap siding

C-4:Exterior Finish Materials

EDG COMMENTS:

The choice of materials and color should be restrained aiming for refinement rather than a reliance on a collision of color, extensive modulation and projecting balconies to ensure a sense of scale. By limiting the number of colors and materials, other architectural elements such as detailing, ornament and pattern, which provide a finer sense of scale, can take precedence.

RESPONSE:

Masonry, resin panel, storefront, and steel canopies and decks provide durable high quality human scale materials. Elsewhere use of metal and panel siding is provide with refined color palette with distinctive accents for each unique portion of the building.

FACADE MATERIALS

- Fiber Cement Lap Siding
- Fiber Cement Lap Siding
- Metal Siding
- Fiber Cement Panels
- Fiber Cement Panels
- Brick Veneer
- Resin Wood Panels
- Fiber Cement Panels
- Concrete
- Wood Columns and Beams

N. 34th St.

Fiber cement panel infill

Metal Siding

Canopies and decks

Masonry along 34th

Storefront at entry

Fiber cement panel and lap siding

C-4:Exterior Finish Materials

EDG COMMENTS:

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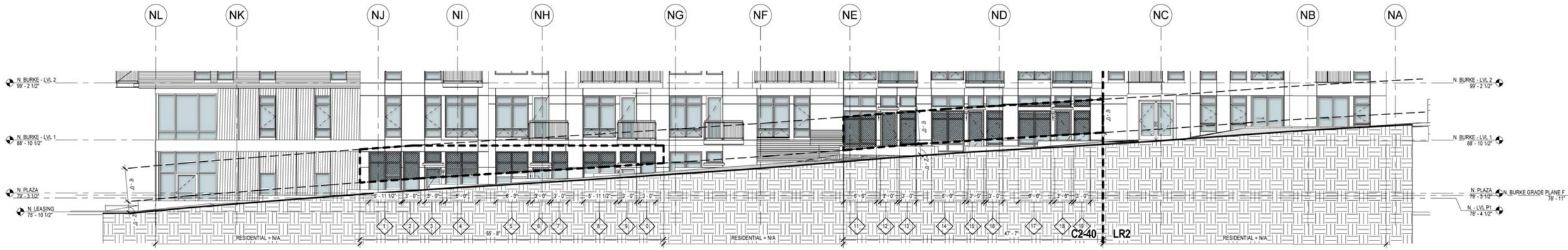
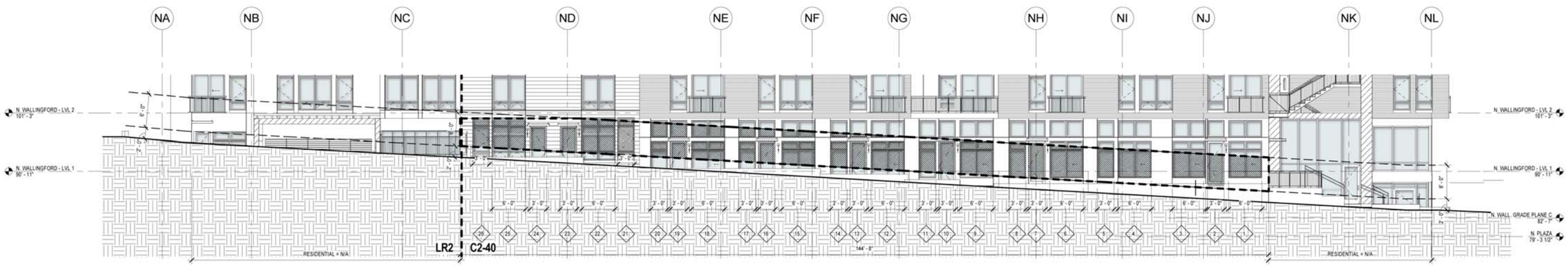
EDG RESPONSE

North Bldg - Blank Wall and Transparency Diagrams



Burke Ave. N Elevation



N Wallingford Ave. Elevation

D-2: Blank Walls

EDG COMMENTS:

Follow the Wallingford specific guidelines in addressing the possibility of blank walls .

RESPONSE:

Blank walls are minimized and corresponding transparency maximized along the length of the commercial façades. Elevations have been revised to add glazing and the departure request for blank wall has been rescinded.

D-11: Commercial Transparency

EDG COMMENTS:

The live/work units should be treated similar to commercial storefronts .

RESPONSE:

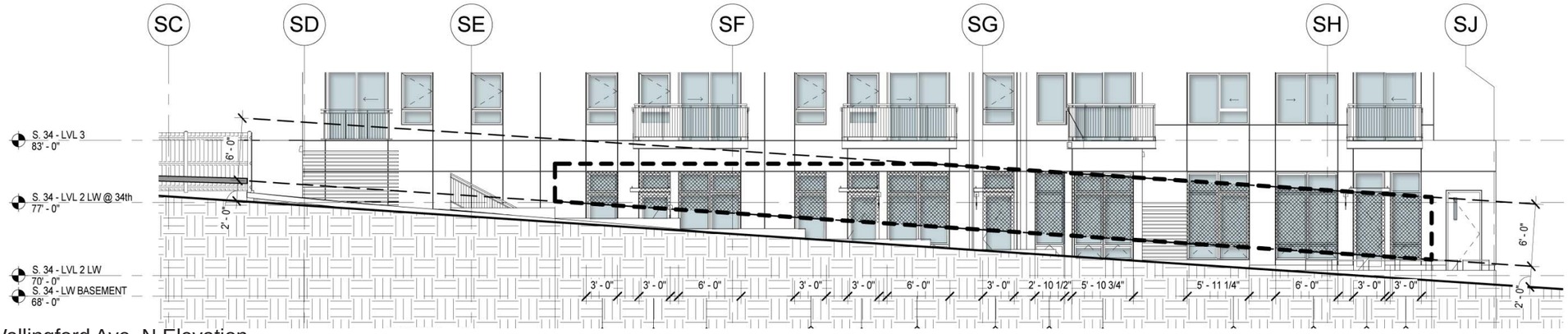
See discussion of blank walls in D-2 above

The live-work units will have a significant amount of glazing to achieve the transparency goal. Elevations have been revised to add glazing and the departure request for transparency has been rescinded.

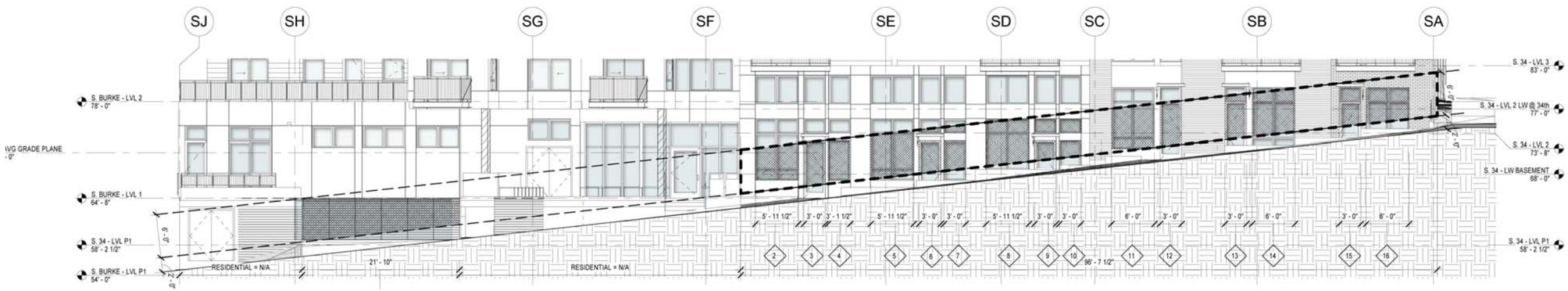
Legend

Non residential area per code calculations

Area of transparency



Wallingford Ave. N Elevation



Burke Ave. N Elevation

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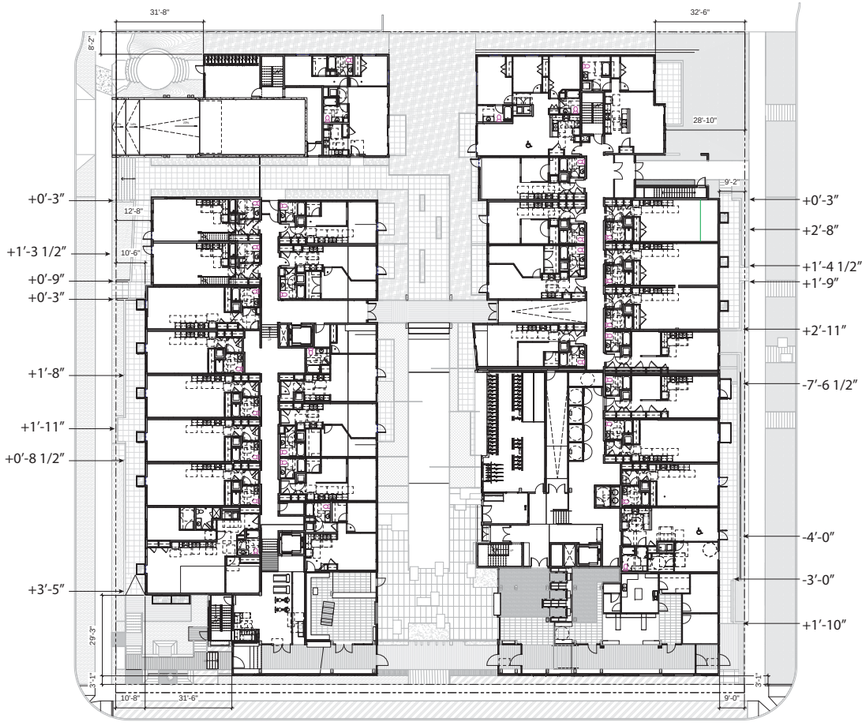
Legend

Non residential area per code calculations

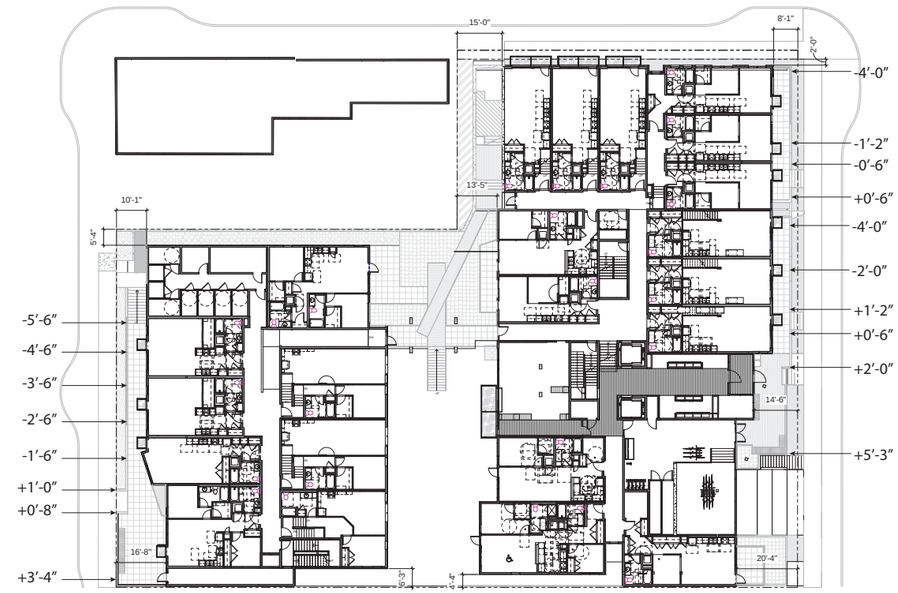
Area of transparency

EDG RESPONSE

Retaining Wall Diagram



Plan - North Bldg



Plan - South Bldg

D-3: Retaining Walls

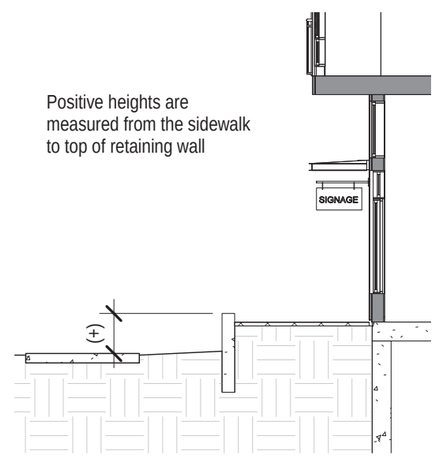
EDG COMMENTS:

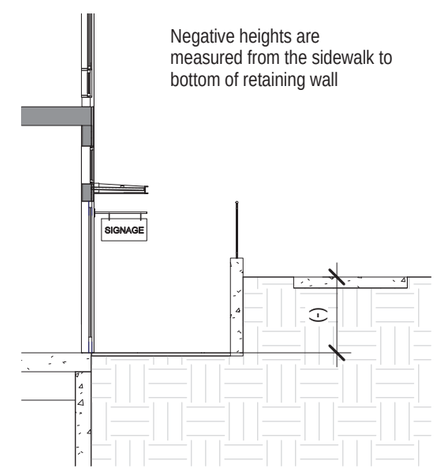
Minimize the height of retaining walls.

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

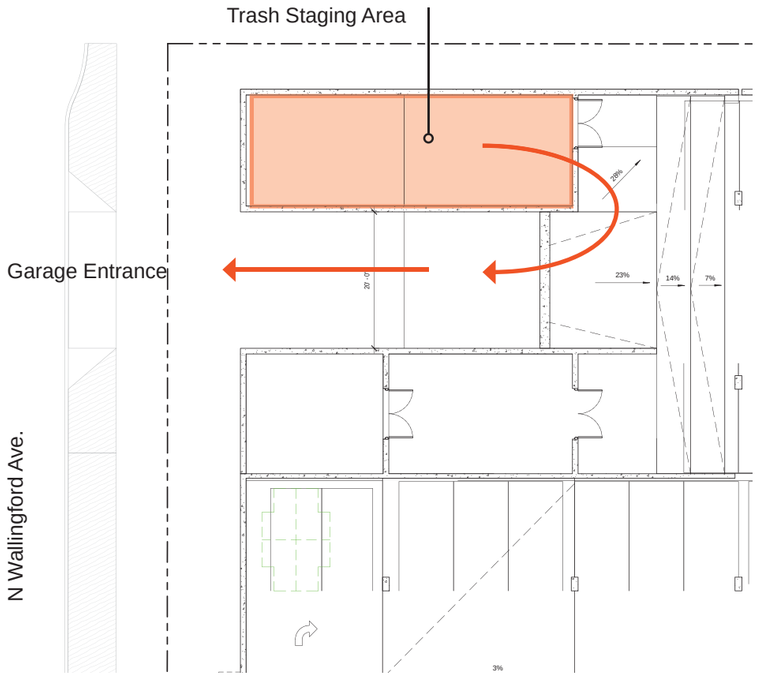
RESPONSE:

Retaining walls have been minimized. Where located they are treated with landscaping, textures or added materials.

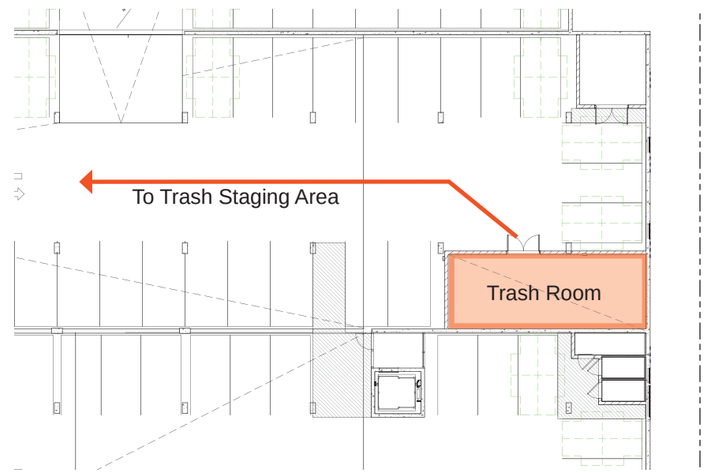




EDG RESPONSE
Trash / Recycling Diagram



North Bldg Level P1 - Trash/Entrance Diagram



North Bldg Level P2 - Trash Room Diagram

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

EDG COMMENT:

The next iteration of design must clearly illustrate the storage of solid waste and how it will be disposed. Temporary storage on the rights of way is discouraged.

RESPONSE:

Trash rooms will be located within building. As is common for projects of this nature, a staging area is provided adjacent to the site driveway allowing trash bins to be stored indoors on pickup day.

South Bldg Level P1 - Trash/Entrance and Trash Room Diagram

EDG RESPONSE
Landscape Diagrams

N

Site Plan - North Bldg

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

EDG COMMENTS:

Rather than relying upon green screens, the landscape architect should install simple objects such as flower boxes and raised planters that allow the residents to enjoy gardening along the streetscape both at ground and upper levels.

RESPONSE:

Landscape design is a significant contribution to the site concept as described in C-2 with connections to the neighborhood character, topography and history. Plantings vary in scale from ground level planters and screen walls, to raised plantings and artistic walls to significant open spaces on grade and at roof top terraces. Ground level and rooftop landscaping provides varying topography to enjoy plantings at different levels and perspectives while providing a connection to the interior of the building and an enhancement to the views in the public rights of way and from private open spaces .

N

Site Plan - South Bldg

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

EDG COMMENTS:

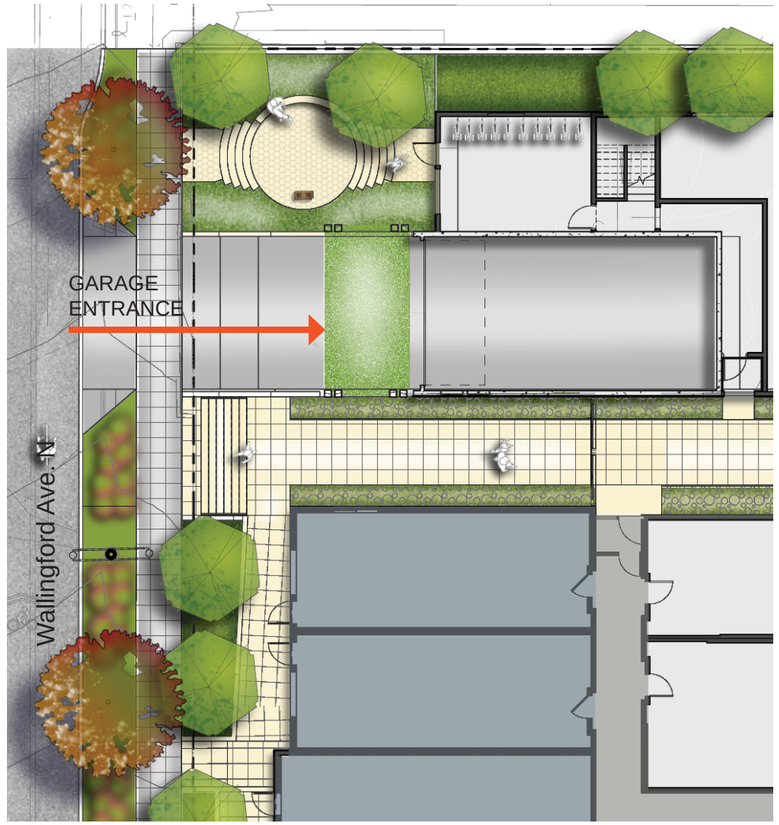
Landscape plazas and open spaces at the rights of way which provide visual permeability into the site would enhance the connection between activity at streetscape and the sequences of open space within the complex. Other than the open space at N. 34th St on the north site, the views to the interior open spaces seem narrow and closed off. If a gate is to be considered for this open space along N. 34th St. in Option # 3, the gate should be set back from the sidewalk to create an eddy as an intermediary space between the public sphere and the private realm between the units.

A landscape and placemaking site strategy should impact building forms, not merely decorating the edge of the site.

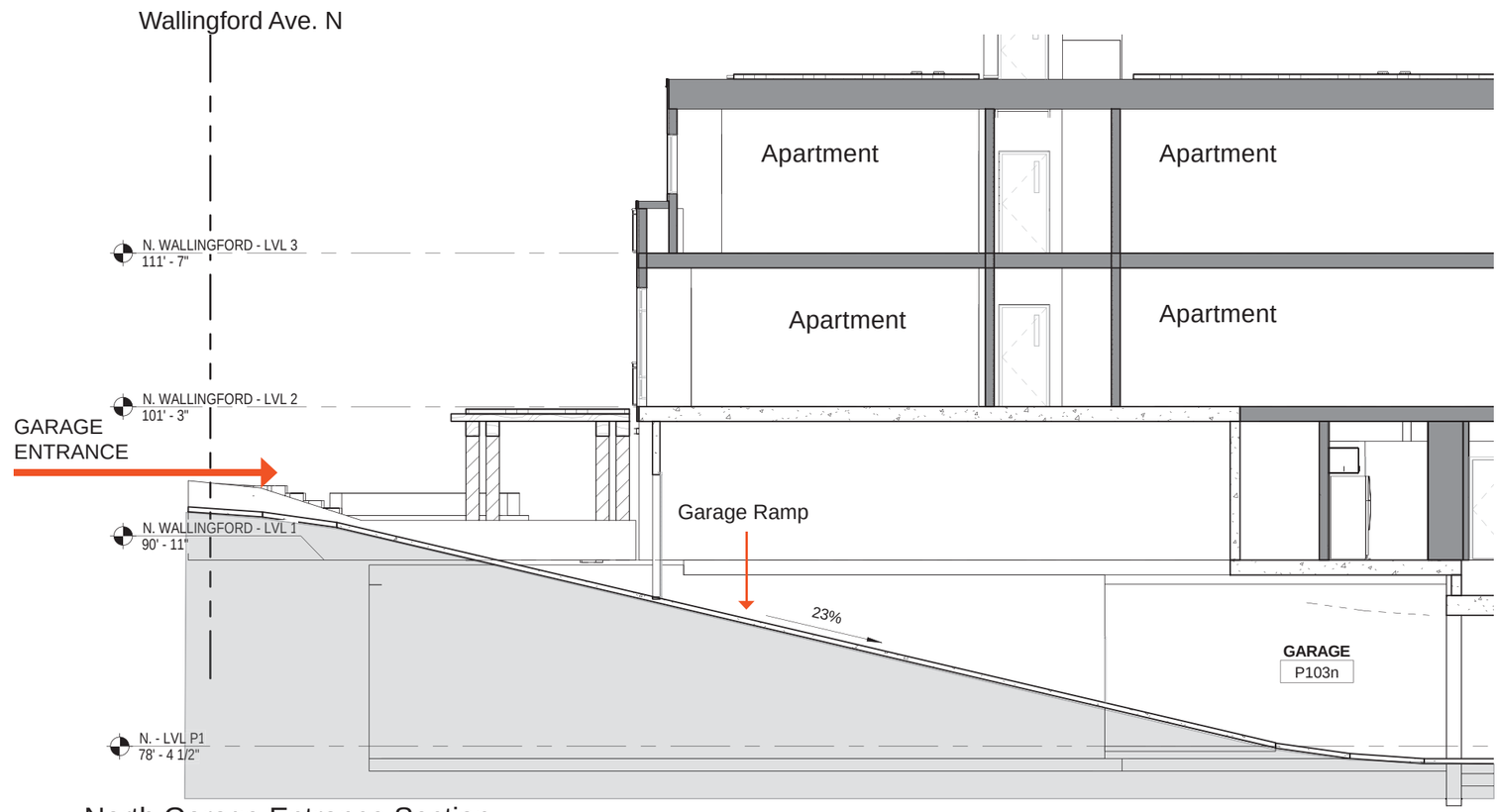
RESPONSE:

The security gate at the “Boardwalk Courtyard” at the midpoint on 34th Street is recessed from the right of way to allow for public accessibility and gathering and seating areas. In addition, as shown in the DRB package perspective, this gate is mostly transparent. A metal frame allows visual access through the center of the two sites from outside in as well as from inside out. The gate utilizes elements of the wood boardwalk decking to transform vertically into low screens, benches and bike racks to provide functional security while still allowing visual transparency.

The bridges at the been also revised to allow for greater internal and external visual connection as described in C-3 above.



North Garage Entrance Plan



North Garage Entrance Section

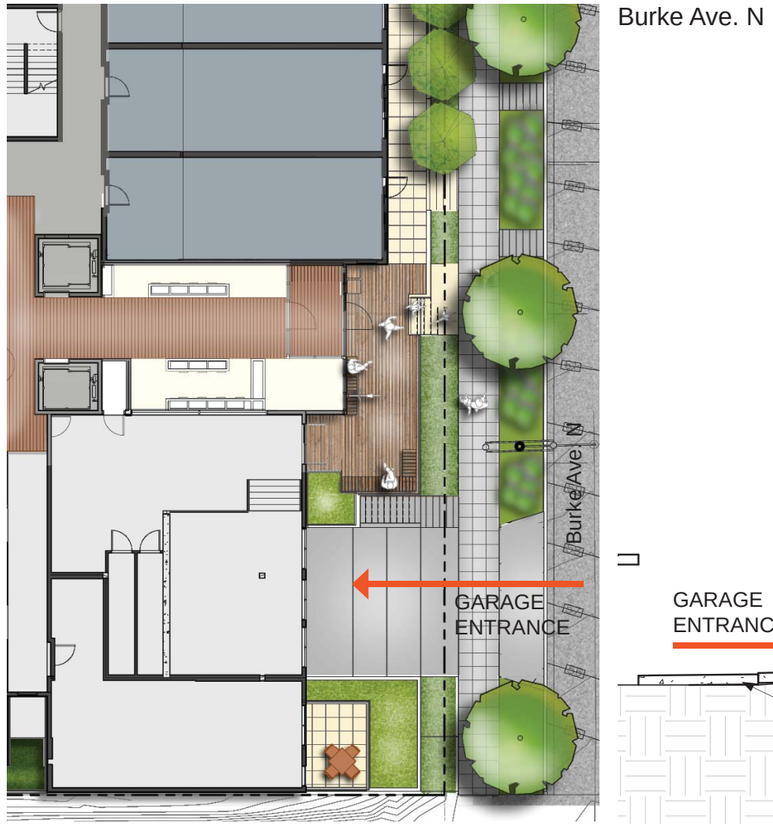
Code Citation: SMC 23.54.-030.D.3 Parking Space Standards -Driveway slope for all uses

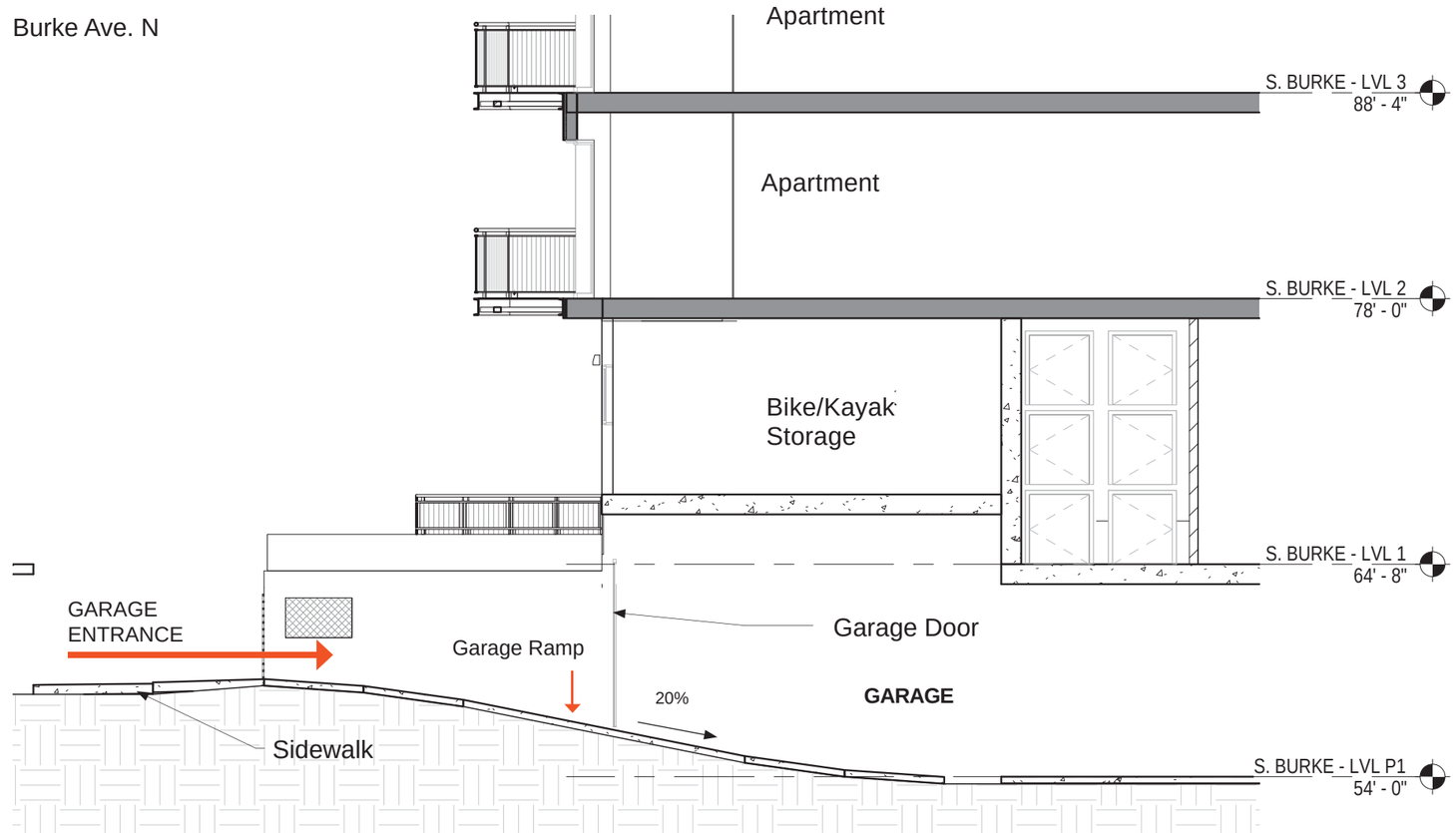
Code Requirement: No portion of a driveway, whether located on a lot or on a right-of- way, shall exceed a slope of 15 percent, except as provided in this subsection 23.54.030.D.3. The maximum 15 percent slope shall apply in relation to both the current grade of the right-of-way to which the driveway connects, and to the proposed finished grade of the right-of-way if it is different from the current grade. The ends of a driveway shall be adjusted to accommodate an appropriate crest and sag. The Director may permit a driveway slope of more than 15 percent if it is found that:

a. The topography or other special characteristic of the lot makes a 15 percent maximum driveway slope infeasible;
b. The additional amount of slope permitted is the least amount necessary to accommodate the conditions of the lot; and
c. The driveway is still useable as access to the lot.

Proposed Design Departure: The design requires a 23% slope for the garage driveway due to the steep topography of the site.

Rationale: The departure makes the request from the neighborhood for the garage entry to be on N Wallingford feasible with minimal loss of interior parking stalls. Driveway slope is less than the steepest street in the City of Seattle.





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South Garage Entrance Plan

South Garage Entrance Section

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b. The additional amount of slope permitted is the least amount necessary to accommodate the conditions of the lot; and
c. The driveway is still useable as access to the lot.

Proposed Design Departure: The design requires a 20% slope for the garage driveway due to the steep topography of the site.

Rationale: The departure puts the garage entry on N Burke feasible due to sloping site while maximizing number of interior parking stalls, which is a neighborhood request. Driveway slope is equivalent to many streets and garages in the City of Seattle.