

## 2508 N 50th St

MIXED-USE DEVELOPMENT  
ADMINISTRATIVE DESIGN REVIEW

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DCI PROJECT NO.:  
3016479

APPLICANT CONTACT:  
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**CARON**

CARON REF #2015.016





EAST PERSPECTIVE AT DUSK

**CONTENTS**

01 Proposal p 3  
 02 Context Analysis p 4  
 03 Existing Site Conditions p 5  
 04 Site Plan p 9  
 05 Response to EDG p 10  
 06 Zoning Data p 12  
 07 Design Guidelines p 13  
 08 Design History p 16  
 09 Design Proposal p 17  
 10 Departures p 46

**PROJECT TEAM**

**OWNER**  
 Nate Dreon  
 Bloc Builders

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 206.367.1382  
 Caron Reference No.: 2015.016

**PROJECT HISTORY**

**EDG**  
 07/23/2015

**SITE INFORMATION**

**ADDRESS:**  
 2508 N. 50th St

**DCI PROJECT NO.:**  
 3016479

**PARCEL(S):**  
 955020-1085

**ALLOWABLE FAR:**  
 13,062.50 SF

**LEGAL DESCRIPTION:**  
 Woods South Div of Green Lake  
 Add 6 & E 20 ft of 7

**OVERLAY DESIGNATION:**  
 N/A

**PARKING REQUIREMENT:**  
 9

**DEVELOPMENT STATISTICS:**

**ZONING:**  
 NC1-30

**LOT SIZE:**  
 5,225 SF

**FAR:**  
 2.50

**PROPOSED FAR:**  
 11,812 SF

**RESIDENTIAL UNITS:**  
 17

**COMMERCIAL RETAIL SF:**  
 826 SF

**PARKING STALLS:**  
 9



# Project Introduction

## DEVELOPMENT OBJECTIVES

The proposed development will create a 3-story, urban mixed-use apartment building, with 16 residential units on the upper levels, one Type A unit at ground level, and commercial space on the street level. The site is zoned NC1-30 in the Wallingford neighborhood.

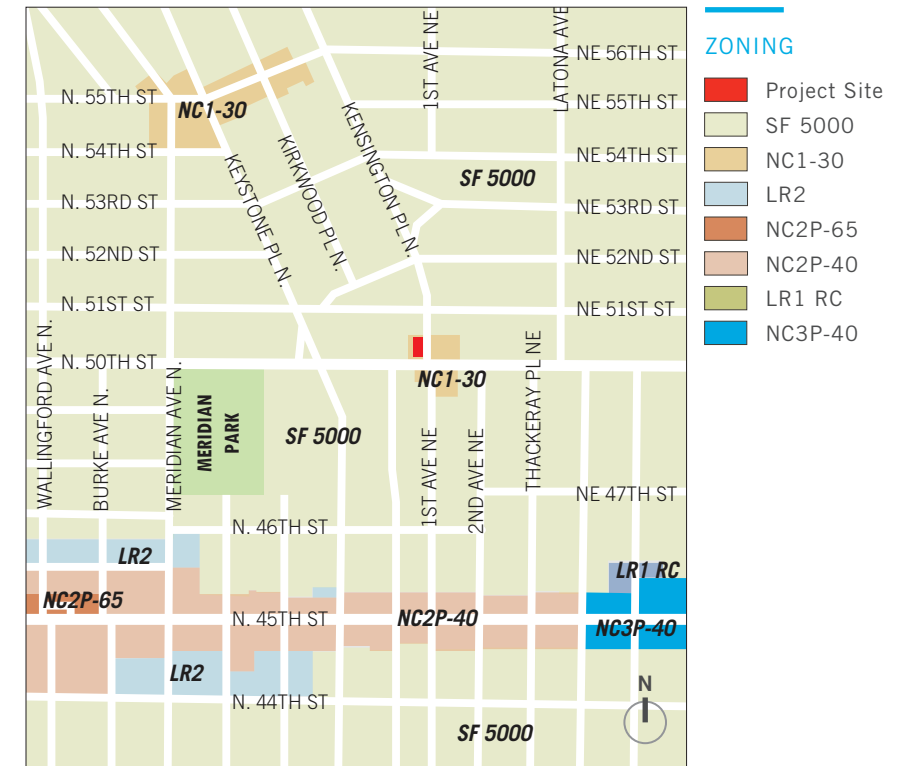
Parking is required for this project, as it does not fall within frequent transit corridor, nor an urban village overlay. One-half parking stall is required per small efficiency unit. Nine parking stalls are required, the development is providing nine parking stalls. On-site parking will be accessed from 1st Avenue NE. The existing 50th Street Deli Market will be demolished.

## DEVELOPMENT SUMMARY

LEVEL	TOTAL SF	# UNIT	RETAIL SF	USE
Roof	-	-	-	-
3	3,848	8	-	Residential
2	3,848	8	-	Residential
1	4,116	1	826 SF	Res / Non-Residential
<b>Total</b>	<b>11,812</b>	<b>17 Units</b>	<b>826 SF</b>	



AXONOMETRIC MAP (GOOGLE EARTH)



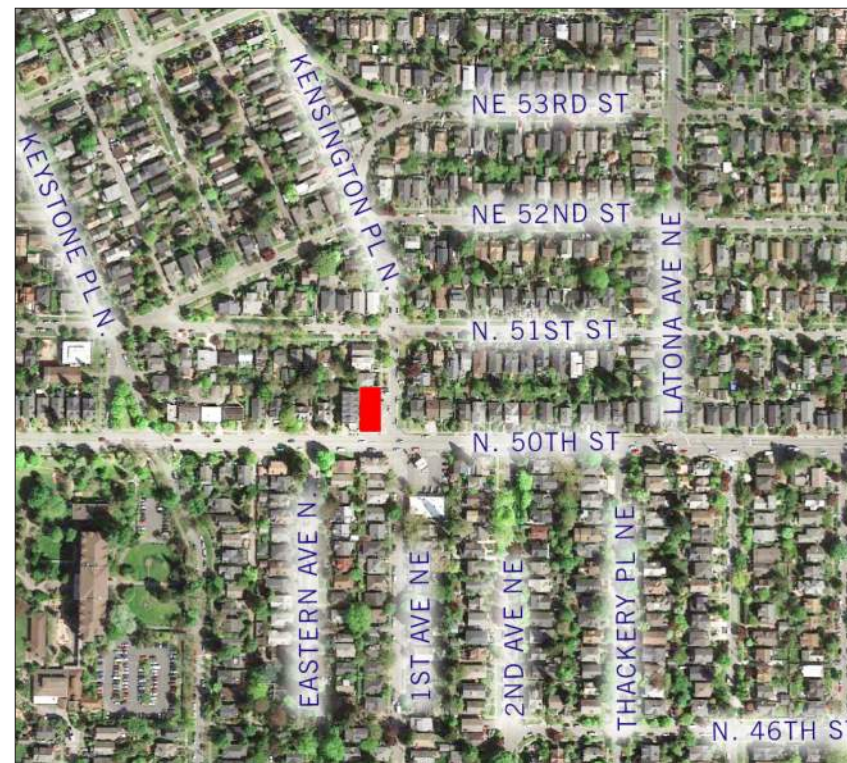
## SITE DESCRIPTION & ANALYSIS

This site is currently occupied by 50th Street Deli Market. The building is comprised of commercial space with a two-cars garage. The site is relatively flat at the corner of N 50th St and 1st Ave NE. It slopes up two feet from east to west, and roughly two feet from south to north. The urban tree canopy is fairly sporadic in the area. The majority of the tree canopy is located in the single family lots.

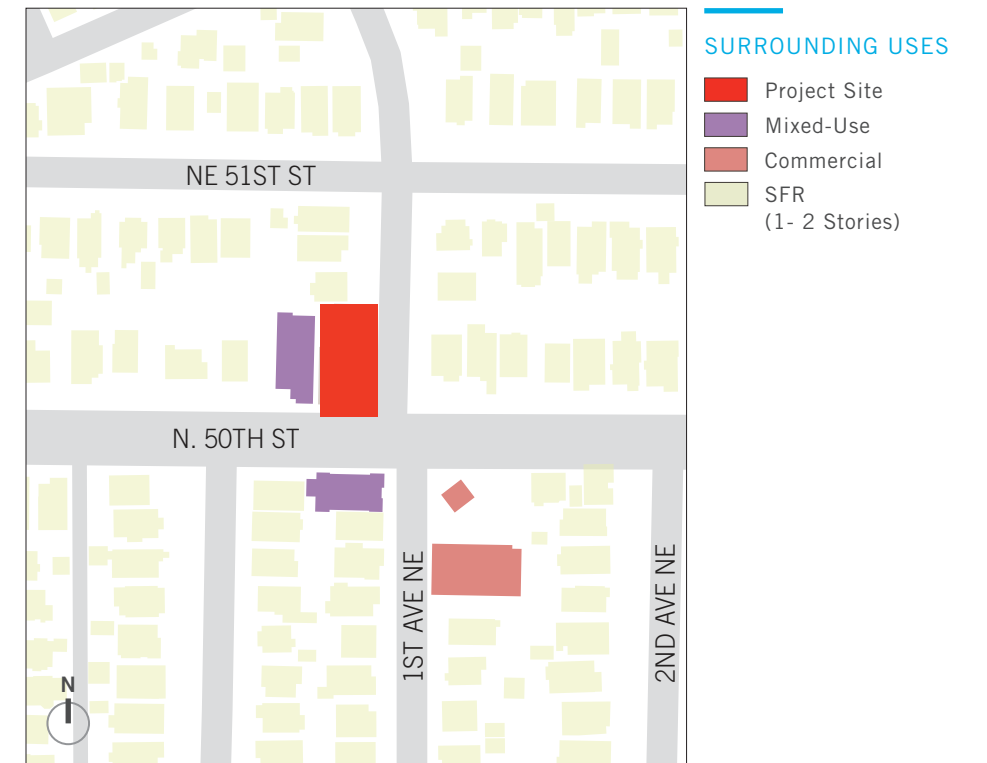
The site abuts a 3-story condominium to the west with live work at ground level. The gas station's convenient store and the laundromat across the street, generate some pedestrian traffic along N 50th St, which is a principal arterial with heavy vehicular traffic. The quieter, 1st Avenue NE and the bungalow style homes provide a pleasant backdrop for the site.

## ZONING ANALYSIS

Within a NC1-30 zoned pocket of Wallingford, the site is located on the northwest corner of N 50th St NE and 1st Ave NE. The neighborhood is composed of single and multi-family residential, retail, gas station, institutional and recreational uses. The site is within walking distance of Meridian Park, providing green space to residents, as well as, to the commercial establishments along N 45th St.



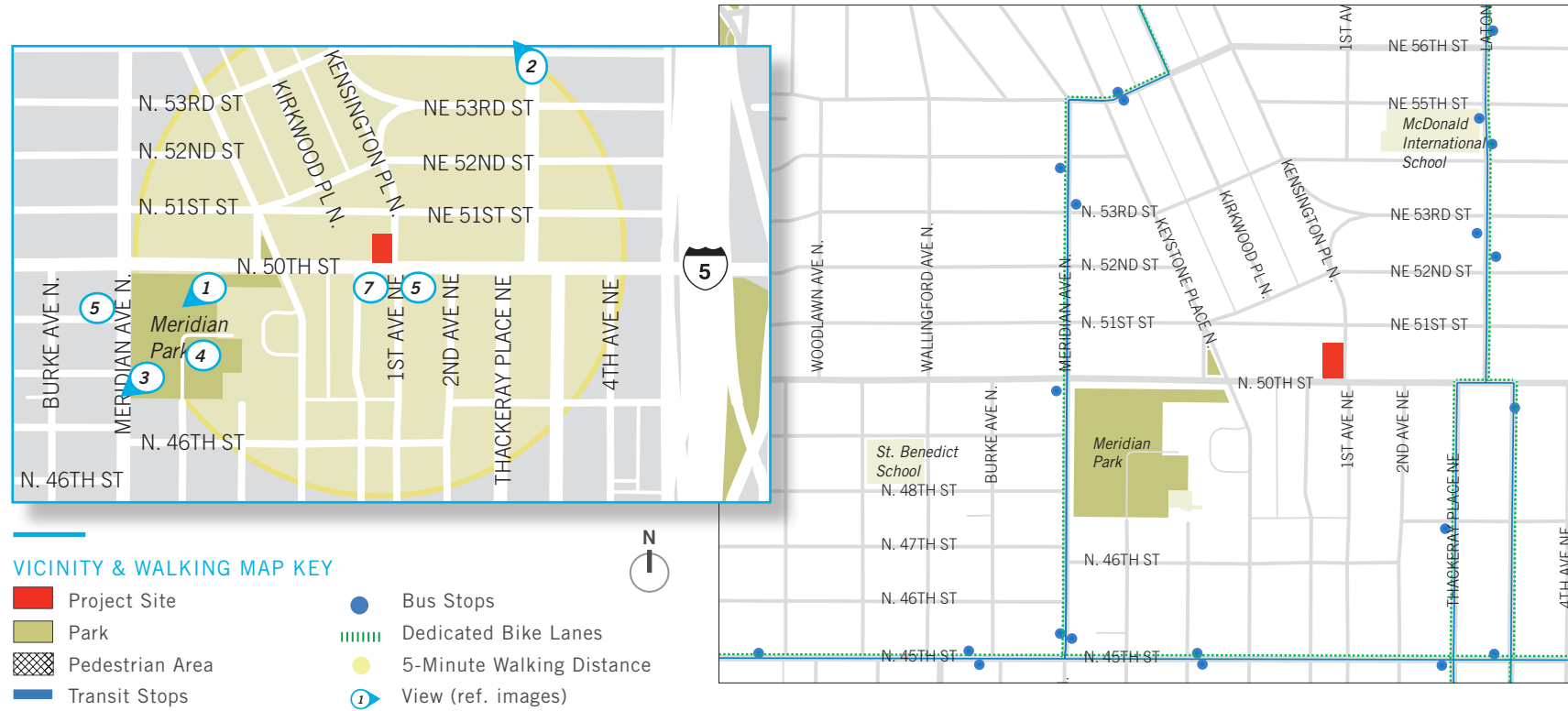
9-BLOCK AERIAL





# Context & Urban Design Analysis

01  
02 CONTEXT ANALYSIS  
03  
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**COMMUNITY NODES/ LANDMARKS:**  
*Neighborhood destinations provide walkability for residents on N 50th Street.*



**1 MERIDIAN PARK**  
4649 SUNNYSIDE AVE N, SW OF SITE



**2 MCDONALD INT'L SCHOOL**  
144 NE 54TH ST, NE OF SITE



**3 WALLINGFORD FARMERS MARKET**  
4850 MERIDIAN AVE N, SW OF SITE



**4 GOOD SHEPHERD CENTER**  
4649 SUNNYSIDE AVE N, SW OF SITE

**NEIGHBORHOOD VICINITY:**  
*The commercial intersection of N50th and 1st Ave NE serves the surrounding community. Public transit is within walking distance.*



**5 BUS ACCESS**  
MERIDIAN AVE. N



**6 7-11**  
1ST AVE NE, ACROSS SITE



**7 LAUNDROMAT**  
1ST AVE NE, ACROSS SITE

**NEIGHBORHOOD DESIGN CUES:**  
*Traditional and Contemporary commercial aesthetic*



**1 WALLINGFORD CENTER**  
N 45TH ST AND BURKE AVE N  
HISTORIC COMMERCIAL SPACE IN WALLINGFORD



**2 N 45TH ST & BAGLEY AVE N**  
BRICK GROUND LEVEL WITH COMMERCIAL



**3 MIXED USE NEIGHBOR TO THE WEST**  
LIVE WORK UNITS ON THE GROUND LEVEL WITH RESIDENTIAL ABOVE



**4 SEATTLE ORTHOPEDIC CENTER**  
N 45TH AND EASTERN AVE N  
CONTEMPORARY ARCHITECTURE FRONTING N 45TH ST



# Site Photos

## SITE ACCESS

This site is currently occupied by 50th Street Deli Market. The building is comprised of commercial space with a two-cars garage.

The site is relatively flat at the corner of N 50th St and 1st Ave NE. It slopes up 2 feet from east to west, and roughly two feet from south to north. The urban tree canopy is fairly sporadic in the area. The majority of the tree canopy is located in the single family lots.



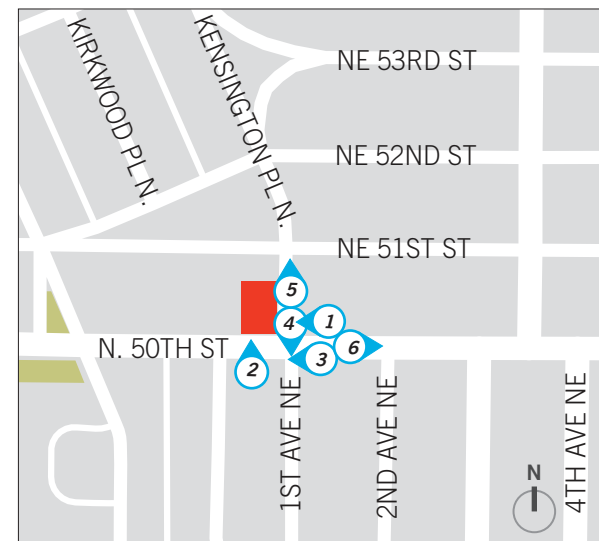
1 FACING PROJECT SITE FROM 1ST AVE NE



2 LOOKING NORTH AT PROJECT SITE FROM N. 50TH ST



3 LOOKING WEST AT THE INTERESECTION OF 1ST AVE NE & N. 50TH ST



### MAP KEY

- Site
- ① View



4 LOOKING SOUTH ON 1ST AVE NE



5 LOOKING NORTH ON 1ST AVE NE



6 LOOKING EAST ON N. 50TH ST



# Site Streetscapes

01  
02  
03 EXISTING SITE  
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05  
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## 1 N. 50TH ST, LOOKING NORTH



### 3-STORY MIXED-USE

- Residential Upper Floors
- Commercial on ground level

### PROJECT SITE

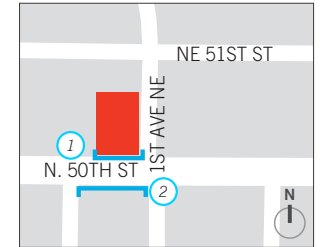
- Existing structure to be demolished

### SINGLE FAMILY HOME

- 2-stories

### SINGLE FAMILY HOME

- 2-stories



## 2 N. 50TH ST, LOOKING SOUTH



### 1-STORY RETAIL

### OPPOSITE PROJECT SITE

### 2-STORY MIXED-USE APARTMENT

- Commercial on ground level

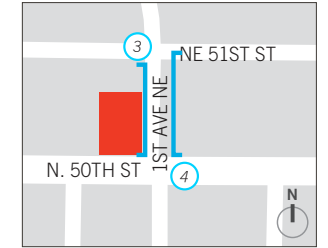
### SINGLE FAMILY HOME

- 2-stories



# Site Streetscapes

## 3 1ST AVE NE, LOOKING EAST



**SINGLE FAMILY HOME**

- 2-stories

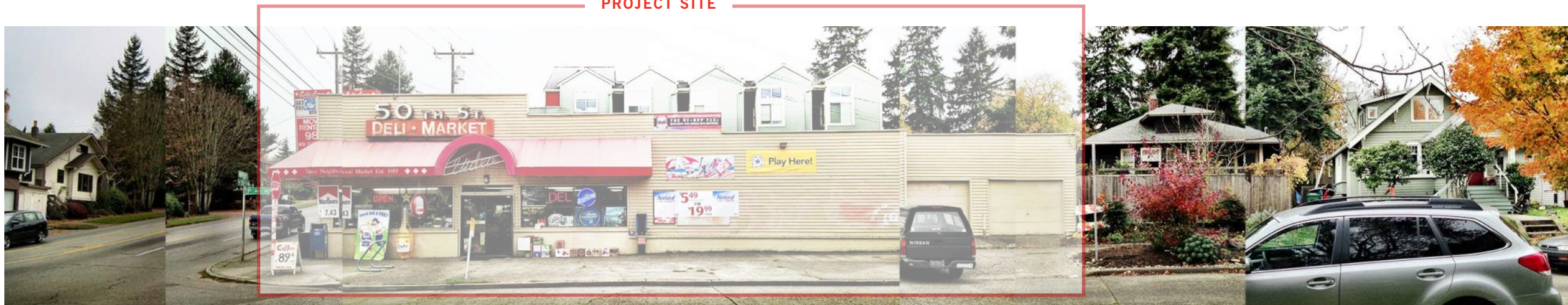
**SINGLE FAMILY HOME**

- 2-stories

**SINGLE FAMILY HOME**

- 2-stories

## 4 1ST AVE NE, LOOKING WEST



**PROJECT SITE**

- PROJECT SITE**
- Existing structure to be demolished

**SINGLE FAMILY HOME**

- 2-stories

**SINGLE FAMILY HOME**

- 2-stories

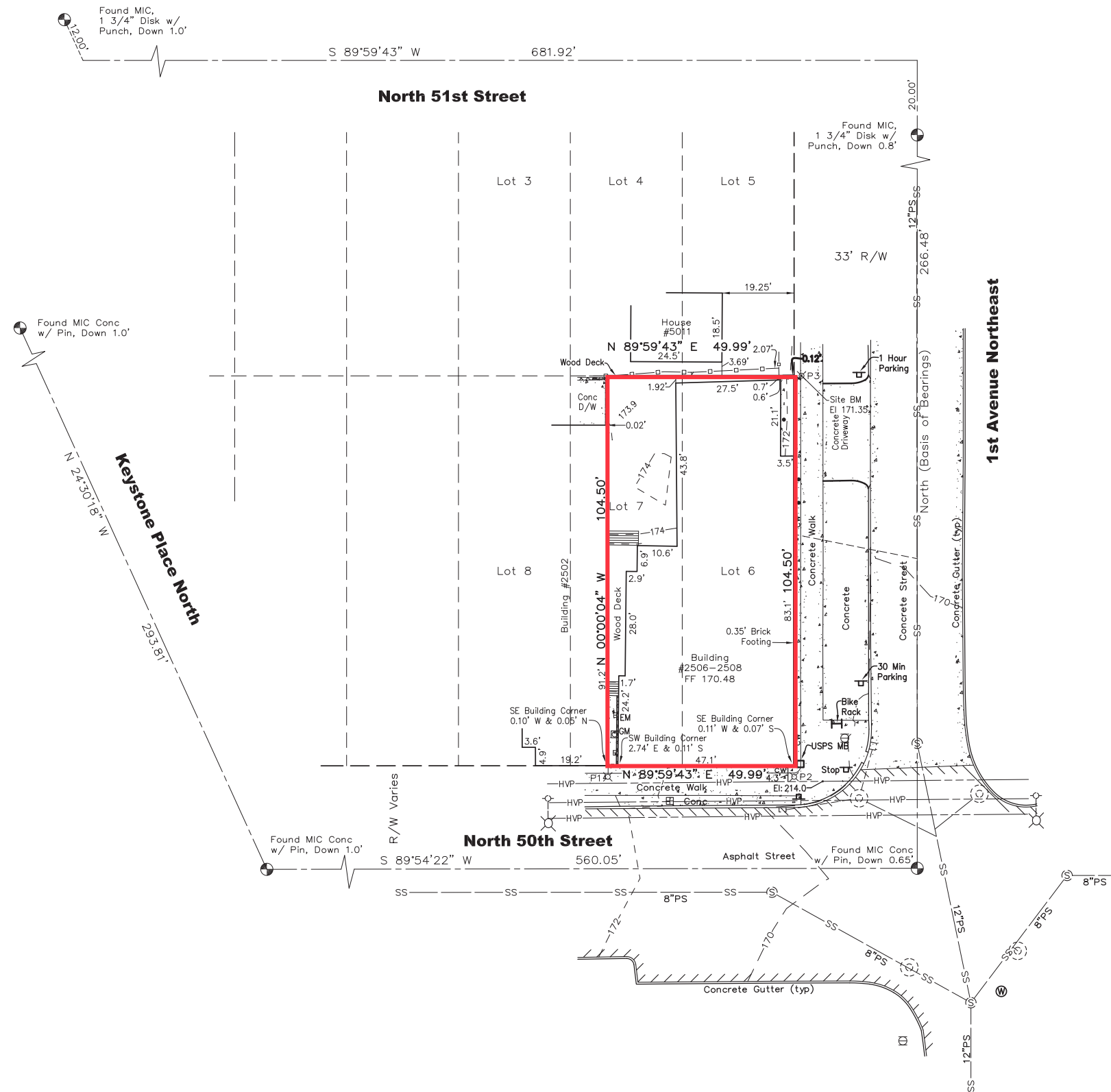


# Survey / Tree Survey

01  
02  
**03 EXISTING SITE**  
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## PROPERTY DESCRIPTION:

Lot 6 and the east 20 ft of Lot 7, Block 18, woods south division of Greenlake addition to the city of Seattle according to the plat thereof, recorded in volume 4 of plats, page 19, records of King County, Washington.





# Site Plan





## BOARD RECOMMENDATIONS & RESPONSES

AFTER VISITING THE SITE, CONSIDERING THE ANALYSIS OF THE SITE AND CONTEXT PROVIDED BY THE PROPONENTS, AND HEARING PUBLIC COMMENT, THE DPD STAFF PROVIDED THE FOLLOWING SITING AND DESIGN GUIDANCE.

### EARLY DESIGN GUIDANCE SEPTEMBER 29, 2015

#### 1. SITE PLANNING AND PUBLIC REALM:

- A THE SURFACE PARKING IS SEPARATED FROM THE NORTH PROPERTY LINE BY A FIVE-FOOT LANDSCAPE BUFFER. IT IS IMPERATIVE THAT LIGHT AND GLARE FROM VEHICLE HEADLIGHTS ARE SCREENED FROM ADJACENT RESIDENTIAL DEVELOPMENT. SUBMIT A STRONG LANDSCAPE DESIGN TO PROVIDE SUFFICIENT LANDSCAPING, FENCING, AND/OR OTHER SCREENING TO REDUCE IMPACTS TO THE NORTH. VEHICLES SHOULD ALSO BE SCREENED ALONG 1ST AVE NE. (DC1-II)
- B A 20-FOOT CURB CUT IS PROPOSED ON 1ST AVE NE. USE THE SMALLEST CURB CUT DIMENSION NECESSARY/PERMITTED TO ACCESS THE ON-SITE PARKING. REDUCE THE VISUAL IMPACTS OF THE PARKING LOT AND ENTRANCES AS MUCH AS POSSIBLE. (DC1-B, DC1-C)
- C IT IS NOT CLEAR WHERE BICYCLE FACILITIES ARE LOCATED. LOCATE FACILITIES SUCH AS BIKE RACKS AND STORAGE TO MAXIMIZE CONVENIENCE, SECURITY, AND SAFETY. (PL4-B)
- D IT APPEARS THE LOCATION OF THE TRASH AREA IS ADJACENT 1ST AVE NE IN THE PARKING AREA. THIS LOCATION INCREASES THE VISUAL IMPACT OF THE SURFACE PARKING AREA AND REDUCES THE PROJECT'S CONNECTION TO THE STREET. ENSURE ADEQUATE SCREENING AND/OR LANDSCAPING TO ADEQUATELY SCREEN PARKING AND THE TRASH AREA FROM THE STREET. (DC1-B, DC1-C)
- E THE COMMERCIAL SPACE IS ORIENTED TOWARD THE INTERSECTION OF N. 50TH AND 1ST AVE NE, WITH AN ENTRANCE ON 1ST. -MAINTAIN THE COMMERCIAL USE AT THIS LOCATION ENSURING ACCESSIBLE ACCESS FOR ALL. (PL2-A)
- F ONE RESIDENTIAL UNIT IS PROPOSED AT THE GROUND LEVEL ON N. 50TH ST. BUILD IN FLEXIBILITY SO THE BUILDING CAN ADAPT OVER TIME TO EVOLVING NEEDS, SUCH AS THE ABILITY TO CHANGE THIS RESIDENTIAL SPACE TO COMMERCIAL SPACE AS NEEDED. (DC1-A)

#### RESPONSE:

- A APPROPRIATE SCREENING HAS BEEN PROVIDED ALONG THE NORTH END OF THE SITE TO SHIELD LIGHT AND GLARE FROM THE SINGLE FAMILY RESIDENCE AS WELL AS ALONG 1ST AVE NE. SEE ELEVATIONS A3.10 DR AND A3.11 DR.
- B THE CURB CUT HAS BEEN REDUCED FROM 20 FEET TO 10 FEET AS REQUESTED. SEE SITE PLAN A1.00.
- C BICYCLE FACILITIES ARE LOCATED IN THE PARKING GARAGE, SEE GROUND FLOOR PLAN ON A1.00.
- D TRASH HAS BEEN SCREENED BY A SOLID WALL GIVING THE APPEARANCE OF AN ENCLOSED PARKING STRUCTURE. THIS ENSURES THAT LIGHT, GLARE, AND SMELL ARE ALL SHIELD.
- E COMMERCIAL SPACE CONTINUES TO BE ORIENTED TO N 50TH STREET AND 1ST AVE NE, SEE SITE PLAN ON A1.00.
- F THE GROUND FLOOR RESIDENTIAL UNIT MAINTAINS AN OPEN FLOW IN THE FRONT, STREET FACING HALF OF THE UNIT, GIVING IT THE ABILITY TO BE FLEXIBLE. SEE GROUND FLOOR PLAN ON SHEET A2.00.

#### 2. ARCHITECTURAL CONCEPT:

THE STRONG STREET EDGE AND UPPER LEVEL SETBACKS OF OPTION A IS PREFERRED. THE STRONG STREET EDGE AND UPPER LEVEL SETBACK RELATE WELL TO THE NEIGHBORHOOD CONTEXT, CREATE A STRONG CONNECTION TO THE STREET AN PUBLIC REALM, AND ENCOURAGE SAFETY THROUGH EYES ON THE STREET. (CS2-B, PL2-B)

- A THE PRIMARY SHARED RESIDENTIAL ENTRY IS PROPOSED ON 1ST, NORTH OF THE COMMERCIAL ENTRANCE. MAINTAIN THE RESIDENTIAL ENTRY ON 1ST AND USE DESIGN ELEMENTS TO ENSURE THIS ENTRY IS OBVIOUS AND IDENTIFIABLE FOR RESIDENTS AND GUESTS AND IS DIFFERENTIATED FROM THE COMMERCIAL ENTRANCE (PL3-A).
- B UPPER LEVEL BALCONIES ARE PROPOSED ON THE NORTH ELEVATION TO PROVIDE OUTDOOR AMENITY AREA FOR EIGHT RESIDENTIAL UNITS. THERE IS CONCERN THAT BALCONIES ON THE NORTH ELEVATION WILL CAUSE NEGATIVE PRIVACY IMPACTS TO ADJACENT DEVELOPMENT AND DO NOT RESULT IN AN APPROPRIATE TRANSITION TO THE SINGLE FAMILY ZONE. REMOVE THE BALCONIES FROM THE NORTH ELEVATION AND EXPLORE SETTING BACK THE UPPER LEVELS OF THE SOUTH ELEVATION, SIMILAR TO THE STRUCTURE TO THE WEST AND OPTION A IN THE PACKET, OR ADDING BALCONIES ON THE EAST ELEVATION (C2-D).
- C OVERHEAD WEATHER PROTECTION IS PROPOSED AT THE CORNER, HIGHLIGHTING THE COMMERCIAL ENTRANCE. MAINTAIN THE OVERHEAD WEATHER PROTECTION TO PROVIDE STREET-LEVEL SCALE AND DETAIL (DC2-C).
- D IT IS UNDERSTOOD THAT THE EXISTING POWER LINES ON N. 50TH ST. REQUIRE A MINIMUM SETBACK. IN RESPONSE, THE BUILDING IS SETBACK AT THE GROUND AND UPPER LEVELS. THIS GROUND LEVEL SETBACK IS PROPOSED AS A PEDESTRIAN PLAZA, SEPARATED FROM THE SIDEWALK BY A LANDSCAPE BUFFER. BECAUSE THE EXISTING CHARACTERS OF N. 50TH ST. AND 1ST AVE. NE ARE COMMERCIAL AND RESIDENTIAL, RESPECTIVELY, EXPLORE MOVING THE PLAZA TO 1ST AVE NE AND ELIMINATING THE GROUND LEVEL SET BACK ON N. 50TH. A STRONG STREET EDGE ALONG N. 50TH ST. PROVIDES A COMPATIBLE RESPONSE TO THE EXISTING CONTEXT AND ADJACENT DEVELOPMENT, WHILE A PEDESTRIAN OPEN SPACE ON 1ST AVE NE RESPONDS TO THE EXISTING RESIDENTIAL NEIGHBORHOOD TO THE NORTH. (CS2-B, PL1-A, DC2-A, DC2-D)

#### RESPONSE:

- A MATERIAL, GLAZING AND MODULATION ARE USED TO IDENTIFY THE RESIDENTIAL ENTRY OF THE BUILDING. SEE COLORED LANDSCAPED PLANS ON SHEET A3.10 DR.
- B BALCONIES ON THE NORTH FACE OF THE BUILDING ARE BEING MAINTAINED AS DISCUSSED WITH CARLY GUILLORY OVER THE PHONE ON OCTOBER 14, 2015. TREES WITHIN THE LANDSCAPE BUFFER AND WOOD SLAT SCREENED BALCONIES ARE PROPOSED TO REDUCE VISUAL IMPACT.
- C OVERHEAD WEATHER PROTECTION WILL REMAIN AT THE CORNER AND ENTRIES.
- D THE SETBACK ALONG N 50TH STREET HAS BEEN REMOVED TO PROVIDE MORE COMMERCIAL SPACE AND A STRONG EDGE ALONG THE SOUTH PROPERTY LINE. IN RESULT, THE AMENITY AREA IS ELEVATED TO THE SECOND LEVEL AND OVERLOOKS THE CORNER OF N 50TH ST AND 1ST AVE NE.



## DEVELOPMENT STANDARD DEPARTURES

AT THE TIME OF THE EARLY DESIGN GUIDANCE MEETING, DEPARTURES WERE REQUESTED.

- A DEPARTURE REQUEST FOR ALLOWANCE OF RESIDENTIAL USES TO OCCUPY APPROXIMATELY 37.85% OF STREET FACADE ALONG N. 50TH STREET, AN APPROXIMATELY 24.15% OF STREET FACADE ALONG 1ST AVENUE NE. (23.47A.005 -C.1)
- B DEPARTURE REQUEST FOR A REDUCTION IN COMMERCIAL DEPTH REQUIREMENT TO 27'-9" (23.47A.008 - B.3)
- C DEPARTURE REQUEST FOR THE REDUCTION OF THE 5-FT BUFFER REQUIREMENT FOR A LENGTH FROM 50' TO 33' FOR AN ACCESSIBLE PARKING STALL AND AISLE. (23.47A.016 - D.1.C.2)
- D DEPARTURE REQUEST FOR ALLOWANCE OF 74.8% OF REQUIRED 250 SF FOR A TOTAL OF 187 SF OF PUBLIC AMENITY. (23.47A.024 - B.4)
- E DEPARTURE REQUEST FOR ALLOWANCE OF SOLID WASTE AND RECYCLING BINS. (23.47A.032 - B.1.B)

## RECOMMENDATIONS

### BOARD DIRECTION

AT THE CONCLUSION OF THE EARLY DESIGN GUIDANCE MEETING, THE BOARD RECOMMENDED MOVING FORWARD TO MUP APPLICATION.



# Summary of Code Compliance

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**06 ZONING DATA**  
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APPLICABLE ZONING	SMC-SECTION	SUB-SECTION	REQUIREMENT	DESIGN OPTION
Street Level Uses	23.47.005	C	Residential uses at street level	
		1	In all neighborhood commercial and C1 zones, residential uses may occupy, in the aggregate, no more than 20 percent of the street-level street-facing facade in the following circumstances or locations: E. Within an NC1 zone	<b>DEPARTURE REQUESTED (SEE PAGE 46)</b>
Street Level Development Standards	23.47A.008	B	Non-residential street level requirements	Building depth < 30ft avg
		3	Non-residential uses shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level street-facing facade.	<b>DEPARTURE REQUESTED (SEE PAGE 46)</b>
Structure Height	23.47A.012	A	Base height in NC1-30 zones is 30 feet.	
		1	In zones with a 30 foot or 40 foot mapped height limit: a. the height of a structure may exceed the limit up to 4 ft, provided the following conditions are met: 1.A. A floor-to-floor height of 13ft or more is provided for nonresidential uses at street level	Floor-to-floor height of commercial is 13ft. Building max height allowable=34ft See Section on Page 43
Floor Area Ratio	23.47A.013	Table A	Max FAR outside Station Area Overlay District	Allowable area per FAR: 13,063 SF
		2	Total permitted for all uses on a lot occupied by mixed uses: 2.5	
Setback Requirements	23.47A.014	B	Setback requirements for lots abutting or across the alley from residential zones	
		1	A setback is required where a lot abuts the intersection of a side lot line and front lot line of a lot in a residential zone. The required setback forms a triangular area. Two sides of the triangle extend along the street lot line and side lot line 15 feet from the intersection of the residentially zoned lot's front lot line and the side lot line abutting the residentially zoned lot. The third side connects these two sides with a diagonal line across the commercially-zoned lot	<b>DEPARTURE REQUESTED (SEE PAGE 47)</b>
Landscaping and Screening Standards	23.47A.016	D	Screening and landscaping requirements for specific uses.	
		1.C	Screening surface parking areas. 1. Three foot high screening is required along lot lines 2. Surface parking abutting or across an alley from a lot line in a residential zone must have 6 ft high screening along abutting lot line and a 5 ft deep landscaped area inside the screening.	<b>DEPARTURE REQUESTED (SEE PAGE 46)</b>
Parking Location and Access	23.47A.032	B	Location of parking	
		b	Within a structure, street-level parking shall be separated from street-level, street-facing facades by another use. This requirement does not apply to access to parking meeting the standards of subsection 23.47A.032.A.	
Amenity Area	23.47A.024		Amenity area required = 5% the total gross floor area in residential use ( common amenity min. horizontal dimension of 10 ft and no less that 250 SF)	<b>DEPARTURE REQUESTED (SEE PAGE 47)</b>
Required Parking	23.54.015	Table B	Parking for Residential Uses I. 1 space per 2 Small Efficiency Dwelling Unit	9 Stalls Required 9 Stalls Proposed
		Table E	Parking for Bicycles D.2. 3/4 stall per Small Efficiency Dwelling Unit	13 Bike Stalls Required 14 Bike Stalls Provided



## Design Guideline Response

### Wallingford Neighborhood Guidelines CS2. Urban Pattern & Form

#### I. RESPONDING TO SITE CHARACTERISTICS

ARCHITECT RESPONSE:

The project aims to reinforce a neighborhood-commercial character of this intersection of N 50th St and 1st Ave NE. The relatively flat area at the southeastern corner of the site provides access to the building. The building steps in correlation to the slope of the sidewalk, providing building access at grade.

#### II. STREETScape COMPATIBILITY

ARCHITECT RESPONSE:

The building will butt up to the sidewalk on the corner of N 50th St. and 1st Ave NE to maintain the street wall. The architectural elements would be thoughtfully designed to reinforce the existing streets' character.

#### III. CORNER LOTS

ARCHITECT RESPONSE:

The design responds to the corner lot site by wrapping the storefront windows and canopy around the corner. The overall design of this corner would be architecturally enhanced to visually strengthen the street intersection. Parking is accessed away from the corner on 1st Ave. NE.

#### IV. HEIGHT, BULK AND SCALE COMPATIBILITY

ARCHITECT RESPONSE:

The scale of the building is compatible with surrounding development. The upper level setback along N 50th St is provided to maintain the view corridor. The building's mass is pulled back from the Single Family zone to the north to preserve privacy of residents in the adjacent building and minimize shadow impacts.

### CS3. Architectural Context & Character

#### I. ARCHITECTURAL CONTEXT

ARCHITECT RESPONSE:

Located on the corner lot, in a neighborhood-commercial zone, the project strives to recreate the classic commercial building feel with storefronts at street level that is visually separated from the living space above. On the upper floors, the rhythm and modulation of window openings, as well as horizontal bands, articulate the facades and give the building scale. The top of building would be clearly distinguished with the provision of parapets and cornices.



EAST FACADE AT GARAGE ENTRY



COMMERCIAL/ RESIDENTIAL ENTRY



# Design Guideline Response

## PL1. Connectivity

### B3. PEDESTRIAN AMENITIES

#### ARCHITECT RESPONSE:

Hardscaped & landscaped open space, appropriate lighting, pedestrian scale signage, canopy, large storefront windows, and planting would be provided on the street level to liven the sidewalks.

## PL2 Walkability

### I. PEDESTRIAN OPEN SPACES AND ENTRANCES

#### ARCHITECT RESPONSE:

Entries are located on the street-level, with street-facing facades to encourage pedestrian connectivity. Open spaces adjacent to sidewalks help enhance the streetscape and pedestrian-oriented environment. Canopies are provided to protect pedestrians and create human scale on the street level.

### II. BLANK WALLS

#### ARCHITECT RESPONSE:

Ground floor uses are designed to maximize transparency on street-level, street-facing facades. The parking area would be screened by green walls and landscaping.

### III. PERSONAL SAFETY AND SECURITY

#### ARCHITECT RESPONSE:

Both commercial and residential entries on the street level would have transparency and be well lit to provide security and allow for visual surveillance for personal safety.

## PL3 Street Level Interaction

### I. ENTRANCES VISIBLE FROM THE STREET

#### ARCHITECT RESPONSE:

All entrances are oriented to the street and accessed directly from the street sidewalk. The entrance to the Type A accessible unit is located along N 50th St. Upper level residential and commercial access are located on 1st Avenue NE. Both street facing facades have entrances off of the sidewalk with unobstructed visibility.

### II. HUMAN ACTIVITY

#### ARCHITECT RESPONSE:

Pedestrian spaces are provided along N 50th St. to encourage human activity. Entrances off this route allow pedestrians and residents to meander, and increases liveliness to the current street. Orienting the entrances closer to N 50th St allows for quieter screened parking closer to the residential uses.

## DC1. Project Uses & Activities

### I. PARKING AND VEHICLE ACCESS

#### ARCHITECT RESPONSE:

Parking entrance is located on 1st Ave NE, away from the corner intersection.

### II. DESIGN OF PARKING LOTS NEAR SIDEWALKS

#### ARCHITECT RESPONSE:

Parking spaces are screened from the sidewalk with open screens meant for greenery and a landscape buffer to the north of the property. The parking gate will be designed to complement the character of the residential street.

## DC2. Design Concept

### I. ARCHITECTURAL CONCEPT AND CONSISTENCY

#### ARCHITECT RESPONSE:

The design concept aims to reestablish the presence of one-story masonry commercial buildings found in Wallingford. The building massing is broken down into two distinguish portions. The transparent commercial on the ground floor, and the predominantly solid residential floors above. This massing helps reinforce the presence of two separate functions. The appropriate signage and lighting design will be provided to reflect the pedestrian scale of the neighborhood.

### II. HUMAN SCALE

#### ARCHITECT RESPONSE:

The street-level facade treatment takes the design cues from traditional storefronts design found in Wallingford. Design elements, such as canopy, clerestory, transom glazing and large storefront windows, provide human scale at the street.

## DC4. Exterior Elements & Finishes

### I. LANDSCAPING TO REINFORCE DESIGN CONTINUITY WITH ADJACENT SITES

#### ARCHITECT RESPONSE:

Street trees per SDOT standard will be provided in the planting strips on both N 50th St and 1st Ave NE. The new trees will add much-needed softscaping to the corner of N 50th St and 1st Ave NE, which is a main arterial, and help reinforce the tree-lined residential street character of 1st Ave NE.

### II. LANDSCAPING TO ENHANCE THE BUILDING AND/OR SITE

#### ARCHITECT RESPONSE:

Landscaping will be provided along 50th St. to maintain a street wall and filter between the semi public and public space. The green wall on 1st Ave NE will screen the parking spaces from the sidewalk. A 5 ft landscape buffer north of the site will ease the commercial zone into the single family zone along 1st Ave. NE.



# Design Guideline Response

## Greenlake Neighborhood Guidelines CS2. Urban Pattern & Form

### I. RESPONDING TO SITE CHARACTERISTICS

#### [ARCHITECT RESPONSE:](#)

“Heart Locations”, as defined by the Greenlake design guidelines as a perceived center of commercial and social interaction, promote pedestrian activity and enhance the intersection. The project steps back from busy N 50th St. encouraging the public to pause and interact with the site. A permeable landscape buffer shields the patio space from the cars. This provides the opportunity for outdoor seating and dining, bringing life to the intersection of 1st Ave NE and N 50th St.

### II. HEIGHT, BULK AND SCALE COMPATIBILITY

#### [ARCHITECT RESPONSE:](#)

The scale of the building is compatible with surrounding development. The upper level setback along N 50th St is provided to maintain the view corridor. The building’s mass is pulled back from the Single Family zone to the north to preserve privacy of residents in the neighboring building and minimize shadow impacts.

## CS3. Architectural Context & Character

### I. ARCHITECTURAL CONTEXT

#### [ARCHITECT RESPONSE:](#)

Located on the corner lot in a neighborhood-commercial zone, the project strives to recreate the classic commercial building feel with storefronts at street level that is visually separated from the living space above. On the upper floors, the rhythm and module of window openings, as well as horizontal bands, articulate the facades and give the building scale. The top of building would be clearly distinguished with the provision of parapets and cornices.

## PL2 Walkability

### I. PEDESTRIAN OPEN SPACES AND ENTRANCES

#### [ARCHITECT RESPONSE:](#)

Entries are located on the street-level, with street-facing facades to encourage human activity. Open spaces adjacent to sidewalks help enhance the streetscape and pedestrian-oriented environment. Canopies are provided to protect pedestrians and create human scale on the street level. Lighting will enhance visibility and safety in the later hours.

## PL3 Street Level Interaction

### I. HUMAN ACTIVITY

#### [ARCHITECT RESPONSE:](#)

Pedestrian spaces are provided along N 50th St. to encourage human activity. The incorporation of the setback along this arterial allows pedestrians and residents to meander, and increases liveliness to the current street. Building entrances are oriented closer to the N 50th St, leaving the quieter screened parking closer to the residential uses.

## DC2. Design Concept

### I. ARCHITECTURAL CONTEXT

#### [ARCHITECT RESPONSE:](#)

The structure will be made of brick and detailed to enhance the existing neighborhood look. Many Wallingford and Greenlake neighborhood commercial structures pay attention to detail and are simple in form. This building will be consistent with the context; it will be a classic, yet contemporary commercial architecture.

## DC4. Exterior Elements & Finishes

### I. ARCHITECTURAL CONTEXT

#### [ARCHITECT RESPONSE:](#)

Different scaled signs will be included in the design. The canopy wraps the building corner to provide an opportunity to include hanging signs, that is pedestrian oriented.

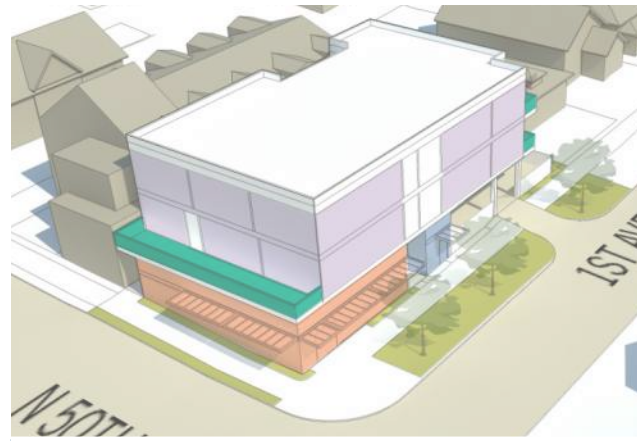
### II. EXTERIOR FINISH MATERIALS

#### [ARCHITECT RESPONSE:](#)

The material selection will be eased into the residential neighborhood. The building will compliment other surrounding structures with a predominantly brick facade and a human-scale storefront system. Green screens at the base of the building will enhance the brick facades and provide a break to the blank faces on the building.

# Project Design History

01  
02  
03  
04  
05  
06  
07  
**08 DESIGN HISTORY**  
09  
10



	EDG: Option 1	EDG: Option 2	EDG: Option 3	ADR - Developed Design
# UNITS:	15	17	17	17
AMENITY AREA SF	569 SF req. < 583 SF provided	437 SF req. < 551 SF provided	443 SF req. < 480 SF provided	880 SF
COMMERCIAL RETAIL SF:	1,288 SF	592 SF	596 SF	826 SF
PARKING STALLS:	7	9	10	9
BIKE STALLS:	12	13	13	14
FAR SF:	11,582 SF	11,987 SF	11,706 SF	11,812 SF
OPPORTUNITIES:	<ul style="list-style-type: none"> <li>Large commercial footprint</li> <li>Elevated amenity area</li> <li>No departures from Land Use code</li> </ul>	<ul style="list-style-type: none"> <li>Hidden parking</li> <li>Maximized lobby</li> <li>2nd level amenity area</li> <li>Setback along N. 50th St. to provide some relief from traffic</li> </ul>	<ul style="list-style-type: none"> <li>Largest unit mixes, all with exterior view windows</li> <li>Ample storage space on second and third levels</li> <li>Maximized ground level with residential lobby and access to utilities</li> <li>Setback along N. 50th St. to provide some relief from traffic</li> <li>Maximizes daylight to ground floor residential unit</li> </ul>	<ul style="list-style-type: none"> <li>Exterior oriented unit mix</li> <li>Storage location conveniently located on unit floor</li> <li>Maximized commercial space with upper level balconies overlooking N 50th Street.</li> <li>Residential lobby enters off of 1st Avenue NE</li> <li>Maximizes daylight to ground floor residential unit</li> </ul>
CONSTRAINTS:	<ul style="list-style-type: none"> <li>Not financially feasible</li> <li>Fewer Dwelling Units</li> <li>Less pedestrian oriented space</li> <li>Compromised ground floor unit</li> <li>Commercial space has no reprieve from traffic</li> </ul>	<ul style="list-style-type: none"> <li>Departures from street level percentage, 15 ft triangle setback adjacent with SF zone, and 30 ft commercial depth on both streets</li> <li>2nd and 3rd levels have unit with light-well open to adjacent building</li> <li>Minimal utility space with long travel distance for trash bins</li> </ul>	<ul style="list-style-type: none"> <li>Departures from street level use percentage, 5 ft landscape buffer at lot line abutting residential zone, and 30 ft commercial depth on both streets</li> <li>Smallest commercial proposed</li> </ul>	<ul style="list-style-type: none"> <li>Departures from street level use percentage, 5 ft landscape buffer at lot line abutting residential zone, Common amenity requirement, and 30 ft commercial depth on both streets</li> <li>Tight residential lobby</li> </ul>
CODE COMPLIANCE:	Yes, code compliant	Not compliant	Not compliant	Not compliant, departures requested p 46



Ground Level Floor Plan



KEY

- Commercial
- Units
- Utility/BOH
- Circulation
- Planting Strip
- Residential Amenity
- Parking/Garage

N  
 scale: 1/8" = 1'-0"

# Level 2 Floor Plan

01  
02  
03  
04  
05  
06  
07  
08  
09 DESIGN PROPOSAL  
10



## KEY

- Commercial
- Units
- Utility/BOH
- Circulation
- Planting Strip
- Residential Amenity
- Parking/Garage



scale: 1/8" = 1'-0"



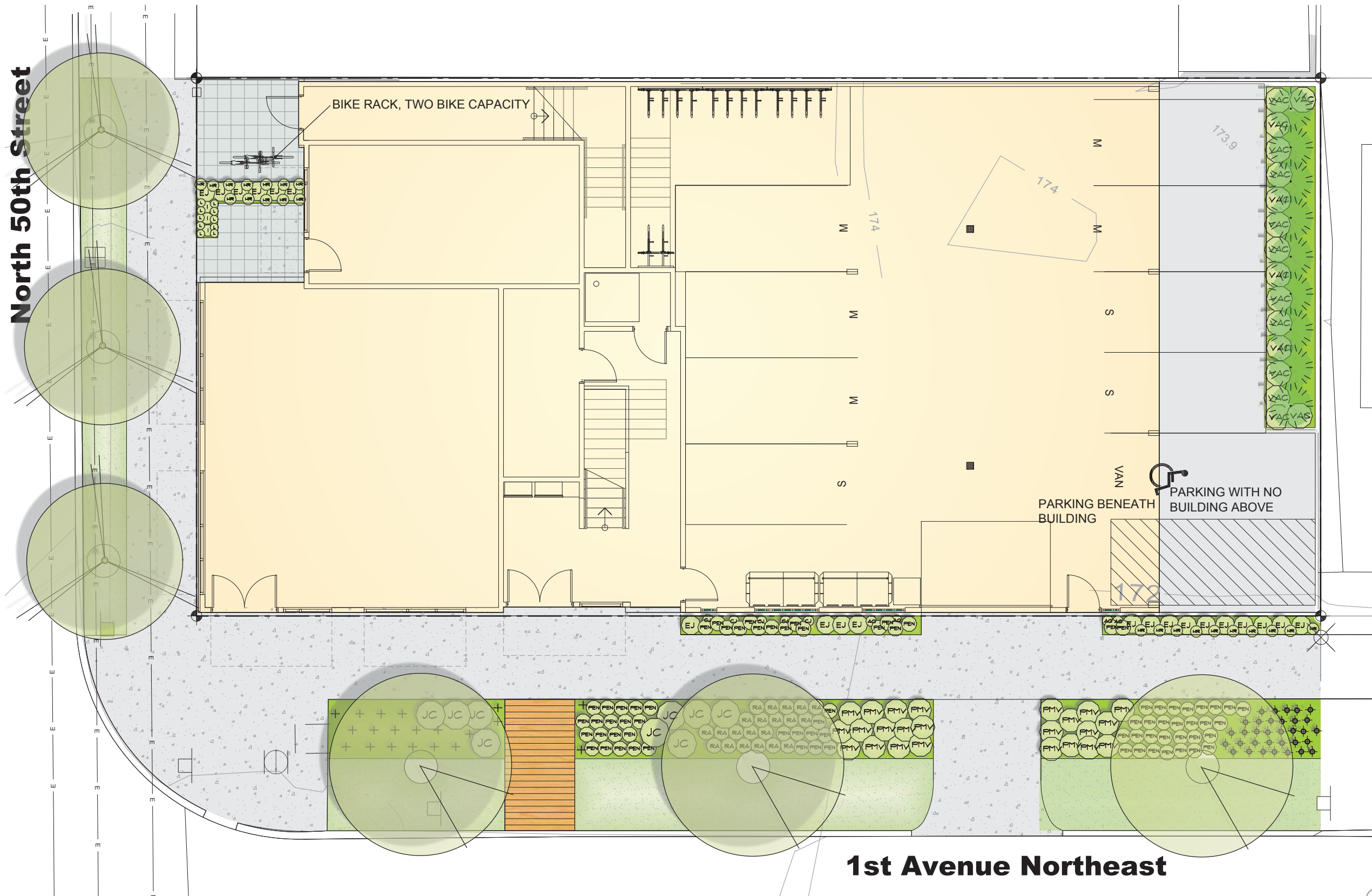
Level 3 Floor Plan



scale: 1/8" = 1'-0"

Landscape Plan

01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 | 09 DESIGN PROPOSAL | 10





# Landscape Plan Schedule

TREES	BOTANICAL / COMMON NAME	SIZE	QTY
	Magnolia 'Galaxy' / Galaxy Magnolia	2" CAL	3
	Chamaecyparis Nootkatensis 'Green Arrow' / Green Arrow Alaska Cedar	6-7'	4
	Querus Frainetto Schmidt / Forest Green Oak	2" CAL	3
SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Arctostaphylos Uva Ursi Massachusetts / Massachusetts Kinnikinnick	1 GAL	15
	Euonymus Japonicus 'Green Spire' / 'Green Spire' Euonymus	2 GAL	20
	Hemerocalis Happy Returns / Day Lily Happy Returns	1 GAL	22
	Ilex Crenata 'Sky Pencil' / Sky Pencil Japanese Holly	2 GAL	3
	Juniperus Conferta 'Blue Pacific' / Blue Pacific Shore Juniper	2 GAL	15
	Liriope Silvery Sunproof / Silvery Sunproof Lilyturf	1 GAL	10
	Pennisetum 'Little Bunny' / Dwarf Fountain Grass	1 GAL	78
	Prunus 'Mt Vernon' / Mt Vernon Laurel	2 GAL	24
	Rosemarinus 'Irene' / Irene Creeping Rosemary	1 GAL	21
	Sedum Autumn Joy / Autumn Joy Stonecrop	1 GAL	33
	Vaccinium Ovatum / Evergreen Huckleberry	2 GAL	19
VINES	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Akebia Quinata / Five Leaf Akebia	2 GAL	5
	Clematis Jackmanii / Jackmanii Clematis	2 GAL	5
GROUND	BOTANICAL NAME / COMMON NAME / SPACING	SIZE	QTY
	Premium Rye Grass Sod		
	Pervious Paving, With A Total Of Over 24" Of Gravel And Soil Beneath		
	Pervious Paving		
	Non-Pervious Paving		
	Green Screen Metal Lattice, See Architectural Plans		

# Specified Plants



GALAXY MAGNOLIA



GREEN ARROW ALASKA CEDAR



FOREST GREEN OAK



MASSACHUSETTS KINNIKINICK



'GREEN SPIRE' EUONYMUS



DAY LILY HAPPY RETURNS



SKY PENCIL JAPANESE HOLLY



BLUE PACIFIC SHORE JUNIPER



SILVERY SUNPROOF LILYTURF



DWARF FOUNTAIN GRASS



MT VERNON LAUREL



IRENE CREEPING ROSEMARY



AUTUMN JOY STONECROP



EVERGREEN HUCKLEBERRY



# Local Landscape Design Cues

01  
02  
03  
04  
05  
06  
07  
08  
09 DESIGN PROPOSAL  
10



**SPECIAL FEATURES:**  
TEXTURES, GREENLAKE VILLAGE



**SPECIAL FEATURES:**  
PLANTER SEATING, GREEN LAKE VILLAGE



**SPECIAL FEATURES:**  
PLANTING STRIP, VILLAGE COVE



**SPECIAL FEATURES:**  
GREEN SCREEN, GREENLAKE VILLAGE



**SPECIAL FEATURES:**  
PLANTED BUFFER, GREENLAKE VILLAGE



**SPECIAL FEATURES:**  
PLAZA MATERIALS, GREEN LAKE VILLAGE



**SPECIAL FEATURES:**  
PRIVATE AMENITY SCREENING, VILLAGE COVE



**SPECIAL FEATURES:**  
GREEN SCREEN, GREENLAKE VILLAGE



Landscape Rendering



SOUTH ELEVATION



EAST PLANTING STRIP



EAST FACADE AT GARAGE ENTRY



COMMERCIAL/ RESIDENTIAL ENTRY



# Elevations

## MATERIALS



BRICK: MUTUAL MATERIALS- COAL CREEK



FIBER CEMENT PANELS: SW 7004: SNOWBOUND



WOOD RAINSCREEN



STEEL CANOPY



ANODIZED ALUMINUM STOREFRONT



HORIZONTAL WOOD FENCE SCREENING



SOUTH ELEVATION



# Elevations



# Elevations

## MATERIALS



BRICK: MUTUAL MATERIALS- COAL CREEK



FIBER CEMENT PANELS: SW 7004: SNOWBOUND



WOOD RAINSCREEN



STEEL CANOPY



ANODIZED ALUMINUM STOREFRONT

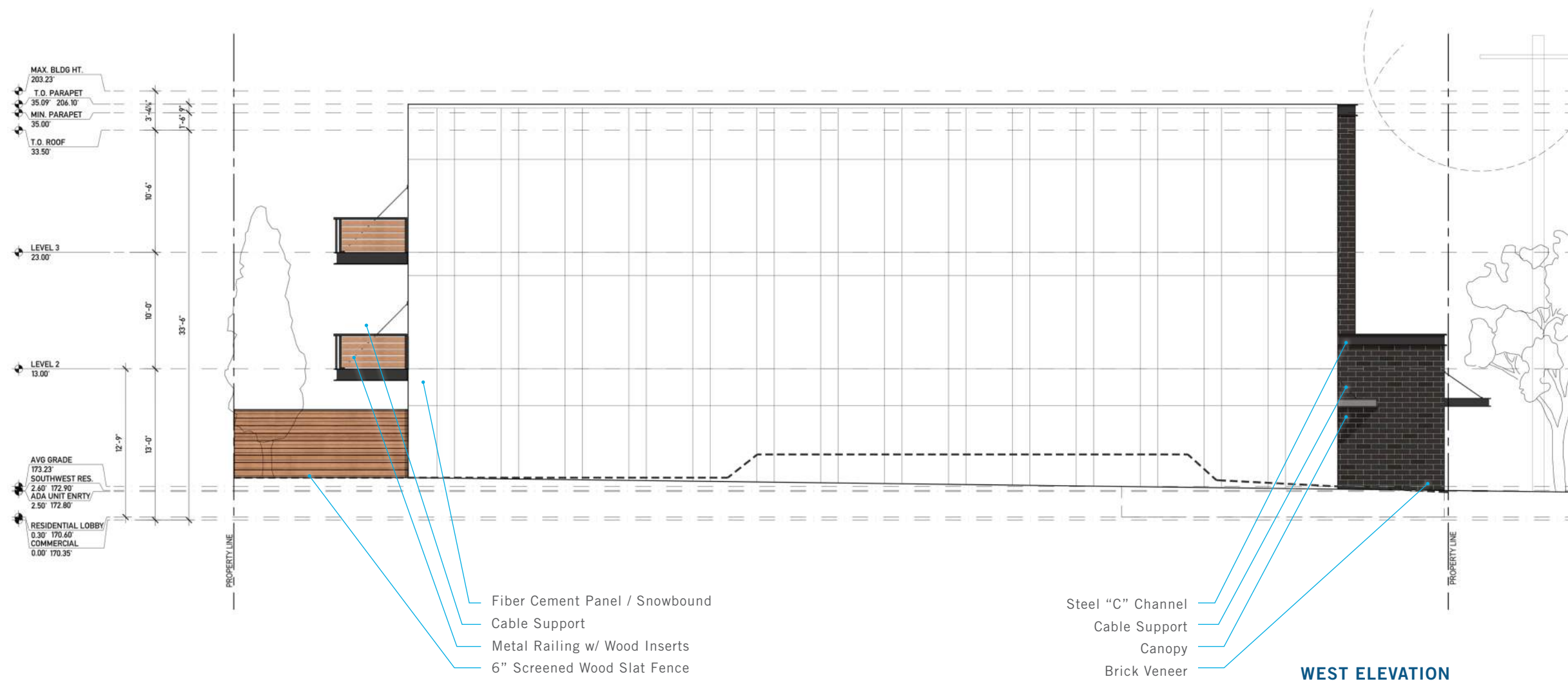


HORIZONTAL WOOD FENCE SCREENING





# Elevations



# Material and Color Details

01  
02  
03  
04  
05  
06  
07  
08  
09 DESIGN PROPOSAL  
10



BRICK: MUTUAL MATERIALS- COAL CREEK



FIBER CEMENT PANELS: SW SNOWBOUND



WOOD RAINSCREEN



STEEL CANOPY



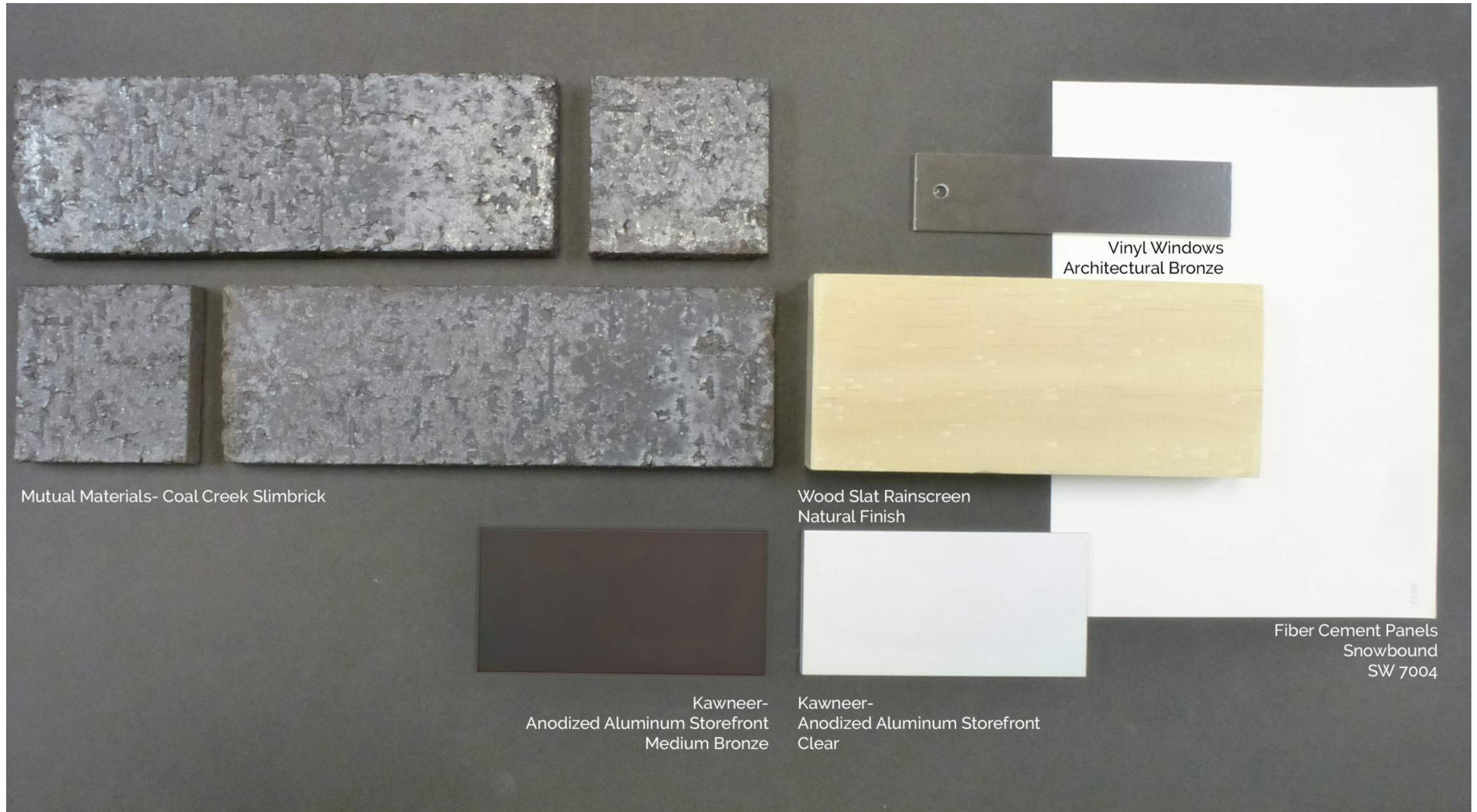
ANODIZED ALUMINUM STOREFRONT



HORIZONTAL WOOD FENCE SCREENING



Physical Material Board



Mutual Materials- Coal Creek Slimbrick

Vinyl Windows  
Architectural Bronze

Wood Slat Rainscreen  
Natural Finish

Kawneer-  
Anodized Aluminum Storefront  
Medium Bronze

Kawneer-  
Anodized Aluminum Storefront  
Clear

Fiber Cement Panels  
Snowbound  
SW 7004



Rendering

01  
02  
03  
04  
05  
06  
07  
08  
09 DESIGN PROPOSAL  
10



SOUTHEAST CORNER AT MAIN COMMERCIAL ENTRY





SOUTHWEST FACADE



Rendering

01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 | 09 DESIGN PROPOSAL | 10



COMMERCIAL ENTRY





EAST FACADE AT GARAGE ENTRY



Rendering

01  
02  
03  
04  
05  
06  
07  
08  
09 DESIGN PROPOSAL  
10



AERIAL VIEW FROM THE SOUTHEAST





EAST FACADE AND PLANTING STRIP



# Exterior Lighting Plan

01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 | 09 DESIGN PROPOSAL | 10





# Exterior Lighting Fixtures



Lumens.com

A. WALL MOUNTED UP DOWN LIGHT - DARK



Lumens.com

C. WALL MOUNTED DOWN LIGHT - LIGHT



E. LANDSCAPE UP AND ACCENT LIGHT



Lumens.com

B. WALL MOUNTED DOWN LIGHT - DARK



D. STRIP LIGHT



F. RECESSED SOFFIT LIGHT



# Exterior Lighting

01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 | 09 DESIGN PROPOSAL | 10



SOUTH COMMERCIAL VIEW AT DUSK



Exterior Lighting

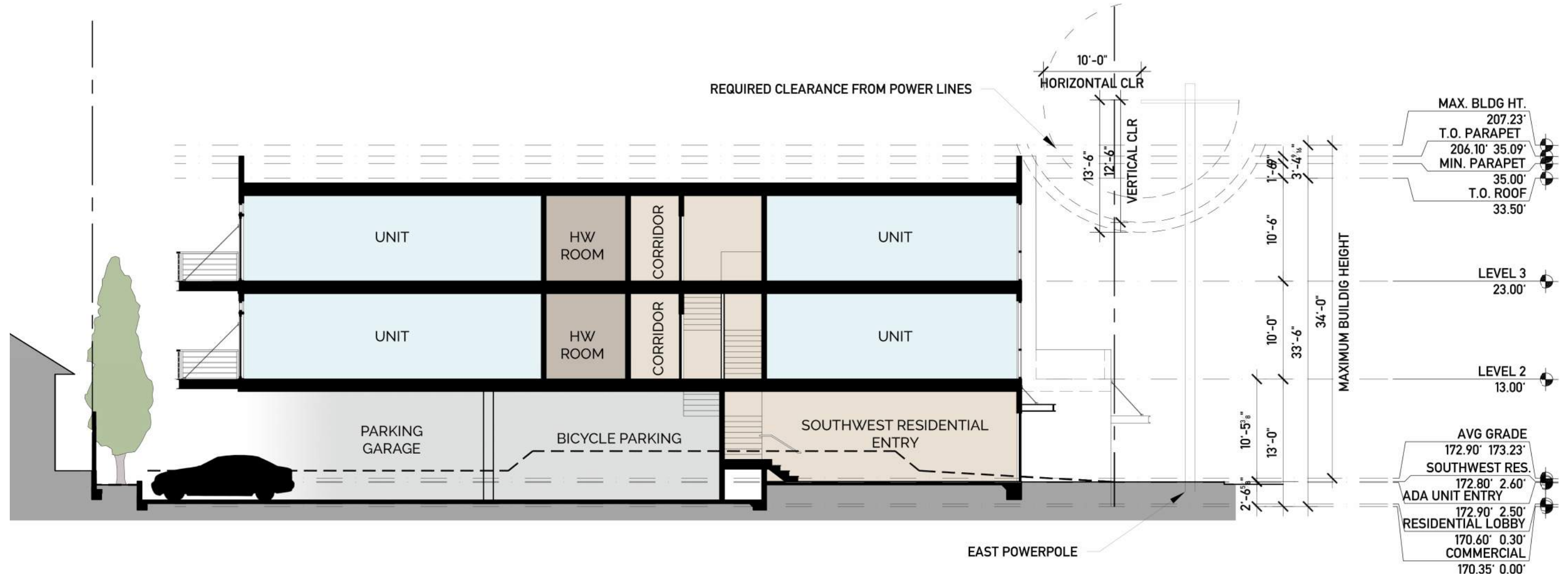


EAST FACADE AT DUSK



# Building Section

01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 | **09 DESIGN PROPOSAL** | 10



SECTION A

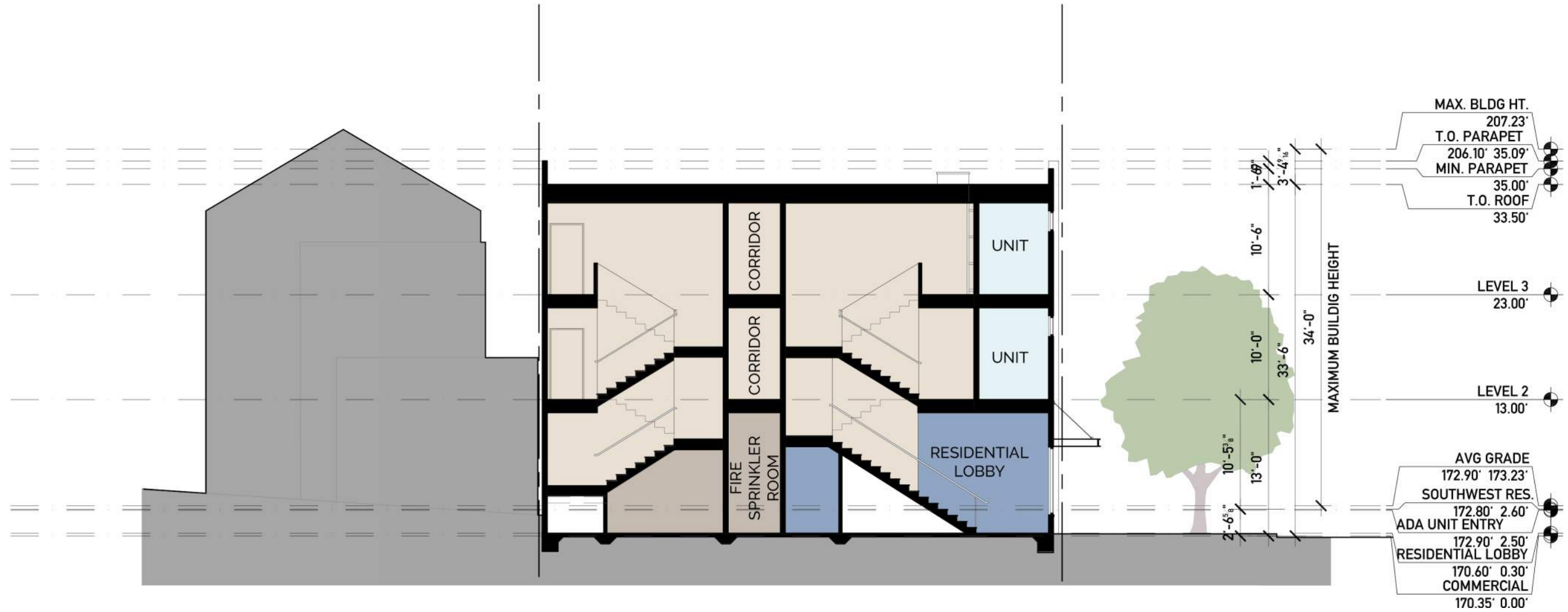
scale: 3/32" = 1'-0"

**KEY**

- Commercial
- Units
- Utility/BOH
- Circulation
- Planting Strip
- Residential Amenity
- Parking/Garage



Building Section



SECTION B

scale: 3/32" = 1'-0"



# Building Section

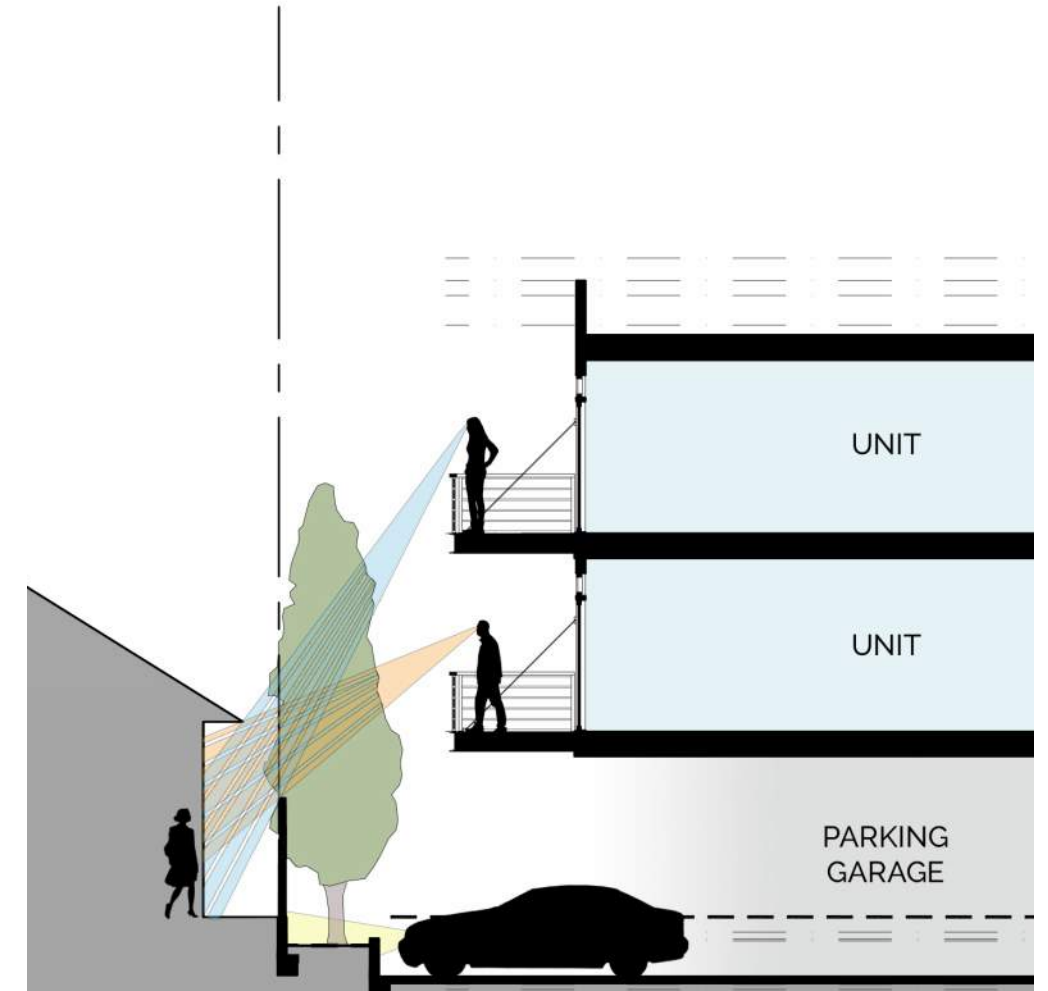
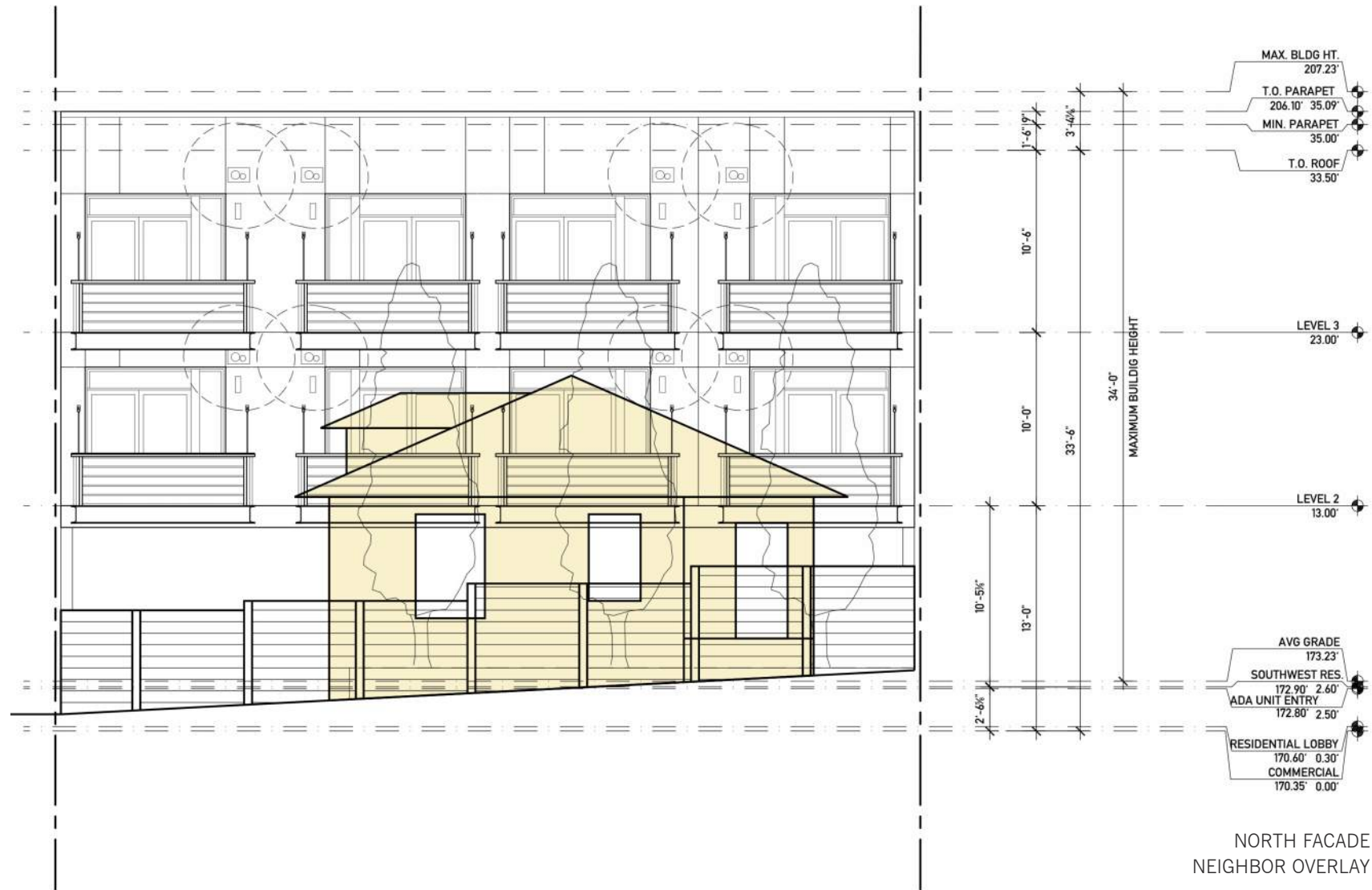
01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 | 09 DESIGN PROPOSAL | 10



NORTHEAST PERSPECTIVE



# Building Section





# Signage Concept Plan

01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 | 09 DESIGN PROPOSAL | 10



1. Primary Signage



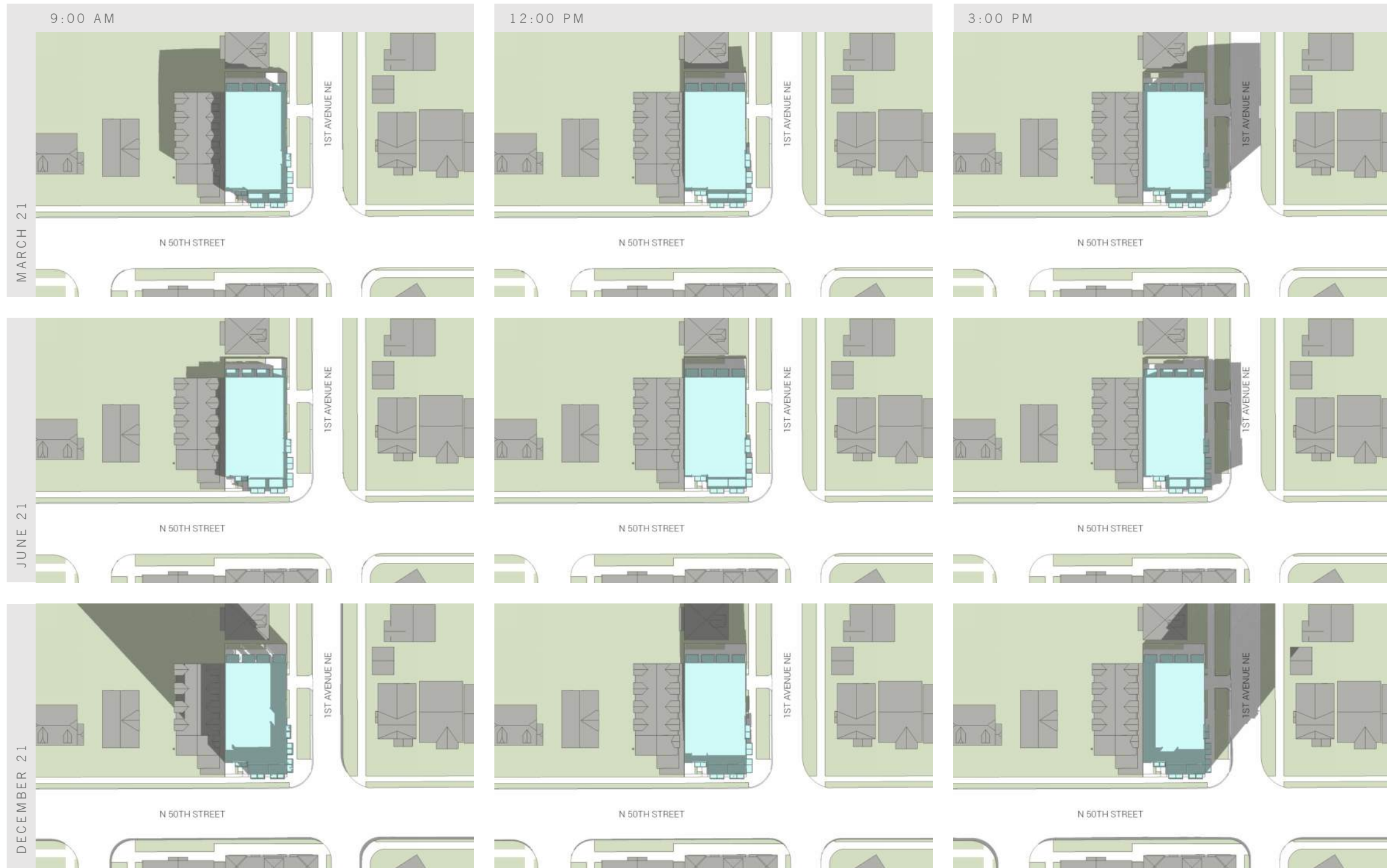
2. Secondary Signage



3. Unit Signage



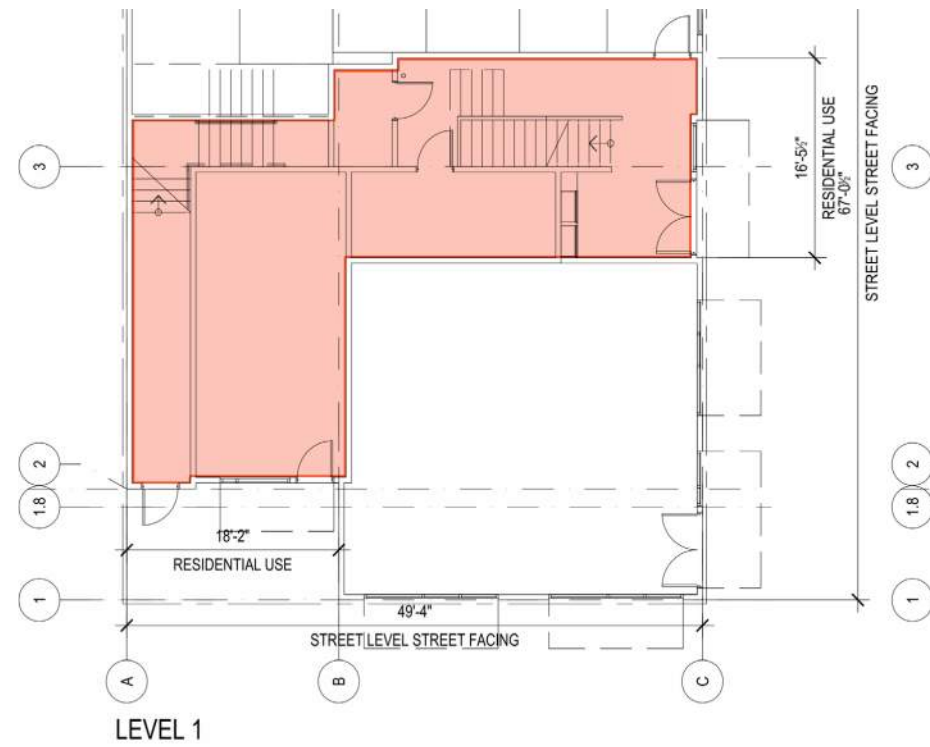
# Shadow Study





# Departures

- 01
- 02
- 03
- 04
- 05
- 06
- 07
- 08
- 09
- 10 DEPARTURES

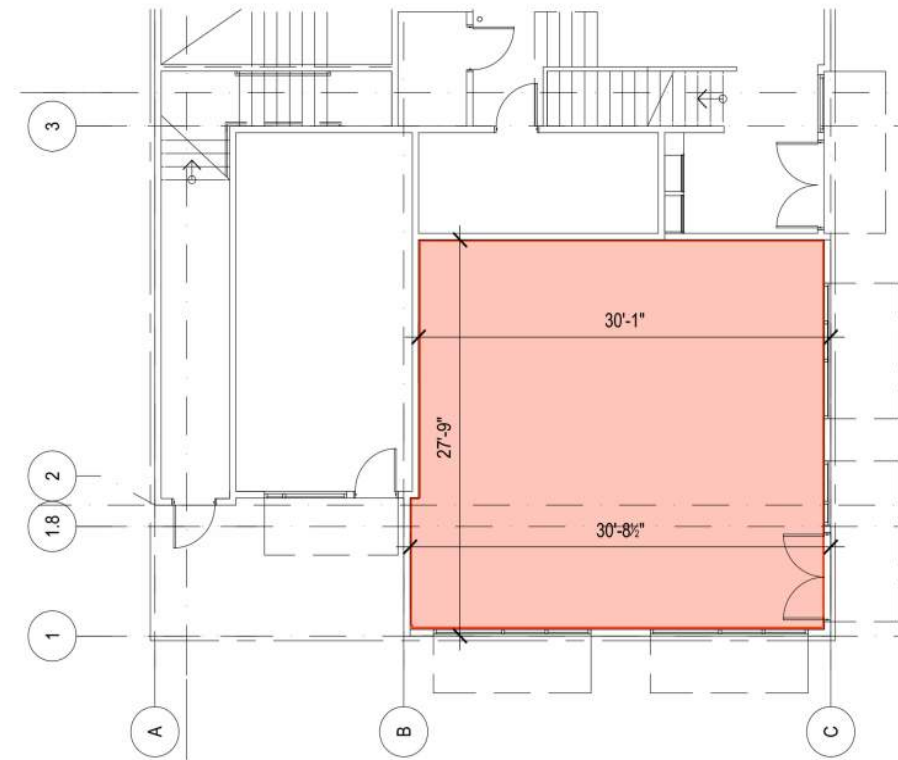


PER SMC 23.47A.005.C.1.d  
RESIDENTIAL USE MAY OCCUPY MAX 20% OF STREET LEVEL STREET FACING FACADE

	N 50TH STREET	1ST AVE NE	
STREET LEVEL STREET FACING	49'-4"	67'-0 1/2"	
RESIDENTIAL USE	18'-2"	16'-5 1/2"	
PERCENTAGE OF FACADE	36.83%	24.55%	<b>DEPARTURE REQUESTED</b>

## STREET LEVEL USE

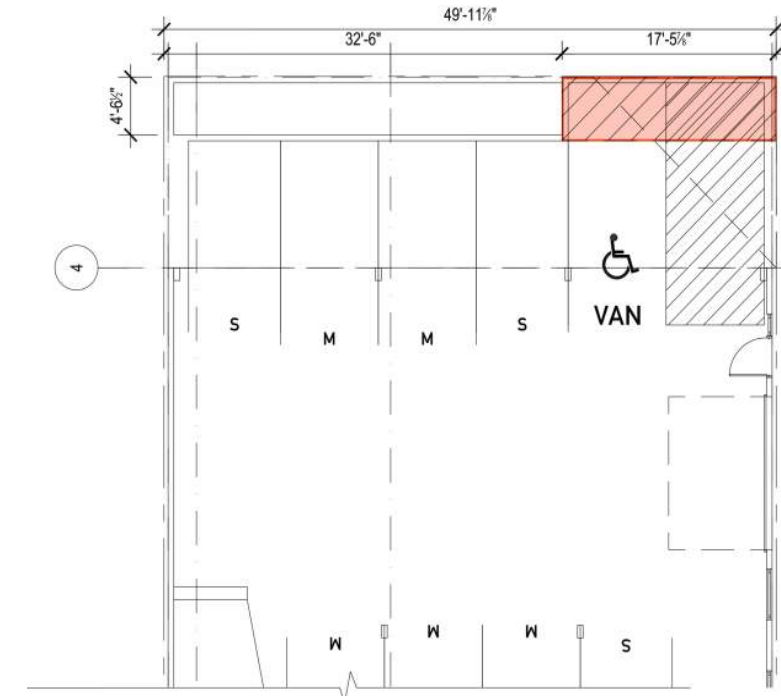
CODE CITATION:	23.47.005
CODE REQUIREMENT:	<b>(C.1.d)</b> In all neighborhood commercial and C1 zones, residential uses may occupy, in the aggregate, no more than 20 percent of the street-level street-facing facade in the following circumstances or locations: E. Within an NC1 zone
PROPOSED DESIGN DEPARTURE:	N 50TH STREET: <b>36.83% PROPOSED</b> 1ST AVENUE NE: <b>24.55% PROPOSED</b>
RATIONALE:	The limited space on the corner lot reduces opportunity for residential access. The unit count and building code require two egress routes, eating away at the commercial space and growing residential ground floor width.



PER SMC 23.47A.008.B.3  
NON-RESIDENTIAL USES SHALL EXTEND AN AVERAGE OF 30 FEET.  
27'-9" COMMERCIAL DEPTH PROVIDED

## COMMERCIAL DEPTH

CODE CITATION:	23.47A.008
CODE REQUIREMENT:	<b>(B.3)</b> Non-residential uses shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level street-facing facade.
PROPOSED DESIGN DEPARTURE:	REQUIRED DEPTH: 30'-0" PROPOSED DEPTH: 27'-9" <b>92.5% PROPOSED</b>
RATIONALE:	Residential access and parking are located on the ground level in addition to the commercial space, restricting the amount of commercial space. The lot being located on the corner of N 50th St and 1st Ave NE requires 30 feet in depth in both directions, resulting in stricter depth guidelines. The proposed depth is just shy of 30 feet in one direction, providing close to the required amount.



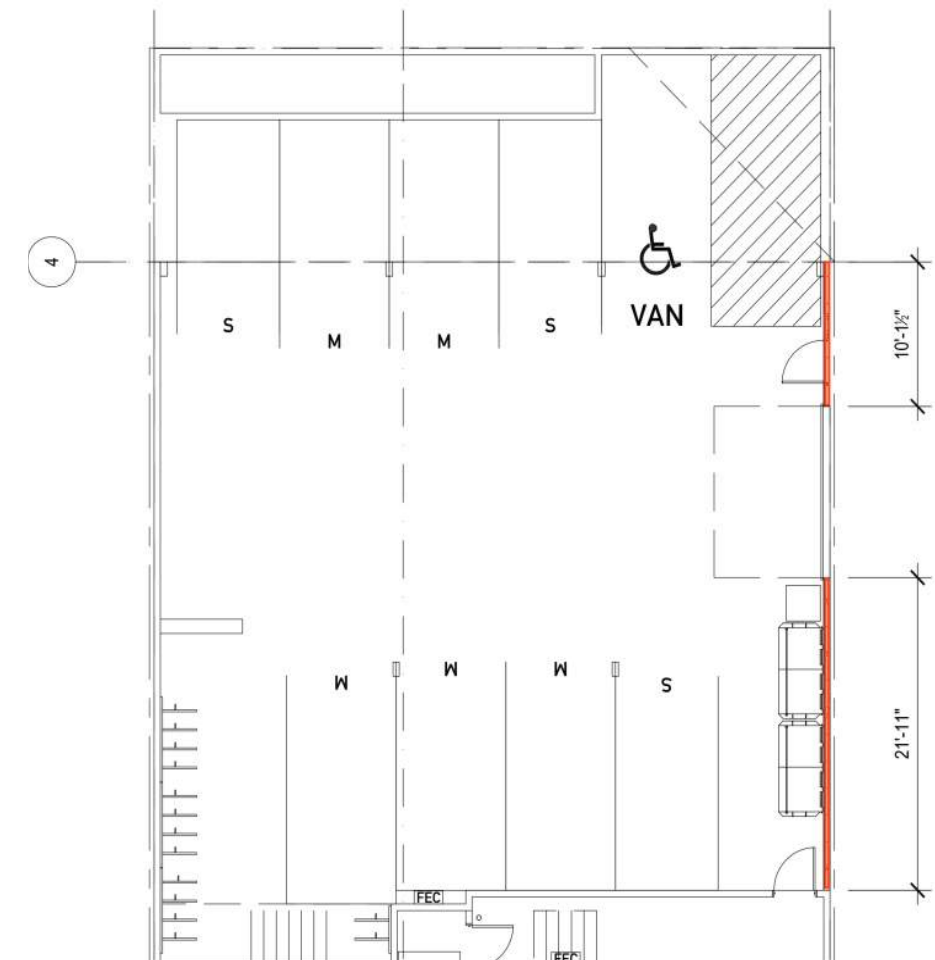
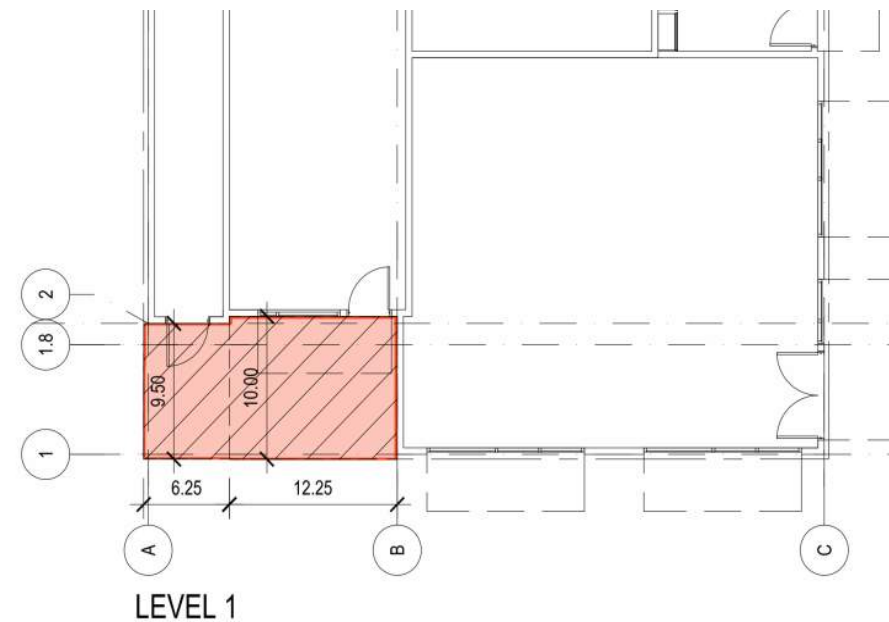
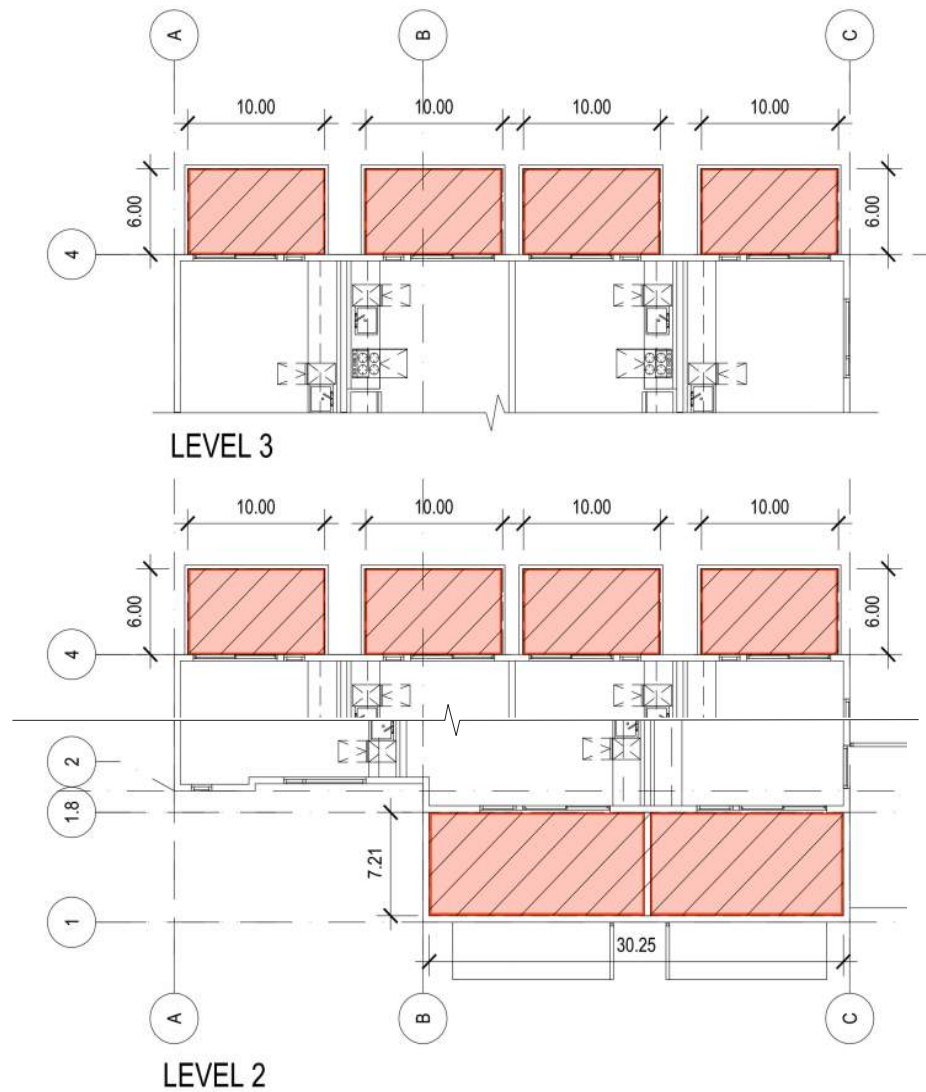
PER SMC 23.47A.016.D.1.c.2  
SURFACE PARKING ABUTTING A RESIDENTIAL ZONE MUST HAVE A 6 FT HIGH SCREEN ALONG LOT LINE AND A 5 FT DEEP LANDSCAPED AREA INSIDE SCREENING.  
LOT WIDTH = 49'-11 7/8"  
5 FT LANDSCAPED BUFFER WIDTH = 32'-6"  
REDUCTION OF 17'-5 7/8"  
**DEPARTURE REQUESTED**

## LANDSCAPING SCREENING STANDARDS

CODE CITATION:	23.47A.016
CODE REQUIREMENT:	<b>(D.1.c.2)</b> Surface parking abutting or across an alley from a lot in a residential zone must have 6-foot-high screening along the abutting lot line and a 5-foot-deep landscaped area inside the screening
PROPOSED DESIGN DEPARTURE:	LOT WIDTH: 49'-11 7/8" REDUCED LANDSCAPED WIDTH: 32'-6" <b>65% PROPOSED</b>
RATIONALE:	A 6 foot tall fence, screening light and visibility of parking, is proposed to enclose the required landscape buffer. Due to the extra backing distance required for the van stall and accessible van access, additional backing distance is required. The fence being there will shield the parking from view and appear no different from the exterior of the building.



# Departures



## AMENITY AREA

CODE CITATION:	23.47A.024
CODE REQUIREMENT:	(A) Amenity area required = 5% the total gross floor area in residential use (common amenity min. horizontal dimension of 10 ft and no less than 250 SF)
PROPOSED DESIGN DEPARTURE:	REQUIRED AMENITY: 471.23 SF PROPOSED AMENITY: 879.98 SF COMMON AMENITY REQUIRED: 250 SF COMMON AMENITY PROVIDED: 182 SF - 72.8%
RATIONALE:	The tight square footage of the site limits the available common amenity locations accessible to all 17 units. Early design proposed a commercial setback and common amenity space off of N 50th Street. Further design analysis pushed for more commercial space and individual unit amenity over common amenity. The amount of provided amenity exceeds the requirement. Nearby public spaces will serve as an additional bonus for occupants.

## PARKING LOCATION AND ACCESS

CODE CITATION:	23.47A.032
CODE REQUIREMENT:	(B.1.b) Within a structure, street-level parking shall be separated from street level street facing facades by another permitted use. Access to parking does not apply.
PROPOSED DESIGN DEPARTURE:	STREET LEVEL PARKING ADJACENT TO STREET 32'-0 1/2"
RATIONALE:	Trash location and van access stall are located along exterior wall of the parking garage, between the parking and 1st Ave NE. These uses are within the parking garage and do not necessarily count as another use. Screening has been proposed to limit parking garage views from the street.