

# 4319 Woodland Park Ave N



## INFORMATION

### Address

4319-4325 Woodland Park Ave. N

### Lot Size

7,502 square feet

### Zoning

Lowrise LR-2

### SEPA Review

The project is under the limits required for SEPA review in an Urban Village

## DESCRIPTION

The 7,502 square foot, L2 zoned property, is located at 4319-43125 Woodland Park Ave. N, just off of the intersection Woodland Park Ave. N and N Allen Pl. in Wallingford. The project proposes to deconstruct the existing duplex and single family structure and construct seven new townhouses. The structures will be three stories tall with 7 below-grade parking spaces.

## GOALS

### Sustainability

Achieve a minimum of 4-Star Built Green. Maximize building performance and utilize reclaimed materials.

### Community

The proposal will be designed around a central courtyard at the center of the site. A walkway on the south side of the property will connect Woodland Park Ave N to the courtyard and the homes at the rear of the site.

## DESIGN

### Design Approach

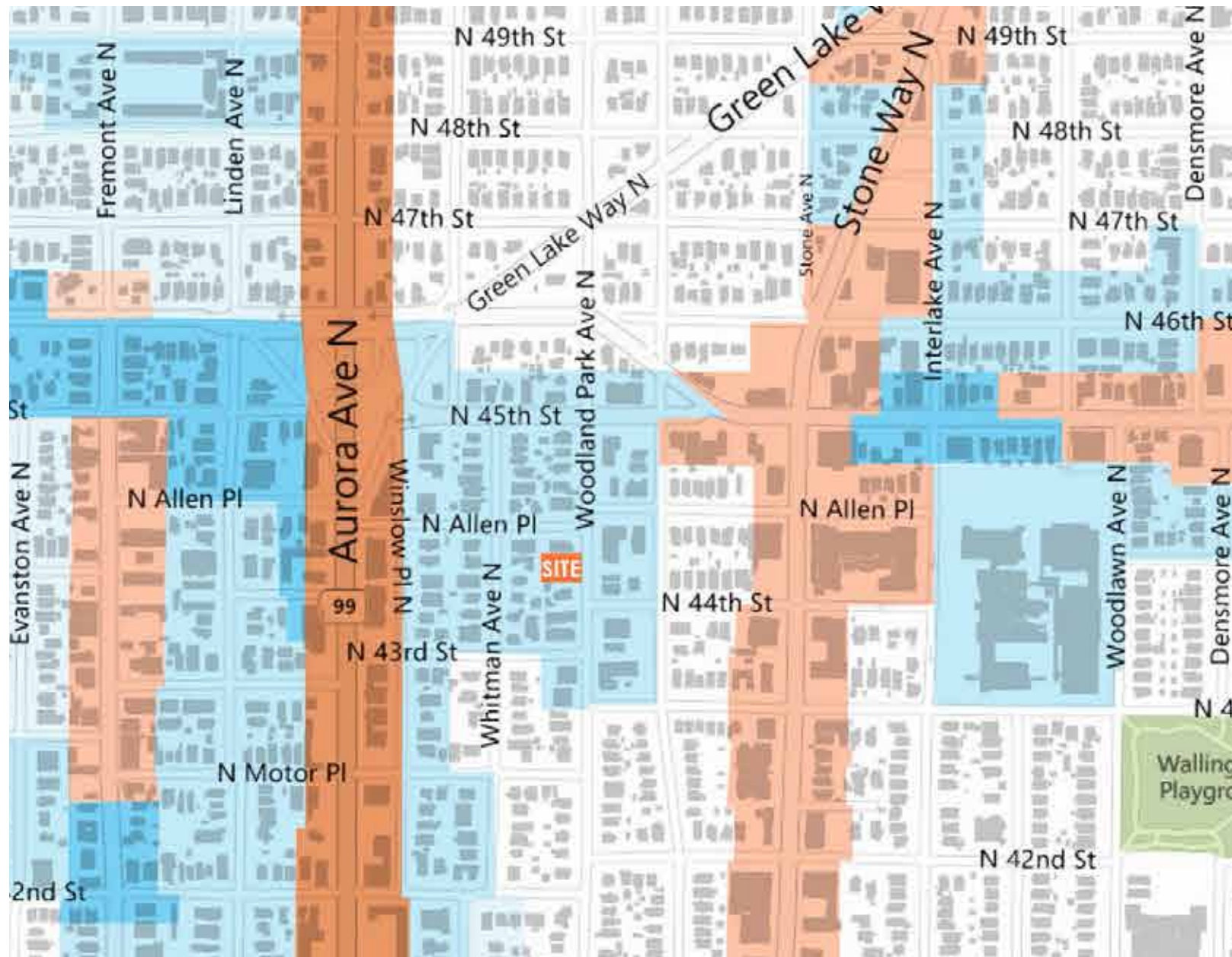
The project solution responds directly to the challenges of the typical infill lot. Our approach has been defined, in part, by the lack of an alley. Our solution has been driven by eliminating the impact of parking and celebrating the interaction of owners and visitors. Designed to address specific influences, the building proposal consists of two structures; three units at the street and four units behind. Parking is buried beneath the rear structure and some of the communal central space. All homes access parking through a covered outdoor stair located at the south edge of the courtyard, activating the shared space and creating opportunities for informal gathering.

Building facades are carefully articulated through the use of varied materials, distinct window design, and modulated massing. In concert, these provide for a textured, holistic solution which allows the project to be scaled to its surroundings while responding to natural elements and existing landscape. The articulation is generated by a site-specific approach that improves its compatibility with its environment. Stair penthouses are not used on this site to reduce the impact on the streetscape and adjacent sites.

Benches and landscaping frame spaces to encourage lingering and socializing in the courtyard. Decks and roof decks offer the opportunity to interact with the courtyard below while providing private outdoor space.



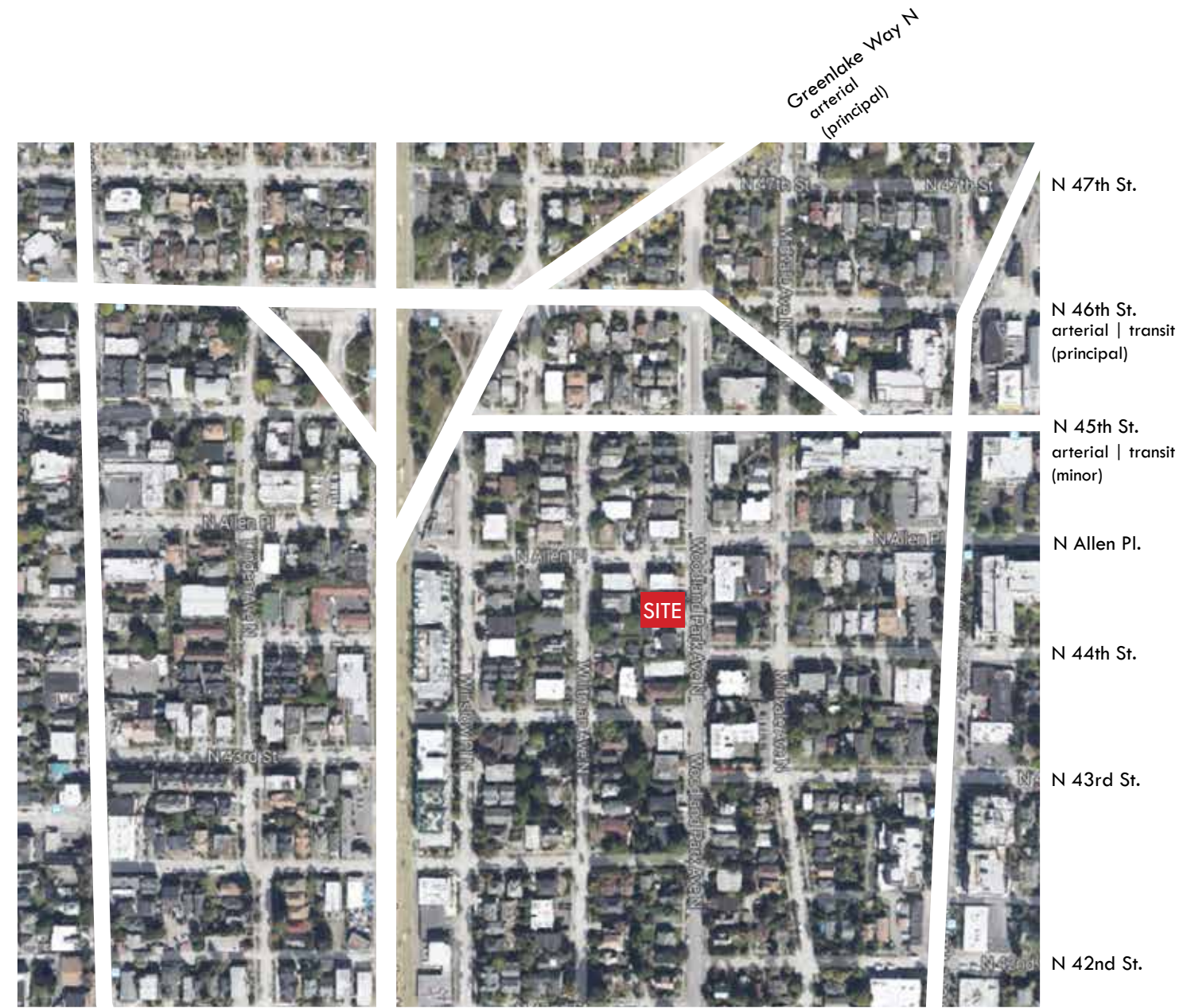
Project Site, existing duplex structure and single family structure to be deconstructed.



- C1 - 40
- NC2P - 40
- NC1 - 40
- LR3
- LR2
- LR1
- SF

**Zoning**

The site is surrounded by a mixture of Low Rise, Single Family and Neighborhood Commercial zoned land. Low Rise is the predominant zone immediately around the site. Due to its proximity to Aurora Ave N and Stone Way N there is a wide range of Neighborhood Commercial zones to the east and west. The site is located within the Wallingford Residential Urban Village.



- Fremont Ave. N  
arterial  
(minor)
- Linden Ave. N
- Aurora Ave. N  
arterial | transit  
(principal)
- Windslow Pl. N
- Whitman Ave. N
- Woodland Park  
Ave. N
- Midvale Ave. N
- Stone Way N  
arterial  
(minor)



**Context Map**

Arterial

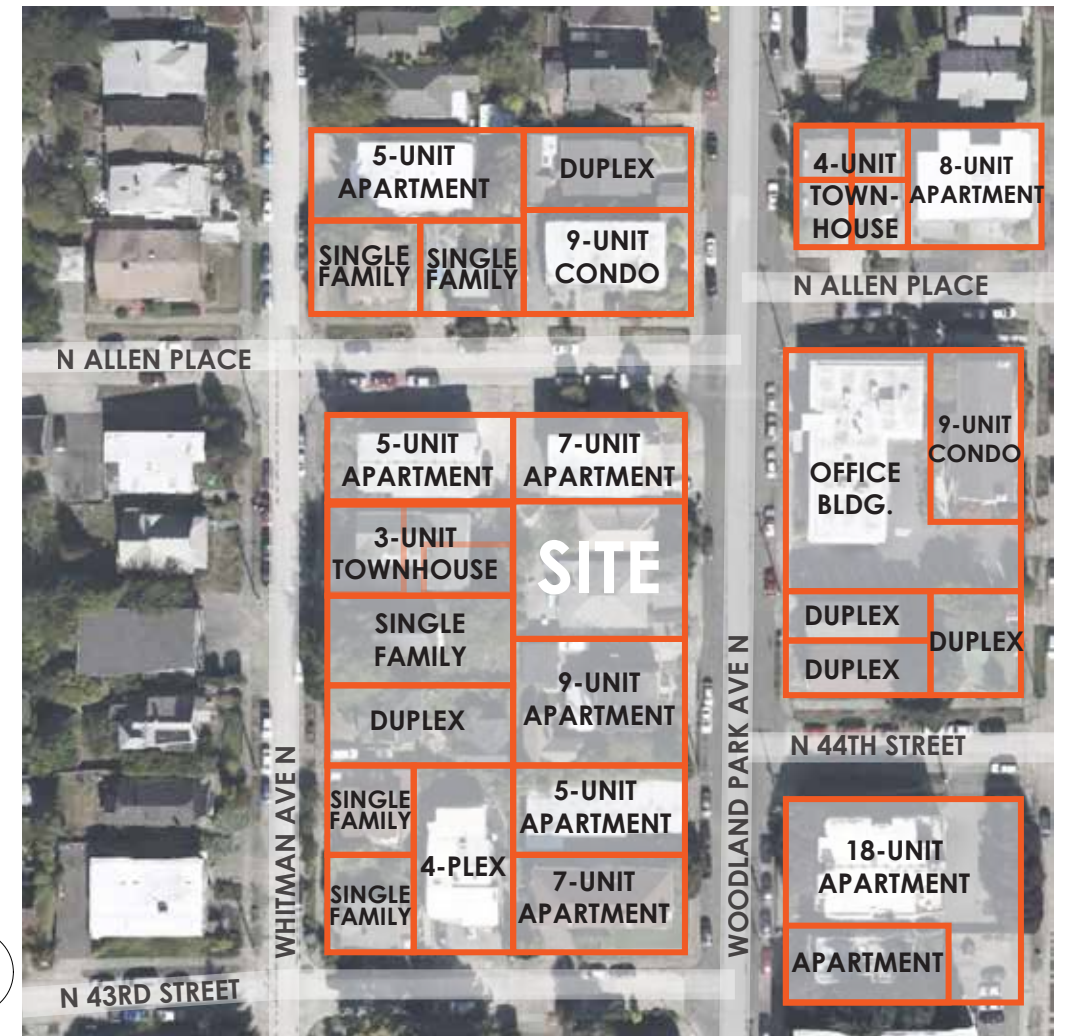
# SITE ANALYSIS

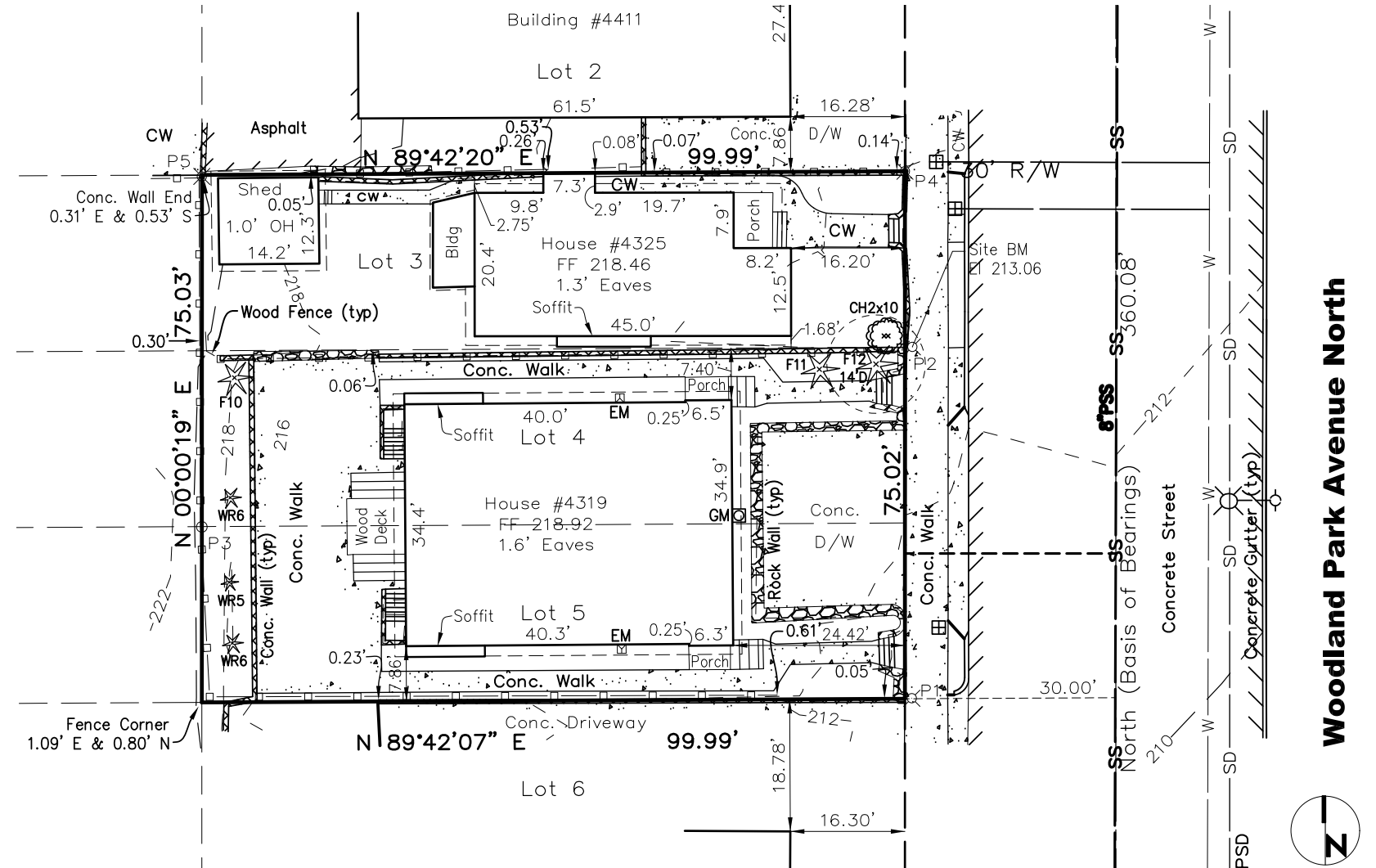
## Site Analysis

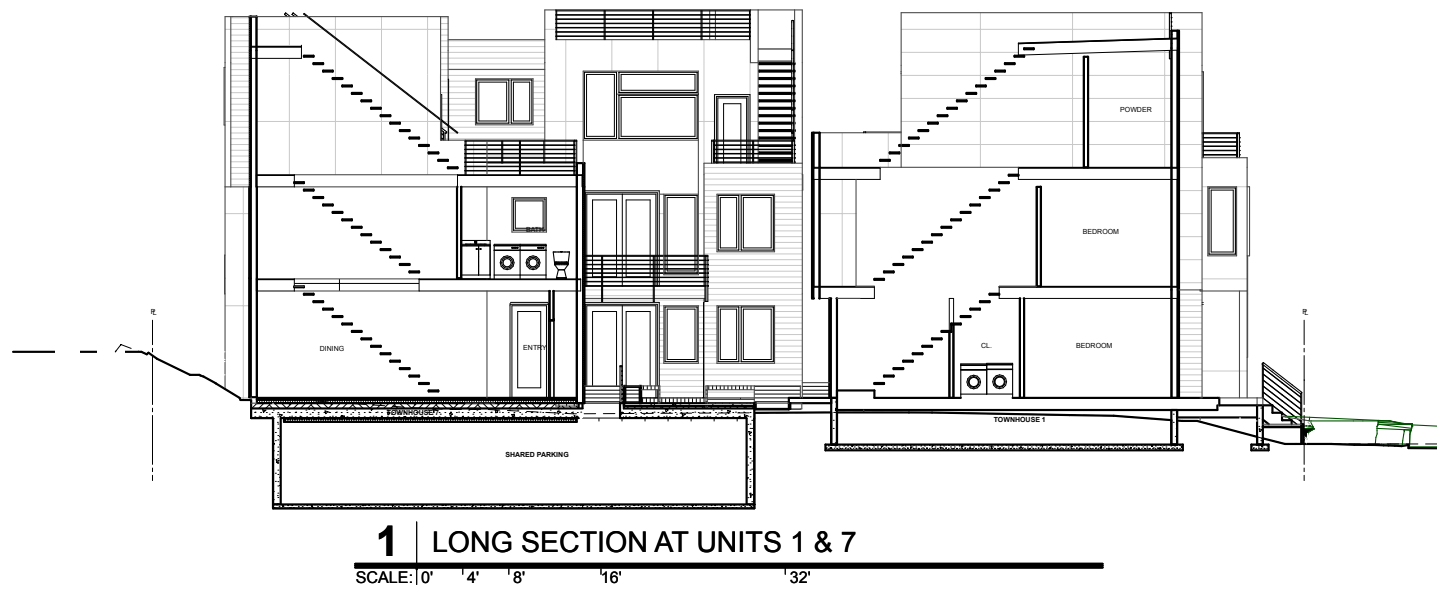
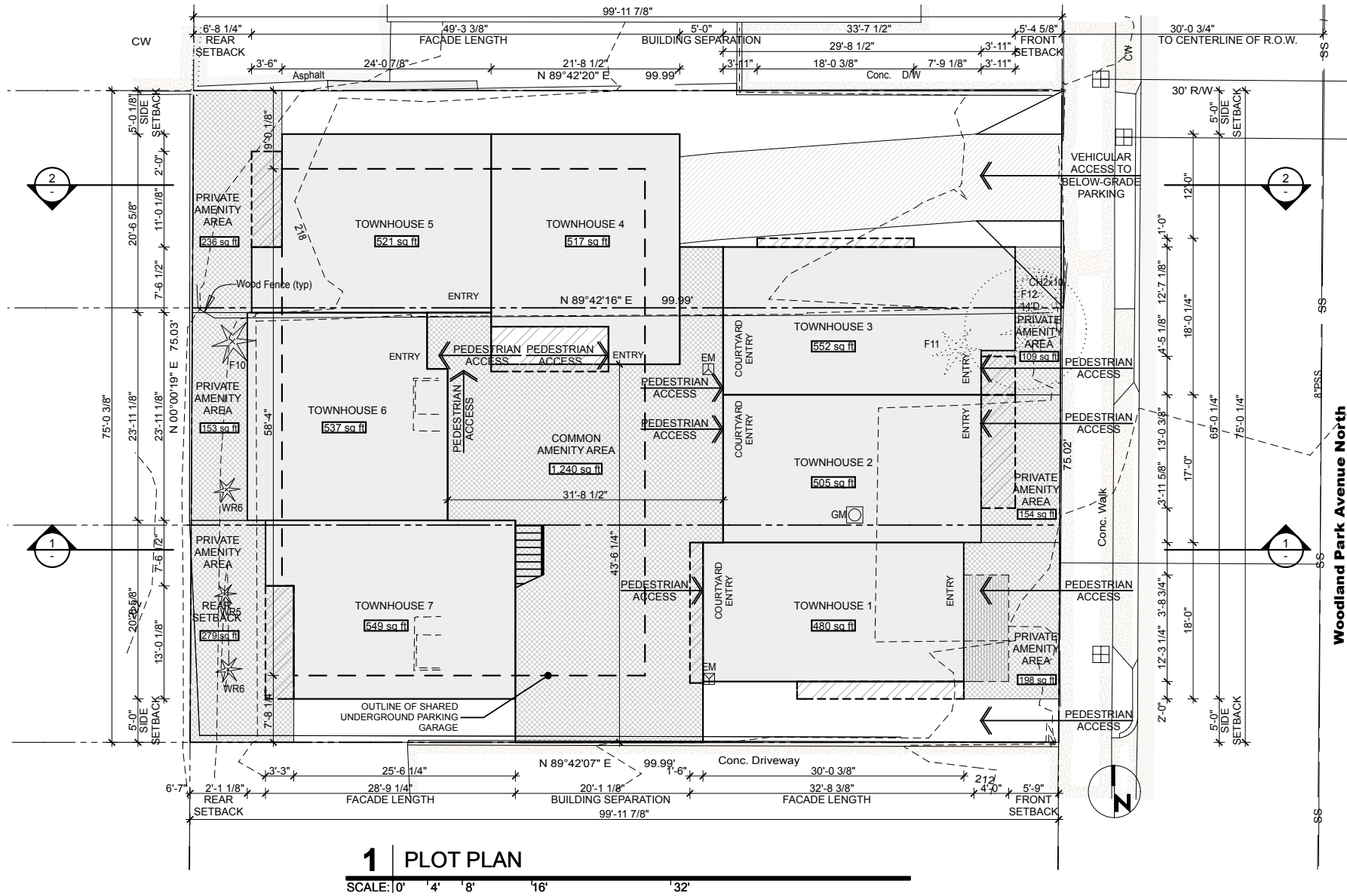
The site is relatively flat, gradually sloping down towards the eastern edge of the property with a small step down to the sidewalk mitigated with stairs and low retaining walls. It is a combination of lots 3, 4 and 5 with total dimensions of 75 feet north-south and 100 feet east-west. It fronts on Woodland Park Ave. N with no alley access. The uses immediately surrounding the site are single family and multifamily structures including recent townhouse developments and more established apartment and condominium buildings.

The site has great access to bus transit as well as city arterials. N 45th Street is two blocks north with Aurora Avenue N three blocks to the west and Stone Way N to the east. Bus stops at Stone Way N (0.16 mile walk) provide access to route 16. A four block walk to Stone Way N and N 45th S provides access to route 44. A four block walk to Aurora Ave N and N 46th St. provides access to the rapid E line to downtown.

The site is located within the Wallingford Residential Urban Village and within the city's frequent transit corridor.









**2** LONG SECTION AT DRIVEWAY  
 SCALE: 0' 2' 4' 8' 16'



NE VIEW OF SITE



VIEW OF WOODLAND PARK AVE N LOOKING N

## CONTEXT & SITE

### CS1 NATURAL SYSTEMS AND SITE FEATURES

#### B. SUNLIGHT AND VENTILATION

The proposal is designed around a common courtyard which faces south, allowing all of the units ample access to light and air at all stories. The courtyard is maximized by pulling the building mass back at the second and third floors which provides private deck access and enlarges the courtyard space. The proposal minimizes shading on the adjacent site to the north by splitting the proposal into two structures and providing a 18 foot side setback at grade with a small projection at the third floor to 17 feet. The south adjacent site faces the common courtyard which is greatly modulated with a reduced building mass and scale. The project proposes tree plantings along the south property line to shade the common walkway, courtyard, and southernmost units. Two additional trees are proposed in the courtyard space to provide shade throughout the project.

#### C. TOPOGRAPHY

The site is mostly flat with a slight slope up towards the west. The proposal takes advantage of this small rise in elevation from the street to allow the parking to easily be fully buried. Providing the parking underground allows the project to have a large common courtyard in the middle of the site which is accessible by all units at the ground and higher stories.

### CS2 URBAN PATTERN AND FORM

#### A. LOCATION IN THE CITY AND NEIGHBORHOOD

#### GUIDANCE:

SITE LOCATED ON WIDE BOULEVARD TYPE STREET. IMMEDIATE NEIGHBORHOOD IS ECLECTIC MIX OF SINGLE FAMILY, MULTIFAMILY AND COMMERCIAL USES.

#### RESPONSE:

The proposal contributes to the pattern of the neighborhood which is a mix of single family, multifamily and commercial structures. A three-story 7-unit apartment building adjacent to the north pulls back from the street at the third floor and at the partially below-grade story. A two-story 9-unit apartment building to the south has an additional below-grade story and a driveway at the north property line. The proposal is scaled in proportion with these adjacent structures by pulling away from the street at the first and third floors, and providing a walkway and central courtyard at the south property line. The generous entries at the street-facing units create a quality public realm that invites social interaction. The street facade is modulated in depth in response to the width of Woodland Park Ave. N. with deck projections toward the street. A central courtyard faces south toward Lake Union and Downtown with possible territorial views from the third floor of the street-facing units and the roof decks of all units giving the proposal a sense of place within the city.

## PUBLIC LIFE

### PL2 WALKABILITY

#### B. SAFETY AND SECURITY

The street-facing unit entries are elevated from the street and create a safe environment by providing lines of sight through the placement of the doors and windows and a landscape buffer between the entries and the sidewalk. The entries to the rear units are stepped up from the courtyard which also emphasizes a safe environment. The shared walkway, courtyard and unit entries will have ample lighting for security.

### PL3 STREET LEVEL INTERACTION

#### A. ENTRIES

#### B. RESIDENTIAL EDGES

#### GUIDANCE:

STREET FACING SHOULD BE CLEARLY VISIBLE FROM THE STREET.

#### RESPONSE:

The three street facing homes directly engage the street with covered, raised and recessed entries. The generous porches and planting areas buffers provide a level of security and privacy for the residents. The entries for two of the street facing homes are paired together to create a wider, more prominent stoop. A landscape arbor orients the entry to the shared courtyard and the four homes behind. Addresses are clearly visible as they are mounted on the arbor and at each home's entry. The proposal is of a similar scale to the existing buildings adjacent the site allowing it to fit into the existing fabric of the neighborhood.



# DESIGN CONCEPT

## DC1 PROJECT USES AND ACTIVITIES

### C. PARKING AND SERVICE USES

Parking for the site is provided in a shared below-grade parking garage accessed from Woodland Park Ave N by a shared driveway at the north property line.

## DC2 ARCHITECTURAL CONCEPT

### B. ARCHITECTURAL AND FAÇADE COMPOSITION

### D. SCALE AND TEXTURE

#### GUIDANCE:

DESIGN SHOULD BE COGNIZANT OF EXISTING ADJACENT USES; DESIGN WILL SET THE TONE FOR THE IMMEDIATE VICINITY.

#### RESPONSE:

The proposal provides a well-scaled thoughtful solution to an infill development without alley access. The ground plane is devoted to residents and visitors with the automobile parking buried below grade. Generous setbacks, recessed entries and patios, and smaller one and two story volumes at the courtyard are provided in the project. All facades are carefully composed to ensure the architectural expression is articulated as wholistic approach with the use of modulation of volume and material, and maintain respect for the adjacent sites. Large blank walls are avoided completely. The pedestrian level is detailed with high quality materials, entry canopies, seating and planting areas. Private decks are placed throughout the project to provide visual depth and interest. Trees and plantings are designed along the shared walkway, in the courtyard and at the entries. Seating is incorporated with the planters to provide seating in the communal spaces and interact with the human scale.

## DC4 MATERIALS

### A. EXTERIOR ELEMENTS AND FINISHES

### C. LIGHTING

#### GUIDANCE:

USE DURABLE MATERIALS; LIGHTING SHOULD BE DOWNCAST TO AVOID SPILLAGE; LANDSCAPING SHOULD SOFTEN STREETScape CURRENTLY CHARACTERIZED BY EXTENSIVE HARDSCAPE.

#### RESPONSE:

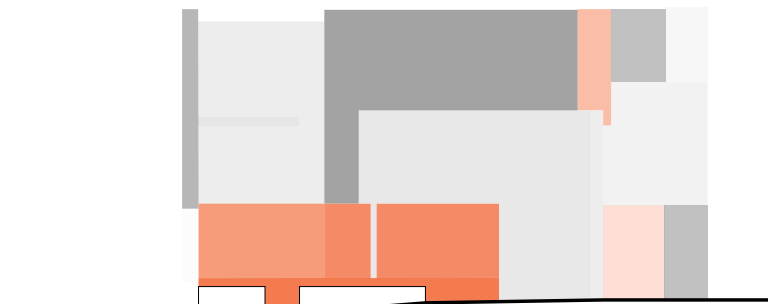
The high quality, durable and maintainable materials proposed for this project include painted hardie panel, natural wood and steel. The natural wood is more prominent in the habitable locations such as entries, walkways and private decks in order to directly interact with the human scale and provide texture with a high quality of detailing. The hardie panel creates a larger scale texture to compliment the wood and is located in the areas that can be seen, but not necessarily occupied. The steel railings highlight the private deck locations and provide more light and air into the courtyard as well as the interior of the units. Many full depth planting areas and planters are proposed throughout the project with the focus on the communal courtyard space. The planting areas are designed to call out the entries, walkway, and courtyard space. The landscape design creates a wholistic approach to the site and softens the streetscape as well as the interior of the project. Most of the plantings will be native and drought-tolerant. The lighting design provides individual resident safety and security without over-lighting and causing light intrusion for neighboring parcels.



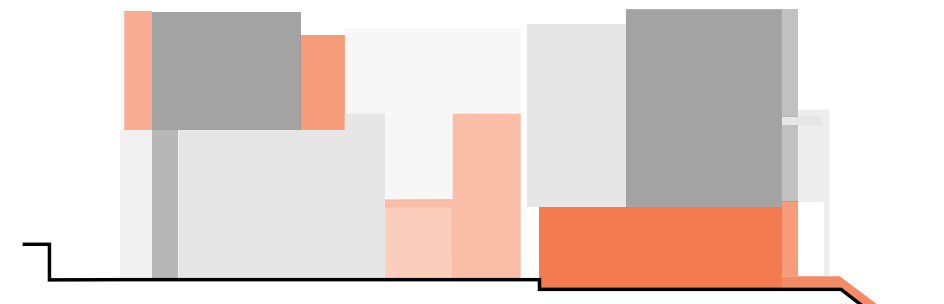
COURTYARD VIEW OF PROPOSAL LOOKING NW



VIEW OF PROPOSAL FROM SE



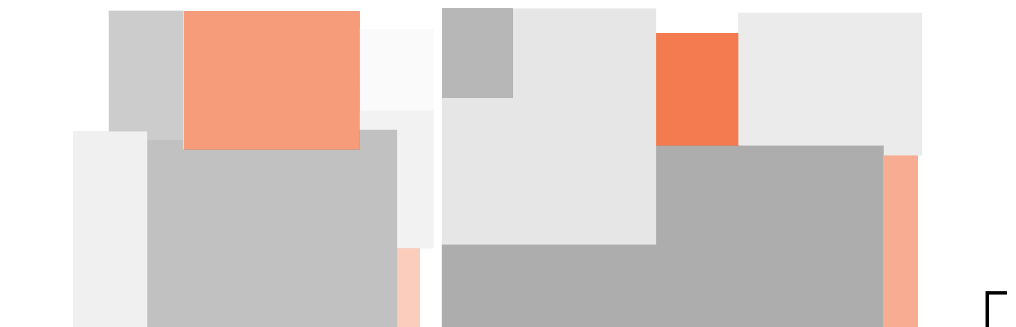
EAST ELEVATION DIAGRAM



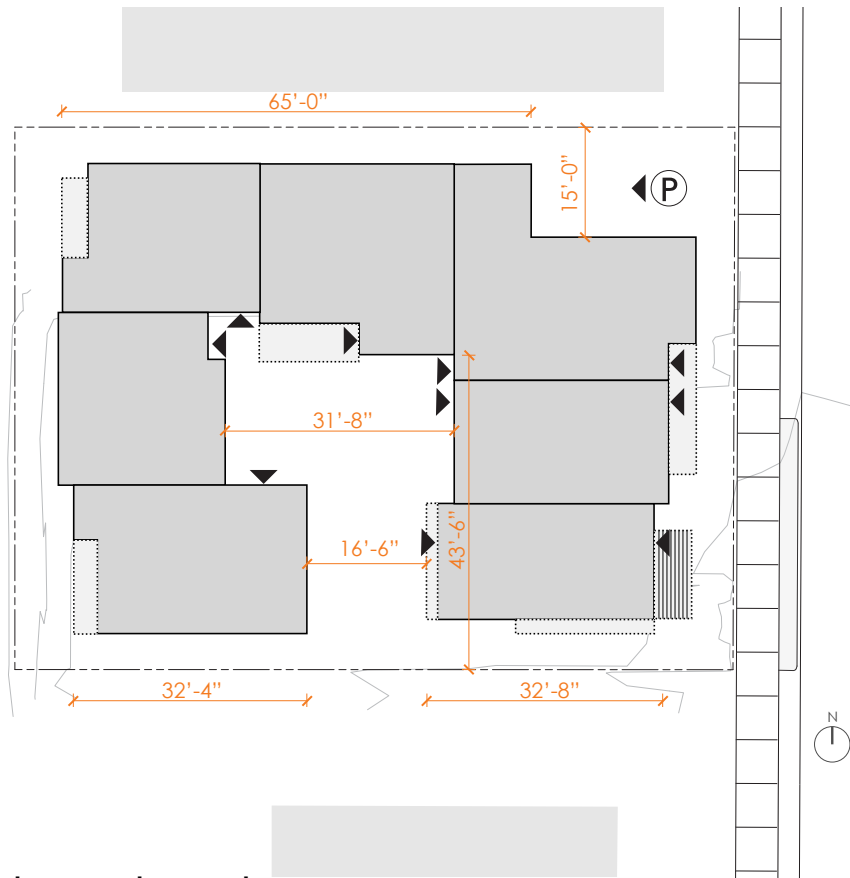
SOUTH ELEVATION DIAGRAM



WEST ELEVATION DIAGRAM

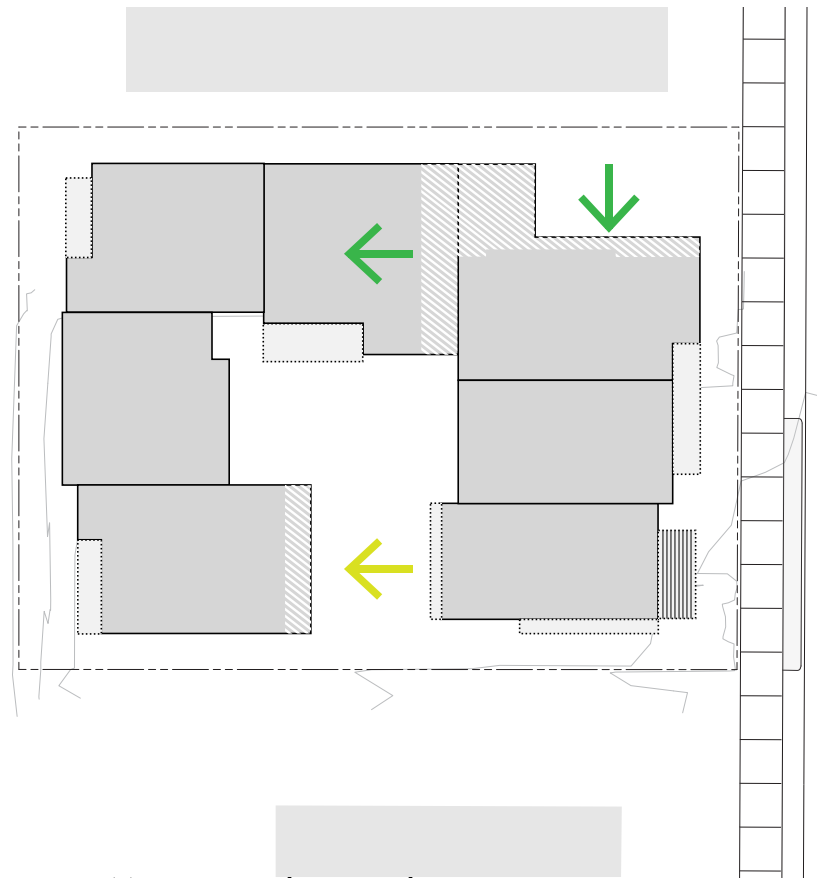


NORTH ELEVATION DIAGRAM



**Code Compliant Scheme**

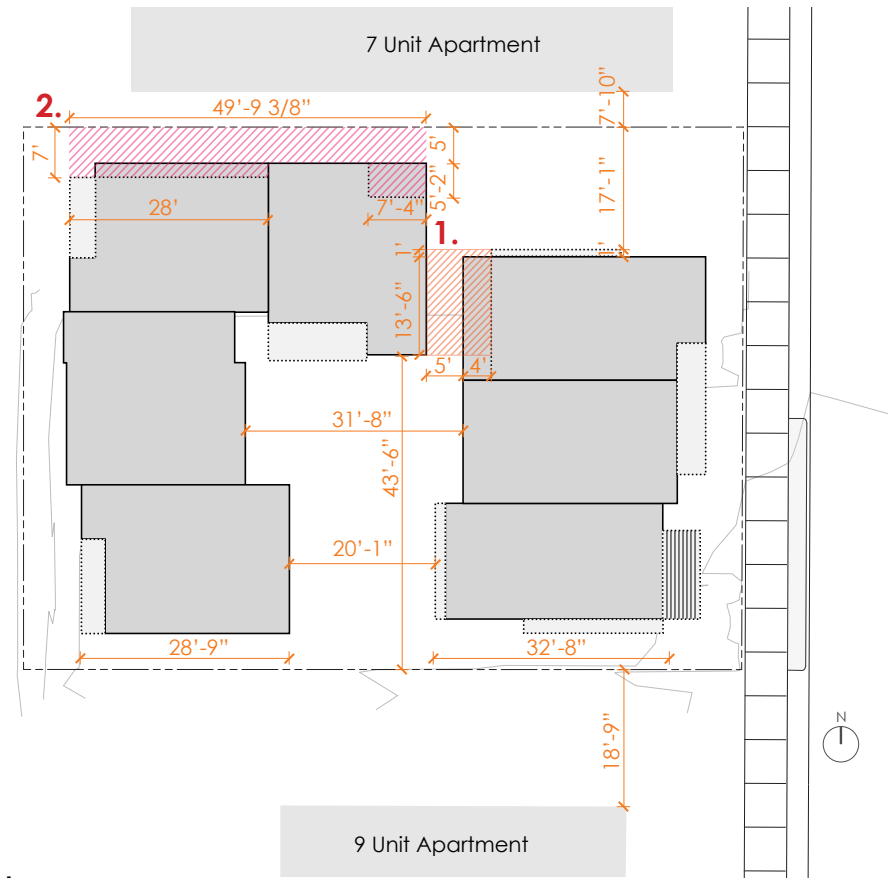
A code compliant scheme presents a massing that does little to accommodate the adjacent site conditions.



**Separate Massing and Expand**

- Separating the structures at the courtyard creates more individualized entries into the units and reduces the overall mass of the structure.

- Design Guidelines Supported: A-7, B-1, C-2, D-12

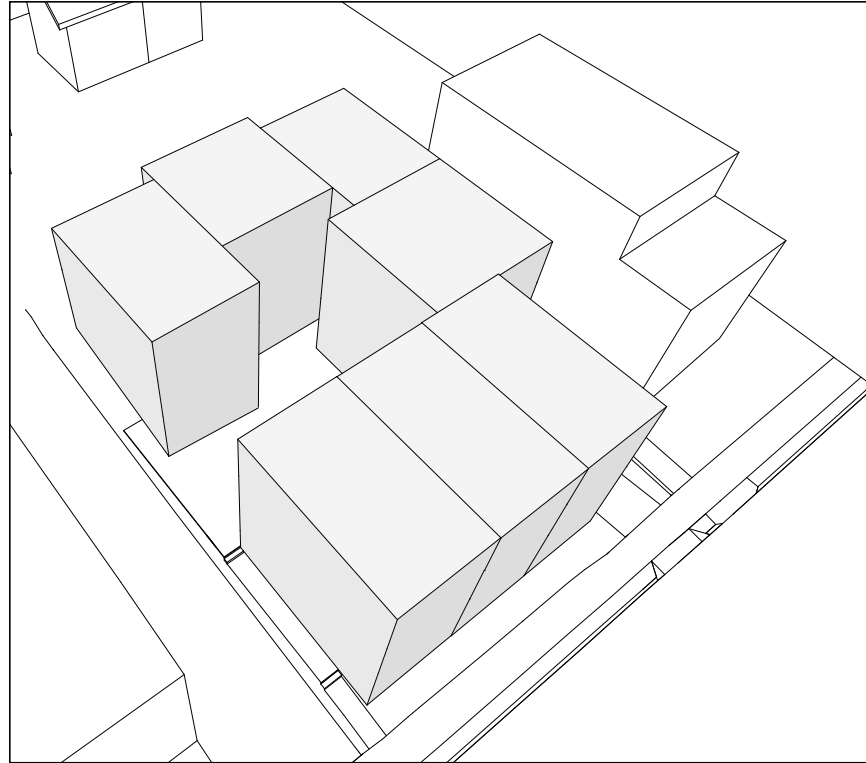


**Adjustment Requests**

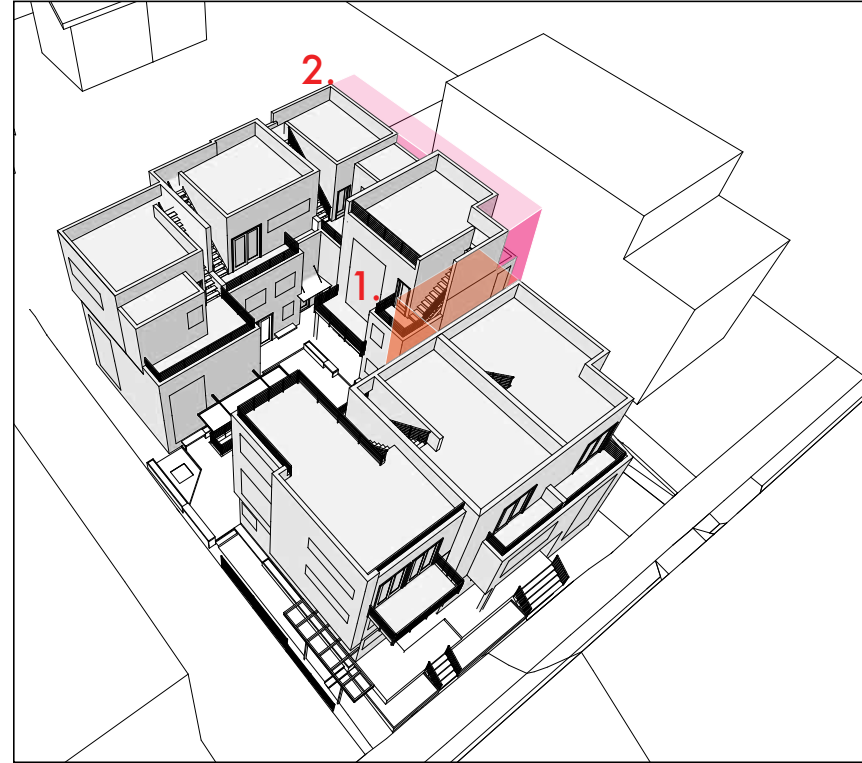
- The modification to the code compliant scheme requires the following adjustments, each of which is allowed under the SDR process:

- Building Separation**  
Provide a 5'-0" min./separation, a total reduction of 5'-0" from the required 10'-0". At the first and second floors, there is 13'-6" building overlap with a 5'-0" separation proposed. At the third floor and roof, there is a 14'-6" building overlap with a 9'-0" separation proposed.
- Side Setback North**  
"5'-0" min./average side setback at the first two floors and 5'-0" min, 6'-11" average at the third floor for a portion of the facade that is over 40' in length. Proposed length with a 5'-0" setback is 49'-9 3/8".

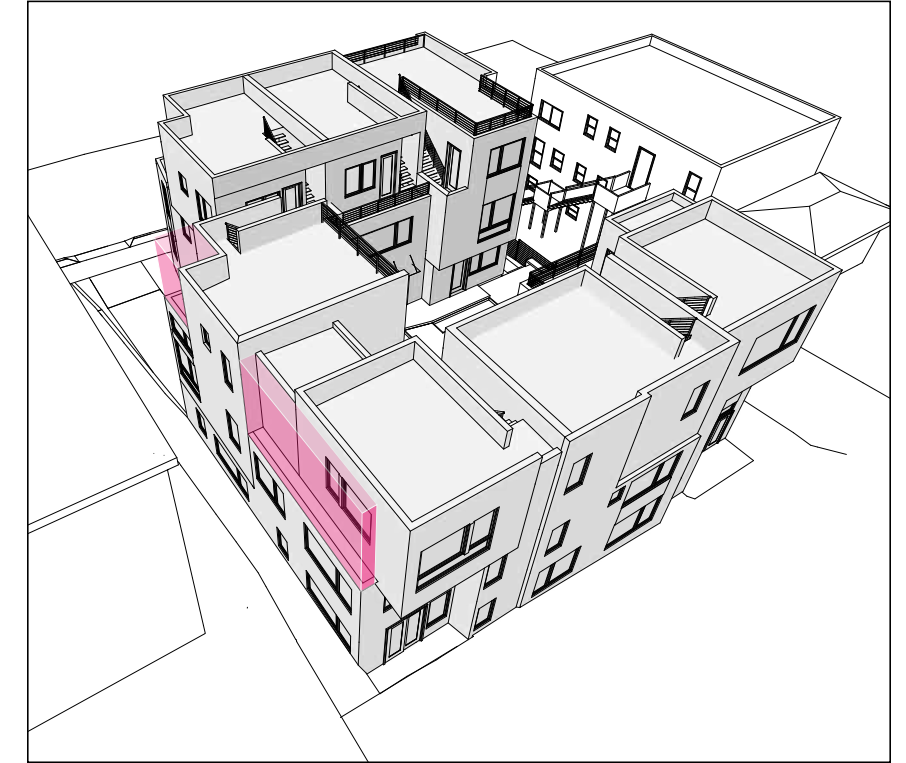
Compliant Scheme - SE Corner



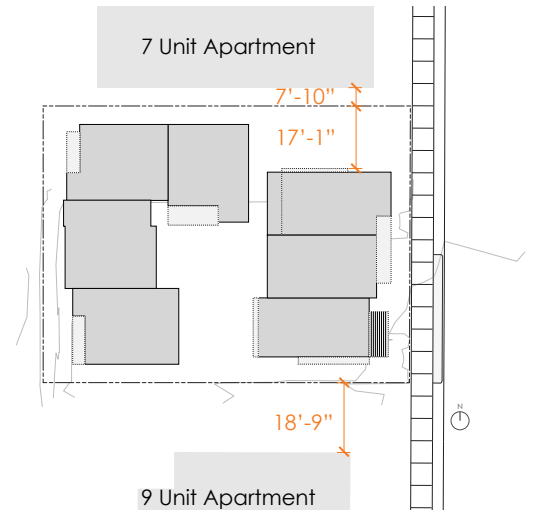
Proposed Scheme - SE Corner with Adjustments Highlighted



Proposed Scheme - NW Corner with Modulation Highlighted

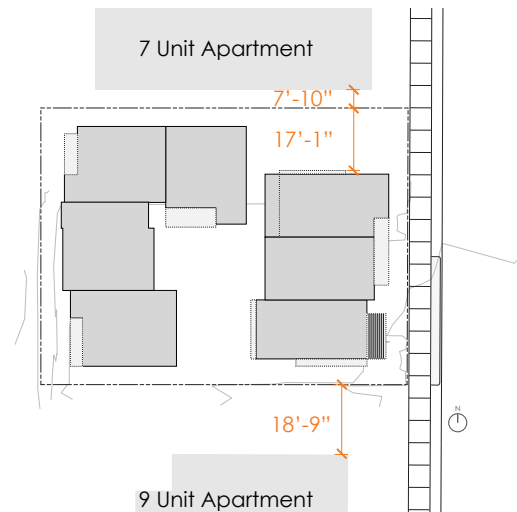


CODE SECTION & REQUIREMENT NAME	REQUIRED	PROVIDED	AMOUNT OF ADJUSTMENT	JUSTIFICATION	SUPPORTED DESIGN GUIDANCE
<b>BUILDING SEPARATION</b> SMC 23.45.518.F.1	10 FEET	5'-0" MINIMUM FOR A LENGTH OF 13'-6" AT THE FIRST AND SECOND FLOORS AND 9'-0" MINIMUM FOR A LENGTH OF 14'-6" AT THE THIRD FLOOR ROOF	50% OR (5) FIVE FOOT REDUCTION  ADJUSTMENTS ARE WITHIN LIMITS ALLOWED PER SMC 23.41.018.D.4.a	THE CODE COMPLIANT SCHEME DEMONSTRATED ON THE PREVIOUS PAGE CREATES A SINGLE LONG WALL TO OUR NEIGHBOR TO THE NORTH. RESPONDING TO DESIGN GUIDELINES AND MAINTAINING A CODE COMPLIANT FAÇADE LENGTH, OUR STRATEGY PROPOSES TO BREAK THE LONG WALL INTO TWO PARTS. ACCESS TO LIGHT AND AIR IS IMPROVED FOR ADJACENT SITES AND PENETRATES ALL THE WAY THROUGH INTO OUR SITE. THE REDUCED SEPARATION IS BALANCED BY A LARGER THAN REQUIRED SIDE SETBACK ALONG THE NORTH FAÇADE AND A FAÇADE LENGTH OF 49%, SIGNIFICANTLY LESS THAN THE CODE REQUIREMENT OF 65%. TO FURTHER BALANCE THE ADJUSTMENT REQUEST THE SEPARATION CONNECTS TO THE COURTYARD AT THE CENTER OF THE SITE THAT IS OVER 1,200 SQUARE FEET AND VARIES IN WIDTH FROM 20 FEET AT THE SOUTH PROPERTY LINE TO 31 FEET AT THE CENTER OF THE SITE.	CS2-B,C, AND D
<b>SIDE SETBACK N</b> SMC 23.45.518.A	7 FEET AVERAGE, 5 FEET MINIMUM FOR FAÇADES GREATER THAN 40 FEET	5 FEET MINIMUM AND 5 FEET AVERAGE FOR A FAÇADE THAT IS 49'-9 3/8"	REDUCTION OF THE AVERAGE SETBACK TO 5'-0" FOR A FAÇADE GREATER THAN 40 FEET  ADJUSTMENTS ARE WITHIN LIMITS ALLOWED PER SMC 23.41.018.D.4.a	SEPARATING THE PROPOSAL INTO TWO STRUCTURES IN ORDER TO REDUCE THE BULK AND SCALE OF THE PROJECT TO A MORE FITTING PROPORTION FORCES US TO MEASURE THE AVERAGE FAÇADE LENGTH OF THE TWO STRUCTURES SEPARATELY RATHER THAN AS ONE. THE WEST STRUCTURE IS ASKING FOR A 5'-0" MIN./AVERAGE SIDE SETBACK AT THE FIRST TWO FLOORS AND 5'-0" MINIMUM AND 6'-11" AVERAGE SETBACK AT THE THIRD FLOOR. THE EAST STRUCTURE PROVIDES AN 18'-0" SETBACK AT THE FIRST TWO FLOORS WHICH REDUCES TO 17'-0" AT THE THIRD FLOOR FOR A LENGTH OF 18'-0". THE 5'-0" AVERAGE SETBACK ALSO ALLOWS FOR A MORE GENEROUS COURTYARD.	CS1-B, CS2-D, DC2-A, B, C, D, AND DC3-1, B AND C



# 1 | NORTH PRIVACY ELEVATION

SCALE: 0' 4' 8' 16' 32'

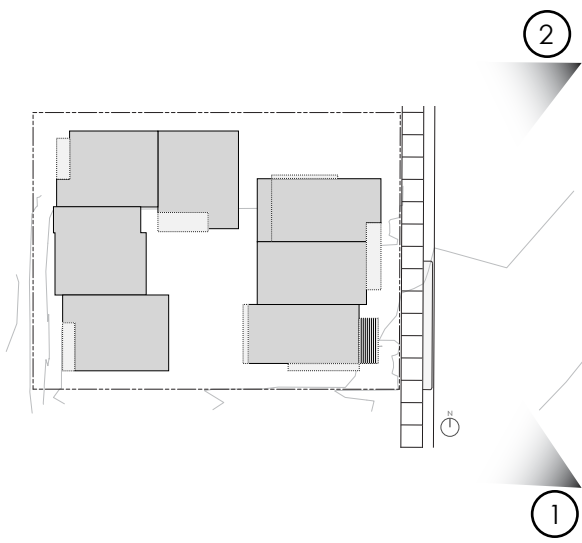


# 1 | SOUTH PRIVACY ELEVATION

SCALE: 0' 4' 8' 16' 32'



code compliant massing



1  
proposal



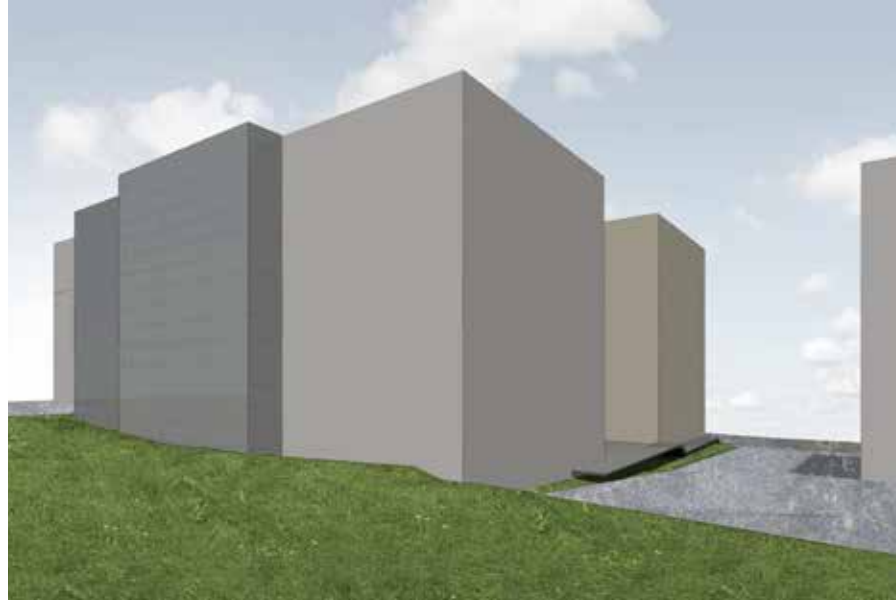
code compliant massing



close-up view of addresses for rear units



2  
proposal

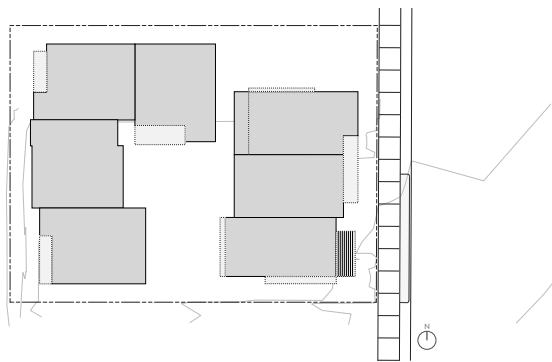


code compliant massing



view looking SW from SW corner of site

②



①



1  
proposal





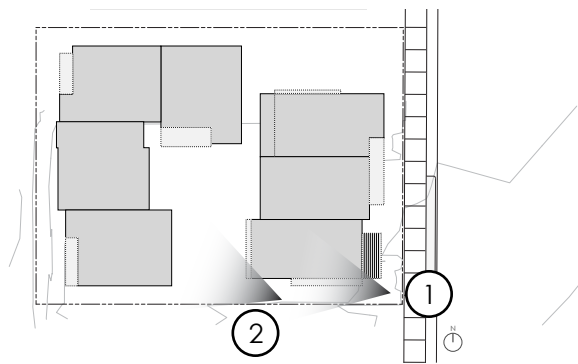
code compliant massing



view looking NW from NW corner of site



2  
proposal



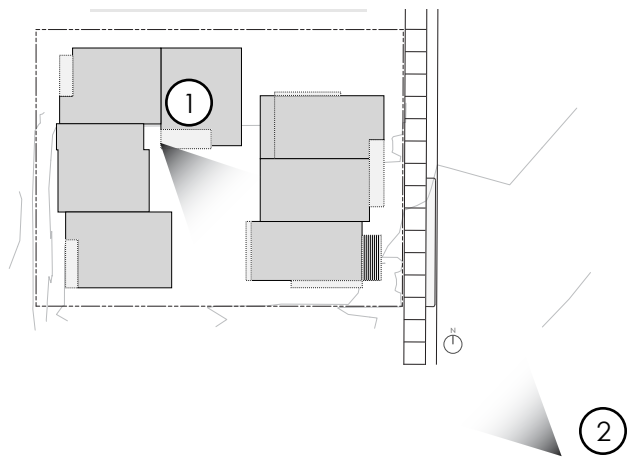


4

courtyard looking nw

206.297.1284 p  
206.284.7572 f  
www.b9architects.com

b9 architects



1  
proposal



4

provide 2 x 8 horizontal hardie  
panel siding painted light gray

provide 4 x 8 vertical hardie  
panel siding painted white

provide painted colored panel

provide steel railing

provide white vinyl window

provide stained hardwood

provide steel arbor

provide concrete planter



east elevation



provide 4 x 8 vertical hardie panel siding painted white

provide stained hardwood

provide 2 x 8 horizontal hardie panel siding painted light gray

provide white vinyl window

provide painted colored panel

west elevation

- provide steel railing
- provide 2 x 8 horizontal hardie panel siding painted light gray
- provide 4 x 8 vertical hardie panel siding painted white
- provide painted colored panel
- provide stained hardwood
- provide white vinyl window



south elevation

provide wood planter/bench

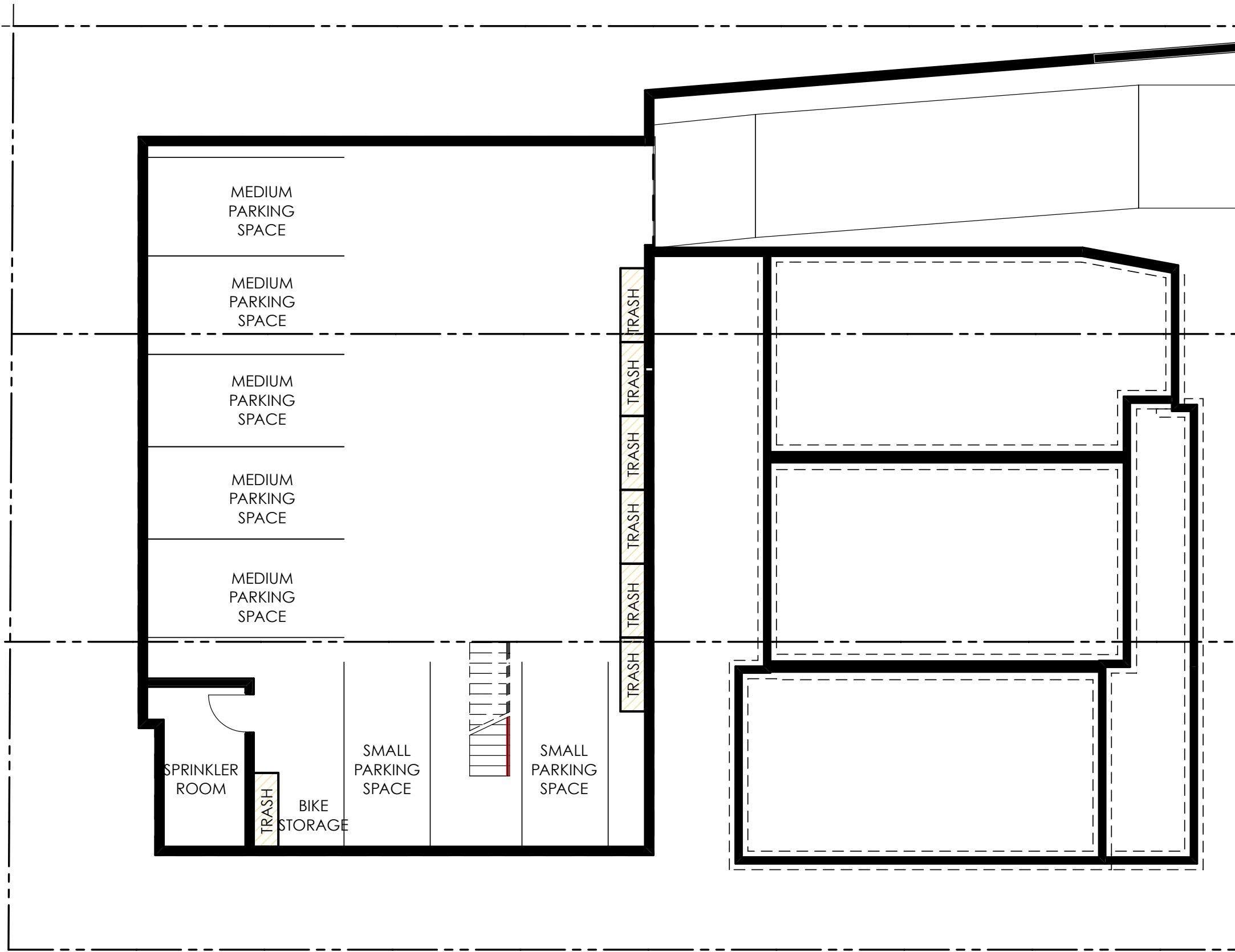
provide steel arbor  
provide concrete planter





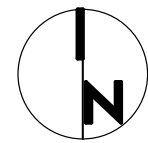
- provide 4 x 8 vertical hardie panel siding painted white
- provide stained hardwood
- provide painted colored panel
- provide 2 x 8 horizontal hardie panel siding painted light gray
- provide white vinyl window

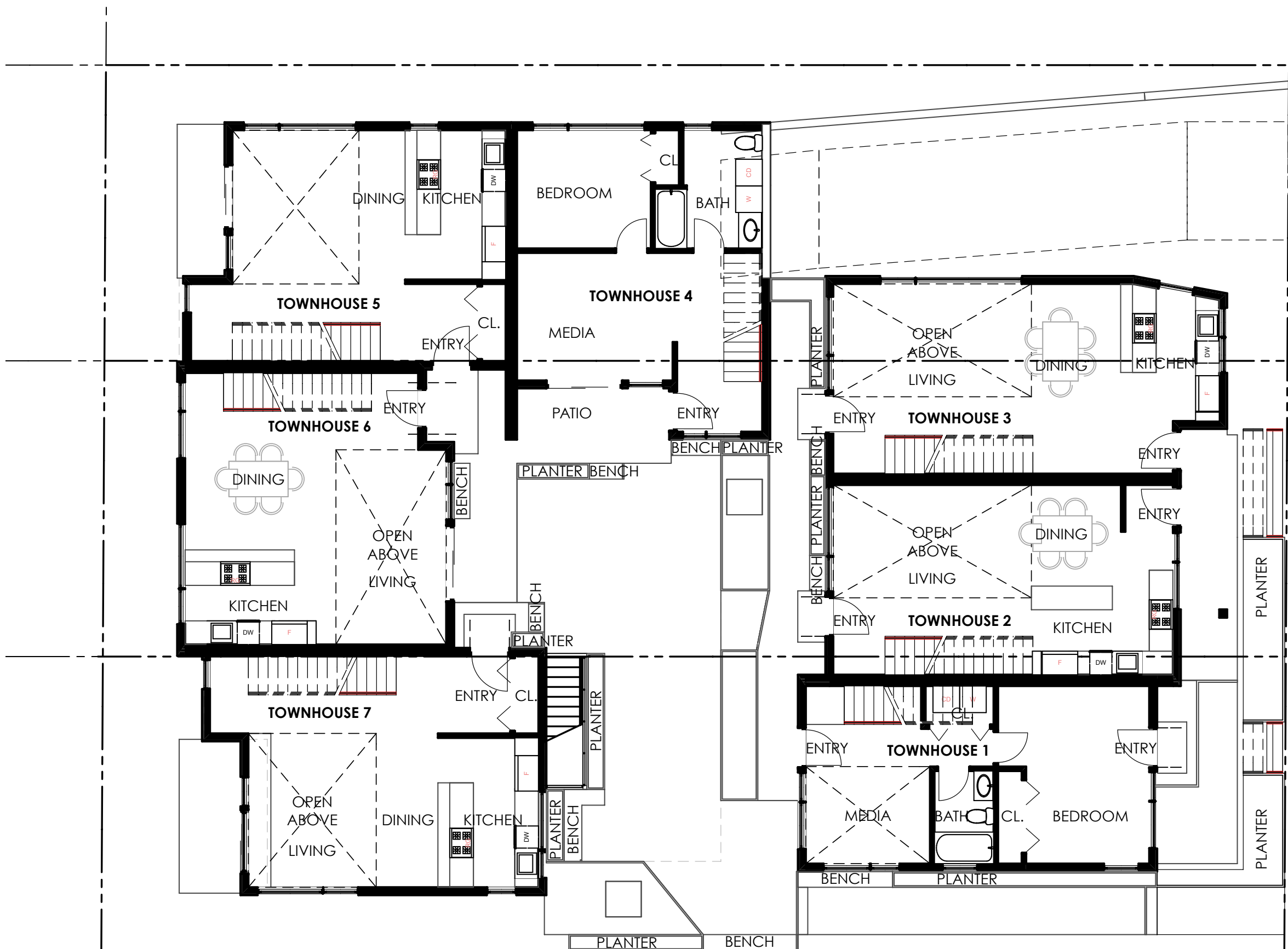
north elevation



**1** GARAGE FLOOR PLAN

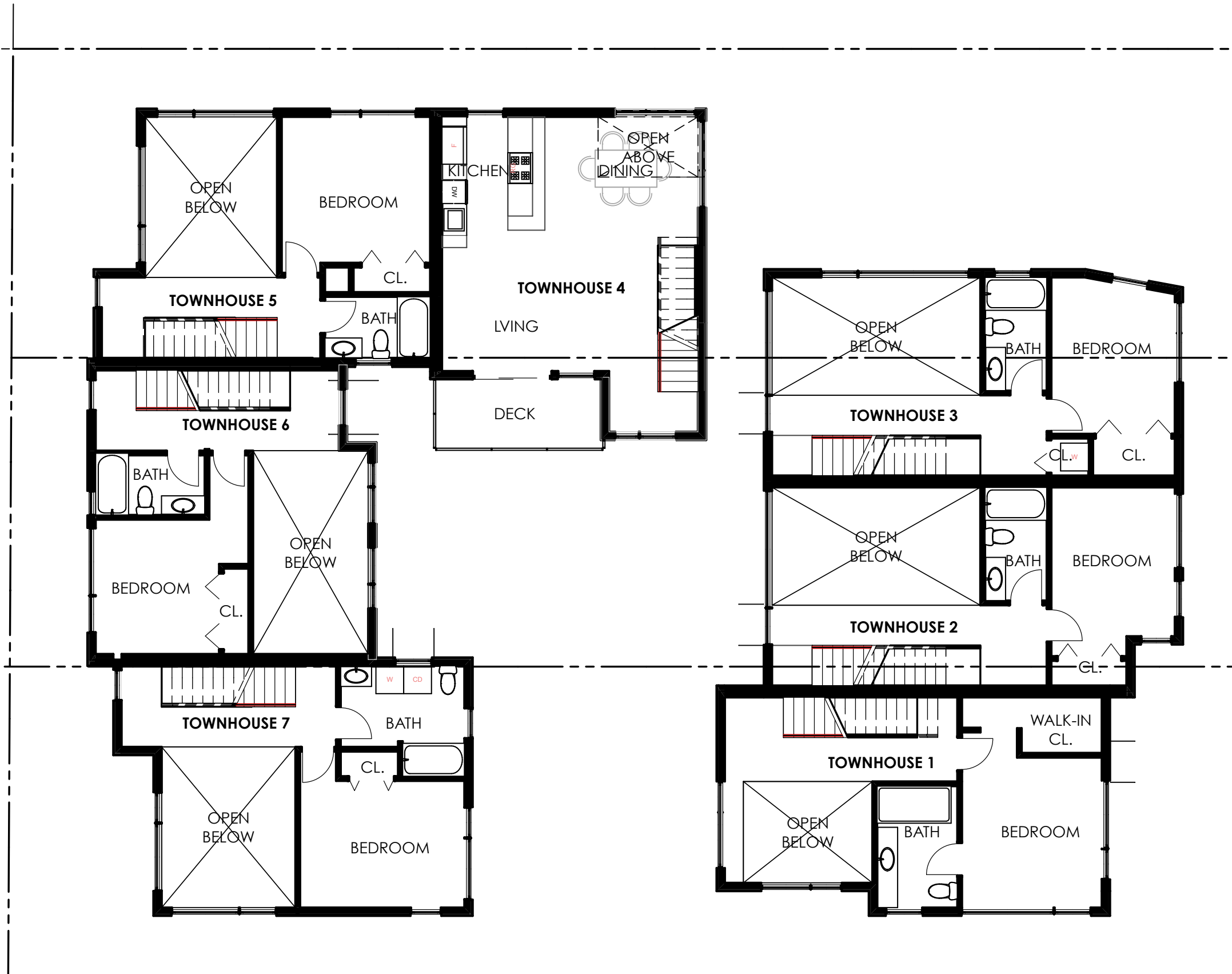
SCALE: 0' 4' 8' 16' 32'





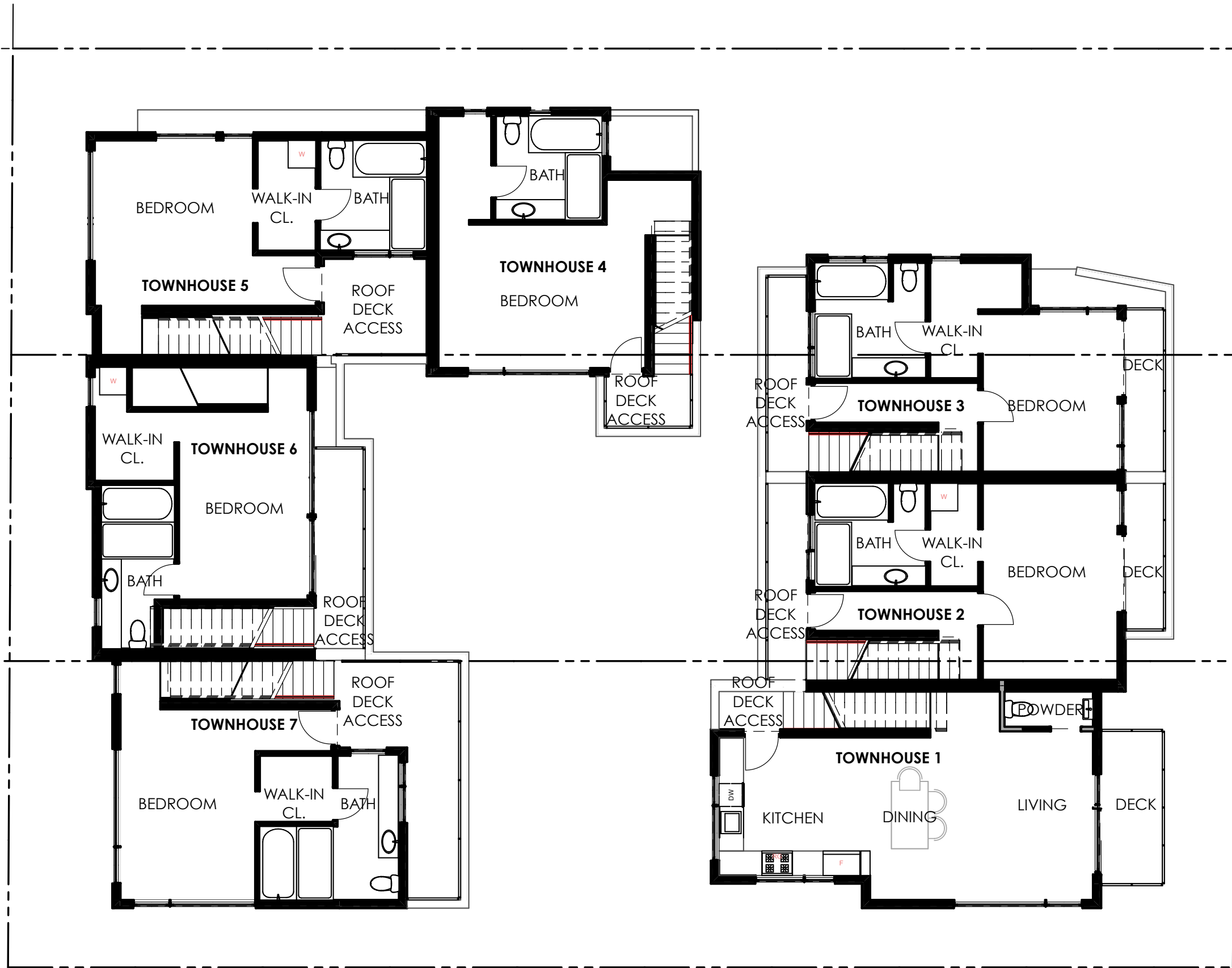
**1** FIRST FLOOR PLAN

SCALE: 0' 4' 8' 16' 32'



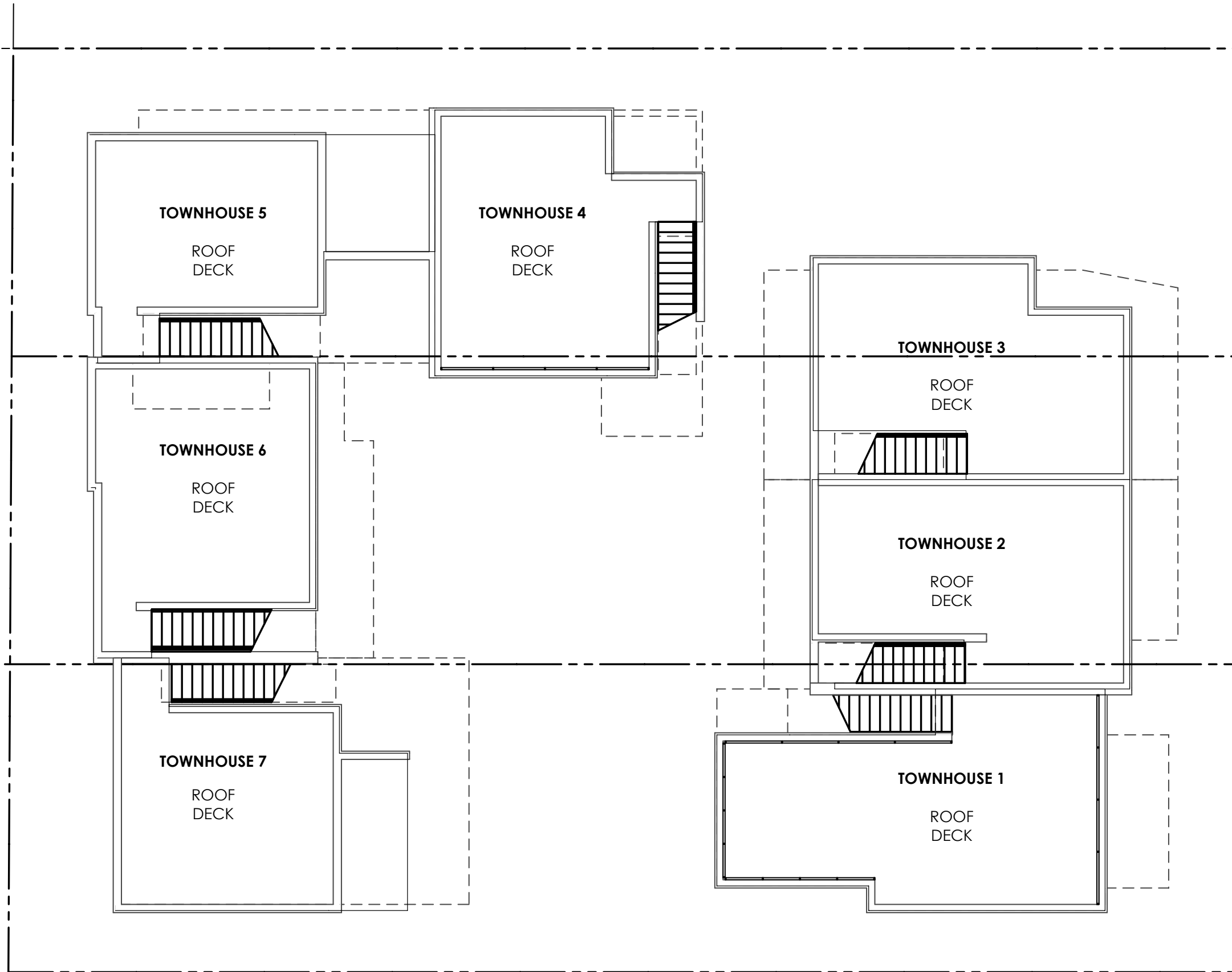
**1** SECOND FLOOR PLAN

SCALE: 0' 4' 8' 16' 32'

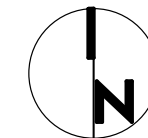


**1** THIRD FLOOR PLAN





**1** ROOF PLAN





1911 E. Pine St. view from street



1911 E Pine St. view at interior of canyon



1411 E. Fir St. exterior view from street



1411 E. Fir St. courtyard view



208 18th Ave. E. exterior view from street



1818 E yesler courtyard view



3515-3519 Wallingford Ave N courtyard view

completed work samples

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