45th & Woodlawn

Address:
1601-1621 N 45th Street /
4422 - 4428 Woodlawn Ave. N

bg architects

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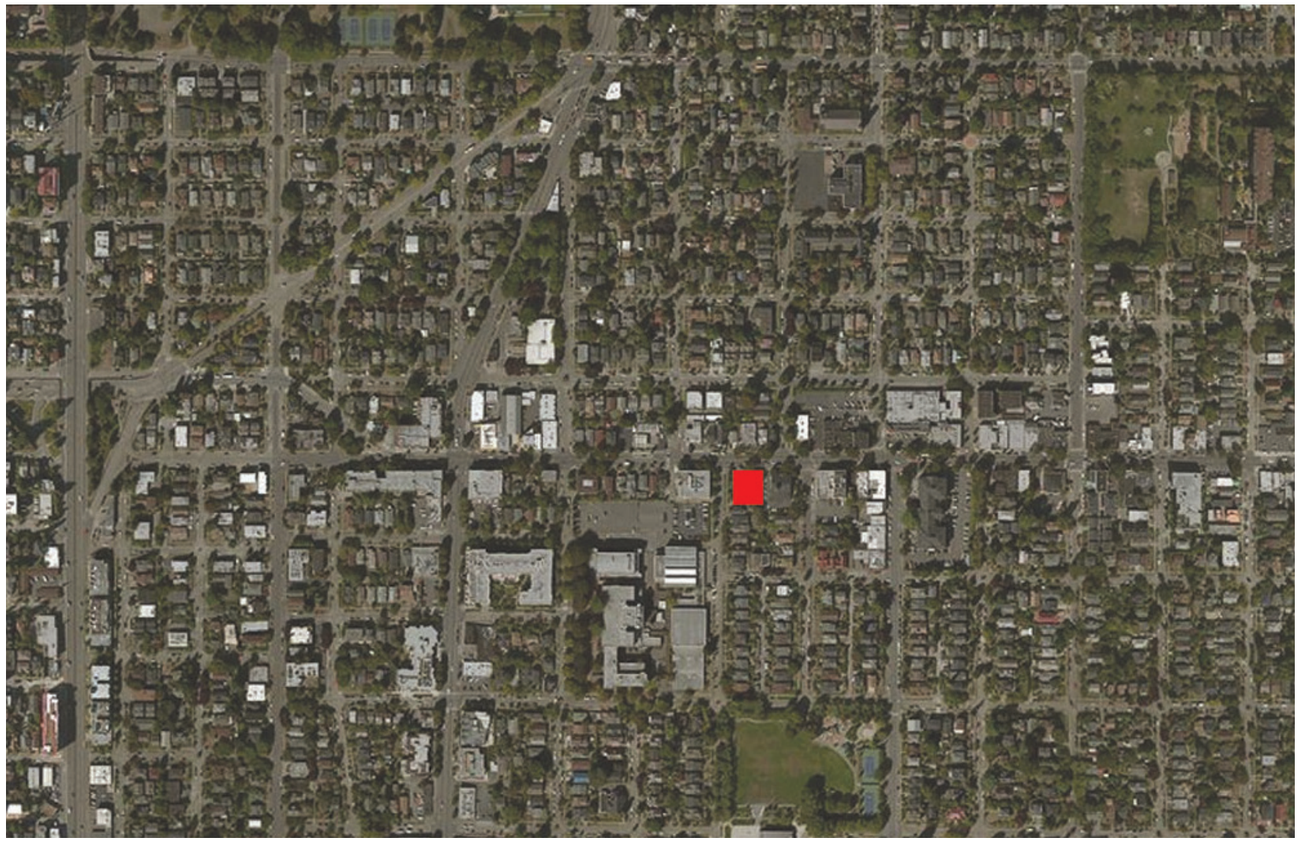
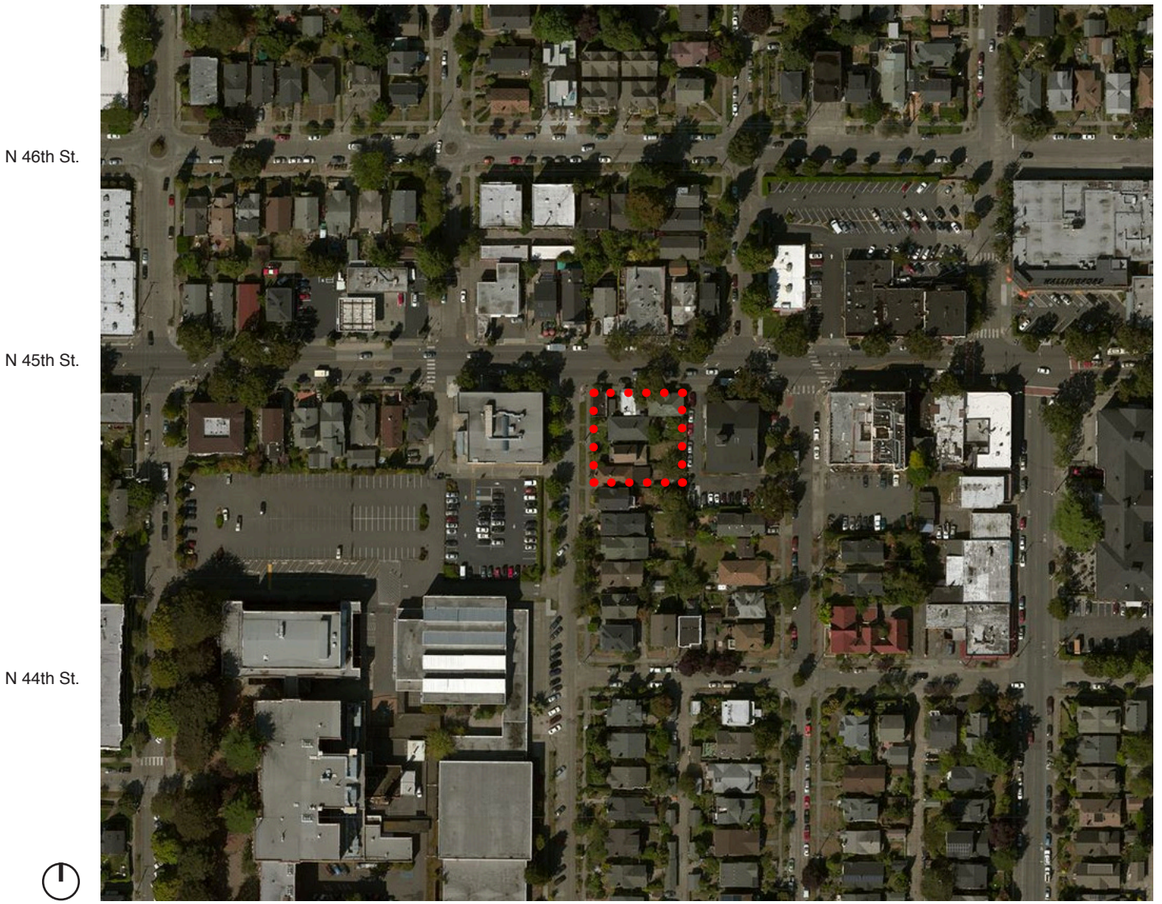




OBJECTIVES

Design and construct a mixed-use building containing 38 apartment units and 4 commercial units centered around a shared courtyard, and design and construct one three story duplex and one three story single-family home.

Number of Apartment Units (Approx.)	38
Number of Townhouse Units	3
Amount of Commercial Square Footage (Approx.)	4,500
Number of Apartment Parking Stalls	0
Number of Townhouse Parking Stalls	2
Number of Bike Parking Spaces	30

Sustainability

Acheive a 4-Star Built Green certification.
Design thoughtful homes with access to daylight and natural ventilation.
Support alternative forms of transportation.

Community

The two buildings will be designed in concert to acheive a thoughtful transition from a commercial to a residential street.

TEAM

ARCHITECT	b9 architects
DEVELOPMENT	Fremont Apartment LLC
STRUCTURAL	Malsam Tsang Structural Engineering
GEOTECHNICAL	PanGEO, Inc.

CITY of SEATTLE

Application for Early Design Guidance

PART I: CONTACT INFORMATION

1. Property Address — 1601-1623 N 45th St. / 4422 - 4428 Woodlawn Ave. N

2. Project number — 3017663

3. Additional related project number(s): — N/A

4. Owner/Lessee Name — N 45th St. Apartments LLC

5. Contact Person Name — Bradley Khouri

Firm	b9 architects
Mailing Address	210 S Jackson St
City State Zip	Seattle, WA 98104
Phone	206.297.1284
Email address	bgk@b9architects.com

6. Applicant's Name — Bradley Khouri

Relationship to Project — Architect

7. Design Professional's Name — Tom Cole

Address	210 S Jackson St
Phone	206.297.1284
Email address	tom@b9architects.com

PART II: SITE AND DEVELOPMENT INFORMATION

1. Please describe the existing site, including location, existing uses and/or structures, topographical or other physical features, etc.

The site combines five parcels at the northwest corner of N 45th St. and Woodlawn Ave. N. There are six existing buildings on the site that house a variety of uses - one duplex, two single-family homes, one office and two retail buildings. The site slopes about 6 feet down to the west and is shaded by three street trees along the north sidewalk. At this location N 45th St is considered a minor arterial and it serves SR-99 to the west and Interstate 5 to the east.

2. Please indicate the site's zoning and any other overlay designations, including applicable Neighborhood Specific Guidelines.

The site is zoned NC2-40, with the northern 30' designated pedestrian zone (NC2P-40), and LR-2. The site is also within the boundaries of the Wallingford Residential Urban Village and a frequent transit corridor. The site is within the Wallingford Planning Area and is therefore required to respond to the Wallingford Neighborhood Design Guidelines.

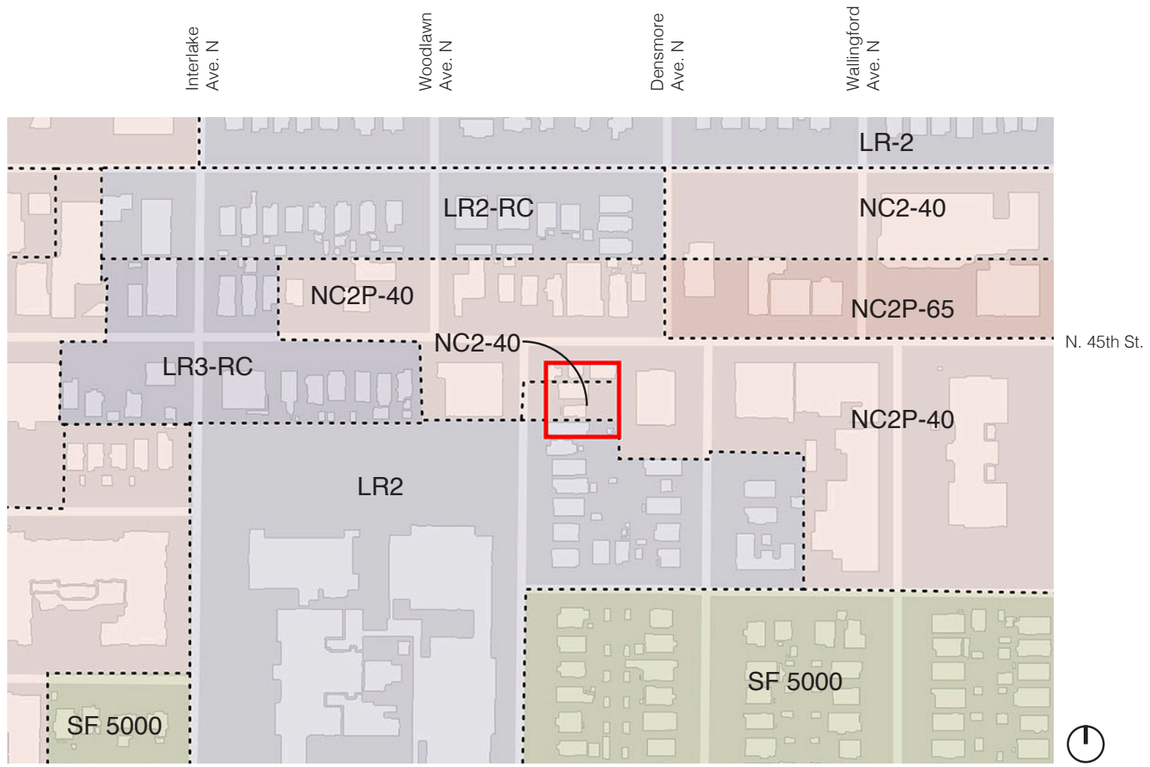
3. Please describe neighboring development and uses, including adjacent zoning, physical features, existing architectural and siting patterns, views, community landmarks, etc.

The site is a prominent corner along a vibrant pedestrian corridor, N 45th St. Neighboring development to the west, north, and east includes commercial buildings and to the south by a single family house.

4. Please describe the applicant's development objectives, indicating types of desired uses, structure height (approx), number of residential units (approx), amount of commercial square footage (approx), and number of parking stalls (approx). Please also include potential requests for departure from development standards.

The proposed development will consist of three structures: 1) a 4-story apartment building 2) a three story duplex and 3) a three story single family home. The proposal will extend the desirable aspects of Wallingford's main street while introducing housing density to one of Seattle's most characteristic neighborhoods. The structure will provide 4 ground level commercial spaces (about 1,450 sf each) with approximately 40 units above grade. The structures will be built to the maximum height allowed and will request the following departures from development standards:

1. 23.47A.014.B1 Setback Requirements
2. 23.47A.014.B2 Setback Requirements

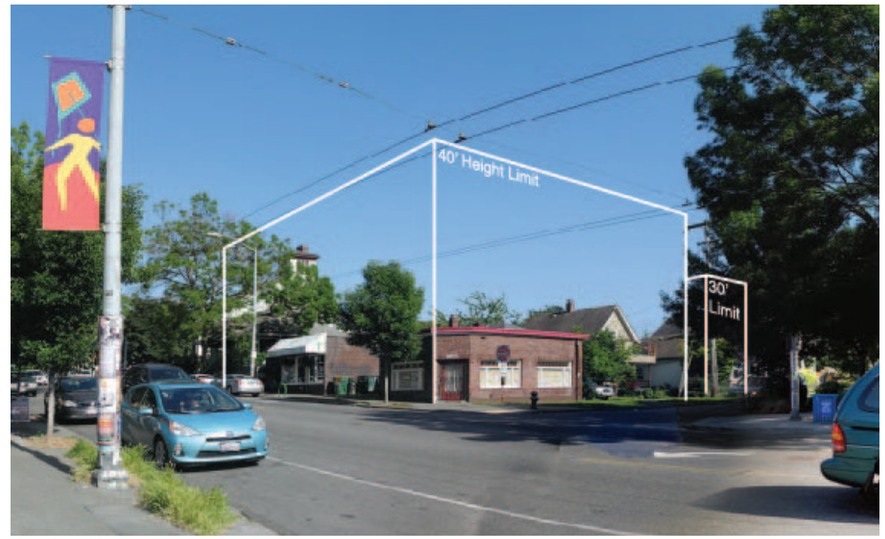


ADDRESS
1601-1621 N 45th Street /
4422 - 4428 Woodlawn Ave. N

LOT SIZE
10,251.5 square feet.

ZONING
NC2P-40 / NC2-40

SEPA Review



View from N. 45th St.

View from Woodlawn Ave. N

ZONING SUMMARY

NC2-40 ZONE:

23.47A.004 PERMITTED USES:

- Residential permitted outright, commercial permitted with limitations based on use.

23.47A.008 STREET LEVEL DEVELOPMENT:

- Blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width and may not exceed 40 percent of the width of the façade of the structure along the street.
- For structures with street-level nonresidential uses in NC zones sixty percent of the street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent. Transparent areas of facades shall be designed and maintained to allow unobstructed views from the outside into the structure or, in the case of live-work units, into display windows that have a minimum 30-inch depth.
- Nonresidential 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.
- Nonresidential uses at street level shall have a floor-to-floor height of at least 13 feet.

23.47A.012 HEIGHT:

In zones with a 40 foot mapped height limit:

- The height of a structure may exceed the otherwise applicable limit by up to 4 feet provided either a floor-to-floor height of 13 feet or more is provided for nonresidential uses at street level or a residential use is located on a street-level, street-facing facade, and the first floor of the structure at or above grade is at least 4 feet above sidewalk grade.

In zones with a 40 foot or a 65 foot mapped height limit:

- Open railings, planters, skylights, clerestories, greenhouses, solariums, parapets and firewalls may extend up to 4 feet above the otherwise applicable height limit, whichever is higher.
- Mechanical equipment may extend up to 15 feet above the applicable height limit, as long as the combined total coverage of all features gaining additional height does not exceed 20 percent of the roof area, or 25 percent of the roof area if the total includes stair or elevator penthouses or screened mechanical equipment.
- Stair and elevator penthouses may extend above the applicable height limit up to 16 feet.

23.47A.013 FLOOR AREA RATIO:

- 40' Height Limit - 3.25 x 9,314 = 30,270.5 square feet allowable
- 65' Height Limit - 4.75 x 9,314 = 44241.5 square feet allowable

23.47A.014 SETBACK REQUIREMENTS

None required

23.47A.016 LANDSCAPING AND SCREENING STANDARDS

- Landscaping that achieves a Green Factor score of 0.30 or greater is required.
- Street trees are required when any development is proposed. Existing street trees shall be retained unless the Director of Transportation approves their removal.
- If it is not feasible to plant street trees in a right-of-way planting strip, a 5-foot setback shall be planted with street trees along the street property line or landscaping other than trees shall be provided in the planting strip, subject to approval by the Director of Transportation.

23.47A.022 LIGHT AND GLARE

- Exterior lighting must be shielded and directed away from adjacent uses.
- Interior lighting in parking garages must be shielded to minimize nighttime glare affecting nearby uses.

23.47A.024 AMENITY AREA

- Amenity areas are required in an amount equal to 5 percent of the total gross floor area in residential use.
- All residents shall have access to at least one common or private amenity area.
- Amenity areas shall not be enclosed.
- Common amenity areas shall have a minimum horizontal dimension of 10 feet, and no common amenity area shall be less than 250 square feet in size.
- Private balconies and decks shall have a minimum area of 60 square feet, and no horizontal dimension shall be less than 6 feet.

23.47A.032 PARKING LOCATION AND ACCESS

- Access to parking shall be from the alley if the lot abuts an alley improved to the standards of Section 23.53.030.C

23.54.015 AND 23.54.030 PARKING:

- For nonresidential uses in Urban Villages that are not within an Urban Center or the Station Area Overlay District, if the nonresidential use is located within 1,320 feet of a street with frequent transit service, then there is no minimum requirement.
- For all residential uses in commercial and multifamily zones within Urban Villages that are not within an Urban Center or the Station Area Overlay District, if the residential use is located within 1,320 feet of a street with frequent transit service then there is no minimum requirement.
- ! bicycle parking space will be required per every 4 residential units.

23.54.040 SOLID WASTE

- Mixed use development that contains both residential and nonresidential uses shall meet the storage space requirements shown in Table A for 23.54.040 for residential development, plus 50 percent of the requirement for nonresidential development. In mixed use developments, storage space for garbage may be shared between residential and nonresidential uses, but separate spaces for recycling shall be provided.
- For developments with 9 dwelling units or more, the minimum horizontal dimension of required storage space is 12 feet.

LR-2 ZONE:

23.45.504 PERMITTED USES:

- Residential use permitted outright.

23.45.510 FLOOR AREA RATIO:

- 1.3 X 9,900 = 12,870 square feet allowable for projects that meet the standards of SMC 23.45.510.C
- Underground stories and portions of a story that extend no more than 4 feet above existing or finished grade, whichever is lower, are exempt from FAR limits.

23.45.512 DENSITY LIMITS:

- Density limits do not apply for townhouse developments that meet the standards of SMC 23.45.510.C

23.45.514 STRUCTURE HEIGHT:

- For townhouse developments located in zone LR3, the height limit is 30 feet.

23.45.518 SETBACKS AND SEPARATIONS

- Front Setback – 7 feet average and 5 feet minimum
- Rear Setback – 7 feet average and 5 feet minimum
- Side Setback – 7 feet average and 5 feet minimum or 5 feet for facade lengths under 40 feet in length
- Separations - 10 feet minimum separation between principal structures

23.45.522 AMENITY AREA

- The required amount of amenity area is equal to 25 percent of the lot area.
- A minimum of 50 percent of the required amenity area shall be provided at the ground area.
- For townhouse developments, amenity area at ground level can be provided as either private or public space

23.45.524 LANDSCAPING STANDARDS

- Landscaping shall achieve a green factor score of 0.6 or greater.

23.45.527 STRUCTURE WIDTH AND FAÇADE LENGTH

- For townhouse developments located in zone LR3 and outside of an Urban Center, the maximum structure width is 120 feet.
- The maximum combined façade length within 15 feet of a lot line that is neither a rear lot line, a street, or an alley shall not exceed 65 percent of the length of that lot line.

23.45.534 LIGHT AND GLARE

- Exterior lighting must be shielded and directed away from adjacent uses.
- Interior lighting in parking garages must be shielded to minimize nighttime glare on adjacent properties.

VICINITY MAP

The adjacent diagram indicates the maximum allowable height for the proposed project. The 10’ step occurs between the NC40 and LR3 site. The aerial illustration also reveals the height of the adjacent properties relative to the proposal. There is an eclectic mix of scales and styles evident here due to the neighborhood’s development from a once rural suburb to the commercial core that we find today.

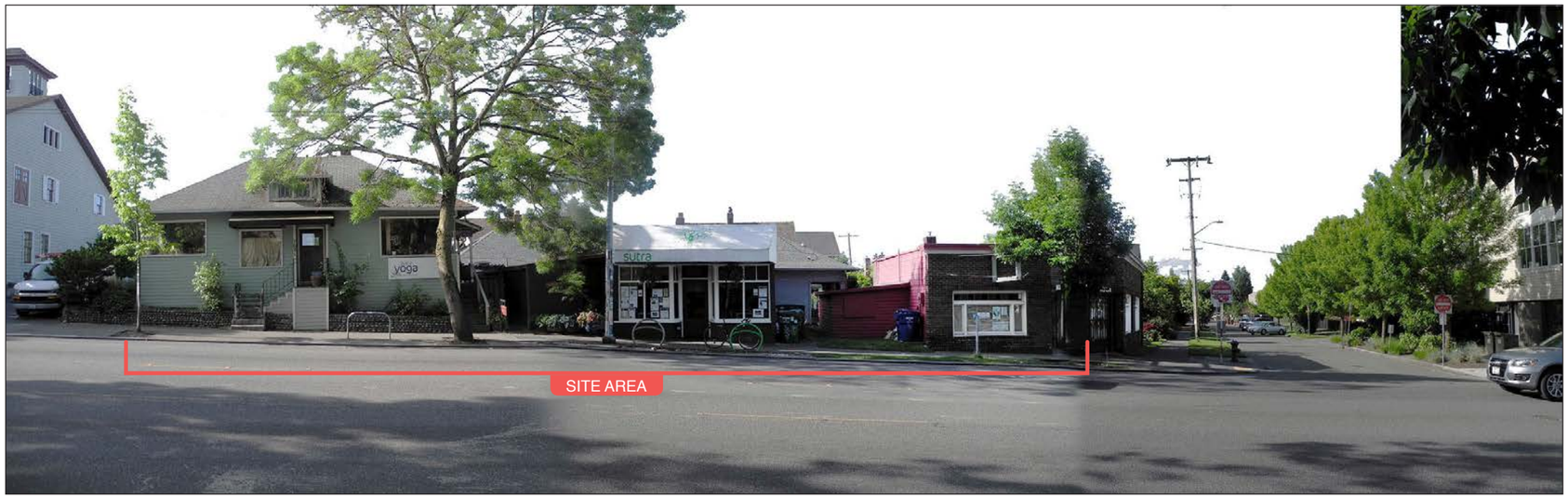
Project Site

ADJACENT USES

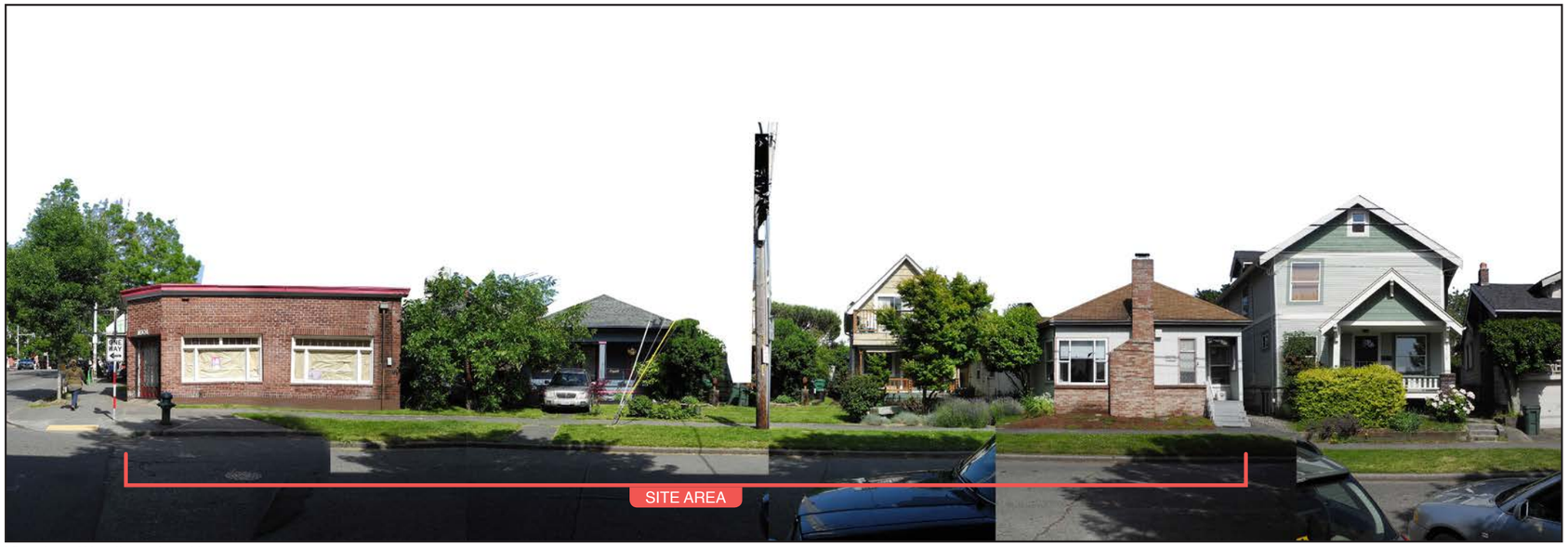
The variety of uses that line N 45th St. generate one of the most walkable commercial districts in the city. From the project site, one has access to a long list of amenities: restaurants, grocery stores, banks, coffee shops, retail, movie theaters, etc. Moving away from N 45th St., the fabric becomes much more residential and small scale. This is where one encounters the typical Wallingford bungalow alongside some stately old apartment buildings and a few modern additions to the neighborhood.

1 Sidewalk cafes can be found on many of Wallingford's secondary streets perpendicular to N 45th St.

2 A vibrant pedestrian environment is generated by a variety of street frontage.



View from N 45th St.



View from Woodlawn Ave. N

TRANSIT AND ACCESS

PUBLIC TRANSIT
N 45th St. is served by 3 Metro Bus Routes: 16, 44, and 82. These routes connect the site to Downtown Seattle, Ballard, the University District, and Northlake. The site lies within a designated frequent transit corridor.

STREET CLASSIFICATION
N 45th St. is classified as a minor arterial that connects to SR-99 to the west and Interstate 5 to the east. Woodlawn Ave N. is classified as a residential access street.

BICYCLE ACCESS
N 45th St. has bike 'sharrows' painted on the surface of the street. A neighborhood greenway runs along N 44th St. and N 43rd St. from Stone Way N to Latona Ave N. Stone Way N has a dedicated bike lane on the uphill side of the street. There are ample bike racks along N 45th St.

1 Bus stop at N 45th St. and Woodlawn Ave. N

2 Bike sharrows on N 45th St.

3 Bus stop at N 45th St. and Densmore Ave. N

ARCHITECTURAL CONTEXT

A short survey of buildings in the neighborhood reveals a diversity of scale, material, and type that contributes to the livability and material quality of the neighborhood. Especially notable are two historic structures near the project site: the Wallingford Fire & Police Station and the Interlake Public School. Both of these structures reveal the history of Wallingford as a formerly suburban, almost rural neighborhood and the influence of residential architecture on the more prominent civic structures in the area.

1 Wallingford Center
(Interlake Public School)
Built: 1904
NRHP Designation: 1983

2 Live / Work Townhouses
Built: 2009

5 Wallingford Studios
Built: 2013

6 Single Family
Built: 1908

3 Verah Apartments
Built: 1929

4 Japanese Stone Grill & Apartments
Built: 1926

9 45th Street Medical & Dental Clinic
(Wallingford Fire & Police Station)
Built: 1913
NRHP Designation: 1983

7 Solid Ground Building
Built: 1997

8 Queen City Apartments
Built: 1925

10 Seattle Orthopedic Center
Built: 2005

Parking Area, Urban Void

Project Site

PEDESTRIAN ZONE ANALYSIS

N 45th street is a destination - due in large part to it's walkability, the street caters to a variety of needs and yields a diversity of experiences. As a component of this project, the design team has taken a closer look at the fabric of the site to try and understand underlying patters with respect to transition zones - specifically the transition in the north/south direction as one moves away from N 45th St. A quick study revelas that it is common to find surface parking at the threshold between zones, and even along N 45th street itself. One might interpret this as an undesirable condition - that is, the presence of surface parking detracts from the pedestrian experience and provides more opportunities for the uncomfortable interaction between people and cars.

A

B

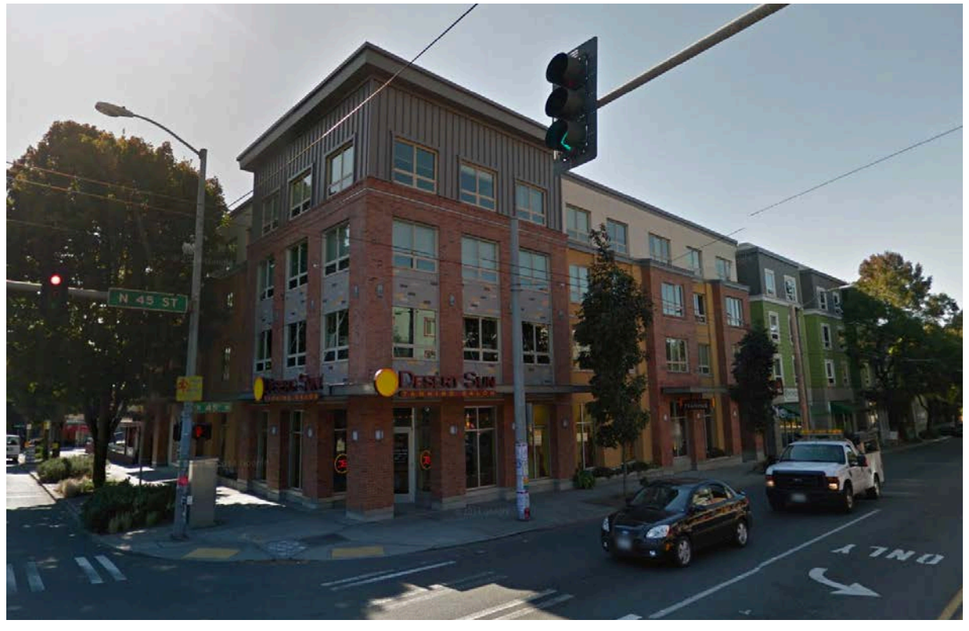
C

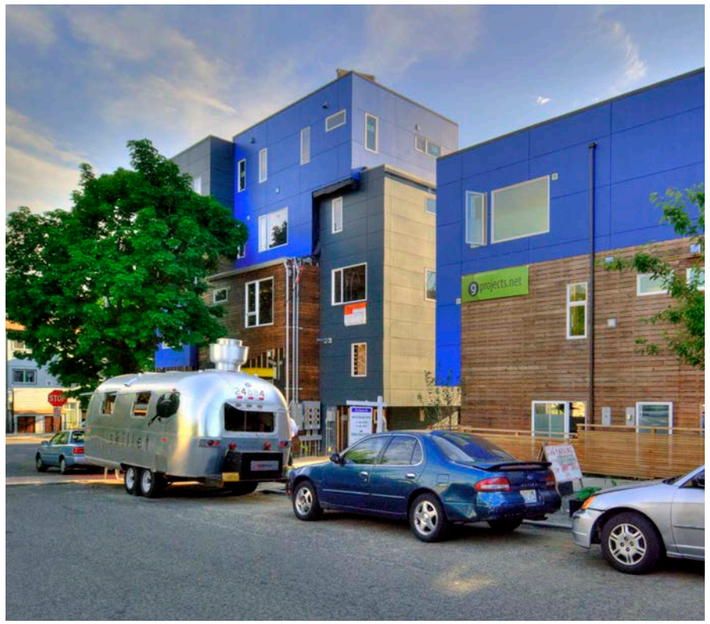
D

Examples of urban voids along N 45th St.

CORNERS

The architectural acknowledgement of a corner is accomplished in a variety of ways. At right are examples from Wallingford along N 45th St. An established pattern of mixed use buildings that hold the corner set a precedent for the proposed apartment building.



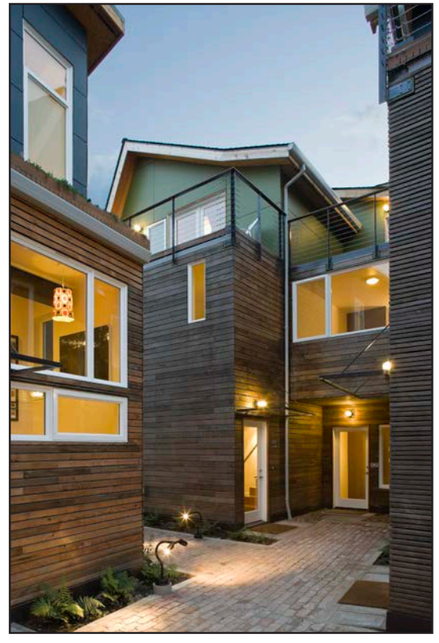


CORNER ZONE TRANSITION

The two projects shown here demonstrate different approaches to dealing with a zone transition. Our study of zone transitions finds that open space, combined with setbacks is a successful approach to these types of transitions.

b9 COURTYARDS

At right are a few examples of built courtyards designed by b9 architects.



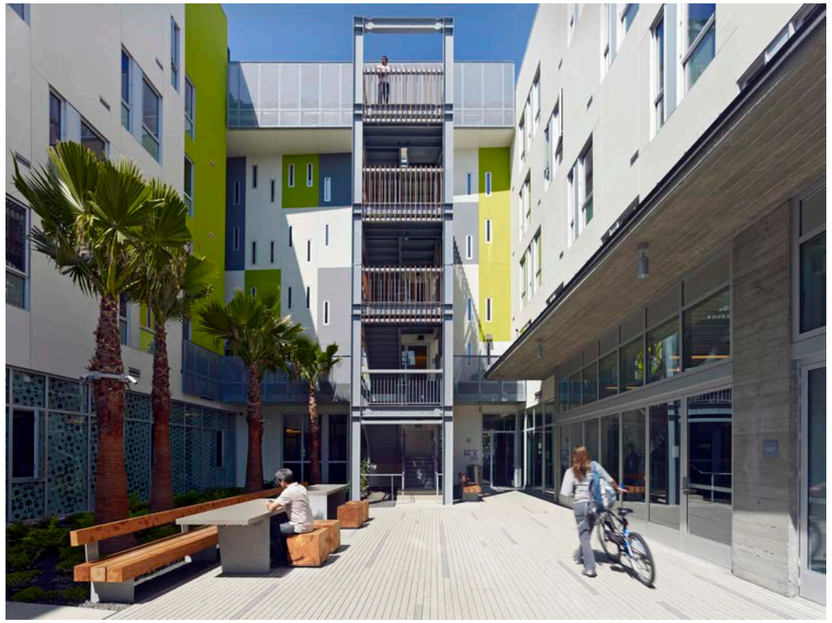
1911 E Pine St. view at interior of canyon

1411 E. Fir St. courtyard view

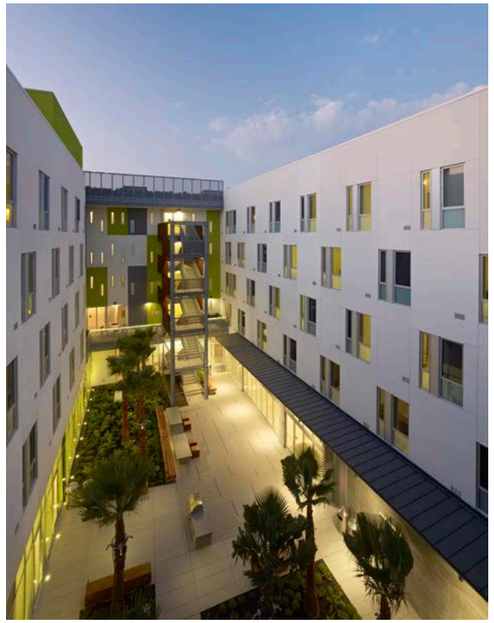
3515-3519 Wallingford Ave N courtyard view

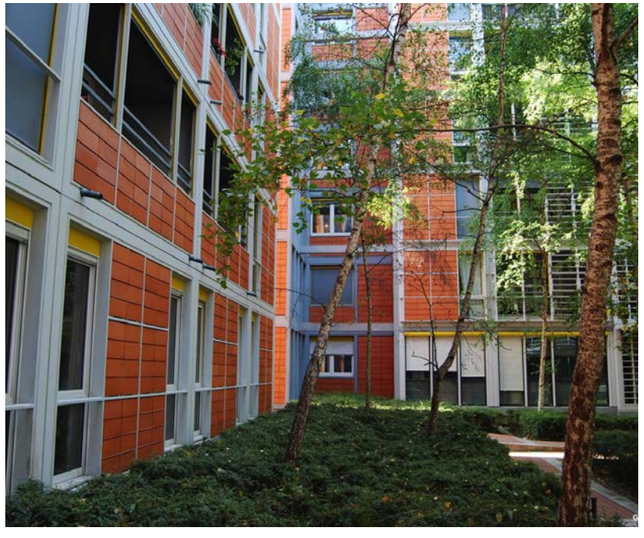
COURTYARD PRECEDENT

In studying the design of long, linear courtyards, we find that a combination of planting and seating can produce a space that is inviting and activated by the residents.



San Francisco, CA
Richardson Aptartments
David Baker Architects





Paris, France
Rue de Meaux Housing
Renzo Piano Building Workshop

The vibrant commercial frontage on N 45th St.

An example of the bungalow-style residences that are characteristic of the fabric of Wallingford.

CONTEXT & SITE

CS1 NATURAL SYSTEMS AND SITE FEATURES

A. ENERGY USE

The project seeks to achieve 4-star Built Green certification at a minimum. The design team has developed a site plan that maximizes daylight and natural ventilation for residents of the proposed structure. The site has great exposure to sunlight on all sides which may contribute to a landscape strategy that is integrated with the structure in the form of gree walls, roofs, and interior courtyards that are generously planted.

B. SUNLIGHT AND VENTILATION

Access to daylight is a crucial component to b9architects approach to residential design. This pertains to both the new homes developed as a part of the proposed project and those adjacent to it. The proposal is already optimally sited to have minimal impact on solar access to adjacent properties – with a 70' wide right-of-way to the north, a 66' wide right-of-way to the west, and a 26.5' alley to the east, the project has ample room to allow sunlight into adjacent buildings. A 40' tall building on this site will cast shadows on the neighbor to the north from November to January.

C. TOPOGRAPHY

The site slopes down to the west at a 5.5% slope. The preferred massing alternative picks up on this

D. PLANTS AND HABITAT

The proposal includes an open courtyard as a primary design element that will incorporate landscape elements and habitable decks. The proposal is also considering the use of green roof.

E. WATER

The proposal will seek to mitigate stormwater run off with green stormwater infrastructure.

Wallingford Specific Design Guidelines

I. Landscape Design to Address Special Site Conditions

The site presents opportunities for generous planting within the right of way, especially at the southwest corner where plating will function as a buffer or threshold to the residential fabric beyond. The openness of the project site, with great exposure on all sides of the apartment building, also presents opportunities for green walls. The central courtyard will also act as a well planted oasis at the center of the project.

CS2 URBAN PATTERN AND FORM

A. LOCATION IN THE CITY AND NEIGHBORHOOD

The proposal is located at the heart of the Wallingford Residential Urban Village – a distinct neighborhood in Seattle that possesses a charm emanating from the confluence of its residential side streets to its commercial core. The proposal provides an amenable transition, and one that is well-established in the neightborhood, between these two conditions by breaking up the mass of the project along the residential street (Woodlawn) and providing generous commercial frontage and density to the commercial street (N 45th).

B. ADJACENT SITES, STREETS, AND OPEN SPACES

To the east of the proposal is a NHRP designated building – the Wallingford Fire & Police Station. The adjacent alley benefits this prominent structure as it provides a 26'-6" setback from the proposed site, thus providing a significant buffer to the historic structure. The proposal provides a balance for the block by adding a structure of similar scale as that on the adjacent parcel to the west.

C. RELATIONSHIP TO THE BLOCK

The proposal is located at a corner made more prominent by the alley to the east – in effect, from the perspective of N 45th street, the site is detached from its neighbors in such a way that is unusual when considering the buildings on the north side of the street or in more dense commercial cores. This position requires the design team to carefully consider all sides of the project as visible edges that will play a role in the projects contribution to the block. With respect to this visibility, the proposed massing allows small scale design elements (decks, awnings, entries, walkways) to be incorporated into all sides of the project.

D. HEIGHT, BULK, AND SCALE

The existing structures create a pattern along Woodlawn Ave N. that is mirrored in the proposed scheme. A large west facing courtyard breaks the mass of the building and allows that pattern of open space to continue all the way to N 45th St. In terms of height also the project manages to step down, utilizing the townhouse site as a transition to the adjacent single-family house.

CS3 ARCHITECTURAL CONTEXT AND CHARACTER

A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

The design team has proposed a massing scheme that evokes the proportions of those buildings that surround the site. The adjacent historic structure retains its' integrity on the block by virtue of the large setback at the center of the block and its' unusual form in comparison to the rest of N. 45th St. The proposed massing also respects the residential pattern on Woodlawn Ave N. by breaking the building along the west façade.

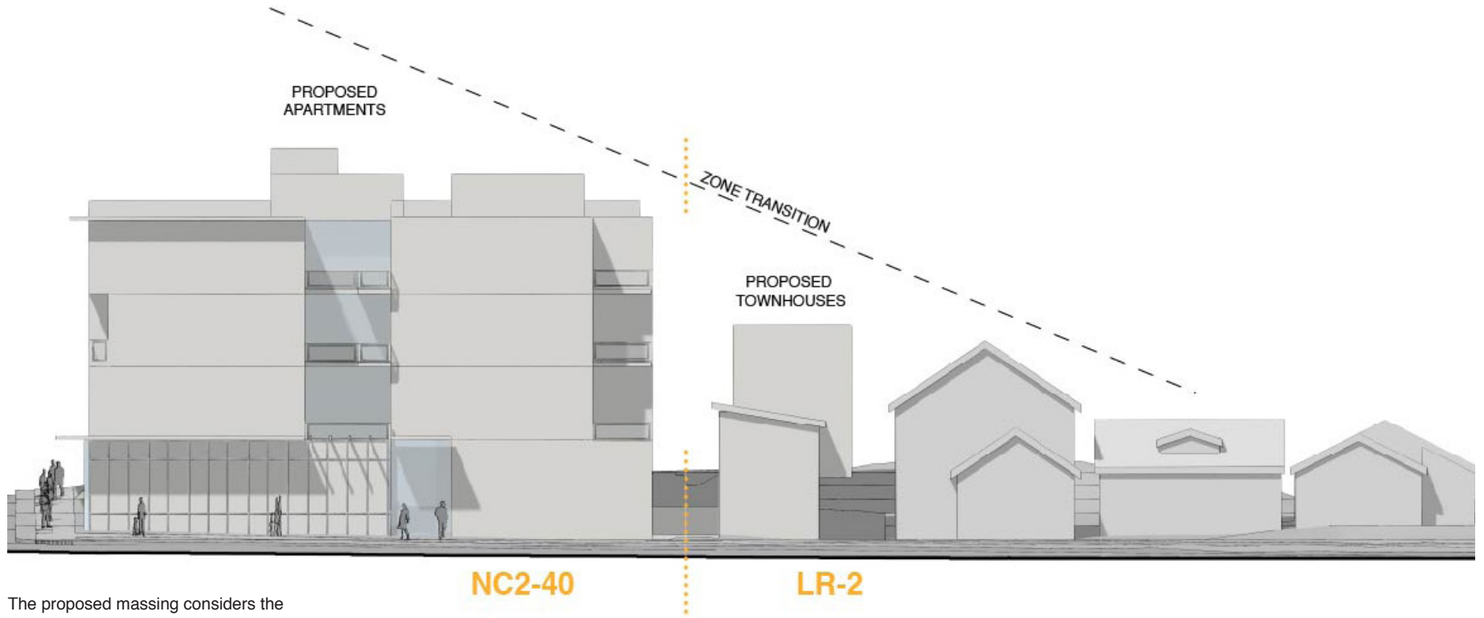
B. LOCAL HISTORY AND CULTURE

Seattle has developed a well-established bicycle culture. By contributing a generous amount of bicycle parking and a proposed bicycle maintenance area below grade, the project seeks to tap into and support this culture in what is already a highly bike-able neighborhood.

Wallingford Specific Design Guidelines

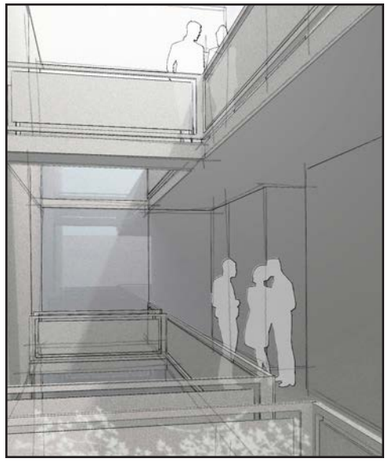
I. Architectural Context

The architectural context along N 45th St. varies dramatically. Contemporary design also seems to be lacking in this, one of the most visible and walkable of Seattle's neighborhoods. The proposal contributes to this context by filling in a prominent corner and adding an active street front to N, 45th St. The design team will continue to look at secondary architectural elements as key design elements that may inform a contemporary structure.



The proposed massing considers the zone transition and respects the pattern established along Woodlawn Ave. N.

The adjacent structure to the east is the Wallingford Fire & Police Station, designated NRHP in 1983.



A sketch of the interior walkway and courtyard.

A proposed bike maintenance room, combined with below-grade parking for 30 bicycles contributes to an already strong biking culture. Above, Cyclsts working on bikes at the West Seattle Tool Library.

PUBLIC LIFE

PL1 CONNECTIVITY

A. NETWORK OF OPEN SPACES

An open, 3-sided courtyard that connects to Woodlawn Ave. N contributes to the connectivity of the project to the pedestrian realm.

B. WALKWAYS AND CONNECTIONS

Exterior walkways and exterior decks will be incorporated into the design as a means of providing safety and security, enlivening the pedestrian realm, and signifying human scale occupation.

C. OUTDOOR USES AND ACTIVITIES

A roof terrace and exterior decks, in addition to the central courtyard which reaches out to the residential street will allow for a variety of outdoor uses. There is also potential on the west side of the street level commercial street to incorporate a portion of the right-of-way as a café or seating area.

PL2 WALKABILITY

A. ACCESSIBILITY

The project will meet all of the requirements for accessibility according to ADA standards. Access to commercial spaces seeks to minimize the use of ramps and stairs internal to the project. The design team is also working to improve access for bicycles into the apartment building and the below-grade bicycle storage.

B. SAFETY AND SECURITY

The proposal will provide additional eyes on the street by way of a central courtyard that connects to the adjacent street. Exterior decks also residents to occupy and monitor the volume of the street. Street level transparency is also planned into the programming of the proposal that will place a minimum of three commercial spaces with direct visual connection to both N 45th street and Woodlawn Ave. N.

C. WEATHER PROTECTION

The design team is proposing awnings the line the street edges of the building and highlight entries to commercial and residential spaces. A 5'-0" awning will provide about 60% coverage for the sidewalk along N 45th Street.

D. WAYFINDING

The design team is working to incorporate awnings as signals for entry that are unique for residential and commercial entries.

Wallingford Specific Design Guidelines

I. Pedestrian Open Spaces and Entrances

The patter of slightly recessed entries at commercial entries is an established pattern in the neighborhood. A similar treatment, which will provide small pockets of space between the sidewalk and the interior, is being considered for each of the entries to commercial and residential portions of the structure.

II. Blank Walls

Blank walls will be minimized and the opportunity for generous glazing is available on all sides of the proposed building. Small setbacks are being considered on the south and east facades to allow for openings on these sides.

III. Personal Safety and Security

Exterior decks and walkways provide a high degree of "eyes on the street" from the residential portion of the structure to the public realm, contributing to the informal policing of the neighborhood. Reliance on alternative forms of transportation also contributes to the probability of informal interaction at street level for residents and pedestrians.

PL3 STREET LEVEL INTERACTION

A. ENTRIES

In order to limit the competition between residential and commercial entries, the proposal places the primary residential entry on the west edge of the block accessed from the more

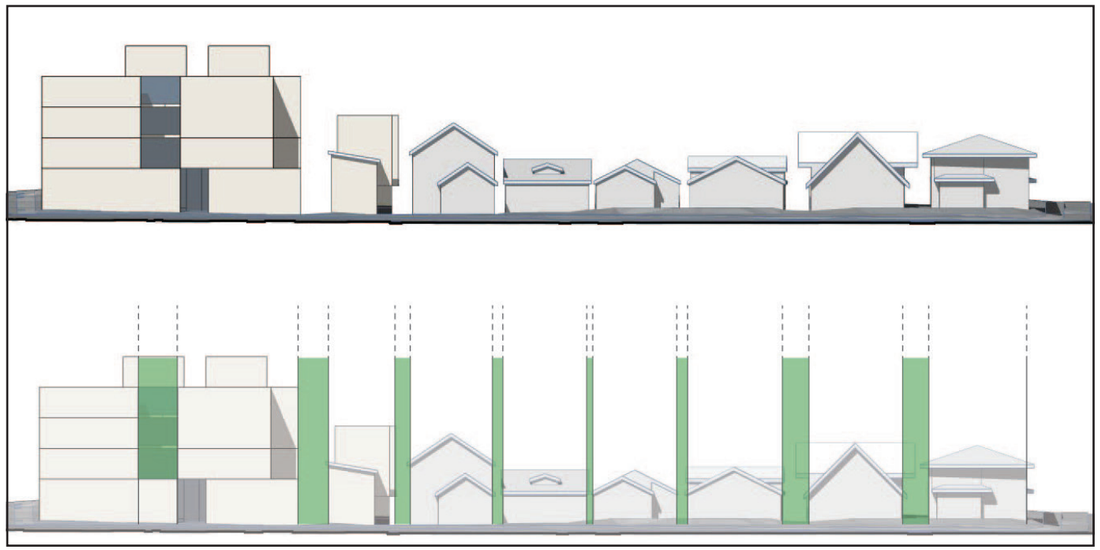
residential Woodlawn Ave N. The commercial spaces are entered via N 45th Street. These entries may be recessed and highlighted to contribute to the streetscape and legibility of the structure.

B. RESIDENTIAL EDGES

The only ground-level residential edge proposed is at the south east corner and is accessed by the common entry along Woodlawn Ave N. Located off the main commercial street, these apartments will be screened from the adjacent structures for privacy and security. The design team proposes two new spaces for interaction among residents – an interior courtyard and a roof top terrace. The design of the ground floor will also make space for interaction by way of recessed entries and a residential lobby

C. RETAIL EDGES

The retail edge of the proposed apartment building mirrors the established pattern in the neighborhood with a language of awnings and recessed entries.



The west facade of Woodlawn Ave N. shows a pattern of open spaces that is continued through the proposed massing concept.

PL4 ACTIVE TRANSPORTATION

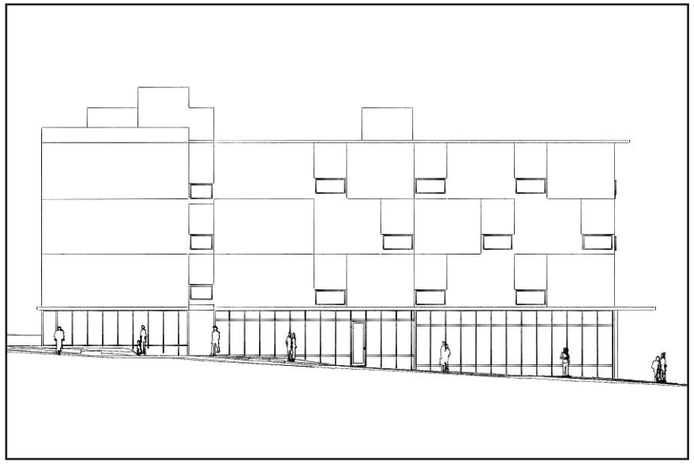
A. ENTRY LOCATIONS AND RELATIONSHIPS

The primary residential entry is located mid-block on the west side of the structure. This position opens up the north façade to commercial street frontage and affords privacy to the residents of the building.

B. PLANNING AHEAD FOR BICYCLISTS

The proposal incorporates a below-grade bicycle garage for at least 30 bicycles and a maintenance room to facilitate this mode of travel in what is already a preeminently bikeable community.

A conceptual vignette of how materials may be organized to bread down the scale of the building and call out entries.



The composition of the north elevation breaks down the scale of the building and indicates small scale occupation.

DESIGN CONCEPT

DC1 PROJECT USES AND ACTIVITIES

A. ARRANGEMENT OF INTERIOR USES

The arrangement of uses within the building has been arranged in a way that is consistent with the surrounding neighborhood. The highest degree of visibility is given to the commercial spaces which are placed along N 45th Street. Services that require direct access to the street, trash and the electrical vault, are placed in the southwest corner so as to minimize the impact on the commercial street frontage. This placement also acts as a buffer for the smaller scale fabric to the south.

B. VEHICLE ACCESS AND CIRCULATION

Bicycle parking will be accessed from Woodlawn Ave N. and will relate directly to the residential entrance and lobby.

Wallingford Specific Design Guidelines

I. Parking and Vehicle Access

There is no proposed car parking for the apartment structure. There are two car parking spaces proposed for the townhouse site with access on the south side of the building. The impact on the pedestrian realm is minimal and the design team is considering the use of permeable surfaces, such as drivable grassy pavers, to create a more humane environment.

DC2 ARCHITECTURAL CONCEPT

A. MASSING

The primary volume of the proposed massing is organized around a central courtyard that opens up to the west. This large design move works to break down the mass of the building to a scale that is more consistent with the development along that edge. Smaller setbacks and exterior decks will be utilized to further erode the perceptible mass of the structure. In particular, a setback at the 4th story on the south side provides relief to the adjacent residential zone.

B. ARCHITECTURAL AND FAÇADE COMPOSITION

The design team has worked to generate a well-proportioned composition with special consideration of the street-facing facades. A system of exterior decks, awnings, and alterations to the roof edge will be used to highlight certain volumes while maintaining a consistent language throughout the project.

C. SECONDARY ARCHITECTURAL FEATURES

The design team is developing a compositional strategy that will employ decks, awnings, parapets and cornice treatments to anchor the building on the corner and define the structure's presence on the street.

D. SCALE AND TEXTURE

E. FORM AND FUNCTION

Wallingford Specific Design Guidelines

I. Architectural Concept and Consistency

The massing concept breaks down the scale of the structure in a manner that is consistent with the adjacent patterns. The residential west façade is broken by a large courtyard and the commercial north façade meets the sidewalk and engages the pedestrian realm. The roof top stair and elevator penthouses are pushed to the center of the project to minimize their visual impact on the street.

II. Human Scale

The design team is developing a language of secondary architectural features that will add human scale to the building.

III. Retaining Walls

There are no retaining walls proposed on the street-facing facades of the proposal.

DC3 OPEN SPACE CONCEPT

A. BUILDING OPEN SPACE RELATIONSHIPS

The preferred massing scheme is designed around a large central courtyard. This open space connects directly to the street and is activated by a network of exterior walkways. The pattern of open spaces along Woodlawn, that is, the gaps that exist between the

existing home, is reinforced by this courtyard which effectively breaks the building along its' west edge.

B. OPEN SPACES USES AND ACTIVITIES

Open spaces will be considered and designed to accommodate a variety of uses and will incorporate seating and planting that will thrive.

DC4 MATERIALS

A. EXTERIOR ELEMENTS AND FINISHES

The design team is considering the use of durable and warm materials. Materials will be used to create an attractive and inviting street edge. Pattern and rhythm in the alternation of façade materials is also being considered as a method of breaking down the scale of the building and calling out individual floors and units. As a portion of the landscaping concept, a green wall is being considered for a few different areas on the building.

B. SIGNAGE

Signage is a significant component of the street fabric along N. 45th St. The design team proposes an approach to signage that is incorporated with weather protection and is of a consistent design language as those secondary architectural elements such as balconies and awnings.

C. LIGHTING

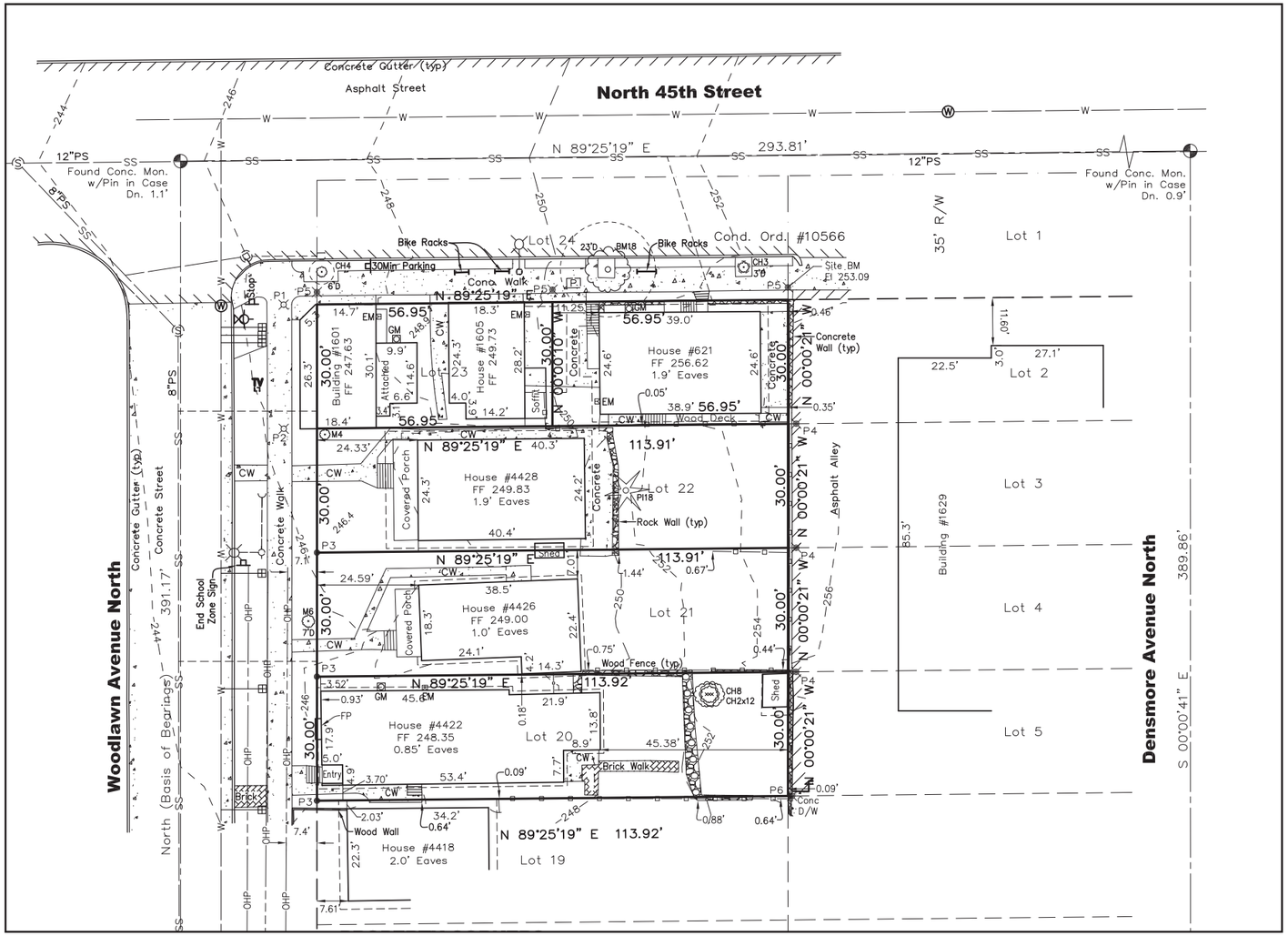
Lighting will be considered in such a way that promotes safety and security, while also respecting the adjacent properties and adding a level of warmth and detail to the pedestrian realm.

D. TREES, LANDSCAPE AND HARDSCAPE MATERIALS

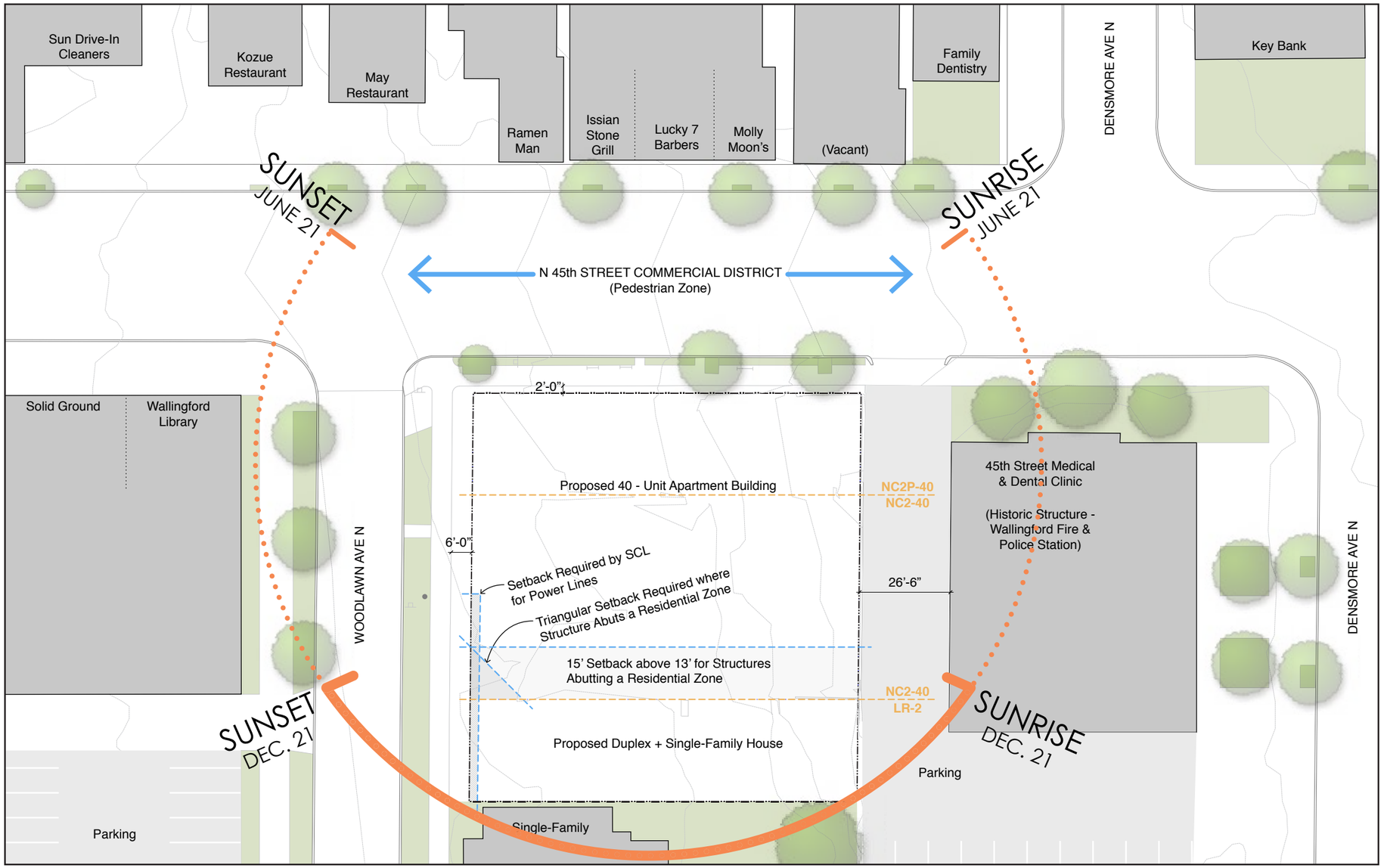
The landscape design is being driven by a design concept that seeks to distinguish the commercial and residential edges of the project. The design team considers the south west corner a landscaped buffer between the commercial district and the more verdant, lushly planted Woodlawn Ave N. The interior courtyard will also hold plantings that will related directly to the street. There are also opportunities for green wall and roof to be incorporated – the design team is proposing the use of both.

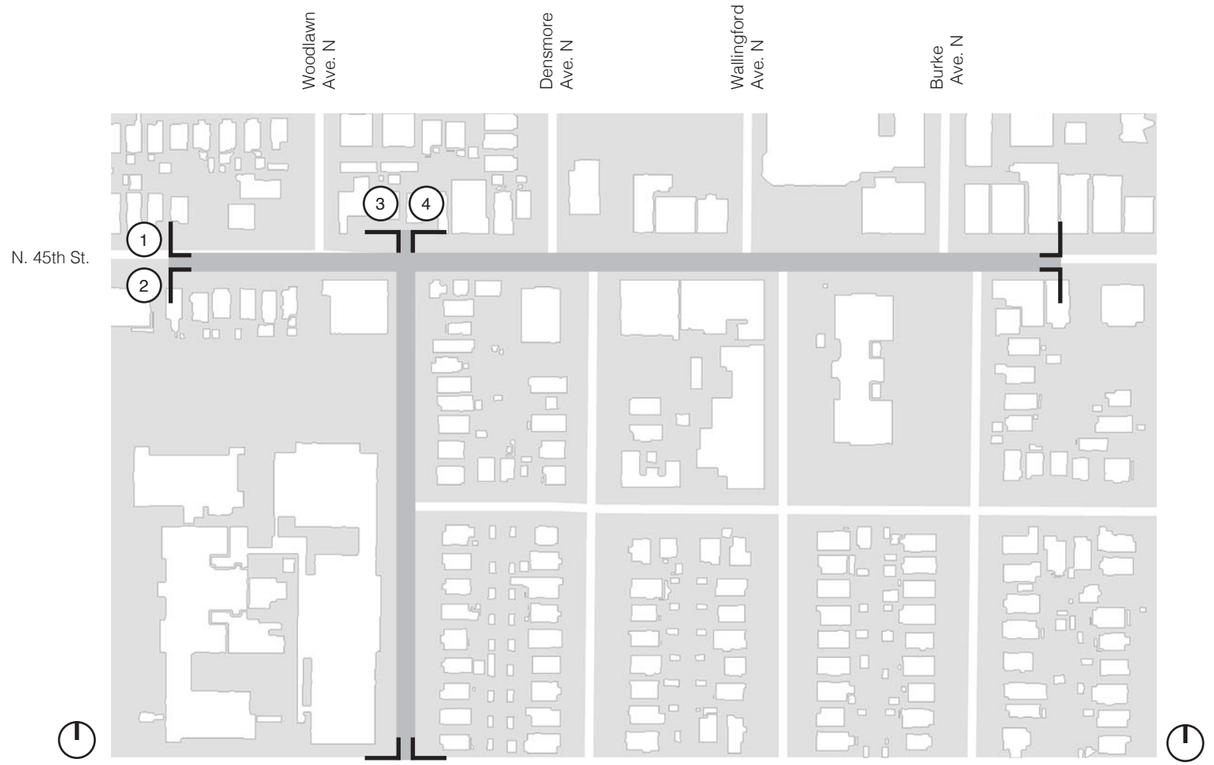
An early sketch of potential landscaping. The courtyard will incorporate planting and the design team is considering green walls at the south west corner of the building.

SITE SURVEY


North 45th Street
Concrete Gutter (typ)
Asphalt Street
N 89°25'19" E 293.81'
12"PS
Found Conc. Mon. w/Pin in Case Dn. 1.1'
Found Conc. Mon. w/Pin in Case Dn. 0.9'
8"PS
Bike Racks
Lot 24
Bike Racks
Cond. Ord. #10566
Lot 1
35' R/W
CH4
30Min Parking
Conc. Walk
CH3
Site BM El 253.09
N 89°25'19" E
House #1601 FF 247.63
House #1605 FF 249.73
House #621 FF 256.62 1.9' Eaves
Concrete Wall (typ)
Lot 2
Lot 3
Lot 4
Lot 5
Lot 22
Lot 21
Lot 20
Lot 19
House #4428 FF 249.83 1.9' Eaves
House #4426 FF 249.00 1.0' Eaves
House #4422 FF 248.35 0.85' Eaves
House #4418 2.0' Eaves
Covered Porch
Wood Deck
Concrete
Rock Wall (typ)
Wood Fence (typ)
Brick Walk
Wood Wall
Shed
Asphalt Alley
Building #1629
Woodlawn Avenue North
Concrete Gutter (typ)
Concrete Street
North (Basis of Bearings)
391.17'
End School Zone Sign
Densmore Avenue North
S 00°00'41" E
389.86'
N 00°00'21" W
113.91'
113.92'
56.95'
39.0'
38.9'
40.3'
40.4'
38.5'
45.6'
53.4'
34.2'
0.64'
0.88'
0.09'
0.46'
0.35'
0.05'
0.67'
0.75'
0.44'
0.93'
3.70'
2.03'
7.4'
7.61'
22.5'
27.1'
3.0'
11.69'
85.3'

SITE CONDITIONS & CONSTRAINTS




Woodlawn Ave. N
Densmore Ave. N
Wallingford Ave. N
Burke Ave. N
N. 45th St.
1
2
3
4
Woodlawn Ave N.

1

North Side of N 45th Street

2

South Side of N 45th Street

3

N 43th St.

West Side of Woodlawn Ave. N

4

East Side of Woodlawn Ave. N

ALTERNATIVE 1

This massing proposal is code compliant. This compact arrangement limits access to daylight to only one side for almost all of the proposed apartment units. The transition to the residential zone to the south is dealt with primarily through the townhouses to the south of the apartment building.

ADVANTAGES

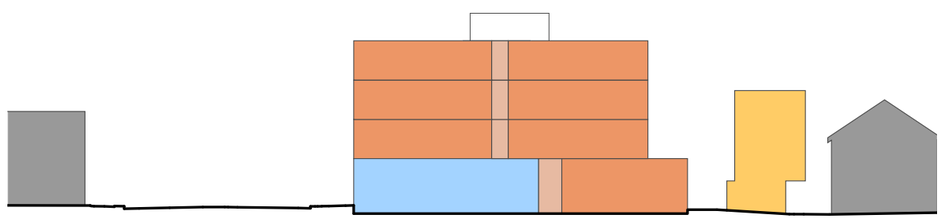
-Code compliant scheme
-Consolidated Massing

ISSUES

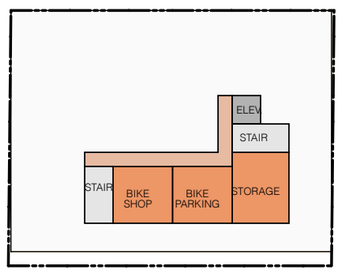
-Large massing presented to the residential edge.
-Light and air access limited to one side of most units

DEPARTURES

-None

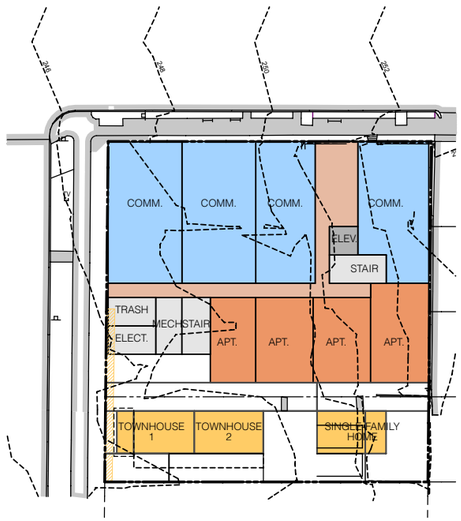


1 View from northwest



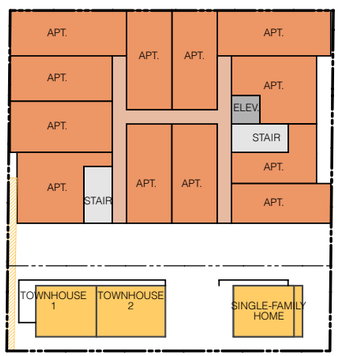
Basement

SCALE: 1" = 50'

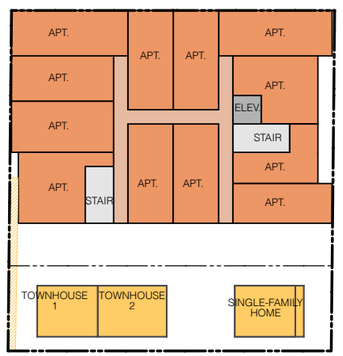


First Floor Plan

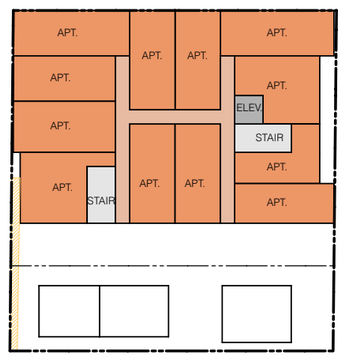
SCALE: 1" = 50'



Second Floor Plan



Third Floor Plan



Fourth Floor Plan

2 Aerial View

3 View from southwest

4 View from northeast

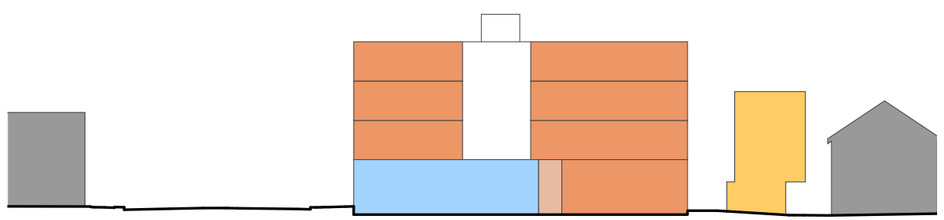
ALTERNATIVE 2

This massing proposal is requests a departure in order to provide an open space at the center of the project, increasing the opportunity for access to light and air. As in the previous scheme, the zone transition is primarily dealt with through the proposed townhouse structure.

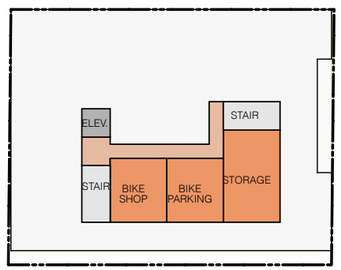
ADVANTAGES
- -Central courtyard provides access to light and air
- -More modulation on south facade

ISSUES
- -Large massing at residential edge
- -Limited modulation

DEPARTURES
- -Setback above 13' on south side

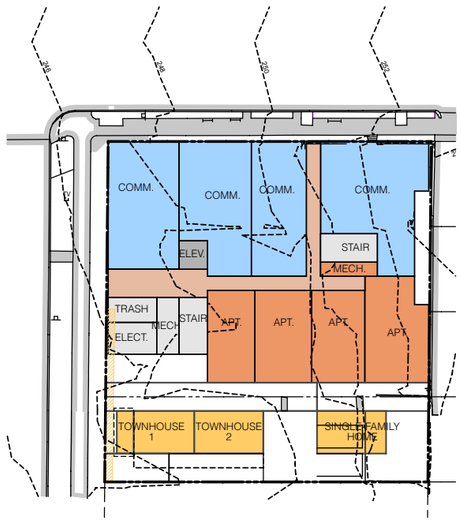


1 View from northwest



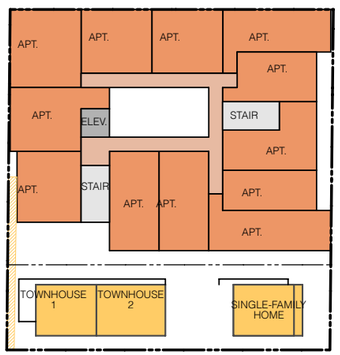
Basement

SCALE: 1" = 50'

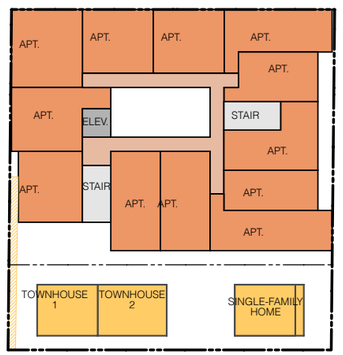


First Floor Plan

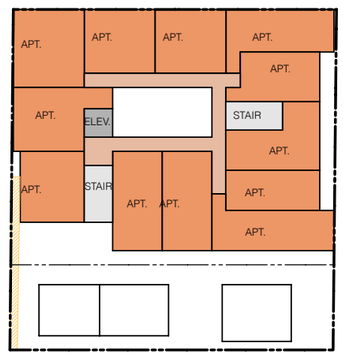
SCALE: 1" = 50'



Second Floor Plan



Third Floor Plan



Fourth Floor Plan

2 Aerial View

3 View from southwest

4 View from northeast

ALTERNATIVE 3

The preferred massing alternative proposed a substantial gap in the facade that front Woodlawn Ave. This space connects a central courtyard to the residential street, dividing the mass of the apartment structure along its most sensitive edge. This division is perceived as a continuation of the rhythm of structures along Woodlawn Ave.

ADVANTAGES

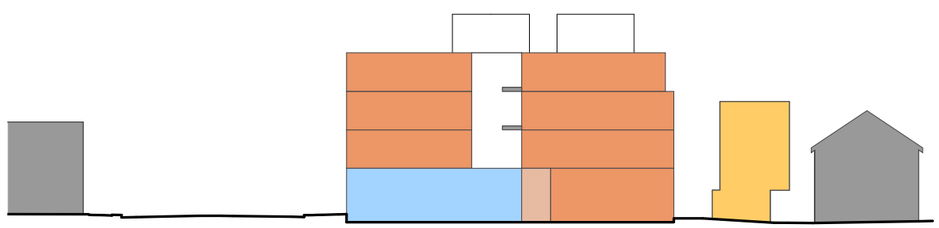
-Central courtyard provides access to light and air
-Break in massing at residential results in a more compatible west facade.
-Distinction in massing at N 45th Street

ISSUES

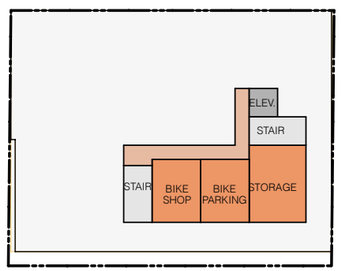
-More building mass located at south edge

DEPARTURES

-Setback above 13' on south side

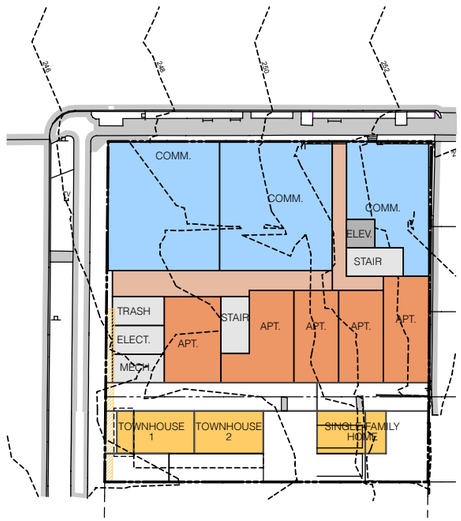


1 View from northwest



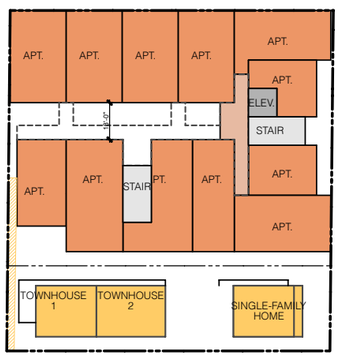
Basement

SCALE: 1" = 50'

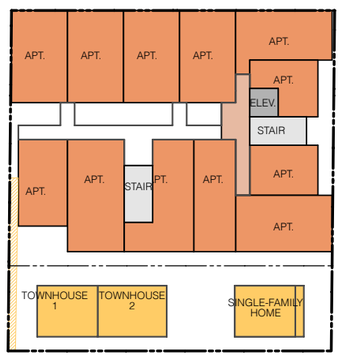


First Floor Plan

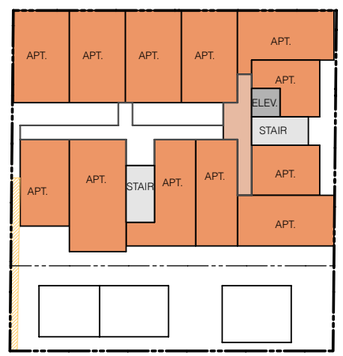
SCALE: 1" = 50'



Second Floor Plan



Third Floor Plan



Fourth Floor Plan

2 Aerial View

3 View from southwest

4 View from northeast

MASSING ARTICULATION

1 View of Northwest Corner

ROOF EDGE

A material consistency between the roof overhang and facade unifies the experience of the design. An expression of structure also contributes to the subdivision of space.

Housing in Ingolstadt, Germany
meck arkitekten

Material contrast between roof edge and primary volume.

Housing in Auwiesen, Germany
Kreis Schaad Schaad

Exterior walkways, treated in a fashion consistent with the roof edge, break down the vertical scale of the building and indicate small scale occupation.

Housing in Konstanz, Germany
Ingo Bucher-Beholz

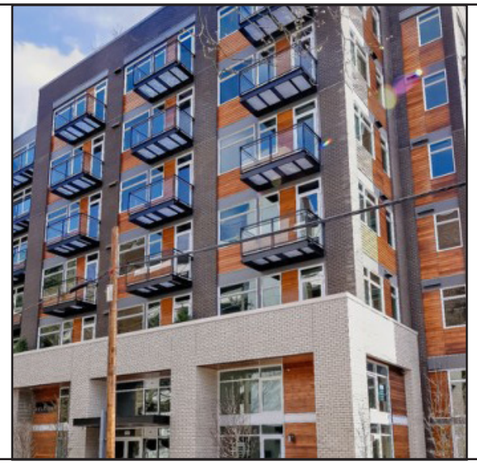
FACADE ARTICULATION

Deep shadows generated by carving decks out of the primary volume.

Housing in Soemaerk, Denmark
Tegnestuen Vandkunsten

Attached decks act as a sign of occupation and express the individuality of the units.

Stream Belmont, Seattle WA
NK Architects



Color, pattern, and rhythm utilized to generate a sense of movement.

Housing in Merano, Italy
HolzBox Tirol

STREETSCAPE DEFINITION

Warm materials used to line those spaces occupied by pedestrians.

Housing on 19th Ave, Seattle WA
Weinstein A+U

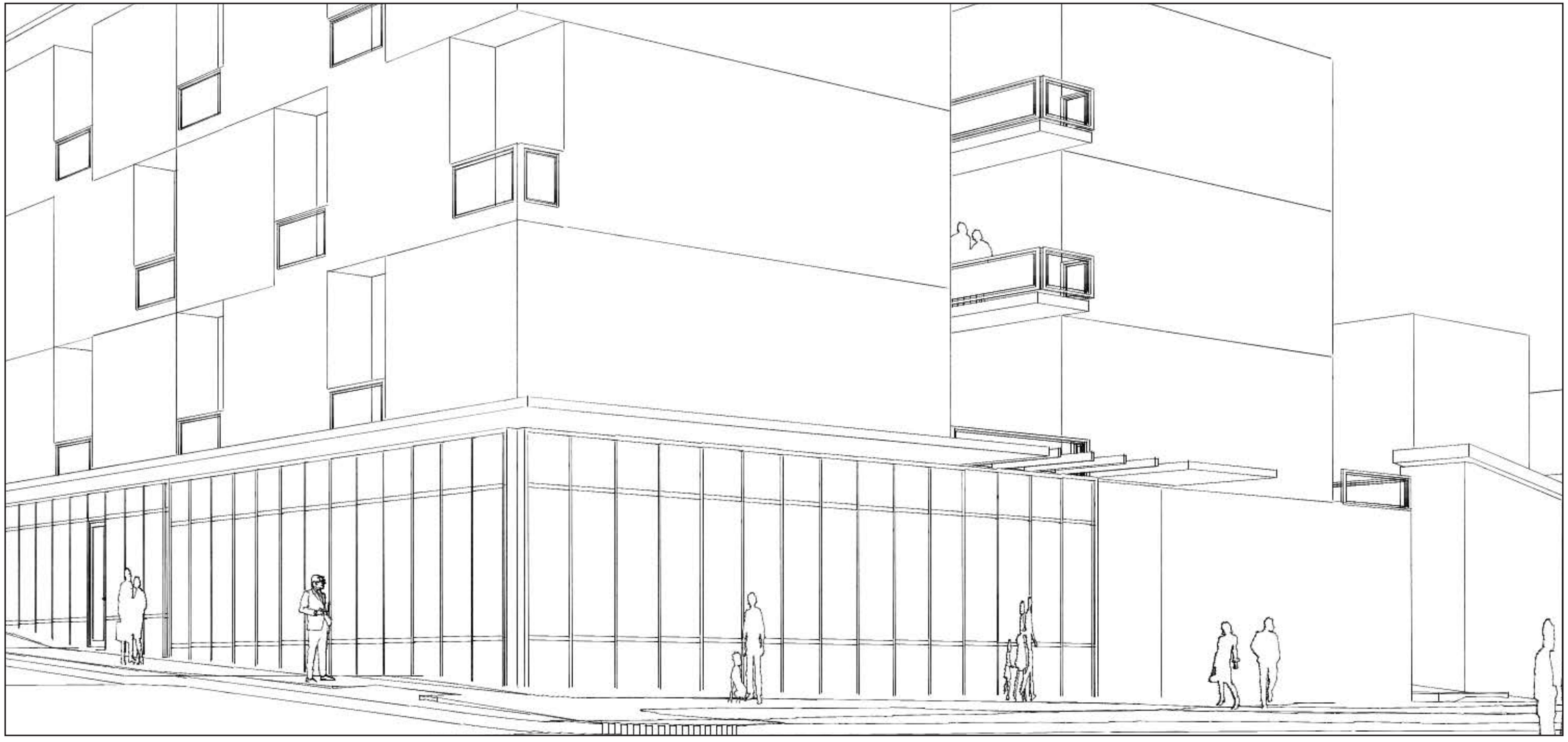
Horizontal transparency at street level creates activity at the street, visual interest for the pedestrian, and safety.

Green Fire Campus, Seattle WA
Johnston Architects

Recessed entries, a prevalent characteristic of the surrounding commercial fabric, create a space for pause and interaction and space for preparation between the sidewalk and the interior.

Wallingford Neighborhood
Seattle, WA

MASSING ARTICULATION

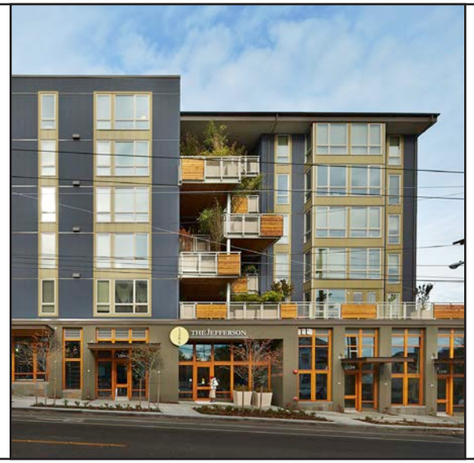


1 View of Northwest Corner

ZONE TRANSITION

A wide setback above street level can be used to transition to a lower density zone.

The Jefferson, Seattle WA
Environmental Works



A vertical break in the structure combined with a step in height provides a sensitive transition to lower density.

Urban Trees, Seattle WA
b9 architects

A terraced facade, combined with an increase in street plantings, provides an effective transition.

Bagley Lofts Condominium, Seattle WA
Weber Thompson

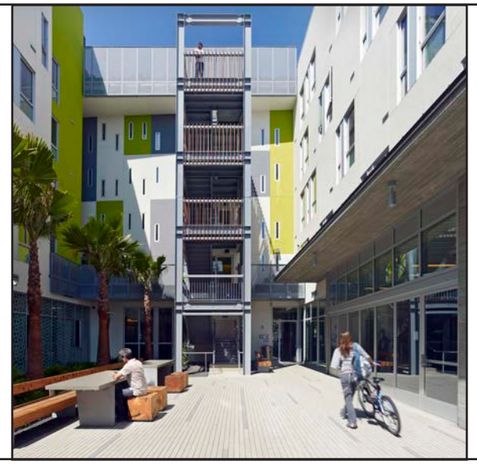
INTERIOR COURTYARD

A charming, 3-story courtyard is of a similar scale to that which can be produced with this project. The strategy improves access to daylight for the units, and a sense of respite from the busy urban fabric.

Small Parisian Courtyard
Rue Mouffetard, Paris

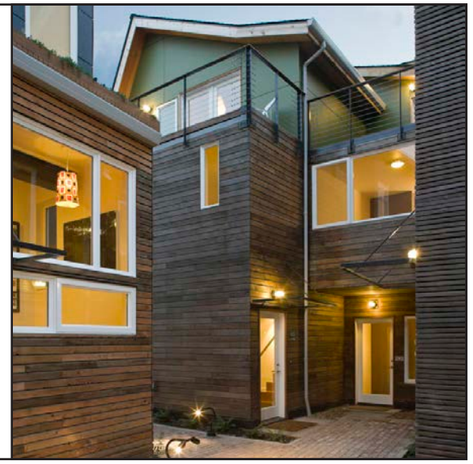
A mixture of planting, seating, and materials combine to generate an vibrant space.

Richardson Apt., San Francisco CA
David Baker Architects



Another example of what a 3-story volume might feel like. Doors are arranged to give direct access to the courtyard and invite interaction among residents.

Urban Canyon, Seattle WA
b9 architects



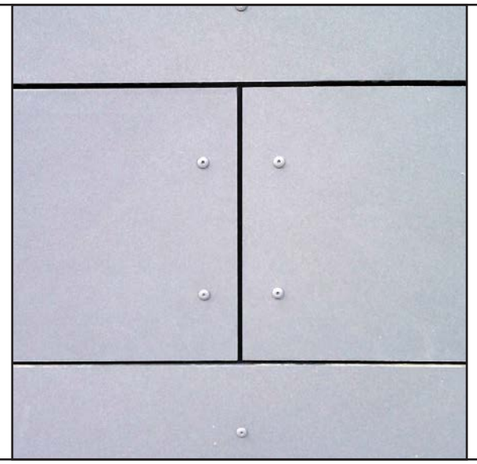
MATERIALITY & TEXTURE

Ceramic panel may be used as a durable surface which provides a rich texture to the exterior.

Housing on 19th Ave, Seattle WA
Weinstein A+U

A panellized system may be used to express solidity and permanence.

Green Fire Campus, Seattle WA
Johnston Architects



Wood may be used to line those spatial elements which come into the most direct contact.

Wallingford Neighborhood
Seattle, WA

Conceptual Vignette

The central couryard, activated by exterior walkways, moments of pause, and generous plantings, will function as an internal public space. With direct access to Woodlawn Ave N., the courtyard will also provide visual relief along the west facade of the building.

Conceptual Vignette

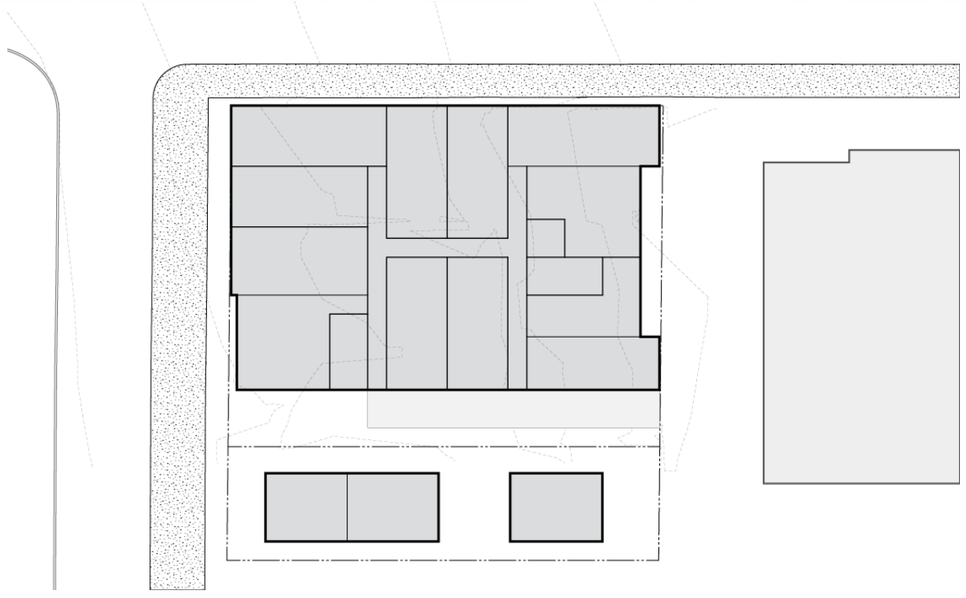
Conceptually, the project uses the townhomes to provide a buffer in between the higher density commercial zone and the lower density low-rise zone to the south. The existing buildings already establish this pattern in terms of height, which the proposal responds to by stepping down to the south.

Material Concept

Warm materials may be used to line those edges with direct contact with residents and pedestrians. The pattern above the commercial podium suggests movement and works to break down the scale of the building.

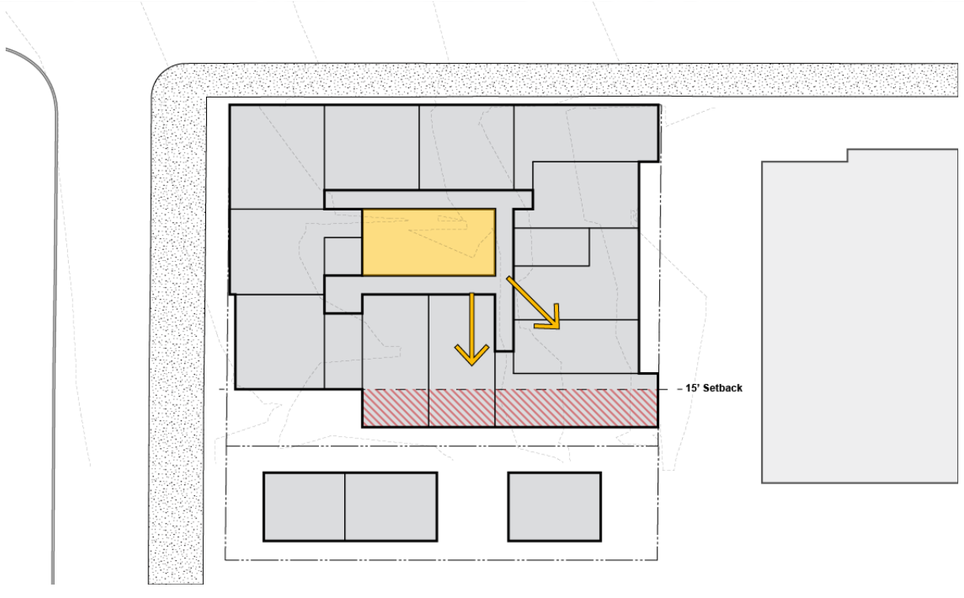
ALTERNATIVE 1

Code Compliant Scheme



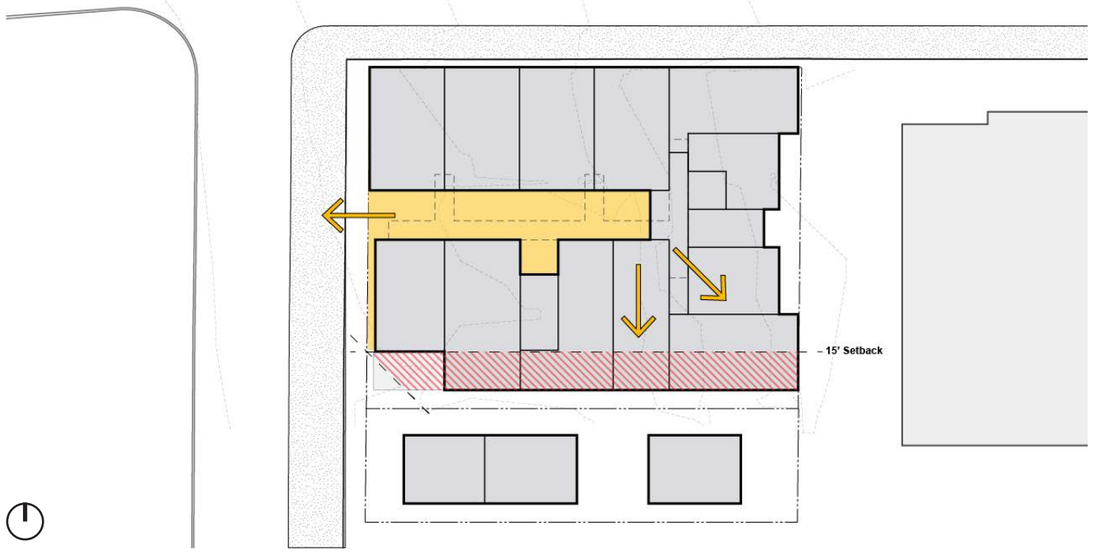
ALTERNATIVE 2

Departure from Development Standards: 23.47A.014.B1



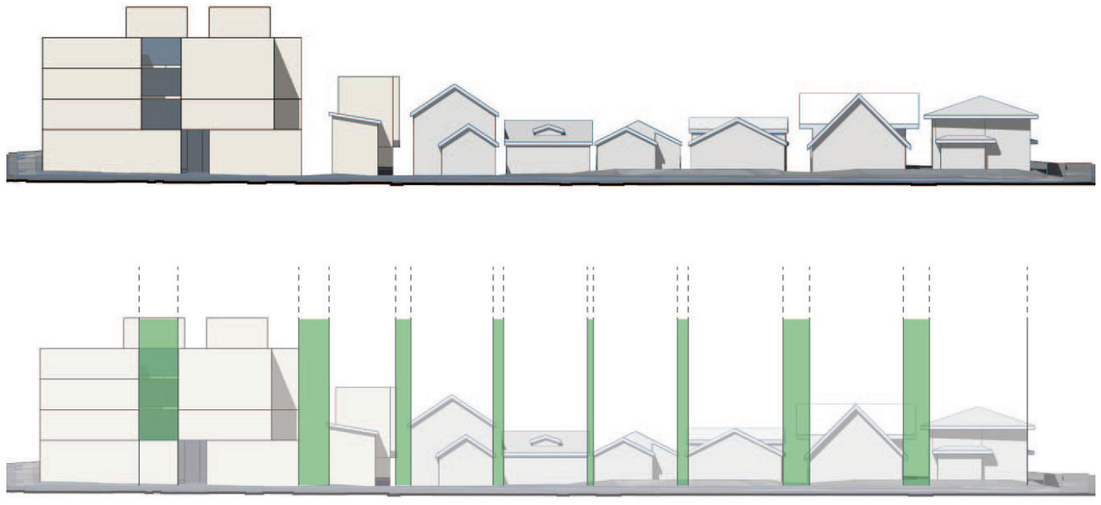
ALTERNATIVE 3

Departure from Development Standards: 23.47A.014.B1
23.47A.014.B3



DEPARTURE SUMMARY

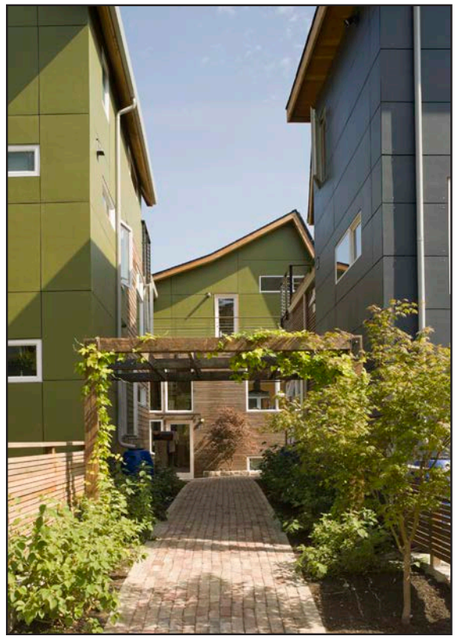
ITEM	CODE SECTION & REQUIREMENT NAME	REQUIRED	PROVIDED	AMOUNT OF ADJUSTMENT	JUSTIFICATION	SUPPORTED DESIGN GUIDANCE
1	**SETBACK** SMC 23.47A.014.B.3	15 FEET FOR PORTIONS OF STRUCTURES ABOVE 13 FEET	5 FEET	SETBACK: 10'-0" REDUCTION	THE PREFERRED MASSING SCHEME PROVIDES A SETBACK THAT IS CONSISTENT WITH THE ESTABLISHED PATTERN ALONG WOODLAWN AVE. N. THE LARGE GAP AT THE CENTER OF THE PROPOSAL ALSO PROVIDES A CONTINUATION OF THE RHYTHM OF RESIDENTIAL STRUCTURES ALONG THE RESIDENTIAL STREET.	CS2.D.4.1,2,4 HEIGHT BULK & SCALE,CS2.D.5 RESPECT FOR ADJACENT SITES, DC.2.A. MASSING, DC.2.B.1 FACADE COMPOSITION
2	**SETBACK** SMC 23.47A.014.B.1	TRIANGULAR AREA MEASURING 15 FEET x 15 FEET AT THE CORNER OF THE SITE THAT ABUTS A RESIDENTIAL ZONE	5 FEET	REDUCTION OF TRIANGULAR AREA TO A 5 FOOT SETBACK AT THE FIRST FLOOR ONLY	THE PREFERRED MASSING SCHEME REQUESTS SETBACK DEPARTURES IN ORDER TO PROVIDE A GAP AT THE CENTER OF THE PROJECT WHICH GENERATES A MASSING THAT IS MORE CONSISTENT WITH THE RHYTHM AND SCALE OF THE RESIDENTIAL STREET.	CS2.D.4.1,2,4 HEIGHT BULK & SCALE CS2.D.5 RESPECT FOR ADJACENT SITES



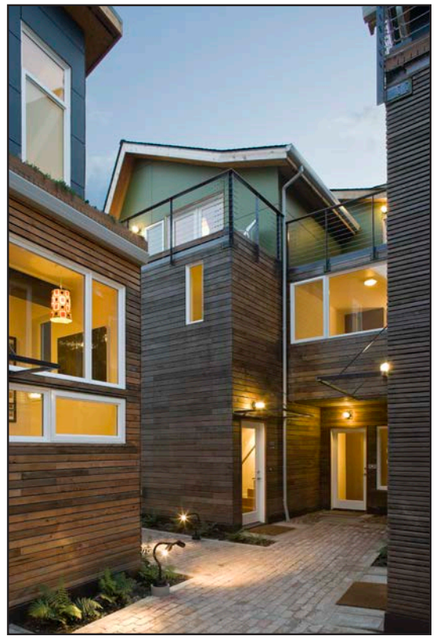
The above illustration highlights the rhythm of the residences along Woodlawn Ave N. and demonstrates the continuation of this rhythm onto the project site by way of similar setback proportion and the addition of an open courtyard at the center of the apartment building.

AREA REQUESTING DEPARTURE

At right are emaples of built work designed by b9 architects. Residential open space is a large part of this architecture, generating space for community interaction and informal gathering.



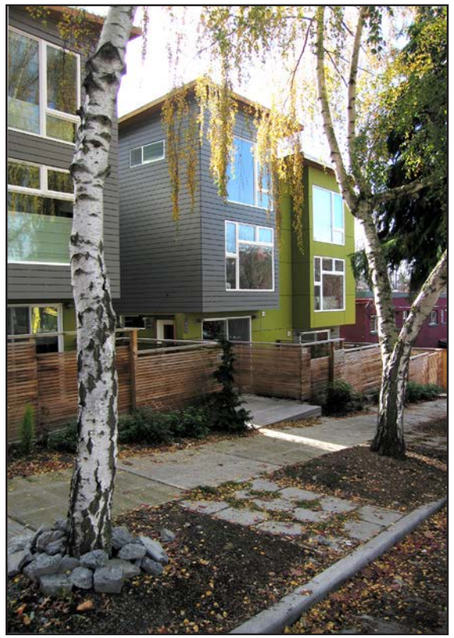
1911 E. Pine St. view from street



1911 E Pine St. view at interior of canyon

208 18th Ave. E. exterior view from street

1818 E yesler courtyard view



1411 E. Fir St. exterior view from street

1411 E. Fir St. courtyard view

3515-3519 Wallingford Ave N courtyard view