



4201 Stone Way N.

EDG MEETING

DPD PROJECT NO.:
3019441

MEETING DATE:
February 22, 2016

APPLICANT CONTACT:
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Caron Architecture
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caron

CARON REF #2015.039

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PROJECT TEAM

OWNER CONTACT

Peter Locke
Isola Homes
206.737.9700

CARON ARCHITECTURE CONTACT

David May
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206.367.1382
Caron Reference No.: 2015.039

SITE INFORMATION

ADDRESS:

4201 Stone Way N.

DPD PROJECT NO.:

3019441

PARCEL(S):

1825049022, 1825049134, 1825049019, 1825049094

SITE AREA:

12,670 SF

OVERLAY DESIGNATION:

Wallingford Residential Urban Village, Frequent Transit

PARKING REQUIREMENT:

None required

LEGAL DESCRIPTION: PARCEL A: 1825049022

THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 25 NORTH, RANGE 4 EAST W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 1454.24 FEET NORTH AND 494.5 FEET EAST OF THE CENTER OF SAID SECTION AND RUNNING THENCE NORTH 114 FEET; THENCE EAST 27.51 FEET TO THE WESTERLY MARGIN OF STONE WAY; THENCE SOUTHERLY, ALONG SAID WESTERLY MARGIN, TO THE NORTH MARGIN OF NORTH 42ND STREET; THENCE WEST, ALONG SAID NORTH MARGIN, 24.62 FEET TO THE POINT OF BEGINNING; EXCEPT THE NORTH 50 FEET THEREOF, SITUATE IN THE CITY OF SEATTLE.

LEGAL DESCRIPTION: PARCEL B: 1825049134

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 25 NORTH, RANGE 4 E.W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING 1454.24 FEET NORTH AND 494.5 FEET EAST OF CENTER OF SECTION; THENCE NORTH 64 FEET TO TRUE POINT OF BEGINNING; THENCE NORTH 50 FEET; THENCE EAST 27.51 FEET; THENCE SOUTHERLY TO POINT EAST OF BEGINNING; THENCE WEST TO BEGINNING.

LEGAL DESCRIPTION: PARCEL C: 1825049019

BEGINNING AT A POINT 1454.24 FEET NORTH OF THE CENTER OF SECTION 18, TOWNSHIP 25 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, WHICH SAID POINT IS ON THE WEST BOUNDARY LINE OF THE NORTHEAST QUARTER OF SECTION

18; RUNNING THENCE EAST 444.5 FEET ALONG THE NORTH SIDE OF 42ND STREET TO THE TRUE PLACE OF BEGINNING; THENCE NORTH 114 FEET TO AN ALLEY; THENCE EAST 50 FEET; THENCE SOUTH 114 FEET; THENCE WEST 50 FEET TO THE PLACE OF BEGINNING.

LEGAL DESCRIPTION: PARCEL D: 1825049094

BEGINNING AT A POINT 1454.24 FEET NORTH AND 444.50 FEET EAST OF THE CENTERLINE OF SECTION 18, TOWNSHIP 25 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON; THENCE NORTH 114 FEET; THENCE WEST 35 FEET; THENCE SOUTH 114 FEET; THENCE EAST 35 FEET TO BEGINNING.

DEVELOPMENT STATISTICS:

ZONING:

NC2P-40

ALLOWABLE FAR:

3 (38,010 SF) Each Use

3.25 (41,177.5 SF) Combined

PROPOSED FAR:

33446.89 SF (Residential)

2784.94 SF (Commercial)

36231.83 SF (Combined)

RESIDENTIAL UNITS:

21

PARKING STALLS:

17 spaces at grade

Project Introduction

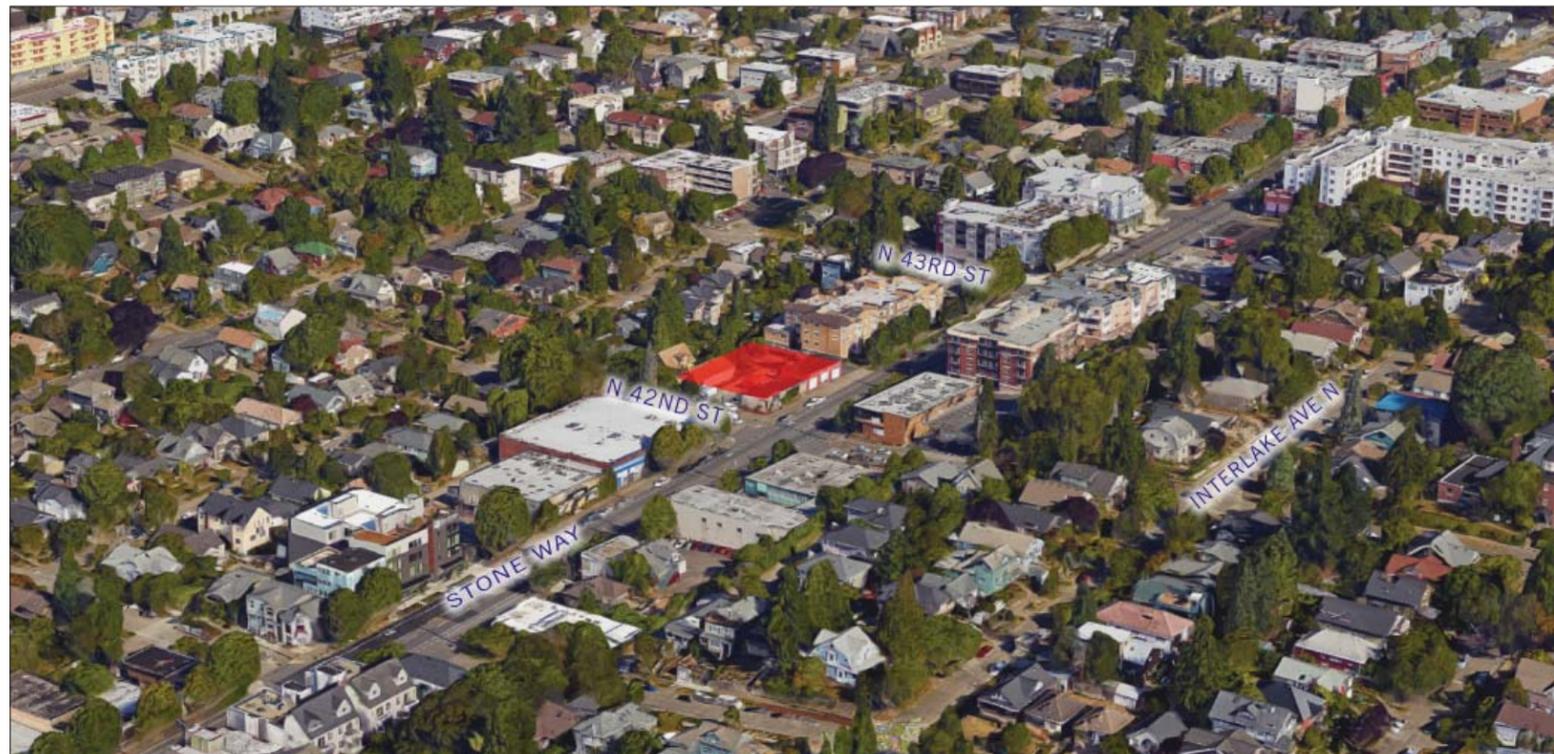
DEVELOPMENT OBJECTIVES

This proposal includes a 4 story mixed use development located at the corner of N. 42nd Street and Stone Way N. with 21 townhome style dwelling units, ground level parking and commercial space. Parking is not required for the site since it is in the frequent transit corridor; however, a parking garage housing 17 parking spaces is proposed. The street frontage will be comprised of ground level commercial space along Stone Way N. and 5 townhomes facing N. 42nd Street, while parking will be accessed from the alley. Sixteen 3-story townhomes will be located on a second level courtyard accessed from exterior stairways connecting to the right of way (N. 42nd Street and Stone Way N.) and ground level parking. Private amenity space will be provided in the courtyard and on roof top decks. The goal is to create a strong urban edge encouraging pedestrian use on a corner site, while maintaining a private feel along N. 42 Street to help transition to the single family residential uses located west of the site.

DEVELOPMENT SUMMARY (FAR CALCULATION)

Based on Preferred Scheme Option 3

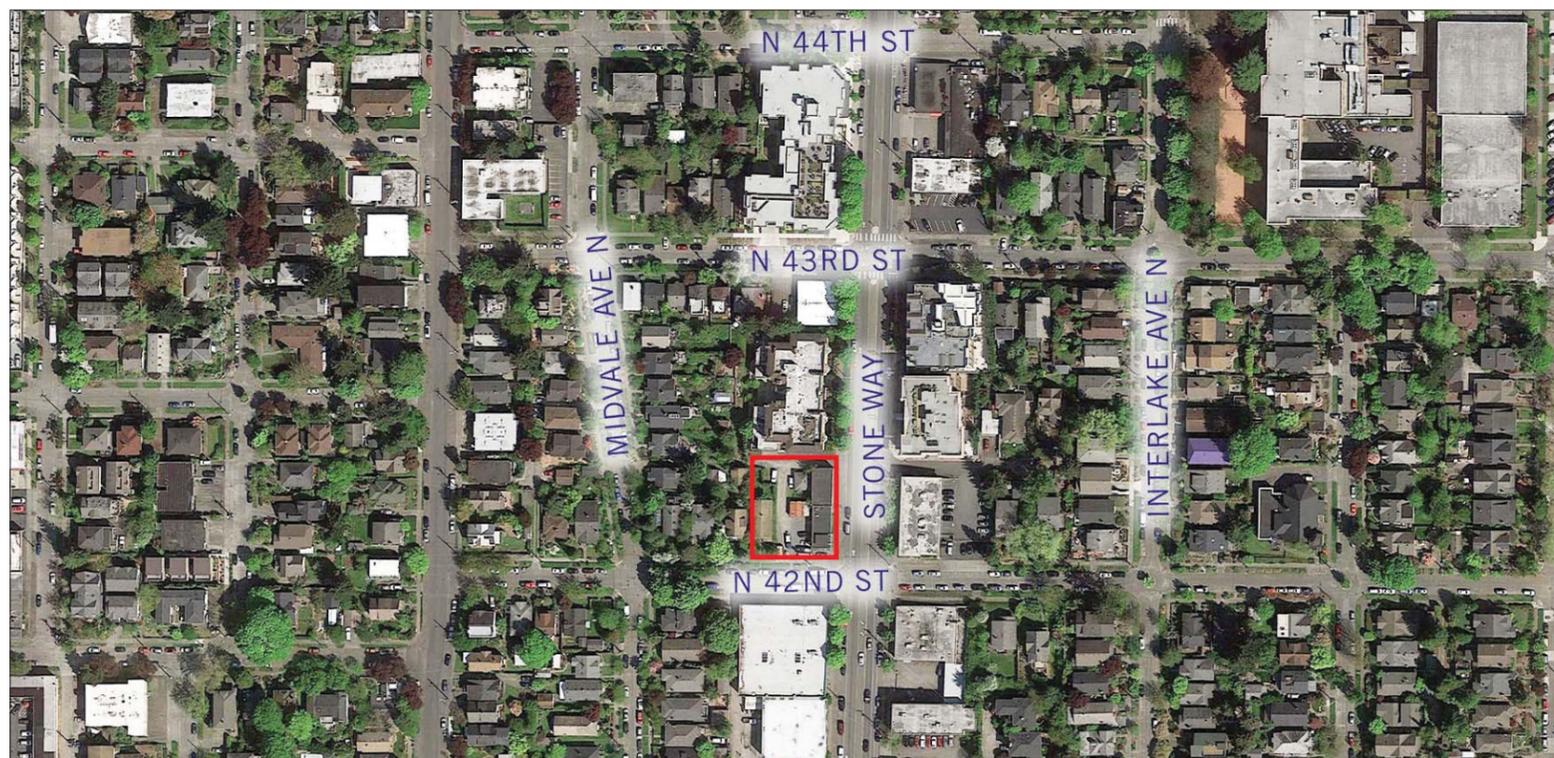
LEVEL	TOTAL SF	RESIDENTIAL	COMMERCIAL	USE
1	11292.55	8507.61	2784.94	Commercial/ Residential
2	8164.83	8164.83	-	Residential
3	8022.16	8022.16	-	Residential
4	7608.29	7608.29	-	Residential
Roof	1444	1444	-	Resid. Roof
Total	36231.83 SF	33446.89 SF	2784.94 SF	



AXONOMETRIC 9-BLOCK MAP (GOOGLE EARTH)



AXONOMETRIC MAP (GOOGLE EARTH)



9-BLOCK AERIAL

Site Context & Urban Design Analysis

SITE DESCRIPTION & ANALYSIS

The site is located at the corner of N. 42nd Street (to the south) and Stone Way N. (to the east) in the Wallingford Residential Urban Village. Surrounding context includes buildings of varying scale and use. There is a 1-story commercial building across the street to the south, a 4-story multifamily development across the alley to the north, a 2-story commercial office building across Stone Way to the east and a single family house to the west. The property currently includes a 1-story retail store and warehouse facing Stone way N., a single family house facing N. 42nd Street and surface parking.

The topography slopes approximately 8 feet from the northeast to the southwest corner with a relatively steeper slope at the north east corner. There are potential views of downtown Seattle to the south.

Stone Way N. is a 'minor arterial' classified as a pedestrian street, rapidly changing from a throughway to a destination with restaurants, residences, and commercial spaces replacing aging single story hardware stores. The neighborhood is bounded by the Wallingford commercial center of N. 45th Street to the north, the growing attractions along N 34th Street to the south, and Fremont to the west. Older single family homes, townhomes, and small apartments predominate on the smaller streets in the area with larger mixed use commercial and apartment buildings along the arterials.

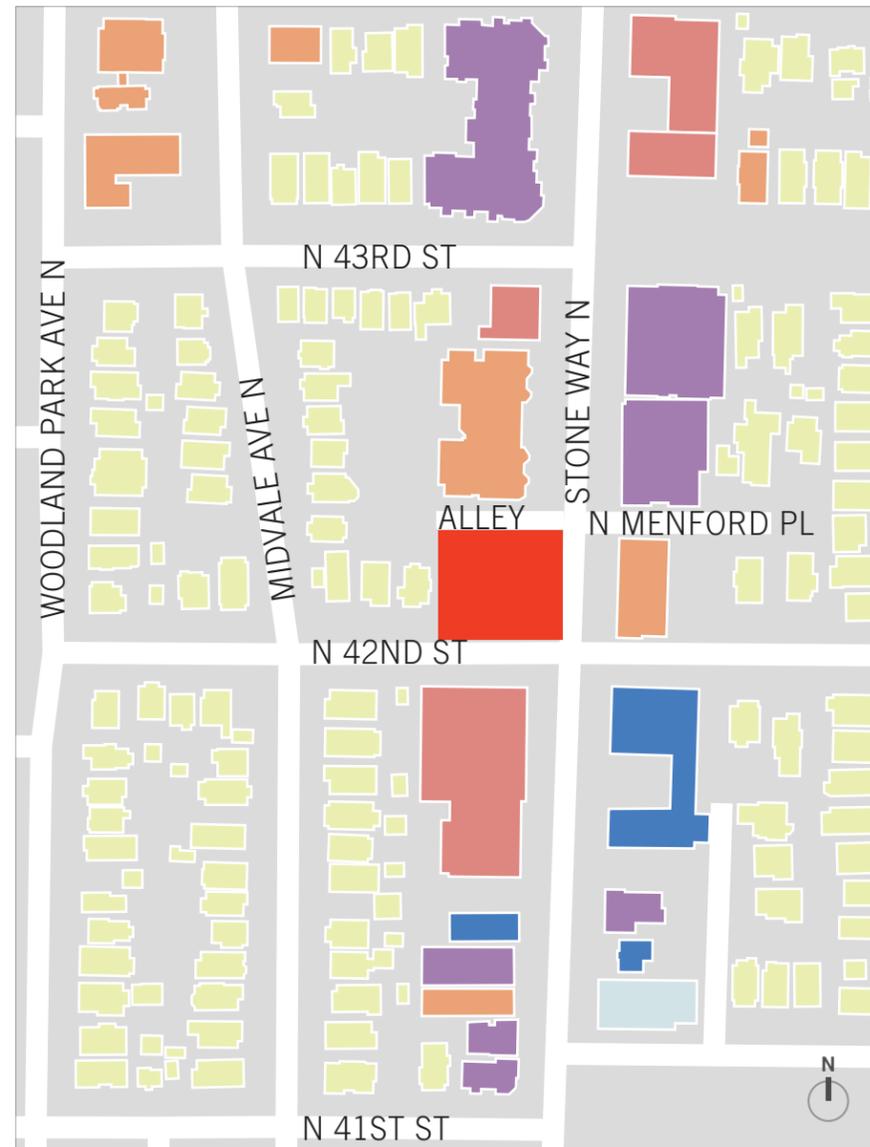
ZONING ANALYSIS

The property is comprised of four parcels, currently zoned as NC2P-40. Adjacent zoning is the same to the south, east, and north, with SF 5000 to the west of the site. The site is within the Wallingford Residential Urban Village and the Frequent Transit Corridor and is in a pedestrian designated zone. There are no environmentally critical areas on site.

TRANSPORTATION ANALYSIS

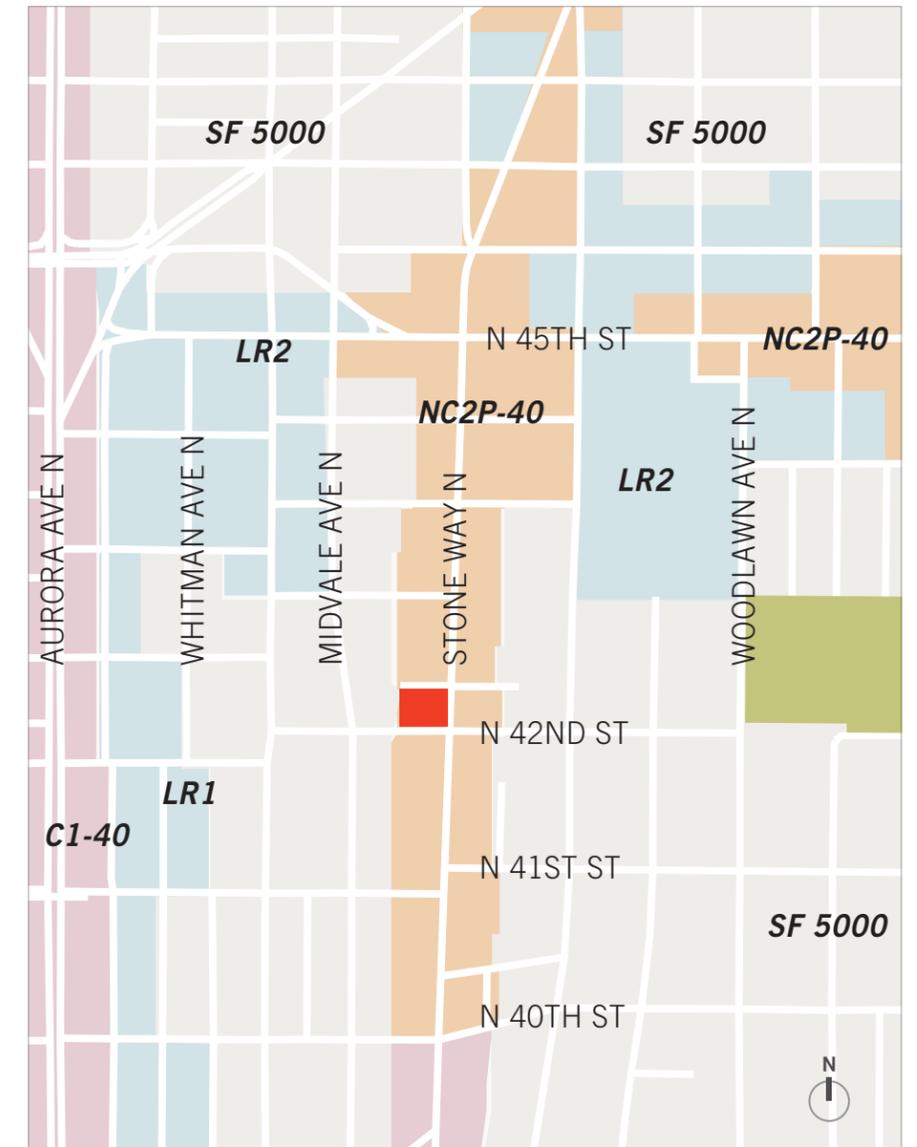
Proposed development is located within the Frequent Transit Overlay. No parking is required for the site. On Stone Way N., there is a bus stop just one block north of the site with bus lines going south. In the north direction, there is a bus stop right across the street from the site.

Stone Way N. is a designated bicycle route that connects the Burke Gilman trail and Fremont bridge in the south to the Wallingford and Greenlake neighborhoods in the north.



SURROUNDING USES MAP KEY

- Project Site
- Mixed-Use
- Commercial
- SFR (1- 2 Stories)
- Multi Family
- Office / Warehouse
- Service



ZONING MAP KEY

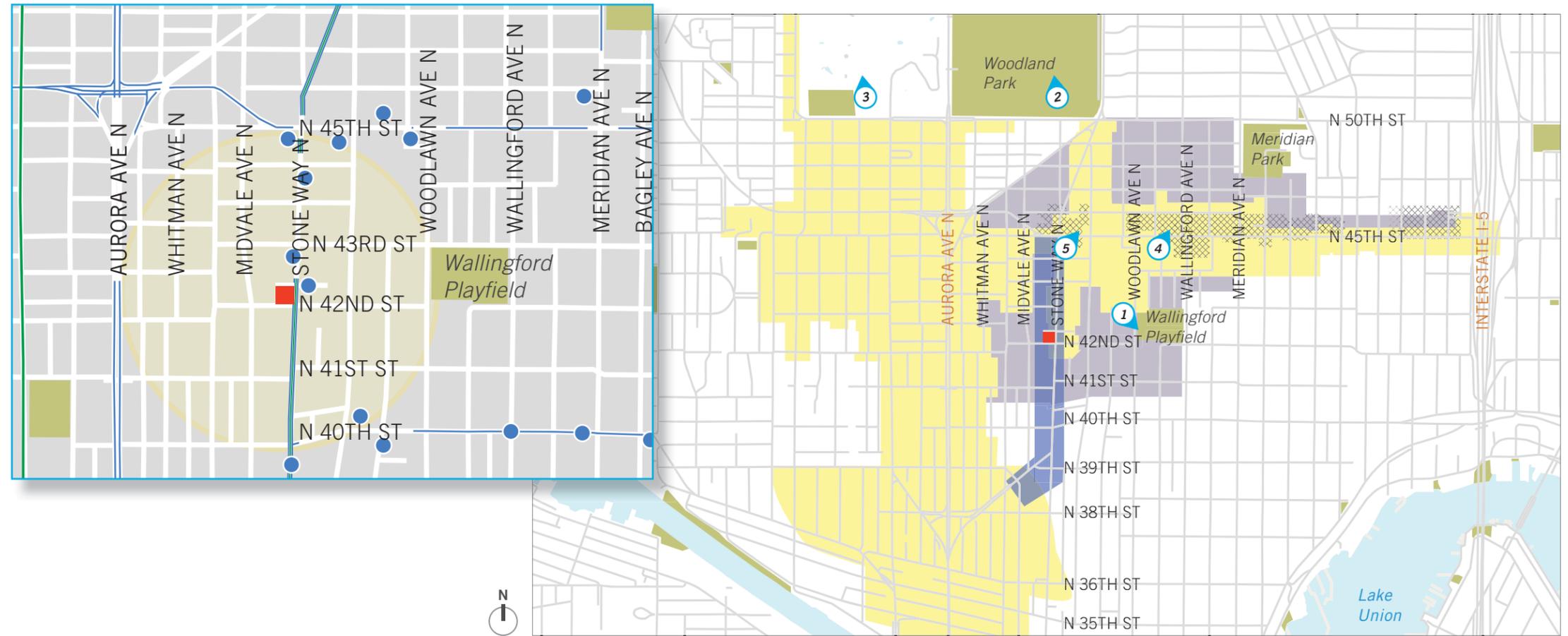
- Project Site
- NC2P-40
- LR2 / LR1
- C1-40
- SF-5000
- Park

Community Nodes & Landmarks

WALLINGFORD, SEATTLE, WA

VICINITY & WALKING MAP KEY

- Project Site
- Body of Water
- Park
- Pedestrian Zone
- Wallingford Residential Urban Village
- Frequent Transit
- Transit Runs
- Transit Stops
- Dedicated Bike Lanes
- 👁️ View
- 5-Minute Walking Distance
- Future/Potential Pedestrian Zone



1 WALLINGFORD PLAYFIELD
 DISTANCE FROM SITE (0.3 MI):
🚲 4 MIN. 🚶 8 MIN.



2 WOODLAND PARK
 DISTANCE FROM SITE (0.8 MI):
🚲 5 MIN. 🚶 13 MIN.



3 WOODLAND PARK ZOO
 DISTANCE FROM SITE (1.3 MI):
🚲 13 MIN. 🚶 28 MIN.

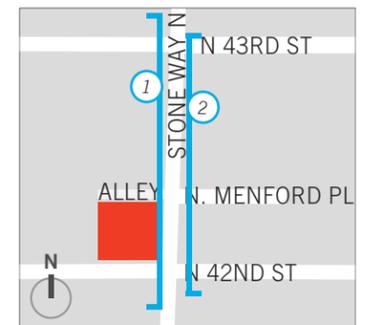


4 WALLINGFORD Q.F.C
 DISTANCE FROM SITE (0.5 MI):
🚲 4 MIN. 🚶 11 MIN.



5 ARCHIE MCPHEE
 DISTANCE FROM SITE (0.2 MI):
🚲 2 MIN. 🚶 5 MIN.

Streetscapes



Streetscapes

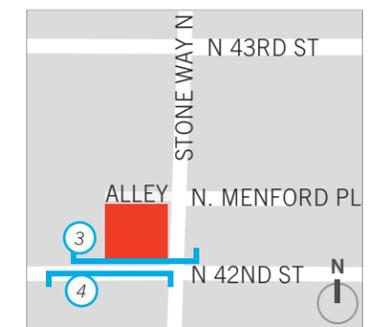


3 N 42ND ST, FACING NORTH

EXISTING STRUCTURES TO BE DEMOLISHED



4 N 42ND ST, FACING SOUTH



Site Photos



1 N 42ND ST, TOWARDS STONE WAY N.



2 FROM STONE WAY N., LOOKING TOWARDS N 42ND ST



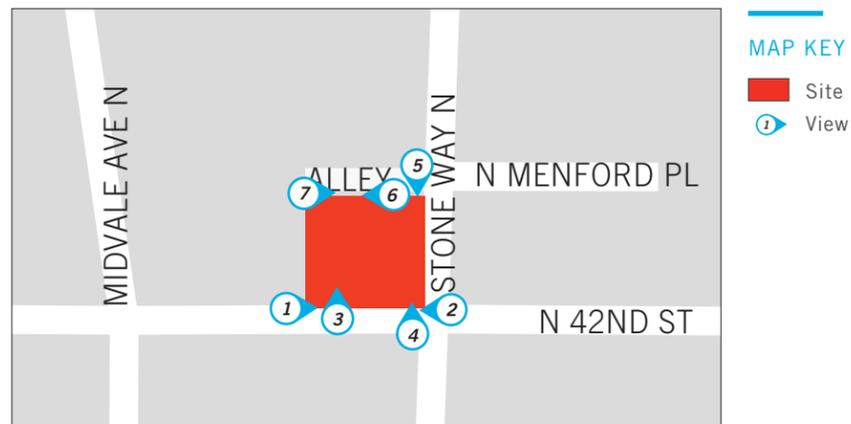
3 FROM N. 42ND ST, LOOKING NORTH



4 FROM N. 42ND ST, LOOKING NORTH ALONG STONE WAY N.



5 STONE WAY N., LOOKING SOUTH TOWARDS N. 42ND ST

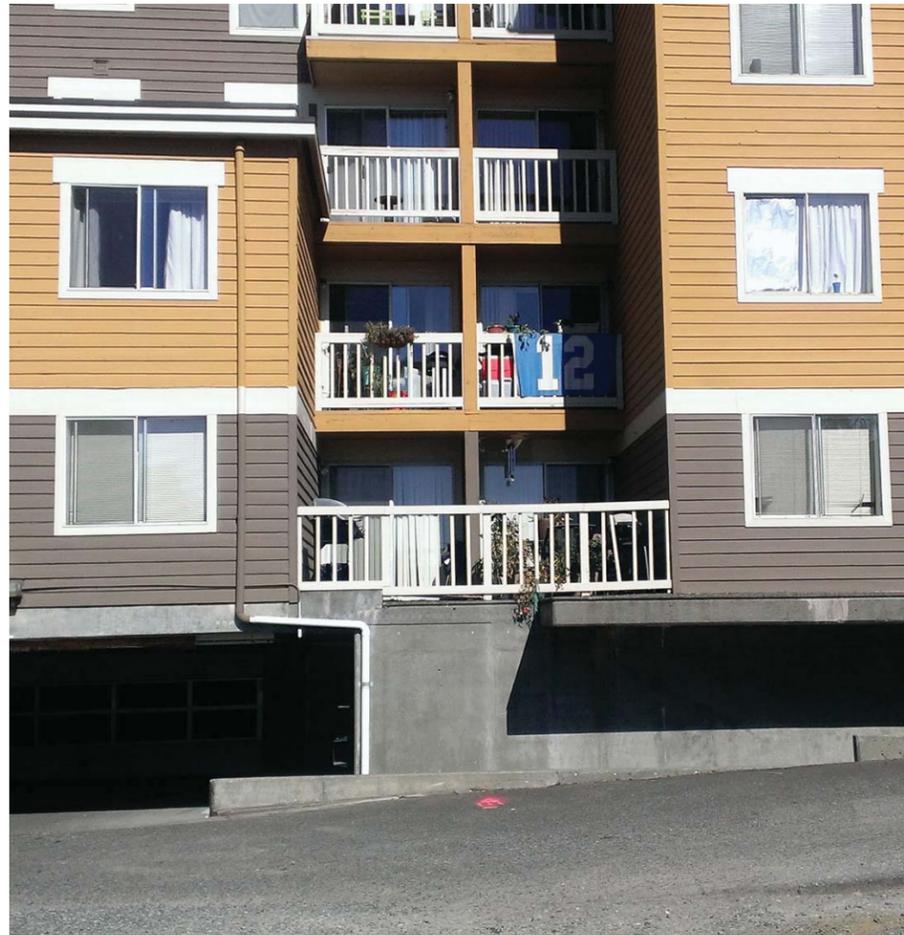


6 FROM STONE WAY N., LOOKING WEST DOWN ALLEY



7 LOOKING EAST UP ALLEY

Site Photos



8 ADJACENT BUILDING, NORTH OF ALLEY



9 LOOKING SOUTH FROM ALLEY



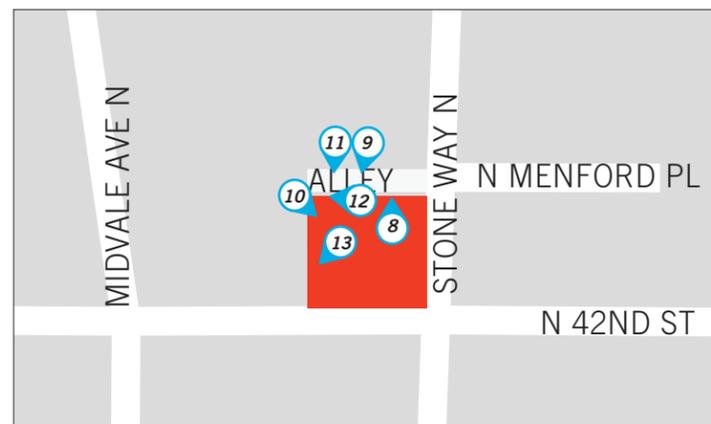
10 LOOKING SOUTH EAST FROM ALLEY



11 LOOKING SOUTH FROM ALLEY



12 WEST END OF ALLEY



MAP KEY
■ Site
① View

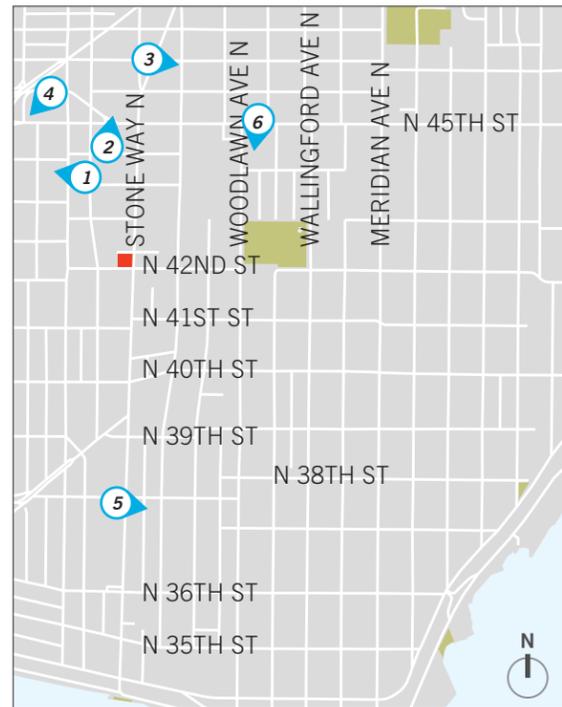


13 LOOKING SOUTH WEST FROM CENTER OF SITE

Projects Concurrently Under Design Review/Construction

WALLINGFORD, SEATTLE, WA

The neighborhood is growing to accommodate increasing density. There are multiple examples of infill townhomes and larger mixed use projects in planning or construction in the vicinity the project site.



MAP KEY

- Site
- ① View



1 4319 WOODLAND PARK AVE N.
TOWNHOUSES
7 RESIDENTIAL UNITS



2 1240 N 45TH ST (CARON)
MIXED USE APARTMENTS
30 RESIDENTIAL UNITS



3 1416 N. 46TH ST
TOWNHOUSES
5 RESIDENTIAL UNITS
(Rendering by b9 Architects)



4 4467 WHITMAN AVE N
8 UNIT ROWHOUSES BY GREEN CANOPY HOMES, TARGETING 4 STAR BUILT GREEN, COMPLETION DATE IS DEC. 2015



5 3651 INTERLAKE AVE N
APARTMENTS
17 RESIDENTIAL UNITS
(Image by Nicholson Kovalchick Architects)

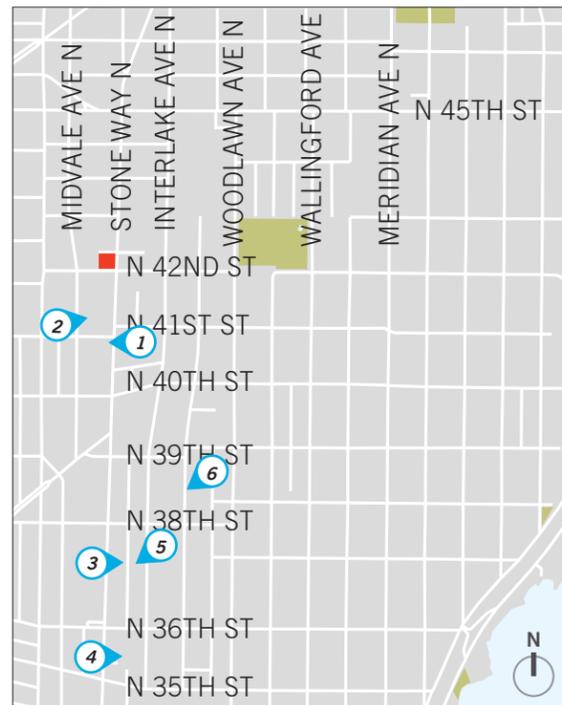


6 1601 N. 45TH ST
MIXED-USE APARTMENTS
40 RESIDENTIAL UNITS,
(Rendering by b9 Architects)

Existing Notable Architectural & Siting Patterns

WALLINGFORD, SEATTLE, WA

Aging commercial buildings are being replaced with newer commercial and mixed use structures. Single family homes coexist with the increasing density of the neighborhood.



MAP KEY

- Site
- ① View



1 WALLY APARTMENTS AT 4111 STONE WAY N
FOUR STORY MIXED USE APARTMENT BUILDING, 27 UNITS WITH 1,500 SF OF COMMERCIAL SPACE



2 SINGLE FAMILY RESIDENCE MIDVALE AVE. N
UPDATED SINGLE FAMILY RESIDENCE WITH NEIGHBORING MIXED USE.



3 RAY APARTMENTS AT 3636 STONE WAY N
THREE STORIES OF APARTMENTS OF GROUND FLOOR COMMERCIAL



4 WHALE WINS STONE WAY N
MODERN RESTAURANT AND COMMERCIAL BUILDING

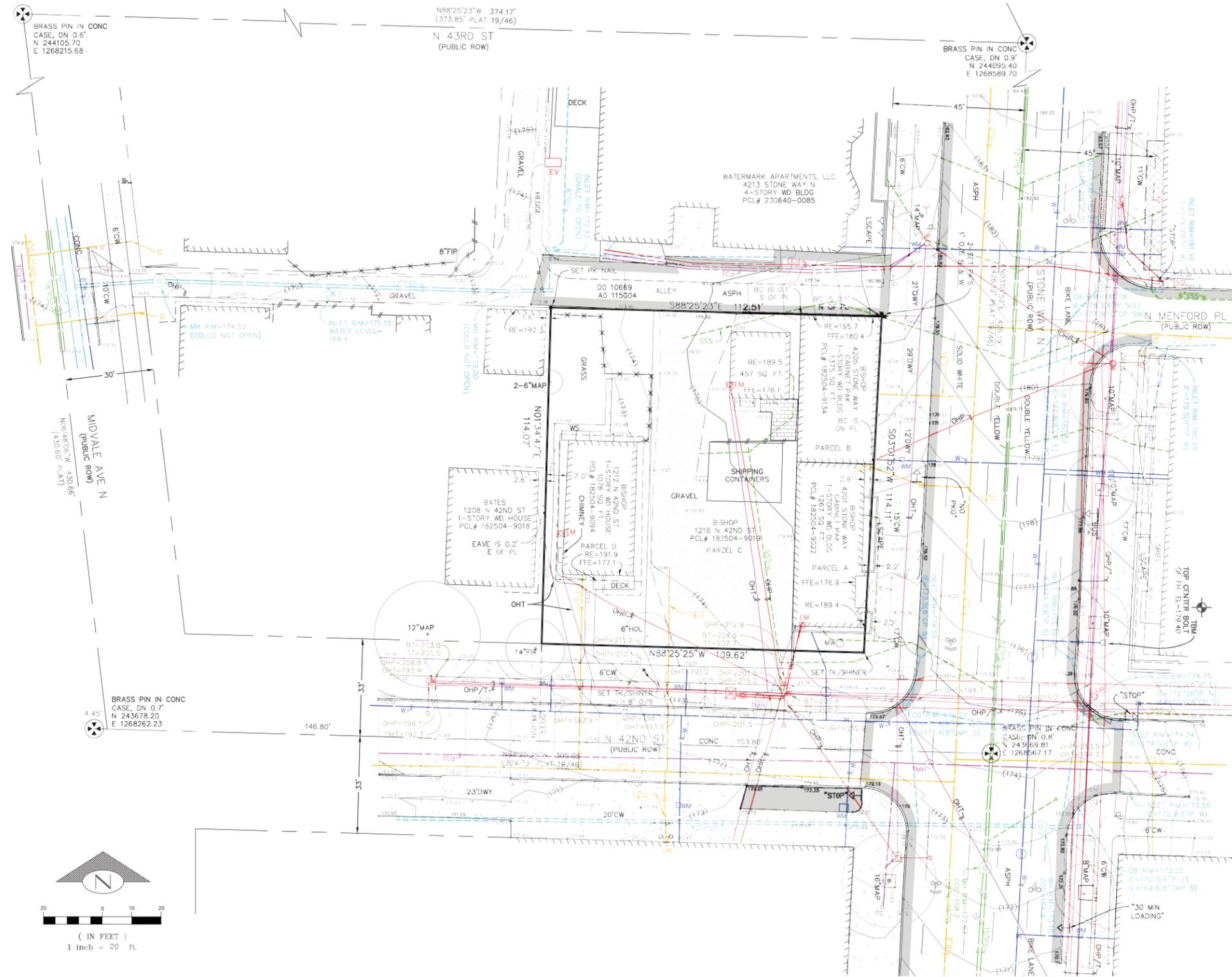


5 MODERN TOWNHOMES INTERLAKE AVE N
INFILL TOWNHOMES



6 3827 CARR PLACE
INFILL TOWNHOMES

Survey



Proposed Site Plan

BASED ON PREFERRED OPTION 3

KEY

- Commercial
- Utility/BOH
- Circulation
- Planting
- Residential Amenity
- Residential
- Parking/Garage
- Pedestrian Access
- Residential Access
- Service Access
- Vehicular Access



Land Use Code Compliance

INDICATES CODE COMPLIANCE FOR EACH OPTION

APPLICABLE ZONING	SMC-SECTION	REQUIREMENT	OPTION 1	OPTION 2	OPTION 3
Scope of Provisions	23.47.002	Applies to NC1, NC2, NC3, C1, C2 zones, including incentive zoning suffix.			
Permitted Uses	23.47A.004	Permitted uses per 23.47A.004 Table A J. Residential Uses	√	√	√
Street Level Uses	23.47A.005.C1.a	Residential uses at street level - In all NC and C zones, residential uses may occupy, in the aggregate, no more than 20 percent of the street-level street-facing facade in a pedestrian-designated zone, facing a designated principal pedestrian street.	√	√	√
	23.47A.005.D.2	Stone Way N is listed as Principal pedestrian Street when located in a pedestrian designated zone			
	23.47A.005.D.1	Along designated principal pedestrian streets, one or more of the following uses are required along 80 percent of the street-level street-facing facade c. Eating and drinking establishments; i. Offices, provided that no more than 30 feet of the street-level street-facing facade of a structure may contain an office use; m. Sales and services, general.	√	√	√
Street-level Development Standards	23.47A.008.A.1.a & d	Basic street-level requirements apply to structures in NC zones and all structures in pedestrian-designated zones.			
		Blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width.	√	√	√
	23.47A.008.A.3	Street-level street-facing facades shall be located within 10 feet of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided.	√	√	√
		Non-residential street-level requirements apply to structures with street-level non-residential uses in NC zones and all structures in pedestrian designated zones.			
	23.47A.008.B.2.a	Sixty percent of the street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent.	√	√	√
	23.47A.008.B.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.	✗ Departure Requested	√	✗ Departure Requested
	23.47A.008.B.4	Non-residential uses at street level shall have a floor-to-floor height of at least 13 feet.	✗ Departure Requested	√	✗ Departure Requested
	23.47A.008.C.1	For pedestrian designated zones: A minimum of 80 percent of the width of a structure's street-level street-facing facade that faces a principal pedestrian street shall be occupied by uses listed in subsection 23.47A.005.D.1. The remaining 20 percent of the street frontage may contain other permitted uses and/or pedestrian entrances.	√	√	√
	23.47A.008.C.4	Continuous overhead weather protection is required along at least 60 percent of the street frontage of a structure on a principal pedestrian street.	√	√	√
23.47A.008.D	Where residential uses are located along a street-level street-facing facade: 1. At least one of the street-level street-facing facades containing a residential use shall have a visually prominent pedestrian entry; and 2. The floor of a dwelling unit located along the street-level street-facing facade shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk.	✗ Departure Requested	√	✗ Departure Requested	
Structure Height	23.47A.012.A. 1.a	The height limit for structures is 40 feet. In zones with a 30 foot or 40 foot mapped height limit: a. The height of a structure may exceed the otherwise applicable limit by up to 4 feet, subject to subsection 23.47A.012.A.1.c, provided either of the following conditions are met: a) A floor-to-floor height of 13 feet or more is provided for nonresidential uses at street level; or b) 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.	√	√	√
	23.47A.012.C	Rooftop Features. 2. Open railings, planters, skylights, clerestories, greenhouses, solariums, parapets and firewalls may extend as high as the highest ridge of a pitched roof permitted by subsection 23.47A.012.B or up to 4 feet above the otherwise applicable height limit, whichever is higher. 3. a. In zones with mapped height limits of 30 or 40 feet, solar collectors may extend up to 4 feet above the otherwise applicable height limit, with unlimited rooftop coverage. 4. Rooftop features may extend up to 15 feet above the applicable height limit, as long as the combined total coverage of all features 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.	√	√	√
Floor Area Ratio (FAR)	23.47A.013.B Table A	1. Total FAR permitted on a lot that is solely occupied by residential use or non-residential use. - 3.0 2. Total permitted for any single use within a mixed-use structure. - N/A 3. Total FAR permitted for all uses on a lot that is occupied by a mix of uses, provided that the FAR limit for either all residential uses or the FAR limit for all non-residential uses shall not exceed the FAR limit established in item 1. - 3.25	√	√	√

Land Use Code Compliance

INDICATES CODE COMPLIANCE FOR EACH OPTION

APPLICABLE ZONING	SMC-SECTION	REQUIREMENT	OPTION 1	OPTION 2	OPTION 3														
Setbacks	23.47A.014.B.1	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.	✗ Departure Requested	✓	✗ Departure Requested														
	23.47A.014.B.3	3. For a structure containing a residential use, a setback is required along any side or rear lot line that abuts a lot in a residential zone or that is across an alley from a lot in a residential zone, as follows: a. Fifteen feet for portions of structures above 13 feet in height to a maximum of 40 feet; and b. For each portion of a structure above 40 feet in height, additional setback at the rate of 2 feet of setback for every 10 feet by which the height of such portion exceeds 40 feet.	✗ Departure Requested	✓	✗ Departure Requested														
	23.47A.014.B.5	No entrance, window, or other opening is permitted closer than 5 feet to an abutting residentially-zoned lot.	✓	✓	✓														
	23.47A.014.C	A minimum five (5) foot landscaped setback may be required under certain conditions and for certain uses according to Section 23.47A.016, Screening and landscaping standards.	✓	✓	✓														
Landscaping / Screening Standards	23.47A.016.A.2 a	Landscaping that achieves a Green Factor score of 0.3 or greater is required for any lot with a development containing more than four new dwelling units.	✓	✓	✓														
	23.47A.016.B.1	Street trees are required when any development is proposed, except as provided in subsection 23.47A.016.B.2 and Section 23.53.015. Existing street trees shall be retained unless the Director of Transportation approves their removal. The Director, in consultation with the Director of Transportation, will determine the number, type and placement of street trees to be provided.	✓	✓	✓														
Light and Glare Standards	23.47A.022.A & B	A. Exterior lighting must be shielded and directed away from adjacent uses. B. Interior lighting in parking garages must be shielded to minimize nighttime glare affecting nearby uses.																	
Amenity Area	23.47A.024.A	Amenity areas are required in an amount equal to 5 percent of the total gross floor area in residential use.	✓	✓	✓														
	23.47A.024.B	Required amenity areas shall meet the following standards, as applicable: 1. All residents shall have access to at least one common or private amenity area. 2. Amenity areas shall not be enclosed. 3. Parking areas, vehicular access easements, and driveways do not count as amenity areas. 4. 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. 5. Private balconies and decks shall have a minimum area of 60 square feet, and no horizontal dimension shall be less than 6 feet.																	
Required Parking	23.54.015 Table A - Non residential uses	K. Non-residential uses in urban villages that are not within an urban center or the Station Area Overlay District, if the non-residential use is located within 1,320 feet of a street with frequent transit service, measured as the walking distance from the nearest transit stop to the lot line of the lot containing the non-residential use. - No minimum requirement.	✓	✓	✓														
	23.54.015 Table B - Residential Uses	M. All residential uses in commercial and multifamily zones within urban villages that are not within 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, measured as the walking distance from the nearest transit stop to the lot line of the lot containing the residential use. - No minimum requirement	✓	✓	✓														
	23.54.015 Table D - Bicycle Parking	Street-level street-facing facades shall be located within 10 feet of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided. NON RESIDENTIAL USES <table border="0"> <tr> <td></td> <td>SHORT TERM</td> <td>LONG TERM</td> </tr> <tr> <td>Eating and Drinking Establishments</td> <td>1 per 4,000 SF</td> <td>1 per 12,000 SF</td> </tr> <tr> <td>Sales and Service General</td> <td>1 per 4,000 SF</td> <td>1 per 12,000 SF</td> </tr> <tr> <td>Office</td> <td>1 per 40,000 SF</td> <td></td> </tr> </table> RESIDENTIAL USES <table border="0"> <tr> <td>Townhomes</td> <td>None</td> <td>1 per 4 units</td> </tr> </table>		SHORT TERM	LONG TERM	Eating and Drinking Establishments	1 per 4,000 SF	1 per 12,000 SF	Sales and Service General	1 per 4,000 SF	1 per 12,000 SF	Office	1 per 40,000 SF		Townhomes	None	1 per 4 units		
	SHORT TERM	LONG TERM																	
Eating and Drinking Establishments	1 per 4,000 SF	1 per 12,000 SF																	
Sales and Service General	1 per 4,000 SF	1 per 12,000 SF																	
Office	1 per 40,000 SF																		
Townhomes	None	1 per 4 units																	

Land Use Code Compliance

INDICATES CODE COMPLIANCE FOR EACH OPTION

APPLICABLE ZONING	SMC-SECTION	REQUIREMENT	OPTION 1	OPTION 2	OPTION 3
Parking Location and Access	23.47A.032.A	A. Access to parking. 1. NC zones. The following rules apply in NC zones, except as provided under subsections 23.47A.032.A.2 and 23.47A.032.D: a. Access to parking shall be from the alley if the lot abuts an alley improved to the standards of Section 23.53.030.C, or if the Director determines that alley access is feasible and desirable to mitigate parking access impacts.	√	√	√
	23.47A.032.G	G. Parking shall be screened according to the provisions of Section 23.47A.016.			
Parking Space Standards	23.54.030.B	Parking for residential uses provided in excess of the quantity required by Section 23.54.015 is exempt from the requirements of subsections 23.54.030.A and 23.54.030.B. for parking space dimensions and requirements.			
	23.54.030.D	1. Driveway width for residential uses. Driveways less than 100 feet in length that serve 30 or fewer parking spaces shall be a minimum of 10 feet in width for one-way or two-way traffic. 3. No portion of a driveway, whether located on a lot or on a right-of-way, shall exceed a slope of 15 percent.			
Solid Waste and recyclable materials storage and access	23.54.030.B	Residential Shared Storage Space; 16 - 25 units - 225 SF Non Residential Shared Storage Space ; 0-5000 SF - 82 SF			
	23.54.040.B	Mixed use development that contains both residential and non-residential 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 non-residential development. In mixed use developments, storage space for garbage may be shared between residential and non-residential uses, but separate spaces for recycling shall be provided.	√	√	√

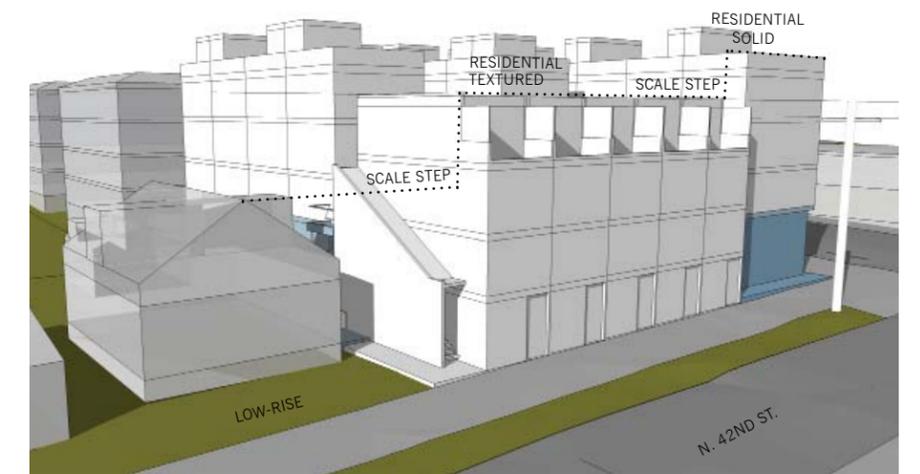
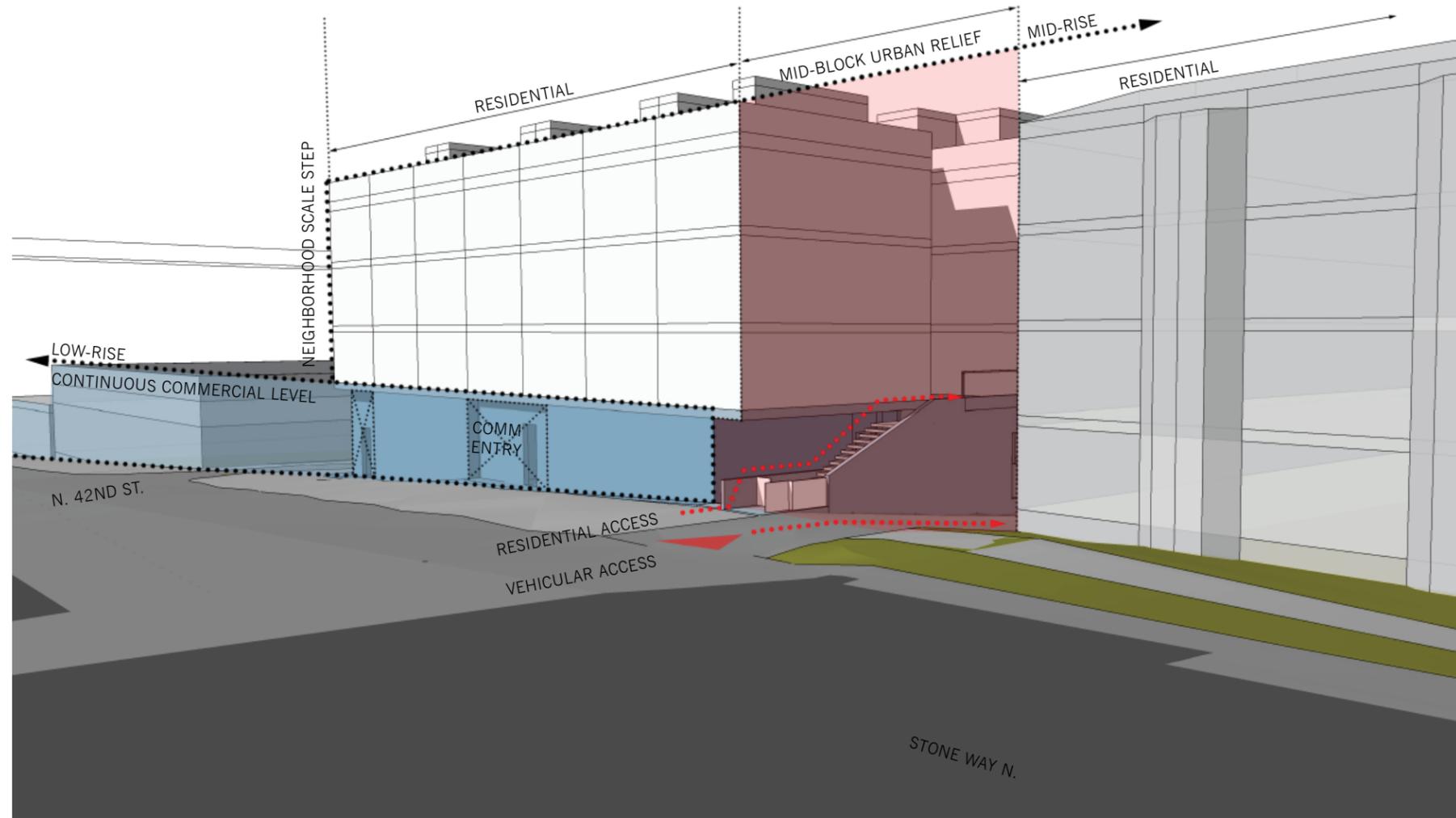
Overview of All Options



	Option 1	Option 2	Preferred Option 3
CONCEPT:			
# UNITS:	21	72	21
PARKING STALLS:	17	14	17
BIKE STALLS:	20	54	20
NON RESIDENTIAL FAR SF	2975.97	2787.47	2784.94
RESIDENTIAL FAR SF:	33565.10	33480.22	33446.89
TOTAL FAR SF:	36541.07	36267.69	36231.83
OPPORTUNITIES:	<ul style="list-style-type: none"> Units along N. 42nd St. step down with grade Trash and utility services hidden from street view North residential stair open to light Reduced perceived bulk along N. 42nd St. Greater flexibility in facade design 	<ul style="list-style-type: none"> Code Compliant Easy access to trash and utilities 	<ul style="list-style-type: none"> Units along N. 42nd St. step down with grade Trash and utility services hidden from street view Main residential stair at central location for townhome courtyard Reduced perceived bulk along N. 42nd St. Better retail experience with two separate spaces Distinct break in building massing facing Stone Way N. Greater flexibility in facade design
CONSTRAINTS:	<ul style="list-style-type: none"> Multiple departures required Main residential stair at non-centralized location for townhome courtyard Unbroken massing along Stone Way N. Commercial + Residential entries not clearly segregated 	<ul style="list-style-type: none"> Unbroken massing along Stone Way N. Single large commercial space Trash and utilities visible N. 42nd. St. No multi-level units Reduced Parking No individual rooftop decks Reduced flexibility in facade design 	<ul style="list-style-type: none"> Multiple departures required Reduced light on east residential entry stair
CODE COMPLIANCE:	Departures Requested	Yes	Departures Requested

Option 1 Massing

DESIGN ANALYSIS



Option 1 Floor Plans

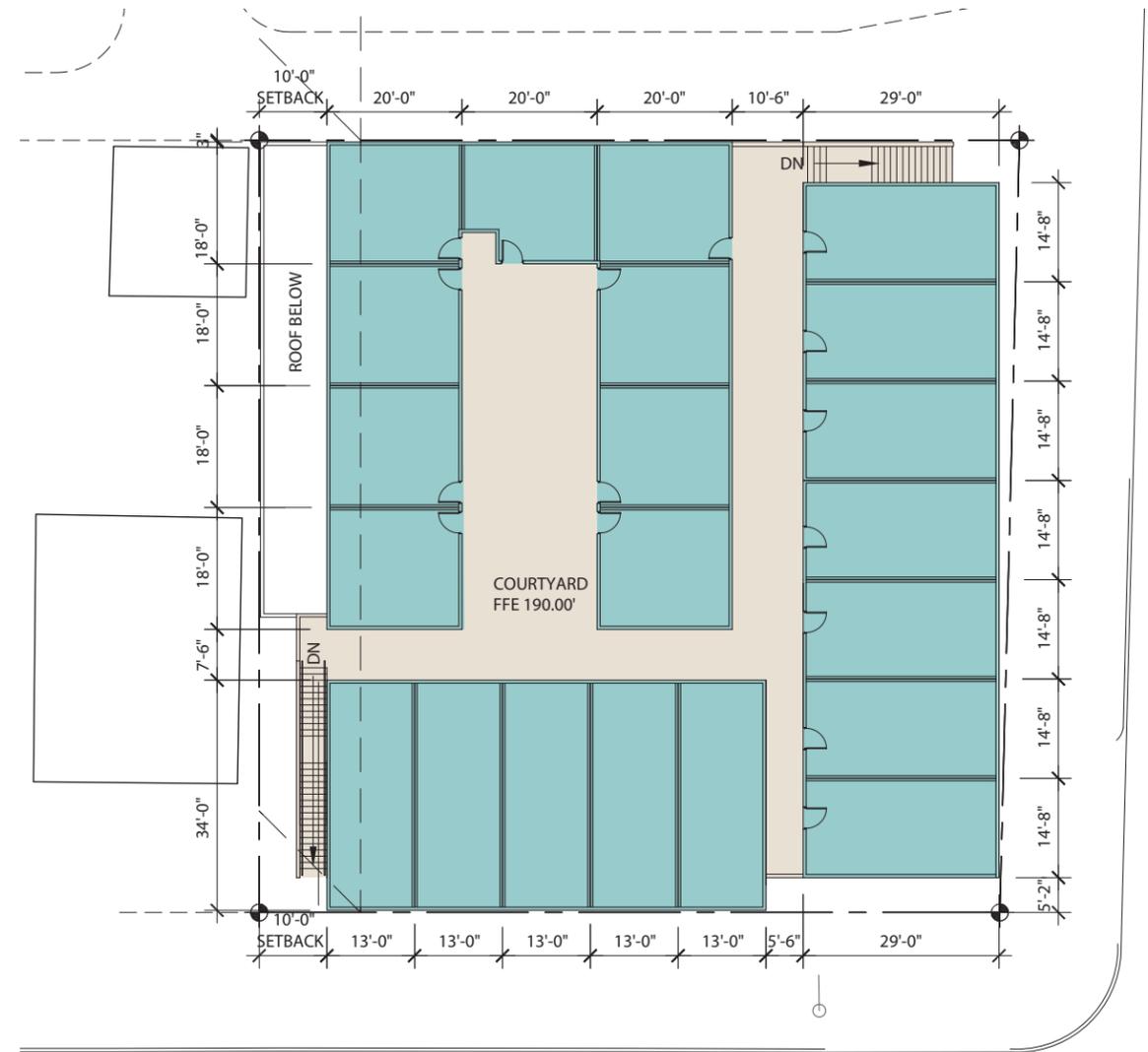


LEVEL 1



KEY

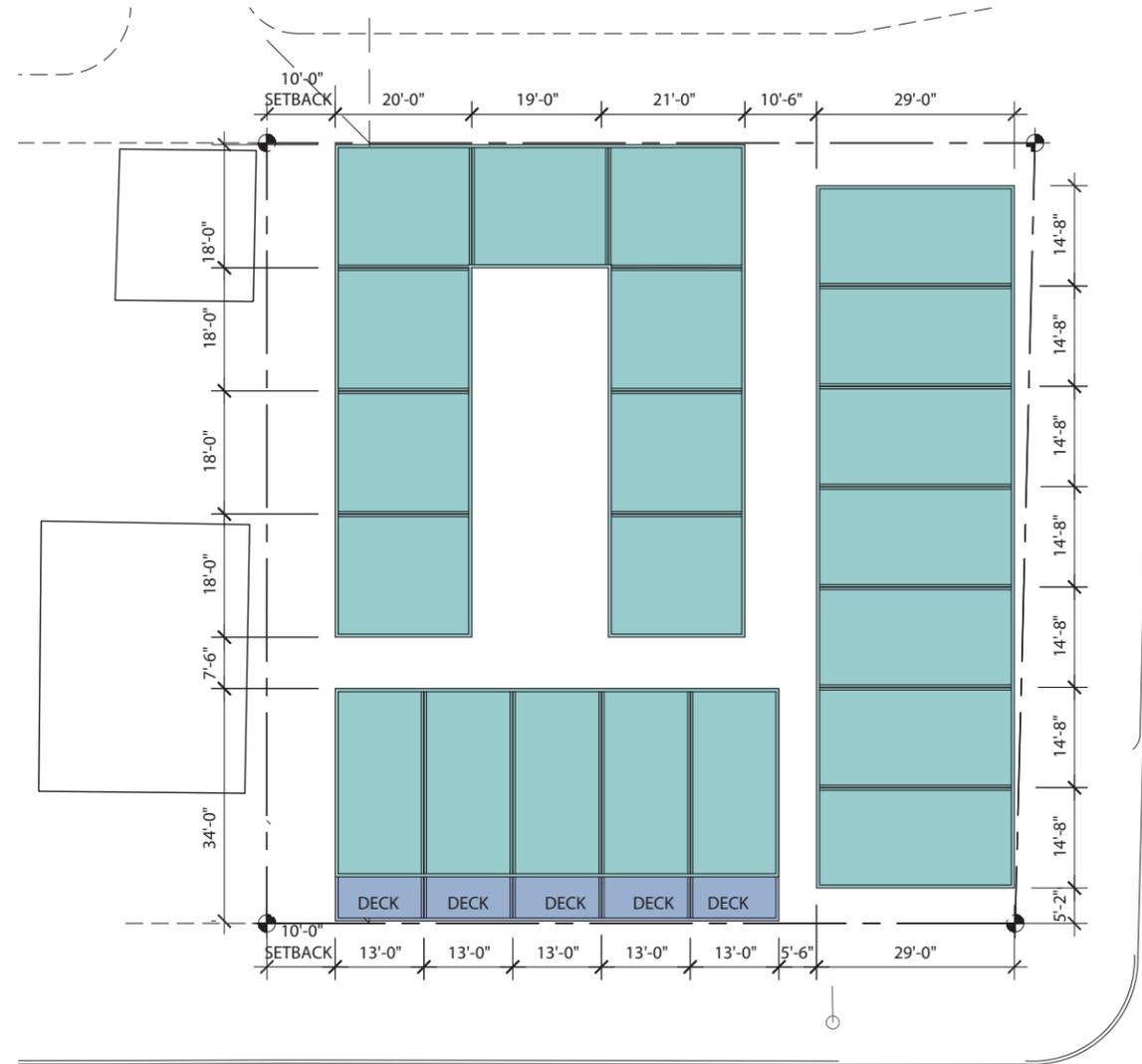
- Commercial
- Utility/BOH
- Circulation
- Planting
- Residential Amenity
- Residential
- Parking/Garage



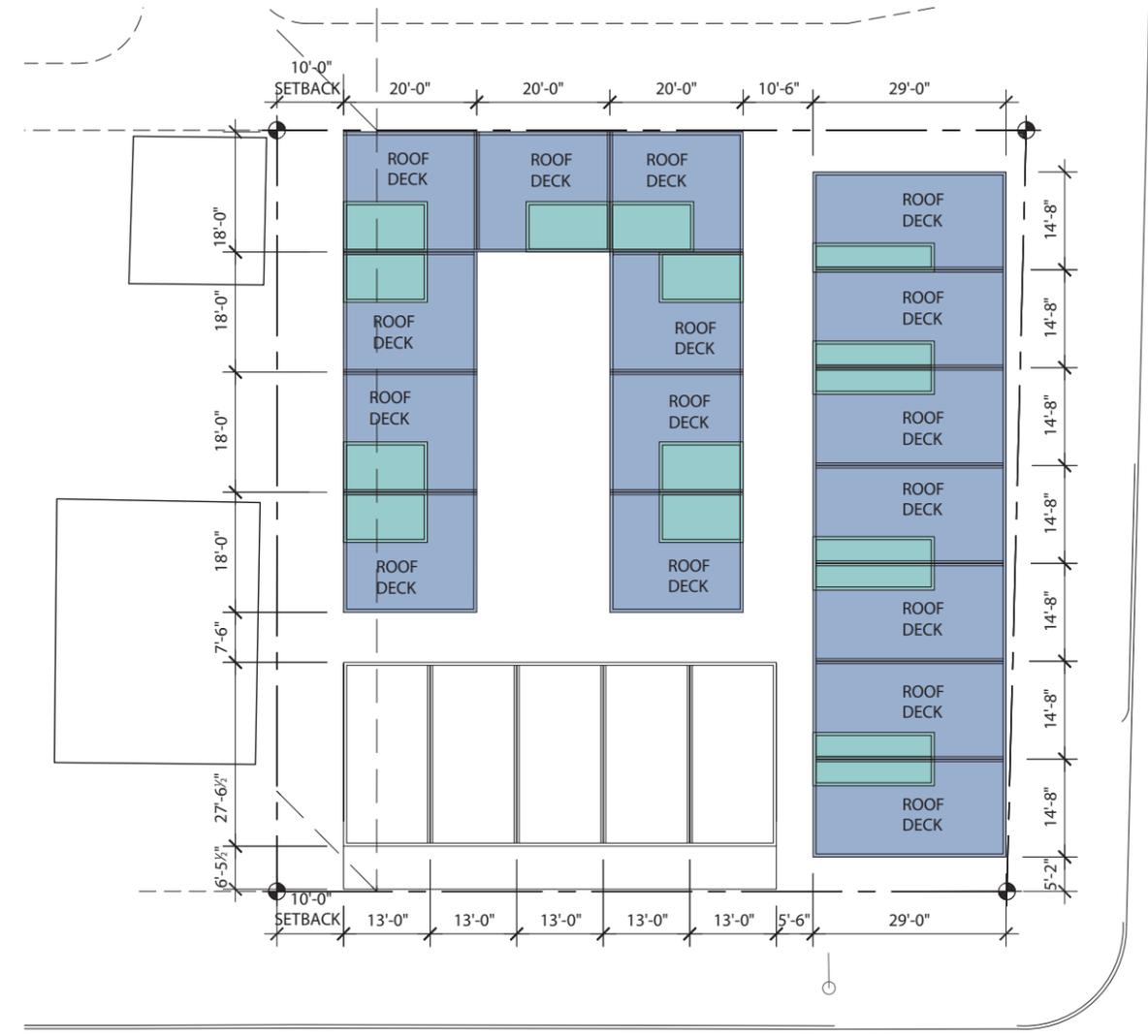
LEVEL 2-3



Option 1 Floor Plans



LEVEL 4



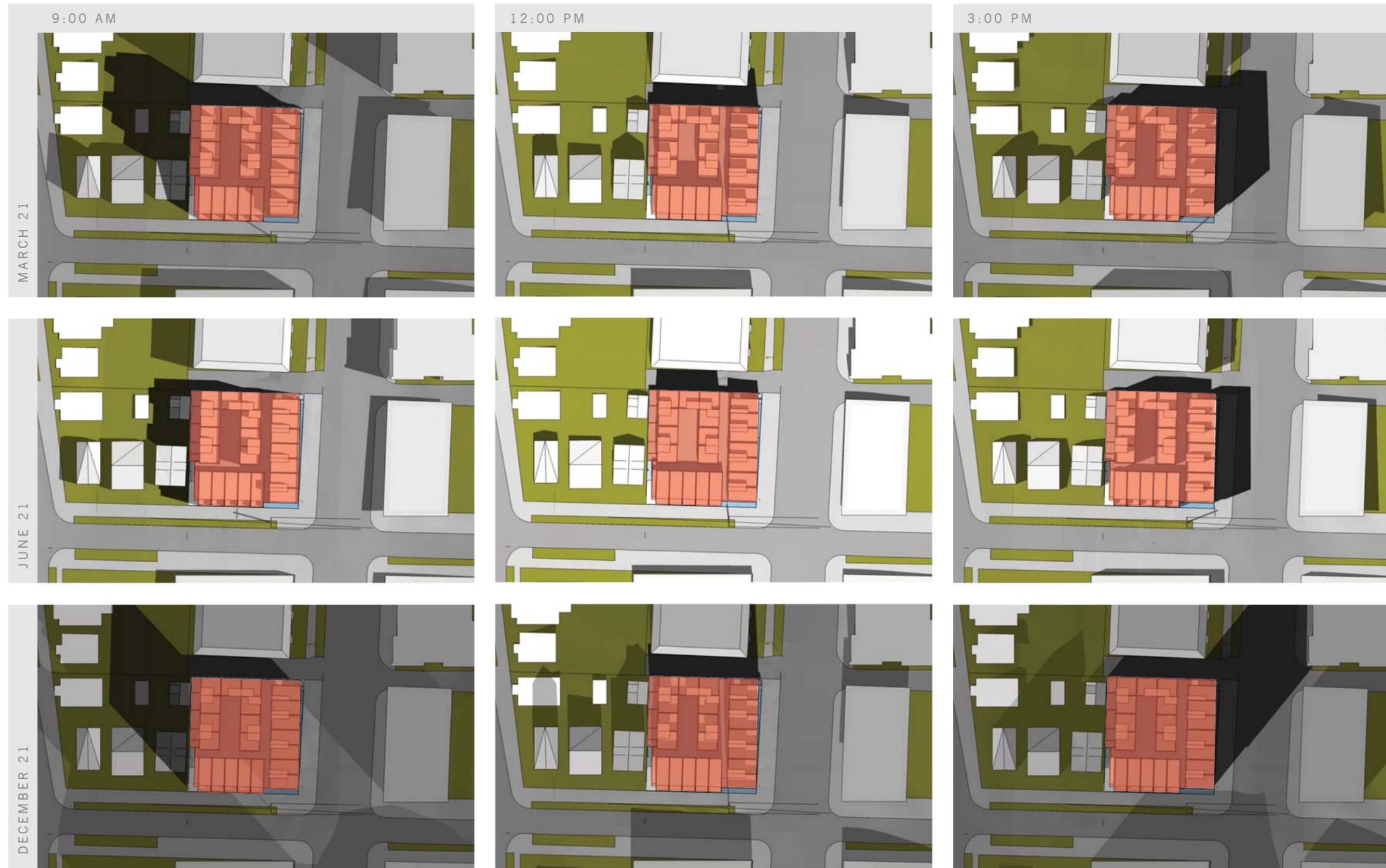
ROOF LEVEL



KEY

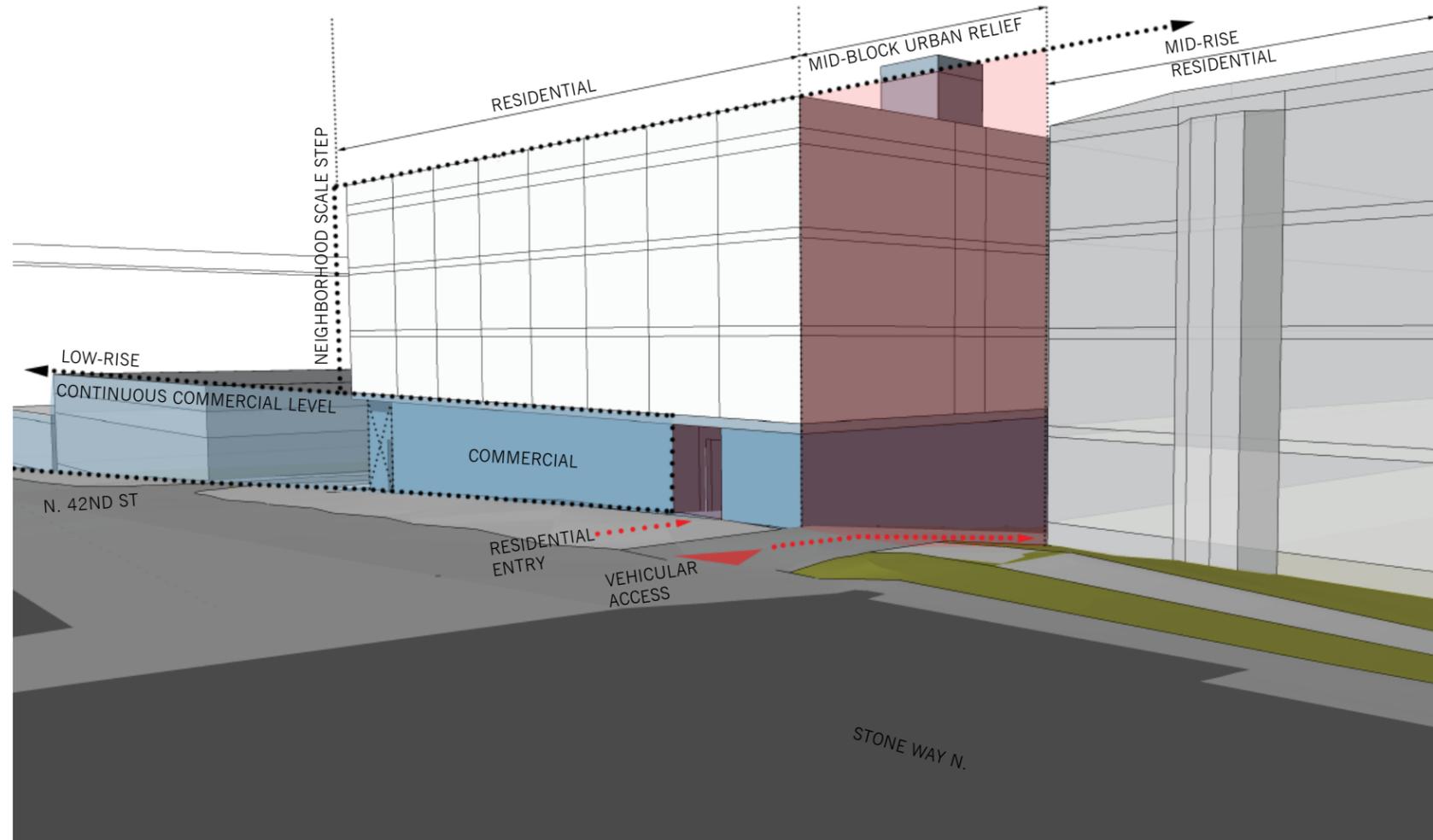
- Commercial
- Utility/BOH
- Circulation
- Planting
- Residential Amenity
- Residential
- Parking/Garage

Option 1 Shadow Study

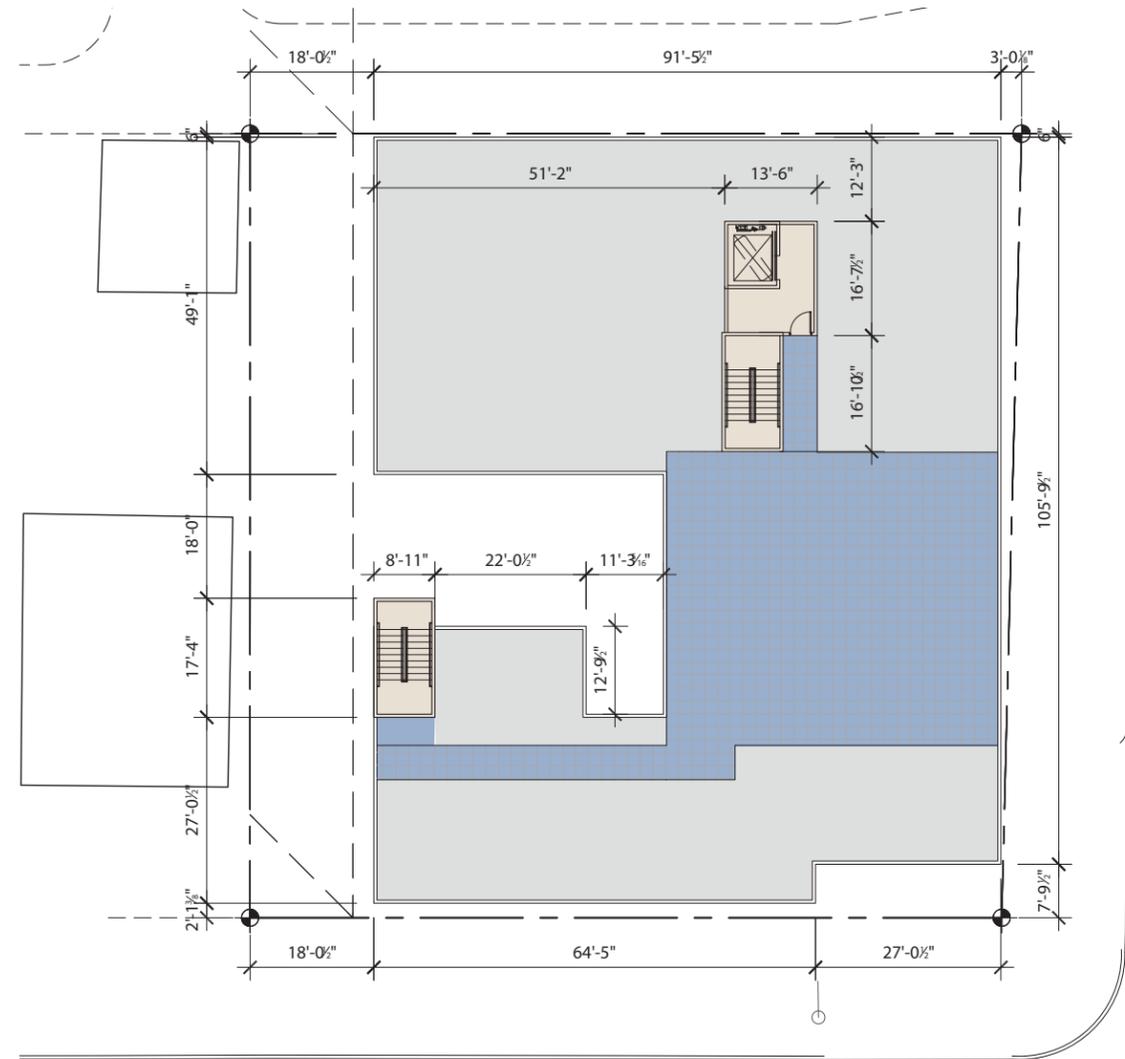


Option 2 Massing

DESIGN ANALYSIS



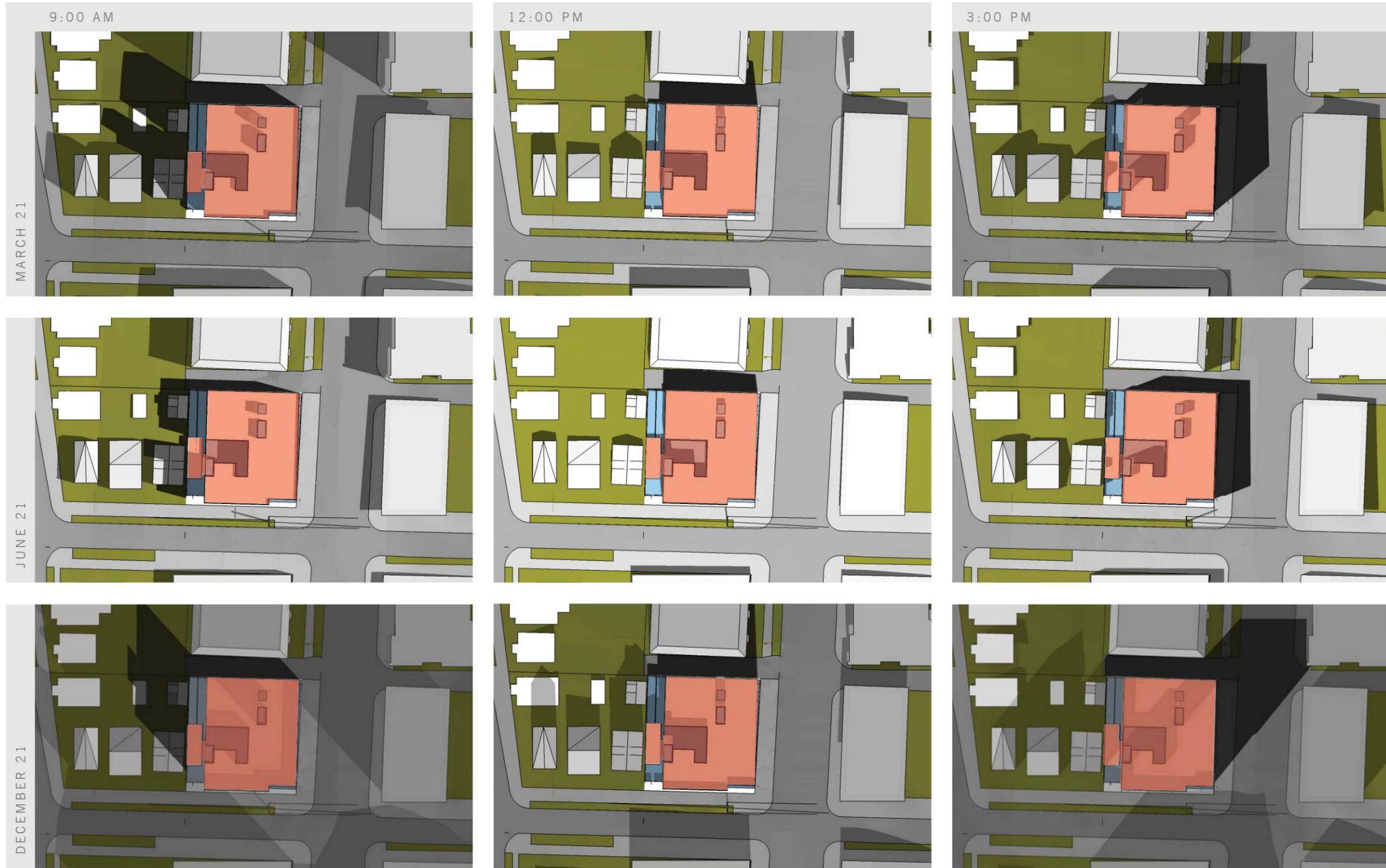
Option 2 Floor Plans



ROOF LEVEL 

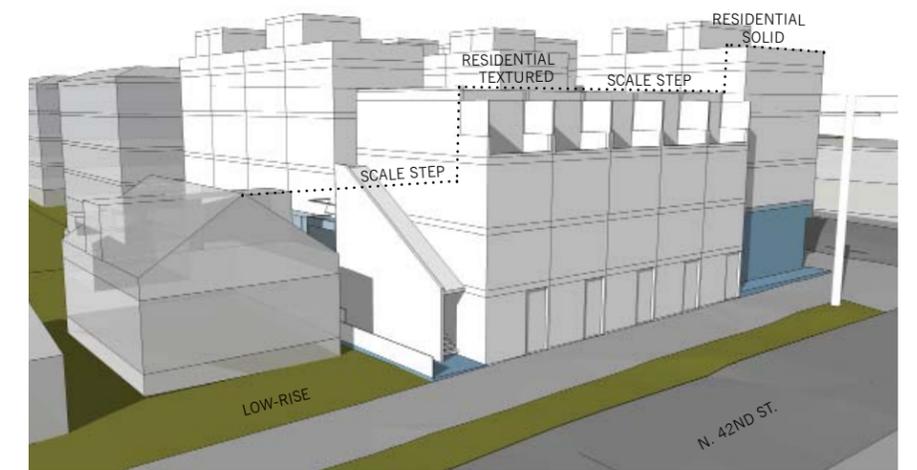
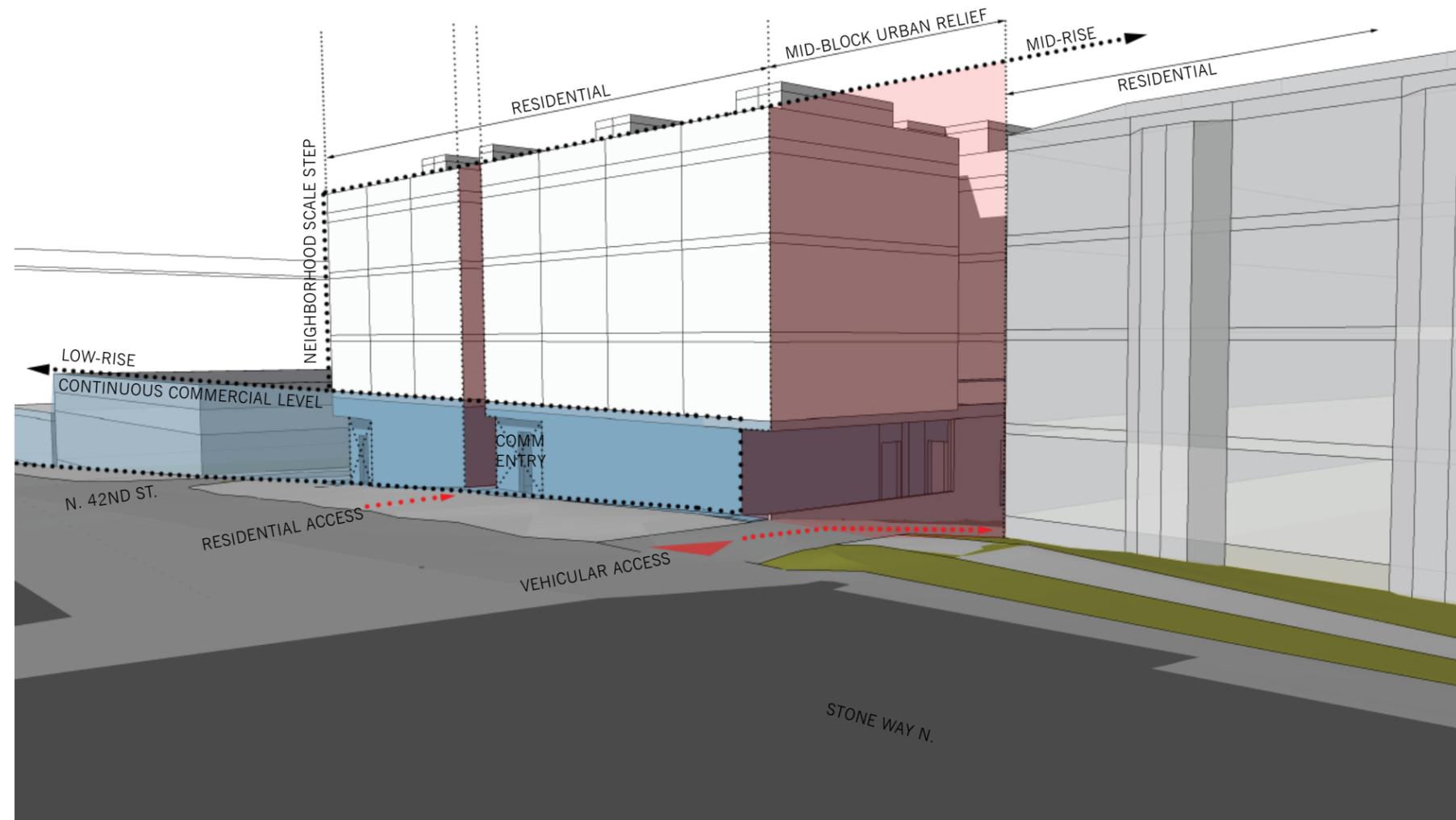
- KEY
- Commercial
 - Utility/BOH
 - Circulation
 - Planting
 - Residential Amenity
 - Residential
 - Roof

Option 2 Shadow Study

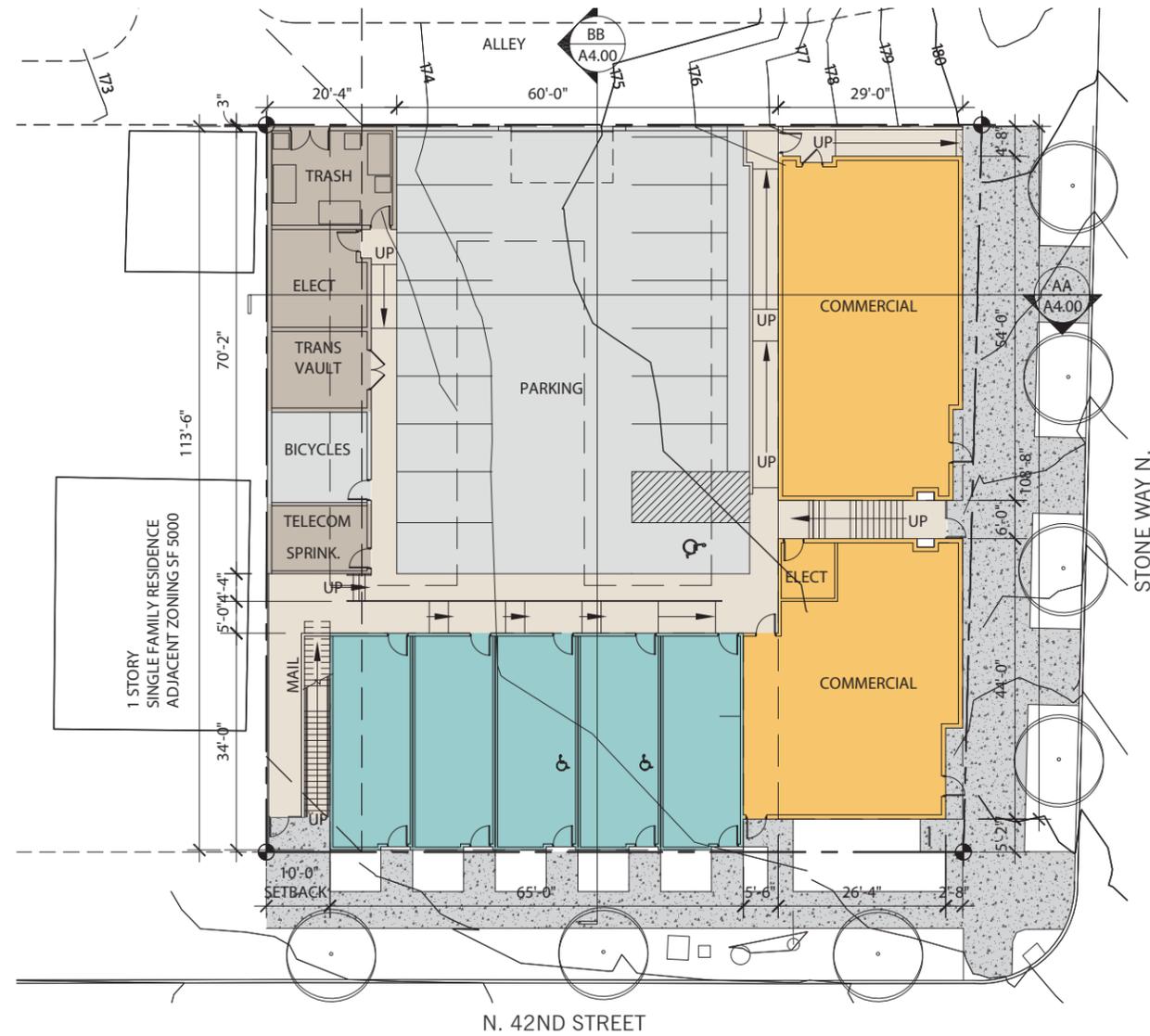


PREFERRED Option 3 Massing

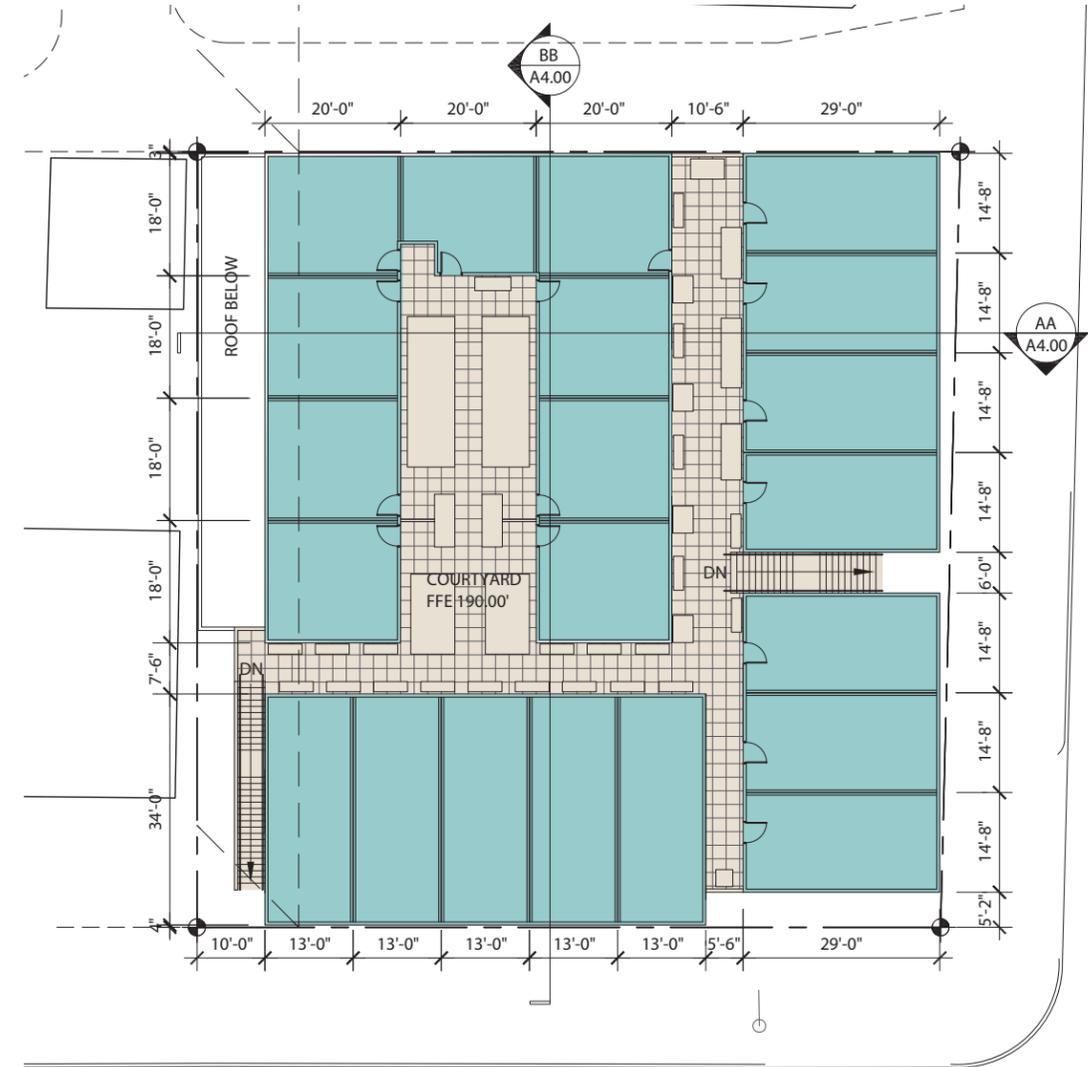
DESIGN ANALYSIS



PREFERRED Option 3 Floor Plans



LEVEL 1



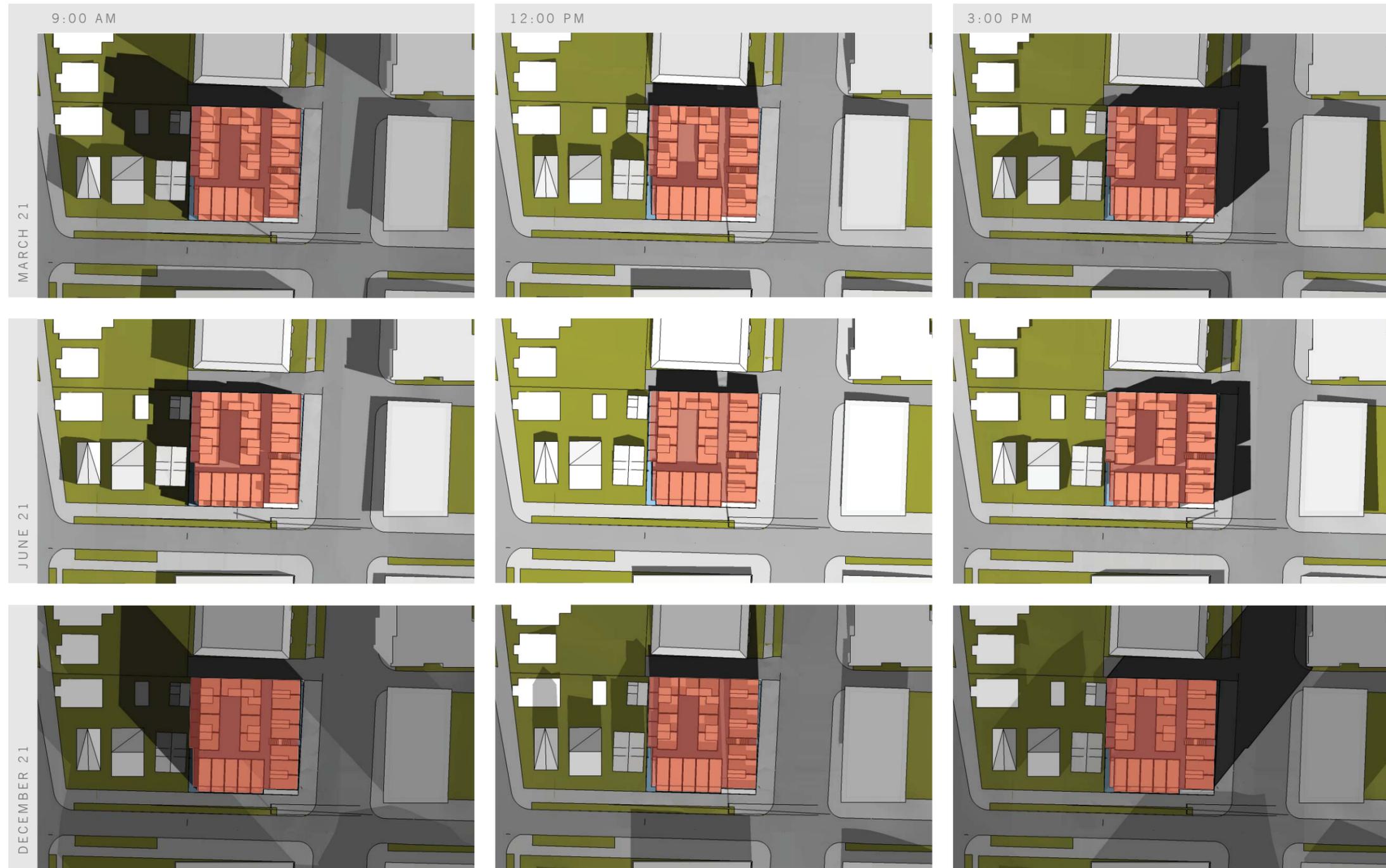
LEVEL 2-3



KEY

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

PREFERRED Option 3 Shadow Study



Landscape Plan

COMPOSITE OF STREET LEVEL AND PODIUM LEVEL

KEY

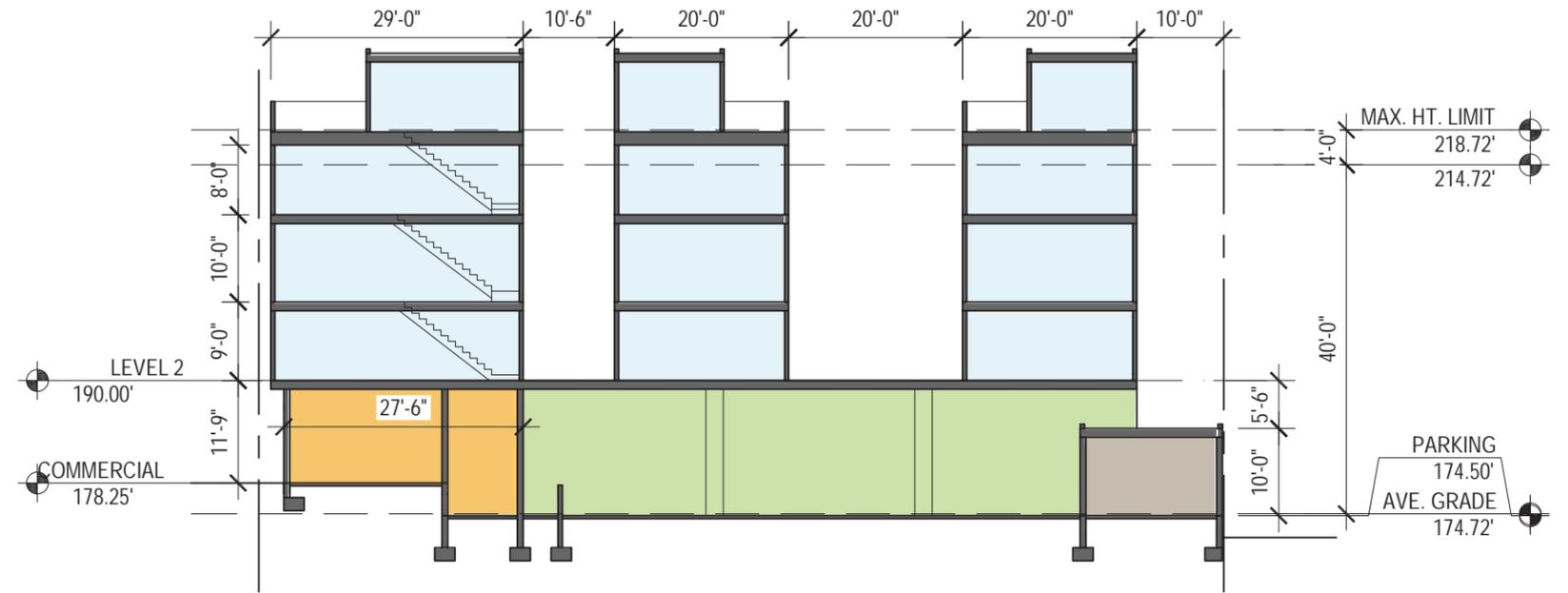
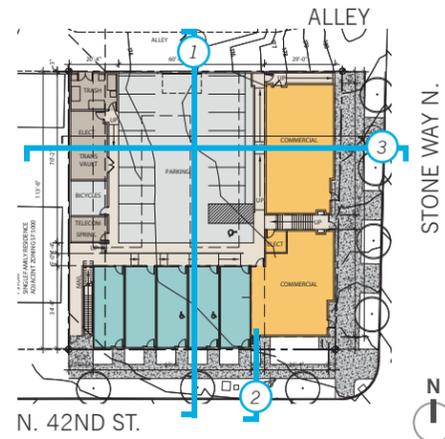
- Planter
- Street Tree
- Residential Unit
- Planting strip
- Residential Podium Deck
- Parking/Garage Below
- Dwelling Unit Access
- Residential/Pedestrian Access



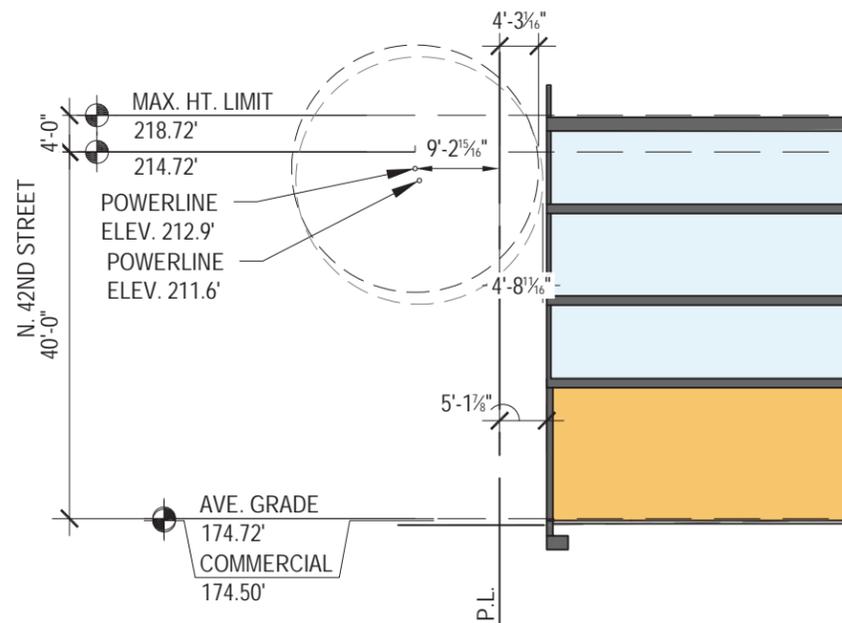
PREFERRED Option 3 Section

KEY

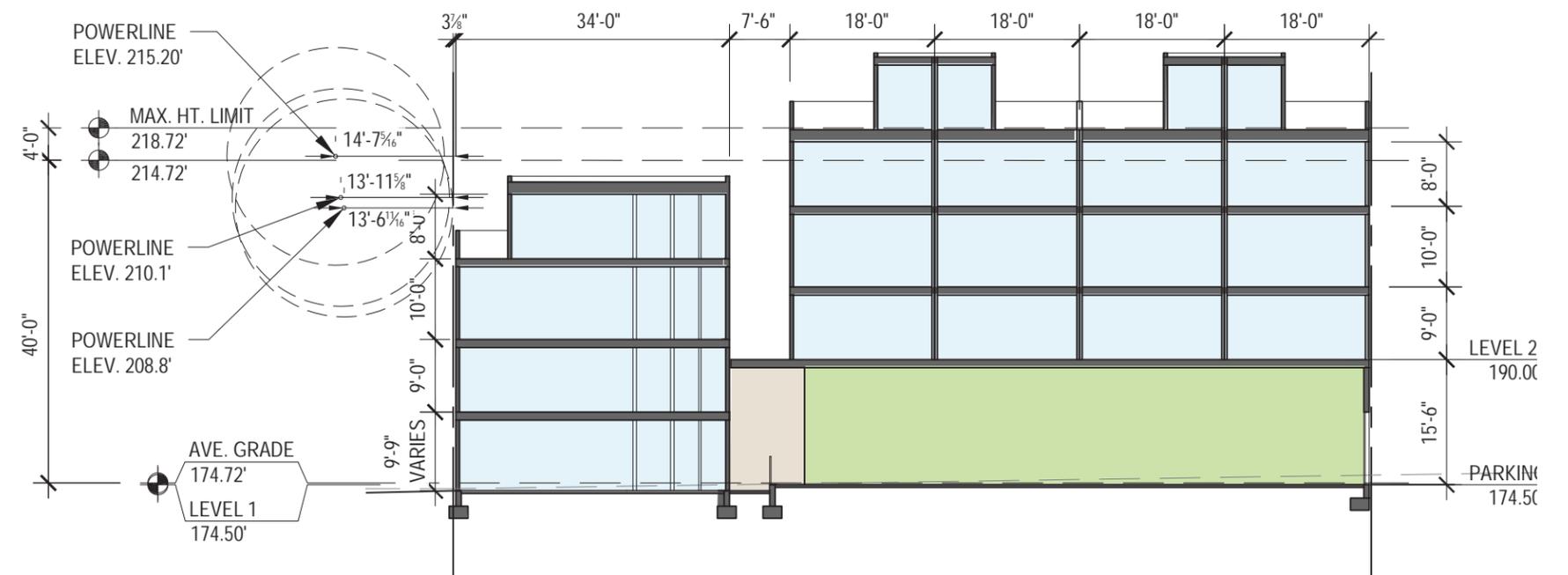
- Commercial
- Residential
- Utility/BOH
- Circulation
- Parking/Garage



3 EAST WEST BUILDING SECTION



2 NORTH SOUTH SECTION @ UTILITY POLE



1 NORTH SOUTH BUILDING SECTION

Architectural Design Response

CITYWIDE DESIGN GUIDELINES **WALLINGFORD NEIGHBORHOOD DESIGN GUIDELINES**

CS1. Natural Systems & Site Features

C. TOPOGRAPHY

C1. Land Form: Use the natural topography and/or other desirable land forms or features to inform the project design.

[ARCHITECT RESPONSE:](#)

The preferred scheme is organized to maximize resident's views to downtown Seattle.

C2. Elevation Changes: Use the existing site topography when locating structures and open spaces on the site.

[ARCHITECT RESPONSE:](#)

Townhome units along N. 42nd St. step down to match the existing grade.

CS2. Urban Pattern & Form

B. ADJACENT SITES, STREETS, & OPEN SPACES

B2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm.

WALLINGFORD SUPPLEMENTAL GUIDANCE - II. STREETScape COMPATIBILITY

[ARCHITECT RESPONSE:](#)

The proposed design provides a strong urban street edge on a corner site by locating the street façades in close proximity to the street lot line. Street level commercial uses are oriented toward the major street (Stone Way N. and residential uses face the quieter street (N. 42nd Street). Building entrances connect directly to the sidewalk encouraging street level interaction along with landscaping, street trees, and planting strips.

C. RELATIONSHIP TO THE BLOCK

C1. Corner Sites: Consider using a corner to provide extra space for pedestrians and a generous entry, or build out to th corner to provide a strong urban edge to the block.

WALLINGFORD SUPPLEMENTAL GUIDANCE - III. CORNER LOTS

[ARCHITECT RESPONSE:](#)

Commercial and residential uses facing the streets create a pleasant, interactive street frontage on this corner site. Parking is not visible from the streets and is accessed from the alley. The building is set back on the south east corner thus softening the street edge with corner landscaping.

D. HEIGHT, BULK, & SCALE

WALLINGFORD SUPPLEMENTAL GUIDANCE - IV. HEIGHT, BULK AND SCALE COMPATIBILITY

D1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.

D3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zones. Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.

D4. Massing Choices: Strive for a successful transition between zones.

CS3. Architectural Context & Character

A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

WALLINGFORD SUPPLEMENTAL GUIDANCE - I. ARCHITECTURAL CONTEXT

A2. Contemporary Design: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

[ARCHITECT RESPONSE:](#)

Surrounding context includes buildings of varying scale and character. The proposed design aims to provide a modern design with simple, clean massing that complements the adjacent built environment. The commercial uses will provide a distinct base at ground level with a transparent pedestrian friendly street façade. Individual townhome style residential units facing N. 42nd Street and Stone Way N. will provide visual interest on a smaller bay-by-bay scale using variation in material, color and window configurations. Upper level and rooftop decks will clearly define the top layer using a combination of parapet and railing systems.

A4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and



◀ CS3.A.2/A.4:
Contemporary design contributes to the evolving neighborhood at 4111 Stone Way.

Architectural Design Response

CITYWIDE DESIGN GUIDELINES **WALLINGFORD NEIGHBORHOOD DESIGN GUIDELINES**

desirable context for others to build upon in the future.

ARCHITECT RESPONSE:

As part of an evolving neighborhood, Stone Way N. is characterized by its ongoing evolution into a more modern and pedestrian friendly street. The proposed project strives to continue this growth sustainably while helping to strengthen the modern design language of the street.

PL2.
Walkability

A. ACCESSIBILITY

A1. Access for All: Provide access for people of all abilities in a manner that is fully integrated into the project design.

ARCHITECT RESPONSE:

A series of ramps provide circulation through the commercial and communal areas of the project, while private elevators provide access through the units.

B. SAFETY & SECURITY

B1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance.

B2. Lighting for Safety: Provide lighting at sufficient lumen intensities and scales, include pathway illumination, pedestrian and entry lighting, and/or security lights.

B3. Street-Level Transparency: Ensure transparency of street-level uses by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.

ARCHITECT RESPONSE:

The proposed scheme promotes safety and security by providing street facing commercial and residential uses in close proximity to the street lot line along with clearly visible entries, transparent windows, exterior lighting, upper level and rooftop decks.

C. WEATHER PROTECTION



◀ PL1.A.2:
Use of pedestrian scale signage and display windows to create pleasant pedestrian experience.

WALLINGFORD SUPPLEMENTAL GUIDANCE - I. PEDESTRIAN OPEN SPACES AND ENTRANCES

- C1. Locations and Coverage: Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activities.
- C2. Design Integration: Integrate weather protection, gutters and downspouts into the design of the structure as a whole, and ensure that it also related well to neighboring buildings in design, coverage, or other features.

ARCHITECT RESPONSE:

The architectural design will include well-integrated overhead weather protection using canopies and building overhangs along the commercial frontage and residential entries to provide a comfortable pedestrian environment at the street level. Convenient, well-lit, direct street facing building entrances encourage human activity and visual surveillance.

WALLINGFORD SUPPLEMENTAL GUIDANCE - II. BLANK WALLS

The proposed scheme maximizes transparency and human interaction by locating commercial and residential uses towards the street. Parking, utility and service areas are not visible from the street further minimizing street facing blank walls.

PL3. Street-Level Interaction

A. ENTRIES

A1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

WALLINGFORD SUPPLEMENTAL GUIDANCE - I. ENTRANCES VISIBLE FROM THE STREET

ARCHITECT RESPONSE:

Commercial use entrances are clearly identifiable and directly accessed from the commercial street i.e. Stone Way N. Residential units at grade are distinctly visible and accessed by pedestrian pathways leading from the residential street i.e. N. 42nd Street. Exterior stairs directly leading in from both streets provide access to an upper level courtyard to approach the remaining units.

A2. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

ARCHITECT RESPONSE:

Design features such as ground level landscaping, signage, canopies and exterior lighting will be used to emphasize entry points.

B. RESIDENTIAL EDGES

B1. Security and Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.

Architectural Design Response

CITYWIDE DESIGN GUIDELINES **WALLINGFORD NEIGHBORHOOD DESIGN GUIDELINES**

B2. Ground-Level Residential: Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street and sidewalk.

ARCHITECT RESPONSE:

Most of the residential units are elevated from the ground level and accessed using exterior stairways from a private, secure courtyard that forms the transition from public sidewalk to private space. Even though the units facing N. 42nd Street are at grade and built to the property line, they are adequately set back from the public sidewalk with ground level landscaping and individual pedestrian pathways that demarcate the transition from the public realm to private space. In addition, entry elements such as addressing and lighting will enhance accentuate individual entries.

C. RETAIL EDGES

C1. Porous Edge: Engage passersby with opportunities to interact visually with the building interior using glazing and transparency.

C2. Visibility: Maximize visibility into the building interior and merchandise displays.

ARCHITECT RESPONSE:

The proposed development will enhance visual connectivity between people on the sidewalk and commercial activities within the building using transparent glazing for the commercial uses.



◀ PL3.A.2:
Obvious primary entry with ensemble of elements at 3630 Stone Way N.

PL4. Active Transportation

B2. Bike Facilities: Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.

ARCHITECT RESPONSE:

Bicycle parking will be provided at a safe and convenient location for each design option.

B3. Bike Connections: Facilitate connections to bicycle trails and infrastructure around and beyond the project.

ARCHITECT RESPONSE:

Easy access will be provided for cyclists to Stone Way N., which uses sharrows to provide for cyclists and connects to the nearby Burke Gilman and other cycling avenues.

DC1. Project uses & Activities

A. ARRANGEMENT OF INTERIOR USES

A1. Visibility: Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.

ARCHITECT RESPONSE:

Commercial use entrances are clearly identifiable and directly accessed from the commercial street i.e. Stone Way N. Residential units at grade are distinctly visible and accessed by pedestrian pathways leading from the residential street i.e. N. 42nd Street. Exterior stairs directly leading in from both streets provide access to an upper level courtyard to approach the remaining units. Design features such as ground level landscaping, canopies and exterior lighting will be used to emphasize entry points. Parking, utility and service areas are not visible from the street.

B. VEHICULAR ACCESS & CIRCULATION

B1. Access Location and Design: Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible.

C2. Visual Impacts: Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible.

C4. Service Uses: Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.

WALLINGFORD SUPPLEMENTAL GUIDANCE - I. PARKING AND VEHICLE ACCESS; II. LOCATION OF PARKING ON COMMERCIAL STREET FRONTS;

ARCHITECT RESPONSE:

Commercial and residential uses face the streets creating a pleasant, interactive street frontage on this corner site. Parking, utility and service areas are not visible from the street, thus eliminating their encroachment on the street frontage and providing more security for automobiles. Pedestrian and vehicular access are segregated and oriented from the street and alley respectively, thus increasing pedestrian safety with an attractive sidewalk experience.

Architectural Design Response

CITYWIDE DESIGN GUIDELINES WALLINGFORD NEIGHBORHOOD DESIGN GUIDELINES

DC2. Architectural Concept

A. MASSING

A2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.

ARCHITECT RESPONSE:

The proposed development is compatible with the zoning potential for the site as well as the bulk and scale of the apartment building across the alley to the north. However, certain massing gestures help reduce the perceived scale of the development. The upper floors are setback from the west lot line to provide a sensitive transition to the adjacent residential zone. The units facing N. 42nd Street have a lower building height with no rooftop penthouses and the top floor is set back from the street to provide street facing decks, both of which reduce the scale of the development in relation to the single family homes to the west. Dwelling units are grouped into multiple buildings to visually divide the development into smaller masses reducing the overall scale of the development.

Architectural features such as canopies, balconies, window divisions, façade modulation, material and color variation will be used to reduce the apparent mass of the structures

B. ARCHITECTURAL & FACADE COMPOSITION

B1. Façade Composition: Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole.

B2. Blank Walls: Avoid large blank walls along visible façades wherever possible.

C. SECONDARY ARCHITECTURAL FEATURES

C1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design.

WALLINGFORD SUPPLEMENTAL GUIDANCE - I. ARCHITECTURAL CONCEPT AND CONSISTENCY

ARCHITECT RESPONSE:

The exterior building facades will be designed to create a unified architectural expression using façade modulation, material and color variation, glazing configurations as well as secondary features such as canopies, balconies, signage and lighting. Commercial and residential uses will have a distinct aesthetic reflecting their respective functions in the development. Large expanses of visible blank facades will be avoided by thoughtful placement of interior uses. Exterior lighting will be used to accentuate entrances, landscaping pathways etc. Architectural elements such as decks and canopies will be used to enhance visual interest and depth to the street façade.

WALLINGFORD SUPPLEMENTAL GUIDANCE - II. HUMAN SCALE

ARCHITECT RESPONSE: Architectural features and elements such as canopies, signage, multi-paned transparent glazing and lighting along with well-detailed durable materials will be used to achieve a more human scale at street level.

DC3. Open Space Concept

WALLINGFORD SUPPLEMENTAL GUIDANCE - I. RESIDENTIAL OPEN SPACE

ARCHITECT RESPONSE: The proposed scheme provides adequate private open space by providing upper level or rooftop decks for dwelling units. In addition, the second level exterior courtyard space encourages social interaction amongst residents because it the main access point for majority of the dwelling units.

DC4. Exterior Elements and Finishes

A. BUILDING MATERIALS

A1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to high quality of detailing are encouraged.

ARCHITECT RESPONSE: Durable exterior finish materials will be used to create well composed architectural facades forming a cohesive architectural expression.

WALLINGFORD SUPPLEMENTAL GUIDANCE - II. LANDSCAPING TO ENHANCE THE BUILDING AND/OR SITE

ARCHITECT RESPONSE: Landscaping will be used at ground level, in the exterior courtyard and roof top decks in conjunction with pedestrian walkways and amenity areas to enhance open spaces, provide screening and soften the exterior appearance for the buildings.



◀ DC.2. A/B/C:
Architectural massing, composition, and secondary features used to add interest and reduced perceived mass.

Departure Request #1

CITYWIDE DESIGN GUIDELINES WALLINGFORD NEIGHBORHOOD DESIGN GUIDELINES

CODE REFERENCE: SMC 23.47.008.B.3 - NON-RESIDENTIAL USE AVERAGE DEPTH.

Departure Requested: Reduction from the required 30 feet to a varied depth for the commercial spaces with a minimum average depth of 27 feet.

This provides more room for façade modulation with well-coordinated design elements at street level which could be integrated with landscaping along the sidewalk to create a better pedestrian experience. It also allows for the distinct articulation of the ground level commercial use in relation to the upper residential floors of the building. In addition, it allows for the provision of an internal accessible route to the non-residential uses.

APPLICABLE DESIGN GUIDELINES-

CS2 URBAN PATTERN & FORM -

B2. ADJACENT SITES, STREETS, & OPEN SPACES - Connection to the street

WALLINGFORD SUPPLEMENTAL GUIDANCE - II. STREETScape COMPATIBILITY

CS3 ARCHITECTURAL CONTEXT AND CHARACTER

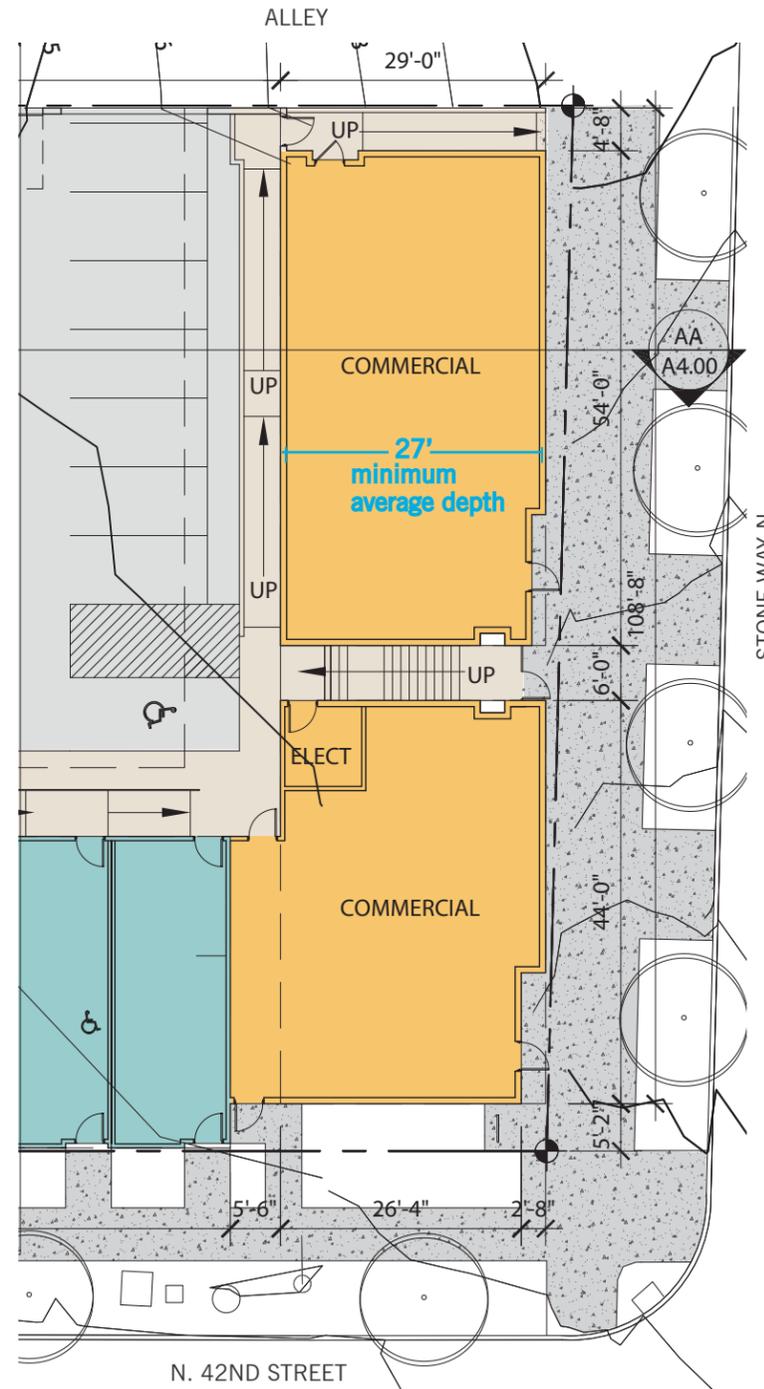
WALLINGFORD SUPPLEMENTAL GUIDANCE - I. ARCHITECTURAL CONTEXT

PL2 WALKABILITY -

A1. ACCESSIBILITY - Access for all

PL3 STREET LEVEL INTERACTION -

A2. ENTRIES - Ensemble of Elements



Departure Request #2

CODE REFERENCE: SMC 23.47A.008.B.4 - NON-RESIDENTIAL USE FLOOR TO FLOOR HEIGHT

Departure Requested: Reduction from the required 13 feet to a varied floor to floor height for the commercial spaces with a minimum of 10 feet.

This prevents the floor level of the non-residential uses to be sunken in relation to the sidewalk thus providing a more direct connection to the street with clear lines of sight to the primary entries. It also provides a usable size for the commercial spaces by minimizing the need for lengthy accessible ramps from the sidewalk. Moreover, it increases flexibility for the designated space to be further subdivided for multiple tenants with their own separate entries directly meeting the sidewalk grade.

APPLICABLE DESIGN GUIDELINES-

CS2 URBAN PATTERN & FORM -

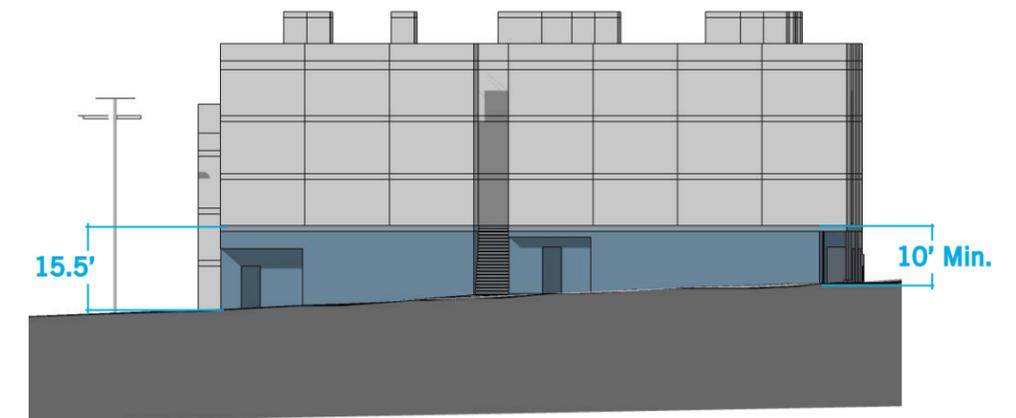
B2. ADJACENT SITES, STREETS, & OPEN SPACES - Connection to the Street

PL3 STREET LEVEL INTERACTION -

A1. ENTRIES - Design Objectives

DC1 PROJECT USES AND ACTIVITIES-

A3. ARRANGEMENT OF INTERIOR USES - Flexibility



VIEW FROM STONE WAY N.

Departure Request #3

CITYWIDE DESIGN GUIDELINES **WALLINGFORD NEIGHBORHOOD DESIGN GUIDELINES**

CODE REFERENCE: SMC 23.47A.008.D – RESIDENTIAL USES 4’ ABOVE OR BELOW SIDEWALK GRADE

Departure Requested: Residential uses at sidewalk grade

This reduces the overall building height facing N. 42nd street as well as the scale of the development in relation to the single family homes to the west. It also provides a direct accessible route for the residential units along N. 42nd Street without the need for lengthy accessible ramps from the sidewalk.

APPLICABLE DESIGN GUIDELINES-

CS2 URBAN PATTERN & FORM -

D. HEIGHT, BULK, AND SCALE-Existing Development and Zoning; 3. Zone Transitions; 4. Massing Choices

WALLINGFORD SUPPLEMENTAL GUIDANCE - IV. HEIGHT, BULK AND SCALE COMPATIBILITY

PL2 WALKABILITY –

A1. ACCESSIBILITY – Access for all

DC2 ARCHITECTURAL CONCEPT –

A2. MASSING - Reducing Perceived Mass



VIEW FROM N. 42ND STREET

Departure Request #4

CODE REFERENCE: SMC 23.47A.014.B.1 – TRIANGULAR SETBACK AT PROPERTY CORNER FROM RESIDENTIAL ZONE

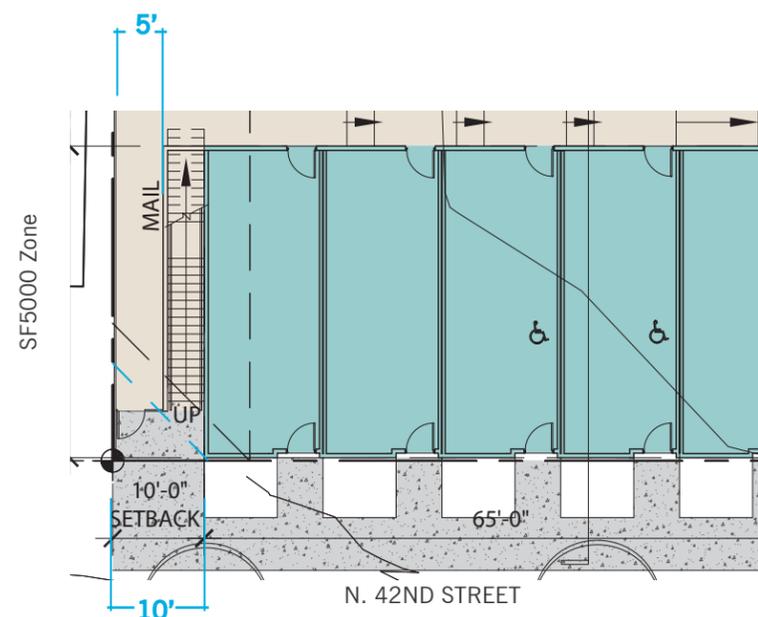
Departure Requested: Reduction from 15 feet to 10 feet.

This allows for the provision of a clearly visible exterior stair access for the upper floor residential units which connects directly to the sidewalk.

APPLICABLE DESIGN GUIDELINES-

DC1 PROJECT USES AND ACTIVITIES-

A1. ARRANGEMENT OF INTERIOR USES – Visibility



Departure Request #5

CODE REFERENCE: SMC 23.47A.014.B.3 – 15 FEET SETBACK FROM RESIDENTIAL ZONE ABOVE 13 FEET UP TO 40 FEET. ADDITIONAL SETBACK ABOVE 40 FEET.

Departure Requested: Reduction from 15 feet to 10 feet with no additional setback over 40 feet.

This creates a more open, landscaped exterior courtyard space for the upper level residential units with better exposure to light and ventilation, while still balancing the need for a reasonable transition and setback from the residential zone to the west.

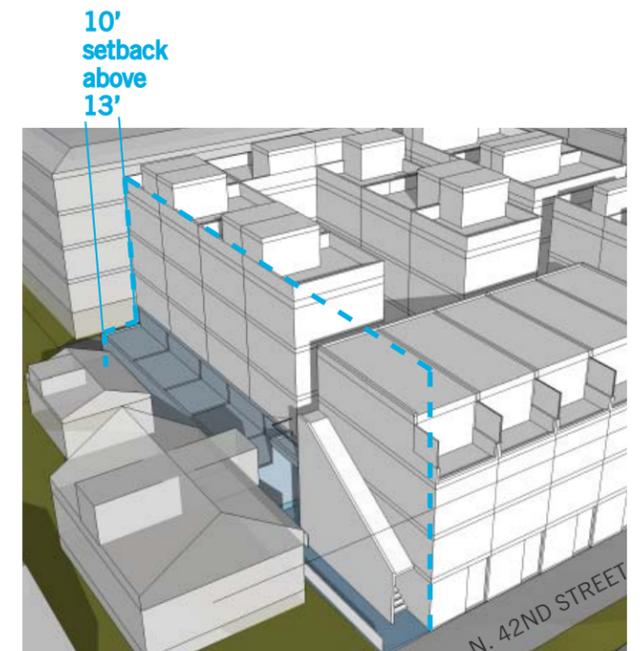
APPLICABLE DESIGN GUIDELINES-

DC1 PROJECT USES AND ACTIVITIES-

A1. ARRANGEMENT OF INTERIOR USES

DC3 OPEN SPACE CONCEPT -

WALLINGFORD SUPPLEMENTAL GUIDANCE - I. RESIDENTIAL OPEN SPACE



Design Inspiration



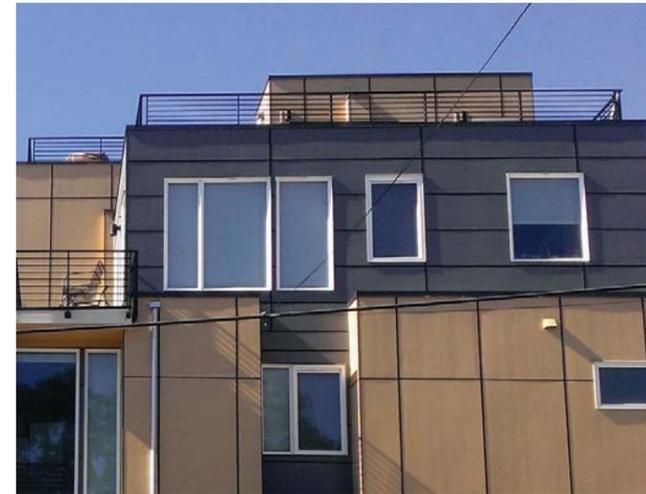
DESIGN ELEMENT:

- ENTRY AND UNIT ARTICULATION. CLEARLY DEFINED BASE, MIDDLE, AND TOP OF BUILDING. USE OF RHYTHM IN FACADE.



DESIGN ELEMENT:

- COLOR PATTERN TO PROVIDE FACADE INTEREST.



DESIGN ELEMENT:

- PARAPET RAILING USED TO LIGHTEN ROOF EDGE AND CREATE VARIATION AT ROOF LINE.



DESIGN ELEMENT:

- MATERIAL USAGE CLEARLY DIFFERENTIATES COMMERCIAL AND RESIDENTIAL USES.



DESIGN ELEMENT:

- CORNER EMPHASIS WITH ELEGANT MATERIALS.
- COMMERCIAL AT GROUND FLOOR WITH UTILITY LINE SETBACK ABOVE.



DESIGN ELEMENT:

- SIMPLE MASSING WITH CORNER EMPHASIS AND USE OF COLOR.
- COMMERCIAL SPACE DIFFERENTIATED FROM RESIDENTIAL THROUGH MATERIAL USAGE AND SCALE.



DESIGN ELEMENT:

- WINDOW PATTERN TO PROVIDE FACADE INTEREST WITH MINIMAL MODULATION.



DESIGN ELEMENT:

- USE OF LIGHTING TO EMPHASIZE ENTRIES.

Precedent Caron Architecture Projects



PROJECT NAME: BLANC 1407 19TH AVE
RELEVANCE: TOWNHOME WITH ISOLA



PROJECT NAME: 306QA
RELEVANCE: SHELTERED COURTYARD



PROJECT NAME: 8215 GREENWOOD AVE
RELEVANCE: TOWNHOMES WITH ISOLA WITH ENTRY AT GRADE



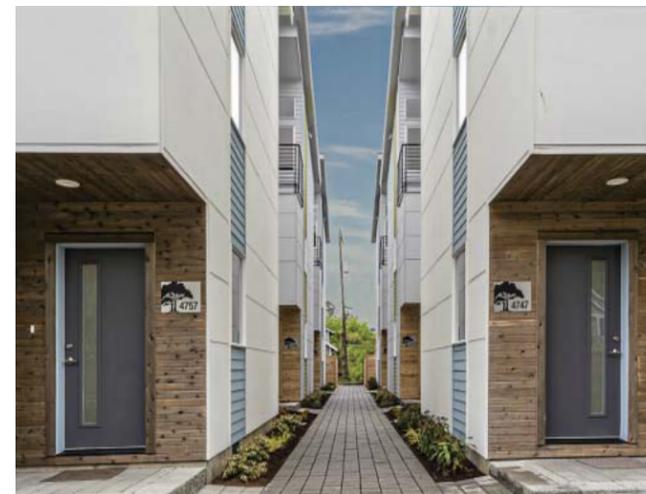
PROJECT NAME: 1711 APARTMENTS
RELEVANCE: VIBRANT TEXTURE AND MATERIALS



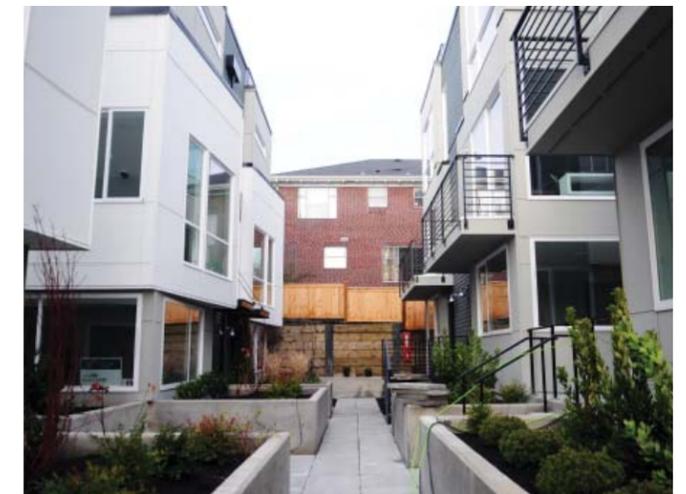
PROJECT NAME: 8 ON 10TH
RELEVANCE: TOWNHOMES WITH ISOLA; COURTYARD WITH PLANTERS AND MODERN DESIGN



PROJECT NAME: AVANT SEATTLE
RELEVANCE: WALK UP TOWNHOMES AT STREET LEVEL



PROJECT NAME: DELRIDGE WAY SW
RELEVANCE: TOWNHOMES WITH MINIMAL COURTYARD



PROJECT NAME: 5555 PHINNEY
RELEVANCE: TOWNHOMES WITH ISOLA; COURTYARD WITH PLANTERS, AND PARKING BELOW.