



EARLY DESIGN GUIDANCE #2

## 4201 Stone Way N. Seattle, WA

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SDCI PROJECT NO.:  
3019441

MEETING DATE:  
09.12.2016

APPLICANT CONTACT:  
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CARON

CARON REF #2016.024



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PROJECT TEAM

OWNER  
Peter Locke  
Isola Homes

CARON ARCHITECTURE CONTACT  
David May, Project Manager  
david@caronarchitecture.com  
206.367.1382  
Caron Reference No.: 2016.024

*\*\*Cover image: view of NW corner at  
Stone Way N & N 42nd St.*

SITE INFORMATION

ADDRESS:  
4201 Stone Way N.

SDCI 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

PARCEL A LEGAL DESCRIPTION:  
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.

PARCEL B LEGAL DESCRIPTION:  
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.

PARCEL C LEGAL DESCRIPTION:  
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.

PARCEL D LEGAL DESCRIPTION:  
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:  
37,465 SF (Residential)  
2,985 SF (Commercial)  
40,450 SF (Combined)

RESIDENTIAL UNITS:  
50 Units

PARKING STALLS:  
6 Spaces at Grade

Project Introduction

DEVELOPMENT OBJECTIVES

This proposal includes a four-story mixed use development located at the NW corner of Stone Way N and N. 42nd Street that includes 51 apartments units, 2,985 SF of street level commercial space and under building parking for four vehicles. Parking is not required for this site since it is in the frequent transit corridor. The street frontage will be comprised of ground level commercial space along Stone Way N. and turn on the corner at N. 42nd St. The primary residential entrance and three ground level apartment units will also face N. 42nd St. Private amenity space will be provided on the roof top deck. The goal is to create a strong urban edge encouraging pedestrian use on the corner site, while maintaining a private feel along N. 42nd Street to help transition to the single family residential use located to the west of the site.

DEVELOPMENT SUMMARY (FAR CALCULATION)

Based on Preferred Scheme Option 3

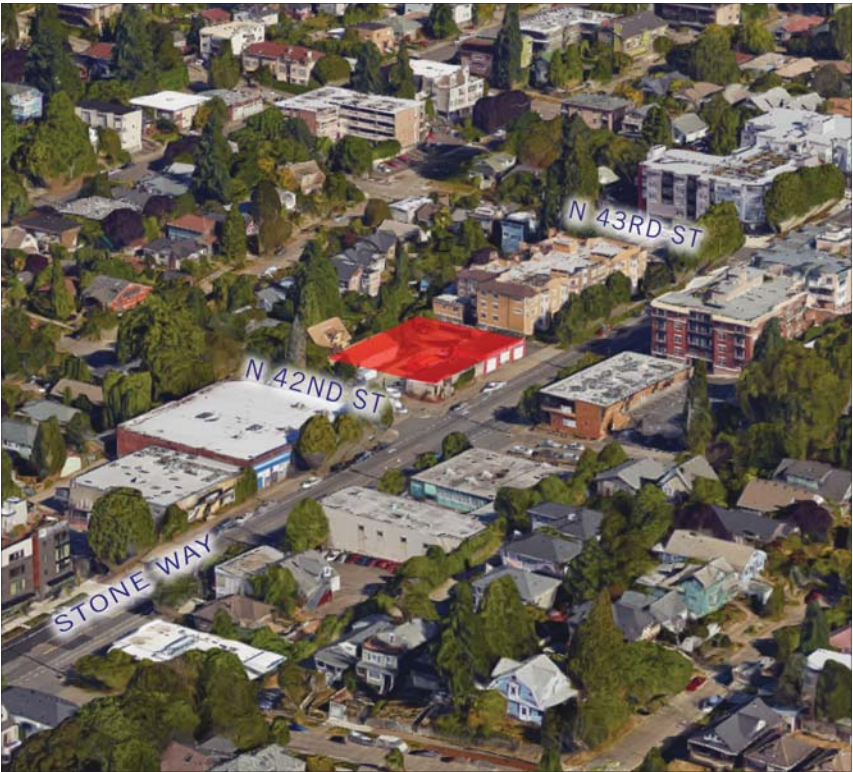
LEVEL	GROSS SF	RESIDENTIAL	COMMERCIAL	USE
Roof	725	660	-	Residential
4	9,850	9,650	-	Residential
3	10,140	9,940	-	Residential
2	10,140	9,940	-	Residential
1	9,247	7,280	2,985	Commercial / Residential
Total	40,102 SF	37,470 SF	2,985 SF	

SITE DESCRIPTION & ANALYSIS

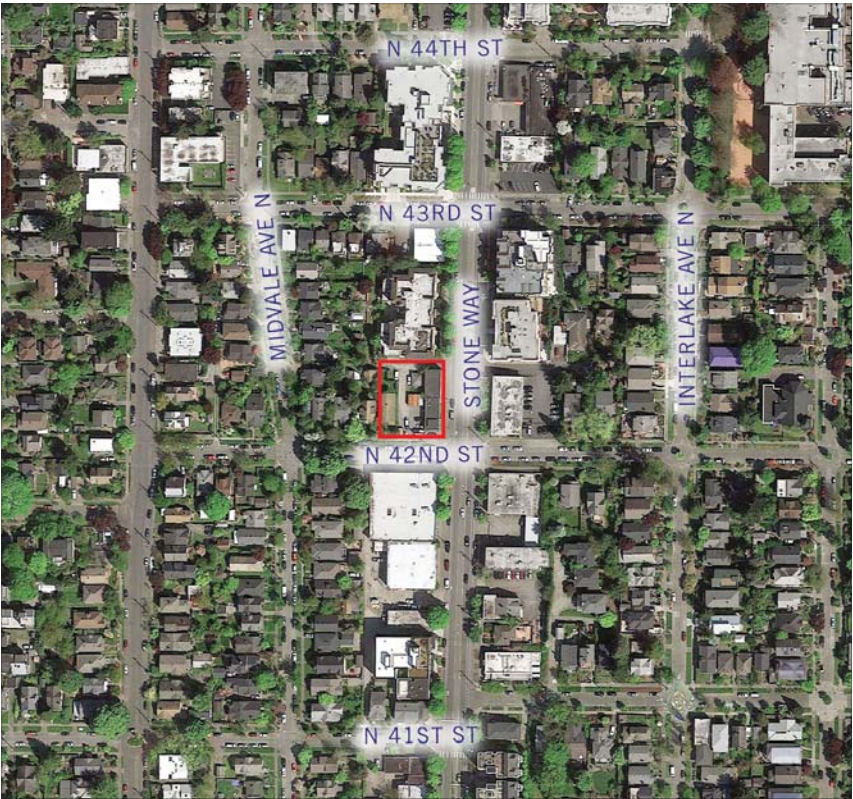
The site is located at the corner of N. 42nd Street (to the south) and Stone Way N. (To the east) in the Wallingford Residential Urban Village. Surrounding context includes buildings of varying scale and use. There is a 1-story commercial building across the street to the south, a 4-story multifamily 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.

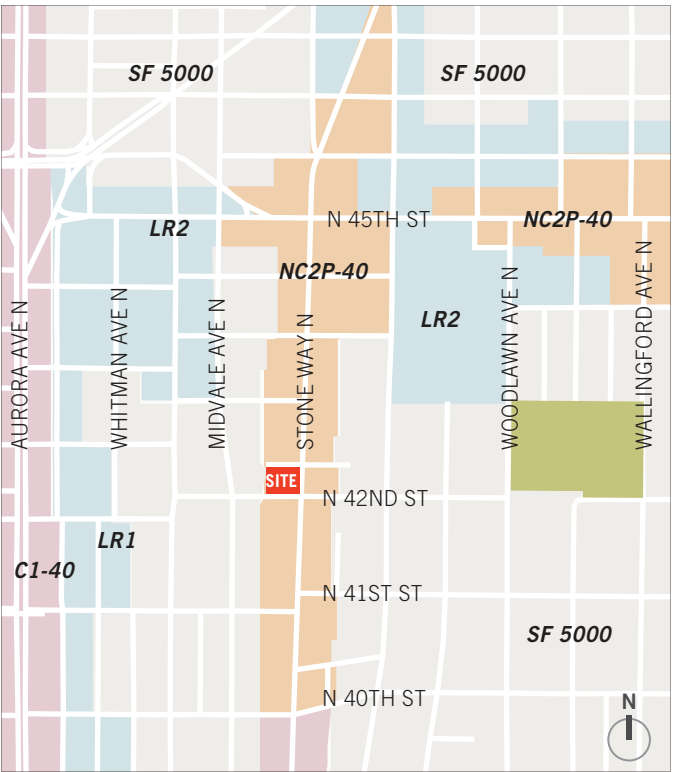
Stone Way N. is a ‘minor arterial’ classified as a pedestrian street, rapidly changing from a throughway to a destination with restaurants, residences, and commercial spaces replacing aging single story hardware stores. The neighborhood is bounded by the Wallingford commercial center of N. 45th Street 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.



AXONOMETRIC MAP (GOOGLE EARTH)

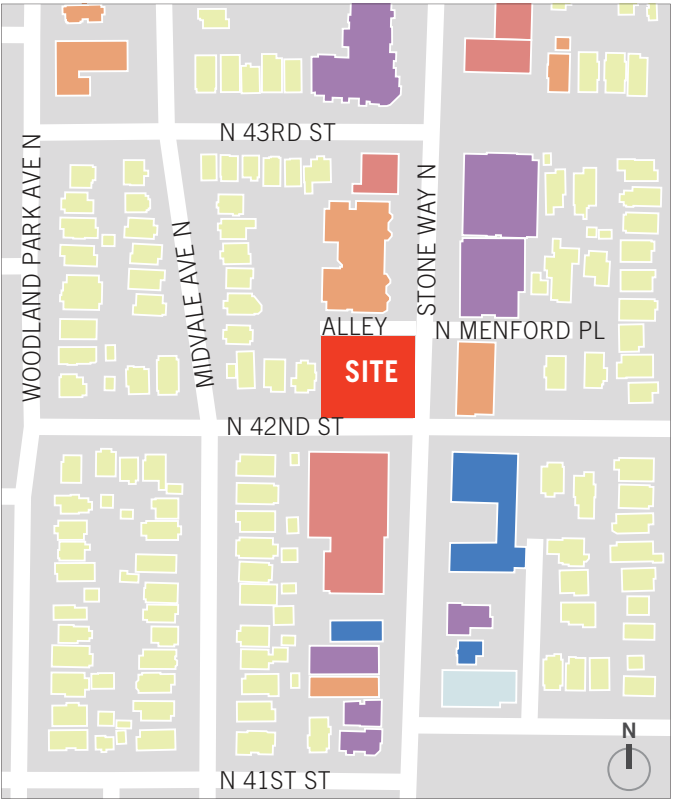


9-BLOCK AERIAL



ZONING

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



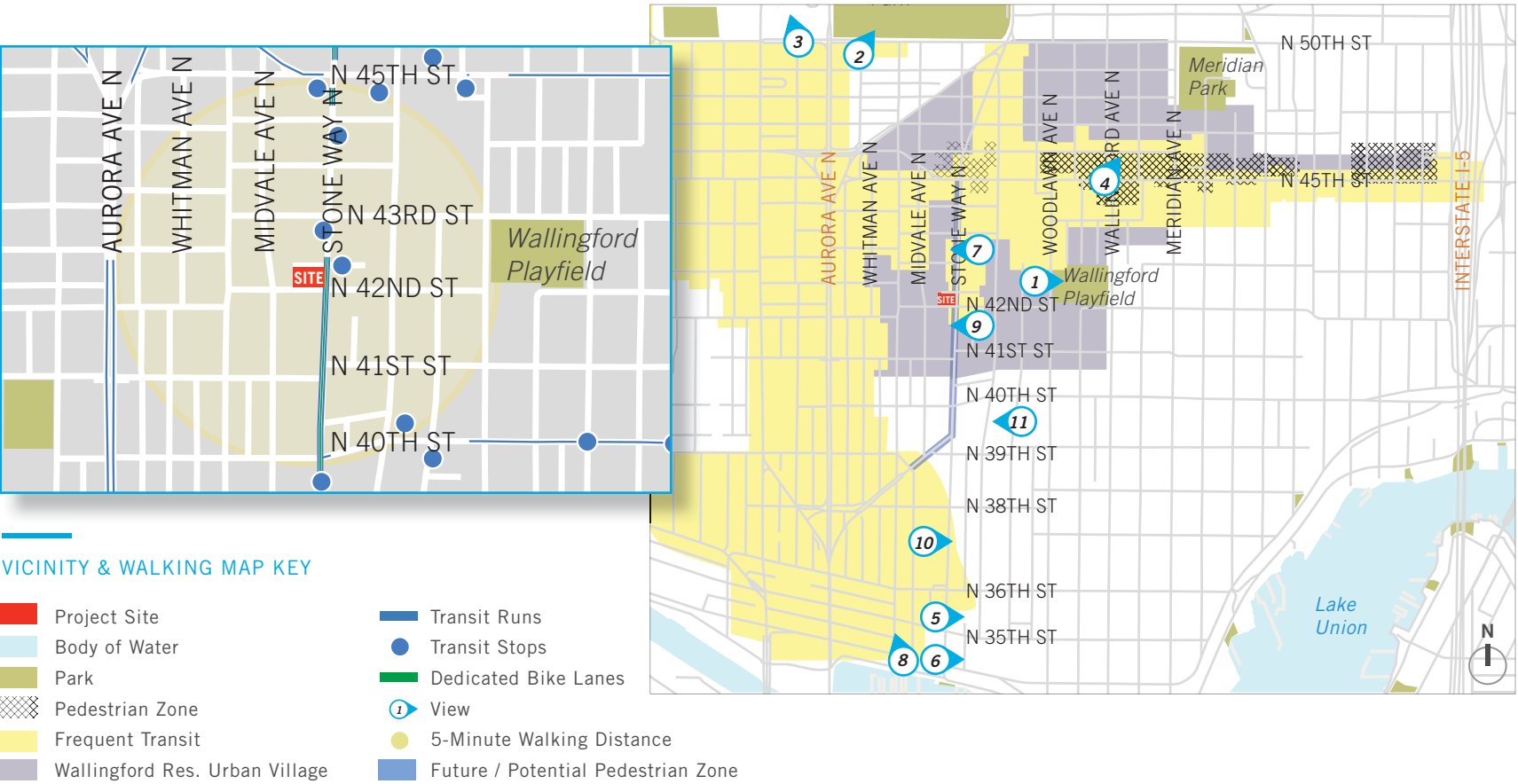
SURROUNDING USES

- Project Site
- Mixed-Use
- Commercial
- SFR
- Multi-Family
- Office / Warehouse
- Service



Context & Urban Design Analysis

01  
02 CONTEXT ANALYSIS  
03  
04  
05  
06  
07  
08



1 WALLINGFORD PLAYFIELD  
0.3 MILES FROM PROJECT SITE



2 WOODLAND PARK  
0.8 MILES FROM PROJECT SITE



3 WOODLAND PARK ZOO  
1.3 MILES FROM PROJECT SITE



4 WALLINGFORD Q.F.C  
0.5 MILES FROM PROJECT SITE



5 THE WHALE WINS  
EAST OF PROJECT SITE



6 BROOKS RUNNING HQ  
SOUTH OF PROJECT SITE



7 TRANSIT STOP  
NORTH OF PROJECT SITE



8 FREMONT BREWERY  
OF PROJECT SITE

NEIGHBORHOOD DESIGN CUES:

Surrounding buildings include a variety of two story businesses, restaurants, and mid to high-rise multi-family apartments, with townhomes and single-family houses in the neighborhood.



9 WALLY APARTMENTS  
FOUR STORY MIXED USE APARTMENT BUILDING, 27 UNITS WITH 1,500 SF OF COMMERCIAL SPACE



10 RAY APTS  
THREE STORIES OF APARTMENTS OF GROUND FLOOR COMMERCIAL



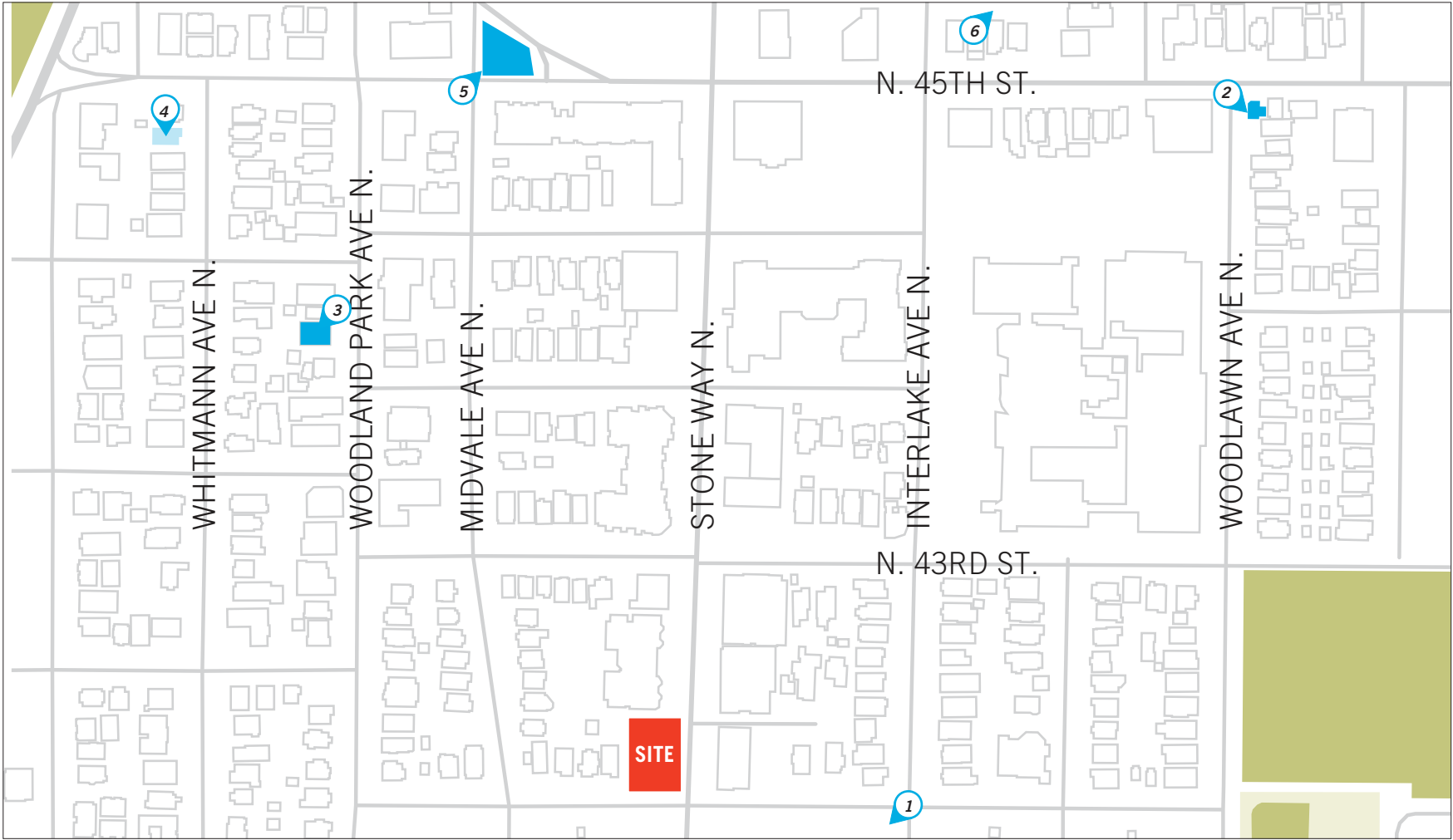
11 MODERN TOWNHOMES ON INTERLAKE AVE N.  
INFILL TOWNHOMES



Projects Concurrently Under Design Review / Recently Completed

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.



PROJECT LOCATION MAP KEY

- Project Site
- Under Review / Construction
- Recently Completed
- Park



1 3651 INTERLAKE AVE N.  
APARTMENTS, 17 RESIDENTIAL  
UNITS



2 1601 N. 45TH ST.  
MIXED-USE APARTMENTS, 40  
RESIDENTIAL UNITS



3 4319 WOODLAND PARK AVE N.  
TOWNHOUSES, 7 RESIDENTIAL  
UNITS



4 4467 WHITMAN AVE N.  
8 UNIT ROW-HOUSES BY GREEN  
CANOPY HOMES



5 1240 N. 45TH ST.  
MIXED-USE APARTMENTS, 30  
RESIDENTIAL UNITS



6 1416 N. 46TH ST.  
TOWNHOUSES, 5 RESIDENTIAL  
UNITS



# Site Photos

## SITE ACCESS

As a corner lot, the site can be accessed from N 42nd St. Or from Stone Way N (both an arterial and a designated pedestrian street). Parking and service access will be located off the paved alley, which is barricaded at the west property line of the site and does not continue through to Midvale Ave N.



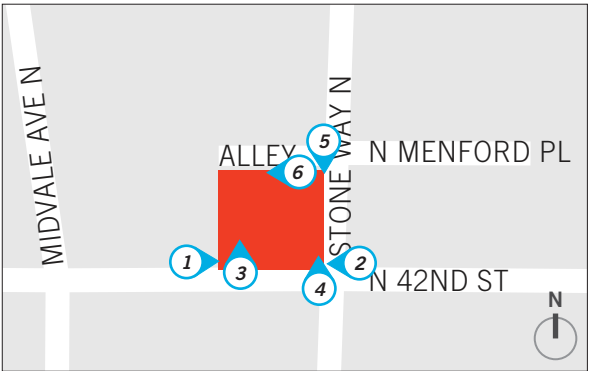
1 N 42ND ST, TOWARDS STONE WAY N.



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

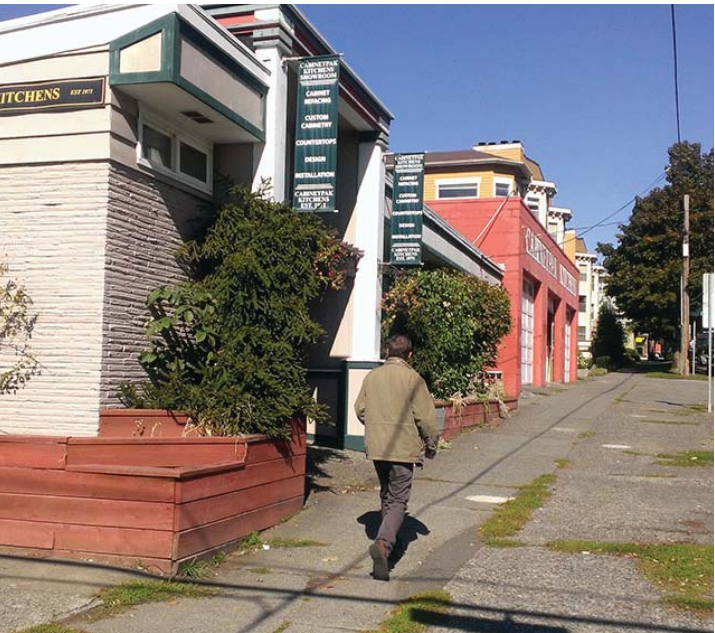


3 FROM N. 42ND ST., LOOKING NORTH



## MAP KEY

- Project Site
- View



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



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



6 LOOKING EAST UP ALLEY



Site Photos

OPPORTUNITIES/CONSTRAINTS

This corner lot is bounded by Stone Way N to the east, a minor arterial and pedestrian street lined with commercial and mixed use properties.

To the south is N 42nd St, which transitions into a single family neighborhood to the west of the project site. Existing power lines run along the north side of the street and require working clearances per SCL.

Across the alley to the north is a 4 story apartment building with a partially underground garage accessed from the alley.

The lot to the west contains a single family residence and associated detached accessory dwelling unit (DADU)



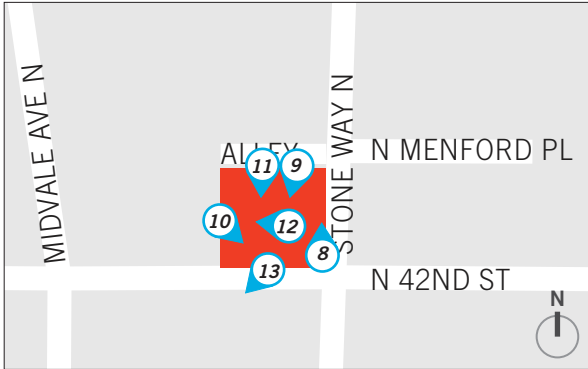
8 ADJACENT BUILDING, NORTH OF ALLEY



9 LOOKING SOUTH FROM ALLEY



10 LOOKING SOUTH EAST FROM ALLEY



MAP KEY

- Project Site
- View



11 LOOKING SOUTH FROM ALLEY



12 WEST END OF ALLEY



13 LOOKING SOUTHWEST FROM CENTER OF SITE



Site Streetscapes

1 STONE WAY NORTH, FACING WEST



2 STONE WAY NORTH, FACING EAST





Site Streetscapes

3 N. 42ND ST., FACING NORTH



4 N. 42ND ST., FACING SOUTH





01	
02	
03	EXISTING SITE
04	
05	
06	
07	
08	





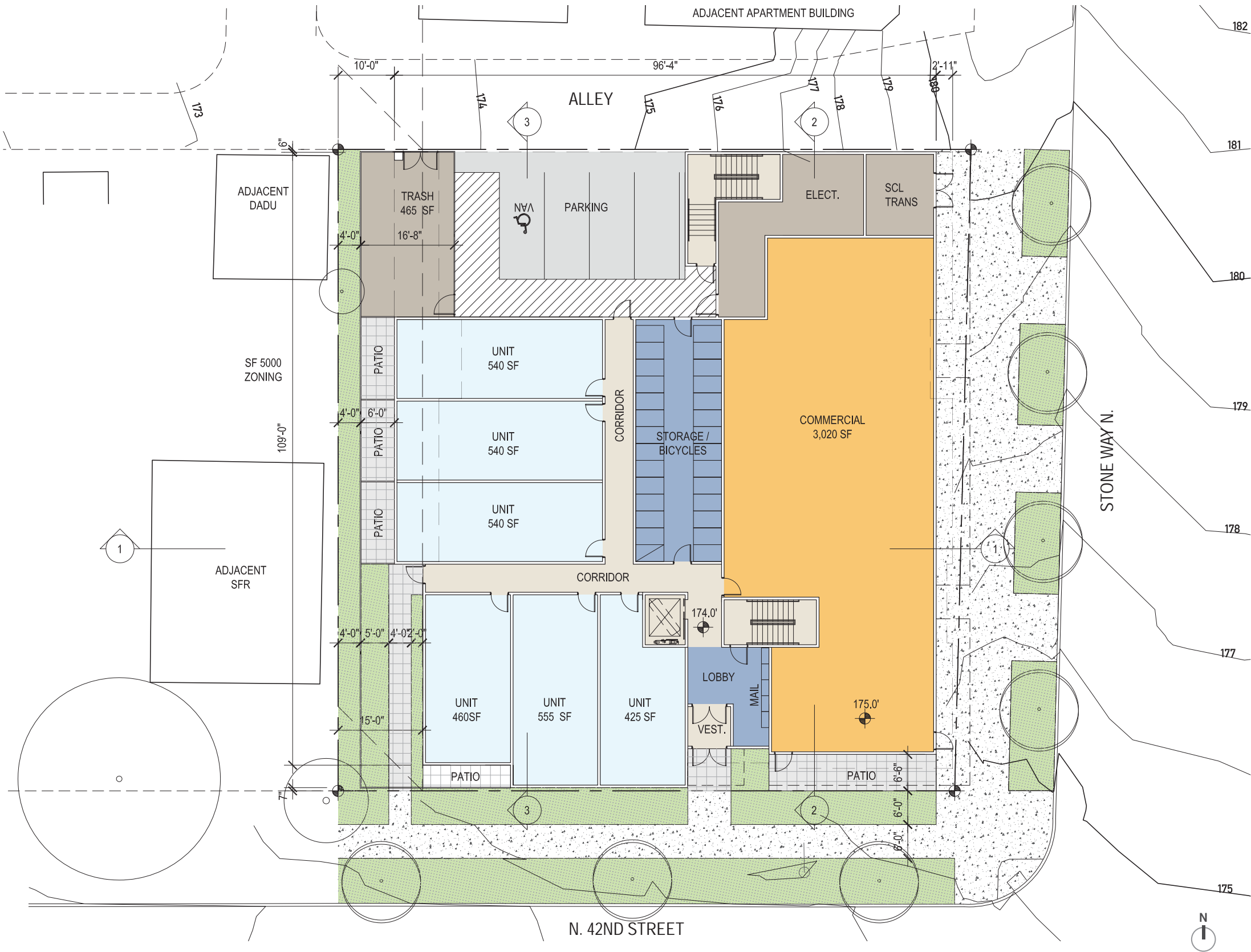
Site Plan

KEY

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

SITE PLAN NOTES

- Transformer location determined through coordination with SCL.
- Trash room door moved to face N 42nd St after discussion with neighboring SFR.
- Minimum 10' clear shown at ground level to allow for privacy and separation from neighboring SF zone.
- Entry door locations are informed by accessibility and existing grade constraints.
- Site fence location to be informed through discussion with neighboring SFR.
- Patio proposed at SE corner per EDG 1 recommendations.
- Existing vegetation to remain or be removed per arborist's recommendation and discussion with neighboring SFR
- Apartments allow for increased modulation and larger building setback over previous townhome option.





Summary of Code Compliance

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.	√	√	√
	23.47A.008.B.4	Non-residential uses at street level shall have a floor-to-floor height of at least 13 feet.	√	√	√
	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 (see pg. 38)	√	Departure Requested (see pg. 38)
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	√	√	√



Summary of Code Compliance

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.	√	√	√
	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 (see pg 37)	√	Departure Requested (see pg 37)
	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.  <div><div>NON RESIDENTIAL USES</div><div><div>SHORT TERM</div><div>LONG TERM</div></div><div>Eating and Drinking Establishments1 per 4,000 SF1 per 12,000 SF</div><div>Sales and Service General1 per 4,000 SF1 per 12,000 SF</div><div>Office1 per 40,000 SF</div> <div>RESIDENTIAL USES</div><div>Multifamily dwelling unitsNone1 per 4 units</div></div>	√	√	√



Summary of Code Compliance

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.	√	√	√



CS1. Natural Systems & Site Features

C. Topography

C.1 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 and Lake Union. The site's topography is used in conjunction with the location of neighboring houses to inform the location of entries and massing.

C.2 Elevation Changes: Use the existing site topography when locating structures and open spaces on the site.

ARCHITECT RESPONSE:

The commercial spaces and associated canopies step down with the grade along Stone Way N. Building entrances are coordinated with the change in grade to provide accessible entries.

CS2. Urban Pattern & Form

B. Adjacent Sites, Streets, & Open Spaces

II. Wallingford Supplemental Guidance: Streetscape Compatibility

B.2 Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.

ARCHITECT RESPONSE:

The streetscape along Stone Way N. Will consist of new street trees, generous landscape strip and wide sidewalks covered by canopies above. The commercial space is slightly set back to allow for chairs, tables, potted landscape containers and other streetscape amenities. The corner of Stone Way N. & N. 42nd St. Will have an outdoor patio area that will be plankd by landscape planting materials. N. 42nd St. Also has new street trees with a continuous panting strip and a new 6'-0" wide sidewalk. The residential entry and three apartment units will face N. 42nd St. Giving it a quieter and more residential feel.

C. Relationship to the Block

III. Wallingford Supplemental Guidance: Corner Lots

C.1 Corner Sites: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.

ARCHITECT RESPONSE:

We envision the corner of this site to be the focal point of the project. The ground level is to be engaging to pedestrians and a gathering place to sit on the patio and enjoy goods from the coffee shop, restaurant or future commercial space. The residential floors above are to have a corner glass feature that will be very attractive and offer great views to the south towards Lake Union and downtown Seattle.

D. Height, Bulk, & Scale

IV. Wallingford Supplemental Guidance: Height Bulk, & Scale

D.1 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.

D.3 Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.

D.4 Massing Choices: Strive for a successful transition between zones where a project abuts a less intense zone.

ARCHITECT RESPONSE:

To the west of our project is SF 5000 zoned property. We have given special consideration to the transition between the proposed project, NC2P-40, and the adjacent SF 5000 zones. We have increased set-backs between structures to allow for more open space at ground level and have stepped-back the massing of the proposed structure to soften the transition.

CS3. Architectural Context & Character

A. Emphasizing Positive Neighborhood Attributes

I. Wallingford Supplemental Guidance: Emphasizing Positive Neighborhood Attributes

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 facade. Apartment units facing N. 42nd Street and Stone Way N. Will provide visual interest on a smaller bay-by-bay scale using variation in material and window configurations. Massing is further defined at the roof level by a cornice feature that strengthens the identity of the top of the building as well as each massing group. The preferred design presents a unified facade expression on each face of the building, with each massing group defined through smaller scale elements and modulation.

A4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and 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 sustainability while helping to strengthen the modern design language of the street while improving pedestrian comfort over the current streetscape.



# Architectural Design Response

## 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 and stairs provide circulation through the commercial and communal areas of the project, and an elevator provides access to the upper floors and roof deck.

### B. Safety & Security

- B.1 Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance.
- B.2 Lighting for Safety: Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.
- B.3 Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, 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, and exterior lighting. Balconies and the rooftop deck serve to help activate the streetscape.

### C. Weather Protection

#### I. Wallingford Supplemental Guidance: Pedestrian Open Spaces & Entrances

- C.1 Locations and Coverage: Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops.
- C.2 Design Integration: Integrate weather protection, gutters and downspouts into the design of the structure as a whole, and ensure that it also relates 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.

#### II. Wallingford Supplemental Guidance: Blank Walls

ARCHITECT RESPONSE:  
The proposed scheme maximizes transparency and human interaction by locating commercial and residential uses towards the street. Parking and service areas are not visible from the street further minimizing street facing blank walls. Units are oriented to face the east (Stone Way N), south (N 42nd St), and west (neighboring SF) with large windows and balconies adding texture to these walls.

## PL3 Street Level Interaction

### A. Entries

#### I. Wallingford Supplemental Guidance: Entrances Visible from the Street

- A.1 Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.
- ARCHITECT RESPONSE:  
Commercial use entrances are clearly identified and will be directly accessed from the commercial street i.e. Stone Way N. The primary residential entrance is located at grade near the corner of N 42nd St. And Stone Way N. This location is close to the pedestrian designated street while still allowing for the full commercial depth along Stone Way N.
- 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.
- 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 all are accessed using interior hallways. Even though the units facing N 42nd Street are at grade and some are 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.

### C. Retail Edges

- C.1 Porous Edge: Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.
- C.2 Visibility: Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for 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. Balconies and large operable glazing units will help activate the street. A proposed patio at the south east corner serves to strengthen the connection between pedestrians and commercial activities.



# Architectural Design Response

## PL4. Active Transportation

Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.

### B. Planning Ahead for Bicyclists

B.2 Bike 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 central 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 from the project to Stone Way N., Which has a bike lane that connects cyclists to the nearby Burke Gilman and other cycling avenues.



◀ DC.2.A/B/C:

*Architectural massing, composition, and secondary features used to add interest and reduced perceived mass.*

## 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. The primary residential use entry is accessed from the side street i.e. N 42nd. Design features such as ground level landscaping, canopies and exterior lighting will be used to emphasize entry points.

### B. Vehicular Access & Circulation

#### I. Wallingford Supplemental Guidance: Parking & Vehicle Access

#### II. Wallingford Supplemental Guidance: Location of Parking on Commercial Street Fronts

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.

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.

## DC2. Architectural Concept

### A. Massing

A.2 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. The perceived scale is broken into repeating massings, each made of smaller repeating elements. The project strives to fit in the context and scale of the neighborhood while maintaining its cohesion as a whole.

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



# Architectural Design Response

## B. Architectural & Facade Composition

- B.1 Facade Composition: Design all building facades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.
- B.2 Blank Walls: Avoid large blank walls along visible facades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.  
[ARCHITECT RESPONSE:](#)  
All facades have been designed as a part of the whole building to provide a cohesive design. No walls will be bare of glazing due to the proposed setbacks and building siting.

## C. Secondary Architectural Features

### I. Wallingford Supplemental Guidance: Parking & Vehicle Access

- C.1 Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the facade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).  
[ARCHITECT RESPONSE:](#)  
The exterior building facades will be designed to create a unified architectural expression using facade 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 and building siting. 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 facade.

### II. Wallingford Supplemental Guidance: 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

### II. Wallingford Supplemental Guidance: Blank Walls

[ARCHITECT RESPONSE:](#)  
The proposed scheme provides adequate private open space by providing a large rooftop deck for the residents.

## DC4. Exterior Elements & 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.

### II. Wallingford Supplemental Guidance: Landscaping to Enhance the building and/or Site

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



1. Massing & Relationship to Context

At EDG, the Board expressed concerns that essentially only two massing options were explored, instead of three. The Board also noted that the siting of the two non-code compliant options did little to respect the location of adjacent residential properties. The non-code compliant options relied heavily on departures while imposing heavily on the adjacent project with extremely small setbacks and height and massing that will impact the residences on the adjacent site. In addition, the Board did not endorse the goals of the applicant's preferred option, as the option did not demonstrate why it was the best alternative or how it would meet both the Citywide and Wallingford design guidelines. The Board encouraged the applicant to further explore massing options that either break up the building facade (possibly consolidating some elements and widening others), or develop a scheme that celebrates building entryways or building corner with grander gestures.

A. The Board directed the applicant to explore other massing alternatives including a code compliant townhouse option that does not rely on departures that impact the ground level commercial spaces or one that eliminates the parking all together. The Board also suggested that there might be a better location for the facade break that was depicted in the preferred option. The Board stated that by introducing parking, the project is forced to deal with a self-imposed hardship impacting the commercial floor area, outdoor amenity space and site and circulation planning. (CS2-C-2, CS3-A4,DC2-I-1)

B. The Board expressed concerns with how the proposal did not respond to adjacent structures located to the west and north. For the next meeting, the applicant should explore opportunities for additional relief along the property's western property line and look at how negative spaces between buildings could help the proposal to better relate to the neighboring properties. (CS1-B-2, CS2-D-5)

C. The applicant should provide additional study and information on the existing conditions of the adjacent property, including setbacks, openings, and an arborist report. (CS1-B-2, CS2-D-5)

D. For the next meeting, the applicant should further develop conceptual treatment of any proposed blank facades and look at both precedence and innovative solutions for how to address any blank wall conditions located on the west and north sides of the structure. (DC1-II-ii, DC2-B-2)

ARCHITECT RESPONSE:

The proposed development options explore three different entry locations that correspond with three distinct massing strategies.

The project has been reconsidered as a mixed use building with apartment units, and no longer contains townhouses. Increased setbacks are shown in Options 1 and 3 that will help buffer the adjacent single family residences. There are no blank walls proposed in the preferred option.

2. Entries/Access & Security

A. The Board expressed general support for an open-air internal courtyard concept presented at EDG, but noted that the courtyards presented in Options 1 and 3 were constrained spaces that will most likely become dead zones.

B. The Board wanted to see a better defined entry hierarchy that is more recognizable in character. This could possibly be achieved by removing living units, removing parking and/or relocating and widening stair entryways or defining the south east corner in a grand design gesture.

C. The Board suggested that the stair and entryway should be more inviting allowing visitors to see into the courtyard space, affectively drawing people deeper into the building visually and physically. The Board also suggested a circulation scheme that would allow pedestrians to enter into a courtyard from street level and then move upward to the residential levels via stair entry. For the next meeting, the Board directed the applicant to develop design options that have a stronger connection between the how the entry steps and walkways lead into the interior courtyard.

D. The Board was concerned that the placement of the mail room forces activities (sense of community etc.) To the rear of the building when it could be placed in a location that would better foster communal activity. (PL2-A-1, PL2-B-1, 2, & 3, PL2-C3,PL2-D-1, PL3-I, PL4-B-2)

E. The Board was not convinced that the placement of the trash, electrical vaults and bicycle storage were optimal locations as presented in Options 1 and 3. The Board expressed concerns that trash receptacles located immediately adjacent to the ADU on the adjacent property could have a potential impacts in terms of smells and noise. The Board was much more impressed with the placement of 'back of house' elements along 42nd St., as depicted in the preferred option, Option 2. The Board was interested in seeing easier access to 'back of house' components such as bike parking, mail boxes, and garbage as depicted in the non-code compliant options, and directed the applicant to incorporate better the back of features for easier accessibility. For the next meeting, the Board requested additional information on the placement of these facilities. (PL4-A-2, PL4-B-2)

F. The Board was generally not supportive of the proposed site circulation and entries for both the residential and commercial uses as they felt that the parking aided in the creation of a self-imposed hardship as the parking unnecessarily constrained the site, which unnecessarily required the applicant to ask for departures for reduced commercial space depths and height which would otherwise not be necessary. (CS2III-1&5, PL2-A-1, PL2-A-2, PL2-B-1, PL2-B-3, PL2-I, PL3-I-1, DC2-I-1, DC2-I-3)

ARCHITECT RESPONSE:

The change in program from townhouses to apartments has moved the amenity area to the roof, and there is no longer an exterior stair. The mail room is conveniently located along N. 42nd St. Different options for the back of house operations have been considered, and are shown in the three different proposed options. Parking quantity has been reduced in order to help reduce the number of departures requested.

3. Pedestrian Realm, Streetscape & Uses

A. The Board raised concerns and requested more information on how the proposal responds to pedestrian circulation and the streetscape. Of primary concern was that the courtyard space and entry were not inviting and did not foster a sense of community. The Board suggested that the south east corner of the site could have a grander gesture with a better visual as well as a physical connection from an entry at the corner into an interior courtyard for the purpose of making it more inviting and possibly helping to foster a sense of community and activity. (CS2-B-2, CS2-I-1, CS2-I2, CS2-II-5, PL3-A-1-a&d, PL2-I-1)

B. The Board generally did not express support for the commercial retail floor space presented at EDG although they felt that the commercial layout in the code compliant option worked better in terms of depth of commercial space but were still concerned with the pedestrian circulation pattern and the lack of a grand gesture marking the buildings entries. The Board wanted to see more interior connections and porosity into the site from the street and for residential and retail entries relate better to the street. (PL2-B-3, PL3-I, DC2-I-3)

ARCHITECT RESPONSE:

The commercial space is set back at the southeast corner to provide additional public space and to emphasize the importance of the corner. The upper levels at this corner are more prominent and heavily glazed to provide a texture unique from the rest of the building and provide additional emphasis. Entries are located at grade to maintain a clear pedestrian path and minimize excessive stairs and ramping.

4. ARCHITECTURAL CHARACTER

A. The Board was generally not supportive of the architectural character of the imagery depicted in the EDG packet as there were no grand gestures or welcoming connections from the street edge into the building's interior. (DC2-I-1, DC2-I-2, DC2II-3, DC2-B-1, DC2-D-1)

B. The Board agreed that materials and facade treatments would be important for the success of the project and directed the applicant to explore different textures and materials designed to create interest. For the next meeting, the applicant should include conceptual sketches of material character and application, showing how the facade will be treated. (DC4-A-1, DC4-A-2)

ARCHITECT RESPONSE:

Reference images have been updated, ref. page 21.

Design Options

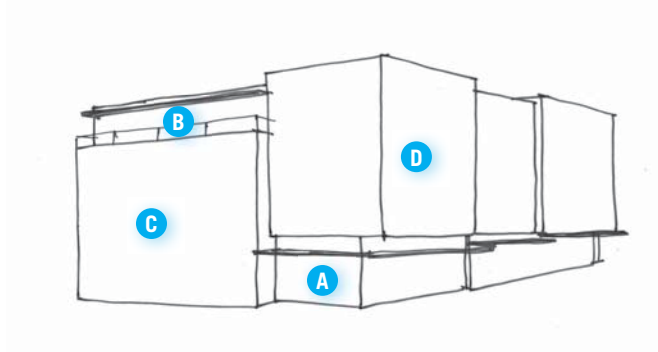
<div>KEY</div> <div><div></div>Commercial</div> <div><div></div>Residential Prominent</div> <div><div></div>Residential Muted</div> <div><div></div>Residential Primary Corner / Heavy Glazing</div>			
	Option 1	Option 2	Preferred Option 3
# UNITS:	53	50	51
PARKING STALLS:	6	6	4
BIKE STALLS:	13	13	13
NON RESIDENTIAL FAR SF	2,910	3,600	2,985
RESIDENTIAL FAR SF:	38,295	36,563	37,470
TOTAL FAR SF:	41,205	40,163	40,455
OPPORTUNITIES:	<ul style="list-style-type: none"><li>Units set back with decks along N 42nd St</li><li>Recessed corner at commercial level, increased pedestrian space and patio</li><li>Prominent corner at Stone Way N and N 42nd St.</li><li>Activated street facade along N 42nd St.</li><li>45% or greater openings allowed on all facades</li></ul>	<ul style="list-style-type: none"><li>Code Compliant</li><li>Simple massing</li><li>Pedestrian entry located away from commercial space</li><li>Increased bicycle parking</li></ul>	<ul style="list-style-type: none"><li>Balconies at SW corner allow better access to sunlight to neighbors</li><li>Balanced facade rhythm</li><li>Prominent corner at Stone Way N and N 42nd St.</li><li>Trash service distanced from neighboring SF and accessed from N 42nd St.</li><li>Units and patios facing SF instead of BOH</li><li>Activated street facade along Stone Way N and N 42nd St.</li><li>Well defined base, middle, and top.</li><li>45% or greater openings allowed on all facades</li></ul>
CONSTRAINTS:	<ul style="list-style-type: none"><li>Multiple departures required</li><li>BOH uses close to SF zone</li></ul>	<ul style="list-style-type: none"><li>Square footage lost to avoid departures pushes BOH spaces to west property line.</li><li>Increased shading at west property line</li><li>Trash room near SF property line</li><li>No openings allowed at west facade</li></ul>	<ul style="list-style-type: none"><li>2 departures required</li></ul>
CODE COMPLIANCE:	Departures Requested, see pages 37-38	Yes	Departures Requested, see pages 37-38



Architectural Concepts & Design Cues

MATERIALS & COLORS FOR REFERENCE ONLY

OPTION 1



A Recessed corner and upper level overhang at sidewalk to allow for patio and pedestrian space.



B Upper level setback to provide street activation, increased light penetration to neighbors, and define the top level.

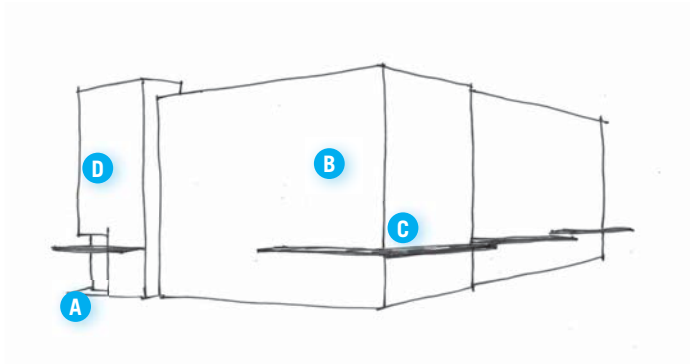


C Simple facade with well detailed materials and window patterning providing interest.



D Glazed corner feature (reference located on Stone Way N.) Serves as reference for corner of Stone Way N and N 42nd St.

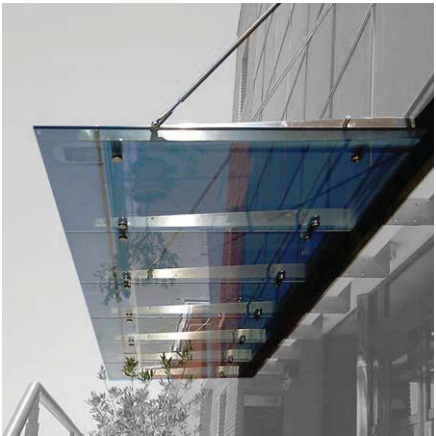
OPTION 2



A Well defined and recessed residential entry



B Large facade with elegant color pattern, human scale elements, and a brick base.

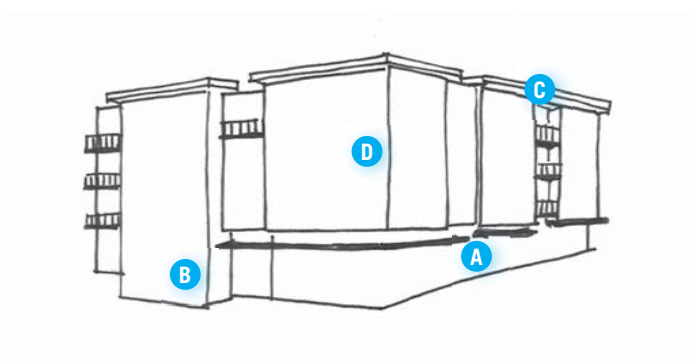


C Lightweight slim glass canopies.



D Glazed corner feature (reference located on Stone Way N.) Serves as reference for corner of Stone Way N and N 42nd St.

OPTION 3



A Heavy steel canopies anchor building to sidewalk and varying heights provide storefront rhythm.



B Flat facade with full height windows. Juliette balconies and color pattern as street edge.



C Cornice feature defines top of building as well as helping to define building massing. Ref. Located on Stone Way N.

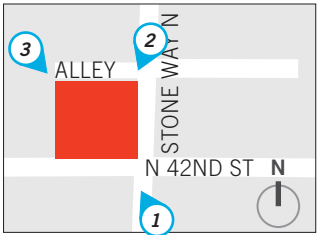
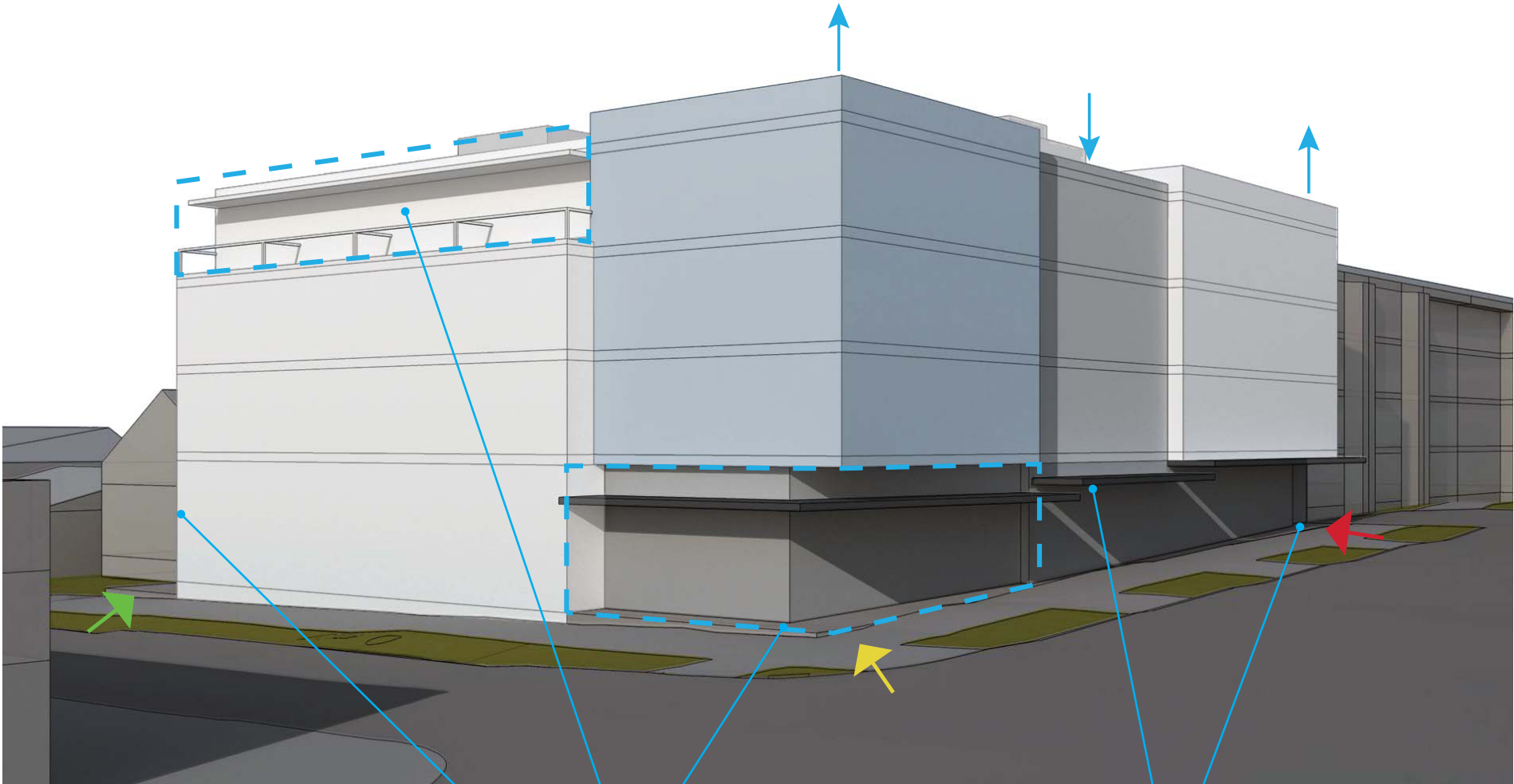


D Glazed corner feature (reference located on Stone Way N.) Serves as reference for corner of Stone Way N and N 42nd St.

Option 1 | Massing Diagrams

01  
02  
03  
04  
05  
06  
07 DESIGN PROPOSAL  
08

1. SOUTHEAST VIEW

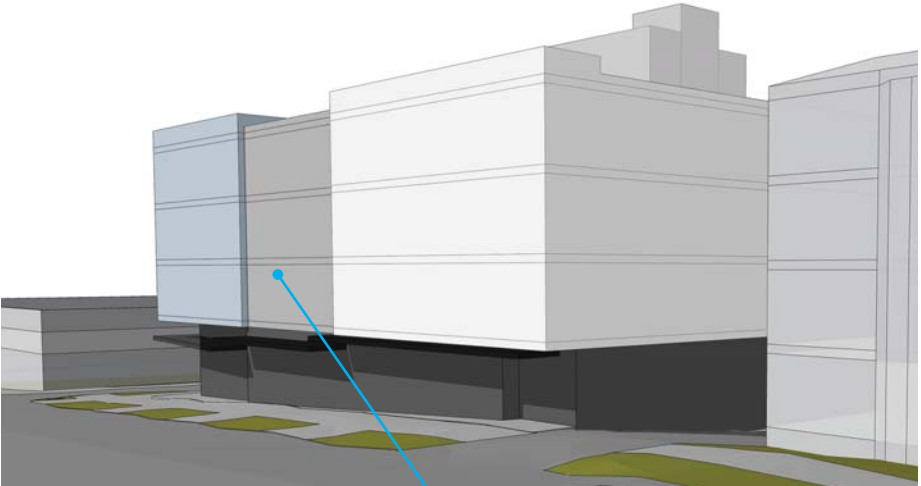


- KEY
- Project Site
  - View
  - Service Access
  - Residential Entry
  - Commercial Entry
  - Massing Shifts
  - Reduced Massing

- Recessed corner provides opportunity for enhanced public space with large patio
- Reduced upper level massing adjacent to residential zone
- Creates urban edge to transition residential zone to commercial zone

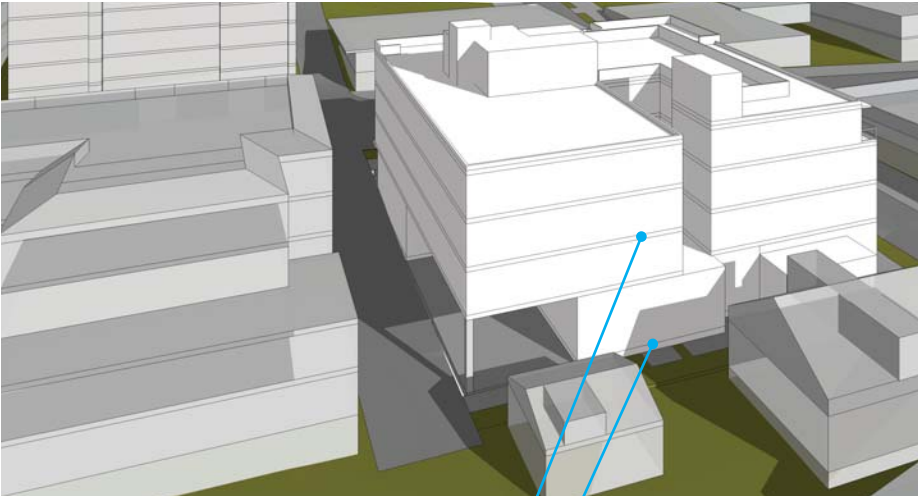
- Residential lobby
- Canopies step down with sidewalk slope

2. NORTHEAST VIEW



- Mass along Stone Way N broken into 3 elements defined by distinct finish colors and window patterning

3. NORTHWEST VIEW



- Increased ground floor setback
- Mass recessed at single family residence and void at courtyard space



Option 1 | Floor Plans

GROUND LEVEL



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

LEVEL 2-3



Option 1 | Floor Plans

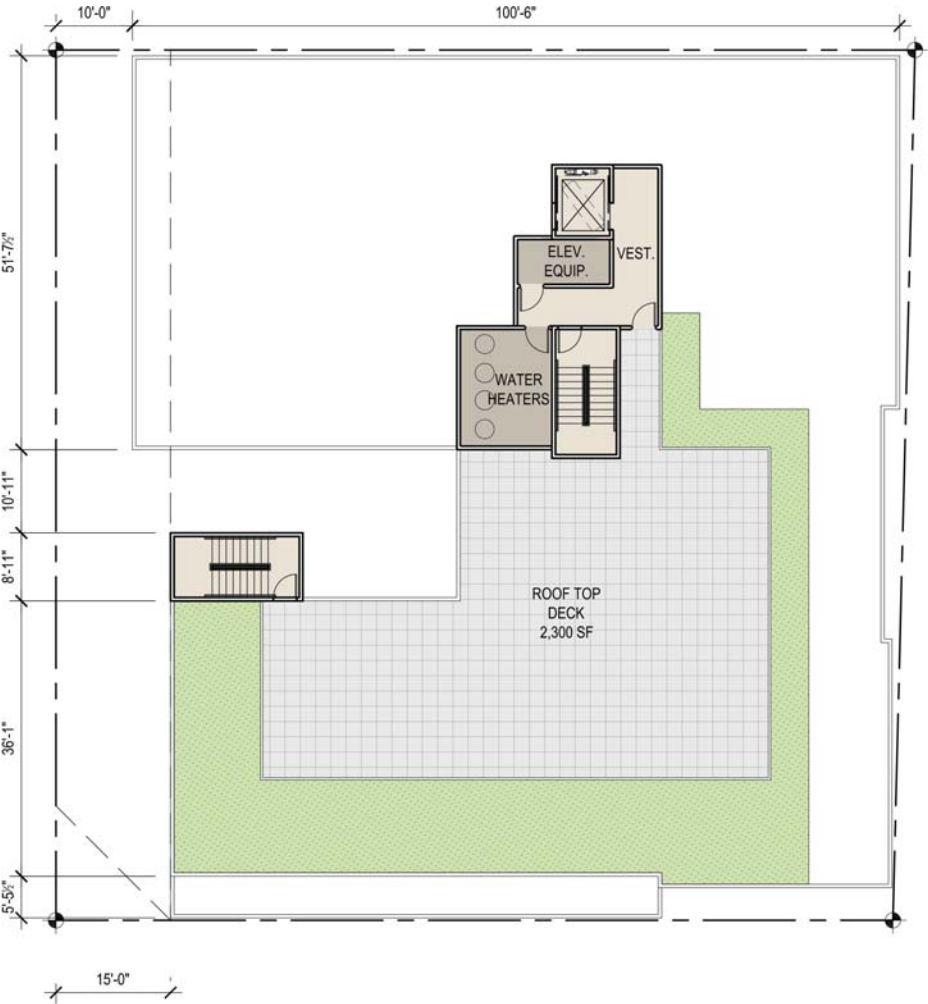
LEVEL 4



KEY

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

ROOF LEVEL





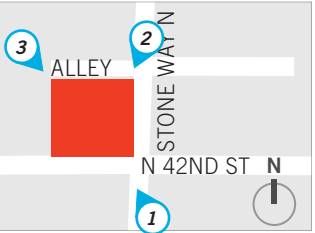
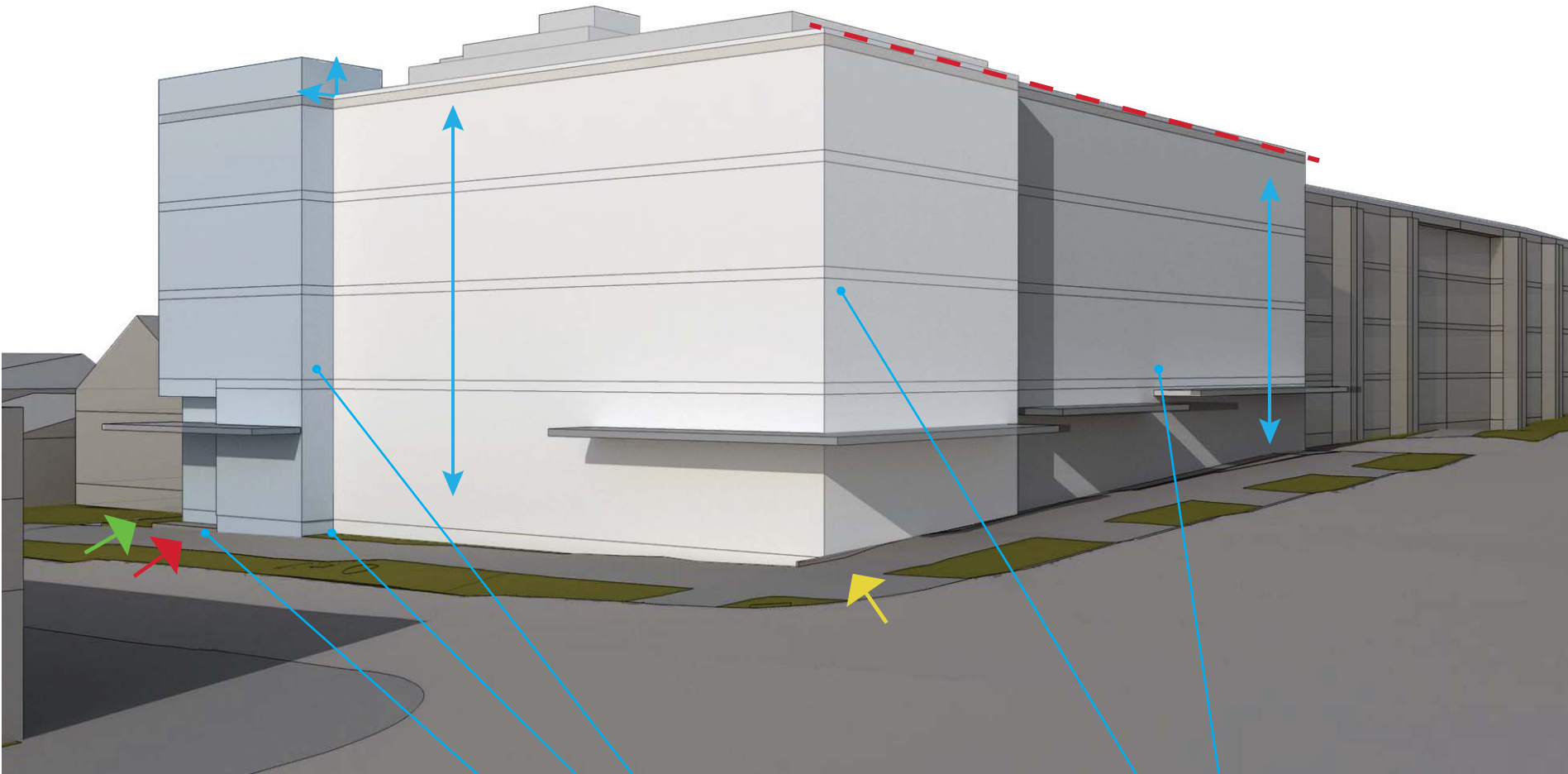
Option 1 | Shadow Study



Option 2 | Massing Diagrams

01  
02  
03  
04  
05  
06  
07 DESIGN PROPOSAL  
08

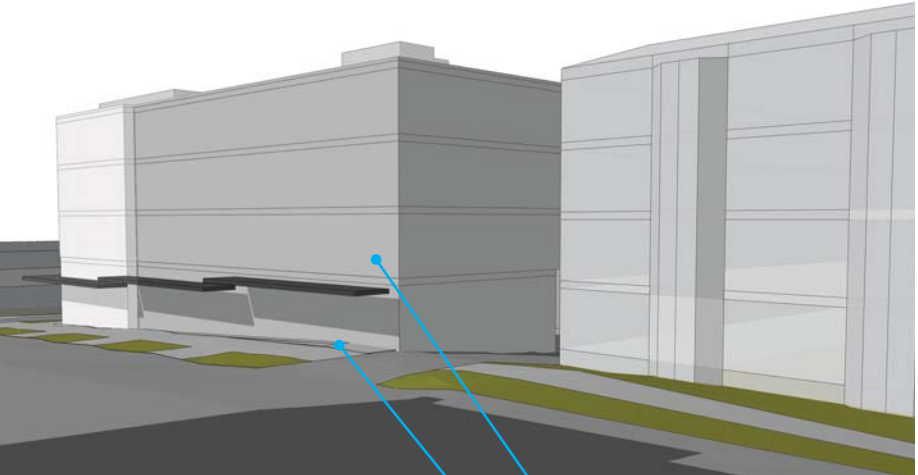
1. SOUTHEAST VIEW



- KEY
- Project Site
  - View
  - Service Access
  - Residential Entry
  - Commercial Entry
  - Massing Shifts
  - Reduced Massing
  - Datum Line

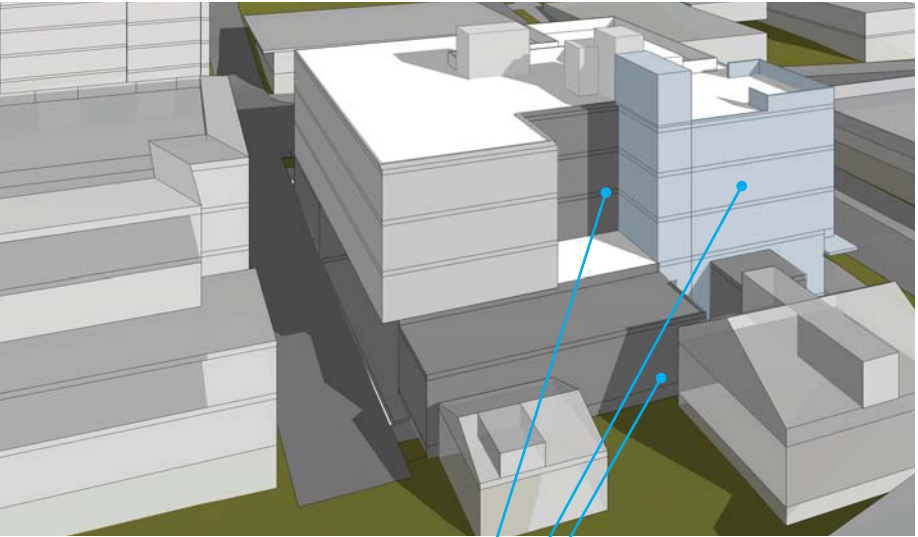
- 'Primary' residential feature at SW corner
- Corner emphasis helps define boundary between single family zone and NC zone
- Well defined residential entry
- Simple massing along Stone Way N
- Defined corner for street level retail emphasis

2. NORTHEAST VIEW



- Massing step back defines corner from Stone Way N.
- Massing continuous vertically

3. NORTHWEST VIEW



- Back of house pushed to property line through
- Primary residential corner detailing wraps corner
- Courtyard allows for light penetration to west



Option 2 | Floor Plans

LEVEL 1



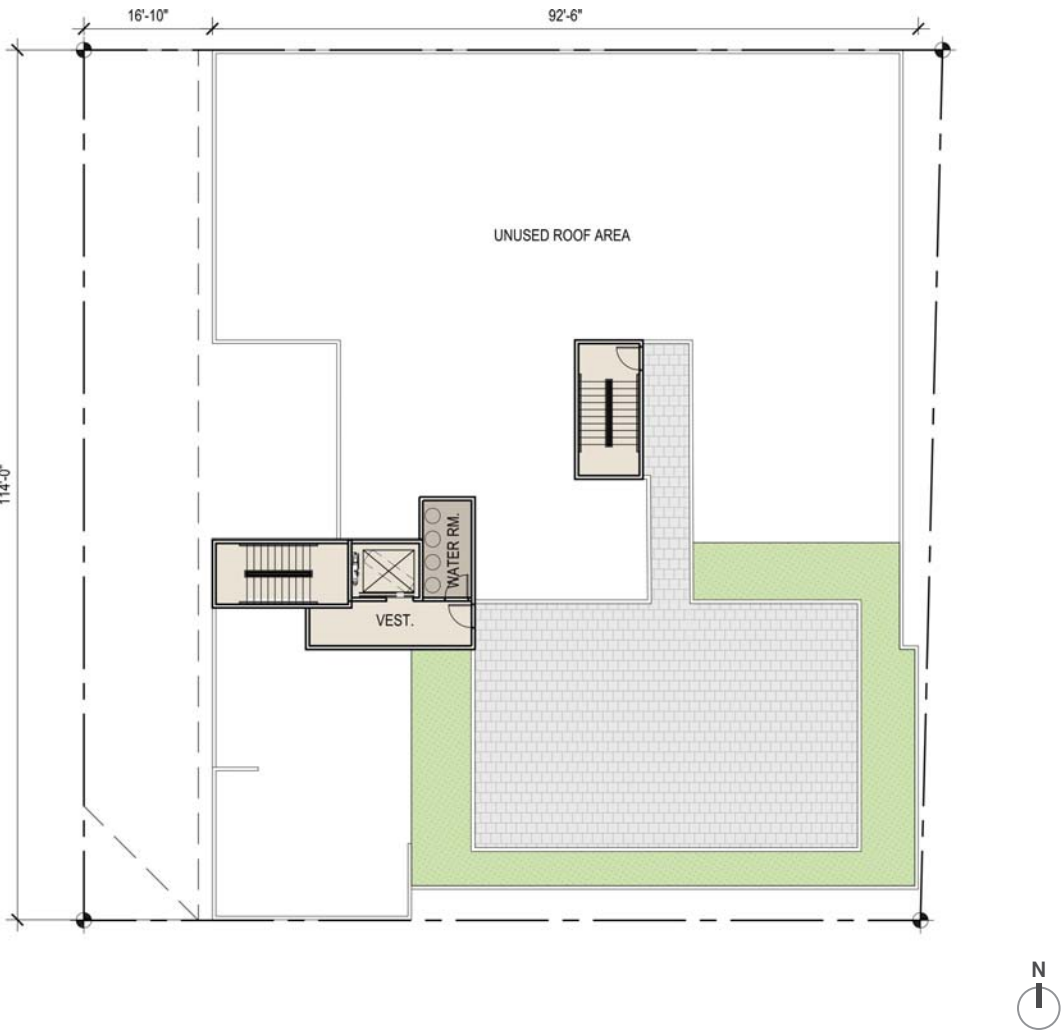
- KEY
- Commercial
  - Units
  - Utility / BOH
  - Circulation
  - Planting Strip
  - Residential Amenity
  - Parking / Garage
  - Deck / Patio

LEVEL 2-4



Option 2 | Floor Plans

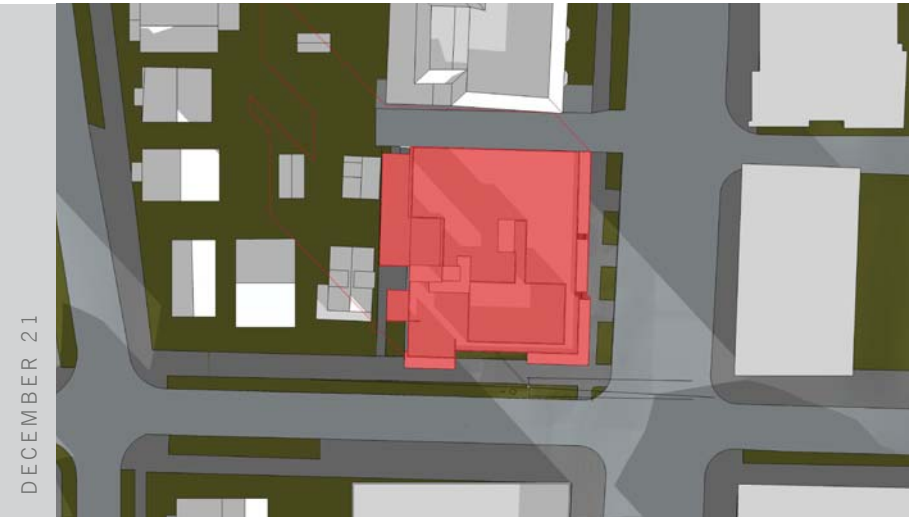
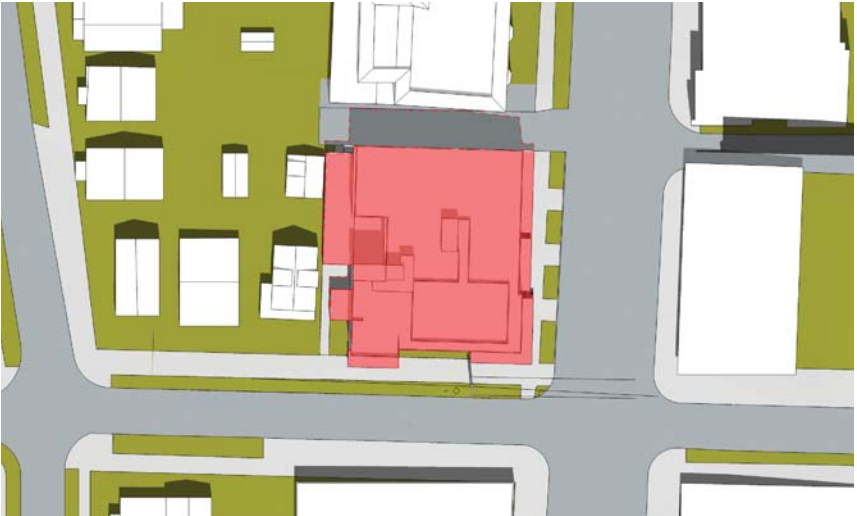
ROOF LEVEL



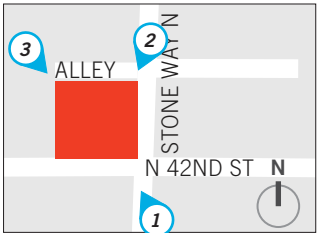
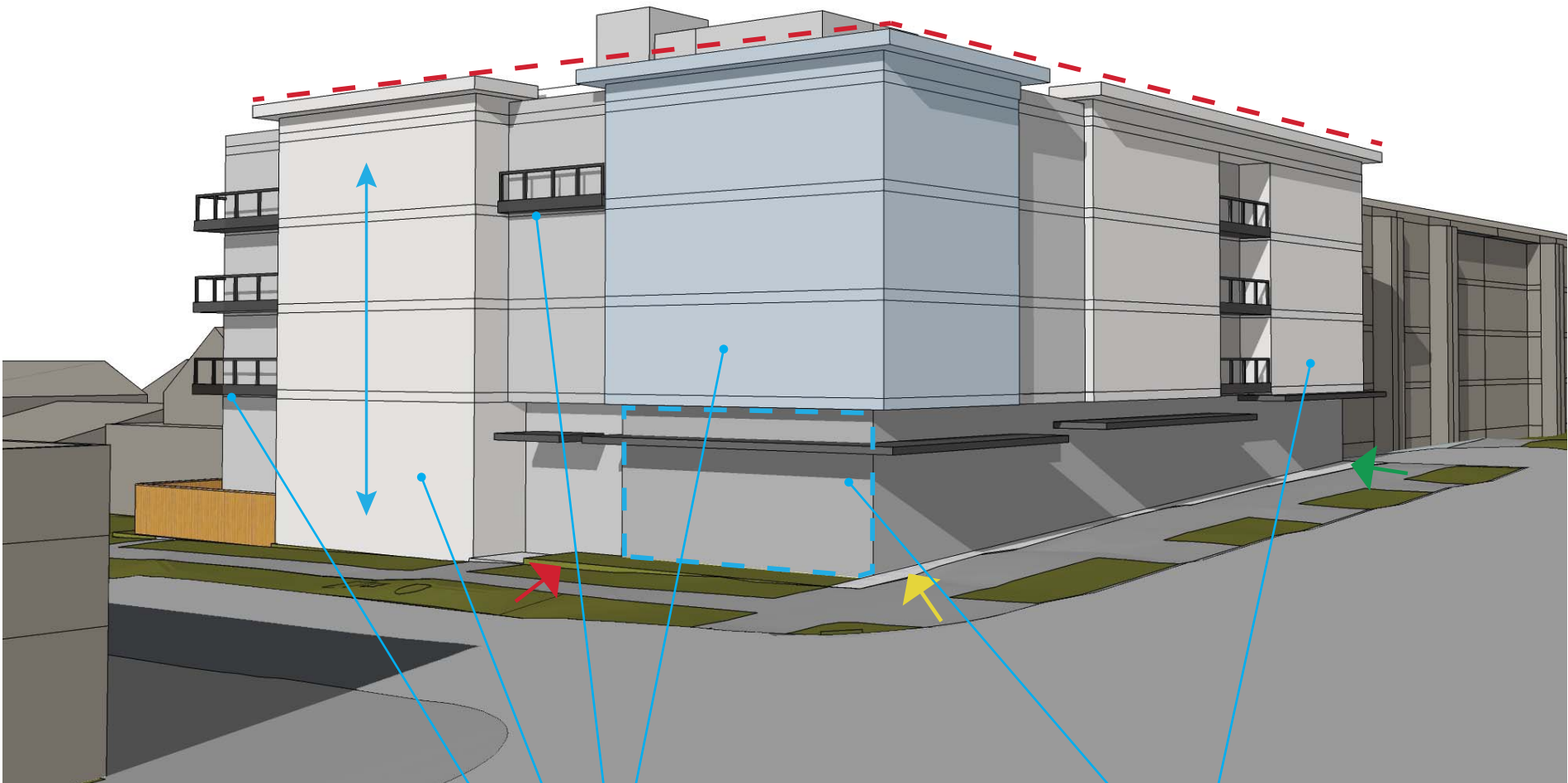
- KEY
- Commercial
  - Units
  - Utility / BOH
  - Circulation
  - Planting Strip
  - Residential Amenity
  - Parking / Garage
  - Deck / Patio



Option 2 | Shadow Study



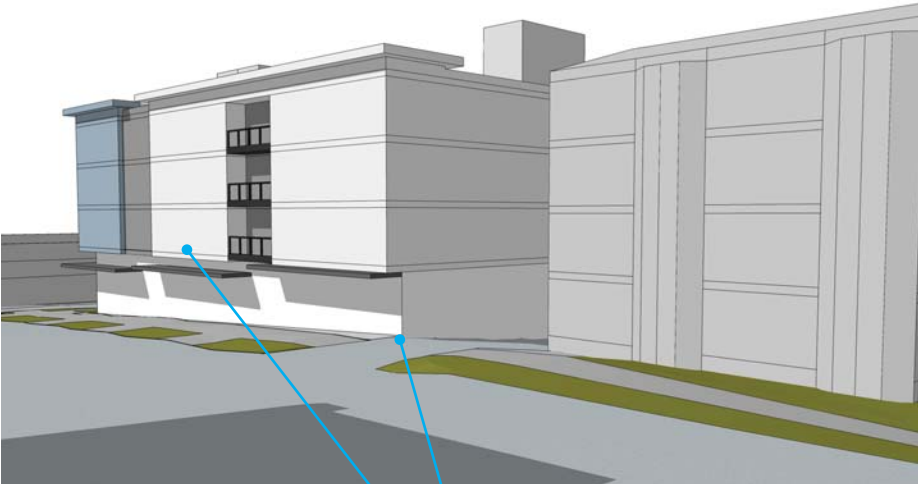
1. SOUTHEAST VIEW



- KEY
- Project Site
  - View
  - Service Access
  - Residential Entry
  - Commercial Entry
  - Massing Shifts
  - Reduced Massing
  - Datum Line

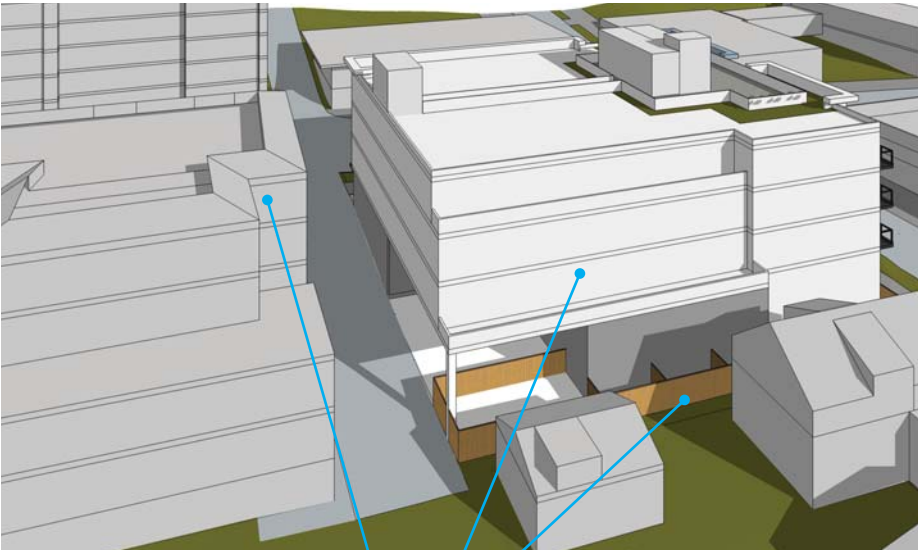
- Primary corner integrates with massing strategy while being differentiated through colors and window pattern
- Repetitive vertical elements with balconies unify massing strategy
- One unit at property line at grade
- Balconies provide activated street fronts on both N 42nd St and Stone Way N
- Secondary corner volume similar to SW corner
- Ground floor setback allows for patio

2. NORTHEAST VIEW



- Service access located at alley corner
- Repetitive massing elements and scale along Stone Way N

3. NORTHWEST VIEW



- Increased ground floor setback
- Recessed balconies provide facade relief and massing unity to other facades
- Similar height to other buildings along Stone Way N

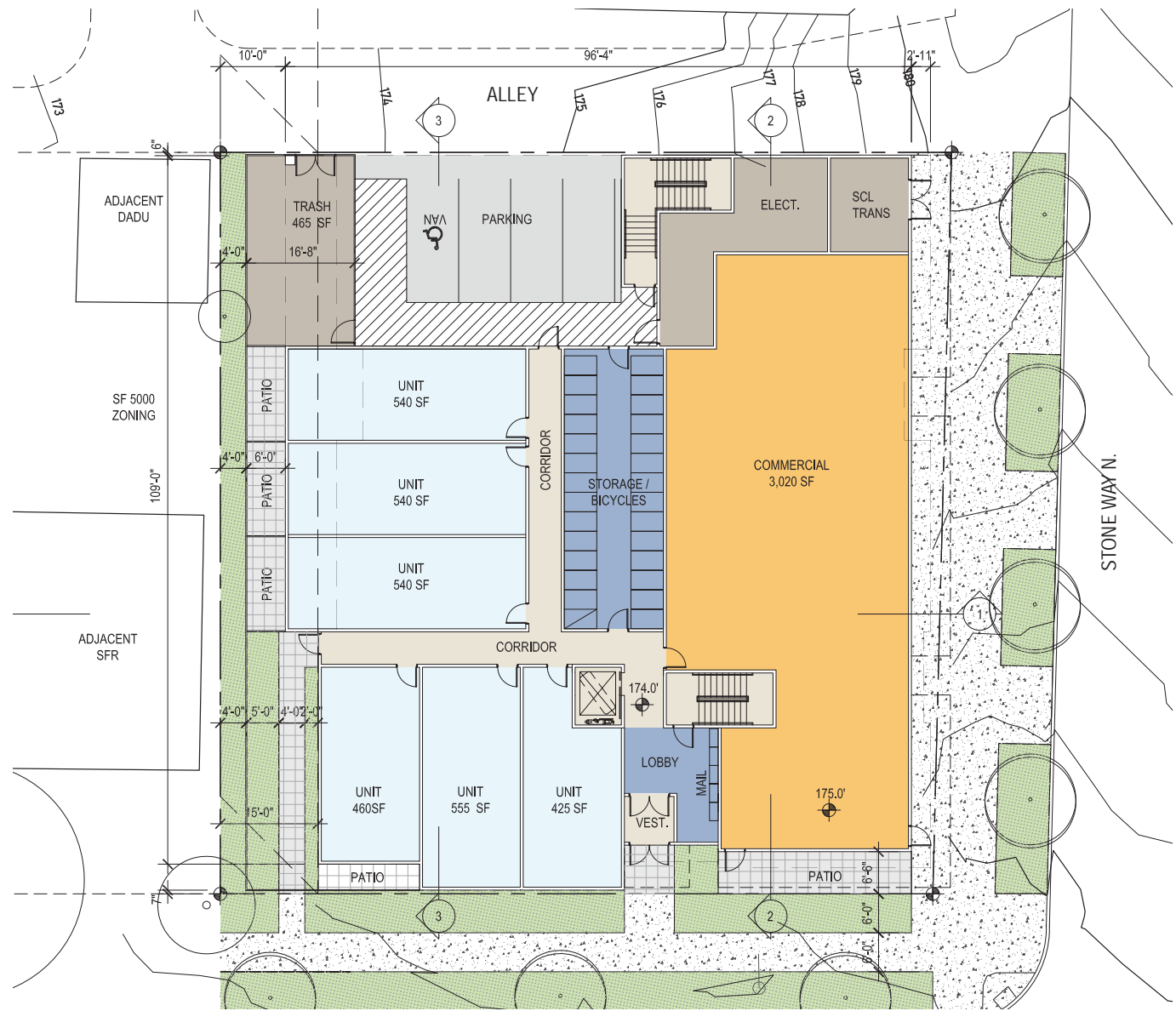


Rendering of Preferred Option 3



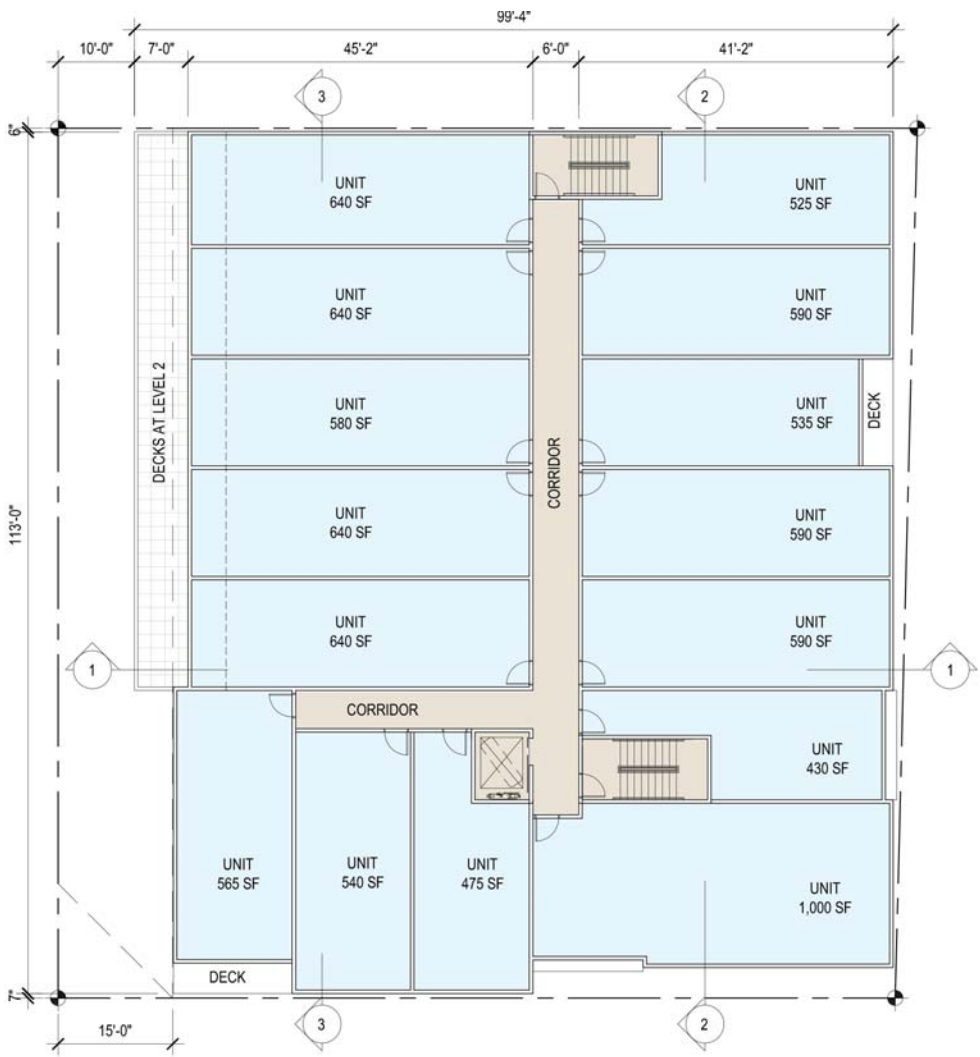


GROUND LEVEL



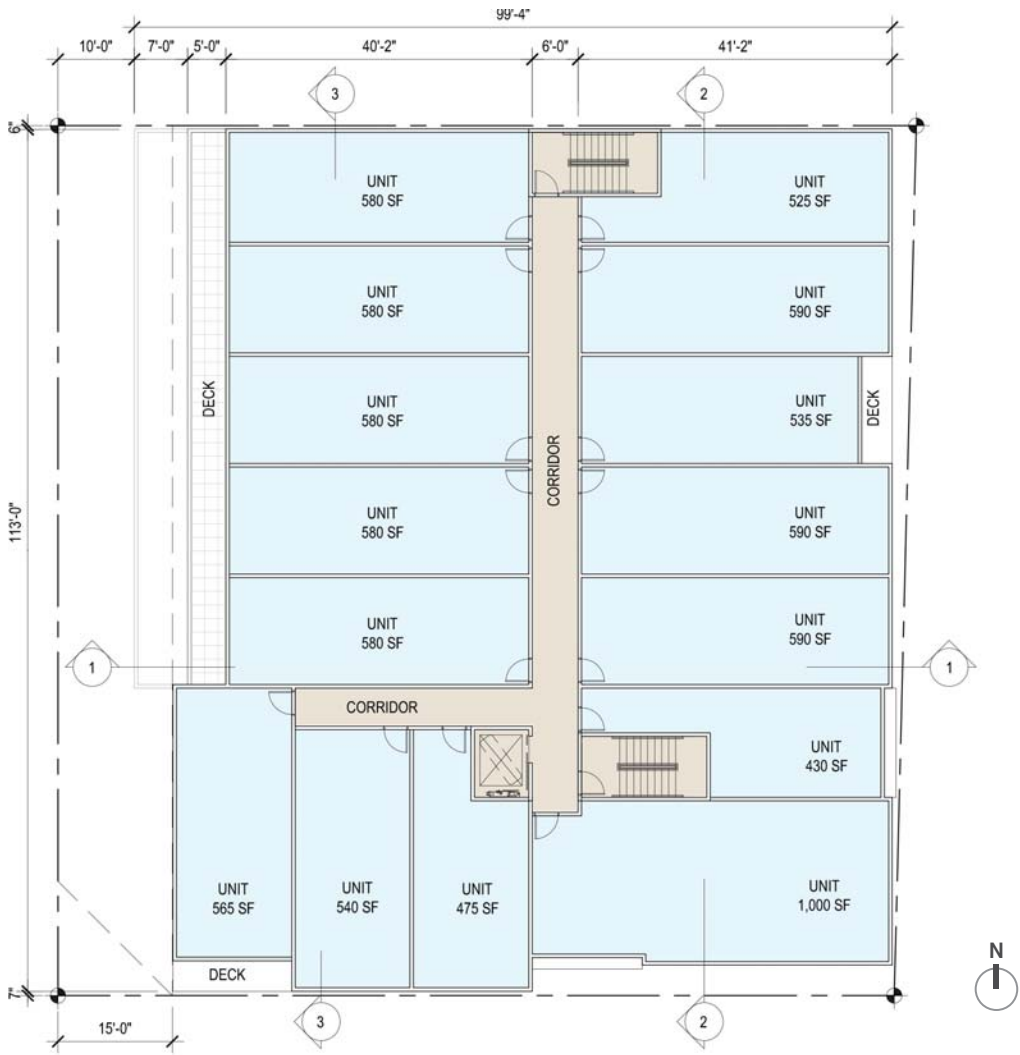
- KEY
- Commercial
  - Units
  - Utility / BOH
  - Circulation
  - Planting Strip
  - Residential Amenity
  - Parking / Garage
  - Deck / Patio

LEVEL 2-3





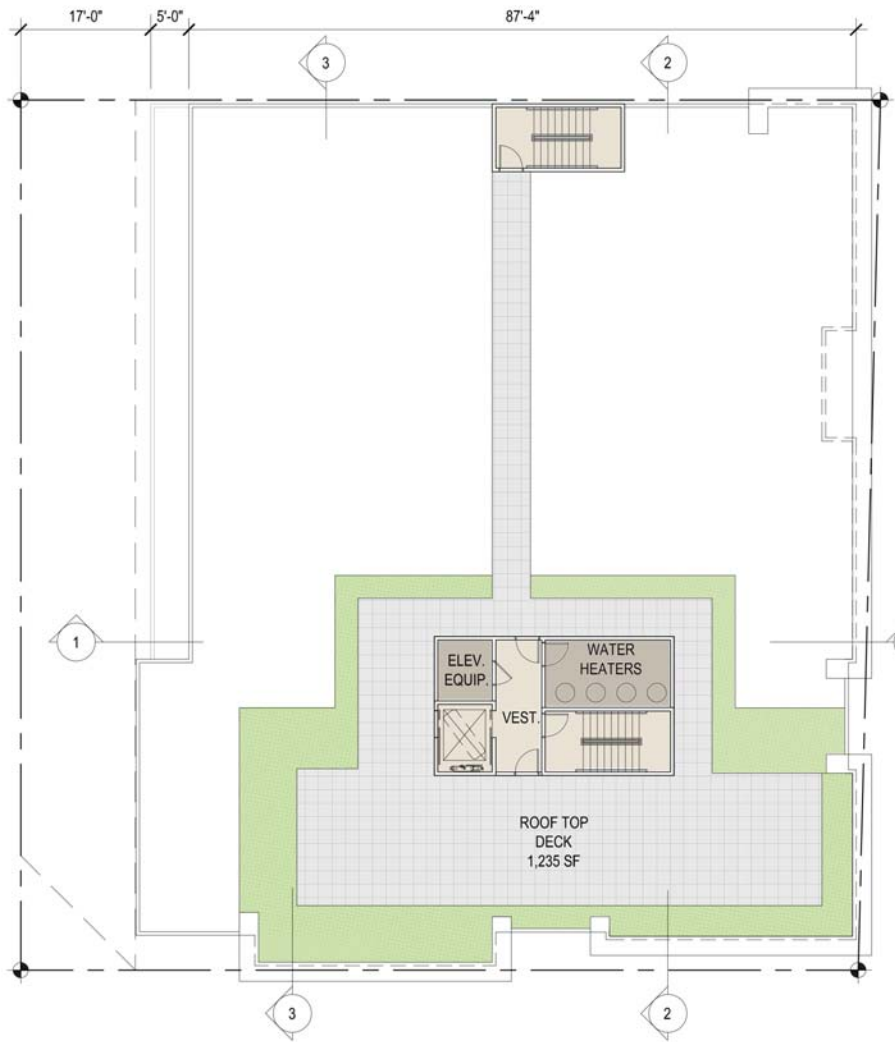
LEVEL 4



KEY

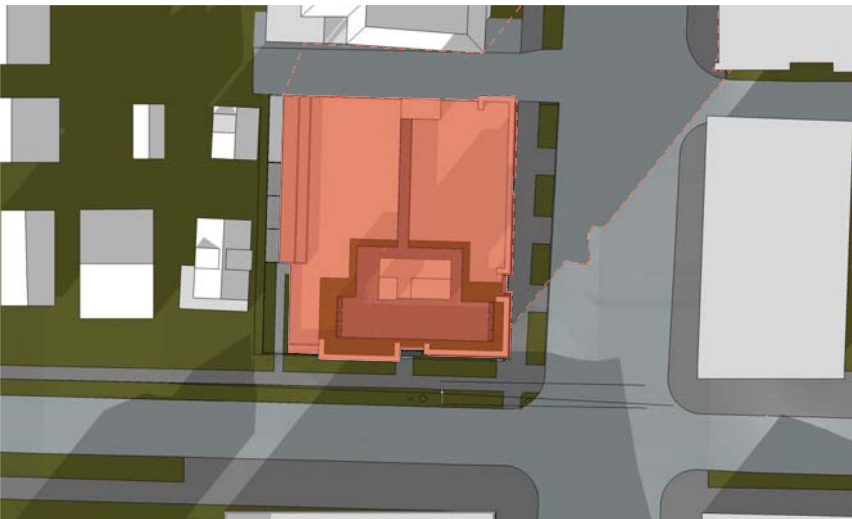
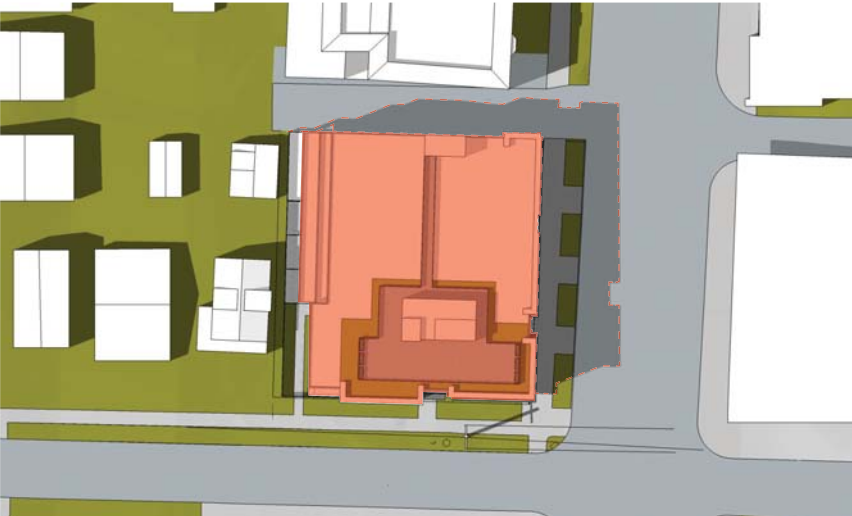
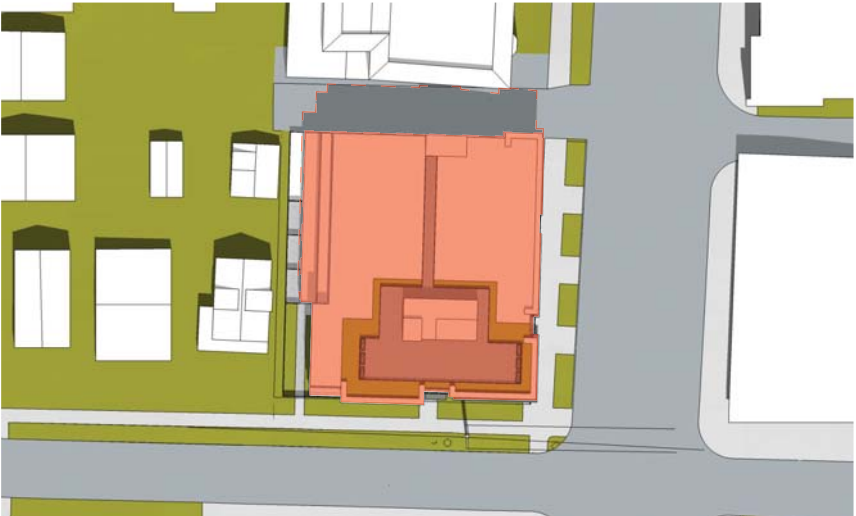
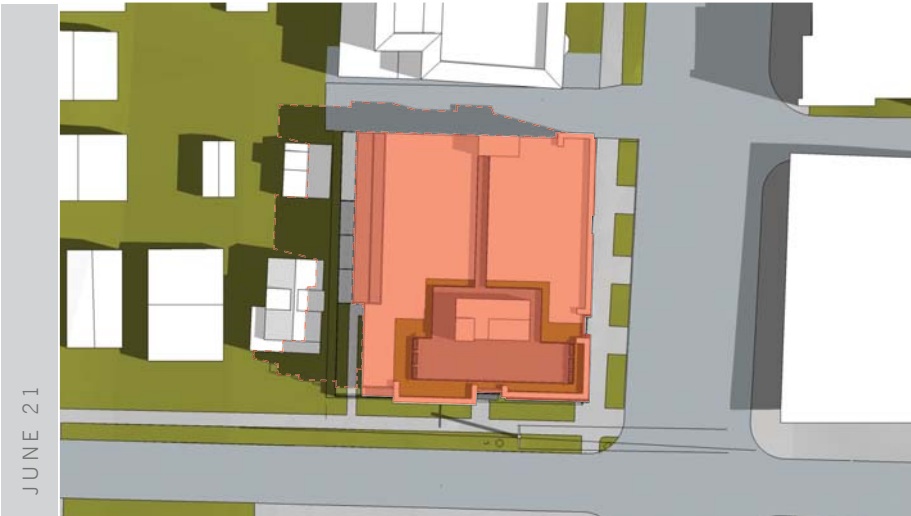
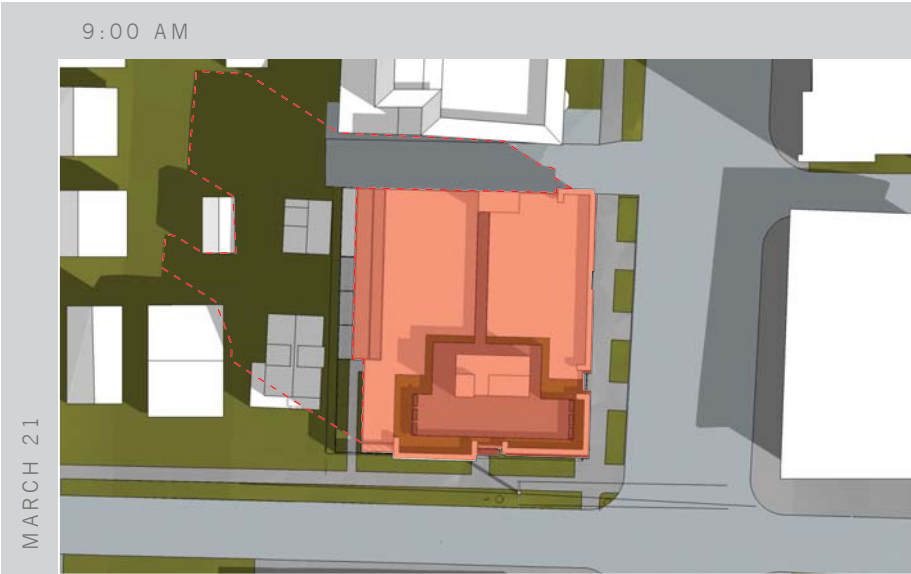
- Commercial
- Units
- Utility / BOH
- Circulation
- Planting Strip
- Residential Amenity
- Parking / Garage
- Deck / Patio

ROOF LEVEL

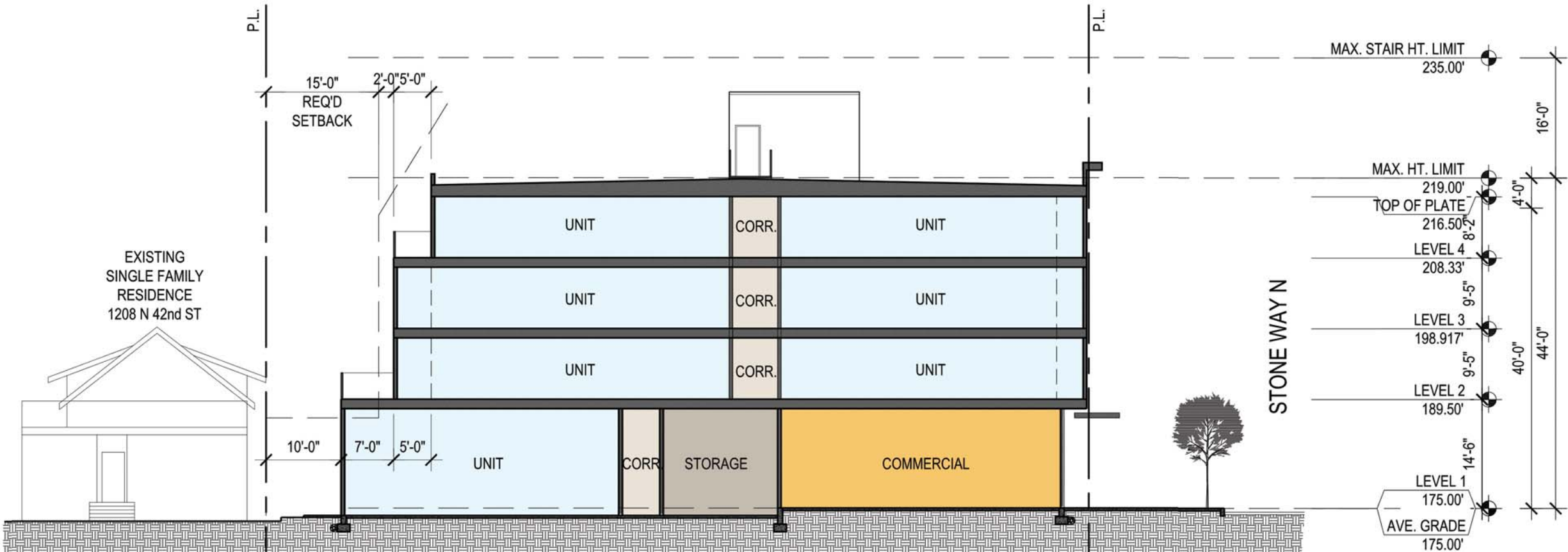


Preferred Option 3 | Shadow Study

01  
02  
03  
04  
05  
06  
07 DESIGN PROPOSAL  
08



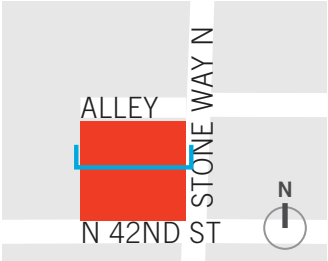


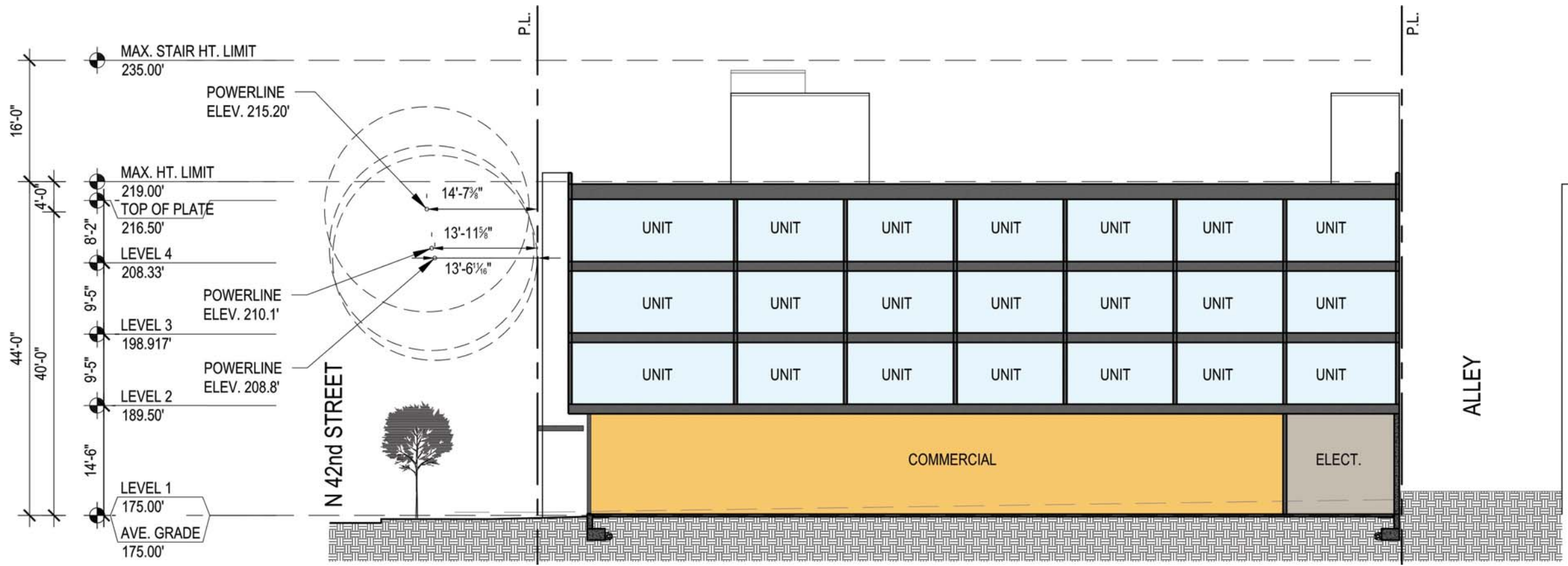


SECTION 1

KEY

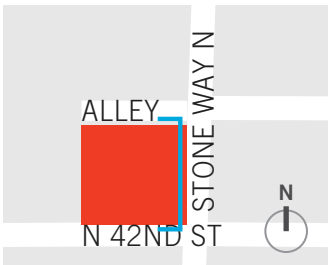
- Commercial
- Units
- Utility / BOH
- Circulation





SECTION 2

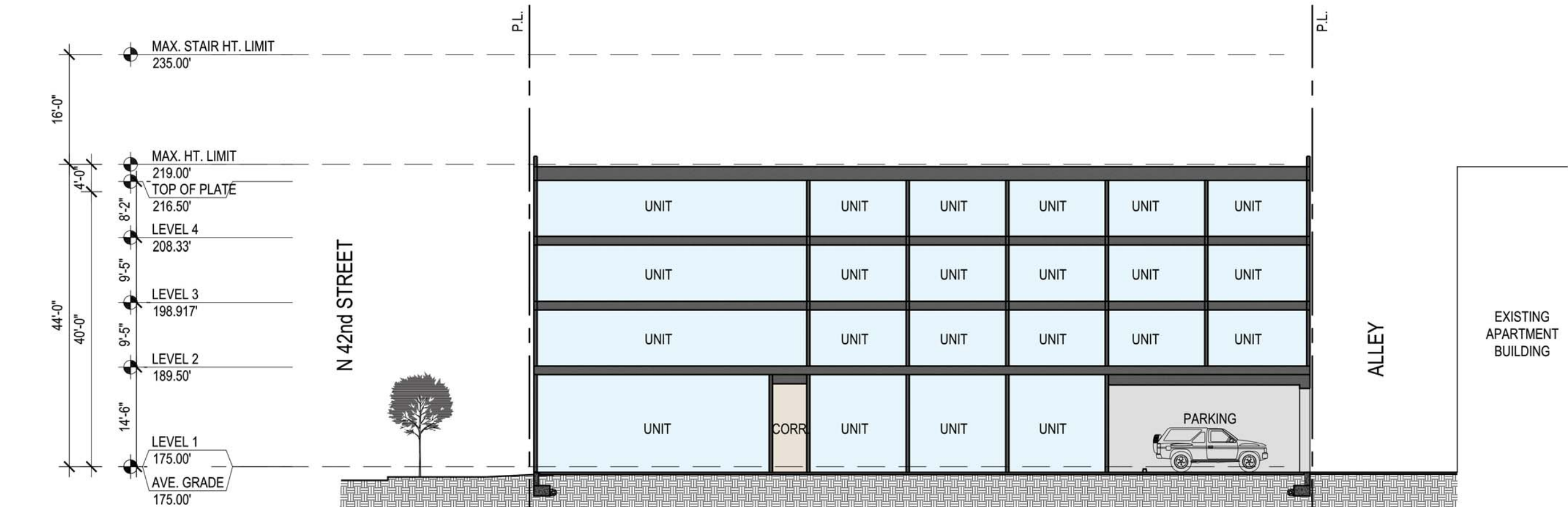
- KEY
- Commercial
  - Units
  - Utility / BOH





Preferred Option 3 | Sections

- Existing utility pole and power line location limits building scale and modulation at SE corner and along the S face of the building.

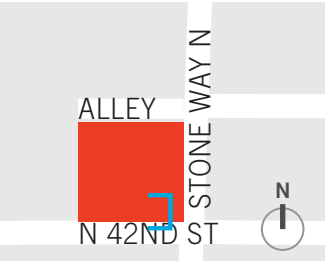


SECTION 3

KEY

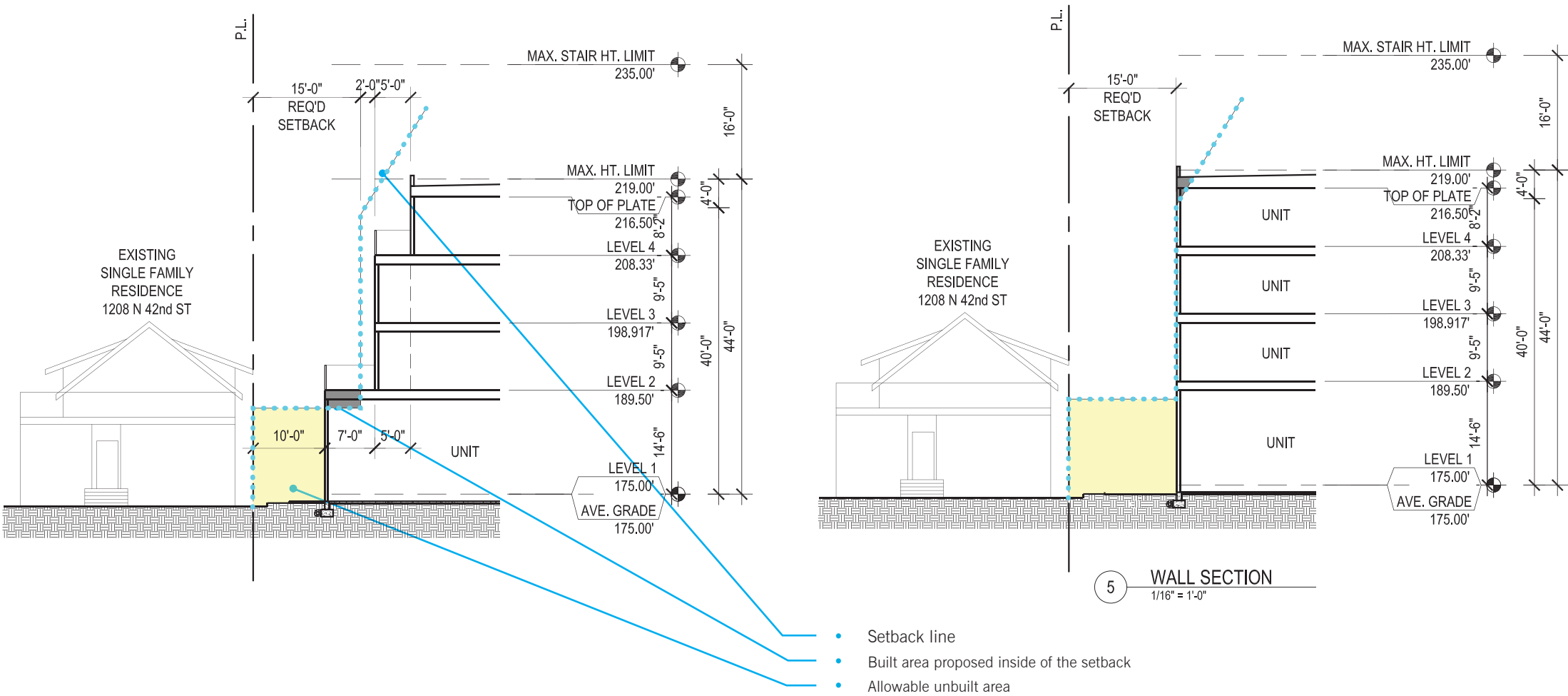
Units

Circulation



Departure Request #1

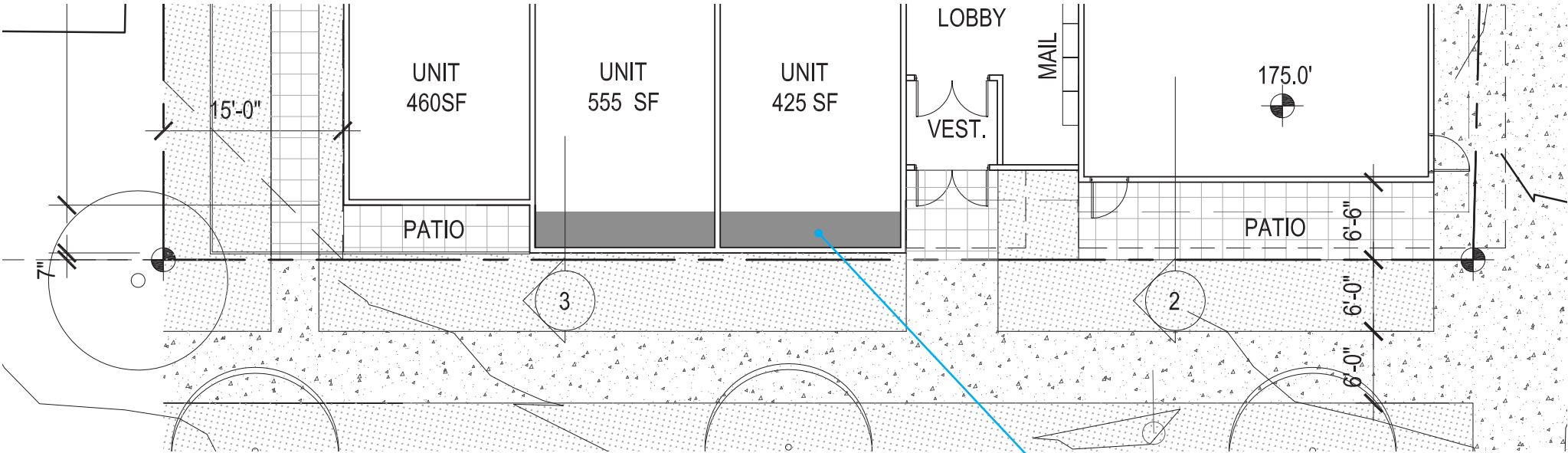
CODE CITATION:	SMC 23.47.008.B.3
CODE REQUIREMENT:	<p>For a structure containing a residential use, a set back is required along any side or rear lot line that abuts a lot in a residential zone or that is across an alley from a lot in a residential zone, or that abuts a lot that is zoned both commercial and residential if the commercial zone portion of the abutting lot is less than 50 percent of the width or depth of the lot, as follows:</p> <p>A. Fifteen feet for portions of structures above 13 feet in height to a maximum of 40 feet; and</p> <p>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</p>
PROPOSED DESIGN DEPARTURE:	<p>The top most portion of the building along south west corner of the property and a portion of the second story along the north extent of the west property line extends beyond the allowable building envelope as shown in diagram.</p>
RATIONALE:	<p>Departure is requested to allow building in that area in lieu of building to the property line in the bottom 13 feet from the ground.</p> <p>The built area proposed inside of the setback (grey) is approximately 915 cubic feet, while the unbuilt area that is allowable without the departure (yellow) is approximately 17,460 cubic feet.</p>





Departure Request #2

CODE CITATION:	SMC 23.47A.008.D.2
CODE REQUIREMENT:	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.
PROPOSED DESIGN DEPARTURE:	2 of the 3 street level units are within 10'-0" of the sidewalk.
RATIONALE:	This arrangement allows for continuity of the design language of the building by defining volumes through similar materials, modulation and locations. The SW corner of the mass is set back further to help decrease perception of the back.



• Built area proposed within 10' of sidewalk