



DRB RECOMMENDATION MEETING

4201 Stone Way N. Seattle, WA

SDCI PROJECT NO.:
3019441

MEETING DATE:
02/27/2017

APPLICANT CONTACT:
David May, Project Manager
Caron Architecture
david@caronarchitecture.com
206.367.1382
2505 3rd Ave Suite 300C Seattle 98121

CARON

CARON REF #2016.024



CONTENTS

03	Proposal	pg. 3
04	Summary Context Analysis	pg. 4
05	Existing Site Conditions	pg. 6
06	Zoning Data	pg. 12
07	Composite Site Plan	pg. 14
08	Design Guidelines	pg. 15
	<i>Itemized Response to EDG</i>	<i>pg. 18</i>
	<i>Project Design History</i>	<i>pg. 25</i>
09	Floor Plans	pg. 26
10	Composite Landscape Plan	pg. 31
11	Elevations	pg. 33
12	Material & Color Palette	pg. 37
13	Renderings	pg. 38
14	Exterior Lighting Plan	pg. 43
15	Signage Concept Plan	pg. 45
16	Building Sections	pg. 46
17	Departures	pg. 49
18	Other Graphics from EDG	pg. 51
	<i>Shadow Study</i>	<i>pg. 51</i>

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

PROJECT HISTORY

EDG
2/22/16

EDG 2
9/12/16

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

DEVELOPMENT STATISTICS:

ZONING:
NC2P-40

ALLOWABLE FAR:
3 (38,010 SF) Each Use
3.25 (41,177.5 SF) Combined

PROPOSED FAR:
36,363 SF (Residential)
2,800 SF (Commercial)

RESIDENTIAL UNITS:
51 Units

PARKING STALLS:
4 Stalls

3.0 Proposal

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, 2,800 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.

SITE DESCRIPTION & ANALYSIS

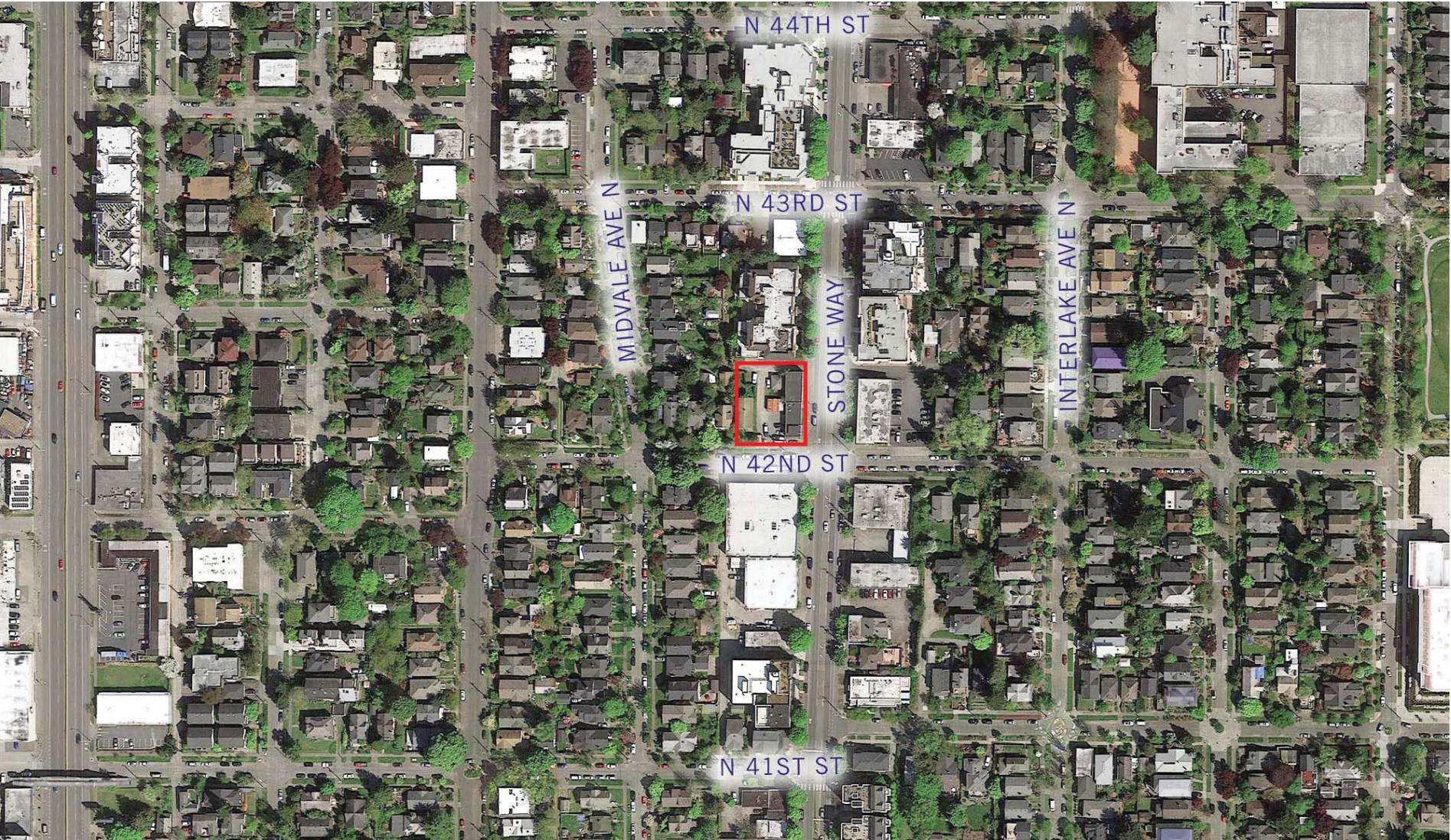
The site is located at the corner of N. 42nd Street (to the south) and Stone Way N. (To the east) in the Wallingford Residential Urban Village. Surrounding context includes buildings of varying scale and use. There is a 1-story commercial building across the street to the south, a 4-story multifamily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

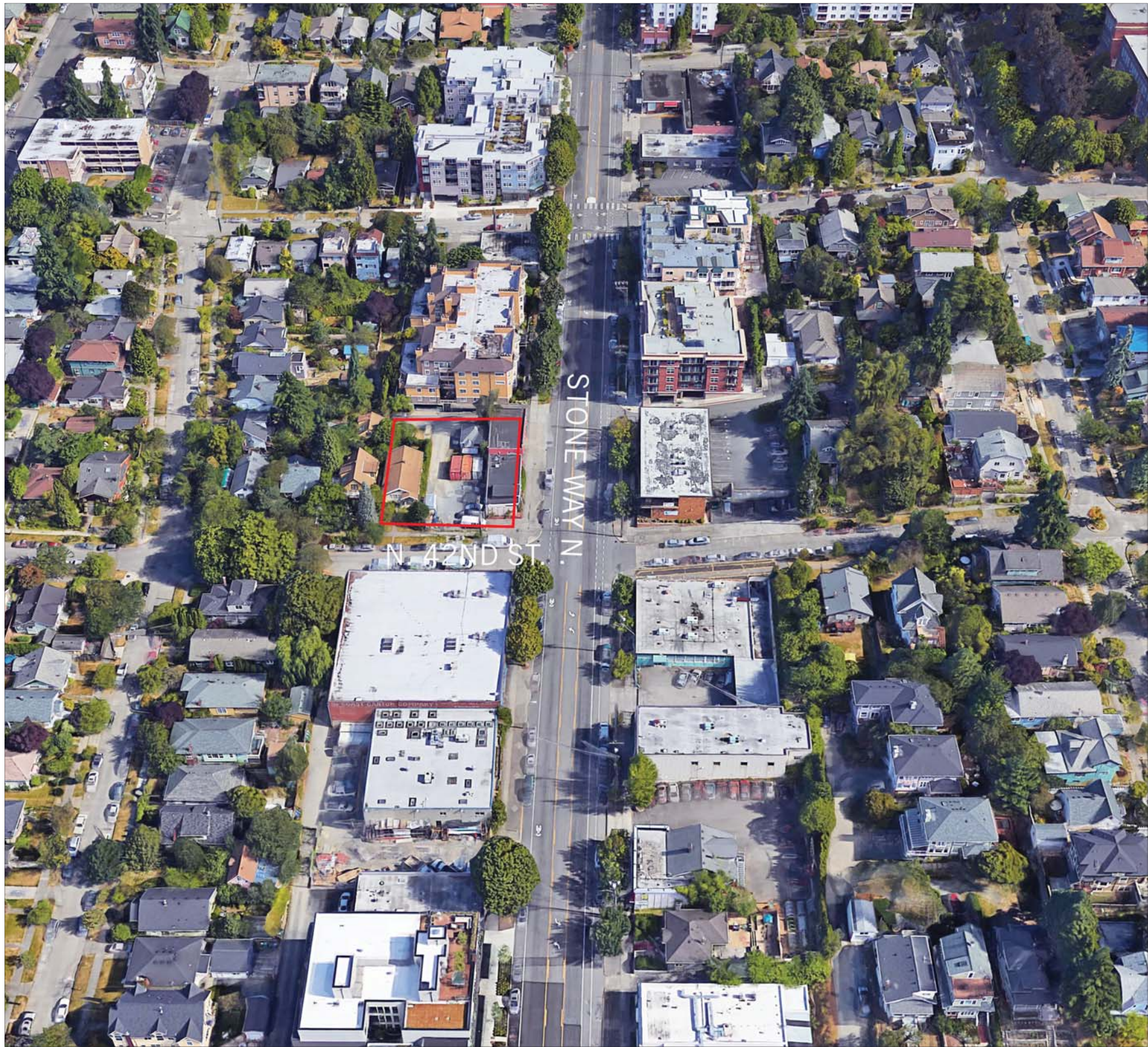
DEVELOPMENT SUMMARY

LEVEL	TOTAL GROSS SF	COMMERCIAL FAR SF	RESIDENTIAL FAR SF	PARKING STALLS	RESIDENTIAL UNITS	USE
ROOF	655 SF	0	588 SF	0	0	RESIDENTIAL AMENITY
4	9,405 SF	0	9,362 SF	0	15	RESIDENTIAL
3	10,178 SF	0	9,983 SF	0	15	RESIDENTIAL
2	10,178 SF	0	9,983 SF	0	15	RESIDENTIAL
1	9,256 SF	2,800 SF	6,720 SF	4	6	COMMERCIAL/ RESIDENTIAL
TOTAL	39,717 SF	2,800 SF	36,363 SF	4 Stalls	51 Units	-

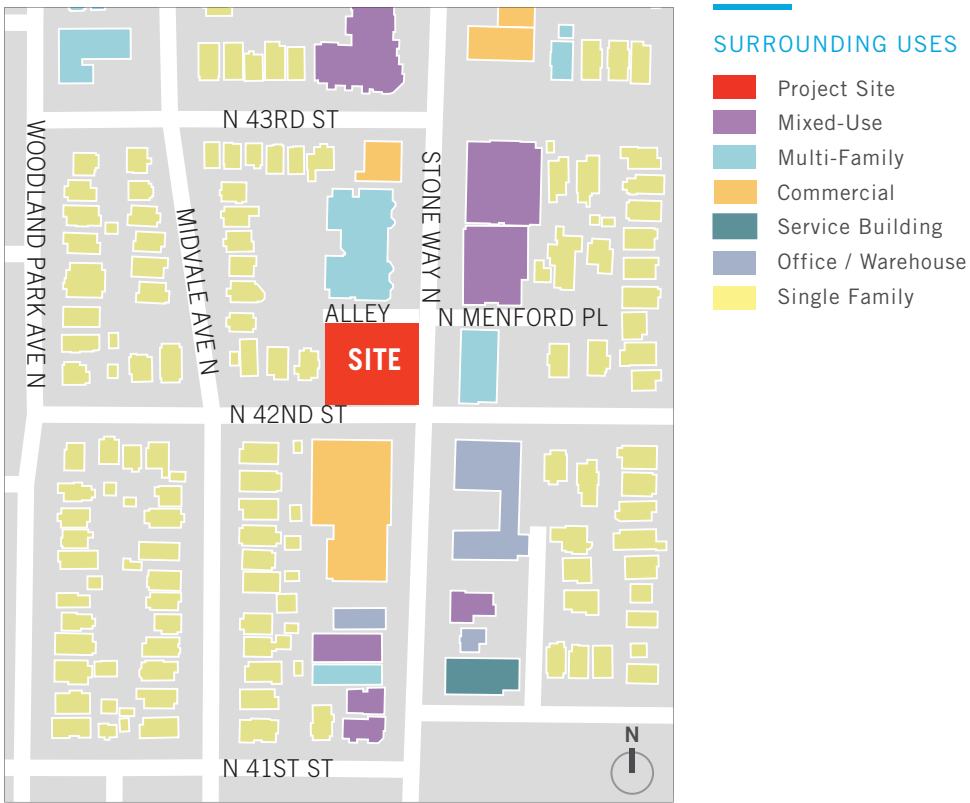
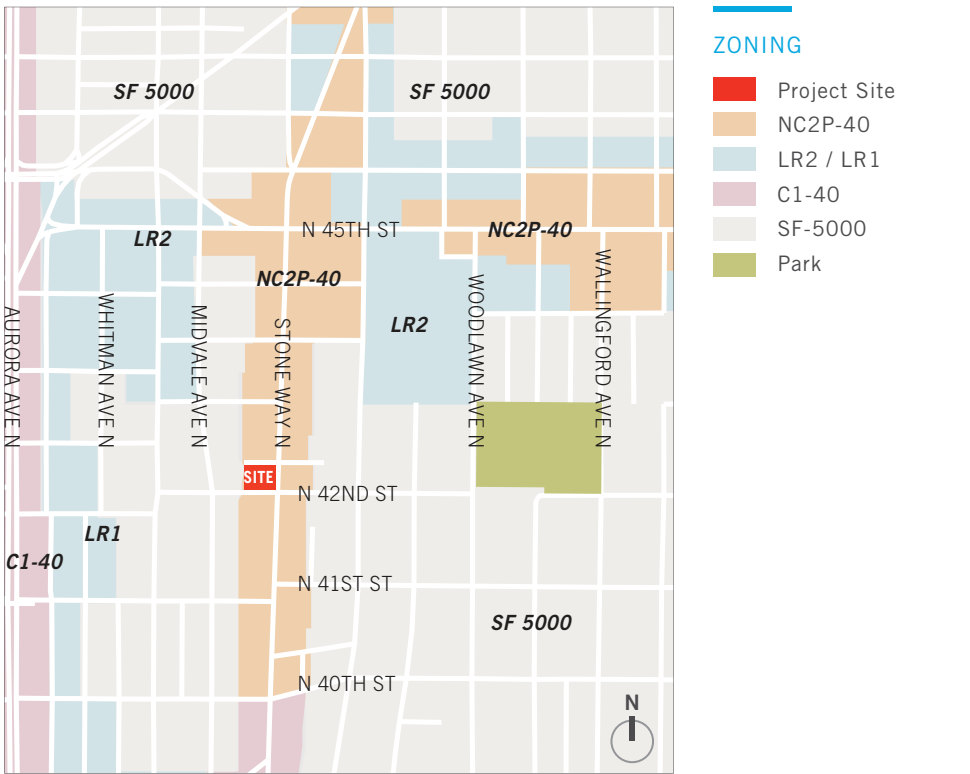


9-BLOCK AERIAL MAP

4.0 Summary Context Analysis



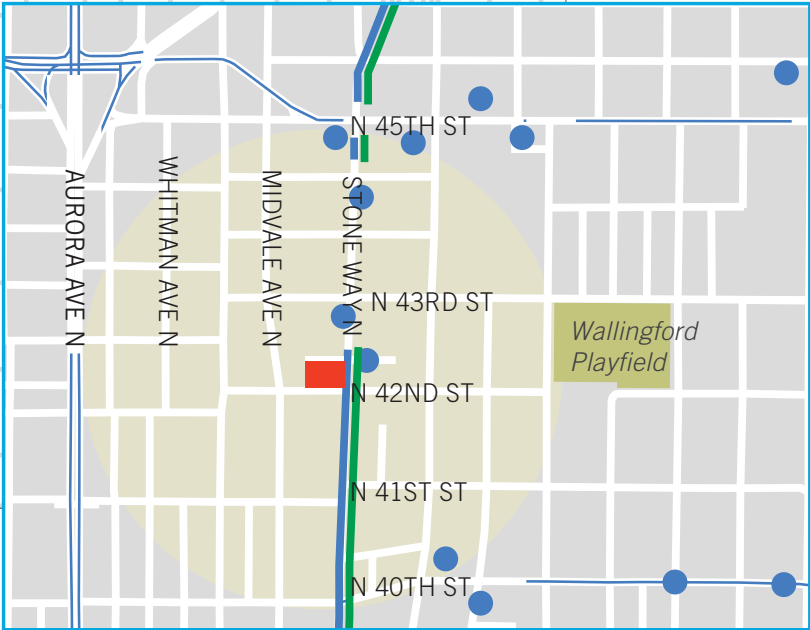
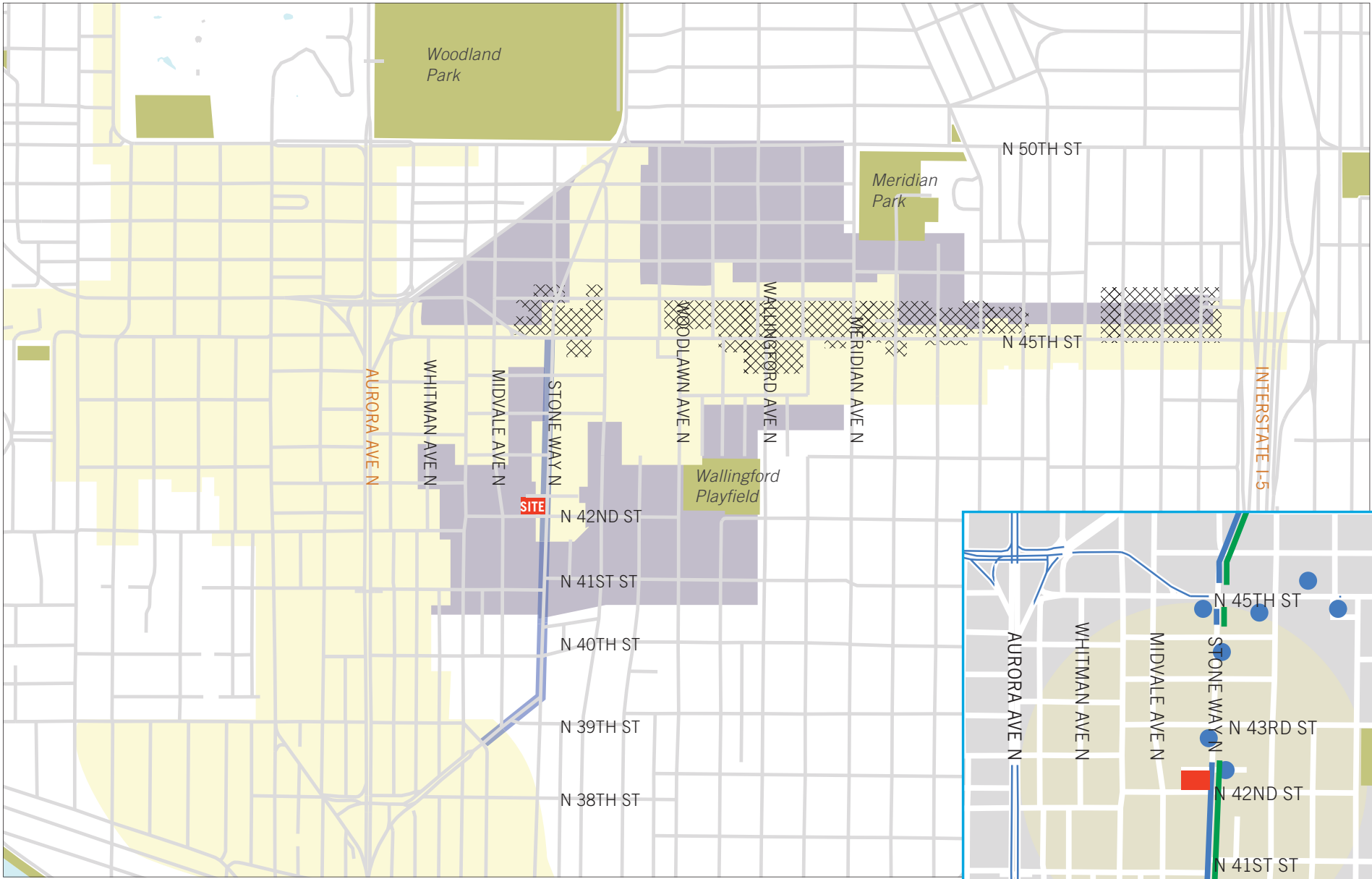
AXONOMETRIC MAP (GOOGLE EARTH)



4.0 Summary Context Analysis

TRANSPORTATION

The proposed development is located within a Frequent Transit Corridor and the Wallingford Residential Urban Village. There are also a number of bus stops near the project site. Bike lanes currently run north to south on Stone Way N.



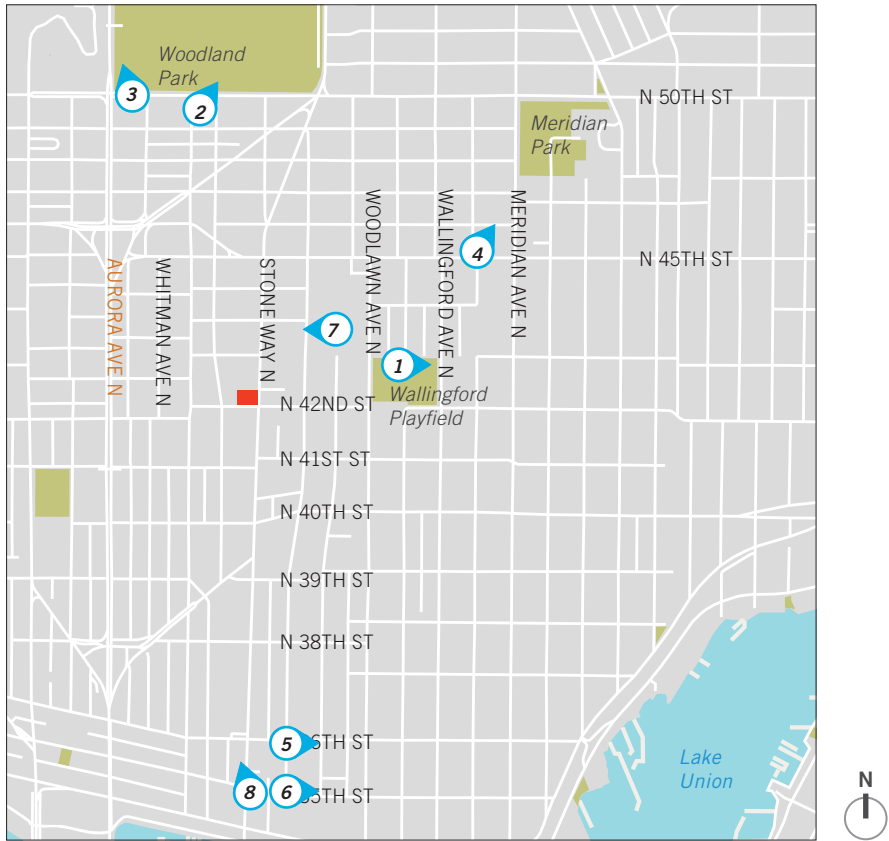
TRANSPORTATION & WALKING MAP KEY

- Project Site
- Park
- Pedestrian Zone
- Frequent Transit
- Wallingford Res. Urban Village
- Future / Potential Pedestrian Zone
- Transit Line (show on small map)
- Transit Stops (shown on small map)
- Dedicated Bike Lanes (show on small map)
- 5-Minute Walking Distance (show on small map)

5.0 Existing Site Conditions

COMMUNITY NODES / LANDMARKS

The property is located along Stone Way N., Within walking distance to numerous businesses, restaurants, and parks including the Woodland Park Zoo and Wallingford Playfield.



MAP KEY

- Project Site
- Parks
- Water



1 WALLINGFORD PLAY-FIELD
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

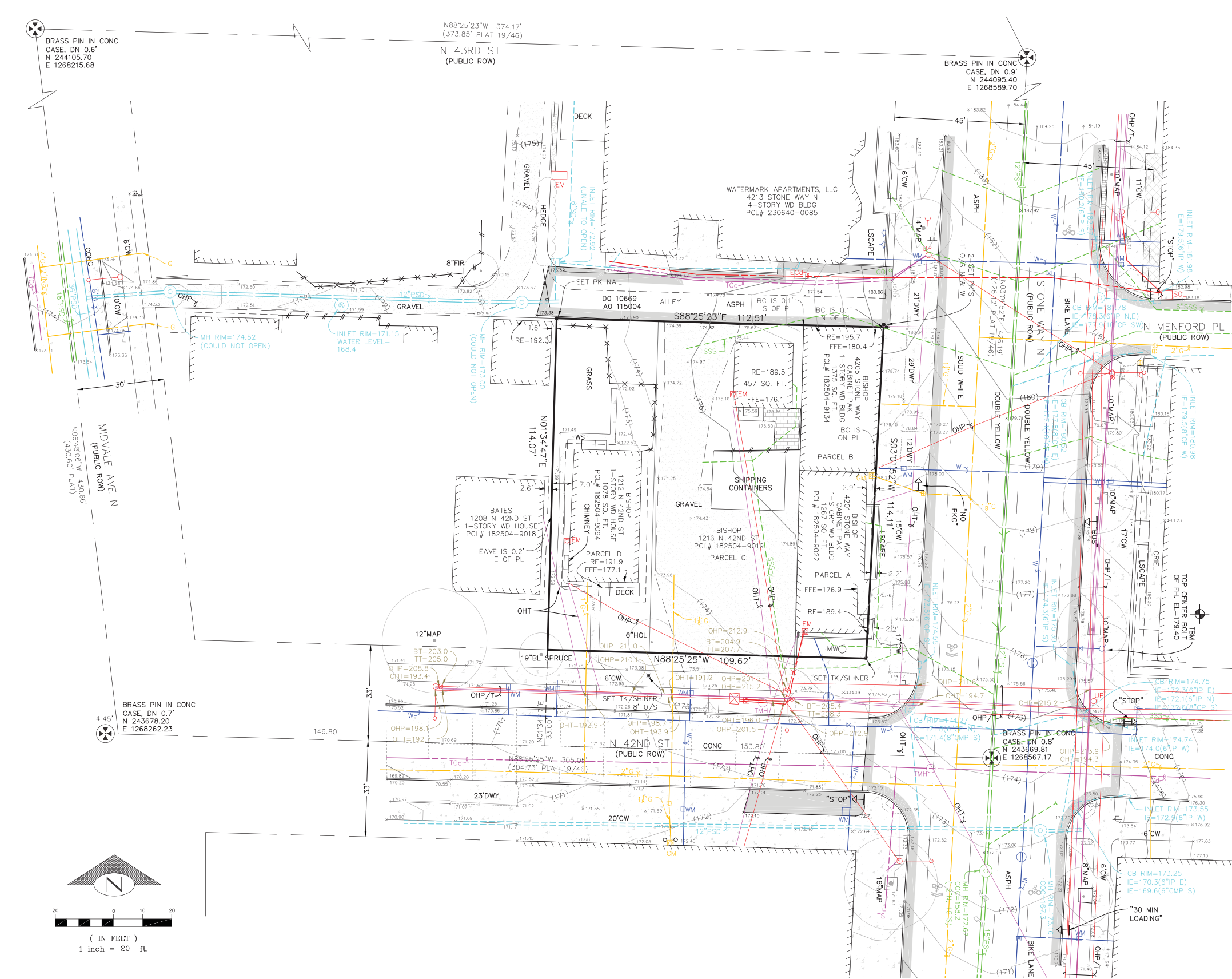


7 BUS STOP
NORTH OF PROJECT SITE



8 FREMONT BREWERY
SOUTH OF PROJECT SITE

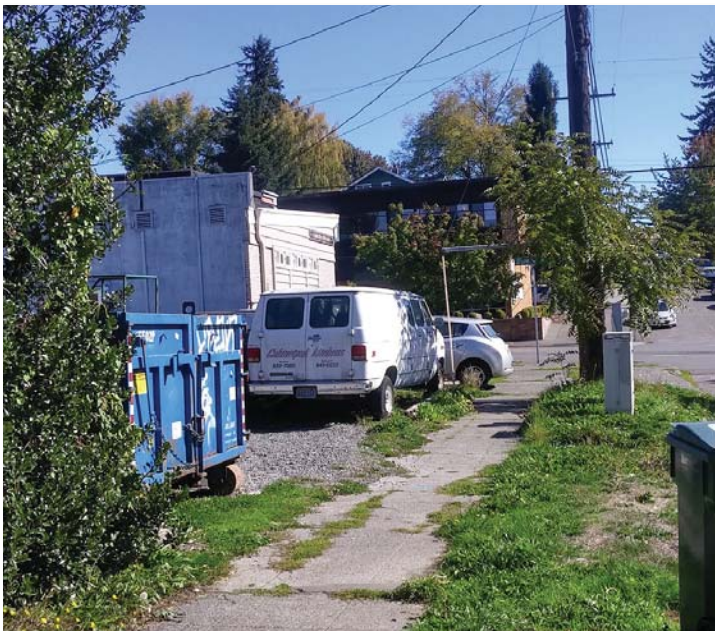
5.0 Survey



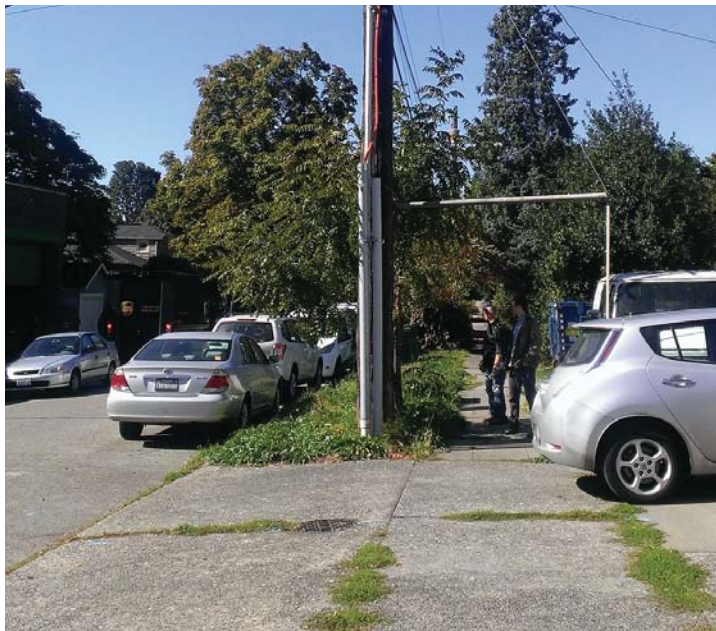
5.0 Site Photos

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.



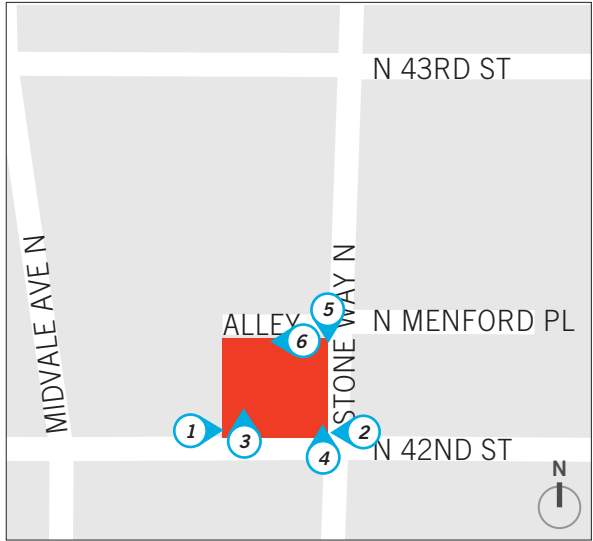
1 N 42ND ST, TOWARDS STONE WAY N.



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

5.0 Site Photos

SITE ACCESS

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)



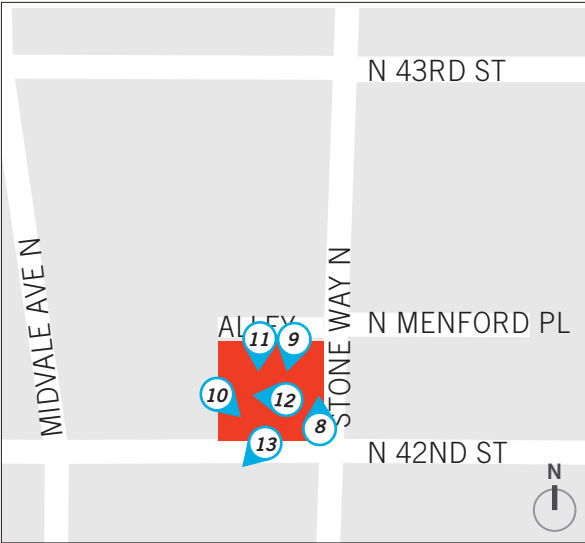
8 ADJACENT BUILDING, NORTH OF ALLEY



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

5.0 Streetscapes

1 STONE WAY NORTH, FACING WEST



2 STONE WAY NORTH, FACING EAST



5.0 Streetscapes

3 N. 42ND ST., FACING NORTH



4 N. 42ND ST., FACING SOUTH



6.0 Zoning Data

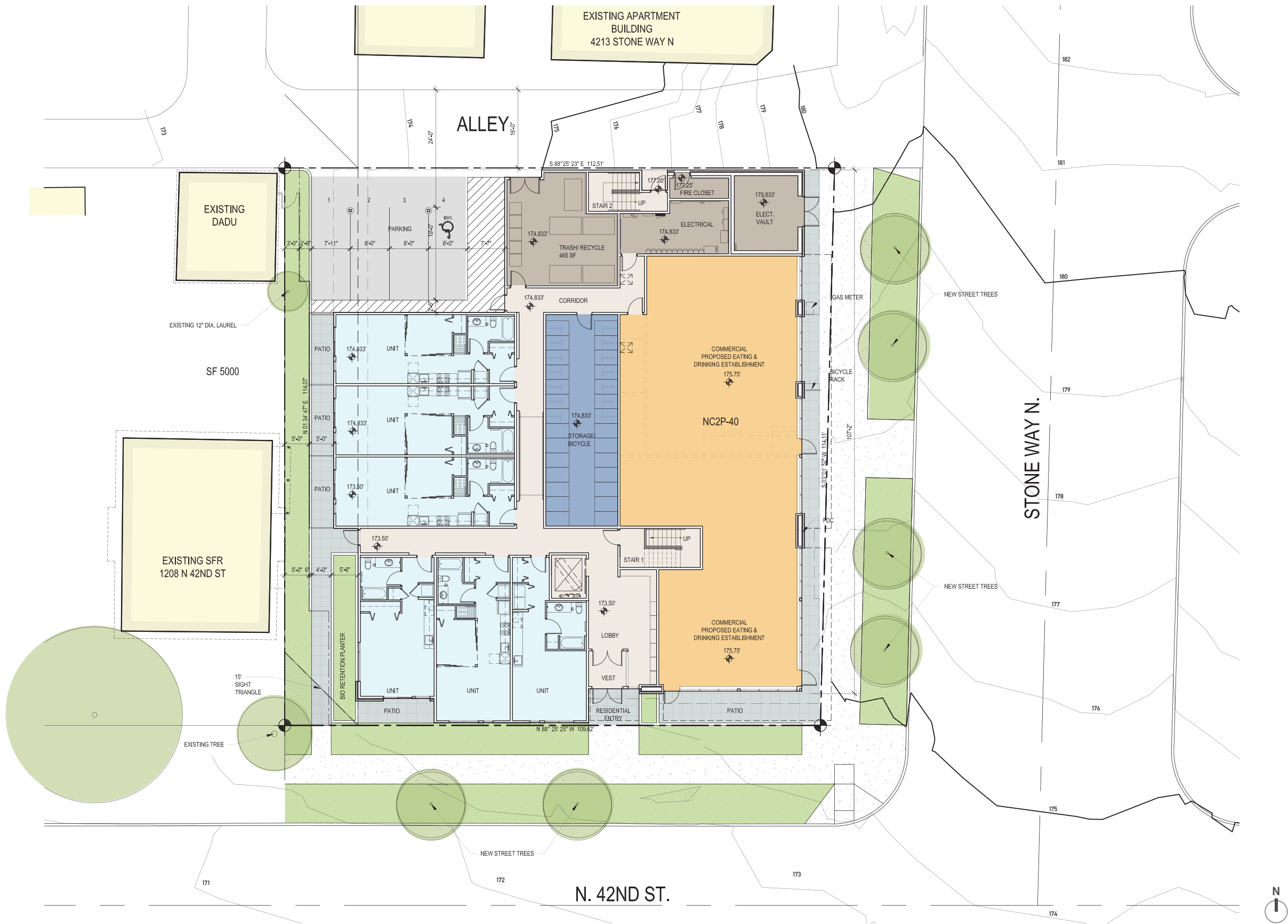
APPLICABLE ZONING	SMC-SECTION	REQUIREMENT	DESIGN OPTION
Scope of Provisions	23.47.002	Applies to NC1, NC2, NC3, C1, C2 zones, including incentive zoning suffix.	√
Permitted Uses	23.47A.004	Permitted uses per 23.47A.004 Table A J. Residential Uses	√
Street Level Uses	23.47A.005.C1.a	Residential uses at 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 pages. 49-50)
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	√

6.0 Zoning Data

APPLICABLE ZONING	SMC-SECTION	REQUIREMENT	DESIGN OPTION
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 pages. 49-50)
	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.	√
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.	√

7.0 Site Plan

- KEY
- Commercial
 - Units
 - Utility/BOH
 - Circulation
 - Planting Strip
 - Residential Amenity
 - Parking
 - Surrounding Buildings
 - 15' Site Triangle



8.0 Design Guidelines

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

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 planked 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.

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.

IV. Wallingford Supplemental Guidance: Height Bulk, & Scale

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.

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.

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.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.

I. Wallingford Supplemental Guidance: Pedestrian Open Spaces & Entrances

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.

8.0 Design Guidelines

PL3 Street Level Interaction

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
- 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.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.
- 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.

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.

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

- 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 massing, 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
- B. Architectural & Facade Composition
- 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.

8.0 Design Guidelines

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.



CS2.II., WSG. B2, PL3.I.WSG.A2, DC2.II.WSG



PL3.1.WSG.C2, DC4.A1

8.0 Itemized Response to EDG 2

1. MASSING & CONTEXT

1.a Massing and Context. The Board appreciated the explanation of how major issues from the first EDG were addressed, and felt that the proposed massing for Option 3 demonstrated best overall approach to the development proposal. (CS2-D, DC2-A, DC4-A) The Board directed the applicant to provide more vignettes from eye level all around the project site and from the neighbor's property located to the west, depicting proposed setbacks, modulation along the western wall and requested departures. (CS2-D)

Architect Response:
Our DRB package will provide more eye level vignettes around the site as requested.

1.b. Board members discussed at length the possibility of increasing the building setback from the adjacent residential property. One board member suggested the possibility of increasing the setback in light of the west facing units being fairly deep. However other board members felt that the proposed design met the intent of code with all three eventually agreeing that the proposed west setback was acceptable (CS2-B, DC1-A).

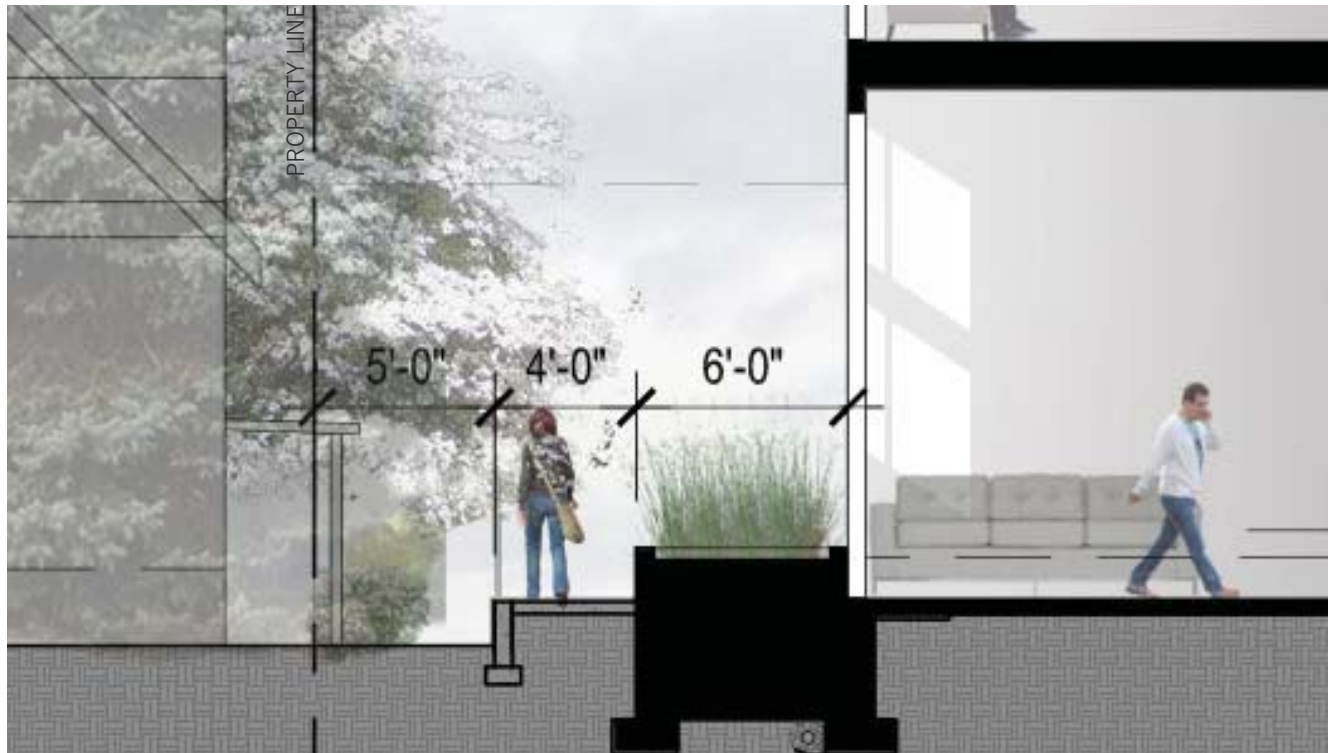
Architect Response:
No additional setback is required to the westerly facade of the proposed design.

1.c. An individual board member discussed the possibility of increasing the modulation of the western building facade as a means of breaking up the visible mass of the wall. In the end the applicant team was not directed to make any additional revision to the West facing building facade. (CS2-B, CS2-D, DC2-A, DC2-B).

Architect Response:
No additional modulation is required to the westerly facade of the proposed design.



LANDSCAPE BUFFER



SECTION



SOUTH VIEW

8.0 Itemized Response to EDG 2

2. GATEWAY

2.a The Board felt that the southeastern corner should be treated more like a gateway entry and wanted to see that design furthered developed. (PL3-A, PL3-C, PL4-A, CS2-I, CS2-II)

Architect Response:

The design of the southeast building corner has been furthered developed.

2.b The Board wanted to see more detail on how the building entrances and exits work. (PL3-A, PL3-C, PL4-A)

Architect Response:

Plans and elevations have been further development to better show the building entrances and exits.



SE CORNER

COMMERCIAL ENTRY

RESIDENTIAL ENTRY

8.0 Itemized Response to EDG 2

3. RESIDENTIAL EDGE

3.a One board member was concerned with the placement of the ground level residential units directly at grade. This board member suggested that the placement of the ground units might not be safe and suggested that the units should be designed with sleeping lofts to create more of a privacy buffer from the front on the unit and the more sensitive rooms. Other board members felt that there was a sufficient landscape buffer for security and safety for the ground floor units facing N. 42nd St. The Board was ultimately in favor of supporting the requested residential setback departure along 42nd. St. (PL2-B, PL3-A, PL3-B)

Architect Response:

Thick dense landscaping will be provided for more privacy at the ground level units facing N. 42nd St.

3.b. The Board wanted to see more dense landscaping and window opening design that provides more privacy along N 42nd St. (PL2-B, PL3-A, PL3-B)

Architect Response:

Thick dense landscaping and window opening design that provides more privacy has been incorporated into the design.



PERSPECTIVE ALONG N. 42ND ST.

LANDSCAPE BUFFER FOR GROUND FLOOR UNITS FACING N. 42ND ST.

8.0 Itemized Response to EDG 2

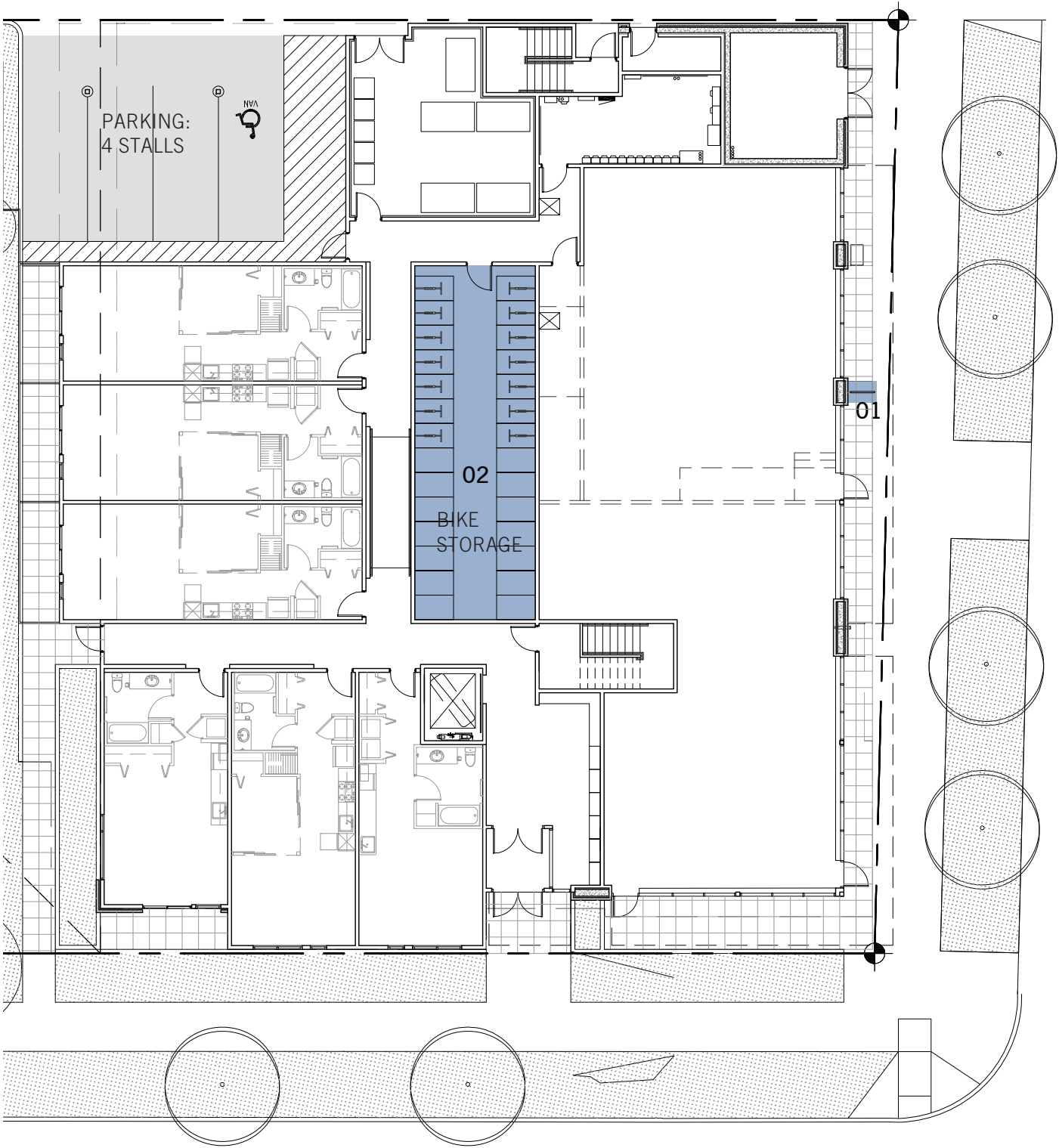
4. PARKING & STORAGE

4.a The Board suggested that the small amount of parking being provided should be considered in combination with a ride share or car share program and bike parking. (DC1-C, DC1-I)

Architect Response:
4 parking stalls off the alley have been incorporated into the design. Bicycle parking has been provided per land use code requirements.

4.b. The Board also wanted to see more detail about bike parking and storage space identified.

Architect Response:
Spec sheets of the bicycle parking lockers will be identified in our DRB package.



- KEY
- 4 parking stalls
 - Bike storage (exterior and interior)



01 Exterior Bike Rack



02 Interior Bike Storage Lockers

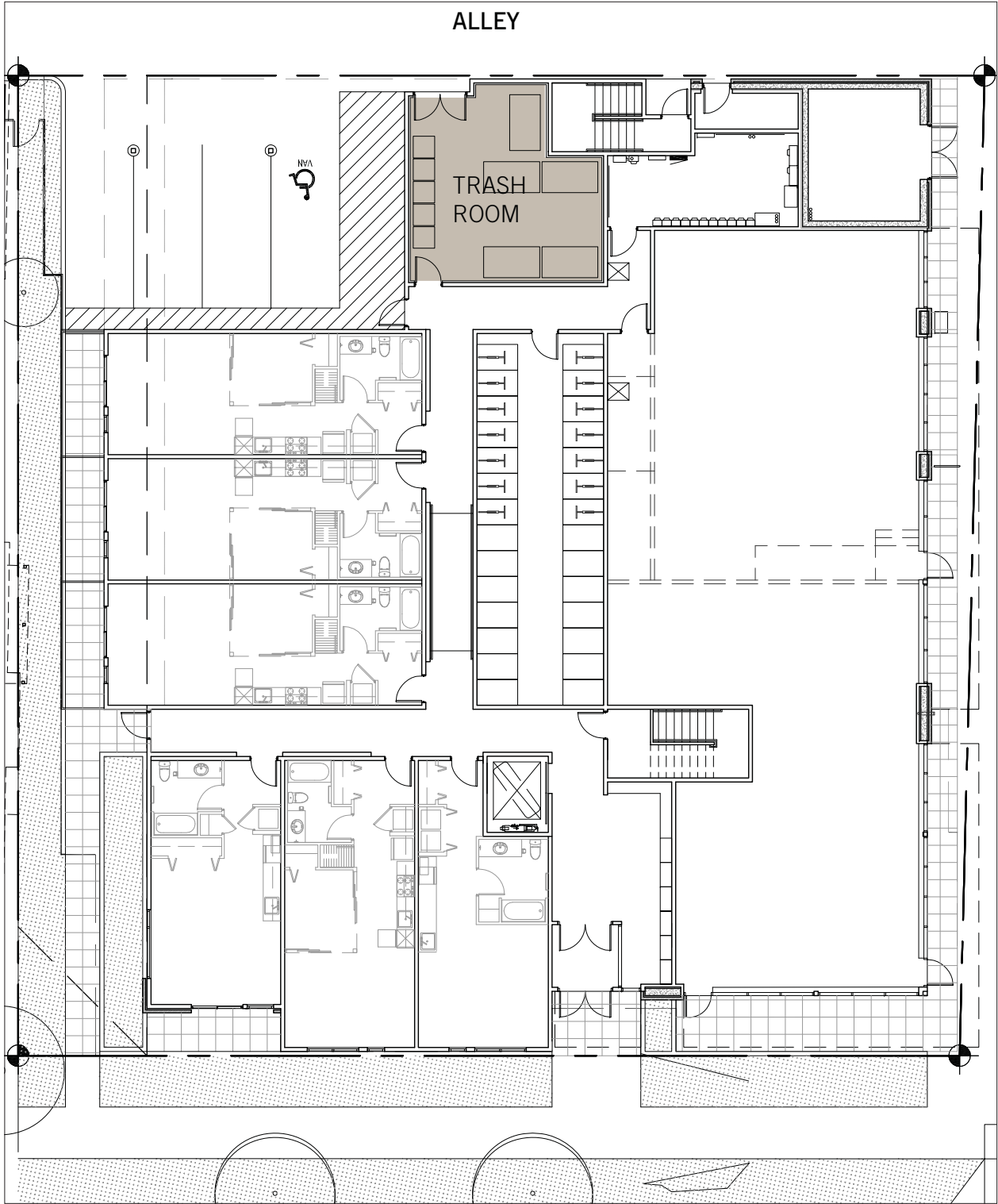
8.0 Itemized Response to EDG 2

5. TRASH

5.a The Board was concerned with possible impacts from odors and noise and therefore felt that trash should be moved or relocated to a different location or enclosed and ventilated in order to respect the adjacent residence to the west. (DC1-C.4)

Architect Response:

The trash and recycle is now fully enclosed and has been move to the east, away from the single family zoned lot.



City of Seattle
Seattle Public Utilities

November 28, 2016

Liz Kain, SW Contract Administration
Seattle Public Utilities
Utility Systems Management
P.O. Box 34018
Seattle, WA. 98124-4018

This Project #6504124/3019441 at address 4201 Stone Way N has been reviewed and the space has been found adequate for storage of residential and commercial garbage and recycling containers and is approved by SPU/Solid Waste Management. The contractor will bring the containers from the trash room to the alley shared by the Watermark Apartments (4113 Stone Way N).

Liz Kain

Date: 11/28/16

Office (206) 684-4166
Fax (206) 684-0206
liz.kain@seattle.gov

Mami Hara, Director
Seattle Public Utilities
PO Box 34018
Seattle, WA 98124-4018

Tel (206) 684-5851
Fax (206) 684-4631
TDD (206) 233-7241
<http://www.seattle.gov/util>

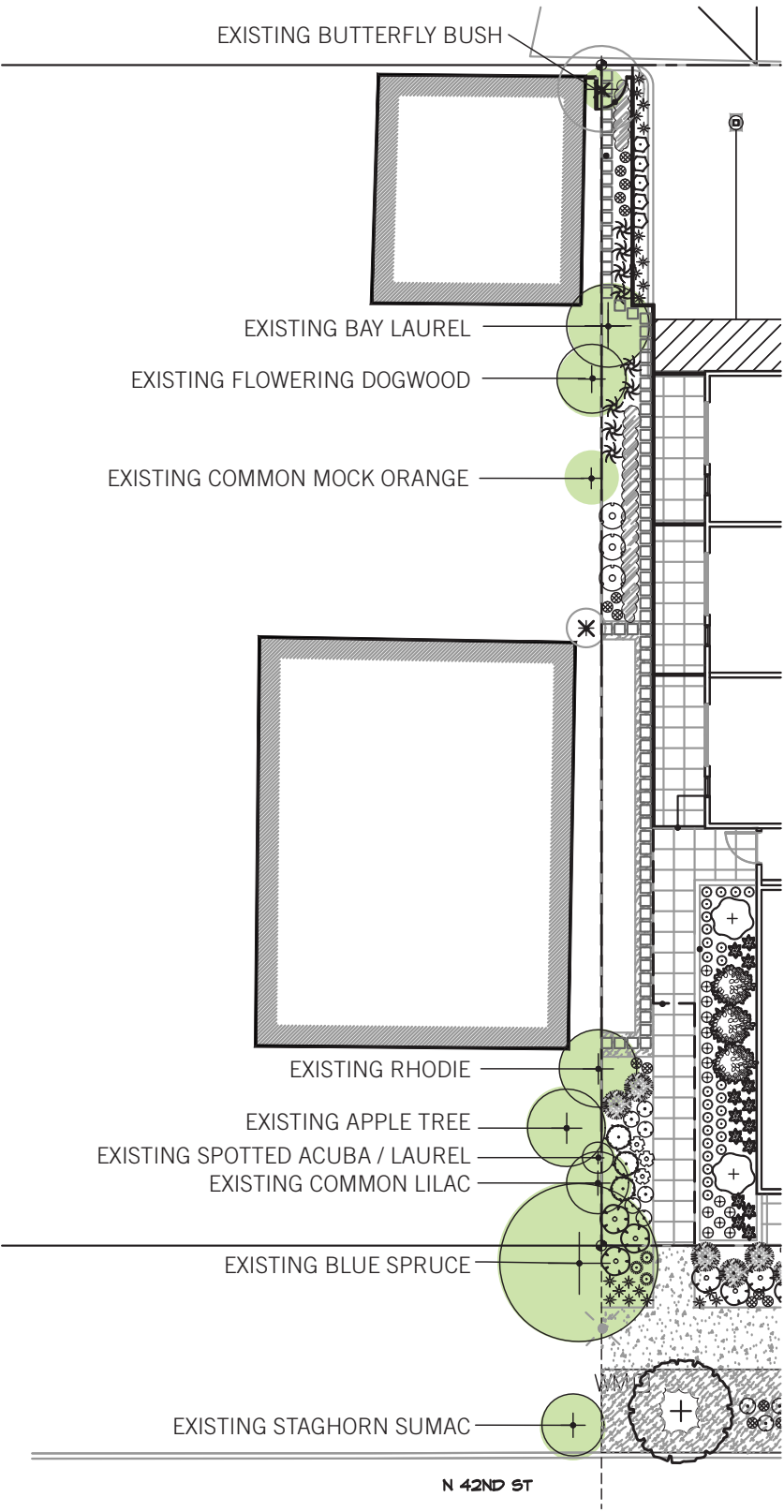
8.0 Itemized Response to EDG 2

6. TREES

6.a While not exceptional, the Board directed the applicant to develop a scheme for preserving the trees on the adjacent residential property to the west. (PL3-B, DC4-D, DC4-1, DC-4-II)

Architect Response:

Trees and shrubs on the westerly line abutting the residential zone are to remain undisturbed.



8.0 Itemized Response to EDG 2

7. EXTERIOR MATERIALS

7.a The Board stated that they wanted to see the use of high quality materials for the whole project. (DC2-B, DC4-A, DC4-)

Architect Response:

The exterior materials shall be high quality material for the entire project.

EBONY BRICK
GLASS RAILING
METAL GOLD PANEL



METAL CANOPY WITH CEDAR
SOFFIT
LARGE SPAN STOREFRONT

8.0 Project Design History

				
	EDG 2: OPTION 1	EDG 2: OPTION 2	EDG 2 : OPTION 3 - BOARD APPROVED	DRB (OPTION 3 - DEVELOPED)
# UNITS:	53 Units	50 Units	51 Units	51 Units
RESIDENTIAL AREA SF	38,295 SF	36,563 SF	37,470 SF	36,636 SF
COMMERCIAL RETAIL SF:	2,910 SF	3,600 SF	2,985 SF	2,800 SF
PARKING STALLS:	6 Stalls	6 Stalls	4 Stalls	4 Stalls
BIKE STALLS:	13	13	13	12
OPPORTUNITIES:	<ul style="list-style-type: none">Units set back with decks along N 42nd StRecessed corner at commercial level, increased pedestrian space and patioProminent corner at Stone Way N and N 42nd St.Activated street facade along N 42nd St.45% or greater openings allowed on all facades	<ul style="list-style-type: none">Code CompliantSimple massingPedestrian entry located away from commercial spaceIncreased bicycle parking	<ul style="list-style-type: none">Balconies at SW corner allow better access to sunlight to neighborsBalanced facade rhythmProminent corner at Stone Way N and N 42nd St.Trash service distanced from neighboring SF and accessed from N 42nd St.Units and patios facing SF instead of BOHActivated street facade along Stone Way N and N 42nd St.Well defined base, middle, and top.45% or greater openings allowed on all facades	<ul style="list-style-type: none">Balconies at SW corner allow better access to sunlight to neighborsBalanced facade rhythmProminent corner at Stone Way N and N 42nd St.Trash service distanced from neighboring SF and accessed from N 42nd St.Units and patios facing West instead of AlleyActivated street facade along Stone Way N and N 42nd St.Well defined base, middle, and top.Additional stepping back at SW corner on 4th floor and reduction of project balcony
CONSTRAINTS:	<ul style="list-style-type: none">Multiple departures requiredBOH uses close to SF zone	<ul style="list-style-type: none">Square footage lost to avoid departures pushes BOH spaces to west property line.Increased shading at west property lineTrash room near SF property lineNo openings allowed at west facade	<ul style="list-style-type: none">Square footage lost to avoid departures pushes BOH spaces to west property line.Increased shading at west property lineTrash room near SF property lineNo openings allowed at west facade	<ul style="list-style-type: none">2 departures required
CODE COMPLIANCE:	Not Compliant	Yes, Code Compliant	Not Compliant	Not Compliant; 2 Departures Requested

9.0 Floor Plans

KEY

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

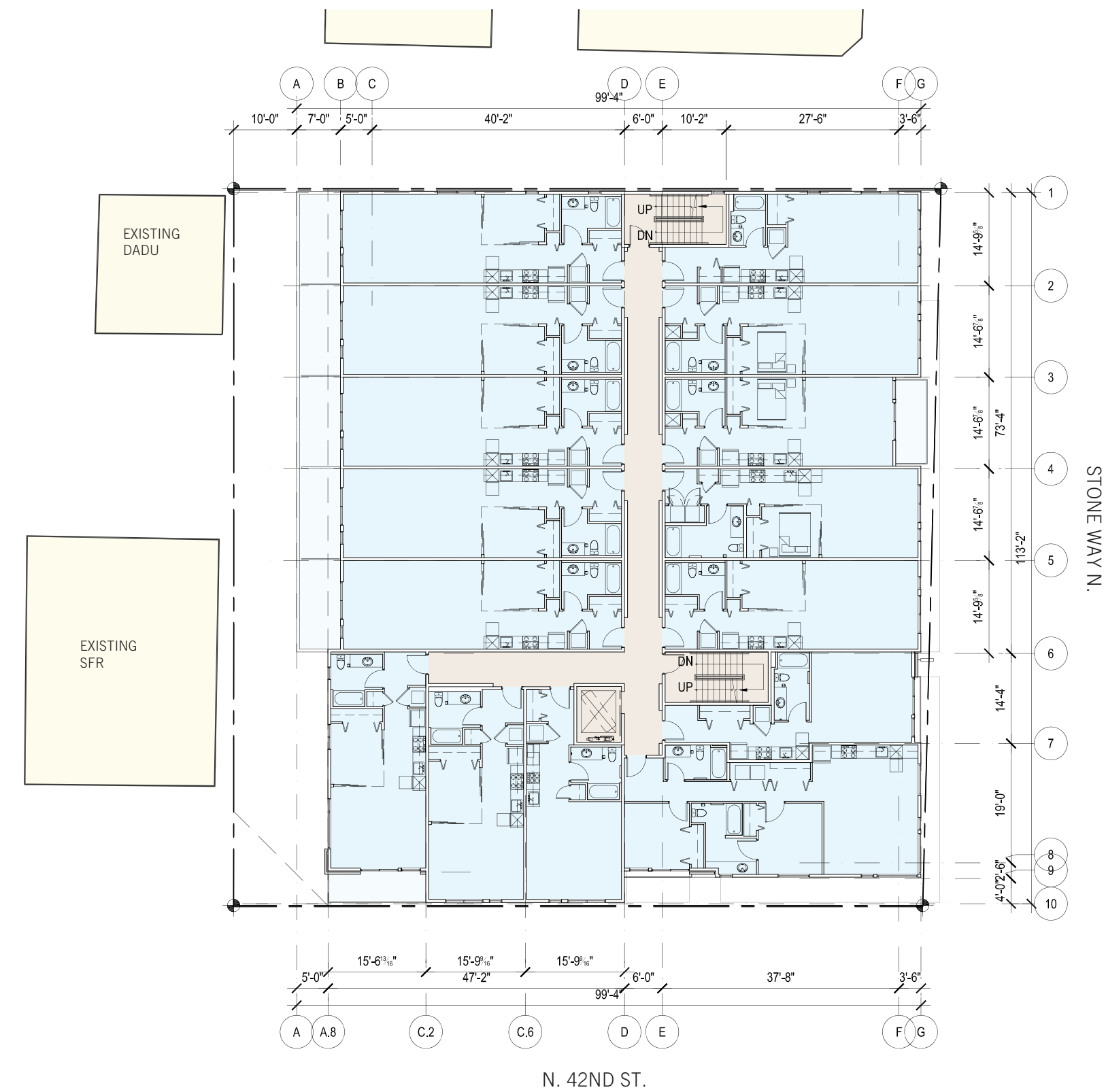
LEVEL 1



9.0 Floor Plans

- KEY
- Commercial
 - Units
 - Utility/BOH
 - Circulation
 - Planting Strip
 - Residential Amenity
 - Parking
 - Surrounding Buildings

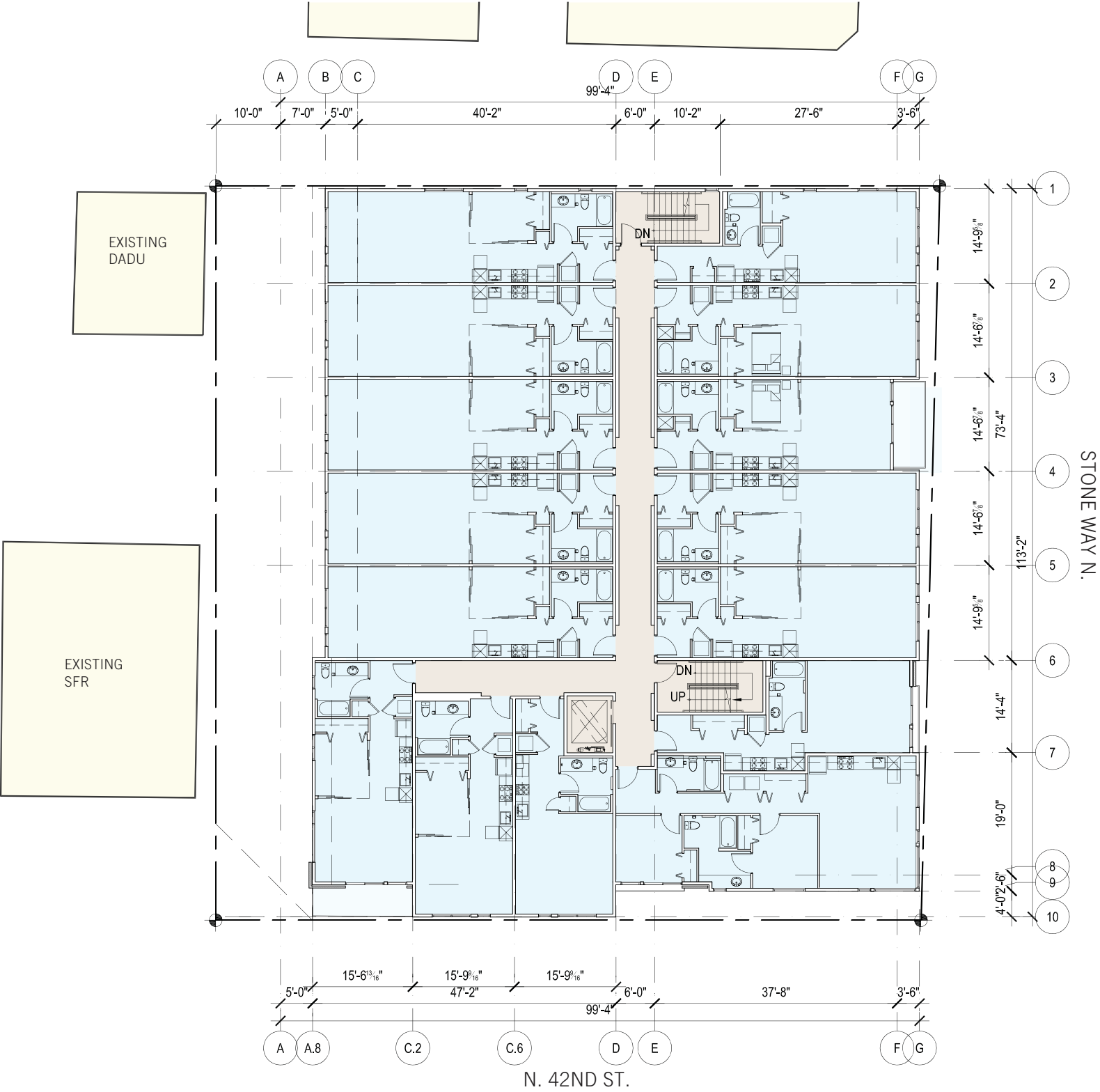
LEVEL 2



9.0 Floor Plans

- KEY
- Commercial
 - Units
 - Utility/BOH
 - Circulation
 - Planting Strip
 - Residential Amenity
 - Parking
 - Surrounding Buildings

LEVEL 3

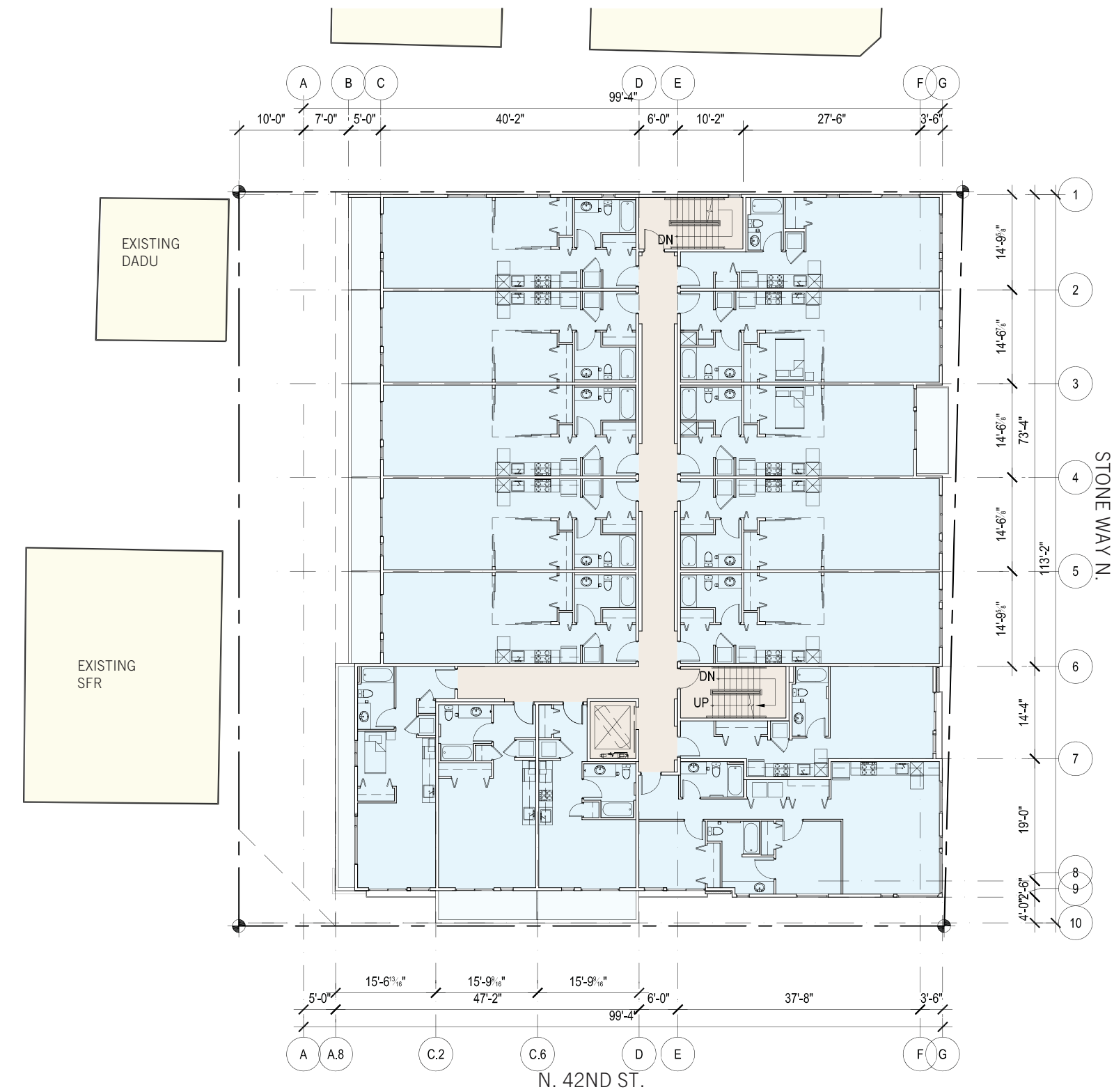


9.0 Floor Plans

KEY

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

LEVEL 4

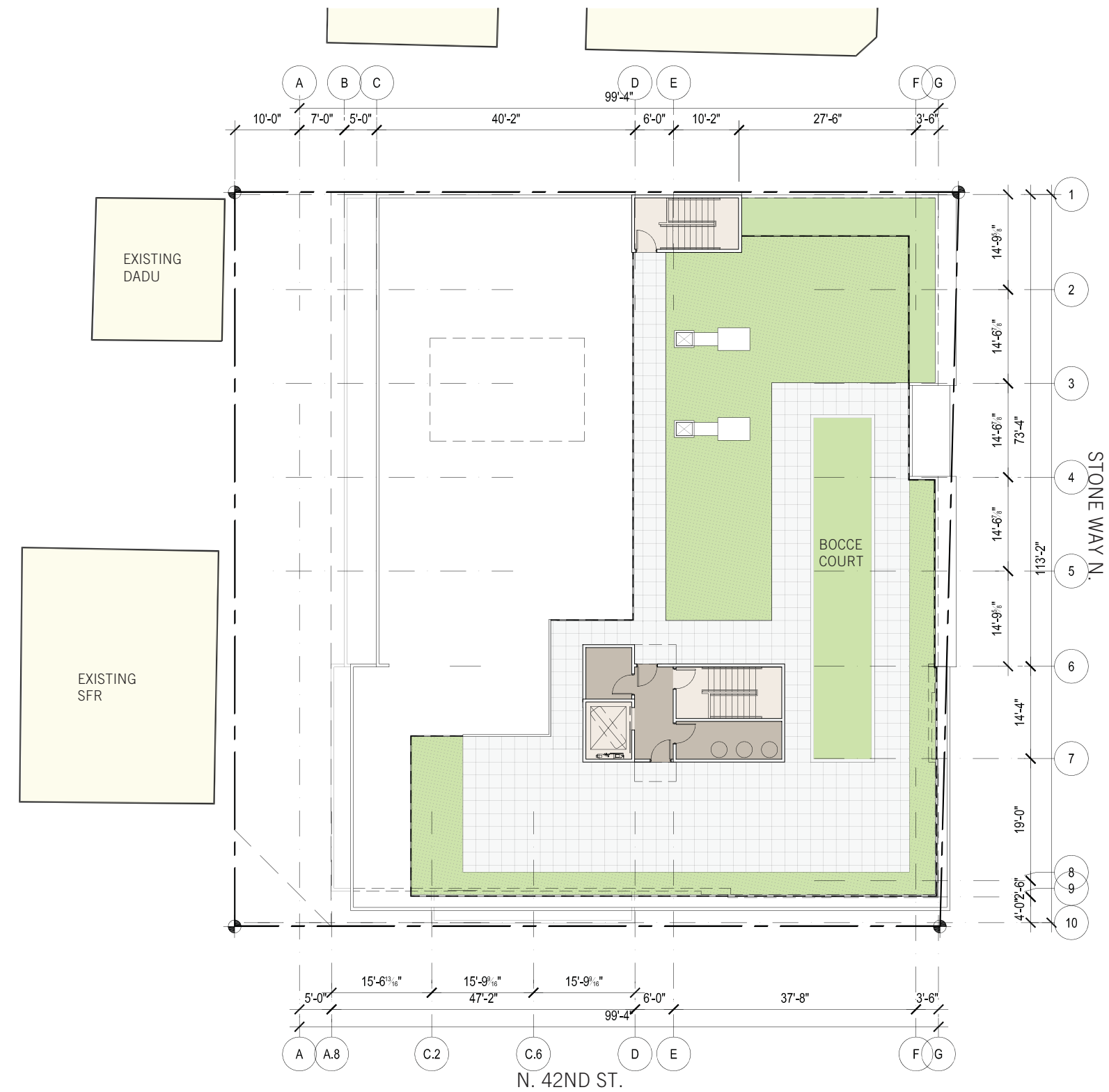


9.0 Floor Plans

KEY

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

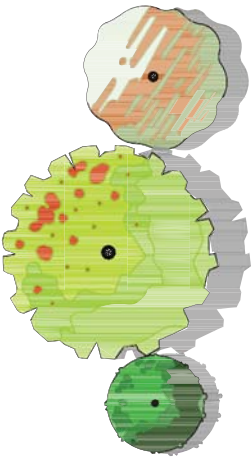

















ROOF PLAN











10.0 Composite Landscape / Hardscape Plan



10.0 Composite Landscape / Hardscape Plan



PLANT SCHEDULE STREET LEVEL			
TREES	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Acer griseum / Paperbark Maple Street Tree	2"Cal	2
	Acer rubrum 'Redpointe' / Redpointe Maple Street Tree	2"Cal	4
	Fagus sylvatica 'Danyck' / Danyck Beech	1.5"Cal	2
SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Abelia x grandiflora 'Kaleidoscope' / Glossy Abelia	2 gal	17
	Calluna vulgaris 'Wickwar Flame' / Wickwar Flame Heather	1 gal	46
	Carex oshimensis 'Evergold' / Evergold Japanese Sedge	1 gal	59
	Chamaecyparis obtusa 'Gracilis' / Slender Hinoki Cypress	5'-6' Ht	3
	Cryptomeria japonica 'Black Dragon' / Black Dragon Japanese Cedar	6 gal	3
	Dianthus Variety / Carnation	1 gal	16
	Epimedium x rubrum / Red Barrenwort	1 gal	5
	Fatsia japonica / Japanese Fatsia	5 gal	1
	Hakonechloa macra 'All Gold' / Japanese Forest Grass	1 gal	14
	Leucothoe fontanesiana 'Rainbow' / Rainbow Leucothoe	2 gal	13
	Miscanthus sinensis 'Strictus' / Porcupine Grass	1 gal	16
	Nassella tenuissima / Mexican Feather Grass	1 gal	3
	Ophiopogon japonicus 'Nanus' / Dwarf Mondo Grass	1 gal	31
	Pennisetum alopecuroides 'Burgundy Bunny' / Dwarf Fountain Grass	1 gal	24
	Sarcococca ruscifolia / Fragrant Sarcococca	2 gal	3
BIORETENTION	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Cornus sericea / Red Twig Dogwood	5 gal	3
	Equisetum hyemale / Horsetail Reed Grass	1 gal	14

PLANT SCHEDULE ROOF DECK					
SHRUBS		BOTANICAL NAME / COMMON NAME	SIZE	QTY	
		Carex oshimensis 'Evergold' / Evergold Japanese Sedge	1 gal	45	
		Cupressus macrocarpa 'Wilma Goldcrest' / Wilma Goldcrest Cypress	5 gal	25	
		Dianthus Variety / Carnation	1 gal	12	
		Hakonechloa macra 'All Gold' / Japanese Forest Grass	1 gal	27	
		Juniperus squamata 'Blue Star' / Blue Star Juniper	2 gal	18	
		Ophiopogon japonicus 'Nanus' / Dwarf Mondo Grass	1 gal	42	
GROUND COVERS		BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QTY
		Artifical Turf	N/A		475 sf
		Green Roof / Etera Color Max Sedum Tile 12" x 24"	N/A		2,166 sf

11.0 South Elevation | Materials



MATERIALS

								
FC1 Fiber Cement Panel Sherwin Williams Needlepoint Navy SW 0032	FC2 Fiber Cement Panel Sherwin Williams West Highland White SW 7566	FC3 Fiber Cement Panel Sherwin Williams Argos SW 7065	WD1 Wood Panel (Under Canopy)	MT1 Alum Storefront (Bronze)	MT2 Alum Storefront (Clear)	GD1 Gold Panel	BK1 Ebony Brick	GB1 Glass Balcony

11.0 East Elevation | Materials




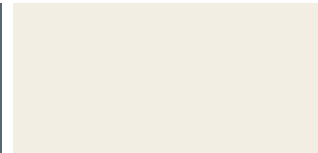





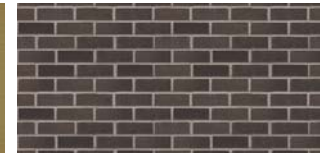

MATERIALS

								
FC1 Fiber Cement Panel Sherwin Williams Needlepoint Navy SW 0032	FC2 Fiber Cement Panel Sherwin Williams West Highland White SW 7566	FC3 Fiber Cement Panel Sherwin Williams Argos SW 7065	WD1 Wood Panel (Under Canopy)	MT1 Alum Storefront (Bronze)	MT2 Alum Storefront (Clear)	GD1 Gold Panel	BK1 Ebony Brick	GB1 Glass Balcony

11.0 North Elevation | Materials



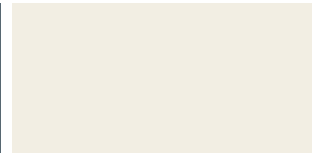

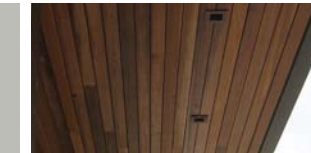

MATERIALS

								
FC1 Fiber Cement Panel Sherwin Williams Needlepoint Navy SW 0032	FC2 Fiber Cement Panel Sherwin Williams West Highland White SW 7566	FC3 Fiber Cement Panel Sherwin Williams Argos SW 7065	WD1 Wood Panel (Under Canopy)	MT1 Alum Storefront (Bronze)	MT2 Alum Storefront (Clear)	GD1 Gold Panel	BK1 Ebony Brick	GB1 Glass Balcony

11.0 West Elevation | Materials



MATERIALS

								
FC1 Fiber Cement Panel Sherwin Williams Needlepoint Navy SW 0032	FC2 Fiber Cement Panel Sherwin Williams West Highland White SW 7566	FC3 Fiber Cement Panel Sherwin Williams Argos SW 7065	WD1 Wood Panel (Under Canopy)	MT1 Alum Storefront (Bronze)	MT2 Alum Storefront (Clear)	GD1 Gold Panel	BK1 Ebony Brick	GB1 Glass Balcony

12.0 Material Board

MATERIAL INFO

FC1 Fiber Cement Panel
Vendor / Supplier: Sherwin Williams
Color: Needlepoint Navy; SW 0032

FC2 Fiber Cement Panel
Vendor / Supplier: Sherwin Williams
Color: West Highland White; SW 7566

FC3 Fiber Cement Panel
Vendor / Supplier: Sherwin Williams
Color: Argos; SW 7065

WD1 Wood Panel

GD1 Gold Panel
Vendor / Supplier: Vitra Bond
Model: Gold Metallic; VB 4150

MT1 Metal Panel
Vendor / Supplier: Kawneer
Model: Dark Bronze No. 40

MT2 Metal Panel
Vendor / Supplier: Kawneer
Model: Clear No. 14 & No. 17

BK1 Ebony Brick

VN1 Vinyl Window
Vendor / Supplier: VPI
Model: Architectural Bronze

VN2 Vinyl Window
Vendor / Supplier: VPI
Model: White



13.0 Renderings



CORNER PERSPECTIVE



CORNER PERSPECTIVE

13.0 Renderings



PERSPECTIVE ALONG N. 42ND ST.



AERIAL PERSPECTIVE

13.0 Renderings



NORTH PERSPECTIVE

14.0 Lighting Plan

LEVEL 1 PLAN



LIGHTING DETAILS

* All lighting adjacent to neighbor to be on timers to off at night (except security lighting) and will not project beyond the property line.



01 Bollard Light



02 Egress Light



03 Flush Soffit Light



04 Ground Mounted Patio and Landscape light

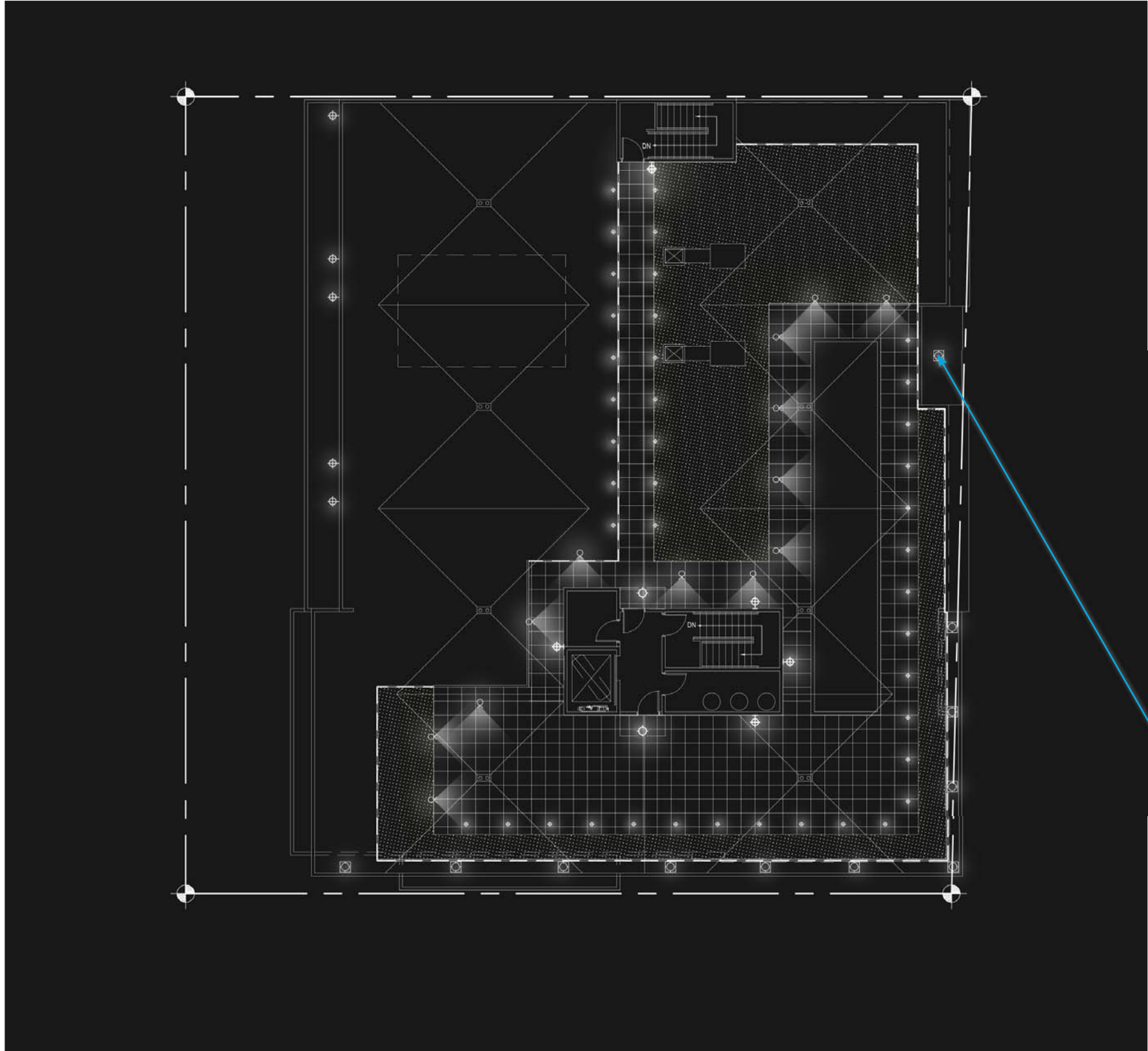


05 Wall Mounted Up-Down Light
*Down light at specified locations



14.0 Lighting Plan

ROOF PLAN



LIGHTING DETAILS

* All lighting adjacent to neighbor to be on timers to off at night (except security lighting) and will not project beyond the property line.



01 Bollard Light



02 Egress Light



03 Flush Soffit Light



04 Ground Mounted Patio and Landscape light



05 Wall Mounted Up-Down Light
*Down light at specified locations

LIGHT AT UNDERSIDE OF OVERHANG AT
LEVEL 4



15.0 Signage Concept Plan

SIGNAGE DETAIL & EXAMPLES

Signage will be of simple and sophisticated design to complement the building design concept. There will be signage at residential entry and the commercial entry space.



COMMERCIAL SPACE SIGNAGE



SIGNAGE



COMMERCIAL SPACE SIGNAGE



BLADE SIGN EXAMPLE

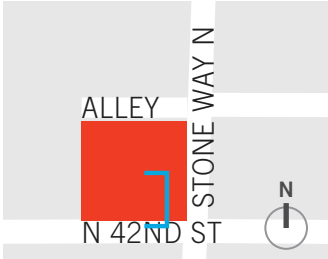
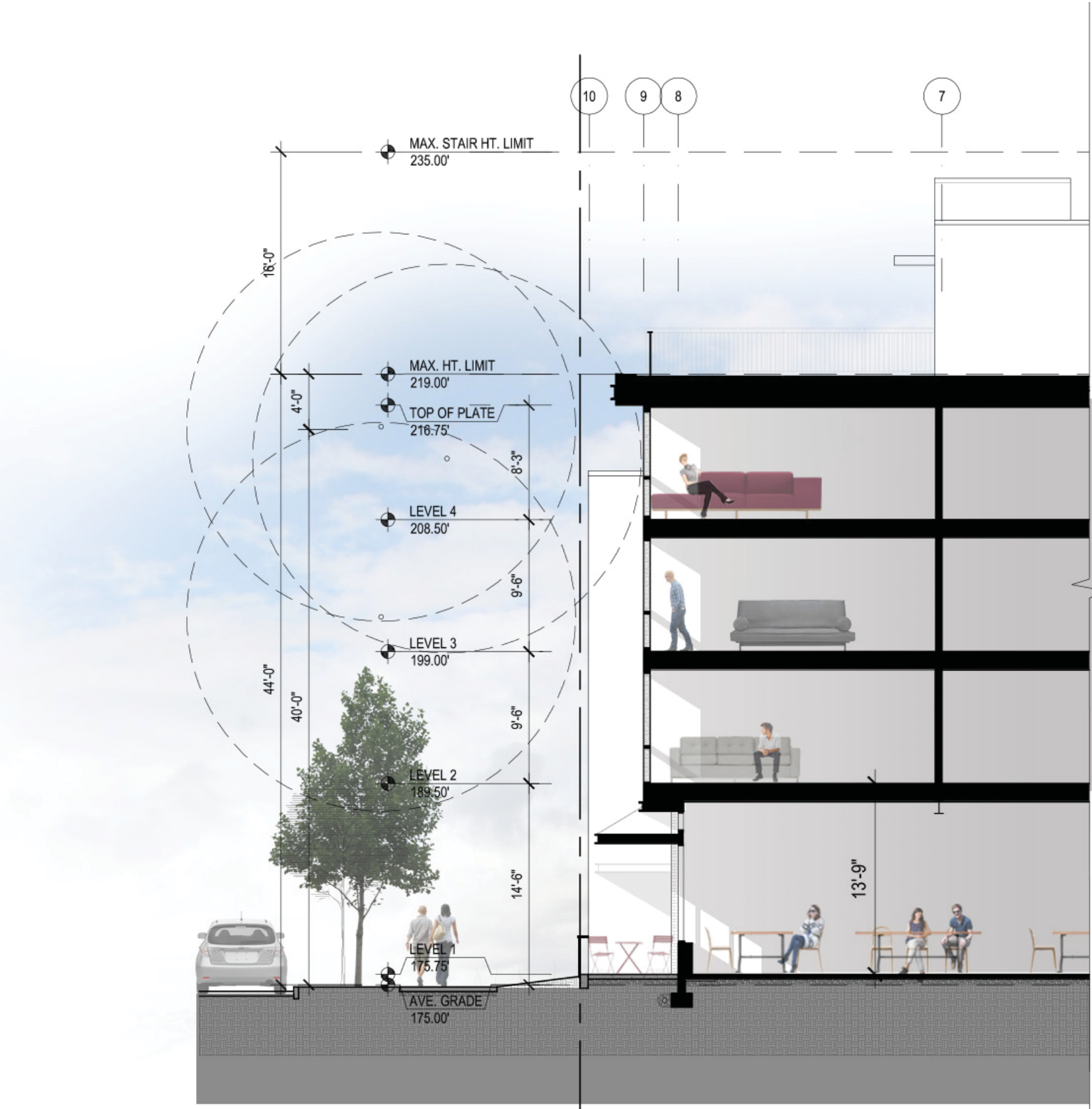


ADDRESS SIGNAGE

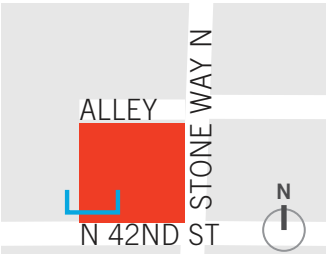
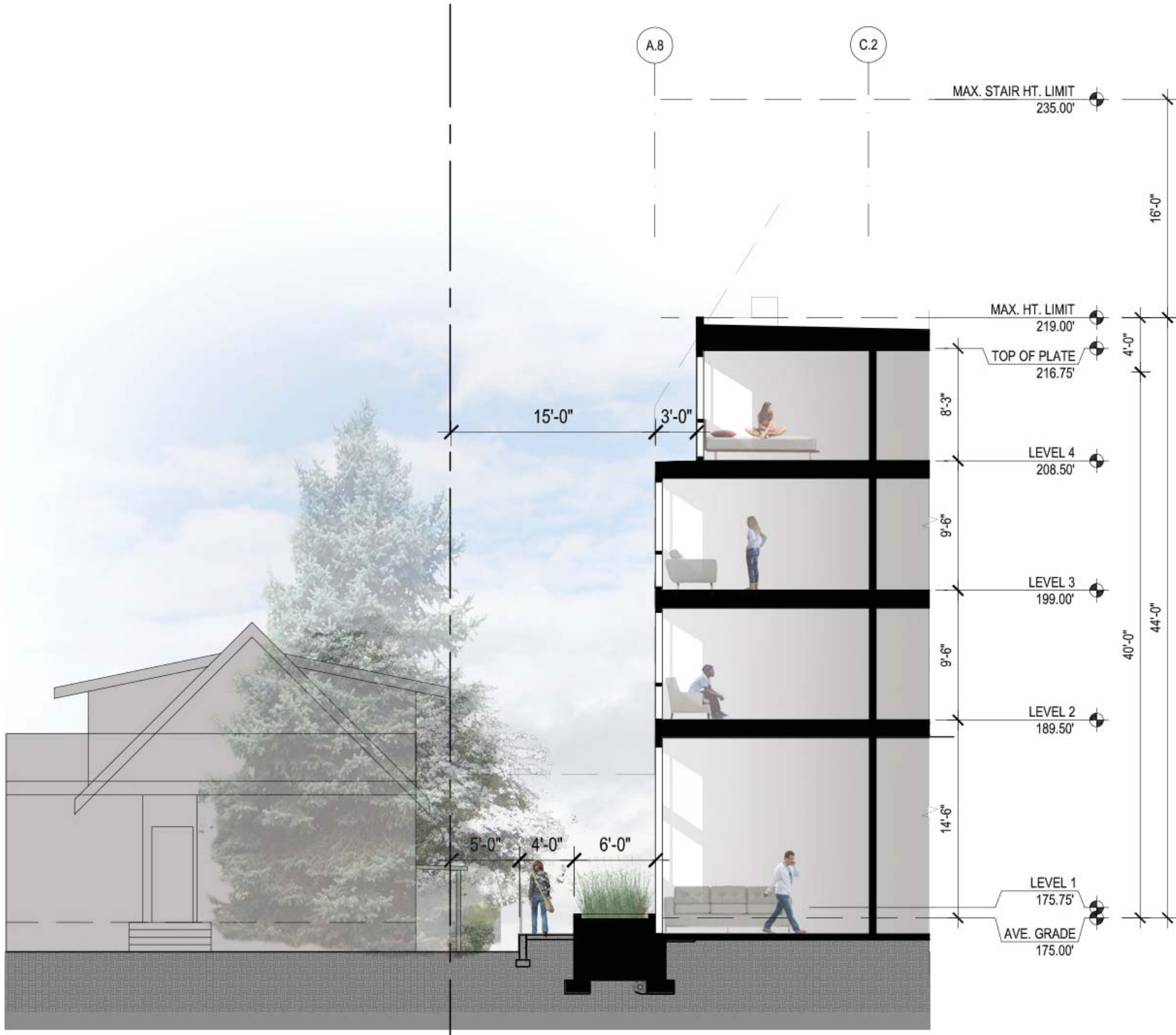


COMMERCIAL SIGNAGE

16.0 Building Sections

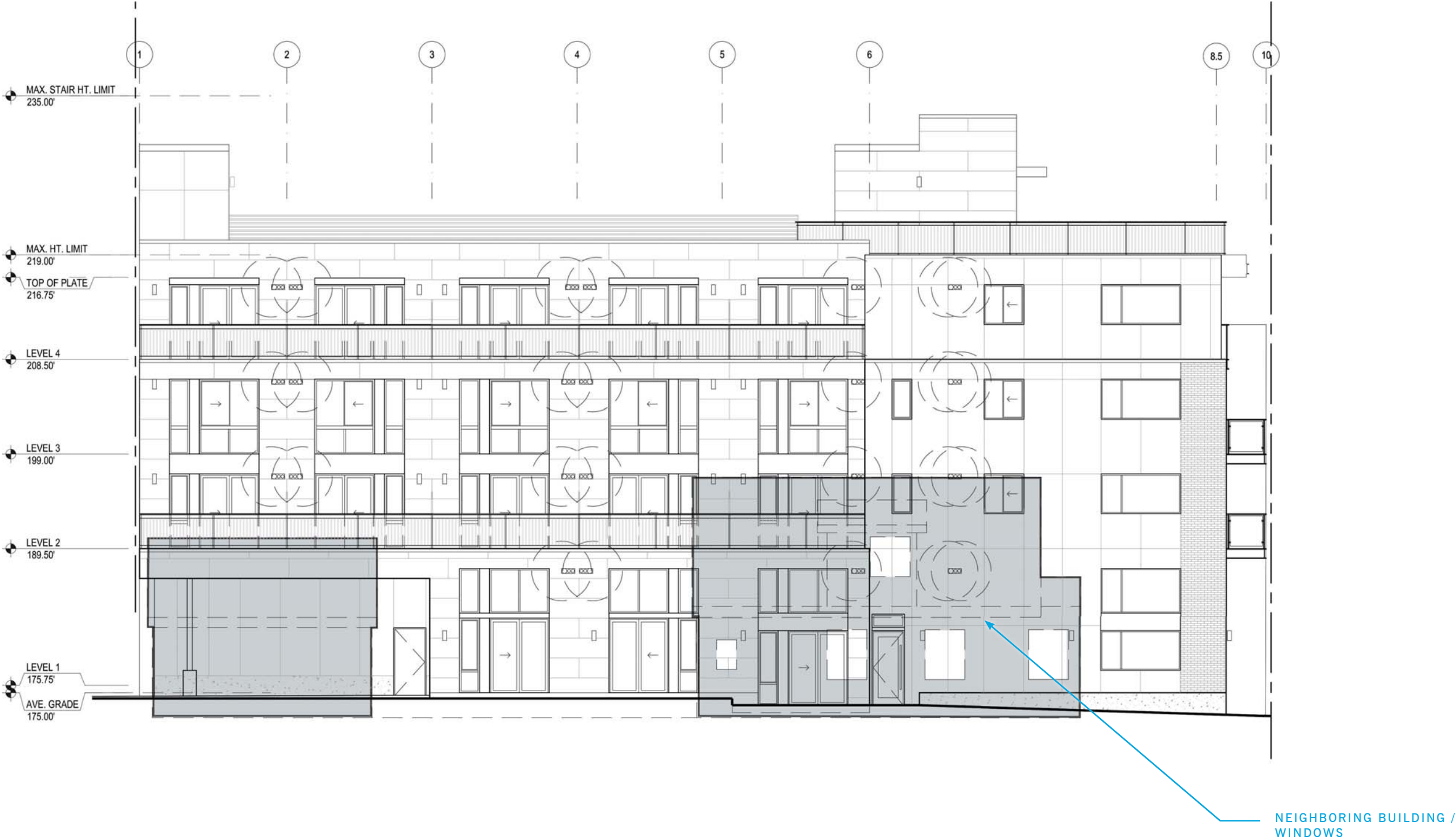


16.0 Building Sections



16.0 Neighbor Relationship

NEIGHBORING ELEVATION



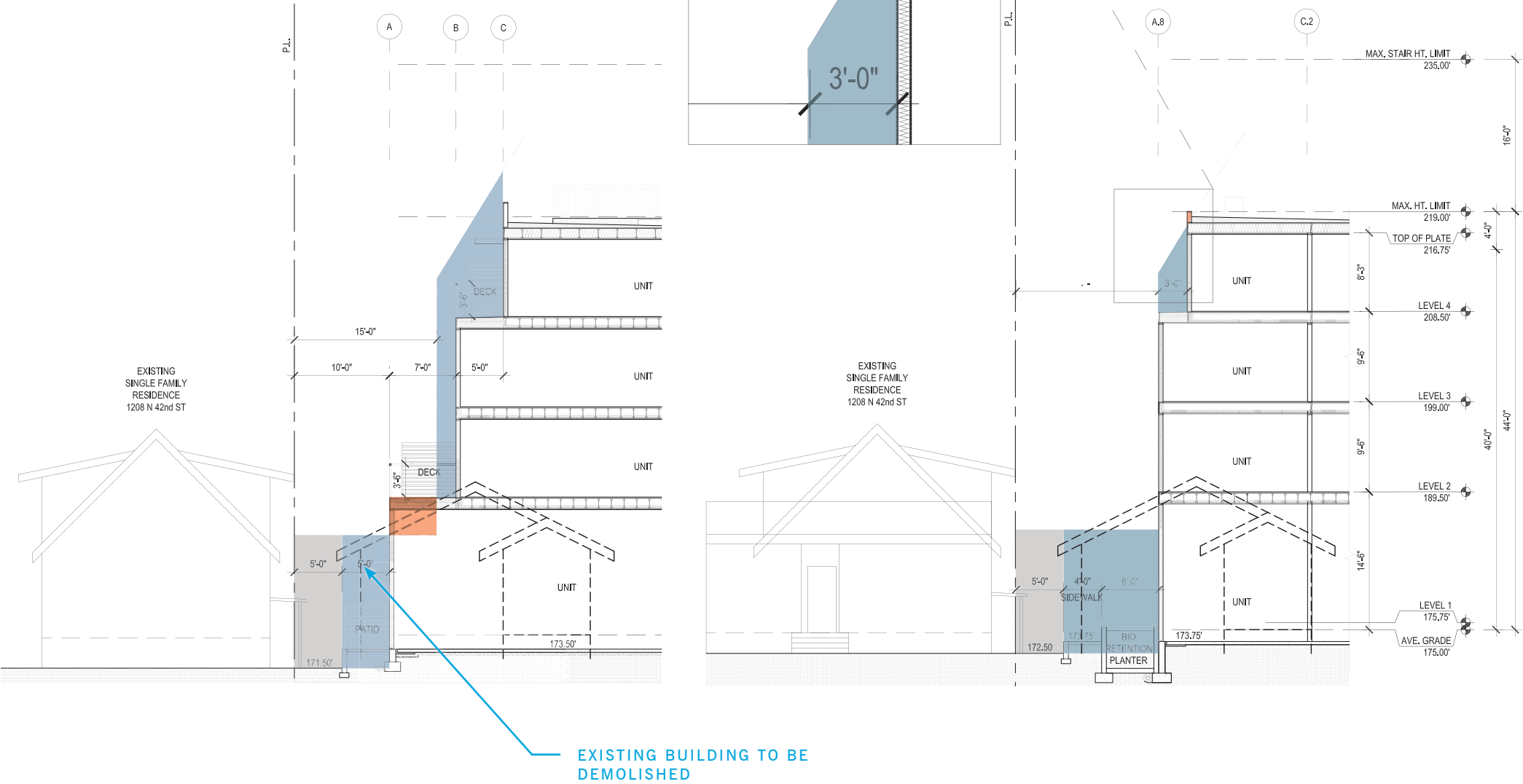
17.0 Departure 1

CODE CITATION:	SMC 23.47.008.B.3
CODE REQUIREMENT:	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: 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
CORRESPONDING DESIGN GUIDELINES:	CS2 (II.B), CS2 (IV.D), DC2 (A.2)
PROPOSED DESIGN DEPARTURE:	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.
RATIONALE:	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. The built area proposed inside of the setback (blue) is approximately 1,596 cubic feet, while the unbuilt area that is allowable without the departure (orange) is approximately 10,175 cubic feet.

SETBACK DIAGRAM

KEY

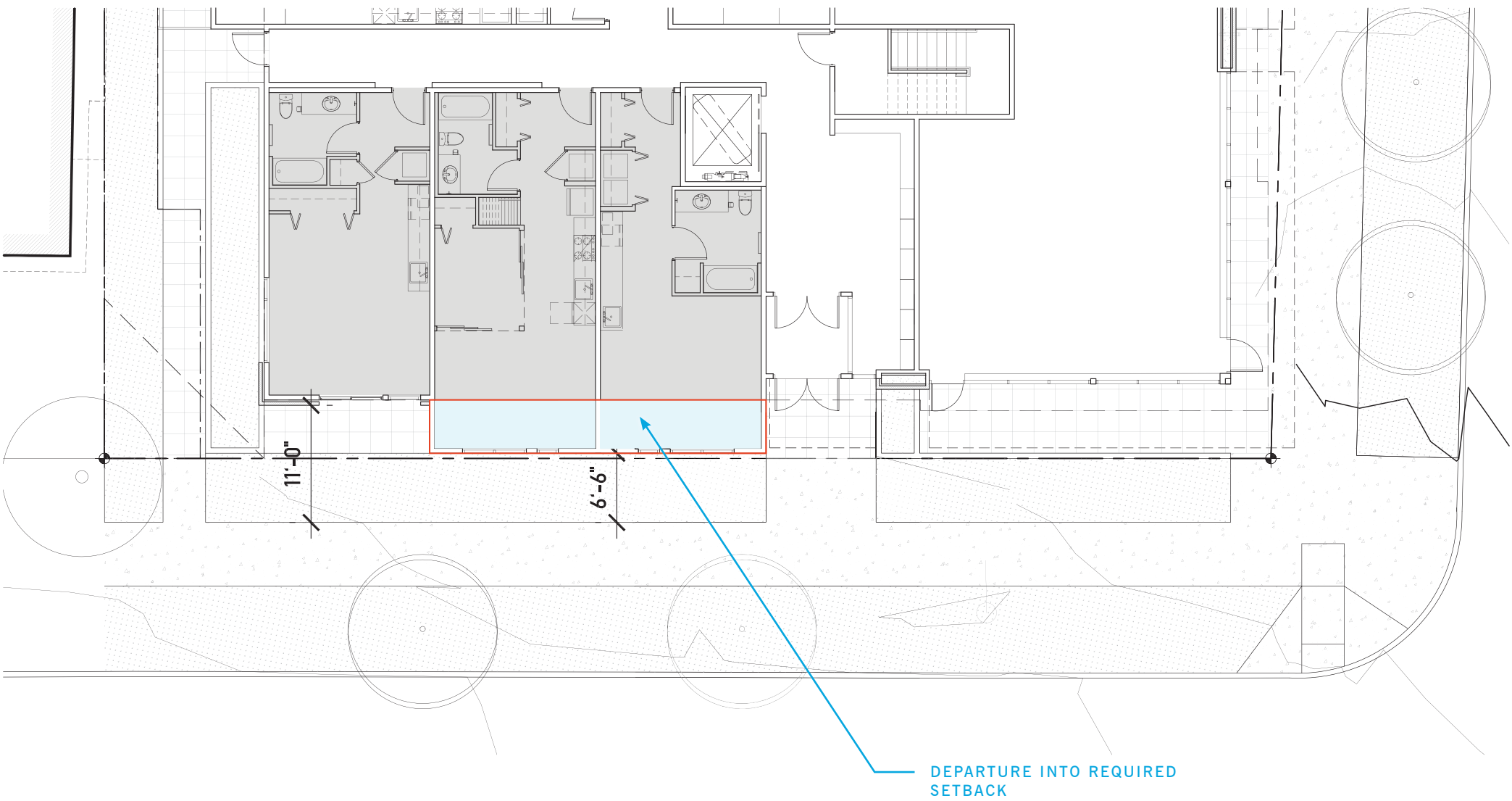
- Setback
- Departure
- Neighbor Access Easement



17.0 Departure 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.
CORRESPONDING DESIGN GUIDELINES:	CS2 (I.VD), DC2 (A2)
RATIONALE:	The departure request is allowing for more building modulation to break up the facade to prevent a flat plane. It ties the design on 42nd Ave with Stone Way creating a more appealing design for the neighborhood. The SW corner of the mass is set back further to help decrease perception of the back.

STREET LEVEL UNITS



18.0 Other Graphics from EDG



CARON

a. 2505 3rd Avenue, Suite 300C
Seattle, WA 98121

p. 206.367.1382

w. caronarchitecture.com