

4035 Stone Way N- Proposed New Residential Construction Project (SDCI #3024349)

SEATTLE DESIGN REVIEW- NORTHEAST BOARD

October 17th, 2016 | Early Design Guidance Meeting 1



PROJECT SUMMARY

The proposed project consists of 50 residential units located on (4) levels above grade. Lobby, amenity, residential and commercial uses are provided on the ground floor. There is one level of below-grade parking, accessed from North 41st St.

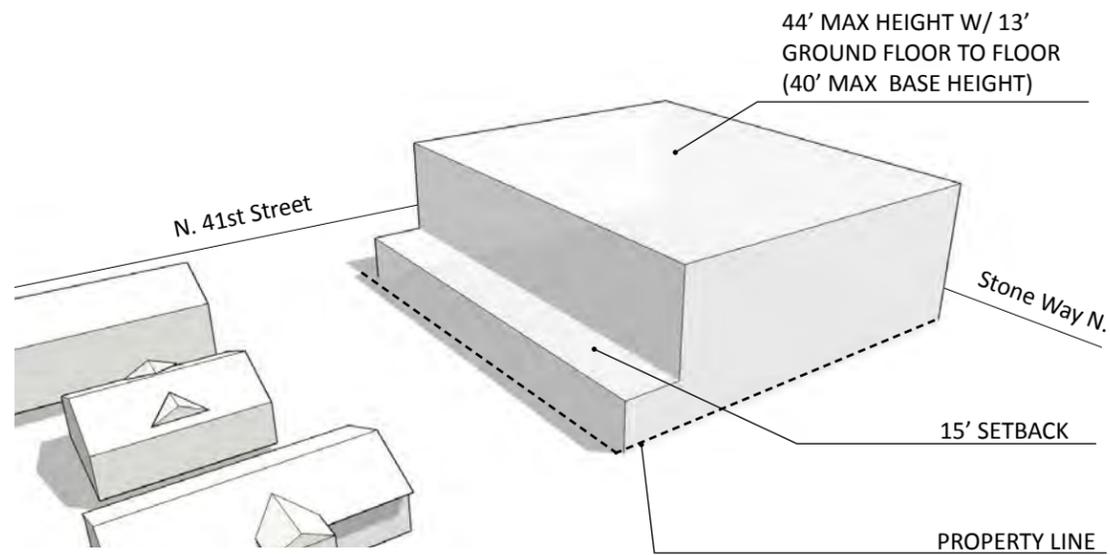
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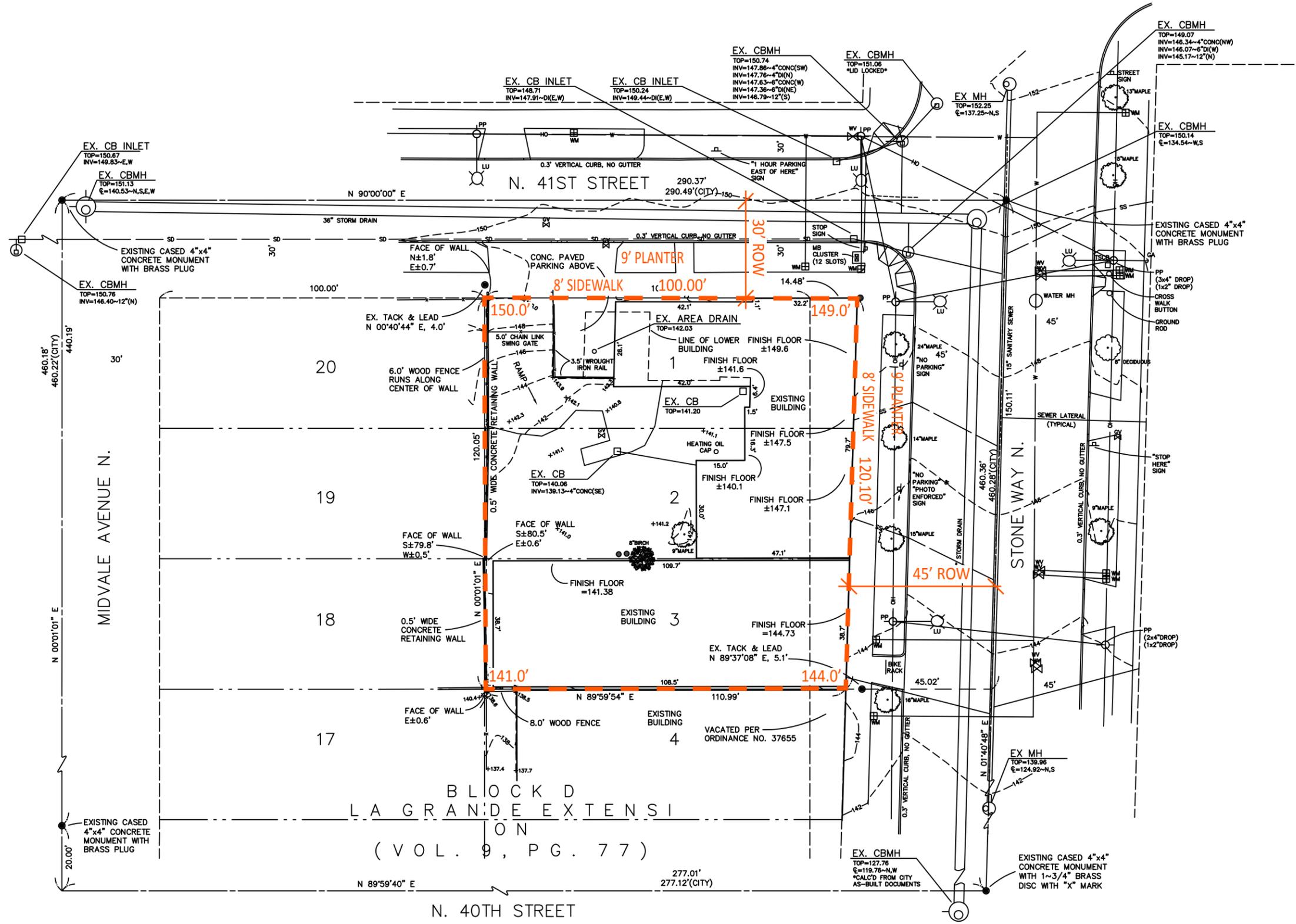
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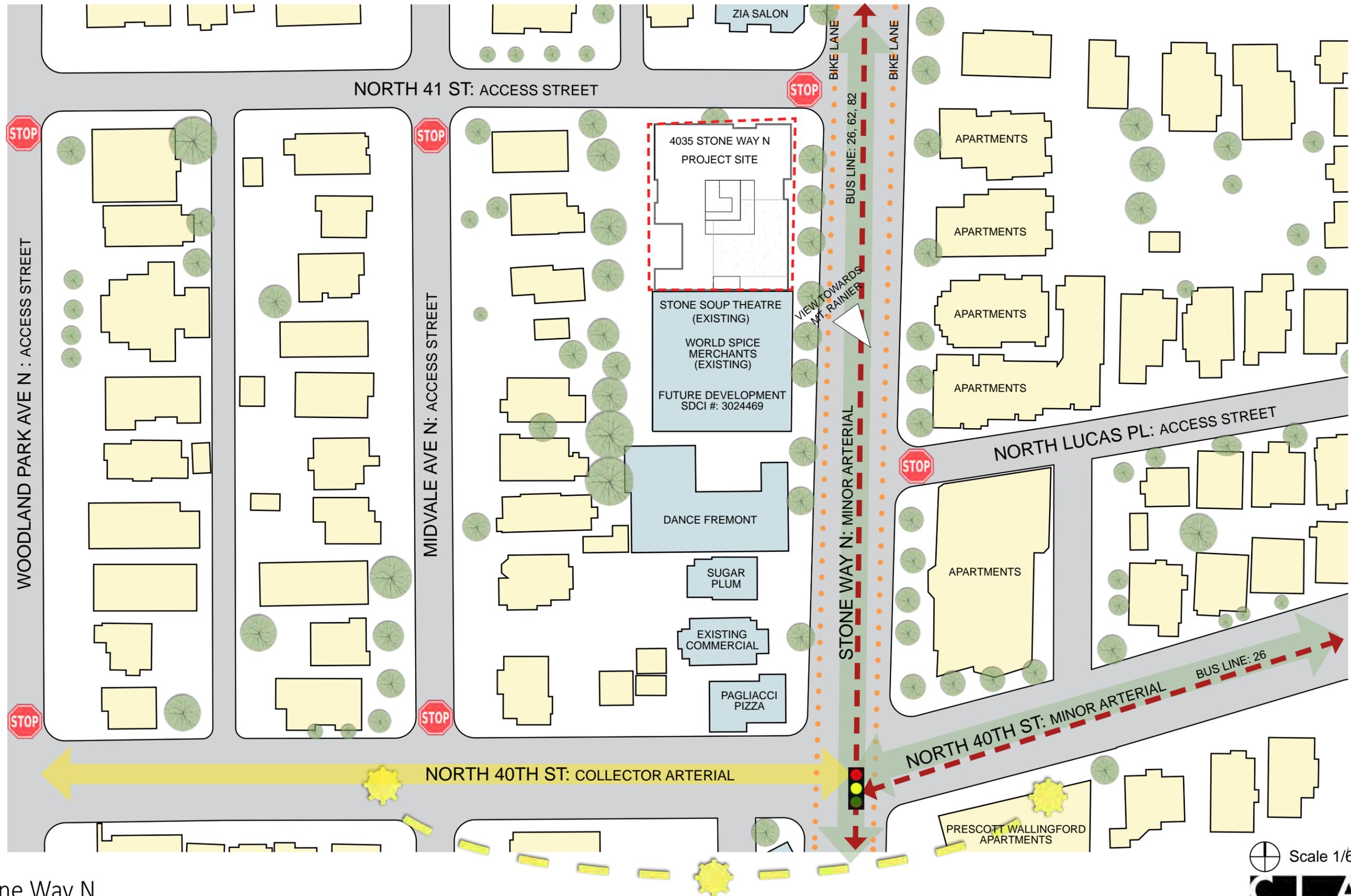
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ZONING ANALYSIS

Lot Size:	13,600 sf
Zoning & Overlays:	NC2P -40 (Neighborhood Commercial) Wallingford Residential Urban Village Overlay Pedestrian Overlay
Street Designations:	Stone Way North - Principal Pedestrian Street
Permitted Uses: (23.47A.005)	Residential, Commercial
Setback Requirements: (23.47A.014)	A 15' setback is required along any rear or side lot line that abuts a lot in a residential zone for structures containing a residential use, above 13' to a maximum of 65'.
Structure Height: (23.47A.012)	Base: 40' The height of a structure may exceed the otherwise applicable limit by up to 4' per 23.47A.012.A.1.a.







NEIGHBORHOOD CONTEXT & PRECEDENTS

The project site is located at the southwest corner of Stone Way N and N 41st Street. Stone Way N has been identified as neighborhood commercial corridor that links the north end of Lake Union to N 45th Street commercial corridor. The street is designated NC2P-40. Most of the new construction on the commercial corridor consists of 4 story mixed use developments with modulated roof lines and lively pedestrian edges. Directly to the west of the site is a SF 5000 zone, which is defined by bungalows and craftsman houses with street trees.



1 4201 STONE WAY NORTH
The project located at 4201 Stone Way N is currently in the design review process. The design provides corner treatment of glazing and canopies to define the ground floor plane, per the design guidelines.



2 3801 STONE WAY NORTH
The project located at 3801 Stone Way N demonstrates roof and parapet modulation, as well as a top, middle and base, per the design guidelines.



3 3636 STONE WAY NORTH
The project located at 3636 Stone Way N demonstrates roof and parapet modulation, building modulation to define entries, per the design guidelines.



4 3920 STONE WAY NORTH
The project located at 3920 Stone Way N demonstrates building modulation and eave extensions to break up the building facade, per the design guidelines.



5 4301 STONE WAY NORTH
The project located at 4301 Stone Way N demonstrates roof and parapet modulation, as well as a top, middle and base, per the design guidelines.



6 4111 STONE WAY NORTH
The project located at 4111 Stone Way N demonstrates corner treatment of glazing and massing articulation to define the entry, per the design guidelines.





(A) 41st Looking North



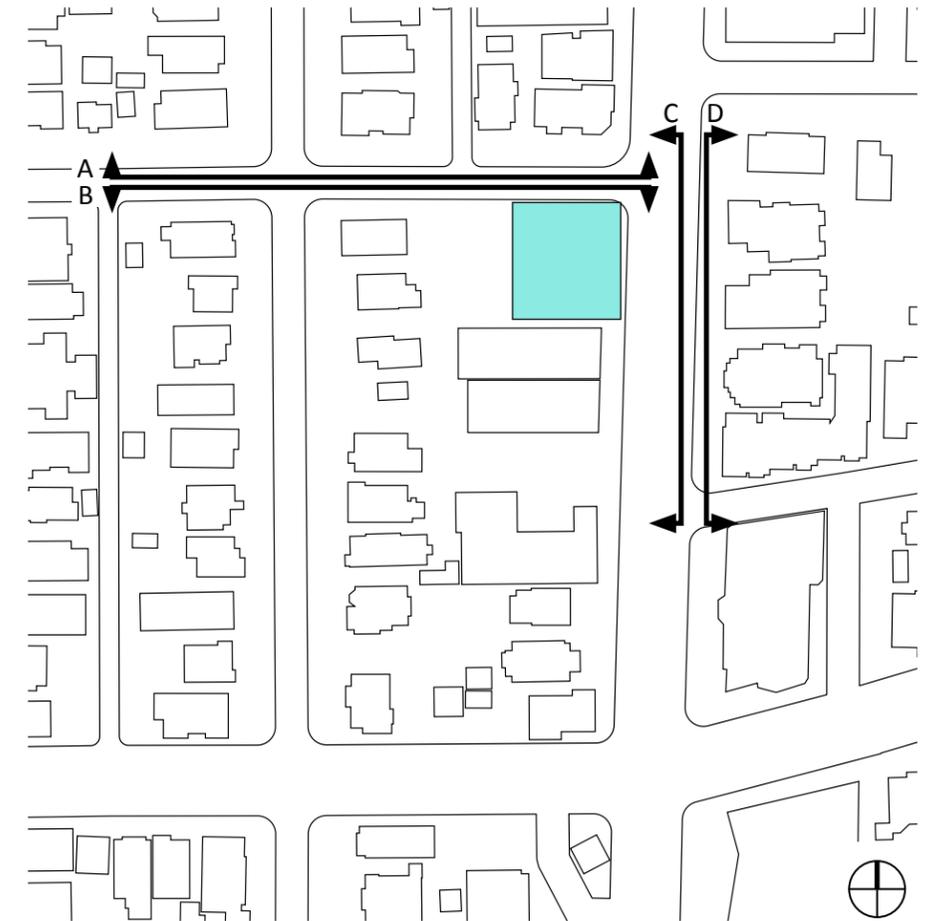
(B) 41st Looking South

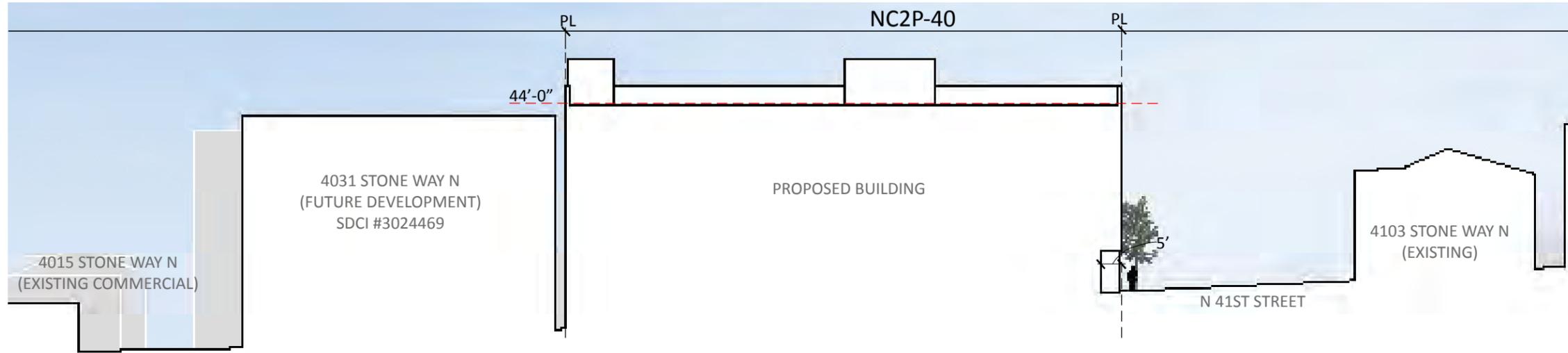
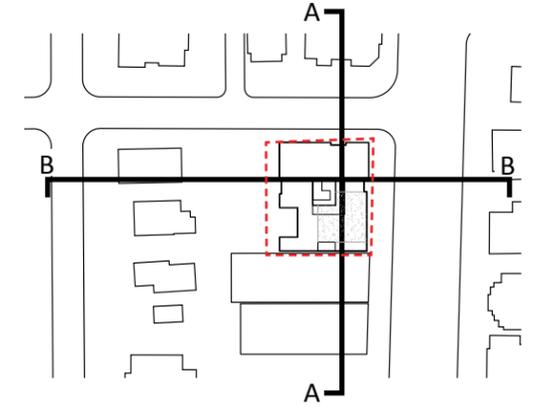


(C) Stone Way Looking West

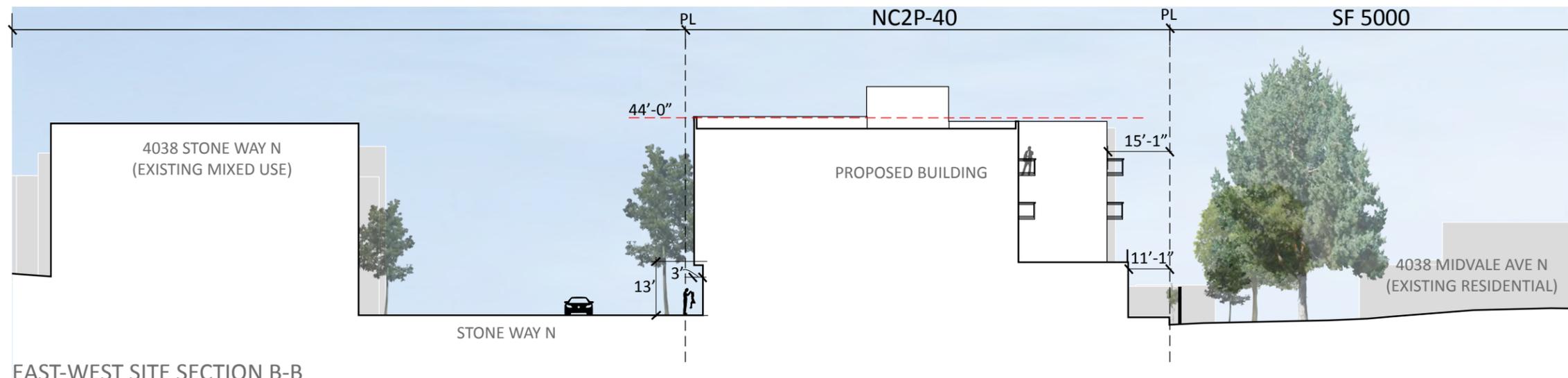


(D) Stone Way Looking East





NORTH-SOUTH SITE SECTION A-A



EAST-WEST SITE SECTION B-B



(A) 4038 STONE WAY N



(B) 4038 MIDVALE AVE N



(C) 4031 STONE WAY N



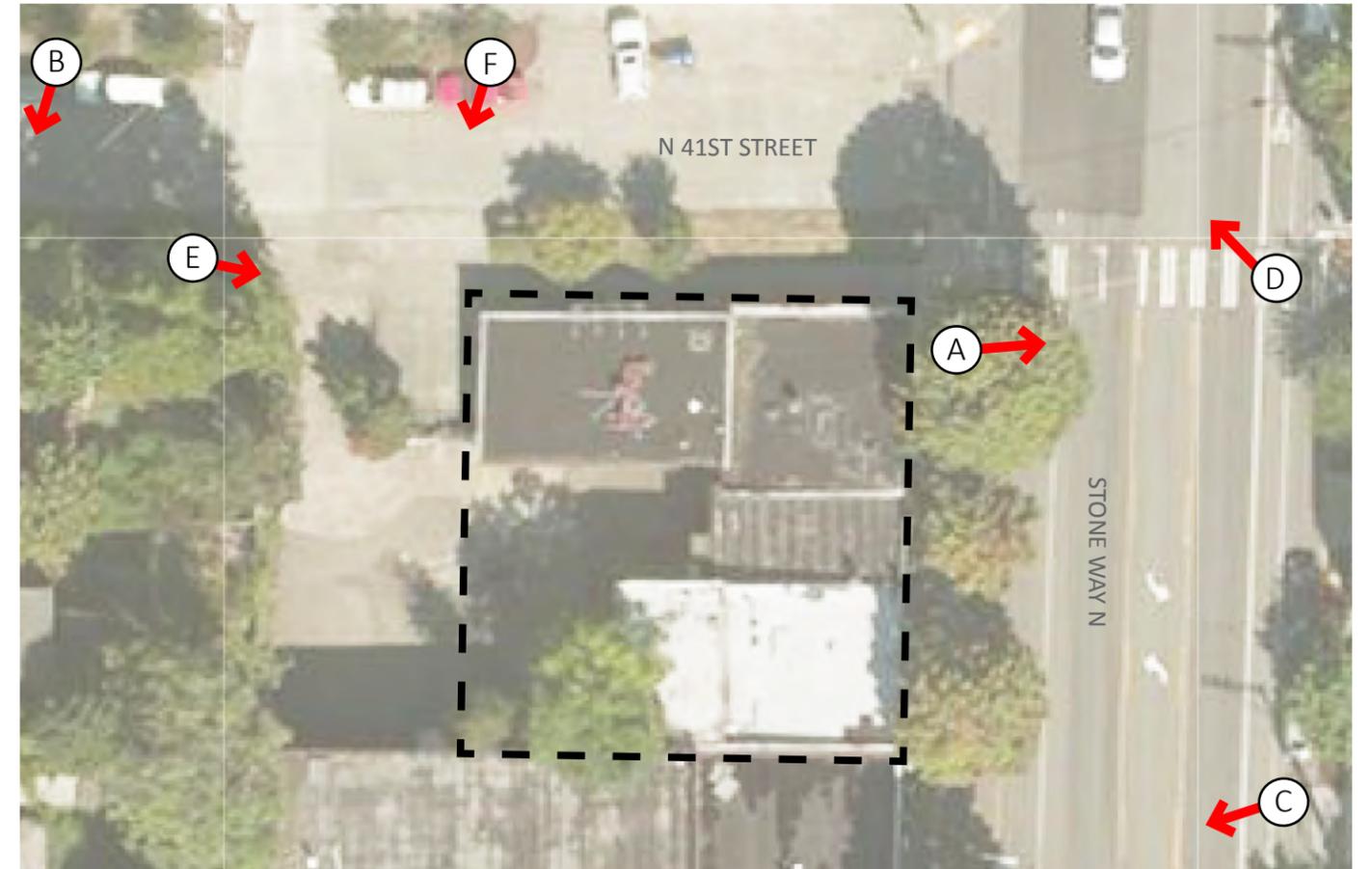
(D) 4103 STONE WAY N



(E) NW CORNER OF SITE, LOOKING EAST



(F) NW CORNER OF SITE, LOOKING SW



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FAR (23.47A.013): 3.25 (x 13,600 SF Lot)
44,200 SF Allowable Area

Proposed FAR:

Commercial (Retail):	1,550 SF	42,755 SF
Residential Uses	40,805 SF	
Mechanical/Services:	400 SF	
Additional Square Footage:		
Parking/Mechanical:	12,800	
Total	55,555 SF	

Required Landscaping: (23.47A.016) Green factor score of .30 or greater

Amenity Space (23.47A.024)

5% residential gross floor area dedicated for Residential Amenity Area

Required:	40,805sf x .05 =	<u>2,040.20 sf</u>
Provided:	L1 - Lobby:	2,100 sf
	L1 - Courtyard:	550 sf
	L2 - Courtyard:	500 sf
	Roof - Deck:	749 sf
	Total:	3,899 sf

Parking Requirements (23.54.015 Table A & Table B)

Required: No parking is required in urban villages within the frequent transit service.
Provided: 34 stalls

*Table A.II.J for 23.54.015) For all non-residential uses in urban villages that are located within 1,320 feet of a street with frequent transit service, no parking is required.

**Table B.II.M for 23.54.015) For all residential uses in urban villages that are located within 1,320 feet of a street with frequent transit service, no parking is required.

Parking Location and Access (23.47A.032)

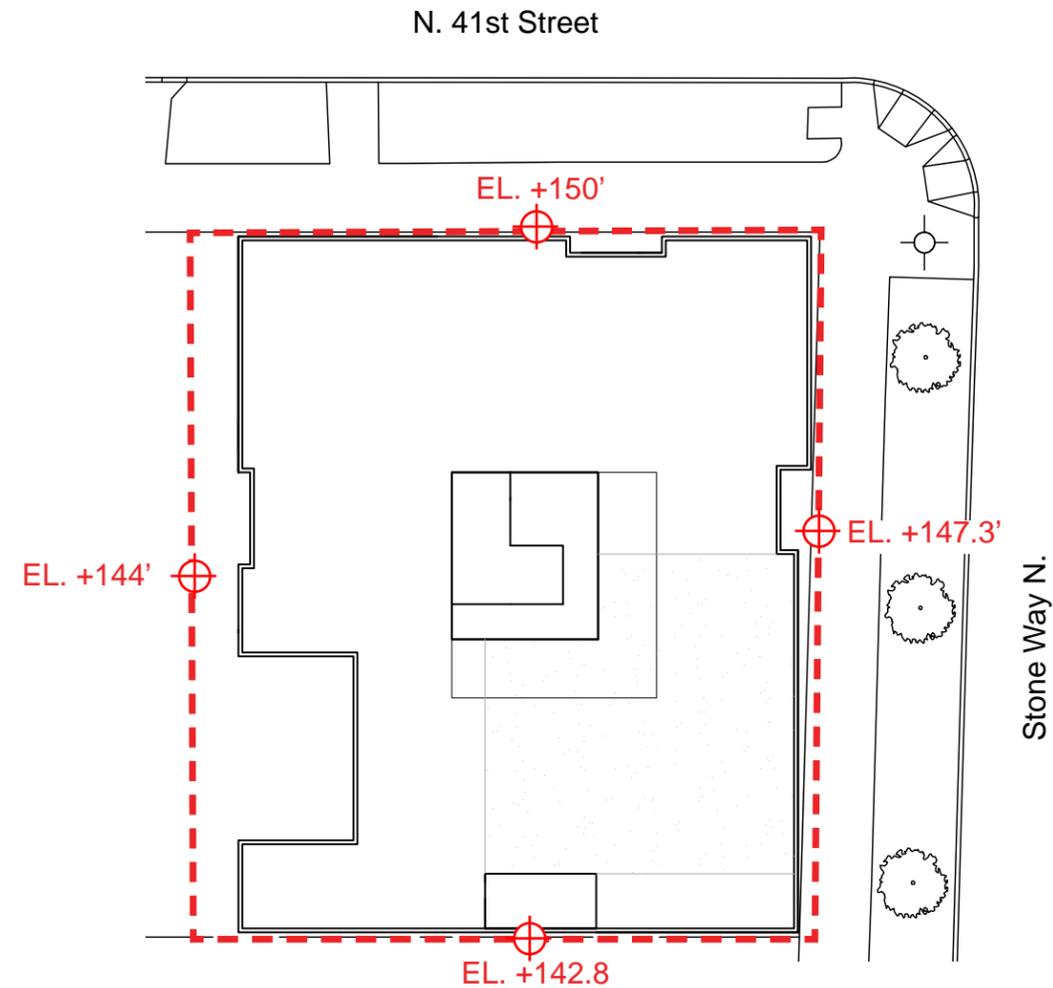
If access is not provided from an alley and the lot abuts only one street, access is permitted from the street, and limited to one two-way curb cut.

Provided: Single curb-cut parking access from Stone Way North

Solid Waste Calculation (23.54.040)

Minimum area for shared storage space for solid waste containers for 26-50 dwelling units: 375 sf. Minimum area for 5,001-15,000 sf of non-residential development: 125 sf. Mixed-use developments shall meet 50 percent of the requirement for non-residential use.

Required Residential (46 units):	375 sf
Required Non-Residential:	<u>125 sf x .50 = 62.5 sf</u>
Required Total:	437.5 sf



$$\frac{(114.5 \times 150) + (120.1 \times 147.3) + (111 \times 142.8) + (120 \times 144)}{465.6} = 146.1' \text{ Average Grade Level}$$

Structure Height Measurement (Director's Rule 4-2012)

Formula 2: Enclosing Rectangle - The average grade level is calculated by first drawing the smallest rectangle that encloses the entire structure, including all occupied area. The average grade level is calculated as the average of the elevation of existing lot grades at the midpoints, measured horizontally, of each side of this rectangle.

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Option A (Code Compliant)

Pros

- Continuous massing along Stone Way enhances perspective down the street and provides a strong urban edge.

Cons

- Continuous facades on Stone Way and North 41st eliminate the modulation that is characteristic of the neighborhood building fabric.
- Lack of modulation along North 41st does not provide adequate transition between the residential and commercial zones along the street front.
- Lack of modulation at west facade does not break massing down for transition to single family homes.
- Relies solely on material transitions to articulate the base, middle and top.
- Abrupt faces along rights of way do not promote pedestrian scale and eliminate potential for landscaped building entries.
- Lack of modulation prevents definition the building corner and the corner site as a whole.
- Main building entry not located at corner reduces prominence.
- Split commercial space reduces flexibility for potential retailers.



Option B

Pros

- Eroded facade along Stone Way articulates the facade and creates a variety of scales at the street front.
- Protruding ground floor articulates the base and middle geometries.
- Recessed residential levels along Stone Way allows for balcony opportunities to activate the east facade.
- Recessed ground floor along North 41st allows for landscaped transitions between the right of way and building.

Cons

- Continuous face along North 41st eliminates modulation that is characteristic of the neighborhood building fabric.
- Minimal modulation at west facade does not break massing down for transition to single family homes.
- Abrupt faces along rights of way do not promote pedestrian scale and eliminate potential for landscaped building entries.
- Lack of modulation on North 41st prevents definition the building corner and the corner site as a whole.
- Main building entry not located at corner reduces prominence.



Option C (Preferred Scheme)

Pros

- Modulation along Stone Way N articulates the facade and creates a variety of scales at the street front.
- Modulation along North 41st provides for a scaled transition between the residential and commercial zones along the street front.
- Building modulation and tiered outdoor areas provide setbacks and transitions on the west facade facing the residential zone.
- Recessed ground floor along both streets provides a pedestrian scale to enhance the street front experience with landscaping, weather protection and lighting.
- Defined corner massing lends prominence to the site and provides a focal point for the intersection.
- Corner lobby provides a main building entry to activate the block corner and give presence to the mass above.
- Recesses on both facades provide balcony opportunities to activate the facades
- Consolidated commercial space provides an opportunity for large anchor tenant or division into smaller tenants.

MASSING OPTION A

Code Compliant - No Departures

Pros

- Continuous massing along Stone Way enhances perspective down the street and provides a strong urban edge.

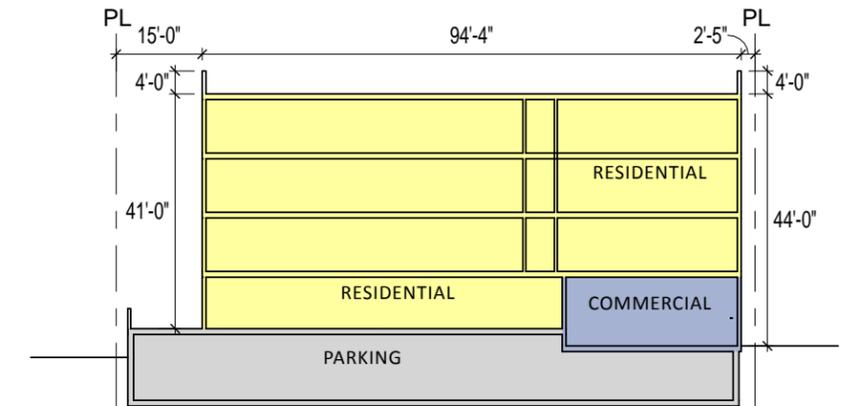
Cons

- Continuous facades on Stone Way and North 41st eliminate the modulation that is characteristic of the neighborhood building fabric.
- Lack of modulation along North 41st does not provide adequate transition between the residential and commercial zones along the street front.
- Lack of modulation at west facade does not break massing down for transition to single family homes.
- Relies solely on material transitions to articulate the base, middle and top.
- Abrupt faces along rights of way do not promote pedestrian scale and eliminate potential for landscaped building entries.
- Lack of modulation prevents definition the building corner and the corner site as a whole.
- Main building entry not located at corner reduces prominence.
- Split commercial space reduces flexibility for potential retailers.

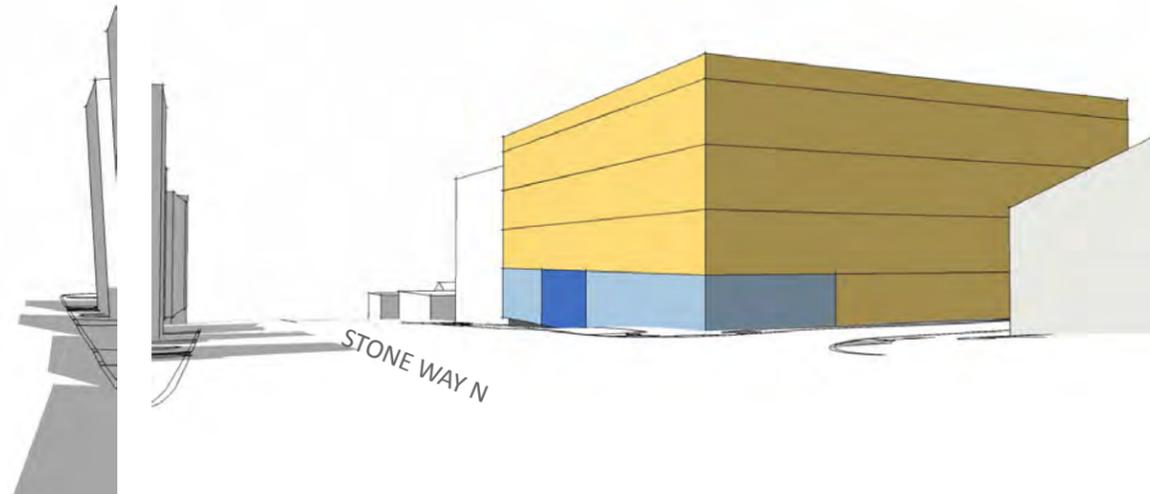
- Lobby ■
- Commercial ■
- Residential ■
- Live/Work ■



AERIAL VIEW LOOKING SOUTHWEST



PERSPECTIVE LOOKING NORTHWEST



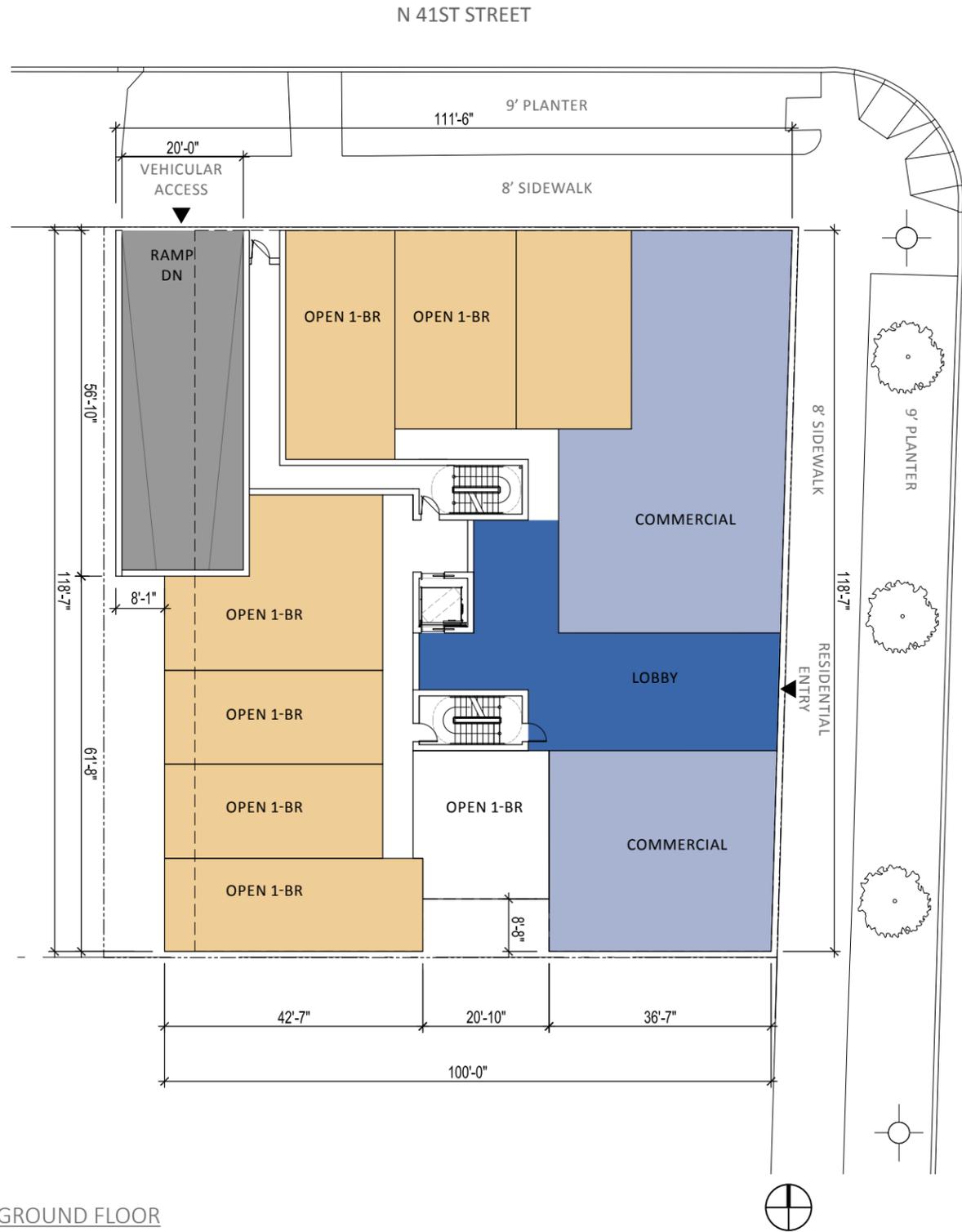
PERSPECTIVE LOOKING SOUTHWEST



PERSPECTIVE LOOKING NORTHEAST

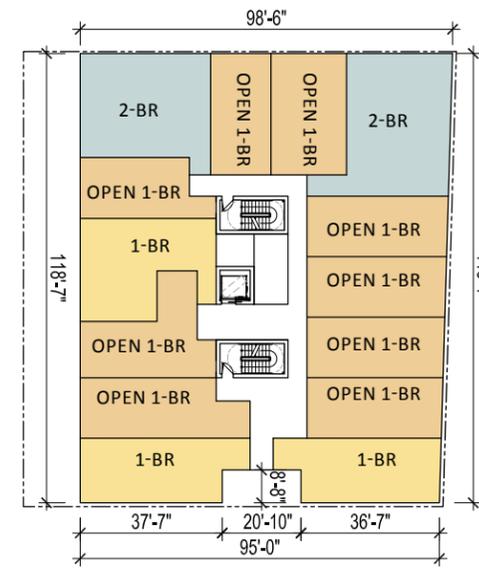
MASSING OPTION A

Code Compliant - No Departures

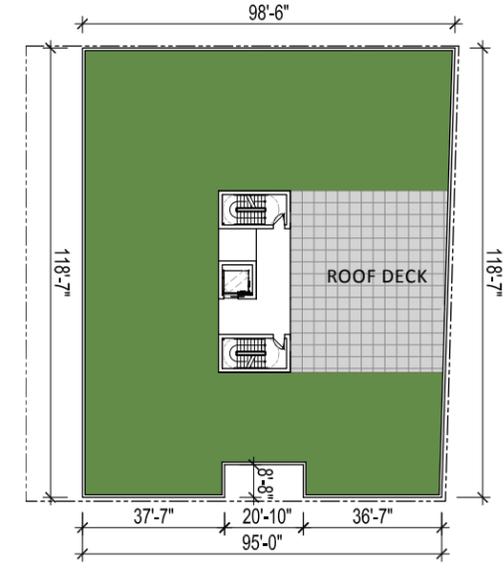


GROUND FLOOR

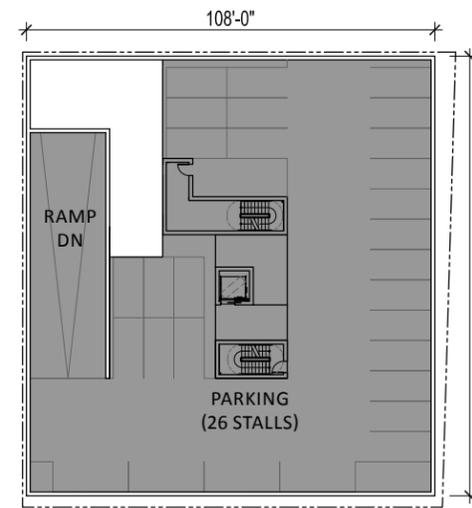
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LEVEL 2-LEVEL 4



ROOF PLAN



PARKING

17 October 2016

MASSING OPTION B

Pros

- Eroded facade along Stone Way articulates the facade and creates a variety of scales at the street front.
- Protruding ground floor articulates the base and middle geometries.
- Recessed residential levels along Stone Way allows for balcony opportunities to activate the east facade.
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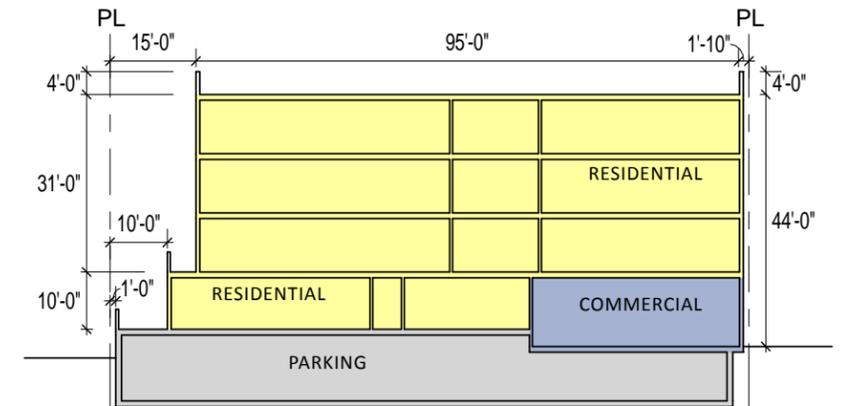
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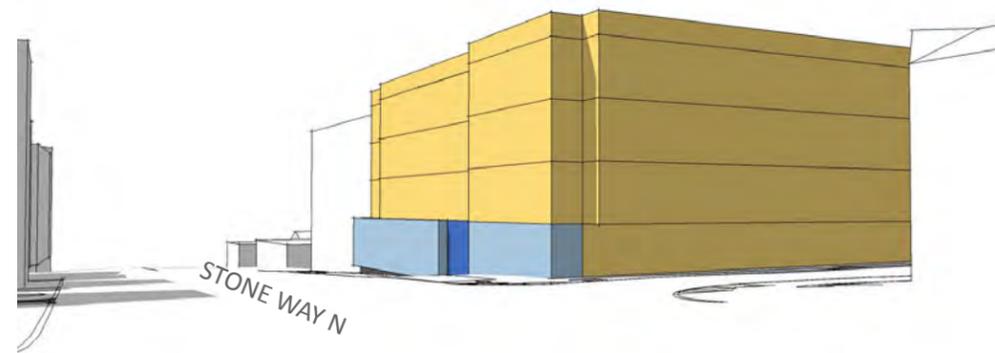
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AERIAL VIEW LOOKING SOUTHWEST



PERSPECTIVE LOOKING NORTHWEST



PERSPECTIVE LOOKING SOUTHWEST

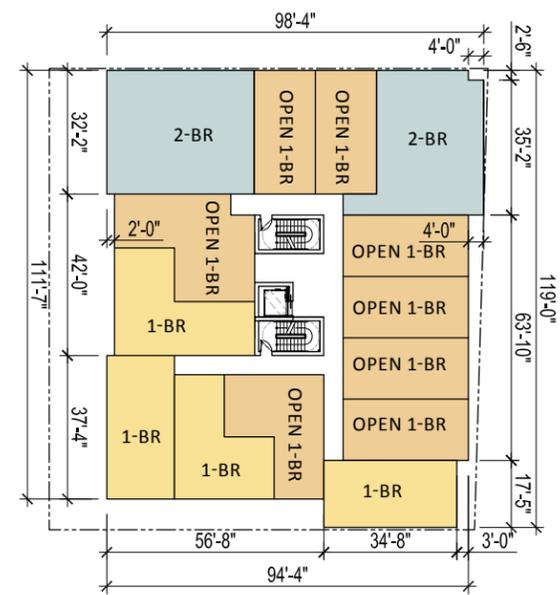


PERSPECTIVE LOOKING NORTHEAST

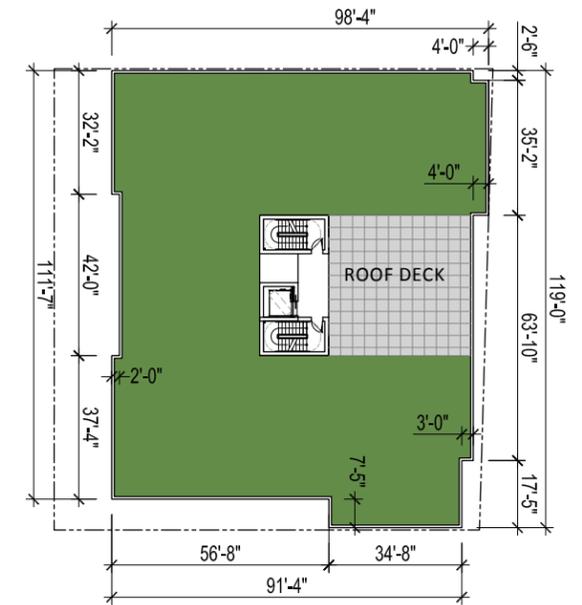


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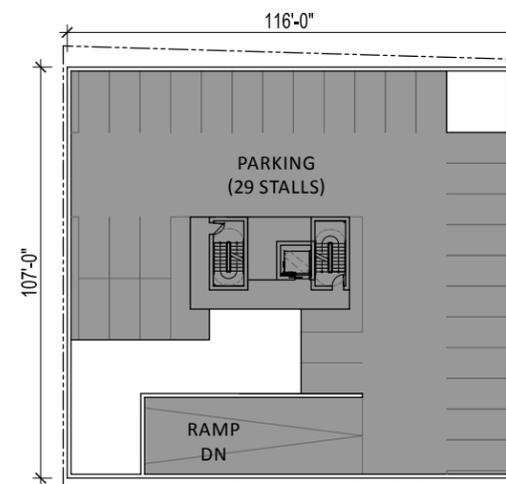
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LEVEL 2- LEVEL 4



ROOF PLAN



PARKING

17 October 2016

MASSING OPTION C (PREFERRED SCHEME)

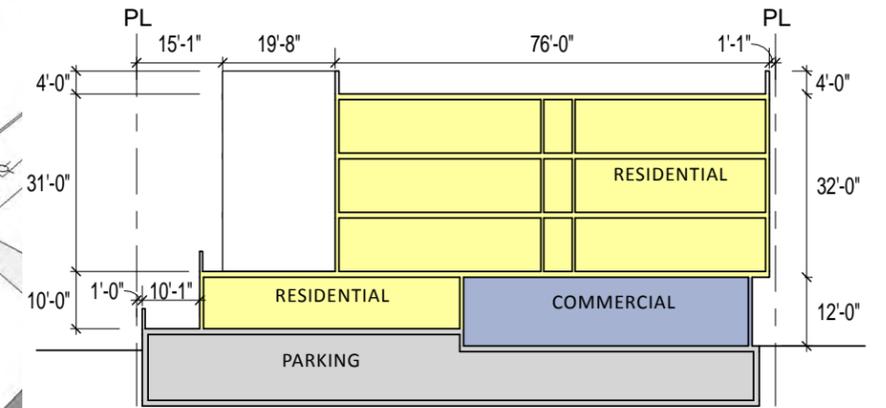
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- Defined corner massing lends prominence to the site and provides a focal point for the intersection.
- Corner lobby provides a main building entry to activate the block corner and give presence to the mass above.
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- Consolidated commercial space provides an opportunity for large anchor tenant or division into smaller tenants.

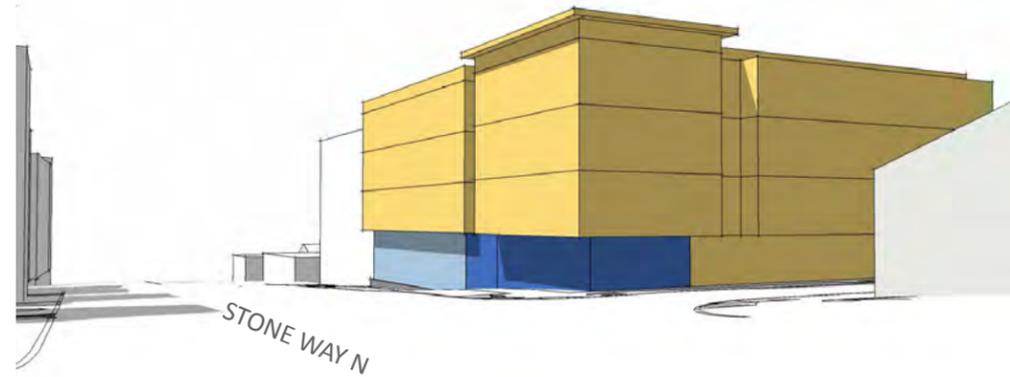
Lobby ■
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 Residential ■
 Live/Work ■



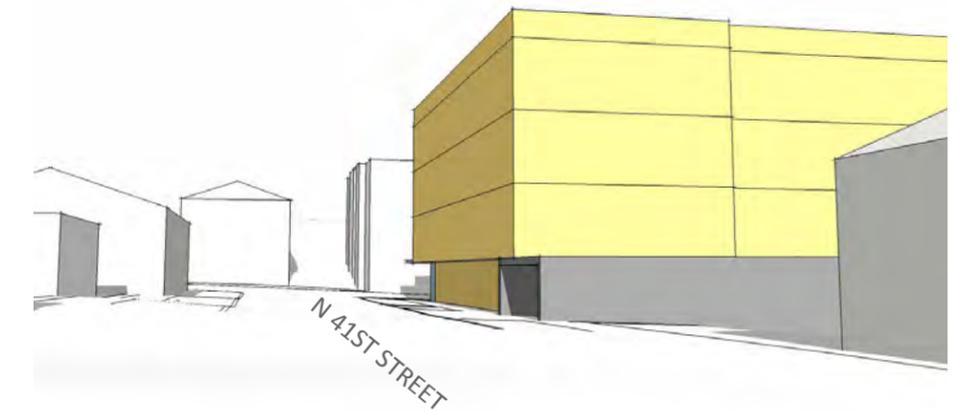
AERIAL VIEW LOOKING SOUTHWEST



PERSPECTIVE LOOKING NORTHWEST

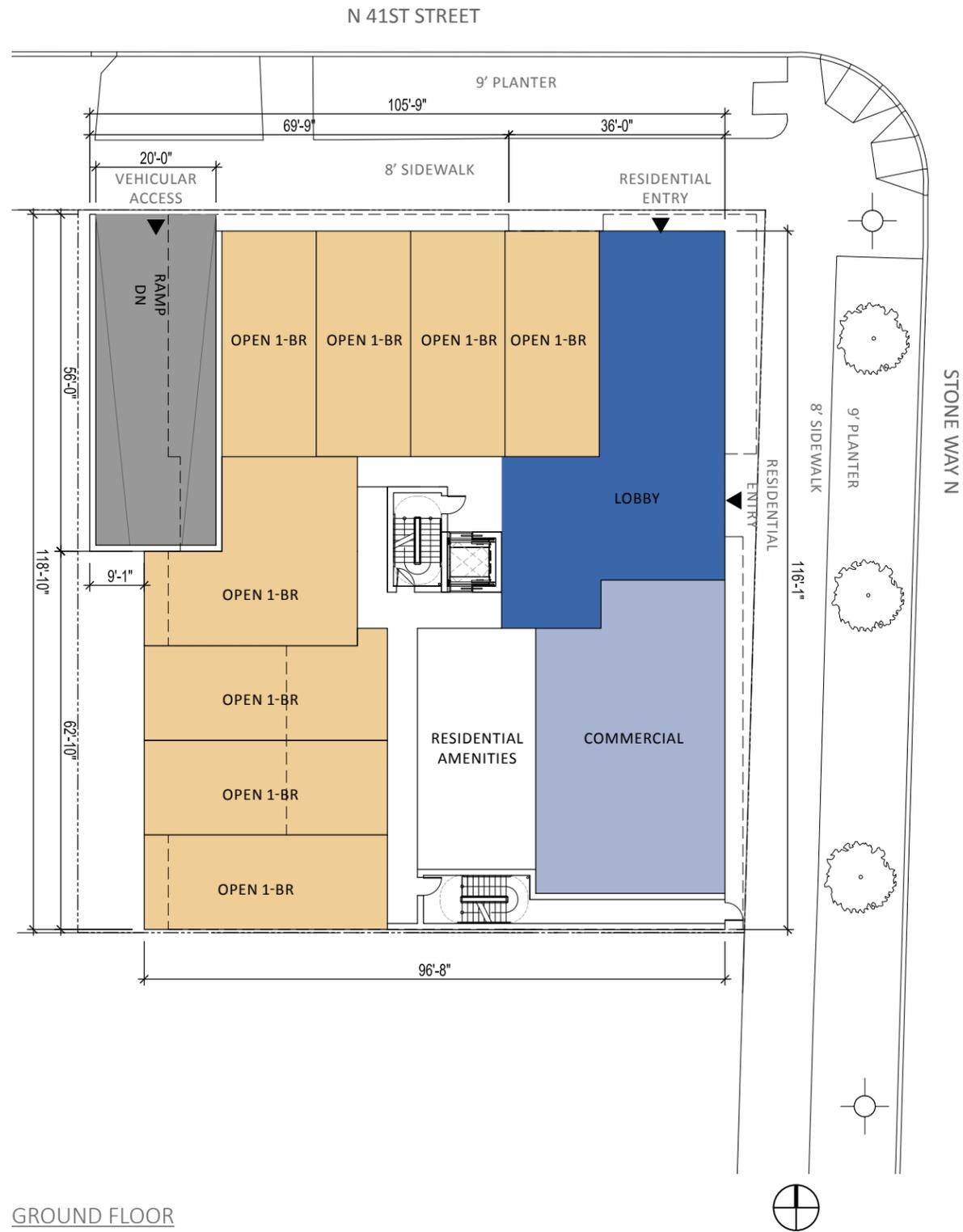


PERSPECTIVE LOOKING SOUTHWEST



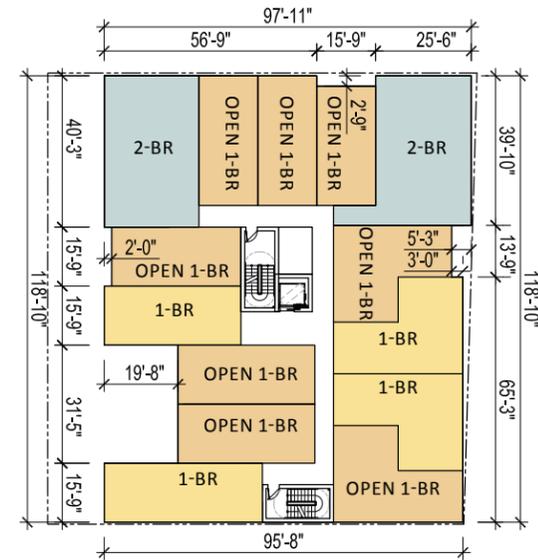
PERSPECTIVE LOOKING NORTHEAST

MASSING OPTION C (PREFERRED SCHEME)

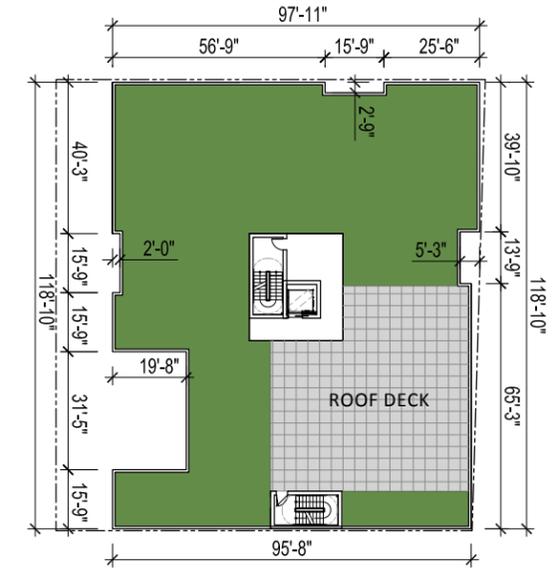


GROUND FLOOR

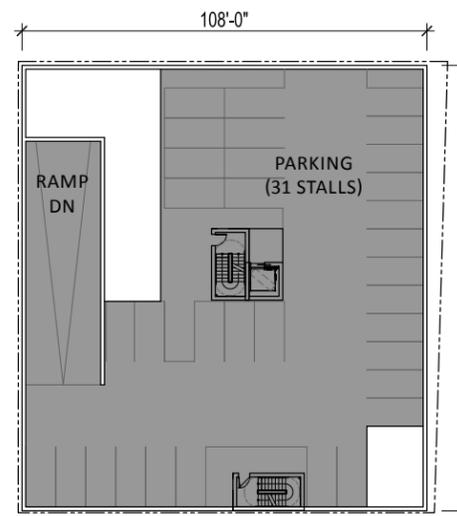
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LEVEL 2 - LEVEL 4



ROOF PLAN



PARKING

17 October 2016

CONTEXT AND SITE

CS2.I.ii Responding to Site Characteristics

The site is located at the corner of Stone Way N and N 41st Street. The preferred scheme has located a series of outdoor patios and terraces along the west facade to take advantage of sun exposure.

CS2.B.2 Connection to the Street

CS2.II.i Streetscape Compatibility

The Neighborhood board has supported ground floor setbacks along Stone Way N to preserve the existing street trees. The preferred scheme provides a 5' ground floor setback to provide streetscape compatibility with neighboring property.

CS2.C.1 Corner Site

CS2.III.i, iv Corner Lots

CS3.I.iii,iv,v Base, Middle, Top

The site is located at the corner of Stone Way N and N 41st Street. The preferred scheme provides a ground floor recess, which will accommodate pedestrian activities. The upper floor building mass defines the street edge, while the parapets are extended to give visual interest.

CS2.D.4 Height, Bulk and Scale - Massing Choices

There are SF 5000 lots located to the west of the site. The proposed scheme has a series of landscape plazas that transition to the upper floors. In addition, a modulated courtyard is located in the middle of the west elevation to reduce the perceived mass from the neighboring lots.

PUBLIC LIFE

PL2.I Pedestrian Open Spaces and Entrances

PL2.B Safety and Security

- 1 Eyes on the Street
- 2 Lighting for Safety
- 3 Street-Level Transparency

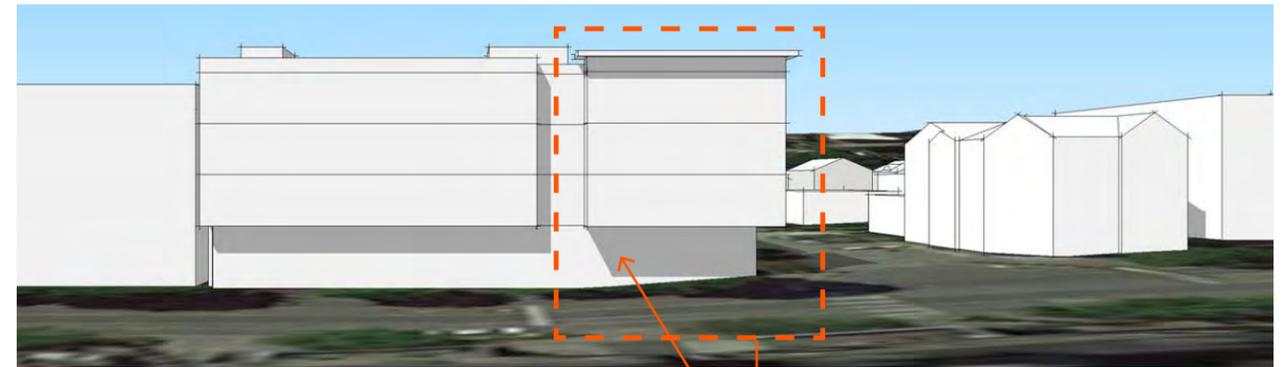
The proposed development will incorporate ground floor storefront along Stone Way N at the commercial and residential entries. The preferred scheme has recessed the ground floor to provide weather protection and down lighting at the sidewalk level.

PL3.A.C Common Entries to Multi-Story Residential Buildings

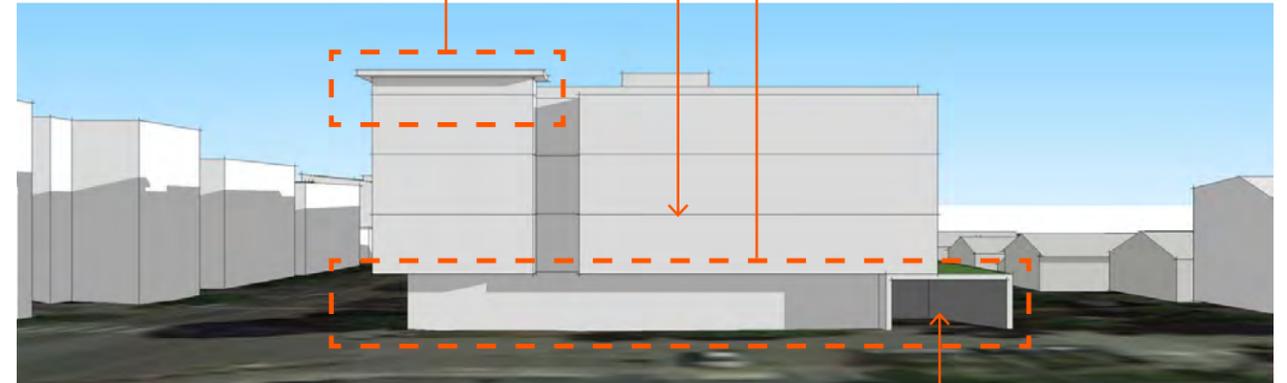
The preferred scheme locates the residential entry at the residential lobby. Building modulates to signify the residential entry and the modulation provides a recess at the primary building entrance.

PL3.II Human Activity

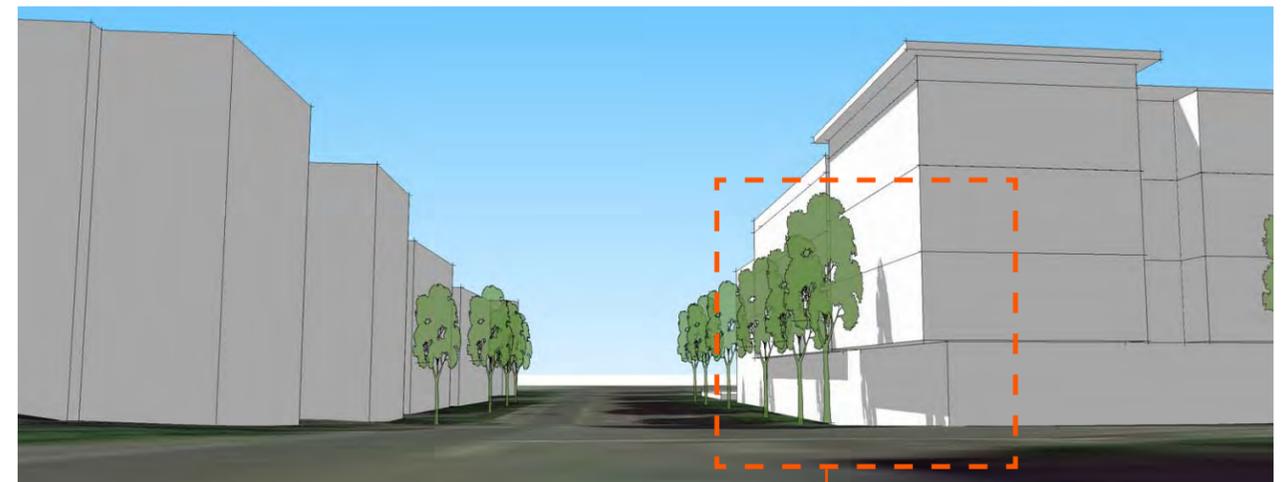
The preferred scheme provides a ground floor recess, which will accommodate pedestrian activities. Patios along the west elevation and balconies will be incorporated at the building facades to encourage human activity and outdoor use.



- PL3.A.C
 - CS2.C.1, CS2.III.i, iv
 - CS3.I.iii
 - CS3.I.iv
 - CS3.I.v
- Entries to Residential Buildings
 - Corner Site
 - Base
 - Middle
 - Top



- DC1.I.i
- Parking and Vehicle Access



- CS2.B.2
- CS2.II.i
- Connection to the Street
- Streetscape Compatibility

RELEVANT DESIGN GUIDELINES

(Wallingford Design Guidelines & Seattle Design Guidelines)

DESIGN CONCEPT

DC1.B.1 Access Location and Design

The parking garage entry has been located on N 41st Street to reduce the pedestrian conflict along Stone Way N, per direction from SDOT.

DC1.C.1 Below-Grade Parking

DC1.I.i Parking and Vehicle Access

Parking is not required when located in the Urban Village with frequent transit service within 1/4 mile, but the preferred scheme provides a full level of below grade parking.

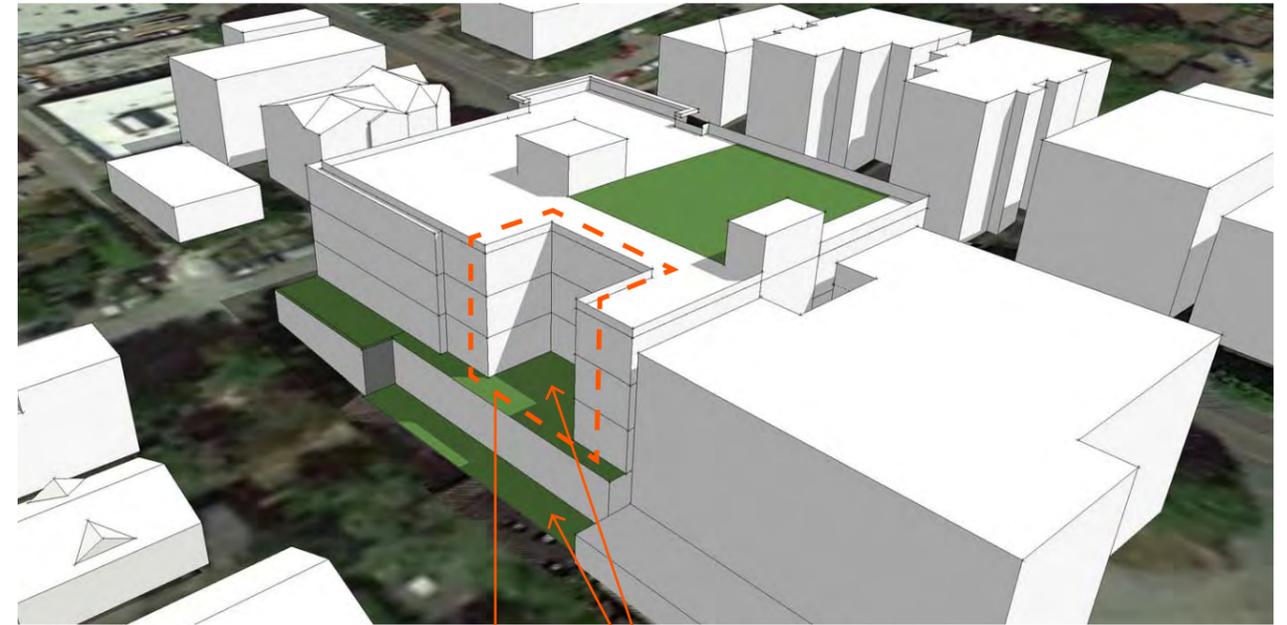
DC2.B.1 Architectural and Facade Composition - Facade Composition

All of the elevations to be designed with a high level of window and material articulation. The preferred scheme provides a ground floor recess, which will accommodate pedestrian activities. The upper floor building mass defines the street edge, while the parapets are extended to give visual interest.

DC2.D.1 Human Scale

DC2.II Human Scale

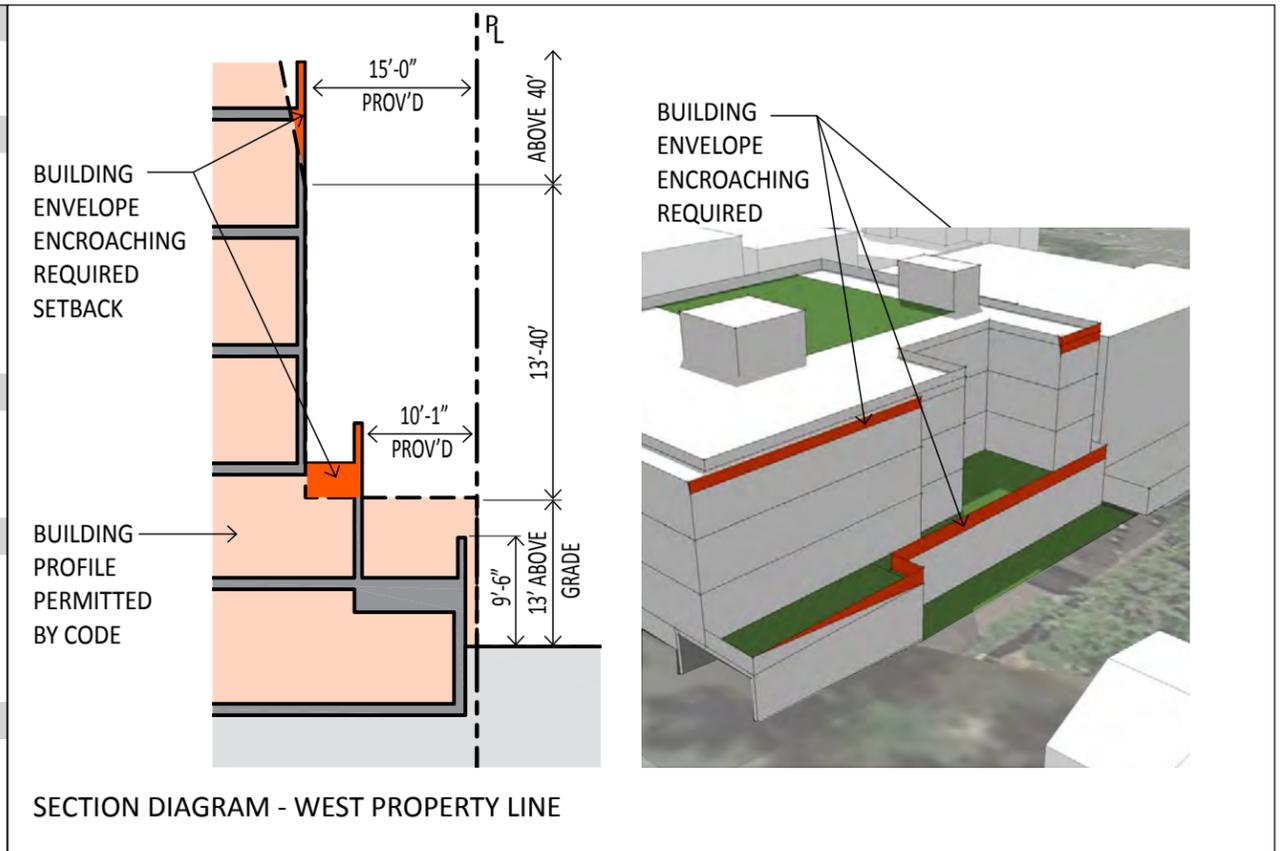
The commercial/retail and residential spaces are recessed to provide planters adjacent to the sidewalk, which will define the building entries.



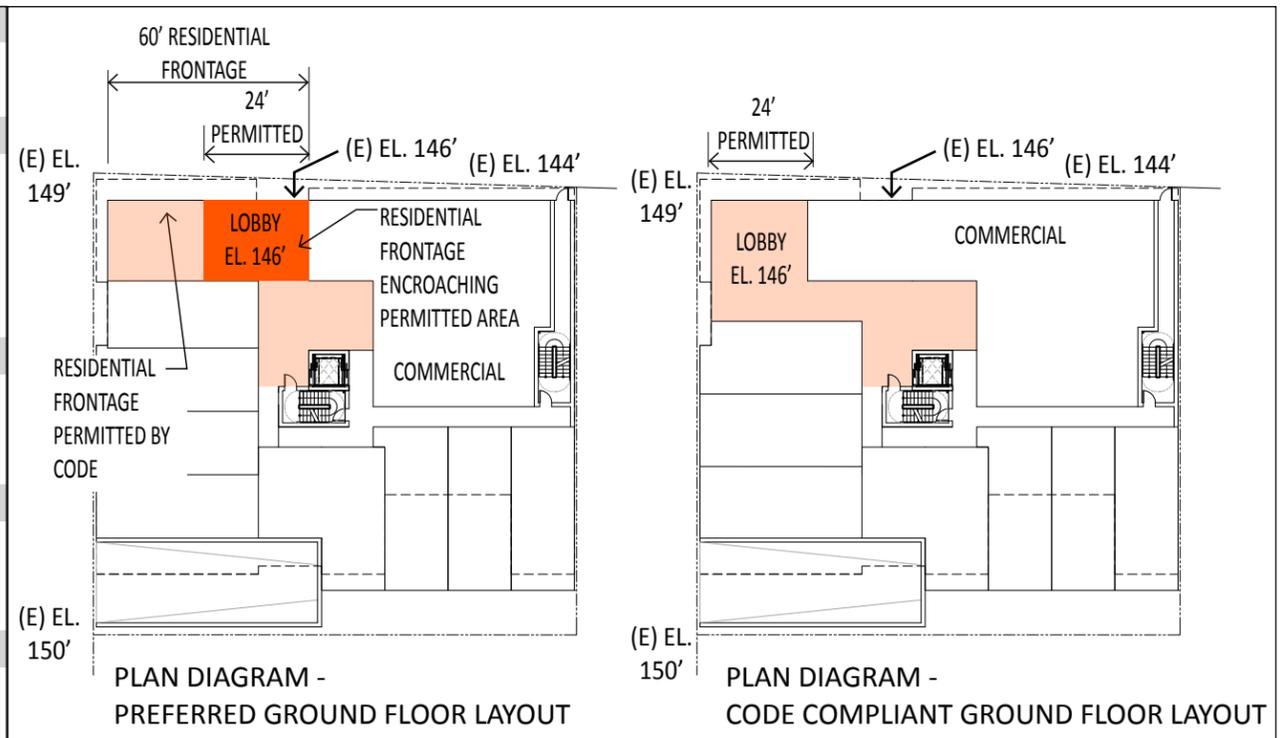
CS2.D.4
CS2.I.i

Massing Choices
Responding to Site Characteristics

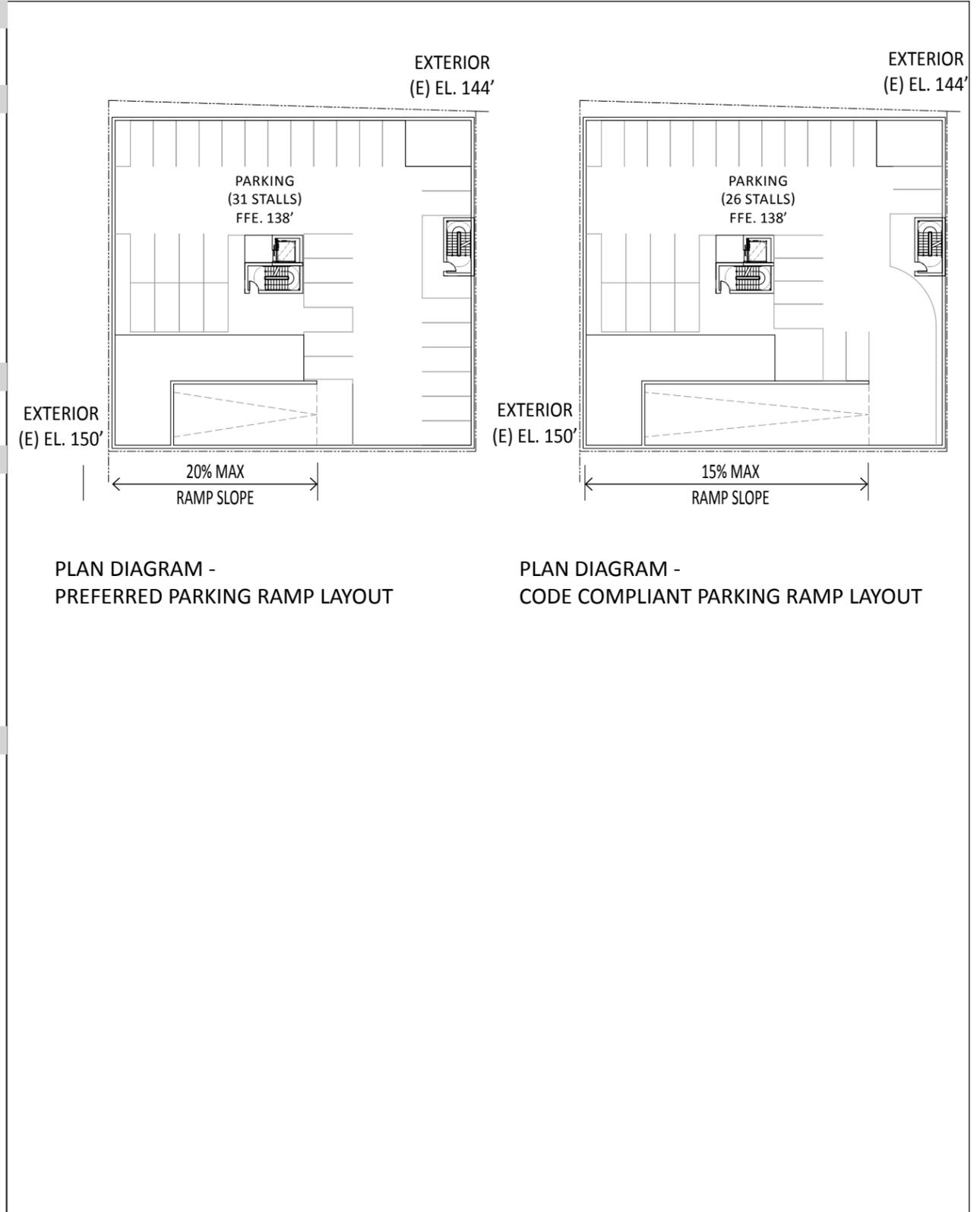
DEPARTURE #1
SMC 23.47A.014.B.3 Setback Abutting a Side or Rear Lot Line of a Residentially-Zoned Lot
REQUIRED SETBACK
For a structure containing a residential use, a setback is required along any side or rear lot line that abuts a lot in a residential zone, as follows:
<ol style="list-style-type: none"> a. 15' 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.
PROVIDED AT WEST PROPERTY LINE
<ol style="list-style-type: none"> a. 10'-0" provided at the 1st floor b. 15'-0" provided at the 2nd - 4th floor
JUSTIFICATION
<ol style="list-style-type: none"> 1. The building floor elevations are set by the grades along Stone Way N, which are higher than the west property line. The building is terraced along the west property line to transition to the SF 5000 zone with landscaping and outdoor space, however, the steep grades prohibit reducing the building elevation without losing the below-grade parking.
SUPPORTED DESIGN GUIDANCE
<ul style="list-style-type: none"> • CS2.B.2 Connection to the Street • CS2.II.i Streetscape Compatibility • CS2.D.4 Height, Bulk and Scale - Massing Choices



DEPARTURE #2
SMC 23.47A.005 Street Level Uses
REQUIRED RESIDENTIAL USES ALONG STONE WAY N (Pedestrian Designated Street)
<ol style="list-style-type: none"> C. Residential uses at street level <ol style="list-style-type: none"> 1. In all NC zones, residential uses may occupy, in the aggregate, no more than 20 percent of the street-level street-facing facade in the following circumstances or locations: <ol style="list-style-type: none"> a. In a pedestrian-designated zone, facing a designated principal pedestrian street;
PROVIDED RESIDENTIAL USES ALONG STONE WAY N
<ol style="list-style-type: none"> a. 50% Residential Uses provided along Stone Way N consists of the primary residential entry, as well as continuing the residential uses off of N 41st Street.
JUSTIFICATION
<ol style="list-style-type: none"> 1. N 41st Street contains primarily single family residential uses. The preferred scheme has located the residential uses off of N 41st St, with the primary residential entry and commercial uses off of Stone Way N.
SUPPORTED DESIGN GUIDANCE
<ul style="list-style-type: none"> • CS2.B.2 Connection to the Street • CS2.II.i Streetscape Compatibility

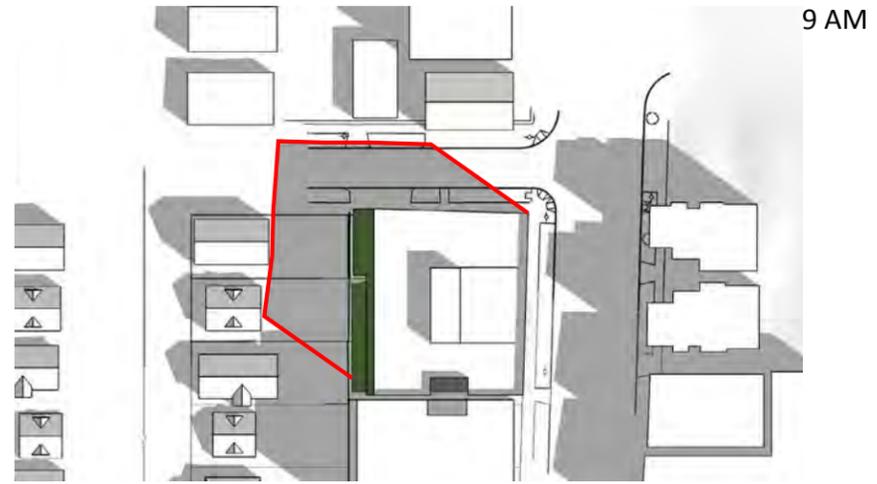


DEPARTURE #3
SMC 23.54.030.D.3 Parking Space Standards - Driveway Slope
PERMITTED DRIVEWAY SLOPE
Driveway slope for all uses. No portion of a driveway, whether located on a lot or on a right-of-way, shall exceed a slope of 15 percent, except as provided in this subsection 23.54.030.D.3. The maximum 15 percent slope shall apply in relation to both the current grade of the right-of-way to which the driveway connects, and to the proposed finished grade of the right-of-way if it is different from the current grade. The ends of a driveway shall be adjusted to accommodate an appropriate crest and sag. The Director may permit a driveway slope of more than 15 percent if it is found that: <ol style="list-style-type: none"> The topography or other special characteristic of the lot makes a 15 percent maximum driveway slope infeasible; The additional amount of slope permitted is the least amount necessary to accommodate the conditions of the lot; The driveway is still usable as access to the lot.
PROVIDED SLOPE AT DRIVEWAY
<ol style="list-style-type: none"> 20% max
JUSTIFICATION
<ol style="list-style-type: none"> Per the project pre-submittal meeting, SDOT prefers the curb cut and parking access to be located off of N 41st Street, as far from the intersection as possible. The grades at this corner are the highest on the site, EL 150. The grade of the ground floor is EL 146, to provide accessible entry off of Stone Way N and provide 13' floor to floor, within the allowable height. If a code compliant, 15% ramp is provided, fewer parking stalls can be accommodated in the below grade parking garage. Parking is not required on the site, but is an important component of the development to mitigate the impact of added parking on the residential neighborhoods to the west. If the curb cut and parking access were located along south portion of Stone Way N there would be pedestrian conflict. This portion is the lowest street front elevation and a departure would not be required.
SUPPORTED DESIGN GUIDANCE
<ul style="list-style-type: none"> DC1.B.1 Vehicular Access and Circulation DC1.C.1 Below Grade Parking



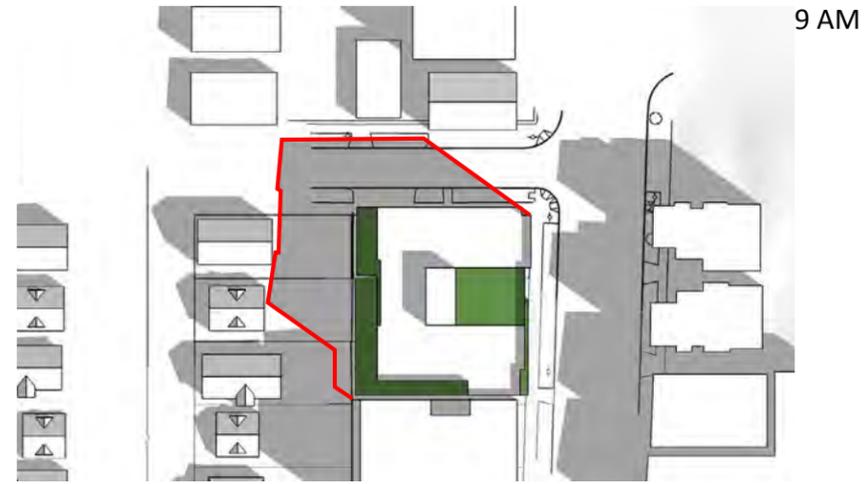
INTENTIONALLY BLANK

OPTION A



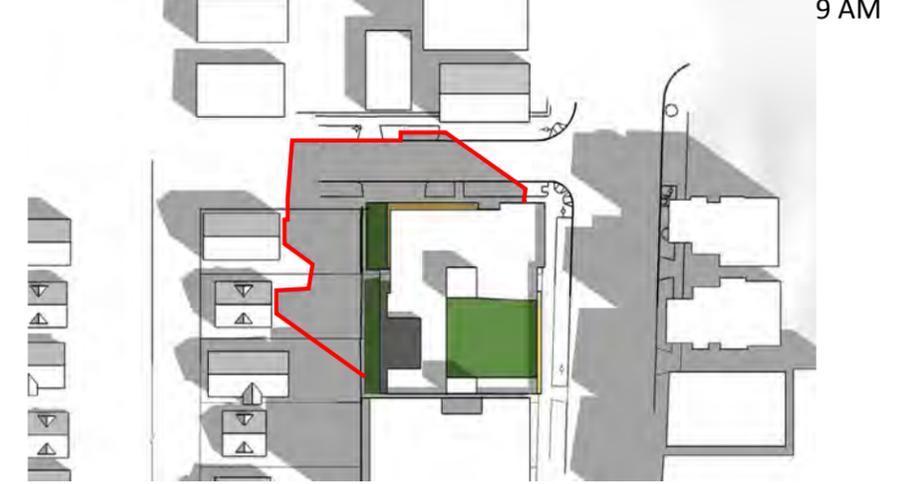
9 AM

OPTION B

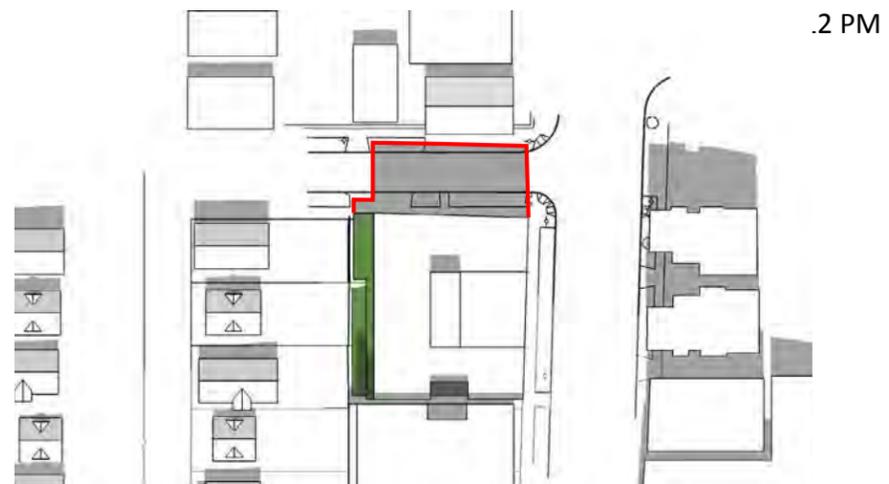


9 AM

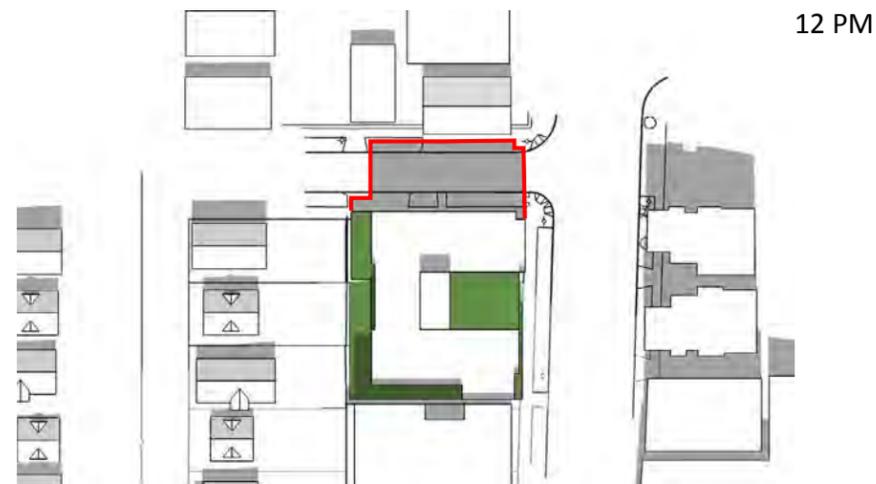
OPTION C (PREFERRED OPTION)



9 AM



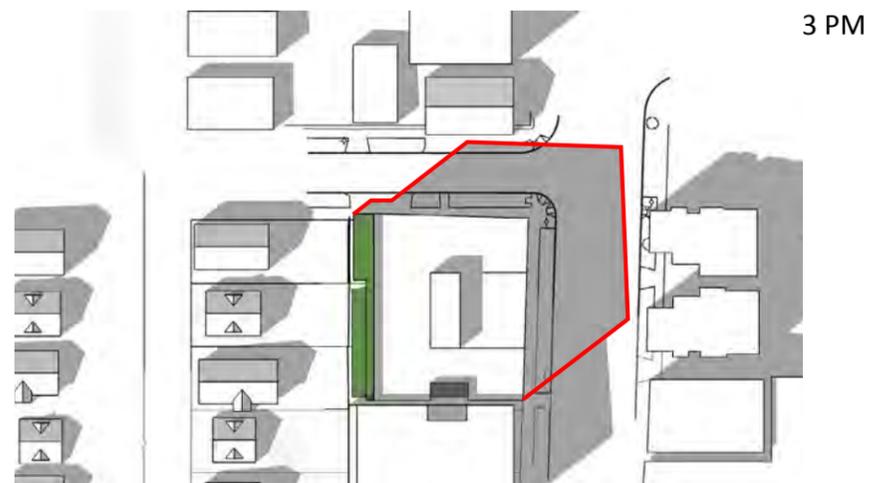
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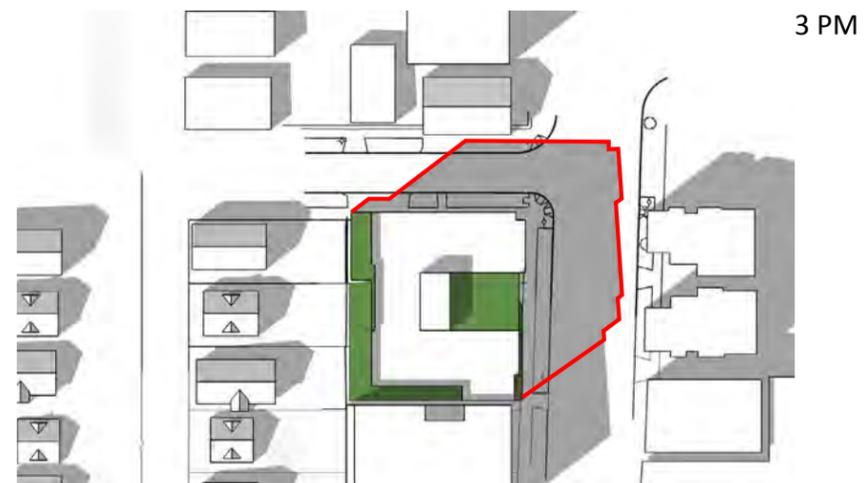
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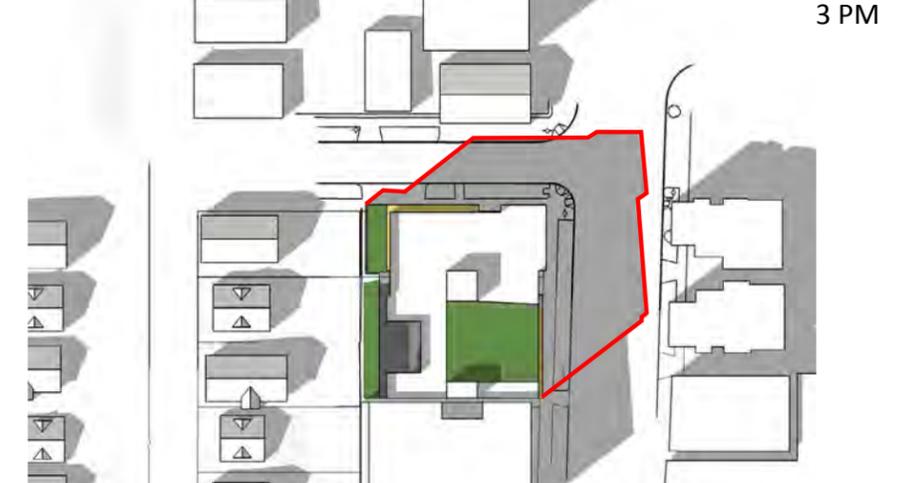
12 PM



3 PM



3 PM



3 PM



DRAVUS APARTMENTS



BELAY APARTMENTS



ARGENS



DOWNTOWNER 2



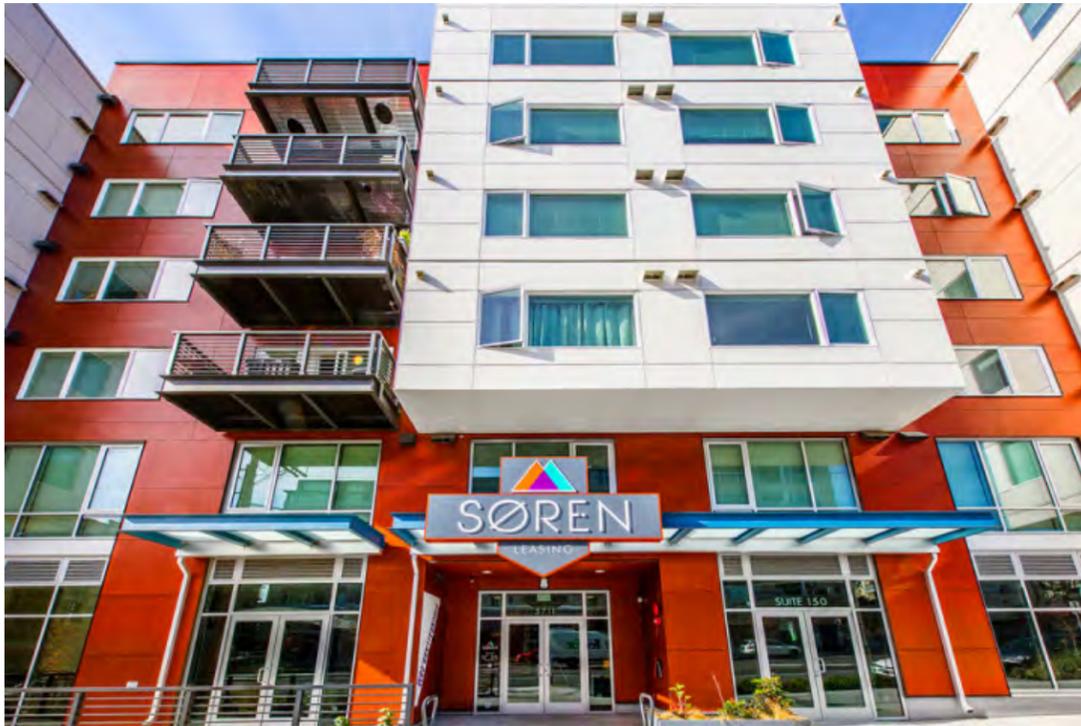
2134 WESTERN



THE VALDOK



HJARTA CONDOS



SØREN APARTMENTS



KEELSON APARTMENTS