

**DEVELOPER/APPLICANT**

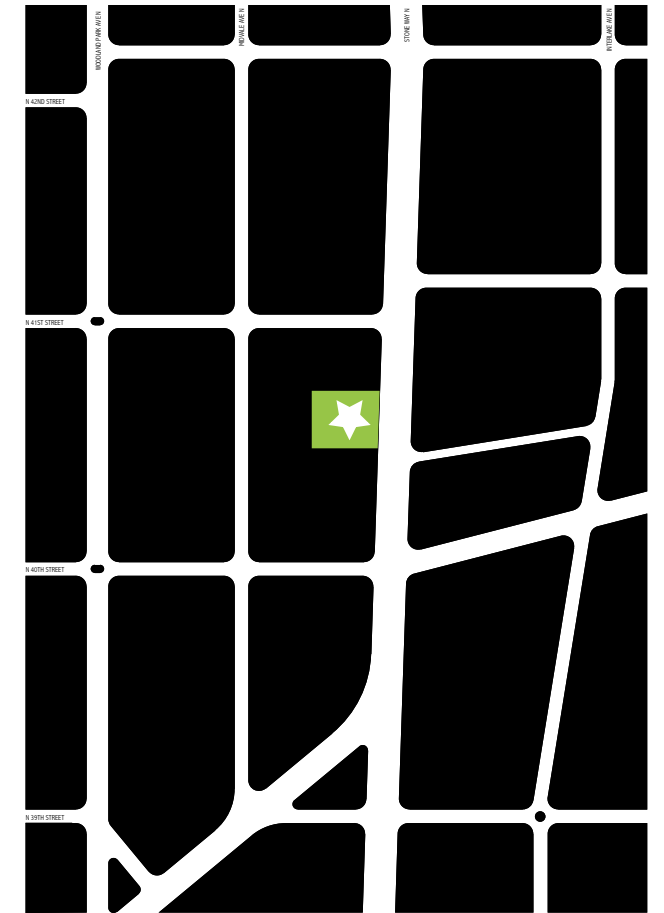
PAAR DEVELOPMENT, LLC

**ARCHITECT/CONTACT**

DAVID FOSTER ARCHITECTS

**DESIGN REVIEW BOARD**

NORTHEAST DESIGN REVIEW BOARD



**4025 STONE WAY N**

DPD #3024469

**EARLY DESIGN GUIDANCE**

AUGUST 22, 2016

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2.0 PROJECT INFORMATION

PROJECT INTRODUCTION

Address: 4025 Stone Way N  
Parcel Number: 397540-0400  
Overlay Designations: Pedestrian Overlay,  
Wallingford Residential Urban Village  
ECA: None

Legal Description:  
Lots 4, 5, and the north 10 feet of lot 6, block D, La Grande  
Extension, an addition to the City of Seattle, according to the plat  
thereof recorded in volume 9 of plats, page 77, records of King  
County, Washington.

PROJECT DESCRIPTION

Construction of a new 30,000-sf mixed-use building, consisting of  
4 levels above grade of approximately 60 dwelling units, amenities  
and retail, and one level below grade for parking and mechanical/  
service spaces.

DEVELOPMENT STATISTICS

Zoning: NC2P-40  
Site Area: 9,874 SF  
Number of Dwelling Units: 60 (+/-)  
Commercial Floor Area: 2,468 SF (maximum)  
Residential Floor Area: 29,662 SF (maximum)  
Required Parking: None (SMC 23.54.015)

PROJECT CONTACTS

Developer: Paar Development, LLC  
3445 California Ave SW  
Seattle, WA 98116  
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3.0 DEVELOPMENT OBJECTIVES

PROJECT LOCATION

The site is located at 4025 Stone Way N, in the Wallingford Residential Urban Village.

The site is approximately 9,874 square feet, with 90' of street frontage along Stone Way N.

DEVELOPMENT OBJECTIVES

The proposed development has approximately 60 dwelling units, 4 retail spaces, and 15 parking stalls. The project will be designed to meet the following development objectives:

- Create a project that is economically profitable while adding appropriate density and vibrancy to the neighborhood
- Create a range of unit sizes and layouts that provides housing options to a variety of potential users and budgets
- Encourage human activity at the sidewalk level along the front facade of the building
- Configure plan layouts to provide good natural light to as many units as possible
- Amenity space to include a large rooftop with city views
- Commercial space and live-work occupy a majority of the ground level with a street entrance for a residential lobby

SUSTAINABLE DESIGN ELEMENTS

Sustainability and efficient, environmentally friendly design elements have been included in the proposed development. Sustainable features include:

- Green roof on the roof deck
- Edible garden on the roof deck for common use
- LED lights and fixtures throughout the project
- Low-flow plumbing fixtures
- Building insulation values greater than code minimum
- Project design is Mass Transit oriented
- Exterior air barrier to greatly reduce air exchanges
- Secure indoor bike parking
- Low VOC paint and flooring
- Photovoltaic panels at roof

4.0 SITE PLAN LEGAL DESCRIPTON & TREE SURVEY



**LEGAL DESCRIPTION**  
Lots 4, 5, and the north 10 feet of lot 6, block D, La Grande Extension, an addition to the City of Seattle, according to the plat thereof recorded in volume 9 of plats, page 77, records of King County, Washington.

**TREE SURVEY**  
There are no trees on the subject property.

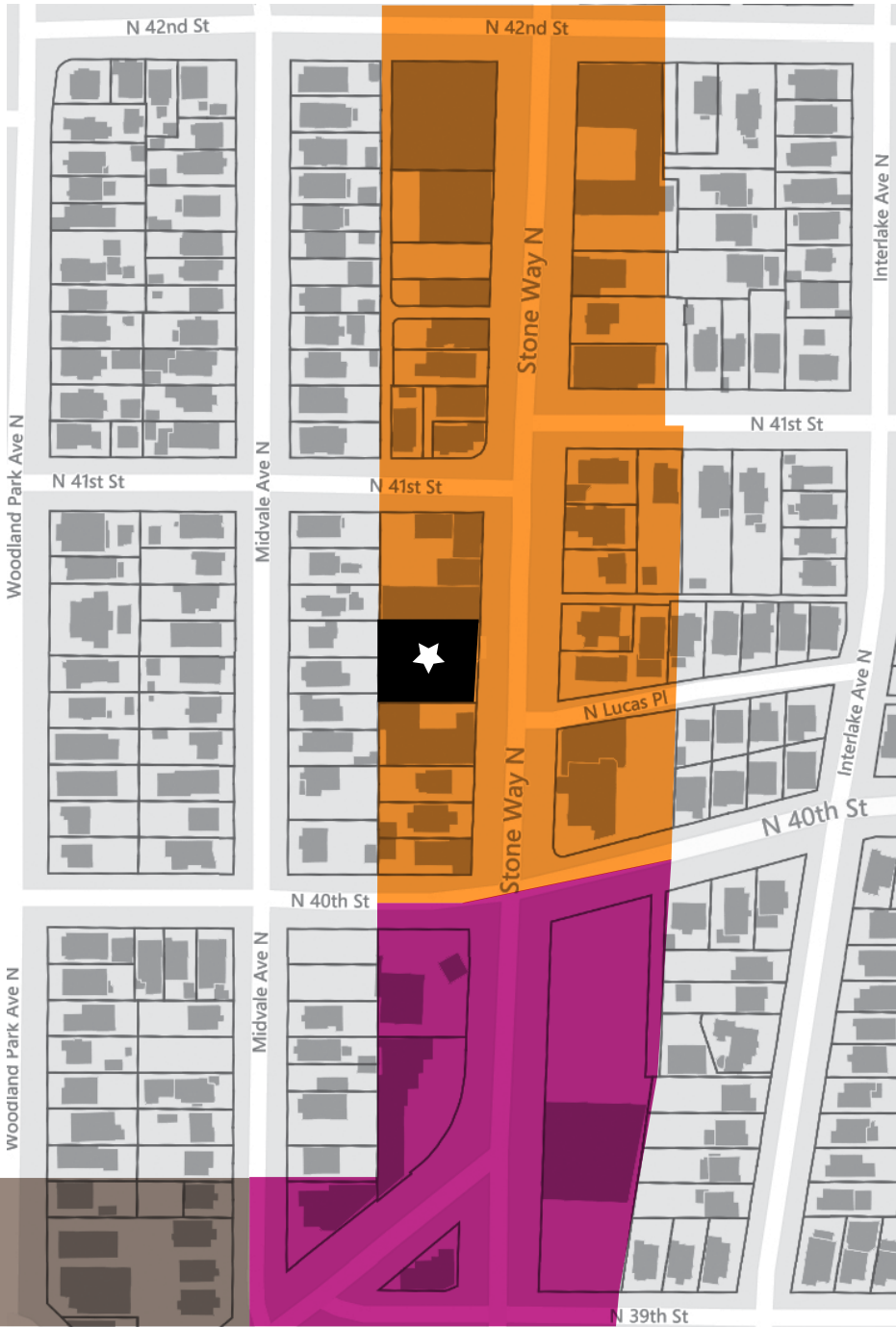
There are two large trees and five large shrubs on the adjacent property to the west. They are all in Very Good Condition. They all have the potential to be retained with adequate Tree Protection Measures. Some canopy pruning and some root pruning may be required for building clearance.

There are three street trees that will be maintained.

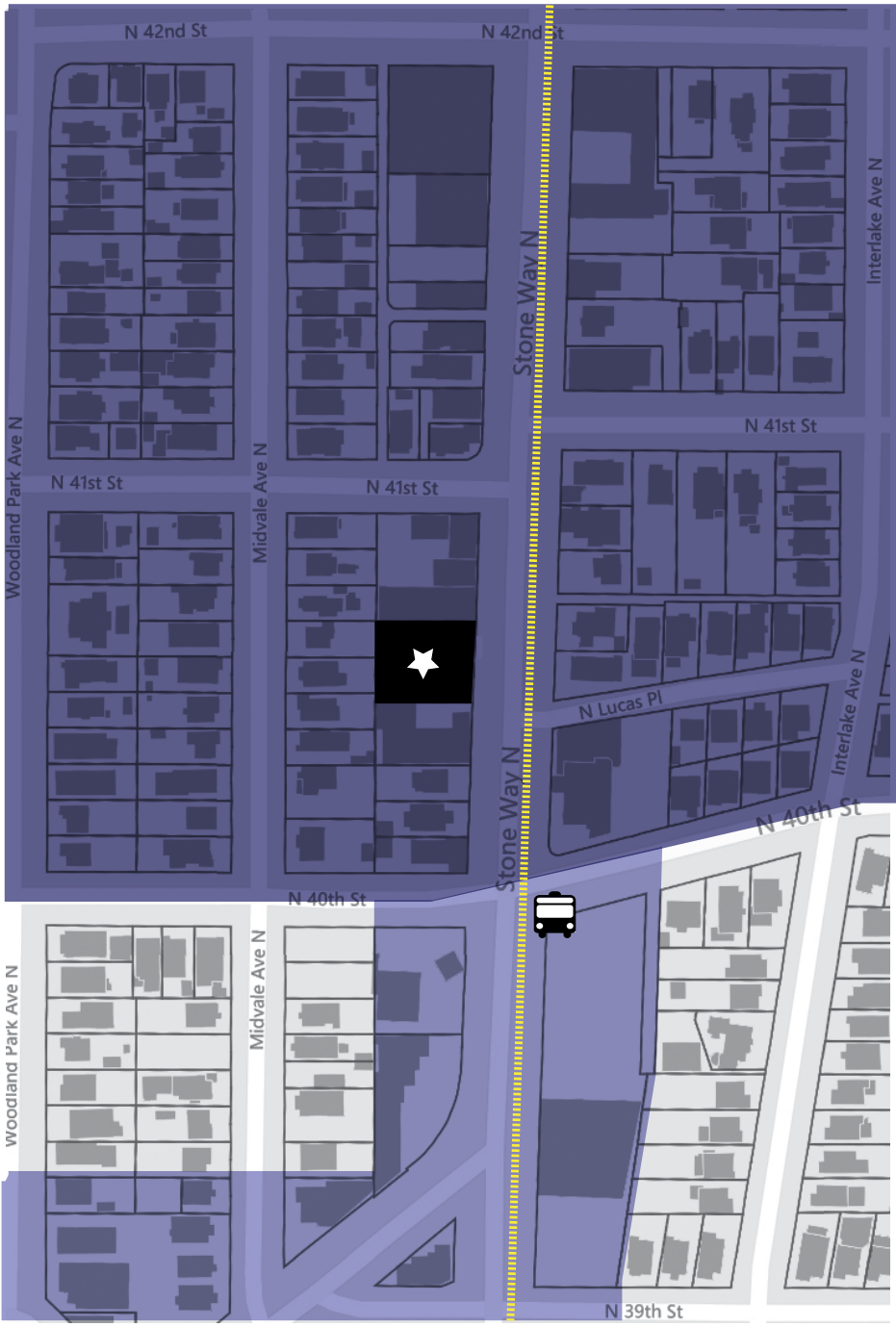
- EXISTING TREE LEGEND**
- 1 NORWAY MAPLE STREET TREE
  - 2 CEDAR OF LEBANON
  - 3 COAST REDWOOD
  - 4 EAST LAURELS (3)
  - 5 PHOTINIAS (2)

5.0 URBAN DESIGN ANALYSIS VICINITY MAPS

ZONING



URBAN VILLAGE



ZONING MAP LEGEND

- SF5000
- LR1
- NC2P-40 (site)
- NC3P-40

URBAN VILLAGE LEGEND

- PROJECT SITE
- PARKS
- WALLINGFORD RESIDENTIAL URBAN VILLAGE
- FREMONT HUB URBAN VILLAGE
- BUS #26, 62, 82
- RAPID RIDE STOPS
- BIKE ROUTE

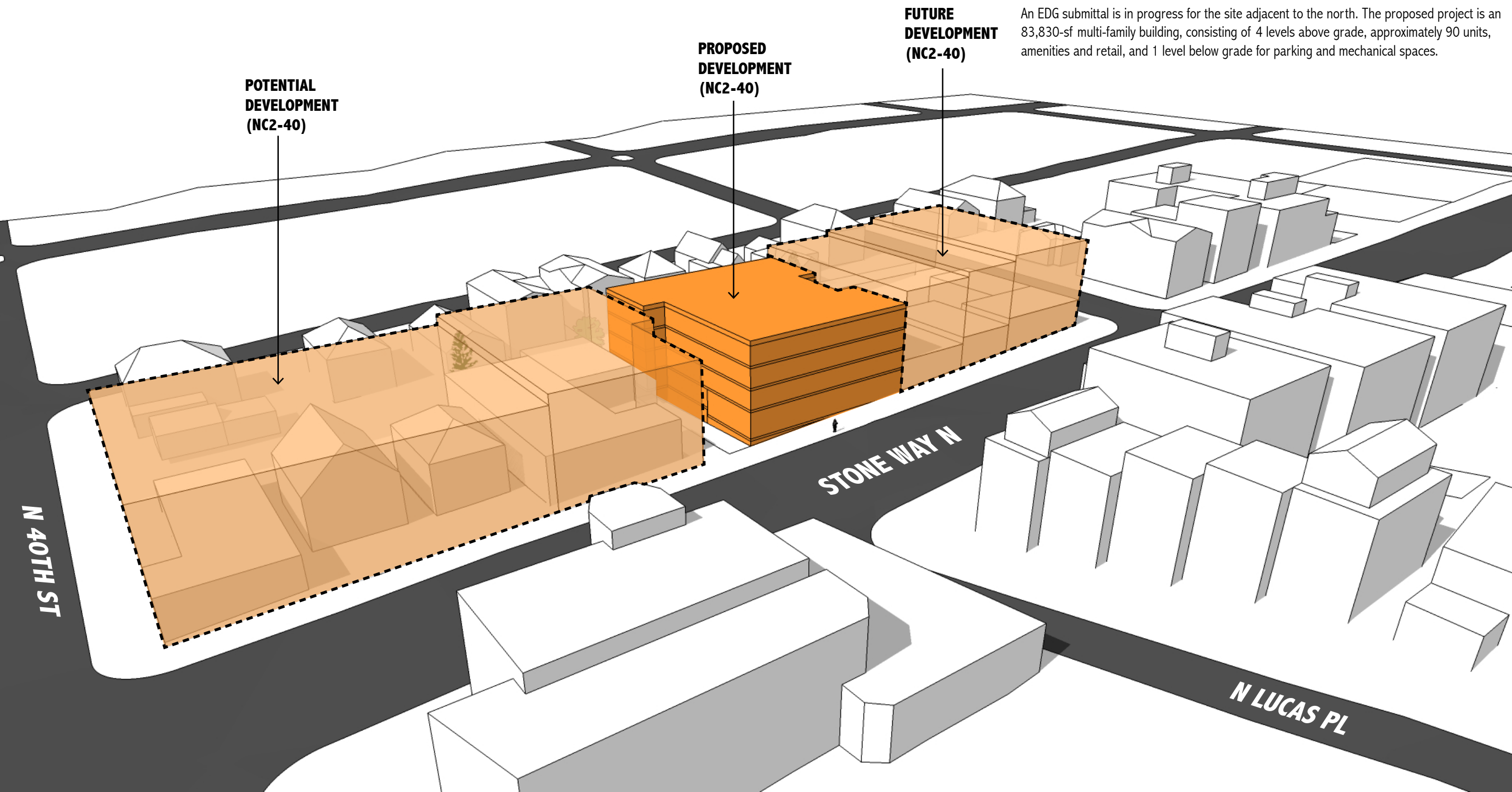
ZONING & TRANSIT

The site is zoned NC2P-40. The parcels to the north, south, and east (across Stone Way) have the same zoning designation. The site is adjacent to an SF5000 zone to the west.

The site is located within the Wallingford Residential Urban Village overlay zoning boundary and has frequent transit service within 1/4-mile.



5.0 URBAN DESIGN ANALYSIS POTENTIAL & FUTURE DEVELOPMENT



An EDG submittal is in progress for the site adjacent to the north. The proposed project is an 83,830-sf multi-family building, consisting of 4 levels above grade, approximately 90 units, amenities and retail, and 1 level below grade for parking and mechanical spaces.



5.0 URBAN DESIGN ANALYSIS: AERIAL VIEW, NATURAL FEATURES, TRAFFIC FLOWS, BARRIERS, MAJOR BUILDINGS





5.0 URBAN DESIGN ANALYSIS OLDER AND NEWER DEVELOPMENT



**A** New development using color and modulation to break down scale of building



**B** Existing Use: industrial materials storage. Stone Way has a history of grittiness



**C** Existing Use: plumbing supply storefront



**D** Existing Use: retail, with jarring addition to historic brick building



**E** Existing Use: retail, with upper story office use and residential behind



**F** Existing Use: Office/Industrial



**G** Existing Use: Commercial/Office



**H** New mixed use development with less successful proportioning and color treatment



**J** Looking North On Stone Way From Site



**K** Looking South On Stone Way From Site



**L** Looking West Into Neighborhood @ 40th St N



**M** Looking South On Stone Way From N 40th St



5.0 URBAN DESIGN ANALYSIS STONE WAY STREETSCAPE





5.0 URBAN DESIGN ANALYSIS SITE PHOTOS



A PAN ACROSS SITE FROM SOUTHEAST CORNER



B PAN ACROSS SITE FROM NORTHWEST CORNER

6.0 ZONING DATA LAND USE ANALYSIS

ZONING SUMMARY

Lot Area	9,874SF	Structure Height 23.47A.012	40'-0" Base height limit 44'-0" If residential use at street level located 4' above grade <ul style="list-style-type: none"><li>◦ Pitched roofs, parapets, fire walls, open railings, planters, skylights, clerestories, or greenhouses may extend an additional 4 feet</li><li>◦ Stair and elevator penthouses, solar collectors, screened mechanical equipment less than 20% of roof area may extend an additional 15 feet</li></ul>
Lot Dimensions	90' x 110' (approx.)		
Zoning	NC2-40		
Overlays	Wallingford Residential Urban Village		
Existing Land Uses	Parking, Warehouse	Floor Area Ratio 23.47A.013	3.0 maximum, any single-use (i.e. 29,662 SF) 3.25 maximum, mixed-use (i.e. 32,090 SF) 1.5 minimum for 40' structure in Urban Village Exemptions: Areas below the lower of existing or finished grade
Permitted/Prohibited Uses 23.47A.004	Mixed-use, Residential, Office, Commercial Per 23.42A.005.D residential uses are generally permitted anywhere in NC2 structures, but may not occupy in aggregate more than 20% of street-level, street-facing facade. Access to residential use is limited to 20% of the pedestrian street-facing facade length.	Setbacks 23.47A.014	<ul style="list-style-type: none"><li>◦ 15' setback required above 13' for residential uses at adjacent residential zones</li><li>◦ Decks with open railings may extend into the setback up to 10' (i.e. 5' setback)</li><li>◦ Dumpsters must be located minimum 10' away from adjacent residential zones</li></ul>
Street-level non-residential 23.47A.008	<ul style="list-style-type: none"><li>◦ Blank facades:<ul style="list-style-type: none"><li>-maximum 20' in width between 2' and 8' above sidewalk</li><li>-limited to 40% of each street facade</li></ul></li><li>◦ 10' maximum setback unless providing wider sidewalks, plazas, or approved landscaping/open space</li><li>◦ Transparency:<ul style="list-style-type: none"><li>-minimum 60% of facade area between 2' and 8' above sidewalk to be transparent</li><li>-shall allow unobstructed views into structure (live/work units may have display windows w/ minimum 30" depth)</li></ul></li><li>◦ 13' minimum floor to floor height</li><li>◦ 30' average, 15' minimum commercial depth</li><li>◦ Pedestrian Street: At least 80% of the street-level street frontage must be occupied by Sales/Service, Restaurant, Arts, and Medical uses per 23.47A.005.D.1. The remaining 20% of the street frontage may contain other permitted uses and/or pedestrian entrances.</li></ul>	Parking Quantity 23.47A.015	No parking is required in Urban Villages with frequent transit service within 1/4 mile
		Landscaping 23.47A.016	Must achieve a Green Factor score of 0.3 or greater as defined per 23.47A.016
		Amenity Area 23.47A.024	<ul style="list-style-type: none"><li>◦ Minimum 5% of total residential gross square footage up to 50% of the lot area required as amenity space; includes decks, balconies, terraces, roof gardens, plazas, play areas, sport courts, and courtyards; parking &amp; driveways not included</li><li>(Maximum of 1481 SF required based on maximum residential area of 29,662 SF)</li><li>◦ Access to at least one amenity area required for all residential units</li><li>◦ Common amenity areas minimum dimensions: 250 SF, 10'-0"</li><li>◦ Private amenity areas minimum dimensions: 60 SF, 6'-0"</li></ul>
Street-level residential	<ul style="list-style-type: none"><li>◦ At least one street-level street-facing facade to have a visually prominent pedestrian entry</li><li>◦ Floors of dwelling units along the street-level street-facing facade to be located at least 4' above or 4' below sidewalk grade or be set back at least 10 feet from the sidewalk</li></ul>	Parking Location/Access 23.47A.032	Parking shall be separated from street-level street facing facades by another permitted use.
		Bicycle Parking	1 space per 4 dwelling units or 0.75 spaces per small efficiency dwelling unit
		Street trees	Lot has 3 existing street trees, which will be preserved.



7.0 DESIGN GUIDELINES APPLICANT’S PRIORITIES FOR THE SITE

CONTEXT & SITE

**CS2 Urban Pattern and Form: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.**

A. LOCATION IN THE CITY AND NEIGHBORHOOD

The site is in a fairly dense urban neighborhood populated by older low-rise workshops and warehouses along with newer multistory mixed use and residential buildings. The placement of the site along Stone Way suggests that the site does not lend itself to a “high-profile” design with significant presence and individual identity, but is better suited to a “simpler but quality design that contributes to the block as a whole.” We propose a strong street edge to invite social interaction and economic activity. The building facade will incorporate design detail, articulation and quality materials.

B. ADJACENT SITES, STREETS, AND OPEN SPACES

The streetscape includes standard physical features such as sidewalk, parallel on street parking, landscape strip, street trees and can be characterized as a major retail street. We propose to strengthen this pattern by providing retail space along the sidewalk and retaining the other features such as the 3 significant street trees.

C. RELATIONSHIP TO THE BLOCK

The site is mid-block with a fairly strong street-edge, and adjacent development that is one story in height.. Since adjacent properties are underdeveloped, we propose property line walls that visual interest through materials, color, texture, or other means.

D. HEIGHT, BULK, AND SCALE

See page 7 for an analysis of the scale of development anticipated by zoning for the area. In order to achieve a successful transition to the less intense SF zone to the west, we will take advantage of an existing stand of trees adjacent to the site along the west property line to buffer the building. The preferred scheme also proposes an upper story setback to reduce perceived height, bulk and scale as seen from the adjacent zone.

From Wallingford Design Guidelines:

Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zones. Consider providing upper level setbacks to limit the visibility of floors that are above 30 feet. Consider stepping back floors five feet per floor. Notching or setbacks at corners of buildings or ground floors are encouraged.

**CS3 Architectural Context and Character: Contribute to the architectural character of the neighborhood.**

A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

In keeping with current development examples in this evolving neighborhood, we propose using a contemporary design to contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means, and to explore ways for new development to establish a positive and desirable context for others to build upon in the future.

B. LOCAL HISTORY AND CULTURE

We have met with the Land Use Committee of the Wallingford Community Council to discuss how the neighborhood history can inform this project.

From Wallingford Design Guidelines:

I. Architectural Context: Complement positive existing character. A contextual design approach is not intended to dictate a historicist approach, but rather one that is sensitive to surrounding noteworthy buildings and style elements.

iii. Base: a. Ground floors or bases immediately next to pedestrians should reflect a higher level of detail refinement and high quality materials. b. Encourage transparent, open facades for commercial uses at street level (as an example, windows that cover between 50-80 percent of the ground floor façade area and begin approximately 24 to 30 inches above the sidewalk rather than continuing down to street level).

iv. Middle: a. Mid-level building façade elements should be articulated to provide visual interest on a bay-by-bay scale. Architectural features should include: belt courses or horizontal bands to distinguish individual floors; change in materials and color and/or texture that enhance specific form elements or vertical elements of the building; a pattern of windows; and/or bay windows to give scale to the structure. c. Consider using spacing and width of bays or pavilions to provide intervals in the façade to create scale elements similar to surrounding buildings.

v. Top: a. Clearly distinguish tops of buildings from the façade walls by including detail elements consistent with the traditional neighborhood buildings such as steep gables with overhangs, parapets and cornices.

PUBLIC LIFE

PL2 Walkability: Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

A. ACCESSIBILITY

Entries will be designed so that all visitors can be greeted and welcomed through the front door. Refrain from creating separate “back door” entrances for persons with mobility limitations.

B. SAFETY AND SECURITY

We will create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies and street-level uses. The site will include security lighting to maximize after-dark safety and security. Street-level uses will keep views open into spaces behind walls or plantings, and at corners.

C. WEATHER PROTECTION

We will provide canopies at entries and retail uses. Weather protection, gutters and downspouts into the design of the structure as a whole. We will use human-scale architectural elements and a pattern of forms and/or textures at intervals along the façade.



D. WAYFINDING

We will use design features as a means of wayfinding wherever possible, and provide clear directional signage where needed.

From Wallingford Design Guidelines:

I. Pedestrian Open Spaces and Entrances

Convenient and attractive access to the building’s entry should be provided. Paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather.

- i. Entries for residential uses on the street
- ii. Continuous, well-lighted, overhead weather protection
- iii. Overhead weather protection should be designed with consideration of: a. the overall architectural concept of the building; b. uses occurring within the building (such as entries and retail spaces) or in the adjacent streetscape environment (such as bus stops and intersections); c. minimizing gaps in coverage, except to accommodate street trees; d. a drainage strategy that keeps rain water off the street-level façade and sidewalk; e. relationship to architectural features and elements on adjacent development; f. the scale of the space defined by the height and depth of the weather protection; g. the illumination of light colored undersides to increase security after dark.

II. Blank Walls

Buildings should avoid large blank walls facing the street, especially near sidewalks. Locate and design ground floor windows to maximize transparency of commercial façade and attract pedestrian interest.

- iv. Large windows that open to facilitate indoor-outdoor interaction with street are encouraged.
- v. Windows on walls perpendicular to the street are encouraged.

PL3 Street-Level Interaction: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

A. ENTRIES

Retail entries will be obvious, identifiable. The residential entry will provide privacy and security for residents but also be welcoming and identifiable to visitors. We will use signage, landscaping, a recessed entry area, and other detailing that signals a break from the public sidewalk. It will include coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

C. RETAIL EDGES

We will create multiple entries that make a physical and visual connection between people on the sidewalk and retail activities in the building.

From Wallingford Design Guidelines:

- I. Entrances Visible from the Street. Where possible Increase the ground level setback in order to accommodate pedestrian traffic and amenity features. Outdoor dining, indoor-outdoor commercial/retail space, balconies, public plazas and outdoor seating are particularly encouraged on lots located on North 45th Street and Stone Way North.

PL4 Active Transportation: Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.

A. ENTRY LOCATIONS AND RELATIONSHIPS

The project will integrate bike racks and storage to maximize convenience, security, and safety.

DESIGN CONCEPT

DC1 Project Uses and Activities: Optimize the arrangement of uses and activities on site.

A. ARRANGEMENT OF INTERIOR USES

Uses and services frequently used by the public will be located in visible or prominent areas, such as at entries or along the street front.

B. VEHICULAR ACCESS AND CIRCULATION

Vehicular access will use the existing shared driveway. This is the safest and visually least prominent access point.

C. PARKING AND SERVICE USES

Preferred scheme parking will be located below grade and designed so as to minimize visual impact. Service Uses such as solid waste storage will be located 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.

From Wallingford Design Guidelines:

Minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties and pedestrian safety. Parking should be located behind a building.

DC2 Architectural Concept: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

A. MASSING

In order to reduce perceived mass, the project will use secondary architectural elements like recesses, adding balconies, bay windows, porches, canopies; and highlighting building entries.

B. ARCHITECTURAL AND FAÇADE COMPOSITION

Building facades will consider the composition and architectural expression of the building as a whole designed to be well proportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement. Where expanses of blank walls, are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

C. SECONDARY ARCHITECTURAL FEATURES

Balconies, canopies, awnings, decks, distinctive door and window hardware, projecting window sills, ornamental tile or metal, and other high-quality surface materials and finishes will be incorporated into the façade design to add visual depth and interest. See page xxx for examples of how a base, middle, and top might be a good fit for the project and its context.

D. SCALE AND TEXTURE

We will incorporate architectural features, elements, and details that are of human scale into the building facades, entries. The primary functions and uses of the building will be readily determined from the exterior.

From Wallingford Design Guidelines:

Building design elements, details and massing should create a well proportioned and unified building form and exhibit an overall architectural concept. Buildings should exhibit form and features identifying the functions within the building. In general, the roof line or top of the structure should be clearly distinguished from its façade walls. Signage should reflect the pedestrian scale of the neighborhood. Externally illuminated signs are preferred over internally illuminated, rectangular box signs. Signage should be integrated with the architectural concept of the development in scale, detailing, use of color and materials, and placement.

Transom or clerestory windows above entrances, display windows and projected bay windows are encouraged. Use durable and well-detailed finish materials. Encourage the use of brick.

DC3 Open Space Concept: Integrate open space design with the design of the building so that each complements the other.

A. BUILDING-OPEN SPACE RELATIONSHIP

The project will incorporate a large rooftop deck amenity area that will be accessible by elevator to all users of the building.

B. OPEN SPACE USES AND ACTIVITIES

Roof deck will be designed to be sunny but also shelter from wind and designed to encourage physical activity and social interaction, such as children's play, barbeques, resident meetings, and crafts or hobbies.

DC4 Exterior Elements and Finishes: Use appropriate and high quality elements and finishes for the building and its open spaces.

A. BUILDING MATERIALS

Building exteriors will be constructed of durable and maintainable materials that have texture, pattern. Prominent features such as balconies and railings will receive special attention.

B. SIGNAGE

Signage will be compatible in character, scale, and locations while still allowing businesses to present a unique identity.

C. LIGHTING

Lighting will be used to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.

D. TREES, LANDSCAPE AND HARDSCAPE MATERIALS

Plants will emphasize or accent the design, create enduring green spaces, and be appropriate to particular locations taking into account solar access, soil conditions, and adjacent patterns of use. Hard surfaced areas will be used as an opportunity to add color, texture, and/or pattern and will be of permeable materials wherever possible.

From Wallingford Design Guidelines:

Landscaping to Enhance the Building and/or Site Landscaping, including living plant material, special pavements, trellises, screen walls, planters, site furniture and similar features should be appropriately incorporated into the design to enhance the project.

8.0 ARCHITECTURAL SCHEME 'A' CONCEPT & MASSING

OPPORTUNITIES

- South-facing residential entry courtyard
- Southern live/work spaces are taller and could have mezzanines
- Roof deck gets sun all day

CONSTRAINTS

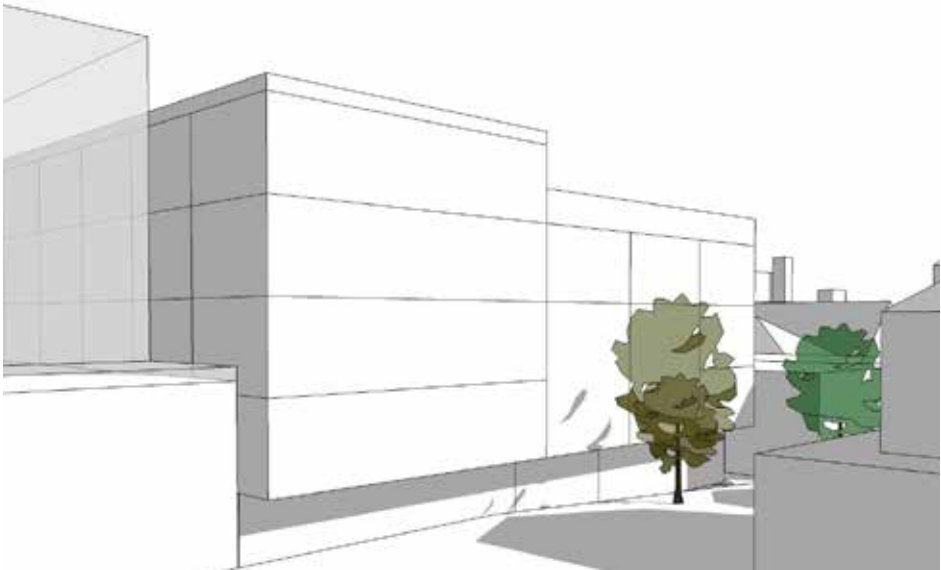
- Grade change
- Upper levels limited to 9'-0" floor-to-floor
- Solid waste storage & pick-up adjacent to residential entrance



SCHEME A Birds-eye view looking north-east



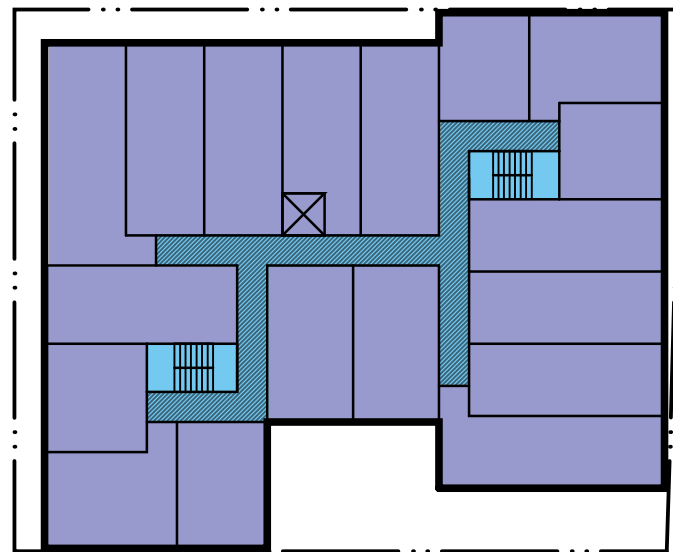
SCHEME A Street view from Stone Way and Lucas Place looking north-west



SCHEME A View from adjacent residential lot



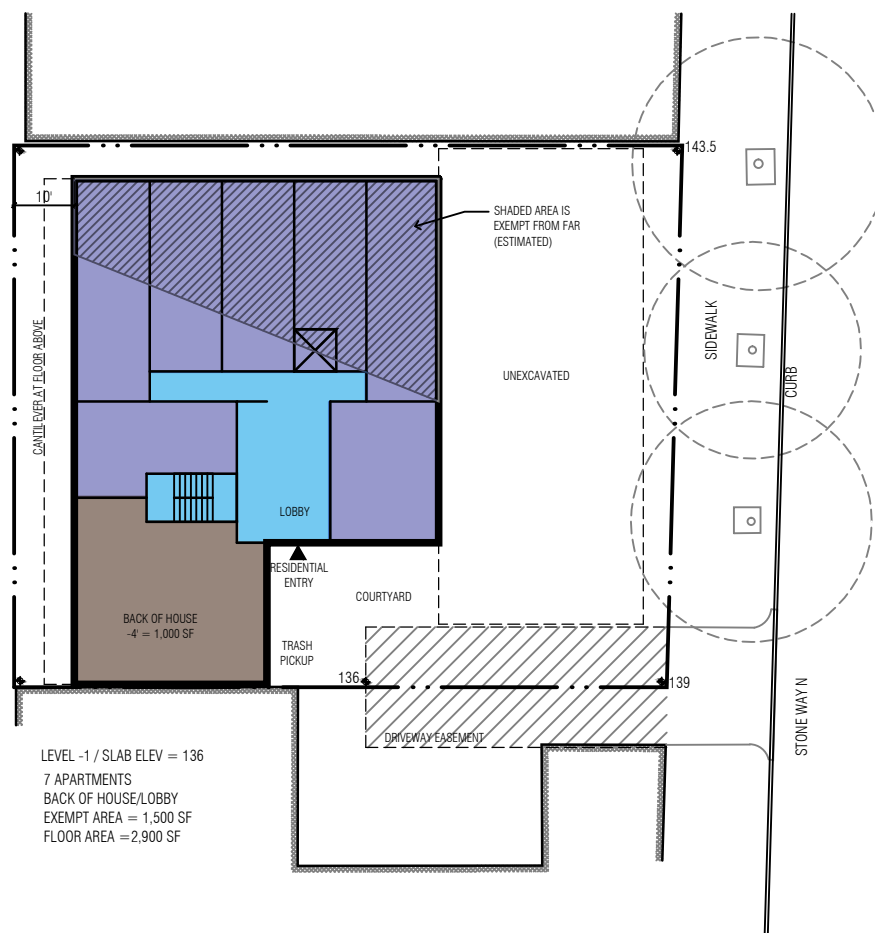
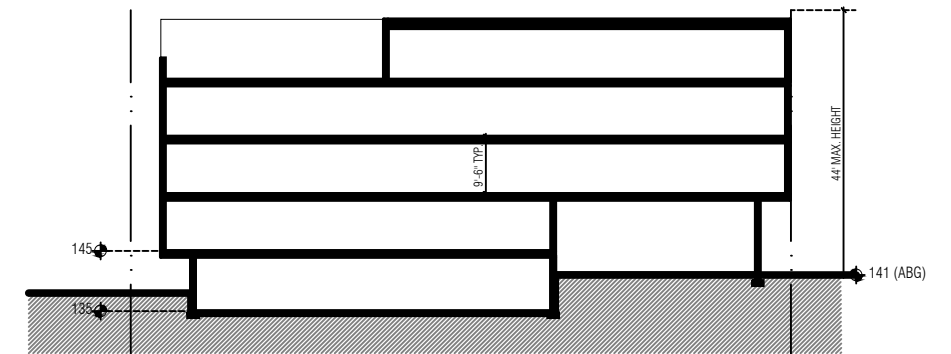
## 8.0 ARCHITECTURAL SCHEME 'A' SCHEMATIC FLOOR PLANS & SECTION



LEVEL +1,+2  
18 APARTMENTS  
FLOOR AREA = 7,866 SF



LEVEL +3  
14 APARTMENTS  
ROOF DECK  
FLOOR AREA = 6,155 SF










LEVEL -1 / SLAB ELEV = 136  
7 APARTMENTS  
BACK OF HOUSE/LOBBY  
EXEMPT AREA = 1,500 SF  
FLOOR AREA = 2,900 SF



LEVEL 0 / SLAB ELEV = 144  
11 APARTMENTS  
RESIDENTIAL FLOOR AREA = 4,830 SF  
5 LIVE-WORK  
COMMERCIAL FLOOR AREA = 2,405 SF

## KEY

-  RESIDENTIAL
-  LIVE-WORK
-  COMMERCIAL/RETAIL
-  CIRCULATION
-  PARKING
-  SOLID WASTE STORAGE/MECH
-  ROOF DECK AMENITY

### SCHEME 'C' SUMMARY

- 68 apartment units 29,617 sf
  - 5 live-work units 2,405 sf
  - Proposed parking spaces none
  - Total Floor Area 32,022 sf
  - Permitted Floor Area 32,090 sf
- (mixed-use: 9,874 x 3.25 FAR)
- Permitted Residential Area 29,662 sf
- (9,874 x 3.0 FAR)

8.0 ARCHITECTURAL SCHEME 'B' CONCEPT & MASSING

OPPORTUNITIES

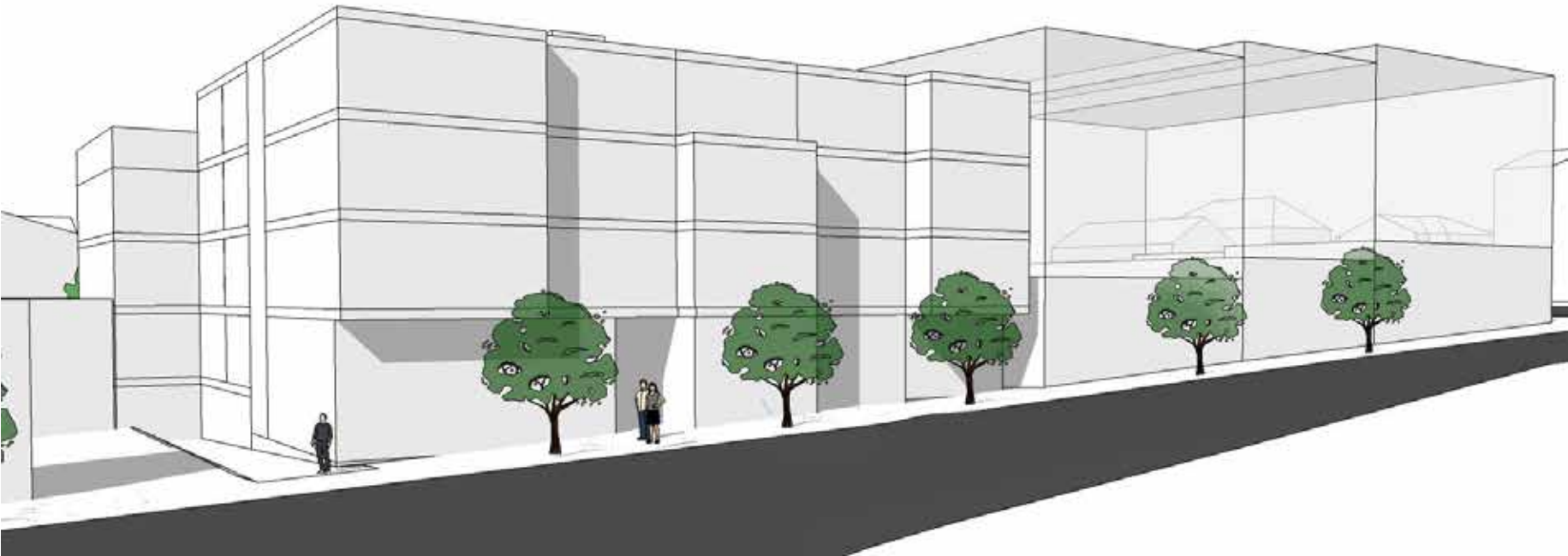
- All live-work and common residential entrances along Stone Way
- Modulation at Stone Way elevation
- Roof deck gets afternoon sun

CONSTRAINTS

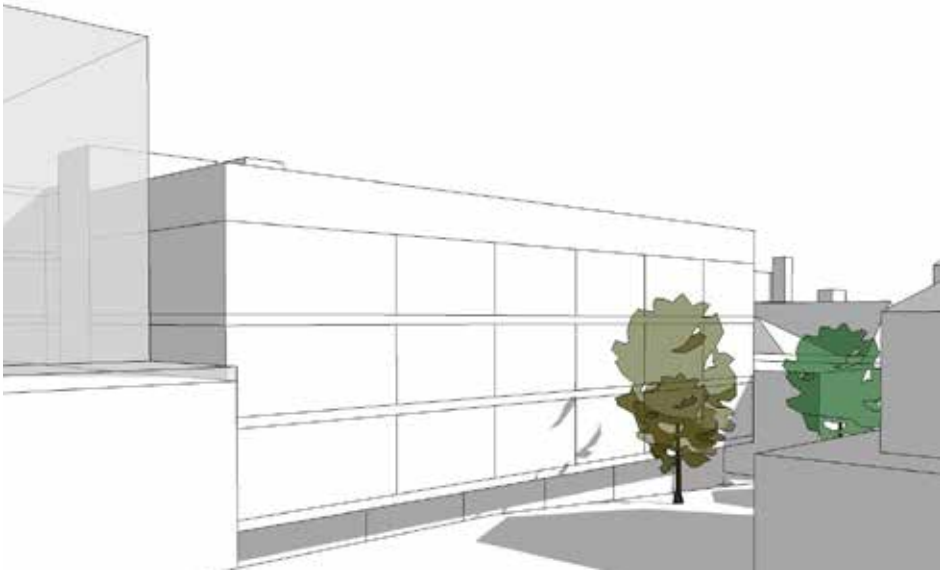
- Grade change
- Single-family zone and existing trees along west property line require additional setback



SCHEME B Birds-eye view looking north-east

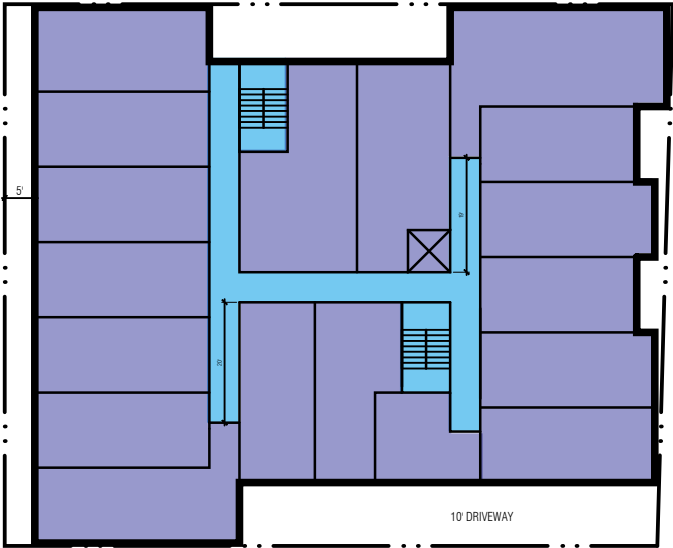


SCHEME B Street view from Stone Way and Lucas Place looking north-west

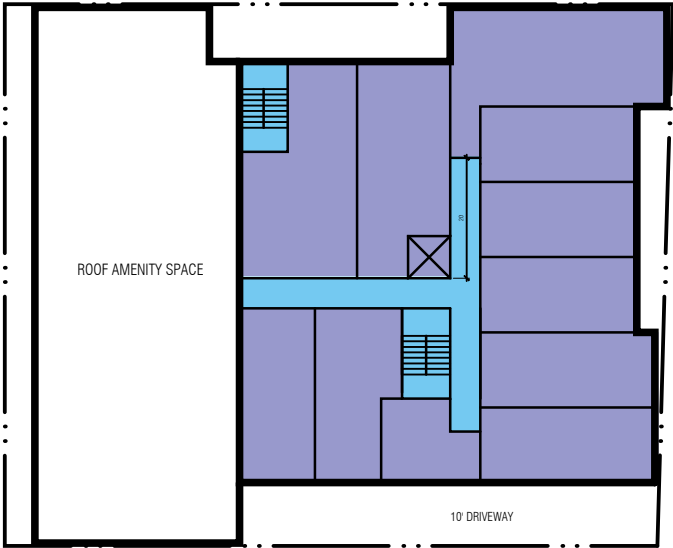


SCHEME B View from adjacent residential lot

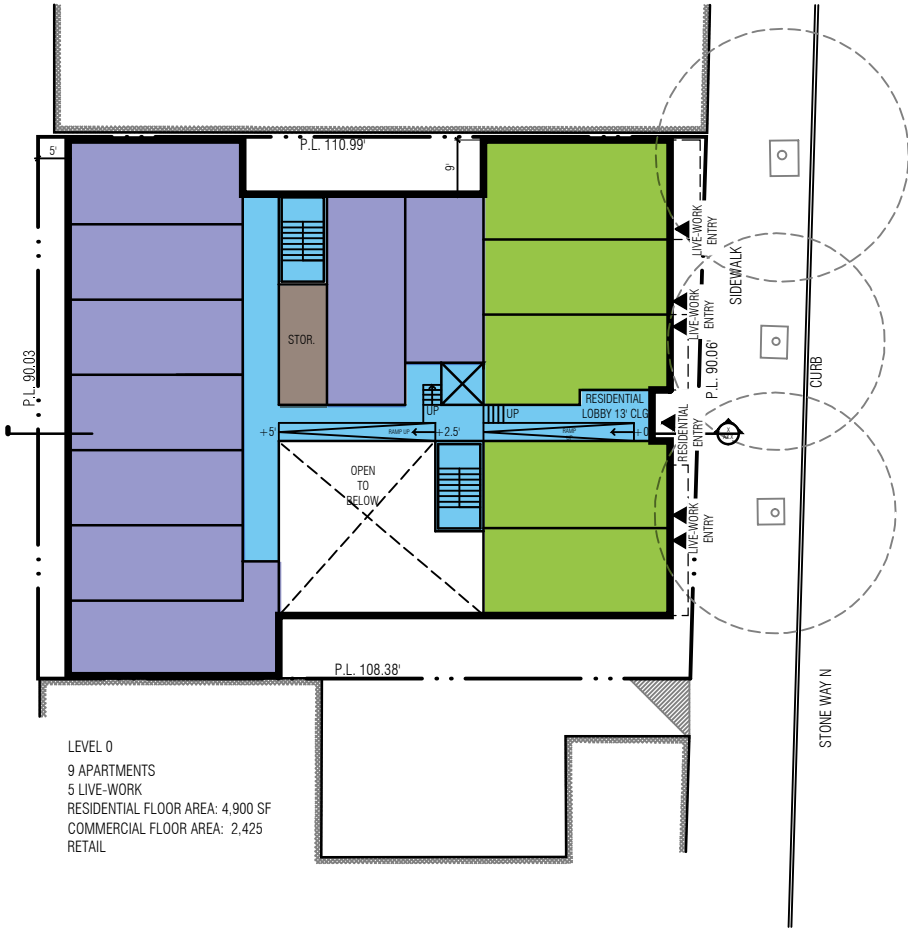
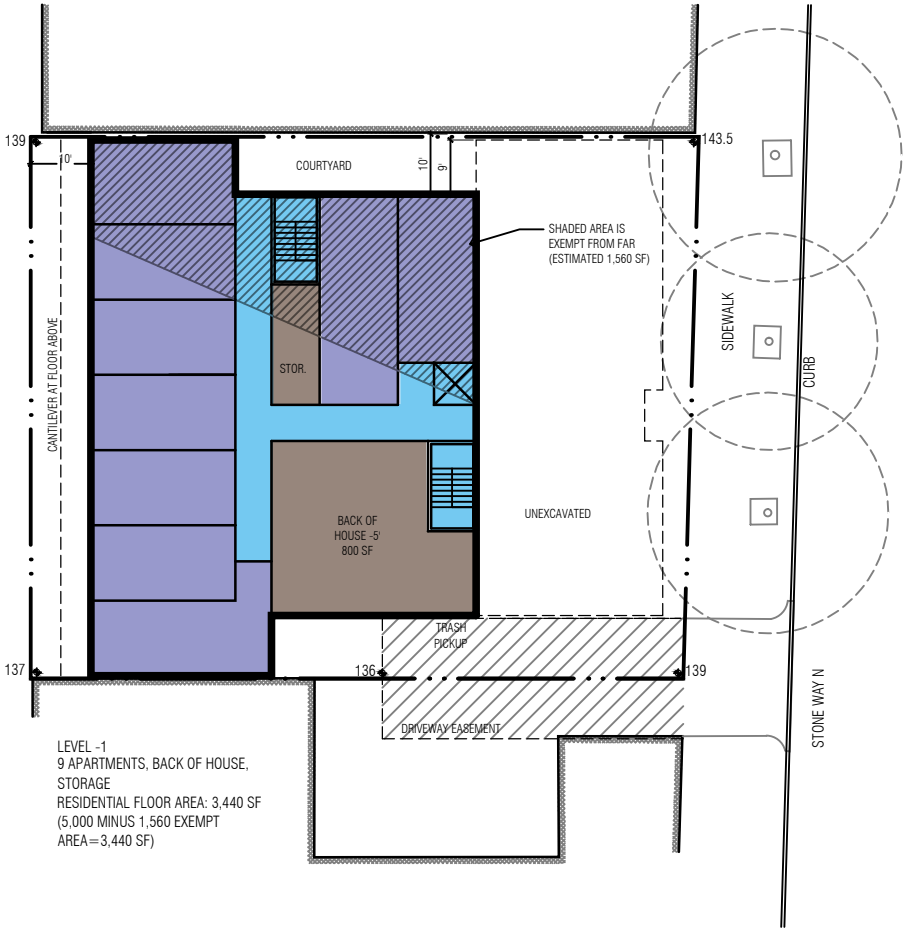
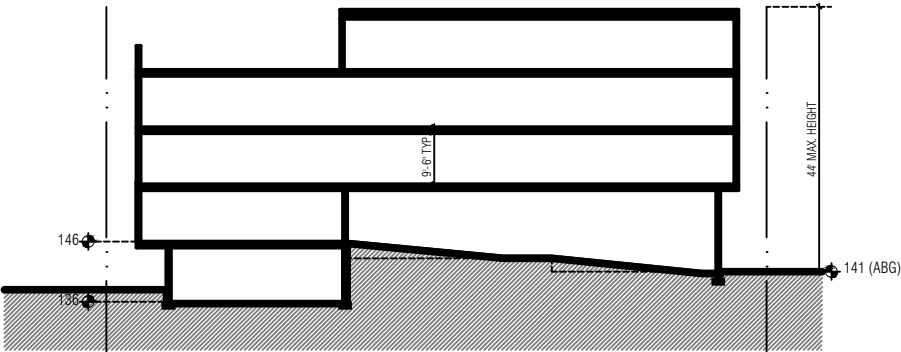
8.0 ARCHITECTURAL SCHEME 'B' SCHEMATIC FLOOR PLANS & SECTION



LEVELS +1,+2  
18 APARTMENTS 8,075 SF



LEVEL +3  
11 APARTMENTS 5,055 SF



**KEY**

	RESIDENTIAL
	LIVE-WORK
	COMMERCIAL/RETAIL
	CIRCULATION
	PARKING
	SOLID WASTE STORAGE/MECH
	ROOF DECK AMENITY

**SCHEME 'B' SUMMARY**

◦ 68 apartment units	29,545 sf
◦ 5 live-work units	2,425 sf
◦ Proposed parking spaces	none
◦ Total Floor Area	31,970 sf
◦ Permitted Floor Area (mixed-use: 9,874 x 3.25 FAR)	32,090 sf
◦ Permitted Residential Area (9,874 x 3.0 FAR)	29,662 sf

8.0 ARCHITECTURAL SCHEME 'C' CONCEPT & MASSING - PREFERRED

OPPORTUNITIES

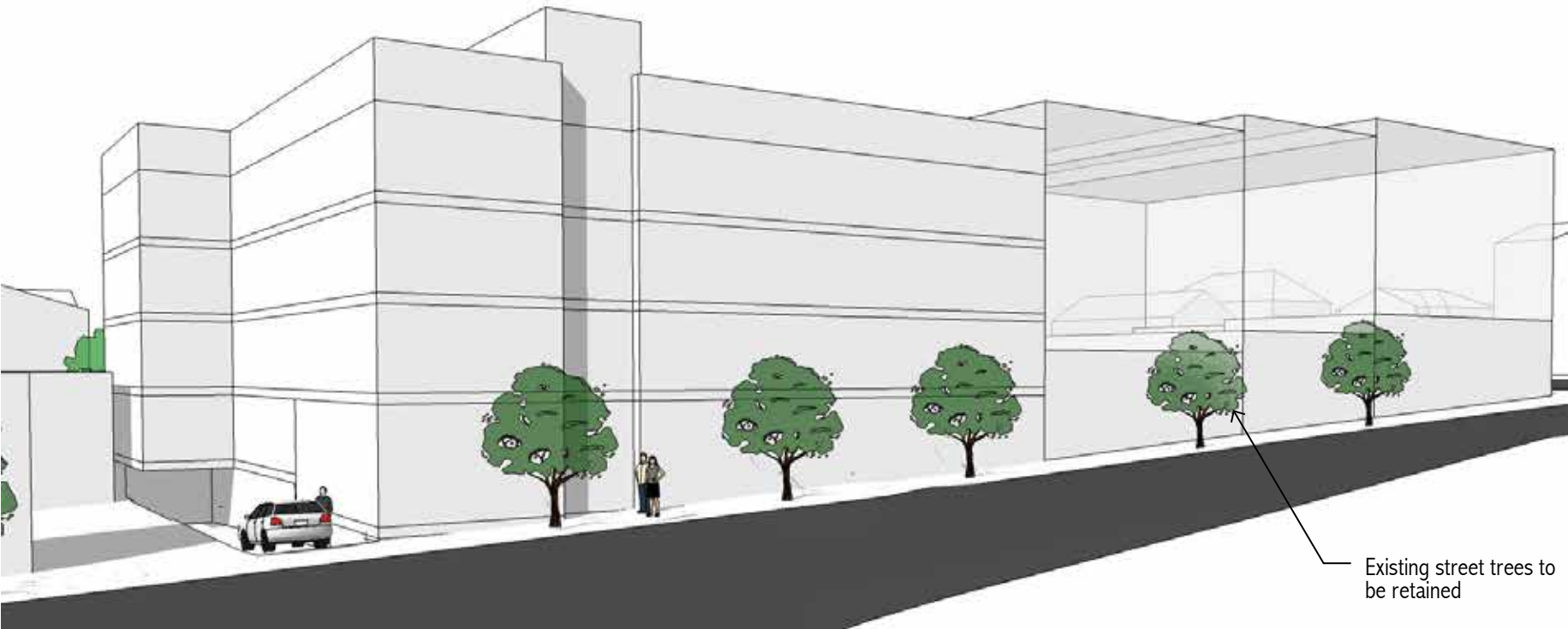
- Significant street frontage is an opportunity to create lively pedestrian experience
- Building mass is concentrated on street side away from SF zone to west of the site
- Parking is provided underneath the building
- Rooftop deck offers views of the city
- Site slope encourages locating building service and utility areas below building

CONSTRAINTS

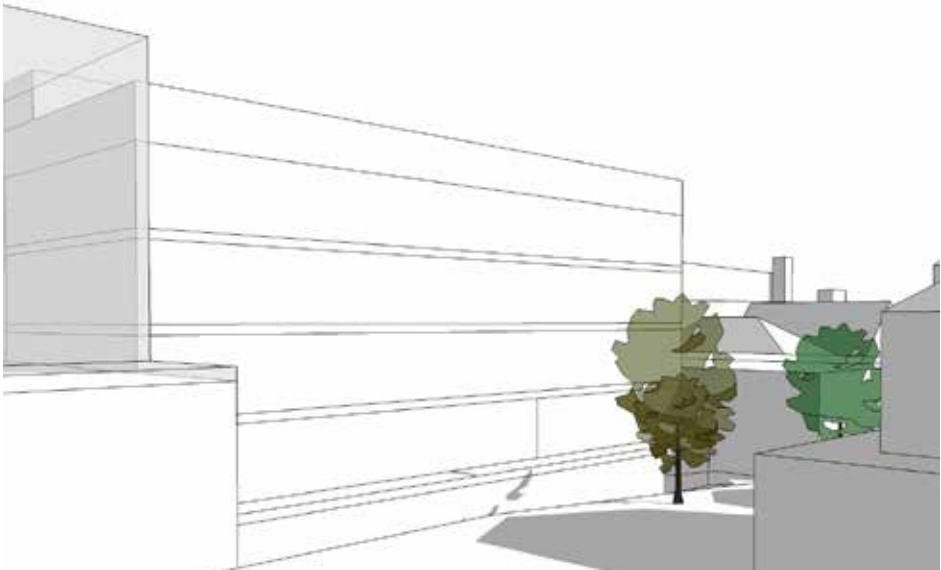
- Grade change
- Sloping sidewalk makes retail entries tricky
- Single-family zone and existing trees along west property line require additional setback
- Light and air for units on north property line
- Single story development to north results in larger exposed blank property line wall



SCHEME C Birds-eye view looking north-east



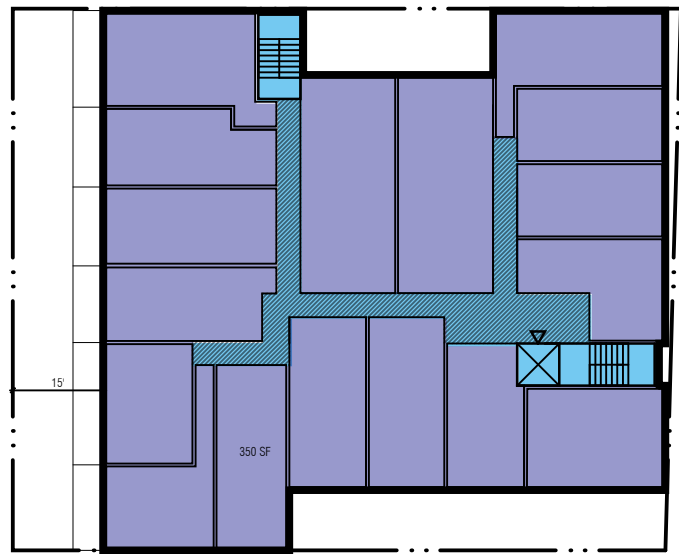
SCHEME C Street view from Stone Way and Lucas Place looking north-west



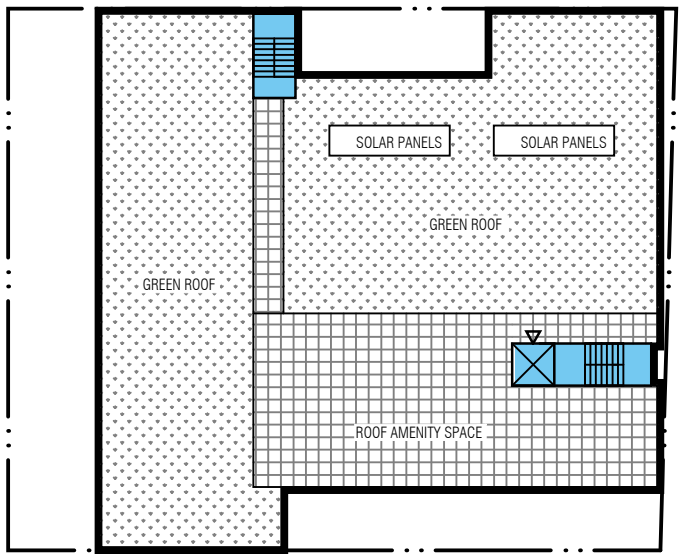
SCHEME C View from adjacent residential looking south-east



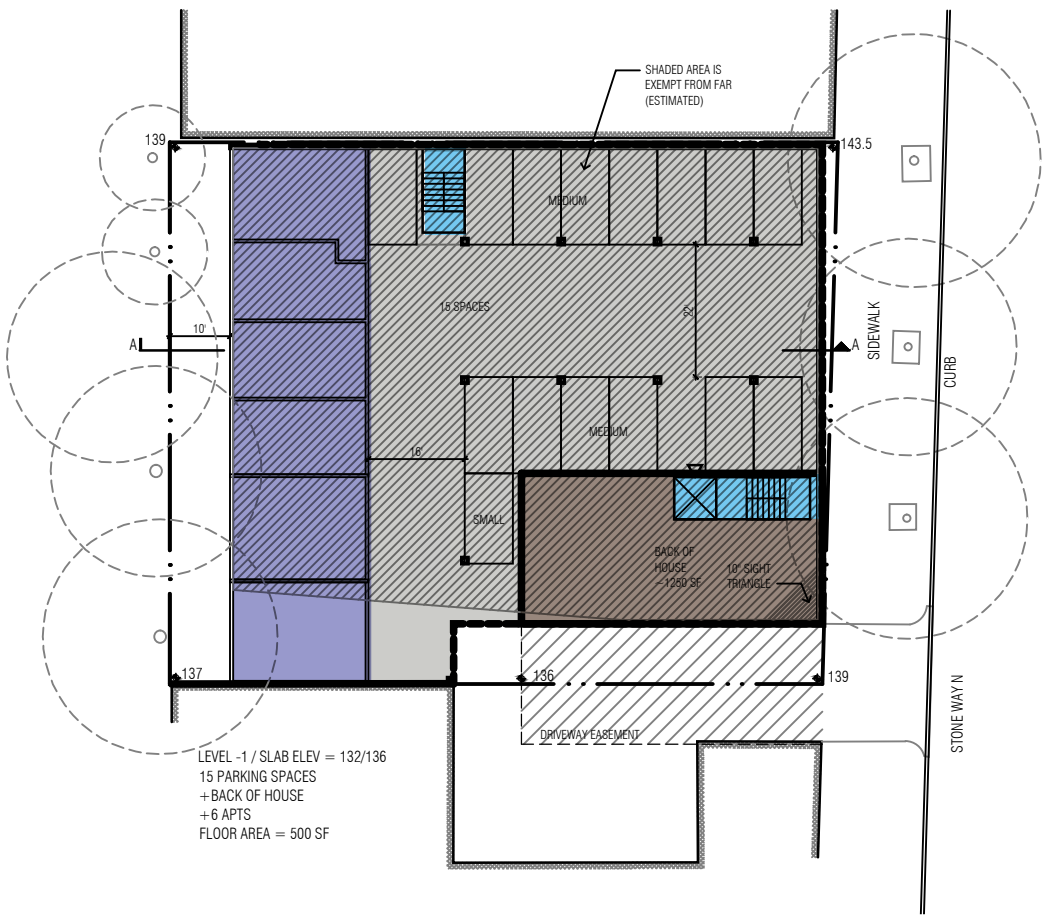
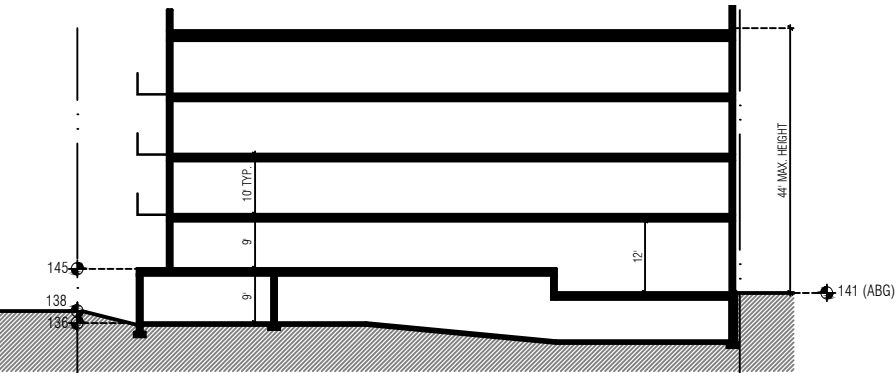
8.0 ARCHITECTURAL SCHEME 'C' SCHEMATIC FLOOR PLANS & SECTION - PREFERRED



LEVELS +1,+2  
17 APARTMENTS  
RESIDENTIAL FLOOR AREA = 7,232 SF



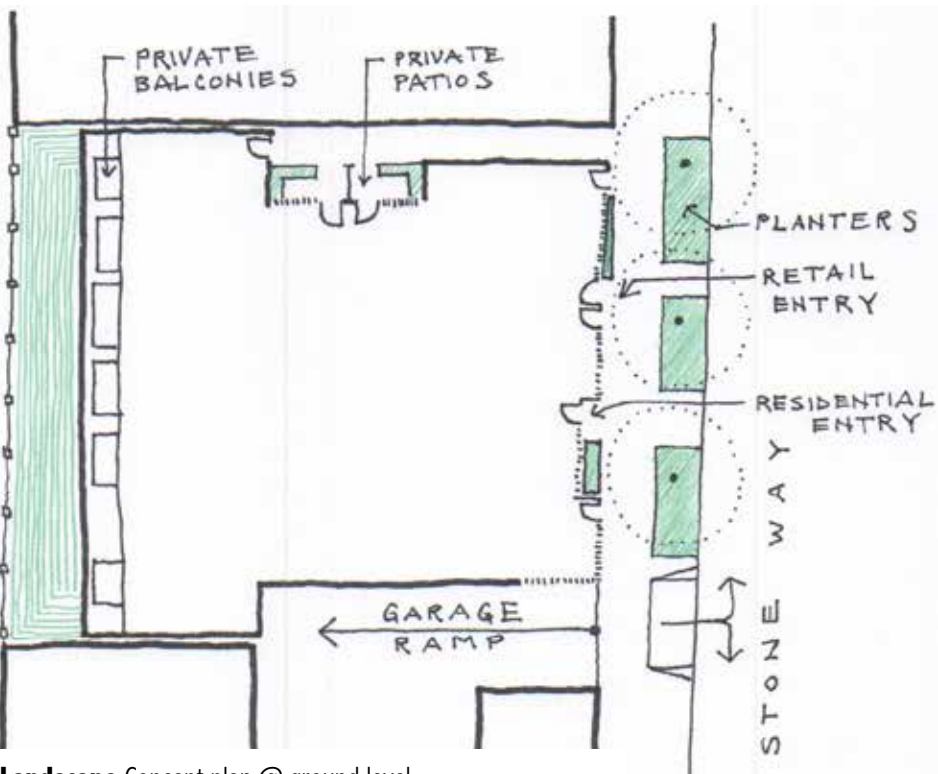
ROOF  
AMENITY AREA = 1,650 SF  
GREEN ROOF = 4,800 SF



LEVEL -1 / SLAB ELEV = 132/136  
15 PARKING SPACES  
+ BACK OF HOUSE  
+ 6 APTS  
FLOOR AREA = 500 SF



LEVEL 0 / FLR ELEV 141/145  
11 APARTMENTS  
RESIDENTIAL FLOOR AREA = 5,300 SF  
4 RETAIL SPACES  
COMMERCIAL FLOOR AREA = 1,915 SF



Landscape Concept plan @ ground level

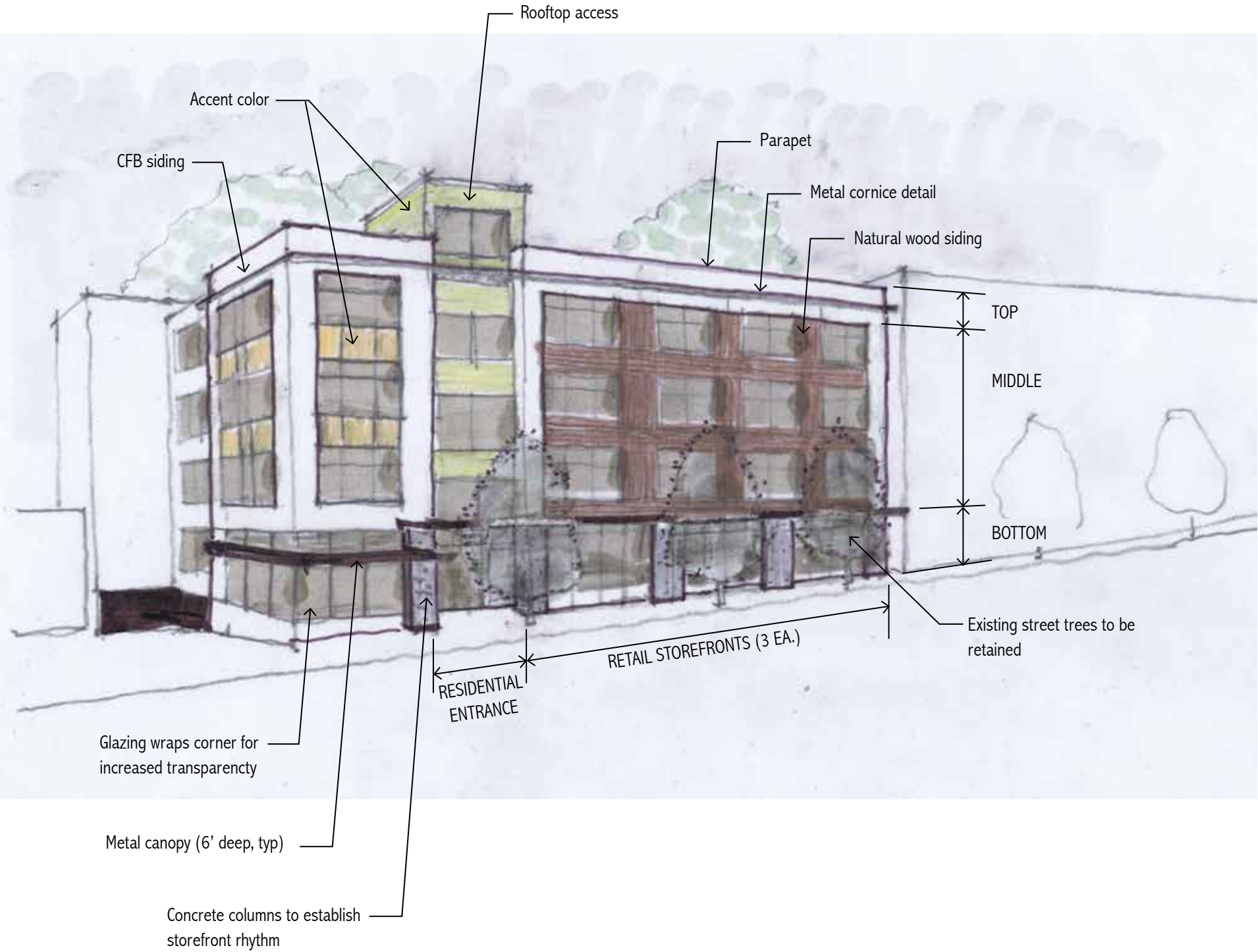
KEY

- RESIDENTIAL
- LIVE-WORK
- COMMERCIAL/RETAIL
- CIRCULATON
- PARKING
- SOLID WASTE STORAGE/MECH
- ROOF DECK AMENITY

SCHEME 'C' SUMMARY

- 68 apartment units 27,496 sf
- 4 retail/commercial units 1,915 sf
- Proposed parking spaces 15
- Total Floor Area 29,411 sf
- Permitted Floor Area 32,090 sf (mixed-use: 9,874 x 3.25 FAR)
- Permitted Residential Area 29,662 sf (9,874 x 3.0 FAR)

8.0 ARCHITECTURAL SCHEME 'C' CONCEPT & MASSING DEVELOPMENT & CONCEPTUAL SKETCHES



Alternate Upper story set back

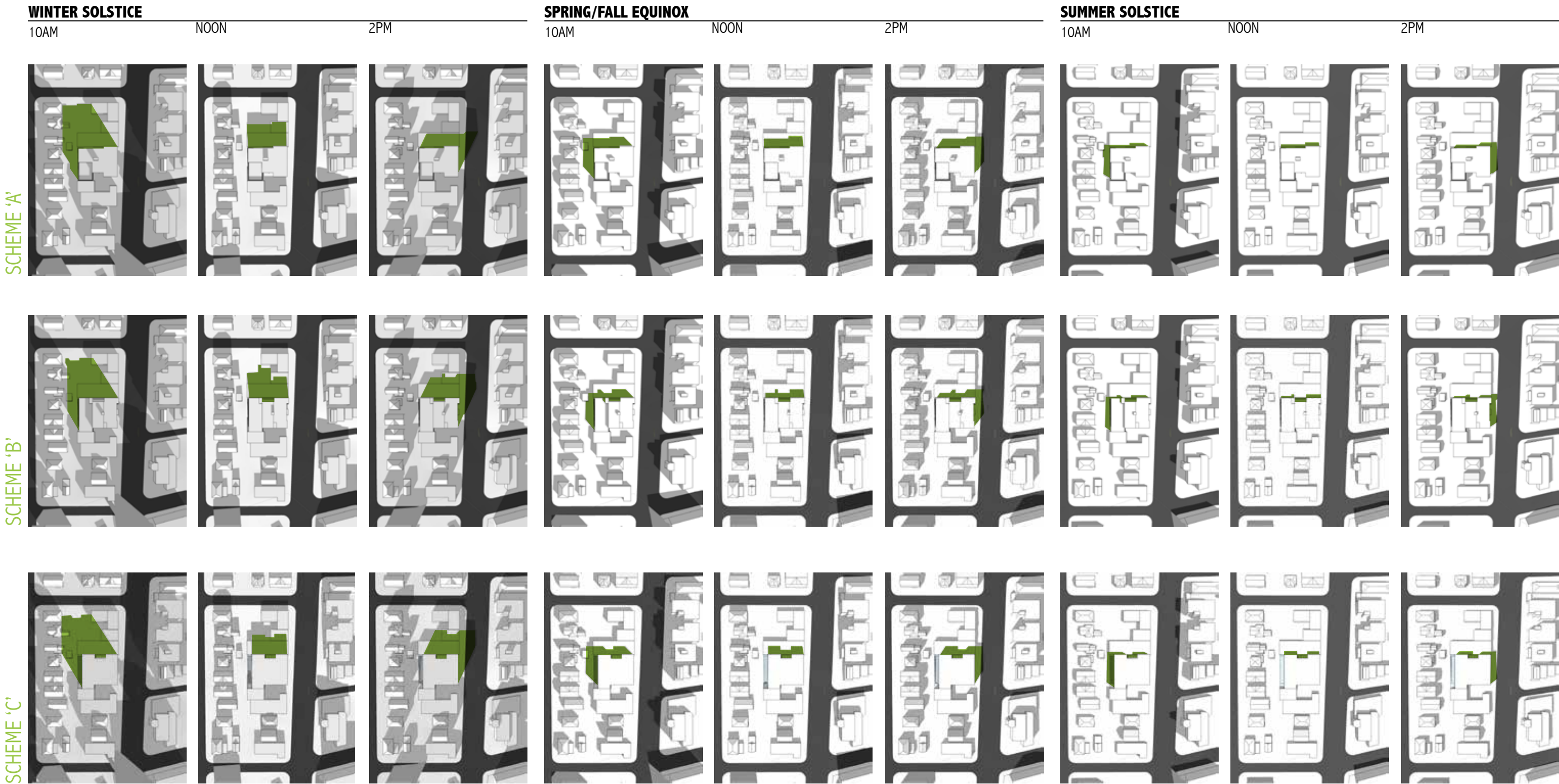


8.0 ARCHITECTURAL CONCEPTS DESIGN CUES





8.0 ARCHITECTURAL CONCEPTS SHADOW ANALYSIS





9.0 DEPARTURES SUMMARY OF ARCHITECTURAL CONCEPTS & REQUESTED DEPARTURES

SCHEME 'A'



SCHEME 'B'



SCHEME 'C' (PREFERRED)



PROPOSAL	◦ 68 apartment units	29,617 sf	◦ 68 apartment units	29,545 sf	◦ 68 apartment units	27,496 sf
	◦ 5 live-work units	2,405 sf	◦ 5 live-work units	2,425 sf	◦ 4 retail/commercial units	1,915 sf
	◦ Proposed parking spaces	none	◦ Proposed parking spaces	none	◦ Proposed parking spaces	15
	◦ Total Floor Area	32,022 sf	◦ Total Floor Area	31,970 sf	◦ Total Floor Area	29,411 sf
	◦ Permitted Floor Area	32,090 sf	◦ Permitted Floor Area	32,090 sf	◦ Permitted Floor Area	32,090 sf
	(mixed-use: 9,874 x 3.25 FAR)		(mixed-use: 9,874 x 3.25 FAR)		(mixed-use: 9,874 x 3.25 FAR)	
	◦ Permitted Residential Area	29,662 sf	◦ Permitted Residential Area	29,662 sf	◦ Permitted Residential Area	29,662 sf
	(9,874 x 3.0 FAR)		(9,874 x 3.0 FAR)		(9,874 x 3.0 FAR)	

DEVELOPMENT STANDARD DEPARTURES

◦ SMC 23.47A.008.B4 Retail Ceiling Height Required: 13' Floor to Floor Proposed: A range between 10' FtF and 13' FtF Rationale: Due to a sloping public sidewalk, maintaining the 13' minimum would result in excessive FtF heights at the south end of the facade and increase building height/mass.	◦ SMC 23.47A.008.B4 Retail Ceiling Height Required: 13' Floor to Floor Proposed: A range between 10' FtF and 13' FtF Rationale: Due to a sloping public sidewalk, maintaining the 13' minimum would result in excessive FtF heights at the south end of the facade and increase building height/mass.	◦ SMC 23.47A.008.B4 Retail Ceiling Height Required: 13' Floor to Floor Proposed: A range between 10' FtF and 13' FtF Rationale: Due to a sloping public sidewalk, maintaining the 13' minimum would result in excessive FtF heights at the south end of the facade and increase building height/mass.
◦ SMC 23.47A.014.B3 Setback Abutting a Side or Rear Lot Line of a Residentially-Zoned Lot Required: 15' setback above 13' Proposed: 5' setback above 13' Rationale: Shifting building mass to the west allows for modulation of the building and mass reduction at the street	◦ SMC 23.47A.014.B3 Setback Abutting a Side or Rear Lot Line of a Residentially-Zoned Lot Required: 15' setback above 13' Proposed: 5' setback above 13' Rationale: Shifting building mass to the west allows for modulation of the building and mass reduction at the street	