



2257 + 2261 N 56TH ST

SDCI# 3032080-EG

EARLY DESIGN GUIDANCE PACKET

SEPTEMBER 14, 2018

BUSHNAQ STUDIO ARCHITECTURE & DESIGN

PROJECT TEAM

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PROJECT SITE

The project site is in Wallingford's Tangle town (or Meridian) neighborhood. The area is considered by some to be more closely associated with Greenlake than Wallingford. The site is included in the City of Seattle's Green Lake Planning Area.

The boundaries of Tangle town and Meridian vary depending on the source but typically Tangle town refers to the concentration of walkable retail businesses on N 56th Street that anchors the neighborhood and Meridian refers to the larger neighborhood.

Loosely, the neighborhood is bound to the south by N 50th Street; to the west by Green Lake Way N. on the north by N 60th Street, and the east by I-5. Its main thoroughfares are NE 56th Street (east and west). Meridian Avenue N, Kirkwood Place N, and Latona Avenue NE (north and south).

The site is zoned NC1-30. There is not a large amount of neighborhood commercial (NC) zoning in the city. Where it occurs, it typically creates walkable commercial spots or districts that serve as focal points for activity and gathering. Tangle town is designated a "Heart" zone by the neighborhood design guidelines. It is an impressive example of an extended neighborhood commercial zone that serves as both a recreational destination and neighborhood hub.

The likely source for the name Tangle town is the irregular configuration of Seattle's street grid in this transition zone, where Wallingford transitions into the Green Lake neighborhood. Some of the streets follow the angled street grid created associated with Green Lake and others conforming to the city's orthogonal grid. The irregular street grid that defines Tangle town maps closely to the extent of neighborhood commercial.

DEVELOPMENT OBJECTIVES

The project site is located at the east end of Tangle town's neighborhood commercial zone. The development objective is a hub of small scale commercial that extends the lively character of the Tangle town commercial area to the extent of the zone.

The proposed development consists of six live work townhouses organized around a public open space plaza. The design intent is to create conditions for successful small scale commercial with simple, sensitively-scaled building forms, generous open space and human scale elements that reinforce Tangle town's commercial character and patterns of use.

The project plans to pursue SDCI's alternative path for green building which includes achieving a 15% reduction on annual energy use as compared to the Seattle Energy Code.

PROJECT SITE
2257/2261 N 56TH ST



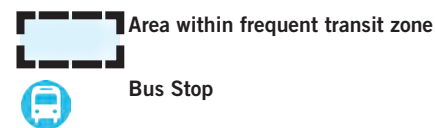
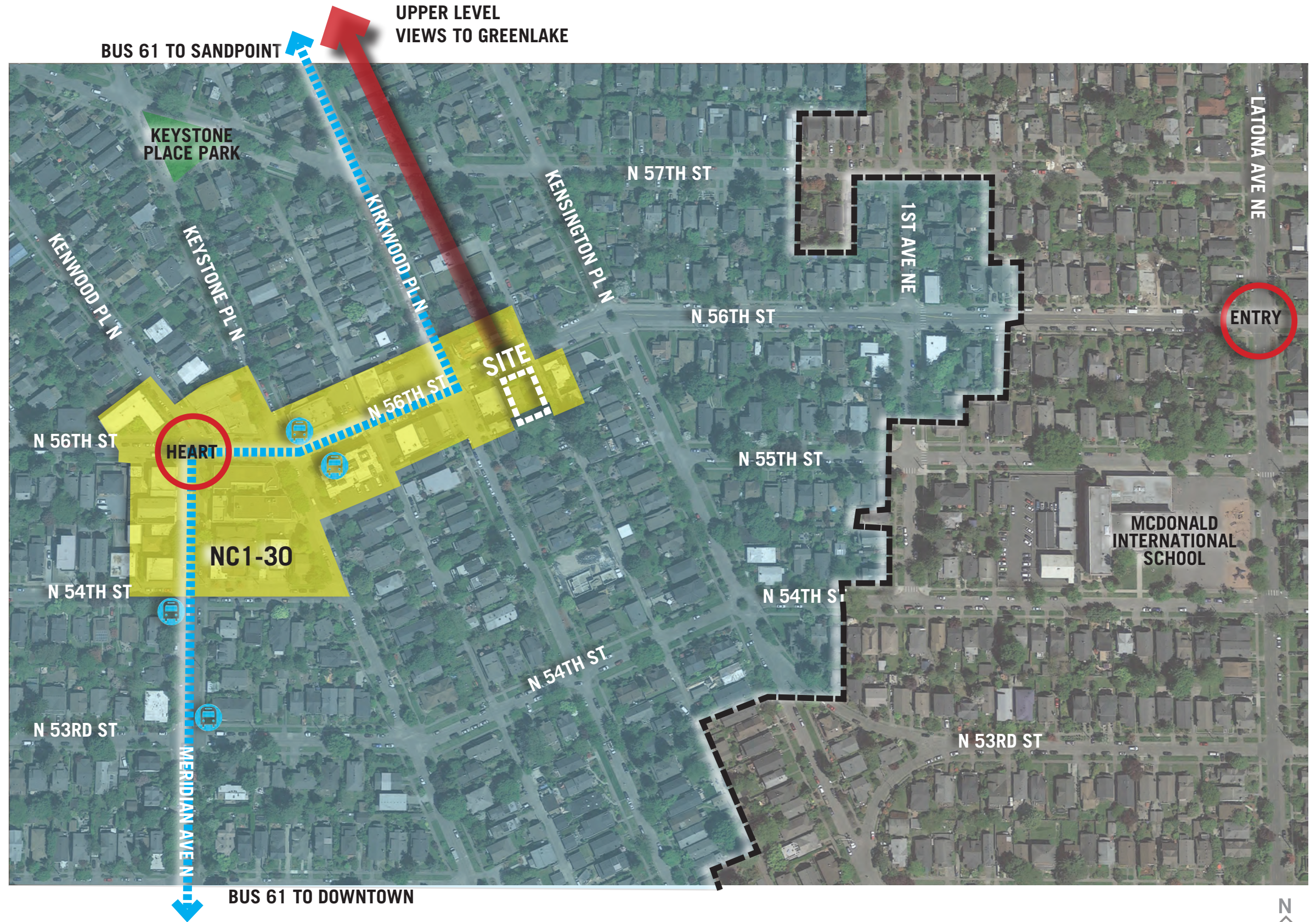
URBAN DESIGN ANALYSIS

Design Opportunities

- NC Zone
- Walkable, dense neighborhood commercial street with established commercial patterns of use.
- Mix of old and new buildings. Simple building forms.
- Good neighborhood examples of human scale: commercial scale glazing, sidewalk seating, canopies, signage, etc.
- Located in frequent transit area.
- Proximity to Green Lake. Views at upper levels.
- Site is in NC zone designated as neighborhood "Heart" (intersections that serve as the perceived center of commercial and social activity) by the Green Lake Neighborhood Design Guidelines.
- Exceptional Big Leaf Maple Tree

Design Constraints

- Split zoning on project site.
- Parking access limited by split zoning.
- Narrow alley.
- Exceptional trees.
- Power pole on 56th.
- SF zone to south.



URBAN DESIGN ANALYSIS

Street Level Uses

The neighborhood is notable for its mix of small scale commercial buildings that define the heart of Tangletown.

Several buildings stand out for human scale, commercial scale glazing, and the way that their secondary architectural elements add to the activity of the street and the porosity between business and the sidewalk.

These include the Keystone Building building which houses Elysian Brewery, mkt restaurant and Mighty-O donuts.

The structure was built in 1910 and has been modified steadily over the years to meet the requirements of various tenants and building owners. The building is a good example of the mix of traditional and contemporary elements and uses that contribute to Tangletown's strong sense of place.

The Burgundian, Zoka Coffee, Meridian Theater Building and Puget Sound Group Gallery are also good examples of porous, pedestrian-scale commercial structures in the neighborhood.

Some newer commercial structures along 56th do not have ideal street level presence - minimal glazing, undefined entries, monotonous canopies.



Street Level Uses for Adjacent Buildings



1 "Nyberg Residence" Apartments



2 Burgundian (Restaurant/Bar)



3 Himalayan Sherpa House (Restaurant)
Active Wellness Chiropractic & Massage
Leny's Place (Bar)



4 Kenny To Family Dentistry
56th Street Market



5 Kisaku Sushi
Beehive Salon



6 Puget Sound Group NW Artist Gallery



7 Meridian Theatre Building (Office Building)



8 Rainier Cabinetry & Design
Todo Bien Wellness Center
The Original Diggity Dog (Restaurant)



9 Kenwood Courts Apartments



10 Keystone Building
Elysian Tangletown (Restaurant/Bar)
mkt (Restaurant)
Mighty-O Donuts Greenlake



11 Zoka Coffee
Keystone Dental



12 Kingdom Hall of Jehovah's Witnesses
Hiroki Dessert Espresso Tea



13 Integrative Health Partners
Edward Jones Financial Advisor

URBAN DESIGN ANALYSIS STREETScape



SF-5000 ZONE | NC1-30 ZONE

N 56th St Looking South



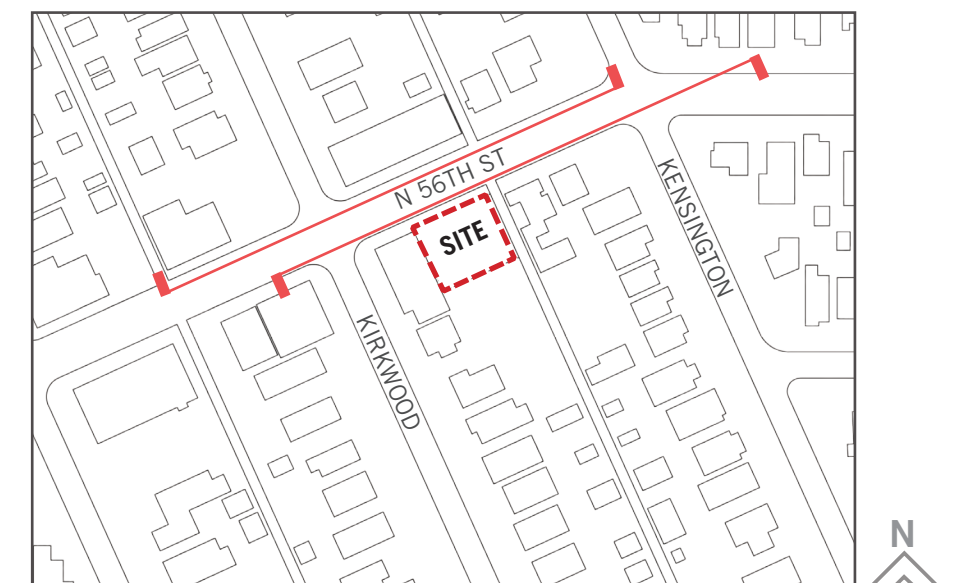
OPPOSITE PROJECT SITE

NC1-30 ZONE

N 56th St Looking North



SF-5000 ZONE



URBAN DESIGN ANALYSIS ENTRIES & AWNINGS

The urban design analysis looked at Tangletown’s rich streetscape character as a precedent study for the project. Photos, map diagrams and observations below and on next pages informed the project’s streetscape elements and character. Elements studied include entries and awnings, scale of operable windows, outdoor seating, sidewalks and open space and ground level materials.



1 Inset Entry



2 Corner Entry



3 Stoops



4 Street entry Metal Awning



5 Corner Entry Metal Awning



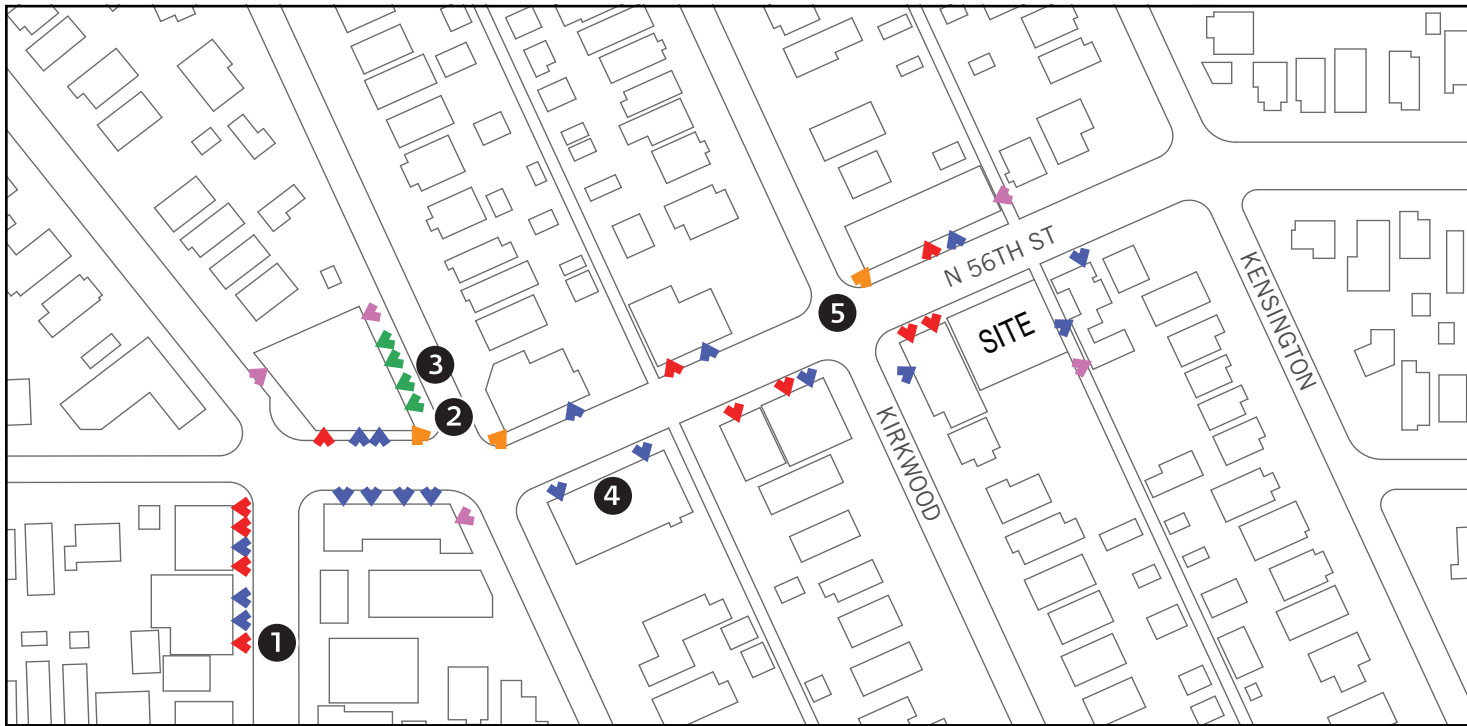
6 Fabric awning



7 Operable awning



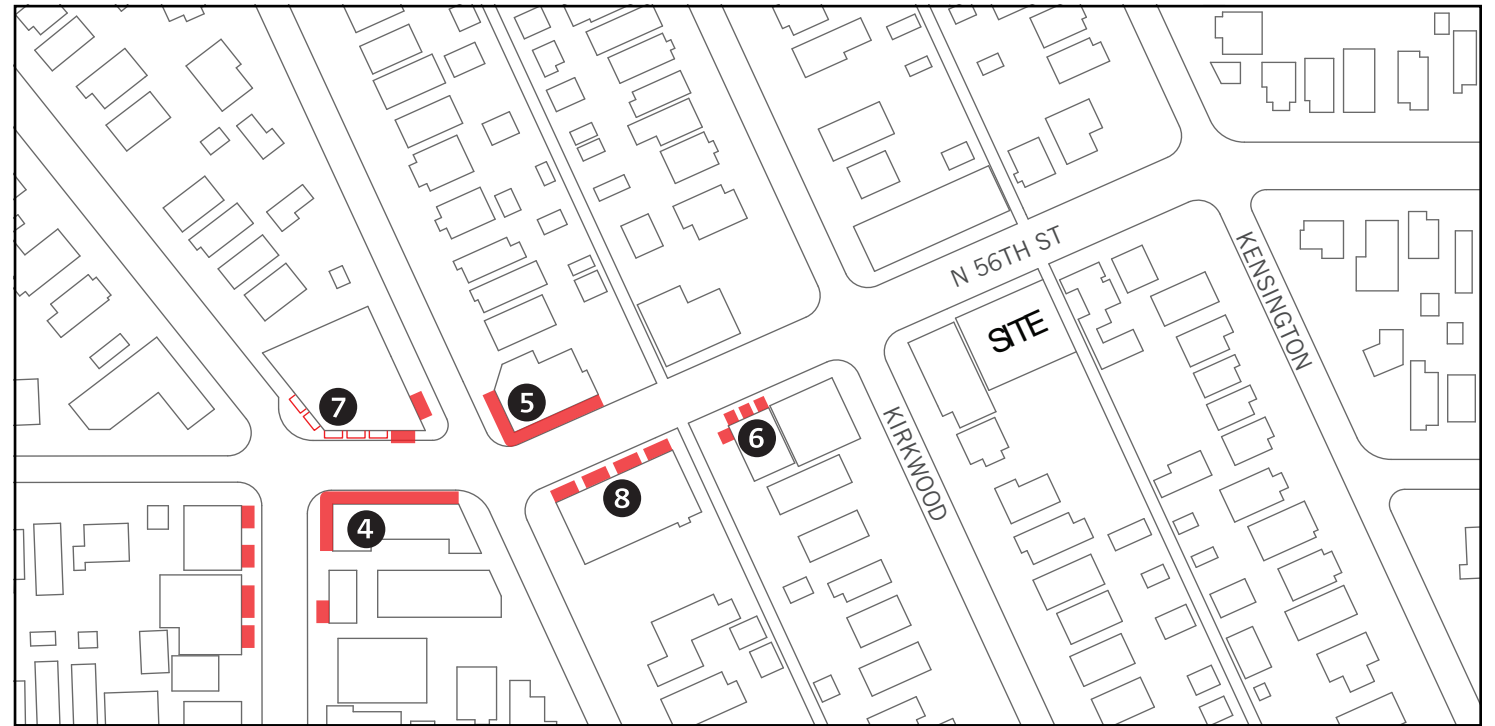
8 Building Overhang



Entries

- ▶ Corner
- ▶ Inset
- ▶ Street
- ▶ Stoops
- ▶ Garage

Multiple entry types provide variety and sense of activity along commercial frontages. The Keystone Building is notable for range of entry types around the building.



Awnings

- ▬ Permanent
- ▬ Operable

Overhead weather protection includes continuous building length canopies and smaller scale permanent and operable canopies. The Keystone Building is notable for mix of retractable and permanent small scale canopies that give each business its own identity. Businesses along Meridian also have smaller scale canopies. Continuous building canopies provide good weather protection but do less to support sense of human scale.



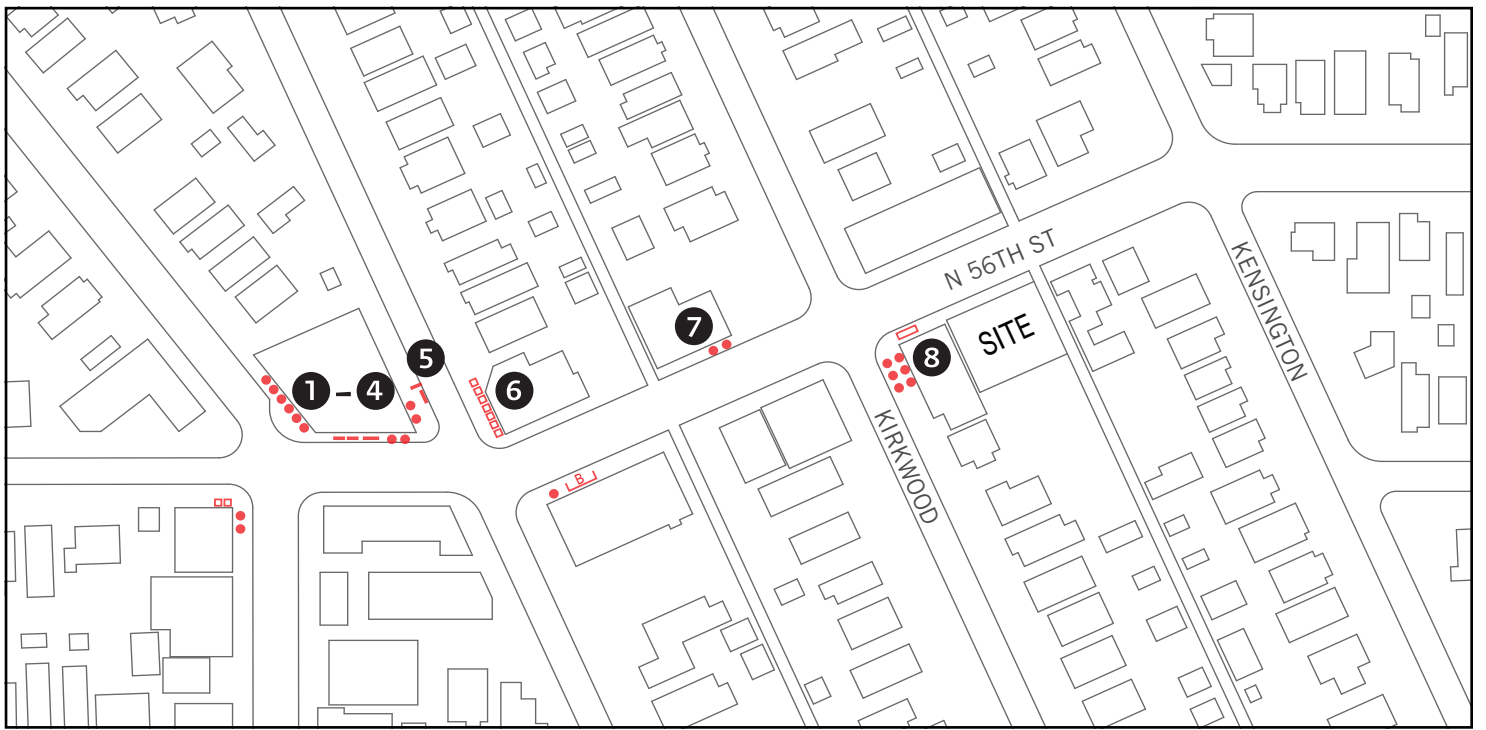
1 Bifold doors
Patio dining
2 Overhead door
Benches
3 Overhead door
Outdoor dining
4 Overhead door
Outdoor dining
5 Benches
6 Outdoor seating
7 Outdoor dining
8 Patio dining



Operable Windows

- Commercial Scale
- Residential Scale

Commercial scale windows help create a porous edge between retail businesses and the sidewalk. Large scale operable glazing - bifold doors/windows, overhead garage doors - enhance the sense of permeability where they occur.



Seating

- Chairs
- Chairs & Tables
- Benches
- ▭ Bench/Planters
- B Bus Bench

Map of outdoor seating locations forms a “heat map” of sorts for pedestrian and sidewalk activity in the neighborhood. 2x2 scored concrete is typical at sidewalks. Brick paving in front of Zoka Coffee and Keystone Dental are an exception that makes that corner special.

URBAN DESIGN ANALYSIS SIDEWALK & MATERIALS



1 ±12' from building to curb.
Street level brick.



2 ±12' from building to curb.
Street level brick.



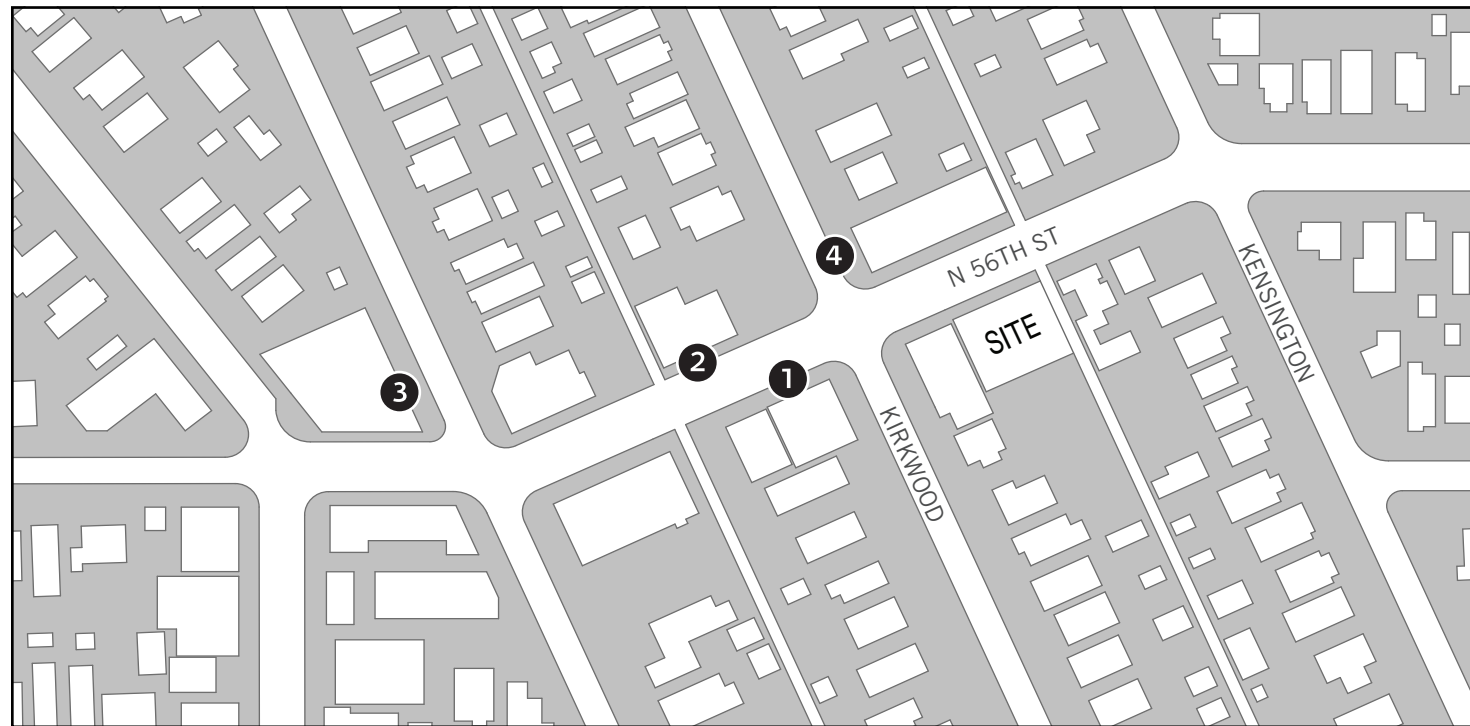
3 ±20' from building to curb.



4 ±20' from building to curb
Street level brick.



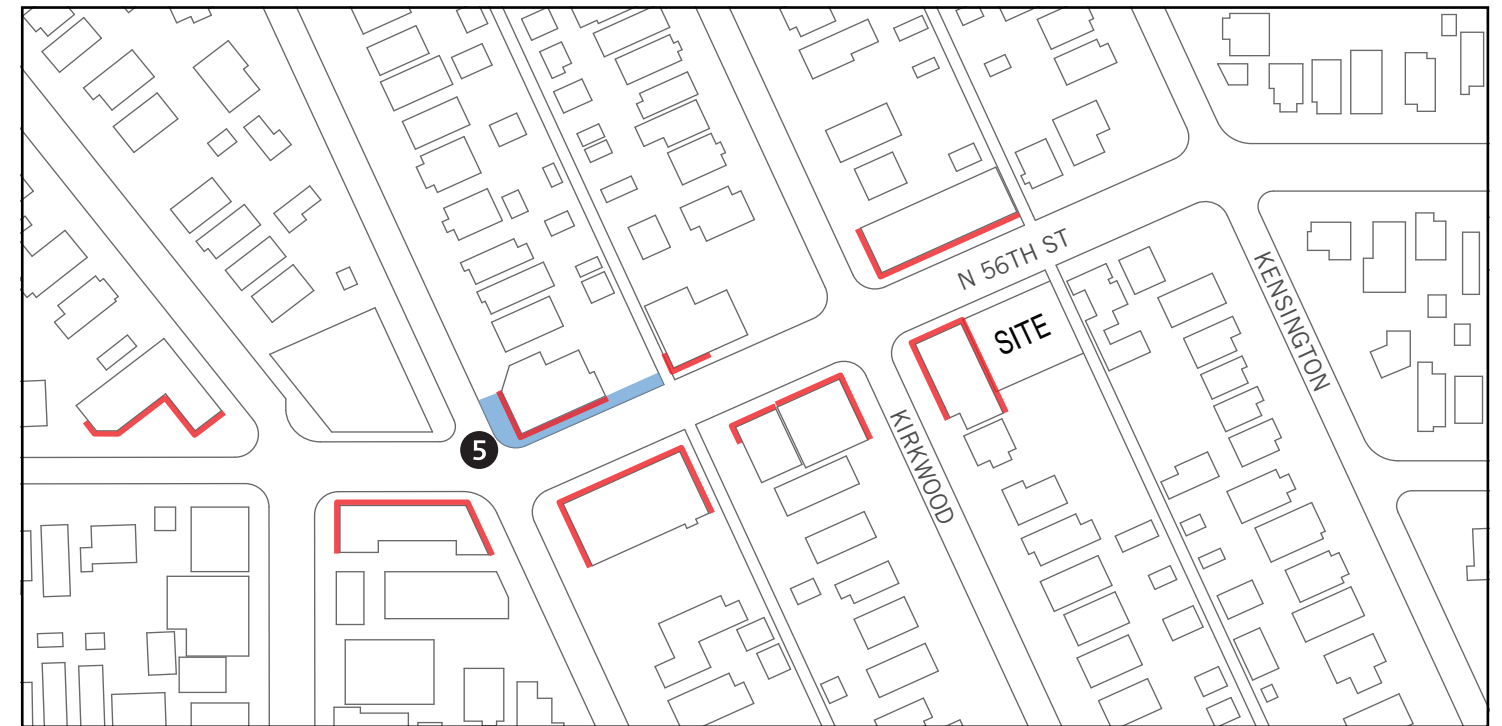
5 Brick paving
Street level brick.



Sidewalk

█ Sidewalk /
Open Space

Sidewalks in the neighborhood commercial zone are wide in the north-south direction and narrow east-west. ROW landscape and sidewalk seating tend to occur in the wider sidewalk areas.



Materials

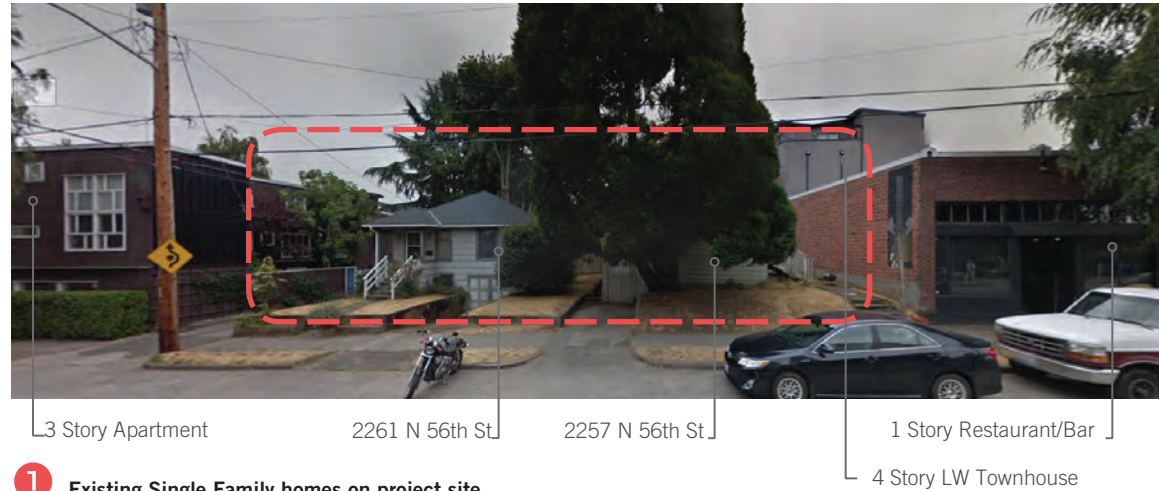
— Ground Level Brick
— Brick Paving

Street level of commercial buildings have distinct character throughout commercial district. Brick and horizontal siding are commonly used materials.

ZONING DATA

Project Site Zoning	2257 N 56TH St	NC1-30/SF-5000	
Zoning Adjacent to Project Site	North East South West	NC1-30 NC1-30 SF-5000 NC1-30	
Development Standard Departures	23.41.012.B.11.g	Structure height	Departures of up to 10 feet of additional height may be granted if the applicant demonstrates that (1) the departure is needed to protect an exceptional tree that is located on the lot and (2) avoiding development in the tree protection area will reduce the total development capacity of the site.
Permitted Uses	23.47A.004.G 23.47A.004.G.4	Live-work Live work shall be deemed a nonresidential use	6 Units
Street Level Development Standards	23.47A.008.A.2.b 23.47A.008.A.2.c 23.47A.008.A.3. 23.47A.008.B.2.a 23.47A.008.B.3 23.47A.008.B.4 23.47A.008.E.1 23.47A.008.E.2	Blank segments of street-facing façade measured between 2' and 8' above sidewalk grade may not exceed 20' in width Total blank façade segments may not exceed 40% of the width of the street-facing façade Street facing facades shall be located within 10' of street lot line unless wider sidewalk, plaza or landscaping 60% of the commercial street-facing façade between 2' & 8" above the sidewalk shall be transparent Nonresidential. uses shall be 30' average and 15' min. depth from the street-level, street-facing façade. Nonresidential uses at street level shall have a floor-to-floor height of at least 13'. Work portion of live work shall extend width of street facing façade, work portion has 15' depth min between live portions and street Exterior sign must be provided at each live work.	DEPARTURE REQUESTED
Structure Height	23.47A.012.A.1.a 23.47A.012.B.a 23.47A.012.C.2 23.47A.012.C.3a 23.47A.012.C.4.f	Allowable structure height = 30' Structure may exceed the height limit up to 4' if a floor-to floor height of 13' or more is provided for non-residential uses at street level. Additional height cannot be used to add an additional story. Ridge of pitched roof (other than shed or butterfly) may extend up to 5' above height limit if all parts of roof above height limit are not less than 4:12 Open railings, planters, skylights, clerestories, greenhouses, solariums, parapets, and firewalls may extend as high as the highest ridge of a permitted pitched roof or up to 4' above height limit. Insulation material, rooftop decks, and soil for landscaping located above structural roof surface may exceed the max height limit by up to 2' if enclosed by parapets or walls. Solar collectors may extend up to 4' above height limit with unlimited rooftop coverage. Stairs penthouses can extend 16' above height limit.	DEPARTURE REQUESTED
FAR	23.47A.013, Table A 23.47A.013.A.3	FAR = 2.25 for lot solely residential or nonresidential use. Parking that is within structure and not underground must be included in FAR	Allowable FAR 2.25 x 4,800 = 10,800 s.f. max. (does not include SF 5000 zone area)
Setback Reqs.	23.47A.014.B.2 23.47A.014.B.5 23.47A.014.E.8	Where rear/side lot line abuts residential zone, 10' setback is required from 13' to 65'. No entrance, window, or other opening is permitted closer than 5 feet to an abutting residentially-zoned lot. Dumpsters/trash receptacles located outside are not permitted within 10' of any line that abuts residential zone and must be screened.	DEPARTURE REQUESTED
Landscape and Screening Standards	23.47A.016.A.2 23.47.A.016.B 23.47A.016, Table D	With more than 4 units, landscaping must achieve a Green Factor score of .30 or greater Street trees are required. Garbage cans and dumpsters require 3' and 6' high screens respectively	
Parking Location & Access	23.47A.032.A.1 23.53.030 Table C	Access to parking shall be from alley if the lot abuts an alley improved to standards of Section 23.53.030.C Per 23.53.030.C alley is improved if 10' wide and paved. 12' alley required in NC-1 zone.	Alley is 15' wide and paved
Required Parking	23.54.015.D Table A.D 23.54.020.F	Live/work units Units less than 1,500 SF: 0 spaces required per unit Units 1,500 - 2500 SF: 1 space required per unit 50% frequent transit reduction permitted.	4 units @ 1500 SF x 0 spaces = 0 spaces required. 2 units @ 2500 SF max x 1 space = 2 spaces required 2 spaces x .5 frequent transit reduction = 1 space required DEPARTURE REQUESTED
Parking Space Standards	23.54.030.B.3 23.54.030.B.1 23.54.030.A.1	The first required parking space for live work units shall meet the parking standards for residential use. For an individual garage serving a townhouse unit, the minimum required parking space will be for a large car. A large vehicle is 8.5' x 19'	
Bike Parking	23.54.015, Table A	Live/work is not in Table E: no min. requirement	
Solid Waste	23.54.040.A.1 23.54.040.E.1-6 23.54.040.F.1.a	Residential uses proposed to be located on separate platted lots, for which each dwelling unit will be billed separately for utilities, shall provide one storage area per dwelling unit that has minimum dimensions of 2 feet by 6 feet. Location of storage space will meet following requirements: Storage space shall be located on the lot of the structure it serves. Storage space shall not be located in required driveways, parking aisles, or parking spaces Storage space shall not block or impede any fire exits, public ROW, pedestrian or vehicular access Storage space shall be located to minimize noise and odor impacts on building occupants and beyond the lot lines of the lot Storage space shall meet the contractor safety standards promulgated by the Director of Seattle Public utilities Storage space shall not be used for purposes other than solid waste and recyclable materials and access For containers 2 cubic yards or smaller: Containers to be manually pulled shall be placed no more than 50' from a curb cut or collection location;	Applicant to coordinate with SPU on alternate solid waste storage size

Existing Buildings



1 Existing Single Family homes on project site.



2 Vacant single family lot to the south.

Utility Poles



3 Electric pole
14' setback required from 26KV line along N 56th St



4 Comm pole
Comm lines along alley to be undergrounded.

3 Electric pole

4 Comm pole

Exceptional Trees



5 Chamaecyparis pisifera (Sawara Cypress)



6 Acer macrophyllum (Big Leaf Maple)



7 Juglans regia (English Walnut)

On site, there are two exceptional trees and one notable, but non-exceptional tree. An arborist report was done on all trees. The preferred option retains the Big Leaf Maple and English Walnut. Per the arborist report, the Sawara Cypress is problematic from both a development and stability standpoint and is proposed to be removed. See excerpts from the arborist report below:

SAWARA CYPRESS

"The Sawara cypress's location is problematic from both a development and stability standpoint. This tree was planted excessively close to both the house and the immediately adjacent concrete retaining wall. This wall drops from planting level 32 inches to the driveway. It is cracked and bowing from lateral pressure exerted by the expanding trunks. Total wall failure can be anticipated within five years. The cypress also is growing into utility lines paralleling the sidewalk. Limbs already engulf a low wire, and clearance to the live distribution lines is insufficient for the long term. With continued growth this tree can be expected to touch live wires both laterally and vertically. In the future, periodic clearance pruning will be required and will both disfigure the canopy and consume City resources. This tree is a perfect example of planting without foreknowledge or concern about a species' potential size. In addition to above-cited issues, retention of the tree may excessively constrain development on this tight, commercially zoned site. Removal may be the only realistic option. I believe this may mean the unfortunate but unavoidable loss of an Exceptional tree."

BIG LEAF MAPLE

"[The Big Leaf Maple] is located peripheral to the presumed area of construction, and provides both aesthetic and environment benefits to the site and neighborhood. That said, this maple has both canopy defects and basal structural issues that may affect the feasibility of its retention. I believe a responsible decision about retaining this tree should be made based on air excavation to examine the roots and possibly also aerial inspection for branch and trunk integrity. The maple's root zone presents some significant concerns about tree stability, root loss and decay that could precipitate butt decay. On the maple's south side its base rests on and partly overhangs a low poured concrete wall or curb. There is no trunk flare and presumably no anchoring roots extend in this direction. To the north and east, root spread is constricted by concrete alley and walkway pavement and existing foundation walls. To the west approximately five feet from the trunk is a large, deep debris pit of fairly recent origin, roughly 8 feet in diameter and 4 feet deep. Excavation likely severed or damaged some long-established roots, a cause for concern about both anchorage and introduction of decay pathogens through root wounds."

ENGLISH WALNUT

"The other outstanding tree is a semi-mature English Walnut (Juglans regia) in good condition. If protected during construction this tree can be expected to survive and increase in stature for decades to come. The walnut's balanced canopy structure and attractive foliage are aesthetic assets worth exploiting in the redeveloped landscape."

PRIORITY DESIGN GUIDELINES

SEATTLE & NEIGHBORHOOD SPECIFIC DESIGN GUIDELINES		DESIGN RESPONSE
CONTEXT AND SITE		
CS2. Urban Pattern and Form		
A. Location in the City and Neighborhood	<p>1. Sense of Place: Emphasize attributes that give Seattle, the neighborhood, and/or the site its distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.</p> <p>GREENLAKE SPECIFIC GUIDELINES Heart Location: N56th St at Keystone Pl N. Development at Heart locations should enhance their central character through appropriate site planning and architecture. In addition to promoting pedestrian activity, these sites have a high priority for improvements to the public realm. A building's primary entry and façade should face the intersection. Other amenities to consider are: special paving, landscaping, additional open public space provided by curb bulbs and plazas.</p>	<p>The Tangletown commercial district is notable for its small scale walkable commercial character and its integration with the surrounding single family neighborhood. The preferred scheme balances several design priorities that are fundamental to the neighborhood's appealing sense of place: appropriate height bulk and scale, commercial areas with human scale elements and porous edges, generous pedestrian amenities and mature trees throughout the neighborhood.</p> <p>Preferred Scheme 4 proposes six commercial townhouses divided into two buildings. The two building scheme breaks down the project massing to better fit with the scale of buildings along 56th. The orientation of the buildings provides entries along 56th and the plaza and minimizes the massing at the single family zone to the south. The two buildings allow for a 16' wide open space through the site. This serves as an extension of the sidewalk and added public space in the neighborhood. Refer to PL1 Open Space Connectivity and DC3 for the Open Space Concept and proposed improvements to the public realm. The plaza also provides added light and air to the landlocked single family parcel.</p> <p>The scheme retains the exceptional Maple tree and a striking but non-exceptional Walnut tree at the rear of the site. The trees are a natural buffer between the NC and SF zones. The two building massing and plaza provide visual and physical access to the trees making them a feature of the project and site.</p>
D. Height, Bulk, and Scale	<p>3. Zone Transitions For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.</p> <p>4. Massing Choices Strive for a successful transition between zones where a project abuts a less intense zone.</p>	<p>Division of the project into two, smaller-scale buildings follows the existing parcel divisions and reduces the perceived scale of the project. Sloped upper level massing reduces the perceived building height. The 16' plaza - the width of a typical alley - provides a visual and physical connection through the site that reinforces the project's smaller sense of scale. The size, location and orientation of the two buildings puts more massing at the west side of the site where it is least obtrusive on the single family zone and provides a voluntary setback on the east side of the site where it preserves the exceptional tree and provides more light and air to the single zone to the south.</p>
CS3. Architectural Context and Character		
A. Emphasizing Positive Neighborhood Attributes	<p>3. Established Neighborhoods In existing neighborhoods with a well- defined architectural character, site and design new structures to complement or be compatible with the architectural style and siting patterns of neighborhood buildings.</p> <p>GREENLAKE SPECIFIC GUIDELINES Tangletown (56th Street Corridor) Build on both commercial areas human scale elements, particularly the traditional storefront details and proportions of early 1900s vernacular commercial buildings. A mix of traditional and contemporary forms and materials is appropriate provided there is attention to human scale detailing in elements such as doors, windows signs and lights.</p>	<p>The development goal is a dense node of six live work townhouses that expand and extend the small-scale commercial character of the 56th Street Corridor. The design intent is for a pair of structures with contemporary form, materials and details that draw on design cues from the neighborhood. The street level commercial is intended as a strong building base with commercial glazing that aligns with the height of the adjacent Burgundian restaurant. Other open space and street level strategies include special paving, street/plaza facing entries, operable glazing, open space with seating and canopies. These derive from urban design studies of the commercial corridor documented in this packet. Refer to DC3 Open Space Concept.</p>
PUBLIC LIFE		
PL1. Open Space Connectivity		
B. Walkways and Connections	<p>1. Pedestrian Infrastructure Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.</p> <p>3. Pedestrian Amenities Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered.</p>	<p>The plaza in the preferred scheme organizes the project and serves as an extension of the sidewalk and open space for sidewalk activities for the live work commercial activities. New ROW landscape on 56th, retention of existing trees at the rear of the site and plaza amenities will animate the public and private pedestrian infrastructure around the site. New ROW landscaping adds three new street trees and expands the width of the planter strip in the ROW. Proposed tree retention includes the exceptional Maple tree and notable Walnut tree. Refer to DC3 Open Space Concept for pedestrian amenities in the plaza.</p>
PL3. Street-Level Interaction		
C. Retail Edges	<p>1. Porous Edge: Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.</p>	<p>The project includes six live work units. The active, commercial edge of these units is located on 56th Street and the Plaza. The ground floor of each space is proposed as highly transparent with large scale operable openings. The intent is to support indoor outdoor connections between each space and the street or plaza. Pedestrian amenities and secondary architectural elements will create visible interest in the plaza and hospitable open space for sidewalk activity. Refer to DC3 Open Space Concept for pedestrian amenities in the plaza.</p>

SEATTLE & NEIGHBORHOOD SPECIFIC DESIGN GUIDELINES		DESIGN RESPONSE
DESIGN CONCEPT		
DC2. Architectural Concept		
B. Architectural and Facade Composition	<p>1. Façade Composition Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well- proportioned.</p>	<p>The preferred architectural concept consists of two 3-story buildings organized around a central plaza.</p> <p>TWO BUILDING MASSING Each building volume has a single story commercial base and tapered two-and-half story massing above. The massing strategy reduces the perceived scale of the project and allows for a generous open space through the site.</p> <p>CLADDING / OPENINGS The design intent for cladding and openings is to emphasize the continuity and porousness of the commercial base and the more sculptural and private character of the upper level massing. The base is proposed as highly transparent with operable glazing and distinct entry doors. Monochrome, subtly textured cladding is proposed for the tapered upper levels. The design team is studying ribbed and textured cladding and/or roofing for the upper level massing. Materials may include standing seam metal, board and batten siding and/or shingles. The intent is to emphasize the sculptural sloped wall massing and provide human scale texture in the cladding. Upper level punched windows will be located less regularly than the commercial base to take advantage of opportunities for light on all building sides. Roof penthouses top each unit and will be clad in light material that contrasts with the tapered massing.</p>
DC3. Open Space Concept		
A. Building -Open Space Relationship	<p>1. Interior/Exterior Fit Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.</p>	<p>In the preferred scheme, the open space concept and architectural concept are interconnected. The plaza in the two-building scheme provides access to each live work unit, open space to the neighborhood and outdoor area for the live work commercial spaces. Ground level of each live work unit is designed for flexibility and a porous relationship between indoors and outdoors. At street level, open space elements include commercial scale operable windows, distinct entries, special paving, movable and hanging planters, architectural canopies, lighting and signage, seat wall and vertical green wall trellis on the alley. Entries for all units orient to the street or plaza. At upper levels, windows are located to take advantage of opportunities for light and views on all sides and to provide for privacy between upper level spaces. The open space concept includes a private roof deck at each unit. Stair towers and penthouses in preferred schemes are located to provide southern exposure and Green Lake views to each roof deck.</p>
DC4. Exterior Elements and Finishes		
A. Building Materials	<p>1. 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 a high quality of detailing are encouraged.</p> <p>2. Climate Appropriateness Select durable and attractive materials that will age well in Seattle’s climate, taking special care to detail corners, edges, and transitions. Highly visible features, such as balconies, grilles and railings should be especially attractive, well-crafted and easy to maintain.</p>	<p>Durable, maintainable, attractive materials will be selected for the project. Particular attention will be paid to the materials at street/pedestrian grade and reinforcing the architectural concept. Refer to DC2 Architectural Concept for primary building materials and DC3. Open Space Concept for open space elements.</p>

COMMUNITY OUTREACH

The report below summarizes community outreach done prior to submitting EDG. The community outreach report was approved by Department of Neighborhoods on July 24, 2018. EDG options have changed slightly from what was presented during the community outreach process but the design intent of each option remains the same.

PRINTED	
High-Impact method	Door-to-door flyer and invitation to community meeting distributed to residences and businesses within 500 foot radius of the proposed site.
Outreach	On June 25, 2018 two members of Bushnaq Studio distributed “project flyers” to residences and businesses within 500 foot radius of proposed site. The “project flyer” included information about the project and an invitation to a community meeting on July 10, 2018. The “project flyers” were also pinned at notice boards in five local businesses: Zoka Coffee, Mighty-O Donuts, 56 th St Market, The Original Diggity Dog, Todo Bien Wellness Center.
Feedback	During the course of distributing flyers, Bushnaq Studio encountered a few neighbors. Two neighbors expressed concern about parking impacts of the project.

ELECTRONIC/DIGITAL	
Multi-pronged method	<ol style="list-style-type: none"> Email to distribution list that includes community organizations identified by DON. Post on local blog or in digital newsletter that includes information on how to submit comments directly to the project applicant.
Outreach	<ol style="list-style-type: none"> Three neighborhood groups were identified by Thomas C. Whittemore, Community Engagement Coordinator for North Seattle. Bushnaq Studio made initial contact with these organizations in early June and sent the “project flyer” for distribution on June 26, 2018. Primary contacts for each organization are listed below: <ul style="list-style-type: none"> Wallingford Community Council Miranda Berner, President: mirandasofia@yahoo.com, Greg Hill, Land Use Committee Chair: greg.hill@ibigroup.com Wallingford Chamber of Commerce: Stephen Fickenscher : stephen@wallingfordchamber.org Green Lake Community Council : Forrest Corbett, Chair: chair@greenlakecommunitycouncil.org admin@greenlakecommunitycouncil.org <p>The “project flyer” was distributed by the Green Lake Community Council through twitter.</p> Bushnaq Studio identified Wallyhood.org as one of the primary blogs for the area. Bushnaq Studio sent the “project flyer” to the blog editors on June 26, 2018. Information about the project was posted to the blog on July 9, 2018. The “project flyer” was also posted on Seattle PI.
Feedback	Bushnaq Studio did not receive direct feedback from the email distribution process. The blog editor indicated that parking and affordability are two issues Wallingford residents are concerned about.

IN PERSON	
High-impact method	Hosting a community meeting (at least one hour or presentation/discussion of project).
Outreach	The development team held a community meeting on Tuesday, July 10, 2018 from 5:30-7:00 PM at Zoka Coffee. The team chose Zoka Coffee because of its proximity to the site and because it is a popular neighborhood gathering place. Dawn Bushnaq gave a presentation about the project 6:00 PM. Members of the design and ownership team discussed the project with community members before and after the presentation. More than 34 members of the community attended.
Discussion/Comments	
Early Design Guidance Massing	<p>The design team presented four massing options including three options that are to be included in the Early Design Guidance packet submitted to SDCI. The team’s preferred scheme, the “Plaza Scheme”, proposes two building volumes organized around central plaza. The Plaza Scheme includes 6 live work townhouses.</p> <ul style="list-style-type: none"> Several neighbors expressed appreciation for the smaller scale massing of the plaza scheme. There was discussion about the quantity of townhouses and their impact on parking and affordability. The preferred six live-work unit scheme provides the greatest number of units which may help affordability but also may have the greatest impact on parking in the neighborhood. There was a discussion about the tension between providing more parking and providing a generous pedestrian and street level commercial realm.
Plaza	<p>The plaza scheme has a 16’ wide plaza that will be open to the public. The design team described its intent to incorporate features that will support strong indoor/outdoor connections at street level. These may include large-scale operable glazing, outdoor seating, and overhead weather protection.</p> <ul style="list-style-type: none"> There was overall support for the plaza. There were comments about making sure the plaza is an inviting space even at the south end. There were comments about wanting plants/landscaping in the plaza and suggestions for how to accomplish this. There were comments about wanting to make sure the plaza is well-maintained (based on understanding that townhouses will be short platted and ownership of the plaza will be divided equally between each townhouse owner).
Exceptional Trees	<p>The proposed scheme removes the exceptional tree (Sawara Cypress) onsite. The arborist report indicates the location of the Sawara Cypress under utility lines is problematic. The report also indicates that the trees root structure which is confined by the existing single family residence and adjacent retaining wall poses issues to the stability of the tree.</p> <ul style="list-style-type: none"> One resident expressed disapproval of the removal of the Sawara Cypress. One resident desired that the loss of tree canopy be replaced either on site or elsewhere.
ROW Landscaping	<p>The proposed scheme will expand the substandard right-of-way planting strip from approximately 4 ½ ft to 6 ft. Street trees will be added.</p> <ul style="list-style-type: none"> There was general support for the location and amount of right-of-way landscaping. One resident suggested reducing the amount of right-of-way landscape to allow for paved walking paths from parking spaces to sidewalk.
Parking	<p>The preferred scheme is required to have one parking space by Land Use code and one space is provided in the preferred scheme. There was a lot of discussion about the parking impacts this project might have on the neighborhood.</p> <ul style="list-style-type: none"> Many neighbors expressed concern about the availability of parking in the neighborhood, particularly on the evenings and weekends. A couple of neighbors encouraged the owners to consider underground parking.
Other comments	<ul style="list-style-type: none"> There was discussion about affordability. There seemed to be consensus that keeping the units as affordable as possible is desirable. There was discussion about what kind of businesses might occupy the townhouses. Two residents expressed interest in potentially buying a townhouse. Many neighbors expressed appreciation for the meeting and the team’s willingness to be transparent through the design process.

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SCHEME 1 BLOCK (CODE COMPLIANT)

Scheme 1 maximizes site's development potential and removes two exceptional trees.

PROJECT DATA

Lot Area (NC Only): 4800 SF

Permitted FAR: 2.25

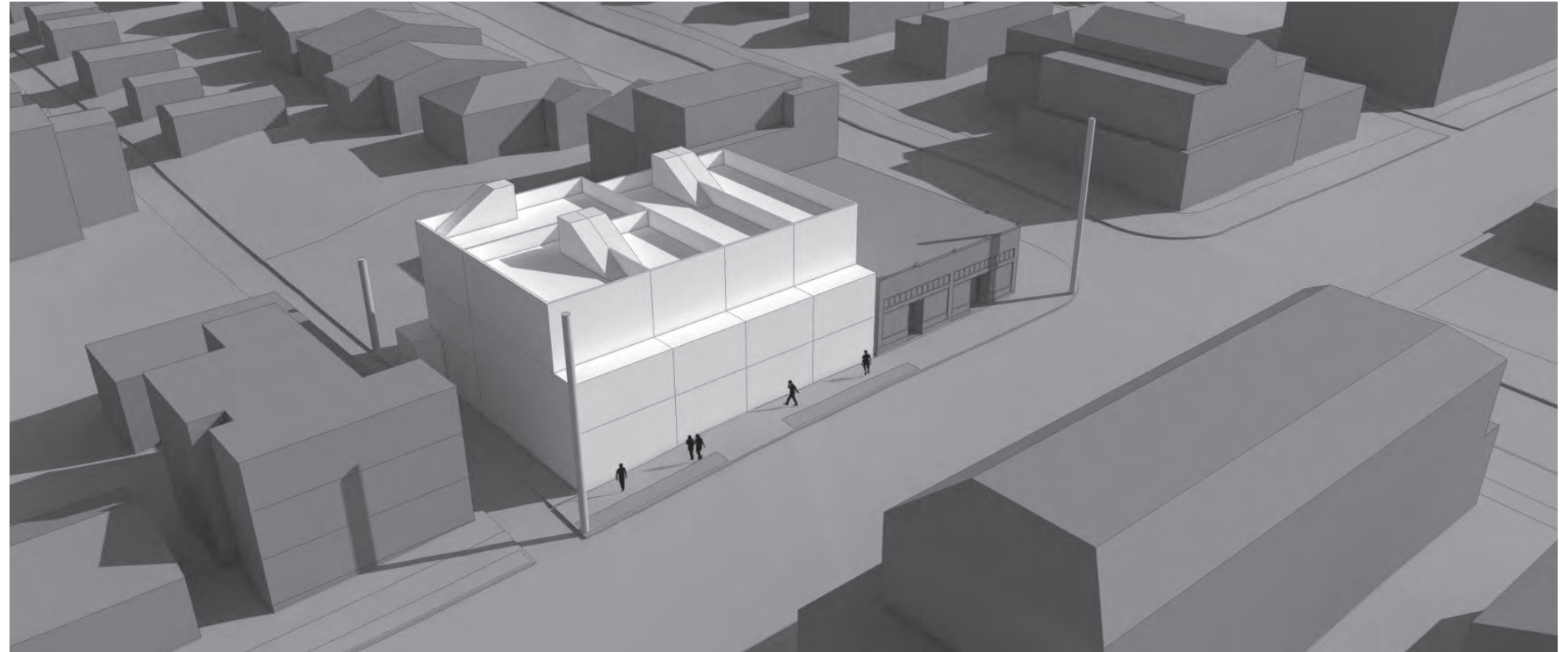
UNITS: 5 (one under 1500 SF, four between 1500-2500 SF)

PARKING: 2 spaces

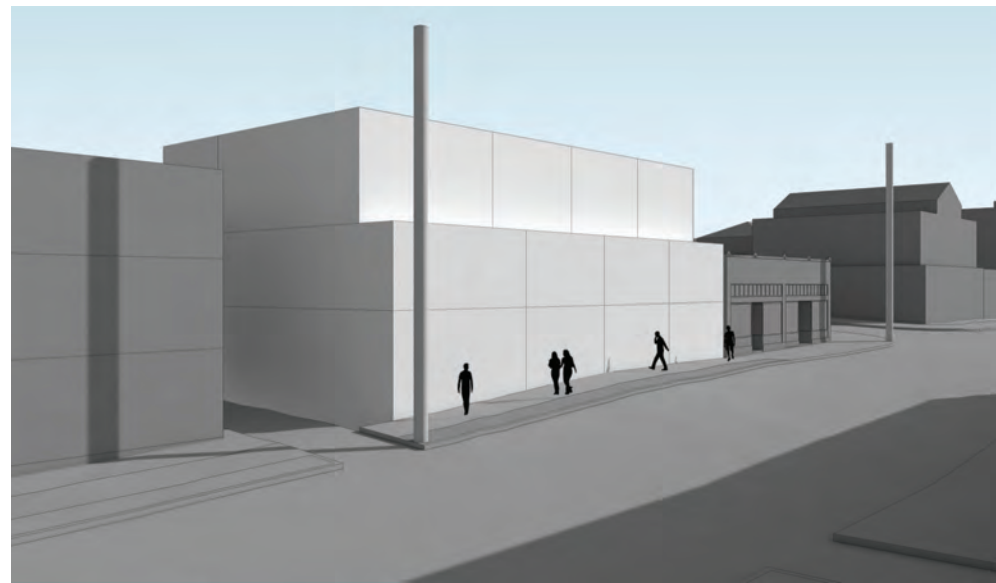
GFA: 12,097 SF

FAR AREA: 10,800 SF

FAR: 2.25



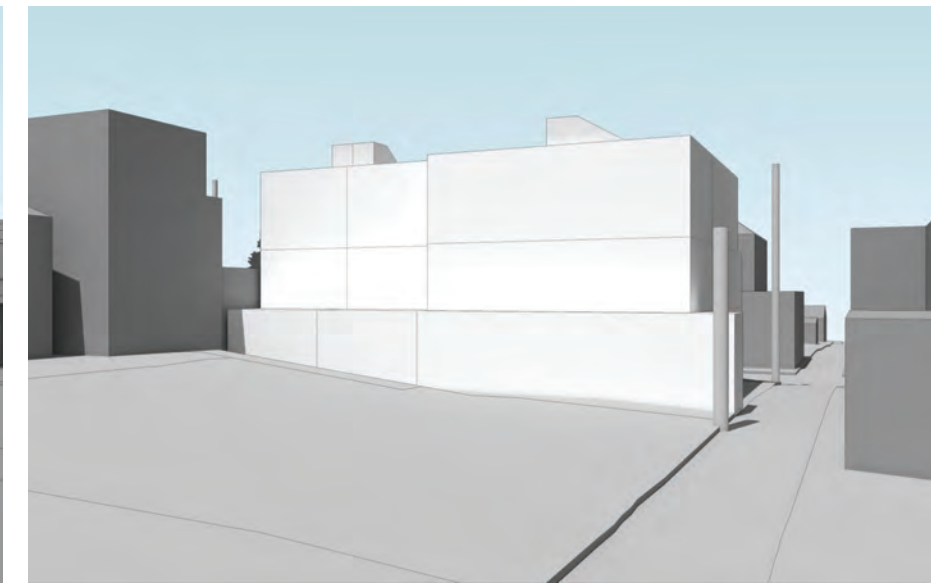
Aerial View from north



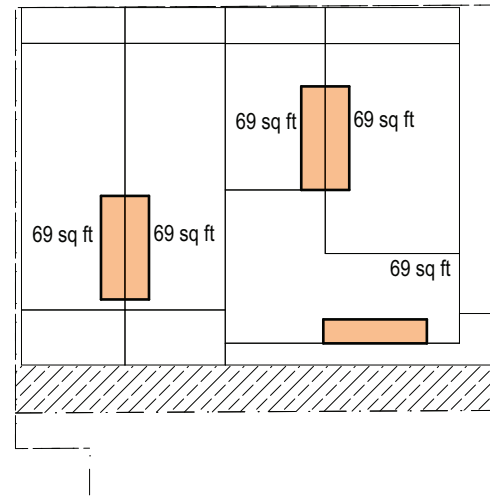
Street view from northeast



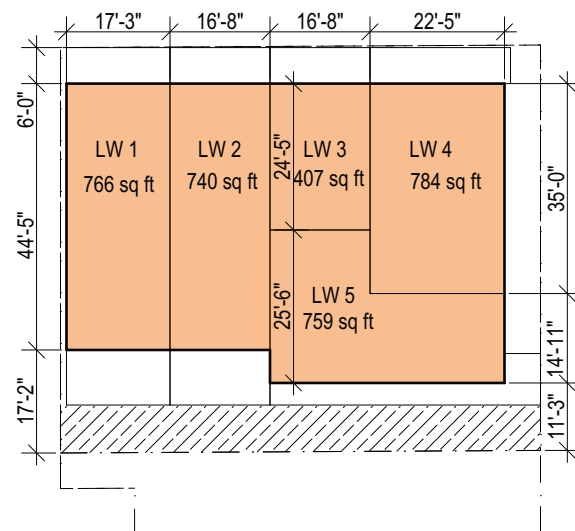
Street view from across N 56th St



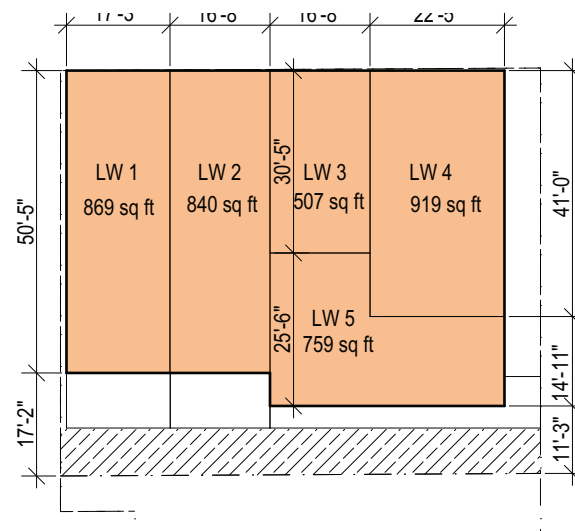
Alley view from southeast



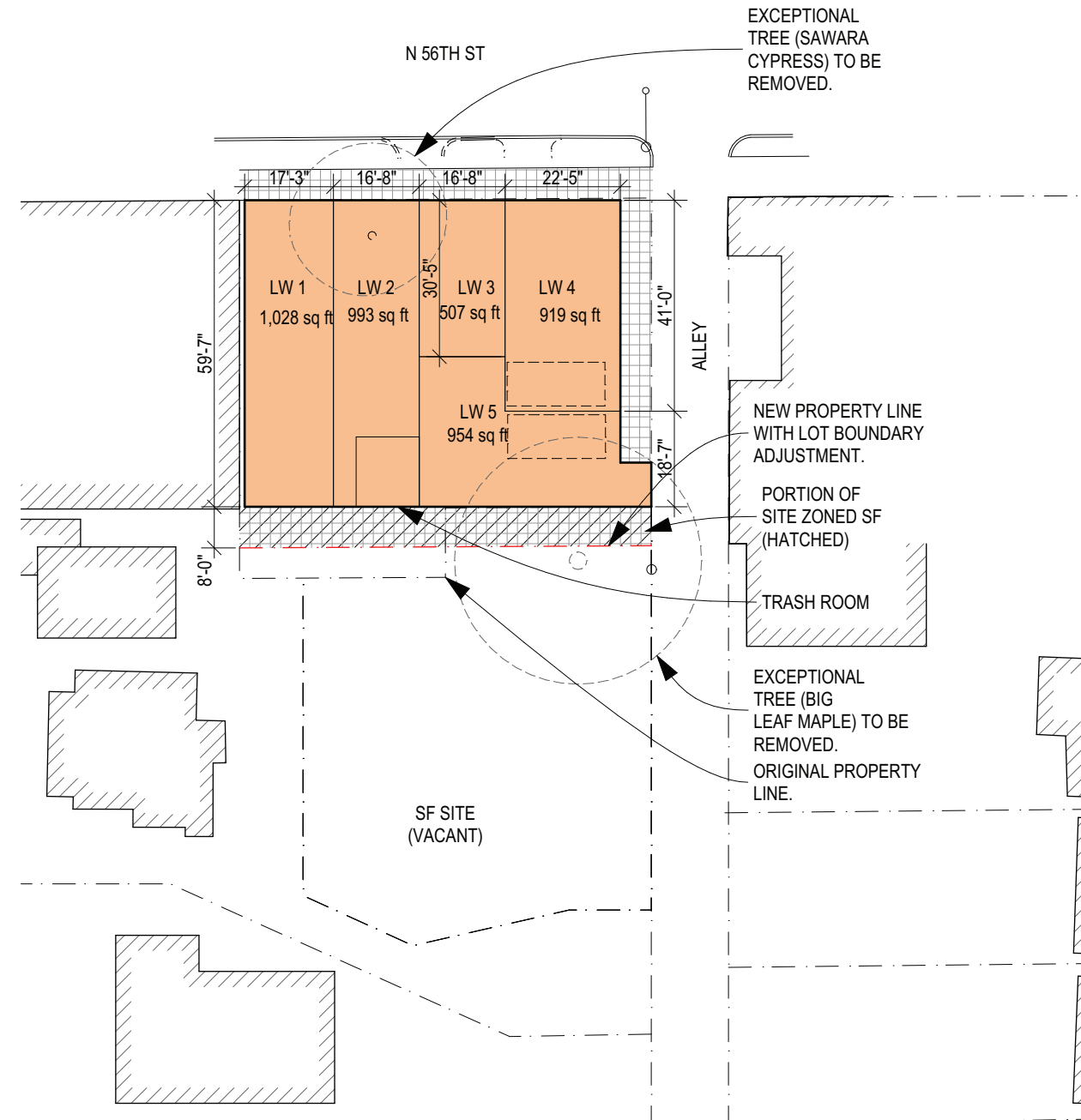
Roof Plan



Level 3 Plan



Level 2 Plan



Level 1 Plan

PROS

- Largest overall project area.
- Good street frontage for 4 units.

CONS

- Building massing feels large. Scheme erases sense of original two parcel site.
- Scheme presents a continuous building wall to single family zone to the south.
- Scheme has one fewer unit than preferred scheme.
- Rear live work unit has minimal street frontage - will not likely support active commercial.
- Open space is located at rear - does not add to public realm or commercial viability.
- Eliminates two exceptional trees.

DEPARTURE REQUESTS

- None required

SCHEME 2 EXCEPTIONAL TREE

Scheme 2 preserves two exceptional trees on site.

PROJECT DATA

Lot Area (NC Only): 4800 SF

Permitted FAR: 2.25

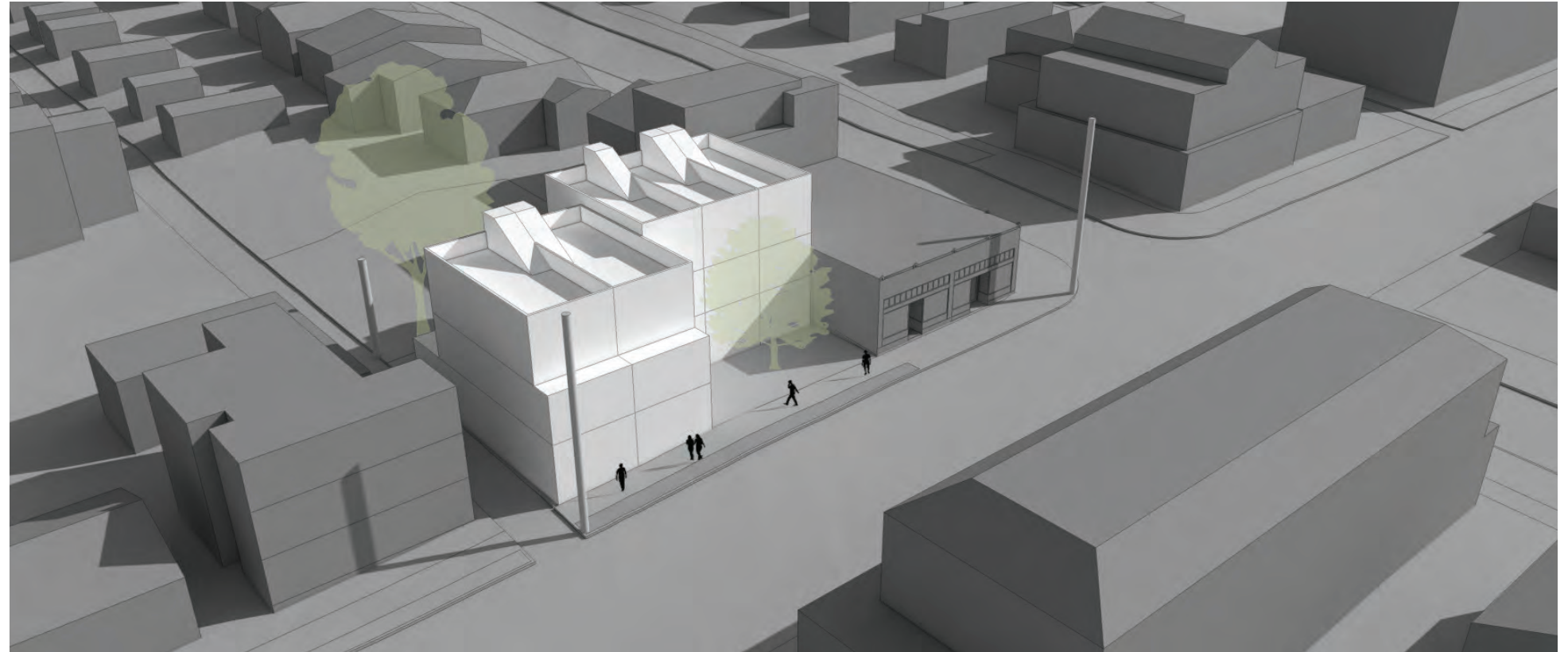
UNITS: 5 (three under 1500 SF, two between 1500 SF- 2500 SF)

PARKING: 1 space

GFA: 9813 SF

FAR AREA: 8762 SF

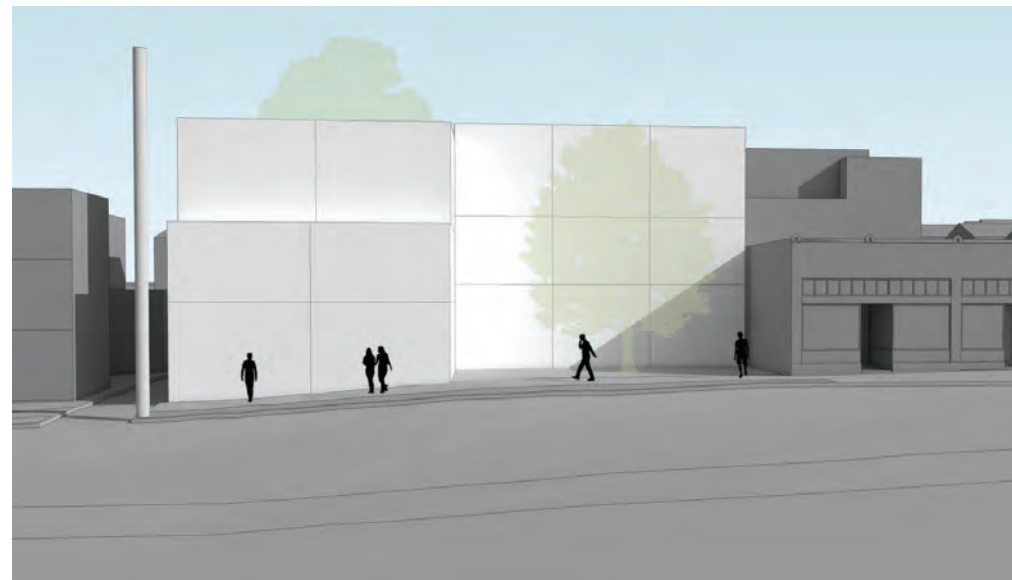
FAR: 1.83



Aerial View from north



Street view from northeast



Street view from across N 56th St



Alley view from southeast

SCHEME 2 EXCEPTIONAL TREE

PROS

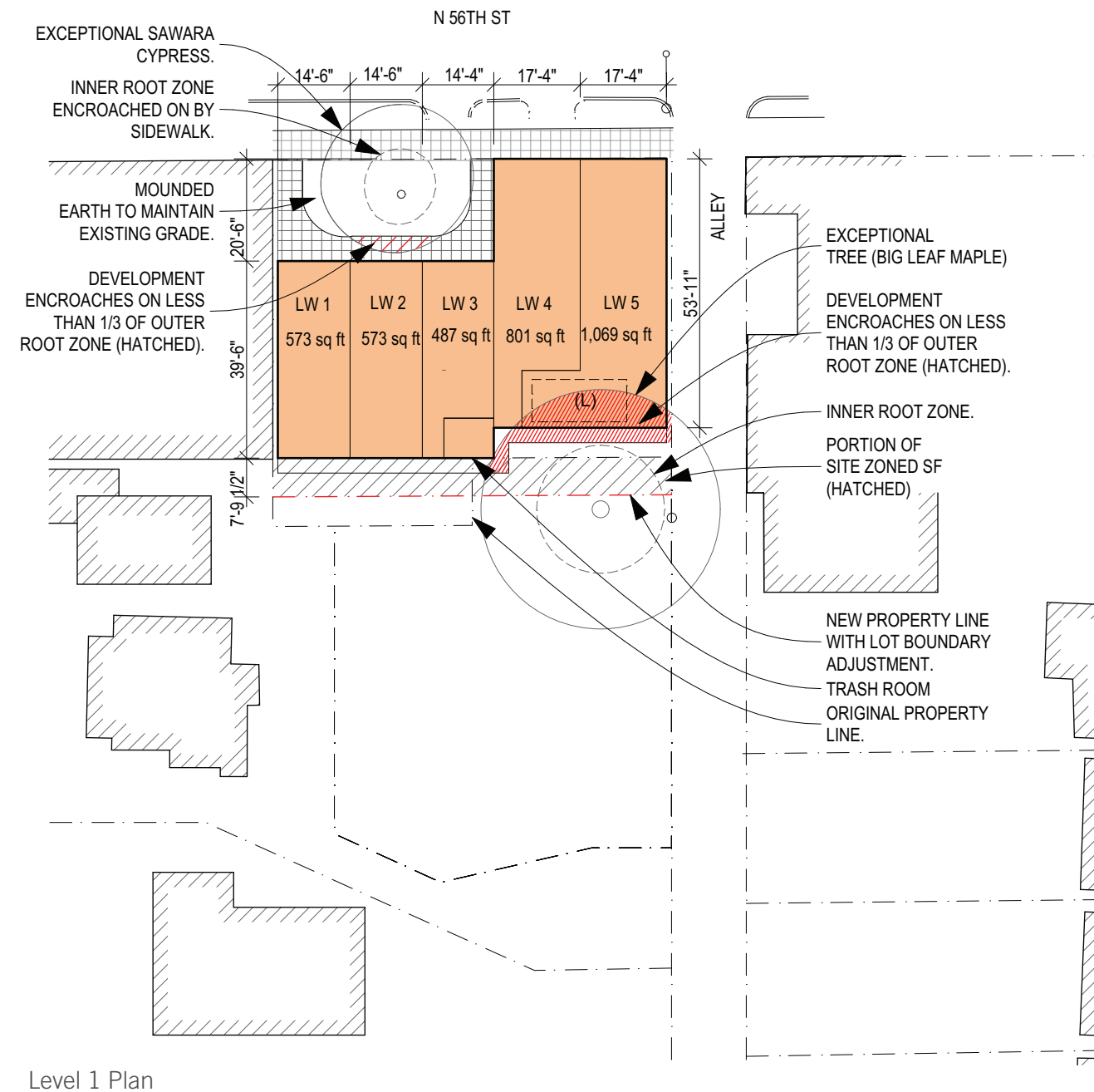
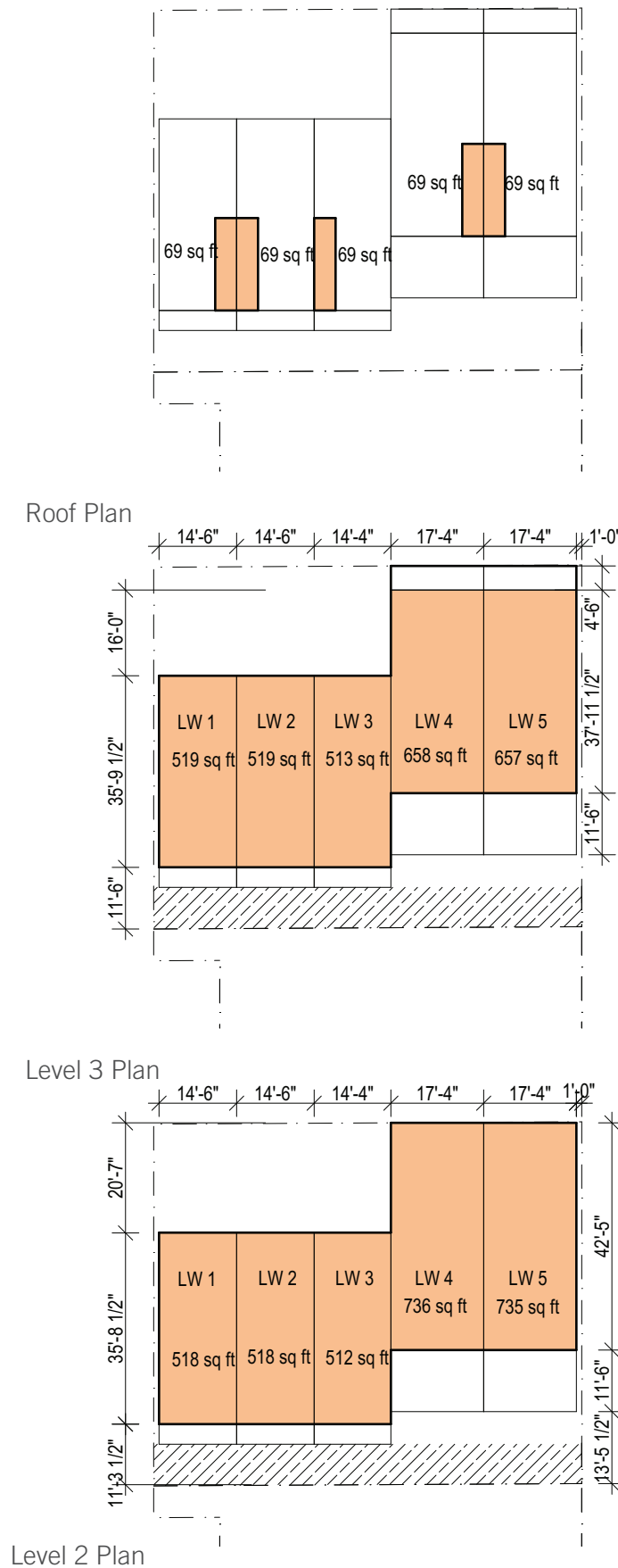
- Retains both exceptional trees.
- Scheme provides some modulation at transition to SF zone.

CONS

- 20% SF reduction compared to Scheme 1.
- 13% SF reduction compared to Scheme 4 (preferred option).
- Scheme has one fewer unit than preferred scheme.
- Scheme presents a large building wall to single family zone to the south.
- Earth mounding required around the tree to preserve street level existing conditions. Mounding would obscure three of the commercial spaces and eliminate options for outdoor plaza/sidewalk activity. Accessibility also may be an issue.
- Arborist report does not support retaining Sawara Cypress due to tree health and conflict with power lines. Arborist questioned whether tree could survive even if Scheme 2 is selected.
- North facing courtyard.
- Setback at 56th does not present strong opportunity for urban/commercial/street level character.

DEPARTURE REQUESTS

- None required



SCHEME 3 PLAZA SCHEME WITHOUT EXCEPTIONAL TREES

Scheme has six live work units around central plaza. Scheme eliminates both exceptional trees.

PROJECT DATA

Lot Area (NC Only): 4800 SF

Permitted FAR: 2.25

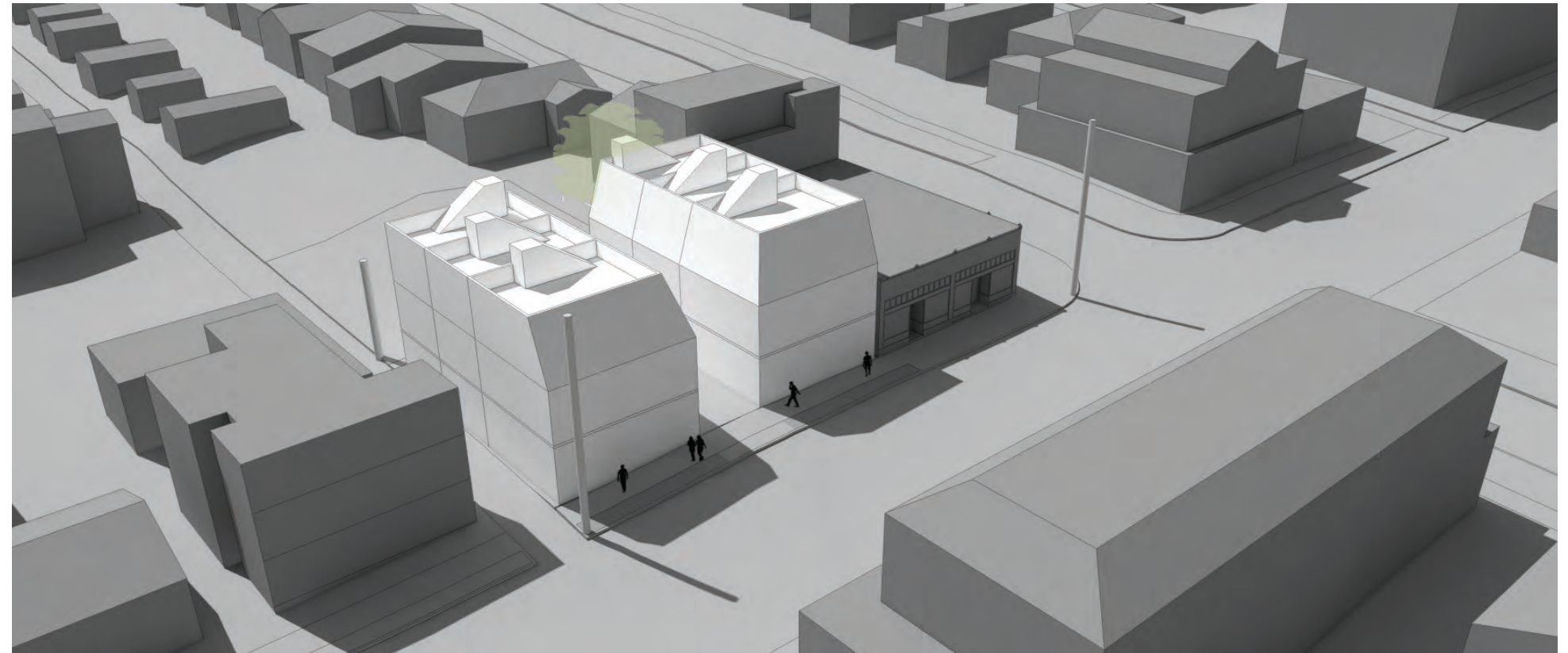
UNITS: 6 (four under 1500 SF, two between 1500-2500 SF)

PARKING: 1 space

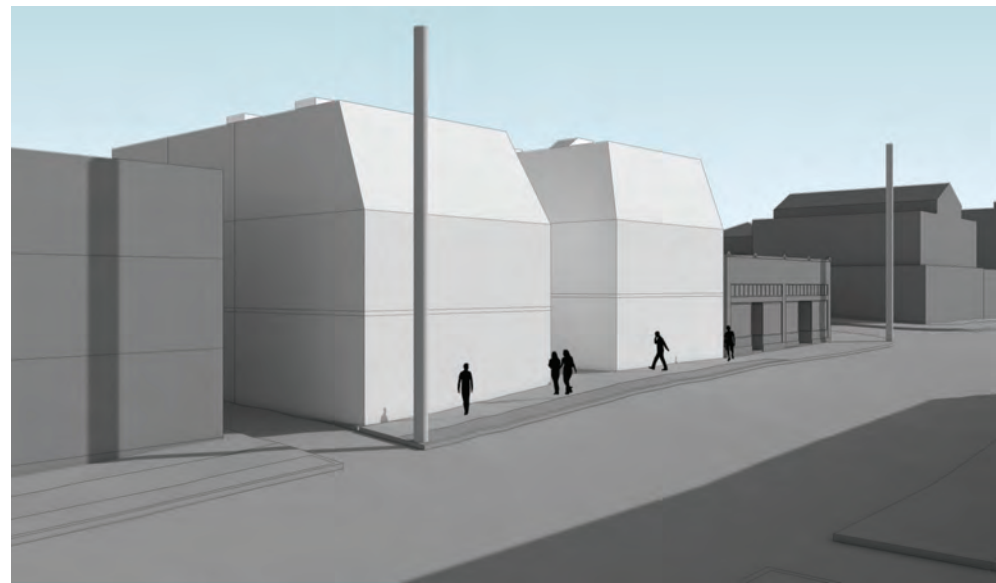
GFA: 11,050 SF

FAR AREA: 9,608 SF

FAR: 2.00



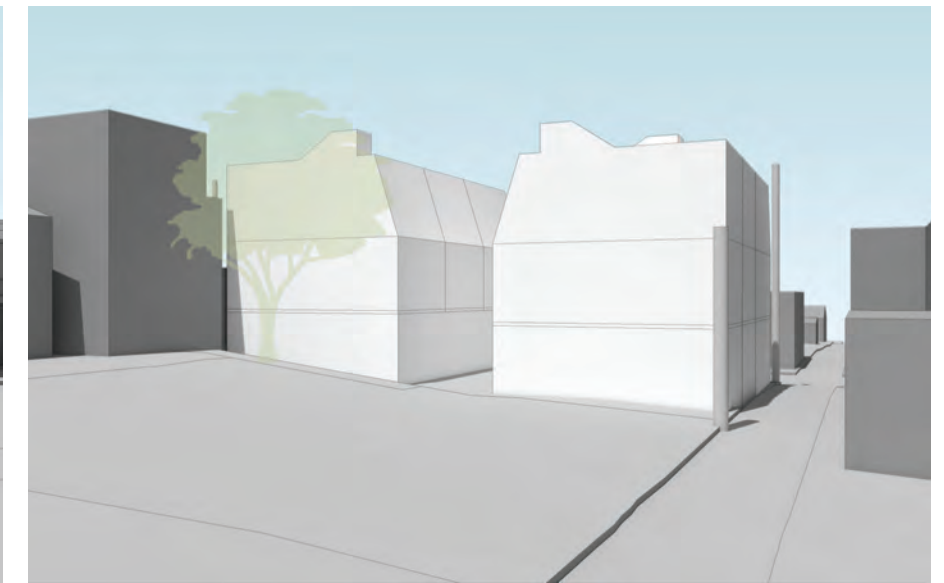
Aerial View from north



Street view from northeast

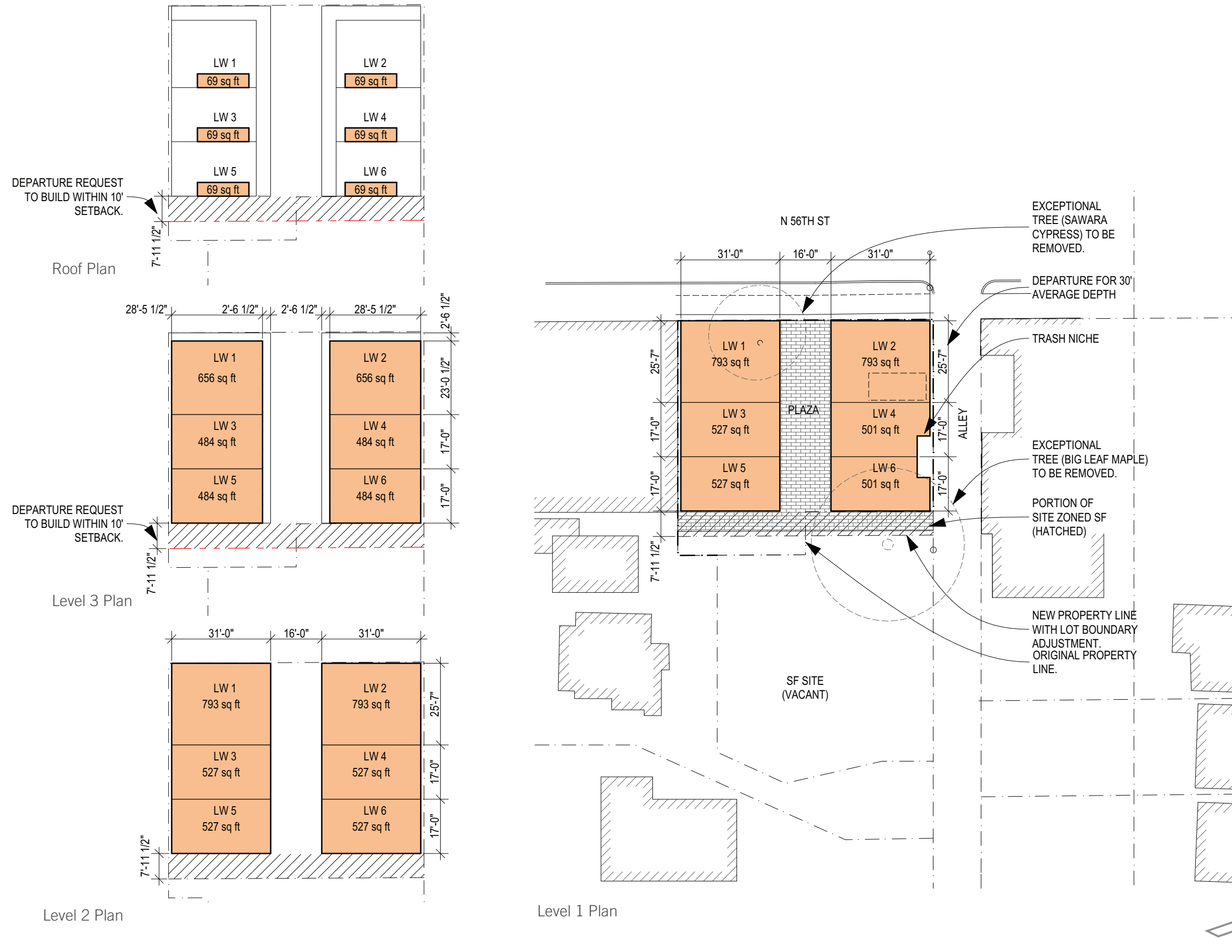


Street view from across N 56th St



Alley view from southeast

SCHEME 3 PLAZA WITHOUT EXCEPTIONAL TREES



PROS

- Six live work units with good potential for commercial character/public access.
- Small scale massing. Two "towers" maintain sense of original two parcel platting and better fits with scale of buildings in the neighborhood.
- The orientation of the buildings minimizes the massing at the single family zone to the south.
- Open space plaza provides access to live work units and space for outdoor activity. Echoes neighborhoods wide north-south sidewalks and allows for distinct, commercial identity for each live work unit.
- Southeast facing plaza provides good solar access through site.
- Scheme allows for smaller units that have built in potential to be more affordable.

CONS

- Eliminates both exceptional trees.
- 4 units access street through plaza - architectural character/ elements in plaza need to be commercial in character and inviting.

DEPARTURE REQUESTS

- Building within 10' rear setback.
- Street facing units have less than 30' average depth and 15' min depth.
- Parking size reduction. Small space provided in lieu of large space.

SCHEME 4 PLAZA WITH BIG LEAF MAPLE (PREFERRED)

Scheme 4 is a variation of Scheme 3 but seeks to retain the exceptional Big Leaf Maple.

PROJECT DATA

Lot Area (NC Only): 4800 SF

Permitted FAR: 2.25

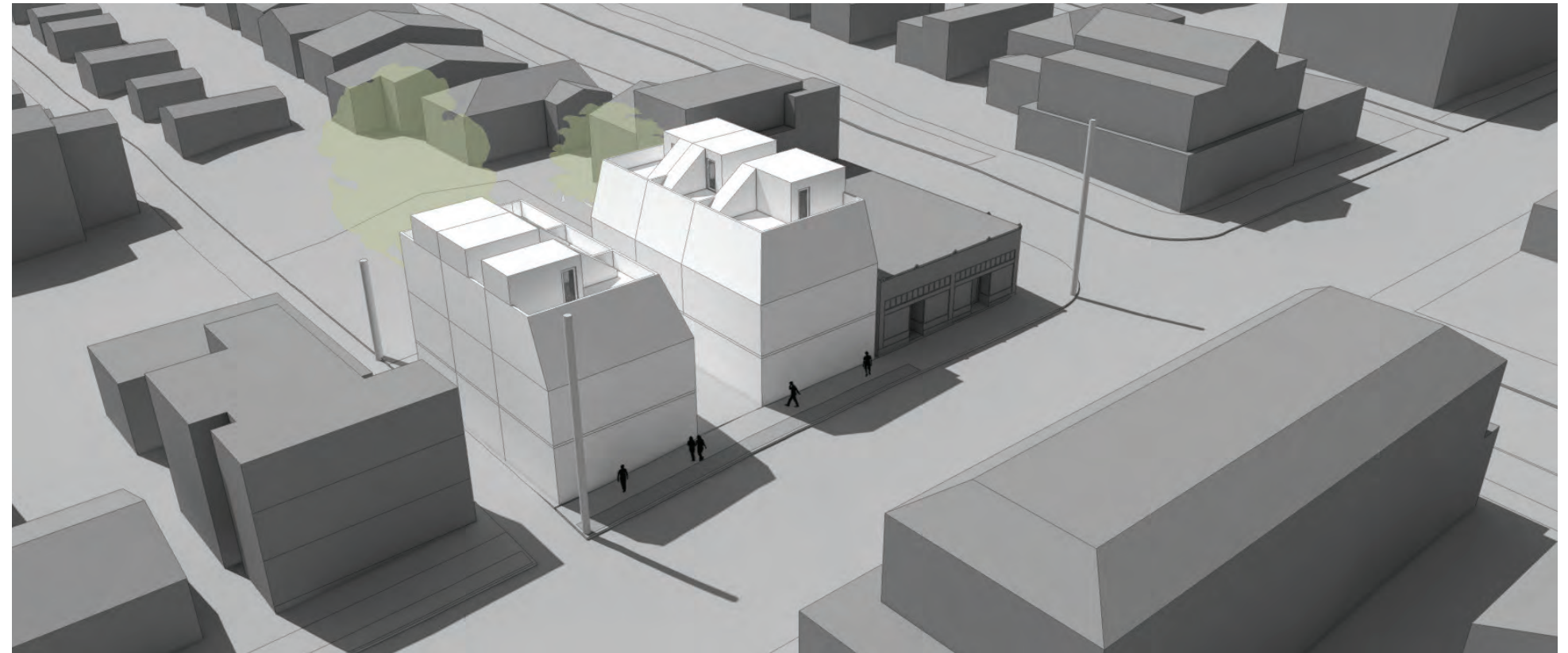
UNITS: 6 (four under 1500 SF, two between 1500-2500 SF)

PARKING: 0

GFA: 11,226 SF

FAR AREA: 9729 SF

FAR: 2.02



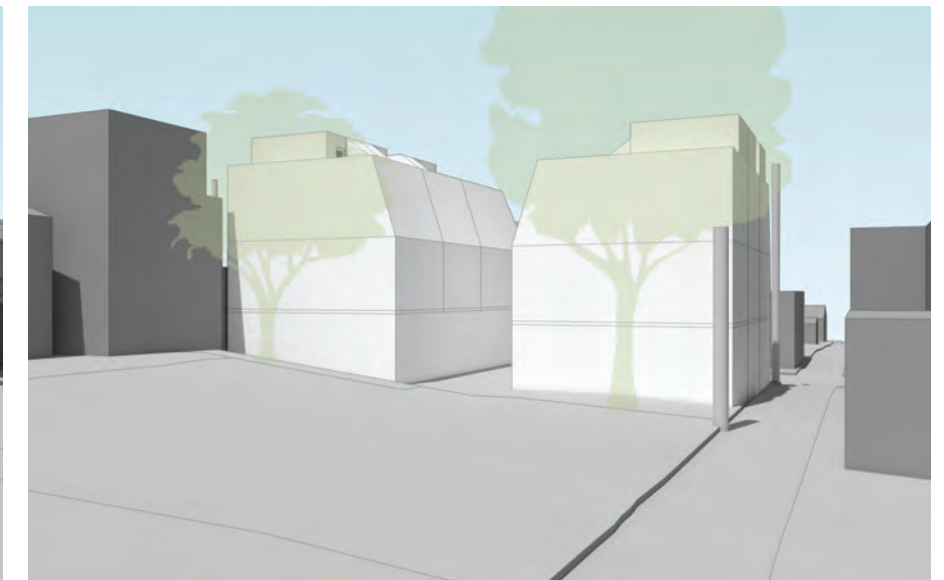
Aerial View from north



Street view from northeast

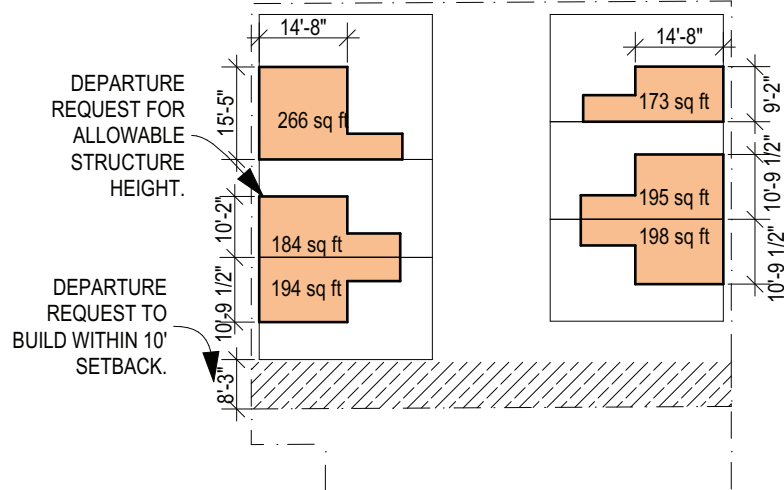


Street view from across N 56th St

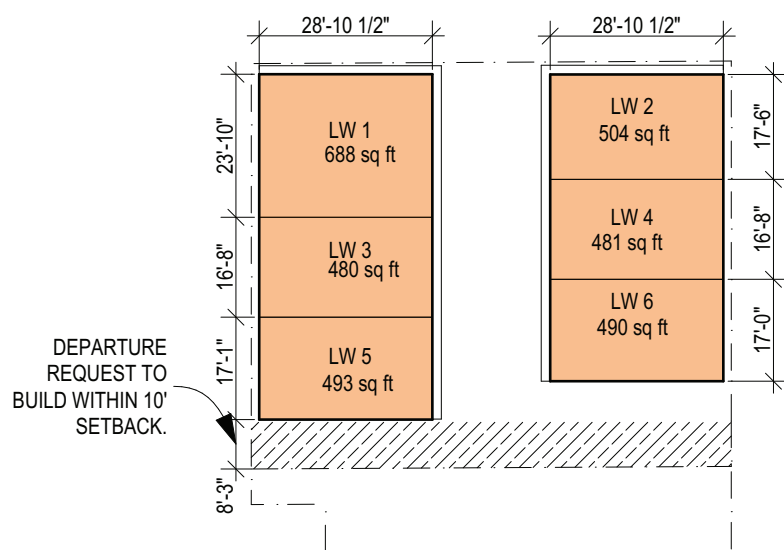


Alley view from southeast

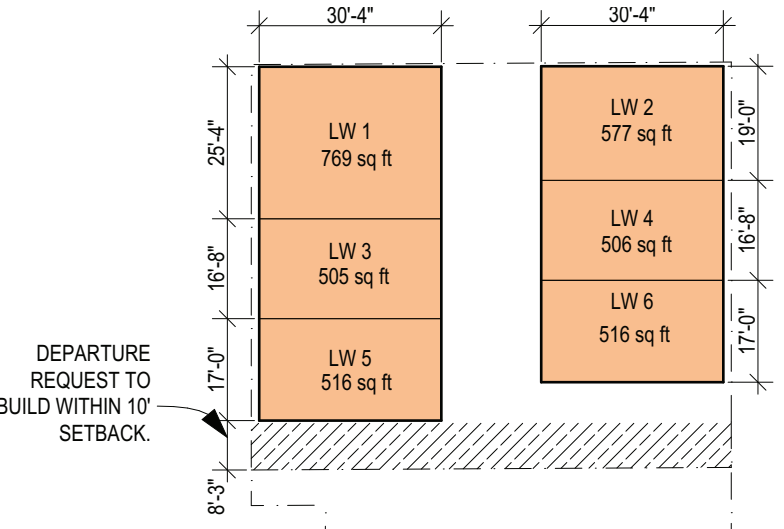
SCHEME 4 PLAZA WITH BIG LEAF MAPLE (PREFERRED)



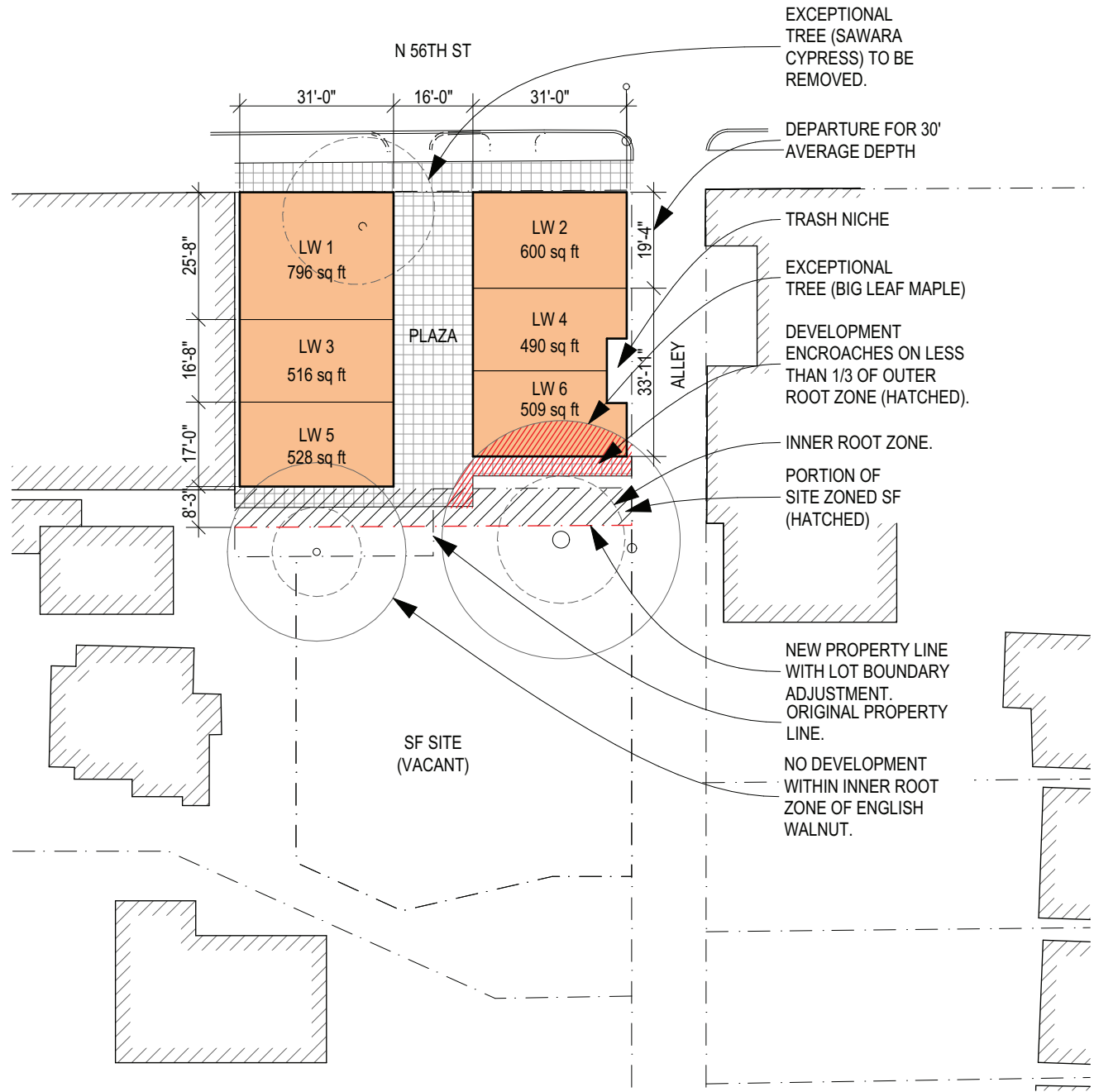
Roof Plan



Level 3 Plan



Level 2 Plan



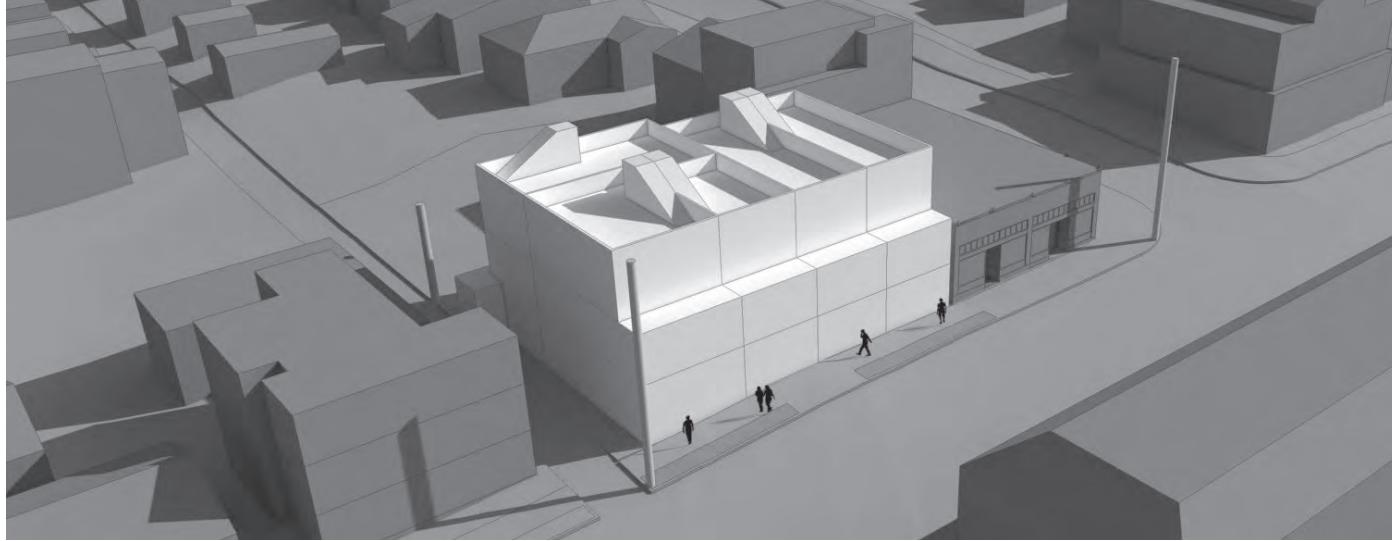
Level 1 Plan

- PROS**
- Six live work units with good potential for commercial character/public access.
 - Small scale massing. Two “towers” maintain sense of original two parcel platting and better fits with scale of buildings in the neighborhood.
 - The orientation of the buildings minimizes the massing at the single family zone to the south.
 - Open space plaza provides access to live work units and space for outdoor activity. Echoes neighborhoods wide north-south sidewalks and allows for distinct, commercial identity for each live work unit.
 - Southeast facing plaza provides good solar access through site.
 - Scheme allows for smaller units that have built in potential to be more affordable.
 - Preserves exceptional Big Leaf Maple.

- CONS**
- 4 units access street through plaza - architectural character/ elements in plaza need to be commercial in character and inviting.

- DEPARTURE REQUESTS**
(Refer to Departure Section).
- Building is within 10’ rear setback.
 - Street facing units have less than 30’ average depth.
 - Reduction of parking requirements from one to zero to retain exceptional tree.
 - Increase of 10’ in structure height to retain exceptional tree.

SCHEME COMPARISON



1. BLOCK

Scheme 1 maximizes site's development potential and removes two exceptional trees.

PROJECT DATA

- 5 units (one under 1500 SF, four between 1500-2500 SF)
- 2 parking spaces
- GFA: 12,097 SF
- FAR Area: 10,800 SF
- FAR: 2.25

DEPARTURE REQUESTS

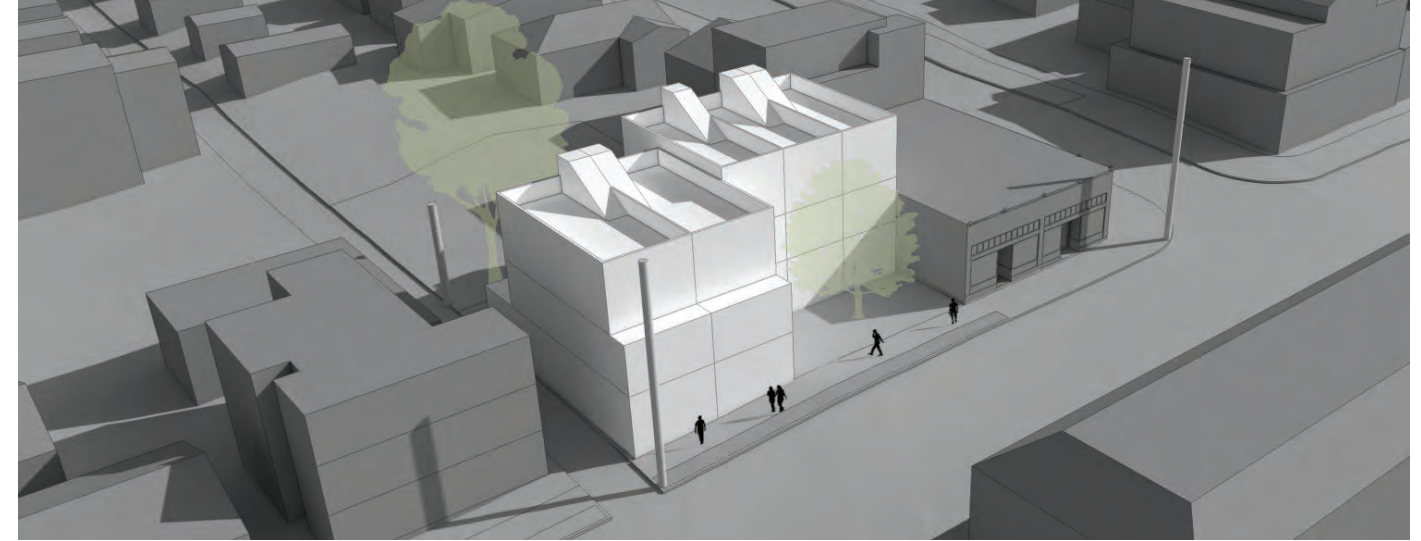
- none required

PROS

- Largest overall project area.
- Good street frontage for 4 units.

CONS

- Building massing feels large. Scheme erases sense of original two parcel site.
- Scheme presents a continuous building wall to single family zone to the south.
- Scheme has one fewer unit than preferred scheme.
- Rear live work unit has minimal street frontage - will not likely support active commercial.
- Open space is located at rear - does not add to public realm or commercial viability.
- Eliminates two exceptional trees.



2. EXCEPTIONAL TREE

Scheme 2 preserves two exceptional trees on site.

PROJECT DATA

- 5 units (three under 1500 SF, two between 1500-2500 SF)
- 1 parking space
- GFA: 9813 SF
- FAR AREA: 8762 SF
- FAR: 1.83

DEPARTURE REQUESTS

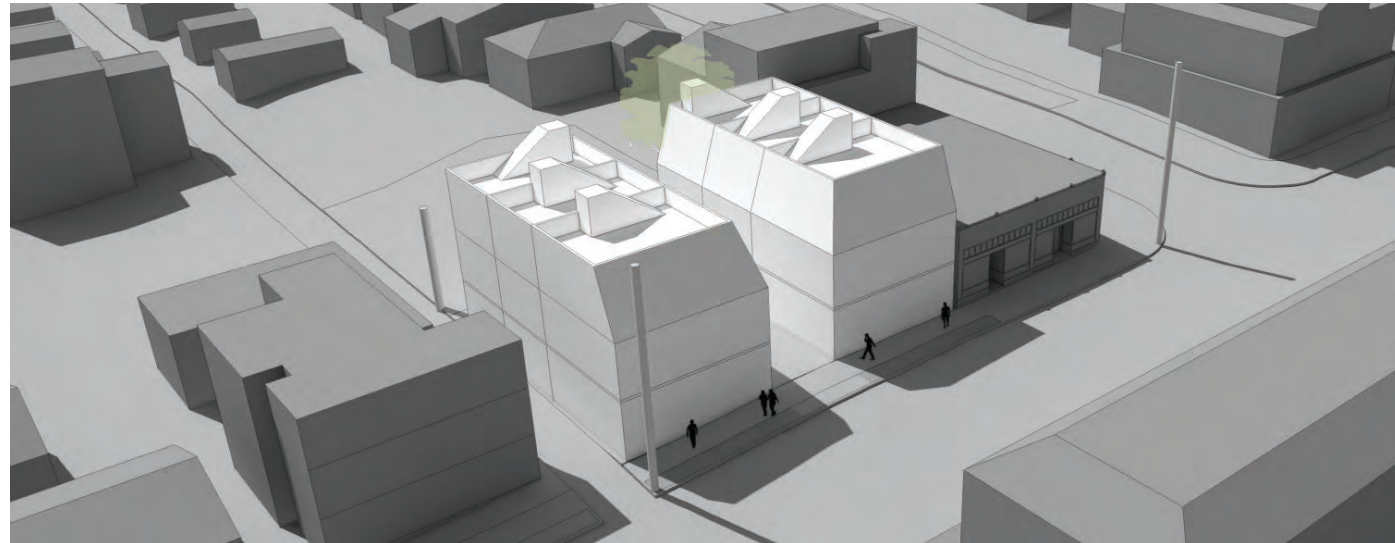
- none required

PROS

- Retains both exceptional trees.
- Scheme provides some modulation at transition to SF zone.

CONS

- 20% SF reduction compared to Scheme 1. 13% SF reduction compared to Scheme 4 (preferred option).
- Scheme has one fewer unit than preferred scheme.
- Scheme presents a large building wall to single family zone to the south.
- Earth mounding required around the tree to preserve street level existing conditions. Mounding would obscure three of the commercial spaces and eliminate options for outdoor plaza/sidewalk activity. Accessibility also may be an issue.
- Arborist report does not support retaining Sawara Cypress due to tree health and conflict with power lines. Arborist questioned whether tree could survive even if Scheme 2 is selected.
- North facing courtyard.
- Setback at 56th does not present strong opportunity for urban/commercial/street level character.



3. PLAZA SCHEME WITHOUT EXCEPTIONAL TREES

Scheme 3 has six live work units around central plaza. Scheme eliminates both exceptional trees.

PROJECT DATA

- 6 units (four under 1500 SF, two between 1500-2500 SF)
- 1 parking space
- GFA: 11,050 SF
- FAR Area: 9,608 SF
- FAR: 2.00

DEPARTURE REQUESTS

(Refer to Departure Section)

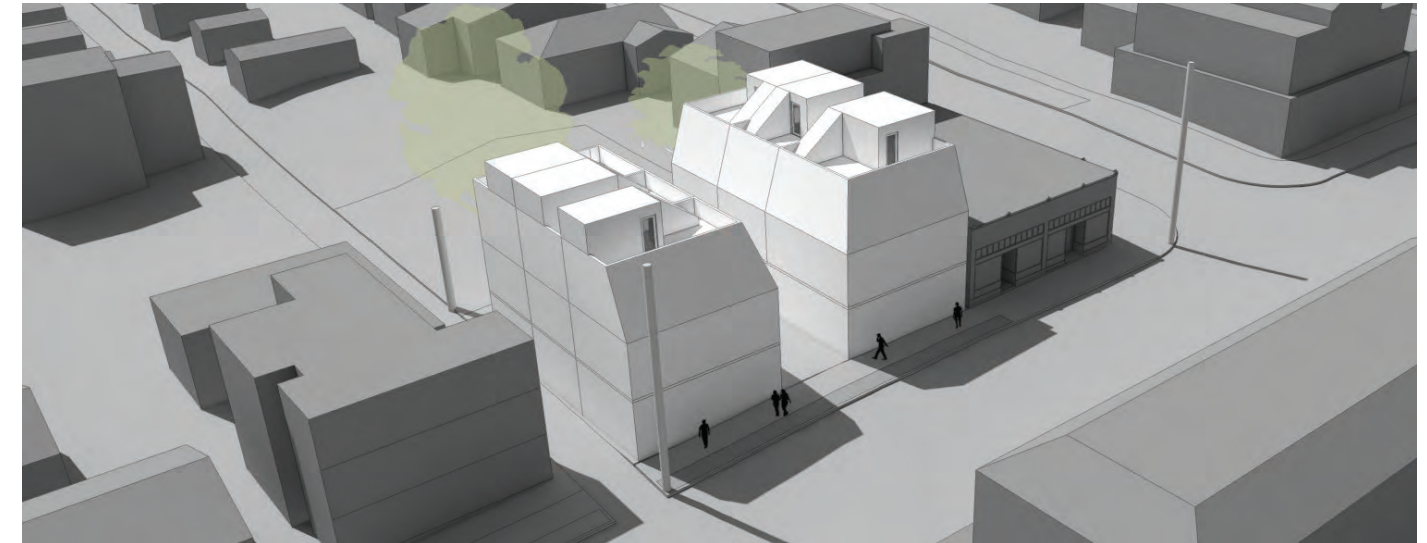
- Building within 10' rear setback.
- Street facing units have less than 30' average depth and less than 15' min depth.
- Parking size reduction. Small space provided in lieu of large space.

PROS

- Six live work units with good potential for commercial character/public access.
- Small scale massing. Two “towers” maintain sense of original two parcel platting and better fits with scale of buildings in the neighborhood.
- The orientation of the buildings minimizes the massing at the single family zone to the south.
- Open space plaza provides access to live work units and space for outdoor activity. Echoes neighborhoods wide north-south sidewalks and allows for distinct, commercial identity for each live work unit.
- Southeast facing plaza provides good solar access through site.
- Scheme allows for smaller units that have built in potential to be more affordable.

CONS

- Eliminates both exceptional trees.
- 4 units access street through plaza - architectural character/ elements in plaza need to be commercial in character and inviting.



4. PLAZA SCHEME WITH BIG LEAF MAPLE (PREFERRED)

Scheme 4 is a variation of Scheme 3 but seeks to retain the exceptional Big Leaf Maple.

PROJECT DATA

- 6 Units (four under 1500 SF, two between 1500-2500 SF)
- No parking
- GFA: 11,226 SF
- FAR Area: 9729 SF
- FAR: 2.02

DEPARTURE REQUESTS

(Refer to Departure Section).

- Building is within 10' rear setback.
- Street facing units have less than 30' average depth.
- Reduction of parking requirements from one to zero to retain exceptional tree.
- Increase of 10' in structure height to retain exceptional tree

PROS

- Six live work units with good potential for commercial character/public access.
- Small scale massing. Two “towers” maintain sense of original two parcel platting and better fits with scale of buildings in the neighborhood.
- The orientation of the buildings minimizes the massing at the single family zone to the south.
- Open space plaza provides access to live work units and space for outdoor activity. Echoes neighborhoods wide north-south sidewalks and allows for distinct, commercial identity for each live work unit.
- Southeast facing plaza provides good solar access through site.
- Scheme allows for smaller units that have built in potential to be more affordable.
- Preserves exceptional Big Leaf Maple.

CONS

- 4 units access street through plaza - architectural character/ elements in plaza need to be commercial in character and inviting.

SCHEME 4 ARCHITECTURAL CONCEPT

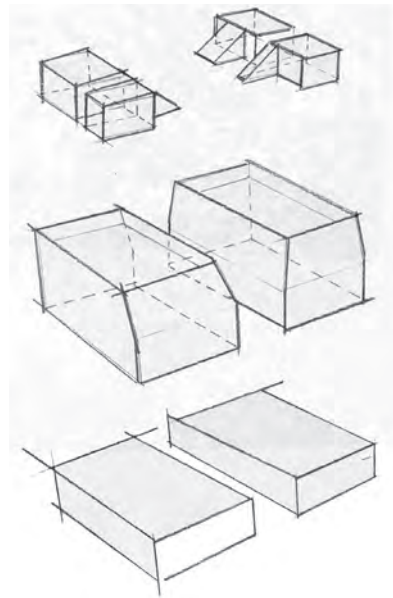
The preferred architectural concept consists of two 3-story buildings organized around a 16' wide central plaza. Six small scale commercial spaces flank the plaza and extend the neighborhood commercial character into the site.

The preferred scheme balances several design priorities that are fundamental to the Tangletown's appealing sense of place: appropriate height bulk and scale, commercial areas with human scale elements and porous edges, generous pedestrian amenities and mature trees throughout the neighborhood.

TWO BUILDING MASSING

Each building has a single story commercial base and tapered two-and-half story massing above.

The massing strategy reduces the perceived scale of the project and provides visual and physical open space through the site. The tapered massing gives the plaza a two-story scale. Orientation of the buildings minimizes the impact of the project at the single family zone to the south.

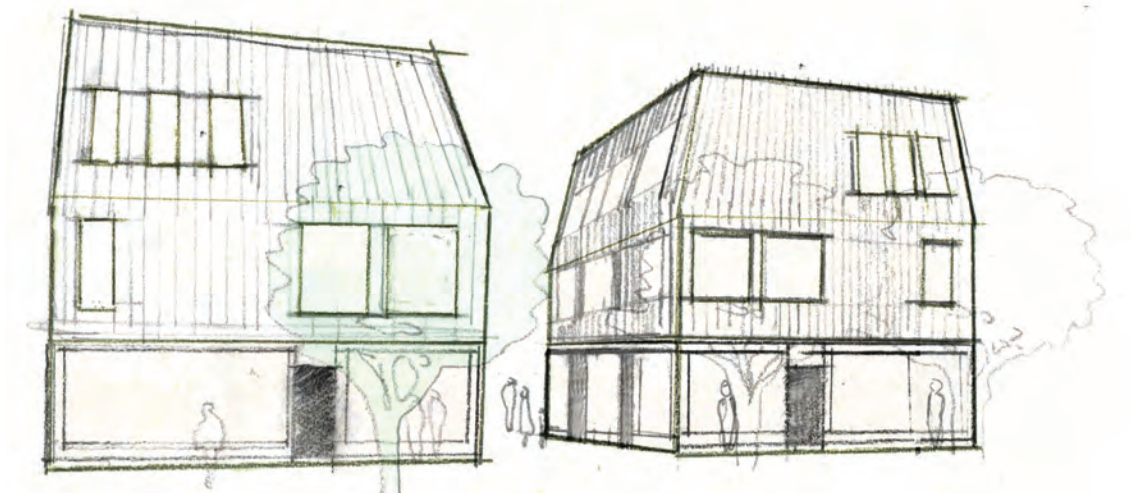
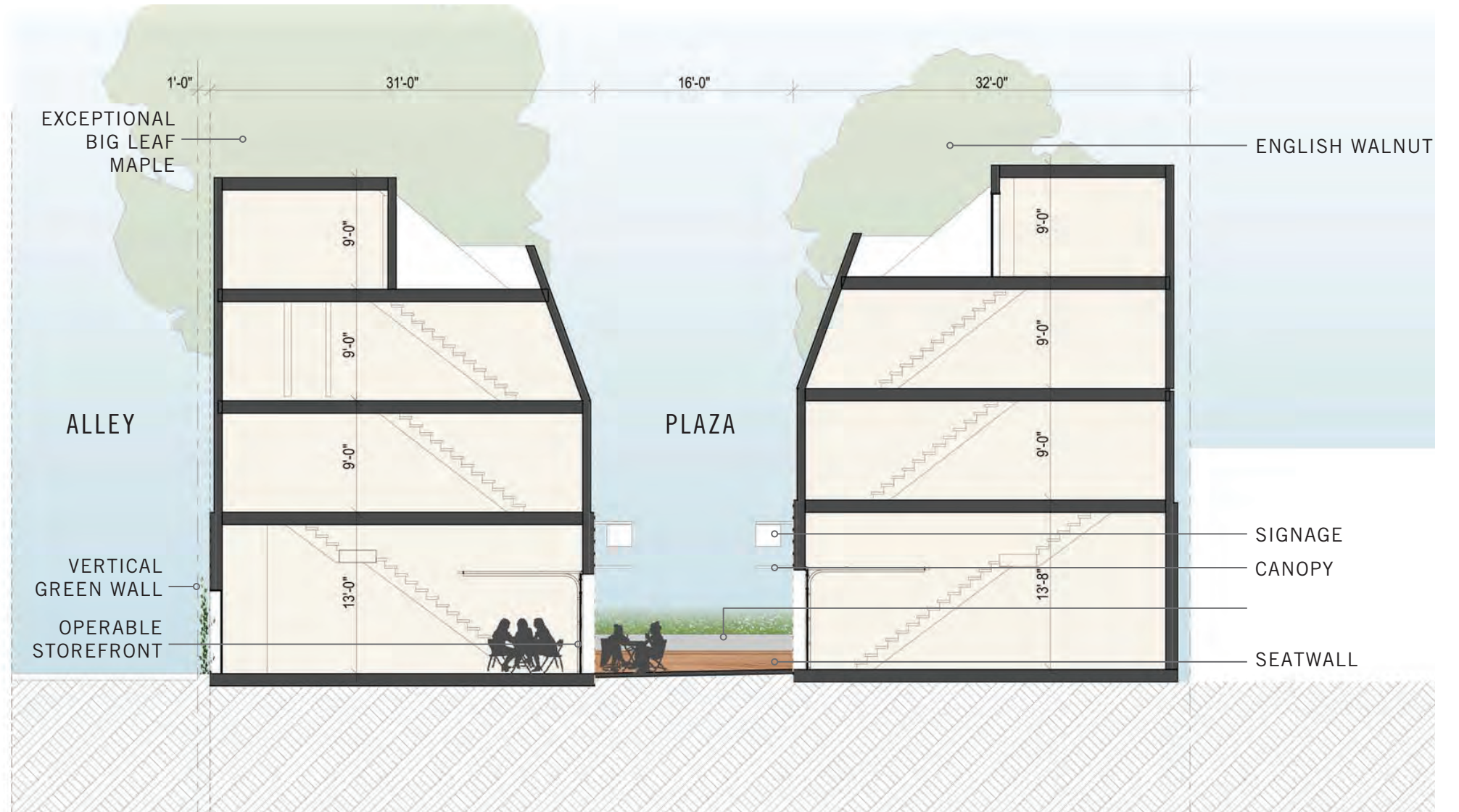


OPEN SPACE PLAZA

Plaza provides access to each live work unit, open space to the neighborhood and outdoor area for the live work commercial spaces. The 16' plaza is the width of a typical alley and scaled to support active commercial uses on both sides of the plaza.



Plaza Precedents



Preliminary facade study

CLADDING / OPENINGS

The base is proposed as highly transparent with operable glazing and distinct entry doors. Along the alley, where transparency makes less sense, trellis system and vertical green wall is proposed. The green wall extends the single story expression of the base into the alley.

At upper level massing, monochrome, subtly textured cladding is proposed. The design team is studying standing seam metal cladding and other ribbed/textured claddings. The intent is to emphasize the sculptural sloped wall massing and provide human scale texture in the cladding. Upper level punched windows will be located to take advantage of opportunities for light on all building sides and for privacy. Roof penthouses top each unit and will be clad in light material that contrasts with the tapered massing.

The design intent is to establish the commercial character and a sense of porosity at the base and to emphasize the more sculptural and private character of the upper levels through cladding and openings.



Preliminary Facade Study: Street view from across N 56th St



Preliminary Facade Study: Alley view from southeast



Facade Precedents

SCHEME 4 OPEN SPACE CONCEPT

In the preferred scheme, the architectural and open space concepts are interconnected. The plaza provides access to each live work unit, open space to the neighborhood and outdoor area for the live work commercial spaces.

Ground level of each live work unit is designed for flexibility and a porous relationship between indoors and outdoors. At street level, open space elements include commercial scale operable windows, distinct entries, special paving, movable and hanging planters, architectural canopies, lighting and signage, seat wall and vertical green wall trellis on the alley. Entries for all units orient to the street or plaza.

At upper levels, windows are located to take advantage of opportunities for light and views on all sides and to provide for privacy between upper level spaces.

The open space concept includes a private roof deck at each unit. Stair towers and penthouses in preferred schemes are located to provide southern exposure and Green Lake views to each roof deck.

EXCEPTIONAL TREES / ROW LANDSCAPING

The architectural and open space concepts in the preferred scheme retain and feature the exceptional Maple tree and a striking but non-exceptional Walnut tree at the rear of the site. The tapered building forms along with the plaza provide peeking views and access to the trees from 56th. New ROW landscaping along N 56th Street adds three street trees and an expanded ROW planter to provide landscape buffer at each end of the plaza.



Big Leaf Maple (left) and English Walnut (right)



Level 1 Plan

SEAT WALL

Bench signals welcoming place and draws people deeper into plaza.



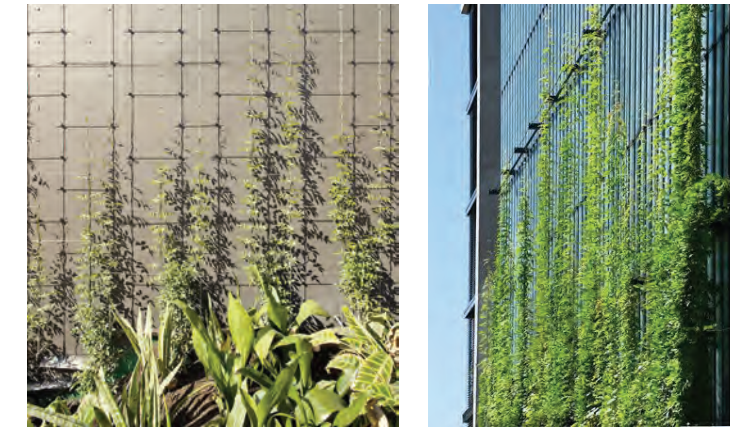
ENTRIES

Street and plaza facing entries supports active commercial uses.



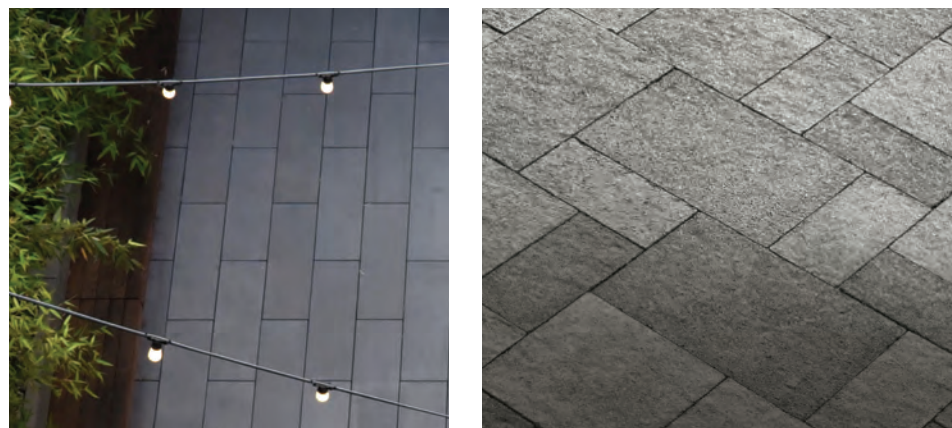
VERTICAL GREEN WALLS

Provides greenery in alley.



PAVERS

Marks a special location. Attention to color, pattern, and texture.



CANOPIES

Provide overhead weather protection and mark entries



POTTED PLANTS

Potted plants add greenery to the pedestrian plaza.



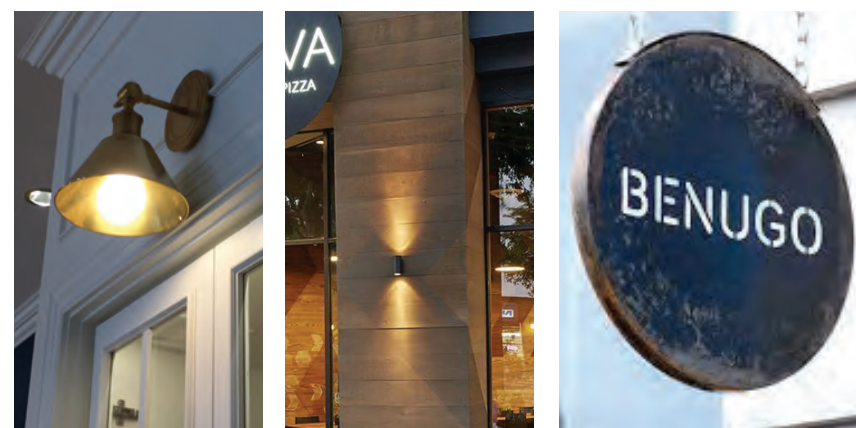
OPERABLE GLAZING

Creates relationship porous relationship between inside and outside.



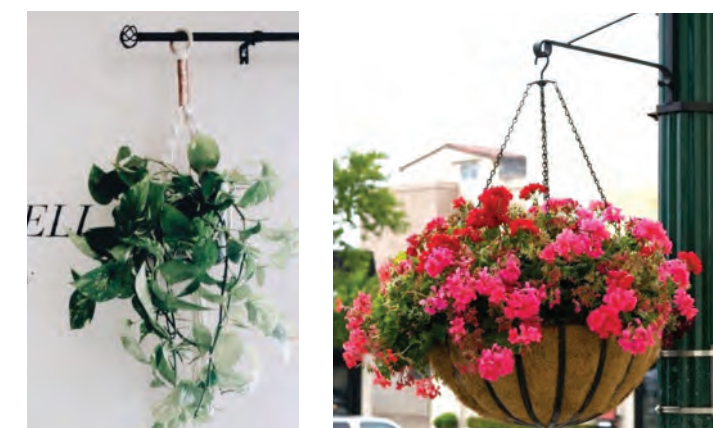
ARCHITECTURAL LIGHTING AND SIGNAGE

Marks commercial entries.

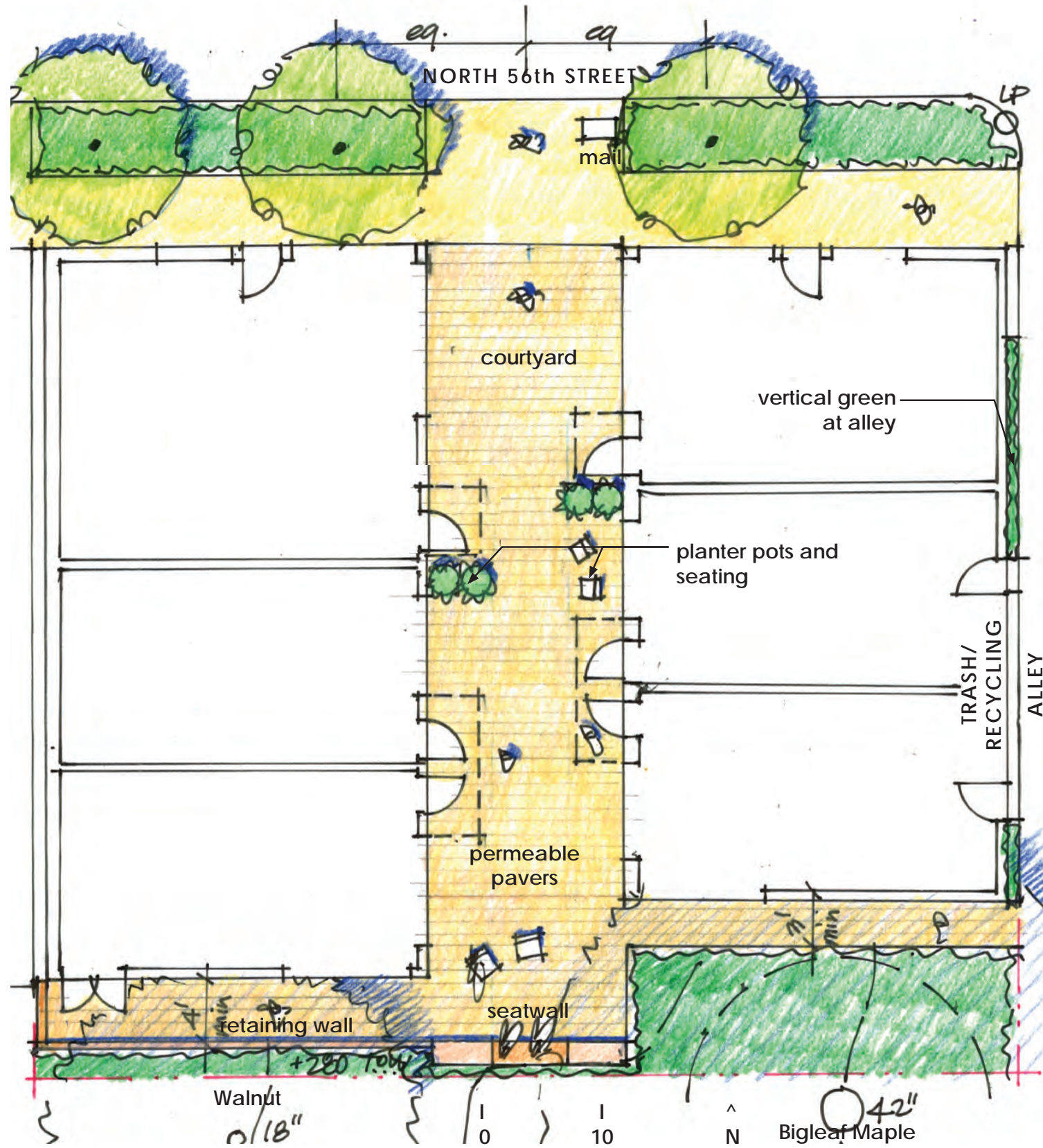


HANGING PLANTS

Infrastructure provided for hanging plants.



SCHEME 4 OPEN SPACE CONCEPT



courtyard



planter pots and seating



permeable pavers and seatwall



vertical green at alley

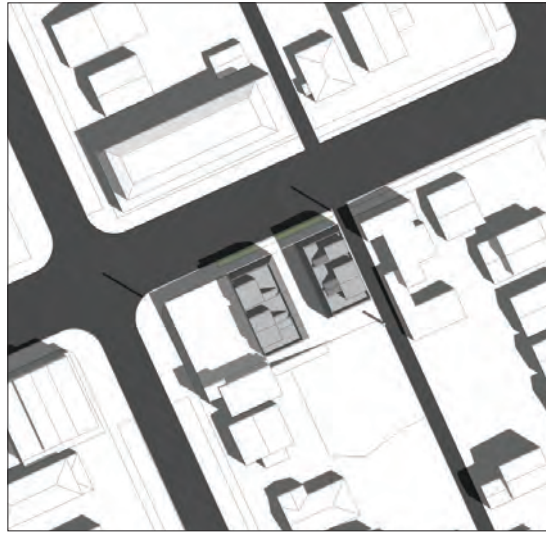
Karen Kiest | Landscape Architects

JUNE 21

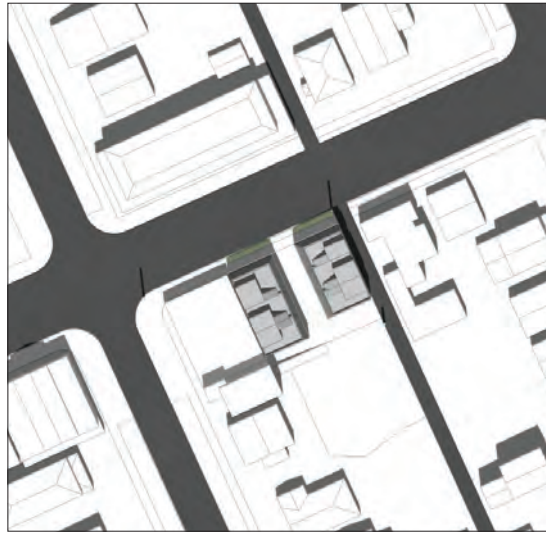
SEPTEMBER 21/ MARCH 21

DECEMBER 21

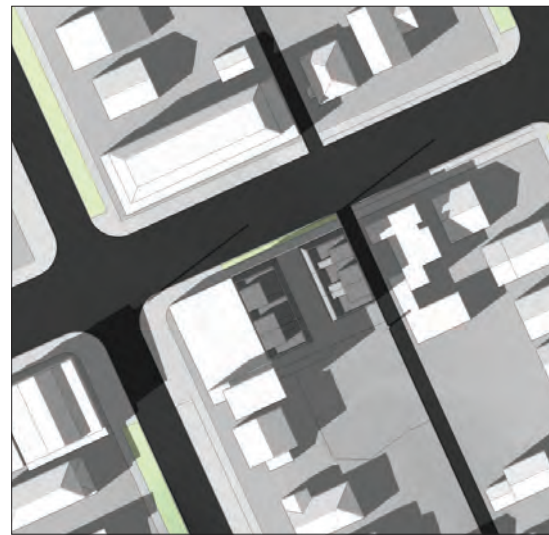
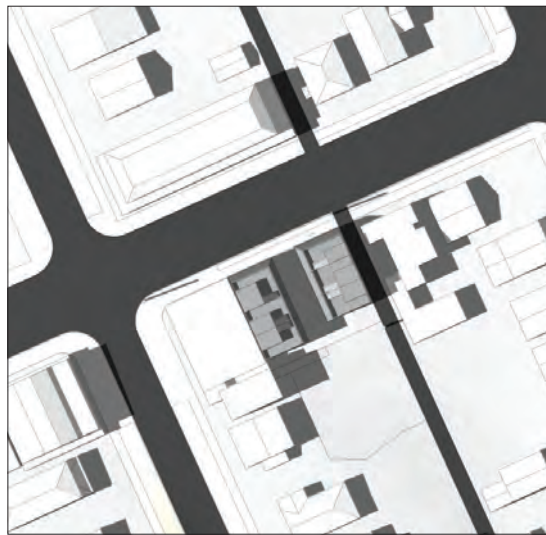
9:00 AM

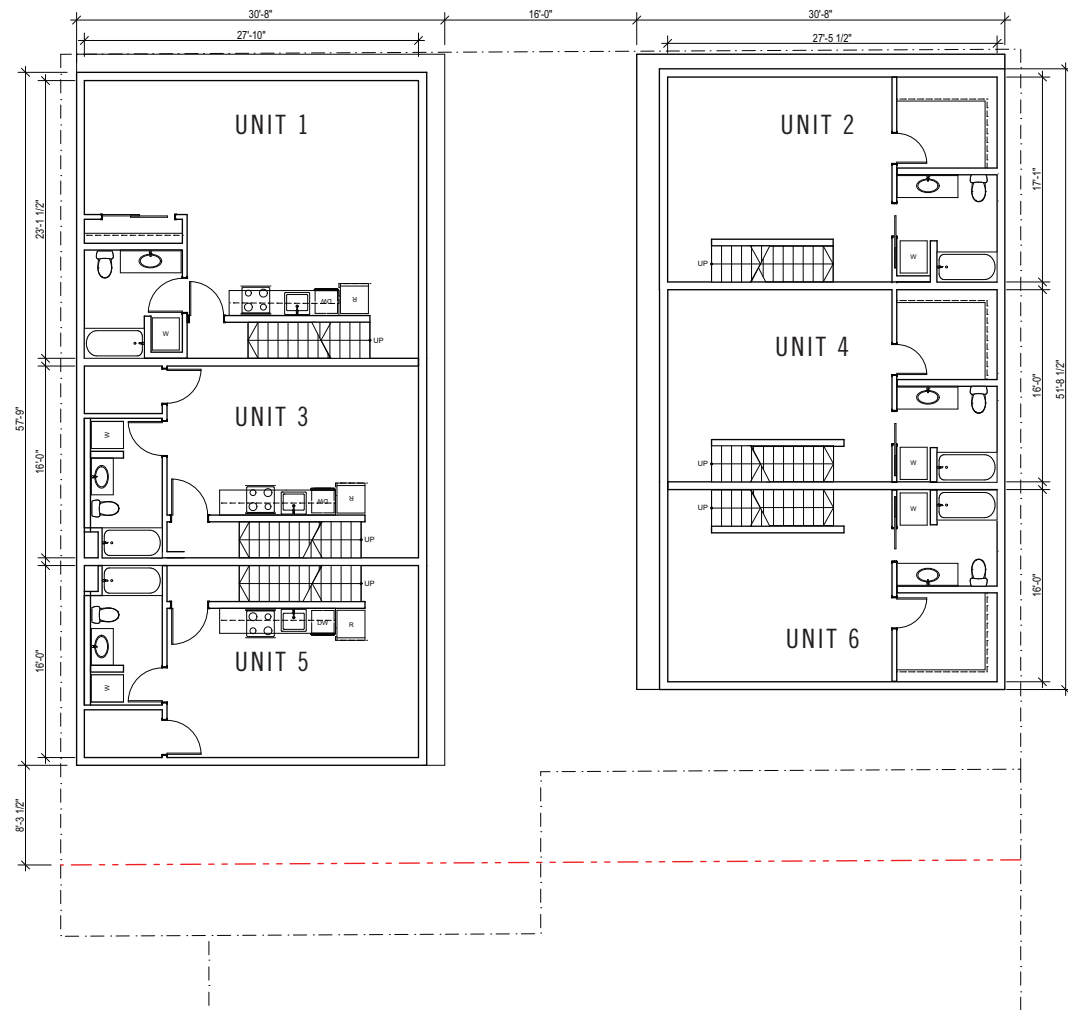


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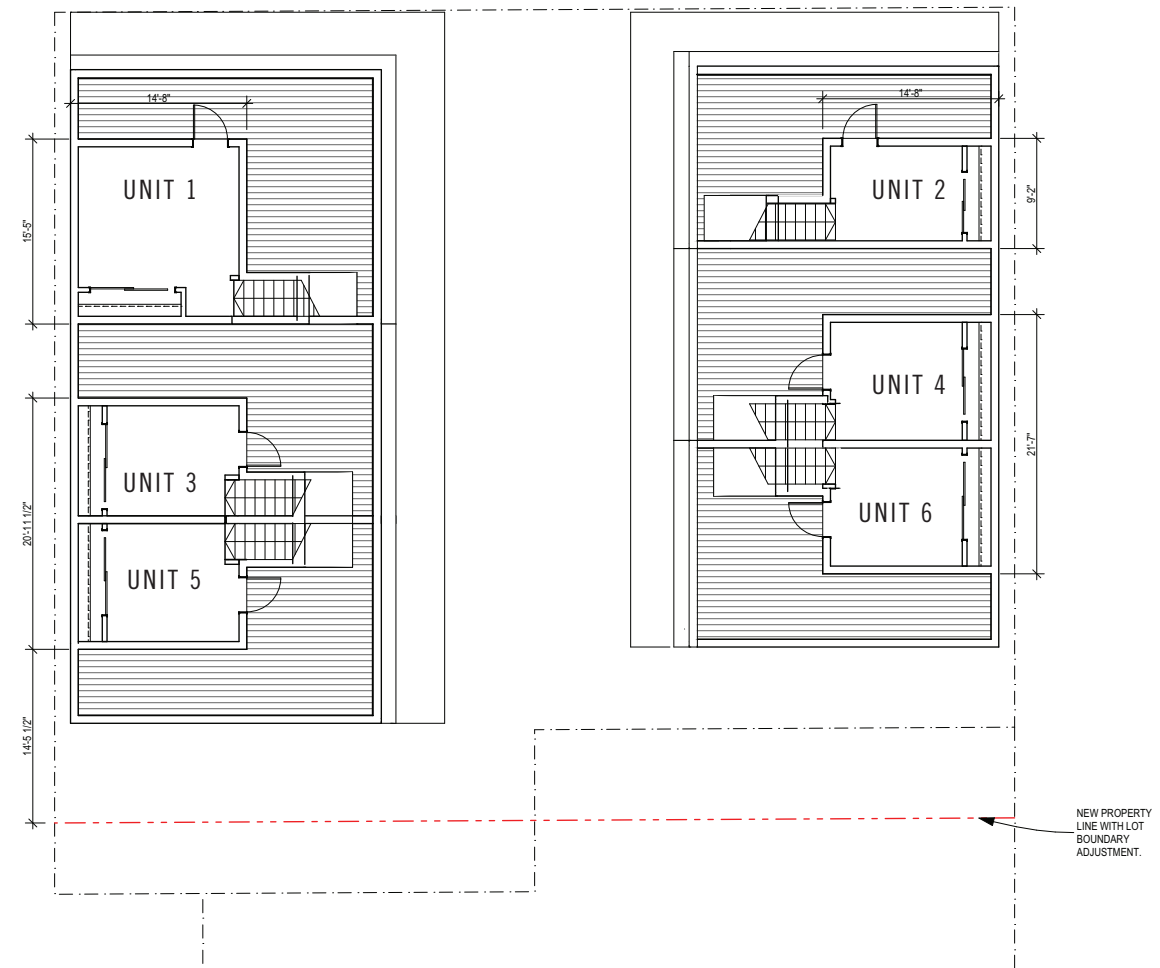


3:00 PM





Level 3 Plan
1/16" : 1'-0"



Roof Plan
1/16" : 1'-0"

POTENTIAL DEPARTURES

DEPARTURE REQUEST 1: REAR SETBACK (SCHEME 3 & 4)

CODE REQUIREMENT: 23.47A.014.B.2

Where rear/side lot line abuts residential zone, 10' setback is required from 13' to 65'.

REQUEST:

Scheme 4 (Preferred): Allow 54 SF encroachment in rear setback.

Scheme 3: Allow 138 SF encroachment in rear setback.

RATIONALE:

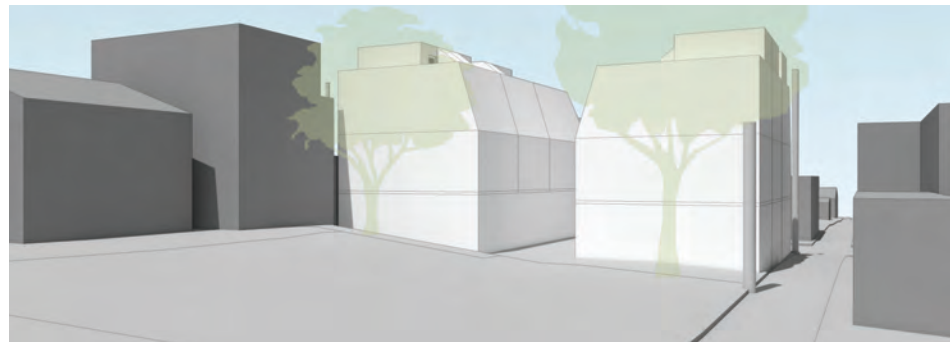
The two-building massing of Schemes 3 and 4 better meet the intent of the setback requirement by reducing the perceived scale of the project and providing a through block open space that benefits the single family zone. Both of these help make a more sensitive transition to the single family parcel. In contrast, the code compliant Scheme 1 provides the required 10' rear setback but presents an imposing mass to single family zone.

The proposed encroachment locates massing where it is least obtrusive. The west building aligns with the back of the adjacent commercial building (Burgundian Restaurant). The plaza functions as a 955 SF voluntary setback

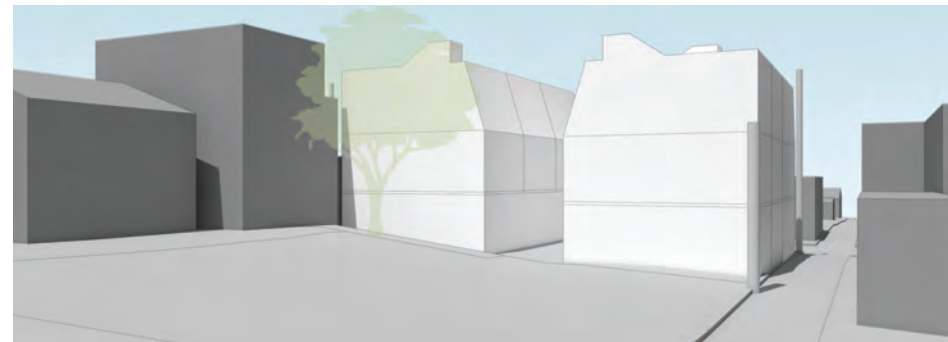
that provides light, air and through block views to the single family zone. Scheme 4 provides an additional 130 SF voluntary setback at the east building.

Without the departure, the buildings would get wider and the plaza would narrow by several feet to maintain the project development area. This would undermine the open space and massing concepts. The relief provided by the open space to the single family zone would be diminished.

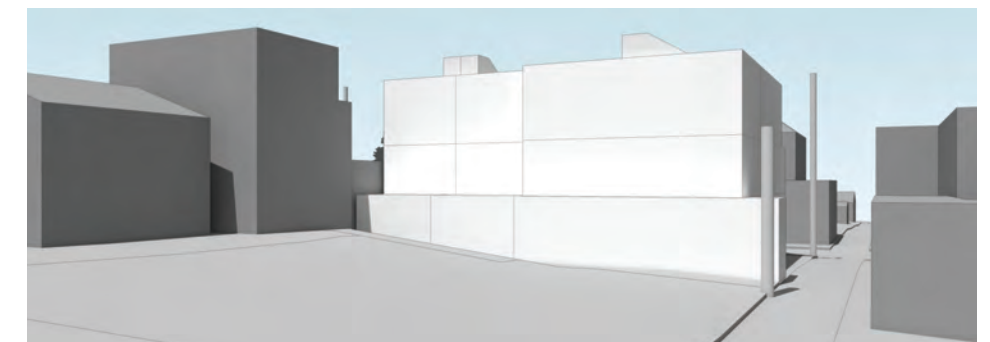
With the departure, both schemes better meet Design Guidelines PL1 Open Space Connectivity, DC3 Open Space Concept and CS2.D.3 & 4 Zone Transitions and Massing Choices.



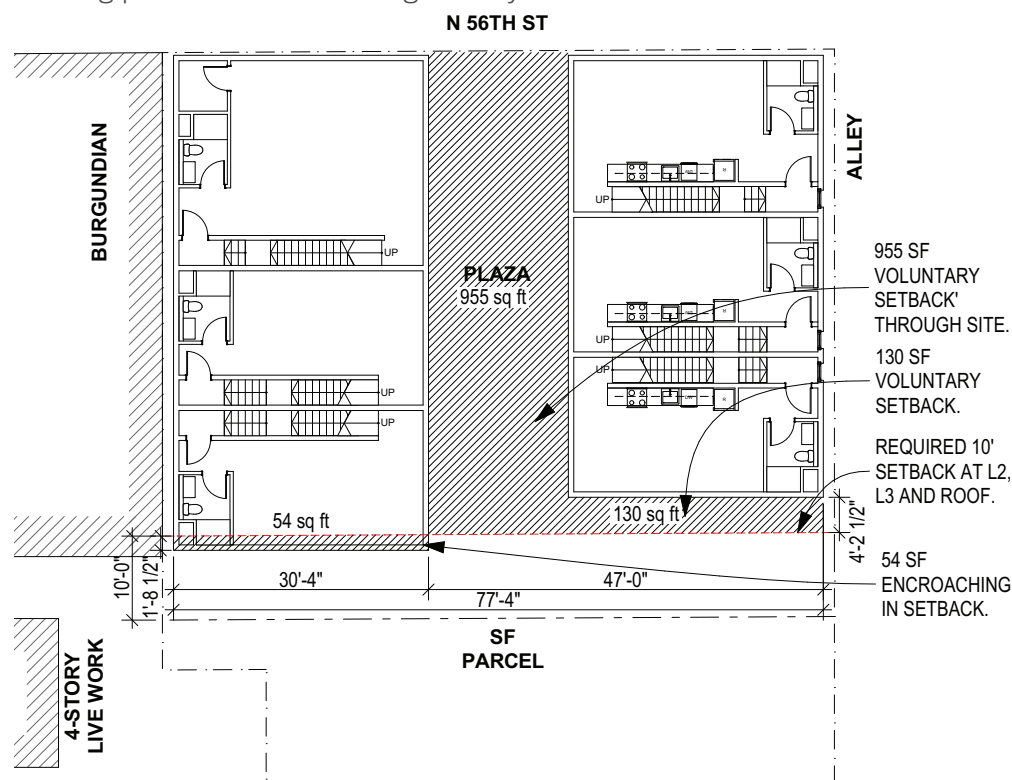
Scheme 4 (Preferred): Open space plaza and voluntary setback at the east building provide relief to the single family zone.



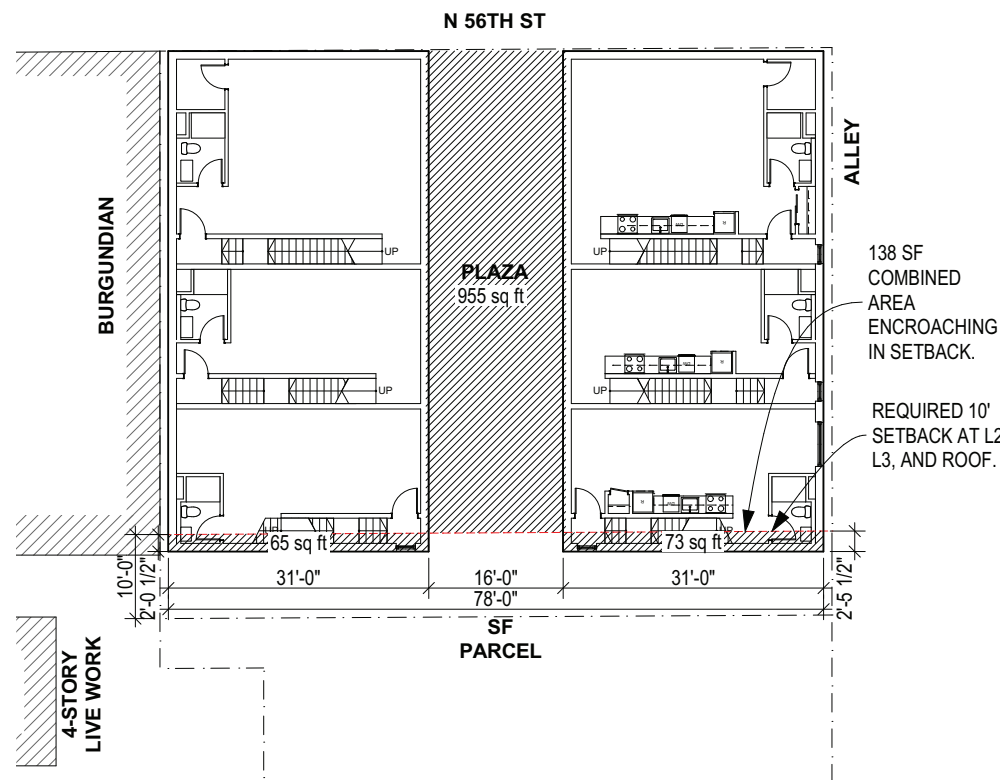
Scheme 3: Open space plaza provides relief to the single family zone.



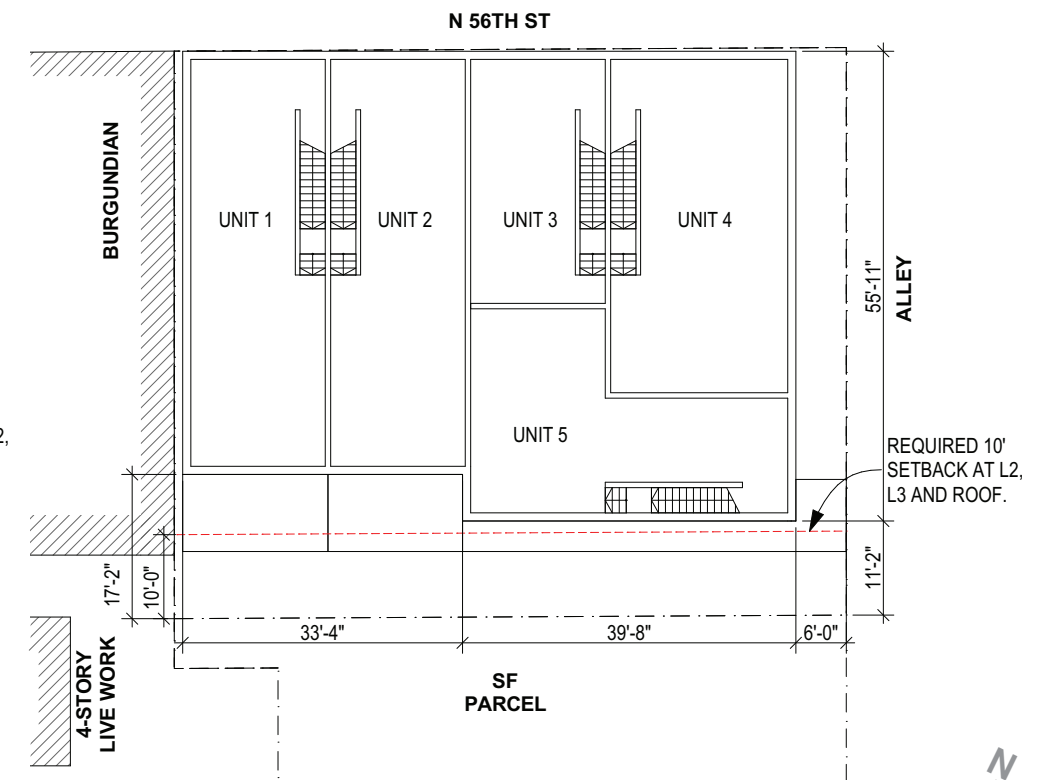
Code Compliant Scheme 1 presents an imposing mass to the SF site.



Scheme 4 (Preferred) Level 2: Building area within 10' setback.



Scheme 3 Level 2: Building area within 10' setback.



Scheme 1 Level 2

DEPARTURE REQUEST 2: AVERAGE DEPTH (SCHEMES 3 & 4) AND MINIMUM DEPTH (SCHEME 3)

CODE REQUIREMENT: 23.47A.008.B.3

Nonresidential uses shall be 30' average depth from street-level, street-facing facade.

REQUEST:

Scheme 4 (Preferred): Allow for 22'-2" average depth from street level street-facing facade.

Scheme 3: Allow for 21'-7" average depth and 13'-8" minimum depth from street level street-facing facade.

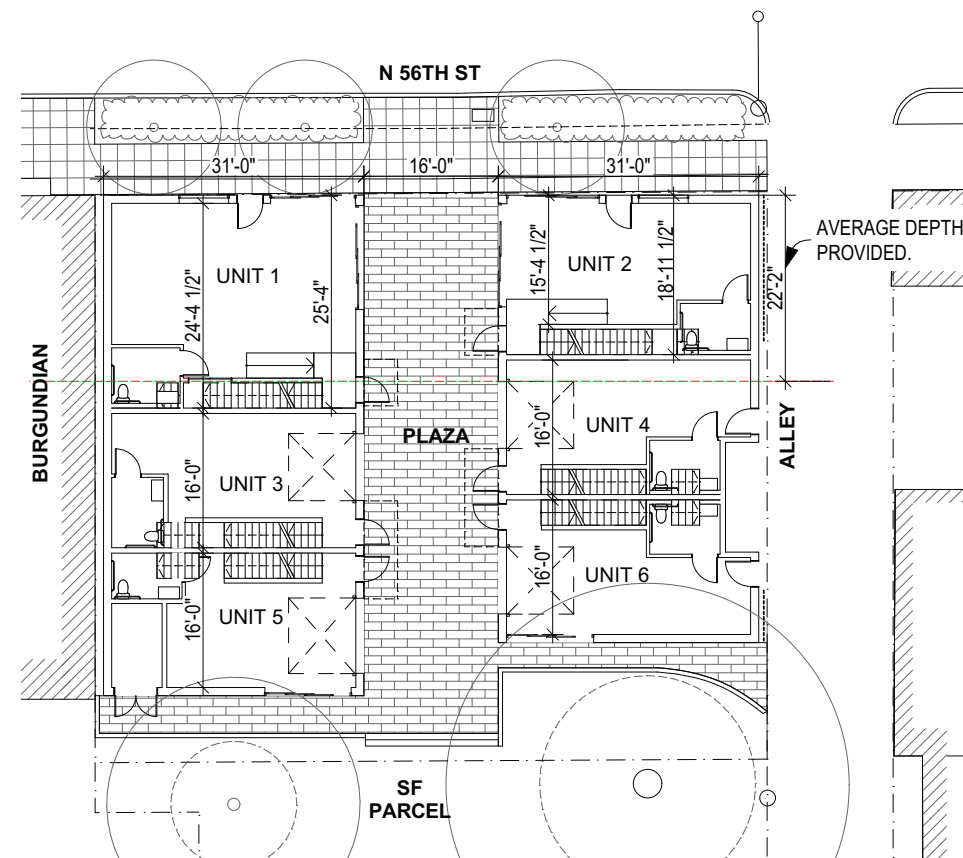
RATIONALE:

The street facing live work units are the largest in the project and have substantial linear frontage on 56th Street and the plaza. The plaza functions as an extension of the sidewalk with commercial spaces to wrapping each corner. The departure allows for the long orientation of live work units to face the plaza. The average and minimum depth of each unit taken from the plaza is 31'. Because of their size and the corner conditions, the street facing live work units meet the intent of the average and minimum depth requirements, which is to provide viably sized commercial spaces, while also providing opportunities for a sensitively scaled building with engaging retail edges and a strong building-open space relationship.

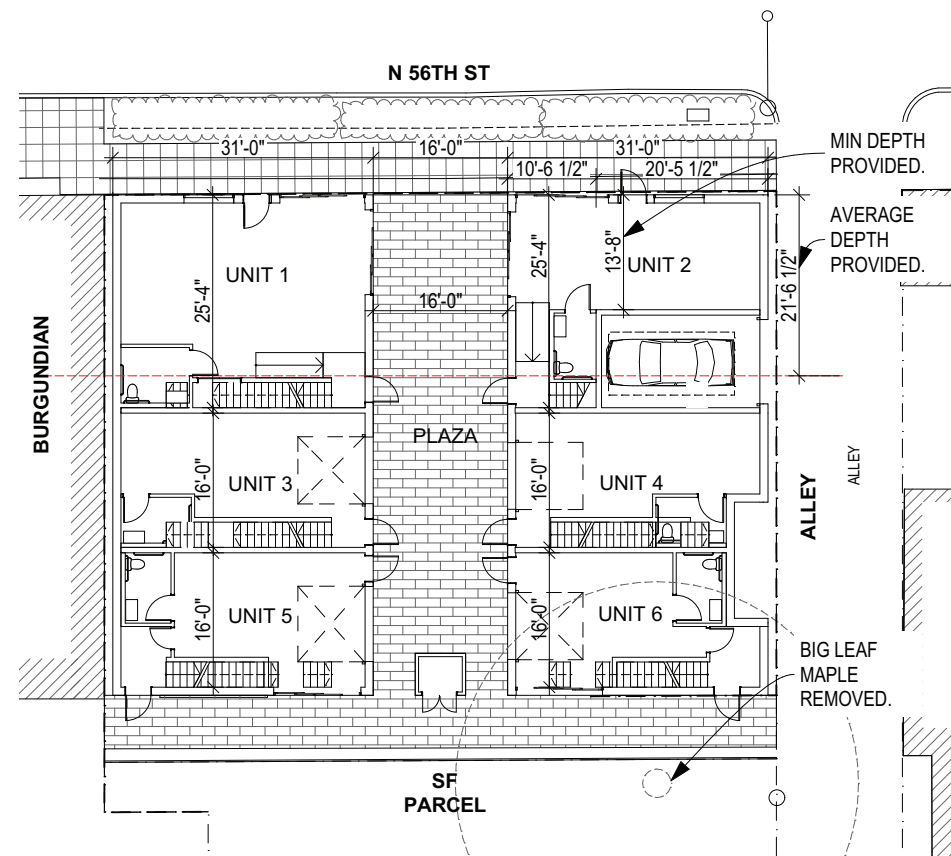
Code compliant Scheme 1 provides the required average and minimum depth for the four street facing units. Where Units 1 and 2 are significantly deeper than the units in Scheme 3 & 4, they provide less generous frontage. Overall, Scheme 1 provides a less desirable height bulk and scale, fewer opportunities for active retail edges, and no open space concept.

The departure allows the project to better meet Design Guidelines for Massing Choices CS2.D.4, Open Space Concept, DC3.A Building-Open Space Relationship, the NC Zone sense of place, CS2.A.1. Sense of Place, and opportunities for engaging retail, PL3.C Retail Edges.

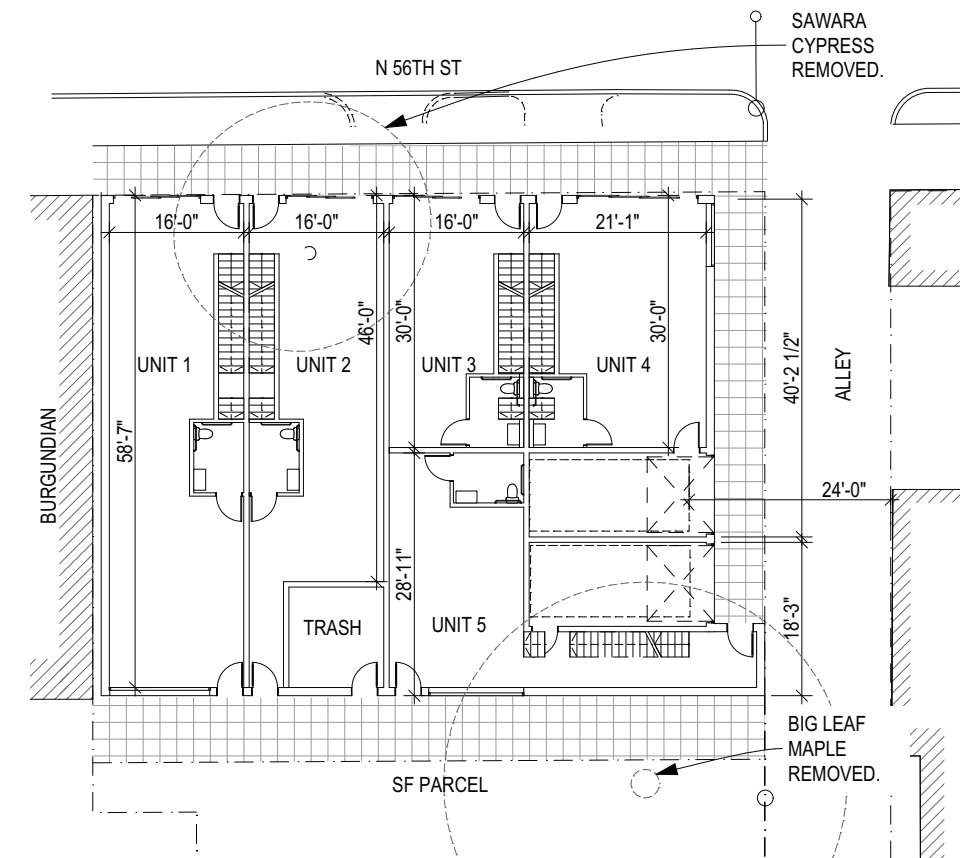
Without the departure, the project would proceed with Scheme 1.



Scheme 4 (Preferred) Level 1 : ±22'-0" average depth from street-facing facade. All six units have ±30'-0" average depth from plaza-facing facade.



Scheme 3 Level 1: 21'-7" average depth from street-facing facade. All six units have ±30'-0" average depth from plaza-facing facade.



Scheme 1 (Code Compliant) Level 1: Four units meet 30' min average street facing facade. Unit 5 has no street frontage.

POTENTIAL DEPARTURES

DEPARTURE REQUEST 3: PARKING REDUCTION TO RETAIN EXCEPTIONAL TREE (SCHEME 4)

CODE REQUIREMENT: 23.54.015.D & 23.54.020.F [Paraphrase] One parking space required for two live work units between 1500 SF - 2500 SF after a 50% reduction for frequent transit location.

CODE REQUIREMENT: 25.11.080.1 [Paraphrase] Departures for a reduction in parking requirements may be granted if needed to protect an exceptional tree and if avoiding development in the tree protection area will reduce the total development capacity of the site.

REQUEST: Allow a reduction in parking requirements from one to zero to help preserve the exceptional Big Leaf Maple tree at the rear of the site.

RATIONALE:
The preferred scheme balances several design priorities that are fundamental to the neighborhood’s appealing sense of place: appropriate height bulk and scale, commercial areas with human scale elements and porous edges, generous pedestrian amenities and mature trees throughout the neighborhood.

While Scheme 4 does not maximize the site’s development potential, it achieves acceptable development objectives with the more sensitivity to scale, massing and fit with the neighborhood than Scheme 1. It also provides six units, which makes a denser node of commercial and allows for smaller, more affordable units than Scheme 1.

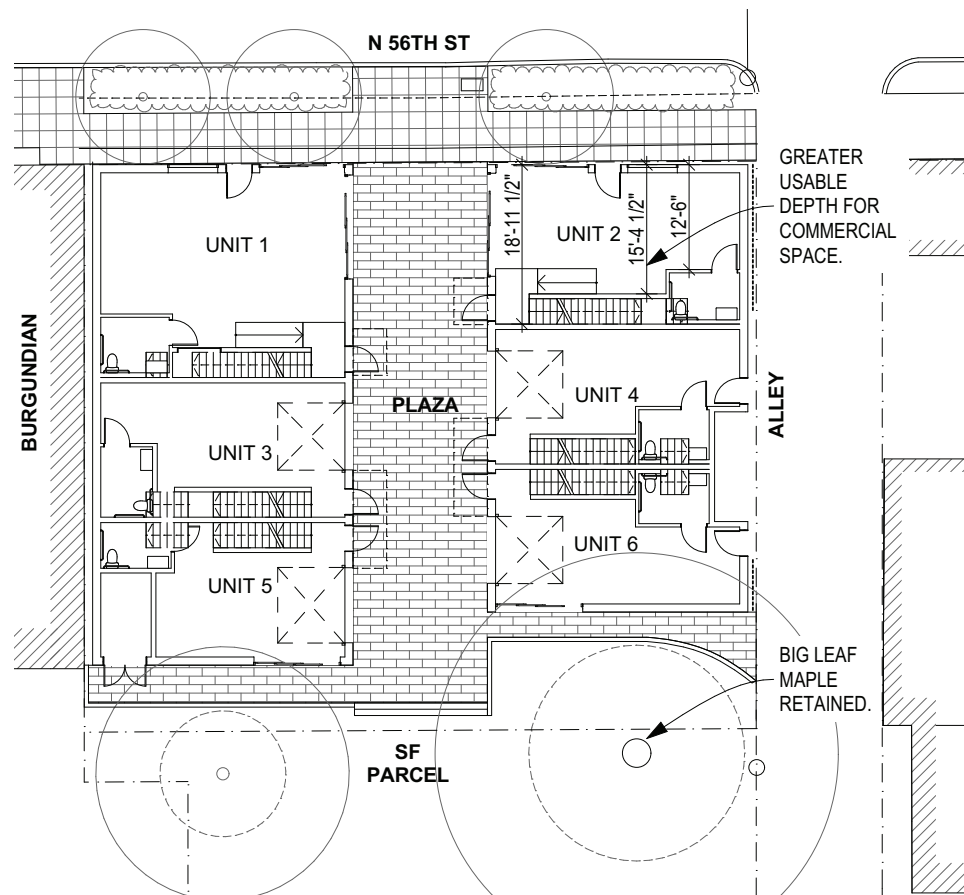
Reducing the footprint of the Scheme 4 east building by 6’-4” keeps all site development out of the exceptional Maple tree’s critical root zone but reduces the overall project area by 7%. The reduction also decreases the

width of Unit 2 to the point that it is not possible to provide a parking space and a viably sized commercial street level use without reducing the number of units.

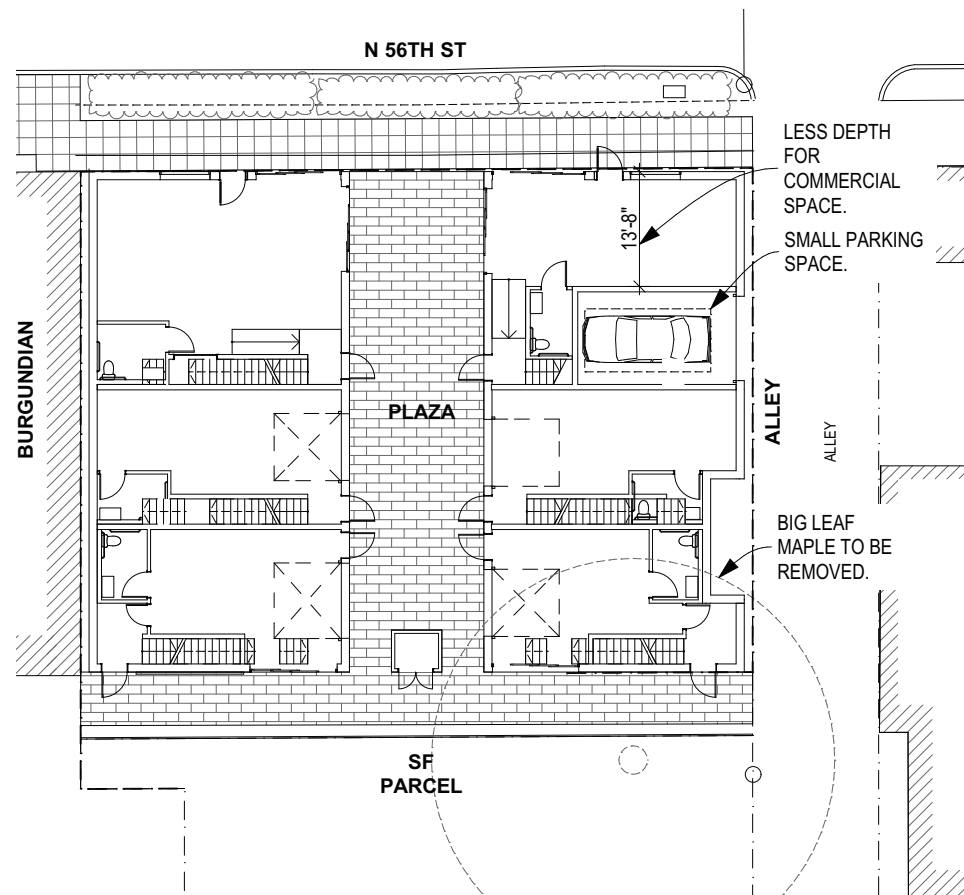
With the departure, the project can retain the tree, provide viable street level commercial, and maintain the site’s development potential in terms of number of units.

With the departure, the project better meets design guidelines design guidelines CS2.A.1 Sense of Place for retention of the tree, CS3.A.3.Established Neighborhoods for extending the active 56th Street Corridor, and PL3.C.1. Retail Edges/Porous Edges for creating conditions for a dense node of active commercial within the NC zone.

Without the departure, the project would request to proceed with Scheme 3 and remove the exceptional tree.



Scheme 4 (Preferred) L1 : Retain exceptional tree & eliminate parking spot.



Scheme 3 L1: Remove exceptional tree and include one small parking spot (departure required)



DEPARTURE REQUEST 4: HEIGHT INCREASE TO RETAIN EXCEPTIONAL TREE (SCHEME 4)

CODE REQUIREMENT: 23.41.011g

Departures for up to 10' of additional height may be granted if needed to protect an exceptional tree and if avoiding development in the tree protection area will reduce the total development capacity of the site.

REQUEST: Permit an increase of ±5'-9" in allowable height to help preserve the exceptional Maple tree at the rear of the site.

RATIONALE: As outlined in Departure Request 3, the preferred scheme balances several design priorities that are fundamental to the neighborhood's appealing sense of place.

Compared to Scheme 3, the footprint of the Scheme 4 east building is reduced by 6'-4" to keep all site development out of the exceptional Maple tree's critical root zone. This reduces the overall project area by 7%.

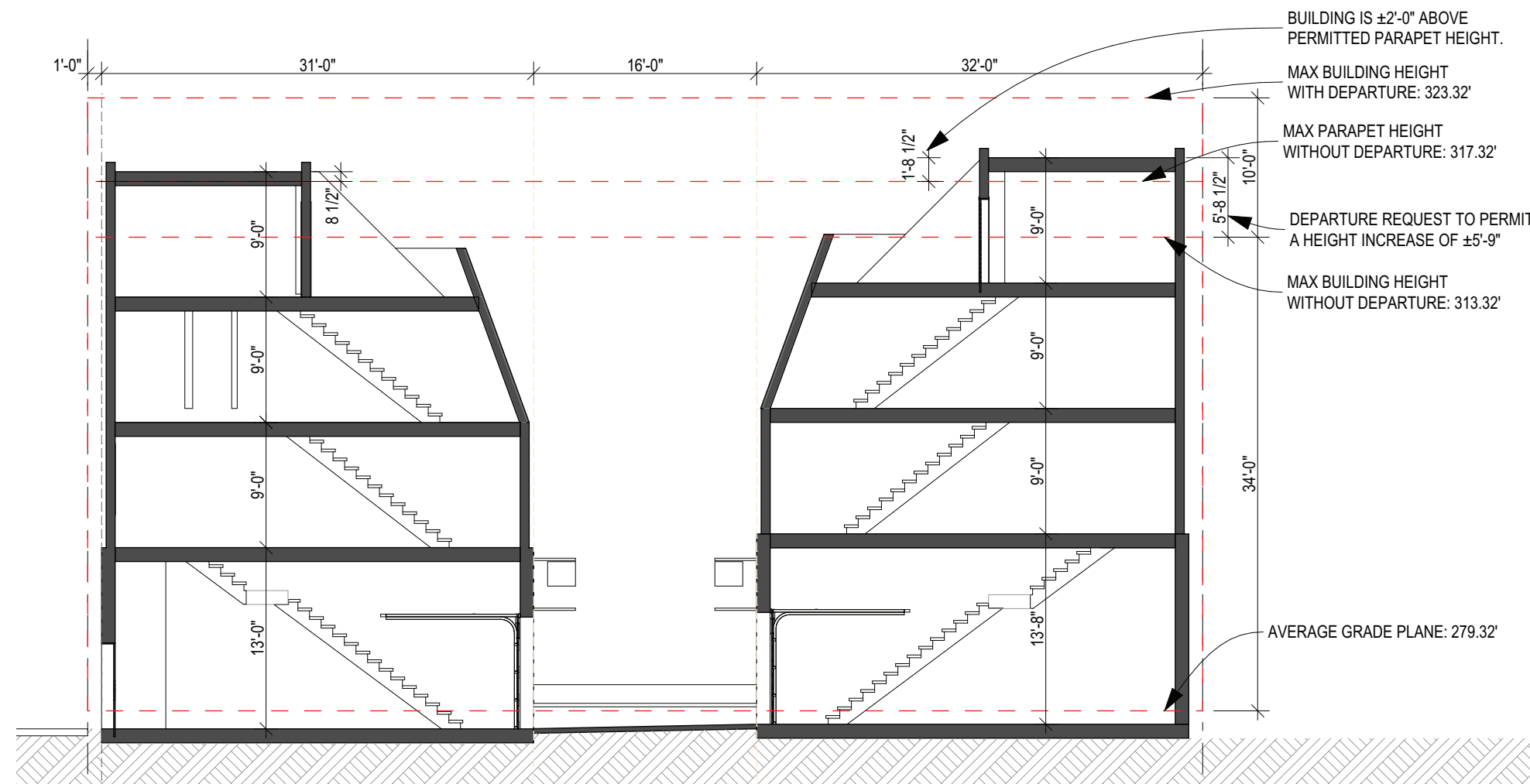
The requested height increase allows for one room on the roof of each unit. The added area allows Scheme 4 to maintain the site's development potential compared to Scheme 3.

While neither Scheme 3 or 4 maximize the site's development potential, both achieve acceptable development objectives with more sensitivity to scale, massing and fit with the neighborhood than Scheme 1.

Additionally, the project does not make use of the maximum building height allowed per code. The proposed height increase is only 2' taller than the maximum allowable parapet/guardrail height. As a result, the increase in perceived building height is minimal and there is little if any impact on the building massing.

With the departure, the project better meets design guidelines CS2.A.1 Sense of Place for retention of the tree.

Without the departure, the project would request to proceed with Scheme 3 and remove the exceptional tree.



Scheme 4 (Preferred): Plaza Section



Scheme 4 (Preferred): Front View.
Image shows minimal impact of height increase on massing



Scheme 3: Front View

POTENTIAL DEPARTURES

DEPARTURE REQUEST 5: PARKING SIZE REDUCTION (SCHEME 3)

CODE REQUIREMENT: 23.54.030.A.1

For an individual garage serving a townhouse unit, the minimum required parking space will be for a large car.

REQUEST:

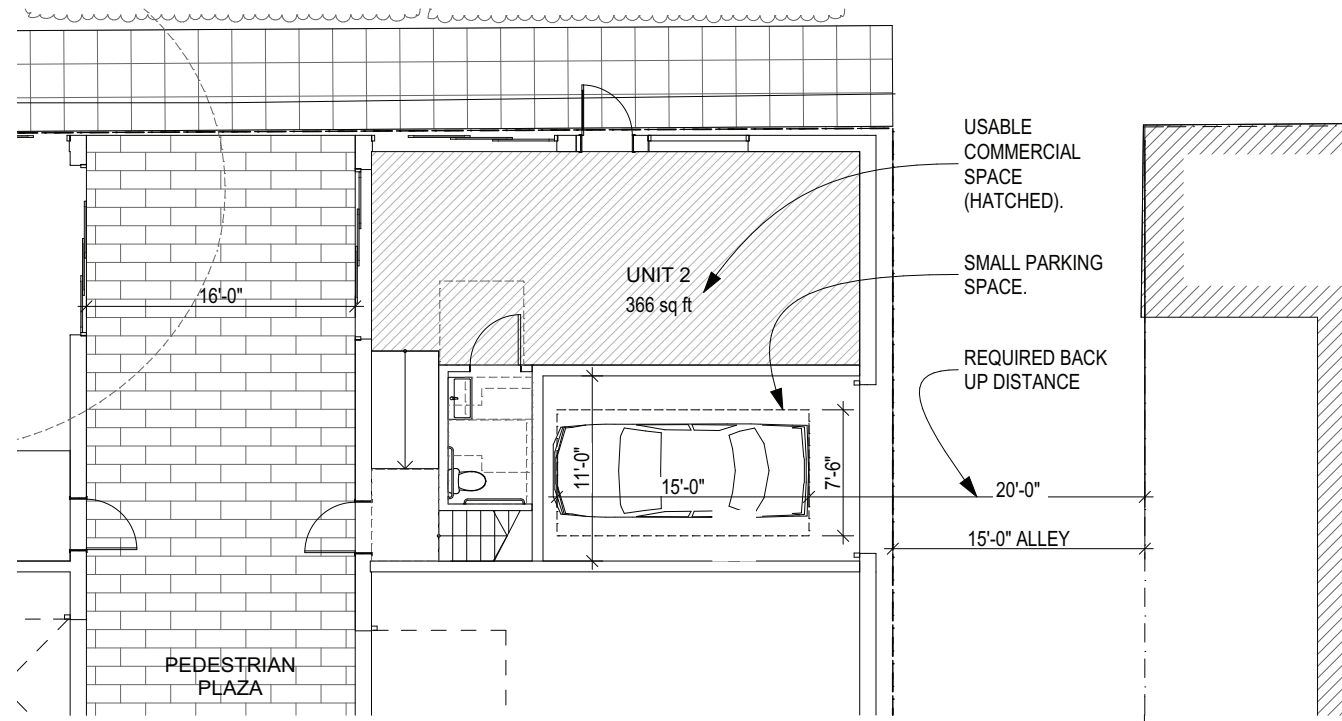
Allow for small-sized parking space (7.5' x 15') with backup distance requirement of 20'.

RATIONALE:

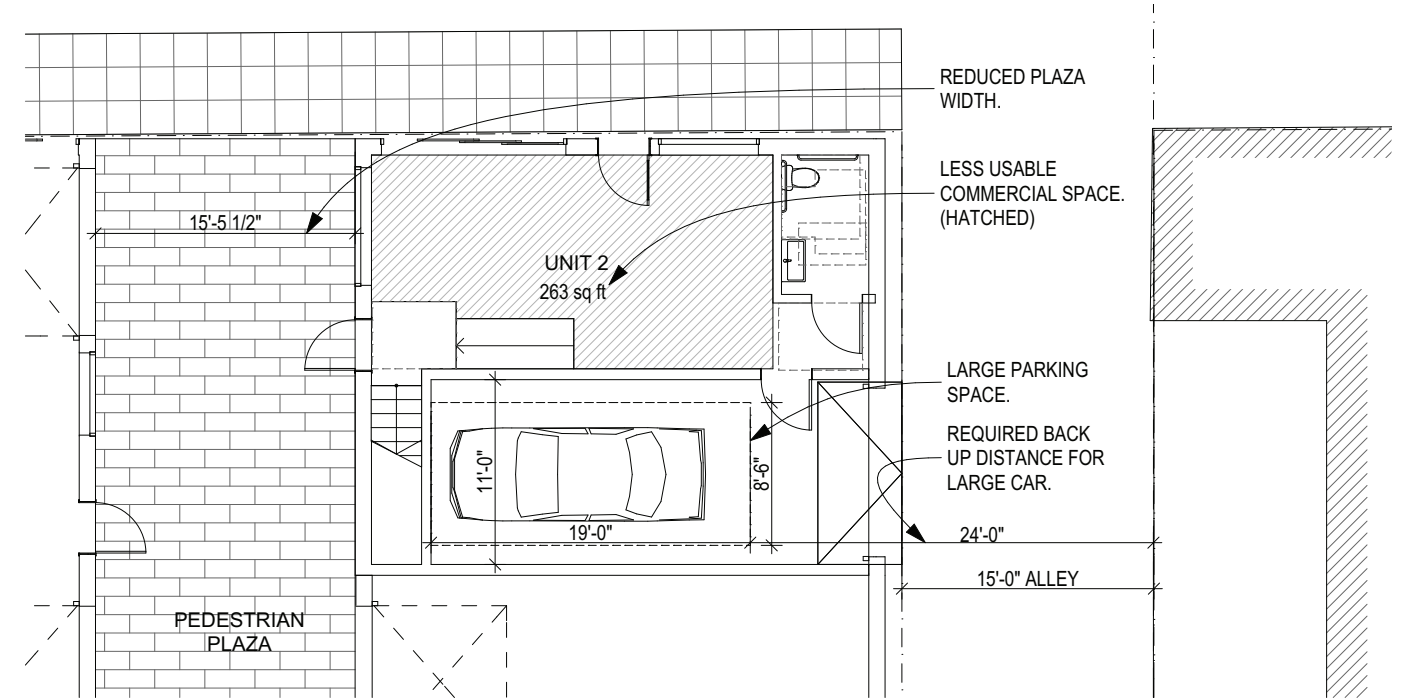
The departure allows for a small sized parking space in lieu of a large sized parking space. This supports a more compact arrangement of parking, commercial bathroom and circulation space at Unit 2. With the departure, Scheme 3 can better provide parking, a viable space for Street Level Use along N 56th Street and the generous open space plaza.

Without the departure, the plaza would reduce in width from 16'-0" to ±15'-6" to accommodate the required 24' back up distance and the commercial space would reduce by ±28% due to the location of the bathroom and ramp.

With the departure, the project better supports the Open Space Concept, DC3.A Building-Open Space Relationship and allows for better Retail Edges/Porous Edges PL3.C.1. Retail Edges/Porous Edges.



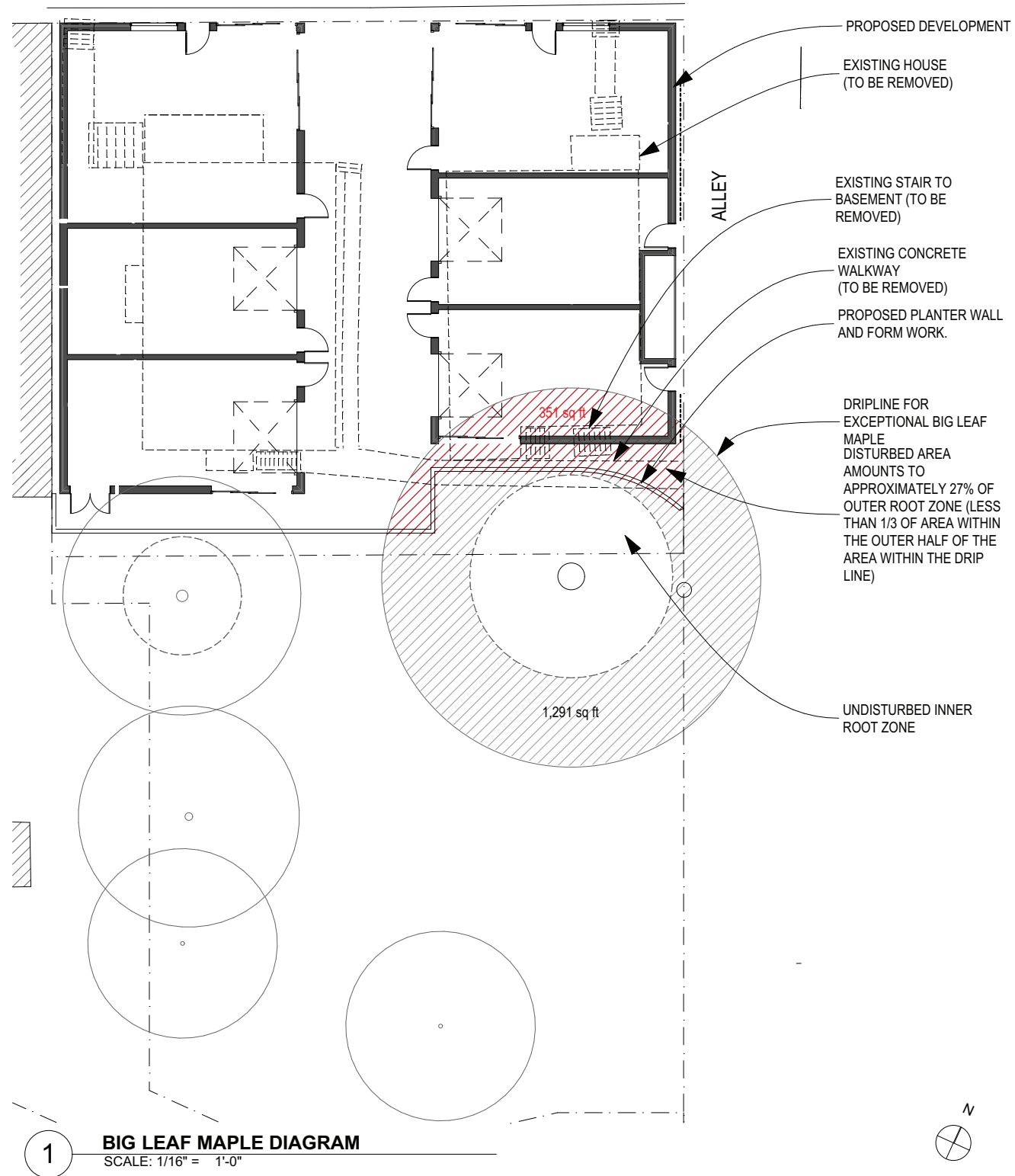
Scheme 3 Level 1 : Small parking spot provided



Scheme 3 Alternate Level 1: Large parking spot



APPENDIX A: BIG LEAF MAPLE EXCEPTIONAL TREE



Per SMC 25.11.050, The basic tree protection area for an exceptional tree shall be the area within the drip line of the tree. The tree protection area may be reduced if approved by the Director according to a plan prepared by a tree care professional. Such reduction shall be limited to one-third of the area within the outer half of the area within the drip line. In no case shall the reduction occur within the inner root zone.

Preferred Scheme 4 encroaches approximately 27% on the outer root zone of the Exceptional Big Leaf Maple at the rear of the site. Scheme 4 does not encroach on the inner root zone.

Based on the project Arborist's review of Scheme 4, the amount of proposed encroachment on the Big Leaf Maple meets the City's criteria for reduction of the tree protection area. If the project proceeds with Scheme 4, the arborist will provide a tree protection plan that will be submitted with MUP documents.

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Issuance | Drawing Reference:
Date: 8/17/2018
Revision:
Scale:

Sheet

Diagram showing relationship of development to root zone of Big Leaf Maple