



City of Seattle

Department of Planning & Development
D. M. Sugimura, Director



EARLY DESIGN GUIDANCE OF THE NORTHEAST DESIGN REVIEW BOARD

Project Number: 3014098

Address: 1321 North 45th Street

Applicant: Tom Steidl

Date of Meeting: Monday, January 14, 2013

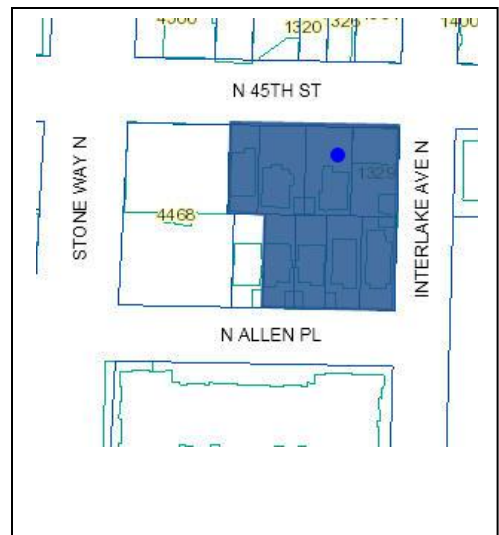
Board Members Present: Joe Hurley
Peter Krech
Jean Morgan (substitute)
Christina Pizana

Board Members Absent: Salone Habibuddin
Martine Zettle

DPD Staff Present: Bruce P. Rips

SITE & VICINITY

Site Zone: Lowrise Three Residential –Commercial (LR3 RC) and Neighborhood Commercial 2 with a 40' height limit (NC2 40).



Zoning Pattern:	<p>Neighborhood Commercial Two with a 40' height limit (NC2 40) zoning comprises much of the N. 45th St. corridor in Wallingford from Interstate 5 to Midvale Ave N. A small node of LR3-RC centers upon the intersection of N. 45th St. and Interlake Ave N. and extends east and west along N. 45th for several parcels. North and south of the N. 45th St. commercial corridor the zoning changes to Single Family 5000 (SF 5000) with the exception of the Lincoln High School site which is zoned LR2. NC2 40 zoning predominates along the north/south Stone Way N. corridor.</p>
Lot Area:	<p>31,555 sq. ft. Eight tax parcels comprise the development site bound by N. 45th St. on the north, Interlake Ave N. on the east, and N. Allen Place on the south. The site extends approximately 183' on the north, 195' on the east boundary, and roughly 142' on the south. The west boundary is staggered. The site ascends approximately 5.5 feet from the west to the east along N. 45th St. and rises eight feet from N. 45th St. toward N. Allen Place.</p>
Current Development:	<p>The development site contains seven single family homes and a two-story, brick mixed use building that houses apartments and offices.</p>
Access:	<p>N. 45th St., Interlake Ave. N., N. Allen Place.</p>
Surrounding Development & Neighborhood Character:	<p>The project site sits near the intersection of two significant commercial corridors, N. 45th St. and Stone Way N. The neighborhood appeals to pedestrians with its small scale commercial uses and vital residential neighborhoods. Larger surrounding uses include the Walgreen's building to the west, University House to the south and Lincoln High School to the southeast. Recent newer construction includes mixed use buildings at the intersection of Stone Way N. and N. 45th St., and a four story mixed use project under construction just south of the Tutta Bella parking lot.</p>
ECAs:	<p>No mapped environmental critical area.</p>

PROJECT DESCRIPTION

The applicant proposes a mixed use structure with 150 residential dwelling units, 7,200 square feet of commercial and a below-grade parking garage for 100 vehicles. All existing structures would be demolished. The project includes a contract rezone from LR3-RC (for the parcels fronting N. 45th St.) to NC2P (pedestrian) 40.

DESIGN DEVELOPMENT

The architect presented three design options. Each would build around a courtyard, place commercial uses along N. 45th St., locate the primary residential entry on Interlake Ave N., and use N. Allen Place for garage egress. Residential units would occur both near grade behind the commercial use and on three floors above the first level. The indoor amenity area would be located mostly below grade close to the corner of N. Allen and Interlake. Option One positions the courtyard on an east/west axis with the idea of capturing southwest light for the surrounding four to five floors of units. Setbacks would be minimal on N. 45th St. and N. Allen Place. The proposal would establish a larger setback from the property line along Interlake near the intersection with N. 45th St. Upper levels facing N. 45th St. would have slight modulation.

Option Two orients the courtyard in the north/south orientation. The largest setback from the right of way would occur along Interlake Ave. The building mass would have only modest modulations along the N.45th St and Interlake facades. At N. Allen St., the courtyard would be apparent above the second floor. The third option depicts a roughly square court pushed toward the center west of the site. The smaller courtyard would allow for a deeper entry plaza along Interlake Ave. A significant recession in the Interlake façade at the entrance would create side pavilions that mimic the massing of Lincoln High School. A rooftop deck would likely be oriented close to N. 45th St.

Preliminary character sketches of the elevations illustrate generous glazing and masonry piers or frames defining the lower three floors along Interlake and N. 45th St.

PUBLIC COMMENT

Approximately 12 members of the public affixed their names to the Early Design Guidance meeting sign-in sheet. The speakers raised the following comments:

- Creating a canyon along 45th St. is not desirable. Set the building back from the street.
- The sidewalk narrows at the Walgreen's building. The project would benefit by having a corner plaza.
- Having adequate parking for the building is appreciated.
- Create something beautiful and graceful. The building needs more than merely surface changes on it.

- Build to an appropriate height for Wallingford.
- Guideline A-4. Sidewalks on 45th St. are 15' to 16'. Set the building back by about four to five feet in order to meet this guideline.
- Guideline A-6. University House has a nice setback on Allen Place. Mirror the landscaping on the north side of the street. There is not enough setback distance. This is an important rezoning consideration.
- Guideline A-10. Locate one of the entrances to the commercial space at the corner of N. 45th St. and Interlake Ave.
- Guideline A-10. Add a curb bulb at the Interlake and N. 45th St. corner.
- Guideline C-4. Ensure that there is substantial brick at the ground floors. Many of the buildings in this area of Wallingford have brick masonry.
- Guideline D-1. Prefer a flat canopy as opposed to a fabric awning.
- Don't employ a pastiche of multiple materials on the building.
- Break the floor plate on Interlake to make the residential entrance more accessible.
- Wrap the canopy from N. 45th St. onto Interlake and end it at the residential entrance.
- Allen Pl. has lovely landscaping. Currently the berms along the right of way are complementary to the quality landscaping at University House. Provide more setback for landscaping.
- Guideline C-3. Use more brick than glass. The character of the masonry should be substantial---not merely trim or liner.
- Add lights to the canopies to provide security.
- On the drawings, show the mechanical equipment on the roof.
- Use the same materials on the amenity area as the rest of the building.
- Show the roof's appearance from the perspective of someone on it. Draw the roof from the upper levels of University House.
- Provide accurate drawings to show building mass.
- Guideline A-8. Access to the proposed garage on Allen Pl. is problematic. Allen is busy with delivery trucks, school buses, medical emergency vehicles, and University House resident drop-off. School buses line-up along N. Allen. People will not be able to make turns exiting the garage.
- University House's primary residential entrance is located on Allen Pl.
- Many people who use walkers and canes cross the streets in this area. The additional traffic is concerning.
- Consider installing solar or other energy saving equipment.

PRIORITIES & BOARD RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following siting and design guidance. The Board identified the Citywide Design Guidelines & Neighborhood specific guidelines (as applicable) of highest priority for this project.

The Neighborhood specific guidelines are summarized below. For the full text please visit the [Design Review website](#).

A. Site Planning

A-1 Responding to Site Characteristics. The siting of buildings should respond to specific site conditions and opportunities such as non-rectangular lots, location on prominent intersections, unusual topography, significant vegetation and views or other natural features.

Wallingford-specific supplemental guidance:

- Upper level building setbacks and setbacks along the building base are encouraged to help minimize shadow impacts on public sidewalks.
- Design public and private outdoor spaces to take advantage of sun exposure.
- Development along North 45th Street, Stone Way North and other north-south streets south of North 40th Street with water, mountain and skyline views should use setbacks to complement and preserve such views from public right-of-ways.

A-2 Streetscape Compatibility. The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.

Wallingford-specific supplemental guidance:

- Visually reinforce the existing street storefronts by placing horizontal or vertical elements in a line corresponding with the setbacks and façade elements of adjacent building fronts. These could include trees, columns, windows, planters, benches, overhead weather protection, cornices or other building features.
- Visually reinforce the existing street wall by using paving materials that differentiate the setback area from the sidewalk.

The Board strongly recommended an extra four to five feet setback from what is shown at the N. 45th St. street frontage to provide a sidewalk width commensurate with others along the N. 45th St. corridor.

Discussion followed on the merits of setting back the building farther from N. Allen Pl. to ensure generous landscaping complementary to that of University House. The Board found Option Three's setback acceptable.

A-3 Entrances Visible from the Street. Entries should be clearly identifiable and visible from the street.

Wallingford-specific supplemental guidance:

- Primary business and residential entrances should be oriented to the commercial street (for development along North 45th Street and Stone Way North).

Locating the residential entrance on Interlake Ave met with the Board's approval.

A-4 Human Activity. New development should be sited and designed to encourage human activity on the street.

Wallingford-specific supplemental guidance:

- If not already required by code for new development, applicants are encouraged to increase the ground level setback in order to accommodate pedestrian traffic and amenity features, particularly along North 45th Street, where existing sidewalks tend to be too narrow.
- 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.

The Board considers this guideline a high priority.

A-5 Respect for Adjacent Sites. Buildings should respect adjacent properties by being located on their sites to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings.

As of the EDG meeting, the residence at 133 N. Allen Place (house adjacent to the parking lot) was not part of the proposed development. The applicant indicated the possibility of the property's inclusion. Option Three appears to allow the four upper floors to meet the conterminous property line.

A-6 Transition Between Residence and Street. For residential projects, the space between the building and the sidewalk should provide security and privacy for residents and encourage social interaction among residents and neighbors.

The Board requested clearer illustration of the building's and landscape's relationships to the Interlake Ave right of way.

A-7 Residential Open Space. Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.

Wallingford-specific supplemental guidance:

Maximize open space opportunity at grade (residential or mixed-use projects):

- Terraces on sloping land that create level yard space, courtyards and front and/or rear yards are all encouraged residential open space techniques.
- Make use of the building setbacks to create public open space at grade. Open spaces at grade that are 20 x 20 feet or larger and include significant trees are encouraged in exchange for landscape departures.

The applicant envisions a private courtyard restricted to the use of the tenants of the nine units surrounding it. The schematic floor plan for Option #3 depicts a visual axis from the building entry through the lobby to the courtyard.

- A-8 Parking and Vehicle Access. Siting should minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties, and pedestrian safety.**

Wallingford-specific supplemental guidance:

- **Structured parking entrances should be located on side streets or alleys.**
- **Drive-in facilities whose driveways enter or exit over the main frontage sidewalk are discouraged.**

Locating parking garage access on N. Allen Pl. appeared understandable given the grade differentiations on the site; however, community concerns with bus loading, medical emergency vehicles and resident/student drop-off along this street segment warrants more in depth analysis of traffic patterns to determine the appropriateness or feasibility of N. Allen as a means of vehicle access for the proposal.

- A-10 Corner Lots. Building on corner lots should be oriented to the corner and public street fronts. Parking and automobile access should be located away from corners.**

Wallingford-specific supplemental guidance:

- **Buildings on corner lots should be oriented to the corner. Parking and vehicle access should be located away from the corner.**
- **Provide definition at main gateways to Wallingford (North 45th Street and I-5; North 45th Street and Stone Way North; and Stone Way North and Bridge Way North). Redevelopment of lots at these intersections should include special features that signal and enhance the entrance to the Wallingford neighborhood including a tower, fountain, statue or other expression of local creativity that provides a physical transition for motorists and pedestrians and communicates "Welcome to Wallingford."**
- **Provide definition at other main intersections.**
- **Developers are encouraged to propose larger setbacks to provide for wider sidewalks or plazas and to enhance view corridors at gateway intersections in consideration for departures from lot coverage or landscaping requirements.**
- **Typical corner developments should provide:**
 - **a main building entrance located at corner;**
 - **an entrance set back to soften corner and enhance pedestrian environment; and**
 - **use of a hinge, bevel, notch, open bay or setback in the massing to reflect the special nature of the corner and draw attention to it.**

The applicant should explore with SDOT the merits of adding a curb bulb at the corner of N. 45th St. and Interlake Ave. N. This would enhance pedestrian experience along the N. 45th St. corridor.

The Board favors an understated design for the facades forming this corner. A commercial entry here would be fine, but a large plaza is not necessary.

B. Height, Bulk and Scale

C. Architectural Elements and Materials

C-1 Architectural Context. New buildings proposed for existing neighborhoods with a well-defined and desirable character should be compatible with or complement the architectural character and siting pattern of neighboring buildings.

Wallingford-specific supplemental guidance:

Complement positive existing character and/or respond to nearby pre-World War II structures. Traditional early 20th Century commercial structures are primarily one story high and include: solid kick panels below windows; large storefront windows; multi-pane or double hung windows with transoms or clerestories lites; high level of fine grained detailing and trim; high quality materials, such as brick and terra-cotta; canopies; variable parapets; cornices .

New buildings should strive for a contextual approach to design. 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.

Base

- Ground floors or bases immediately next to pedestrians should reflect a higher level of detail refinement and high quality materials.
- 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).

Middle

- 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.
- Consider using detail elements such as a cast stone, tile or brick pattern that respond to architectural features on existing buildings.
- Consider using spacing and width of bays or pavilions to provide intervals in the façade to create scale elements similar to surrounding buildings.

Top

- 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.

The presentation packet recognized the architectural context---commercial ground floors, generous glazing at the street and detailing that reflects human scale. The Board

noted the desirability for a wider sidewalk along N. 45th St. and the use of brick to continue the tradition of masonry buildings in this area of Wallingford.

C-2 Architectural Concept and Consistency. 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 roofline or top of the structure should be clearly distinguished from its facade walls.

Wallingford-specific supplemental guidance:

- The massing of large buildings should reflect the functions of the building and respond to the scale of traditional buildings by including major façade elements, which help to break the building into smaller pieces with distinctive appearances.
- Rooftop building systems (i.e., mechanical and electrical equipment, antennas) should be screened from all key observation points by integrating them into the building design with parapets, screens or other methods.
- Illuminate distinctive features of the building, including entries, signage, canopies, and areas of architectural detail and interest. Encourage pedestrian scale pole lights along streets and walks.

Signage

- Signage should reflect the pedestrian scale of the neighborhood.
- Generally, individualized, 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.
- Creative, detailed, artistic and unique signage is encouraged.
- The use of icons, symbols, graphic logos or designs that represent a service or occupation are preferable to standardized corporate logos.
- Pole signs of any type are discouraged.

Always an important consideration, the criteria for this guideline should convey to the architects the importance of how each building component relates to a larger whole.

C-3 Human Scale. The design of new buildings should incorporate architectural features, elements, and details to achieve a good human scale.

Wallingford-specific supplemental guidance:

- Transom or clerestory windows above entrances, display windows and projected bay windows are encouraged.
- Multiple paned windows that divide large areas of glass into smaller parts are preferred because they add human scale.

The Board noted the importance of meeting this guideline.

- C-4 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.**

The Board endorsed the use of brick. Given the predominance of brick on both older buildings (including the mixed use one to be demolished) and newer mixed use structures, brick is quite compelling. The amount of brick ought to increase as the building faces Interlake and N. Allen Pl., the more residential streets.

- C-5 Structured Parking Entrances. The presence and appearance of garage entrances should be minimized so that they do not dominate the street frontage of a building.**

Please provide drawings of the garage door by the next meeting. The scale of the entrance should respect the pedestrian scale of N. Allen Pl.

D. Pedestrian Environment

- D-1 Pedestrian Open Spaces and Entrances. Convenient and attractive access to the building's entry should be provided. To ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.**

Wallingford-specific supplemental guidance:

Provide convenient, attractive and protected pedestrian entry for both business and upper story residential uses.

- Entries for residential uses on the street (rather than from the rear of the property) add to the activity on the street and allow for visual surveillance for personal safety.
- Continuous, well-lighted, overhead weather protection is strongly encouraged to improve pedestrian comfort and to promote a sense of security.

Design the overhead weather protection along N. 45th St to wrap around the corner to include the northern portion of the Interlake Ave façade. The Board requested a flat, metal and glass canopy, staggered if necessary to reflect grade.

- D-2 Blank Walls. Buildings should avoid large blank walls facing the street, especially near sidewalks. Where blank walls are unavoidable they should receive design treatment to increase pedestrian comfort and interest.**

Wallingford-specific supplemental guidance:

- Long, undifferentiated surfaces, facades or store frontages are strongly discouraged.
- In situations where blank walls are necessary, encourage their enhancement with

decorative patterns, murals or other treatment.

- Locate and design ground floor windows to maximize transparency of commercial façade and attract pedestrian interest.
- Large windows that open to facilitate indoor-outdoor interaction with street are encouraged.
- Windows on walls perpendicular to the street are encouraged.

The west elevation overlooking the adjacent house and possibly the parking lot (if developer includes the adjacent house) should be a consideration as the design develops; its proximity to the property line suggests the possibility of a large expanse of blank wall.

- D-3 Retaining Walls. Retaining walls near a public sidewalk that extend higher than eye level should be avoided where possible. Where higher retaining walls are unavoidable, they should be designed to reduce their impact on pedestrian comfort and to increase the visual interest along the streetscapes.**

Wallingford-specific supplemental guidance:

Minimize the height of retaining walls.

- Where retaining walls are unavoidable, a textured surface, inlaid material and/or sensitively designed reveal lines are encouraged.

- D-6 Screening of Dumpsters, Utilities, and Service Areas. Building sites should locate service elements like trash dumpsters, loading docks and mechanical equipment away from the street front where possible. When elements such as dumpsters, utility meters, mechanical units and service areas cannot be located away from the street front, they should be situated and screened from view and should not be located in the pedestrian right-of-way.**

The Board expressed its satisfaction with the proposed solution. Show more detailing at the Recommendation meeting.

- D-7 Personal Safety and Security. Project design should consider opportunities for enhancing personal safety and security in the environment under review.**

Wallingford-specific supplemental guidance:

- In residential projects, discourage solid fences that reduce security and visual access from streets.

Lighting:

- Encourage pedestrian-scale lighting, such as a 12- to 15-foot-high pole or bollard fixtures.
- Consider installing lighting in display windows that illuminates the sidewalk.
- Fixtures that produce glare or that spill light to adjoining sites, such as “wallpacks,” are discouraged.
- Installation of pedestrian light fixtures as part of a development's sidewalk improvements is strongly encouraged. The style of light fixture should be consistent

with the preference identified by Wallingford through Seattle City Light's pedestrian lighting program.

See guidance for D-10.

- D-9 Commercial Signage. Signs should add interest to the street front environment and should be appropriate for the scale and character desired in the area.**

Although not a high priority item, the signage concept should be provided at the Recommendation meeting.

- D-10 Commercial Lighting. Appropriate levels of lighting should be provided in order to promote visual interest and a sense of security for people in commercial districts during evening hours. Lighting may be provided by incorporation into the building façade, the underside of overhead weather protection, on and around street furniture, in merchandising display windows, in landscaped areas, and/or on signage.**

Install lighting on the canopies or overhead weather protection along N. 45th St. and Interlake Ave. N.

- D-11 Commercial Transparency. Commercial storefronts should be transparent, allowing for a direct visual connection between pedestrians on the sidewalk and the activities occurring on the interior of a building. Blank walls should be avoided.**

- D-12 Residential Entries and Transitions. For residential projects in commercial zones, the space between the residential entry and the sidewalk should provide security and privacy for residents and a visually interesting street front for pedestrians. Residential buildings should enhance the character of the streetscape with small gardens, stoops and other elements that work to create a transition between the public sidewalk and private entry.**

The placement of the residential entry on Interlake met with approval. Due to the grades, discussion focused on how the entry could be more accessible. The Board did not provide specific direction.

E. Landscaping

- E-1 Landscaping to Reinforce Design Continuity with Adjacent Sites. Where possible, and where there is not another overriding concern, landscaping should reinforce the character of neighboring properties and abutting streetscape.**

Wallingford-specific supplemental guidance:

- Flower boxes on windowsills and planters at entryways are encouraged.
- Greening of streets lacking trees, flowers and landscaping is strongly recommended.

- E-2 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.**

Wallingford-specific supplemental guidance:

- **Thick evergreen hedges, non-invasive vines on fencing or low walls, and other substantial landscaping should be used to visually and physically buffer sidewalks and adjacent buildings from parking areas; camouflage exposed concrete walls; and buffer adjacent single-family houses and residential developments.**

DEVELOPMENT STANDARD DEPARTURES

The Board’s recommendation on the requested departure(s) will be based upon the departure’s potential to help the project better meet these design guideline priorities and achieve a better overall design than could be achieved without the departure(s). The Board’s recommendation will be reserved until the final Board meeting.

At the time of the Early Design Guidance meeting, the following departures were requested:

- 1. Side Setback (23.47A.014):** A 15’ x15’ corner setback is required for a commercially zoned lot containing a residential use abutting a residentially zoned lot. The applicant proposes to eliminate the setback adjacent to the Walgreen’s building to create a zero lot line condition.

The Board indicated its interest in recommending the request once the design develops and the applicant proposes a wider setback along N. 45th St.

BOARD DIRECTION

At the conclusion of the EDG meeting, the Board recommended the project should move forwards to MUP Application in response to the guidance provided at this meeting.