



## FINAL RECOMMENDATION OF THE NORTHEAST DESIGN REVIEW BOARD

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Project Number: 3014098

Address: 1321 North 45th Street

Applicant: Tom Steidl

Date of Meeting: Monday, September 30, 2013

Board Members Present: Ivana Begley  
Joe Hurley  
Peter Krech (substitute)  
Christina Pizana  
Martine Zettle

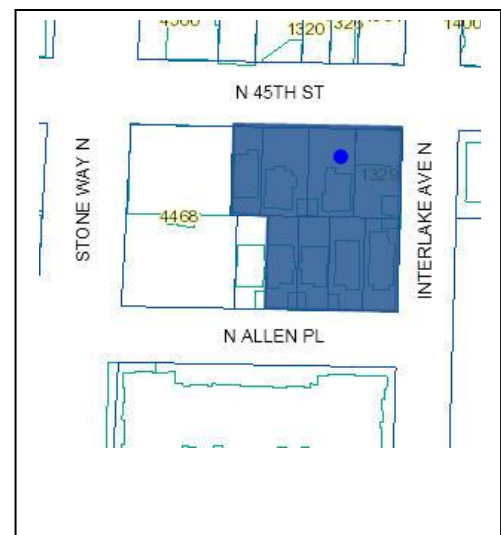
Board Members Absent: Salone Habibuddin

DPD Staff Present: Bruce P. Rips

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### SITE & VICINITY

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



Zoning Pattern:	Neighborhood Commercial Two with a 40' height limit (NC2 40) zoning comprises much of the N. 45 <sup>th</sup> St. corridor in Wallingford from Interstate 5 to Midvale Ave N. A small node of LR3-RC centers upon the intersection of N. 45 <sup>th</sup> St. and Interlake Ave N. and extends east and west along N. 45 <sup>th</sup> for several parcels. North and south of the N. 45 <sup>th</sup> 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.
Lot Area:	34,790 sq. ft. Nine tax parcels comprise the development site bound by N. 45 <sup>th</sup> 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 175' on the south. The west boundary is staggered. The site ascends approximately 5.5 feet from the west to the east along N. 45 <sup>th</sup> St. and rises eight feet from N. 45 <sup>th</sup> St. toward N. Allen Place.
Current Development:	The development site contains eight single family homes and a two-story, brick mixed use building that houses apartments and offices.
Access:	N. 45 <sup>th</sup> St., Interlake Ave. N., N. Allen Place.
Surrounding Development & Neighborhood Character:	The project site sits near the intersection of two significant commercial corridors, N. 45 <sup>th</sup> 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. 45 <sup>th</sup> St., and a four story mixed use project recently constructed just south of the Tutta Bella parking lot.
ECAs:	No mapped environmental critical area.

## **PROJECT DESCRIPTION**

The applicant proposes a mixed use structure with 149 residential dwelling units, 6,150 square feet of commercial and a below-grade parking garage for 150 vehicles. All existing structures would be demolished. The project includes a contract rezone from LR3-RC (for the parcels fronting N. 45<sup>th</sup> St.) to NC2P (pedestrian) 40.

## **DESIGN DEVELOPMENT**

The architect presented three design options. Each would build around a courtyard, place commercial uses along N. 45<sup>th</sup> 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. 45<sup>th</sup> St. and N. Allen Place. The proposal would establish a larger setback from the property line along Interlake near the intersection with N. 45<sup>th</sup> St. Upper levels facing N. 45<sup>th</sup> 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.45<sup>th</sup> 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. 45<sup>th</sup> St.

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

## **PUBLIC COMMENT**

26 members of the public affixed their names to the Recommendation meeting sign-in sheet. The speakers commented on the following issues:

### **Setbacks**

- The building is not set back far enough on N. Allen Pl.
- The proposed curb bulb on N. Allen Pl removes a valuable parking space. The community would prefer deeper setbacks on this street and not the misnomer called a “parklet”.

- The setback on N. Allen does not create a reasonable transition to the residential zone. It is not appropriately deep enough.
- The setbacks on N. Allen are negligible.
- Provide a more natural transition from the commercial portion on N. 45<sup>th</sup> St. to the residential neighborhood.

#### Massing

- The south façade looms over the right of way. It is quite unfriendly. Remove the fifth level or setback the elevation an additional 10 to 15 feet.
- Chamfer the corner at Interlake and N. Allen to provide better visibility.
- The building has a looming presence.
- The upper mass on the southeast corner is too high. This corner needs to be substantially set back.

#### Programming

- The pedestrian entry on N. Allen Pl. should be pushed to the east.
- A south facing courtyard would create a better transition between the subject project and the neighbors.
- Move the roof deck closer to the west toward the Walgreen's building

#### Corner Overhead Weather Protection

- The overhead weather protection should be continuous at the northeast corner. This important corner should be celebrated by extending or heightening the canopy.
- Extend the depth of the residential entry canopy facing Interlake Ave N.

#### Landscaping

- The courtyard ought to be oriented to the south.
- Add a tree at the northeast corner.
- Use wrought iron fencing, not wood, on N. Allen Pl.
- There is a lack of meaningful landscaping on N. Allen Pl. There is no opportunity or space for significant pedestrian amenities.
- Discard the "parklet" on N. Allen. The street is already too congested.
- The proposed parklet is on city property and should be accommodated on the developer's land.
- Wood fences are not suitable for the scope of this project. Use wrought iron.
- The project needs substantial landscaping on N. Allen.

#### Other

- There has been little discussion on the project's sustainability. What level of LEED is the project attempting to achieve?
- Interlake ought to have a passenger loading zone at the entry.
- The community needs to see what the mural will really look like. Please ensure that there is community input.
- The developer has done a nice job.
- The south side of the project has a quiet sensibility.

DPD received numerous letters and emails commenting on the proposal. Comments, not shared above, include the following:

- The recycle exist is merely utilitarian and is not handicapped accessible. A pedestrian entrance/exit should be created on the eastern 1/3 of the N Allen façade.
- Lower the N. Allen side from five floors to four.
- Either lower the height of the N. Allen PI massing or set back the structure farther from the street.

Other issues focused on garage and kitchen ventilation, parking /traffic impacts, conservation features, shadow impacts,

## 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-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.

After listening to public comment and deliberating on the depth of the N. Allen setback, the Board did not direct the applicant to alter the amount of building setback from the right of way. However, the Board members recommended that the applicant eliminate the proposed curb bulb on N. Allen that extends, at mid-block, into the street. The loss of on-street parking and the already congested street did not warrant the placement of the curb extension.

**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).

**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.

See guidance provided for A-10.

**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.**

The Board recommended approval of the departures allowing for the elimination of setbacks at the shared property line with the Walgreen's building.

**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.

Discussion did not focus on the merits of the courtyard or the roof deck.

**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.

The Board recommended approval of the departure request for an increase driveway ramp slope to a maximum of 20 percent.

**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.

Concern for the success of the corner at N. 45<sup>th</sup> St. and Interlake Ave N. elicited recommendations for its revision. Both the proposed commercial storefront and the landscaping design failed to convey a sense of place. To enrich the anodyne quality of the corner, the Board requested increasing the permeability between the sidewalk and the café, adding and varying the landscaping, achieving an intimate or human scale and enriching the storefront façade. Together the following elements should create a stronger place to foster community interaction and anchor the corner: break the stem wall to provide permeability and add benches to the same wall; place a tree near the corner; vary the paving materials and the plant selection; set back the storefront windows by eight inches from the masonry; and ensure a well designed kiosk.

The Board asked the architect to explore a redesign of the canopy. Consider creating a marquee that better responds to the revisions necessary for the corner.

<b>B. Height, Bulk and Scale</b>
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- B-1 Height, Bulk, and Scale Compatibility. Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to near-by, less intensive zones. Projects on zone edges should be developed in a manner that creates a**

step in perceived height, bulk, and scale between anticipated development potential of the adjacent zones.

**Wallingford-specific supplemental guidance:**

- Cornice and roof lines should respect the heights of surrounding structures.
- Traditional architectural features such as pitched roofs and gables are encouraged on residential project sites adjacent to single-family and low-rise zones.
- To protect single-family zones, consider providing upper level setbacks to limit the visibility of floors that are above 30 feet.
- Consider dividing building into small masses with variation of building setbacks and heights in order to preserve views, sun and privacy of adjacent residential structures and sun exposure of public spaces, including streets and sidewalks.
- Color schemes should help reduce apparent size and bulk of buildings and provide visual interest. White, off-white and pinky-beige buff on portions of buildings over 24 feet tall is discouraged.
- Consider additional setbacks, modulation and screening to reduce the bulk where there are abrupt changes which increase the relative height above grade along the street or between zones.

Be sensitive to public views on North 45th Street, Stone Way North and north-south avenues south of North 40th Street:

- Consider stepping back floors five feet per floor.
- Notching or setbacks at corners of buildings or ground floors are encouraged.

Discussion briefly lighted on the upper setback at the southeast corner and along N. Allen Place. The Board conveyed that the proposed massing appears sufficient.

<b>C. Architectural Elements and Materials</b>
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- 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.

Much of the design responded to comments at the EDG meeting. A wider sidewalk along N. 45<sup>th</sup> St, storefront glazing and the generous use of brick will root the building in its context along a pedestrian commercial corridor and near a distinguished school building. The Board praised many of the design decisions.

- 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.

The unprepossessing quality of the structure's southeast corner, particularly near grade, elicited debate. The modesty of the corner did not warrant a recommendation to vary the design, however.

**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.

See recommendations made for the corner of N. 45<sup>th</sup> St. and Interlake Ave N under A-10.

**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 directed the applicant to vary the metal fencing along N. Allen Pl and Interlake Ave N.

**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.**

Follow-up discussion of the garage entrance did not occur at the Recommendation meeting.

<b>D. Pedestrian Environment</b>
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**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.

Earlier guidance encouraged the marquee to wrap the building's northeast corner. At the Recommendation meeting, the Board requested that the architect explore design revisions to the discontinuous canopy in order to enhance a sense of place at the corner.

- 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.

Responding to public comments, the Board recommended that approval of the mural or art on the west elevation requires that the owner/developer include the Wallingford community in the selection of or decision making for the design on the west elevation.

Other discussion focused on providing art for the monument sign and the elevations overlooking the primary residential entry on Interlake Ave.

- 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.

- 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.

**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.

Discussion at the Recommendation meeting did not focus on commercial signage concepts or on the monument sign.

**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.

**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.

Although conversation at the early design guidance meeting focused on accessibility to the Interlake Ave residential entry, the Board tacitly acknowledged its resolution at the Recommendation meeting.

## **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.

See C-4 guidance for the metal fencing.

**Recommendations:** The recommendations summarized below were based on the plans and models submitted at the September 30th, 2013 meeting. Design, siting or architectural details not specifically identified or altered in these recommendations are expected to remain as presented in the plans and other drawings available at the September 30, 2013 public meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities, and reviewing the plans and renderings, the Design Review Board members recommended APPROVAL of the subject design and the requested development standard departures from the requirements of the Land Use Code (listed below). The Board recommends the following CONDITIONS for the project. (Authority referred in the letter and number in parenthesis):

- 1) Eliminate the proposed curb bulb on N. Allen that extends, at mid-block, into the street. (A-2)
- 2) Add the following elements to foster community interaction and anchor the northeast corner: break the stem wall to provide permeability and add benches to the same wall; place a tree near the corner; vary the paving materials and the plant selection; set back the storefront windows by eight inches from the masonry; and ensure a well designed kiosk. (A-7, A-10, C-3)
- 3) Approval of the mural or art on the west elevation requires that the owner/developer include the Wallingford community in the selection of or decision-making for the art. (D-2)
- 4) Vary the type of metal fencing along N. Allen Pl. and Interlake Ave N. (C-4)

## DEVELOPMENT STANDARD DEPARTURES

The Board's recommendation on the requested departure(s) are 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).

STANDARD	REQUIREMENT	REQUEST	JUSTIFICATION	RECOMMENDATION
1. <b>Abutting</b> Side Setback SMC 23.47A.014B.1	15' by 15' corner setback required for a commercial lot, abutting a side lot line in a residential zone. No development is allowed within setback.	Zero setback along the common property line shared by the three-story Walgreen's Building (retail and office) to match the adjacent existing zero lot line condition.	<ul style="list-style-type: none"> <li>Applicant proposes a rezone of his property from Lowrise to commercial. A narrow 25' wide portion of the lot to the west is zoned lowrise residential.</li> <li>The existing condition to the west is a zero lot line with a 3-story building.</li> <li>Creates a continuous street wall along the south portion of N. 45<sup>th</sup> St. (A-1, A-2)</li> </ul>	Recommended Approval
2. <b>Abutting</b> Side Setback SMC 23.47A.014B.3	15' setback required above 13' when the structure contains a residential use. For each portion above 40' in height, additional setback at the rate of 2' of setback for every 10' exceeding 40'.	Proposes a zero setback along the common property line shared by the Walgreen's Building.	<ul style="list-style-type: none"> <li>Same as above</li> </ul>	Recommended Approval
3. Street Level Uses –Residential Uses at Street Level SMC 23.47A.005C.1	Residential uses may not occupy, in the aggregate, more than 20% of the street-level, street-facing façade as depicted in Map 5 along N. Allen Pl.	100% residential street-level, street-facing facing uses along N. Allen Pl.	<ul style="list-style-type: none"> <li>Placing a residential use on N. Allen better meets the neighborhood context. (A-5, C-1)</li> </ul>	Recommended Approval
4. Street Level Uses –Residential Uses at Street Level SMC 23.47A.005C.1	Residential uses may not occupy, in the aggregate, more than 20% of the street-level, street-facing façade as depicted in Map 5 along Interlake Ave N.	71% residential street-level , street-facing uses along Interlake Ave N.	<ul style="list-style-type: none"> <li>Placing a residential use on N. Allen better meets the neighborhood context. (A-5, C-1)</li> <li>Commercial use (29%) anchors the corner of N. 45<sup>th</sup> St. and Interlake Ave. (A-5, C-1)</li> </ul>	Recommended Approval

STANDARD	REQUIREMENT	REQUEST	JUSTIFICATION	RECOMMENDATION
5. Street Level Standards. Street-level Facing Facades. SMC 23.47A.008A.3	Street-level, street-facing facades shall be located within 10' of the street lot line unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided.	10.25' setback at the commercial space located along Interlake Ave N.  10.67' setback at the unit patios located along Interlake Ave N.	<ul style="list-style-type: none"> <li>At the corner of Interlake Ave and N. Allen St. the building is pushed back to accommodate a possible sidewalk café. (A-4)</li> <li>Along the residential portion of Interlake Ave, the larger setback accommodates a more generous patio for the below grade units. (A-6)</li> </ul>	Recommended Approval
6. Street Level Standards. Residential Uses SMC 23.47A.008D.2	The floor of a dwelling unit located along the street-level, street-facing façade shall be at least 4' above or 4' below sidewalk grade or be set back at least 10' from the sidewalk.	The street level unit at the corner of Interlake Ave and N. Allen Pl. ranges from 1.57' to 3.42' below grade along the south side of N. Allen Pl.	<ul style="list-style-type: none"> <li></li> </ul>	Recommended Approval
7. Driveway Slopes. SMC 23.54.030D	No portion of a driveway shall exceed a slope of 15% except as provided in subsection 23.54.030D.3.	20% driveway slope along the majority of the ramp.	<ul style="list-style-type: none"> <li>The ramp design reduces headlight glare from vehicles exiting the ramp on to the property across the street and pedestrians. (A-8)</li> </ul>	Recommended Approval