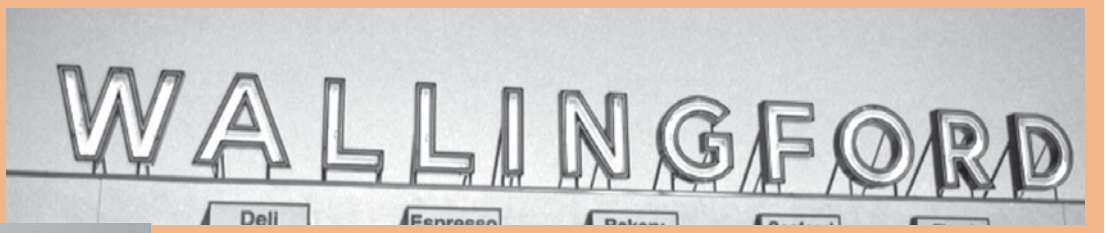
Proposed June 2004



neighborhood

Design Guidelines

City of Seattle
Department of Planning
and Development

Seattle Design Review Program

Design Review: *Wallingford Neighborhood Design Guidelines*

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Design Review in Seattle's Neighborhoods

What is Design Review?

Design Review provides a forum for citizens and developers to work toward achieving a better urban environment through attention given to fundamental design principles. Design Review is intended to affect how new development can contribute positively to Seattle's neighborhoods. Design guidelines offer a flexible tool, an alternative to prescriptive zoning requirements that will allow new development to respond better to the distinctive character of its surroundings.

Design Review has three principal objectives:

1. to encourage better design and site planning to enhance the character of the city and ensure that new development fits sensitively into neighborhoods;
2. to provide flexibility in the application of development standards; and
3. to improve communication and participation among developers, neighbors and the City early in the design and siting of new development.

Design Review is a component of a Master Use Permit (MUP) application, along with other components, such as environmental review (SEPA), variances, etc., administered by the Department of Planning and Development (DPD). Like these other components, Design Review applications involve public notice and opportunity for comment. Unlike other components, projects subject to Design Review are brought before the Design Review Board for its recommendations or to staff through Administrative Design Review. The final decision on Design Review is made by the DPD Director, together with the decisions on any other MUP components. This decision can be appealed to the Hearing Examiner.

What are Neighborhood-Specific Design Guidelines?

Design Review uses both the 26 Citywide Guidelines and guidelines that are specific to individual neighborhoods. Once adopted by the City Council, neighborhood-specific design guidelines augment the Citywide Guidelines. Together they are the basis for project review within the neighborhood.

The Wallingford Guidelines Augment the Existing Citywide Design Guidelines

The Wallingford neighborhood design guidelines reveal the character of the neighborhood as known to its residents and businesses. The guidelines help to reinforce existing character and protect the qualities that a neighborhood values most in the face of change. Thus, a neighborhood's guidelines, in conjunction with the Citywide Design Guidelines, can increase overall awareness of good design and involvement in the design review process.

More About Design Review

More information about Design Review can be found in the Citywide Design Guidelines and in the Seattle Municipal Code (SMC 23.41), located on the DPD website at *www.seattle.gov/dpd/Publications/Design_Review_Guidelines.*

Information includes:

- Projects subject to design review
- How design guidelines are applied
- Who serves on the design review board
- Development standards departures

Note: Design Review does not apply to all zones. See Citywide Guidelines for details. Additionally, zoning areas on this map are for general reference only. For confirmation of a specific property's zoning, contact the Department of Planning and Development.

Introduction to Wallingford Design Guidelines

This document is the culmination of a long process focused on creating design guidelines for Wallingford development, a key element of the 1998 Wallingford Neighborhood Plan.

Currently, multifamily and commercial projects in Seattle that exceed State Environmental Protection Act (SEPA) thresholds and are located in certain zones are required to go through a formal design review process. However, the existing design guidelines are fairly general and apply throughout the city. So Wallingford and some other neighborhoods have created additional guidelines that speak better to their particular circumstances and concerns.

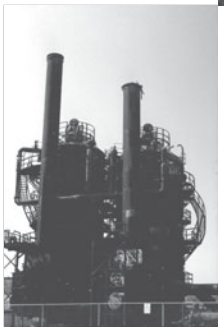
As part of the neighborhood planning process that culminated with the adoption of the Wallingford Neighborhood Plan in 1998, Wallingford residents and the business community called for the creation of guidelines for the design of major redevelopment projects along Wallingford's commercial corridors. The Design Guidelines Team, a subcommittee of the Wallingford Community Council, was formed in December 1998 to lead this effort.

The Team worked with DPD, Wallingford Community Council, Wallingford Chamber of Commerce, Weaving Wallingford, and the community at large on the creation of design guidelines for Wallingford. The guidelines are tailored to the unique character of Wallingford, which will help developers and their architects recognize local concerns and incorporate high-priority design features in their projects. For the most part, the guidelines modify or expand on existing Citywide Design Guidelines.

Based on input from Wallingford residents and direction from the Wallingford Neighborhood Plan, the following goals for the project were established:

- Identify important features of and help reinforce neighborhood character.
- Improve the quality of new development in Wallingford.
- Address visual impacts of growth.
- Indicate desirable and undesirable approaches to design.
- Increase neighborhood awareness of design issues and options.
- Increase community involvement in the design and development review process.

This document is an endeavor to attain these goals and to formally incorporate the vision of the Wallingford community into the City of Seattle Design Review process.



Design Review in Wallingford

Affecting Outcomes—Information for Stakeholders

The key to successful design review is citizen participation! This section describes how you can keep abreast of development activity in Wallingford.

Track Development Activity in Wallingford

DPD's Land Use Information Service (*www.seattle.gov/dpd/notices)* posts weekly reports on the web containing notices of permit applications, permit decisions, appeals, early design guidance meetings, design review board meetings and other land use actions. The projects are organized by sector. Wallingford projects are listed under either the North/Northwest or the Northeast headings. The Land Use Information Service webpage also contains information about how and when to provide comments, how to file appeals, where appeal hearings are held, etc.

The Weaving Wallingford website (*www.wallingford.org*) is another good source of information. There you will find the Wallingford Community Council's Land Use Committee webpage, which will have a link to this document, as well as an update on adoption of the design guidelines by City Council and a schedule of

design review meetings for projects in Wallingford. The Land Use link also contains information about development or land use activity in Wallingford, often times heard through the grapevine.

The Wallingford Community Council's Land Use Committee is a good way to maintain and enhance the character of Wallingford's built environment. Committee members monitor development and construction in our neighborhood, attend DPD Design Review meetings, and keep the Council informed about land use and design priorities. The committee is also the steward of Wallingford's design guidelines. Contact the Wallingford Neighborhood Office (behind Tully's Coffee) to see how you can become involved or add your name to the Land Use Committee's email distribution list for regular updates on development planned or underway in Wallingford and related action items. Call (206) 632-3165 or send an email message to council@wallingford.org.

Attend Design Review Meetings

The first step in the City of Seattle's Design Review Program is a pre-design meeting. This helps avoid the frustration of commenting on a project that is already far along in the design process. Early interaction with the public also helps developers avoid late-stage design changes, which are difficult and costly to make. At the pre-design meeting, the applicant describes the opportunities and constraints of the project site and vicinity, and presents the development proposal, including a conceptual site plan and massing diagrams. The public then has an opportunity to respond to what was presented.

Following the public comment period, the Design Review Board identifies specific design guidelines (from the Wallingford Neighborhood Design Guidelines once they are adopted by City Council) that are highest priority for the siting and design of the project. The applicant will come away from this meeting with a clear set of guidelines/parameters regarding project design. The closer applicants adhere to and successfully illustrate the identified priorities, the more likely the Design Review Board is to approve their design subject to few conditions, if any.

Once the applicant has a full set of schematic drawings and has applied for a master use permit, a second design review meeting is scheduled. The applicant presents a site plan and all elevations at that meeting. They will show how they have addressed site planning issues, height, bulk and scale relationships with surrounding structures, architectural details, pedestrian concerns and landscaping. Ideally, the building elevation drawings will be in color to show building materials in addition to façade treatment and depth, architectural details and landscaping.

Typically, the master use permit decision wholly incorporates the Design Review Board's recommendations regarding the project. Obviously, neighborhood participation is the most critical part of the process. Make sure your voice is heard! Dates and times for design review meetings are listed on DPD's Land Use Information Service (see web address on previous page).

Character of Wallingford

The Wallingford Neighborhood Plan sums it up best: Wallingford envisions itself as "a community that steadily continues to get better, without losing the best of what we have." The Wallingford design guidelines are one of several elements critical to achieving that vision. This section helps set the context for these efforts.

Architectural Styles

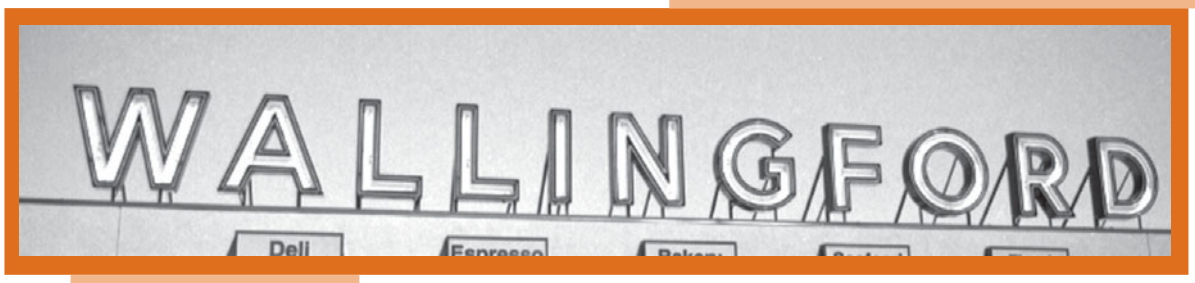
Wallingford's most rapid rate of development was roughly from 1900-1920. The majority of buildings reflect pre-World War II scale and detailing. Today, single family bungalows, street trees and occasional backyard alleyways continue to lend an intimate character to the neighborhood's streets. The American bungalow is a major feature of Wallingford's architectural character. Widely popular in the first part of the century, their modest size (1½ stories), open interior planning and straightforward construction responded to the need for an inexpensive, functionally efficient, and stylistically innovative house type. Bungalows effectively integrate indoor and outdoor space through the use of relatively open planning, large glass areas, porches and terraces.

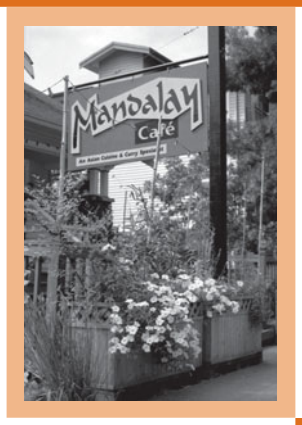
Bungalows meld several distinct architectural styles, including those featured in the Craftsman Movement. The bungalow style is characterized by low pitched, multi-gabled roofs, wide archways, segmented roof configurations and decoratively exposed wood members such as roof joists, brackets, multiple columns, lattice work, railings, and window framing. Bungalows and Craftsman style houses reflect the modest financial resources, informal lifestyle and preference for naturalistic styling of the typically young, progressive, middle-class families who moved to the outlying suburbs north of Lake Union in the early 1900s. Although today Wallingford is considered a close-in residential community rather than an outer suburb, the characteristics of these two house types make them more popular than ever.

The commercial area is predominantly one-story masonry construction. Wallingford has several institutional structures that have been designated as historic landmarks. The Latona School (John L. Stanford International School), Interlake School (Wallingford Center), Good Shepherd Center and the former Wallingford Fire/Police Station have all been designated historic landmarks by the City of Seattle. Several other school buildings and residential structures and sites in the Wallingford community may also qualify for landmark designation. The distinctive character and quality of much of the built environment is one of the aspects of the neighborhood specifically mentioned in Wallingford's Vision Statement as a focus of community stewardship. In addition to development of design guidelines, another task identified in the Wallingford Neighborhood Plan is reexamination of the neighborhood's inventory of historically significant structures and the development of a strategy for maintaining the quality and character of its architectural heritage.

Natural and Landscape Features

Like many Seattle neighborhoods, Wallingford is blessed with the natural beauty of the Puget Sound region. The 45th Street commercial corridor boasts views of the Olympic mountains to the west and Cascade mountains to the east. The neighborhood is bordered to the south by Lake Union. Wallingford Avenue and other north-south residential streets below 45th provide views of the downtown Seattle skyline, which is also the spectacular backdrop to Gas Works Park. Meridian Park and Wallingford Playfield provide green space for residents of all ages. Neighborhood streets gradually slope away to the east, south and west from the plateau where the Wallingford neighborhood center and shopping district is located (anchored by the 45th and Wallingford intersection). Large deciduous trees (such as ash on North 45th Street) are a major feature of Wallingford's streetscape.





Neighborhood Design Guidelines

Wallingford Design Guidelines

This chapter is a detailed outline of the design features that residents and business owners believe can enhance the unique and special character of Wallingford. Projects requiring design review will be evaluated for consistency with the Wallingford Design Guidelines in this handbook as well as the Citywide Design Guidelines.

A

Site Planning

responding to site characteristics

Code Departures

The Wallingford community supports granting code departures in cases where a developer creates unique features to enhance the gateways to our neighborhood. Wallingford also supports consideration of departures from lot coverage and required open space when projects better meet guidelines for creating good human activity by designs that include features such as voluntary sidewalk expansion for outdoor dining and pedestrian opportunities in the Wallingford retail core. In general, developers are encouraged to propose code departures for projects in any location where extraordinary public benefits would be provided that exceed the priority established guidelines.

Enhanced Citywide Design Guidelines

Note: The guidelines are numbered to correspond to the Citywide Design Guidelines (A-1, A-2, etc.). A gap in the numerical sequence means there are no specific neighborhood design guidelines for that particular Citywide Guideline.

A. Site Planning

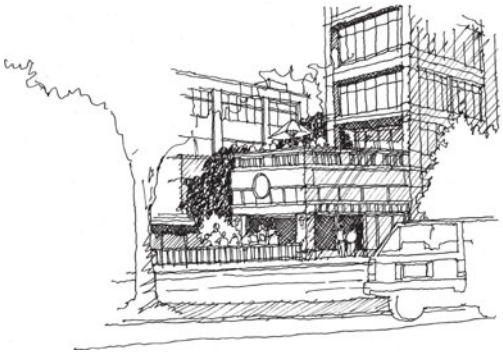
A-1 Responding to Site Characteristics

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 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.

An example of upper level setbacks.



Setbacks for activity to take advantage of sun exposure.

A-2 Reinforce Existing Streetscape Characteristics

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.

A

Site Planning

entries visible from the street

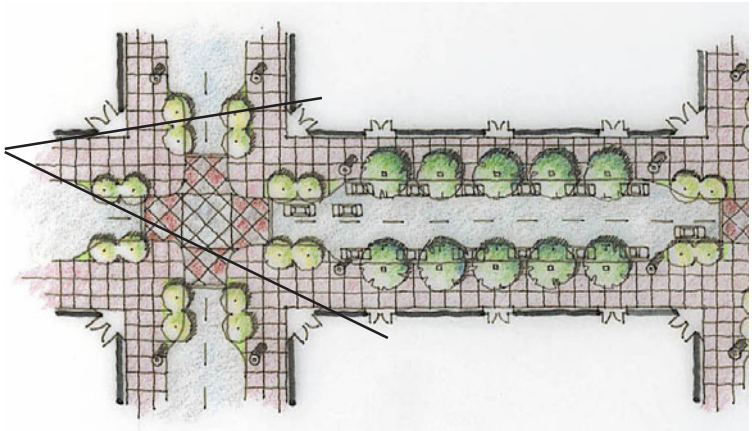
human activity

A-3 Make Entry Clearly Identifiable 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 45th Street and Stone Way).



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 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 45th and Stone Way.

The building in the foreground is set back to provide outdoor seating and pedestrian traffic on a retail street.

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.

An example of a terrace on a sloping site to create open space and an attractive transition from the building to the street.

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.

A

Site Planning

location of parking

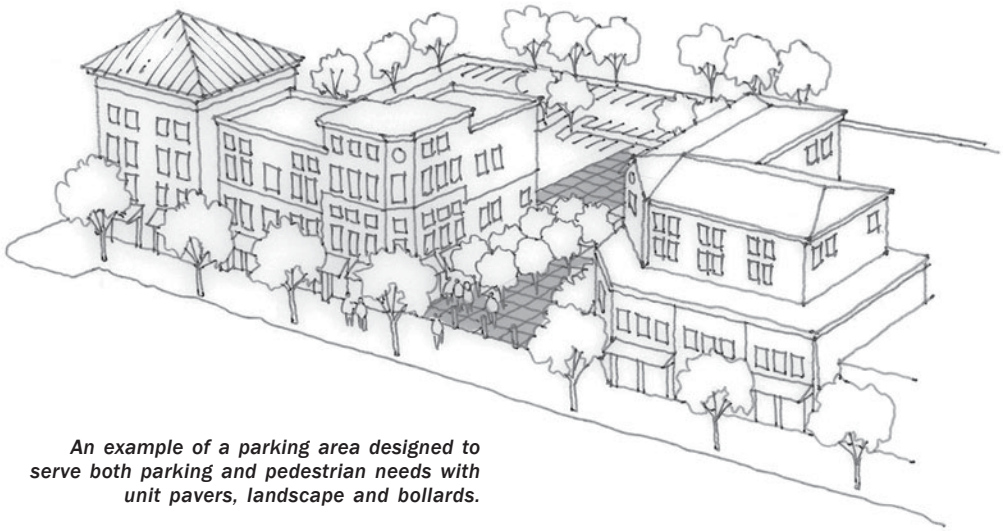
corner lots

A-9 Location of Parking on Commercial Street Fronts

Parking on a commercial street front should be minimized and where possible, parking should be located behind a building.

Wallingford-specific supplemental guidance

- Surface parking areas facing the main street frontages are discouraged.
- Multi-purpose parking areas paved with unit pavers are encouraged (i.e., areas that serve both parking and public open space needs).



An example of a parking area designed to serve both parking and pedestrian needs with unit pavers, landscape and bollards.

A-10 Corner Lots

Buildings 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 (45th and I-5; 45th and Stone Way; and Stone Way and Bridge Way). 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:

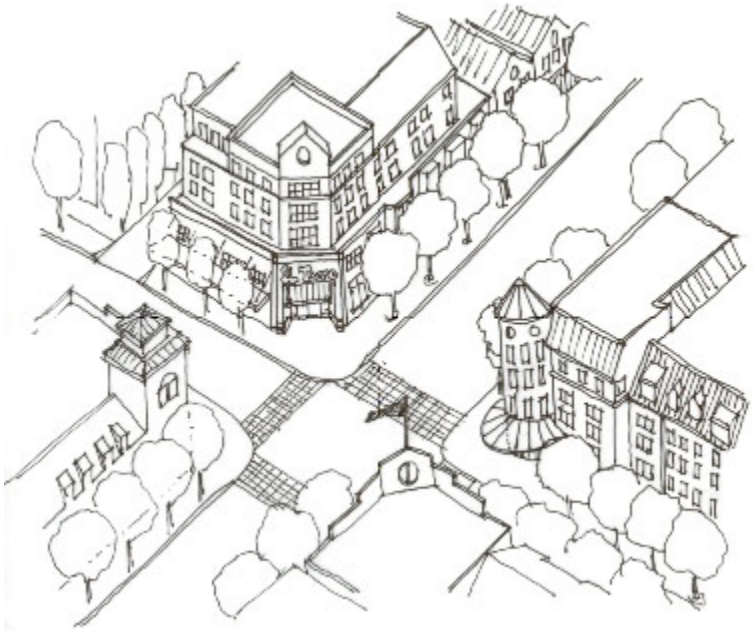
- a main building entrance located at corner;
- an entrance set back to soften corner and enhance pedestrian environment; and
- use of a hinge, bevel, notch, open bay or setback in the massing to reflect the special nature of the corner and draw attention to it. (Example: Julia's open bay with bevel.)

A

Site Planning

corner lots

radius hinged beveled mitred open bay with bevel



Building design providing definition to the corner.

B. Height, Bulk and Scale

B

Height, Bulk and Scale

height, bulk and scale compatibility

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 nearby, less-intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zones.

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.

An example of massing, roof forms and elements such as dormers on new multifamily development to create scale compatibility with adjacent residential areas.

- For developments exceeding 180 feet in length, consider creating multiple structures with separate circulation cores.
- 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.

Be sensitive to public views on North 45th Street, Stone Way 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.

B

Height, Bulk and Scale

height, bulk and scale compatibility

An example of stepping back each floor.

Corner building setback.

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

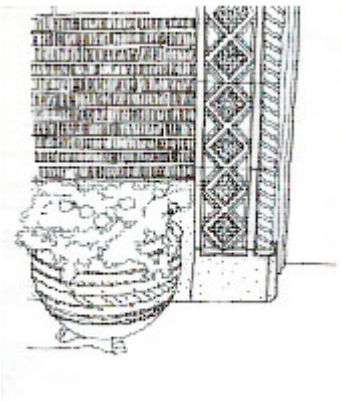
C

Architectural Elements and Materials

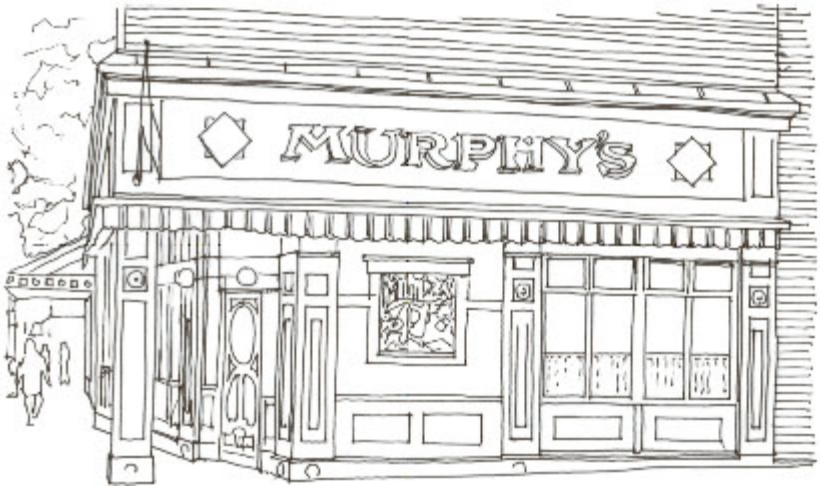
architectural context

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.



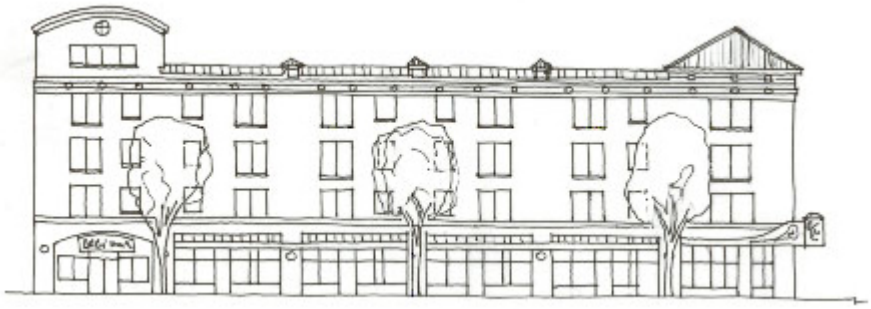
An example of traditional storefront design found in Wallingford. Large windows and details provide interest and human scale at the street.

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

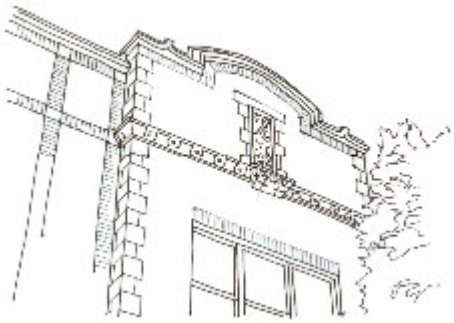
- Mid-level building façade elements should be articulated to provide visual interest on a bay-by-bay scale. Architectural features should include: belt courses or horizontal bands to distinguish individual floors; change in materials and color and/or texture that enhance specific form elements or vertical 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.



An example of a well-composed mixed-use building that reflects the change in use from commercial at the ground floor to residential above with horizontal lines, architectural details and fenestration patterns.

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.

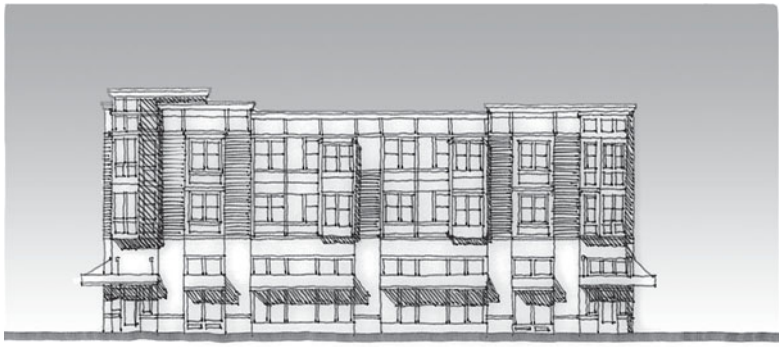


C-2 Architectural Concept and Consistency

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 roof line or top of the structure should be clearly distinguished from its façade walls.

Wallingford-specific supplemental guidance

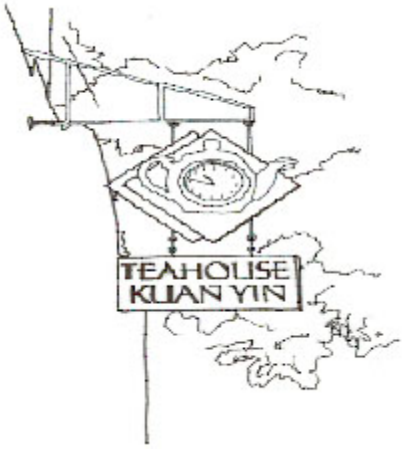
- The massing of large buildings should reflect the functions of the building and respond to the scale of traditional buildings by including major façade elements, which help to break the building into smaller pieces with distinctive appearances.
- Rooftop building systems (i.e., mechanical and electrical 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.



Elements such as bay windows and cornice lines help to establish the building's overall appearace based on a human scale set of proportions.

Signage:

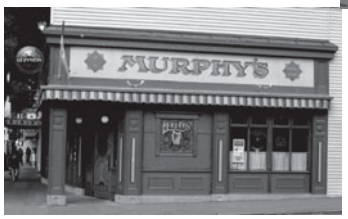
- Signage should reflect the pedestrian scale of the neighborhood.
- Generally, individualized, externally illuminated signs are preferred over internally illuminated, rectangular box signs.
- Signage should be integrated with the architectural concept of the development in scale, detailing, use of color 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.



C

Architectural Elements and Materials

architectural concept and consistency



C

Architectural Elements and Materials

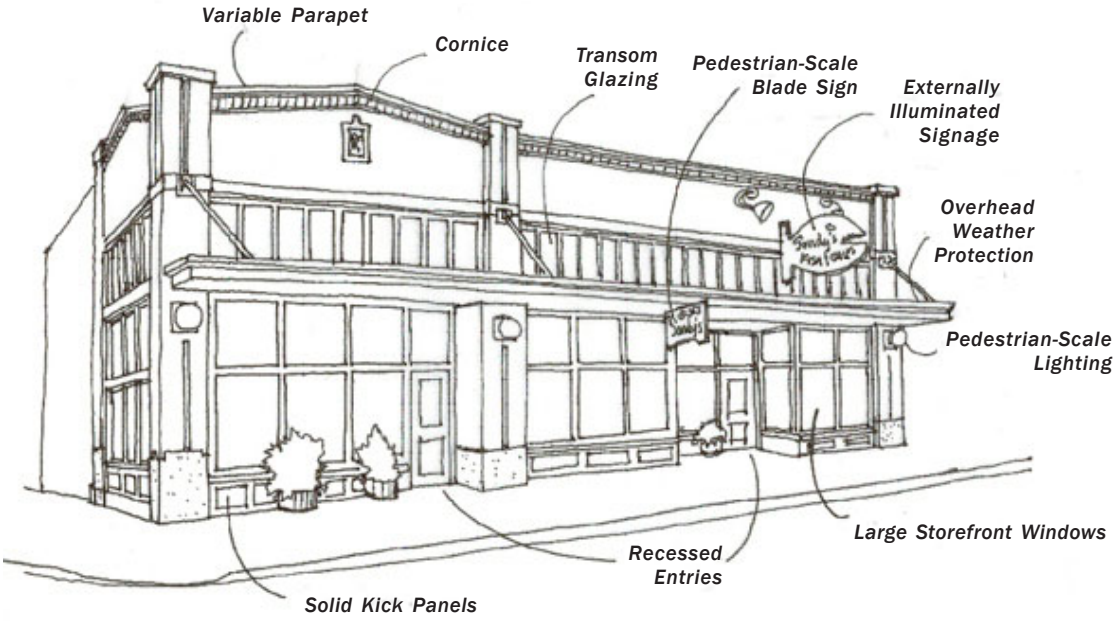
human scale

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.



Use durable, attractive and well-detailed finish materials:

- Finish materials that are susceptible to staining, fading or other discoloration are strongly discouraged.
- Encourage the use of brick.
- Discourage aluminum and vinyl siding, and siding with narrow trim.

D. Pedestrian Environment

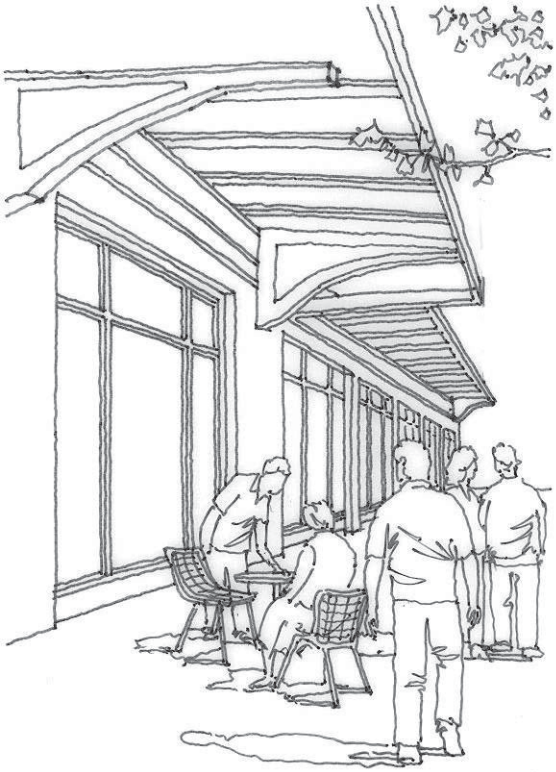
D-1 Pedestrian Open Spaces and Entrances

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



Overhead weather protection should be scaled in height and depth to provide pedestrian comfort and encourage activity.

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.

Wrapping a street level facade around the corner is encouraged.

D-3 Retaining Walls

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-4 Design of Parking Lots Near Sidewalks

Parking lots near sidewalks should provide adequate security and lighting, avoid encroachment of vehicles onto the sidewalk, and minimize the visual clutter of parking lot signs and equipment.

Wallingford-specific supplemental guidance

Minimize visual and physical intrusion of parking lots on pedestrian areas.

- Narrower curb cut widths are generally supported.
- Combine arcade or colonnade with landscaping to separate parking areas from sidewalks.

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 “wall-packs,” 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.

E. Landscaping

E-1 Reinforce Existing Landscape Character of Neighborhood

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

Landscaping

reinforce existing character of the neighborhood

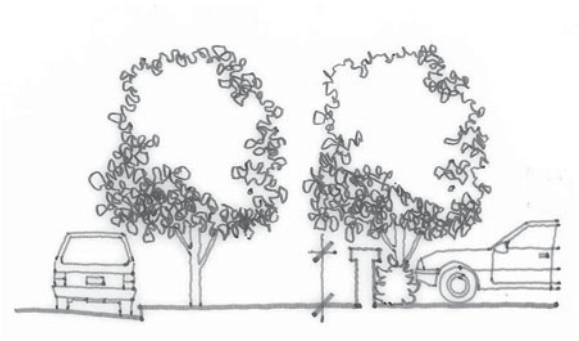
Planters at an entryway soften the street edge and add a welcoming entry to the building.

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.



A low wall, landscape, and a second row of street trees buffer adjacent uses, such as parking, from the pedestrian realm.

E-3 Landscape to Take Advantage of Special Site Conditions

The landscape design should take advantage of special on-site conditions such as high-bank front yards, steep slopes, view corridors or existing significant trees and off-site conditions such as greenbelts, ravines, natural areas and boulevards.

Wallingford-specific supplemental guidance

- Retain existing large trees wherever possible. The Design Review Board is encouraged to consider design departures that would allow retention of significant trees or to create new opportunities for large trees at grade.

Site-Specific Guidelines

The Wallingford Neighborhood Plan calls for identification of key properties likely to be redeveloped as mixed-use with housing, and likely to set substantial precedents for design of subsequent projects in these corridors. During the summer of 1999, the Design Guidelines Team presented a design studio proposal to the University of Washington's Urban Design and Planning Program, which professor Ron Kasprisin agreed to lead during the 1999 Fall Quarter. Graduate students from the planning and architectural programs focused on seven key lots that the Design Guidelines Team identified as either gateways or anchors within Wallingford's commercial districts. Their charge was to:

1. identify characteristics of the sector in which the lot is located (or desired characteristics if a sector lacks desired design, architectural and functional characteristics);
2. propose conceptual designs for redevelopment of key lots, taking into account objectives as described in the Wallingford Neighborhood Plan;
3. propose beneficial code departures;
4. identify design characteristics and materials that functionally and aesthetically complement or enhance the neighborhood sector; and
5. provide examples of mixed-use projects possible under existing zoning regulations and highlight site-specific design strategies to help mitigate impacts of higher intensity development.

The UW design studio resulted in schematic designs for the key lots identified in the following pages. These schematics were used to help formulate site-specific design guidelines, which provide additional detail to the general neighborhood design guidelines.

Surface Parking Lot and Offices

Southwest Corner of 45th and Stone Way
Zone: NC2-40

Consideration of the following neighborhood recommendations is encouraged:

A-1 Varying heights in order to allow sunlight to reach street level.

A-2 Designing the building in such a way that defines the corner.

A-4 Setting back the building and widening the sidewalk to create more room for foot traffic and bus stop on Stone Way.

A-8 Locating automobile access as far away from the corner as possible.

A-10 Including a local landmark feature that provides a physical transition for motorists and pedestrians and communicates "Welcome to Wallingford."

Liquor Store Lot

Northeast Corner of 45th and Stone Way
Zone: NC2-40

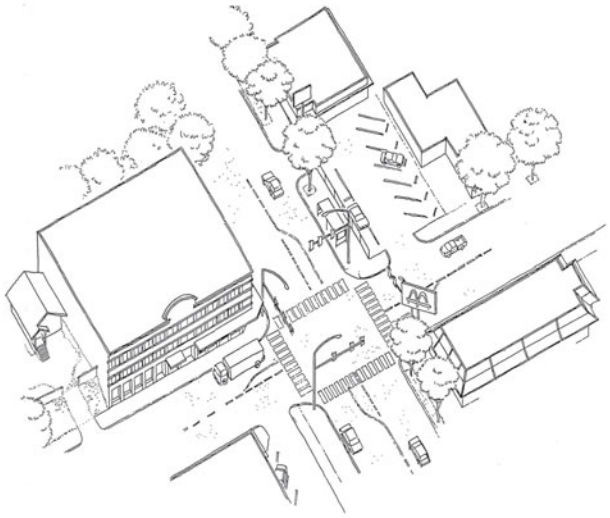
Consideration of the following neighborhood recommendations is encouraged:

A-8 Locating automobile access as far away from corner as possible.

A-10 Including a local landmark feature that provides a physical transition for motorists and pedestrians and communicates "Welcome to Wallingford."

C-1 Repeating architectural features of adjacent Blue Star Café building.

- Brick as primary material for first floor commercial.
- Similar sizing and spacing of windows.



Single-Family Houses on 45th Street, near Stone Way

On 45th Street east of Bastyr Building
Zone: L-3 RC

Consideration of the following neighborhood recommendations is encouraged:

A-1 Maximizing southern sun exposure on lot.

A-2 Bringing building up to the sidewalk and widening the sidewalk similar to the mixed-use building at 45th & Interlake to allow more sun at street level.

A-8 Providing automobile access from Interlake Avenue if possible.

B-1 Protecting privacy of single-family neighbors to the south with appropriate transition stepbacks at rear of development and preservation and enhancement of existing vegetation along the southern property line.

C-4 Providing creative use of color and materials to break up façade and provide contrast to building on adjacent lot to the west.

The Landon Building

Southeat corner of 45th & Burke
Zone: NC2-40

Consideration of the following neighborhood recommendations is encouraged:

A-1 Including an outdoor plaza along Burke to take advantage of south and western sun exposure.

A-1 Incorporating the significant tree on the southwest corner of Burke and 45th as a main feature of a plaza linking the site to Wallingford Center.

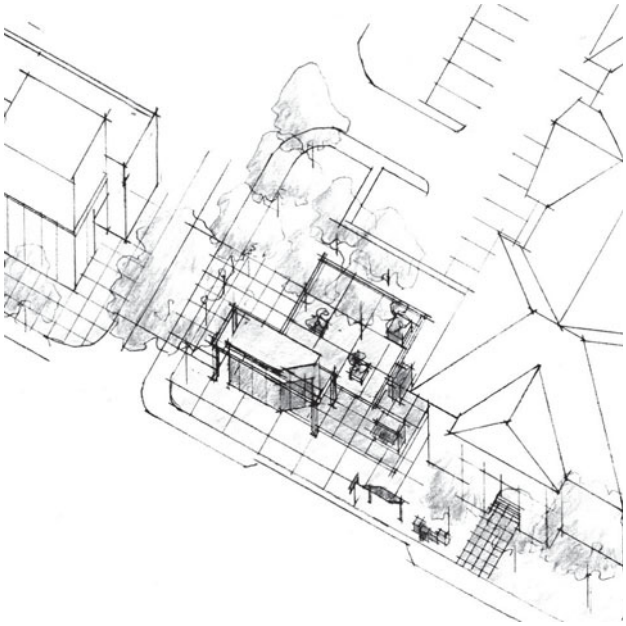
A-4 Locating the main entrance to the building at the corner. Setting the building back from street edge to accommodate high volume of pedestrian traffic.

A-10 Coordinating certain aspects of the redevelopment with the Wallingford Land Use Committee; ultimate plans are to have alternate paving material at the Burke Street intersection to signify pedestrian connection with the Wallingford Center.

C-2 Designing modulation and window bays to complement that of the building to the east (Tea House Kuan Yin).

D-1 Providing overhead weather protection along 45th Street.

D-1 Providing retail and pedestrian amenities on Burke Street to promote interaction with the Wallingford Center.



Payday Loans/Rooster Espresso Lot

Northeast Corner of 45th & Corliss
Zone: NC2-40

Consideration of the following neighborhood recommendations is encouraged:

A-1 Providing outdoor dining space to take advantage of the significant sun exposure this lot enjoys.

A-2 Building the development to a widened sidewalk for continuation of consistent street façade. Using building setbacks for widened sidewalk and accommodation of pedestrian traffic and outdoor dining opportunities.

A-8 Eliminating the multiple driveways and corresponding curb cuts along 45th to reassert use of the sidewalk by pedestrians. The neighborhood recommends that the City add parallel parking along 45th Street to enhance pedestrian safety.

A-10 Creating focal point for the corner of 45th Street and Corliss Avenue North.

D-1 Providing overhead weather protection along 45th Street.

E-1 Planting ash trees along 45th Street.

Bank of America Repo Garage

Southwest Corner of 45th & Eastern Avenue North
Zone: NC2-40

Consideration of the following neighborhood recommendations is encouraged:

A-1 Preserving existing dogwood tree on 45th Street. Replace and maintain street trees and foundation landscaping along North 45th Street.

A-5 Protecting privacy of single-family neighbors to the south with an appropriate transition.

A-7 Providing roof deck for resident use and views.

A-10 Creating focal point for the corner of 45th Street and Corliss Avenue North.

C-1 Setting building back from sidewalk and modulating façade at 25 foot or less intervals along 45th Street.

D-1 Providing overhead weather protection along 45th Street.

D-1 Extending sidewalk bulb on 45th Street and Corliss Avenue North to create pedestrian refuge.

A redevelopment concept for this key corner that incorporates the guidance outlined above, including: modulating the facade on 45th into human-scale intervals; creating a focal point at the corner through architectural expression and site planning; sensitivity to single-family neighbors by stepping back the building and adding landscaoe; and preserving the dogwood tree on the site.

Winchell's Donuts/Golden Oldies Lot

On 45th between Second Avenue Northeast and Thackery Place Northeast
Zone: NC2-40

Consideration of the following neighborhood recommendations is encouraged:

A-1 Preserving existing mature tree on 45th Street and plant ash trees along 45th Street and Seconnd Avenue Northeast.

A-1 Maximizing southern sun exposure on rear of lot.

A-2 Bringing the building up to sidewalk and widening the sidewalk to enhance pedestrian environment and provide consistent street façade.

A-5 Protecting privacy and natural light of bungalow located behind existing Winchell's building.

A-10 Providing gateway feature at Northeast corner of site or building to communicate entrance to Wallingford neighborhood.

B-1 Placing the majority of the building mass along 45th Street and on Golden Oldies lot.

C-1 Varying color, material, and height of façade to provide appearance of individual smaller-scale buildings along 45th Street.

D-1 Providing overhead weather protection along 45th Street and on Thackery Place Northeast to accommodate bus stop area.