Wallingford

Neighborhood Design Guidelines

DESIGN
REVIEW

Revised 2013
Adopted 2005

City of Seattle
Department of Planning and Development

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Acknowledgments

The following individuals were instrumental in preparing the original Wallingford Design Guidelines in 2005.

City of Seattle:
Department of Planning and Development
Department of Neighborhoods

Wallingford:
Laura Hewitt Walker
Greg Hill
Karen Buschow

UW Graduate School of Urban Design & Planning:
Ron Kasprisin, Professor

Michael Kimelberg, Urban Design Consultant

Introduction

What are Neighborhood Design Guidelines?

Design guidelines are the primary tool used by Design Review Boards. The Wallingford Design Guidelines apply to development that is subject to design review as set forth at SMC 23.41.004 if it is located in the Wallingford Planning Area as reflected in Map 1 (page vii). Guidelines define the qualities of architecture, urban design, and public space that make for successful projects and communities. There are two types of guidelines used in the Design Review Program:

- Seattle Design Guidelines—applying to all areas of the city except for downtown; and
- Neighborhood design guidelines—applying to a specific geographically-defined area, usually within a neighborhood urban village or center.

Once a set of neighborhood guidelines is adopted by City Council, they are used in tandem with citywide guidelines for the review of all projects within that neighborhood that fall within the scope of the Seattle Municipal Code (SMC) section 23.41.004. Not all neighborhoods within the city have neighborhood-specific guidelines, but for those that do, both sets of guidelines—citywide and neighborhood—are consulted by the Boards, with the neighborhood guideline superseding the citywide ones in the event of a conflict between the two. Neighborhood guidelines are very helpful to all involved in the design review process for the guidance they offer that is specific to the features and character of a specific neighborhood.

As of November 2013, there were nineteen sets of neighborhood design guidelines, each following the same organization and numbering system of the City's original citywide guidelines entitled Design Review: Guidelines for Multi-family and Commercial Development that were adopted in 1993.

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

Revised Neighborhood Design Guidelines

The Wallingford Design Guidelines were developed by community members and design consultants, and adopted in 2005. In 2013, the City adopted new, updated guidelines entitled Seattle Design Guidelines to replace the citywide guidelines that had been in effect since the inception of the Design Review Program in 1993.

Because the Seattle Design Guidelines uses a different organizational and numbering system than the original guidelines, DPD has revised each set of neighborhood guidelines to match the Seattle Design Guidelines in format, organization, and numbering system. The revised neighborhood design guidelines will help Board members, applicants, staff, and the public better correlate neighborhood guidelines with the updated Seattle Design Guidelines.

Guidelines at a Glance

The Wallingford design guidelines apply apply to development that is subject to design review as set forth at SMC 23.41.004 if it is located in the Wallingford Planning Area as reflected in Map 1 (page vii). These guidelines augment the Seattle Design Guidelines adopted in 2013. The list below correlates the guidelines by subject matter and shows which Seattle Design Guidelines are augmented by Wallingford Design Guidelines. A "yes" indicates supplemental guidance is provided; a "no" indicates that the citywide guideline is sufficient. Note that the numbering system of the Seattle Design Guidelines is different from the original numbering applied to the Wallingford Design Guidelines in 2005.

Context and Site

CS1. Natural Systems and Site Features .....yes
- Landscape Design to Address Special Site Conditions (former E-3)

CS2. Urban Pattern and Form ..... yes
- Responding To Site Characteristics (former A-1)
- Streetscape Compatibility (former A-2)
- Corner Lots (former A-10)
- Height, Bulk, and Scale Compatibility (former B-1)

CS3. Architectural Context and Character .....yes
- Architectural Context (former C-1)

Public Life

PL1. Connectivity .....no

PL2. Walkability .....yes
- Pedestrian Open Spaces and Entrances (former D-1)
- Blank Walls (former D-2)
- Personal Safety and Security (former D-7)

PL3. Street-Level Interaction .....yes
- Entrances Visible from the Street (former A-3)

PL4. Active Transportation .....no

Design Concept

DC1. Project Uses and Activities .....yes
- Parking and Vehicle Access (former A-8)
- Location of Parking on Commercial Street Fronts (former A-9)
- Design of Parking Lots near Sidewalks (former D-4)

DC2. Architectural Concept .....yes
- Architectural Concept and Consistency (former C-2)
- Human Scale (former C-3)
- Retaining Walls (former D-3)

DC3. Open Space Concept .....yes
- Human Activity (former A-4)
- Residential Open Space (former A-7)

DC4. Exterior Elements and Finishes .....yes
- Landscaping to Reinforce Design Continuity with Adjacent Sites (former E-1)
- Landscaping to Enhance the Buildings and/or Site (former E-2)

Context and Priority Issues: Wallingford

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 Bulletin (web1.seattle.gov/dpd/luib/Default.aspx) 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 Bulletin webpage also contains information about how and when to provide comments, how to file appeals, where appeal hearings are held, etc.

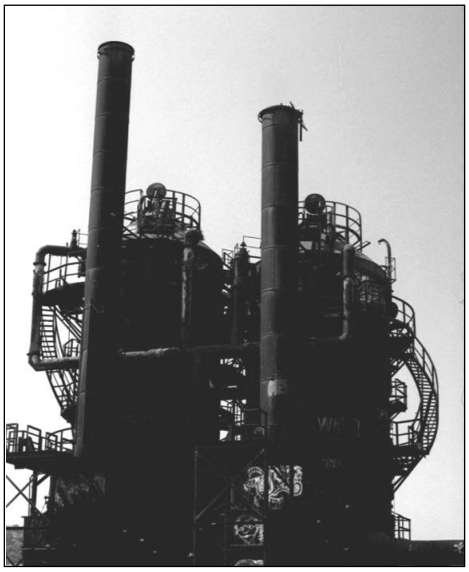
The Weaving Wallingford website (www.wallingford.org) is another good source of information. There you will find the Wallingford Community Council's Land Use Committee webpage, which will have a link to this document, as well as an update on adoption of the design guidelines by

the 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

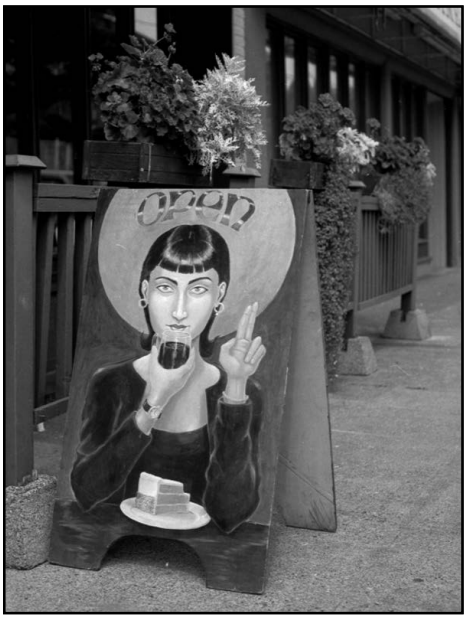
The first step in the City of Seattle's Design Review Program is a pre-design meeting. This helps avoid the frustration of commenting on a project that is already far along in the design process. Early interaction with the public also helps developers avoid late-stage design changes, which are difficult 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 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).



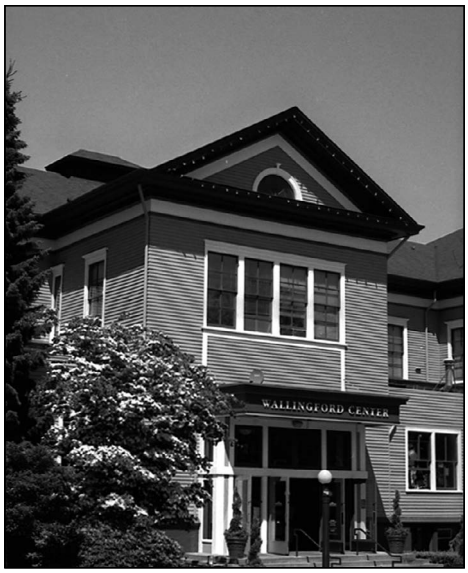
Character of Wallingford

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.

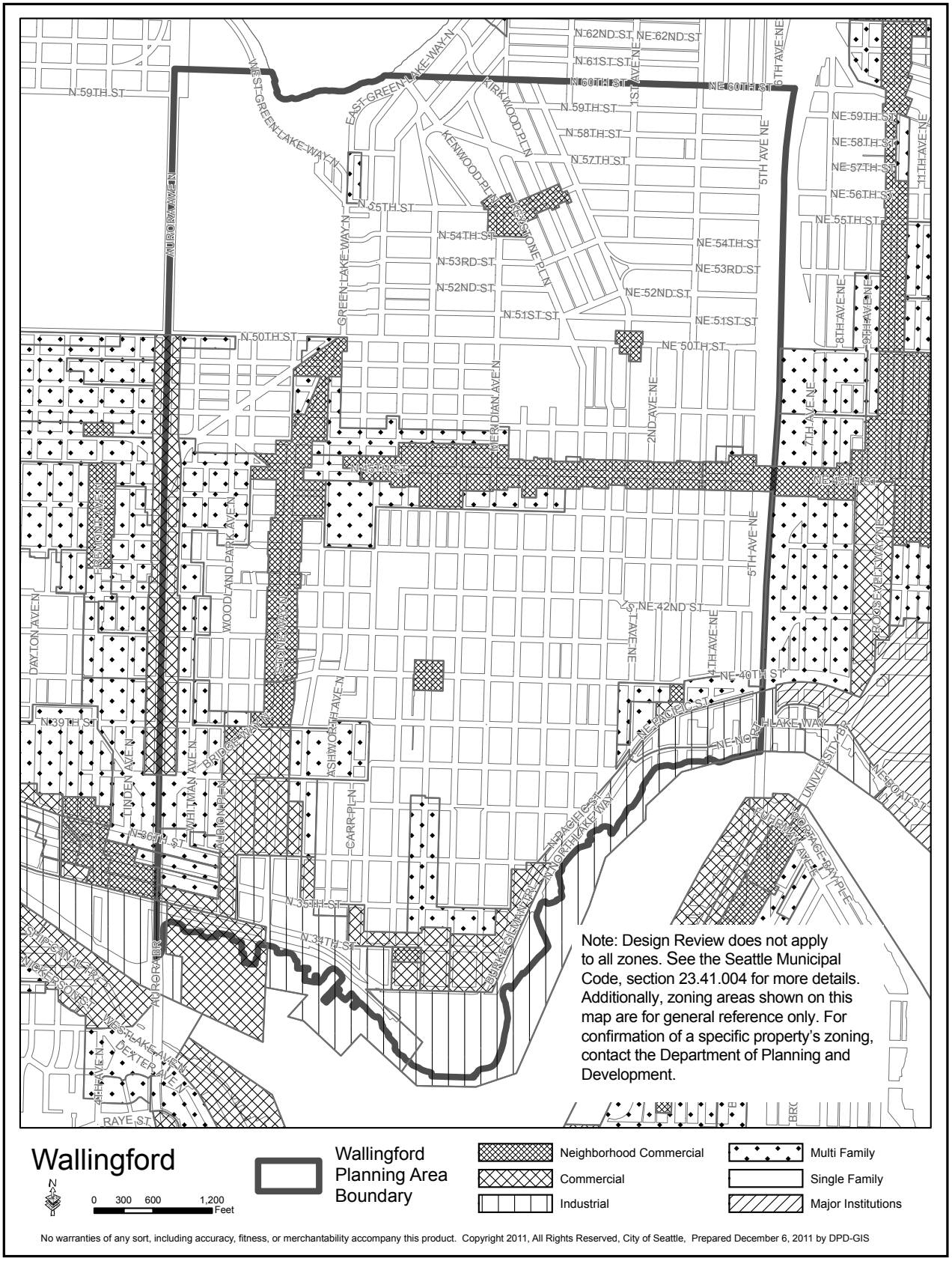
The commercial area is predominantly one-story masonry construction. Wallingford has several institutional structures that have been designated as historic landmarks. The Latona School (John L. Stanford International School), Interlake School (Wallingford Center), Good Shepherd Center and the former 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 North 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 North and other north-south residential streets below North 45th Street 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 North 45th Street and Wallingford Avenue North intersection). Large deciduous trees (such as ash on North 45th Street) are a major feature of Wallingford's streetscape.

Area of Coverage--Wallingford/Fremont Joint Planning Area
The Wallingford planning area extends on the west to Aurora Avenue, overlapping with the Fremont Hub Urban Village west of Stone Way. Similarly, the Fremont planning area overlaps with the Wallingford Residential Urban Village west of Stone Way. Because the Wallingford Design Guidelines apply to both Wallingford's Urban Village and a portion of Fremont's planning area, the City and both communities have committed to doing effective outreach to affected neighbors and with each other when implementing the guidelines.

Map 1: Wallingford Planning Area Boundary



Wallingford
Design Guidelines
2013

CS1 Natural Systems and Site Features

Citywide Guideline:

Use natural systems and features of the site and its surroundings as a starting point for project design.

Wallingford Supplemental Guidance

I. Landscape Design to Address 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.

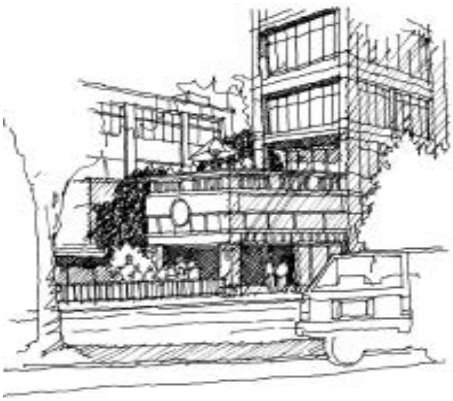
i. Retain existing large trees wherever possible. The Design Review Board is encouraged to consider design departures that would allow retention of significant trees or to create new opportunities for large trees at grade.

CS2 Urban Pattern and Form

Citywide Guideline:

Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

An example of upper level setbacks.



Setbacks for activity to take advantage of sun exposure.

Wallingford Supplemental Guidance

I. 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.

i. Upper level building setbacks and setbacks along the building base are encouraged to help minimize shadow impacts on public sidewalks.

ii. Design public and private outdoor spaces to take advantage of sun exposure.

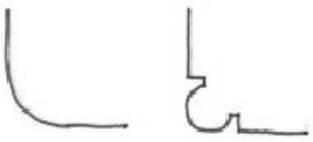
iii. Development along North 45th Street, Stone Way North and other north-south streets south of North 40th Street with water, mountain and skyline views should use setbacks to complement and preserve such views from public rights-of-way.

II. Streetscape Compatibility

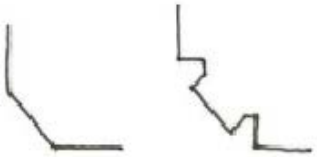
The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.

i. 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.

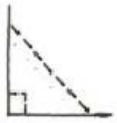
ii. Visually reinforce the existing street wall by using paving materials that differentiate the setback area from the sidewalk.



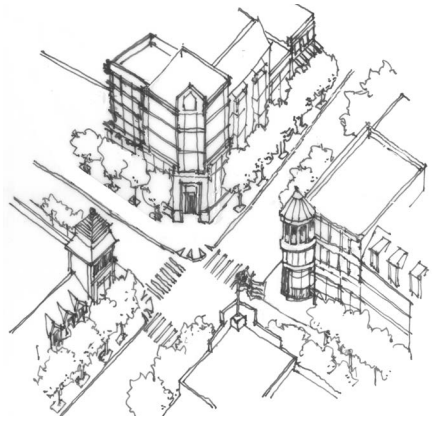
radius hinged



beveled mitred



open bay with bevel



Building design providing definition to the corner.

III. 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.

i. Buildings on corner lots should be oriented to the corner. Parking and vehicle access should be located away from the corner.

ii. Provide definition, as described in CS2.C.2, at 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."

iii. Provide definition at other main intersections.

iv. 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.

v. Typical corner developments should provide:

   a. a main building entrance located at corner;

   b. an entrance set back to soften corner and enhance pedestrian environment; and

   c. 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.)

IV. 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.

i. Cornice and roof lines should respect the heights of surrounding structures.

ii. Traditional architectural features such as pitched roofs and gables are encouraged on residential project sites adjacent to single-family and low-rise zones.

iii. To protect single-family zones, consider providing upper level setbacks to limit the visibility of floors that are above 30 feet.

An example of stepping back each floor.

Corner building setback.

iv. 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.

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

vi. 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.

vii. 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.

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

   a. Consider stepping back floors five feet per floor.

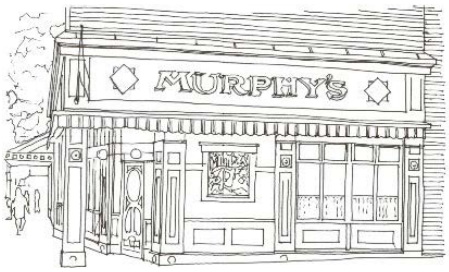
   b. Notching or setbacks at corners of buildings or ground floors are encouraged.

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

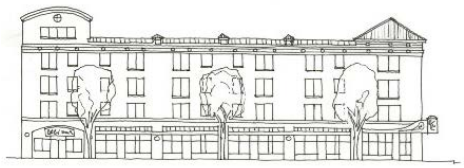
CS3 Architectural Context and Character

Citywide Guideline:

Contribute to the architectural character of the neighborhood.



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



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.

Wallingford Supplemental Guidance

I. 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.

i. 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:

   a. solid kick panels below windows
   b. large storefront windows
   c. multi-pane or double hung windows with transoms or clerestory lites
   d. high level of fine grained detailing and trim
   e. high quality materials, such as brick and terra-cotta
   f. canopies
   g. variable parapets
   h. cornices

ii. 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.

iii. Base:

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

iv. Middle:

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

b. Consider using detail elements such as a cast stone, tile or brick pattern that respond to architectural features on existing buildings.

c. Consider using spacing and width of bays or pavilions to provide intervals in the façade to create scale elements similar to surrounding buildings.

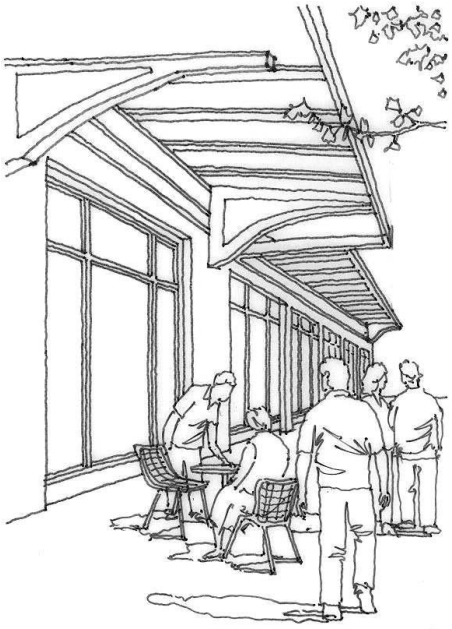
v. Top:

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

PL2 Walkability

Citywide Guideline:

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



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

Wallingford Supplemental Guidance

I. 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.

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

i. 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.

ii. Continuous, well-lighted, overhead weather protection is strongly encouraged to improve pedestrian comfort and to promote a sense of security.

iii. Overhead weather protection should be designed with consideration of:

a. the overall architectural concept of the building;

b. uses occurring within the building (such as entries and retail spaces) or in the adjacent streetscape environment (such as bus stops and intersections);

c. minimizing gaps in coverage, except to accommodate street trees;

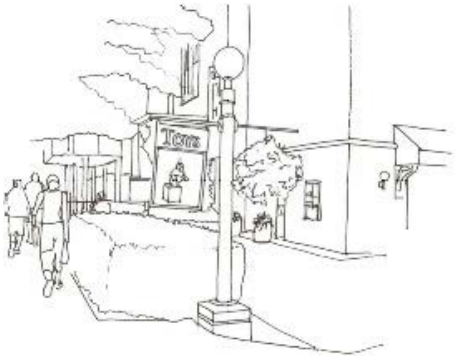
d. a drainage strategy that keeps rain water off the street-level façade and sidewalk;

e. relationship to architectural features and elements on adjacent development, 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.

Wrapping a street level facade around the corner is encouraged.



II. 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.

i. Long, undifferentiated surfaces, facades or store frontages are strongly discouraged.

ii. In situations where blank walls are necessary, encourage their enhancement with decorative patterns, murals or other treatment.

iii. Locate and design ground floor windows to maximize transparency of commercial façade and attract pedestrian interest.

iv. Large windows that open to facilitate indoor-outdoor interaction with street are encouraged.

v. Windows on walls perpendicular to the street are encouraged.

III. Personal Safety and Security

Project design should consider opportunities for enhancing personal safety and security in the environment under review.

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

ii. Lighting:

a. Encourage pedestrian-scale lighting, such as a 12- to 15-foot-high pole or bollard fixtures.

b. Consider installing lighting in display windows that illuminates the sidewalk.

c. Fixtures that produce glare or that spill light to adjoining sites, such as “wallpacks,” are discouraged.

d. 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.

PL3 Street-Level Interaction

Citywide Guideline:

Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

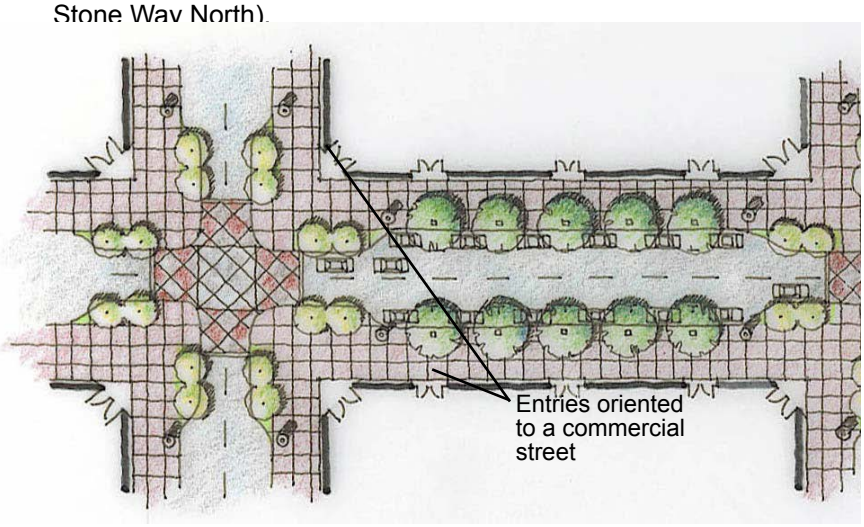
The building in the foreground is set back to provide outdoor seating and pedestrian traffic on a retail street.

Wallingford Supplemental Guidance

I. Entrances Visible from the Street

Entries should be clearly identifiable and visible from the street.

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



II. Human Activity

New development should be sited and designed to encourage human activity on the street.

i. 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.

ii. 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.

DC1 Project Uses and Activities

Citywide Guideline:

Optimize the arrangement of uses and activities on site.

Wallingford Supplemental Guidance

I. Parking and Vehicle Access

Siting should minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties and pedestrian safety.

i. Structured parking entrances should be located on side streets or alleys.

ii. Drive-in facilities whose driveways enter or exit over the main frontage sidewalk are discouraged.

II. 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.

i. Surface parking areas facing the main street frontages are discouraged.

ii. Multi-purpose parking areas paved with unit pavers are encouraged (i.e., areas that serve both parking and public open space needs).

III. 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.

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

a. Narrower curb cut widths are generally supported.

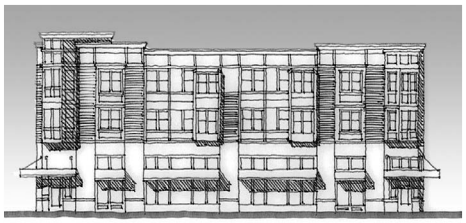
b. Combine arcade or colonnade with landscaping to separate parking areas from sidewalks.

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

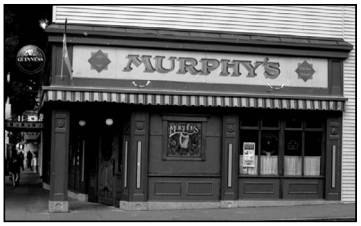
DC2 Architectural Concept

Citywide Guideline:

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



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



Wallingford Supplemental Guidance

I. 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.

i. 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.

ii. 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.

iii. 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.

iv. Signage:

a. Signage should reflect the pedestrian scale of the neighborhood.

b. Generally, individualized, externally illuminated signs are preferred over internally illuminated, rectangular box signs.

c. Signage should be integrated with the architectural concept of the development in scale, detailing, use of color and materials, and placement.

d. Creative, detailed, artistic and unique signage is encouraged.

e. The use of icons, symbols, graphic logos or designs that represent a service or occupation are preferable to standardized corporate logos.

f. Pole signs of any type are discouraged.

II. Human Scale

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

i. Transom or clerestory windows above entrances, display windows and projected bay windows are encouraged.

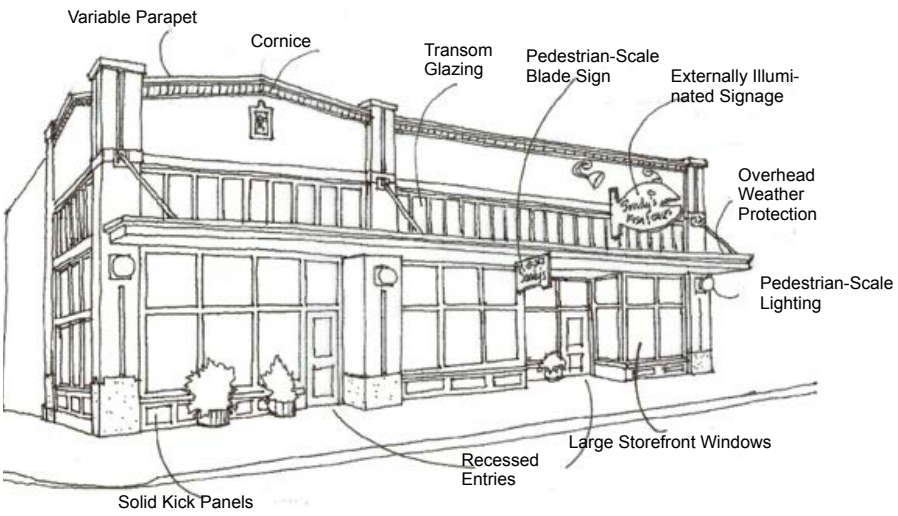
ii. Multiple paned windows that divide large areas of glass into smaller parts are preferred because they add human scale.

iii. Use durable and well-detailed finish materials:

a. Finish materials that are susceptible to staining, fading or other discoloration are strongly discouraged.

b. Encourage the use of brick.

c. Discourage aluminum and vinyl siding, and siding with narrow trim.



III. Retaining Walls

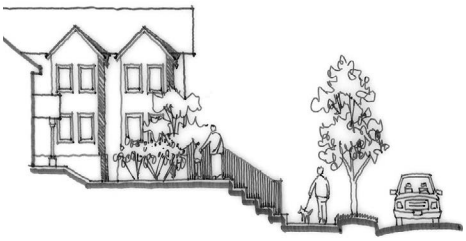
Minimize the height of retaining walls.

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

DC3 Open Space Concept

Citywide Guideline:

Integrate open space design with the design of the building so that each complements the other.



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

Wallingford Supplemental Guidance

I. Residential Open Space

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

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

a. Terraces on sloping land that create level yard space, court-yards and front and/or rear yards are all encouraged residential open space techniques.

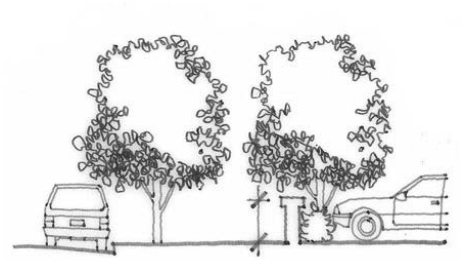
b. Make use of the building setbacks to create public open space at grade. Open spaces at grade that are 20 x 20 feet or larger and include significant trees are encouraged in exchange for landscape departures.

DC4 Exterior Elements and Finishes

Citywide Guideline:

Use appropriate and high quality elements and finishes for the building and its open spaces.

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



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

Wallingford Supplemental Guidance

I. 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.

i. Flower boxes on windowsills and planters at entryways are encouraged.

ii. Greening of streets lacking trees, flowers and landscaping is encouraged. This may include street trees, landscape strips, other greenery and seasonal plantings.

II. 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.

i. 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.

Examples of Possible Application of Guidelines to Select Sites

As part of a class at the University of Washington, students examined the possible application of the draft Wallingford Design Guidelines to specific sites. The results of this exercise are included here for informational purposes only, as desirable examples of the possible application of the guidelines to specific sites.

i. Southwest Corner of North 45th Street and Stone Way North

Zone: NC2-40
Consideration of the following neighborhood recommendations is encouraged:

a. CS2.I Varying heights in order to allow sunlight to reach street level.
b. CS2.II Designing the building in such a way that defines the corner.
c. PL3.II Setting back the building and widening the sidewalk to create more room for foot traffic and bus stop on Stone Way.
d. DC1.I Locating automobile access as far away from the corner as possible.
e. CS2.III Including a local landmark feature that provides a physical transition for motorists and pedestrians and communicates “Welcome to Wallingford.

ii. Northeast Corner of North 45th Street and Stone Way North

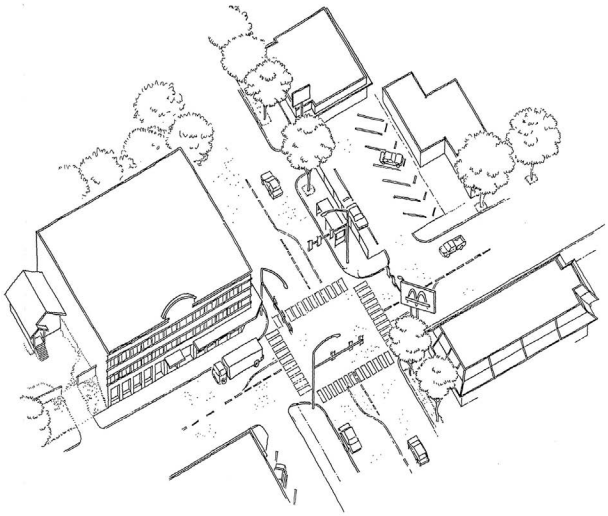
Zone: NC2-40

Consideration of the following neighborhood recommendations is encouraged:

a. DC1.I Locating automobile access as far away from corner as possible.

b. CS2.III Including a local landmark feature that provides a physical transition for motorists and pedestrians and communicates "Welcome to Wallingford."

c. CS3.I Repeating architectural features of adjacent Blue Star Café building.
   - Brick as primary material for first floor commercial.
   - Similar sizing and spacing of windows.



iii. Single-Family Houses on North 45th Street, near Stone Way North and Woodlawn Avenue North

Zone: L-3 RC

Consideration of the following neighborhood recommendations is encouraged:

a. CS2.I Maximizing southern sun exposure on lot.

b. CS2.II 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.

c. DC1.I Providing automobile access from Interlake Avenue if possible.

d. CS2.II 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.

e. DC2.II Providing creative use of color and materials to break up façade and provide contrast to building on adjacent lot to the west.

iv. Southeast Corner of North 45th Street & Burke Avenue North

Zone: NC2-40
Consideration of the following neighborhood recommendations is encouraged:

a. CS2,I Including an outdoor plaza along Burke to take advantage of south and western sun exposure.

b. CS2.I Incorporating the significant tree on the southwest corner of Burke and 45th as a to Wallingford Center.

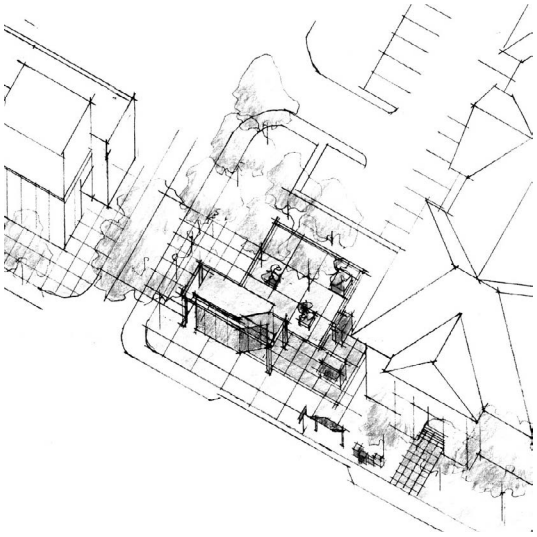
c. PL3.II Locating the main entrance to the building at the corner. Setting the building back from street edge to accommodate high volume of pedestrian traffic.

d. CS2.III 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.

e. DC2.I Designing modulation and window bays to complement that of the building to the east (Tea House Kuan Yin).

f. PL2.1 Providing overhead weather protection along 45th Street.

g. PL2.1 Providing retail and pedestrian amenities on Burke Street to promote interaction with the Wallingford Center.



v. Northeast Corner of North 45th Street & Corliss Avenue North

Zone: NC2-40
Consideration of the following neighborhood recommendations is encouraged:

a. CS2.I Providing outdoor dining space to take advantage of the significant sun exposure this lot enjoys.

b. CS2.II 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.

c. DC1.I 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.

d. CS2.III Creating focal point for the corner of 45th Street and Corliss

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.

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

e. DC4.I Planting ash trees along 45th Street.

vi. Southwest Corner of North 45th Street & Eastern Avenue North

Zone: NC2-40
Consideration of the following neighborhood recommendations is encouraged:

a. CS2.1 Preserving existing dogwood tree on 45th Street. Replace and maintain street trees and foundation landscaping along North 45th Street.

b. CS2.IV Protecting privacy of single-family neighbors to the south with an appropriate transition.

c. DC3.I Providing roof deck for resident use and views.

d. CS2.III Creating focal point for the corner of 45th Street and Corliss Avenue North.

e. CS3.I Setting building back from sidewalk and modulating façade at 25 foot or less intervals along 45th Street.

f. PL2.I Providing overhead weather protection along 45th Street.

g. PL2.I Extending sidewalk bulb on 45th Street and Corliss Avenue North to create pedestrian refuge.

vii. Northeast 45th Street between Second Avenue Northeast and Thackery Place Northeast

Zone: NC2-40
Consideration of the following neighborhood recommendations is encouraged:

a. CS2.I Preserving existing mature tree on 45th Street and plant ash trees Along 45th Street and Seconnd Avenue Northeast.

b. CS2.I Maximizing southern sun exposure on rear of lot.

c. CS2.II Bringing the building up to sidewalk and widening the sidewalk to enhance pedestrian environment and provide consistent street façade.

d. CS2.IV Protecting privacy and natural light of bungalow located behind existing Winchell's building.

e. CS2.III Providing gateway feature at Northeast corner of site or building to communicate entrance to Wallingford neighborhood.

f. CS2.IV Placing the majority of the building mass along 45th Street and on Golden Oldies lot.

g. CS3.I Varying color, material, and height of façade to provide appearance of individual smaller-scale buildings along 45th Street.

h. PL2.I Providing overhead weather protection along 45th Street and on Thackery Place Northeast to accommodate bus stop area.