



# 45<sup>th</sup> & Woodlawn

Address:  
1601-1621 N 45th Street /  
4422 - 4428 Woodlawn Ave. N

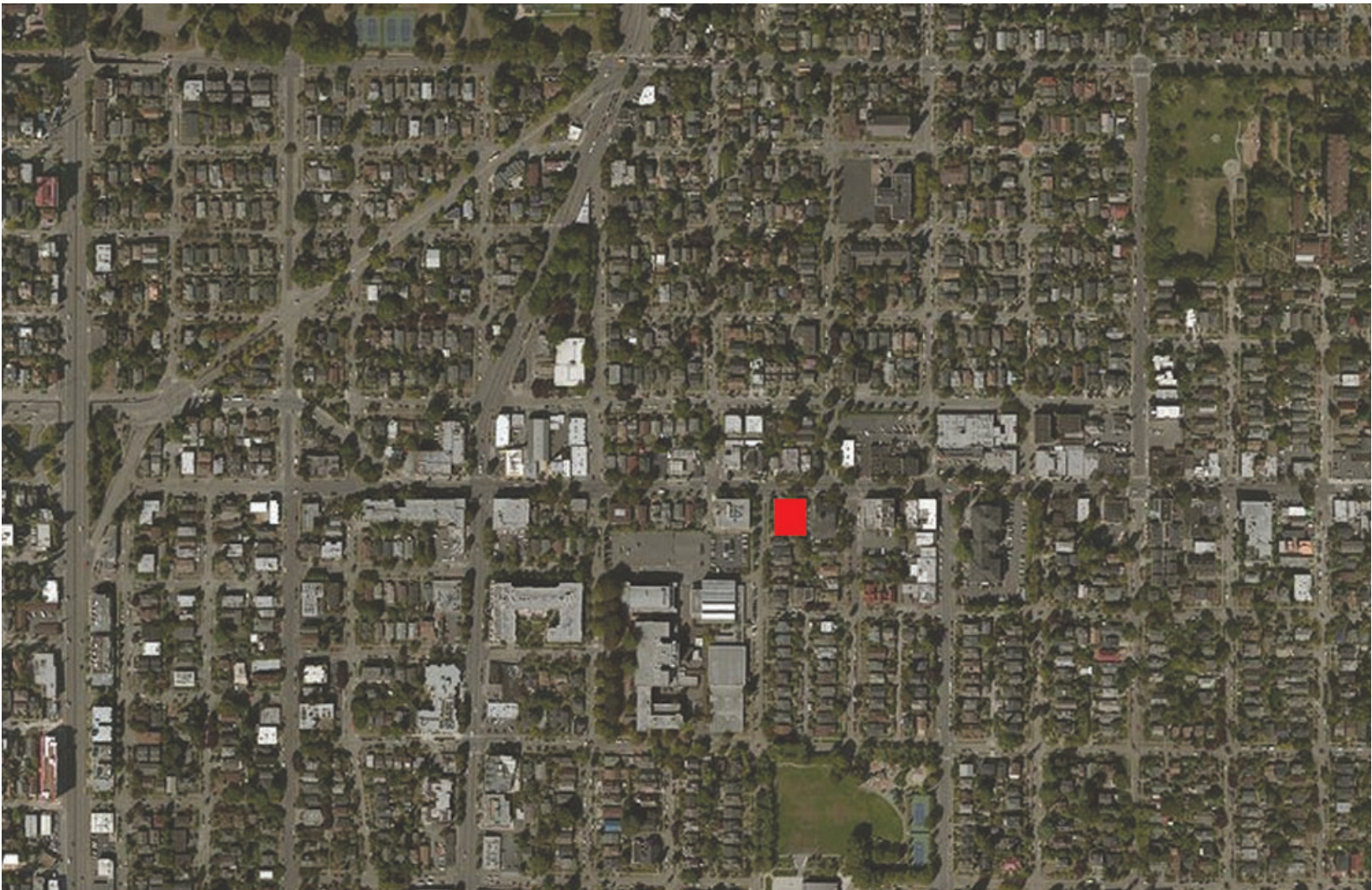
b9 architects





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OBJECTIVES

Design and construct a mixed-use building containing 38 apartment units and 4 commercial units centered around a shared courtyard, and design and construct one three story duplex and one three story single-family home.

Number of Apartment Units (Approx.)	48
Amount of Commercial Square Footage (Approx.)	3,600
Number of Apartment Parking Stalls	20
Number of Bike Parking Spaces	48

- Sustainability**
- Acheive a 4-Star Built Green certification.
  - Design thoughtful apartments with access to daylight and natural ventilation.
  - Support alternative forms of transportation.
- Community**
- The two structures will be designed in concert to acheive a thoughtful transition from a commercial to a residential street. Residents have access to multiple shared use outdoor spaces, at grade in the rear of the lowrise parcel, at the second floor and roof of the mixed-use structure.

TEAM

ARCHITECT	b9 architects
DEVELOPMENT	Fremont Apartment LLC
STRUCTURAL	Malsam Tsang Structural Engineering
GEOTECHNICAL	PanGEO, Inc.
LANDSCAPE	The Philbin Group



CITY of SEATTLE

Application for Early Design Guidance

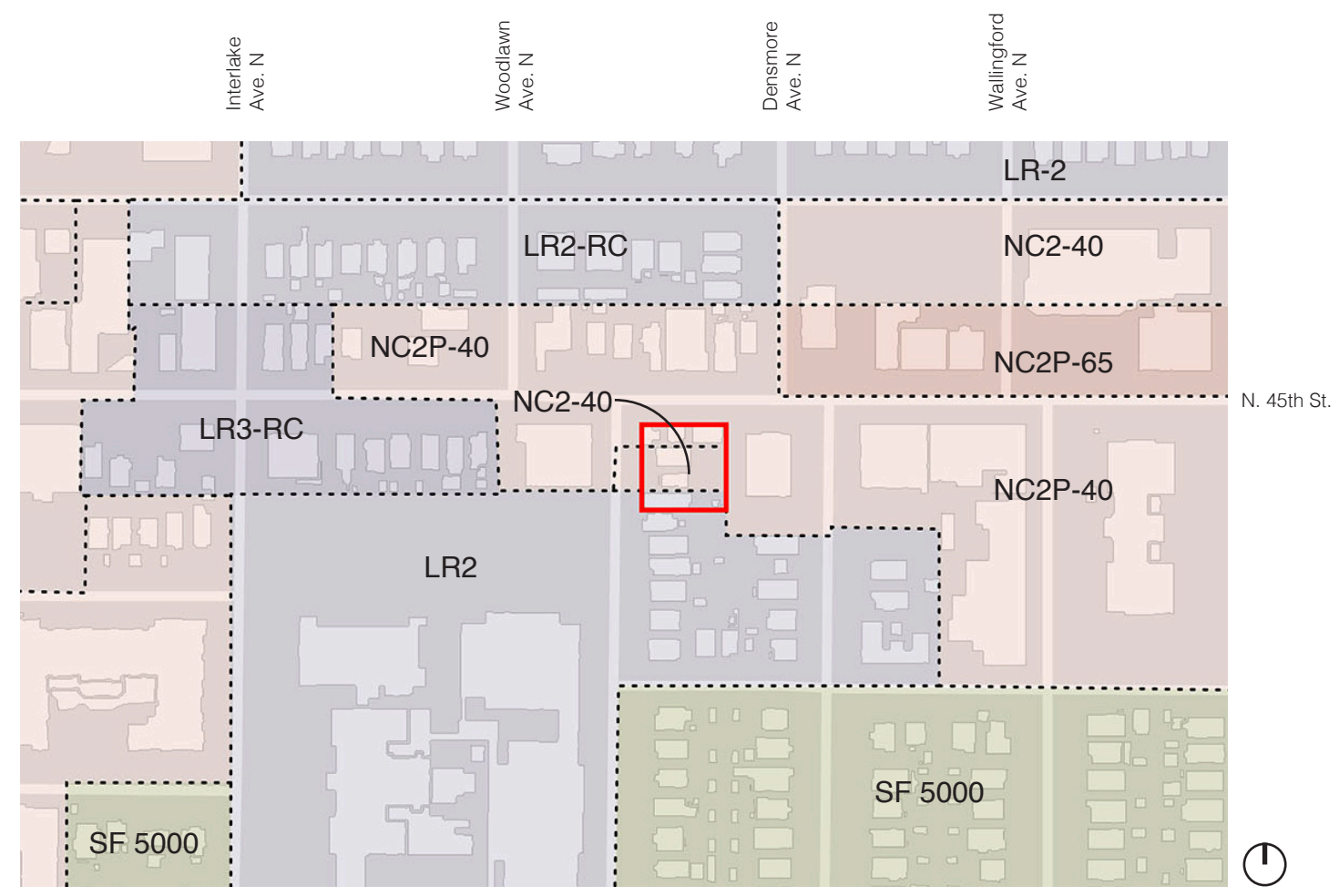
PART I: CONTACT INFORMATION

1. Property Address	1601-1623 N 45th St. / 4422 - 4428 Woodlawn Ave. N		
2. Project number	3017663		
3. Additional related project number(s):	N/A		
4. Owner/Lessee Name	N 45th St. Apartments LLC		
5. Contact Person Name	Bradley Khouri		
	Firm	b9 architects	
	Mailing Address	610 2nd AveX	City State Zip
	Seattle, WA 98104		
	Phone	206.297.1284	
	Email address	bgk@b9architects.com	
6. Applicant's Name	Bradley Khouri		
	Relationship to Project	Architect	
7. Design Professional's Name	Bradley Khouri		
	Address	610 2nd Ave, Seattle	
	Phone	206.297.1284	
	Email address	tom@b9architects.com	
	Project Designer	Tom Cole	
	Address	610 2nd Ave, Seattle	
	Phone	206.297.1284	
	Email address	tom@b9architects.com	

PART II: SITE AND DEVELOPMENT INFORMATION

1. Please describe the existing site, including location, existing uses and/or structures, topographical or other physical features, etc.
<p>The site combines five parcels at the northwest corner of N 45th St. and Woodlawn Ave. N. There are six existing buildings on the site that house a variety of uses - one duplex, two single-family homes, one office and two retail buildings. The site slopes about 6 feet down to the west and is shaded by three street trees along the north sidewalk. At this location N 45th St is considered a minor arterial and it serves SR-99 to the west and Interstate 5 to the east.</p>
2. Please indicate the site's zoning and any other overlay designations, including applicable Neighborhood Specific Guidelines.
<p>The site is zoned NC2-40, with the northern 30' designated pedestrian zone (NC2P-40), and LR-2. The site is also within the boundaries of the Wallingford Residential Urban Village and a frequent transit corridor. The site is within the Wallingford Planning Area and is therefore required to respond to the Wallingford Neighborhood Design Guidelines.</p>
3. Please describe neighboring development and uses, including adjacent zoning, physical features, existing architectural and siting patterns, views, community landmarks, etc.
<p>The site is a prominent corner along a vibrant pedestrian corridor, N 45th St. Neighboring development to the west, north, and east includes commercial buildings and to the south by a single family house.</p>
4. Please describe the applicant's development objectives, indicating types of desired uses, structure height (approx), number of residential units (approx), amount of commercial square footage (approx), and number of parking stalls (approx). Please also include potential requests for departure from development standards.
<p>The proposed development will consist of two structures: 1) a 4-story apartment building and 2) a three-story apartment building with basement. The proposal will extend the desirable aspects of Wallingford's main street while introducing housing density to one of Seattle's most characteristic neighborhoods. The corner structure will provide two distinct ground level commercial spaces (about 2,400 sf and 1,200 sf) with approximately 40 units above grade. The second structure will provide 8 unts, 6 above grade and two partially below grade. The structures will be built to the maximum height allowed and will request the following departures from development standards:</p>
1. 23.54.015 Parking Stall sizes



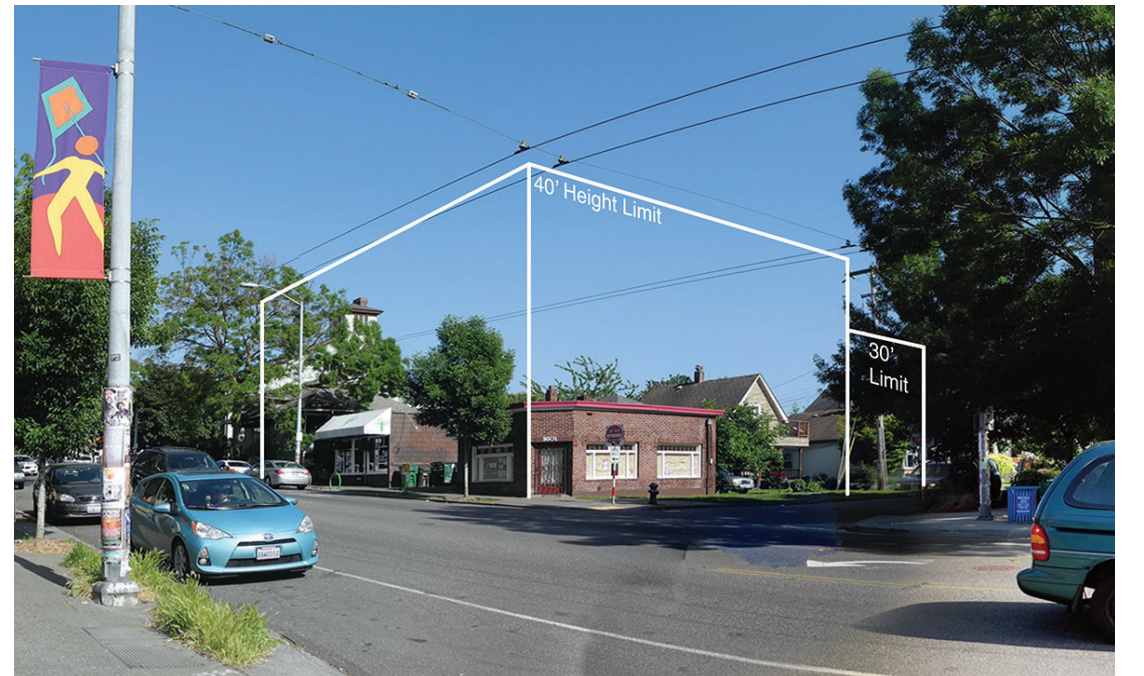


**ADDRESS**  
1601-1621 N 45th Street /  
4426 - 4428 Woodlawn Ave. N  
4422 Woodlawn Ave. N

**LOT SIZE**  
10,251.5 square feet.  
3,417 square feet

**ZONING**  
NC2P-40 / NC2-40  
Lowrise 2

**SEPA Review**  
based on NC2P-40 / NC2-40



View from N. 45th St.



View from Woodlawn Ave. N



# ZONING SUMMARY

**NC2-40 ZONE:**

**23.47A.004 PERMITTED USES:**

- Residential permitted outright, commercial permitted with limitations based on use.

**23.47A.008 STREET LEVEL DEVELOPMENT:**

- Blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width and may not exceed 40 percent of the width of the façade of the structure along the street.
- For structures with street-level nonresidential uses in NC zones sixty percent of the street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent. Transparent areas of facades shall be designed and maintained to allow unobstructed views from the outside into the structure or, in the case of live-work units, into display windows that have a minimum 30-inch depth.
- Nonresidential uses shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level street-facing facade.
- Nonresidential uses at street level shall have a floor-to-floor height of at least 13 feet.

**23.47A.012 HEIGHT:**

In zones with a 40 foot mapped height limit:

- The height of a structure may exceed the otherwise applicable limit by up to 4 feet provided either a floor-to-floor height of 13 feet or more is provided for nonresidential uses at street level or a residential use is located on a street-level, street-facing facade, and the first floor of the structure at or above grade is at least 4 feet above sidewalk grade.

In zones with a 40 foot or a 65 foot mapped height limit:

- Open railings, planters, skylights, clerestories, greenhouses, solariums, parapets and firewalls may extend up to 4 feet above the otherwise applicable height limit, whichever is higher.
- Mechanical equipment may extend up to 15 feet above the applicable height limit, as long as the combined total coverage of all features gaining additional height does not exceed 20 percent of the roof area, or 25 percent of the roof area if the total includes stair or elevator penthouses or screened mechanical equipment.
- Stair and elevator penthouses may extend above the applicable height limit up to 16 feet.

**23.47A.013 FLOOR AREA RATIO:**

- 40' Height Limit -  $3.25 \times 9,314 = 30,270.5$  square feet allowable
- 65' Height Limit -  $4.75 \times 9,314 = 44,241.5$  square feet allowable

**23.47A.014 SETBACK REQUIREMENTS**

None required

**23.47A.016 LANDSCAPING AND SCREENING STANDARDS**

- Landscaping that achieves a Green Factor score of 0.30 or greater is required.
- Street trees are required when any development is proposed. Existing street trees shall be retained unless the Director of Transportation approves their removal.
- If it is not feasible to plant street trees in a right-of-way planting strip, a 5-foot setback shall be planted with street trees along the street property line or landscaping other than trees shall be provided in the planting strip, subject to approval by the Director of Transportation.

**23.47A.022 LIGHT AND GLARE**

- Exterior lighting must be shielded and directed away from adjacent uses.
- Interior lighting in parking garages must be shielded to minimize nighttime glare affecting nearby uses.

**23.47A.024 AMENITY AREA**

- Amenity areas are required in an amount equal to 5 percent of the total gross floor area in residential use.
- All residents shall have access to at least one common or private amenity area.
- Amenity areas shall not be enclosed.
- Common amenity areas shall have a minimum horizontal dimension of 10 feet, and no common amenity area shall be less than 250 square feet in size.
- Private balconies and decks shall have a minimum area of 60 square feet, and no horizontal dimension shall be less than 6 feet.

**23.47A.032 PARKING LOCATION AND ACCESS**

- Access to parking shall be from the alley if the lot abuts an alley improved to the standards of Section 23.53.030.C

**23.54.015 AND 23.54.030 PARKING:**

- For nonresidential uses in Urban Villages that are not within an Urban Center or the Station Area Overlay District, if the nonresidential use is located within 1,320 feet of a street with frequent transit service, then there is no minimum requirement.
- For all residential uses in commercial and multifamily zones within Urban Villages that are not within an Urban Center or the Station Area Overlay District, if the residential use is located within 1,320 feet of a street with frequent transit service then there is no minimum requirement.
- ! bicycle parking space will be required per every 4 residential units.

**23.54.040 SOLID WASTE**

- Mixed use development that contains both residential and nonresidential uses shall meet the storage space requirements shown in Table A for 23.54.040 for residential development, plus 50 percent of the requirement for nonresidential development. In mixed use developments, storage space for garbage may be shared between residential and nonresidential uses, but separate spaces for recycling shall be provided.
- For developments with 9 dwelling units or more, the minimum horizontal dimension of required storage space is 12 feet.

**LR-2 ZONE:**

**23.45.504 PERMITTED USES:**

- Residential use permitted outright.

**23.45.510 FLOOR AREA RATIO:**

- $1.3 \times 9,900 = 12,870$  square feet allowable for projects that meet the standards of SMC 23.45.510.C
- Underground stories and portions of a story that extend no more than 4 feet above existing or finished grade, whichever is lower, are exempt from FAR limits.

**23.45.512 DENSITY LIMITS:**

- Density limits do not apply for townhouse developments that meet the standards of SMC 23.45.510.C

**23.45.514 STRUCTURE HEIGHT:**

- For townhouse developments located in zone LR3, the height limit is 30 feet.

**23.45.518 SETBACKS AND SEPARATIONS**

- Front Setback – 7 feet average and 5 feet minimum
- Rear Setback – 7 feet average and 5 feet minimum
- Side Setback – 7 feet average and 5 feet minimum or 5 feet for facade lengths under 40 feet in length
- Separations - 10 feet minimum separation between principal structures

**23.45.522 AMENITY AREA**

- The required amount of amenity area is equal to 25 percent of the lot area.
- A minimum of 50 percent of the required amenity area shall be provided at the ground area.
- For townhouse developments, amenity area at ground level can be provided as either private or public space

**23.45.524 LANDSCAPING STANDARDS**

- Landscaping shall achieve a green factor score of 0.6 or greater.

**23.45.527 STRUCTURE WIDTH AND FAÇADE LENGTH**

- For townhouse developments located in zone LR3 and outside of an Urban Center, the maximum structure width is 120 feet.
- The maximum combined façade length within 15 feet of a lot line that is neither a rear lot line, a street, or an alley shall not exceed 65 percent of the length of that lot line.

**23.45.534 LIGHT AND GLARE**

- Exterior lighting must be shielded and directed away from adjacent uses.
- Interior lighting in parking garages must be shielded to minimize nighttime glare on adjacent properties.



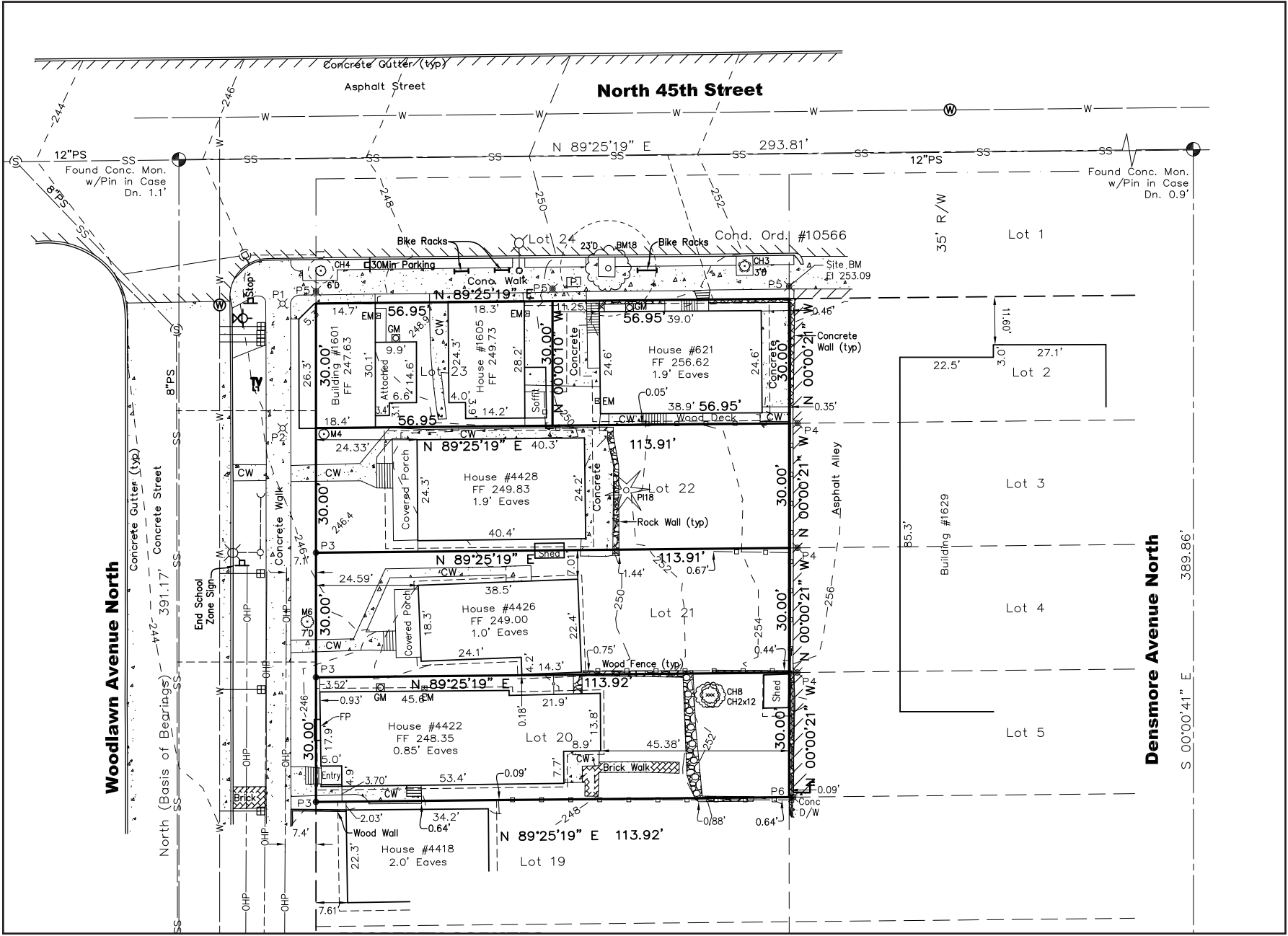
# VICINITY MAP

The adjacent diagram indicates the maximum allowable height for the proposed project. The 10' step occurs between the NC40 and LR3 site. The aerial illustration also reveals the height of the adjacent properties relative to the proposal. There is an eclectic mix of scales and styles evident here due to the neighborhood's development from a once rural suburb to the commercial core that we find today.

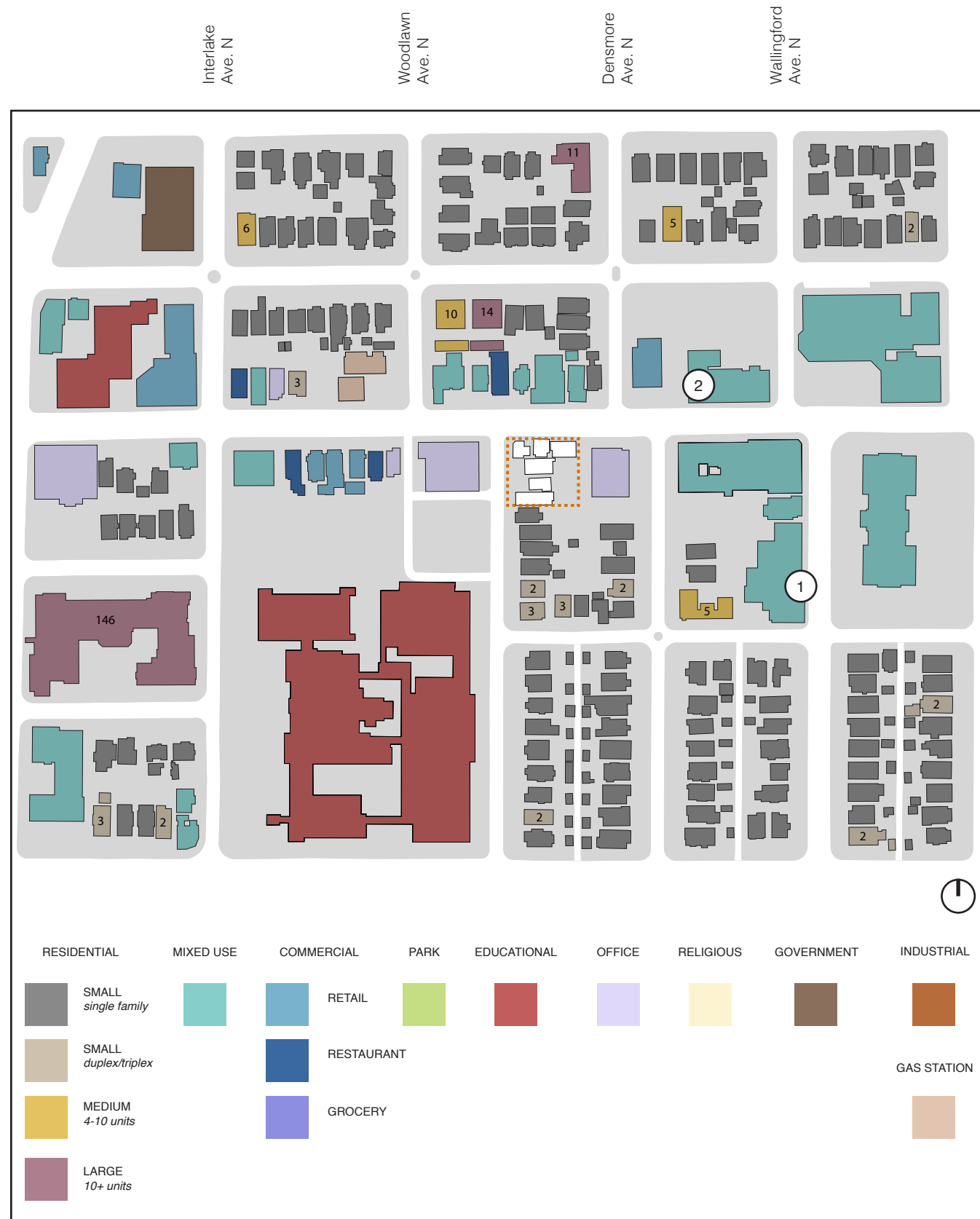
 Project Site



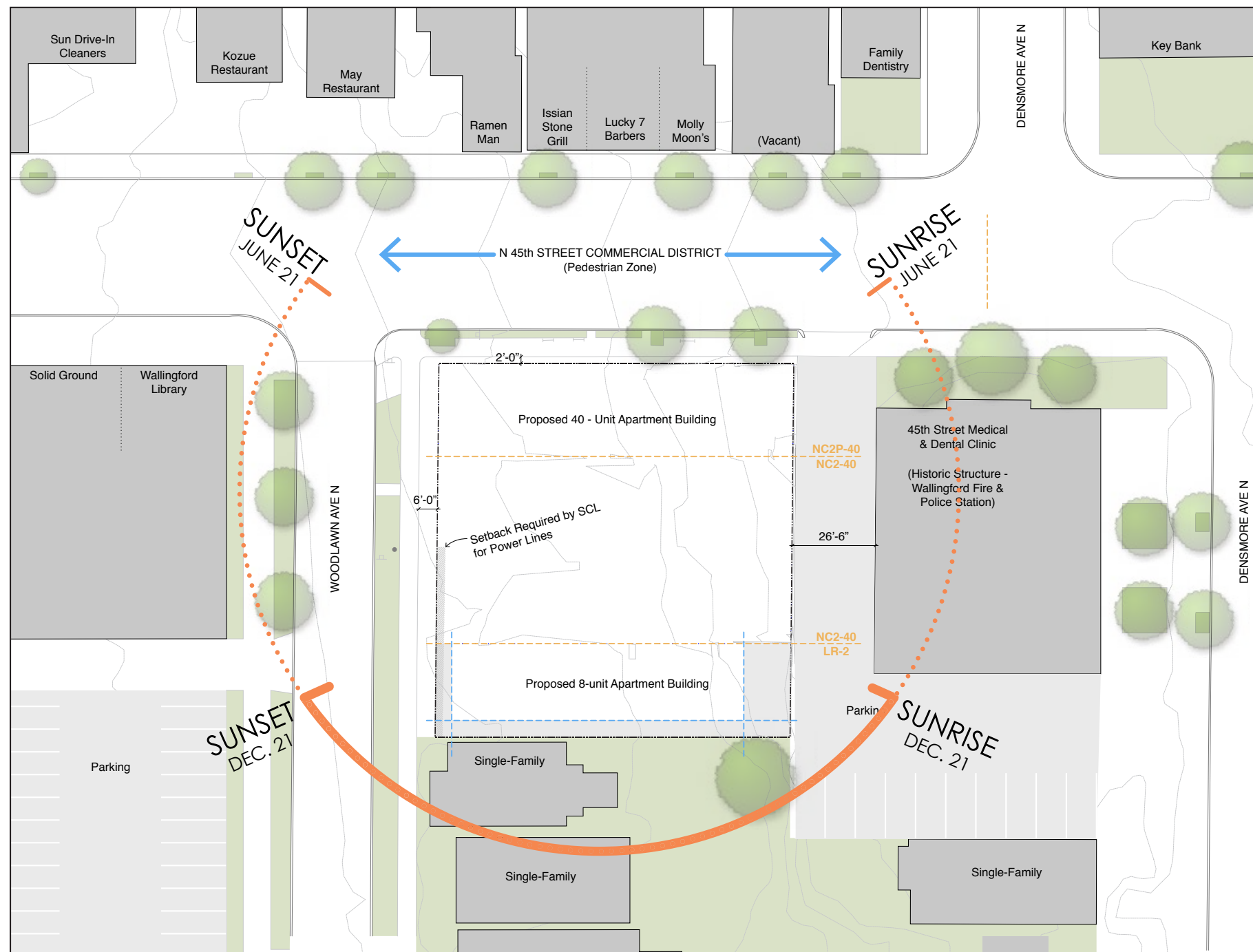
# SITE SURVEY



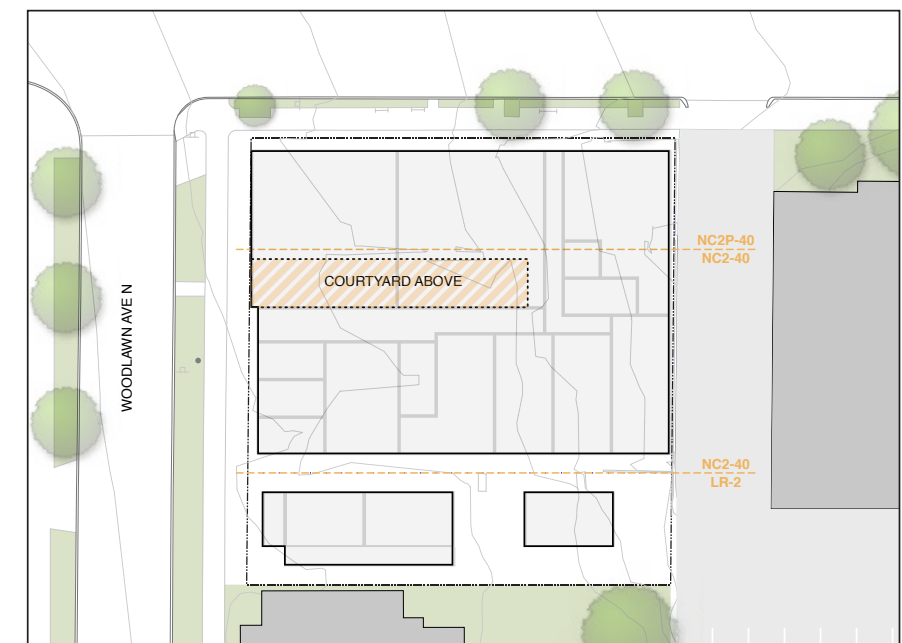




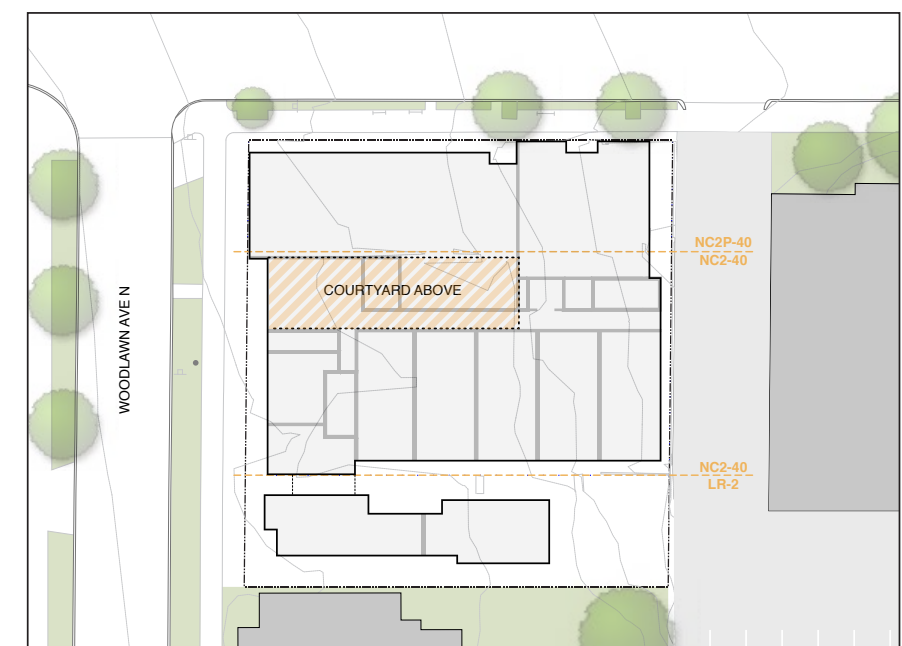
## SITE CONDITIONS & CONSTRAINTS



## PLAN AT EDG



## PLAN AT MUP

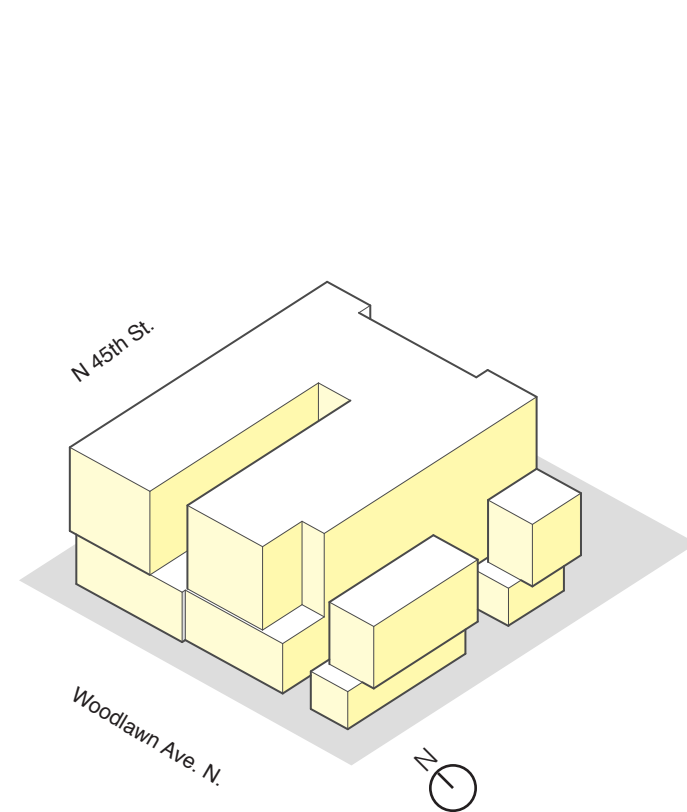




## EDG DEVELOPMENT

## SUMMARY OF KEY DESIGN DEVELOPMENTS

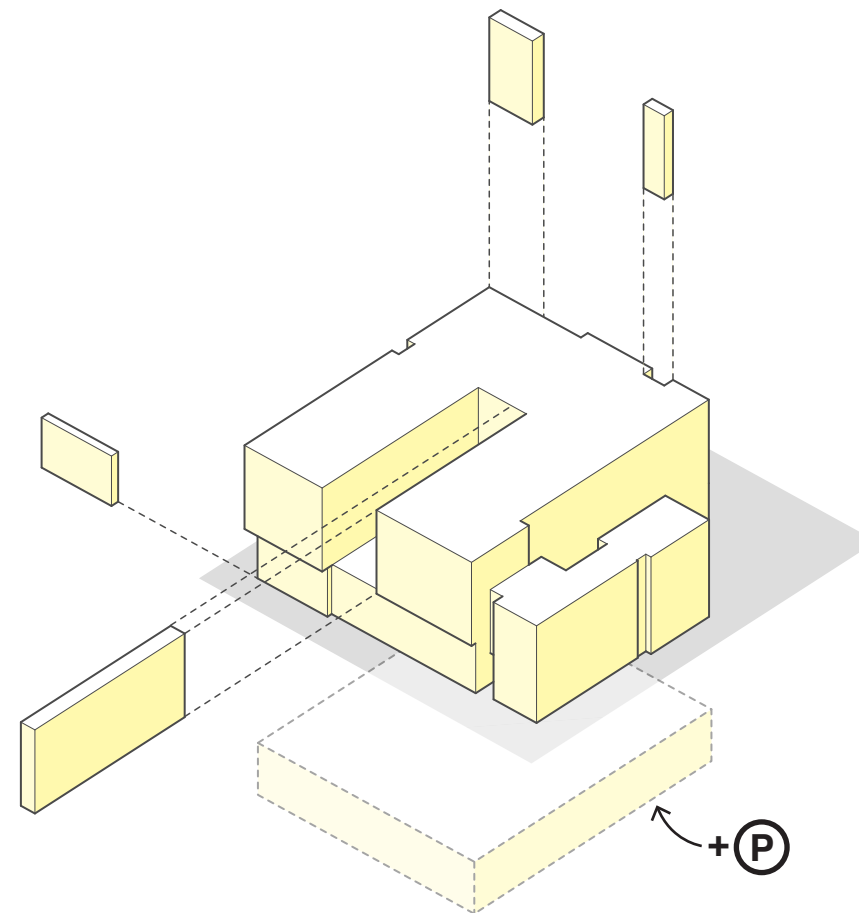
1. 3 Townhouses Replaced with 8-unit Apartment Building
2. Addition of 20-car Garage
3. Wider Central Courtyard
4. Material Palette Proposed
5. Streetscape & Corner Design Developed



1

## EDG Massing

The design review board at EDG suggested that the design team look into further development of the northwest and northeast corners as well as clarifying the proposal of the low-rise portion of the site as a zone transition.

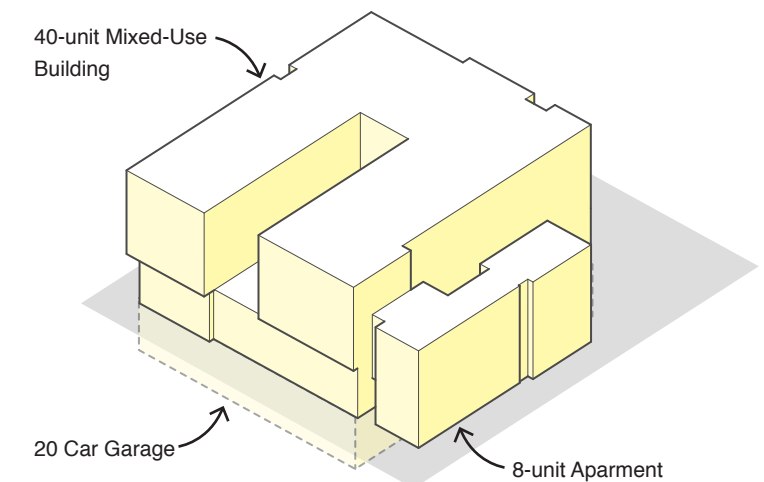


2

## Massing Subtraction

Building mass was removed to provide access to light and air at the edges of the structure. A more significant setback was provided at the northwest corner to create a larger space at the sidewalk.

A below-grade parking garage is added.

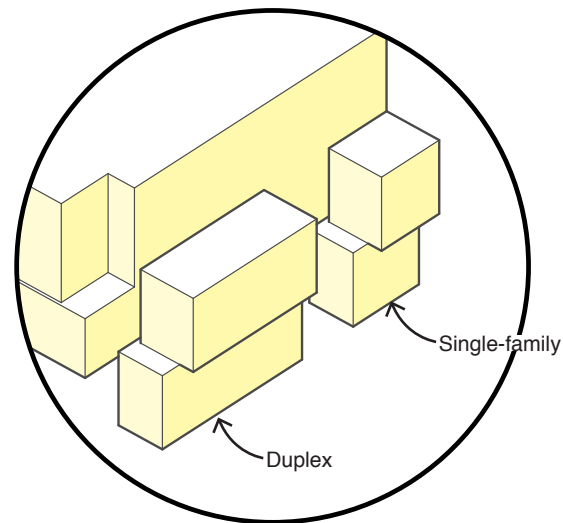
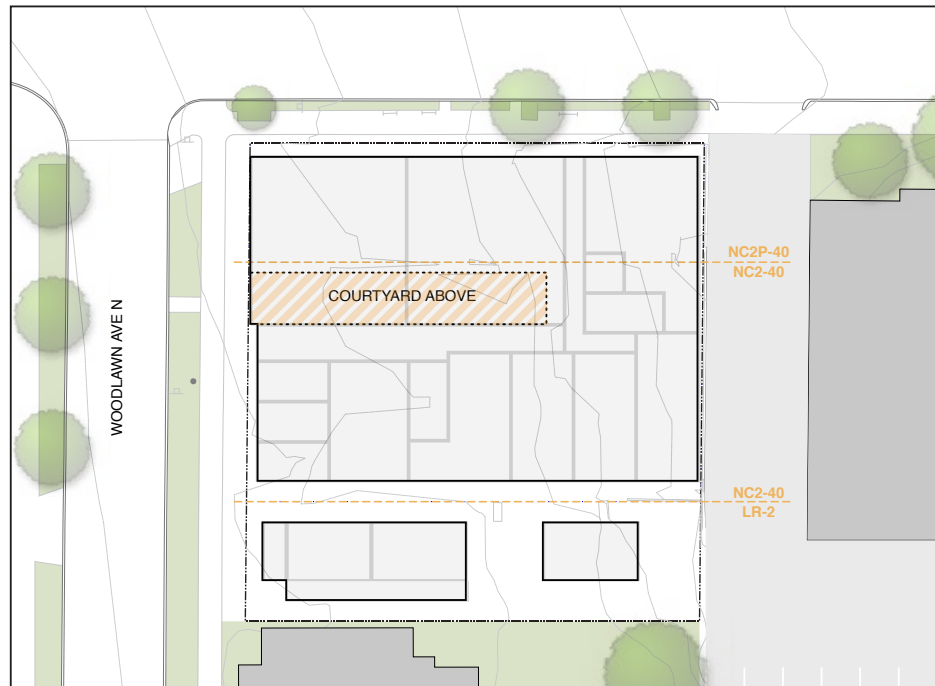


3

## MUP Massing

The design team, in responding to the design review board's guidance, arrived at a solution that behaves well with respect to its edges and creates a more significant central courtyard.

# DESIGN EVOLUTION



1

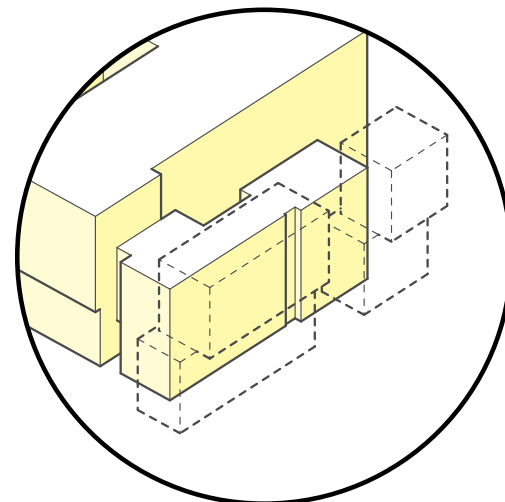
## EDG Proposal

The design team presented a scheme at EDG in which the low-rise portion of the site was intended to be developed by one duplex and one single-family home.

2

## Consolidation and Shifting

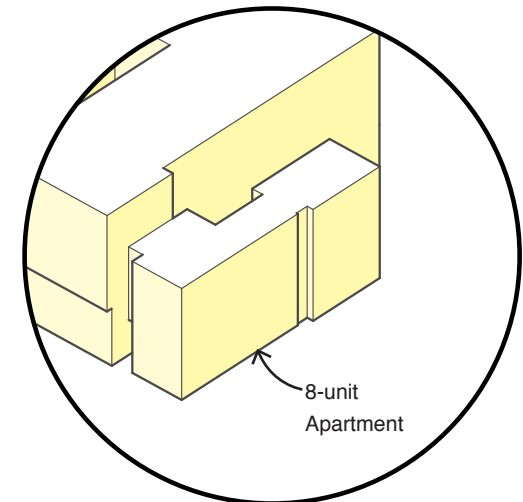
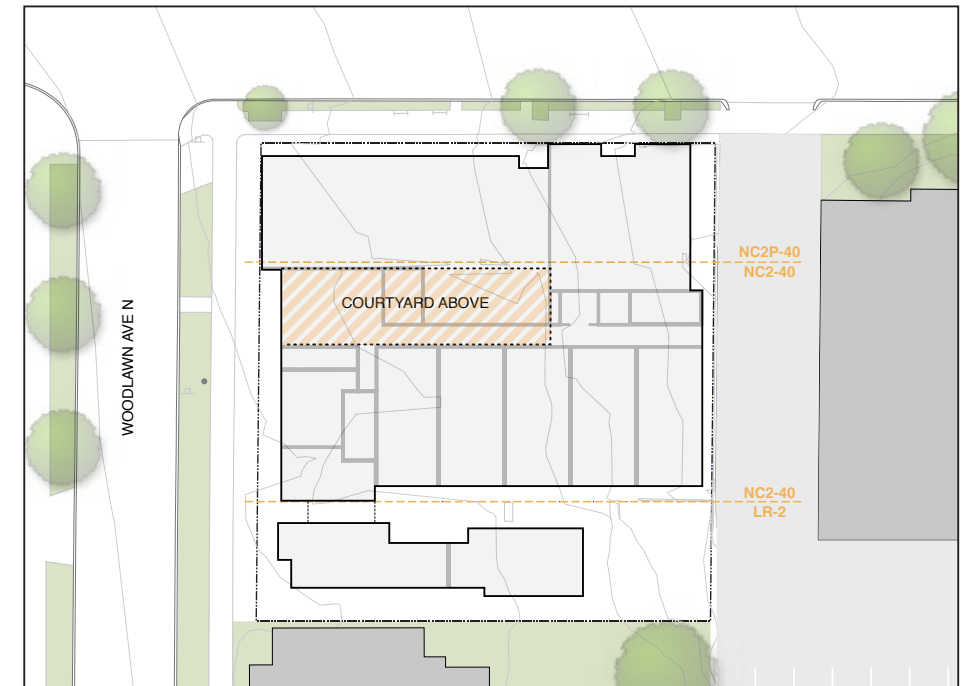
The resulting structure will house eight one-bedroom apartment units with a substantial portion of the rear of the site contributing to a generous and well-landscaped open space. The design team saw several benefits to consolidating the mass of the townhouse development and shifting such that it attaches to the building to the north.



3

## MUP Proposal

This provides a larger setback for the neighbor to the south, allows for a larger central courtyard, and represents a more sensitive zone transition than originally proposed.







## SITE PLAN

The site plan of the proposal has been developed to respond to the design guidance provided by the design review board. At street level, this translates to a wider sidewalk along N 45th street - 11 feet at it's widest. Above, the second level courtyard is aligned with the residential entry facing Woodlawn Avenue N. In order to increase the width of the second level courtyard, the setback internal to the site between the commercial and residential zoning is removed. This results in a consolidation of building mass on the low-rise portion of the site into a small apartment structure that is attached to the mixed-use structure. This eliminates the departure requests that were resulting from the zone adjacencies and allows for a substantial exterior courtyard at the southeast corner of the site.

A wider setback has been give at the northeast portion of the site to 1) allow for fenestration and more design opportunities on the northeast facade and 2) to provide more light and air for the neighboring property. The northwest corner of the building has also been recessed to allow for an exterior terrace that can serve the primary commercial space at the corner of N 45th St. and Woodlawn Ave N. Parking for twenty vehicles has been added to the project with access located at the southwest corner of the 40-unit building in order to allow continuous commercial frontage along N 45th street. 48 bicycle parking stalls are proposed in the garage, accessed from the driveway and the interior of the mixed-use structure.



SITE PLAN



# SUMMARY OF GUIDANCE

## PEDESTRIAN EXPERIENCE

### BOARD RECOMMENDATION

The board's guidance included four items related to the design quality of the pedestrian experience:

1. The board agreed with the public comments calling for wider sidewalks abutting the retail spaces along N.45th Street and rounding the corner at Woodlawn Av N.
2. The Board agreed that overhead weather protection was appropriate along the retail store fronts.
3. The vignettes on pages 25, 36, and 38 did not well serve the purpose of conveying or foreshadowing the pedestrian experience along either N.45th or Woodlawn and the Board would be desirous of seeing sidewalk-level sketches in the next presentation that would better convey the intended character of that experience.
4. Be mindful of the Wallingford guideline calling for kick-plates as replicating more traditional storefronts of the neighborhood.

### SUMMARY RESPONSE

*The proposal pulls back from the northwest corner of the site by 3'-0" in both directions. The result is a sidewalk that widens to 8' or 11' along N 45th St. An exterior platform is proposed for use as a sidewalk cafe that will generate activity on the street and provide greater visual access across the corner of the site.*

*Overhead weather protection is being proposed at the north façade along the entire length of N 45th Street and around the corner onto Woodlawn Avenue N. Development standards restrict the length of canopies to 6 feet from the curb. The proposed canopies take advantage of the entire length allowed under development standards.*

*The character of the sidewalk level experience has been developed and is portrayed within the packet. The design intent is to provide a widened (8' min. to 11' max.) sidewalk with generous weather protection next to retail uses and incorporate elements that generate visual interest and scale such as planting boxes and awnings.*

*The design team intends to utilize kick plates where they are most appropriate – on the smaller of the two retail spaces at the northeast corner of the building. The larger retail space will not utilize kick plates as it will limit the penetration of daylight in to a space that, at points on N 45th St., is slightly below the level of the sidewalk.*



## PROMINENT CORNERS

### BOARD RECOMMENDATION

The board's guidance included three items related to the design of the northeast and northwest corners. This included specific guidance directing the design team to ay special consideration to the adjacent historic structure:

1. The Board agreed that the east façade because of its visibility from N. 45th Street and the ground-level space between the proposed structure and the historic structure to the east needed special attention and design consideration.
2. The structure should be thought of and architecturally addressed as having “two street corners” on N. 45th, the actual corner and the corner of the building opposite the landmarked police and fire station.
3. Likewise, the Board noted that the façade facing the historic structure should clearly manifest a sensitivity to the neighboring structure.

### SUMMARY RESPONSE

*Special design consideration has been paid to the east façade. The visibility of the retail space on the corner has been reinforced by a series of punched openings. The setback has also been increased to allow private decks and windows along this façade. Durable, attractive materials (such as brick and steel) will be utilized in such a way that generates a composed and balanced façade.*

*The design team agreed with the sentiment expressed in the guidance, and worked to more fully develop the corners at both N 45th St. and adjacent to the historic building. By strategically augmenting setbacks, increasing the amount of transparency, and proposing a palette of durable and attractive materials, the design team feels that it has achieved a distinguished solution to both corners.*

*Architecturally, our approach to addressing the issue of sensitivity has been two-fold: (1) provide greater access to light and air, and (2) design the façade in such a way that it does not feel like the rear of a building. We have achieved the first of these two by providing a greater setback at the northeast corner, thus adding to an already significant (26'-6") setback. The second approach has been achieved by activating the northwest façade with a series of decks and modulations that generate a sense of occupation and activity.*



ZONE TRANSITION & DESIGN CONCEPT

BOARD RECOMMENDATION  
Zone Transition

- 1. The "zone transition" diagram on p.21 was likewise most instructive, but the height, massing, and rooflines of the proposed lower density structures on the development site were not "justified" by the diagram and the town house structures in particular would probably need both further elaboration and explanation in assuming their transitional roles, especially as their exact siting and massing were the subject of departure requests.

Design Concept & Development

- 2. The design development should envision a "modern" building; one that "keeps it simple," even somewhat austere, but with room for some playfulness.

SUMMARY RESPONSE

*The initial responses of the design team to this guidance proved difficult – forcing the team to reconsider the strategy for the low-rise site. The current proposal represents an elaboration of the transitional role played by the low-rise structure. By replacing the 3 townhomes originally proposed with a small 8-unit apartment structure, the team was able to provide an increased setback to the neighbor to the south, a better utilization of open space at the rear of the site, and an increased "gap" at the center of the project and eliminate the setback departure requests.. The result is a structure that has strengthened the zone transition between the low-rise structure and the adjacent uses.*

*The design team has sought to combine these two sentiments – the playful and the austere – in the design of the primary volumes. The simple utilitarian character of the northeast volume contrasts with the elevated, more dynamic volume wrapped in red brick. Window treatments are used as a means of contrast as well – with the more dynamic volume shifting windows slightly at the third floor to express a sense of movement and instability. These design moves are subtle, however, and are utilized in a consistent design language that maintains a simplicity to the composition as a whole.*



RAISED COURTYARD

BOARD RECOMMENDATION

The board's guidance included three items related to the size and positioning of the raised courtyard:

- 1. There were concerns expressed whether the "gap," or "slot" at the center of the apartment building structure was too narrow and would need to be adjusted to provide descent glazing for the units on either side of it.
- 2. The Board agreed that the street-level opening for the residential entry along Woodlawn Ave. N. should align with the slit in the façade of the upper floors of the building.
- 3. The demonstration of the gaps or pattern of interstices between the west facades of structures along the block on Woodlawn Av.N., as shown on p. 23 of the packet, was compelling as a design strategy for the proposal at the north end of the block but more compelling if the apartment entry and upper gap were aligned.

SUMMARY RESPONSE

*The design team, in reconfiguring the development proposal for the low-rise portion of the site, was able to increase the width of this "slot" from 13'-0" to 19'-3". The result is a much more comfortable dimension that is more conducive to light, air, and the success of plantings in the courtyard.*

*The design team agreed with this guidance from the board and has reconfigured the first floor plan to achieve this alignment.*

*In order to further reinforce the diagram as a design element, the design team both aligned the entry and upper gap as well as increased the amount of glazing at the first floor for an increased sense that the gap comes all of the way to the ground.*





# SUMMARY OF GUIDANCE

## MATERIALITY & DETAILING

### BOARD RECOMMENDATION

The board's guidance included four items related to the materiality and quality of detailing proposed for the project:

1. The Board agreed that a modernist approach to the design was appropriate and preferable to any fake craftsman applique, but also agreed that a successful design at this important location ultimately must embody a choice of quality materials and fine detailing.
2. Some members of the Board cautioned against relying too much on wood and wood products to impart an intended "warmth" to the street level design—"provide the desired warmth through the use of stone."
3. Be mindful of the Wallingford guideline calling for kick-plates as replicating more traditional storefronts of the neighborhood.

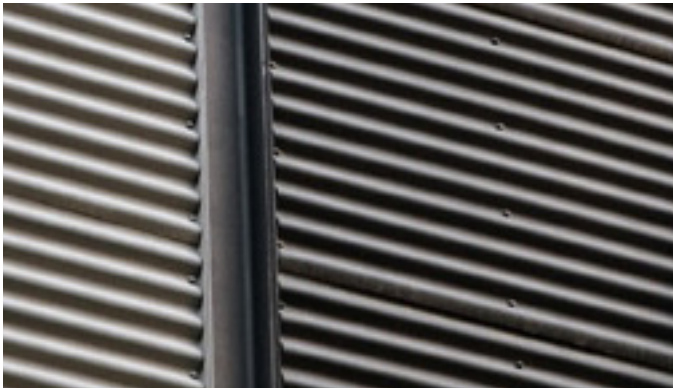
### SUMMARY RESPONSE

*The design team took this guidance seriously in developing the current proposal. In general, the design has been re-worked with an eye towards creating a clean, modernist aesthetic. This is evidenced by the elimination of the eave that wrapped the northwest corner of the building, and by the material development of the project. The use of brick is detailed and expressed as an element of a modernist vocabulary.*

*The design team interpreted this guidance related to materiality and redefined the composition of the façade. The primary elements are expressed through two tones of brick – an ebony tone and a red tone.*

*The design team intends to utilize kick plates where they are most appropriate – on the smaller of the two retail spaces at the northeast corner of the building. The larger retail space will not utilize kick plates as it will limit the penetration of daylight in to a space that, at points on N 45th St., is slightly below the level of the sidewalk.*

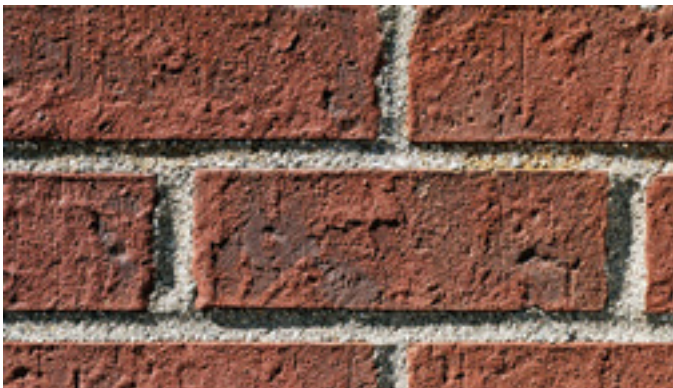




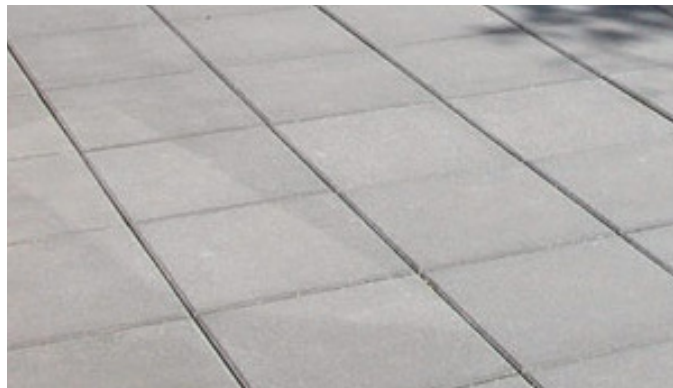
Corrugated Metal Siding



Parapet Cap / Deck Fascia  
BM 2131-10 Black Satin or Sim.



Inca Mission brick Mutual Materials



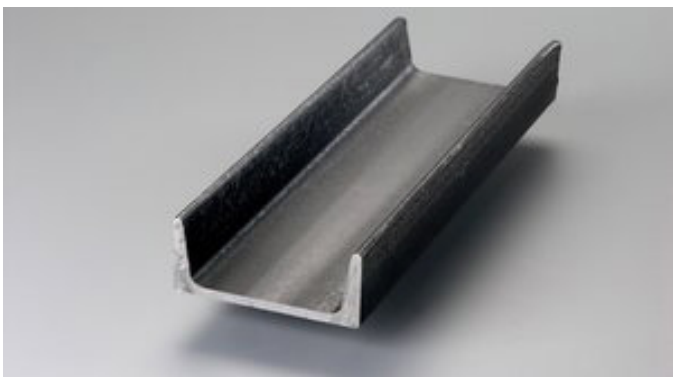
Courtyard Pavers:



Ebony brick Mutual Materials



Exterior Pavers:



Steel Channel





## PEDESTRIAN EXPERIENCE

### **CS2-III-iv. Sidewalk Setbacks**

The proposal widens the existing sidewalk by 5 feet to a total width of 11 feet by recessing the commercial space along N 45th street.

### **PL1-B-3. Pedestrian Amenities**

Transparency at street level has been a focus for the development of the design. Generous glazing as well as pockets of recessed space

along the sidewalk generate opportunities for interaction and street-level activity.

### **PL1-C Outdoor Uses and Activities**

#### **PL2-C-1. Locations and Coverage**

#### **PL2-C-2. Design Integration**

The weather protection proposed is to the maximum allowable depth for generous coverage along N 45th St. The architectural

language is also consistent with other secondary features of the proposal.

### **PL2 Walkability**

A wider, better protected sidewalk enhances the walkability of the neighborhood. Recessed entries and a street-level terrace enhance the activity present on the street and create a more comfortable pedestrian environment

### **PL2-B-3. Street-Level Transparency**

Generous glazing is provided at street level both for the commercial spaces that face N 45th street and the residential entry on Woodlawn Ave N.



EDG Proposal



Street level view on N 45th St.



**DC3-C-1. Reinforce Existing Open Space**

The patterns of existing open space along both N 45th street and Woodlawn Ave N are continued and reinforced in the proposed design. On N 45th Street, the wide open space created by the west setback of the historic N 45th St. Clinic is augmented by a 5 foot setback of the proposed building. Along Woodlawn Ave,

the pattern of interstitial open spaces created between existing residential structures is continued by a large break in the building above the first floor.



View of northwest corner



EDG Proposal



## PROMINENT CORNERS

### CS3-A-2. Contemporary Design

The design proposed a contemporary form that explores modern detailing with traditional materials. Special consideration has been paid to the expression of the mass at both the northeast and northwest corners where a restrained palette of durable contemporary materials anchors the building to the site.

### CS2-D-5. Respect for Adjacent Sites

The setback at the northeast corner of the building has been augmented to maximize the amount of glazing allowable under building code restrictions. This provides the neighboring building with a well-scaled and activated facade that contributes to the open space between buildings.

### CS2-D-1. Existing Development and Zoning

The existing building heights of both neighboring structures on N 45th St. were documented and considered in the development of the design. A break in the massing along N 45th St. allows for the mass to step down the hill visually and connect the scales of adjacent structures.

### CS2-C-1. Corner Sites

This contemporary design on a prominent corner will utilize modern detailing and a consistent material palette to provide the neighborhood with a distinguished and well-scaled piece of architecture.



EDG Proposal



View from northwest





View from northeast



EDG Proposal



## MATERIAL & DETAILING

### **CS3-I-iii. Building Base Design**

The proposal brings a simple palette of durable materials to the pedestrian level - brick and steel are used in conjunction to describe the edges of the building. The use of wood on walking services internal to the project also lends a visual warmth to the experience of the passer-by. The base of the building is also transparent at commercial edges to allow interaction with

pedestrians and allow activity to spill in to the public realm. The base of the 8-unit building is scaled and detailed to mimic the residential fabric of the adjacent buildings by incorporating a raised entry and prominent entry porch.

### **DC2-II-iii. Durable Materials**

Brick is proposed at the most sensitive edges to allow the proposed structure to withstand

weathering and age well. The detailing will be carefully considered to minimize staining and fading over time.

### **DC3-A-1. Interior/Exterior Fit**

The exterior space generated by the massing of the structure is reflected in the positioning of the most public interior spaces of the building. The residential entry, for example, on the

west facade aligns vertically with the 2nd floor courtyard above.

### **DC4-A-1. Exterior Finish Materials**

High quality exterior materials are proposed on all of the facades that front the pedestrian edges of the site. Two tones of brick break down the scale of the project and lend a distinct character to the different volumes of the project.



EDG Proposal



View from southwest



Interstitial, secondary steel detailing is used to organize the facade and break down the overall mass of the building.



View of west facade



## RAISED COURTYARD

### **DC3-B-4. Multifamily Open Space**

A common open space accessible to all residential tenants is located at the center of the proposal. In response to design guidance, the design team has widened this courtyard space to allow for more light and air to penetrate in to the center of the space.

### **CS2 Urban Pattern and Form**

#### **DC3-C-1. Reinforce Existing Open Space**

The pattern of spaces created by the existing residential fabric on Woodlawn Ave N is reflected in the placement of the residential courtyard that breaks the mass of the building along the west facade as a means of relating to the existing fabric.

### **CS2-II-i. Reinforce Streetfront Elements**

The streetfront elements are reinforced with overhead weather protection that strikes a horizontal line and ties the commercial elements together. A horizontal setback along N 45th St. also reinforces the accessibility of the commercial spaces. Vertical elements clad in brick break down the scale of the streetfront and mirror the established pattern of commercial storefronts

that have made Wallingford and N 45th St. in particular a thriving commercial district.

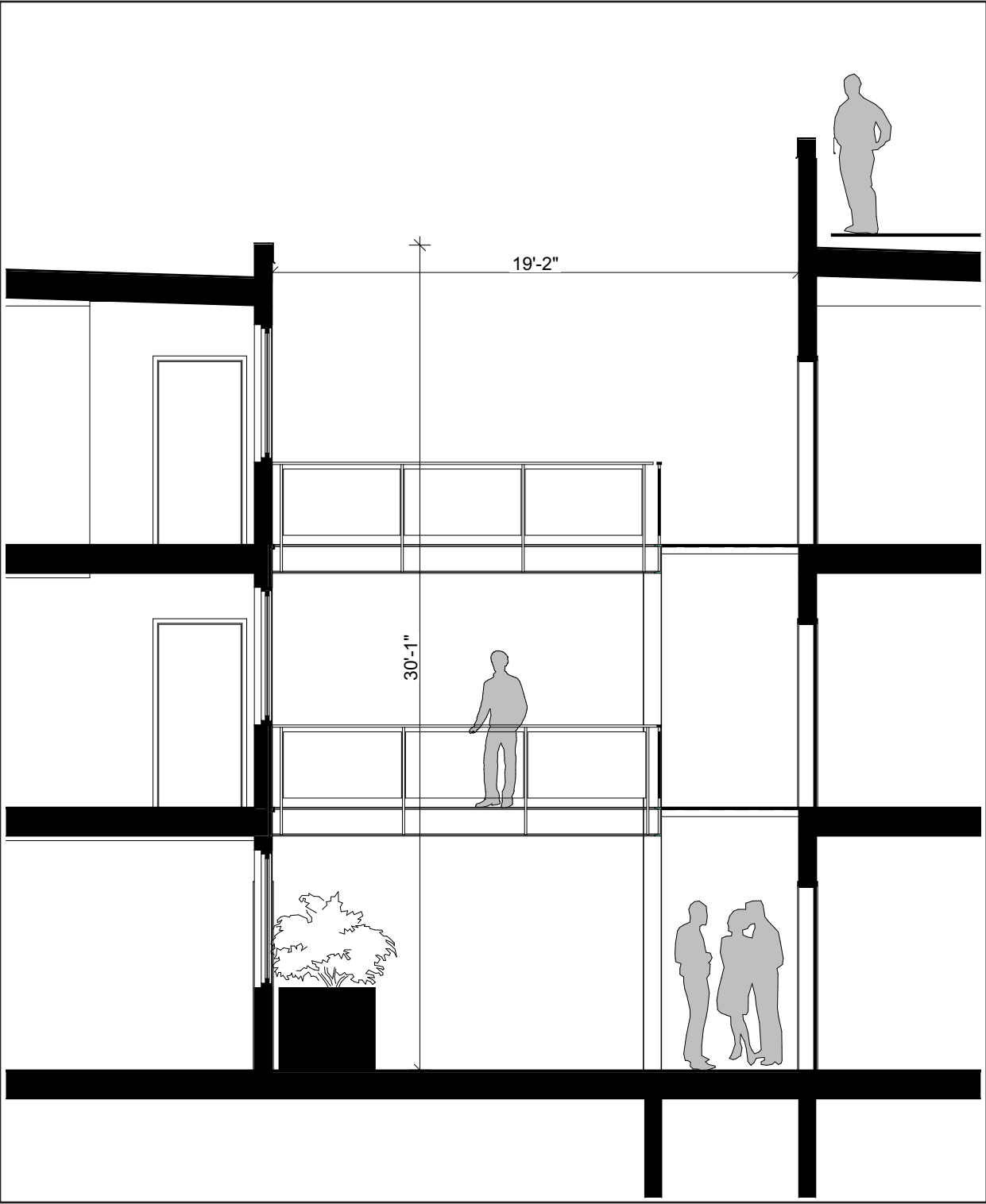
### **CS3-A-1. Fitting Old and New Together**

The design team has paid close attention to the impact of the proposal on the surrounding fabric, particularly the adjacent historical structure.



View of Courtyard from fourth floor





Section through raised courtyard



View of courtyard looking east



View of courtyard looking west



## ZONE TRANSITION

### **CS2-D-1. Existing Development and Zoning** **CS2-D-3. Zone Transitions**

The mass of the design proposal steps down to the south as a way of transitioning from an NC zone to the LR zone. A wider setback is proposed to the south of the LR portion of the site (8 feet) to provide the neighboring home with more light and air. After receiving guidance from the design review board, the design team

reconsidered the use of the low-rise portion of the site. By proposing a compact, 8-unit apartment structure on this portion of the site, the design team managed to increase the size of the residential courtyard, increase the width of the setback from the neighbor to the south, and provide a more substantial, usable open space at the southeast corner of the site.

### **CS2-D-4. Massing Choices**

#### **CS2-D-5. Respect for Adjacent Sites**

The massing of the proposal has been developed to maintain a sensitive transition for both the neighbors to the south and to the east. The mass of the structure is broken on the north side to allow for a visual step down the hill to the west. The mass of the 8-unit building is visually separated by providing a recess between it

and the 40-unit structure. This breaks down the scale of the proposed facade and generates a scale more in keeping with the neighboring residential fabric.



Aerial view from southwest



## DESIGN CONCEPT

### CS3-A-2. Contemporary Design

#### DC2-B-1. Façade Composition

The design team was encouraged to envision a modern building that explored a contrast between playfulness and austerity. The composition of the primary façades explore this dynamic in both the design's materiality and positioning of open spaces. A slight shift in the windows at the third floor lend a sense of

movement and playfulness that contrasts with the regular openings of the northeast volume.



View of north facade



LANDSCAPE



PLANTING SCHEDULE TREES					
Quantity	Botanical Name	Common Name	Spacing	Size	Notes
3	Acer circinatum	Vine Maple	As Shown	Multi-stem, 6' Ht.	GF Plant List Variety - Small Tree
2	Acer rubrum 'Bowhall'	Bowhall Maple	As Shown	2' Cal, 6' Branching Height	Seattle Master Tree List - Medium Tree, GF Plant List - Medium/Small Tree, Call (206) 684-5693 for Inspection
3	Carpinus caroliniana	American Hornbeam	As Shown	2' Cal, 6' Branching Height	Seattle Master Tree List - Medium Tree, GF Plant List - Small Tree, Call (206) 684-5693 for Inspection
2	Fraxinus pennsylvanica 'Cimmaron'	Cimmaron Ash	As Shown	2' Cal, 6' Branching Height	Seattle Master Tree List - Large Tree, GF Plant List - Medium/Large Tree, Call (206) 684-5693 for Inspection
1	Populus tremula 'Erecta'	Swedish Columnar Aspen	As Shown	2' Cal, 6' Branching Height	GF Plant List Variety - Small Tree

SHRUBS, GROUNDCOVER AND VINES					
Quantity	Botanical Name	Common Name	Spacing	Size	Notes
12	Abelia x grandiflora 'Rose Creek'	Rose Creek Abelia	36" O.C.	2 Gal	GF Plant List Variety, +24", DT
4	Clematis x cartmanii 'Blaava'	Avalanche Evergreen Clematis	36" O.C.	1 Gal	GF Plant List Variety, +24", DT
25	Bergenia cordifolia 'Bressingham Ruby'	Bergenia	18" O.C.	1 Gal	GF Plant List, DT
47	Buxus sempervirens 'Monroe'	Green Tower Boxwood	18" O.C.	5 Gal	GF Plant List Variety, +24", DT
8	Buxus sempervirens 'Suffruticosa'	Dwarf Boxwood	24" O.C.	2 Gal	GF Plant List, +24", DT
42	Cornus sericea 'Kelsey'	Kelsey's Dwarf Red-Osier Dogwood	24" O.C.	2 Gal	GF Plant List, +24", DT
104	Epimedium x warleyense	Hybrid Epimedium	24" O.C.	1 Gal	GF Plant List, DT, Meets 30" SDOT Req.
85	Geranium x cantabrigiense 'Bikovo'	Hardy Cranesbill Geranium	18" O.C.	1 Gal	GF Plant List, DT, Meets 30" SDOT Req.
78	Hakonechloa macra 'Beni Kazi'	Japanese Forest Grass	18" O.C.	1 Gal	DT
15	Hydrangea quercifolia 'Pee Wee'	Pee Wee Oak Leaf Hydrangea	30" O.C.	1 Gal	GF Plant List, +24", DT
37	Juncus patens 'Elk Blue'	California Gray Rush	18" O.C.	1 Gal	GF Plant List Variety, +24"
23	Mahonia aquifolium 'Compacta'	Compact Oregon Grape	30" O.C.	2 Gal	GF Plant List Variety, +24", DT
50	Mahonia nervosa	Creeping Oregon Grape	18" O.C.	1 Gal	GF Plant List Variety, +24", DT
62	Nassella tenuissima	Mexican Feather Grass	24" O.C.	1 Gal	+24", DT, Meets 30" SDOT Req.
30	Pieris japonica 'Valley Rose'	Valley Rose Japanese Andromeda	36" O.C.	2 Gal	GF Plant List Variety, +24", DT
117	Polystichum munitum	Sword Fern	24" O.C.	1 Gal	GF Plant List, +24", DT
66	Prunus laurocerasus 'Mount Vernon'	Dwarf English Laurel	24" O.C.	1 Gal	GF Plant List, +24", DT, Meets 30" SDOT Req.
16	Rhododendron yak. 'Prince'	Dwarf Rhododendron	30" O.C.	2 Gal	GF Plant List Variety, +24", DT
11	Rhododendron 'Golden Gate'	Golden Gate Rhododendron	30" O.C.	2 Gal	GF Plant List Variety, +24", DT
20	Salvia 'May Night'	May Night Sage	18" O.C.	1 Gal	GF Plant List, DT

Wood Chip Mulch

DT = Drought Tolerant

COS STANDARD STREET TREE CLEARANCE:

3 1/2' Face of the curb

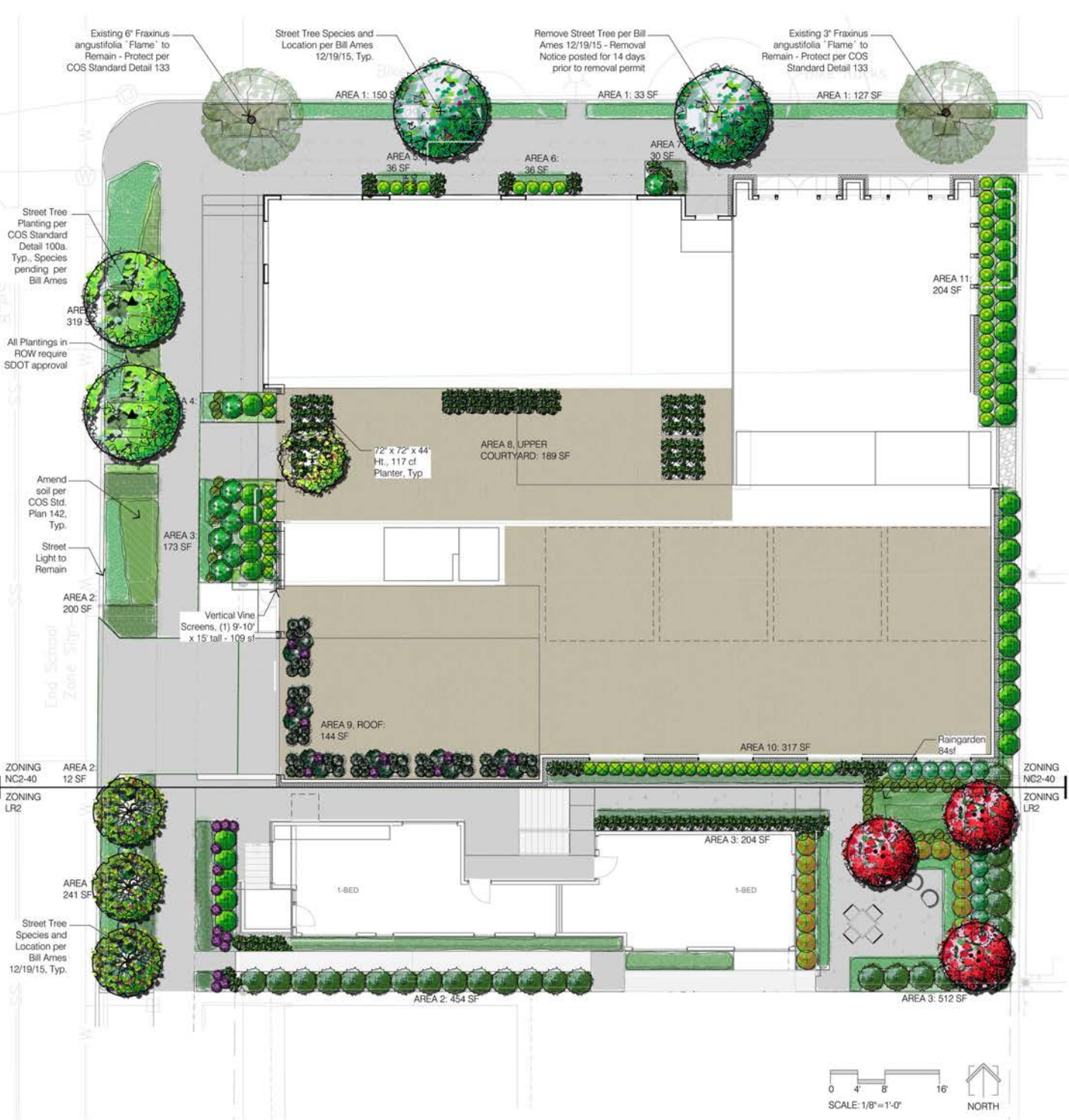
5' Underground utility lines

10' Power Poles (15 feet recommended)

7 1/2' Driveways (10 feet recommended)

20' Street lights or other existing trees

30' Street intersections







① Bergenia



② Biokovo Geranium



③ Bowhall Maple



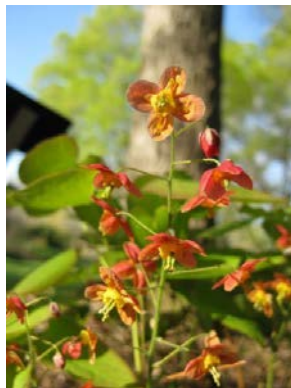
④ Carpinus Caroliniana



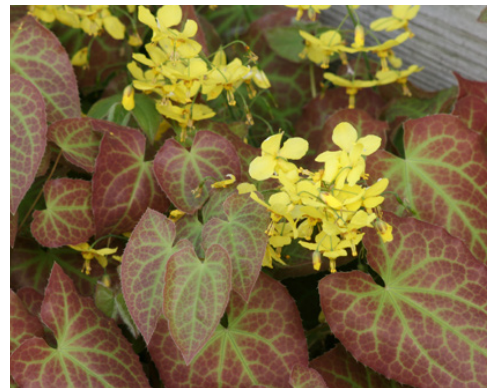
⑤ Compact Mahonia



⑥ Creeping Oregon Grape



⑦ Epimedium Warleyense



⑧ Epimedium



⑨ Evergreen Clematis



⑩ Green Tower Boxwood



⑪ Hakonechloa Beni Kazi



⑫ Kelseyi Dogwood



⑬ Male Fern



⑭ Mexican Feather Grass



⑮ Mount Vernon Laurel



⑯ Pee Wee Hydrangea

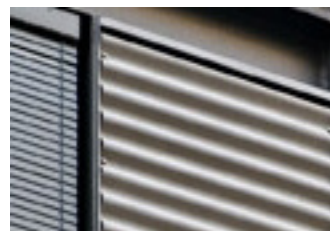


⑰ Rhododendron 'Golden Gate'

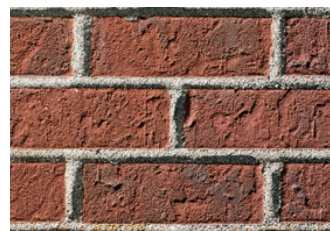


⑱ Rhododendron Yakushmanum





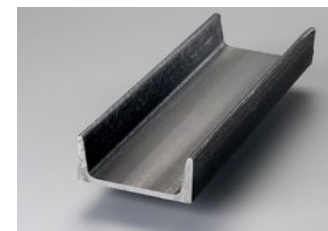
Corrugated Metal Panel



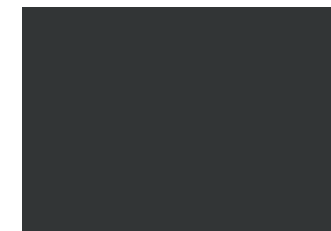
Inca Mission brick Mutual Materials



Ebony brick Mutual Materials



Steel Channel



Fascia and Parapet Cap

PROVIDE METAL PANEL,  
TYP.

PROVIDE PAINTED  
METAL AT FLOOR LINES,  
TYP.

PROVIDE BRICK, TYP.

PROVIDE STEEL  
CANOPY

PROVIDE PAINTED  
METAL AT FLOOR LINES,  
TYP.

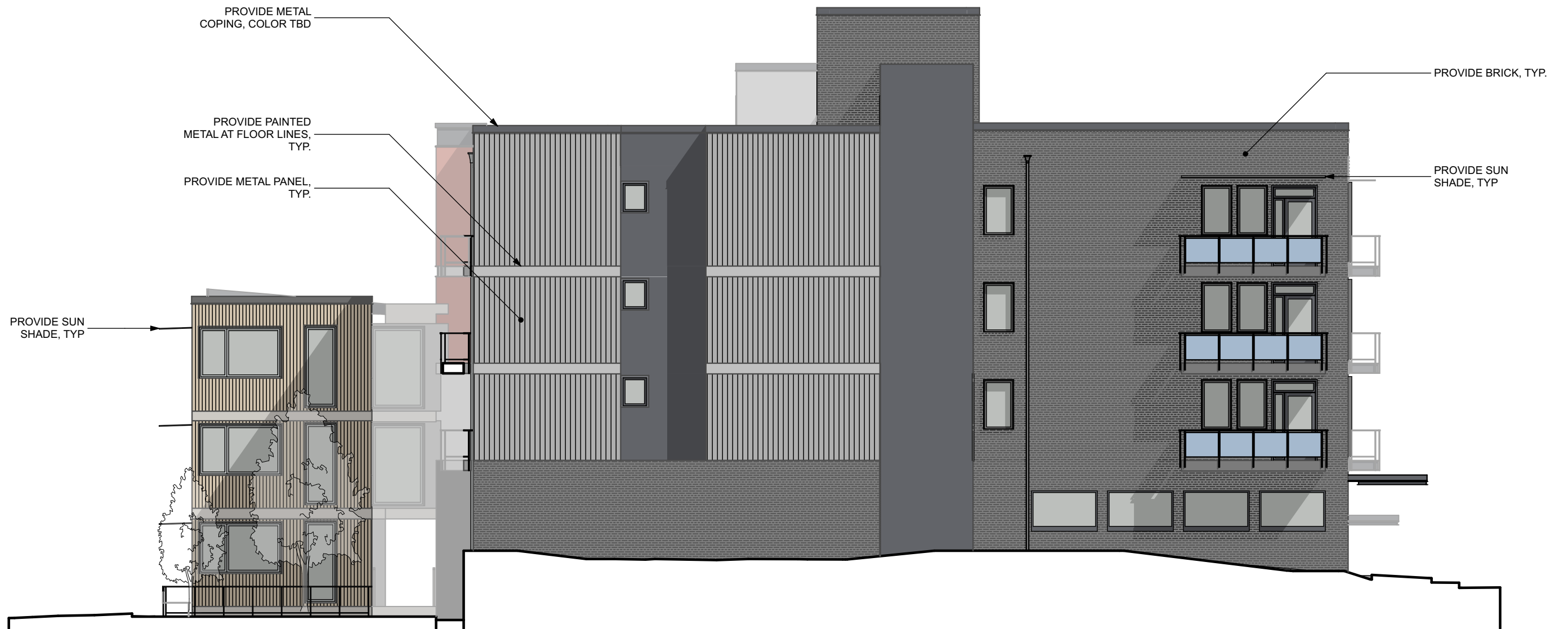
PROVIDE STEEL  
CANOPY, TYP.

PROVIDE VERTICAL  
VINE SCREENS PER  
LANDSCAPE, TYP.



# STREET ELEVATIONS



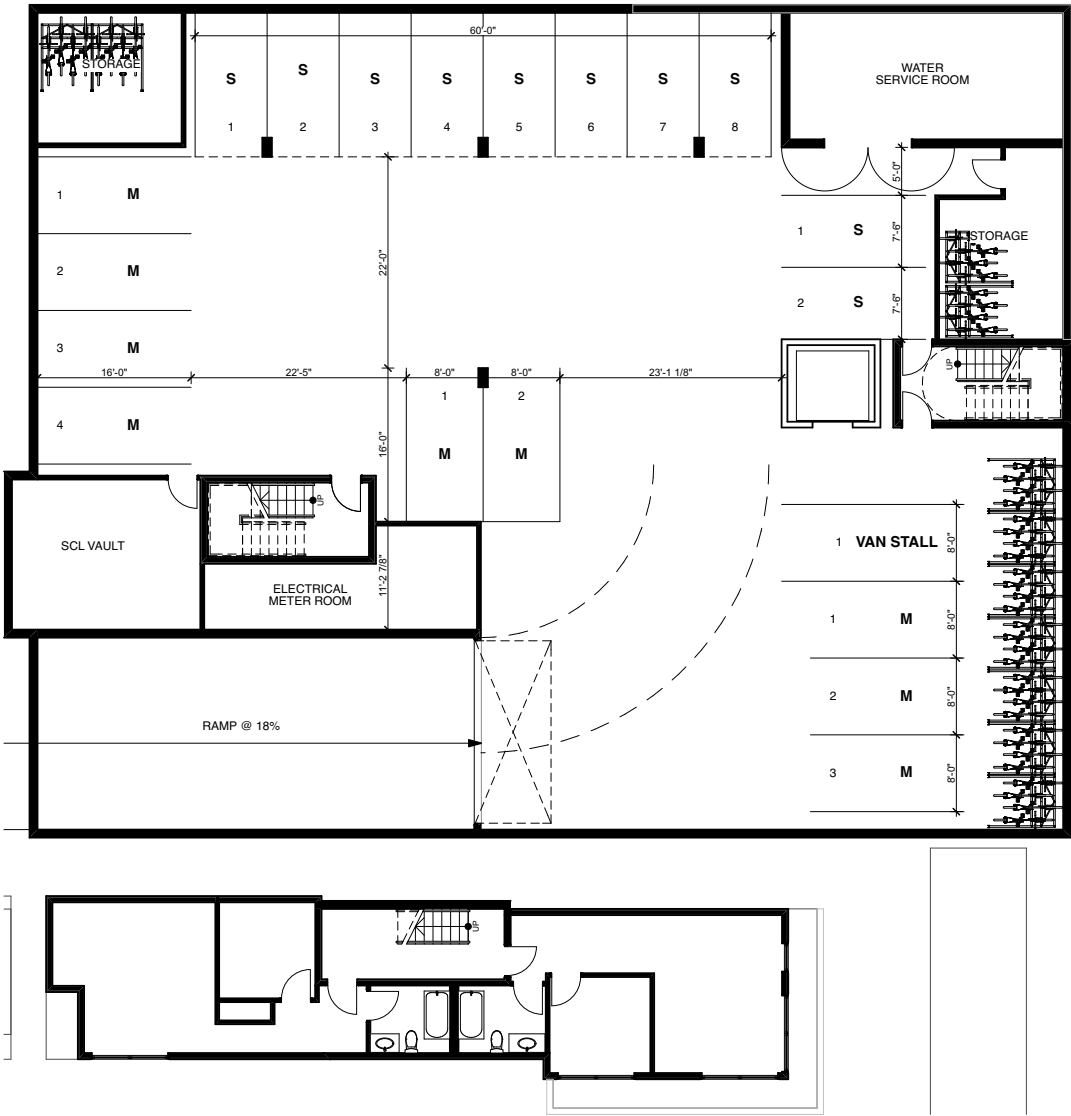




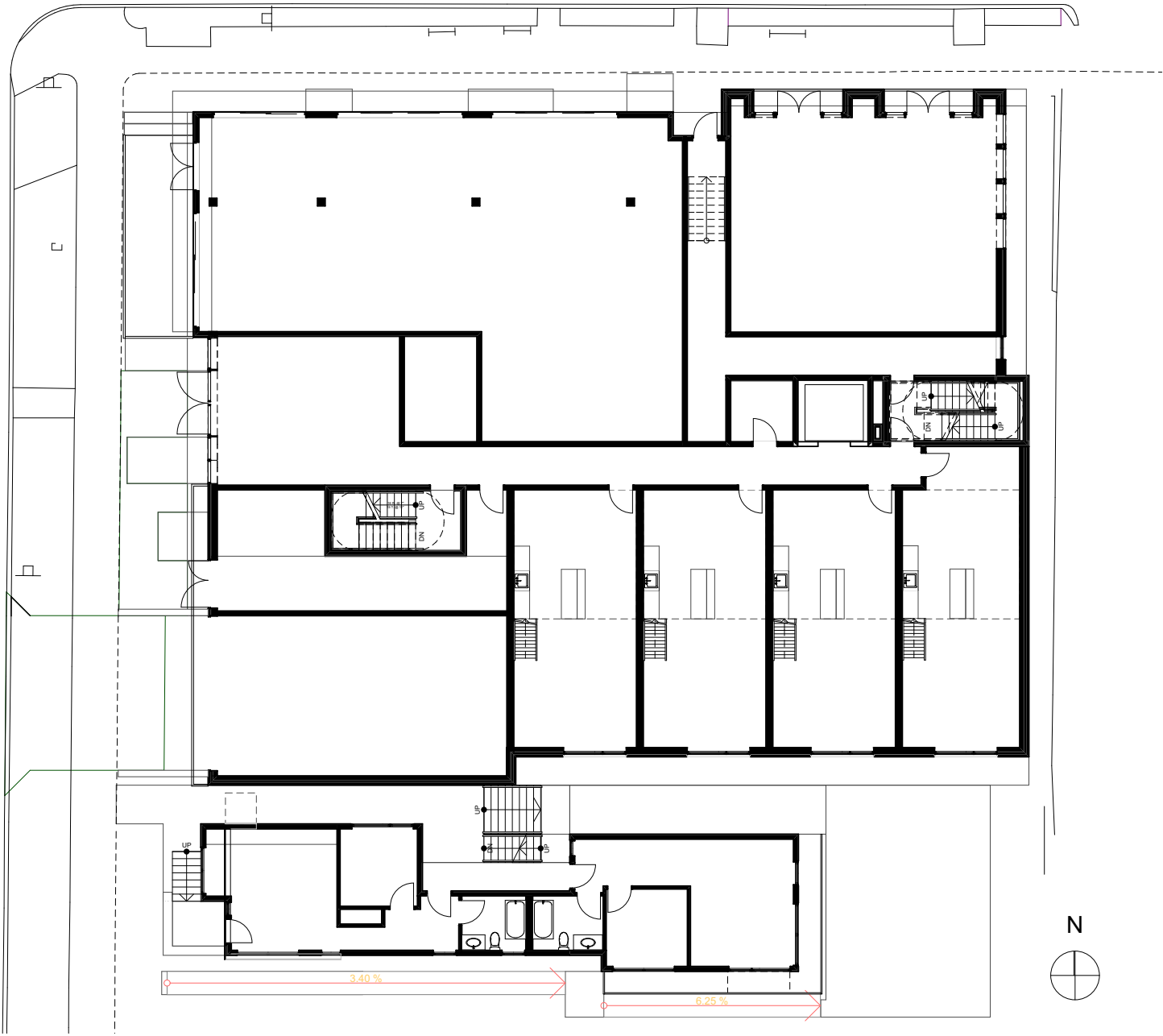
PROPOSED PLANS

DEPARTURE MATRIX

ITEM	CODE SECTION AND REQUIREMENT NAME	REQUIRED	PROVIDED	AMOUNT OF DEPARTURE	JUSTIFICATION	SUPPORTED DESIGN GUIDANCE
1	<b>FACADE LENGTH</b> SMC 23.54.030.B.2	WHEN 20 OR MORE PARKING SPACES ARE PROVIDED, A MINIMUM OF 35 PERCENT OF THE PARKING SPACES SHALL BE STRIPED FOR SMALL VEHICLES. THE MINIMUM REQUIRED SIZE FOR SMALL PARKING SPACES SHALL ALSO BE THE MAXIMUM SIZE. A MAXIMUM OF 65 PERCENT OF THE PARKING SPACES MAY BE STRIPED FOR SMALL VEHICLES. A MINIMUM OF 35 PERCENT OF THE SPACES SHALL BE STRIPED FOR LARGE VEHICLES.	100% SMALL VEHICLES	NO LARGE STALLS ARE PROPOSED	IN ORDER TO MAXIMIZE THE NUMBER OF PARKING STALLS ON THE SMALL DEVELOPMENT SITE CONSTRAINED BY THE CORNER SITE, ITS TOPOGRAPHY, ACCESS REQUIREMENTS AND SPLIT-ZONING (ACCESS IS REQUIRED TO BE ON THE COMMERCIAL ZONED PARCELS) THE PARKING SOLUTION IS LIMITED. THE ACCESS IS PROVIDED AS FAR FROM THE CORNER AS POSSIBLE AT THE SOUTHERN BOUNDARY OF THE COMMERCIAL ZONING AND THEREFORE LIMITS OUR ABILITY TO PROVIDE A DOUBLE LOADED PARKING AISLE. THIS LACK OF EFFICIENCY COMBINED WITH OUR DESIRE TO PROVIDE AS MANY PARKING STALLS RESULTS IN A LARGER THAN REQUIRED PARKING AISLE AND SMALLER STALLS.	WALLINGFORD SPECIFIC GUIDELINES: CS2 III. URBAN PATTERN AND FORM, DC1 I. PARKING AND VEHICLE ACCESS, DC1 II. LOCATION OF PARKING ON COMMERCIAL STREET FRONTS, DC1 III. DESIGN OF PARKING LOTS NEAR SIDEWALKS



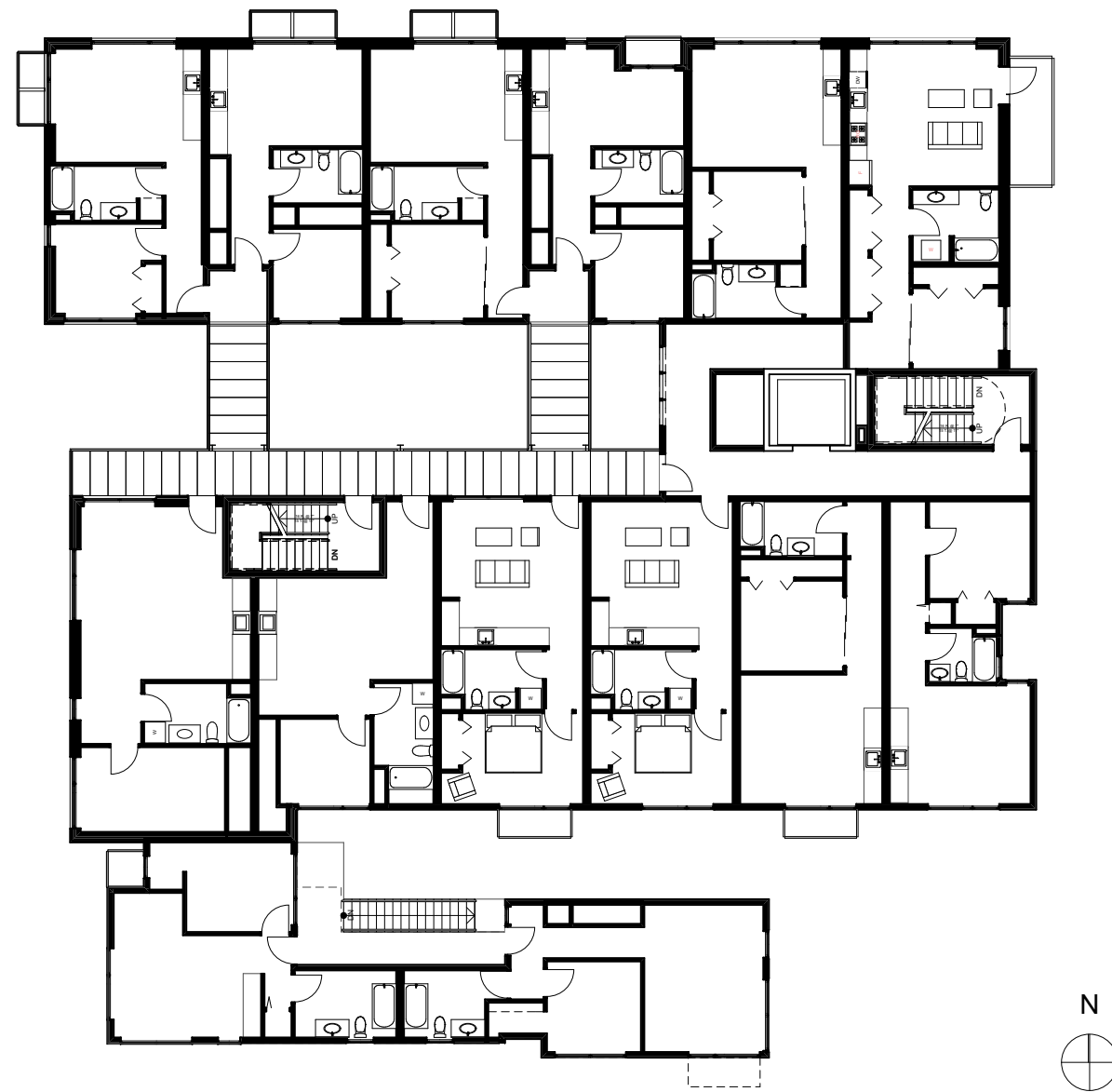
BASEMENT PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



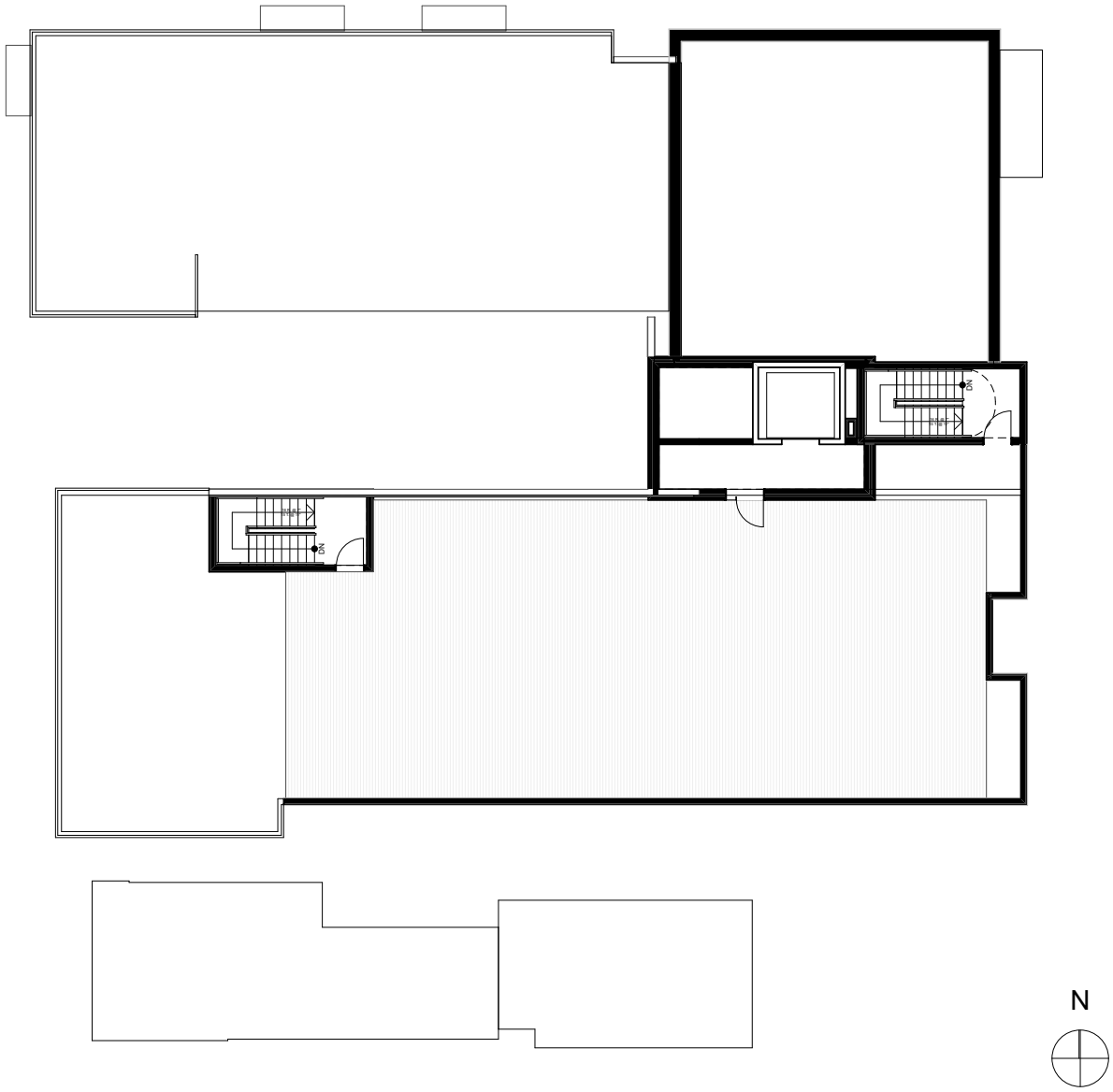
THIRD FLOOR PLAN



# PROPOSED PLANS



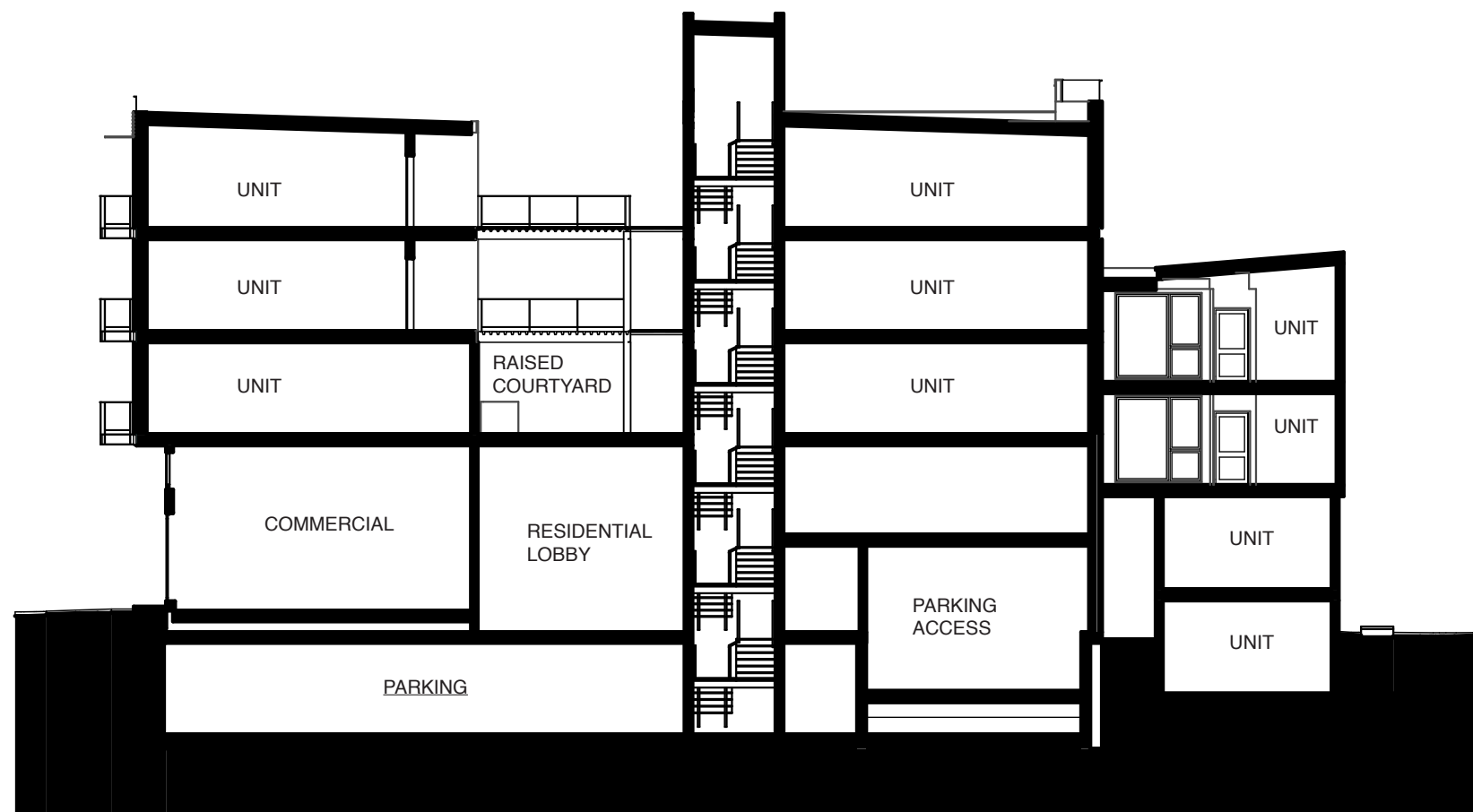
FOURTH FLOOR PLAN



ROOF PLAN

## SITE SECTIONS

These site sections shows the how the proposed structure sits within the site and how it relates to its adjacent surroundings.





COMPLETED WORK



3515 Wallingford Ave N



1818 E Yesler Way



1818 E Yesler Way





208 18th Avenue E



1504 19th Avenue



90 E Newton Street



1411 E Fir Street