

2257 + 2261 N 56TH ST

SDCI# 3029293-LU

DESIGN REVIEW RECOMMENDATION PACKET - REVISED

JULY 9, 2019

BUSHNAQ STUDIO ARCHITECTURE & DESIGN

TABLE OF CONTENTS

Project Team	03
Design Proposal	03
Project Site	04
Development Objectives	04
Urban Design Analysis	05
Zoning Data	13
Site Analysis	14
Priority Design Guidelines	16
Response to EDG Guidance	18
Aerial View	24
Landscape Site Plan/Materials	26
Material Board	28
Elevations	29
Floor Plans	35
Building Section	38
Exterior Lighting/Signage	40
Departures	42

PROJECT TEAM

Developer
Lamb Properties LLC
PO Box 15871
Seattle, WA 98115

Architect
Bushnaq Studio Architecture + Design
4915 Rainier Avenue S Suite 201
Seattle, WA 98118

Landscape Architect
Karen Kiest Landscape Architects
111 John Street
Seattle, WA 98119

Civil Engineer
HL Engineering
5900 4th Ave South, Suite 204
Seattle, WA 98108

Structural
Davido Consulting Group, Inc
9706 4th Ave NE, Suite 300
Seattle, WA 98115

Geotech
Pangeo
3213 Eastlake Ave E, Ste B
Seattle, WA 98102

Surveyor
Site Surveying
21923 NE 11th St
Sammamish, WA 98074

Arborist
Arbutus Design
1906 14th Ave E
Seattle, WA 98112

DESIGN PROPOSAL

Six four-story townhouse-style live work units (±11,700 sf) organized around shared pedestrian plaza. One residential parking space is provided.

- Project seeks to extend small scale commercial character of Tangletown
- Project seeks to retain a Big Leaf Maple located south of the site and deemed an Exceptional Tree by the City of Seattle.
- Project is pursuing Built Green 4 certification.
- The proposed scheme balances several design priorities that are fundamental to the neighborhood's appealing sense of place: appropriate height bulk and scale, commercial areas with human scale elements and porous edges, generous pedestrian amenities and mature trees throughout the neighborhood.

PROJECT SITE

The project site is in Wallingford's Tangletown neighborhood.

The boundaries of Tangletown vary depending on the source but typically "Tangletown" refers to the concentration of walkable retail businesses on N 56th Street that anchors the wider neighborhood.

Loosely, the neighborhood is bound to the south by N 50th Street; to the west by Green Lake Way N. on the north by N 60th Street, and the east by I-5. Its main thoroughfares are NE 56th Street (east and west). Meridian Avenue N, Kirkwood Place N, and Latona Avenue NE (north and south).

The site is zoned NC1-30. There is not a large amount of (NC) neighborhood commercial zoning in the city. Where it occurs, it typically creates walkable commercial spots or districts that serve as focal points for activity and gathering. In this context, Tangletown is an impressive example of an extended neighborhood commercial zone that serves as both a recreational destination and neighborhood hub.

The likely source for the name Tangletown is the irregular configuration of Seattle' s street grid in this transition zone, where Wallingford transitions into the Green Lake neighborhood, Some of the streets follow the angled street grid created associated with Green Lake and others conforming to the city's orthogonal grid. The irregular street grid that defines Tangletown maps closely to the extent of neighborhood commercial.

DEVELOPMENT OBJECTIVES

The project site is located at the east end of Tangletown's neighborhood commercial zone. The development objective is a hub of small scale commercial that extends the lively character of the Tangletown commercial area to the extent of the zone.

The proposed development consists of six townhouse-style live work units organized around a public open space plaza. The design intent is to create conditions for successful small scale commercial with simple, sensitively-scaled building forms, generous open space and human scale elements that reinforce Tangletown's commercial character and patterns of use.



Design Opportunities

NC Zone

Walkable, dense neighborhood commercial street with established commercial patterns of use.

Mix of old and new buildings. Simple building forms.

Good neighborhood examples of human scale: commercial scale glazing, sidewalk seating, canopies, signage, etc.

Located in frequent transit area.

Proximity to Green Lake. Views at upper levels.

Site is in NC zone designated as neighborhood "Heart" (intersections that serve as the perceived center of commercial and social activity) by the Green Lake Neighborhood Design Guidelines.

Exceptional Big Leaf Maple Tree

Design Constraints

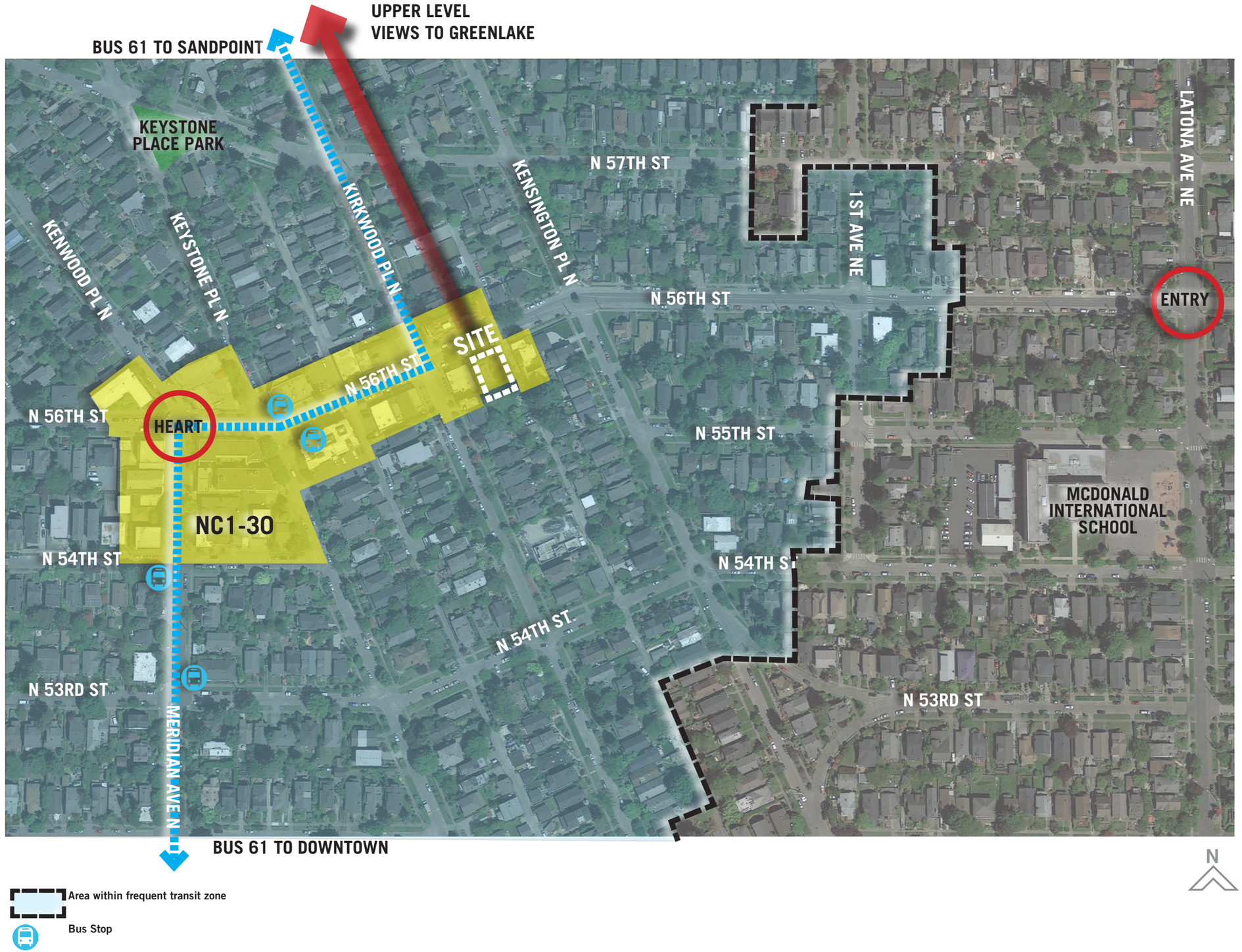
Split zoning on project site.

Rear parking access limited by split zoning.

Exceptional trees.

Power pole on 56th.

SF zone to south.



Street Level Uses

The neighborhood is notable for its mix of small scale commercial buildings.

Several buildings standout for human scale, commercial scale glazing, and the way that their secondary architectural elements add to the activity of the street.

These include the Keystone Building building which houses Elysian Brewery, mkt restaurant and Mighty-O donuts.

The structure was built in 1910 and has been modified steadily over the years to meet the requirements of various tenants and building owners. The building is a good example of the mix of traditional and contemporary elements and uses that contribute to Tangletown's strong sense of place.

The Burgundian, Zoka Coffee, Meridian Theater Building and Puget Sound Group Gallery are also good examples of porous, pedestrian-scale commercial structures in the neighborhood.

Some newer commercial structures along 56th do not have ideal street level presence -minimal glazing, undefined entries, monotonous canopies.



Street Level Uses for Adjacent Buildings



1 "Nyberg Residence"
Apartments



2 Burgundian (Restaurant/Bar)



3 Himalayan Sherpa House (Restaurant)
Active Wellness Chiropractic & Massage
Leny's Place (Bar)



4 Kenny To Family Dentistry
56th Street Market



5 Kisaku Sushi
Beehive Salon



6 Puget Sound Group NW Artist Gallery



7 Meridian Theatre Building (Office Building)



8 Rainier Cabinetry & Design
Todo Bien Wellness Center
The Original Diggity Dog (Restaurant)



9 Kenwood Courts Apartments



10 Keystone Building
Elysian Tangletown (Restaurant/Bar)
mkt (Restaurant)
Mighty-O Donuts Greenlake



11 Zoka Coffee
Keystone Dental



12 Kingdom Hall of Jehovah's Witnesses
Hiroki Dessert Espresso Tea



13 Integrative Health Partners
Edward Jones Financial Advisor

URBAN DESIGN ANALYSIS STREETSCAPE



N 56th St Looking South

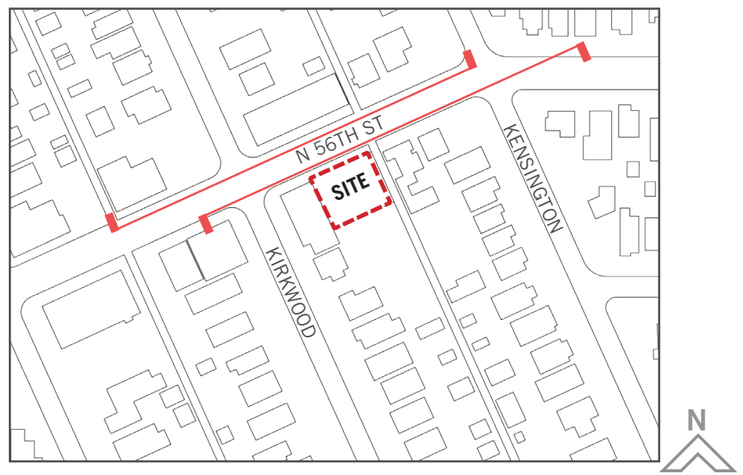


N 56th St Looking North



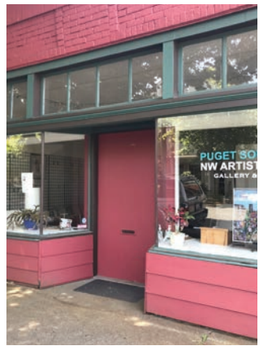


SF-5000 ZONE



URBAN DESIGN ANALYSIS ENTRIES & AWNINGS

Tangletown's pedestrian oriented streetscape was studies as a precedent and informed the project's streetscape elements and character.
Elements studied include entries and awnings, scale of operable windows, outdoor seating, sidewalks and open space and ground level materials.



1 Inset Entry



2 Corner Entry



3 Stoops



4 Street entry
Metal Awning



5 Corner Entry
Metal Awning



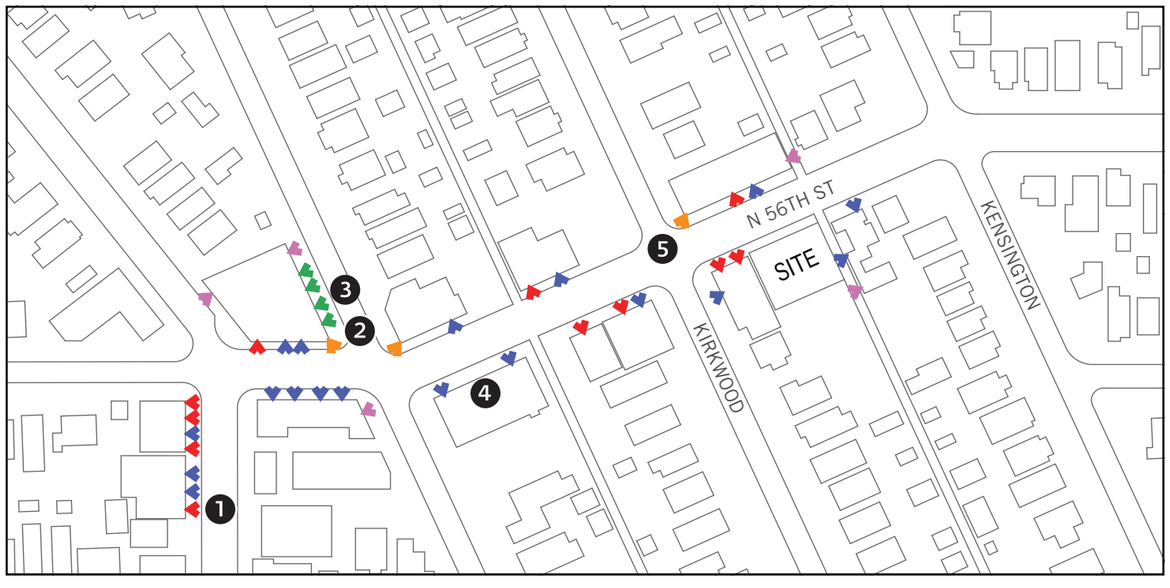
6 Fabric awning



7 Operable awning



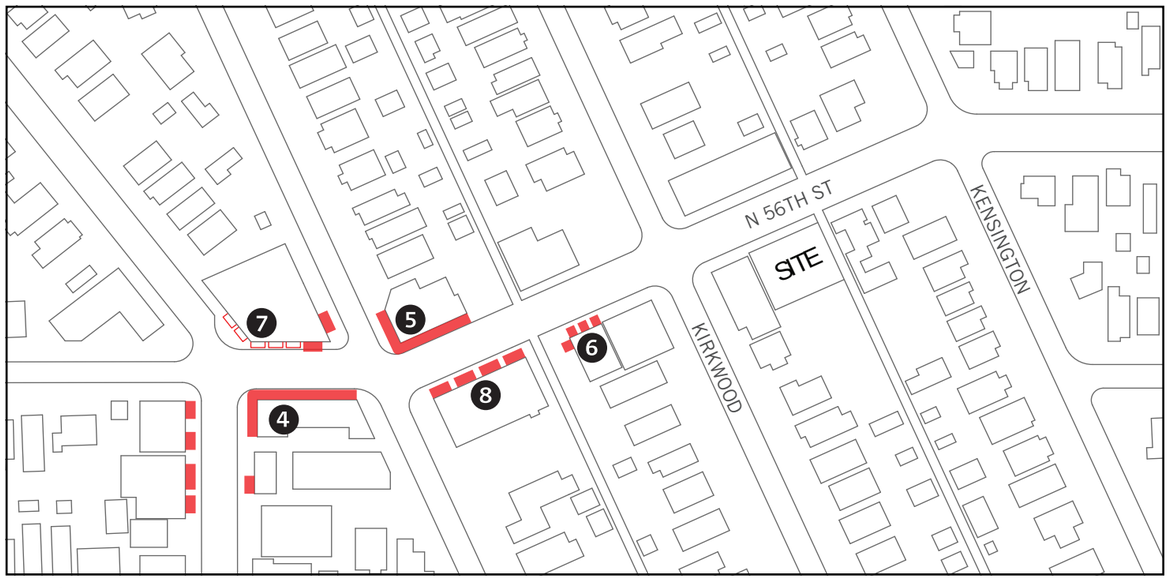
8 Building Overhang



Entries

- Corner
- Inset
- Street
- Stoops
- Garage

Multiple entry types provide variety and sense of activity along commercial frontages.
The Keystone Building is notable for range of entry types around the building.



Awnings

- Permanent
- Operable

Overhead weather protection includes continuous building length canopies and smaller scale permanent and operable canopies. The Keystone Building is notable for mix of retractable and permanent small scale canopies that give each business its own identity. Businesses along Meridian also have smaller scale canopies. Continuous building canopies provide good weather protection but do less to support sense of human scale.



1 Bifold doors
Patio dining



2 Overhead door
Benches



3 Overhead door
Outdoor dining



4 Overhead door
Outdoor dining



5 Benches



6 Outdoor seating



7 Outdoor dining



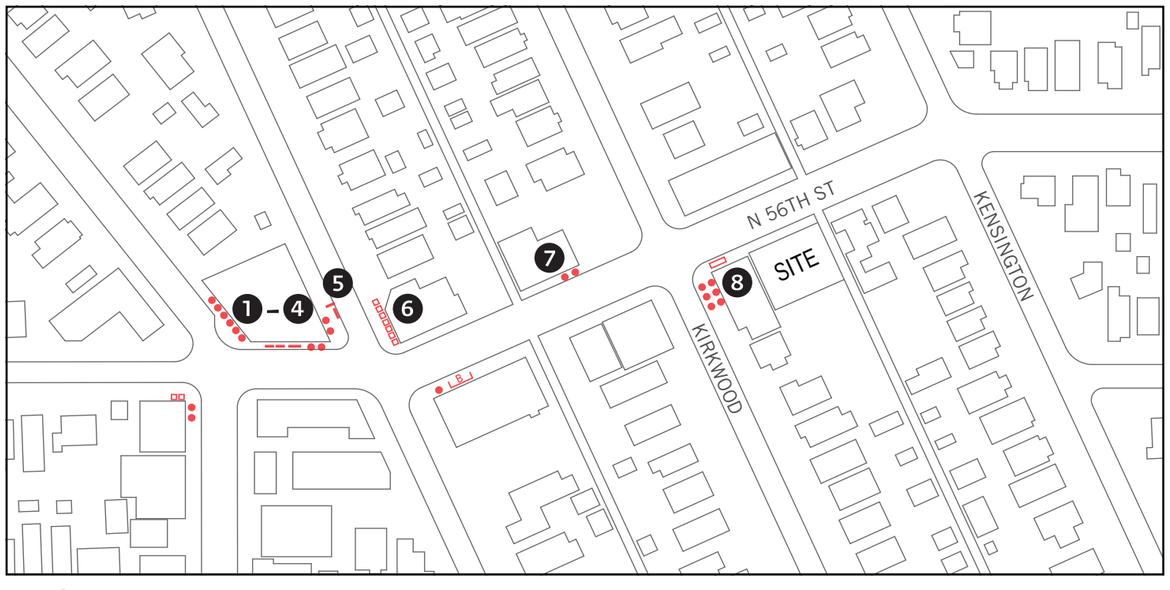
8 Patio dining



Operable Windows

- Commercial Scale
- Residential Scale

Commercial scale windows help create a porous edge between retail businesses and the sidewalk. Large scale operable glazing - sliding and bifold doors/windows, overhead garage doors - enhance the sense of permeability where they occur.



Seating

- Chairs
- Chairs & Tables
- Benches
- Bench/Planters
- B Bus Bench

Map of outdoor seating locations forms a “heat map” for pedestrian and sidewalk activity in the neighborhood. 2x2 scored concrete is typical at sidewalks. Brick paving in front of Zoka Coffee and Keystone Dental are an exception that makes that corner special.



1 ±12’ from building to curb.
Street level brick.



2 ±12’ from building to curb.
Street level brick.



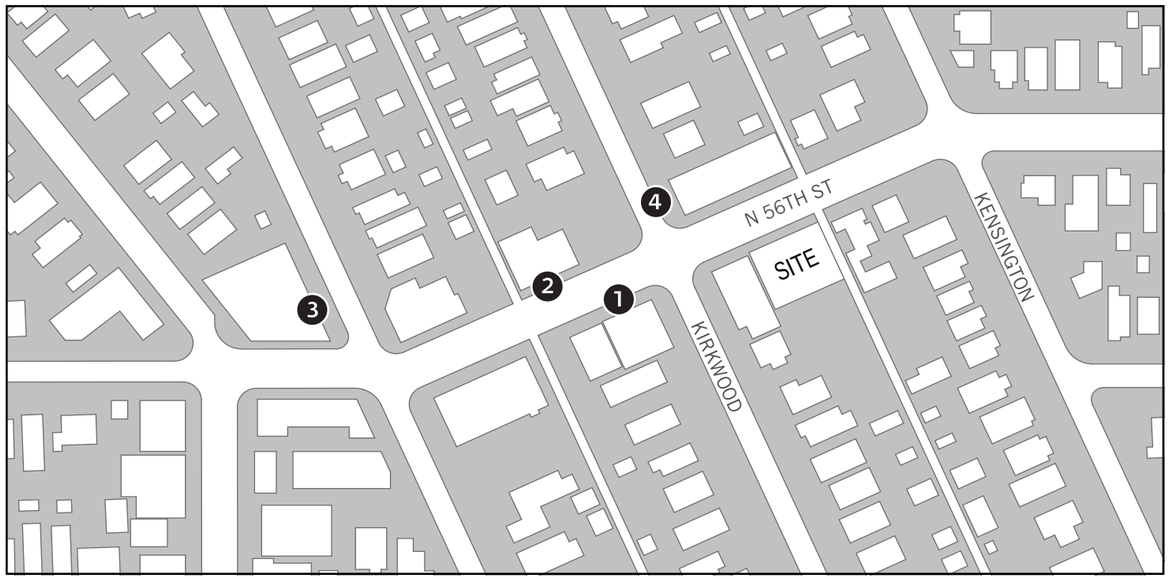
3 ±20’ from building to curb.



4 ±20’ from building to curb
Street level brick.



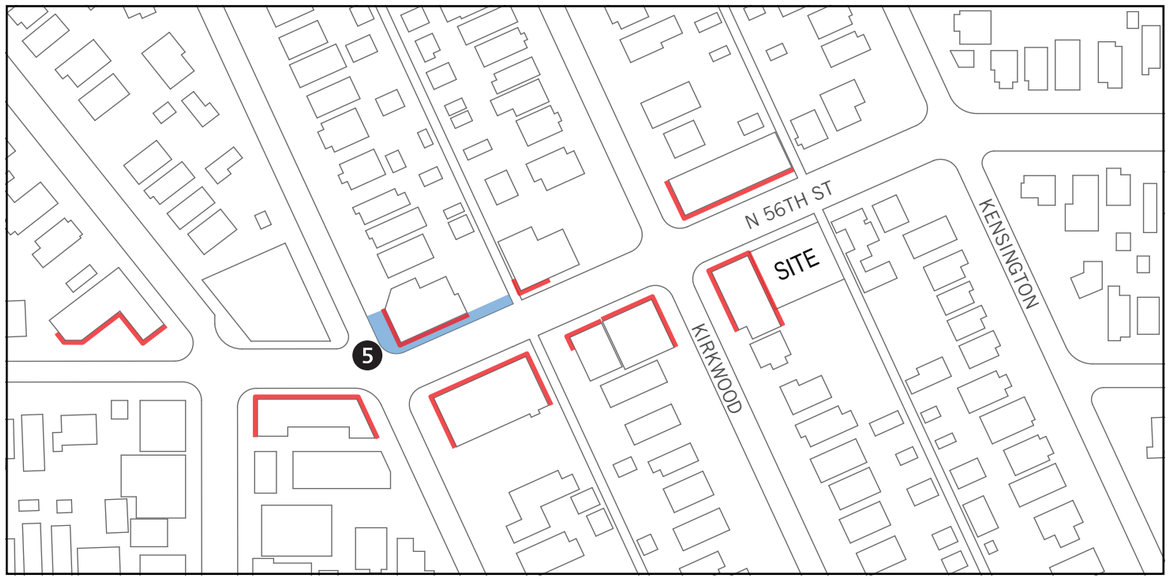
5 Brick paving
Street level brick.



Sidewalk

Sidewalk / Open Space

Sidewalks in the neighborhood commercial zone are wide in the north-south direction and narrow east-west. ROW landscape and sidewalk seating tend to occur in the wider sidewalk areas.



Materials

Ground Level Brick

Brick Paving

Street level of commercial buildings have distinct character throughout commercial district. Brick and horizontal siding are commonly used materials.

ZONING DATA

Project Site Zoning	2257/2261 N 56TH St		NC1-30/SF-5000		
	Lot Area (total)		5405 SF		
	Lot Area (NC1-30 zone only)		4800 SF		
	Lot Area (SF-5000 zone only)		605 SF		
Zoning Adjacent	North		NC1-30		
to Project Site	East		NC1-30		
	South		SF-5000		
	West		NC1-30		

Development Standard Departures	23.41.012.B.11.g	Structure height	Departures of up to 10 feet of additional height may be granted if the applicant demonstrates that (1) the departure is needed to protect an exceptional tree that is located on the lot and (2) avoiding development in the tree protection area will reduce the total development capacity of the site.		Height Departure Requested - See G004/Departure Request 3.

Permitted Uses	23.47A.004.G		Live-work		6 live work units.
	23.47A.004.G.4		Live work shall be deemed a nonresidential use		

Street Level Development Standards	23.47A.008.A.2.b		Blank segments of street-facing façade measured between 2' and 8' above sidewalk grade may not exceed 20' in width		Compliant. See G003 Code Diagrams.
	23.47A.008.A.2.c		Total blank façade segments may not exceed 40% of the width of the street-facing façade		Compliant. See G003 Code Diagrams.
	23.47A.008.A.3.		Street facing facades shall be located within 10' of street lot line unless wider sidewalk, plaza or landscaping		Compliant. See A201 Level 1 Floor Plan.
	23.47A.008.B.2.a		60% of the commercial street-facing façade between 2' & 8" above the sidewalk shall be transparent		Compliant. See G003 Code Diagrams.
	23.47A.008.B.3		Nonresidential. uses shall be 30' average and 15' min. depth from the street-level, street-facing façade.		Depth Departure Requested. See G004/Departure 2
	23.47A.008.B.4		Nonresidential uses at street level shall have a floor-to-floor height of at least 13'.		Compliant. See A311-A314 Sections.
	23.47A.008.E.1		Work portion of live work shall extend width of street facing façade, work portion has 15' depth min between live portions and street		Compliant. See A201 Level 1 Floor Plan.
	23.47A.008.E.1		Live work must have visually prominent street facing pedestrian entry that provides direct access to non-res portion of the unit.		Entry Departure Requested. See G004/Departure 5
	23.47A.008.E.3		Exterior sign must be provided at each live work.		See A304-A305. See Elevations.

Structure Height			Allowable structure height = 30'		Height Departure Requested, See G004/Departure 4
	23.47A.012.A.1.a		Structure may exceed the height limit up to 4' if a floor-to floor height of 13' or more is provided for non-residential uses at street level. Additional height cannot be used to add an additional story.		Max Building Height 41' (34'+7') Height Departure See A300 - A303 Elevations and G003 Grade Plane calculations.
	23.47A.012.C.2		Open railings, planters, skylights, clerestories, greenhouses, solariums, parapets, and firewalls may extend up to 4' above height limit. Insulation material, rooftop decks, and soil for landscaping located above structural roof surface may exceed the max height limit by up to 2' if enclosed by parapets or walls.		
	23.47A.012.C.3a		Solar collectors may extend up to 4' above height limit with unlimited rooftop coverage.		
	23.47A.012.C.4.f		Stairs penthouses can extend 16' above height limit.		

FAR	23.47A.013, Table A		FAR = 2.25 for lot solely residential or nonresidential use.		Compliant.
	23.47A.013.A.3		Allowable FAR 2.25 x 4,800 = 10,800 s.f. max. FAR calculations include portion of site in NC1-30 zone only. Parking that is within structure and not underground must be included in FAR		FAR 2.11 - See G003 Code Diagrams.

Setback Reqs.	23.47A.014.B.2		Where rear/side lot line abuts residential zone, 10' setback is required from 13' to 65'.		Setback Departure Requested, See G004/Departure 1.
	23.47A.014.B.5		No entrance, window, or other opening is permitted closer than 5 feet to an abutting residentially-zoned lot.		
	23.47A.014.E.8		Dumpsters/trash receptacles located outside are not permitted within 10' of any line that abuts residential zone and must be screened.		

.

Landscape and Screening Standards	23.47A.016.A.2		With more than 4 units, landscaping must achieve a Green Factor score of .30 or greater		Compliant. See L103.
	23.47.A.016.B		Street trees are required.		
	23.47A.016, Table D		Garbage cans and dumpsters require 3' and 6' high screens respectively		Compliant. See A302

Parking Location & Access	23.47A.032.A.1		Access to parking shall be from alley if the lot abuts an alley improved to standards of Section 23.53.030.C Per 23.53.030.C alley is improved if 10' wide and paved.		
	23.53.030 Table C		12' alley required in NC-1 zone.		Compliant. Alley is 15' wide and paved

Required Parking	23.54.015.D	Live/work units	Units less than 1,500 SF: 0 spaces required per unit	4 units @ 1500 SF x 0 spaces = 0 spaces required.	See Unit GFA calculations on G003.
	Table A.D		Units 1,500 - 2500 SF: 1 space required per unit	2 units @ 2500 SF max x 1 space = 2 spaces required	
	23.54.020.F		50% frequent transit reduction permitted.	2 spaces x .5 frequent transit reduction = 1 space required	Compliant. See A201 Level 1 Floor Plan

Parking Space Standards	23.54.030.B.3		The first required parking space for live work units shall meet the parking standards for residential use.		
	23.54.030.B.1		For an individual garage serving a townhouse unit, the minimum required parking space will be for a large car.		
	23.54.030.A.1		A large vehicle is 8.5' x 19'		Departure Requested. See G004/Departure 3.

Bike Parking	23.54.015, Table A		Live/work is not in Table E: no min. requirement		

Solid Waste	23.54.040.A.1		Residential uses proposed to be located on separate platted lots, for which each dwelling unit will be billed separately for utilities, shall provide one storage area per dwelling unit that has minimum dimensions of 2 feet by 6 feet.		Compliant. See A201.
	23.54.040.E.1-6		Location of storage space will meet following requirements: Storage space shall be located on the lot of the structure it serves. Storage space shall not be located in required driveways, parking aisles, or parking spaces Storage space shall not block or impede any fire exits, public ROW, pedestrian or vehicular access Storage space shall be located to minimize noise/odor impacts on building occupants and beyond the lot lines of the lot Storage space shall meet the contractor safety standards promulgated by the Director of Seattle Public utilities Storage space shall not be used for purposes other than solid waste and recyclable materials and access		
	23.54.040.F.1.a		For containers 2 cubic yards or smaller: Containers to be manually pulled shall be placed no more than 50' from a curb cut or collection location;		

Signage	23.55.004.A		Signs projecting into any public right-of-way, except alleys, shall have a min clearance of 8' over the adjacent sidewalk or other grade.		
	23.55.004.B		Signs projecting into any public alley shall have a min. clearance of 16' above grade, and shall not project more than 24" beyond the property line.		

Tree Protection Midrise & Commercial Zones	25.11.080.A.1	Exceptional Trees	Director may approve zoning code modifications to preserve Exceptional Trees including departures permitted in 23.41.012 and a reduction in parking requirements of 23.45.015 or a reduction in the standards of 23.54.030.		Exceptional Tree Departures Requested See G004/Departures 4
	23.55.004.B				

Design Opportunities

Location in NC zone - opportunity to expand neighborhood commercial uses.

Underlying two parcel platting sets up appropriate scale for future buildings.

Opportunities for new ROW landscaping, open space plaza and landscape buffer at south end of site. Opportunities to provide visual access through site to land locked single family parcel to south.

Eliminate curb cuts on 56th Ave S.

Trash pick up, parking access can be from alley.

Opportunity to underground communication wires along alley.

Opportunity to remove structurally compromised exceptional tree.

Single family portion of site can be landscape buffer between NC zone and single family parcel to south.

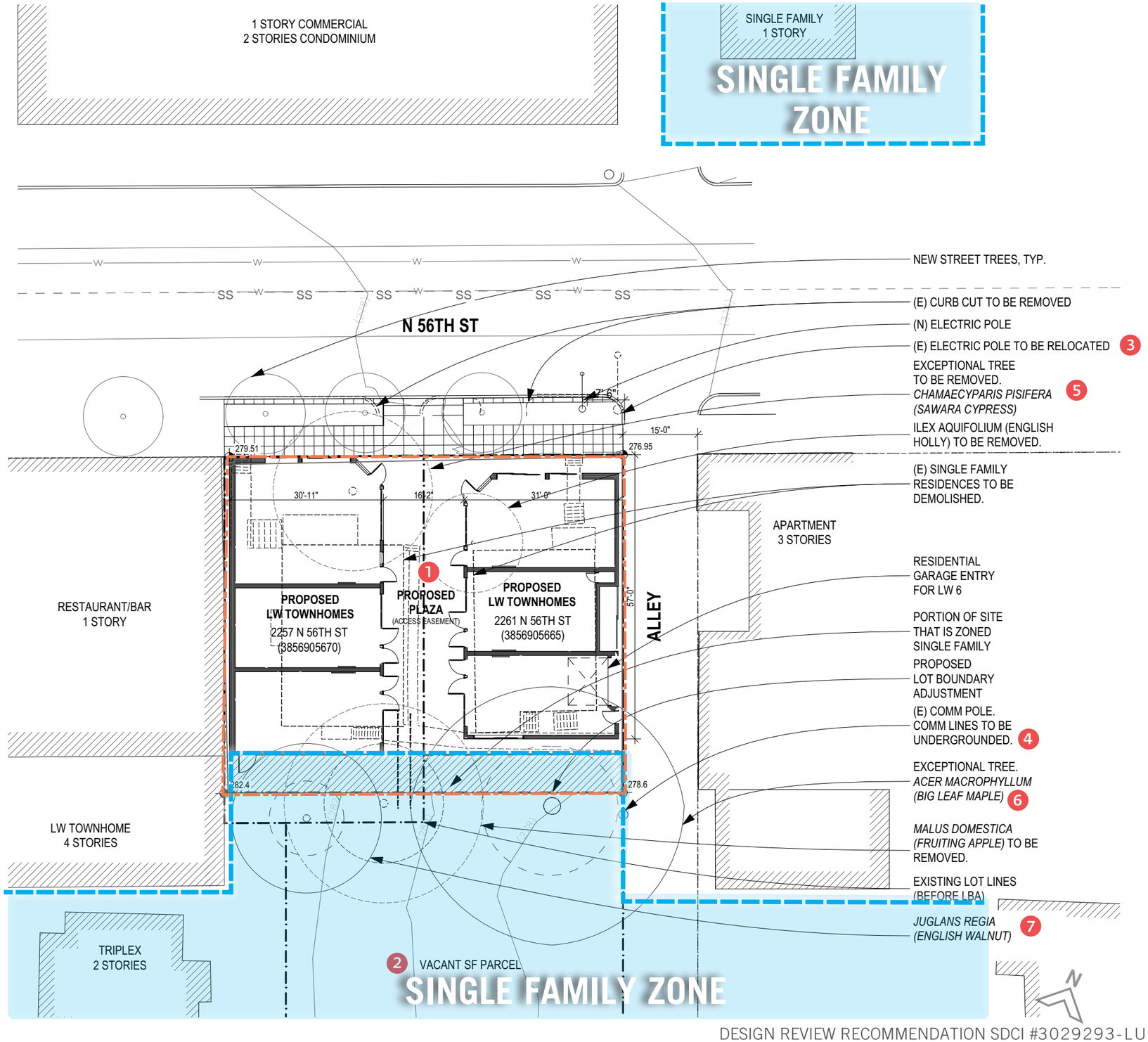
Design Constraints

Electrical lines along 56th Ave will require upper level setbacks.

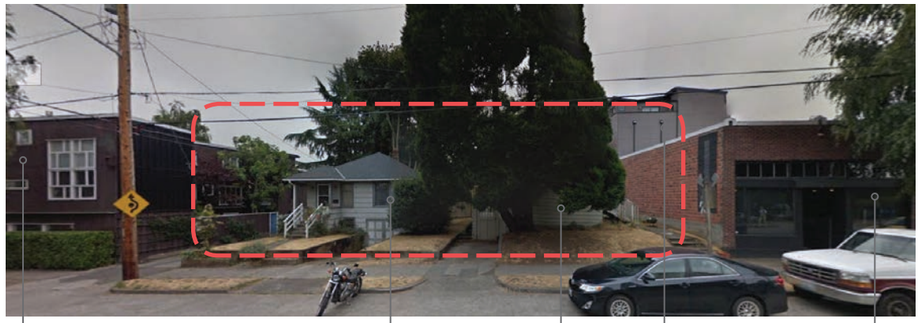
Comm lines on alley.

Sidewalk will need to jog from west for new ROW landscape.

Single family zone to the south.



Existing Buildings



1 **Existing Single Family homes on project site.**



2 **Vacant single family lot to the south.**

Utility Poles



3 **Electric pole**



4 **Comm pole**

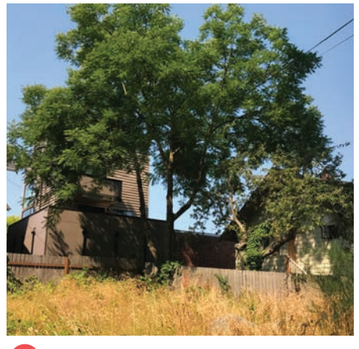
Exceptional Trees



5 **Chamaecyparis pisifera (Sawara Cypress)**



6 **Acer macrophyllum (Big Leaf Maple)**



7 **Juglans regia (English Walnut)**

On site, there are two exceptional trees and one notable, but non-exceptional tree. An arborist reviewed all site trees. Per the arborist's report, the exceptional Sawara Cypress is problematic from both a development and stability standpoint and is proposed to be removed. The proposed project retains the exceptional Big Leaf Maple and the notable English Walnut. See excerpts from the arborist report below:

SAWARA CYPRESS

"The Sawara cypress's location is problematic from both a development and stability standpoint. This tree was planted excessively close to both the house and the immediately adjacent concrete retaining wall. This wall drops from planting level 32 inches to the driveway. It is cracked and bowing from lateral pressure exerted by the expanding trunks. Total wall failure can be anticipated within five years. The cypress also is growing into utility lines paralleling the sidewalk. Limbs already engulf a low wire, and clearance to the live distribution lines is insufficient for the long term. With continued growth this tree can be expected to touch live wires both laterally and vertically. In the future, periodic clearance pruning will be required and will both disfigure the canopy and consume City resources. This tree is a perfect example of planting without foreknowledge or concern about a species' potential size. In addition to above-cited issues, retention of the tree may excessively constrain development on this tight, commercially zoned site. Removal may be the only realistic option. I believe this may mean the unfortunate but unavoidable loss of an Exceptional tree."

BIG LEAF MAPLE

"[The Big Leaf Maple] is located peripheral to the presumed area of construction, and provides both aesthetic and environment benefits to the site and neighborhood. That said, this maple has both canopy defects and basal structural issues that may affect the feasibility of its retention. I believe a responsible decision about retaining this tree should be made based on air excavation to examine the roots and possibly also aerial inspection for branch and trunk integrity. The maple's root zone presents some significant concerns about tree stability, root loss and decay that could precipitate butt decay. On the maple's south side its base rests on and partly overhangs a low poured concrete wall or curb. There is no trunk flare and presumably no anchoring roots extend in this direction. To the north and east, root spread is constricted by concrete alley and walkway pavement and existing foundation walls. To the west approximately five feet from the trunk is a large, deep debris pit of fairly recent origin, roughly 8 feet in diameter and 4 feet deep. Excavation likely severed or damaged some long-established roots, a cause for concern about both anchorage and introduction of decay pathogens through root wounds."

ENGLISH WALNUT

"The other outstanding tree is a semi-mature English Walnut (Juglans regia) in good condition. If protected during construction this tree can be expected to survive and increase in stature for decades to come. The walnut's balanced canopy structure and attractive foliage are aesthetic assets worth exploiting in the redeveloped landscape."

PRIORITY DESIGN GUIDELINES

SEATTLE/NEIGHBORHOOD-SPECIFIC GUIDELINES		DESIGN RESPONSE
CONTEXT AND SITE		
CS2. Urban Pattern and Form		
A. Location in the City and Neighborhood	1. Sense of Place GREENLAKE SPECIFIC GUIDELINES Heart Location	The Tangletown commercial district is notable for its small scale walkable commercial character and its integration with the surrounding single family neighborhood. The proposed project balances several design priorities that are fundamental to the neighborhood's appealing sense of place: appropriate height bulk and scale, commercial areas with human scale elements and porous edges, generous pedestrian amenities and mature trees throughout the neighborhood. The project consists of six townhouse-style live work units divided into two buildings. The two building scheme breaks down the project scale and minimizes massing at the single family zone to the south. The 16' wide plaza adds semi-public open space to the neighborhood and provides light and air to the landlocked single family parcel. The scheme retains the exceptional Maple tree and a striking but non-exceptional Walnut tree at the rear of the site.
D. Height, Bulk, and Scale	3. Zone Transitions 4. Massing Choices	The two building scheme echoes the underlying parcel platting. The 16' plaza - the width of a typical alley – provides a visual and physical connection through the site. These massing strategies reduce the perceived scale of the project. Sloped Level 3 massing further reduces the perceived building height. The longer west building puts more massing at the west side of the site where it is less obtrusive. The shorter east building is setback from the street property line to provide adequate clearance to SCL power lines and set back from the rear property line to preserve the exceptional tree. Preservation of the tree lessens the project's impact on the single family zone to the south.
CS3. Architectural Context and Character		
A. Emphasizing Positive Neighborhood Attributes	3. Established Neighborhoods GREENLAKE SPECIFIC GUIDELINES Tangletown (56th Street Corridor)	The project has contemporary form, materials and details that draw on design and use cues from the neighborhood. The node of six live work units extends the small-scale commercial character of the 56th Street Corridor. Following neighborhood pattern, the street level commercial reads as a strong building base with a high degree of transparency. Chamfered corner entries, large-scale operable glazing, open space with seating, special paving and canopies are additional features that build on positive neighborhood commercial attributes found in the area.
PUBLIC LIFE		
PL1. Open Space Connectivity		
B. Walkways and Connections	1. Pedestrian Infrastructure 3. Pedestrian Amenities	The plaza organizes the project. It serves as an extension of the sidewalk and provides open space for commercial activities at street level. New ROW landscape and hardscape on 56th, retention of exceptional/notable trees and plaza amenities expand pedestrian infrastructure around the site. Refer to DC3 Open Space Concept for pedestrian amenities in the plaza.
PL3. Street-Level Interaction		
C. Retail Edges	1. Porous Edge:	The active, commercial edges of the live work units face N 56th Street and the plaza. The ground floor of each space has an open plan with extensive glazing and large scale operable openings. Landscape, special paving, lighting, signage, fixed seating in the plaza, and space for movable seating in the ROW and plaza add to the project's visual interest and further encourage a porous indoor-outdoor relationship.

SEATTLE/NEIGHBORHOOD-SPECIFIC GUIDELINES		DESIGN RESPONSE
DESIGN CONCEPT		
DC2. Architectural Concept		
B. Architectural and Facade Composition	1. Façade Composition	Each building has a single story commercial base and tapered two-and-half story massing above. The cladding and fenestration emphasize the continuity and porousness of the commercial base and the more sculptural and private character of the upper level massing. The base has a regular rhythm of commercial glazing and distinct entry doors that wrap from 56th to the rear of the plaza. At upper levels, the massing is clad in vertical standing seam metal and has generous but smaller-scale windows. The ribbed cladding provides human scale texture and highlights the upper massing's shape. The street-facing façade is punctuated by a sloped two-story reveal and architecturally scaled building signage. Around the building, asymmetrical window patterns subtly indicate unit divisions and reinforce the upper level residential character. The window locations take advantage of opportunities for light on all building sides and minimize visual conflicts between units.
DC3. Open Space Concept		
A. Building -Open Space Relationship	1. Interior/Exterior Fit	The open space concept and architectural concept are interconnected. The plaza provides access to each live work unit, outdoor area for the live work commercial spaces and semi-public open space to the neighborhood. In return, each unit, at all levels, is designed with an open plan facing the plaza and along 56th. At street level, open space elements include ROW landscape and hardscape, commercial scale operable windows, distinct entries with individual canopies, special paving, hanging planters, lighting and signage, and fixed boulder seating. The open space concept includes a private roof deck at each unit. Stair towers and penthouses are located to provide southern exposure and plaza and Green Lake views to each roof deck.
DC4. Exterior Elements and Finishes		
A. Building Materials	1. Exterior Finish Materials 2. Climate Appropriateness	Primary building materials are standing seam metal, stained cedar siding and black commercial and residential windows. Accent materials include metal panels and flashings, painted fiber cement panels, and metal cable rail. CMU will be used at the blind wall at the interior lot line. Landscape/hardscape elements include concrete permeable pavers, granite boulders for seating and retaining walls, architectural concrete walls, weathered cedar fencing, a vertical green wall. Plantings selections emphasize native, drought-tolerant plants. The project materials are durable and attractive. Their use and locations reinforce the architectural and open space concepts.

PROJECT VIEW FROM N 56TH STREET



Early Design Guidance

The inclusion of a street facing unit in each building is key to its activation of the streetscape. Consider using the neighboring turn-of-the-century commercial storefront as a guide for the organization of the storefronts on the proposal. Consider recessing the entry bays to create a traditional but dynamic ensemble of entries. Wrap the storefront around the corner, at the very least into the courtyard. (CS2, CS3, PL1, PL2, PL3, DC3 and DC2)

MUP Land Use Corrections

Staff agrees that the chamfered entries, while different than what was proposed in design review, are an effective and dynamic way of engaging the streetscape while providing an enticing entry to the courtyard. While the window and door head heights are informed by the neighboring context, please explore options that include a nod to the transom feature.

Applicant Response

The applicant incorporated a contemporary take on transom windows at street level glazing on 56th and in the plaza. The horizontal expression of the transoms contributes to the strong distinction between the commercial street level and residential upper levels. Along with the chamfered entries and head height alignments, the transoms also echo neighborhood patterns.

The applicant also refined the east building siting and the size and location of the street facing commercial glazing. The east building is now setback approximately 3' from the property line. The setback provides required clearance from SCL infrastructure and extends the sidewalk. The fenestration now reads as a continuous band of glazing that extends from the N 56th frontage to the rear of the plaza. The project massing creates two new corner conditions. The chamfered entries, transoms and related glazing and siting refinements help create a strong and inviting connection between plaza and street.



Proposed design: view from northwest

Building material transition aligns with transom beam of adjacent commercial building

Contemporary interpretation of historic transom window

Street level glazing wraps corner and extends to the rear of the plaza

East building setback extends the sidewalk



MUP: view from northwest

MUP Land Use Corrections

The uneven arrangement of windows on the front facade [at upper levels] leaves a large blank area. Consider re-arranging uses or windows to fill this area. An inset of materials could also be used in this area to create visual interest.

Applicant Response: Upper level street facade

The applicant studied a range of refinements to address staff's blank wall concerns. In the proposed design, the street-facing façade is punctuated by a sloped two-story reveal and architecturally scaled building signage.

Other studies looked at adding windows, as shown in Study 1, more complicated siding patterns for greater visual interest and more irregularly shaped upper level massing.

The applicant requests to proceed with the proposed design. The added reveal and architecturally-scaled signage punctuate the street facing facade and provide each building with a strong identity. The reveal adds depth and visual interest to the facade in a way that supports the architectural concept and facade composition.



Proposed design: View from northeast with reveal



Proposed design: View from northwest with reveal



Study 1: Added windows - view from northeast



Study 1: Added windows - view from northwest



MUP: View from northeast



MUP: View from northwest

MUP Land Use Corrections

Further develop the fenestration pattern on the courtyard faces facades as well.

Applicant Response: Upper Level Plaza facade

Applicant has refined the fenestration pattern in the plaza. Refinements include:

Added transoms and more regular distribution of glazing at Level 1.

Added windows at Levels 3 and 4.

Added black-stained cedar siding to the inset deck at Level 3.

Taken together these refinements provide a better sense of scale, order and visual interest on the plaza facades. The transoms enhance the commercial character of the street level glazing. In conjunction with the overall fenestration pattern, signage, lighting and canopies, the transoms help subtly distinguish between each unit. The upper level modifications provide more visual interest on the facade while still maintaining residential character and privacy between facing units.



Proposed: Plaza East Elevation



Proposed: Plaza West Elevation



MUP: Plaza East Elevation



MUP: Plaza West Elevation

Early Design Guidance

High-quality materials and details will be critical to the success of the buildings unique shape. Those suggested in the design review packet are a good start. Consider contrasting the lower, more public floors from the shape that defines the upper floors. (CS3, DC2, and DC4)

MUP Land Use Corrections

Please include detailed information about the cladding materials proposed for the project.

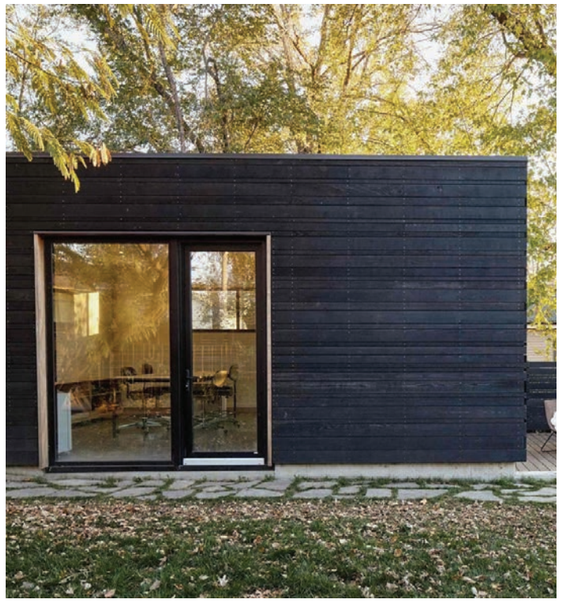
Applicant Response

Primary building materials are standing seam metal, stained cedar siding and black commercial and residential windows. Accent materials include metal panels and flashings, painted fiber cement panels, and metal cable rail. CMU will be used at blind wall at the interior lot line. These materials are durable and attractive. Their use and locations reinforce the architectural and open space concepts.

Each building has a single story commercial base and tapered two-and-half story massing above. Black commercial-scale windows/doors and dark stained cedar siding provide continuous commercial character at Level 1 street and plaza facades. Upper level massing is clad in standing seam metal siding with smaller scale black residential windows. The metallic grey standing seam siding contrasts with the darker base and provides human scale texture. The distinction between the base and upper levels emphasizes the street level commercial character and the more sculptural and private character of the upper levels.

See Material Board and Rendered Elevations with material call-outs.





Standing Metal Seam

Color: AEP Span Cool Zactique II or sim

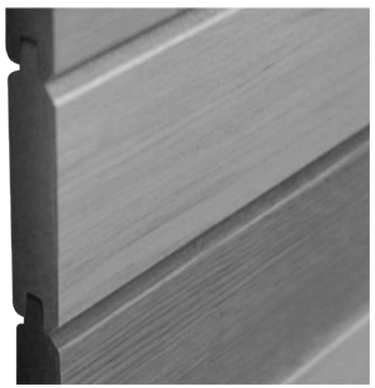
Size: 12”



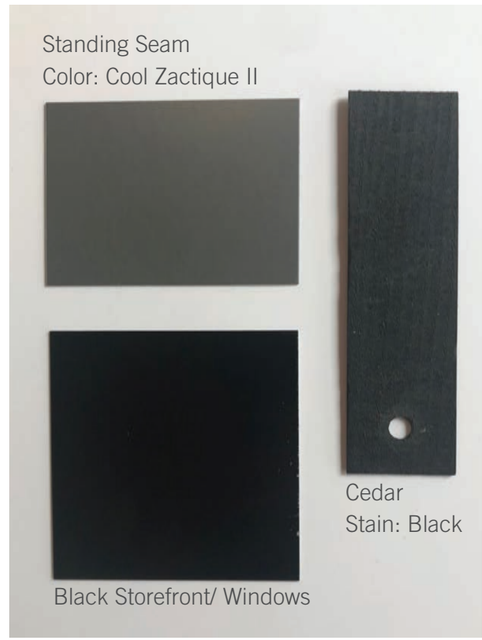
Tongue and Groove Cedar Siding

Stain: Cabot’s Black Semi-Transparent Stain or sim

Size: 1 x 6



Primary Materials



Early Design Guidance

Courtyards work best when they have a focal point or reward to draw people into them. At recommendation, illustrate what pedestrians will see looking into the courtyard and highlight features that will entice them to enter the space and activate it. (PL1 and DC3)

Land Use Corrections to MUP

Please include 3D views at street level and looking down courtyard as requested. As started above the submittal should include a feature at the end of the courtyard

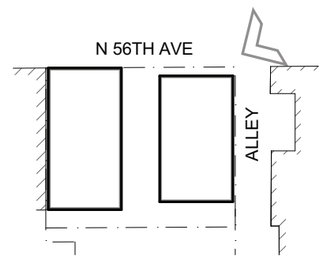
Applicant Response

Page 22: 3D view shows the plaza entry marked by the break between the two buildings. Chamfered corner entries, ROW landscape, street trees and transitional sidewalk paving highlight the mouth of the plaza. Diagonal views through commercial glazing connect the street to the plaza. The east building setback further enhances the draw of the plaza. Transoms, glazing alignments and material consistency help unify the frontage along N 56th Street.

Page 23: Within the plaza, there is a regular rhythm of commercial glazing and distinct entry doors. Canopies, special plaza paving, lighting, signage, and hanging planters contribute to the human scale pacing. Large scale boulders for seating and retaining walls and the weathered cedar privacy fence at the rear of the plaza are an inviting destination and buffer for the single family parcel.



Street level view looking west along N 56th Street



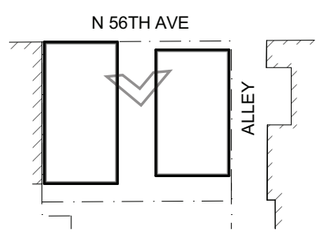


Street level view into plaza

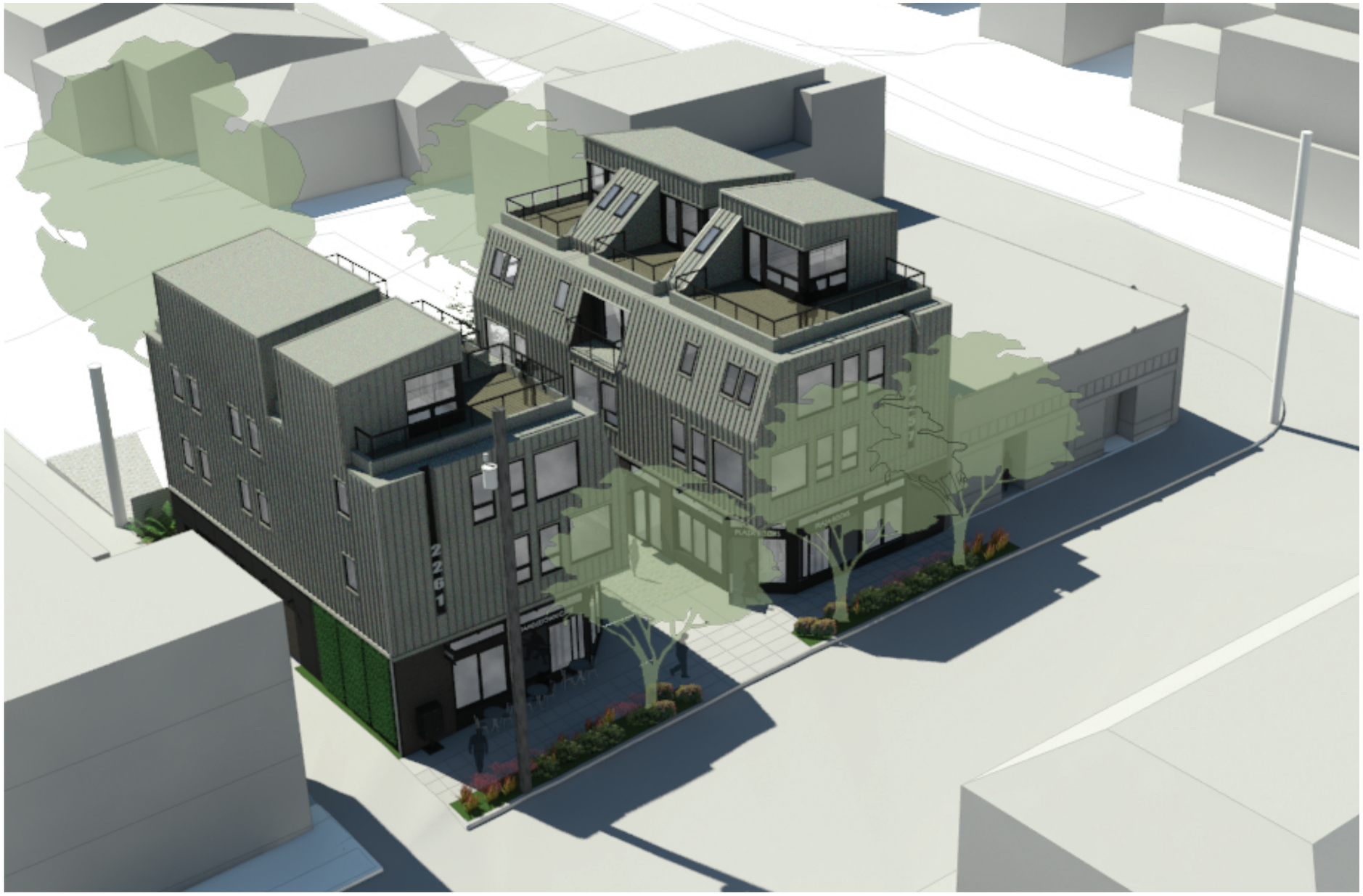
Weathered cedar privacy fence serves as a backdrop for the plaza and provides a sensitive transition to single family parcel

Freestanding sawn-top boulders are inviting and playful seating elements at the rear of the plaza

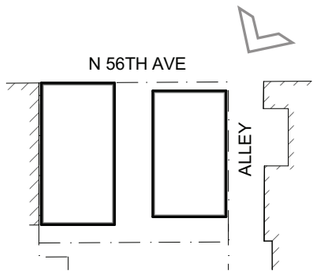
Low rock wall beyond provides additional informal seating



AERIAL VIEW

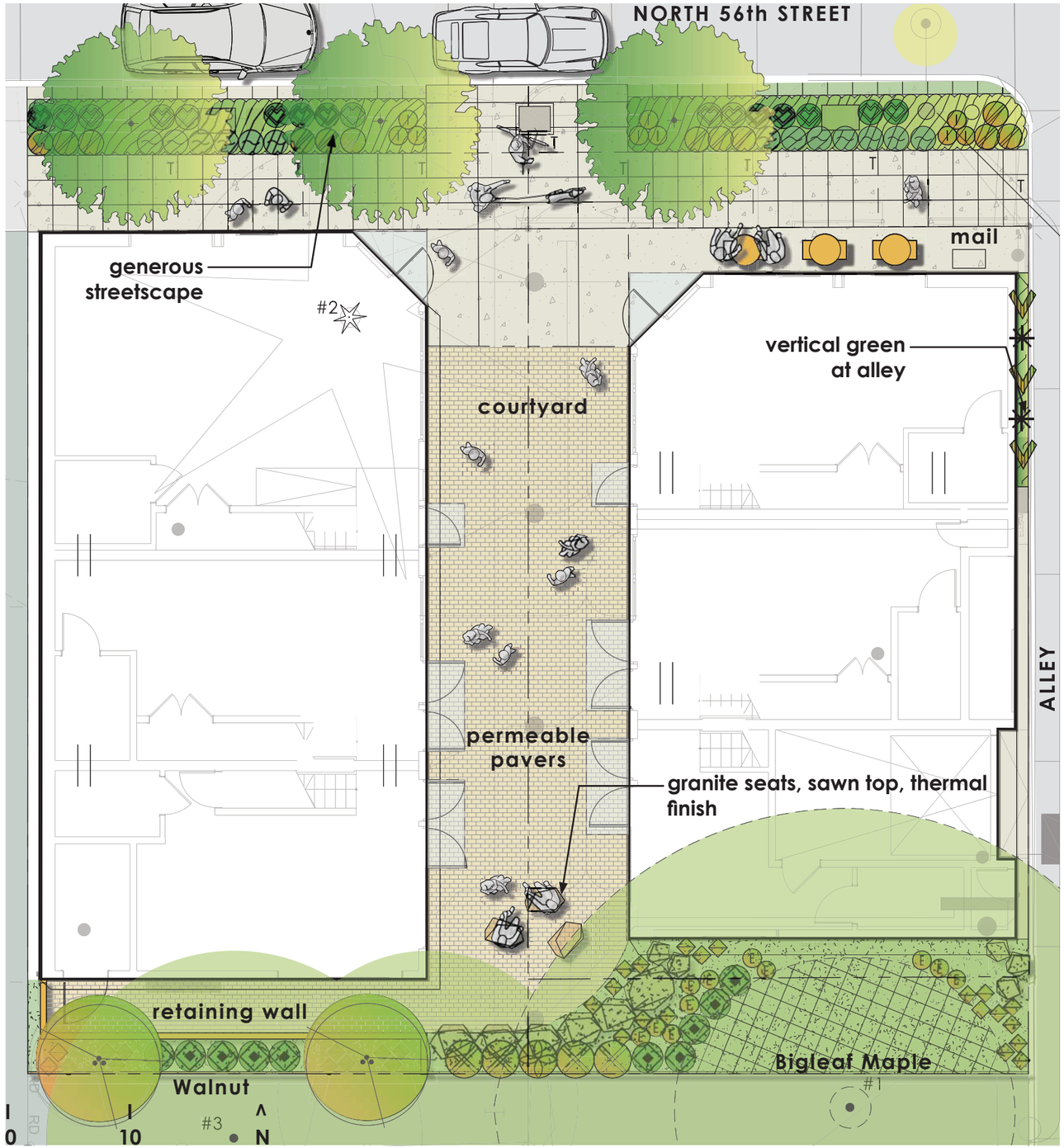


Aerial View from Northeast: The two building scheme and 16’ wide plaza reduce the perceived scale of the project. Sloped upper level massing further reduces the perceived building height.



PAGE LEFT INTENTIONALLY BLANK

LANDSCAPE SITE PLAN

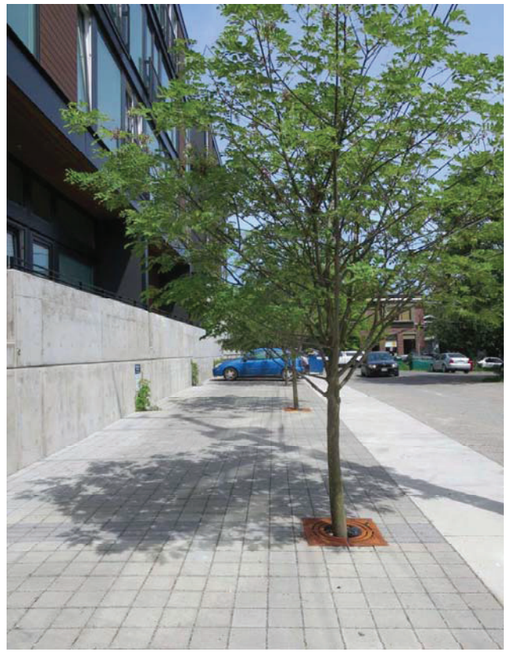




generous streetscape



granite seats, sawn top, thermal finish

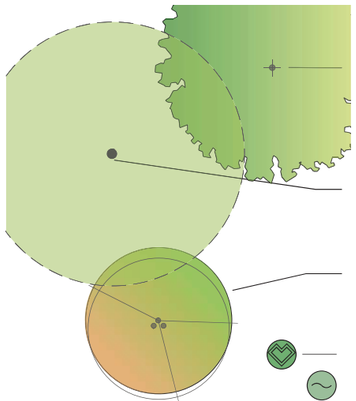


permeable pavers



vertical green at alley

PLANTS



RUBY VASE PARROTIA

PROTECT PER CITY OF SEATTLE

ACER CIRCINATUM (N)

'CONVEXA' JAPANESE HOLLY
'KELSEYI' RED TWIG DOGWOOD
'GULF STREAM' HEAVENLY BAMBOO
EVERGREEN HUCKLEBERRY
'YULETIDE' CAMELLIA
HYDRANGEA

AUTUMN FERN
'RED BARON' BLOOD GRASS

FIVE LEAF AKEBIA
HARDY KIWI

50% EPIMEDIUM
25% SWORD FERN
25% 'PEACH BLOSSOM' ASTILBE

75% CREEPING LILY TURF
25% SWORD FERN

E EPIMEDIUM

MULCH

TREES

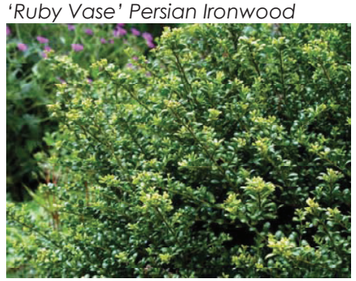


Parrotia persica 'Ruby Vase'
'Ruby Vase' Persian Ironwood



Acer circinatum
Vine Maple

SHRUBS



Ilex crenata 'convexa'
Japanese Holly



Cornus sericea 'kelseyi'
Kelsey Redtwig Dogwood



Nandina 'Gulf Stream'
'Gulf Stream' Heavenly Bamboo



Imperata cylindrica 'Red Baron'
'Red Baron' Blood Grass



Vaccinium ovatum
Evergreen Huckleberry



Camellia vernalis 'Yuletide'
'Yuletide' Camellia



Dryopteris erythsora
Autum Fern



Akebia quinata
Five-Leaf Akebia

GROUNDCOVERS



Epimedium Alpinum
Epimedium



Astilbe x arendsii 'Peach Blossom'
'Peach Blossom' Astilbe



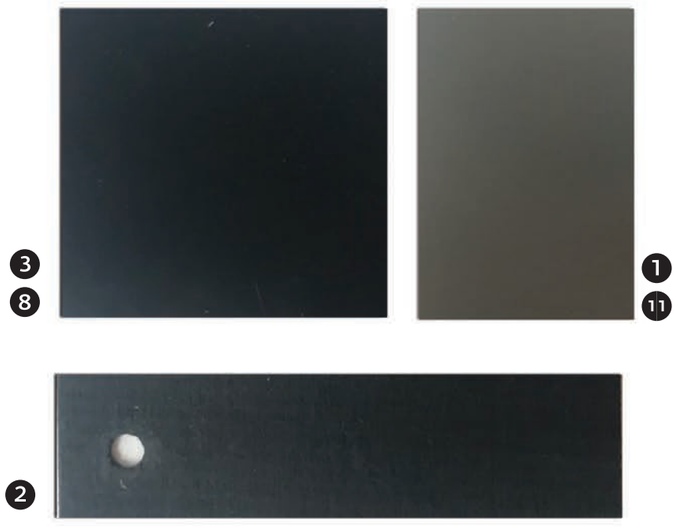
Liriope spicata
Creeping Lilyturf



Polystichum munitum
Sword Fern

ARCHITECTURAL MATERIALS

PRIMARY MATERIALS



SECONDARY MATERIALS







1. **12" Standing Seam Metal Siding**
   Color: *AEP Span Cool Zactique II or sim*
2. **Cedar Tongue and Groove Siding**
   Color: *Cabots semitransparent black stain or sim*
3. **Metal Panel & Trim**
   Color: *Black*
4. **Fiber Cement Panel**
   Color: *BM Quarry Rock 1568 or sim*
5. **Fiber Cement Panel**
   Color: *BM Black Beauty 2128-10 or sim*
6. **Fiber Cement Board & Batten Siding**
   Color: *BM Quarry Rock 1568 or sim*
7. **CMU**
   Finish: *Ground face*
   Color: *Mutual Material Charcoal or sim*
8. **Commercial storefront doors and windows**
   Black
9. **Vinyl windows**
   Black
10. **Cable Rail**
    Black frame with stainless steel cables
11. **Metal trim/ Vent shroud**
    Color: *AEP Span Cool Zactique II or sim*
12. **Permeable pavers**
    Color: *Mutual Materials Gray or sim*

Note: Photographs of materials aim to represent typical finish/color. Many of these materials have natural finishes that will vary depending on time of day and light conditions.





1 Metal Siding

2 Cedar Siding

3 Metal Panel



4 Fiber Cement Panel



5 Fiber Cement Panel



6 Fiber Cement Board & Batten



7 CMU



8 Commercial Storefront Glazing



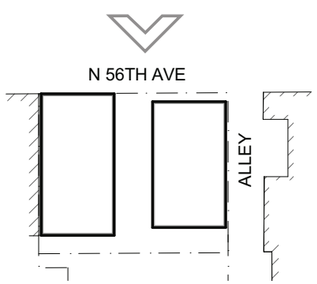
9 Vinyl Windows/ Skylights



10 Cable Rail



11 Metal Trim/ Vent Shroud/ Downspouts



ELEVATIONS SOUTH

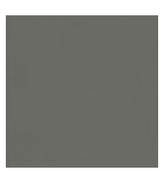




1 Metal Siding

2 Cedar Siding

3 Metal Panel



4 Fiber Cement Panel



5 Fiber Cement Panel



6 Fiber Cement Board & Batten



7 CMU



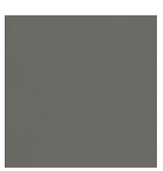
8 Commercial Storefront Glazing



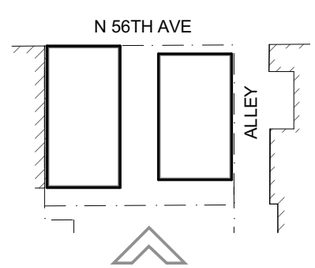
9 Vinyl Windows/ Skylights

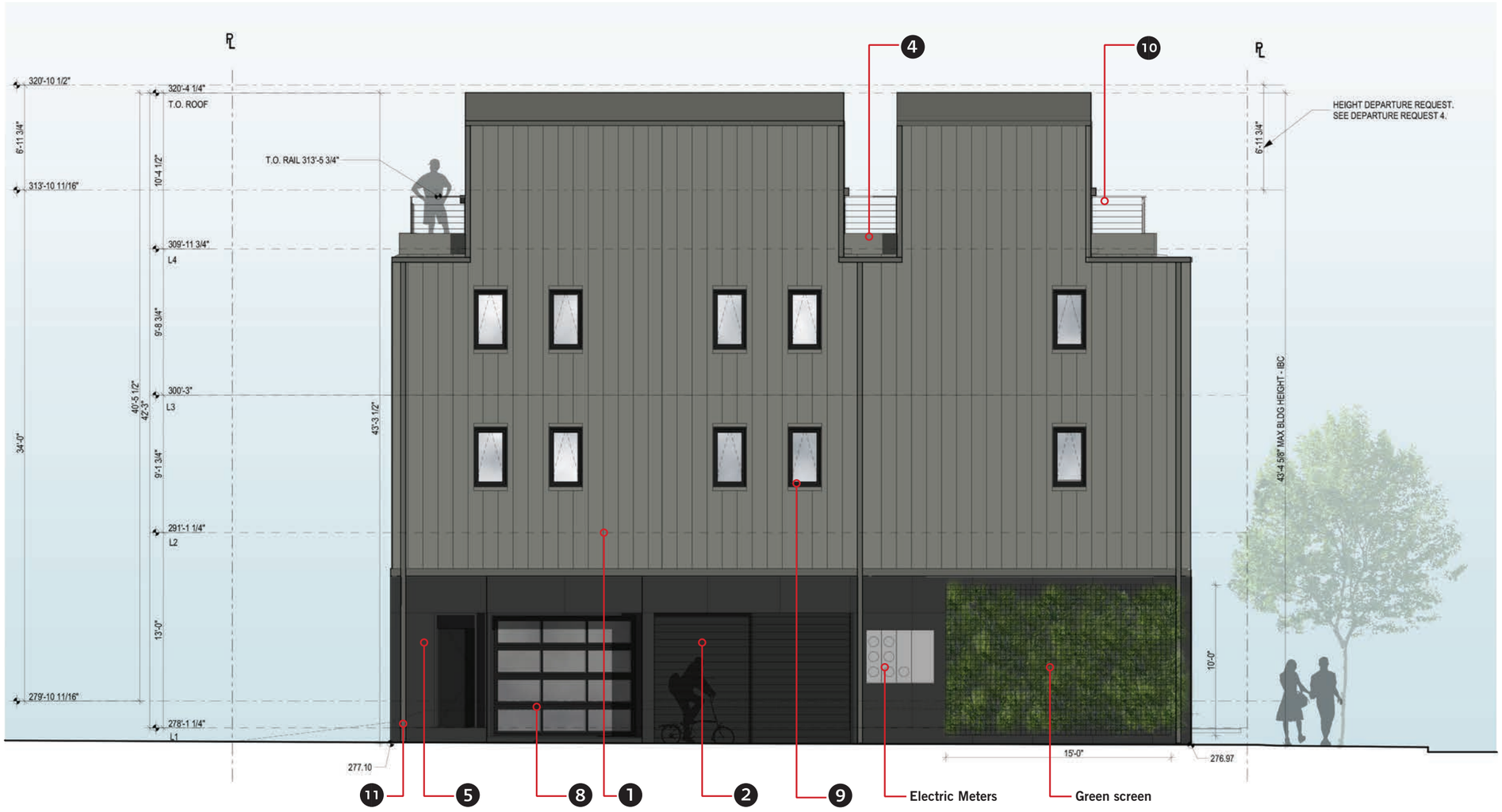


10 Cable Rail



11 Metal Trim/ Vent Shroud/ Downspouts



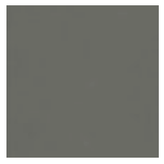




1 Metal Siding

2 Cedar Siding

3 Metal Panel



4 Fiber Cement Panel



5 Fiber Cement Panel



6 Fiber Cement Board & Batten



7 CMU



8 Commercial Storefront Glazing



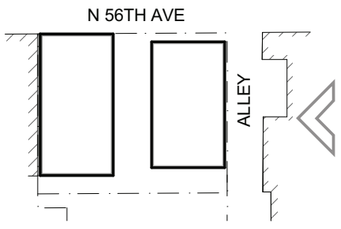
9 Vinyl Windows/ Skylights



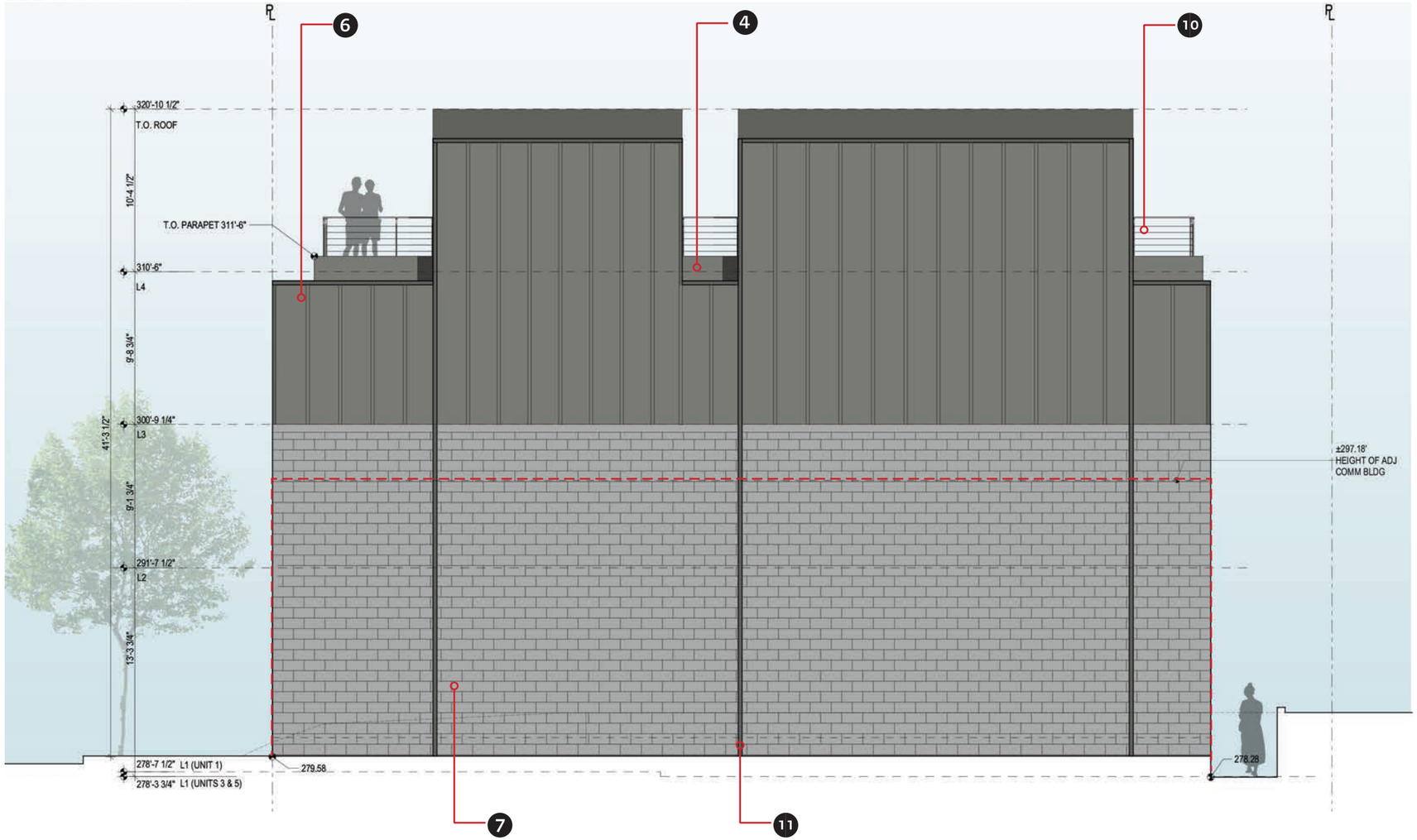
10 Cable Rail



11 Metal Trim/ Vent Shroud/ Downspouts



ELEVATIONS WEST





1 Metal Siding

2 Cedar Siding

3 Metal Panel



4 Fiber Cement Panel



5 Fiber Cement Panel



6 Fiber Cement Board & Batten



7 CMU



8 Commercial Storefront Glazing



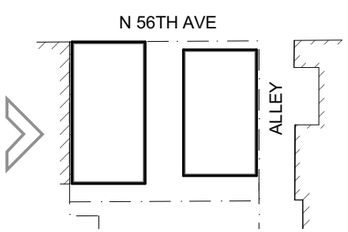
9 Vinyl Windows/ Skylights



10 Cable Rail



11 Metal Trim/ Vent Shroud/ Downspouts






1 Metal Siding


2 Cedar Siding


3 Metal Panel


4 Fiber Cement Panel


5 Fiber Cement Panel


6 Fiber Cement Board & Batten

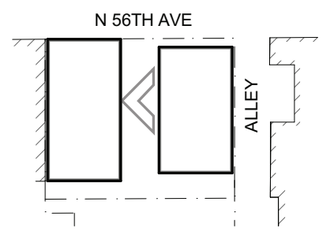

7 CMU


8 Commercial Storefront Glazing


9 Vinyl Windows/ Skylights


10 Cable Rail


11 Metal Trim/ Vent Shroud/ Downspouts



ELEVATIONS PLAZA EAST





1 Metal Siding

2 Cedar Siding

3 Metal Panel



4 Fiber Cement Panel



5 Fiber Cement Panel



6 Fiber Cement Board & Batten



7 CMU



8 Commercial Storefront Glazing



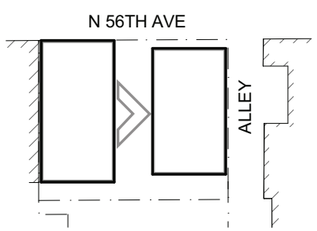
9 Vinyl Windows/ Skylights

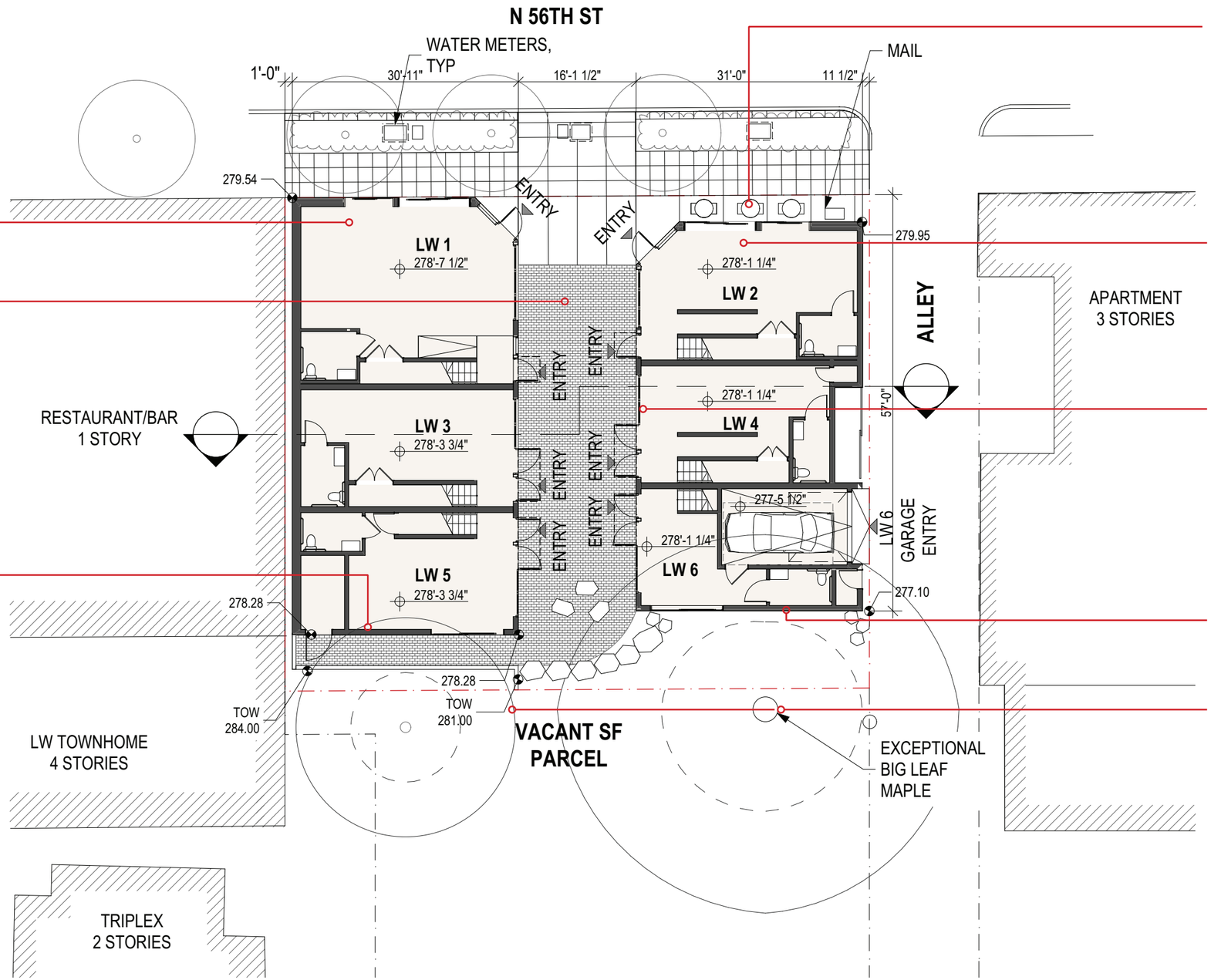


10 Cable Rail



11 Metal Trim/ Vent Shroud/ Downspouts





East building setback provides an extended sidewalk with room for future sidewalk seating and required Seattle City Light overhead clearances. (**PL3C**)

Two building scheme breaks down project scale. (**CS2A**)

Node of six live work units extends small scale commercial character of the 56th St corridor. (**CS3A**)

Plaza provides semi-public open for project and neighborhood. (**CS2A, CS2D, DC3A**)

Street level commercial has high level of transparency.(**CS3A, PL3A**)

Longer west building concentrates massing on the west side of the site. (**CS2D**)

East building set back to preserve exceptional tree. (**CS2A**)

Design retains exceptional maple tree and striking but non-exceptional Walnut tree. (**CS2A**)

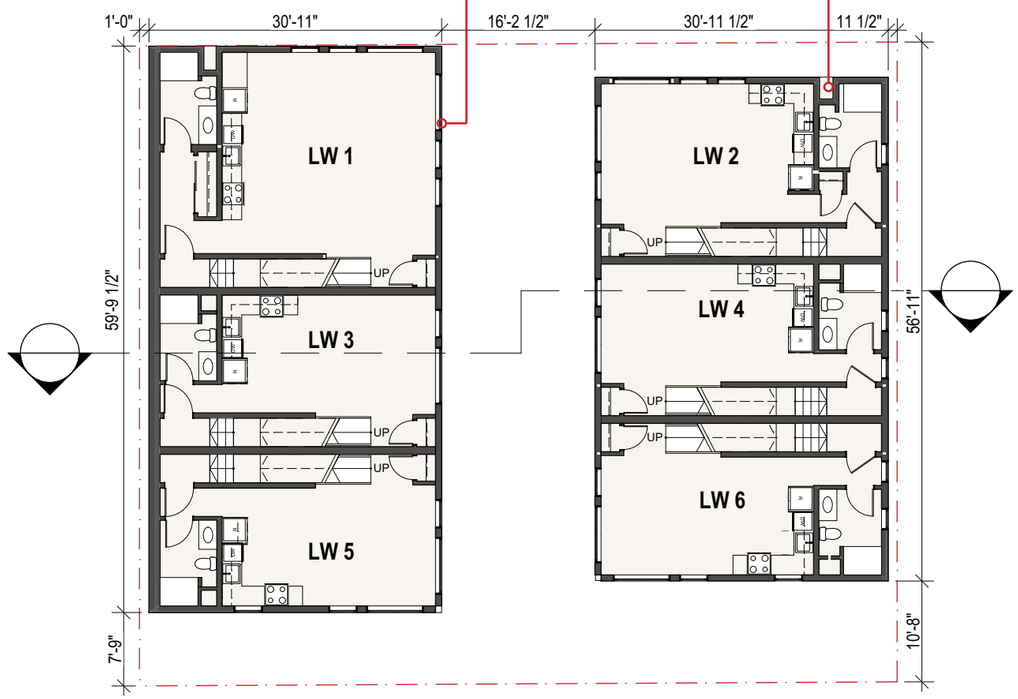
LEVEL 1

1/16”= 1’-0”

FLOOR PLANS LEVEL 2 & 3

Upper level windows are organized to subtly indicate divisions between units, to take advantage of opportunities for light on all building sides and to minimize visual conflicts between units. **(DC2B)**

Sloped reveal and building-scaled dimensional numbers punctuate the front facade. **(DC2B)**

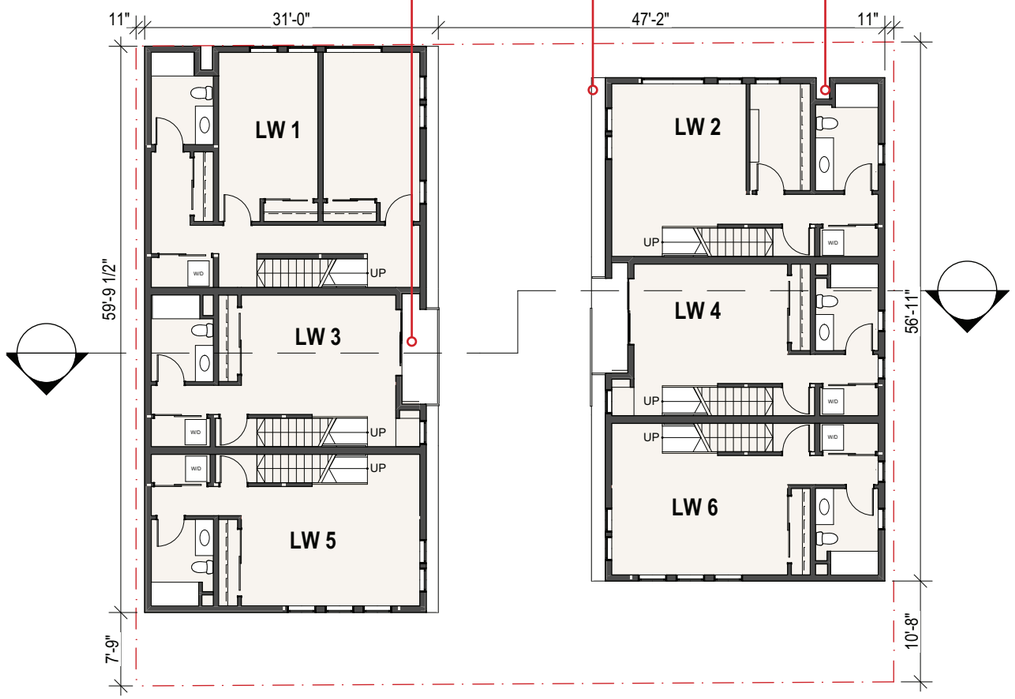


LEVEL 2
1/16”= 1’-0”

Inset decks provide architectural interest along Level 3 facade. **(DC2B)**

Sloped Level 3 massing reduces the perceived building height. **(CS2D)**

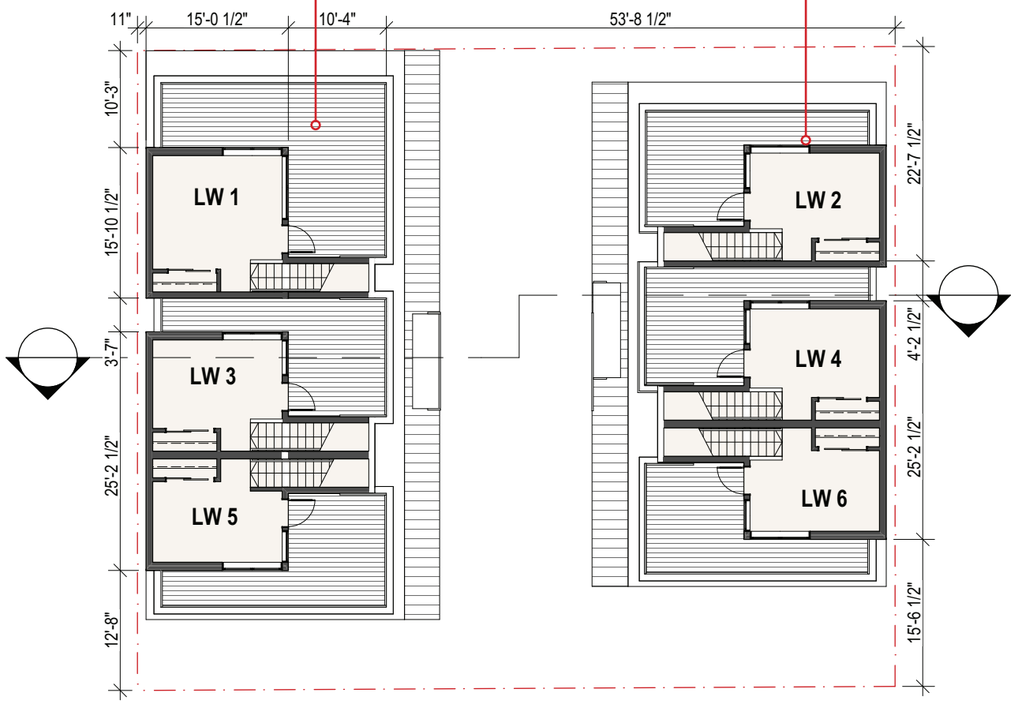
Sloped reveal and building-scaled dimensional numbers punctuate the front facade. **(DC2B)**



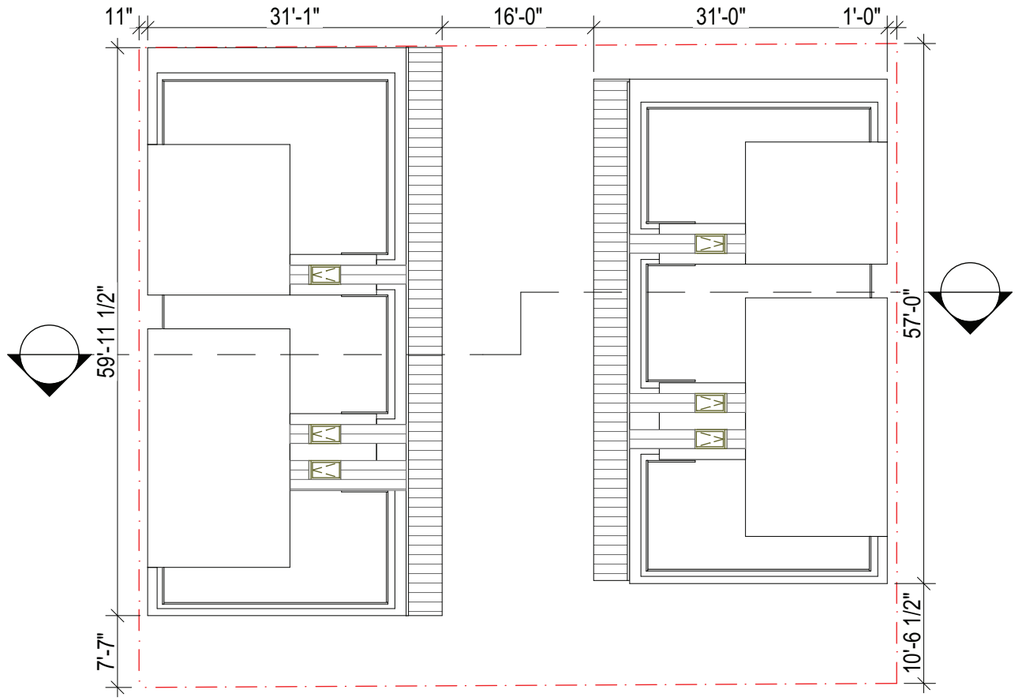
LEVEL 3
1/16”= 1’-0”

Open space concept includes private roof deck at each unit. **(DC3A)**

Stair towers and penthouses are located to provide southern exposure and Green Lake views to each roof deck. **(DC3A)**



LEVEL 4
1/16"= 1'-0"



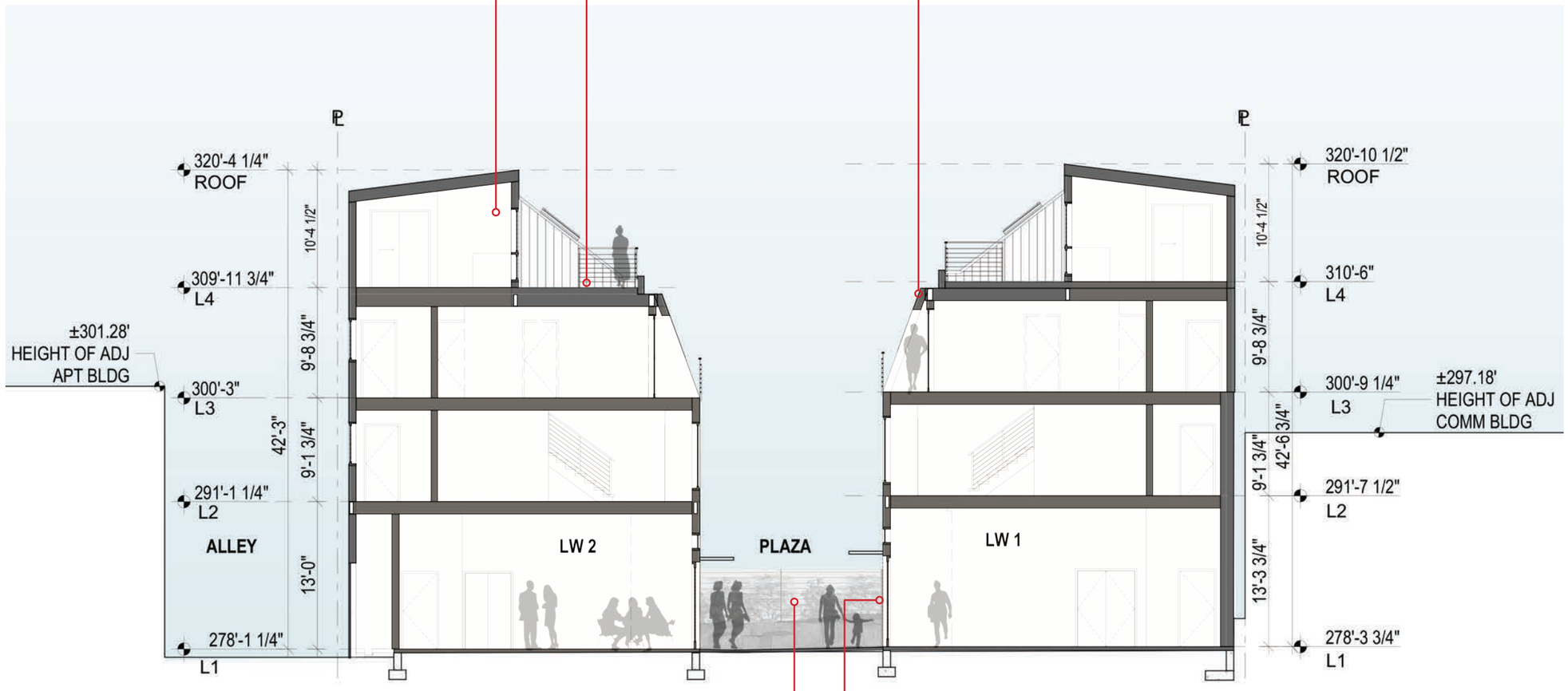
ROOF
1/16"= 1'-0"

BUILDING SECTION

Stair towers and penthouses are located to provide southern exposure and Green Lake views to each roof deck. **(DC3A)**

Open space concept includes private roof deck at each unit. **(DC3A)**

Sloped Level 3 massing reduces the perceived building height. **(CS2D)**



Plaza adds semi-public open space to the project and neighborhood. **(CS2A, CS2D, DC3A)**

Street level commercial has high level of transparency. **(CS3A, PL3A)**

PLAZA SECTION

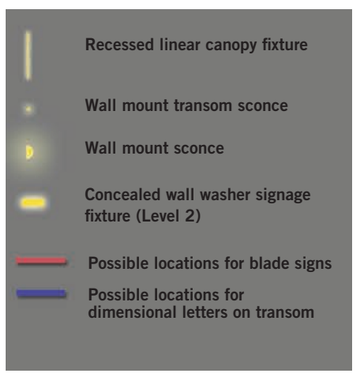
3/32"= 1'-0"

PAGE LEFT INTENTIONALLY BLANK

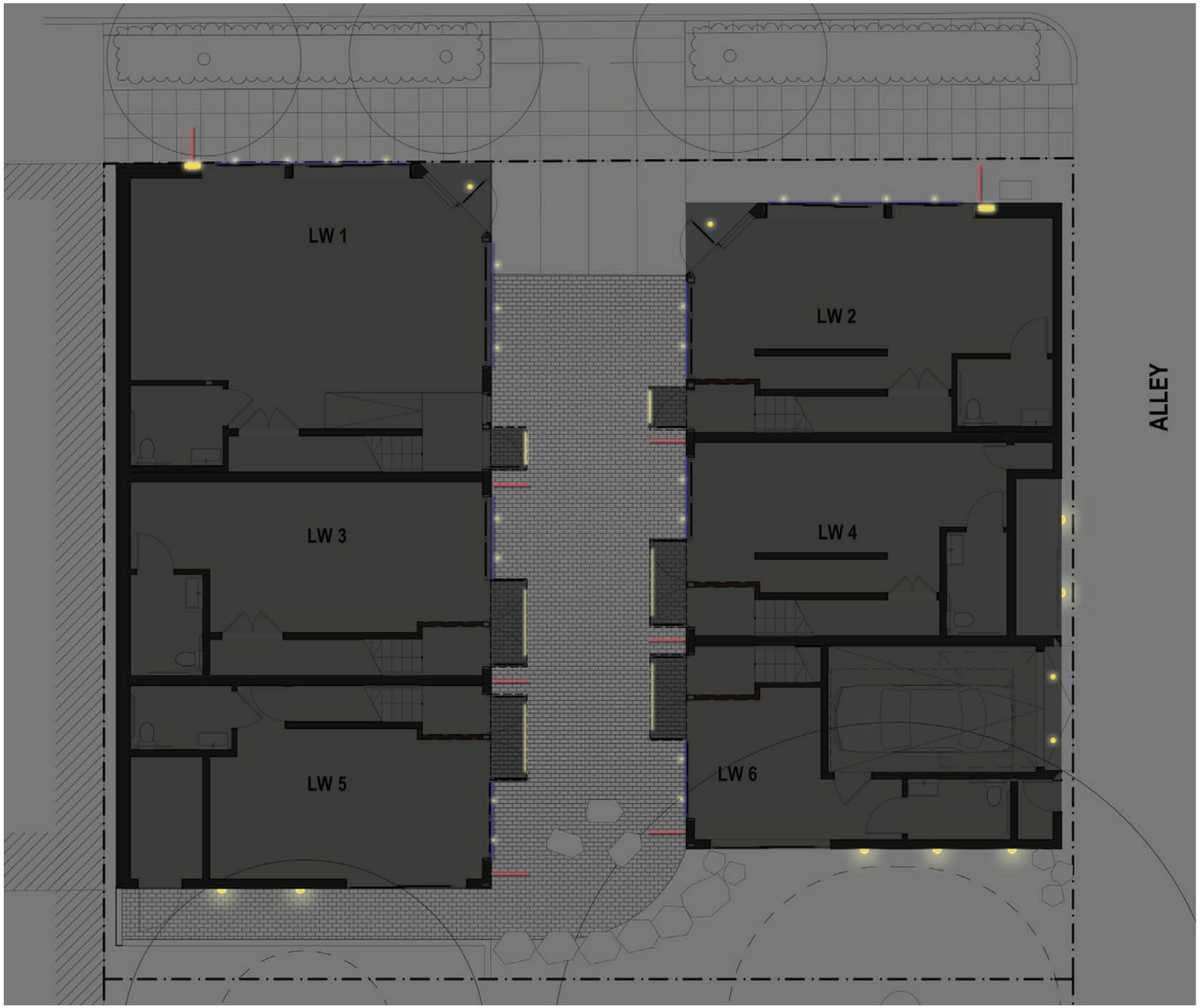
EXTERIOR SIGNAGE & LIGHTING

The signage strategy provides a strong identity to each building and flexibility for future live work uses. Each building has architecturally-scaled building numbers that 'float' within sloped reveals on the street facing elevations. Street facing units have blade sign infrastructure along 56th. The four rear units have mounts for stacked blade signs to accommodate multiple signs for multiple businesses. Each unit also has a thick transom beam sized for "on-building" dimensional letter signage.

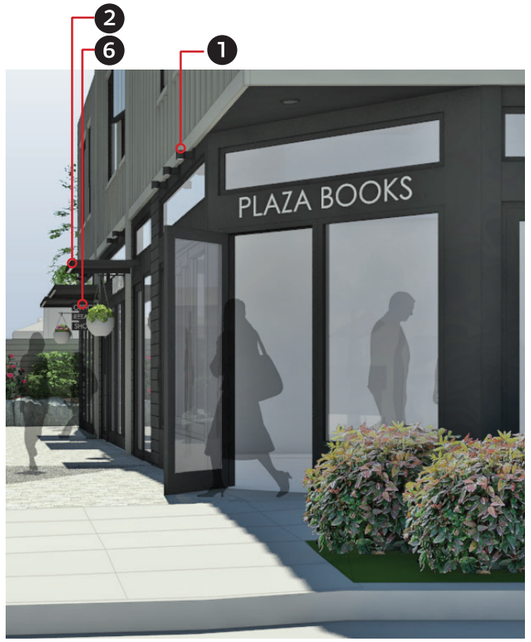
The lighting plan provides concealed lighting at the architecturally-scaled building signage, recessed linear lighting at entry canopies and transom lighting for future dimensional letter signage on transoms. At the alley and back of site, wall mount sconces are provided where activity is anticipated.



Keyplan



Exterior Lighting & Signage Plan



View down plaza



View at rear of project



View from sidewalk

PROPOSED LIGHTING





1 **Wall mount ransom sconce**







2 **Recessed linear canopy fixture**

3 **Wall mount sconce**

4 **Recessed wall washer signage fixture**

SIGNAGE PRECEDENTS



5 **On building dimensional letters**



6 **Stacked blade signs**



7 **Individual blade signs**



8 **Dimensional numbers**

DEPARTURE REQUEST 1 REAR SETBACK

Development Standard

23.47A.014.B.2

Where rear/side lot line abuts residential zone, 10' setback is required from 13' to 65'.

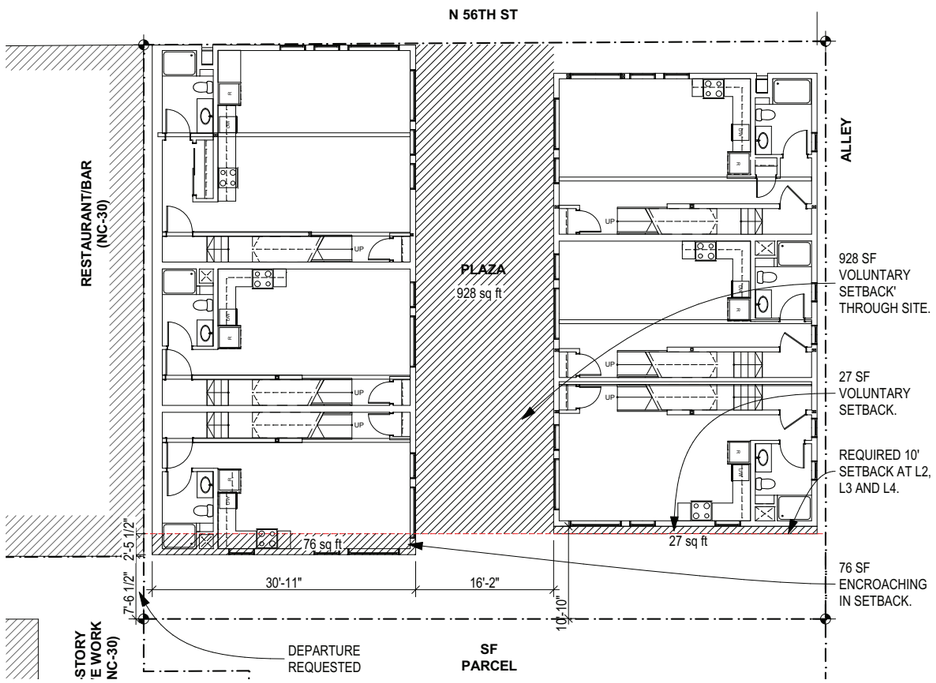
Request

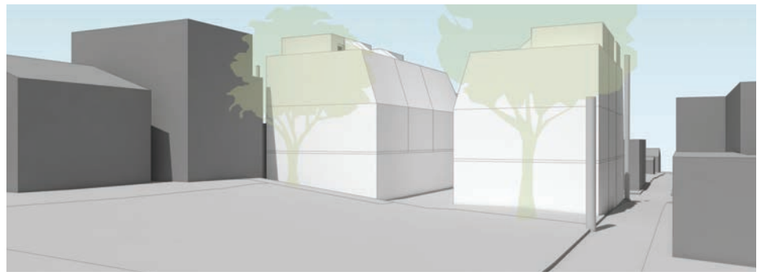
Allow 7'-6 1/2" setback at west building massing.

Justification

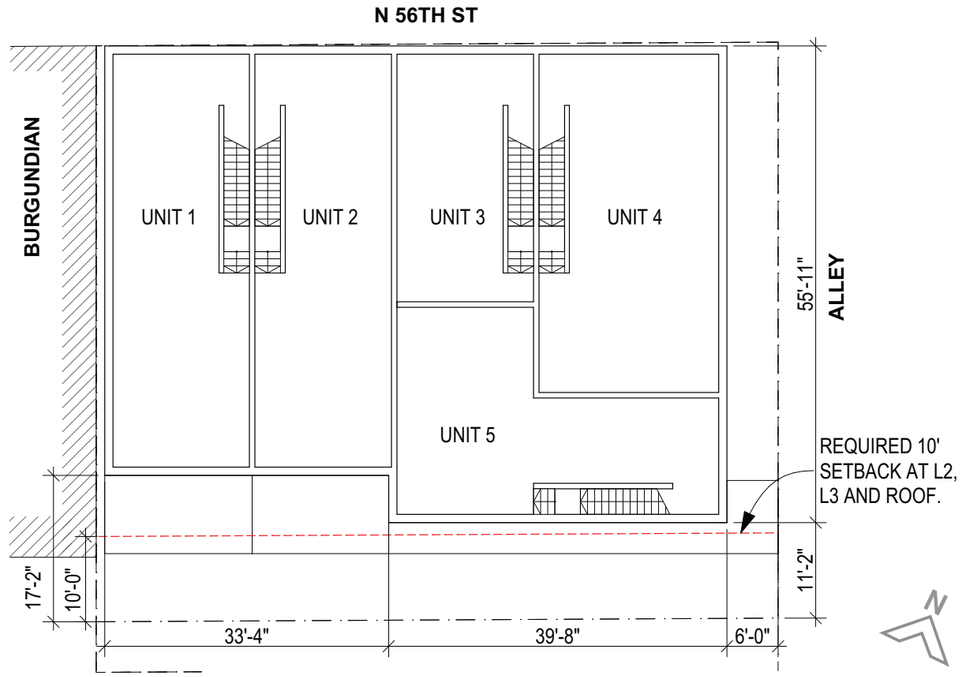
The project's two-building massing better meets the intent of the setback requirement by reducing the perceived scale of the project. The massing provides a through block open space that helps make a more sensitive transition to the single family parcel. In contrast, the code compliant scheme provides the required 10' rear setback but presents an imposing mass to single family zone. The departure allows the west building massing to align more closely with the back of the adjacent commercial building. This locates massing where it is least obtrusive and results in a 76 SF encroachment in the required rear setback. The plaza provides a 928 SF voluntary setback that provides light, air and through-block views to the single family zone. The east building massing is located to preserve the exceptional tree, which results in an additional 27 SF voluntary setback.

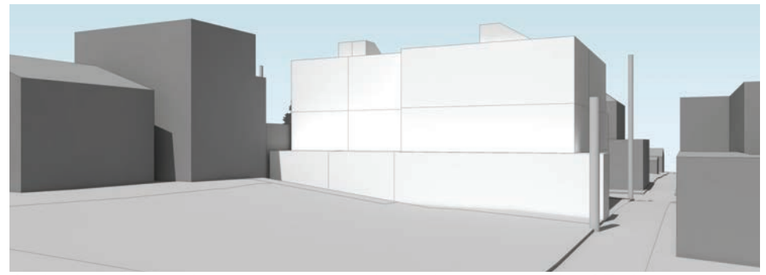
Without the departure, the massing would get wider and the plaza would narrow by several feet to maintain the project development area. This would undermine the open space and massing concepts. The massing relief to the single family zone provided by the voluntary setbacks and open space would be diminished. With the departure, the project better meets Design Guidelines PL1 Open Space Connectivity, DC3 Open Space Concept and CS2.D.3 & 4 Zone Transitions and Massing Choices.





Proposed design has open space plaza and voluntary setback at the east building, which provide relief to the single family zone.





Code compliant scheme presents an imposing mass to the SF site.

Development Standard

23.47A.008.B.3

Nonresidential uses shall be 30' average depth and 15' minimum depth from the street-level, street-facing facade.

Request

Allow for 21'-7" average depth at street-facing live work units (Units 1 and 2) and 13' minimum depth at Unit 2.

Justification

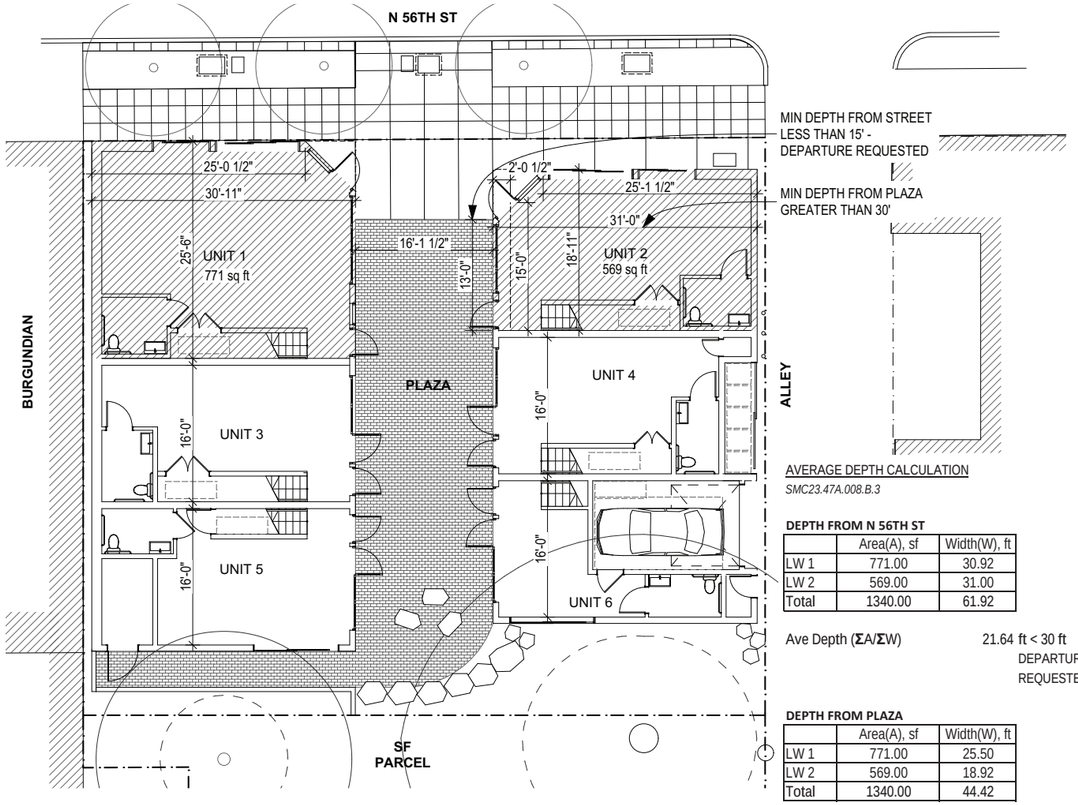
The street-facing live work units are the largest in the project and have substantial frontage on 56th Street and the plaza. The departure allows for the long depth of the street facing units to extend from the plaza and allows Unit 2 to have a chamfered entry.

The average depth of the street facing units taken from the plaza is 30'-2" and the minimum depth is ±25'. Because of their size and wrap-around exposure from street to plaza, the street-facing live work units meet the intent of the depth requirement - to provide highly visible, viably sized commercial spaces - while also providing for a sensitively scaled building with engaging retail edges along the length of the street and plaza and a strong building-open space relationship.

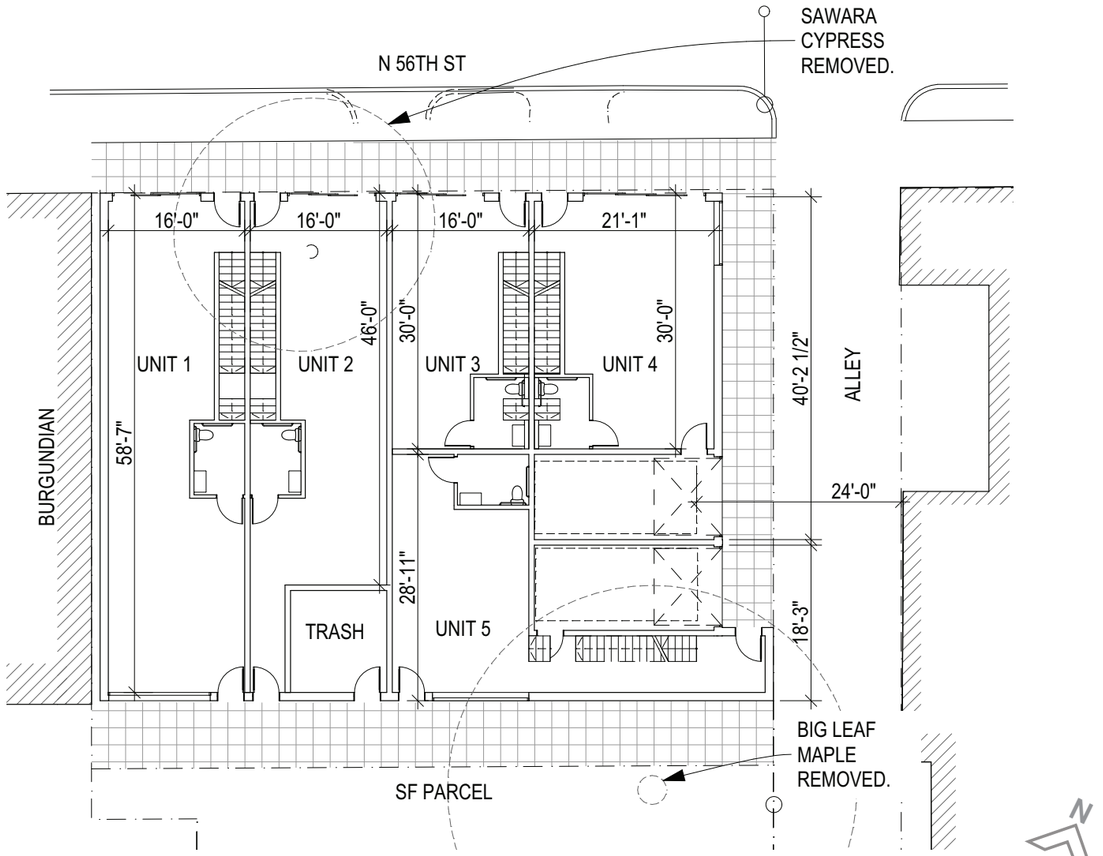
The code compliant scheme would provide the required average depth for four street facing units but each unit would have inferior frontage, transparency and sidewalk engagement opportunities. Overall, the code compliant scheme provides a less desirable height bulk and scale, fewer opportunities for active retail edges, and no open space concept.

The departure allows the project to better meet Design Guidelines for Massing Choices CS2.D.4, Open Space Concept, DC3.A Building-Open Space Relationship, the NC Zone sense of place, CS2.A.1. Sense of Place, and opportunities for engaging retail, PL3.C Retail Edges.

Land Use Code changes effective July 1, 2019 would eliminate the depth requirement for commercial spaces less than 600 SF. This change would eliminate Departure 2 and indicates the city's support for smaller, high quality commercial spaces as proposed by the applicant.



Proposed Design Level 1: ±21'-7" average depth at street-facing live work units (Units 1 and 2). 25' min depth at Unit 1 and 13' min depth at Unit 2.



EDG Code Compliant Scheme Level 1: Four street facing live work units meet 30' average and 15' minimum depth. Unit 5 has no street frontage.

DEPARTURE REQUEST 3 PARKING SPACE SIZE

Development Standard

23.54.030.B.1 For an individual garage serving a townhouse unit, the minimum required parking space will be for a large car (8.5' x 19').

Request

Allow a small sized parking space (7.5' x 15') at LW Unit 6.

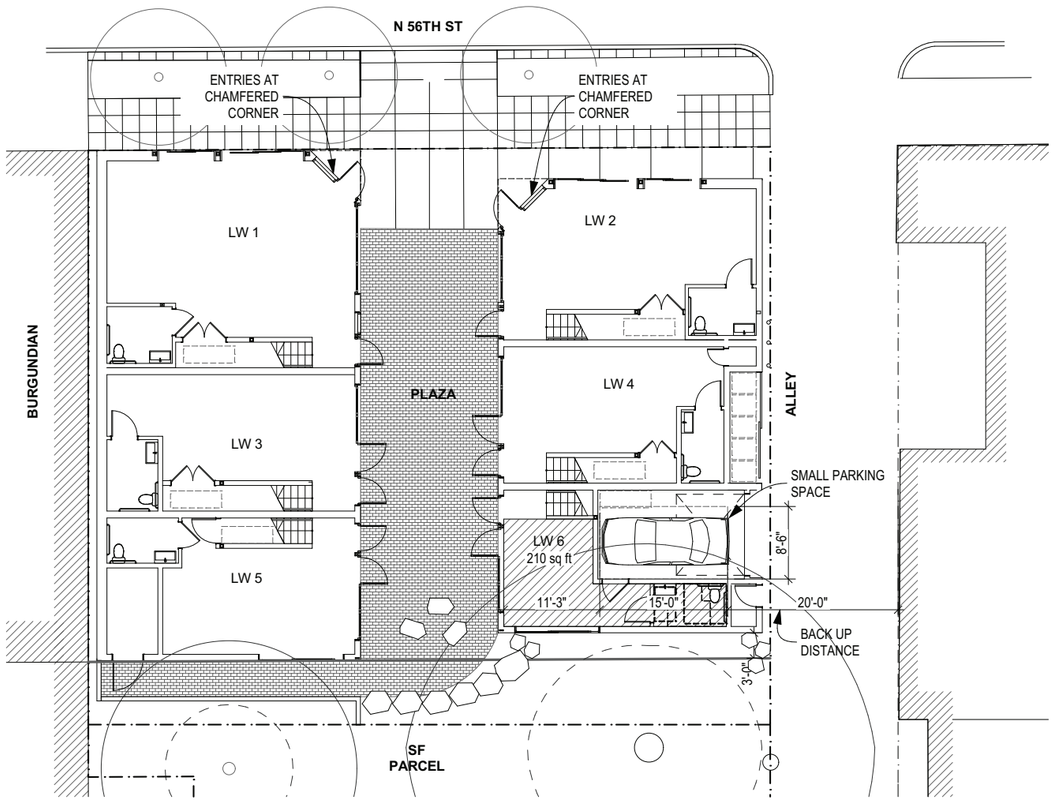
Justification

At EDG, the applicant requested a departure from parking requirements to save the exceptional tree. The applicant has since revised the design to incorporate a parking space at Unit 6.

Because LW 6 is located at the rear of the plaza, it's commercial use is likely to be small scale and less retail-oriented. Based on this, the applicant feels that balancing the parking requirement with commercial use will work better for the unit, the project and the neighborhood.

The proposed parking space has an 8.5' width, which is code compliant, and a 15' depth, which makes it a small space. The shallower depth allows for a 200 SF commercial space. While a code compliant space could be provided, the larger space would encroach an additional 8' on the ground level commercial area: 4' for the parking space and 4' for added backup distance. This would eliminate the commercial use. The smaller space better meets the design guidelines by allowing for the parking space and the potential for active commercial use in the plaza.

The departure will allow the applicant to retain the exceptional tree, to maintain viable ground level commercial space at each live work and to provide one parking space as required by code. This helps the project better meet CS2.1 Sense of Place, CS3.A.3 Established Neighborhoods and PL3.C.1 Retail Edges while also providing code compliant parking.



Proposed Design Level 1 Plan

Development Standard

23.41.011g: Departures for up to 10’ of additional height may be granted if needed to protect an exceptional tree and if avoiding development in the tree protection area will reduce the total development capacity of the site.

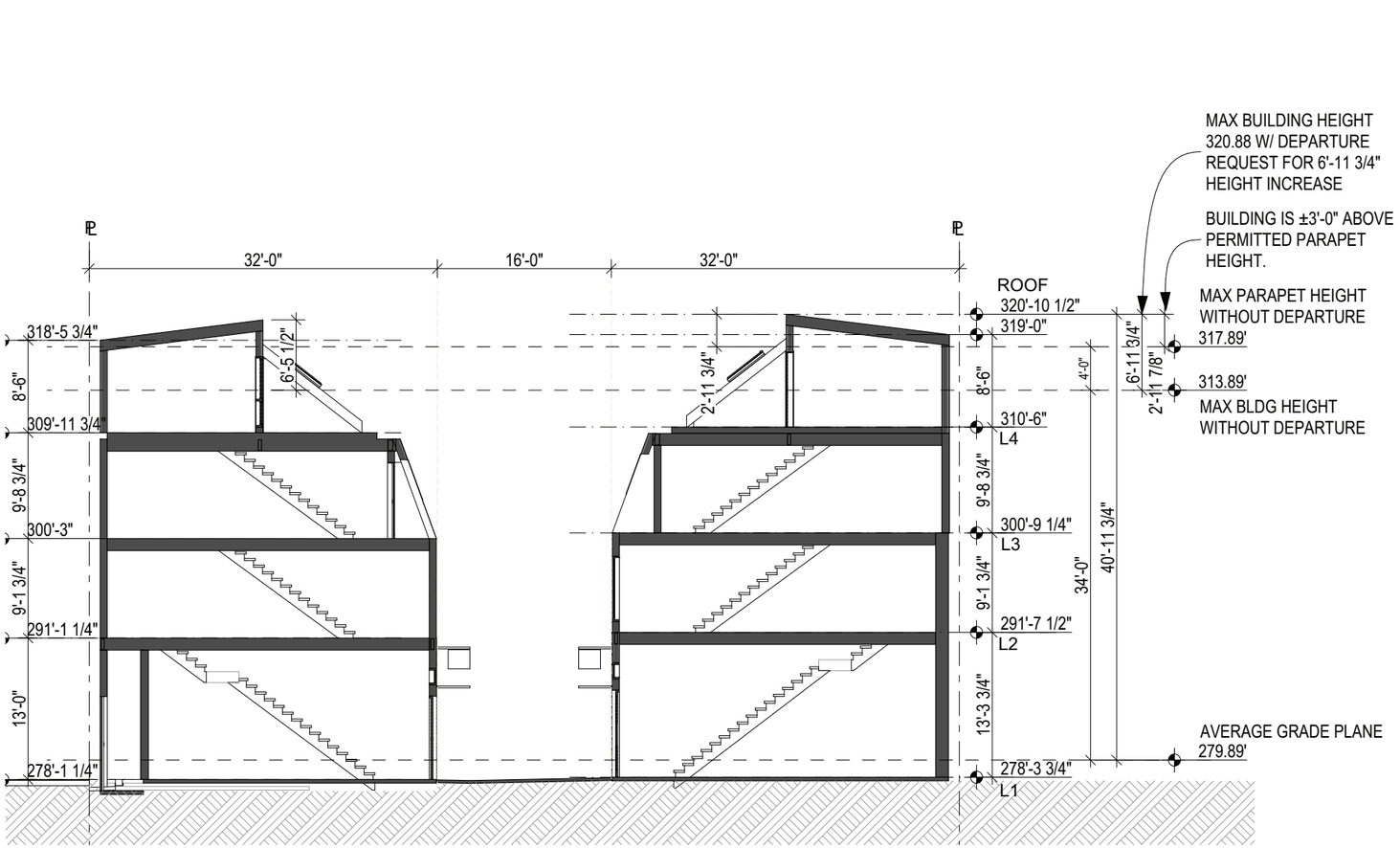
Request

Allow an increase of 7’-0” in allowable height to help preserve the exceptional Maple tree at the rear of the site.

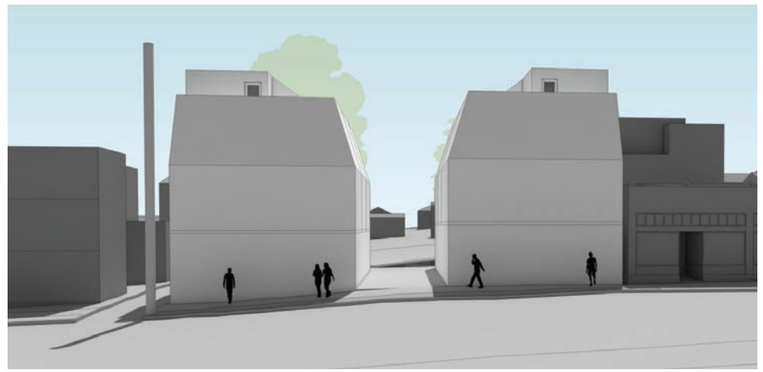
Justification

The proposed development balances several design priorities that are fundamental to the neighborhood’s appealing sense of place. The footprint of the east building is reduced by 6’-5” to keep all site development out of the exceptional Maple tree’s critical root zone. This reduces the overall project area by 7% compared to a plaza scheme that does not retain the exceptional tree. The requested height increase allows for one room on the roof of each unit. The added area allows proposed development to maintain the site’s development potential compared to a plaza scheme that does not retain the tree. While the scheme does not maximize site’s development potential, it achieves acceptable development objectives with more sensitivity to scale, massing and fit with the neighborhood than a code compliant scheme.

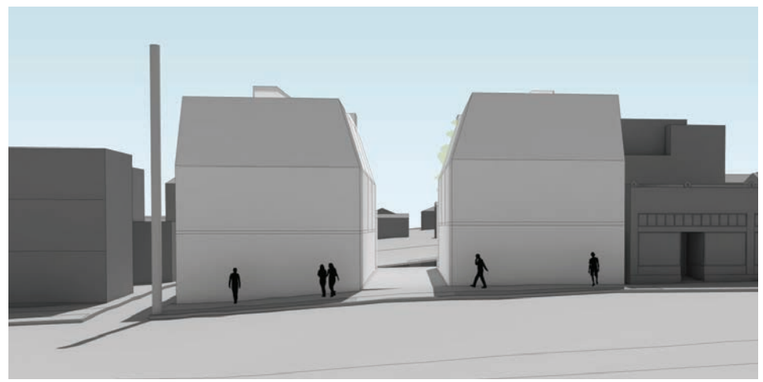
The project does not make use of the maximum building height allowed per code. The proposed height increase is only ±3’-0” taller than the maximum allowable parapet/guardrail height. As a result, the increase in perceived building height is minimal and there is little if any impact on the building massing. With the departure, the project better meets design guidelines CS2.A.1 Sense of Place for retention of the tree. Without the departure, the project would request to proceed with a plaza scheme that does not retain the exceptional tree.



Proposed Design Section



EDG Preferred Scheme (similar to Proposed Design): View along N 56th St has minimal impact of height increase on massing.



EDG Scheme without departure: View along N 56th St

Development Standard

23.47A.008.E.1 Each live-work unit must have a pedestrian entry on the street-facing facade that is designed to be visually prominent and provide direct access to the non-residential portions of the unit.

Request (if required)

Allow street facing pedestrian entries for live work Units 1 and 2 to be located at the street facing chamfered corner of each unit.

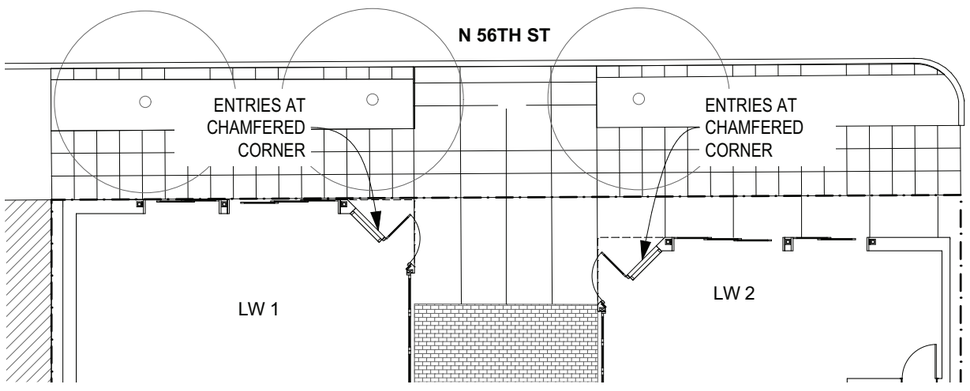
Justification

The chamfered entries at live work Units 1 and 2 are located at the most inviting portion of the N 56th frontage - where the mouth of the plaza opens up. The project massing creates two new corner conditions with wrap-around glazing. The chamfered entries highlight this condition with visually prominent entries that face N 56th Street at an angle.

In the MUP Review, SDCI land use staff noted “the chamfered entries are...an effective and dynamic way of engaging the streetscape while providing an enticing entry to the courtyard.”

The applicant agrees with staff’s assessment. The chamfered entries better meet the design guidelines than directly street facing entrances would: they reinforce the design concept; contribute to the project’s sense of place and help emphasize positive neighborhood attributes. They highlight and make use of the plaza open space and they echo entrance styles in the neighborhood - namely at the neighborhood landmark Zoka coffee.

With the departure, the project better meets CS2.A.1 Sense of Place, CS3.A.3 Emphasizing Positive Neighborhood Attributes, PL3.C Retail Edges and DC3.A Open Space Concept.



Proposed Design: Partial Level 1 Plan showing chamfered entries.



Proposed design: project view from N 56th Street with chamfered entries



EDG Preferred Scheme: project view from N 56th Street - no chamfered entries