DESIGN REVIEW

RECOMMENDATION REPORT

REVISED July 16, 2021

WALLINGFORD MIXED-USE

SDCI No. 3034421-LU
4205 Stone Way N
Seattle WA 98103

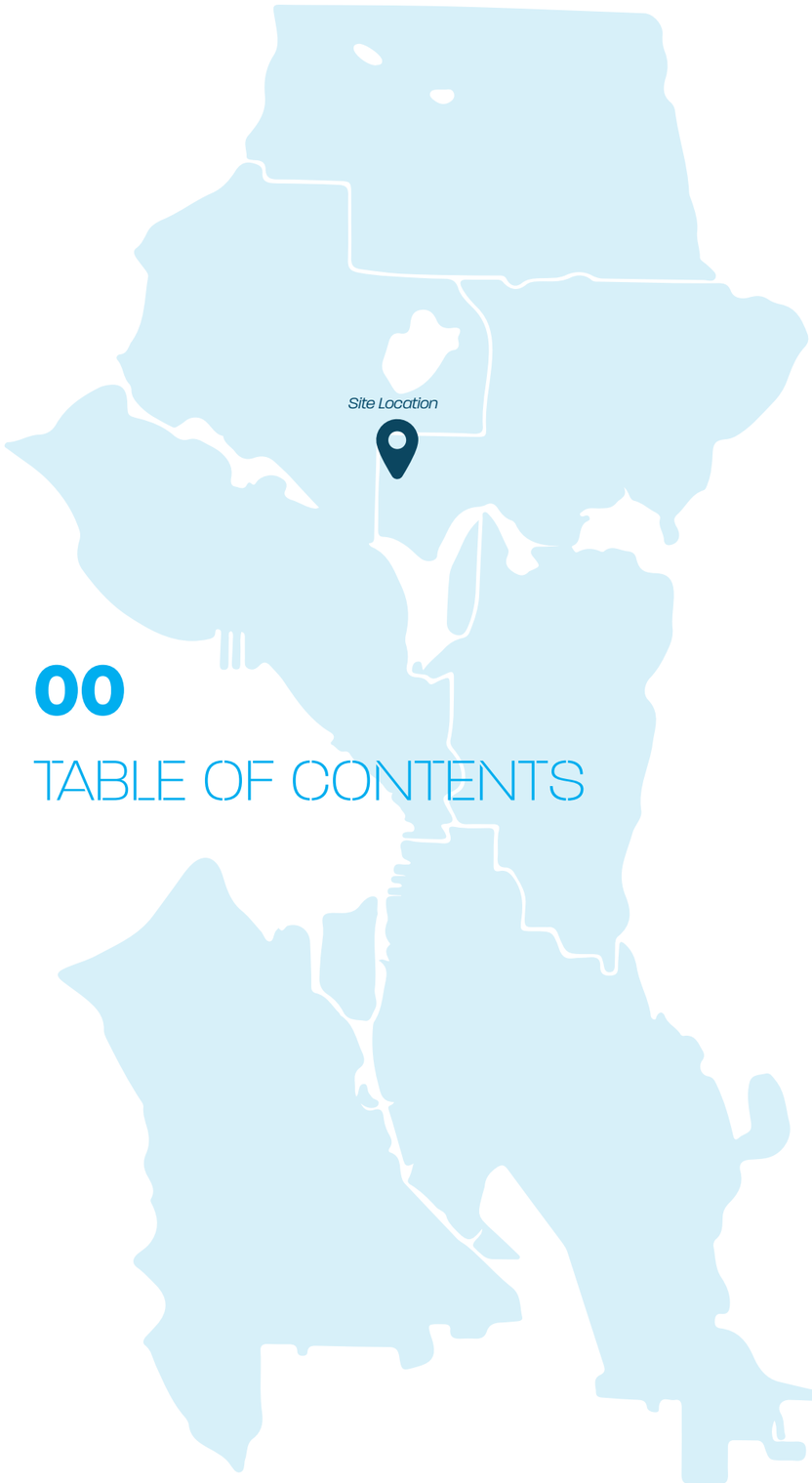


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01
PROPOSAL

PROPOSAL
Development Objectives

The project is a new mixed-use building with a total of 96 units, offering a mix of studio apartments, underground parking, and a large commercial space located along Stone Way N. The project aims to provide an upscale and attainable housing alternative in the area.

Located at the intersection of Stone Way N and 42nd St, the building is within walking distance of Wallingford and Fremont neighborhoods and centrally located between Greenlake and Gasworks Park, providing direct access to two of Seattle's most emblematic lakes.

The commercial component of the project will offer new options to the surrounding community and consolidate the street front at Stone Way N. Its unique location will allow residents easy access and transportation alternatives to Downtown, South Lake Union, the University District and Ballard - resulting in a truly urban development.



Corner View from Stone Way N & N 42nd St

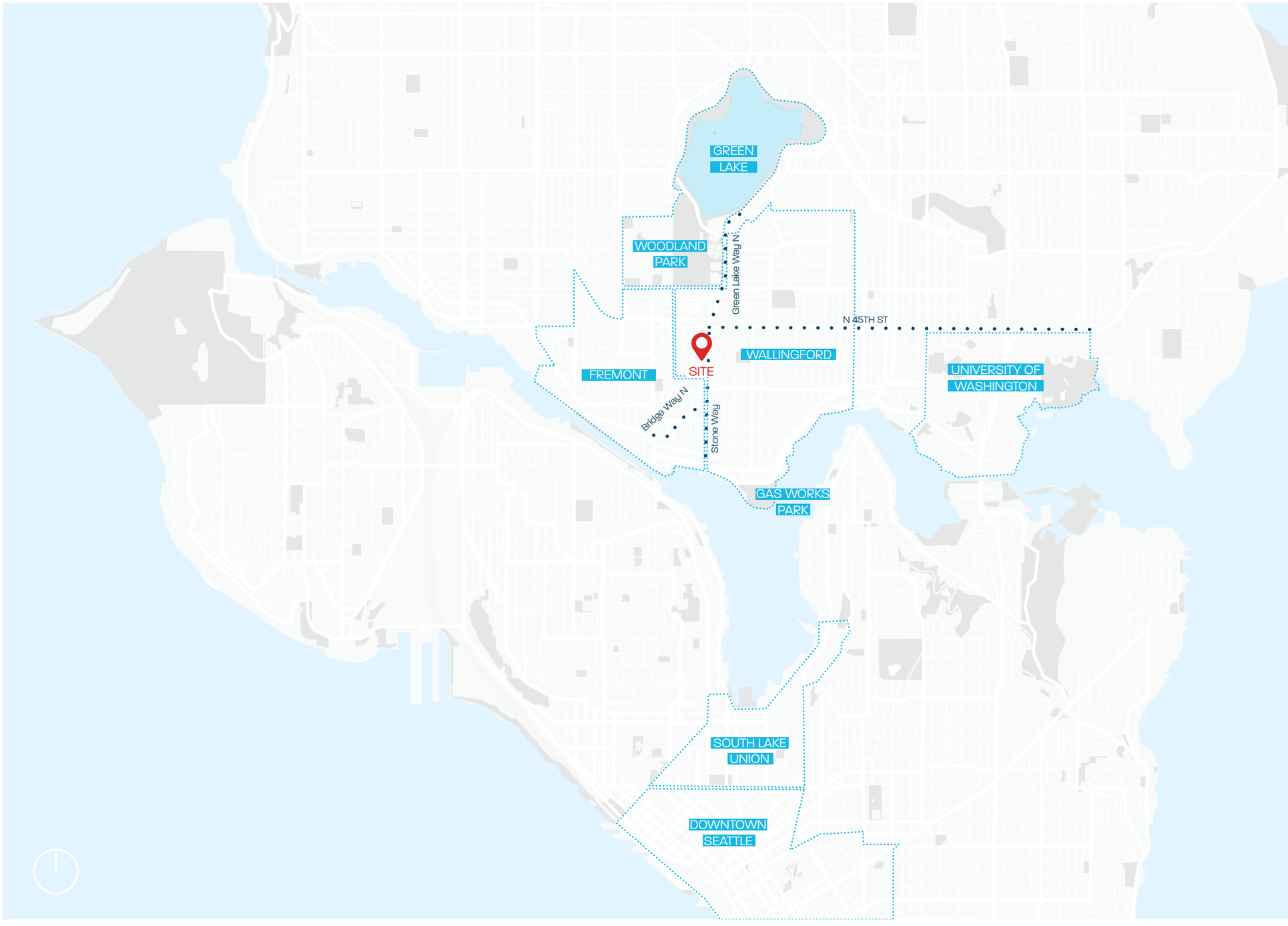
02
PROJECT LOCATION & INFORMATION

SITE LOCATION
ZONING SUMMARY
PROJECT PROGRAM
EXISTING SITE
ZONING AND OVERLAY DESIGNATION
NEIGHBORHOOD DEVELOPMENT
ZONING DATA & ZONING ENVELOPE

SITE LOCATION
4205 Stone Way N, Seattle, WA 98103

ZONING SUMMARY
Zone: NC2P-55(M)
Overlays: Wallingford Residential Urban Village

PROJECT PROGRAM
Site area: 12,670 SF
Number of residential units: 96
Proposed commercial area: 1,464 SF
Number of parking stalls: 22
Proposed bike parking: 93, short-term & long-term
Total area: 57,490 SF
Total area above grade: 47,044 SF
Allowable FAR: 3.75
Maximum development potential: 47,512 SF

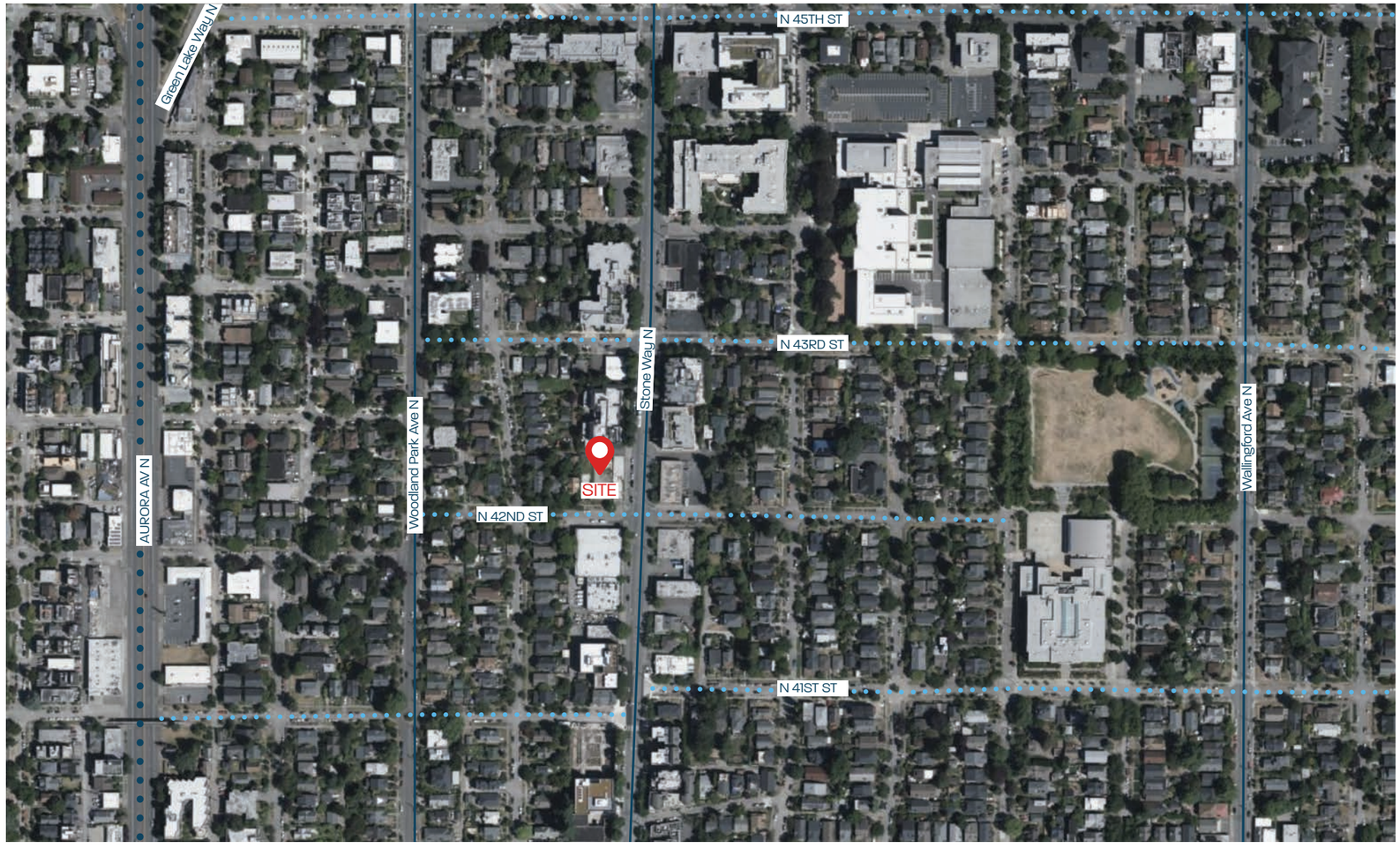


EXISTING SITE

The proposed site is composed by four (4) Parcels:

Parcel A 182504-9022,
Parcel B: 182504-9134,
Parcel C: 182504-9019, and
Parcel D: 182504-9094.

The dimensions of the site are approximately 112' X 114' with a grade change of 6 ft that occurs from the east to the west property line, and a 6 ft drop from the north to the south property line. The site is a corner lot. It faces Stone Way N to the east, N 42nd Street to the south, and a service Alley to the north. To the west, it abuts a parcel with zoning designation LR1 (M1). The site is currently empty as all former structures have been demolished (under separate permit No 6579142-DM, 6585375-DM, 6585378-DM, 6712636-DM).



Project Location | *Aerial Photograph*

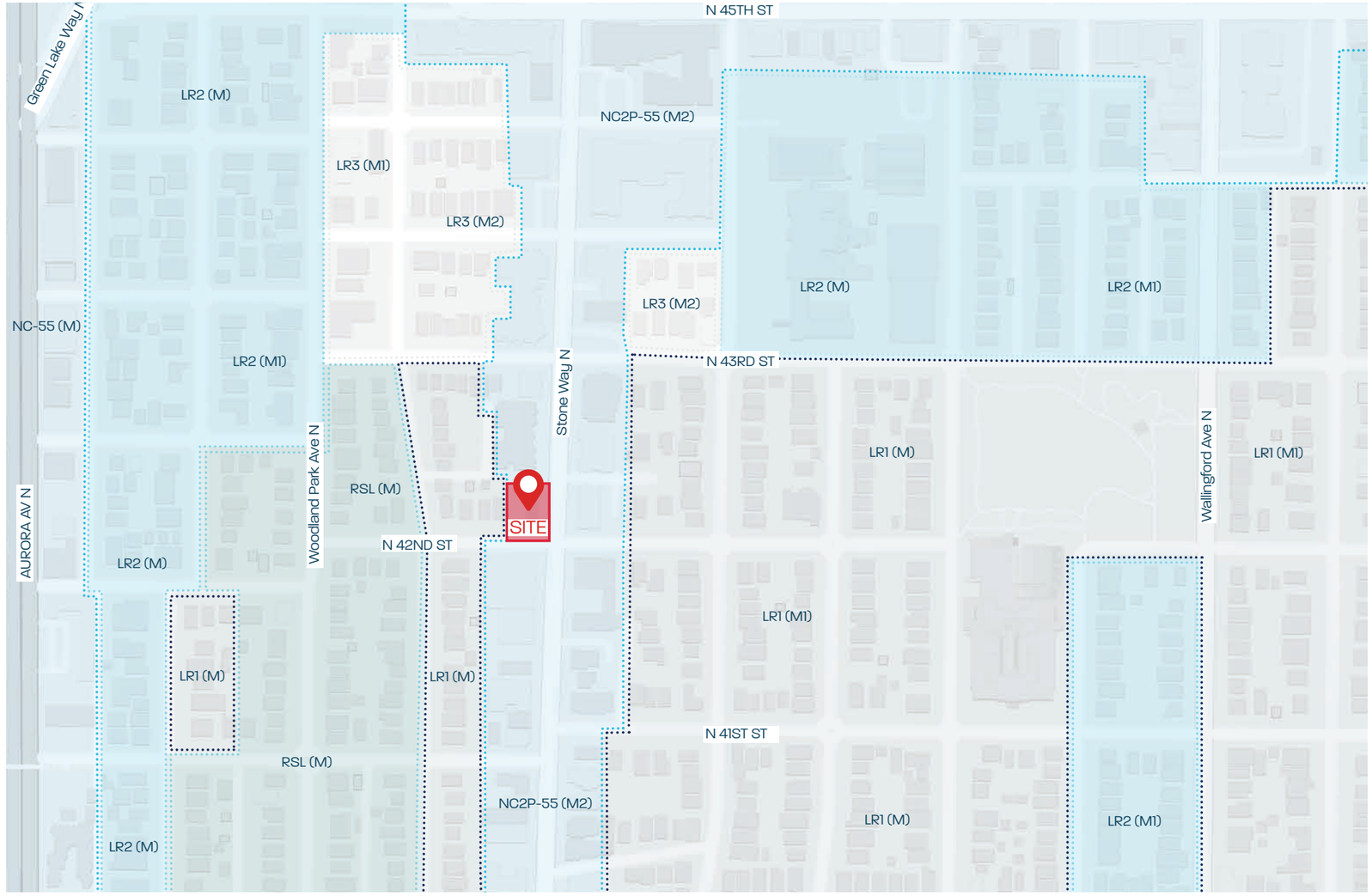
ZONING AND OVERLAY DESIGNATION

The project parcel is zoned NC2P-55 (M) Neighborhood Commercial indicating that the structure may go up to 55 feet in height plus additional applicable height bonuses. The NC2P zoning continues north and south along Stone Way N. Low-density Residential LR 1 (M1) zoning borders the NC2P zoning to the west.

The subject site is located within the Wallingford Residential Urban Village, with a parking flexibility designation. As such, no parking is required for residential or commercial uses.

NEIGHBORHOOD DEVELOPMENT

The surrounding blocks are a mix of multi-family apartment building, businesses, and single-family homes. There are a variety of commercial buildings along Stone Way N which include several restaurants and small businesses. Bus line 62 runs north and south connecting to Greenlake and South Lake Union where transit options are available to connect to other lines.



Zoning Map

PROJECT LOCATION & INFORMATION



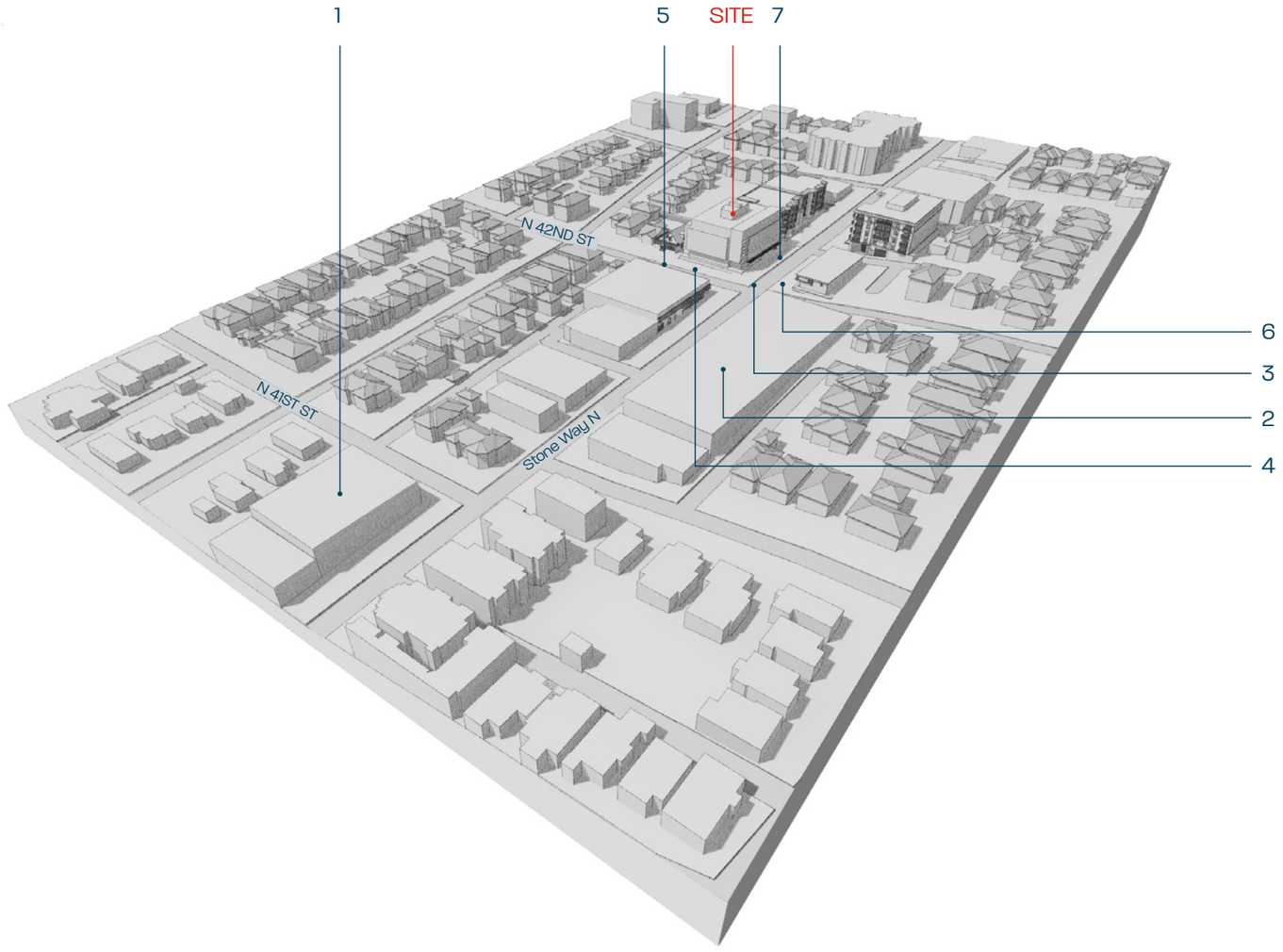
1. 4035 Stone Way N
4-story, 49 unit apartment building with ground level retail space.



2. Broadstone Way. 4-story, 118 unit apartment building with retail.



3. Corner at Stone Way N & N 42nd ST





4. View of Site along N 42nd ST



5. Corner of N 42nd ST - South Neighbor looking East



6. Stone Way N - Looking West at N 42nd ST



7. Stone Way N - Looking East N Wenford Pl

ZONING DATA & ZONING ENVELOPE

Zoning:
NC2P-55 (M)

Overlay: Wallingford Residential Urban Village

SMC 23.47A.004 Permitted Uses
Commercial, Residential

SMC 23.47A.005 Street Level Uses
Max 20% Residential Use along Stone Way N.

SMC 23.45.514.B / 23.47A.012 Structure Height
Allowed Max Base Height: 55 ft
Additional Allowed for Rooftop Features: 4 ft
Additional Allowed for Stair & Elevator Penthouse: 16 ft

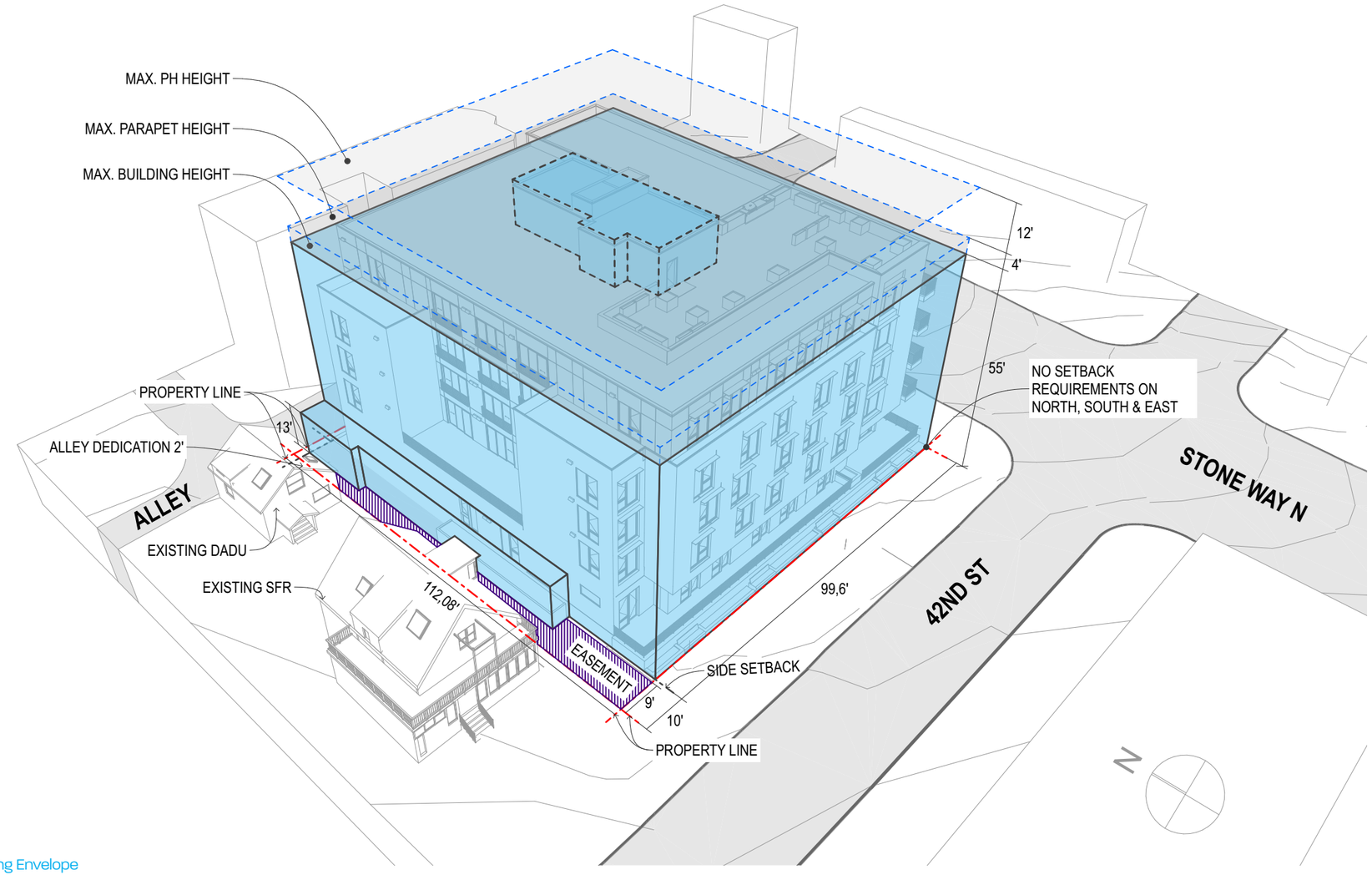
SMC 23.47A.013 / 23.45.510D Floor Area Ratio
Maximum FAR: 3.75
Maximum Development Potential: 47,512 sf

SMC 23.47A.014 Setbacks
North (Alley): 2ft Alley Dedication Required
East (Stone Way N): None Required
South (N 42nd St): None Required
West - Ground Level: None Required
West - Upper Levels: 10 ft

SMC 23.47A.024 Landscaping Standards
Green Factor Score 3.0 or greater.

SMC 23.47A.024 Amenity Area
5% of Gross Floor Area in Residential Use

SMC 23.54.015 Parking
Vehicle Parking not required.
Long Term Bicycle Parking: 1 per Dwelling Unit and 1 per SEDU, with 3/4 redution to spaces after 50.
Bicycle Parking, Short Term: 1 per 20 Dwelling Units.



Zoning Envelope

03

PROPOSED SITE STRATEGY

SITE CONCEPT
SETBACK REQUIREMENTS
SOLAR ACCESS & VIEWS
TRAFFIC CIRCULATION
STREETSCAPE
NEIGHBORHOOD PATTERNS AND POTENTIAL
LANDSCAPE APPROACH

PROPOSED SITE STRATEGY

SITE CONCEPT

One of the primary objectives of this proposal is to consolidate Stone Way N as a mixed use corridor at the street level. With generous sidewalks and a recognizable shared entrance for residential commercial uses, the project defines the corner and contributes to the creation of a neighborhood that is diverse, vibrant, and rich with activity at the ground level.

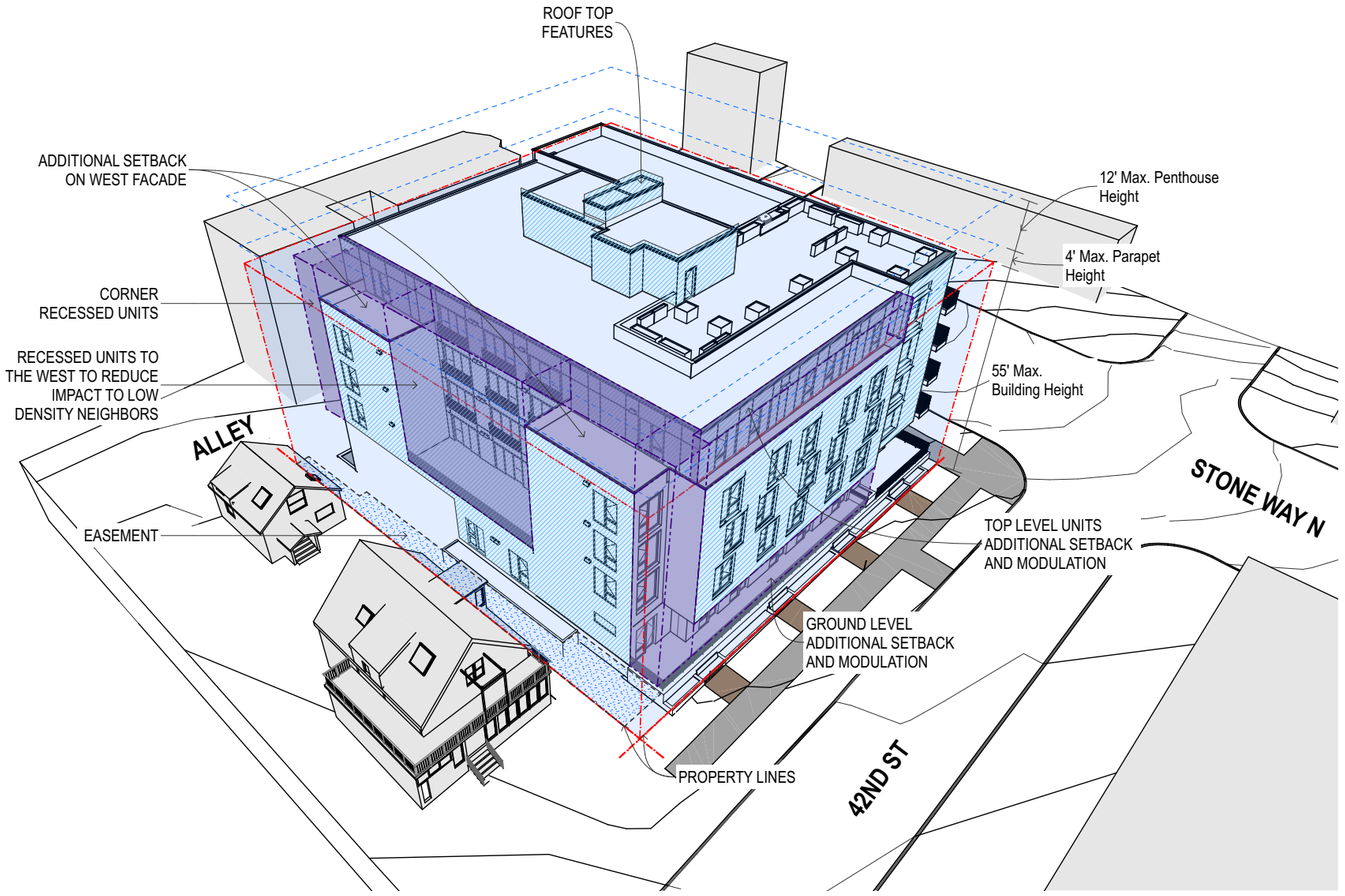
- The building also responds to the immediate neighbors to the west by reducing the mass and maximizing setbacks to create a thoughtful zoning transition between the project site and the Low-Rise parcel to the West.
- To respond to its larger context, the project features a rooftop amenity where residents and visitors will be able to enjoy the views of Lake Union, the Downtown skyline, and Mount Rainier beyond.
- Both trash collection and vehicular access are conveniently located off the alley, minimizing impact on traffic at the corner of Stone Ave N and 42nd St.

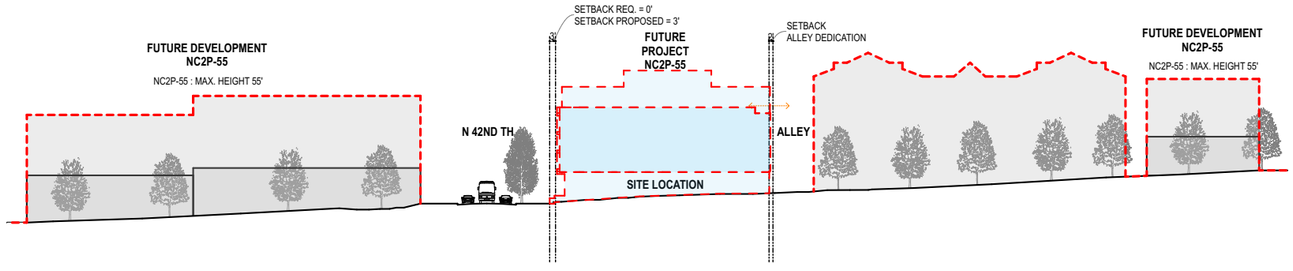
SETBACK REQUIREMENTS

- A 10' Setback is required 13' above ground level in the section of the building facing the LR1 Parcels (west). No ground level setbacks are required at the other property lines. A 2-ft dedication is required at the alley.

SOLAR ACCESS & VIEWS

- The building will enjoy good solar access. The East and South Facades will receive no shadows. The West facade will also enjoy almost uninterrupted sun access. The north facade will receive permanent indirect light. The project will cast shadows to the west property only in the early morning. Massing reduction at the West and the SW corner setback will allow additional sunlight to reach the West neighbor throughout the year.
- The proposed building will enjoy views of Lake Union and Seattle downtown from the upper levels and roof deck. Mount Rainier views will also be available from the roof deck amenity area.





Street Elevation at N 42nd St

PROPOSED SITE STRATEGY

TRAFFIC CIRCULATION

The site is very well connected to the vehicular transit network, located at the corner of Stone Way N and N 42nd Street. The site is also served by an alley to the north - ideal for vehicular access to the underground parking.

The building responds to the public, busy nature of Stone Way Ave N with an open ground level that has clearly identifiable shared access to the residential lobby and the commercial space. Residential units are located facing N 42nd , a side street with a residential character.

The site is also served by these additional connectivity features:

- Bus stops are in the close vicinity along Stone Way N
- Stone Way N has designated bicycle lanes and parallel parking
- Pedestrian crosswalks exist at the intersection of Stone Ave N and 43rd to the north and at the intersection of Stone Way N and 41st to the south.

STREETSCAPE

Currently the site is not developed and has an 8' wide sidewalk to the east on Stone Way N. This project proposes new street trees and other landscaping in the right-of-way in this area.

This proposal includes a large canopy projecting over the sidewalk at Stone Way N that will provide shade and rain protection to pedestrians. New street trees, landscaping, and benches are proposed along N 42nd Street.

NEIGHBORHOOD PATTERNS AND POTENTIAL

Stone Way N is being rapidly developed and many similar projects have been completed recently or are currently under construction, increasing density and contributing to the commercial character of this neighborhood.

The site is flanked by a less dense area to the west with lower buildings which calls for a change in scale that responds to the transition between two different land use zones.

LANDSCAPE APPROACH

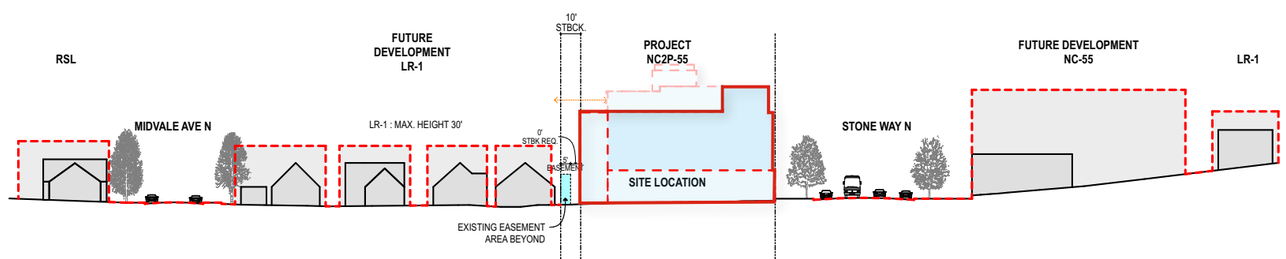
In the same way the project responds to each of the the site variables, the landscape approach is tailored to respond to the unique character of each area. To the west, the site has a variety of mature trees that contribute to the transition between the building and the existing single family residences. These trees will be complemented by planting beds and shrubs on the west site. A 6' fence is proposed as additional screening for the vehicular access ramp.

Planting beds with ground cover and small plants are proposed on the north and south to create a buffer for the residential units that are located on the ground level - facing the alley in the north, and facing N 42nd St to the south.

Approved trees will be planted on the new planting strip on Stone Way N.

Landscape Plan





Street Elevation at N 42nd St

04

EARLY DESIGN GUIDANCE SUMMARY

MASSING EVOLUTION
EARLY DESIGN GUIDANCE RESPONSES

MASSING EVOLUTION

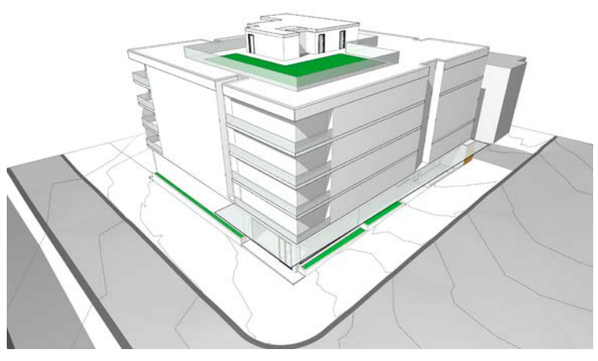
Four massing options were presented at EDG. Scheme “C”, shown below, was the preferred option.

The project massing has evolved to reinforce initial project goals, as follows:

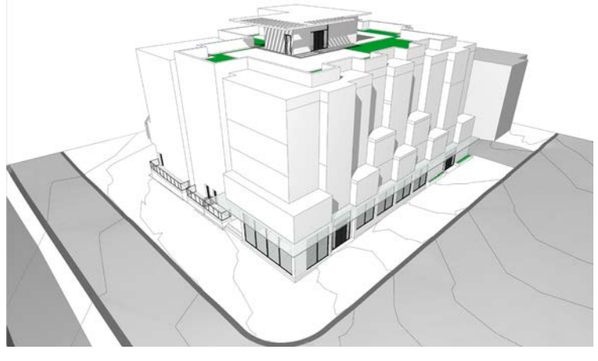
- To further soften the zoning transition between the NC-55 zone and the adjacent LR1 zone to the west.
- To mitigate the impact of the new construction against the adjacent structure to the west.
- To emphasize the corner condition of the project.
- To create a distinct commercial storefront at Stone Way Ave N with a prominent shared entry for residential and commercial uses.
- To create a distinct residential street-level frontage along N 42nd st.
- To create a transparent - and active - corner condition at the Ground Level
- To capture views of Downtown, Lake Union and Mount Rainier beyond from the Rooftop Deck.



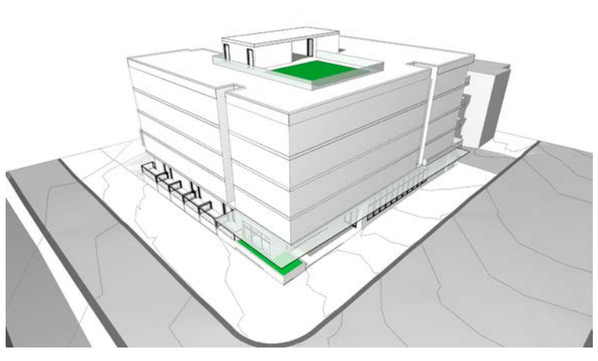
Massing Today



Massing at EDG - Option A



Massing at EDG - Option B



Massing at EDG - Option C (Preferred)



Massing at EDG - Option D

EDG RESPONSES

GUIDANCE

1 ALLEY

A barrier is currently located in the alley at the northeast corner of the project site which does not allow through traffic from Stone Way N to Midvale Avenue N. The applicant provided three massing options which propose to remove the barrier and one massing option which maintains the barrier and provides a turnaround on site to accommodate solid waste collection. Staff acknowledges public comments received identifying concerns with removing the alley barrier. However, staff finds that accommodating a turnaround on-site results in increased height, bulk and scale impacts at the zone transition. Therefore, staff supports creating a through-alley and encourages the applicant to work with SDOT to minimize impacts through traffic calming measures and include measures to minimize project-generated traffic through the alley to and from Midvale Ave N.

RESPONSE

The creation of a through-alley by removal of the barrier is now incorporated into the design. The applicant is working with SDOT to minimize impacts on the existing alley condition.

RELEVANT GUIDELINES

- CS2-IV Height Bulk and Scale Compatibility
- CS2D Height, Bulk and Scale
- DC2-A-2 Reducing Perceived Mass



Site Alley

GUIDANCE

2A MASSING DESIGN OPTIONS AND ZONE TRANSITION - Preferred Option

A transition from NC2-55 zoning to LR1 zoning occurs at the site's west property line. While the area west of the site is zoned multifamily, the existing context is small single family homes, with a single family home and detached accessory dwelling unit (DADU) located within several feet of the west property line. While intrigued with the interesting Stone Way façade of Option B, staff prioritizes a modulated façade along the west property line over Stone Way to mitigate height, bulk and scale concerns at the zone transition. The applicant's preferred Option C incorporates a courtyard at Level 5 on the west façade and staff supports this option as the basis for further development.

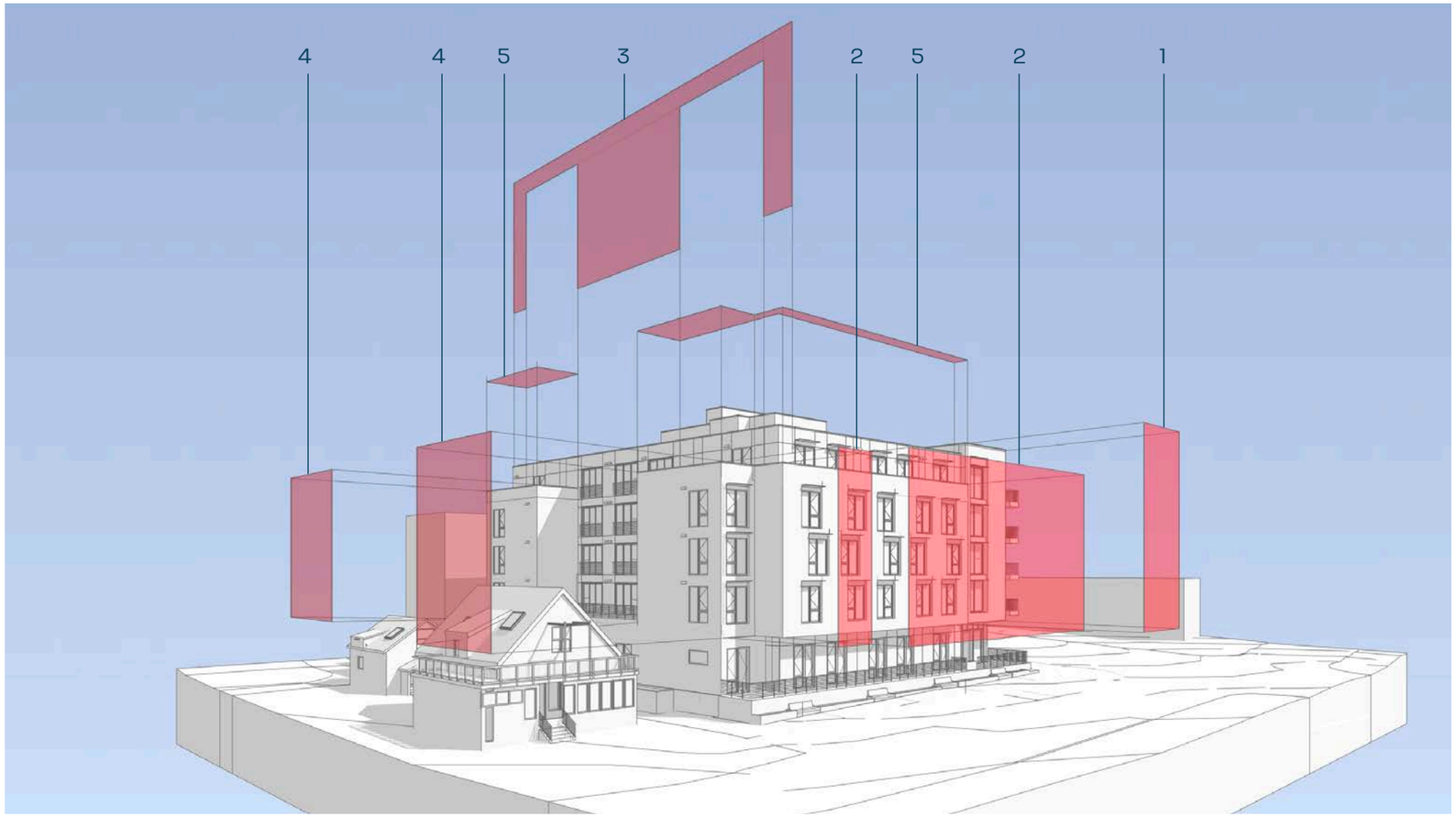
2B MASSING DESIGN OPTIONS AND ZONE TRANSITION - BULK, MASS & SCALE

Staff acknowledges public comments received regarding the height, bulk and scale of the proposal in relationship to the adjacent single family development. The modulation of the massing and upper level courtyard is beginning to respond to the zone transition but is not yet sufficient to mitigate the bulk of the 5-story massing at the property line. Continue to carve away the massing and break down the perceivable bulk at the zone transition.

RESPONSE

The project employs a combination of strategies to provide a meaningful reponse to the zoning transition and to the neighboring property to the west.

1 - The project does not make use of the full zoning envelope as allowed by code. It uses a smaller footprint than what is permitted, creating opportunities to push the volume away from the western property line at different locations, creating a modulated west facade, and providing relief from an otherwise imposing mass against the western lot line. (Continues)



1. Taller Mass at Corner and Facing Stone Way

2. Lower Mass along N 42nd St

3. Upper Level Setback (5ft to the South, +20 ft to the West)

4. Ground-to-sky corner setback at SW Corner (also occurs at NW corner), + 18ft from property line.

5. West facade setback, +20ft from property line

6. Lower Mass at West Facade. Broken down in two smaller volumes.



Design at EDG



Design Today

RESPONSE (Continued)

2 - The building reponds with a tall mass towards Stone Way Ave N. This taller mass is conceived to read as a separate volume from the rest of the building, breaking down the scale of the building and emphasizing the corner of the project.

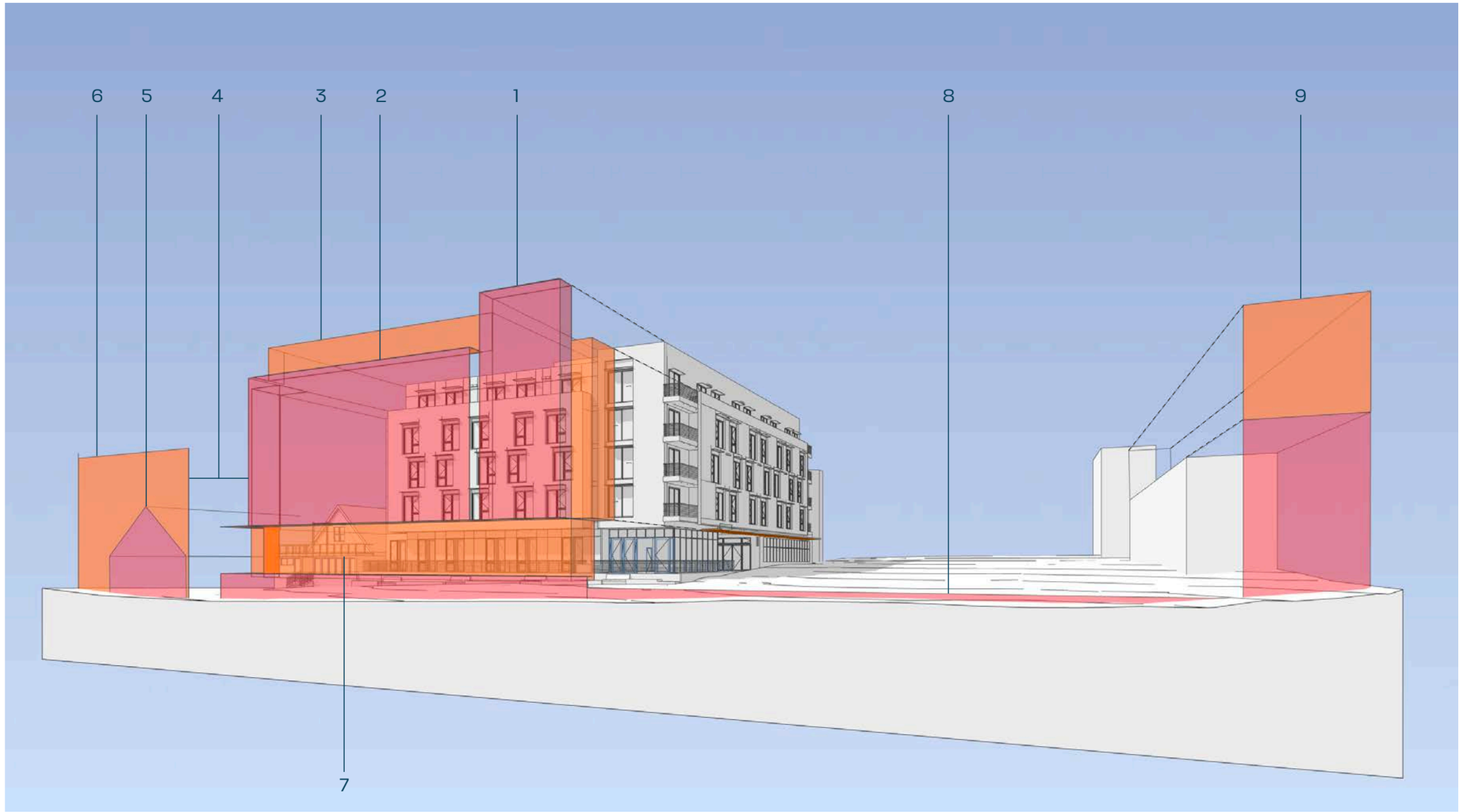
3 -The bulk and mass of the south facade is reduced by setting back the upper level, reducing the perceived height of the building on what is a predominantly a residential street.

4 - The SW and NW corners of the building are recessed with a ground-to-sky massing setback that reduces the bulk against the neighboring west property. The top units on the corners are also removed, reducing the building's height in at the zoning transition. The remainder of the West facade is setback +20 ft from the property line from the second level and up.

In summary, the building responds to the zoning transition by gradually reducing bulk, height, mass and scale from East - where the mass is +104 wide x 59ft tall - , to the West - where the mass is broken down in two smaller volumes, which are 25ft wide x 49ft tall each and most of the facade is +20ft away from the property line.

RELEVANT GUIDELINES

- CS1-B-2. Daylight and Shading
- CS2-IV Height Bulk and Scale Compatibility
- CS2-D Height, Bulk and Scale
- DC2-A-2 Reducing Perceived Mass



1. Higher Volume at Stone Way Ave N, at max height, including parapets.
2. Lower Volume Facing N 42nd, at +45'
3. Upper Level Setback.
4. +18ft Setback at corner, see previous page
5. Existing House
6. LR1 Zoning at +30'
7. Recessed volume at Ground Level.
8. Stone Way Ave N
9. Max Height at 55ft

UPDATE 3.23.21

2A MASSING DESIGN OPTIONS AND ZONE TRANSITION - Preferred Option

Update 3/23/2021: At EDG the following guidance was given while supporting the preferred massing option: “The modulation of the massing and upper level courtyard is beginning to respond to the zone transition but is not yet sufficient to mitigate the bulk of the 5-story massing at the property line. Continue to carve away the massing and break down the perceivable bulk at the zone transition.”

The reduction of height at the southwest corner is supported but a number of other elements have been eliminated which were successful at reducing the bulk and massing at the zone transition including the 5th level setback at the courtyard and the increased setback from N 42nd at the southwest corner. Maintain these elements of the design while reducing the bulk at both the southwest and the northwest corner. The same reduction is needed at the northwest corner. At the south, study the use of open railings rather than a solid wall at the level 4 decks to further reduce the perceived bulk.

RESPONSE

Recent revisions to the building mass include the creation of ground-to-sky building setback at the SW corner and the reducing of height in the NW corner by eliminating the top unit. These revisions are depicted in the diagramas on the top of this page. **The resulting SW Corner setback is 12ft away from the South lot line; and 18ft away from the West lot line.**

The project provides approximately 55,000 cubic feet of airspace within the zoning envelope which is left undeveloped. This is a direct response to the project’s context, the zoning transition, and existing structure to the west.

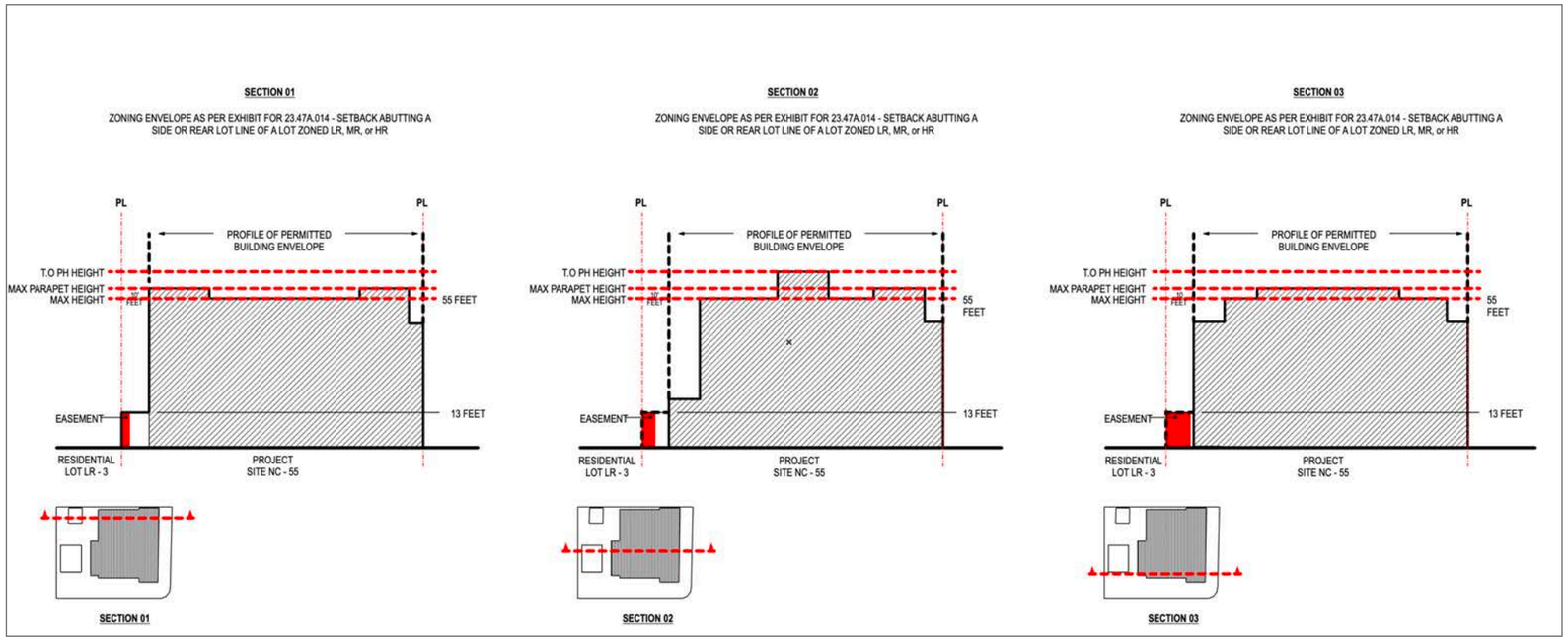
Sections through the zoning envelope in this page further illustrate the project’s relationship with the west property line in the context of the code.



Top Unit at NW Corner Removed



Ground-to-sky setback at the SW Corner



Building Sections and Zoning Envelope

GUIDANCE

2C. MASSING DESIGN OPTIONS AND ZONE TRANSITION - Open Garage Proximity to Adjacent Property.

In agreement with public comment, staff is also concerned with the proximity of the open garage entry at the northwest corner to the adjacent DADU and resulting light, noise and privacy impacts. Increase the separation between the garage entry and the DADU and design the setback area to minimize impacts to the residence.

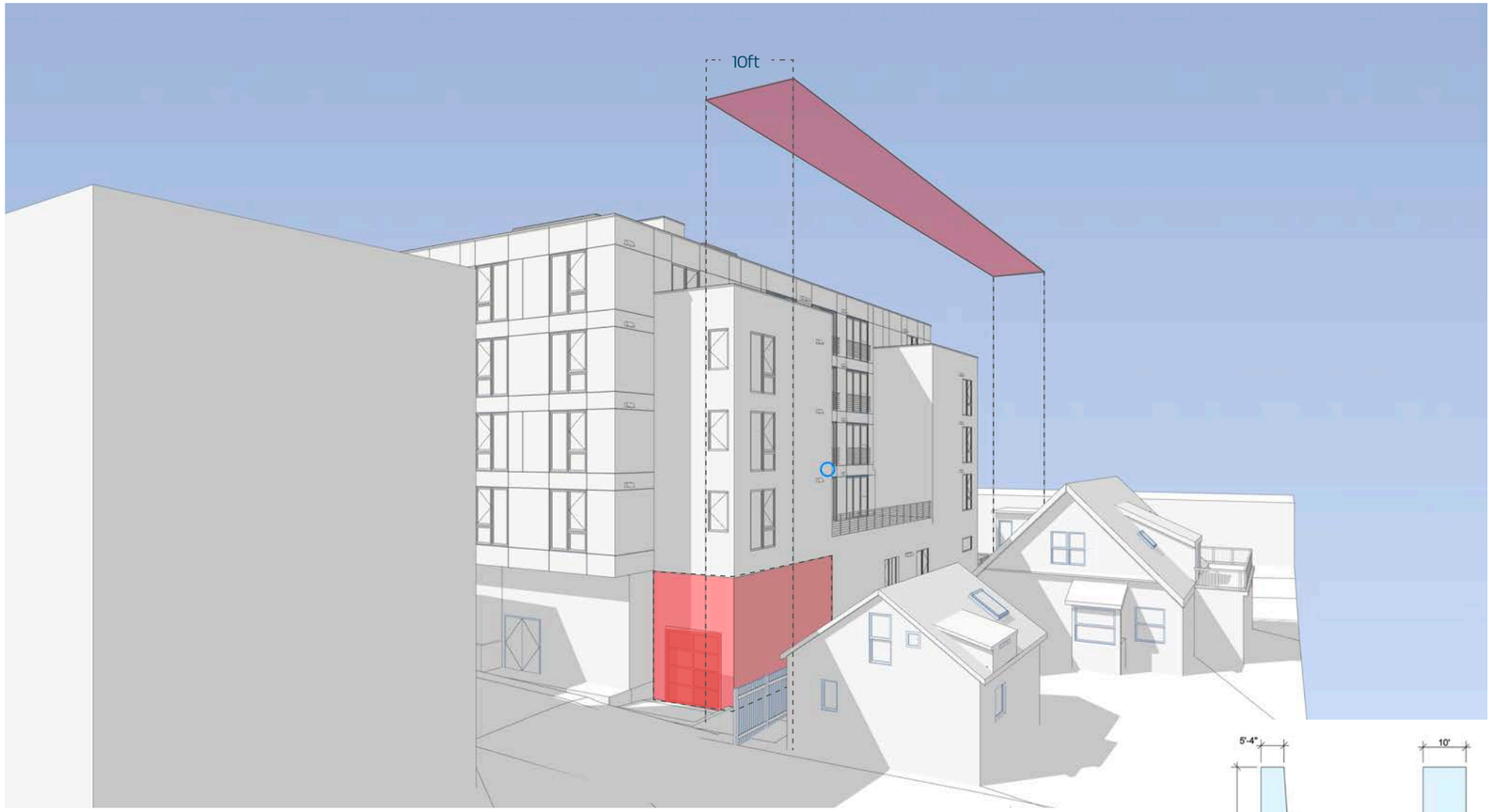
RESPONSE

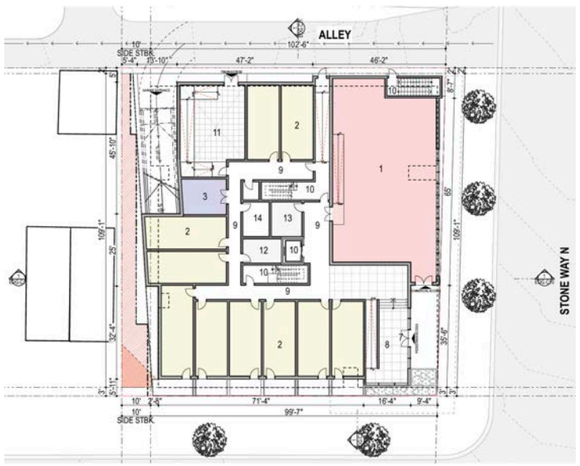
The open garage has been eliminated. The garage and garage ramp are now fully enclosed to mitigate light, noise and privacy impacts to the DADU at the west.

Additionally, the proposed structure is 10' away from the property line shared with the DADU. In this area, robust landscaping will be planted and a 6' tall fence is proposed along the east edge of the shared use easement.

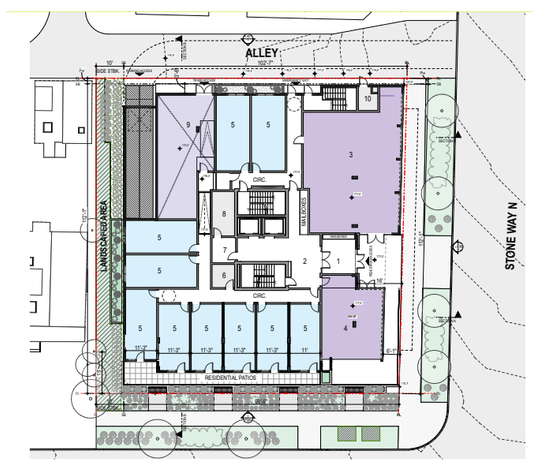
RELEVANT GUIDELINES

- CS2-IV Height Bulk and Scale Compatibility
- CS2D Height, Bulk and Scale
- DC2-A-2 Reducing Perceived Mass

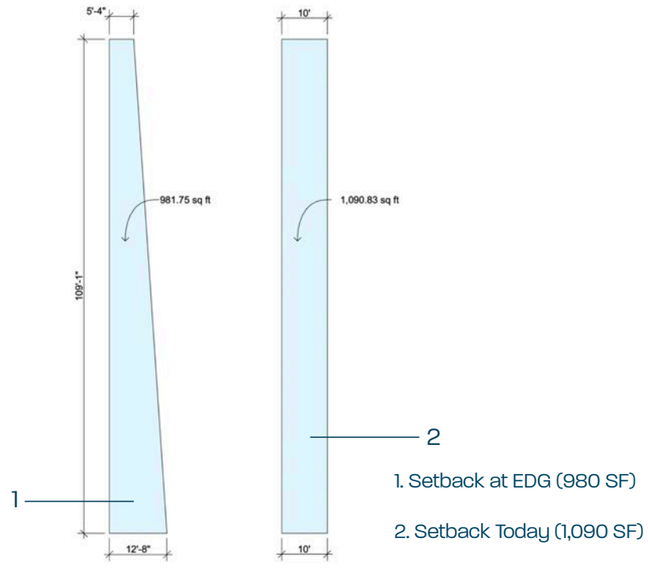




Ground Level Plan at EDG



Ground Level Plan Today



1. Setback at EDG (980 SF)

2. Setback Today (1,090 SF)

GUIDANCE

2D MASSING DESIGN OPTIONS AND ZONE TRANSITION - Privacy Impact and Window Overlap

Carefully compose the west façade to minimize privacy impacts and window overlap with the adjacent structures. At the Recommendation phase provide window overlap and privacy studies illustrating impacts.

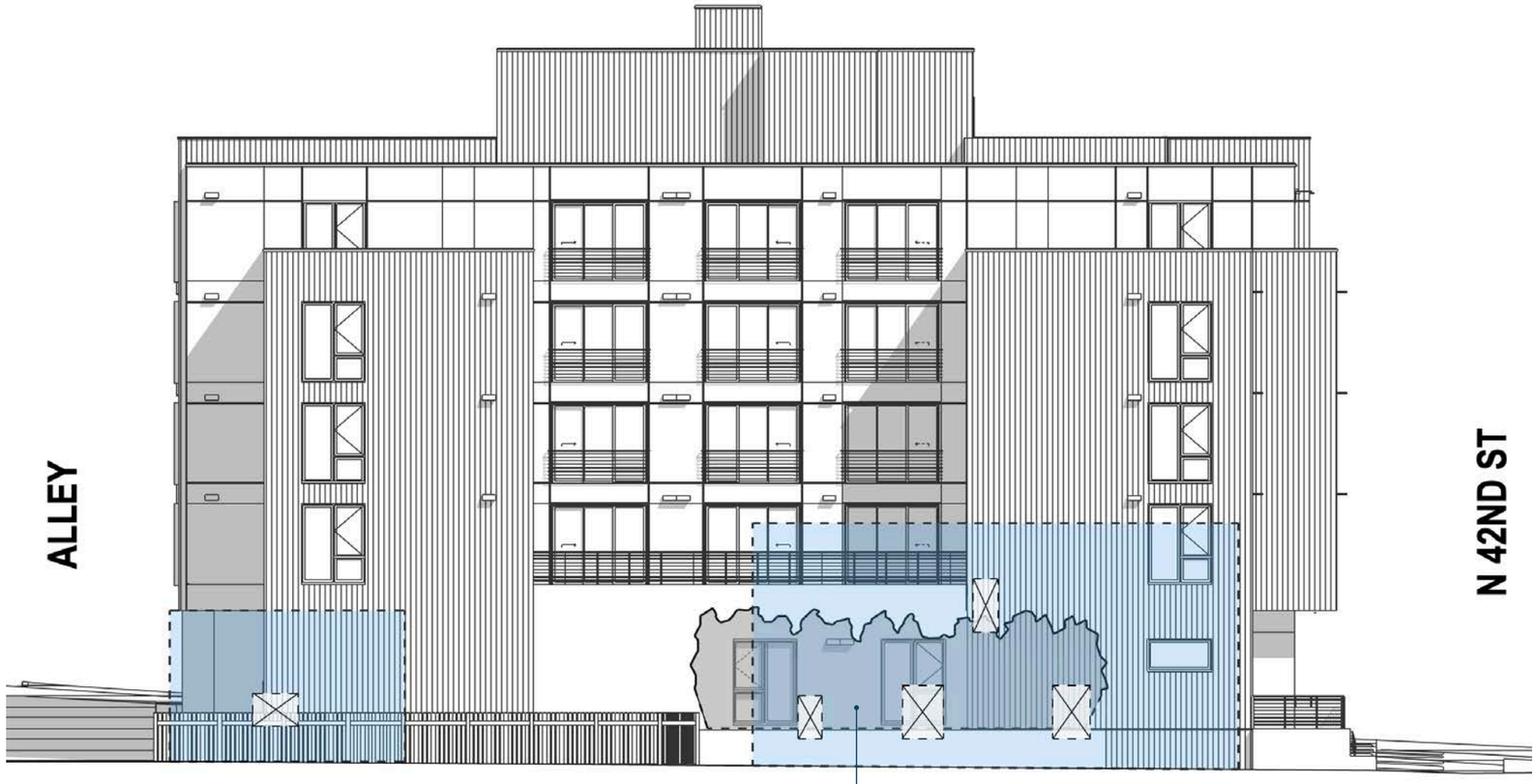
RESPONSE

The project continues to consider the privacy impacts of the neighbor to the west, eliminating window overlaps almost in its entirety - there is a single window in the project with a partial overlap.

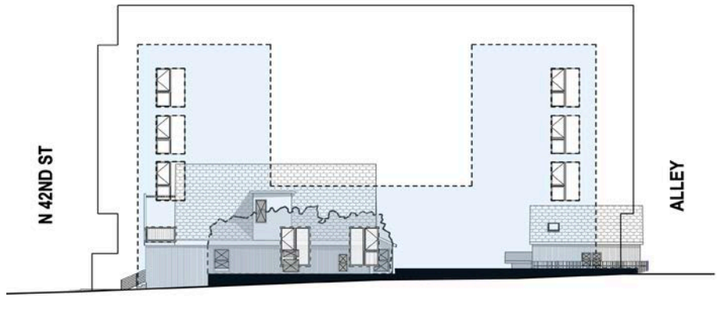
A new 6' tall fence and landscaping is proposed between to the properties to provide visual screening at the ground level between the properties.

RELEVANT GUIDELINES

- CS2-IV Height Bulk and Scale Compatibility
- CS2-D Height, Bulk and Scale
- DC2-A-2 Reducing Perceived Mass



Privacy Diagram - West Facade with Projected Windows of Existing house & DADU



Privacy Diagram - Looking West

Botanical/ Common Name	Max. Height
1. Cornus sericea "Kelseyi" Kelseyi Dogwood	9 ft
2. Cornus alba "Gouchaultii" Goldenleaf Dogwood	6 ft
3. Juncus effusus Soft Rush	4 ft
4. Juncus inflexus blue arrow	3 ft



+View Landscape Plan pg. 72 and the Landscape Species Selection pg. 78

GUIDANCE

2E MASSING DESIGN OPTIONS AND ZONE TRANSITION - Landscape Buffer

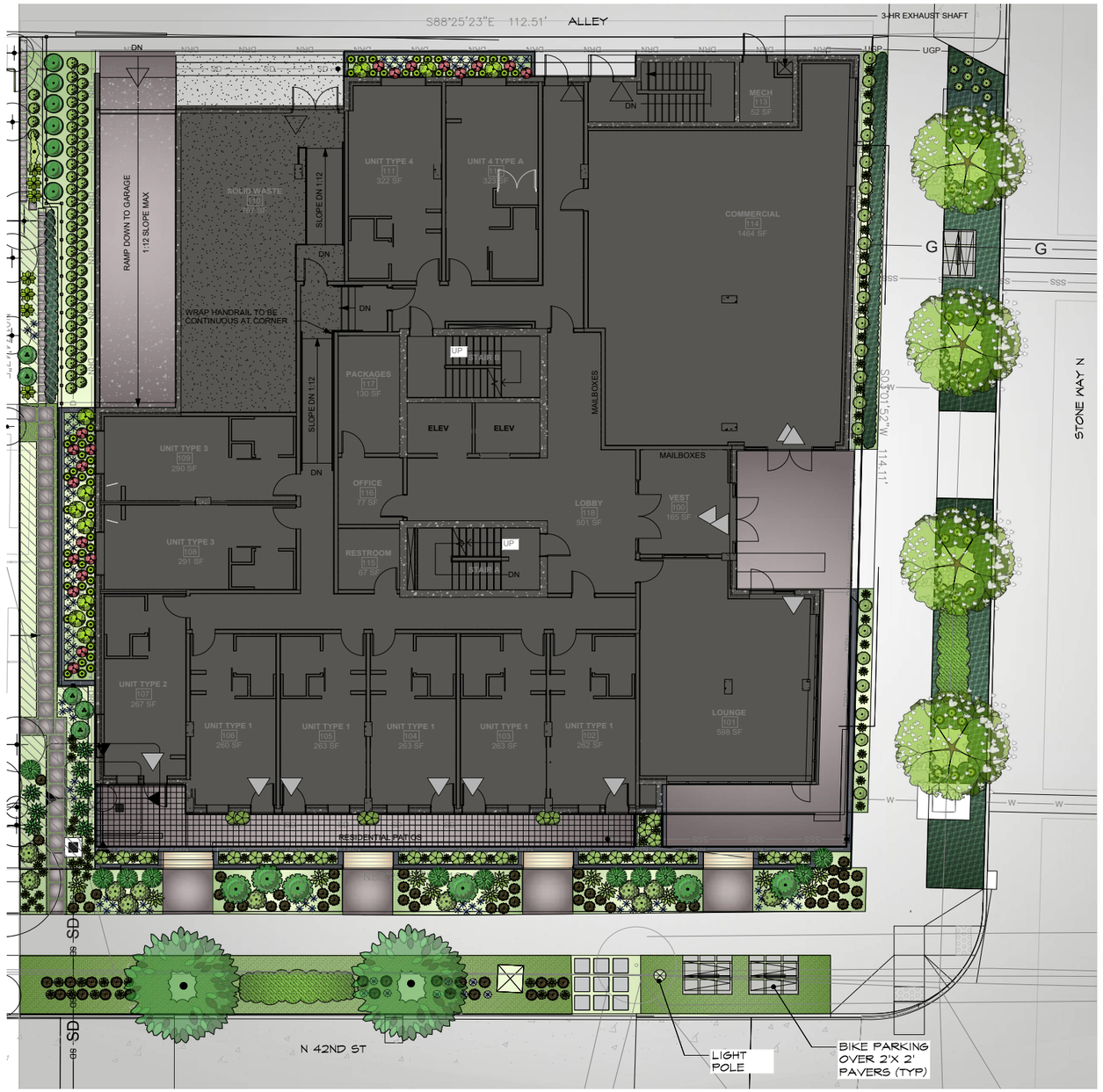
Develop a landscape buffer along the west property line which is lush, dense, includes plantings at a variety of heights and provides year-round screening. In agreement with public comment, existing mature trees on the neighboring property should be protected.

RESPONSE

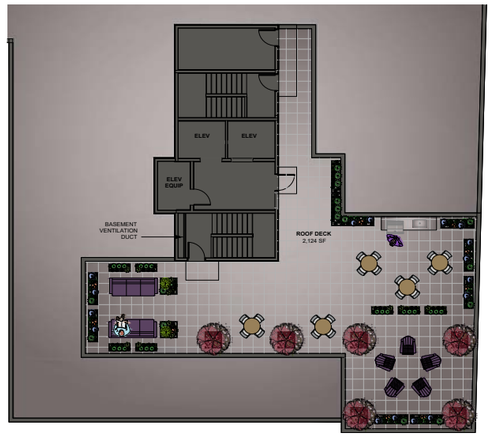
The proposed buffer landscape at the west property, is a toughtful solution that has been coordinated with the homeowner of the property to the west, who requested that the existing large shrubs are be maintained and have been specifically called out on the landscape plans to remain. A variety of shrubs with different colors, various heights and textures were added to create a dense screen between the building and the property line.

RELEVANT GUIDELINES

- CS2-IV Height Bulk and Scale Compatibility
- CS2-D Height, Bulk and Scale
- DC2-A-2 Reducing Perceived Mass



Ground Level Landscape Plan



Rooftop Landscape Plan

GUIDANCE

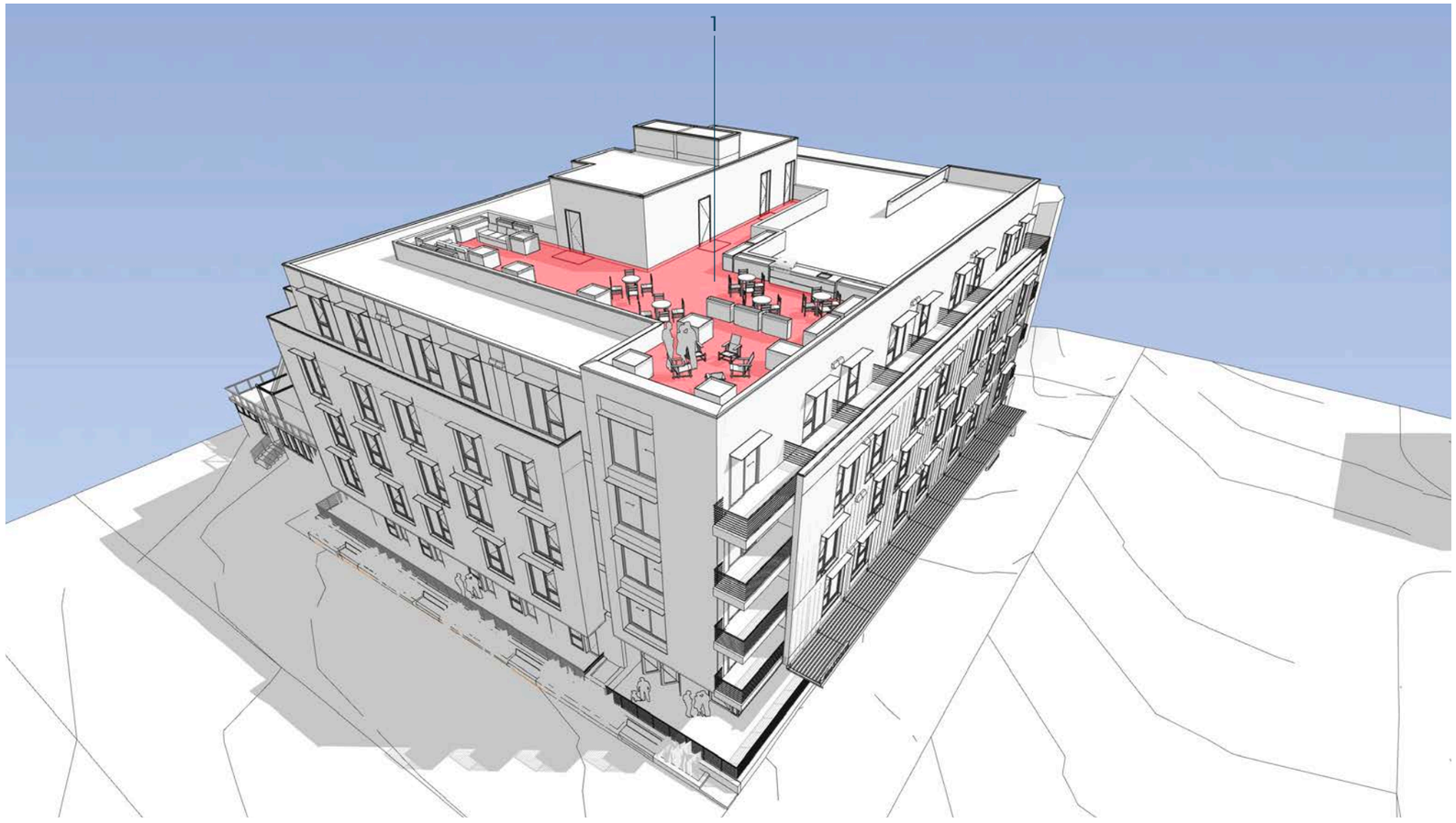
2F MASSING DESIGN OPTIONS AND ZONE TRANSITION - Rooftop Amenities

Design the Level 5 courtyard to minimize noise and privacy impacts to the adjacent neighbor. Occupiable areas should be pulled away from the roof edge.

RESPONSE

The level 5 courtyard has been removed from the project, eliminating noise and privacy impacts to the adjacent neighbor.

All common amenity areas are now proposed at the SE corner of the ground level and at the SE corner of the building rooftop.

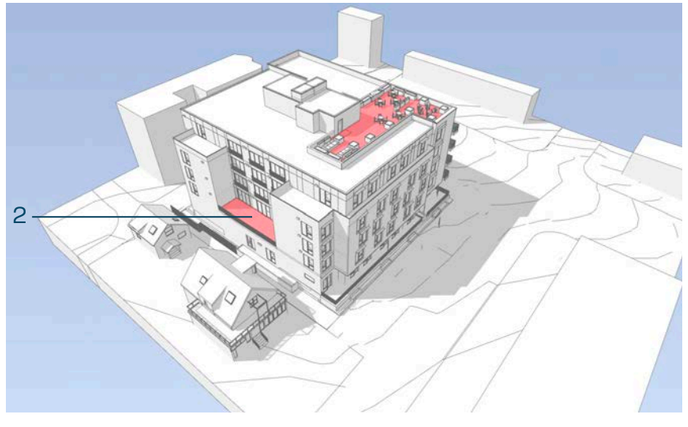


1. Rooftop on SE Corner

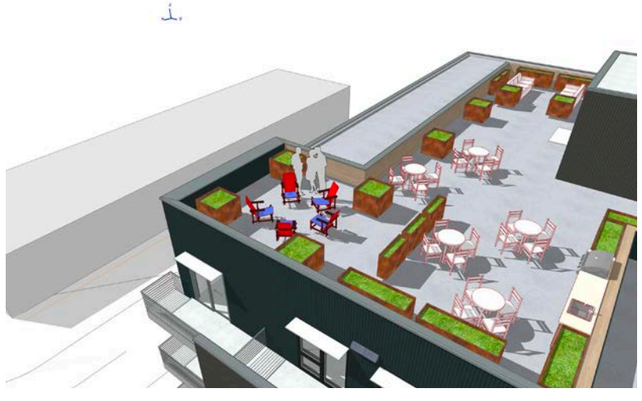
2. Maintain buildng setback at west facade

RELEVANT GUIDELINES

- CS2-IV Height Bulk and Scale Compatibility
- CS2-D Height, Bulk and Scale
- DC2-A-2 Reducing Perceived Mass
- CS2-III Corner Lots
- PL3-II Human Activity
- CS2-C-1 Corner Sites



SW View



Rooftop View

GUIDANCE

2G MASSING DESIGN OPTIONS AND ZONE TRANSITION - Material Compatibility of West Facade.

Utilize high quality materials and detailing on the west façade which are compatible with the scale and character of the adjacent residential development.

RESPONSE

Materials used on the West facade include metal panel in the two smaller volumes that are closer to the property line. A light-colored fiber cement panel is used in the rest of the West Facade. This material is carefully detailed to provide a thoughtful composition for the entire project.

The materials used in the West Facade are conceived as part of the overall project material strategy but respond in scale, detailing and materiality to the character of adjacent residential development.

RELEVANT GUIDELINES

- CS2-IV Height Bulk and Scale Compatibility
- CS2-D Height, Bulk and Scale
- DC2-A-2 Reducing Perceived Mass



View of West Facade

GUIDANCE

4A GROUND LEVEL - Location of Stairs at Street Corner

Staff supports the location of the commercial space at the northeast corner but is concerned with the interruption of the stairs from the garage at the street corner. Relocate the stairs and incorporate commercial uses at the street corner frontage.

RESPONSE

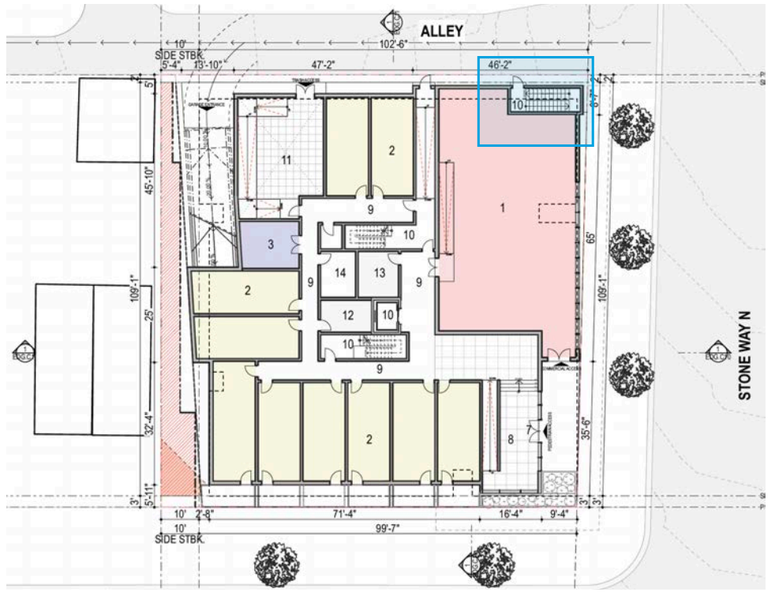
Stairs have been moved further West and the commercial use has been extended to the northeast corner at the site.

RELEVANT GUIDELINES

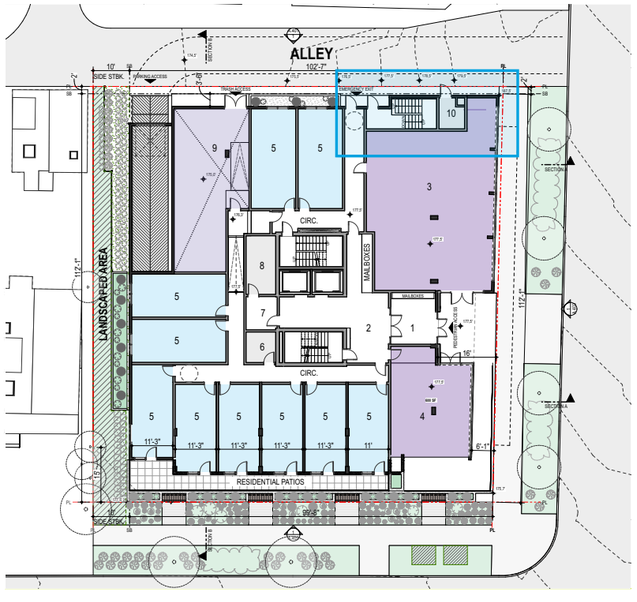
- CS2C-1 Corner Sites
- PL3-C Retail Edges



1. Commercial space
2. Stairs



Design at EDG



Design Today

GUIDANCE

4B GROUND LEVEL - Location of residential Entry

Staff also supports the location of the residential entry at the southeast corner and appreciates the setback from the property line providing additional pedestrian space.

UPDATE 3.23.21 - Commercial Entrance

Staff continues to be concerned with departure requests to reduce the required commercial frontage. Support for the southern entrance at EDG did not include guidance to reduce the commercial frontage. The departure illustrations in the recommendation packet should include a code compliant alternative for all departures related to the commercial frontage and plaza. Please remove departures no longer needed from the matrix on G-4.

RESPONSE

The design now proposes a prominent residential and commercial Shared Entry facing Stone Way N.

The SE corner is now providing a lounge space for the use of the residents which will animate the corner location with activity. The SE corner is still providing a setback from the property line, and the lounge can open up to an outdoor patio that faces the corner, creating a vibrant, energetic space.

RELEVANT GUIDELINES

- CS2-III Corner Lots
- PL3-II Human Activity
- CS2-C-1 Corner Sites
- CS2-B-2 Connection to Street
- DC3 Open Space Concept
- PL3-C Retail Edges



View of Outdoor Patio and Amenity Lounge at Corner

The design of the Ground Level is heavily constrained by the existing conditions: a challenging topography (the lot is sloped in two directions), a corner lot condition that also has an alley and an easement, a commercial frontage requirement, a minimum height requirement for commercial space, a zoning transition and also - the proportions of the lot - which is almost square, and deep in all directions.

Negotiating these conditions is a challenging task, and the design uses certain strategies to resolve this.

1- The corner condition of the site deserves special treatment. The design celebrates this corner lot from ground level through roof: An outdoor patio and a glazed amenity area are given prominence at the Ground Level; the cantilevered balconies - formally expressing the importance of the corner with architectural massing and detail - define the body of the building; and the rooftop deck amenities - located at the SW corner - connect residents and visitors with the larger context of neighborhood, city, and region. The corner also works as a hinge between commercial and residential streets, creating a transition from a predominantly commercial, transparent and active street front on Stone Way N to a more private, scaled-down, and residential facade along N 42nd st.

2 - The topography of the lot creates a series of constraints that elicit specific design decisions. To consider:

a - The presence of the alley determines the location of the trash and parking access,

b - On a typical sloped lot, it would be expected that the Average Building Elevation (ABE) be located somewhere along the middle of property - in this



View of Shared Entry

case, somewhere along the the middle of the street level facade along Stone Way N. However, this is not the case,

c -Because the lot slopes down both along Stone way, and along the Alley, the required calculations place the ABE at a much lower elevation - at approximately +175' - which is essentially the elevation of the SE corner of the lot,

d - There is little room within the zoning code to maneuver around floor to floor heights: with a maximum height of 55ft, and a required Ground Level Commercial space height of 12ft, it is imperative that the Ground Level be at an elevation that is very close to the ABE,

e - What this means is that the access to the commercial space needs to be located close to ABE - essentially pushing the entrance of this large commercial space towards the SE Corner, so it can be accessed directly from the sidewalk. An alternative to this is to provide ramps parallel to the sidewalk - an option that was presented during EDG and subsequently discouraged by SDCI as a possible approach for this lot.

Given these conditions, an accesible building - without odd ramps to access the commercial space - **can be achieved by creating a shared residential and commercial entrance, strategically located between two glass containers of activity: The commercial space to the NE and the amenity lounge at the SW corner.**

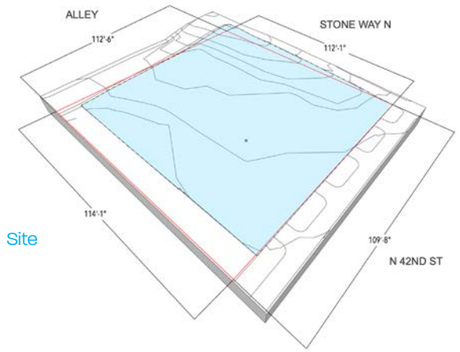
As shown in the next page, this type of Shared Entrance is a typology that appears to be emerging in the vicinity of Stone Way Ave N - very likely as a direct response to similar conditions in the nearby context.

Furthermore,

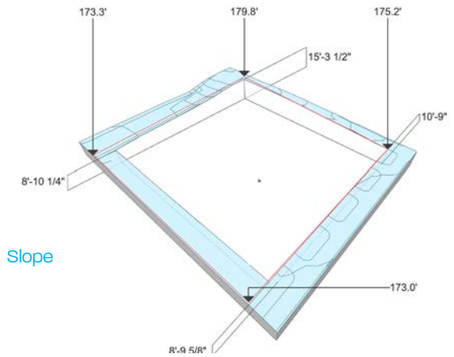
f - The presence of the Trash room in the alley requires that the Ground Level design must negotiate the changes in level to connect the building with the trash room.

g- The location of vehicular access is determined by the alley.

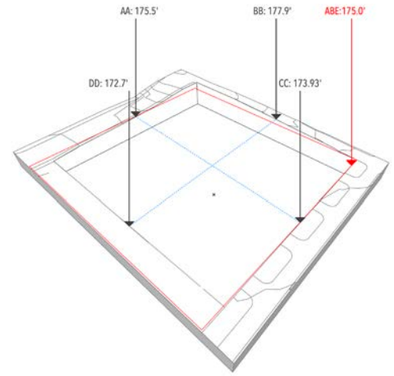
h- The proportions of the lot and the dimensional requirements of parking requires that one of the egress



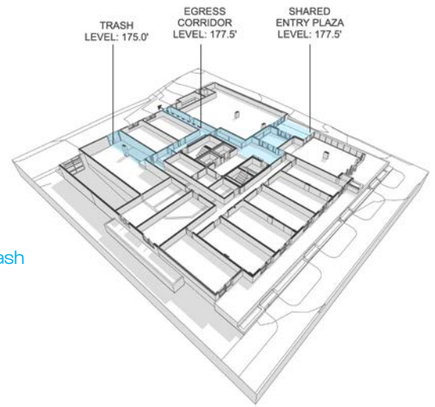
Site



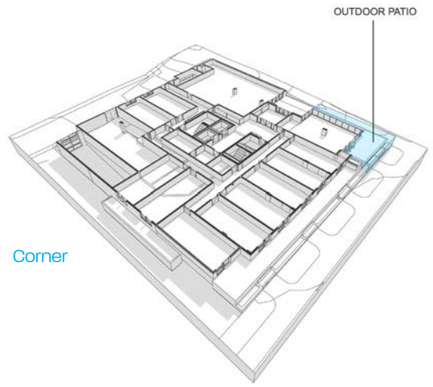
Slope



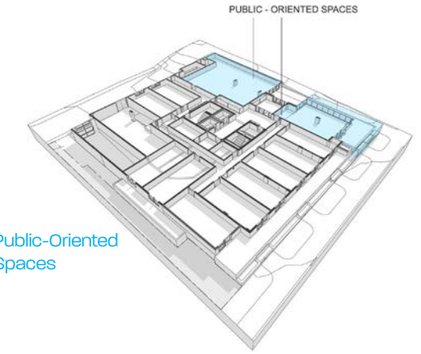
ABE



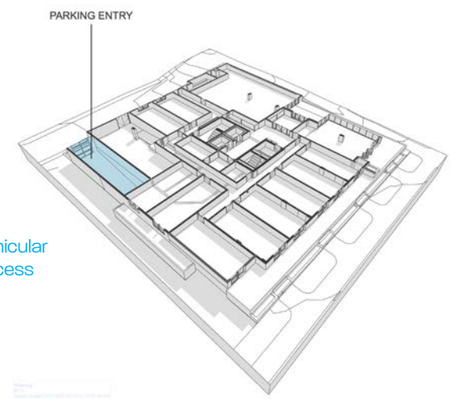
Trash



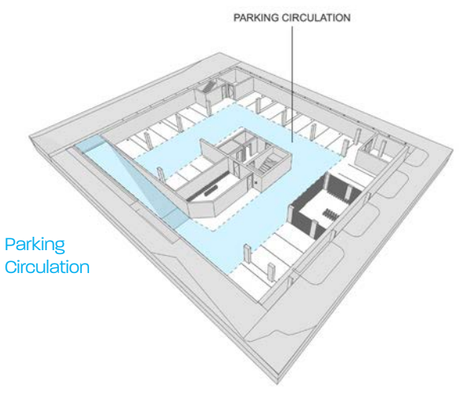
Corner



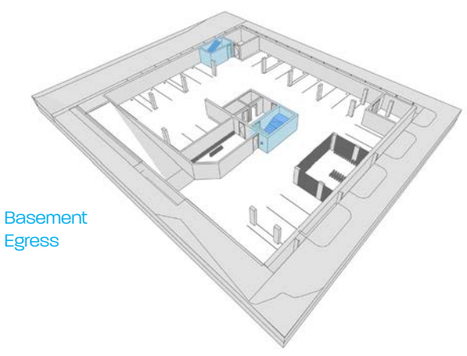
Public-Oriented Spaces



Vehicular Access



Parking Circulation



Basement Egress

stairs from the basement be located towards the north lot line, with an exit discharge into the alley,

j - This egress requirement will directly affect the ability to provide a meaningful and ample shared Entry (as described in 2e, above). Scarce residential frontage (as shown in the next page) must be allocated to this egress requirement - a crucial life safety component of the building.

GROUND LEVEL PROPOSAL

Informed by the site conditions and the project's context, the proposed Ground Level arrangement, while requiring a design departure (See next page, See Chapter 11) allows for an active mix of uses at street level with the shared entry plaza - an energetic space supported by residential and commercial entrances. The design resolutely celebrates the project's corner condition with the fully glazed amenity lounge and the outdoor patio - a design move currently supported by recent SDCI staff guidance.

STONE WAY COMMERCIAL EDGE STUDY

The brief photographic survey shown in this page illustrates how combined residential and commercial entrace plazas work and are found along Stone Way, showcasing an emerging neighborhood pattern on Ground Level commercial entrances in this area, which the project will complement and reinforce.

RELEVANT GUIDELINES

- CS2-III Corner Lots
- PL3-II Human Activity
- CS2-C-1 Corner Sites
- CS2-B-2 Connection to Street
- DC3 Open Space Concept
- PL3-C Retail Edges



Shared Entry Plaza



3627 Stone Way N, Seattle, WA 98103



3624 Stone Way N, Seattle, WA 98103



3627 Stone Way, Seattle, WA 98103



3801 Stone Way N, Seattle, WA 98103



3627 Stone Way, Seattle, WA 98103

GROUND LEVEL - CODE COMPLIANT ALTERNATVE

A Code Compliant Alternative is shown in in the upper left diagram in this page.

Complying with the required commercial requirements will present the following challenges, simply because the required commercial frontage will leave room for little else :

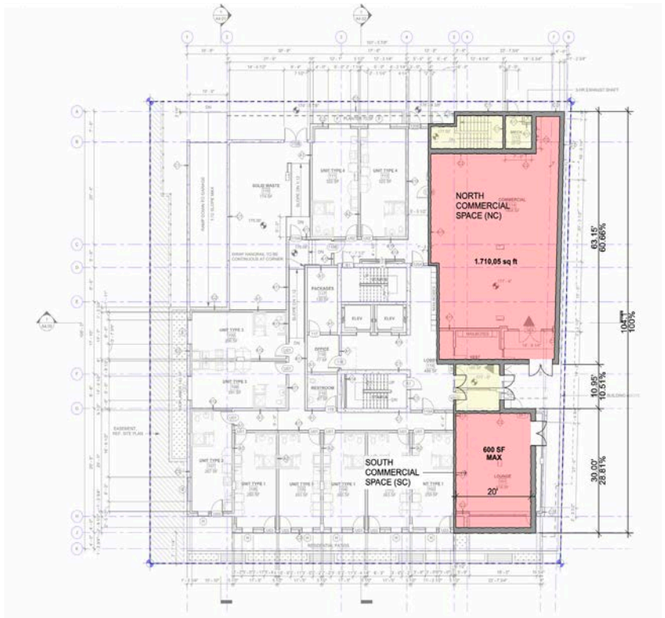
1- Shared Entry is still needed due to topography, but it would be very narrow and not prominent or deserving of a project this size and scale.

2- Commercial Entry will lose visibility and prominence, which could lead to vacant commercial spaces or slow activity.

3- Setback at corner and patio become unfeasible.

The Proposed Design (on the upper right hand of this page), is conceived to create a Prominent Entry, to celebrate the Corner and to provide a transparent, active Ground Level. While the commercial frontage is less than required, the entire Ground Level streetfront has a public character, encouraging street level activity.

The Street Level Elevation shown to the right also illustrates the slope of the lot. This is important, because 1) the elevation of the ground level is a function of the topography of the lot, and 2) the commercial space has a minimum height requirement. To make this function, the entrance of the commercial space needs to be very close to the residential entrance, which yields the shared entry plaza as the best solution for this situation.

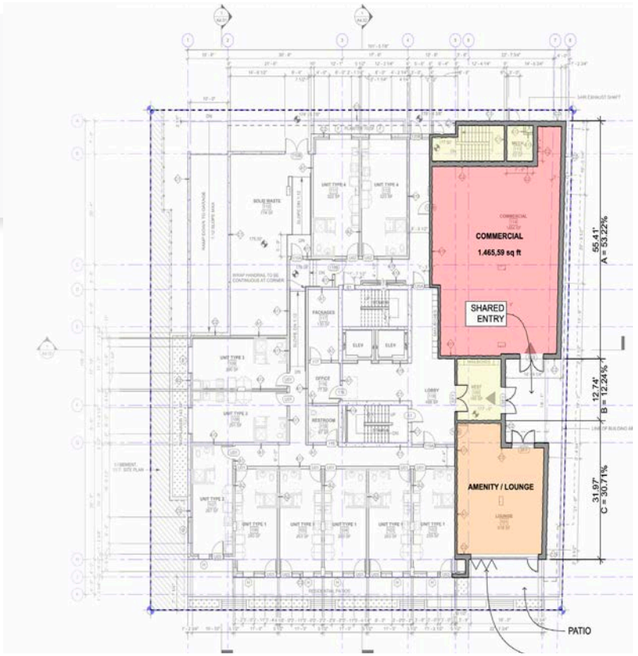


COMMERCIAL FRONTAGE
REQUIRED: 80%
REQUIRED IN FEET: 83.28FT

PROVIDED
SC: 30FT
NC: 63.15FT
TOTAL: 93.15FT
TOTAL (%): 89,47%

93.15FT > 83.28FT: COMPLIANT
89,47% > 80%: COMPLIANT

Code Compliant Plan



A. PROPOSED COMMERCIAL FRONTAGE
55.41 FT (53.22% OF FACADE LENGTH)

B. PROPOSED RESIDENTIAL ENTRY FRONTAGE
12.74 FT (12.24% OF FACADE LENGTH)

C. PROPOSED AMENITY FRONTAGE
31.97 FT (30.71% OF FACADE LENGTH)

Design Today



Street Elevation

GUIDANCE

4C GROUND LEVEL - Elevated Patios along N 42nd St

The patios proposed along N 42nd St create street-level interaction and soften the transition to the lower scale development to the west. However, staff finds that the introduction of stoops providing direct street-access to these units could provide a greater connection to the street and a stronger transition to the single family neighborhood. At the Recommendation phase, provide study of incorporating stoops along this street frontage. If elevated patios continue to be proposed at this location, the walls adjacent to the sidewalk should be developed to provide texture and visual interest for the pedestrian.



RESPONSE

The introduction of stoops has been carefully studied. However, the sloped nature of the site results in a Ground Level elevation that is significantly higher than the sidewalk level at 42nd street, which requires very deep stairs to negotiate the changes in level. This would result in a deeper setbback at the south property line. With the building already being set back from the west property line in response to the zoning transition, it is impractical to achieve this at two lot lines. The solution presented, however, provides a layered transition between sidewalk and occupied space with the use of landscaping, site furnishings, a change in levels, private patios, a recess in the volume, and abundant fenestration. The design as a whole works to provide a visual connection between the units and the public realm ('eyes on the street') while it creates separation for privacy; and it uses elements with a focus on the tactile scale (handrails, plantings, textures), and the human scale (fenestration, furnishing, patios) at the ground level.

RELEVANT GUIDELINES

- DC2-C-3 Fit With Neighboring Buildings
- CS2-B-2 Connection to the Street
- PL2-II Blank Walls



Residential Character

UPDATE 3/23/21

4C GROUND LEVEL - Elevated Patios along N 42nd St

At EDG the following guidance was provided: “The patios proposed along N 42nd St create street z level interaction and soften the transition to the lower scale development to the west. However, staff finds that the introduction of stoops providing direct street-access to these units could provide a greater connection to the street and a stronger transition to the single family neighborhood. At the Recommendation phase, provide study of incorporating stoops along this street frontage. If elevated patios continue to be proposed at this location, the walls adjacent to the sidewalk should be developed to provide texture and visual interest for the pedestrian.”

The stoops shown on the initial MUP plans have been removed and the setback distance remains consistent. Staff continues to support stoops to develop a stronger transition to the single family neighborhood. Provide a study in the Recommendation packet incorporating stoops along this street frontage. If stoops are not incorporated, please revise the rationale for the related departure request.

RESPONSE

Early Design Guidance asked to explore adding stoops to these units to provide a greater connection to the street and a stronger transition to the single family neighborhood to the West. Meeting the 4ft minimum dimension would increase the length of the stoops to the point that there would no longer be enough space for the stairs to fit within the alloted site area.

A modified version of stoops design is shown here for reference - but it presents problems. Even when shown sideways, there is not enough space to introduce private stoops, resulting in several shared access stairs and a shared access corridor that seems excesive for all units. The private patios for the unit - important spaces for security, relationship to the street and privacy buffer - would dissapear. Planters would be reduced and benches would need to be eliminated.



Stoops Design

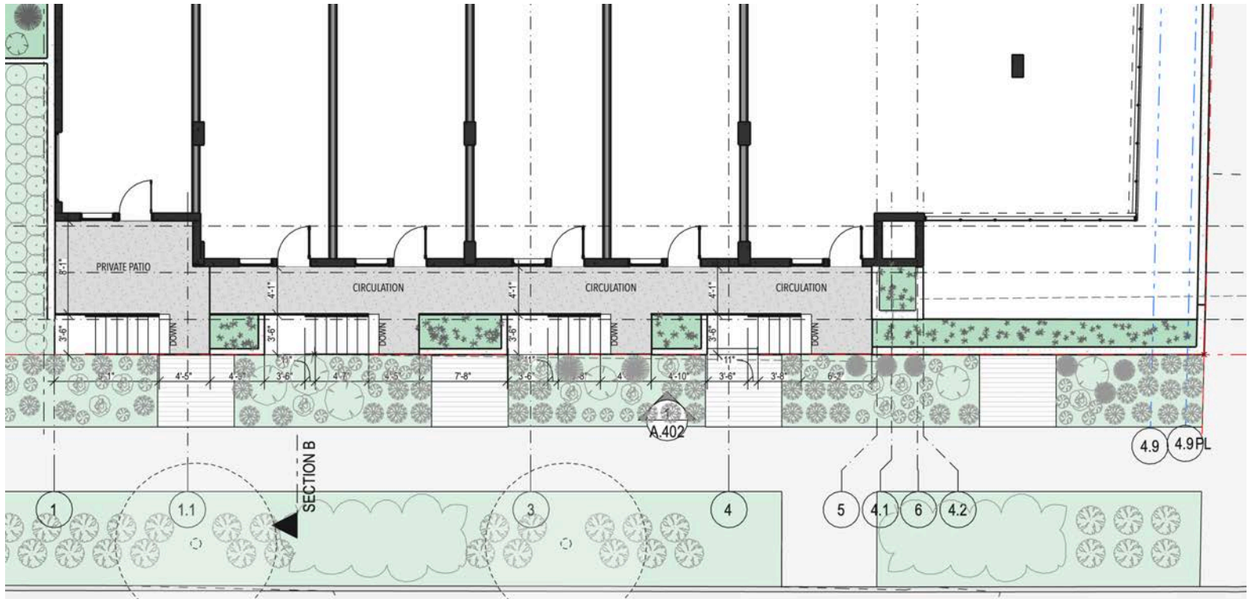


Design Today

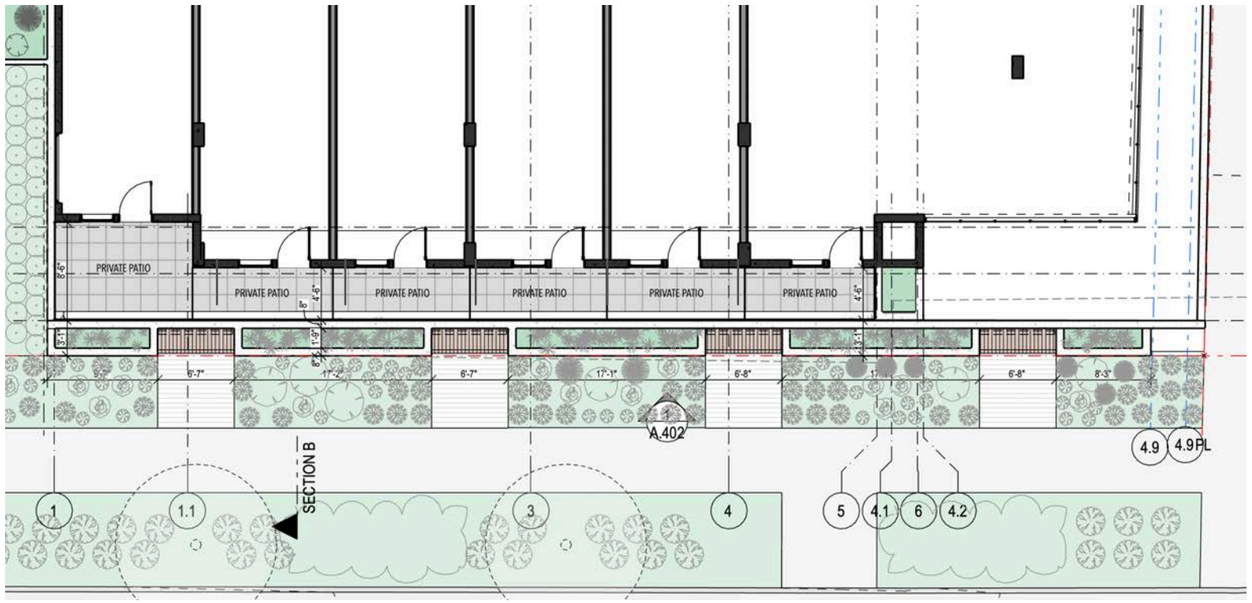
COMPARATIVE PLANS

The plans on this page show an design alternative with stoops, in the upper diagram, and the proposed design in the lower diagram.

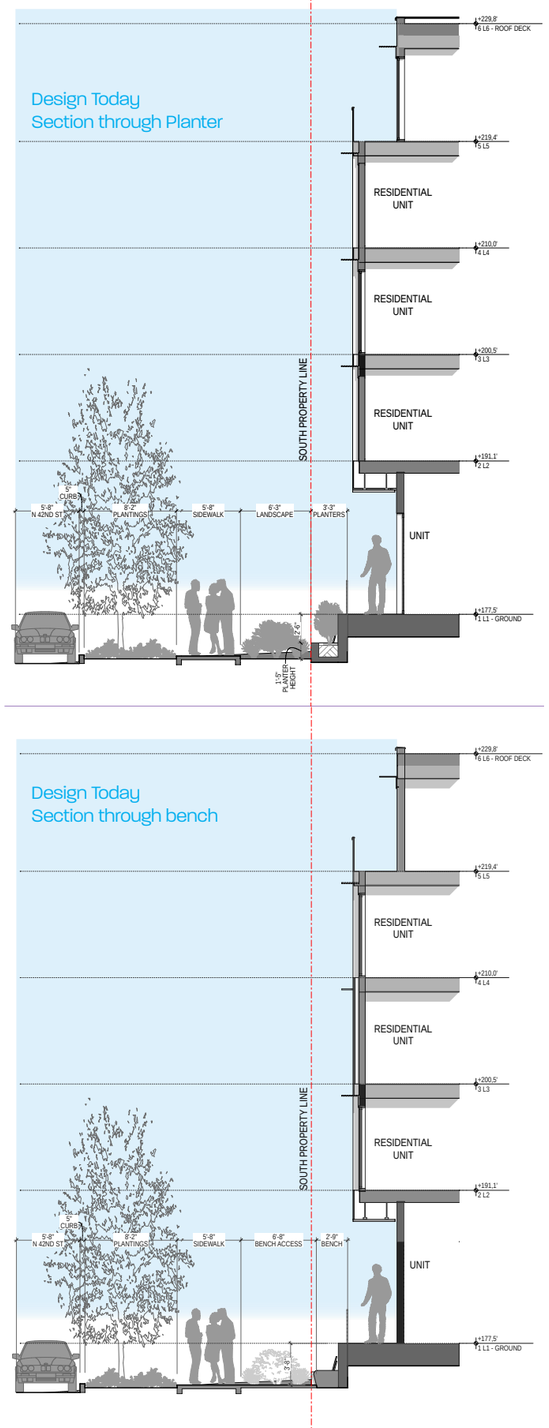
Note that the layered approach to separate the public realm and private residences - with benches, planters, railings and changes in height and open patios - would be replaced by a number of shared stairs with unnecesary redundancy.



Stoops Design



Design Today



UPDATE 3.23.21

The patio is a positive move to activate the sidewalk. Further strengthen the connection with the interior by providing access from the lounge. Consider folding doors or other types which would create a similar connection.

RESPONSE

Folding doors as well as a single door have been included to further strengthen the connection between the outdoor patio and the proposed amenity lounge.

RELEVANT GUIDELINES

- CS2-B-2 Connection to the Street
- CS2-III Corner Lots
- PL3-II Human Activity
- CS2-C-1 Corner Sites



Patio Access Door

GUIDANCE

4D GROUND LEVEL - Units Facing Alley

Units are proposed at ground level along the alley. Carefully develop these units to minimize noise, light, and privacy impacts to residents.

RESPONSE

Ground level units along the alley have been carefully considered to minimize noise, light, and privacy impacts. First, these alley units have been pulled back ~5' from the alley property line. Second, a long 2' deep bio-planter has been added as a robust buffering element for the units against alley traffic. Third, the building above overhangs and shelters these units. This overhang along with the planter creates a physical deterrence from alley traffic. The plantings will help reduce sound and glare while at the same time providing privacy for the residents.



Units facing alley | Looking west

RELEVANT GUIDELINES

- PL3-B-2 Ground-level Residential



Units facing alley



Units facing alley | Looking east

GUIDANCE

5A/ 5B FACADE COMPOSITION AND MATERIALITY - Architectural Character and Materials

a. Staff supports the architectural character illustrated in the precedent images on pg. 28 of the packet, including the dynamic quality of the facades and carved massing.

b. Staff supports the use of a durable, textured metal material palette indicated on pg. 28 of the EDG packet, provided a sufficient gauge of metal panel is used to prevent oil canning.

RESPONSE

a. The EDG concept has been developed into the current design, responding, for the most part, to the East and South facades, which are more important in scale because of the project's corner condition. An additional material (fiber cement) that responds to the character of the adjacent residential projects have been introduced as well. A restrained material palette with only 3 main materials is proposed. No material is matched with another in a coplanar, arbitrary fashion.

b. Sufficient gauge of metal panel will be provided. Please refer to Chapter 7 - Rendered Elevations & Material Palette in this Report.



Material Type 1



Material Type 2



Material Type 3

RELEVANT GUIDELINES

- DC2-A Massing
- DC2-B-1 Façade Composition
- DC2-II Human Scale
- DC4-A Building Materials

PRIORITY DESIGN GUIDELINES SUMMARY TABLE

GUIDELINE	DESCRIPTION	SUB GUIDELINE	RESPONSE
CONTEXT & SITE			
CS1 Natural Systems and Site Features	Use natural systems/features of the site and its surroundings as a starting point for project design.	**CS1-B-2. Daylight and Shading** Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on the site.	The building will enjoy good solar access. The East and South Facades will receive no shadows. The West facade will also enjoy almost uninterrupted sun access. The north facade will receive permanent indirect light. The project will cast shadows to the west property only in the early morning. Massing reduction at the West and the SW corner setback will allow additional sunlight to reach the West neighbor throughout the year.
CS2 Urban Pattern and Form	Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.	**CS2-B-2. Connection to the Street** Identify opportunities for the project to make a strong connection to the street and public realm.	The building responds to each edge appropriately: a shared plaza celebrates the entrance to both commercial and residential spaces; the units on 42nd feature elevated patios that provide a visual connection but physical separation to the sidewalk; and the SE corner at the ground level creates an additional setback to provide an outdoor plaza.
		CS2-C-1. Corner Sites Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.	The project celebrates the corner at the Ground Level with a glass box amenity space that opens up to an outdoor space. At the body of the building, the cantilevered balconies create a distinctive, recognizable building; and the top is emphasized at the corner as a taller volume. A rooftop deck at the SE corner crowns the corner, providing views of the city, lake and mountains.
		CS2-D Height, Bulk and Scale	The project employs a combination of strategies to provide a meaningful reponse to the zoning transition and to the neighboring property to the west. 1 - The project does not make use of the full zoning envelope as allowed by code. It uses a smaller footprint than what is permitted, creating opportunities to push the volume away from the western property line at different locations, creating a modulated west facade, and providing relief from an otherwise imposing mass against the western lot line. 2 - The building reponds with a tall mass towards Stone Way Ave N. This taller mass is conceived to read as a separate volume from the rest of the building, breaking down the scale of the building and emphasizing the corner of the project. 3 -The bulk and mass of the south facade is reduced by setting back the upper level, reducing the perceived height of the building on what is a predominantly a residential street. 4 - The SW and NW corners of the building are recessed with a ground-to-sky massing setback that reduces the bulk against the neighboring west property. The top units on these corners are also removed, reducing the building's height in at the zoning transition. The remainder of the West facade is setback +20 ft from the property line from the second level and up. In summary, the building responds to the zoning transition by gradually reducing bulk, height, mass and scale from East - where the mass is +104 wide x 59ft tall - , to the West - where the mass is broken down in two smaller volumes, which are 25ft wide x 49ft tall each and most of the facade is +20ft away from the property line.
		CS2-D-1 Existing Development and Zoning Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.	See response for CS2-D Height Bulk and Scale
		CS2-D-2 Existing Site Features: Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties.	See response for CS2-D Height Bulk and Scale
		CS2-III Corner Lots (Wallingford Supplemental Guidance)	The project celebrates the corner at the Ground Level with a glass box amenity room that opens up to an outdoor space. At the body of the building, the cantilevered balconies create a distinctive, recognizable building; and the top is emphasized at the corner as a taller volume. A rooftop deck at the SE corner crowns the corner, providing views of the city, lake and mountains.
		CS2-IV Height Bulk and Scale Compatibility (Wallingford Supplemental Guidance)	See response for CS2-D Height Bulk and Scale

GUIDELINE	DESCRIPTION	SUB GUIDELINE	RESPONSE
PUBLIC LIFE			
PL2 Walkability	Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.	PL2-II Blank Walls (Wallingford Supplemental Guidance)	Blank walls are avoided in the project.
PL3 Street-Level Interaction	Encourage human interaction and activity at the street-level with clear connections to building entries and edges.	**PL3 -B Residential Edges** **PL3 -B-2 Ground-level Residential** Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street.	All units at the ground level have meaningful separation from the public realm with raised, priavte patios and the use of landscaping and built-in seating, while also providing a visual connection to the street.
		PL3 -C Retail Edges	One of the primary objectives of this proposal is to consolidate Stone Way N as a mixed use corridor at the street level. With generous sidewalks and a recognizable shared entrance for residential commercial uses, the project defines the corner and contributes to the creation of a neighborhood that is diverse, vibrant, and rich with activity at the ground level. The transparent commercial space facing Stone Way N creates a clear street edge to define the block and it's complemented with the glazed volume that consolidates the corner.
		PL3-II Human Activity (Wallingford Supplemental Guidance)	The creation of the shared entry plaza orients both main entrances (residential and commercial) towards Stone Way. The amenity lounge at the corner is a strategy to enable human interaction and activity between the different uses on the site and in the neighborhood.
DESIGN CONCEPT			
DC2 Architectural Concept	Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.	**DC2-A Massing**	Massing, materiality and architectural character of the building are closely intertwined, with materials applied in ways that reinforce a composition of volumes, breaking down the scale of the building.
		DC2-A-2. Reducing Perceived Mass Use secondary architectural elements to reduce the perceived mass of larger projects.	The building is a combination of volumes of different sizes that is clear and deliberate. The composition creates a clear reference to the human scale by the use of railings, materials, parapets, fenestration and texture. The use of different volumes and the proposed material palette reduce the perceived mass of the project.
		DC2-B. Architectural and Façade Composition **DC2-B-1. Façade Composition** Design all building facades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.	Facade composition was studied carefully to respond appropiately to each local condition but it is also functioning as a whole.
		DC2-C-3. Fit With Neighboring Buildings Use design elements to achieve a successful fit between a building and its neighbors.	See response for CS2-D Height Bulk and Scale
		DC2-D-2. Texture Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture,” particularly at the street level and other areas where pedestrians predominate.	At the commercial frontage, glazing, transparency and structural rhythm are used in combination with the the canopy - designed to be warm and relatable to the tactile scale. At the residential frontage along N 42nd St, a layered approach to create scale and texture for the pedestrian is used with elements such as textured concrete walls, planters, railings and benches.
		DC2-II Human Scale (Wallingford Supplemental Guidance)	Materials at the ground level are spaced and detailed in relation to the human scale, with storefront patterns and rhythms that are relatable to the size of the human body. Materials chosen at the ground level are durable and provide a rich array of textures: from board-formed concrete, to metal panel, aluminum, glass and synthetic wood.
DC3 Open Space Concept	Integrate open space design with the building design so that they complement each other.	**DC3-A. Building-Open Space Relationship**	The residential and commercial entry is a shared space that replicates and reinforces a pattern that is already occuring in nearby projects on Stone Way N, likely as a response to similar conditions. This typology has been occuring spontaneously and perhaps it should be encouraged as it is emerging as an architectural solution to site challenges and guidelines that these projects have in common.
DC4 Exterior Elements and Finishes	Use appropriate and high quality elements and finishes for the building and its open spaces.	**DC4-A Exterior Elements and Finishes**	The material palette uses durable and attractive materials with texture that provides shadow lines and minimizes visible joints in the main facades.

05

CHARACTER RENDERINGS



Aerial



South East corner view Stone Way Ave N and N 42nd St.



South West view from N 42nd St



Street level view on Stone Way Ave N



Street level view on N 42nd St



North West corner view from the alley



North East view from Stone Way Ave N



Main Entry Stone Way N

06

BUILDING SIGNAGE

BUILDING SIGNAGE













07

RENDERED ELEVATIONS & MATERIAL PALETTE

MATERIAL PALETTE



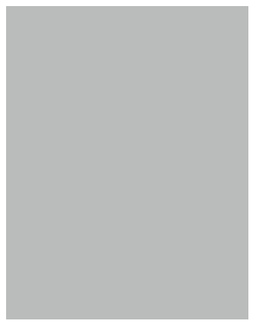
1. Board-formed Cast in Place Concrete



2. Clear Anodized Aluminum Storefront



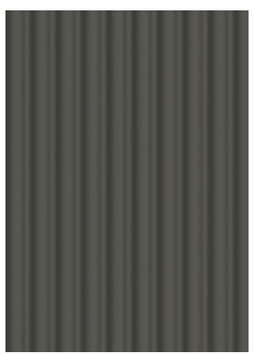
3. Vinyl Windows, Black



4. Fiber Cement, Infill Panels, Painted.
Color: Sherwin Williams SW 7663 Monorail Silver



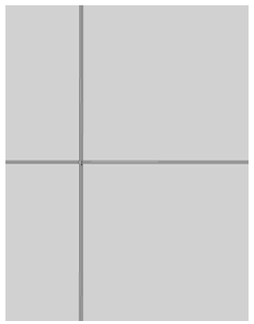
5. Corrugated Metal, Centria, Econolap 3/4”
Color: Dark Bronze
22 Gauge



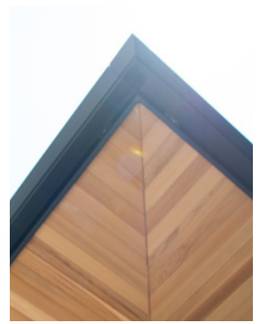
6. Corrugated Metal, Centria, Econolap 3/4”
Color: Mocha
22 Gauge



7. Aluminum Eyebrow Awning
Color: Black



8. Fiber Cement Panel, Painted.
Color: Sherwin Williams SW 6254 Lazy Gray



9. Cedar Soffit



10. Wood Composite Aluminum, soffit profile, Geolam, Vertigo 5011, Teak Finish



11. Steel Wire Aluminum Handrail with Black Rail and Stanchions



Material Palette

1. Board Formed Cast in Place Concrete

2. Clear Anodized Aluminum Storefront

3. Vinyl Windows (Black)

4. Fiber Cement, Infill Panels (Monorail Silver)

5. Corrugated Metal, Dark Bronze

6. Corrugated Metal, Mocha

7. Aluminum Eyebrow Awning Black

8. Fiber Cement Panel, Painted, Lazy Gray

9. Cedar Soffit

10. Wood Composite, Aluminum Profile

11. Steel Wire Aluminum Handrail with Black Rail and Stanchions

Rendered Elevations. *South Elevation*



Material Palette

1. Board Formed Cast in Place Concrete

2. Clear Anodized Aluminum Storefront

3. Vinyl Windows (Black)

4. Fiber Cement, Infill Panels (Monorail Silver)

5. Corrugated Metal, Dark Bronze

6. Corrugated Metal, Mocha

7. Aluminum Eyebrow Awning Black

8. Fiber Cement Panel, Painted, Lazy Gray

9. Cedar Soffit

10. Wood Composite, Aluminum Profile

11. Steel Wire Aluminum Handrail with Black Rail and Stanchions

Rendered Elevations. *East Elevation*



Material Palette

1. Board Formed Cast in Place Concrete

2. Clear Anodized Aluminum Storefront

3. Vinyl Windows (Black)

4. Fiber Cement, Infill Panels (Monorail Silver)

5. Corrugated Metal, Dark Bronze

6. Corrugated Metal, Mocha

7. Aluminum Eyebrow Awning Black

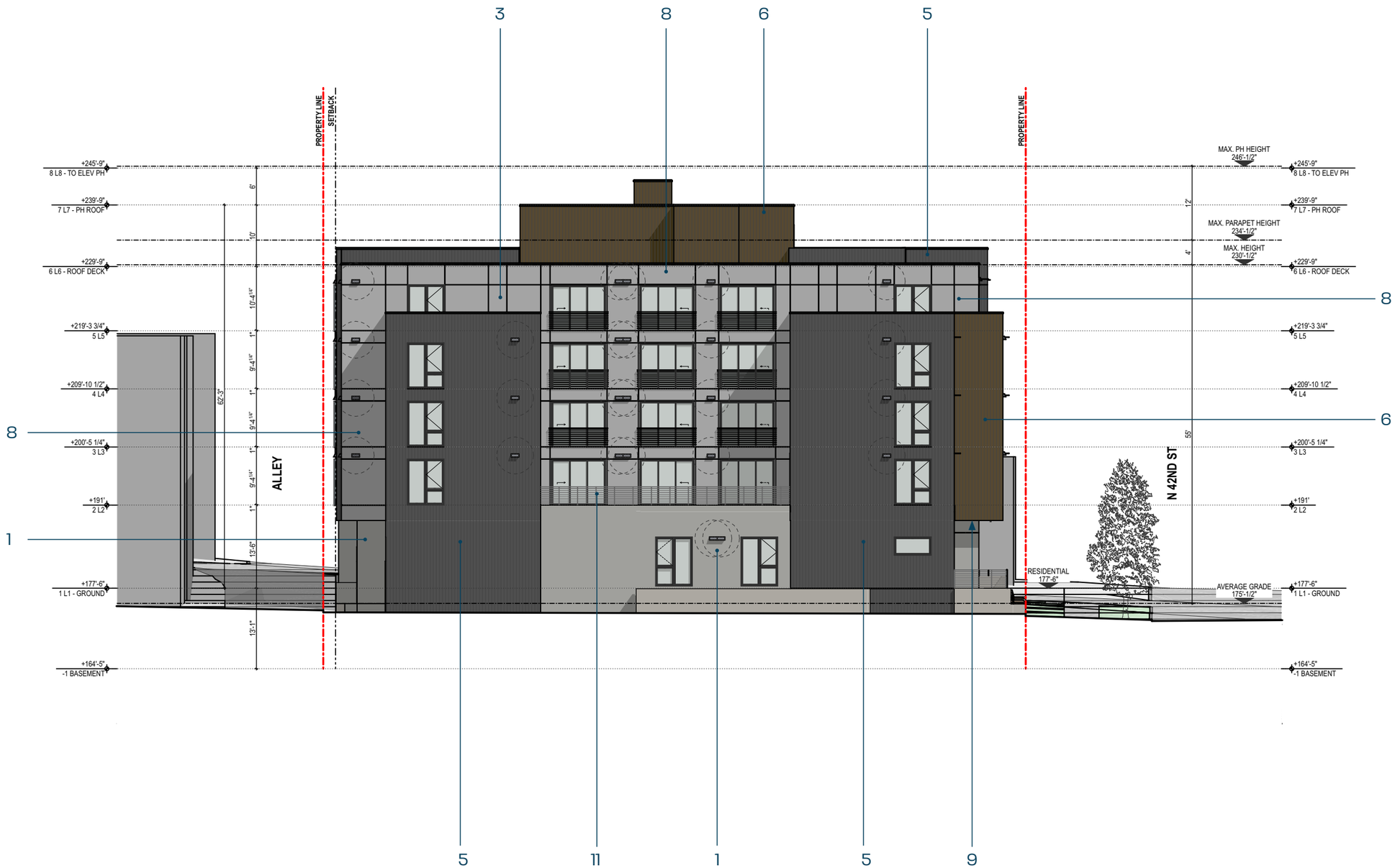
8. Fiber Cement Panel, Painted, Lazy Gray

9. Cedar Soffit

10. Wood Composite, Aluminum Profile

11. Steel Wire Aluminum Handrail with Black Rail and Stanchions

Rendered Elevations. *North Elevation*



Material Palette

1. Board Formed Cast in Place Concrete

2. Clear Anodized Aluminum Storefront

3. Vinyl Windows (Black)

4. Fiber Cement, Infill Panels (Monorail Silver)

5. Corrugated Metal, Dark Bronze

6. Corrugated Metal, Mocha

7. Aluminum Eyebrow Awning Black

8. Fiber Cement Panel, Painted, Lazy Gray

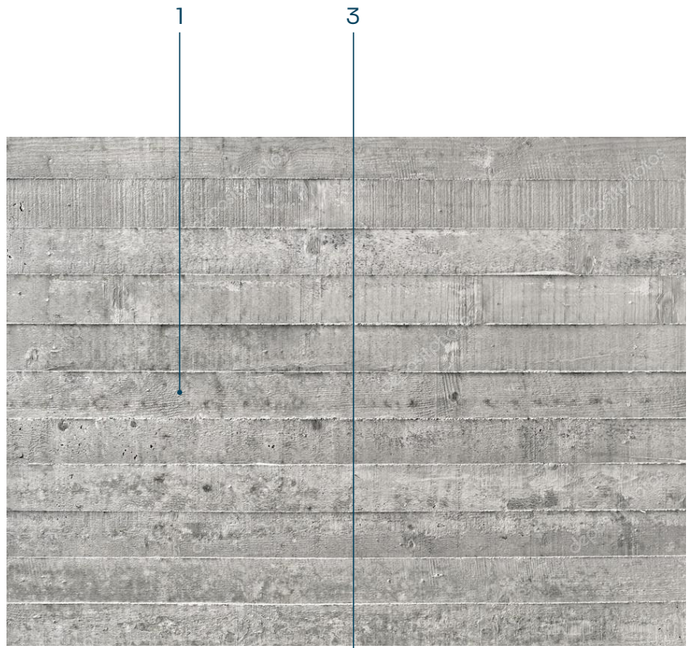
9. Cedar Soffit

10. Wood Composite, Aluminum Profile

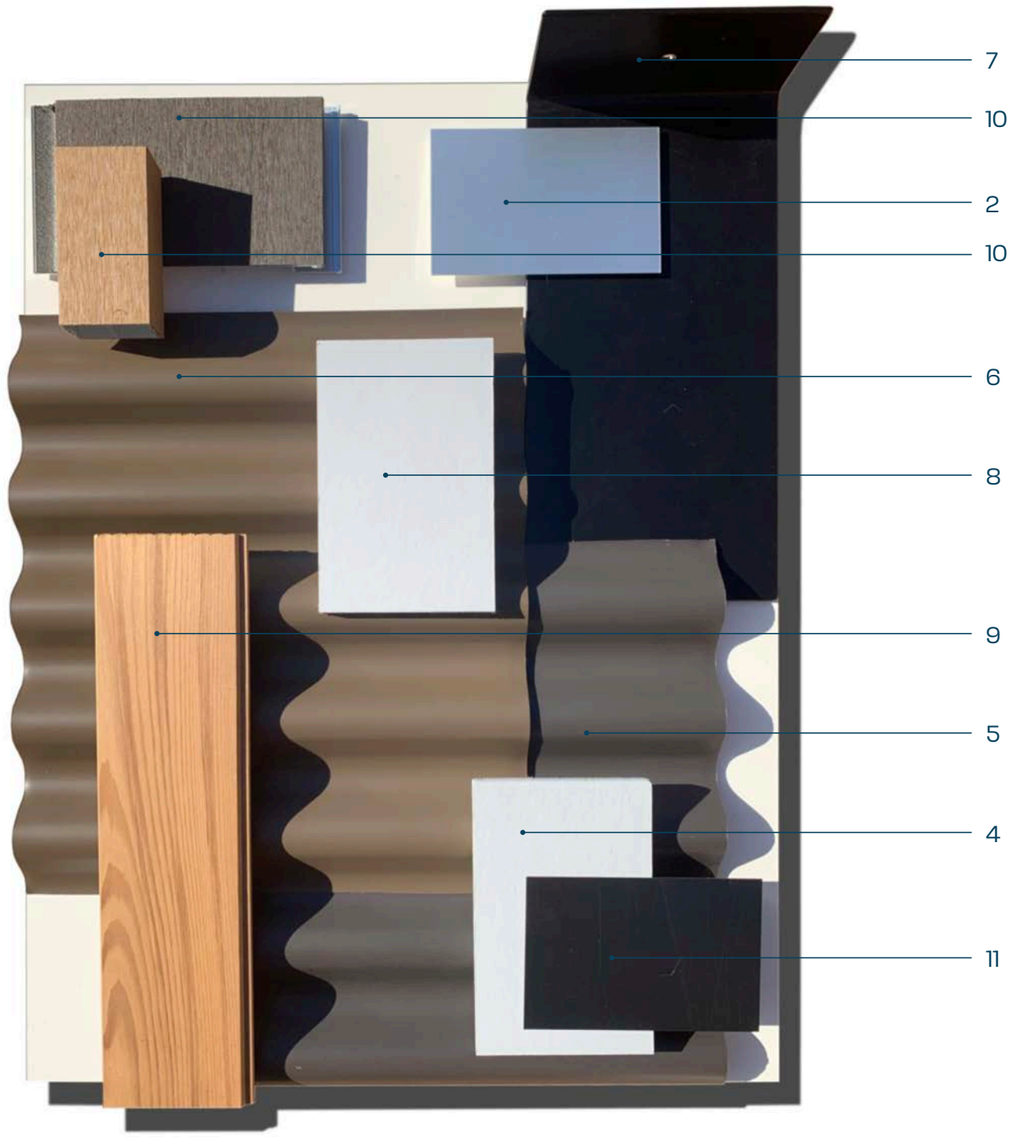
11. Steel Wire Aluminum Handrail with Black Rail and Stanchions

Rendered Elevations. *West Elevation*

MATERIAL BOARD







Material Palette

1. Board Formed Cast in Place Concrete

2. Clear Anodized Aluminum Storefront

3. Vinyl Windows (Black)

4. Fiber Cement, Infill Panels (Monorail Silver)

5. Corrugated Metal, Dark Bronze

6. Corrugated Metal, Mocha

7. Aluminum Eyebrow Awning Black

8. Fiber Cement Panel, Painted, Lazy Gray

9. Cedar Soffit

10. Wood Composite, Aluminum Profile

11. Steel Wire Aluminum Handrail with Black Rail and Stanchions

MATERIAL BOARD
Links to material webpage

1. Board Formed Cast in Place Concrete
2. Clear Anodized Aluminum Storefront
https://www.kawneer.com/kawneer/north_america/en/product.asp?cat_id=1342&prod_id=1833&desc=thermal-aluminum-window-framing-system

3. Vinyl Windows (Black)
https://www.vpiwindows.com/envision-series.php

4. Fiber Cement, Infill Panels (Monorail Silver)
https://www.jameshardie.com/products/hardiebacker-cement-board

https://www.sherwin-williams.com/homeowners/color/find-and-explore-colors/paint-colors-by-family/SW7663-monorail-silver

5. Corrugated Metal, Dark Bronze
https://www.centria.com/products/rainscreens/exposed-fastener-panels/exposed-fastener-metal-panels/econolap-34

6. Corrugated Metal, Mocha
https://www.centria.com/products/rainscreens/exposed-fastener-panels/exposed-fastener-metal-panels/econolap-34

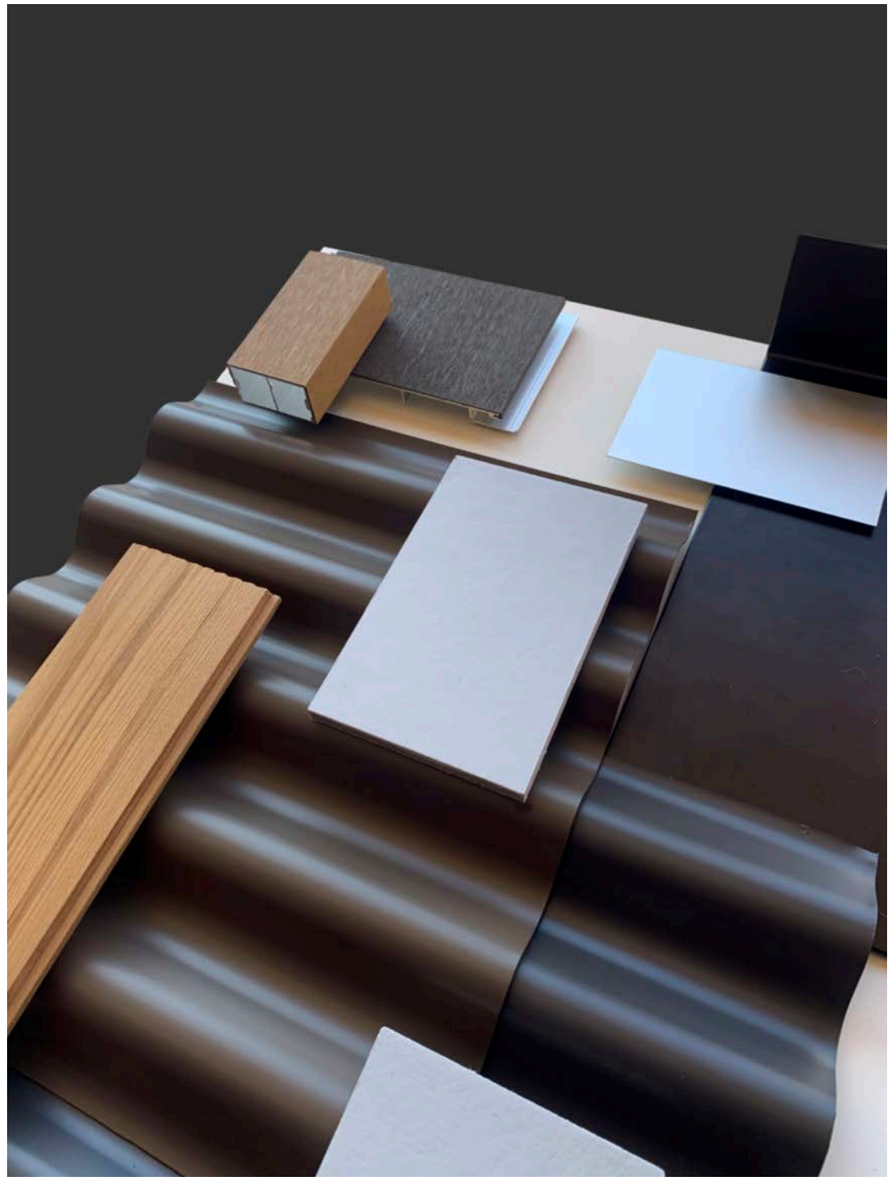
7. Aluminum Eyebrow Awning Black
https://nwmodernfab.com/fabrication-portfolio/metal-awnings/

8. Fiber Cement Panel, Painted, Lazy Gray
https://www.jameshardie.com/products/hardiebacker-cement-board

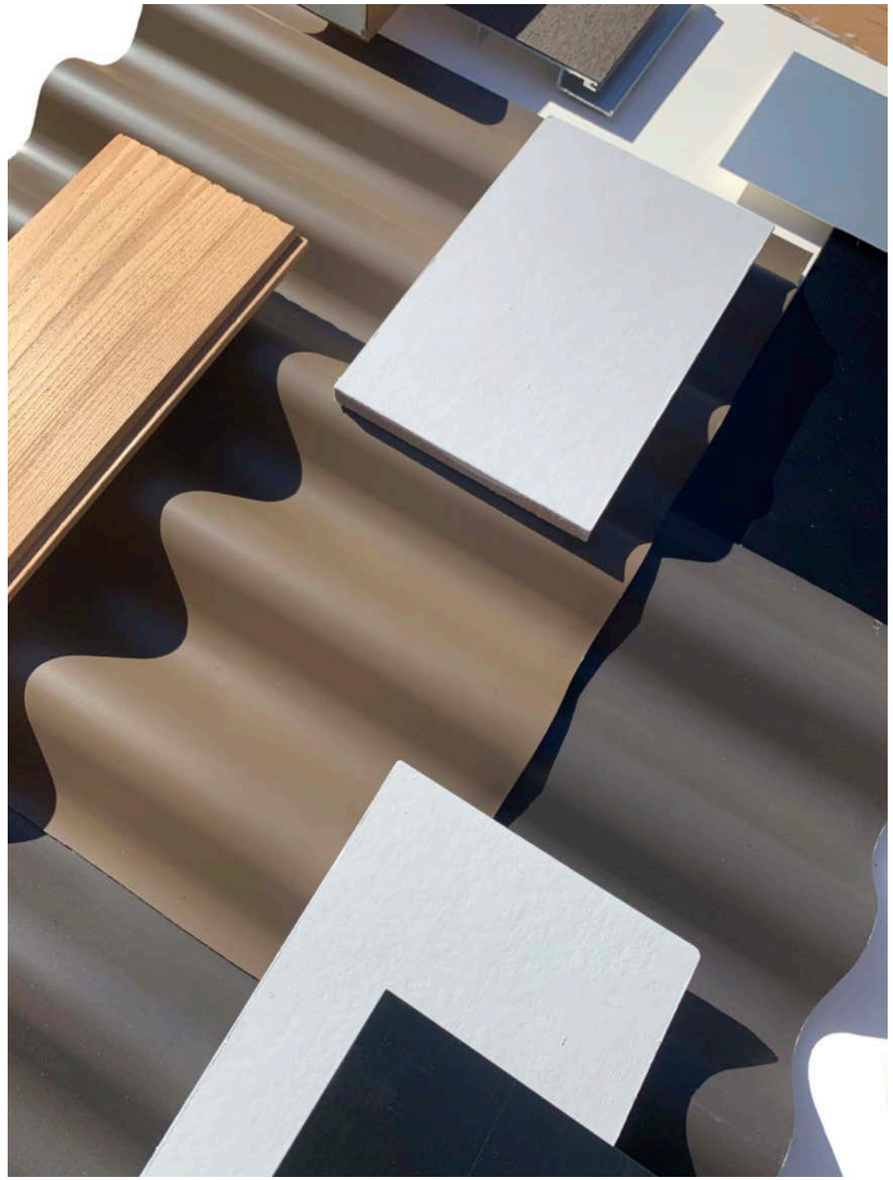
https://www.sherwin-williams.com/homeowners/color/find-and-explore-colors/paint-colors-by-family/SW6254-lazy-gray

9. Cedar Soffit
https://cedarexperts.com/products/

10. Wood Composite, Aluminum Profile
https://usa.geolam.com/product/vertigo-5011/



Overcast

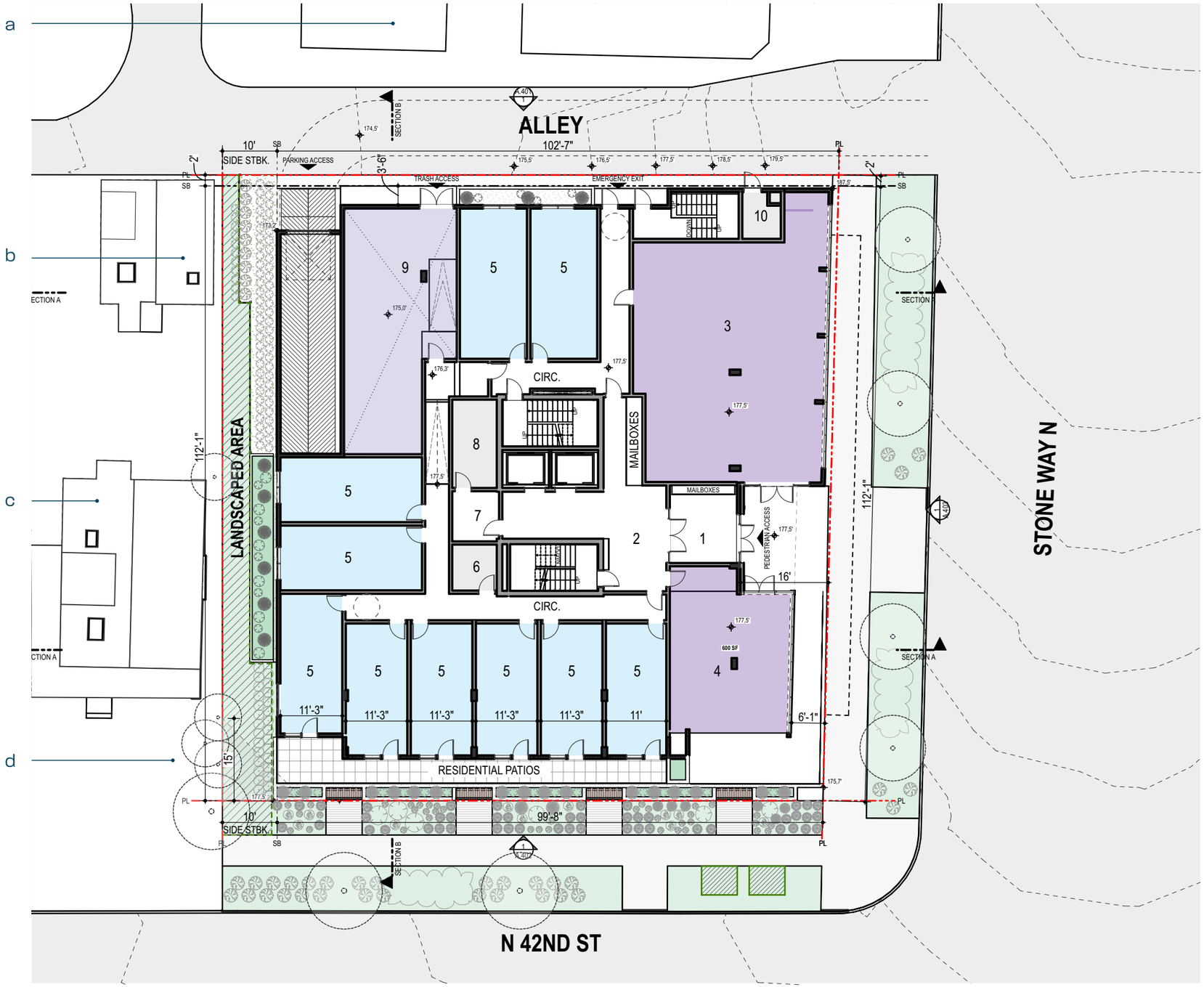


Clear Sky

08
PLANS

COMPOSITE SITE PLAN
BUILDING FLOOR PLANS
BUILDING SECTIONS

COMPOSITE SITE PLAN



Composite Site Plan.

BUILDING USES

Zone	Use
1	Vestibule
2	Lobby
3	Commercial
4	Lounge
5	Residential
6	Restroom
7	Office
8	Storage
9	Trash Room

a. Existing 4 story apartment building

b. Existing DADU

c. Existing one story house

d. Tree protection fence

BUILDING FLOOR PLANS

BASEMENT



BUILDING USES

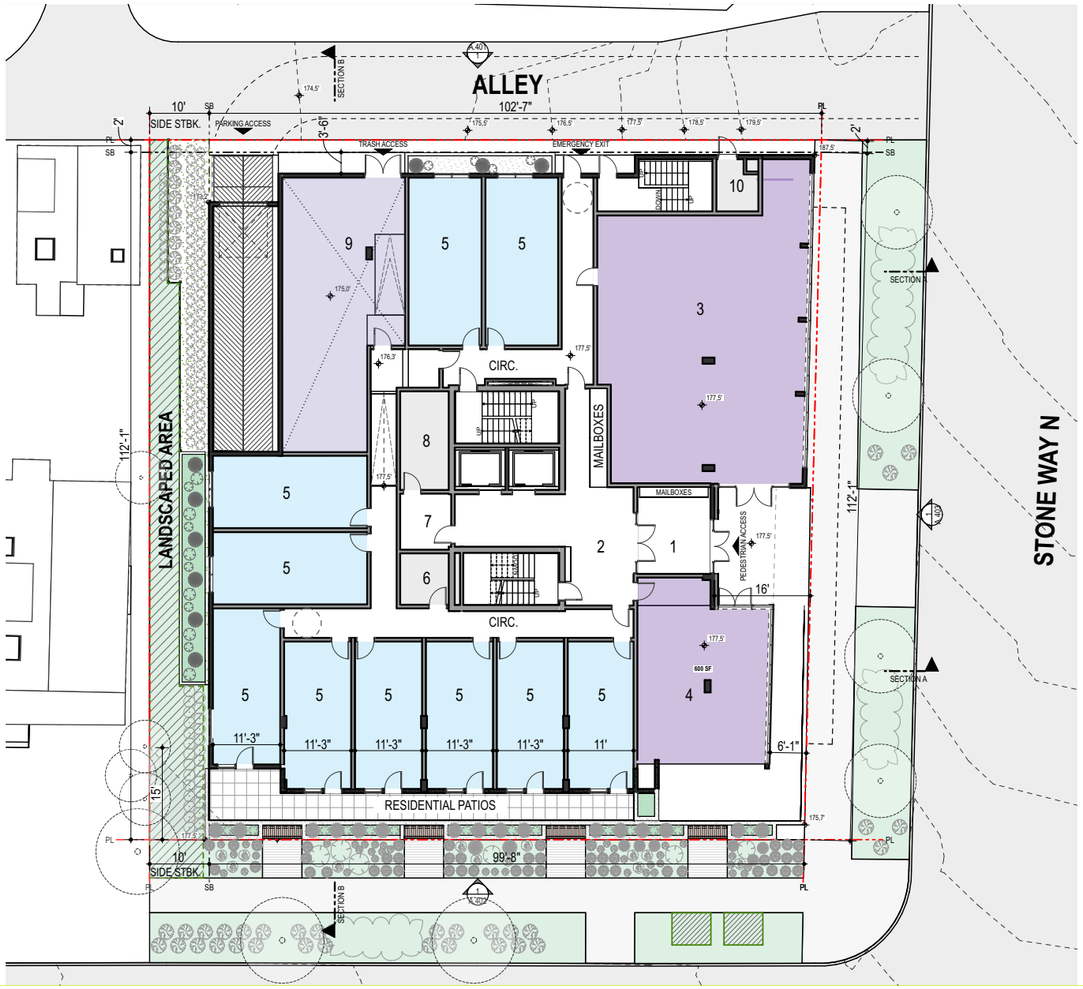
Zone	Use
1	Vestibule
2	Bikes
3	SCL Vault
4	Sprinkler Room

BUILDING FLOOR PLANS

GROUND LEVEL

FAR Areas

Home Story	Measured Area
L1 - Ground	8.790,35 SF
L2	9.638,76 SF
L3	9.638,76 SF
L4	9.638,76 SF
L5	8.423,22 SF
L6 - Roof Deck	779,24 SF
	46.909,09SF

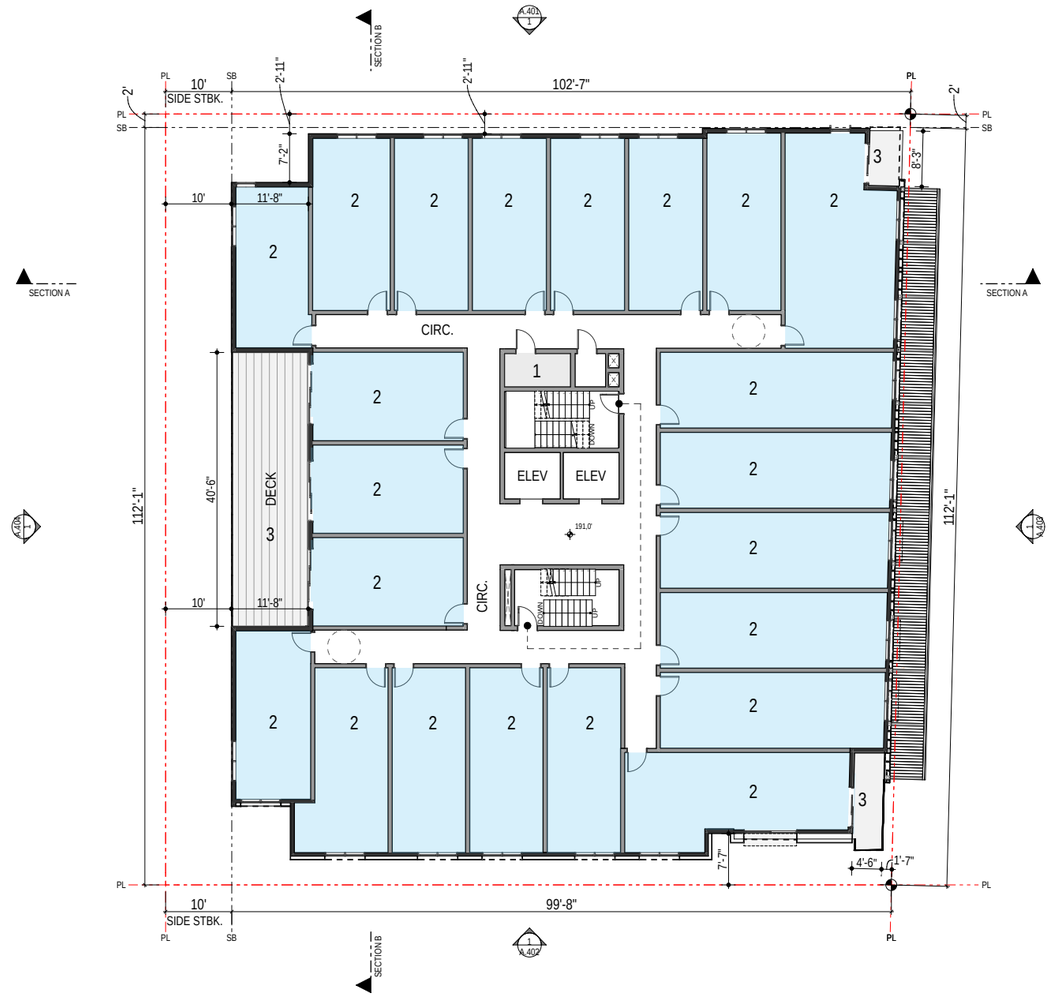


BUILDING USES

Zone	Use
1	Vestibule
2	Lobby
3	Commercial
4	Lounge
5	Residential
6	Restroom
7	Office
8	Storage
9	Trash Room

BUILDING FLOOR PLANS

TYPICAL LEVEL

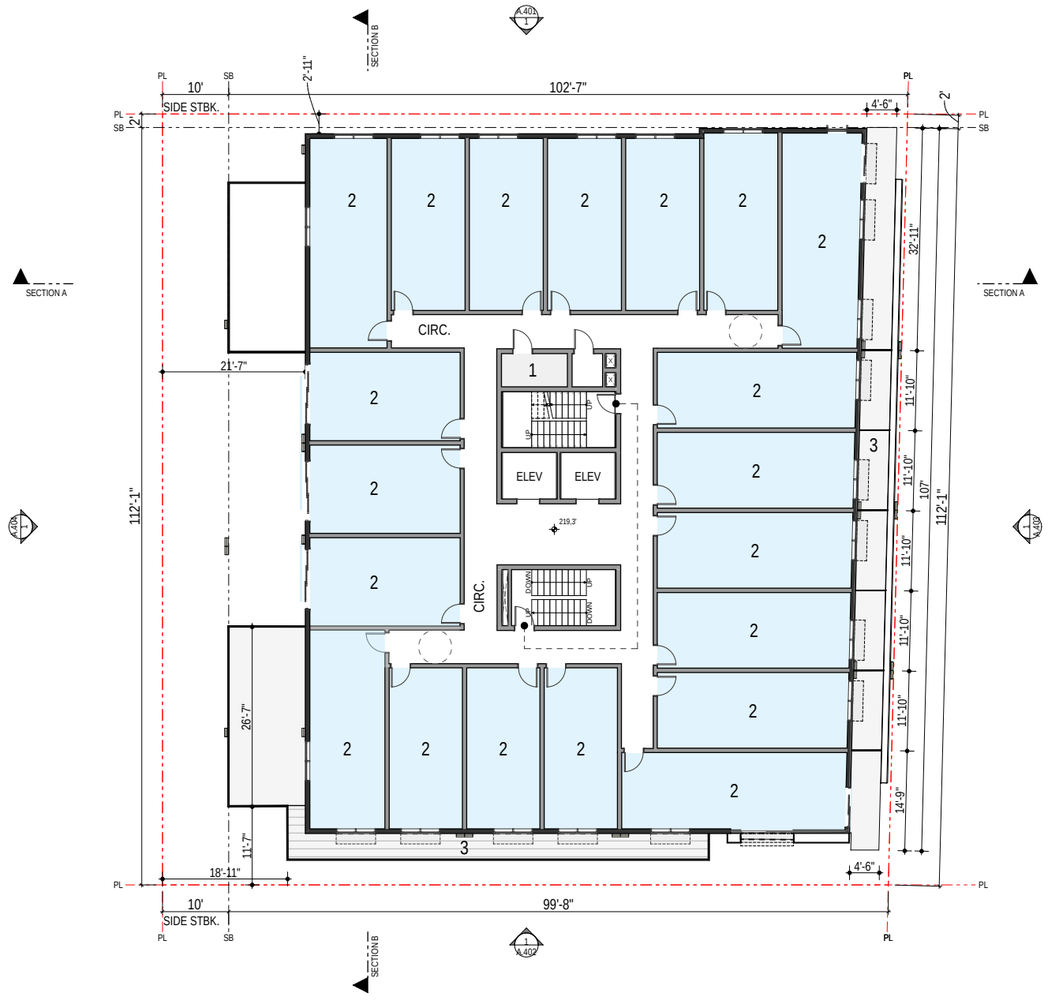


BUILDING USES

Zone	Use
1	Utility
2	Residential
3	Private Decks

BUILDING FLOOR PLANS

LEVEL 05

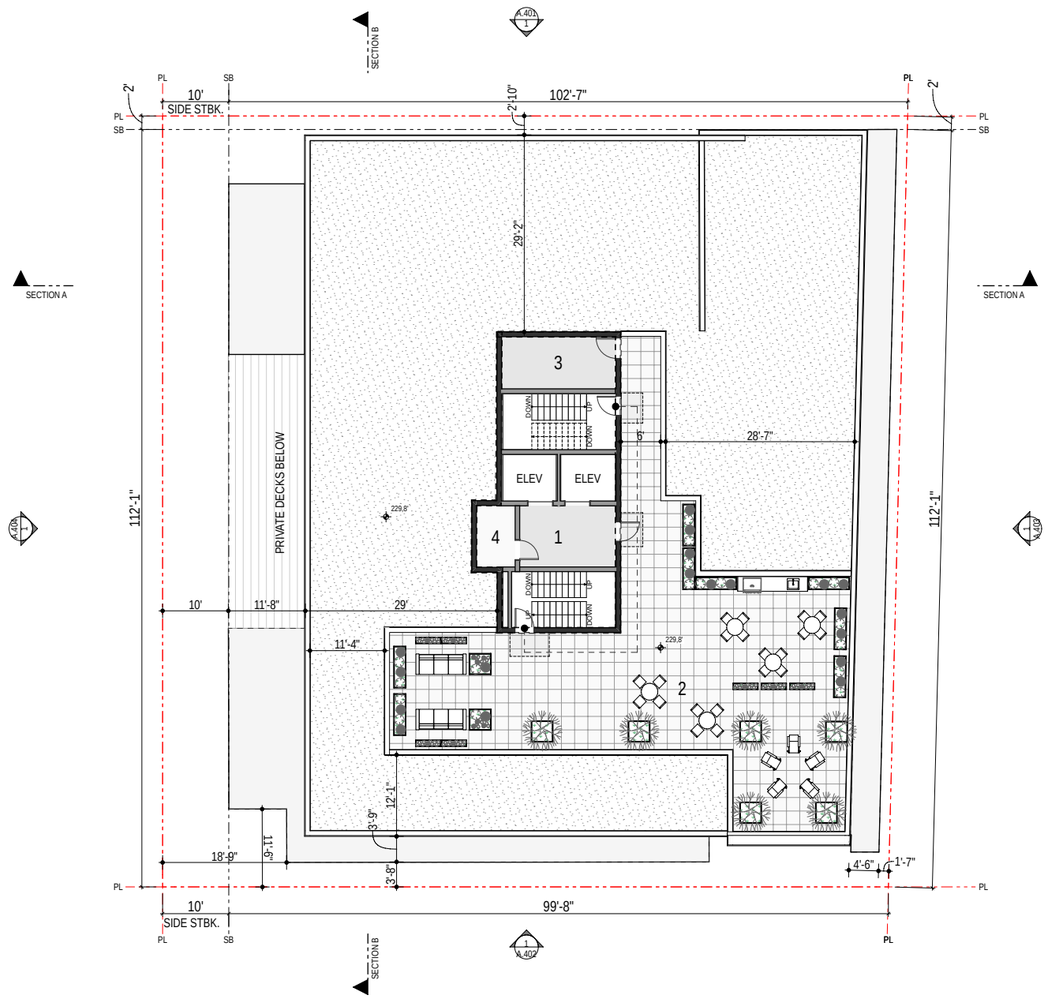


BUILDING USES

Zone	Use
1	Utility
2	Residential
3	Private Decks

BUILDING FLOOR PLANS

ROOFTOP

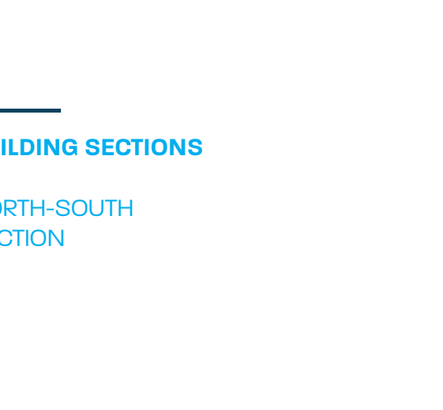


BUILDING USES

Zone	Use
1	Vestibule
2	Roof Deck
3	Mechanical

BUILDING SECTIONS

NORTH-SOUTH
SECTION

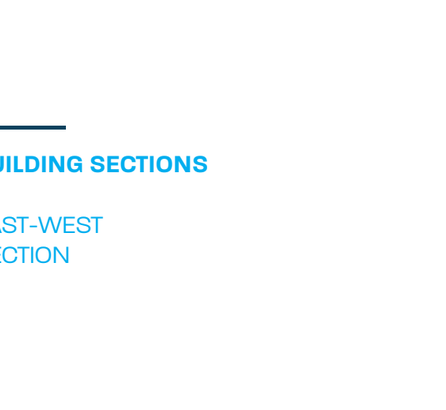


Section Key



BUILDING SECTIONS

EAST-WEST
SECTION

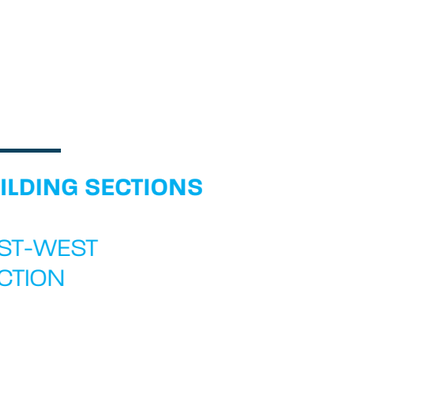


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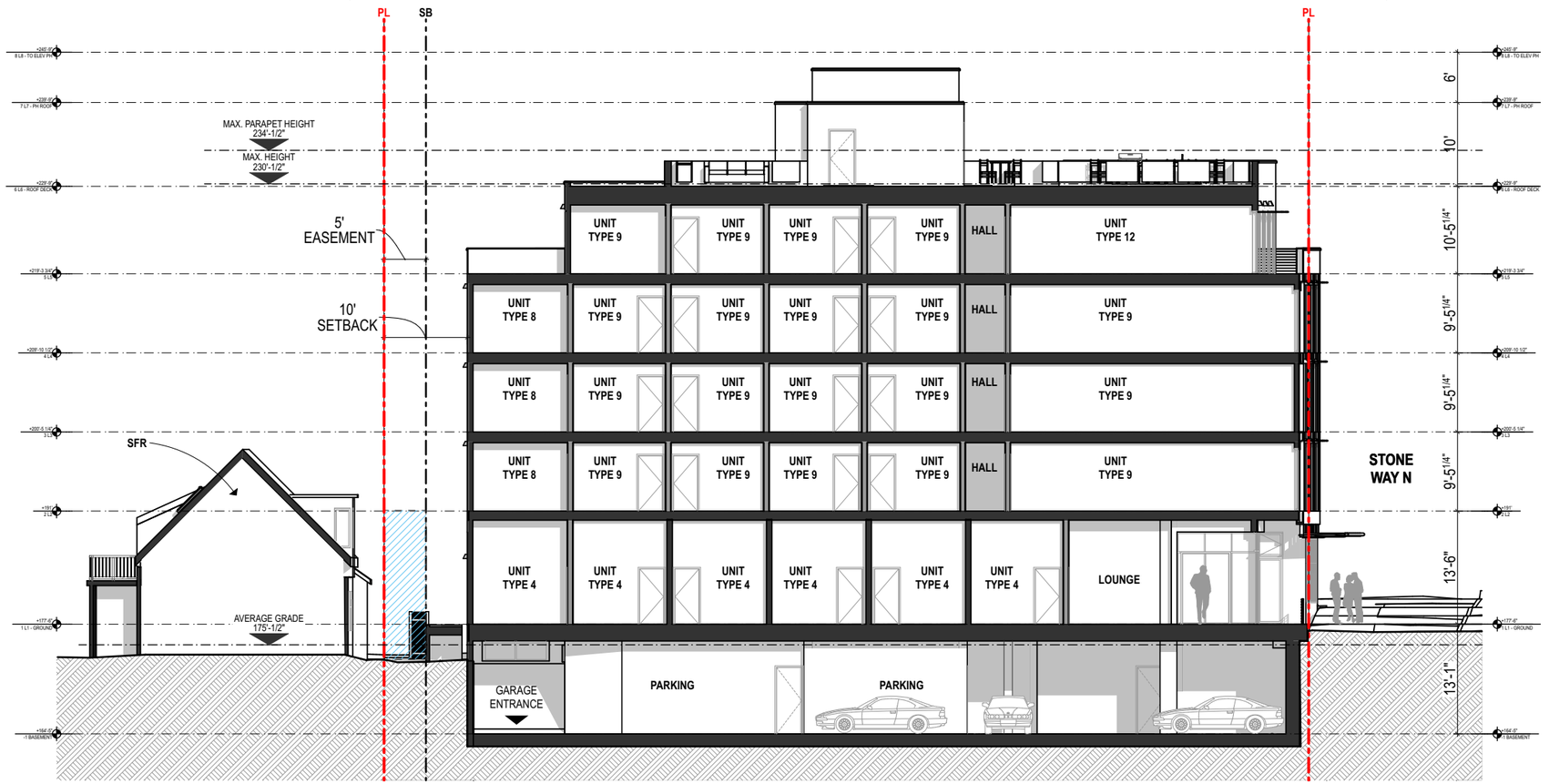


BUILDING SECTIONS

EAST-WEST
SECTION

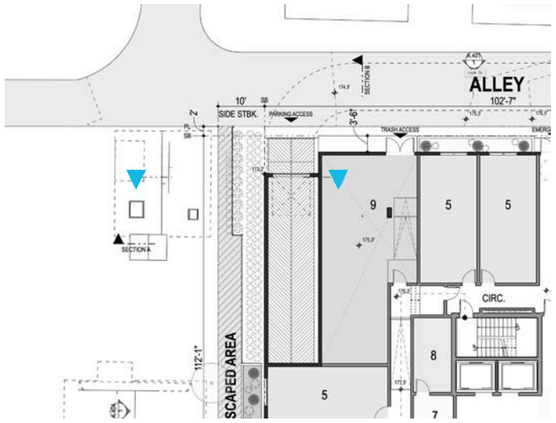


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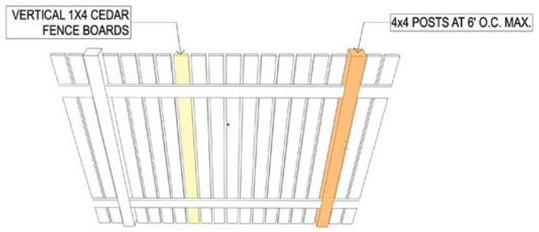


DETAILED BUILDING SECTIONS

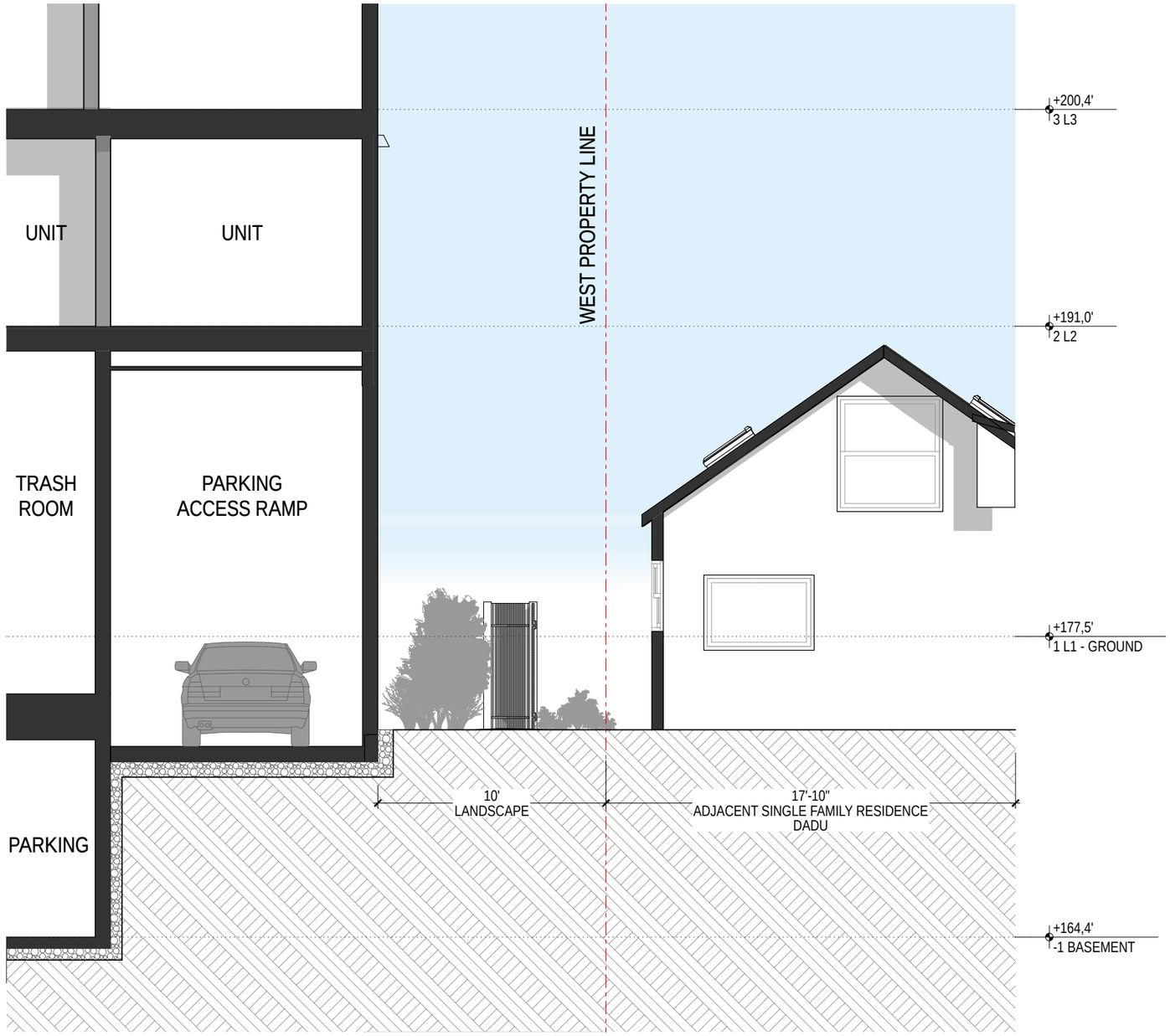
WEST FACADE
SECTION



Section Key

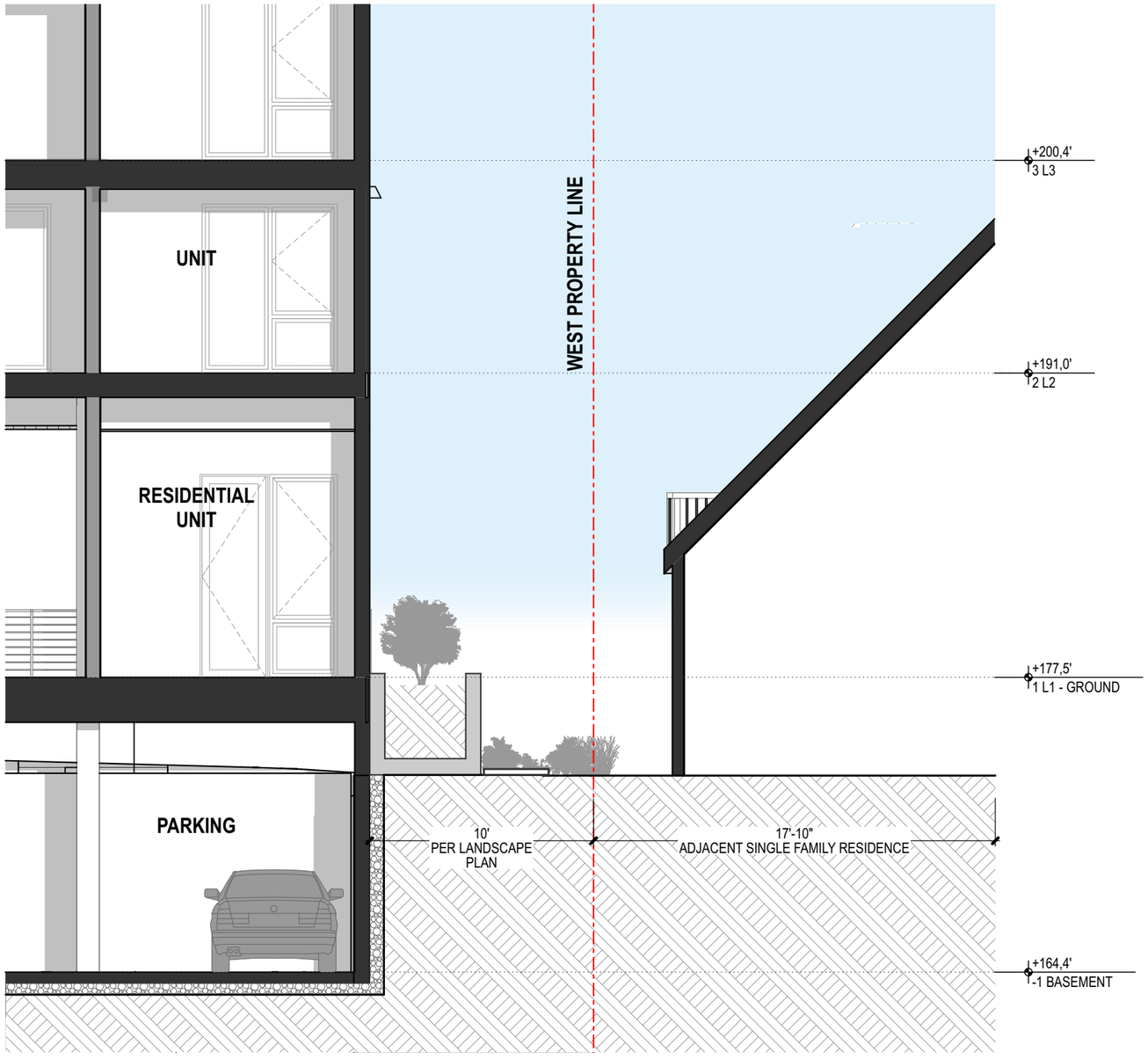


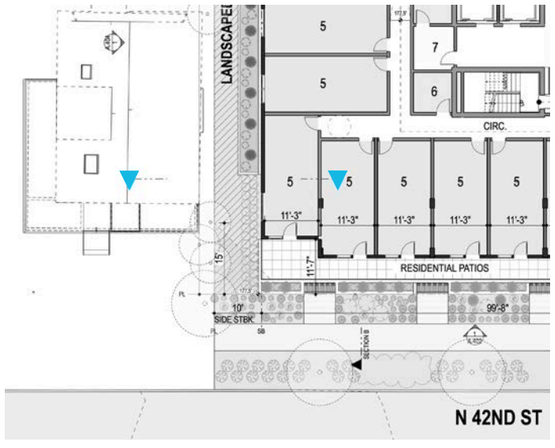
Fence Detail



BUILDING SECTIONS

NORTH-SOUTH
SECTION

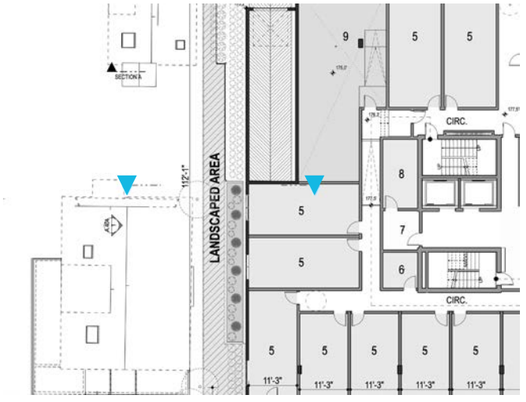




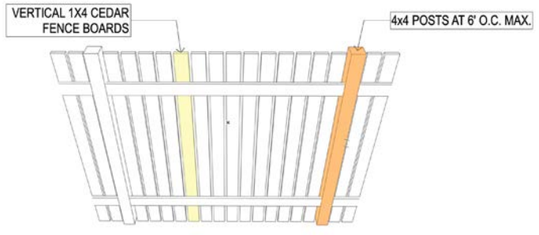
Section Key

DETAILED BUILDING SECTIONS

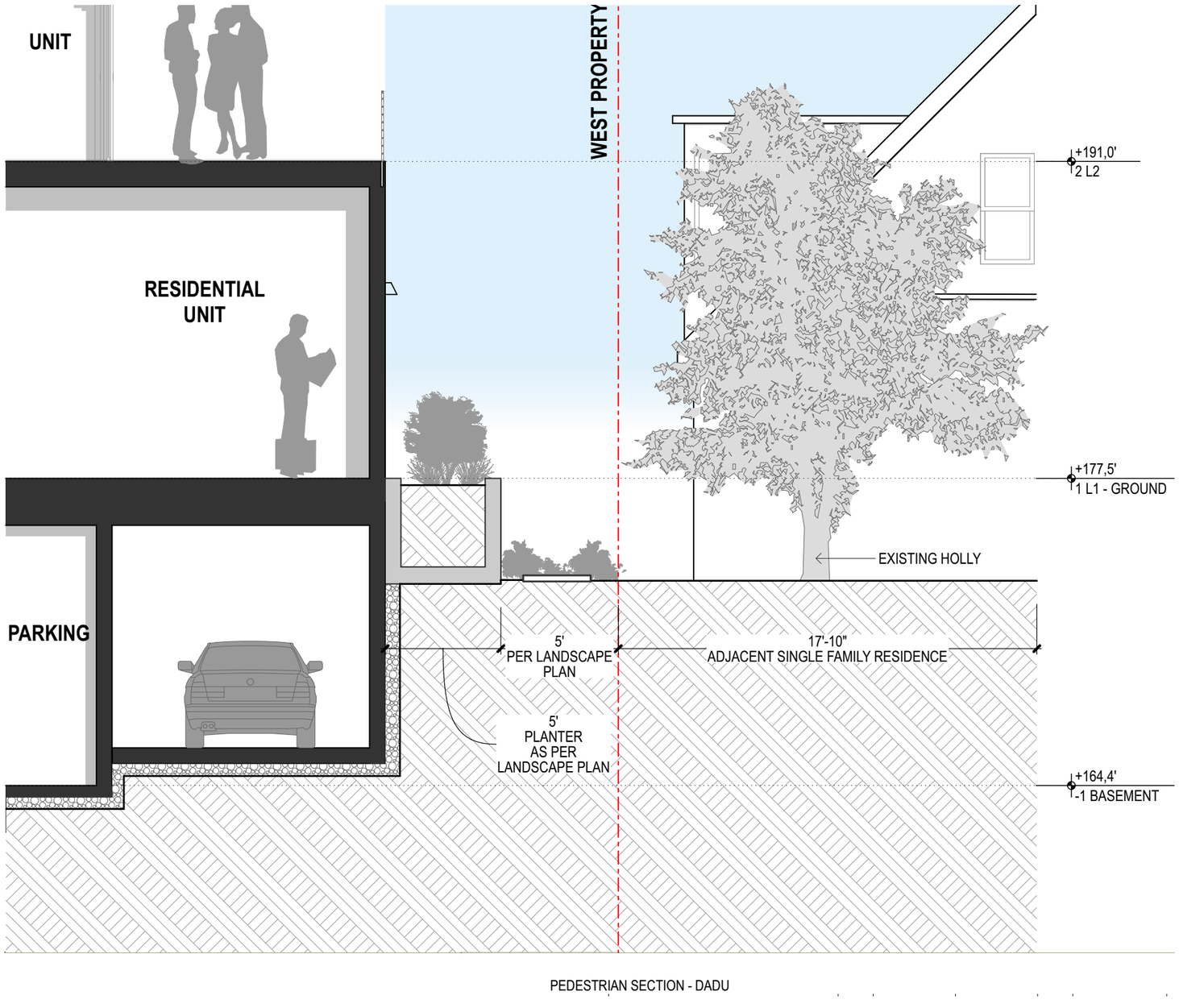
WEST FACADE SECTION



Section Key



Fence Detail



PEDESTRIAN SECTION - DADU

09
LANDSCAPE PLANS

LANDSCAPE PLANS
LANDSCAPE SPECIES SELECTION



STREET LEVEL LANDSCAPE PLAN

NORTH

0 8 16 24 feet

SCALE: 1/8" = 1'-0"



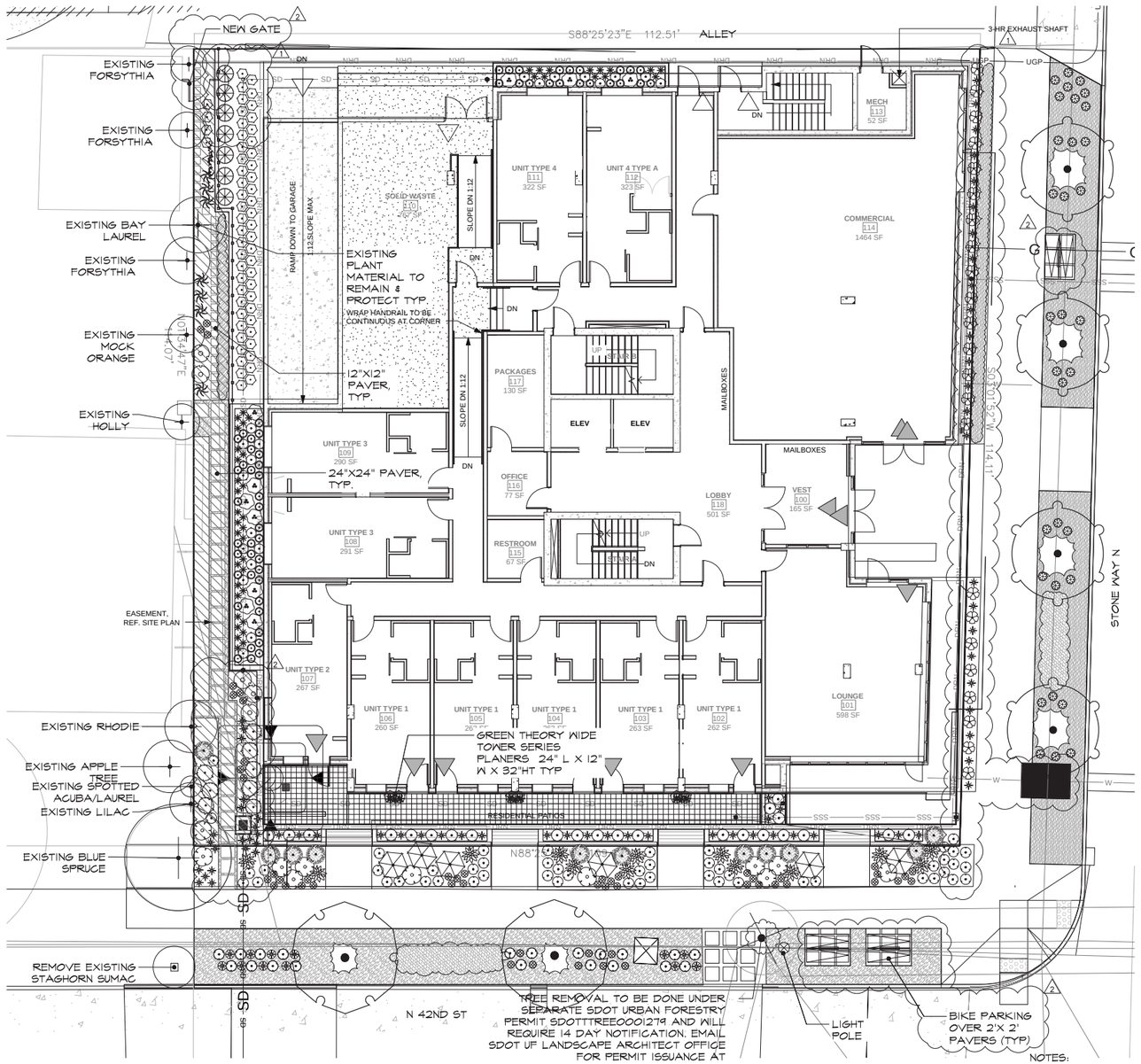
ROOF TOP LANDSCAPE PLAN

NORTH

0 8 16 24 feet

SCALE: 1/8" = 1'-0"

Landscape Plan | Street Level & Rooftop



STREET LEVEL LANDSCAPE PLAN

PLANT SCHEDULE STREET

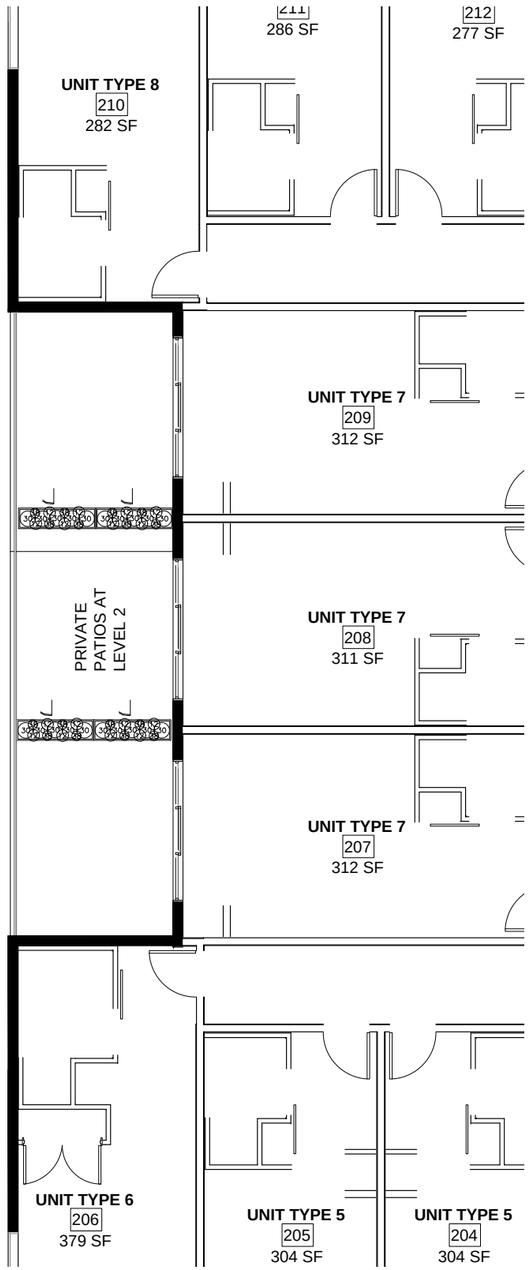
TREES	BOTANICAL / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	QTY
	Cladrastis kentukea 'Yellowood' Street Tree	2" to 2.5" Cal.	No	No	2
	Quercus frainetto Italian Oak Street Tree	2"- 2.5" Cal	No	No	4

SHRUBS	BOTANICAL / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	QTY
	Abelia x grandiflora 'Kaleidoscope' Glossy Abelia	2 gal	Yes	No	11
	Calluna vulgaris 'Wicknar Flame' Wicknar Flame Heather	1 gal	Yes	No	72
	Camellia japonica 'Kramer's Supreme' TM Kramer's Supreme Camellia Espalier Espalier Form	5 gal	Yes	No	1
	Carex oshimensis 'Evergold' Evergold Japanese Sedge	1 gal	Yes	No	84
	Carex testacea Orange Sedge	1 gal	Yes	No	9
	Chamaecyparis obtusa 'Gracilis' Slender Hinoki Cypress	5'-6' Ht	Yes	No	6
	Epimedium x rubrum Red Barrenwort	1 gal	Yes	No	57
	Hakonechloa macra 'All Gold' Japanese Forest Grass	1 gal	Yes	No	7
	Ilex crenata 'Sky Pencil' Sky Pencil Japanese Holly	20" Ht min	Yes	No	29
	Leucothoe fontanesiana 'Rainbow' Rainbow Leucothoe	2 gal	Yes	No	8
	Miscanthus sinensis 'Strictus' Porcupine Grass	1 gal	Yes	No	11
	Nandina domestica 'Harbour Dwarf' Dwarf Heavenly Bamboo	3 gal	Yes	No	23
	Ophiopogon japonicus 'Nanus' Dwarf Mondo Grass	1 gal	Yes	No	51
	Pennisetum alopecuroides 'Burgundy Bunny' Dwarf Fountain Grass	1 gal	Yes	Yes	32
	Pieris japonica 'Cavatine' Lily of the Valley Bush	3 gal	Yes	No	19
	Sarcococca ruscifolia Fragrant Sarcococca	2 gal	Yes	No	5
	Taxus x media 'Hicksii' Hicks Yew	3'-5' Ht	Yes	No	7

BIORETENTION	BOTANICAL / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	QTY
	Cornus alba 'Gouchaultii' Goldenleaf Dogwood	5 gal	Yes	No	10
	Cornus sericea 'Kelseyi' Kelseyi Dogwood	3 gal	Yes	No	20
	Juncus effusus Soft Rush	1 gal	Yes	No	55
	Juncus inflexus 'Blue Arrow' Blue Arrow Juncus	1 gal	Yes	No	43

GROUND COVERS	BOTANICAL / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	SPACING	QTY
	Erica carnea 'Springwood White' White Spring Heather	1 gal	Yes	No	24" o.c.	91
	Herniaria glabra Rupturewort	4"pot	Yes	No	18" o.c.	296
	Leptinella squalida 'Platt's Black' New Zealand Brass Buttons	4"pot	Yes	No	12" o.c.	40
	Rubus calycinoides 'Emerald Carpet' Emerald Carpet Creeping Raspberry	4"pot	Yes	No	18" o.c.	281

NOTES:
-See soil amendment detail for soil specifications COS plan 142.
-See bioretention planter detail for bioretention specifications.
-All planting beds to receive minimum 3-4" of mulch.
-Contractor shall be responsible for providing the quantities of plants that are represented by symbols on the drawings.
-Street Tree required. Plant Street Tree per COS Plan 100a. Water Tree for 3 growing seasons after planting.
-All plantings and landscape elements required as part of this building permit must be maintained for the minimum require planting area or Green Factor score, new features must be added to compensate. This requirement also applies to landscape improvements in the right-of-way if used to meet Green Factor requirements (DR 30-2015).
-Planting of trees, shrubs and groundcovers within the City of Seattle's right of way must be performed during the period between October 1st and April 30th. Unless automatic irrigation is installed or an agreed upon contractual watering plar is made.
-Automatic irrigation install to green theory planters.



NORTH

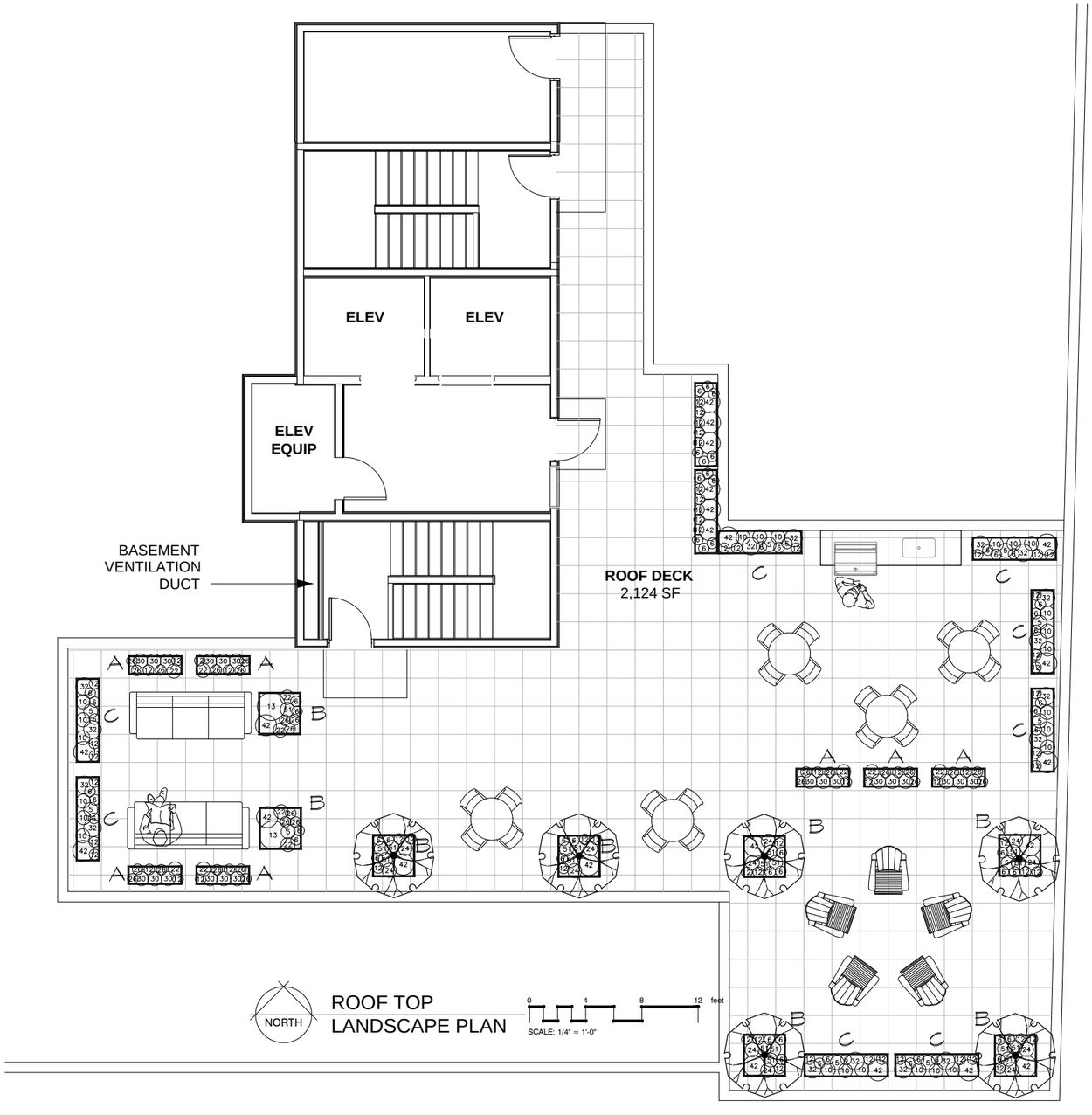
LEVEL 2
LANDSCAPE PLAN

0 4 8 12 feet
SCALE: 1/4" = 1'-0"

PLANT SCHEDULE LEVEL 2

PLANTERS	BOTANICAL / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	QTY.
(12)	Carex oshimensis 'Everillo' / Everillo Japanese Sedge	4" pot	Yes	No	16
(30)	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly	20" Ht min	Yes	No	20
(18)	Lysimachia nummularia 'Aurea' / Golden Creeping Jenny	4"pot	Yes	No	16

PLANTER AREA - LEVEL 2	
PLANTER	QUANTITY
(J) 60L X 16W X 42H	4
TOTAL	



PLANT SCHEDULE ROOF

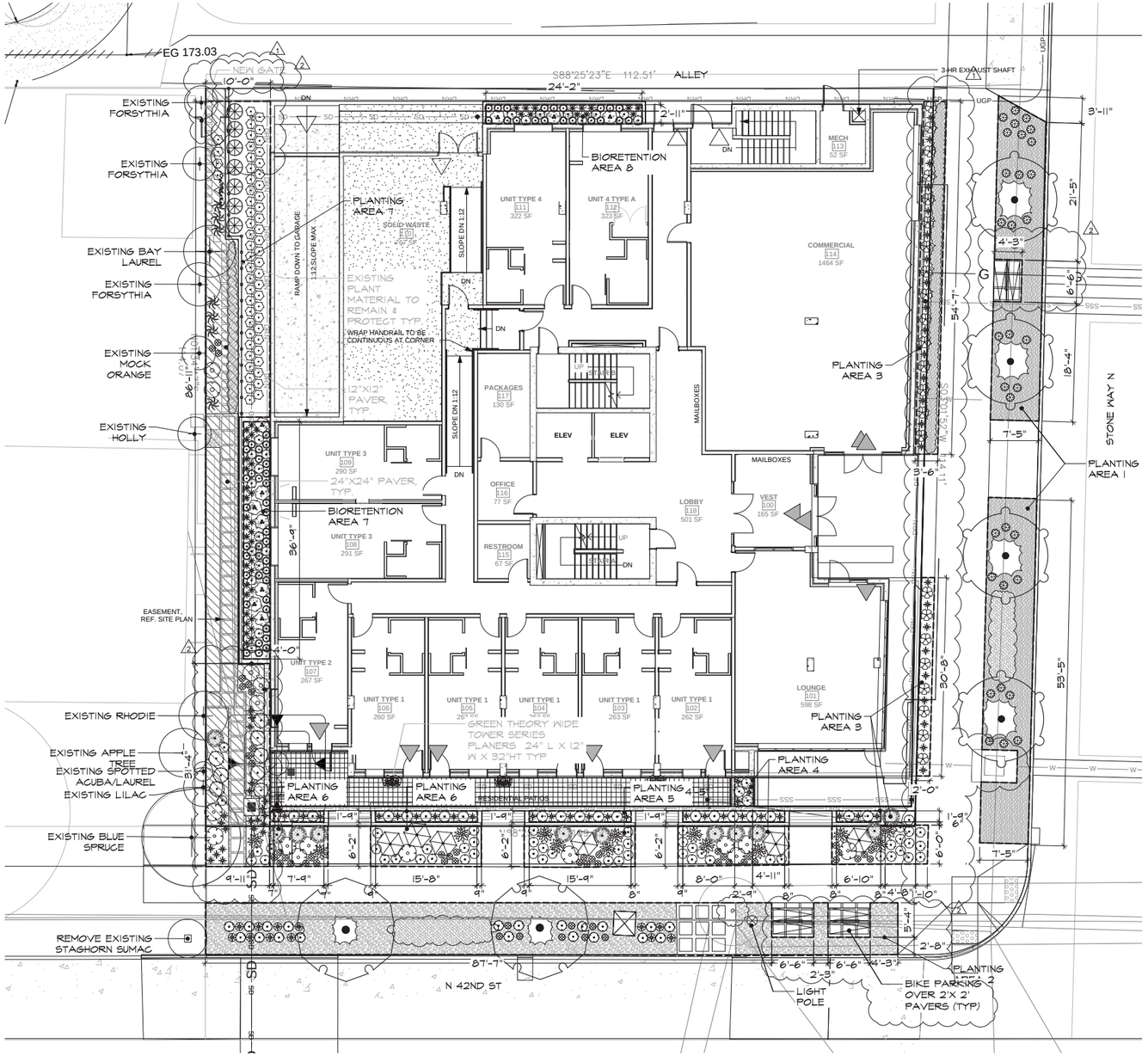
TREES	BOTANICAL / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	QTY
	Acer palmatum 'Bloodgood' Bloodgood Japanese Maple	1.5" Cal	No	No	6
PLANTERS	**BOTANICAL / COMMON NAME**	**SIZE**	**DROUGHT TOLERANT**	**NATIVE**	**QTY**
5	Berberis thunbergii 'Orange Rocket' Orange Rocket Barberry	1 gal	Yes	No	9
6	Bergenia purpurascens Purple Bergenia	4" pot	Yes	No	58
10	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass	2 gal	Yes	No	24
12	Carex oshimensis 'Everillo' Everillo Japanese Sedge	4" pot	Yes	No	67
13	Cupressus macrocarpa 'Wilma Goldcrest' Wilma Goldcrest Cypress	5 gal	Yes	No	2
22	Geranium x 'Phillippe Vapelle' Hybrid Cranesbill	4" pot	Yes	No	11
24	Hebe x 'Red Edge' Hebe	1 gal	Yes	No	12
26	Heuchera x 'Lime Rickey' Lime Rickey Coral Bells	4" pot	Yes	No	27
30	Ilex crenata 'Sky Pencil' Sky Pencil Japanese Holly	20" Ht min	Yes	No	21
32	Lavandula angustifolia 'Hidcote Blue' Hidcote Blue Lavender	1 gal	Yes	No	16
42	Nandina domestica 'Gulf Stream' TM Heavenly Bamboo	2 gal	Yes	No	22
51	Pennisetum alopecuroides 'Hameln' Hameln Dwarf Fountain Grass	1 gal	Yes	No	19

PLANTER AREA - ROOF	
PLANTER	QUANTITY
(A) 46L X 16W X 42H	7
(B) 36 SQ X 36H	8
(C) 72L X 20W X 24H	10
TOTAL	

ROOF TOP PLANTERS

IRRIGATION: ALL ROOF TOP PLANTINGS TO BE WATERED BY A 'BIDDER DESIGN' AUTOMATIC IRRIGATION SYSTEM. COORDINATE WITH GENERAL CONTRACTOR TO ENSURE THAT IRRIGATION SYSTEM PRESSURE LINE HAS A MINIMUM OF 35 PSI AVAILABLE AT ROOF LEVEL.

LIGHT WEIGHT SOIL: ROOF TOP PLANTERS TO RECEIVE CEDAR GROVE COMPOST LIGHT WEIGHT SOIL OR APPROVED EQUAL.
1. Site will be inspected annually.



Revised 4/8/09

Green Factor Worksheet SEATTLE×green factor

		Planting Area 1	2	3	4	5	6	7	8	TOTAL**
A1	square feet									0
A2	square feet	707	792	362	142	135	201	994		3333
A3	square feet							143	70	213
B1	square feet	707	756	362	142	135	201	1137	70	3510
B2	# of plants	24	40	79	43	37	56	205	44	528
B3	# of trees									0
B4	# of trees		2							2
B5	# of trees	4								4
B6	# of trees									0
B7	# of trees									0
C1	square feet									0
C2	square feet									0
D	square feet									0
E	square feet									0
F1	square feet									0
F2	square feet									0
G	square feet									0
H1	square feet	288	480	948	516	444	672	2460	528	6336
H2	square feet									0
H3	square feet	1288	980	948	516	444	672			4848
H4	square feet									0

Revised 12/28/19

Green Factor Score Sheet SEATTLE×green factor

Project title:

		enter sq ft of parcel			
	Parcel size (enter this value first) *	12,670		SCORE	0.479
	Landscape Elements**	**Totals from GF worksheet**		**Factor**	**Total**
A	**Landscaped areas (select one of the following for each area)**				
1	Landscaped areas with a soil depth of less than 24"	enter sq ft 0		0.1	-
2	Landscaped areas with a soil depth of 24" or greater	enter sq ft 3333		0.6	1,999.8
3	Bioretention facilities	enter sq ft 213		1.0	213.0
B	**Plantings (credit for plants in landscaped areas from Section A)**				
1	Mulch, ground covers, or other plants less than 2' tall at maturity	enter sq ft 3510		0.1	351
2	Shrubs or perennials 2'+ at maturity - calculated at 12 sq ft per plant (typically planted no closer than 18" on center)	enter number of plants 528	6336	0.3	1,901
3	Tree canopy for "small trees" or equivalent (canopy spread 8' to 15') - calculated at 75 sq ft per tree	enter number of plants 0	0	0.3	-
4	Tree canopy for "small/medium trees" or equivalent (canopy spread 16' to 20') - calculated at 150 sq ft per tree	enter number of plants 2	300	0.3	90.0
5	Tree canopy for "medium/large trees" or equivalent (canopy spread of 21' to 25') - calculated at 250 sq ft per tree	enter number of plants 4	1000	0.4	400.0
6	Tree canopy for "large trees" or equivalent (canopy spread of 26' to 30') - calculated at 350 sq ft per tree	enter number of plants 0	0	0.4	-
7	Tree canopy for preservation of large existing trees with trunks 6"+ in diameter - calculated at 20 sq ft per inch diameter	enter inches DBH 0	0	0.8	-
C	**Green roofs**				
1	Over at least 2" and less than 4" of growth medium	enter sq ft 0		0.4	-
2	Over at least 4" of growth medium	enter sq ft 0		0.7	-
D	**Vegetated walls**	enter sq ft 0		0.7	-
E	**Approved water featares**	enter sq ft 0		0.7	-
F	**Permeable paving**				
1	Permeable paving over at least 6" and less than 24" of soil or gravel	enter sq ft 0		0.2	-
2	Permeable paving over at least 24" of soil or gravel	enter sq ft 0		0.5	-
G	**Structural soil systems**	enter sq ft 0		0.2	-
		sub-total of sq ft =	14,692		
H	**Bonuses**				
1	Drought-tolerant or native plant species	enter sq ft 6336		0.1	633.6
2	Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater	enter sq ft 0		0.2	-
3	Landscaping visible to passersby from adjacent public right of way or public open spaces	enter sq ft 4,848		0.1	485
4	Landscaping in food cultivation	enter sq ft 0		0.1	-
			Green Factor numerator =		6,073

** Do not count public rights-of-way in parcel size calculation.*

*** You may count landscape improvements in rights-of-way contiguous with the parcel. All landscaping on private and public property must comply with the Landscape Standards Director's Rule (DR 6-2009)*

NOTES:
ROOF TOP PLANTERS NOT INCLUDED IN GREEN FACTOR CALCULATIONS

NORTH

STREET LEVEL GREEN FACTOR PLAN

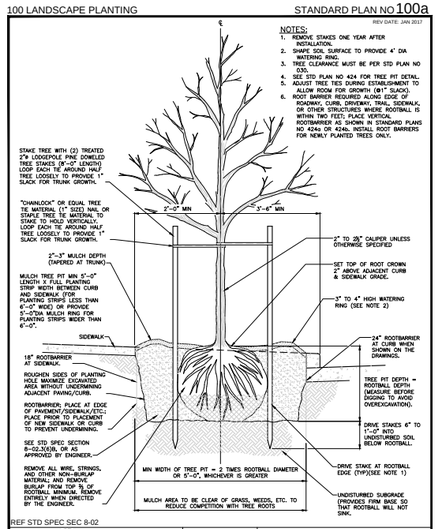
0 8 16 24 feet

SCALE: 1/8" = 1'-0"

Landscape Plan | Street Level Green Factor Plan

100 LANDSCAPE PLANTING STANDARD PLAN NO 100a

REV DATE: JAN 2017



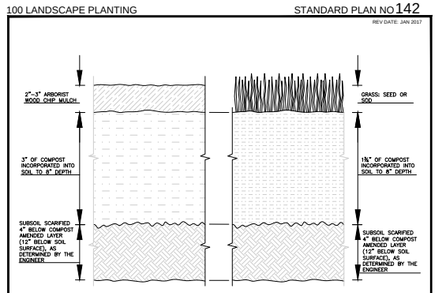
REF STD SPEC SEC 8-02

City of Seattle | NOT TO SCALE | DECIDUOUS TREE PLANTING IN PLANTING STRIP

2020 Edition City of Seattle Standard Plans for Municipal Construction

100 LANDSCAPE PLANTING STANDARD PLAN NO 142

REV DATE: JAN 2017



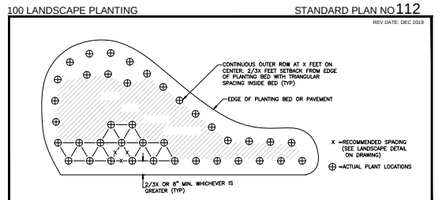
REF STD SPEC SEC 8-01, 8-02, 9-14

City of Seattle | NOT TO SCALE | SOIL AMENDMENT AND DEPTH

2020 Edition City of Seattle Standard Plans for Municipal Construction

100 LANDSCAPE PLANTING STANDARD PLAN NO 112

REV DATE: DEC 2019



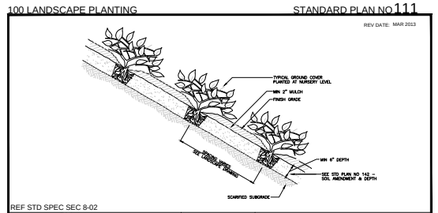
REF STD SPEC SEC 8-02

City of Seattle | NOT TO SCALE | PLANTING PATTERN

2020 Edition City of Seattle Standard Plans for Municipal Construction

100 LANDSCAPE PLANTING STANDARD PLAN NO 111

REV DATE: MAR 2013



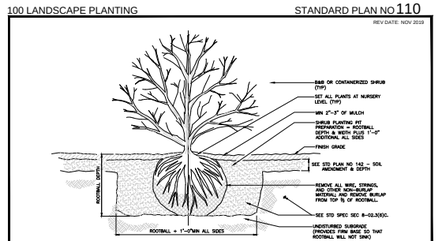
REF STD SPEC SEC 8-02

City of Seattle | NOT TO SCALE | GROUND COVER PLANTING

2020 Edition City of Seattle Standard Plans for Municipal Construction

100 LANDSCAPE PLANTING STANDARD PLAN NO 110

REV DATE: NOV 2019



REF STD SPEC SEC 8-02

City of Seattle | NOT TO SCALE | SHRUB PLANTING

2020 Edition City of Seattle Standard Plans for Municipal Construction

SDOT PERMIT REQUIREMENTS INCLUDE NOTIFICATION OF THE LANDSCAPE ARCHITECT OF RECORD (SEE REGISTRATION # 1222 AND CONTACT INFORMATION ON THE TITLE BLOCK OF PERMIT PLANS) AS THE PROJECT REPRESENTATIVE RESPONSIBLE FOR:

PRECONSTRUCTION PROVISIONS FOR TREE PROTECTION INSPECTION PRIOR TO FIRST GROUND DISTURBANCE ON SITE TO:

1. CONFIRM TREE PROTECTION MEASURES INSPECT TREE PROTECTION FOR COMPLIANCE WITH STANDARD PLANS 132A / 133 & STANDARD SPECIFICATIONS 8-01.3(2)B (TVSPP).* STANDARD PLAN 132B IS DISALLOWED IN PLANTING STRIPS. CHAIN LINK ENCLOSURES SHALL INCLUDE ALL UNPAVED AREA WITHIN THE CRITICAL ROOT ZONE (CRZ) PER PLAN 133.
2. CONFIRM PRUNING NECESSARY FOR STANDARD CLEARANCES (8' OVER SIDEWALK & 14' OVER STREETS & SUBMIT APPLICATION FOR AN SDOT URBAN FORESTRY PRUNING PERMIT (THROUGH THE ACCELA PORTAL).
3. CONFIRM AND PHOTODOCUMENT SITE CONDITIONS AND/OR CONSTRUCTABILITY CONFLICTS WITH CRZ PROTECTION.
4. CONFIRM LIMITS FOR SOIL QUALITY AND DEPTH REQUIREMENTS TO EXCLUDE THE CRZ OF TREES TO BE RETAINED.

LANDSCAPE CONSTRUCTION FROM START UP TO COMPLETION

5. CONFIRM IRRIGATION SYSTEM LAYOUT TO AVOID IMPACT WITHIN THE CRZ OF TREES TO BE RETAINED.
6. INSPECT TREES TO CONFIRM SPECIES PER THE (SDOT/SDCI) APPROVED LANDSCAPE PLAN & ENSURE COMPLIANCE WITH INDUSTRY STANDARDS ASNS (ANSI Z60.1) PRIOR TO ACCEPTANCE AND APPROVAL FOR INSTALLATION.
7. INSPECT SOIL PREPARATION EXCLUDING CRZ OF RETAINED TREES & MEET APPLICABLE STANDARD PLANS & SPECIFICATIONS.
8. INSPECT UNDERSTORY PLANTS TO CONFIRM SPECIES PER THE (SDOT/SDCI) APPROVED LANDSCAPE PLAN AND ENSURE COMPLIANCE WITH INDUSTRY ASNS (ANSI Z60.1) PRIOR TO ACCEPTANCE AND APPROVAL FOR INSTALLATION.
9. INSPECT AND PHOTODOCUMENT CONDITIONS WITHIN THE CRZ OF RETAINED TREES PRIOR TO INSTALLATION OF WOOD CHIP MULCH (OR, WHERE APPLICABLE, FLEXIBLE POROUS SURFACE TREATMENT).



COMMERCIAL DIVIDER SERIES

*Sizes with * are made with a 1" lip.*

Perfect for screening views, or creating separate seating areas in large open spaces. This planter allows more flexibility in changing the feel of a space.

Designed for durability and performance, our custom planters for commercial and residential projects are made from heavy-gauge, marine grade, recycled 5052 Aluminum Alloy that is also used for boat and ship building. Finished to last a lifetime, our Super Durables TM powder coating is specially formulated to withstand UV radiation, temperature changes and other severe weather conditions.

AVAILABLE SIZES

- 32" L x 16"W x x 42"H
- 36" L x 16"W x x 42"H
- 40" L x 16"W x x 42"H
- 46" L x 16"W x x 42"H
- 60" L x 16"W x x 42"H
- 72" L x 16"W x x 42"H

GREEN THEORY DISTRIBUTORS

1 GREEN THEORY DISTRIBUTORS - COMMERCIAL DIVIDER SERIES
NTS



RECTANGLE WIDE SERIES

*Sizes with * are made with a 1" lip.*

Perfect for screening views, or creating separate seating areas in large open spaces, ideal for hospitality, commercial, or residential environments. This planter allows more flexibility in changing the feel of a space instead of moving walls, relocate planter or change the height of greenery.

Designed for durability and performance, our custom planters for commercial and residential projects are made from heavy-gauge, marine grade, recycled 5052 Aluminum Alloy that is also used for boat and ship building.

Finished to last a lifetime, our Super Durables TM powder coating is specially formulated to withstand UV radiation, temperature changes and other severe weather conditions.

Our powder coating process does not include solvents or create Volatile Organic Compounds (VOCs) which damage the environment.

AVAILABLE SIZES

- 72" L x 20"W x x 24"H
- 96" L x 20"W x x 24"H
- 120" L x 20"W x x 24"H
- 144" L x 20"W x x 24"H

*Sizes with a * are fabricated with a 1" lap lip.*

GREEN THEORY DISTRIBUTORS

2 GREEN THEORY DISTRIBUTORS - RECTANGLE WIDE SERIES
NTS



SQUARE SERIES

*Sizes with * are made with a 1" lip.*

PERFECT FOR TREES AND LARGER SHRUBS

Designed for entrance ways, building facades, patios and courtyards, our custom planters for commercial and residential projects are made from heavy-gauge, marine grade, recycled 5052 Aluminum Alloy that is also used for boat and ship building.

Finished to last a lifetime, our Super Durables TM powder coating is specially formulated to withstand UV radiation, temperature changes and other severe weather conditions.

Our powder coating process does not include solvents or create Volatile Organic Compounds (VOCs) which damage the environment.

AVAILABLE SIZES

- 16" L x 16"W x 16"H
- 20" L x 20"W x 20"H
- 24" L x 24"W x 24"H
- 28" L x 28"W x 28"H
- 36" L x 36"W x 36"H

GREEN THEORY DISTRIBUTORS

3 GREEN THEORY DISTRIBUTORS - SQUARE SERIES
NTS

LANDSCAPE SPECIES SELECTION

A. TREES
B. SHRUBS
C. BIORETENTION
D. GROUND COVERS



A. Cladrastis kentukea
Yellowwood (Street tree)



A. Quercus frainetto
Italian Oak (Street tree)



A. Acer griseum
Paperbark Tree (Street tree)



A. Fagus sylvatica "Dawyck"
Dawyck Beech



A. Pistacia chinensis
Chinese Pistache (Street Tree)



B. Abelia x grandiflora "Kaleidoscope"
Glossy Abelia



B. Calluna vulgaris "Wickwar Flame"
Wickwar Flame Heather



B. Camelia japonica "Kramer´s Supreme" TM
Camelia Espalier Form



B. Carex oshimensis "Evergold"
Evergold Japanese Sedge



B. Carex testacea
Orange Sedge



B. Chamaecyparis obtusa "Gracilis"
Slender Hinoki Cypress



B. Epimedium x rubrum
Red Barrenwort



B. Epimedium x rubrum
Red Barrenwort



B. Hakonechloa macra "All Gold"
Japanese Forest Grass



B. Ilex crenata "Sky Pencil"
Sky Pencil Japanese Holly



B. Leucothoe fontanesiana "Rainbow"
Rainbow Lucothoe



B. Miscanthus sinensis "Strictus"
Porcupine Grass



B. Nandina domestica "Harbour Dwarf"
Dwarf Heavenly Bamboo



B. Ophiopogon japonicus "Nanus"
Dwarf Mondo Grass



B. Pennisetum alopecuroides "Burgundy Bunny"
Dwarf Fountain Grass



B. Pieris japonica "Cavatine"
Lily of the Valley Bush



B. Sarcococca ruscifolia
Fragant Sarcococca



B. Taxus x media "Hicksii"
Hicks Yew



B. Cryptomeria japonica "Black Dragon"
Black Dragon Japanese Cedar



B. Fatsia japonica
Japanese Fatsia



B. Nassella tenuissima
Mexican Heavenly Bamboo



C. Cornus alba "Gouchaultii"
Goldenleaf Dogwood



C. Cornus sericea "Kelseyi"
Kelseyi Dogwood



C. Juncus effusus
Soft Rush



C. Juncus inflexus "Blue Arrow"
Blue Arrow Juncus

LANDSCAPE SPECIES SELECTION

A. TREES
B. SHRUBS
C. BIORETENTION
D. GROUND COVERS



C. Equisetum hyemale
Horsetail Reed Grass



C. Polystichum munitum
Western Sword Fern



C. Sambucus nigra "Black Lace"
Black Lace Elderberry



D. Erica carnea "Springwood White"
White Spring Heather



D. Herniaria glabra
Rupturewort



D. Leptinella squalida "Platt´s Black"
New Zealand Brass Buttons



D. Rubus calycinoides "Emerald Carpet"
Emerald Carpet Creeping Raspberry



D. Rubus calycinoides "Emerald Carpet"
Emerald Carpet Creeping Raspberry

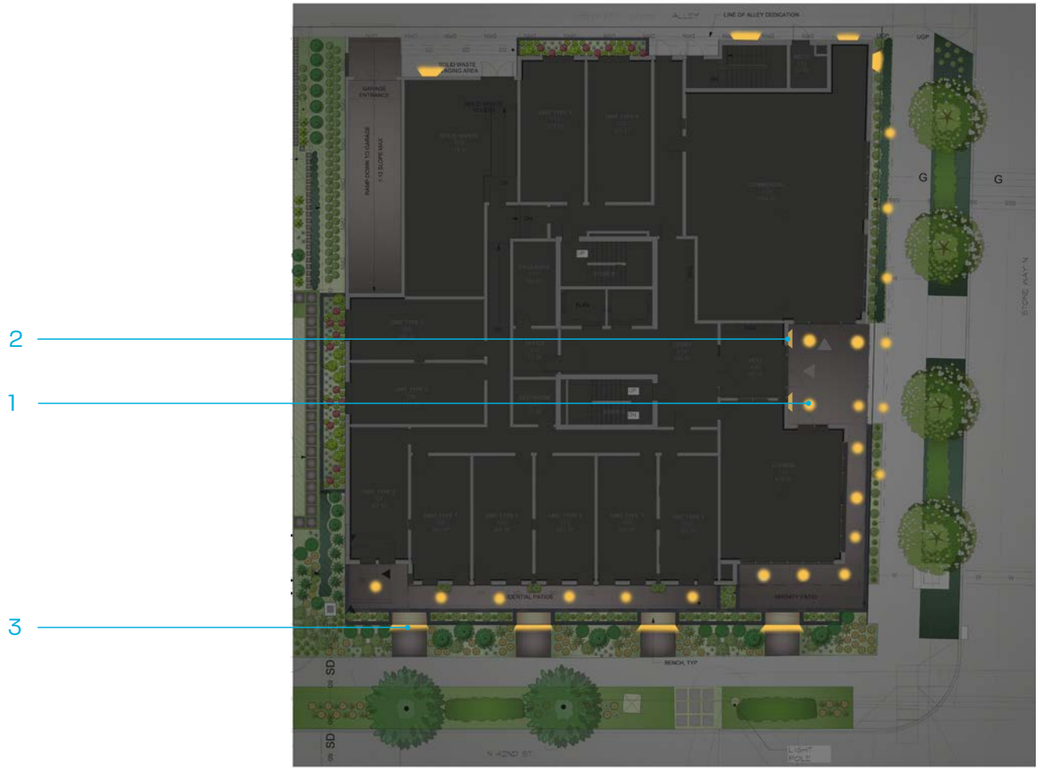


D. Vinca minor "Illumination" TM
Illuminations Dwarf Periwinkle

09
LIGHTING PLANS

LIGHTING PLANS

PROPOSED LIGHTING



GROUND LEVEL PLAN



ROOFTOP PLAN



1. Recessed Downlights



2. Wall Sconces



3. LED Rope Lights

11

DEPARTURES

DEPARTURE 1

SMC 23.47A.005.C.1 RESIDENTIAL USES AT STREET-LEVEL

REQUIREMENT

In all NC and C zones, residential uses may occupy, in the aggregate, no more than 20 percent of the street-level street-facing facade in a pedestrian-designated zone, facing a designated principal pedestrian street.

REQUEST

To allow residential use along the Stone Way N facing façade to occupy 47.9%, which is 27.9% More than the required proportion. (See diagram 1).

RATIONALE

SDCI Staff originally supported the location of the residential entry at the southeast corner and appreciate the setback along the sidewalk which allows for the entrance plaza. After careful consideration of the existing sidewalk grades along Stone Way N and the adjacent interior floor elevations, the residential entry needed to move north in order to provide a shared plaza for both residential and commercial entrances which will better activate the sidewalk but reduce the length that can be counted as true commercial use along the pedestrian street to 52.0%. To be sure, the design intent of this shared plaza is an energetic space supported by the commerical and residential entrances. There is also a small area at the northeast corner of the commercial space which is not deep enough to count towards commercial so the length of that cannot be counted towards commercial use even though storefront windows and commercial use are proposed there.

Furthermore, the currently proposed amenity lounge at the southeast corner is envisioned as an active use and doors to the entrance plaza are provided should this space be leasable in the future as a small commercial space. This space has been designed to meet the zoning code for non-residential street-level requirements for depth and size provisions under SMC 23.47A.008.B.3.B. This space would not require any design departures if it were to be converted to commercial space later. (CS2-III, PL3-II, CS2-C-1)

RESIDENTIAL & COMMERCIAL USES ALONG STONE WAY N

PER SMC 23.47A.012.C.4

TOTAL FAÇADE LENGTH =	104.2'
COMMERCIAL USES (APPROVED) =	54.2'
RESIDENTIAL USES (NON-APPROVED) =	49.9'
COMMERCIAL USES = 54.2' / 104.1 =	52.0%
RESIDENTIAL USES = 49.9' / 104.1' =	47.9%

47.9% OF 20% MAXIMUM PROPORTION OF RESIDENTIAL USES
SURPLUS OF 27.9%



1. Diagram- Street Level Uses (Stone Way N)

DEPARTURE 2

SMC 23.47A.008.D.2 STREET LEVEL DEVELOPMENT STANDARDS

REQUIREMENT

Where residential uses are located along a street-level, street-facing facade, the floor of a dwelling unit located along the street-level, street-facing facade shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk.

REQUEST

To allow the floors of the street-level dwelling units to be located less than 4' above the sidewalk grade, specifically a minimum of 3'-5 3/4" above the sloping sidewalk grade.

RATIONALE

Interior building circulation requirements dictate that the street-level units sit at the same elevation, while the adjacent sloping grade along N 42nd Street creates differing heights from the sidewalk for each of the units. This Departure allows for continuous raised, private patios for these units that connect to the public realm and urban context via usable outdoor space, open railings, permanent seating, and new landscaping along the sidewalk edge. (DC2-C-3, CS2-B-2, PL2-II).

Refer to pages 31-33 in this report for additional information.



2. Diagram - Street Level Dwelling Units

DEPARTURE 4

SMC 23.47A.008.A.3 STREET-LEVEL DEVELOPMENT STANDARDS STREET-FACING FACADES

REQUIREMENT

Street-level street-facing facades to be located within 10-feet of the street lot line.

REQUEST

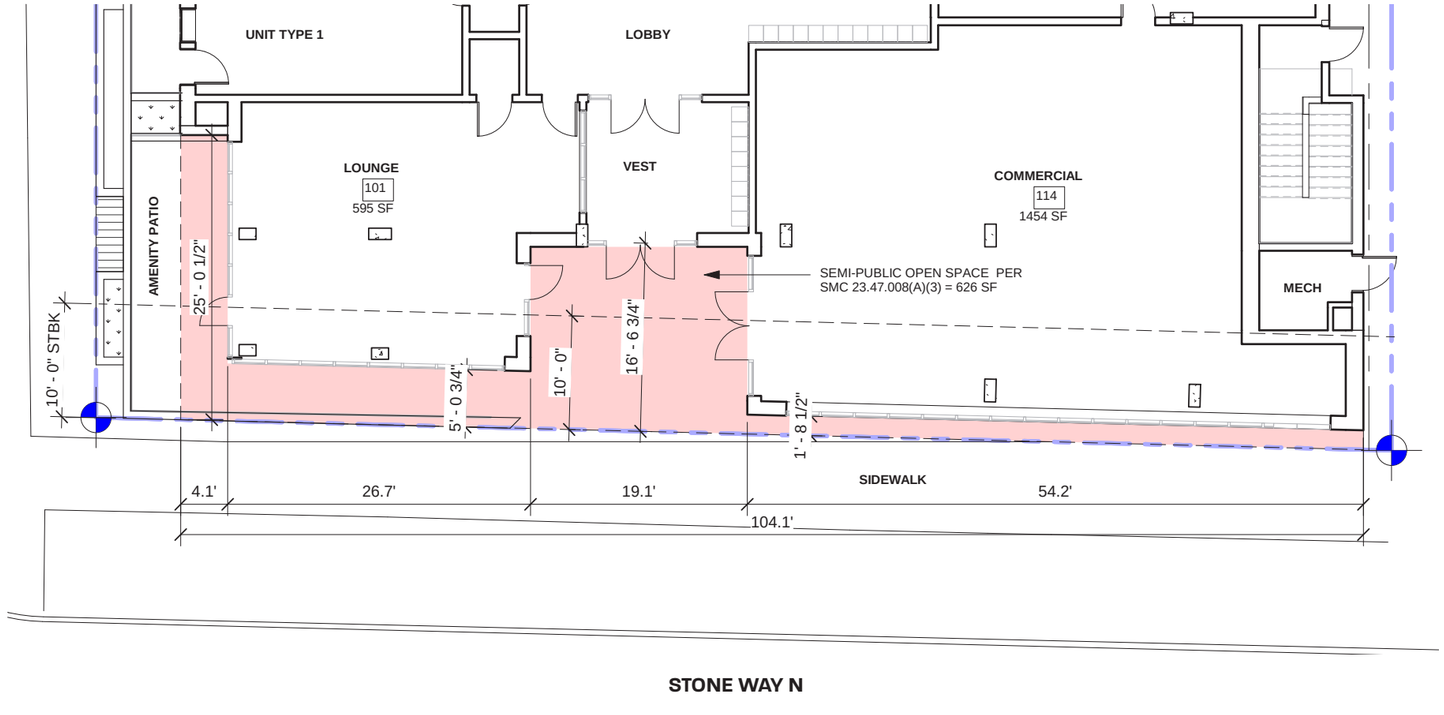
To allow a portion of the Stone Way N facing façade to have a depth greater than 10’ off property line.

RATIONALE

This departure allows for a larger semi-public plaza space to be used for both the commercial and residential spaces. This plaza helps form a connection between these areas and the sidewalk, allowing users of the different spaces to interact with each other and the adjacent uses. Furthermore, the southern portion of the façade set back from the sidewalk greater than 10’ is required to provide the patio at the southeast corner which is currently supported by recent staff guidance. The average proposed facade depth for the entire Stone Way N facing facade is 6.01’. (CS2-B-2 Connection To Street; DC3 Open Space Concept)

DEPTH OF STREET FACING FAÇADE FROM STONE WAY N

TOTAL FAÇADE LENGTH =	104.1'
PROPOSED SEMI-PUBLIC SPACE AREA =	626 SF
AVERAGE DEPTH OFF STONE WAY = 626 SF / 104.1' =	6.01'



3. Diagram - Street Level Facades Setback

DEPARTURE 5

SMC 23.47A.005.D ALLOWABLE USES IN PEDESTRIAN-DESIGNATED ZONES

REQUIREMENT

Along designated principal streets, non-residential uses are required along 80 percent of the street-level, street-facing façade.

REQUEST

This project proposes 52.0% Commercial uses along Stone Way N. The proposed use is an eating and drinking establishment.

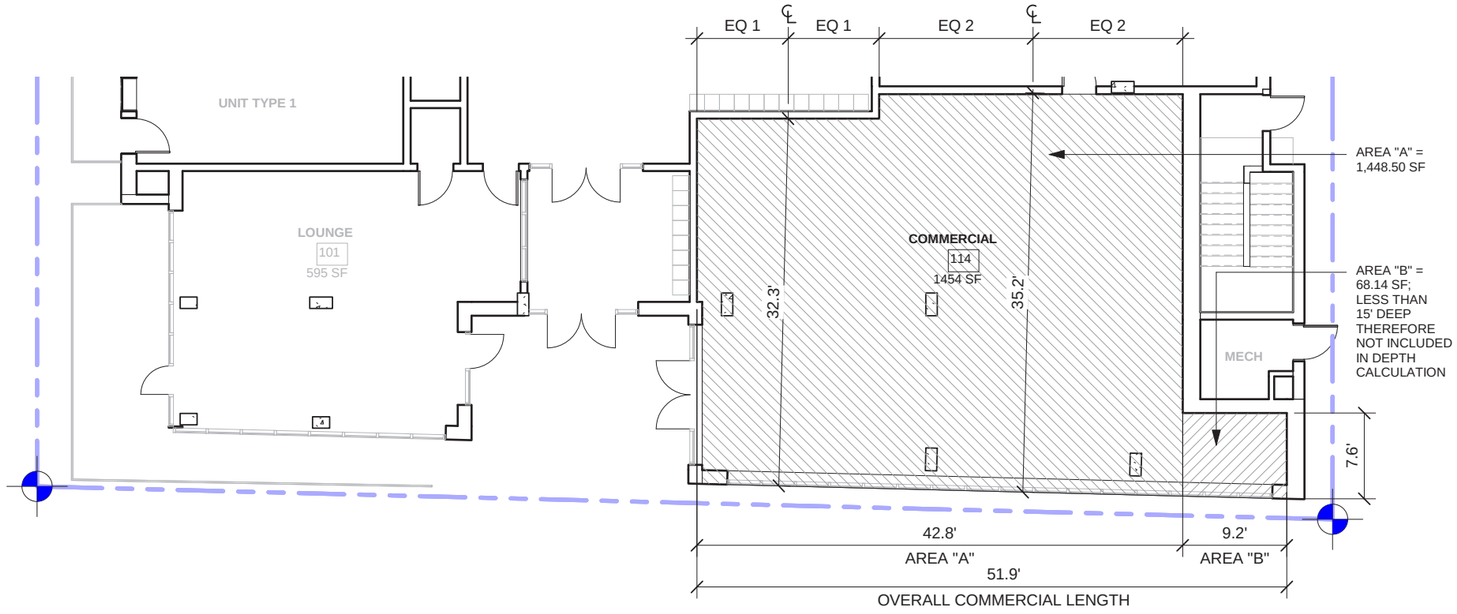
RATIONALE

The current commercial real estate market warrants some caution for commercial ventures in this location. As such, this project proposes one larger commercial space to the north and a smaller adaptable space to the south, with a shared semi-public entrance plaza in between. This arrangement, while requiring a design departure, allows for a more active mix of uses initially while the neighborhood commercial patterns establish themselves. (CS2-C-1 Corner Sites, CS2-III Corner Lots, PL3-C Retail Edges, PL3-II Human Activity).

COMMERCIAL DEPTH CALCULATION

OVERALL COMMERCIAL WIDTH	DIMENSION 1	DIMENSION 2	AREA A
43.1 FT	32.2 FT	35.2 FT	1,448.50 SF
	AVERAGE DEPTH CALC		33.6 FT

33.9 FT OF REQUIRED 30 FT PROVIDED, OVER BY 3.9 FT OF REQUIREMENT.



4. Diagram - Commercial Depth



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