METRICA

DRAFT

EARLY DESIGN GUIDANCE
WALLINGFORD MIXED USE

Wallingford Mixed Use
SDCI No. 3035144-EG
1216 N 42nd St,
Seattle WA 98103

Applicant:
Cone Architecture
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Seattle WA, 98121

Design:
Metrica LLC
13810 Somerset Blvd SE.
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DEVELOPMENT OBJECTIVES & SUMMARY OF PUBLIC OUTREACH

1.1 Project Description
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1.2 Community Outreach & Context Plan
1.3 Site
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1.1 PROJECT DESCRIPTION

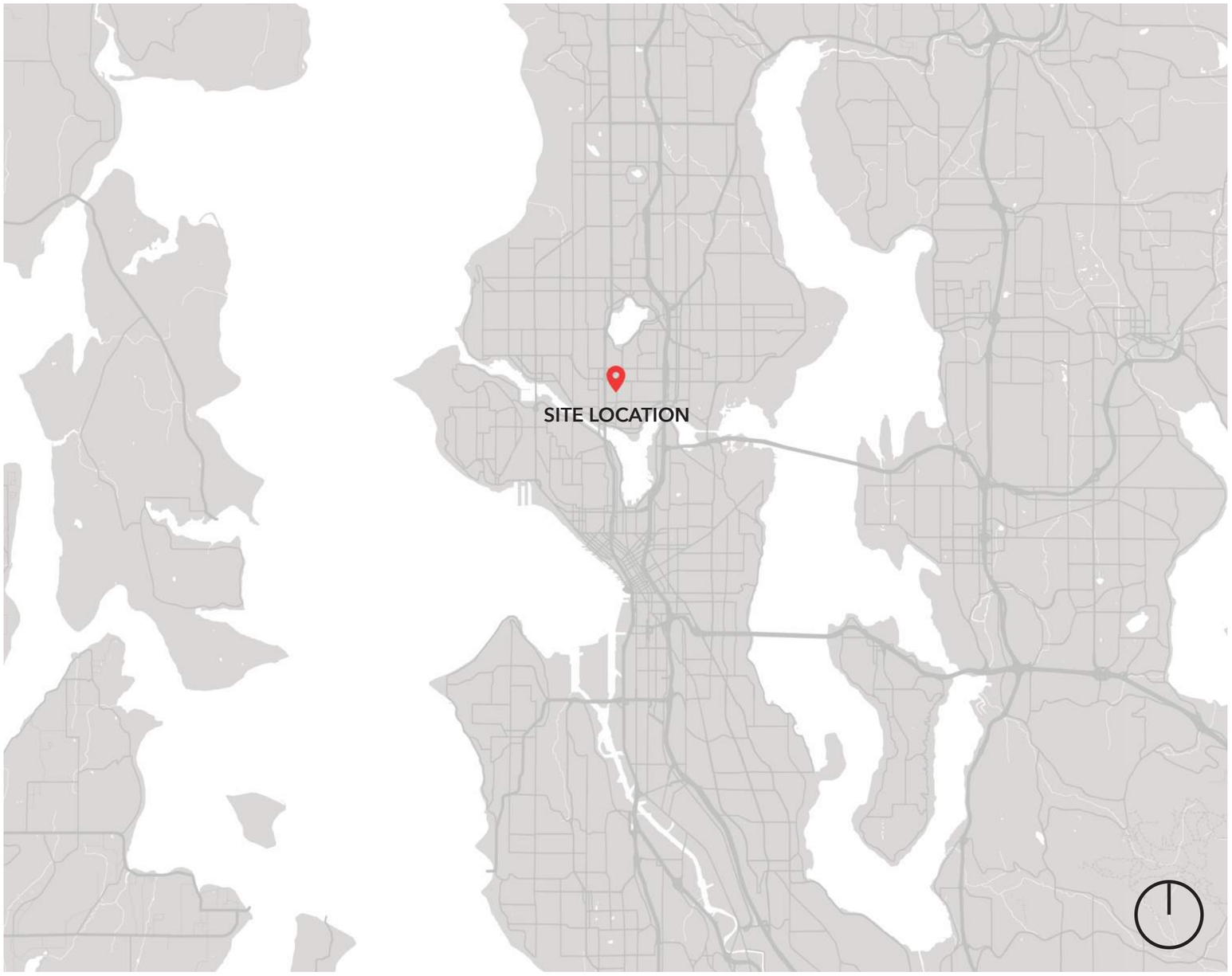
This site is located in the corner of Stone Way N and 42nd St. While Stone Way is a major urban corridor that supports a substantial amount of movement and activity, the street edge is not quite yet defined, with a number of older buildings that lack much significance or character. Thus, one of the primary objectives of this proposal is to consolidate the street edge, define the city block and contribute to the creation of a city that is mixed, diverse, vibrant and rich with activity at the ground level. The project is therefore heavily influenced by its location and just as it aims to create a dialogue with its immediate context, it also strives to capture the uniqueness of its larger context - the views of Lake Union, the Downtown skyline, and Mount Rainier beyond - in an attempt to create a unique project that is exclusive of its place and time.

PROJECT DATA

- Site Area:	**12,670 SF**
- Number of Residential Units:	**~ 96-97**
- Proposed Commercial Area:	**~ 2,200 SF**
- Number of Parking Stalls:	**~ 25**
- Proposed Bike Parking:	**~ 102**
- Total Area:	**~ 54,000 SF**
- Total Area Above Grade:	**~ 45,000 SF**
- Allowable FAR:	**3.75**
- Maximun Development Potential:	**47,512 SF**

CONTEXT

Situated at the edges of the Wallingford and Fremont neighborhoods, the site is close to many commercial stores, service type busines, restaurants, markets, banks and residential structures ranging in scale from single family homes to mixed use developments. Residents of the area include a very diverse mix of students, young professionals and long-time residents. The neighborhood has a good mix of uses and services that reflect the convenience and living efficiency it offers. Access in and out of the neighborhood is easy with multiple transportation options. Many of the single-family residences and duplexes are gradually being replaced by low-rise and mid-rise apartment buildings or mixed use developments that allow more people to live in the area and enjoy the amenities it provides. The area has experienced a substantial amount of development influenced in the last years by the explosive growth of the city of Seattle.



1.2 COMMUNITY OUTREACH

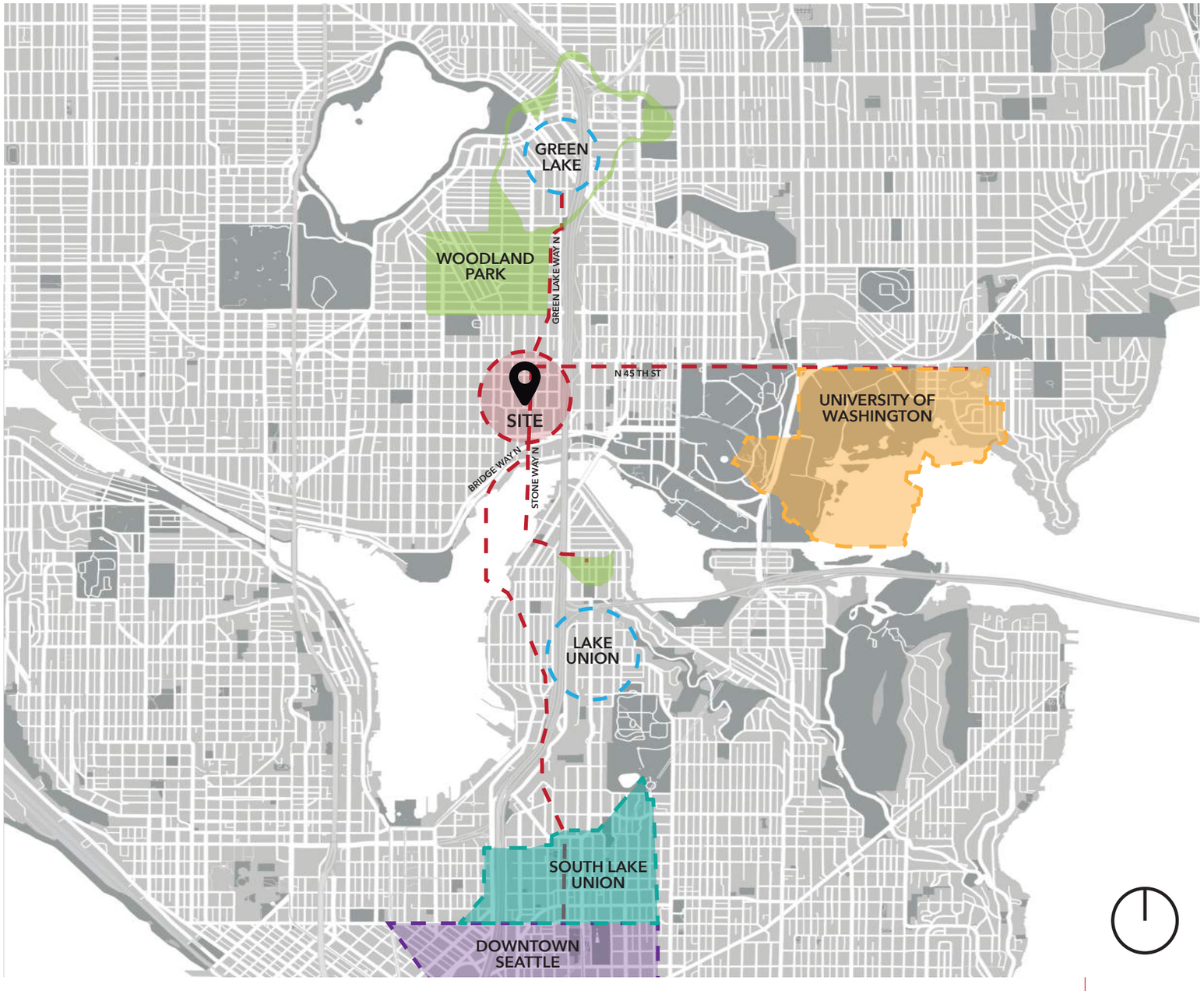
The following guidance has been provided by members of the community:

- To adhere to the neighborhood specific design guidelines, specifically the Wallingford Design Guidelines.
- To address overall massing in a sensitive way, such as has been done by precedent projects in the area.
- To provide a sensitive transition along the west edge to smaller scale development, which is also in keeping with the Wallingford Design Guidelines (B-1).

They would also like to call out that the previously approved MUP (#3019441) and earlier proposals which had elements that were inline with this guidance and valued by the community, and as such are desirable to retain, such as:

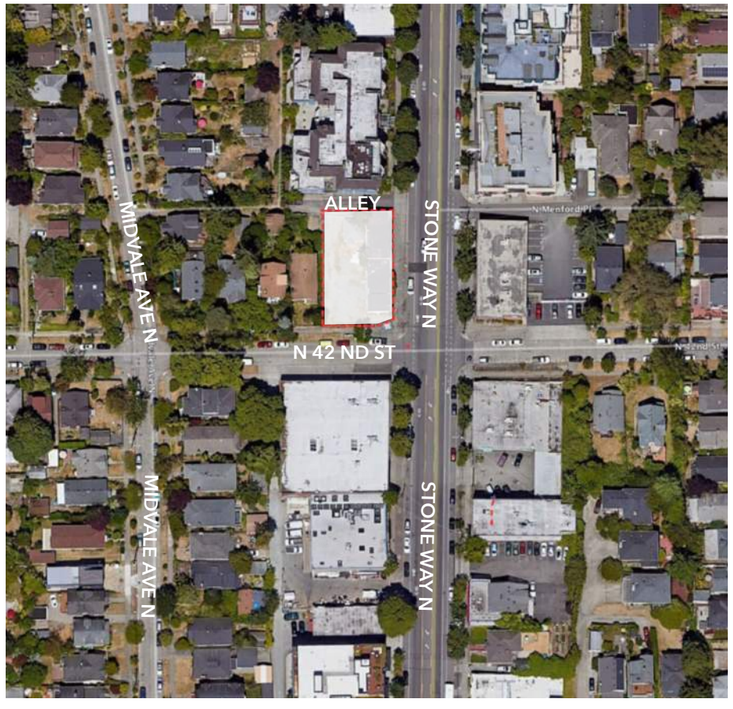
- The prior design included additional landscaped buffer area including a Bio containment planter along the west side of the building, and appropriate response to details contained in the easement on the western side.
- Recessed southwest corner units reducing shading and providing greater building modulation. The uppermost SW corner unit was scales back an additional 4 ft at this corner, which is at the lowest elevation and is a critical transition point to the neighborhood and adjacent lot.
- Critical efforts to reduce massing and shading of adjacent lots with upper level setbacks, providing 17ft above a height of 13ft, and an addtional 5ft above the 3rd Floor. Due to the MHA Zoning the uppermost floor will require further setback.
- Concessions granted to extend the building sq.ft. south in exchange for reducing mass of upper levels impacts and providing greater facade variation.
- Sensitivity to high traffic areas, such as pedestrian and bicycle egress and ingress points along the west edge and N 42nd St, in particular since unit quantity has increased from 50 to 110. We would appreciate parallel efforts be performed and reviewed with neighbors related to the added parking and proposed vehicle ingress and egress.
- Utilization of the alleyfor public utility access, while maintaining the barrier to through traffic. Open lines of communication with impacted neighbors is important.
- While not part of the final approved MUP, courtyard features had been proposed that gained neighborhood support to the positive impact on shading, massing and building facade. The approved plan did result in horizontal and vertical modulations of the western facade, easing transition to, and impact on the adjacent lower zoned lots.
- Breaking up blank facades and improving pedestrian experience by including a small courtyard at the SE corner; quality material including brick, trim work, and decks; and dense planting strips.

CONTEXT PLAN

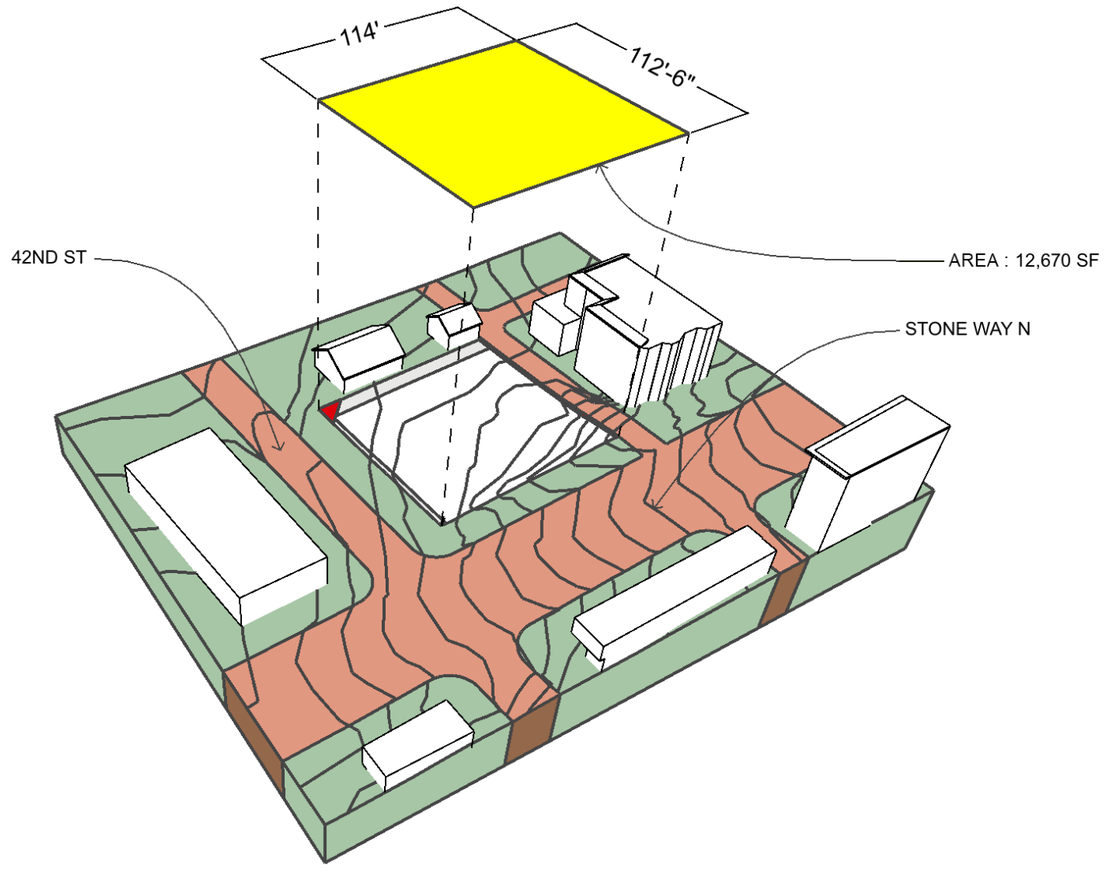


1.3 SITE

The site is a corner property with alley access. It faces a major arterial (Stone Way N) to the east, and a local street (42nd St) to the south. An alley is located to the north. To the west, the lot borders an adjacent property, currently occupied by a single family home.

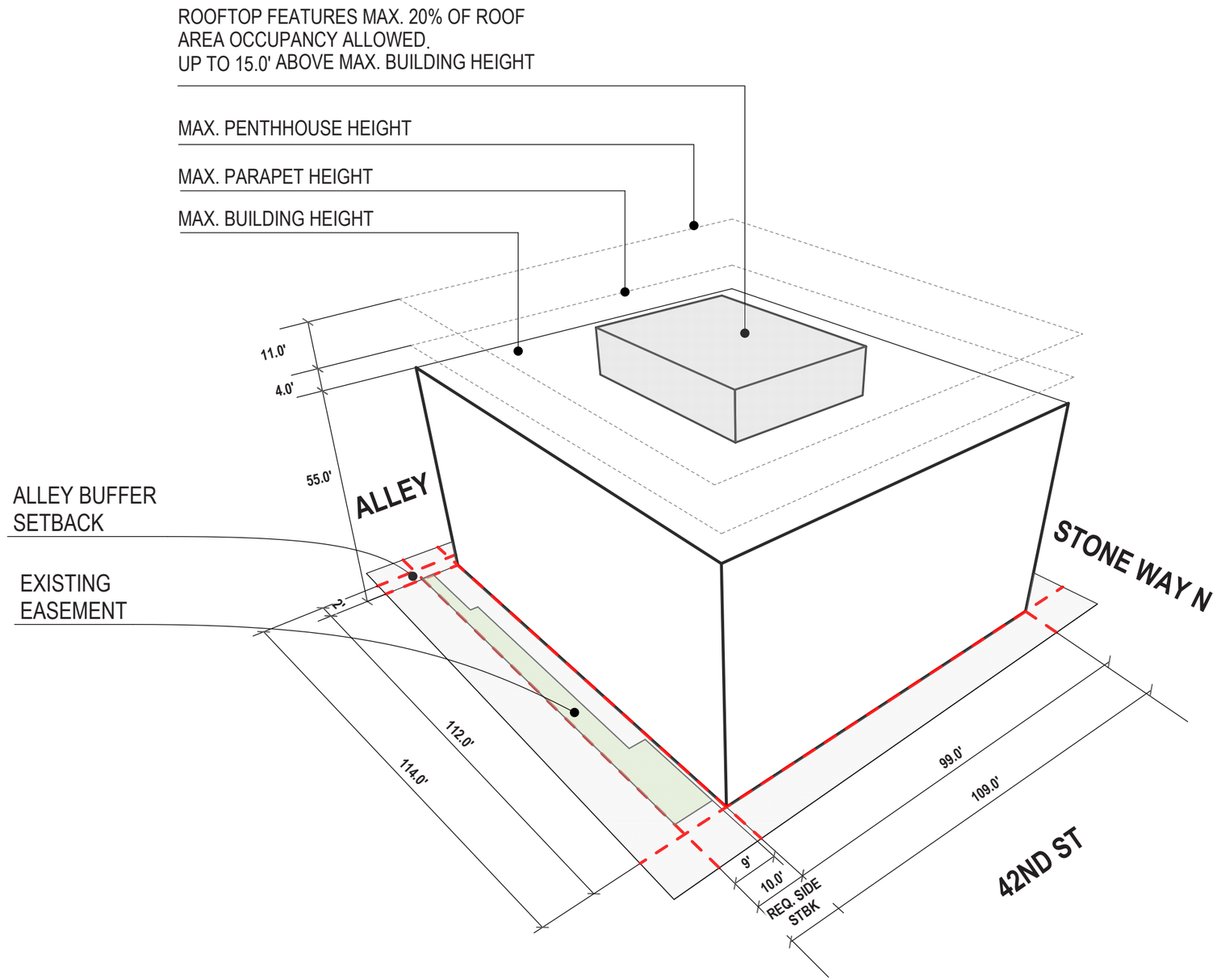


SITE

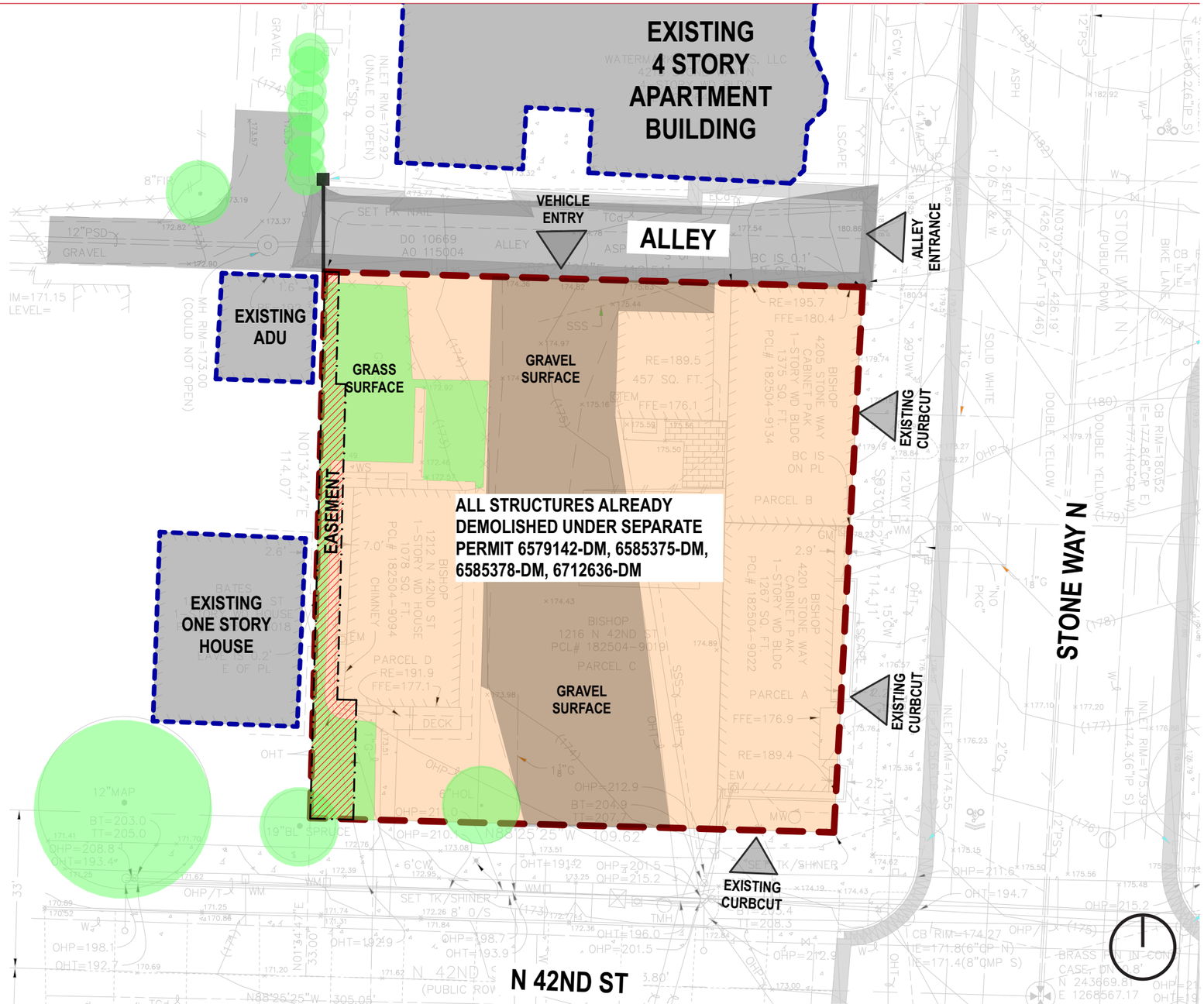


SITE - PROPERTY DIAGRAM

1.4 MAXIMUM BUILDING ENVELOPE DIAGRAM



1.5 SITE PLAN AND EXISTING CONDITIONS



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URBAN DESIGN ANALYSIS & ZONING DATA

2.1 Neighborhood Character
2.2 Larger Context
2.3 Site Analysis - Landmarks
2.4 Site Access - Road Network & Transportation
2.5 Site Access - Walking Distance & Intersections
2.6 Site Photos
2.7 Street Elevations - West & East
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2.14 Zoning Map
2.15 Inspiration - Contemporary Design Language
2.16 Potential Design Language

2.1 NEIGHBORHOOD CHARACTER


GAS WORKS PARK



WOODLAND PARK ZOO


N 45TH ST - COMMERCIAL


LAKE UNION VIEW


N 45TH ST - COMMERCIAL



QFC SUPERMARKET


GAS WORKS PARK


N 45TH ST - CULTURAL

N 45TH ST - COMMERCIAL

WOODLAND PARK ZOO



N 45TH ST - CULTURAL

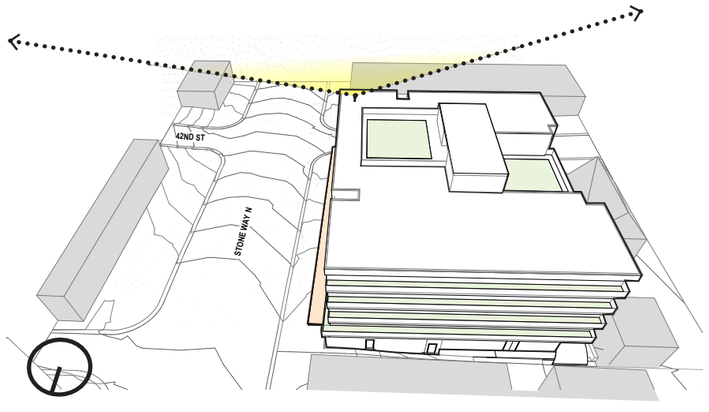

GOOD SHEPHERD CENTER


LADYBUG INTERSECTION

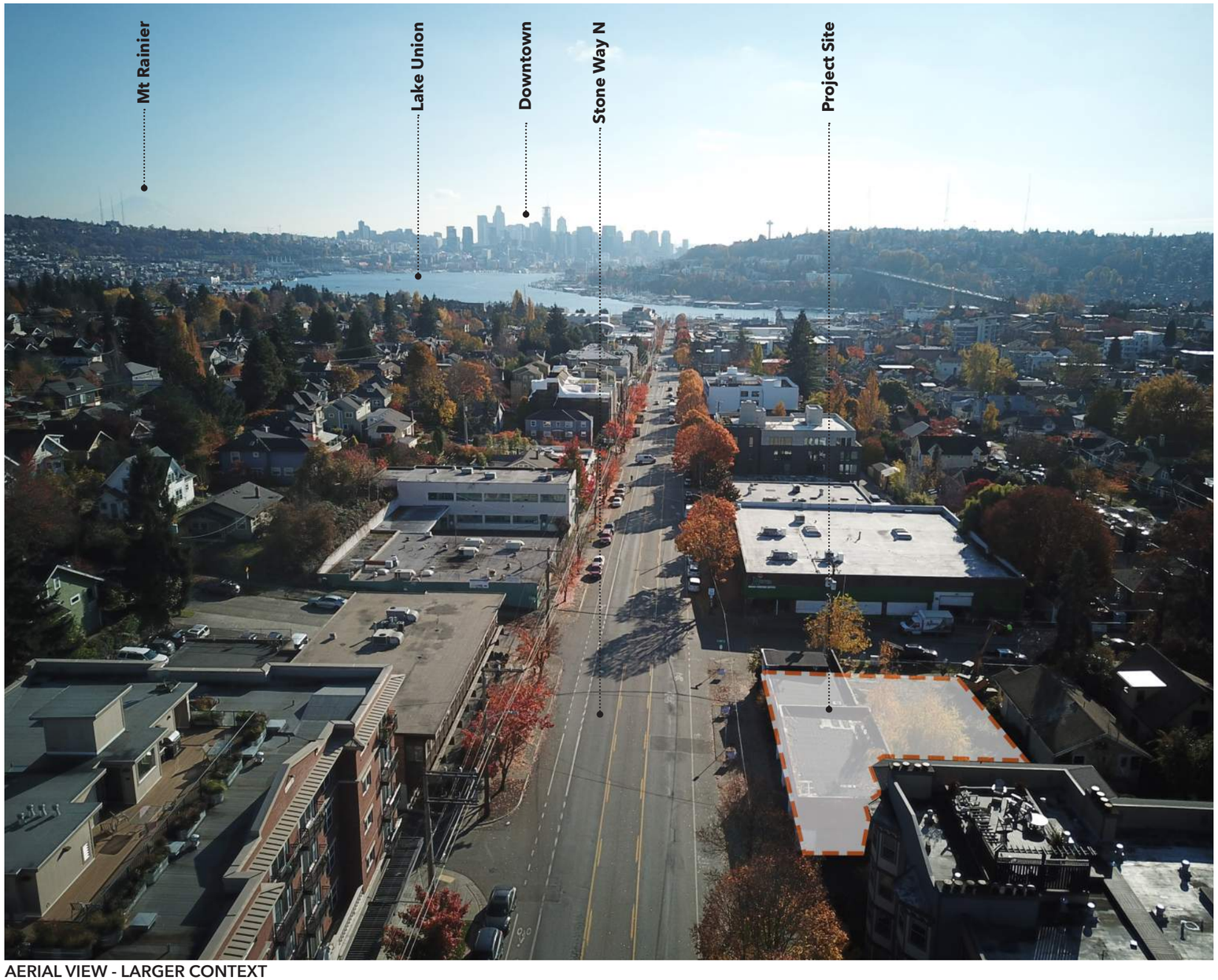
2.2 LARGER CONTEXT

The Project is a new mixed-use apartment building with approximately 95 units, offering a mix of studios and one-bedroom units, underground parking and a large commercial space located along Stone Way N. The project aims to provide an upscale and attainable housing alternative for the neighborhood

Located at the intersection of Stone Way N and 42nd St, the project is not only within walking distance of Wallingford and Fremont neighborhoods, but also 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 immediate community and consolidate the ground level streetfront 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, creating a truly urban development.

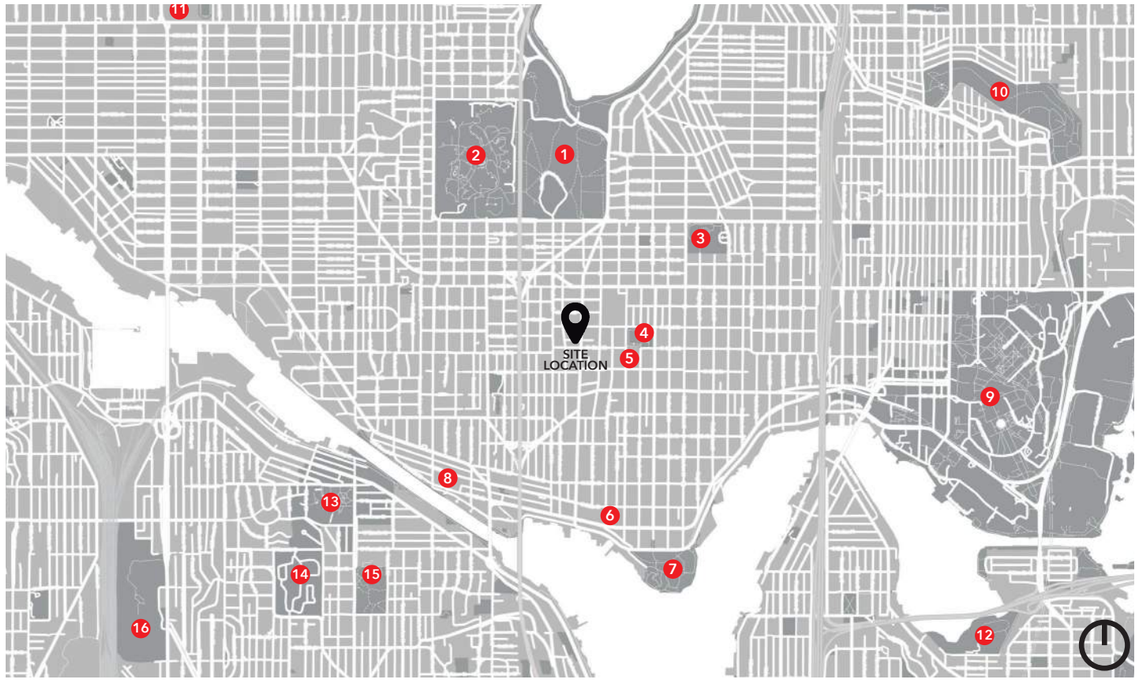


VIEW CORRIDOR



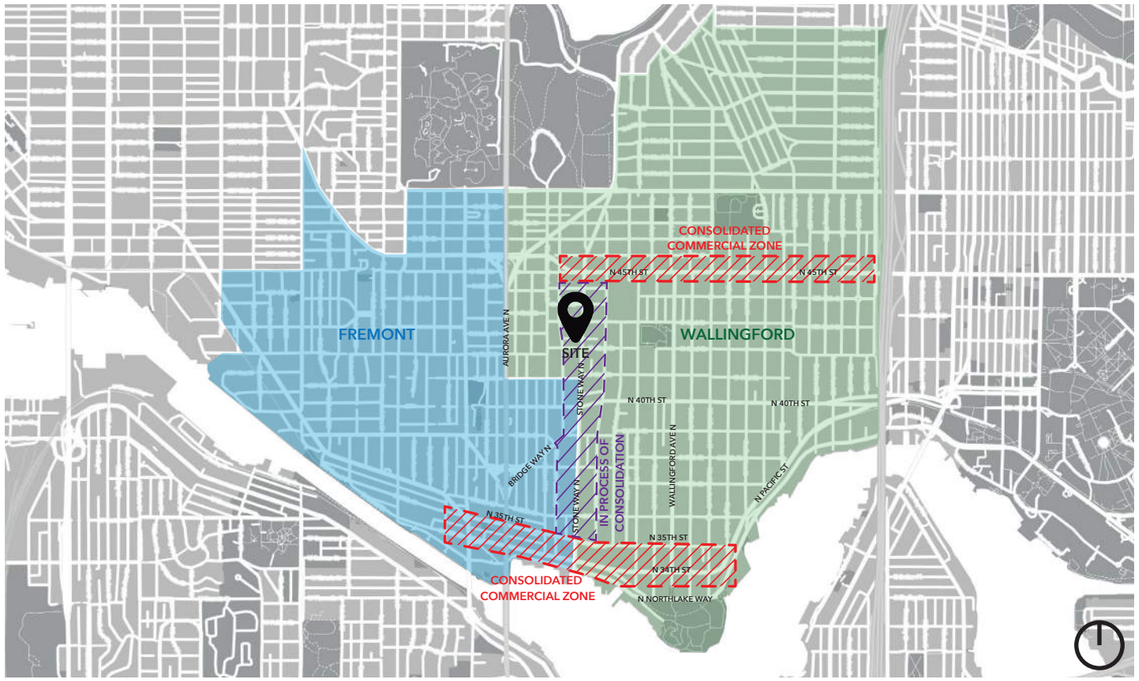
AERIAL VIEW - LARGER CONTEXT

2.3 LANDMARKS



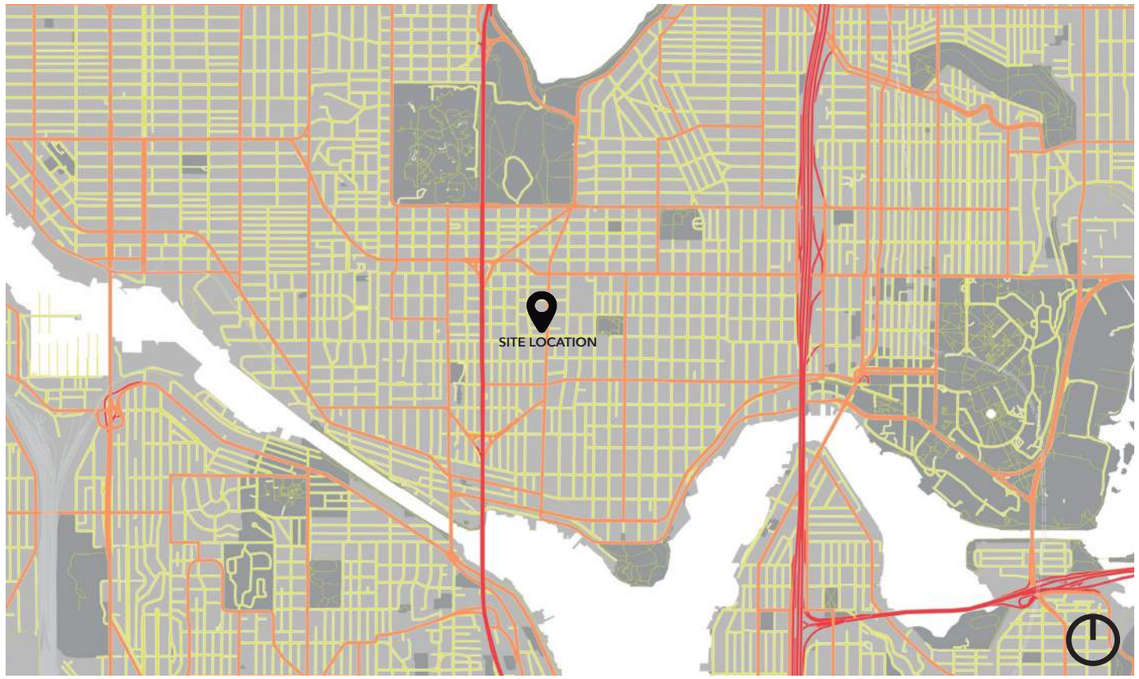
1 WOODLAND PARK
2 WOODLAND PARK ZOO
3 MERIDIAN PLAYGROUND
4 WALLINGFORD PLAYFIELD
5 HAMILTON INTERNATIONAL MIDDLE SCHOOL
6 NORTH TRANSFER STATION
7 GAS WORKS PARK
8 SUNDAY MARKETS
9 UNIVERSITY OF WASHINGTON
10 RAVENNA PARK
11 BALLARD HIGH SCHOOL
12 MONTLAKE PLAYFIELD PARK
13 SEATTLE PACIFIC UNIVERSITY
14 MT PLEASANT CEMENTERY
15 DAVID ROGERS PARK
16 INTERBAY ATHLETIC COMPLEX

NEIGHBORHOOD COMMERCIAL CORE



WALLINGFORD
FREMONT
CONSOLIDATED COMMERCIAL ZONE
IN PROCESS OF CONSOLIDATION COMMERCIAL ZONE

2.4 SITE ACCESS - ROAD NETWORK

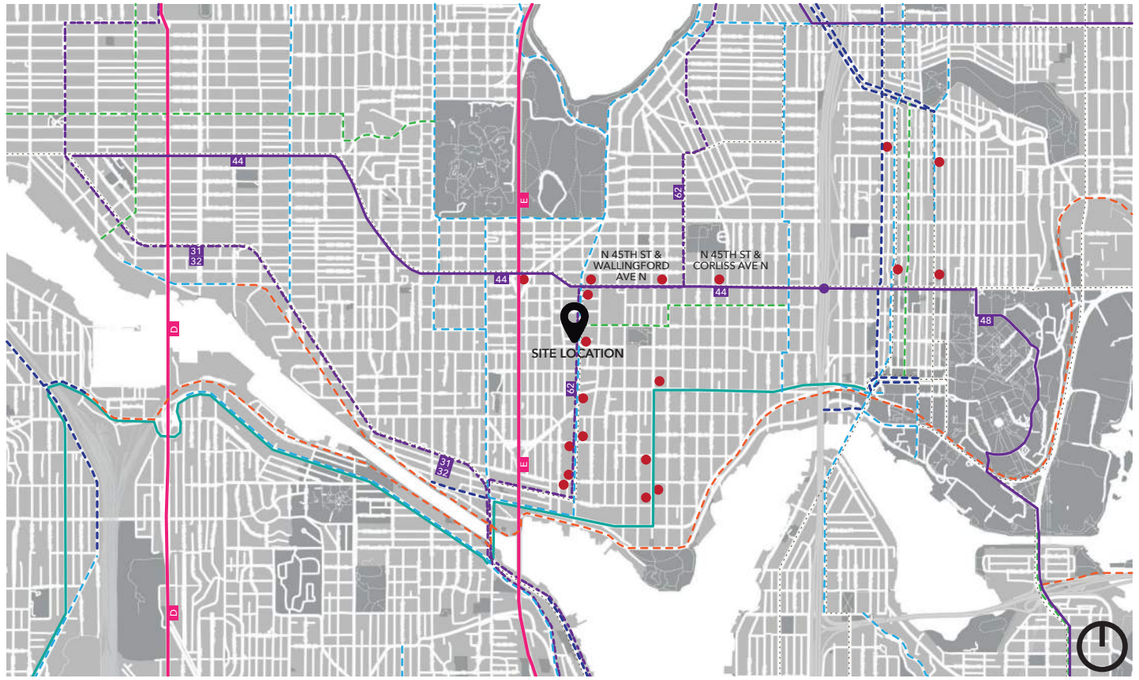


LOCAL ROADS

ARTERIAL ROADS

HIGHWAY ROADS

SITE ACCESS - TRANSPORTATION



BIKE LANE

PROTECTED BIKE LANE

NEIGHBORHOOD GREENWAY

FUTURE RAPID RIDE METRO ROUTE

MULTI-USE RAIL

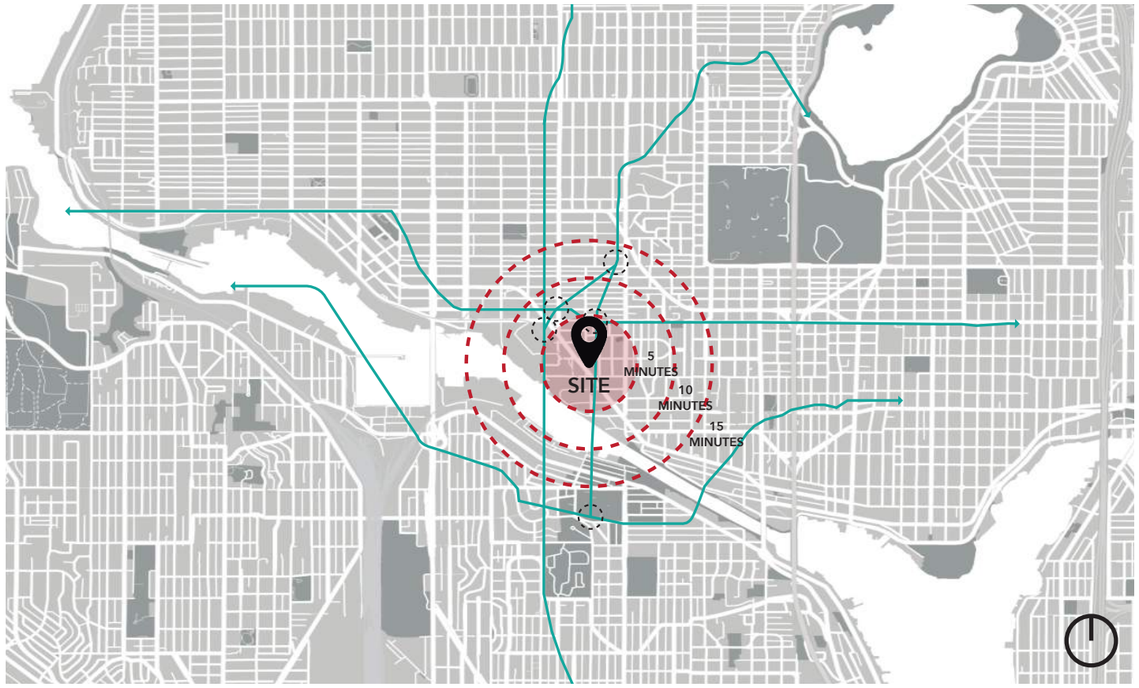
BUS STOPS

RAPID RIDE ROUTE

FREQUENT BUS 10-12 MINUTES

FREQUENT & BASIC BUS LINES

2.5 SITE ACCESS - WALKING DISTANCE & INTERSECTIONS



WALKING RADII: 5, 10 & 15 MINUTES

MAJOR ROAD INTERSECTIONS

ARTERIAL & HIGHWAY ROADS

ZOOM - WALKING DISTANCE & INTERSECTIONS



1. EMERALD CITY PET EMERGENCY CLINIC
2. LINCOLN HIGH SCHOOL
3. UNIVERSITY HOUSE WALLINGFORD
4. WALGREENS PHARMACY
5. QFC GROCERY STORE
6. WALLINGFORD PLAYFIELD
7. HAMILTON INTERNATIONAL MIDDLE SCHOOL
8. GYM EMERALD CITY ATHLETICS
9. STAYBRIDGE SUITES SEATTLE - FREMONT
10. BF DAY ELEMENTARY SCHOOL
11. BF DAY PLAYGROUND
12. FREMONT ABBEY ARTS CENTER
13. MARKETIME FOODS
14. WALLINGFORD INN

ARTERIAL & HIGHWAY ROADS

MAJOR ROAD INTERSECTIONS

AREA COVERED WALKING
5, 10 & 15 MINUTES

2.6 SITE PHOTOS



1. CORNER STONE WAY N & N 42ND ST



2. CORNER LOT & N 42ND ST



3. NEIGHBORS N 42ND ST



4. CORNER OF N42ND ST - SOUTH NEIGHBOR LOOKING EAST



5. STONE WAY N - LOOKING WEST AT N 42ND ST



6. STONE WAY N - LOOKING EAST N WENFORD PL



7. STONE WAY N - LOOKING WEST AT THE ALLEY

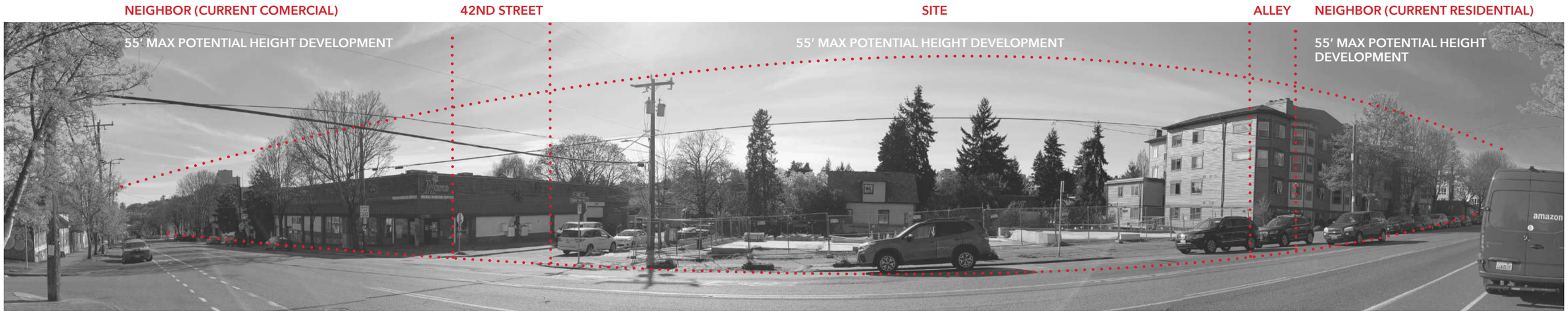


8. ALLEY & STONE WAY N - LOOKING SOUTH

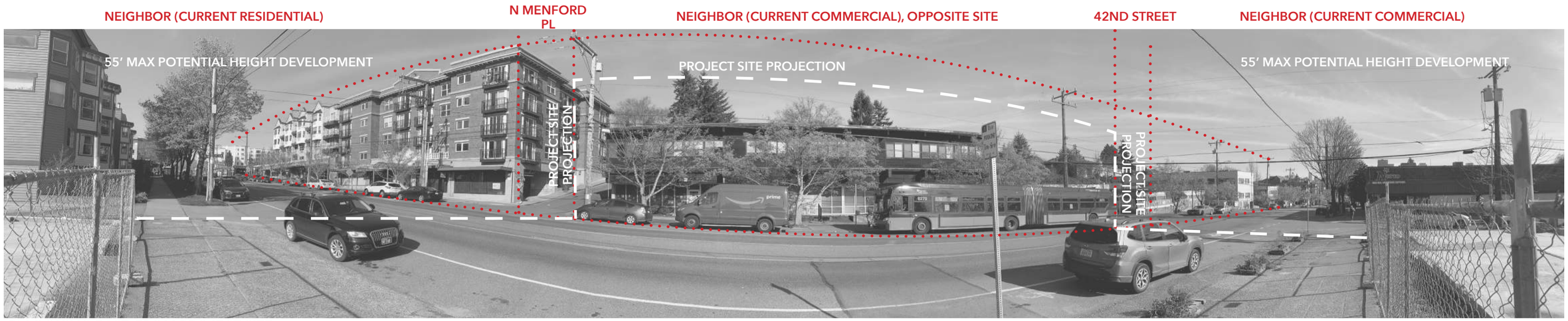


9. CORNER OF LOT FROM ALLEY

2.7 STREET ELEVATIONS

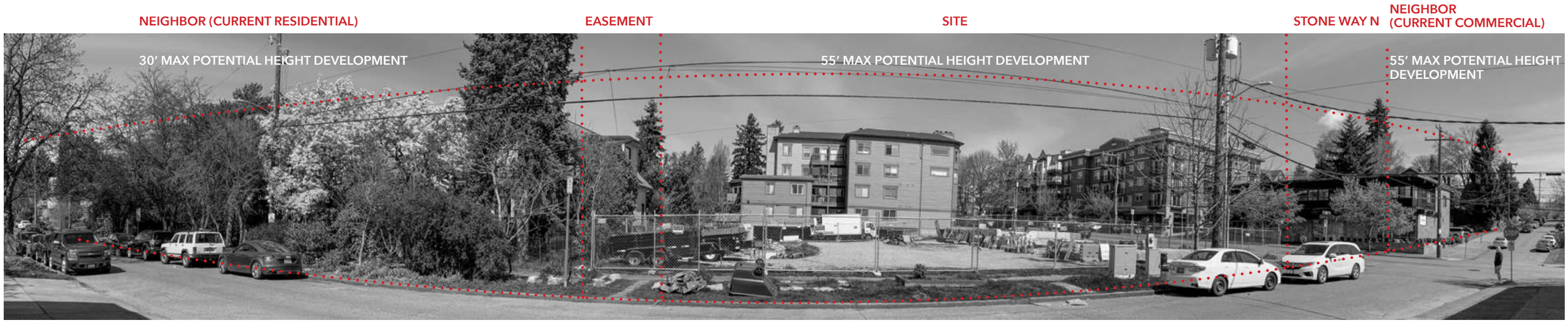


(A) LOOKING WEST, TO PROJECT SITE

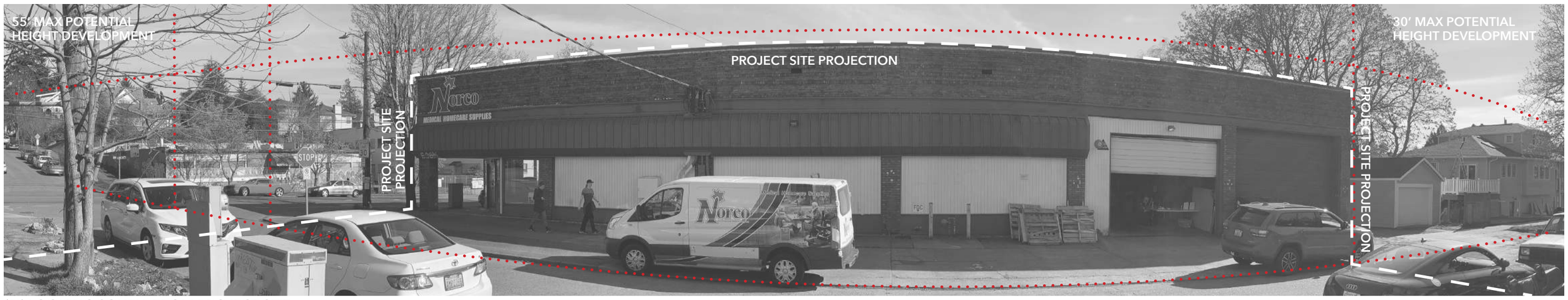


(B) LOOKING EAST, FROM PROJECT SITE

STREET ELEVATIONS



(C) LOOKING NORTH, TO PROJECT SITE



(D) LOOKING SOUTH, FROM PROJECT SITE

STREET ELEVATIONS



(E) LOOKING NORTH ACROSS ALLEY, FROM PROJECT SITE



(F) LOOKING SOUTH ACCROSS ALLEY, TO PROJECT SITE

2.8 SITE PHOTOS - DEAD-END NORTH ALLEY





1. ALLEY SOUTH - NORTH



2. ALLEY EAST - WEST



3. ALLEY SOUTH - NORTH



4. ALLEY SOUTH - NORTH



ALLEY - BARRIER

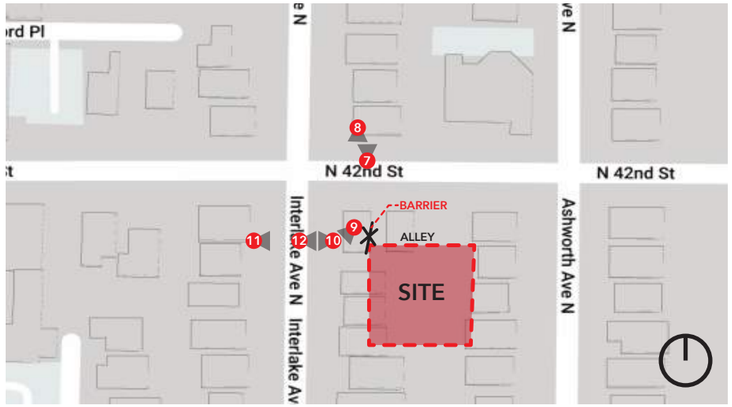


5. END OF ALLEY SOUTH - NORTH



6. END OF ALLEY WEST - EAST

SITE PHOTOS - THROUGH-ALLEY





7. ALLEY SOUTH - NORTH



8. ALLEY NORTH - SOUTH



9. ALLEY NORTH - WEST



10. ALLEY EAST - WEST



ALLEY - BARRIER



11. ALLEY WEST - EAST

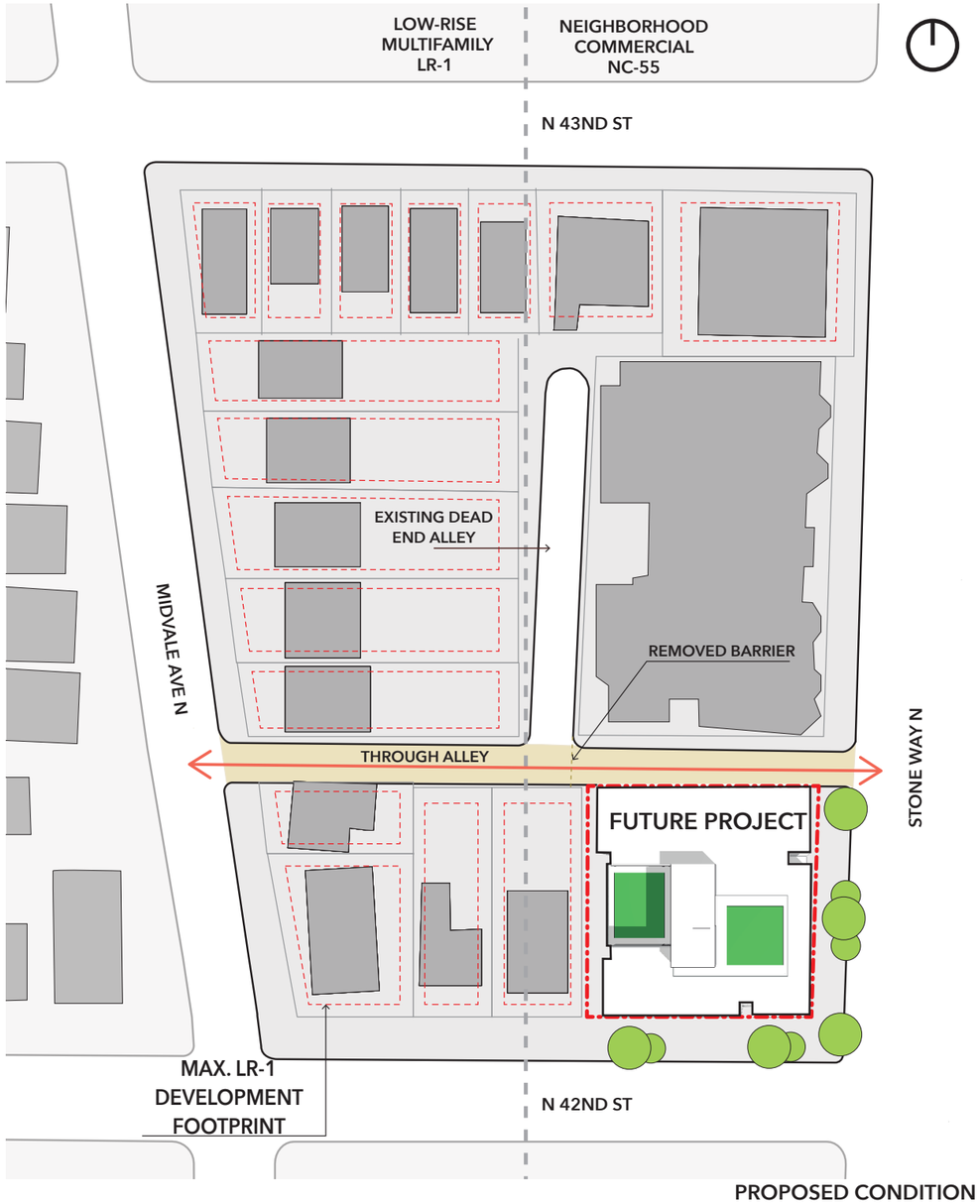


12. ALLEY WEST - EAST

2.9 ALLEY BLOCK - EXISTING VS PROPOSED

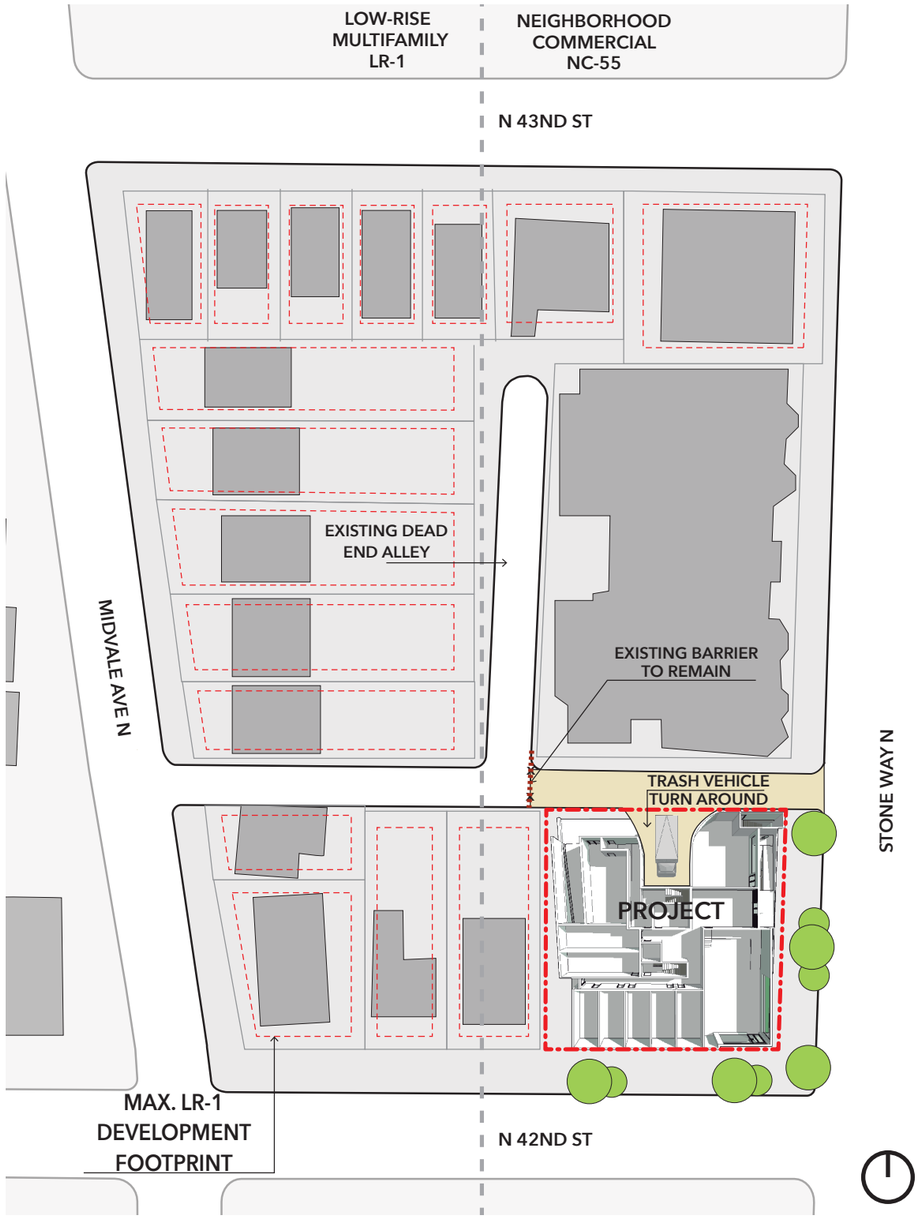


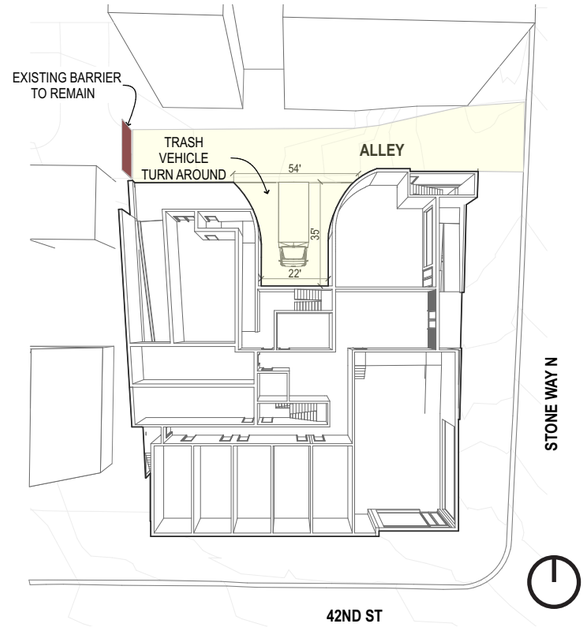
EXISTING CONDITION



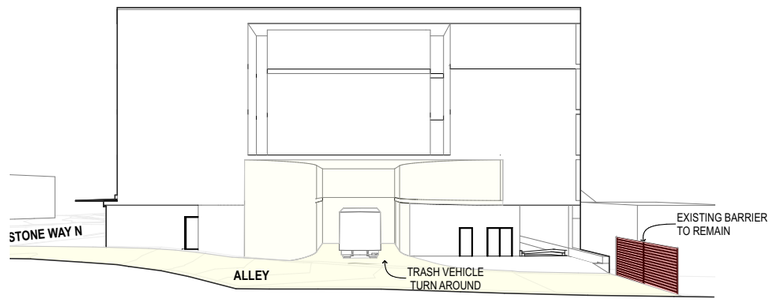
PROPOSED CONDITION

2.10 ALLEY BLOCK - TURNAROUND OPTION



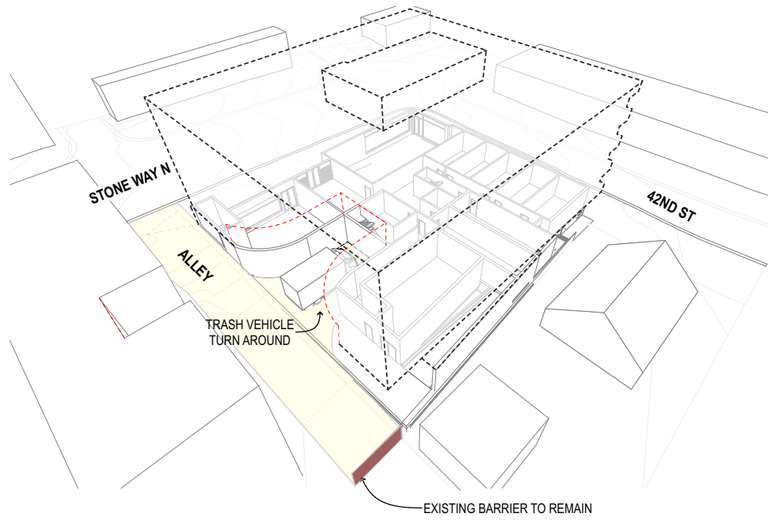


PLAN DIAGRAM ALLEY TREATMENT



ELEVATION DIAGRAM ALLEY TREATMENT

"Design studies were conducted to evaluate the impact of maintaining the existing alley barrier, which would require a full 3-point truck turnaround within the property and a 24' overhead clearance. These requirements significantly affect the viability of the project. To be clear, the loss of floor area to accommodate these requirements would push the bulk of the massing to the other edges of the building, in particular to the west at the zone transition. After numerous conversations and meetings with SDCI, SDOT and SPU, it was decided that removal of the barrier to allow a new through-alley condition not only meets code, but also could ultimately be supported by all three entities."



VOLUMETRIC DIAGRAM ALLEY TREATMENT

2.11 EXISTING NEIGHBORHOOD MULTY FAMILY CHARACTER



1. 4218 STONE WAY N 98103
Durable Materials



2. 4213 STONE WAY N 98103
Predominant Entrance



3. 4301 STONE WAY N
Transparent Facade at Ground Level



4. 1307 N 43RD ST 98103
Durable Materials

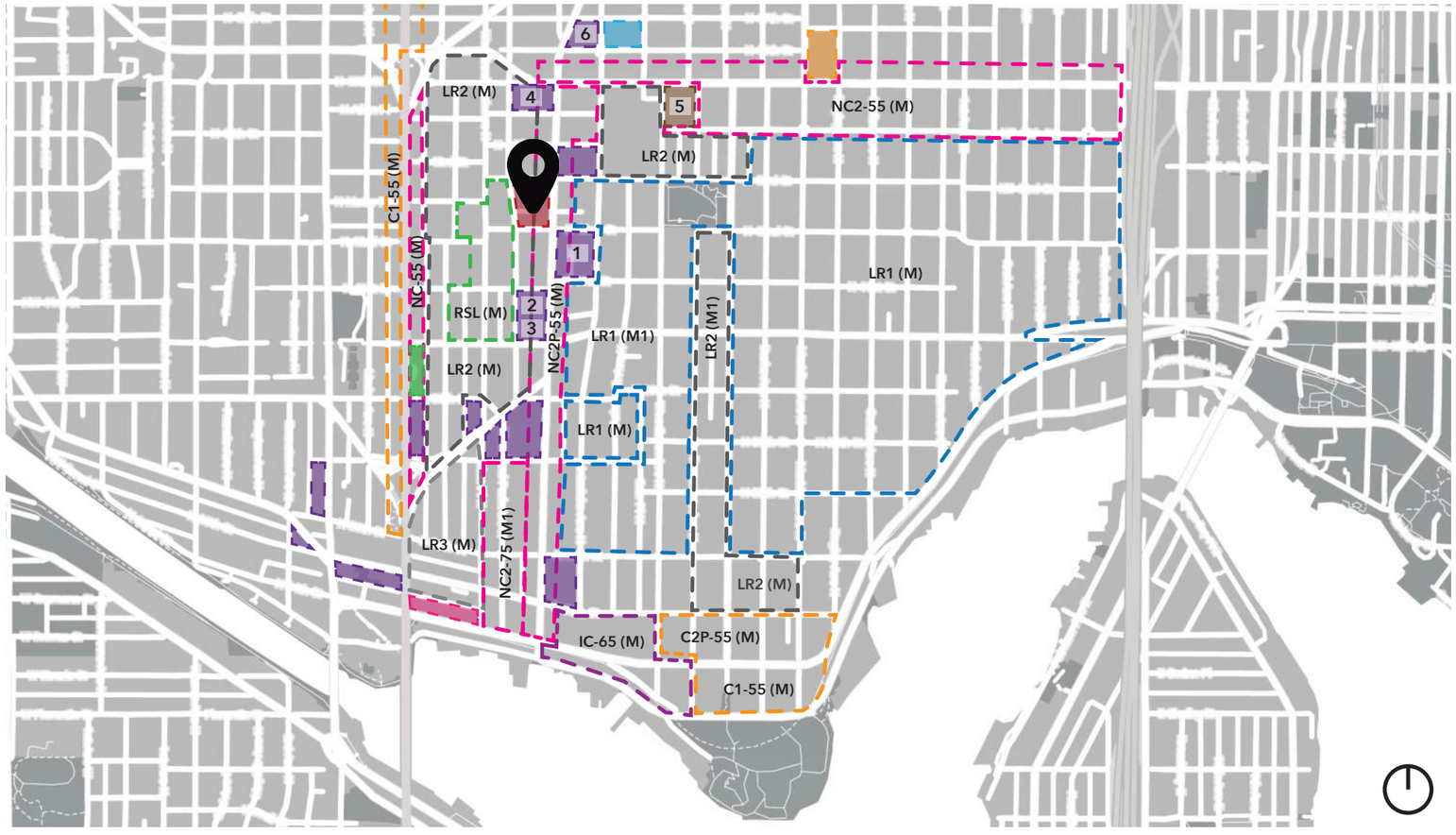


5. 4111 STONE WAY N
Transparent Facade at Ground Level



6. 4400 STONE WAY N 98103
Predominant Entrance

2.12 EXISTING CONTEXT & PLANNED PROJECTS



EXISTING CONTEXT

- LOWRISE 1 (LR1)
- LOWRISE 2 (LR2)
- LOWRISE 3 (LR3
- NEIGHBORHOOD COMMERCIAL (NC)
- RESIDENTIAL SMALL LOT (RSL)
- COMMERCIAL (C)
- INDUSTRIAL COMMERCIAL (IC)

PLANNED PROJECTS

- PROJECT SITE LOCATION
- COMMERCIAL PROJECT
- RESIDENTIAL PROJECT
- OFFICE BUILDING
- HOTEL PROJECT
- SINGLE FAMILY & TOWNHOUSES PROJECT
- MIXED USE

EXISTING CONTEXT & PLANNED PROJECTS



1. 4106 STONE WAY N



2. 4035 STONE WAY N



3. 3825 BRIDGE WAY N



4. 4453 STONE WAY N



5. 1601 N 45 TH ST



6. 4612 STONE WAY N

DESIGN CUES

1. 4106 STONE WAY N

Open corner treatment, responds to intersection flow and visibility, invites pedestrian into commercial spaces.

2. 4035 STONE WAY N

Floor to ceiling windows maximize daylight. Verticality of forms and details of the volume break down the scale of the building.

3. 3825 BRIDGE WAY N

Open balconies at higher stories enhance relation between the facade and the city. Rooftop deck allows for congregation and great views of the city.

4. 4453 STONE WAY N

Landscape at ground level creates a harmonic relationship between the existing streetscape and the proposed development.

5. 1601 N 45 TH ST

Open space at ground level and pedestrian access are well emphasized to create a stronger relationship between pedestrians and the building.

6. 4612 STONE WAY N

A strong building base with an overhang at the ground level create a clear vertical separation and a consolidate space for pedestrians. The conceptual contrast between the transparency of commercial base and the solid appearance of the residential block highlights the difference between uses.

2.13 ZONING & DATA

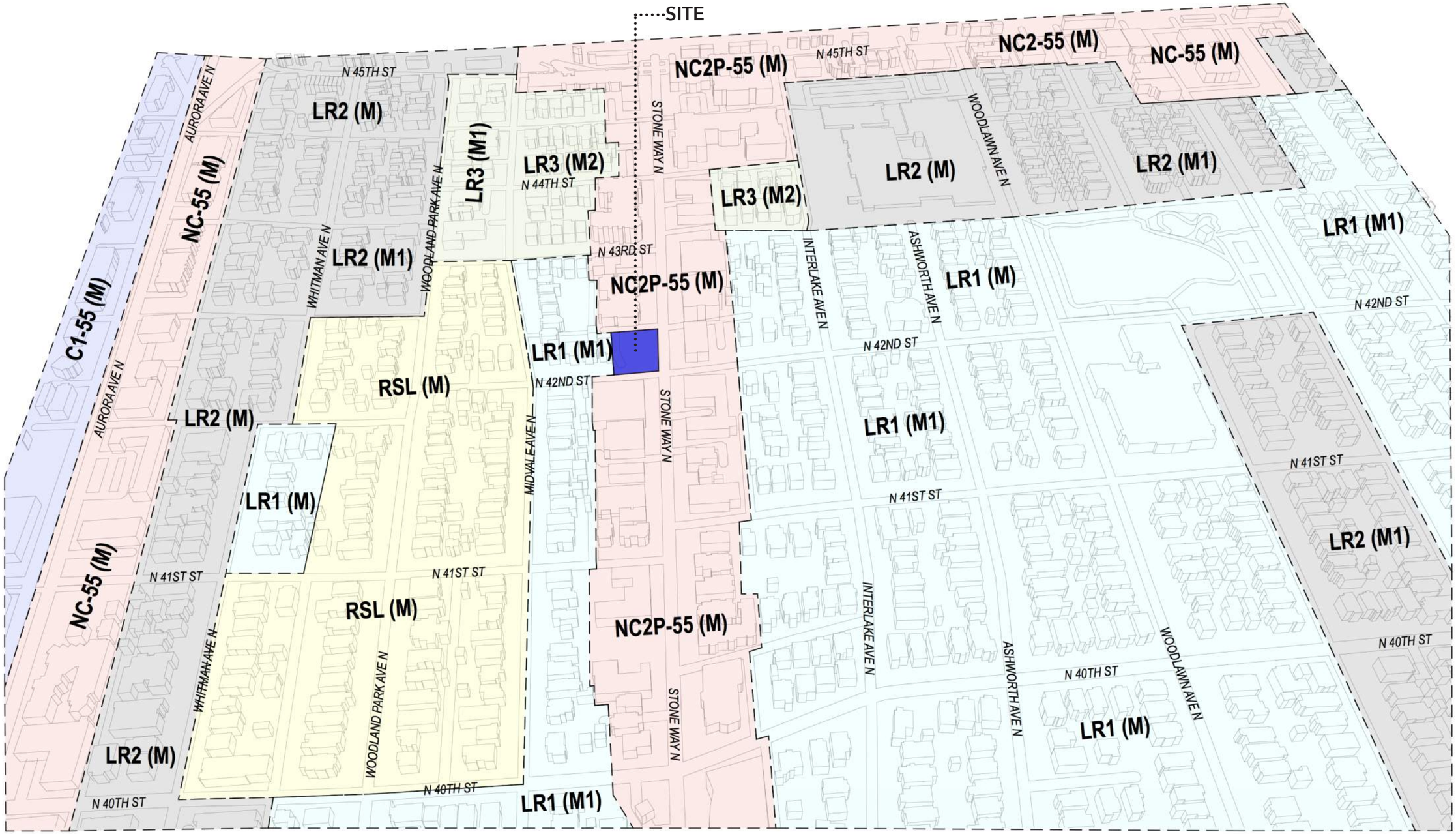
The parcel is zoned NC2P-55 (M) (Neighborhood Commercial), which allows a maximum height of 55ft. The site is located within the Wallingford Residential Urban Village.

- **Address: 1216 N 42nd St, Seattle, WA 98103**
- **Site Area: 12,670 SF**
- **Number of Residential Units: 92-100**
- **Number of Parking Stalls: ~ 27**
- **Proposed Bike Parking: ~ 65**
- **Total Area: ~ 54,000 SF**
- **Total Area Above Grade: ~ 45,000 SF**
- **Allowable FAR: 3.75**
- **Allowable FAR: 47,512 SF**

LAND USE CODE SUMMARY

LAND USE CODE SUMMARY	
23.47A.002 Scope of Provisions	A2 Neighborhood Commercial 2 (NC2) B The (M) suffix indicates that affordable housing requirements apply. C Overlay District - Wallinford Residential Urban Village. D Other Regulations
23.47A.004 Permitted and Prohibited Uses	Ground Level Commercial, Multifamily Residential.
23.47A.005 Street Level Uses	C Residential uses may occupy no more than 20% of street-facing facade in a Pedestrian Designated Zone. D1 Refer to 23.47A.005 D1 for permitted uses along principal pedestrian Streets (Stone Way N). D2 Principal Pedestrian Streets: Stone Way N
23.47A.006 Conditional Uses	A1 Drinking Establishment in NC2 zones may be permitted subject to conditions. Refer to this chapter for details. A6 Lodging Uses in NC2 Zones up to 25,000 SF and no more than 50 units.
23.47A.008 Street Level Development Standards	A1 Basic Street Level Requirements apply to all Structures in NC Zones and all structures in Pedestrian Designated Zones A2 Blank segments of street-facing facade between 2ft and 8ft many not exceed 20 ft in width. Total of all blank facade may not exceed 40% of the facade. B2 Transparency B3 Depth for Non Residential Use > 600SF: Depth for Non Residential Use < 600SF: B4 Height of Street Level Uses C1 Occupancy C4 Overhead Weather Protection is required. C5 Maximum Width and Depth limits C6 Spaces fr small commercial use at Street Level D1 For residential Uses - Prominent entry must be provided D2 Dwelling Units must be 4 ft above or below the sidewalk, or setback 10 ft from the sidewalk E Live Work Units F Exceptions
23.47A.012 Structure Height	Maximum Height 55 FT.
23.47A.013 Floor Area Ratio	A As per Table A for 23.47A.013 3.75 FAR for Structures 55 ft in height = **12,670 SF x 3.75 = 47,512 SF** B Areas exempt from FAR Underground stories, stories that extend no more than 4ft above grade, floor area of required bicycle parking for SEDUs.
23.47A.014 Setback Requirements	B Setback Requirements for its abutting or across the alley from Residential Zones. **North** = No setback, except that 2-ft alley dedication is required. **East** = No zoning setback; 10-ft Ground Level setback may be required along Stone Way N. Confirm. **South** = No zoning setback; must maintain 14-ft clearance from existing power line. **West** = No setback at Ground Level up to 13-ft in height. 15ft Setback between 13ft and 40ft in height. Upper Level Setback (3ft Setback f every 10ft in height above 40ft) is required. Existing easement will require additional setbacks. Confirm. A 15ft by 15ft triangular clearance is required at the SW corner of the property.
23.47A.017 Mandatory Housing Affordability in C and NC Zones	Refer to Chapters 23.58B and 23.58C.
23.47A.024 Amenity Area	A Area Requirement: At least 5% of total gross floor area in residential use (some exceptions apply).
23.47A.0230 Required Parking	Project is located in Urban Village + Parking Flexibility Area. Residential component of the Project does NOT require parking as per Table B 23.54.015, line M. Commercial component of the Project does NOT require parking as per Table A 23.54.015, line K.
23.47A.0232 Parking Location and Access	A1a Alley Access: Access shall be from alley, if lot abuts an alley.

2.14 ZONING MAP



2.15 INSPIRATION - CONTEMPORARY DESIGN LANGUAGE



DURABLE MATERIALS, ACCENT GLAZING AT ENTRY



CONTROLLED MASSING BREAKS BY MATERIAL AND VOLUME



UNIFORM MATERIAL PALETTE & CONTROLLED MODULATION



RESIDENTIAL SCALE FENESTRATION.



CORNER TREATMENT, MATERIAL & COLOR ACCENT





MASSING BREAKS & ROOFTOP DECKS

2.16 POTENTIAL DESIGN GUIDELINES

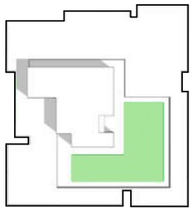
DESIGN GUIDELINES			
GUIDELINE	**DESCRIPTION**	**SUB GUIDELINE**	
CS2 Urban Pattern and Forms	Strengthen the most desirable forms, characteristics and patters of the streets, block faces, and open spaces in the surrounding area	**D4. Height Bulk and Scale: Massing Choices**	The proposed design provides additional setback towards the existing residences to the west. The rest of the building is designed to respond to the pedestrian and commercial character of Stone Way N, a corridor that is undergoing a consolidation process. The building volume is broken to scale down the volume impact towards the adjacent residential zones while maintaining facade alignments with the neighbors and keep alignment along a Stone Way N.
		III. Corner Lots*	The building is organized to have the vehicular access and trash room facing the north alley. Leaving the access to the main residential lobby and commercial entrance to the 42nd and Stone Way N.
CS3 Architectural Context and Character	Contribute to the Architectural character of the Neighborhood	**A4. Emphasizing Positive Neighborhood Attributes: Evolving Neighborhoods.**	The base of the building is conceived as an open, transparent and, pedestrian friendly space that blends with its surroundings. Canopies and quality materials will be utilized at this level to create a ground level environment that is aligned with the neighborhood and the scale of the Stone way corridor.
PL2 Walkability	Create a safe and comfortable walking environment that is easy to navigate and well connected to existing pedestrian walkways and features.	**B3. Street Level Transparency**	The ground level of the building is conceived to have a predominately transparent, and inviting facade that responds to the pedestrian nature of Stone Way N. The facade treatments, landscaping and sidewalk design and eaves provide a convenient protected pedestrian entry to the commercial locales and the higher level residential units.
		I. Pedestrian Open Spaces and Entrances	
PL3 Street Level Interaction	Encourage human interaction and activity at the street level with clear connections to the building entries and edges	**A1. Entries: Design Objectives**	Main residential and commercial entrances are located to be clearly visible from the street and respond not only to the pedestrian character of the project but also to the unique corner condition. Covered Walkways are also proposed to promote pedestrian activity.
		C. Retail Edges	
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.	**A1. Massing: Site Characteristics and Uses**	The proposed design of the building has strong street edges to consolidate the block and an additional setback towards the west where a lower west facing roof deck is located to minimize the perceived mass to the adjacent lower residential buildings. The building volume presents clear breaks that reduce the scale of the volume and also respond to each facade with its distinctive characteristics. The building design responds with a strong gesture to reinforce the corner condition of the lot.
		B. Architectural and Facade Composition	Fenestration, modulation, and a roof level deck add interest and depth to the facade. A canopy protected sidewalk will provide overhead weather protection and will clearly mark the building transparent base in contrast to the residential levels facade textures.
		II. Human Scale*	Architectural features such as landscaping, exterior seating, lighting, and signage will provide another layer and texture to the pedestrian experience. Windows roof balustrades and other elements provide a relatable reference to the size of the human body for scale.
DC4 Exterior Elements and Finishes	Use appropriate and high quality elements for the building and its open spaces	**II. Landscaping to Enhance the Building and/or Site.**	A carefully crafted ground surface design will be prepared to work in tandem with the building entrances and features. Flower beds and planting will be placed strategically to avoid pedestrian flow disruption facing Stone Way. Towards the west, where residences are located, the landscaping will create a buffer that creates a smooth transition from the busy pedestrian traffic at Stone Way N.

3

ARCHITECTURAL MASSING CONCEPTS

3.1 Massing Concepts
3.2 Option A
3.3 Option B
3.4 Option C (Preferred)

3.1 THREE VIABLE ARCHITECTURAL MASSING CONCEPTS



A

OPTION A

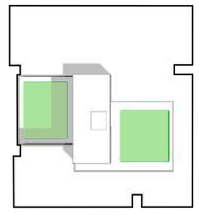
FAR: **47,237 SQ FT**
No. UNITS: **97 UNITS**



B

OPTION B

FAR: **46,887 SQ FT**
No. UNITS: **97 UNITS**



C

OPTION C (PREFERRED)

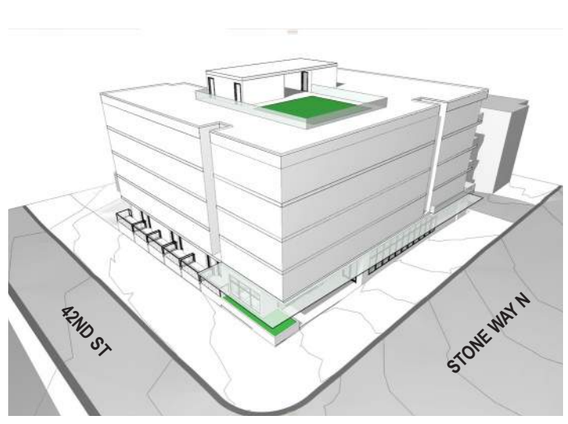
FAR: **46,760 SQ FT**
No. UNITS: **96 UNITS**



OPTION A - Split & Clustered Scheme
Features a **split** commercial space in the Ground Level with a centrally located residential entry in between. The upper levels are subtly arranged in small **clusters** of units that are separated with volumetric reveals that break the mass into distinct volumes.

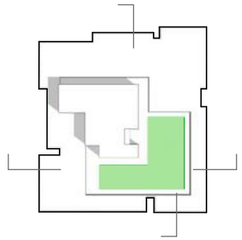


OPTION B - Floating & Textured Scheme
A single large commercial space in the ground level **'floats'** independently from the residential use. This configuration arranges circulation flow as a loop around this use. The upper levels feature a **textured** mass that recedes incrementally on the main Stone Way N facade.



OPTION C - Corner & Courtyard Scheme
A prominent residential entrance at the **corner** serves as transition between the commercial frontage and the residential component at Ground Level. The upper levels follow a simple, clean, efficient geometry. The efficiency of the layout allows are creation of an upper level **courtyard**, softening the transition towards the adjacent LR1 Zoning.

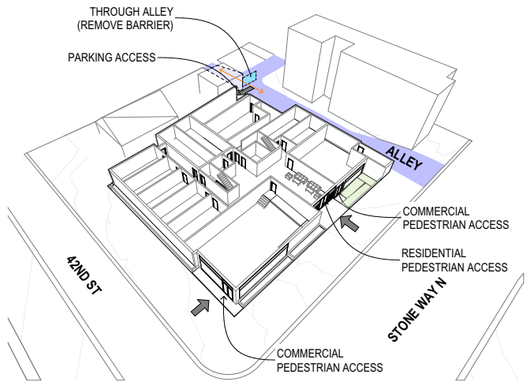
3.2 OPTION A - GENERATIVE DIAGRAMS



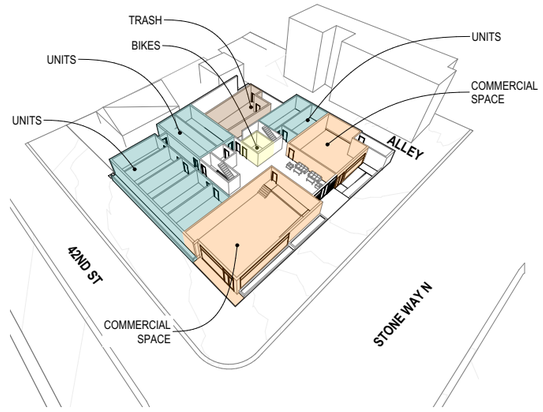
A

OPTION A

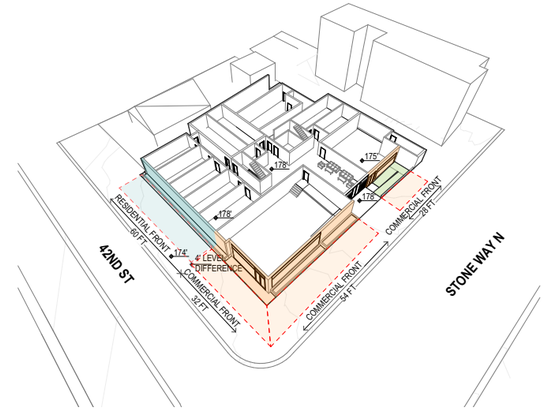
FAR: **47,237 SQ FT**
No. UNITS: **97 UNITS**



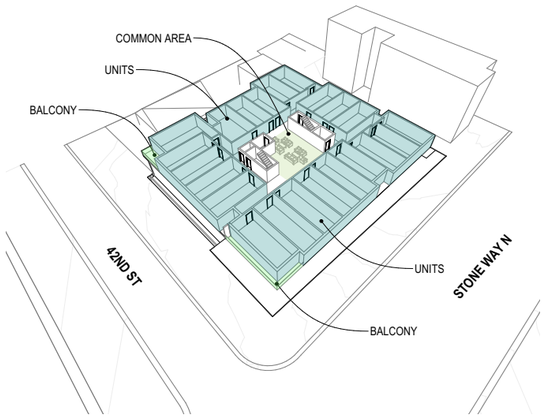
1. VEHICLE AND PEDESTRIAN ACCESS
Main Residential access is centrally located facing Stone Way N, surrounded by commercial spaces. Trash and Parking access are located in the alley.



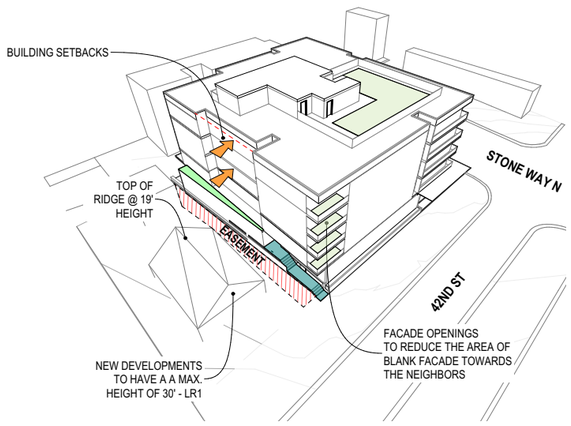
2. GROUND FLOOR USES
Commercial spaces, apartment units, entry, lobby, general circulation, bike storage and trash room are located in the Ground Level.



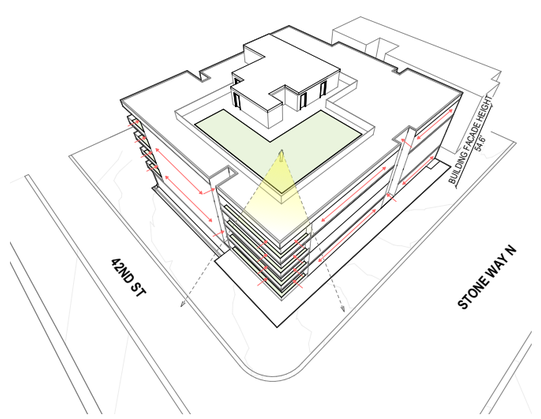
3. STREET FRONTS
Residential at 42nd St and Commercial at the corner of 42nd and Stone Way N. Mostly commercial frontage and main residential entrance are facing Stone Way N.



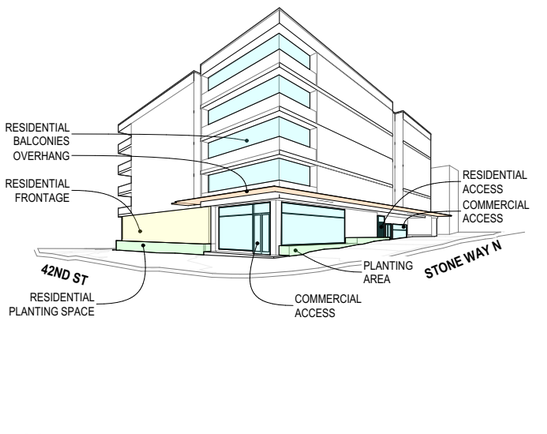
4. FLOOR TYPOLOGY
In order of importance, the units in the upper levels are arranged to face Stone Way N; 42nd St; Alley; and finally, the adjacent property to the West.



5. RELATIONSHIP TO RESIDENTIAL NEIGHBORS
Breaks in the volume reduce the mass, bulk and scale of the project and soften the relationship to the adjacent property to the West. A 10ft setback (not required by zoning code) provide additional space for light and air between structures.

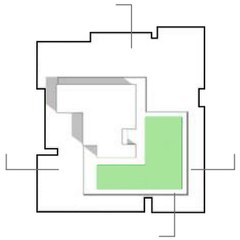


6. VIEWS TO LAKE UNION & DOWNTOWN SEATTLE
A rooftop deck facing SE will provide territorial views to Lake Union, Downtown Seattle Skyline, and Mt Rainier in the distance.



7. CORNER TREATMENT
A prominent comercial corner use at ground level, with residential balconies in the upper levels, take advantage of territorial views along the Stone Way N corridor. A volumetric reveal is used to manipulate the massing and create distinct volumes that respond to the different scales of Stone Way N and 42nd st.

3.2 OPTION A - PLANS



A

OPTION A

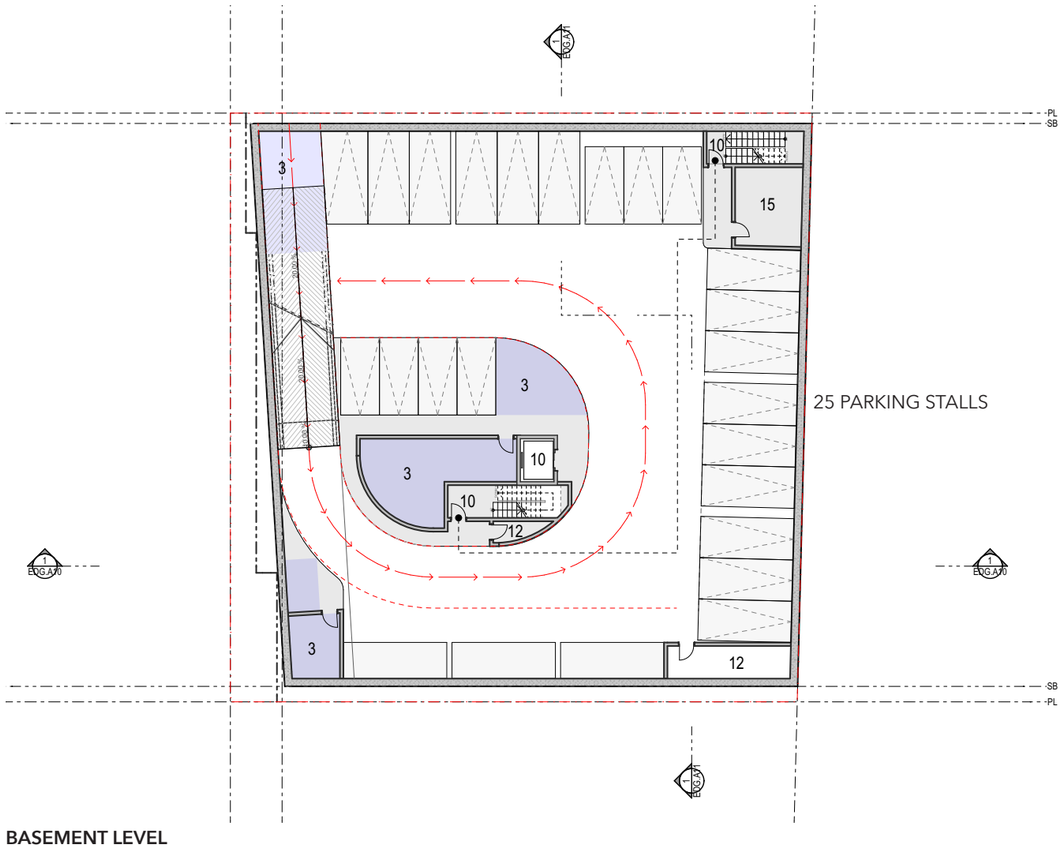
FAR: **47,237 SQ FT**
No. UNITS: **97 UNITS**

FAR CALCULATIONS
(47,237 SF)

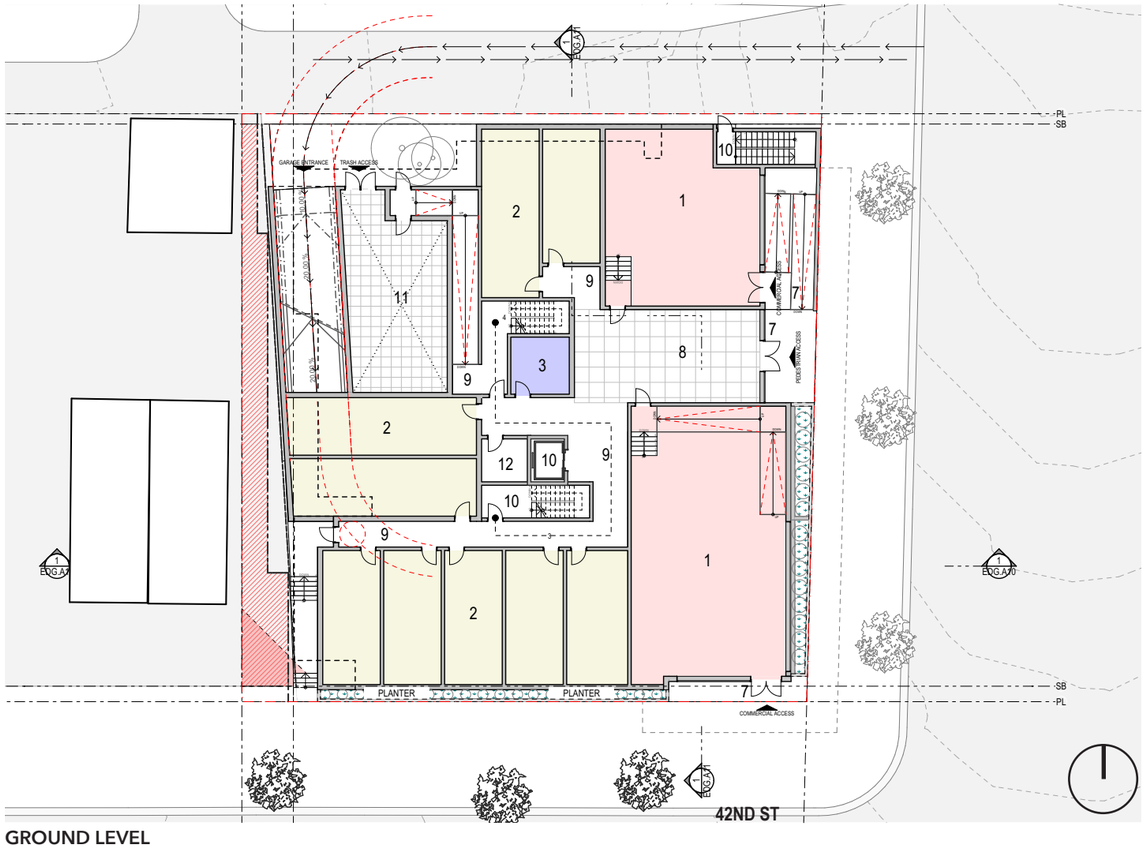
GROUND FLOOR	**9,019.9 SF**
LEVEL 2	**9,554.2 SF**
LEVEL 3	**9,554.2 SF**
LEVEL 4	**9,554.2 SF**
LEVEL 5	**9,554.2 SF**
	47,236.5 SF

(99.42% of allowable FAR used)

1	Commercial
2	Residential Units
3	Bikes
4	Common Area
5	Roof Deck Common Area
6	Solar Collector
7	Entry
8	Lobby
9	Circulation
10	Core
11	Trash
12	Storage
13	W.C
14	Admin
15	Vault
16	Mech Room

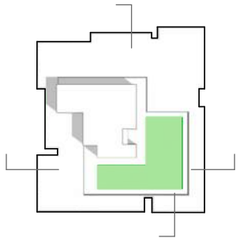


BASEMENT LEVEL



GROUND LEVEL

3.2 OPTION A - PLANS



A

OPTION A

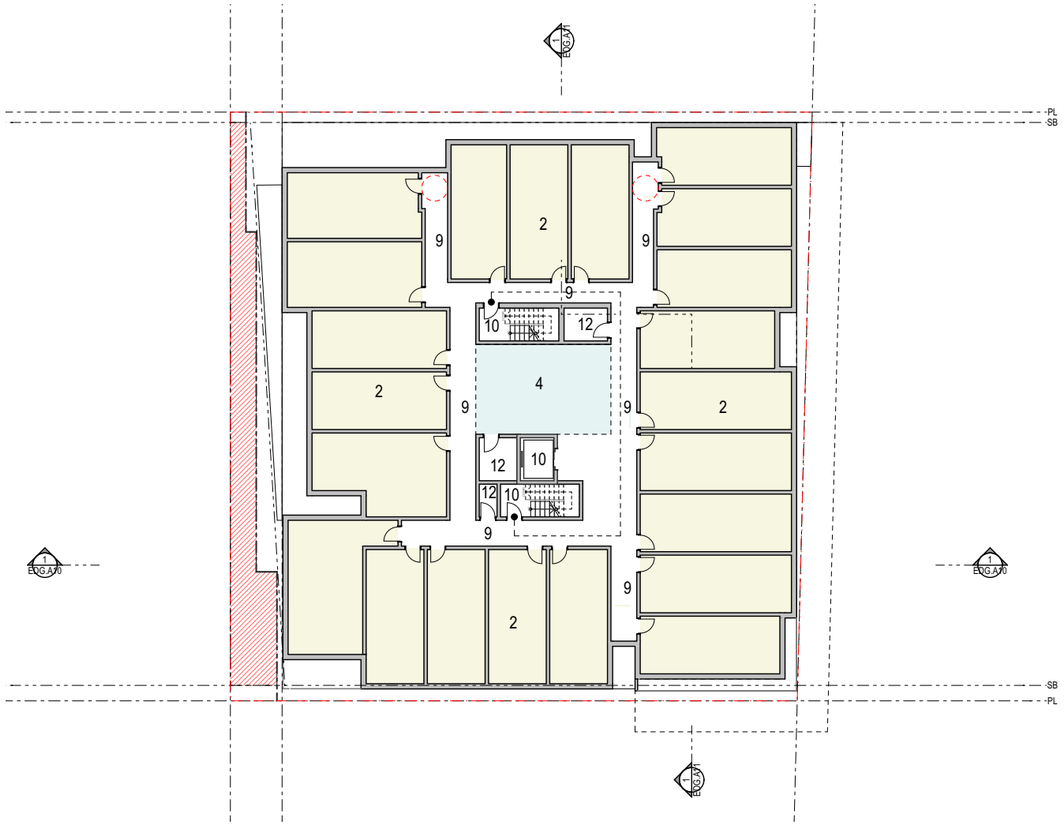
FAR: **47,237 SQ FT**
No. UNITS: **97 UNITS**

FAR CALCULATIONS
(47,237 SF)

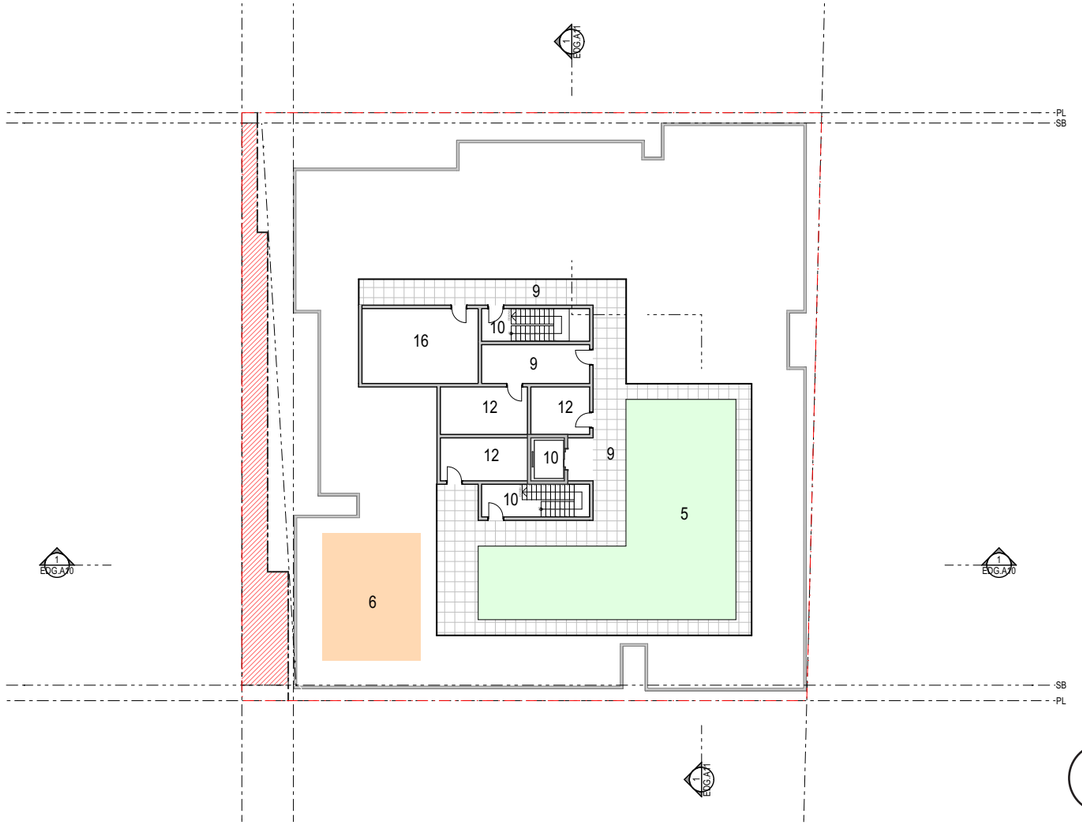
GROUND FLOOR	**9,019.9 SF**
LEVEL 2	**9,554.2 SF**
LEVEL 3	**9,554.2 SF**
LEVEL 4	**9,554.2 SF**
LEVEL 5	**9,554.2 SF**
	47,236.5 SF

(99.42% of allowable FAR used)

1	Commercial
2	Residential Units
3	Bikes
4	Common Area
5	Roof Deck Common Area
6	Solar Collector
7	Entry
8	Lobby
9	Circulation
10	Core
11	Trash
12	Storage
13	W.C
14	Admin
15	Vault
16	Mech Room

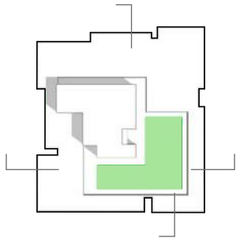


LEVEL 2 - 5



B. O. ROOF LEVEL

3.2 OPTION A - SECTIONS

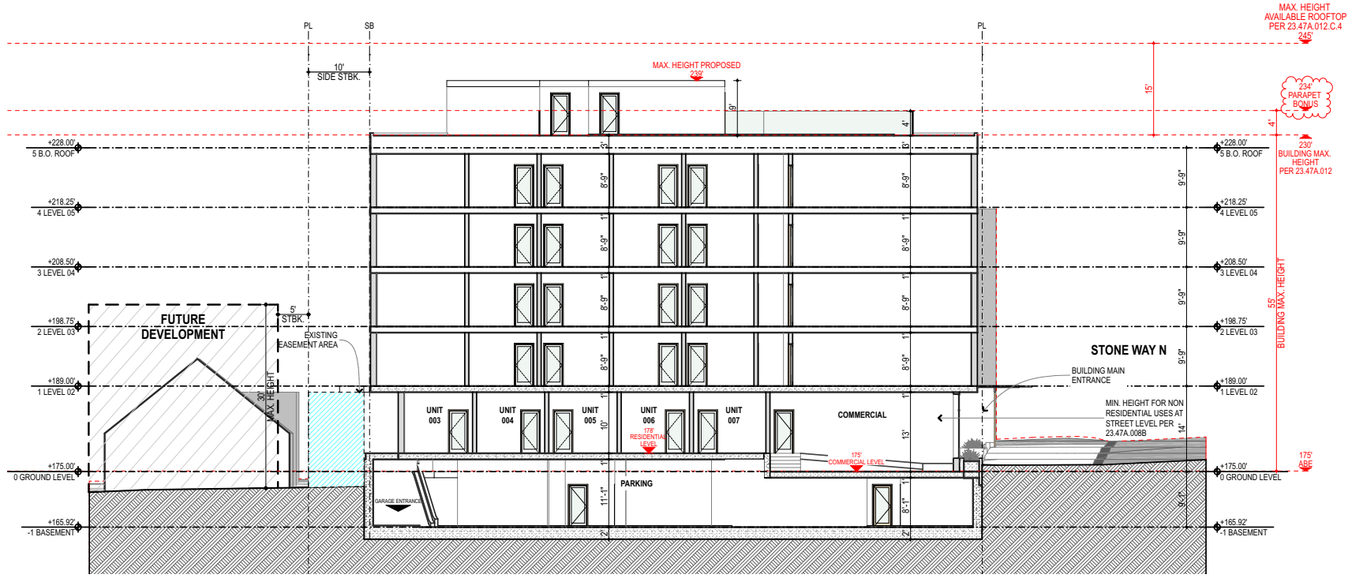


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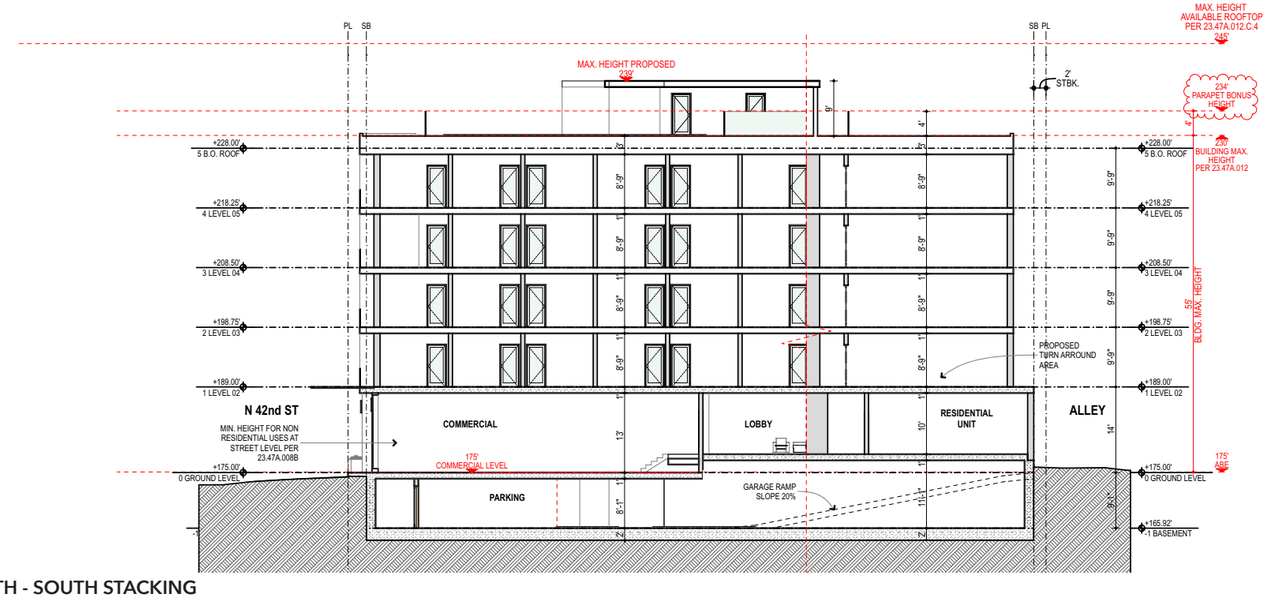
OPTION A

FAR: **47,237 SQ FT**
No. UNITS: **97 UNITS**

FLOOR AREA RATIO			
ALLOWABLE FAR:			**47,512**
FLOOR	**OPTION A**	**OPTION B**	**OPTION C**
GROUND	9,019.9	9,489.9	9,363.8
LEVEL 02	9,554.2	10,149.1	9,671.7
LEVEL 03	9,554.2	9,304.8	9,671.7
LEVEL 04	9,554.2	8,971.5	9,671.7
LEVEL 05	9,554.2	8,971.5	8,381.1
TOTAL FAR	**47,236.7**	**46,886.8**	**46,760.0**
FAR EFFICIENCY	**99.42%**	**98.68%**	**98.42%**
UNIT COUNT	97	97	96

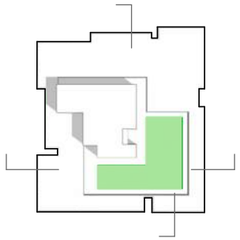


EAST - WEST STACKING



NORTH - SOUTH STACKING

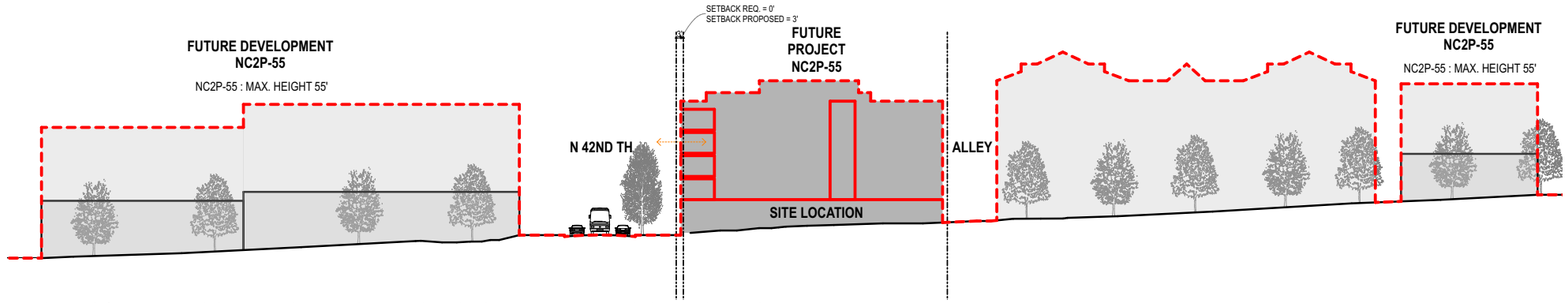
3.2 OPTION A - NEIGHBORS/STREET PROFILE



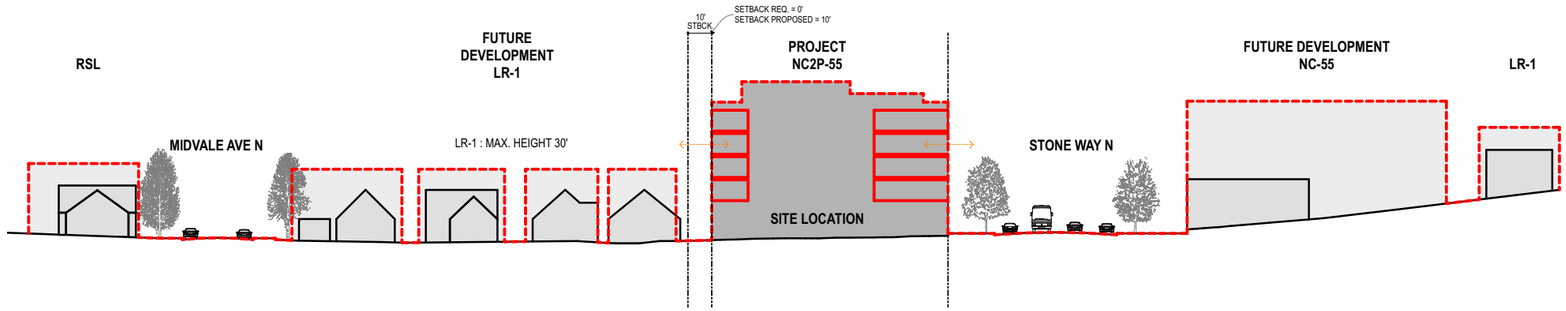
A

OPTION A

FAR: **47,237 SQ FT**
No. UNITS: **97 UNITS**

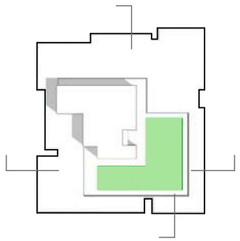


EXISTING/FUTURE CONDITION PROFILE ON STONE WAY N - LOOKING WEST



EXISTING/FUTURE CONDITION PROFILE ON 42ND ST - LOOKING NORTH

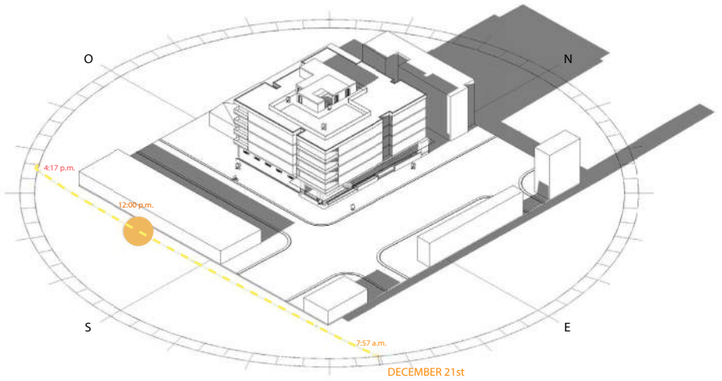
3.2 OPTION A - SHADING DIAGRAMS

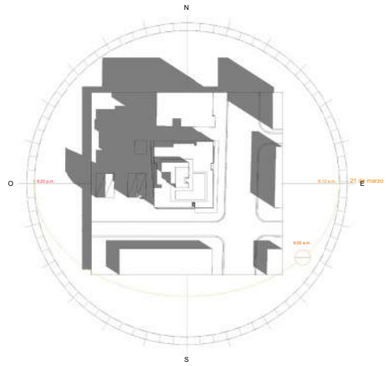


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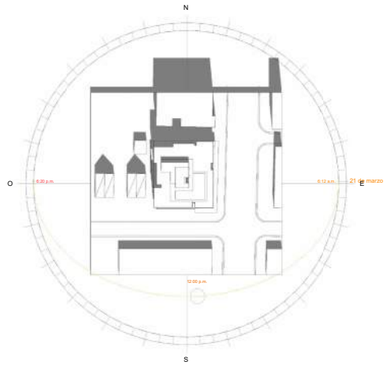
OPTION A

FAR: **47,237 SQ FT**
No. UNITS: **97 UNITS**

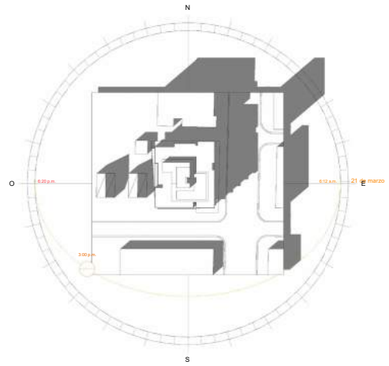




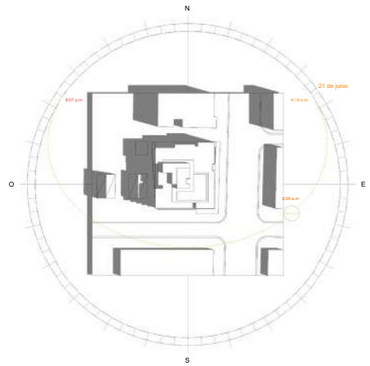
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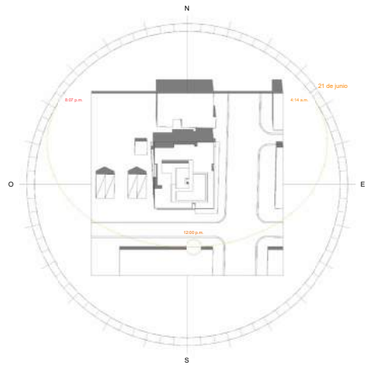
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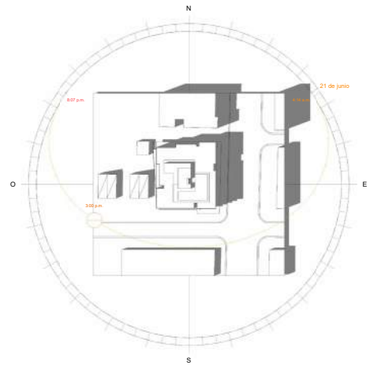
MAR/SEP 21 - 3:00 PM



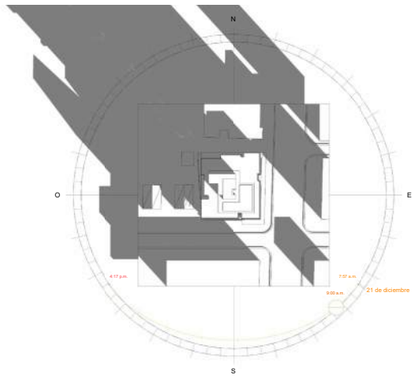
JUN 21 - 9:00 AM



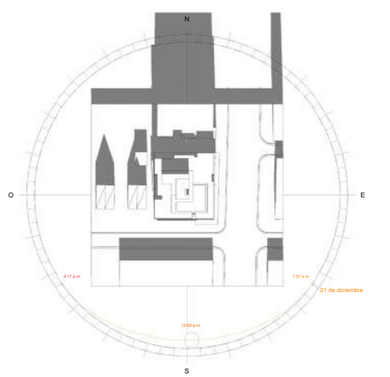
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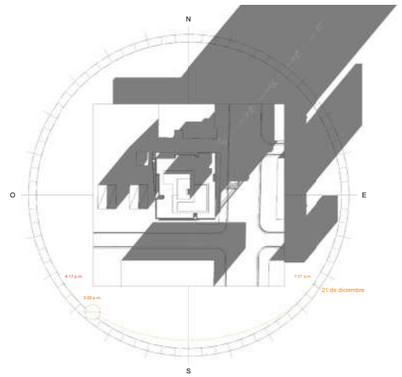
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DEC 21 - 9:00 AM



DEC 21 - 12:00 PM



DEC 21 - 3:00 PM

3.2 OPTION A - STREET VIEWS



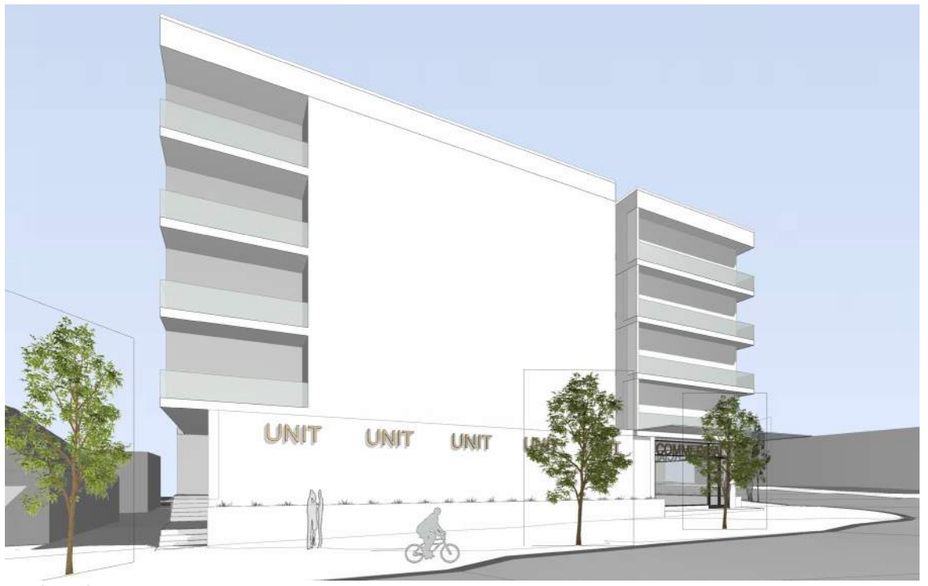
1. GENERAL EAST FACADE VIEW



2. CORNER 42ND ST - STONE WAY N

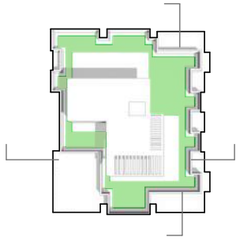


3. STONE WAY N VIEW



4. 42ND ST VIEW

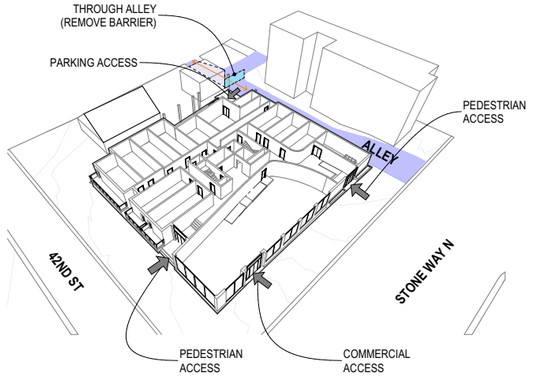
3.3 OPTION B - GENERATIVE DIAGRAMS



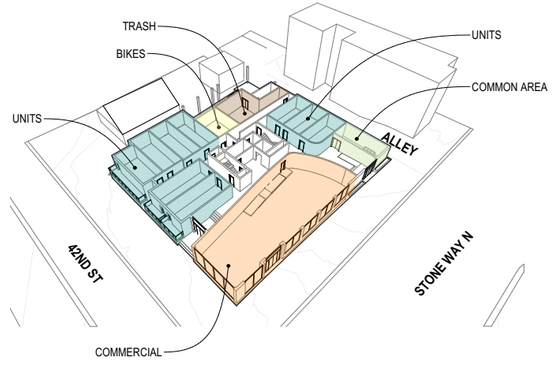
B

OPTION B

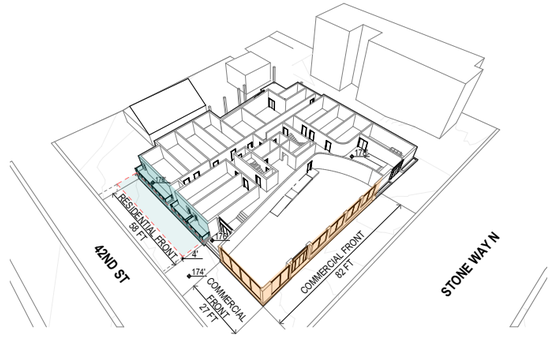
FAR: **46,887 SQ FT**
No. UNITS: **97 UNITS**



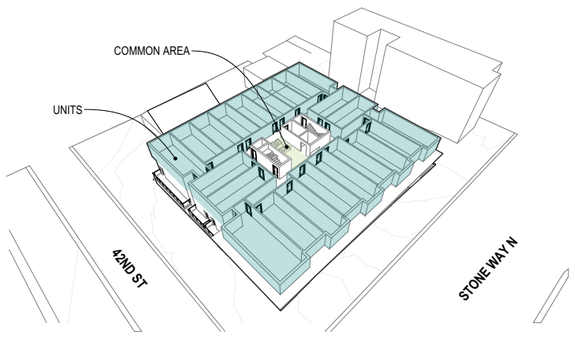
1. VEHICLE AND PEDESTRIAN ACCESS
Pedestrian access along 42nd St and towards the NE corner of the site on Stone Way, surrounding the commercial space. Parking and trash access is through the alley.



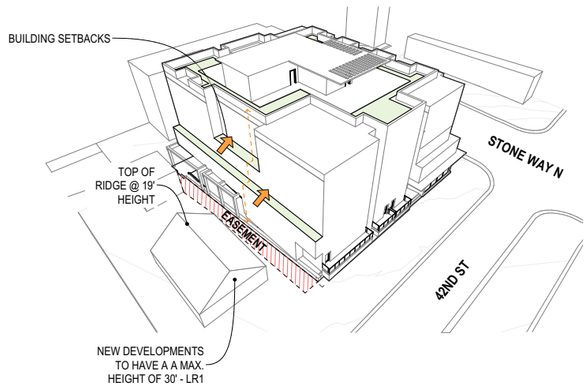
2. GROUND FLOOR USES
Commercial spaces, apartment units, entry, lobby, general circulation, bike storage and trash room are located in the Ground Level. A common area is located near the NE corner of the site.



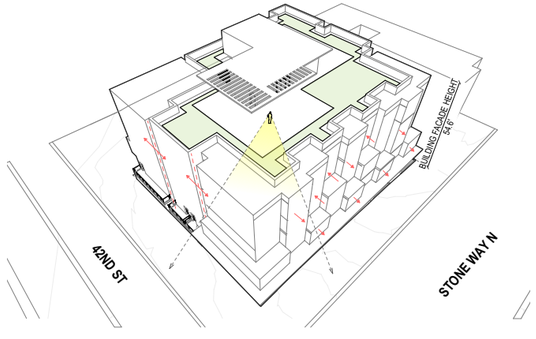
3. STREET FRONTS
Residential at 42nd St and Commercial at the corner of 42nd and Stone Way N with mostly commercial frontage at Stone Way N. Two residential entrances, one at each street front, separate the commercial and residential uses.



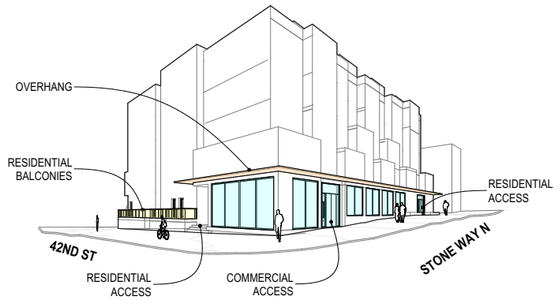
4. FLOOR TYPOLOGY
Corridors serving the units are arranged in the shape of an 'H', with more units facing the East and West facades, which are the longest. The units step back creating a textured facade along Stone Way N.



5. RELATIONSHIP TO RESIDENTIAL NEIGHBORS
This scheme features steps in the volume and a 10ft easement (not required by zoning regulations) to address the zoning transition between the property and the adjacent structure to the West.

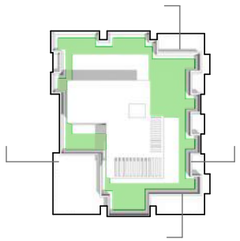


6. VIEWS TO LAKE UNION & DOWNTOWN SEATTLE
A rooftop deck facing SE will provide territorial views to Lake Union, Downtown Seattle Skyline, and Mt Rainier in the distance.



7. CORNER TREATMENT
Prominent commercial corner use at ground level, with upper level setbacks. The mass is deliberately directional, mostly facing Stone Way N.

3.3 OPTION B - PLANS



B

OPTION B

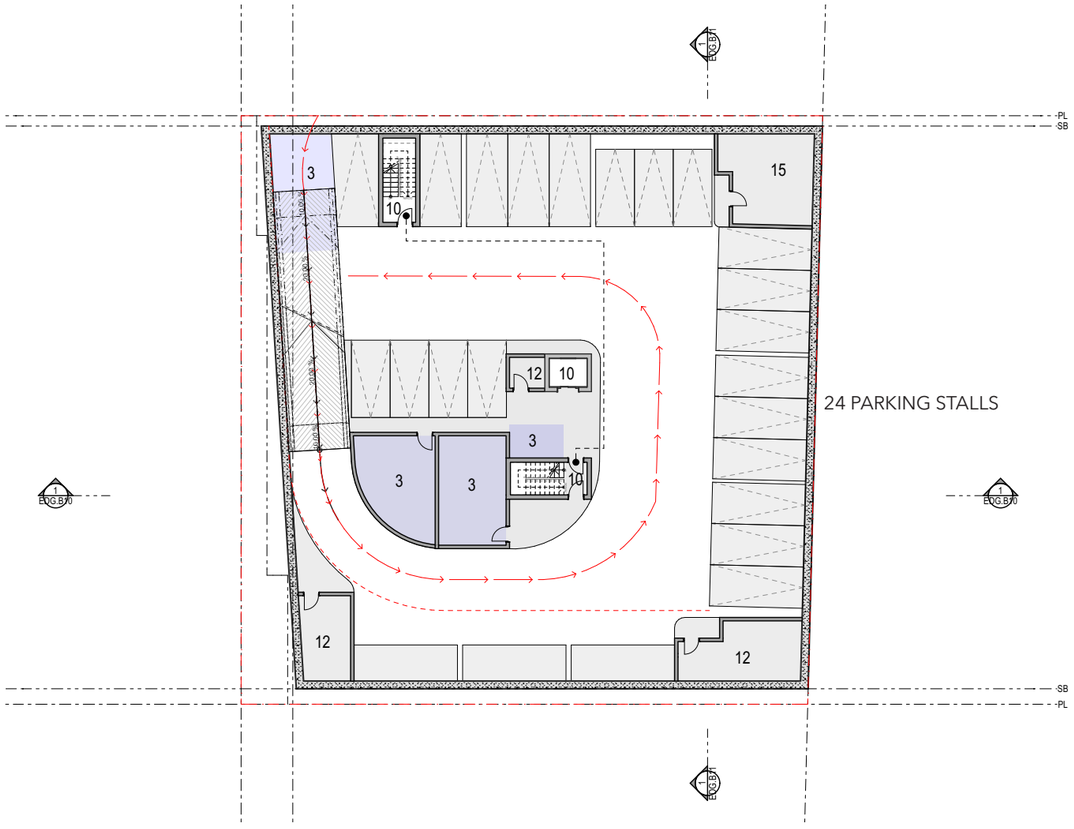
FAR: **46,887 SQ FT**
No. UNITS: **97 UNITS**

FAR CALCULATIONS
(46,887 SF)

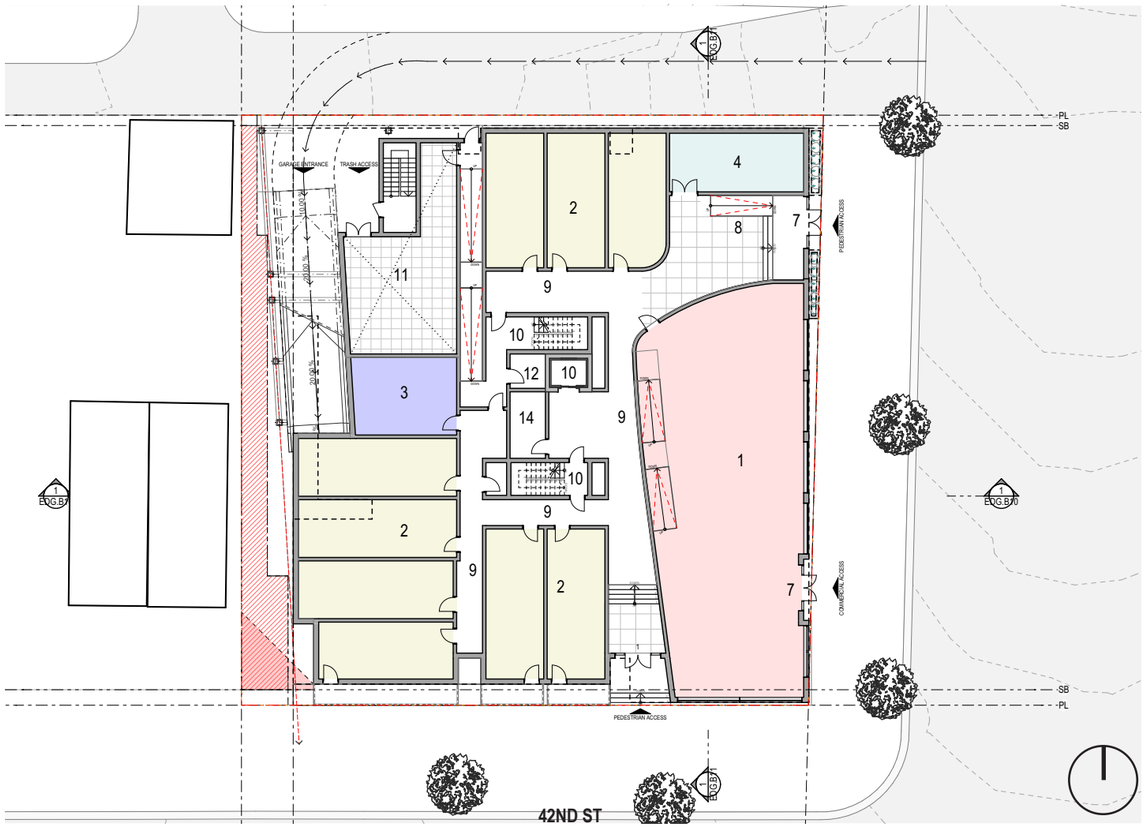
GROUND FLOOR	**9,489.9 SF**
LEVEL 2	**10,149.1 SF**
LEVEL 3	**9,304.8 SF**
LEVEL 4	**8,971.5 SF**
LEVEL 5	**8,971.5 SF**
	46,886.8 SF

(98.68% of allowable FAR used)

1 Commercial
2 Residential Units
3 Bikes
4 Common Area
5 Roof Deck Common Area
6 Solar Collector
7 Entry
8 Lobby
9 Circulation
10 Core
11 Trash
12 Storage
13 W.C
14 Admin
15 Vault
16 Mech Room

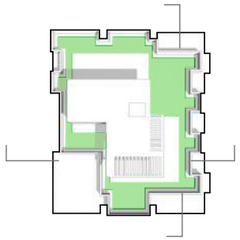


BASEMENT LEVEL



GROUND LEVEL

3.3 OPTION B - PLANS



B

OPTION B

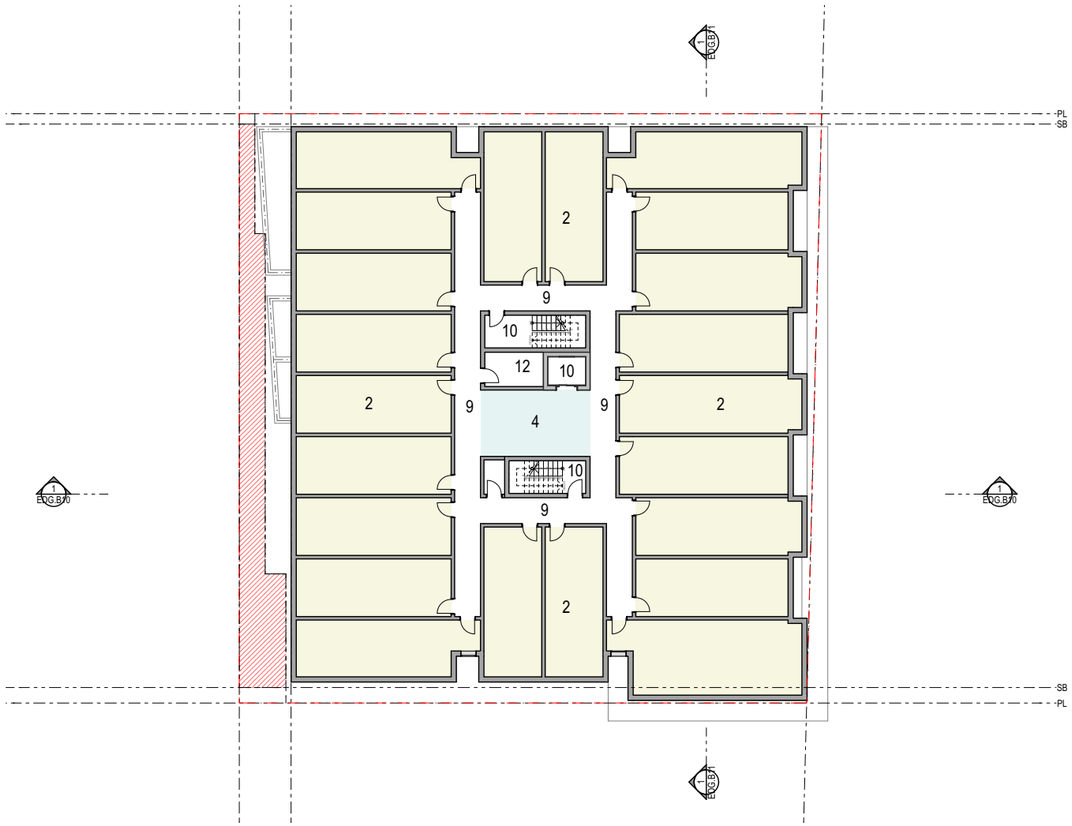
FAR: **46,887 SQ FT**
No. UNITS: **97 UNITS**

FAR CALCULATIONS
(46,887 SF)

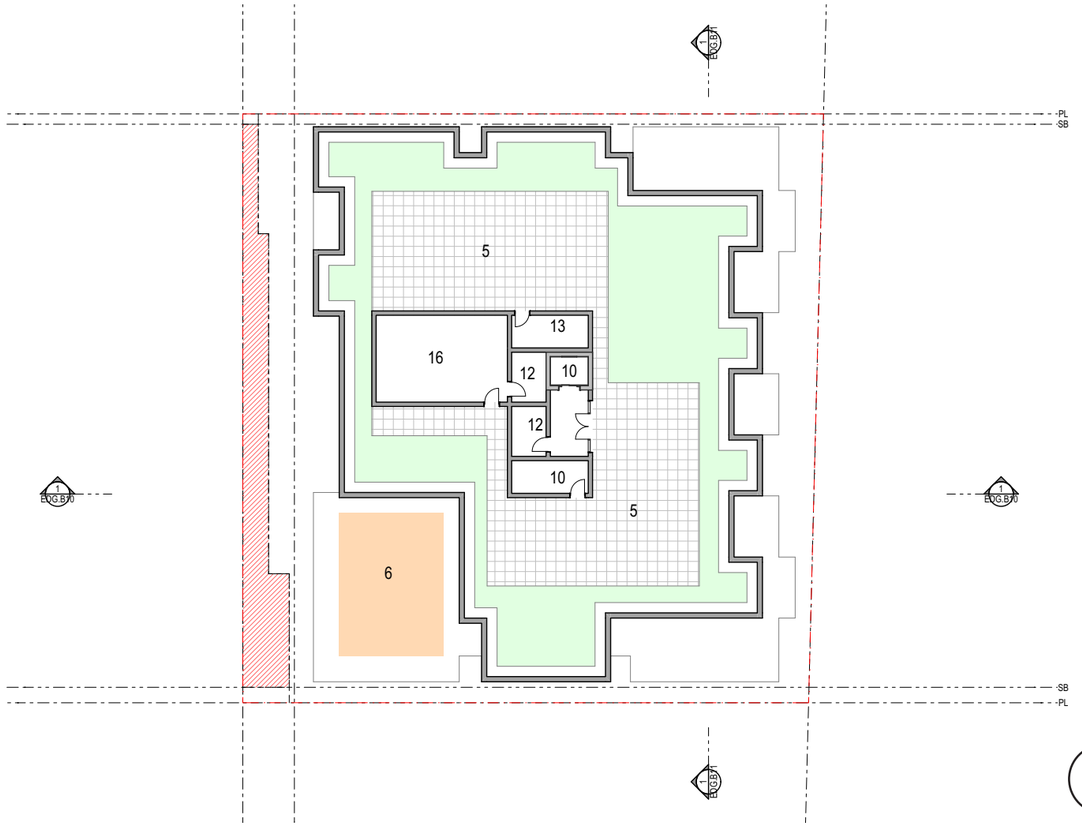
GROUND FLOOR	**9,489.9 SF**
LEVEL 2	**10,149.1 SF**
LEVEL 3	**9,304.8 SF**
LEVEL 4	**8,971.5 SF**
LEVEL 5	**8,971.5 SF**
	46,886.8 SF

(98.68% of allowable FAR used)

1 Commercial
2 Residential Units
3 Bikes
4 Common Area
5 Roof Deck Common Area
6 Solar Collector
7 Entry
8 Lobby
9 Circulation
10 Core
11 Trash
12 Storage
13 W.C
14 Admin
15 Vault
16 Mech Room

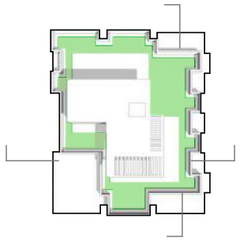


LEVEL 2 - 5



B. O. ROOF LEVEL

3.3 OPTION B - SECTIONS

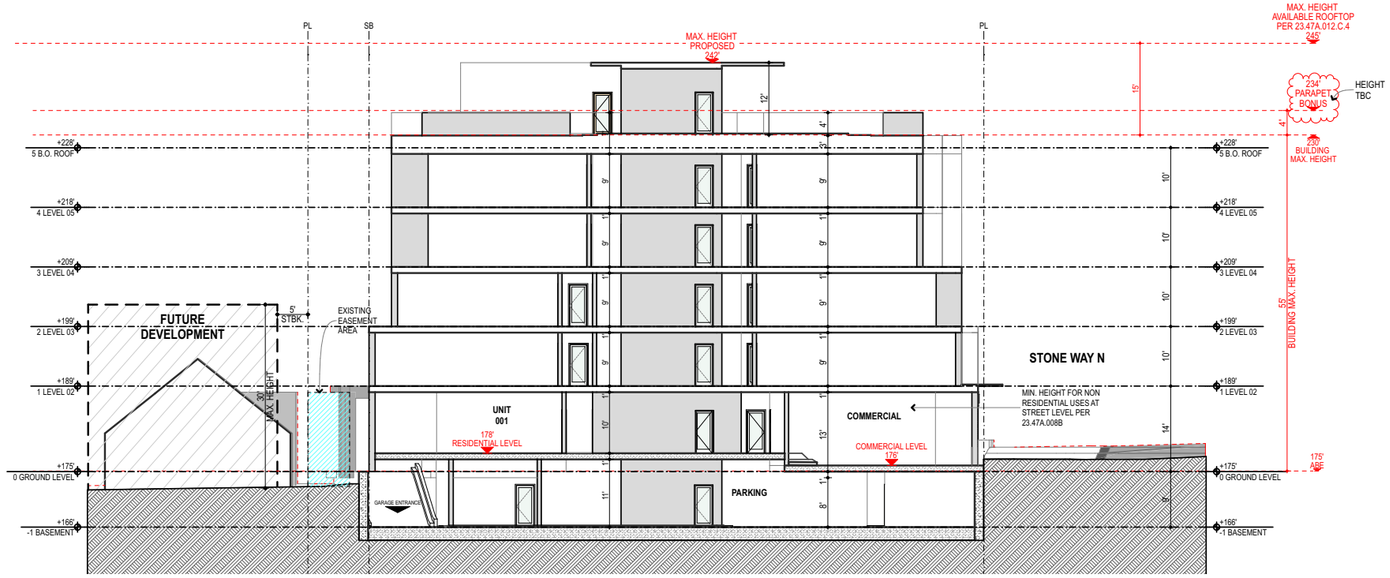


B

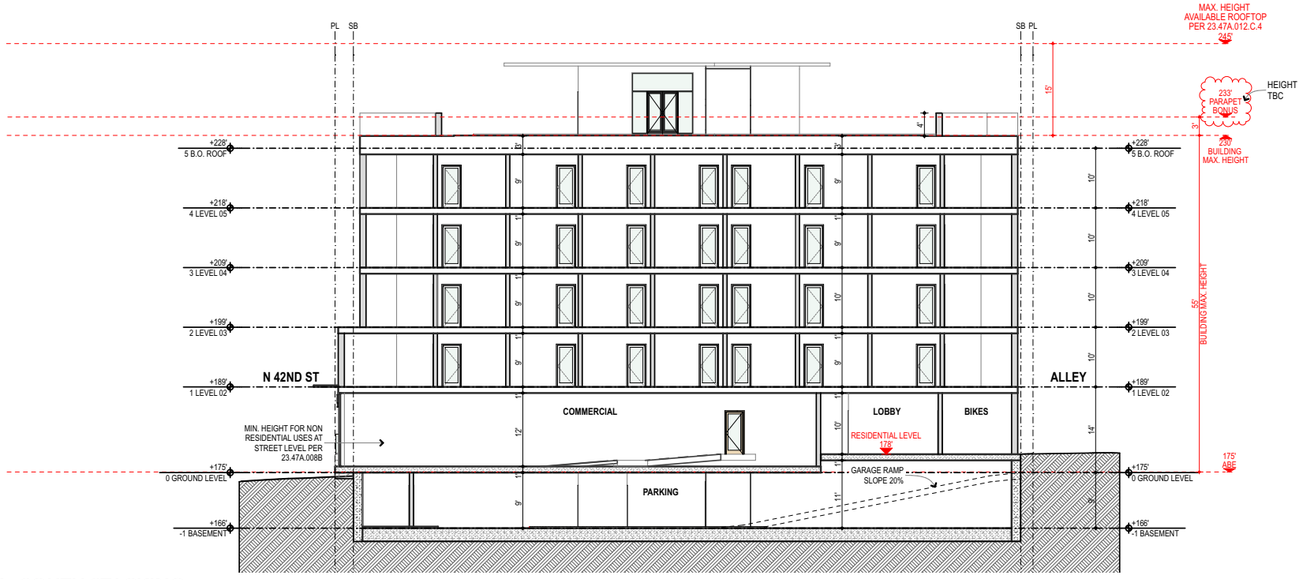
OPTION B

FAR: **46,887 SQ FT**
No. UNITS: **97 UNITS**

FLOOR AREA RATIO			
ALLOWABLE FAR:			**47,512**
FLOOR	**OPTION A**	**OPTION B**	**OPTION C**
GROUND	9,019.9	9,489.9	9,363.8
LEVEL 02	9,554.2	10,149.1	9,671.7
LEVEL 03	9,554.2	9,304.8	9,671.7
LEVEL 04	9,554.2	8,971.5	9,671.7
LEVEL 05	9,554.2	8,971.5	8,381.1
TOTAL FAR	**47,236.7**	**46,886.8**	**46,760.0**
FAR EFFICIENCY	**99.42%**	**98.68%**	**98.42%**
UNIT COUNT	97	97	96

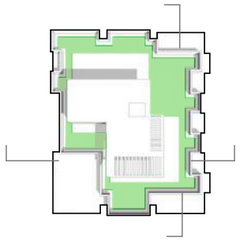


EAST - WEST STACKING



NORTH - SOUTH STACKING

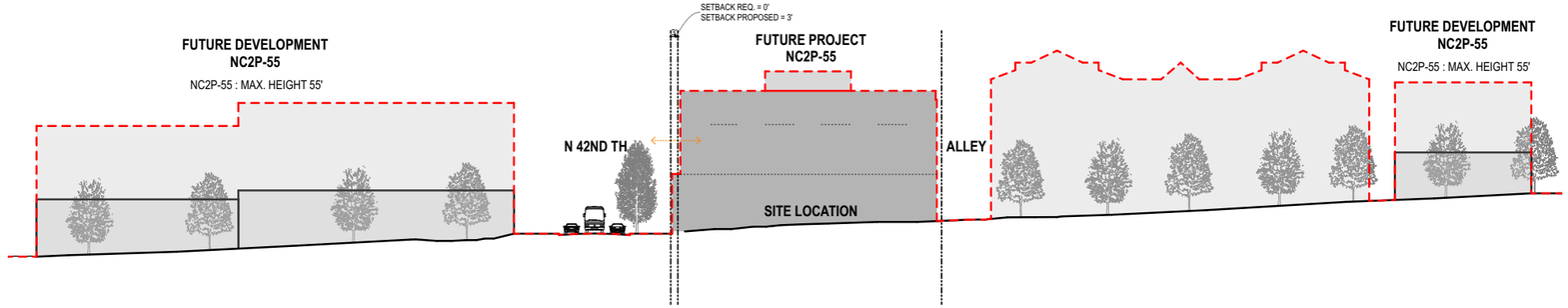
3.3 OPTION B - NEIGHBORS/STREET PROFILE



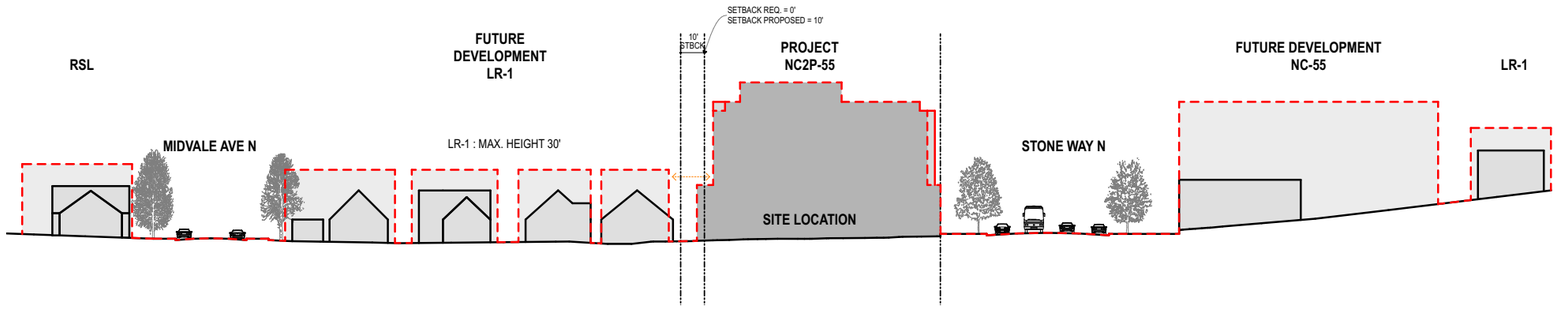
B

OPTION B

FAR: **46,887 SQ FT**
No. UNITS: **97 UNITS**

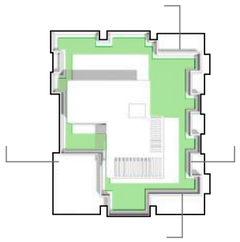


EXISTING/FUTURE CONDITION PROFILE ON STONE WAY N - LOOKING WEST



EXISTING/FUTURE CONDITION PROFILE ON 42ND ST - LOOKING NORTH

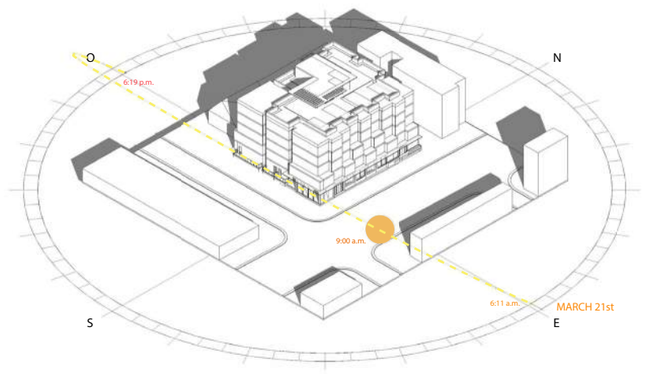
3.3 OPTION A - SHADING DIAGRAMS

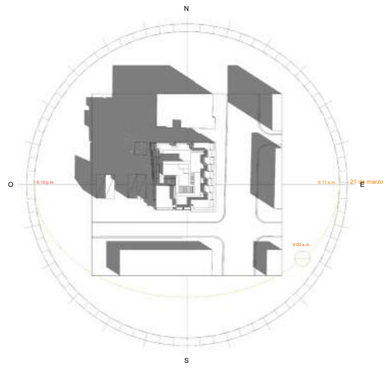


B

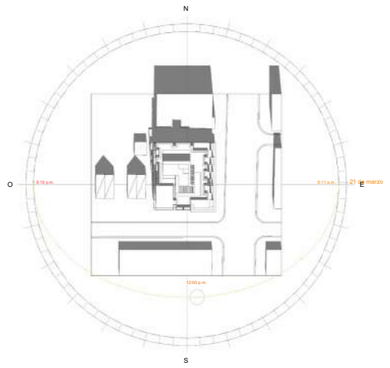
OPTION B

FAR: **46,887 SQ FT**
No. UNITS: **97 UNITS**

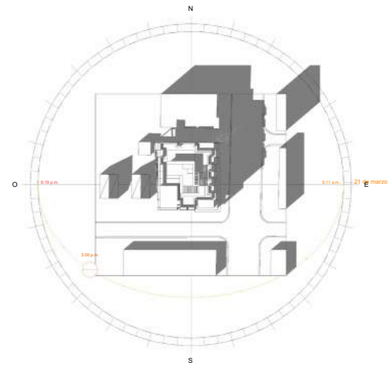




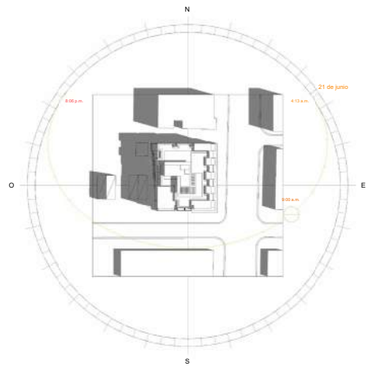
MAR/SEP 21 - 9:00 AM



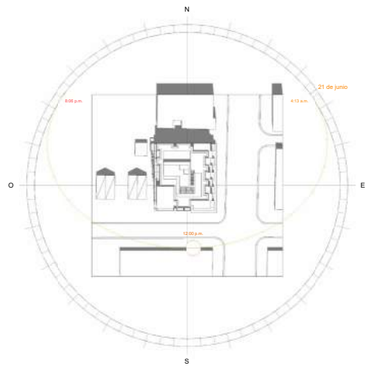
MAR/SEP 21 - 12:00 PM



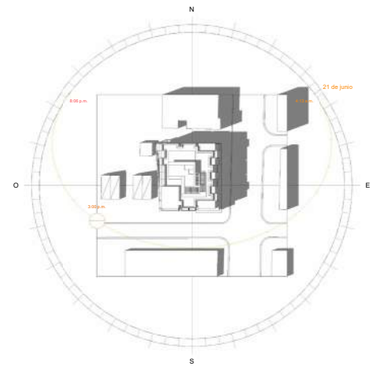
MAR/SEP 21 - 3:00 PM



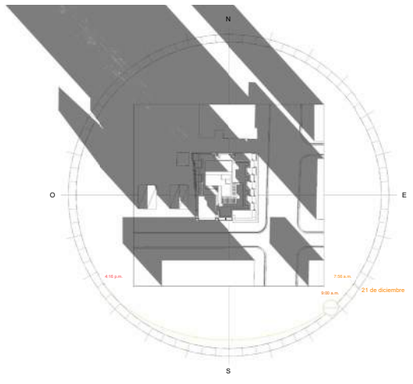
JUN 21 - 9:00 AM



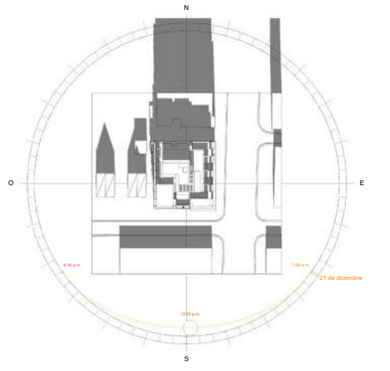
JUN 21 - 12:00 PM



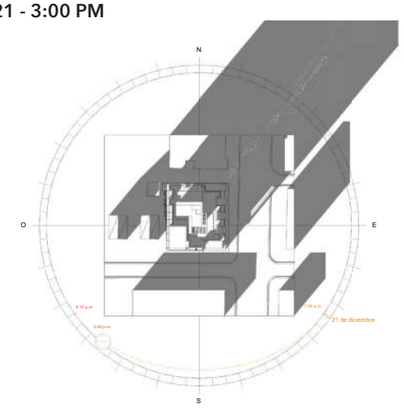
JUN 21 - 3:00 PM



DEC 21 - 9:00 AM



DEC 21 - 12:00 PM



DEC 21 - 3:00 PM

3.3 OPTION B - STREET VIEWS



1. GENERAL EAST FACADE VIEW



2. CORNER 42ND ST - STONE WAY N

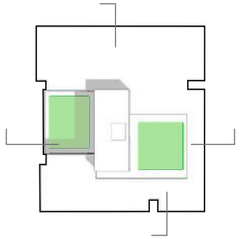


3. STONE WAY N VIEW



4. 42ND ST VIEW

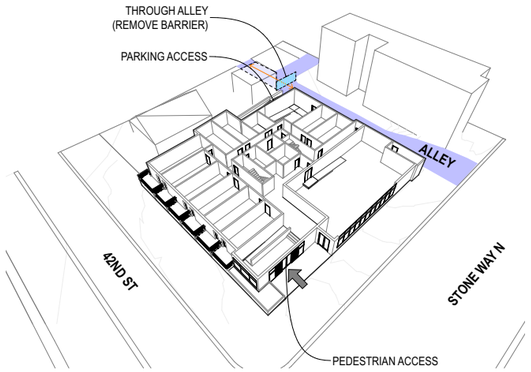
3.4 OPTION C (PREFERRED) - GENERATIVE DIAGRAMS



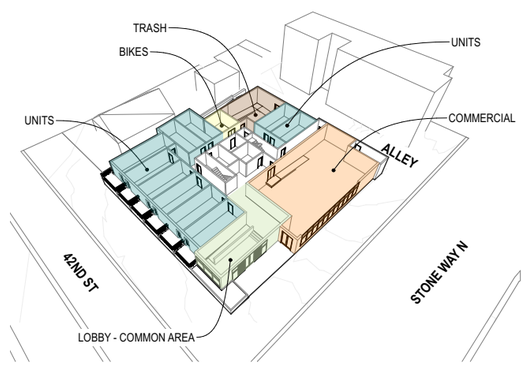
C

OPTION C

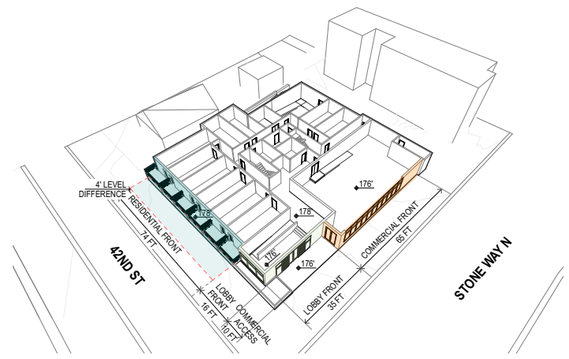
FAR: **46,760 SQ FT**
No. UNITS: **96 UNITS**



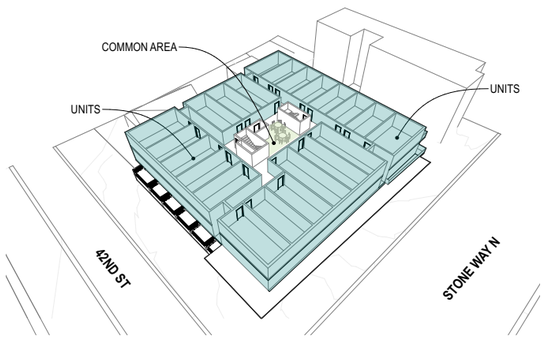
1. VEHICLE AND PEDESTRIAN ACCESS
Pedestrian access on the corner of Stone Way and 42nd. Commercial Space access on Stone Way N. Parking and trash access is through the alley.



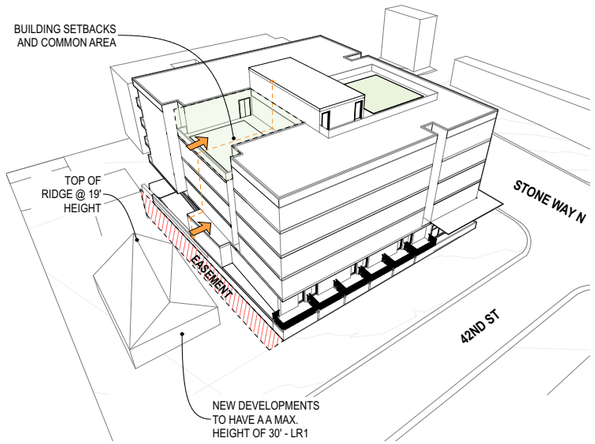
2. GROUND FLOOR USES
Corner residential entry and lobby, commercial spaces, apartment units, general circulation, bike storage and trash room are located in the Ground Level.



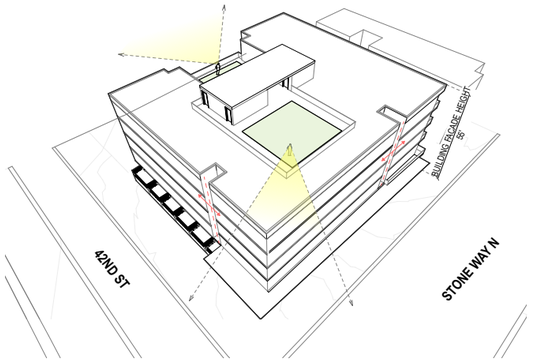
3. STREET FRONTS
Residential at 42nd St and Commercial facing Stone Way N. A corner residential entry serves as a transition between both uses and scales.



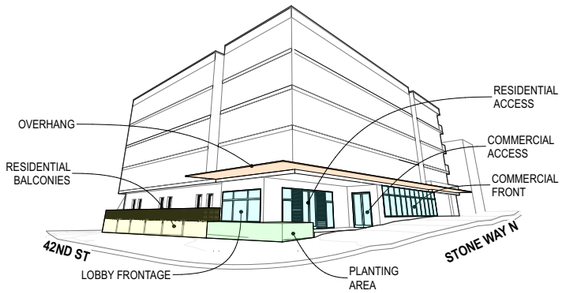
4. FLOOR TYPOLOGY
An efficient single-loaded corridor serving identical units is arranged a central circulation core and common areas.



5. RELATIONSHIP TO RESIDENTIAL NEIGHBORS
An upper level courtyard will provide a break in the mass and create a smaller volume facing the West property. Additionally, a 10-ft setback (not required by zoning regulations), will provide additional space for light and air.

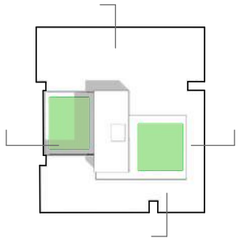


6. VIEWS TO LAKE UNION & DOWNTOWN SEATTLE
An upper level courtyard provides a space for residents to enjoy the afternoon sun and, likely, views of the Olympics. A rooftop deck facing SE will provide territorial views to Lake Union, Downtown Seattle Skyline, and Mt Rainier in the distance.



7. CORNER TREATMENT
Prominent commercial corner use at ground level, with upper level setbacks. The mass is deliberately directional, mostly facing Stone Way N.

3.4 OPTION C (PREFERRED) - PLANS



C

OPTION C

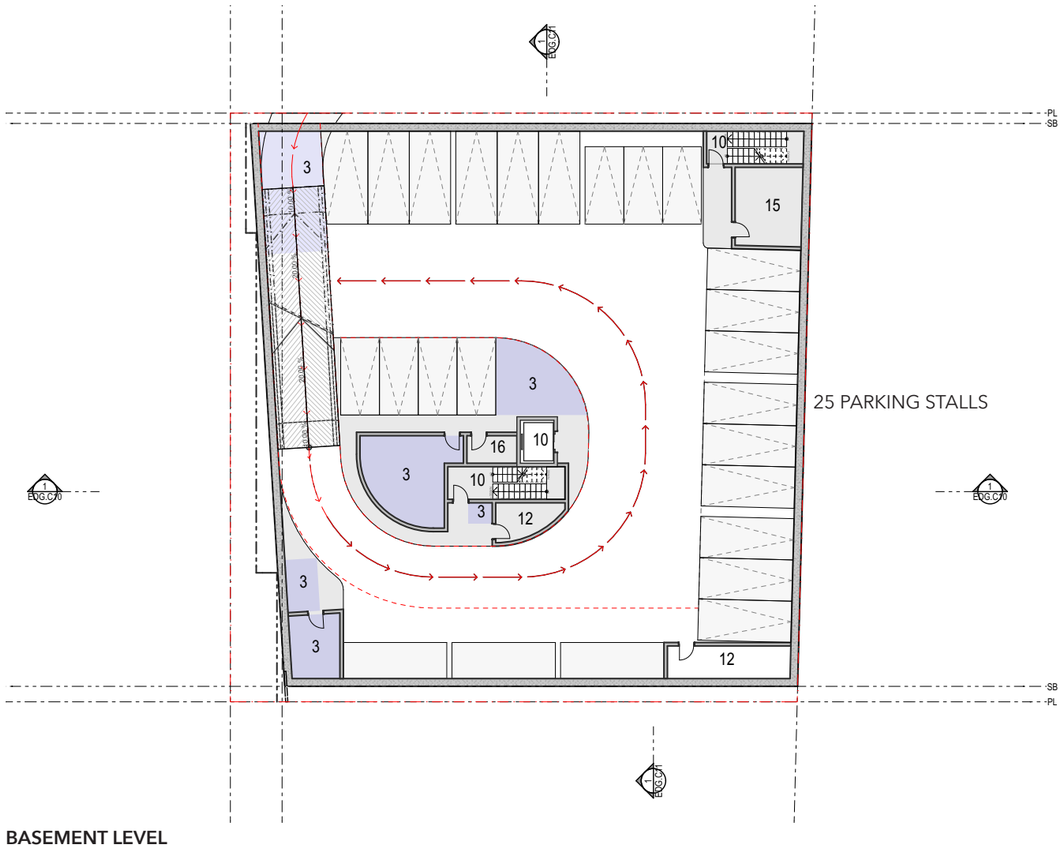
FAR: **46,760 SQ FT**
No. UNITS: **96 UNITS**

FAR CALCULATIONS
(46,760 SF)

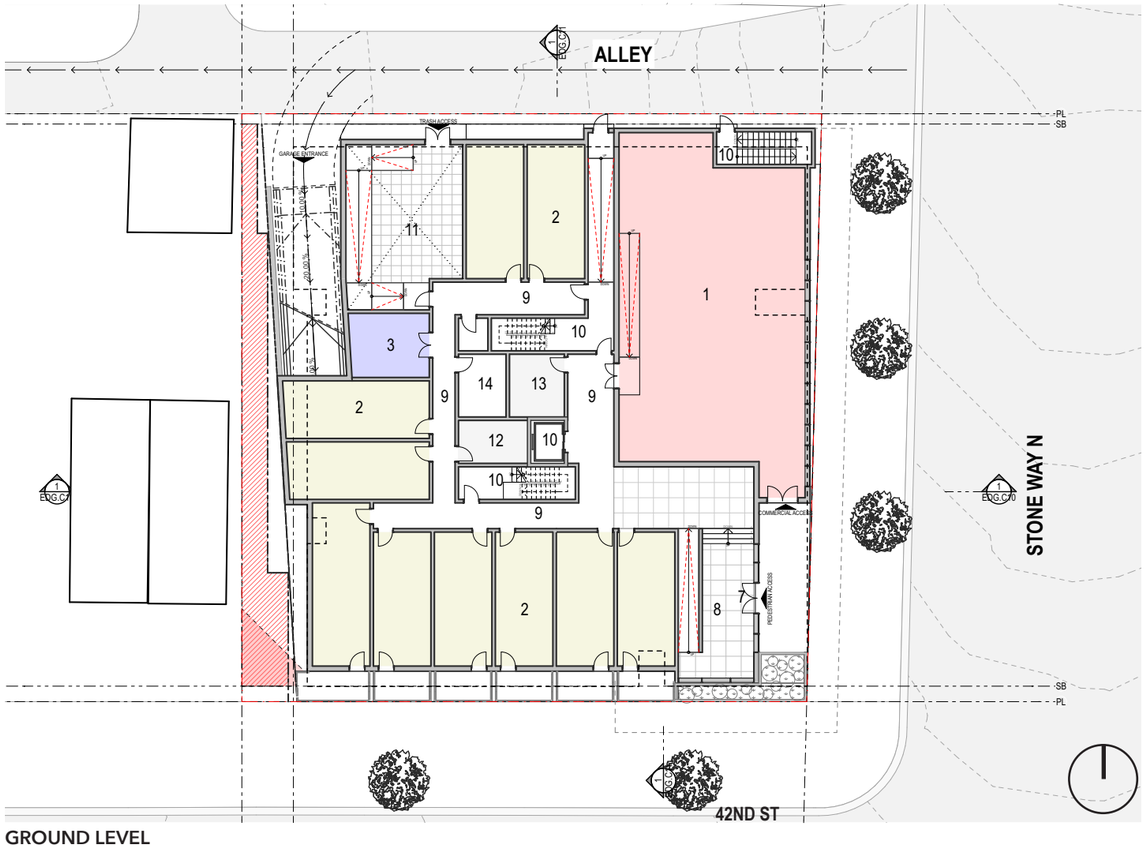
GROUND FLOOR	**9,363.8 SF**
LEVEL 2	**9,671.7 SF**
LEVEL 3	**9,671.7 SF**
LEVEL 4	**9,671.7 SF**
LEVEL 5	**8,381.1 SF**
	46,760.0 SF

(98.4% of allowable FAR used)

1	Commercial
2	Residential Units
3	Bikes
4	Common Area
5	Roof Deck Common Area
6	Solar Collector
7	Entry
8	Lobby
9	Circulation
10	Core
11	Trash
12	Storage
13	W.C
14	Admin
15	Vault
16	Mech Room

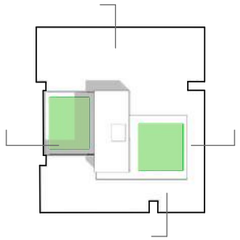


BASEMENT LEVEL



GROUND LEVEL

3.4 OPTION C (PREFERRED) - PLANS



C

OPTION C

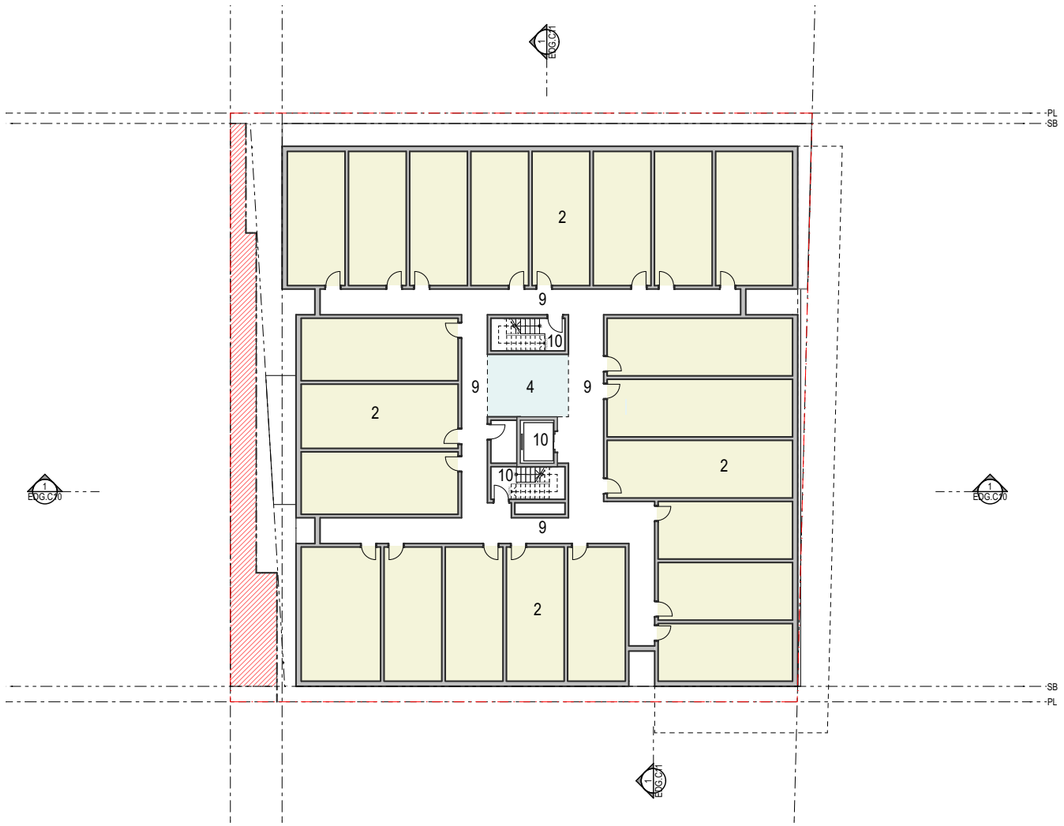
FAR: **46,760 SQ FT**
No. UNITS: **96 UNITS**

FAR CALCULATIONS
(46,760 SF)

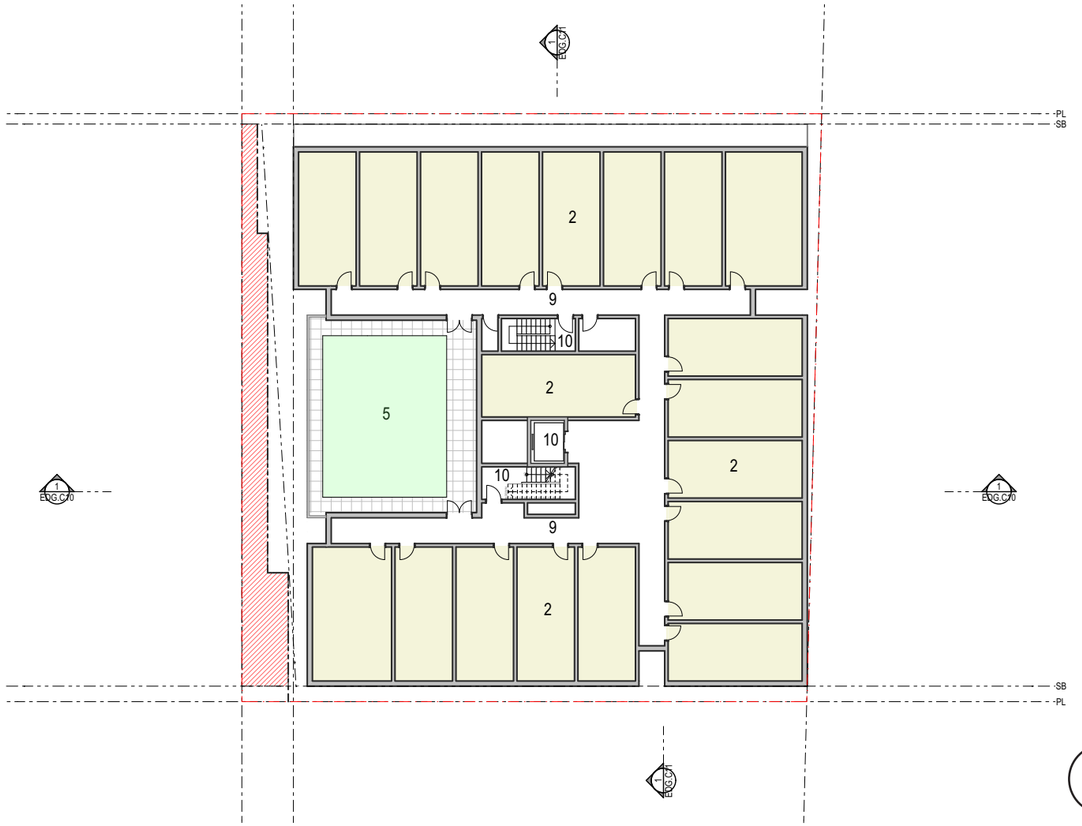
GROUND FLOOR	**9,363.8 SF**
LEVEL 2	**9,671.7 SF**
LEVEL 3	**9,671.7 SF**
LEVEL 4	**9,671.7 SF**
LEVEL 5	**8,381.1 SF**
	46,760.0 SF

(98.4% of allowable FAR used)

1 Commercial
2 Residential Units
3 Bikes
4 Common Area
5 Roof Deck Common Area
6 Solar Collector
7 Entry
8 Lobby
9 Circulation
10 Core
11 Trash
12 Storage
13 W.C
14 Admin
15 Vault
16 Mech Room

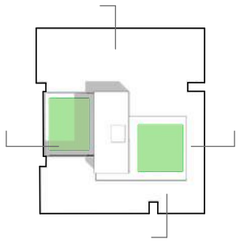


LEVEL 2 - 4



LEVEL 5

3.4 OPTION C (PREFERRED) - SECTIONS

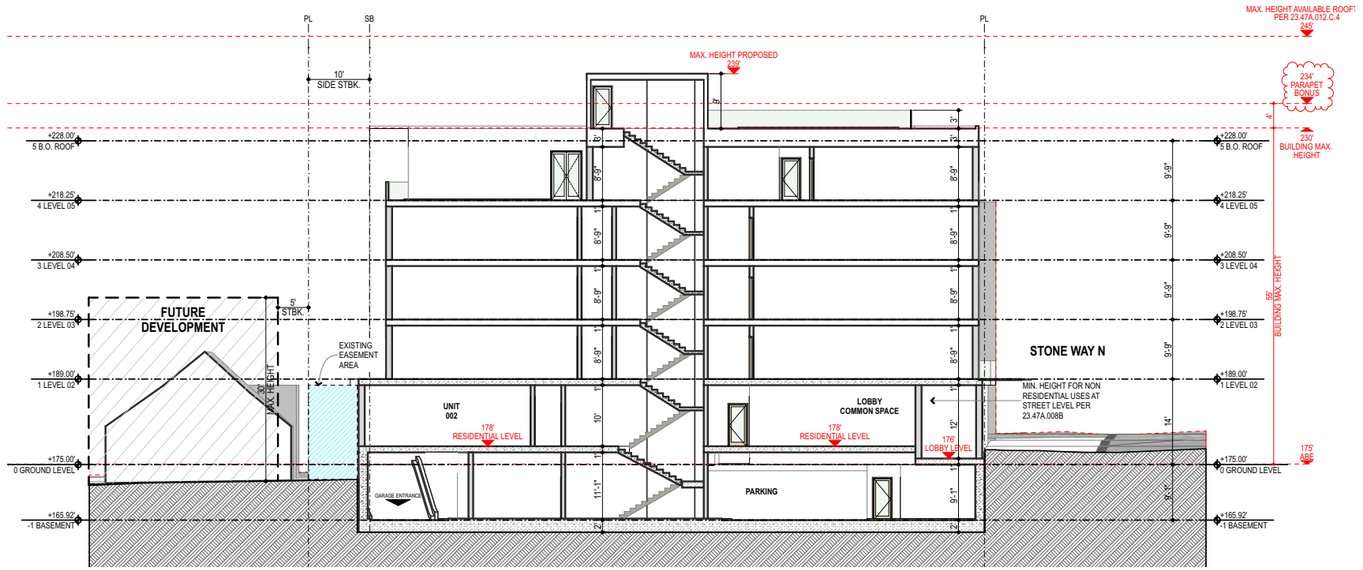


C

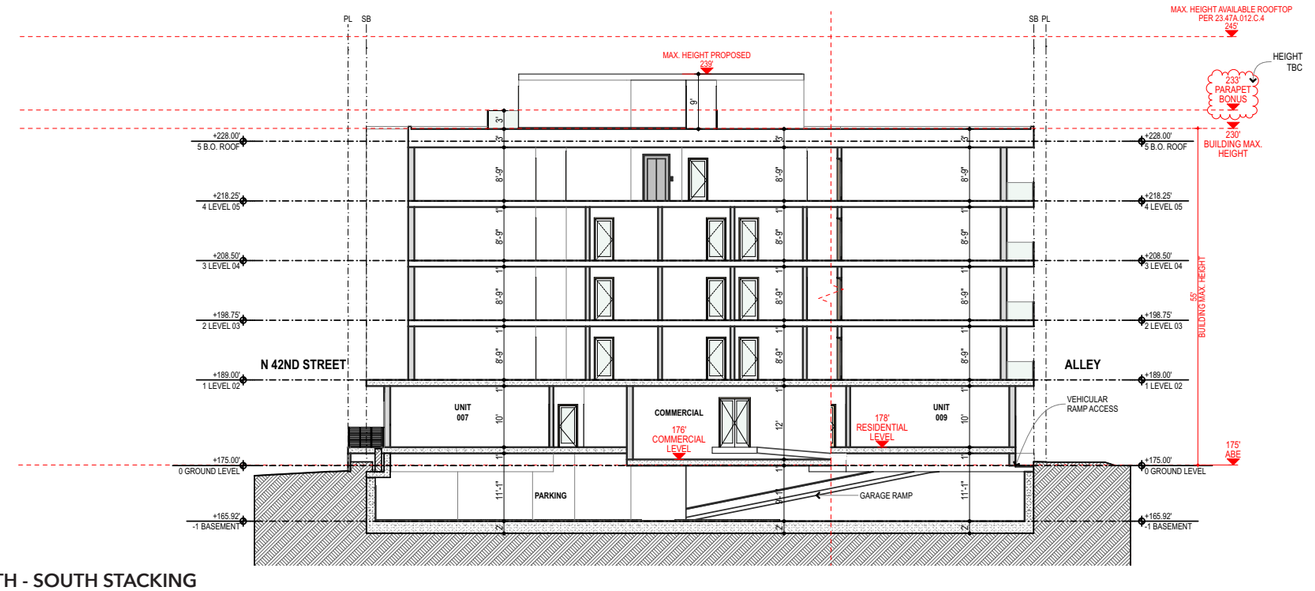
OPTION C

FAR: **46,760 SQ FT**
No. UNITS: **96 UNITS**

FLOOR AREA RATIO			
ALLOWABLE FAR:			47,512
FLOOR	OPTION A	OPTION B	OPTION C
GROUND	9,019.9	9,489.9	9,363.8
LEVEL 02	9,554.2	10,149.1	9,671.7
LEVEL 03	9,554.2	9,304.8	9,671.7
LEVEL 04	9,554.2	8,971.5	9,671.7
LEVEL 05	9,554.2	8,971.5	8,381.1
TOTAL FAR	47,236.7	46,886.8	46,760.0
FAR EFFICIENCY	99.42%	98.68%	98.42%
UNIT COUNT	97	97	96

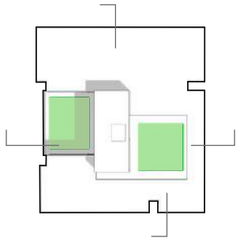


EAST - WEST STACKING



NORTH - SOUTH STACKING

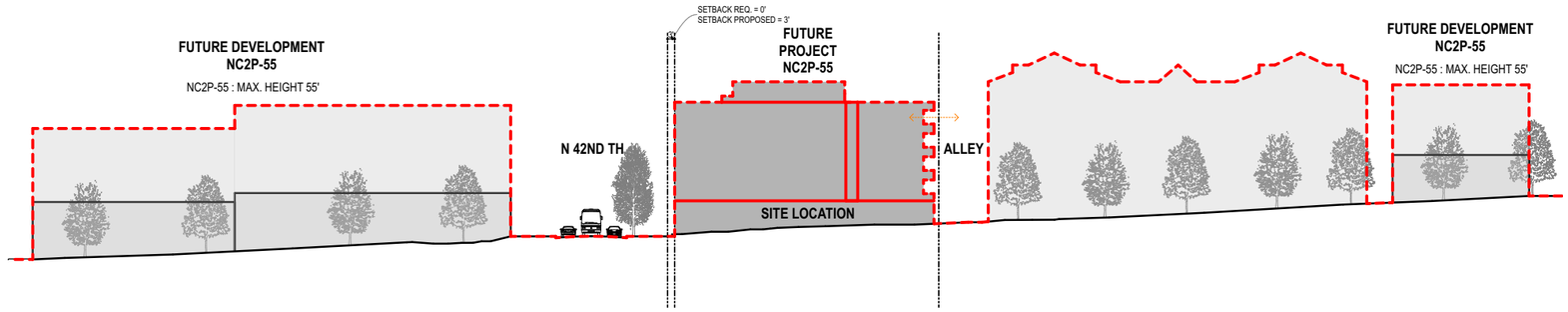
3.4 OPTION C (PREFERRED) - NEIGHBORS/STREET PROFILE - SUN SHAD-



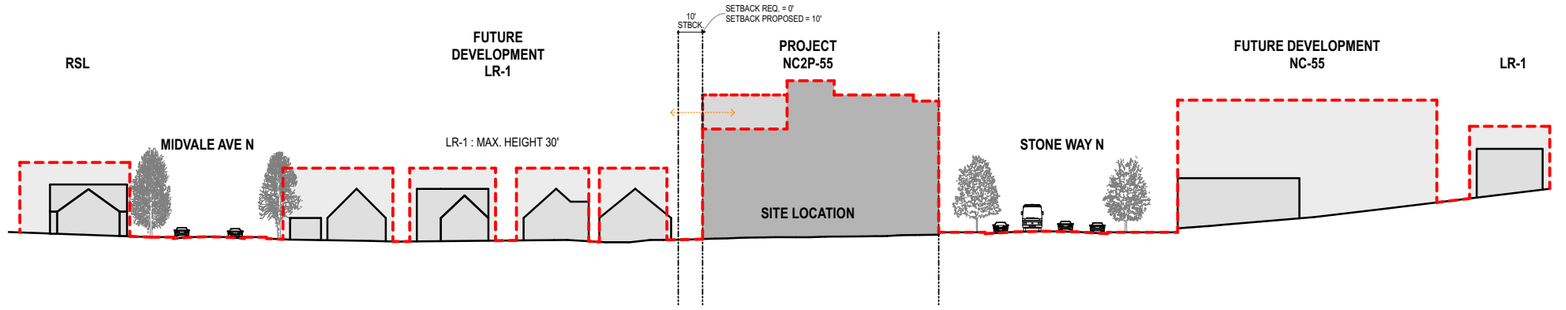
C

OPTION C

FAR: **46,760 SQ FT**
No. UNITS: **96 UNITS**

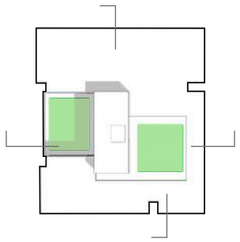


EXISTING/FUTURE CONDITION PROFILE ON STONE WAY N - LOOKING WEST



EXISTING/FUTURE CONDITION PROFILE ON 42ND ST - LOOKING NORTH

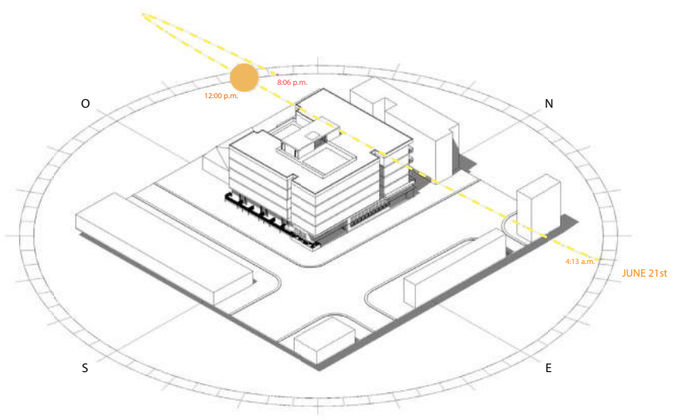
3.4 OPTION C (PREFERRED) - SHADING DIAGRAMS

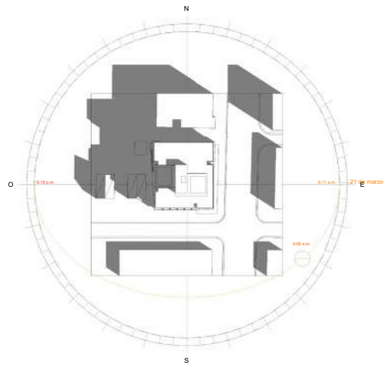


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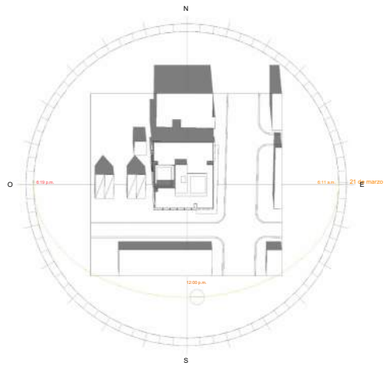
OPTION C

FAR: **46,760 SQ FT**
No. UNITS: **96 UNITS**

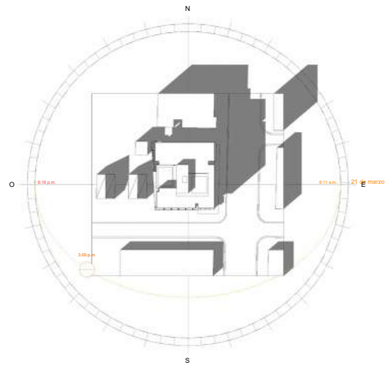




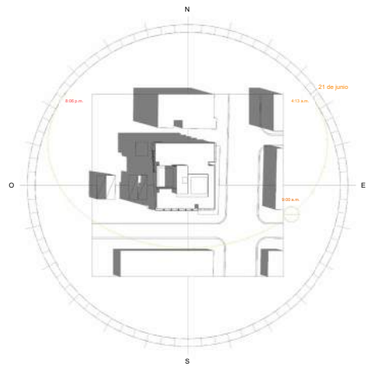
MAR/SEP 21 - 9:00 AM



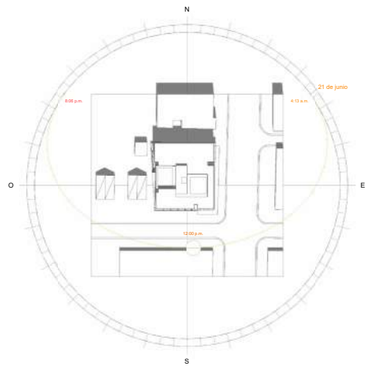
MAR/SEP 21 - 12:00 PM



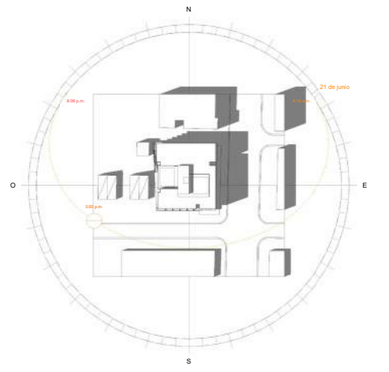
MAR/SEP 21 - 3:00 PM



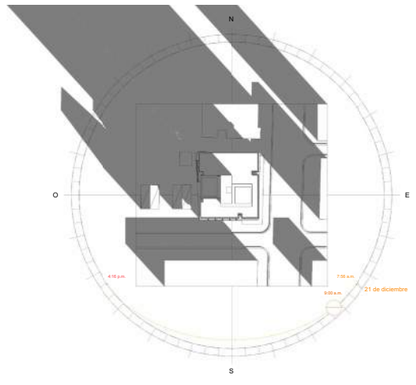
JUN 21 - 9:00 AM



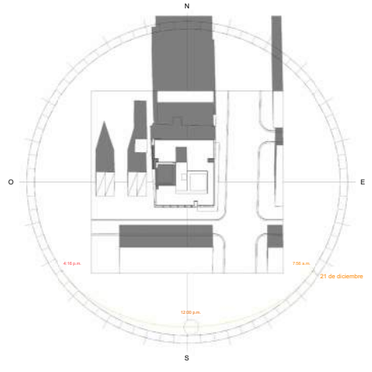
JUN 21 - 12:00 PM



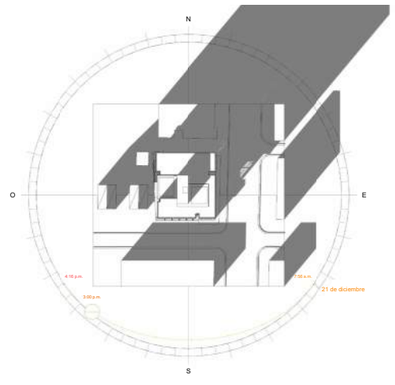
JUN 21 - 3:00 PM



DEC 21 - 9:00 AM



DEC 21 - 12:00 PM



DEC 21 - 3:00 PM

3.4 OPTION C (PREFERRED) - SITE PLAN PROPOSED

At Ground Level, the project adopts a contextual strategy.

A commercial space fronts Stone Way N, encouraging pedestrian activity and contributing to the consolidation of the street front for this major corridor.

Units face the street on 42nd, with individual balconies providing connection as well as a buffer from the street. The disposition of the units with, the balconies, the landscaped buffer, the future fenestration and, in general, the character of the project as it faces 42nd St all contribute to reinforcing the residential scale along the street. Some examples of potential planting options are shown below.

The corner at the intersection of Stone Way and 42nd features a visually prominent project access. It hinges both street fronts and helps navigate the transition from the larger commercial scale on Stone Way to a more local and domestic scale on 42nd St.

Vehicular access, trash and services are naturally located towards the alley on the back.

Feather Grass

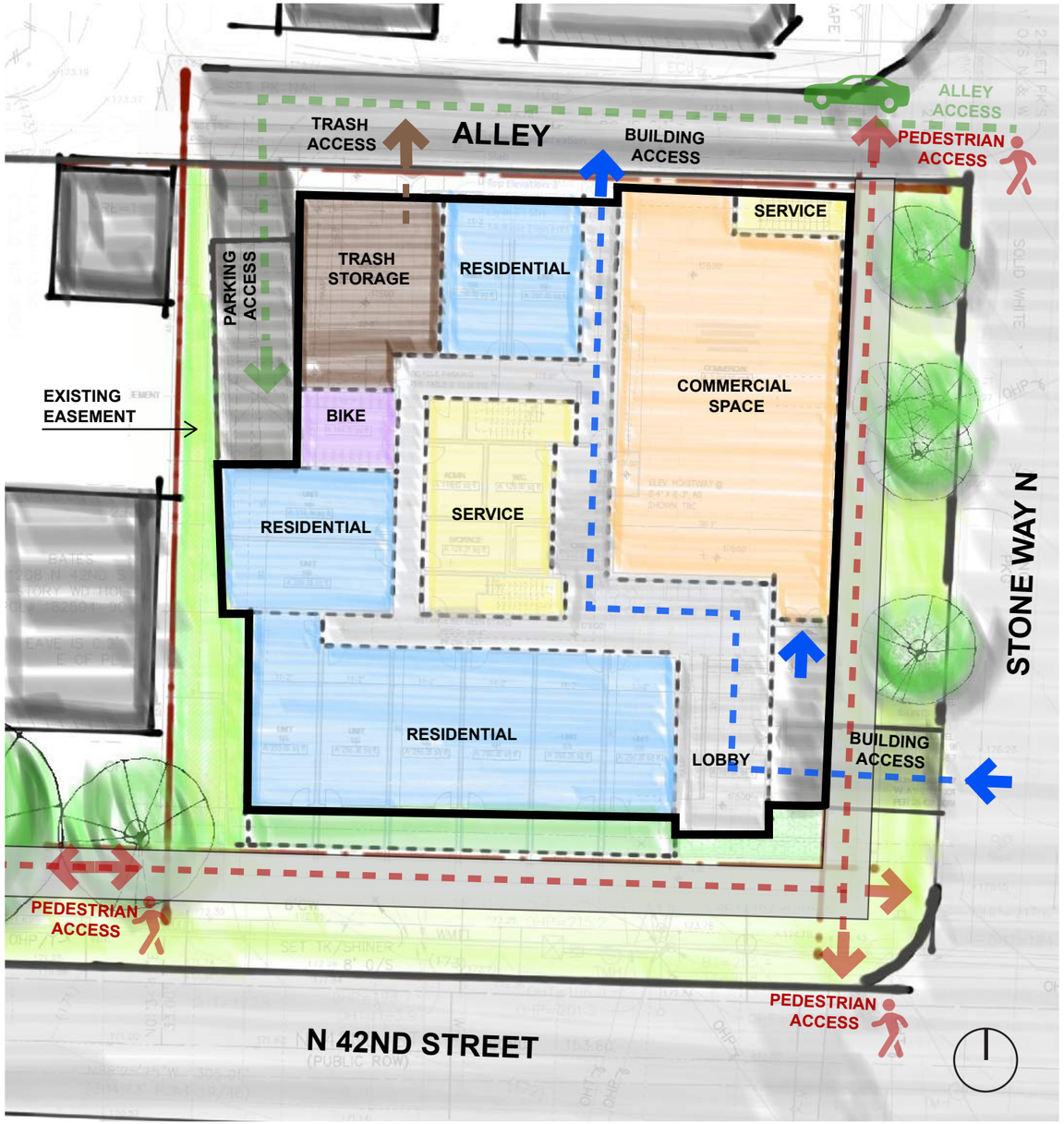
California Wax Myrtle

Black Mondo Grass


Hardy Fuchsia


Bottlebrush


Mahonia



SITE PLAN PROPOSED

3.4 OPTION C (PREFERRED) - STREET VIEWS



1. GENERAL EAST FACADE VIEW



2. CORNER 42ND ST - STONE WAY N



3. STONE WAY N VIEW



4. 42ND ST VIEW