DESIGN REVIEW RECOMMENDATION

ADMINISTRATIVE DESIGN REVIEW

SDCI # 3036100-LU
4417 & 4421 Wallingford Avenue N
Seattle, WA 98103

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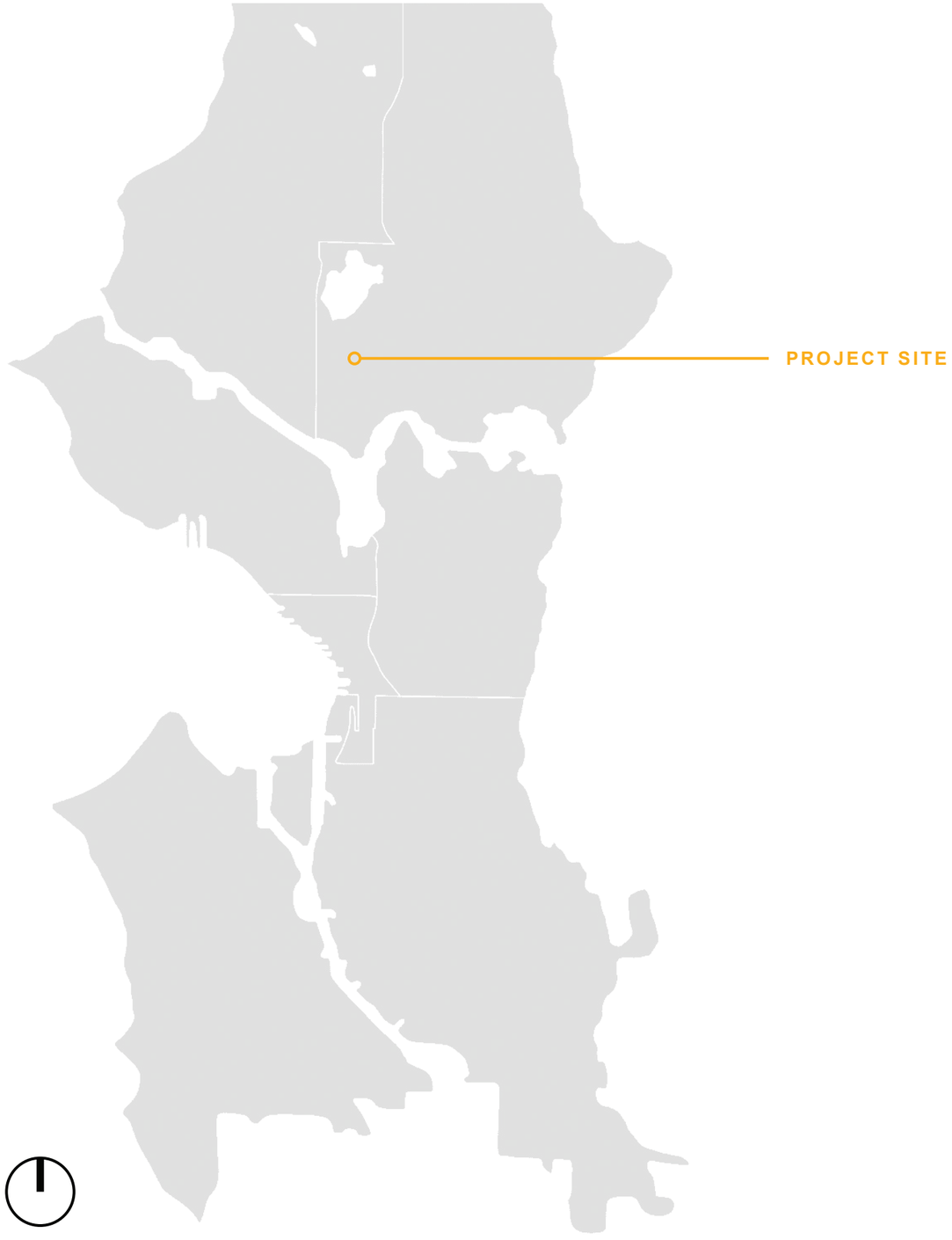
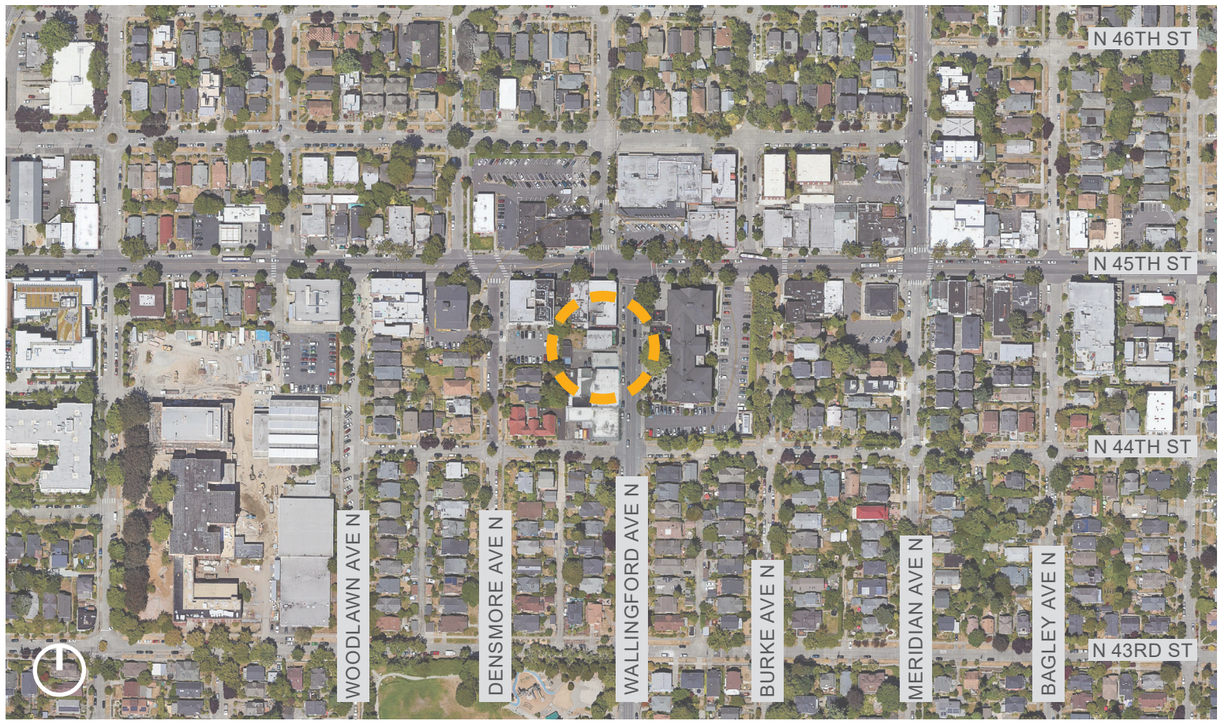


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VICINITY MAP

EXISTING SITE

The project site consists of two lots (APN 408330-0205 & APN 408330-0210) along the west side of Wallingford Ave N, located mid-block between N 45th St and N 44th St. The site measures approximately 85 feet wide by 114 feet deep at 9,697 SF. The two parcels are currently split by a curb cut allowing vehicular access to the rear of both properties via Wallingford Ave N. A 3-story mixed-use development, The Wallingford Center, is directly across the street to the east. Within the block, the site is neighbored by both single and 2-story commercial buildings.

ZONING AND OVERLAY DESIGNATION

The project parcel is zoned NC2P-55(M), indicating that the structure height limit is 55'-0" (plus additional applicable height bonuses) and that the site is located within a pedestrian overlay. The Neighborhood Commercial zoning stretches along N 45th St and Stone Way N, the major neighborhood arterials, as well as along Wallingford Ave N between N 44th and N 46th Streets. Immediately surrounding the Neighborhood Commercial parcels the zoning changes to Low Rise before transitioning to Single Family Residential. The subject parcels are within the Wallingford Urban Village and front a principal pedestrian street.

SITE LOCATION

4421 & 4417 Wallingford Ave N
Seattle, WA 98103

ZONING SUMMARY

Zone: NC2P-55(M)
Overlay: Wallingford Residential Urban Village

PROJECT PROGRAM

Site Area: 9,697 SF
Number of Units: 78
Commercial Space: 1484 SF
No Vehicular Parking Provided
Residential Bike Parking:
71 Long Term, 4 Short Term
Commercial Bike Parking:
1 Long Term, 2 Short Term
Allowable Floor Area Ratio: 3.75
Anticipated Floor Area Ratio: 3.69

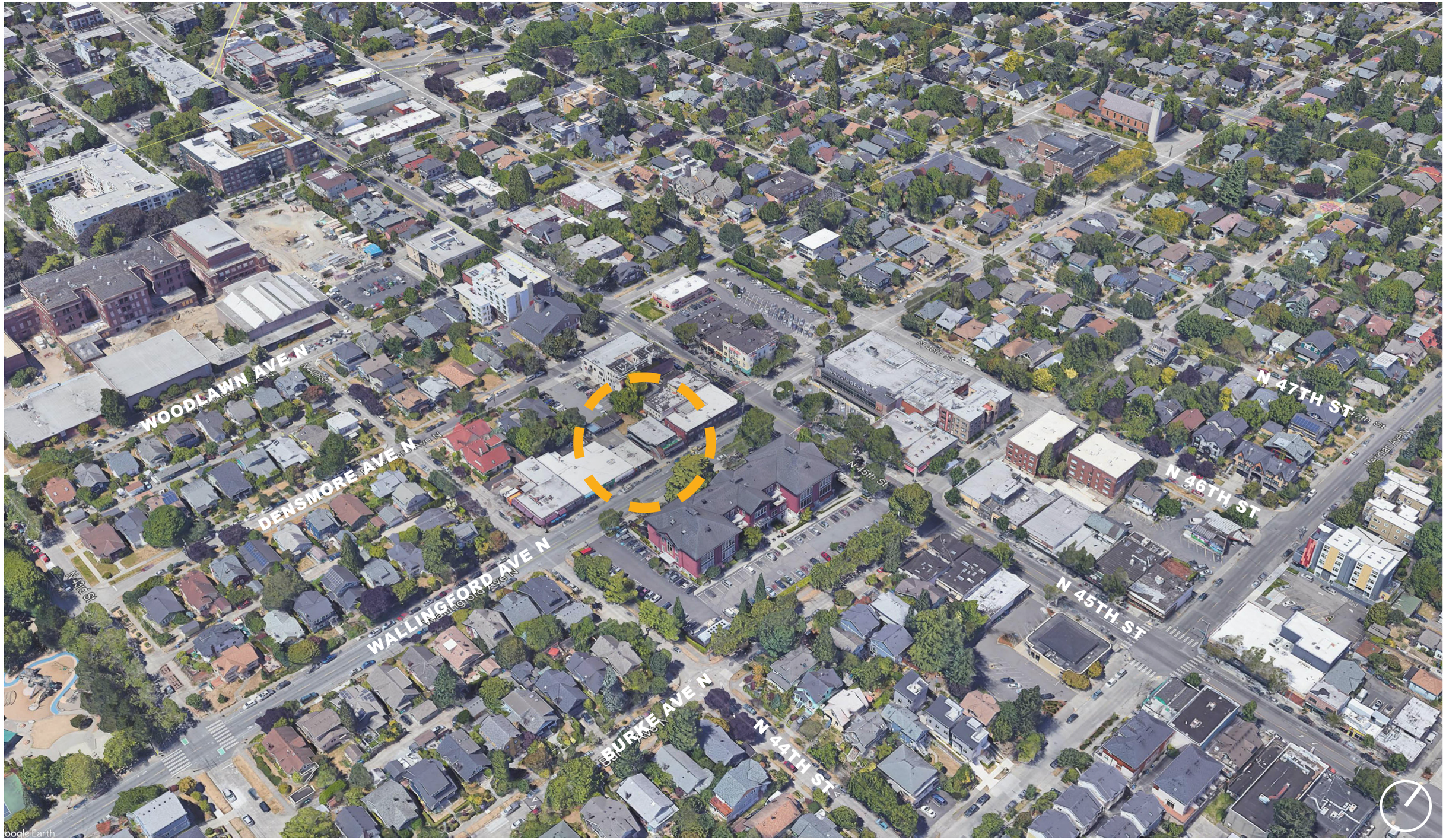
DEVELOPMENT OBJECTIVES

The project proposes the construction of a new mixed-use building providing commercial space at the ground level street edge and small efficiency dwelling units (SEDUs) throughout. The objective for these apartments is to offer a housing alternative for those seeking a pedestrian oriented lifestyle with proximity to the city core, university, shops, restaurants and parks. These apartments will be a transition between the commercial and residential boundaries of the immediate area, and will create a convenient housing option that is supportive of the vibrant, active, and community-oriented neighborhood. Additionally, the project proposes commercial space sized and sited appropriately to accommodate and attract small businesses that lend to the heart and character of the neighborhood, specifically along this portion of Wallingford Ave N. Through strategic massing, fenestration pattern, and material palette, this project will respond to the existing neighborhood character and complement it in a modern way.

NEIGHBORHOOD DEVELOPMENT

Wallingford is best known for the small-scale charm of its single family neighborhoods along with its numerous historic landmarks. Additionally, it is surrounded by natural beauty with views of the mountains from many east-west vantage points, and its local green spaces and tree lined streets provide a respite from the city. However, Wallingford also boasts a vibrant commercial core containing larger scale apartment buildings, shops, restaurants and the neighborhood library. Within this core, zoning, height and density allowances have been increased within the last few years to encourage new development and promote denser housing choices. In general, the area is conducive to an active lifestyle and provides the necessary transportation and pedestrian links between the city and the neighborhood. The proposed project will support increased density in the center of Wallingford.




WOODLAWN AVE N
DENSMORE AVE N
WALLINGFORD AVE N
BURKE AVE N
N 47TH ST
N 46TH ST
N 45TH ST
N 44TH ST
N 45th St
N 46th St
Google Earth

DEVELOPMENT STANDARDS SUMMARY

23.47A.004 PERMITTED USES
Permitted Outright: Mixed-Use (both residential and commercial development)

23.47A.008 STREET-LEVEL DEVELOPMENT STANDARDS
- Blank segments of street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width. The total of all blank facades may not exceed 40% of the width of the facade of the structure along the street.
- 60% of the street-facing facade between 2 and 8 feet above the sidewalk shall be transparent
- In pedestrian designated zones, non-residential uses less than 600 square feet in size shall extend an average depth of at least 20 feet and a minimum depth of 10 feet from the street-level, street-facing facade.
- Non-residential uses at street level shall have a floor-to-floor height of at least 13 feet.
- Continuous overhead weather protection required along at least 60% of the street frontage of a structural on a principal pedestrian street.
- At least one of the street-level street-facing facades containing a residential use shall have a visually prominent pedestrian entry
- 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.

23.47A.012 STRUCTURE HEIGHT

	ALLOWED	PROPOSED
Allowed Maximum Base Height	55'-0"	51-5"
4' Additional Allowed for Rooftop Features (Parapets, Clerestories, etc.)	59'-0"	55'-5"
16' Additional Allowed for Stair & Elevator Penthouses	71'-0"	67'-5"

23.86.006 STRUCTURE HEIGHT MEASUREMENT
The height of a structure is the difference between the elevation of the highest point of the structure not excepted from applicable height limits and the average grade level ("average grade level" means the average of the elevation of existing lot grades at the midpoint, measured horizontally, of each exterior wall of the structure, or at the midpoint of each side of the smallest rectangle that can be drawn to enclose the structure.)

23.47A.013 FLOOR AREA RATIO

	ALLOWED	PROPOSED
Maximum Floor Area Ratio:	3.75 (36,336 SF)	3.47 (35,774 SF)

23.47A.014 SETBACKS REQUIREMENTS

	REQUIRED	PROPOSED
Front setback (East):	NONE	1' - 4 3/4"
Side setback (North):	NONE	5' - 7 1/4"
Side setback (South):	NONE	5' - 10 1/2"
Rear setback (West-LR2 zone):	10' for building above 13'*	10' - 0"

*up to 65' - 0"; if commercial zoned portion of the abutting lot is less than 50% of the width of the lot

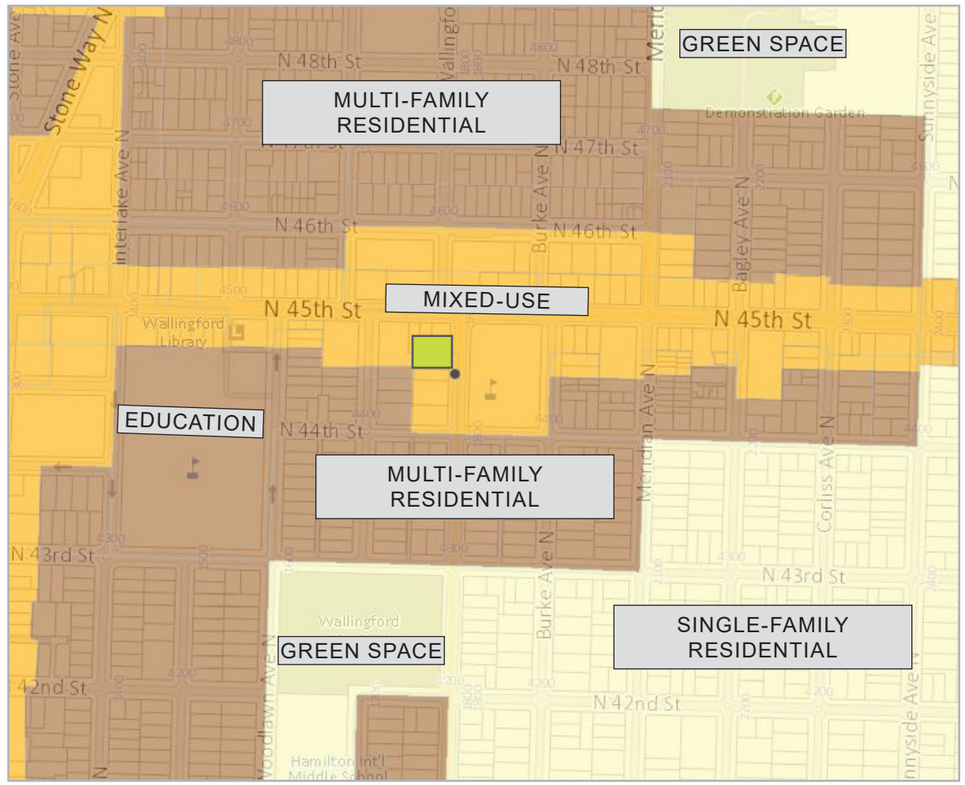
23.47A.016 LANDSCAPING AND SCREENING STANDARDS
- Green Factor score of .30 or greater, per Section 23.86.019, is required for any lot with development containing more than four new dwelling units.
- Street trees are required when any development is proposed, except as provided in subsection 23.47A.016.B.2 and Section 23.53.015.
- Existing street trees shall be retained unless the Director of Transportation approves their removal.
- The Director, in consultation with the Director of Transportation, will determine the number, type and placement of street trees to be provided.

23.47A.024 AMENITY AREA

	REQUIRED	PROPOSED
5% of Gross Floor Area in Residential Use	1,698.7SF MIN	2,324.43 SF

23.54.015 REQUIRED PARKING
•No parking required within an urban village with parking flexibility overlay; no parking is required for the first 1500 SF of each business establishment.
•Bicycle parking for multi-family structures:
one long-term bicycle parking stall per dwelling unit, and 1 per SEDU (3/4 reduction to spaces after 50): 50 + (28 x 0.75) = 71 spaces provided
one short-term bicycle parking stall per 20 dwelling units, rounded to nearest even number: 78 / 20 = 3.9: 4 spaces provided

23.54.040 SOLID WASTE & RECYCLABLE MATERIALS STORAGE AND ACCESS
For multi-family structures between 51-100 dwelling units: 375 SF + 4 SF for each unit over 50: 375 SF + (4 SF x 28) = 487 SF
For commercial uses under 5,000 F: 82 SF
For mixed-use development: Provide residential requirement plus 50% commercial requirement: 487 SF + 41 SF = 582 SF
The minimum horizontal dimension required storage space is 12ft.



Vicinity Map

ZONING KEY
LR NC
SF PROJECT SITE

SETBACK REQUIREMENTS:
- 10' setback above a height of 13' along rear property line from LR2 zone at the southwest corner.

SOLAR ACCESS & VIEWS
- The proposed building will have solar access from the east, west, and south. There are no immediate structures that will block solar access or cast shadows on the proposed building.
- Views of Mount Rainier to the southeast, downtown Seattle to the south and the Space Needle to southwest will be visible from the roof deck.

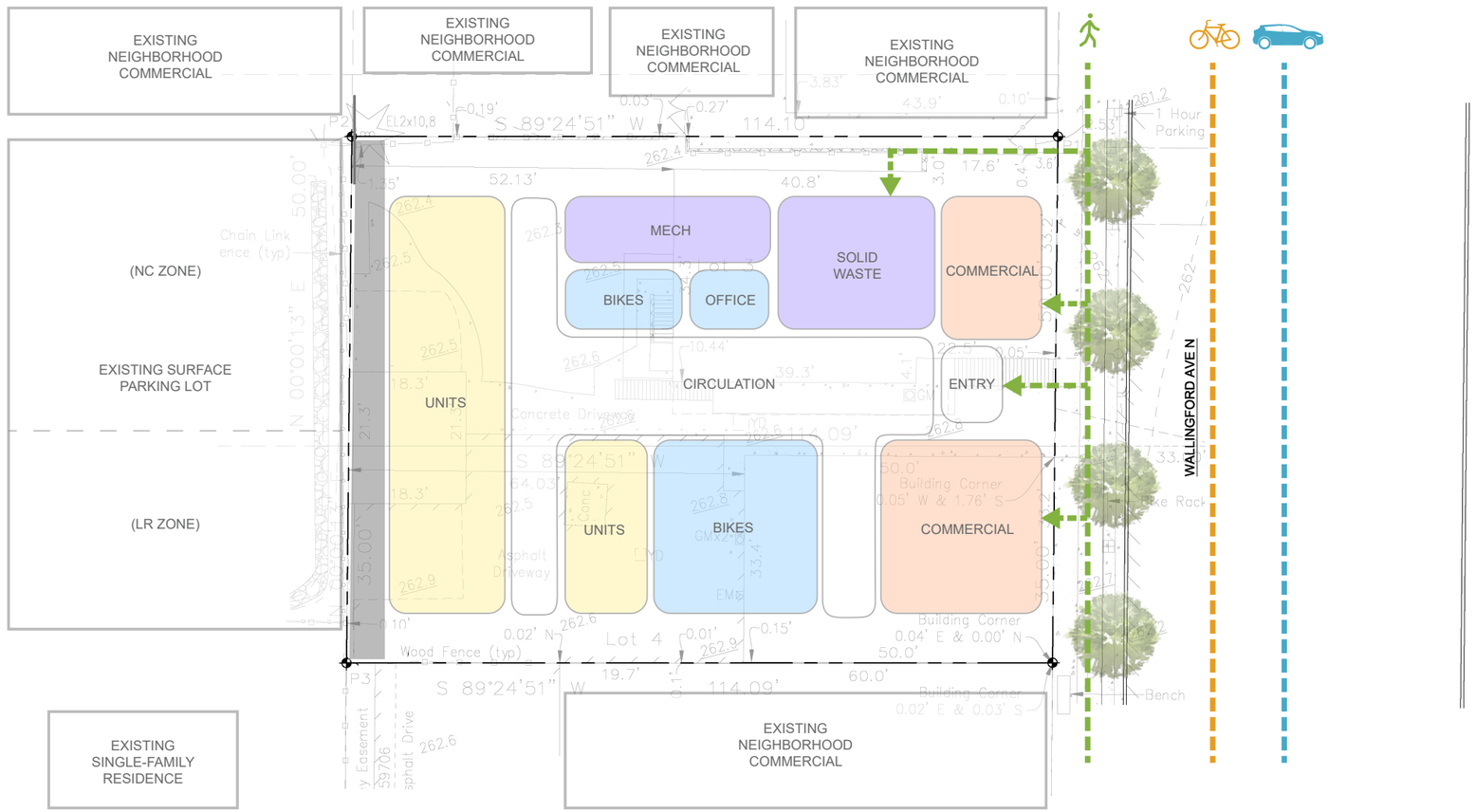
TRAFFIC CIRCULATION
- A single lane each of two-way traffic with parallel parking along both sides of Wallingford Ave N.
- Traffic light and crosswalks at intersection of Wallingford and N 45th Street.
- Shared bike circulation ("sharrows") along both sides of Wallingford Ave N

STREETSCAPE
- 12' existing right-of-way width fully paved (2' planting strip, 6' sidewalk).
- Existing curb cut to be removed and restored. Proposed solid waste access ramp.
- Paving in planting strip to be removed. Proposed street trees per SDOT Standard Plan 424 (5' wide tree pits).
- Remaining ROW to be paved for sidewalk (up to 8' required width).

NEIGHBORHOOD PATTERNS AND POTENTIAL
- The current one and two-story structures on the project sites are not maximizing development potential, especially considering its commercial zoning, proximity to N 45th Street and centrality in the Wallingford Urban Village.

LANDSCAPE APPROACH
- New street trees to be added in planting strip.
- Landscaping located along building edges, especially southwest edge at zone transition.
- Additional planting located at roof deck amenity.

SITE STRATEGY
- Continuation of strong commercial street edge.
- Central residential entry relating to prominent Wallingford Center entry directly across the street.
- Internal solid waste storage and staging with access pathway along north edge consistent with north neighbor's solid waste storage and access location.
- Maximization of units facing Wallingford Ave N for street activation



1.A. DESIGN CONCEPT, ARCHITECTURAL COMPOSITION AND MASSING

Staff supported the breakdown of massing in Option Two and recommended the project proceed with the refinement of this option using the following guidance.

Staff found the two-story datum aligns with adjacent buildings to the north and is an appropriate response to the existing development along this block.

The step-in massing for the floors above the second level assists in providing relief of the building's mass along the street and will help to establish massing context for future development south of the project site.

The design features noted on page 38 [of the EDG packet] are appropriate for the context of the immediate neighborhood and should be carried through to the recommendation phase:
-Street Level Textural Base
-Street Level Transparency
-Upper Level Punched Openings
-Window Groupings with Infill Panels

APPLICANT RESPONSE:

The proposed project is a refinement of Option Two presented at EDG. It incorporates various features from the proposal that Staff encouraged the applicant to carry through to this phase.

The street facing massing consists of three massing elements:
1. A two and a half story base
2. Centered upper level volume
3. Recessed corners

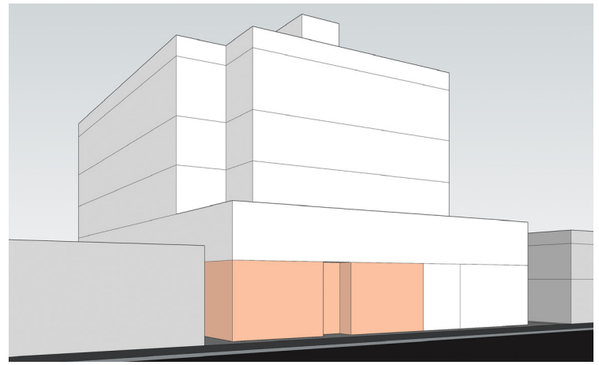
The height, scale and setbacks of these volumes reiforce the existing neighborhood context and break down the height, bulk and scale of the building as seen from the street.

SEATTLE
CS2-C RELATIONSHIP TO THE BLOCK
CS2-D HEIGHT, BULK, AND SCALE
CS3-A.1 FITTING OLD AND NEW TOGETHER



VIEW OF SOUTHEAST PORTION OF PROPOSAL EXPRESSING DESIGN CONCEPT, COMPOSITION, AND MASSING

OPTION TWO EDG MASSING



OPTION TWO CONCEPT IMAGES FROM PACKET



TWO-STORY BASE, UPPER LEVELS SETBACK



TWO-STORY VOLUME COMMERCIAL AT GROUND, WITH UNITS ABOVE

1.A. DESIGN CONCEPT, ARCHITECTURAL COMPOSITION AND MASSING

CONTINUED

APPLICANT RESPONSE:
The design features noted on page 38 of the EDG packet have been carried forward and refined in the design proposal.

1 Street Level Textural Base
The two and a half story base relates to and complements the existing brick building to the north. It is clad in brick to provide material continuity, texture as well and visual interest through brick detailing

2 Street Level Transparency
The street-level street-facing facade is provided with storefront groups that provide transparency for the two commercial spaces and residential entry.

3 Upper Level Punched Openings
The windows at Level 2 are punched openings within the brick aligning with the existing two-story brick buildings in the surrounding neighborhood.

4 Window Groupings with Infill Panels
The street facing upper level windows are grouped together vertically with infill panel to create order and respond to the Wallingford Center across the street.

SEATTLE
CS2-C RELATIONSHIP TO THE BLOCK
CS2-D HEIGHT, BULK, AND SCALE
CS3-A.1 FITTING OLD AND NEW TOGETHER



1 STREET-LEVEL TEXTURAL BASE



2 STREET-LEVEL TRANSPARENCY



3 UPPER-LEVEL PUNCHED OPENINGS



4 UPPER-LEVEL WINDOW GROUPINGS WITH INFILL PANELS

1.A. DESIGN CONCEPT, ARCHITECTURAL COMPOSITION AND MASSING

CONTINUED

APPLICANT RESPONSE:
The design proposal takes cues from the neighborhood context, endeavoring to blend modern design and materials with traditional and contextual detailing.





CUES FROM WALLINGFORD CENTER: LAP SIDING, USE OF COLOR, VERTICAL WINDOW GROUPING AND TRIM





CUES FROM BRICK BUILDINGS: BRICK DETAILING, LARGE TRANSPARENT COMMERCIAL STREET LEVEL, PUNCHED WINDOW OPENINGS ON SECOND FLOOR





CUES FROM BRICK BUILDINGS: DETAILING, PILASTERS, CONCRETE BASE, LARGE TRANSPARENT COMMERCIAL STREET LEVEL





CUES FROM SINGLE-STORY COMMERCIAL TO SOUTH: HEIGHT OF COMMERCIAL, RHYTHM AND HORIZONTAL GROUPING OF WINDOWS

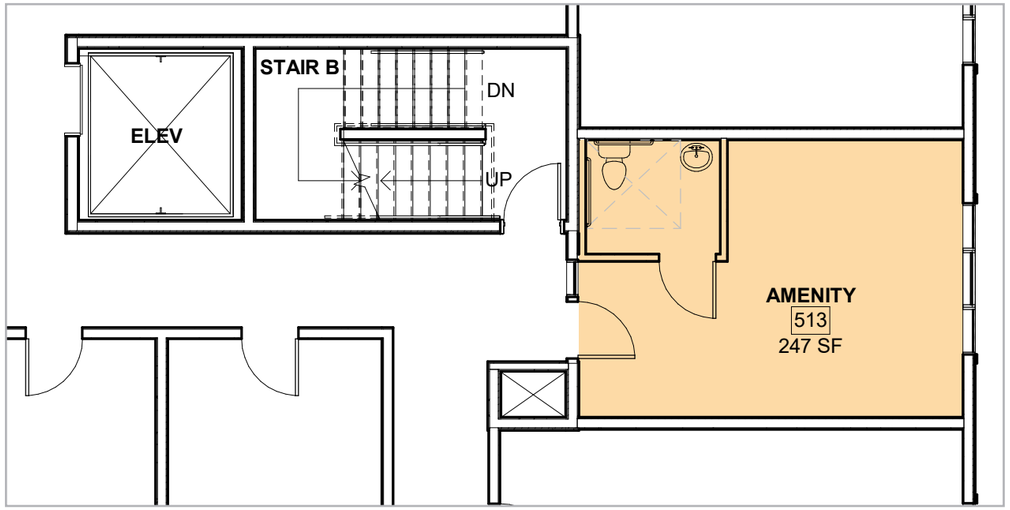
SEATTLE
CS2.C RELATIONSHIP TO THE BLOCK
CS2.D HEIGHT, BULK, AND SCALE
CS3.A.1 FITTING OLD AND NEW TOGETHER

2 COMMON AMENITY AREA

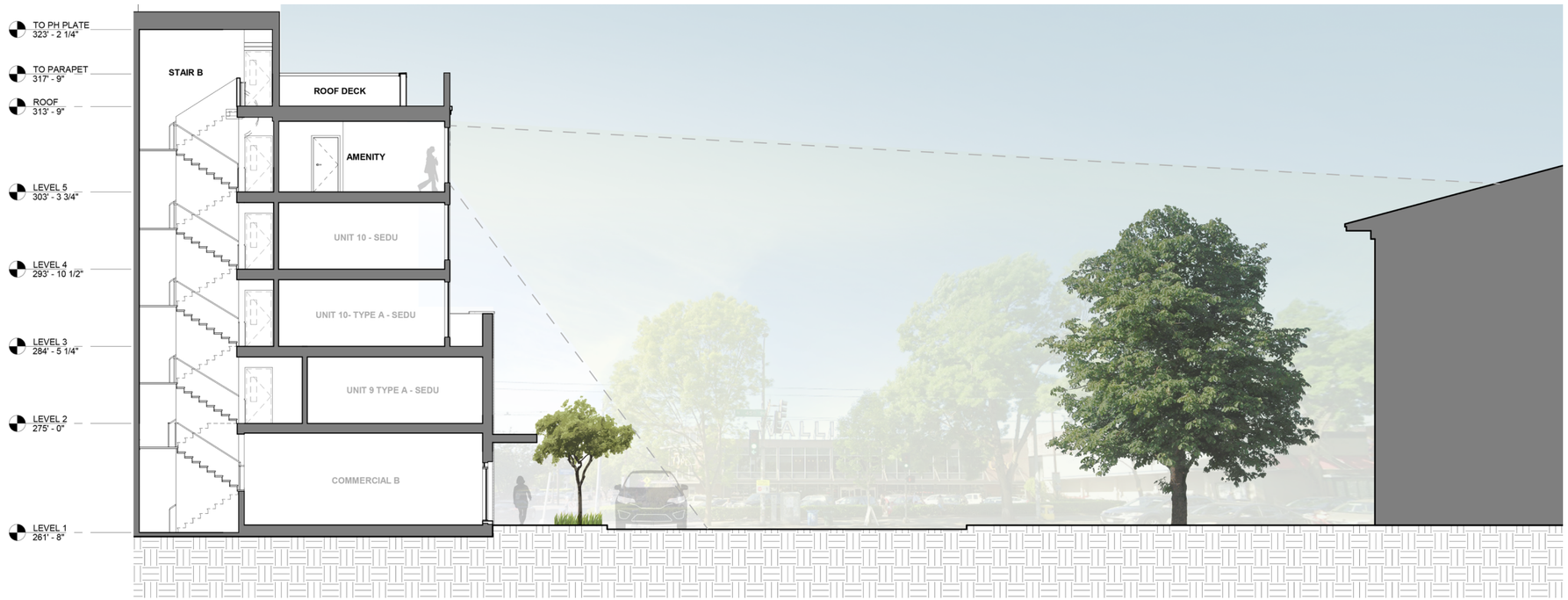
a. Staff recommends the resident amenity space be relocated to either level 5 or possibly level 3, on the east side of the building, with windows facing Wallingford Avenue. Relocating the amenity space to level 5 will provide a connection to the rooftop amenity space and provide residents to the west side of the building with indoor views of the street.

b. Relocating the amenity space to Level 3 will also provide indoor views and a connection to Wallingford Avenue. Locating the amenity space on Level 3 is less desirable...

APPLICANT RESPONSE:
The resident amenity space has been relocated to Level 5 along the east side of the building allowing all residents views of Wallingford Avenue and across to the activity of the Wallingford Center. The amenity space is located adjacent the stair to the roof deck for easy access between the two.



FLOOR 5 PLAN SHOWING PROXIMITY OF AMENITY TO STAIR LEADING TO ROOF AMENITY



SECTION DIAGRAM SHOWING LOCATION OF LEVEL 5 AMENITY SPACE TO ROOF DECK AND VIEWS OF WALLINGFORD AVE N

SEATTLE
DC1.A.1 VISIBILITY
DC1.A.2 GATHERING PLACES
DC1.A.4 VIEWS AND CONNECTIONS

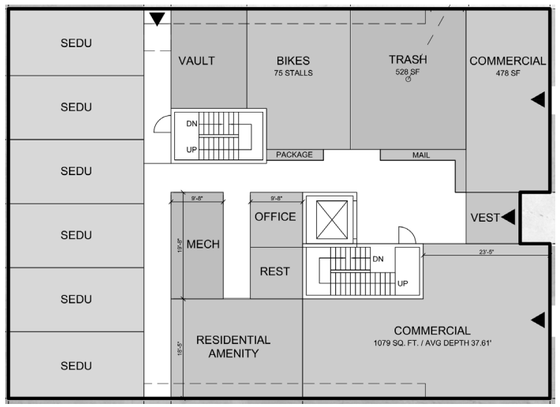
3 LEVEL 1 FLOOR PLAN

While staff supports the general massing of Option Two, it is recommended that the design of the level one floor plan resemble the first level showing in Option Three with regard to retail spaces, the residential entry, and lobby. Staff encourages providing a lobby with mailboxes, package pickup, and direct access to the bicycle storage for the building. Staff recommends carrying through the street frontage composed of commercial space and residential entry.

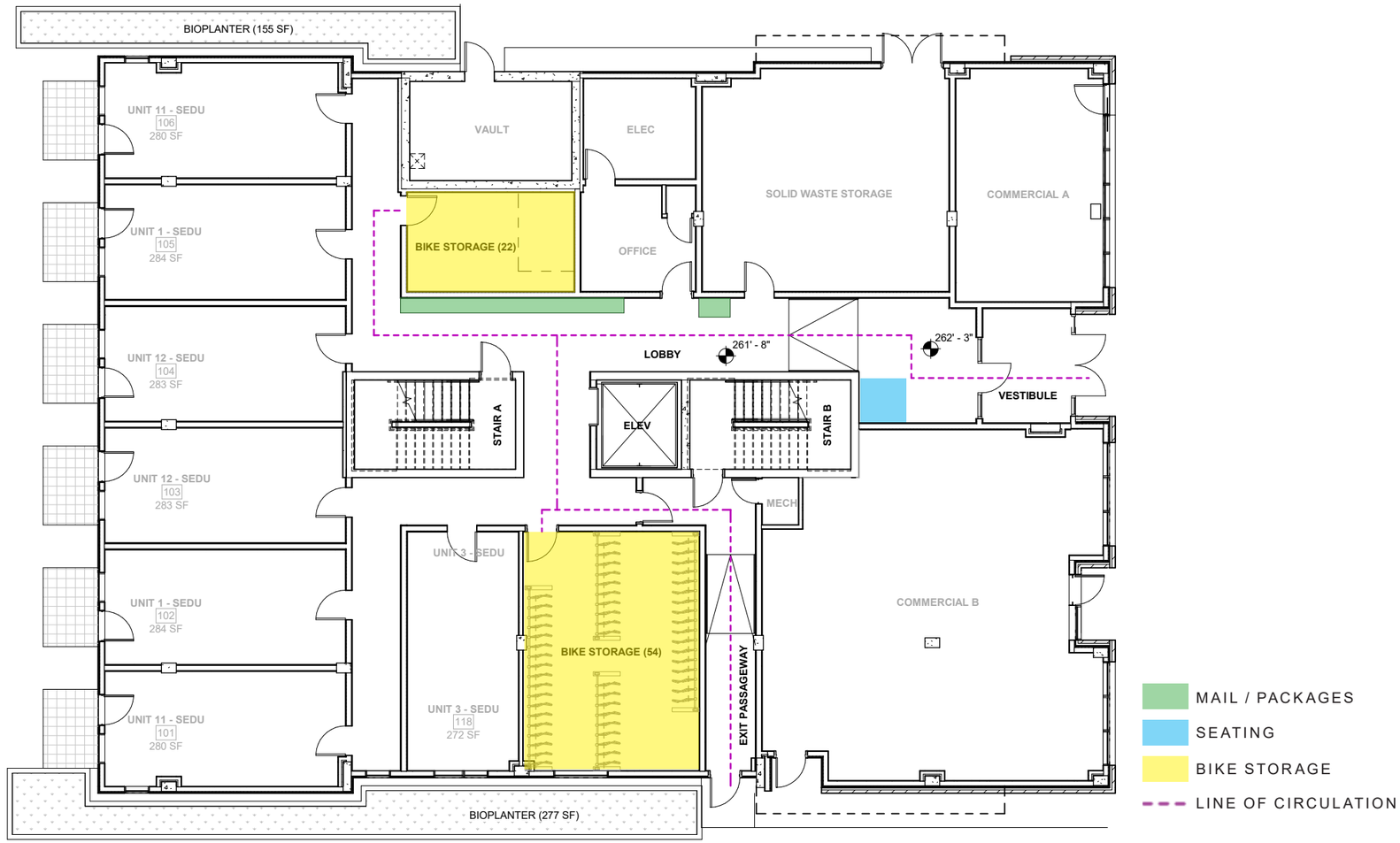
APPLICANT RESPONSE:
The design of Level 1 is similar to that presented in Option 3 at EDG. A seating area will be located just inside the residential entry, providing views to the street advantageous for waiting for a ride-share service or a visitor. The width and linearity of the building circulation lends itself to incorporate mailboxes and a package kiosk within this circulation space. Direct and convenient access to the bicycle storage rooms and solid waste storage is provided from this main circulation spine as well.

The arrangement of commercial spaces along the street frontage has been maintained in the design.

WALLINGFORD / SEATTLE
PL2.I PEDESTRIAN OPEN SPACES AND ENTRIES
PL3.A.1 ENTRIES
DC1.A.1 INTERIOR USE VISIBILITY



FIRST FLOOR DIAGRAM FROM EDG OPTION 3



PLAN DIAGRAM OF LOBBY ACCESS TO FIRST FLOOR AMENITIES



PERSPECTIVE FROM NORTHEAST WALLINGFORD AVE N



PERSPECTIVE FROM SOUTHEAST WALLINGFORD AVE N



STREET LEVEL PERSEPECTIVE VIEW FROM WALLINGFORD AVE N



STREET LEVEL PERSPECTIVE VIEW TOWARDS N 45TH STREET

CS2. URBAN PATTERNS AND FORM	**Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.**	
CS2.C Relationship to the Block	2. Mid-Block sites: look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.	The design continues the two and a half story base from the building to the north, with upper levels set back from the street.
CS2.D Height, Bulk, and Scale	1. Review existing development and zoning to determine an appropriate complement and/or transition in scale. 2. Use existing site features to help make a successful fit with adjacent properties. 3. Provide an appropriate transition or complement to adjacent zones. 4. Strive for a successful transition between zones where a project abuts a less intense zone. 5. Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.	The building follows the existing context to the north with an expression of a base, with the upper levels setting back from the street to reduce the height, bulk and scale. A 10' setback from the LR2 zone southwest of the parcel respects the zone transition and privacy conflicts are minimized.
CS2.I Responding to Site Characteristics	i. Upper level building setbacks...are encouraged to help minimize shadow impacts on public sidewalks.	The project proposes an upper level setback.

CS3. ARCHITECTURAL CONTEXT AND CHARACTER	**Contribute to the architectural character of the neighborhood.**	
CS3.A.1 Fitting Old and New Together	Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.	The project design takes cues from the existing neighborhood context in areas such as brick application and detailing, window groupings, frames and infill materials, color, setbacks and massing.

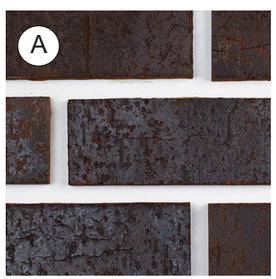
PL2. WALKABILITY	**Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.**	
PL2.I Pedestrian Open Spaces and Entrances	i. Entries for residential uses on the street (rather than from the rear of the property) add to the activity on the street and allow for visual surveillance for personal safety. ii. Continuous, well-lighted, overhead weather protection is strongly encouraged to improve pedestrian comfort and to promote a sense of security.	The residential entry is located on the street. Overhead weather protection is continuous for 90% of the building facade providing coverage to both commercial entries and the residential entry. Lighting for wayfinding and safety is provided through wall sconces along the building edge.
PL2.II Blank Walls	Buildings should avoid large blank walls facing the street, especially near sidewalks... i. Long, undifferentiated surfaces, facades, or store frontages are strongly discouraged iii. Locate and design ground floor windows to maximize transparency of commercial facade and attract pedestrian interest	In order to avoid a blank wall condition a departure is being requested to allow a shallow commercial space to be located along the street at the northeast corner of the building. This will allow the large transparent storefront system to continue along the street front, maximizing transparency and providing visual interest through an indoor/outdoor connection in the commercial spaces.

PL3. STREET-LEVEL INTERACTION	**Encourage human interaction and activity at the street-level with clear connections to building entries and edges.**	
PL3.A.Entries	1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street. a. Retail entries should include adequate space for several patrons to enter and exit simultaneously, preferably under cover from weather. c. Common entries to multi-story residential buildings need to provide privacy and security for residents but also be identifiable to visitors.	All entires are encompassed under one canopy providing weather protection. The larger commercial space and residential entries are recessed to provide adquate space for patrons and residents to move through. Large amounts of transparency provide visual connection to the building interiors and signage reinforces the identification of the entries.

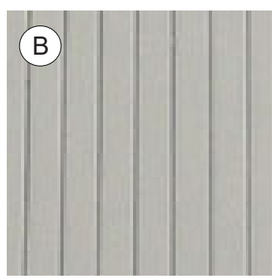
DC1. PROJECT USES AND ACTIVITIES	**Optimize the arrangement of uses and activities on site.**	
DC1.A. Arrangement of Interior Uses	1. Visibility: Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front. 2. Gathering Places: Maximize the use of any gathering spaces considering: 3. Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to extrior spaces and uses.	All commercial spaces are located along the street edge for visual and physical connections to the sidewalk. The residential entry has the same connections to the street. Within the residential lobby seating, mail/packages, circulation and connection to bike storage are all connected.
DC2.II Human Scale	The design of new building should incorporate architectural features, elements and details to achieve a good human scale. i. Transom or clerestory windows above entrances, display windows and projected bay window are encouraged ii. Multiple paned windows that divide large areas of glass into smaller parts are preferred because they add human scale iii. Use durable and well detailed finish materials	Brick and concrete are used as the primary materials at the base for scale, texture and durability. The storefront windows are divided into smaller sections following the storefront concept of the commercial spaces to the south and incorporated clerestory windows into the window design.



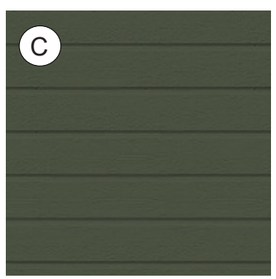
RENDERED EAST ELEVATION



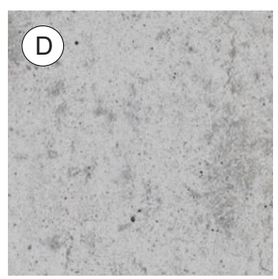
BRICK
MUTUAL MATERIALS
COAL CREEK



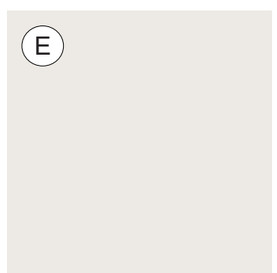
METAL PANEL
PRESTIGE SERIES, AEP SPAN, 1” REVEAL
22 GAUGE, PARCHMENT



SMOOTH FIBER CEMENT LAP, 6” REVEAL
SHERWIN WILLIAMS
ROOKWOOD DARK GREEN



CONCRETE
GRAY TEXTURE



FIBER CEMENT PANEL
SHERWIN WILLIAMS
SNOWBOUND



FIBER CEMENT PANEL
SHERWIN WILLIAMS
TRICORN BLACK



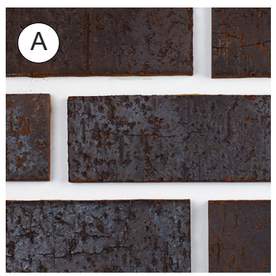
ALUMINUM BALCONY
PAINTED TO MATCH
TRICORN BLACK



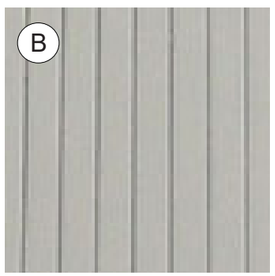
METAL AWNING
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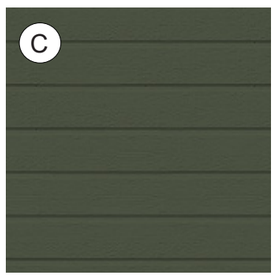
RENDERED SOUTH ELEVATION



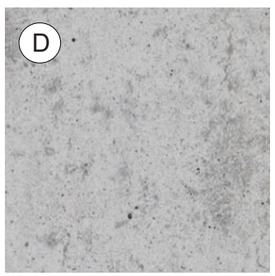
BRICK
MUTUAL MATERIALS
COAL CREEK



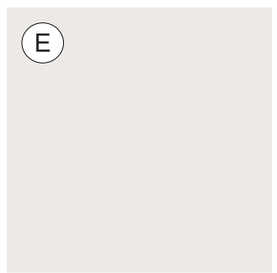
METAL PANEL
PRESTIGE SERIES, AEP SPAN, 1" REVEAL
22 GAUGE, PARCHMENT



SMOOTH FIBER CEMENT LAP, 6" REVEAL
SHERWIN WILLIAMS
ROOKWOOD DARK GREEN



CONCRETE
GRAY TEXTURE



FIBER CEMENT PANEL
SHERWIN WILLIAMS
SNOWBOUND



FIBER CEMENT PANEL
SHERWIN WILLIAMS
TRICORN BLACK



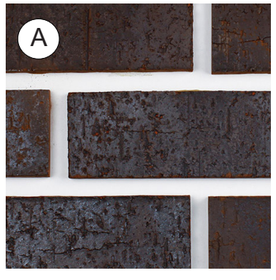
ALUMINUM BALCONY
PAINTED TO MATCH
TRICORN BLACK



METAL AWNING
PAINTED TO MATCH
TRICORN BLACK

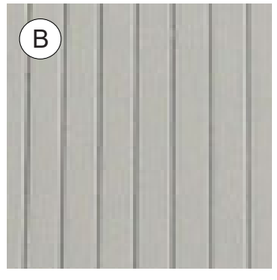


RENDERED WEST ELEVATION



A

BRICK
MUTUAL MATERIALS
COAL CREEK



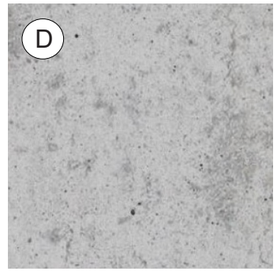
B

METAL PANEL
PRESTIGE SERIES, AEP SPAN, 1" REVEAL
22 GAUGE, PARCHMENT



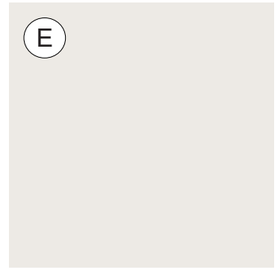
C

SMOOTH FIBER CEMENT LAP, 6" REVEAL
SHERWIN WILLIAMS
ROOKWOOD DARK GREEN



D

CONCRETE
GRAY TEXTURE



E

FIBER CEMENT PANEL
SHERWIN WILLIAMS
SNOWBOUND



F

FIBER CEMENT PANEL
SHERWIN WILLIAMS
TRICORN BLACK



G

ALUMINUM BALCONY
PAINTED TO MATCH
TRICORN BLACK



H

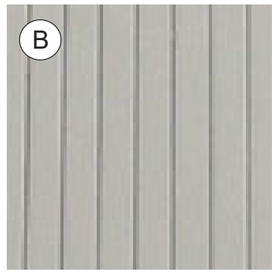
METAL AWNING
PAINTED TO MATCH
TRICORN BLACK



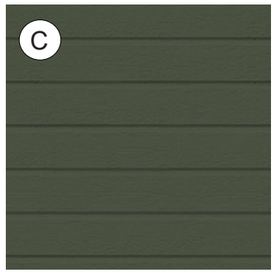
RENDERED NORTH ELEVATION



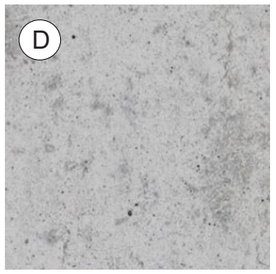
BRICK
MUTUAL MATERIALS
COAL CREEK



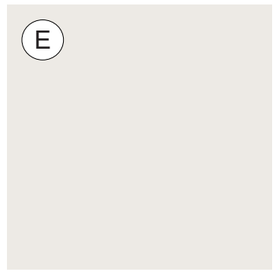
METAL PANEL
PRESTIGE SERIES, AEP SPAN, 1" REVEAL
22 GAUGE, PARCHMENT



SMOOTH FIBER CEMENT LAP, 6" REVEAL
SHERWIN WILLIAMS
ROOKWOOD DARK GREEN



CONCRETE
GRAY TEXTURE



FIBER CEMENT PANEL
SHERWIN WILLIAMS
SNOWBOUND



FIBER CEMENT PANEL
SHERWIN WILLIAMS
TRICORN BLACK



ALUMINUM BALCONY
PAINTED TO MATCH
TRICORN BLACK



METAL AWNING
PAINTED TO MATCH
TRICORN BLACK



C O N E ARCHITECTURE

4417+4421 WALLINGFORD AVE N 3036100-LU MATERIAL BOARD









BRICK
MUTUAL MATERIALS, COAL CREEK
Mutual Materials' Face Brick in Coal Creek is used at the two and half story street-level building base. The brick provides a human scale and texture as well as visual interest to the streetscape through its detailing. Traditional details, like solider courses at window headers and floor lines, pilasters and a cornice, are common in the existing neighborhood fabric of older brick buildings. The dark color of the brick provides a more modern aesthetic.

SMOOTH FIBER CEMENT LAP, 6” REVEAL
PAINTED, ROCKWOOD DARK GREEN
The upper level central volume is clad in a smooth fiber cement lap siding, connecting the building to the siding of the Wallingford Center with a complementing color.

METAL SIDING, PRESTIGE SERIES
AEP SPAN, 1” REVEAL, 22 GAUGE, PARCHMENT
Metal siding spans the largest areas of the building, the north and southeast corners and the rear elevation. A 1” reveal provides texture and shadow lines for interest and a contrast to the horizontality of the brick and lap siding. The light color is also a contrast to the dark brick and medium tone green lap.

FIBER CEMENT PANEL
PAINTED SNOWBOUND, TRICORN BLACK
The white fiber cement panel is located on the north and south elevations and was chosen as a quiet complement to the vibrant color and texture of the other materials. It will also help reflect light into the units once the adjacent parcels are developed to their maximum potential. The black fiber cement panel is used as an accent at window groupings and at the rear lower level.



COMMERCIAL ENTRY BLADE SIGNS



RESIDENTIAL MAIN ENTRY - AWNING MOUNTED SIGN

A

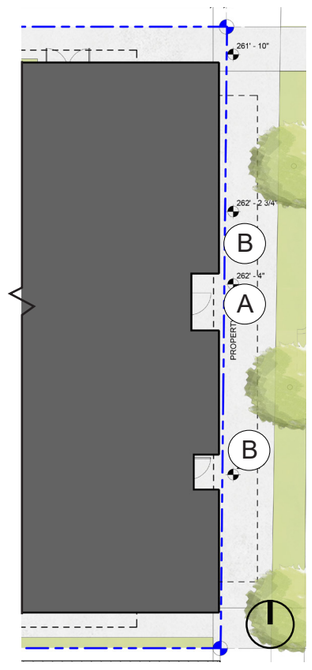
MAIN ENTRY AWNING

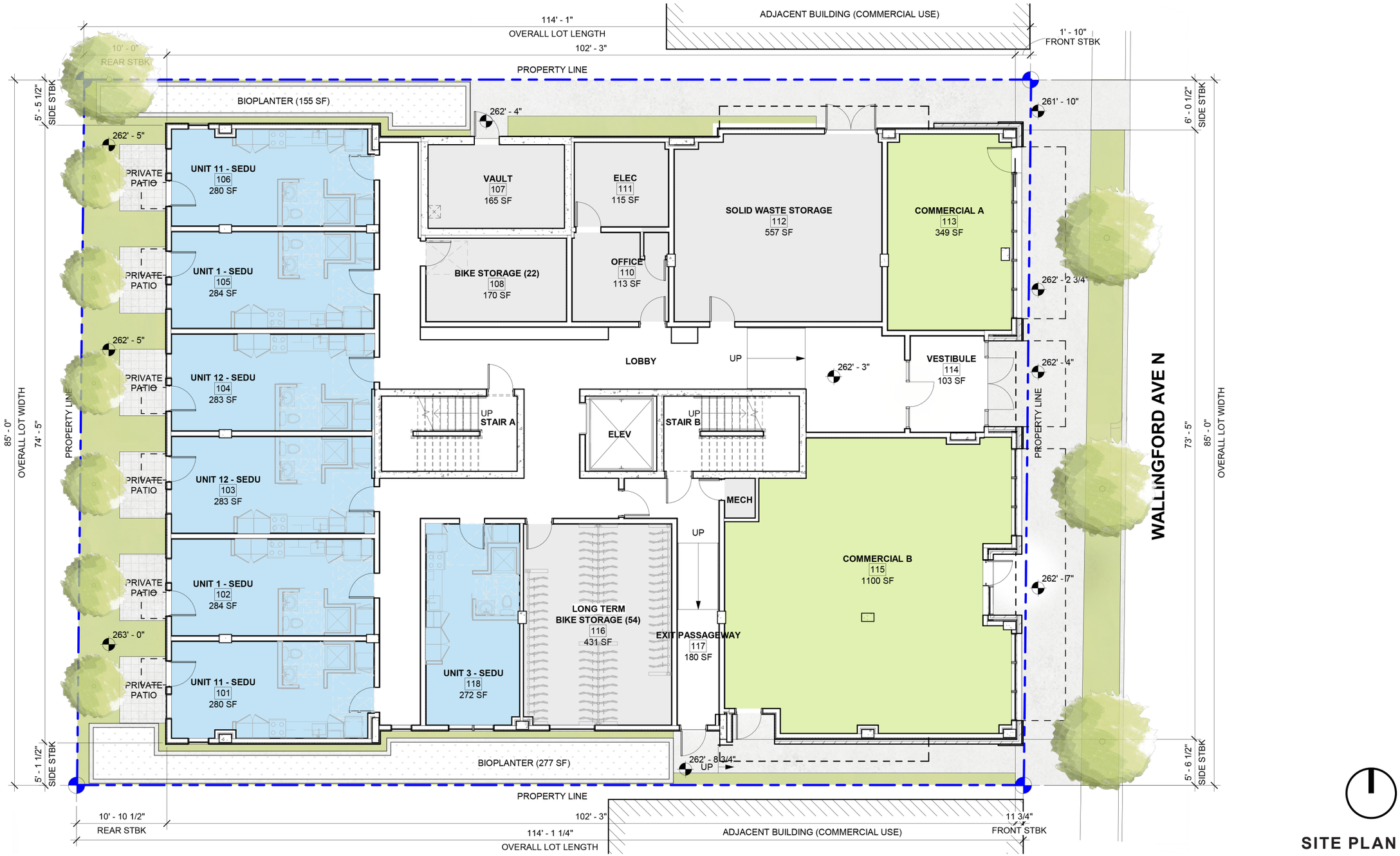


B

COMMERCIAL ENTRY BLADE SIGN

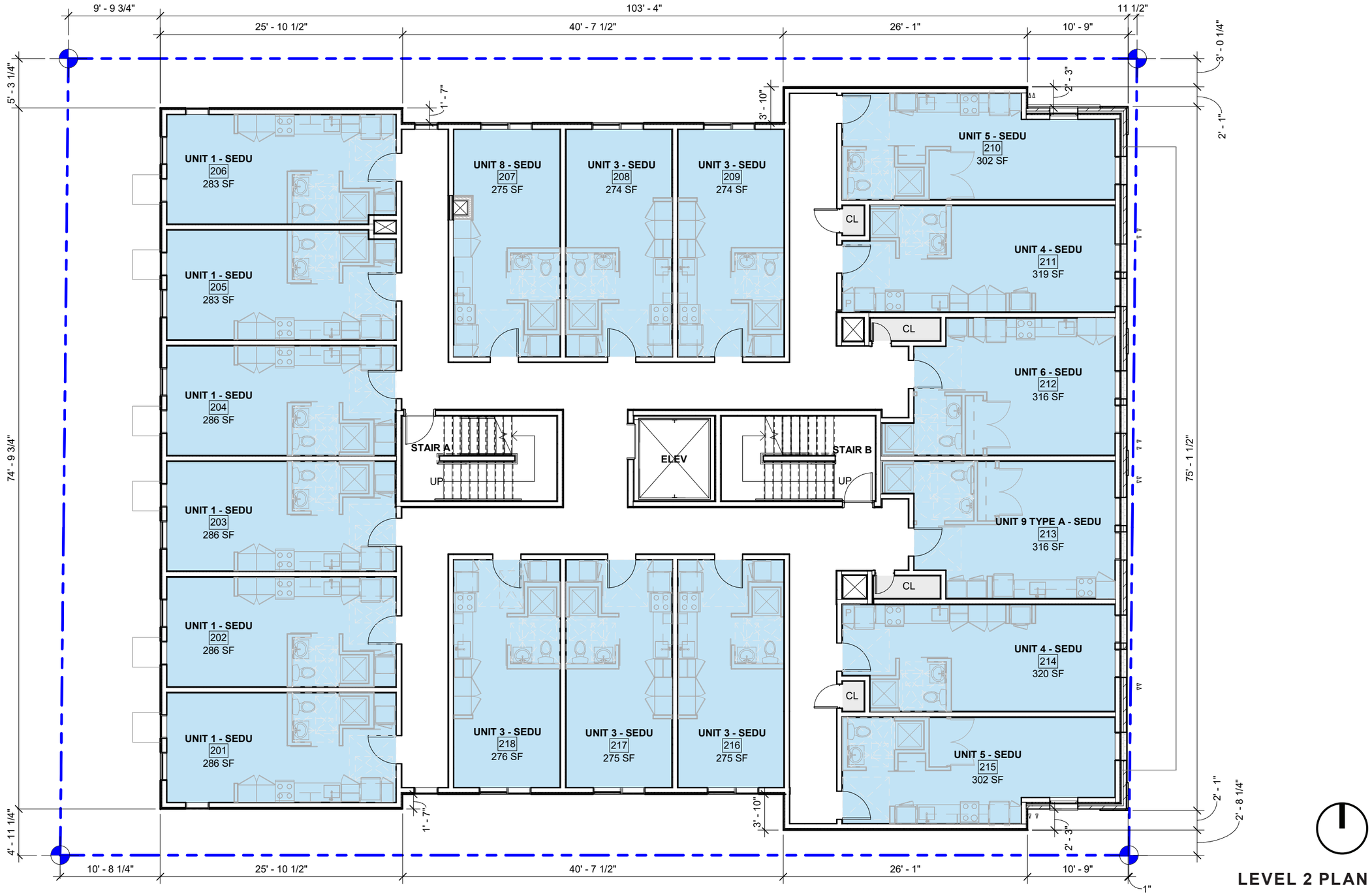






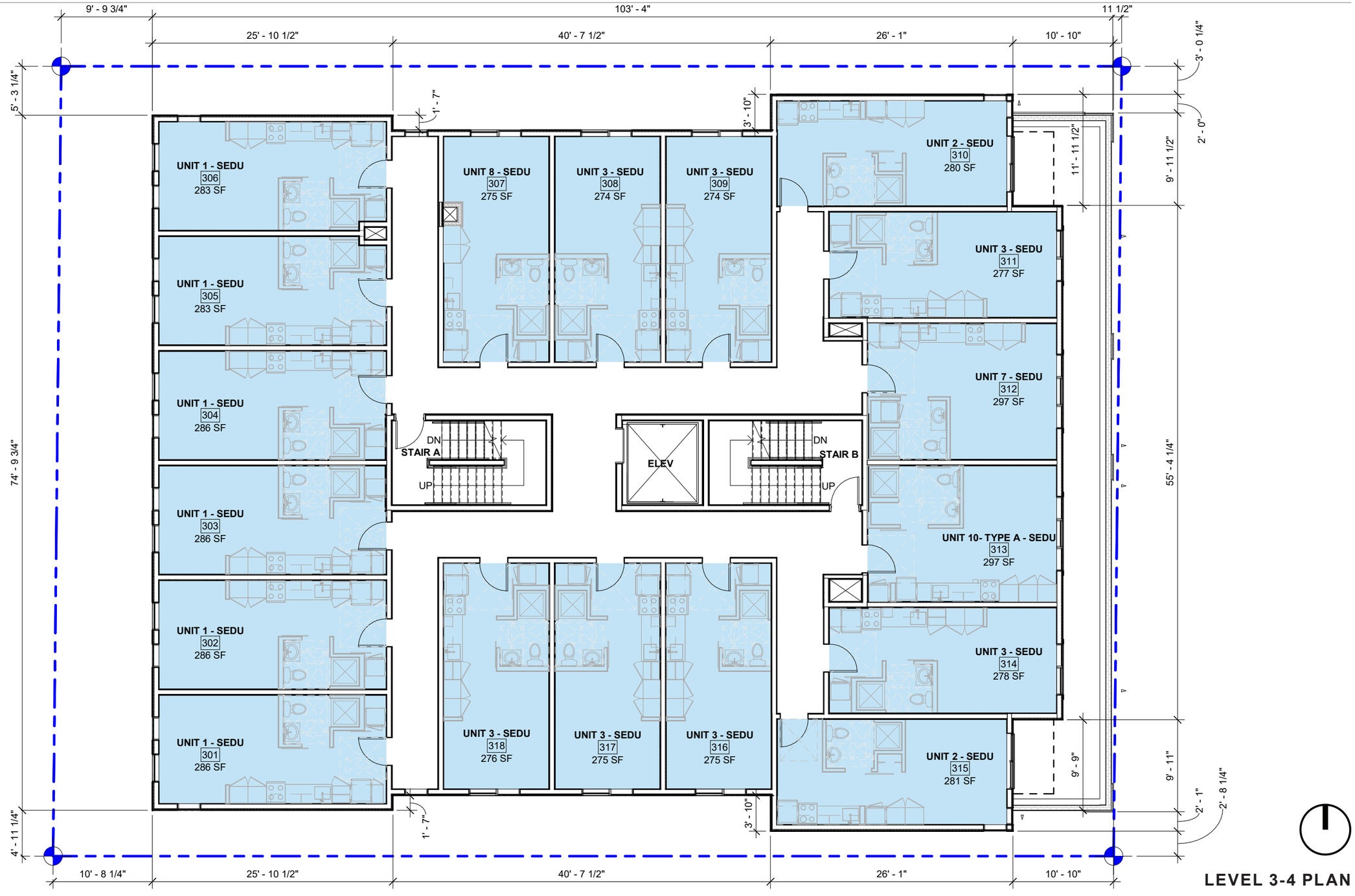
SITE PLAN

CIRCULATION SERVICE DWELLING COMMERCIAL AMENITY



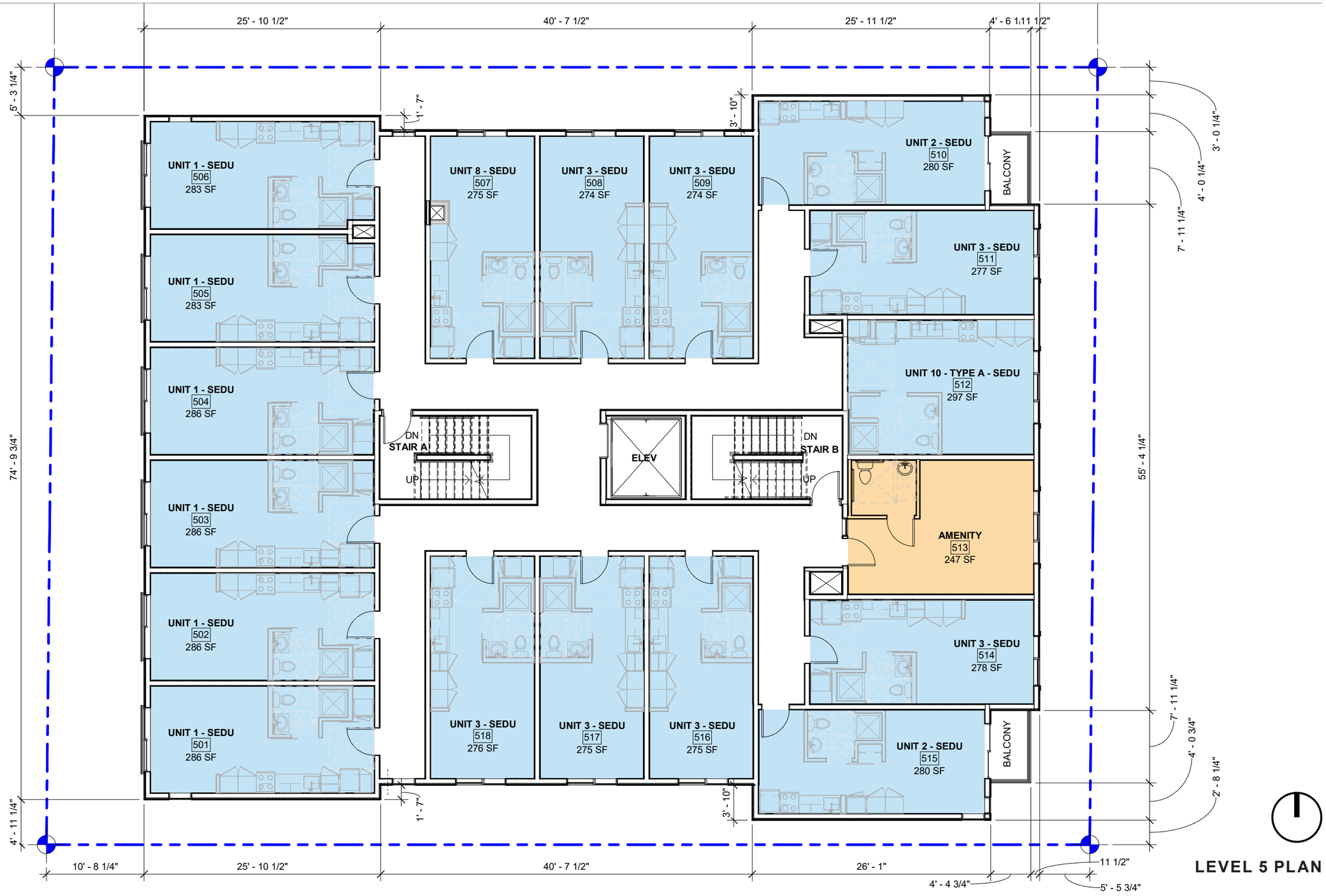
LEVEL 2 PLAN

CIRCULATION SERVICE DWELLING COMMERCIAL AMENITY



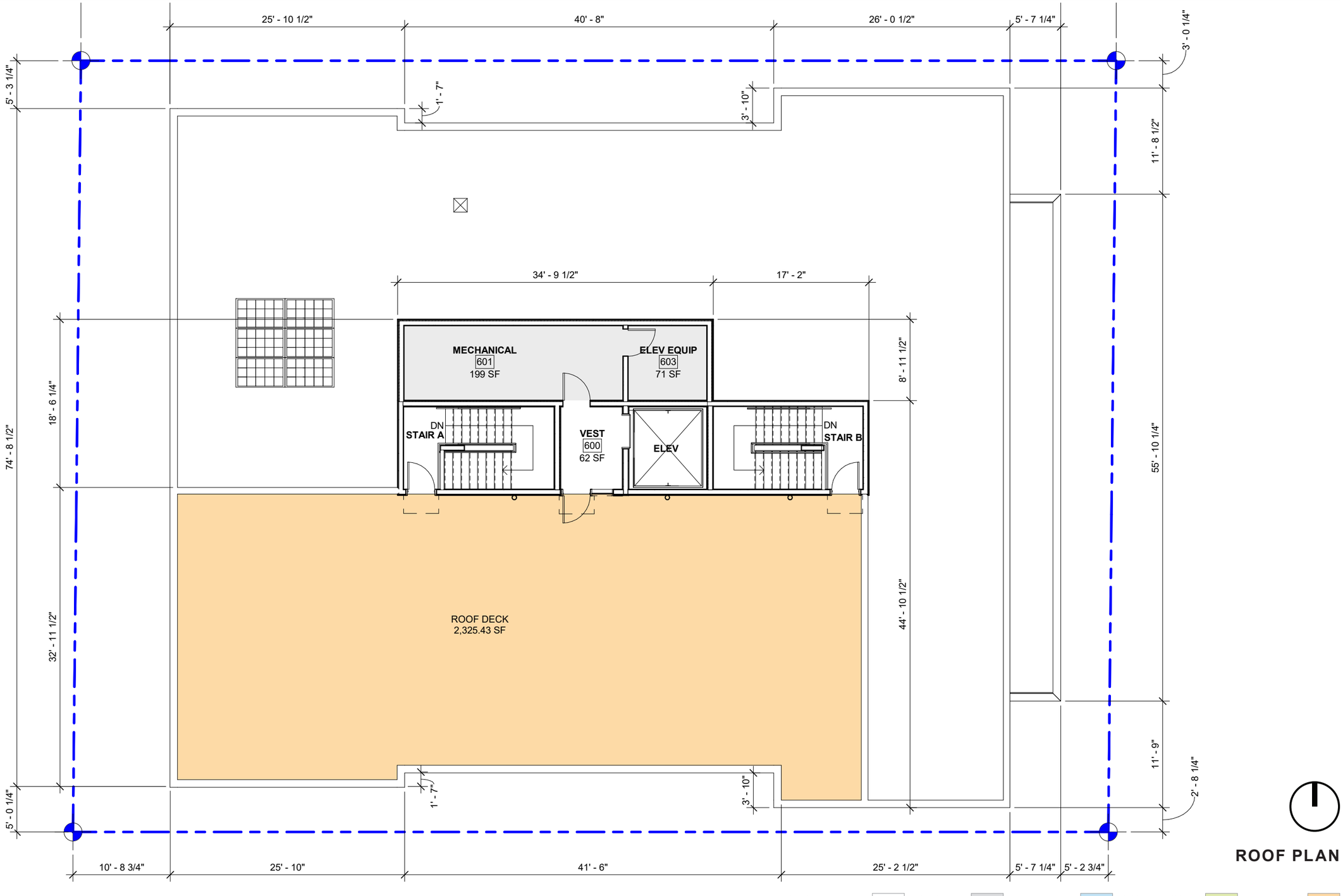
LEVEL 3-4 PLAN

CIRCULATION SERVICE DWELLING COMMERCIAL AMENITY



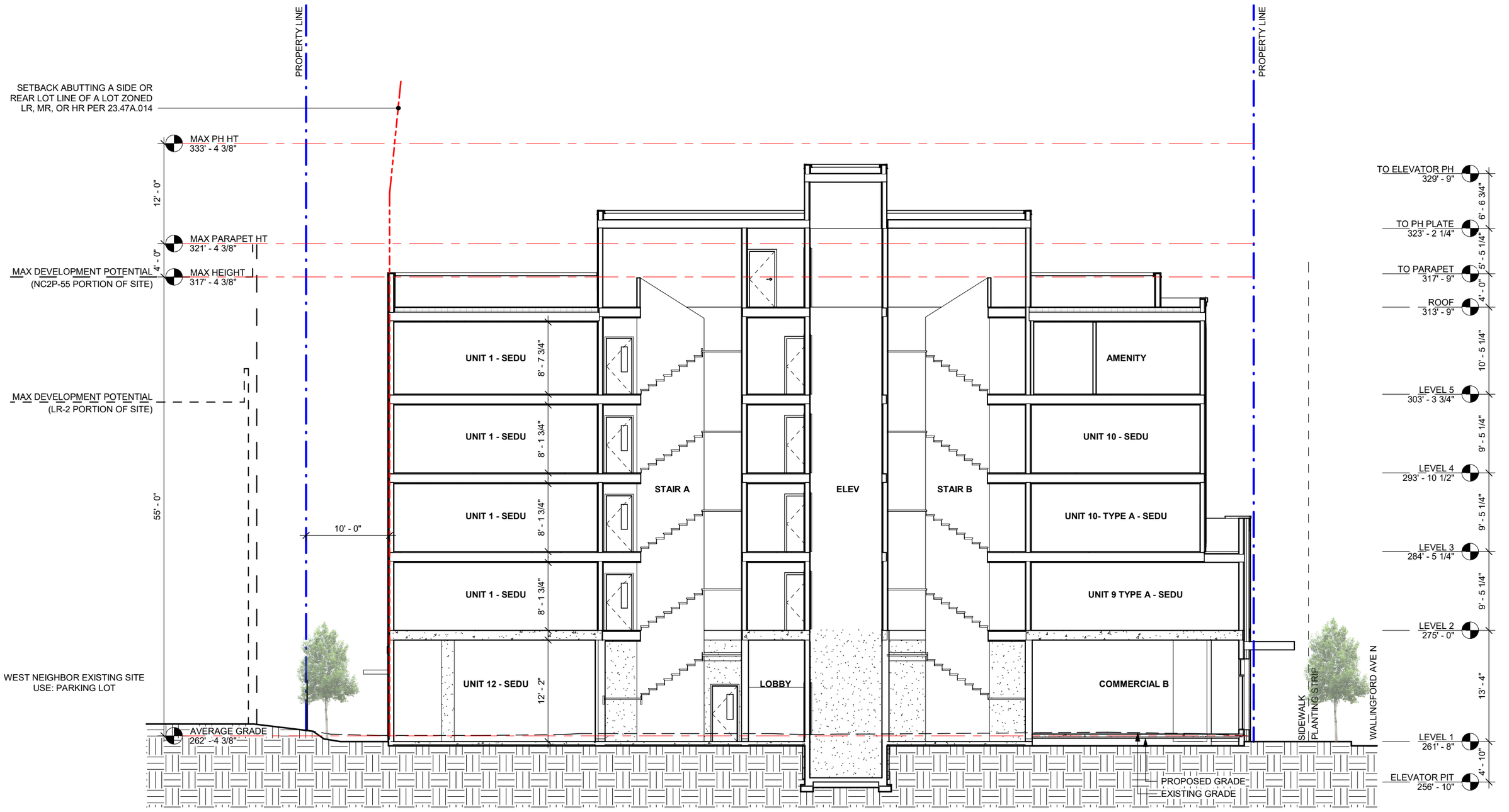
LEVEL 5 PLAN

CIRCULATION SERVICE DWELLING COMMERCIAL AMENITY

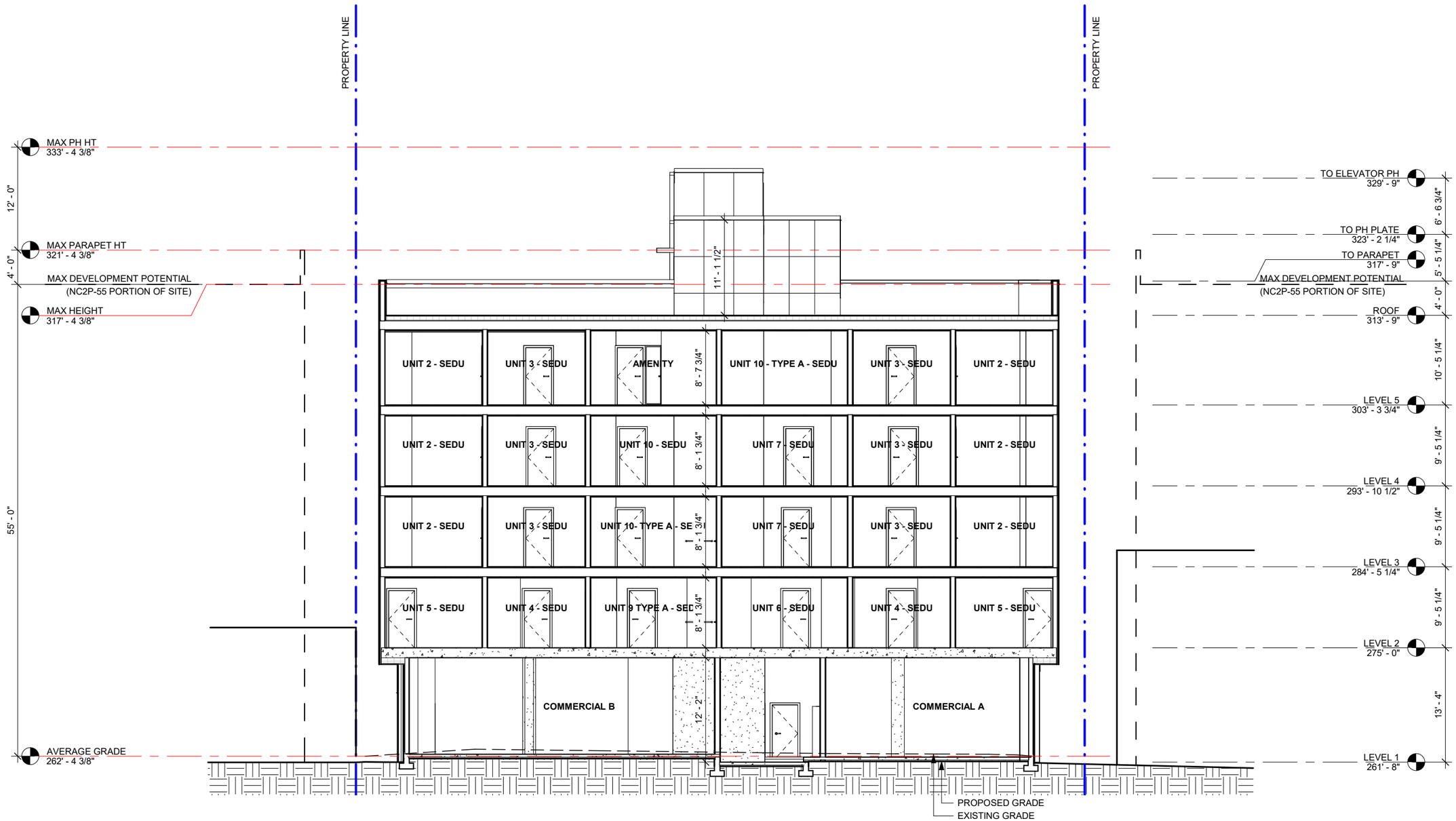


ROOF PLAN

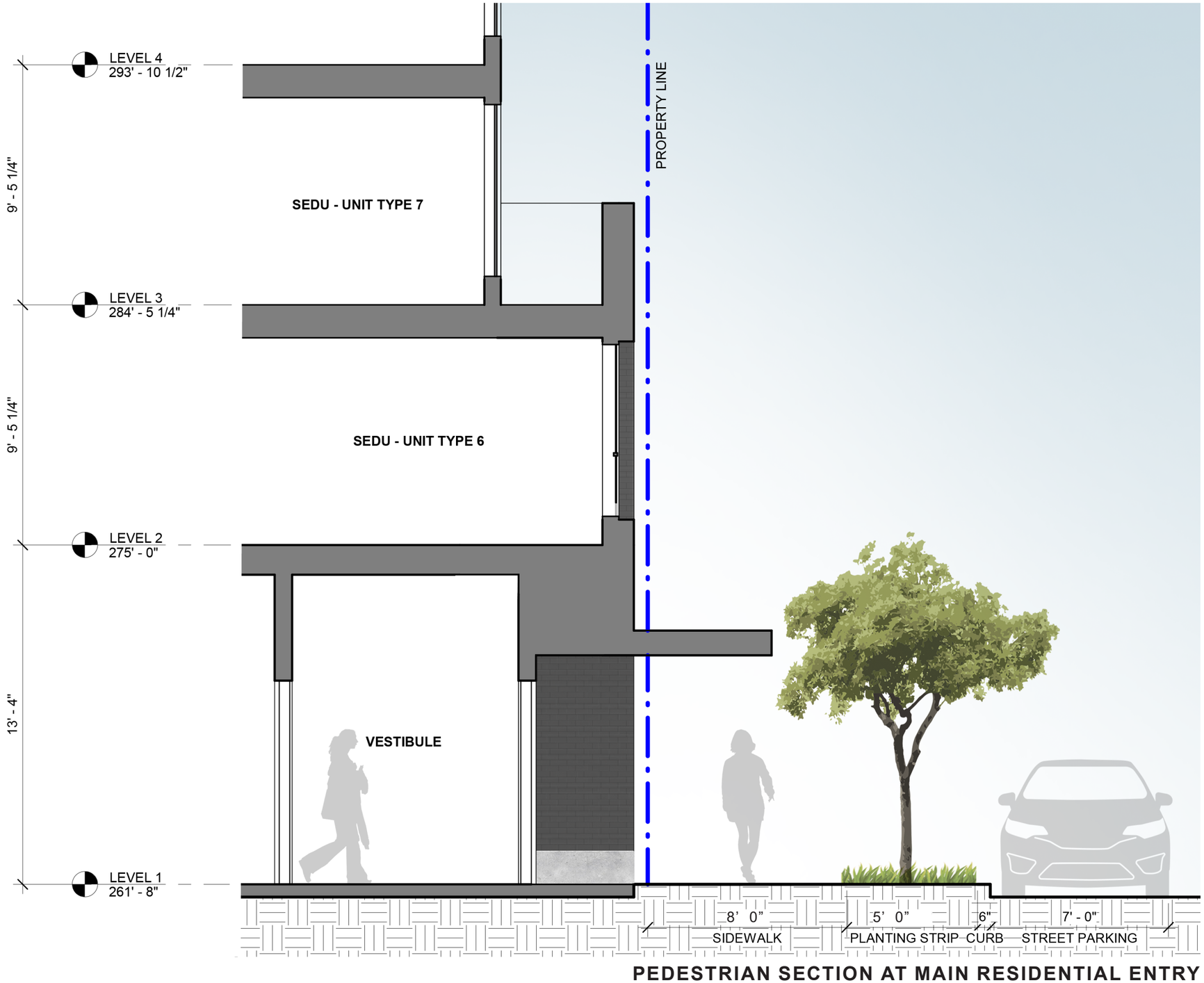
CIRCULATION SERVICE DWELLING COMMERCIAL AMENITY



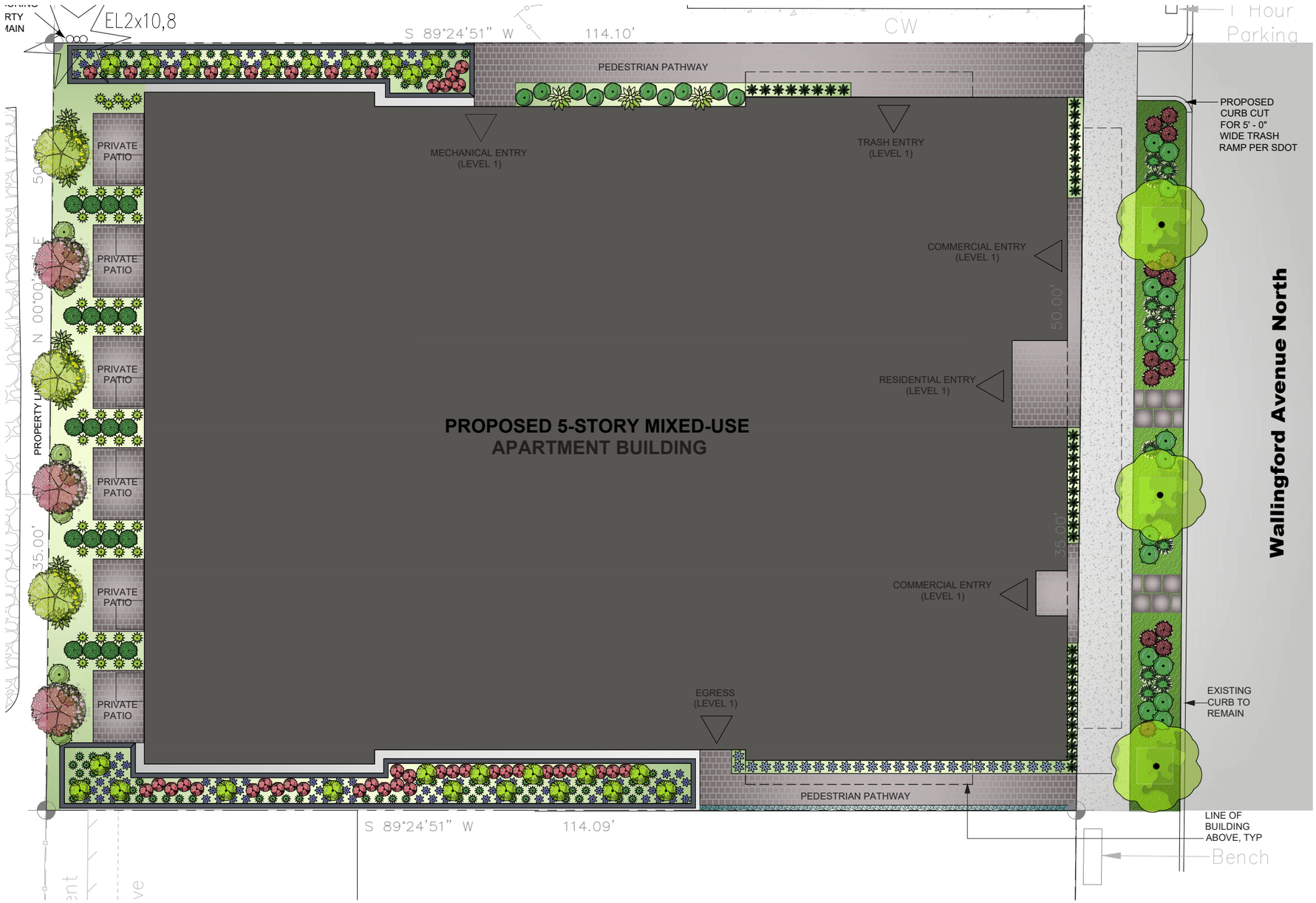
LONGITUDINAL SECTION LOOKING NORTH



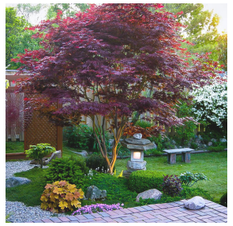
TRANSVERSE SECTION @ COMMERCIAL LOOKING EAST



PEDESTRIAN SECTION AT MAIN RESIDENTIAL ENTRY



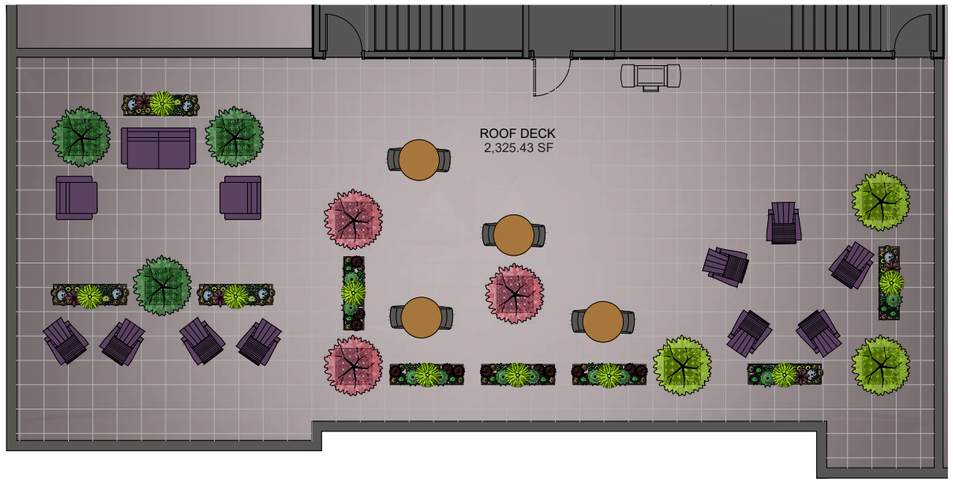
LANDSCAPE SITE PLAN









LANDSCAPE ROOF PLAN

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME
	Acer japonicum 'Autumn Moon' / Autumn Moon Maple
	Acer palmatum 'Bloodgood' / Bloodgood Japanese Maple
	Acer palmatum 'Katsura' / Katsura Japanese Maple
	Acer palmatum 'Oshio-Beni' / Oshio-Beni Japanese Maple
	Acer palmatum 'Sango Kaku' / Sango Kaku Japanese Maple
	Malus 'Golden Raindrops' / Golden Raindrops Crabapple Street Tree

GROUND COVERS	BOTANICAL / COMMON NAME
	Rubus calycinoides 'Emerald Carpet' / Creeping Raspberry

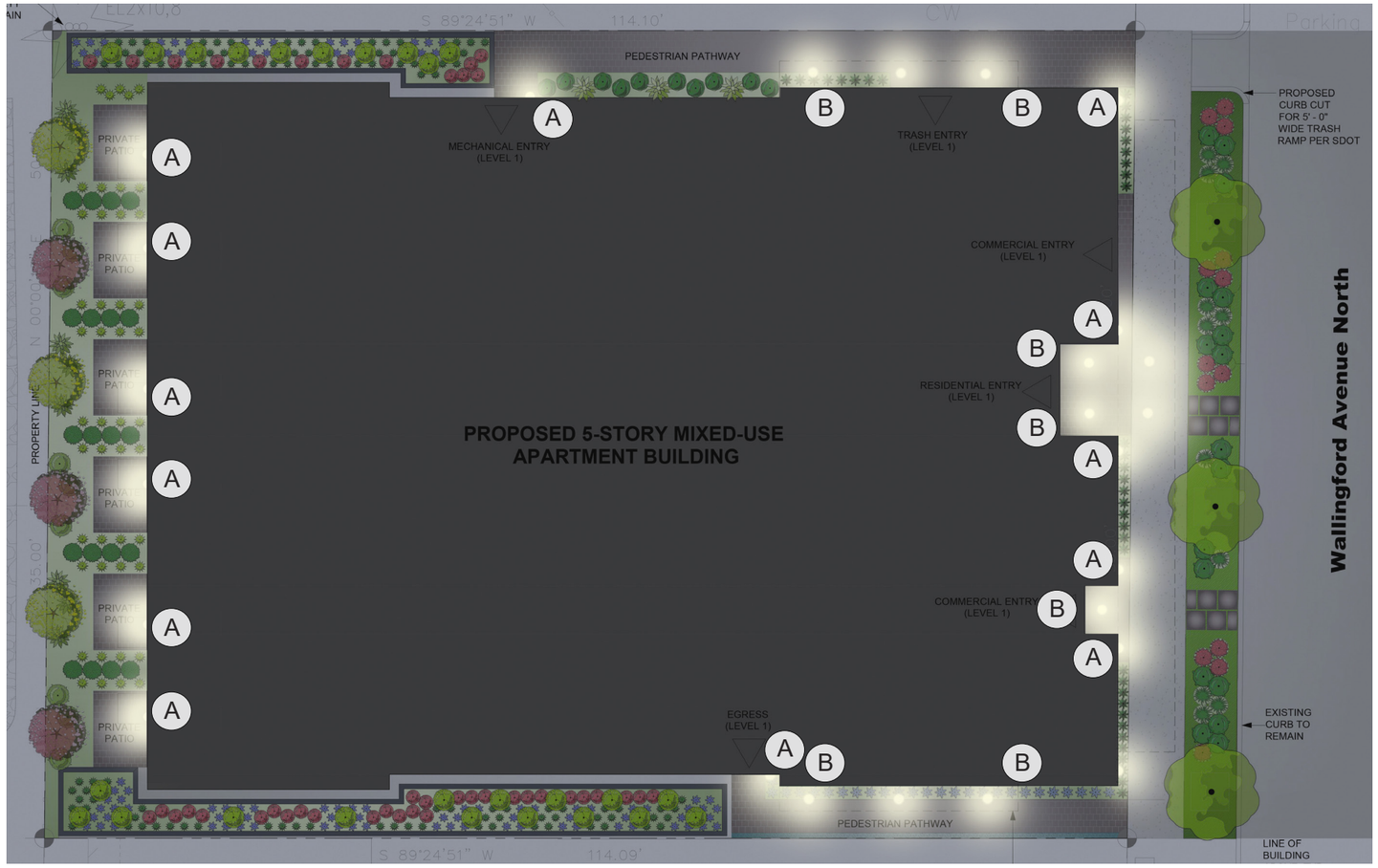
SITE	BOTANICAL / COMMON NAME
	7/8" Drain Rock

PLANT SCHEDULE

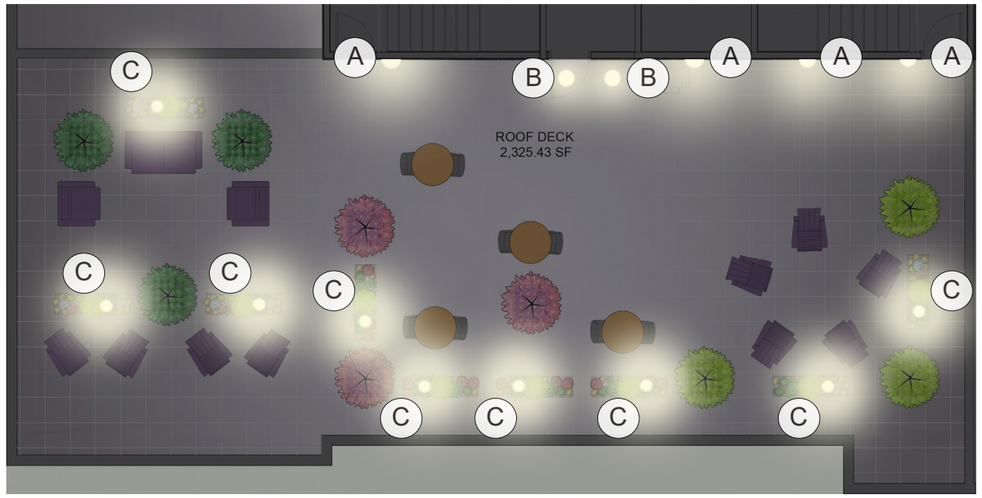
SHRUBS	BOTANICAL / COMMON NAME
	Berberis thunbergii 'Crimson Pygmy' / Crimson Pygmy Barberry
	Blechnum spicant / Deer Fern
	Carex oshimensis 'Everillo' / Everillo Japanese Sedge
	Euonymus japonicus 'Greenspire' / Greenspire Upright Euonymus
	Leucothoe fontaneslana 'Rainbow' / Rainbow Leucothoe
	Liriope muscari 'Big Blue' / Big Blue Lilyturf
	Ophiopogon planiscapus 'Nigrescens' / Black Mondo Grass
	Osmanthus heterophyllus 'Goshiki' / Goshiki Holly
	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass
	Pieris japonica 'Cavatine' / Lily of the Valley Bush
	Prunus laurocerasus 'Mount Vernon' / Mount Vernon Laurel
	Sarcococca hookerlana humilis / Dwarf Sweet Box

BIORETENTION	BOTANICAL / COMMON NAME
	Carex obnupta / Slough Sedge
	Cornus alba 'Gouchaultii' / Goldenleaf Dogwood
	Cornus sericea 'Kelseyi' / Kelseyi Dogwood
	Iris x 'Pacific Coast Iris' / Pacific Coast Iris

PLANTERS	BOTANICAL / COMMON NAME
	Berberis thunbergii 'Crimson Pygmy' / Crimson Pygmy Barberry
	Bergenia purpurascens / Purple Bergenia
	Carex oshimensis 'Everillo' / Everillo Japanese Sedge
	Cupressus macrocarpa 'Wilma Goldcrest' / Wilma Goldcrest Cypress
	Hebe x 'Red Edge' / Hebe
	Heuchera x 'Lime Rickey' / Lime Rickey Coral Bells
	Liriope muscari 'Big Blue' / Big Blue Lilyturf
	Lysimachia nummularia 'Aurea' / Golden Creeping Jenny
	Nandina domestica 'Gulf Stream' TM / Heavenly Bamboo
	Ophiopogon planiscapus 'Nigrescens' / Black Mondo Grass
	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass
	Pennisetum orientale 'Karley Rose' / Karley Rose Fountain Grass
	Phormium tenax 'Amazing Red' / 'Amazing Red' New Zealand Flax



SITE LIGHTING PLAN



ROOF PLAN



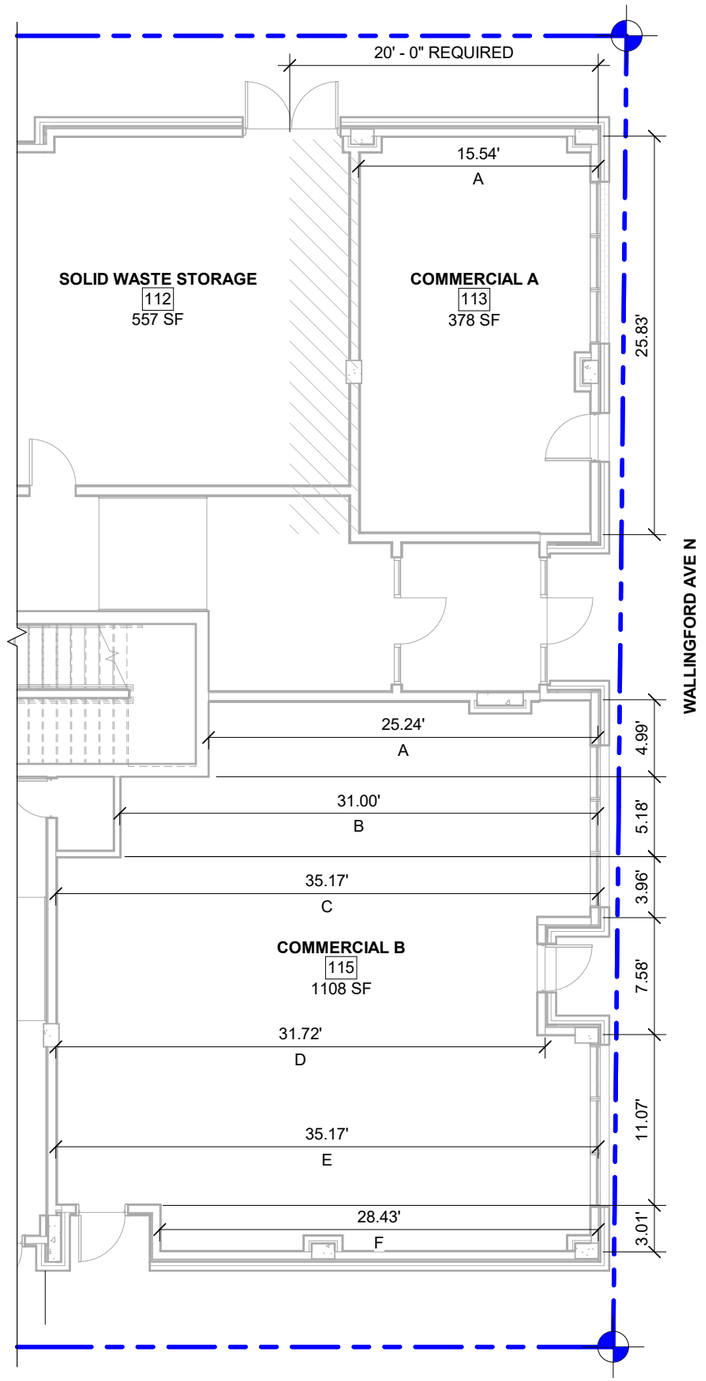
WALL SCONCES (A)



RECESSED DOWNLIGHTS (B)



LANDSCAPE LIGHTING (C)



DEPARTURE REQUESTED

PER SMC 23.47A.008.B.3

In pedestrian designated zones, non-residential uses less than 600 square feet in size shall extend an average depth of at least 20 feet and a minimum depth of 10 feet from the street-level, street-facing facade.

DEPARTURE REQUEST

To decrease the average depth requirement of the north commercial space (A) less than 600 square feet from 20 feet to 15.5 feet, a 22.5 percent reduction.

RATIONALE FOR DEPARTURE

Since an alley is not present at this site, solid waste pickup must occur from Wallingford Ave N. To prevent solid waste staging on a pedestrian designated street, the trash room must be kept within 50' of the curb to allow for SPU to pick up from the interior of the building (preferred over an exterior storage or staging area). This is an accessory to the residential use and thus cannot be placed on the street facing facade per the code, which leaves the option for a secondary commercial use that is 4'-6" short of the depth requirement required by street level development standards. Allowing a shorter commercial space will prevent blank facade or residential use concerns while staying consistent to the neighborhood with a majority commercial street facing facade. This will also provide a variety of commercial sizes which is attractive to small businesses that populate the neighborhood.

DESIGN GUIDELINES

CS2.C.2. RELATIONSHIP TO THE BLOCK
Continue a strong street-edge where it is already present, and respond to datum lines created by adjacent buildings at the first two floors.

A smaller commercial space at the north edge of the building helps maintain a strong commercial datum created by the existing adjacent buildings and the neighborhood at large while presenting a more positive experience for pedestrians verses locating the trash room or a leasing office at the front of the project.

PL3.C RETAIL EDGES
Engage passersby with opportunities to interact visually with the building interior using glazing and transparency.

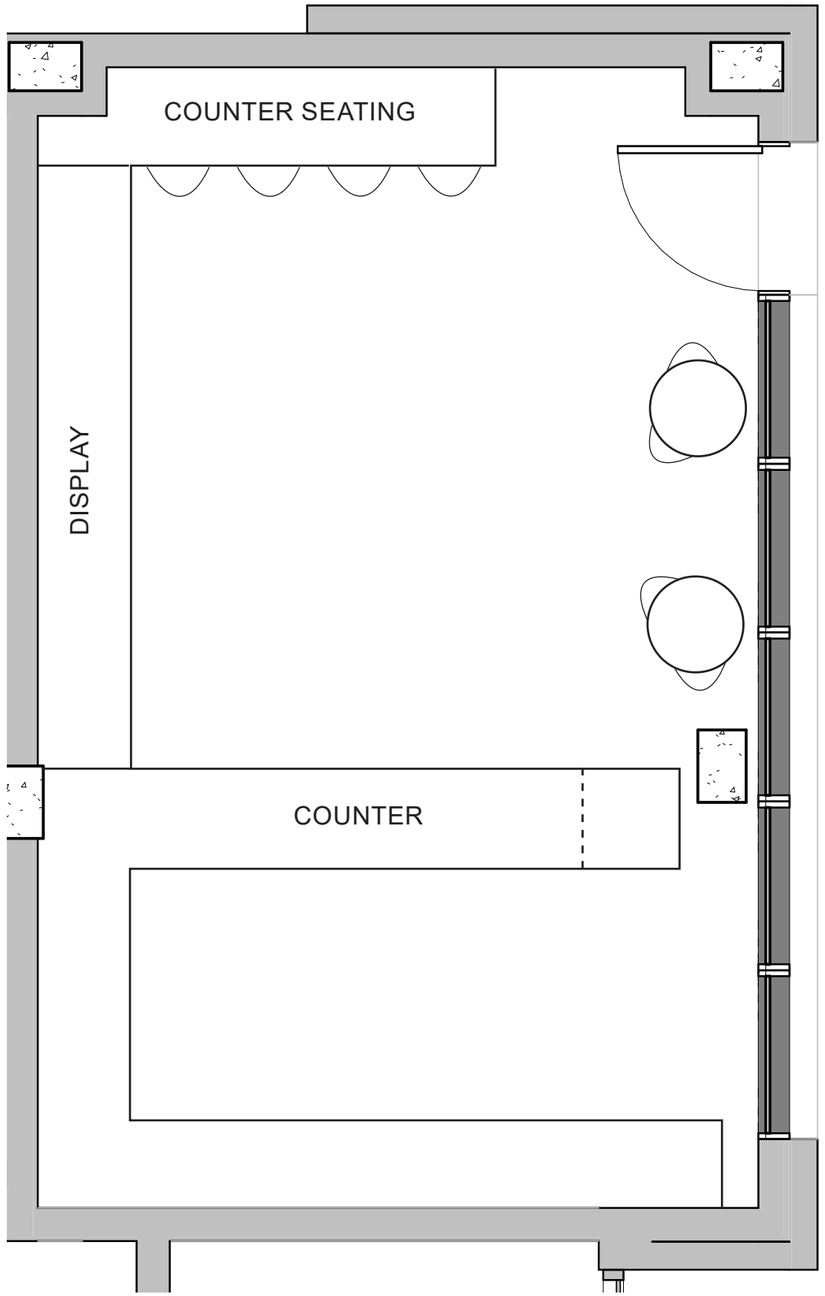
Abundant glazing at the street-facing facade allows a clear line of sight in and out of the commercial spaces from the sidewalk, providing visual interaction and security for the frontage of the project. A commercial space at the north allows a consistent transparent, commercial edge, mirrored about the residential entry.

DC1.C SERVICES USES
Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.

Solid waste storage is located at the maximum allowable distance set by SPU from Wallingford Ave for interior staging and pickup. The resulting location prevents a full 20' minimum depth of the commercial space but allows for a better pedestrian experience at the street while maintaining internal solid waste storage and staging.

PL2.II BLANK WALLS
Buildings should avoid large blank walls facing the street, especially near sidewalks...

The location of the non-code compliant commercial space prevents a blank wall from being located at the sidewalk edge and allows the transparency of the larger commercial space and residential entry to continue along the entirety of the street-level street facing facade and remain consisten with the existing commercial context along Wallingford Ave N.



PROPOSED COMMERCIAL SPACE A 349 SQFT
POTENTIAL RETAIL LAYOUT



MOLLY'S BOTTLE SHOP - 6406 32ND AVE NW



MONORAIL ESPRESSO - 2102 WESTLAKE AVE



SEA THAI RESTAURANT - 2313 N 45TH ST





SAL FLORAL DESIGN
1219 1ST AVE



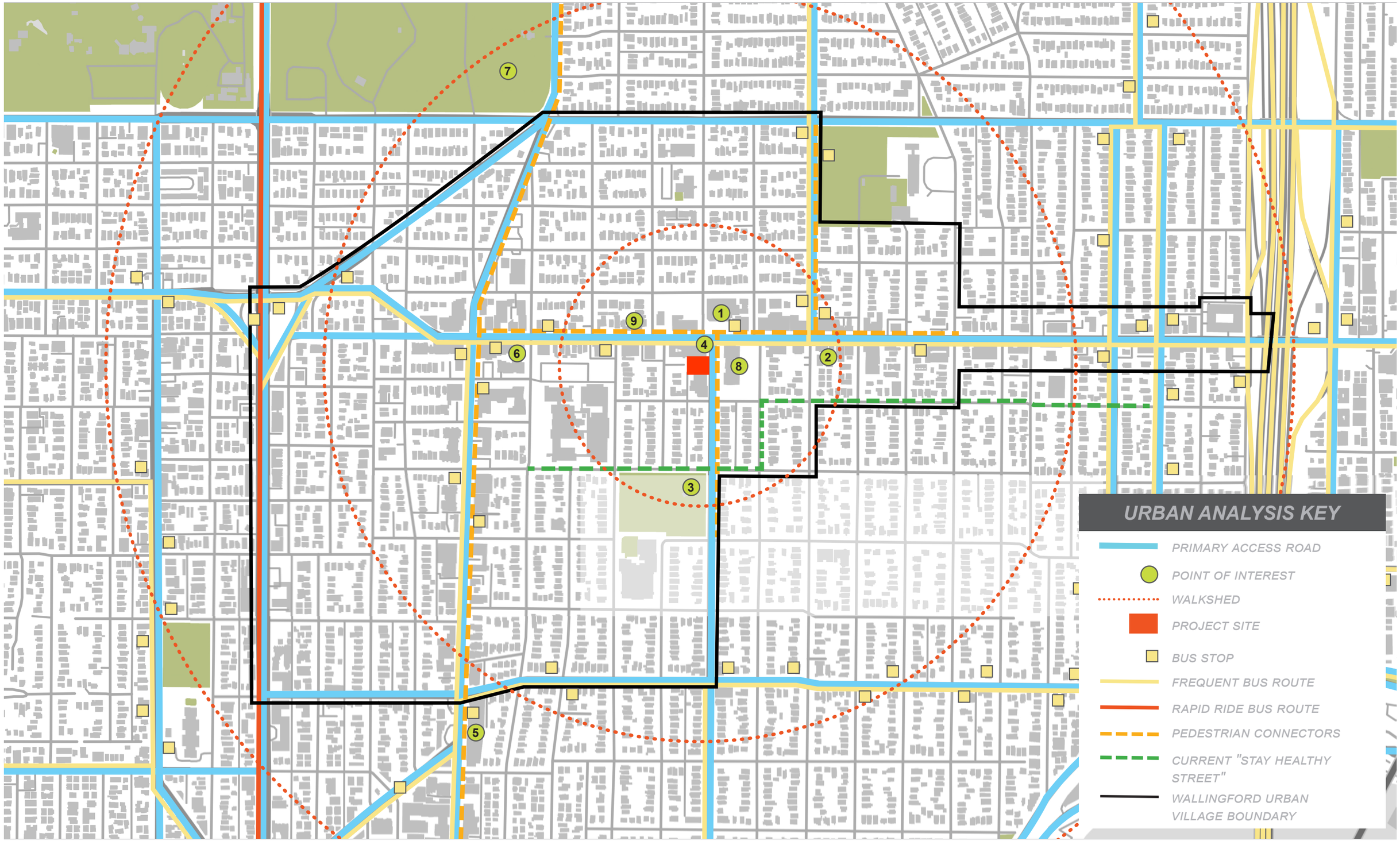
THE SEATTLE BARKERY
2225 8TH AVE



THE SCOTCH PINE
1429 12 AVE D2

EXAMPLES OF SIMILAR SIZED COMMERCIAL SPACES

APPENDIX


7
1
9
4
6
8
2
3
5
URBAN ANALYSIS KEY
PRIMARY ACCESS ROAD
POINT OF INTEREST
WALKSHED
PROJECT SITE
BUS STOP
FREQUENT BUS ROUTE
RAPID RIDE BUS ROUTE
PEDESTRIAN CONNECTORS
CURRENT "STAY HEALTHY STREET"
WALLINGFORD URBAN VILLAGE BOUNDARY

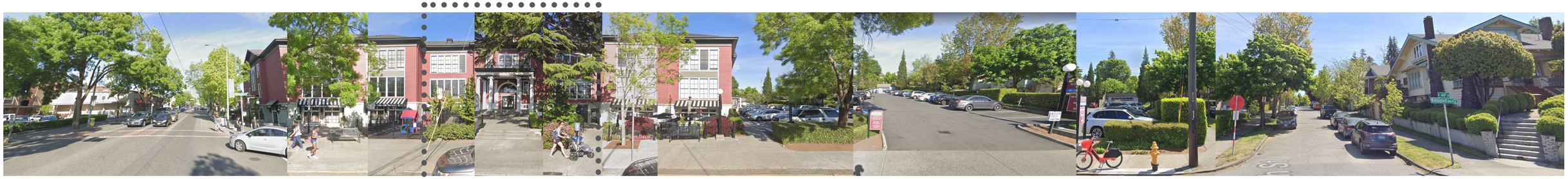


SITE

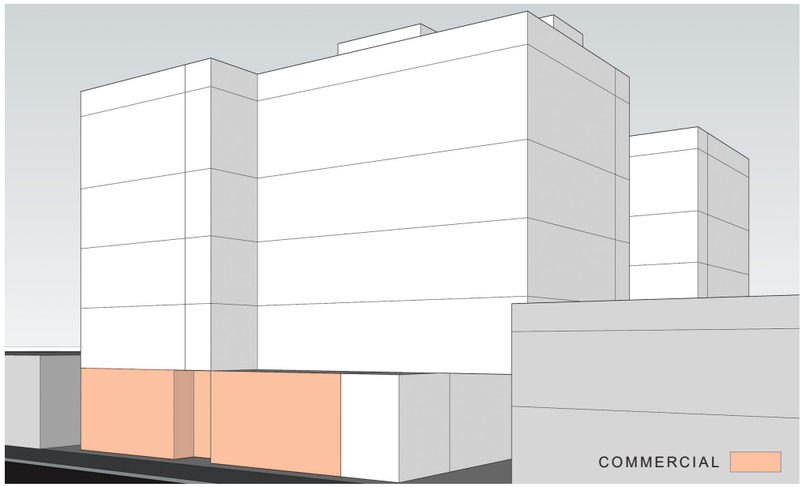


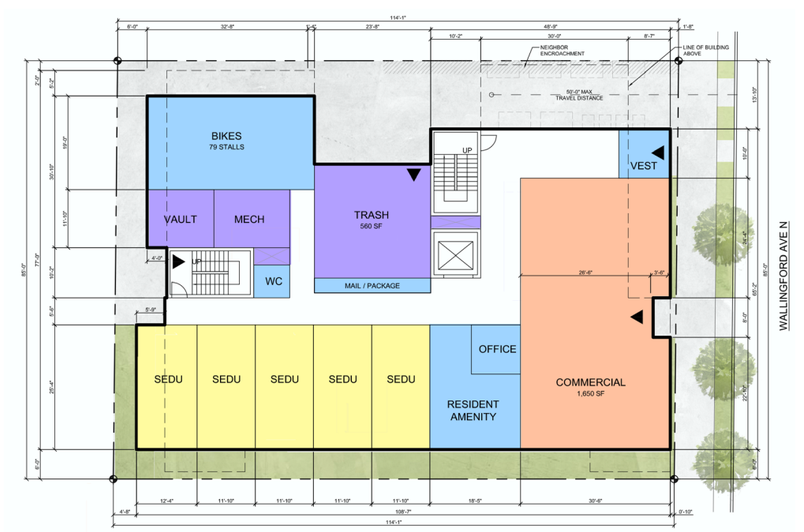
WALLINGFORD AVE N LOOKING WEST (A)

ACROSS FROM SITE



WALLINGFORD AVE N LOOKING EAST (B)





LEVEL 1 FLOOR PLAN

OPTION ONE

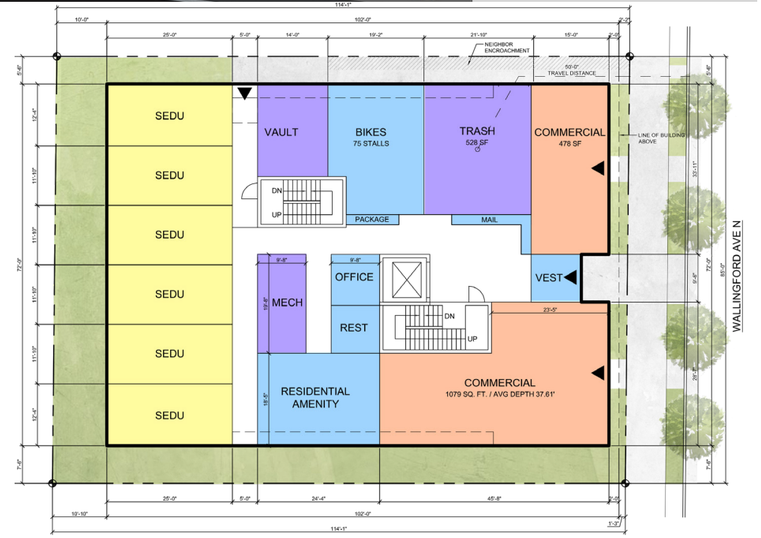
Option One's modulation is the most dynamic of the three options presented, however, it is also the most chaotic and least cohesive with the neighborhood context. While the northwest corner is setback from the street above Level 2, the southwest corner remains a flat facade over five-stories right at the street edge. Option One is code compliant and therefore locates solid waste staging on the building exterior, adjacent the residential entry. While the roof deck is ideally situated to capture views to the east, south and west, a large portion of the units are also located at the south edge of the building which may cause privacy conflicts with future development. The stairs are pulled to the building edges, creating seventy-foot tall towers at the north and west elevations, visible from the surrounding streets.



LEVEL 1 FLOOR PLAN

OPTION TWO

Option Two responds to the building to the north with a two-story base containing a commercial use at the ground level and SEDUs at the second level. Above this base the building sets back at the remaining residential levels. The units are predominantly oriented north and south, creating the least activated upper level street edge, restricting the amount of windows allowed in the units and setting up future privacy conflicts with potential neighboring development. The solid waste storage room is located at the northwest corner of Level 1 to allow for internal staging. However, this use at the street edge is incompatible with the neighborhood design guidelines and will cause an inactive, blank facade along the pedestrian designated street.



LEVEL 1 FLOOR PLAN

OPTION THREE - PREFERRED OPTION

Option Three, the applicant's preferred option, responds to the single-story commercial context to the south, as well as to both the neighborhood design guidelines and new development context, by recessing the lower level from the street. The residential entry is located at the center of the site, on axis with the prominent Wallingford Center entry across the street. Two commercial spaces are provided at the street edge. The northwest commercial space is sized to support a small business, which is desirable in this neighborhood. Units are oriented to face all four sides of the building, with one-third facing Wallingford Ave. Building modulation and increased setbacks from interior lot lines allow for non-street facing units to have greater glazing and fewer future privacy conflicts.