N 48th Street Design Review Proposal

3040892-EG
1306 N 48th Street
Seattle, WA 98103
Parcel #6865200340

Architect:
Mode Architecture
910 8th Ave #804
Seattle, WA 98103

Owner:
Jeff & Renee Lindstrom
1306 N 48th Street
Seattle, WA 98103



Table of Contents

2.0 Table of Contents 2
3.0 Development Objectives 3-4
4.0 Existing Site Plan 5
5.0 Urban Analysis 6-9
6.0 Zoning Development Standards 10
7.0 Design Guidelines 11-16
8.0 Architectural Massing Concepts 17-25
9.0 Departures 26-28

1306 N 48th Street Seattle, WA 98103
Zoning: LR-2 (M)
Neighborhood: Wallingford
ECA: None
Lot Area: 5,000 SF

Existing Residential Units: 3
New Residential Units: 1
Total Residential Units: 4
Existing Parking Stalls: 1
New Parking Stalls: 0
Total Parking Stalls: 1

Existing Gross Floor Area: 3,662 SF
New Gross Floor Area: 1,448 SF
Total Gross Floor Area: 5,110 SF
Proposed FAR: 1.02



Location

The project site is located in the Wallingford neighborhood 2 blocks south of Woodland Park. Situated between Stone Way and Green Lake Way, this location is a transitional area between residential and commercial uses.

Development Objectives

This project proposes to add one new 4-story single family dwelling unit in the backyard of the existing triplex, to replace an existing run-down detached garage. The goal is to add modest residential density that complements the existing architecture, while maintaining much of the single-family character of the site and preserving a beautifully restored historic home.



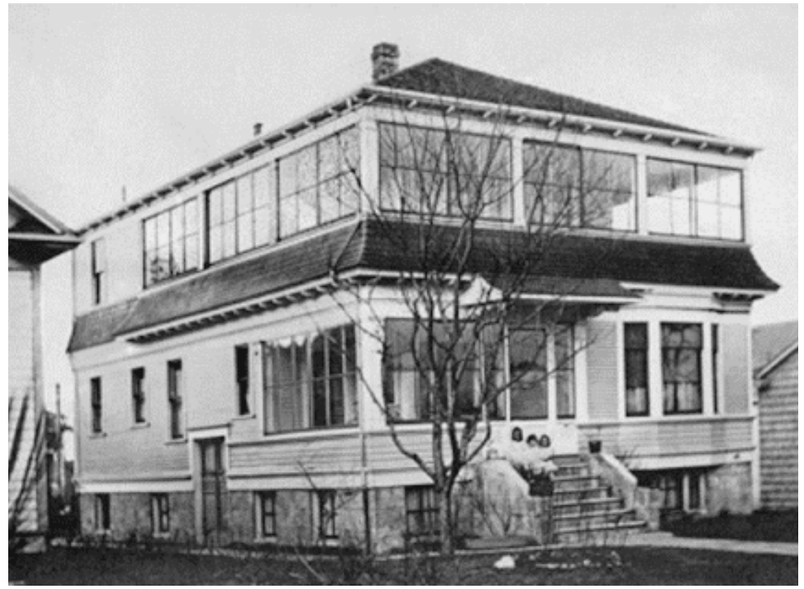
Design Goals

The project design seeks to balance increased density with access to light, air, and open green space, while maintaining the best qualities of the original single-family use, reducing negative impacts to surrounding properties, and creating an attractive structure that complements the architecture of the neighborhood.

The existing house on the site was built by a famous Seattle cabinet-maker, John Perko, who showcased his talents in the home's detailed interior casework and trims. The current property owner has thoughtfully restored the historic woodwork and seeks to bring that same attention to detail to the development of this new structure. The preferred alternatives will pay homage to the Craftsman bungalows that make up Wallingford's historical residential fabric, with large windows, detailed craft-inspired trims, exposed wood detailing, solidly-grounded massing, traditional siding types, and gabled roof forms; while adapting these inspirations to the tall townhouse format.

The primary design goals for the project are as follows:

- Preserve the existing restored historical residence.
- Maximize usable ground-level yard space for outdoor recreation, trees, and landscaping.
- Align windows with sightlines around and above the existing structure to maximize views and sun exposure while maintaining privacy for the new dwelling and all adjacent residences.
- Create a carefully detailed, visually balanced, and well-proportioned exterior that complements the architecture of the existing structure and the neighborhood.
- Create an attractive entry for the new dwelling that clearly distinguishes it from the existing house.
- Maintain off-street parking.



Historic Photograph of Existing House



Photograph of Refurbished Home

Outreach Methods

Printed Outreach

Direct Mailing Flyer – High Impact

- Mailed flyers to a total of 225 addresses within a 500 ft radius of the proposed project site.
- Date Completed: 12/12/22

Digital Outreach

Interactive Project Website – High Impact

- Launched an interactive project website with project information and a public commenting function. Website link was publicized via direct-mailed flyer, community blog post and on the Survey page. Monitored daily for comments.
- Date Completed: 12/12/22

Survey – High Impact

- Online survey established and publicized via direct mailed flyer with a QR code to survey or through a survey button featured at the top of the project website.
- Date Completed: 1/3/23



1306 N 48TH ST PROJECT
Project #006766-22PA

Project Description

This project proposes adding a new 4-story apartment unit in the backyard of an existing triplex

Reason for Outreach

Even small-scale projects like this require outreach to the surrounding community for comment per City code. Please share any thoughts or concerns that you may have so that we can design a building that honors the Wallingford neighborhood

Project Contact

Emma Howland | Emma@modearchitecture.com | 425-518-9793

Online Survey and comment opportunity for new backyard single-unit apartment project

Scan the QR code to take our survey or visit **https://modearchitecture.com/projectn48st** to learn more about this project and let us know what you think!

any information collected may be made available to the public

Summary of Community Outreach Feedback

Emphasize Plants and Greenery

Regarding the design of the building and open areas, the single greatest desire among respondents was that the design include lots of plants and greenery.

Design Response: We completely agree with this recommendation. The proposed design seeks to maximize the size of open green spaces, which will be filled with trees and greenery. The preferred design also incorporates built-in flower boxes at the building's windows. The preliminary landscape plan (page 15) contains more details on the proposed greenery.

Consider Construction Impacts

Respondents expressed concern that noise and other impacts from construction would be disruptive. Several respondents commented to express their frustration that this area has been flooded recently with construction and construction related concerns, including the recent completion of a rowhouse development immediately next door to the project site.

Design Response: We empathize with the unavoidable disruption that construction activities cause to neighboring sites. The property owner lives on site and will live through all of the same disruptions as the neighbors. They will continue to live on site during construction and have a vested interest in limiting construction noise to the extent practical.

Consider Scale and Fit

Respondents expressed a desire that the development fit the scale and architecture of the neighborhood. Respondents generally favored the use of setbacks, balconies, or other structural details to reduce the visual mass of the building, and expressed a desire for the use of attractive and durable building materials. One respondent brought up concerns about the typical "ugly boxes that are going in" as an example of buildings that don't fit with the neighborhood. Another respondent was concerned that, at 4 stories tall, the structure would be too huge of a presence right in the middle of the surrounding 2 and 3 story structures.

Design Response: We have carefully arranged the massing to reduce the visual scale of the structure as much as possible. The preferred alternative uses an upper story setback to reduce the perceived height of the building, along with gable roofs and horizontal articulation to further break down the volume.

We have designed the facades with human-scale detailing, a clear base, middle, and top, horizontal trims, and gable roofs to break down the box. The exterior details relate to the traditional architecture of the neighborhood: the design emphasizes craft details, well-grounded columns, lap siding, detailed trim work, exposed wood beams, vertically-oriented windows, and overhanging eaves.

Consider Sustainability

Without citing any specifics, residents expressed a preference that the project be designed with environmental sustainability in mind, over and above other concerns such as an attractive appearance, family friendly design, and public safety.

Design Response: The project owner is committed to incorporating sustainability best practices into the project design. They are committing to achieving a Built Green 4 star certification by reducing heat loss, emphasizing solar access in window placement, and emphasizing on-site green stormwater management.

Consider Privacy Impacts

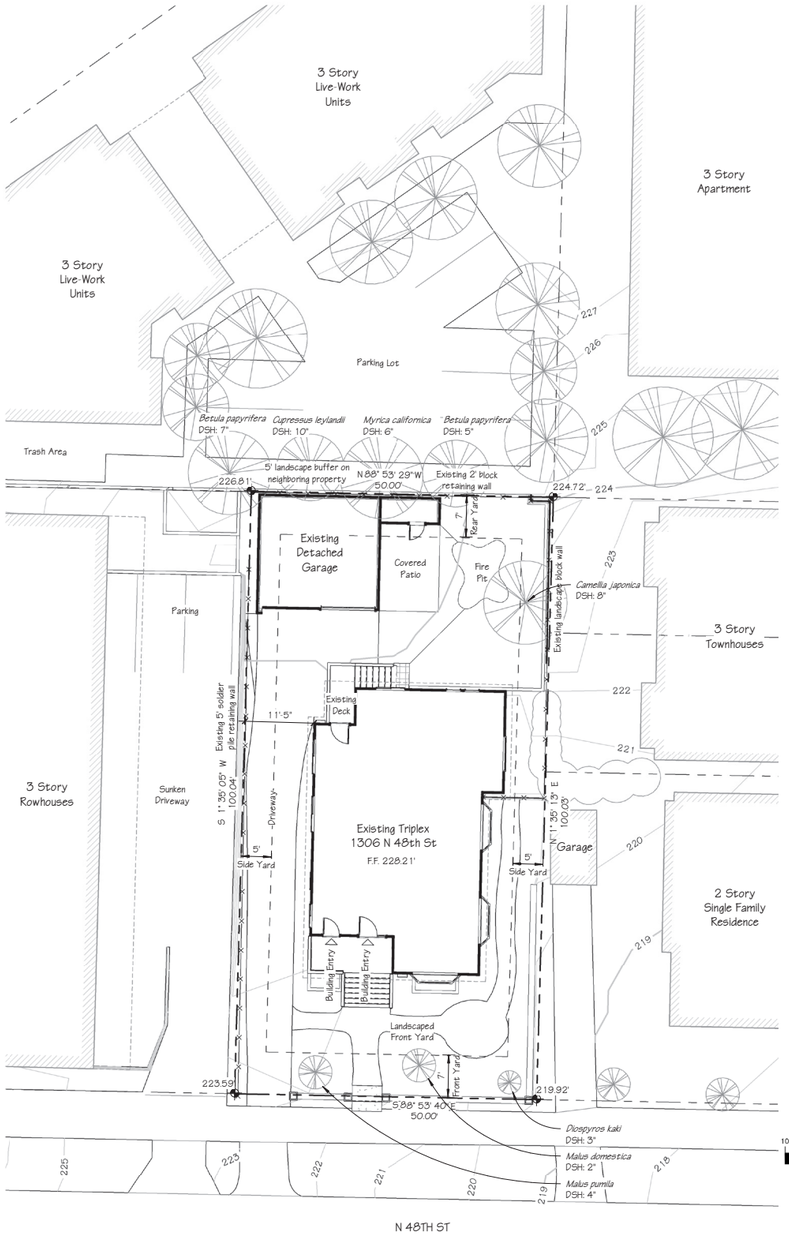
Respondents expressed concern that the design could compromise privacy for the surrounding residences. One respondent commented that the proposed placement of the dwelling creates huge privacy concerns because it is surrounded on all sides by multifamily dwelling units and would add to neighbor discomfort by placing even more eyes on neighbors' backyards.

Design Response: The preferred alternative eliminates all views to the north and west to respect the privacy of neighboring lots. Proposed glazing on these walls consists of translucent glass block windows that block all views in or out of the structure. All of the new dwelling's view windows will face the south and east, toward the interior of the lot.

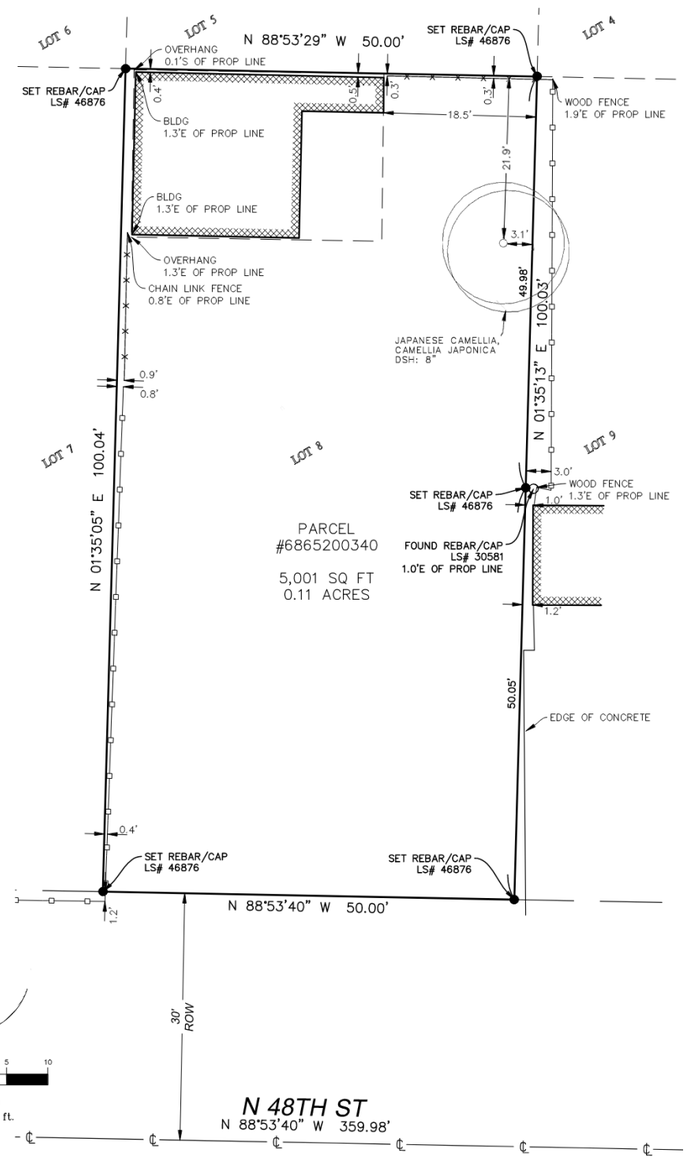
Consider Parking Impacts

Respondents expressed concerns that the development would make driving and parking in the neighborhood more difficult. One respondent commented that there is already limited parking due to other developments in the immediate area.

Design Response: We empathize with the pains of limited street parking in densifying urban areas. The project site is located within a frequent transit service area, with the E line, 44, and 62 routes only a short walk away. While no parking is required by code, we are providing parking to the greatest extent possible while working around the existing house on site. Additionally, the unit count for the proposed development is substantially below the full development potential for the site, which limits the impacts to existing street parking.



Site Plan



Survey

Address

1306 N 48th Ave, Seattle WA 98103

Parcel Number

6865200340

Zoning

LR2 (M) Low Rise 2

Overlays

Wallingford Residential Urban Village, Frequent Transit Service Area

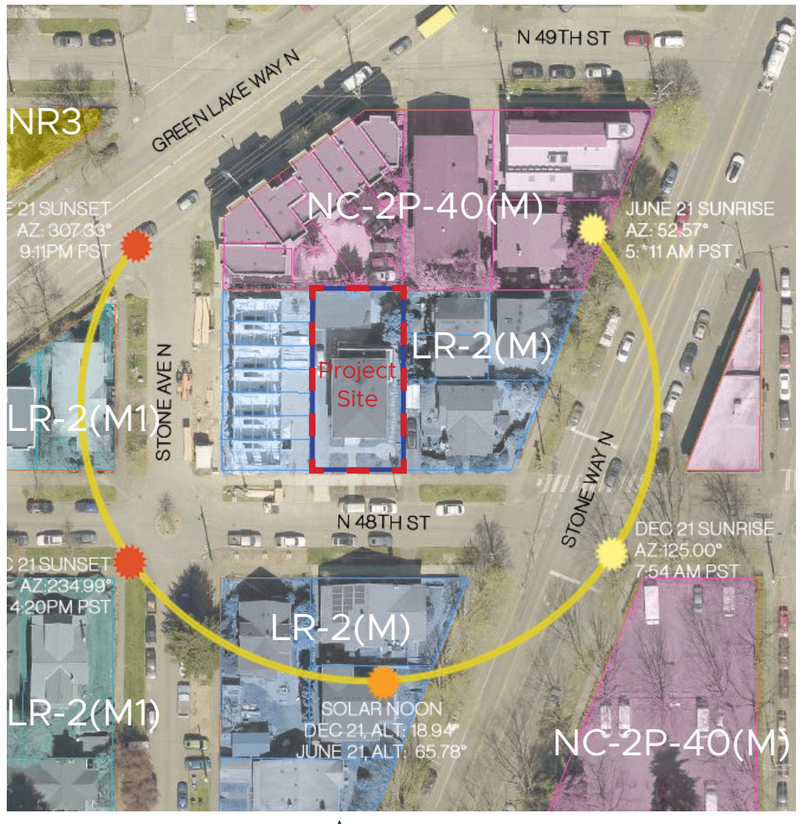
Legal Description

Lot 8, block 7, Porterfield's Addition to the City of Seattle, according to the plat thereof recorded in Volume 3 of Plats, Page 21, Records of King County, Washington

Existing Site Conditions

The proposed development area is located in the geometric center of the block. There is an existing triplex on the site with a detached garage and landscaped back yard with a firepit and tree that the current owners would like to keep. The backyards abutting the proposed development area to the north and west consist of auto courts and driveways. The property to the east has a landscaped back yard. The proposed development area, located in the back of the site, has access from the existing driveway on the west side of the property.

The site gently slopes down from the rear property line and is bounded by a short block retaining wall along the south and east edges, a short retaining wall on the north edge, and a soldier pile wall down to the neighboring driveway on the west edge. The rear yard features a signficant tree and views of the tree canopy in the neighboring property to the northeast. The front yard is beautifully landscaped with a mix of ground cover, shrubs, and established fruit trees.



Vicinity Map - Zoning & Solar Study

7-Unit, 3 Story Rowhouse Development | 3 Story Triplex | 2 Story Single Family



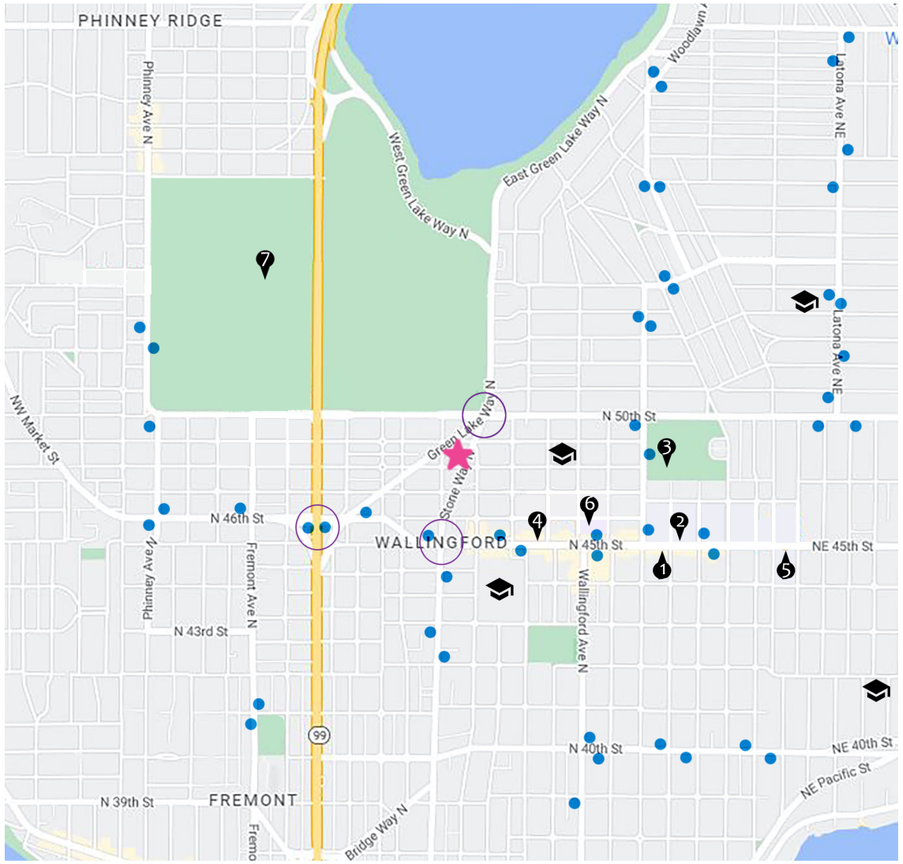
N 48Th St Looking north



N 48Th St Looking south

3 Story Duplex | 2 Story Single Family

The proposed development site is located on a small, tree-lined side street just off of Stone Way N. It is bordered by a new three story townhouse development and an original two story single family home, with two more original craftsman homes across the street. The proposed development is located in the rear yard of the site, so the development context is at the center of the block rather than the street front.The rear yard is abutted exclusively by multifamily residences; There are backyards to the east, an auto court to the north, and a driveway to the west.



Vicinity Map - Urban Analysis

URBAN ANALYSIS KEY

- Project Site
- Node
- Point of Interest
- School
- Bus Stop
- Parks

The Wallingford neighborhood celebrates arts and culture, a family-friendly atmosphere, and accessibility to nature. Wallingford's architecture is characterized by historic pre-war bungalows as well as vibrant new multi-family developments that showcases Seattle's distinctive blend of modern industrial polish and old-world residential charm.



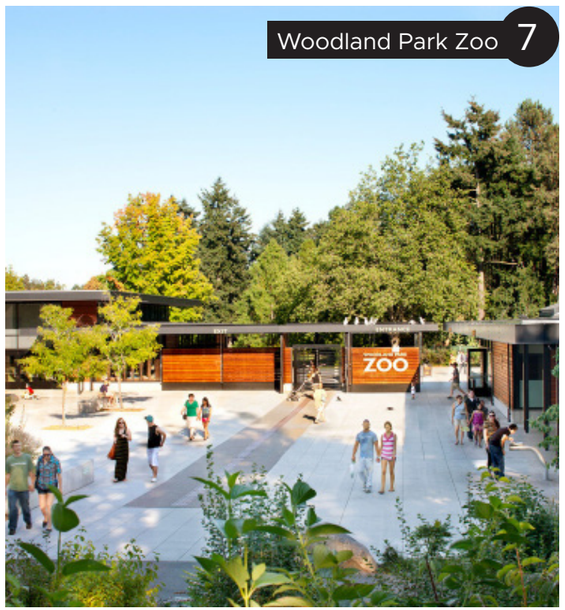






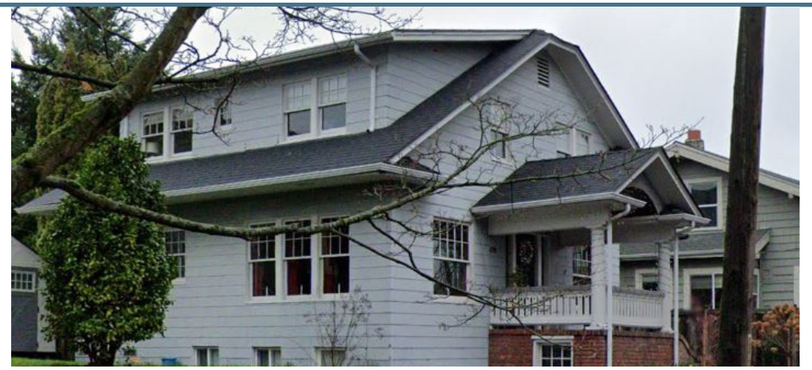






Neighborhood Context

The prevailing character of N 48th street and the surrounding neighborhood is defined by an abundance of original craftsman-style bungalow homes built in the early 20th century combined with more contemporary development projects that are indicative of transition to a higher density, mixed commercial and residential neighborhood. The single family homes near the project site feature gable and hipped roofs, knee braces and/or exposed rafters, covered porches, as well as windows combined in twos and threes. The medium density commercial buildings directly to the west and north of the project site feature two new three story rowhouse developments that are built with exposed wood lap and Hardie panel siding, large and abundant windows and exterior massing to break up the facade.



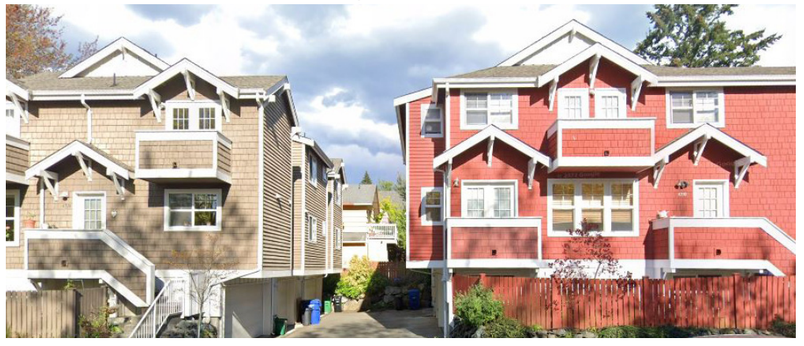
4709 Stone Way N: Neighboring house features grouped windows and covered front porch



4808 Interlake Ave N: Nearby fourplex featuring board and batten siding and a hipped roof



4717 Stone Way N: south neighboring house features a gable roof, knee braces



4714 Interlake Ave N: Nearby townhouses featuring exterior massing and traditional architectural detailing



1207 N 49th St: Nearby craftsman house with curved beams above covered porch



1213 N 48th St: A neighboring house features a covered front porch, knee braces and exposed rafters, as well as mixed siding materials



4810 Stone Ave N: Rowhouses to the north feature large and abundant windows, contemporary architectural details with hardie panel siding



Existing Triplex and Front Yard



Existing Garage and Rear Yard



Significant Tree to Remain

The existing site offers a nicely landscaped backyard with a flowering tree and a firepit area that the homeowners use frequently.



Driveway and Side Yard



Side Yard Landscaping

Zoning
LR2 (M)

Zoning Overlays
Frequent Transit Service Area
Wallingford Residential Urban Village

Lot Size
5,000 sq ft

Proposed Use
Single-Family Dwelling Unit (use townhouse standards, unless otherwise noted)

FAR Limit
1.4 (proposed FAR = 1.0)

Density Limit
None

Height Limit
40 feet base

Roof top features:
+5 feet for pitched roofs
+3 feet for shed or butterfly roofs (4 feet at overhang)
+4 feet parapets
+4 feet open railings
+10 feet stair penthouses

Setbacks
Front: 7 feet average / 5 feet minimum
Rear: 7 feet *departure requested
Side: 5 feet *departure requested
Upper level setbacks: 12 feet from front lot line / NR zones for portions of structure over 44 feet / 34 feet
Pitched roofs at least 6:12 allowed within upper level setbacks

Structure Setbacks
10 feet required between structures *departure requested

Structure Width Limit
90 feet maximum

Maximum Façade Length
65% of side lot line = 65 feet

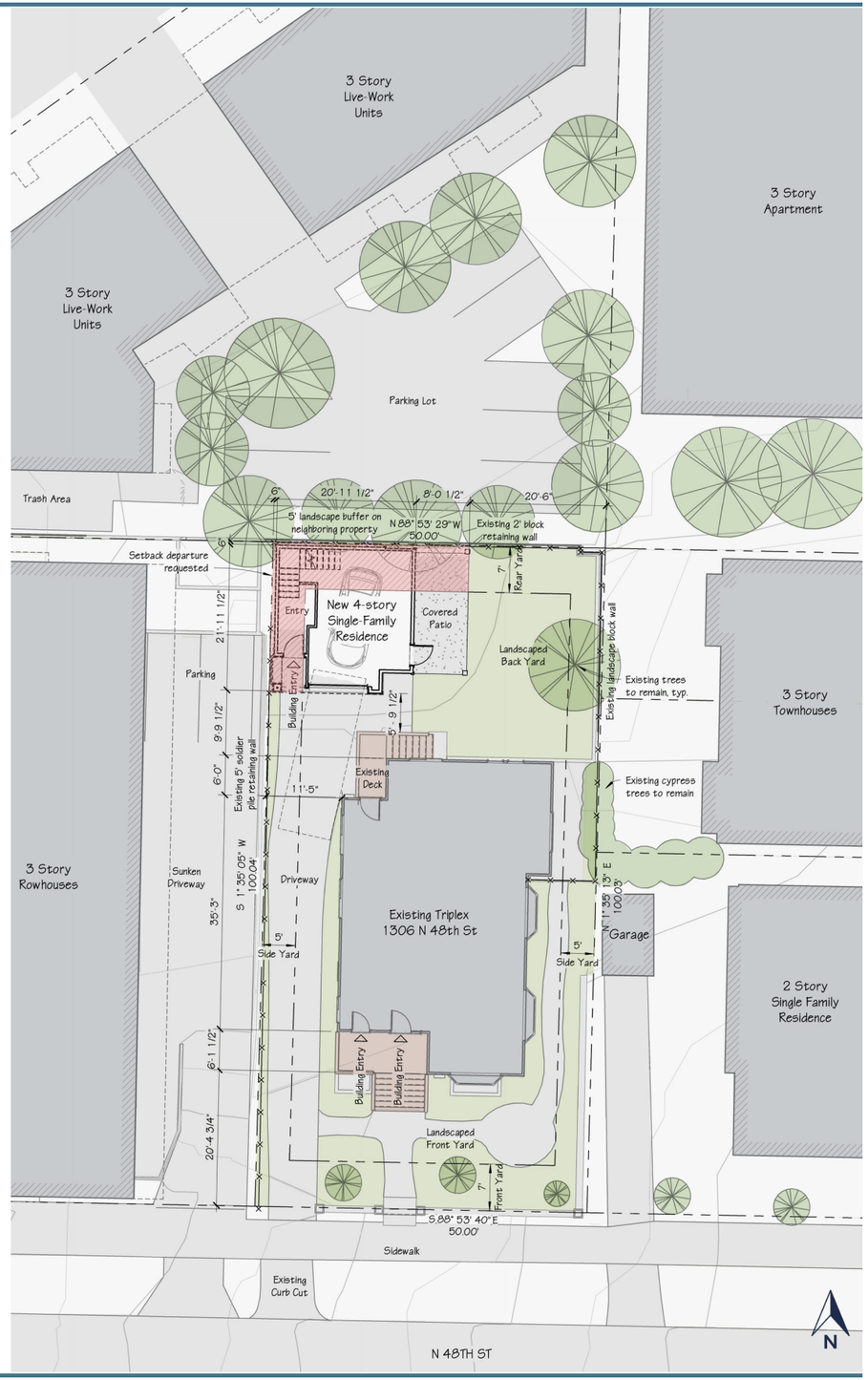
Amenity Area
25% of lot area = 1,250 sq ft
Minimum 50% of amenity area at ground level
Minimum horizontal dimension of 10 feet

Parking
0 stalls required (urban village & frequent transit)

Solid Waste Storage
84 sq ft required
Minimum dimension 7 feet

Bicycle Parking
None required

Green Building Standard
Required for FAR >= 1.2 (proposed FAR = 1.0)



PRIORITY DESIGN GUIDELINES

CS1.B Sunlight and Natural Ventilation

1. Sun and Wind: Take advantage of solar exposure and natural ventilation available onsite where possible. Use local wind patterns and solar gain as means of reducing the need for mechanical ventilation and heating where possible.

2. Daylight and Shading: Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on the site.

CODE-COMPLYING DESIGN

1. The code-complying option concentrates most of the windows on the west side of the main floor to access the limited solar exposure and views down the driveway. The upper stories have tall floor plates to maximize solar access and views above the existing triplex. The structure is oriented with its long axis running east-to-west, which maximizes opportunities for solar gain.

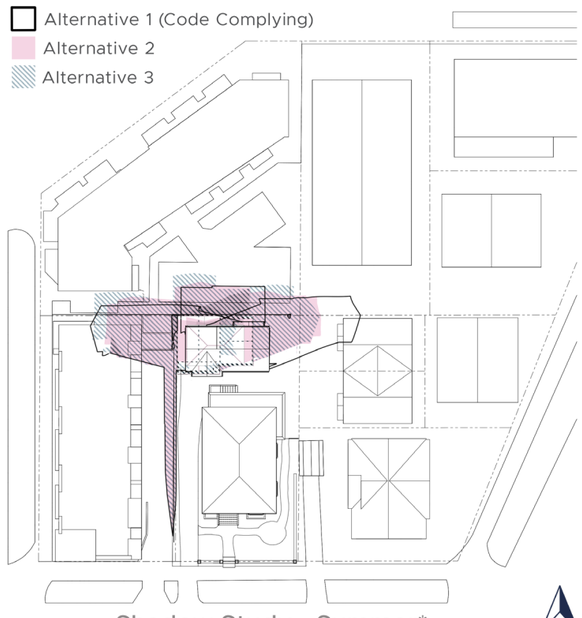
2. We kept the structure footprint as small as possible given the code required setbacks in order to maximize daylight in the shared backyard amenity space. This design is a compromise trying to balance daylight access for interior spaces, the backyard space, and adjacent properties. We limit shading on the property to the north by maintaining a 7 foot rear yard setback and using a gable roof that runs parallel to the property line.

WITH REQUESTED DEPARTURES

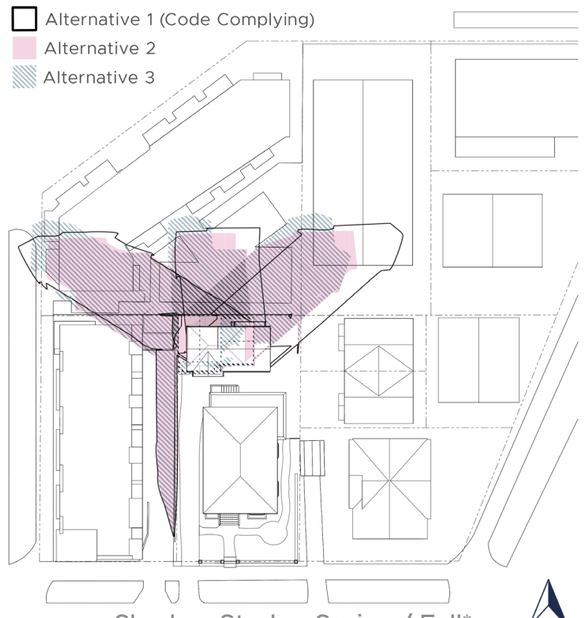
1. The proposed alternatives take full advantage of the solar exposure available on the site by pushing the building to the west, out of the shadow of the existing triplex. This move aligns the windows of the main living areas and bedrooms with the driveway light corridor and allows us to maximize the unshaded south-facing window area for both the living areas and bedrooms.

2. The proposed alternatives maintain similar offsite daylight/shading impacts to the code baseline, while substantially improving daylight access for the outdoor open space to the east. This is accomplished by stepping back the upper story, shifting the mass to the west, and minimizing the east-west length of the building. By shifting the building north we also remove the permanently shaded area in the rear yard that is present in the code-complying design and reallocate this space to the east yard where it has better access to daylight. These massing changes also maximize the daylight available for the north-facing windows of the existing triplex.

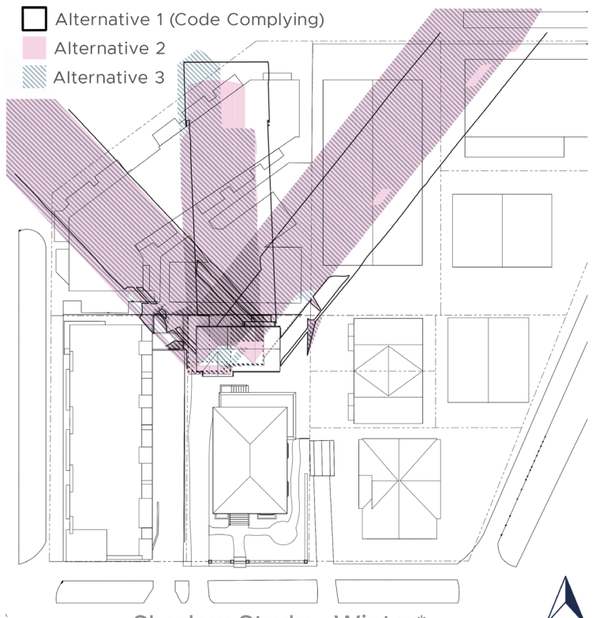
To minimize solar impact on adjacent sites, the proposed alternatives remove mass at the 4th story and reduce the east-west width of the structure. Alternative 2 reduces the floor to floor heights and uses an upper story setback to minimize the projected shadow length. Alternative 3 minimizes the length of the upper story by stepping down on the east side. Despite their reduced setbacks, these design choices do not create additional shaded areas beyond those of the baseline.



Shadow Study - Summer*



Shadow Study - Spring / Fall*



Shadow Study - Winter*

* Note: these shadow studies show shadows cast from the new building onto the ground, passing through existing buildings. This is intentional to show the relative size of the shadows in plan view

PRIORITY DESIGN GUIDELINES

CS2.A Location in the City and Neighborhood

2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly. A site may lend itself to a “high-profile” design with significant presence and individual identity, or may be better suited to a simpler but quality design that contributes to the block as a whole. Buildings that contribute to a strong street edge, especially at the first three floors, are particularly important to the creation of a quality public realm that invites social interaction and economic activity. Encourage all building facades to incorporate design detail, articulation, and quality materials.

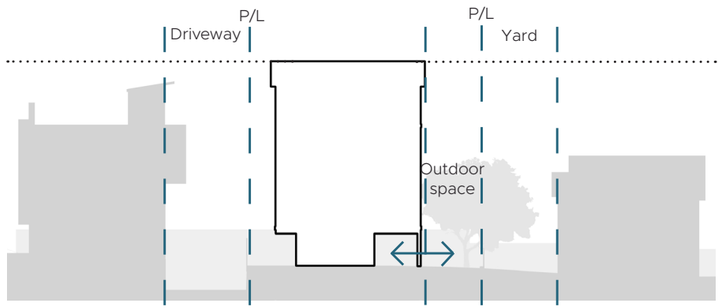
CS2.B Adjacent Sites, Streets, and Open Spaces

2. Character of Open Space: Contribute to the character and proportion of surrounding open spaces. Evaluate adjacent sites, streetscapes, trees and vegetation, and open spaces for how they function as the walls and floor of outdoor spaces or “rooms” for public use. Determine how best to support those spaces through project siting and design (e.g. using mature trees to frame views of architecture or other prominent features).

CODE-COMPLYING DESIGN

The proposed development is located on a mid-block site at the back of the lot, mostly hidden from the street by the existing triplex. This is not a “high-profile” site, and is better suited to a simple, quality design that contributes to its immediate surroundings. Because of its location at the back of the site and center of the block, the primary architectural context for this building consists of the surrounding buildings and backyards, rather than the street front. Accordingly, the design should focus on contributing to the character of these surrounding spaces.

This design uses setbacks to buffer the structure from the adjacent sites. In accordance with its low-profile location and tightly limited footprint, we have used a simple extruded form for the building’s massing with gable roofs, siding transitions, and bay windows to break up the box. Because of its position in the center of the block, we have used quality design detailing and materials on all facades of the building.

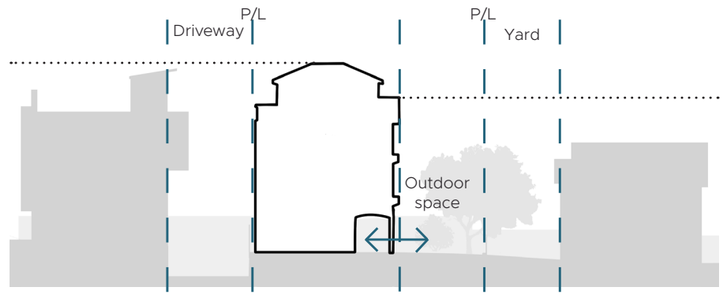


Alternative 1 - Site Section Diagram

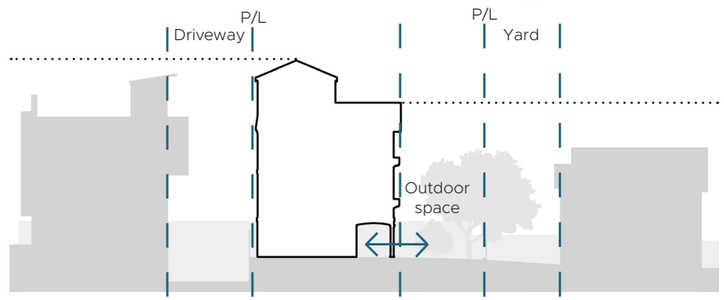
The open spaces on the adjacent lots around the proposed building include backyards, a driveway, and an auto court. To complement the existing open space concept, we have arranged our outdoor spaces to pair like for like with adjacent uses: we have positioned the backyard recreation space adjacent to the backyards of the townhouses to the east; the driveway and parking strip are adjacent to the driveway of the townhouses to the west; and the rear yard buffer zone is adjacent to the landscape buffer zone of the auto court to the north.

WITH REQUESTED DEPARTURES

Because this building is a free standing structure in the middle of other backyards, the back and sides are highly visible and will define the surrounding public open space as much as the front facade. Therefore, our priority is to reduce the visual scale, especially the vertical massing, and create interest from all directions. We chose to address this by responding directly to the surrounding context; concentrating the height of the structure near the tall townhouses to the west and dropping the height near the shorter townhouses to the east. The designs also have a clear base, middle, and top. Horizontal trims and gable roofs break down the massing and divide the structure into well-proportioned volumes. The exterior details mirror the traditional architecture of the neighborhood with craft detailing with well-grounded columns, lap siding, detailed trim work, exposed wood beams, vertically-oriented windows, and overhanging eaves.



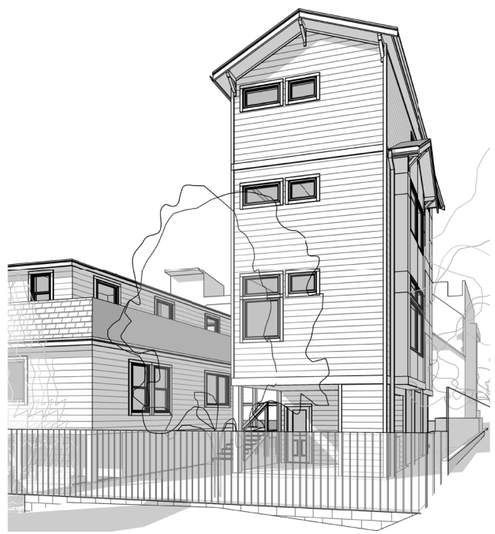
Alternative 2 - Site Section Diagram



Alternative 3 - Site Section Diagram

The proposed alternatives prioritize the highest value open spaces by reallocating area from driveways and buffer zones to outdoor living spaces. We propose using this square footage to create a high quality outdoor living room on the east side of the structure that also benefits the adjacent townhouse backyards - Instead of looking out onto a tall wall, the neighbors will have a wider view of the yard and green space. Conversely, reducing the parking area and buffer zones will have minimal impact on adjacent sites because the adjacent spaces are used for auto-oriented uses. We believe this reallocation results in a net improvement for the open space character of the block.

PRIORITY DESIGN GUIDELINES	CODE-COMPLYING DESIGN	WITH REQUESTED DEPARTURES
CS2.D Height, Bulk, and Scale 5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.	The code-complying design respects adjacent properties by maintaining setbacks from the property line as a buffer zone.	The proposed alternatives consider privacy and visual impacts on the neighboring properties by reducing the overall height, stepping back the 4th story massing, eliminating view windows facing the neighbors, and carefully detailing the property line facades. These designs take advantage of the flexibility from a larger floor plate to articulate the building massing and concentrate all view windows to the south and east. We will use fire-rated translucent glass block “windows” on the north and west facades to create visual interest. We will also use finely detailed, articulated facades, stepped-back massing, design details, trims, gable roofs, and traditional lap siding to create an attractive and appropriately scaled facade for the neighbors.
DC3.A Building-Open Space Relationship 1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.	All of the designs include a covered patio adjacent to the backyard, which extends the usable recreation space. Due to the tight space, primary living spaces are elevated above the backyard, with windows that look out over it but screen direct views. This allows the yard to be used as a shared open space without worry about disturbing the privacy of residents. These are core elements of the program and are included in all of the alternatives	The proposed alternatives consolidate all available outdoor areas into a single high-quality residential open space and eliminate the narrow and unusable rear and side yards. To define this space as an outdoor room, we propose planting trees along the fence line and installing a fire pit as a focal point in the center. This reinforces the open space concept described in the code-complying design while dedicating more space to the outdoor room. This move also improves the relationship of the existing triplex to the backyard. Instead of looking out onto a tall wall, the triplex residents will have a wider view of the yard and green space. Finally, by pushing the building’s footprint to the west, the new living spaces can also enjoy an unobstructed view over the driveway open space.
Wallingford DC3.1 Residential Open Space i. Maximize open space opportunity at grade (residential or mixed-use projects): a. Terraces on sloping land that create level yard space, courtyards and front and/or rear yards are all encouraged residential open space techniques.		



Alternative 1 - Side Yard View



Alternative 2 - Side Yard View



Alternative 3 - Side Yard View

PRIORITY DESIGN GUIDELINES	CODE-COMPLYING DESIGN	WITH REQUESTED DEPARTURES
DC2.B Architectural and Facade Composition 1. Facade Composition: Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well proportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement. On sites that abut an alley, design the alley façade and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing façade around the alley corner of the building.	The code-complying design includes bay windows, siding changes, subtle roofline changes, and windows to break the box down into well-proportioned volumes. We have wrapped siding changes around the building and stepped down main window massing on the rear side in order to ariculate the builidng on all sides. Lastly, we've used additional details like knee braces, corner trims and belly bands to add texture and interest on all facades.	The proposed alternatives provide carefully designed facades on all sides of the building that support the composition of the whole. We used trim bands, wall jogs, and rooflines to break the volumes into well-proportioned facade sections. We used aligned window arrangements to add visual organization and balance to the facades. The proposed alternatives use a strong base, middle and top to create a horizontally oriented composition that better matches the proportions of the surrounding historical architecture. To help de-emphasize the garage door we have projected the front elevation forward to create an articulated form that adds texture and detail to the street facing facade.
CS3.A Emphasizing Positive Neighborhood Attributes & Wallingford CS3.1 Architectural Context 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. 3. Established Neighborhoods: In existing neighborhoods with a well-defined architectural character, site and design new structures to complement or be compatible with the architectural style and siting patterns of neighborhood buildings. i. Complement positive existing character and/or respond to nearby pre-World War II structures. Traditional early 20th Century commercial structures are primarily one story high and include: a. solid kick panels below windows; b. large storefront windows; c. multi-pane or double hung windows with transoms or clerestory lites; d. high level of fine grained detailing and trim; e. high quality materials, such as brick and terra-cotta; f. canopies; g. variable parapets; h. cornices ii. New buildings should strive for a contextual approach to design. A contextual design approach is not intended to dictate a historicist approach, but rather one that is sensitive to surrounding noteworthy buildings and style elements.	This site is located in a transitional neighborhood that includes modern townhouses alongside traditional craftsman bungalows. The overall massing is contemporary and vertically oriented, similar to recently built townhouses neighboring the property. This design blends modern and historical finish materials, detailing and roof forms to complement the existing triplex and surrounding architecture. Selected materials include a mixture of cement board panels, lap siding and traditional trim details like cornerboards, bellybands and knee braces. Furthermore, we have cantilevered the upper stories over the parking spaces, stepped down the bay window on the north elevation and used multi-gable roof forms to articulate the design to complement the surrounding neighborhood architecture.	The requested departures permit greater flexibility in the floor plan layout and create opportunities to articulate the massing. We propose taking advantage of this flexibility to create a historically inspired design that adapts the craftsman style typical to the neighborhood to the townhouse form. Neighbors who voiced opposition to stark modern "box" homes will be pleased that the alternative designs have the tiered gabled roof, lap siding, window trim, knee braces, and other architectural details they prefer. Reducing the overall height and stepping back the upper story will create a better sense of proportion and scale for the surrounding homes.



Alternative 1 - Front View



Alternative 2 - Front View



Alternative 3 - Front View

PRIORITY DESIGN GUIDELINES

CODE-COMPLYING DESIGN

WITH REQUESTED DEPARTURES

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. Scale and detail them to function well for their anticipated use and also to fit with the building of which they are a part, differentiating residential and commercial entries with design features and amenities specific to each.

d. Individual entries to ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry. The design should contribute to a sense of identity, opportunity for personalization, offer privacy, and emphasize personal safety and security for building occupants.

2. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features. Consider a range of elements such as: a. overhead shelter: canopies, porches, building extensions; b. transitional spaces: stoops, courtyards, stairways, portals, arcades, pocket gardens, decks; c. ground surface: seating walls; special paving, landscaping, trees, lighting; and d. building surface/interface: privacy screens, upward-operating shades on windows, signage, lighting.

The code-complying design includes an alcove entryway that is elevated above the adjacent walkway by two steps. We wanted to create a clearly visible and differentiated entry patio through separate materials and a change in elevation. The entry is adjacent to the covered parking space and defined by a post at the corner which creates a sense of enclosure and separation. It is protected from the elements by an overhanging bay window. Lastly, the entry is clearly visible from the driveway and is set apart from the entrance to the existing triplex.

The alternative designs differentiate the entry by stepping the door back to create a cozy covered porch. We elected not to include steps up to the entry porch in order to minimize the overall height of the building and instead used material changes and detailing to define the entry space. The entry is obvious, identifiable, and distinctive, with a clear line of site and visual connection to the street. Its function as a portal is architecturally supported by using a curved beam that evokes a classic Craftsman front porch. The entryway feels sheltered and secure. A bench area between the column and door creates integrated seating and a welcoming feel.



Alternative 1 - Entry



Alternative 2 - Entry



Alternative 3 - Entry

DC2.A Massing

2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries.

The code-complying design is tall and somewhat boxy in order to fit the design program in a minimized footprint and better meet other design guidelines, such as the open space concept. However, we tried to mitigate the boxiness by using bay windows partially up the north facade and using a mix of siding materials to help break the overall volume down. We also utilized gable and shed roofs to create a varied roofline to further emphasize horizontal siding changes to help reduce the percieved mass.

The proposed alternatives articulate the volume both horizontally and vertically by providing jogs in the footprint and stepping back the 4th story to shift mass away from the edges of the building. Combined with a more compact footprint, these design changes significantly reduce the perceived scale of the building. On a detailed level, the design uses multiple roof pitches, balconies, window boxes, and human-scaled windows, trims, and siding to further break down the perceived scale of the volumes.

PRIORITY DESIGN GUIDELINES

DC2.D Scale and Texture

1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept. Pay special attention to the first three floors of the building in order to maximize opportunities to engage the pedestrian and enable an active and vibrant street front.

Wallingford DC2.II Human Scale

The design of new buildings should incorporate architectural features, elements, and details to achieve a good human scale.

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: a. Finish materials that are susceptible to staining, fading or other discoloration are strongly discouraged; b. Encourage the use of brick; c. Discourage aluminum and vinyl siding, and siding with narrow trim.

CODE-COMPLYING DESIGN

1. The code-complying design uses bay windows on the north and south facades to subdivide the volume into vertical strips. This design also utilizes a variety of human-scale detail materials such as lap siding, belly bands, and knee braces on all facades.

ii. We have designed the windows with human-scale in mind by utilizing smaller-scale privacy windows, multi-paned sliders at large window openings, and adding transoms above large bay windows.

iii. Exterior finish materials include fiber cement lap siding, stained cedar plank accents, cedar trim, and fiber cement panels with reveal joints. Siding material changes are used to differentiate volumes. All finishes are painted. The selected finishes are durable and easily maintained and are not susceptible to staining, fading, or discoloration.

WITH REQUESTED DEPARTURES

1. In addition to breaking the overall mass into well-proportioned sections with smaller volumes, we utilized Craftsman-inspired detailing to give texture to the facades and break elements down to human scale. We used a consistent stylistic vocabulary across all elements to unify the overall architectural concept and relate to the traditional neighborhood context.

Specific human-scaled detail elements include wide corner trims and belly bands; dentil molding; wide window casings; arched beams at ground-floor openings; cedar-trimmed posts; vertically-oriented multi-pane windows; glass block windows; window boxes; balconies; transom windows; and eave beams/ eave returns.

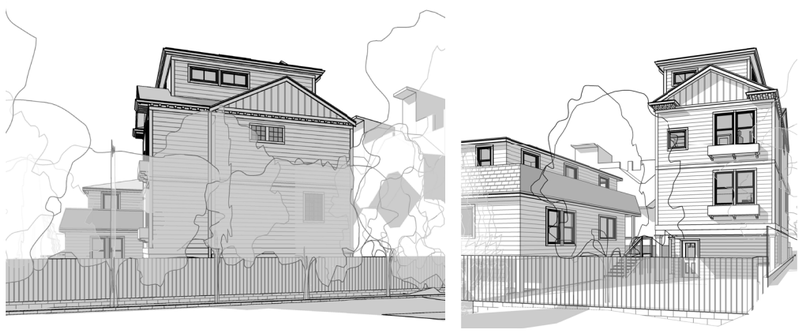
Decreasing the lot setbacks allows a usable, human-scale yard that is large enough to host small gatherings and allow for trees, plantings, more sunlight, and landscape elements that complement the architecture.

ii. We used small-scale, vertically-oriented windows broken down into multiple human-scaled panes. Aside from a small square awning window, all operable windows are vertically oriented single-hung windows. On the north and west sides of the building, we used translucent glass block for all window openings, which gives these openings texture and human scale while maintaining privacy.

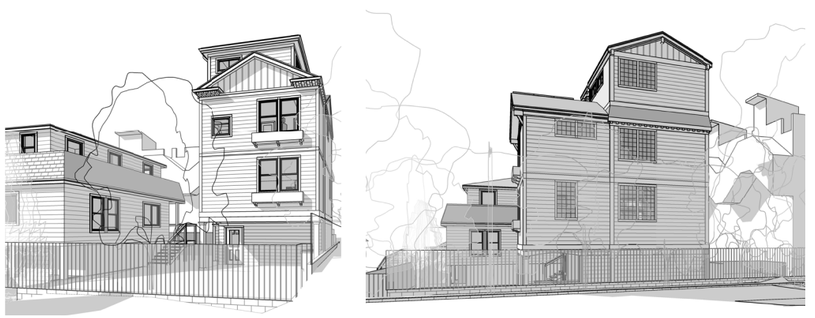
iii. For exterior finish materials, we used fiber cement lap siding, cedar board and batten siding, and cedar trim, all painted. These materials are durable and easily maintained and are not susceptible to staining, fading, or discoloration.



Alternative 1



Alternative 2



Alternative 3





Grass-crete pavers



Asarum canadense (Wild Ginger)



Thymus (Creeping Thyme)



Green wall



Existing on-site landscaping



Bamboo screen at fence

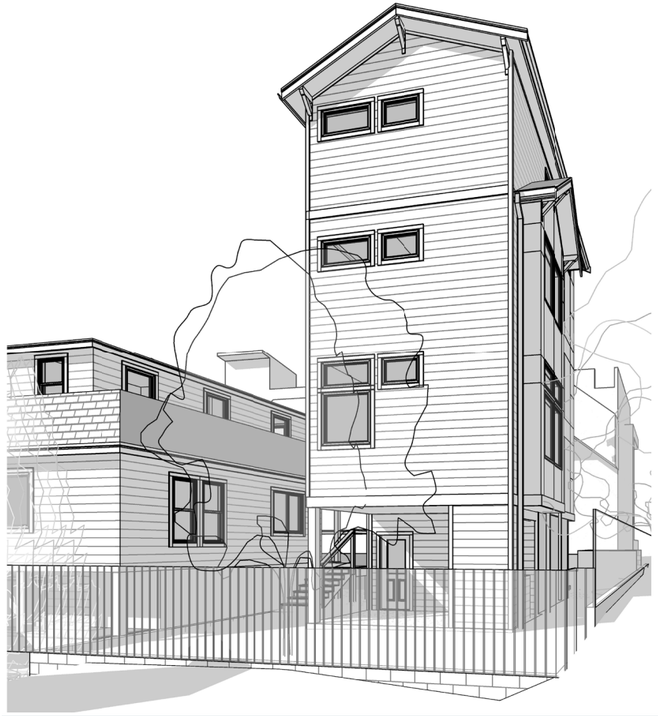


Existing on-site landscaping

PRELIMINARY

ALTERNATIVE 1 - BLOCK (CODE COMPLIANT BASELINE)





ALTERNATIVE 2 - UPPER STORY STEPBACK





ALTERNATIVE 3 - TURRET (PREFERRED ALTERNATIVE)





ALTERNATIVE 1 - BLOCK (CODE COMPLIANT BASELINE)

Alternative 1 is designed with code complying setbacks to buffer the new structure from adjacent lots. We wanted to locate the building as far to the west as possible and minimize the footprint to connect to the existing driveway and to create as large of a backyard as possible. This backyard will serve as a common outdoor amenity area for all residents on the lot including those in the existing triplex.

The ground floor consists of a corner entry near the driveway with a covered patio contiguous with the shared backyard. The remaining floor area will be used for storage to replace the function of the existing garage. Tuck-under parking is provided under an overhanging second story. The back deck of the existing triplex extends into the separation between the two structures and therefore would need to be removed and replaced with a lower section of deck.

While the overall form of this design is boxy, we mitigated this by articulating the facades by using gable roofs, siding changes, roof form variations, and detailing to visually break down the box. The design of the upper stories is driven by the narrow width of the floor plate. Fitting stair circulation within this narrow layout while still preserving living space meant changing the orientation of the stairs midway up the building. For the upper stories we tried to concentrate the windows to the south and west side to maximize views and daylight above the existing triplex. The design uses offset bay windows on each side of the floor plan to gain width and articulate the facades. Lastly, to help the narrow spaces feel larger and capture daylight above the existing triplex, we included tall ceiling heights and a vaulted roof on the upper story.

Program

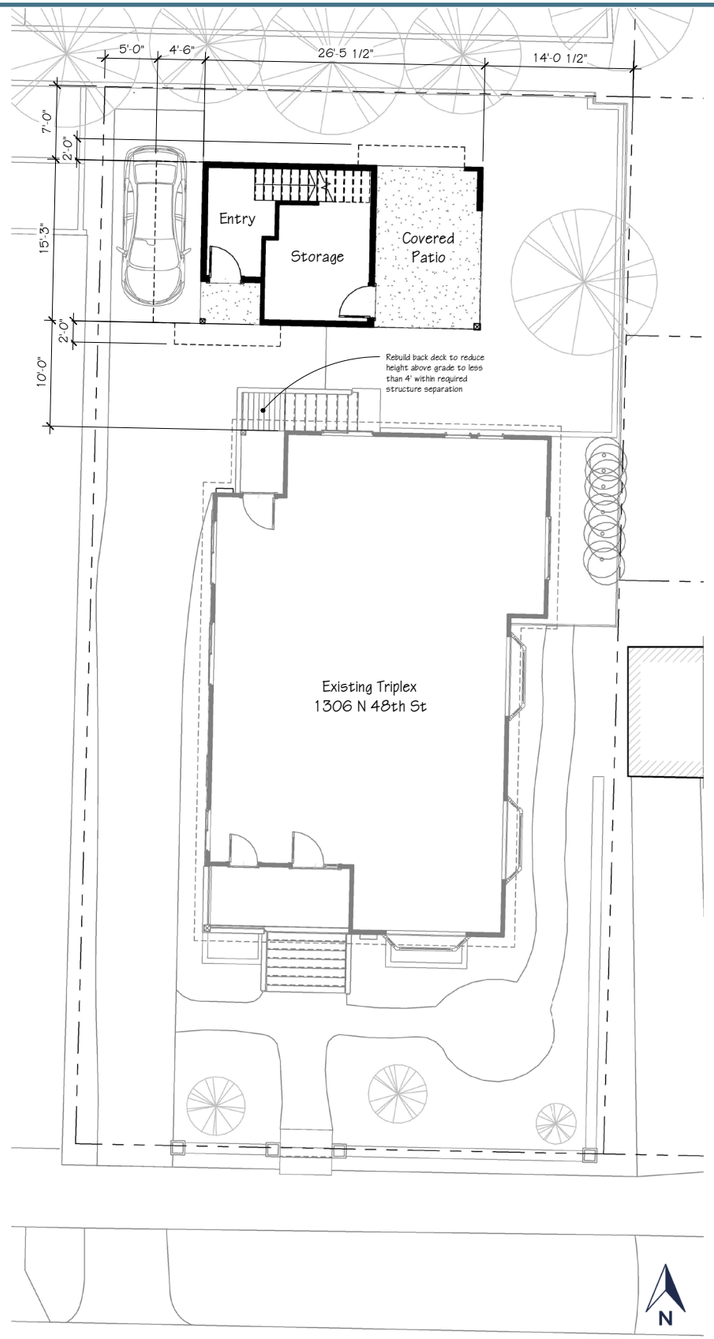
- Tuck-under parking for 1 car
- Covered outdoor amenity area
- 1 dwelling unit
- 2 bedrooms + office
- 2 bathrooms
- Gross floor area of new structure: 1,448 SF

Advantages

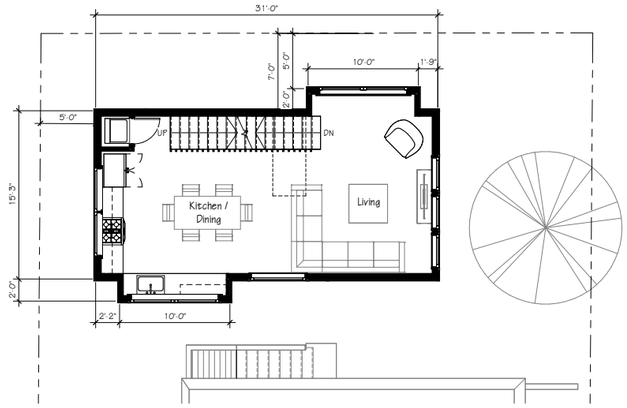
- No departures required,
- Windows available on all sides.
- High ceilings.

Disadvantages

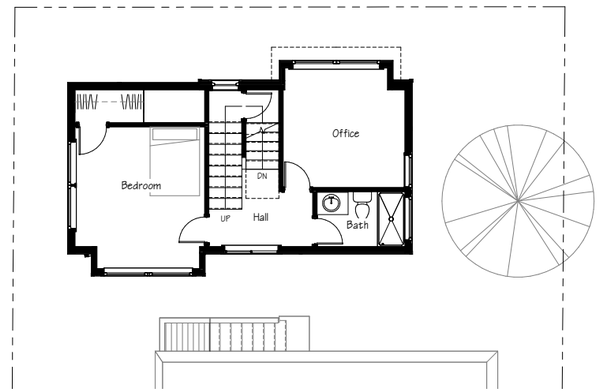
- Massing feels tall and boxy, towers over existing residence and nearby townhouses
- Windows on north and west create privacy concerns for neighboring lots.
- Main living areas have limited solar access.
- Blocks light to north-facing windows of existing triplex.
- Chops up outdoor space into narrow, dark yards not suitable for outdoor gatherings.
- Narrow floor plate creates inefficient interior circulation.
- Cantilevered upper story creates structural challenges and feels visually unbalanced.
- Front door of new unit barely visible from street.
- Requires back deck for existing triplex to be rebuilt, reducing size of flat deck area.



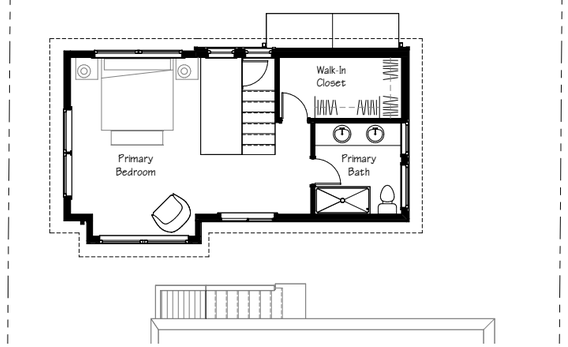
Site Plan and First Floor



Second Floor



Third Floor



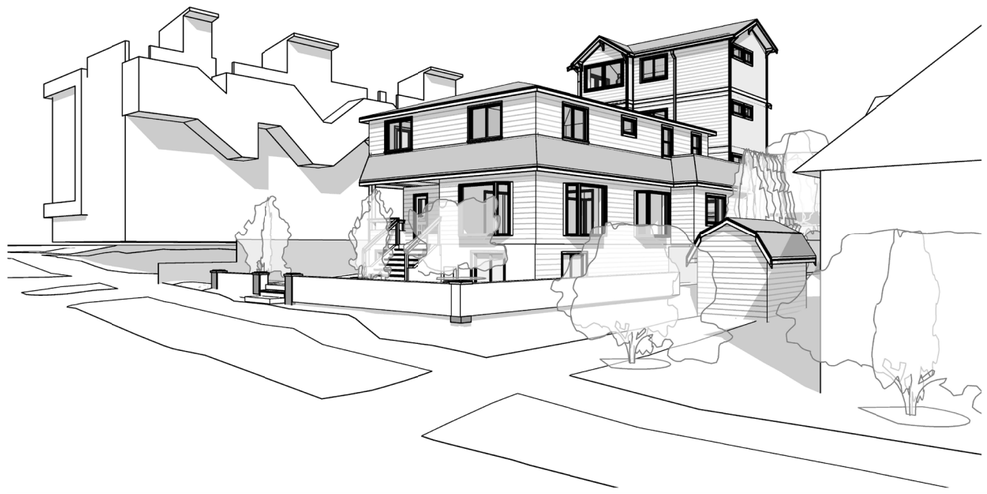
Fourth Floor

ALTERNATIVE 1 - BLOCK (CODE COMPLIANT BASELINE)













ALTERNATIVE 2 - UPPER STORY STEPBACK

Alternative 2 reduces the north and west setbacks to zero feet in order to create a larger contiguous outdoor space and a more efficient floor plan. The ground floor consists of an entry visible from the street and an enclosed garage, with a covered patio contiguous with the shared back yard. The wider floor plate allows for a more efficient layout so that the office can be moved to the 4th floor. This allows us to step back the 4th story to reduce the perceived mass of the building. This design centers the office on the plan, pulling it away from the exterior walls. The disadvantage of this arrangement is inefficient circulation - the staircase from the garage to the main floor is separate from the staircase to the upper stories, resulting in lost space below the stairs.

By shifting the whole structure to the west, the main stories now have good solar access down the driveway corridor. We have concentrated most of the glazing at this spot to take advantage of views and light. We replaced all windows on the north and west side with translucent glass blocks to allow light to bathrooms while maintaining privacy and a 1-hour fire rating.

By reducing 4th story massing we were able to create a building shape that works better with traditional detailing. Specifically, we are using Craftsman-inspired detailing to complement the existing triplex and the surrounding neighborhood. To further reduce the visual impact, we have divided the building horizontally into a clear base, middle, and top section with trim bands and a flared roof line inspired by the existing triplex.

Program

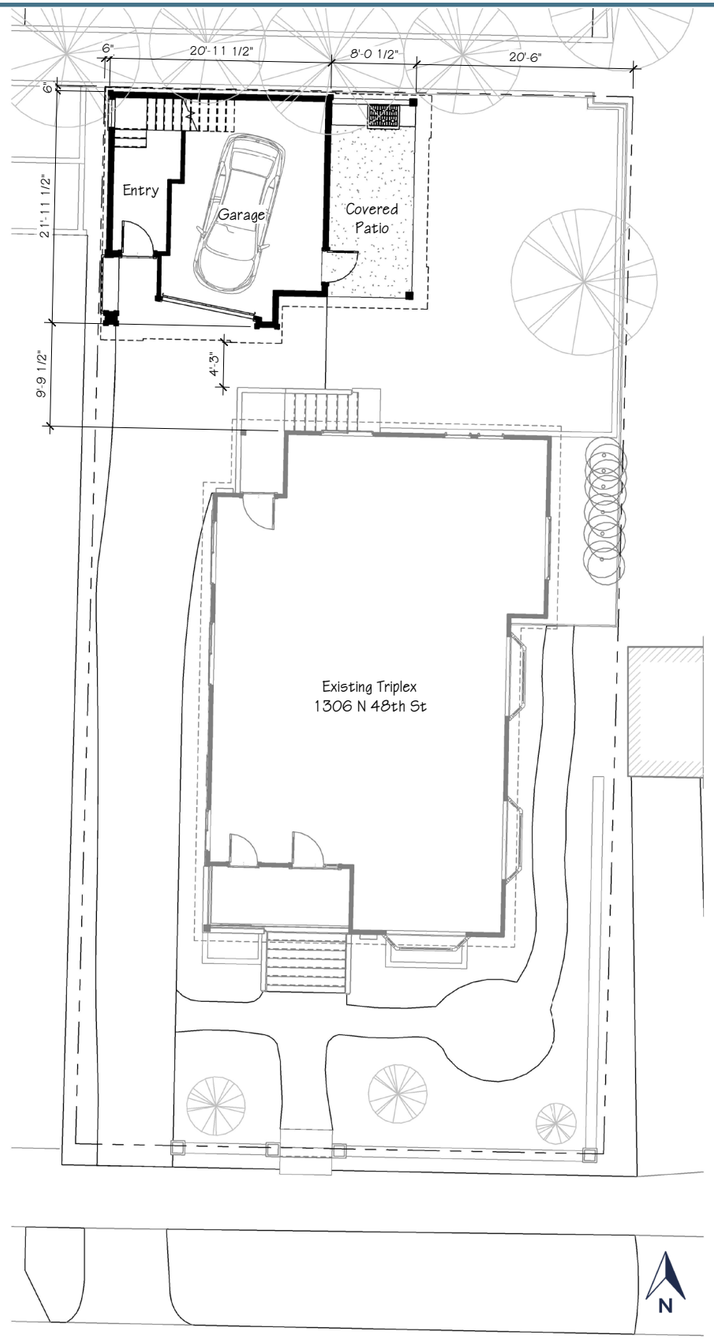
- 1 car garage
- Covered outdoor amenity area
- 1 dwelling unit
- 2 bedrooms + office
- 2 bathrooms
- Roof deck
- Gross floor area of new structure: 1,420 SF

Advantages

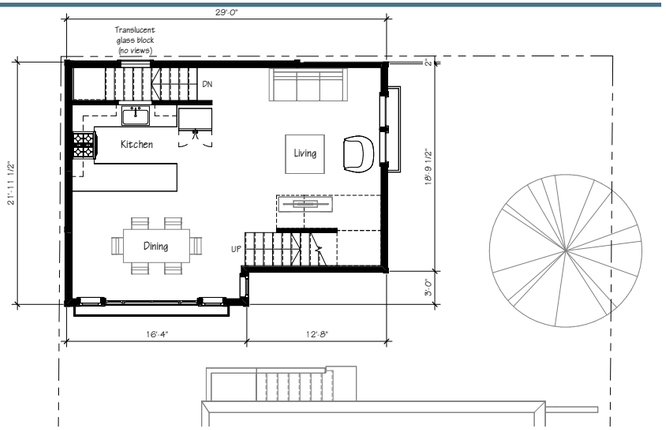
- Upper story setback reduces visual bulk and relates massing to existing residence and townhouses to the east.
- Upper story setback reduces shading on adjacent properties.
- Consolidates outdoor space into a large, pleasant amenity space for outdoor gatherings.
- Wider floor plate allows more efficient use of interior space.
- Removing cantilevers creates a visually-balanced, solid-feeling design.
- Respects neighbors' privacy by removing view windows on north and west sides.
- Architectural style complements neighborhood buildings.

Disadvantages

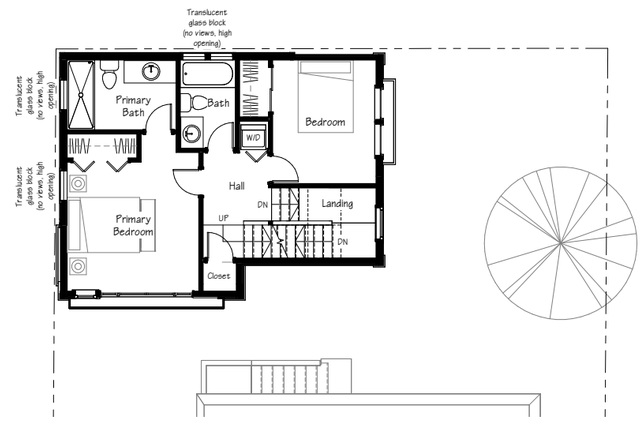
- Setback departure required.
- Non-stacking staircases use interior space inefficiently.
- Offset roof deck creates unsatisfying termination of front facade.



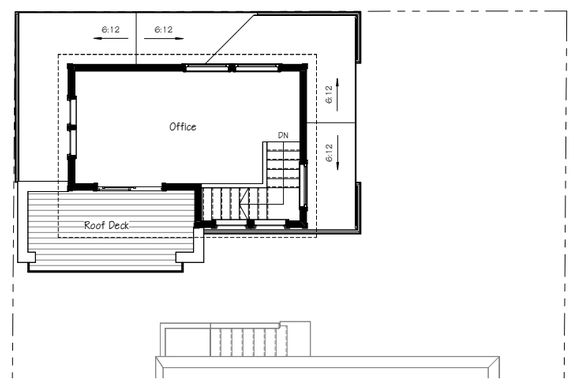
Site Plan and First Floor



Second Floor



Third Floor



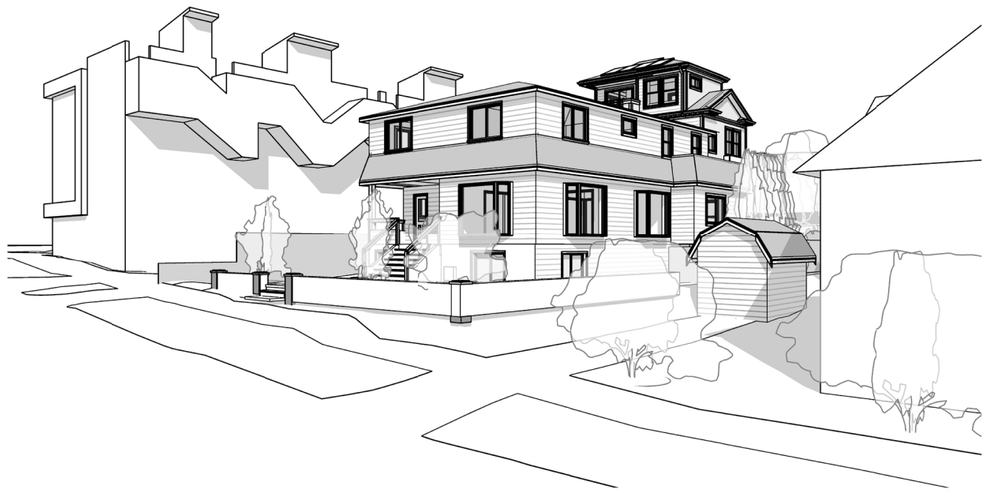
Fourth Floor

ALTERNATIVE 2 - UPPER STORY STEPBACK

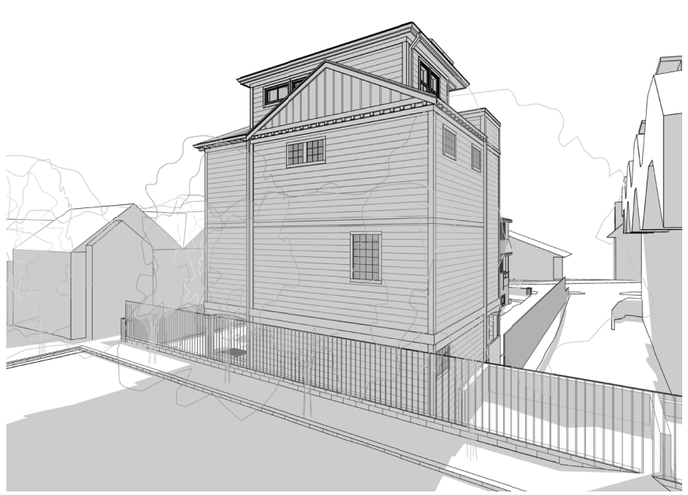












ALTERNATIVE 3 - TURRET (PREFERRED ALTERNATIVE)

Alternative 3 builds on Alternative 2 by optimizing the plan layout and cleaning up the front facade. We moved the upper story staircase to stack with the garage stair, creating an efficient circulation path. To accommodate the new stair location, we moved the 4th story office to the northwest, creating a corner turret. This turret lines up with the front facade step, producing a satisfying termination to the front facade. To lighten up the roofline at the top of the turret, this alternative uses open framing with exposed timber eave beams and an exposed timber truss

This design also allows for better light and solar access for the secondary bedrooms, because it concentrates all of the service elements (kitchen, closets, staircase, bathrooms) on the north facade and allows the south facade to take full advantage of the available light and solar exposure.

Program

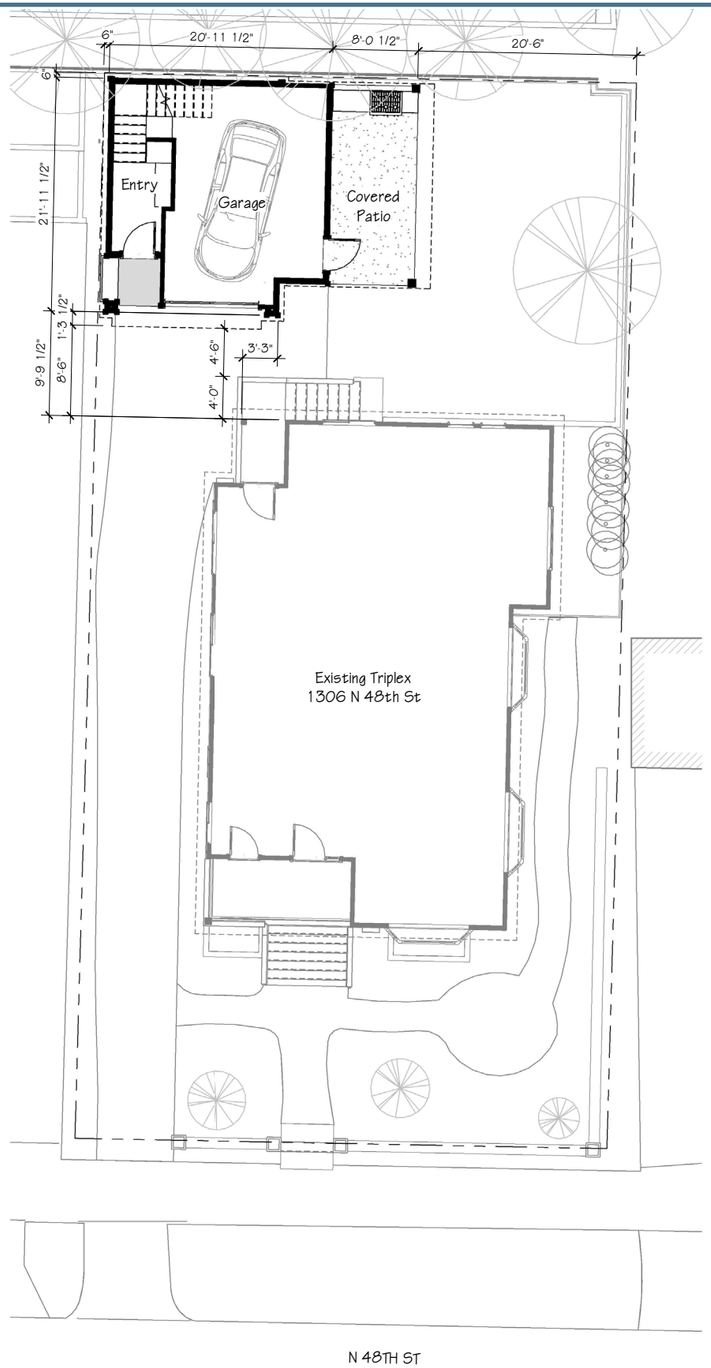
- 1 car garage
- Covered outdoor amenity area
- 1 dwelling unit
- 2 bedrooms + office
- 2 bathrooms
- Covered roof deck
- Gross floor area of new structure: 1,405 SF

Advantages

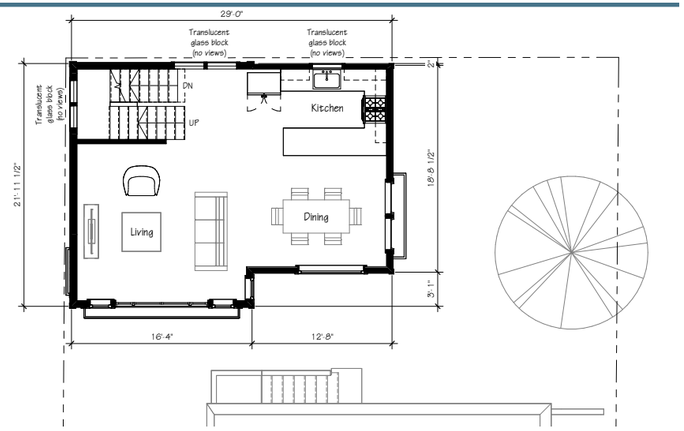
- Upper story setback reduces visual bulk and relates massing to existing residence and townhouses to the east.
- Consolidates outdoor space into a large, pleasant amenity space for outdoor gatherings.
- Wider floor plate and stacked staircases allow efficient use of interior space.
- Removing cantilevers creates a visually-balanced, solid-feeling design.
- Respects neighbors' privacy by removing view windows on north and west sides.
- Includes covered private outdoor amenity space (roof deck).
- Aligning turret roof with front facade bumpout creates satisfying vertical termination.
- Architectural style complements neighborhood buildings.

Disadvantages

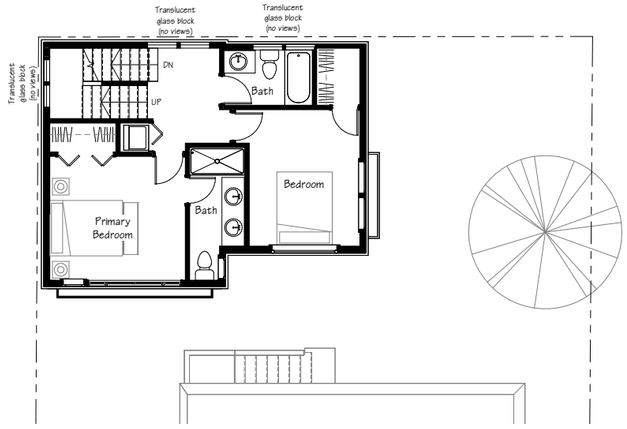
- Setback departure required.



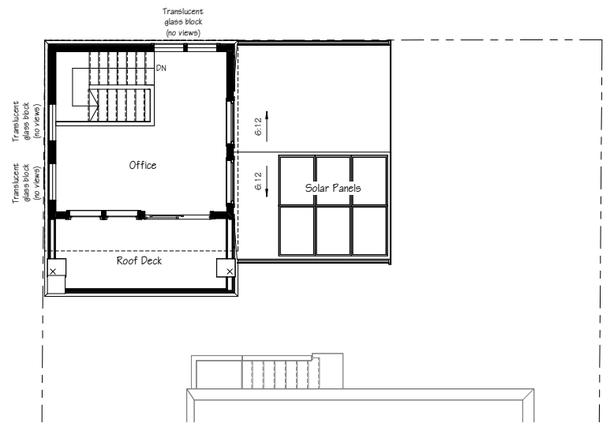
Site Plan and First Floor



Second Floor



Third Floor



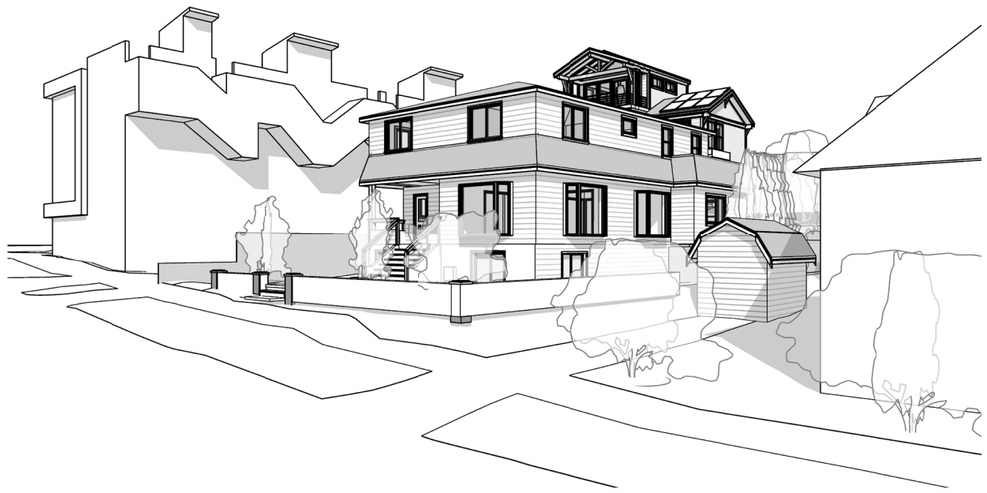
Fourth Floor

ALTERNATIVE 3 - TURRET (PREFERRED ALTERNATIVE)

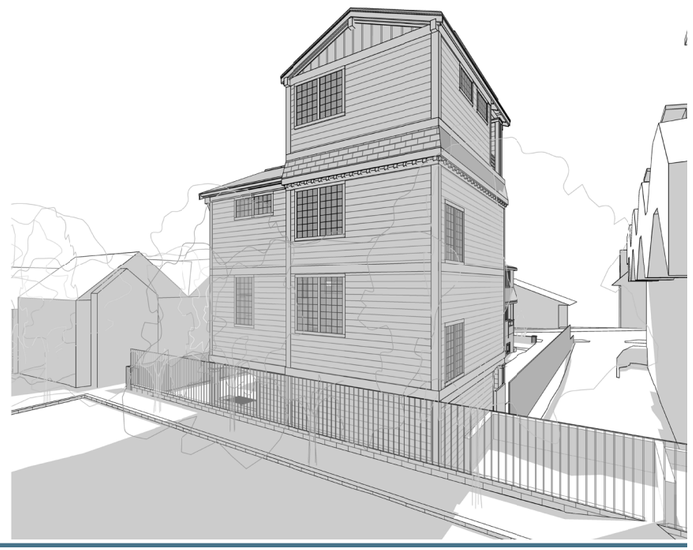












Board and Batten Siding





Cement Lap Siding- Match Existing House



Metal Railings



Translucent Fire-Rated Glass Block Windows



Rooftop Solar Panels



Window Boxes



PROPOSED MATERIALS

The material and color palette design reflect the architectural style of the existing house as well as the surrounding neighborhood context. Blue lap siding and accent board and batten complement and echo the architectural character of the existing residence. Traditional architectural details such as dentil moulding, arched framing around openings, as well as cornerboard and bellyband trim ground the structure and create a beautiful street facing facade. Translucent glass block windows allow in daylight on the north and west sides of the building while still providing required fire protection and privacy for neighbors. Balconies echo the porches on the existing building and improve the overall massing on the front facade.

Departure Request #1: 23.45.518.A

Standard:
23.45.518.A Setbacks and separations - LR zones

1. Required setbacks for the LR zones are shown in Table A for 23.45.518 and subsection 23.45.518.A.2.

Table A for 23.45.518
Required setbacks in LR zones measured in feet

All LR zones	Category of residential use			
Setback	Cottage housing developments and single-family dwelling units	Rowhouse developments	Townhouse developments	Apartments
Front	7 average; 5 minimum	5 minimum	7 average; 5 minimum	5 minimum
Rear	0 with alley; 7 if no alley	0 with alley; With no alley; 7 average; 5 minimum	7 average; 5 minimum	10 minimum with alley; 15 minimum if no alley
Side setback for facades 40 feet or less in length [1]	5	0 where abutting another rowhouse development [2], otherwise 3.5, except that on side lot lines that abut a neighborhood residential zone, the setback is 5	5	5
Side setback for facades greater than 40 feet in length [3]	5 minimum	0 where abutting another rowhouse development [2], otherwise 3.5, except that on side lot lines that abut a neighborhood residential zone, the setback is 7 average; 5 minimum	7 average; 5 minimum	7 average; 5 minimum

Proposed Departure:

Reduce the rear and side setback requirements to 0 feet for the new structure.

Rationale:

CS1.B.2:Daylight and Shading

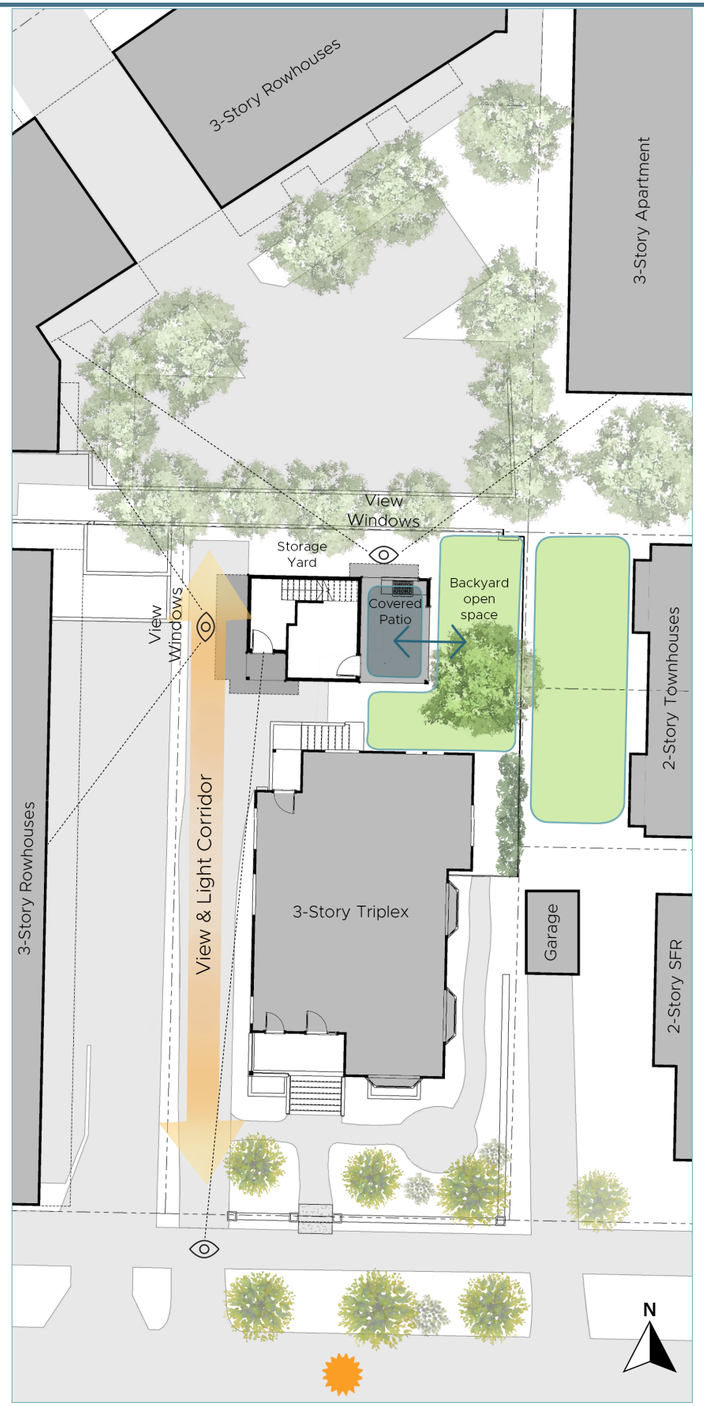
- Maximizes daylight for outdoor open spaces by eliminating deeply shaded side yards and creating a generous outdoor amenity space with good daylight access.
- Takes full advantage of available solar exposure and daylight by orienting primary windows with the driveway view corridor and avoids blocking daylight for existing on-site windows, all without increasing shading impacts on adjacent sites.

DC2.A: Reducing Perceived Mass

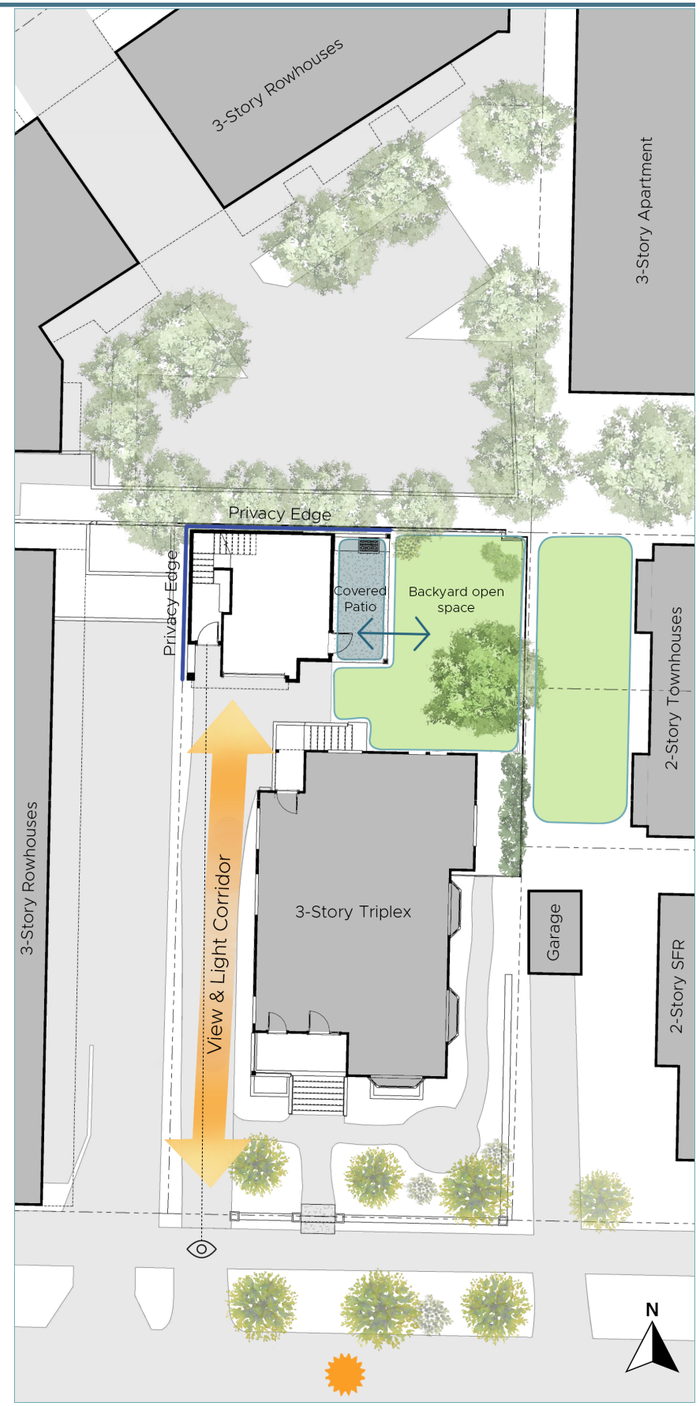
- Steps back the 4th story massing and articulates the building horizontally to break the mass down into smaller volumes. This is possible because the wider floor plate allows for a more efficient use of space.

DC3.A & Wallingford DC3.1: Building - Open Space Relationship

- Responds directly to the character of adjacent open spaces by prioritizing outdoor usable space adjacent to the neighboring yards to the east. Reducing buffer zones adjacent to auto-oriented uses on the north and west sides allows us to make a larger and more inviting outdoor living space on the east side.



Site Diagram - With Full Setbacks



Site Diagram - With No Setbacks

Departure Request #2: SMC 23.45.518.F

Standard:
23.45.518.F. Separations between multiple structures

1. In LR and MR zones, the minimum required separation between principal structures at any two points on different interior facades is 10 feet, except for cottage housing developments, and principal structures separated by a driveway or parking aisle.

2. In LR and MR zones, if principal structures are separated by a driveway or parking aisle, the minimum required separation between the principal structures is 2 feet greater than the required width of the driveway or parking aisle, provided that the separation is not required to be any greater than 24 feet. If principal structures are separated by a driveway or parking aisle, projections that enclose floor area may extend a maximum of 3 feet into the required separation if they are at least 8 feet above finished grade.

3. Cottage housing developments in LR and MR zones:
a. The minimum required separation between principal structures at any two points on different interior facades is 6 feet, unless there is a principal entrance on an interior facade, in which case the minimum separation required from that facade is 10 feet.
b. Facades of principal structures shall be separated from facades of accessory structures by a minimum of 3 feet.

Proposed Departure:

Reduce the minimum required separation between principle structures to 9 feet (a 10% reduction).

Rationale:

CS1.B: Daylight and Shading

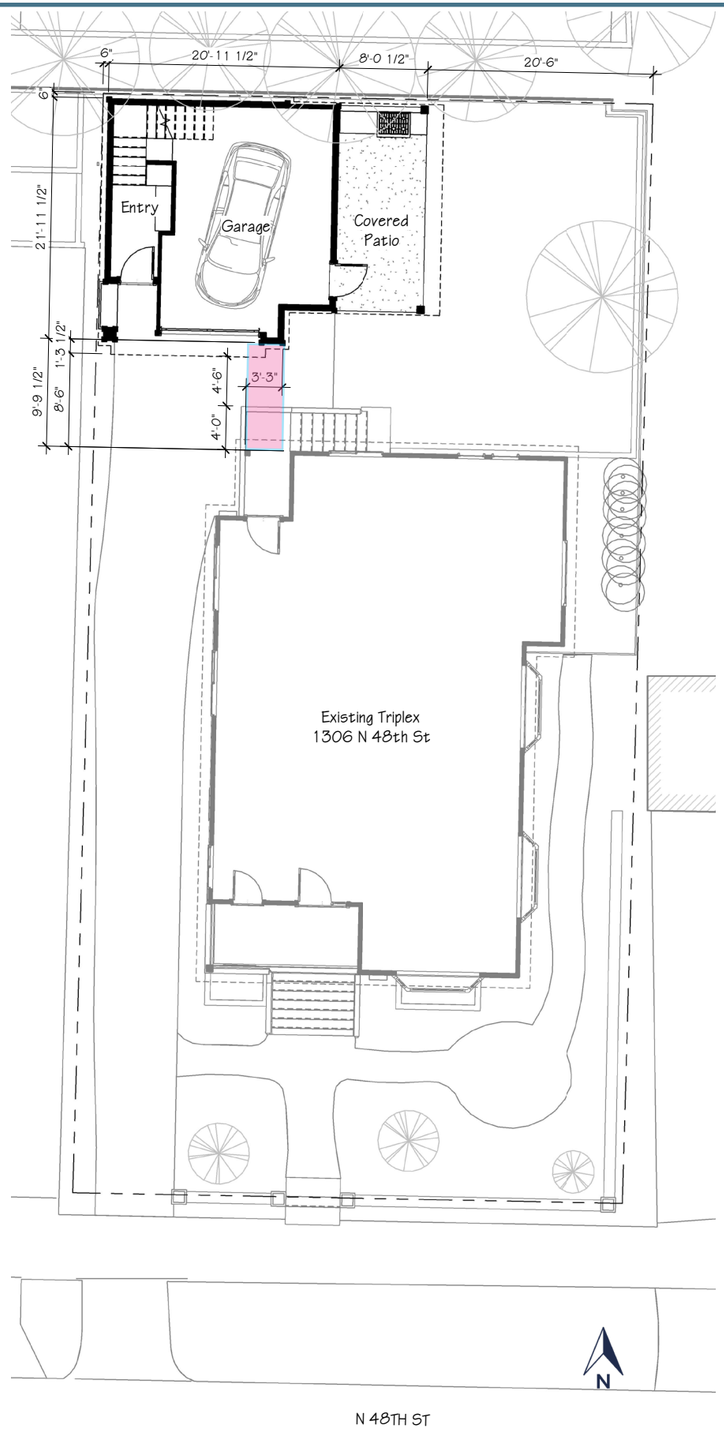
- A smaller separation between structures allows us to reduce the structure width in the east-west direction. which maximizes daylighting for the open space and existing triplex windows.

DC2.B: Architectural and Facade Composition

- Creates flexibility to articulate the front facade. The location of the garage door is driven by the minimum functional depth of the garage. The extra foot of depth allows us to create pillasters and an entry portal that projects forward from the garage door.

PL3.A: Street-Level Interaction - Entries

- The extra facade depth allows us to create a more articulated entry with a more generous porch depth.





Alternative 2 - Entry
Showing garage doors set back from the front of the building

Departure Request #3: SMC 23.45.518.H.7

Standard:

23.45.518.H.7. Unenclosed decks and balconies may project a maximum of 4 feet into required setbacks if each one is:

a. No closer than 5 feet to any lot line;
b. No more than 20 feet wide; and
c. Separated from other decks and balconies on the same facade of the structure by a distance equal to at least 1/2 the width of the projection.

Proposed Departure:

Allow decks and balconies to project a maximum of 4 feet into required separations between structures.

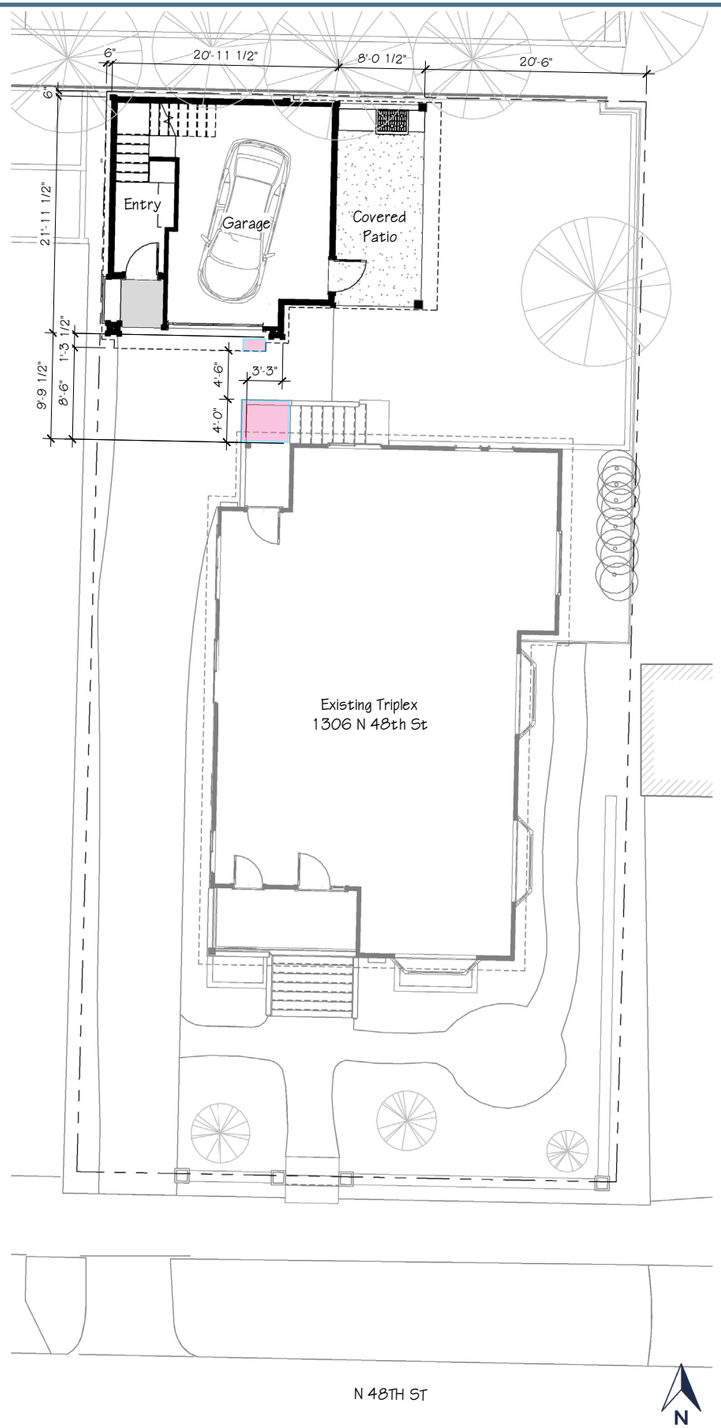
Rationale:

DC2.B: Architectural and Facade Composition

- Allows the front facade balconies to extend the full width of the windows. Without this departure the 2nd and 3rd story balcony would have to be stopped short, which would create a visually unbalanced facade.

CS3.A.1: Fitting Old and New Together

- Respects the existing architecture on the site by leaving the existing deck intact. With this departure there will be no changes to the existing historical structure. Without this departure, portions of this deck would need to be removed and rebuilt.





Alternative 3 - Balconies on Front Facade
Balcony sections requiring the departure are highlighted