



**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS**

Record Number: 3038261-LU
Applicant: Daniel Goddard, Weinstein A+U
Address of Proposal: 4318 Stone Way North

SUMMARY OF PROPOSAL

Land Use Application to allow a 6-story, 105-unit apartment building with restaurant & retail. Parking for 63 vehicles proposed. Existing building to be demolished. Early Design Guidance conducted under 3038334-EG.

The following approvals are required:

Design Review with Departures (Seattle Municipal Code - SMC 23.41)

Departures are listed near the end of the Design Review Analysis in this document.

BACKGROUND

SITE AND VICINITY

Site Description: The proposal site, located within the Wallingford neighborhood, sits on the east side of Stone Way N. (Stone Way), a minor arterial and frequent Transit Corridor, between N. 44th St. and N. 43rd St. The rectangular shaped project site comprises three existing tax parcels located at 4302, 4312, and 4318 Stone Way N. The property at 4318 includes Stone Way Hardware, a one-story masonry building built in 1965 and reportedly the home of Fathom Manufacturing, Seattle. The parcel located at 4312 is occupied by a surface parking lot and a single-story masonry building built in 1961 which currently serves as warehouse storage use connected to the hardware store. The parcel at 4302 is comprises a single-story masonry building built in 1957 and used for retail and warehouse purposes with a small amount of surface parking. The site has descending slope of approximately 11-foot from an east to west direction along N 44th St to the north and a descending slope of approximately 13.6-ft in the same direction along N 43rd St to the south.

Site Zone: Neighborhood Commercial 2 Pedestrian, Maximum Height Limit of 55' [NC2P-55 (M)]

Zoning Pattern: (North) NC2P-55 (M)
(South) NC2P-55 (M)
(East) Lowrise 3 (M2) [LR3 (M2)]
(West) NC2P-55 (M)

Environmentally Critical Areas (ECA): The subject site has a very small portion of steep slope ECA along the eastern property boundary near the site's southeast corner.

Overlay: Wallingford Residential Urban Village
Frequent Transit Service Corridor

Surrounding Development---Neighborhood Character Access:
Located one block to east of the proposal site, along Interlake Ave N., are single-family residences interspersed with a number of newer townhomes and row houses. The uses along Stone Way N are a mixture of small commercial retail establishments that dominate the southern portions of Stone Way N., while the area to the north consists of commercial buildings and mixed-use structures of between three and five stories in height.

The area located one block to the west of Stone Way along Woodland Park Ave N is made up of a dense mixture of commercial businesses and multi-family residential structures of three and four stories in height. Portions of Woodland Park Ave N as well as Stone Way north of N. 36th St can also be characterized as having an abundance of tree coverage which adds to the area's unique character.

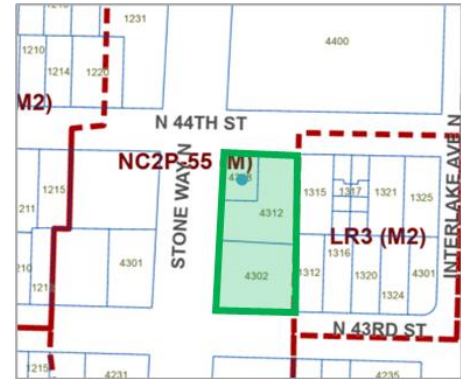
Historically Wallingford has been known as residential in character with many residences located to the east and west of Stone Way with more industrial and commercial oriented businesses located along the northern edge of Lake Union.

Stone Way N has seen a great deal of commercial mixed-use redevelopment along its entire length from the intersection of North 47th St, including a 3-story apartment building with 40 small efficiency dwelling units at N. 47th St and Stone Way N as well as development to the south around N. 34th and N 35th including Brooks Sports which is headquartered in a six-story Living Building at the northeast corner of Stone Way N. and N. 34th St.

In its larger context Wallingford has several public amenities including access to the Burke Gillman Trail, Gas Works Park located to the southeast as well as views to the Seattle skyline and view to both the Olympic and Cascade mountains.

PUBLIC COMMENT

The public comment period initially ended on October 12, 2022; however, the proposal was updated and therefore re-noticed with a comment period ending on October 26, 2022. In addition to the comment(s) received through the Design Review process, other comments were received and carefully considered, to the extent that they raised issues within the scope of this review. These areas of public comment include a suggestion that the building be made taller, while another comment suggested a dislike for the square appearance of the building a design review related comment. Other comments supported the fact that the project is providing additional housing in the area. Still other non-design comments related to lack of parking which is not within the scope of this review.



The top of this image is north.
This map is for illustrative purposes only. In the event of omissions, errors or differences, the documents in SDCI's files will control.

I. ANALYSIS – DESIGN REVIEW

The design review packets include information presented at the meetings and are available online by entering the record numbers at this website:

<http://www.seattle.gov/DPD/aboutus/news/events/DesignReview/SearchPastReviews/default.aspx>

The meeting reports and any recordings of the Design Review Board meetings are available in the project file. The meeting reports summarize the meetings and are not transcripts.

The packet is also available to view in the file, by contacting the Public Resource Center at SDCI:

Mailing Public Resource Center
Address: 700 Fifth Ave., Suite 2000
P.O. Box 34019
Seattle, WA 98124-4019
Email: PRC@seattle.gov

EARLY DESIGN GUIDANCE June 27, 2022

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Suggested that the building should have large canopies to cover the sidewalk and small plaza at the southwest corner.
- Suggested that the exterior of the bottom floor should be finished in a brick in a red brown range to match the existing buildings.

SDCI staff also summarized design related comments received in writing prior to the meeting:

- Appreciated the proposed uses of ground-level commercial with upper-level residential.
- Suggested that it is an excellent project, with 130 new homes for people near frequent bus lines.
- Stated that the ground floor commercial will help bring Stone Way to life.
- Appreciated the reduced amount of parking, as this is a transit rich area.

SDCI received non-design related comments concerning parking and public transit.

One purpose of the design review process is for the Board and City to receive comments from the public that help to identify feedback and concerns about the site and design concept, identify applicable Seattle Design Guidelines and Neighborhood Design Guidelines of highest priority to the site and explore conceptual design, siting alternatives and eventual architectural design. Concerns with off-street parking, traffic and construction impacts are reviewed as part of the environmental review conducted by SDCI and are not part of this review. Concerns with building height calculations and bicycle storage standards are addressed under the City's zoning code and are not part of this review.

All public comments submitted in writing for this project can be viewed using the following link and entering the record number-EG: <http://web6.seattle.gov/dpd/edms/>

PRIORITIES & BOARD RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following siting and design guidance.

1. Massing:

- a. The Board suggested that they would have liked to have seen a massing option that was a little bit different from Option 1 and 2, saying that all three options are the same in terms of the placement of the residential lobby and retail, but ultimately supported the applicant's preferred option, Option 3. (CS2-B-2, PL1-B-1, DC2-A, DC2-I-i)
- b. The Board supported the arrangement of the program elements including the east facing courtyard and the restaurant at the southwest corner considering the drastic change in topography. (PL1-C, PL2-II-iv, DC2-D-1, DC3-I-I, DC4-D-2)
- c. The Board added that the courtyard is a positive attribute as it allows for access to light and air for the adjacent properties. However, the Board did ask for additional clarification on the design of the courtyard in terms of how it functions, its elevational relationship to adjacent properties, the relationship of the façade and balconies, and who the users might be. (CS2-D-2 PL1-C, PL2-II-iv, DC2-D-1, DC3-I-I, DC4-D-2)
- d. The Board requested additional information at the Recommendation phase explaining the reasoning behind the overall design concept, including the development of the top portion of the building, and the relationship of the building to the surrounding context. (CS2-D-2, CS3-I-v, DC1-A, DC4-B-2)

2. Site Analysis and Response to Context:

- a. The Board appreciated the context analysis in relationship to the building site and the design approach in terms of existing grades, setbacks, and street elevations. (CS2-D-2, DC4-B-2)
- b. The Board, however, wondered if more contextual information could have been provided considering the amount of new development taking place in the area. As an example, the Board suggested that additional analyses of surrounding roof lines, balconies and entries could have been provided, giving a clearer picture of how the massing options were developed. (CS2-D-2, CS2-I-I, PL3-II-ii, DC2-C, DC4-B-2)

The Board stated that it would be helpful to see more sections at the east façade of the building in the Recommendation packet. This information should include dimensional clarity, including distances from adjacent residential buildings, and indicate how the elevations between buildings and windows might relate to each other. (CS1-B-2, CS2-B, CS2-D-3, DC4-II)

3. Streetscape and Open Space:

- a. The Board supported the design approach to the streetscape and the stepped terraces which mitigate the change in topography as it descends towards the southwest corner. (CS1-C, CS2-II, DC4-B-1, DC4-I-ii)
- b. The Board verbalized that they did not necessarily understand the design approach to the northwest corner although they assumed it relates directly to the change in grade. (CS1-C, DC4-B-1)

- c. In response to public comment, the Board asked how the placement of canopies for weather protection relates to the rhythm of the balconies and the massing of the building. The Board suggested that the canopies should not be located over planting areas. The Board also was concerned that the overhead weather protection proposed might relate better to the location of the entries, rather than provide continuous across face of the building. (CS2-II, PL2-C, PL2-I-ii)
- d. The Board questioned whether the exterior stair connections between the retail spaces were necessary and encouraged further exploration of a stronger planting frame that is designed to clarify and guide users to the different retail entrances. In addition, the Board said that the use of larger shrubs and trees where feasible would also help in creating outdoor spaces or nodes in front of retail establishments. (CS2- I-ii, CS2-II, PL1-C, PL2-C, PL2-I-ii)
- e. The Board stated that they would like to see more information in the Recommendation packet on how the overhead weather protection relates to the massing moves above, as well as the overall architectural concept, and not just to the changes in grade. The Board also stated that they would be in favor of a departure request from the amount of overhead weather protection, if necessary to establish a better rhythm and connect to the architectural moves overhead. (CS2-II, PL2-C, PL2-I-ii)
- f. Regarding the building’s northwest corner and bicycle ramp, the Board suggested that the residential entry should ideally be located closer to the corner. However, if that it is not feasible from a grading standpoint, then there needs to be some sort of framing that creates a separation and buffer between the ramp and residential entry that is clearly visible and welcoming. (DC2-D-1, DC2-I-iii)
- g. The Board was impressed with and supported the designation of the landscaped area located on the north side of the building as a certified wildlife habitat. (DC3-C3, DC4-I-ii)

4. East Façade:

- a. The Board generally supported the overall east building façade but stated that they would like to have a better sense of what is occurring along the building’s eastern edge and how the open courtyard up above functions and relates to the rest of the landscaping elements. (CS2-C-3, PL2-II-I, DC2-B)

RECOMMENDATION June 26, 2023

PUBLIC COMMENT

No public comments were offered at this meeting.

SDCI summarized design related comments received in writing prior to the meeting:

- Desired a vibrant streetscape with walkable destinations.

SDCI received non-design related comments concerning zoning, density, housing demand, rental price, unit size, and homeownership opportunities. These comments are outside the scope of design review.

All public comments submitted in writing for this project can be viewed using the following link and entering the record number: <http://web6.seattle.gov/dpd/edms/>

PRIORITIES & BOARD RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following recommendations.

1. Site Analysis and Response to Context:

- a. The Board continued to support and recommended approval of how the project has evolved in relationship to area context, site analysis, and the relationship of the building to grades and setbacks. **(CS2-D-2, DC4-B-2)**

2. Northwest Corner:

- a. The board appreciated how the northwest corner of the building had been resolved with the combining of the bike and pedestrian approaches to the building at the sidewalk rather than separating them as seen at EDG. The Board noted that the new approach helped to guide bike users and pedestrians toward the primary residential entry more efficiently. As such the Board recommended approval of the redesigned combined bike/pedestrian approach to the building. **(CS1-C, CS2-II, DC4-B-1, DC4-I-ii)**
- B. The board supported and recommended approval of the re-designed terraces located at the northwest corner and how they relate to the other descending terraces to the south along the commercial retail spaces. **(CS1-C, CS2-II, DC4-B-1, DC4-I-ii)**
- c. The board voiced concerns about the lack of visual cues in terms of location as it relates to the primary residential entry. The board acknowledged that the design team had done a good job creating features at the ground plane in the way of landscaping elements, dealing with changes in grade, creating retail bays and establishing activity zones. However, the board observed the design would benefit from greater clarity as to where the residential entry is located. The board encouraged the design team to study ways of bringing a greater emphasis to the main entry by potentially adding width to the overhead weather protection, adding signage or to a lesser degree color or material change, but declined to make this a condition of final approval. **(CS1-C, CS2-II, PL2-I, PL3-A, DC4-B-1, DC4-I-ii)**

3. Streetscape:

- a. In response to EDG guidance, the Board supported and recommended approval of how the landscaping elements have been used to frame the terraces along Stone Way. **(CS1-C, CS2-II, DC4-B-1, DC4-I-ii)**
- b. The Board further discussed the terraces and landscape elements and observed that the building awnings location close to the building face provides additional opportunities for larger trees, which could aid in providing an enhanced terrace experience, as well as add to the streetscape experience along the sidewalk in conjunction with the larger street trees in the public right of way. This was offered as a suggestion and not a condition of final approval. **(CS1-D, CS1-I, CS2-II, CS2-A-1, DC4-D, DC4-I-ii)**

4. East Façade:

- a. The Board verbalized their continued support of the overall east building façade and appreciation of the added information requested at EDG which further detailed how the courtyard space will be more of a private contemplative space, while also acting as a buffer to the adjacent single-family zone to the east. As such, they recommended approval. (CS2-C-3, PL2-II-I, DC2-B)

5. South Façade:

- a. The Board acknowledged the difficulties with a long narrow site without alley access and agreed with the design elements as they relate to the south façade and back of house functions, including how the masonry material wrapped around the corner to the south facing façade, and the limited use of trees. The Board supported this and ultimately recommended approval. (CS2-C-3, PL2-II-I, DC1-B, DC1-C-4, DC2-B-2)
- b. In support of the design team’s direction, the Board suggested that additional means for alerting pedestrians and bicyclists of approaching motor vehicle traffic at the garage entry should be provided but declined to make this a condition of final approval. (DC1.B.1, DC1.C.2, DC1.C.4)

6. Roof Design:

- a. The Board generally agreed and recommended approval of the design of the roof including the amenity, and the mechanical spaces which they felt were well-executed. (CS2-IV, DC2-B-1, DC2-I-ii, DC3-C-2, DC3-B-4)

7. Materials:

- a. The Board considered the type of materials that will be used for the soffit recommended approval, with the suggestion that the materials should be color matched to the predominant off-white material of the main building volume and should be clean and tidy. The Board declined to suggest any conditions of final approval. (DC2-D-2, DC4-A-1)
- b. The Board appreciated and recommended approval of the unit venting, which uses in plane flush louvers and at the balconies to keep venting off the main building facades. (DC2-B, DC2-D-2, DC4-A-1)
- c. The Board recommended approval of the material application at the ground up through the façade, the design of the individual panels, and Juliet balconies in relationship to the living spaces. (PL3-II-ii, DC2-B, DC2-C-1, DC2-D-2, DC4-A-1)

8. Signage and Lighting:

- a. The Board supported and recommended approval of the simplified lighting and signage approach with the suggestion that added signage could aid in better defining the location of the residential entry as noted in 3.c. above. (DC2-I-iv, DC4-B, DC4-C)

9. Solid Waste Staging:

- a. The Board supported the location of the solid waste staging and ‘access ramp’ in the right of way space on N43rd St, with the understanding that the final location and design are subject to SPU and SDOT approval. (DC1-C-4)

DEVELOPMENT STANDARD DEPARTURES

The Board's recommendation on the requested departures was based on the departure's potential to help the project better meet these design guideline priorities and achieve a better overall project design than could be achieved without the departures.

At the time of the Recommendation meeting the following departures were requested:

1. **Setback Requirements – Lots Abutting Residential Zones (SMC 23.47A.014.B.1):** The Code requires a 15-foot triangular setback where a lot abuts the intersection of a front and side lot line of a lot in a residential zone.

The applicant proposed a 10'-4 $\frac{7}{8}$ " triangular setback at the southeast corner of the site, resulting in a departure of 4'-7 $\frac{1}{8}$ ".

The Board recommended approval of the departure request based on the design rationale provided by the applicant. The proposed design with the departure serves the underlying design concept and better meets the intent of the design guidelines due to the straightforward massing approach and the relief provided at the base of the building and parking entry. (Design Guidelines DC1-C-4 Service Uses, DC2-A1 Site Characteristics and Uses, DC2-B-1 Façade Composition)

2. **Parking Space and Access Standards – Sight Triangle (SMC 23.54.030.G.1):** The Code requires a 10-ft sight triangle at both sides of two-way driveways less than 22-ft wide.

The applicant proposed a sight triangle of approximately 9'-1 $\frac{1}{2}$ " at the east side and 5'-3" at the west side of the driveway, resulting in a maximum departure from standards of 4'-9".

The Board recommended approval of the departure request given the applicant's following design rationale. The design resulting from the departure balances the dimensional criteria of the sight triangle requirement with the overall building massing, the size of street level spaces, and proximity to the sidewalk while still providing a safe condition for pedestrians and vehicles. (Design Guidelines DC1.B.1 Access Location and Design, DC1.C.2 Visual Impacts, DC1.C.4 Service Uses)

3. **Street Level Development Standards – Transparency (SMC 23.47A.008.B.2.A):** The code requires that non-residential uses at street level shall have a minimum 60% transparency at street level between 2' and 8' above the sidewalk.

The applicant proposed a minimum of 47% transparency along the street level street-facing facade between 2' and 8' above the sidewalk at the south side of the building, a departure of 13%.

The Board recommended approval of the requested departure based on the applicant's rationale in the Recommendation packet, noting the design resulting from the departure better meets the intent of the Design Guidelines DC1-C-4. Service Uses, DC2-A-1 Site Characteristics and Uses, DC2-B-1 Façade Composition, DC2-B-2 Blank Walls.

4. **Overhead Weather Protection- (SMC 23.47A.008.C.4.b):** The code states that the covered area shall have a minimum width of 6 feet, unless there is a conflict with existing or proposed street trees or utility poles, in which case the width may be adjusted to accommodate such features as provided in subsection 23.47A.008.C.4.

The applicant proposed that the overhead protection be reduced to a width of 4'-3", a departure of 1'-9".

The Board recommended approval of the requested departure based on the applicant's rationale in the Recommendation packet, noting the design resulting from the departure better meets the intent of the Design Guidelines PL2.I. Pedestrian Open Spaces and Entrances, PL3.II Human Activity, and DC3.I. Residential Open Space.

5. **Overhead Weather Protection- (SMC 23.47A.008.C.4.c):** The code states that the overhead weather protection must be provided over the sidewalk, or over a walking area within 10 feet immediately adjacent to the sidewalk.

The applicant proposed to allow the building overhang to function as overhead weather protection for stairs and terraces within the site, rather than over the sidewalk or over a walking area within 10 feet immediately adjacent to the sidewalk. The applicant noted that the furthest side of this protected area would be located between 12'-2 1/2" and 17'-5" from the property line.

The Board agreed with the applicant's design rationale in the Recommendation packet and recommended approval of the requested departure as the design resulting from the departure better meets the intent of the Design Guidelines PL2.I. Pedestrian Open Spaces and Entrances and DC3.I. Residential Open Space.

6. **Overhead Weather Protection- (SMC 23.47A.008.C.4.d):** The code states that the lower edge of the overhead weather protection shall be a minimum of 8 feet and a maximum of 12 feet above the sidewalk for projections extending a maximum of 6 feet. For projections extending more than 6 feet from the structure, the lower edge of the weather protection shall be a minimum of 10 feet and a maximum of 15 feet above the sidewalk.

The applicant proposed to allow a portion of the required overhead protection to be located 13'-5 1/4" above walkway at the west facade, a departure of 1'-5 1/4".

The Board agreed with the applicant's design rationale in the Recommendation packet and recommended approval of the requested departure as the design resulting from the departure better meets the intent of the Design Guidelines PL2.I. Pedestrian Open Spaces and Entrances and PL3.II. Human Activity.

DESIGN REVIEW GUIDELINES

The Seattle Design Guidelines and Neighborhood Design Guidelines recognized by the Board as Priority Guidelines are identified above. All guidelines remain applicable and are summarized below. For the full text please visit the [Design Review website](#).

CONTEXT & SITE

CS1 Natural Systems and Site Features: Use natural systems/features of the site and its surroundings as a starting point for project design.

CS1-A Energy Use

CS1-A-1. Energy Choices: At the earliest phase of project development, examine how energy choices may influence building form, siting, and orientation, and factor in the findings when making siting and design decisions.

CS1-B Sunlight and Natural Ventilation

CS1-B-1. Sun and Wind: Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.

CS1-B-2. Daylight and Shading: Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on site.

CS1-B-3. Managing Solar Gain: Manage direct sunlight falling on south and west facing facades through shading devices and existing or newly planted trees.

CS1-C Topography

CS1-C-1. Land Form: Use natural topography and desirable landforms to inform project design.

CS1-C-2. Elevation Changes: Use the existing site topography when locating structures and open spaces on the site.

CS1-D Plants and Habitat

CS1-D-1. On-Site Features: Incorporate on-site natural habitats and landscape elements into project design and connect those features to existing networks of open spaces and natural habitats wherever possible. Consider relocating significant trees and vegetation if retention is not feasible.

CS1-D-2. Off-Site Features: Provide opportunities through design to connect to off-site habitats such as riparian corridors or existing urban forest corridors. Promote continuous habitat, where possible, and increase interconnected corridors of urban forest and habitat where possible.

CS1-E Water

CS1-E-1. Natural Water Features: If the site includes any natural water features, consider ways to incorporate them into project design, where feasible

CS1-E-2. Adding Interest with Project Drainage: Use project drainage systems as opportunities to add interest to the site through water-related design elements.

Wallingford Supplemental Guidance:

CS1-I Landscape Design to Address Special Site Conditions

CS1-I-i. Take Advantage of On-site Conditions: The landscape design should take advantage of special on-site conditions such as high-bank front yards, steep slopes, view corridors or existing significant trees and off-site conditions such as greenbelts, ravines, natural areas, and boulevards.

CS2 Urban Pattern and Form: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

CS2-A Location in the City and Neighborhood

CS2-A-1. Sense of Place: Emphasize attributes that give a distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists and create a sense of place where the physical context is less established.

CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.

CS2-B Adjacent Sites, Streets, and Open Spaces

CS2-B-1. Site Characteristics: Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.

CS2-B-2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.

CS2-B-3. Character of Open Space: Contribute to the character and proportion of surrounding open spaces.

CS2-C Relationship to the Block

CS2-C-1. Corner Sites: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.

CS2-C-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.

CS2-C-3. Full Block Sites: Break up long facades of full-block buildings to avoid a monolithic presence. Provide detail and human scale at street-level and include repeating elements to add variety and rhythm to the façade and overall building design.

CS2-D Height, Bulk, and Scale

CS2-D-1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.

CS2-D-2. Existing Site Features: Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties.

CS2-D-3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition, or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk, and scale between the anticipated development potential of the adjacent zone and the proposed development.

CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intense zone.

CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

Wallingford Supplemental Guidance:

CS2-I Responding to Site Characteristics

CS2-I-i. Upper-level Setbacks: Upper-level building setbacks and setbacks along the building base are encouraged to help minimize shadow impacts on public sidewalks.

CS2-I-ii. Solar Exposure: Design public and private outdoor spaces to take advantage of sun exposure.

CS2-I-iii. View Corridors: Development along North 45th Street, Stone Way North, and other north-south streets south of North 40th Street with water, mountain and skyline views should use setbacks to complement and preserve such views from public rights-of-way.

CS2-II Streetscape Compatibility

CS2-II-i. Reinforce Street front Elements: Visually reinforce the existing street storefronts by placing horizontal or vertical elements in a line corresponding with the setbacks and façade elements of adjacent building fronts. These could include trees, columns, windows, planters, benches, overhead weather protection, cornices, or other building features.

CS2-II-ii. Special Paving Materials: Visually reinforce the existing street wall by using paving materials that differentiate the setback area from the sidewalk.

CS2-III Corner Lots

CS2-III-i. Corner Orientation: Buildings on corner lots should be oriented to the corner. Parking and vehicle access should be located away from the corner.

CS2-III-ii. Neighborhood Gateways: Provide definition, as described in CS2.C.2, at gateways to Wallingford (North 45th Street and I-5; North 45th Street and Stone Way North; and Stone Way North and Bridge Way North). Redevelopment of lots at these intersections should include special features that signal and enhance the entrance to the Wallingford neighborhood including a tower, fountain, statue, or other expression of local creativity that provides a physical transition for motorists and pedestrians and communicates “Welcome to Wallingford.”

CS2-III-iii. Intersection Definition: Provide definition at other main intersections.

CS2-III-iv. Sidewalk Setbacks: Developers are encouraged to propose larger setbacks to provide for wider sidewalks or plazas and to enhance view corridors at gateway intersections in consideration for departures from lot coverage or landscaping requirements.

CS2-III-v. Corner Design Elements: Typical corner developments should provide:

- a. a main building entrance located at corner;
- b. an entrance set back to soften corner and enhance pedestrian environment.
- c. use of a hinge, bevel, notch, open bay, or setback in the massing to reflect the special nature of the corner and draw attention to it. (Example: Julia’s open bay with bevel.)

CS2-IV Height, Bulk and Scale Compatibility

CS2-IV-i. Rooflines: Cornice and roof lines should respect the heights of surrounding structures.

CS2-IV-ii. Residential Rooflines: Traditional architectural features such as pitched roofs and gables are encouraged adjacent to single-family and low-rise zones.

CS2-IV-iii. Upper-Level Setbacks: To protect single-family zones, consider providing upper-level setbacks to limit the visibility of floors that are above 30 feet.

CS2-IV-iv. Building Modulation for Solar Access: Consider dividing building into small masses with variation of building setbacks and heights in order to preserve views, sun and privacy of adjacent residential structures and sun exposure of public spaces, including streets and sidewalks.

CS2-IV-v. Long Buildings: For developments exceeding 180 feet in length, consider creating multiple structures with separate circulation cores.

CS2-IV-vi. Color Schemes to Reduce Visual Bulk: Color schemes should help reduce apparent size and bulk of buildings and provide visual interest. White, off-white, and pinky-beige buff on portions of buildings over 24 feet tall is discouraged.

CS2-IV-vii. Height Modulation: Consider additional setbacks, modulation, and screening to reduce the bulk where there are abrupt changes, which increase the relative height above grade along the street or between zones.

CS2-IV-viii. Public Viewsheds: Be sensitive to public views on North 45th Street, Stone Way North, and north-south avenues south of North 40th Street:

- a. Consider stepping back floors five feet per floor.
- b. Notching or setbacks at corners of buildings or ground floors are encouraged.

CS3 Architectural Context and Character: Contribute to the architectural character of the neighborhood.

CS3-A Emphasizing Positive Neighborhood Attributes

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.

CS3-A-2. Contemporary Design: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles as expressed through use of new materials or other means.

CS3-A-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.

CS3-A-4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

CS3-B Local History and Culture

CS3-B-1. Placemaking: Explore the history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.

CS3-B-2. Historical/Cultural References: Reuse existing structures on the site where feasible as a means of incorporating historical or cultural elements into the new project.

Wallingford Supplemental Guidance:

CS3-I Architectural Context

CS3-I-i. Complement positive existing character: Complement or respond to nearby pre- World War II structures. Traditional early 20th Century commercial structures are primarily one story.

CS3-I-ii. Contextual Design Approach: 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 elements.

CS3-I-iii. Building Base Design:

- a. Ground floors or bases immediately next to pedestrians should reflect a higher level of detail refinement and high-quality materials.
- b. Encourage transparent, open facades for commercial uses at street level (as an example, windows that cover between 50-80 percent of the ground floor façade area and begin approximately 24 to 30 inches above the sidewalk rather than continuing down to street level).

CS3-I-iv. Building Middle-floor Design:

Mid-level building façade elements should be articulated to provide visual interest on a bay-by-bay scale. Architectural features should include: belt courses or horizontal bands to distinguish individual floors; change in materials and color and/or texture that

enhance specific form elements or vertical elements of the building; a pattern of windows; and/or bay windows to give scale to the structure.

b. Consider using detail elements such as a cast stone, tile or brick pattern that respond to architectural features on existing buildings.

c. Consider using spacing and width of bays or pavilions to provide intervals in the façade to create scale elements similar to surrounding buildings.

CS3-I-v. Building Top-floor Design:

a. Clearly distinguish tops of buildings from the façade walls by including detail elements consistent with the traditional neighborhood buildings such as steep gables with overhangs, parapets, and cornices.

PUBLIC LIFE

PL1 Connectivity: Complement and contribute to the network of open spaces around the site and the connections among them.

PL1-A Network of Open Spaces

PL1-A-1. Enhancing Open Space: Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood.

PL1-A-2. Adding to Public Life: Seek opportunities to foster human interaction through an increase in the size and quality of project-related open space available for public life.

PL1-B Walkways and Connections

PL1-B-1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

PL1-B-2. Pedestrian Volumes: Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area.

PL1-B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered.

PL1-C Outdoor Uses and Activities

PL1-C-1. Selecting Activity Areas: Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.

PL1-C-2. Informal Community Uses: In addition to places for walking and sitting, consider including space for informal community use such as performances, farmer’s markets, kiosks and community bulletin boards, cafes, or street vending.

PL1-C-3. Year-Round Activity: Where possible, include features in open spaces for activities beyond daylight hours and throughout the seasons of the year, especially in neighborhood centers where active open space will contribute vibrancy, economic health, and public safety.

PL2 Walkability: Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

PL2-A Accessibility

PL2-A-1. Access for All: Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door.

PL2-A-2. Access Challenges: Add features to assist pedestrians in navigating sloped sites, long blocks, or other challenges.

PL2-B Safety and Security

PL2-B-1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance.

PL2-B-2. Lighting for Safety: Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian, and entry lighting, and/or security lights.

PL2-B-3. Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.

PL2-C Weather Protection

PL2-C-1. Locations and Coverage: Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops.

PL2-C-2. Design Integration: Integrate weather protection, gutters, and downspouts into the design of the structure as a whole and ensure that it also relates well to neighboring buildings in design, coverage, or other features.

PL2-C-3. People-Friendly Spaces: Create an artful and people-friendly space beneath the building.

PL2-D Wayfinding

PL2-D-1. Design as Wayfinding: Use design features as a means of wayfinding wherever possible.

Wallingford Supplemental Guidance:

PL2-I Pedestrian Open Spaces and Entrances

PL2-I -i. On-street Residential Entries: 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.

PL2-I-ii. Overhead Weather Protection: Continuous, well-lighted, overhead weather protection is strongly encouraged to improve pedestrian comfort and to promote a sense of security.

PL2-I-iii. Overhead Design Features:

- a. the overall architectural concept of the building;
- b. uses occurring within the building (such as entries and retail spaces) or in the adjacent streetscape environment (such as bus stops and intersections);
- c. minimizing gaps in coverage, except to accommodate street trees;
- d. drainage strategy keeps rainwater off the street-level façade and sidewalk;
- e. relationship to architectural features and elements on adjacent development, especially if abutting a building of historic or noteworthy character;
- f. the scale of the space defined by the height and depth of the weather protection;
- g. the illumination of light-colored undersides to increase security after dark.

PL2-II Blank Walls

PL2-II-i. Monotonous Facades: Long, undifferentiated surfaces, facades or store frontages are strongly discouraged.

PL2-II-ii. Blank Wall Treatments: In situations where blank walls are necessary, encourage their enhancement with decorative patterns, murals, or other treatment.

PL2-II-iii. Ground-level Transparency: Locate and design ground floor windows to maximize transparency of commercial façade and attract pedestrian interest.

PL2-II-iv. Large Windows; Large windows that open to facilitate indoor-outdoor interaction with street are encouraged.

PL2-II-v. Interior-wall Windows: Windows on walls perpendicular to the street are encouraged.

PL2-III Personal Safety and Security

PL2-III-i. Solid Fencing: In residential projects, discourage solid fences that reduce security and visual access from streets.

PL2-III-ii. Lighting:

- a. Encourage pedestrian-scale lighting, such as a 12- to 15-foot-high pole or bollard fixtures.
- b. Consider installing lighting in display windows that illuminates the sidewalk.
- c. Fixtures that produce glare or that spill light to adjoining sites, such as “wallpacks,” are discouraged.
- d. Installation of pedestrian light fixtures as part of a development’s sidewalk improvements is strongly encouraged. The style of light fixture should be consistent with the preference identified by Wallingford through Seattle City Light’s pedestrian lighting program.

PL3 Street-Level Interaction: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

PL3-A Entries

PL3-A-1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

PL3-A-2. Common Entries: Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.

PL3-A-3. Individual Entries: Ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry.

PL3-A-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.

- 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

PL3-B Residential Edges

PL3-B-1. Security and Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.

PL3-B-2. Ground-level Residential: Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street.

PL3-B-3. Buildings with Live/Work Uses: Maintain active and transparent facades in the design of live/work residences. Design the first floor so it can be adapted to other commercial use as needed in the future.

PL3-B-4. Interaction: Provide opportunities for interaction among residents and neighbors.

PL3-C Retail Edges

PL3-C-1. Porous Edge: Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.

PL3-C-2. Visibility: Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.

PL3-C-3. Ancillary Activities: Allow space for activities such as sidewalk vending, seating, and restaurant dining to occur. Consider setting structures back from the street or incorporating space in the project design into which retail uses can extend.

Wallingford Supplemental Guidance:

PL3-I Entrances Visible from the Street

PL3-I-i. Orient Entrances on NE 45th St and Stone Way N: Primary business and residential entrances should be oriented to the commercial street.

PL3-II Human Activity

PL3-II-i. Setback for Sidewalk Width: If not already required by code for new development, applicants are encouraged to increase the ground level setback in order to accommodate pedestrian traffic and amenity features, particularly along North 45th Street, where existing sidewalks tend to be too narrow.

PL3-II-ii. Outdoor Activation: Outdoor dining, indoor-outdoor commercial/retail space, balconies, public plazas, and outdoor seating are particularly encouraged on lots located on North 45th Street and Stone Way North.

PL4 Active Transportation: Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.

PL4-A Entry Locations and Relationships

PL4-A-1. Serving all Modes of Travel: Provide safe and convenient access points for all modes of travel.

PL4-A-2. Connections to All Modes: Site the primary entry in a location that logically relates to building uses and clearly connects all major points of access.

PL4-B Planning Ahead for Bicyclists

PL4-B-1. Early Planning: Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel.

PL4-B-2. Bike Facilities: Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.

PL4-B-3. Bike Connections: Facilitate connections to bicycle trails and infrastructure around and beyond the project.

PL4-C Planning Ahead for Transit

PL4-C-1. Influence on Project Design: Identify how a transit stop (planned or built) adjacent to or near the site may influence project design, provide opportunities for placemaking.

PL4-C-2. On-site Transit Stops: If a transit stop is located onsite, design project-related pedestrian improvements and amenities so that they complement any amenities provided for transit riders.

PL4-C-3. Transit Connections: Where no transit stops are on or adjacent to the site, identify where the nearest transit stops, and pedestrian routes are and include design features and connections within the project design as appropriate.

DESIGN CONCEPT

DC1 Project Uses and Activities: Optimize the arrangement of uses and activities on site.

DC1-A Arrangement of Interior Uses

DC1-A-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.

DC1-A-2. Gathering Places: Maximize the use of any interior or exterior gathering spaces.

DC1-A-3. Flexibility: Build in flexibility so the building can adapt over time to evolving needs, such as the ability to change residential space to commercial space as needed.

DC1-A-4. Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.

DC1-B Vehicular Access and Circulation

DC1-B-1. Access Location and Design: Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers.

DC1-B-2. Facilities for Alternative Transportation: Locate facilities for alternative transportation in prominent locations that are convenient and readily accessible to expected users.

DC1-C Parking and Service Uses

DC1-C-1. Below-Grade Parking: Locate parking below grade wherever possible. Where a surface parking lot is the only alternative, locate the parking in rear or side yards, or on lower or less visible portions of the site.

DC1-C-2. Visual Impacts: Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible.

DC1-C-3. Multiple Uses: Design parking areas to serve multiple uses such as children's play space, outdoor gathering areas, sports courts, woonerf, or common space in multifamily projects.

DC1-C-4. Service 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.

easy to access and understand. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.

Wallingford Supplemental Guidance:

DC1-I Parking and Vehicle Access

DC1-I-i. Structured Parking Entrances: Locate on side streets or alleys.

DC1-I-ii. Drive-In Access: Drive-in facilities whose driveways enter or exit over the main frontage sidewalk are discouraged.

DC1-II Location of Parking on Commercial Street Fronts

DC1-II-i. Surface Parking Location: Surface parking areas facing the main street frontages are discouraged.

DC1-II-ii. Multi-purpose Parking Areas: Multi-purpose parking areas paved with unit pavers are encouraged (i.e., areas that serve both parking and public open space needs).

DC1-III Design of Parking Lots Near Sidewalks

DC1-III-i. Parking Impact on Pedestrian Environment: Minimize visual and physical intrusion of parking lots on pedestrian areas.

a. Narrower curb cut widths are generally supported.

b. Combine arcade or colonnade with landscaping to separate parking areas from sidewalks.

DC2 Architectural Concept: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

DC2-A Massing

DC2-A-1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.

DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.

DC2-B Architectural and Façade Composition

DC2-B-1. Façade Composition: Design all building façades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all façades are attractive and well-proportioned.

DC2-B-2. Blank Walls: Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage façades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

DC2-C Secondary Architectural Features

DC2-C-1. Visual Depth and Interest: Add depth to façades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).

DC2-C-2. Dual Purpose Elements: Consider architectural features that can be dual purpose— adding depth, texture, and scale as well as serving other project functions.

DC2-C-3. Fit With Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbors.

DC2-D Scale and Texture

DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building façades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept

DC2-D-2. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture,” particularly at the street level and other areas where pedestrians predominate.

DC2-E Form and Function

DC2-E-1. Legibility and Flexibility: Strive for a balance between building use legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.

Wallingford Supplemental Guidance:

DC2-I Architectural Concept and Consistency

DC2-I-i. Building Massing: The massing of large buildings should reflect the functions of the building and respond to the scale of traditional buildings by including major façade elements, which help to break the building into smaller pieces.

DC2-I-ii. Screen Rooftop Systems: Rooftop building systems (i.e., mechanical, and electrical equipment, antennas) should be screened from all key observation points by integrating them into the building design with parapets, screens, or other methods.

DC2-I-iii. Architectural Lighting: Illuminate distinctive features of the building, including entries, signage, canopies, and areas of architectural detail and interest. Encourage pedestrian scale pole lights along streets and walks.

DC2-I-iv. Signage:

- a. Signage should reflect the pedestrian scale of the neighborhood.
- b. Generally, individualized, externally illuminated signs are preferred over internally illuminated, rectangular box signs.
- c. Signage should be integrated with the architectural concept of the development in scale, detailing, use of color and materials, and placement.
- d. Creative, detailed, artistic, and unique signage is encouraged.
- e. The use of icons, symbols, graphic logos, or designs that represent a service or occupation are preferable to standardized corporate logos.
- f. Pole signs of any type are discouraged.

DC2-II Human Scale

DC2-II-i. Storefront Windows: Transom or clerestory windows above entrances, display windows and projected bay windows are encouraged.

DC2-II-ii. Paned Windows: Multiple paned windows that divide large areas of glass into smaller parts are preferred because they add human scale.

DC2-II-iii. Durable Materials: 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.

DC2-III Retaining Walls

DC2-III-i. Retaining Wall Surface: Where retaining walls are unavoidable, a textured surface, inlaid material and/or sensitively designed reveal lines are encouraged.

DC3 Open Space Concept: Integrate open space design with the building design so that they complement each other.

DC3-A Building-Open Space Relationship

DC3-A-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.

DC3-B Open Space Uses and Activities

DC3-B-1. Meeting User Needs: Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.

DC3-B-2. Matching Uses to Conditions: Respond to changing environmental conditions such as seasonal and daily light and weather shifts through open space design and/or programming of open space activities.

DC3-B-3. Connections to Other Open Space: Site and design project-related open spaces to connect with, or enhance, the uses and activities of other nearby public open spaces where appropriate.

DC3-B-4. Multifamily Open Space: Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction.

DC3-C Design

DC3-C-1. Reinforce Existing Open Space: Where a strong open space concept exists in the neighborhood, reinforce existing character and patterns of street tree planting, buffers, or treatment of topographic changes. Where no strong patterns exist, initiate a strong open space concept that other projects can build upon in the future.

DC3-C-2. Amenities/Features: Create attractive outdoor spaces suited to the uses envisioned for the project.

DC3-C-3. Support Natural Areas: Create an open space design that retains and enhances onsite natural areas and connects to natural areas that may exist off-site and may provide habitat for wildlife.

Wallingford Supplemental Guidance:

DC3-I Residential Open Space

DC3-I-i. At-Grade Open Space: 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.

b. Make use of the building setbacks to create public open space at grade. Open spaces at grade that are 20 x 20 feet or larger and include significant trees are encouraged in exchange for landscape departures.

DC4 Exterior Elements and Finishes: Use appropriate and high-quality elements and finishes for the building and its open spaces.

DC4-A Exterior Elements and Finishes

DC4-A-1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

DC4-A-2. Climate Appropriateness: Select durable and attractive materials that will age well in Seattle's climate, taking special care to detail corners, edges, and transitions.

DC4-B Signage

DC4-B-1. Scale and Character: Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and its environs.

DC4-B-2. Coordination with Project Design: Develop a signage plan within the context of architectural and open space concepts, and coordinate the details with façade design, lighting, and other project features to complement the project as a whole, in addition to the surrounding context.

DC4-C Lighting

DC4-C-1. Functions: Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.

DC4-C-2. Avoiding Glare: Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.

DC4-D Trees, Landscape, and Hardscape Materials

DC4-D-1. Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials.

DC4-D-2. Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.

DC4-D-3. Long Range Planning: Select plants that upon maturity will be of appropriate size, scale, and shape to contribute to the site as intended.

DC4-D-4. Place Making: Create a landscape design that helps define spaces with significant elements such as trees.

DC4-E Project Assembly and Lifespan

DC4-E-1. Deconstruction: When possible, design the project so that it may be deconstructed at the end of its useful lifetime, with connections and assembly techniques that will allow reuse of materials.

Wallingford Supplemental Guidance:

DC4-I Landscaping to Reinforce Design Continuity with Adjacent Sites

DC4-I-i. Flower Boxes/Planters: Flower boxes on windowsills and planters at entryways are encouraged.

DC4-I-ii. Streetscape Planting: Greening of streets lacking trees, flowers and landscaping is encouraged. This may include street trees, landscape strips, other greenery, and seasonal plantings.

DC4-II Landscaping to Enhance the Building and/or Site

DC4-II-i. Planted Visual Buffers: Thick evergreen hedges, non-invasive vines on fencing or low walls, and other substantial landscaping should be used to visually and physically buffer sidewalks and adjacent buildings from parking areas; camouflage exposed concrete walls; and buffer adjacent single-family houses and residential developments.

BOARD RECOMMENDATIONS

The recommendations summarized above were based on the design review packet dated June 26, 2023, and the materials shown and verbally described by the applicant at the June 26, 2023, Design Recommendation meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities, and reviewing the materials, the four Design Review Board members recommended APPROVAL of the subject design and departure(s) with no conditions.

ANALYSIS & DECISION – DESIGN REVIEW

Director’s Analysis

The design review process prescribed in Section 23.41.008.F of the Seattle Municipal Code describing the content of the SDCI Director’s decision reads in part as follows:

The Director’s decision shall consider the recommendation of the Design Review Board, provided that, if four (4) members of the Design Review Board are in agreement in their recommendation to the

Director, the Director shall issue a decision which incorporates the full substance of the recommendation of the Design Review Board, unless the Director concludes the Design Review Board:

- a. Reflects inconsistent application of the design review guidelines; or
- b. Exceeds the authority of the Design Review Board; or
- c. ~~Conflicts with SEPA conditions or other regulatory requirements applicable to the site; or~~
- d. Conflicts with the requirements of state or federal law.

Subject to the recommended conditions, the design of the proposed project was found by the Design Review Board to adequately conform to the applicable Design Guidelines.

At the conclusion of the Recommendation meeting held on June 26, 2023, the Board recommended approval of the project with no conditions described in the summary of the Recommendation meeting above.

Four (4) members of the Design Review Board were in attendance and provided guidance to the Director and identified elements of the Design Guidelines which are critical to the project's overall success. The Director must provide additional analysis of the Board's recommendations and then accept, deny, or revise the Board's recommendations (SMC 23.41.014.F3).

The Director agrees with the Design Review Board's conclusion that the proposed project results in a design that best meets the intent of the Design Review Guidelines and accepts the recommendations noted by the Board.

The applicant shall be responsible for ensuring that all construction documents, details, and specifications are shown and constructed consistent with the approved MUP drawings.

The Director of SDCI has reviewed the decision and recommendations of the Design Review Board made by the four members present at the decision meeting and finds that they are consistent with the City of Seattle Design Review Guidelines. The Director is satisfied that all the recommendations imposed by the Design Review Board have been met.

DIRECTOR'S DECISION

The Director accepts the Design Review Board's recommendations and **CONDITIONALLY APPROVES** the proposed design and the requested departure(s) with the conditions at the end of this Decision.

CONDITIONS – DESIGN REVIEW

Prior to Building Permit Issuance

1. The Land Use Planner shall inspect materials, colors, and design of the constructed project. All items shall be constructed and finished as shown at the design recommendation meeting and the subsequently updated Master Use Plan set. Any change to the proposed design, materials, or colors shall require prior approval by the Land Use Planner (David Landry, david.landry@seattle.gov) or a Seattle DCI assigned Land Use Planner.

For the Life of the Project

2. The building and landscape design shall be substantially consistent with the materials represented at the Recommendation meeting and in the materials submitted after the Recommendation meeting, before the MUP issuance. Any change to the proposed design, including materials or colors, shall require prior approval by the Land Use Planner (David Landry, david.landry@seattle.gov) or a Seattle DCI assigned Land Use Planner.

David Landry, AICP, Sr., Land Use Planner
Seattle Department of Construction and Inspections

Date: July 5, 2024

DL:bg

Landry/3038261-LU Decision