

4318 STONE WAY N MIXED-USE BUILDING





PROJECT INFORMATION

PROPERTY ADDRESS

4318 Stone Way N
Seattle Washington 98103

OWNER

Stone 43 LLC

DEVELOPER

Kamiak Real Estate Developer
T (206) 317-7790

ARCHITECT

Weinstein A+U LLC
T (206) 443-8606

LANDSCAPE

Karen Kiest Landscape Architects
T (206) 323-6032

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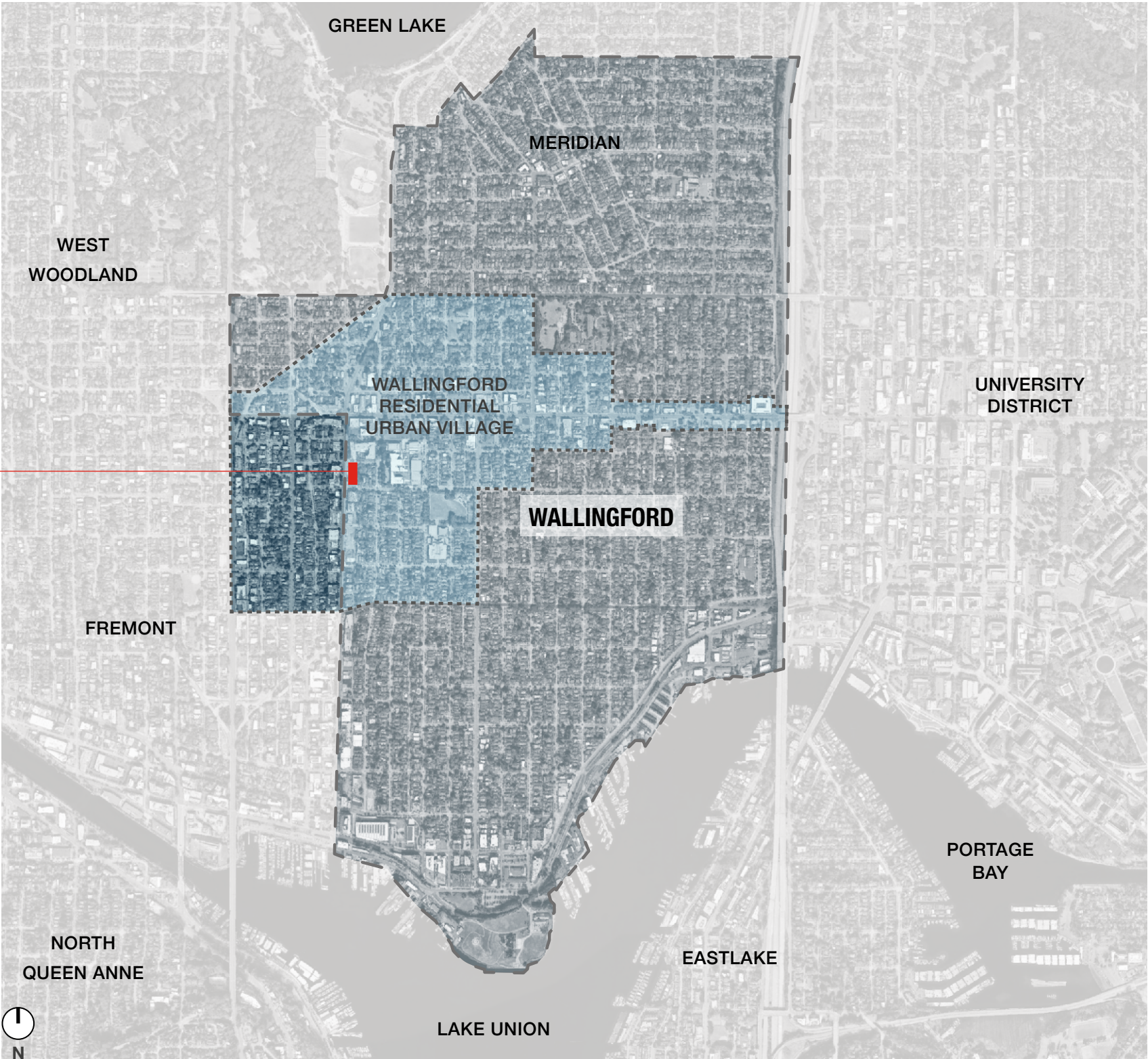
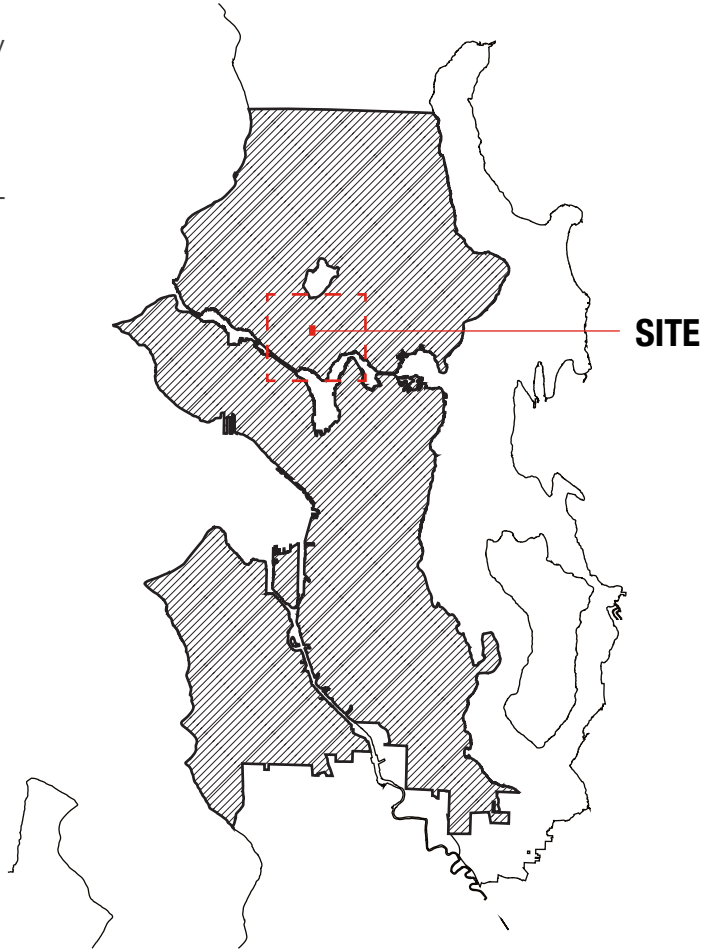
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3.0 PROPOSAL

PROJECT LOCATION

The project site is located in the Wallingford neighborhood and consists of the westernmost 110-feet of the block bounded by N 43rd Street to the south, Stone Way N to the west, and N 44th Street to the north. The total area of the site is 23,699 square feet or approximately 0.54 acres. The site is zoned Neighborhood Commercial 2 with a Pedestrian designation, a 55-foot height limit, and an “M” Mandatory Housing Affordability suffix—NC2P-55 (M). Stone Way N is the principal pedestrian street adjacent to the site.

The site was most recently occupied by Stone Way Hardware and a building formerly home to Fathom Seattle. The surrounding neighborhood is varied with the University House Wallingford, a senior living community located across N 44th Street to the north; Tutta Bella’s surface parking lot to the northwest across Stone Way N; the Noble Apartments mixed-use building directly to the west across Stone Way N, which houses Subway, Ripple Design Studio, and a BECU branch at street-level; an Electrolux Service Center across Stone Way N to the southwest; Pickering Place mixed-use apartment building directly to the south across N 43rd Street, which houses Greenlake Family Dentistry and Friday Afternoon Tea at street-level; and two houses located uphill and abutting the site to the east, a multi-tenant house at the south and a single-family house at the north.





PROJECT OVERVIEW

The proposed project is an apartment building with 105 market-rate apartment units, resident lobby, mail and parcel rooms, leasing and management offices, interior residential amenity spaces, a private exterior landscaped courtyard, and roof terrace. There are three street-level retail and restaurant spaces proposed along Stone Way N, a terraced street-level publicly accessible, privately managed exterior plaza, and 84 structured parking spaces located below-grade.

The proposed building is six-stories above grade plus a below-grade parking garage measuring approximately 120,000-sf in total. The five upper stories are proposed to be exclusively residential with 21 apartments consisting of open one-bedroom, one-bedroom, one-bedroom plus office, and two-bedroom units. The street level includes three commercial spaces (totaling 4,788-sf), building services, and residential uses such as lobby, management offices, mail and parcel rooms, and amenities. There is a level and a half of below-grade parking bicycle parking, and building services.

- 1. Stone Way Apartments
- 2. Ori Stone Way Apartments
- 3. SPL Wallingford Branch
- 4. University House Wallingford
- 5. Lincoln High School
- 6. Noble Apartments
- 7. Pickering Place
- 8. Watermarke Apartments
- 9. Howard Park Apartments
- 10. Proposed Four-Story Mixed Use Development
- 11. Broadstone Vin Apartments
- 12. Wallingford Playfield
- 13. Wallingford Presbyterian Church

3.0 PROPOSAL

NEIGHBORHOOD CHARACTER

Located on the Stone Way N commercial corridor, the project site will contribute to the street’s continued densification and transformation to a more pedestrian-oriented environment. There are many examples of multifamily projects of similar height and scale proximate to the project site along Stone Way N. The proposed project aims to relate to the existing multifamily character while being respectful to the lower density zoning to the east of the site.

- 1. Stone Way Apartments
- 2. Ori Stone Way Apartments
- 3. SPL Wallingford Branch
- 4. University House Wallingford
- 5. Lincoln High School
- 6. Noble Apartments
- 7. Pickering Place
- 8. Watermarke Apartments
- 9. Howard Park Apartments
- 10. Wallingford Playfield
- 11. Wallingford Presbyterian Church
- 12. Proposed Four-Story Mixed Use Development
- 13. Broadstone Vin Apartments



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4.0 SUMMARY CONTEXT ANALYSIS

The project site is in a Neighborhood Commercial 2 zone with a Pedestrian designation (NC2P) and a 55-foot height limit. The same zoning designation is shared by all parcels fronting Stone Way N to the north, west, and south of the project site. The zoning changes to Lowrise 3 (LR3) immediately east of the site and Lowrise 1 (LR1) to the southeast across N 43rd Street.

LEGEND

Single Family (SF 5000)

Residential Small Lot (RSL)

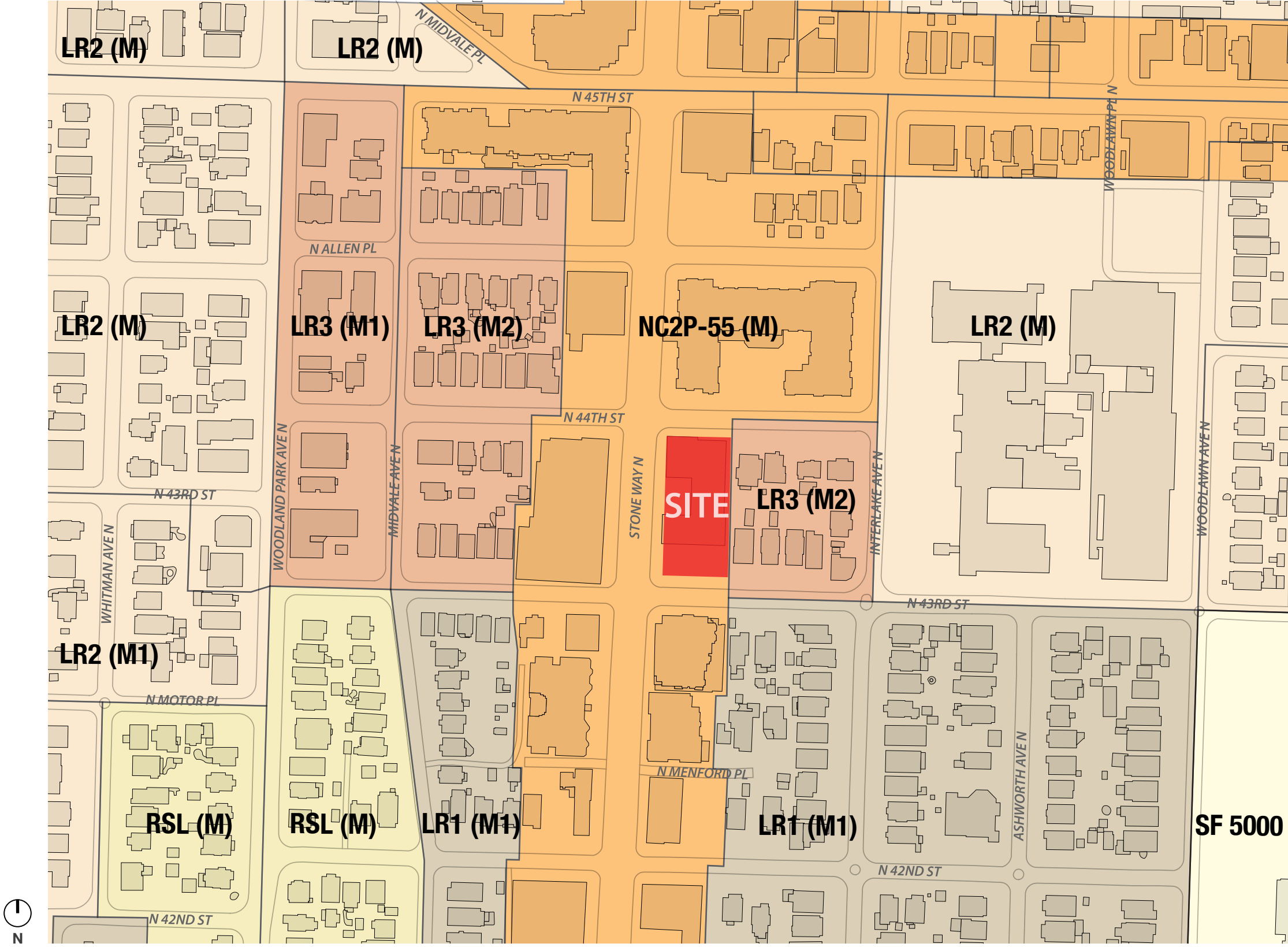
Lowrise 1 (LR1)

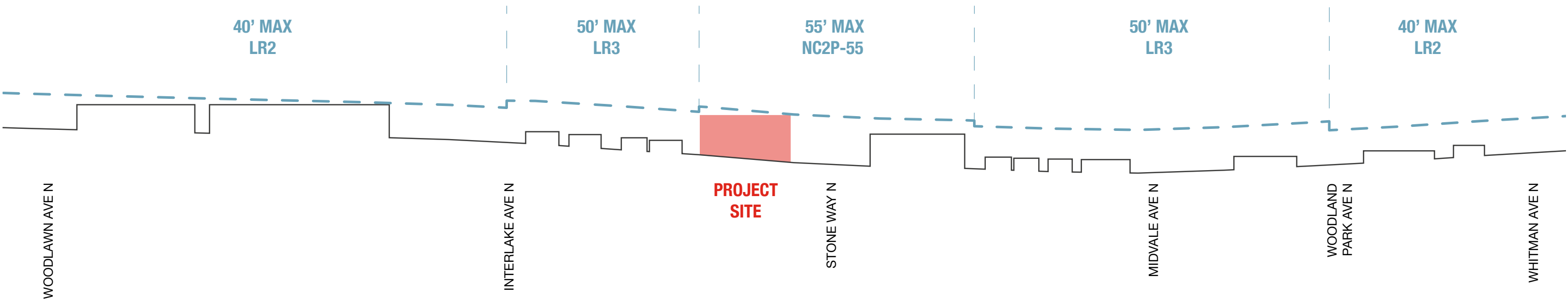
Lowrise 2 (LR2)

Lowrise 3 (LR3)

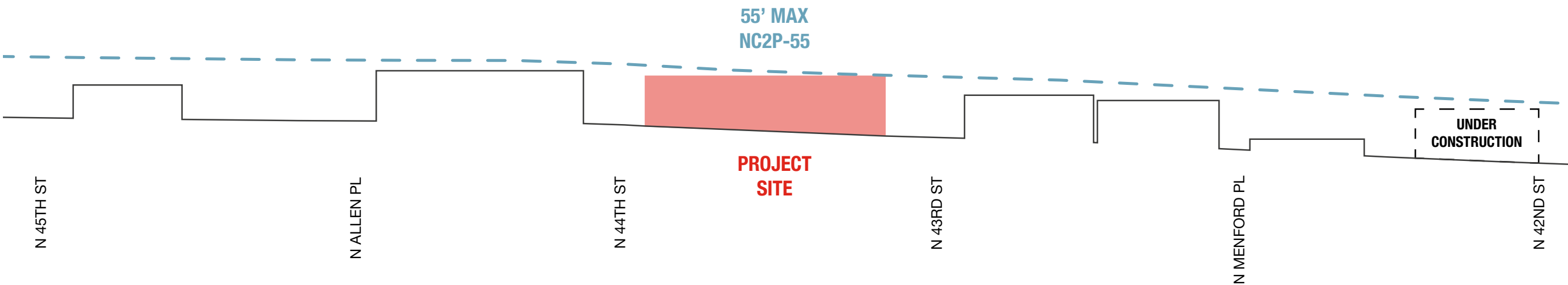
Neighborhood Commercial 2 (NC2)

Zone Boundaries

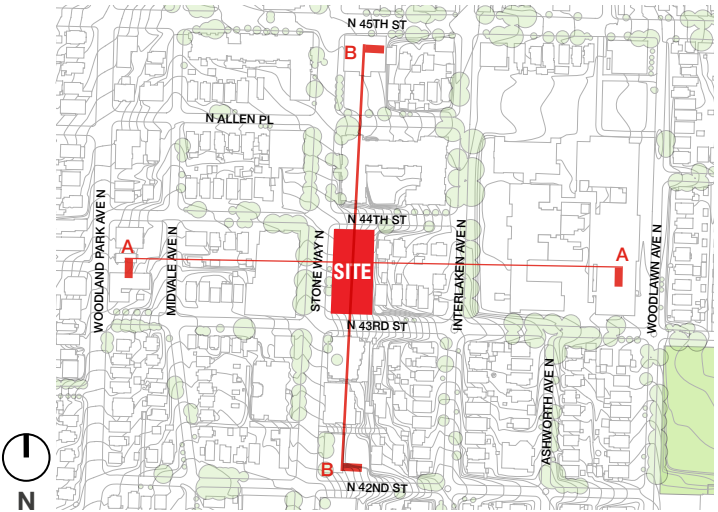




A-A | EAST-WEST SECTION - Looking South



B-B | NORTH-SOUTH SECTION - Looking East



4.0 SUMMARY CONTEXT ANALYSIS

Mixed-use and commercial uses are prevalent along the Stone Way N commercial corridor changing to smaller-scale residential uses on the intersecting side streets. Three mixed-use projects are currently under construction on Stone Way N within two blocks north or south of the proposed project. With the project site's primary frontage located along Stone Way N, the project's commercial uses will be located accordingly transitioning to residential uses along the side streets.

LEGEND

Under Construction

Single Family

Multi Family

Mixed-Use

Office

Retail

School/Institutional

Religious

Parks/Open Space

Site



4.0 SUMMARY CONTEXT ANALYSIS



The Stone Way N corridor is transitioning into a multi-modal street. It is designated as a principal pedestrian street, which has influenced more recent development which seeks to engage the street and locate vehicular access on side streets.

As a bicycle friendly route, Stone Way N has a dedicated bicycle lane in the east (uphill) lane along the proposed project's main street frontage.

The project area is well-served by bus transit services with the King County Metro Route 62 operating along Stone Way N providing a direct connection to Downtown Seattle and the King County Metro Route 44 operating a block north of the project site providing east-west connections to Ballard and the University of Washington. Both routes provide bus transit service at approximately half hour intervals from 5A–1A with increased service frequency during peak hours.

Increased pedestrian traffic is expected and encouraged along Stone Way N, which the proposed design supports through public and semi-private outdoor spaces, the location of commercial uses and the main residential entry, and vehicle access.

LEGEND

Minor Arterial

Bus Routes

Bus Numbers

Bicycle Dedicated Lanes

Bicycle Friendly Roads

Principal Pedestrian Streets

5 Minute Pedestrian Walkshed (approx.)

4318 Stone Way N Mixed-Use Building
Project No. 3038261-LU

Design Recommendation
06/26/2023

KAMIAK

Karen Kiest | Landscape Architects

WEINSTEIN A+U

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5.0 EXISTING SITE CONDITIONS

Parcel Numbers:

Parcel A: 2513000035 (4302 Stone Way N)
Parcel B: 7821200840 (4312 Stone Way N)
Parcel C: 7821200841 (4318 Stone Way N)

Legal Description

Parcel A: Lots 6, 7 and 8, Block 2, Ferguson's Addition to the City of Seattle, according to the plat thereof recorded in Volume 13 of Plats, page 19, records of King County, WA

Parcel B: Lots 9 through 12, Block 10, Smith & Burns addition to the City of Seattle, according to the plat thereof recorded in Volume 5 of Plats, page 68, records of King County, WA.

And portion of vacated street adjoining on West as under Ordinance No. 87098 of the City of Seattle.

Except North 65 feet more or less of West 48.75 feet more or less thereof from portion of property on West.

Parcel C: North 65 feet more or less of west 19 more or less of Lot 11 and north 65 feet more or less of lot 12, Block 10, Smith & Burns addition to the City of Seattle, according to the plat thereof recorded in Volume 5 of Plats, page 68, in King County, Washington;

And portion of vacated street adjoining on West as under Ordinance No. 87098 of the City of Seattle.

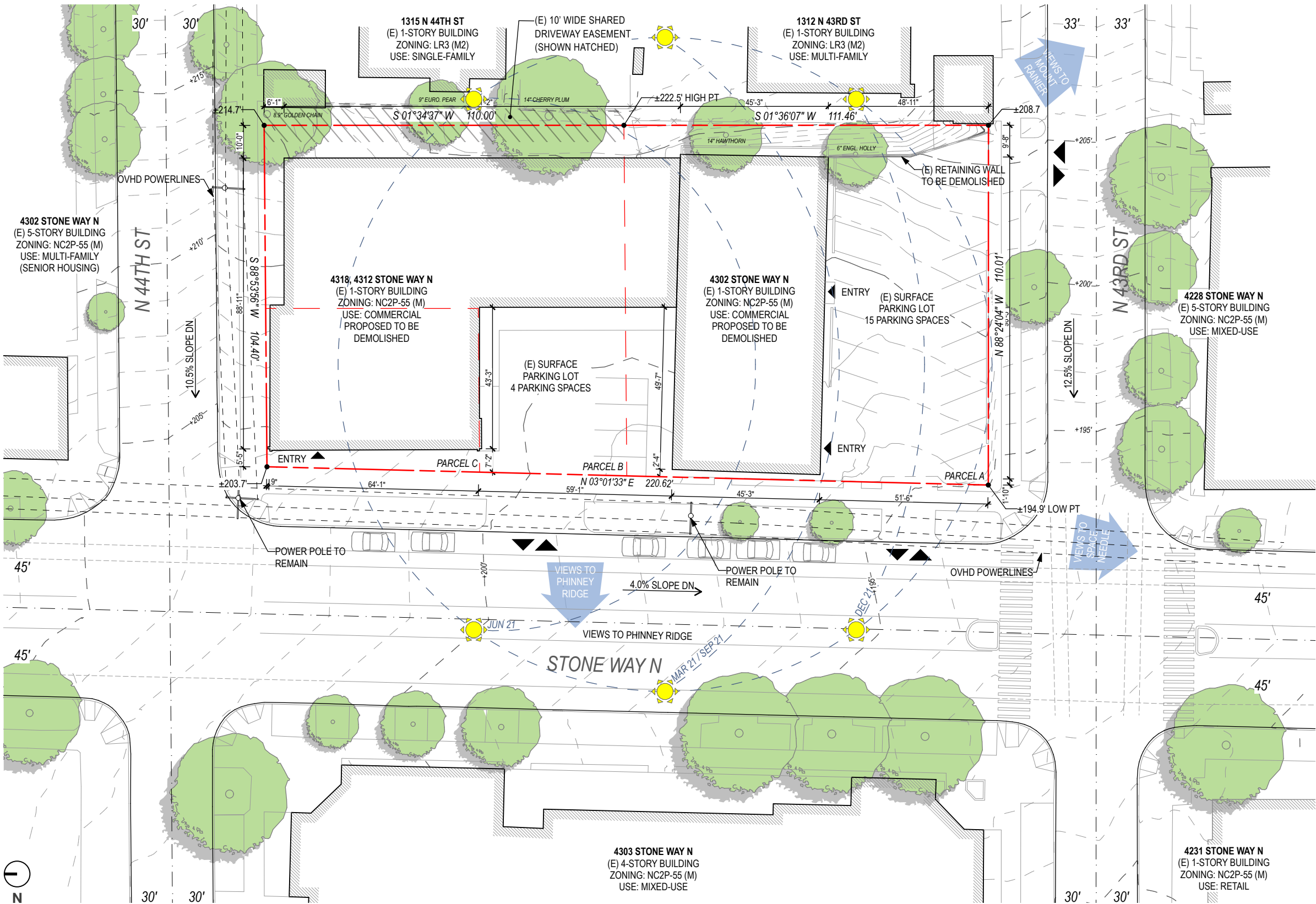
Site Opportunities

Stone Way N is a Principal Pedestrian street and primary focus of the site. Recent development along Stone Way N promotes its continued transition into a multi-modal environment.

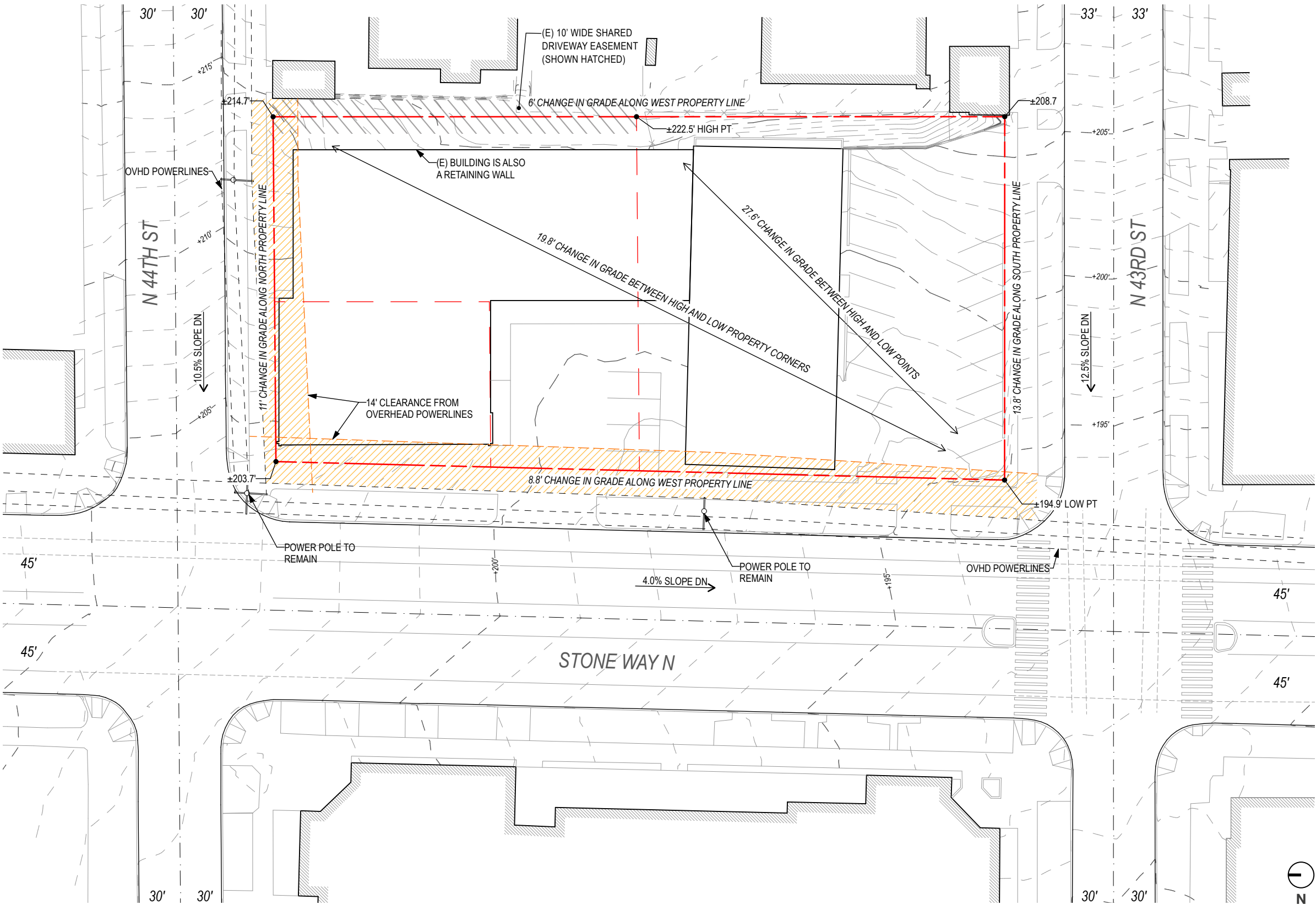
Orientation and zoning of adjacent properties provide opportunities for good solar access primarily at the west and south sides of the site.

Potential for views to Mt Rainier and oblique views of the Space Needle. Good territorial views to the west.

Residential neighbors to the east are significantly higher than the project site thereby minimizing the perceived height and mass of any development of the project site.



5.0 EXISTING SITE CONDITIONS

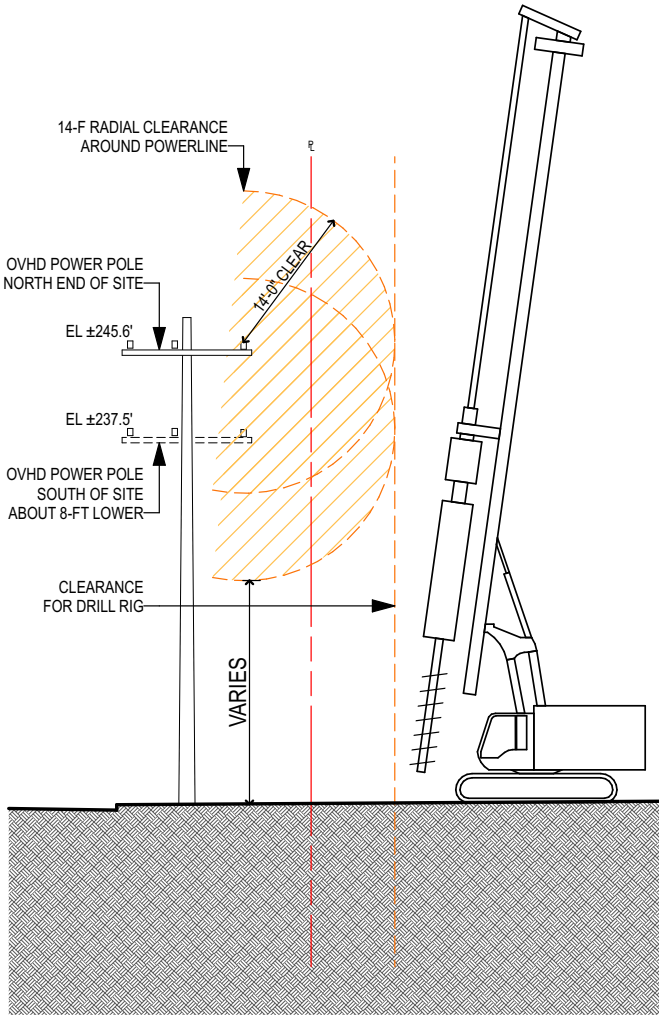


Site Constraints

Site topography is significant with nearly 28-ft in elevation change between the low point of the site (south-west corner) and high point of the site (mid-point along east property line).

Significant slopes on N 44th Street (10.5%) and N 43rd Street (12.5%) make the 4% slope along Stone Way seem flat, but still results in 8.8-ft of elevation change.

High-voltage overhead powerlines are present along the entire length of the north (N 44th Street) and west (Stone Way N) property lines. A 14-ft clearance from the powerlines affects the site's buildable envelope accordingly and has been factored into all design concepts for the project site.



6.0 ZONING DATA

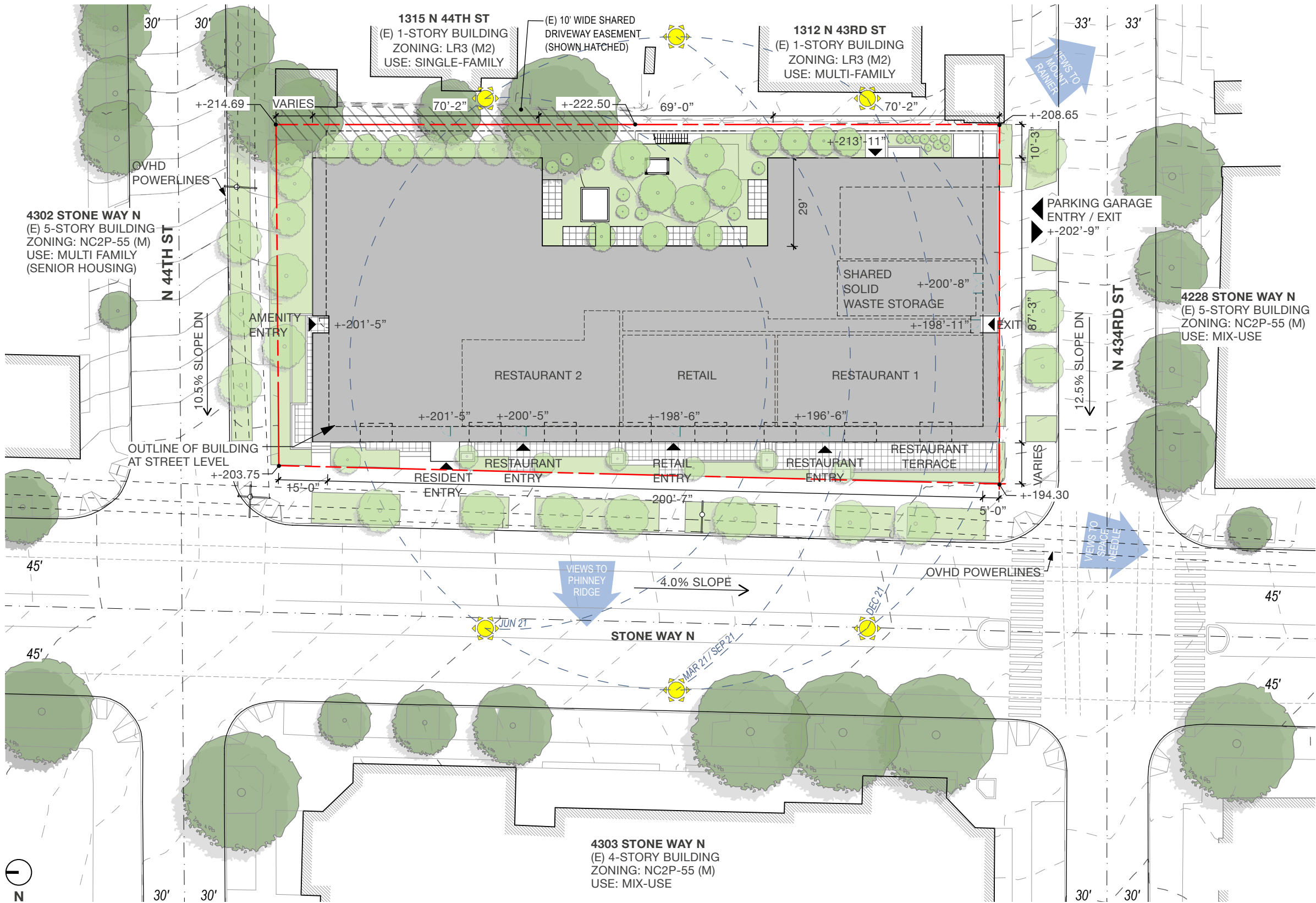
SEATTLE LAND USE CODE SUMMARY		
Parcel Numbers	2513000035 (4302 Stone Way N); 7821200840 (4312 Stone Way N); 7821200841 (4318 Stone Way N)	
Lot Area	23,694-sf (±0.54 acres)	
Zoning	Neighborhood Commercial 2 zone with a Pedestrian Designation, a 55-foot height limit, and an “M” Mandatory Affordable Housing designation.	NC2P-55 (M)
Overlays	Wallingford Residential Urban Village, Pedestrian Designated Zone	
Permitted Uses	<ul style="list-style-type: none">■ Drinking establishments: Conditionally permitted, limited to 25,0000-sf.■ Restaurants: Permitted, limited to 25,0000-sf.■ Retail sales and services, general: Permitted, limited to 25,0000-sf.■ Residential uses: Permitted.■ Parking, flexible-use: Permitted, limited to 25,0000-sf.	Will comply
Street Level Uses	Stone Way N is designated as a principal pedestrian street with the following requirements: <ul style="list-style-type: none">■ Residential uses at street level limited to no more than 20% total of street facing frontage facing Stone Way N.■ 80% of Stone Way N frontage to be occupied by required uses, such as eating and drinking establishments, entertainment uses, food processing and craft work, offices, and sales and services, general.	Will comply Will comply
Street Level Standards	Street level frontage to comply with transparency and blank façade provisions except for portions of structure in residential use: <ul style="list-style-type: none">■ Minimum 60% of street-facing façade 2-ft to 8-ft above sidewalk to be transparent for non-residential uses.■ Blank façades limited to 20-ft lengths and not to exceed 40% of façade width. Street facing façades must be built to within 10-ft of property line unless wider sidewalks, plazas, or approved landscape or open space provided. <ul style="list-style-type: none">■ Setbacks are to be landscaped■ Required outdoor amenity area or open space are not considered part of setback area and may extend beyond setback limits. Nonresidential uses: <ul style="list-style-type: none">■ Greater than 600-sf to have an average depth of at least 30-ft and minimum depth of 15-ft from street-level street-facing facade.■ Less than 600-sf to have an average depth of at least 20-ft and a minimum depth of 10-ft from street-level street-facing facade.■ Street-level nonresidential uses to have floor-to-floor height of 13-ft minimum. Provide continuous overhead weather protection along at least 60% of Stone Way N frontage. <ul style="list-style-type: none">■ Covered area to be minimum 6-ft wide.■ Overhead weather protection required over sidewalk or other walking area within 10-ft of sidewalk.■ Overhead weather protection to be minimum 8-ft and maximum 12-ft above sidewalk for projections of up to 6-ft. Structures abutting a principal pedestrian street with more than 5,000-sf of street-level commercial uses to provide space for small commercial uses at street level.	Departure request Will comply Will comply Will comply Not applicable Will comply Departure request Departure request Departure request Not applicable
Structure Height	Maximum structure height as zoned: 55-ft. Rooftop features: <ul style="list-style-type: none">■ Open railings, planters, skylights, clerestories, greenhouses, parapets and firewalls permitted to exceed maximum height limit up to 4-ft.■ Solar collectors and mechanical equipment may extend 15-ft, and stair and elevator penthouses may extend 16-ft above maximum height limit.	Will comply Will comply
Floor Area Ratio	Maximum allowable FAR for 55-ft height limit: 3.75. Floor area exemptions: <ul style="list-style-type: none">■ All stories or portions of stories below grade are not counted.■ Portions of story 4-ft or less above grade (lower existing or finished grade) are not counted.	Will comply, maximum chargeable area: 88,853-sf

Setbacks	<p>A triangular setback of 15-ft required where a lot abuts the intersection of a front and side lot line of a lot zoned residential.</p> <p>An upper level setback of 10-ft above 13-ft above grade to a maximum of 65-ft required along rear or side lot lines abutting an LR-zoned lots.</p>	<p>Departure request</p> <p>Will comply</p>
Landscaping and Screening	<p>Green Factor of ≥0.30 required.</p> <p>Street trees required with any development proposal. Existing street trees to be retained in consultation with SDOT Forestry.</p> <p>Standards for landscaping and screening where required for certain uses to consist of fences, walls, or landscaped areas including bio-retention facilities.</p>	<p>Will comply</p>
Light and Glare	<p>Exterior lighting to be shielded and directed away from adjacent uses.</p>	<p>Will comply</p>
Amenity	<p>Residential amenity area equal to 5% of residential gross floor area excluding areas used for mechanical equipment and parking.</p> <p>Amenity area requirements:</p> <ul style="list-style-type: none">■ All residents have access to at least an amenity or private area.■ Amenity areas to be unenclosed.■ Common residential amenity areas shall have a dimension of at least 10-ft and a minimum area of 250-sf.■ Private balconies and decks to have a dimension of at least 6-ft and an minimum area of 60-sf.	<p>Will comply</p> <p>Will comply</p>
Parking	<p>No parking required for non-residential uses in Urban Villages within Frequent Transit Service Area.</p> <p>No parking required for residential uses in commercial zones located in Urban Villages within Frequent Transit Service Area.</p> <p>Bicycle parking required for nonresidential uses as follows:</p> <ul style="list-style-type: none">■ Eating & drinking establishments: 1 space per 5,000-sf long-term; 1 space per 1,000-sf short-term.■ Sales & services: 1 space per 5,000-sf long-term; 1 space per 2,000-sf short-term. <p>Bicycle parking required for multi-family structures as follows:</p> <ul style="list-style-type: none">■ Long-term: 1 space per DU up to 50 spaces, then 0.75 spaces per DU thereafter.■ Short-term: 1 space per 20 DUs short-term. <p>Parking aisles to be sized according to parking spaces served:</p> <ul style="list-style-type: none">■ Medium parking space requires 22-ft wide drive aisle <p>Residential drive ways serving more than 30 spaces required to be at least 20-ft wide</p> <p>Sight triangle required at each side of driveways less than 22-ft in width.</p>	<p>No parking required for nonresidential uses</p> <p>84 parking spaces provided.</p> <p>Will comply</p> <p>1 long-term bicycle space provided.</p> <p>3 short-term bicycle spaces provided.</p> <p>Will comply</p> <p>92 long-term bicycle spaces provided.</p> <p>6 short-term bicycle spaces provided.</p> <p>Will comply</p> <p>Will comply</p> <p>Departure request</p>

7.0 COMPOSITE SITE PLAN

The site plan organizes street-level commercial uses along Stone Way N. Residential access is provided at the northwest corner of the site. Parking access and solid waste storage occurs from N 43rd Street. The building mass is set away from the west property line along Stone Way N to provide exterior space for street level commercial uses.

The upper levels are organized in shallow U-shaped plan with a central courtyard opening to the rear yards of the residential neighbors to the east. The building wings fronting N 44th Street and N 43rd Street are setback 10-ft from the east property line.



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8.0 ITEMIZED RESPONSE TO EDG

1a. Massing:

The Board suggested that they would have liked to have seen a massing option that was a little bit different from Option 1 and Option 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).

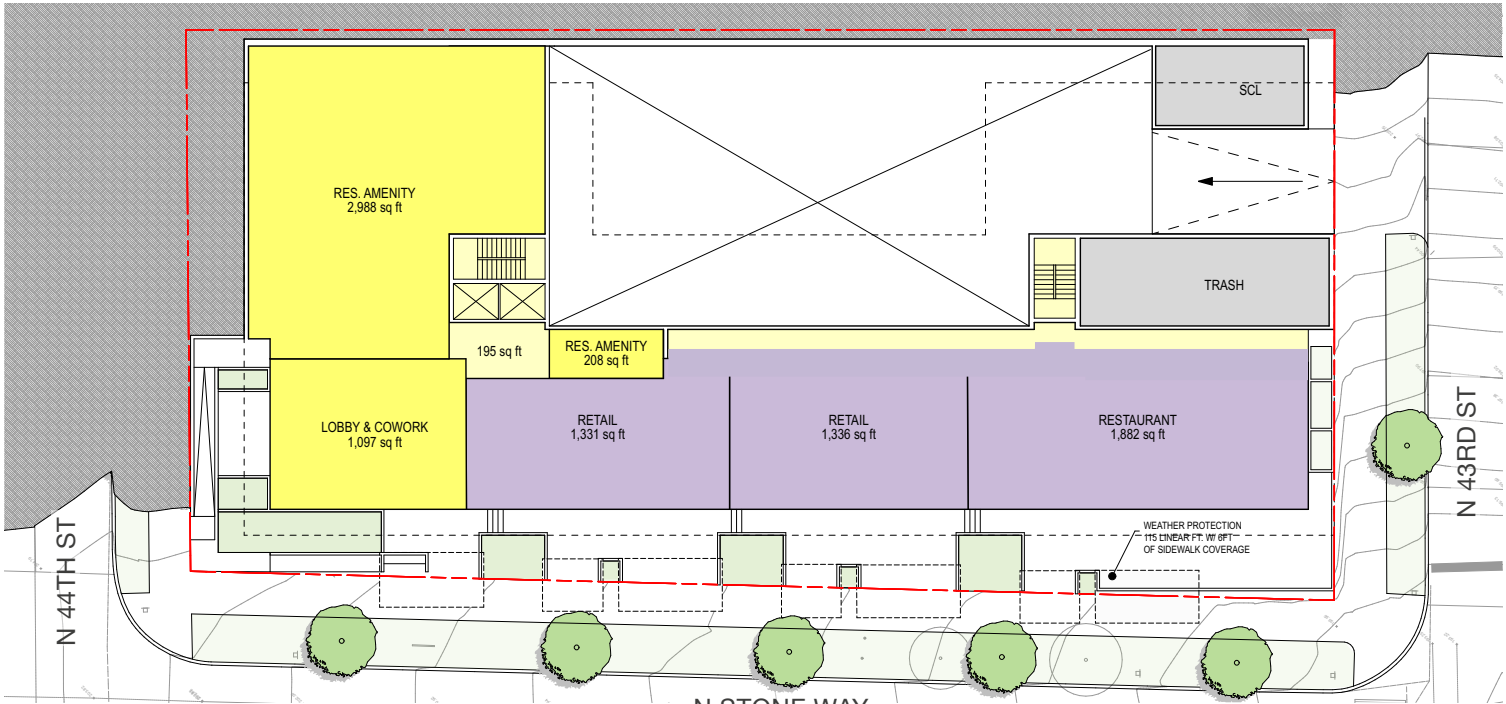
1b. Massing:

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).

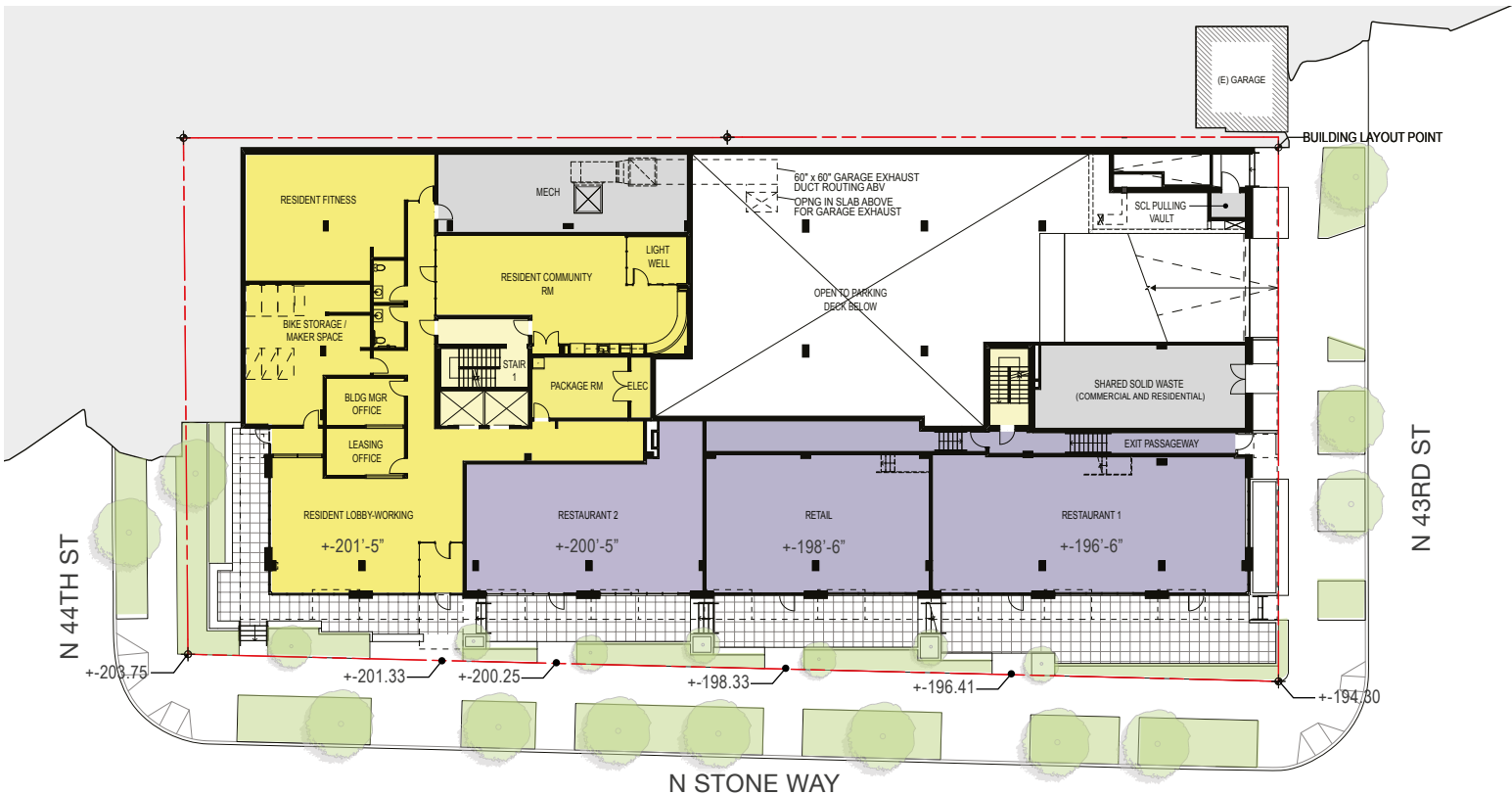
Response:

The preferred massing option and site organization have been maintained as presented at Early Design Guidance with refinements. The organization of street level program along Stone Way N is informed by the topography of the site and site geometries, described on pages 12 and 13, which influence the heights of the street level spaces and the available dimension of the terraces associated with each space. The height of each street level space and terrace increase from north to south. Locating the residential entry at a corner of the site was desired from a wayfinding perspective and located at the northwest corner where the lowest street level height occurs. This also places the residential entry closer to the sidewalk thereby lessening the terrace space associated with the lobby. Conversely, the taller street level spaces and generous terraces are reserved for commercial uses. Please refer to the street level plan on page 30 for terrace dimensions.

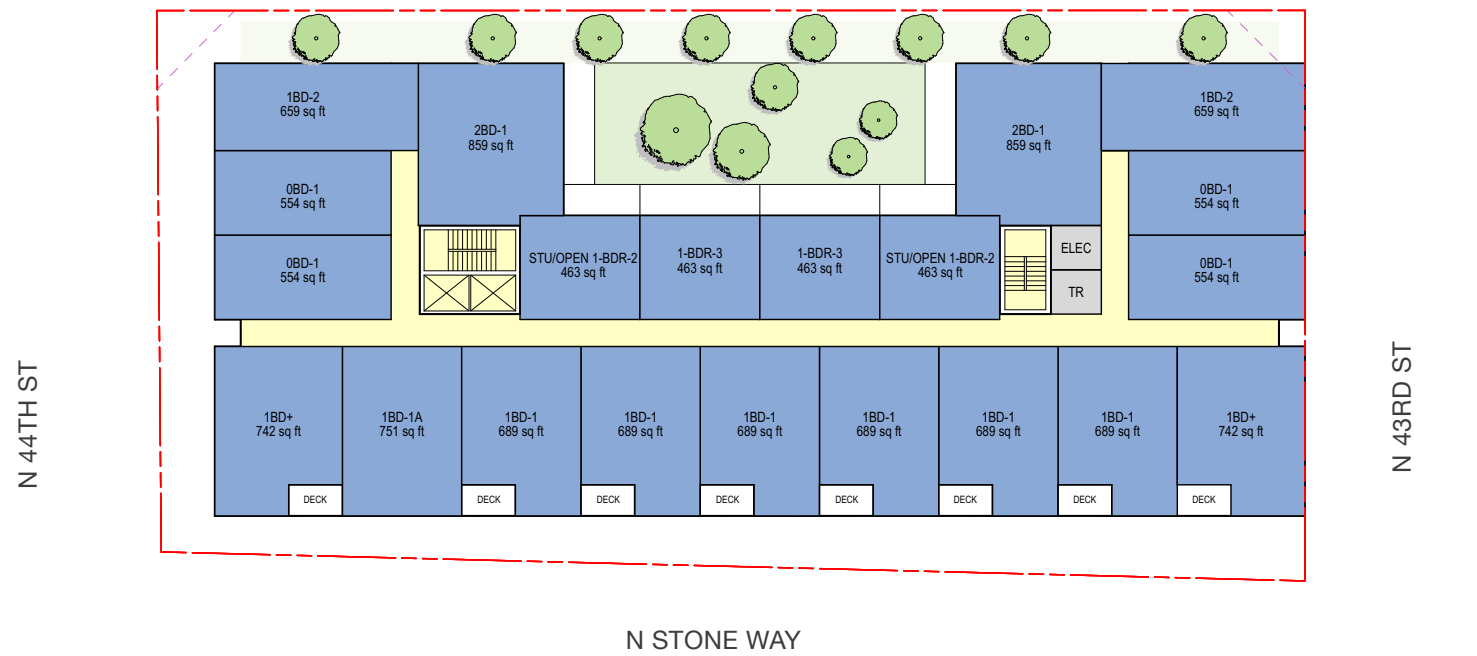
The east-facing courtyard presented at Early Design Guidance has been further developed. This space is intended to function primarily as a buffer between building residents and the neighbors to the east. The courtyard provides access to daylight and natural ventilation for the units fronting it, structures privacies to and from the neighboring parcels, and reduces shadows in the rear yards of the neighbors. Please refer to sections and elevations on page 21 which illustrate the spacial relationship between the proposed building, courtyard and the neighboring parcels and existing single-family homes to the east.



EDG STREET LEVEL PLAN
NTS



PROPOSED STREET LEVEL PLAN
NTS



EDG L2 PLAN
NTS



PROPOSED L2 PLAN
NTS

8.0 ITEMIZED RESPONSE TO EDG

1c. Massing:

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 to 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).

2c. Site Analysis and Response to Context:

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)

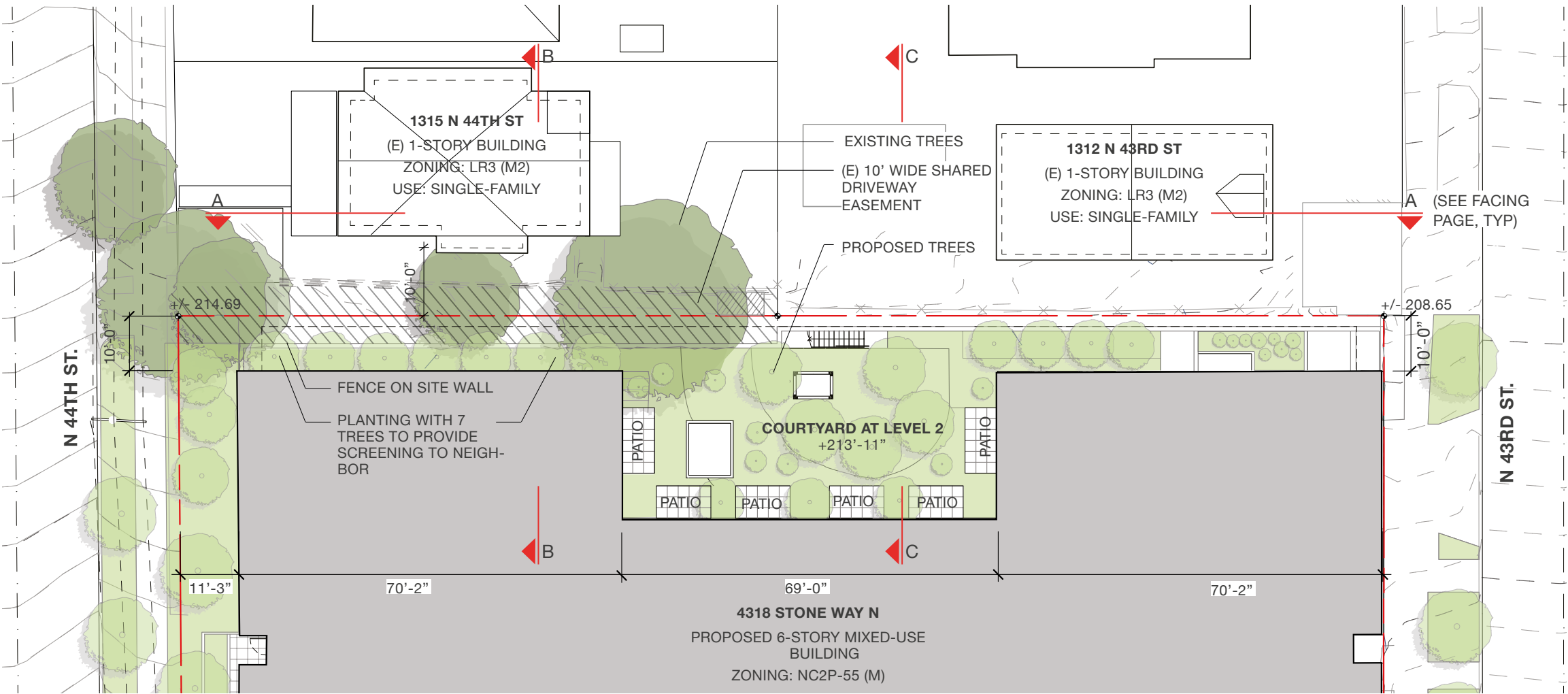
4a. East Façade:

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)

Response:

As noted in response to the prior comment, the courtyard has been maintained and serves the purpose of allowing access to light and air for the building residents and neighbors. Functionally, the courtyard will be a passive space with access limited to only those units fronting it at the second level. Larger functions will make use of the roof terrace located at the western side of the building. The limited activity and lush landscaping of the courtyard will minimize noise, while the width of the courtyard and its lower elevation will establish privacy with the neighbors to the east.

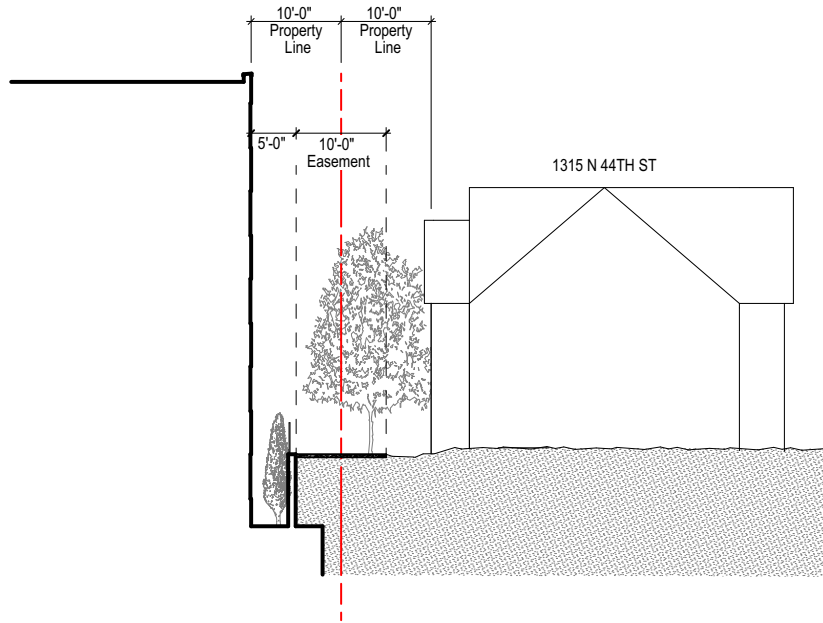
The eastern elevation abuts two existing structures and needs to mediate privacy concerns. The units located along its width are oriented either to the courtyard or to the adjacent streets—N 44th Street to the north and N 43rd Street to the south. This façade is setback 10-ft from the east property line, which coupled with the existing setbacks of the neighboring structures results in a separation of 18.5-ft at the south and 20-ft at the north, please refer to sections B-B and C-C on page 21. As illustrated in section A-A on page 21, windows along the eastern elevation have been minimized and their locations determined with sight lines in mind.



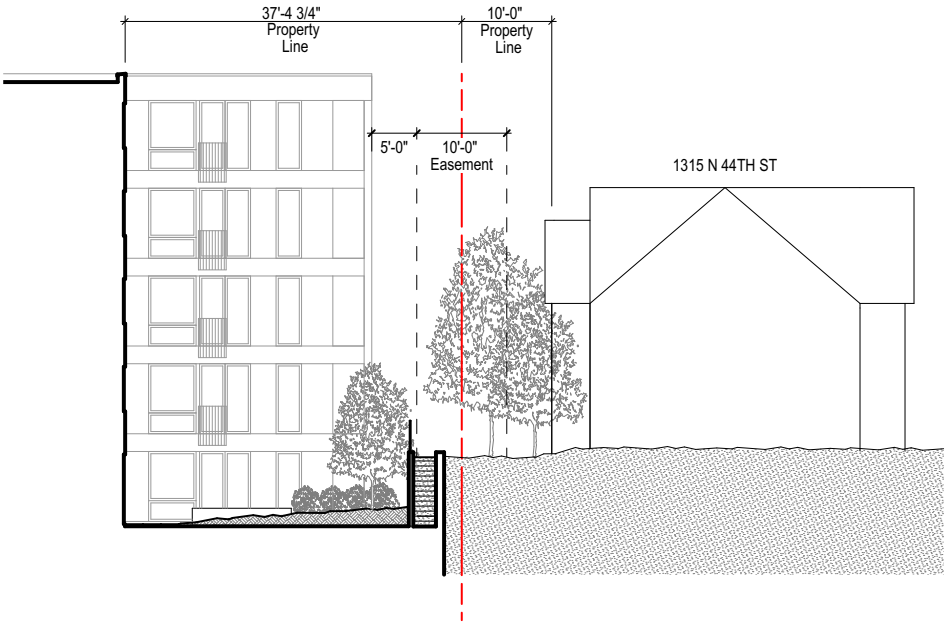
L2 PARTIAL PLAN
NTS



SECTION A-A AT EAST COURTYARD
NTS



SECTION B-B AT NE NEIGHBOR
NTS



SECTION C-C AT SE NEIGHBOR
NTS

8.0 ITEMIZED RESPONSE TO EDG

1d. Massing:

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).

Response:

The proposed design is informed by site and context analysis as described on pages 12 and 13, consideration of the desired programming, and identifying opportunities posed by the site. A fundamental decision shaping the building is the choice to inset the base of the building, which allows the commercial functions to be expressed differently and somewhat independently of the building above. Commercial levels are often differentiated from the residential levels of larger scale buildings in the neighborhood resulting in a single-story horizontal datum and consistent with Wallingford DC2-I.i Architectural Concept and Consistency.

Negotiating the topography of the site and accommodating clearances from utilities presented an opportunity to introduce terraces associated with the street level commercial uses in keeping with CS2-D.2 Existing Site Features, Wallingford PL3-II Human Activity, and DC1-A Arrangement of Interior Uses.

The upper levels are conceived in response to their orientation and different street characters per Wallingford CS2-I. The west-facing portion of the massing addresses the scale and activity of Stone Way N through its singular massing and the articulation provided by inset balconies, both of which are consistent with established precedents in the neighborhood. Alternatively, the north and south bars are narrower with more vertical proportions, a smaller scale, and more restrained architectural character in response to the residential character of the side streets which they front.

2a. Site Analysis and Response to Context:

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).

Response:

The design approach to existing grades, building setbacks, and street elevations has been retained as presented at Early Design Guidance and further refined.



The building is divided into smaller massings with respective facade articulations responding to the quieter, smaller-scale residential context, of the north, south, and east facing elevations. While the patterning of the west elevation embraces the more public and commercial context of Stone Way N. A contious roof and soffit line look to reinforce the massings.



The building's base is inset to differentiate street level commercial uses from the residential uses above. This discontinuity allows for differences in materials and scale. A weather protected circulation path along the street level frontage connects a series of stepped terraces that respond to the site's topography and look to activate the street level.



An inflection point in the patterning of the residential levels subtly marks the residential entry.



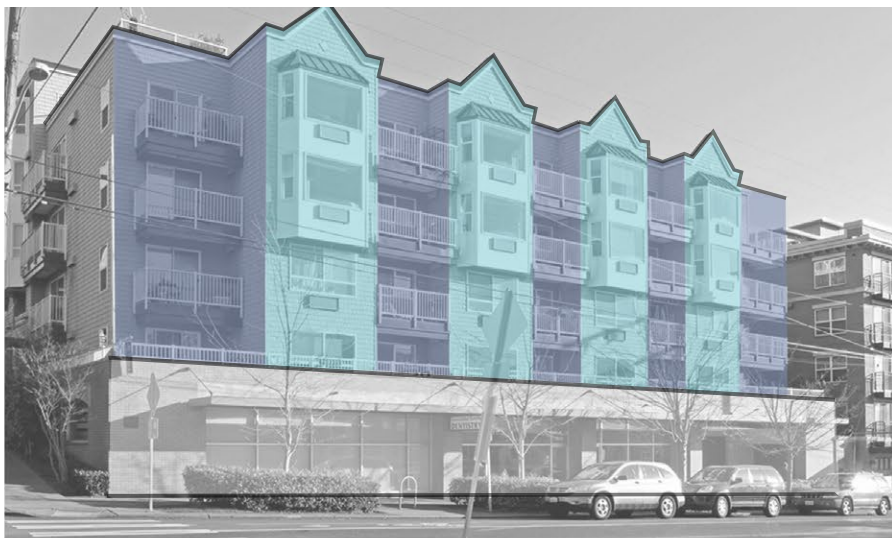
Secondary architectural elements provide scale and establish rhythm along each street frontage in response to their respective context.



UNIVERSITY HOUSE

4400 Stone Way N (indicated as #4 on pages 5, 6)

- Change in massing at base establishes a strong street level datum
- Upper-level rhythm established with alternating inset balconies
- Crenulated roof line emphasizes change in materials and residential module



PIKERING PLACE

1307 N 43rd St (indicated as #7 on pages 5, 6)

- Change in massing at base establishes a strong street level datum
- Upper-level rhythm established by alternating bays and balconies
- Changes in upper-level massing and roof forms emphasize residential module



THE NOBLE APARTMENTS

4301 Stone Way N (indicated as #6 on pages 5, 6)

- Change in window size and materials establishes street level datum
- Massing inset at mid-section of block creating additional space at street level (under-utilized)
- Rhythm established at mid-section of the block by bays extending to street level
- Continuous roofline reflects horizontal changes to building massing

2b. Site Analysis and Response to Context:

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)

Response:

Strong street levels, as proposed, are characteristic of neighborhood architecture along Stone Way N with clear horizontal datums separating commercial uses from residential uses. Older structures such as University House and Pickering Place have protruding street levels, whereas more recent structures have flush or inset street levels which afford more space at street level and provide continuous overhead weather protection both of which are consistent with Wallingford CS2-I Responding to Site Characteristics and Wallingford PL2-I Pedestrian Open Spaces and Entrances.

The residential levels of buildings often provide changes in massing either through small changes in the plane of the building face or through the introduction of bays or balconies. These articulations provide scale to long elevations in the same manner as proposed per Wallingford CS3-I.iv Architectural Context, Middle, and Wallingford DC2-II Human Scale. The choice to use balconies as proposed capitalizes on the western orientation and follows the Wallingford Design Guidelines, PL3-II.ii Human Activity.

Building rooflines in the neighborhood seek to further the scaling of building massing through discontinuities in building massing, employing traditional single-family forms, or using historicist elements in keeping with Wallingford CS3-I.v Architectural Context, Top. The latter two approach result in an architecture that tends to emulate an aggregation of smaller buildings with strained proportions sitting atop a continuous horizontal base, or oversized parapets that add to the height and perceived massing of the structure. The proposed design opts for a subtle continuous soffit line that frames the residential units and minimizes the parapet height. Please refer to 11.0 Elevations, page 38ff and 13.0 Renderings, page 46ff.

8.0 ITEMIZED RESPONSE TO EDG

3a. Streetscape and Open Space:

The Board supported the design approach to the streetscape and the stepped terraces, which mitigates the change in topography as it descends towards the southwest corner. (CS1-C, CS2-II, DC4-B-1, DC4-I-ii).

Response:

The proposed design of the streetscape along Stone Way N as presented at Early Design Guidance has been further refined.

3b. Streetscape and Open Space:

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).

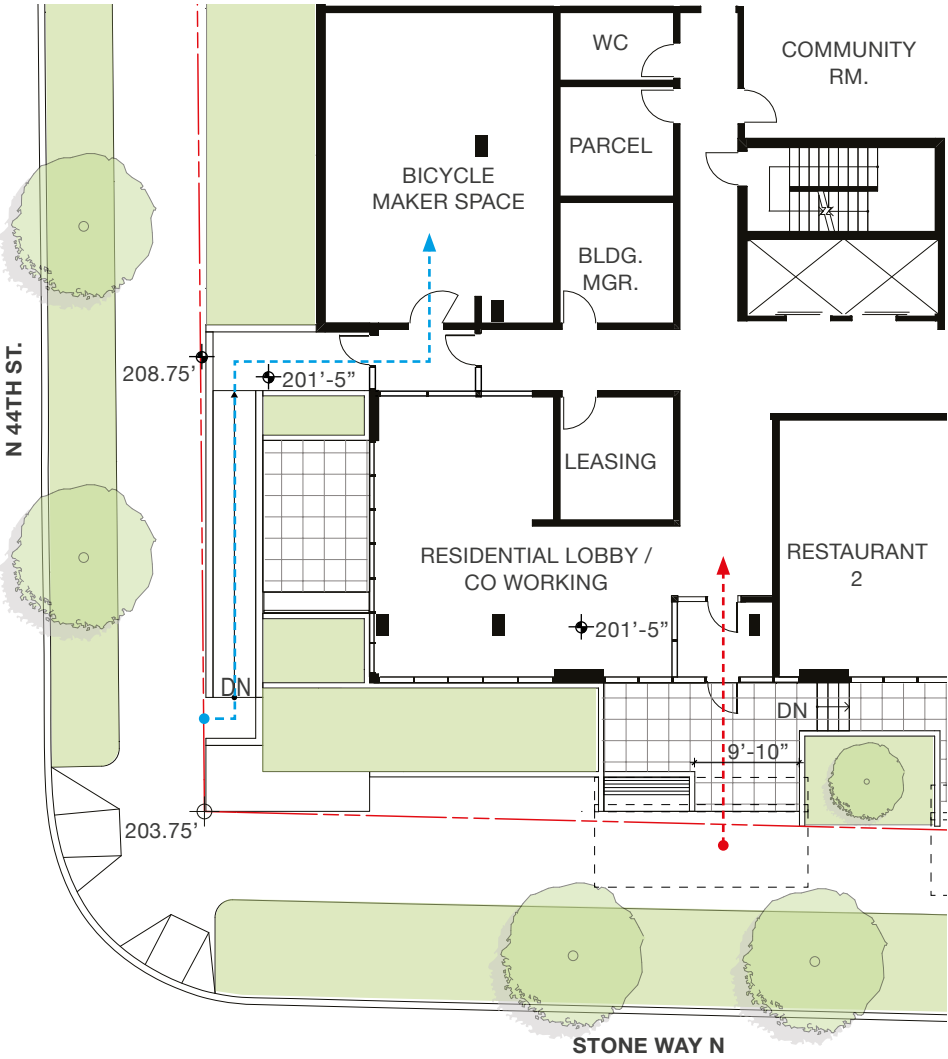
3f. Streetscape and Open Space:

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).

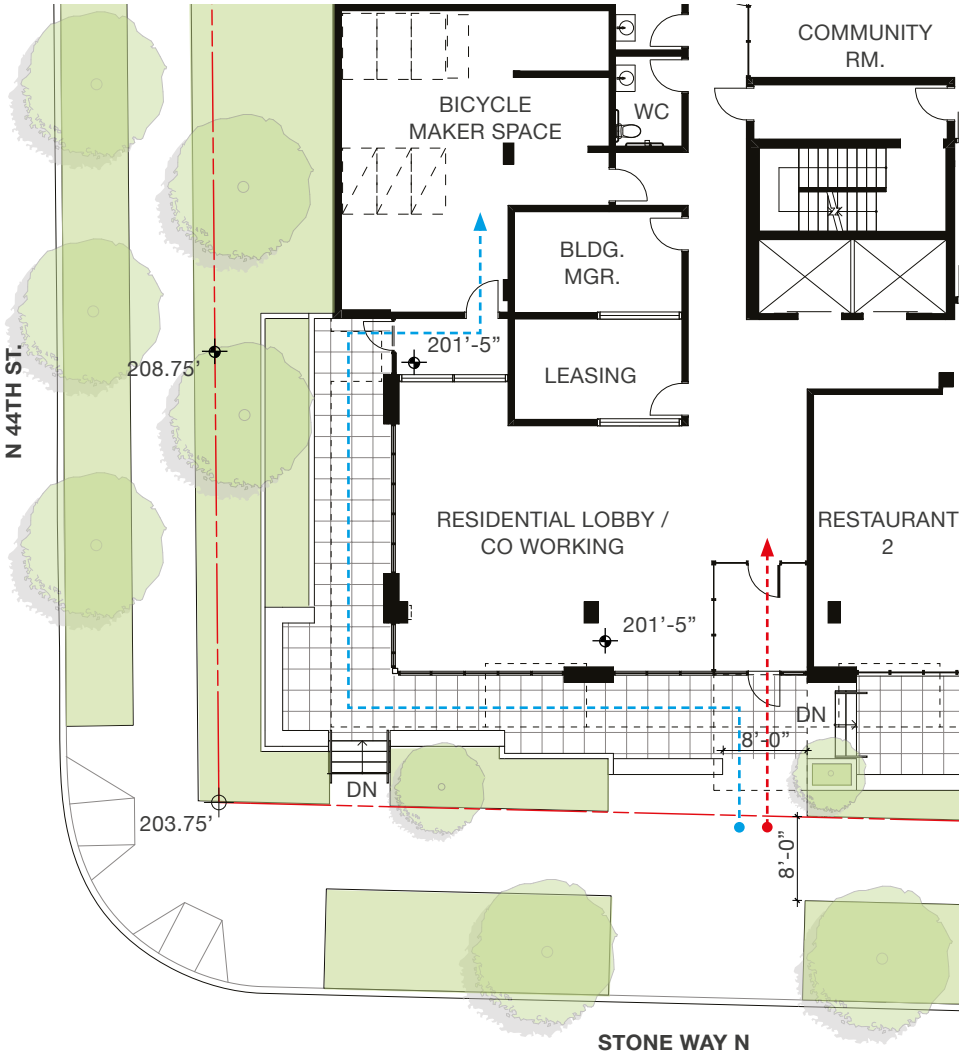
Response:

In response to the Board's recommendation at Early Design Guidance, the organization of the streetscape design at the northwest corner has been revised to eliminate bicycle ramp and more clearly emphasize the residential entry. Bicycle access is still provided using the same approach from Stone Way N as the residential entry.



The residential lobby and entry are proposed at the northwest corner of the building. The main entry is located approximately 45-ft from the property corner and 33-ft south of the building's northern extents due to the site's topography. This location allows for at-grade access while achieving a 12.5-ft floor-to-floor that maintains the datum established at the building's base. The location of the residential entry is subtly indicated in the organization of the residential levels allowing the building to be read from afar. A large, cantilevered canopy marks the entry location more directly.



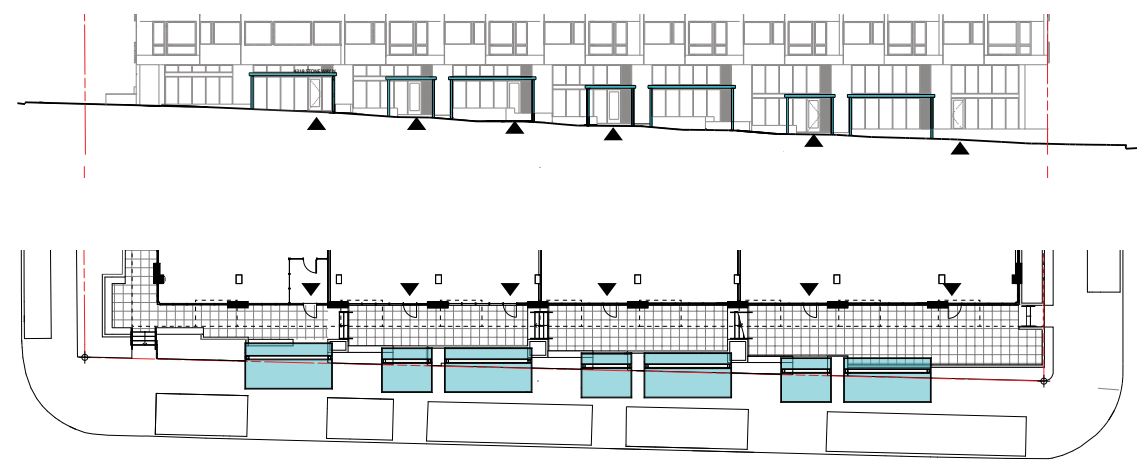
RESIDENTIAL ENTRY AT EDG NORTHWEST CORNER
NTS



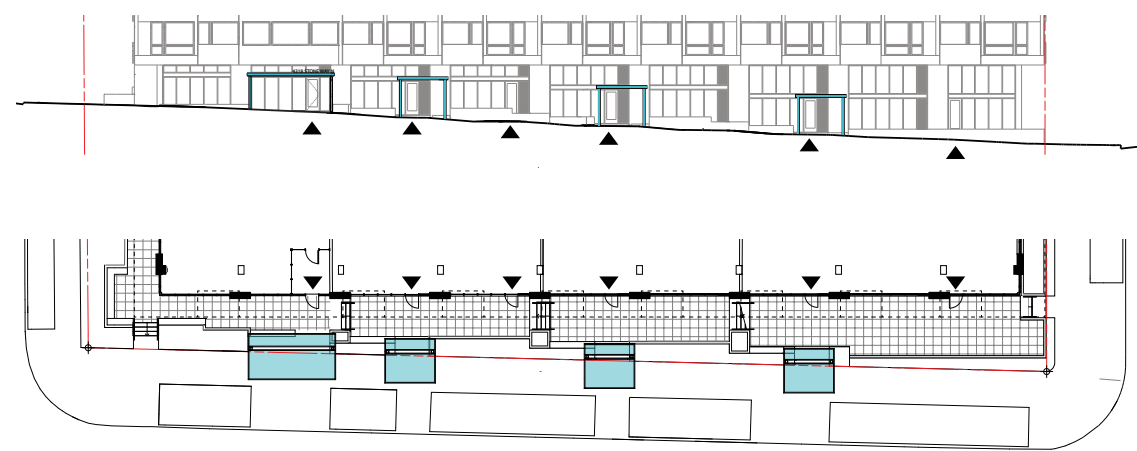
PROPOSED RESIDENTIAL ENTRY AT NW CORNER
NTS

PEDESTRIAN PATH AT RESIDENTIAL 
BIKE PATH AT RESIDENTIAL ENTRY 

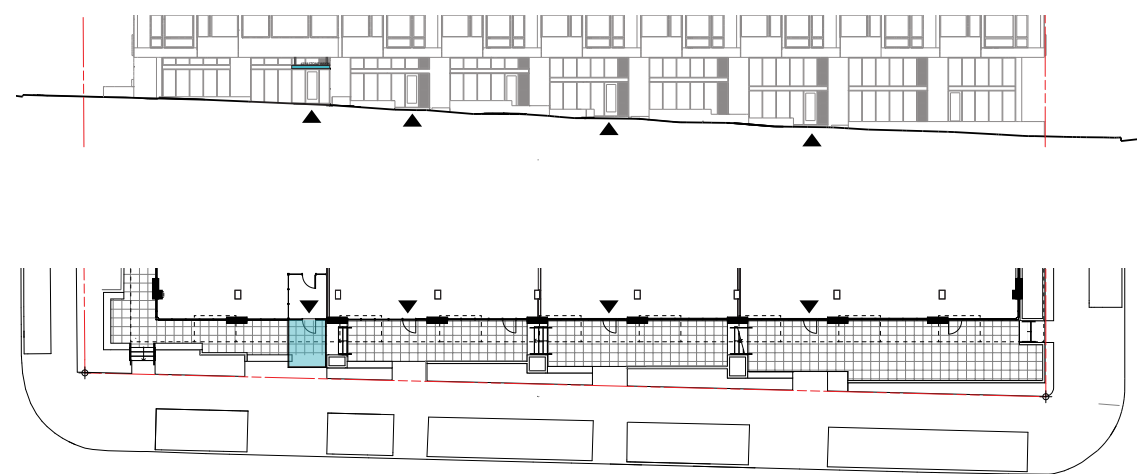




EDG OVERHEAD WEATHER PROTECTION



ALTERNATIVE OVERHEAD WEATHER PROTECTION



PROPOSED OVERHEAD WEATHER PROTECTION



EDG VIGNETTE



ALTERNATIVE VIGNETTE



PROPOSED VIGNETTE

3c. Streetscape and Open Space:

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 as 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).

3e. Streetscape and Open Space:

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).

Response:

Overhead weather protection is proposed to be provided primarily by the continuous building overhang that runs the length of the building along Stone Way N. Additional overhead weather protection is proposed at the main residential entry with a cantilevered canopy, and a smaller overhang at each of the commercial entries along Stone Way N to better identify the entries to each. The latter are sized and located to correspond with the rhythm of the storefront and articulation of the building base along Stone Way N.

The proposed approach scales back earlier proposals to provide overhead weather protection at the sidewalk and instead provides a continuous protected pathway inboard the site. This requires departures, please see Departure Requests 4, 5 and 6 as well as dimensioned plans and sections on page 63ff.

8.0 ITEMIZED RESPONSE TO EDG

3d. Streetscape and Open Space:

The Board questioned whether the exterior stair connections between the retail spaces was necessary and encouraged further exploration of a stronger planting frame that is designed 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).

Response:

The proposed streetscape design is an evolution of the concept proposed at Early Design Guidance informed by the Board comments. At Early Design Guidance, the terraces were connected to adjacent terraces with site stairs and accessed from the sidewalk via an at-grade walkway and site stairs. The resultant space did not provide good opportunities for retail or restaurant uses and their permeability did not help wayfinding.

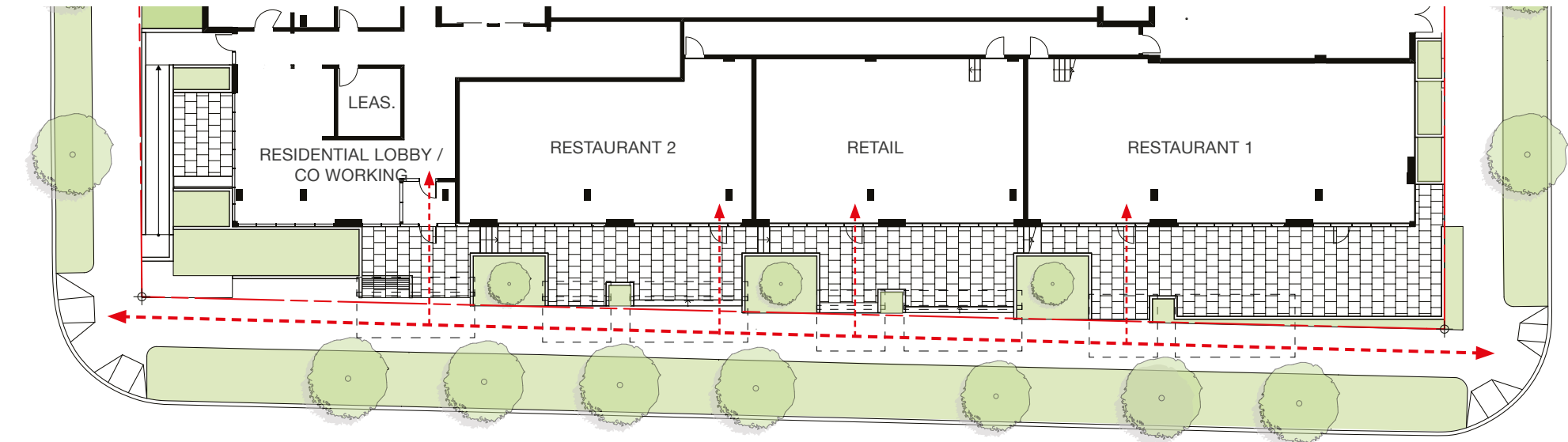
The proposed streetscape design removes the stairs connecting the sidewalk to each of the terraces. This focuses the point of entry and begins to zone the space of each terrace. The stairs connecting between terraces are maintained, providing a covered walkway during inclement weather when the terraces are likely to be less active. Using the building overhang to provide overhead weather protection allows the removal of the series of canopies shown at Early Design Guidance and thereby allows more expansive landscaping.

3g. Streetscape and Open Space:

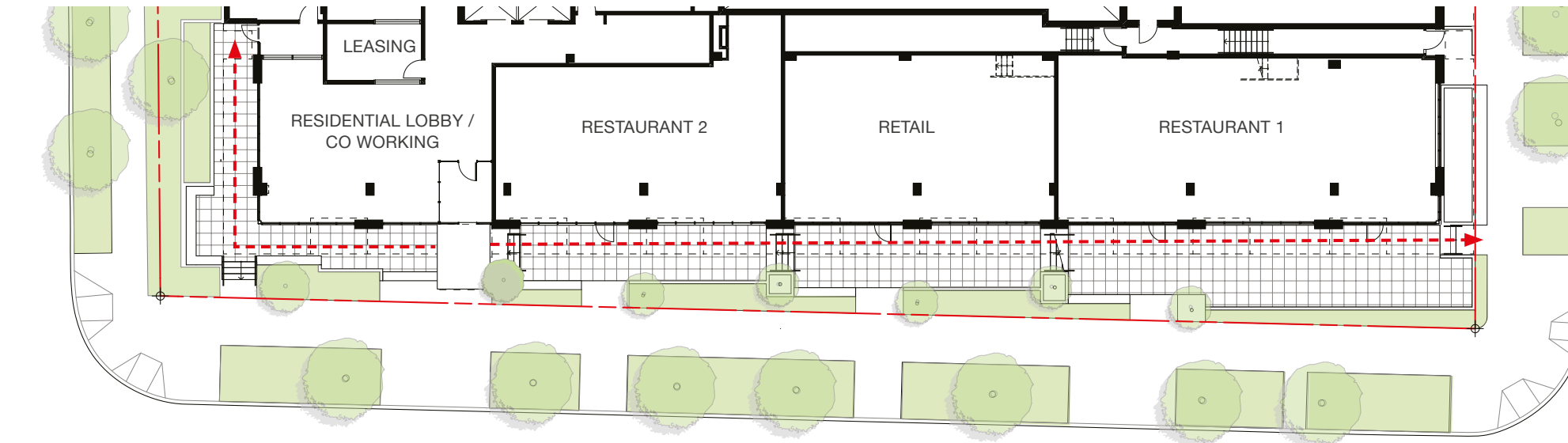
The Board was impressed with and supported the designation of the landscaped area located on the north side of the building as a certified wildlife habitat. (DC3-C-3, DC4-I-ii).

Response:

The proposed wildlife habitat along N 44th Street has been maintained and further refined, please reference Composite Landscape/Hardscape plan on page 34.



EDG STREETScape DESIGN
NTS



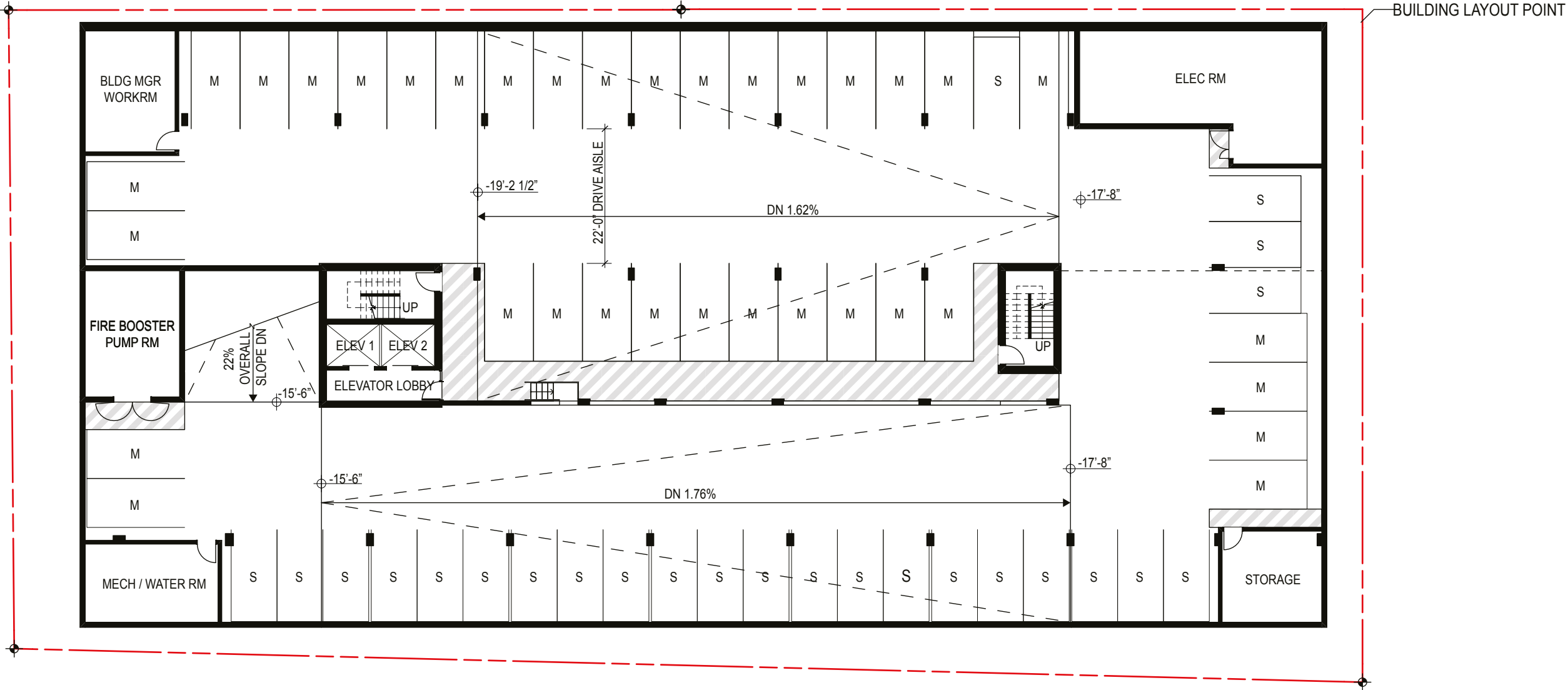
PROPOSED STREETScape DESIGN
NTS

BUILDING APPROACH AND PRIMARY EXTERIOR CIRCULATION

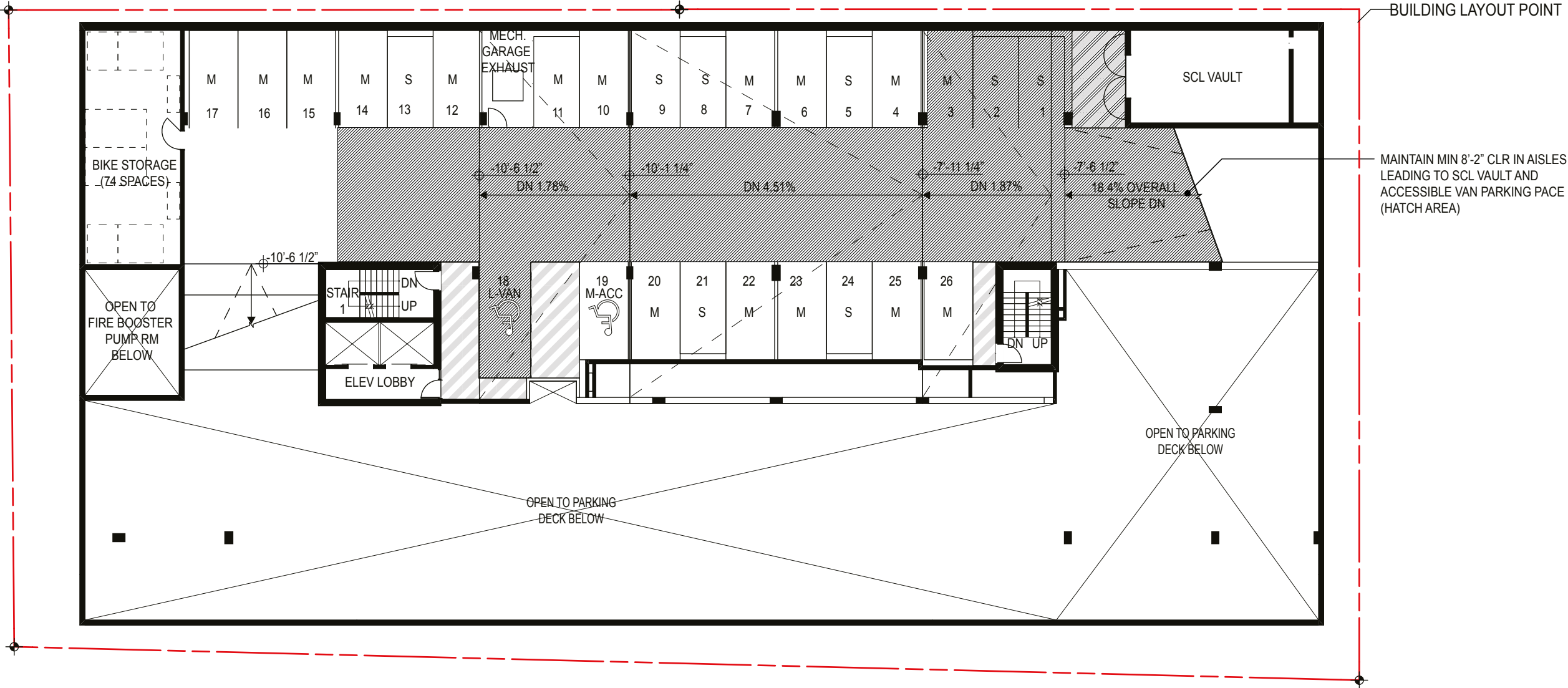


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9.0 FLOOR PLANS



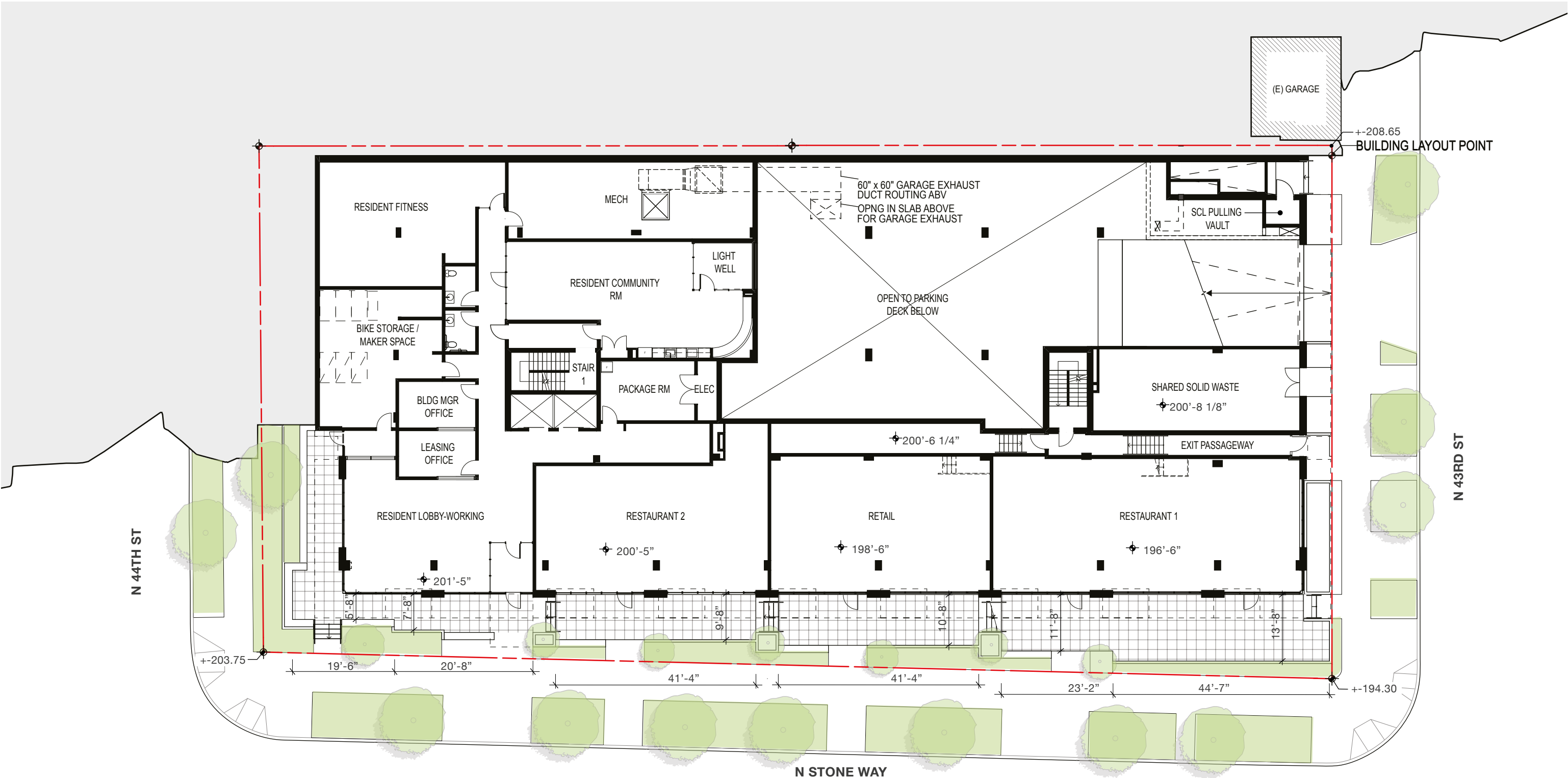
PARKING LEVEL 2 FLOOR PLAN
SCALE: 1" = 20'-0"



PARKING LEVEL 1 FLOOR PLAN
SCALE: 1" = 20'-0"



9.0 FLOOR PLANS



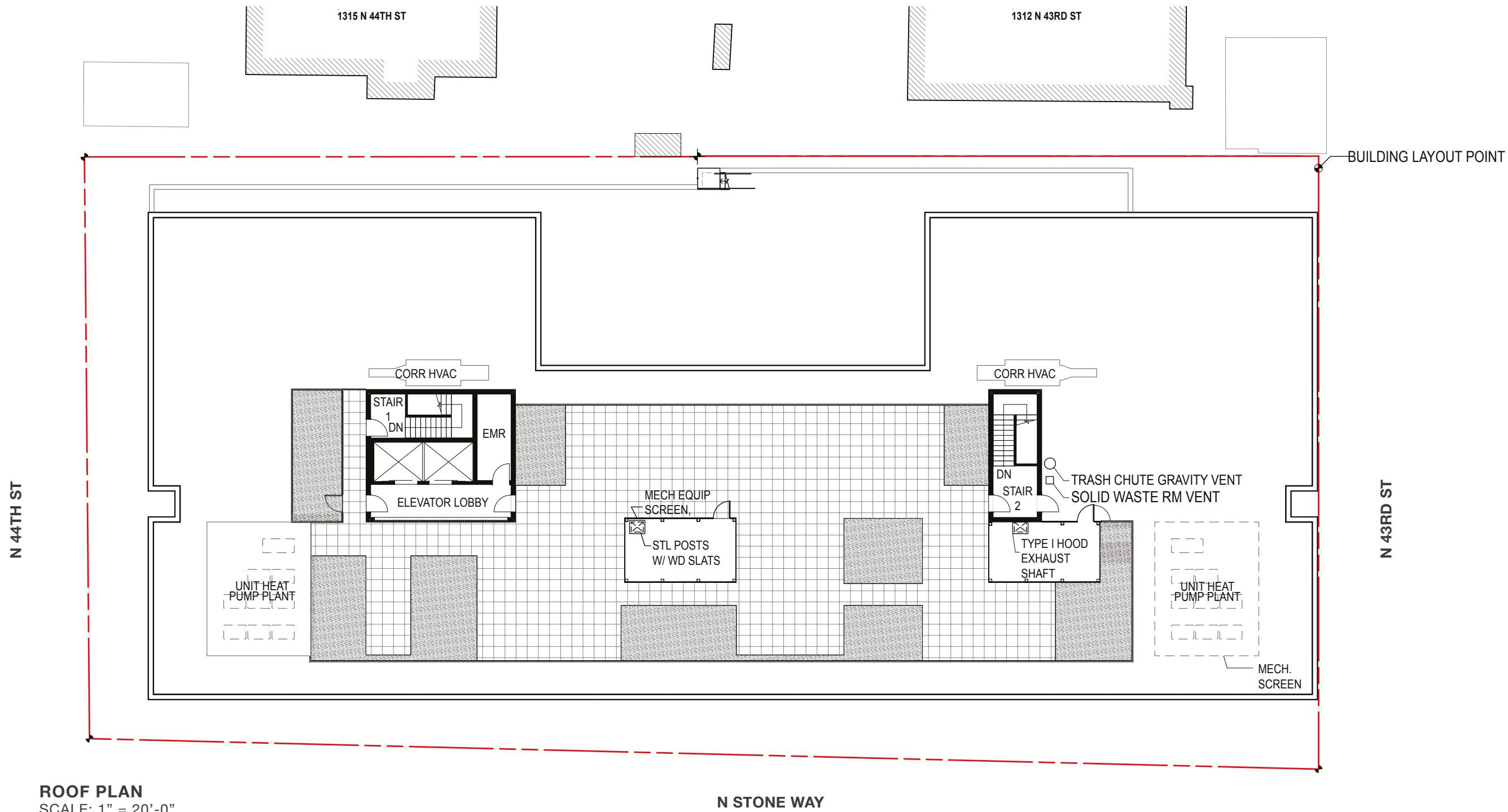
STREET LEVEL FLOOR PLAN
SCALE: 1" = 20'-0"



LEVEL 2 FLOOR PLAN
SCALE: 1" = 20'-0"

9.0 FLOOR PLANS

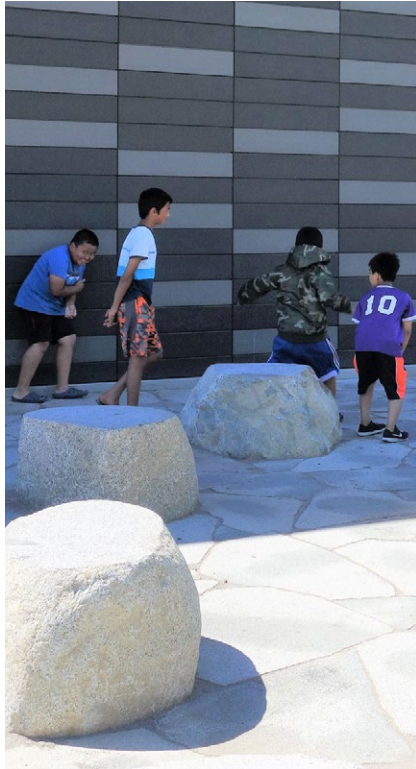




10.0 COMPOSITE LANDSCAPE / HARDSCAPE PLAN



stepped landscape








boulder play



planters frame terraces



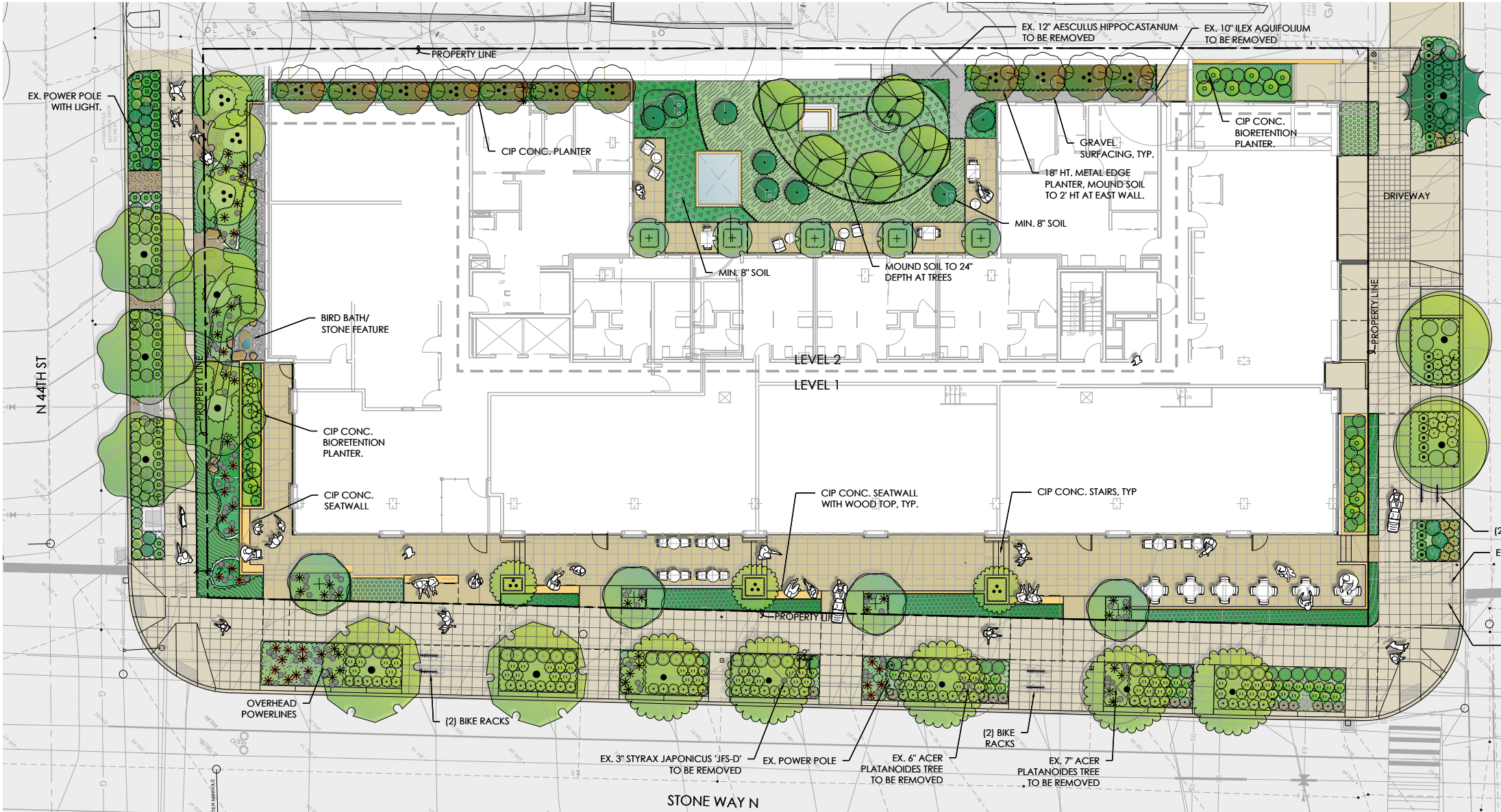
terraces w/lush garden

	BIKE RACK: DERO ROUND RACK, POWDERCOAT, COLOR: TBD
SYMBOL	DESCRIPTION
	GRANITE BOULDERS
	BOULDER BIRD BATH
SYMBOL	PLANTING DESCRIPTION
	CRUSHED ROCK SURFACING
SYMBOL	POURED PAVEMENT DESCRIPTION
	CONCRETE PAVING PER COS STD PLAN 420 WITH THE FOLLOWING EXCEPTIONS: - SAND COATED EXP. JOINTS, DEEP TOOLED SCORE JOINTS, NO SHINERS - LIGHT SANDBLAST FINISH - 2' X 2' SCORING UNLESS INDICATED OTHERWISE ON PLAN













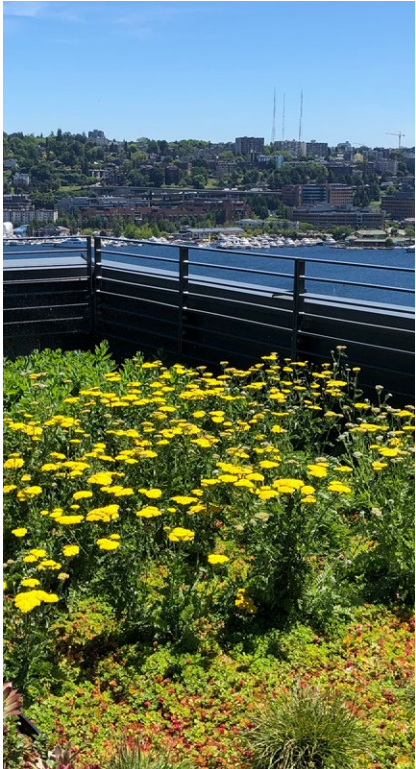
Certified Wildlife Habitat - Provide

1. 3 edible plants or feeders
2. 1 source of clean water for wildlife to drink and bathe
3. 2 places for wildlife to find shelter
4. 2 places for wildlife to engage in courtship behavior, mate, and bear and raise their young
5. 2 of the following sustainable practices: soil and water conservation, controlling exotic species (part of LEED), organic practices



10.0 COMPOSITE LANDSCAPE / HARDSCAPE PLAN

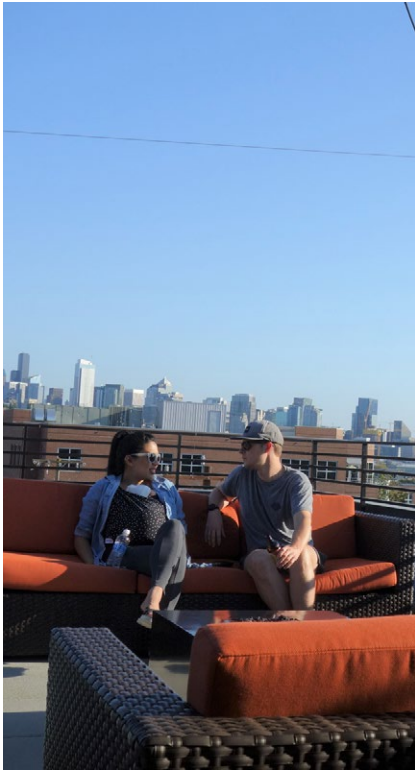
<u>SYMBOL</u>	<u>UNIT PAVING DESCRIPTION</u>	<u>SYMBOL</u>	<u>DESCRIPTION</u>
	2X2 CONCRETE PAVERS ON PEDESTALS		ARTIFICIAL TURF DOG RUN
	12"X24"X2" THICK PRECAST CONCRETE PAVERS, TEXADA HYDRAPRESSED SLABS, COLOR: NATURAL, AVAILABLE FROM ABBOTSFORD CONCRETE PRODUCTS, 1-800-663-4091.	<u>SYMBOL</u>	<u>ROCK DESCRIPTION</u>
<u>SYMBOL</u>	<u>SITE FURNISHINGS DESCRIPTION</u>		PEBBLE MULCH 7/8" WASHED DRAIN ROCK 2" MIN. DEPTH, 4" MAX. DEPTH, REF. LANDSCAPE
	BARBECUE PROVIDED BY OWNER	<u>SYMBOL</u>	<u>PLANTING DESCRIPTION</u>
	SINK, REFERENCE ARCH FOR OUTDOOR KITCHEN		CRUSHED ROCK SURFACING
	SQUARE FIRE PIT 45" SQ. PALOFORM CALDERA, CORTEN STEEL, PLUMB NATURAL GAS	<u>SYMBOL</u>	<u>UNIT PAVING DESCRIPTION</u>
	WOODEN BENCH		WOODEN DECKING



green roof with perennials



a room with a view

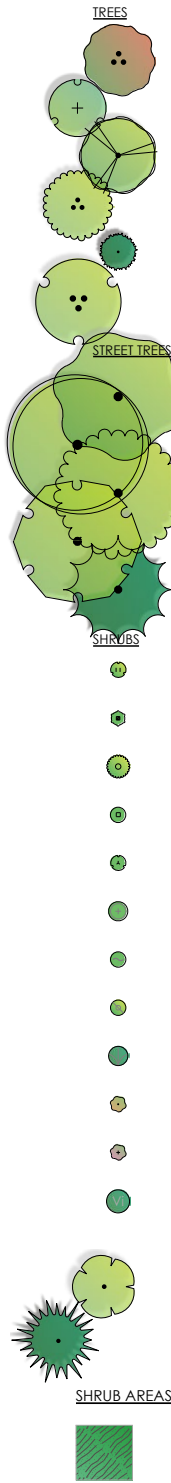


fire, friends and killer views....



10.0 COMPOSITE LANDSCAPE / HARDSCAPE PLAN

PLANTS



BOTANICAL NAME	COMMON NAME
ACER CIRCINATUM	VINE MAPLE
ACER PALMATUM 'SANGO KAKU'	CORAL BARK MAPLE
ACER SHIRASAWANUM 'AUTUMN MOON'	AUTUMN MOON FULLMOON MAPLE
AMELANCHIER ALNIFOLIA	SERVICEBERRY
CHAMAECYPARIS OBTUSA 'GRACILIS'	SLENDER HINOKI FALSE CYPRESS
CORYLUS CORNUTA	WESTERN HAZELNUT

BOTANICAL NAME	COMMON NAME
AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE APPLE SERVICEBERRY
LIRODENDRON TULIIFERA	TULIP POPLAR
PISTACIA CHINENSIS	CHINESE PISTACHE
STYRAX JAPONICUS	JAPANESE SNOWBELL
THUJA PLICATA 'EXCELSA'	EXCELSA WESTERN RED CEDAR

BOTANICAL NAME	COMMON NAME
BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA
BUXUS MICROPHYLLA 'WINTER GEM'	WINTER GEM BOXWOOD
CORNUS SERICEA 'CARDINAL'	CARDINAL RED TWIG DOGWOOD
CORNUS SERICEA 'KELSEY'	KELSEY DOGWOOD
ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY
LONICERA PILEATA	PRIVET HONEYSUCKLE
MAHONIA NERVOSA	OREGON GRAPE
PAXISTIMA MYRSINITES	OREGON BOXWOOD
POLYSTICHUM MUNIUM	WESTERN SWORD FERN
ROSA X 'AMBER'	AMBER GROUNDCOVER ROSE
SPIRAEA X BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIRAEA
VIBURNUM DAVIDII	DAVID VIBURNUM

LAGERSTROEMIA X 'TUSCARORA' / RED CRAPE MYRTLE
PINUS CONTORTA 'CONTORTA' / SHORE PINE

BOTANICAL / COMMON NAME
LOW SAND DUNES
ARMERIA MARITIMA / SEA THRIFT
ASTER X FRIKARTII 'MONCH' / MONCH FRIKART'S ASTER
LEYMUS MOLLIS / AMERICAN DUNEGRASS
NASSELLA TENUISSIMA / TEXAS NEEDLE GRASS
PANICUM VIRGATUM 'ROTSTRAHLBUSCH' / ROTSTRAHLBUSCH RED SWITCH GRASS
PENSTEMON X 'GARNET' / GARNET PENSTEMON
SEDUM X 'AUTUMN JOY' / AUTUMN JOY SEDUM
STIPA GIGANTEA / GIANT FEATHER GRASS
VERBENA BONARIENSIS / TALL VERBENA

TREES



Acer circinatum
Vine Maple

NATIVE MIX



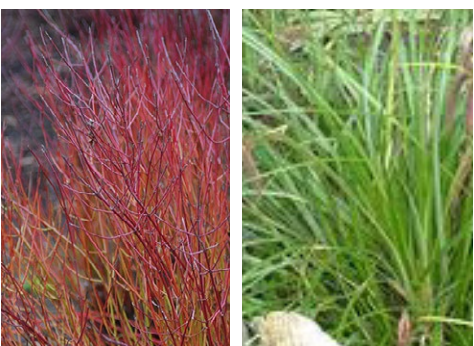
Gaultheria shallon
Salal

PERENNIALS



Anemone canadensis
Canadian Anemone

BIO



Bioplanter Mix: Kelsey Dogwood,
Slough Sedge

DUNE MIX



Fragaria
Beach Strawberry
Aster



Amelanchier alnifolia
Saskatoon Serviceberry



Mahonia nervosa
Leatherleaf Mahonia



Aquilegia formosa
Western Columbine



Corylus cornuta
Beaked Hazelnut



Polystichum munitum
Sword Fern



Lupinus polyphyllus
Bigleaf Lupine



Nassella
Feather Grass
Penstemon

ROOF



Pinus contorta 'Contorta'
Shore Pine



Vaccinium ovatum
Evergreen Huckleberry



Monarda didyma 'Fireball'
Fireball Bee Balm

ROOF



Sedum green roof with
colorful perennials

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11.0 ELEVATIONS



WEST ELEVATION
SCALE: 1" = 20'-0"

MAX PENTHOUSE
HEIGHT 280'-7"
PENTHOUSE ROOF

MAX STRUCTURE
HEIGHT 264'-7"
RF ROOF LEVEL

L6 RESIDENTIAL LEVEL

L5 RESIDENTIAL LEVEL

L4 RESIDENTIAL LEVEL

L3 RESIDENTIAL LEVEL

L2 RESIDENTIAL LEVEL

AVG GRADE PLANE 209'-7"

L1 STREET LEVEL

RESTAURANT

NORTH ELEVATION
SCALE: 1" = 20'-0'



SOUTH ELEVATION
SCALE: 1" = 20'-0'

11.0 ELEVATIONS



EAST ELEVATION
SCALE: 1" = 20'-0'

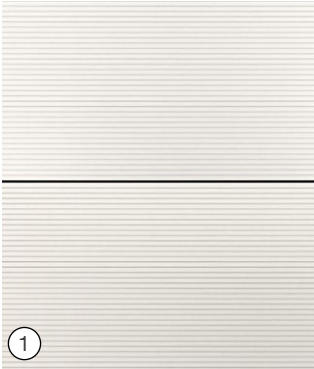


COURTYARD ELEVATION
SCALE: 1" = 20'-0"

12.0 MATERIAL AND COLOR PALETTE



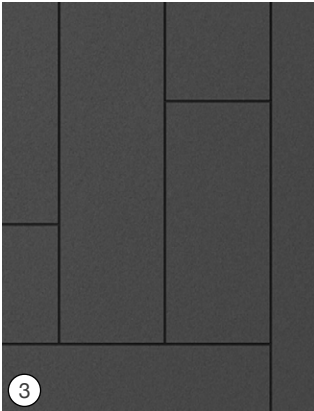
PARTIAL WEST ELEVATION



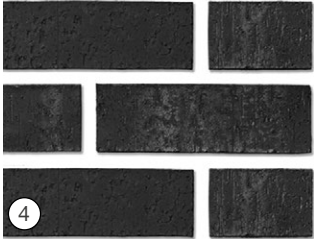
①
THROUGH COLORED FIBER
CEMENT PANEL, TEXTURED,
OFF-WHITE



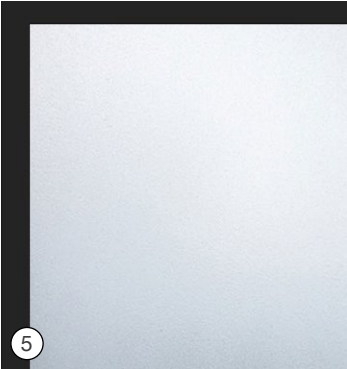
②
THROUGH COLORED FIBER
CEMENT PANEL, OFF-WHITE



③
THROUGH COLORED FIBER
CEMENT PANEL, DARK GREY



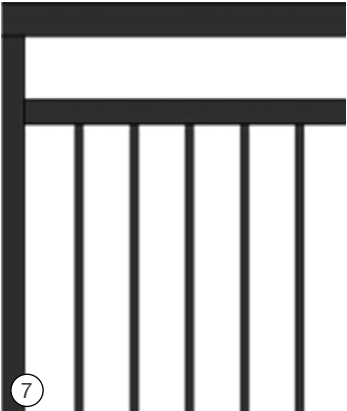
④
MUTUAL MATERIALS
COAL CREEK MASONRY OR
SIMILAR



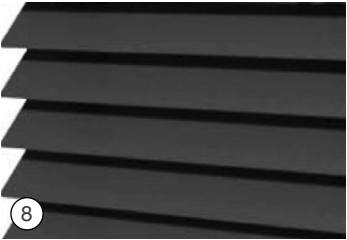
⑤
STOREFRONT, FRAME FINISH
DARK BRONZE



⑥
VINYL WINDOWS AND DOORS
SLATE GREY MATTE



⑦
BOLT ON RAILING, FINISH
TO MATCH DARK GREY FIBER
CEMENT PANEL



⑧
REMOVABLE FACE VENT LOUVER
FIN TO MATCH ADJ FLOOR BAND
OR STOREFRONT

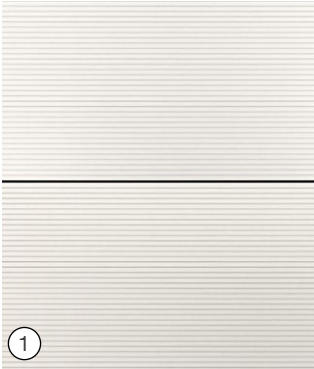


NORTH ELEVATION (TYPICAL OF SOUTH ELEVATION)

12.0 MATERIAL AND COLOR PALETTE



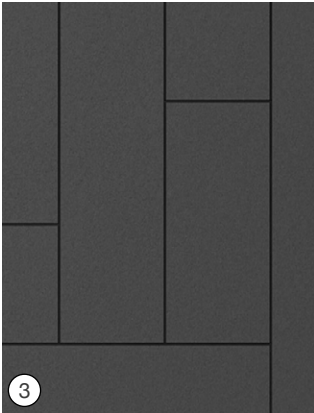
PARTIAL EAST ELEVATION



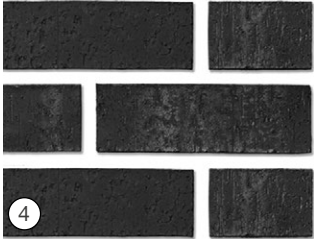
①
THROUGH COLORED FIBER
CEMENT PANEL, TEXTURED,
OFF-WHITE



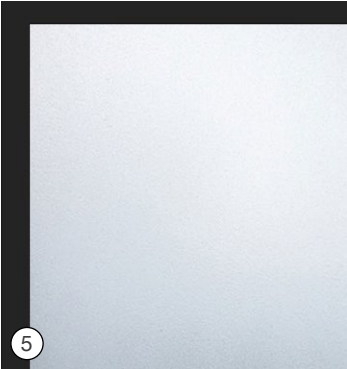
②
THROUGH COLORED FIBER
CEMENT PANEL, OFF-WHITE



③
THROUGH COLORED FIBER
CEMENT PANEL, DARK GREY



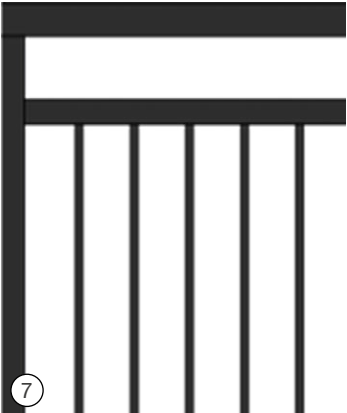
④
MUTUAL MATERIALS
COAL CREEK MASONRY OR
SIMILAR



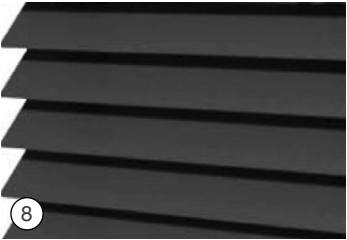
⑤
STOREFRONT, FRAME FINISH
DARK BRONZE



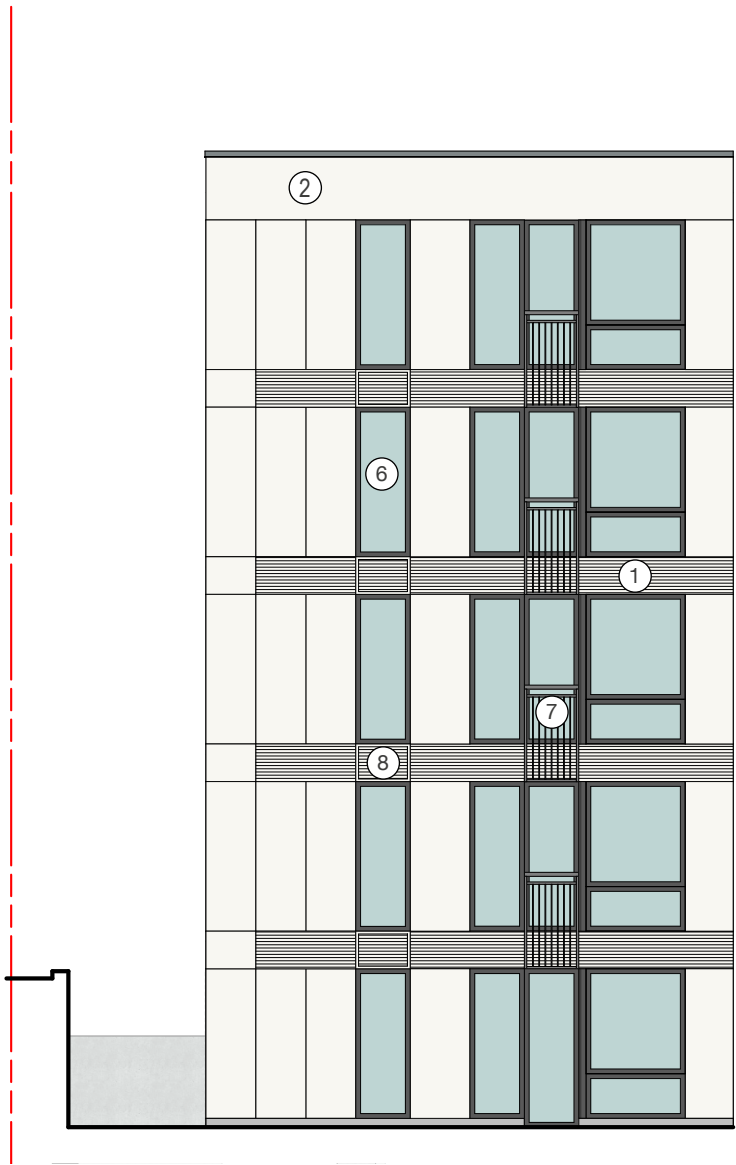
⑥
VINYL WINDOWS AND DOORS
SLATE GREY MATTE



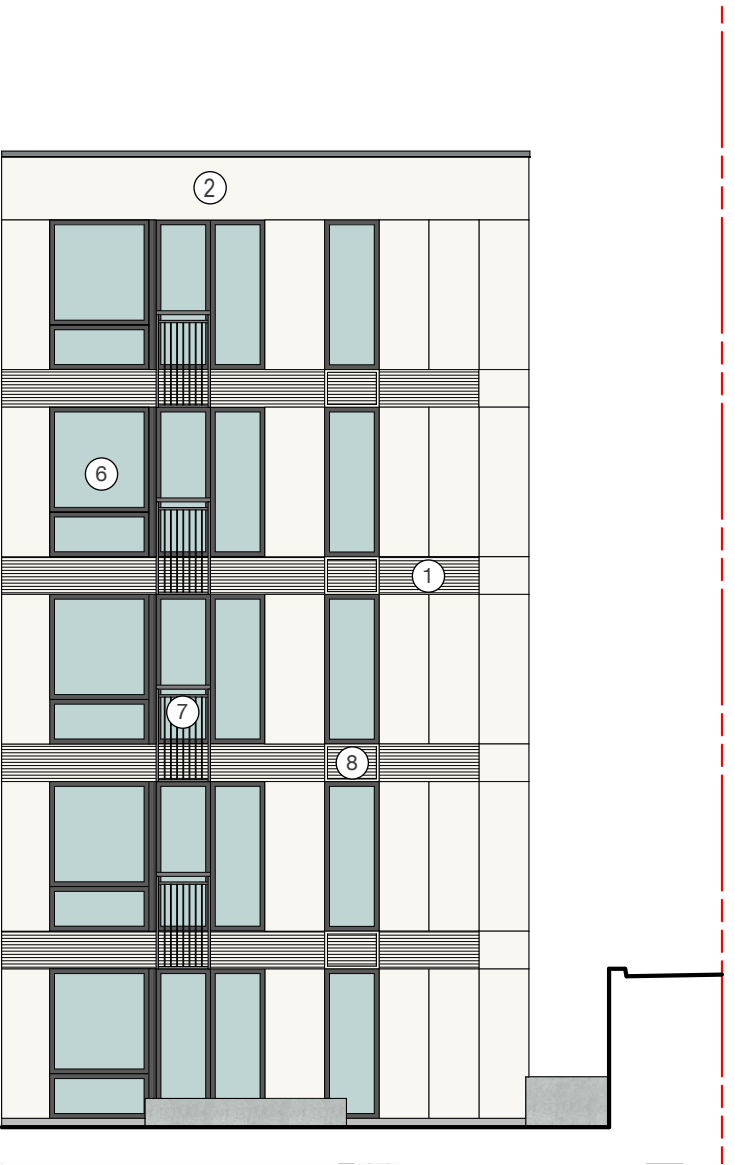
⑦
BOLT ON RAILING, FINISH
TO MATCH DARK GREY FIBER
CEMENT PANEL



⑧
REMOVABLE FACE VENT LOUVER
FIN TO MATCH ADJ FLOOR BAND
OR STOREFRONT



COURTYARD ELEVATION LOOKING SOUTH



COURTYARD ELEVATION LOOKING NORTH

13.0 RENDERINGS





13.0 RENDERINGS





13.0 RENDERINGS





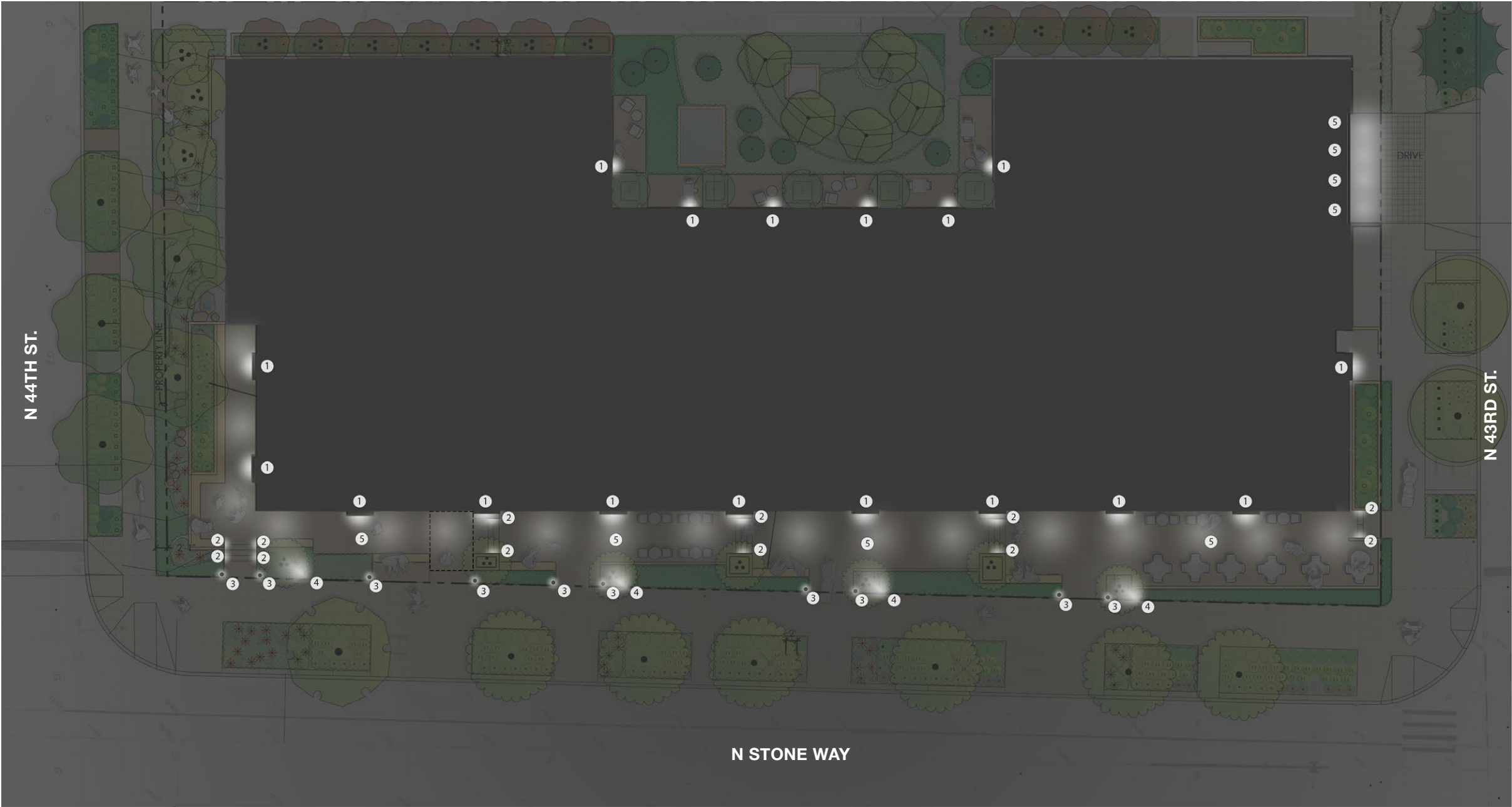
13.0 RENDERINGS



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14.0 EXTERIOR LIGHTING PLAN

LIGHTING CONCEPT PLAN - L1



LIGHTING FIXTURES

- 

1 EXTERIOR SCENCE
- 

2 RECESSED EGRESS
- 

3 PATHWAY LIGHT
- 

4 UP LIGHT
- 

5 RECESSED DOWNLIGHT

LIGHTING CONCEPT PLAN - ROOF LEVEL



LIGHTING FIXTURES



1 EXTERIOR SCNCE

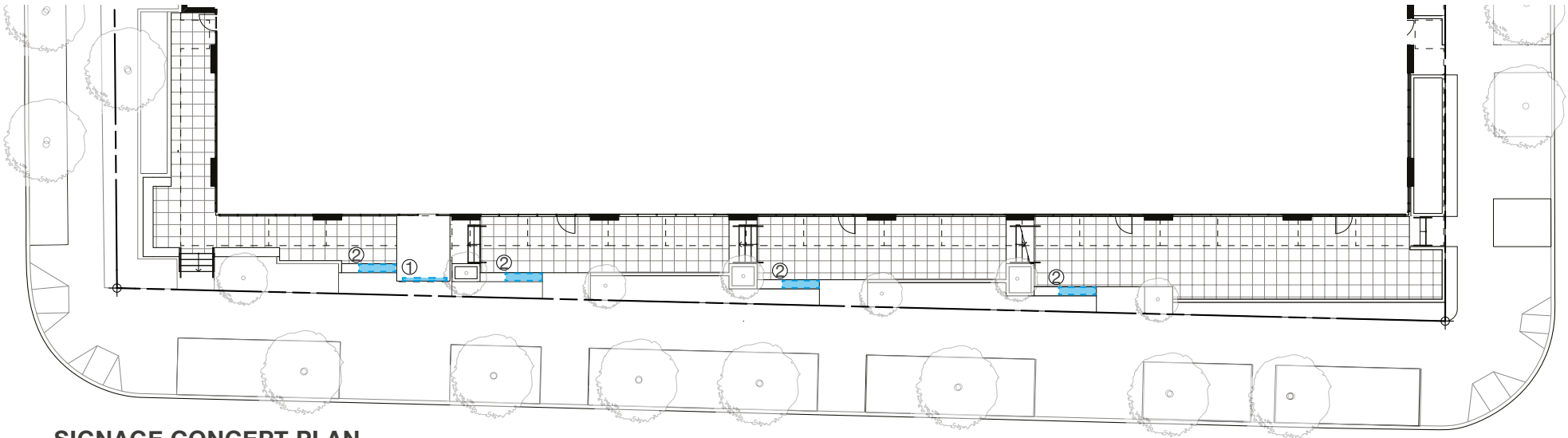


2 BOLLARD



3 STRING LIGHTS

15.0 SIGNAGE CONCEPT PLAN



SIGNAGE CONCEPT PLAN



SIGNAGE CONCEPT ELEVATION

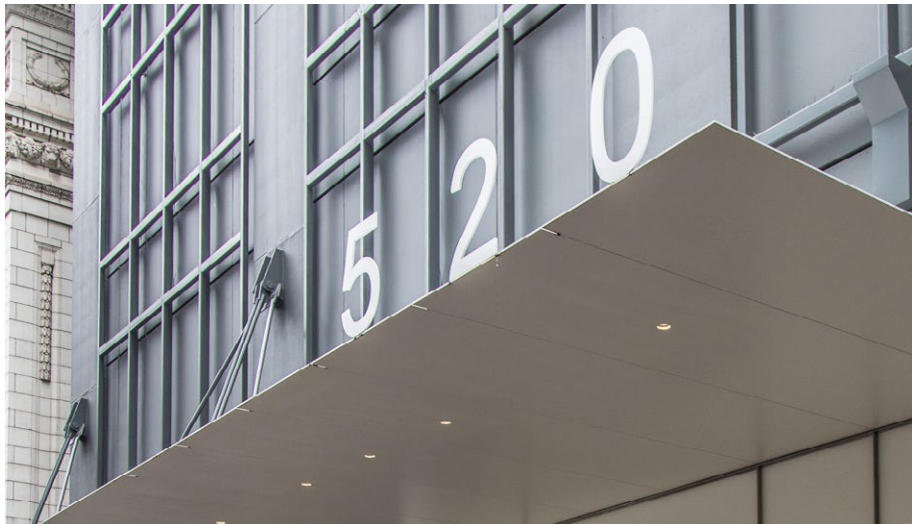
②



RETAIL PRECEDENT - 900 65TH

Architect + Photo: Weinstein A+U

①



MAIN ENTRY PRECEDENT - 520 PIKE

Architect: Olson Kundig Architects
Photo: Architectural Elements



MAIN ENTRY PRECEDENT - 2200 WESTERN

Architect + Photo: Weinstein A+U

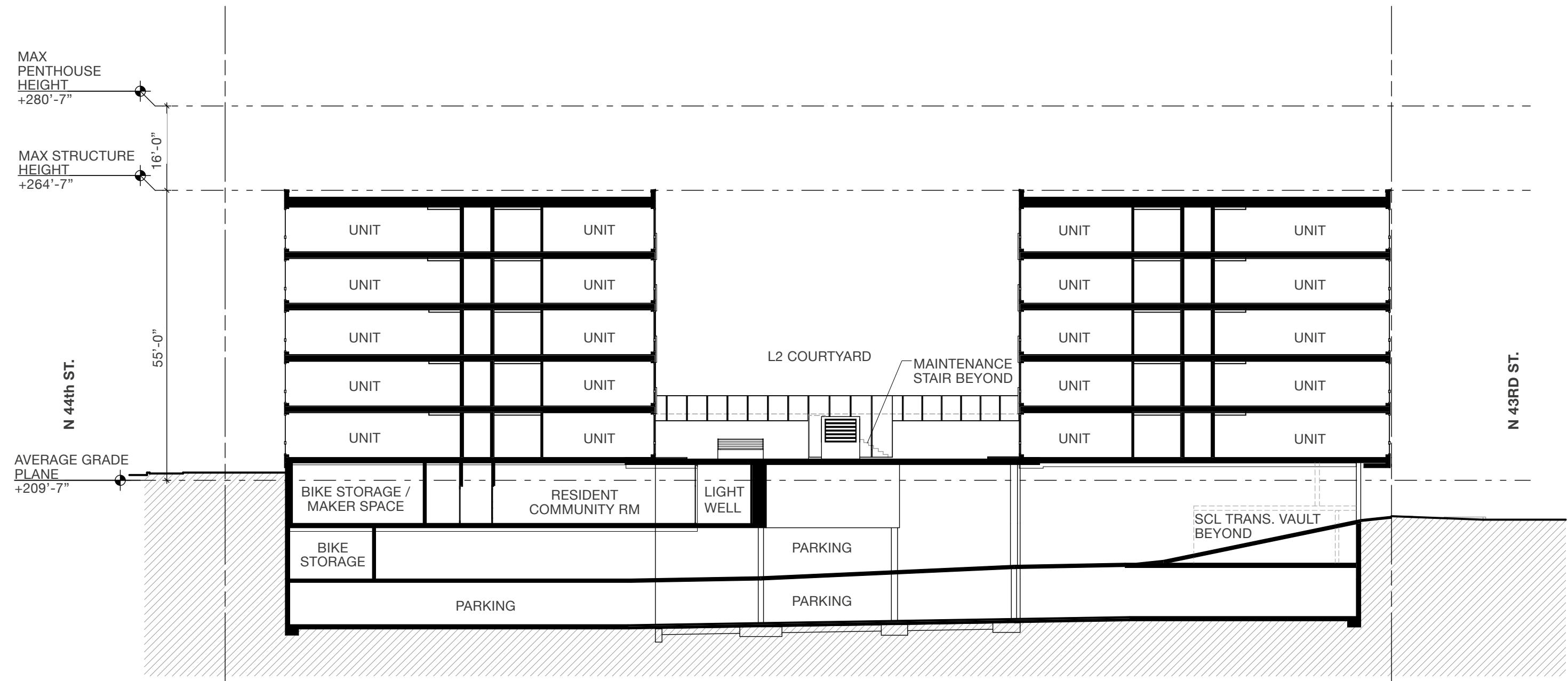


RETAIL PRECEDENT - 900 65TH

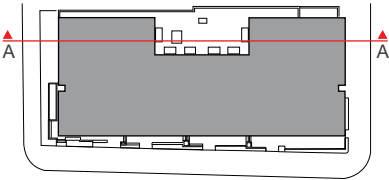
Architect + Photo: Weinstein A+U

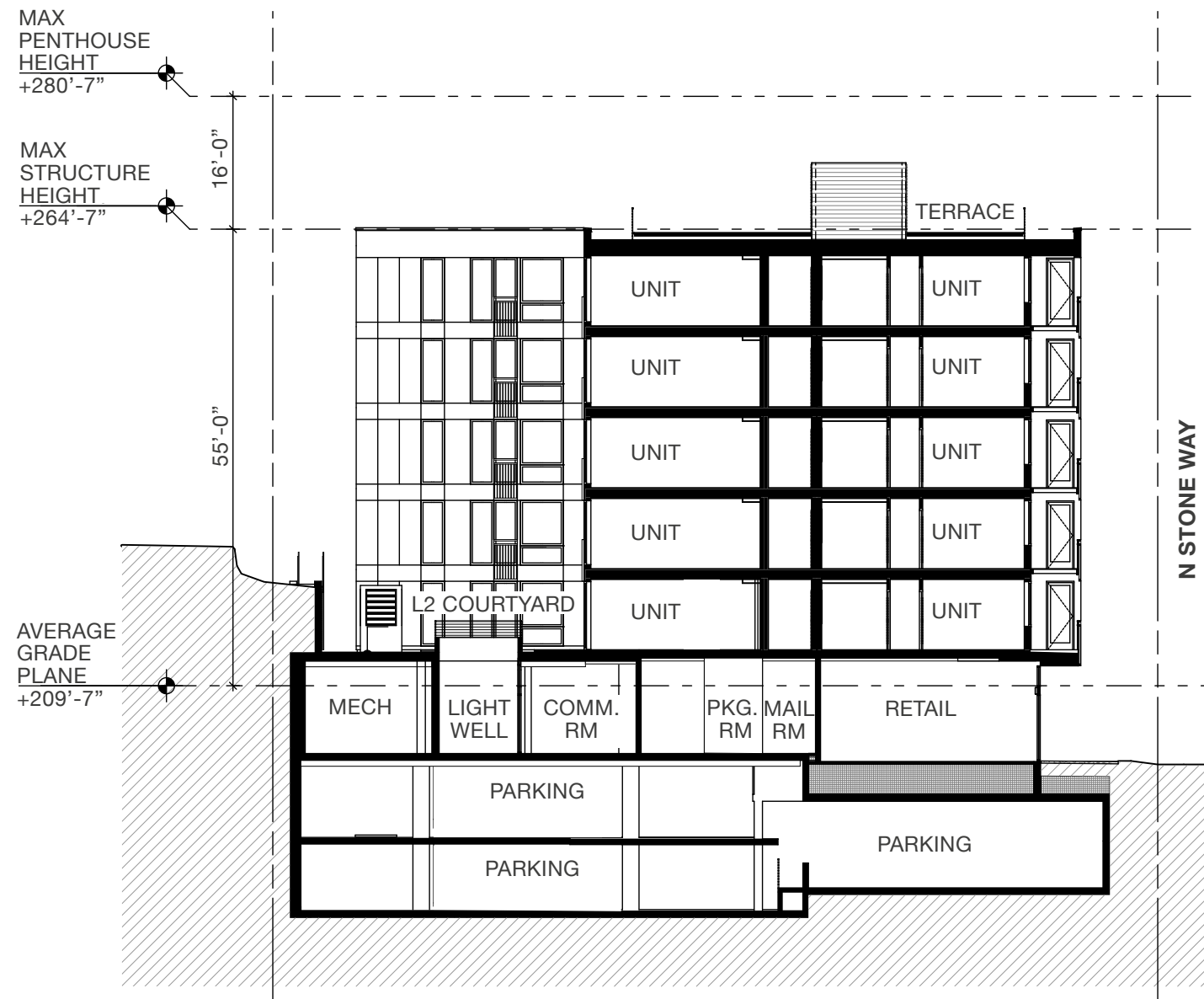
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16.0 BUILDING SECTIONS

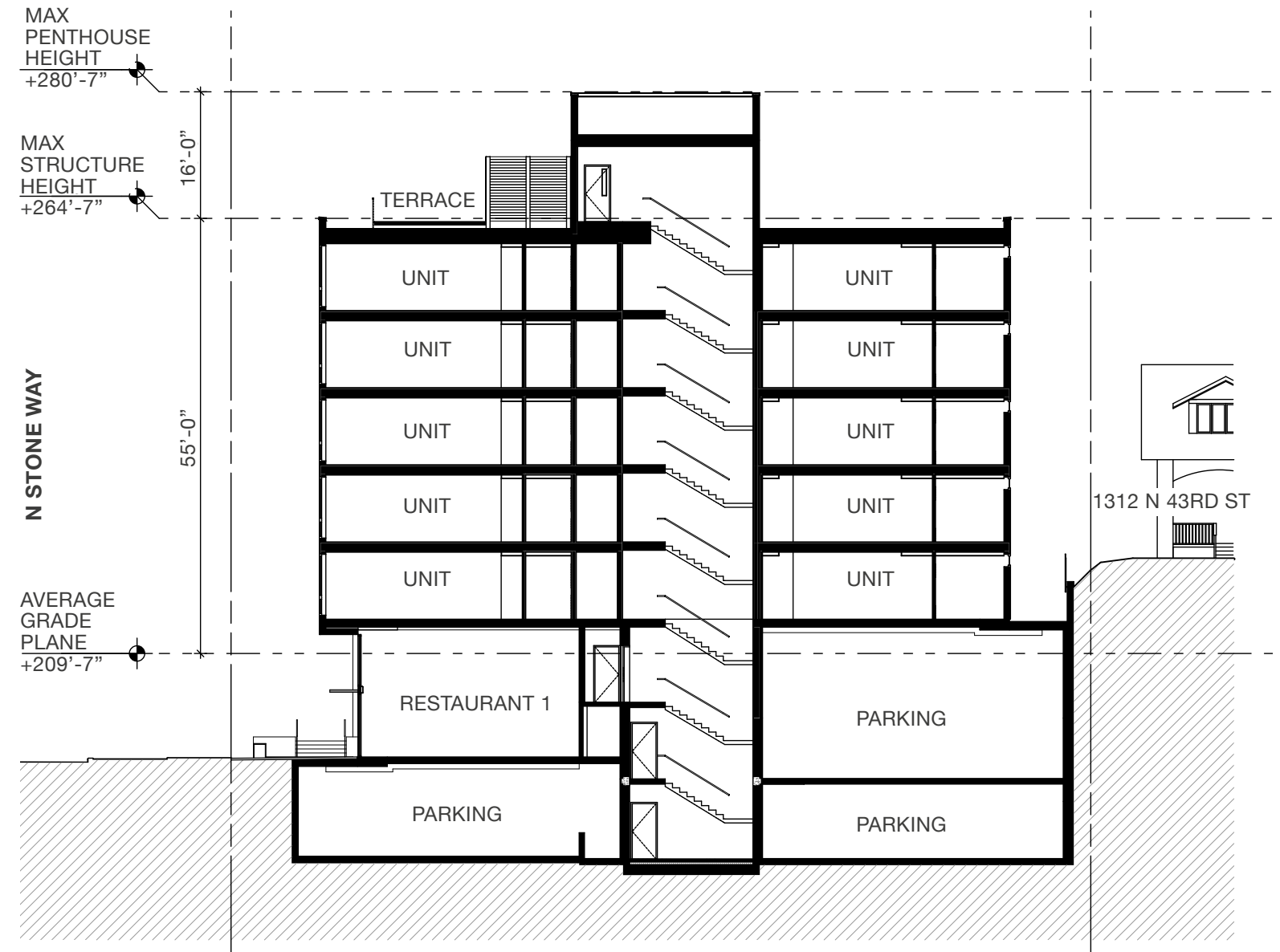
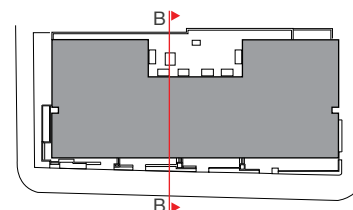


SECTION AA
Scale: 1" = 20'-0"

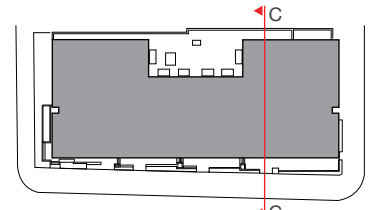




SECTION BB
Scale: 1" = 20'-0"



SECTION CC
Scale: 1" = 20'-0"



17.0 DEPARTURES

DEVELOPMENT STANDARD DEPARTURE #1

23.47A.014.B.1. Setback Requirements.

Development Standard

A 15-ft triangular setback required where a lot abuts the intersection of a front and side lot line of a lot zoned residential.

Departure Request

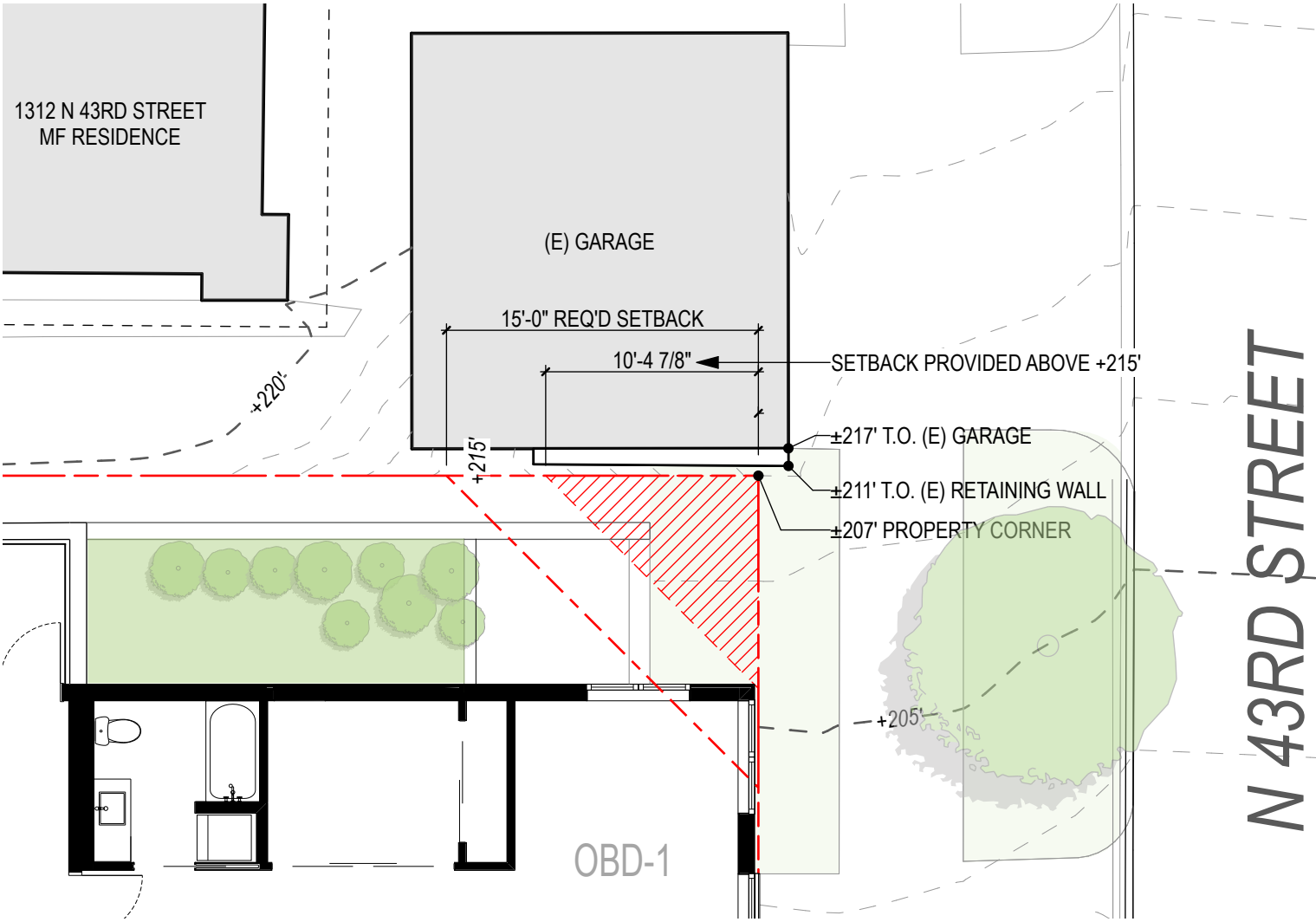
Allow the proposed building to provide a reduced triangular setback of 10'-4 7/8" at the southeast corner of the site, resulting in a departure of 4'-7 1/8".

The Board indicated preliminary support of the departure request at Early Design Guidance.

Rationale

The requested departure allows a more comprehensible and consistent building massing at the southeast corner of the building while providing a more generous and impactful setback at the interior of the block. The proposed building encroaches on the required triangular setback by about 5-ft beginning at the second level. The encroachment allows a continuation of the upper-level building massing that is consistent with the relationship between the building base and upper residential levels throughout.

Residential uses will occupy this portion of the building and the placement of windows prioritizes orientation to N 43rd Street. Although this triangular setback is reduced, the building provides more generous setbacks than required by code along the east lot line, especially at the location of the central courtyard, which corresponds with the rear yards of the adjacent residential buildings. The design with the departure serves the underlying design concept and better meets the intent of Design Guidelines DC1.C.4. Service Uses , DC2.A.1. Site Characteristics And Uses, DC2.B.1 Façade Composition, due to the straightforward massing approach and the relief provided to at the base of the building and parking entry.



15' TRIANGULAR SETBACK AT SE PROPERTY CORNER

17.0 DEPARTURES

DEVELOPMENT STANDARD DEPARTURE #2

23.54.030.G.1. Sight Triangle.

Development Standard

A 10-foot sight triangle is required at driveways less than 22-feet wide.

Departure Request

Allow the project to provide a reduced sight triangle to either side of the drive—approximately 9'-1 1/2" to the east and approximately 5'-3" to the west—thereby requiring a maximum departure of 4'-9".

The Board indicated preliminary support of the departure request at Early Design Guidance.

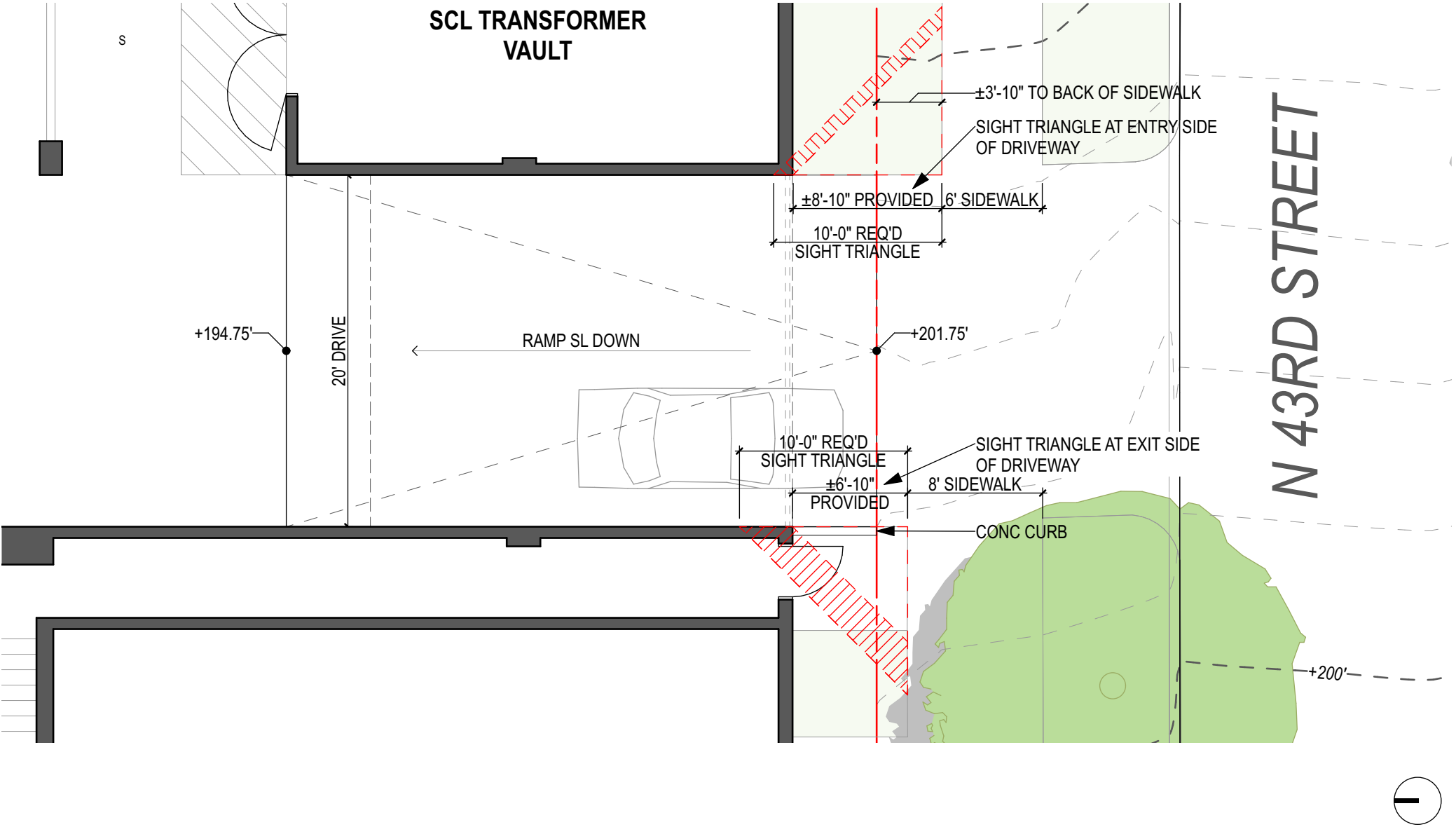
Rationale

The building base is inset 5'-3" at the street-level along N 43rd Street with the existing sidewalk located approximately 4-ft from the property line. Due to the widened the sidewalk at the east side of the drive, the sight triangle is reduced to about 5'-3".

Accommodating the required 10-ft sight triangle would require inseting the base of the building further, which would be limited to the garage entry due to program constraints. This increased inset would emphasize the parking entry, create a possible safety hazard, and detract from the pedestrian experience along N 43rd Street.

To address potential pedestrian-vehicle conflicts, the proposed design provides a narrow driveway (20-ft) as a vehicular calming mechanism. Additional measures such as mirrors to increase driver visibility, textured pavement to subtly differentiate vehicle crossings, and cast-in light fixture for nighttime visibility will be used.

This departure balances the dimensional criteria of the sight triangle requirement with the overall building design and proximity of the sidewalk while still providing a safe condition for pedestrians and vehicles in keeping with Design Guidelines DC1.B.1. Access Location and Design, DC1.C.2. Visual Impacts, and DC1.C.4 Service Uses.



17.0 DEPARTURES

DEVELOPMENT STANDARD DEPARTURE #3

23.47A.008.B.2.a. Street-Level Development Standards

Development Standard

60% of street-facing facade between 2-ft and 8-ft above sidewalk to be transparent at all nonresidential uses.

Departure Request

Allow the street-level street-facing facade at the south side of the building to provide 47% transparency, a departure of 13%.

The Board indicated preliminary support of the departure request at Early Design Guidance.

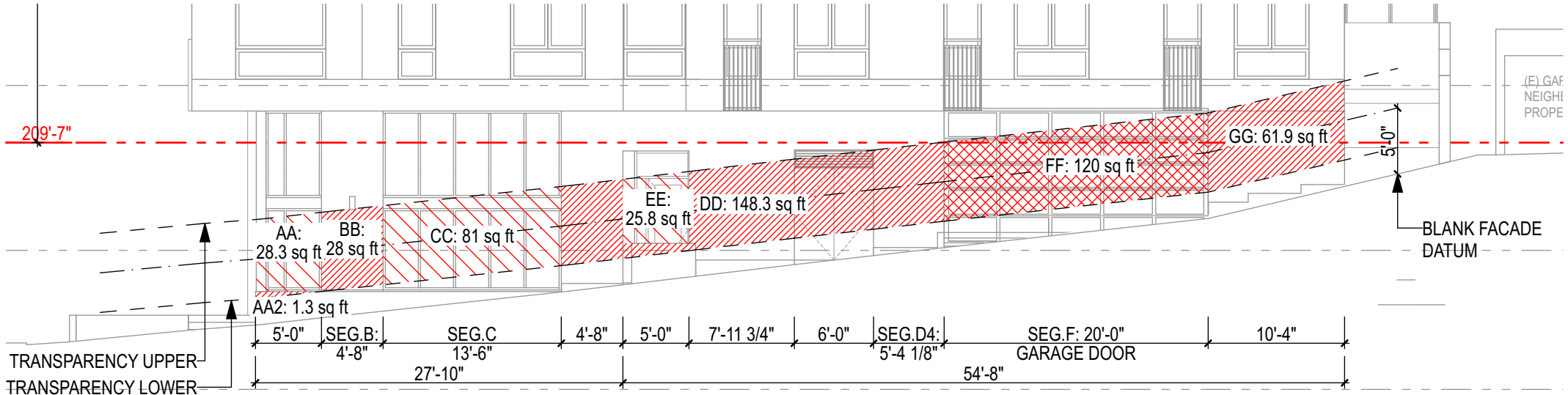
Rationale

The project site does have an alley, therefore back of house uses such as the trash room, transformer vault, and parking garage entry are oriented toward N 43rd Street. These uses have been consolidated on the south side of the project site where grade access and the secondary nature of the N 43rd Street allow (relative to Stone Way N).

As a means to mitigate the lack of transparency, this departure seeks to address Design Guidelines DC1.C.4. Service Uses , DC2.A.1. Site Characteristics and Uses, DC2.B.1 Façade Composition by continuing the brick masonry used along the street level on Stone Way N to the street level of N 43rd Street. Brick masonry will provide a durable finish that is appropriate to the proposed uses while also providing an attractive material that is well suited to the pedestrian environment and consistent with the overall building design. Additionally, where possible the setback at the base of the building will be landscaped to screen and soften the building edge



SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



TRANSPARENCY & BLANK FACADE - SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

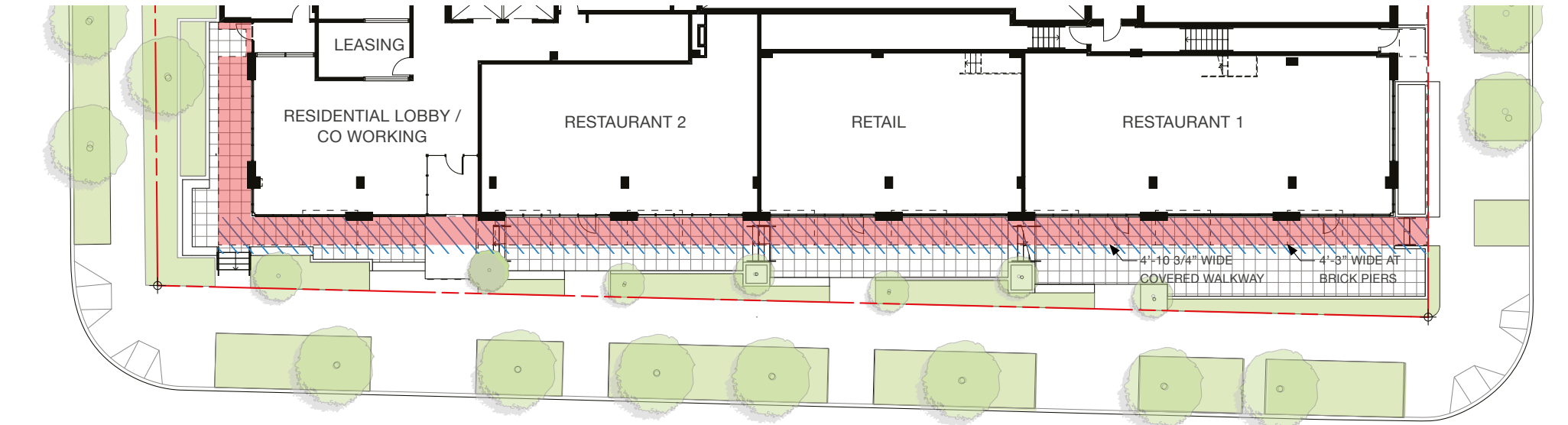
17.0 DEPARTURES

DEVELOPMENT STANDARD DEPARTURE #4
23.47A.008.C.4.b.Overhead Weather Protection

Development Standard
Covered area to be minimum 6-ft wide.

Departure Request
Allow minimum width of overhead protection to be reduced to a width of 4'-3", a departure of 1'-9".
This is a new departure request arising from the Board's suggestion at Early Design Guidance.

Rationale
The base of the building is inset about 5-ft providing continuous overhead weather protection for the entire length of the street-level frontage along Stone Way N and extends about 6-ft beyond the northern and southern extents of the street level resulting in a length of 210'-2" of protected area. The depth of the overhead protection is reduced at the brick piers to a depth of 4'-3" increasing to 4'-10 3/4" along the storefront.
The increased length of the narrower overhead protection as proposed provides over 900-sf of protected area, which exceeds the protected area resulting from minimum code requirements by about 20% and better meets the intent of Design Guidelines PL2.I.Pedestrian Open Spaces and Entrances, PL3.II.Human Activity, and DC3.I.Residential Open Space.



PROPOSED STREETScape DESIGN
NTS

PROPOSED COVERED STREET LEVEL WALKWAY

CODE REQUIRED WIDTH SHOWN HATCHED

17.0 DEPARTURES

DEVELOPMENT STANDARD DEPARTURE #5 23.47A.008.C.4.c. Overhead Weather Protection

Development Standard

Overhead weather protection required over sidewalk or other walking area within 10-ft of sidewalk.

Departure Request

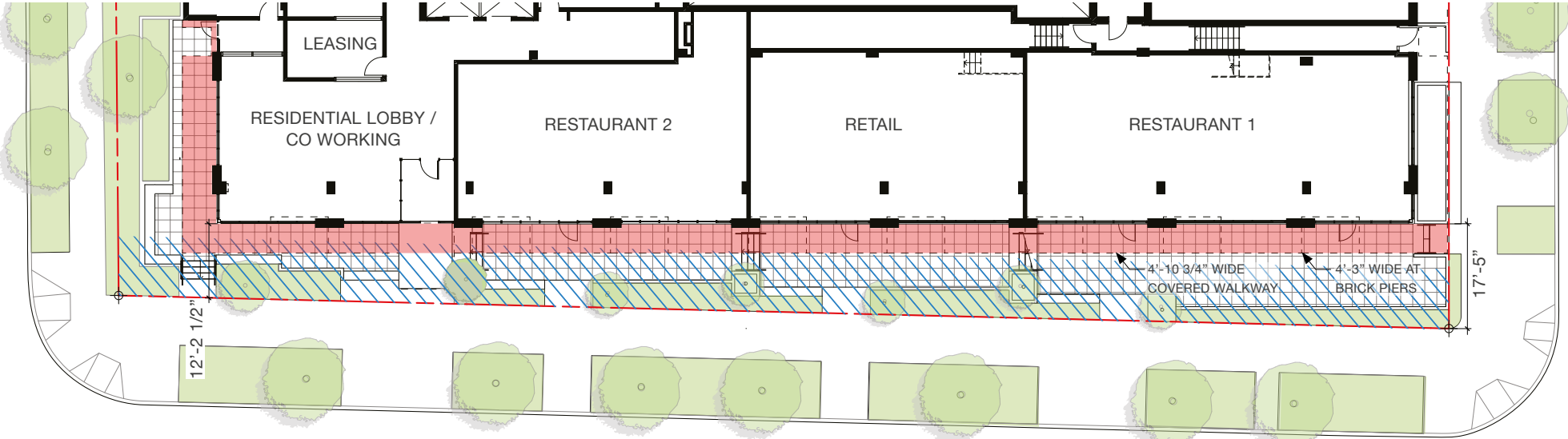
Allow the furthest side of the protected area to be located on site between 12'-2 1/2" and 17'-5" from property line.

This is a new departure request arising from the Board's suggestion at Early Design Guidance.

Rationale

Overhead power lines located along Stone Way N require the building be set back from the property line to achieve required clearances making overhead protection above the sidewalk that is supported by the building impractical.

As an alternative to a separate freestanding structure to protect the sidewalk, the design of the building provides a continuous overhang of between 4'-3" to 4'-10 3/4" width that runs the entire length of the building along Stone Way N. A series of site stairs and terraces provide a semi-public, protected walkway located inboard the site. The most inboard edge of the walkway is located between 12'-2 1/2" to 17'-5" from the property line. This design approach addresses Design Guidelines PL2.I. Pedestrian Open Spaces and Entrances and DC3.I. Residential Open Space



PROPOSED STREETScape DESIGN
NTS

PROPOSED COVERED STREET LEVEL WALKWAY

CODE REQUIRED OH WEATHER PROTECTION WITHIN 10' OF PROPERTY LINE



17.0 DEPARTURES

DEVELOPMENT STANDARD DEPARTURE #6
23.47A.008.C.4.d. Overhead Weather Protection

Development Standard
Overhead weather protection to be minimum 8-ft and maximum 12-ft above sidewalk for projections of up to 6-ft. Projections beyond 6-ft to be a minimum 10-ft and maximum 15-ft above sidewalk.

Departure Request
Allow a portion of the required overhead protection to be located 13'-5 1/4" above walkway, a departure of 1'-5 1/4".

This is a new departure request arising from the Board's suggestion at Early Design Guidance.

Rationale
The base of the building is inset about 5-ft providing continuous overhead weather protection that significantly exceeds minimum code requirements.

Considering only the minimum required length of over-head protection (60% of 209'-8" = 125'-9 1/2"), the proposed design provides 92'-8 1/4" of height compliant overhead weather protection. However, due to the site's topography, which slopes downward to the south along Stone Way N, the overhead protection exceeds the maximum height above the protected walkway but provides additional 117" of protected walkway at heights of 13'-5 1/4" and 15'-5 3/4" above the walkway which better addresses Design Guidelines PL2.I.Pedestrian Open Spaces and Entrances and PL3.II.Human Activity.

