

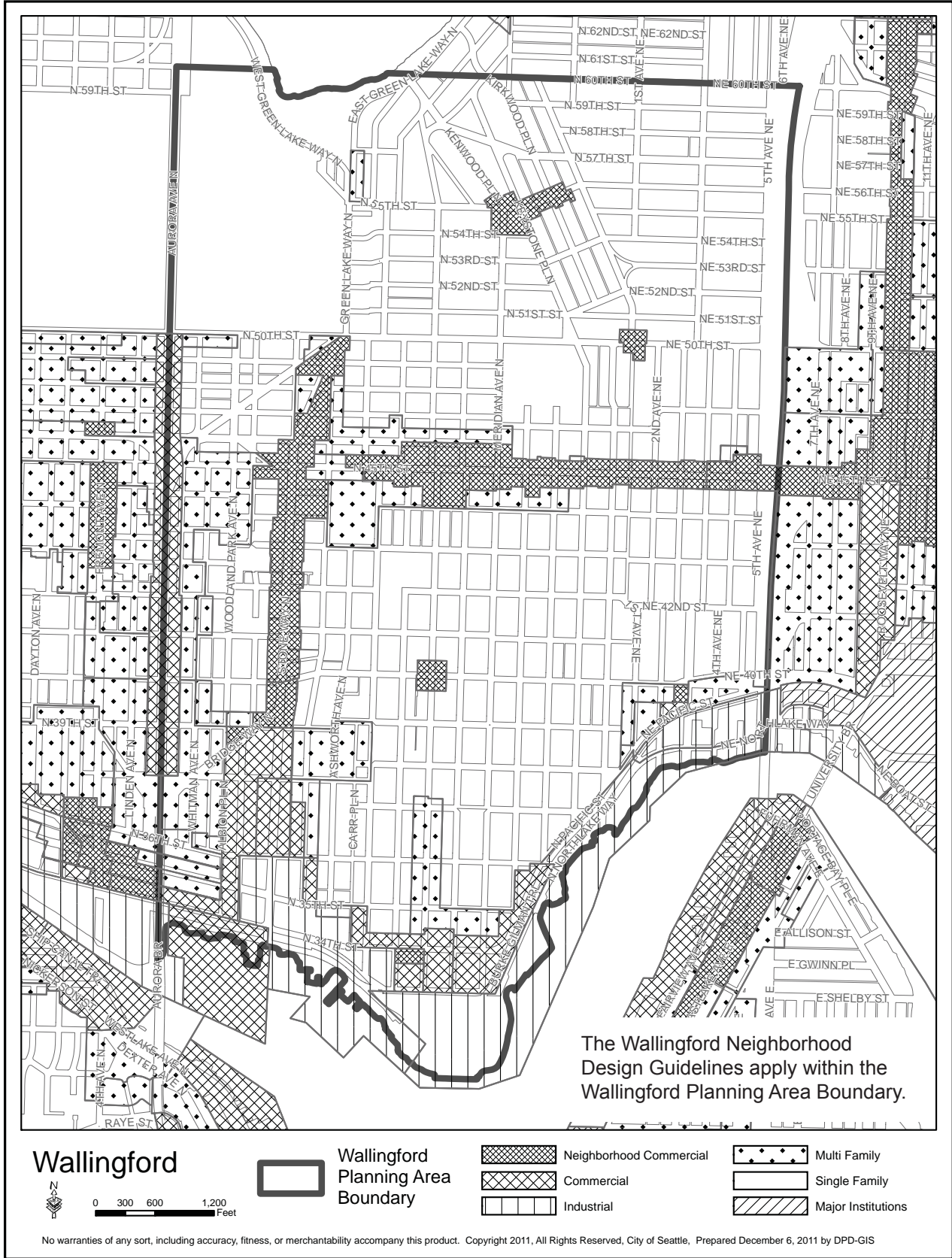
Wallingford Design Guidelines

Mike Podowski

DPD Design Guidelines Ordinance ATT 18

August 13, 2012

Version #1



Note: Design Review does not apply to all zones. See Citywide Guidelines for details. Additionally, zoning areas on this map are for general reference only. For confirmation of a specific property's zoning, contact the Department of Planning and Development.

CS1

Natural Systems and Site Features

Citywide Guideline:

Use natural systems and features of the site and its surroundings as a starting point for project design.

Wallingford Supplemental Guidance

Landscape Design to Address Special Site Conditions

Retain existing large trees wherever possible. The Design Review Board is encouraged to consider design departures that would allow retention of significant trees or to create new opportunities for large trees at grade.

CS2

Urban Pattern and Form

Citywide Guideline:

Strengthen the most desirable characteristics and patterns of the streets, block faces, and open spaces in the surrounding area.



An example of upper level setbacks.

Wallingford Supplemental Guidance

Responding to Site Characteristics

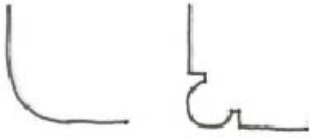
1. Upper level building setbacks and setbacks along the building base are encouraged to help minimize shadow impacts on public sidewalks.
2. Design public and private outdoor spaces to take advantage of sun exposure.
3. Development along North 45th Street, Stone Way North and other north-south streets 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.

Streetscape Compatibility

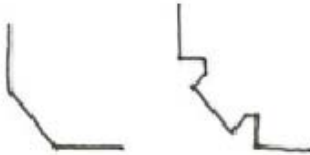
- Visually reinforce the existing street storefronts by placing horizontal or vertical elements in a line corresponding with the setbacks and façade elements of adjacent building fronts. These could include trees, columns, windows, planters, benches, overhead weather protection, cornices or other building features.
- Visually reinforce the existing street wall by using paving materials that differentiate the setback area from the sidewalk.



Setbacks for activity to take advantage of sun exposure.



radius *hinged*



beveled *mitred*



open bay with bevel



Building design providing definition to the corner.

Corner Lots

1. Buildings on corner lots should be oriented to the corner. Parking and vehicle access should be located away from the corner.
2. Provide definition at main 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.”
3. Provide definition at other main intersections.
4. 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.
5. Typical corner developments should provide:
 - a main building entrance located at corner;
 - an entrance set back to soften corner and enhance pedestrian environment; and
 - 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.)



An example of stepping back each floor.



Corner building setback.

Height, Bulk and Scale Compatibility

1. Cornice and roof lines should respect the heights of surrounding structures.
2. Traditional architectural features such as pitched roofs and gables are encouraged on residential project sites adjacent to single-family and low-rise zones.
3. To protect single-family zones, consider providing upper level setbacks to limit the visibility of floors that are above 30 feet.
4. 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.
5. For developments exceeding 180 feet in length, consider creating multiple structures with separate circulation cores.
6. 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.
7. 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.

Be sensitive to public views on North 45th Street, Stone Way North and north-south avenues south of North 40th Street:

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



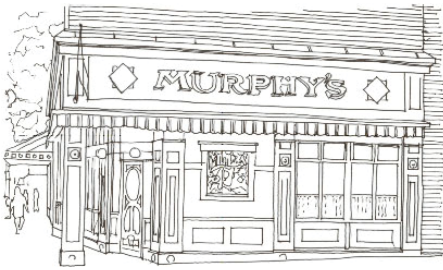
An example of massing, roof forms and elements such as dormers on new multifamily development to create scale compatibility with adjacent residential areas.

CS3

Architectural Context and Character

Citywide Guideline:

Contribute to the architectural character of the neighborhood.



An example of traditional storefront design found in Wallingford. Large windows and details provide interest and human scale at the street.



An example of a well-composed mixed-use building that reflects the change in use from commercial at the ground floor to residential above with horizontal lines, architectural details and fenestration patterns.

Wallingford Supplemental Guidance

Architectural Context

1. Complement positive existing character and/or respond to nearby pre-World War II structures. Traditional early 20th Century commercial structures are primarily one story high and include:
 - solid kick panels below windows
 - large storefront windows
 - multi-pane or double hung windows with transoms or clerestory lites
 - high level of fine grained detailing and trim
 - high quality materials, such as brick and terra-cotta
 - canopies
 - variable parapets
 - cornices
2. New buildings should strive for a contextual approach to design. A contextual design approach is not intended to dictate a historicist approach, but rather one that is sensitive to surrounding noteworthy buildings and style elements.

Base:

- Ground floors or bases immediately next to pedestrians should reflect a higher level of detail refinement and high quality materials.
- 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).

Middle:

- 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.
- Consider using detail elements such as a cast stone, tile or brick pattern that respond to architectural features on existing buildings.
- Consider using spacing and width of bays or pavilions to provide intervals in the façade to create scale elements similar to surrounding buildings.

Top:

- 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.

PL2

Walkability

Citywide Guideline:

Create a safe, comfortable, and interesting environment that encourages walking for pleasure and for transportation.

Wallingford Supplemental Guidance

Pedestrian Open Spaces and Entrances

Provide convenient, attractive and protected pedestrian entry for both business and upper story residential uses.

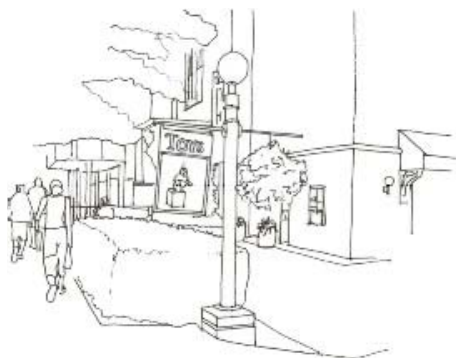
1. Entries for residential uses on the street (rather than from the rear of the property) add to the activity on the street and allow for visual surveillance for personal safety.
2. Continuous, well-lighted, overhead weather protection is strongly encouraged to improve pedestrian comfort and to promote a sense of security.
3. Overhead weather protection should be designed with consideration of:
 - the overall architectural concept of the building;
 - uses occurring within the building (such as entries and retail spaces) or in the adjacent streetscape environment (such as bus stops and intersections);
 - minimizing gaps in coverage, except to accommodate street trees;
 - a drainage strategy that keeps rain water off the street-level façade and sidewalk;
 - relationship to architectural features and elements on adjacent development, especially if abutting a building of historic or noteworthy character;
 - the scale of the space defined by the height and depth of the weather protection;
 - the illumination of light colored undersides to increase security after dark.



Overhead weather protection should be scaled in height and depth to provide pedestrian comfort and encourage activity.



Wrapping a street level facade around the corner is encouraged.



Blank Walls

1. Long, undifferentiated surfaces, facades or store frontages are strongly discouraged.
2. In situations where blank walls are necessary, encourage their enhancement with decorative patterns, murals or other treatment.
3. Locate and design ground floor windows to maximize transparency of commercial façade and attract pedestrian interest.
4. Large windows that open to facilitate indoor-outdoor interaction with street are encouraged.
5. Windows on walls perpendicular to the street are encouraged.

Personal Safety and Security

1. In residential projects, discourage solid fences that reduce security and visual access from streets.
2. Lighting:
 - Encourage pedestrian-scale lighting, such as a 12- to 15-foot-high pole or bollard fixtures.
 - Consider installing lighting in display windows that illuminates the sidewalk.
 - Fixtures that produce glare or that spill light to adjoining sites, such as “wallpacks,” are discouraged.
 - 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

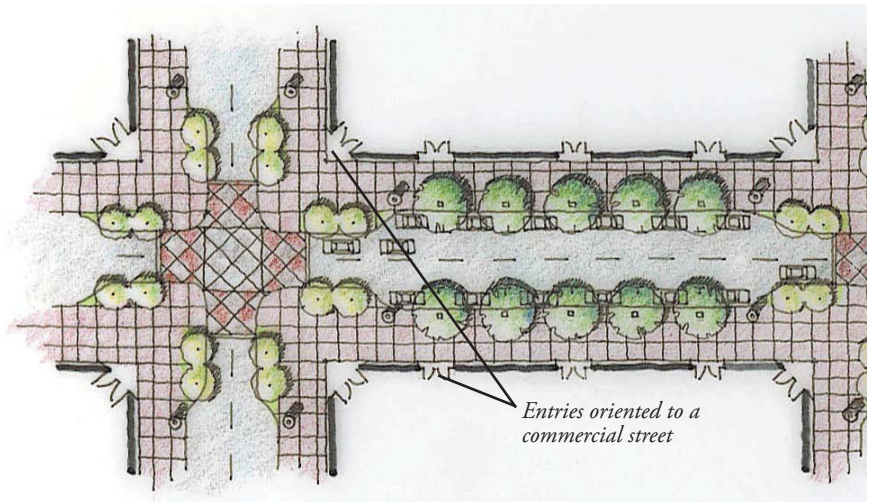
Citywide Guideline:

Encourage human activity and interaction at street level.

Wallingford Supplemental Guidance

Entrances Visible from the Street

Primary business and residential entrances should be oriented to the commercial street (for development along North 45th Street and Stone Way North).



The building in the foreground is set back to provide outdoor seating and pedestrian traffic on a retail street.

Human Activity

- 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.
- 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.

DC1

Project Uses and Activities

Citywide Guideline:

Optimize the arrangement of uses and activities on site.

Wallingford Supplemental Guidance

Parking and Vehicle Access

1. Structured parking entrances should be located on side streets or alleys.
2. Drive-in facilities whose driveways enter or exit over the main front-age sidewalk are discouraged.

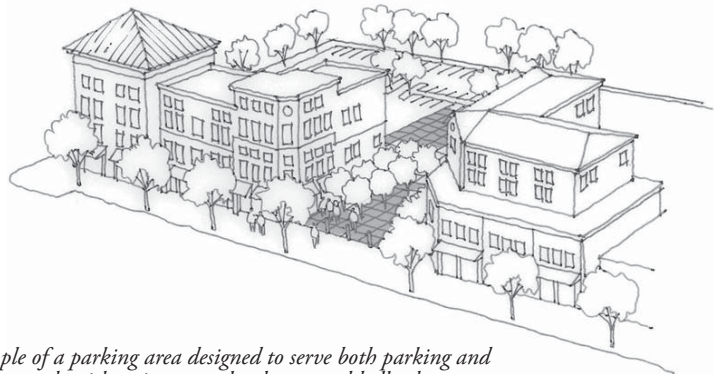
Location of Parking on Commercial Street Fronts

1. Surface parking areas facing the main street frontages are discouraged.
2. Multi-purpose parking areas paved with unit pavers are encouraged (i.e., areas that serve both parking and public open space needs).

Design of Parking Lots Near Sidewalks

Minimize visual and physical intrusion of parking lots on pedestrian areas.

- Narrower curb cut widths are generally supported.
- Combine arcade or colonnade with landscaping to separate parking areas from sidewalks.

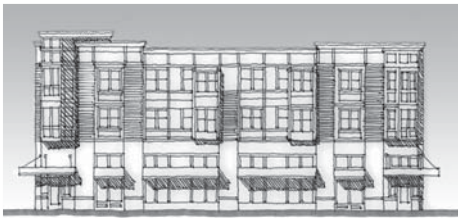


An example of a parking area designed to serve both parking and pedestrian needs with unit pavers, landscape and bollards.

DC2 Architectural Concept

Citywide Guideline:

Develop an architectural concept that will result in a unified, functional and harmonious design that fits well on the site and within its surroundings.



Elements such as bay windows and cornice lines help to establish the building's overall appearance based on a human scale set of proportions.

Wallingford Supplemental Guidance

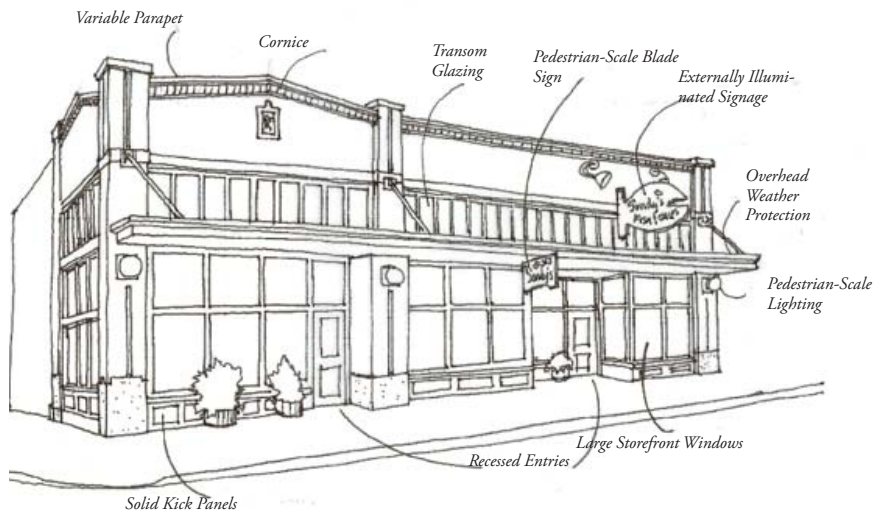
Architectural Concept and Consistency

1. 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 with distinctive appearances.
2. 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.
3. 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.
4. Signage:
 - Signage should reflect the pedestrian scale of the neighborhood.
 - Generally, individualized, externally illuminated signs are preferred over internally illuminated, rectangular box signs.
 - Signage should be integrated with the architectural concept of the development in scale, detailing, use of color and materials, and placement.
 - Creative, detailed, artistic and unique signage is encouraged.
 - The use of icons, symbols, graphic logos or designs that represent a service or occupation are preferable to standardized corporate logos.
 - Pole signs of any type are discouraged.



Human Scale

1. Transom or clerestory windows above entrances, display windows and projected bay windows are encouraged.
2. Multiple paned windows that divide large areas of glass into smaller parts are preferred because they add human scale.
3. Use durable, attractive and well-detailed finish materials:
 - Finish materials that are susceptible to staining, fading or other discoloration are strongly discouraged.
 - Encourage the use of brick.
 - Discourage aluminum and vinyl siding, and siding with narrow trim.



Retaining Walls

Minimize the height of retaining walls.

- Where retaining walls are unavoidable, a textured surface, inlaid material and/or sensitively designed reveal lines are encouraged.

DC3 Open Space Concept

Citywide Guideline:

Integrate open space design with the design of the building so that each complements the other.

Wallingford Supplemental Guidance

Residential Open Space

Maximize open space opportunity at grade (residential or mixed-use projects):

- Terraces on sloping land that create level yard space, courtyards and front and/or rear yards are all encouraged residential open space techniques.
- 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.



An example of a terrace on a sloping site to create open space and an attractive transition from the building to the street.

DC4

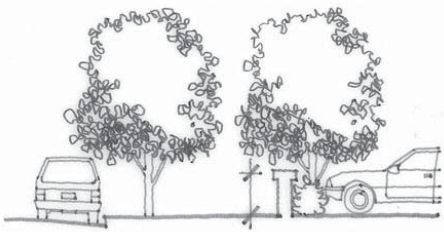
Exterior Elements and Finishes

Citywide Guideline:

Use appropriate and high quality elements and finishes for the building and its open spaces.



Planters at an entryway soften the street edge and add a welcoming entry to the building.



A low wall, landscape, and a second row of street trees buffer adjacent uses, such as parking, from the pedestrian realm.

Wallingford Supplemental Guidance

Landscaping to Reinforce Design Continuity with Adjacent Sites

1. Flower boxes on windowsills and planters at entryways are encouraged.
2. Greening of streets lacking trees, flowers and landscaping is strongly recommended.

Landscaping to Enhance the Building and/or Site

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.

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Examples of Possible Application of Guidelines to Select Sites

As part of a class at the University of Washington, students examined the possible application of the draft Wallingford Neighborhood Design Guidelines to specific sites. The results of this exercise are included here for informational purposes only, as desirable examples of the possible application of the guidelines to specific sites.

Southwest Corner of North 45th Street and Stone Way North

Zone: NC2-40

Consideration of the following neighborhood recommendations is encouraged:

- A-1 Varying heights in order to allow sunlight to reach street level.
- A-2 Designing the building in such a way that defines the corner.
- A-4 Setting back the building and widening the sidewalk to create more room for foot traffic and bus stop on Stone Way.
- A-8 Locating automobile access as far away from the corner as possible.
- A-10 Including a local landmark feature that provides a physical transition for motorists and pedestrians and communicates "Welcome to Wallingford."



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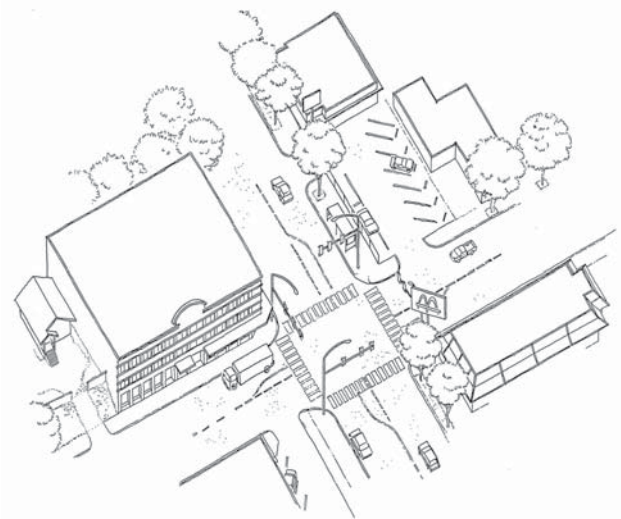
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Northeast Corner of North 45th Street and Stone Way North

Zone: NC2-40

Consideration of the following neighborhood recommendations is encouraged:

- A-8 Locating automobile access as far away from corner as possible.
- A-10 Including a local landmark feature that provides a physical transition for motorists and pedestrians and communicates "Welcome to Wallingford."
- C-1 Repeating architectural features of adjacent Blue Star Café building.
 - Brick as primary material for first floor commercial.
 - Similar sizing and spacing of windows.



Single-Family Houses on North 45th Street, near Stone Way North and Woodlawn Avenue North

Zone: L-3 RC

Consideration of the following neighborhood recommendations is encouraged:

- A-1 Maximizing southern sun exposure on lot.
- A-2 Bringing building up to the sidewalk and widening the sidewalk similar to the mixed-use building at 45th & Interlake to allow more sun at street level.
- A-8 Providing automobile access from Interlake Avenue if possible.
- B-1 Protecting privacy of single-family neighbors to the south with appropriate transition setbacks at rear of development and preservation and enhancement of existing vegetation along the southern property line.
- C-4 Providing creative use of color and materials to break up façade and provide contrast to building on adjacent lot to the west.



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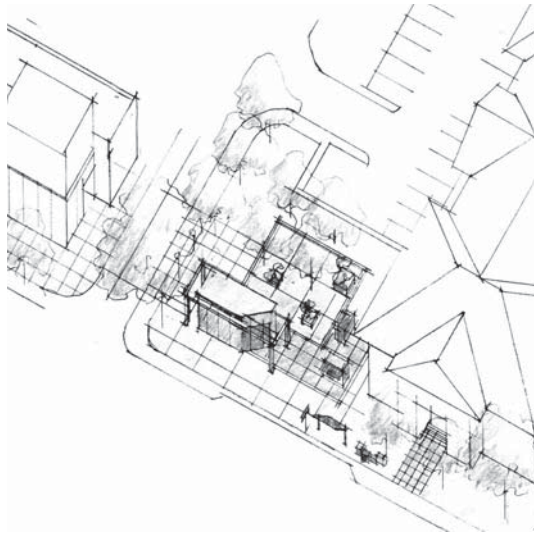
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Southeast Corner of North 45th Street & Burke Avenue North

Zone: NC2-40

Consideration of the following neighborhood recommendations is encouraged:

- A-1 Including an outdoor plaza along Burke to take advantage of south and western sun exposure.
- A-1 Incorporating the significant tree on the southwest corner of Burke and 45th as a to Wallingford Center.
- A-4 Locating the main entrance to the building at the corner. Setting the building back from street edge to accommodate high volume of pedestrian traffic.
- A-10 Coordinating certain aspects of the redevelopment with the Wallingford Land Use Committee; ultimate plans are to have alternate paving material at the Burke Street intersection to signify pedestrian connection with the Wallingford Center.
- C-2 Designing modulation and window bays to complement that of the building to the east (Tea House Kuan Yin).
- D-1 Providing overhead weather protection along 45th Street.
- D-1 Providing retail and pedestrian amenities on Burke Street to promote interaction with the Wallingford Center.



Northeast Corner of North 45th Street & Corliss Avenue North

Zone: NC2-40

Consideration of the following neighborhood recommendations is encouraged:

- A-1 Providing outdoor dining space to take advantage of the significant sun exposure this lot enjoys.
- A-2 Building the development to a widened sidewalk for continuation of consistent street façade. Using building setbacks for widened sidewalk and accommodation of pedestrian traffic and outdoor dining opportunities.
- A-8 Eliminating the multiple driveways and corresponding curb cuts along 45th to reassert use of the sidewalk by pedestrians. The neighborhood recommends that the City add parallel parking along 45th Street to enhance pedestrian safety.
- A-10 Creating focal point for the corner of 45th Street and Corliss Avenue North. D-1 Providing overhead weather protection along 45th Street.
- E-1 Planting ash trees along 45th Street.



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A redevelopment concept for this key corner that incorporates the guidance outlined above, including: modulating the facade on 45th into human-scale intervals; creating a focal point at the corner through architectural expression and site planning; sensitivity to single-family neighbors by stepping back the building and adding landscape; and preserving the dogwood tree on the site.



Southwest Corner of North 45th Street & Eastern Avenue North

Zone: NC2-40

Consideration of the following neighborhood recommendations is encouraged:

- A-1 Preserving existing dogwood tree on 45th Street. Replace and maintain street trees and foundation landscaping along North 45th Street.
- A-5 Protecting privacy of single-family neighbors to the south with an appropriate transition.
- A-7 Providing roof deck for resident use and views.
- A-10 Creating focal point for the corner of 45th Street and Corliss Avenue North.
- C-1 Setting building back from sidewalk and modulating facade at 25 foot or less intervals along 45th Street.
- D-1 Providing overhead weather protection along 45th Street.
- D-1 Extending sidewalk bulb on 45th Street and Corliss Avenue North to create pedestrian refuge.

Northeast 45th Street between Second Avenue Northeast and Thackery Place Northeast

Zone: NC2-40

Consideration of the following neighborhood recommendations is encouraged:

- A-1 Preserving existing mature tree on 45th Street and plant ash trees along 45th Street and Second Avenue Northeast.
- A-1 Maximizing southern sun exposure on rear of lot.
- A-2 Bringing the building up to sidewalk and widening the sidewalk to enhance pedestrian environment and provide consistent street facade.
- A-5 Protecting privacy and natural light of bungalow located behind existing Winchell's building.
- A-10 Providing gateway feature at Northeast corner of site or building to communicate entrance to Wallingford neighborhood.
- B-1 Placing the majority of the building mass along 45th Street and on Golden Oldies lot.
- C-1 Varying color, material, and height of facade to provide appearance of individual smaller-scale buildings along 45th Street.
- D-1 Providing overhead weather protection along 45th Street and on Thackery Place Northeast to accommodate bus stop area.