

Early Design Guidance Package

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NEIGHBORHOOD AND VICINITY

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Question 1. Please describe the existing site, including location, existing uses and/or structures, topographical or other physical features, etc.

Uses

The site is located at the northwest corner of NE 45th St and 4th Av NE. This is a vacant lot with remaining foundation walls of the previous structure on the south fifty-two feet of the parcel. The remaining portion of the parcel to the north is currently paved and has been used primarily as a parking lot.

Topography

The site is relatively flat along NE 45th St and 4th Av NE, and rises to the northwest corner about eight (8) feet. The alley to the rear of the site is significantly higher than street level due to an usually steep incline as the alley springs from the sidewalk edge.

Access

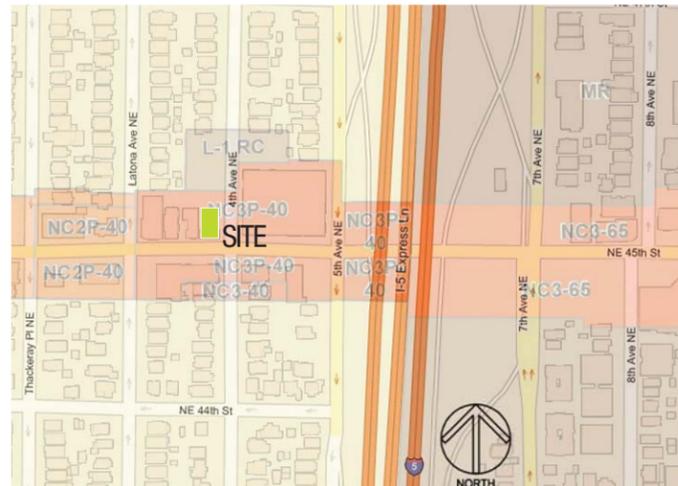
Streets bound the site on two sides. NE 45th St to the south is classified as a Principal Arterial. 4th Av NE bounds the property to the East. A paved alley connecting 4th Av NE and Latona Ave NE limits the site to the North.

NE 45th St is one of the busiest and the longest Principal Arterial in the Wallingford Residential Urban Village, and becomes the main door to the Wallingford neighborhood by connecting Aurora Ave N and Interstate 5.

Question 2. Please indicate the site's zoning and any other overlay designations, including applicable Neighborhood-Specific Guidelines.

Zoning: NC3P-40

Overlay: Wallingford Residential Urban Village



Adjacent Zoning

Application Questionnaire and Responses

Question 3. Please describe neighboring development and uses, including adjacent zoning, physical features, existing architectural and siting patterns, views, community landmarks, etc.

Neighborhood Context: Land Uses.

45th Street is very diverse in terms of uses ranging from sidewalk cafes, supermarket stores, restaurants, bars, cinemas, eclectic shops as well as multi-family and single family residential uses. The majority of this use diversification is concentrated along the main arterials in the neighborhood, 45th St and Stone Way, as well as the areas in proximity to the water to the South.

Neighborhood Context: Architecture.

The architecture of the single residential uses remains relatively consistent through the years. However the architectural character of the commercial and multi-family uses along the main arterials is highly varied due in part to the different types of businesses. Newer buildings used for auto-repairs, fast foods and supermarket stores bring their own "corporate identity" to the neighborhood, diversifying the architecture. Some older buildings still carry the neighborhood's original architecture by preserving a few architectural features, details and storefront configuration.

Community Landmarks

Landmarks in the neighborhood include the Good Shepherd Center and Gas Works Park. Additionally the original Dick's Drive-In founded in 1954, the Guild 45th Theatre, and Murphy's Bar are all located along 45th St.

The site at 324 NE 45th St offers the potential to serve as a gateway to the entire Wallingford neighborhood even though the structures in the immediate vicinity of the site are not of particular architectural value or historic interest.

Neighborhood Context: Topography and Views.

Because of the orthogonal grid, gradual slope from 45th St to the south, and the small-medium scale of the buildings, the views overlooking Lake Union and downtown are a valuable asset for any new development.

The site at 324 NE 45th St is well situated to take advantage of views to Lake Union, Downtown Seattle, the Space Needle, The Olympics, and Mount Rainier.

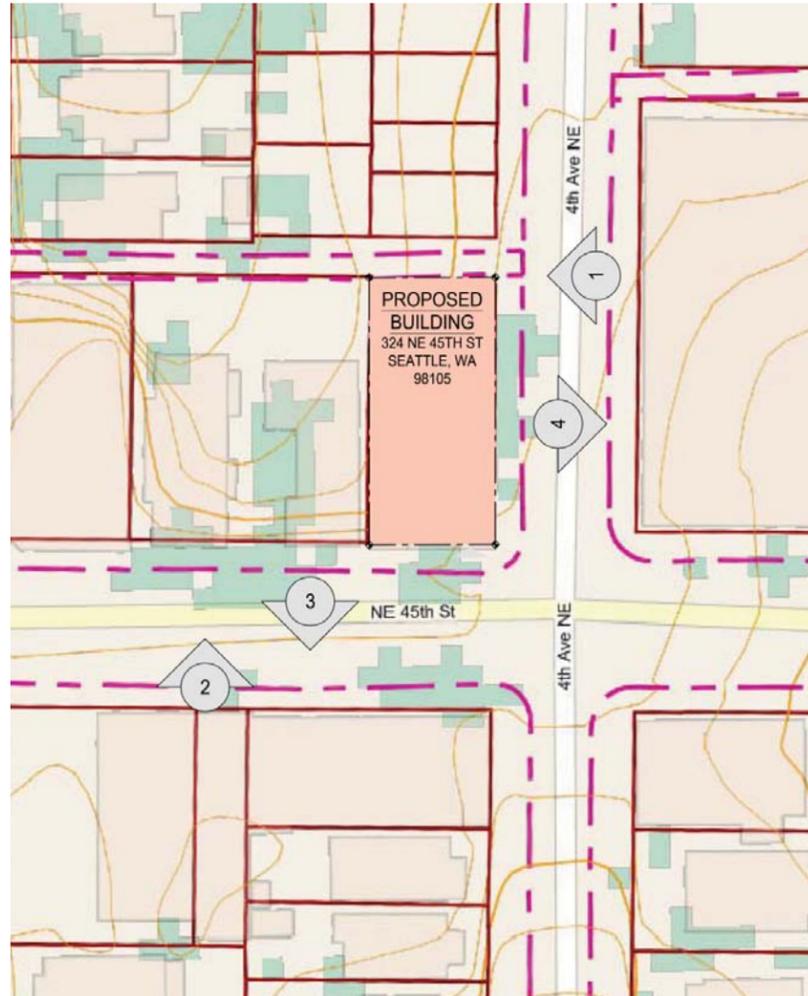
Question 4. Please describe the applicant's development objectives, indicating types of desired uses, structure height(approx), number of residential units (approx), amount of commercial square footage (approx), and number of parking stalls (approx). Please also include potential requests for departure from development standards

The applicant proposed to construct a four story plus basement mixed use building. The basement and first two floors are intended to be the new location for Bedrooms & More, a household furniture store. The third floor will be designated as a separate office use. The fourth story is intended to be a single residential unit. The commercial square footage with total approximately 16,000 SF and the residence will occupy approximately 3,500 SF. On-site parking will have 5-6 stalls.

Departures requested include, reduced facade depth along 4th Ave (SMC 23.47 A.008 3a), alternate mix of compact and medium parking stalls with no large stalls (SMC 23.54.03 B2), reducing of trash area SMC 23.47 A.029 F2, and the removal of a large maple tree located near the south east corner of the site.



Key Map



Panoramic View - Looking West



Panoramic View - Looking North

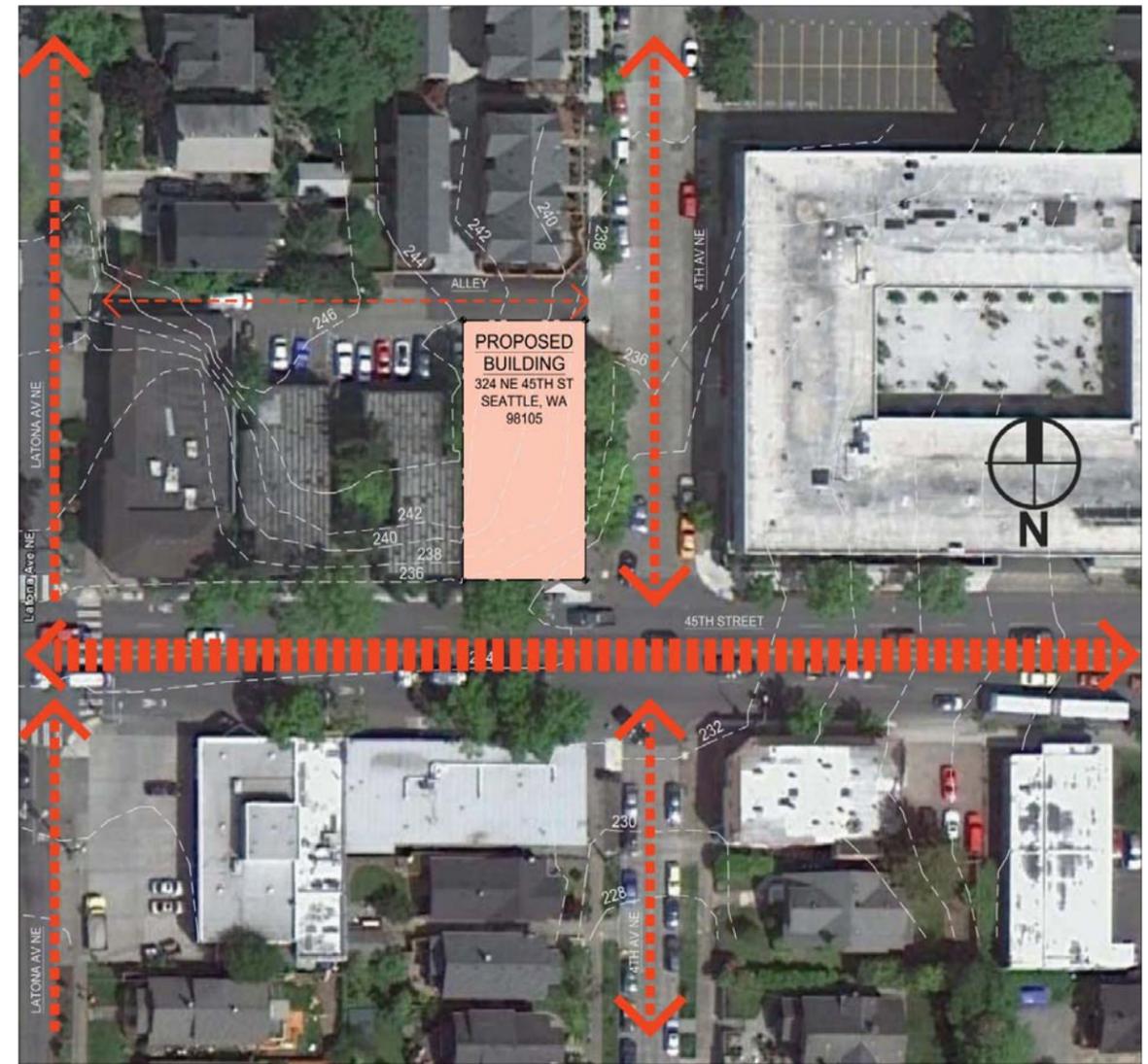


Panoramic View - Looking South



Panoramic View - Looking East

Site Zoning and General Information - Panoramic Views



Views

- Excellent views to Downtown Seattle, Space Needle, Union Lake and Mount Rainier
- Due West, only top floor would have a view over the existing structures but future development may block any potential view
- Due East, views are blocked by an extensive existing three-story building
- Due North, limited views due to new development and existing mature trees

Amenities

- The site is located in one of the most walkable areas of the city.
- Easy I-5 access
- Close to public transportation
- Street parking.

Building Mass

- Desired to address NE 45th St and 4th Ave NE with a recessed top floor

Parking Access

- 45th St is inappropriate for parking access
- 4th Ave NE is not desired for parking access, this would prevent retail frontage
- Alley is the desired location of parking entry since it is away from direct view however elevated alley grade creates transition problems to street level retail that the parking is to serve

Solar Access

- South and East sides have good solar exposure

NE 45th St

- It is relatively flat along the South side of the site
- It does not present any challenges to retail at street level
- Prime retail location
- Easily walkable
- Principal Arterial
- High Visibility
- Gateway to the neighborhood to the West

4th Ave NE

- It is relatively flat along the East side of the site
- It does not present any challenges to retail at street level
- Easily walkable
- High Visibility

Alley

- Substandard alley presents challenges for truck load/unload
- Less walkable than NE 45th St and 4th Ave NE 13% approx slope (average)
- Elevation is significantly higher on average than surrounding streets
- Parking access from alley would have least impact

Site Analysis



Site Location

- 324 NE 45th St. Seattle, WA 98103
- 5,557 sf

Site Zoning

NC3P-40
Wallingford Residential Urban Village

Height

23.47A.012.

40 feet base height limit - usual exceptions apply including bonus height for ground floor ceiling at 13'

Permitted Uses

23.47A.004

Retail sales, major durables; Residential uses are the proposed uses, and are permitted outright in NC3

Mixed Use Zone Development

23.47A.008

- B.2.a. Sixty percent of the street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent.
- B.3.b. Nonresidential uses at street level shall have a floor-to-floor height of at least 13 feet.
- C.1. A minimum of 80 percent of the width of a structure's street-level street-facing facade that faces a principal pedestrian street shall be occupied by non residential uses.

Height: Rooftop Features

23.47A.012

- D.4. Rooftop features may extend up to 15 feet above the applicable height limits , as long as the combined total coverage of all features gaining additional height listed in this subsection does not exceed 20 percent of the roof area or 25 percent of the roof area if the total includes stair or elevator penthouses or screened mechanical equipment
- D.4.b. Mechanical equipment
- D.4.f. Stair and elevator penthouses may extend above the applicable height limit up to 16 feet.

Setbacks

23.47A.014

- B.3.a. Fifteen feet for portions of structures above 13 feet in height to a maximum of 40 feet
- B.3.b. For each portion of a structure above 40 feet in height, additional setback at the rate of 2 feet of setback for every 10 feet by which the height of such portion exceeds 40 feet
- B.4. One-half of the width of an abutting alley may be counted as part of the required setback

FAR

23.47A.013

- B.3. Total permitted FAR for all uses within a mixed- use structure containing residential and non-residential uses is 3.25
- D.1. Gross floor area below grade is not counted towards FAR

PARKING

23.54.015

- Table A. B.11. Heavy sales and services, 1 space for each 2,000 square feet
- Table B. J. Single-family residences, 1 space for each dwelling unit.

Zoning and Zoning Code Summary

Wallingford Urban Village Design Guidelines of Particular Interest to Proposal

A-2

- Reinforce existing street storefronts by placing elements corresponding with facade elements of existing buildings

A-3

- Design of retail and building entrances to be clearly identifiable from NE 45th St and 4th Ave NE

A-8

- Design parking and vehicle access out of sight and minimize impact to the pedestrian environment
- Minimize the number of curbcuts for pedestrian safety

A-10

- Include an architectural corner feature of positive interest that provides a physical transition and a point of reference for motorists and pedestrians entering or exiting the Wallingford Neighborhood

C-1

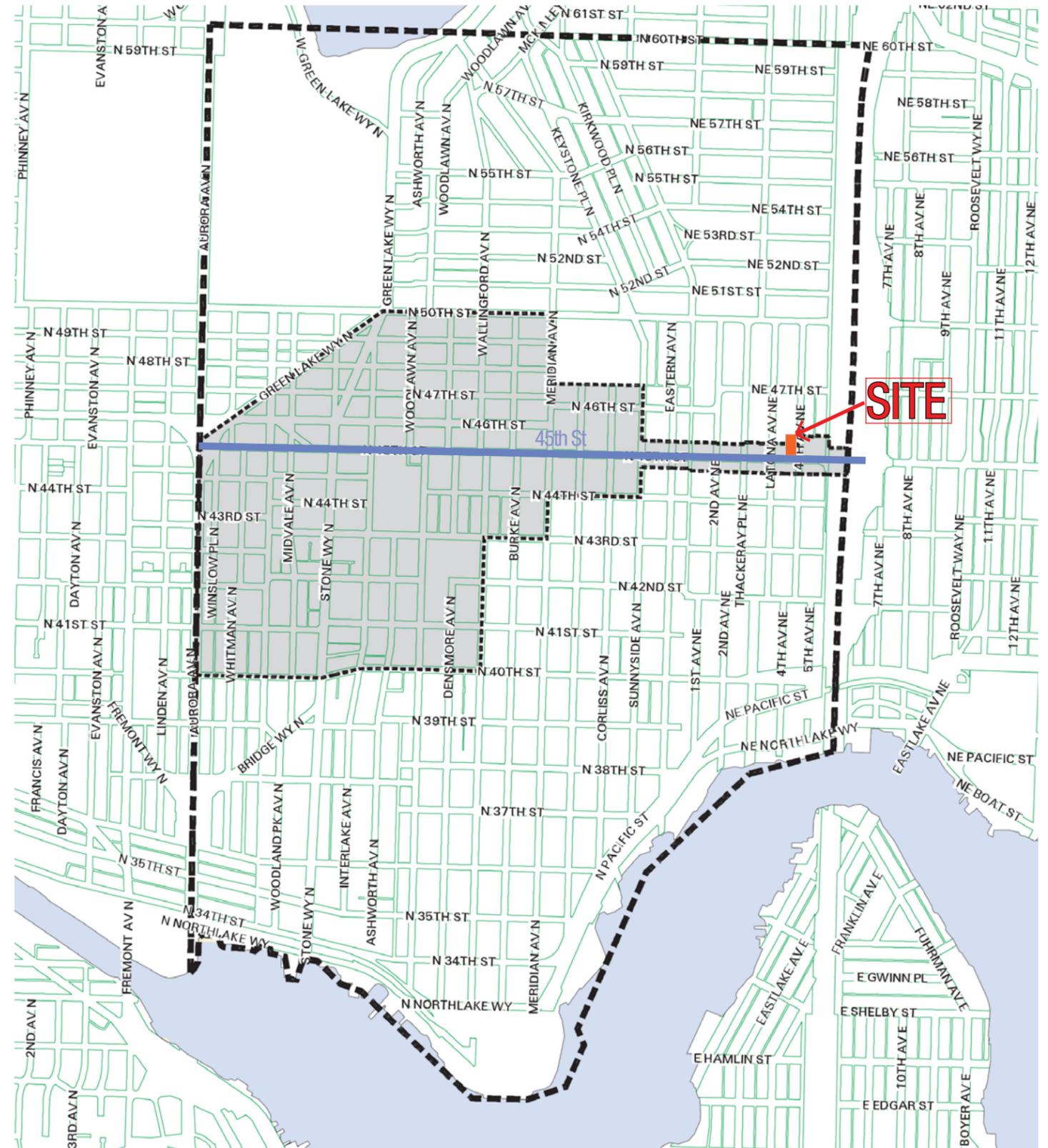
- Reflect similar materials of nearby buildings of interest such as brick, stone, metal
- Follow proportions and patterns of neighboring buildings of interest

C-2

- Include facade elements to break down the apparent scale of the building
- Adopt a clear articulation and modulation to create a well proportioned and pleasing composition

C-3

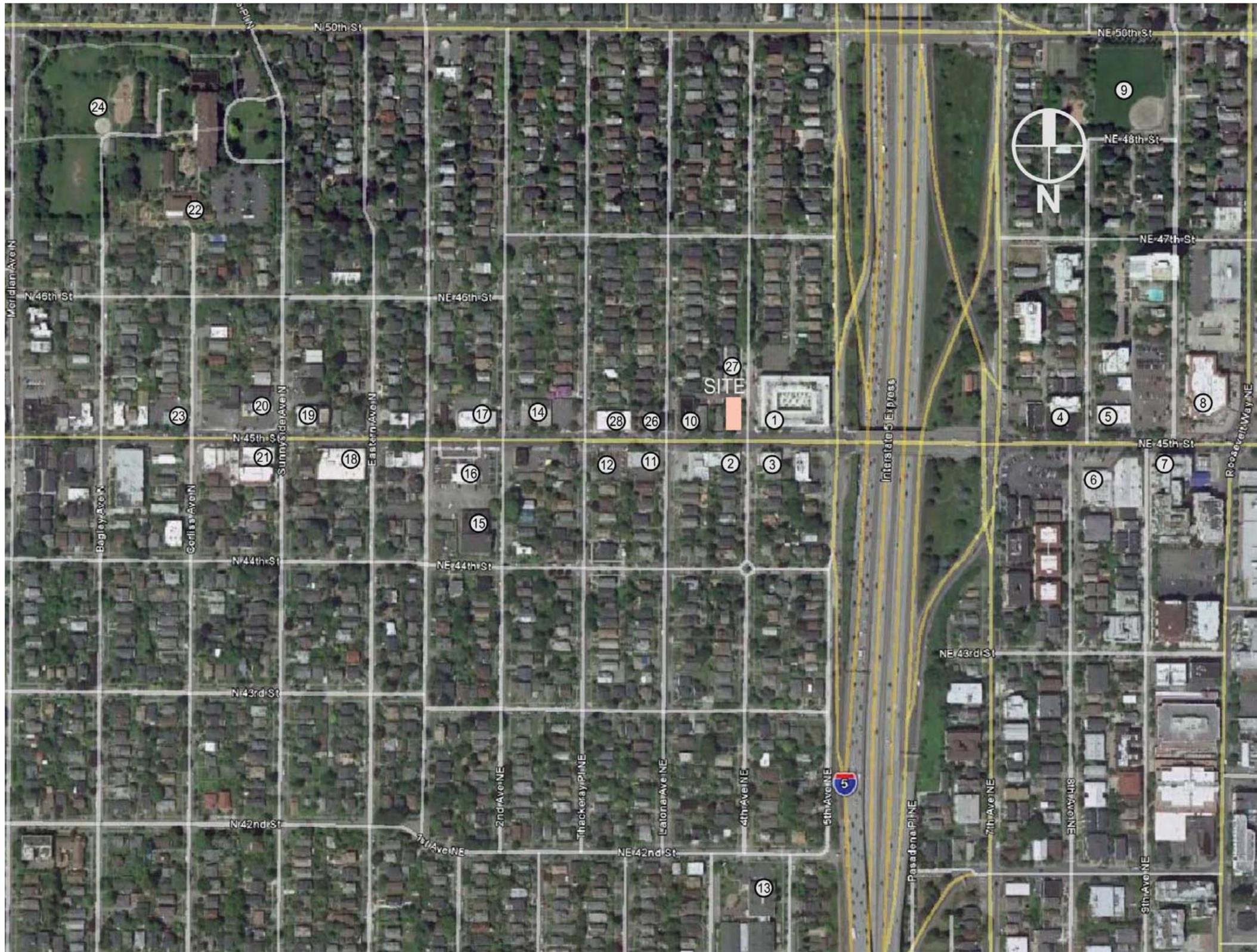
- Use of attractive and long lasting materials such as brick, stone and metal
- Include large and modulated storefront windows
- Design of recessed entrances on NE 45th St and 4th Ave NE
- Include setbacks in upper floors
- Provide pedestrian lighting at all sides of the building



--- Wallingford Neighborhood

... Residential Urban Village

Wallingford Neighborhood - Residential Urban Village - Design Guidelines



Building Number	Building Name/Uses	# Stories	Remarks
1	Office/Retail/ Residential	3	
2	Retail/Services	1	One bar in the block (Kate's Pub)
3	Retail/Services	2	Tattoo, Pizzeria, Grocery store
4	Food	1	Restaurant, Bar
5	Fedex	2	Retail/Services
6	Petco	1	Retail
7	Kennedy Building	6	Multifamily over retail
8	Retail	1	
9	University Playfield	-	Park
10	Bedrooms and More	2	
11	Food/Retail	1	Pizzeria and retail spaces
12	Jiffy Lube	1	Auto services
13	John Stanford International School	2 to 4	
14	Shell	1	Gas station and convenience store
15	First Church of the Nazarene	2 to 4	
16	Dick's Drive-in restaurant	1	First Dick's restaurant
17	Office/Retail	1	Large storefronts
18	Seattle Orthopedic Center	2	Very Contemporary building
19	Office Building	2	Contemporary metal Building
20	Food	1	Two restaurants
21	Mixed Use	3	Multifamily over retail
22	Home of the Good Shepherd	1 to 4	
23	Taco Time Restaurant	1 to 2	Contemporary glass building
24	Meridian Playground	-	Park
25	Elim Baptist Church	1 to 3	
26	Djan's Dining Restaurant	2	House retrofitted for restaurant
27	Multifamily development	3	New development
28	Retail Building	2	Brick Building

Context



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Context - Wallingford Architecture



Perspective from 45th St and 4th Ave NE



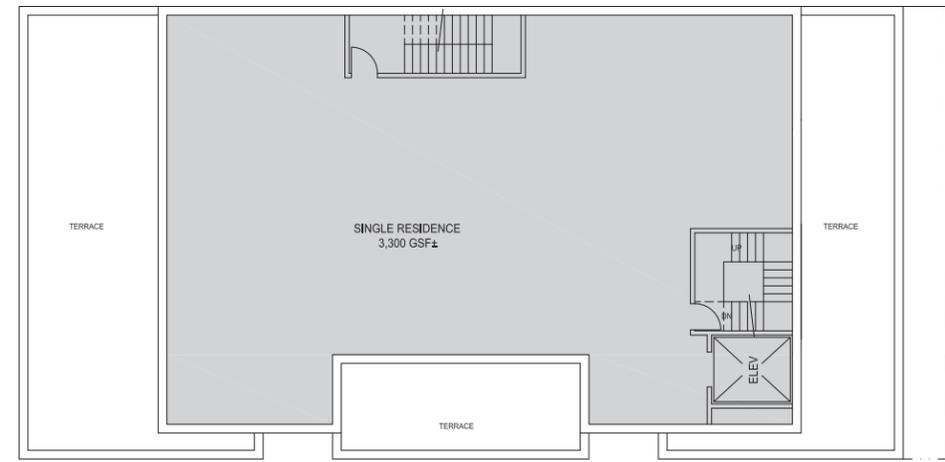
Perspective from 4th Ave NE looking West

Description: Street Level

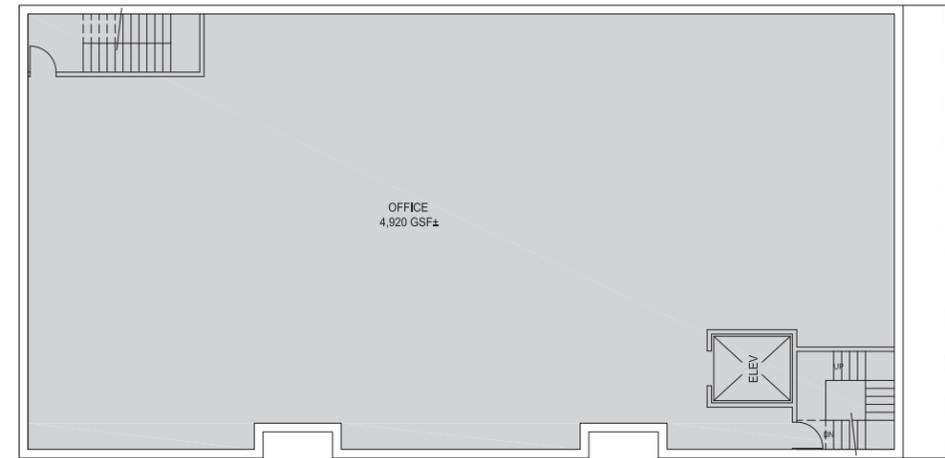
- This alternative places the retail space to the South and East of the Property, covering most of the NE 45th St and 4th Ave NE side.
- All the required parking is located behind the retail area, with access from the alley
- Departure required for facade depth and parking quantity mix
- The main entrance to the retail space is located at the corner of NE 45th St and 4th Ave NE
- Lobby entrance for upper floors is located along 4th Ave.

Description: Building Massing

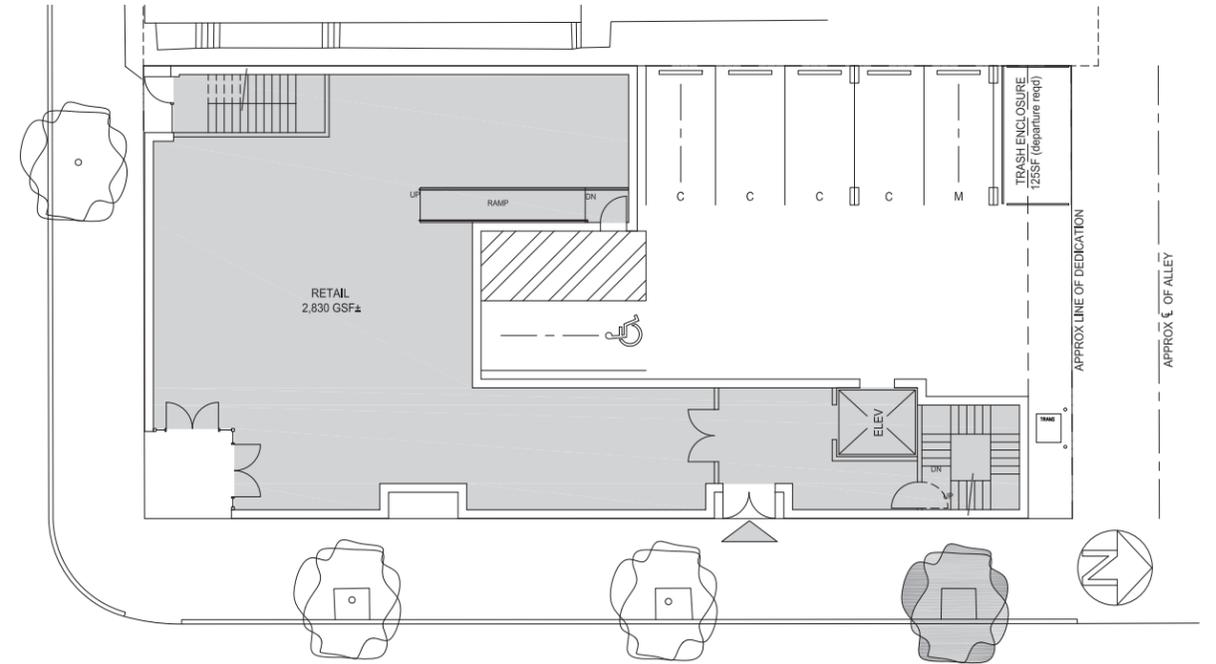
- This corner placed building has its longest side along 4th Ave NE
- This alternative locates the parking behind the retail space and the main building entrance, and creates an opportunity to bring the retail and a transparent facade along most of 4th Ave NE
- The residential unit at the top of the building has one terrace to the North, one terrace to the South, and a terrace and planters on the East side, creating a recess in the massing and lowering the perception of the building's height.
- The corner massing of the building will be differentiated as an architectural feature and principal entry.



Residence Level Plan



Second and Third Levels - Plan



Main Level - Plan

Alternative 1



Perspective from 45th St and 4th Ave NE



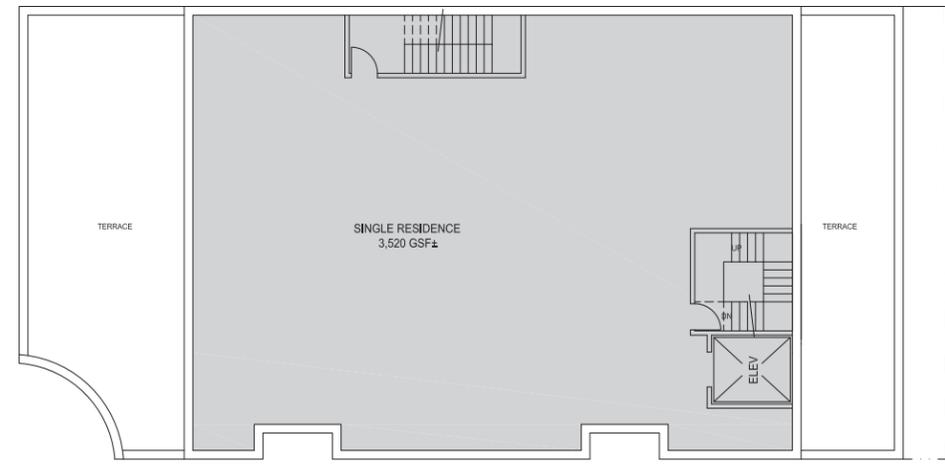
Perspective from 4th Ave NE looking West

Description: Street Level

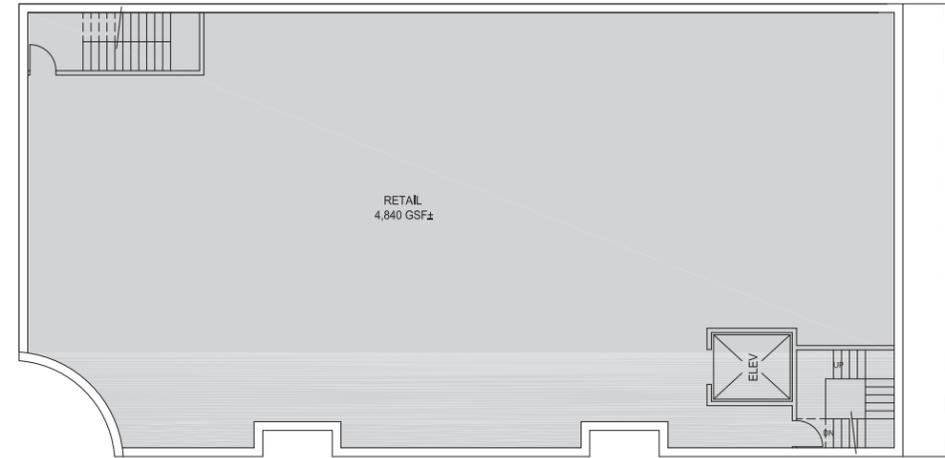
- This alternative places the retail space to the South and East of the Property, covering most of the NE 45th St and 4th Ave NE side.
- All the required parking is located behind the retail area, with access from the alley.
- Departure required for facade depth and parking quantity mix.
- The main entrance to the retail space is located at the corner of NE 45th St and 4th Ave NE.
- Lobby entrance for upper floors is located along 4th Ave.
- Street level is located at the corner of NE 45th St and 4th Ave NE.

Description: Building Massing

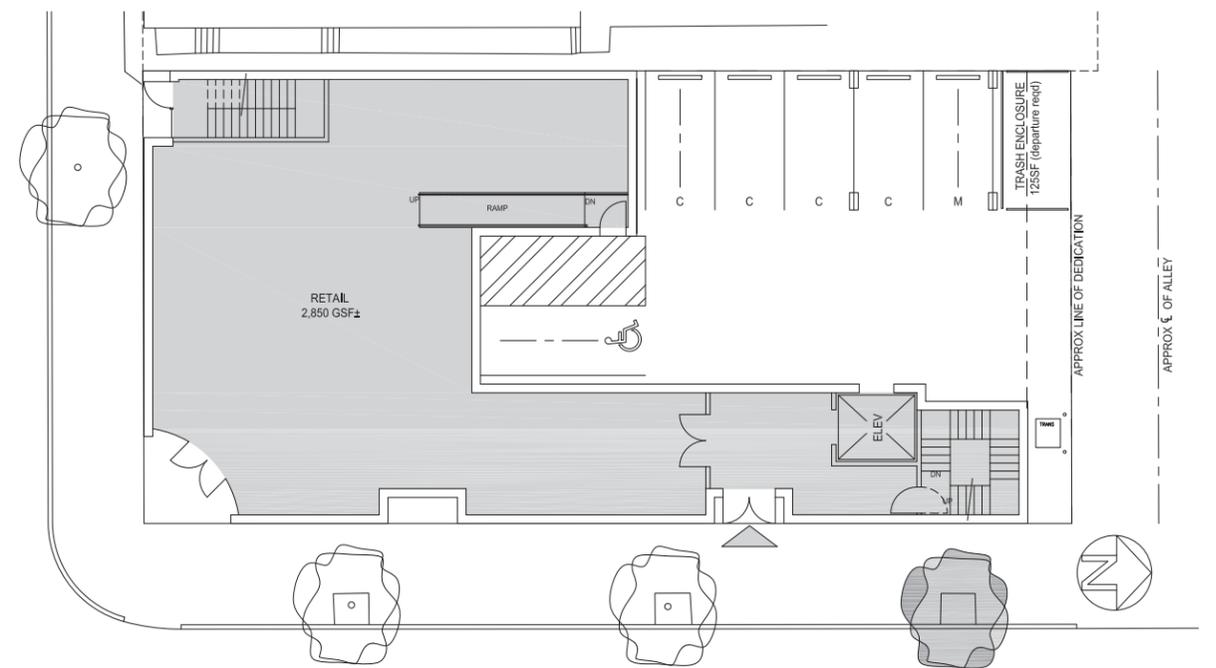
- This corner placed building has its longest side along 4th Ave NE
- This alternative locates the parking behind the retail space and the main building entrance, and creates an opportunity to bring the retail and a transparent facade along most of 4th Ave NE.
- The residential unit at the top of the building has one terrace to the North and one bigger terrace to the South, creating a recess in the massing and lowering the perception of the building's height.
- The corner of the building will be an architectural feature for the full height of the structure.



Residence Level Plan



Second and Third Levels - Plan



Main Level - Plan

Alternative 2



Perspective from 45th St and 4th Ave NE



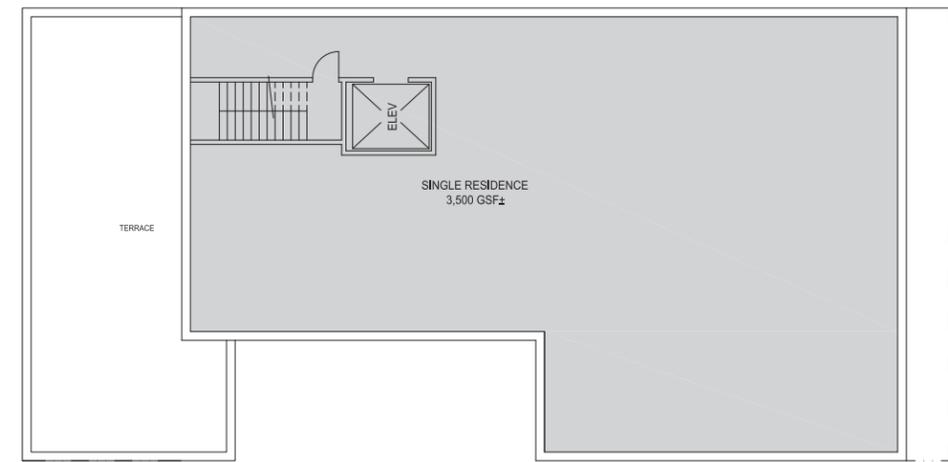
Perspective from 4th Ave NE looking West

Description: Street Level

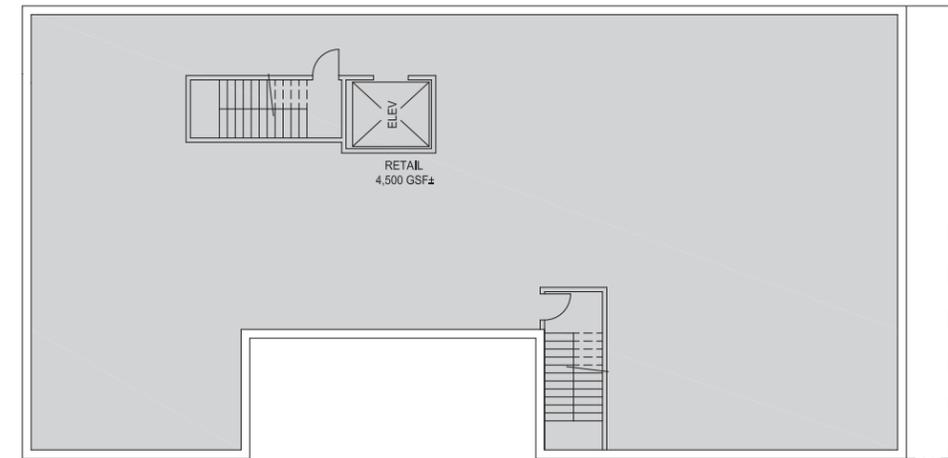
- This alternative meets all the Land Use Code requirements and has no departures
- This alternative places the retail space to the South of the Property, covering the full width of NE 45th St and portion of 4th Ave NE
- Parking occupies the north end of the 4th Ave facade and would have to be screened by a wall. The site is too narrow to accommodate a complying landscape buffer
- The main entrance to the retail space at street level is located at the corner of NE 45th St and 4th Ave NE. The lobby for the upper floors is at the southwest corner of the site along 45th St.

Description: Building Massing

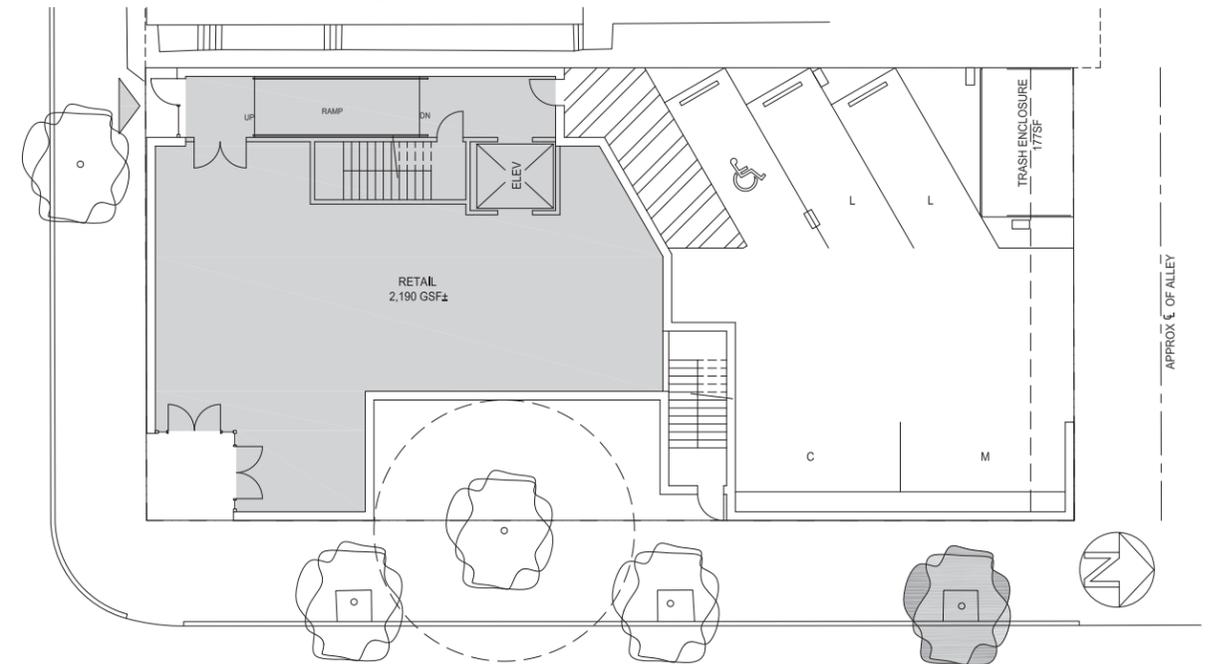
- This corner placed building has its longest side along 4th Ave NE
- Saving the tree located just East of the property line by the main building entrance will create a fourteen by thirty foot notch into the building along the full height of the structure, assuming a 15 foot tree buffer.
- This alternative creates a full height blank wall along the eastern property line in order to hide the parking away.
- The residential unit at the top of the building has one terrace to the South.
- The corner massing of the building will be differentiated as an architectural feature and retail entry.



Residence Level Plan

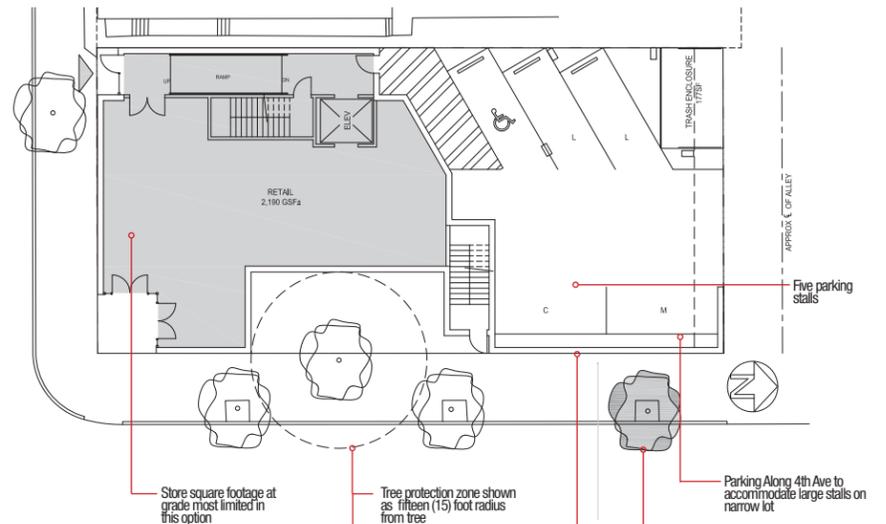
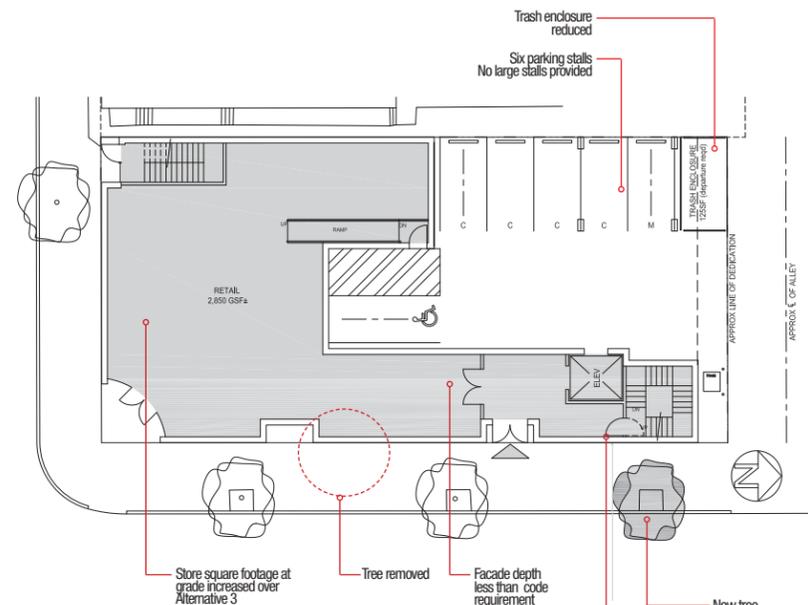
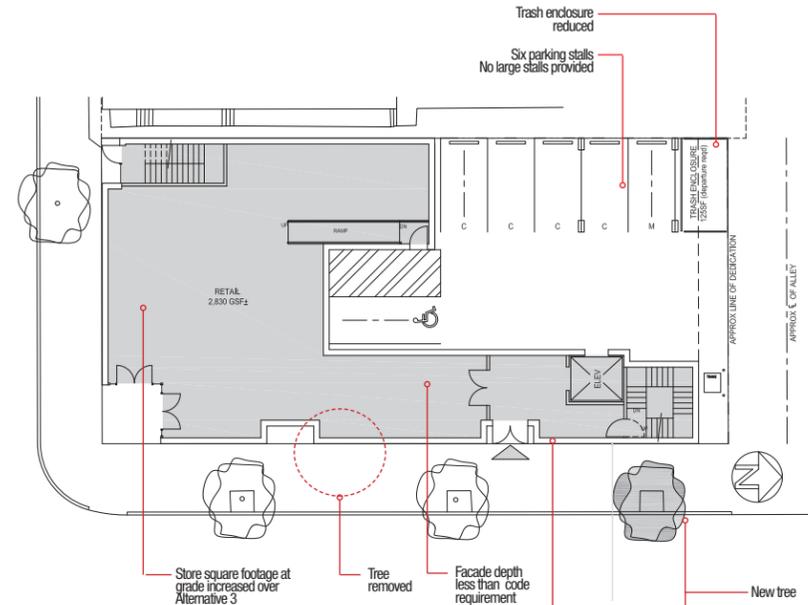
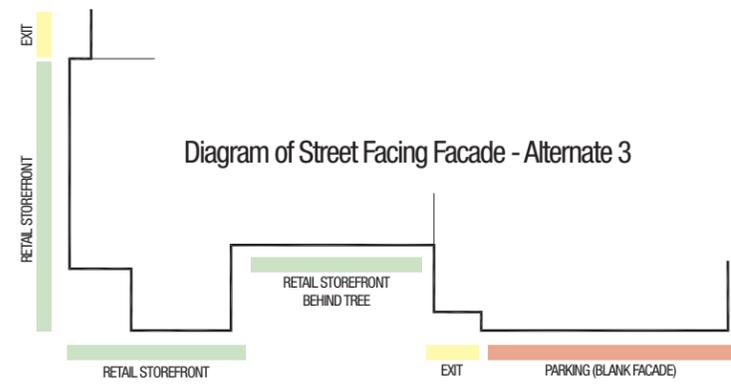
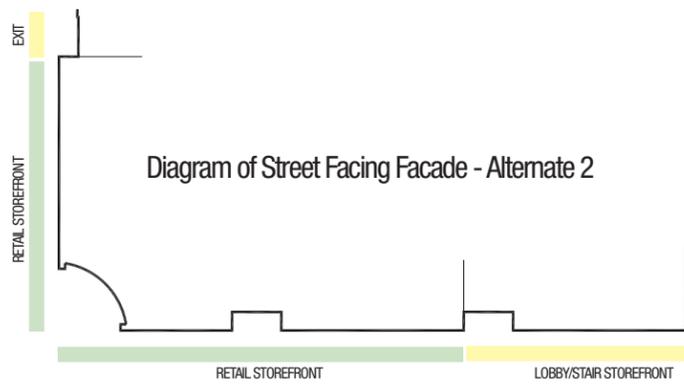
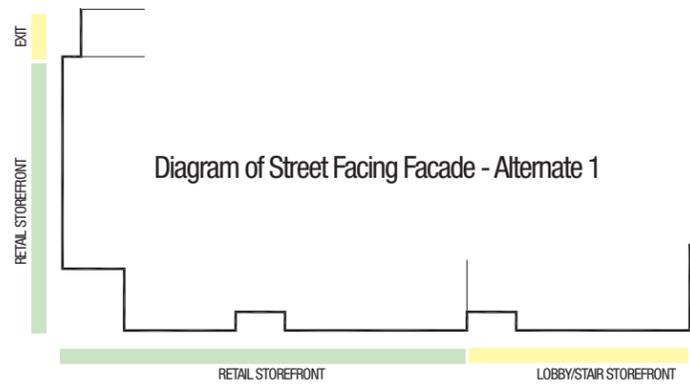


Second and Third Levels - Plan



Main Level - Plan

Alternative 3



Alternate 1

Alternate 2

Alternate 3

Alternatives Comparison



Emphasis on Entry Conditions with Transom Windows

Traditional Building Forms with High Level of Transparency

Smaller Scale Siding Materials Emphasizing Durability

Features and Inspiration