

EARLY DESIGN GUIDANCE

June 12, 2017, 8:00 pm

SDCI # 3027069
4612 Stone Way North
Seattle, WA 98103

Applicant:
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Seattle, WA 98121
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SITE LOCATION



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VICINITY MAP

EXISTING SITE

The project site consists of a single trapezoidal parcel (686520-0730) bordered by N 47th Street and Stone Way N. Immediately adjacent to the site on the eastern and southeastern edges is a current United States Postal office. Directly to the south is a small commercial building that contains a florist and a barber shop. The subject parcel is a total of 8,674 square feet and measures approximately 100' in the north-south direction, 67' along the northern border in the east-west direction, and 106'-4" along the southern border. The site slopes from southwest to northeast approximately 1'-0" and is relatively flat. Currently there is a commercial building on the site that contains a butcher and a vacant space previously inhabited by a pizzeria.

ZONING AND OVERLAY DESIGNATION

The project parcel is zoned NC2P-30, indicating that the structure may go up to 30'-0" plus additional applicable height bonuses. The NC zoning continues northeast and southwest along Stone Way, continuing eastward once reaching N 45th Street. To the immediate east of the NC zoning the zones transition to SF 5000, and to the immediate west the zones transition to LR2. The project parcel is within the Wallingford Residential Urban Village, and is also confirmed to be in a Frequent Transit area. Directly to the south along N 45th Street is a Pedestrian Area.

DEVELOPMENT OBJECTIVES

The owner proposes the construction a new mixed-use apartment building with approximately 43 apartment units that vary from SEDUs, EDUs, and one-bedrooms, and a large commercial space located along Stone Way N. This commercial space offers the opportunity for future division into several smaller spaces. The objective for these apartments is to provide upscale and attainable housing that is within walking distance to local urban villages such as Green Lake, Wallingford, and Fremont, and is easily accessible to downtown Seattle. The commercial components will add to the neighborhood character and offer additional amenities to the immediate community.

NEIGHBORHOOD DEVELOPMENT

The immediate blocks in the zone are a mix of multi-family apartment buildings, commercial businesses, and single-family homes. Stone Way N is a minor arterial that connects Fremont to Green Lake, along which are a mix of zoning types. A block to the south is N 45th Street which is the major Wallingford commercial center. This street contains a mix of restaurants, commercial stores, and a library and grocery store within several blocks of the proposed site. Several bus lines run along N 45th Street, and provide a quick link between the neighborhood and downtown Seattle. Green Lake and Woodland Park are major green spaces directly to the north and northwest of the site, and there are two additional playfields within walking distance. In general, the area is conducive to an active lifestyle, ideal for young professionals and students, and provides the necessary transportation and pedestrian links between the city center, the University of Washington, and the local neighborhoods surrounding the site.

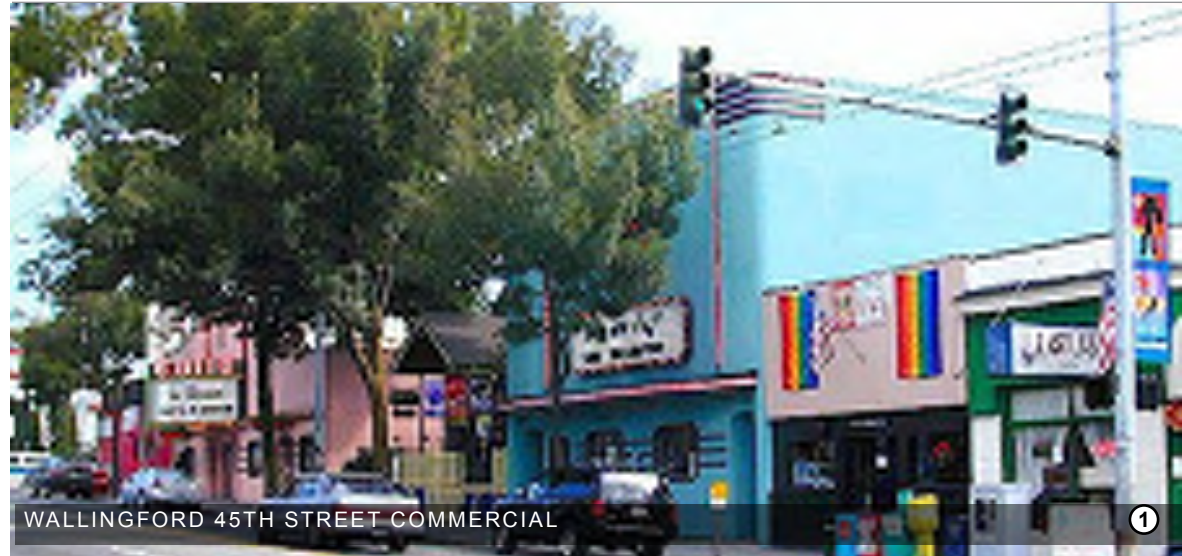


SITE LOCATION

4612 Stone Way North
Seattle, WA

PROJECT PROGRAM

Site Area: 8,674 SF
 Number of Residential Units: 37-43
 Number of Parking Stalls: 0
 Proposed Bike Parking: 35
 Total Area: Approx. 22,000 SF
 Total Area Above Grade: Approx. 20,000 SF
 Allowable FAR = 2.5 (21,685 SF)



WALLINGFORD 45TH STREET COMMERCIAL

1



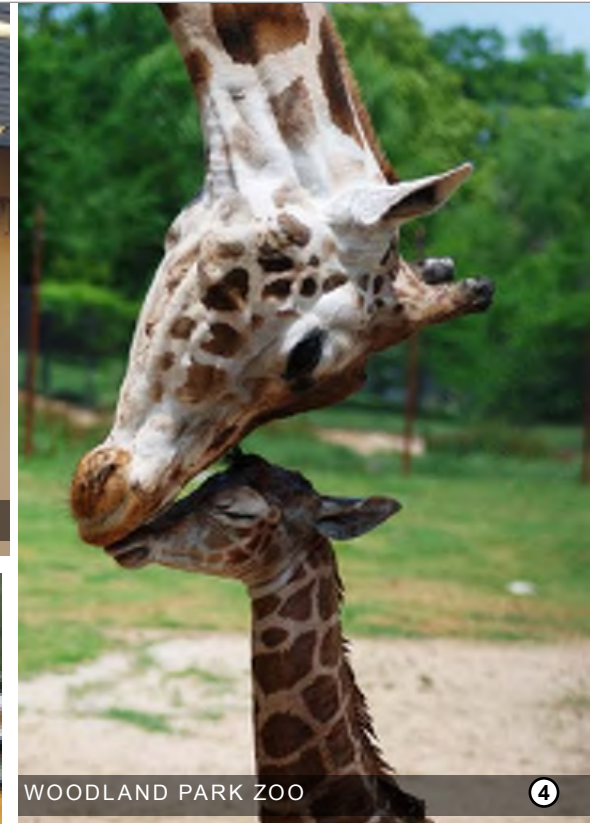
MERIDIAN PLAYGROUND

2



WALLINGFORD POST OFFICE

3



WOODLAND PARK ZOO

4



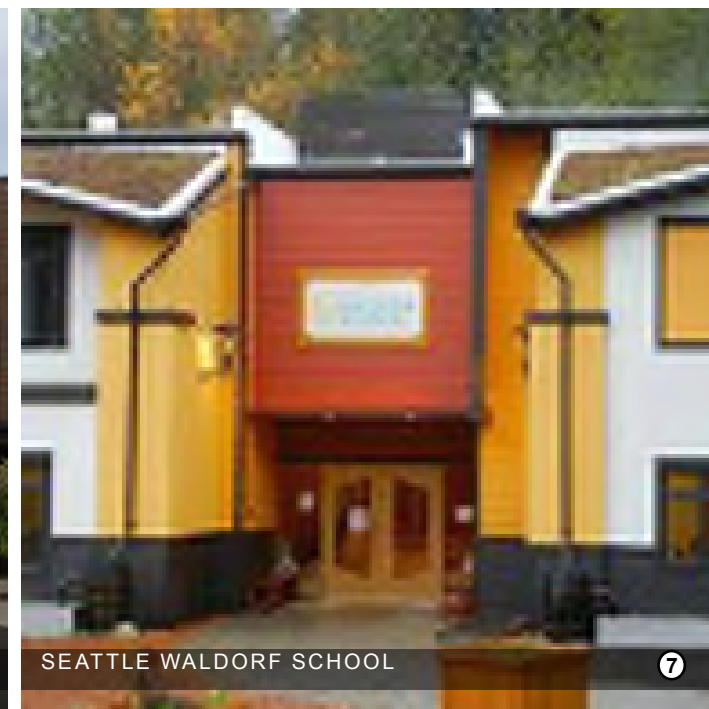
GUILD 45TH LANDMARK THEATRE

5



QFC WALLINGFORD

6



SEATTLE WALDORF SCHOOL

7



WALLINGFORD FARMERS MARKET

11



GREENLAKE TRAIL AND PARK

8



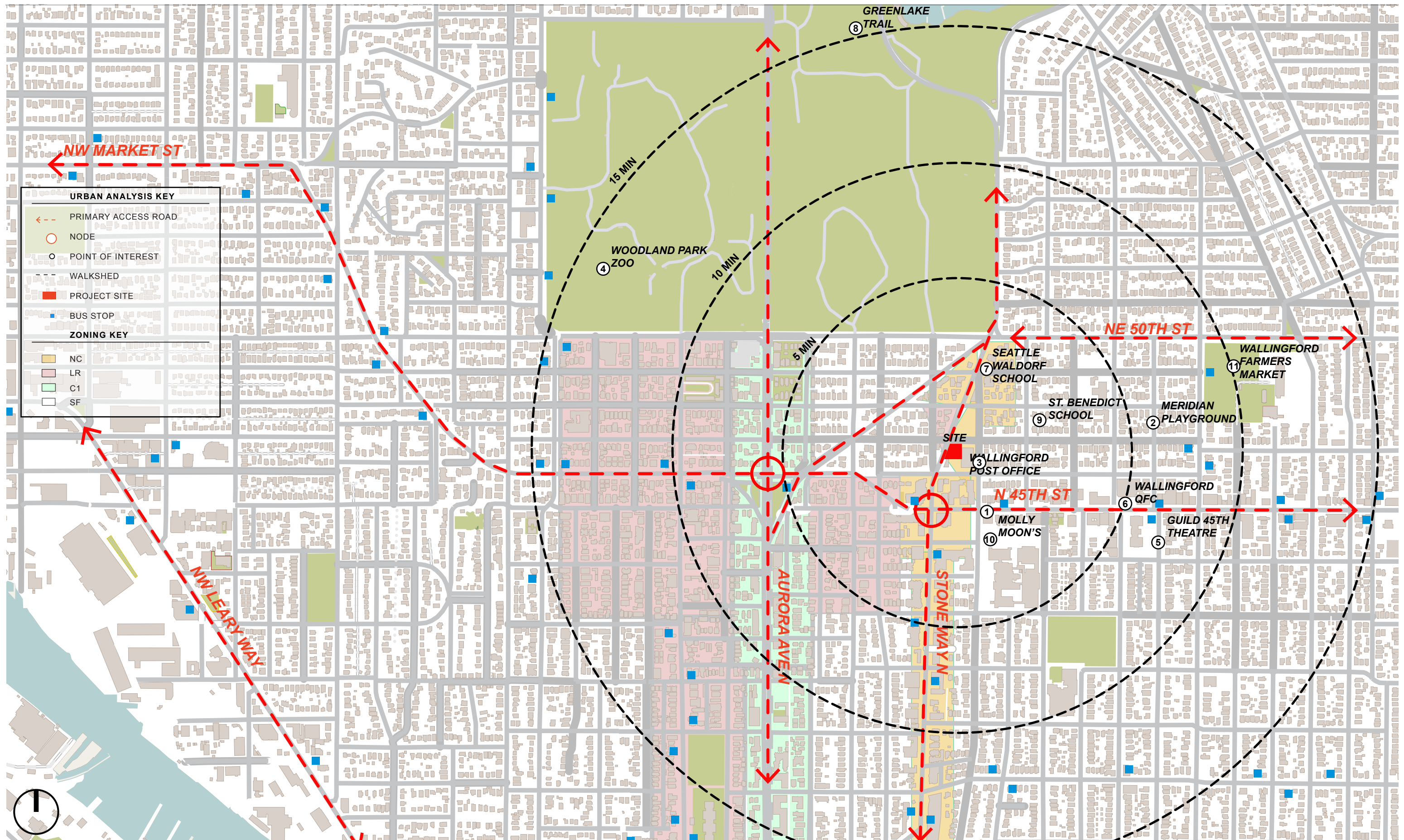
ST. BENEDICT CATHOLIC SCHOOL

9



MOLLY MOON'S WALLINGFORD

10





NC ZONING LR ZONING SITE MAXIMUM DEVELOPMENT ENVELOPE * SF ZONING NOT ILLUSTRATED FOR CLARITY PURPOSES.



1216 N 45TH STREET
Open corner to appeal to pedestrians; raised patio surrounded by landscaping creates an inviting seated space to supplement the commercial program.



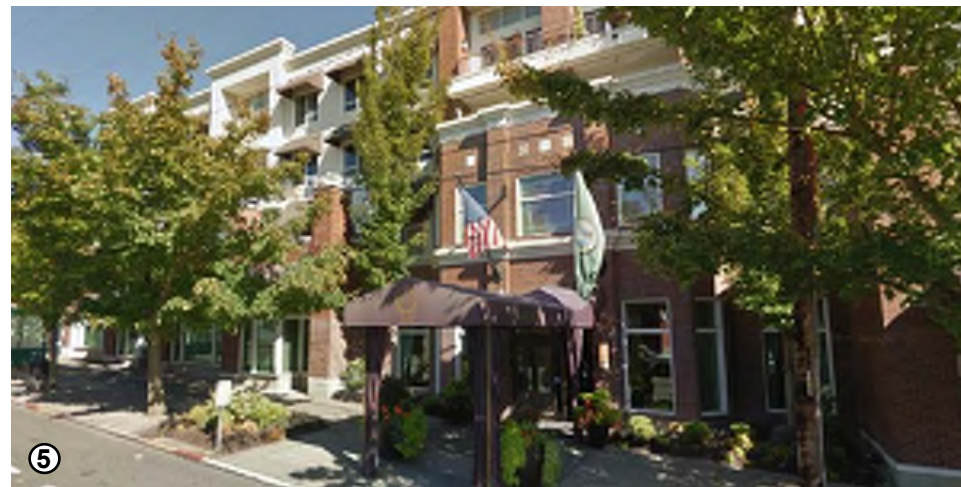
1205 N 45TH STREET
Distinct corner volume.
High quality materials.



1310 N 45TH STREET
High-quality, durable materials.
Modern design with simple, elegant modulation.
Individualized ground-level canopies.



4616 N 45TH STREET
Traditional imitation; bay windows create additional square footage for units and create inherent modulation.



4616 N 45TH STREET
High quality, textural, and traditional materials.

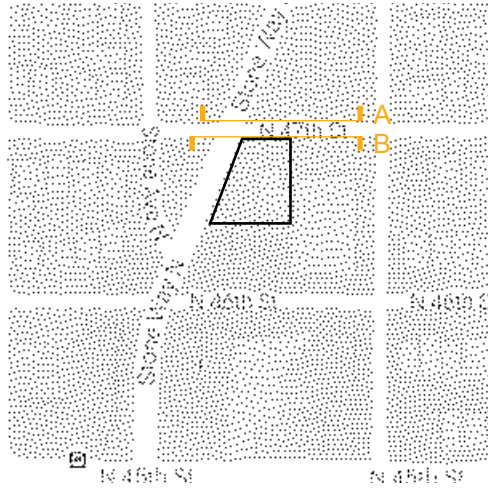


1240 N MIDVALE PL (IN-PROGRESS #3017878)
Future development with modern aesthetic.



1601 N 45TH ST (IN-PROGRESS #3017663)
Future development with modern aesthetic.





OPPOSITE SITE

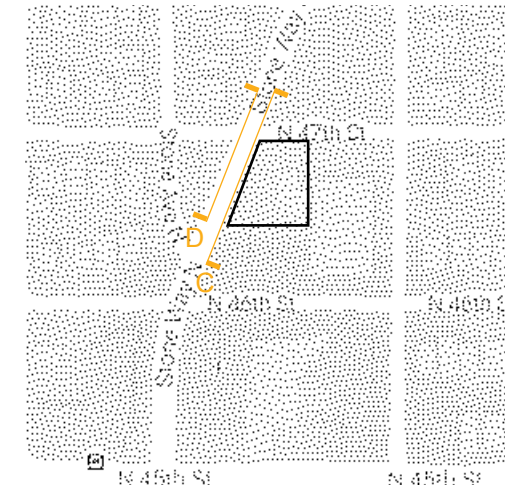


LOOKING NORTH (A)

SITE



LOOKING SOUTH (B)

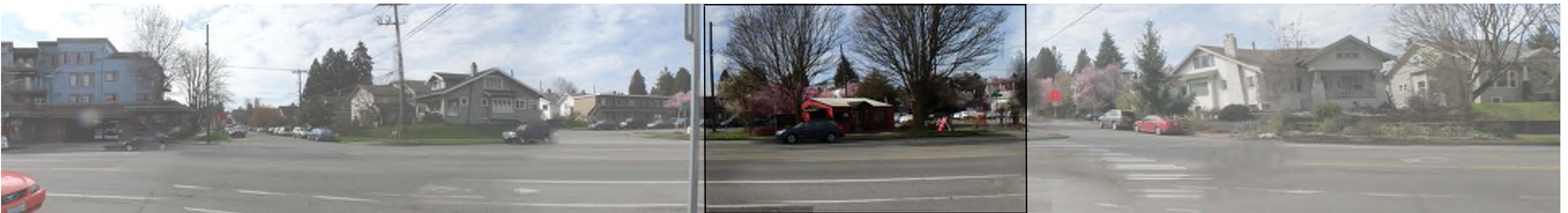


SITE



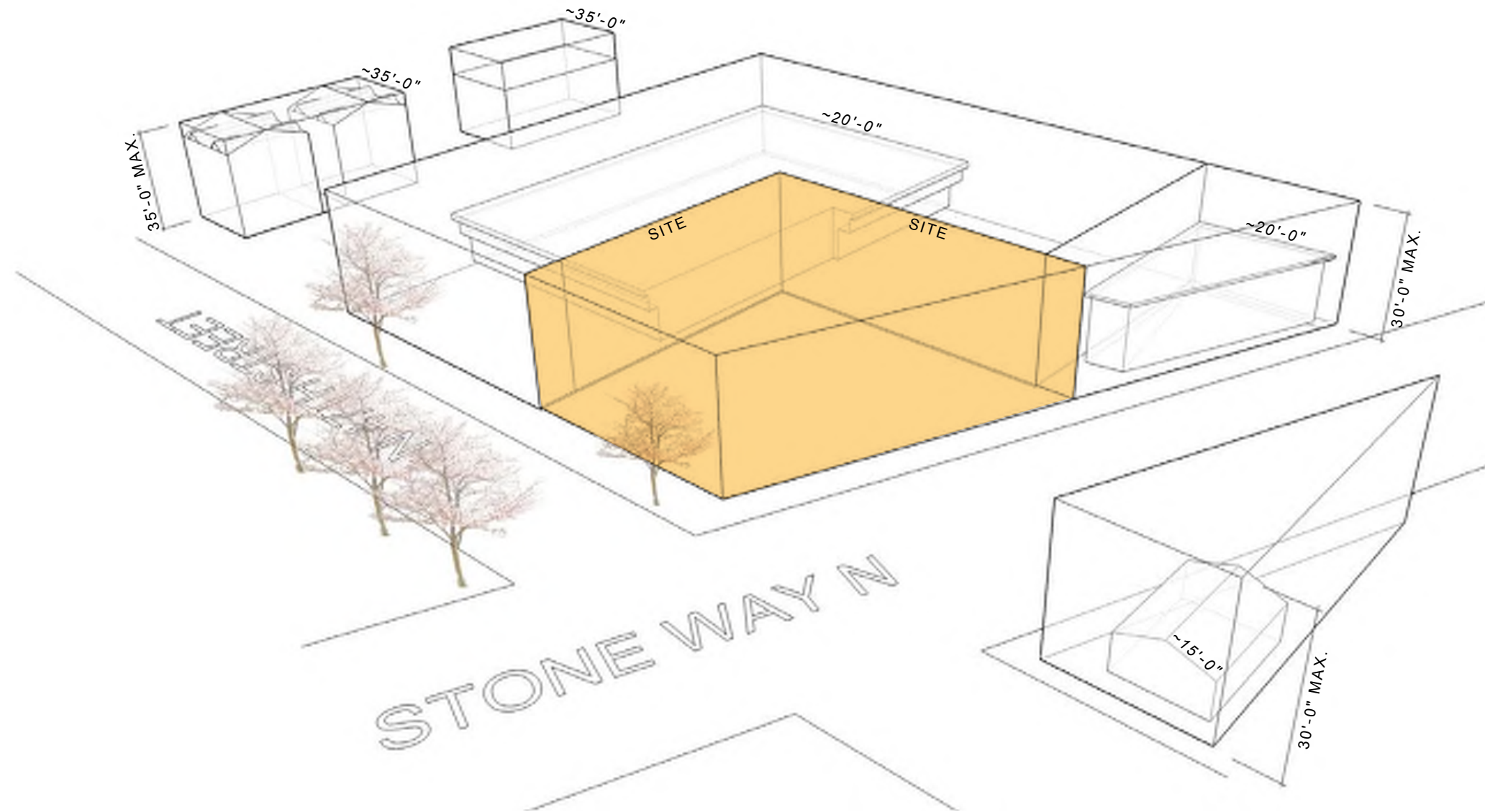
LOOKING EAST (C)

OPPOSITE SITE



LOOKING WEST (D)

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NEIGHBOR (CURRENT PARKING LOT)

N 47TH STREET

SITE

NEIGHBOR (CURRENT COMMERCIAL)

N 46TH STREET



ADDRESSES: 4612 Stone Way N
PARCEL #: 686520-0730
ZONING: NC2P-30
OVERLAYS: Wallingford Residential Urban Village
SITE AREA: 8,674 SF

23.47A.004 PERMITTED USES

Permitted outright:
 Residential, retail

23.47A.005 STREET LEVEL USES

Residential uses may occupy, in the aggregate, no more than 20% of the street-level street-facing facade, in a pedestrian-designated zone, facing a designated principal pedestrian street.
 True commercial required per 005.D.1; Live/works limited to 20% per 004.G.2.

23.47A.008 STREET-LEVEL DEVELOPMENT STANDARDS

- Blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width. The total of all blank facade segments may not exceed 40% of the width of the facade of the structure along the street.
- 60% of the street facing facade between 2 and 8 feet shall be transparent.
- Nonresidential uses shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level street-facing facade.
- Nonresidential uses at street level shall have a floor-to-floor height of at least 13 feet.
- At least one of the street-level street-facing facades containing a residential use shall have a visually prominent pedestrian entry; and
- The floor of a dwelling unit located along the street-level street-facing facade shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk.

23.47A.012 STRUCTURE HEIGHT

Allowed Maximum Base Height:	NC2P-30
4' additional allowed for street level commercial height requirement	30'-0"
4' additional allowed for rooftop features (parapets, clerestories, etc.)	34'-0"
16' additional allowed for stair & elevator penthouses:	38'-0"
	50'-0"

23.86.006 STRUCTURE HEIGHT MEASUREMENT

The height of a structure is the difference between the elevation of the highest point of the structure not excepted from applicable height limits and the average grade level ("average grade level" means the average of the elevation of existing lot grades at the midpoint, measured horizontally, of each exterior wall of the structure, or at the midpoint of each side of the smallest rectangle that can be drawn to enclose the structure.)

23.47A.013 FLOOR AREA RATIO

Base FAR:	2.25 (19,516 SF)
Mixed-Use FAR:	2.50 (21,685 SF)

23.47A.014 SETBACK REQUIREMENTS

A minimum five (5) foot landscaped setback may be required per Section 23.47A.016, Screening and Landscaping Standards.

23.47A.016 LANDSCAPING AND SCREENING STANDARDS

- Green Factor score of .30 or greater, per Section 23.86.019, is required for any lot with development containing more than four new dwelling units.
- Street trees are required when any development is proposed, except as provided in subsection 23.47A.016.B.2 and Section 23.53.015.
- Existing street trees shall be retained unless the Director of Transportation approves their removal.
- The Director, in consultation with the Director of Transportation, will determine the number, type and placement of street trees to be provided.

23.47A.024 AMENITY AREA

Required: 5% of gross floor area in residential use
 5% x 22,000 SF = 1100 SF

23.54.015 REQUIRED PARKING

Parking is not required. The project is within an Urban Village and meets the definition of Frequent Transit.

23.54.040 SOLID WASTE & RECYCLABLE MATERIALS STORAGE AND ACCESS

Residential, 26-50 dwelling units: 375 SF
 The minimum horizontal dimension of required storage space is 12 feet.

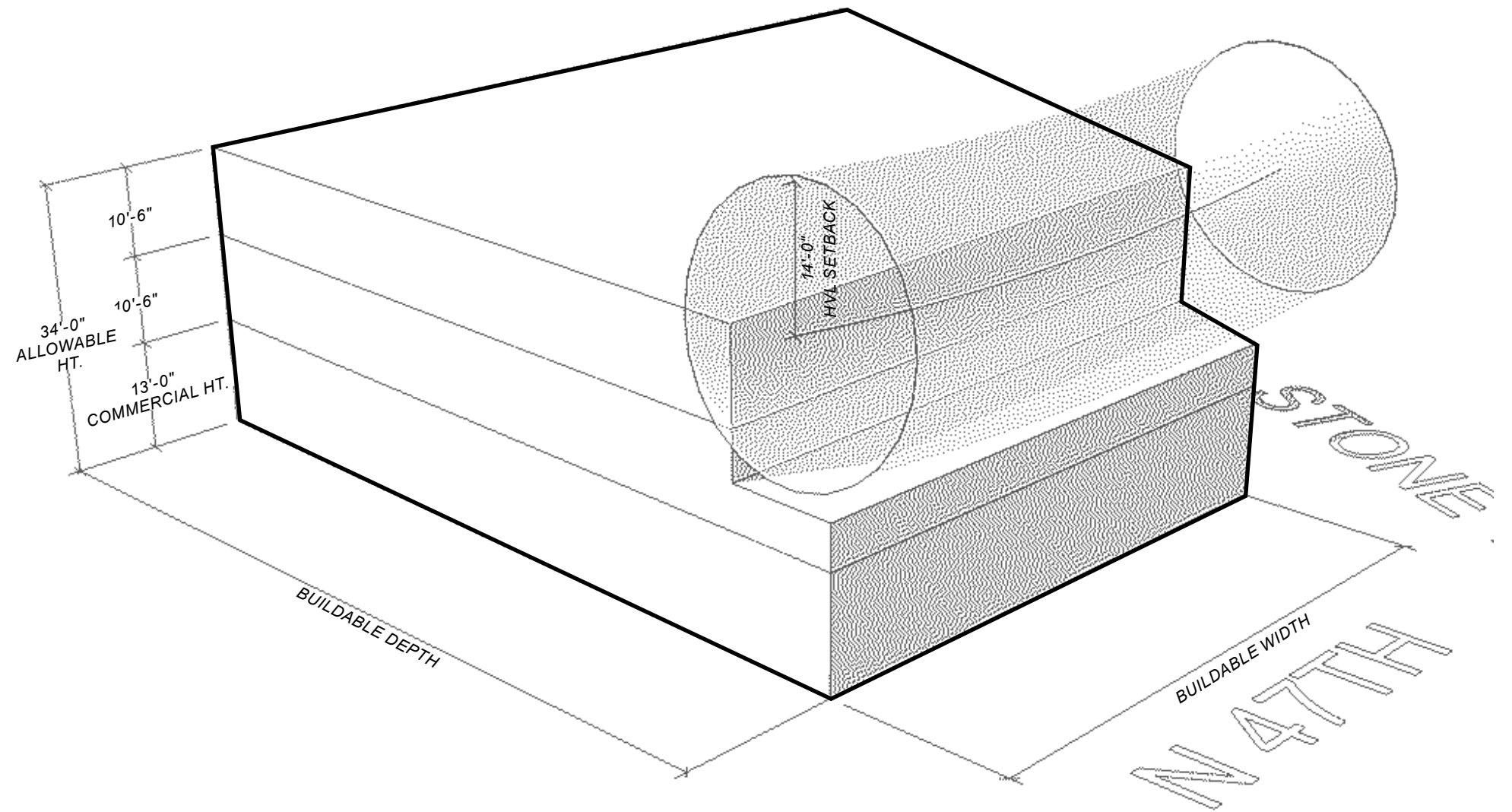


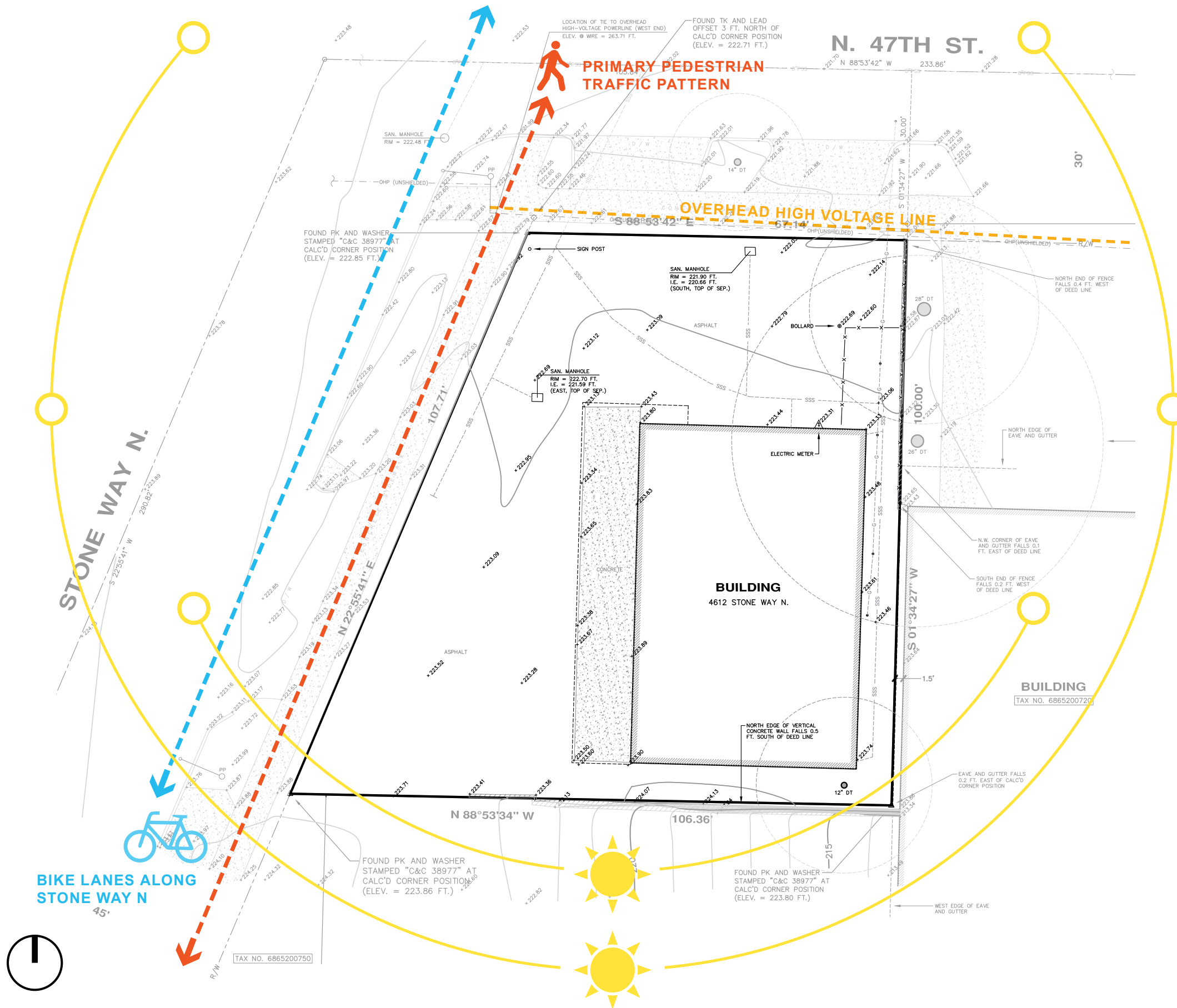


MAXIMUM DEVELOPMENT POTENTIAL

Generally, there are no zoning setbacks that limit the building envelope; 3'-0" minimum is required for glazing along shared property line, and setbacks for appropriate excavation will be applied as needed. The high voltage line running along N 47th Street will require a 14'-0" radius setback from the existing wire for working clearance. This will cause the upper floors of the building to jog away from the wires. A 13'-0" height is required at the commercial level of the building which will determine the floor-to-floor heights of the remaining levels.

The diagram to the right illustrates the maximum development potential of the site.





PROPOSED PROJECT SITE

One parcel located on the corner of Stone Way N and N 47th Street
 Site Area = 8,674 square feet; trapezoidal in shape, measures approximately 100' x 67' x 106'-4"

TOPOGRAPHY

Approx. 1'-0" down slope from southwest to northeast

ADJACENT BUILDINGS AND USES

Existing 1-story United States Post Office to the east and south
 Existing 2-story commercial building to the south

ALLOWABLE BUILDING AREA

NC2P-30 2.5 FAR = 22,000 SF

LEGAL DESCRIPTION

Lots 3, 4, and 5, Block 15, Porterfield's Addition to the City of Seattle according to the plat thereof recorded in Volume 3 of Plats, page 21, Records of King County, WA.

Except that portion of said Lots 4 and 5 condemned in King County Superior Court Cause No. 47559 for Stone Way, as provided by Ordinance No. 12141 of the City of Seattle.

SOLAR ACCESS & VIEWS

The site has good solar access due to existing topography and the corner location and territorial views of Green Lake Park to the north, and possibly the Downtown skyline to the south and the Olympic Mountains to the west.

TRAFFIC CIRCULATION

Stone Way N is a minor arterial that connects Wallingford and Green Lake. There is parallel parking along Stone Way N on both sides of the street.

A pedestrian crosswalk is located at the corner of the site that crosses Stone Way N.

A bike lane in the north direction is located immediately adjacent to the site along Stone Way N. The corresponding southern bike lane is on the opposite side of the street.

N 47th Street is a residential access street with parallel parking on the northern side. There is a stop sign located at the end of both blocks.

STREETSCAPE

Stone Way N has a 6'-0" wide sidewalk with a 9'-0" planting strip west of the proposed site.

N 47th Street has a 5'-10" wide sidewalk with a 9'-6" planting strip north of the proposed site.

There are currently street trees in the R.O.W. along N 47th Street. There are no street trees in the R.O.W. directly to the west of the site along Stone Way N.

Overhead power lines run east to west along N 47th Street immediately adjacent to the site.



VIEW OF SITE (1)



VIEW OF HVL LINE (2)



VIEW OF ADJACENT PROPERTY (3)



VIEW OF SOUTHERNMOST NEIGHBOR (4)

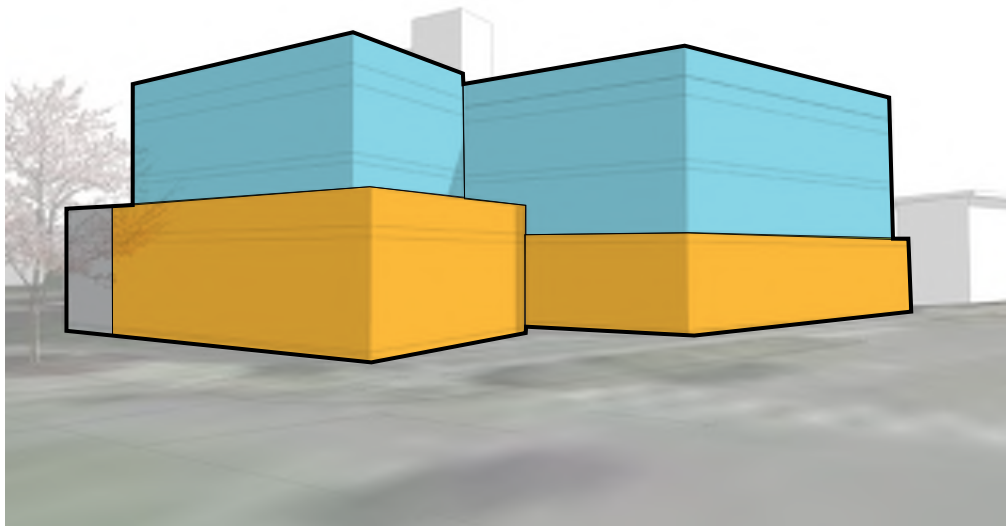


VIEW OF SOUTHERN RETAINING WALL (5)

GUIDELINE	DESCRIPTION	SUB-GUIDELINE
CS2 Urban Pattern And Form	Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.	B2. Adjacent Sites, Streets, and Open Spaces: Connection to the Street C1. Relationship to the Block: Corner Sites D4. Height, Bulk, and Scale: Massing Choices I. Responding to Site Characteristics* III. Corner Lots*
CS3 Architectural Context and Character	Contribute to the architectural character of the neighborhood.	A4. Emphasizing Positive Neighborhood Attributes: Evolving Neighborhoods
PL2 Walkability	Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.	B2. Safety and Security: Lighting for Safety B3. Street Level Transparency D. Wayfinding I. Pedestrian Open Spaces and Entrances*
PL3 Street-Level Interaction	Encourage human interaction and activity at the street-level with clear connections to building entries and edges.	A1. Entries: Design Objectives B3. Ground-Level Objectives: Buildings with Live/Work Uses C. Retail Edges I. Entrances Visible from the Street*
PL4 Active Transportation	Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.	B3. Planning Ahead for Bicyclists: Bike Connections
DC2 Architectural Concept	Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.	A1. Massing: Site Characteristics and Uses B. Architectural and Facade Composition C. Secondary Architectural Features D. Scale and Texture I. Architectural Concept and Consistency* II. Human Scale*
DC4 Exterior Elements and Finishes	Use appropriate and high quality elements and finishes for the building and its open spaces.	A. Building Materials B. Signage C. Lighting D. Trees, Landscape, and Hardscape Materials II. Landscaping to Enhance the Building and/or Site*

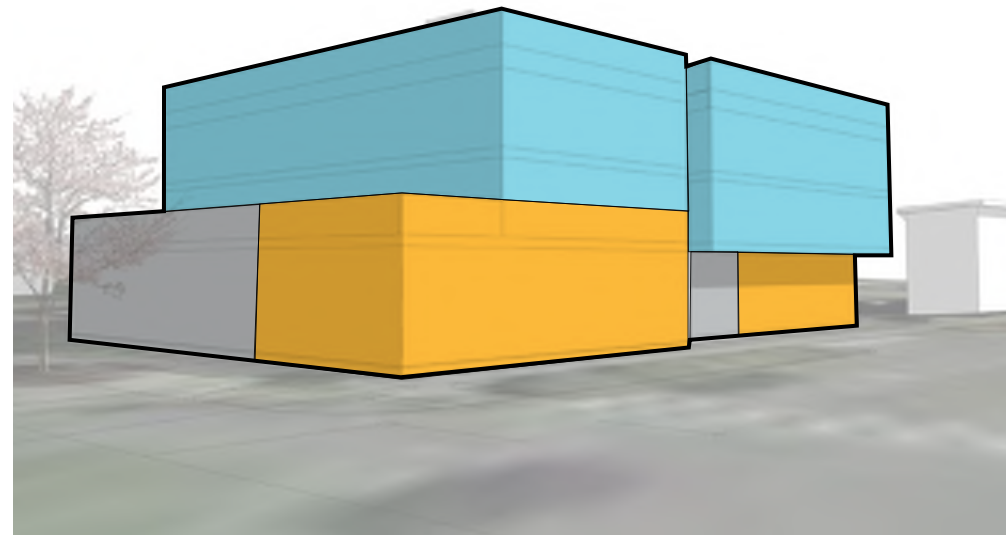
*Wallingford Neighborhood Design Guidelines

- COMMERCIAL AREA
- DWELLING AREA
- SERVICE AREA
- CIRCULATION



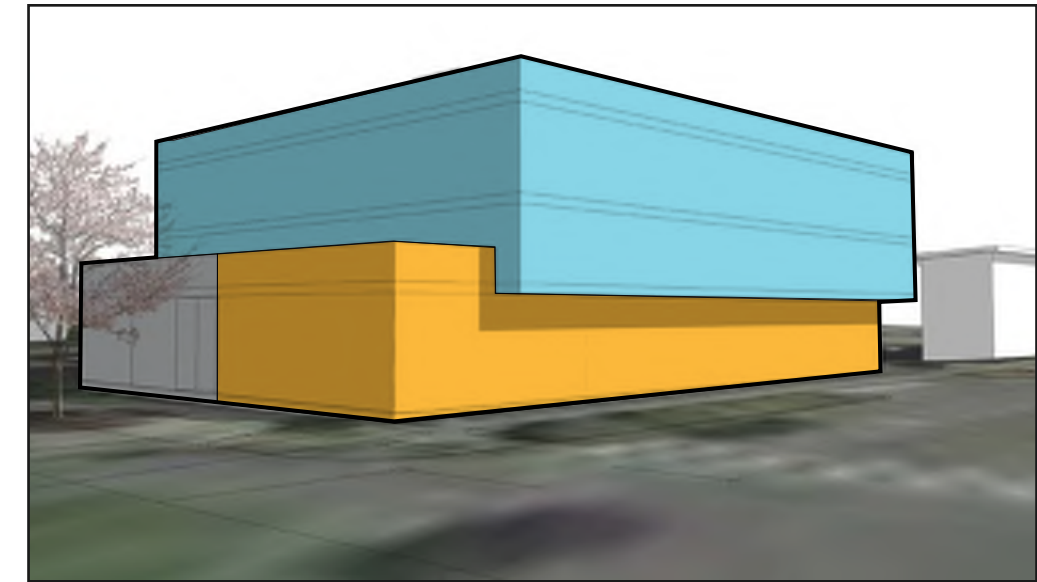
OPTION ONE - CODE COMPLIANT

Option 1 proposes a large open corner at the intersection of N 47th Street and Stone Way. This creates a pedestrian focal point and reduces the overall perceived mass when walking along the two adjacent streets. However, it also negates the active and transparent street wall that is possible along the busy arterial. The commercial street frontage is also minimized, while 1/3 of the units are directed towards neighboring property lines instead of toward the street or a landscaped area. This proposal is also the least efficient of the designs and offers the smallest number of residential units. This option is code compliant and does not seek any development departures.



OPTION TWO

Option 2 locates a commercial space at the corner of the site, where N 47th meets Stone Way. The commercial space is much more limited, while two live-work units are proposed at the southern end of the site along Stone Way. This division of commercial types allows for a variety of uses to serve the neighborhood. Overall, the primary public components are located along Stone Way while secondary functions are located along N 47th Street. The majority of the residential units face the street; however, those that face south and east face towards neighboring properties. This is not conducive to building with future development in mind. This proposal seeks the commercial depth departure in order to modulate the building and provide a more luxurious sidewalk along the pedestrian arterial. It also seeks a departure allowing the live/work use to occupy more than 20% of a street facade along Stone Way.



OPTION THREE - PREFERRED

In Option 3, the preferred option, a large commercial component is located along the arterial and main pedestrian path. The residential, on the other hand, is oriented towards the non-arterial street and towards a rear courtyard. The auxiliary functions, such as trash, bike parking, and residential-related program, are located along the non-arterial to allow for additional privacy. This proposal seeks to depart from commercial depth requirements in order to modulate the building and provide a more generous sidewalk width along the pedestrian arterial. The large courtyard, which is nested away from the two roads, will provide shared public space for the tenants of the building, and will use lush landscaping, seating, and creative paving to create an inviting environment that provides an oasis within an urban core.

OPTION ONE – CODE COMPLIANT

DISTINGUISHING FEATURES

- 3-story building with basement = 21,150 GSF
- 32 apartments and 5 live/work units (37 total)
- 1999 GSF commercial space fronting Stone Way N

OPPORTUNITIES

- Corner "courtyard" to create pedestrian focal point
- Square proportions reduce scale of perceived mass

CONSTRAINTS

- Majority of units do not face Stone Way
- Commercial street frontage minimized
- 1/3 of units within 5'-0" of neighboring properties and potential future blank walls
- Trash located along primary arterial
- Bike storage located in basement
- Limited number of units / inefficient design
- HVL setback required at upper levels

DEPARTURE REQUESTED:

- No departure requested
- Code compliant

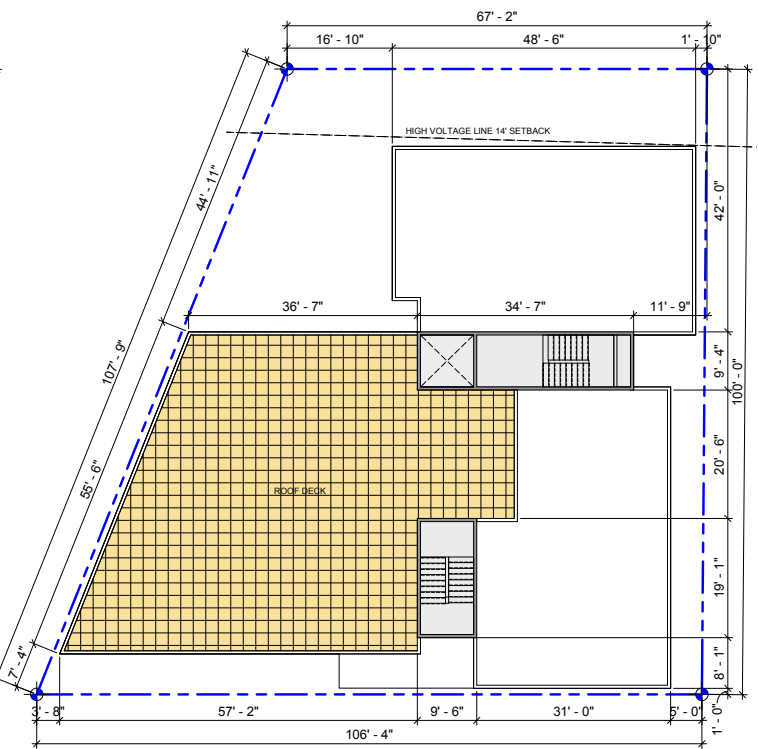
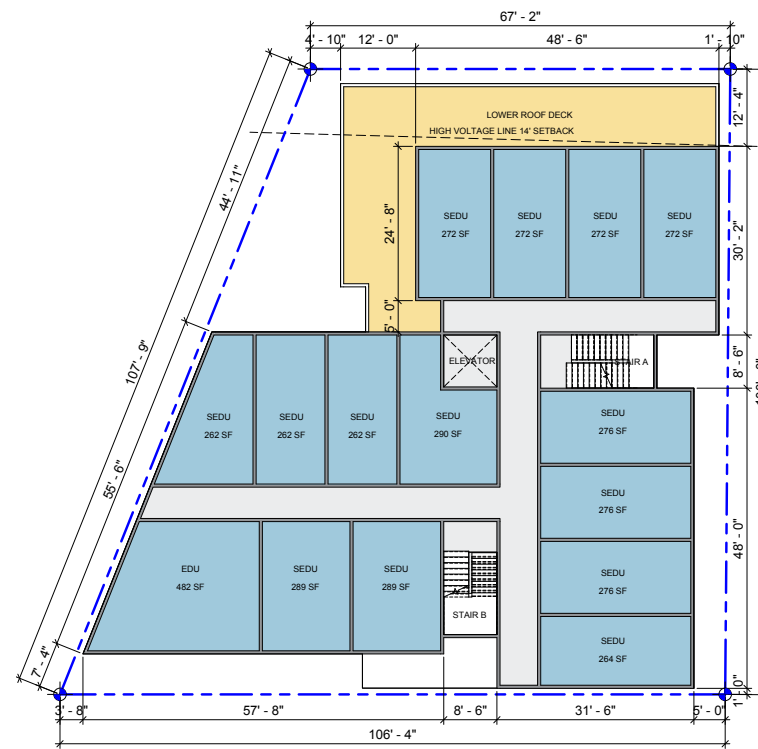
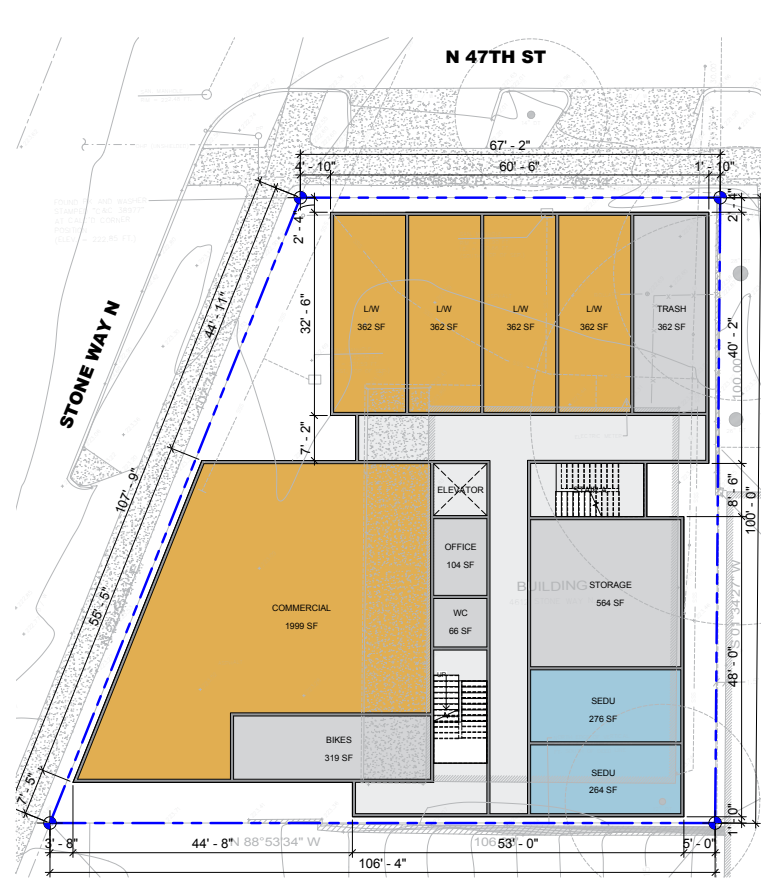
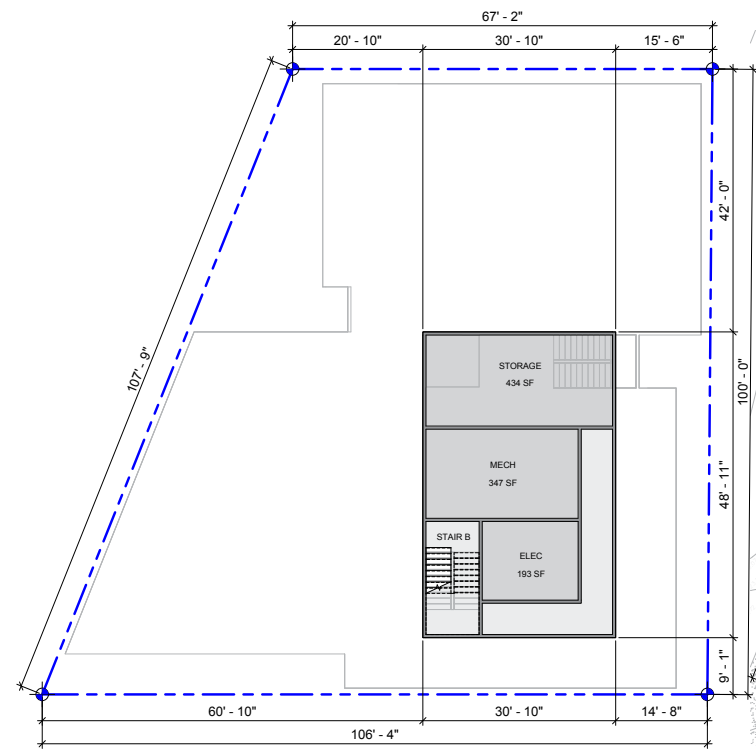
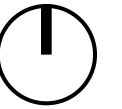
FAR CALCULATIONS

(21,685 SF Limit)

BASEMENT	1389.74 SF
GROUND FLOOR	6913.92 SF
LEVEL 2	5830.20 SF
LEVEL 3	5830.20 SF
ROOF	285.46 SF
ROOF	153.53 SF
	<hr/>
	20403.04 SF

(94% of allowable FAR used)

- COMMERCIAL AREA
- DWELLING AREA
- SERVICE AREA
- AMENITY AREA
- CIRCULATION



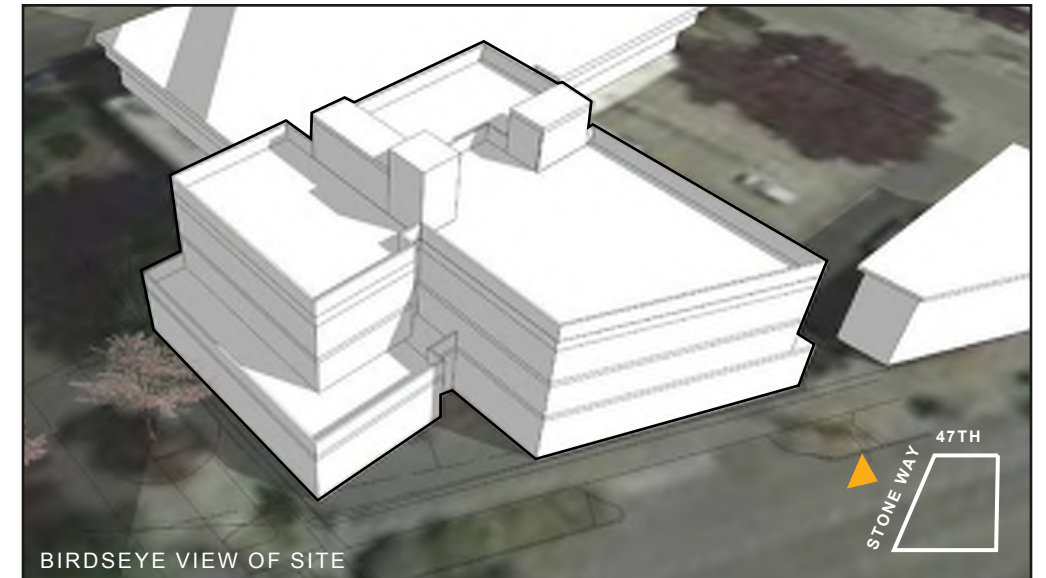
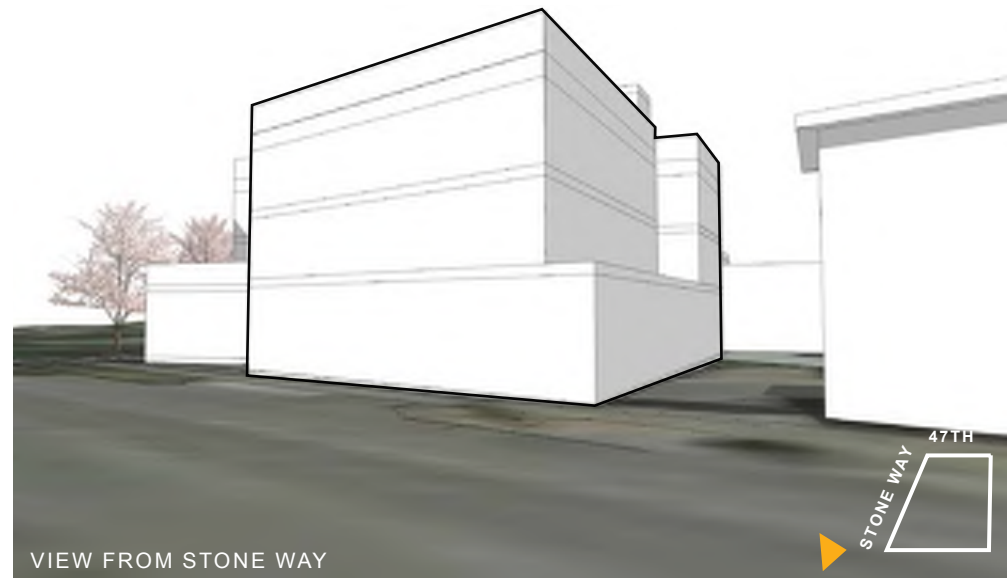
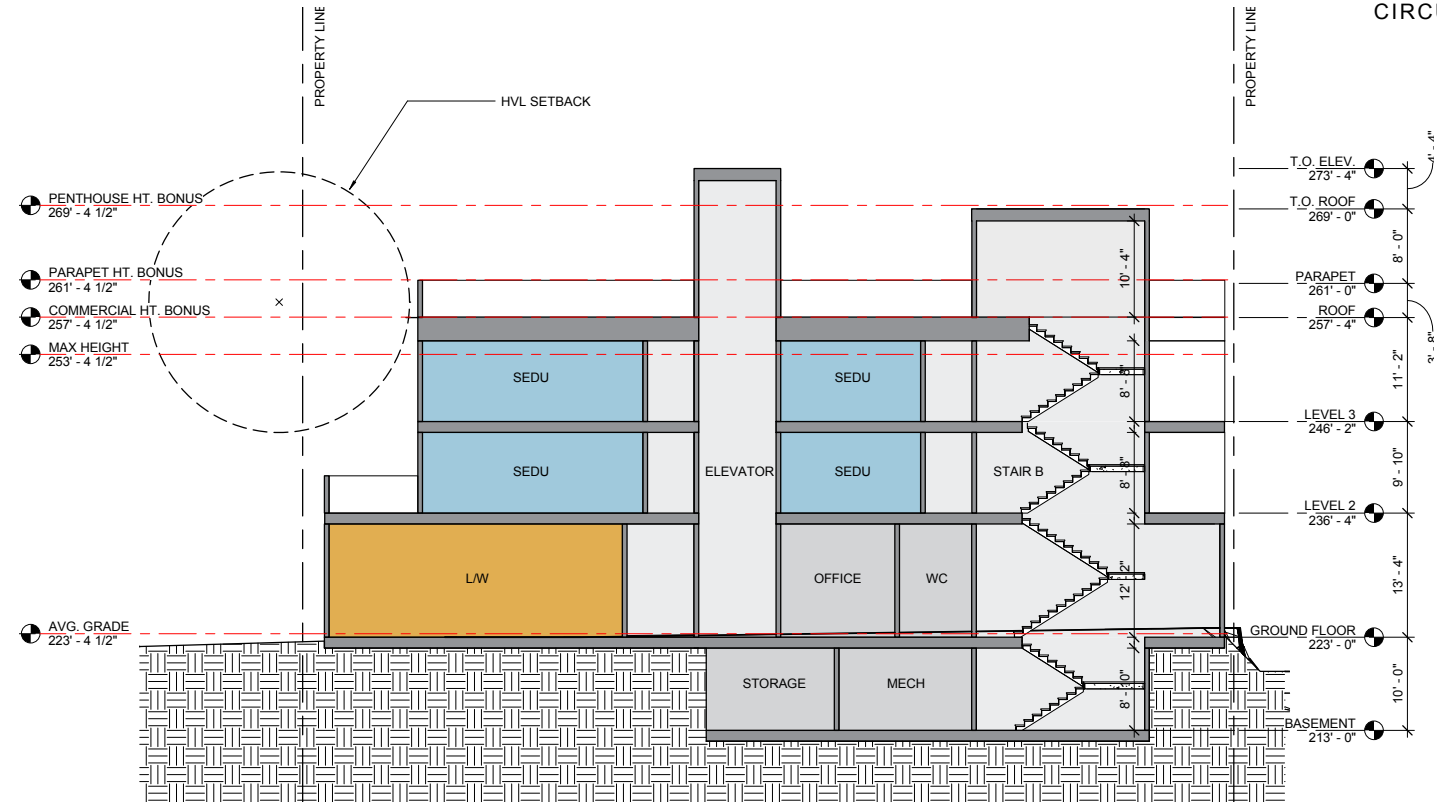
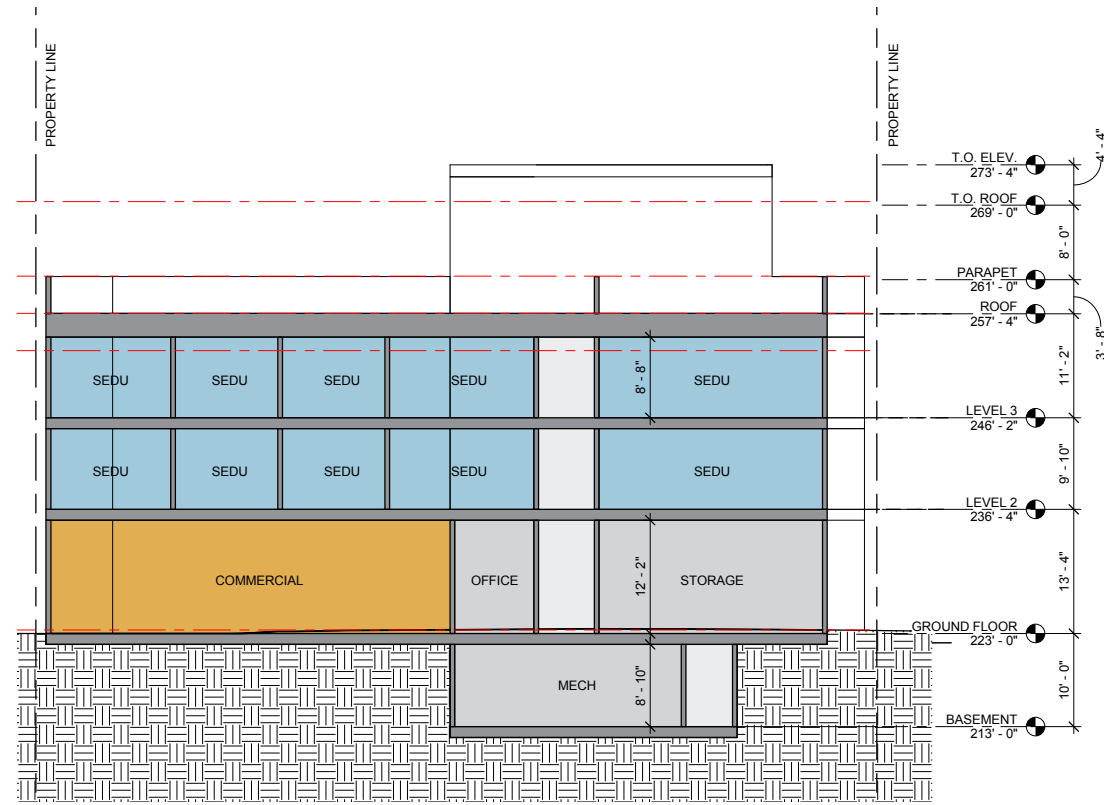
BASEMENT LEVEL

GROUND LEVEL

LEVELS 2-3

ROOF LEVEL

- COMMERCIAL AREA
- DWELLING AREA
- SERVICE AREA
- AMENITY AREA
- CIRCULATION



OPTION TWO -

DISTINGUISHING FEATURES

- 3-story building with basement = 23,880 GSF
- 41 apartments and 2 live/work units (43 total)
- 1296 GSF commercial space fronting Stone Way N

OPPORTUNITIES

- Commercial at building and site corner
- Use of site maximized with central circulation - efficient layout
- Primary commercial components located along Stone Way N; secondary functions located along N 47th Street

CONSTRAINTS

- Units split between facing street and facing neighboring properties
- Commercial street frontage minimized
- HVL setback required at upper levels
- 1/2 of units within 5'-0" of neighboring properties and potential future blank walls

DEPARTURE REQUESTED:

- Live/Work percentage along primary pedestrian street
- Commercial depth departure required to create modulation and increase pedestrian access

FAR CALCULATIONS

(21,685 SF Limit)

BASEMENT	1288.88 SF
GROUND FLOOR	7029.75 SF
LEVEL 2	6474.08 SF
LEVEL 3	6474.08 SF
ROOF	153.00 SF
ROOF	265.08 SF
TOTAL	21684.88 SF

(99% of allowable FAR used)

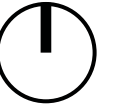
COMMERCIAL AREA

DWELLING AREA

SERVICE AREA

AMENITY AREA

CIRCULATION



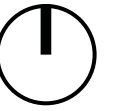
BASEMENT LEVEL

GROUND LEVEL

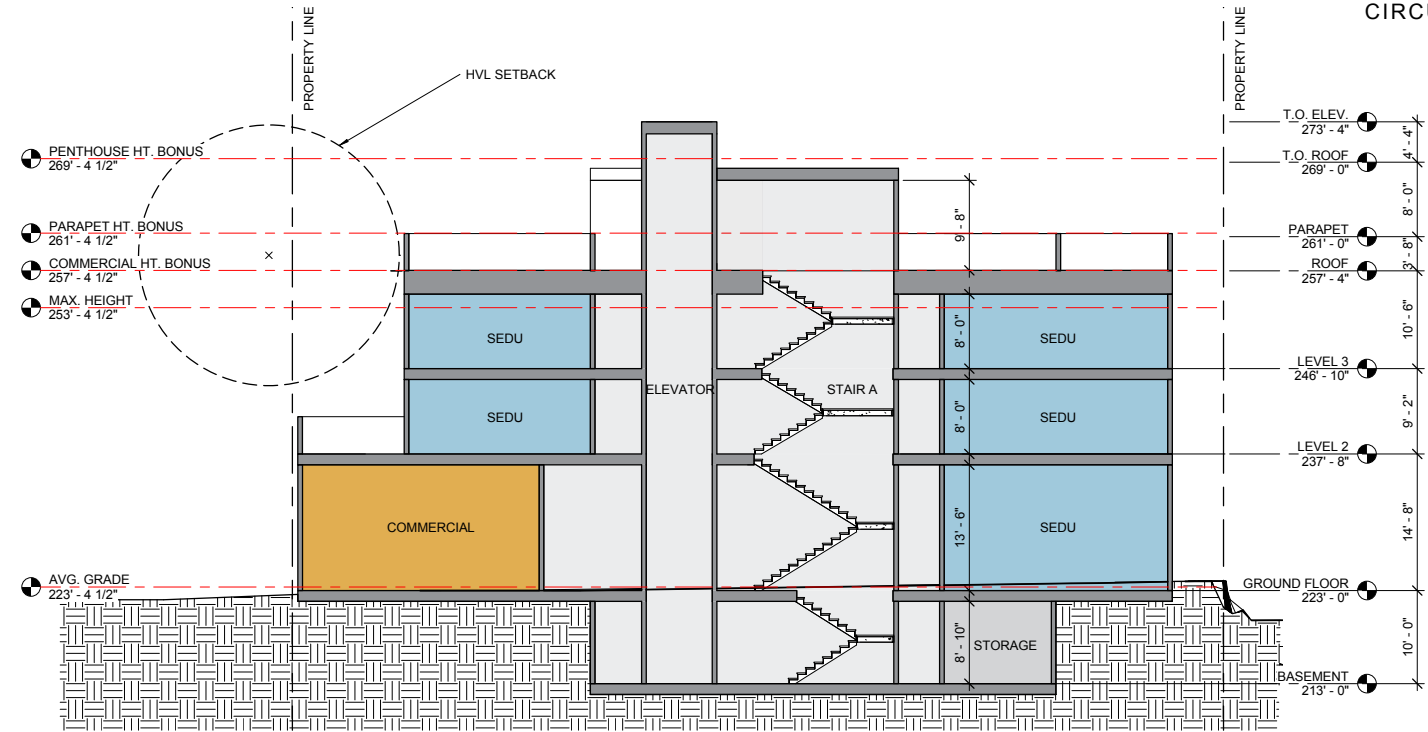
LEVELS 2-3

ROOF LEVEL

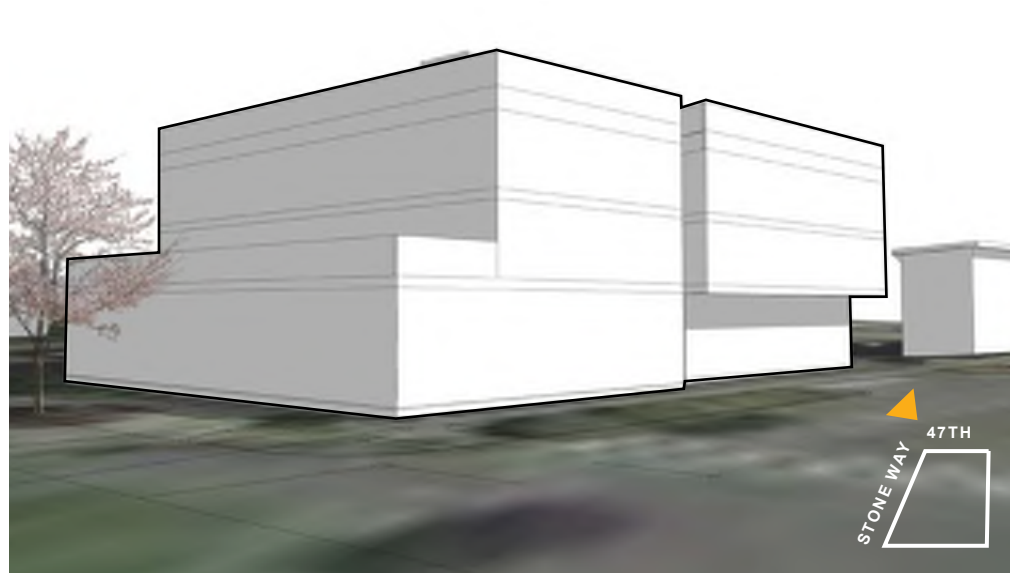
- COMMERCIAL AREA
- DWELLING AREA
- SERVICE AREA
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- CIRCULATION



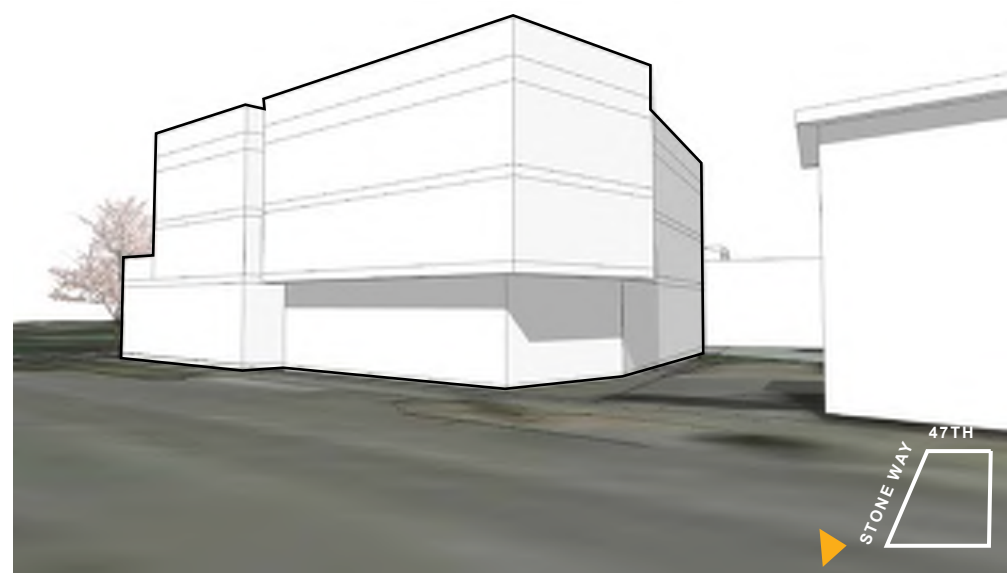
EAST-WEST STACKING



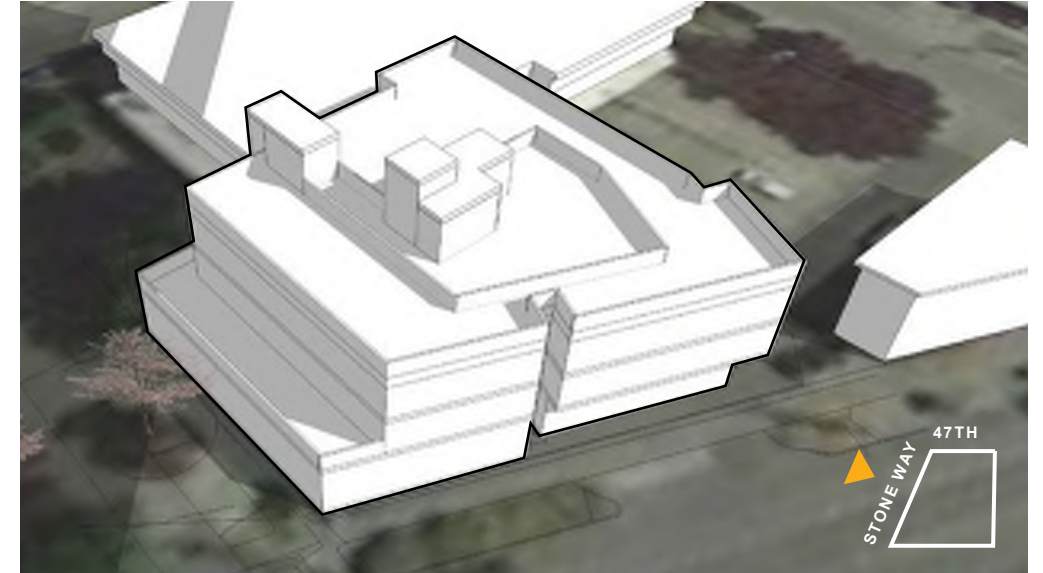
NORTH-SOUTH STACKING



VIEW FROM CORNER OF N 47TH AND STONE WAY



VIEW FROM STONE WAY



BIRDSEYE VIEW OF SITE

OPTION THREE (PREFERRED) -

DISTINGUISHING FEATURES

- 3-story building with basement = 23,620 GSF
- 40 apartments and 1 commercial (potentially 2-3 divided)
- 2352 GSF commercial space fronting Stone Way N

OPPORTUNITIES

- Commercial at building corner
- Maximized commercial frontage along arterial street and primary pedestrian pathway
- Efficient layout
- Sizable landscaped courtyard provides excellent natural outlook for all units not fronting on street (approx. 1/2 of units)
- Primary commercial components located along Stone Way N; secondary functions located along N 47th Street
- Maximizing site potential while retaining shared open space
- Simplified massing for clarity of design intent

CONSTRAINTS

- HVL setback required at upper levels

DEPARTURE REQUESTED:

- Commercial depth departure required to create modulation and increase pedestrian access

FAR CALCULATIONS

(21,685 SF Limit)

BASEMENT	2684.49 SF
GROUND FLOOR	6206.86 SF
LEVEL 2	5868.30 SF
LEVEL 3	5868.35 SF
ROOF	294.76 SF
ROOF	129.22 SF
	<hr/>
	21051.98 SF

(98% of allowable FAR used)

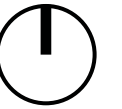
COMMERCIAL AREA

DWELLING AREA

SERVICE AREA

AMENITY AREA

CIRCULATION



BASEMENT LEVEL

GROUND LEVEL

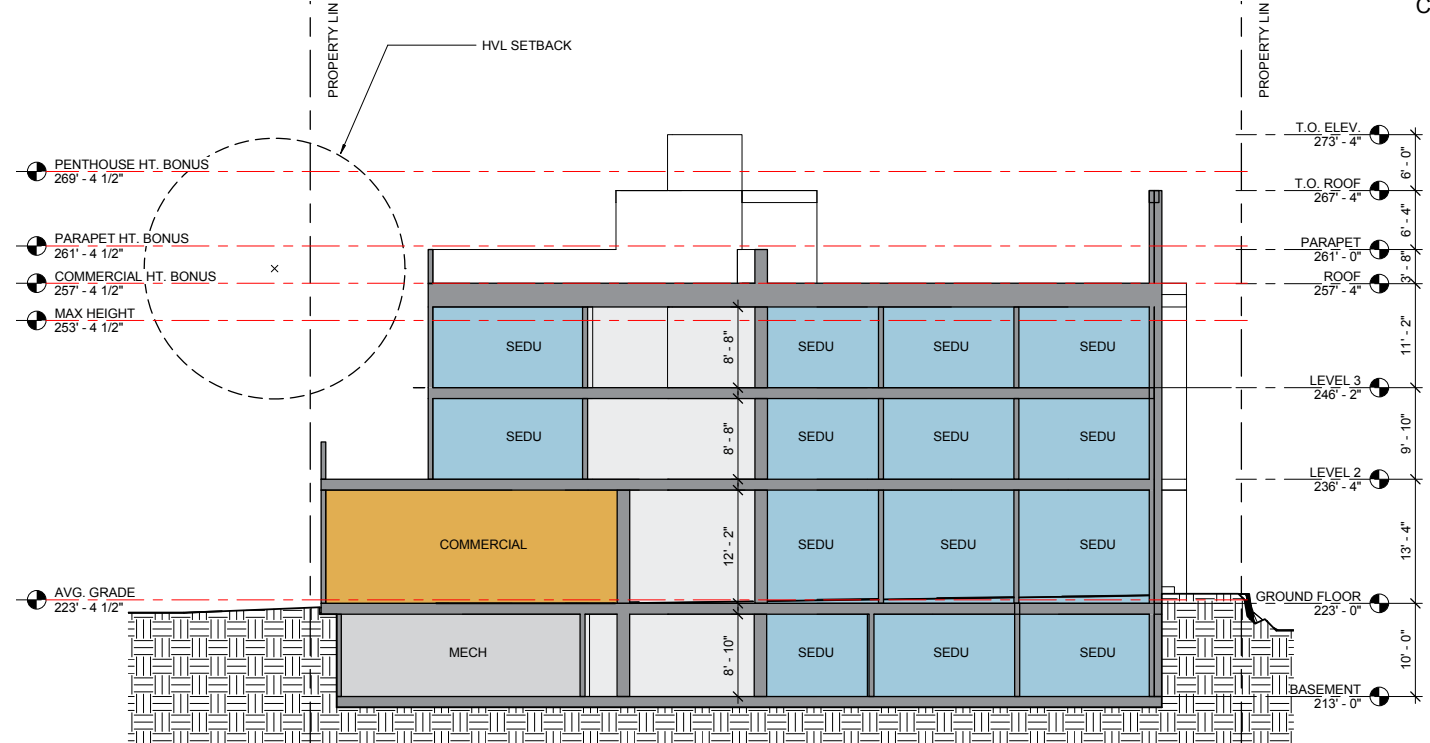
LEVELS 2-3

ROOF LEVEL

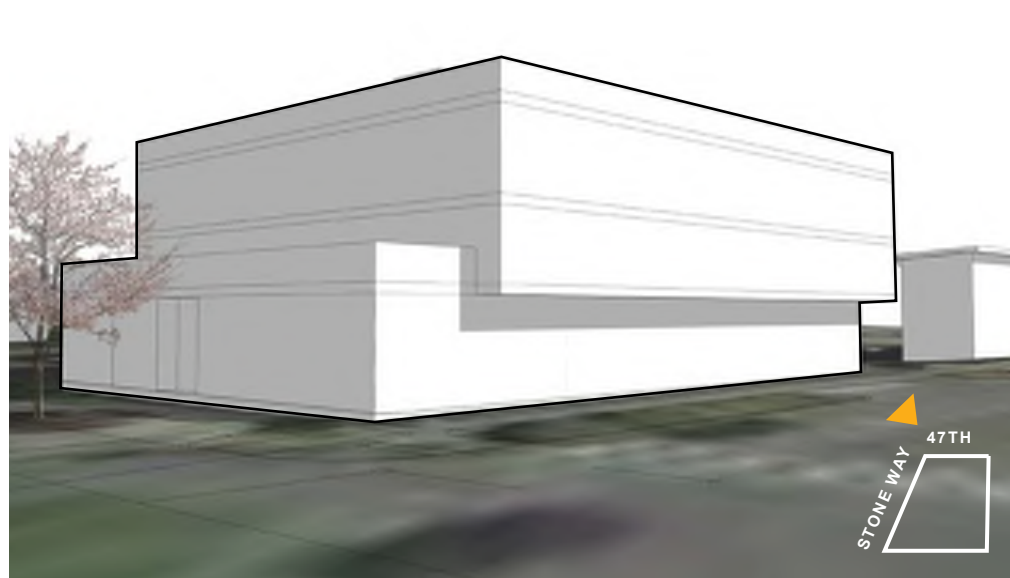
- COMMERCIAL AREA
- DWELLING AREA
- SERVICE AREA
- AMENITY AREA
- CIRCULATION



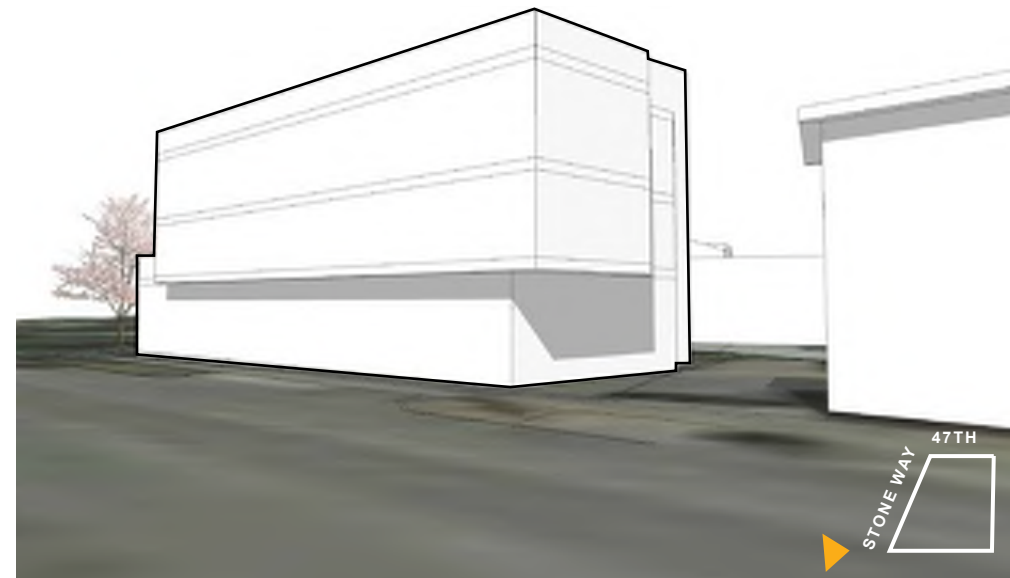
EAST-WEST STACKING



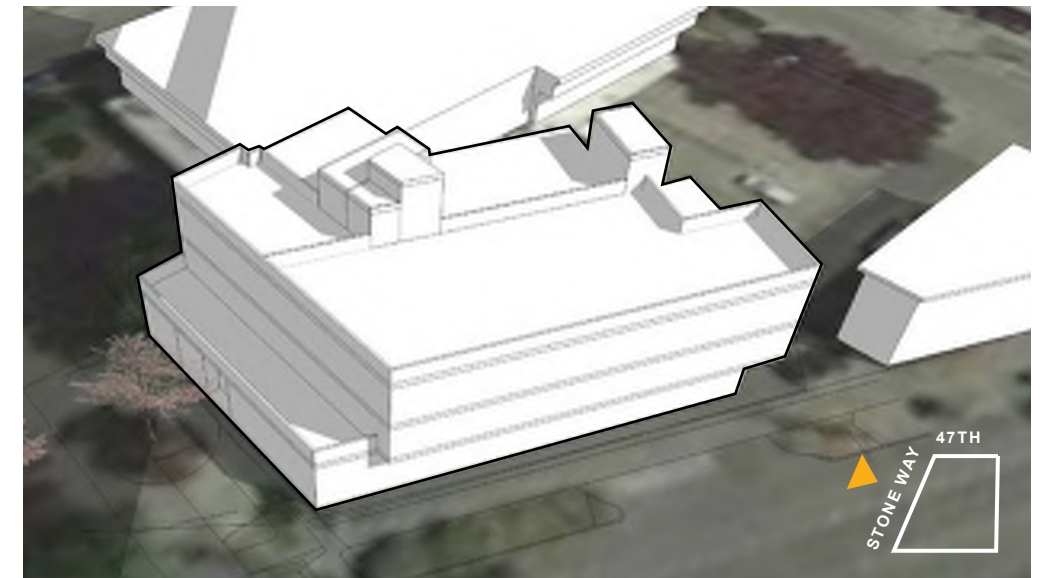
NORTH-SOUTH STACKING



VIEW FROM CORNER OF N 47TH AND STONE WAY



VIEW FROM STONE WAY



BIRDSEYE VIEW OF SITE

CONNECTION TO CORNER

Options 1 and 2 respond to the corner in two distinct ways. Option 1 provides a courtyard at the corner to divide the building and decrease the perceived massing. Option 2 angles to meet the corner, orienting the units towards the street and creating an urban street wall that resembles other mid-scale development in the neighborhood.

SECONDARY DECK

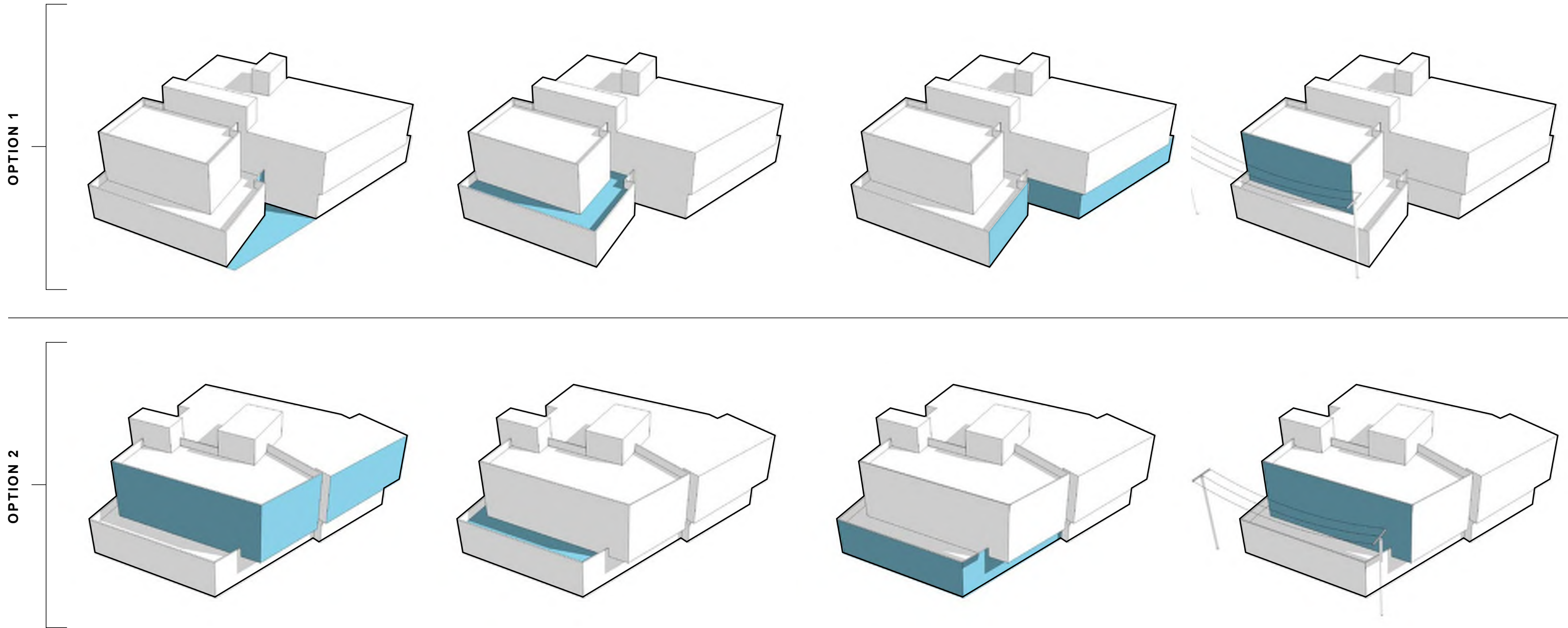
Both options use the massing opportunities to offer a secondary deck at Level 2 along N 47th Street. This deck will be divided into private patios for the adjacent units, separated by landscaping and other methods. This semi-private space visually connects the public sidewalk to the units.

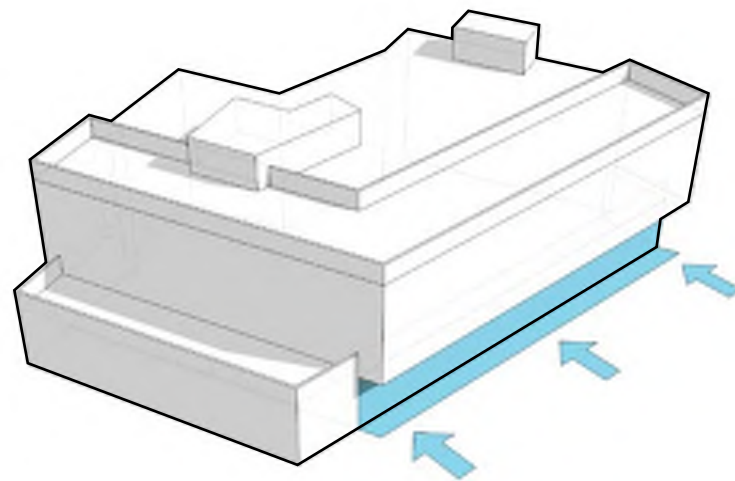
DEFINED ENTRY

The residential entries for both of these options are recessed and used modulation inherent in the building to direct the pedestrian towards the residential entry.

HVL SETBACK

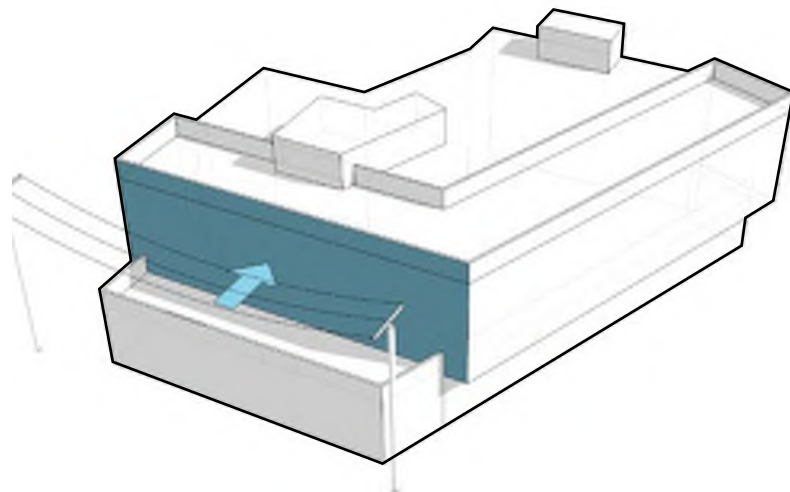
All proposals are required to hold a 14'-0" setback from the existing HVL along N 47th Street. This modulation will benefit the project by decreasing the perceived massing and providing the previously mentioned exterior decks.





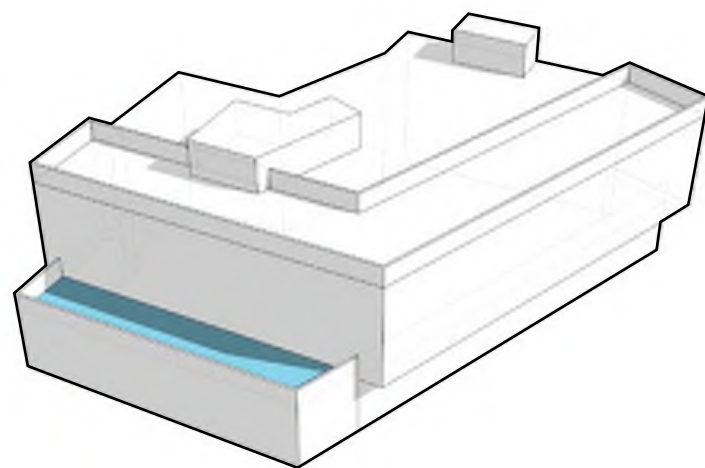
RECESSED COMMERCIAL

A departure is requested to recess the commercial space and provide additional sidewalk to the public. This design move accomplishes several things: first, it clarifies the modulation of the proposed building. Second, it allows the commercial doors to swing out while maintaining an appealing urban street wall. Third, it creates inherent weather protection with an upper level overhang.



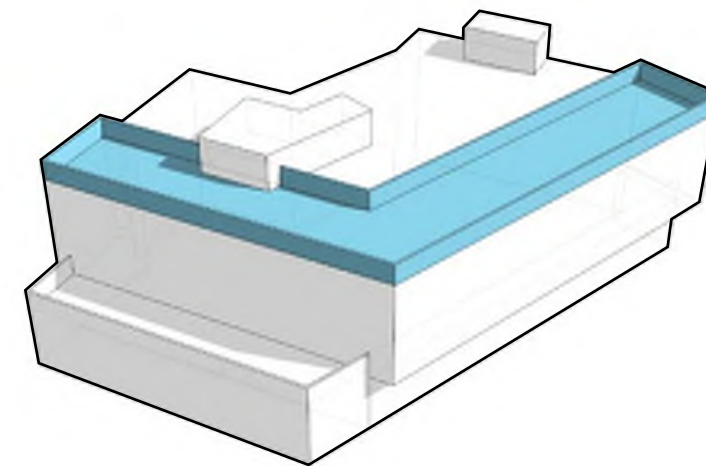
HVL SETBACK

All proposals are required to hold a 14'-0" setback from the existing HVL along N 47th Street. This modulation will benefit the project by decreasing the perceived massing while providing private, exterior decks.



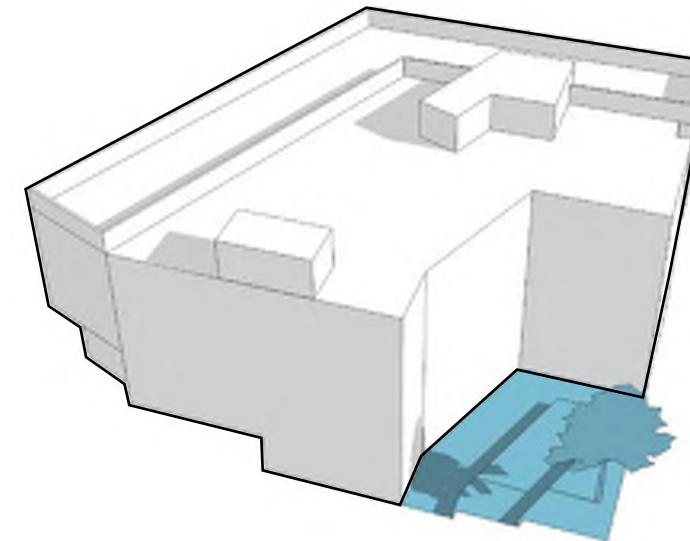
SECONDARY DECK

Like the previous options, this proposal also uses the massing opportunities to offer a secondary deck along N 47th Street. This deck will be divided into private patios for the adjacent units. This semi-private space visually connects the public sidewalk to the units. It also is located immediately adjacent to several appealing mature street trees.



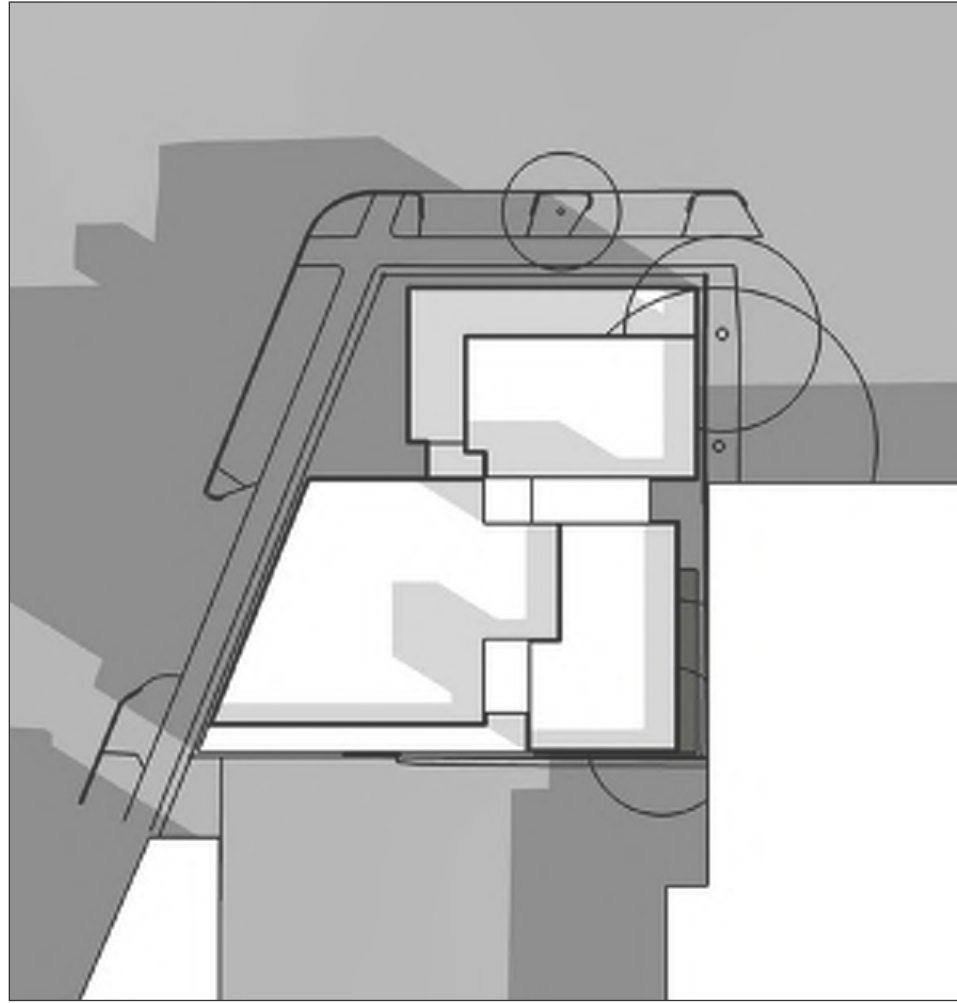
ROOF DECK MASSING

The parapets at the roof will be utilized to further clarify the overall building massing. The roof deck will be primarily oriented towards the north (towards the park and the existing street trees) and towards the west (towards the arterial.)

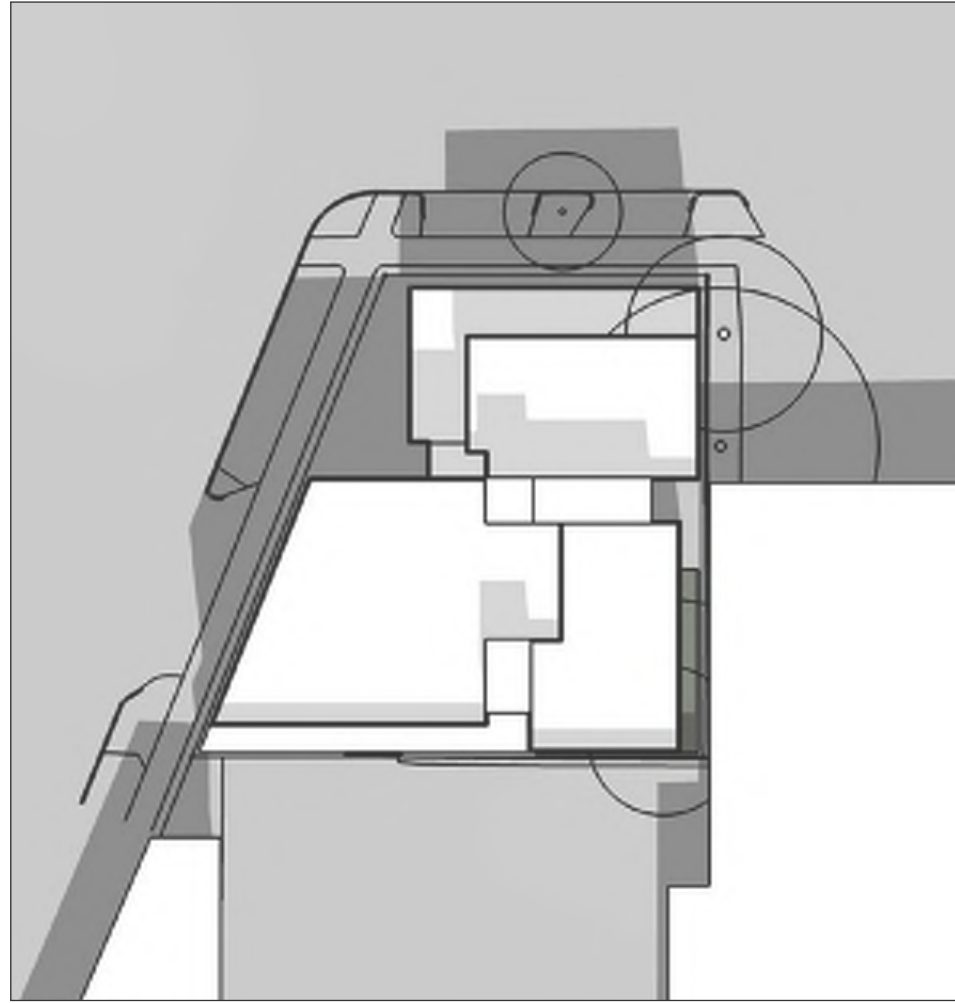


REAR COURTYARD

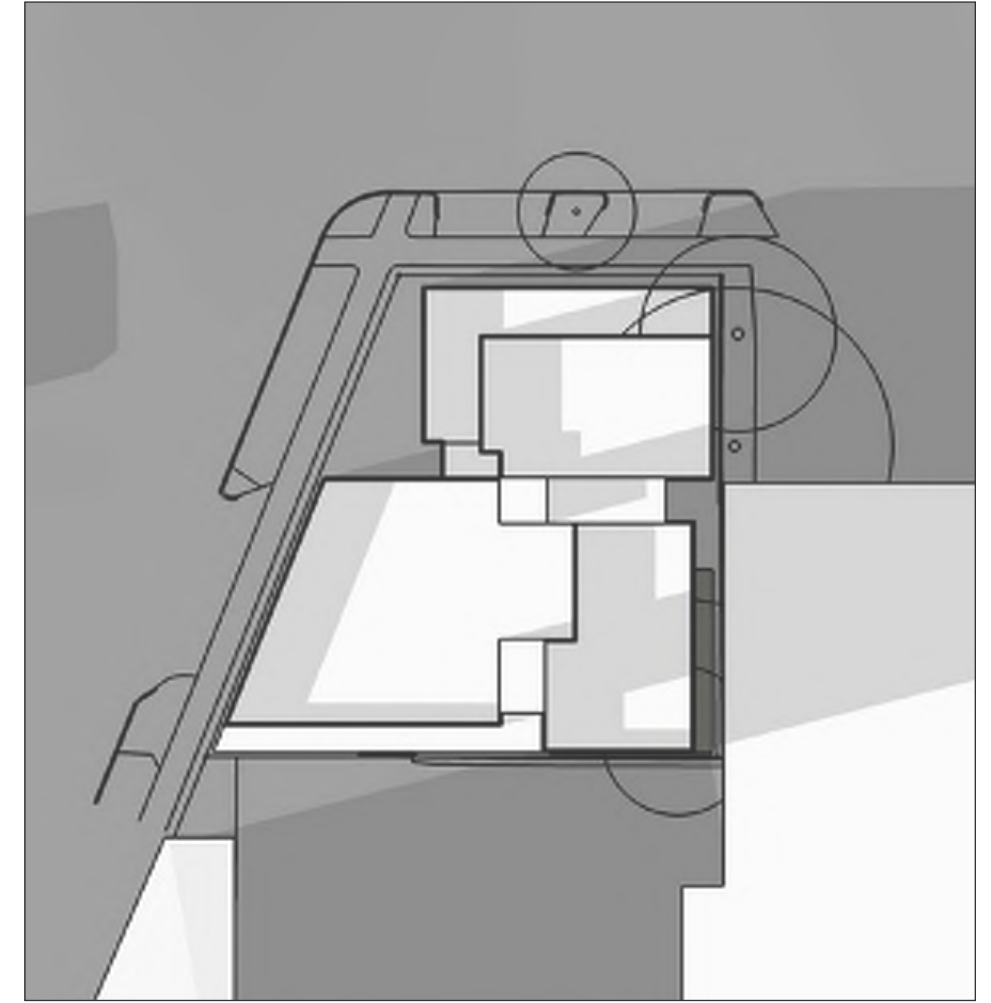
The preferred option focuses many of the units towards a contained courtyard that contains an existing mature deciduous tree and will be terraced and planted accordingly. The courtyard is oriented towards the southeast of the site and should receive ample sunlight.



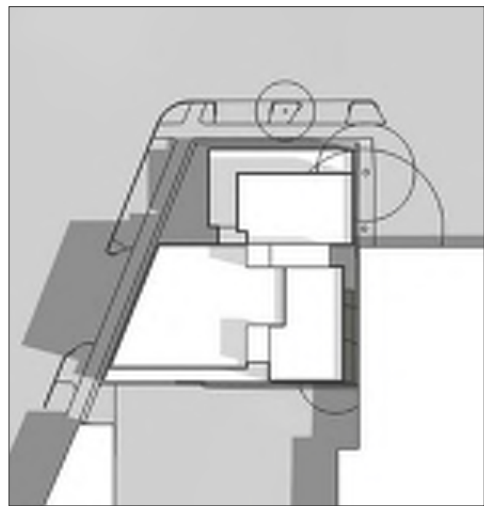
MARCH / SEPTEMBER 21, 9 AM



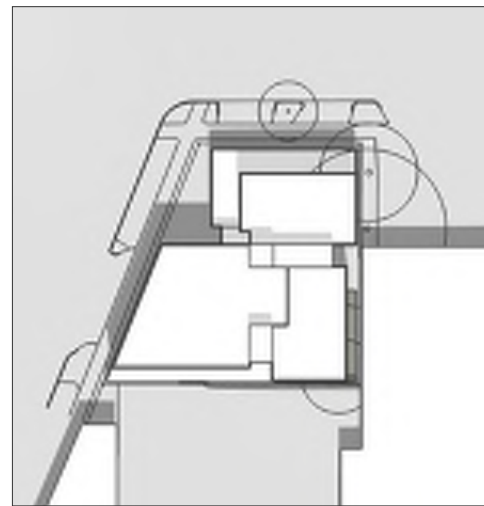
MARCH / SEPTEMBER 21, 12 PM



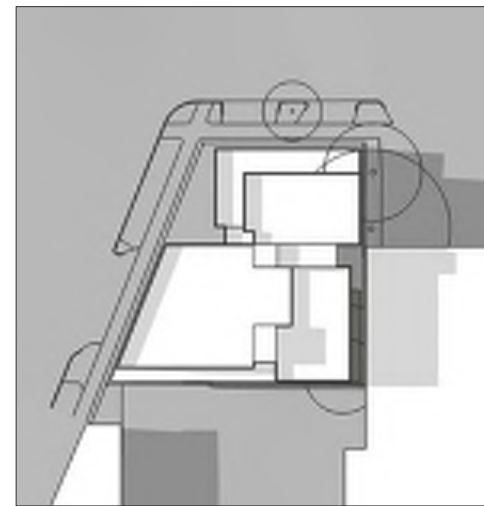
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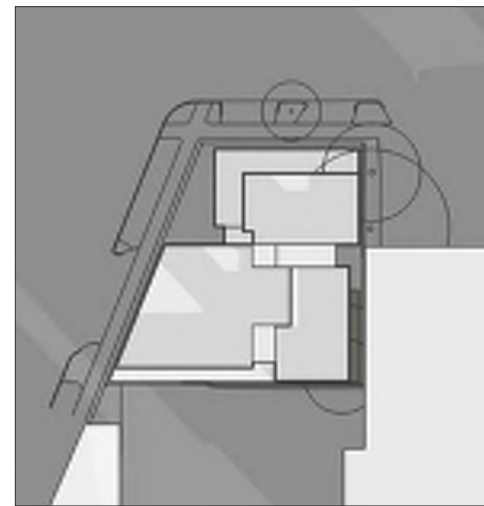
JUNE 21, 9 AM



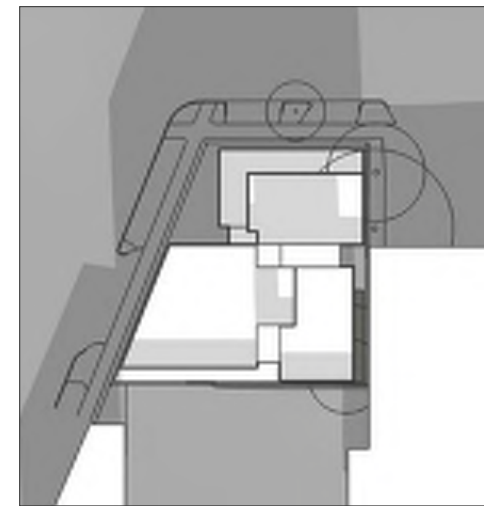
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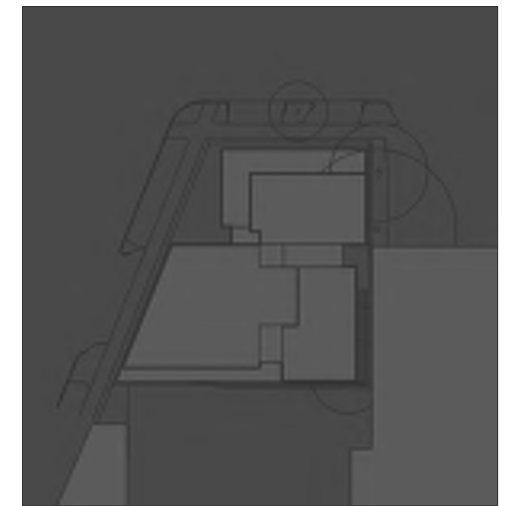
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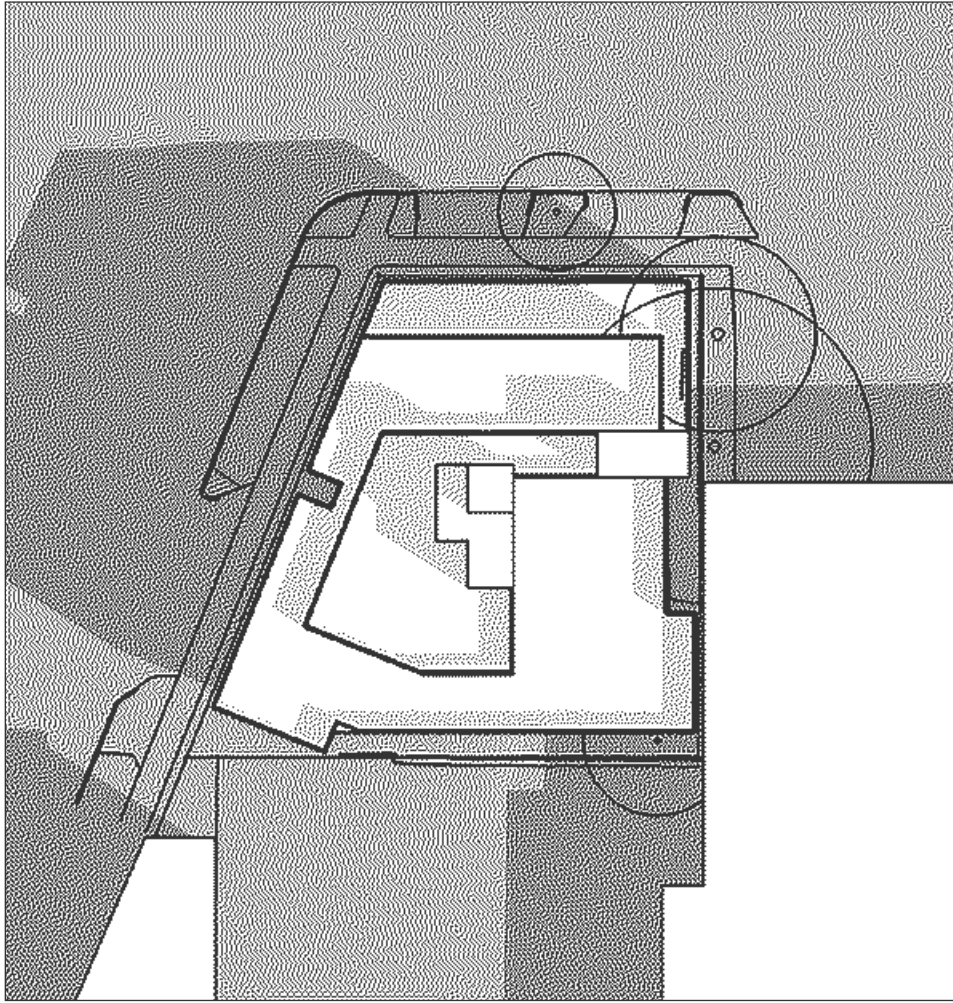
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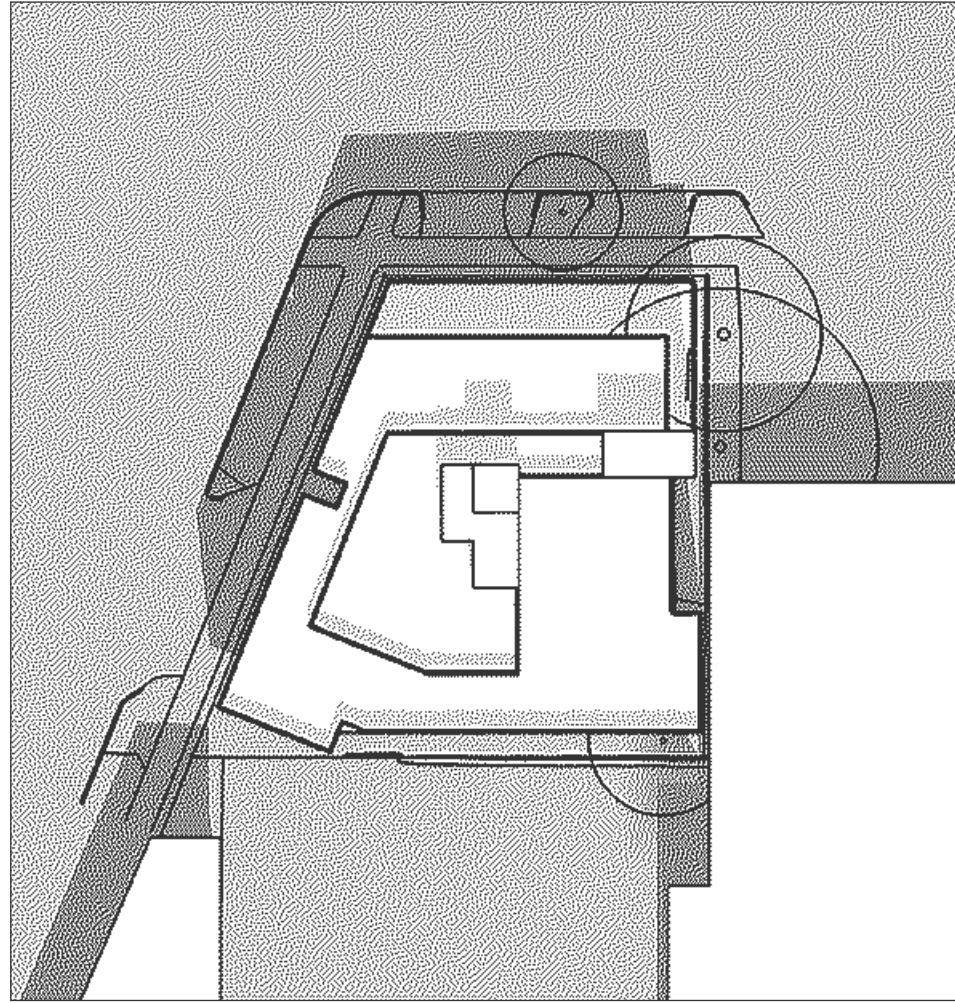
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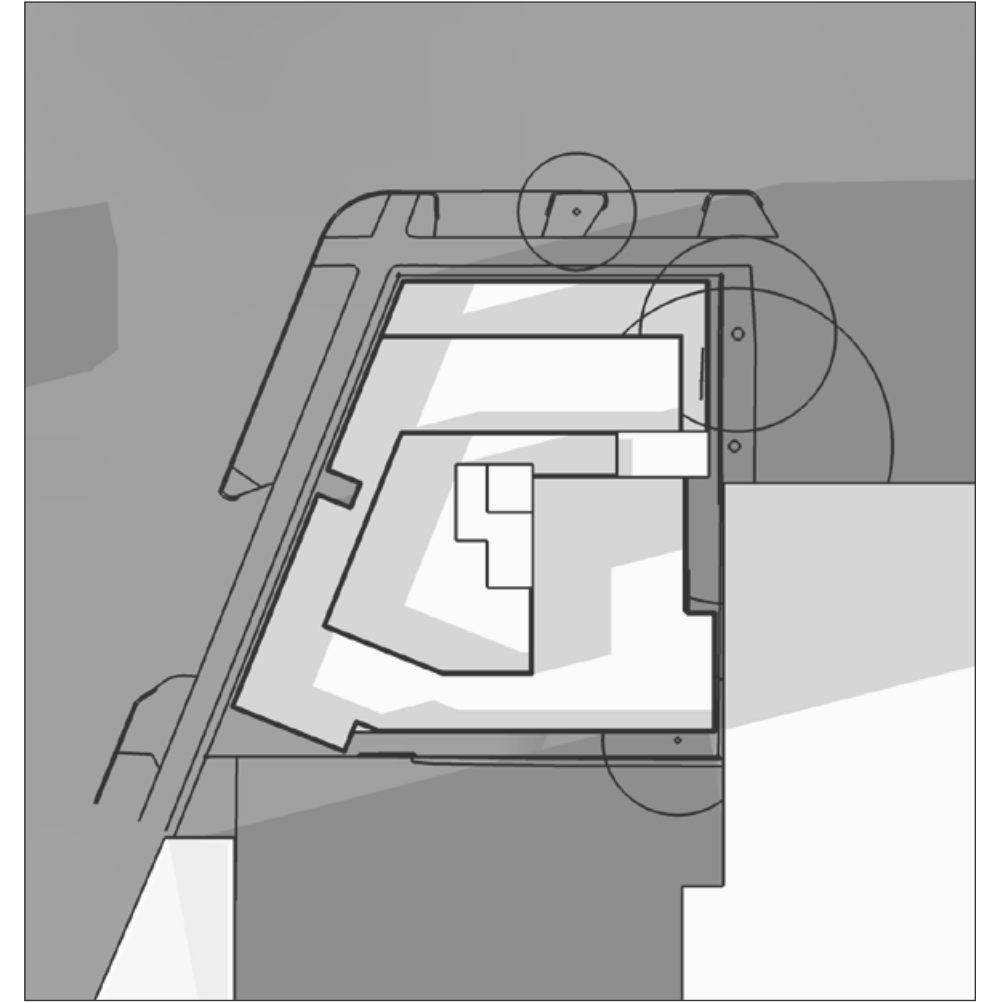
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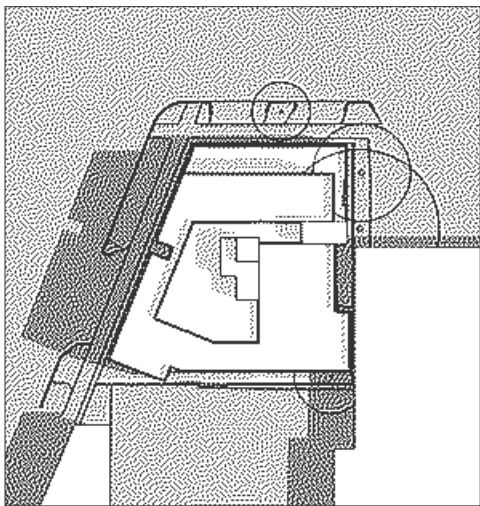
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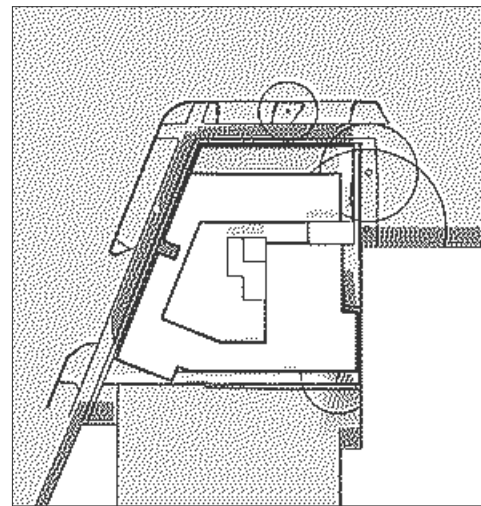
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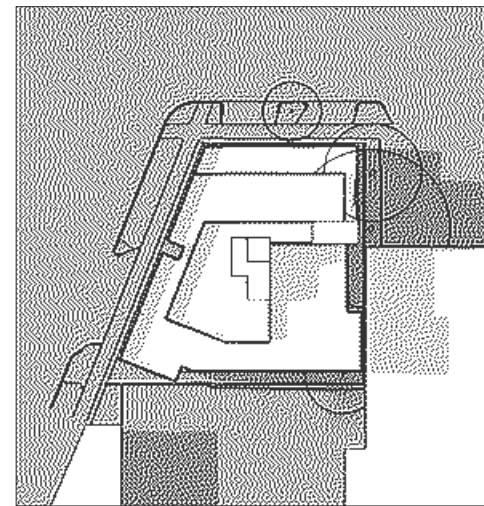
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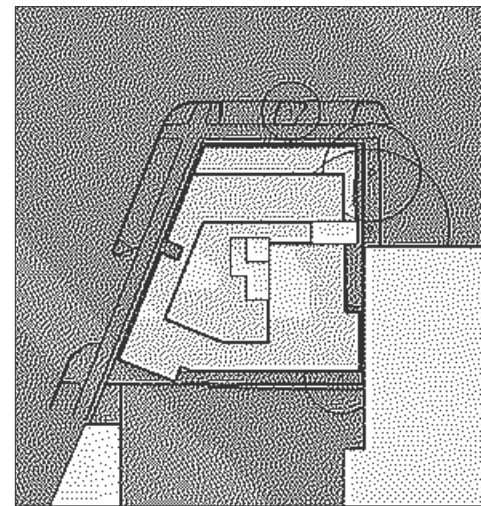
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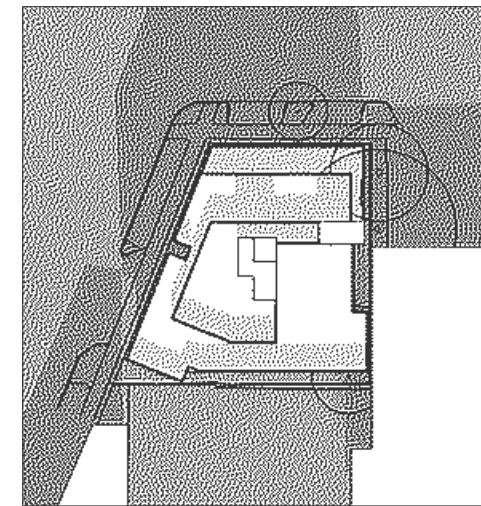
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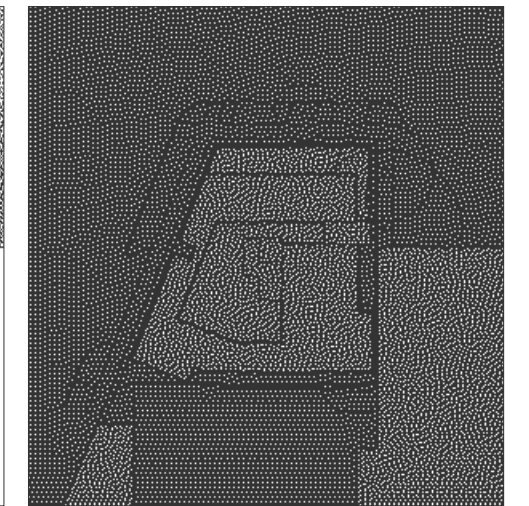
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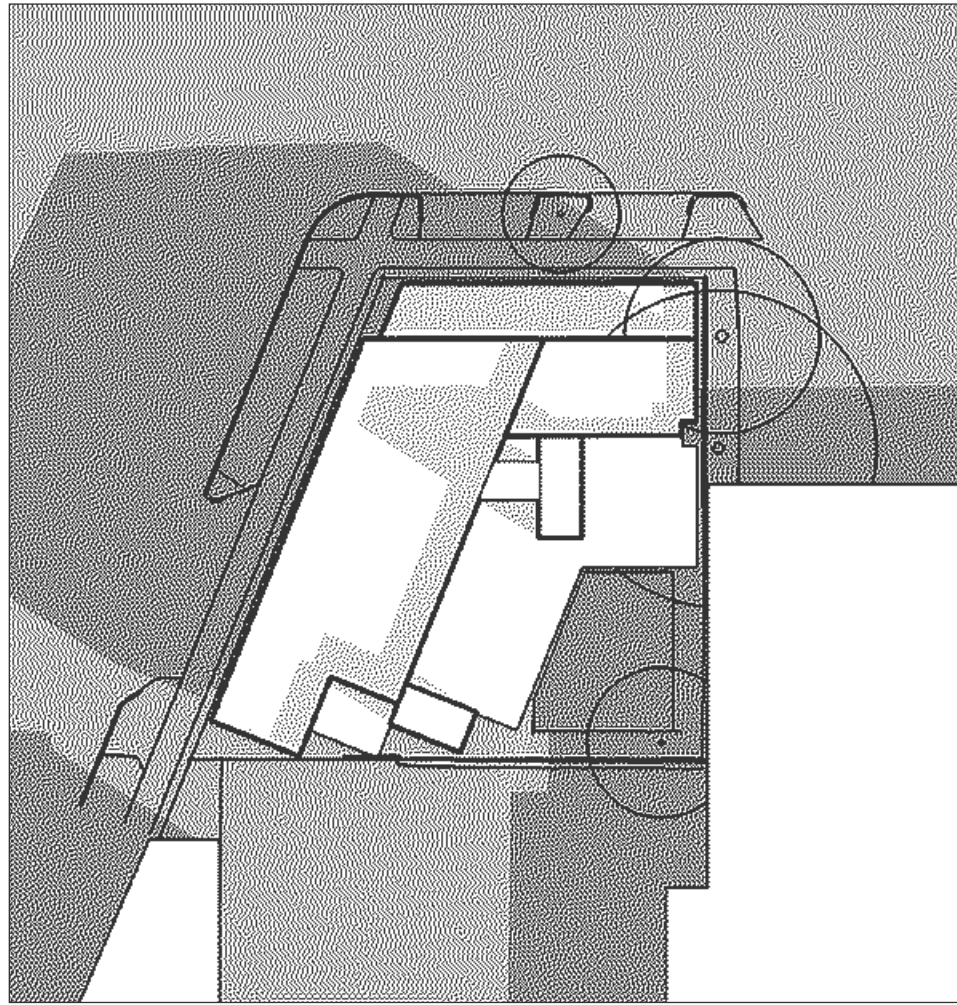
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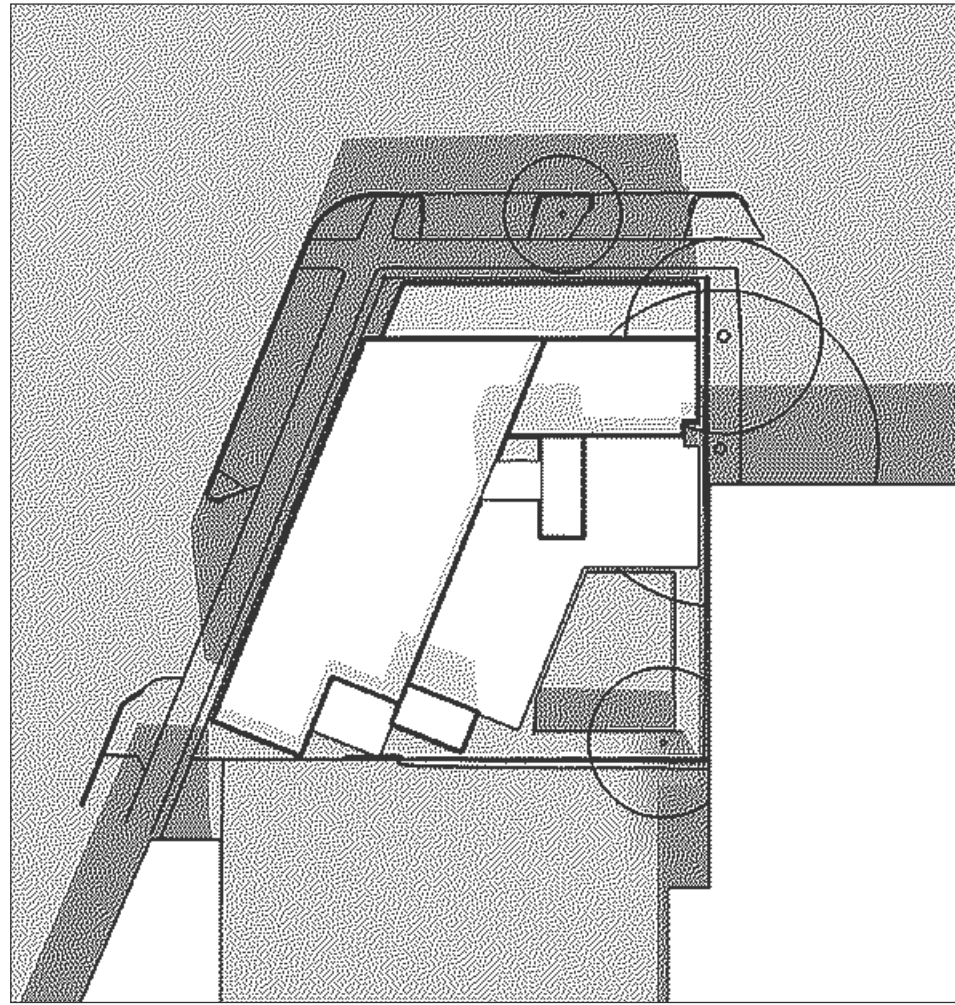
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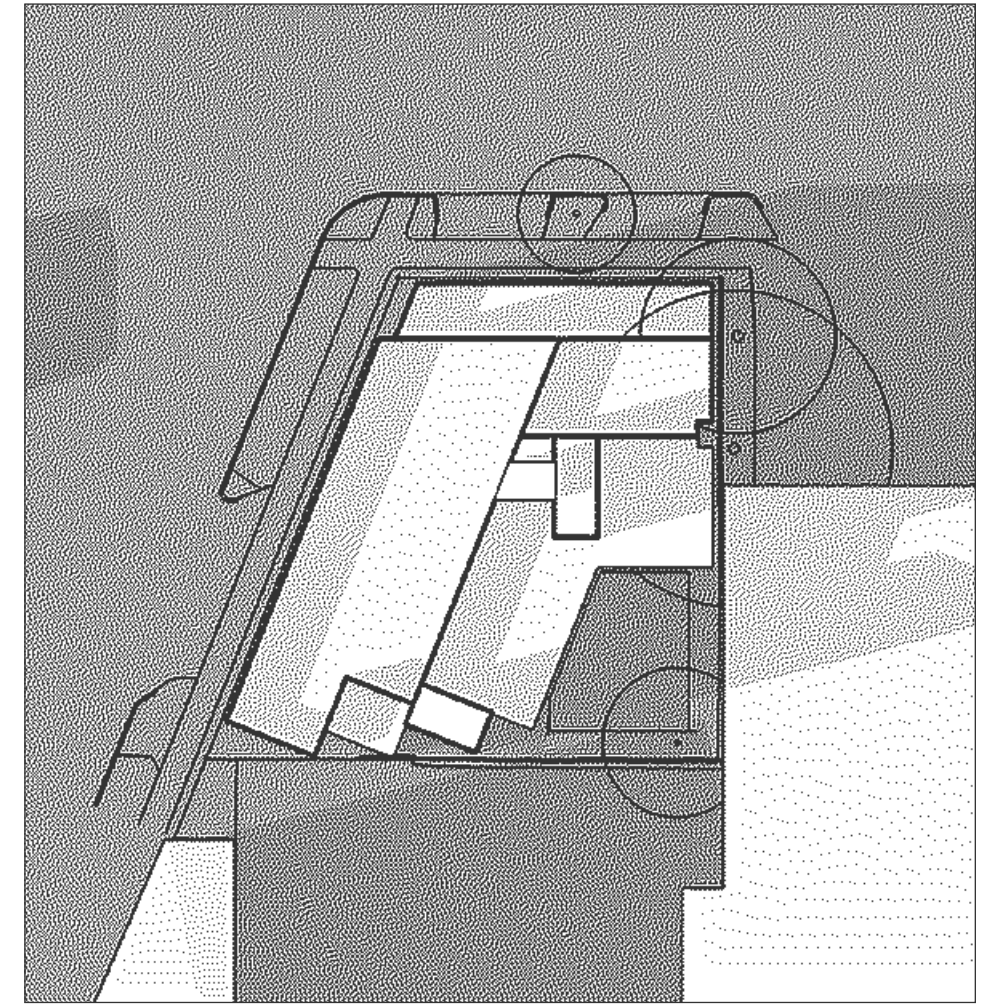
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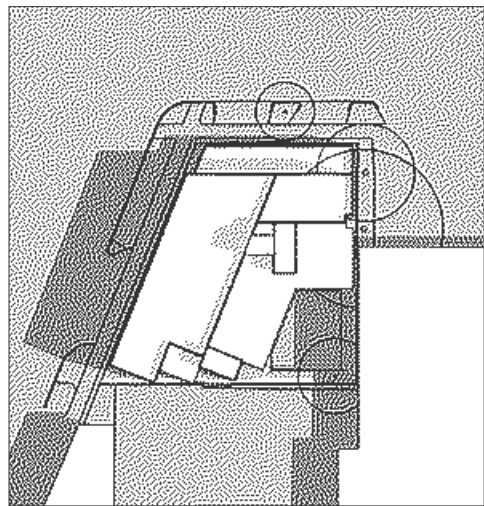
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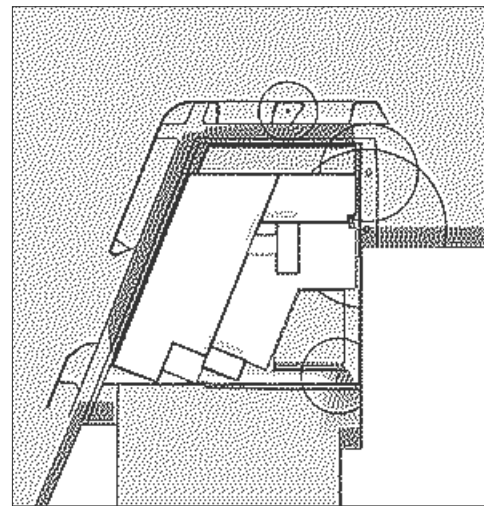
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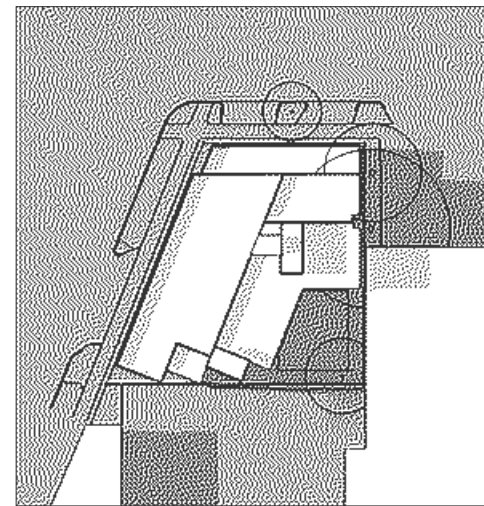
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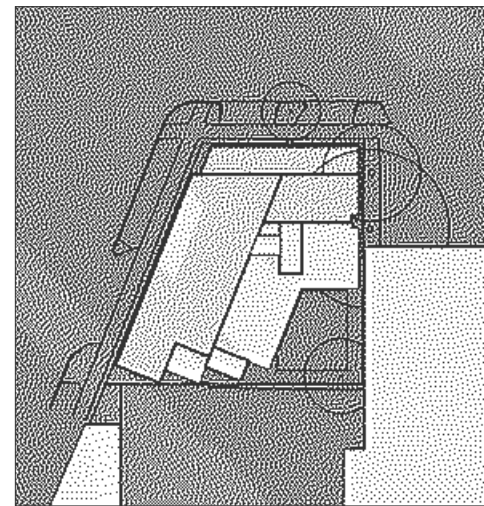
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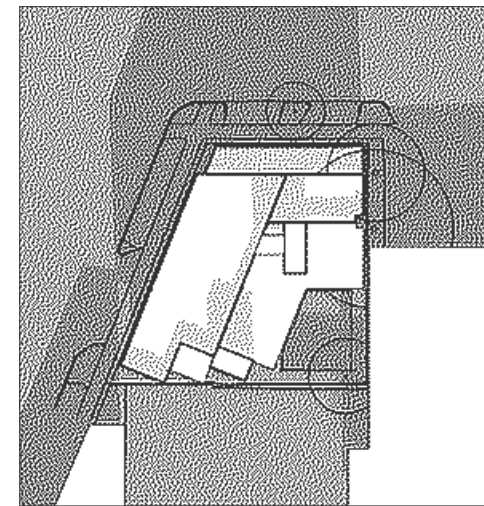
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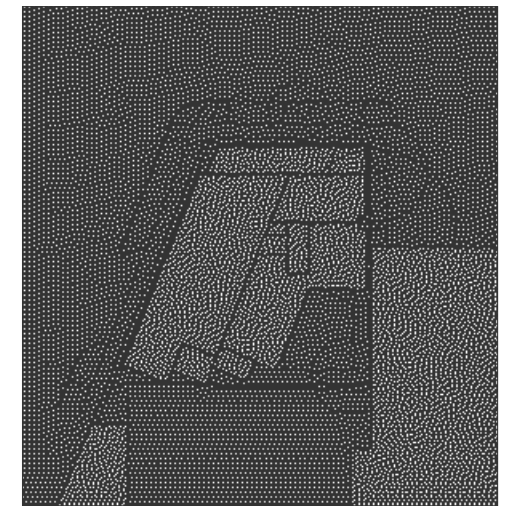
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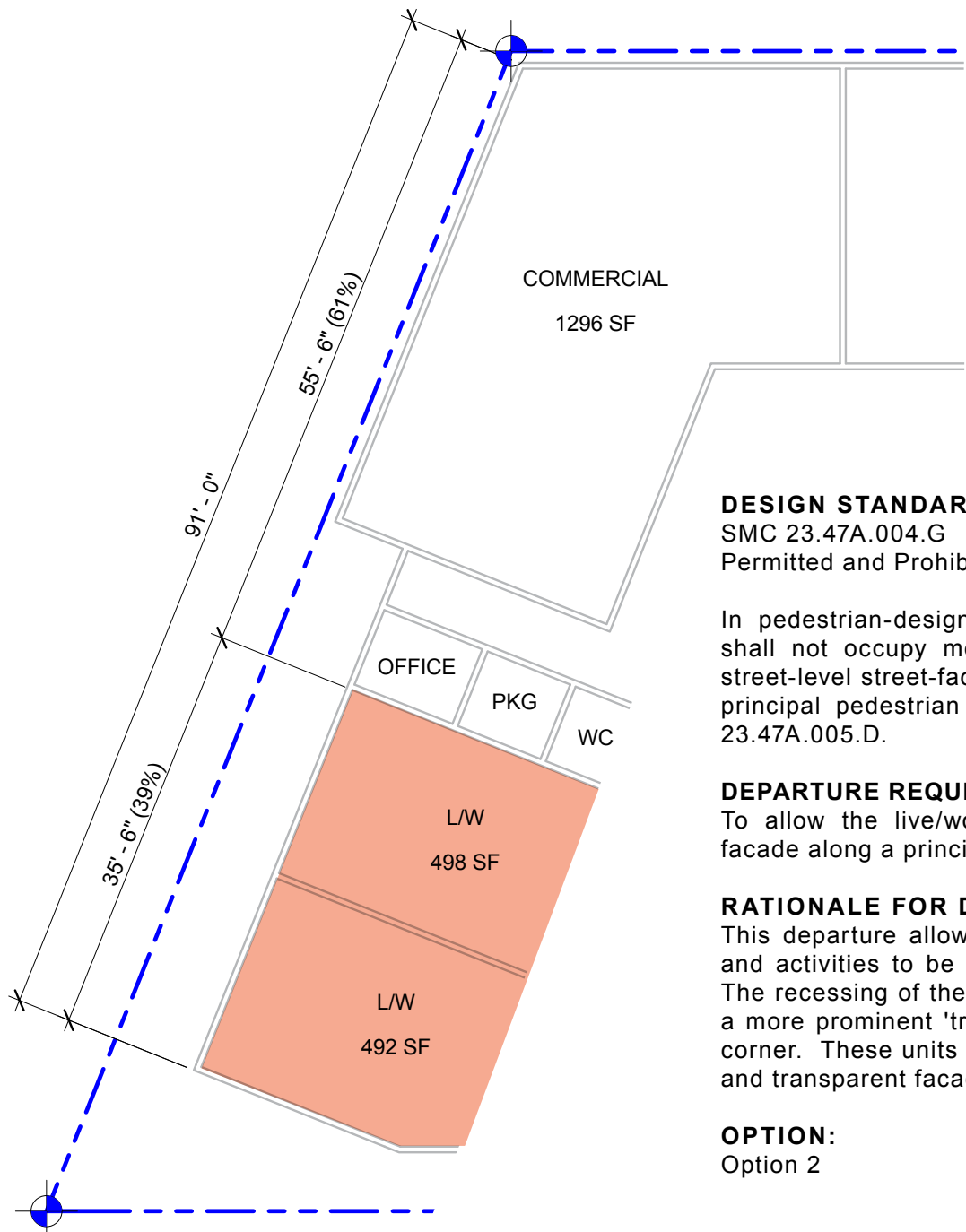
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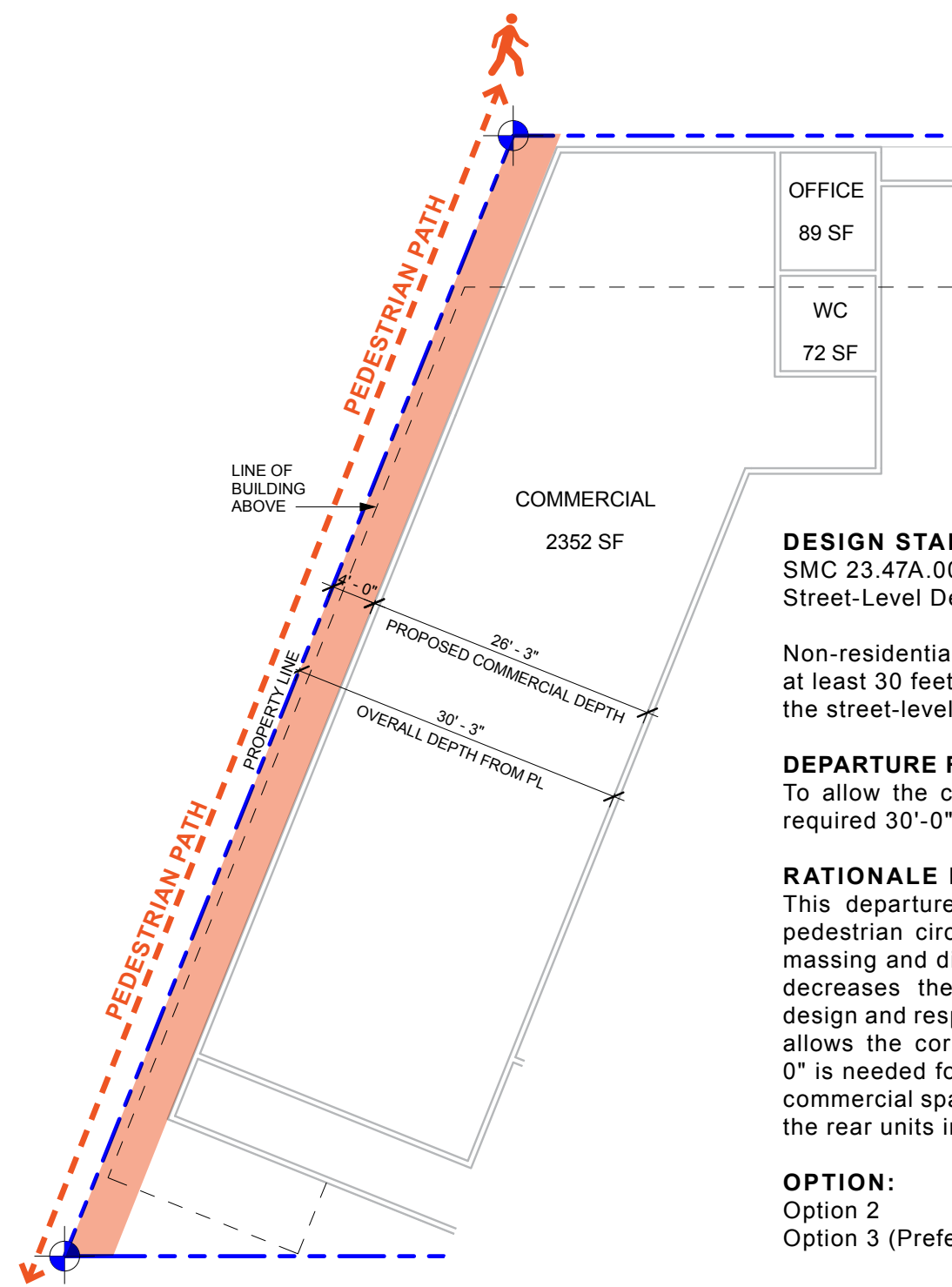
DESIGN STANDARD
 SMC 23.47A.004.G
 Permitted and Prohibited Uses

In pedestrian-designated zones, live-work units shall not occupy more than 20 percent of the street-level street-facing facade along designated principal pedestrian streets listed in subsection 23.47A.005.D.

DEPARTURE REQUEST
 To allow the live/works to occupy 39% of the facade along a principal pedestrian street.

RATIONALE FOR DEPARTURE:
 This departure allows for a variety of use types and activities to be located along Stone Way N. The recessing of the live/work units also creates a more prominent 'true' commercial space at the corner. These units would still maintain an active and transparent facade.

OPTION:
 Option 2



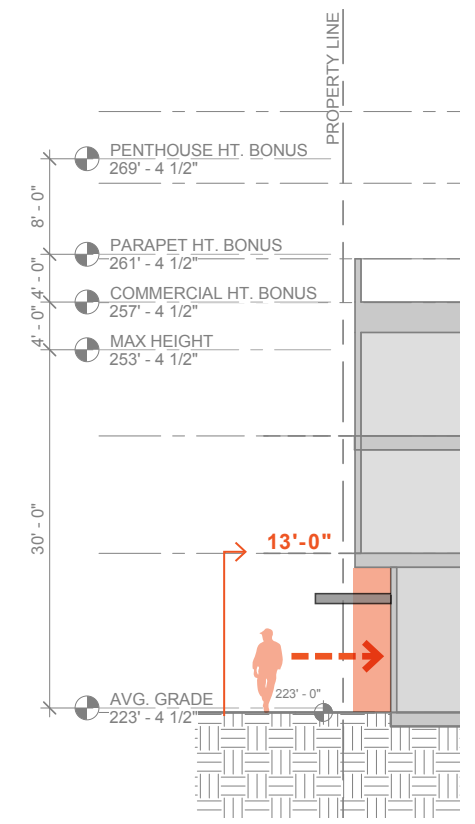
DESIGN STANDARD
 SMC 23.47A.008.B.3
 Street-Level Development Standards

Non-residential uses shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level street-facing facade.

DEPARTURE REQUEST
 To allow the commercial depth to decrease from the required 30'-0" to 26'-3" (a 12% overall reduction)

RATIONALE FOR DEPARTURE:
 This departure creates additional exterior space for pedestrian circulation and experience. It clarifies the massing and distills it into two distinct volumes. It also decreases the perceived massing of the proposed design and responds to a more pedestrian scale. It also allows the corridor to stack through the building. 3'-0" is needed for functioning egress. Retaining a 30'-0" commercial space in addition to this 3'-0" would make the rear units infeasible

OPTION:
 Option 2
 Option 3 (Preferred)



PROPOSED SITE PLAN (PREFERRED OPTION)

SETBACK REQUIREMENTS:

No setbacks required except for the portion of the building affected by the 14'-0" HVL clearance. This setback will affect the upper two floors along N 47th St.

NEIGHBORHOOD PATTERNS AND POTENTIAL

The current one-story structure on the project site is not maximizing development potential, especially considering the central location and proximity to a major commercial center. The existing surface parking in front of the commercial prevents the establishment of a strong street wall at this prominent corner site. The proposed commercial space will draw pedestrians up from the Wallingford commercial center along Stone Way N.

LANDSCAPE APPROACH

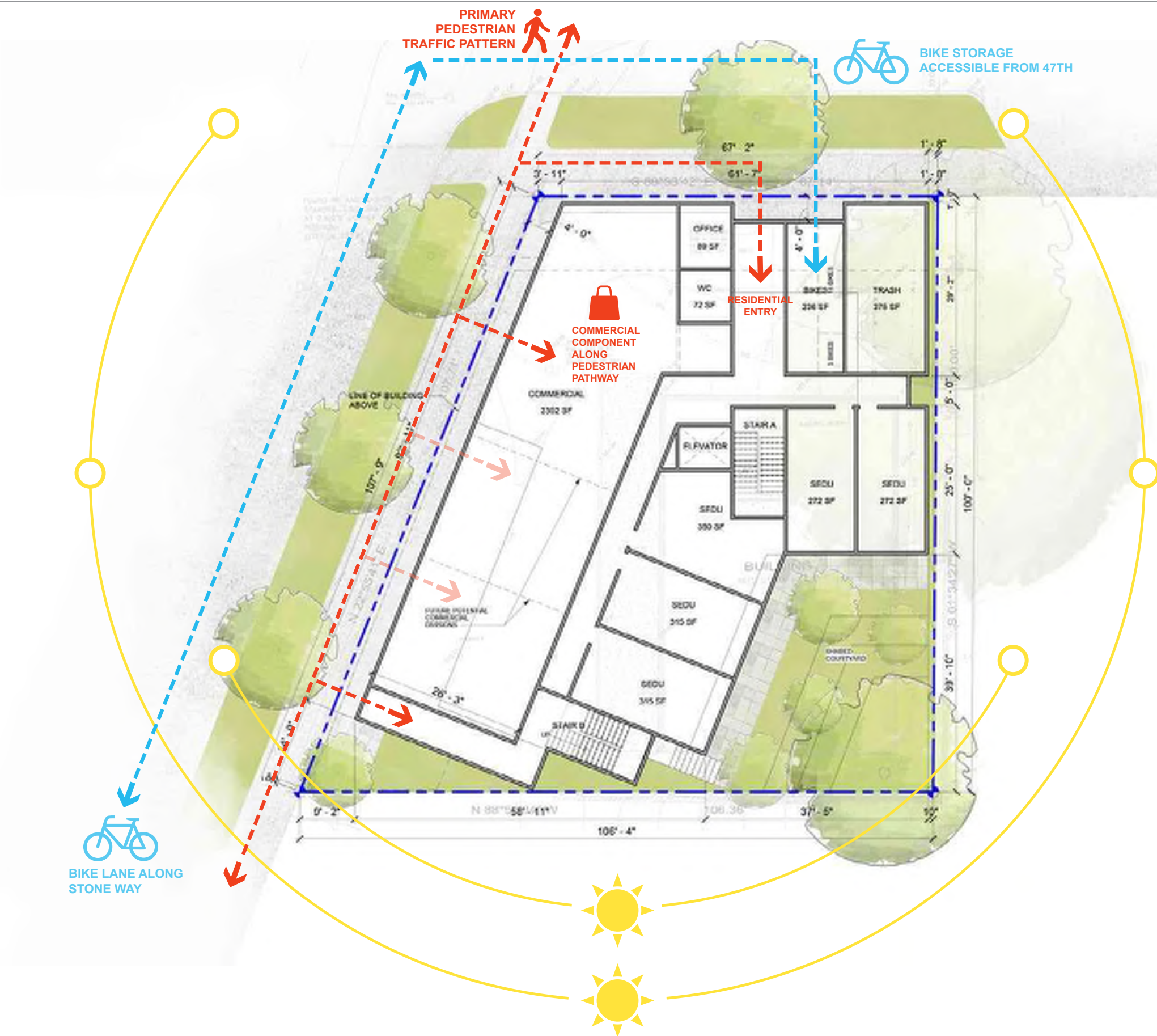
The planting strip along Stone Way N will be filled and street trees meeting the city's criteria will be planting in the right-of-way. Overall, the planting on the site will mostly focus along the property lines. The courtyard to the southeast of the site will retain the existing deciduous tree and terrace down to patios accessible from the basement-level units.

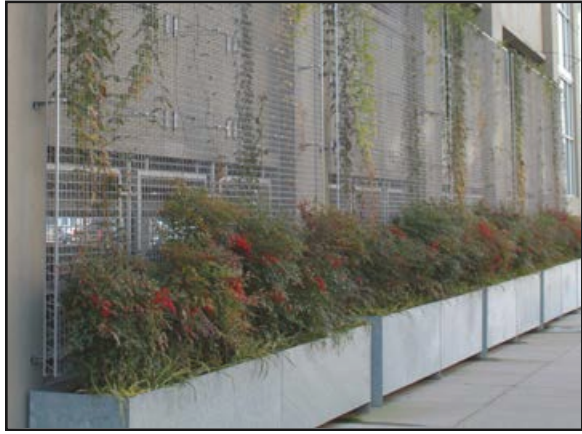


OVERHANG WITH LANDSCAPING ALONG SIDEWALK



TERRACED COURTYARD





LANDSCAPING ELEMENTS TO SOFTEN EDGE

SOLID, PEDESTRIAN MATERIAL @ CORNER

POTENTIAL CORNER SIGNAGE

COMMERCIAL DEFINED BY CANOPIES

WOOD SOFFIT AT PEDESTRIAN SCALE

