

# BEDROOMS + MORE

324 NE 45th Street, Seattle, WA 98105

Design Review Package  
12/20/2013  
DPD Project # 3011405

Located in the Wallingford neighborhood of Seattle, the proposed building contains four levels of retail / office space, a below grade basement, and a single residence located on Level 4. The 24,000 square foot mixed use building occupies most of the existing lot, contributing to the urban density along NE 45th Street. Underground parking for six (6) vehicles is accessed from the alley. Green roofs will be located on the upper roof and on the Level 4 deck. Street trees and right-of-way landscaping are proposed along both NE 45th and 4th Ave NE.

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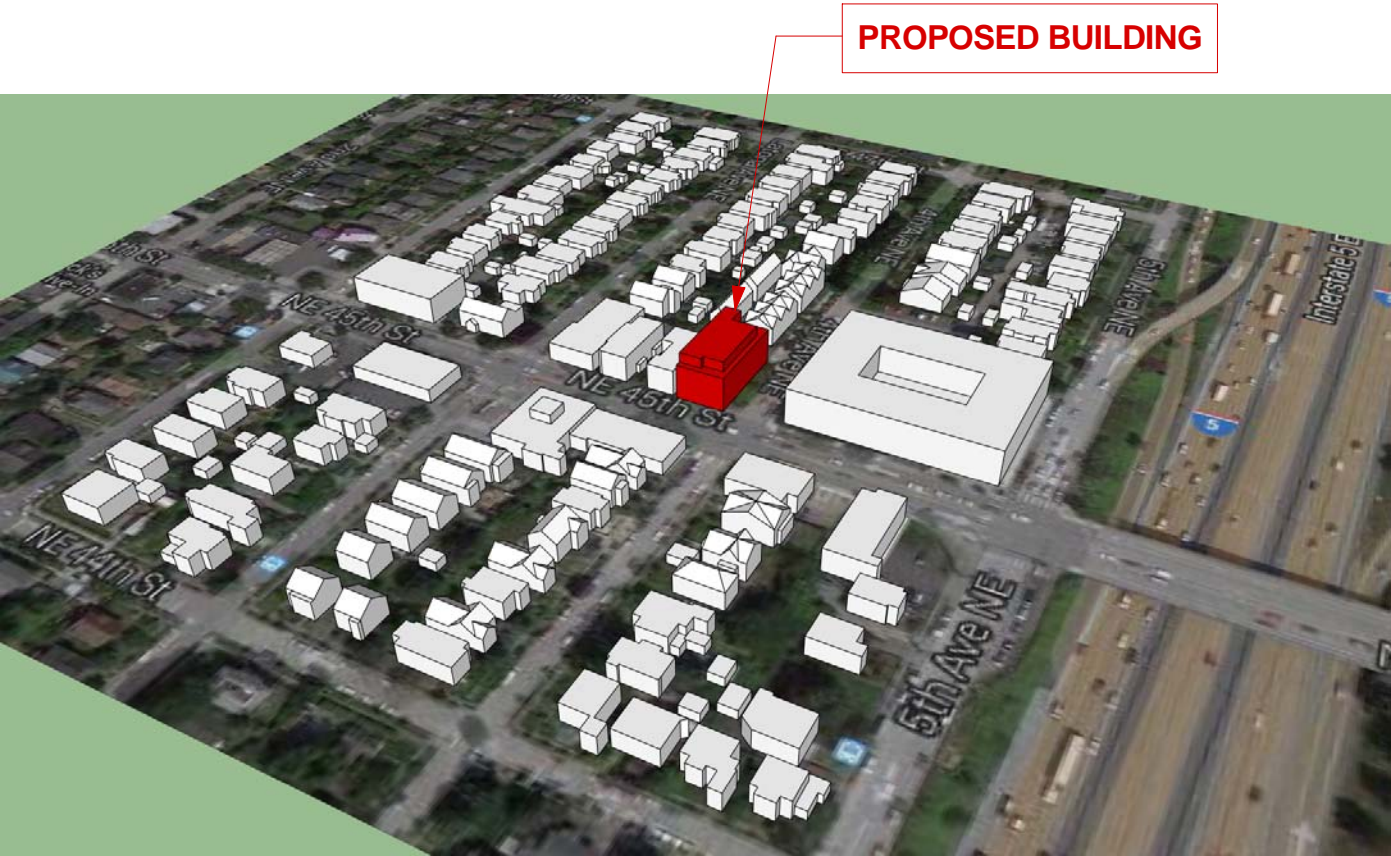


PERSPECTIVE VIEW FROM THE SOUTHEAST

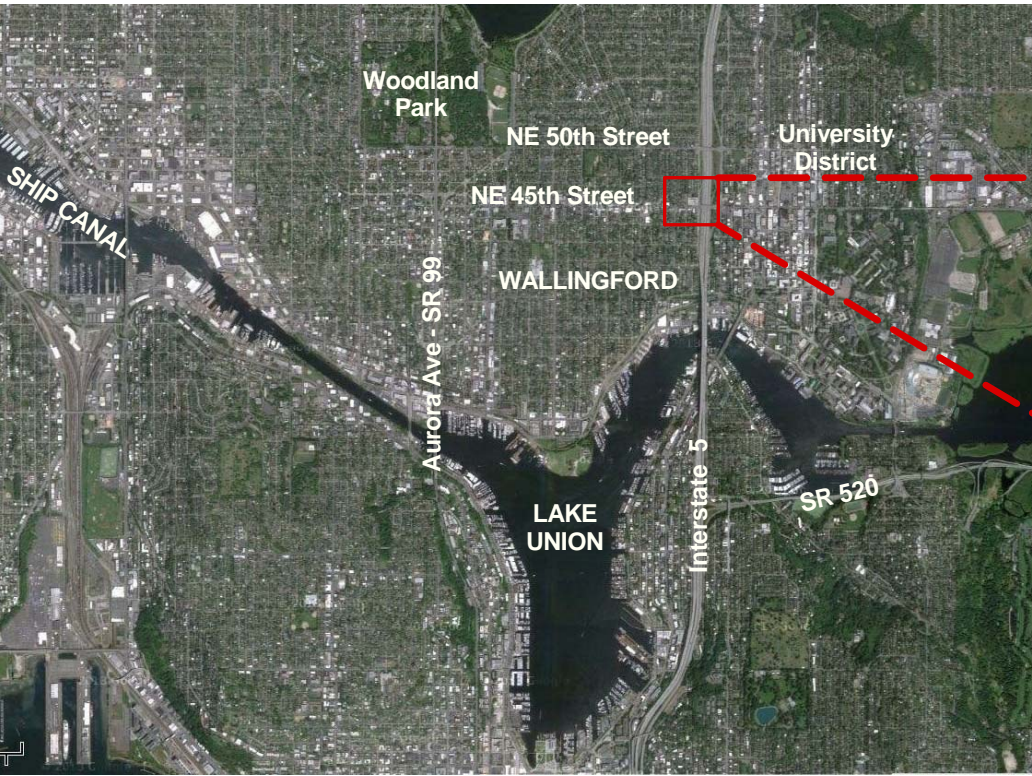
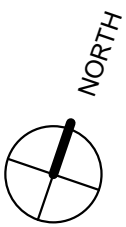




ADDRESS: 324 NE 45th Street  
DPD PROJECT #: # 3011405  
OWNER: Jeff and Wanda Garfield  
APPLICANT: Stuart Silk Architects  
CONTACT: John Adams



NINE BLOCK AREA AXONOMETRIC



VICINITY MAP



BUILDING SITE



SITE MAP

Summary / Context / Analysis





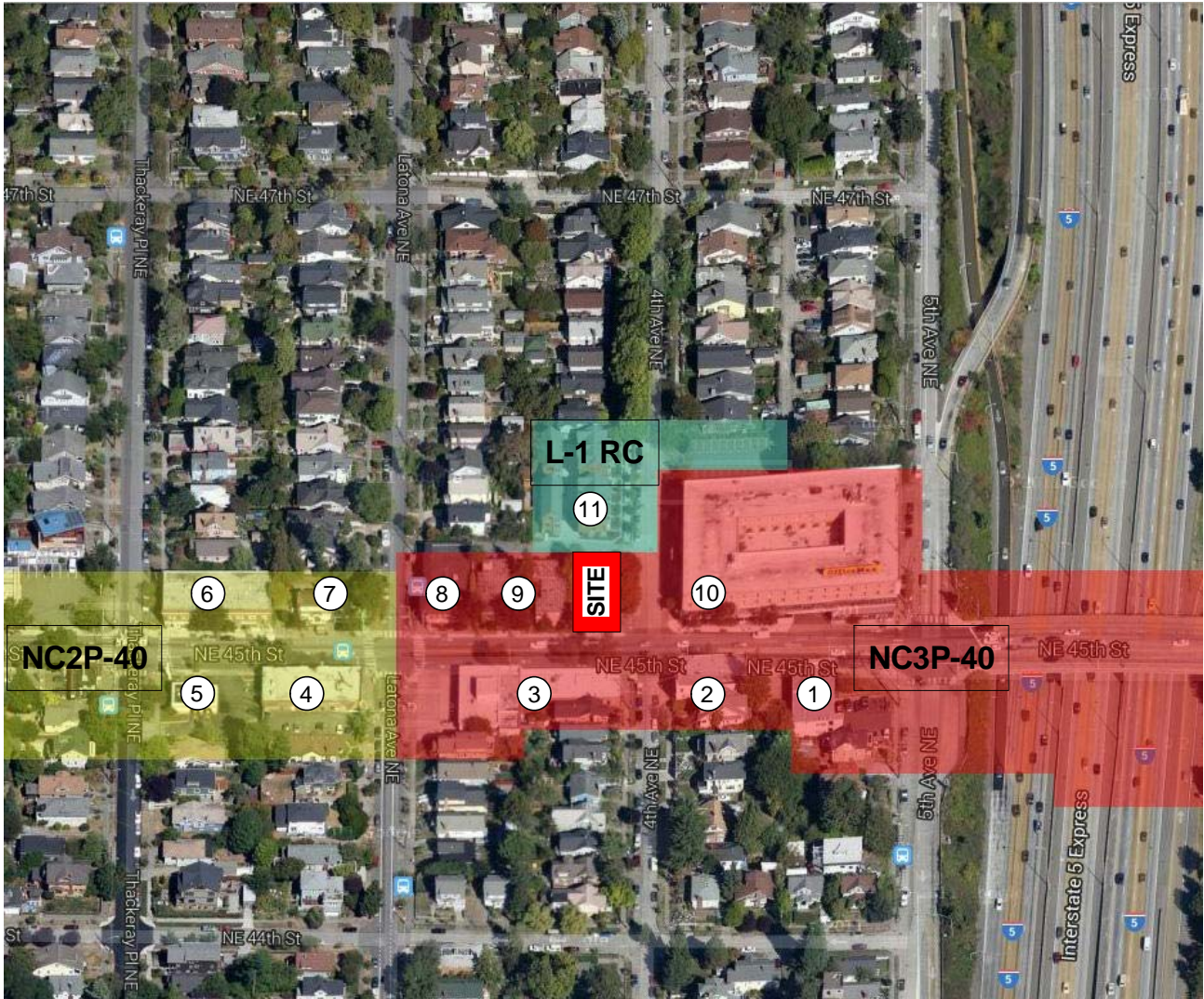
① APARTMENTS



② RETAIL / RESTAURANT / APARTMENTS



③ RETAIL



Existing Buildings & Surrounding Site



④ RESTAURANT / RETAIL



⑤ SERVICE



⑥ RETAIL / APARTMENTS



⑦ RESTAURANT



⑧ RETAIL



⑨ APARTMENTS



⑩ RETAIL / APARTMENTS

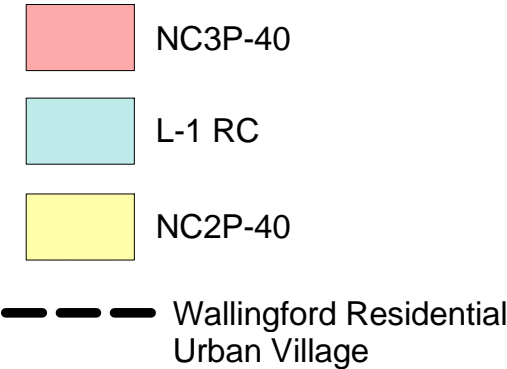


⑪ TOWN HOMES

# Existing Site Conditions



<b>SITE LOCATION</b>	324 NE 45th St. Seattle, WA 98103 5,557 SF property
<b>SITE ZONING</b>	NC3P-40 Wallingford Residential Urban Village
<b>HEIGHT</b> Per SMC 23.47A.012	<ul style="list-style-type: none"> <li>40 feet base height limit - usual exceptions apply including bonus height for ground floor ceiling at 13'</li> </ul>
<b>PERMITTED USES</b> Per SMC 23.47A.004	<ul style="list-style-type: none"> <li>Retail sales, major durables and residential uses are the proposed uses, and are permitted outright in NC3.</li> </ul>
<b>STREET-LEVEL DEVELOPMENT STANDARDS</b> Per SMC 23.47A.008	<ul style="list-style-type: none"> <li>A.2 The building facade along NE 45th Street provides 19% blank facade, and 4th Ave NE provides 23% blank facade. Both are well under the 40% maximum allowed.</li> <li>A.3 Street-level street-facing facades are located within 10 feet of the street lot line.</li> <li>B.2.a. Along NE 45th Street 75% transparency is provided, and along 4th Ave NE 73% transparency is provided. Both exceed the minimum required transparency of 60%.</li> <li>B.3. Nonresidential uses shall extend an average of 30 feet and a minimum of 15 feet from the street facade. <b>(Departure Requested - see sheet 21)</b></li> <li>B.3.b. Nonresidential uses at street level shall have a floor-to-floor height of at least 13 feet. <b>(Departure Requested - see sheet 22)</b></li> <li>C.1. The NE 45th Street facade provides 86% Retail use in width. This exceeds the minimum 80% of the width of the structure to be occupied by non residential uses.</li> </ul>
<b>LOADING BERTH</b> Per SMC 23.54.035	<ul style="list-style-type: none"> <li>One on-site loading berth required. Applicant seeks to use alley for loading.<b>(Zoning Exception Requested)</b></li> </ul>



**HEIGHT: ROOFTOP FEATURES**  
Per SMC 23.47A.012

**FAR**  
Per SMC 23.47A.013

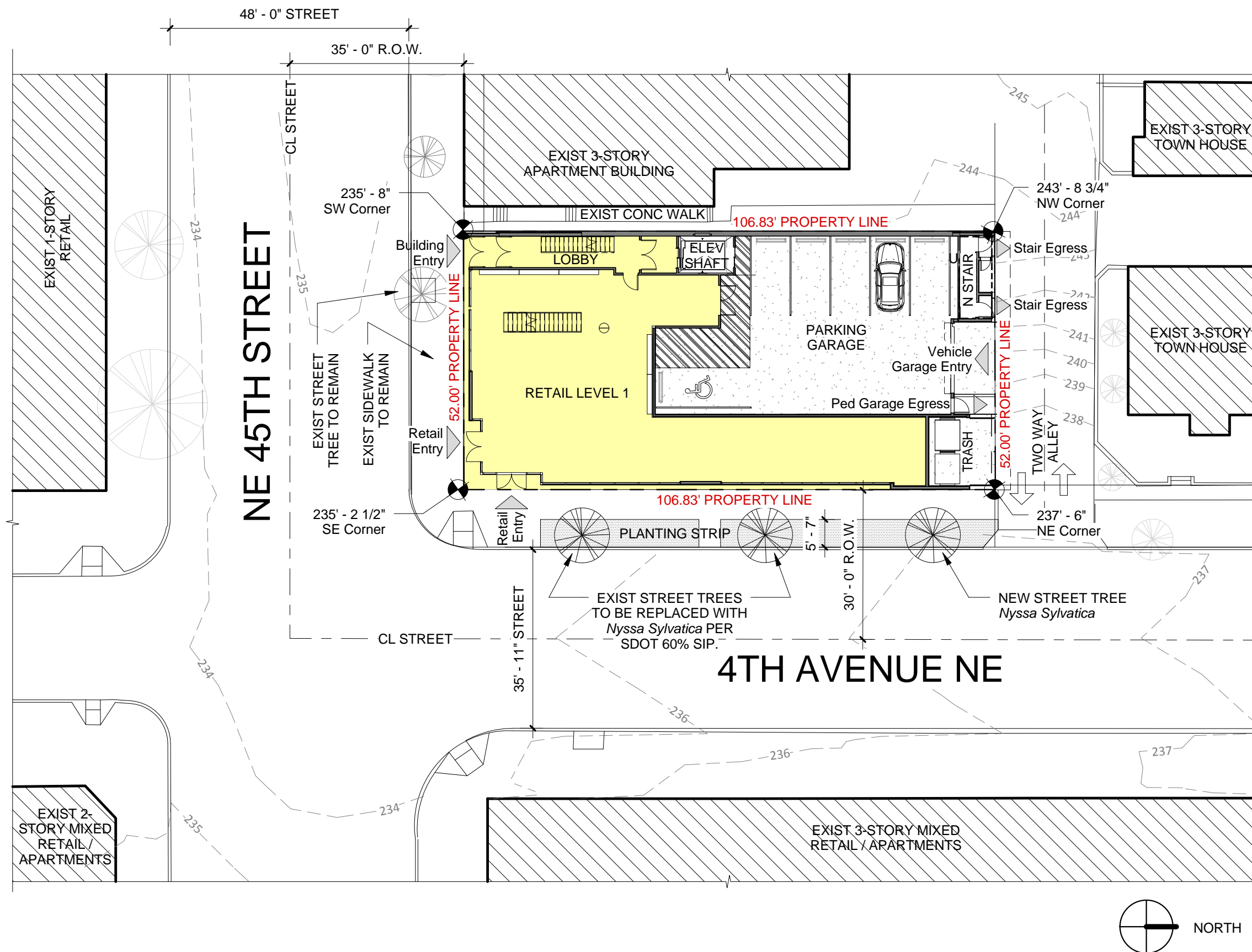
**SETBACKS**  
Per SMC 23.47A.014

**LANDSCAPING**  
Per SMC 23.47A.016

**AMENITY AREAS**  
Per SMC 23.47A.024

**PARKING**  
Per SMC 23.54.015

- 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.
- B.3. Total permitted FAR for all uses within a mixed- use structure containing residential and non-residential uses is 3.25.  
PROPOSED GROSS FLOOR AREA:  
CONDITIONED SPACE = 22,931 SF  
LESS EXEMPT BELOW GRADE AREA = 5,030 SF  
NET GROSS FLOOR AREA = 17,901 SF  
ALLOWABLE FAR = 18,060 SF (5,557 SF x 3.25)
- D.1. Gross floor area below grade is not counted towards FAR
- B.2.a. Ten feet for portions of structures above 13 feet in height to a maximum of 65 feet
- 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. (Per email correspondence and telephone conversations with Bradley Wilburn, the residential zone setback requirements do not apply to this project, since the townhouse property across the alley from the subject site is zoned L-1 RC, and the current definition of “zone, residential” at SMC 23.84A.048 excludes “any zone with an RC designation.” While DPD intends in the future to deem RC designated properties as a “residential zone” based on an anticipated change in the language of the Code, this project will be allowed to treat the RC designation as nonresidential, pursuant to the current Code language and Mr. Wilburn’s 3/2/2012 email that DPD “will allow RC designations to be classified as non-residential.” The stair tower at the northwest corner of the property has therefore been moved north to the property line.)
- Per email and telephone conver
- B.4. One-half of the width of an abutting alley may be counted as part of the required setback Wallingford Residential Urban Village.
- Green Factor Required : 0.3 min **(0.315 proposed)**
- 5% Gross Floor Area in Residential Required **(30% Provided)**
- Table A. I. B.8. Offices, 1 space for each 1,000 SF.
- Table A. I. B.11. Heavy sales and services, 1 space for each 2,000 SF
- Table B. II.M. All residential uses in commercial and multifamily zones within urban villages that are not within urban center or the Station Area Overlay District, if the residential use is located within 1,320 feet of a street with frequent transit service, measured as the walking distance from the nearest transit stop to the lot line of the lot containing the residential use. No minimum requirement.
- (Departure Requested for parking stall size - see sheet 21)**
- Long Term Bicycle Parking: 1 per 4,000SF = 5 spaces located at Basement Level.
- Short Term Bicycle Parking: 1 per 40,000SF = no spaces required.



## DESIGN NARRATIVE

- NE 45th Street is a busy arterial through the heart of the Wallingford neighborhood.
- A Metro bus stop is located 250 feet away on NE 45th and Latona Ave NE.
- Three street-level entrances are visible from NE 45th Street.
- New street trees and planter strips to enhance the streetscape along 4th Ave NE.
- One existing street tree will remain with the addition of three new street tree.
- Entry to the parking garage is located off the rear alley.
- Secure covered parking provided for bicycles is located in the basement.
- Bicycles can enter through the Lobby off NE 45th or through the parking garage.

## Composite Site Plan



The Northeast Design Review Board identified the following guidelines as important during the EDG meeting on October 8, 2010;  
A-2, A-4, A-10, C-1, C-2, and C-3.

As the Design Guidelines have been updated since the EDG meeting, we have addressed the above points within the 2013 number format as follows;

A-2 STREETScape COMPATIBILITY is addressed under CS2  
A-4 HUMAN ACTIVITY is addressed under DC3  
A-10 LOCATION OF PARKING ON COMMERCIAL STREET FRONTS is addressed under CS2  
C-1 ARCHITECTURAL CONTEXT is addressed under CS3  
C-2 ARCHITECTURAL CONCEPT AND CONSISTENCY is addressed under DC2  
C-3 HUMAN SCALE is addressed under DC2

Response to City & Neighborhood Design Review Guidelines

CS1. NATURAL SYSTEMS & SITE FEATURES

- The sloping topography informs the stepped retaining wall along the west elevation.
- One existing tree will remain in the ROW, with three new trees to be planted.

CS2. URBAN PATTERN AND FORM  
(includes former A-2 and A-10)

- The upper level is set back from the main facade.
- The South Elevation is aligned with the adjacent building frontage to the west, defining a "street facade."
- Main retail entry is located at the corner of NE 45th Street and 4th Ave NE.
- Tall storefront glass walls emphasize the corner, and provide a prominent location for the main entry to the retail area.
- The corner entry is recessed approximately 2 feet to soften the corner.
- The underground parking entrance is located off the alley to the north and as far away from the building corner / pedestrian entry as possible.
- Vehicular access to parking garage is located behind the building, off the alley, and away from NE 45th Street.
- Existing patterns are referenced by placing retail display and retail entry at along NE 45th Street.

CS3. ARCHITECTURAL CONTEXT AND CHARACTER  
(includes former C-1)

- Large storefront windows, canopies and blade signage are proposed.
- Transparent, open facades are proposed for retail areas at the sidewalk.
- Multi-level canopies provide visual interest and break up the scale.

PL1. CONNECTIVITY

- A large sidewalk facing NE 45th Street encourages pedestrial activiey and connectivity.

PL2. WALKABILITY

- Residential, office and retail entrances are located off the main street, NE 45th.
- Weather / sun protection is provided by overhead canopies, providing down-lights.
- More than required transparency is provided along street facades.
- Large retail display windows, shielded wall sconces, and downlights under entry canopies provide eyes on the street and illumination of the sidewalk.

PL3. STREET-LEVEL INTERACTION

- The office / residence entry and Lobby are located off NE 45th Street, and is designated by an entry canopy and illuminated building signage.
- The main retail entrance is located at the corner, and is highly visible from the busy intersection.
- The building engages the street with 75% transparency along NE 45th and 73% transparency along 4th Ave NE.
- Multiple canopies provide protection for pedestrians from rain or sun, and enliven the building facades.
- The corner lot provides an opportunity to wrap transparency and activity around to the 4th Ave NE facade, thereby eliminating a "blank facade" on the secondary street.
- A long gallery-like retail space is proposed along 4th Ave NE to enliven the streetscape.

PL4. ACTIVE TRANSPORTATION

- Enclosed bicycle parking is provided in the Basement Level, and is accessed from the Building Entry on NE 45th Street, or through the parking garage.
- Two metro bus stops are located within 2 blocks, along NE 45th Street and Latona Ave NE.

DC1. PROJECT USES AND ACTIVITIES

- Underground parking minimizes the visual impact of a parking lot.
- The parking garage entry is located off the alley, away from the pedestrian corridor on NE 45th St.

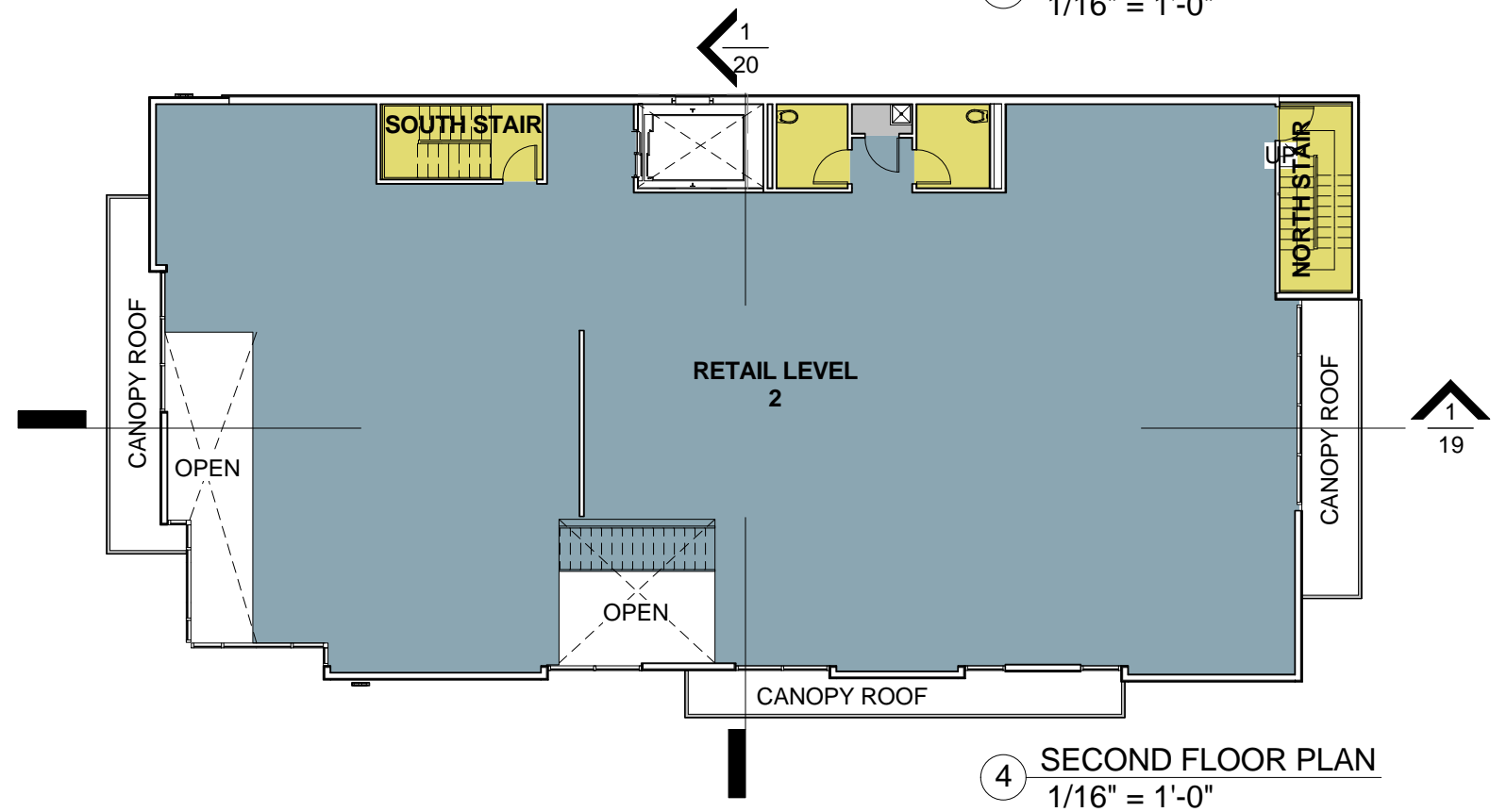
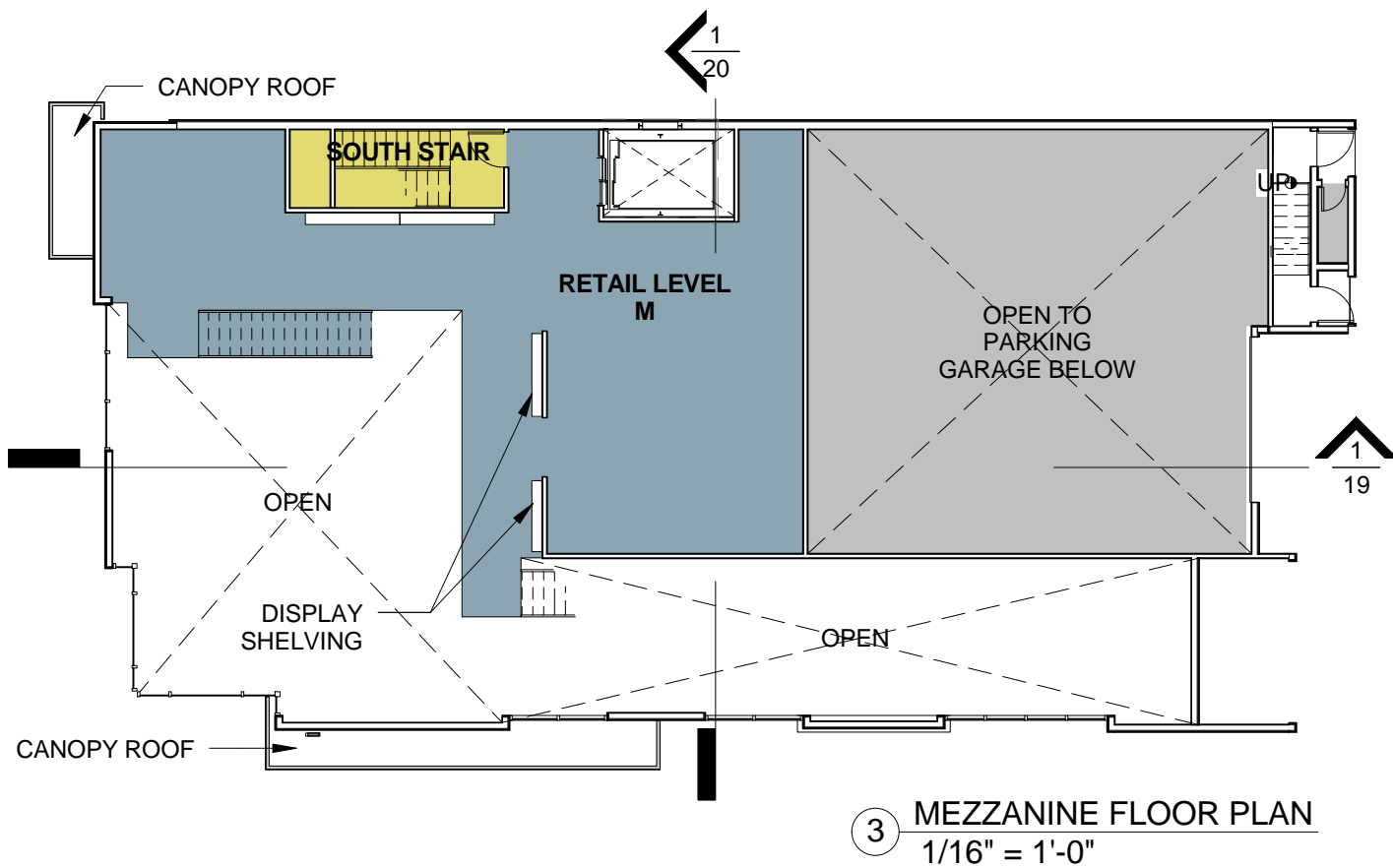
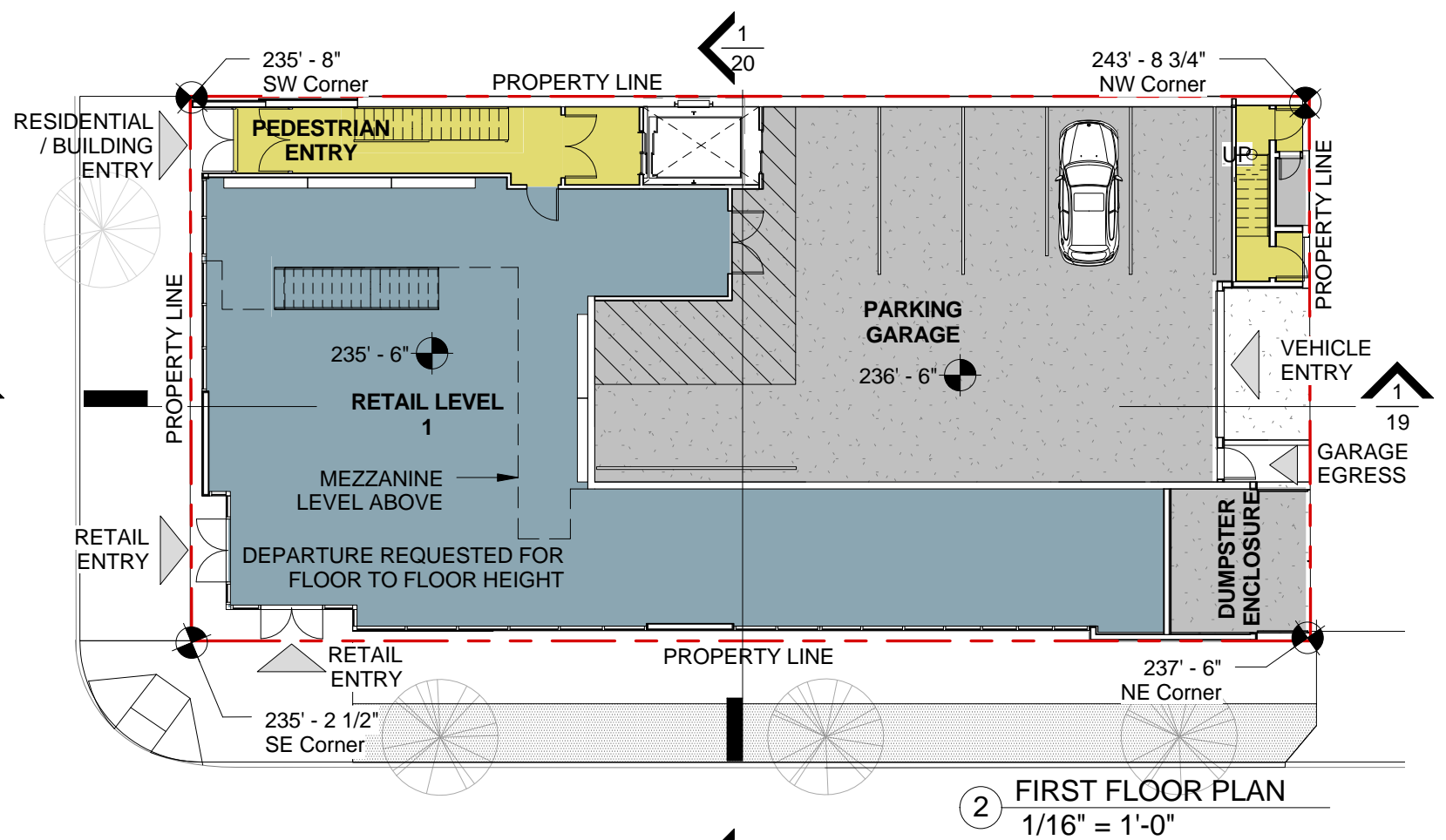
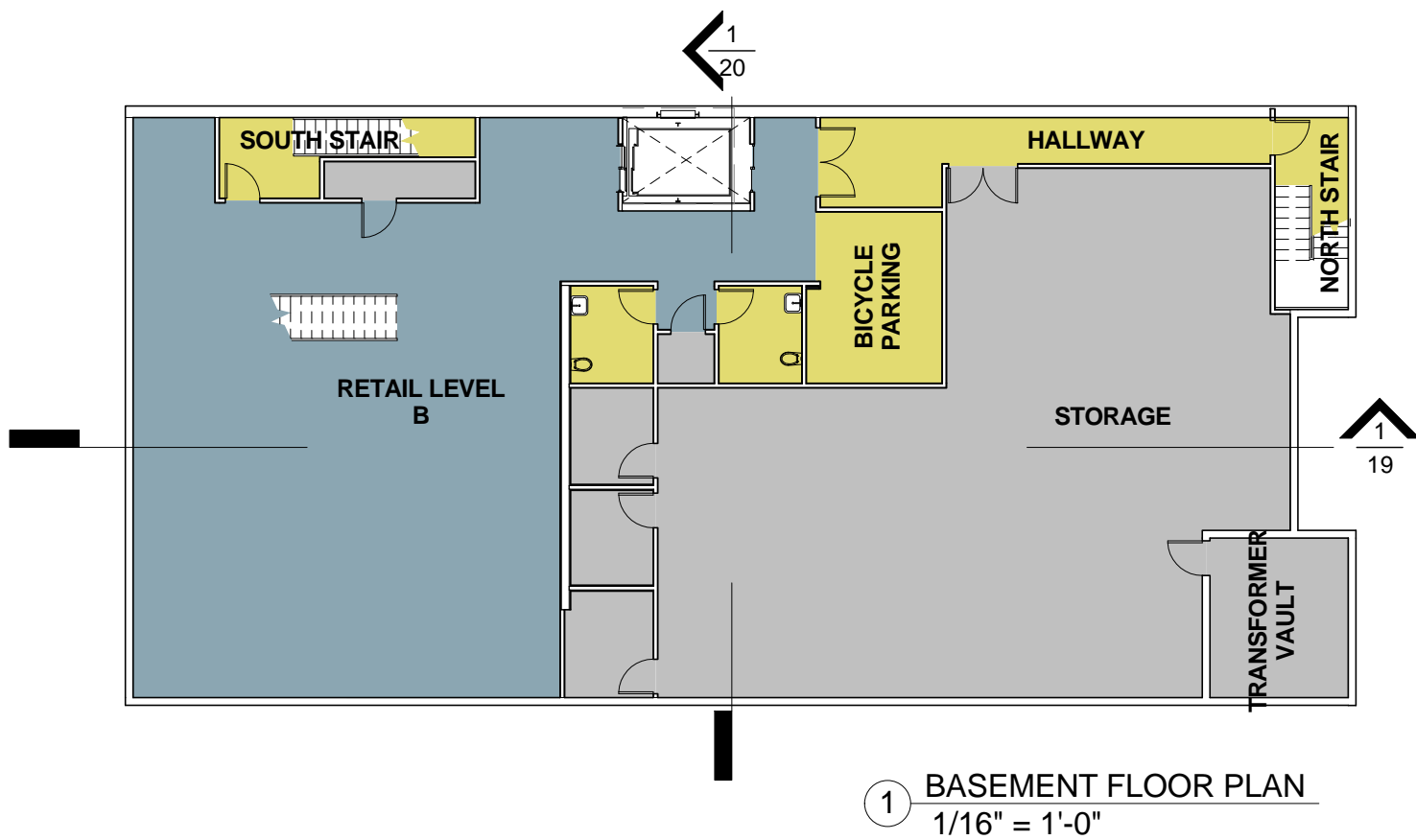
DC2. ARCHITECTURAL CONCEPT  
DC3. OPEN SPACE CONCEPT

(includes former C-2, C-3 and A-4)

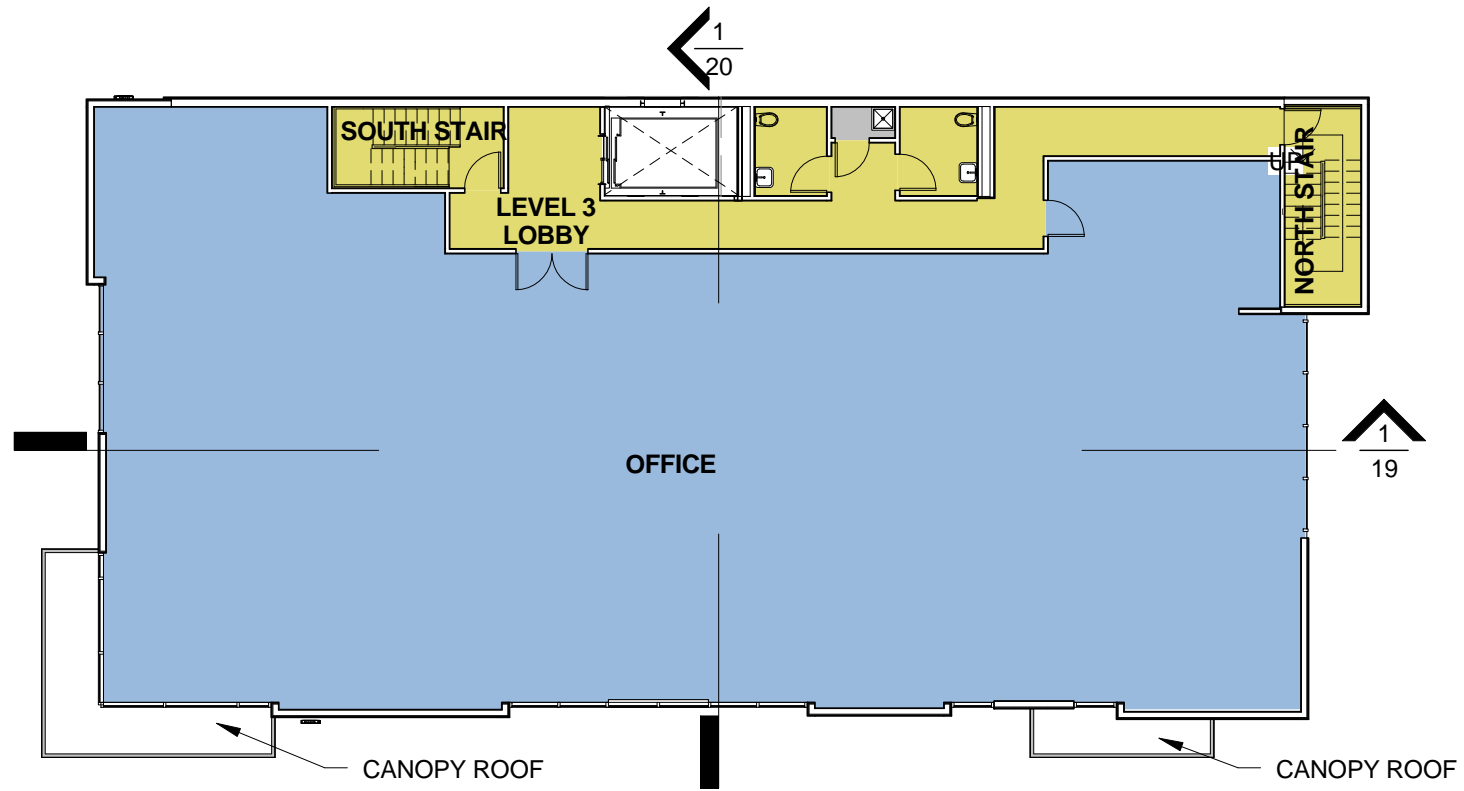
- Large storefront windows are broken down by interesting mullion patterns.
- The main retail corner entry is recessed.
- Roof top mechanical equipment is screened by a 6' tall decorative enclosure, and located away from the edges of the roof.
- Blade and building signage will be illuminated with shielded lighting.
- Blade signage reflects the pedestrian scale, and is located above the main retail entry along the main pedestrian corridor.
- Small, shielded downlight fixtures are located along the sidewalk facades.
- The building engages the street with 75% transparency along NE 45th and 73% transparency along 4th Ave NE.
- Multiple canopies provide protection for pedestrians from rain or sun, and enliven the building facades.
- The corner lot provides an opportunity to wrap transparency and activity around to the 4th Ave NE facade, thereby eliminating a "blank facade" on the secondary street.

DC4. EXTERIOR ELEMENTS AND FINISHES

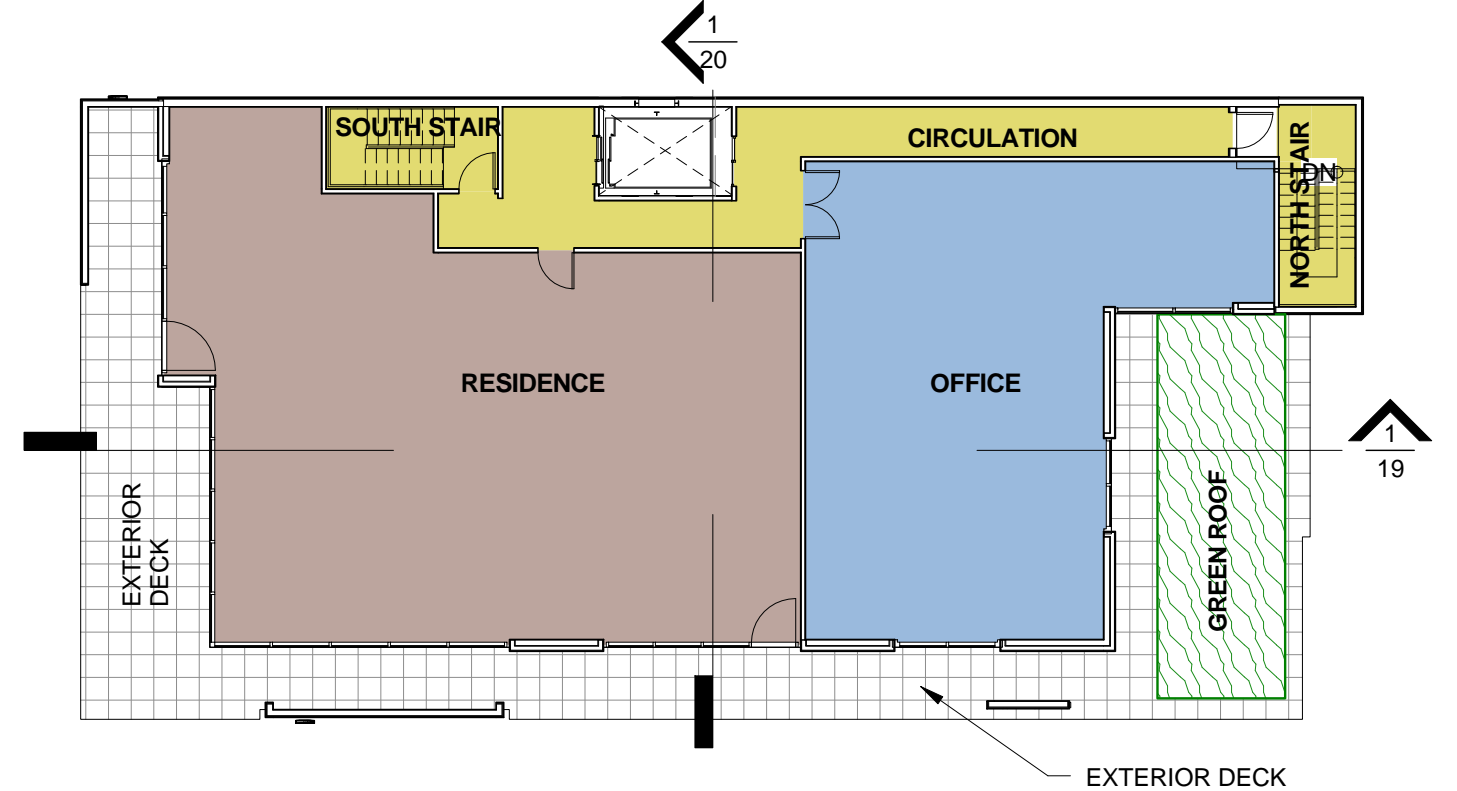
- One existing large tree will be retained in the ROW, with the addition of 3 new trees and landscaping along 4th Ave NE.
- A large planting strip will be added along 4th Ave NE.



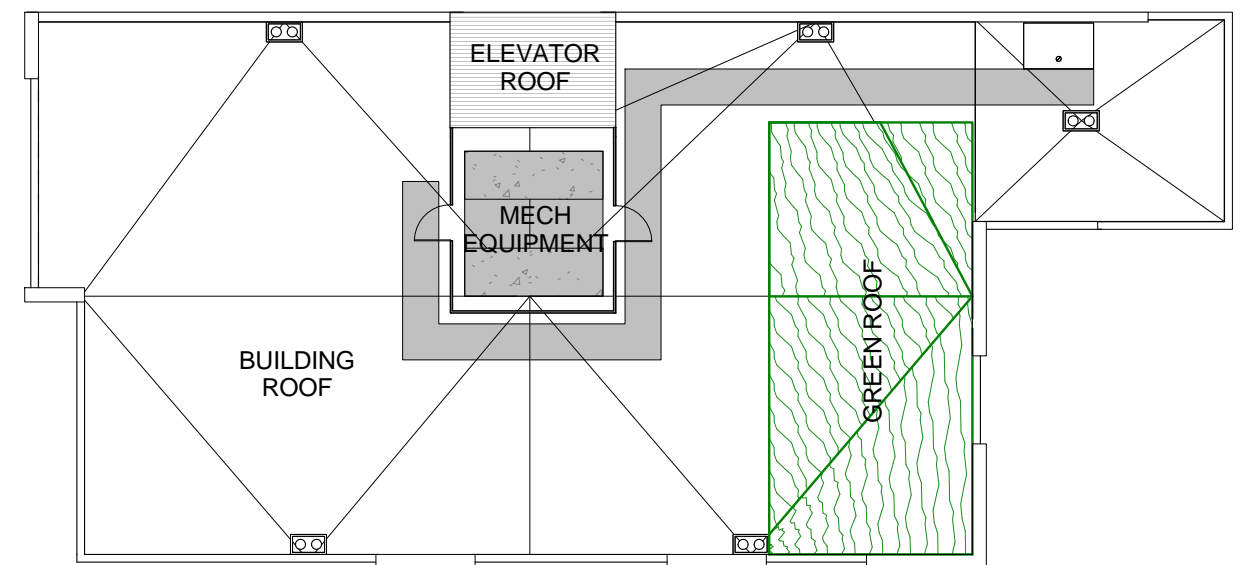
## Floor Plans



① THIRD FLOOR PLAN  
1/16" = 1'-0"



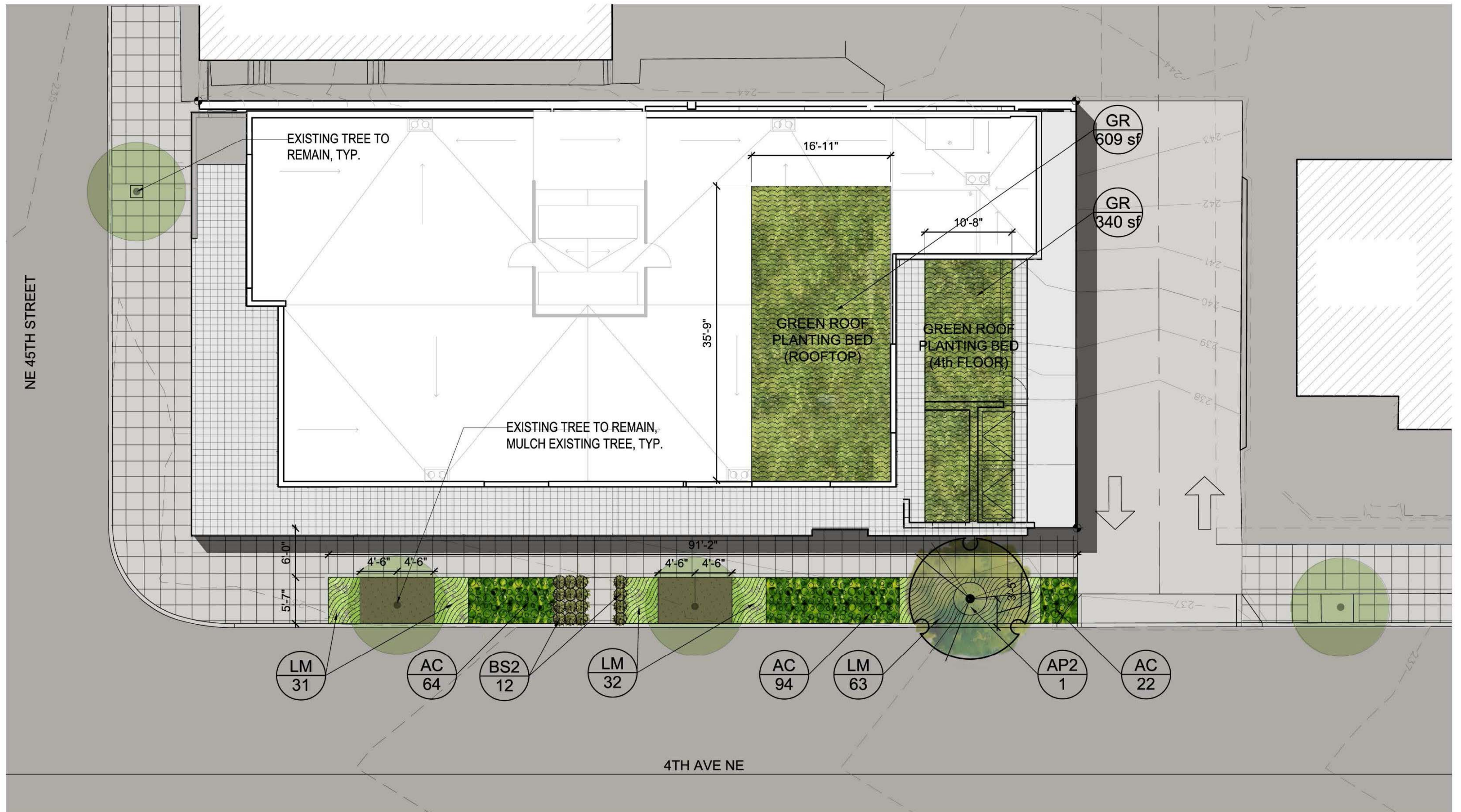
② FOURTH FLOOR PLAN  
1/16" = 1'-0"



③ ROOF PLAN (GREEN ROOF)  
1/16" = 1'-0"

## Floor Plans





## Composite Landscape / Hardscape Plan





PLANT SCHEDULE

<div>TREES</div>	CODE	BOTANICAL NAME / COMMON NAME	QTY
	AP2	Acer palmatum / Japanese Maple	1
<div>SHRUBS</div>	EX	Existing Street Tree	4
	BS2	Blechnum spicant / Deer Fern	16
<div>GROUND COVERS</div>	CODE	BOTANICAL NAME / COMMON NAME	QTY
	AC	Asarum caudatum / British Columbia Wild Ginger	180
	GR	Green Roof / Sedum Mix	948 sf
	LM	Liriope muscari `variegata` / Variegated Lily Turf	120

Landscape Schedule

Revised 12/28/10

SEATTLEgreen factor

Project title:

enter sq ft of parcel

Parcel size (enter this value first) \* 5,555

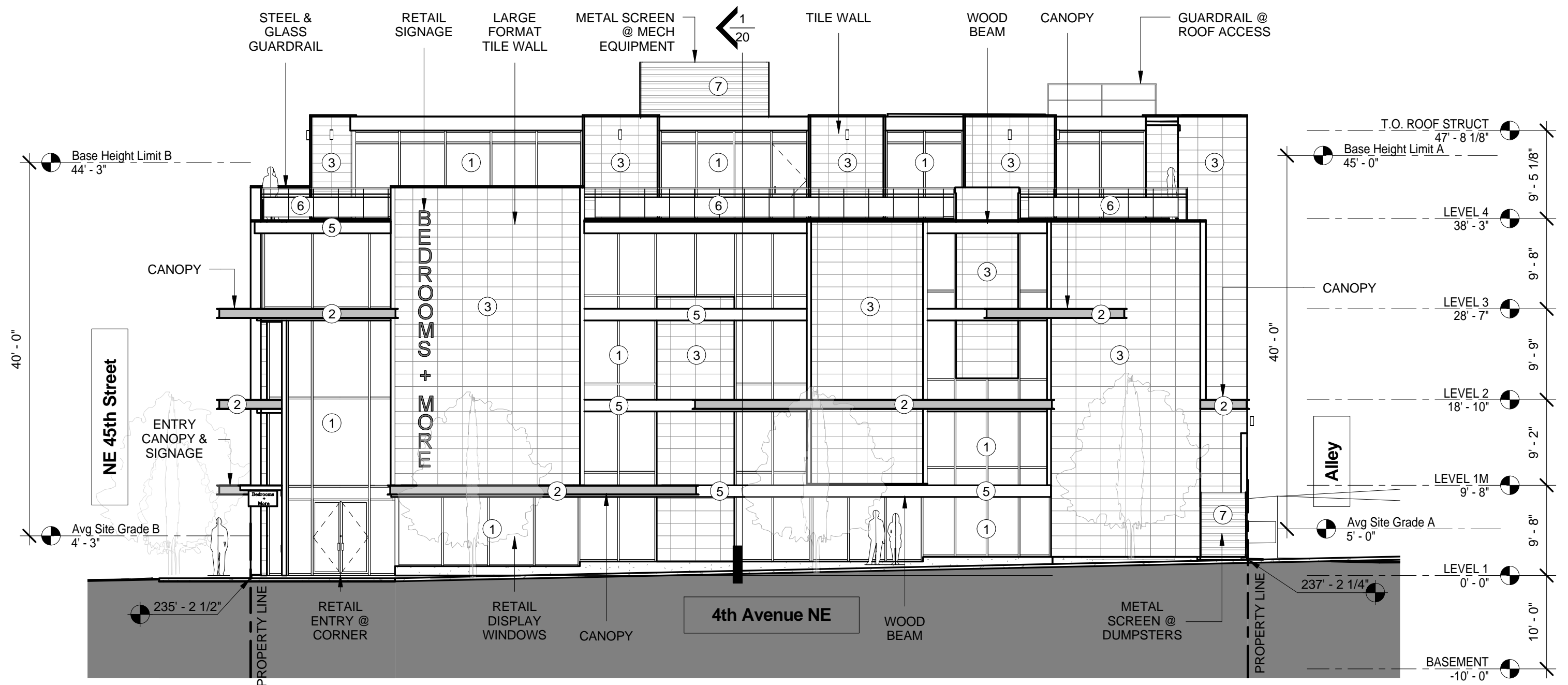
SCORE 0.315

Landscape Elements**	Totals from GF worksheet	Factor	Total
<b>A Landscaped areas (select one of the following for each area)</b>			
1 Landscaped areas with a soil depth of less than 24"	enter sq ft 0	0.1	-
2 Landscaped areas with a soil depth of 24" or greater	enter sq ft 609	0.6	305.4
3 Bioretention facilities	enter sq ft 0	1.0	-
<b>B Plantings (credit for plants in landscaped areas from Section A)</b>			
1 Mulch, ground covers, or other plants less than 2' tall at maturity	enter sq ft 609	0.1	51
2 Shrubs or perennials 2'+ at maturity - calculated at 12 sq ft per plant (typically planted no closer than 18" on center)	enter number of plants 0 0	0.3	-
3 Tree canopy for "small trees" or equivalent (canopy spread 8' to 15') - calculated at 75 sq ft per tree	enter number of plants 0 0	0.3	-
4 Tree canopy for "small/medium trees" or equivalent (canopy spread 16' to 20') - calculated at 150 sq ft per tree	enter number of plants 0 0	0.3	-
5 Tree canopy for "medium/large trees" or equivalent (canopy spread of 21' to 25') - calculated at 250 sq ft per tree	enter number of plants 1 250	0.4	100.0
6 Tree canopy for "large trees" or equivalent (canopy spread of 26' to 30') - calculated at 350 sq ft per tree	enter number of plants 0 0	0.4	-
7 Tree canopy for preservation of large existing trees with trunks 6"+ in diameter - calculated at 20 sq ft per inch diameter	enter inches DBH 28 560	0.8	448.0
<b>C Green roofs</b>			
1 Over at least 2" and less than 4" of growth medium	enter sq ft 0	0.4	-
2 Over at least 4" of growth medium	enter sq ft 948	0.7	663.6
<b>D Vegetated walls</b>			
	enter sq ft 0	0.7	-
<b>E Approved water features</b>			
	enter sq ft 0	0.7	-
<b>F Permeable paving</b>			
1 Permeable paving over at least 6" and less than 24" of soil or gravel	enter sq ft 0	0.2	-
2 Permeable paving over at least 24" of soil or gravel	enter sq ft 0	0.5	-
<b>G Structural soil systems</b>			
	enter sq ft 0	0.2	-
sub-total of sq ft = 2,776			
<b>H Bonuses</b>			
1 Drought-tolerant or native plant species	enter sq ft 609	0.1	50.9
2 Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater	enter sq ft 0	0.2	-
3 Landscaping visible to passersby from adjacent public right of way or public open spaces	enter sq ft 1,319	0.1	132
4 Landscaping in food cultivation	enter sq ft 0	0.1	-
Green Factor numerator = 1,751			

\* Do not count public rights-of-way in parcel size calculation.

\*\* You may count landscape improvements in rights-of-way contiguous with the parcel. All landscaping on private and public property must comply with the Landscape Standards Director's Rule (DR 6-2008)





① Aluminum and Glass Storefront System



② Steel and Wood Canopy



③ Large Format Tile



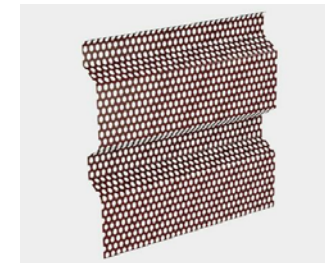
④ Cement Board Siding



⑤ Wood Beam

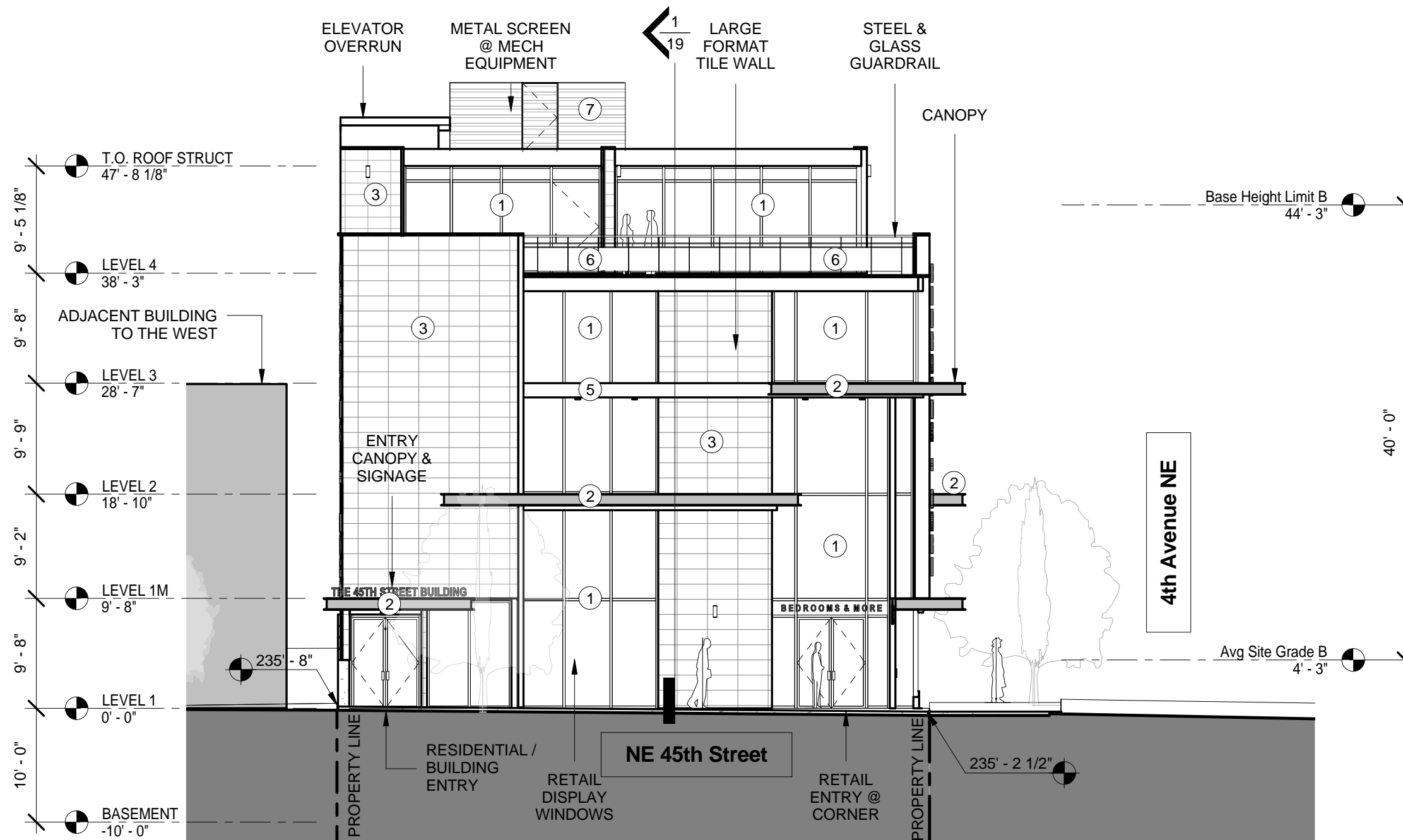


⑥ Steel & Glass Deck Guardrail



⑦ Decorative Metal Screen

## East Elevation



① Aluminum and Glass Storefront System



② Steel and Wood Canopy



③ Large Format Tile



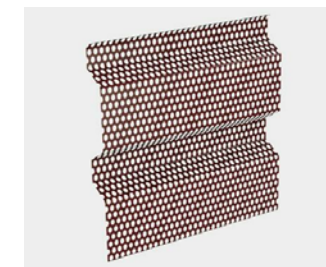
④ Cement Board Siding



⑤ Wood Beam



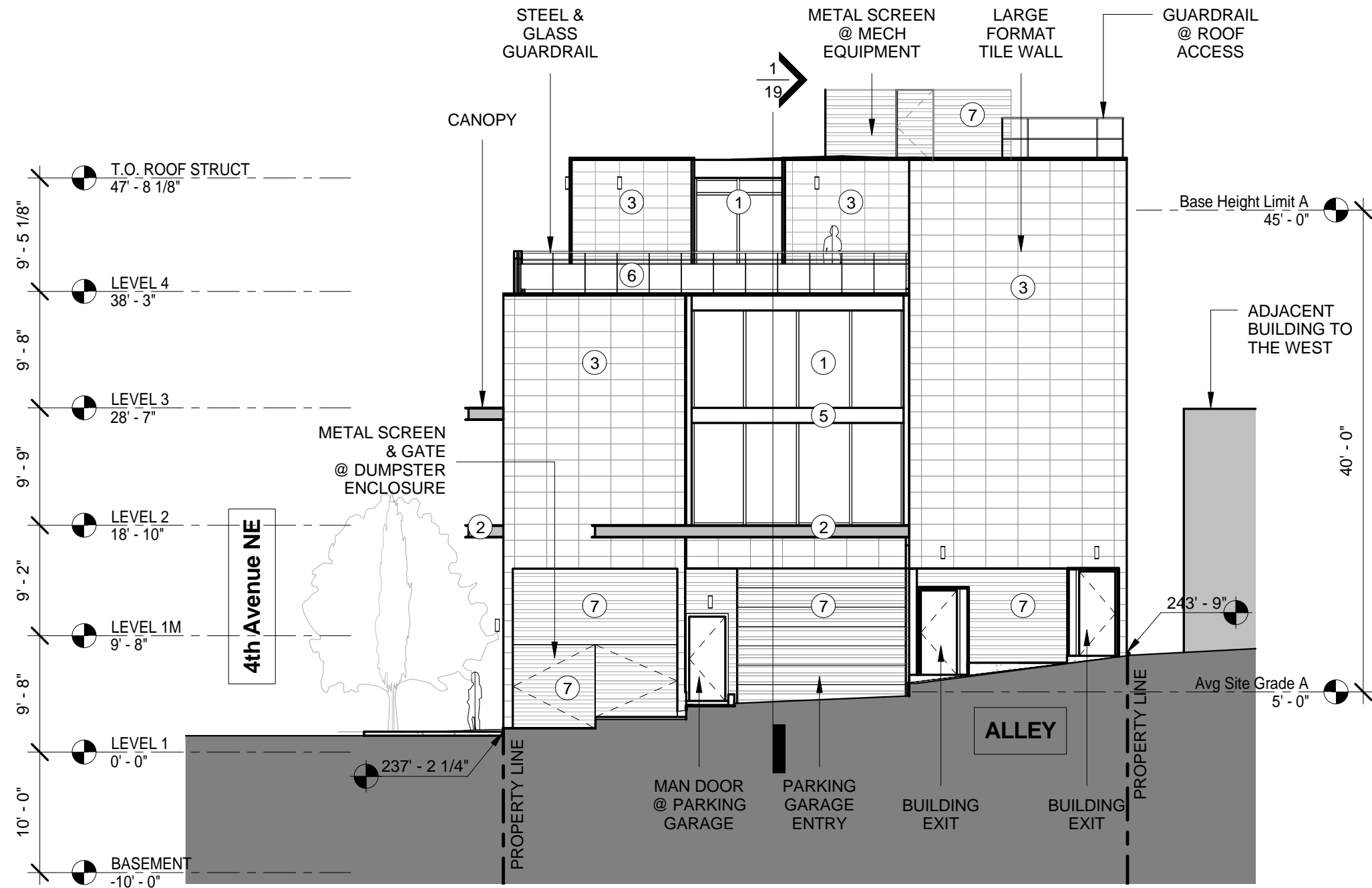
⑥ Steel & Glass Deck Guardrail



⑦ Decorative Metal Screen

## South Elevation





① Aluminum and Glass Storefront System



② Steel and Wood Canopy



③ Large Format Tile



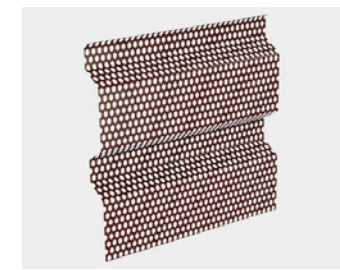
④ Cement Board Siding



⑤ Wood Beam

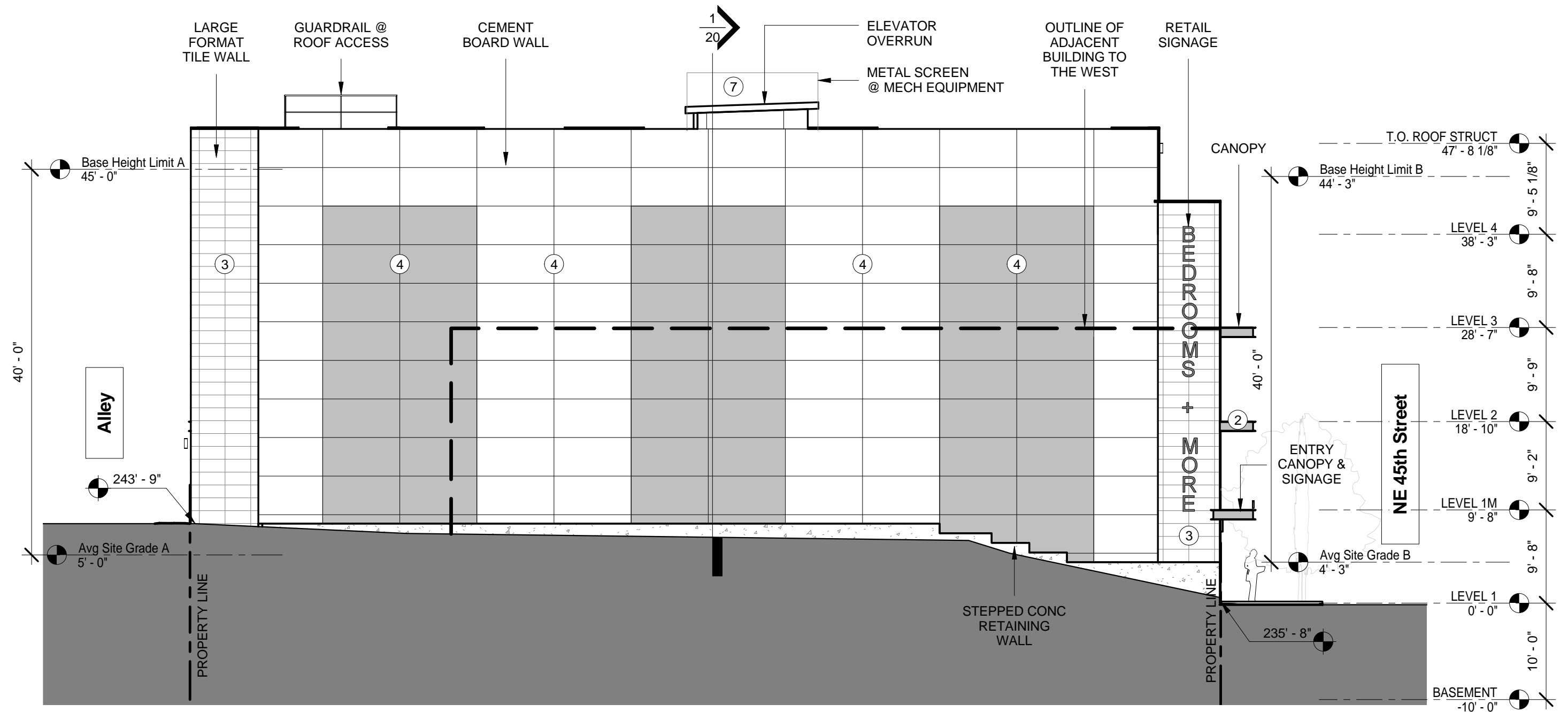


⑥ Steel & Glass Deck Guardrail



⑦ Decorative Metal Screen

## North Elevation



① Aluminum and Glass Storefront System



② Steel and Wood Canopy



③ Large Format Tile



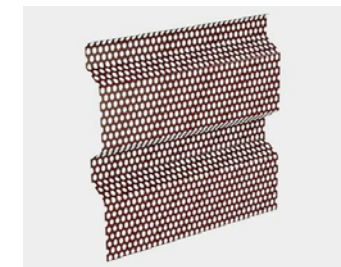
④ Cement Board Siding



⑤ Wood Beam



⑥ Steel & Glass Deck Guardrail

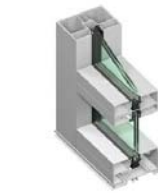


⑦ Decorative Metal Screen

## West Elevation



① STOREFRONT WINDOW  
Aluminum and Glass



- Extruded Aluminum frame
- Double glazing
- Integrated doors
- Variety of frame color options

⑤ WOOD BEAM  
Exterior Accent



- Douglass Fir decorative beams
- Clear protective finish

② CANOPY  
Steel & Wood



- Blackened steel C-Channel perimeter structure
- Clear protective finish on Douglass Fir T&G ceiling
- Concealed metal roof

⑥ GUARDRAIL  
Steel & Glass



- Stainless steel structure & hardware
- 1.5" diameter rail
- Tempered glass panels

③ TILE WALL  
Large Format Porcelain Tile



- Stonepeak "Active" collection
- Engineered Porcelain
- Warm earth-tone color "Lime"

⑦ METAL SCREEN  
Corrugated, Perforated Aluminum Sheet



- Staggered perforation pattern
- Horizontal pan orientation
- 0.04" Painted Aluminum
- Sheet dimensions are 36" wide, up to 30 feet long

④ CEMENT BOARD  
PANEL WALL



- Panel dimensions are 8 x 4 feet
- Warm, neutral color with darker accent color

# Material and Color Palette



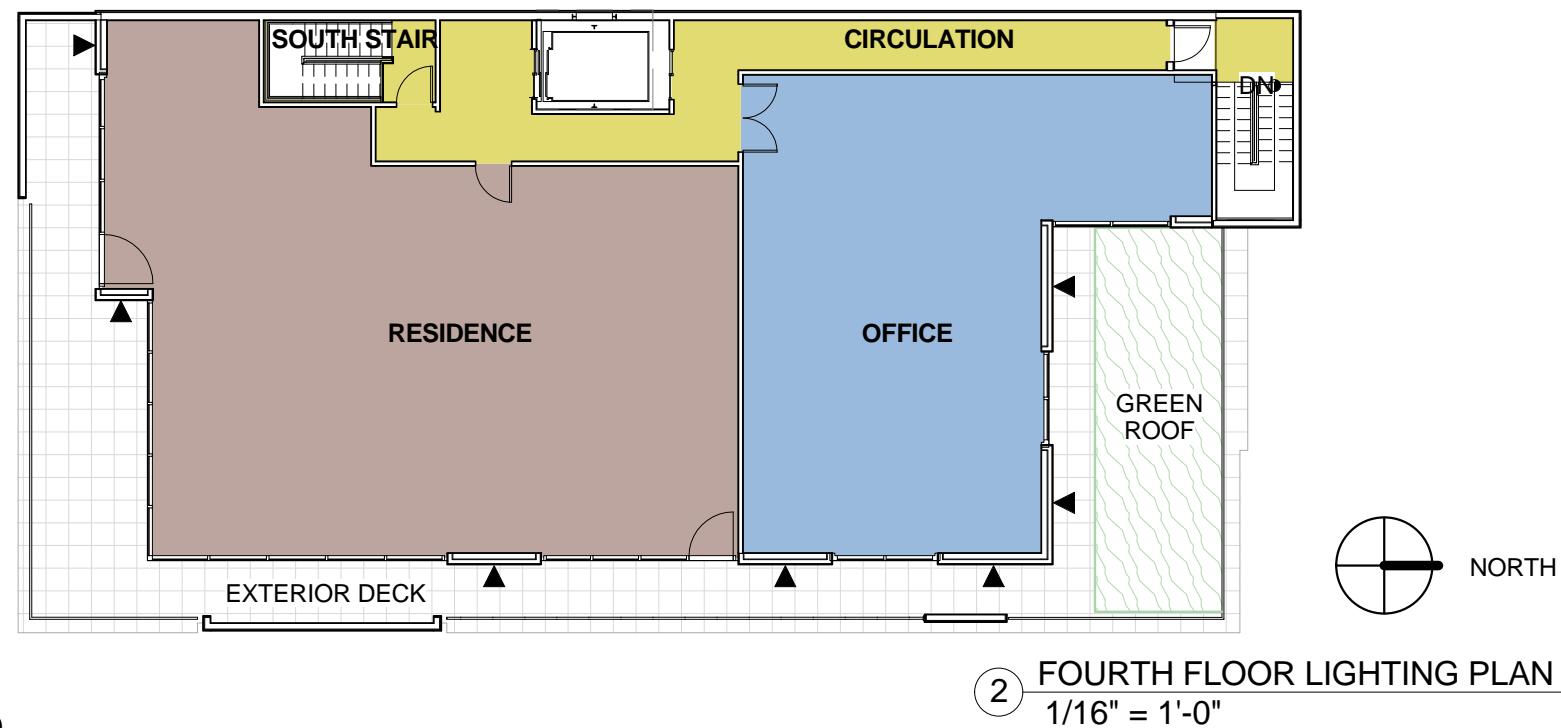
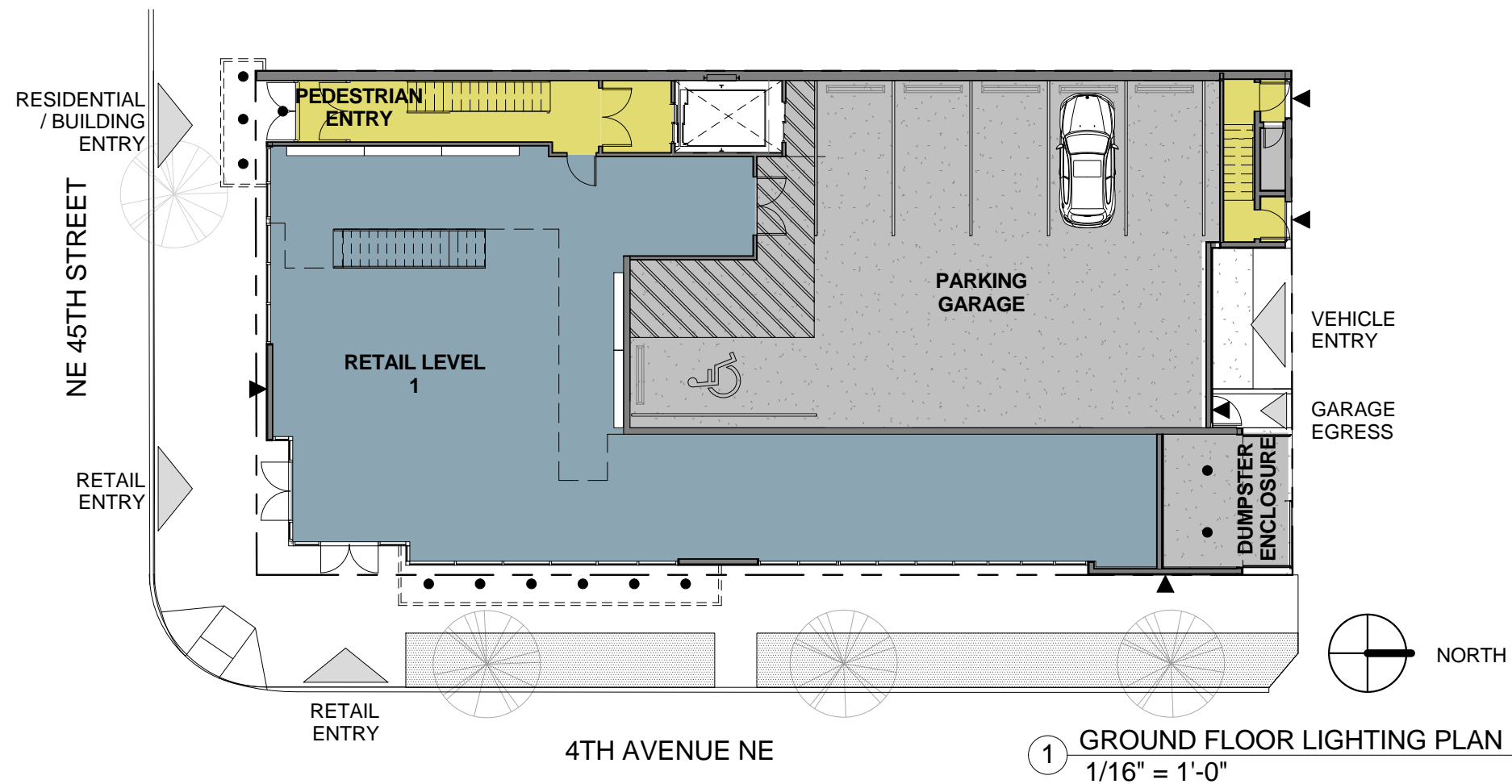
VIEW FROM THE SOUTHEAST



VIEW FROM THE SOUTHWEST

# Renderings





## LIGHTING LEGEND

### ● RECESSED DOWNLIGHT

Juno Mini LED recessed downlight.  
Installed under Canopies and in  
ceiling of Dumpster Enclosure.



### ▶ ARCHITECTURAL ACCENT LIGHT

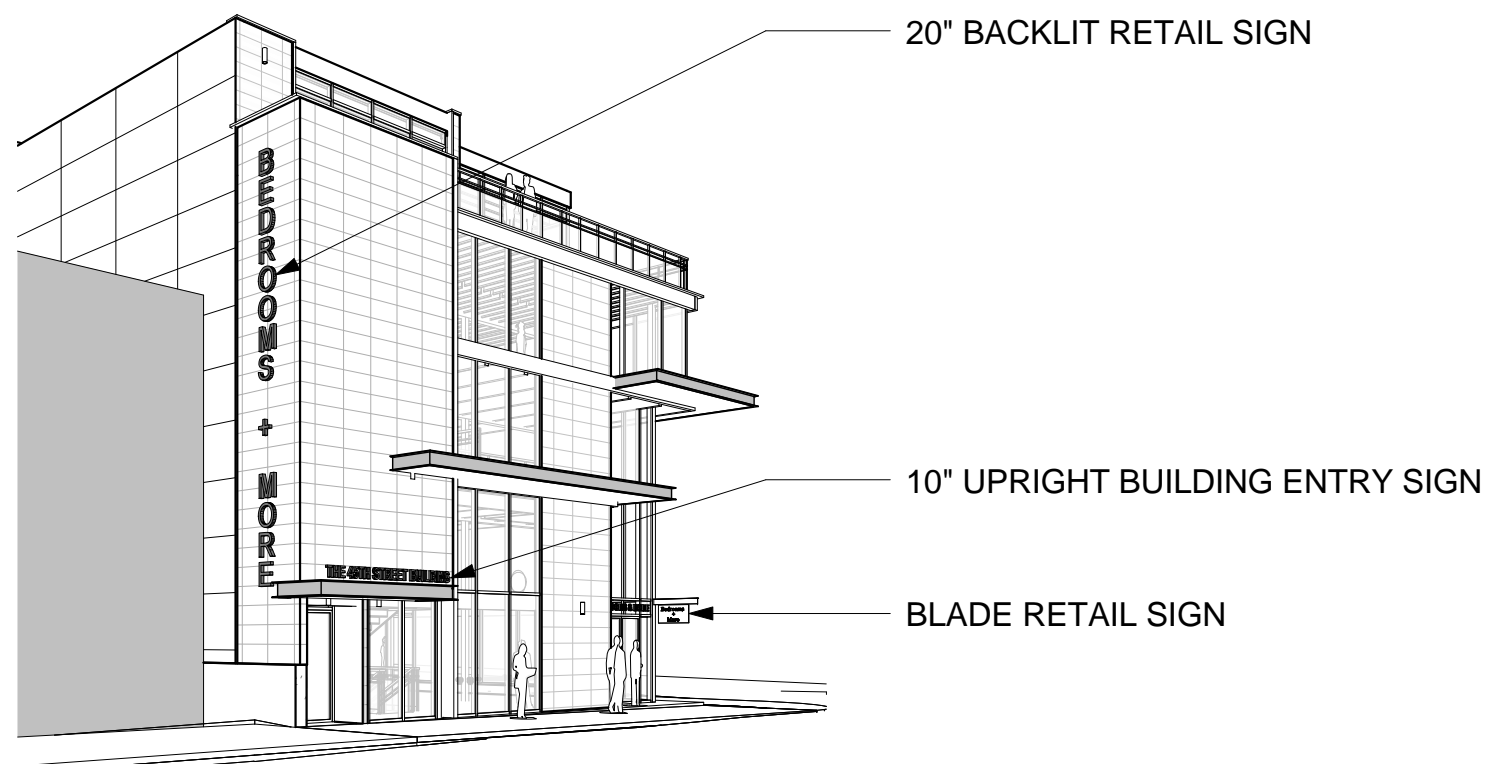
B-K Lighting, Delta Star  
8 watt LED lamp.  
• Used as WALL SCONCE; point  
fixture downward.  
• Shield and direct away from  
adjacent buildings.



## Exterior Lighting Plan



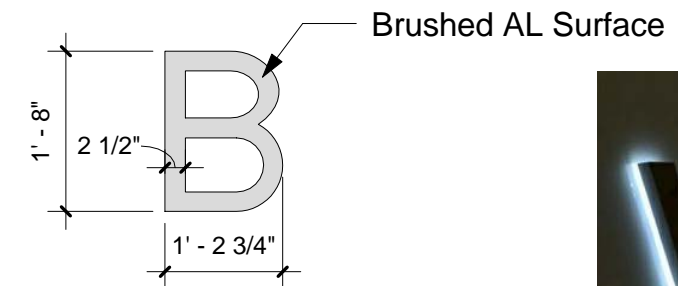
SOUTHEAST VIEW - Corner of NE 45th Street and 4th Ave NE



SOUTHWEST VIEW - from NE 45th Street

## Signage Concept

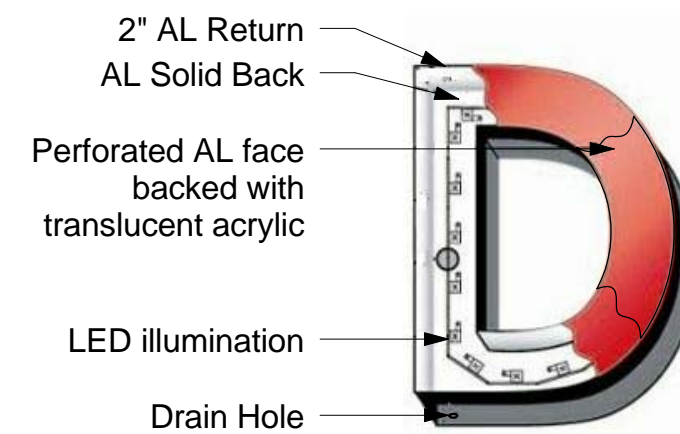
### 20" BACKLIT RETAIL SIGN



Aluminum Letters  
20" tall Arial Font  
Halo Illumination from  
Internal warm white LED's



### 10" UPRIGHT ENTRY SIGN

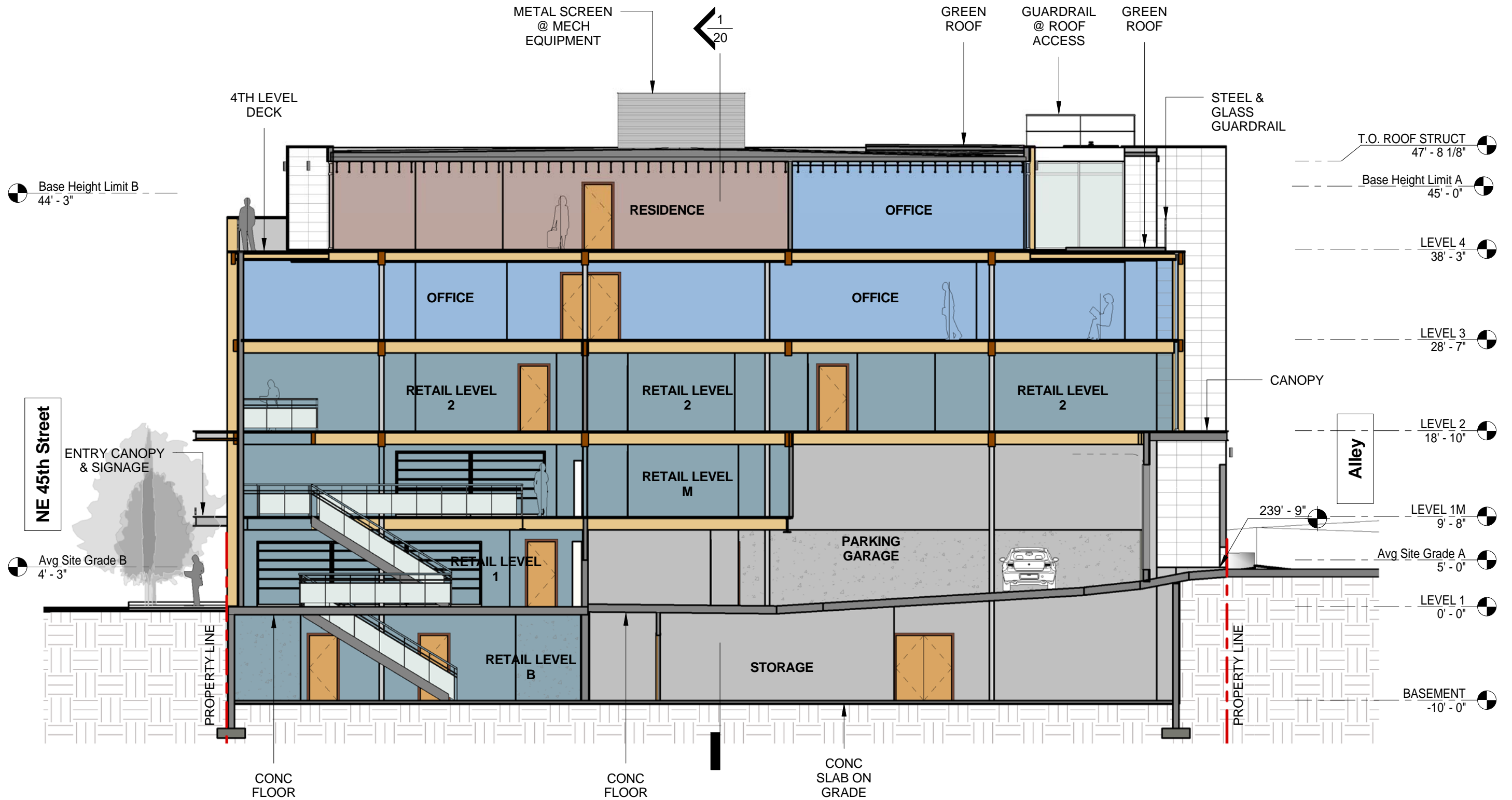


### BLADE RETAIL SIGN

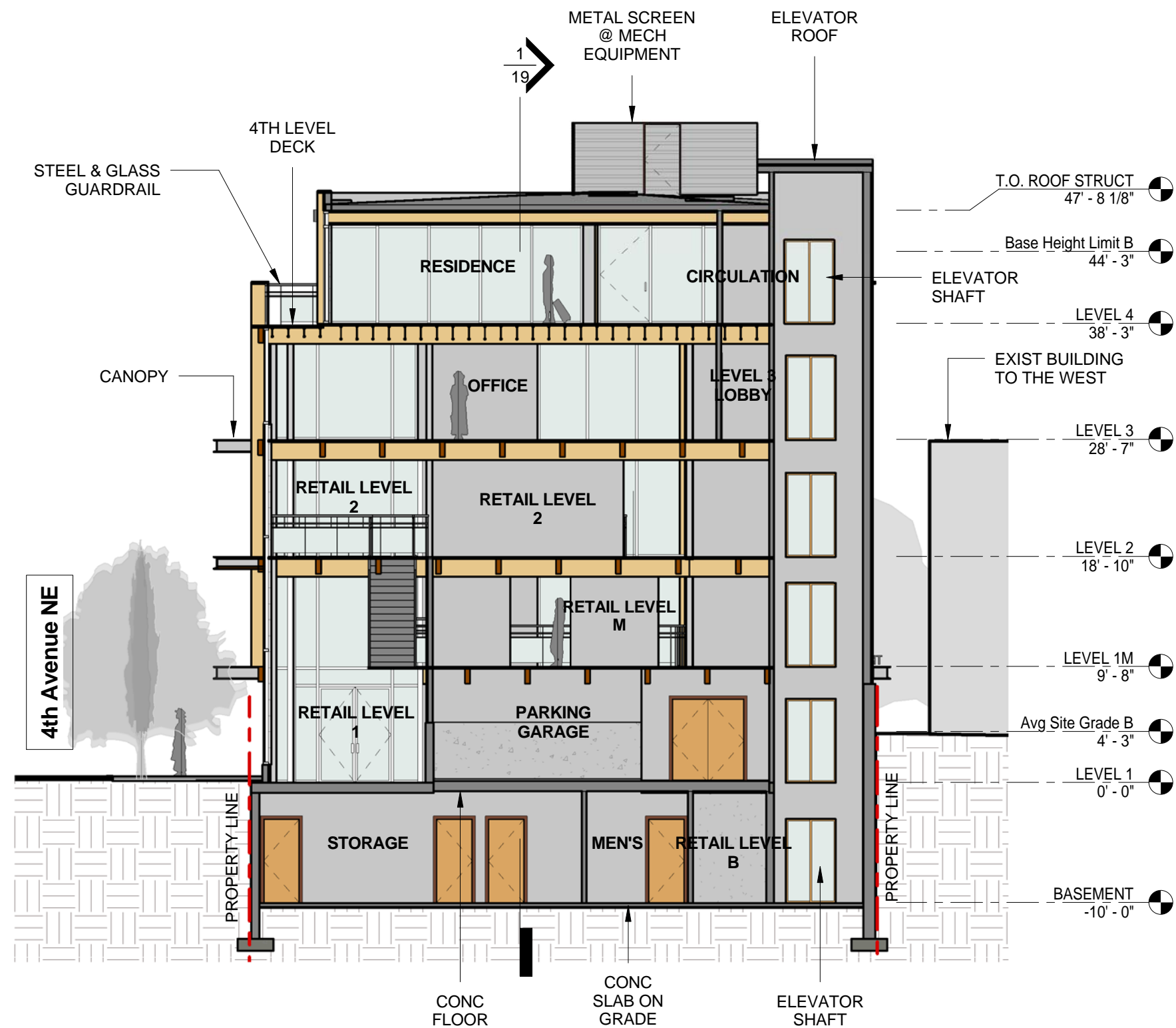


Hanging blade signage,  
illuminated with directional,  
shielded LED lights.





Building Section - Longitudinal



① TRANSVERSE SECTION (E-W)  
3/32" = 1'-0"

## Building Section - Transverse



**SMC 23.47A.008 B.3**  
STREET-LEVEL DEVELOPMENT STANDARDS

**REQUIREMENT**  
Depth provisions for 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.

**REQUEST / PROPOSAL**  
Per Early Design Guidance on October 8, 2013 a facade depth departure is requested for the 4th Ave NE frontage, as permitted by SMC 23.41.012.B.2 and SMC 23.47A.008.F.  
The proposed facade depth along 4th Ave NE is 13 feet.

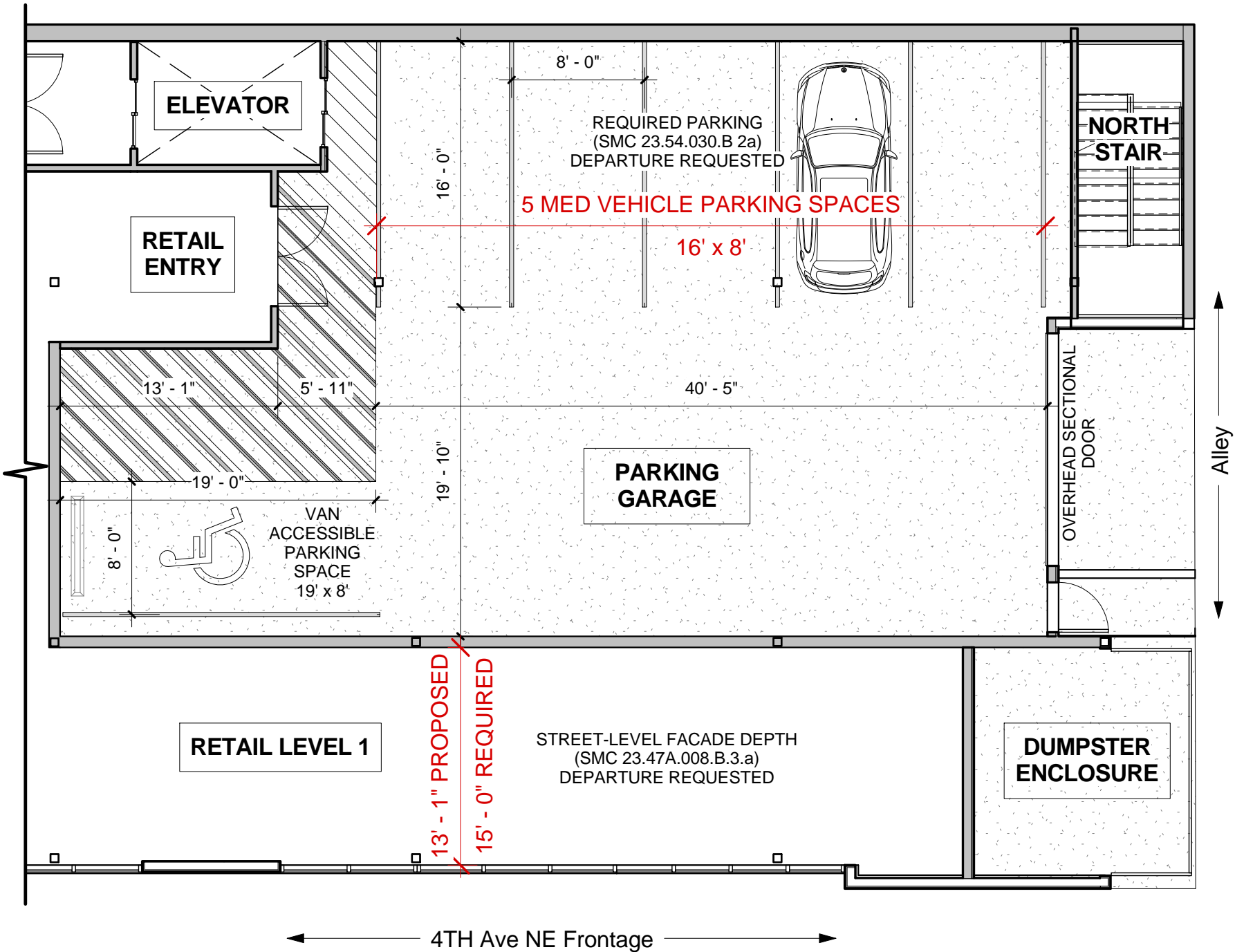
**JUSTIFICAITON**  
Due to the narrowness of the site and the desire to use the retail frontage of the building to screen the parking area it is not possible to make the facade along 4th Ave NE the full 15 foot depth, unless the parking area behind is severely impacted. The current design is already requesting relief from large (long) stalls in the parking garage to make the facade as deep as possible at 13 feet.

**SMC 23.54.030.B 2a**  
REQUIRED PARKING

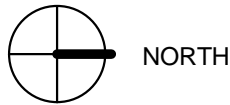
**REQUIREMENT**  
When ten or fewer parking spaces are provided, a maximum of 25 percent of the parking spaces may be striped for small vehicles. A minimum of 75 percent of the spaces shall be striped for large vehicles.

**REQUEST / PROPOSAL**  
Per Early Design Guidance on October 8, 2013, a parking departure from the 75% large stall requirement is requested. Five parking spaces for medium vehicles at 8'x16' and one van accessible space at 8'x19' are proposed.

**JUSTIFICAITON**  
Due to the narrowness of the site and the desire to use the retail frontage of the building to screen the parking area, it is not possible to accomodate large stall parking. The project is also requesting a reduced facade depth along 4th Ave NE to accomodate both parking and retail space.



① PARTIAL PLAN ALONG 4th AVE NE  
1/8" = 1'-0"



**SMC 23.47A.008 B.3b**  
**STREET-LEVEL DEVELOPMENT STANDARDS**

**REQUIREMENT**  
Nonresidential uses at street level shall have a floor-to-floor height of at least 13 feet.

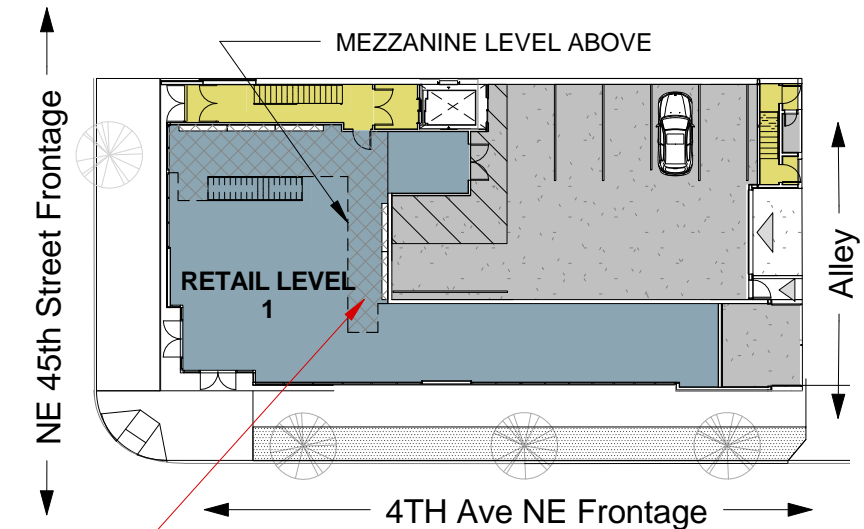
**REQUEST / PROPOSAL**  
Per Early Design Guidance on October 8, 2013 a departure from the 13 foot floor to floor height is requested for the portion of the ground floor with a mezzanine area, pursuant to SMC 23.41.012B.2.

**JUSTIFICAITON**  
The mezzanine functions as a catwalk feature that further activates the street frontage and provides a spatially interesting visual pedestrian pathway from the street level retail displays to the upper floor retail displays. It maintains the visibility of the retail use and promotes “eyes on the street,” encouraging pedestrian activity on NE 45th Street while inviting shoppers to visit the retail establishment. As both the mezzanine and the main floor (which contains the mezzanine) are both used for the same sales and retail display function the entire volume would be perceived a one space. We propose that this arrangement meets the intent of the code to provide a tall, activated retail space facing the street.

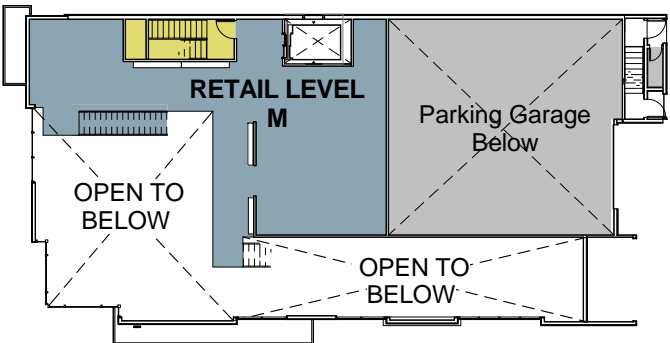


STOREFRONT INTERIOR VIEW

**DEPARTURE REQUESTED:**  
Area of Floor to Floor less than 13' - 0" above First Floor(9' - 8" actual)



1 FIRST FLOOR PLAN  
1/32" = 1'-0"



2 MEZZANINE FLOOR PLAN  
1/32" = 1'-0"



3 SECOND FLOOR PLAN  
1/32" = 1'-0"