The proposed project is located on North 45th Street, one of the two main commercial streets in the Wallingford Neighborhood. The zoning is NC2P-40. The proposed site currently has a small strip retail building dating from 1929 with a parking lot behind.

This part of Wallingford consists of a variety of pedestrian-friendly uses with restaurants, banks, and retail. The majority of this neighborhood is residential. The single family homes are predominantly American bungalows and craftsman style houses dating from the 1900's-1920's. Along North 45th Street, a vibrant pedestrian street, there are several one and two-story retail and mixed-use buildings of brick masonry construction typical of pre-World War II construction with large storefronts and pedestrian scale detailing.

Moving south towards the water you find larger scale apartment buildings and more single-family residences. To the north are a variety of multi-story apartment buildings and single-family homes in a predominantly residential area. To the west is the other main commercial street, Stone Way.

The 45th Street streetscape is dominated by narrow sidewalks, interrupted by light and power poles and large deciduous street trees. Several storefronts provide canopies for sun and rain protection. The proposed site currently does not meet the design goals of the Wallingford Neighborhood design guidelines in regards to the orientation of the building to the corner, facade transparency, and continuous overhead weather protection.
STREET CANOPY COVERAGE

This area is a vibrant pedestrian oriented neighborhood commercial district. At the south-west corner of the project site the grade is 27° and increases away from the corner on both N. 45th St. and Meridian Ave.

There are many street trees along the narrow sidewalks on North 45th St. There are no street trees and an existing bus shelter on Meridian Ave. along the project site.

EXISTING SITE CONDITIONS AND TOPOGRAPHY
DESIGN INFLUENCES

There are a wide variety of building forms and uses that surround the project site. While very different in nature, they can each influence the design of this project.

Many of the buildings near the project site seem to have been built in the early 1900’s through the 1920’s. Buildings of this era were typically built with brick masonry containing decorative brick or limestone trim to provide detail. These buildings typically provided large storefront windows that allowed clear views into the stores allowing pedestrians walking by to view merchandise as well as providing natural light into the store. The Wallingford Apartment building is a good example of this type and can be seen in the photo in its current state. Wallingford has many intact historical buildings concentrated along N. 45th Street although many have been altered over the decades.

Buildings along 45th Street are varied but include some consistent design elements such as canopies, pedestrian scaled signage and brick. There are some newer buildings in the area that provide a more modern design yet still include similar design elements to the older structures. Many of these buildings use brick, large amounts of storefront glazing, metal canopies and cast concrete stone bases.
DEVELOPMENT OBJECTIVES

The proposed project will create a retail pharmacy along one of the two main commercial corridors of Wallingford, North 45th Street. The new building will complement and enhance the Wallingford neighborhood.

The ground level will provide the primary store entrances and retail space. A mezzanine will provide storage area and possibly, offices, and public restrooms. There will be a surface parking lot on the north side of the lot accessed from Meridian Avenue.

The project will strive to improve the block character of the site that is currently covered with a surface parking lot and retail building. Additional landscaping and pedestrian amenities such as lighting, canopies, and signage will be provided at street level to enhance the pedestrian experience along North 45th Street.

PROJECT STATISTICS

- Lot Size: 20,473 SF (0.47 acres)
- Building Area (footprint): 9,348 SF
- Mezzanine area: 3,398 SF
- Allowable FAR (3.0): 61,410 SF
- Proposed FAR (4.0): 9,365 SF
- Maximum Height: 40’
- Proposed Height: 31’
- Required Parking Stalls: 17
- Provided Parking Stalls: 25
- Required Loading Berth: 1
- Provided Loading Berth: 1

WALLINGFORD NEIGHBORHOOD DESIGN GUIDELINES

Urban Pattern and Form

Visually reinforce the existing street frontage by placing horizontal or vertical elements in a line corresponding with the setbacks and facade elements of adjacent building fronts.

Corner lots

This building is on a corner lot and is oriented to the corner. Parking and vehicle access is located away from the corner. The main building entrance is located at the corner and is set back to soften the corner.

Height, Bulk and Scale

The facade has been broken into vertical and horizontal units to limit scale and provide a traditional store front rhythm. Building height takes into account adjacent properties and matches those building heights as close as possible to maintain a visual continuity of scale along both streets.

EARLY DESIGN GUIDANCE

RETAIL BUILDING - 2100 NORTH 45TH STREET
DPD PROJECT # 3015297
WALLINGFORD NEIGHBORHOOD DESIGN GUIDELINES

Architectural Context

We propose a variety of high quality materials and design features that will provide details and scale appropriate to pedestrians while still allowing the building massing needed to respond to adjacent building profiles. The primary design influences are the traditional retail building in the surround lots that were built in the early 1900’s.

Buildings from the early 1900’s were typically built from brick masonry with stone details. Larger expanses of storefront glazing were also provided to allow for merchandise display areas and to allow natural light. We have provided large storefront windows that will allow clear views and light into the store. These windows will have metal transom details reflecting similar building in the neighborhood.

Brick will provide a traditional look with a rich texture and color. Architectural concrete kick panels under the windows will have a rough textured finish to provide detail.

Human Scale

Pedestrian friendly amenities such as overhead canopies are provided to protect people from weather but also to provide additional detailing in the facade.

Pedestrian oriented signs with unique character will also be provided to help mark the store.

Commercial Signage

A combination of wall mounted signage and pedestrian oriented blade signs are proposed. While the signs are not yet designed, their approximate location and scale are shown in the images.

Landscaping to reinforce continuity with adjacent sites

There is no street landscaping on the adjacent sites along Meridian and existing mature trees along N. 45th Street.

Landscaping to enhance building and site

We are proposing new planter boxes under the existing trees on 45th Street and parking lot planting and trees to soften the hardcape.
Preferred Scheme “A”

This option provides a rich building facade by using a variety of building materials such as brick and cast stone. Design references reference older buildings in the neighborhood without being too derivative.

Corinque pieces from the existing structure are used on the N. 45th Street and Meridian facades to maintain some of the history of the Wallingford neighborhood.

Large metal/glass canopies are proposed to provide weather protection for pedestrians but also allow light to reach the sidewalk below.

This scheme incorporates stucco to provide an additional texture/color to the facade.

Pro’s

- Large streamlined canopies provide good weather protection.
- Corner entry element opens up and addresses the corner.
- Pedestrian scale is provided by the detailing and variety of materials. Less brick over the windows allows for smaller steel framing members over the large window openings.

Con’s

- Glass canopies will be difficult to maintain/keep clean.
- While a good-quality material, stucco may not be as desirable compared to brick.
Alternate Scheme “B”

This design alternative takes its design cues from some of the more modern buildings in the surrounding neighborhood. The design elements and proportions are simple and cleaner than the other schemes.

This design alternative uses different materials than the preferred option but also incorporates stucco which reduces the size of steel over the windows. Awnings are provided along both street frontages.

Pro's
Provides a simpler architectural form at the corner of the building. Cement fiber board siding provides an alternate weatherproof material and gives another layer of scale to street front.

Con's
Proportions of this scheme don’t work as well with some of the existing buildings in the neighborhood but there are some larger masses filling in nearby.

LINE OF MEZZANINE ABOVE
(3,398 SF)

FIRST FLOOR RETAIL
7,076 SF

PHARMACY

GROUND FLOOR

ALTERNATE OPTION “B”
Alternate Scheme “C”

This design alternative provides all brick walls with brick portals at the windows and entries and fabric awnings compared to the preferred Option “A”. The traditional design elements and proportions are simple and provide a clean traditional look with minimal detailing.

Pro’s

An all brick building provides desirable wall cladding compared to stucco. Fabric canopies will be easier to install and maintain compared to metal/glass canopies.

Con’s

While brick lends a finely detailed scale to the streetscape, this facade does not have as many pedestrian scaled elements as Option “A”.

LINE OF MEZZANINE ABOVE

(3,398 SF)

FIRST FLOOR RETAIL

7,078 SF

GROUND FLOOR

ALTERNATE OPTION “C”
ARCHITECTURAL DESIGN ELEMENTS

The proposed building architecture is derived from traditional retail buildings found in the neighborhood. Many of these brick masonry buildings were constructed with large storefront windows and stone details.

Clean, linear forms are used to compose the building facade and frame the storefront windows. Architectural cast concrete or stone panels will be used to create these linear forms.

Metal canopies will be provided at the store entries and along 45th Street and Meridian Avenue. These will have a dark painted finish and industrial linear details.

A pedestrian-oriented blade sign will provide visual interest and help enrich the building and sidewalk character from 45th Street and Meridian Avenue.

EARLY DESIGN GUIDANCE
RETAIL BUILDING - 2100 NORTH 45TH STREET
DPD PROJECT # 3015297
GREEN FACTOR OBJECTIVES

The proposed project will provide an improved pedestrian experience by adding
additional landscaping along North 45th Street. In addition, new landscaping will be
added in parking islands and around the parking field to soften the landscape and
existing retaining walls while providing an improved experience for those using the
parking lot.

New texture and color will be added to the parking area which currently has no
landscaping. Plantings will be a combination of shrubs and perennials. Additional
texture and color will be provided along the 45th street sidewalk which currently only
has trees. Plantings will be a combination of shrubs and perennials.

The existing trees along 45th Street will remain. Additional street trees will be planted
in the islands in the parking field. Smaller trees will be planted in the planting strip at
the North property line.

Due to existing site limitations, permeable paving will be used in the parking lot
to achieve an overall Green Factor of 0.3.
EARLY DESIGN GUIDANCE
RETAIL BUILDING - 2100 NORTH 45TH STREET
DPD PROJECT # 3015297

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