



schemata  
workshop

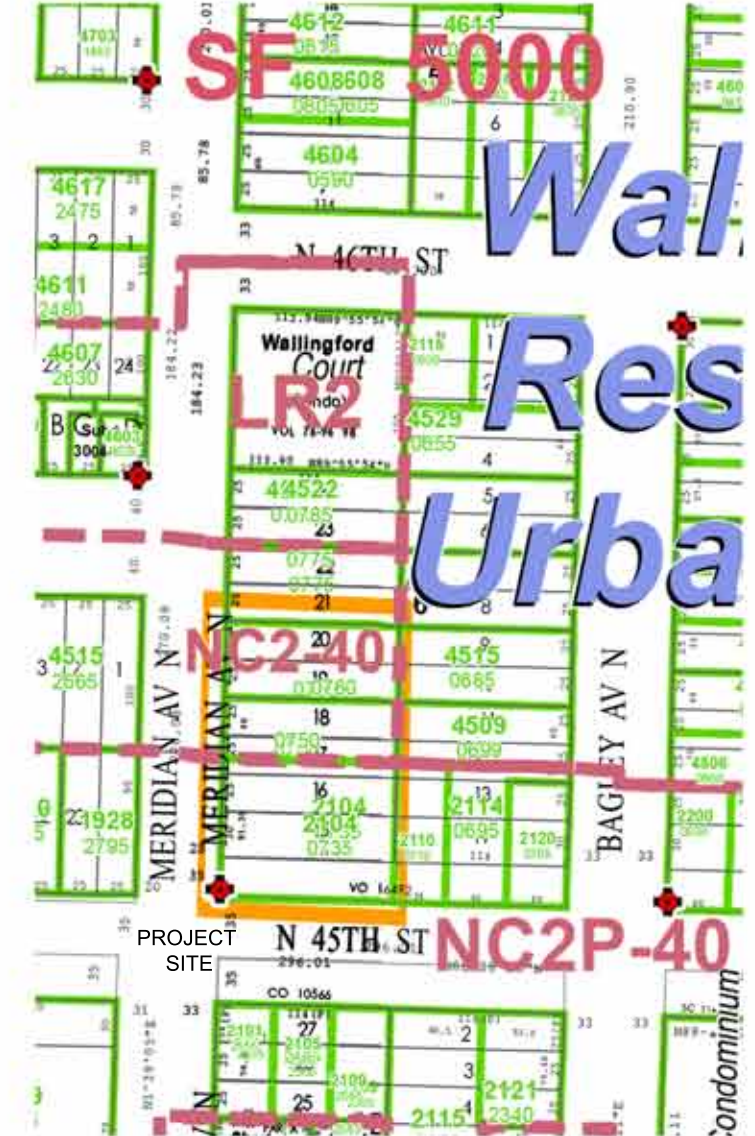
**NORR**

**RETAIL BUILDING  
2100 NORTH 45TH STREET**

EARLY DESIGN GUIDANCE  
DPD PROJECT #3015297

4 NOV 2013 EDG MEETING





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 field 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 scaled detailing.

Moving south towards the water you find larger scale apartment buildings and more single family residential. 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.

- PROJECT SITE
- COMMUNITY
- ENTERTAINMENT
- DINING
- OFFICE
- MEDICAL
- MIXED USE
- RELIGIOUS
- RESIDENTIAL/APARTMENT
- RETAIL
- SERVICE
- EDUCATIONAL

## URBAN DESIGN ANALYSIS



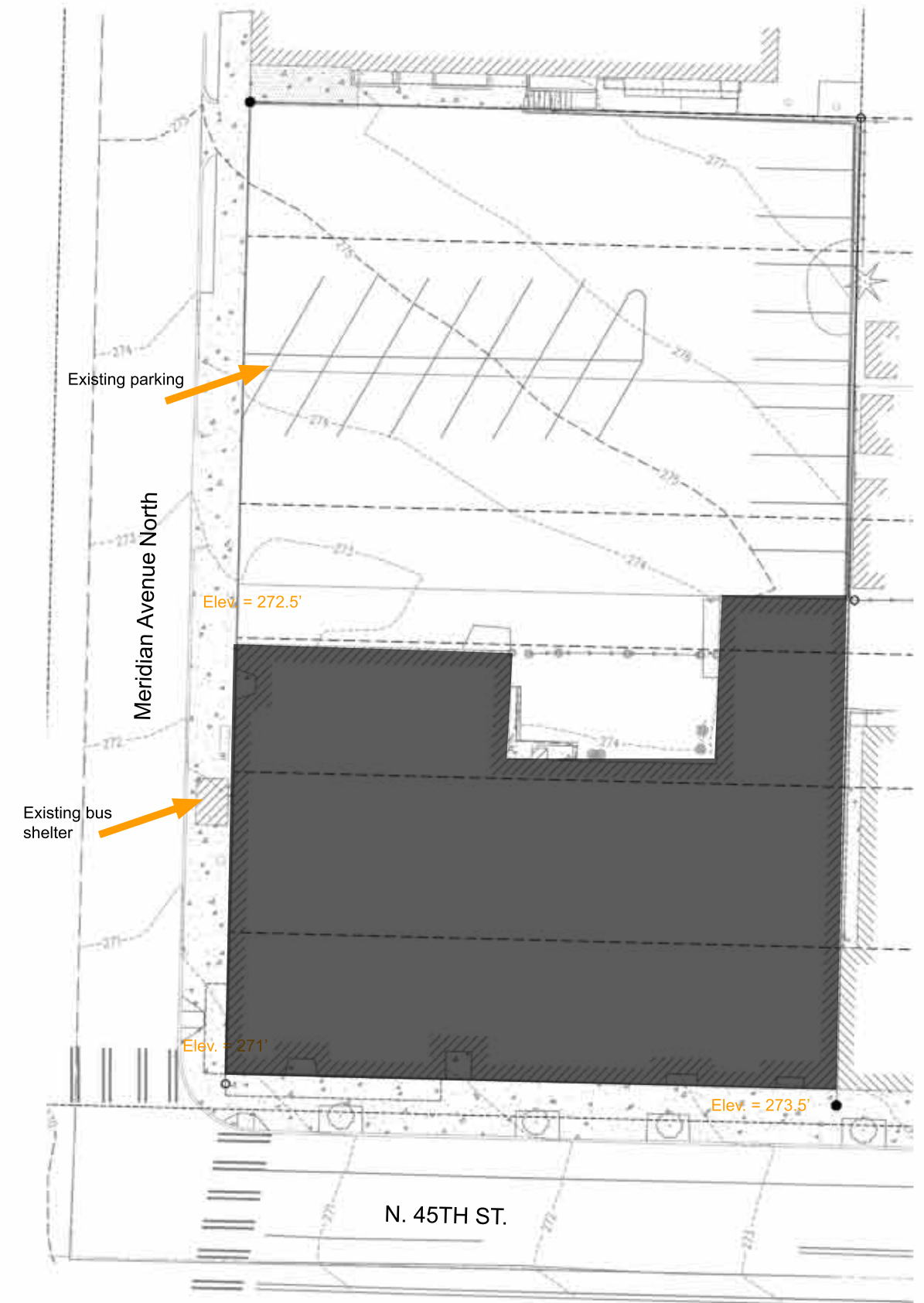


## STREET CANOPY COVERAGE

This area is a vibrant pedestrian oriented neighborhood commercial district. At the south-west corner of the project site, the grade is 271' and increases away from the corner on both N. 45th St. and Meridian Ave. N.

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. N. along the project site.

## URBAN DESIGN ANALYSIS



## EXISTING SITE CONDITIONS AND TOPOGRAPHY





N. 45TH ST. (LOOKING NORTH)

PROJECT SITE



N. 45TH ST. (LOOKING SOUTH)



STREET ELEVATIONS





PROJECT SITE

MERIDIAN AVE. N. (LOOKING EAST)

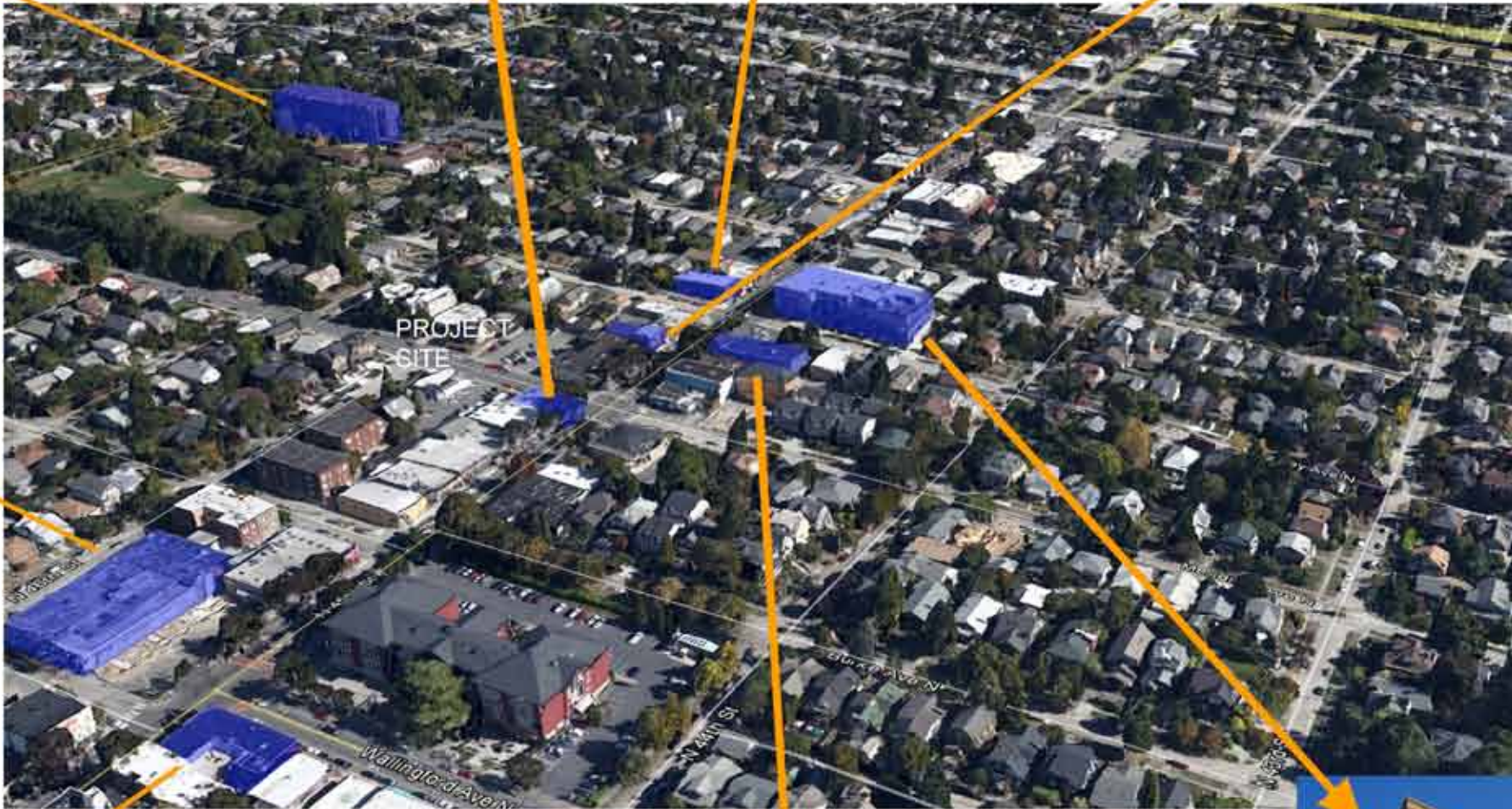


MERIDIAN AVE. N. (LOOKING WEST)

STREET ELEVATIONS







## 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.

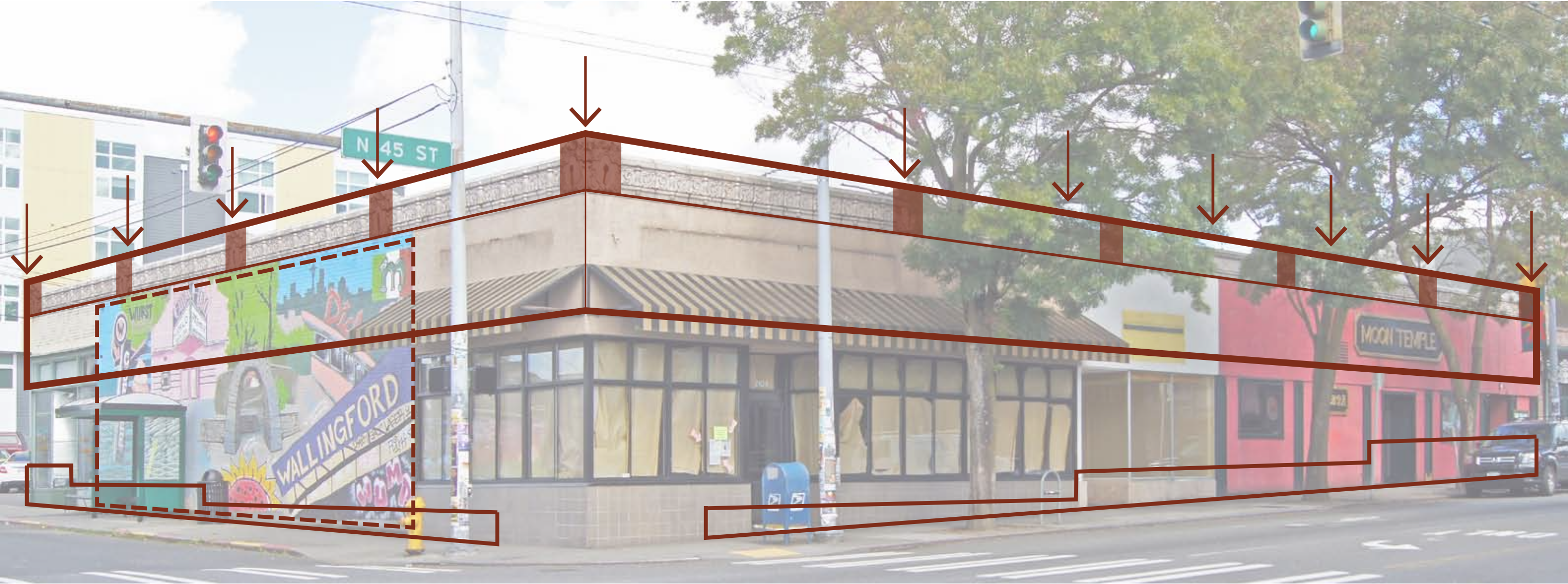
Many of the buildings near the project site seem to have been built in early 1900's through the 1920's. Buildings of this era were typically built from brick masonry containing decorative brick or limestone inlays to provide detail. These buildings typically provided large storefront windows that allowed clear views into the stores allowing pedestrians walking by to view merchandise as well as providing natural light into the store. The Wallingford Apartments 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.

## SITE AERIAL





**LEGEND**



PRESERVATION OF THE TERRACOTTA CORNICE, BRICK, AND TRANSOM WINDOWS



PRESERVATION OF THE MURAL



SILL LINE WITH STEPPED GRADE



STOREFRONT RHYTHM RESPONDS TO THE OVERLAP OF BOTH THE COLUMN AND MEDALLION GRIDS



STRUCTURAL RHYTHM RESPONDS ONLY TO THE MEDALLION GRID

**OPTION 1**

**OPTION 2**

**OPTION 3**



**SIGNIFICANT ELEMENTS OF EXISTING STRUCTURE THAT OPTIONS ARE RESPONDING TO**





## WALLINGFORD NEIGHBORHOOD DESIGN GUIDELINES

### Urban Pattern and Form

Visually reinforce the existing street storefronts 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 storefront rhythm. The existing 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.

## DEVELOPMENT OBJECTIVES

The proposed project will create a retail pharmacy along one of the two main commercial corridors of Wallingford, North 45th Street. The retrofitted 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. The existing surface parking lot on the north side of the lot will remain. Parking lot access is from Meridian Avenue. N.

The project will strive to improve the block character of the site. 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	10,054 SF (NC2-40) + 10,419 SF (NC2P-40)
Building Area (footprint)	9,716 SF
Mezzanine area	3,435 SF
Allowable FAR (3.0- NC2P-40)	31,257 SF
Proposed FAR (1.26)	13,151 SF
Maximum Height	40'
Proposed Height	18'-1" (Existing) 28' (Mezzanine Addition)
Required Parking Stalls	17
Provided Parking Stalls	24
Required Loading Berth	1
Provided Loading Berth	1







### Commercial Signage

A combination of canopy 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 Ave. N. and existing mature trees along N. 45th Street. Existing trees that are unhealthy will be removed and replaced per guidance of the city arborist.

### Landscaping to enhance building and site

We are proposing cast iron gratings under the existing trees on N. 45th Street. We will also provide planting at the existing parking lot to soften the hardscape. There is currently no planting there.

## 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 details reflecting similar buildings in the neighborhood.

The intention in all options is to remove the stucco that is covering the existing brick. Existing brick will be restored to provide a traditional look with a rich texture and color. A variety of storefront types are proposed to pick up on themes in the neighborhood.

### 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.

Signage is provided at a variety of locations and sizes.







CORNER PERSPECTIVE

Scheme A

This option is the most conservative renovation of the building: a faithful but simplified attempt at restoration. The existing cornice is unaltered, the decorative frieze is restored to its original brick, and the transom ribbon will be restored. Storefront will be returned to a majority of the street front much of which is currently opaque.

A simple rhythm is taken from the existing cornice medallions. Columns are expressed within the new storefront and transom ribbon enforcing the rhythm and breaking up the elevation. Within this larger rhythm, smaller subdivisions will occur.

Modern materials will be used to distinguish the renovation. The new second floor addition will be a simple volume, complimentary to the existing building and appropriate for its context.

Pros

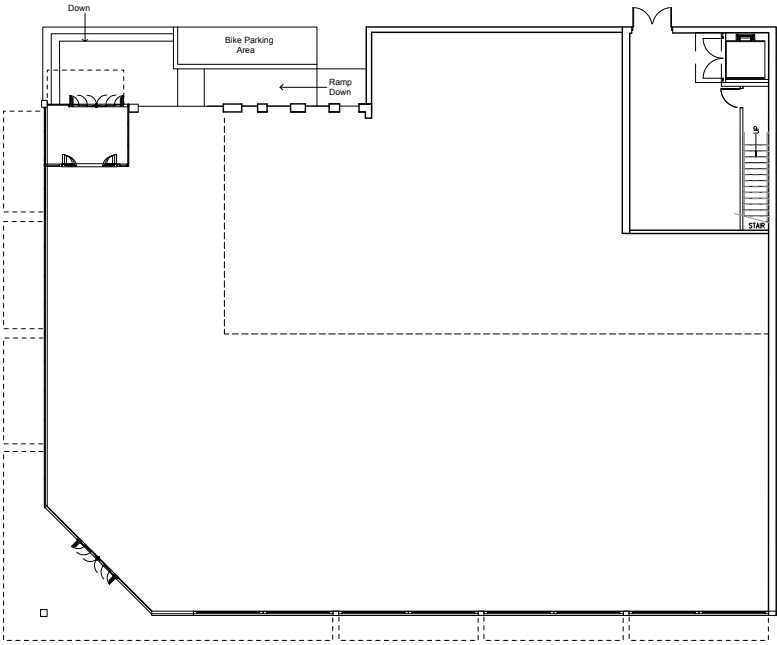
Minimalist restorative approach, greater transparency and better allegiance to surrounding context. This scheme provides a corner entry and awnings broken by the structure cover the majority of the pedestrian environment on both Meridian and 45th. Alignment of columns with medallions strengthens legibility of both

Cons

Community art panel removed. The significant amount of transparency has some negative consequences on the store's operation.



BACK ENTRY | SIDEWALK CONDITION



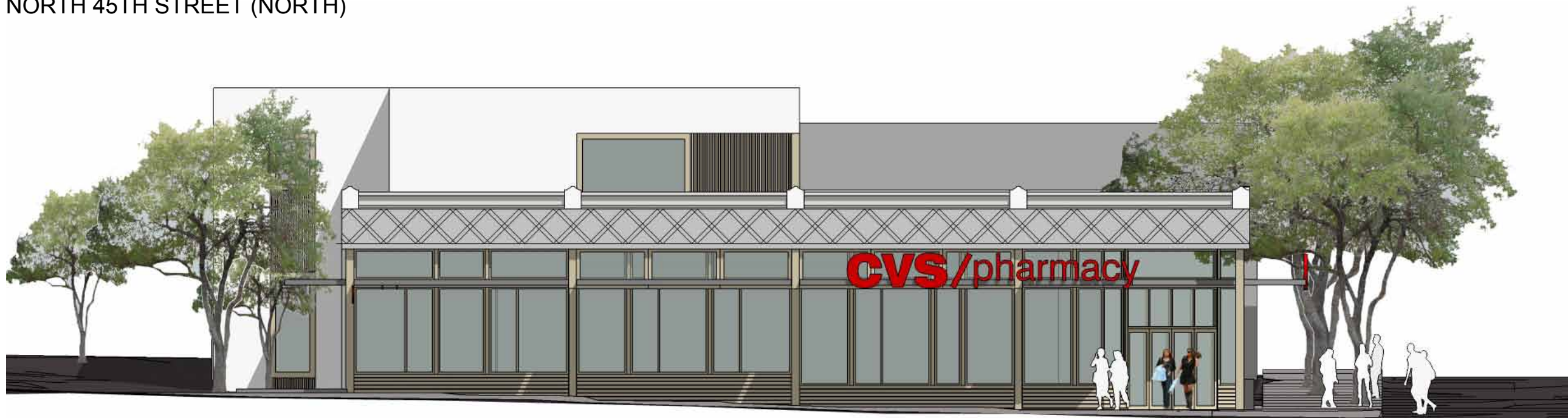
GROUND FLOOR PLAN

SCHEME A





NORTH 45TH STREET (NORTH)



MERIDIAN AVE. N. ELEVATION (EAST)

SCHEME A ELEVATIONS





CORNER PERSPECTIVE

Scheme B

This option is a contemporary approach to renovation: preservation of some portions with modern language inserted to distinguish the renovation. As with the other two options, the cornice will remain unaltered, and the decorative frieze will be restored, but in this option the transom ribbon and the new storefront will be recessed and much more delicate. Within this delicate language a modern version of a display window volume will be inserted sitting proud of the recessed storefront. A more vivid material will line the interior of the boxes which provide perfect display windows to engage the public on the street.

The second floor addition will be modern, however, it will complement the modern language used on the first level.

Pros

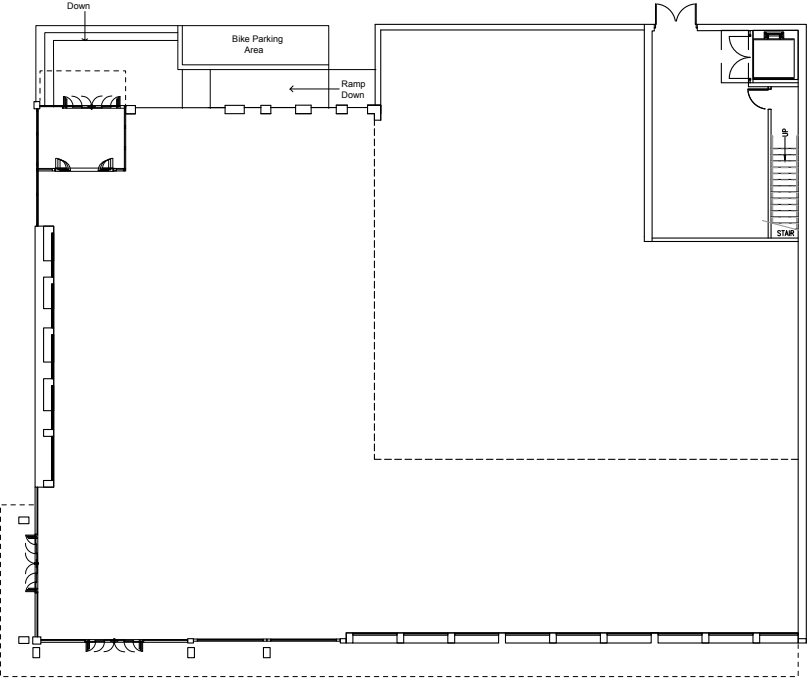
Distinguishes new from old in respectful way, more transparent, engaging display windows relate to original storefront function, vivid yet simple detail at pedestrian level.

Cons

Modern language contrasts surrounding context. Entry not chamfered.



BACK ENTRY | SIDEWALK CONDITION



GROUND FLOOR PLAN

SCHEME B





NORTH 45TH STREET (NORTH)



MERIDIAN AVE. N. ELEVATION (EAST)

## SCHEME B ELEVATIONS





CORNER PERSPECTIVE

### Preferred Scheme C

This option is a more faithful approach to the renovation of what the oldest historic photos reveal. As with Option A and B, the cornice will be unaltered, the frieze will be restored and the transom ribbon will be returned. However, the restorative approach to this option accentuates the idiosyncrasy of the building by juxtaposing the existing irregular column grid against the even rhythm of the medallions. In the act of preserving elements of the building, the existing mural will also be preserved in this scheme.

The new second floor addition in this option will contrast the existing building with a more modern volume.

### Pros

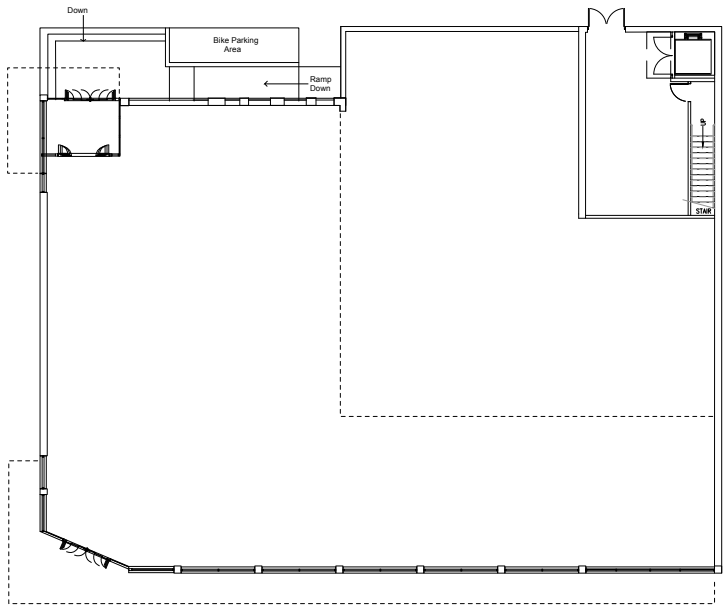
Facade takes move cues from historic building, more complexity and detail at pedestrian level, community art preserved. Mural allows for enhanced store operations.

### Cons

Less transparency than other options, modern second floor may not fit into context.



BACK ENTRY | SIDEWALK CONDITION



GROUND FLOOR PLAN

PREFERRED SCHEME C





NORTH 45TH STREET (NORTH)



MERIDIAN AVE. N. ELEVATION (EAST)

## PREFERRED SCHEME C ELEVATIONS





DETAILED KICK PLATES UNDER WINDOW



BRICK, LOW SILLS, AWNINGS



BRICK, LOW SILLS, AWNINGS



BRICK, OVERHEAD WEATHER PROTECTION



EXISTING CORNICE



LARGE STOREFRONT WINDOWS



TRANSOM WINDOWS, SIGNAGE, LIGHTING

### 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.

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 signs will provide visual interest and help enrich the building and sidewalk character from 45th Street and Meridian Avenue.

### ARCHITECTURAL DESIGN ELEMENTS

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





**SITE PLAN**

### 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 hardscape 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 N. 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.



**SEATTLE GREEN FACTOR**





CAPITOL HILL  
MELROSE MARKET: BEFORE



CAPITOL HILL  
PACIFIC SUPPLY CO: BEFORE



CAPITOL HILL  
PISTON AND RING: BEFORE



CAPITOL HILL  
MELROSE MARKET: AFTER



CAPITOL HILL  
PACIFIC SUPPLY CO: AFTER



CAPITOL HILL  
PISTON AND RING: AFTER



BALLARD  
KOLSTRAND BUILDING: AFTER

# SIMILAR HISTORIC RENOVATION PROJECTS