



**1901 N 45TH ST**  
**EARLY DESIGN REVIEW**  
30 March 2022  
SDCI Project #3038044-EG



dArch LLC  
2412 Westlake Ave. N, Suite 3 Seattle, WA98109  
206.547.1761 | [www.darchllc.com](http://www.darchllc.com)

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## EARLY DESIGN REVIEW

### PROJECT ADDRESS:

1901 N 45th St  
Seattle, WA 98103

### PROJECT TEAM:

#### Developer

Rose Burke LLC  
2825 Eastlake Ave E, Ste 200  
Seattle, WA 98102  
Phone: 206.427.6280  
Contact: Darren Rose  
e/ darren@206pm.com

#### Architect

d/Arch LLC  
2412 Westlake Ave N, Ste 3  
Seattle, WA 98109  
Phone: 206.547.1761  
Contact: Matt Driscoll, AIA  
e/ mattd@darchllc.com

#### Landscape Architect

Glenn Takagi Landscape Architect  
18550 Firlands Way N. Ste #102  
Shoreline, WA 98133  
P/ 206.542.6100  
e/ glenco1029@earthlink.net

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# PROJECT INFORMATION

## Location

Located at the intersection of N 45th St and Burke Ave N, the proposed site is in the Wallingford Residential Urban Village overlay, which is largely comprised of single-family homes, townhouses and mid-size apartment buildings. The site is along North 45th St commercial corridor, within walking distance of the major shopping and entertainment centers. The site also has good access to Meridian playground, Wallingford playfield, the gas work park and woodland park zoo and Greenlake. This location will allow residents easy access and transportation alternatives to Downtown Seattle, South Lake Union, the University District and Northgate.

## Existing Uses & Structures

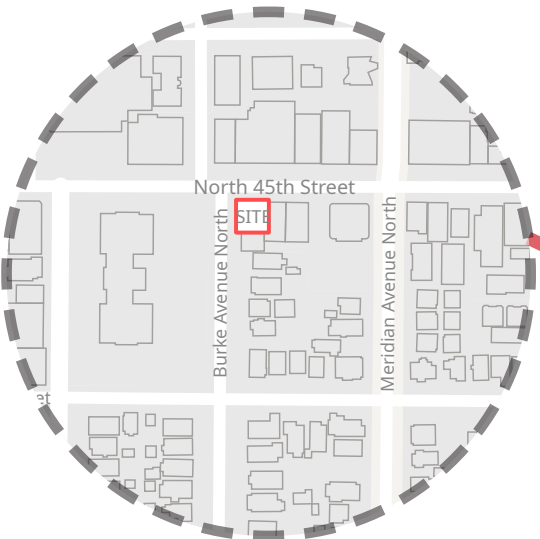
This parcel is occupied by one two-story wood-framed and one masonry two-story retail store and apartments. The combined lot measures approximately 80 feet wide by 90 feet deep. All existing structures and paved surfaces located on the project site are proposed to be demolished with the new project occupying the entirety of the site.

## Development Subjectives


The project is a new mixed-use building with a total 36 units, offering a mix of apartments, underground parking and a commercial space at ground floor. The project aims to provide a decent and affordable housing alternative in the area. The commercial component of the project will consolidate the street front at N 45th St. As the Wallingford neighborhood continues to evolve, the project will provide more opportunities to the community while still being respectful to the context by implementing successful design elements that are derived from surrounding buildings, and tying in massing and material with adjacent properties and create a pedestrian centric project.

## Project Details

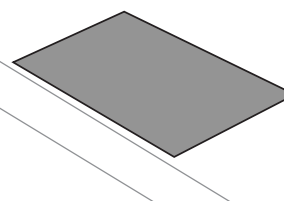
Address:	1901 N 45th St Seattle, WA 98103
SDCI Project #:	3038044-EG
Program:	36 UNITS
Commercial Square Footage: (Designed to be 1 large or up to 4 commercial spaces)	2,928 SF
Total Gross Floor Area:	32,500 SF



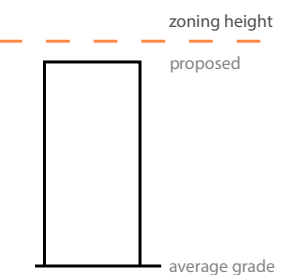
## Project Details



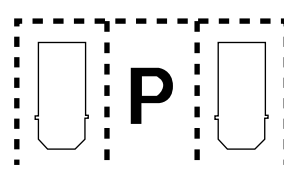
**Number of Units:**  
36



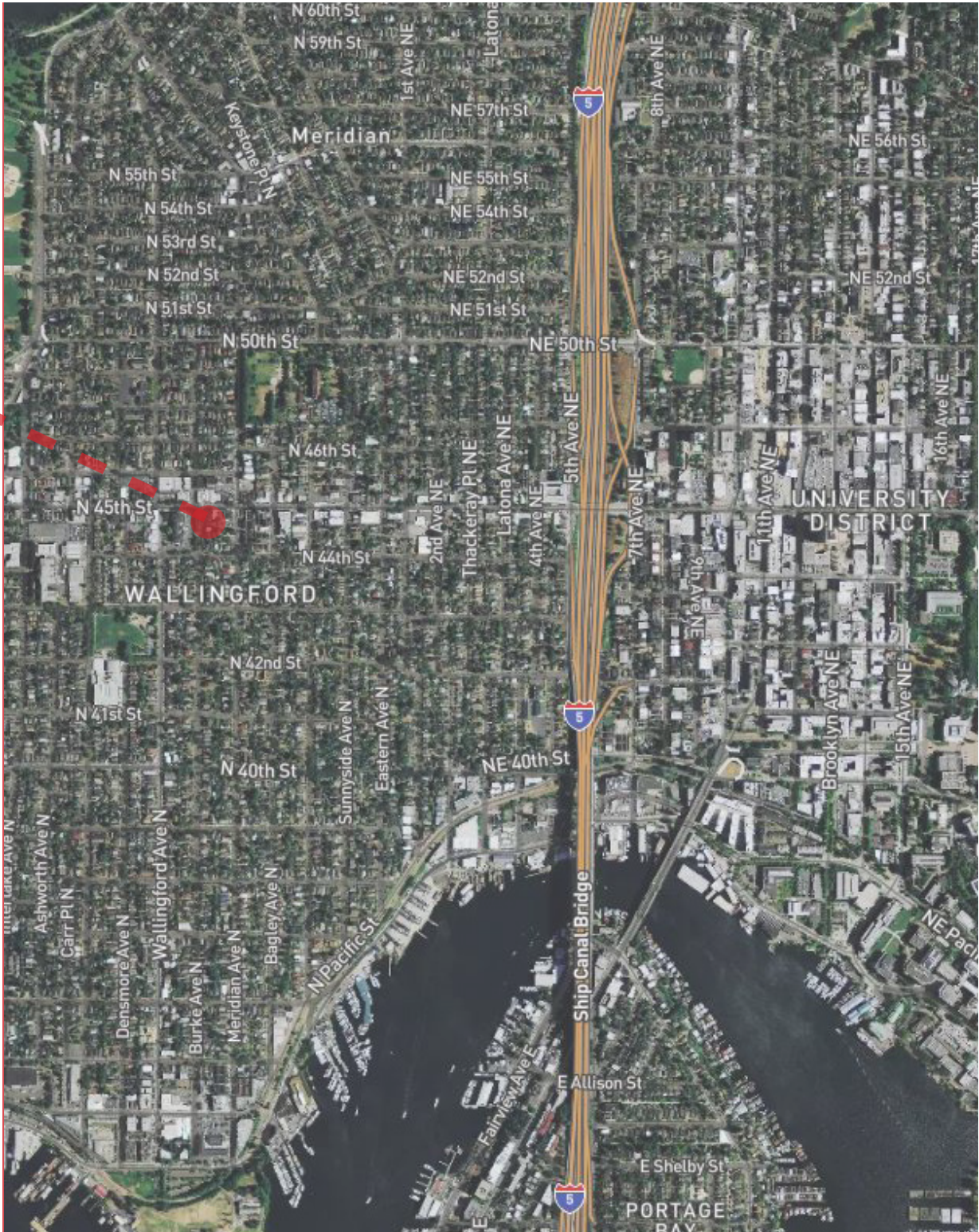
**Site Area:**  
7,200 sf



**Structure Height:**  
Zoning: 55 ft  
Proposed: 50 ft



**Parking Stalls:**  
12 stalls





# COMMUNITY OUTREACH PLAN AND COMMENTS

## 1. Project Description:

Project Address:	1901 N 45th St, Seattle, WA 98103
Description:	A new construction with 24-36 apartment units. 5-story above grade mixed use building with parking in one below grade level. 1st floor commercial on N 45th St, garage and building entry on Burke Ave N. Existing structure to be demolished.
Applicant:	d/Arch LLC
Contact Person:	Anqi Liang
Contact Information:	<a href="mailto:ALiang@darchllc.com">ALiang@darchllc.com</a>
Type of building:	Multifamily
Neighborhood:	University District
In Equity Area:	Yes

## 2. Outreach Plans:

### - Printed Outreach:

#### High-Impact Method

**b.** Posters hung in a minimum of 10 local businesses, community centers, or other publicly accessible venues, located within a half mile from the proposed site. At least half of the posters must be visible from the sidewalk, as well as in the immediate neighborhood of the project site to inform locals.

15 Posters were hung nearby the project along 45th and Burke Ave, and they were put up on April 9th, 2021.

### - Electronic/Digital Outreach

#### High-Impact Method

##### a. Online Survey

<https://www.surveymonkey.com/r/W6FRF6Q>

##### c. Interactive project website (with public commenting function)

<https://newconstdarch.wixsite.com/1901-n-45th-st>

Website and online survey were available since April 1st, 2021. The webpage and online survey's hyperlink and QR code were printed on the posters. The webpage and online survey will be available through the Design Review process.

### - In-Person Outreach

An additional high impact digital method in lieu of in-person outreach

## 3. Community Feedback:

### Outreach Comments Summary

Comments are received via the project website and Online survey. The community wants the new project:

1. provides affordable housing with reasonable sizes
2. fits and complements the neighborhood and has nice looking
3. is pedestrians friendly and provide amenity space
4. protects small business
5. some support more parking, some against parking

**NOTE:** Any comments or questions received after this report will be summarized in the ADR Packet.

**PROPOSED NEW CONSTRUCTION**

**Address:** 1901 N 45th St, Seattle, WA 98103  
**Architect:** d/Arch LLC  
**Contact Person:** Matt Driscoll  
**Email:** [MattD@darchllc.com](mailto:MattD@darchllc.com)

**Summary:** A new construction with 24-36 apartment units, 5-story above grade mixed use building with parking in one below grade level. 1st floor commercial on N 45th St, garage and building entry on Burke Ave N.

**For additional information see:** <https://newconstdarch.wixsite.com/1901-n-45th-st> Also through Seattle Services Portal by entering the Project Address: 4258 7th Ave, NE or with SDCI project number: 3037901-LU

**Let us know your Thoughts**

Project Website

Online Survey

Please note that any information collected during the community outreach process may be submitted to the City of Seattle and made public pursuant to the Washington Public Records Act.

SITE SURVEY



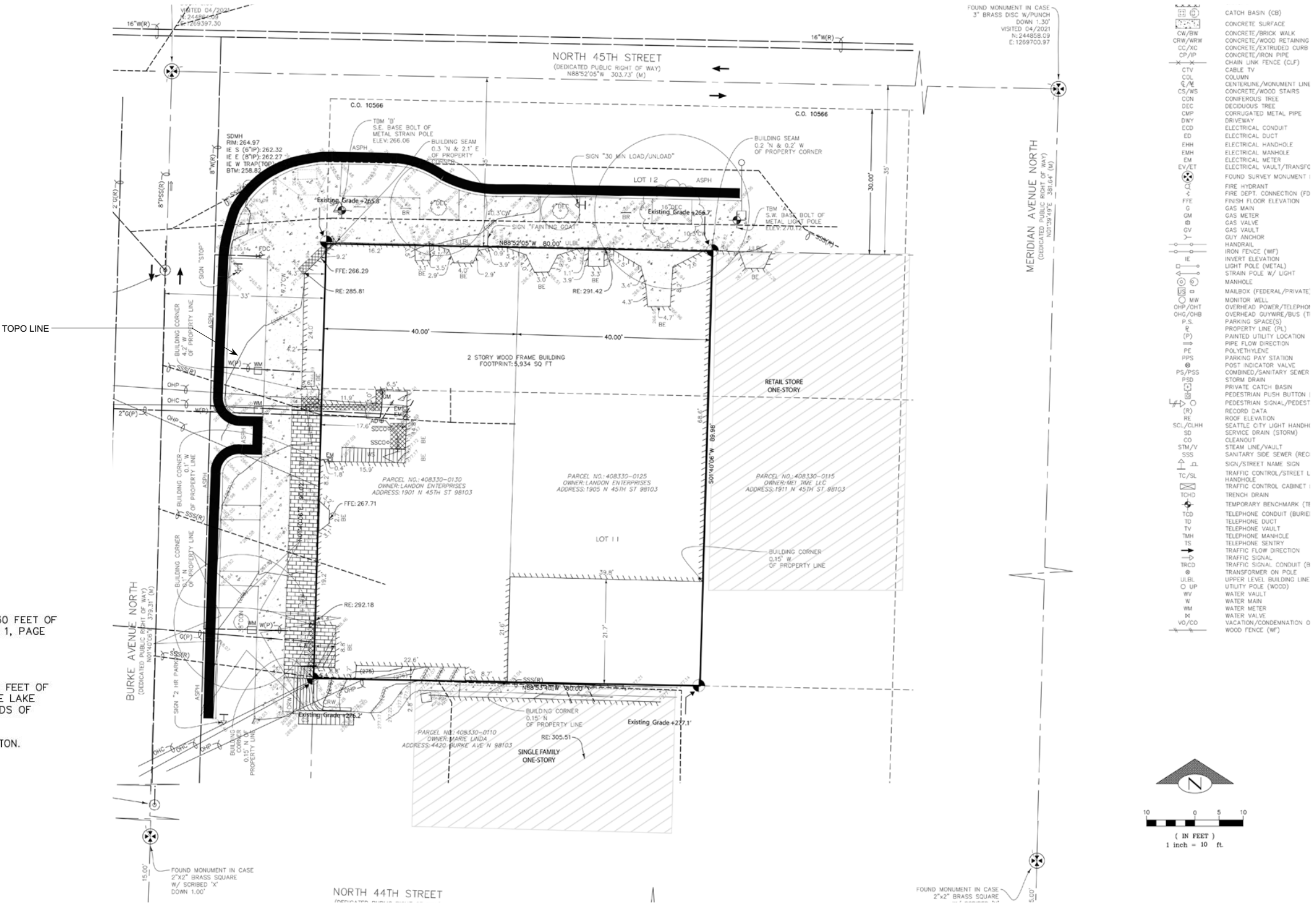
LEGAL DESCRIPTION

THE WEST 40 FEET OF LOT 11 AND THE WEST 40 FEET OF THE SOUTH 30 FEET OF LOT 12, BLOCK 1 OF THE LAKE UNION ADDITION, ACCORDING TO VOLUME 1, PAGE 238 OF PLATS, RECORDS OF KING COUNTY, WASHINGTON.

AND

THE EAST 40 FEET OF THE WEST 80 FEET OF LOT 11 AND THE EAST 40 FEET OF THE WEST 80 FEET OF THE SOUTH 30 FEET OF LOT 12, BLOCK 1 OF THE LAKE UNION ADDITION, ACCORDING TO VOLUME 1, PAGE 238 OF PLATS, RECORDS OF KING COUNTY, WASHINGTON.

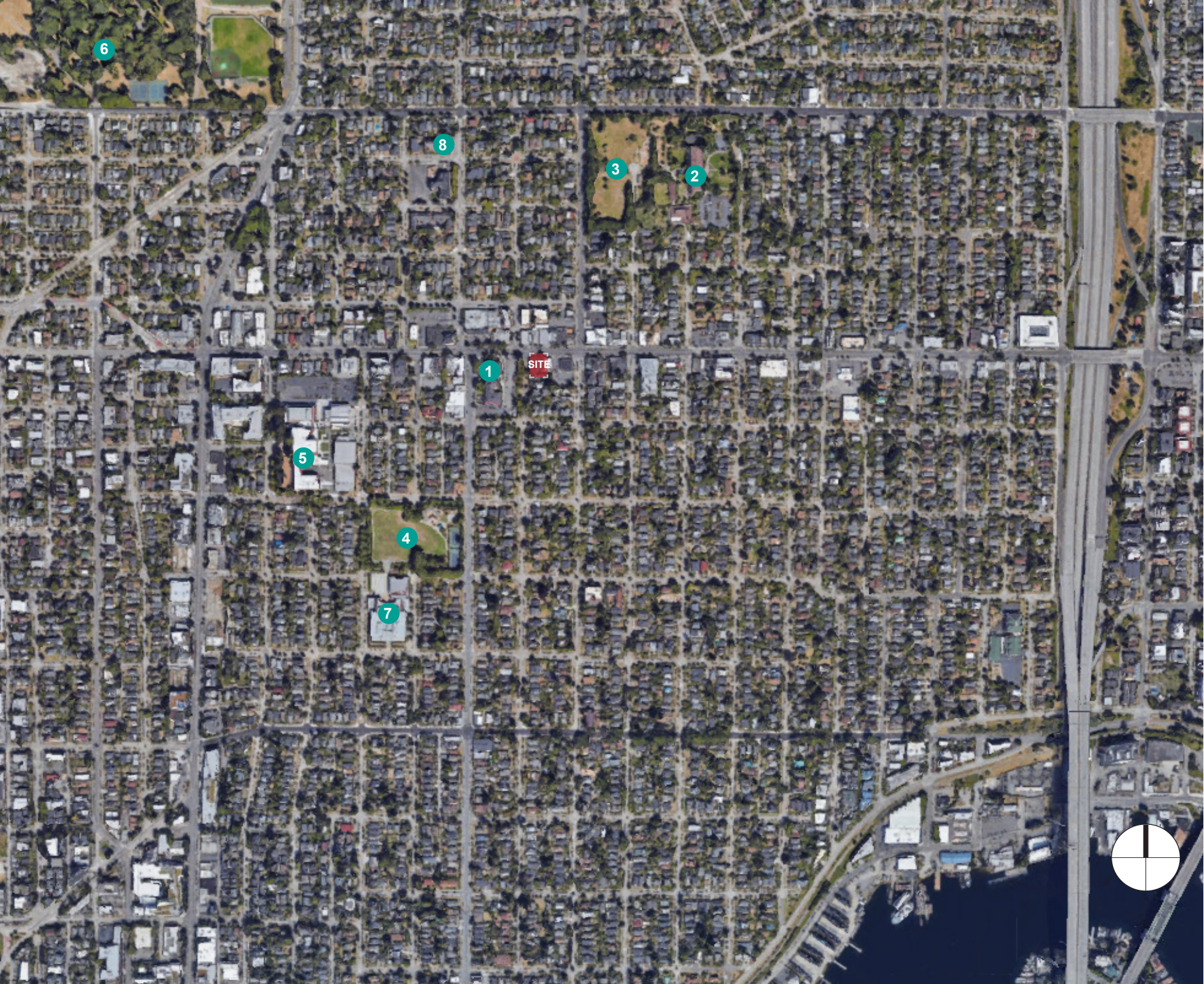
SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.





# CONTEXT ANALYSIS

# VICINITY



1 Wallingford Center



2 Good Shepherd Center



3 Meridian Playground



4 Wallingford playfield



5 Lincoln High School



6 Woodland Park & Zoo



7 Hamilton International Middle School



8 St. Benedict Church



# CONTEXT ANALYSIS

## Neighborhood Zoning

### Project Information

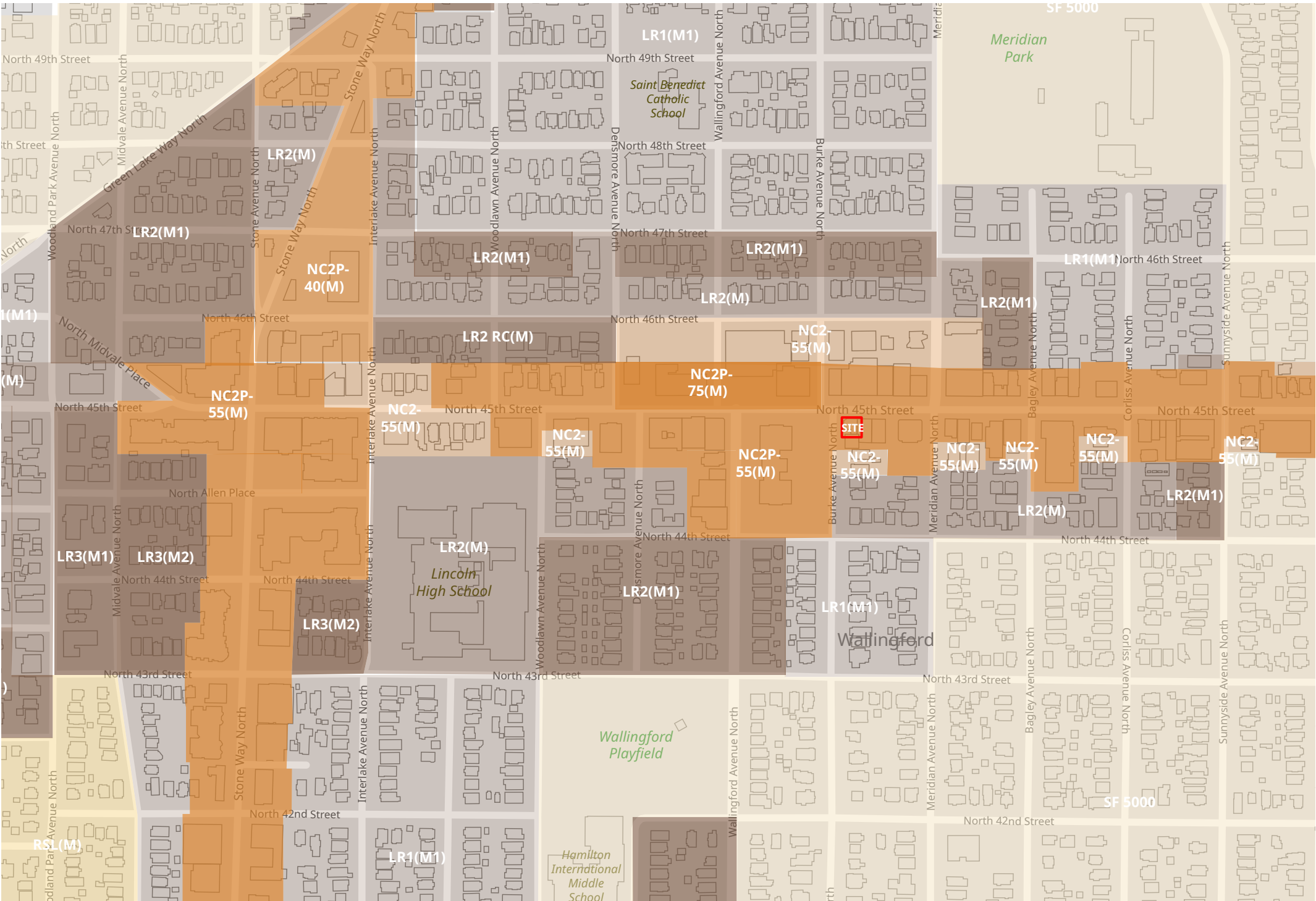
Parcel: 408330-0125 & 408330-0130  
Lot Area: 7,200 sf  
Zoning: NC2P-55(M)

Overlay: Wallingford (Residential Urban Village)

Street Classification: N 45th st (Principal Arterial)

Frequent Transit: Yes

N 45th St & Wallingford Ave N  
Meridian Ave N & N 45th St



ZONING MAP



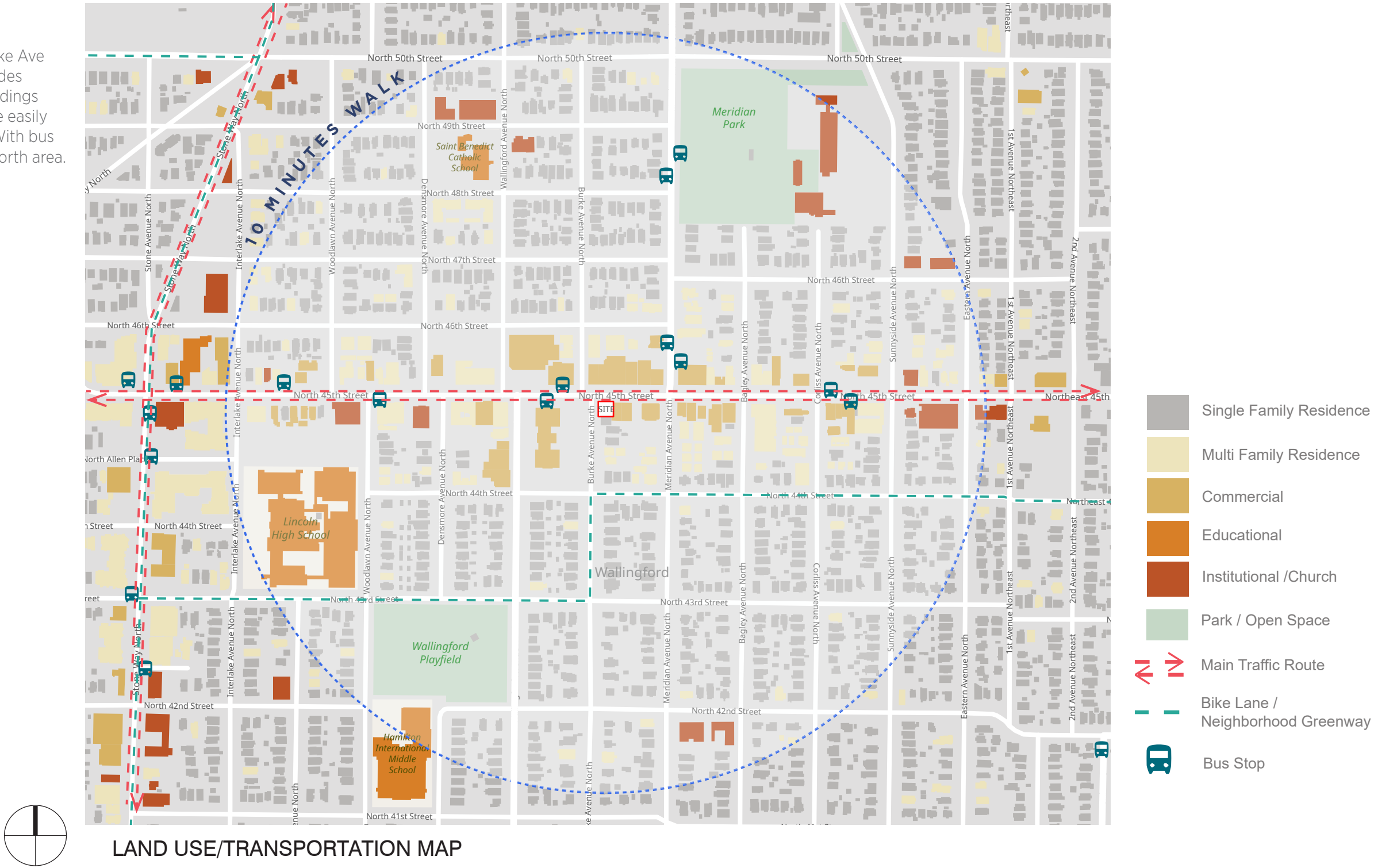


# CONTEXT ANALYSIS

# LAND USE / CIRCULATION

## Land Use / Circulation

The site is located at N 45th St & Burke Ave N. The surrounding area mostly includes single family housing, multifamily buildings and commercial buildings. Streets are easily walkable with access to N. 45th St., With bus stops going Seattle downtown and north area.

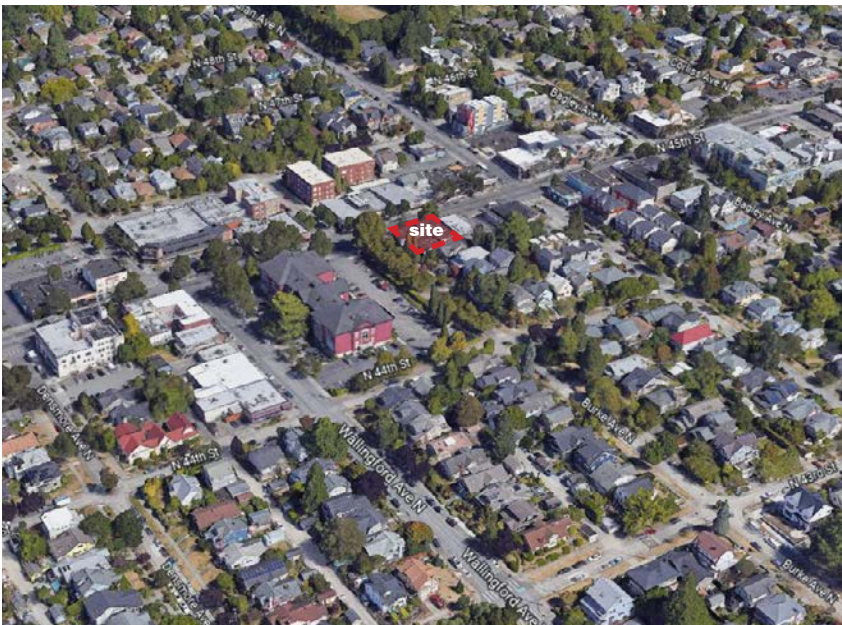




# WALLINGFORD URBAN VILLAGE

## Built & In-Progress Projects

The project is located on N 45th Street in the commercial core of the wallingford Residential Urban Village in a NC2P-55(M) zone. In the past this part of N 45th St consisted of a few larger commercial buildings such as the Wallingford Center, a larger grocery store, a few 2- and 3-story Mixed Use buildings with commercial suites on the ground floor and a large number of old single-family houses converted to commercial uses. In recent years the fabric of the street has been changing, and becoming more urban with the addition of new Mixed Use Buildings. The proposed project will complement this new pattern.



AERIAL 3D VIEW



**1. 1601 N 45TH ST**  
A 4-story, 40 residential unit mixed use building with 3,600 sq. ft. of retail commercial space at grade.

- Design Cues:**
- transparent street storefront
  - brick material
  - balconies
  - datum line ( base and roof)
  - projected canopy



**2. 324 NE 45TH ST**  
a four-story structure containing one residential unit, office and retail. Parking to be provided within the structure.

- Design Cues:**
- emphasized corner
  - recessed top floor relates to the traditional roof elements.
  - projected canopy



**3. 4417 WALLINGFORD AVE N**  
5-story apartment building with 78 small efficiency dwelling units and retail.

- Design Cues:**
- datum line of bottom two levels (Alt 1)
  - brick material
  - balconies
  - base+middle+top massing (Alt 3)



**4. 1624 N 45TH ST**  
A 4-story Mixed Use building with one retail or restaurant suite at the Ground Floor

- Design Cues:**
- playful fenestration pattern (Alt 2)
  - brick material
  - projected canopy



**5. 4426 4TH AVE NE**  
Two 4-story, 4-unit townhouse structures (8 units total)

- Design Cues:**
- base+middle+top massing(Alt 3)



**6. 4426 4TH AVE NE**  
one 4-unit townhouse and one 2-family dwelling.

- Design Cues:**
- sloped roof relates to the context (Alt 3)
  - Bay window as vertical elements



**7. 4453 STONE WAY N**  
A four-story building consisting of 42 residential units and 2,600 square feet of retail above a below-grade parking

- Design Cues:**
- transparent street storefront



**8. 4205 STONE WAY N**  
5-story, 96-unit apartment building with retail. Parking for 22 vehicles proposed.

- Design Cues:**
- base+middle+top massing (Alt 3)
  - vertical elements
  - transparent street storefront
  - emphasized corner



# STREETSCAPE



1A N 45th St towards North



2B N 45th St towards South



BRICK FACADE & STREET STOREFRONT



BAY WINDOW



BRICK FACADE & STREET STOREFRONT CANOPY



BRICK FACADE & STREET STOREFRONT



Key Plan





# STREETSCAPE



1B N 45th St towards North



2A N 45th St towards South



BRICK FACADE & STREET STOREFRONT



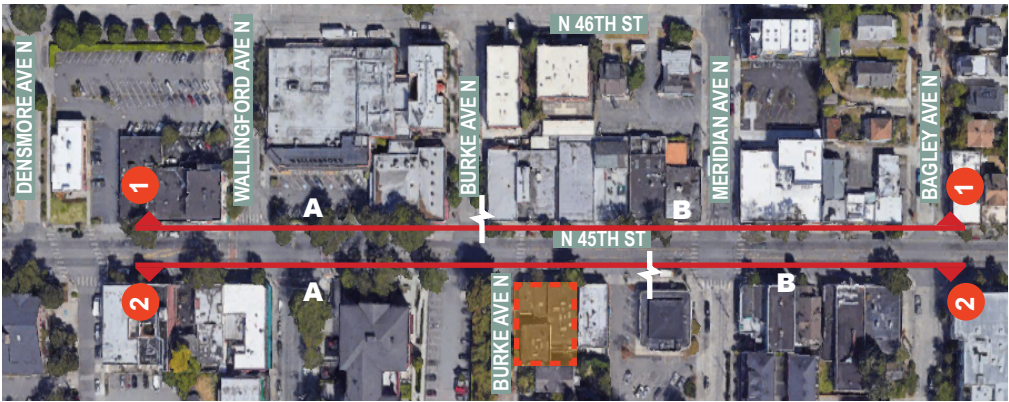
BRICK FACADE



ROOF



DATUM LINE AT GROUND FLOOR



Key Plan

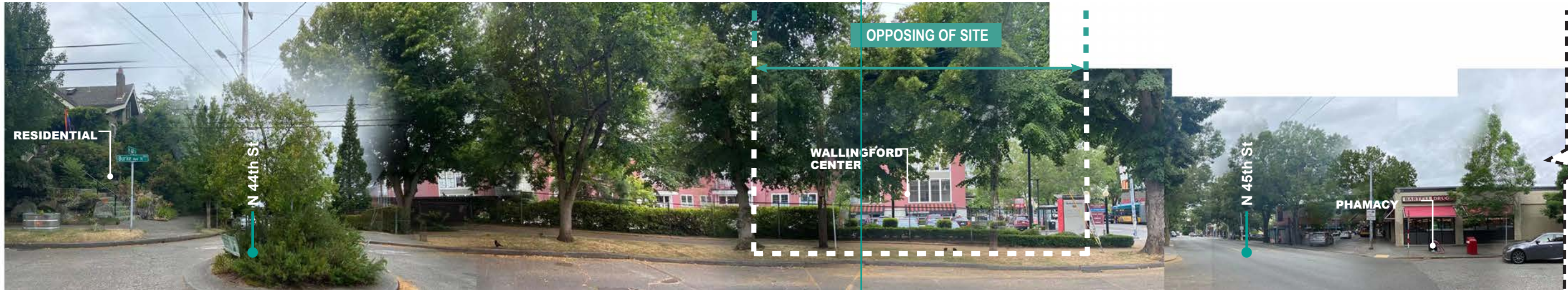




# STREETSCAPE



1 Burke Ave N towards East



2 Burke Ave N towards West



Key Plan





# STREETSCAPE



1 Burke Ave N towards East



2 Burke Ave N towards West



ROUND BAY



BRICK FACADE  
DATUM LINE AT GROUND FLOOR  
SLOPED ROOF



## Key Plan





# SITE PHOTO



1 SITE PHOTO FROM STREET CORNER



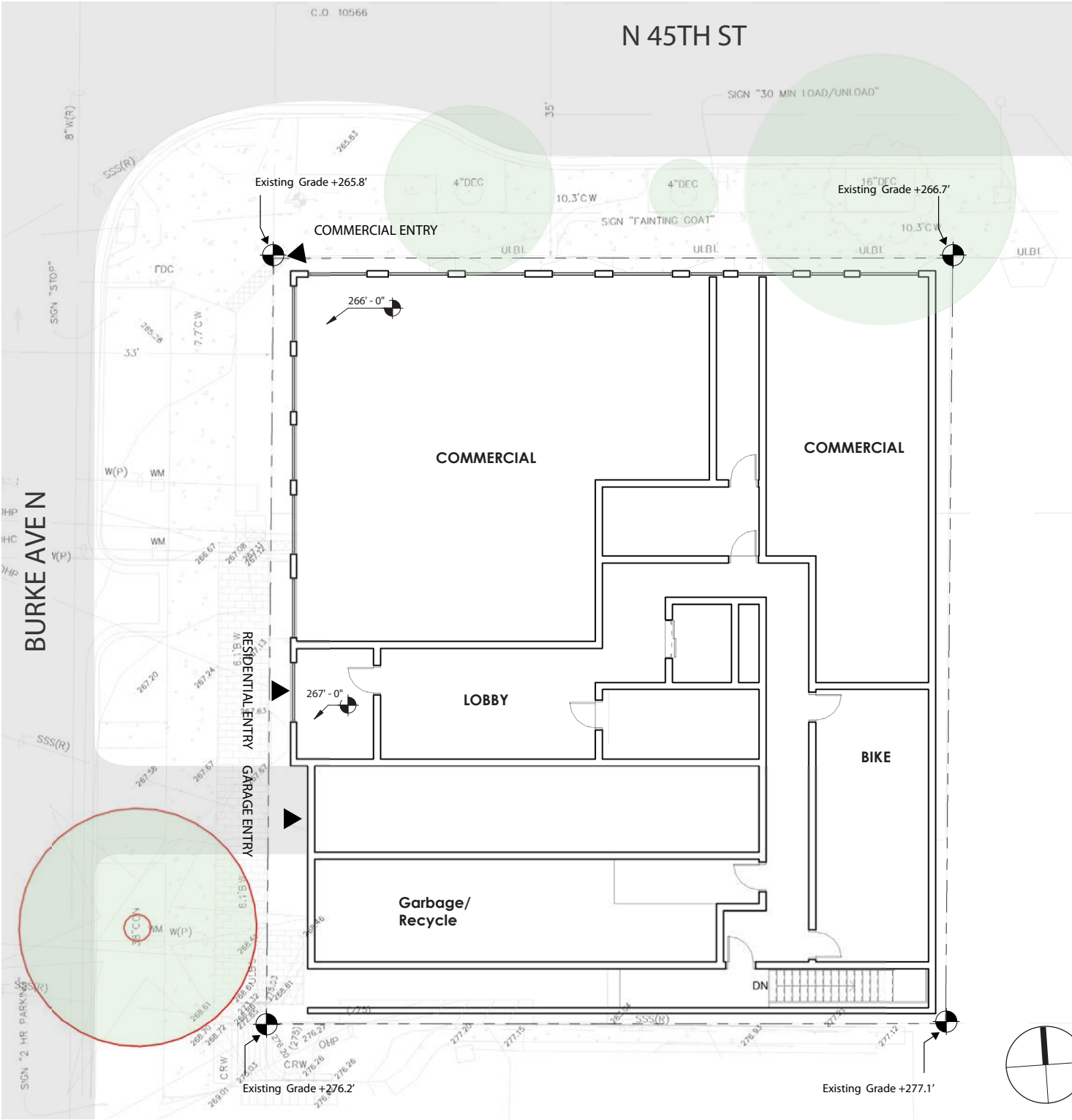
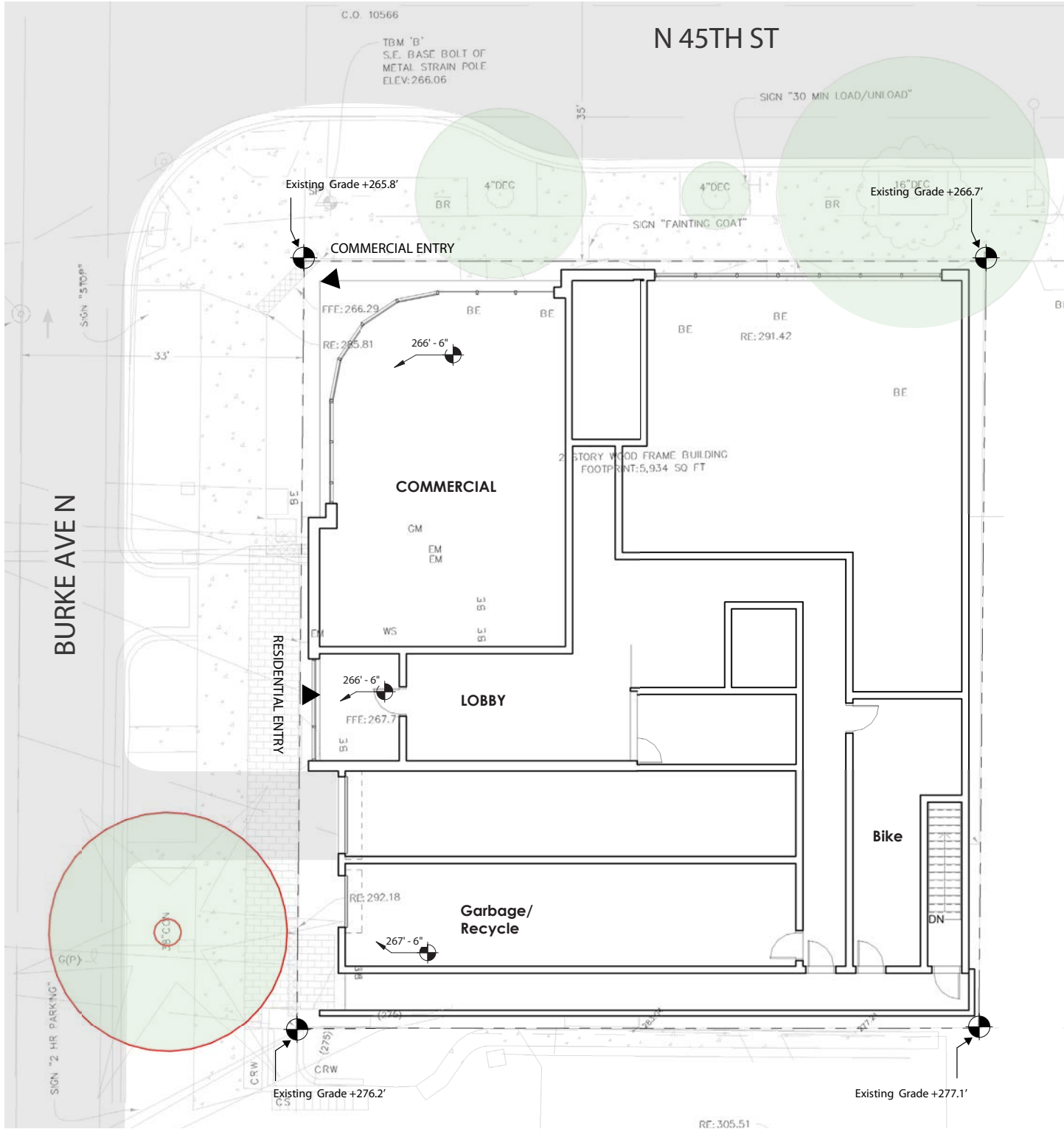
2 SITE PHOTO FROM N 45TH ST



3 SITE PHOTO FROM BURKE AVE N



# SITE PLAN



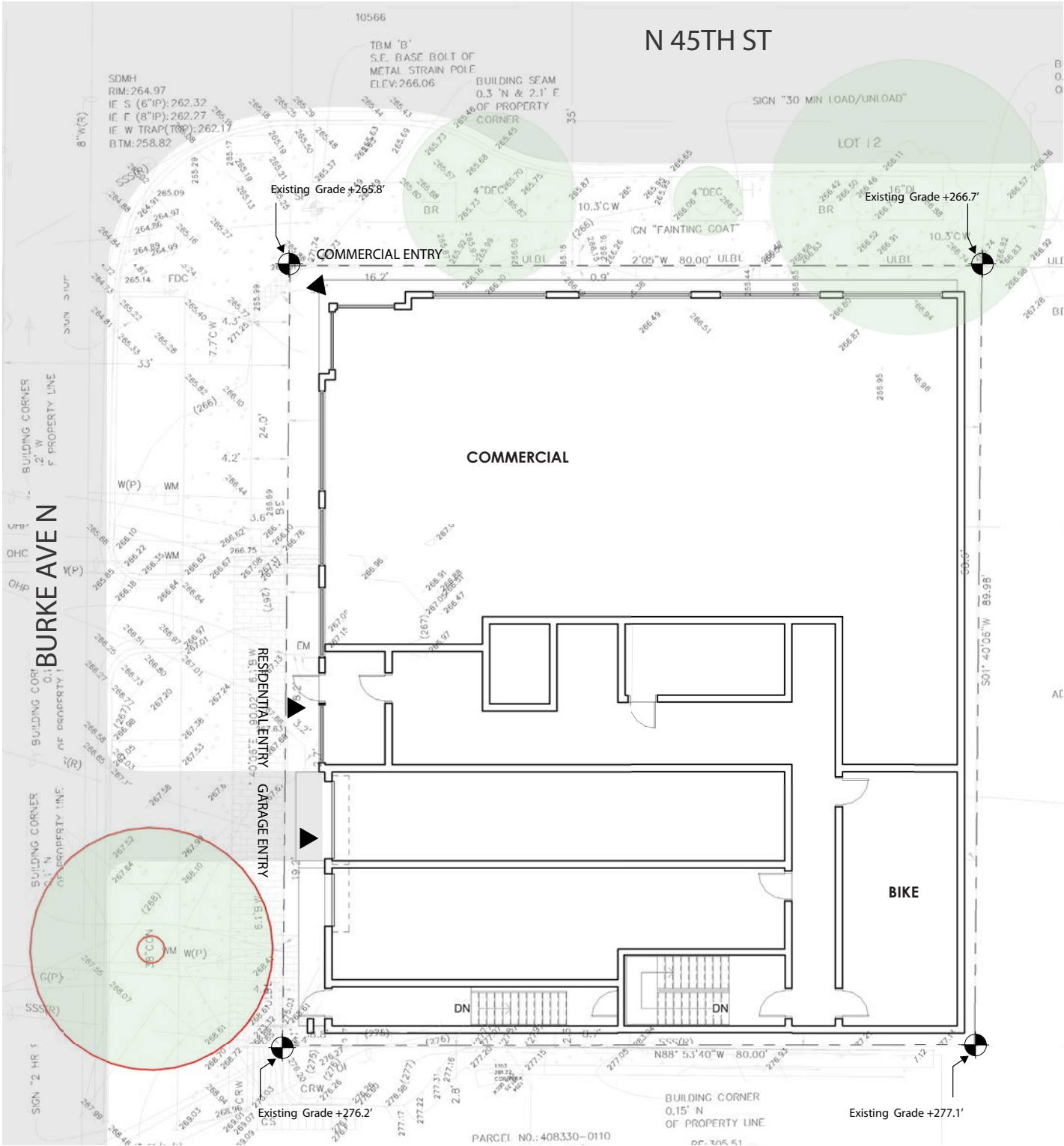
SITE PLAN - OPT 1

SITE PLAN - OPT 2





# SITE PLAN



SITE PLAN - OPT3



# ZONING ANALYSIS

## ZONING: NC2P-55 (M)

### SMC 23.41A.004

#### PERMITTED USES

- All uses are permitted outright, prohibited, or permitted as a conditional use

### SMC 23.47A.005

#### STREET-LEVEL USES

- Residential uses at street level should be no more than 20% of street-level street-facing facade in designated principal pedestrian street.

[Residential Spaces are provided above street level.](#)

### SMC 23.47A.008

#### STREET-LEVEL DEVELOPMENT STANDARDS

- Blank Facades: Blank segments of street-facing facade between 2 Feet and 8 Feet above the sidewalk may not exceed 20 Feet in width; total blank facade segments may not exceed 40% of the width.
- Transparency: 60% of the street-facing facade between 2ft and 8ft above sidewalk shall be transparent.  
[61.5% of the proposed street-facing facade between 2ft and 8ft above sidewalk are transparent.](#)

### SMC23.47A.013

#### FLOOR AREA RATIO

- The max. FAR limit is 3.75  
[Proposed FAR is 3.75](#)

### SMC 23.47A.012

#### HEIGHT

- Base height limit of 55’ above average grade.
- Parapets / Railings / Clerestories / Skylights may extend 4 feet above the allowed height limit.
- Stair penthouses may extend 15 Feet above allowed height limit.
- Elevator penthouses may extend 16 Feet above allowed height limit.  
[Proposed Building height 49’ -9”](#)

### SMC 23.47A.014

#### SETBACKS REQUIREMENTS

- No setbacks required.

### SMC 23.47A.024

#### AMENITY AREA

- 5% of total gross floor area of structure in residential use shall be provided as amaenity space
- [0.05 x 27,000 sf = 1,350 sf required.](#)
- [Proposed 1400 sf amenity area.](#)

### SMC 23.47A.016

#### LANDSCAPING

- Green Area Factor of 0.5 or greater for more than one dwelling unit.
- [Proposed green factor greater than 0.5.](#)

### SMC 23.45.529

#### DESIGN STANDARDS

- Facade Openings: 20% shall consist of windows / doors  
[More than 20% windows/doors opening will be provided.](#)

### SMC 23.54.025

#### PARKING LOCATION, ACCESS, AND SCREENING

- Off-site parking per Chapter 23.54.  
[2 existing street park spaces will be removed, which is supported by SDOT in pre-application meeting.](#)

### SMC 23.54.015

#### REQUIRED PARKING

- No min. vehicular parking requirement for all residential uses within urban village and frequent transit zone.  
[12 parking stalls provided.](#)
- Bicycle Parking:  
Long-term 1 per dwelling unit;  
Short-term 1 per 20 units  
[36 units provided, 36 Long-term bikes provided; 2 Short-term bikes provided.](#)

### SMC 23.54.040

#### SOLID WASTE & RECYCLE

- Residential: 26-50 dwelling units - 375 sf required.
- Non-residential: 0-5,000sf- 82 sf required.
- 12 Feet min. horizontal dimension screened from public.  
[457 Min. sf solid waste area required;](#)  
[603 sf proposed in Option 3.](#)



# DESIGN GUIDELINE PRIORITIES AND ARCHITECTURAL CONCEPT

## Guidelines and Design Response

### CONTEXT AND SITE

**CS-1: NATURAL SYSTEMS AND SITE FEATURES:**

**CITYWIDE GUIDELINE:**

Use natural systems and features of the site and its surroundings as a starting point for project design.

**WALLINGFORD SUPPLEMENTAL GUIDANCE:**

I. Landscape Design to Address Special Site Conditions

**RESPONSE:**

Sunlight and Natural Ventilation:

The proposed building design takes advantage of the site to provide sunlight to all units.

Trees:

There are four trees in the right-of-way and they have canopies that overhang the site and have roots that are uplifting the existing sidewalk. All of them are planned to be retained. For those canopy of trees overhang the site, clearance pruning will likely be required. (See arborist report on page 24 and site plans on page 16-17)

**CS-2: URBAN PATTERN AND FORM:**

**CITYWIDE GUIDELINE:**

Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area

**WALLINGFORD SUPPLEMENTAL GUIDANCE:**

I. Responding To Site Characteristics

II. Streetscape Compatibility

III. Corner Lots

IV. Height, Bulk, and Scale Compatibility

**RESPONSE:**

Streetscape Compatibility:

Transparent storefront of commercial spaces are retained along N 45th St and Burke Ave N. The street facing facade of preferred option is divided into smaller vertical elements by balconies. Mansard roof are applied. All of those elements are in a line corresponding with the setback and facade element of surrounding building fronts.

Corner Lots:

The proposed building is oriented to the corner. The parking access is located along Burke Ave N, which is away from the corner. Larger setback is provided on ground floor and projected balconies on upper floors at the corner.

Height, Bulk, Scale:

The surrounding area is a mix of newly built and existing projects. Many single family homes still exist. The design proposal breaks up the vertical volumes and planes of the massing to create visual interest and to respect the surrounding structures. The mansard roof, as a traditional architectural feature, connect new proposed project and adjacent existing building, and also limit the visibility of upper floors.

**CS-3: ARCHITECTURAL CONTEXT AND CHARACTER:**

**CITYWIDE GUIDELINE:**

Contribute to the architectural character of the neighborhood.

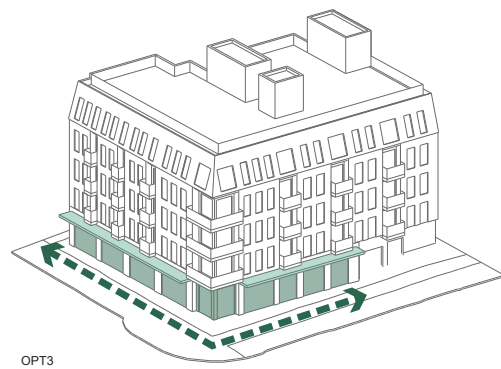
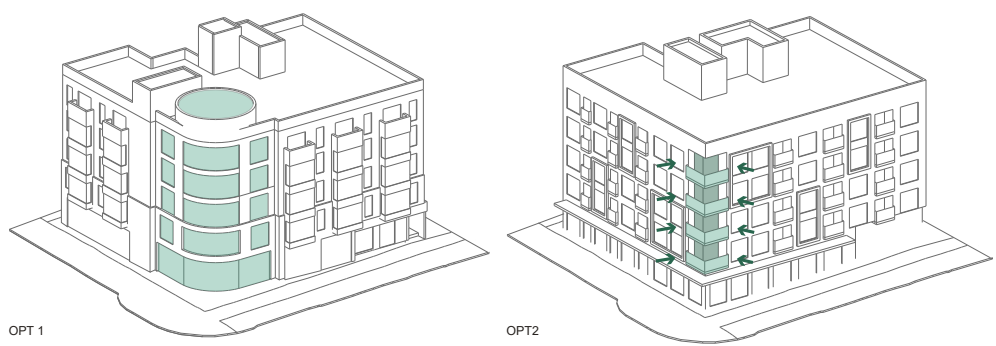
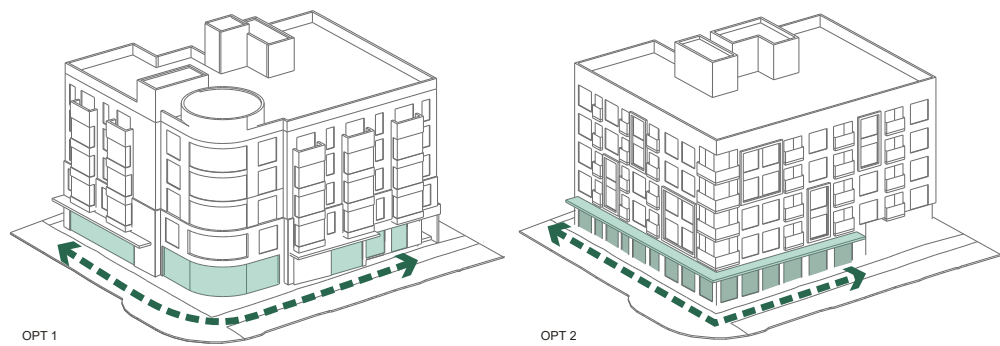
**WALLINGFORD SUPPLEMENTAL GUIDANCE:**

I. Architectural Context

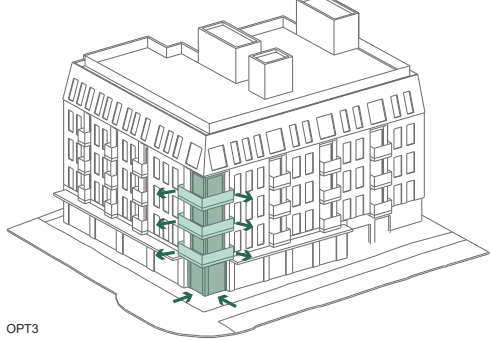
**RESPONSE:**

Eclectic Design:

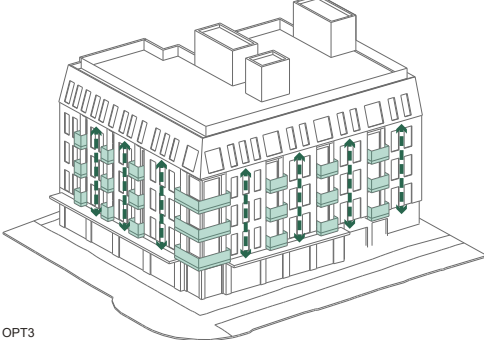
The design fosters the eclectic mix of architectural styles and forms. The design simplicity in color and form are an appropriate approach to a contemporary design aesthetic. In keeping with the trends of Seattle and Wallingford residential architecture, the project will feature large windows and have modular facade materials such as brick and panel siding. The massing strategy breaks the building into vertical portions to make a transition from low-rise into mid-rise. Transparent and open facade for commercial use at street level are provided.



Transparent storefront of commercial spaces are retained along N 45th St and Burke Ave N in all three options. CS-2



Emphasized Corner CS-2



Balconies Divide Facade into Smaller Vertical Elements. CS-2, CS-3



# DESIGN GUIDELINE PRIORITIES AND ARCHITECTURAL CONCEPT

## PUBLIC LIFE

**PL-2: WALKABILITY:**

**CITYWIDE GUIDELINE:**

Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways features.

**WALLINGFORD SUPPLEMENTAL GUIDANCE:**

- I. Pedestrian Open Spaces and Entrances (former D-1)
- II. Blank Walls (former D-2)
- III. Personal Safety and Security (former D-7)

**RESPONSE:**

Street-Level Transparency:

The street level will be sufficiently lighted to provide a safe environment for the residents and other pedestrians. The planting along the building will provide a pleasant pedestrian environment. Large windows along street facilitate indoor-outdoor interaction. They also maximize transparency of commercial facade and attract pedestrian interest.

Weather Protection:

Weather protection amenity is proposed at the street level (residential entrance) by implementing an overhead balcony. And overhead weather protection provided along N 45th st and Burke Ave N.



**PL-3: STREET LEVEL INTERACTION:**

**CITYWIDE GUIDELINE:**

Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

**WALLINGFORD SUPPLEMENTAL GUIDANCE:**

- 1. Entrances Visible from the Street.
- 2. Human Activity

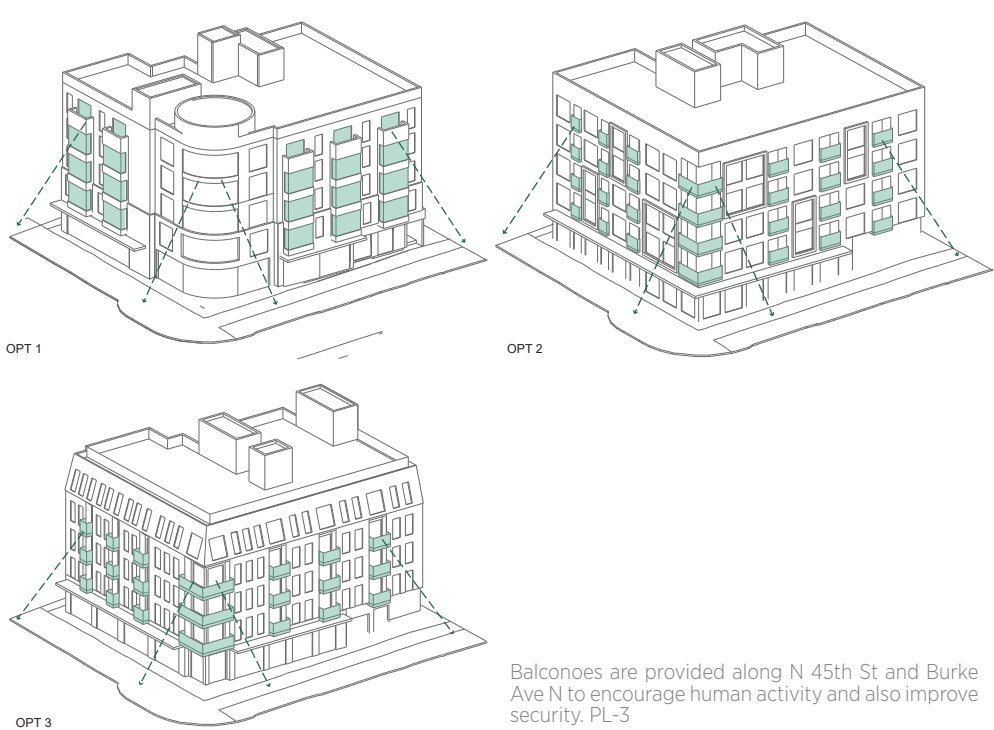
**RESPONSE:**

Entries:

The residential entry located along Burke Ave N allows for visual surveillance for personal safety. And entrances for commercial space will be oriented to N 45th St and at the corner with larger setback. The identifiable entrance will provide a welcoming experience for visitors and users while defining the building's unique character.

Human Activity:

Balconies are provided along N 45th St and Burke Ave N to encourage human activity and also improve security.



## DESIGN CONCEPT

**DC-1: PROJECT USES AND ACTIVITIES:**

**CITYWIDE GUIDELINE:**

Optimize the arrangement of uses and activities on site.

**WALLINGFORD SUPPLEMENTAL GUIDANCE:**

- I. Parking and Vehicle Access
- II. Location of Parking on Commercial Street Front
- III. Design of Parking Lots Near Sidewalk

**RESPONSE:**

Parking Access

Parking for residential and commercial space is provided on underground floor. And the parking entrance is located on Burke Ave N, which is a side street instead of the main frontage.

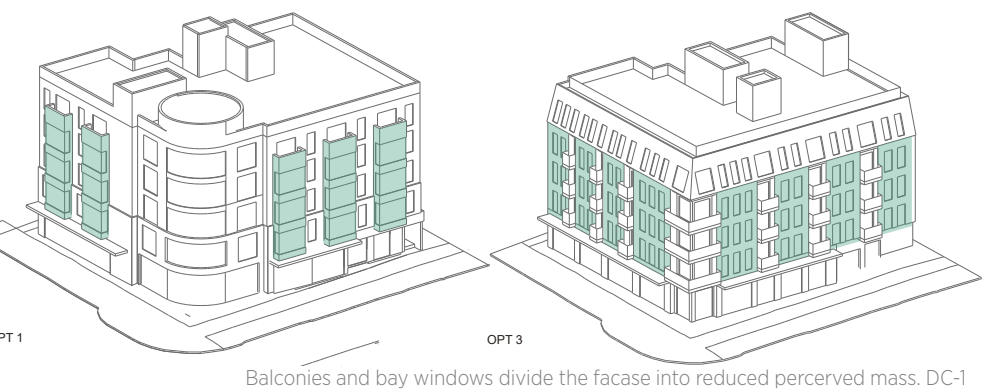
**DC-2: ARCHITECTURAL CONCEPT:**

**CITYWIDE GUIDELINE:**

Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

**WALLINGFORD SUPPLEMENTAL GUIDANCE:**

- I. Architectural Concept and Consistency
- II. Human Scale
- III. Retaining Walls





# DESIGN GUIDELINE PRIORITIES AND ARCHITECTURAL CONCEPT

**RESPONSE:**

Reducing Perceived Mass:

The building design carries through a compatible architectural expression by using brick similar to nearby older buildings. To reduce the perceived mass, the facade is divided by balconies. And mansard roof limits the visibility of upper floor.



BRICK FACADE & STREET STOREFRONT



BAY WINDOW



ROUND BAY



ROOF

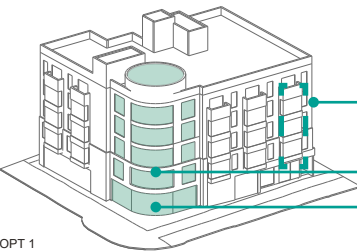


DATUM LINE AT GROUND FLOOR

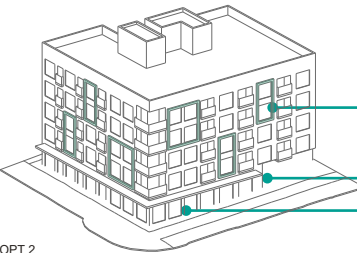


BALCONY

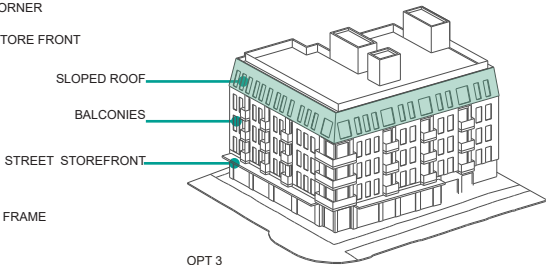
Architectural language in the neighborhood. ( see streetscape diagram on page 11- 14 for more details.) (DC-2)



OPT 1



OPT 2



OPT 3

Architectural and Facade Composition:

The design concept will be consistent on all street facing side. High quality and honest materials are proposed for cladding. Balconies will break massing into smaller vertical elements. This language will be carried throughout all street-facing facades to create a unified design that speaks of the streets context and neighboring structures- unifying the design into its nearby context. And mansard roof is clearly distinguished from facade wall.

Human Scale:

The commercial storefront will emphasize human scale with the landscaping features, canopy, and setback from the street.

**DC-3: OPEN SPACE CONCEPT:**

**CITYWIDE GUIDELINE:**

Integrate open space design with the design of the building so that each complements the other.

**WALLINGFORD SUPPLEMENTAL GUIDANCE:**

I. Residential Open Space

**RESPONSE:**

Multifamily Open Space:

The building corner at ground floor will be recessed to accentuate the entry area. There will be a roof garden provided as an additional amenity space for the residents.

**DC-4: EXTERIOR MATERIALS AND FINISHES:**

**CITYWIDE GUIDELINE:**

Use appropriate and high-quality elements and finishes for the building and its open spaces.

**WALLINGFORD SUPPLEMENTAL GUIDANCE:**

I. Landscaping to Reinforce Design Continuity with Adjacent Sites  
II. Landscaping to Enhance the Buildings and/or Site (former E-2)

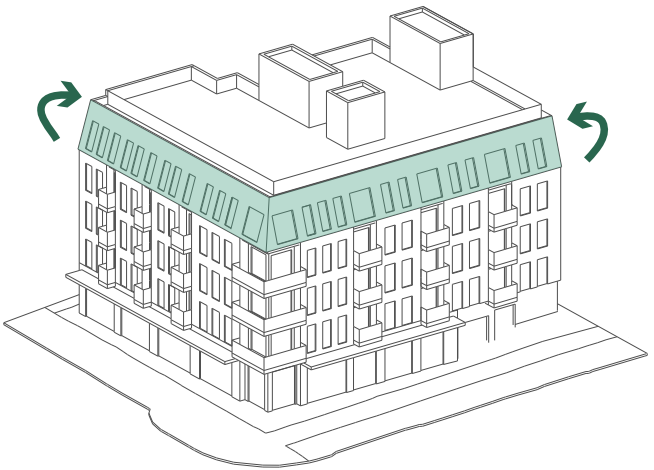
**RESPONSE:**

Building Materials:

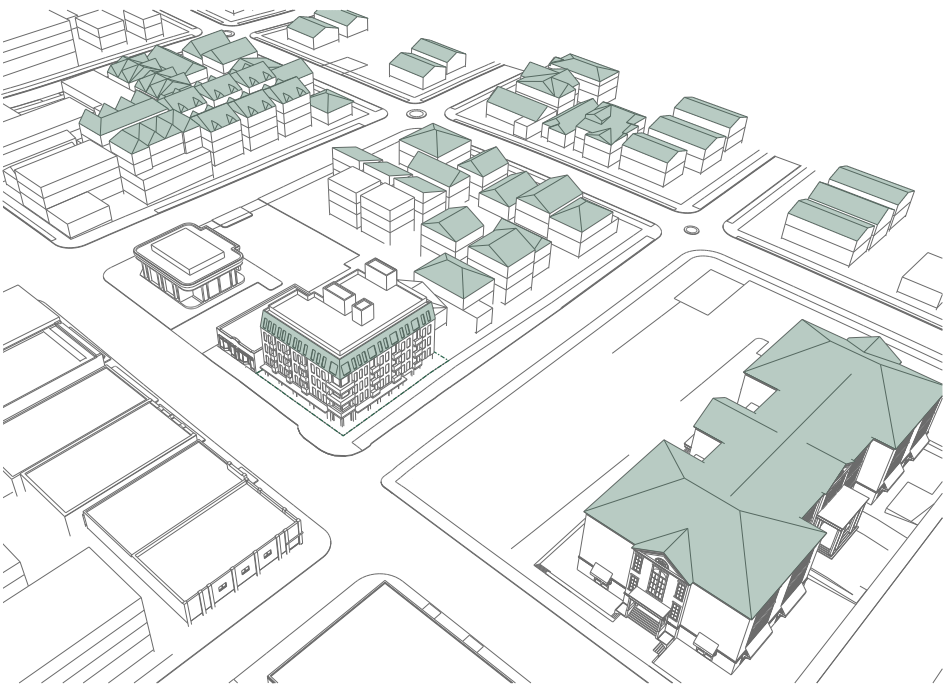
The project will be constructed with durable and attractive material. Color, texture, and pattern will be consistent with the intended design.

Trees, Landscaping and Hardscape Materials:

Landscaping will be responsive to climate, existing context, and intended use; designed to provide texture, protection and privacy.



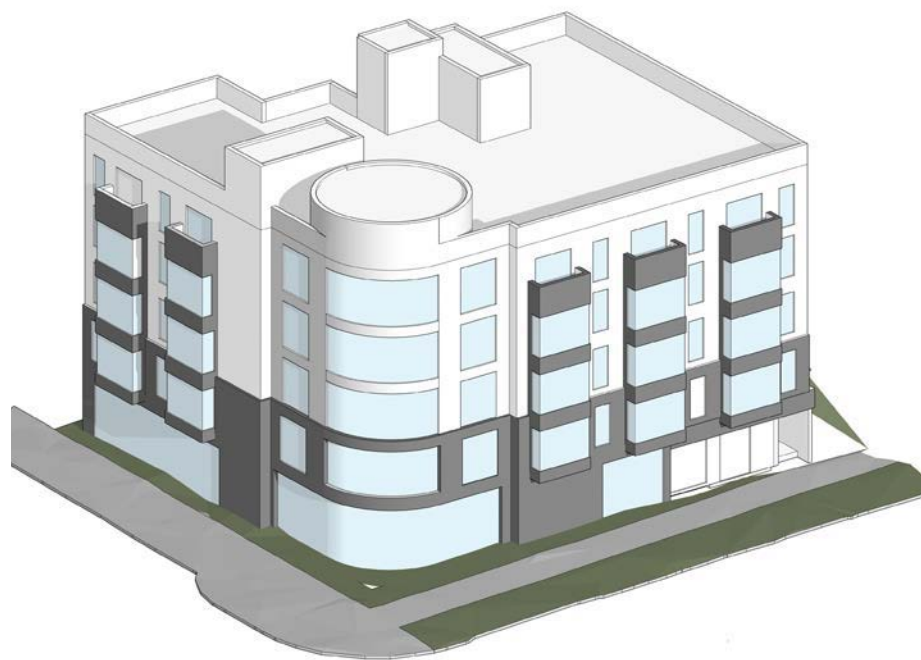
Mansard Roof



Surrounded Building with Slanted Roof in the Neighborhood



# DESIGN ALTERNATIVES SUMMARY



Alternative 1

5 Stories, Ground-level & Roof Amenity	
Unit Count	36
Total Floor Area	33,124 gsf
FAR Proposed	3.75
Code Compliant	<u>Yes</u>

Pros:

- Overall massing maximum development on the site
- Curve shape defines the corner
- Bay window breaks massing into smaller vertical elements
- Defined base provides more integrity of massing transition

Cons:

- Stair located on street-facing facade limited transparency.
- Square massing, lack of street-facade massing expression



Alternative 2

5 Stories, Roof Amenity	
Unit Count	36
Total Floor Area	32,388 gsf
FAR Proposed	3.66
Code Compliant	<u>Yes</u>

Pros:

- Recessed balconies divided facade into smaller parts
- Big frames around windows improve visual interest.

Cons:

- Square massing, lack of street-facade massing expression



Alternative 3 - Preferred

5 Stories, Roof Amenity	
Unit Count	36
Total Floor Area	33,363 gsf
FAR Proposed	3.75
Code Compliant	<u>Yes</u>

Pros:

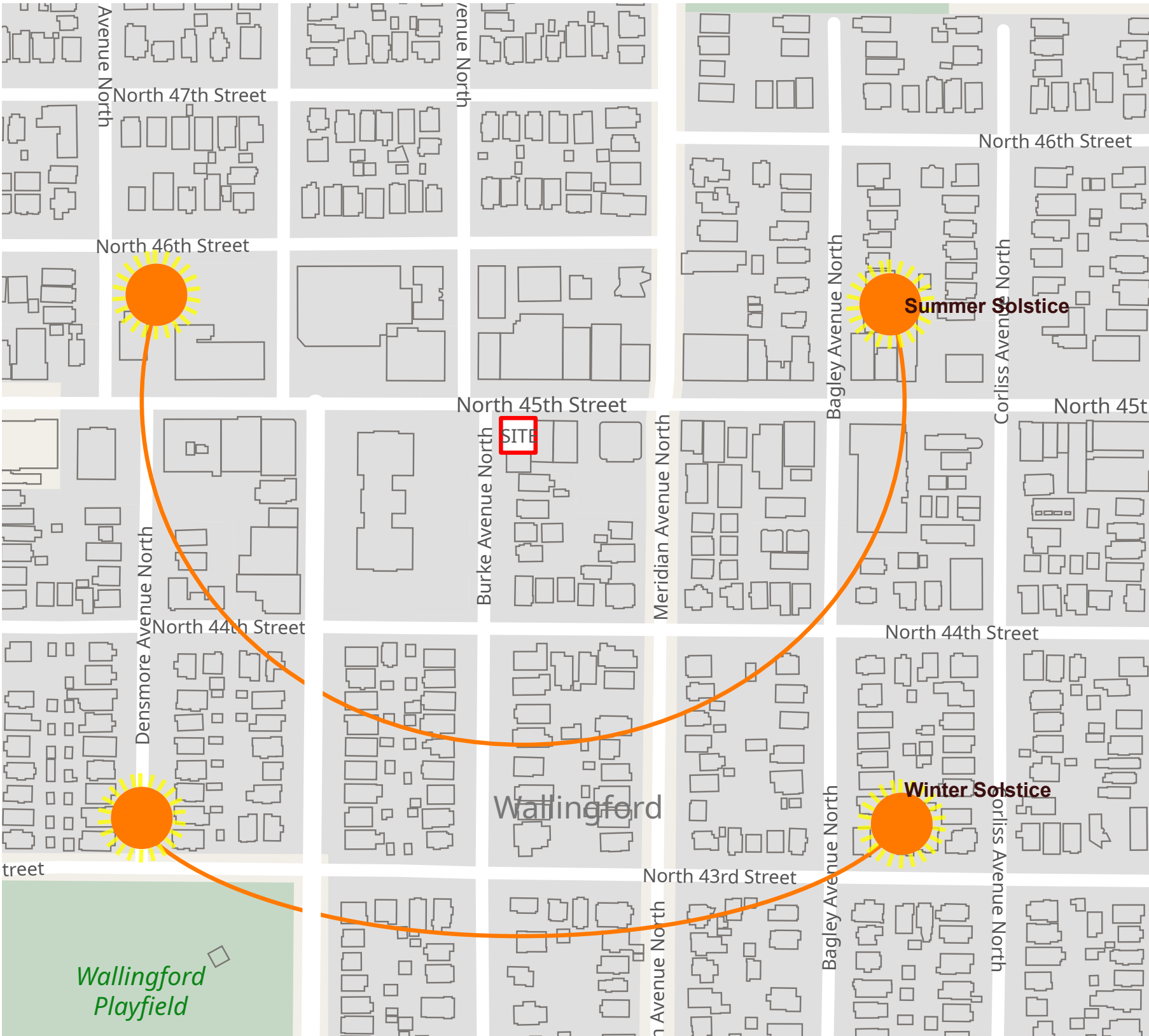
- Distinct vertical expression of massing, responding to neighborhood established pattern.
- Break down the main facade, reduced perception scale and mass
- Mansard roof allows proposed design to better integrate into the surrounding community.

Cons:



# CONTEXT ANALYSIS

## Sun Path Analysis





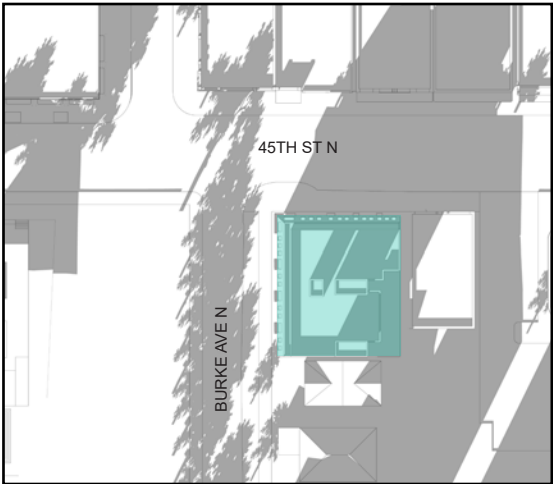
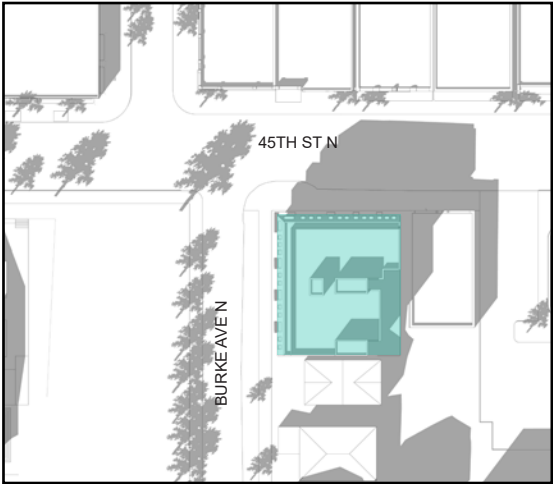
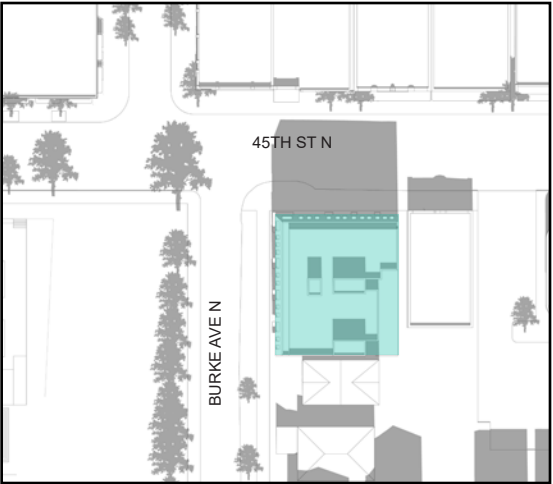
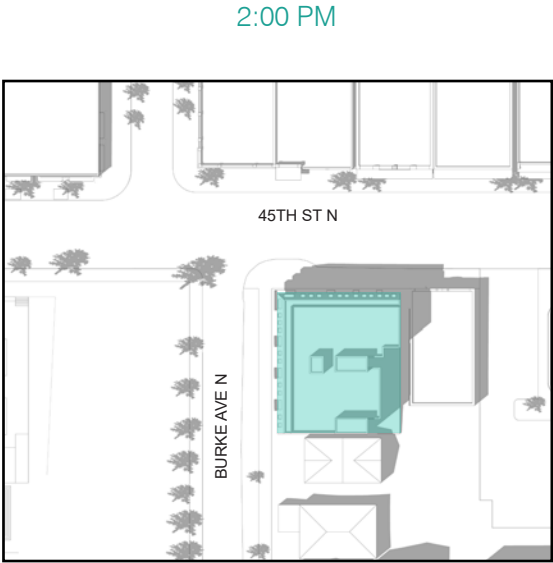
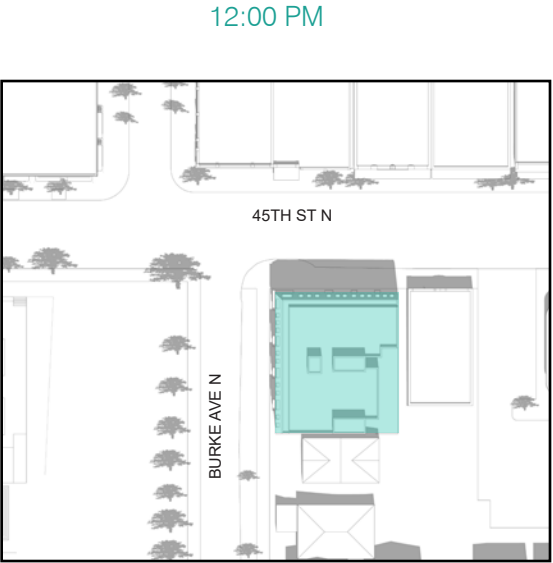
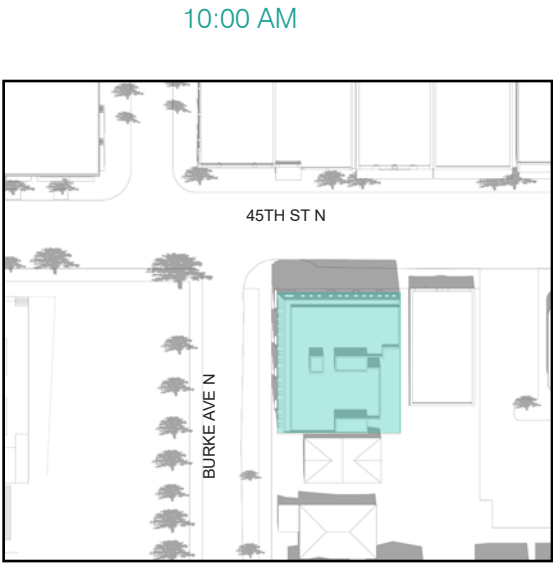
# SHADOW STUDY

The shadow studies are based on Alternative 3 . The site has ample sun exposure throughout the year. The shadows cast by the proposed building do not appear to impact surrounding properties significantly.

SUMMER SOLSTICE

SPRING / FALL EQUINOX

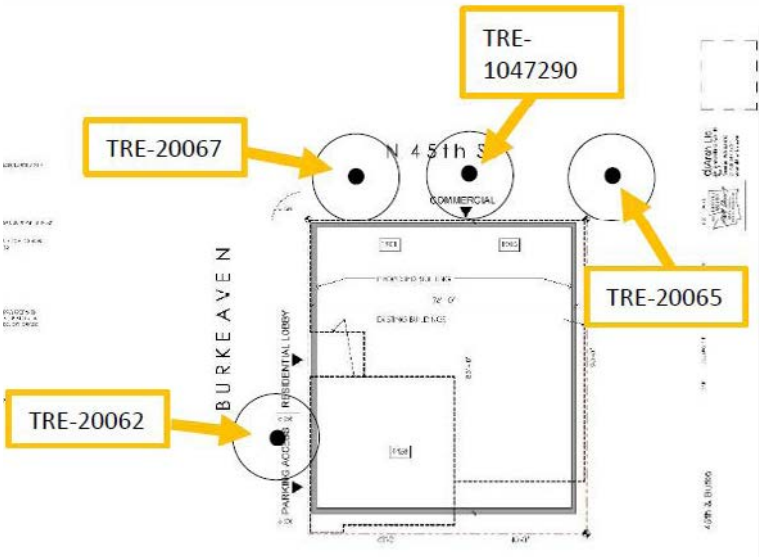
WINTER SOLSTICE





ARBORIST REPORT

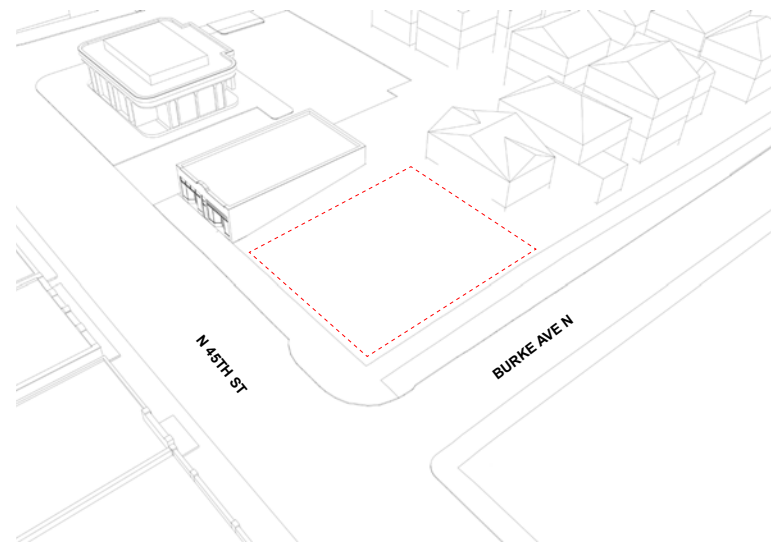
Tree ID	Scientific Name	Common Name	DSH (inches)	DSH Multistem	Health Condition	Structural Condition	Canopy Spread (feet)				Exceptional Threshold	Exceptional by Size	Exceptional Grove	Proposed Action	Notes
							N	E	S	W					
TRE-20062	<i>Chamaecyparis lawsoniana</i>	Lawson cypress	32.0	20.3, 21, 13.1,	Good	Fair	16.3	10.8	15.3	13.8	30.0	Exceptional	-	Retain	Planted in right of way (ROW); Seattle Department of Transportation (SDOT) tree; multistemmed above 2 feet; tear outs on west side likely from traffic; trunk on west side damaged by vehicles; limited rooting area with a 6 foot long planting area between sidewalk to road; sidewalk and curb under the tree replaced between 2014 and 2017; several codominant unions with included bark at 9 feet
TRE-20067	<i>Fraxinus angustifolia</i> 'Flame'	Narrow leafed ash	5.4		Fair	Good	8.2	7.2	5.2	7.2	24.0	-	-	Retain	ns; sdot tree; planted in 2 by 2 square; over thinned canopy; ps to n
TRE-1047290	<i>Fraxinus pennsylvanica</i>	Green ash	4.2		Fair	Fair	3.2	3.2	3.2	3.2	30.0	-	-	Retain	Chimmzam' cultivar; planted in ROW; SDOT tree; surface roots; limited rooting area; bark has manual laserations into the wood
TRE-20065	<i>Liquidambar styraciflua</i>	American sweetgum	16.4		Good	Good	20.7	15.7	25.7	15.7	27.0	-	-	Retain	Planted in ROW; SDOT tree; adjacent to south of property; surface roots; roots likely raising sidewalk; codominant at 20 feet has inclusion of bark; not likely impacted by construction except to prune canopy



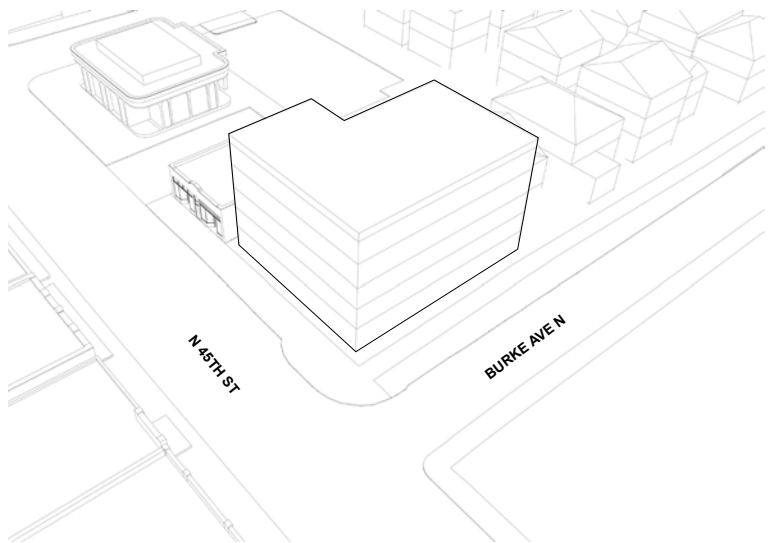


# DESIGN CONCEPT

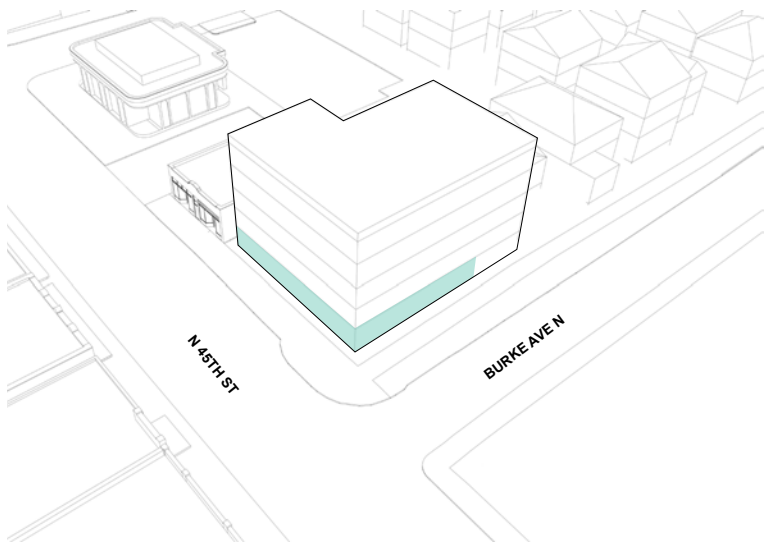
There are some general design concepts applied to all alternates as metioned in design guideline response. All building massing are arranged against N 45th st and burke ave n. Transparent commercial storefront along the street and overhead weather protection provided, The conner was emphasized. And balconies or bay windows provided to improve human activity and security. Also act as a modulation on the street-facing facades.



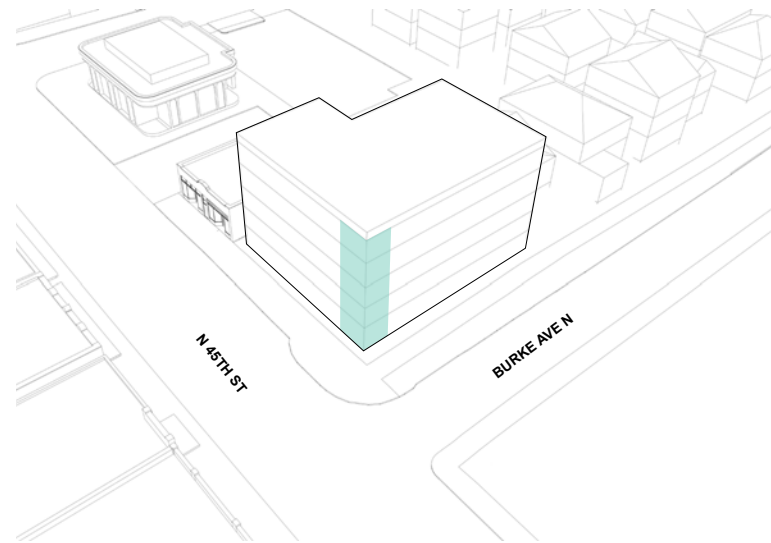
THE SITE



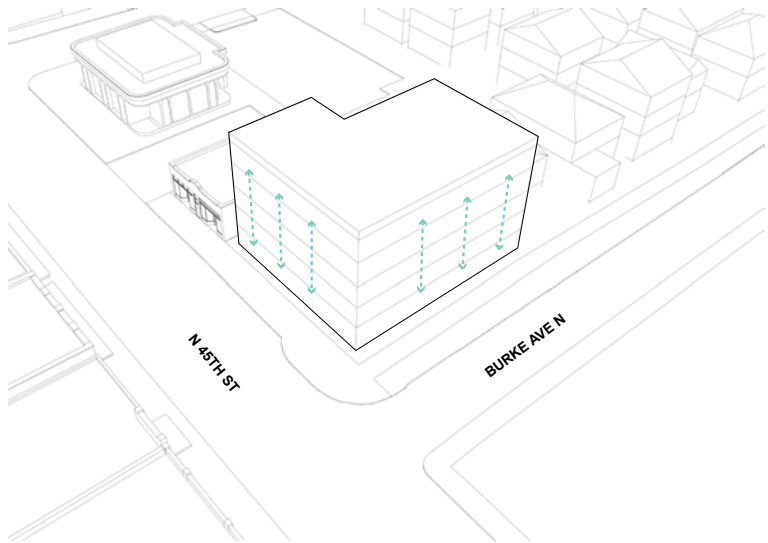
MASSING AGAINST STREET



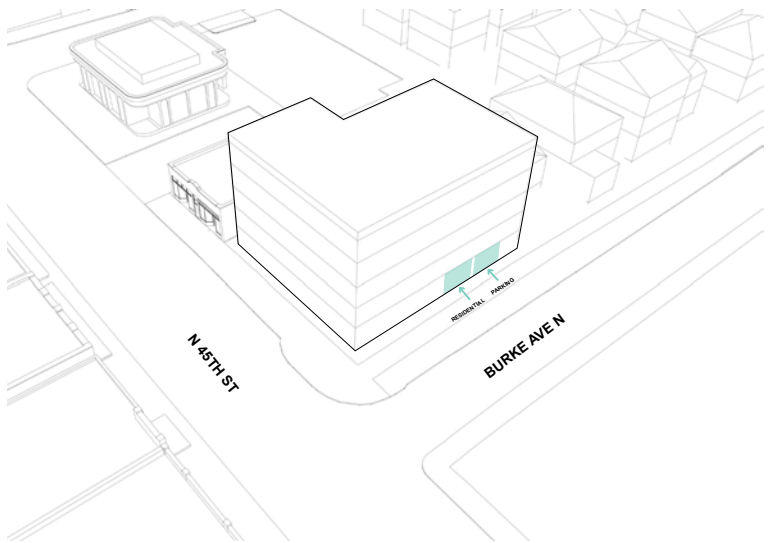
TRANSPARENT COMMERCIAL STOREFRONT



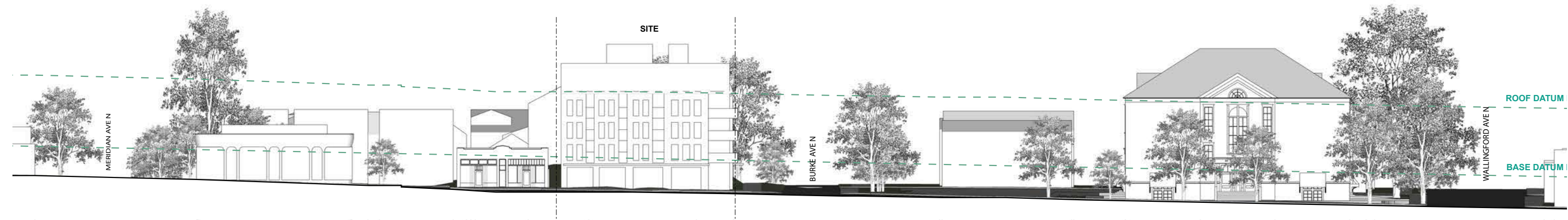
EMPHASIZED CORNER



VERTICAL ELEMENTS



RESIDENTIAL AND PARKING ENTRY ALONG BURKE AVE N



RESIDENTIAL AND PARKING ENTRY ALONG BURKE AVE N



# ALTERNATIVE 1

# PERSPECTIVES



STREET PERSPECTIVE FROM WEST OF N 45TH ST



STREET PERSPECTIVE FROM EAST OF N 45TH ST



PERSPECTIVE FROM SOUTH OF BURKE AVE N



AERIAL VIEW LOOKING TOWARD SOUTHEAST



# ALTERNATIVE 1



**ROUNDED CORNER**  
Rounded elements are also found in the surroundings



**STREET STOREFRONT**  
Transparent street storefront is prevailing along N 45th St



**BAY WINDOW**  
The vertical bay window divides the facade into several sections and this element is also found in this neighborhood.



# ALTERNATIVE 1



CS-2

Transparent storefront of commercial spaces are retained along N 45th St and Burke Ave N. It will consolidate the street front at N 45th St and create a pedestrian centric project.

PL-2

The street level will be sufficiently lighted to provide a safe environment for the residents and other pedestrians. Large windows along street facilitate indoor-outdoor interaction. They also maximize transparency of commercial facade and attract pedestrian interest. Weather protection is provided above.

CS-2

The proposed building is oriented to the corner. The corner is curved to enhance pedestrian environment. It will be main commercial entrance at ground floor. Large opening will be provided at the corner massing. And parking access is located away from the corner.

CS-3

Brick is applied to the base and bay windows. The top is distinguished by the depth change from the bay window. The massing strategy breaks the building into vertical portions to make a transition from low-rise into mid-rise.

Residential entry off Burke Ave N relates to residential neighborhood to South and separates it from busy and commercial N 45th St.

Parking access is located away from main street, and minimizes the impact on pedestrian environment.

Bay windows are provided along N 45th St and Burke Ave N to encourage human activity and also improve security.

Brick will be used as main exterior wall material so the building will be more related to the context.

PL-3

DC-1

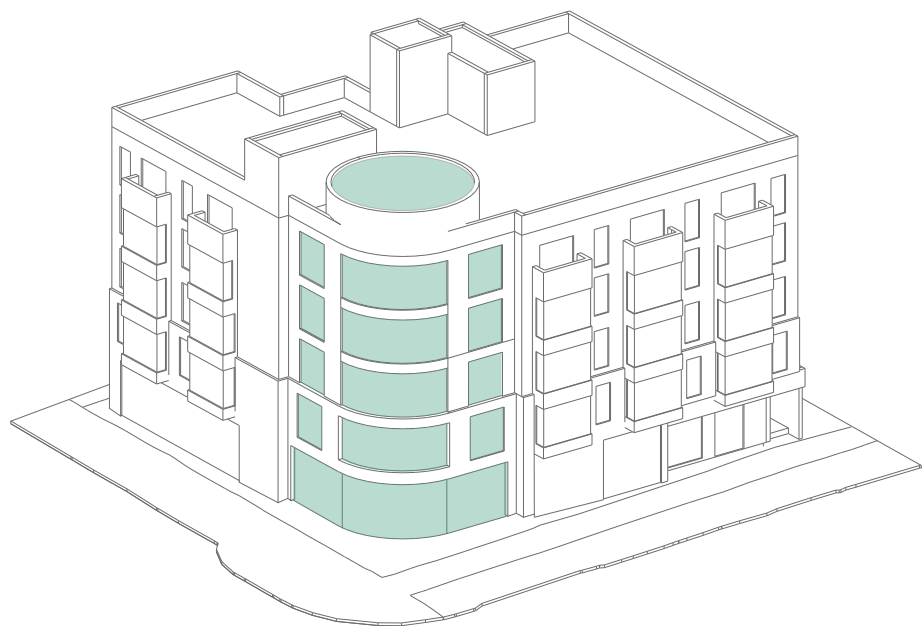
PL-3

DC-4



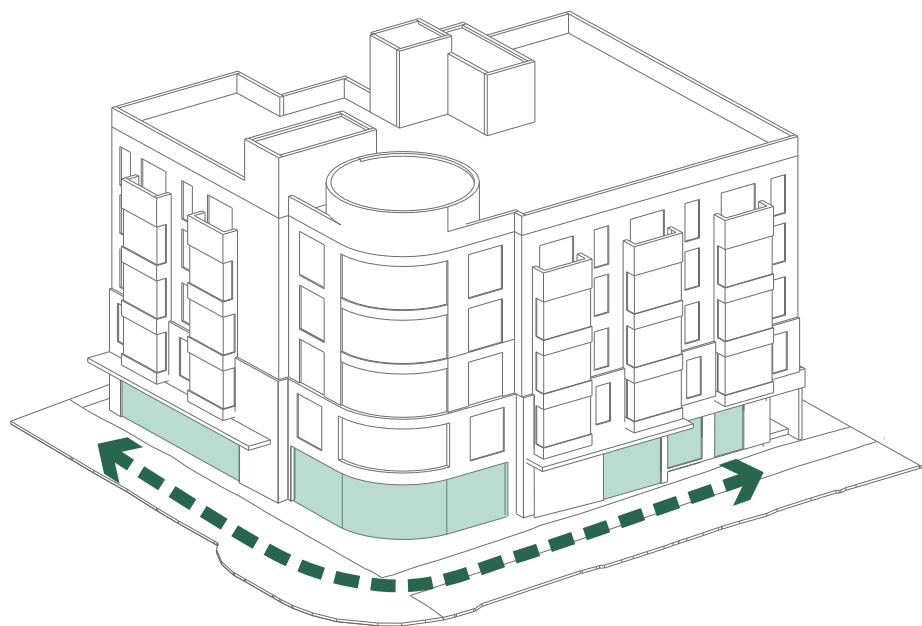
# ALTERNATIVE 1

# MASSING ANALYSIS



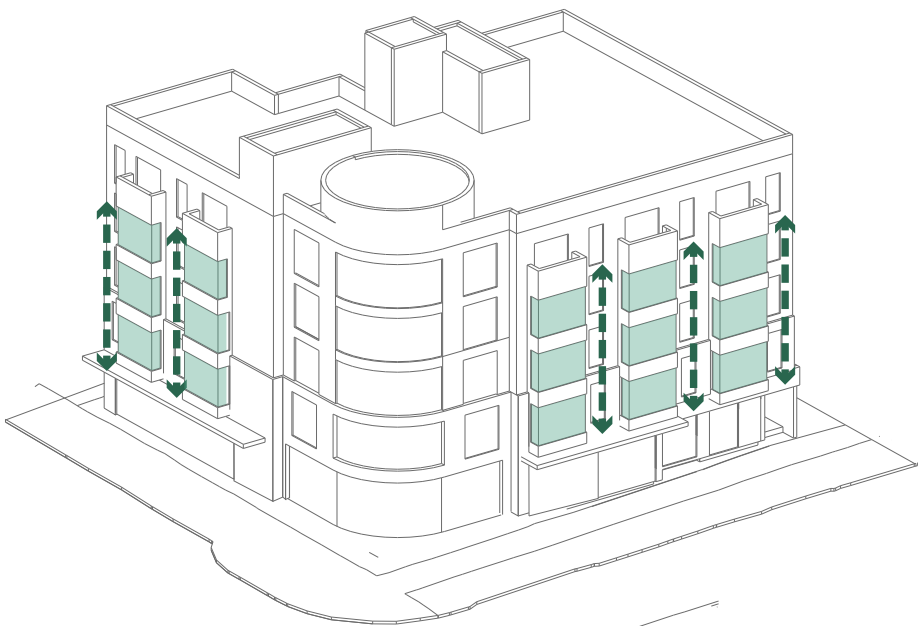
### EMPHASIZED CORNER

The proposed building is oriented to the corner. The parking access is located along Burke Ave N, which is away from the corner. Commercial entrance located at corner. (CS-2)



### TRANSPARENT STOREFRONT

Transparent storefront of commercial spaces are retained along N 45th St and Burke Ave N in all three options. (CS-2, PL-2)



### BAY WINDOW & VERTICAL ELEMENTS

Balconies Divide Facade into Smaller Vertical Elements. (CS-2, CS-3)



ALTERNATIVE 1

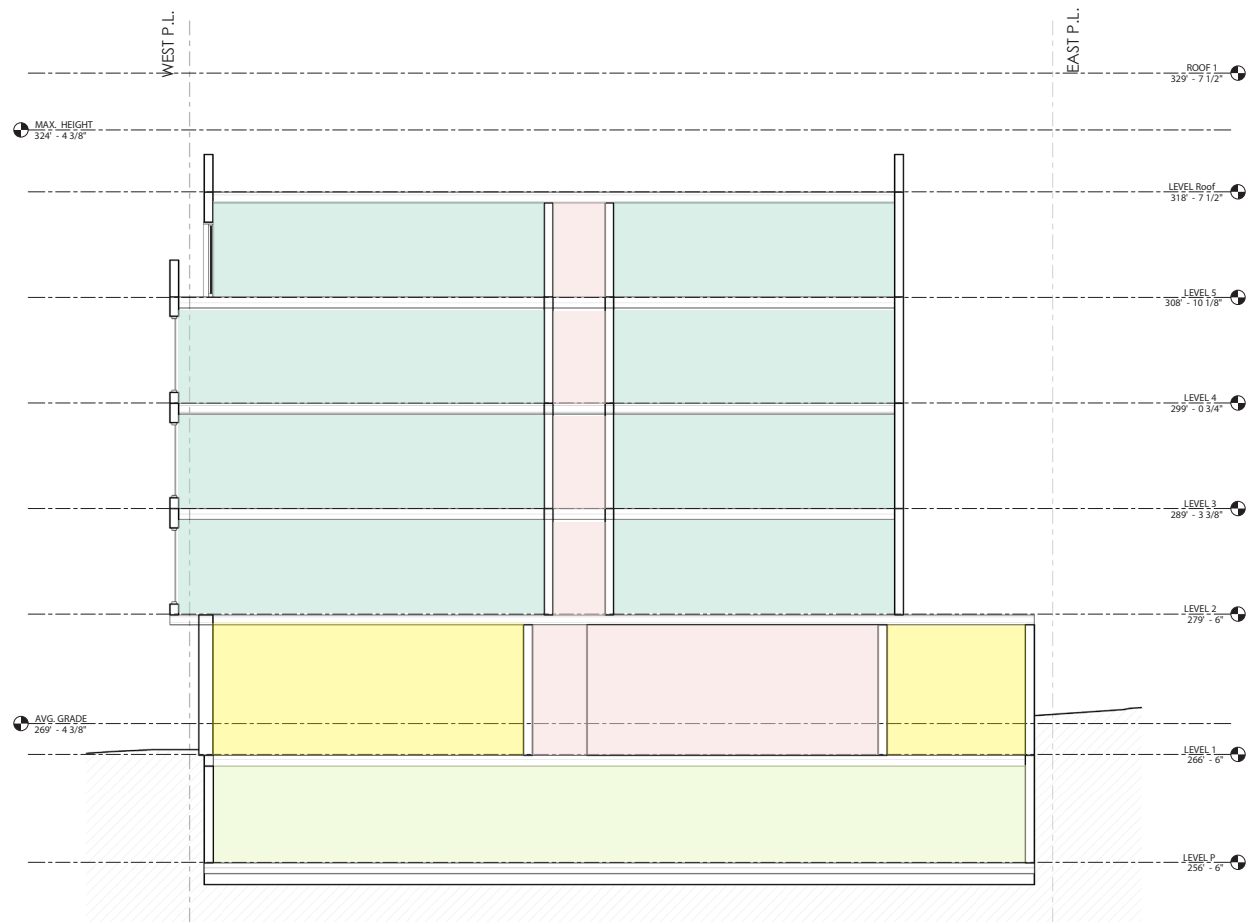
PLANS



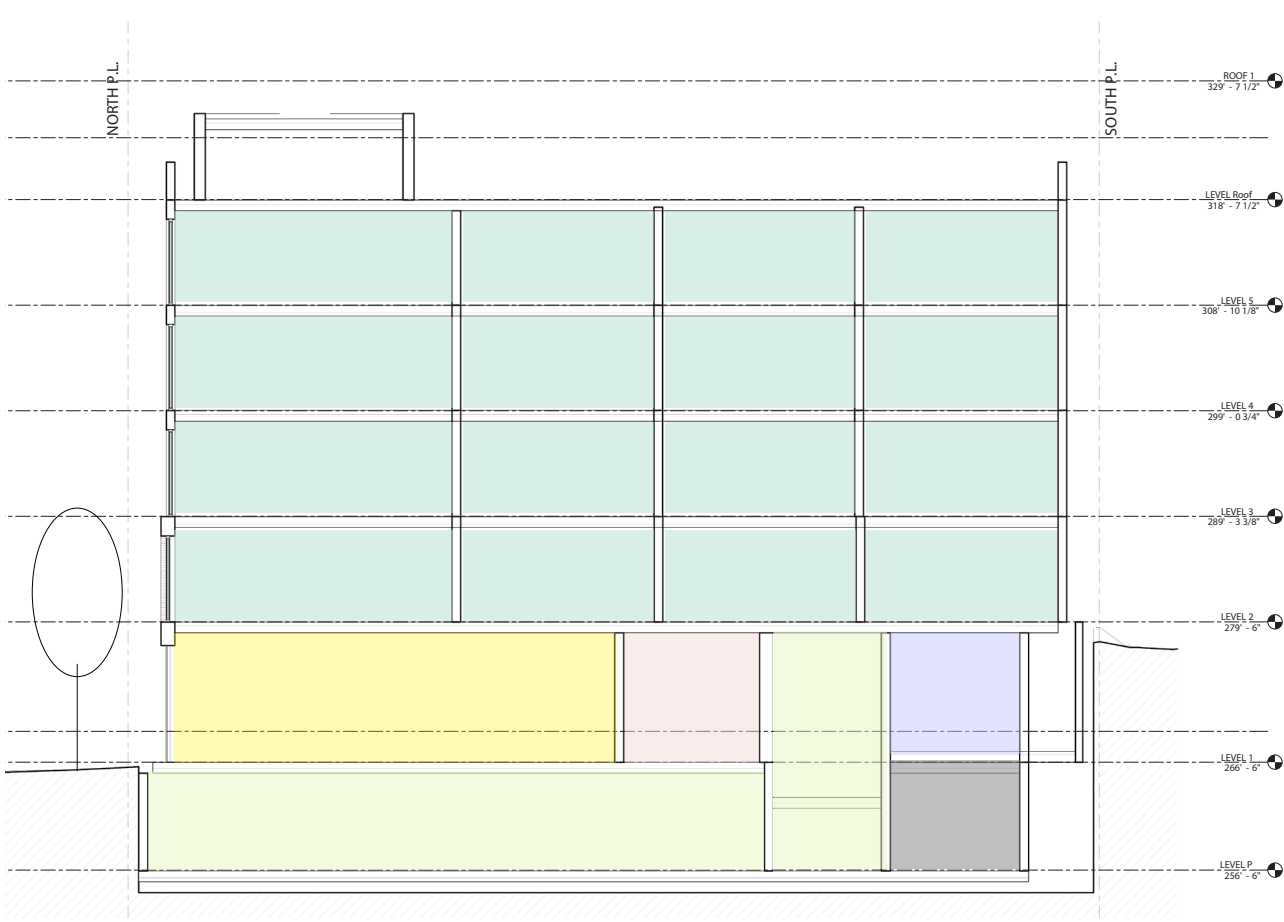


# ALTERNATIVE 1

# SECTIONS



SECTION 1-1



SECTION A-A

- Amenity
- Parking/Bicycle
- Elevator
- Garbage/Recycle
- Lobby/Corridor
- M/E
- Residential Unit
- Stairs
- Commercial
- Storage



# ALTERNATIVE 2

# PERSPECTIVES



STREET PERSPECTIVE FROM WEST OF N 45TH ST



STREET PERSPECTIVE FROM EAST OF N 45TH ST



PERSPECTIVE FROM SOUTH OF BURKE AVE N



AERIAL VIEW LOOKING TOWARD SOUTHEAST



# ALTERNATIVE 2



**BIG WINDOW FRAME**

Framed window improve the elevation interest



**STREET STOREFRONT**

Transparent street storefront is prevailing along N 45th st



**BALCONY**

Balconies divide massing into smaller sections and also improve the neighborhood security.



# ALTERNATIVE 2



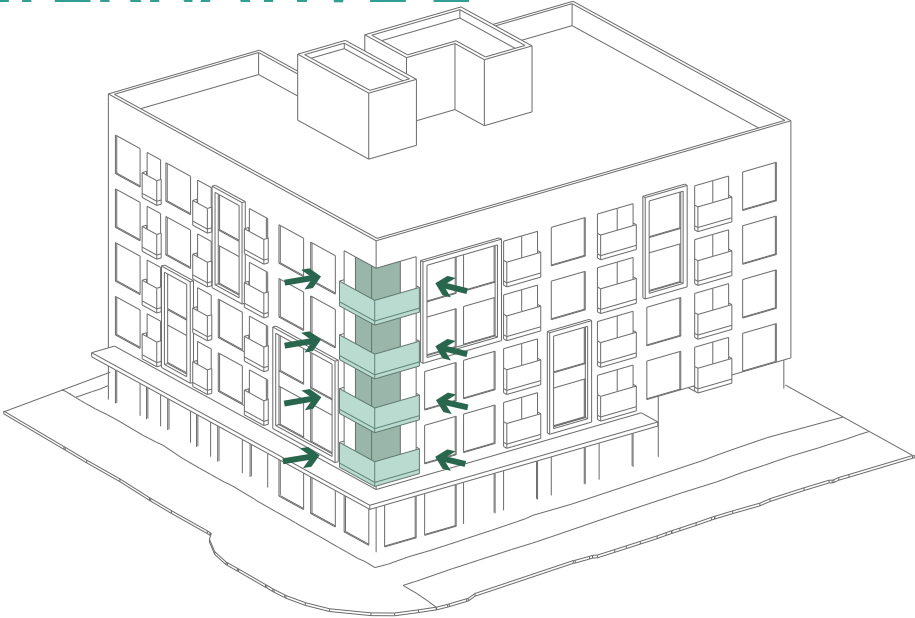
- CS-2** Transparent storefront of commercial spaces are retained along N 45th St and Burke Ave N. It will consolidate the street front at N 45th St and create a pedestrian centric project.
- PL-2** The street level will be sufficiently lighted to provide a safe environment for the residents and other pedestrians. Large windows along street facilitate indoor-outdoor interaction. They also maximize transparency of commercial facade and attract pedestrian interest. Weather protection is provided above.
- CS-2** Projected balconies emphasize the corner element.
- CS-3** The massing strategy breaks the building into vertical portions to make a transition from low-rise into mid-rise.

- PL-3** Residential entry off Burke Ave N relates to residential neighborhood to South and separates it from busy and commercial N 45th St.
- DC-1** Parking access is located away from main street, and minimizes the impact on pedestrian environment.
- PL-3** Balconies are provided along N 45th St and Burke Ave N to encourage human activity and also improve security.
- DC-4** Brick will be used as main exterior wall material so the building will be more related to the context.
- DC-2** Playful fenestration pattern is a distinctive of the building, which increase the visual interest.



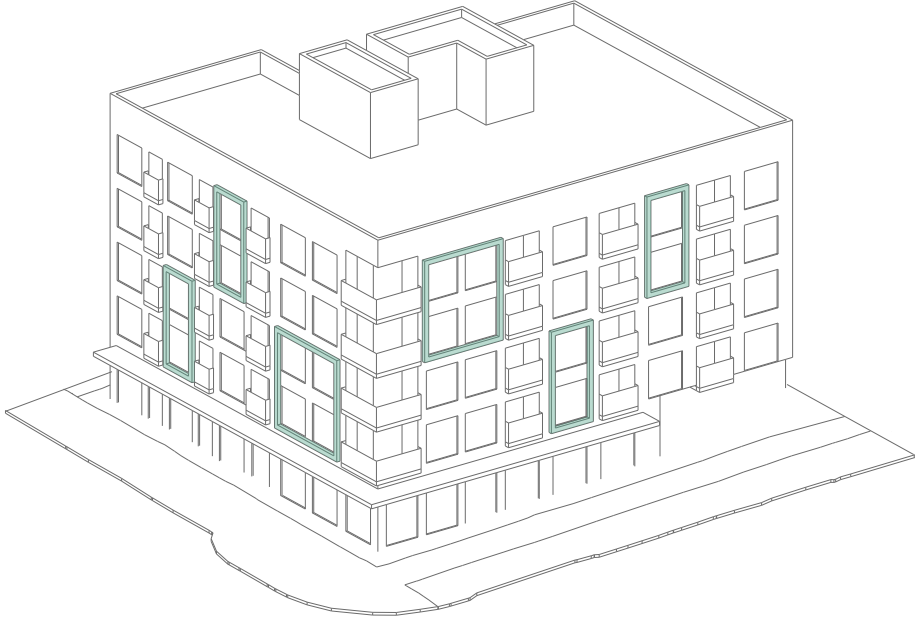
# ALTERNATIVE 2

# MASSING ANALYSIS



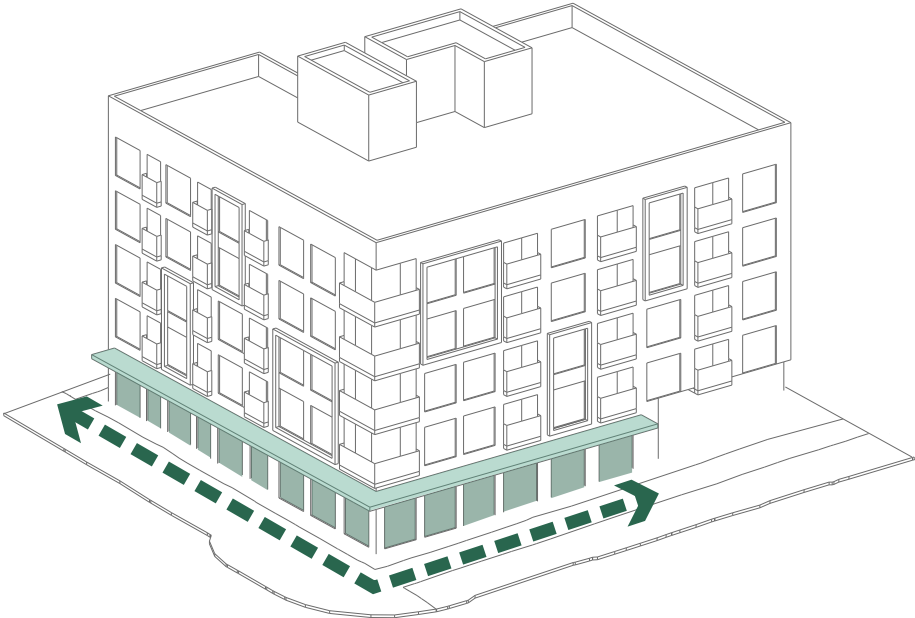
**EMPHASIZED CORNER**

The proposed building is oriented to the corner. The parking access is located along Burke Ave N, which is away from the corner. .Commercial entrance located at corner. (CS-2)



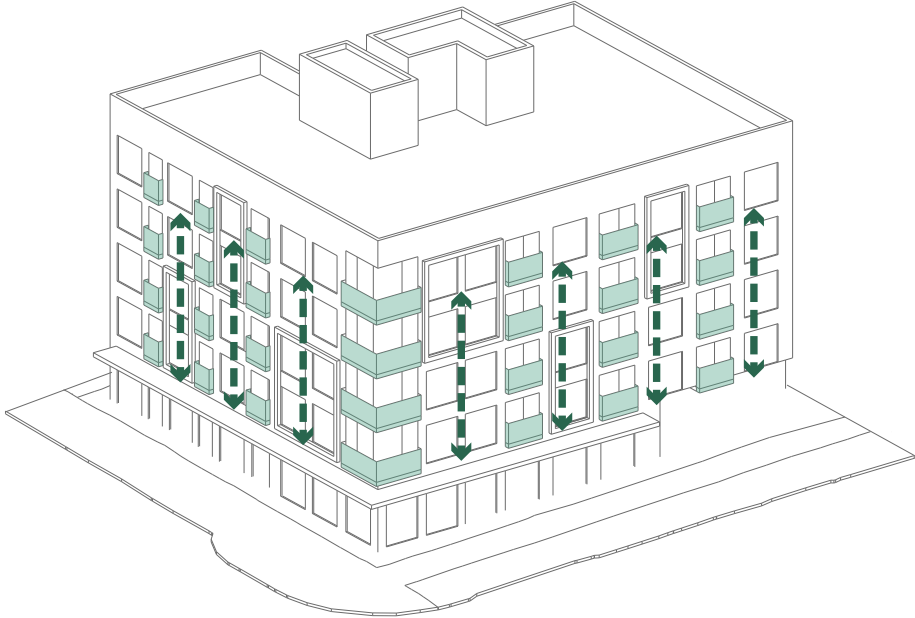
**WINDOW FRAMES**

The big window frames add elevation interests. (DC-2)



**TRANSPARENT STOREFRONT**

Transparent storefront of commercial spaces are retained along N 45th St and Burke Ave N in all three options. (CS-2, PL-2)



**BALCONY & VERTICAL ELEMENTS**

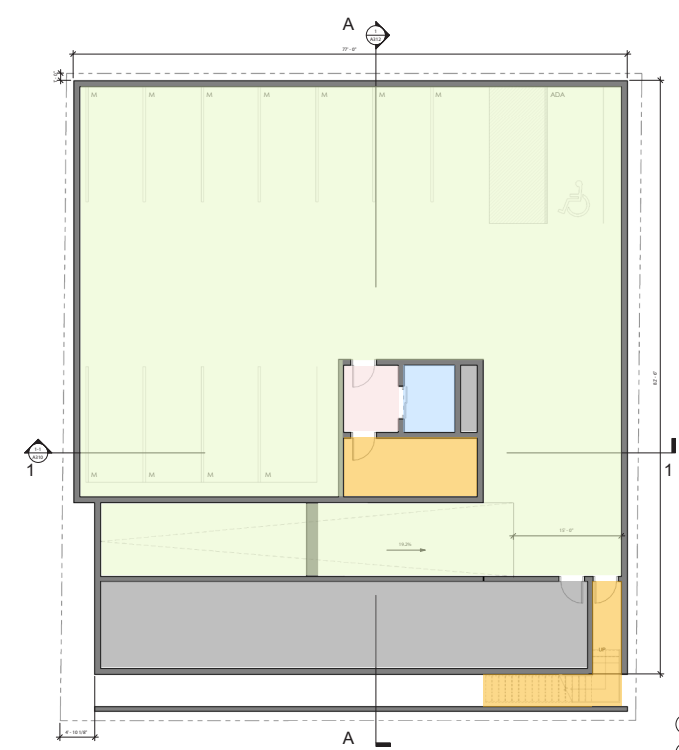
Balconies Divide Facade into Smaller Vertical Elements. (CS-2, CS-3)



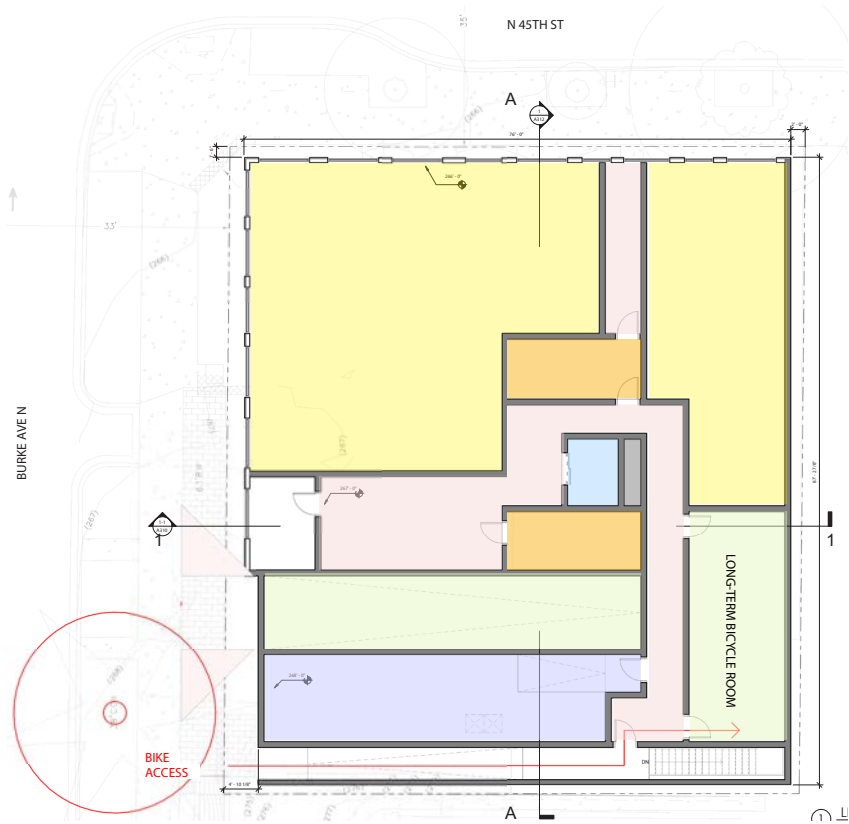


# ALTERNATIVE 2

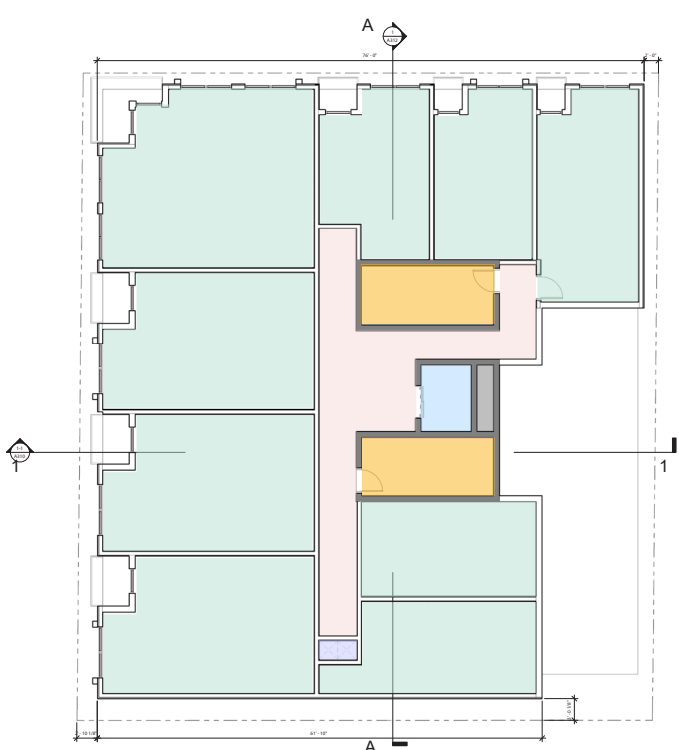
# PLANS



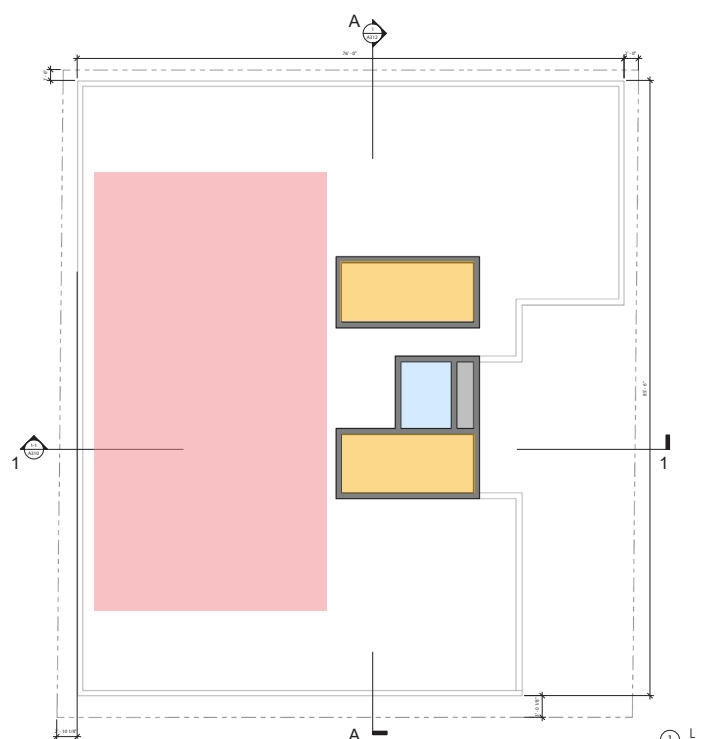
BASEMENT



LEVEL 1



LEVEL 2-5

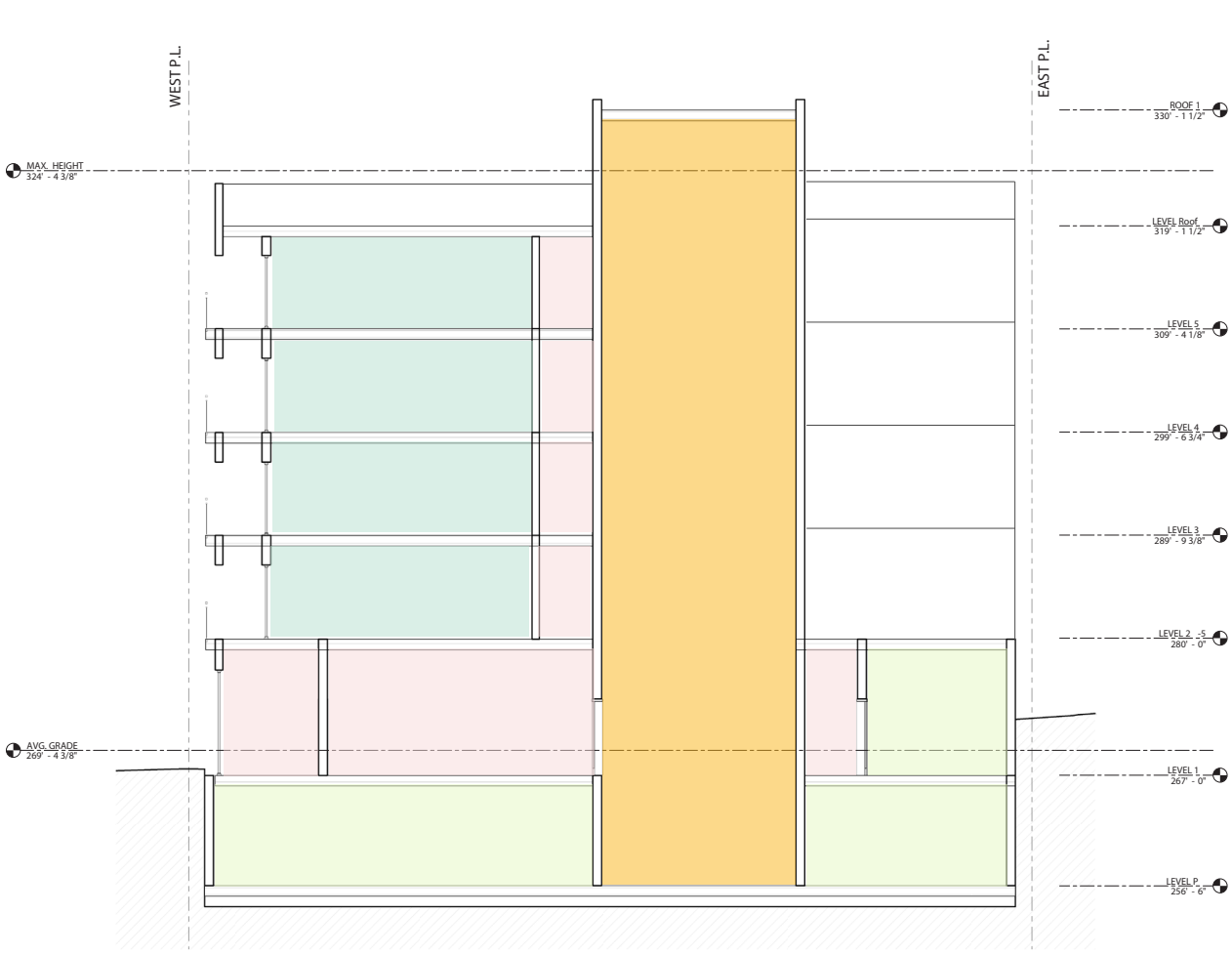


ROOF

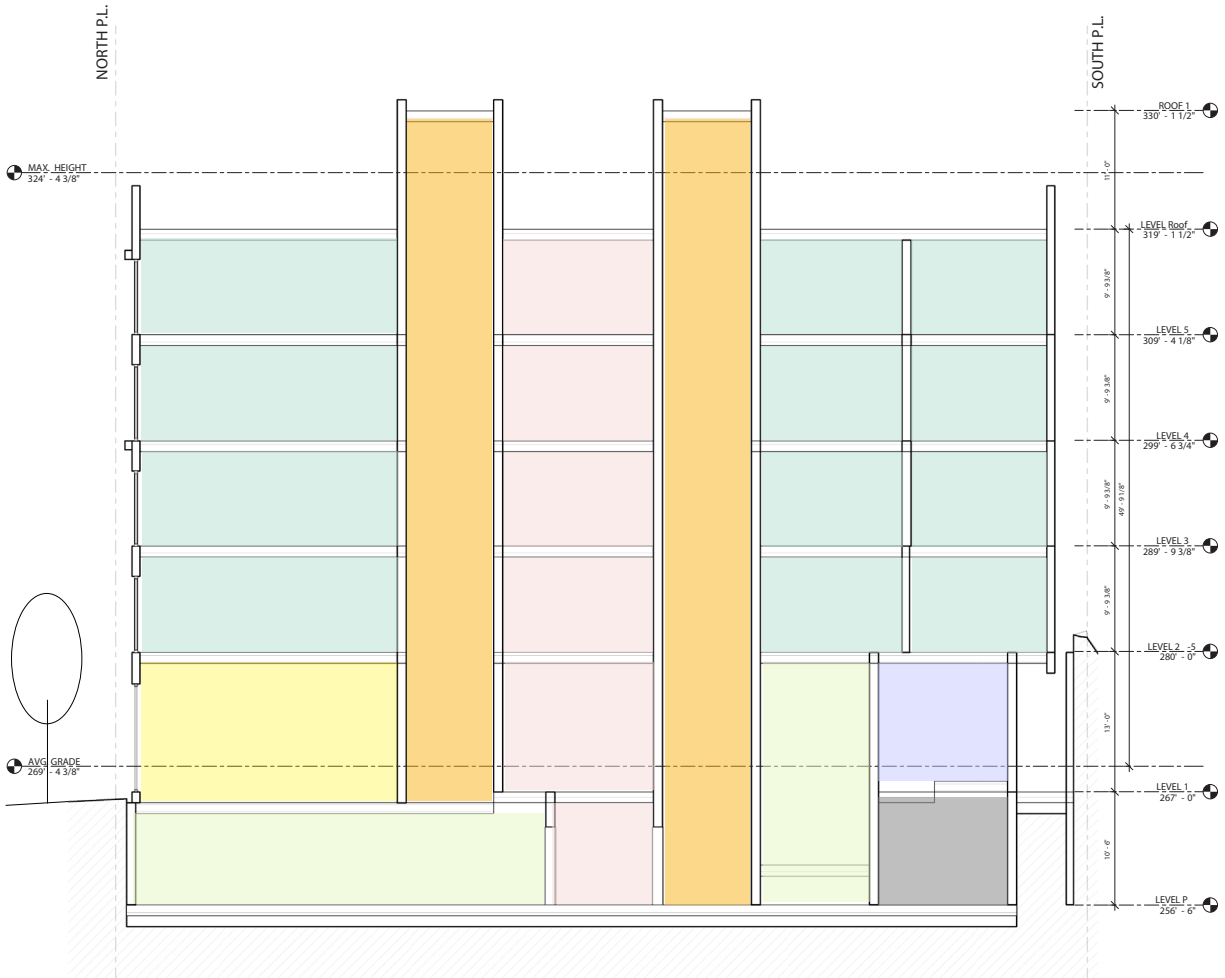
- Amenity
- Parking/Bicycle
- Elevator
- Garbage/Recycle
- Lobby/Corridor
- M/E
- Residential Unit
- Stairs
- Commercial
- Storage

# ALTERNATIVE 2

# SECTIONS



SECTION 1-1



SECTION A-A

- Amenity
- Parking/Bicycle
- Elevator
- Garbage/Recycle
- Lobby/Corridor
- M/E
- Residential Unit
- Stairs
- Commercial
- Storage





# ALTERNATIVE 3

# PERSPECTIVES



STREET PERSPECTIVE FROM WEST OF N 45TH ST



STREET PERSPECTIVE FROM EAST OF N 45TH ST



PERSPECTIVE FROM SOUTH OF BURKE AVE N



AERIAL VIEW LOOKING TOWARD SOUTHEAST



# ALTERNATIVE 3



**MANSARD ROOF**  
Sloped roofs are prevailing in this area.



**STREET STOREFRONT**  
Transparent street storefront is prevailing along N 45th st



**BALCONY**  
Balconies divide massing into smaller sections and also improve the neighborhood security.



**BAY- REDUCING PRCEIVED MASSING**  
Reduced massing is more related to the shorter and smaller buildings around.



# ALTERNATIVE 3

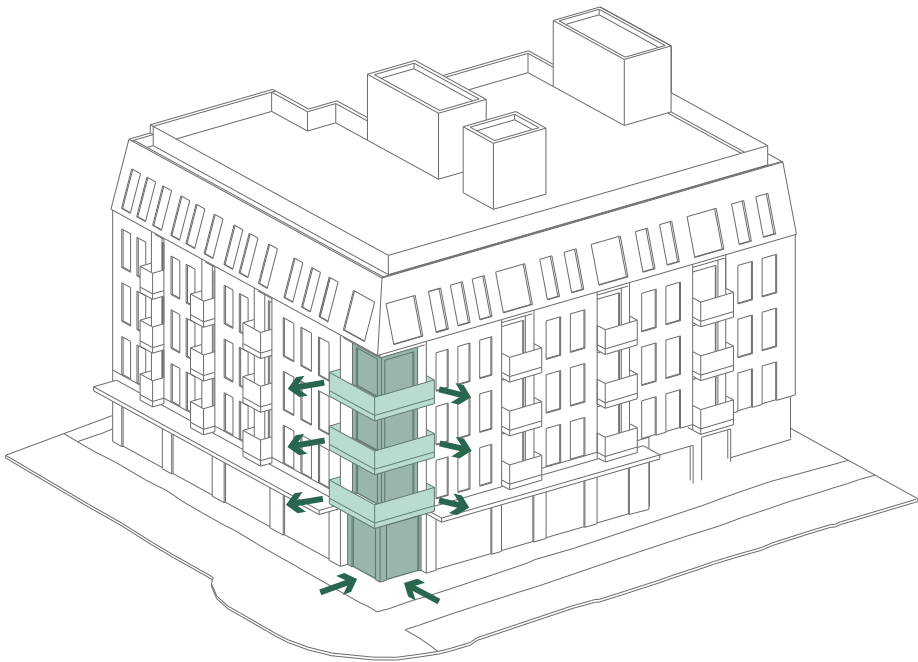


- CS-2** Transparent storefront of commercial spaces are retained along N 45th St and Burke Ave N. It will consolidate the street front at N 45th St and create a pedestrian centric project.
- PL-2** The street level will be sufficiently lighted to provide a safe environment for the residents and other pedestrians. Large windows along street facilitate indoor-outdoor interaction. They also maximize transparency of commercial facade and attract pedestrian interest. Weather protection is provided above.
- CS-2** The proposed building is oriented to the corner. The larger setback on the ground floor and projected balconies on the upper floor emphasized the corner. And it also enhance pedestrian environment.
- CS-3** Open facades for commercial uses at street level emphasize the base. Mid-level facade is articulated to provide visual interest on a bay-by-bay scale. The massing strategy breaks the building into vertical portions to be similar to the surrounding building. Pitched roof clearly distinguishes top of building.

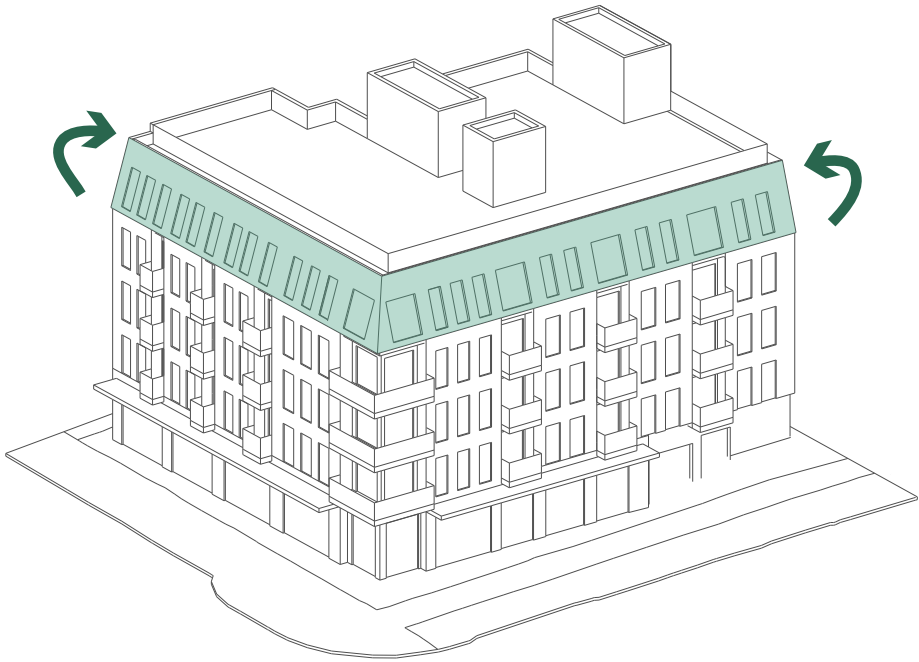
- Residential entry off Burke Ave N relates to residential neighborhood to South and separates it from busy and commercial N 45th St. **PL-3**
- Parking access is located away from main street, and minimizes the impact on pedestrian environment. **DC-1**
- Balconies are provided along N 45th St and Burke Ave N to encourage human activity and also improve security. **PL-3**
- Brick will be used as main exterior wall material so the building will be more related to the context. **DC-4**
- Roof line and canopy respect the heights of surrounding structures, See page 26 for the datum line diagram. As traditional architectural feature, the mansard roof connect the proposed project to adjacent single-family and low-rise zones, **CS-2**  
**DC-2**

# ALTERNATIVE 3

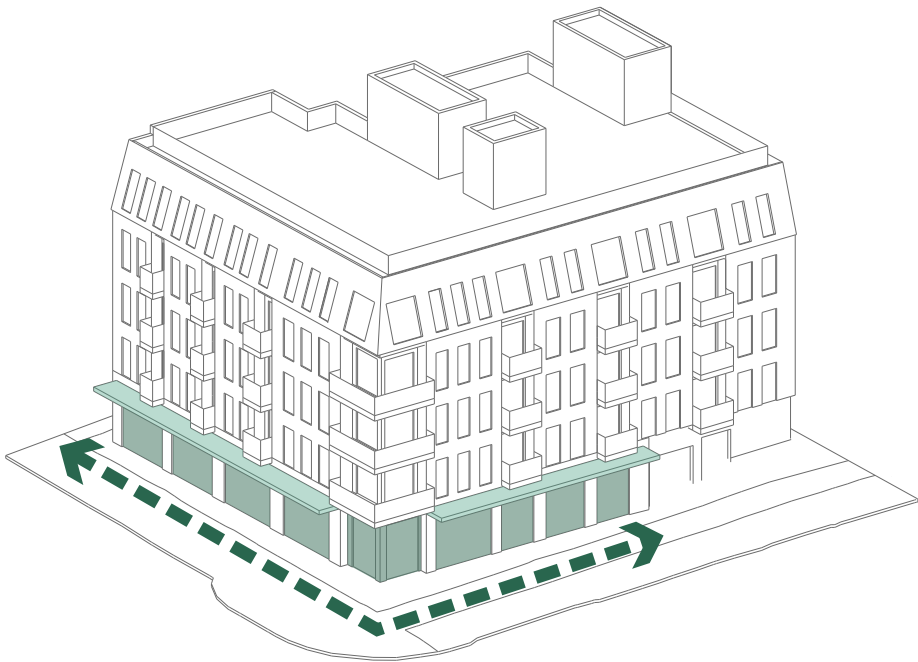
# MASSING ANALYSIS



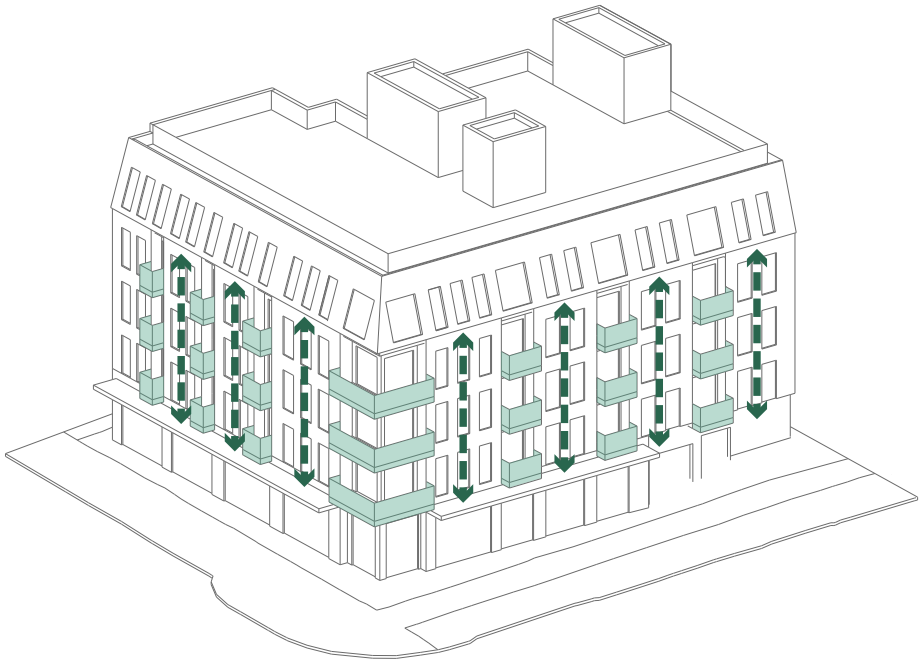
**TRANSPARENT STOREFRONT**  
The proposed building is oriented to the corner. The parking access is located along Burke Ave N, which is away from the corner. .Commercial entrance located at corner. (CS-2)



**MANSARD ROOF**  
Sloped roof is prevailing in this neighborhood. The mansard roof will well connected the proposed building to the surroundings. (DC-2)



**TRANSPARENT STOREFRONT**  
Transparent storefront of commercial spaces are retained along N 45th St and Burke Ave N in all three options. (CS-2, PL-2)



**BAY WINDOW & VERTICAL ELEMENTS**  
Balconies Divide Facade into Smaller Vertical Elements. (CS-2, CS-3)



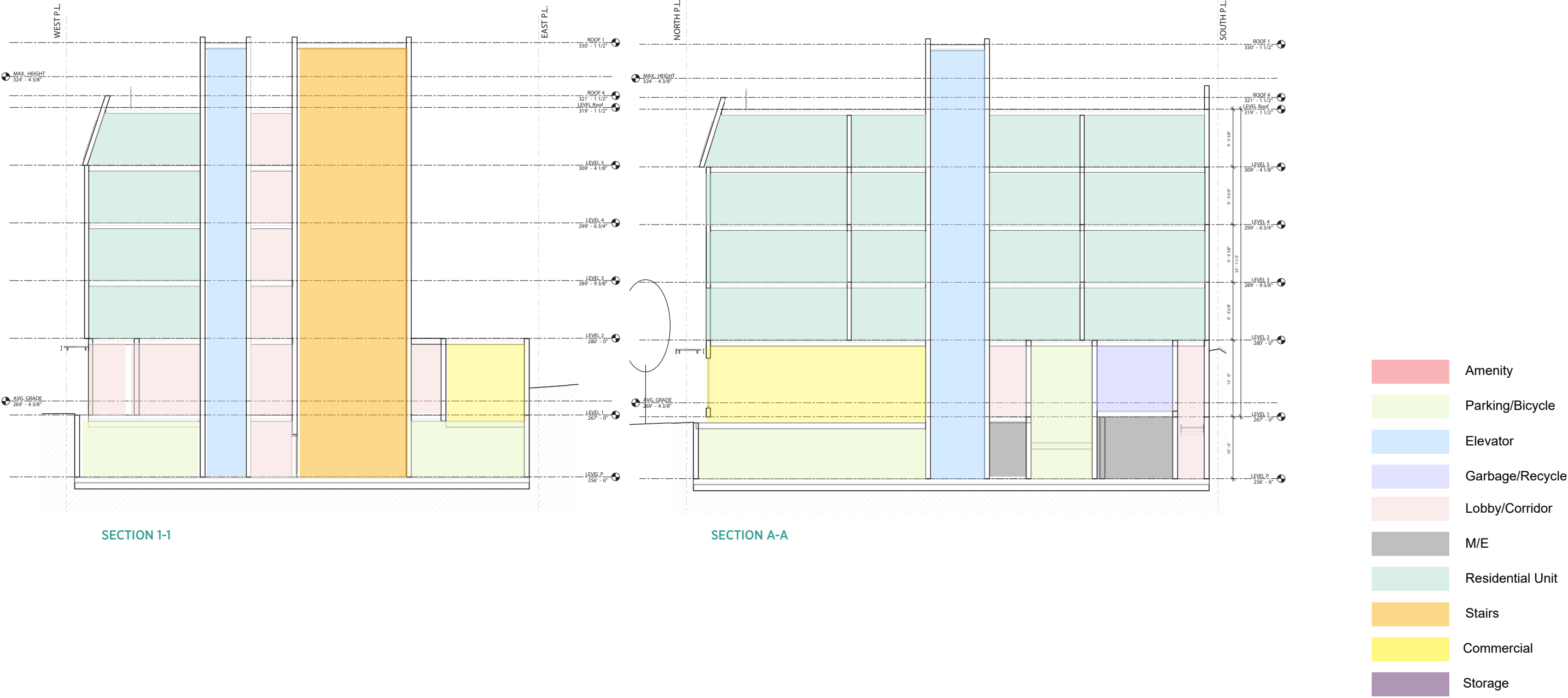
# ALTERNATIVE 3

# PLANS



# ALTERNATIVE 3

# SECTIONS



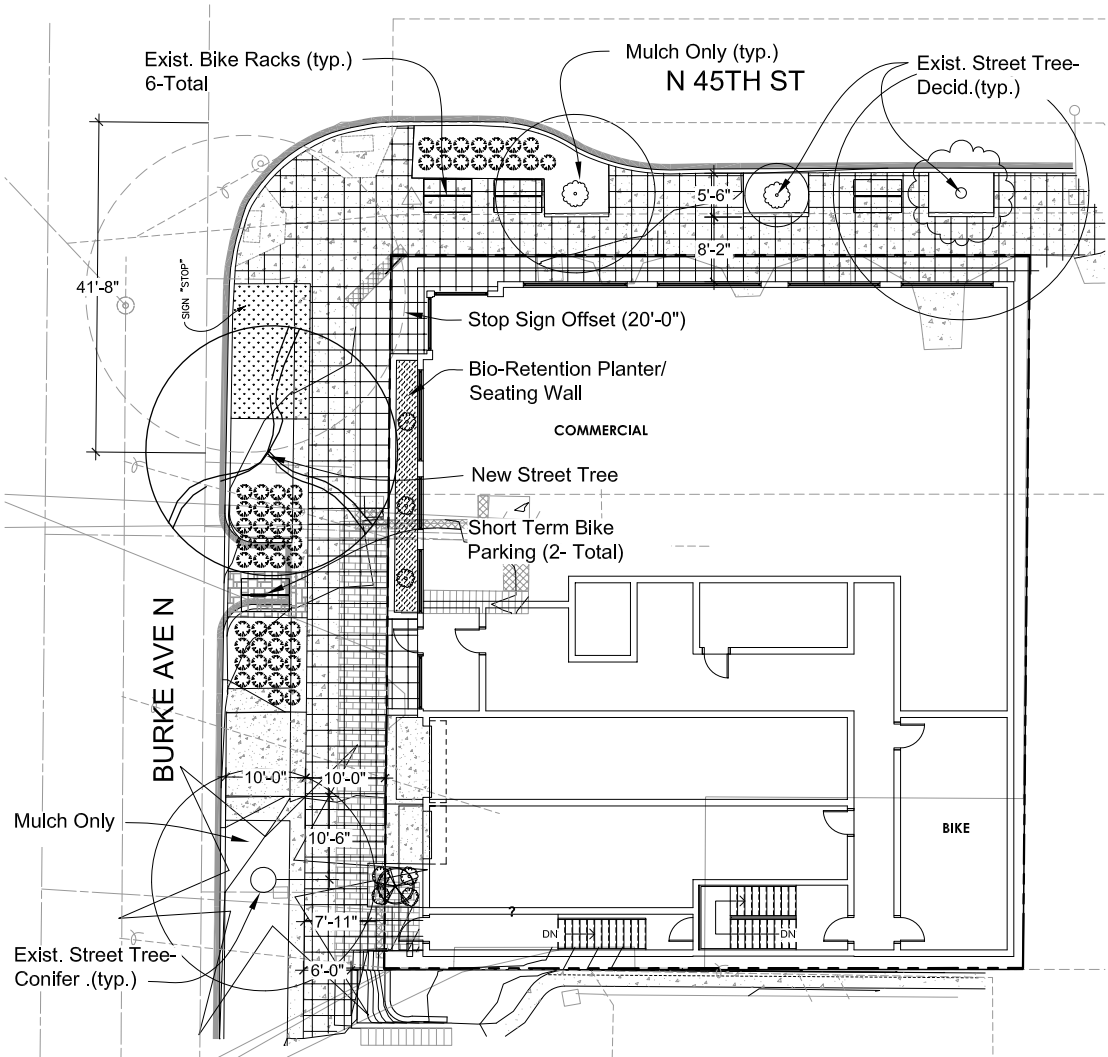


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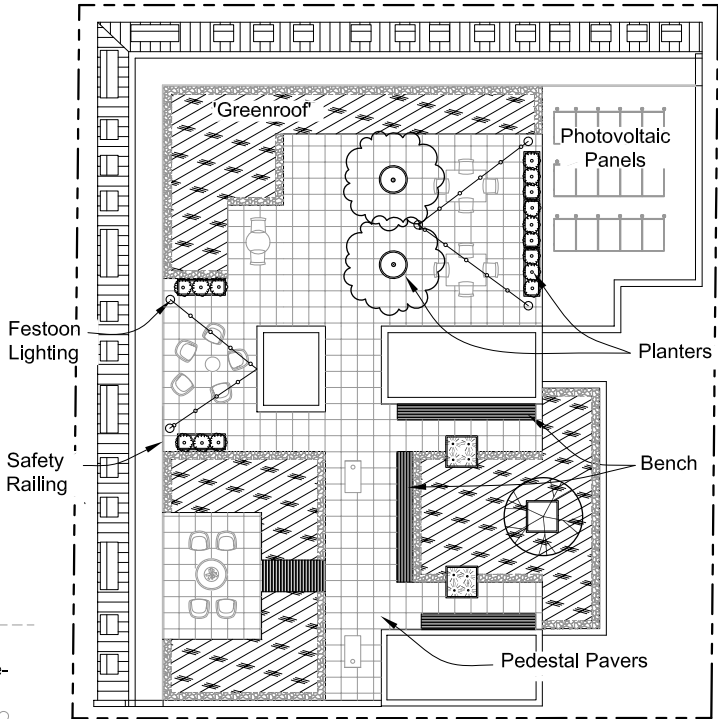
PLANT SCHEDULE

Qty.	Symbol	Botanical/ Common Name	Size/ Remarks
TREES:			
		Chamecyparis obtusa 'Gracilis'/ HINOKI CYPRESS (Small Tree)	min. 6'-0" hgt.
		Ginkgo b. 'Sky Tower'/ GINKGO (Small Tree)	min. 2" cal.
		Stewartia pseudocamellia/ JAPAN STEWARTIA (Small Tree)	min. 8'-0" hgt.
		Quercus x warei 'Nadler'/ KINDRED SPIRIT OAK (Small Tree)	min. 2-1/2" cal.
SHRUBS/ PERENNIALS/ GROUNDCOVERS:			
		Carex e. 'Aurea'/ BOWLE'S GOLDEN SEDGE	1 gal.
		Equisetum hyemale/ HORSETAIL	1 gal.
		Hakonechola m. 'Aureola'/ JAPAN. FOREST GRASS	1 gal.
		Helianthemum n. 'Wisley Primrose'/ SUN ROSE	1 gal.
		Hemerocallis 'Hyperion'/ DAYLILY	1 gal.
		Hydrangea q. 'Snow Queen'/ OAKLEAF HYDRANGEA	min. 24" spr.
		Ilex c. 'Sky Pencil'/ HYBRID JAPAN. BOXWOOD	min. 30" hgt.
		Itea virginiana 'Henry's Garnet'/ VIRGINIA SWEETSPIRE	2 gal.
		Juncus inflex 'Elk's Blue'/ GREY RUSH	1 gal.
		Liriope m. 'Bug Blue'/ LILY TURF	1 gal.
		Miscanthus s. 'Morning Light'/ MAIDENGRASS	5 gal.
		Myrica californica/ PACIFIC WAX MYRTLE	min. 48" hgt., tree 1
		Nandina d. 'Compacta'/ HEAVENLY BAMBOO	min. 24" hgt.
		Pennisetum 'Hamlyn'/ DWARF FOUNTAIN GRASS	1 gal.
		Pinus m. 'Whitebud'/ MUGHO PINE	min. 24" spr.
		Pittosporum t. 'Wheeler's Dwarf'/ PITTOSPORUM	min. 24" spr.
		Polystichum munitum / SWORD FERN	min. 5 fronds @ 12
		Prunus l. 'Mt. Vernon'/ DWARF LAUREL	min. 15" spr.
		Sarcococca humilis/ FRAGRANT SARCOCOCCA	min. 12" spr.
		Thuja o. 'Smargard'/ EMERALD GREEN ARBORVITAE	min. 6'-0" hgt.
		Trachelospermum jasminoides/ STAR JUNIPER	5 gal.
		Vaccinium ovatum/ EVERGREEN HUCKLEBERRY	min. 24" hgt.

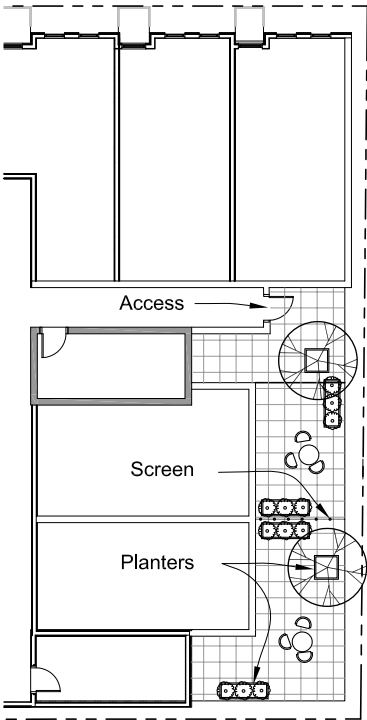
\* Plant names shown in *'italics'* are < 24" in height.  
\* Plant names shown in **'bold'** are native/ drought tolerant.  
\* Plant names shown underlined are used in Bio-Retention.  
\* Plant sizes are specified per the American Standard for Nursery Stock, Publication- May 2, 1986 sponsored by the American Association of Nurserymen, Inc.  
\* If plant quantity shown on schedule conflicts with what is represented by symbol on Plan, the quantity represented by symbol shall be used.  
\* Prior to any Tree/ Shrub Planting in City Right of Way, coordinate with SDOT Urban Forester (206.684.5693) soil preparation inspection and exact placement of tree.  
\* Coordinate Tree Protection Measures with SDOT Arborist Prior to the Beginning of any Construction Activities.



GROUND LEVEL



ROOF LEVEL



Level 2- SE Corner

45th and Burke  
1901 No. 45th Street  
Seattle, WA 98105



Glenn Takagi  
Landscape Architect  
18550 Firlands Way N.  
Suite #102  
Shoreline, WA 98133  
(206) 542-6100  
glenco1029@earthlink.net

Landscape Plan

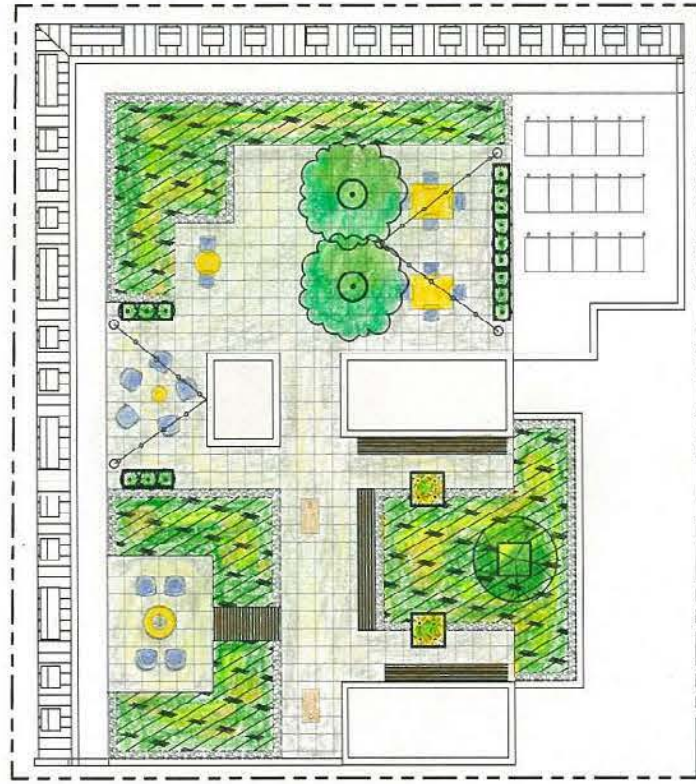
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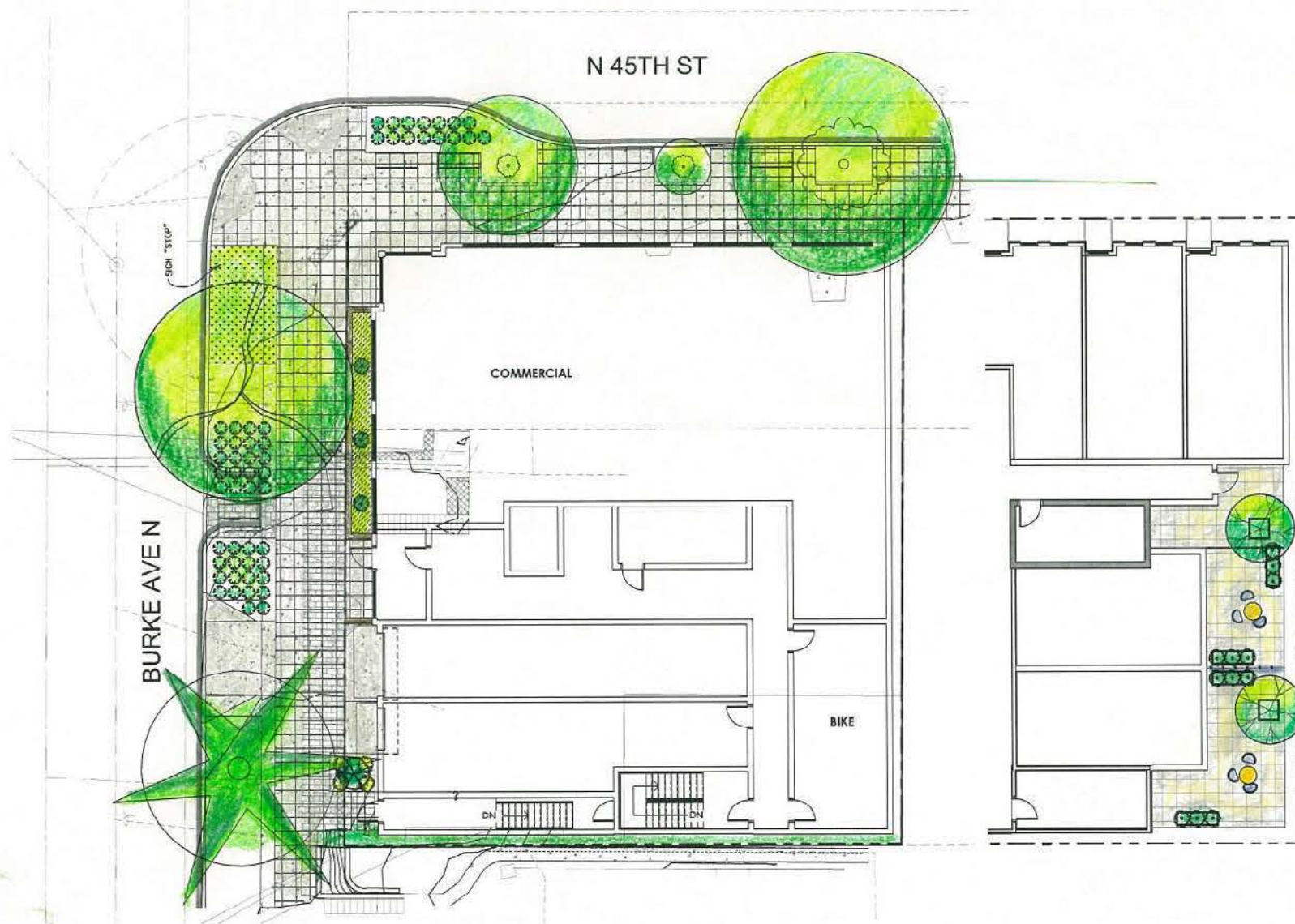
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1 of 1

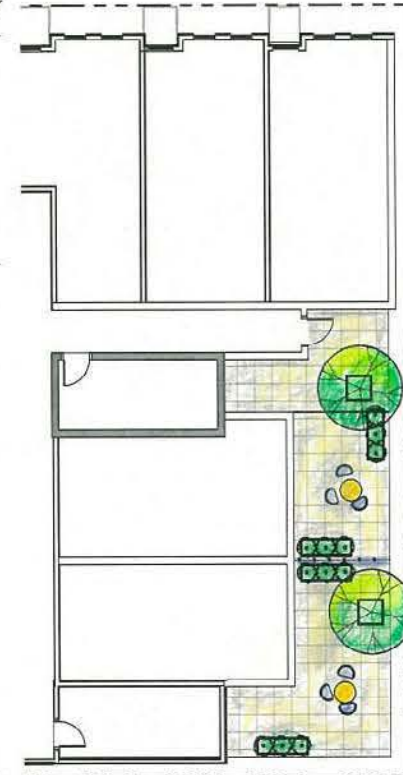




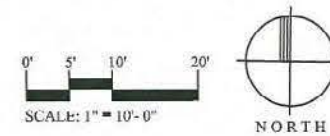
ROOF LEVEL



GROUND LEVEL



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Glenn Takagi  
Landscape Architect  
18550 Finlands Way N.  
Suite #102  
Shoreline, WA 98133  
(206) 542-8100  
glencol029@earthlink.net

## Colored Landscape Plan

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**LX**  
1 of 1





PURPLE OAK LEAF BEECH



GOLDEN SMOKE TREE



GINKGO IVORY TOWER

TREES



SUNROSE



CREeping MAHONIA



MT. VERNON LAUREL



BISHOPS CAP



SARCOCACCA

GROUNDCOVERS



MAIDENGRASS



DEE RUNK BOXWOOD

SHRUBS



ROOF GARDEN SEDUMS



GOLDEN SEDGE



HORSETAIL



SWEETSPIRE

BIO-RETENTION



PACIFIC WAX LEAF MYRTLE



DWARF FOUNTAIN GRASS



DWARF BOXWOOD



AUTUMN JOY SEDUM



DEER FERN

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Glenn Takagi  
Landscape Architect  
18550 Firlands Way N.  
Suite #102  
Shoreline, WA 98133  
(206) 542-6100  
glenco1029@earthlink.net

Plant Portraits

Project No.: \_\_\_\_\_  
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