

CLARK /  
BARNES

OCTOBER 18, 2024

# RECOMMENDATION PACKET

3040554-LU | 2115 N 45th Street Seattle, WA



# TABLE OF CONTENTS



**APPLICANT TEAM**

OWNER: 2115 N 45TH LLC

ARCHITECT: CLARK / BARNES  
1401 West Garfield St.  
Seattle, WA 98119

**PROJECT DESCRIPTION**

Along the vibrant N 45th Street pedestrian corridor, the 14,204 SF project site, is located in the Wallingford Urban Village with access to frequent transit options.

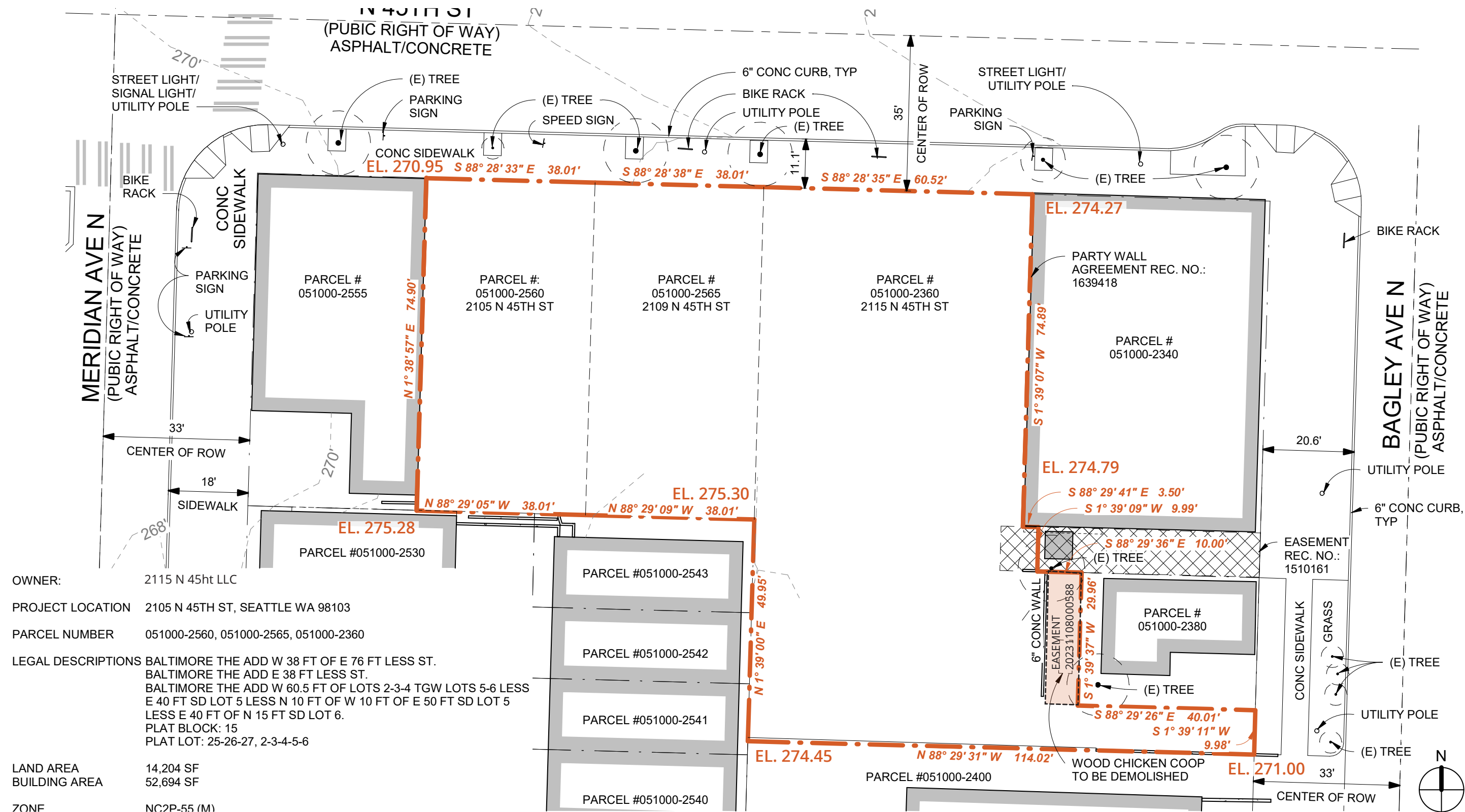
The proposed five-story, mixed-use development will engage and enhance the pedestrian realm with active retail along N 45th Street. The project contains and approximately 80 residential units and 3,000 SF of commercial space.

TABLE OF CONTENTS	1
EXISTING SITE SURVEY - PRELIMINARY PLAN (4.0)	2
URBAN DESIGN ANALYSIS - ZONING MAP (5.1)	3
URBAN DESIGN ANALYSIS - VICINITY MAP (5.2)	4
URBAN DESIGN ANALYSIS - AERIAL PHOTOGRAPH NINE BLOCK AREA (5.3)	5
ZONING DATA - ZONING TRANSITION SITE SECTIONS	6
URBAN DESIGN ANALYSIS - CONTEXT ANALYSIS (5.5)	7
ZONING DATA (6.0)	8
COMPOSITE SITE PLAN (7.0)	9
EDG RESPONSE - MASSING (8.0)	10
EDG RESPONSE - MASSING (8.0)	11
EDG RESPONSE - MASSING (8.0)	12
EDG RESPONSE - MASSING (8.0)	13
EDG RESPONSE - BLANK WALLS (8.0)	14
EDG RESPONSE - GROUND LEVEL USES (8.0)	15
EDG RESPONSE - STREETScape (8.0)	16
EDG RESPONSE - STREETScape (8.0)	17
EDG RESPONSE - ACCESS AND FRONTAGE ON BAGLEY AVE N (8.0)	18
EDG RESPONSE - INTERIOR ACCESS & FRONTAGE ON BAGLEY AVE N (8.0)	19
EDG RESPONSE - ACCESS AND FRONTAGE ON BAGLEY AVE N (8.0)	20
FLOOR PLANS (9.0)	21
FLOOR PLANS (9.0)	22
LANDSCAPE AND PLANTING PLAN (10.0)	23
LANDSCAPE AND PLANTING PLAN (10.0)	24
LANDSCAPE AND PLANTING PLAN (10.0)	25
LANDSCAPE AND PLANTING PLAN (10.0)	26
EDG RESPONSE - MATERIALITY (12.0)	27
MATERIALITY (12.0)	28
MATERIAL BOARD (12.3)	29
RENDERINGS (13.0)	30
RENDERINGS (13.0)	31
RENDERINGS (13.0)	32
RENDERINGS (13.0)	33
RENDERINGS (13.0)	34
EXTERIOR LIGHTING PLAN (14.0)	35
SIGNAGE CONCEPT PLAN (15.0)	36
BUILDING SECTIONS (16.0)	37
BUILDING SECTIONS (16.0)	38

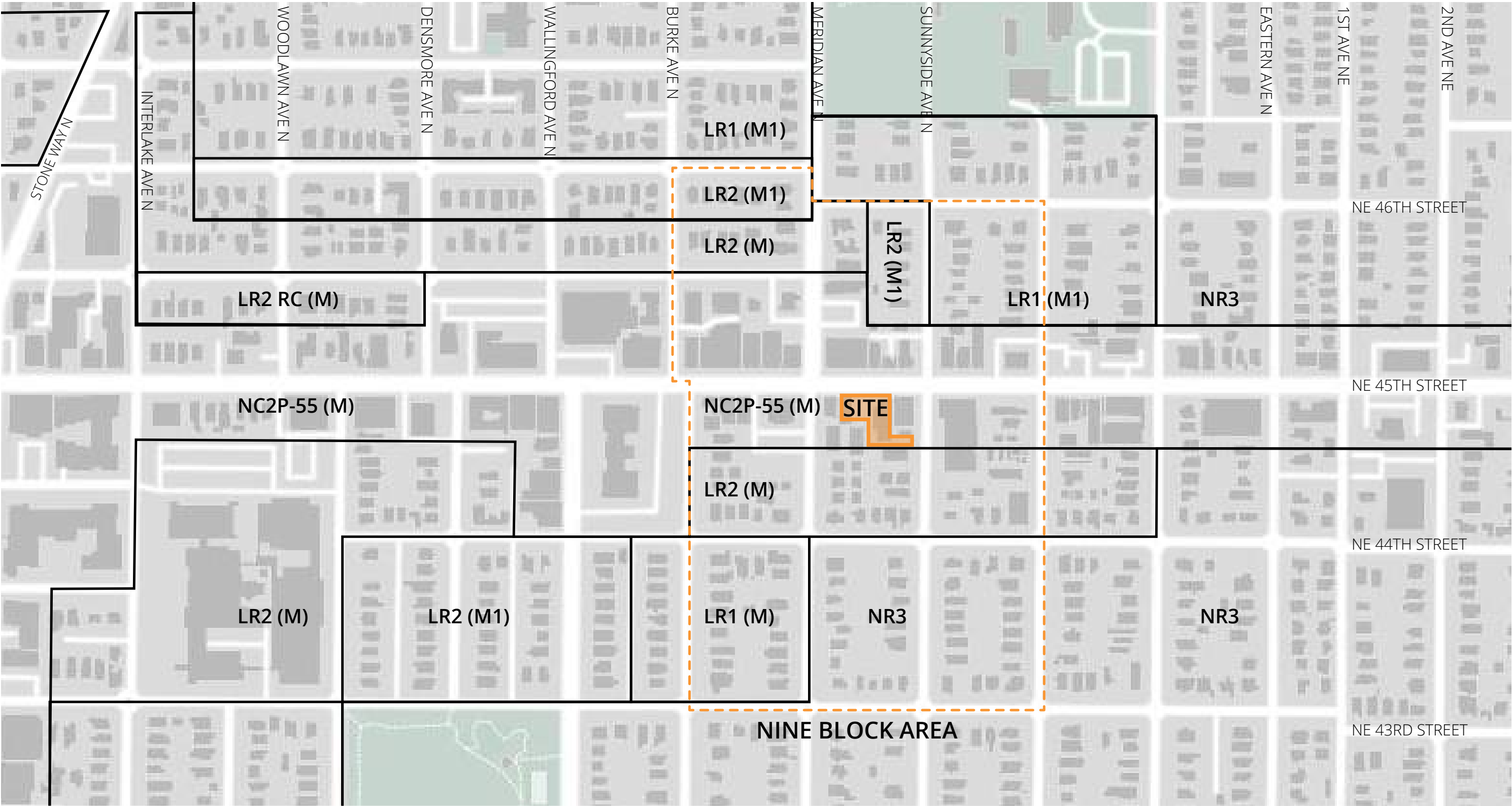


EXISTING SITE SURVEY - PRELIMINARY PLAN (4.0)

CLARK /  
BARNES

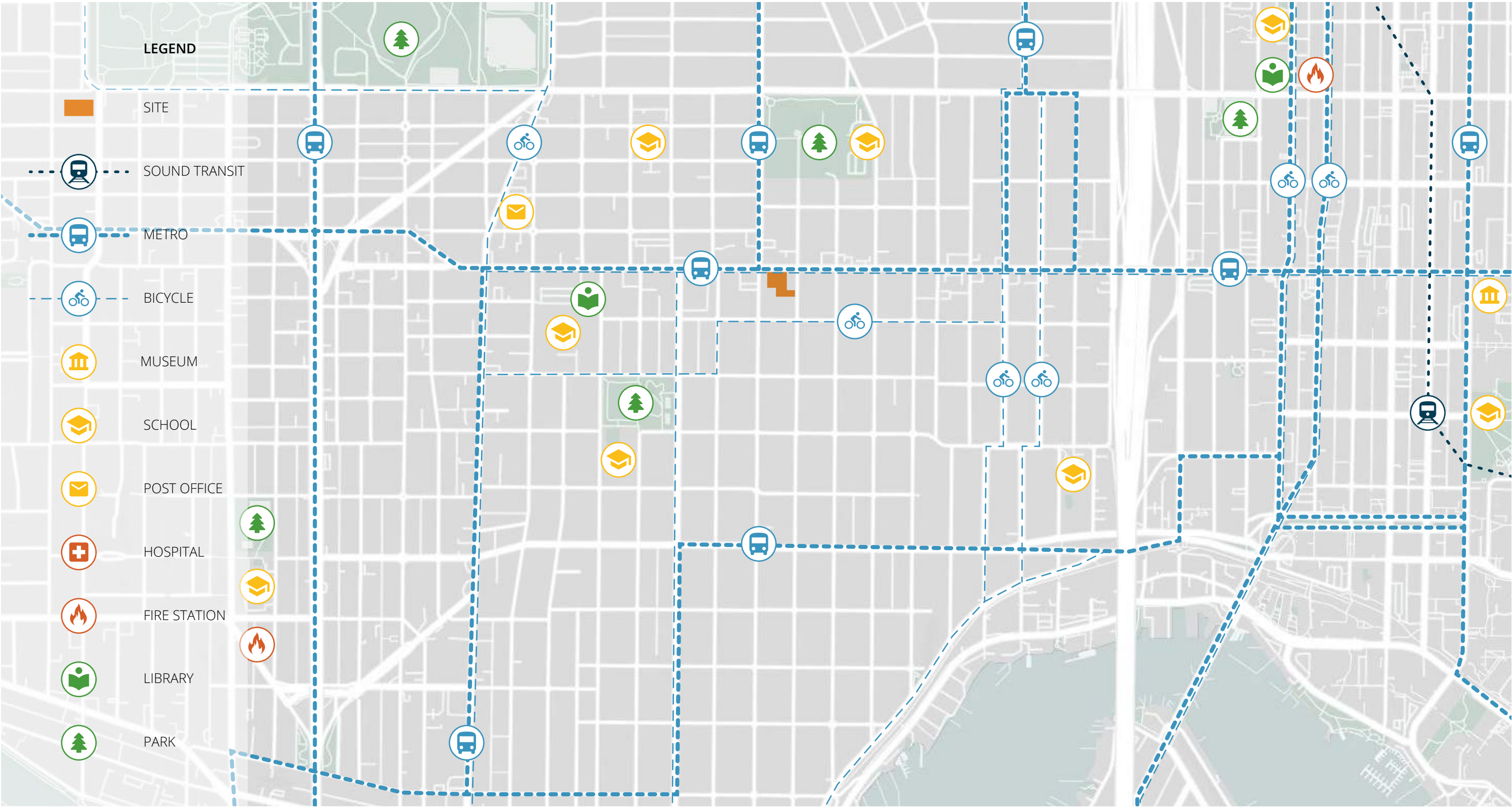


# URBAN DESIGN ANALYSIS - ZONING MAP (5.1)





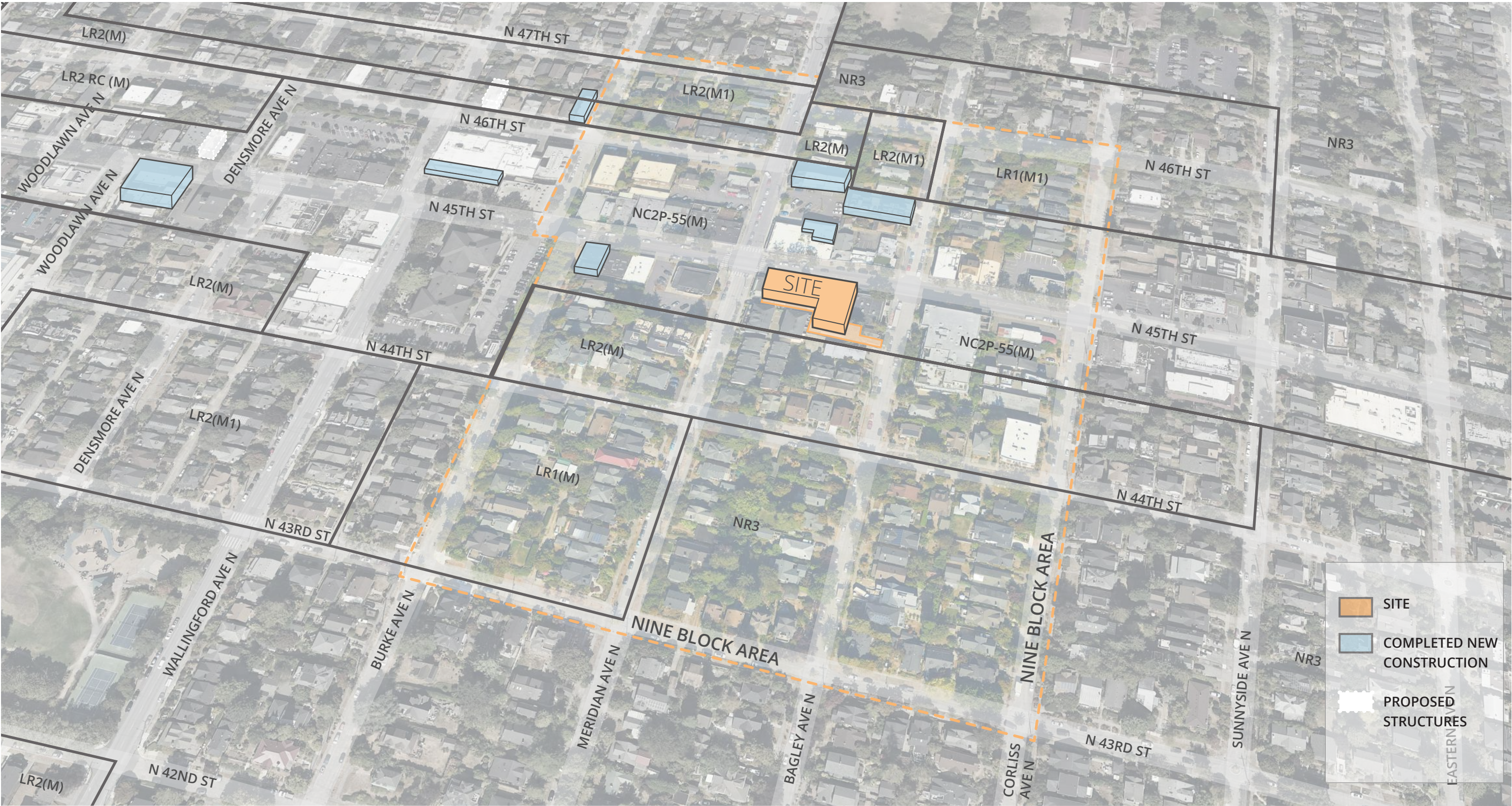
# URBAN DESIGN ANALYSIS - VICINITY MAP (5.2)





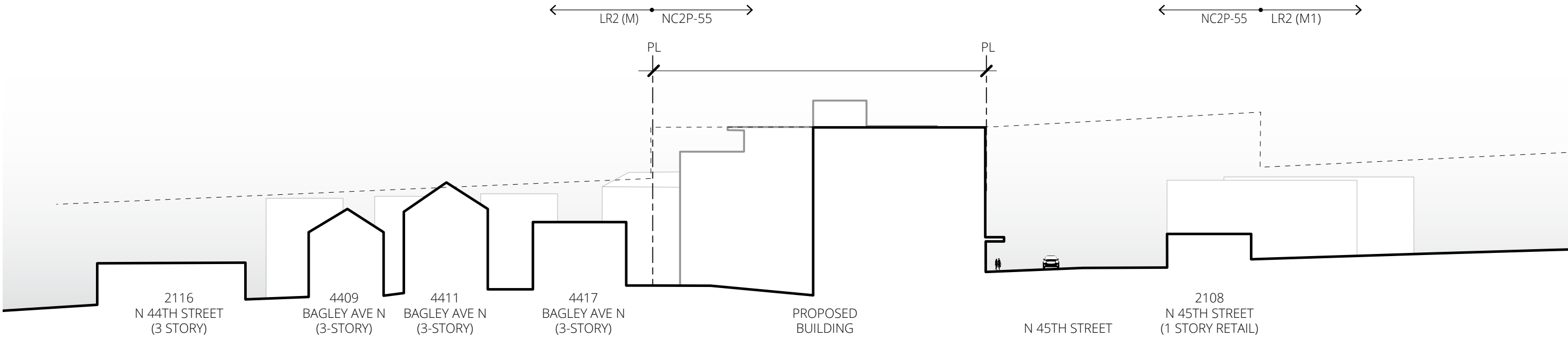
# URBAN DESIGN ANALYSIS - AERIAL PHOTOGRAPH NINE BLOCK AREA (5.3)

CLARK /  
BARNES

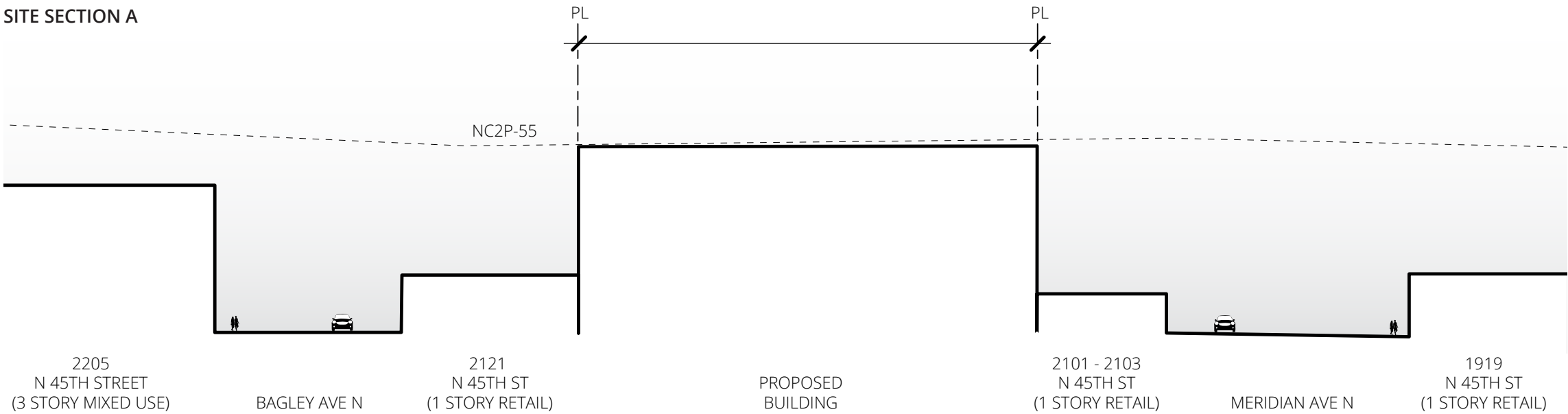




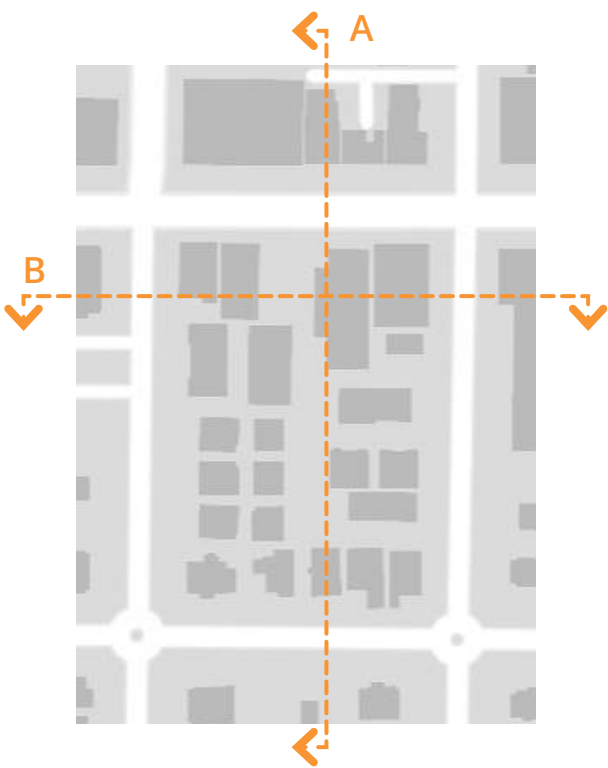
ZONING DATA - ZONING TRANSITION SITE SECTIONS



SITE SECTION A

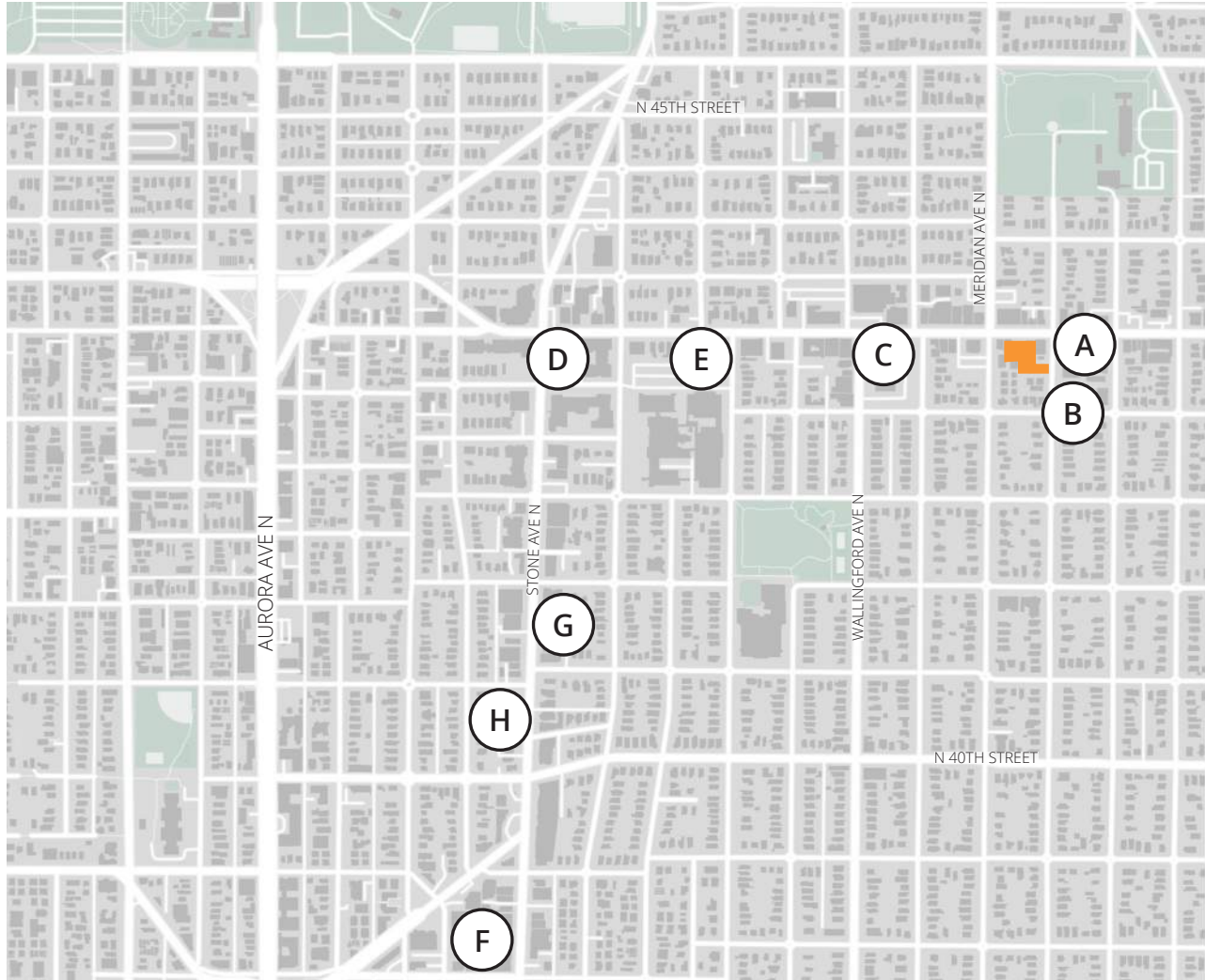


SITE SECTION B





# URBAN DESIGN ANALYSIS - CONTEXT ANALYSIS (5.5)

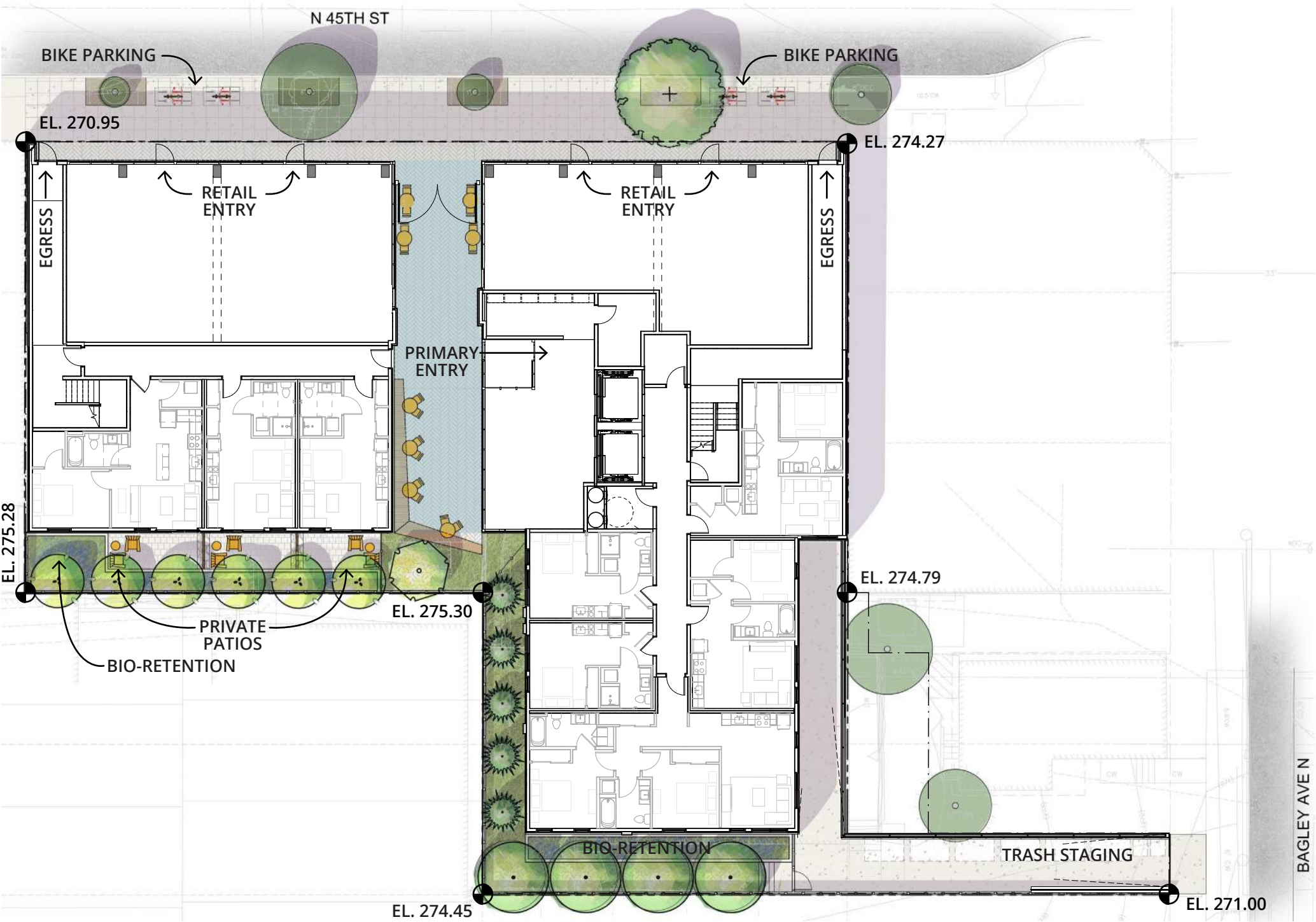




# ZONING DATA (6.0)

ADDRESS	2015 N 45th St	2109 N 45TH St	2105 N 45TH ST
PARCEL #	0510002360	0510002565	0510002560
SITE AREA	8,514 SF	2,845 SF	2,845 SF
	14,204 SF		
ZONE	NC2P-55 (M), Pedestrian Designated, Parking Flexibility, Wallingford (Residential Urban Village), Transit Oriented Development		
STREETS	N 45th Street (Pedestrian Designated), Bagley Avenue N		
PERMITTED USES 23.47A.005	Residential, Retail sales and services (Max. 25,000 SF), Restaurants (Max. 25,000 SF), Drinking Establishments (CU Max 25,000 SF)		
HEIGHT LIMIT 23.47A.012	55' Proposal complies with the height limit.		GREEN FACTOR 23.47A.016 0.3 Proposal requires 0.3 green factor.
FAR 23.47A.013	Mid-Block Maximum: 3.75 53,265 SF Minimum: 2 28,408 SF Proposal complies with the maximum allowable FAR.		AMENITY AREA 23.47A.024 Amenity areas are required in an amount equal to 5 percent of the total gross floor area in residential use. Proposal complies with the amenity area requirements.
STREET LEVEL USES 23.47A.005	In a pedestrian-designated zone, facing a designated principal pedestrian street residential uses may occupy no more than 20 percent of the street-level street-facing facade. Proposal complies with commercial use requirements along N 45th Street.		AFFORDABLE HOUSING: 23.58C.040 TIP 257 MHA Zone: M - Medium Payment Option: Subject to SDCI increases Proposal will comply with MHA requirements through payment method.
SETBACK 23.47A.014	A setback is required where a lot abuts the intersection of a side lot line and front lot line of a lot in a residential zone or a lot that is zoned both commercial and residential if the commercial zoned portion of the abutting lot is less than 50 percent of the width or depth of the lot. The required setback forms a triangular area. Two sides of the triangle extend along the street lot line and side lot line 15 feet from the intersection of the residentially zoned lot's front lot line and the side lot line abutting the residentially zoned lot. The third side connects these two sides with a diagonal line across the commercially zoned lot.  An upper-level setback is required along any rear or side lot line that abuts a lot in an LR zone as follows: 10' for portions of structures above 13' in height to a maximum of 65'. Proposal complies with the required setbacks from LR zone to the south.		PARKING 23.54.015 No minimum parking requirement for residential uses within urban villages No parking included in the proposal.  BICYCLE PARKING 23.54.015 long term: 1 per dwelling unit; short term: 1 per 20 dwelling units Proposal complies with bicycle parking requirements.  SOLID WASTE 23.54.040 Residential: 375 square feet plus 4 square feet for each additional unit above 50 Proposal complies with solid waste requirement.

# COMPOSITE SITE PLAN (7.0)



## MATERIALS & FINISHES LEGEND - STREET LEVEL

SYMBOL	ITEM
	STANDARD 2'X2' CONCRETE SIDEWALK PER COS STD PLAN 420, EXCEPT WITH SAW CUT JOINTS
	CONCRETE SIDEWALK - SAW CUT JOINTS - MEDIUM SANDBLAST FINISH
	SAND SET PAVERS
	SAND SET PERMEABLE PAVERS 4'X8' SIZE
	DECORATIVE GRAVEL
	FLEXIBLE POROUS SURFACING
	PLANTING AREA
	CONCRETE BIORETENTION PLANTER
	BIKE RACK
	WOOD PRIVACY FENCE : 6' HT.
	ORNAMENTAL FENCE : 6' HT.
	PRIVACY SCREEN



MID-BLOCK SITES  
(CS2-C-2)

HEIGHT, BULK, AND  
SCALE  
(CS2-D)

RESPONDING  
TO SITE  
CHARACTERISTICS  
(CS2-I-I)

EMPHASIZING  
POSITIVE  
NEIGHBORHOOD  
ATTRIBUTES  
(CS3-A-1)

ARCHITECTURAL  
CONTEXT  
(CS3-I)

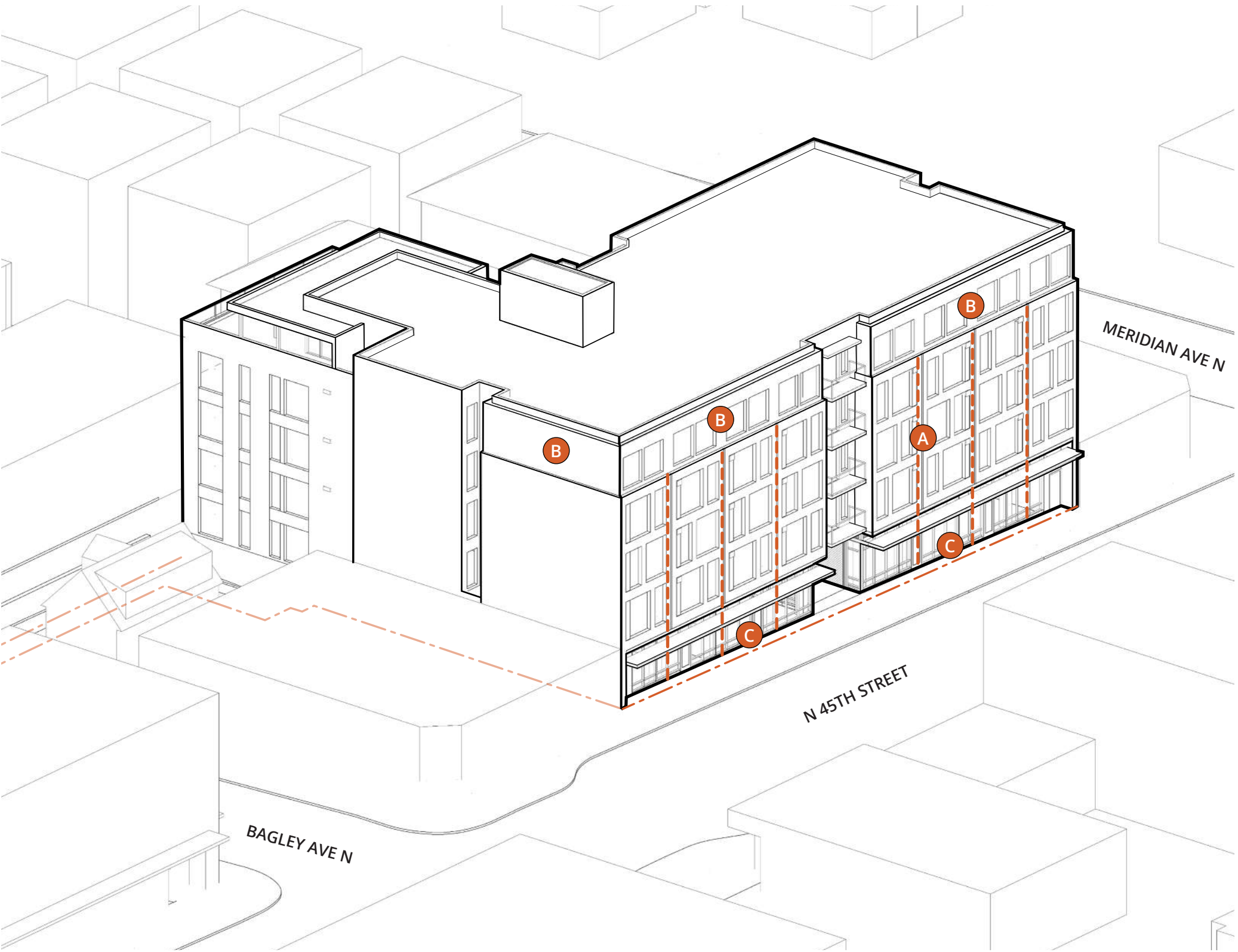
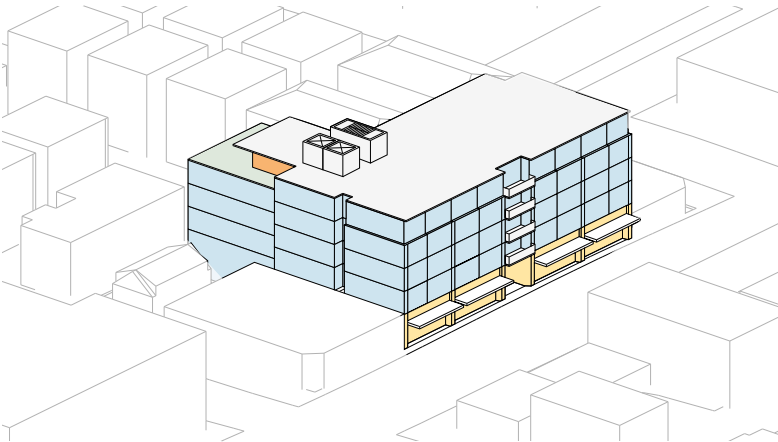
BUILDING MASSING  
(DC2-I)

"What Was Said"

The Board supported the applicant's preferred architectural massing option, Option C. The Board appreciated Option C for its central massing modulation that respects the established structure width pattern, slightly recessed top floor with defined columns framing bays, and recessed base that helped break down the perceived height, bulk, and scale along N 45 th St.

The Design Review Recommendation Meeting massing is consistent with the proposed Option C Early Design Guidance massing and maintains the central modulation, recessed ground floor, and takes cues from the contextual fabric patterns.

- A Grid
- B Slightly Recessed Top Floor
- C Recessed Base



MID-BLOCK SITES  
(CS2-C-2)

HEIGHT, BULK, AND  
SCALE  
(CS2-D)

RESPONDING  
TO SITE  
CHARACTERISTICS  
(CS2-I-I)

EMPHASIZING  
POSITIVE  
NEIGHBORHOOD  
ATTRIBUTES  
(CS3-A-1)

ARCHITECTURAL  
CONTEXT  
(CS3-I)

BUILDING MASSING  
(DC2-I)

"What Was Said"

The Board supported the applicant's preferred architectural massing option, Option C. The Board appreciated Option C for its central massing modulation that respects the established structure width pattern, slightly recessed top floor with defined columns framing bays, and recessed base that helped break down the perceived height, bulk, and scale along N 45 th St.

The Design Review Recommendation Meeting massing is consistent with the proposed Option C Early Design Guidance massing and maintains the central modulation, recessed ground floor, and takes cues from the contextual fabric patterns.

- A Grid
- B Slightly Recessed Top Floor
- C Recessed Base



45TH AND MERIDIAN LOOKING EAST





# EDG RESPONSE - MASSING (8.0)

MID-BLOCK SITES  
(CS2-C-2)

HEIGHT, BULK, AND  
SCALE  
(CS2-D)

RESPONDING  
TO SITE  
CHARACTERISTICS  
(CS2-I-I)

EMPHASIZING  
POSITIVE  
NEIGHBORHOOD  
ATTRIBUTES  
(CS3-A-1)

ARCHITECTURAL  
CONTEXT  
(CS3-I)

BUILDING MASSING  
(DC2-I)

## "What Was Said"

The Board supported the applicant's preferred architectural massing option, Option C. The Board appreciated Option C for its central massing modulation that respects the established structure width pattern, slightly recessed top floor with defined columns framing bays, and recessed base that helped break down the perceived height, bulk, and scale along N 45 th St.

**The Design Review Recommendation Meeting massing is consistent with the proposed Option C Early Design Guidance massing and maintains the central modulation, recessed ground floor, and takes cues from the contextual fabric patterns.**

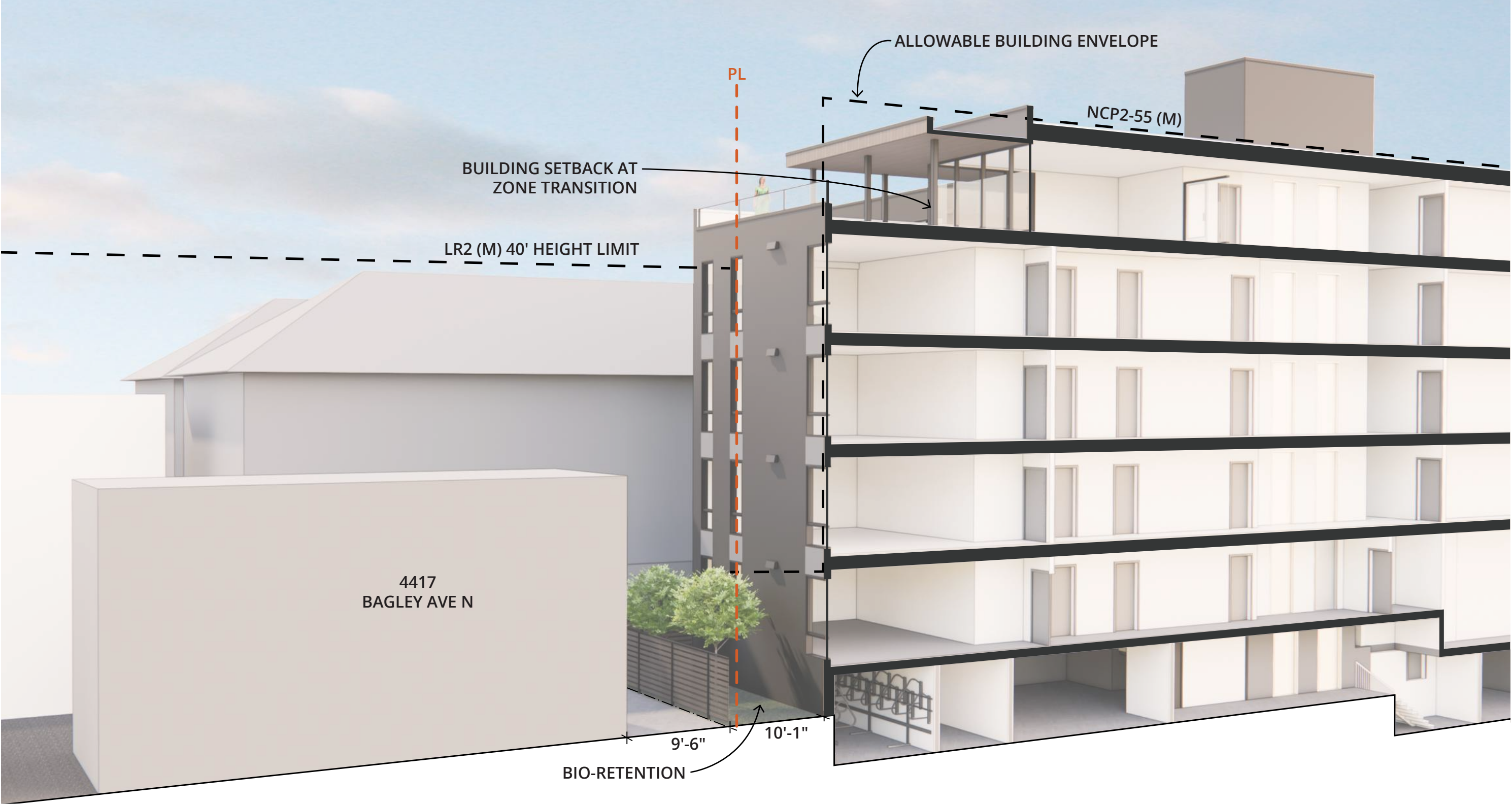
- A** Grid
- B** Slightly Recessed Top Floor
- C** Recessed Base



45TH AND BAGLEY LOOKING WEST









# EDG RESPONSE - BLANK WALLS (8.0)

MONOTONOUS  
FACADES  
(PL2-II-1)

BLANK WALL  
TREATMENTS  
(PL2-II-II)

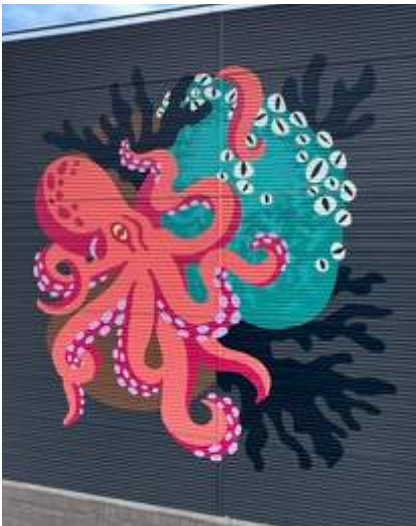
BLANK WALLS  
(DC2-B-2)

## "What Was Said"

Massing Options: 1.b  
The Board requested that close attention be paid to the design on east and west sides the extend to the property line. The board gave guidance to consider the materiality and texture of the facades as a way to provide visual interest

The east and west facades are modulated to reduce the bulk and scale of the building by applying three key design elements.

- A The human-scale brick wraps around from the 45th street facade, providing design continuity and alluding to the historic masonry of the neighborhood context.
- B A vertical recess bisects the face creating a natural return point for the brick material and provides visual interest to the building.
- C The unobstructed blank fiber cement facade length on the west elevation present an ideal canvas for a 2-story mural location. The final design will involve engagement with local artist collaboration to determine final design.



MURAL EXAMPLE - BALLARD  
YARDS ON MARKET STREET



MURAL INSPIRATION WITH AN  
EMPHASIS ON PACIFIC NORTHWEST



EAST FACADE PERSPECTIVE



WEST FACADE PERSPECTIVE



## EDG RESPONSE - GROUND LEVEL USES (8.0)

CLARK /  
BARNES

**BUILDING BASE  
DESIGN  
(CS3-I-III)**

PEDESTRIAN  
INFRASTRUCTURE  
(PL1-B-1)  
STREET-LEVEL

ENTRIES  
(PL3-A)

RETAIL EDGES  
(PL3-C)

HUMAN ACTIVITY  
(PL3-II)

PERSONAL SAFETY  
AND SECURITY  
(PL2-III-i)

LIGHTING  
(PL2-III-ii)

LIGHTING  
(DC4-C-1)

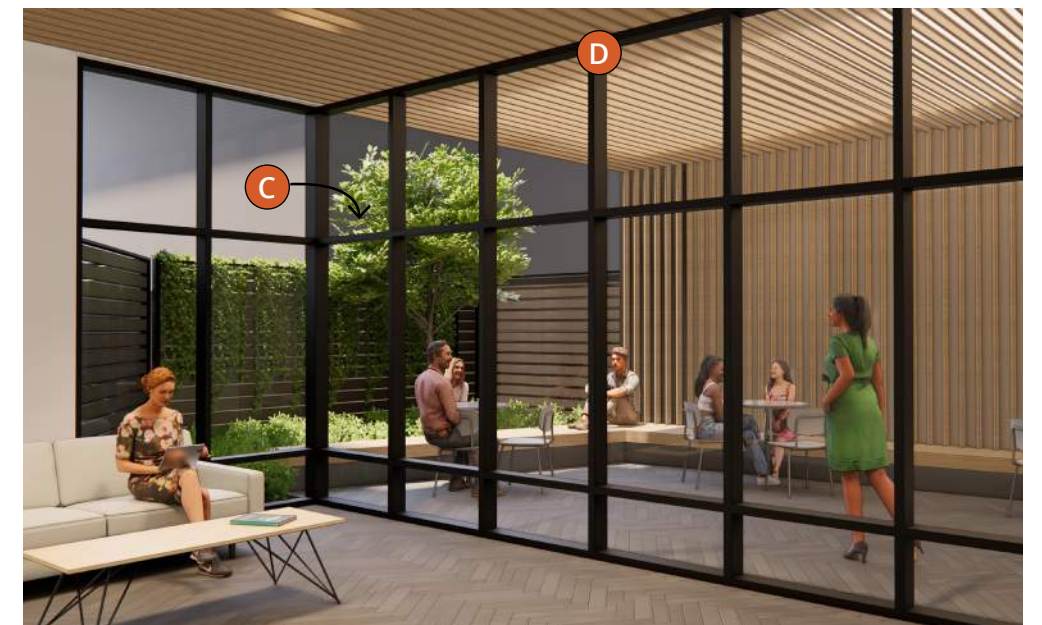
## "What Was Said"

## Ground Level Uses and Streetscape: 2.a

The Board appreciated the centrally located pass-through on N 45th St proposed in massing Option C that bisected the retail into appropriately sized spaces. The Board noted this reinforced the sidewalk edge while still providing exterior area that could allow for interaction between residents, pedestrians, and the retail uses. The Board gave guidance for the applicant to carefully consider public safety and balance public access into the space during business hours through the use of appropriate lighting levels and adequate transparency from the retail spaces to allow for eyes on the space.

The proposal is consist with EDG massing  
Option C maintaining the centrally located  
'muse' (pass-through).

- A A decorative gate at the entrance will be open during retail hours.
- B The ground floor consists of high quality materials (storefront, brick, wood soffit. The muse provides flexible and permanent seating opportunities for the retail and residential amenities. Significant glazing maximizes visibility.
- C A feature tree and landscaping provides a focal feature at the end of the muse.
- D Lighting integrated with the wood soffit continues into the residential amenity to blur the line between interior and exterior.





RETAIL EDGES  
(PL3-C);  
ENTRANCES  
VISIBLE FROM THE  
STREET (PL3-I);  
HUMAN ACTIVITY  
(PL3-II); RETAIL  
EDGES (PL3-C)

"What Was Said"  
Ground Level Uses and Streetscape: 2.b  
The Board noted that the additional 3 feet  
setback from the sidewalk edge between the  
columns along N 45th St successfully allowed  
for additional space for retail overflow and  
seating. The Board gave guidance to retain this  
additional depth and study how the additional  
depth could be used to enhance the pedestrian  
environment.

The proposed ground floor setback is  
consistent with what was shown at the  
EDG meeting. The proposal provides an  
additional 3-feet to the sidewalk width at  
the ground floor, enhancing the pedestrian  
environment.









SERVICE USES  
(DC1-C-4)

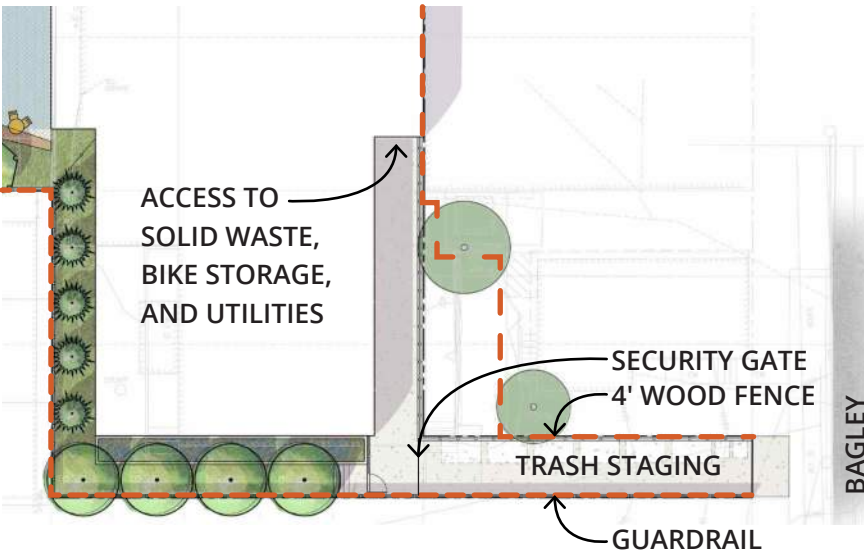
"What Was Said"

Access and Frontage on Bagley Ave N: 3.a  
The Board noted that solid waste staging was proposed along the thin panhandle piece of property running along the southern property line of the adjacent site and extending to Bagley Ave N and that the path was at a different elevation than the pass-through from N 45th St.

The Board gave guidance for the applicant to maintain this disconnect between the pass-through and the solid waste storage and staging area, and to design the fencing, screening, and gates of this solid waste staging area so that it appears as an integrated part of the overall design. (DC1-C-4)

The solid waste staging is consistent with the proposed EDG layout.

- A Open guardrail along the southern property line to help visibility at neighboring driveway.
- B 4' fence at north property line to screen solid waste staging area.





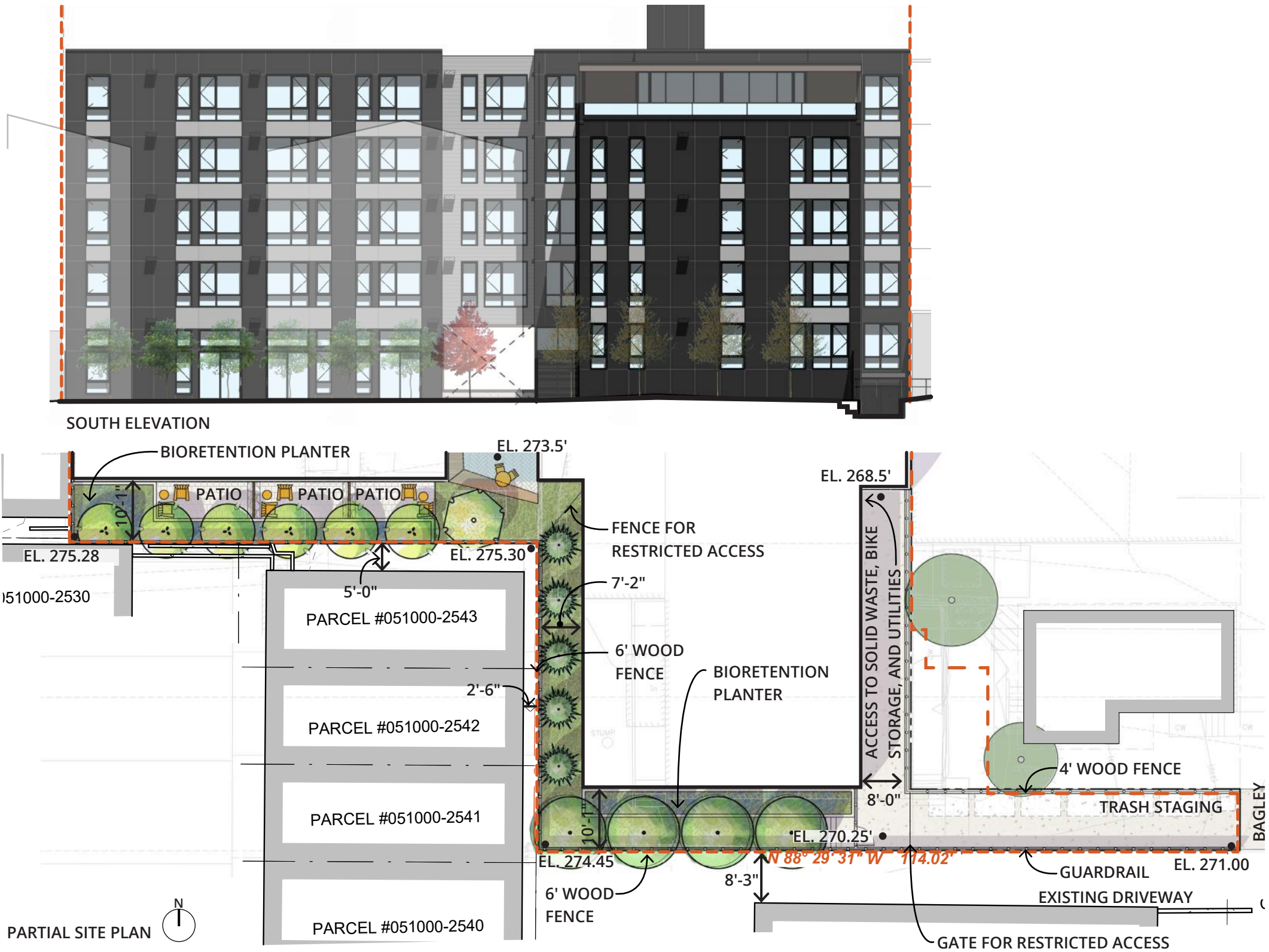
SERVICE USES  
(DC1-C-4)

"What Was Said"

Access and Frontage on Bagley Ave N: 3.a  
The Board noted that solid waste staging was proposed along the thin panhandle piece of property running along the southern property line of the adjacent site and extending to Bagley Ave N and that the path was at a different elevation than the pass-through from N 45th St.

The Board gave guidance for the applicant to maintain this disconnect between the pass-through and the solid waste storage and staging area, and to design the fencing, screening, and gates of this solid waste staging area so that it appears as an integrated part of the overall design. (DC1-C-4)

There is not a public connection from Bagley. There is a fence that restricts access. Bioretention and plantings are programmed at the southern portion of the site with restricted gate access from the trash staging area.



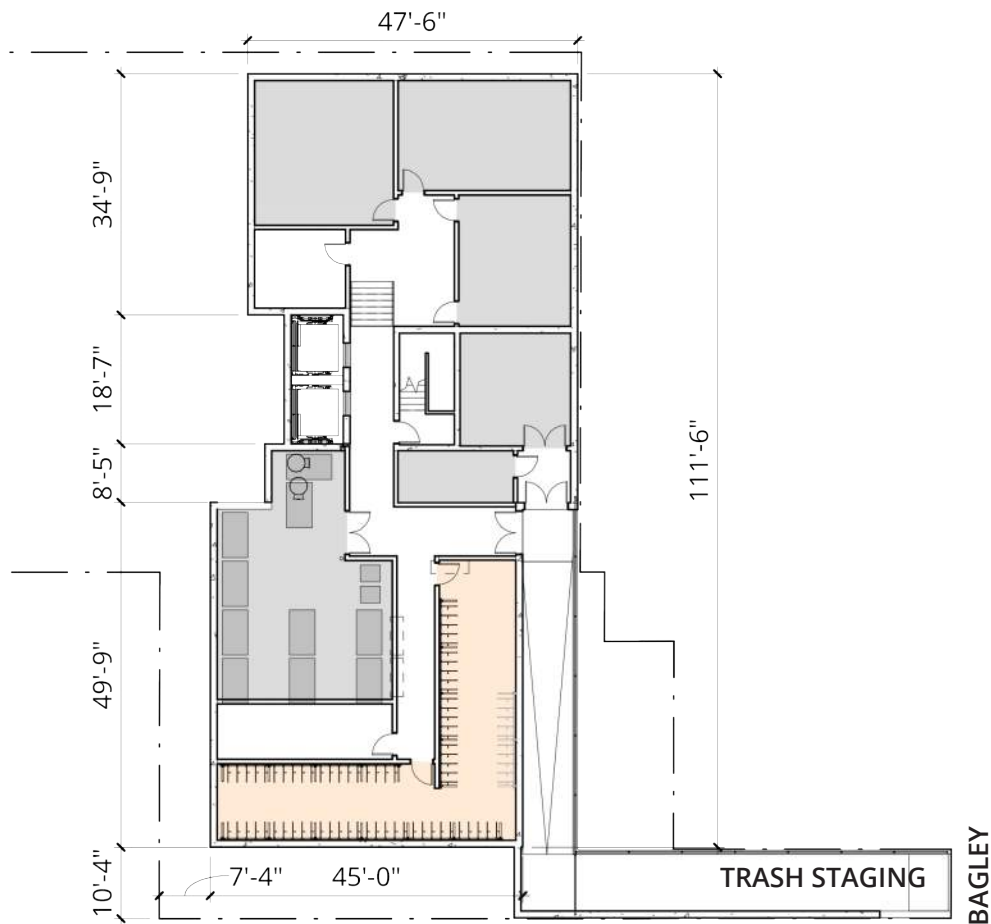


EDG RESPONSE - ACCESS AND FRONTAGE ON BAGLEY AVE N (8.0)

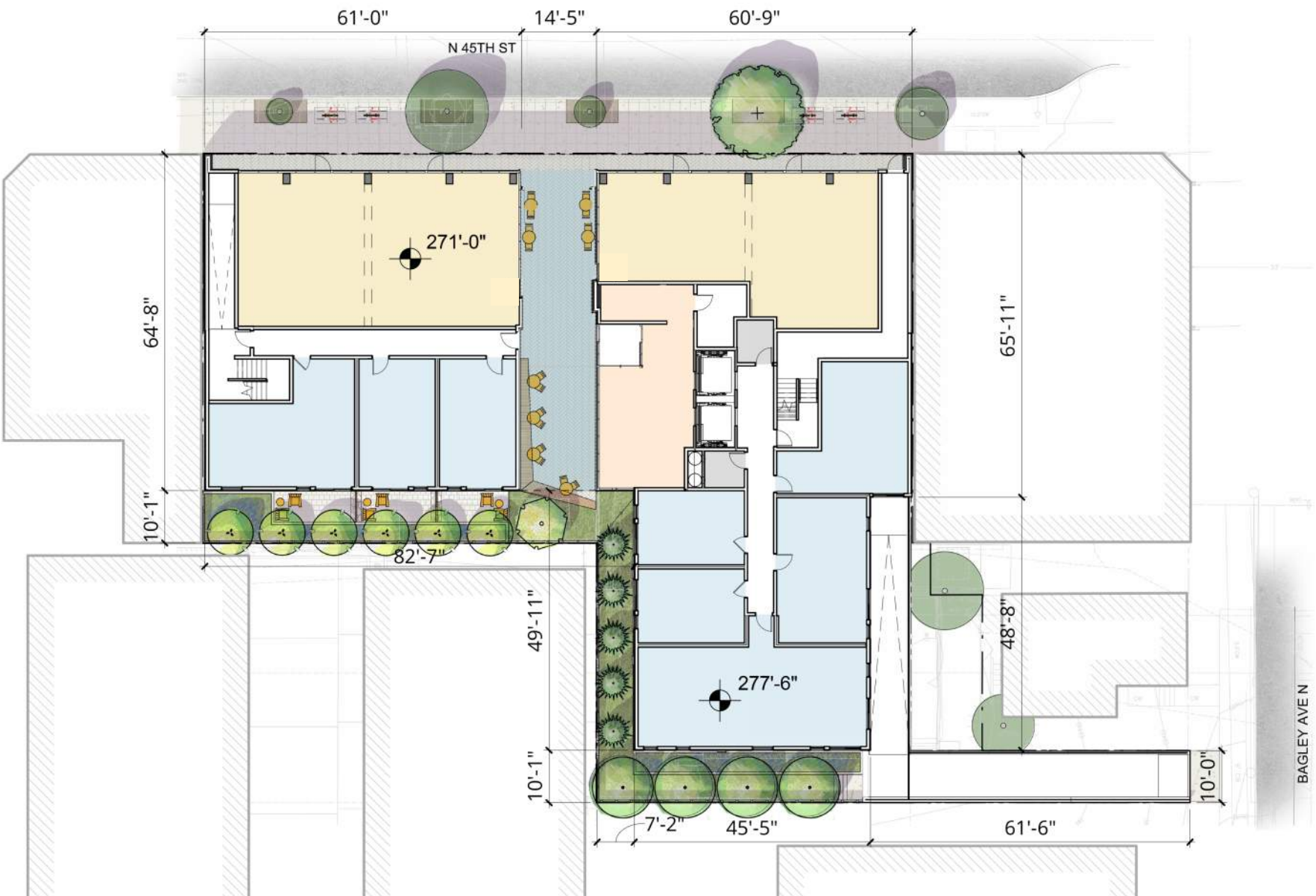




FLOOR PLANS (9.0)



BASEMENT PLAN

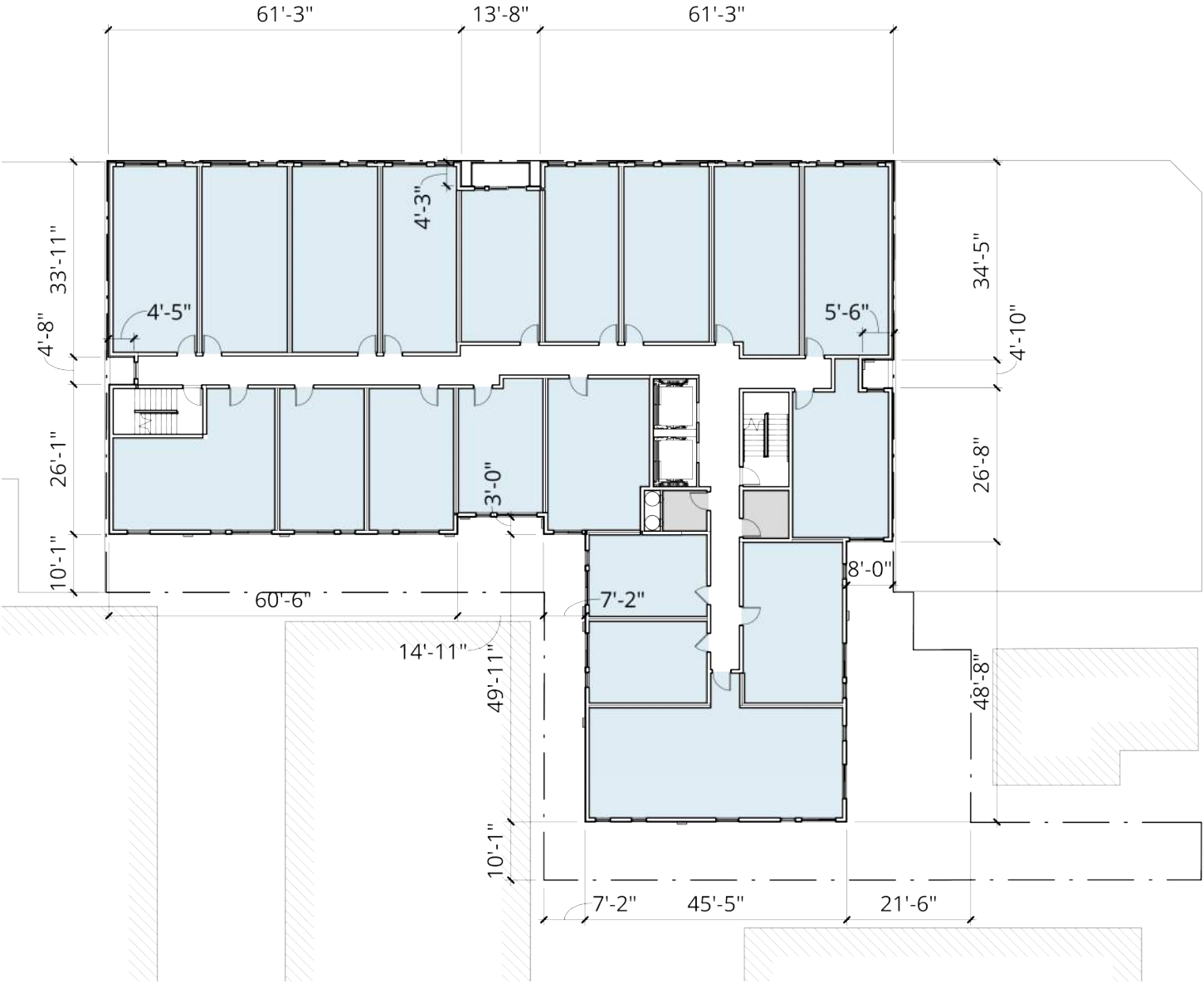


GROUND FLOOR PLAN

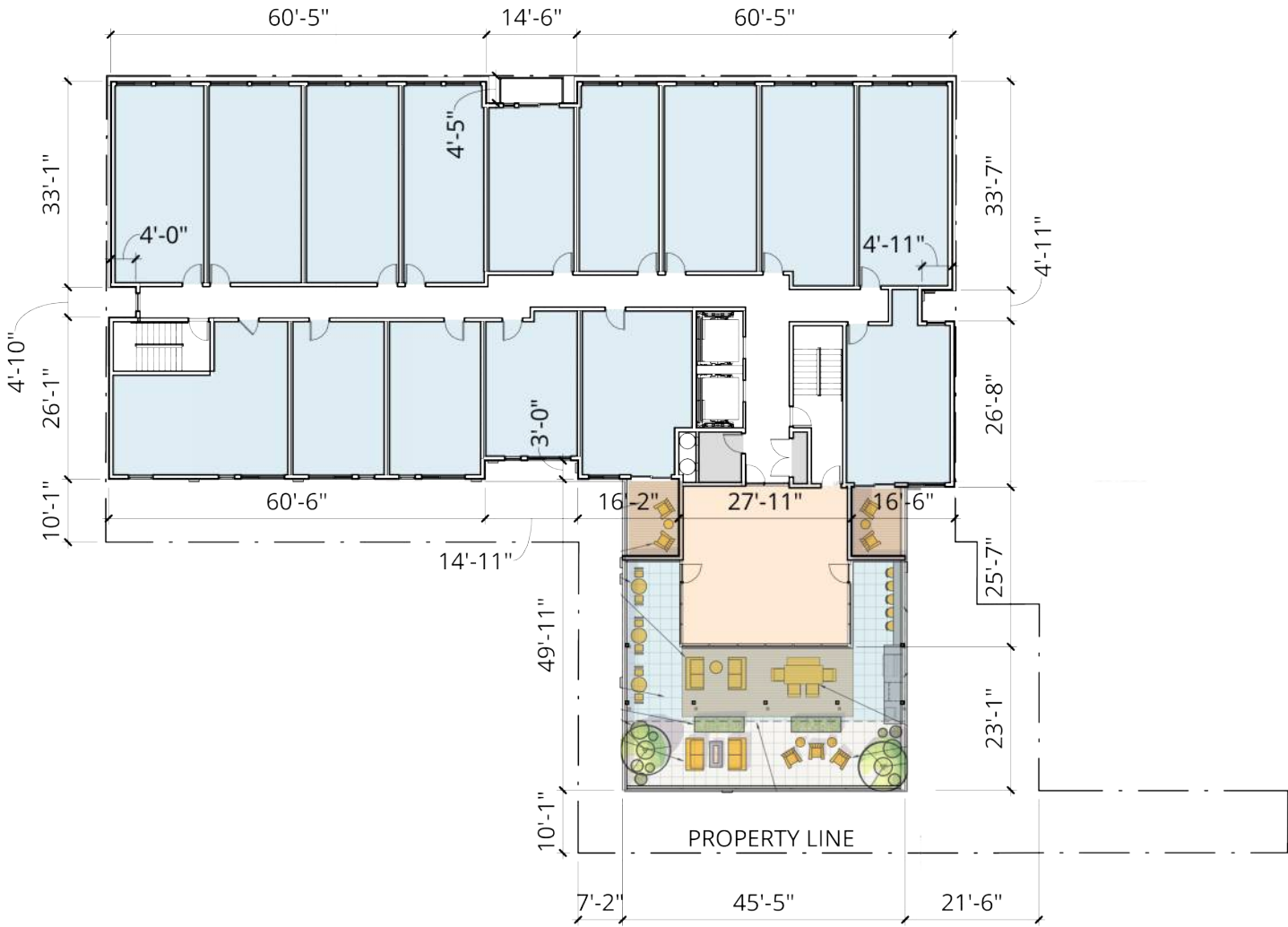
- RESIDENTIAL
  - RETAIL
  - LOBBY / AMENITY
  - MECH / TRASH
  - CIRCULATION
  - OPEN SPACE
- N



# FLOOR PLANS (9.0)



TYPICAL FLOOR PLAN (LEVELS 2-4)



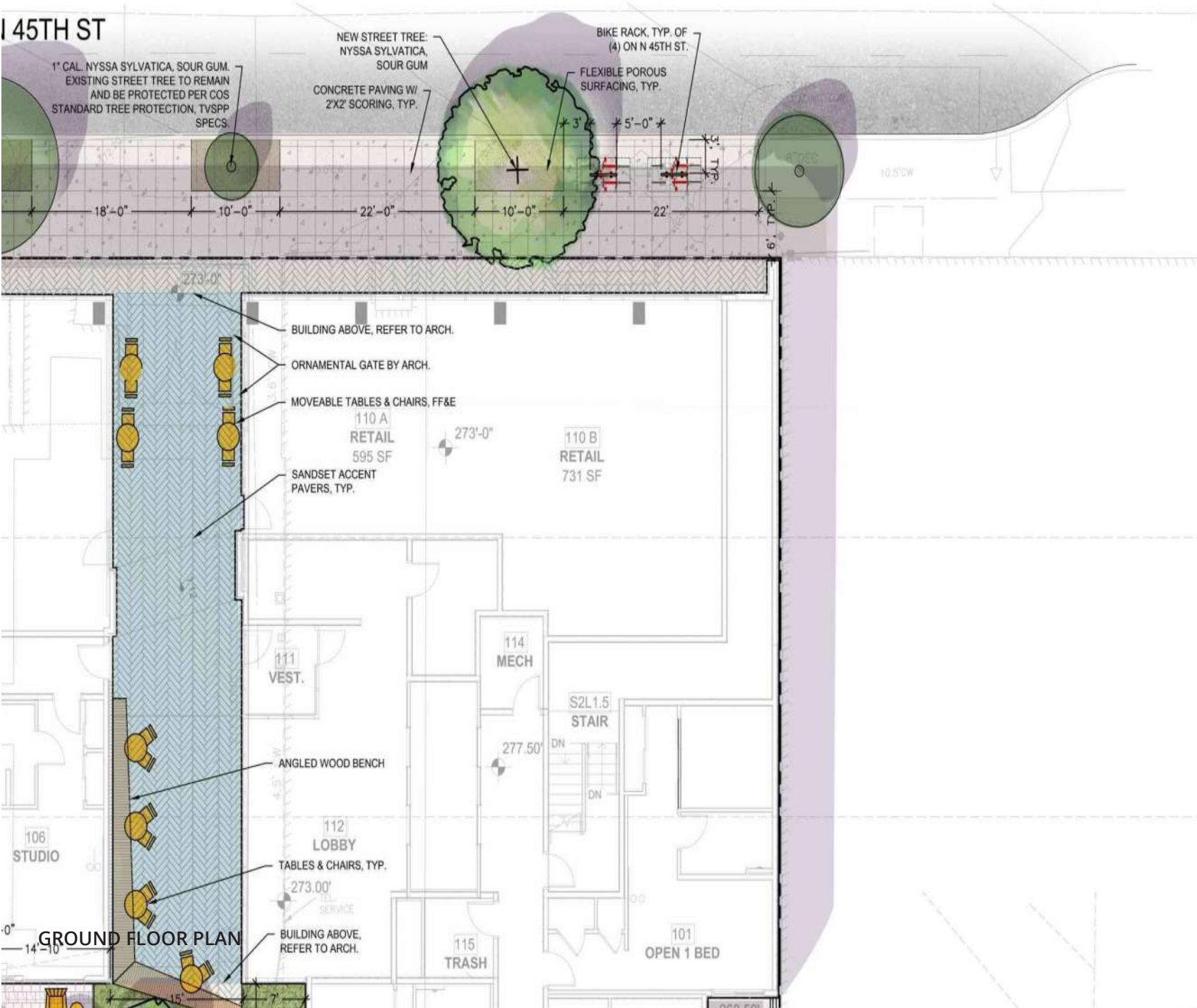
LEVEL 5 FLOOR PLAN

- RESIDENTIAL
- RETAIL
- LOBBY / AMENITY
- MECH / TRASH
- CIRCULATION
- OPEN SPACE

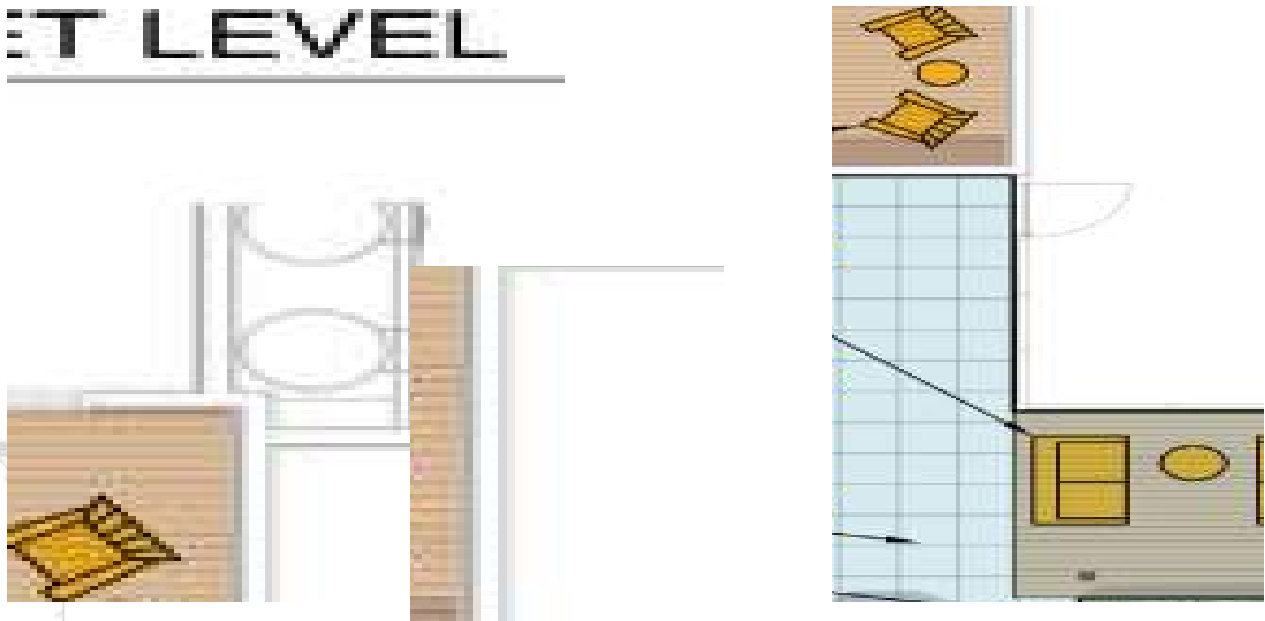




# LANDSCAPE AND PLANTING PLAN (10.0)



## 1ST LEVEL



PEDSTAL PAVERS, TYP.

RAISED PLANTERS, TYP.

FIRE PIT LOUNGE, TYP.

LEVEL 5 FLOOR PLAN

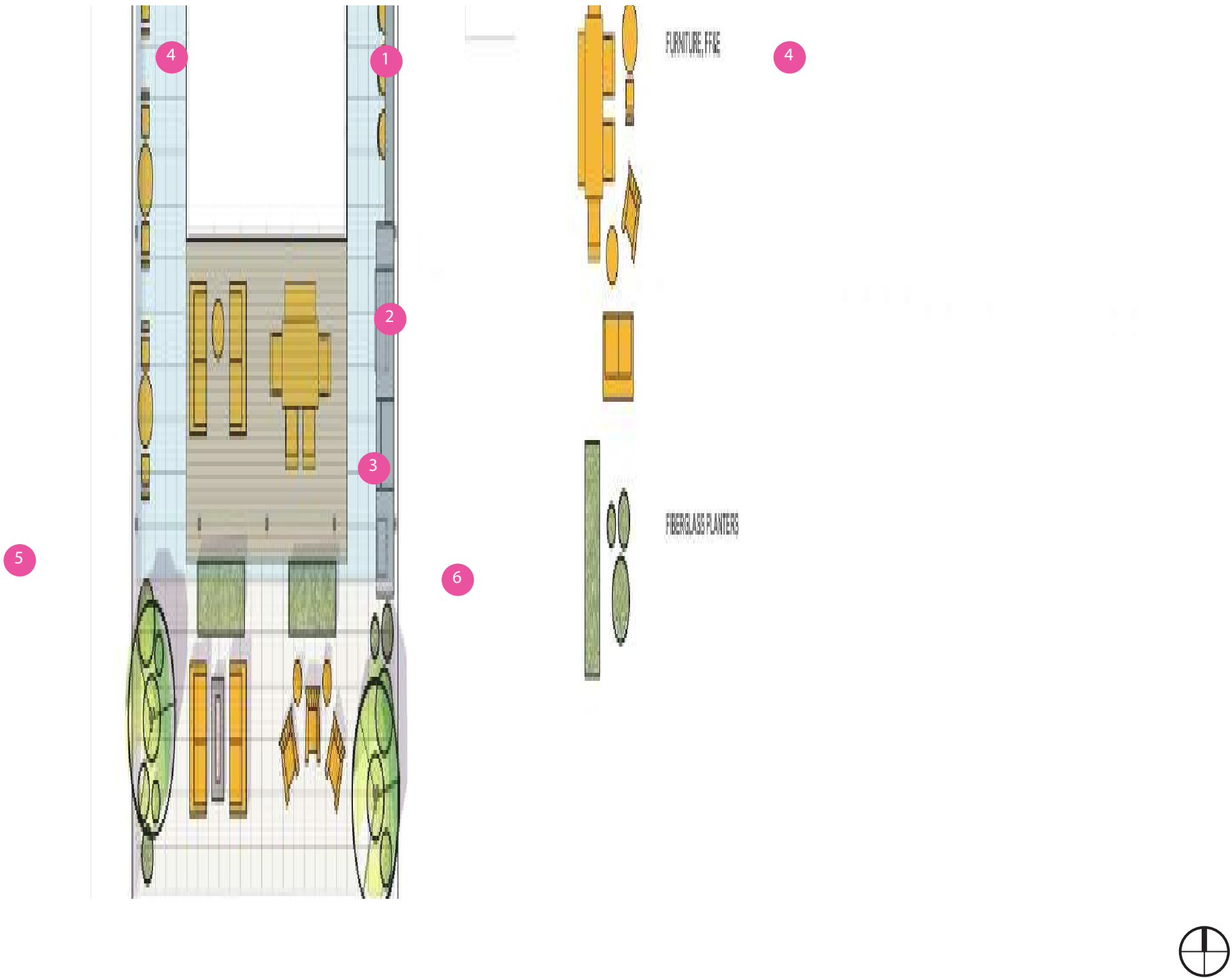




# LANDSCAPE AND PLANTING PLAN (10.0)

## STREET LEVEL MATERIALS

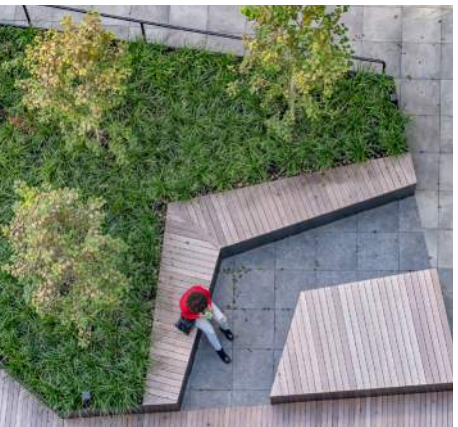
The landscape at 2115 N 45th St will re-invigorate the center of Wallingford, adding much-needed retail, improved sidewalks and an accessible pedestrian seating that beckons passersby into a warm, wood-accented breezeway that concludes in a lush garden. Private patios and generous planting hold the buildings southern edge.



1 Existing Street Tree Preservation



2 Breezeway w/ Cafe Seating & Specialty Pavers



3 Angeled Bench Seating



4 Bike Racks



5 Bioretention Planters at Private Patios

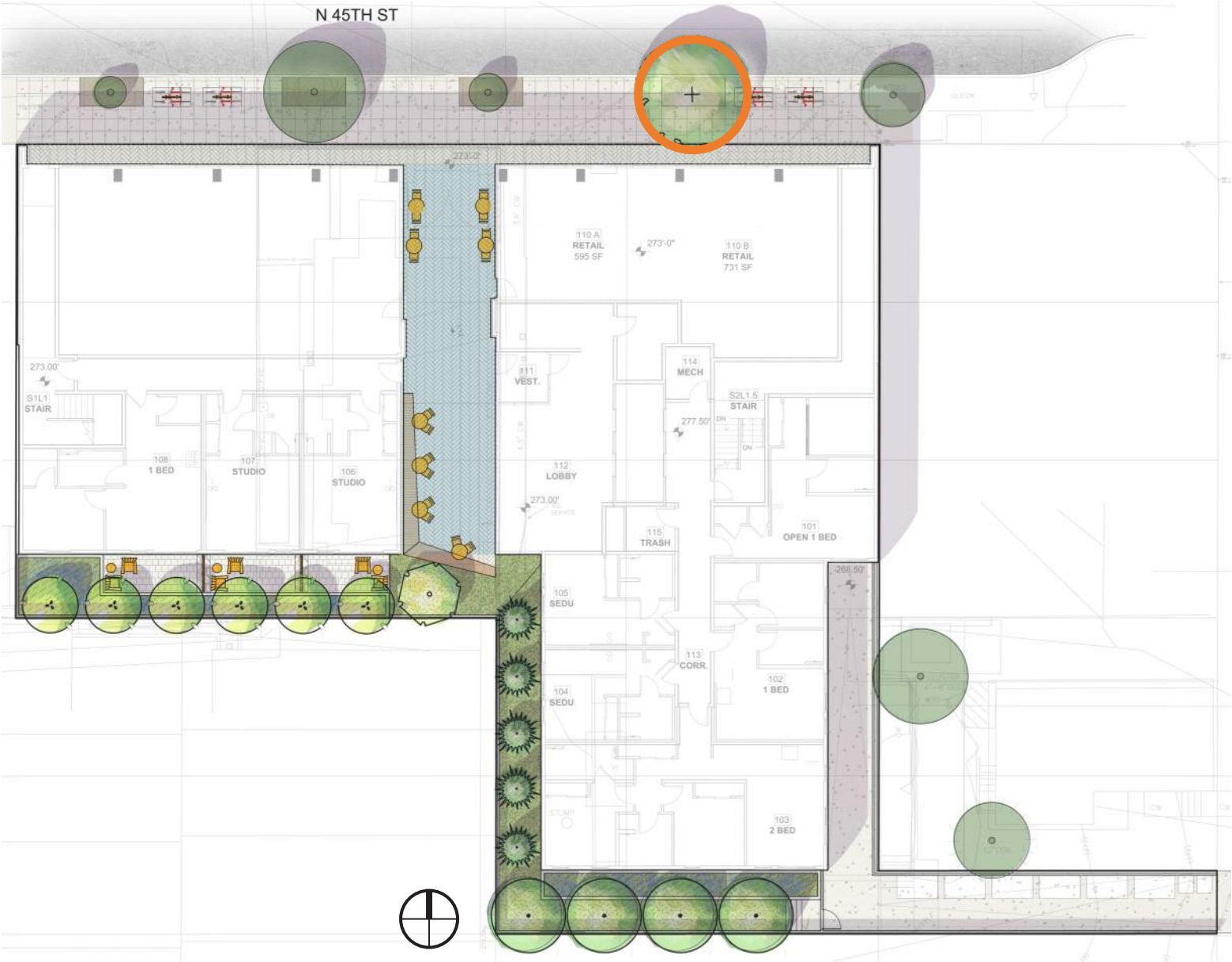


6 Lush Courtyard Planter w/ Specimen Tree



# LANDSCAPE AND PLANTING PLAN (10.0)

## PLANTING DESIGN - STREET LEVEL



**STREET TREE**  
*Nyssa sylvatica/*  
Sour Gum  
(New & Existing)



**TREES**  
*Quercus 'Crimson Spire'/*  
Columnar Oak



*Xanthocyparis no./*  
Alaska Yellow Cedar



*Acer circinatum/*  
Vine Maple



**SHRUBS**  
*Vaccinium ovatum/*  
Evergreen Huckleberry



*Ribes sanguineum/*  
Red Flowering Currant



*Mahonia aq. 'Compacta'/*  
Oregon Grape



*Spiraea be. 'Tor' /*  
Birch-Leaf Spirea



*Rubus parviflorus /*  
Thimbleberry



*Leucothoe fo. 'Rainbow'/*  
Rainbow Leucothoe



*Hydrangea qu. 'Pee Wee'/*  
Dwarf Oakleaf Hydrangea



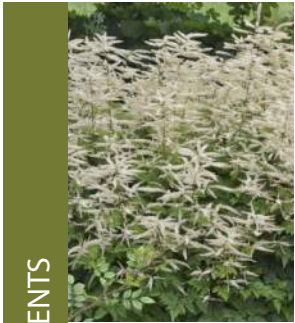
*Daphne odora/*  
Winter daphne



*Sarcococca ho. humilis/*  
Sweet Box



*Gaultheria shallon /*  
Salal



**ACCENTS**  
*Aureus diocus/*  
Goatsbeard



*Hakonechloa 'Aureola'/*  
Japanese Forest Grass



*Dryopteris erythrosora/*  
Autumn Fern



*Liriope muscari 'Big Blue'/*  
Big Blue Lilyturf



*Polystichum munitum/*  
Western Sword Fern



*Maianthemum racemosum/*  
False Solomon's-seal



**BIORETENTION**  
*Juncus patens/*  
California Greay Rush

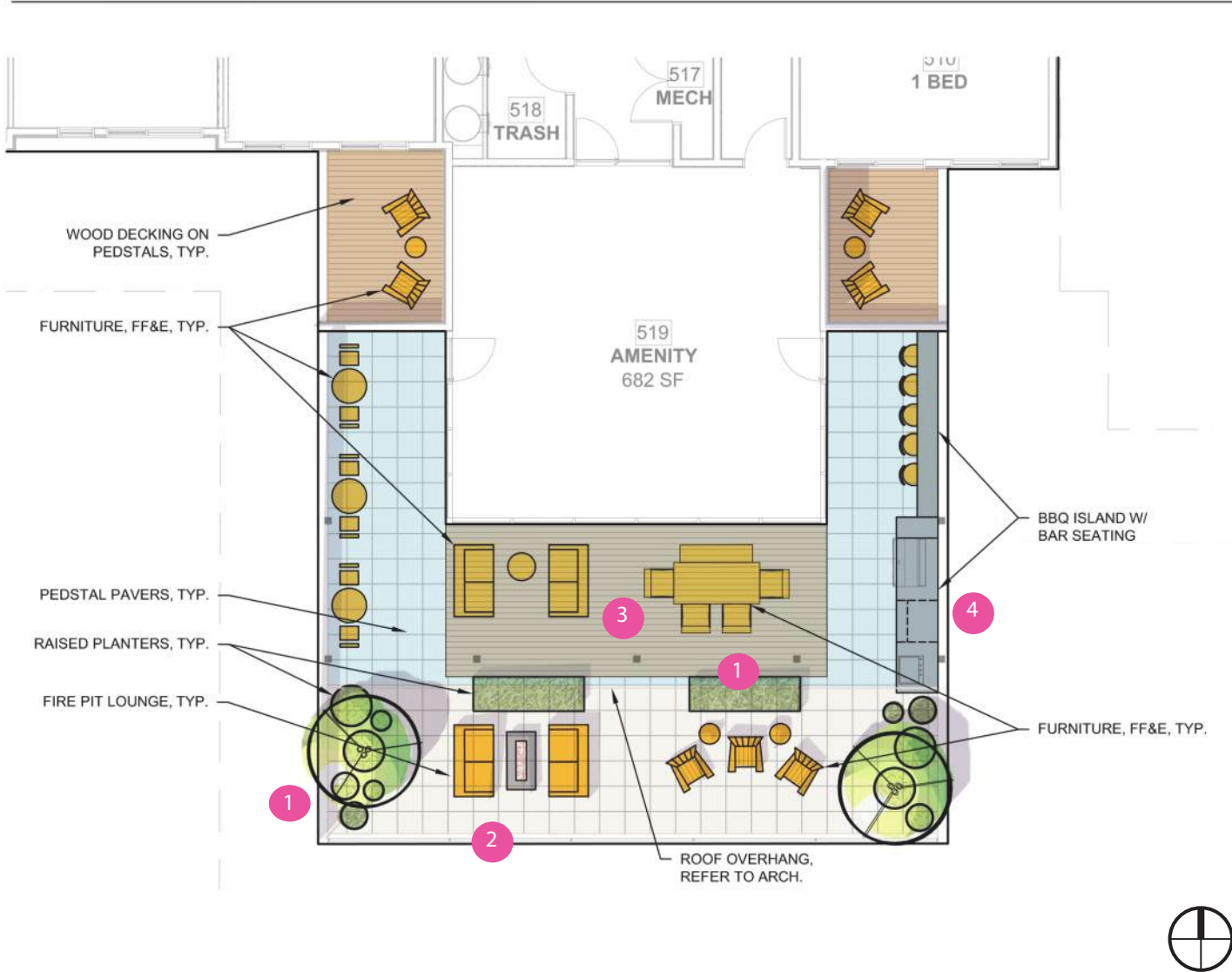


*Scirpus microcarpus/*  
Small-fruited Bulrush



# LANDSCAPE AND PLANTING PLAN (10.0)

## MATERIALS / LANDSCAPE PLAN - ROOF LEVEL



The roof level emphasizes southern views to the Seattle skyline and Mt. Rainier and features covered dining areas for all weather, fire pit, bbq area and a relaxing sunny lounge area. Colorful planters create privacy while adding a touch of green to the rooftop amenity.



1 Raised Planters & Round Pots



2 Firepit



3 Dining Deck w/ Tables & Chairs



4 BBQ Island



# EDG RESPONSE - MATERIALITY (12.0)

FACADE COMPOSITION  
(DC2-B)

SECONDARY FEATURES  
(DC2-C)

MASSING - HUMAN  
SCALE & TEXTURE  
(DC2-D)

FORM & FUNCTION  
(DC2-E)

CONCEPT &  
CONSISTENCY (DC2-I)

HUMAN SCALE (DC2-II)

EXTERIOR ELEMENTS &  
FINISHES (DC4-A)

EMPHASIZING POSITIVE  
NEIGHBORHOOD  
ATTRIBUTES  
(CS3-A-1)

ESTABLISHED  
NEIGHBORHOODS  
(CS3-A-3)

CONTEXTUAL DESIGN  
APPROACH  
(CS3-I-ii)

"What Was Said"

The Board was supportive of the overall materiality and texture direction of the EDG packet with its extensive use of brick, large areas of fenestration, punched openings, and wood façade accents and soffits.

The Board gave guidance to incorporate all of these textured elements into the design to ensure that it is well composed and creates a warm and inviting experience.

The primary material oriented to N 45th Street is brick veneer with metal accent panels. Unit venting is integrated into the accent metal panel at the brick facade. The top floor is metal panel to accentuate the minor setback. The ground floor is recessed with storefront. Fiber cement panel is used on the secondary facades, consistent with the EDG proposal.

The Board appreciated the applicant's intent to use brick on the project, and they discussed the cool toned brick shown on the various inspiration images throughout the EDG packet and how it related to the neighborhood context. The nearby context brick has a warmer earthy palette that is more red than grey.

Board gave guidance to analyze the existing neighborhood character and materiality, and to provide studies showing how the overall material palette responds to the context.

The exterior design has been developed with a warm palette to complement the existing neighborhood character with warm, reddish tone brick.





# MATERIALITY (12.0)

CLARK /  
BARNES



NORTH ELEVATION



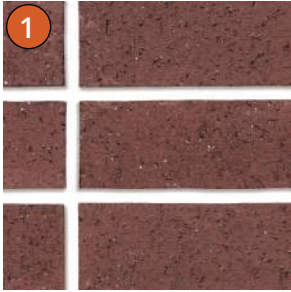
WEST ELEVATION



EAST ELEVATION



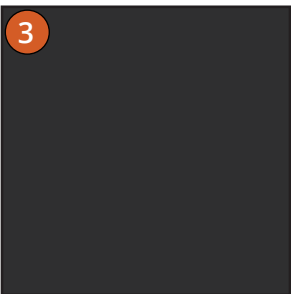
SOUTH ELEVATION



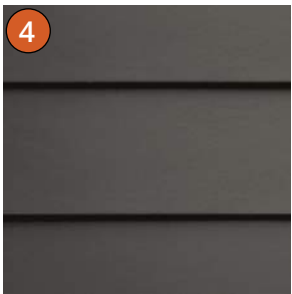
RED BRICK VENEER



METAL PANEL



FIBER CEMENT PANEL



FIBER CEMENT LAP



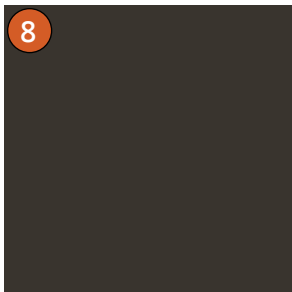
DECORATIVE METAL  
GATE



CEDAR SOFFIT



BLACK VINYL WINDOW



BRONZE COLOR  
STOREFRONT



# MATERIAL BOARD (12.3)

- 1

RED BRICK VENEER
- 2

METAL PANEL
- 3

FIBER CEMENT  
PANEL, PAINTED
- 4

FIBER CEMENT  
LAP, PAINTED
- 5

GROUT
- 6

CEDAR SOFFIT

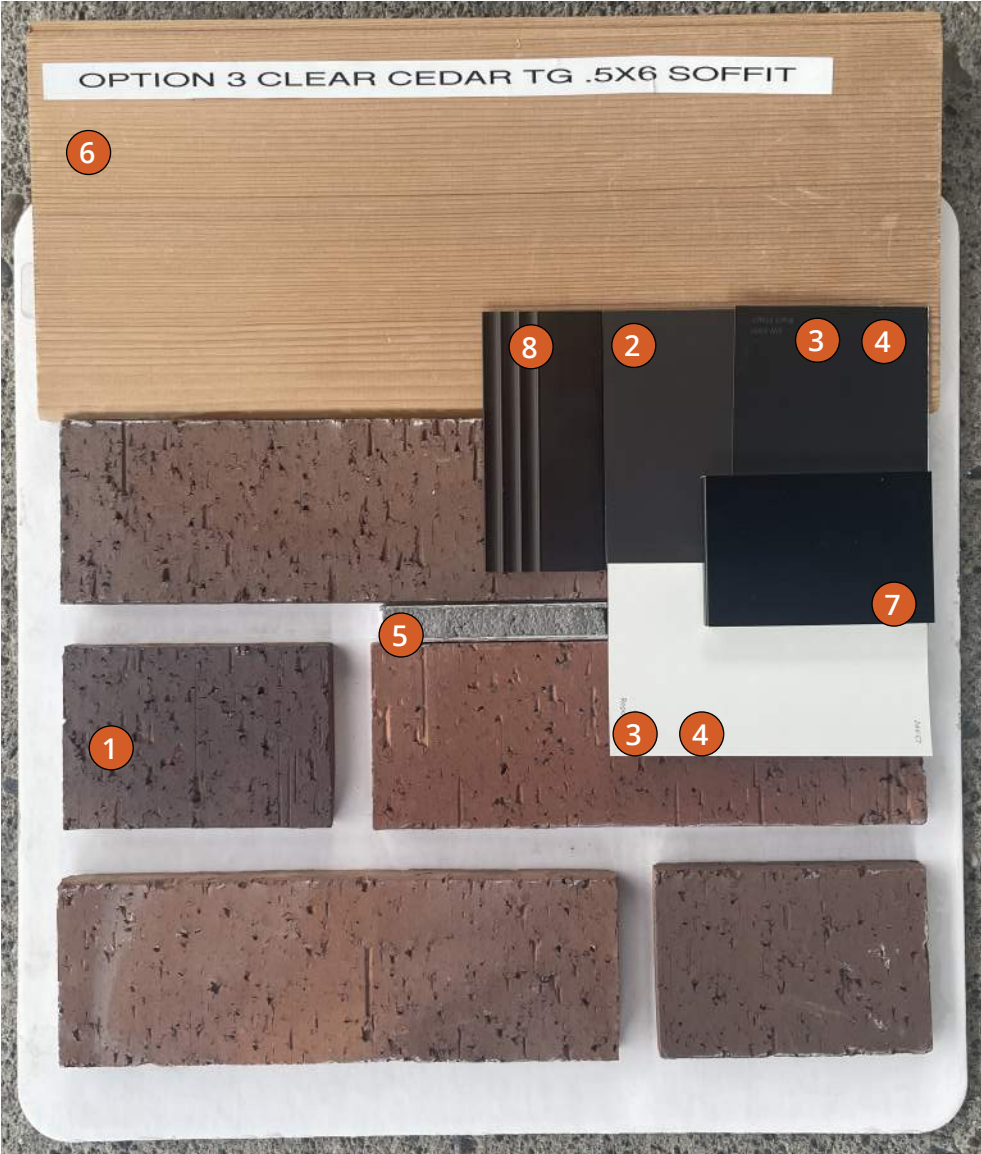
- 7

BLACK VINYL  
WINDOW
- 8

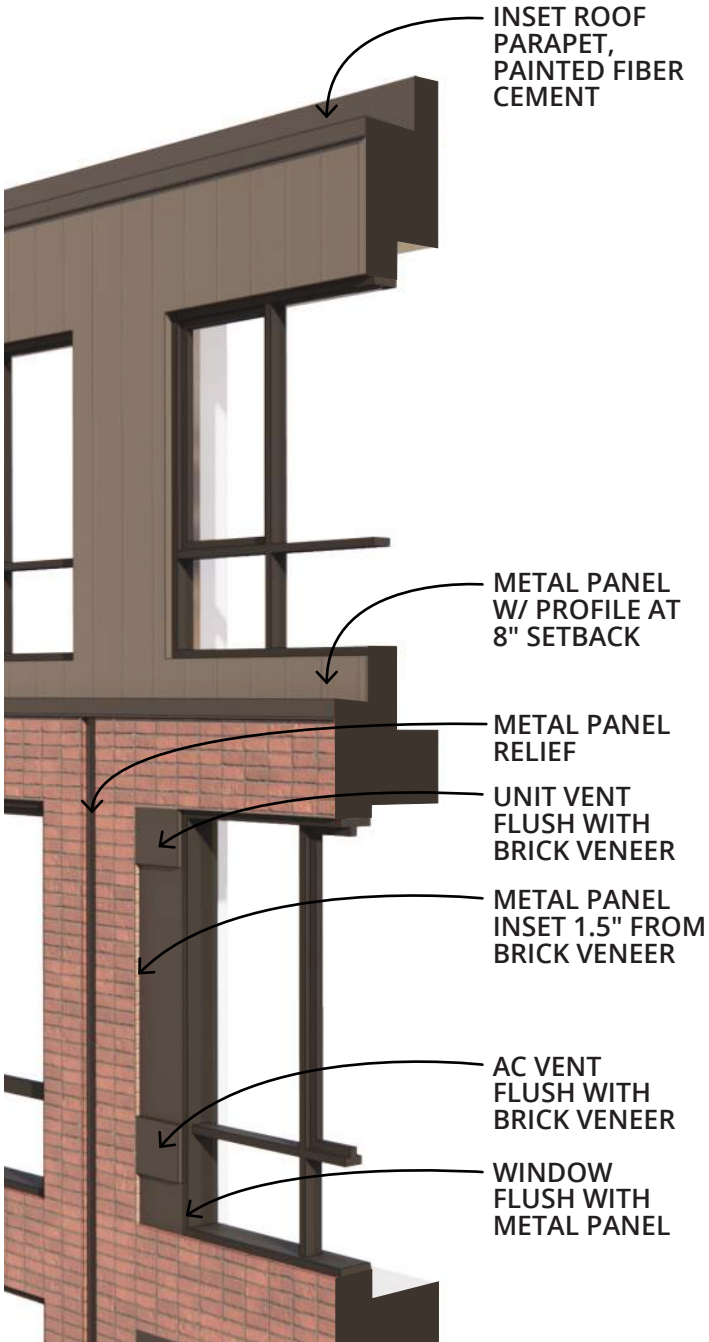
BRONZE COLOR  
STOREFRONT



DIRECT SUNLIGHT (CLEAR DAY)



SHADE























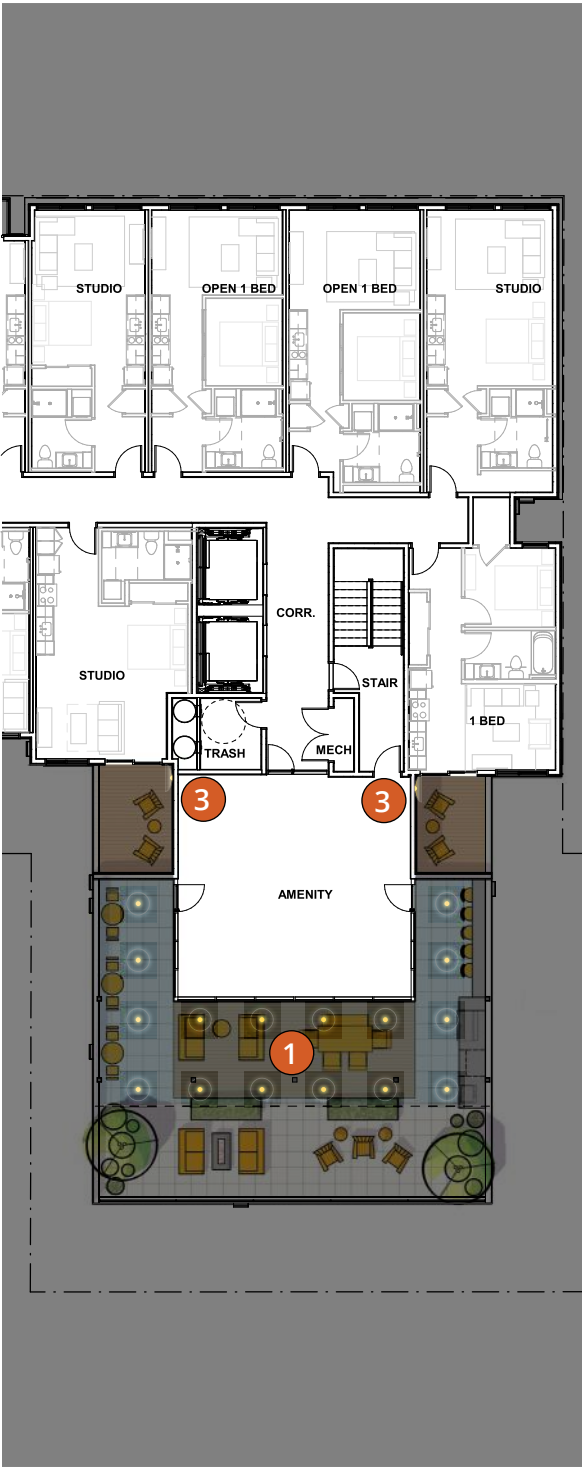


# EXTERIOR LIGHTING PLAN (14.0)

CLARK /  
BARNES



GROUND FLOOR LIGHTING PLAN



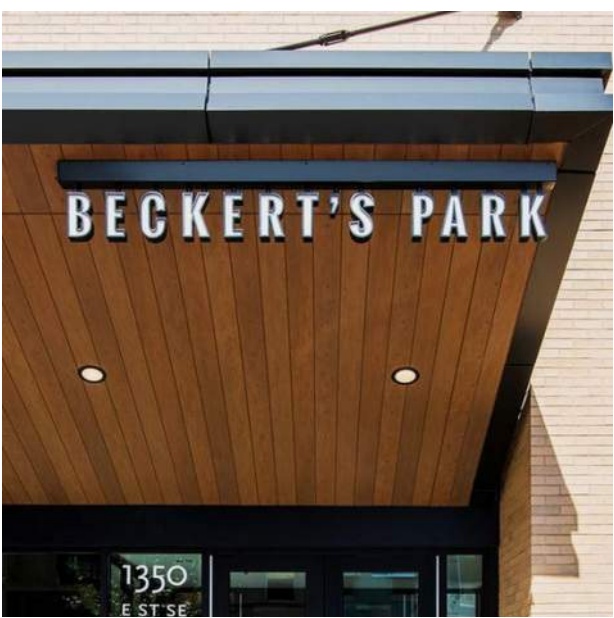
LEVEL 5 FLOOR LIGHTING PLAN

- 1 DOWN LIGHT AT CANOPY
- 2 STRIP LIGHT AT SOFFIT
- 3 WALL SCONCE
- 4 CURB PATHWAY LIGHT





SIGNAGE CONCEPT PLAN (15.0)



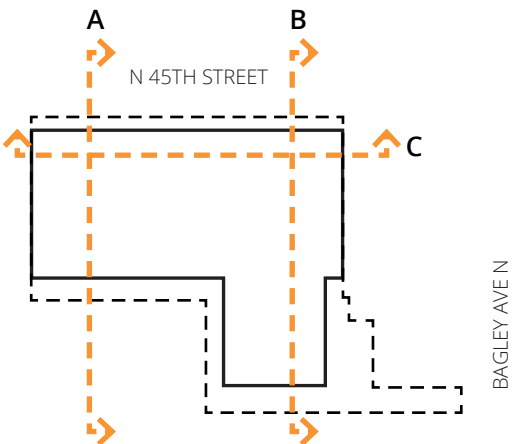
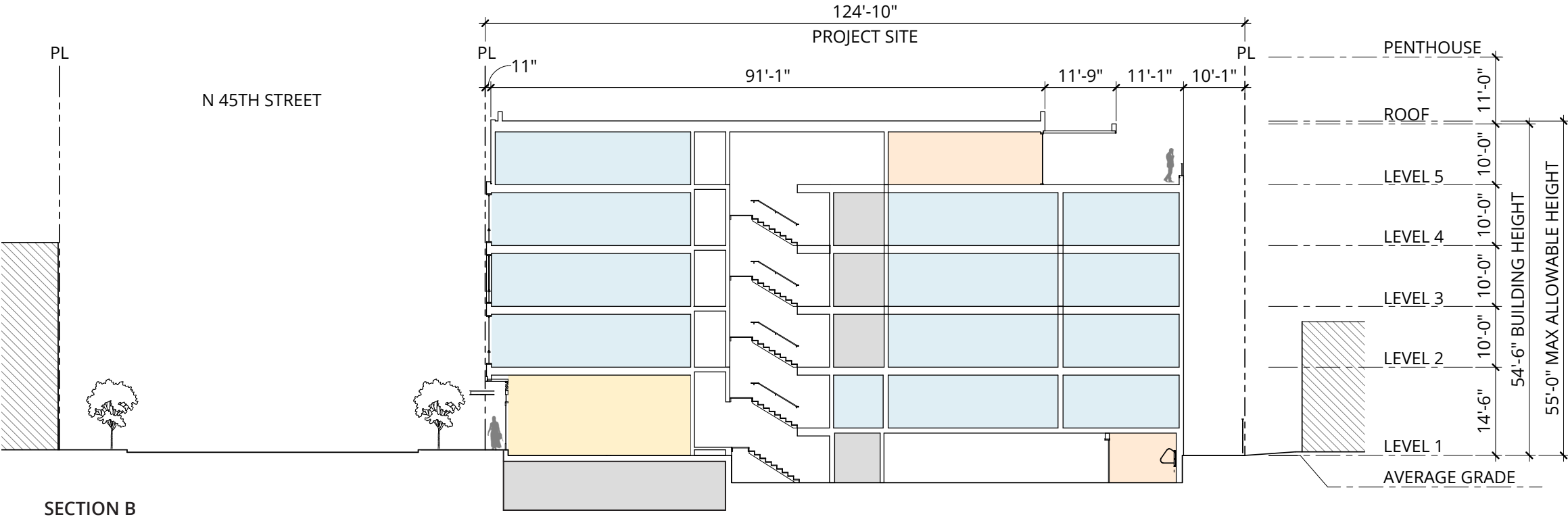
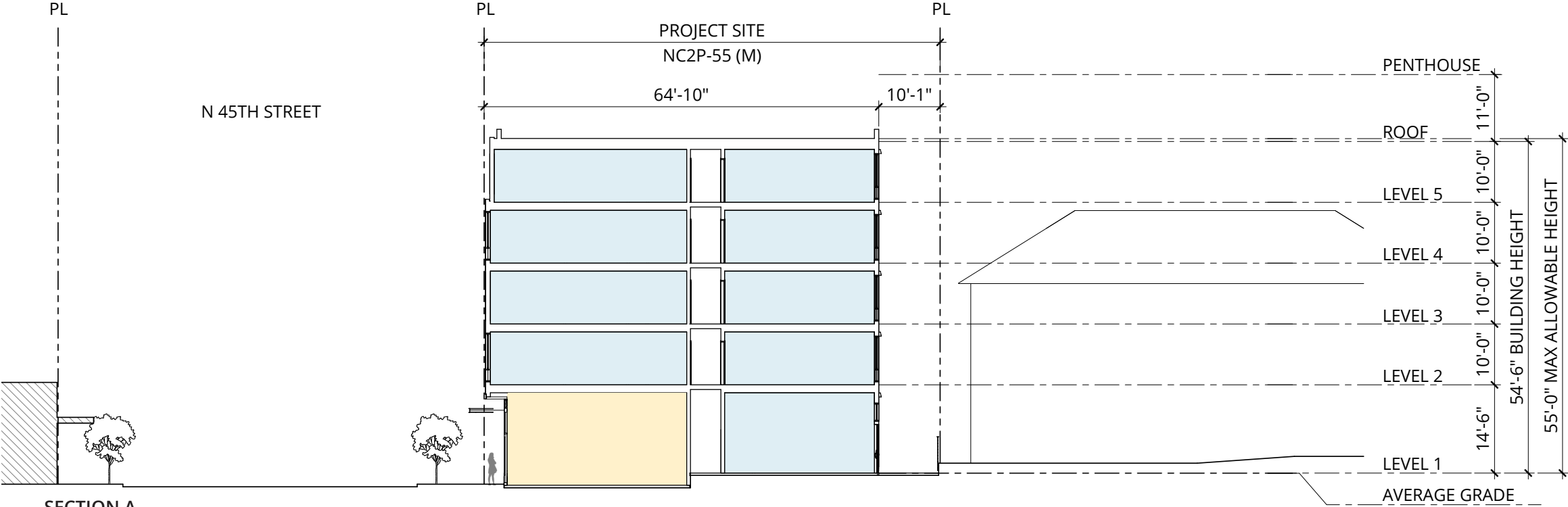
**A** APARTMENT WALL SIGNAGE

**B** RETAIL CANOPY SIGANGE

**C** APARTMENT ENTRY SIGNAGE



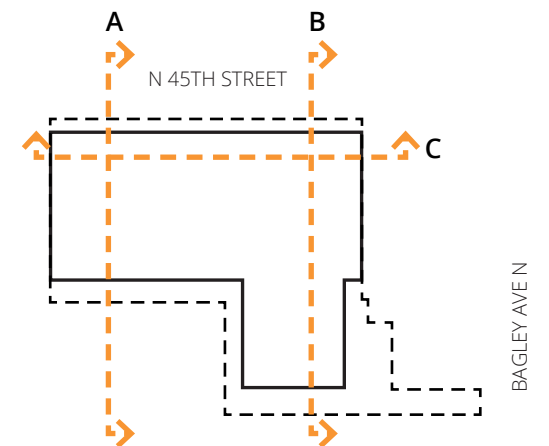
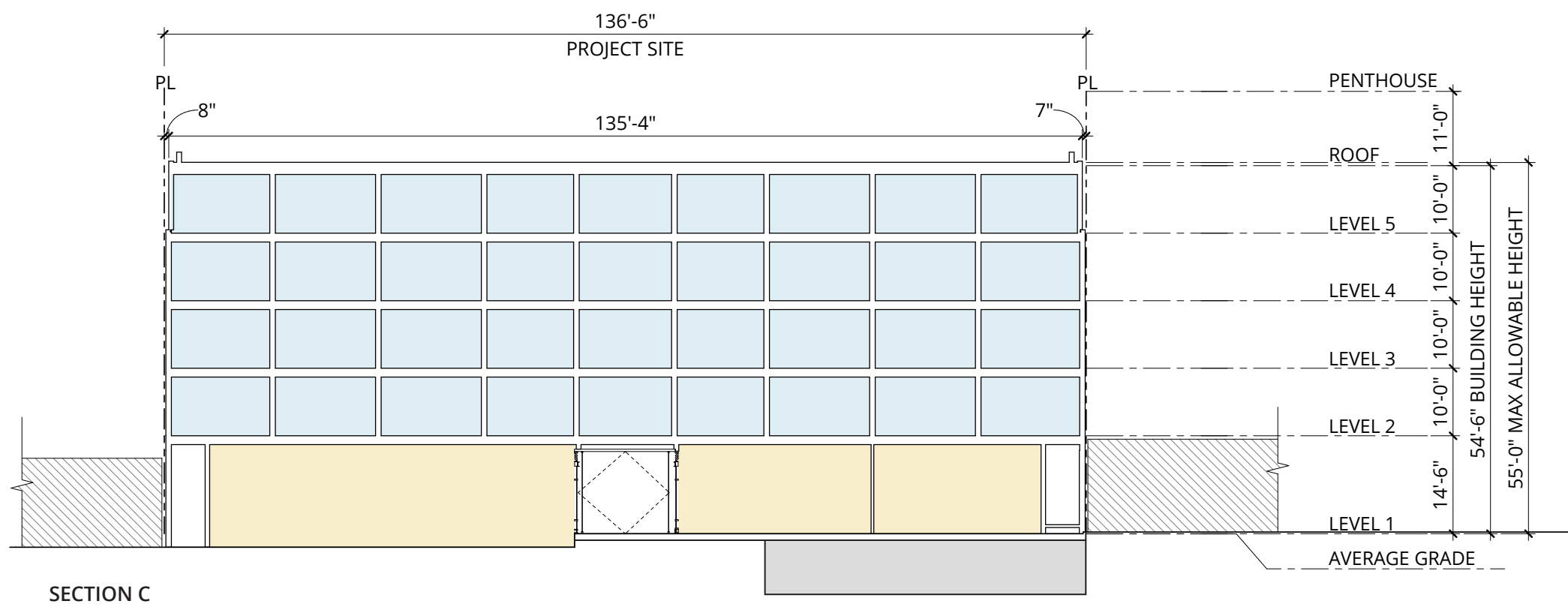
# BUILDING SECTIONS (16.0)



- RESIDENTIAL
- RETAIL
- LOBBY / AMENITY
- MECH / TRASH
- CIRCULATION
- OPEN SPACE



# BUILDING SECTIONS (16.0)



- RESIDENTIAL
- RETAIL
- LOBBY / AMENITY
- MECH / TRASH
- CIRCULATION
- OPEN SPACE







DEVELOPMENT OBJECTIVES	<ul style="list-style-type: none"><li>Establish appropriate zone transition from Neighborhood Commercial to LR2 to the south.</li><li>Create lively streetscape that will engage and enhance the public realm.</li><li>Embrace neighborhood context through sense of repeated modulation.</li></ul>
SUMMARY OF PROJECT OUTREACH	
DESIGN RELATED	<p><b>Design &amp; Character</b></p> <ul style="list-style-type: none"><li>59% stated "relationship to neighborhood character" is most important to design of the project.</li><li>Respondents encouraged quality design that recognizes the site's history such as; art deco characteristics or neon signage and lighting as a tribute to the Guild 45th Theater.</li></ul> <p><b>Exterior</b></p> <ul style="list-style-type: none"><li>Respondents suggested beautifying the block with landscaping &amp; clear water management.</li><li>One respondent encouraged restoring the "nightlife vibe" through lighting, color and places to congregate. Another encouraged creating a sense of vibrant energy.</li></ul> <p><b>Safety &amp; Security</b></p> <ul style="list-style-type: none"><li>Thoughtful, well-lit, safe spaces with lots of lighting and cameras are a critical exterior consideration.</li><li>It was noted that crossing 45th can be dangerous and suggested to add more crosswalks.</li></ul> <p><b>Height &amp; Scale</b></p> <ul style="list-style-type: none"><li>One respondent noted that five stories could severely limit light to the south side of the street; another commented there are very few buildings of the proposed height in the neighborhood.</li></ul>
NON DESIGN RELATED	<p><b>Retail</b></p> <ul style="list-style-type: none"><li>Locally-owned, small retail businesses appealing to a variety of ages are encouraged.</li><li>Desired street level businesses include: coffee/breakfast, restaurants/bars; and shopping.</li><li>Some are inspired to return to space that is calm &amp; welcoming, while others are attracted to bustling &amp; exciting energy.</li></ul> <p><b>Parking &amp; Traffic</b></p> <ul style="list-style-type: none"><li>Many respondents encouraged providing underground parking for residents/visitors.</li><li>A couple noted they're glad to see the project won't have parking given the site is on a bus line.</li></ul> <p><b>Impacts</b></p> <ul style="list-style-type: none"><li>Many respondents encouraged consideration of impacts on long-term residents in the community and thoughtful consideration for the net impact on neighbors and visitors.</li></ul> <p><b>Affordability</b></p> <ul style="list-style-type: none"><li>Many respondents encouraged providing truly affordable units.</li></ul> <p><b>Units</b></p> <ul style="list-style-type: none"><li>A variety of units for singles and families was supported, it was also noted there are too many units.</li></ul> <p><b>Location</b></p> <ul style="list-style-type: none"><li>One respondent noted that 45th used to be a great walkable street</li></ul>
MISCELLANEOUS	<p><b>Outreach</b></p> <ul style="list-style-type: none"><li>Respondents encouraged serious consideration of neighboring residents feedback.</li><li>The project team was thanked for outreach efforts &amp; encouraged additional mailed updates.</li></ul> <p><b>Support</b></p> <ul style="list-style-type: none"><li>A few are thrilled to see new developments as more housing is desperately needed</li></ul>

## Opportunity to Provide Online Input on the 2105 N 45th St Project

### ABOUT THE PROJECT

This project proposes construction of a new five-story, residential building with approximately 80 residential units, ground-floor retail on N 45th St, and no parking. The site is vacant.

**What:** Let us know what you think! Visit our website at [www.2105N45thStProject.com](http://www.2105N45thStProject.com) to learn more about this new project, including the team's proposed vision and approach.

**Survey:** Take our online survey to share your thoughts about the project site and components. (Survey located on the project website.)

**Comments:** Provide additional comments via our comment form or by email at [2105N45thStProject@earlyDRoutreach.com](mailto:2105N45thStProject@earlyDRoutreach.com)



SCAN CODE TO VIEW WEBSITE



CITY OF SEATTLE REQUIRED OUTREACH FOR 2105 N 45TH ST PROJECT

#### ADDITIONAL PROJECT DETAILS

**Project Address:**  
2105 N 45th St, Seattle, WA 98103

**Contact:**  
Natalie Quick

**Applicant:**  
Clark/Barnes

**Additional Project Information on Seattle Services Portal via the Project Number:**  
3040656-EG

**Project Email:**  
[2105N45thStProject@earlyDRoutreach.com](mailto:2105N45thStProject@earlyDRoutreach.com)

Note that emails are generally returned within 2-3 business days and are subject to City of Seattle public disclosure laws.

This effort is part of the City of Seattle's required outreach process, in advance of Design Review.

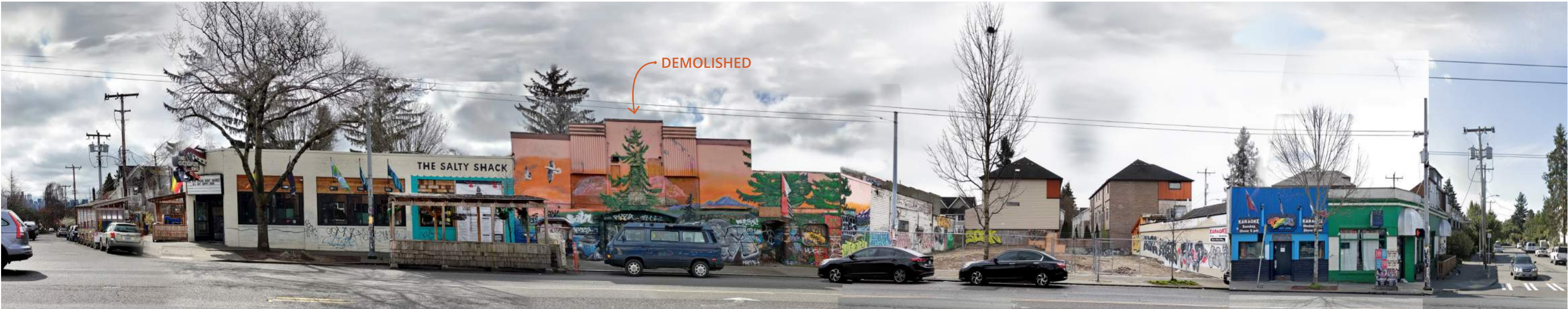


# URBAN DESIGN ANALYSIS - STREETSCAPE (5.4)

N 45TH STREET - NORTH STREETSCAPE

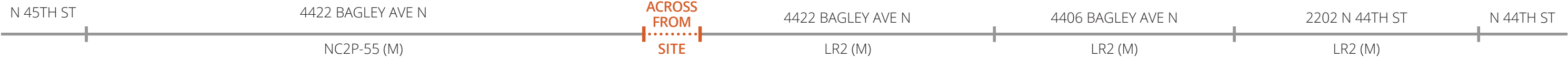


N 45TH STREET - SOUTH STREETSCAPE





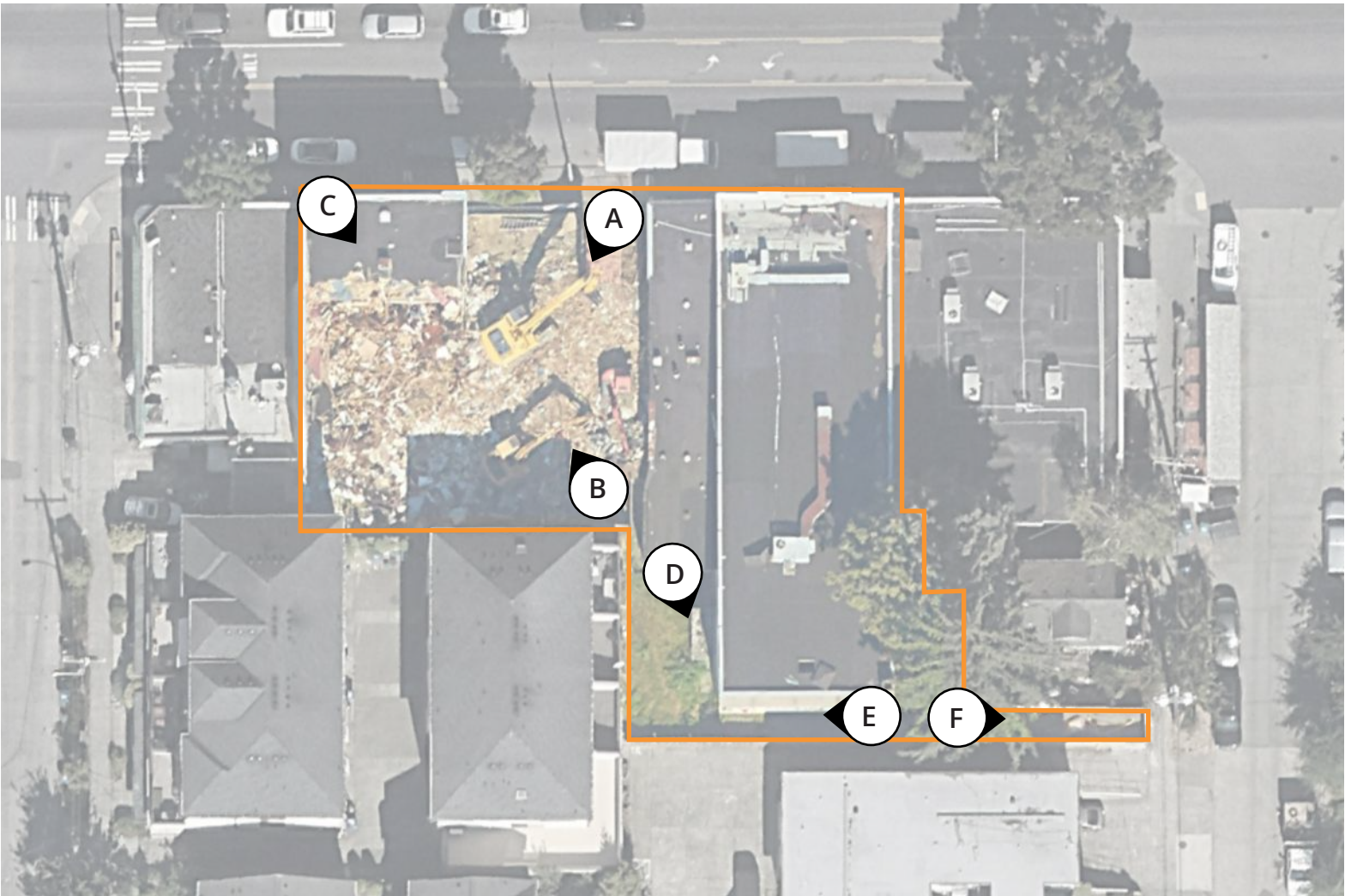
BAGLEY AVE N - EAST STREETSCAPE



BAGLEY AVE N - WEST STREETSCAPE









# DESIGN GUIDELINES (7.0)

BASE  
CS3.I.III

- a. **Ground floors immediately next to pedestrians** should reflect a **higher level of detail** refinement and **high quality materials**.
- b. Encourage transparent, open facades for commercial uses at street level.

HUMAN ACTIVITY  
PL3.II

- i. Encouraged to increase the **ground level setback** to accommodate pedestrian traffic and amenity features, particularly along N 45th St.
- ii. Outdoor dining, indoor-outdoor commercial/retail space, balconies, public plazas and outdoor seating are particularly encouraged on lots located on North 45th Street

**All schemes respond to the urban, public edge along N 45th Street with ground floor setbacks that enhance the pedestrian zone; providing a generous, welcoming entry to neighborhood shops along the street frontage. The base level setback, along with the preferred scheme's interior pedestrian muse gives ample room for outdoor retail spill out and a mid-block activation opportunity.**

MIDDLE  
CS3.I.IV

- a. **Mid-level building façade elements** should be articulated to provide **visual interest on a bay-by-bay scale**. Architectural features should include: belt courses or horizontal bands to distinguish individual floors; change in materials and color and/or texture that enhance specific form elements or vertical elements of the building; a pattern of windows; and/ or bay windows to give scale to the structure.
- c. Consider using spacing to provide intervals in the façade to create scale elements similar to surrounding buildings.

**Schemes B & C establishes an articulated, consistent facade rhythm that breaks form into smaller pieces.**

TOP  
CS3.I.V

- a. **Clearly distinguish tops of buildings** from the façade walls by including detail elements consistent with the traditional neighborhood buildings such as steep gables with overhangs, parapets and cornices.
- i. Cornice & roof lines should **respect the heights of surrounding structures**.

**Scheme A provides an upper level setbacks on NW 45th St. to breakup the building mass along the street.**

HEIGHT, BULK AND SCALE  
COMPATIBILITY  
CS2.IV

- iii. To protect single-family zones, consider providing **upper level setbacks** to limit the visibility of floors that are **above 30 feet**.
- Schemes B & C include upper-level setbacks to ease the bulk and scale at the zone transition between NC2P-55 and LR2 zones.**



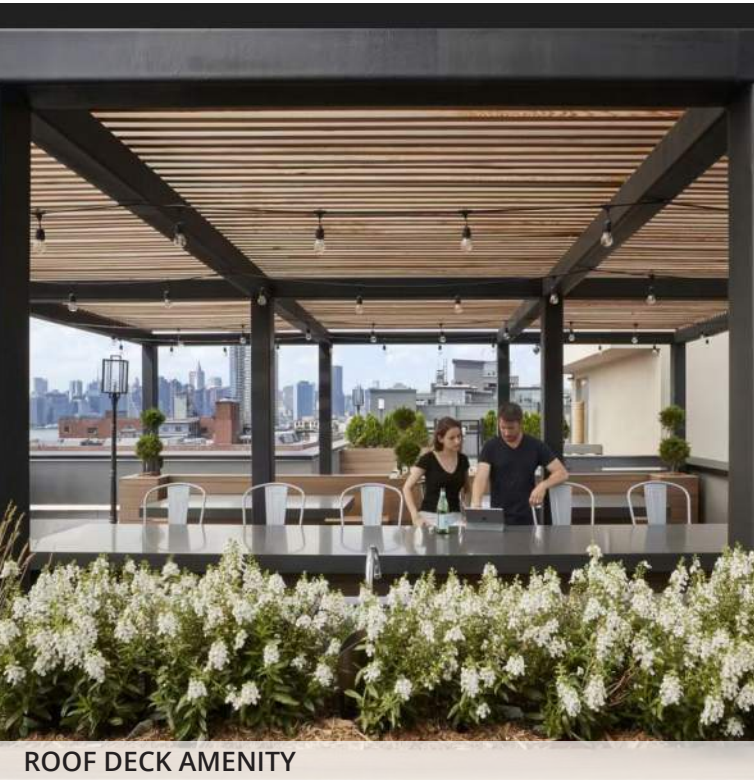
RESIDENTIAL ENTRY PORTAL



BASE/MIDDLE/TOP ARTICULATION



UPPER LEVEL SETBACK WITH ROOF DECK



ROOF DECK AMENITY



# DESIGN GUIDELINES (7.0)

PEDESTRIAN OPEN SPACES  
AND ENTRANCES  
PL2.I

- i. Entries for residential uses on the street (rather than from the rear of the property) add to the activity on the street and allow for visual surveillance for personal safety.
  - ii. **Continuous, well-lighted, overhead weather protection** is strongly encouraged to improve pedestrian comfort and to promote a sense of security.
  - iii. Overhead weather protection should be designed with consideration of a. the overall architectural concept of the building; e. relationship to architectural features and elements on adjacent development, especially if abutting a building of historic or noteworthy character;
- All schemes provide active uses along N 45th St that relate to adjacent single-story retail and canopy cover to boost pedestrian safety and comfort.**

BLANK WALLS  
PL2.II

- ii. In situations where **blank walls** are necessary, encourage their **enhancement with decorative patterns, murals** or other treatment.
  - iii. Locate and design ground floor windows to maximize transparency of commercial façade and attract pedestrian interest.
  - iv. Large windows that open to facilitate **indoor-outdoor interaction with street are encouraged.**
  - v. Windows on walls perpendicular to the street are encouraged.
- Party walls at property line to be appropriately decorated with murals to improve visual consequence of blank walls.**

ARCHITECTURAL CONCEPT  
AND CONSISTENCY  
DC2.I.I

- i. The massing of large buildings should reflect the functions of the building and **respond to the scale of traditional buildings by including major façade elements**, which help to break the building into smaller pieces with distinctive appearances.
- All schemes include traditionally appropriate uses at the ground floor and residential units above. The preferred scheme contains facade elements which break the ground floor and residential units into smaller facade elements.**

HUMAN SCALE  
DC2.II

- i. Transom or clerestory windows above entrances, display windows and projected bay windows are encouraged.
  - iii. Use durable and well-detailed finish materials: **Encourage the use of brick.**
- The preferred scheme breaks up ground story entries with canopies and transom windows above residential and retail entires giving scale to the pedestrian realm.**



COVERED ENTRY INSPIRATION



RESIDENTIAL ENTRY PORTAL



BALCONY ARTICULATION



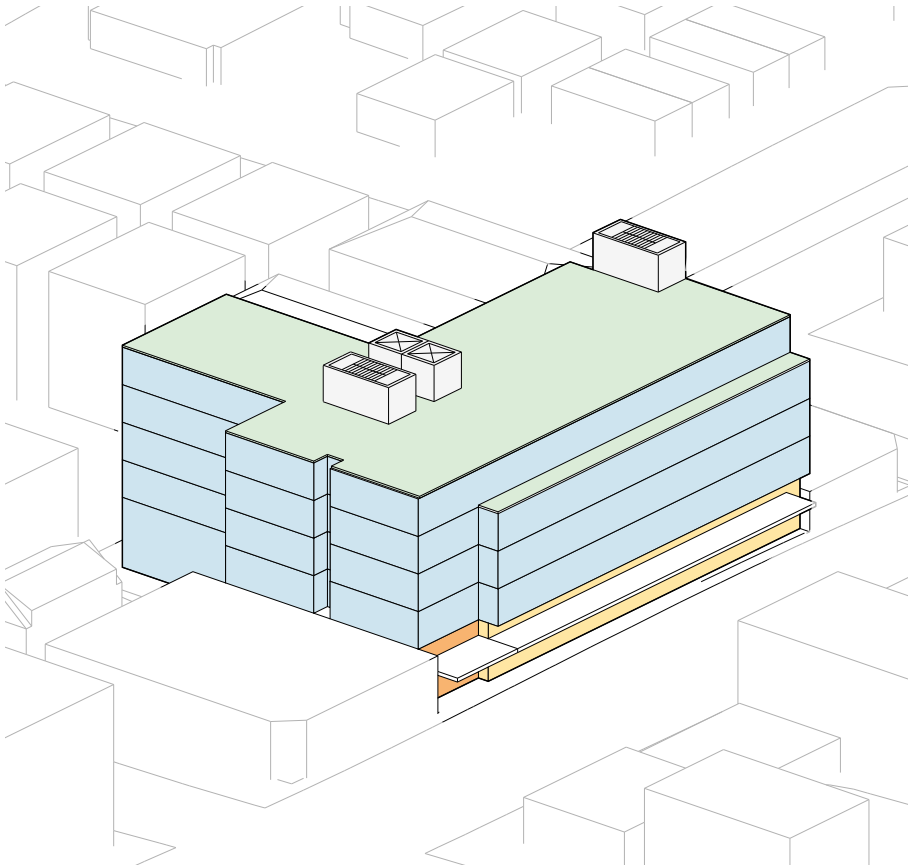
WINDOW ARTICULATION



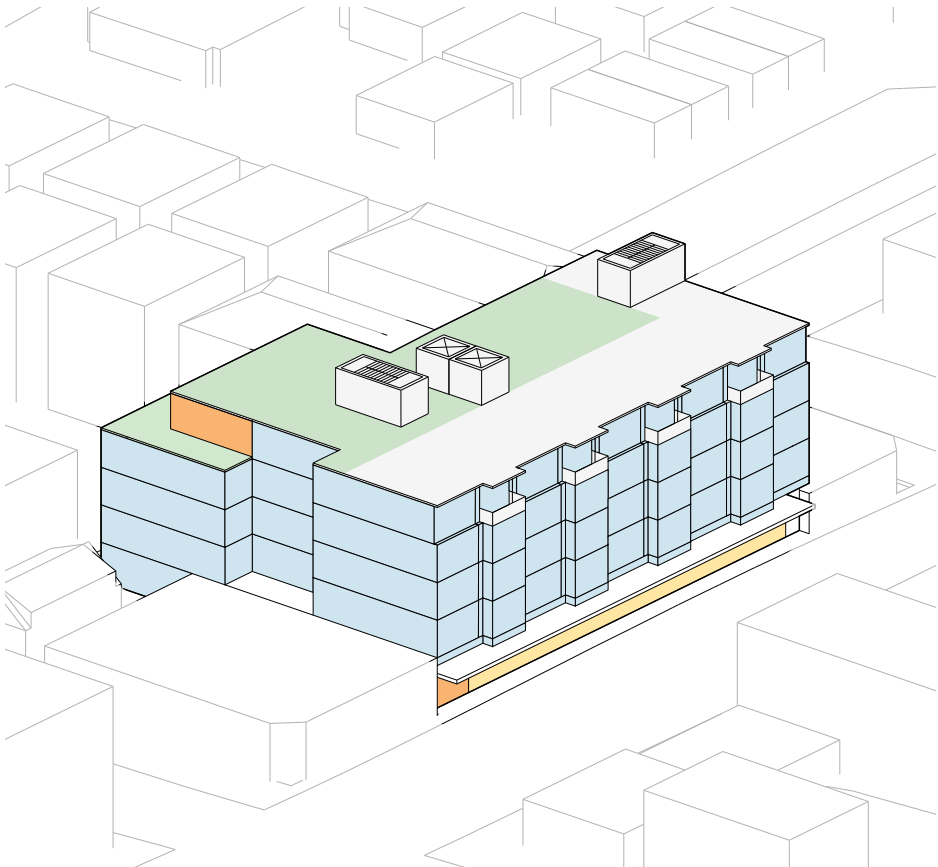
BLANK WALL - MURAL OPPORTUNITIES



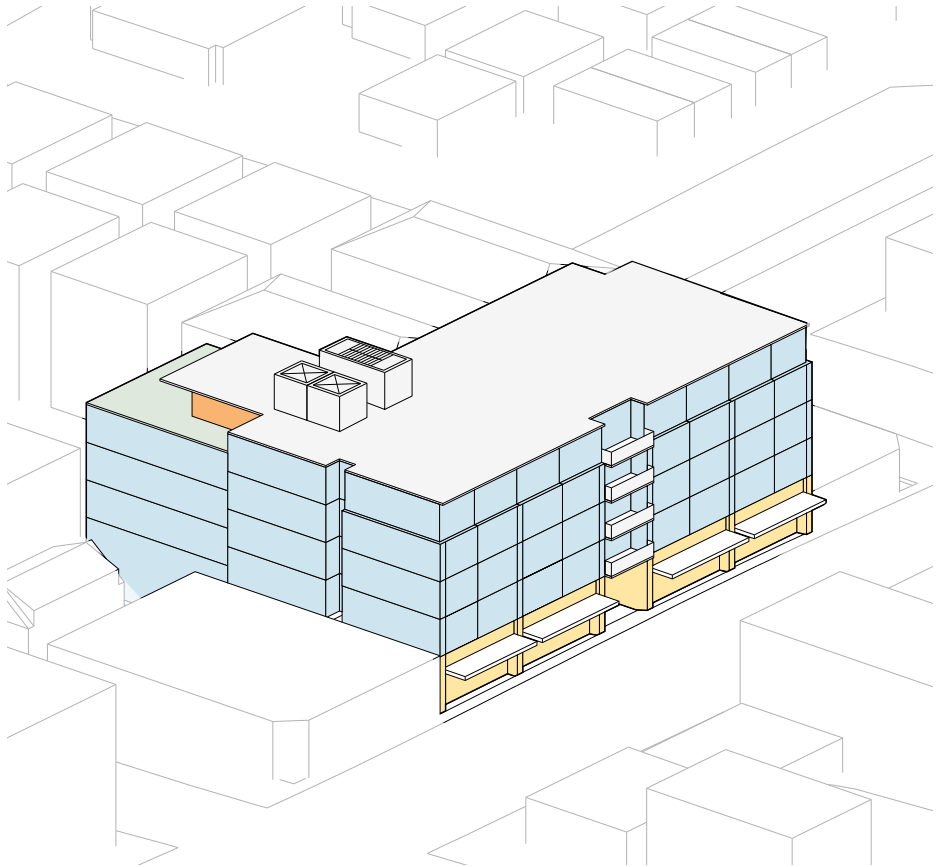
# ARCHITECTURAL MASSING CONCEPTS (8.3)



**OPTION A**  
**CHARGEABLE FAR:** 53,230 SF  
  
**UNITS:** 79  
  
**PARKING STALLS:** NONE  
  
**DEPARTURES:** NONE



**OPTION B**  
**CHARGEABLE FAR:** 53,250 SF  
  
**UNITS:** 78  
  
**PARKING STALLS:** NONE  
  
**DEPARTURES:** NONE



**OPTION C (PREFERRED)**  
**CHARGEABLE FAR:** 53,265 SF  
  
**UNITS:** 80  
  
**PARKING STALLS:** NONE  
  
**DEPARTURES:** NONE



# OPTION A: MASSING

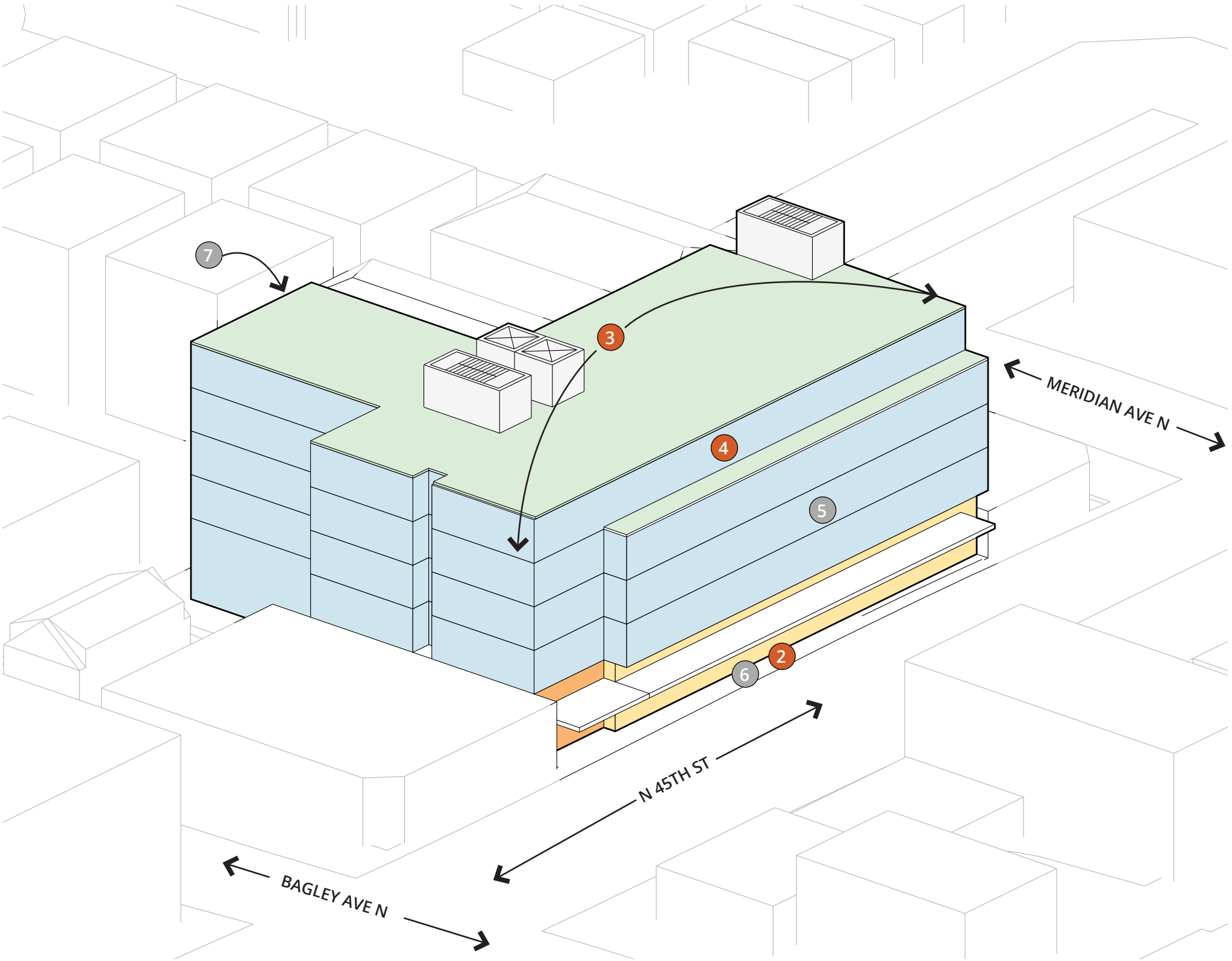
**BUILDING AREA:** GROSS - 53,230 SF  
FAR - 53,230 SF

**UNITS:** 79

**PARKING STALLS:** NONE

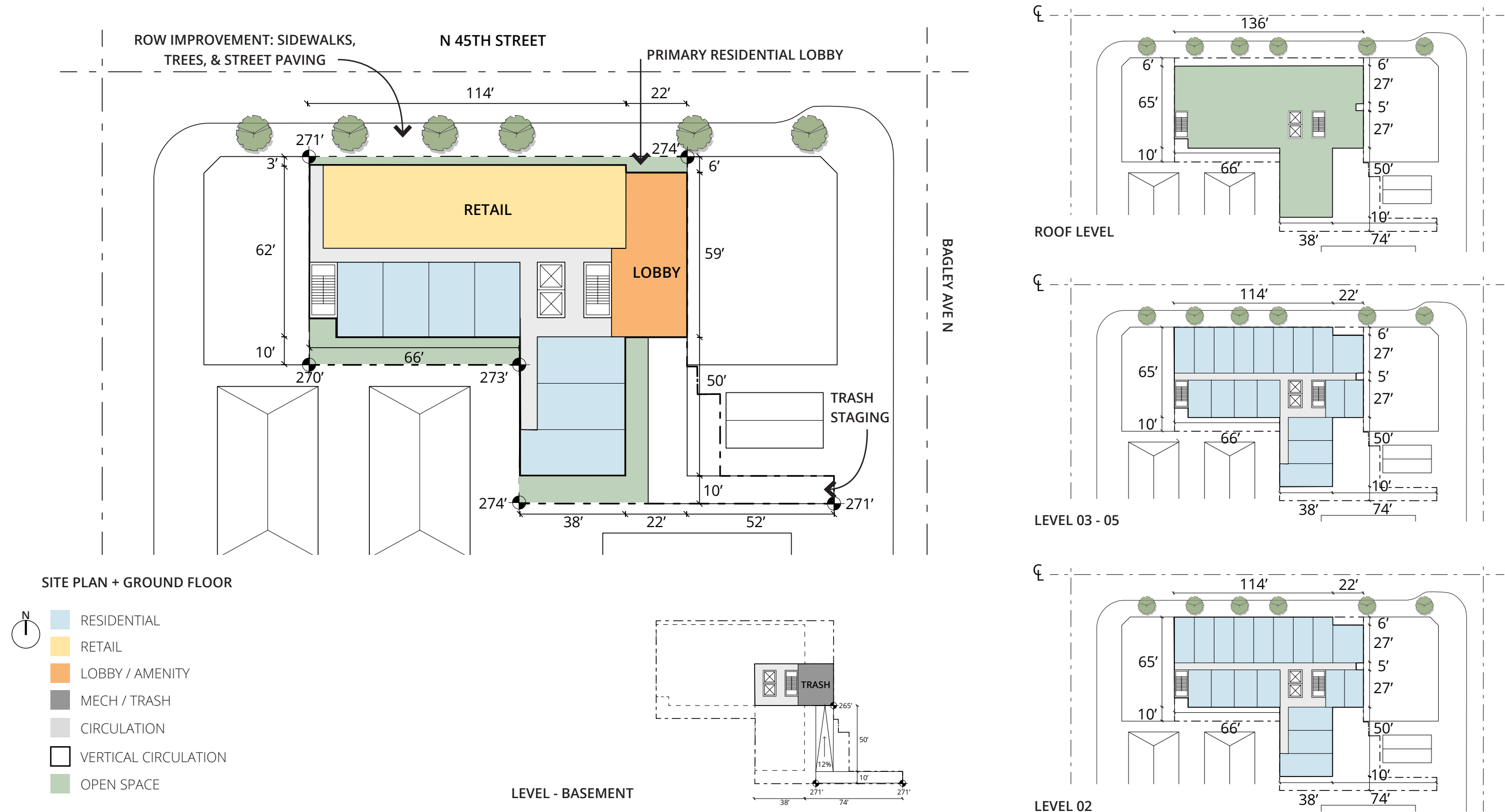
**DEPARTURES:** NONE

- PROS:**
- 1 **PL3.II.II** ground level setback to accommodate pedestrian traffic and amenity features, particularly along N 45th St.
  - 2 **PL2.II.IV.** Large windows that open to facilitate indoor-outdoor interaction with street are encouraged.
  - 3 **PL2.II.II** In situations where blank walls are necessary, encourage their enhancement with decorative patterns.
  - 4 **CS3.I.V** Clearly distinguish tops of buildings
- CONS:**
- 5 **CS3.I.IV** Mid-level building façade elements should be articulated to provide visual interest on a bay-by-bay scale.
  - 6 **DC2.I.I** Ground floor facade not to scale with the rest of the neighborhood
  - 7 **CS2.IV** Upper level building setbacks adjacent to LR zone.



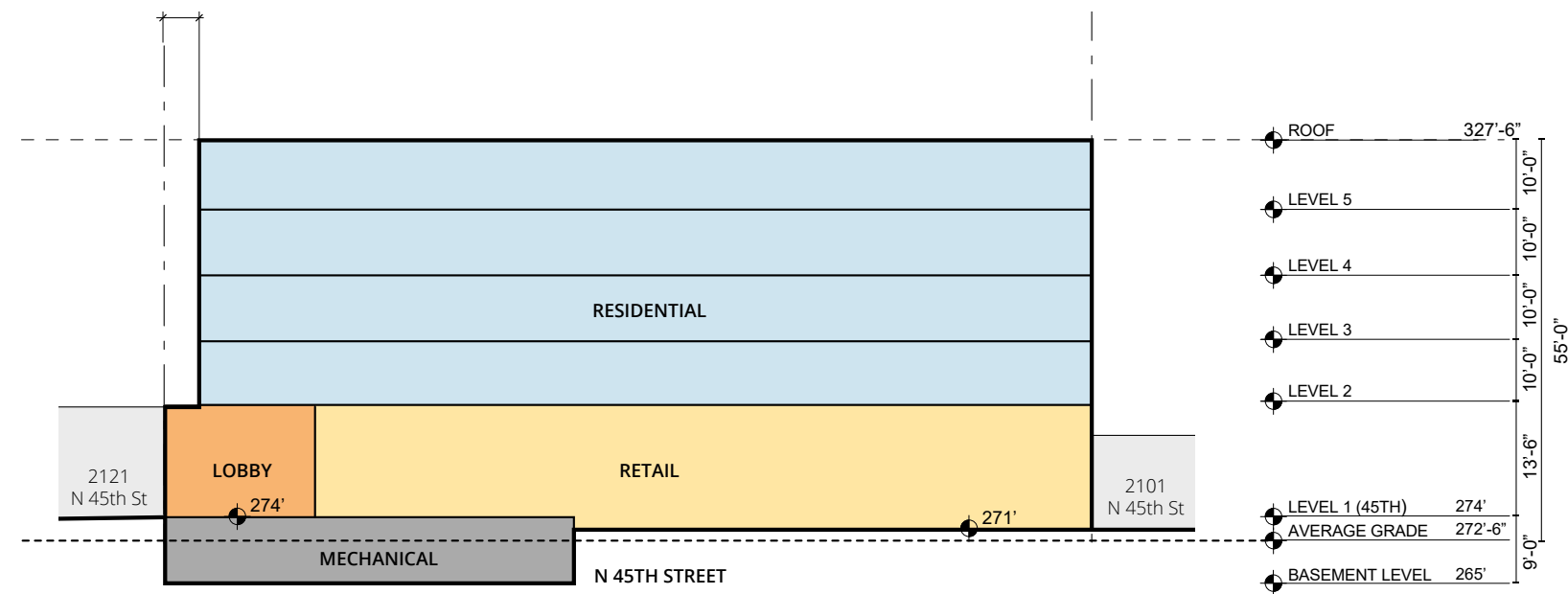


OPTION A: CONCEPTUAL PLANS (8.4)

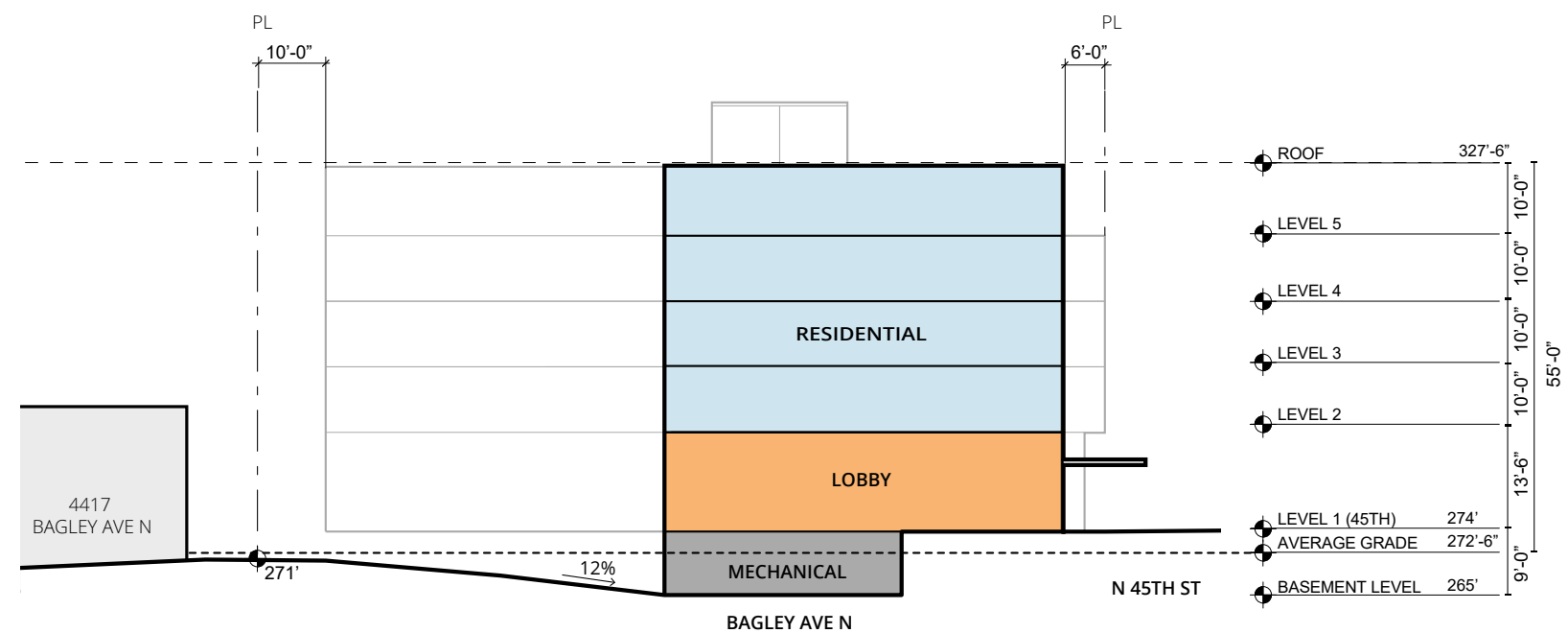




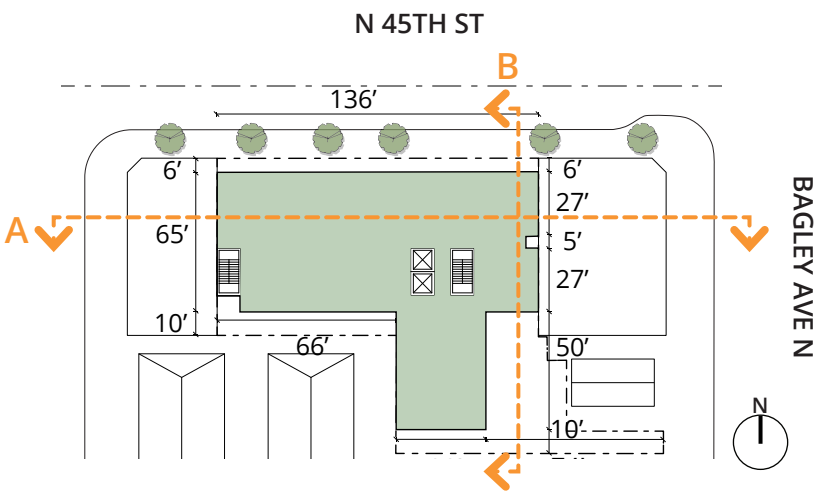
OPTION A: SECTION (8.5)



SECTION A

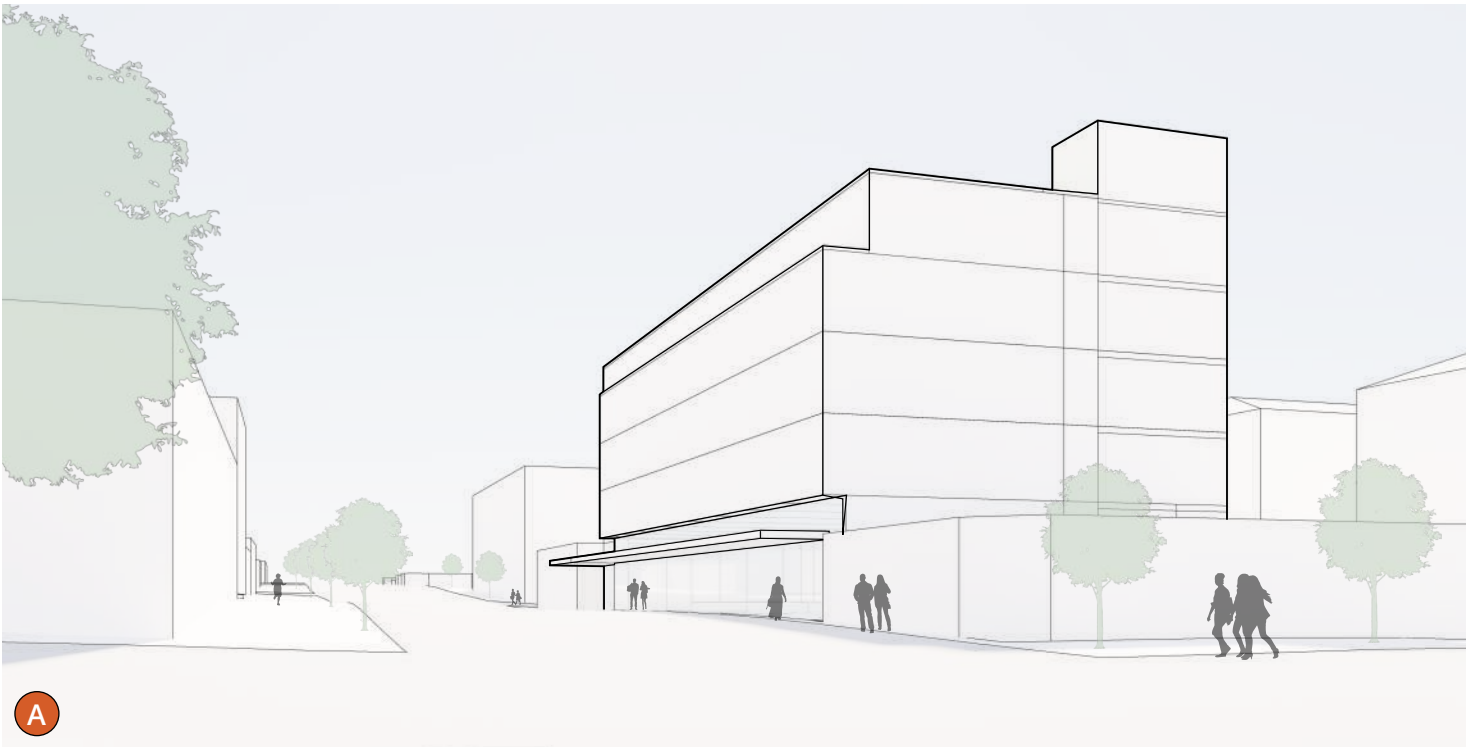


SECTION B





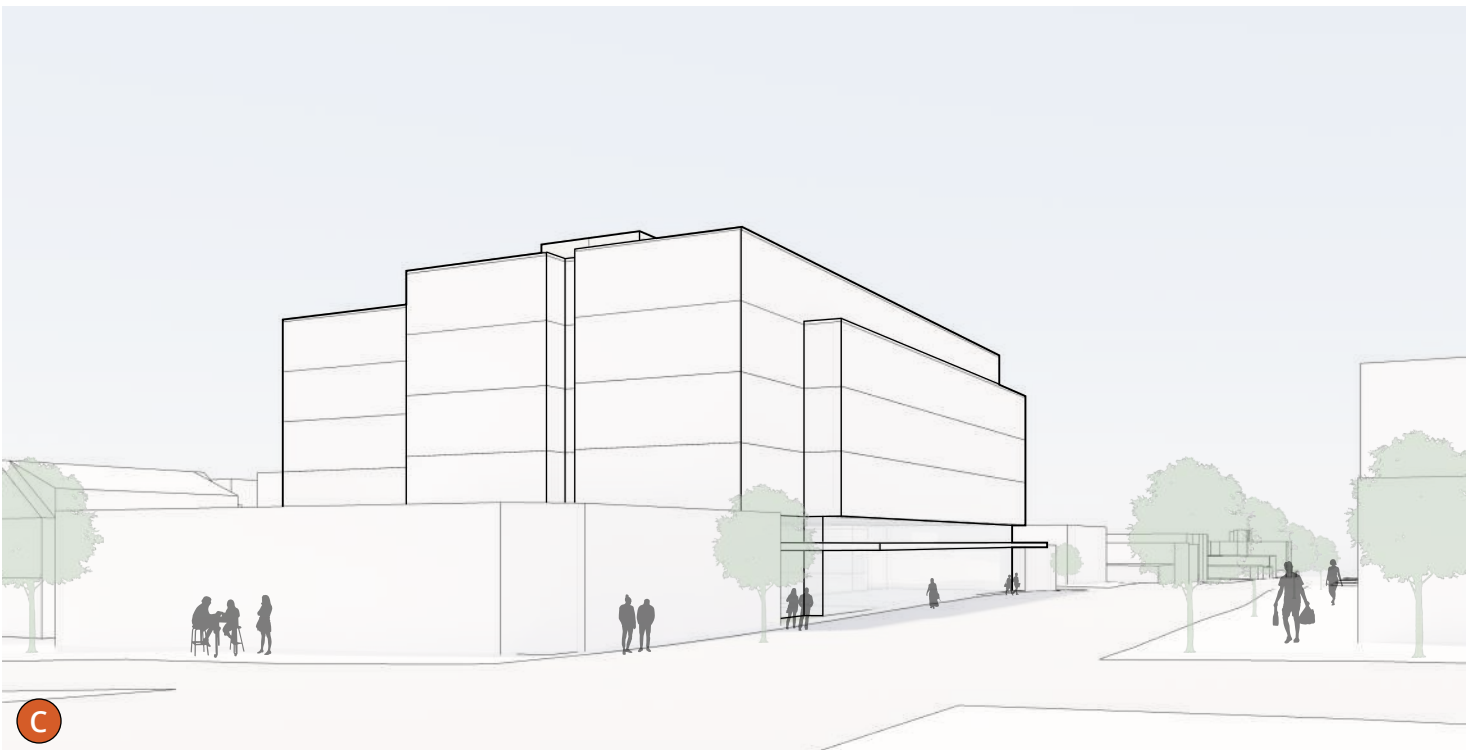
OPTION A: VIGNETTES (8.6)



45TH AND MERIDIAN LOOKING EAST



BAGLEY AVE N LOOKING SOUTH



45TH AND BAGLEY LOOKING WEST



# ALTERNATIVE B: MASSING

**BUILDING AREA:** GROSS - 52,960 SF  
FAR - 52,960 SF

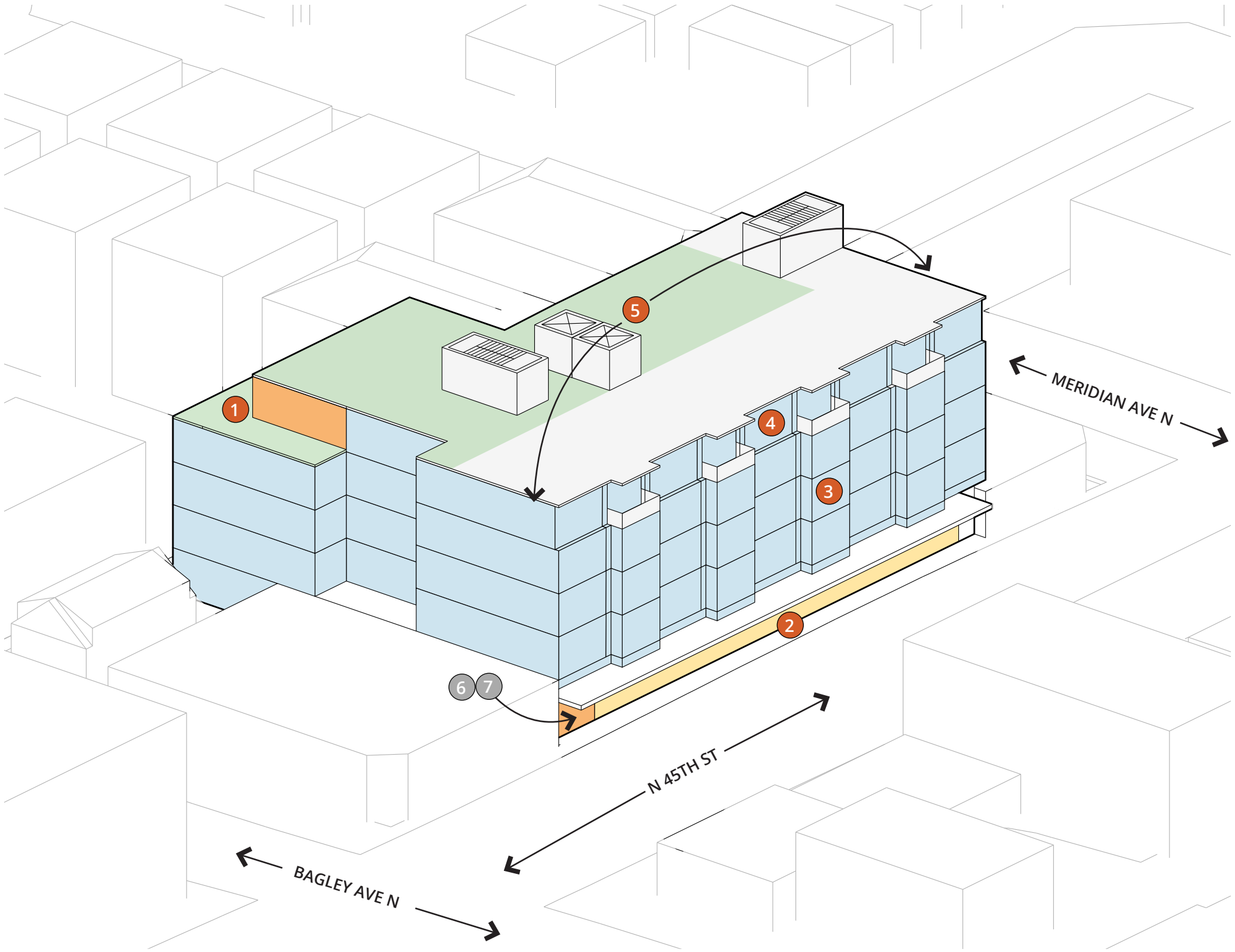
**UNITS:** 78

**PARKING STALLS:** NONE

**DEPARTURES:** NONE

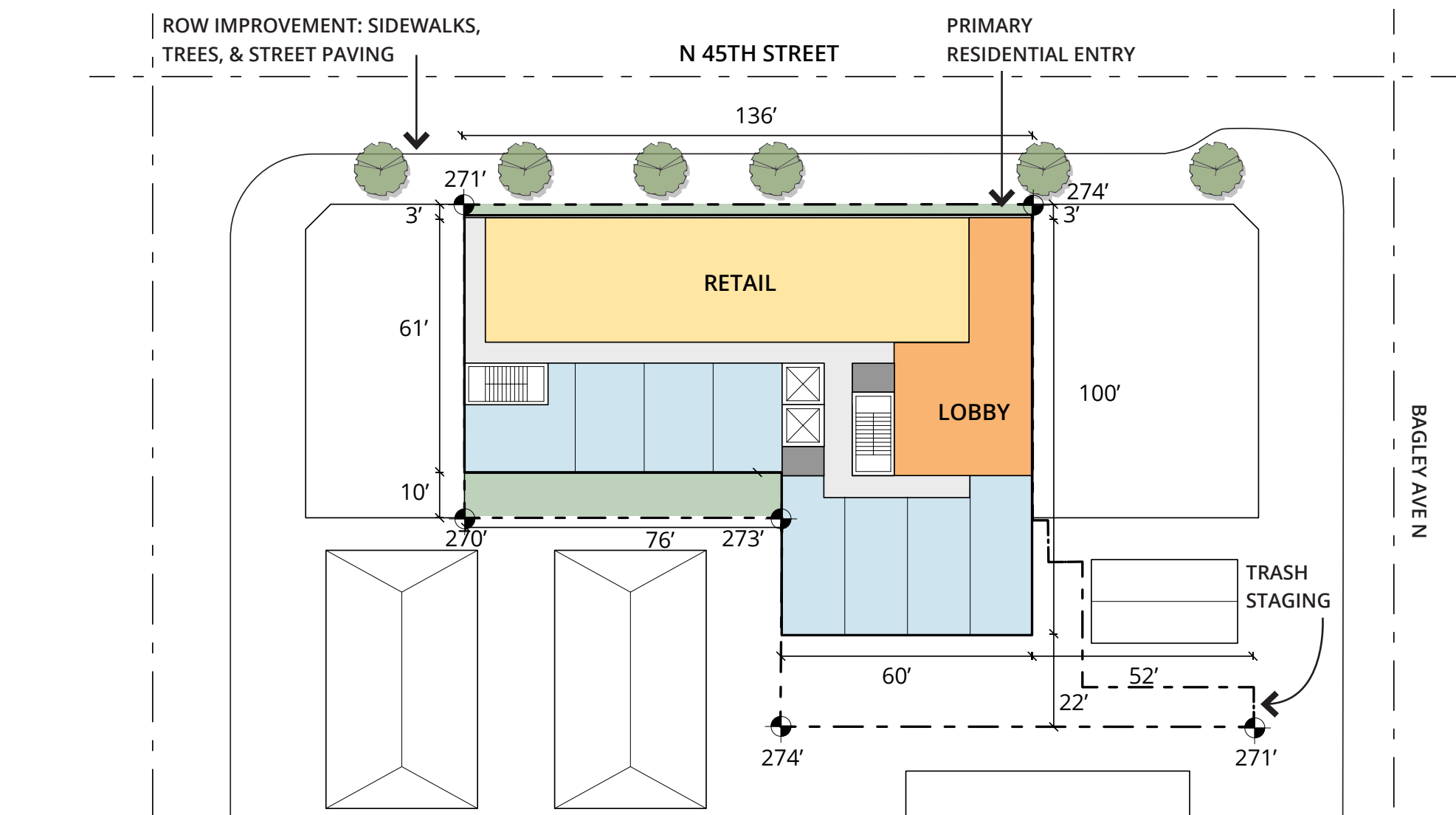
- PROS:**
- 1 **CS2.IV** Upper level building setbacks adjacent to LR zone.
  - 2 **PL3.II.II** ground level setback to accommodate pedestrian traffic and amenity features, particularly along N 45th St.
  - 3 **CS3.I.IV** Mid-level building façade elements should be articulated to provide visual interest on a bay-by-bay scale.
  - 4 **CS3.I.V** Clearly distinguish tops of buildings
  - 5 **PL2.II** In situations where blank walls are necessary, encourage their enhancement with decorative patterns.

- CONS:**
- 6 **DC2.I.I** Ground floor facade not to scale with the rest of the neighborhood
  - 7 **CS3.I.III** Ground floors immediately next to pedestrians should reflect a higher level of detail





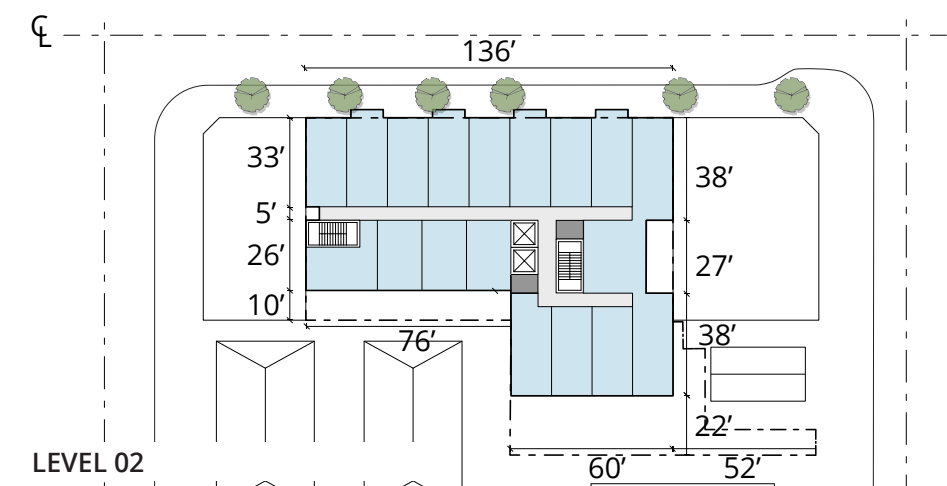
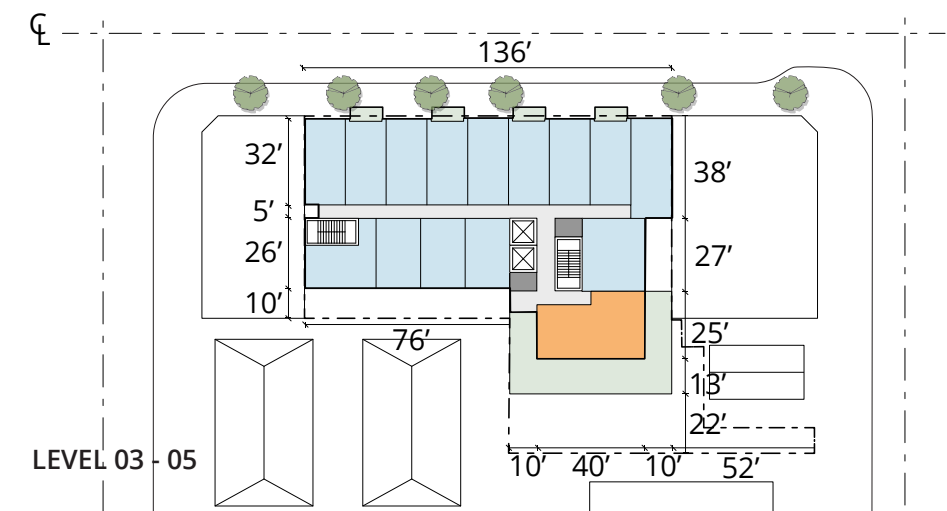
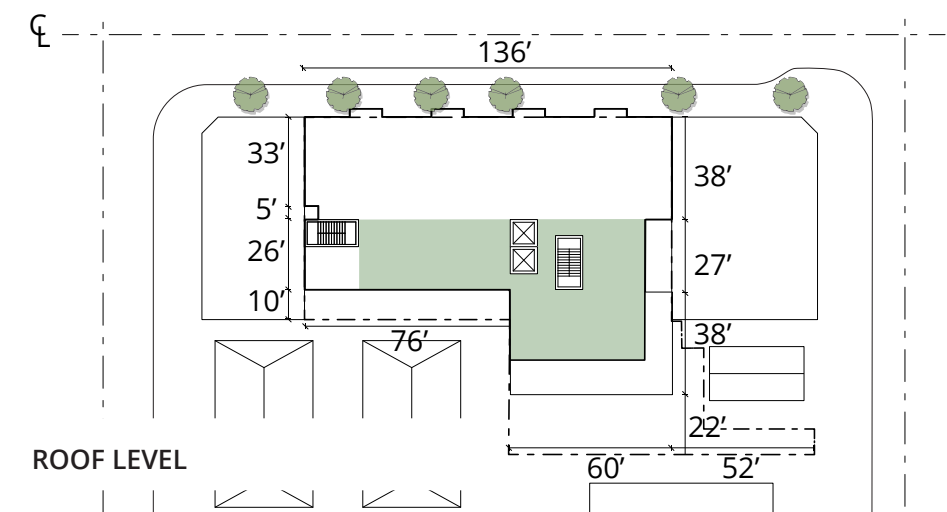
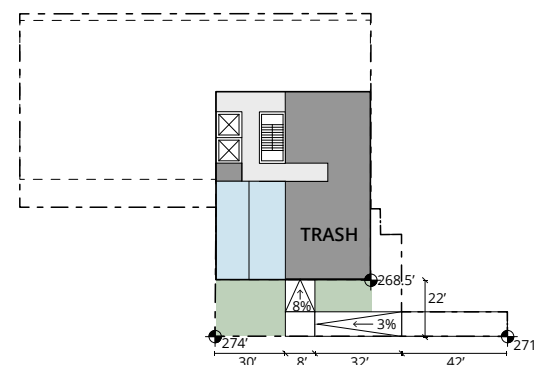
OPTION B: CONCEPTUAL PLANS (8.4)



SITE PLAN + GROUND FLOOR

- RESIDENTIAL
- RETAIL
- LOBBY / AMENITY
- MECH / TRASH
- CIRCULATION
- VERTICAL CIRCULATION
- OPEN SPACE

LEVEL - BASEMENT





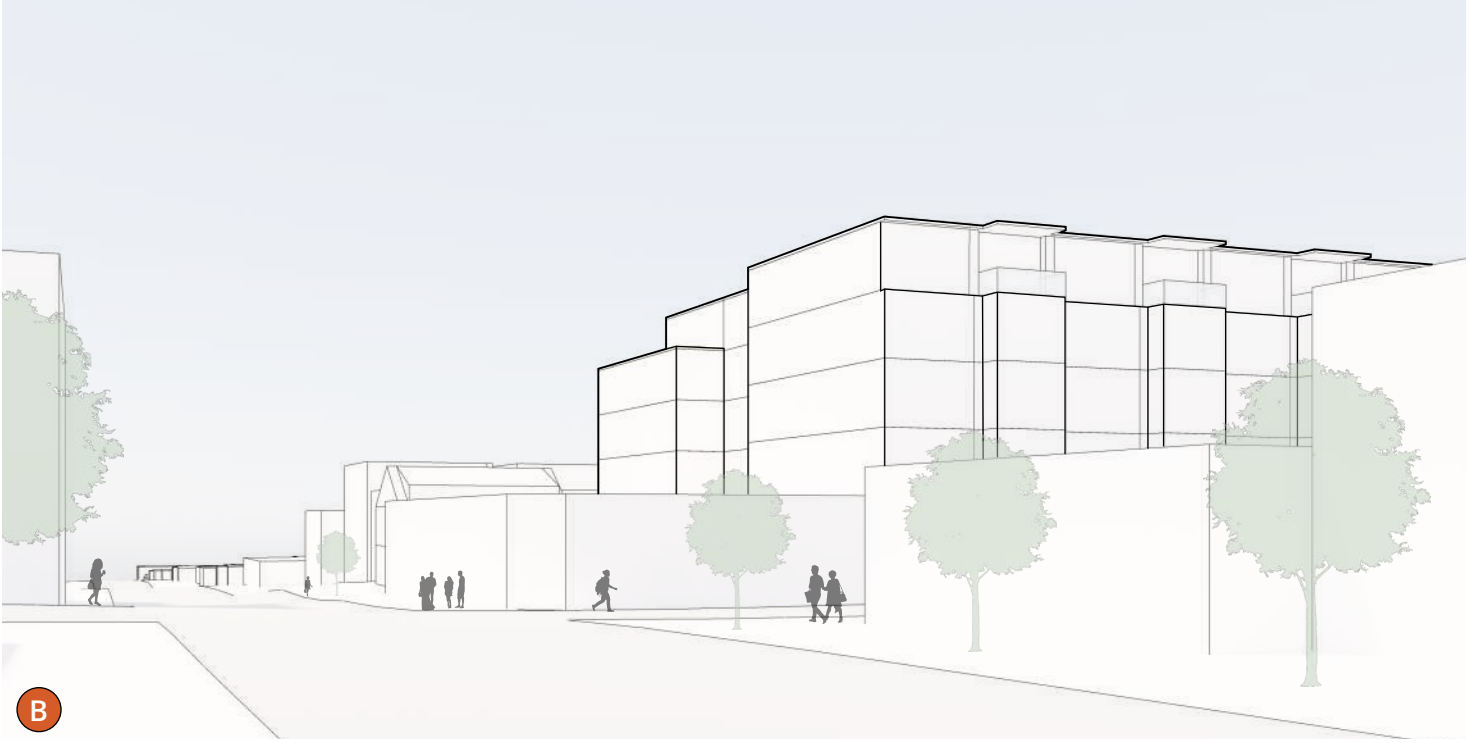
CLARK /  
BARNES



ALTERNATIVE B: VIGNETTES (8.6)



45TH AND MERIDIAN LOOKING EAST



BAGLEY AVE N LOOKING SOUTH



45TH AND BAGLEY LOOKING WEST



# ALTERNATIVE C: MASSING

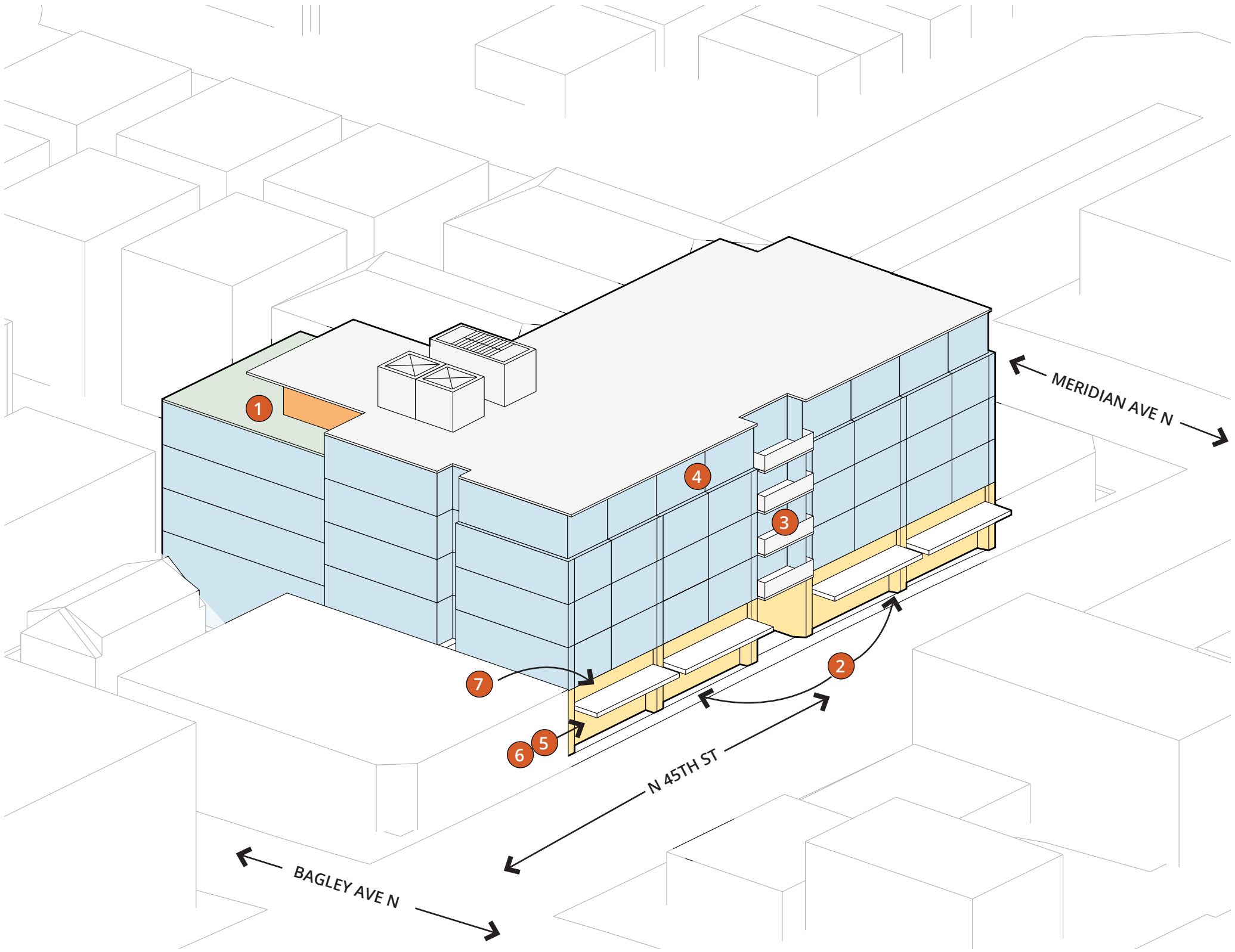
**BUILDING AREA:** GROSS - 53,265 SF  
FAR - 53,265 SF

**UNITS:** 80

**PARKING STALLS:** NONE

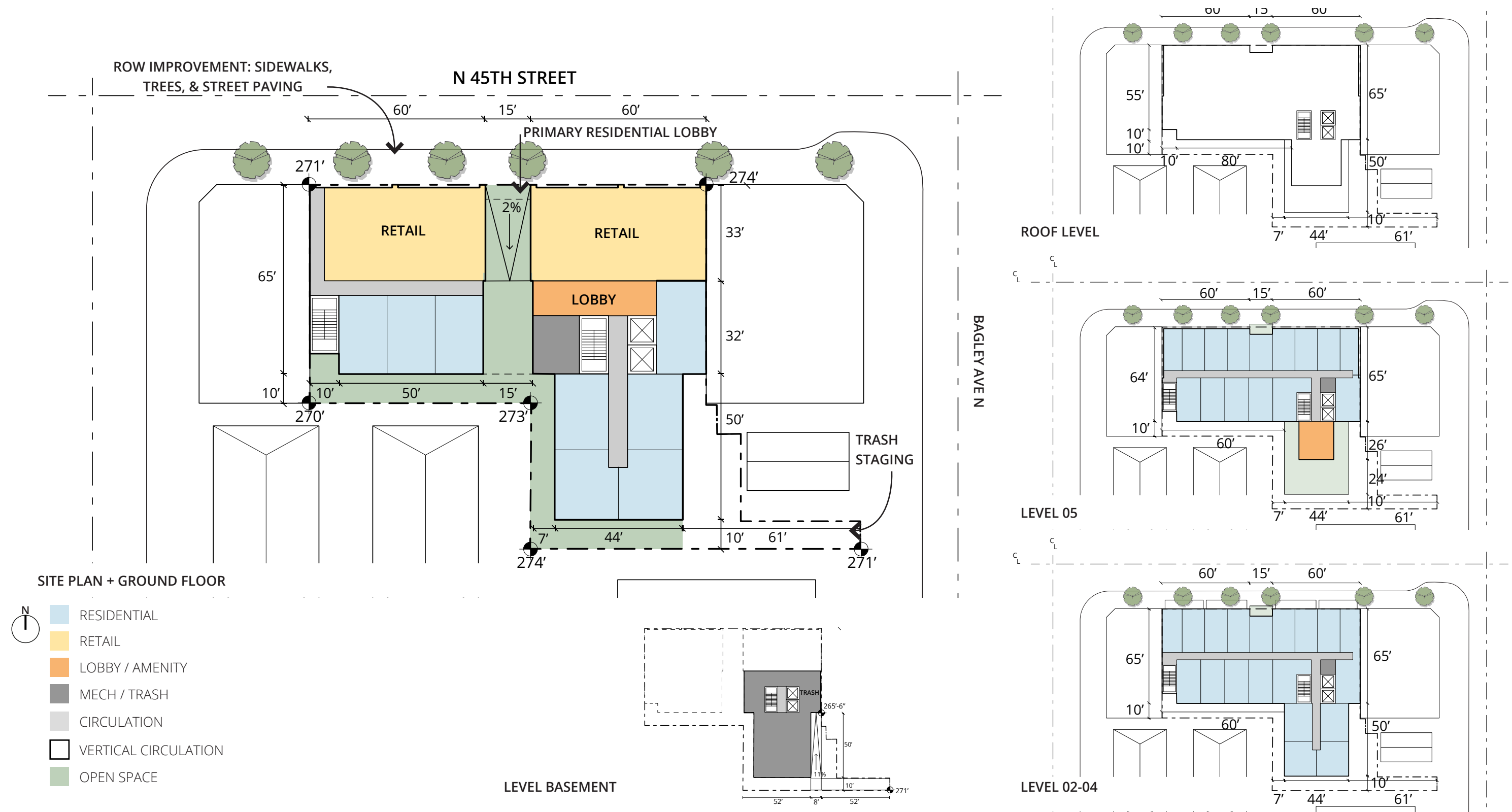
**DEPARTURES:** NONE

- PROS:**
- 1 **CS2.IV** Upper level building setbacks adjacent to LR zone.
  - 2 **PL3.II.II** ground level setback to accommodate pedestrian traffic and amenity features, particularly along N 45th St.
  - 3 **CS3.I.IV** Mid-level building façade elements should be articulated to provide visual interest on a bay-by-bay scale.
  - 4 **CS3.I.V** Clearly distinguish tops of buildings
  - 5 **PL2.II** In situations where blank walls are necessary, encourage their enhancement with decorative patterns.
  - 5 **DC2.I.I** Ground floor is broken up with vertical elements
  - 6 **CS3.I.III** Ground floors immediately next to pedestrians should reflect a higher level of detail
  - 7 **DC2.II.I** Human scale created with transom windows above retail storefront.



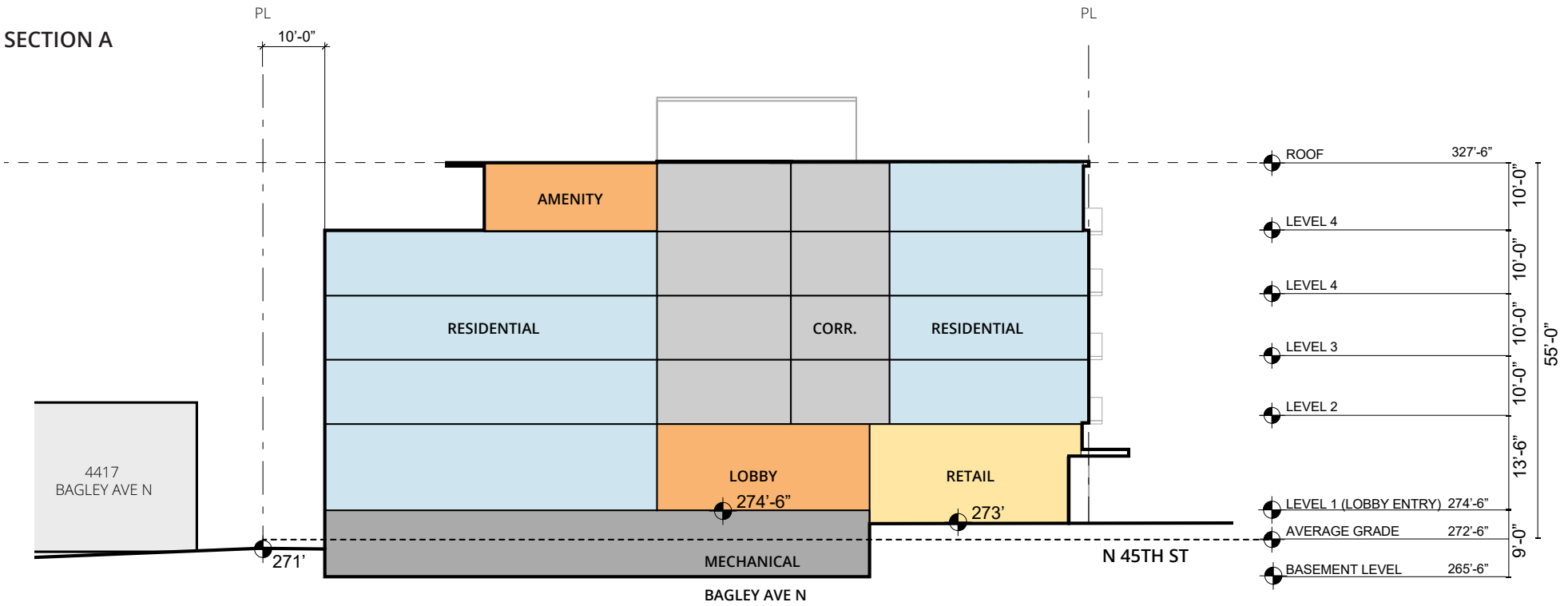
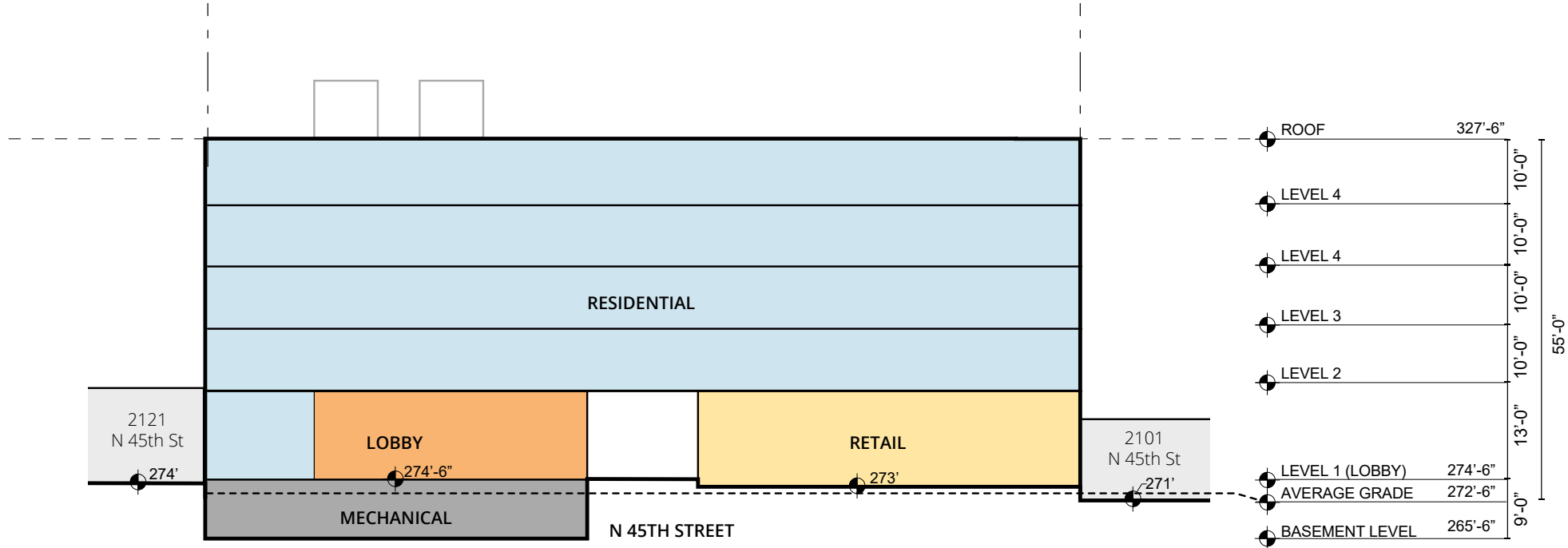


OPTION C: CONCEPTUAL PLANS (8.4)

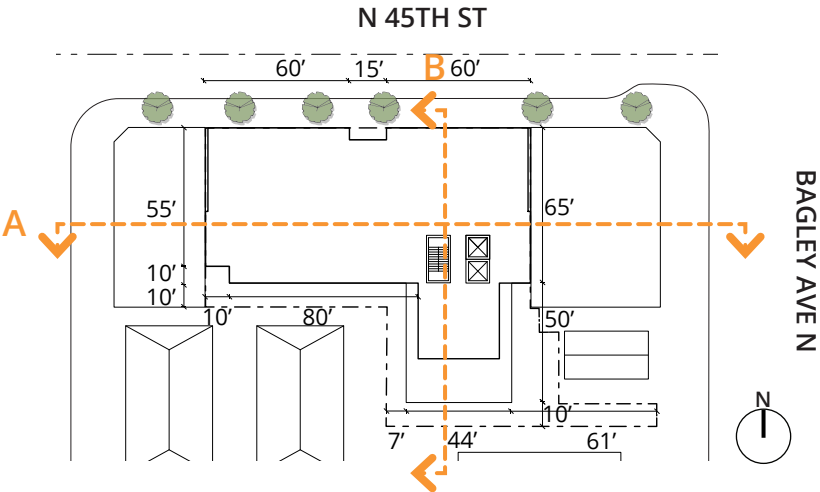




ALTERNATIVE C: SECTION (8.5)



SECTION B

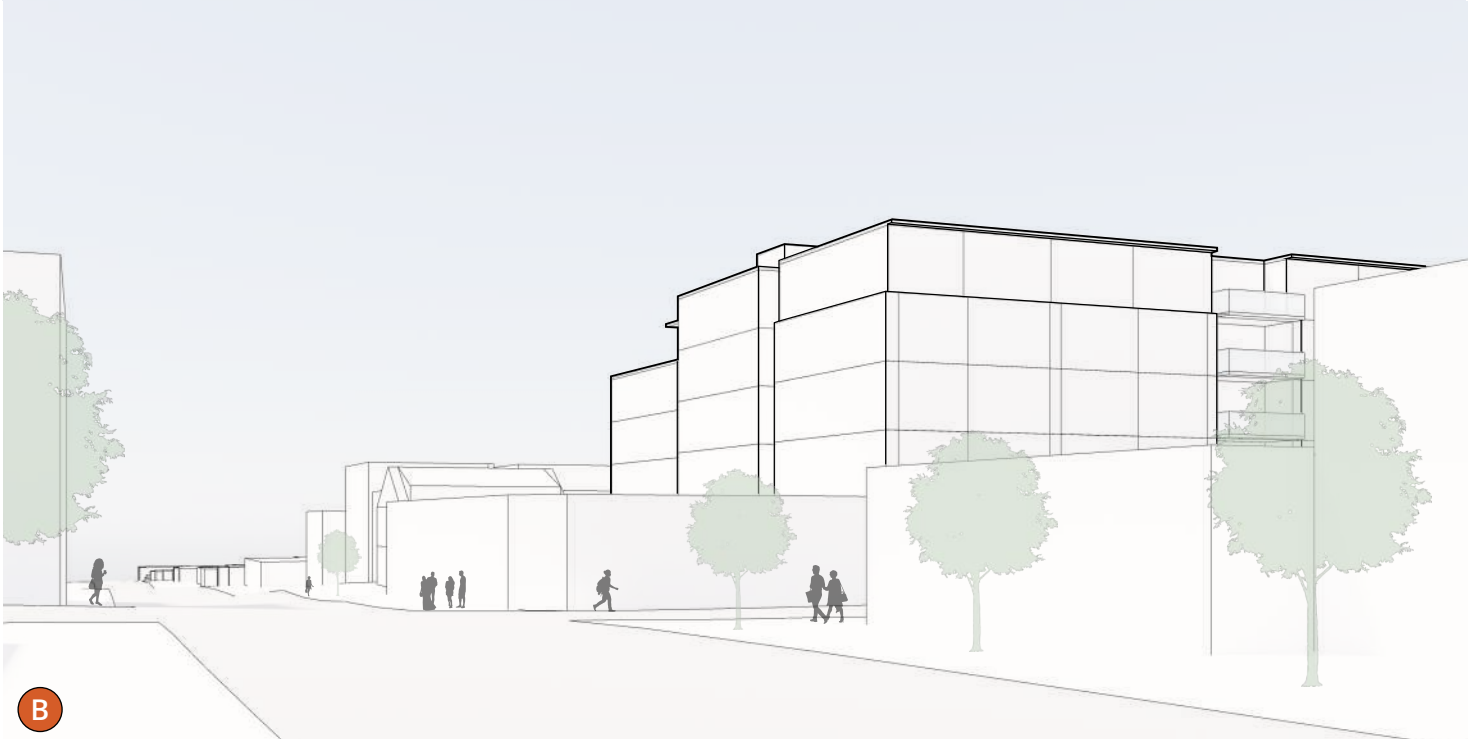




ALTERNATIVE C: VIGNETTES (8.6)



45TH AND MERIDIAN LOOKING EAST



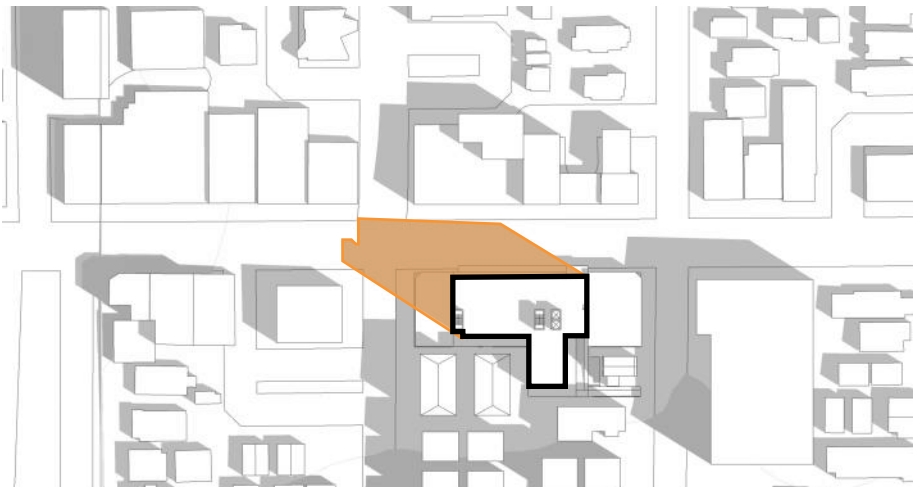
BAGLEY AVE N LOOKING SOUTH



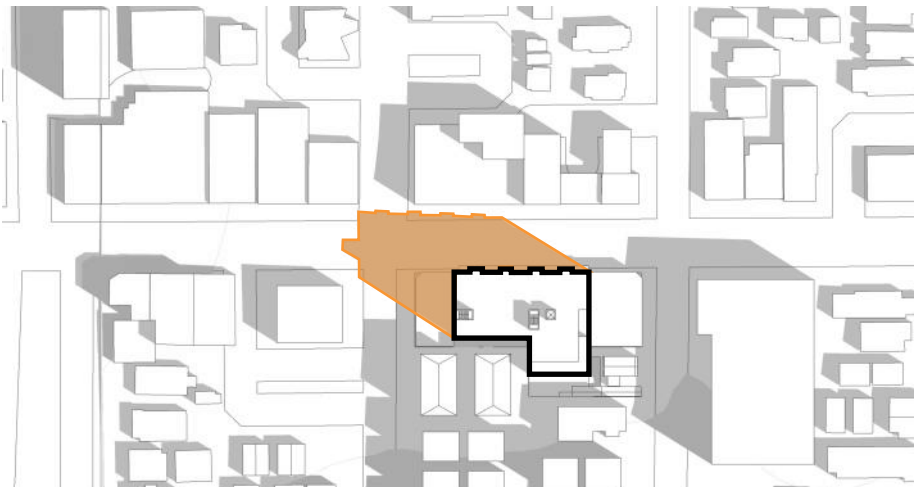
45TH AND BAGLEY LOOKING WEST



# SHADOW ANALYSIS - SPRING EQUINOX (8.9)



OPTION A: 9AM



OPTION B: 9AM



OPTION C: 9AM



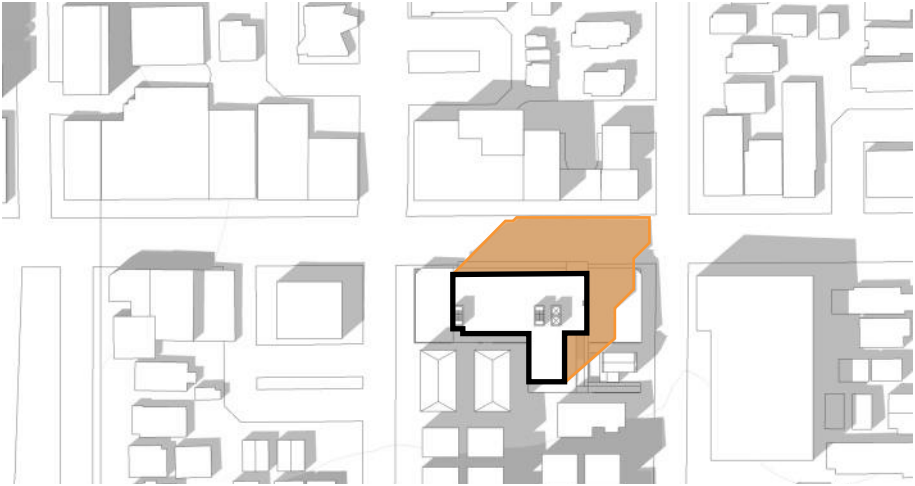
OPTION A: 12PM



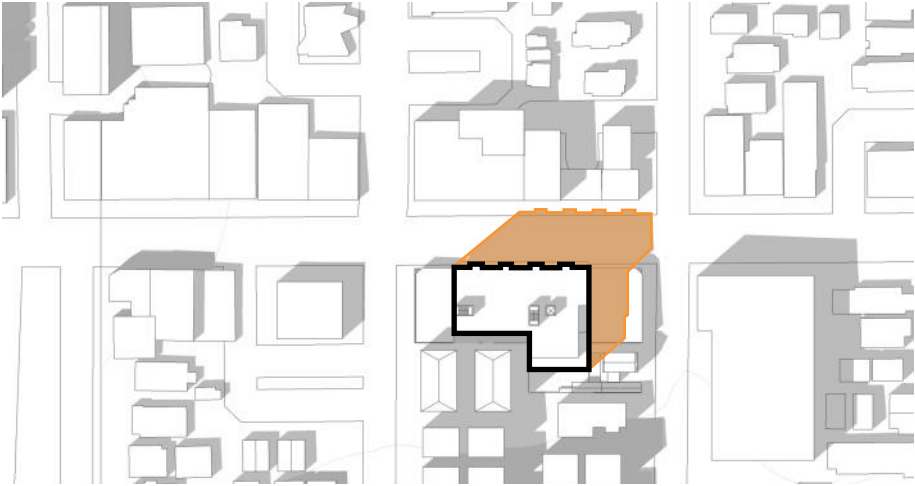
OPTION B: 12PM



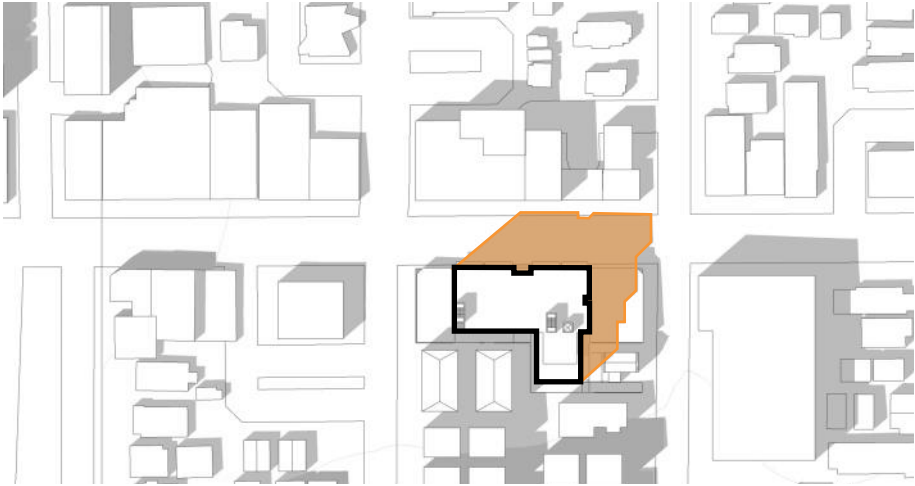
OPTION C: 12PM



OPTION A: 3PM



OPTION B: 3PM



OPTION C: 3PM



# SHADOW ANALYSIS - SUMMER SOLSTICE (8.9)



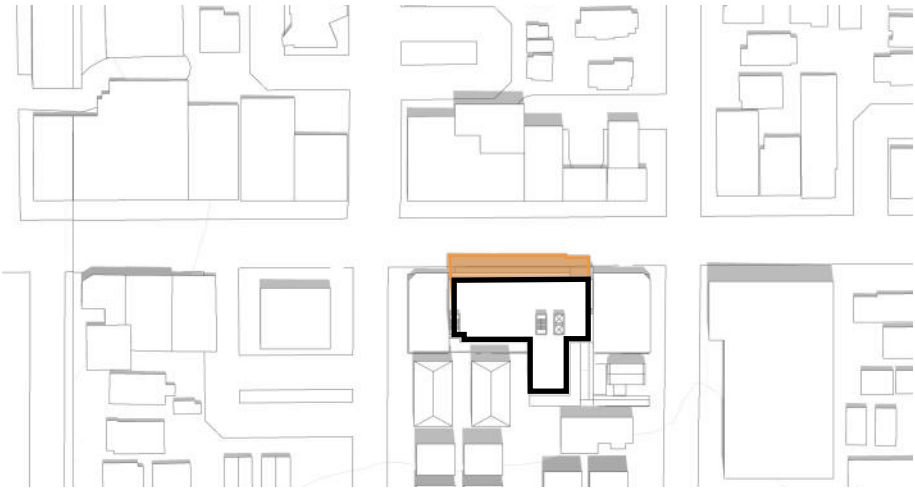
OPTION A: 9AM



OPTION B: 9AM



OPTION C: 9AM



OPTION A: 12PM



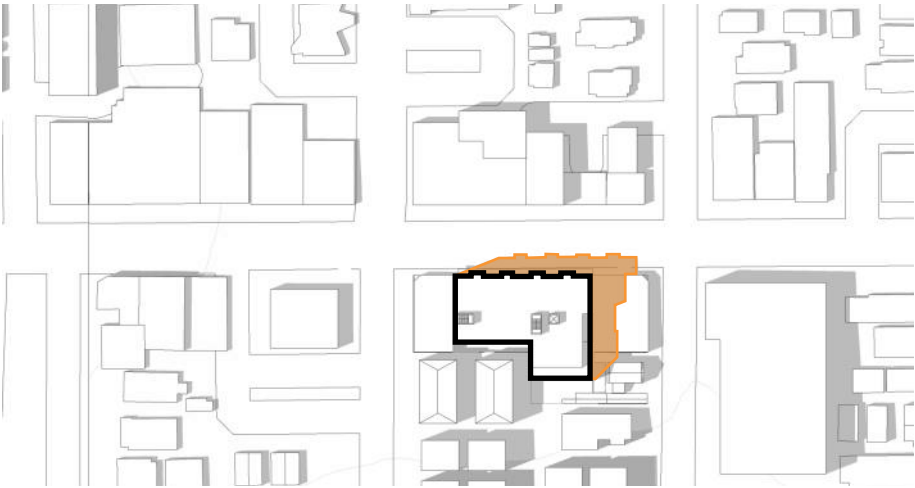
OPTION B: 12PM



OPTION C: 12PM



OPTION A: 3PM



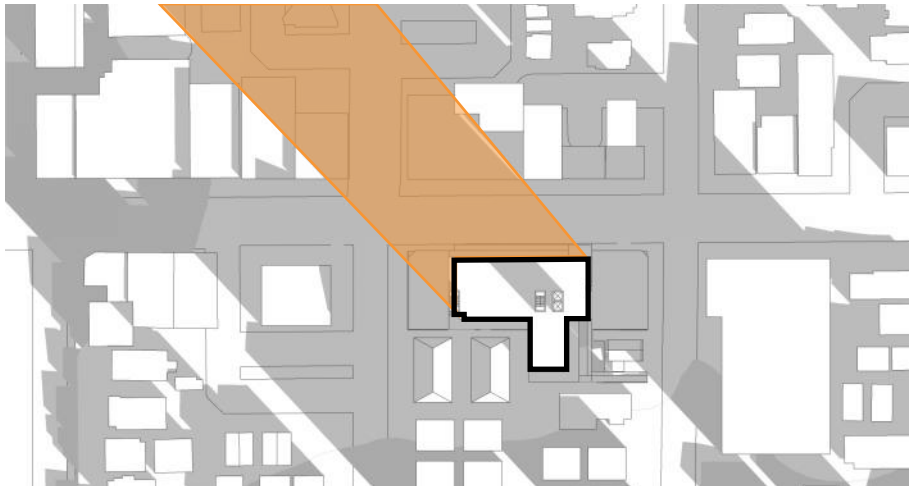
OPTION B: 3PM



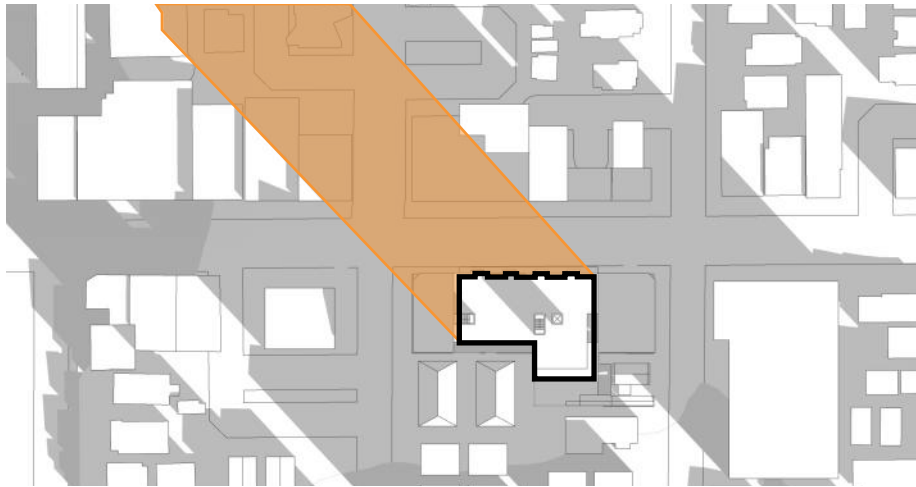
OPTION C: 3PM



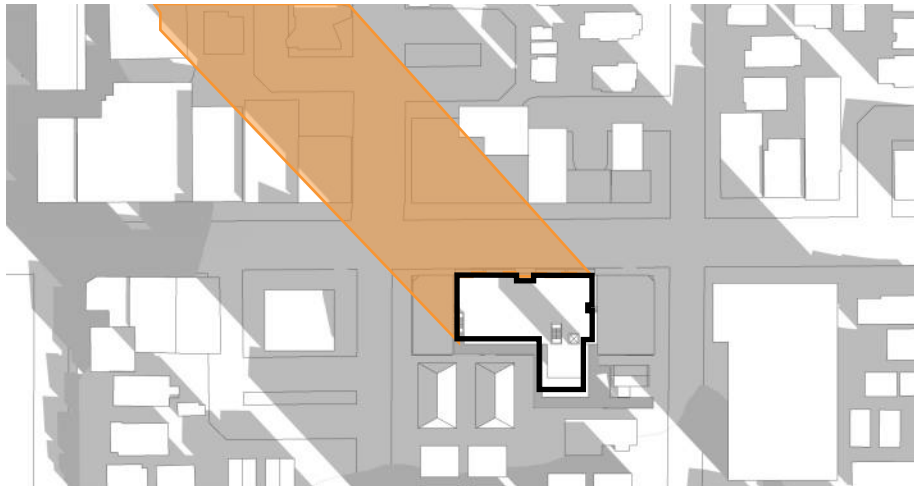
# SHADOW ANALYSIS - WINTER SOLSTICE (8.9)



OPTION A: 9AM



OPTION B: 9AM



OPTION C: 9AM



OPTION A: 12PM



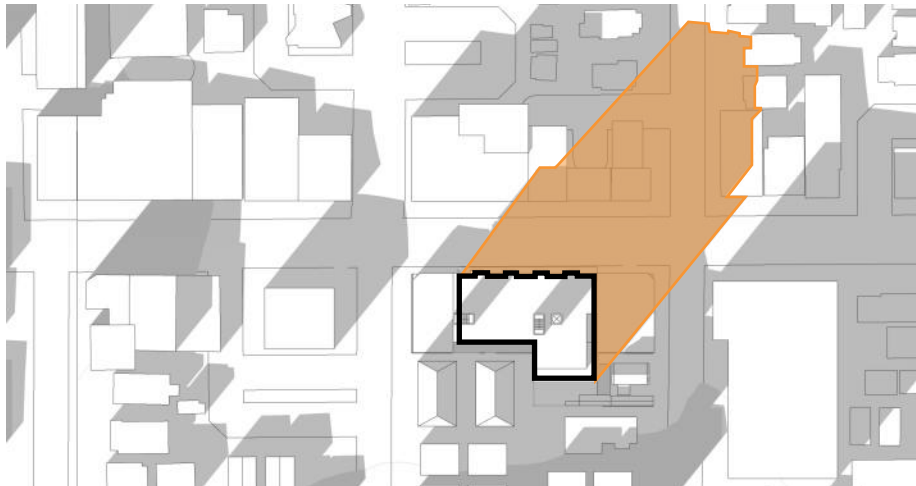
OPTION B: 12PM



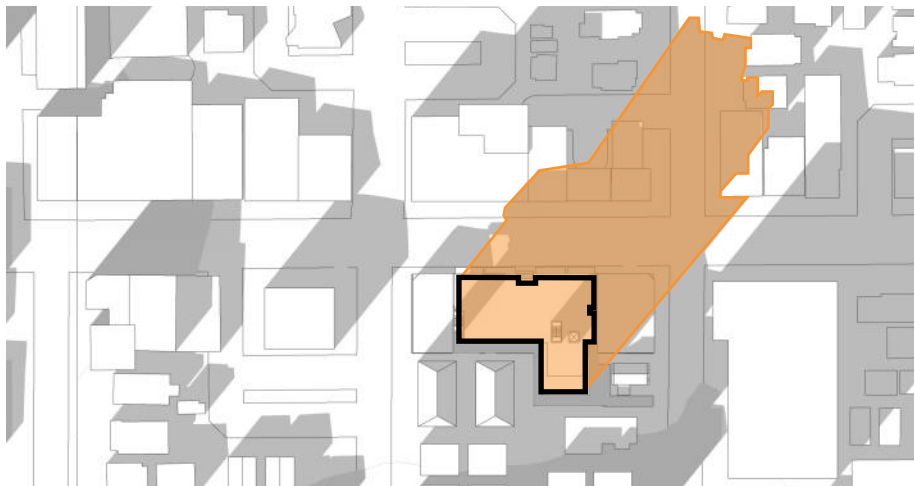
OPTION C: 12PM



OPTION A: 3PM



OPTION B: 3PM



OPTION C: 3PM



ARCHITECTURAL MASSING CONCEPTS - PRECEDENT IMAGES (8.8)

