



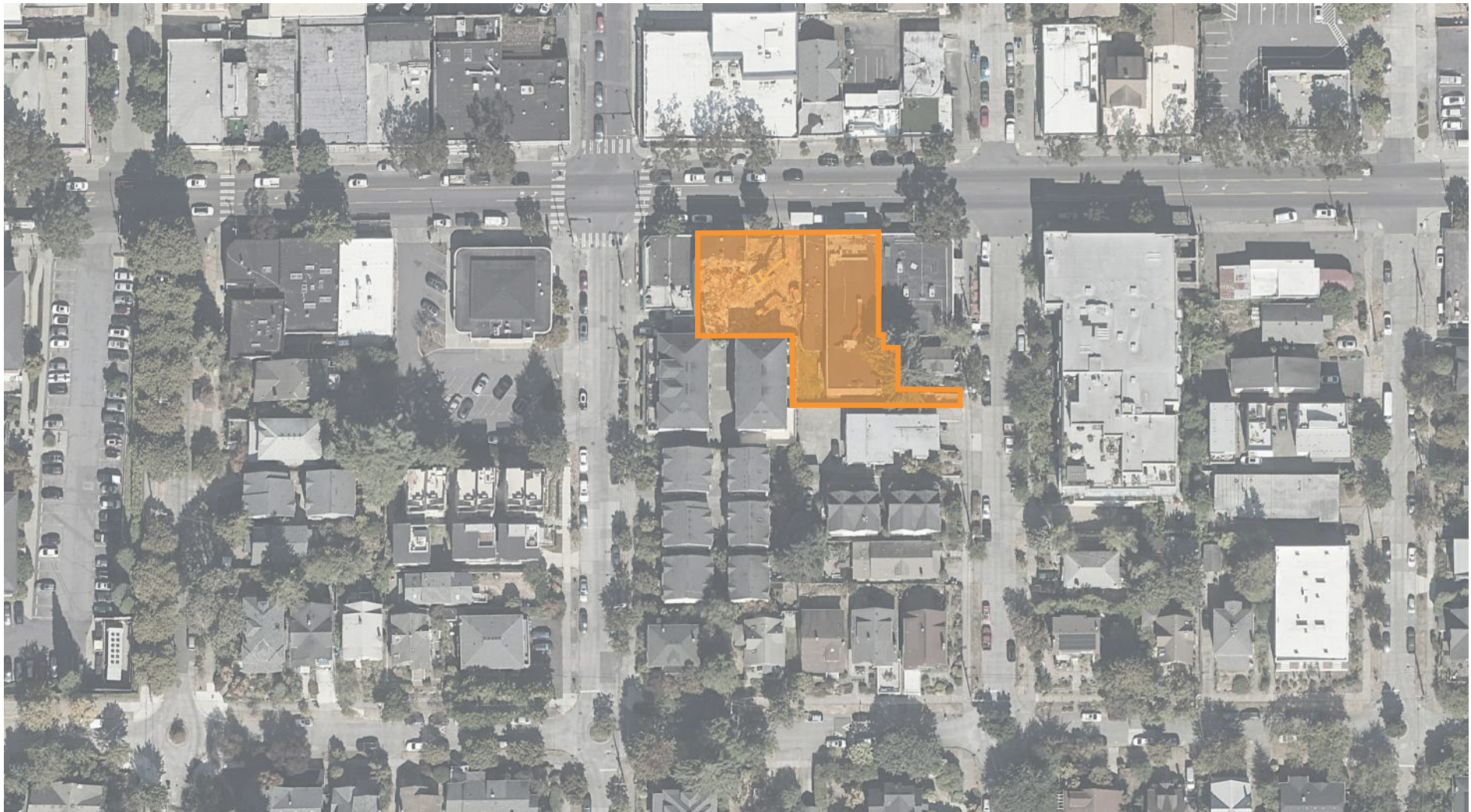
CLARK /
BARNES

FEBRUARY 26, 2024

EARLY DESIGN GUIDANCE

3040656-EG | 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 and approximately 80 residential units.

TABLE OF CONTENTS	1
DEVELOPMENT OBJECTIVES & SUMMARY OF PUBLIC OUTREACH (3.0)	2
EXISTING SITE SURVEY - PRELIMINARY PLAN (4.0)	3
URBAN DESIGN ANALYSIS - ZONING MAP (5.1)	4
URBAN DESIGN ANALYSIS - VICINITY MAP (5.2)	5
URBAN DESIGN ANALYSIS - AERIAL PHOTOGRAPH NINE BLOCK AREA (5.3)	6
URBAN DESIGN ANALYSIS - STREETSCAPE (5.4)	7
URBAN DESIGN ANALYSIS - STREETSCAPE (5.4)	8
URBAN DESIGN ANALYSIS - CONTEXT ANALYSIS (5.5)	9
URBAN DESIGN ANALYSIS - SITE PHOTOS (5.7)	10
ZONING DATA (6.0)	11
ZONING DATA - ZONING TRANSITION SITE SECTIONS	12
DESIGN GUIDELINES (7.0)	13
DESIGN GUIDELINES (7.0)	14
ARCHITECTURAL MASSING CONCEPTS (8.3)	15
OPTION A: MASSING	16
OPTION A: CONCEPTUAL PLANS (8.4)	17
OPTION A: SECTION (8.5)	18
OPTION A: VIGNETTES (8.6)	19
ALTERNATIVE B: MASSING	20
OPTION B: CONCEPTUAL PLANS (8.4)	21
ALTERNATIVE B: SECTION (8.5)	22
ALTERNATIVE B: VIGNETTES (8.6)	23
ALTERNATIVE C: MASSING	24
OPTION C: CONCEPTUAL PLANS (8.4)	25
ALTERNATIVE C: SECTION (8.5)	26
ALTERNATIVE C: VIGNETTES (8.6)	27
SHADOW ANALYSIS - SPRING EQUINOX (8.9)	28
SHADOW ANALYSIS - SUMMER SOLSTICE (8.9)	29
SHADOW ANALYSIS - WINTER SOLSTICE (8.9)	30
ARCHITECTURAL MASSING CONCEPTS - PRECEDENT IMAGES (8.8)	31

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

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 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



SCAN CODE TO VIEW WEBSITE



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

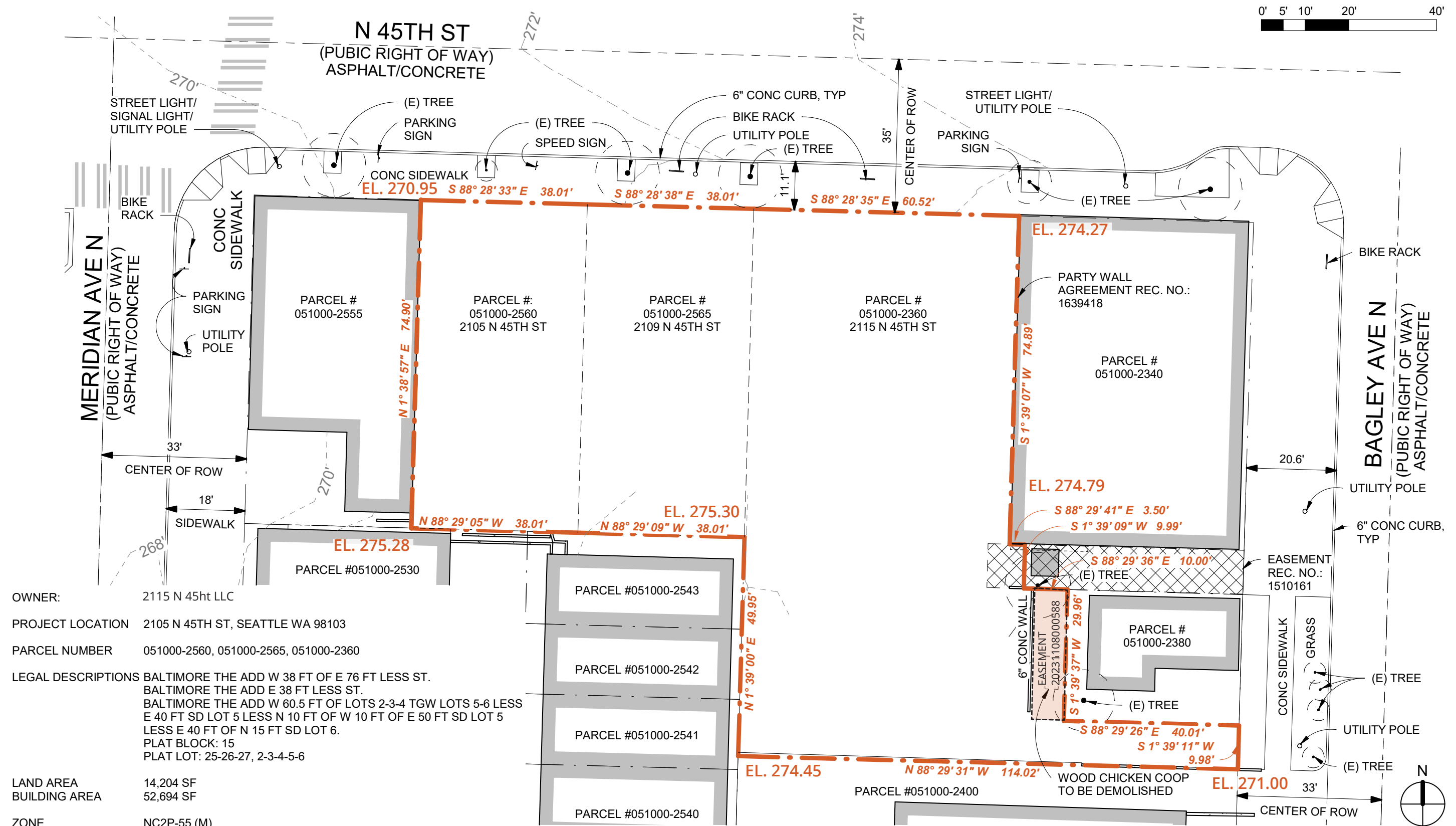
ADDITIONAL PROJECT DETAILS

<p>Project Address: 2105 N 45th St, Seattle, WA 98103</p> <p>Contact: Natalie Quick</p> <p>Applicant: Clark/Barnes</p>	<p>Additional Project Information on Seattle Services Portal via the Project Number: 3040656-EG</p>	<p>Project Email: 2105N45thStProject@earlyDRoutreach.com</p> <p>Note that emails are generally returned within 2-3 business days and are subject to City of Seattle public disclosure laws.</p>
---	--	--

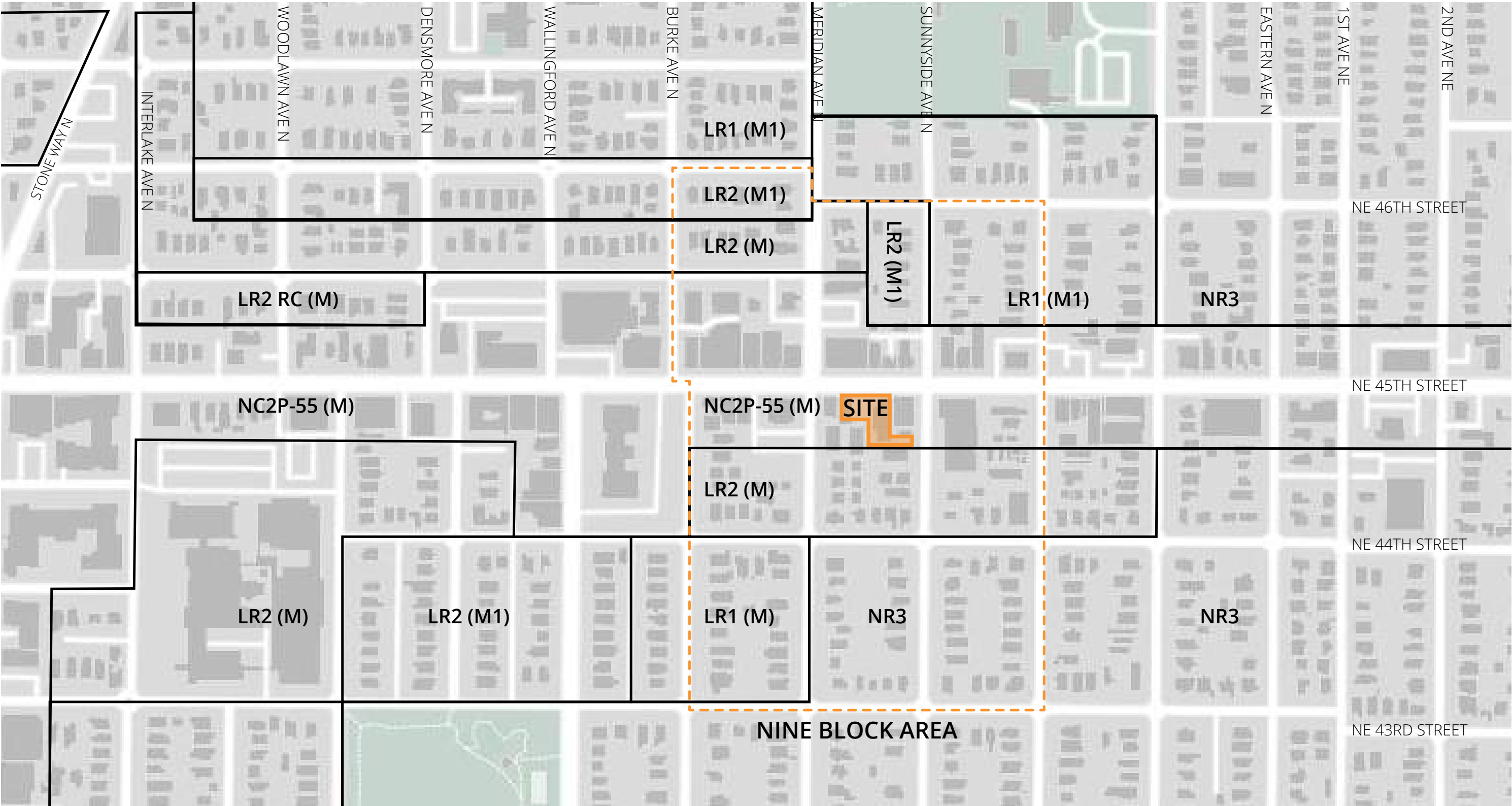
This effort is part of the City of Seattle's required outreach process, in advance of Design Review.

EXISTING SITE SURVEY - PRELIMINARY PLAN (4.0)

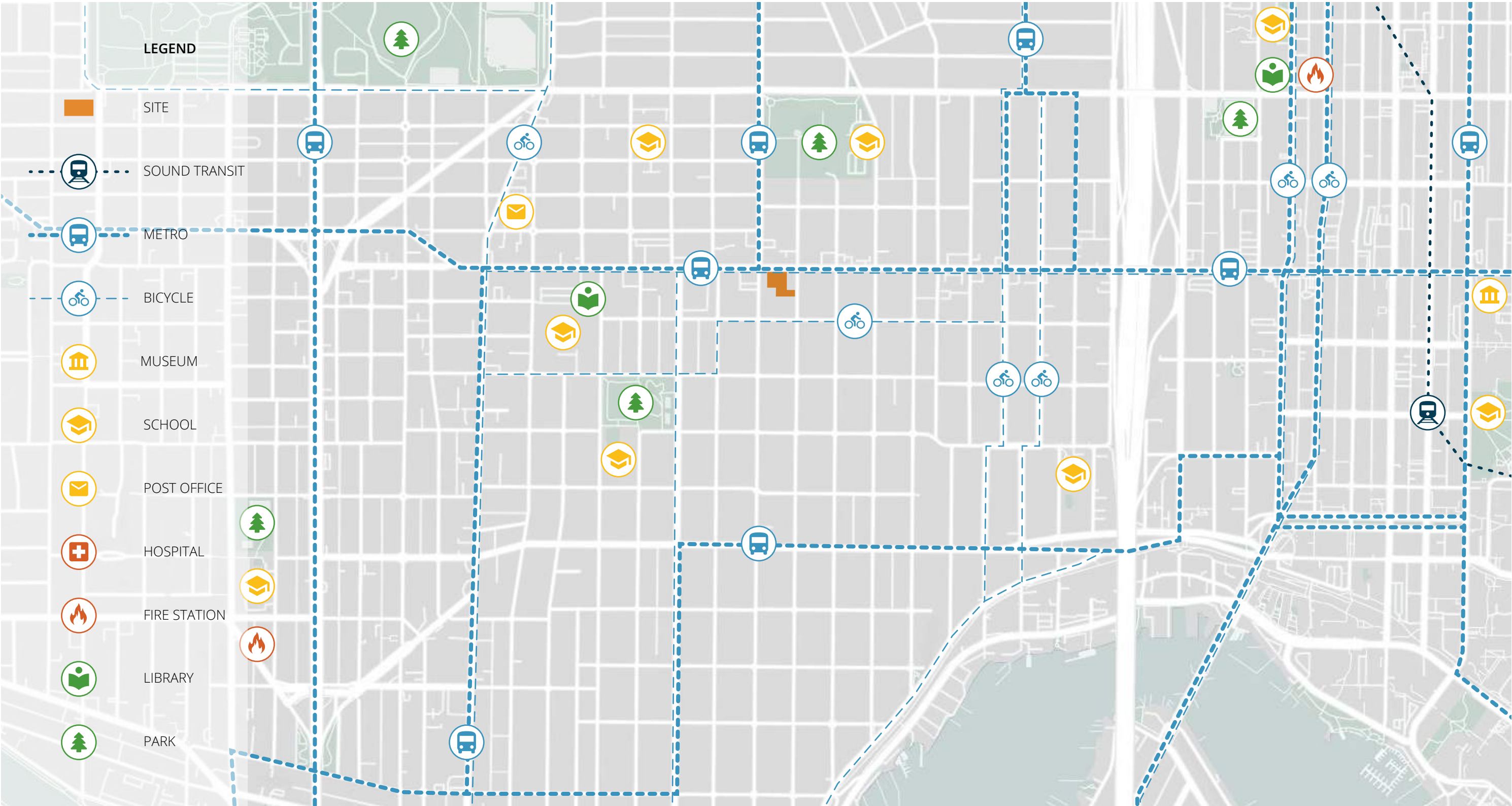
CLARK /
BARNES



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

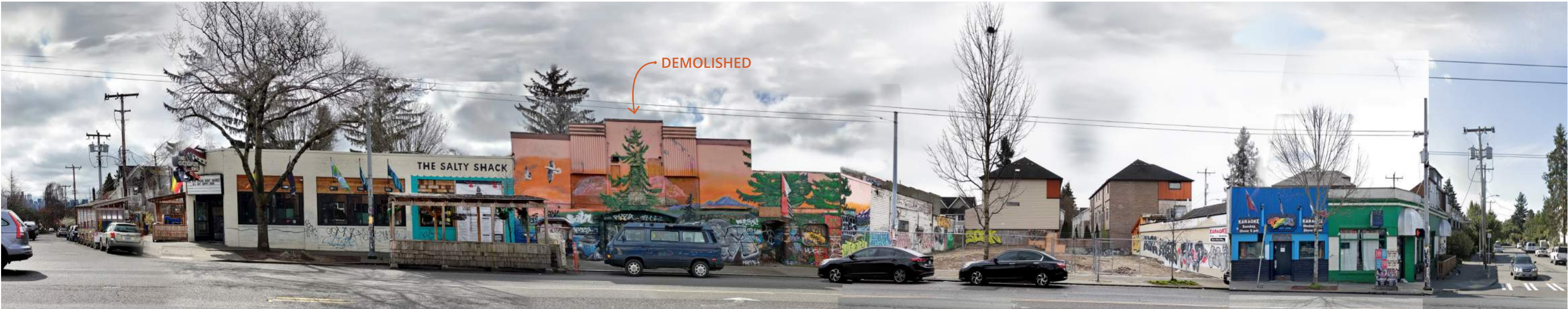


URBAN DESIGN ANALYSIS - STREETSCAPE (5.4)

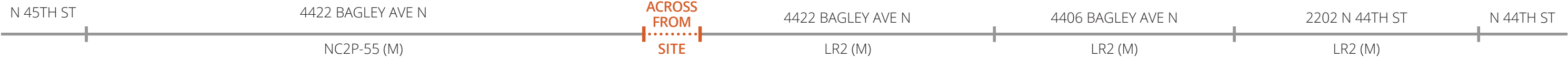
N 45TH STREET - NORTH STREETSCAPE



N 45TH STREET - SOUTH STREETSCAPE



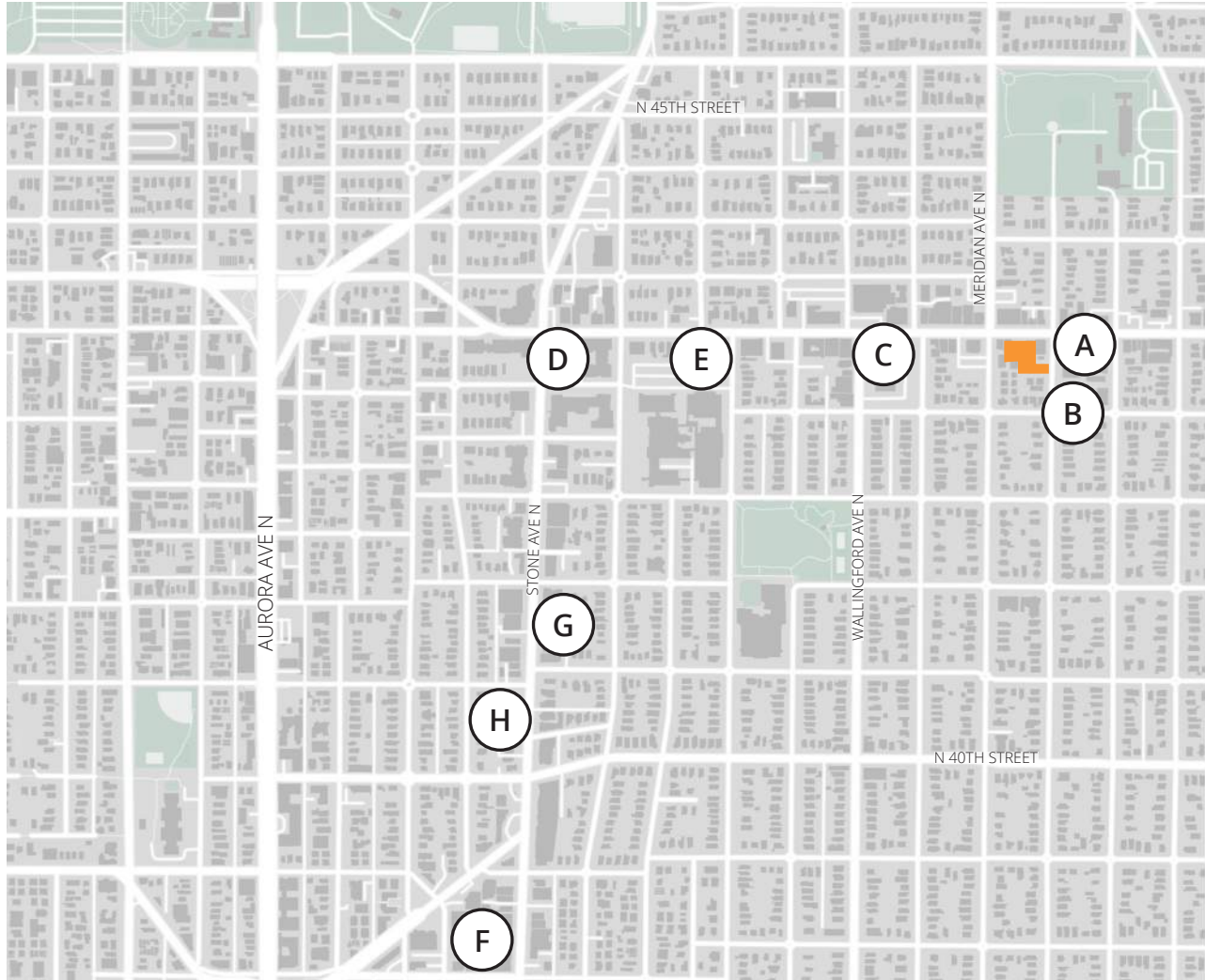
BAGLEY AVE N - EAST STREETSCAPE



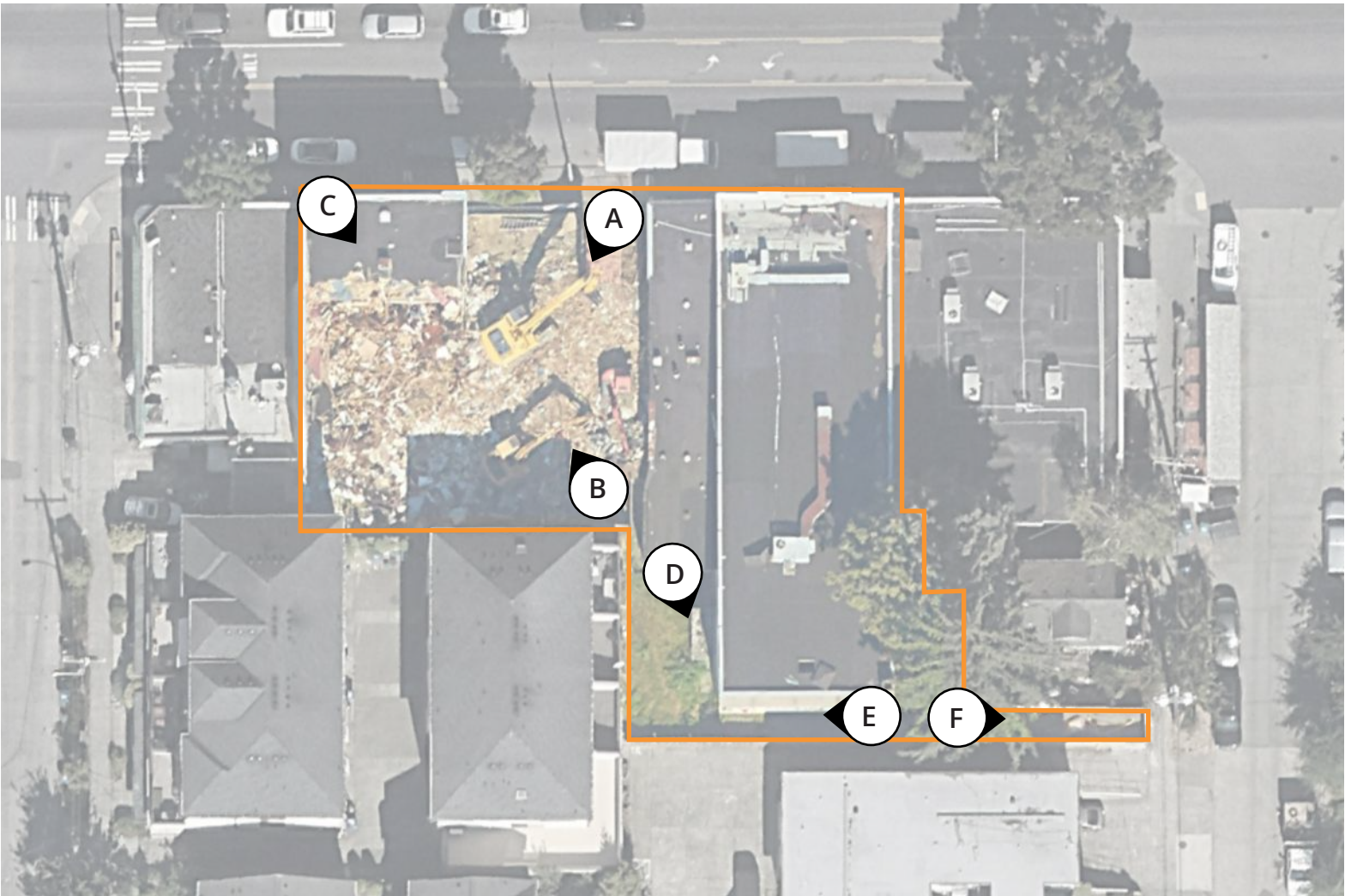
BAGLEY AVE N - WEST STREETSCAPE



URBAN DESIGN ANALYSIS - CONTEXT ANALYSIS (5.5)



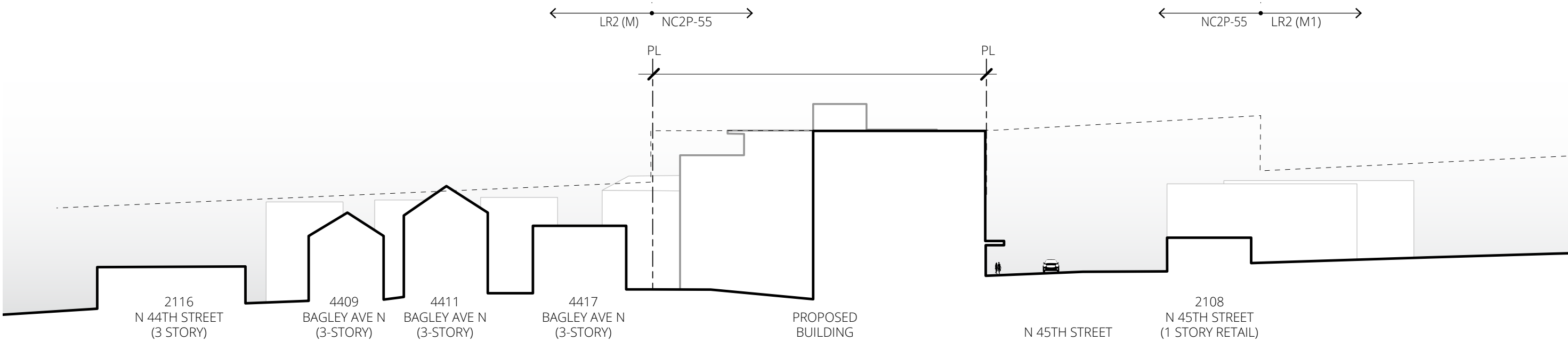
URBAN DESIGN ANALYSIS - SITE PHOTOS (5.7)



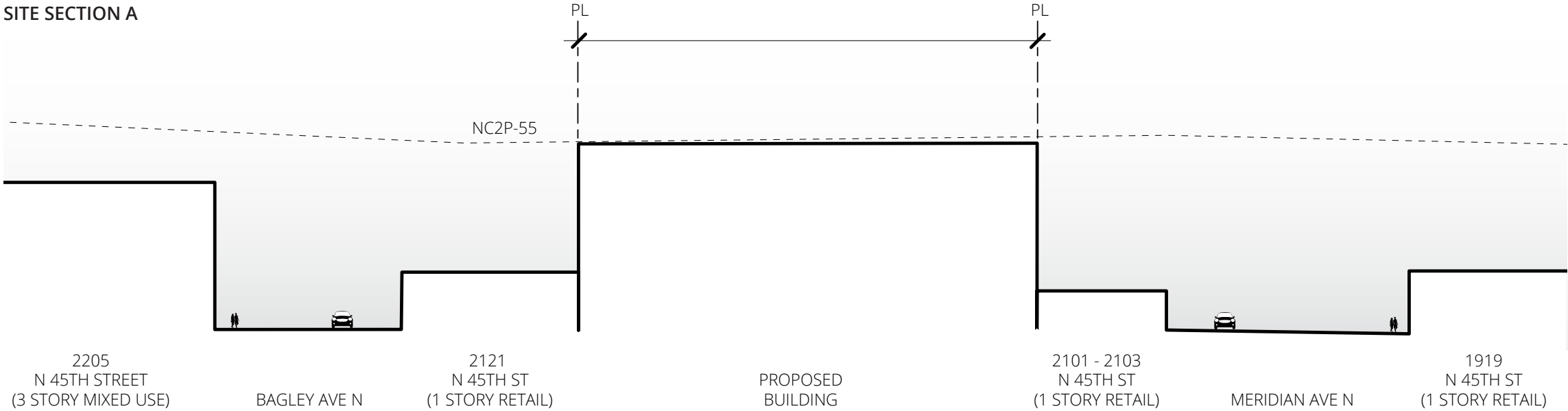
ZONING DATA (6.0)

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.

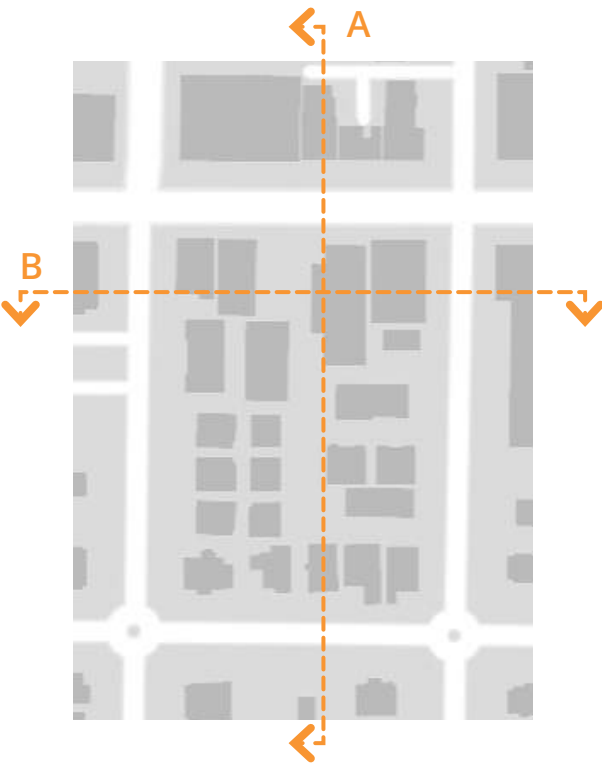
ZONING DATA - ZONING TRANSITION SITE SECTIONS



SITE SECTION A



SITE SECTION B



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.**



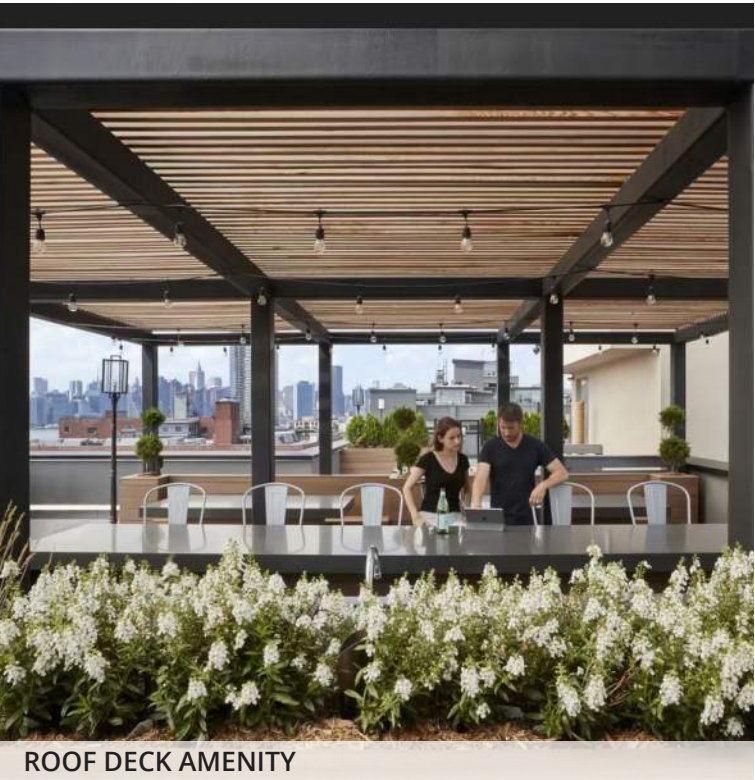
RESIDENTIAL ENTRY PORTAL



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

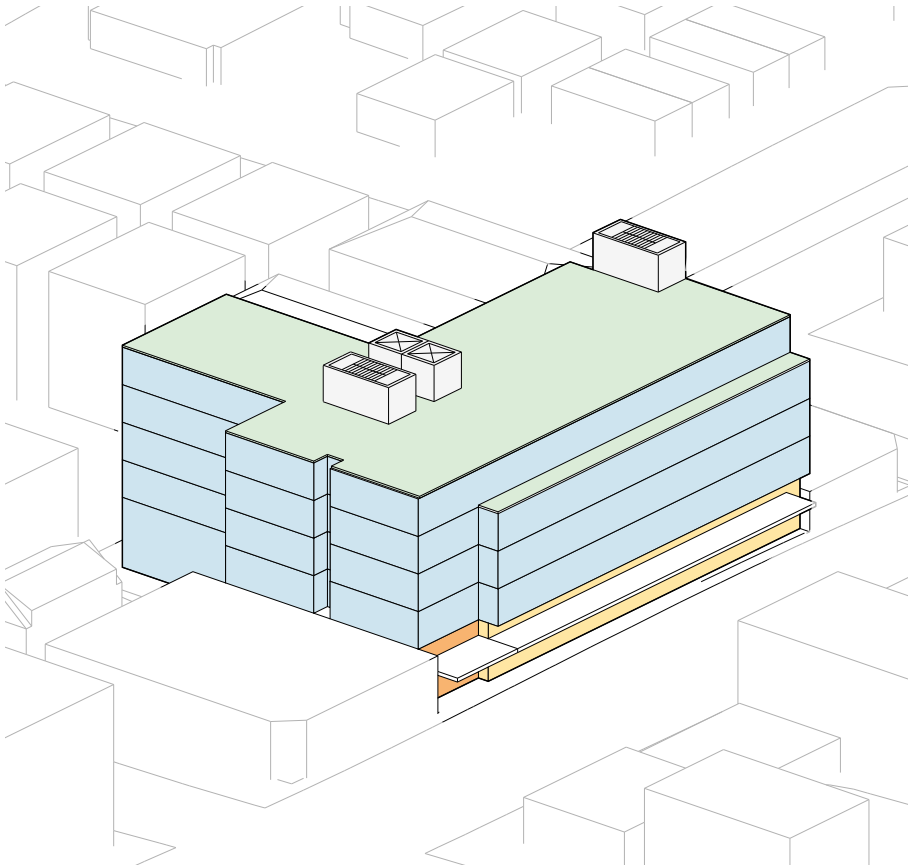


WINDOW ARTICULATION



BLANK WALL - MURAL OPPORTUNITIES

ARCHITECTURAL MASSING CONCEPTS (8.3)

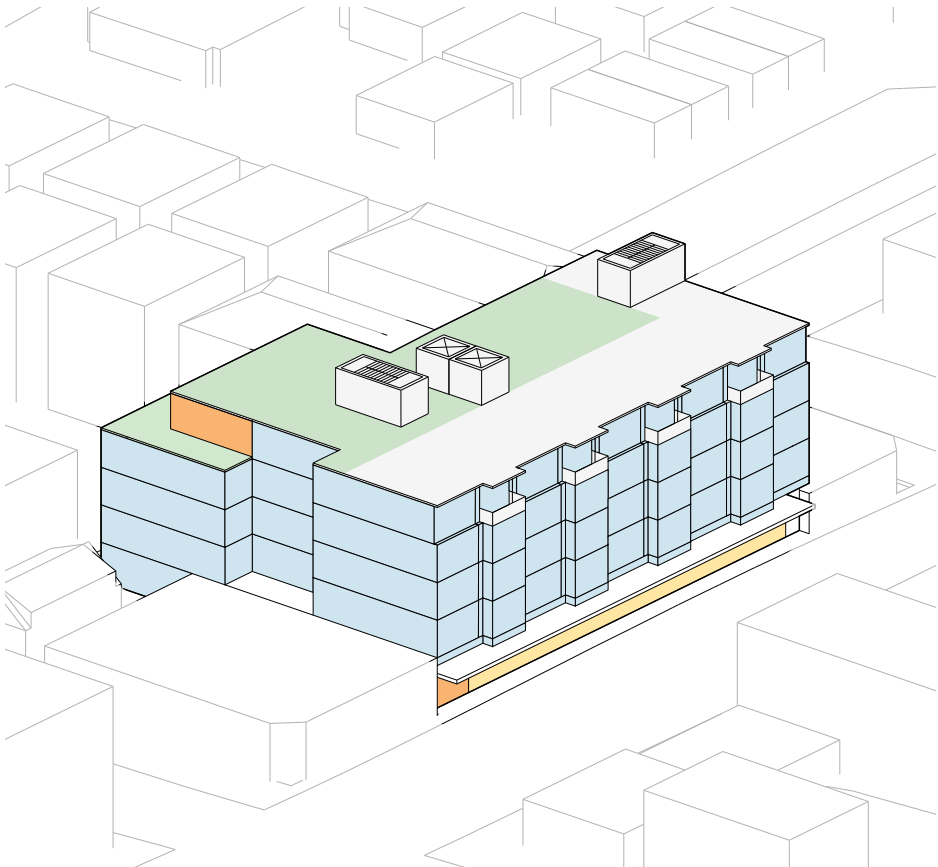


OPTION A
CHARGEABLE FAR: 53,230 SF

UNITS: 79

PARKING STALLS: NONE

DEPARTURES: NONE

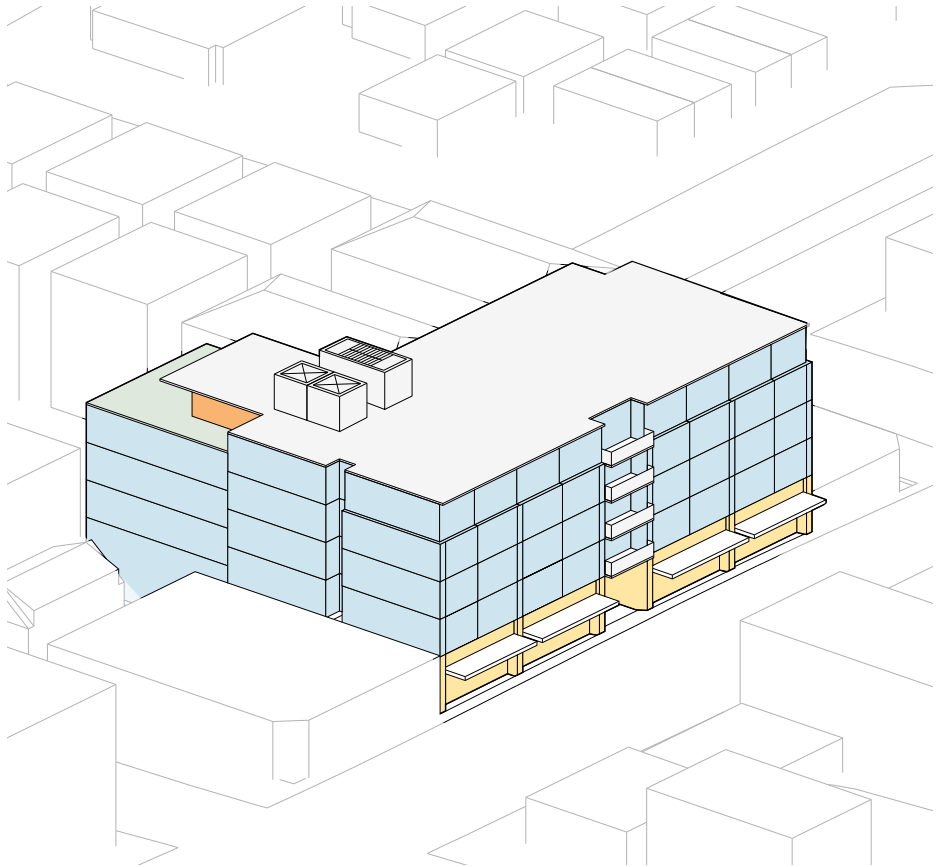


OPTION B
CHARGEABLE FAR: 53,250 SF

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

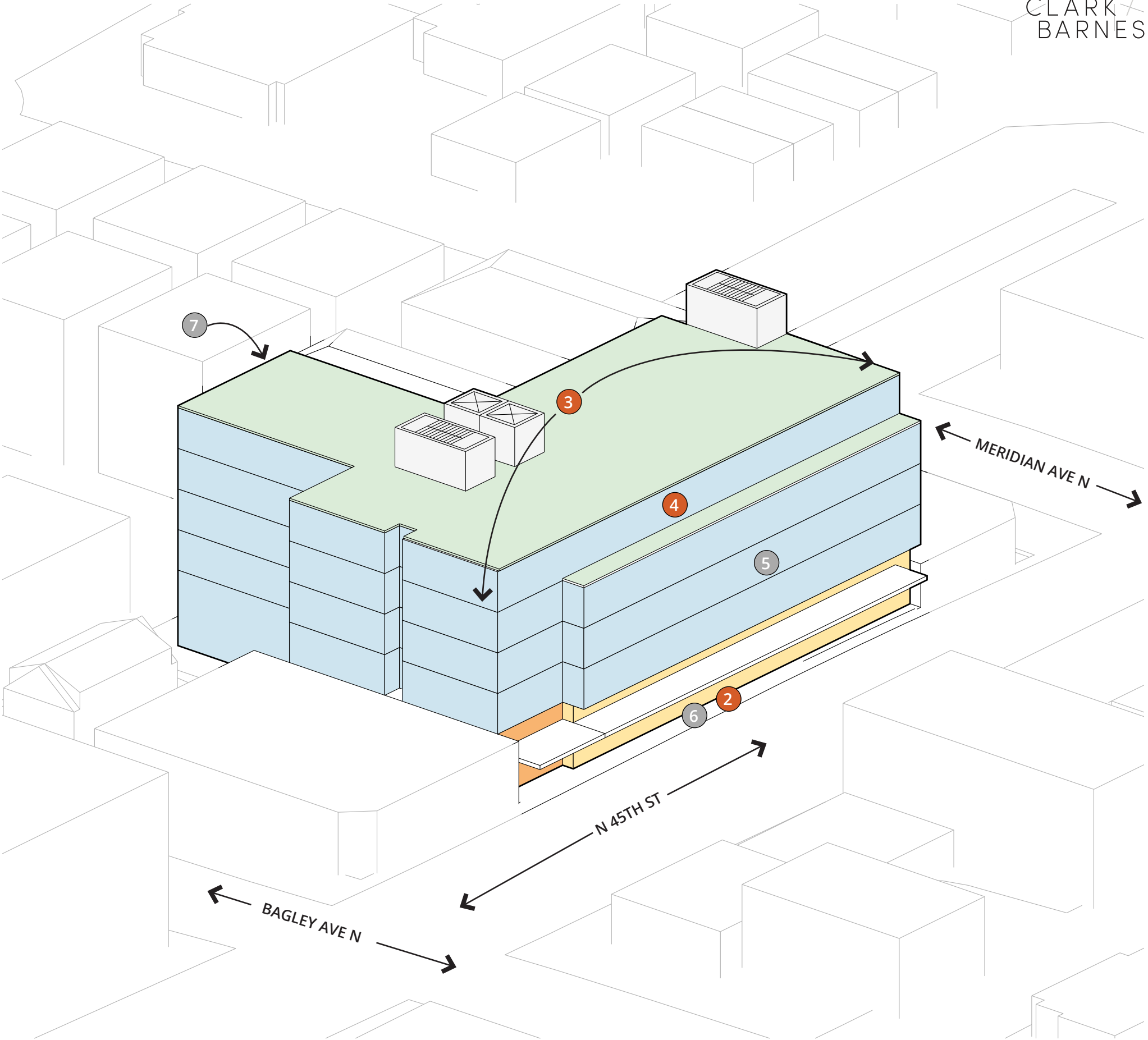
BUILDING AREA: GROSS - 53,230 SF
FAR - 53,230 SF

UNITS: 79

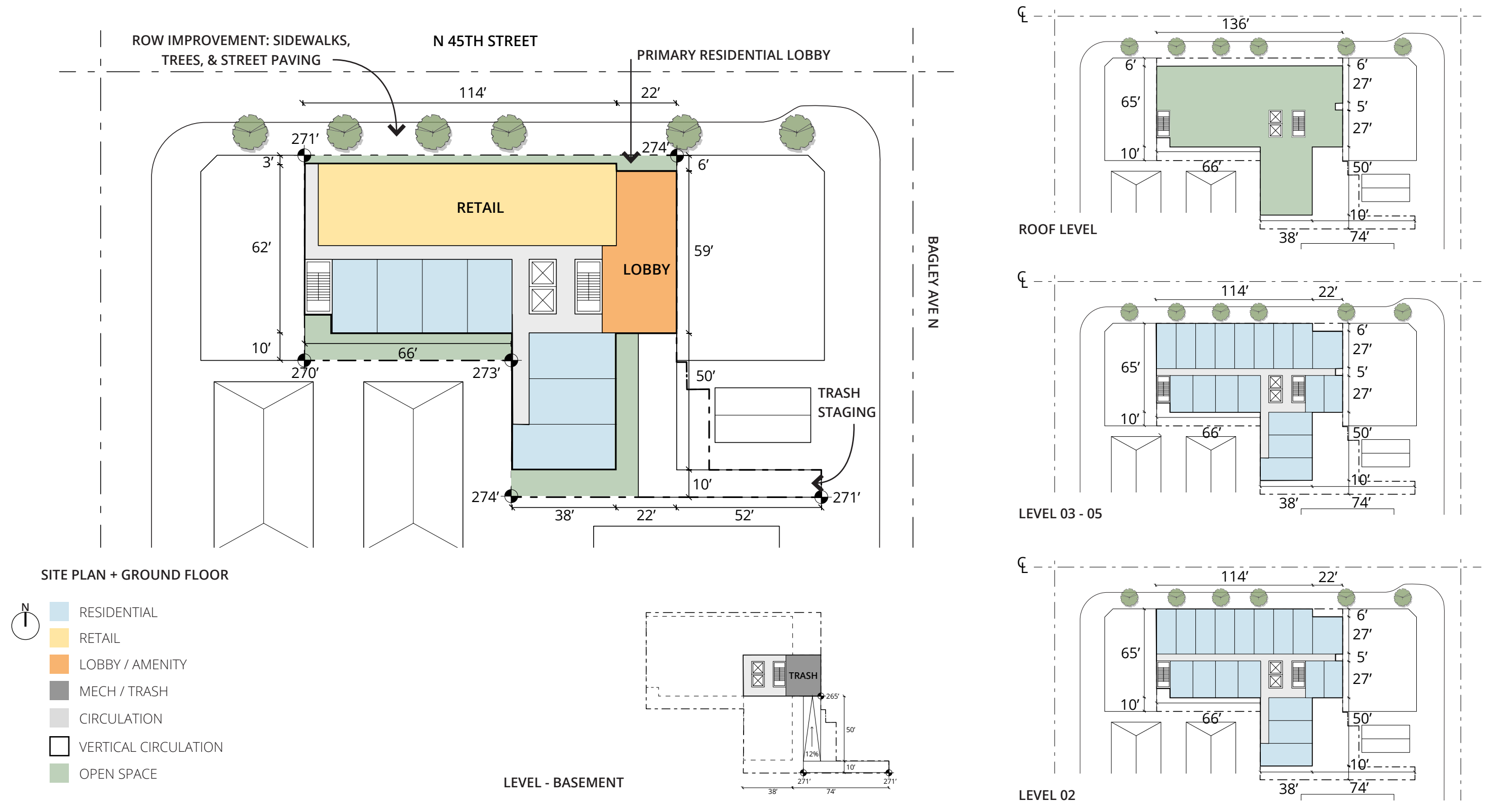
PARKING STALLS: NONE

DEPARTURES: NONE

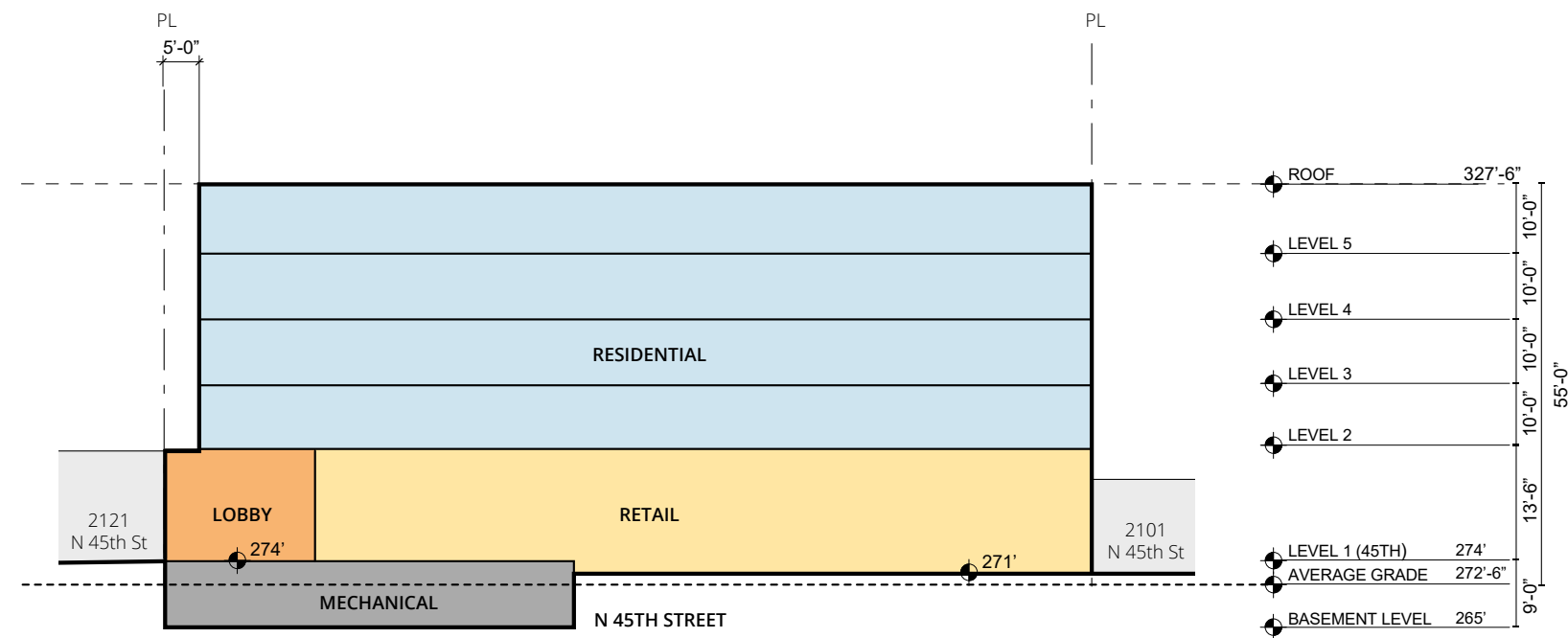
- PROS:**
- 1 **PL3.II.II** ground level setback to accommodate pedestrian traffic and amenity features, particularly along N 45th St.
 - 2 **PL2.II.IV.** Large windows that open to facilitate indoor-outdoor interaction with street are encouraged.
 - 3 **PL2.II.II** In situations where blank walls are 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.



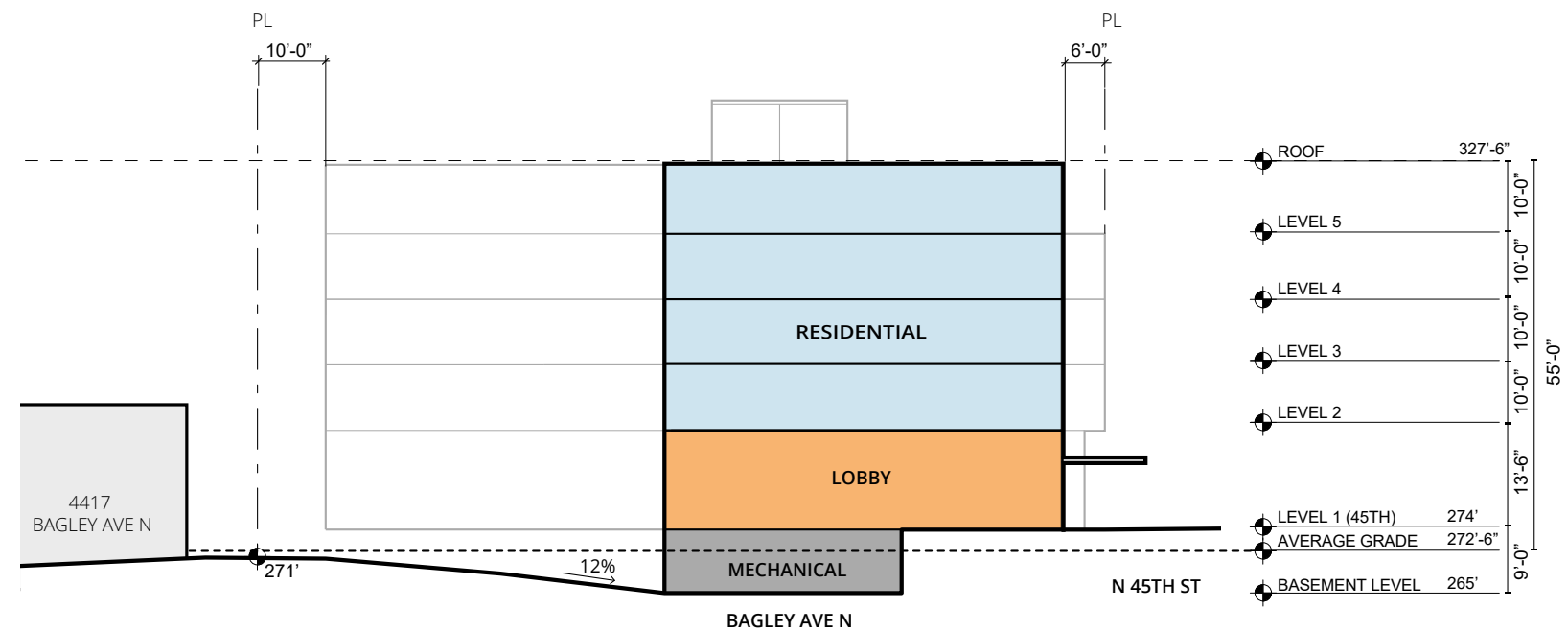
OPTION A: CONCEPTUAL PLANS (8.4)



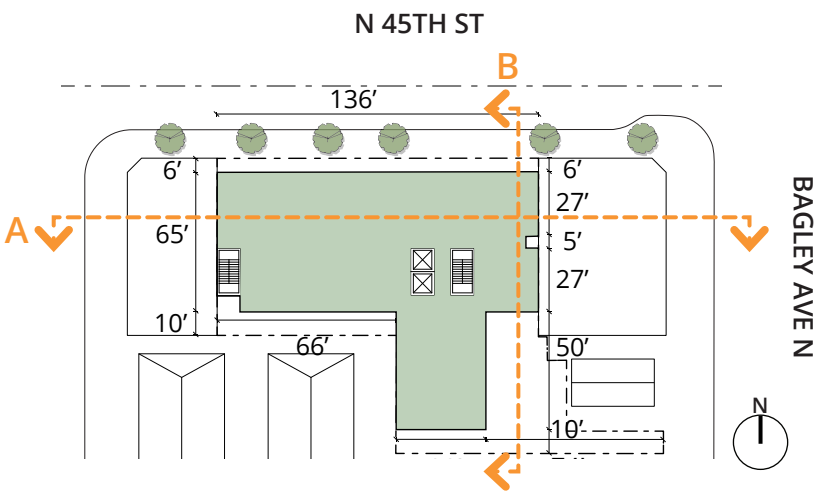
OPTION A: SECTION (8.5)



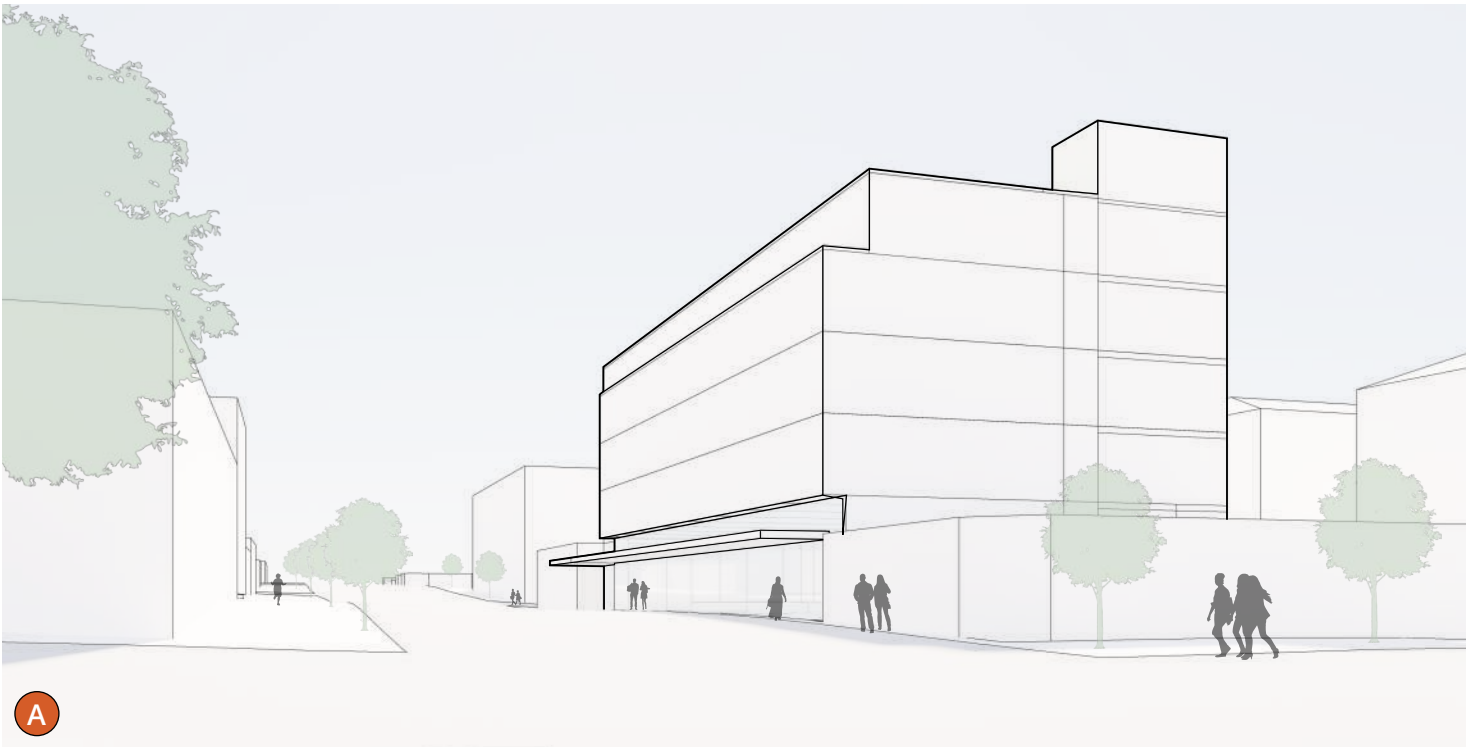
SECTION A



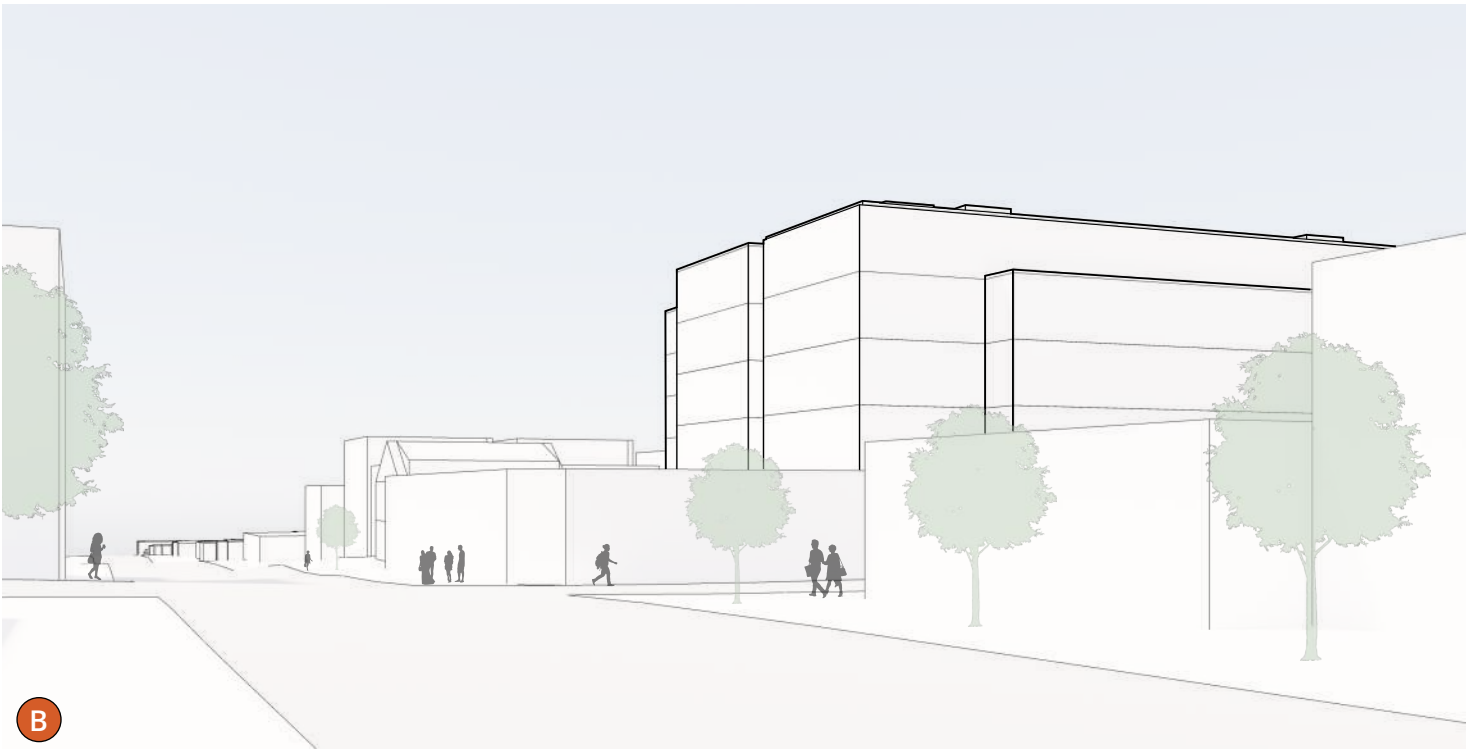
SECTION B



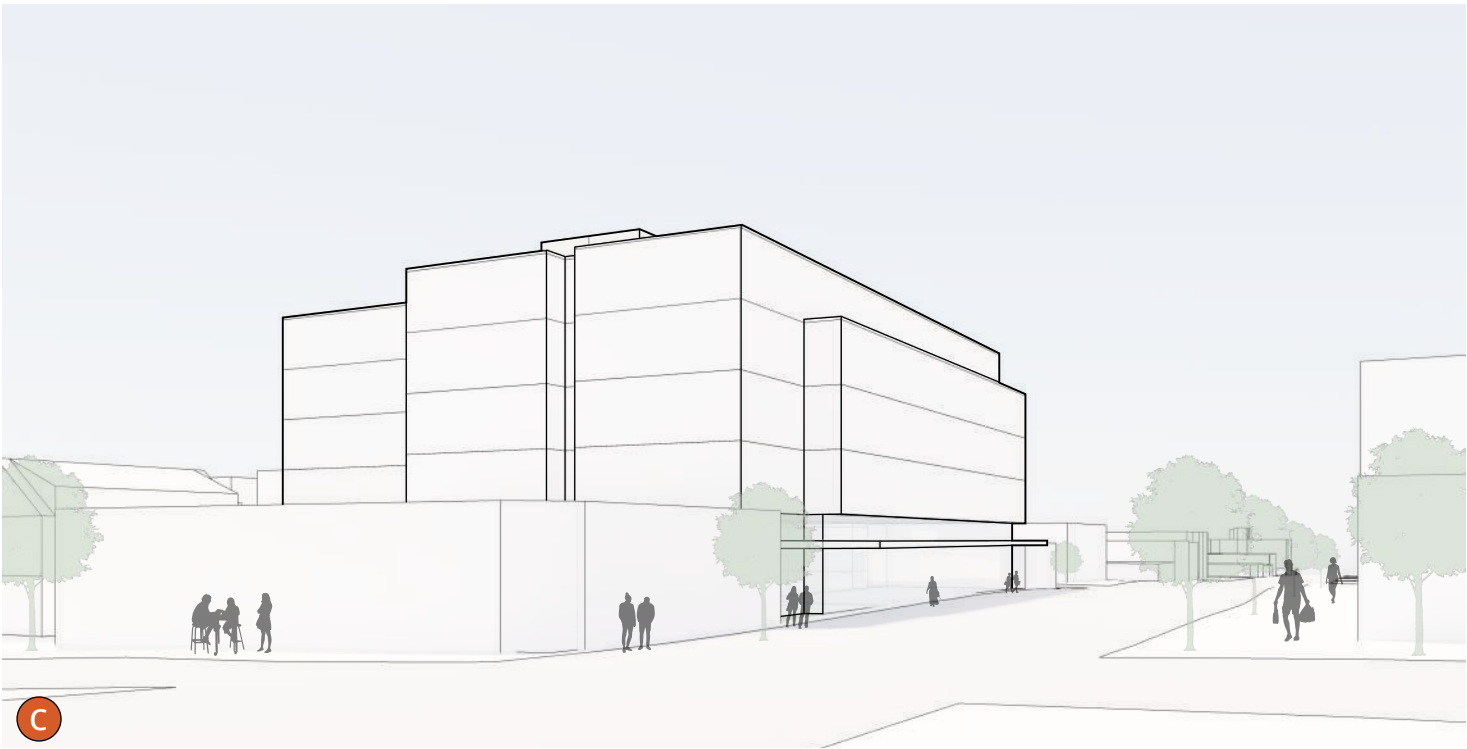
OPTION A: VIGNETTES (8.6)



45TH AND MERIDIAN LOOKING EAST



BAGLEY AVE N LOOKING SOUTH



45TH AND BAGLEY LOOKING WEST

ALTERNATIVE B: MASSING

CLARK
BARNES

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

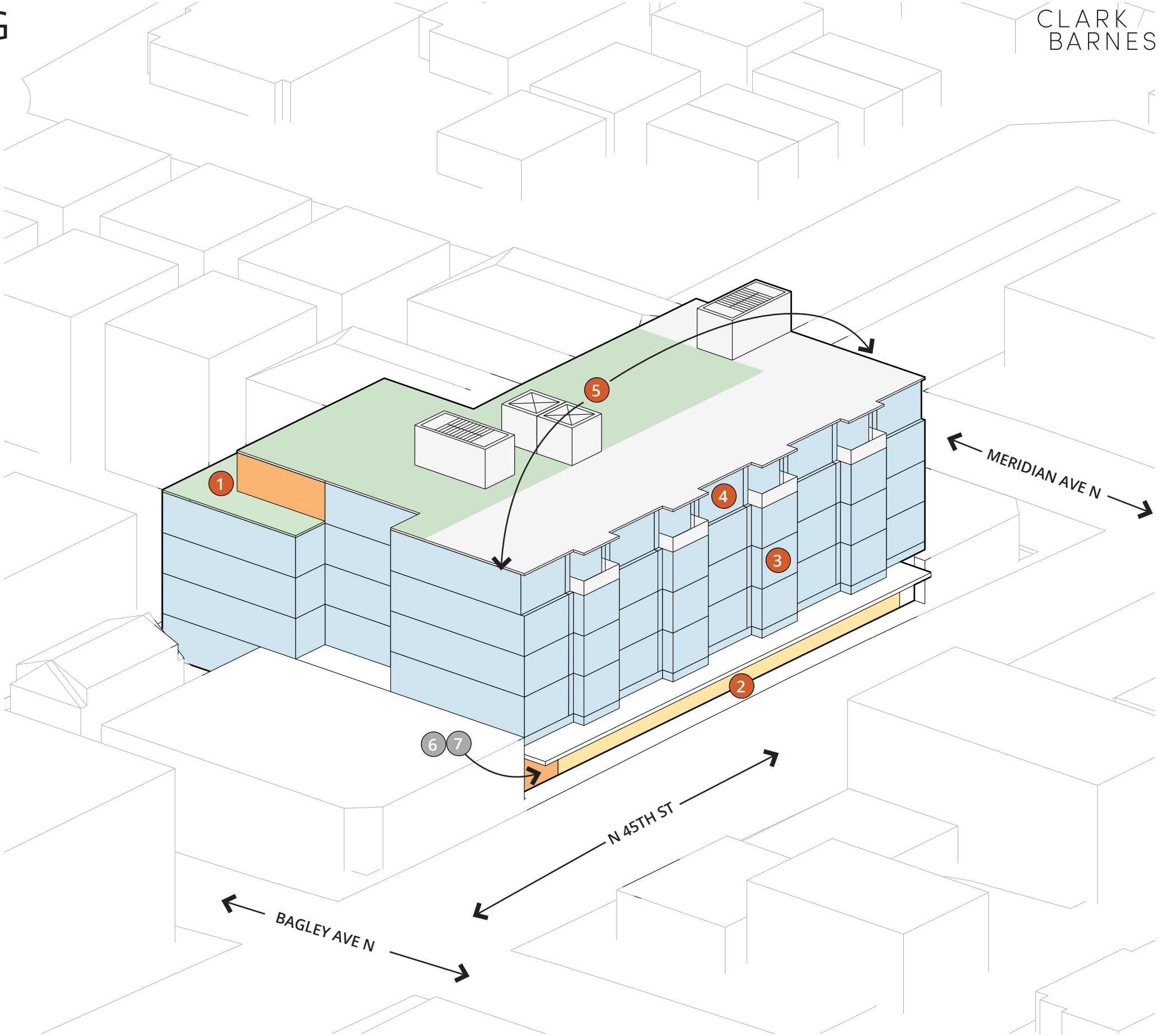
UNITS: 78

PARKING STALLS: NONE

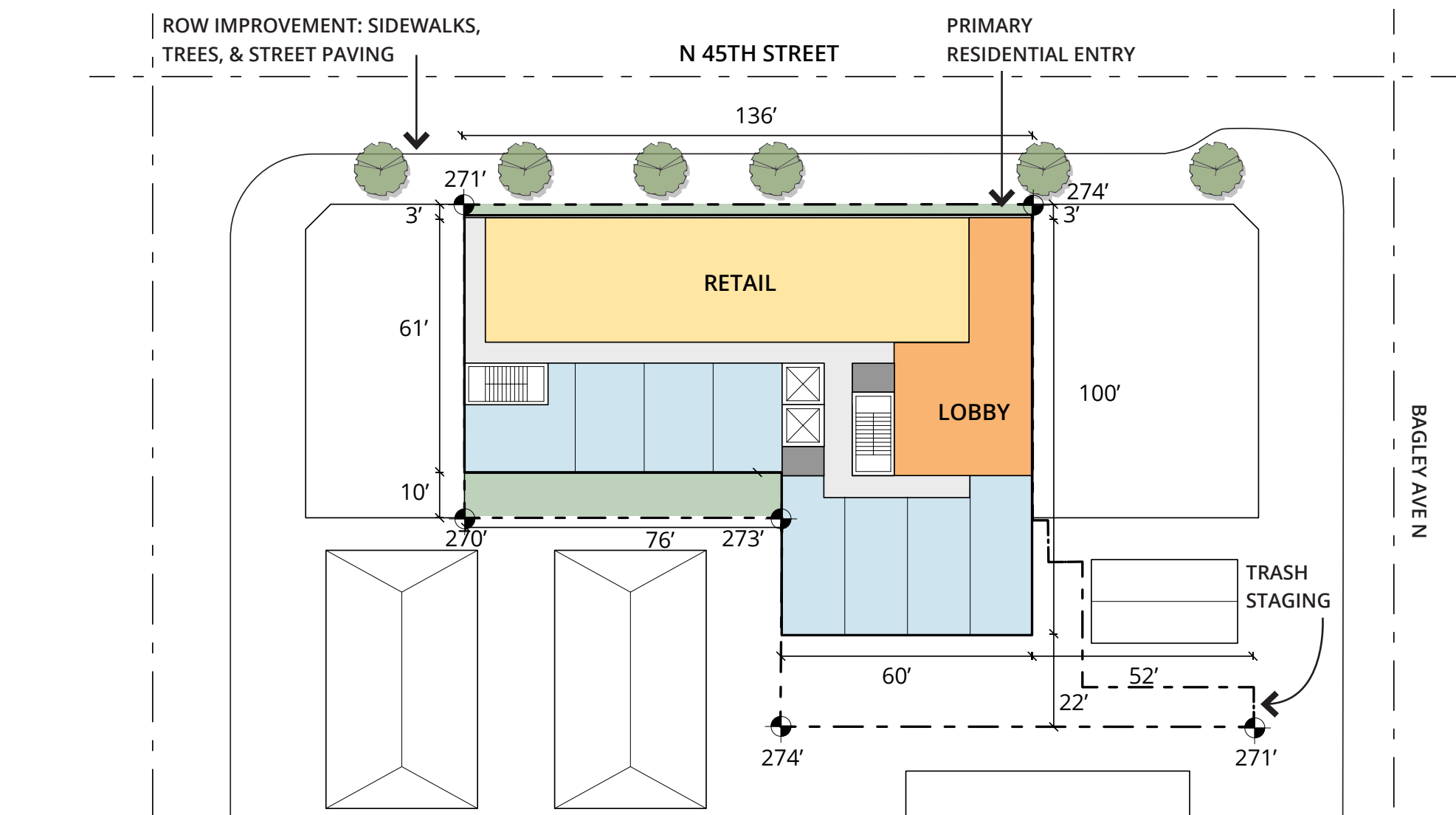
DEPARTURES: NONE

- 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



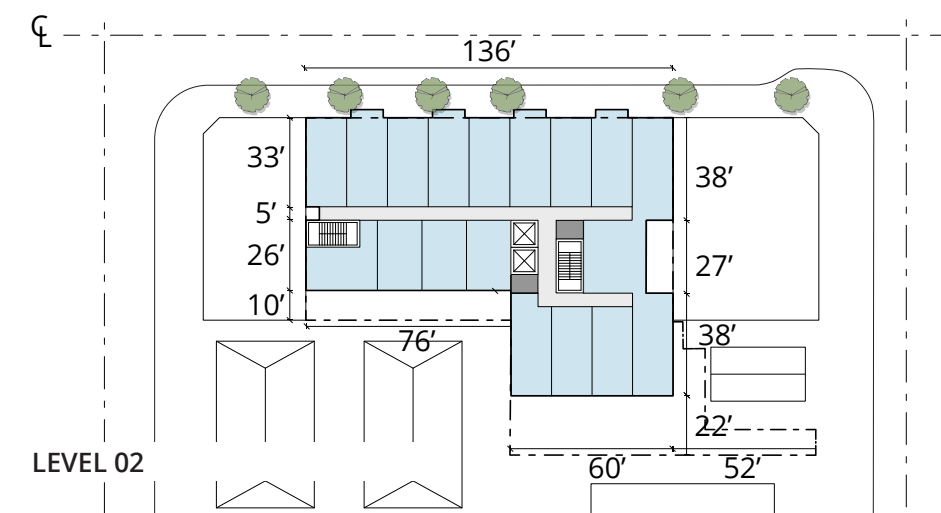
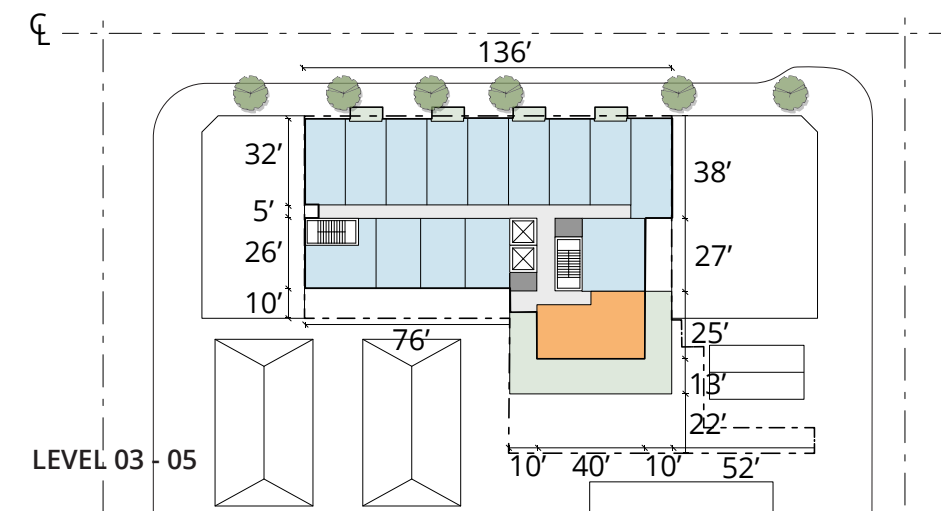
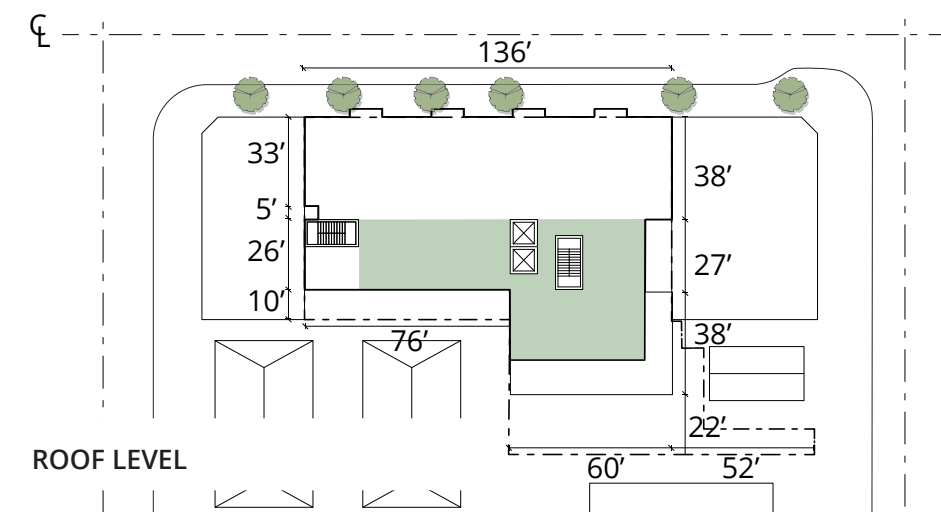
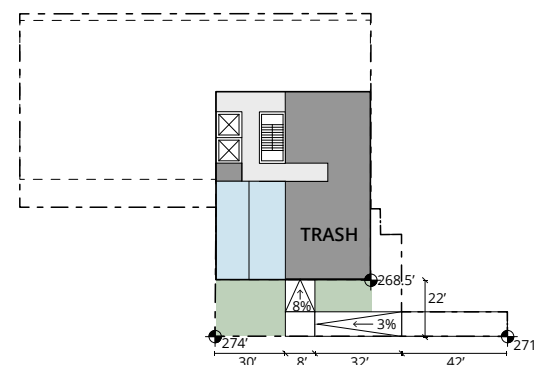
OPTION B: CONCEPTUAL PLANS (8.4)



SITE PLAN + GROUND FLOOR

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

LEVEL - BASEMENT

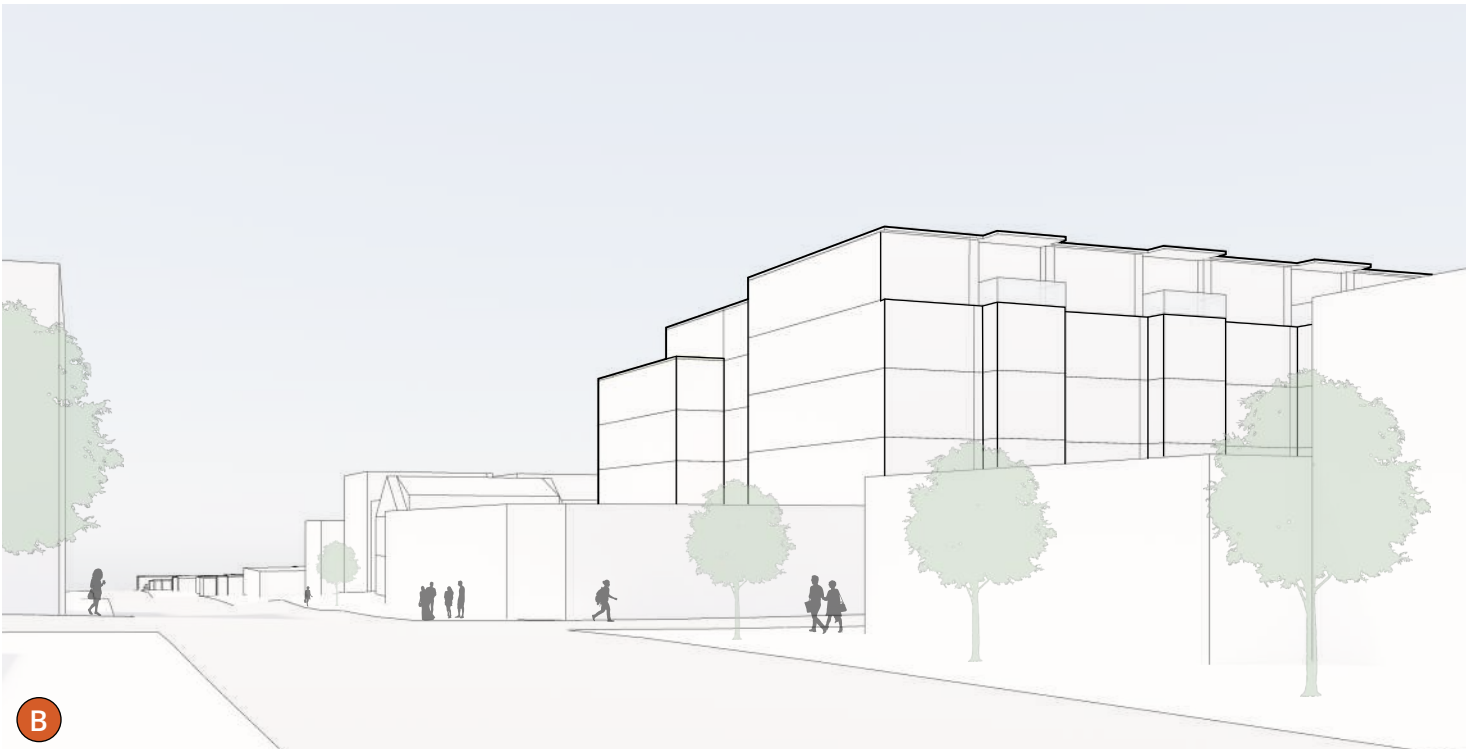


CLARK /
BARNES

ALTERNATIVE B: VIGNETTES (8.6)



45TH AND MERIDIAN LOOKING EAST



BAGLEY AVE N LOOKING SOUTH



45TH AND BAGLEY LOOKING WEST

ALTERNATIVE C: MASSING

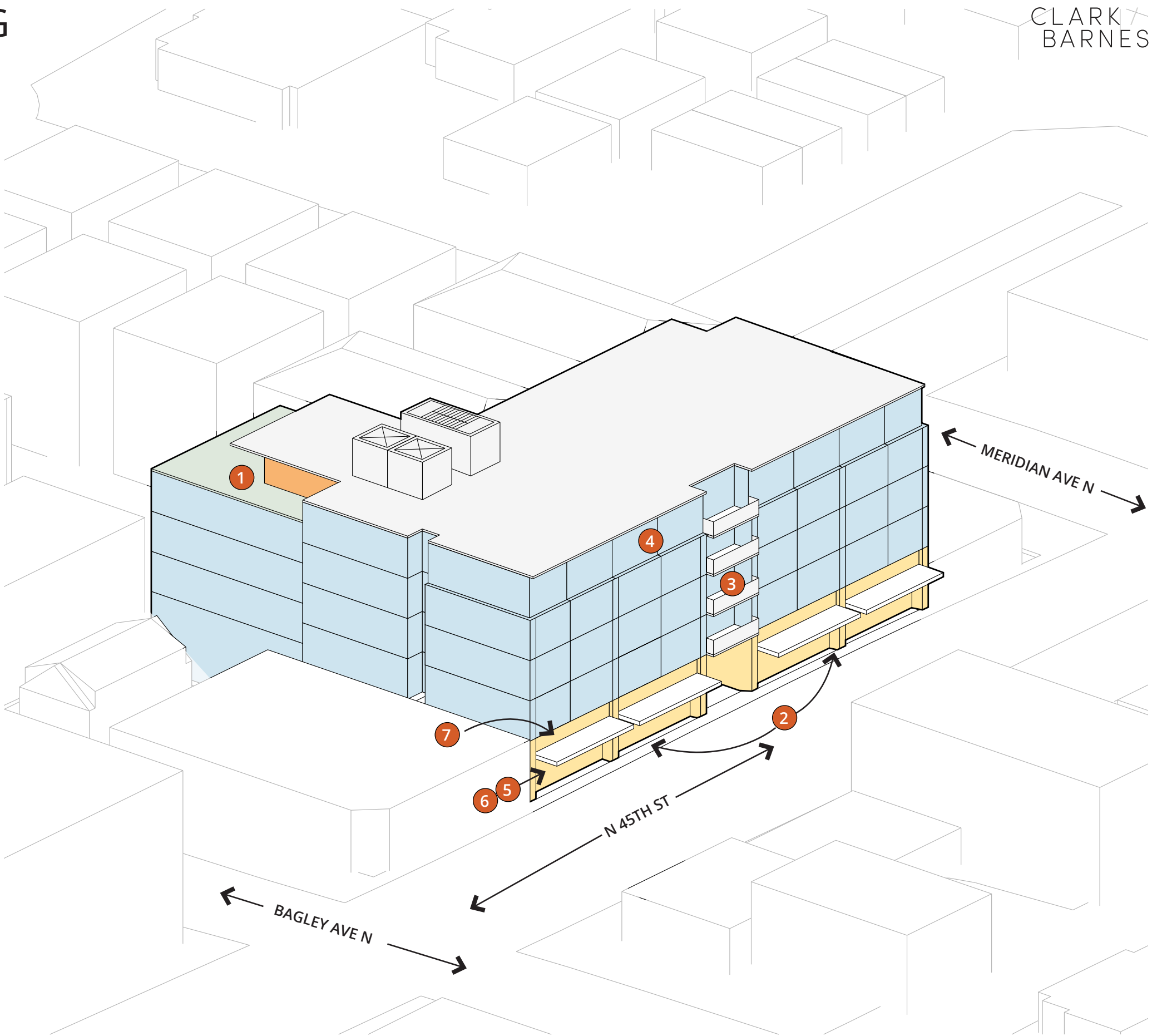
BUILDING AREA: GROSS - 53,265 SF
FAR - 53,265 SF

UNITS: 80

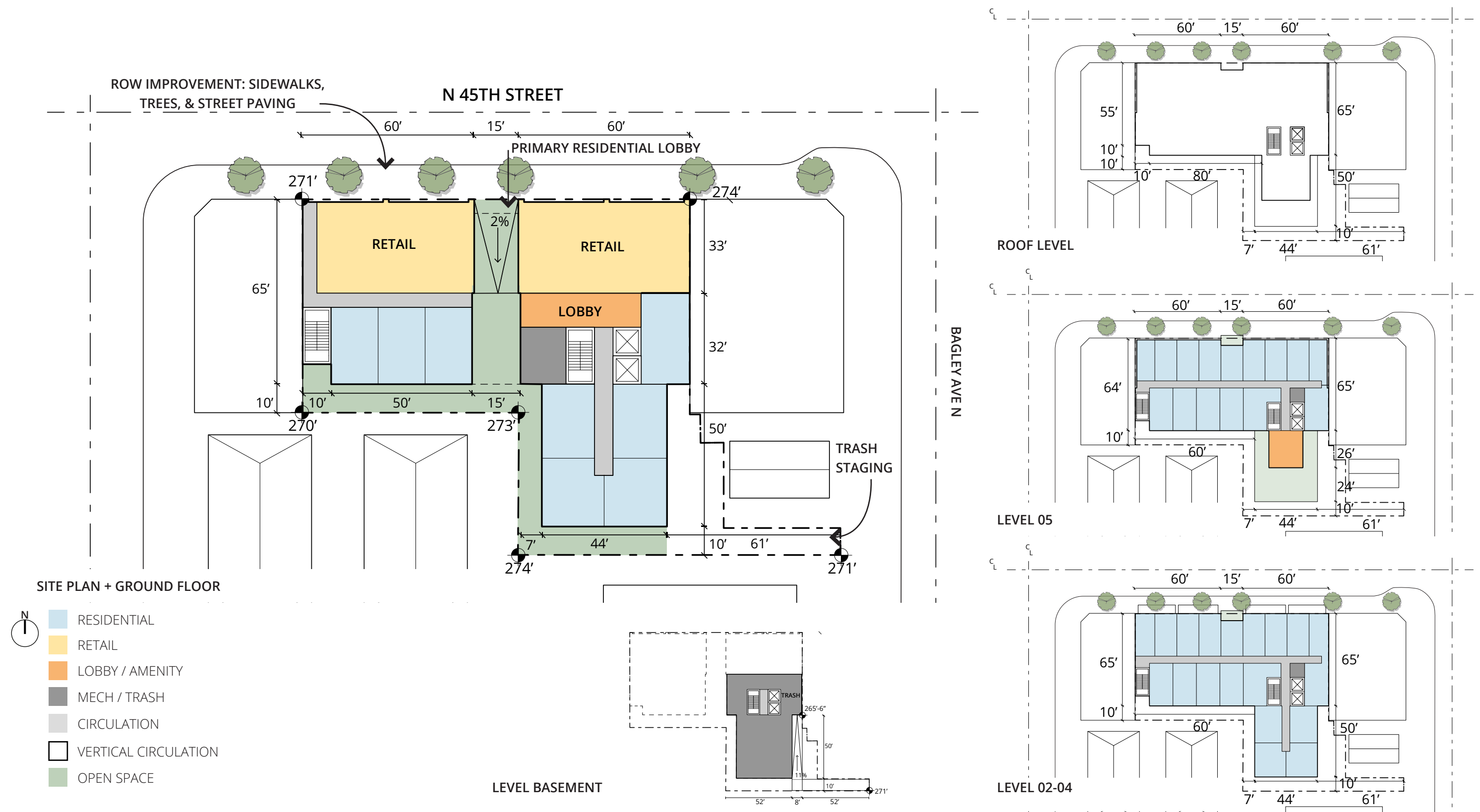
PARKING STALLS: NONE

DEPARTURES: NONE

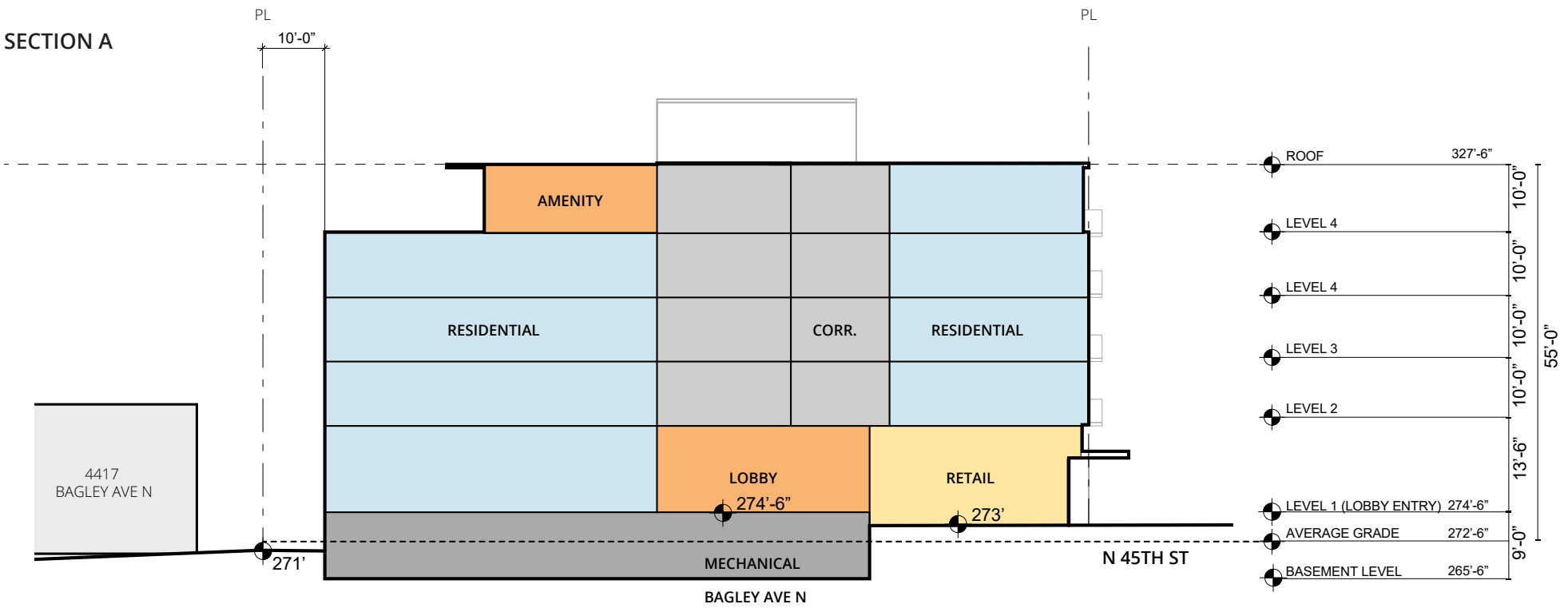
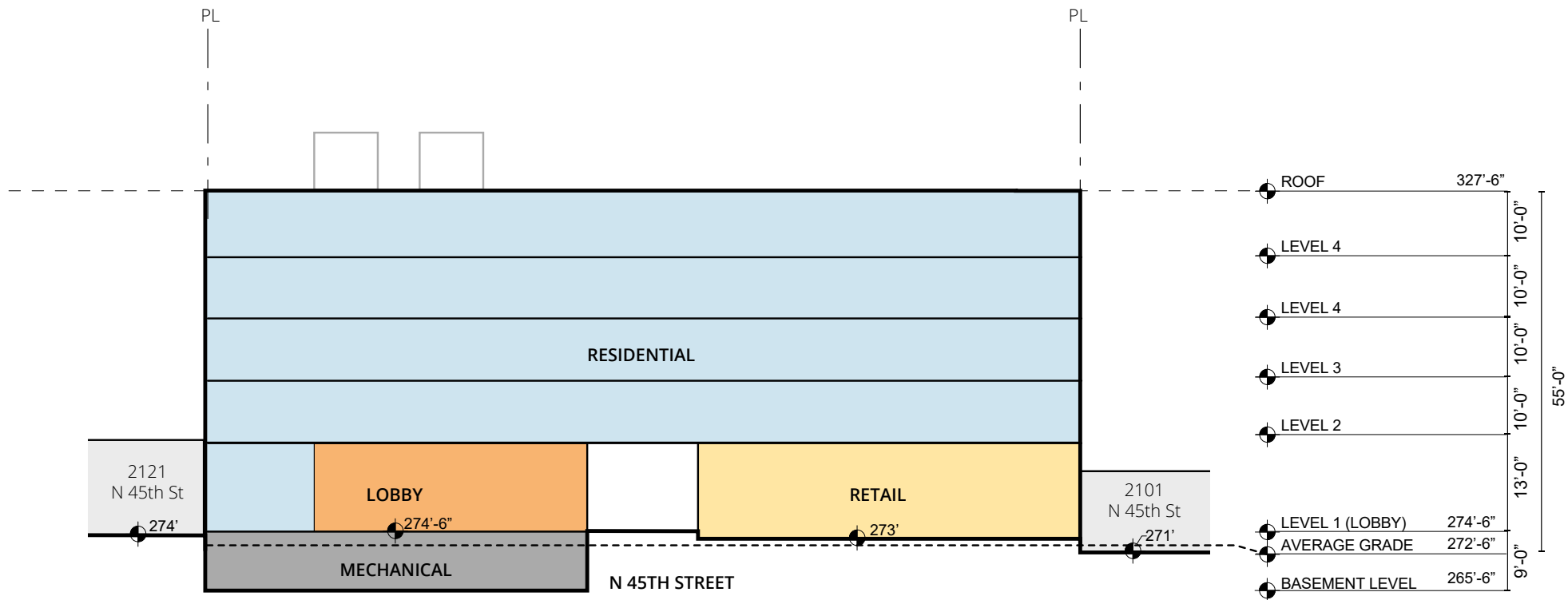
- PROS:**
- 1 **CS2.IV** Upper level building setbacks adjacent to LR zone.
 - 2 **PL3.II.II** ground level setback to accommodate pedestrian traffic and amenity features, particularly along N 45th St.
 - 3 **CS3.I.IV** Mid-level building façade elements should be articulated to provide visual interest 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.



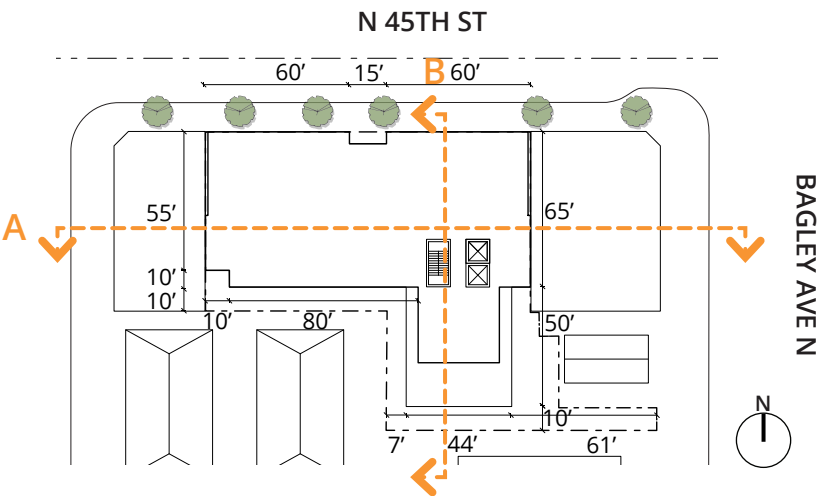
OPTION C: CONCEPTUAL PLANS (8.4)



ALTERNATIVE C: SECTION (8.5)



SECTION B



ALTERNATIVE C: VIGNETTES (8.6)



45TH AND MERIDIAN LOOKING EAST

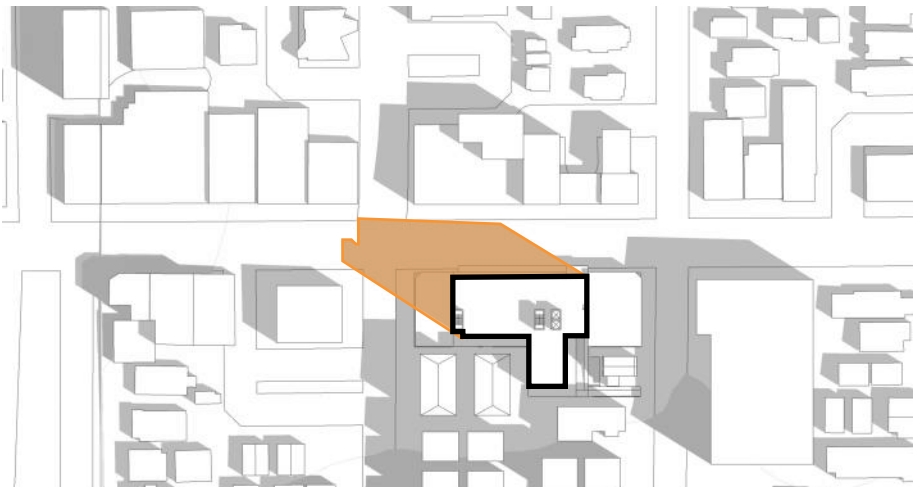


BAGLEY AVE N LOOKING SOUTH

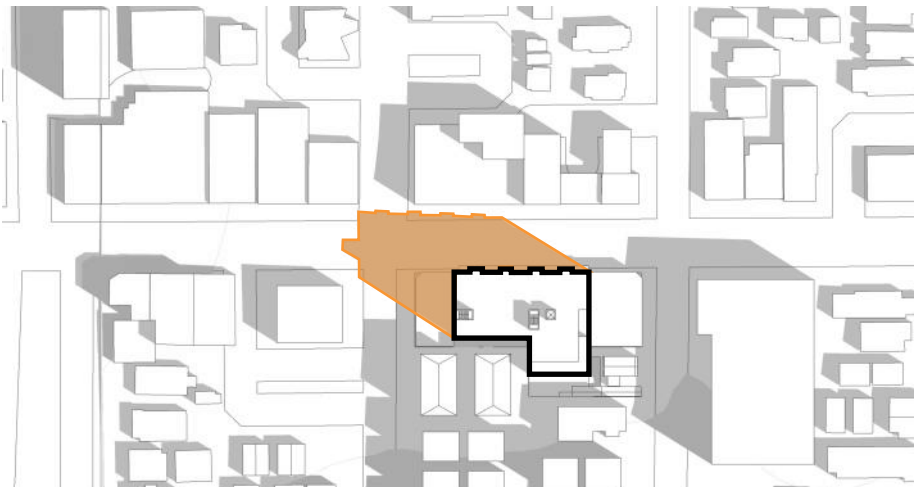


45TH AND BAGLEY LOOKING WEST

SHADOW ANALYSIS - SPRING EQUINOX (8.9)



OPTION A: 9AM



OPTION B: 9AM



OPTION C: 9AM



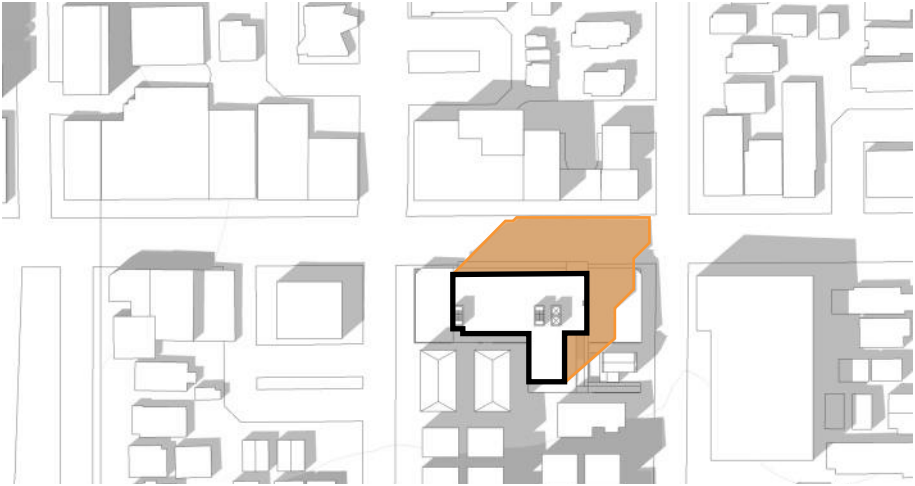
OPTION A: 12PM



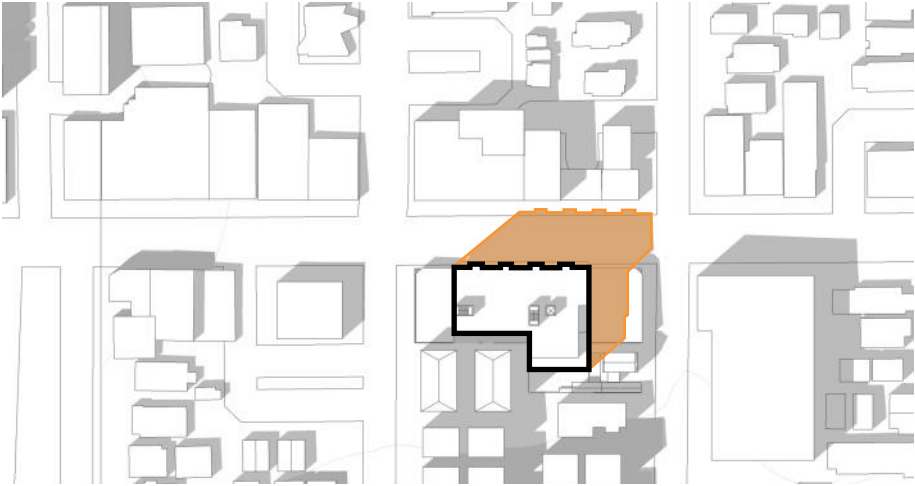
OPTION B: 12PM



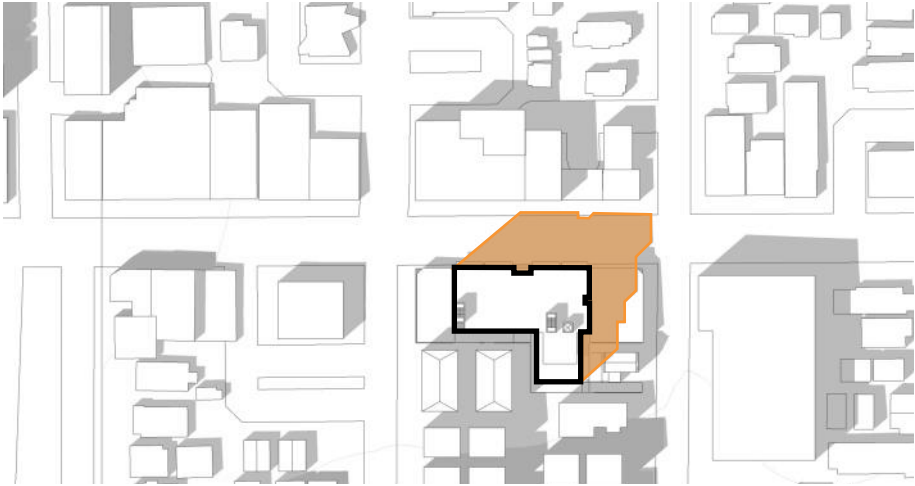
OPTION C: 12PM



OPTION A: 3PM



OPTION B: 3PM



OPTION C: 3PM

SHADOW ANALYSIS - SUMMER SOLSTICE (8.9)



OPTION A: 9AM



OPTION B: 9AM



OPTION C: 9AM



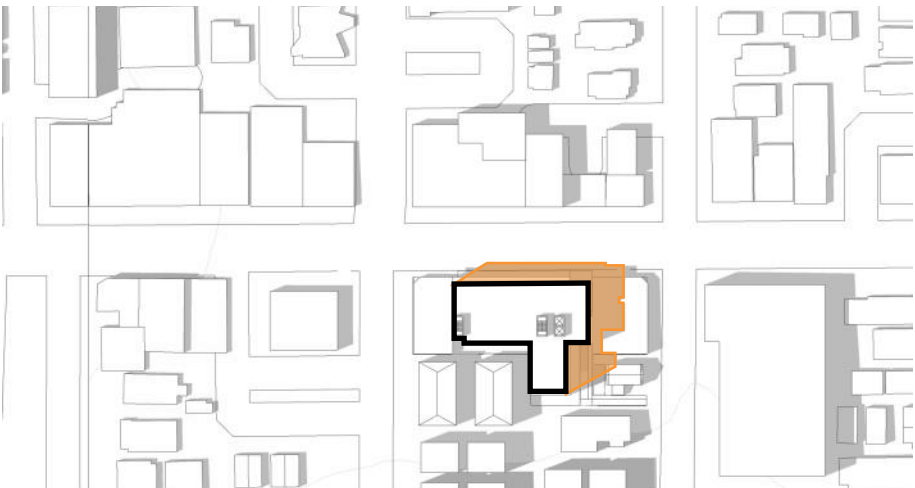
OPTION A: 12PM



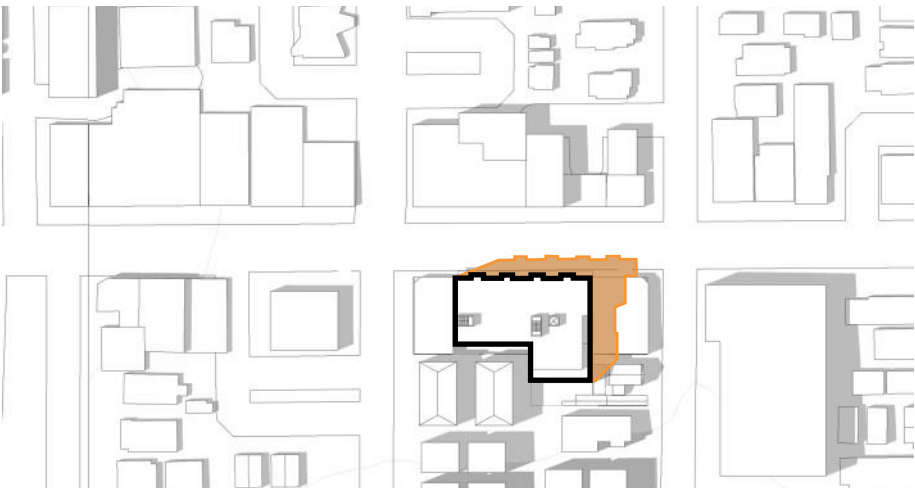
OPTION B: 12PM



OPTION C: 12PM



OPTION A: 3PM

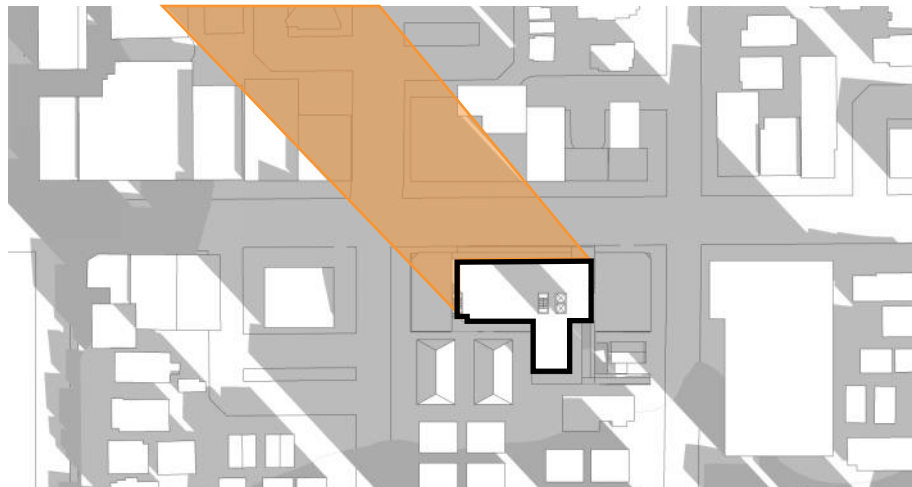


OPTION B: 3PM

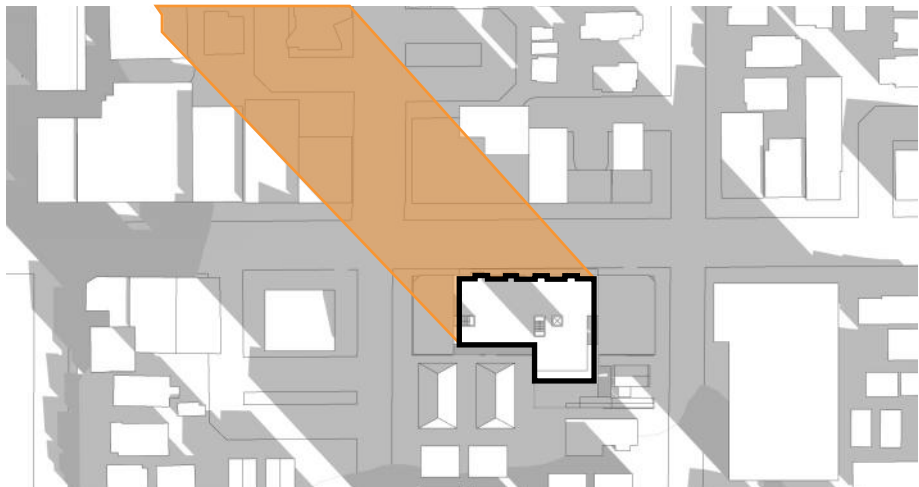


OPTION C: 3PM

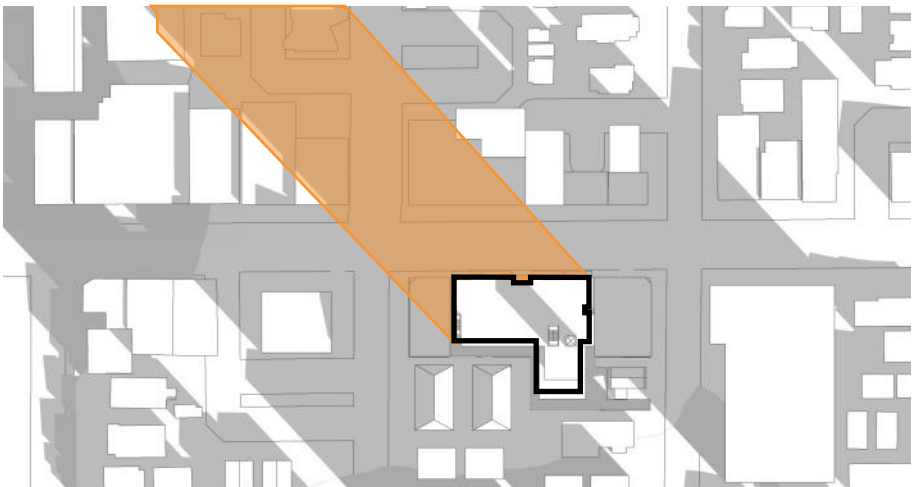
SHADOW ANALYSIS - WINTER SOLSTICE (8.9)



OPTION A: 9AM



OPTION B: 9AM



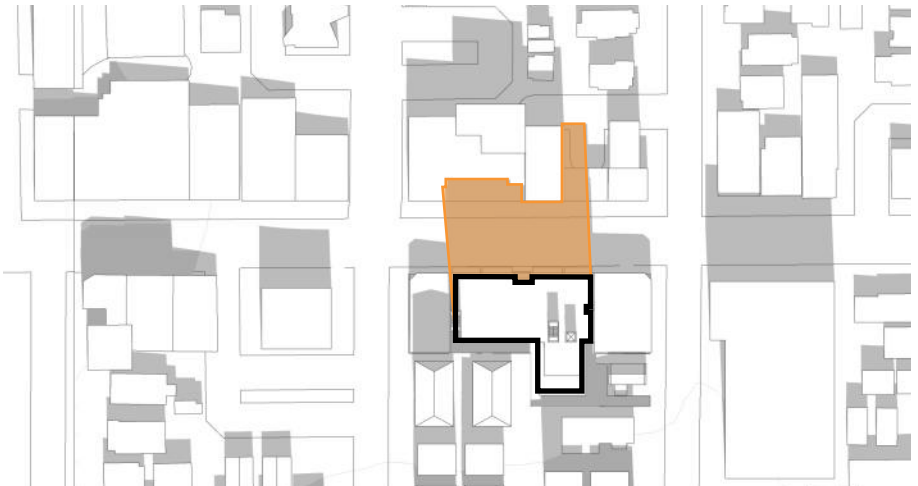
OPTION C: 9AM



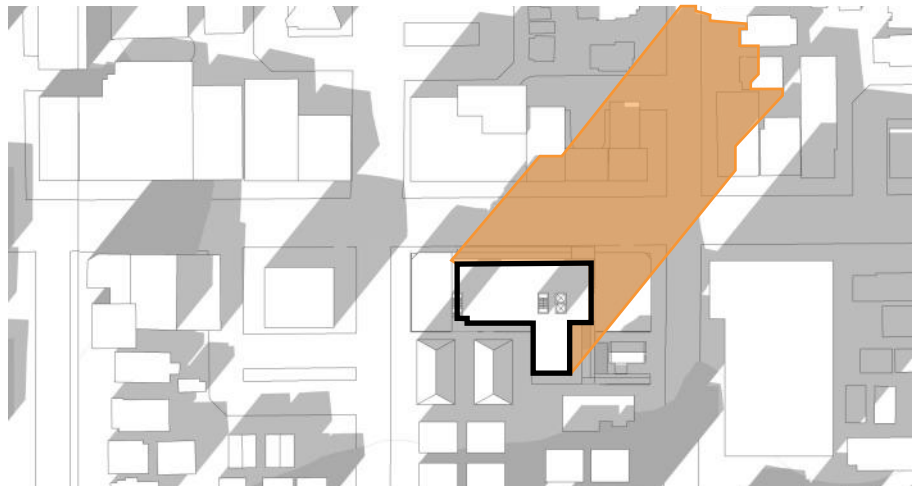
OPTION A: 12PM



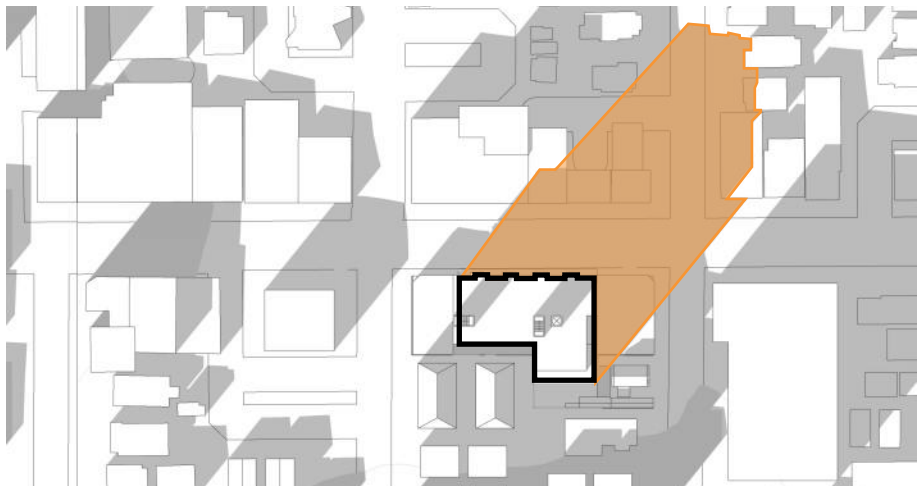
OPTION B: 12PM



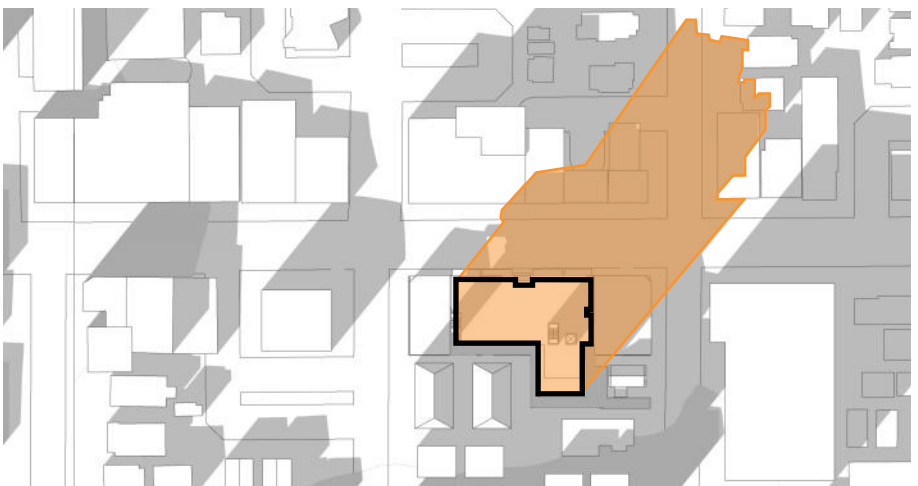
OPTION C: 12PM



OPTION A: 3PM



OPTION B: 3PM



OPTION C: 3PM

ARCHITECTURAL MASSING CONCEPTS - PRECEDENT IMAGES (8.8)

CLARK /
BARNES

