

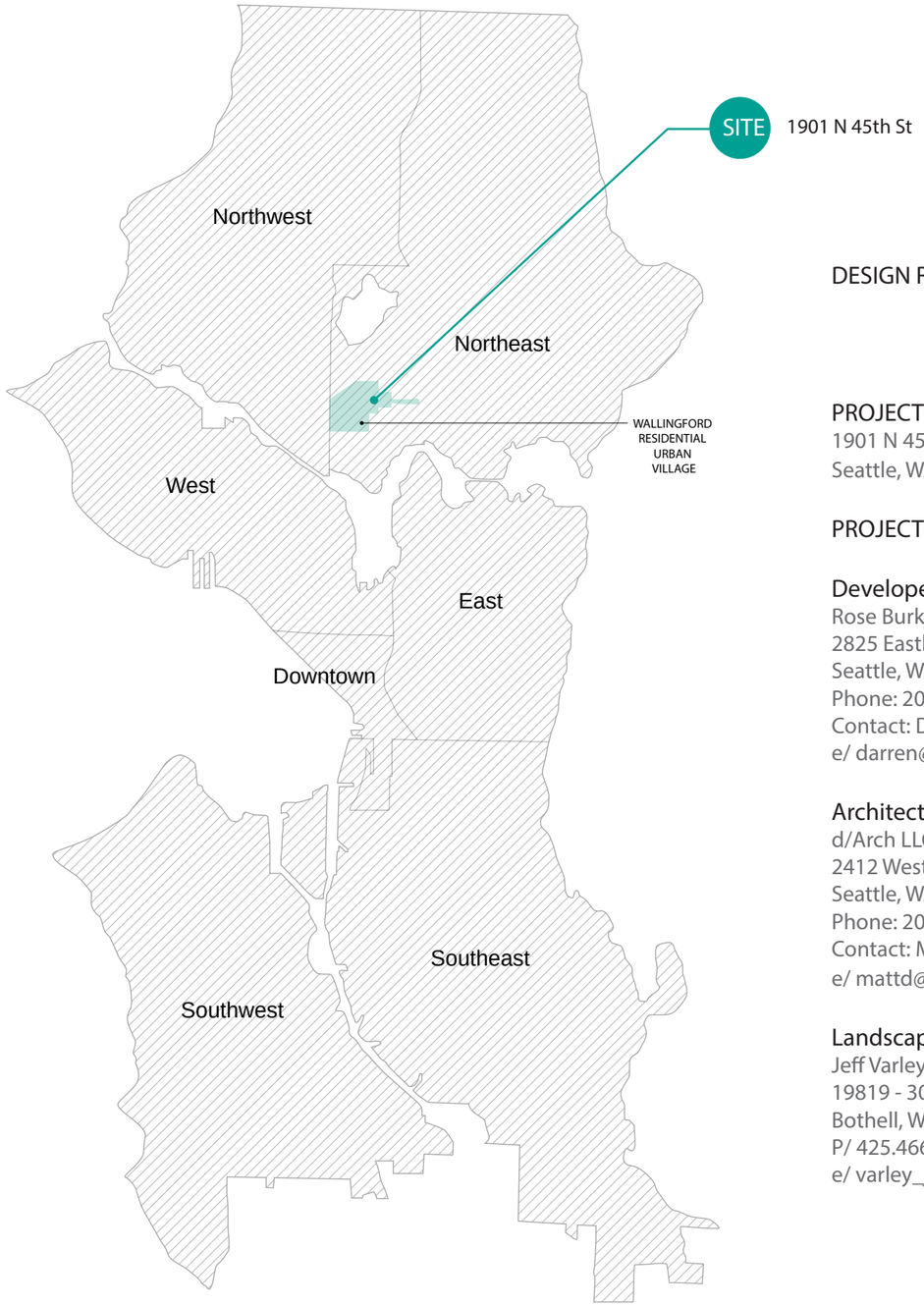
1901 N 45TH ST

ADMINISTRATIVE DESIGN REVIEW RECOMMENDATION PACKET

07/18/2023
SDCI Project #3037901-LU

d/Arch LLC
2412 Westlake Ave. N, Suite 3 Seattle, WA98109
206.547.1761 | www.darchllc.com

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DESIGN RECOMMENDATION PACKET

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,
e/ mattd@darchllc.com

Landscape Architect
Jeff Varley, Landscape Architect
19819 - 30th Dr SE
Bothell, WA 98012
P/ 425.466.9430
e/ varley_jeff@hotmail.com

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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 transpotation 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 40 units, offering a mix of apartments, underground parking and 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

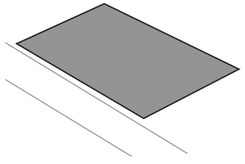
Address:	1901 N 45th St Seattle, WA 98103
SDCI Project #:	3038044-EG
Program:	40 UNITS
Commercial Square Footage: (Designed to be 1 large or up to 4 commercial spaces)	2,641 SF
Total Gross Floor Area:	33,315 SF

Project Details



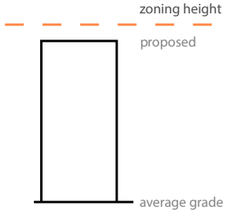
Number of Units:

40



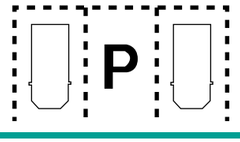
Site Area:

7,200 sf

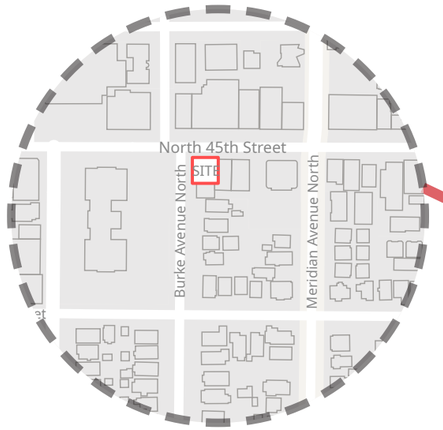


Structure Height:

Zoning:	55 ft
Proposed:	50 ft



Parking Stalls:
10 stalls (including ADA Van

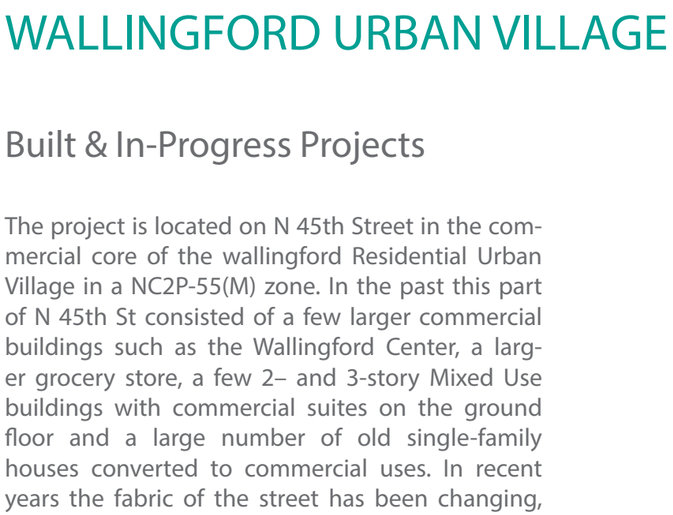




WALLINGFORD URBAN VILLAGE

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)

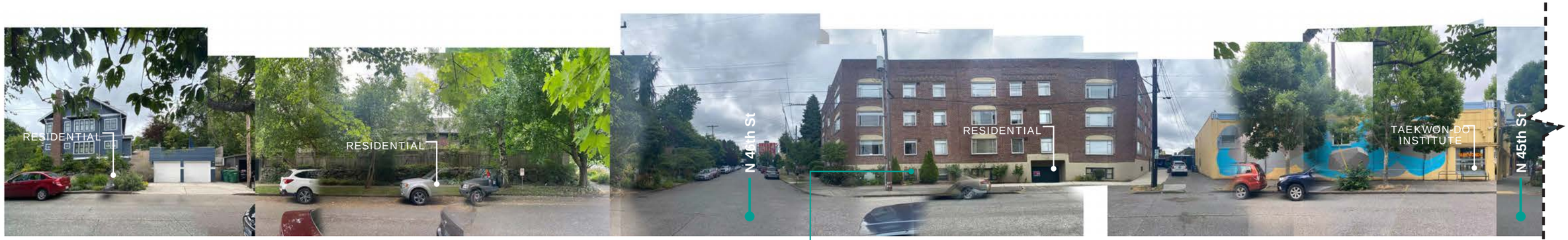

6. 4426 4TH AVE NE
one 4-unit townhouse and one 2-family dwelling.
Design Cues:
- sloped roof relates to the context (Alt 3)
- Bay window as vertical elements


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 strorefront
- emphasized corner

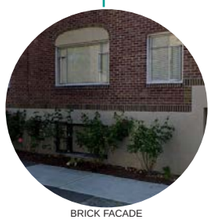
STREETSCAPE



1 Burke Ave N towards East



2 Burke Ave N towards West



BRICK FACADE
DATUM LINE AT GROUND FLOOR



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

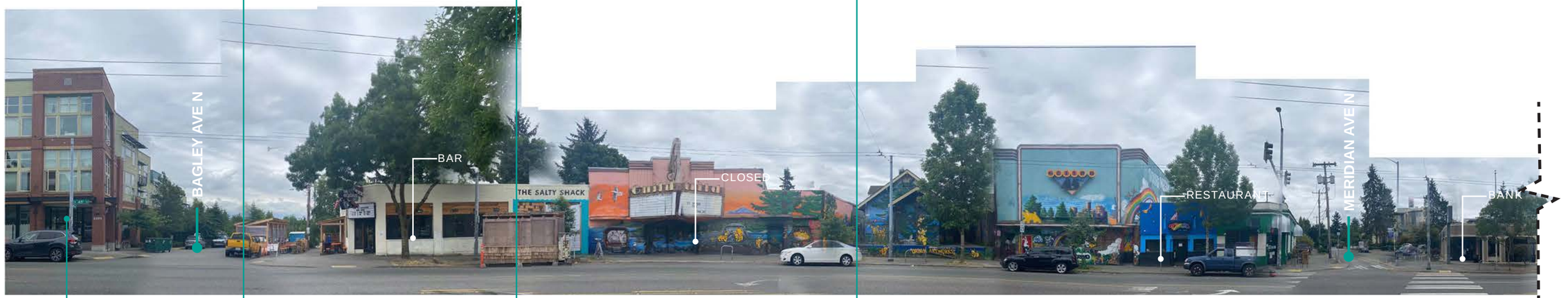


Key Plan

STREETSCAPE



1A N 45th St towards North



2B N 45th St towards South



BRICK FACADE &
STREET STOREFRONT



BAY WINDOW



BRICK FACADE &
STREET STOREFRONT
CANOPY

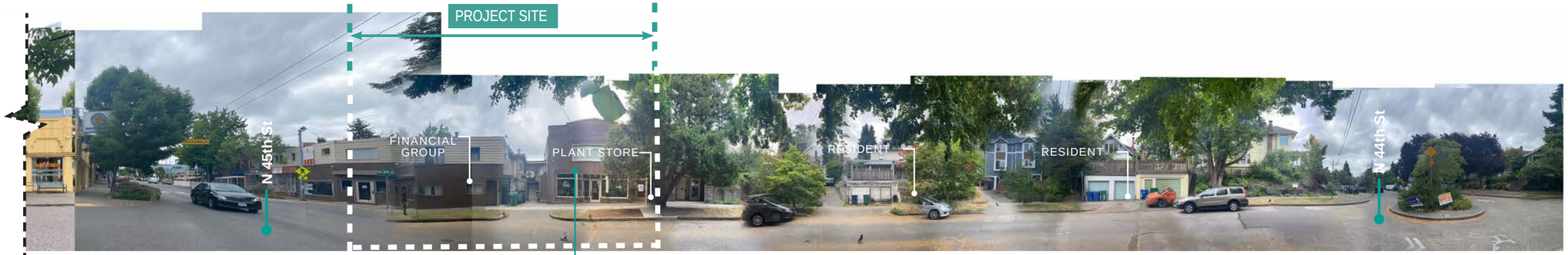


BRICK FACADE &
STREET STOREFRONT



Key Plan

STREETSCAPE



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 PHOTOS





1 SITE PHOTO FROM STREET CORNER



2 SITE PHOTO FROM N 45TH ST



3 SITE PHOTO FROM BURKE AVE N

SITE SURVEY



SITE PHOTOS

LEGAL DESCRIPTION

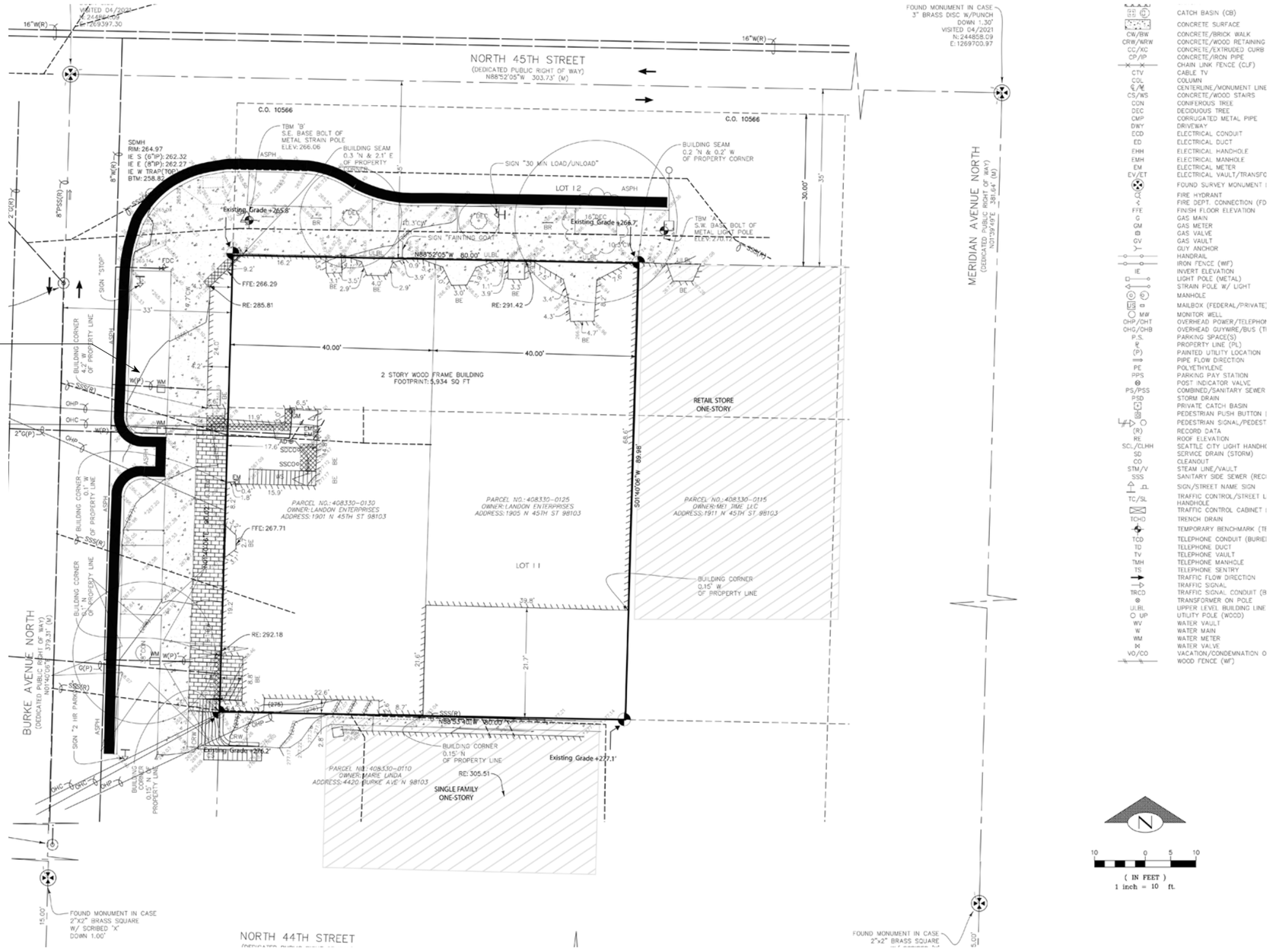
THE WEST 40 FEET OF LOT 11 AND THE WEST 40 FEET OF THE SOUTH 30 FEET OF LOT 12, BLOCK 1 OF THE LAKE UNION ADDITION, ACCORDING TO VOLUME 1, PAGE 238 OF PLATS, RECORDS OF KING COUNTY, WASHINGTON.

AND

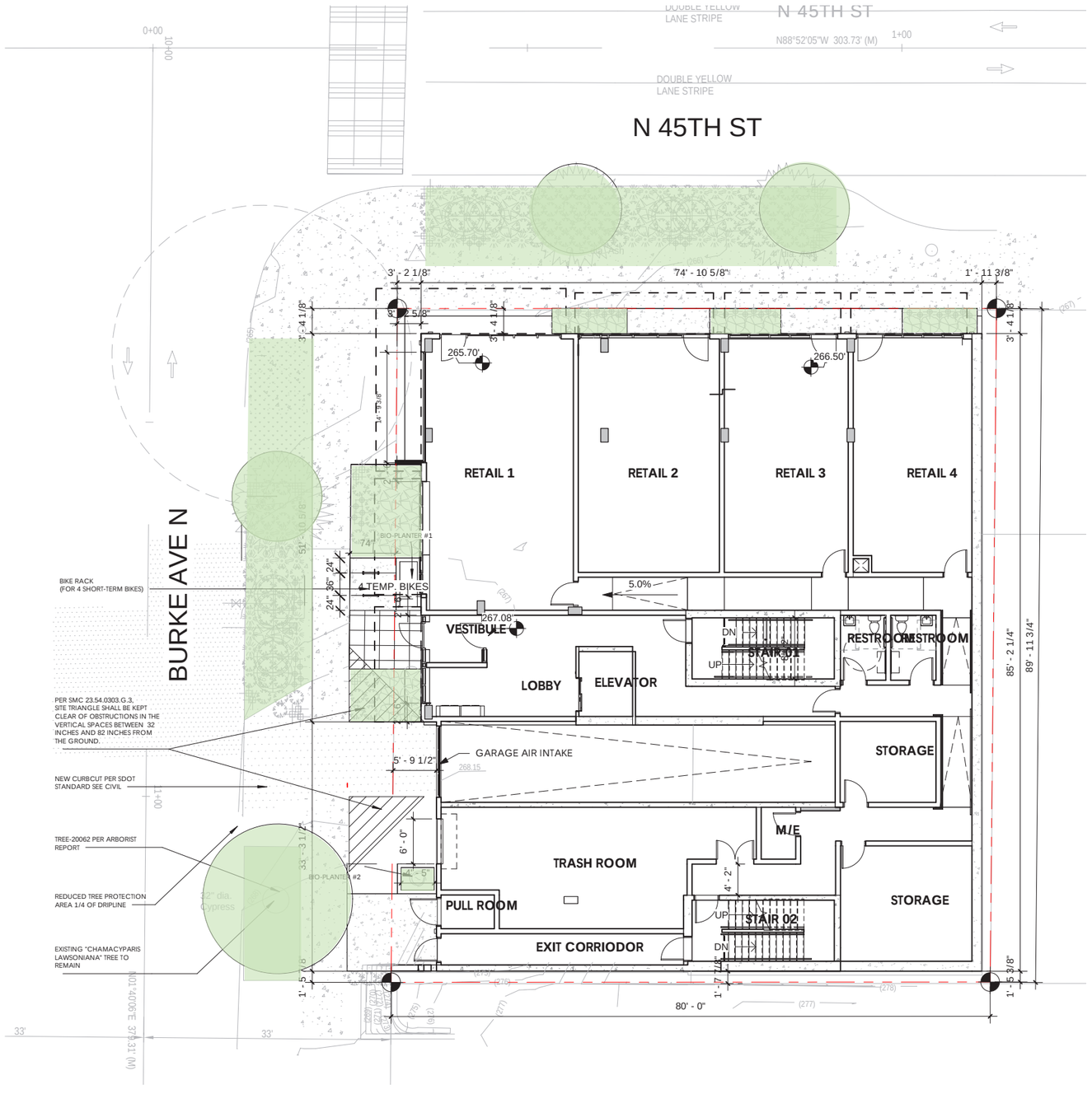
THE EAST 40 FEET OF THE WEST 80 FEET OF LOT 11 AND THE EAST 40 FEET OF THE WEST 80 FEET OF THE SOUTH 30 FEET OF LOT 12, BLOCK 1 OF THE LAKE UNION ADDITION, ACCORDING TO VOLUME 1, PAGE 238 OF PLATS, RECORDS OF KING COUNTY, WASHINGTON.

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

TOPO LINE



PLAN: SITE


N 45TH ST
DOUBLE YELLOW LANE STRIPE
N88°52'05"W 303.73' (M)
0+00
10+00
1+00
DOUBLE YELLOW LANE STRIPE
N 45TH ST
BURKE AVE N
3' - 2 1/8"
74' - 10 5/8"
1' - 11 3/8"
3' - 4 1/8"
8" 2 5/8"
265.70'
266.50'
RETAIL 1
RETAIL 2
RETAIL 3
RETAIL 4
BIO-PLANTER #1
74"
24"
36"
4 TEMP. BIKES
BIKE RACK (FOR 4 SHORT-TERM BIKES)
5.0%
267.08'
VESTIBULE
LOBBY
ELEVATOR
DN
UP
STAIR 01
RESTROOM
RESTROOM
PER SMC 23.54.0303.G.3, SITE TRIANGLE SHALL BE KEPT CLEAR OF OBSTRUCTIONS IN THE VERTICAL SPACES BETWEEN 32 INCHES AND 82 INCHES FROM THE GROUND.
5' - 9 1/2"
GARAGE AIR INTAKE
268.15
STORAGE
NEW CURBCUT PER SDOT STANDARD SEE CIVIL
M/E
TREE-20062 PER ARBORIST REPORT
6' - 0"
TRASH ROOM
BIO-PLANTER #2
22" dia. Cypress
REDUCED TREE PROTECTION AREA 1/4 OF DRIPLINE
PULL ROOM
4' - 2"
STAIR 02
STORAGE
EXISTING "CHAMACYPARIS LAWSONIANA" TREE TO REMAIN
EXIT CORRIODOR
85' - 2 1/4"
89' - 11 3/4"
1' - 5 3/8"
80' - 0"
N01°40'06"E 378.31' (M)
33'
33'

ADMINISTRATIVE EARLY DESIGN GUIDANCE
(5/22/2022)

RESPONSE TO PRIORITIES & RECOMMENDATIONS



Looking SE from intersection of N 45th St and Burke Ave N

1. DESIGN CONCEPT, ARCHITECTURAL COMPOSITION AND MASSING

1.a. The building models a tripartite elevaion parti typical of buildings such as the Wallingford School building to the West. The Level 5 Exterior wall slopes back at approximately the same height as the start of the pitched roof on the school (see massing comparison on p. 16).

This is more effective in breaking down the massing and relating to the context than simply a flat facade as seen elsewhere in the neighborhood (see p.16 and Wallingford Urban Village, p16).

The Levels 2-5 main facade is set back 2'-8" from the property line on N 45th St. The sloping Level 5 wall is aesthetically pleasing and more contextual than simply setting back that floor level. The top of the sloping wall is set back 7'-0" from the N 45th St property line and 5'-6" from the Burke Ave N property line.

1.b. Projecting balconies on both N 45th St. and on Burke Ave N. are provided. The width of the balconies have been standardized to simplify the facade expression.

1.c. The projecting balconies at the Northwest corner have been removed.

1.d. Brick is used as a primary facade material at Levels 1 - 4. The brick at Level 1 is lighter in color to distinguish it from the upper level brick.

DESIGN MASSING COMPARISON

SLOPED DESIGN @ FIFTH FLOOR



VERTICAL DESIGN @ FIFTH FLOOR



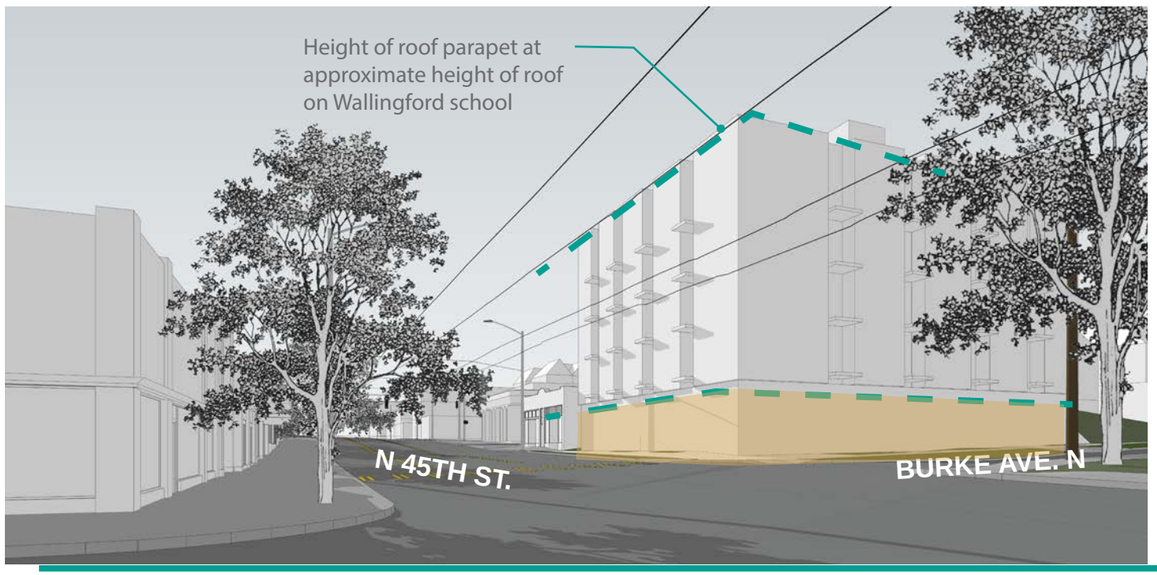
1. DESIGN CONCEPT, ARCHITECTURAL COMPOSITION AND MASSING

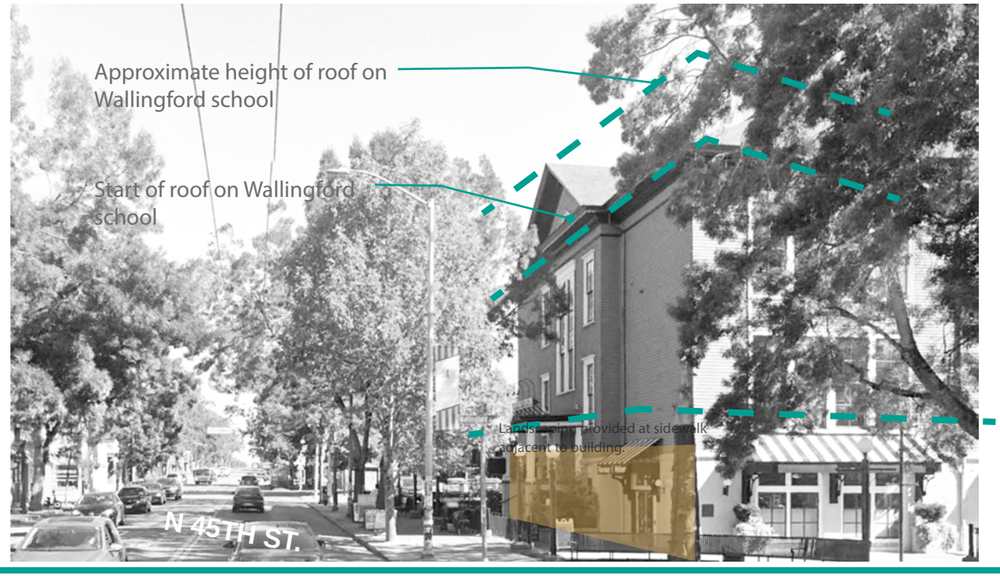
1.A SLOPED WALL DESIGN





1.A. STRAIGHT WALL DESIGN





RESPONSE TO PRIORITIES & RECOMMENDATIONS



Looking SW from N 45th St

1. DESIGN CONCEPT, ARCHITECTURAL COMPOSITION AND MASSING:

1.e. Although not on street fronts as are the North and West Facades, the East and South Facades incorporate both modulation and secondary elements.

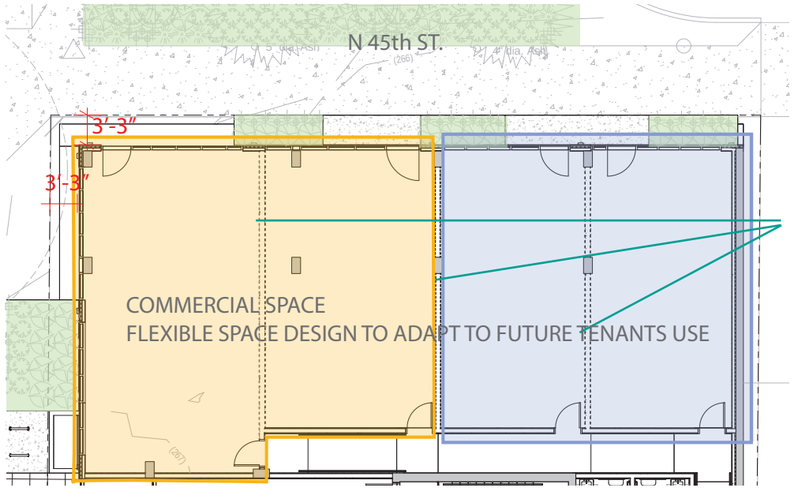
The East and South properties adjacent to our site are zoned NC2P-55(M) and NC2-55(M), respectively.

The Eastern lots on N 45th St are likely to be developed first. About 2/3 of the East facade is set back 15'-0" from the property line. A blank wall with two materials and colors abuts the property to the east. A new building on the East site will likely provide contiuous frontage on N 45th St.

On Burke Ave N, the two commercially zoned 55' height lots combined are 80' x 120'. The LR-2(M) zone which allows 40' in height will be 80' away from our building. About 25% of the South Facade is set back 10'-0" from the property line.

Large street Trees on Burke Ave N will further restrict views of our project from the South..

Looking NW at Project



2. LEVEL 1 FLOOR PLAN

2.a. The commercial spaces are designed for flexibility. There could be 1, 2, 3, or 4 tenants. The sidewalk on N 45th St slopes down to the West about 1'-0". Entries on N 45th St would need to respond to this change in elevation. Recessed commercial entries would would negate the flexibility of this design

2.b. Overhead weather protection is provided on N 45th St and on Burke Ave N



Looking from sidewalk at intersection of N 45th St and Burke







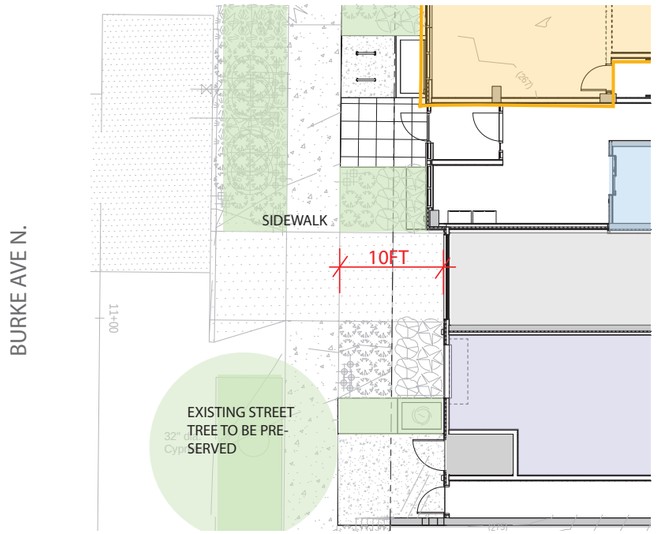
2.a. The Level 1 facade on N 45th St is set back 3'-0" from the sidewalk. Planters are provided along the retail space edge, potentially deliniateing the commercial spaces and creating a soft transition to the sidewalk. This would also allow the commercial uses to spill out towards the sidewalk at times.

Both the Wallingford Center (1) and the Library/Fire House (2) are set back from the sidewalk with landscaping.



Looking West from sidewalk on N 45th St

RESPONSE TO PRIORITIES & RECOMMENDATIONS



2. LEVEL 1 FLOOR PLAN

2.b. Overhead weather protection is provided on Burke Ave N up to the Residential Entrance

2.c. A 10 ft setback from the sidewalk is provided for the approxinately 34 ft wide garage/service area, which creates opportunity for landscaping and a buffer zone for pedestrians.

The building massing at the garage/ service area has a recessed lower base with overhanging upper levels, which is consistent with the rest of the buidling design. This will place this area in shadow much of the time further reducing its imapact on the pedestrian experience.

The preservation of the large existng street tree also creates a visual buffer from the street and turns the eye away from the garage/ service area..



Looking North up sidewalk from South Property Line



Looking at West Facade from Burke Ave N

Garage/Service Area



Looking East at Garage/Service Area from Burke Ave N

2. LEVEL 1 FLOOR PLAN

2.d. The adjacent building to the South is in a 55’ height Zone, as is the rest of the block to the east.

Visually the the base on our building lines up with the openings in the building to the East. Our floor to ceiling height is about the same as that buildings floor to ceiling height.

Raising our first floor height or creating a two story base would not fit into the neighborhood context.



Looking South at block with project site from across N 45th St

Approximate height of ceiling/ storefront in building to the East



Looking South at project from across N 45th St

NORTH FACADE (N 45TH ST)



WEST FACADE (BURKE AVE N)



ROOFTOP AMENITY SPACE

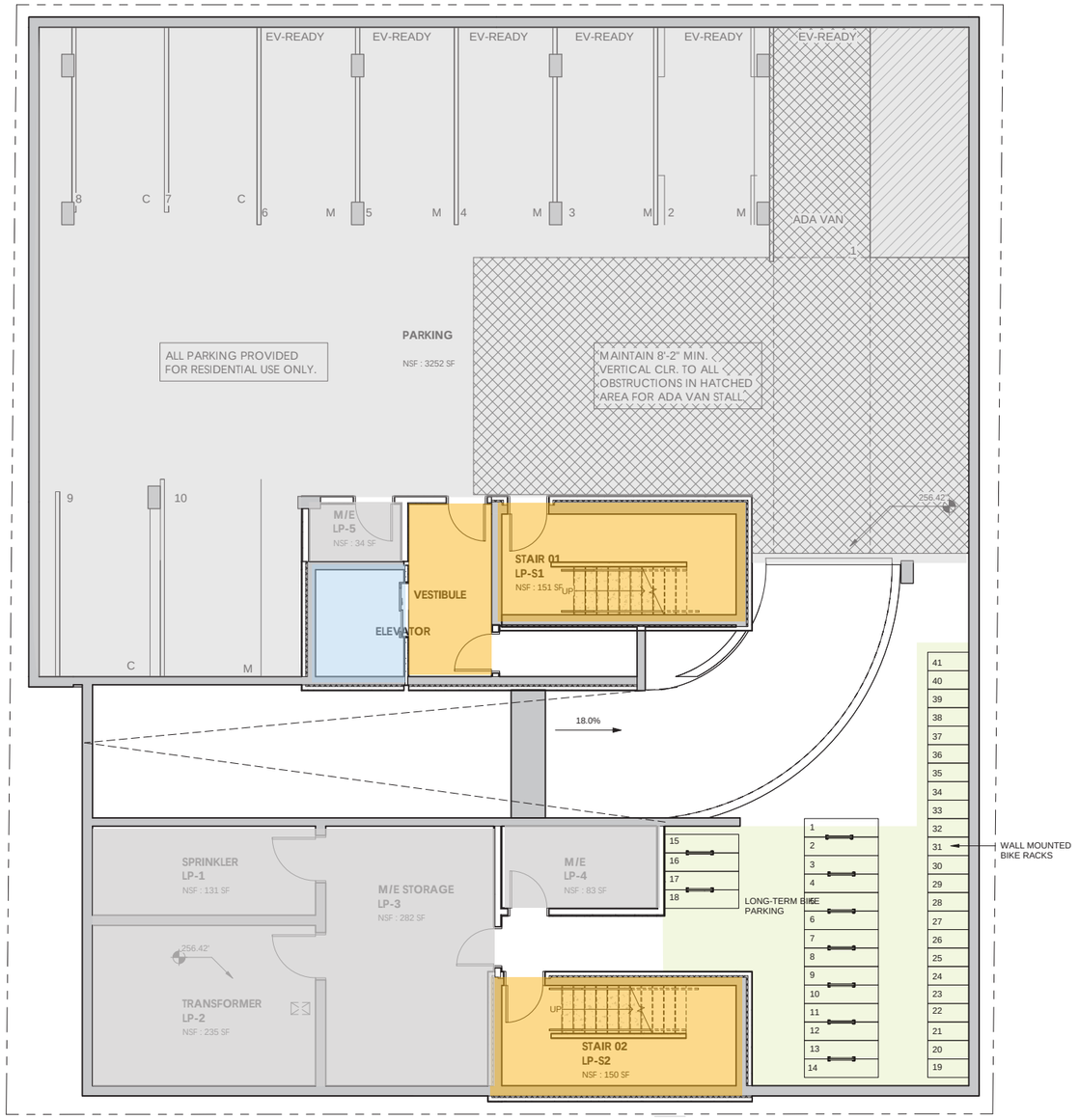






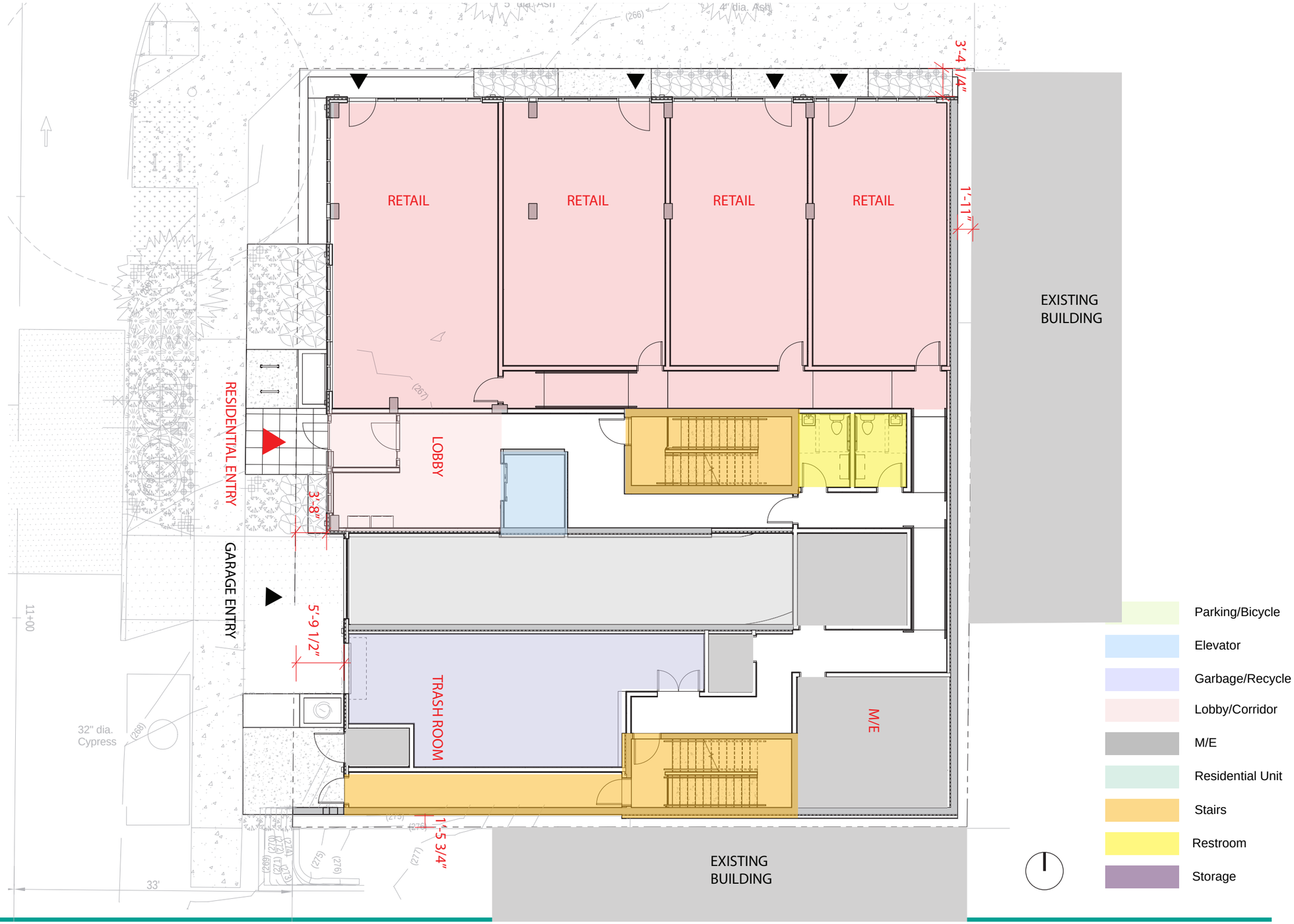


PLAN: LEVEL P

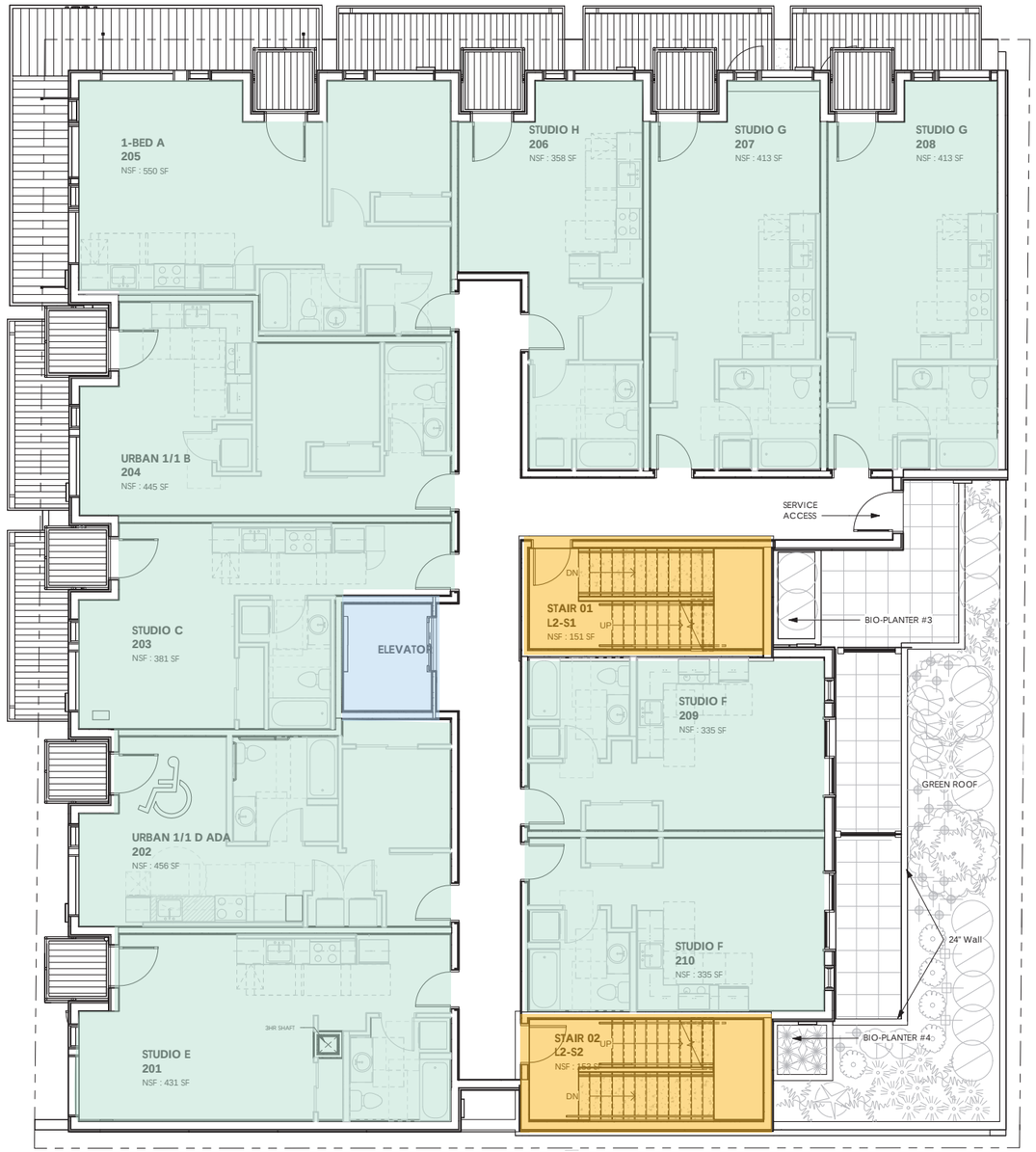


Parking/Bicycle
Elevator
Garbage/Recycle
Lobby/Corridor
M/E
Residential Unit
Stairs
Restroom
Storage

PLAN: LEVEL 1


RETAIL
RETAIL
RETAIL
RETAIL
LOBBY
RESIDENTIAL ENTRY
GARAGE ENTRY
TRASH ROOM
M/E
EXISTING BUILDING
EXISTING BUILDING
3'-4 1/4"
1'-11"
3'-8"
5'-9 1/2"
1'-5 3/4"
32" dia. Cypress
11+00
33'
5" dia. Ash
4" dia. Ash
Parking/Bicycle
Elevator
Garbage/Recycle
Lobby/Corridor
M/E
Residential Unit
Stairs
Restroom
Storage

PLAN: LEVEL 2

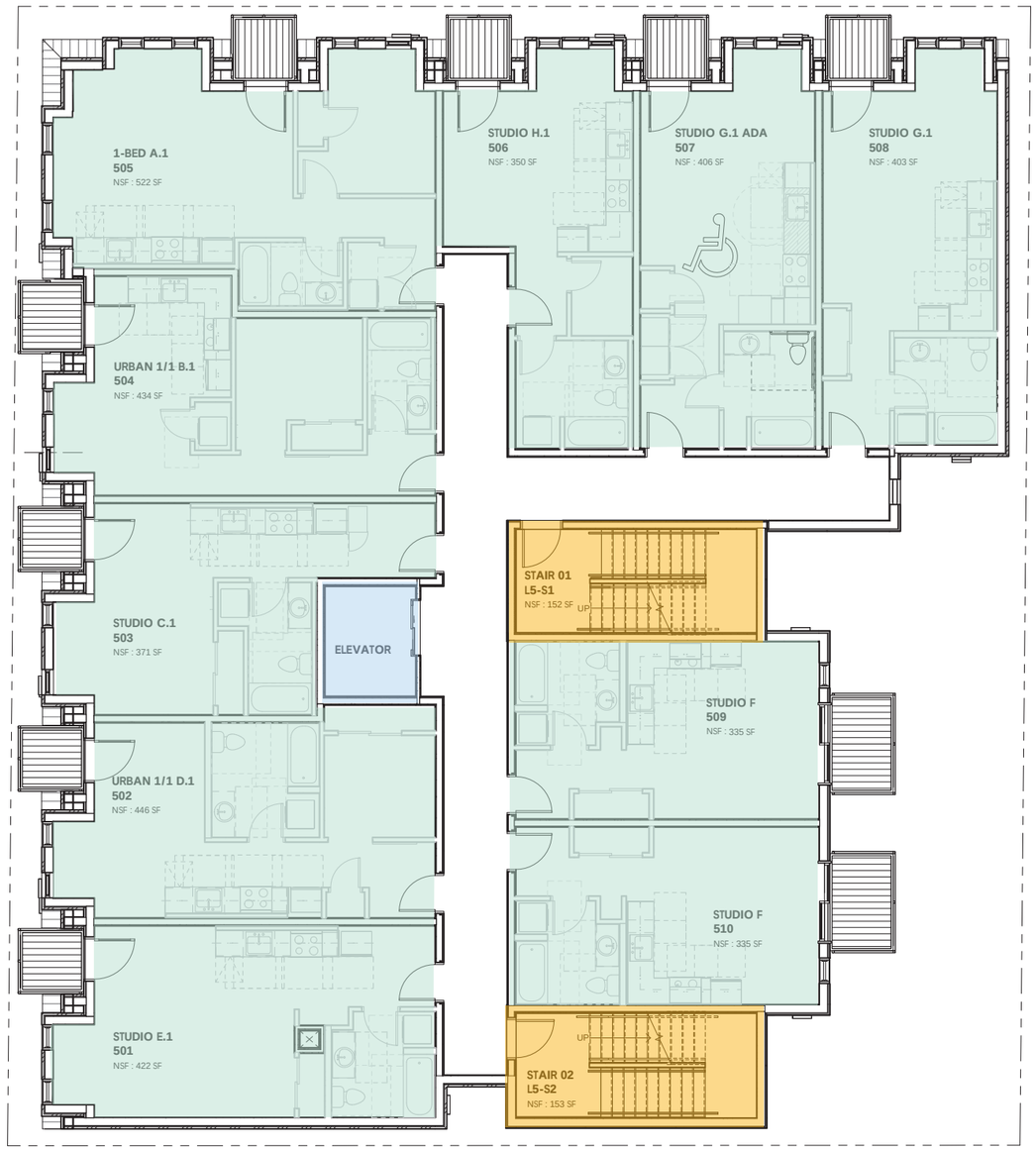

1-BED A
205
NSF : 550 SF
STUDIO H
206
NSF : 358 SF
STUDIO G
207
NSF : 413 SF
STUDIO G
208
NSF : 413 SF
URBAN 1/1 B
204
NSF : 445 SF
SERVICE ACCESS
DN
STAIR 01
L2-S1
UP
NSF : 151 SF
BIO-PLANTER #3
STUDIO C
203
NSF : 381 SF
ELEVATOR
STUDIO F
209
NSF : 335 SF
GREEN ROOF
URBAN 1/1 D ADA
202
NSF : 456 SF
STUDIO F
210
NSF : 335 SF
24" Wall
3HR SHAFT
STUDIO E
201
NSF : 431 SF
STAIR 02
L2-S2
UP
DN
BIO-PLANTER #4
Parking/Bicycle
Elevator
Garbage/Recycle
Lobby/Corridor
M/E
Residential Unit
Stairs
Restroom
Storage

PLAN: LEVELS 3-4



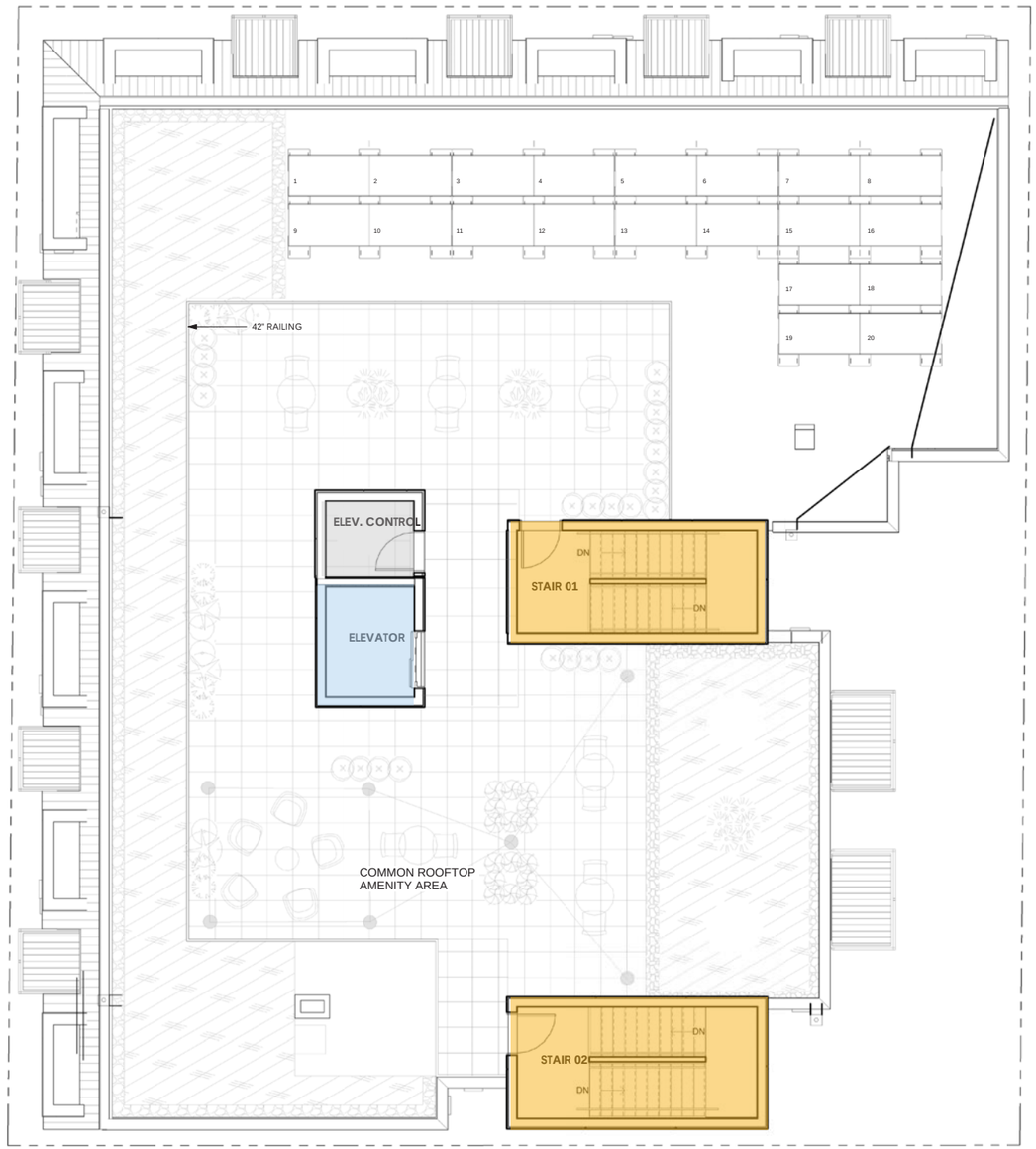
Parking/Bicycle
Elevator
Garbage/Recycle
Lobby/Corridor
M/E
Residential Unit
Stairs
Restroom
Storage

PLAN: LEVEL 5
PLAN: LEVEL 5



Parking/Bicycle
Elevator
Garbage/Recycle
Lobby/Corridor
M/E
Residential Unit
Stairs
Restroom
Storage

PLAN:ROOF



M/E

Residential Unit

Stairs

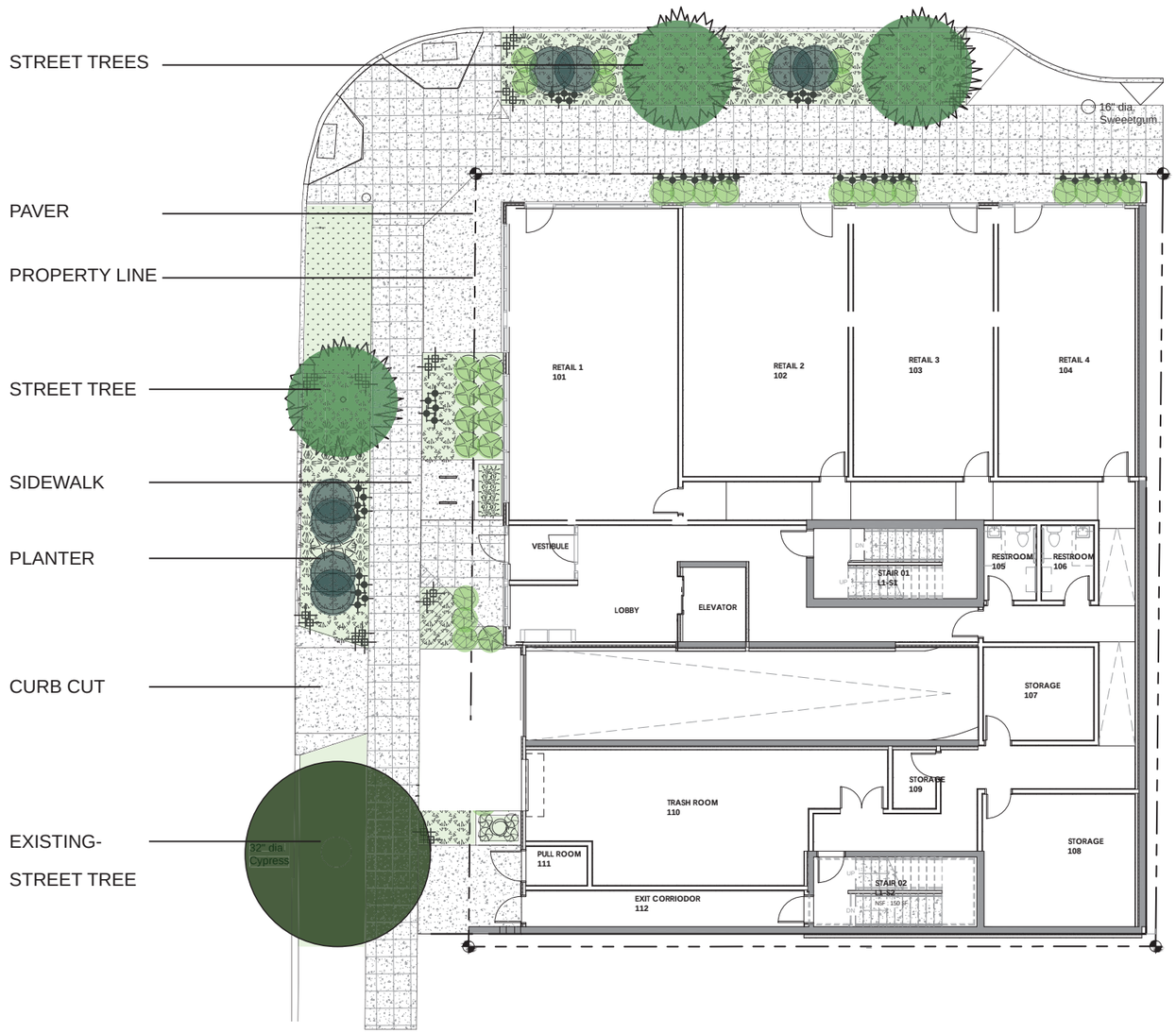
Restroom

Storage

Office

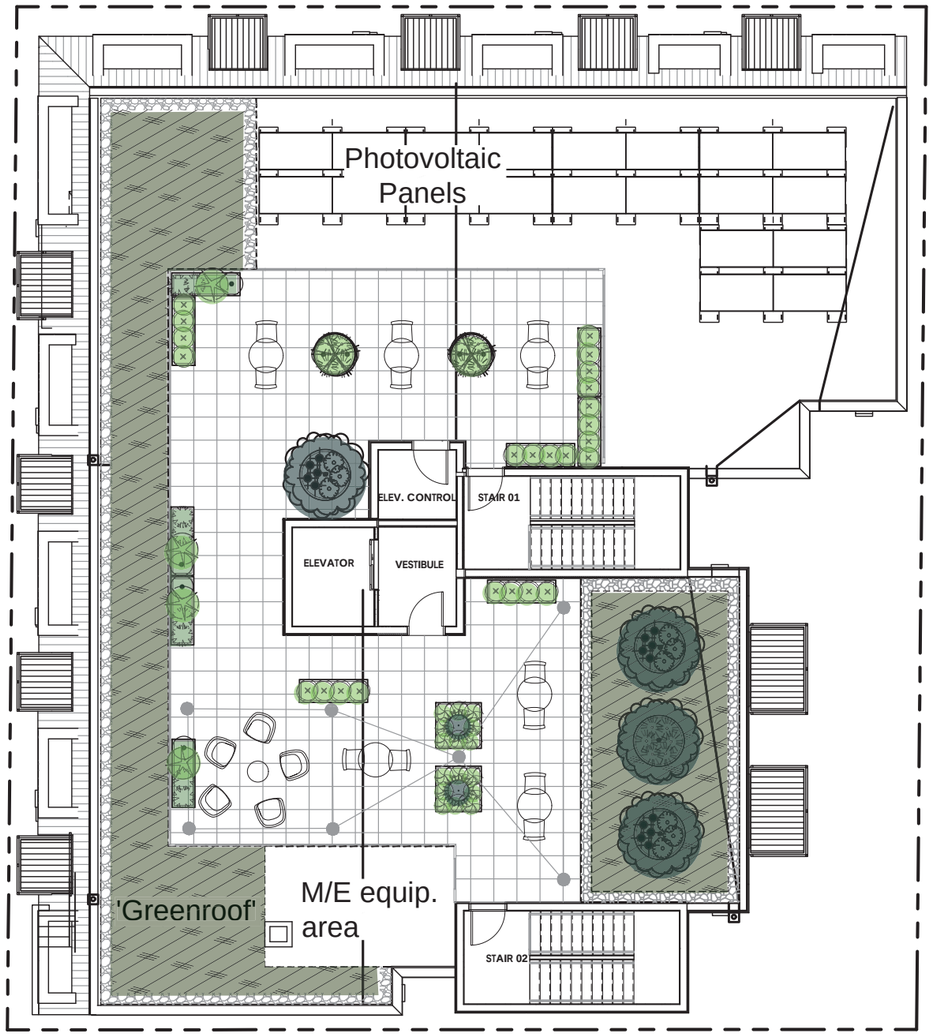
PLANS: LEVEL 1 & LEVEL 2 LANDSCAPE





GROUND LEVEL

PLAN: ROOF LANDSCAPE



PLANTERS & HARDSCAPE


PURPLE OAK LEAF BEECH


GOLDEN SMOKE TREE


MAIDENGRASS


DEE RUNK BOXWOOD


PACIFIC WAX LEAF MYRTLE


DWARF FOUNTAIN GRASS


DWARF BOXWOOD


AUTUMN JOY SEDUM

SHRUBS


GINKO IVORY TOWER

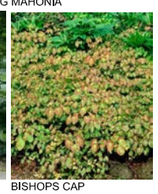
TREES


ROOF GARDEN SEDUMS


SUNROSE


CREEPING MAHONIA


MT. VERNON LAUREL


BISHOPS CAP


SARCOCACCA

GROUNDCOVERS


DEER FERN


GOLDEN SEDGE


HORSETAIL


SWEETSPIRE

BIO-RETENTION


SCORED CONCRETE


PEDESTAL PAVERS


RAISED PLANTERS &
BIO-RETENTION PLANTERS


GREENROOF TRAY SYSTEM


RAISED PLANTERS


STREET TREES & PLANTING STRIP

ELEVATIONS: NORTH & EAST



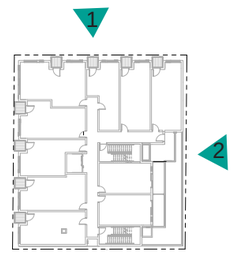
1 North Elevation Colored

SCALE: 1/8" = 1'-0"



2 East Elevation Colored

SCALE: 1/8" = 1'-0"

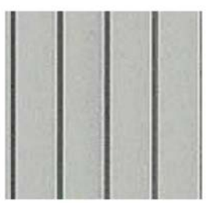


BR



Brick

MS



METAL SIDING

GL

Architectural Glass - Clear

FCP



Fiber Cement Panel

AC



Architectural Concrete

CSC



Canopy - Wood Soffit

GMB



GLASS/ Metal Balcony

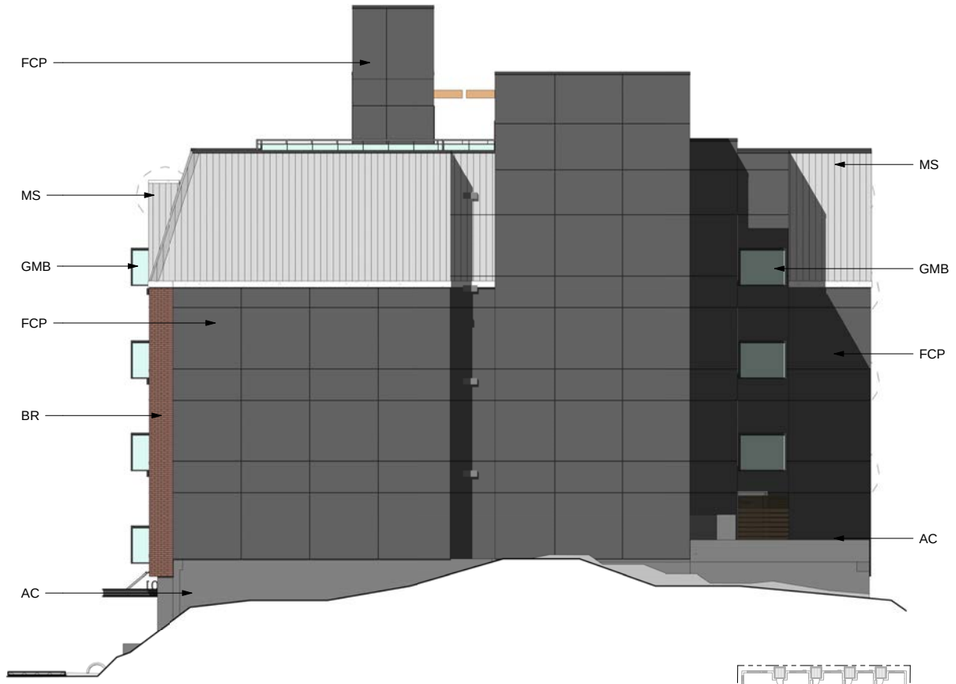
Exterior Material Legend

Brick	BR
Metal Siding	MS
Wood Panel	WD
Architectural Concrete	AC
Storefront Entry	SE
Vinyl Windows	VW
Sliding Glass Door	SGD
Metal Balcony	MB
Glass/Metal Railing	GR
Architectural Glass - Clear	AG
Canopy - Steel Channel	CSC

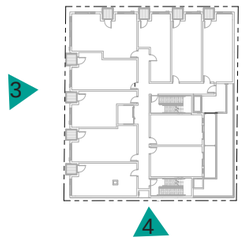
ELEVATIONS: WEST & SOUTH



3 West Elevation Colored
SCALE: 1/8" = 1'-0"



4 South Elevation Colored
SCALE: 1/8" = 1'-0"

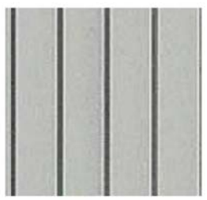


BR



Brick

MS



METAL SIDING

GL

Architectural Glass - Clear

FCP



Fiber Cement Panel

AC



Architectural Concrete

CSC



Canopy - Wood Soffit

GMB

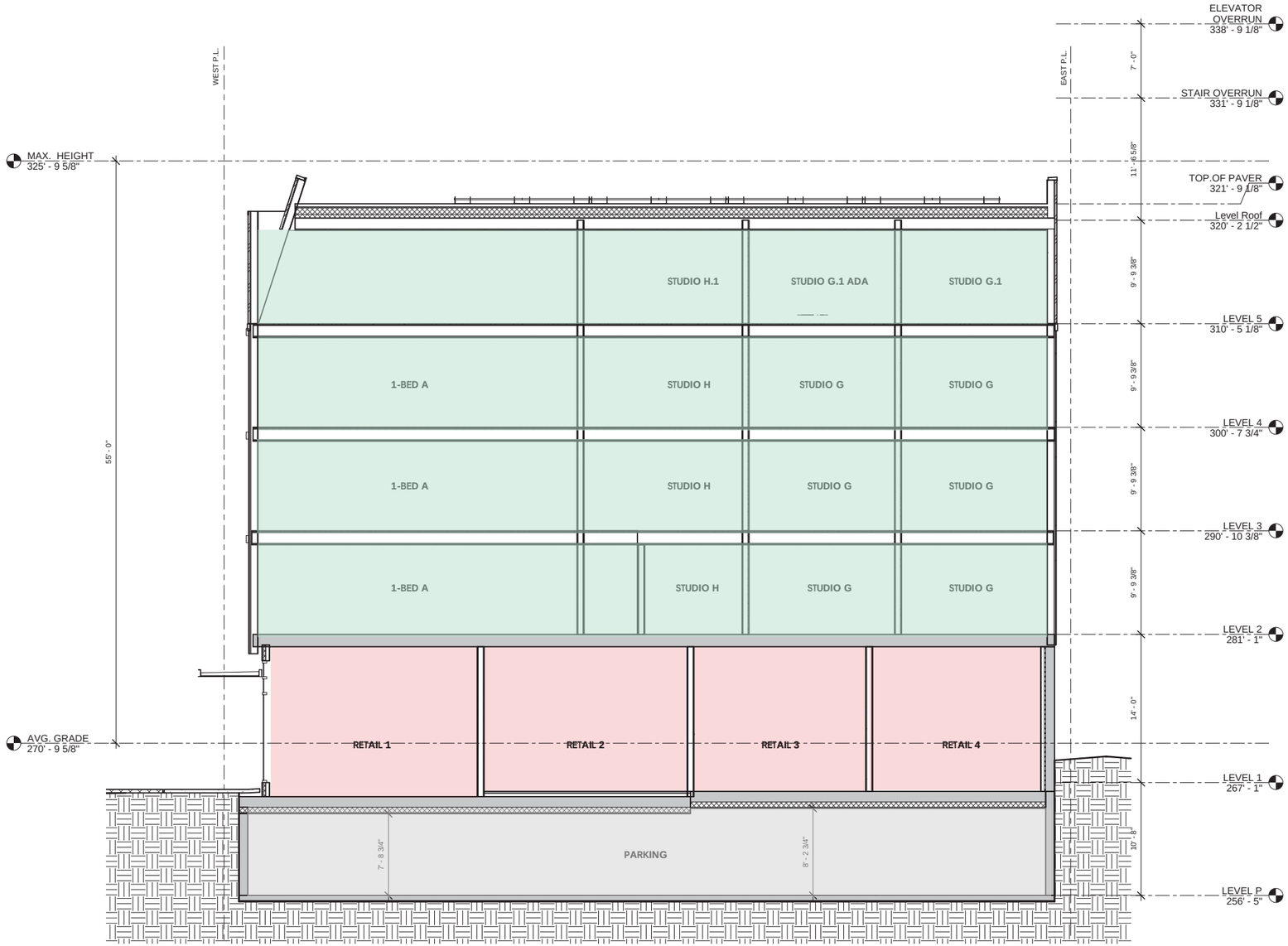


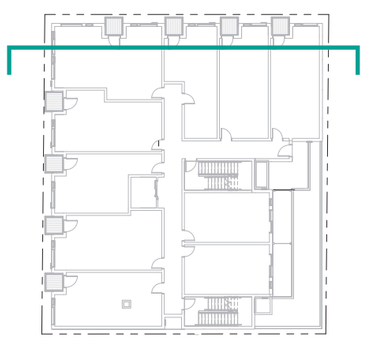
GLASS/ Metal Balcony

Exterior Material Legend

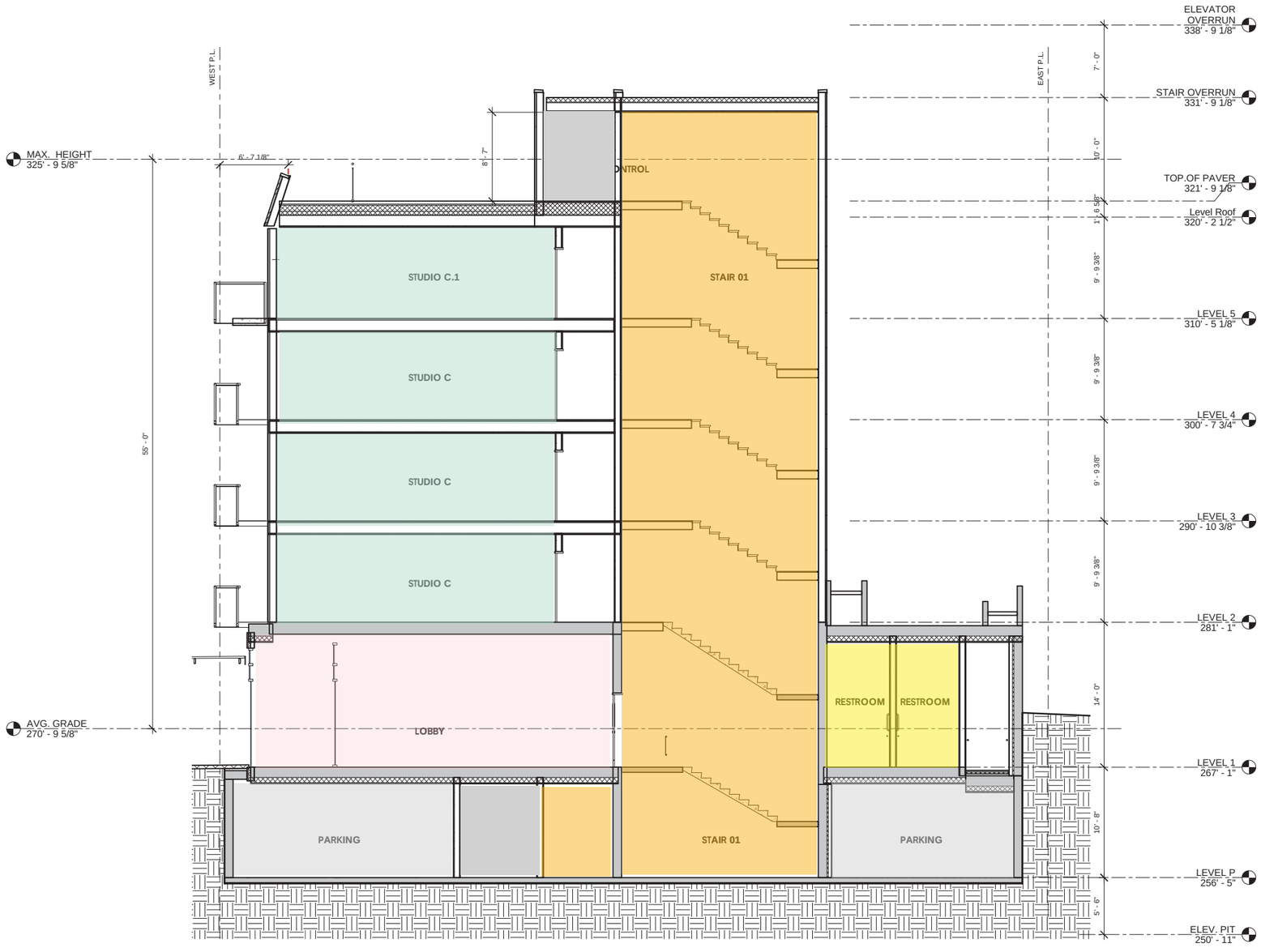
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Metal Siding	MS
Wood Panel	WD
Architectural Concrete	AC
Storefront Entry	SE
Vinyl Windows	VW
Sliding Glass Door	SGD
Metal Balcony	MB
Glass/Metal Railing	GR
Architectural Glass - Clear	AG
Canopy - Steel Channel	CSC

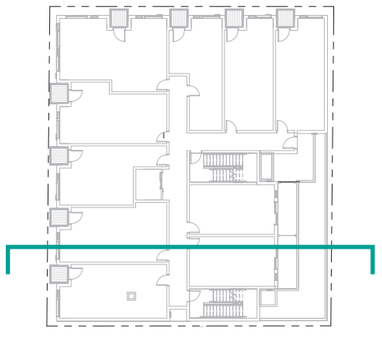
SECTION: E - W


WEST P.L.
EAST P.L.
ELEVATOR OVERRUN
338' - 9 1/8"
STAIR OVERRUN
331' - 9 1/8"
MAX. HEIGHT
325' - 9 5/8"
TOP.OF PAVER
321' - 9 1/8"
Level Roof
320' - 2 1/2"
LEVEL 5
310' - 5 1/8"
LEVEL 4
300' - 7 3/4"
LEVEL 3
290' - 10 3/8"
LEVEL 2
281' - 1"
LEVEL 1
267' - 1"
LEVEL P
256' - 5"
AVG. GRADE
270' - 9 5/8"
55' - 0"
7' - 0"
11' - 9 5/8"
9' - 9 3/8"
9' - 9 3/8"
9' - 9 3/8"
14' - 0"
10' - 8"
7' - 8 3/4"
8' - 2 3/4"
STUDIO H.1
STUDIO G.1 ADA
STUDIO G.1
1-BED A
STUDIO H
STUDIO G
STUDIO G
1-BED A
STUDIO H
STUDIO G
STUDIO G
RETAIL 1
RETAIL 2
RETAIL 3
RETAIL 4
PARKING

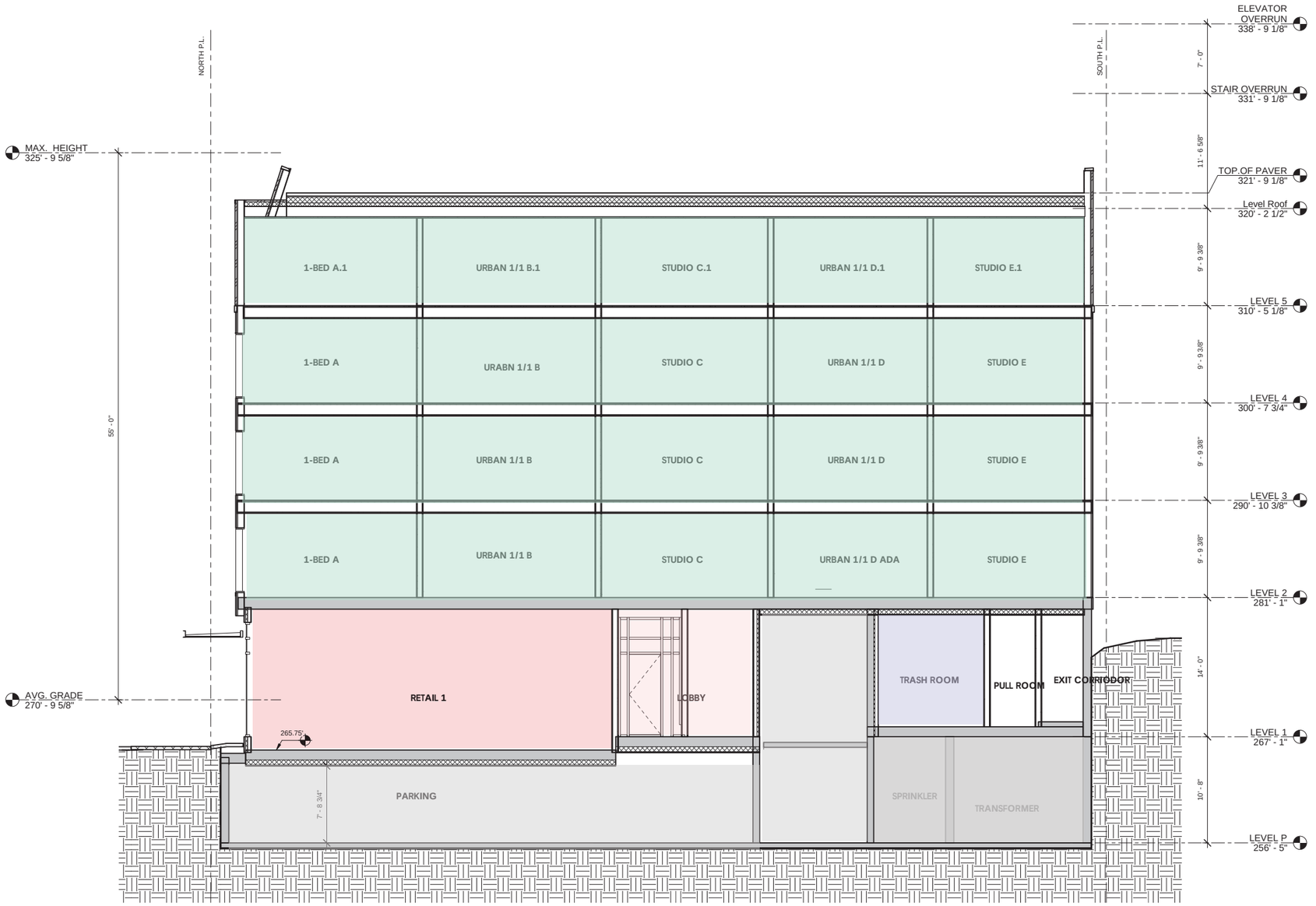


SECTION: E - W

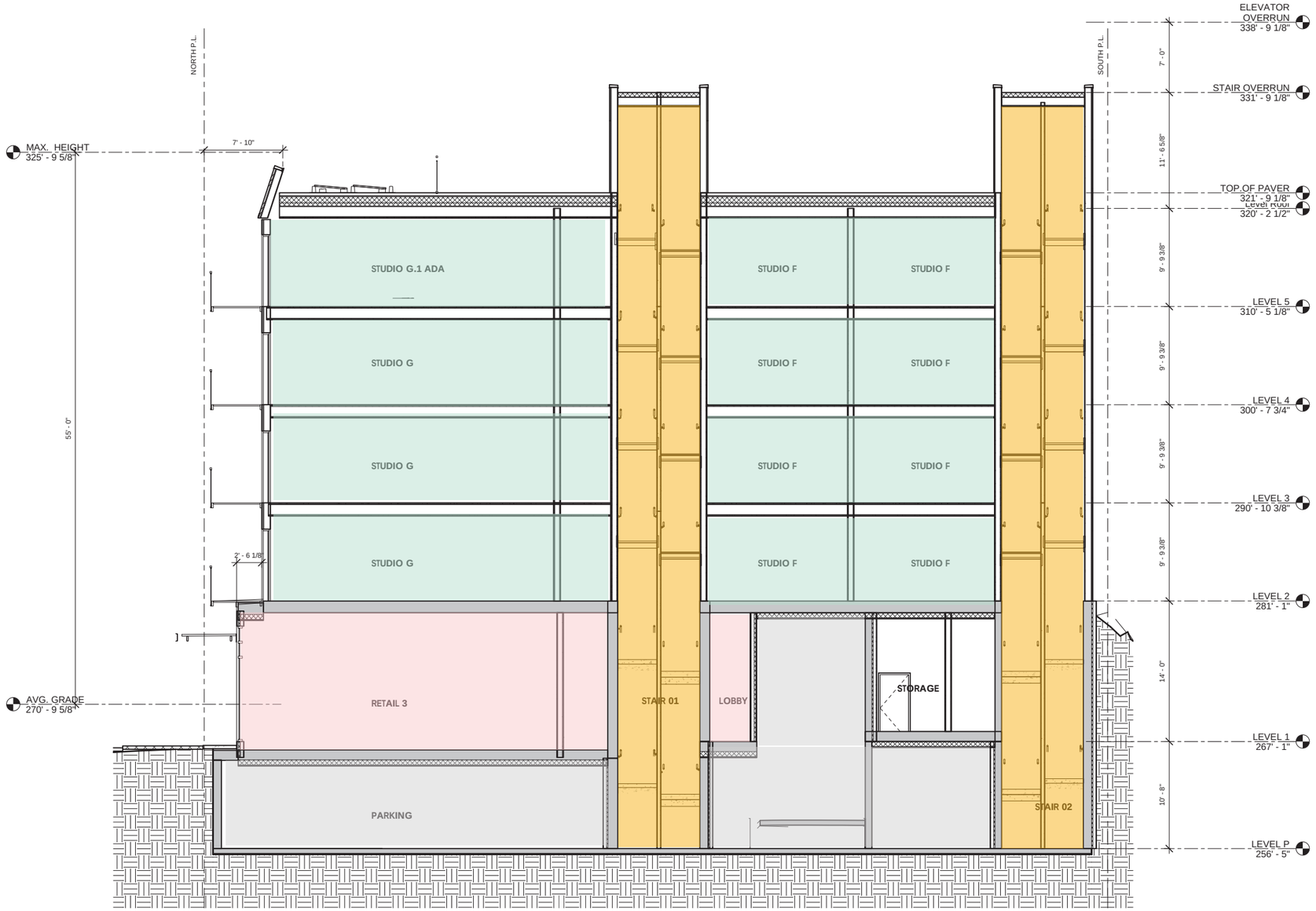

MAX. HEIGHT
325' - 9 5/8"
AVG. GRADE
270' - 9 5/8"
55' - 0"
WEST P.L.
EAST P.L.
6' - 7 1/8"
8' - 7"
CONTROL
STUDIO C.1
STUDIO C
STUDIO C
LOBBY
PARKING
STAIR 01
STAIR 01
RESTROOM
RESTROOM
PARKING
7' - 0"
10' - 0"
1' - 6 5/8"
9' - 9 3/8"
9' - 9 3/8"
9' - 9 3/8"
14' - 0"
10' - 8"
5' - 6"
ELEVATOR OVERRUN
338' - 9 1/8"
STAIR OVERRUN
331' - 9 1/8"
TOP.OF PAVER
321' - 9 1/8"
Level Roof
320' - 2 1/2"
LEVEL 5
310' - 5 1/8"
LEVEL 4
300' - 7 3/4"
LEVEL 3
290' - 10 3/8"
LEVEL 2
281' - 1"
LEVEL 1
267' - 1"
LEVEL P
256' - 5"
ELEV. PIT
250' - 11"



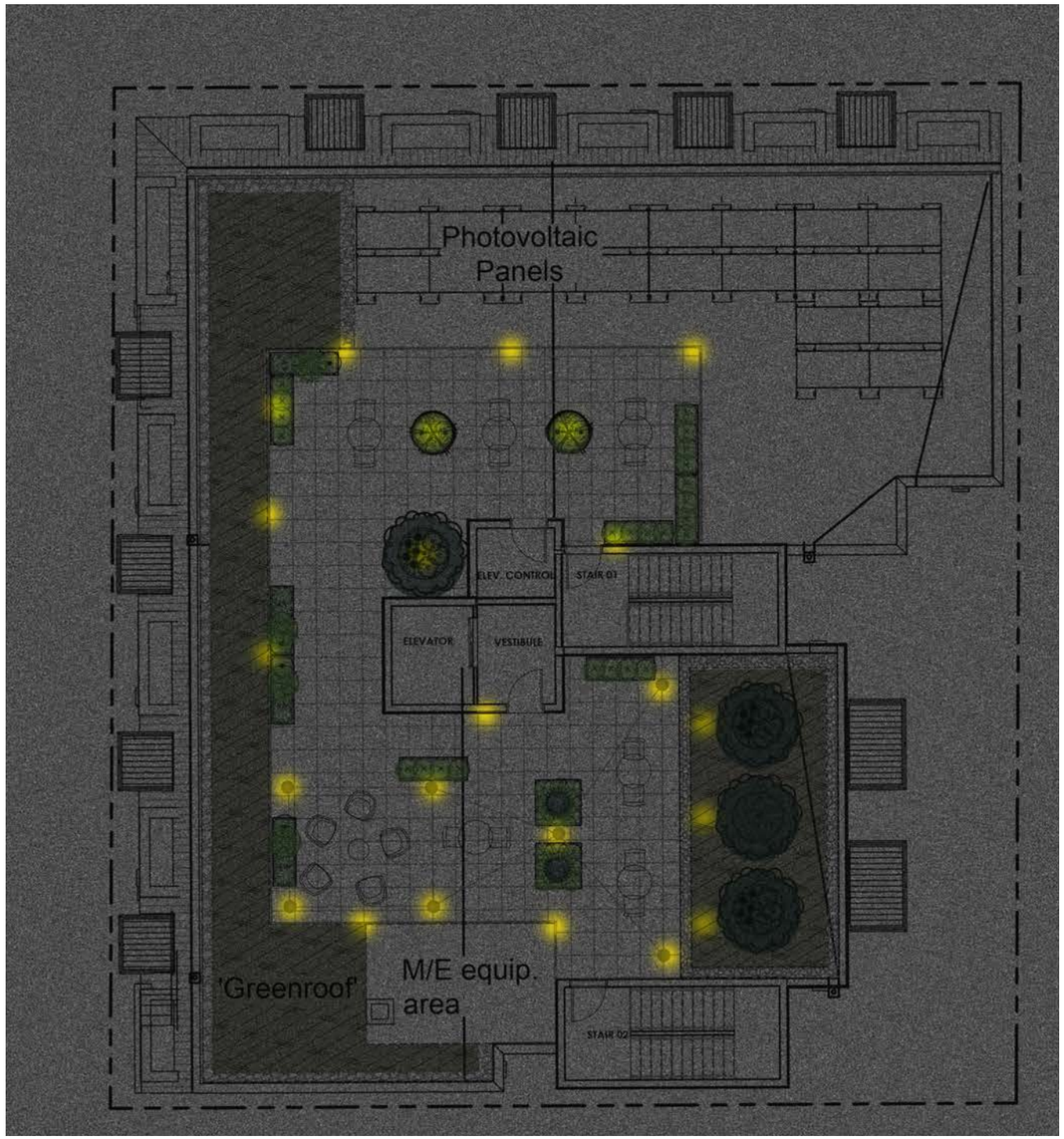
SECTION: N - S


NORTH P.L.
SOUTH P.L.
MAX. HEIGHT
325' - 9 5/8"
55' - 0"
AVG. GRADE
270' - 9 5/8"
ELEVATOR OVERRUN
338' - 9 1/8"
STAIR OVERRUN
331' - 9 1/8"
TOP OF PAVER
321' - 9 1/8"
Level Roof
320' - 2 1/2"
LEVEL 5
310' - 5 1/8"
LEVEL 4
300' - 7 3/4"
LEVEL 3
290' - 10 3/8"
LEVEL 2
281' - 1"
LEVEL 1
267' - 1"
LEVEL P
256' - 5"
7' - 0"
11' - 6 5/8"
9' - 9 3/8"
9' - 9 3/8"
9' - 9 3/8"
14' - 0"
10' - 8"
7' - 8 3/4"
265.75'
1-BED A.1
URBAN 1/1 B.1
STUDIO C.1
URBAN 1/1 D.1
STUDIO E.1
1-BED A
URABN 1/1 B
STUDIO C
URBAN 1/1 D
STUDIO E
1-BED A
URBAN 1/1 B
STUDIO C
URBAN 1/1 D ADA
STUDIO E
RETAIL 1
LOBBY
TRASH ROOM
PULL ROOM
EXIT CORRIDOR
PARKING
SPRINKLER
TRANSFORMER

SECTION: N - S


NORTH P.L.
SOUTH P.L.
MAX. HEIGHT
325' - 9 5/8"
7' - 10"
55' - 0"
2' - 6 1/8"
AVG. GRADE
270' - 9 5/8"
ELEVATOR OVERRUN
338' - 9 1/8"
STAIR OVERRUN
331' - 9 1/8"
TOP OF PAVER
321' - 9 1/8"
Level Roof
320' - 2 1/2"
LEVEL 5
310' - 5 1/8"
LEVEL 4
300' - 7 3/4"
LEVEL 3
290' - 10 3/8"
LEVEL 2
281' - 1"
LEVEL 1
267' - 1"
LEVEL P
256' - 5"
7' - 0"
11' - 6 5/8"
9' - 9 3/8"
9' - 9 3/8"
9' - 9 3/8"
14' - 0"
10' - 8"
STUDIO G.1 ADA
STUDIO G
STUDIO G
STUDIO F
STUDIO F
STUDIO F
STUDIO F
STUDIO F
STUDIO F
RETAIL 3
STAIR 01
LOBBY
STORAGE
PARKING
STAIR 02

PLAN: LEVEL 2/ROOF EXTERIOR LIGHTING





1 FESTIVAL LIGHTING (LED)



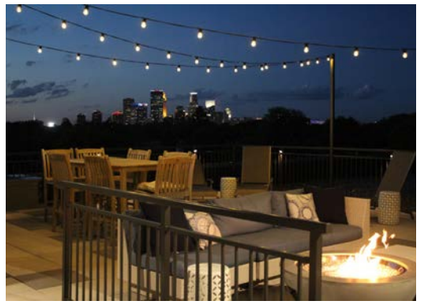
2 WALL LIGHTING (LED)



3 PATHWAY & PLANTER LIGHTING (LED)



4 LANDSCAPE LIGHTING (LED)

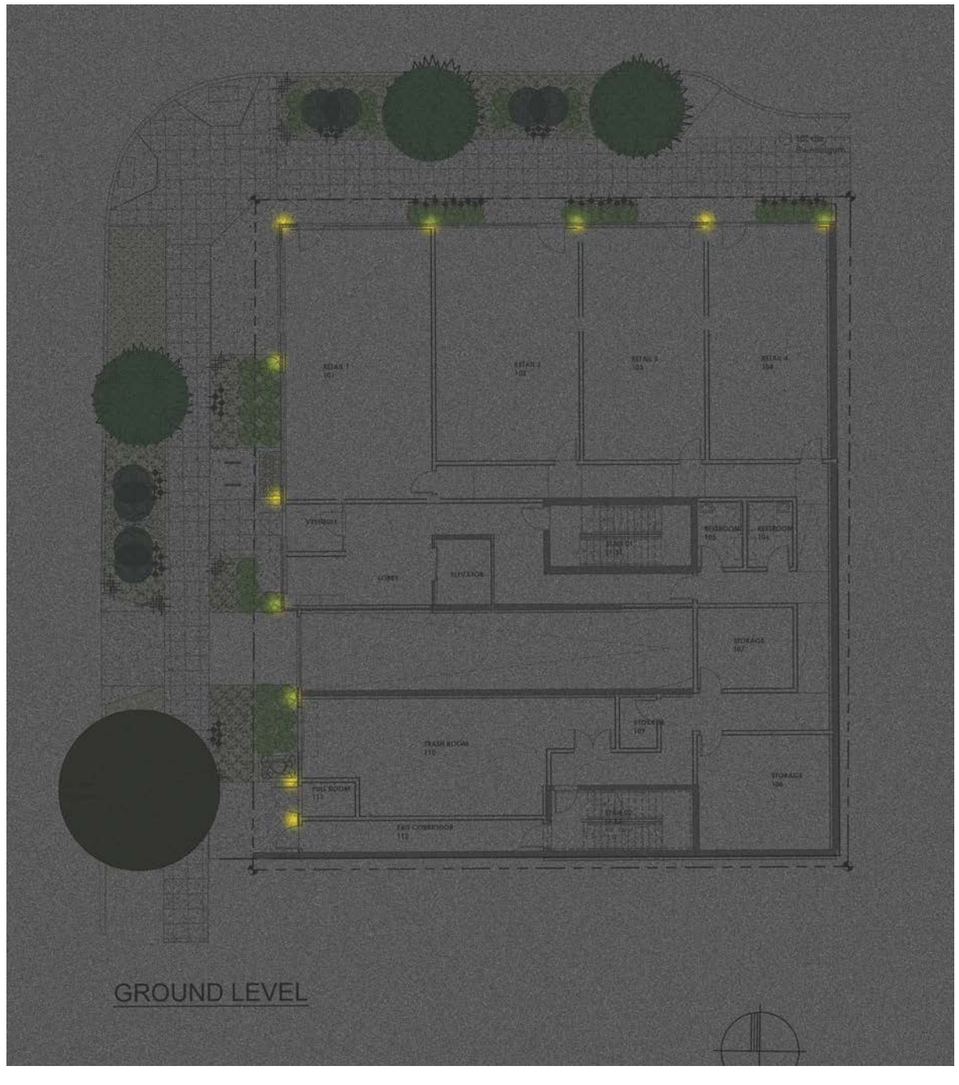








PLAN: LEVEL 1 EXTERIOR LIGHTING





1 WALL WASHER (RESIDENTIAL & COMMERCIAL ENTRIES)

SIGNAGE









1 RESIDENTIAL ENTRY SIGNAGE :
CANOPY MOUNTED PROJECT NAME AND/OR ADDRESS SIGNAGE

2 BIKE ENTRY SIGNAGE :
WALL MOUNTED BLADE SIGNAGE

3 PARKING SIGNAGE:
WALL MOUNTED PARKING SIGNAGE ALONG 15TH AVE NE



STANDARD DEPARTURES

No Standard Departures proposed.

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APPENDIX A: ADR Submittal (3/30/2022)

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 transpotation 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.

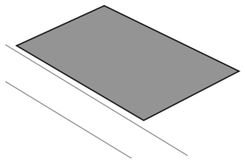
Project Details

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

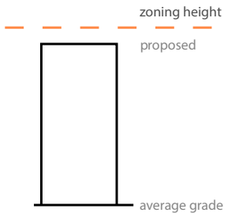
Number of Units:

36



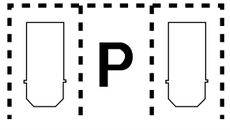
Site Area:

7,200 sf

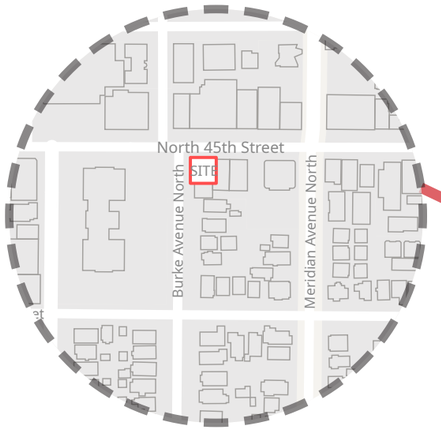


Structure Height:

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:	ALiang@darchllc.com
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

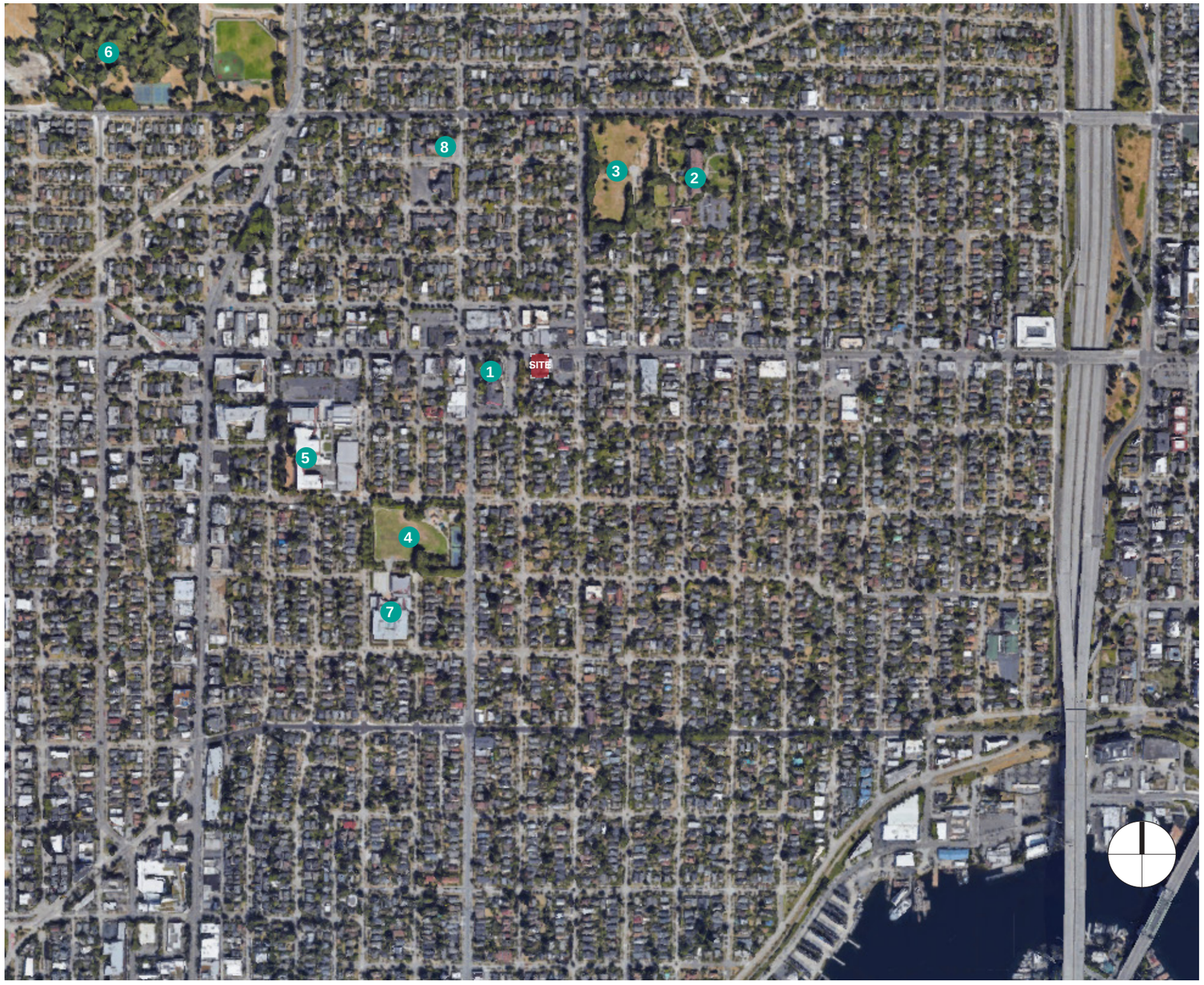
Comments are received via the project website and Online survey. The community wants the new project:

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.



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

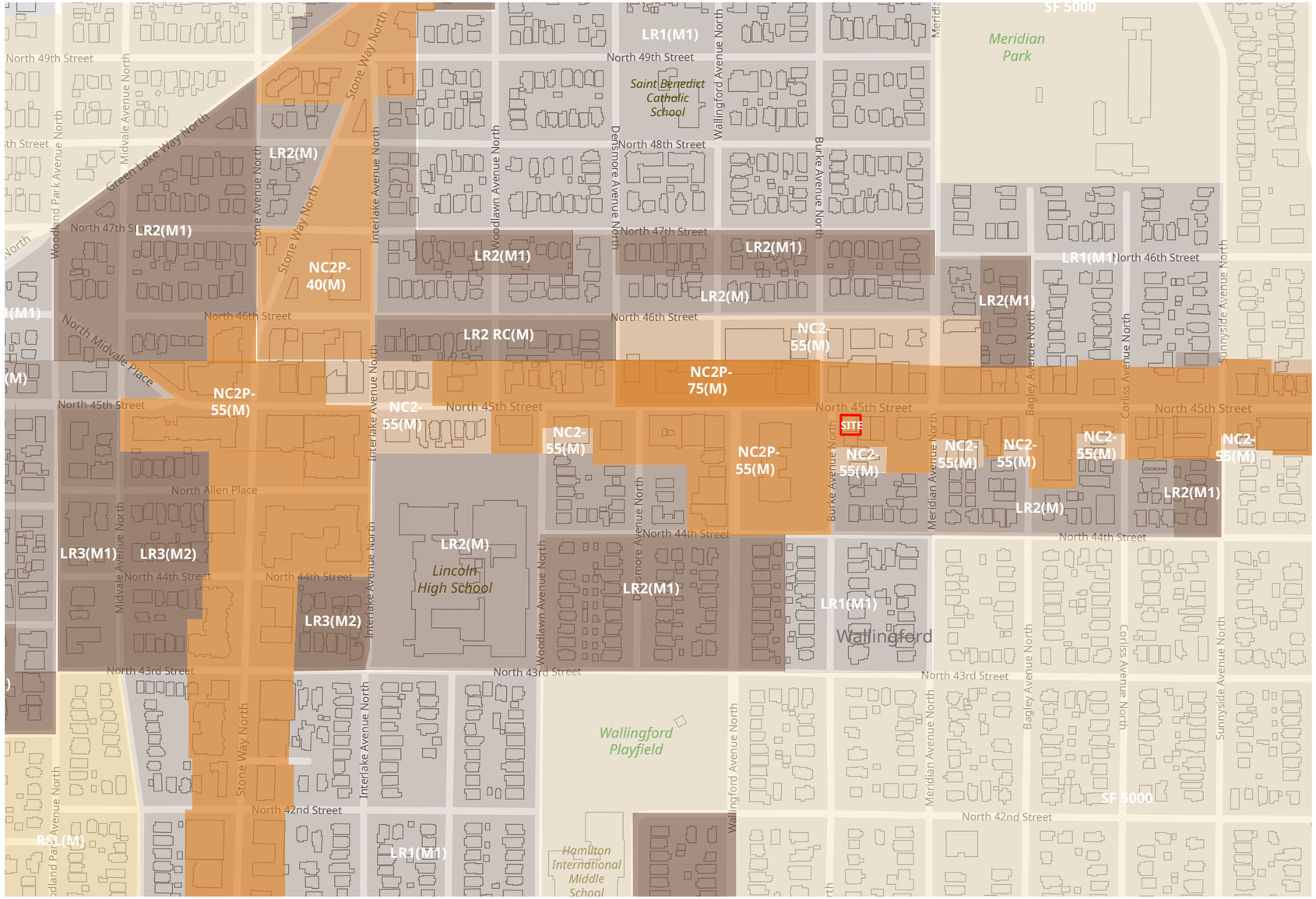
Parcel: 408330-0125 & 408330-0130
Lot Area: 7,200 sf
Zoning: NC2P-55(M)

Overlay: Wallingford (Residential Urban Village)

Street Classification: N 45th st (Principal Arterial)

Frequent Transit: Yes

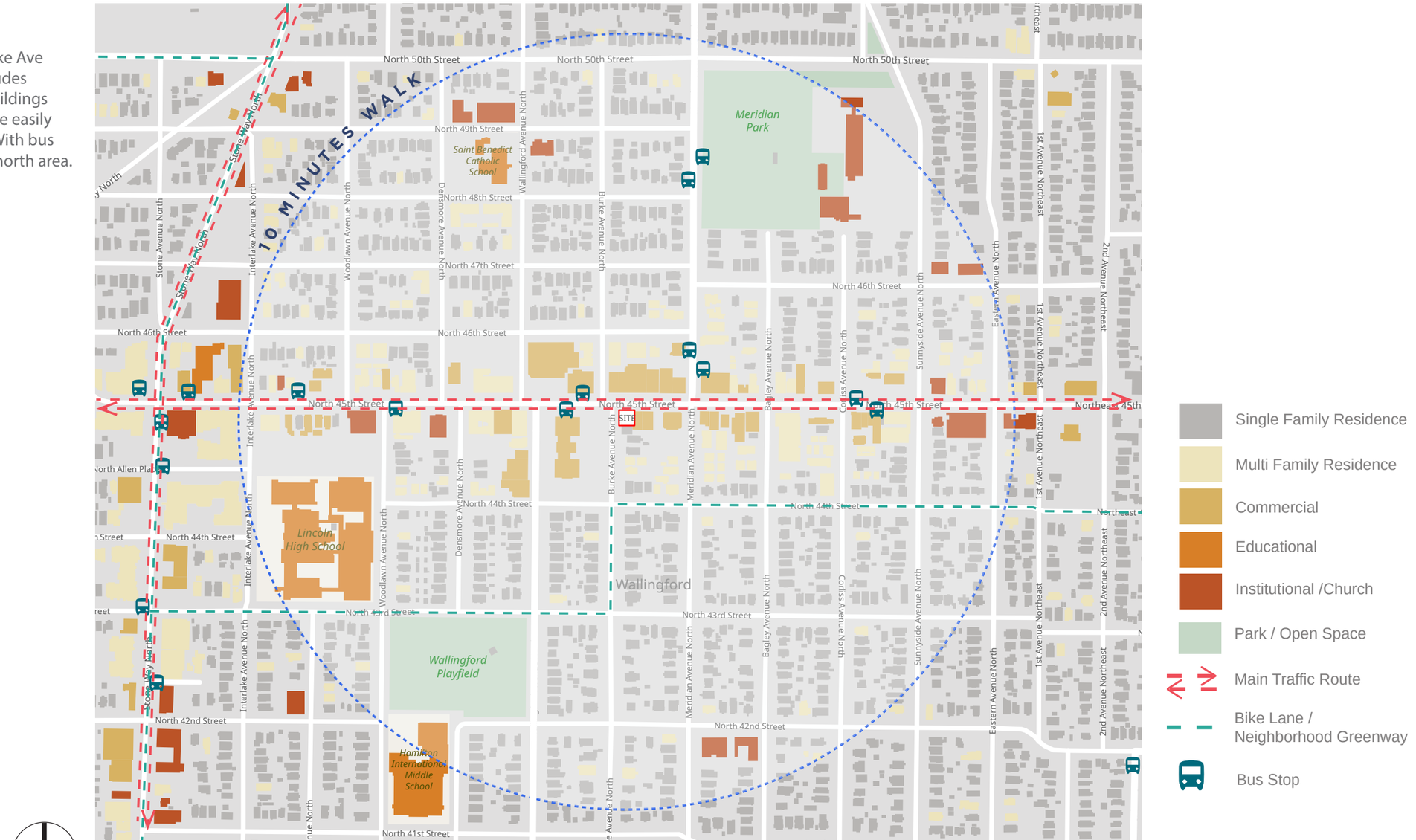
N 45th St & Wallingford Ave N
Meridian Ave N & N 45th St



ZONING MAP

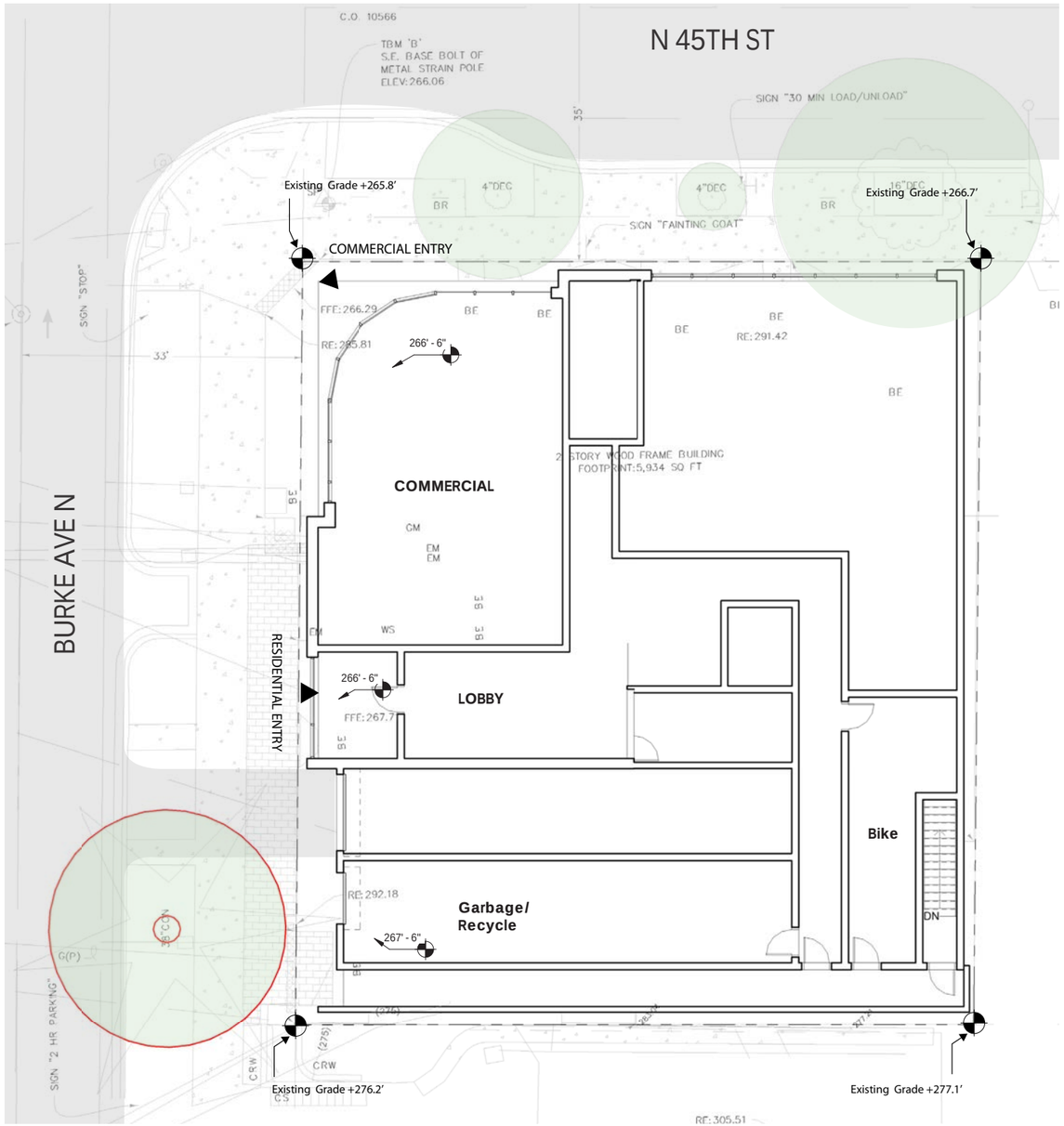
Land Use / Circulation

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.

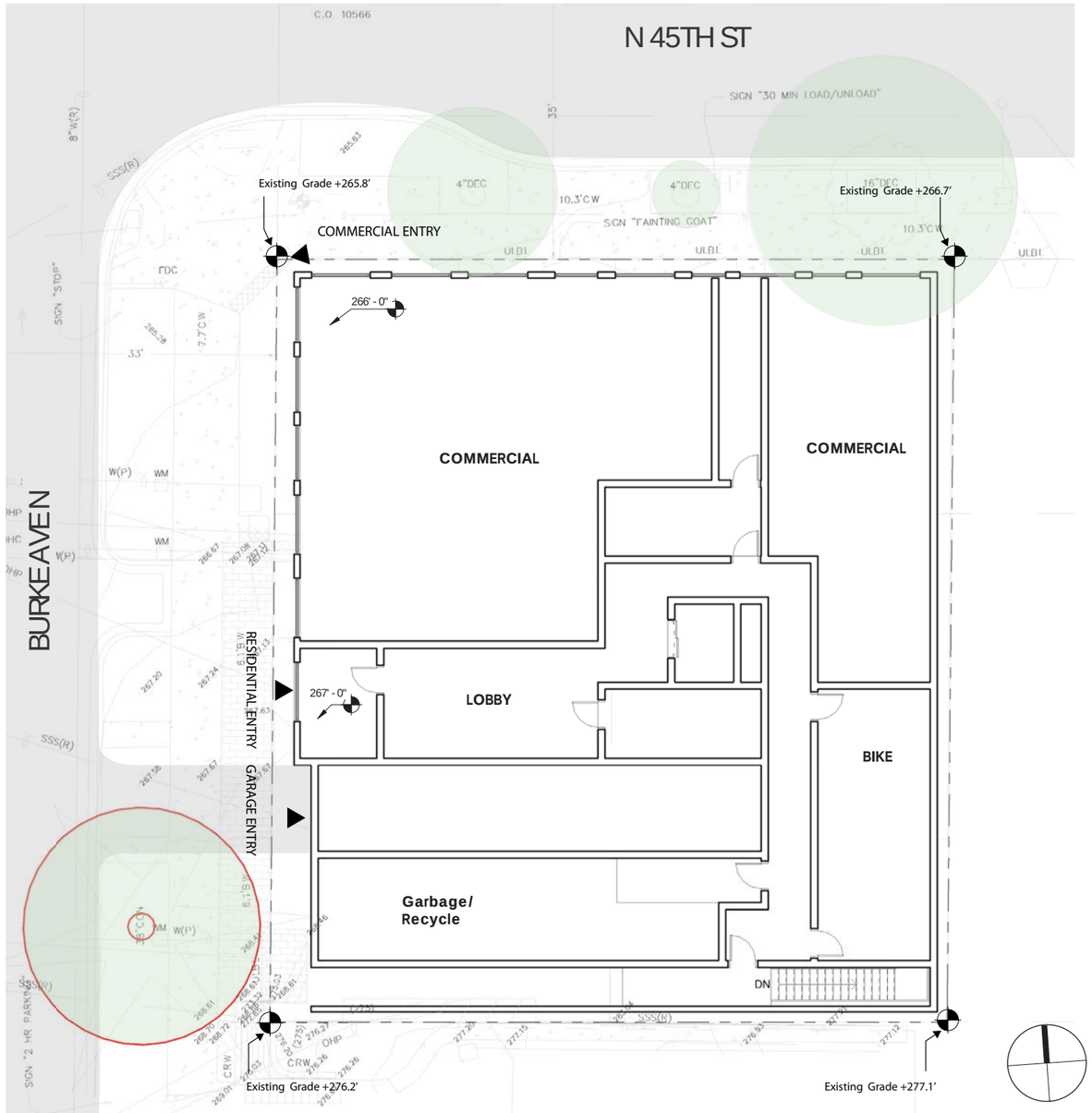


LAND USE/TRANSPORTATION MAP

SITE PLAN



SITE PLAN - OPT 1



SITE PLAN - OPT 2

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 planed 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.

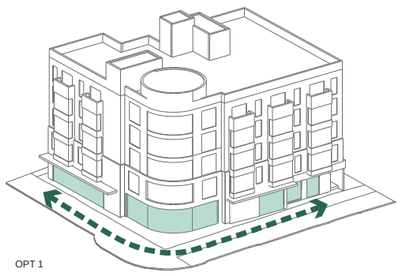
WALLINGFORD SUPPLEMENTAL GUIDANCE:

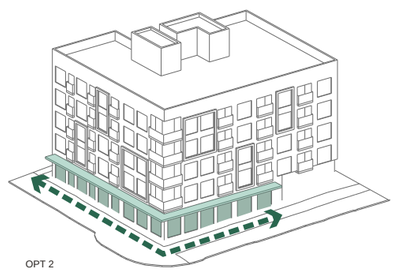
I. Architectural Context

RESPONSE:

Eclectic Design:

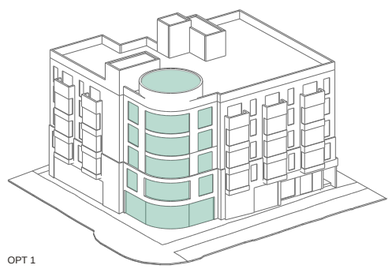
The design fosters the eclectic mix of architectural styles and forms. The design simplicity in color and form are an appropriate approach to a contemporary design aesthetic. In keeping with the trends of Seattle and Wallingford residential architecture, the project will feature large windows and have 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.

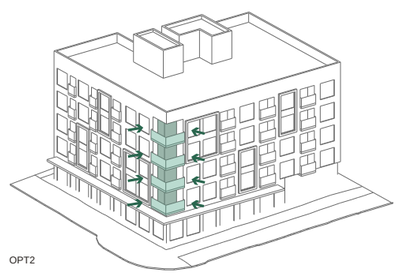


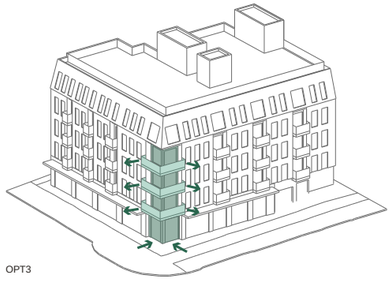




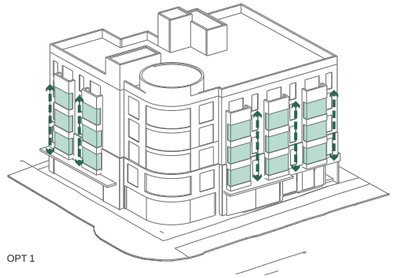
Transparent storefront of commercial spaces are retained along N 45th St and Burke Ave N in all three options. CS-2



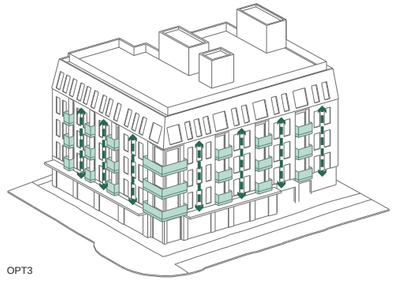




Emphasized Corner CS-2







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.



Transparent Commercial Storefront & Overhead Weather Protection. PL-2

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.



Balconoes are provided along N 45th St and Burke Ave N to encourage human activity and also improve security. PL-3

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.

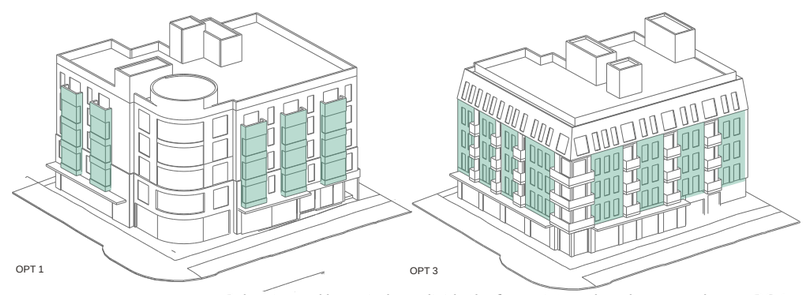
DC-2: ARCHITECTURAL CONCEPT:

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



Balconies and bay windows divide the facase into reduced percerved mass. DC-1

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

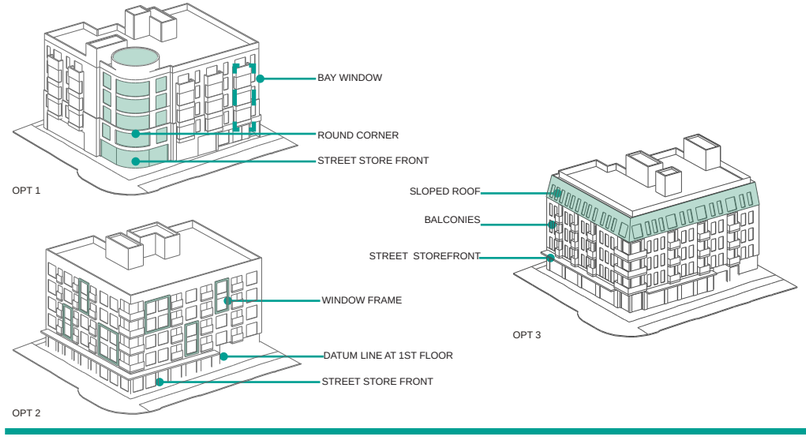


DATUM LINE AT GROUND FLOOR



BALCONY

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



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)

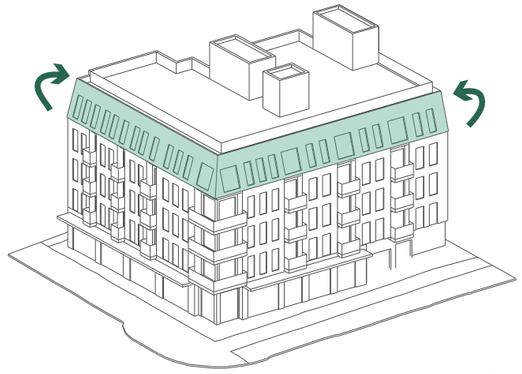
RESPONSE:

Building Materials:

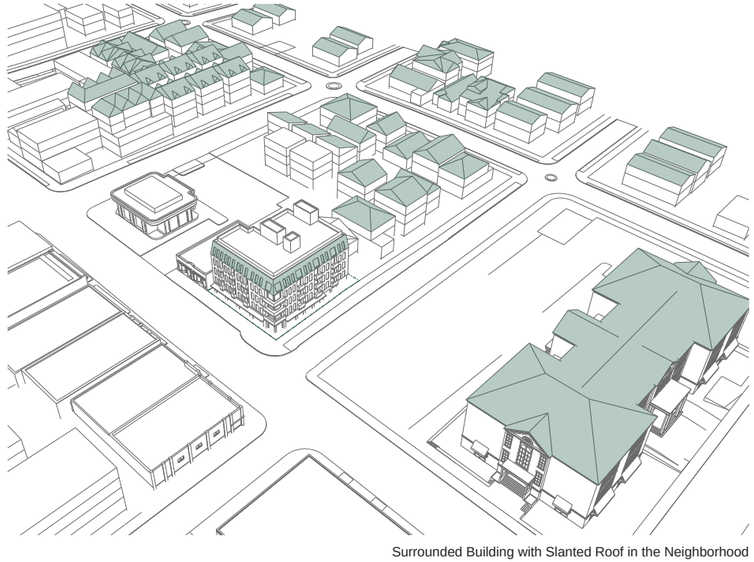
The project will be constructed with durable and attractive material. Color, texture, and pattern will be consistent with the intended design.

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	Yes

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	Yes

Pros:
- Recessed balconies divided facade into smaller parts
- Big frames around windows improve visual interet.

Cons:
- Square massing, lack of street-facade massing expression



Alternative 3 - Preferred

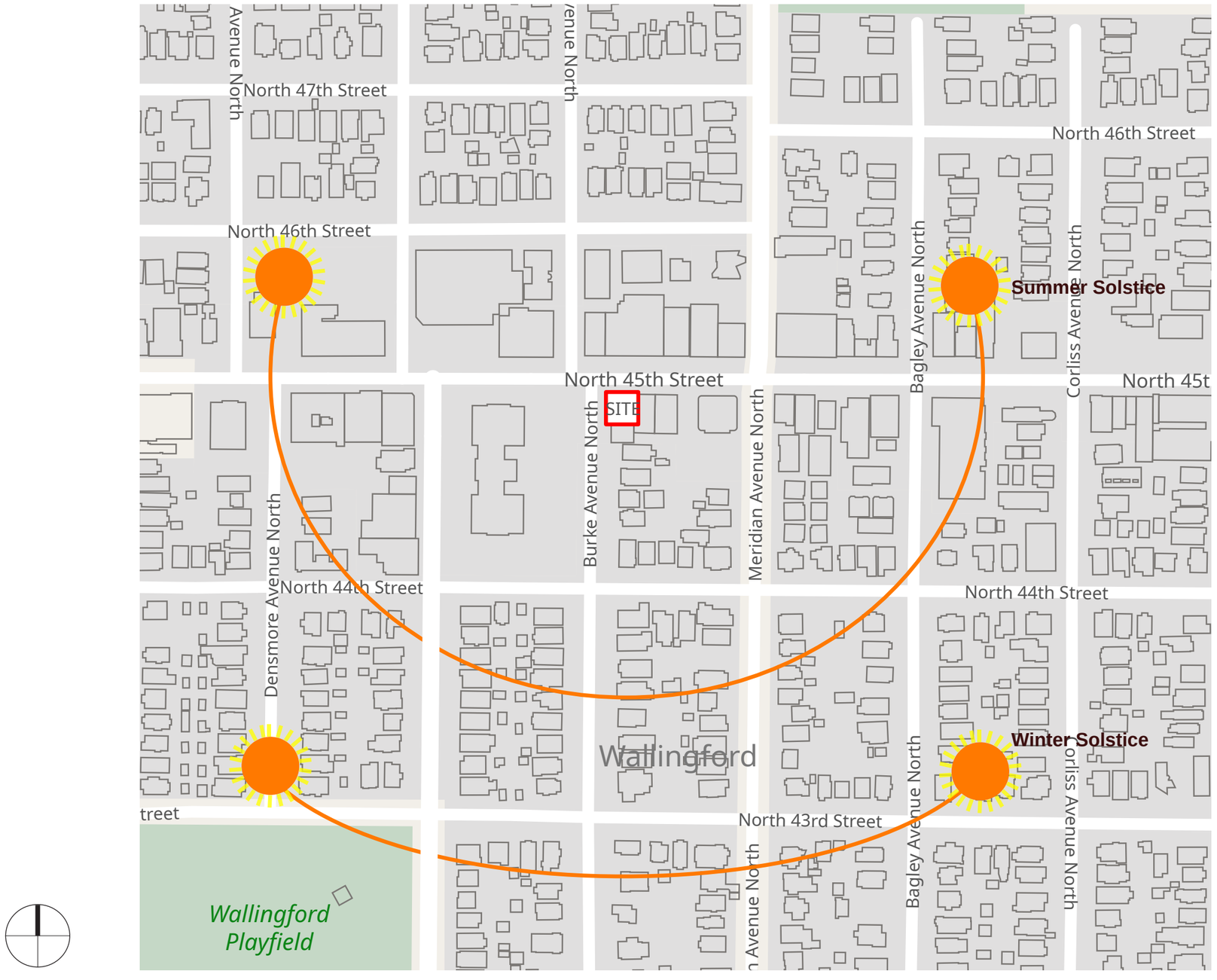
5 Stories, Roof Amenity	
Unit Count	36
Total Floor Area	33,363 gsf
FAR Proposed	3.75
Code Compliant	Yes

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

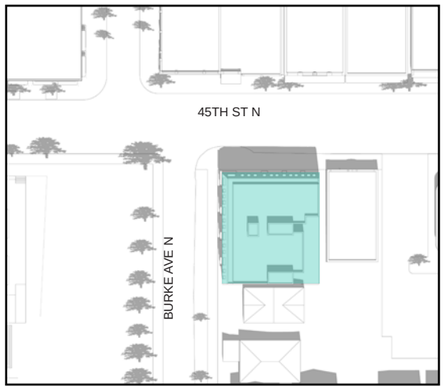
The shadow studies are based on Alternative 3 . The site has ample sun exposure throughout the year. The shadows cast by the proposed building do not appear to impact surrounding properties significantly.

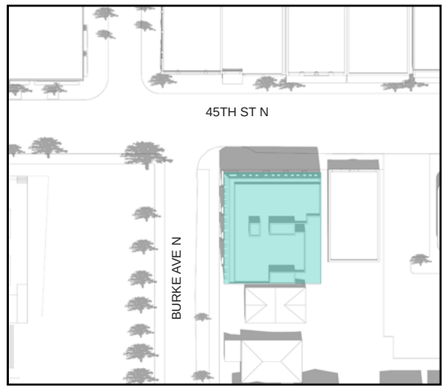
10:00 AM

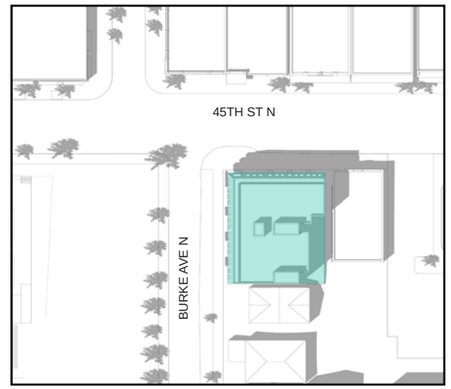
12:00 PM

2:00 PM

SUMMER SOLSTICE

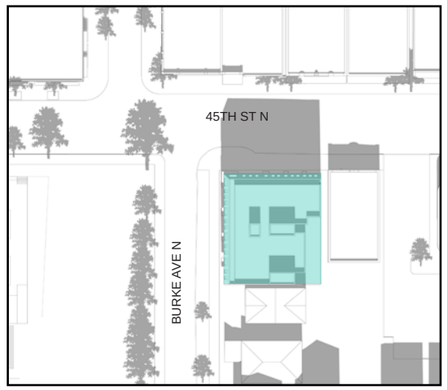


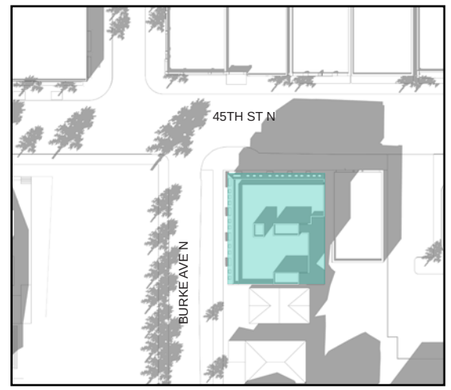




SPRING / FALL EQUINOX



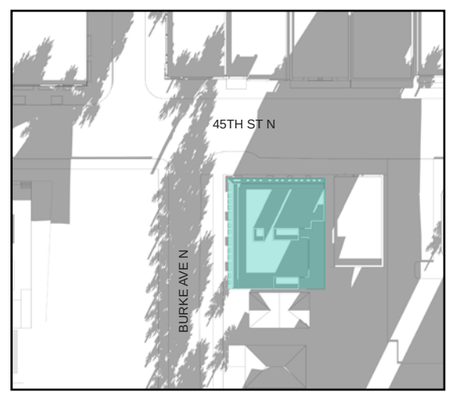




WINTER SOLSTICE

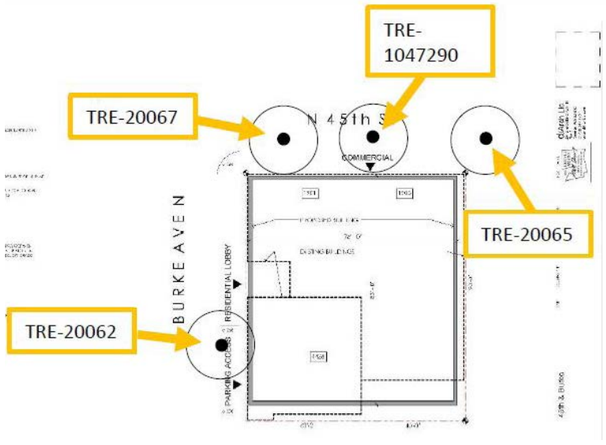






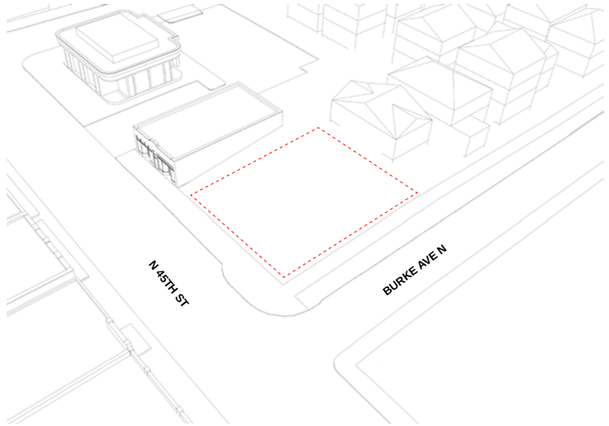
ARBORIST REPORT

Tree ID	Scientific Name	Common Name	DSH (inches)	DSH Multistem	Health Condition	Structural Condition	Dripline Radius (feet) N	E	S	W	Exceptional Threshold	Exceptional by Size	Exceptional Grove	Proposed Action	Notes
TRE-20062	*Chamaecyparis lawsoniana*	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	*Fraxinus angustifolia '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	*Fraxinus pennsylvanica*	Green ash	4.2		Fair	Fair	3.2	3.2	3.2	3.2	*30.0*	-	-	Retain	Chimmzam' cultavar; planted in ROW; SDOT tree; surface roots; limited rooting area; bark has manual laserations into the wood
TRE-20065	*Liquidambar styraciflua*	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

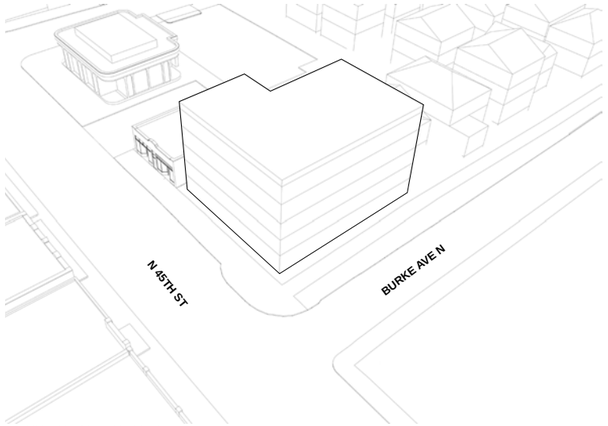


DESIGN CONCEPT

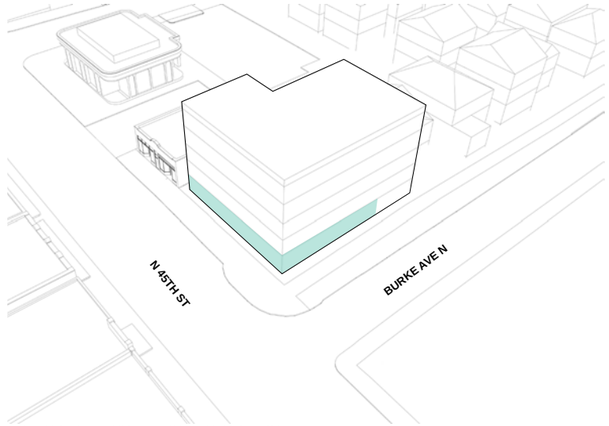
There are some general design concepts applied to all alternates as metioned in design guideline response. All building massing are arranged against N 45th st and burke ave n. Transparent commercial storefront along the street and overhead weather protection provided, The conner was emphasized. And balconies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



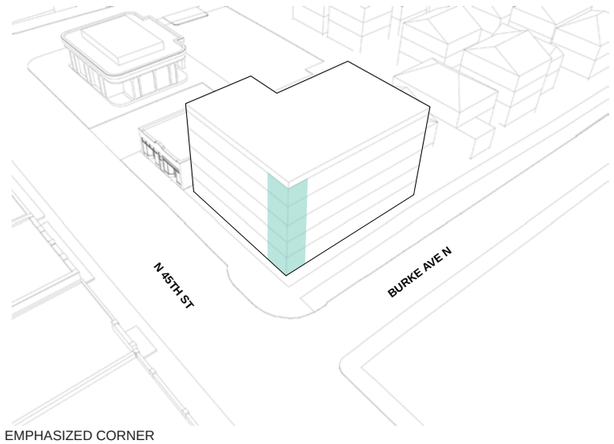
THE SITE



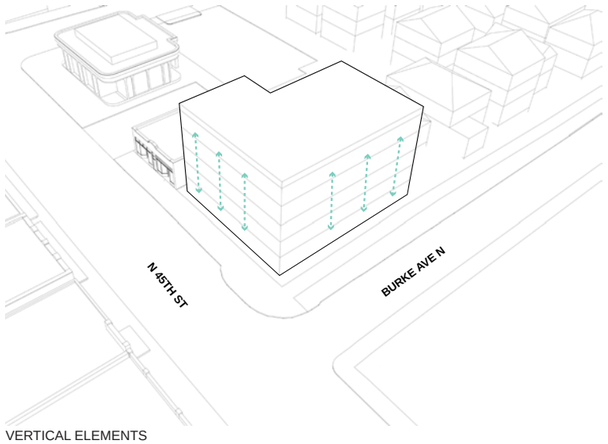
MASSING AGAINST STREET



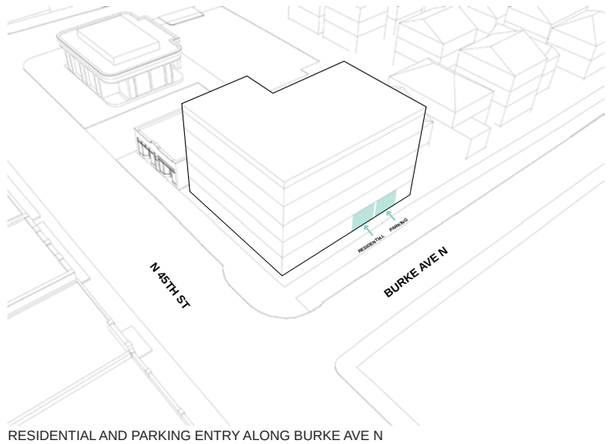
TRANSPARENT COMMERCIAL STOREFRONT



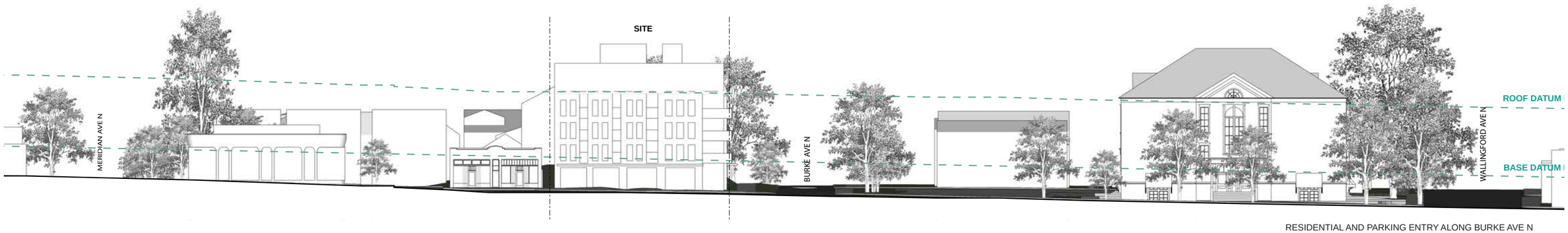
EMPHASIZED CORNER



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 founde in the soundings



STREET STOREFRONT

Transparent street storefront is prevailing along N 45th st



BAY WINDOW

The vertical bay window divide the facade into several sections and this elements are also founded in this neigborhood.

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.

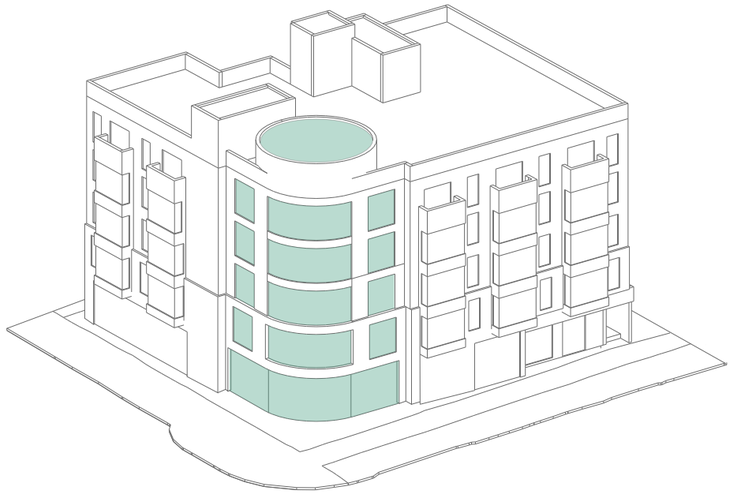
Residential entry off Burke Ave N relates to residential neighborhood to South and separates it from busy and commercial N 45th St. **PL-3**

Parking access is located away from main street, and minimizes the impact on pederstrian environment. **DC-1**

Bay windows are provided along N 45th St and Burke Ave N to encourage human activity and also improve security. **PL-3**

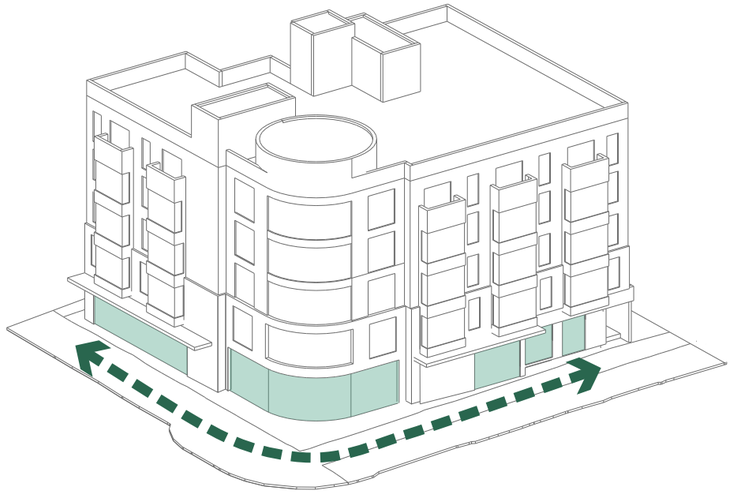
Brick will be used as main exterior wall material so the building will be more related to the context. **DC-4**

ALTERNATIVE 1



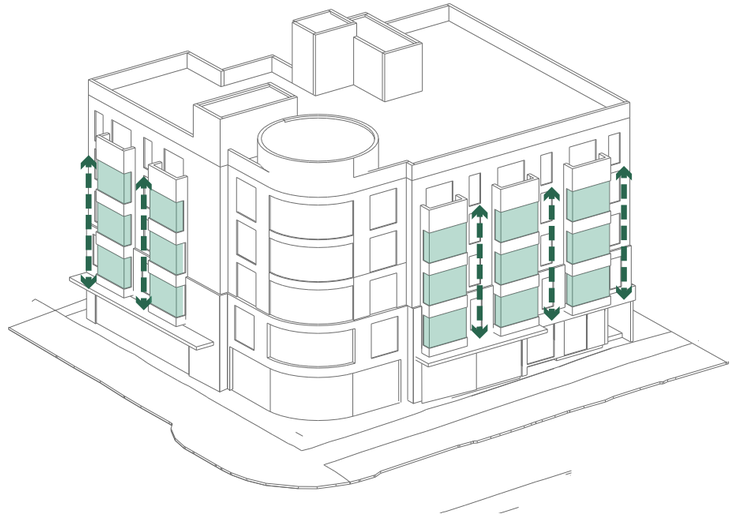
EMPHASIZED CORNER

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)

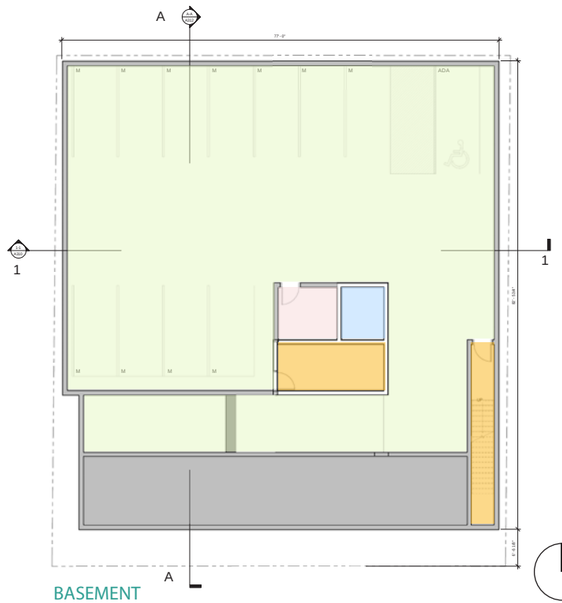


BAY WINDOW & VERTICAL ELEMENTS

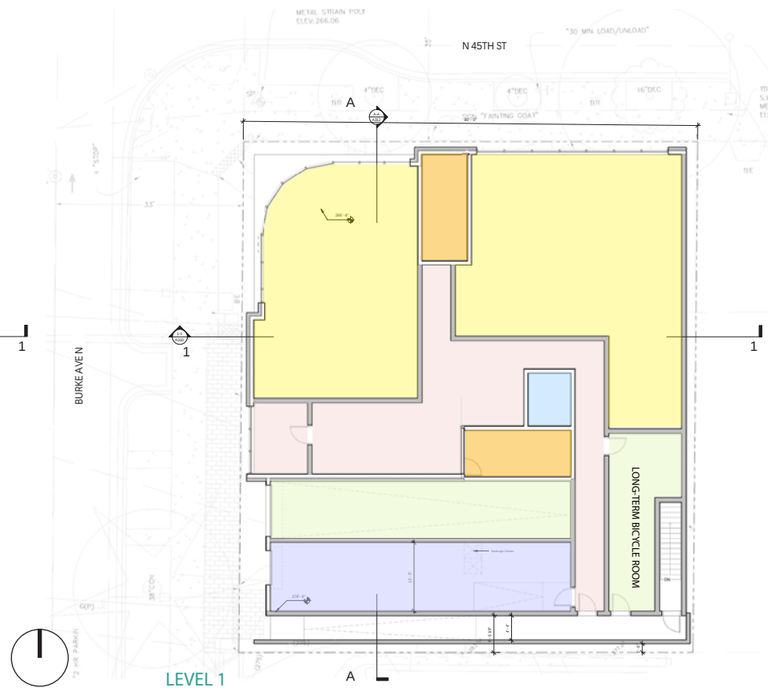
Balconies Divide Facade into Smaller Vertical Elements. (CS-2, CS-3)

ALTERNATIVE 1

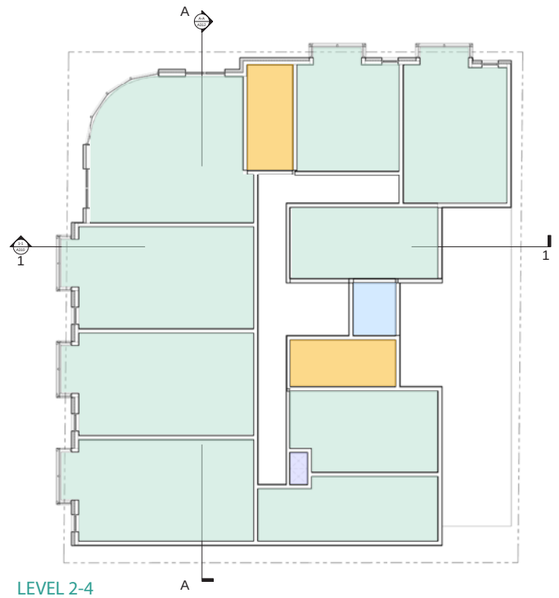
PLANS



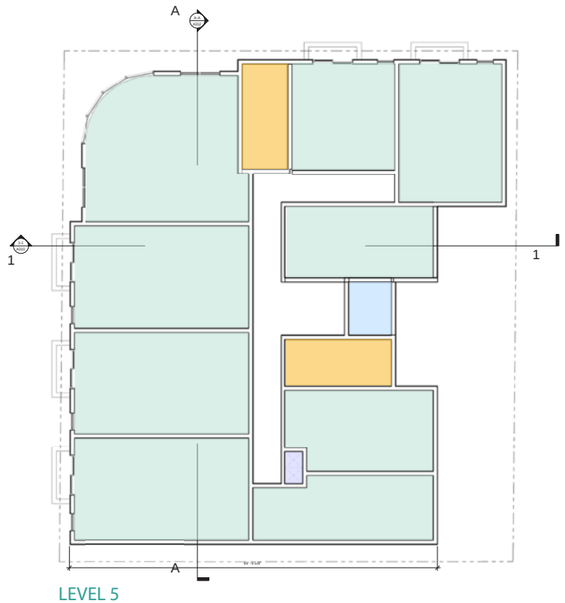
BASEMENT



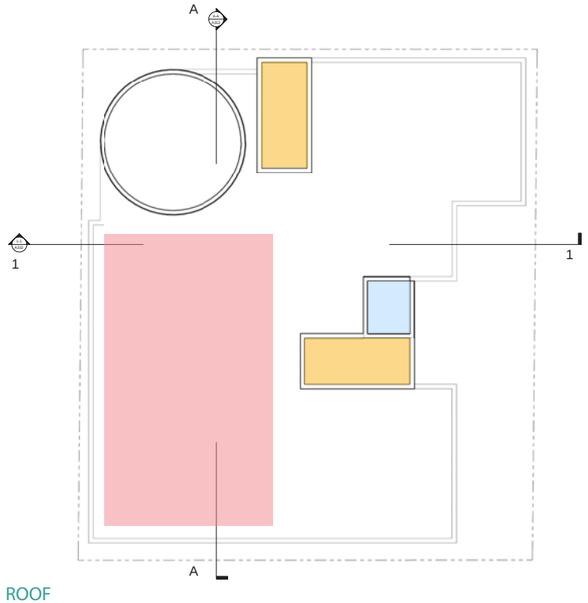
LEVEL 1



LEVEL 2-4



LEVEL 5

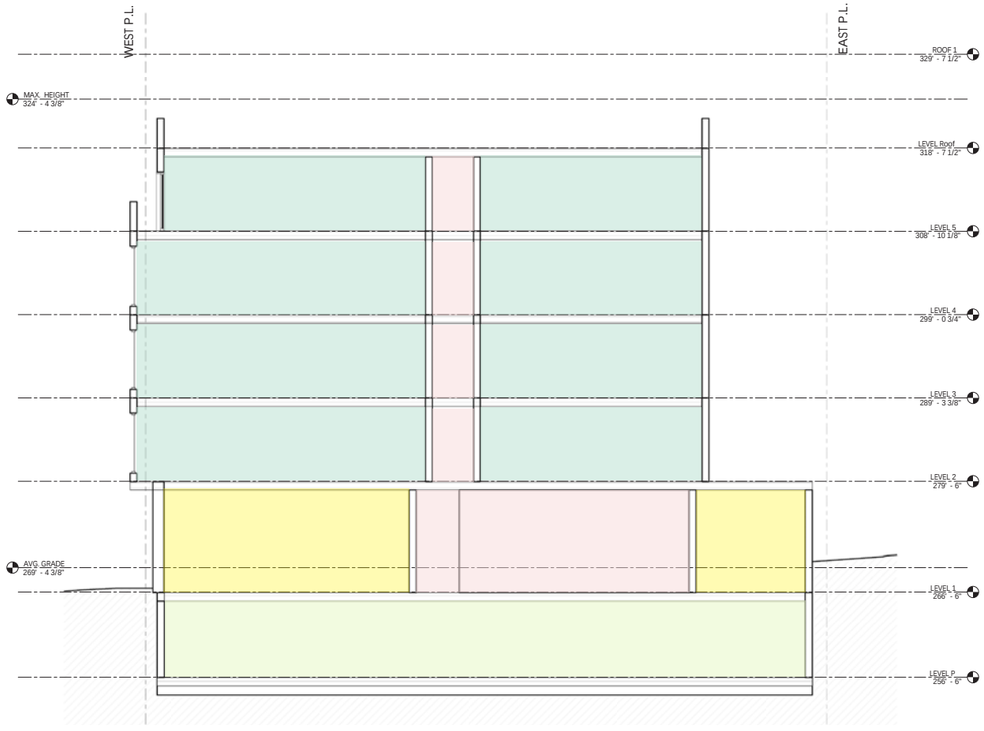


ROOF

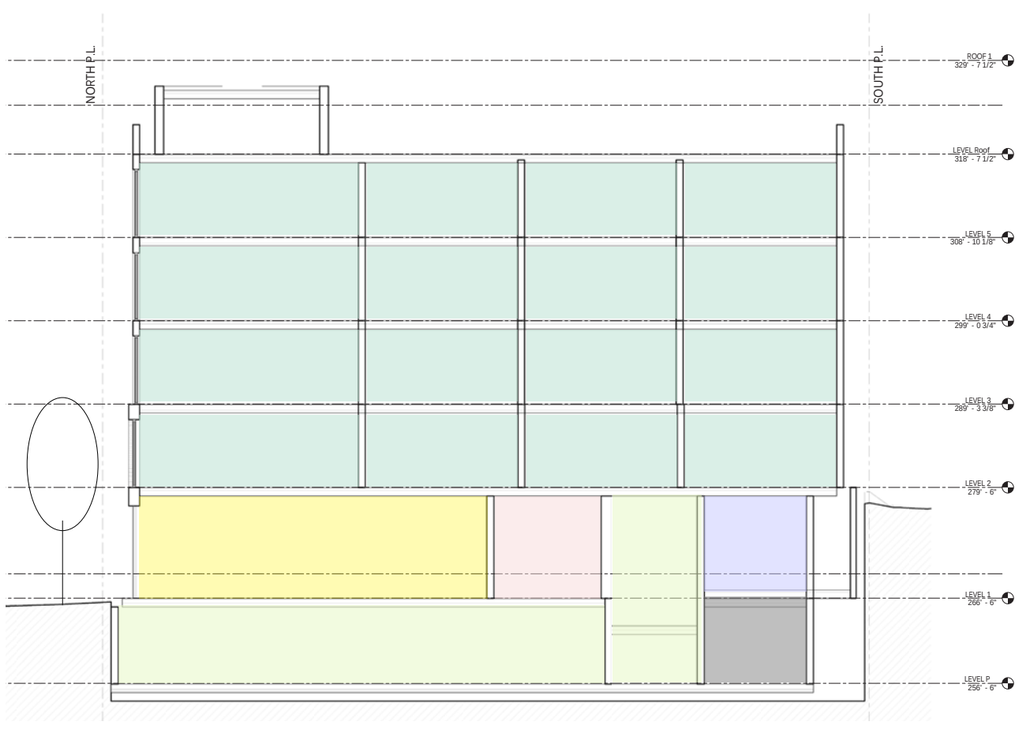
- Amenity
- Parking/Bicycle
- Elevator
- Garbage/Recycle
- Lobby/Corridor
- M/E
- Residential Unit
- Stairs
- Commercial
- Storage

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 inprove the elevation interest



STREET STOREFRONT

Transparent street storefront is prevailing along N 45th st



BALCONY

Balconies devide massing into smaller sections and also inprove 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.

Residential entry off Burke Ave N relates to residential neighborhood to South and separates it from busy and commercial N 45th St. PL-3

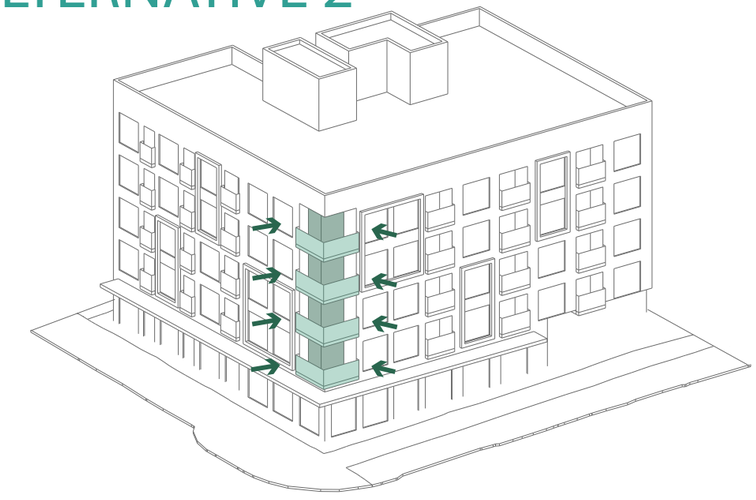
Parking access is located away from main street, and minimizes the impact on pederstrian environment. DC-1

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

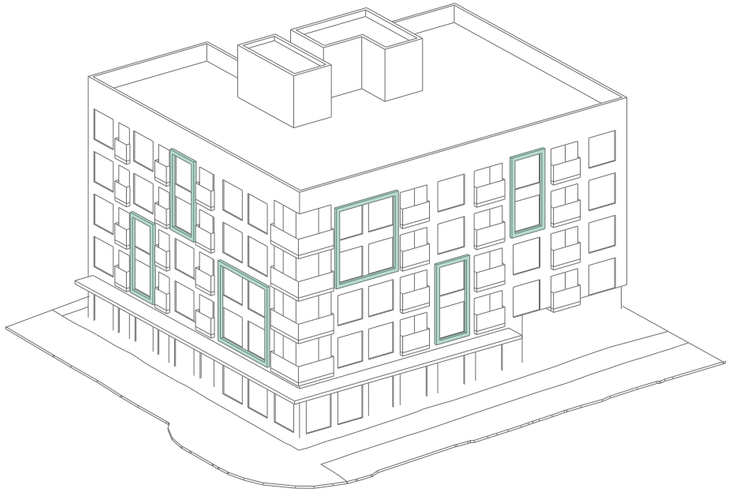
Playful fenestration pattern is a distinctive of the building, which increase the visual interest. DC-2

ALTERNATIVE 2



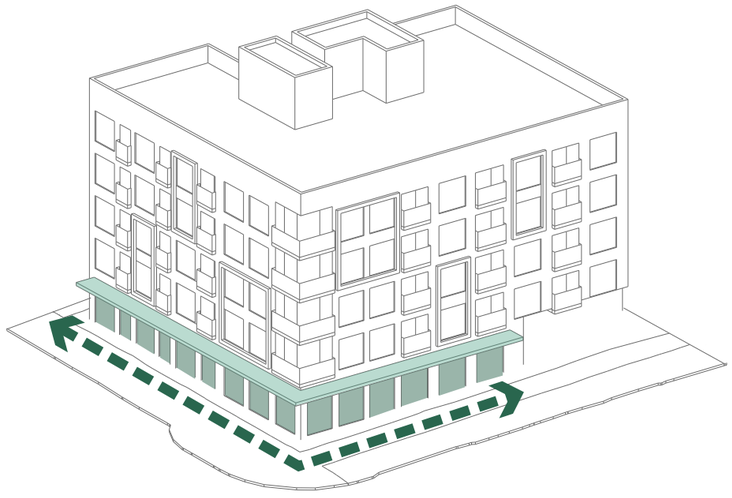
EMPHASIZED CORNER

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)



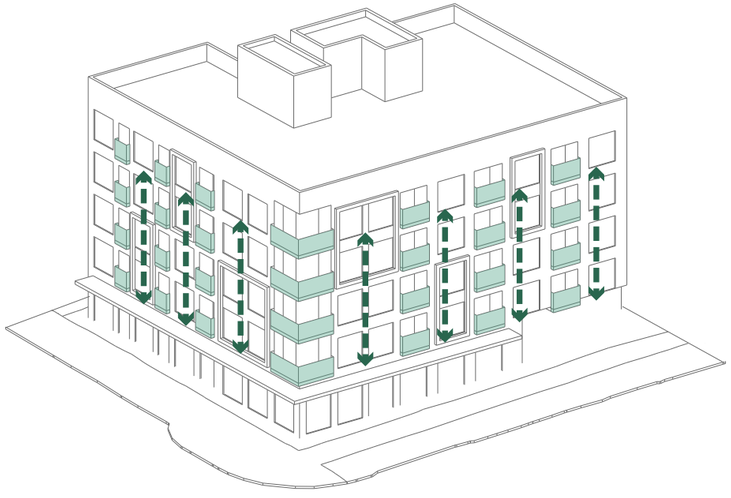
WINDOW FRAMES

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)

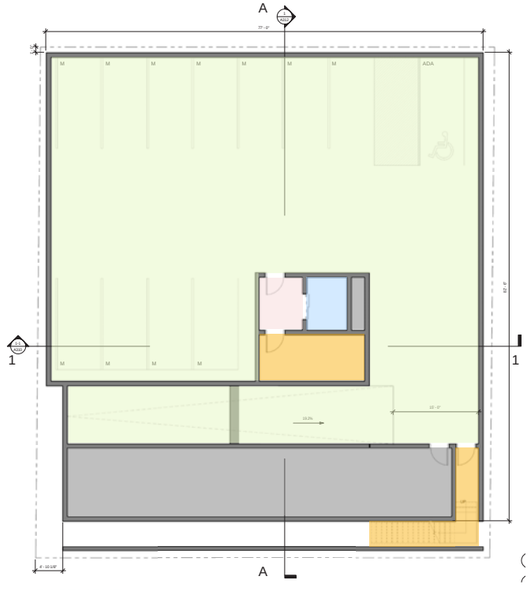


BALCONY & VERTICAL ELEMENTS

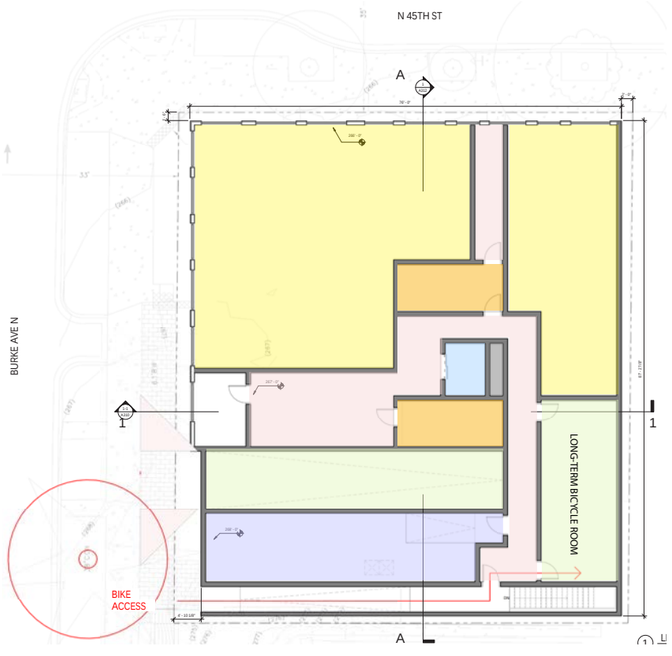
Balconies Divide Facade into Smaller Vertical Elements. (CS-2, CS-3)

ALTERNATIVE 2

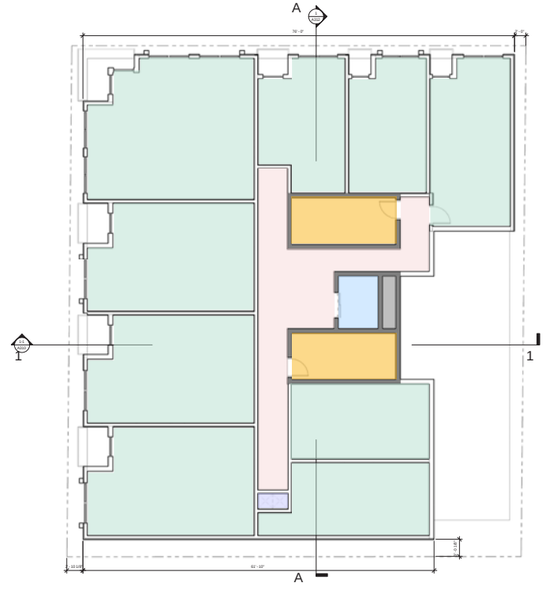
PLANS



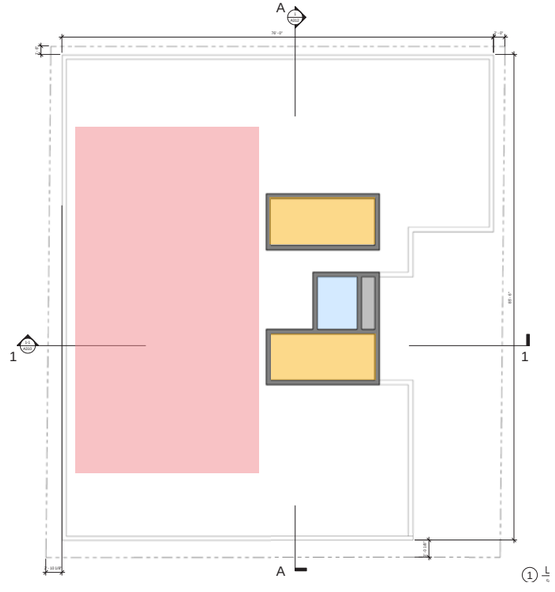
BASEMENT



LEVEL 1



LEVEL 2-5

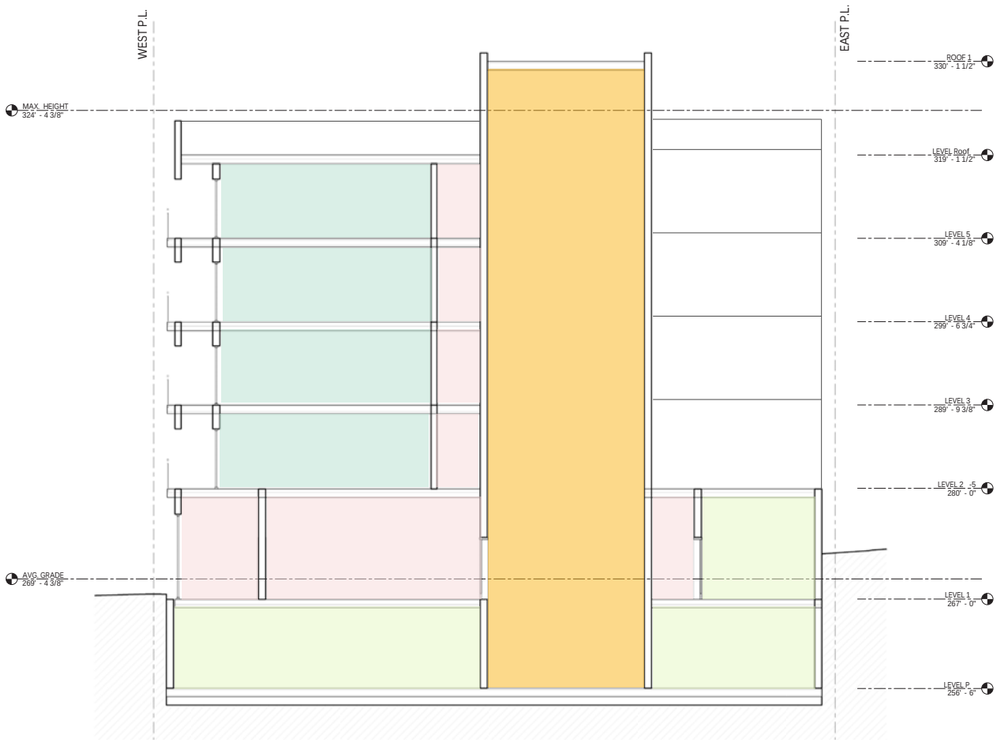


ROOF

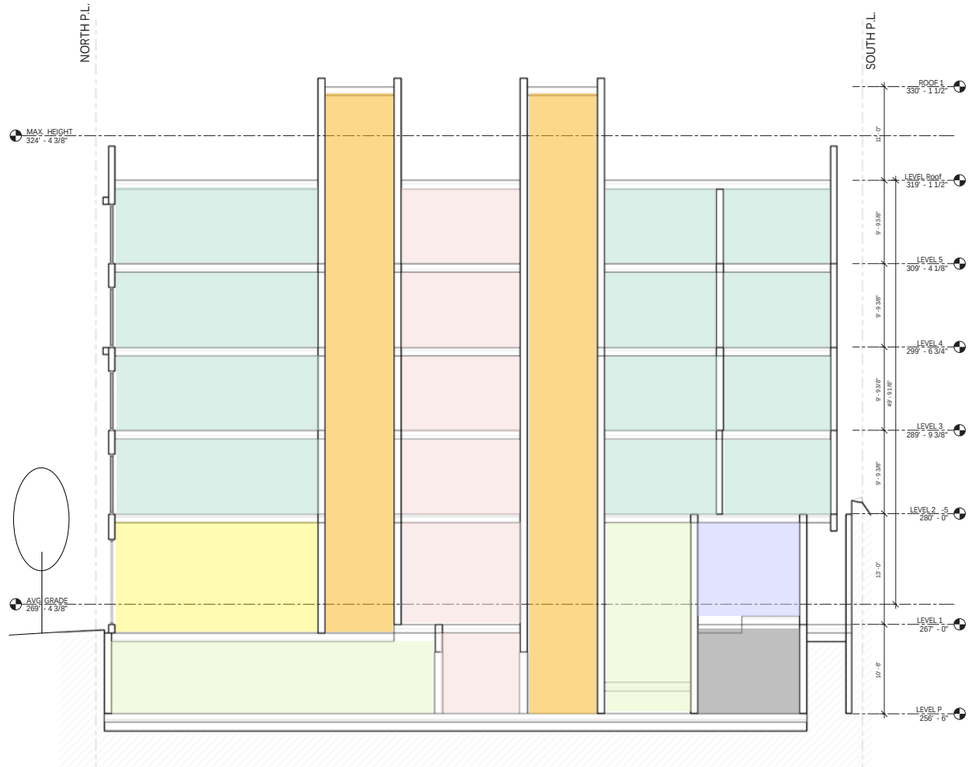
- Amenity
- Parking/Bicycle
- Elevator
- Garbage/Recycle
- Lobby/Corridor
- M/E
- Residential Unit
- Stairs
- Commercial
- Storage

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.



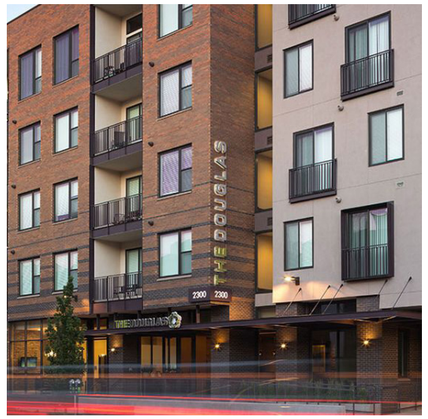
STREET STOREFRONT

Transparent street storefront is prevailing along N 45th st



BALCONY

Balconies devide massing into smaller sections and also inprove the neighborhood security.



BAY- REDUCING PRRCEIVED 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. Piched roof claerly 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

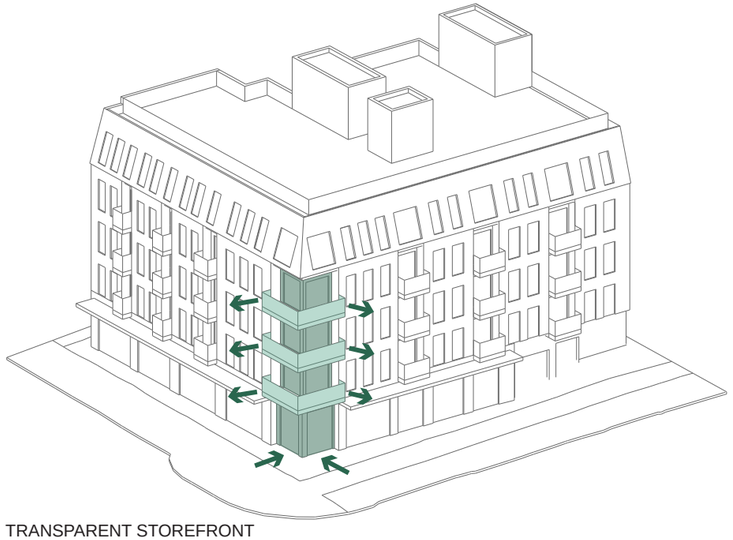
Parking access is located away from main street, and minimizes the impact on pederstrian environment. DC-1

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

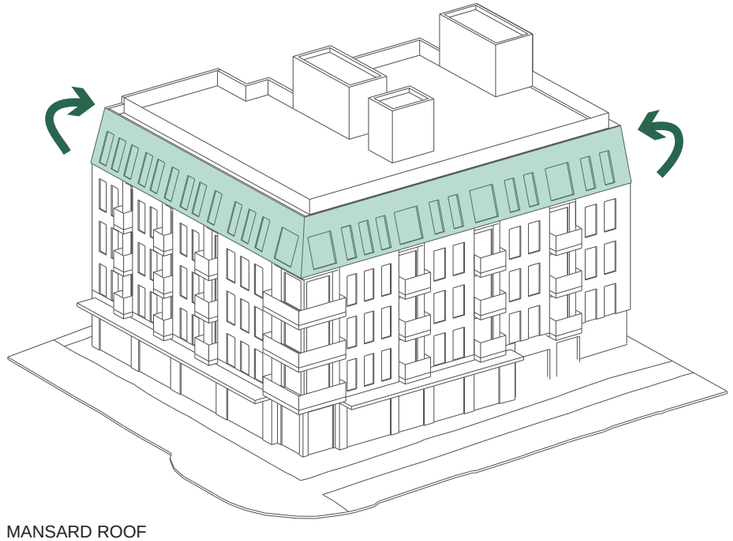
Roof line and canopy respect the heights of surrounding structures, See page 26 for the datum line diagram . As traditional architectural feature, the mansard roof connect the proposed project to adjacent single-family and low-rise zones, CS-2 DC-2

ALTERNATIVE 3



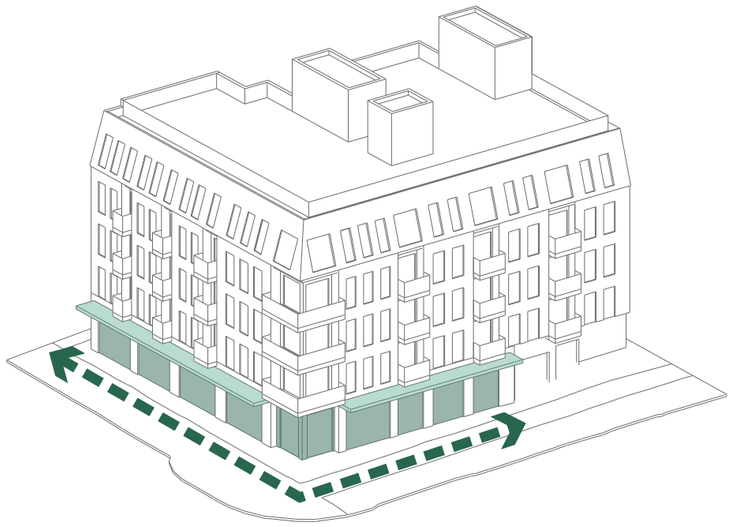
TRANSPARENT STOREFRONT

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)



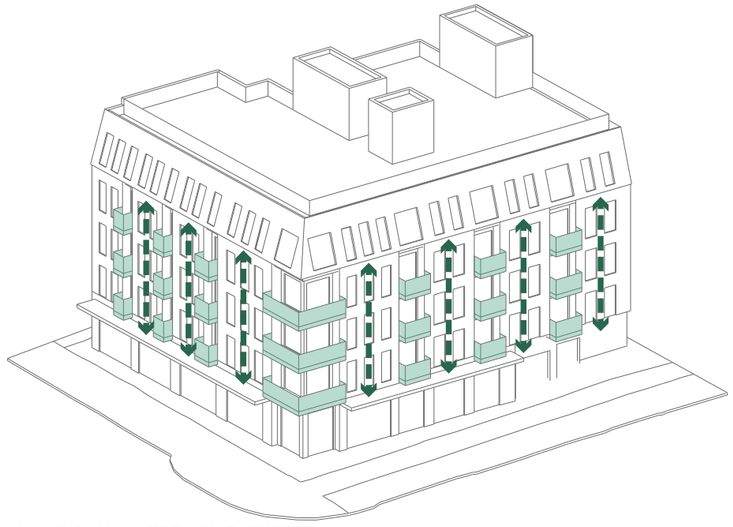
MANSARD ROOF

Sloped roof is prevailing in this neigbborhood. The mansard roof will well connected the proposed builiding 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)

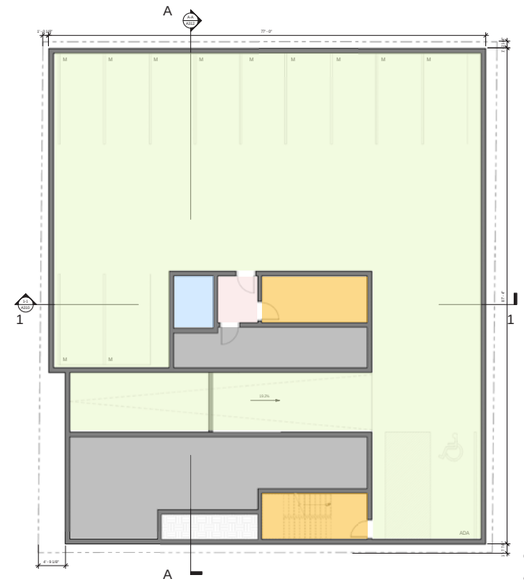


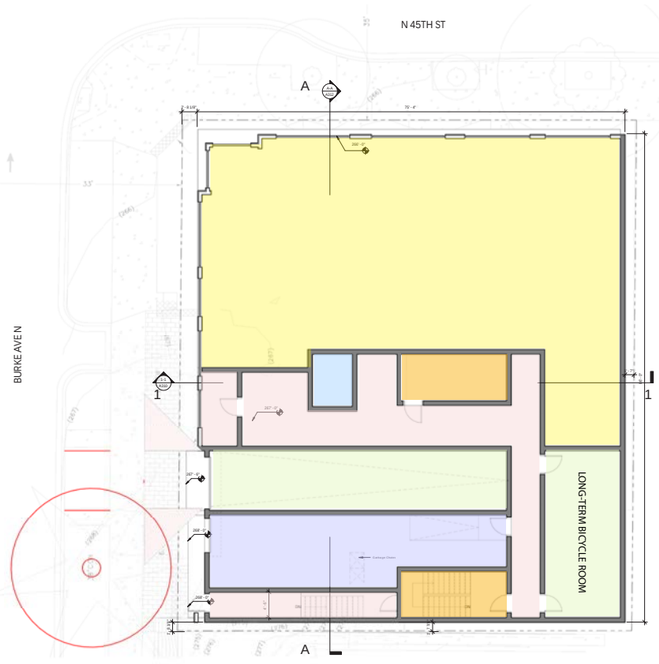
BAY WINDOW & VERTICAL ELEMENTS

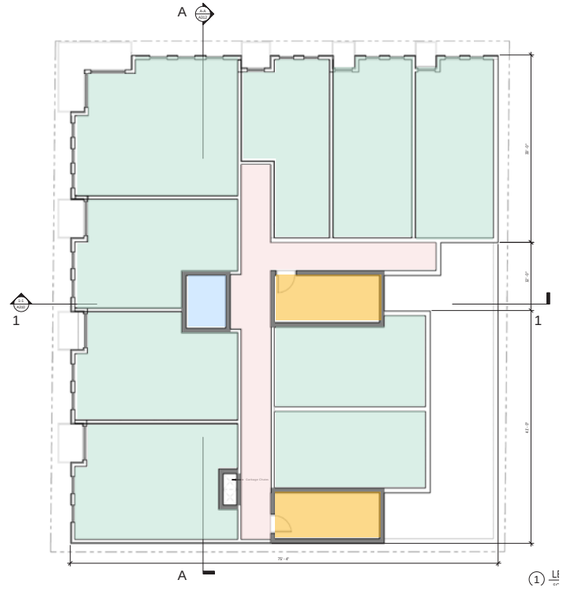
Balconies Divide Facade into Smaller Vertical Elements. (CS-2, CS-3)

ALTERNATIVE 3

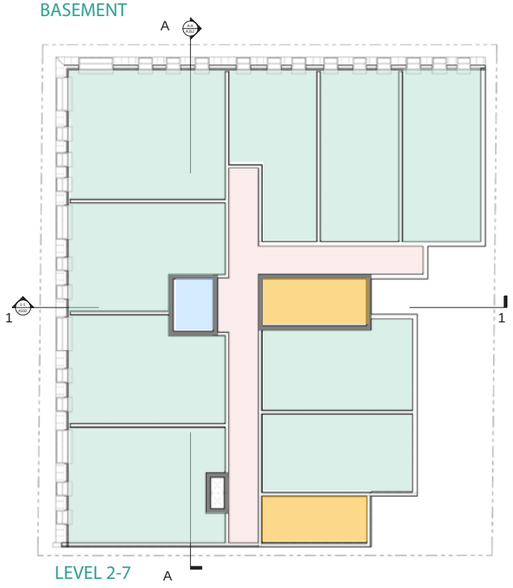
PLANS



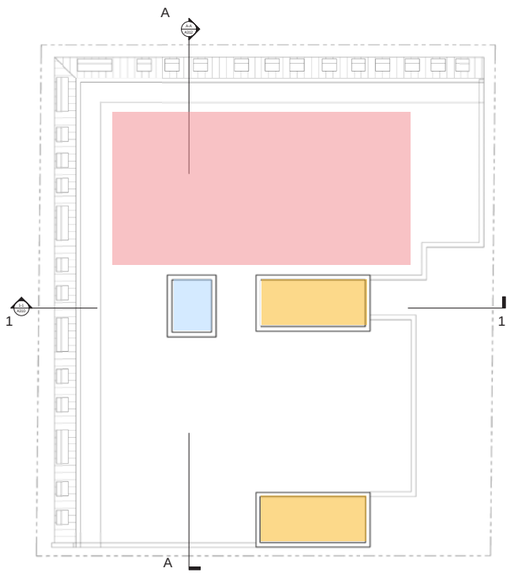




BASEMENT



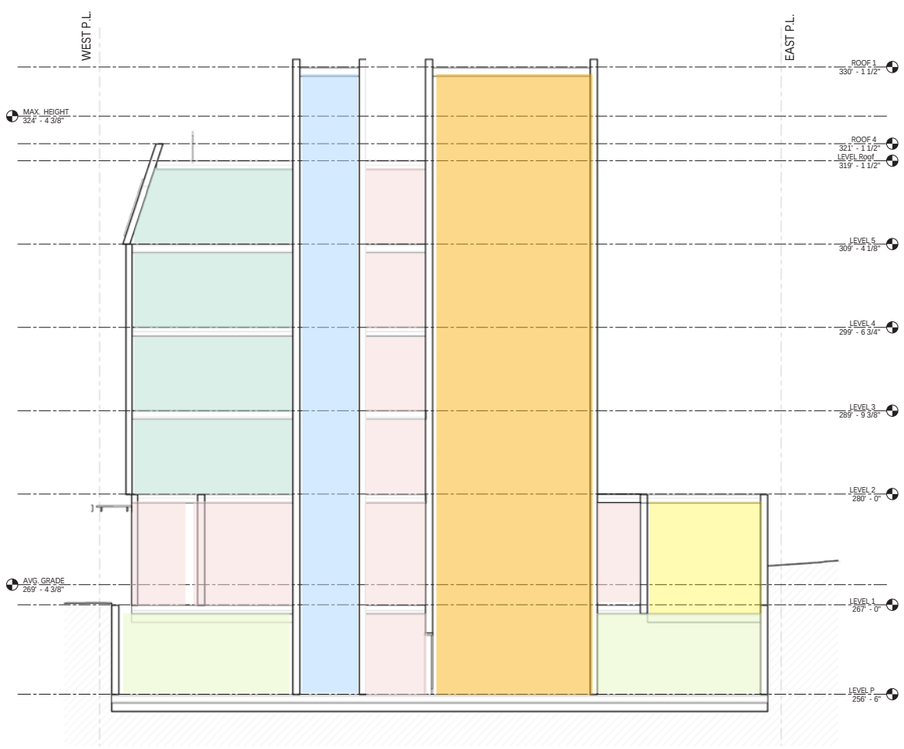
LEVEL 2-7



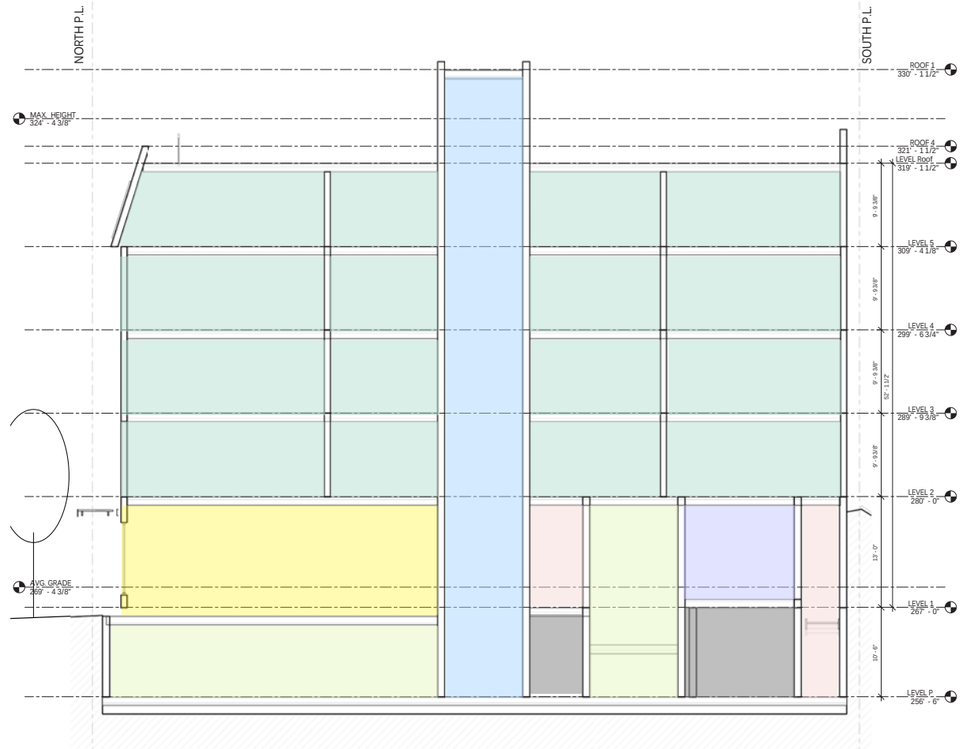
- Amenity
- Parking/Bicycle
- Elevator
- Garbage/Recycle
- Lobby/Corridor
- M/E
- Residential Unit
- Stairs
- Commercial
- Storage

ALTERNATIVE 3

SECTIONS

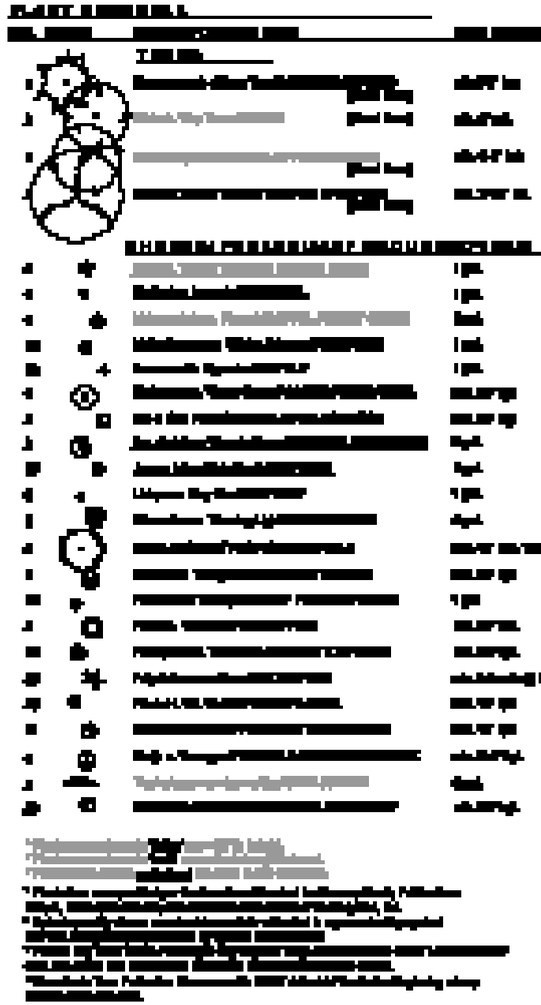


SECTION 1-1

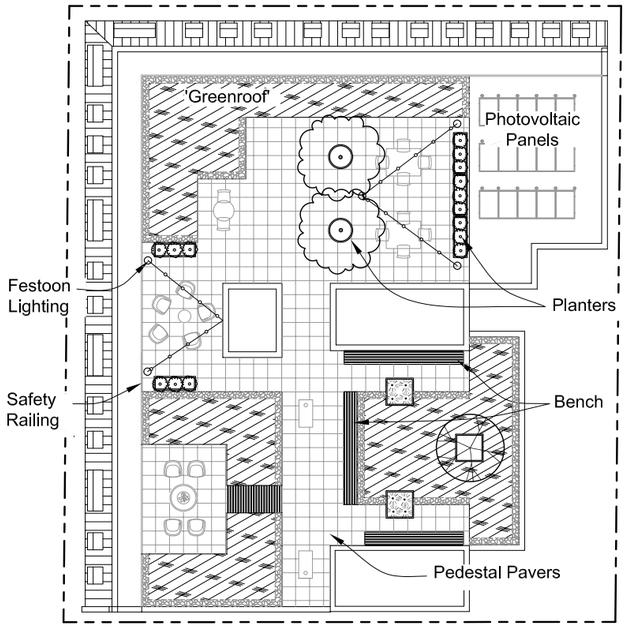


SECTION A-A

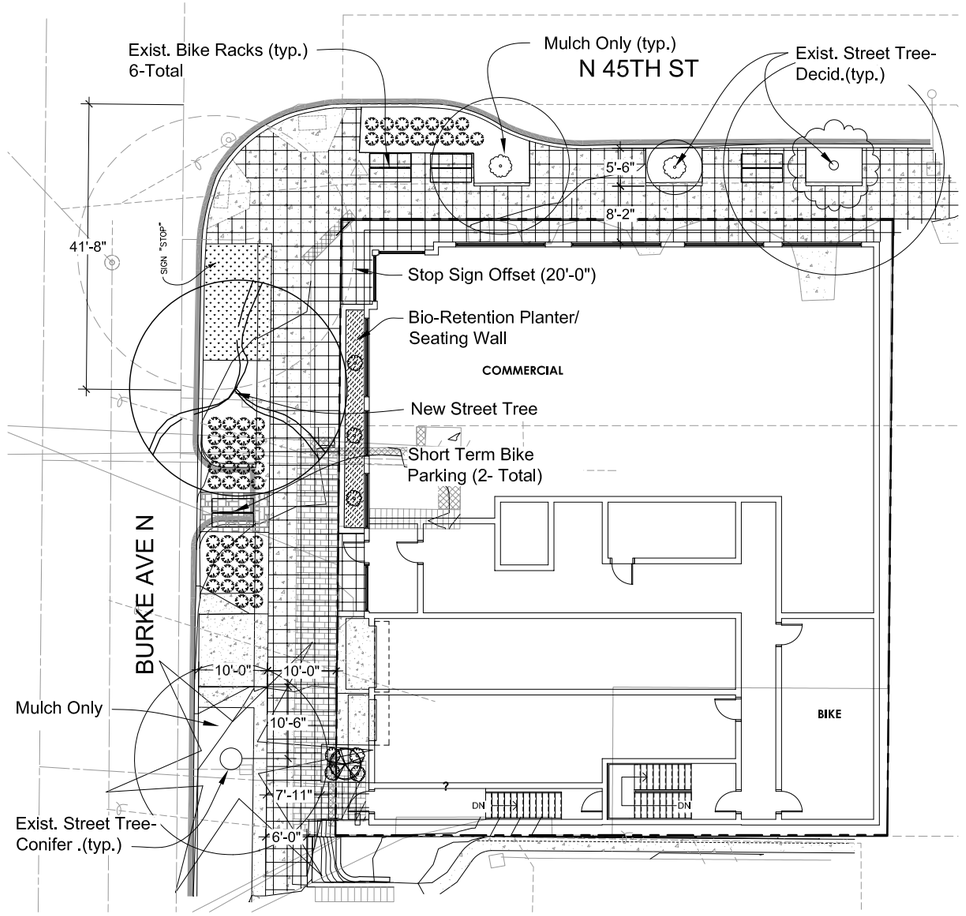
- Amenity
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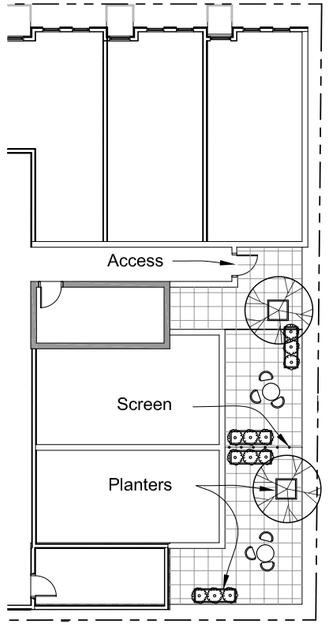
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ROOF LEVEL



GROUND LEVEL



Level 2- SE Corner

0' 5' 10' 20'
SCALE: 1" = 10'- 0"

NORTH

45th and Burke

1901 No. 45th Street
Seattle, WA 98105

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

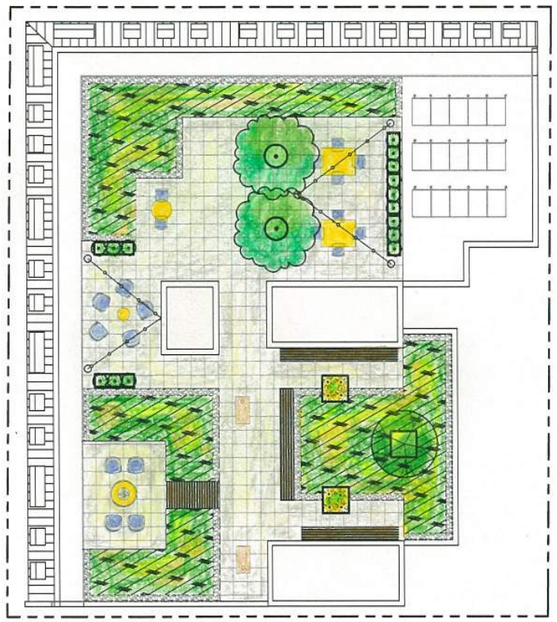
Landscape Plan

Project No.:
Drawn: GT
Checked: GT

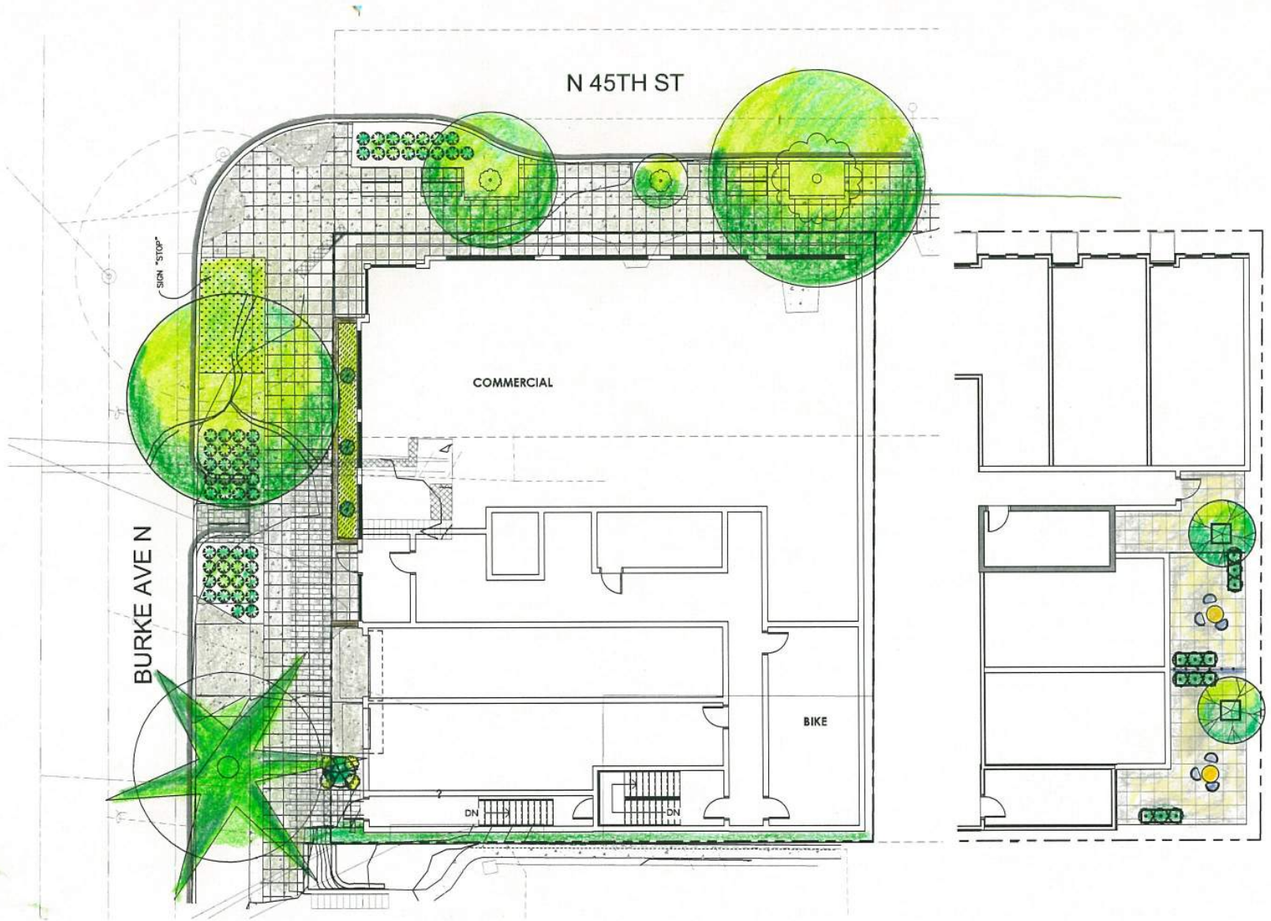
Drawing Issue:
12.22.21

Revisions:

Sheet
L 1
1 of 1



ROOF LEVEL



GROUND LEVEL

Level 2- SE Corner

0' 5' 10' 20'
SCALE: 1" = 10'- 0"

NORTH

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

STATE OF WASHINGTON
GLENN L. TAKAGI
CERTIFICATE NO. 3...

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

Colored Landscape Plan

Project No.:
Drawn: GT
Checked: GT

Drawing Issue:
12.22.21

Revisions:

Sheet
L X
1 of 1