

# HARBOR N 45TH

1321 N. 45TH STREET



LOOKING SOUTH AT N 45TH STREET AND INTERLAKE AVENUE

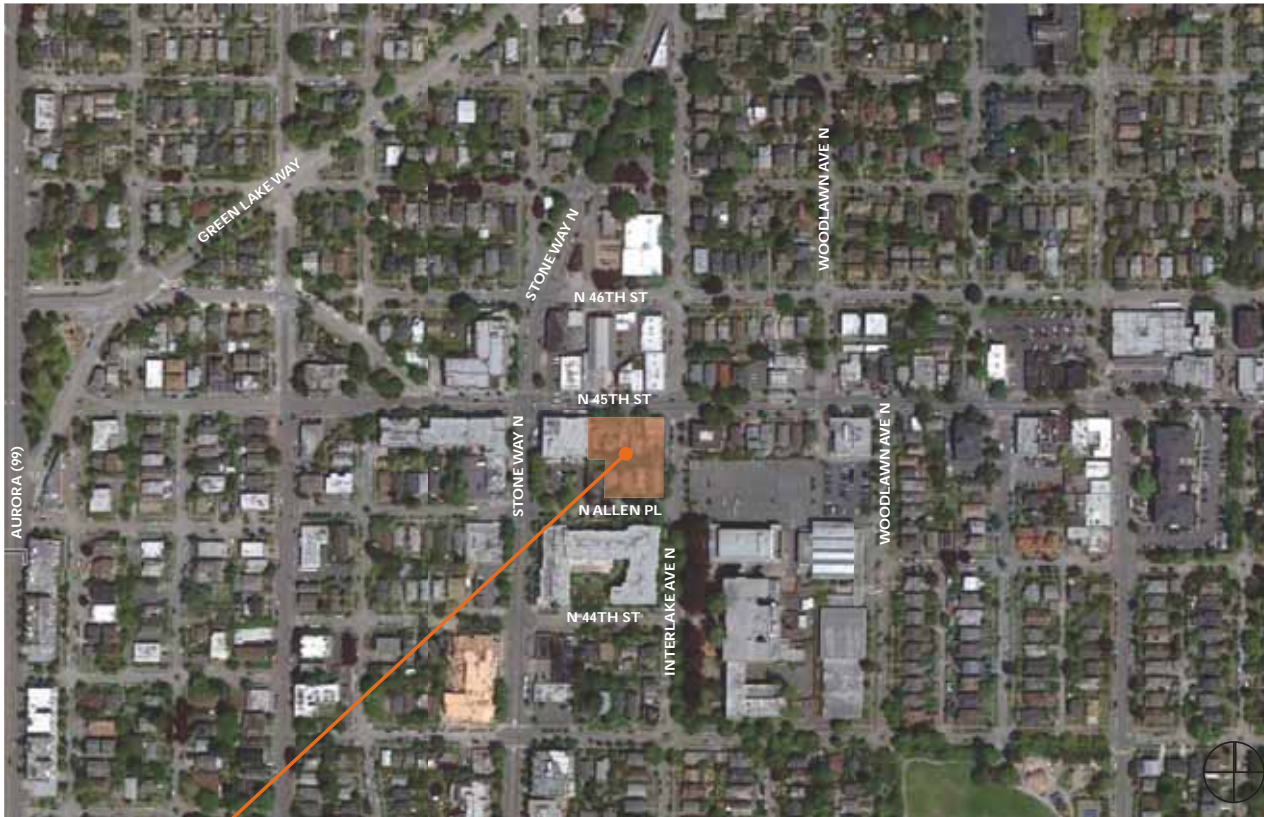
## EARLY DESIGN GUIDANCE

DPD #3014098

310 First Avenue S, Suite 4S,  
Seattle, WA 98104  
206.933.1150  
www.nkarch.com



PROJECT DESCRIPTION



SITE LOCATION

ADDRESS: 1321 N. 45th Street  
 DPD PROJECT #: 3014098  
 OWNER: Harbor Properties  
 APPLICANT: Nicholson Kovalchick Architects  
 CONTACT: Tom Steidl - AIA, LEED AP

DEVELOPMENT OBJECTIVES

The project consists of the new construction of a 150-unit mixed-use building with ground level retail space and below-grade parking. The project seeks to bridge the gap in the pedestrian environment along N 45th Street and enhance the Wallingford gateway at Stone Way by adding street level activity and walkable amenities. The project includes demolition of seven single-family houses and a two-story mixed-use building.

PROJECT PROGRAM

Number of Residential Units:	Approximately 150
Number of Parking Stalls:	Approximately 100 -140
Area of Residential Uses:	Approximately 96,500 sf
Area of Retail Uses:	Approximately 7,200 sf
Area of Parking Garage:	Approximately 46,000 sf
Total Area:	Approximately 168,000 sf

EXISTING SITE

The site is composed of 8 tax parcels located on the approximate eastern half of the block bounded by North 45th Street on the north, Interlake Ave North on the east and North Allen Place on the south. The parcel is approximately rectangular and measures 183 feet along the northern boundary, 195 feet along the eastern boundary, 141 feet 8 inches on the southern boundary, then extending north 100 feet to the southern property line of the northern parcel then turning west for 40 feet 4 inches to the western boundary line. The site contains approximately 31,555 sf. The site slopes approximately 5.5 feet from the east to the west along N 45th St and 8 feet along N Allen Place. The existing single family structures sit on a mound approximately 6 feet above the surrounding sidewalk.

ZONING AND OVERLAY DESIGNATION

The project site is within the Wallingford Residential Urban Village. The parcels are zoned LR3-RC on the north 95 feet of the site and NC2-40 on the south 100 feet of the site. The site is located between two NC2P-40 zones along N 45th Street in a small stretch of LR3 RC zoned lots. The lot directly to the west of the site, containing the Walgreen's Office Building, is primarily zoned NC2P-40, with a small sliver of LR3 RC adjacent to the west property line. This project is seeking a contract rezone of the four parcels fronting N 45th Street from LR3-RC to NC2P-40.

NEIGHBORHOOD RESOURCES

The site is located on N 45th Street, within the Wallingford Residential Urban Village. This arterial serves as the urban commercial district of Wallingford spanning between 1-5 and 99 which create distinct east and west boundaries to the neighborhood. The site is well served by high-frequency bus service with a bus stop located on the NW corner of the site. Several bike routes are within close proximity, notably along N 45th Street, Stone Way, and an east-west neighborhood greenway two blocks to the south. The neighborhood is pedestrian friendly, with many community resources in close proximity including the Wallingford Public Library and several neighborhood schools and playgrounds. At a broader scale, the site is within walking distance to Woodland Park, Green Lake, Gas Works Park and the Burke-Gilman Trail.

PARCEL #: 782120 - 0125, 0135, 0145, 0155, 0215, 0220, 0230, 0235  
 ZONING: LR3-RC / NC2P-40  
 OVERLAYS: Wallingford Residential Urban Village  
 LOT AREA: 31,555 sf

NOTE: ALL 3 PROPOSED SCHEMES ASSUME A CONTRACT REZONE OF 4 PARCELS FRONTING N 45TH STREET FROM LR3-RC TO NC2P-40.

23.47A.004 PERMITTED USES (NC2P-40)

- Permitted outright:
- Residential
  - Ground Floor Commercial Uses

23.47A.013 FLOOR AREA RATIO (NC2P-40)

Single-purpose: 3.0  
 Mixed-use: 3.25

23.47A.012 STRUCTURE HEIGHT (NC2P-40)

- Allowed Maximum Base Height: 40'-0"  
 Maximum bonus height per incentives: 44'-0"  
 \* Maximum height bonus per 13' floor to floor commercial exemption (SMC 23.45.516, SMC 23.45.526, SMC 23.58A.014)
- 4' additional allowed for parapets: 48'-0"
  - 15' additional allowed for stair penthouse: 59'-0"
  - 16' additional allowed for elevator penthouse: 60'-0"

23.86.006 STRUCTURE HEIGHT MEASUREMENT

The height of a structure is the difference between the elevation of the highest point of the structure not excepted from applicable height limits and the average grade level ('average grade level' means the average of the elevation of existing lot grades at the midpoints, measured horizontally, of each exterior wall of the structure or at the midpoint of each side of the smallest rectangle that can be drawn to enclose the structure)

23.47A.014 SETBACK REQUIREMENTS (NC2P-40)

Front setback: 15'x15' @ Adjacent LR3-RC Zone  
 Rear setback: No setback required  
 Side setback from interior lot line: 15' above 13' @ Adjacent LR3-RC Zone  
 Additional setbacks: No setback required

23.47A.024 AMENITY AREAS (NC2P-40)

Required: 5% of gross floor area in residential use  
 Option 1: 5% X 96,202 sf = 4,810 sf required  
 Option 2: 5% X 108,499 sf = 5,425 sf required  
 Option 3: 5% X 96,465 sf = 4,823 sf required

General Requirements:

- All residents shall have access to at least one private or common amenity area
- Amenity areas shall not be enclosed
- Common amenity areas shall have a minimum dimension of 10 ft and be no less than 250 sf in size
- Private balconies and decks shall have a minimum area of 60 sf and no horizontal dimension less than 6 ft

23.47A.016 LANDSCAPING STANDARDS (NC2P-40)

Green factor score minimum 0.3 required.

23.54.015 REQUIRED PARKING (NC2P-40)

Residential Use:

- No parking is required in commercial or multifamily zones within urban centers.

Retail Use:

- If < 5000 sf = None (First 5000 sf exempt 23.54.015 Table D)
- If > 5000 sf = 1:500

Restaurant Use:

- If < 2500 sf = None (First 2500 sf exempt 23.54.015 Table D)
- If > 2500 sf = 1:250

Bicycle long-term parking:

- Required: 1 per 4 units.
- Proposed: 150 units = 38 bicycle spaces required

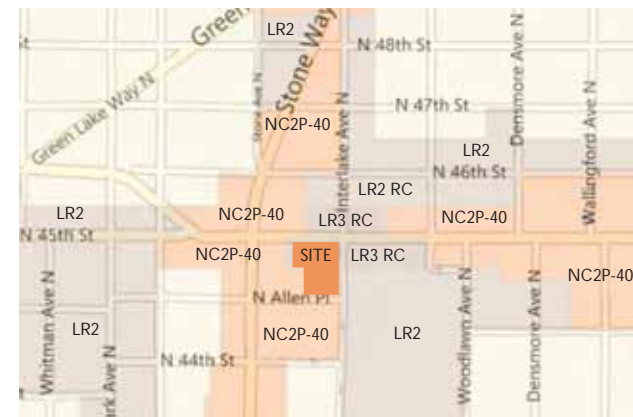
23.54.040 SOLID WASTE & RECYCLABLE MATERIALS STORAGE AND ACCESS (NC2P-40)

Residential (more than 100 units):

- 575 sf, plus 4 sf for each additional unit above 100
- Min. storage area may be reduced 15% if min. horizontal dimension is 20'
- 150 units - 775 sf required.

Commercial:

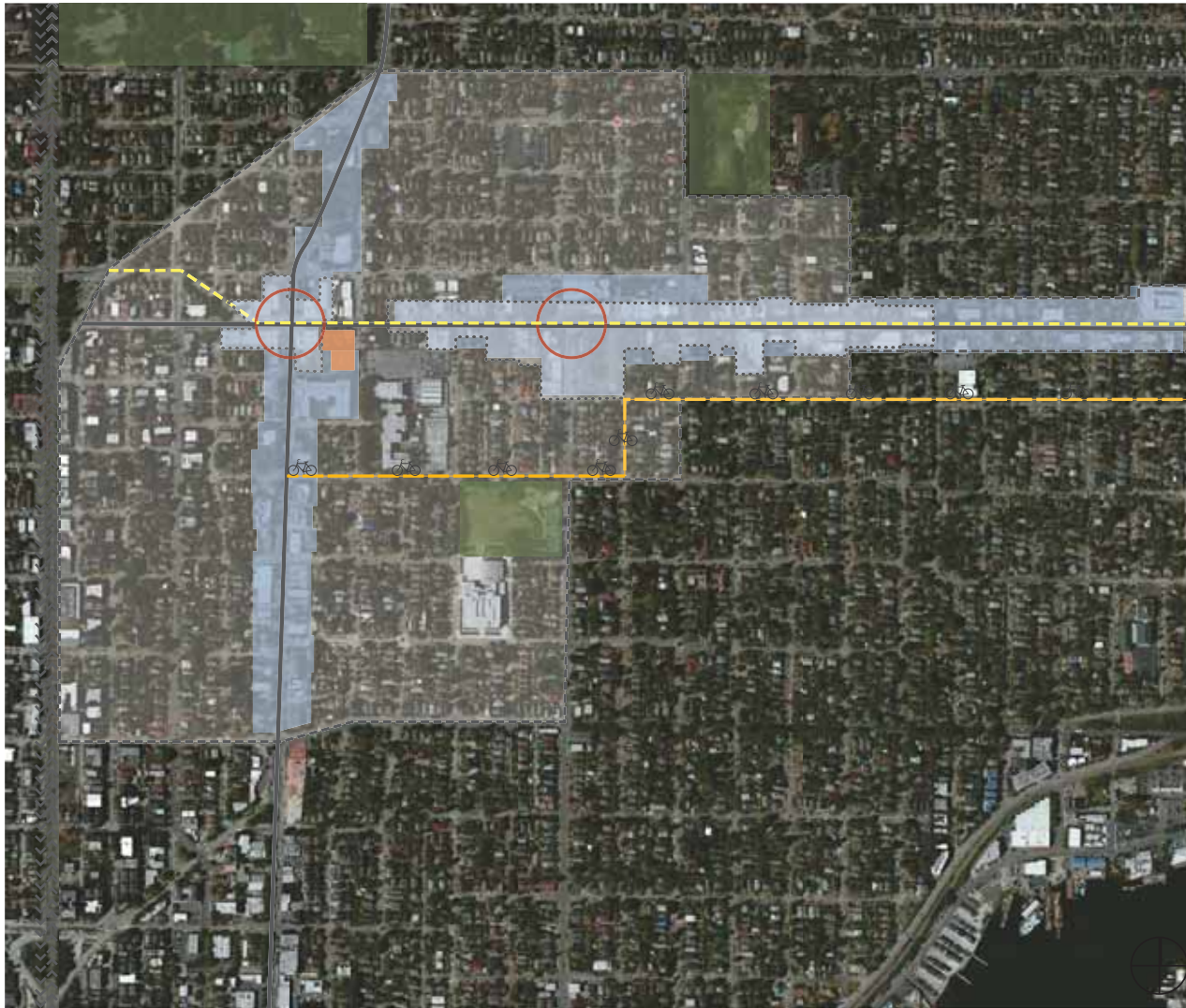
- 5,001-15,000 sf = 125 sf X 50% = 63 sf



DPD ZONING MAP

REQUESTED DEPARTURE	OPTION 1	OPTION 2	OPTION 3 (PREFERRED)	OPTION 3 (ALTERNATIVE)
#1 ABUTTING SIDE SETBACK	X	X	X	X

## URBAN ANALYSIS



### OPPORTUNITIES & CONSTRAINTS

#### LINKING THE RETAIL ON STONE WAY WITH THE VIBRANCY OF 45TH STREET

The site sits in a small pocket of Low-Rise Residential Commercial between two pedestrian areas fronting N 45th Street, both zoned as Neighborhood Commercial. These pedestrian zones are anchored by Wallingford Center four blocks to the east and a neighborhood gateway at Stone Way N, a half block to the west. The length of N 45th Street is populated with walkable amenities and pedestrian-oriented activities. However, the quality of the pedestrian environment is interrupted by the low density development and narrow sidewalk conditions currently on the site. By filling the gap between these two zones with a vibrant, thoughtful mixed-use building, the project will bring about a continuously pleasant pedestrian experience.

#### ENHANCE WALLINGFORD GATEWAY

The streetscape along N 45th Street is a mix of architectural styles and scales ranging from older one-story masonry commercial structures to newer mixed-use buildings. The west end of Wallingford along N 45th Street is particularly diverse. Development at this site offers the opportunity to enhance the gateway identity at the west end of the commercial corridor. Ground level retail on the site will reinforce the pedestrian character of this gateway area and broaden neighborhood amenities. Additionally, it will strengthen the connection to Stone Way, the major north-south arterial as well as the new and established amenities located there.

#### CONTEXTUAL SCALE

The site is predominately surrounded by some of the larger scaled buildings in the neighborhood including the Walgreen's building to the west, University House to the south, and Lincoln High School to the southeast. Site development will help to emphasize pedestrian access along N 45th Street while maintaining a contextual scale to its nearest neighbors.



SITE CONTEXT



① WALGREENS WITH OFFICE ABOVE



② MIXED-USE



③ MIXED-USE



④ MIXED-USE



⑤ LIBRARY



⑥ OLYMPIA PIZZA II



⑦ UNIVERSITY HOUSE



⑧ LINCOLN HIGH SCHOOL



⑨ WALLINGFORD CENTER



⑩ WALLINGFORD PLAYFIELD



⑪ ARCHIE MCPHEE



⑫ TUTTA BELLA PIZZERIA



⑬ NC-40 MIXED-USE



⑭ WALLINGFORD QFC



⑮ OLD FIRESTATION BUILDING

EXISTING SITE PLAN



① SOUTHWEST CORNER OF PROJECT SITE



② LOOKING SOUTH UP INTERLAKE AVENUE N



③ LOOKING WEST ALONG ALLEN PL.



④ LOOKING EAST ALONG N 45TH STREET



⑤ LOOKING NORTH ON INTERLAKE AVE. N FROM PROJECT SITE



⑥ LOOKING SOUTH ALONG STONE WAY N



⑦ LOOKING EAST ALONG ALLEN PL.

RELEVANT DESIGN GUIDELINE PRIORITIES

A-2 Reinforce Existing Streetscape Characteristics

The proposed project reinforces the strong urban fabric along 45th and helps to bridge the gap between the underutilized retail at the intersection of Stone Way and the pedestrian environment along 45th.

A-4 Human Activity

The length of the site along 45th is dedicated to continuous storefront with a widened sidewalk to create enhance activity and create a more pleasant walking environment. The prime new retail will enhance and activate the streetscape experience. A setback along Interlake provides opportunities for outdoor retail space such as cafe seating at the corner of 45th, as well as ample landscaping at the residential lobby and private patios for the units to the south.

A-8 Parking and Vehicle Access

Vehicle access is minimized to one curb cut on Allen at the rear of the site. All access to below-grade parking, trash and loading will come via this point to maximize the amount of continuous storefront on 45th.

A-10 Corner Lots

The building is setback to provide for a wider sidewalk at the building corner to accommodate outdoor activity, such as outdoor seating, while the massing above will be articulated to accentuate the corner.

B-1 Height, Bulk and Scale Compatibility

The project site is located at a point of transition from the larger scale projects to the south and west including neighboring mixed-use buildings, University House and Lincoln High School and the smaller-scale properties further east along 45th. The project will respond to the strong street-wall condition established by the adjacent office building while using bay articulation and patterning to break down the building massing. The project will be setback along Interlake and Allen to allow for more open space at grade and create a residential presence.

C-1 Architectural Context

Storefronts will feature character-defining elements and materials that are in keeping with the best examples of the Wallingford retail environment. Patterning of upper floors will feature bays and fenestration to avoid creating monolithic facades while enhancing the established street-wall of existing buildings.

C-2 Architectural Concept and Consistency

The architectural concept is predicated on bridging between the historic character of Wallingford to the east to the more modern structures to the south and west. The building massing and major facade elements will be informed by integrating traditional mixed-use building organization with more contemporary use of materials and detailing to link the historic with the modern.

C-3 Human Scale

In keeping with the architectural concept of bridging the historic and modern, the project will also establish a scale, rhythm and character appropriate to the pedestrian environment to assure a vibrant retail storefront at grade while the upper floors are modulated to reflect the scale and character of the residential use.

D-1 Pedestrian Open Spaces and Entrances

The ground floor uses will reinforce conditions established by adjacent properties. The retail spaces oriented along 45th will feature true storefronts and commercial entrances. This retail will wrap the corner at Interlake, while providing a setback from the property line, to create a strong presence at grade and maintain consistency with the ground floor condition of the building across Interlake to the east. The residential lobby will be located along Interlake adjacent to the retail corner to provide a transition to the residential character at the rear of the site while maintaining visibility from 45th. Partially sub-grade units along Interlake will feature sunken patio spaces protected by a landscape buffer, similar to the units of the adjacent University House to the south.

E-1 Reinforce Existing Landscape Character of Neighborhood

Landscaping opportunities along 45th will be appropriately utilized, such as hooks, hanging flower pots and planting around street trees, to enhance the commercial pedestrian environment. A landscaped retail patio at the intersection of 45th and Interlake is proposed. Toward the rear of the site, a landscaping buffer will provide separation for the residential units close to the sidewalk and residential lobby. Planting strips and street trees will be introduced along Interlake to enhance the pedestrian environment connecting 45th with the neighborhood south of the site.

STREETSCAPE



① 45TH STREET LOOKING NORTH



MONTAGE KEY MAP



PROJECT SITE

② 45TH STREET LOOKING SOUTH



PROJECT SITE

③ INTERLAKE AVE. LOOKING WEST



STREETScape



④ INTERLAKE AVE. LOOKING EAST

PROJECT SITE



⑤ ALLEN LOOKING NORTH



⑥ ALLEN LOOKING SOUTH

CONTRACT REZONE



① NORTHWEST CORNER OF STONEWAY AND N 45TH ST



② SOUTHWEST CORNER OF STONEWAY AND N 45TH ST.



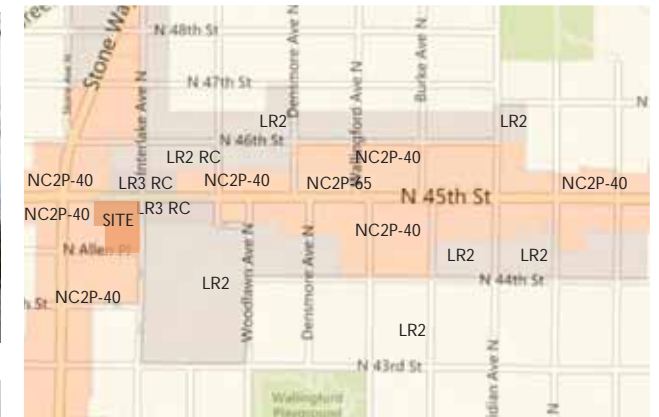
③ SOUTHEAST CORNER OF STONEWAY AND N 45TH ST



④ TYPICAL WALLINGFORD RETAIL STOREFRONT



The strength of a commercial district relies on providing a continuous pedestrian experience along an attractive and safe corridor of retail supported by a dense and vibrant residential community. As the figure ground diagram on the following page illustrates, the continuity of the commercial district along N 45th Street is interrupted at this site. The existing single family structures are set back from the street and sit at a raised grade over six feet above the sidewalk. This existing condition results in a dark and uninviting section of narrow sidewalk at the west end of the Wallingford commercial district. This gap interrupts the pedestrian connection to the new mixed use gateway development to the west at Stone Way. The rezoning of this property will provide additional residential density in support of the commercial district to both the east and west and will bridge the gap with new vibrant commercial storefronts linking these two commercial nodes.



DPD ZONING MAP



FIGURE GROUND DIAGRAM

- KEY**
- |   |                                |                                     |                                      |                                    |
|---|--------------------------------|-------------------------------------|--------------------------------------|------------------------------------|
| 1) FUERTE FITNESS                       | 17) FUEL COFFEE                | 33) BAR & GRILL                     | 49) KOZUE JAPANESE RESTURANT         | 65) QFC                            |
| 2) MUSEUM QUALITY FRAMING               | 18) VINTAGE WALLINGFORD        | 34) GUILD 45TH                      | 50) MAY THAI RESTURANT AND LOUNGE    | 66) BARTELL DRUGS                  |
| 3) DESERT SUN TANNING SALON             | 19) SATAY                      | 35) WALLINGFORD PIZZA HOUSE         | 51) EMBLEMS PINS & PATCHES           | 67) JAE H KIM TAEKWONDO INSITUTE   |
| 4) WALGREENS                            | 20) CIGAR SHOP                 | 36) T-MOBILE                        | 52) ISSIAN JAPANESE STONE GRILL      | 68) HAROLD'S LIGHTING              |
| 5) SMASH WINE BAR & BISTRO              | 21) H&R BLOCK                  | 37) CAFÉ APPASSIONATO               | 53) LUCKY 7 BARBERS                  | 69) DOMO HOME COLLECTIONS          |
| 6) NEW LOOK BEAUTY SALON                | 22) HAWAIIAN BREEZE            | 38) VERITY CREDIT UNION             | 54) MOLLY MOON'S ICE CREAM           | 70) RUSTY PELICAN CAFE             |
| 7) TILTH RESTURANT                      | 23) BABALU                     | 39) BLUE STAR CAFE AND PUB          | 55) KITARO SUSHI BENTO               | 71) MURPHY'S                       |
| 8) ASSISTANCE LEAGUE SEATTLE            | 24) WALLINGFORD CENTER         | 40) ARCHIE McPHEE                   | 56) KEY BANK                         | 72) TULLY'S COFFEE                 |
| 9) WALLINGFORD CUSTOM FRAMING           | 25) LAWLESS FINANCIAL ADVISORS | 41) BOYS & GIRLS CLUB               | 57) BOTTLEWERKS                      | 73) RADIANT MEDSPA AND WEIGHT LOSS |
| 10) CHILE PEPPER MEXICAN RESTURANT      | 26) FAINTING GOAT GELATO       | 42) DANDELION SALON                 | 58) CITY CELLARS WINE                | 74) MOON TEMPLE                    |
| 11) LIBRARY                             | 27) CHROMA SALON               | 43) NAILS & WAX                     | 59) THE GOLDEN OLIVE                 | 75) STARBUCKS COFFEE               |
| 12) SUGAR ON TOP SALON                  | 28) NOT A NUMBER GIFTS         | 44) OLYMPIA PIZZA II                | 60) METRO SALON                      | 76) TNT TAQURIA                    |
| 13) SUTRA YOGA                          | 29) TEAHOUSE KUAN YIN          | 45) MUSASHI'S                       | 61) CHOCOLATI CAFÉ                   | 77) FLEURY & COMPANY, P.S.         |
| 14) 45TH STREET MEDICAL & DENTAL CLINIC | 30) YOROSHIKU                  | 46) ALPHABET SOUP, CHILDREN'S BOOKS | 62) JHANJAY VEGETERIAN THAI          |                                    |
| 15) WELLS FARGO BANK                    | 31) CHASE BANK                 | 47) CHEVRON GAS STATION             | 63) KIDS ON 45TH CHILDREN'S CLOTHING |                                    |
| 16) STATE FARM INSURANCE                | 32) LOTUS THAI CUISINE         | 48) SUN CLEANERS                    | 64) WALLINGFORD DRY CLEANERS         |                                    |

## OPTION 1

### DISTINGUISHING FEATURES

- 147 units, 94 parking spaces on one level, 6800 sf of ground-level retail
- Central units organized around a West-facing Courtyard
- Utilizes height bonus by providing retail spaces 13'+ floor-to-floor height
- Bike parking & additional resident storage stalls in garage
- haded roof top deck to provide amenity space
- Building is massed to maintain a strong street wall along Interlake
- Building entry for residents located off Interlake Avenue N
- Side yard setback to provide sunken private patios along Interlake Avenue N

### PROS

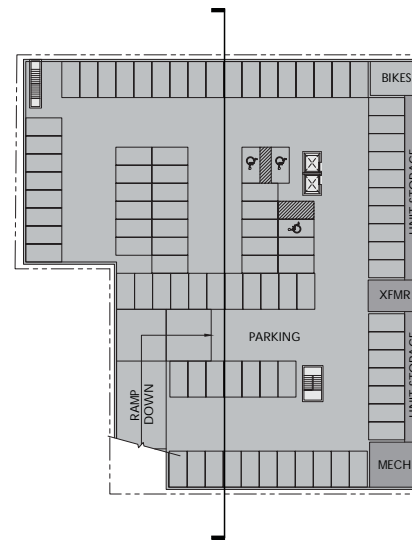
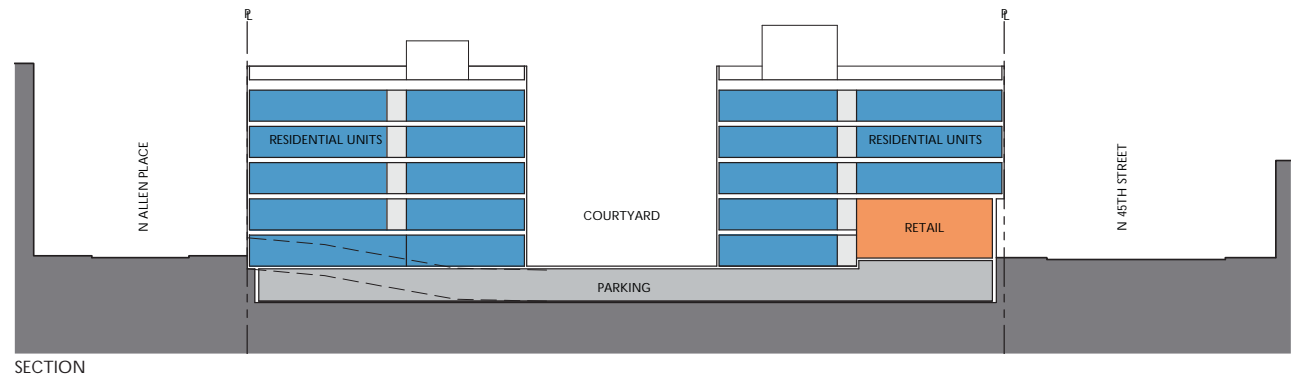
- Lobby located slightly above grade, maximizing visibility
- Corner occupied by retail with landscaped patio
- Double height retail along N 45th Street
- Generous courtyard space, area is maximized
- Potential views from roof deck toward Lake Union

### CONS

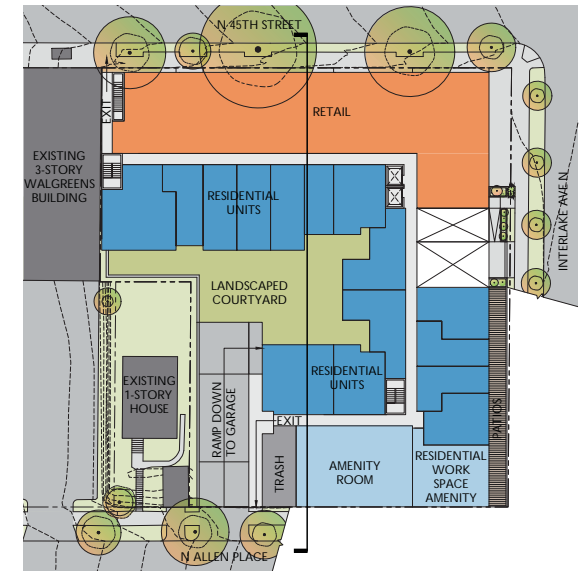
- Sunken patios of partially below-grade units face street, limiting privacy
- Trash room will need to be heavily landscaped along street edge

### REQUESTED DEPARTURES

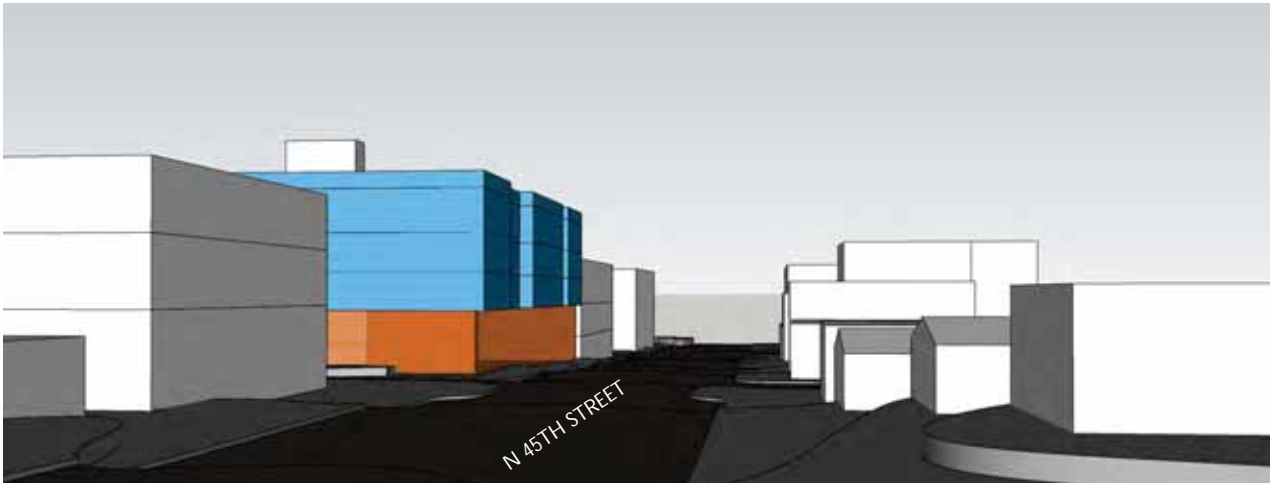
- Side setback departure at adjacent Walgreen's Building



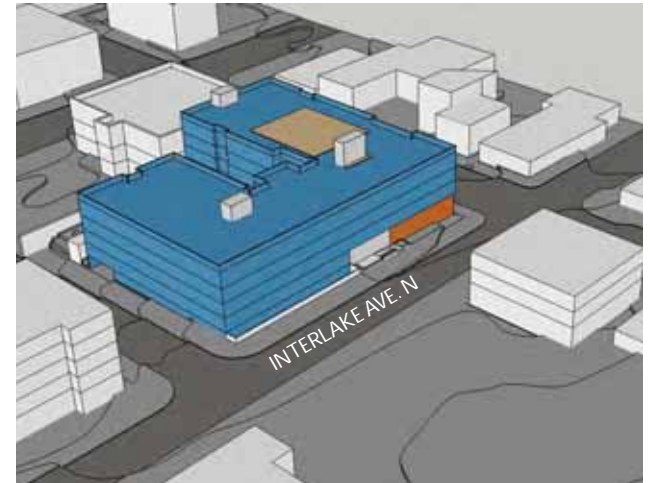
LEVEL P1



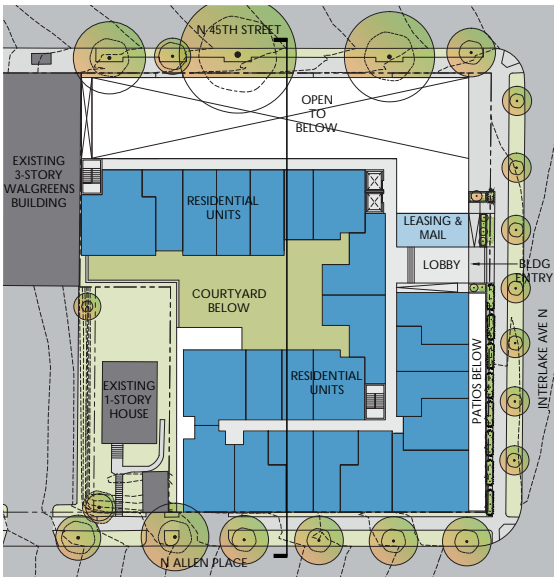
LEVEL 1



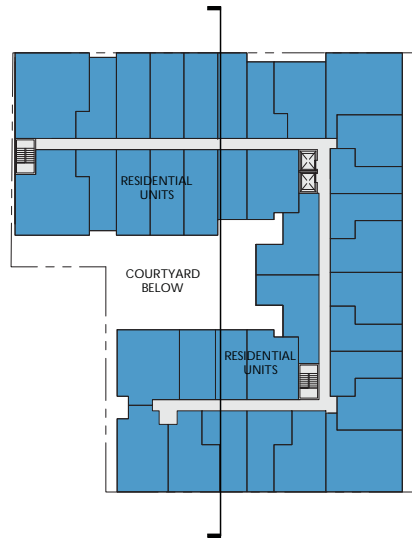
STREETVIEW: LOOKING WEST ON N 45TH STREET



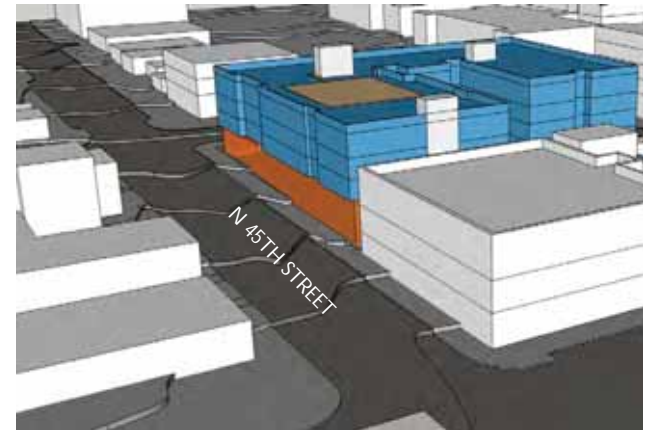
AERIAL VIEW: LOOKING NORTHWEST FROM ABOVE SITE



LEVEL 2



LEVELS 3-5



AERIAL VIEW: LOOKING SOUTHEAST FROM ABOVE SITE

## OPTION 2

### DISTINGUISHING FEATURES

- 138 units, 94 parking spaces on one level, 7200 sf of ground-level retail
- Courtyard is oriented south in an attempt to maximize solar exposure and break-up massing along Allen
- Utilizes height bonus by providing retail spaces 13'+ floor-to-floor height
- Bike parking & additional resident storage stalls in garage
- Shaded roof top deck to provide amenity space
- Building entry for residents located off Interlake Avenue N
- Large side yard setback to provide sunken private patios along Interlake Avenue N

### PROS

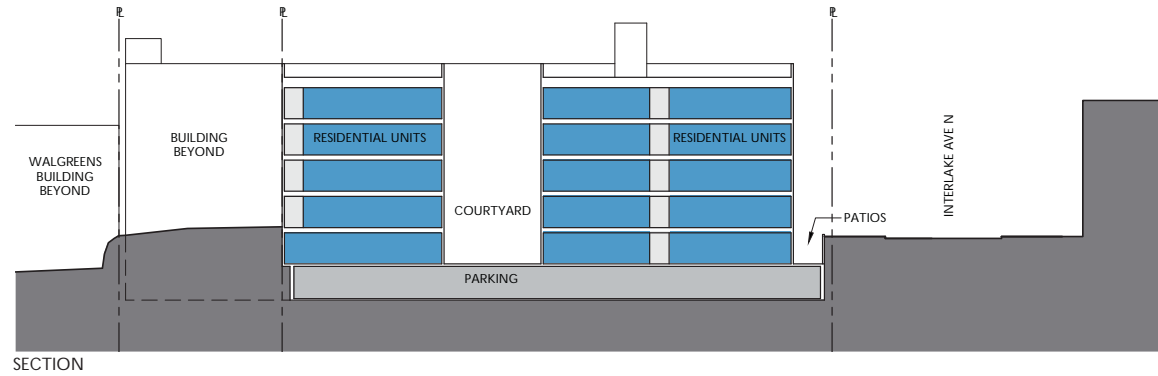
- Lobby located slightly above grade, maximizing visibility
- Corner occupied by retail
- Double height retail along N 45th Street
- Potential views from roof deck toward Lake Union
- Massing break at south elevation along N Allen Place

### CONS

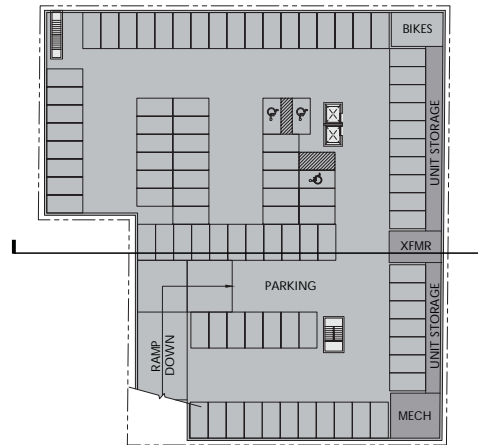
- Sunken patios of partially below-grade units face street, limiting privacy
- Narrow courtyard with less desirable proportions than east-facing courtyard due to site dimensions
- Long, solid facade without openings along westerly property line is highly visible from Stone Way and crowds adjacent single family home
- Trash room will need to be heavily landscaped along street edge

### REQUESTED DEPARTURES

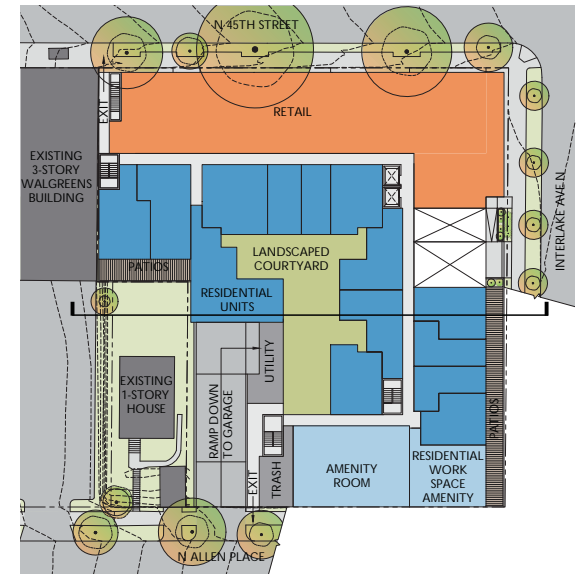
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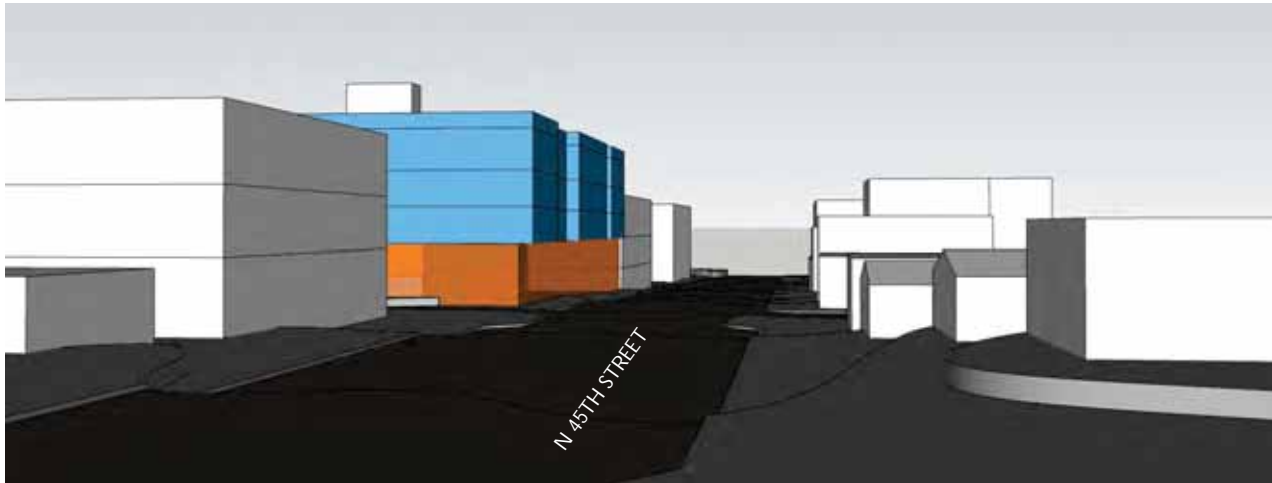
SECTION



LEVEL P1



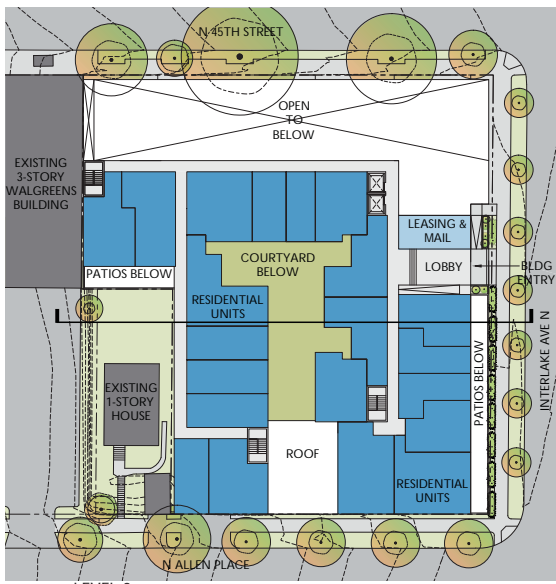
LEVEL 1



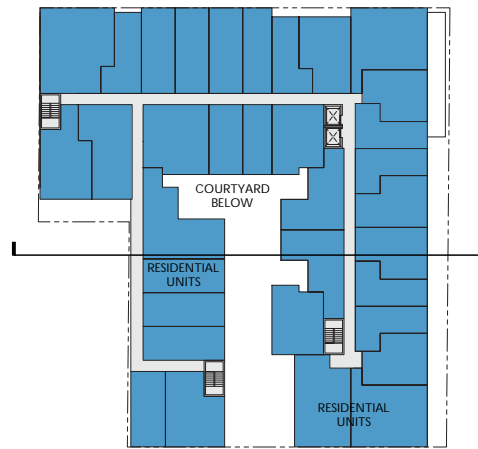
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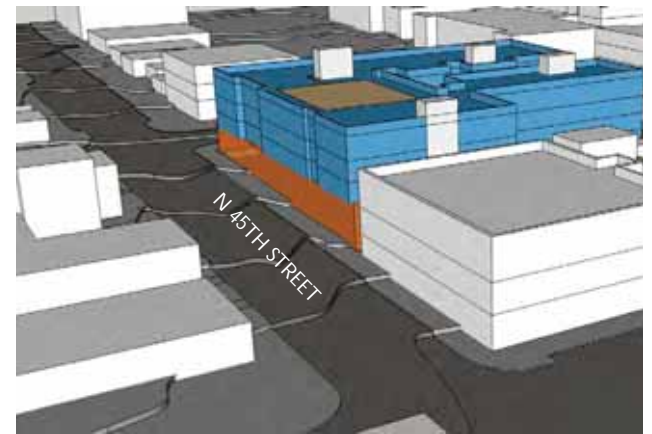
AERIAL VIEW: LOOKING NORTHWEST FROM ABOVE SITE



LEVEL 2



LEVELS 3-5



AERIAL VIEW: LOOKING SOUTHEAST FROM ABOVE SITE

## OPTION 3 (PREFERRED)

### DISTINGUISHING FEATURES

- 141 units, 147 parking spaces on two levels, 6800 sf of ground-level retail
- Central units organized around a West-facing Courtyard
- Recessed massing and entry courtyard along Interlake at lobby
- Utilizes height bonus by providing retail spaces 13'+ floor-to-floor height
- Bike parking & additional resident storage stalls in garage
- Shaded roof top deck to provide amenity space
- Sunken private patios at entry courtyard

### PROS

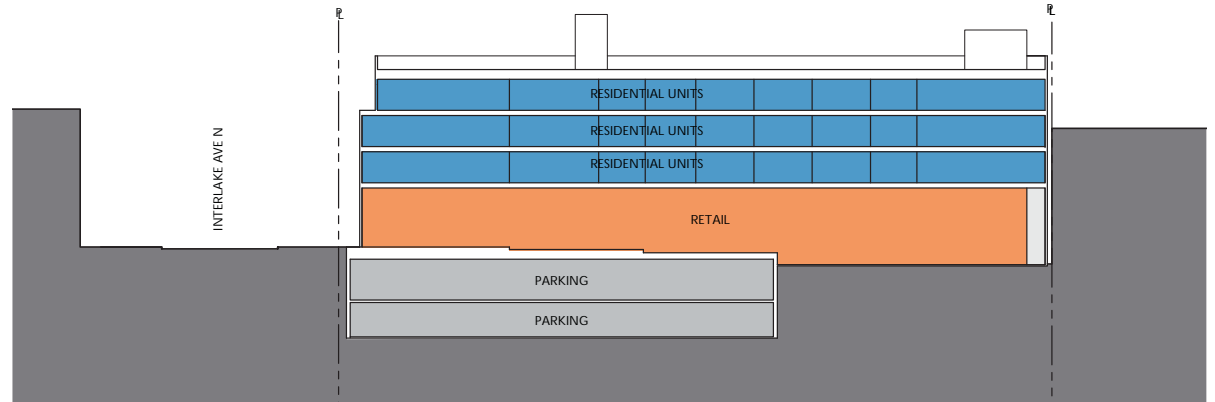
- Entry courtyard provides massing relief, enhances residential lobby, and offers street-level landscaping opportunities
- More distinct transition from retail to residential uses along Interlake
- Corner occupied by retail with landscaped patio
- Double height retail along N 45th Street
- Generous courtyard space in addition to Interlake entry courtyard
- West-facing courtyard provides relief to adjacent single family home
- Potential views from roof deck toward Lake Union
- Sunken patios of partially below-grade units set back for more privacy

### CONS

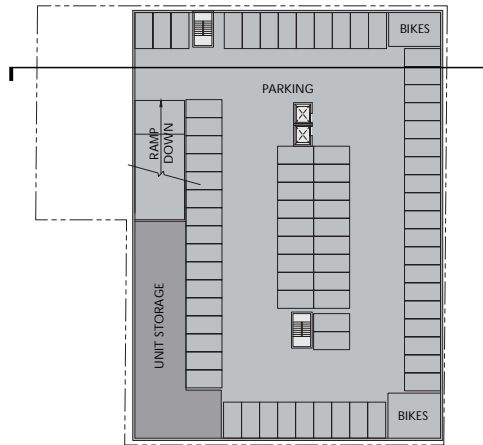
- Lobby located slightly below grade, though double-height to maximize light
- Two units with slightly sunken lightwells (+/-2') along Interlake
- Trash room will need to be heavily landscaped along street edge

### REQUESTED DEPARTURES

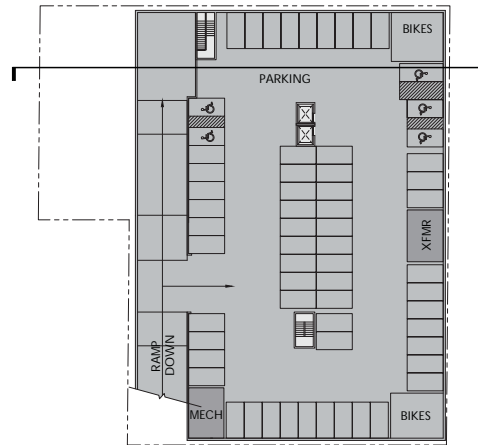
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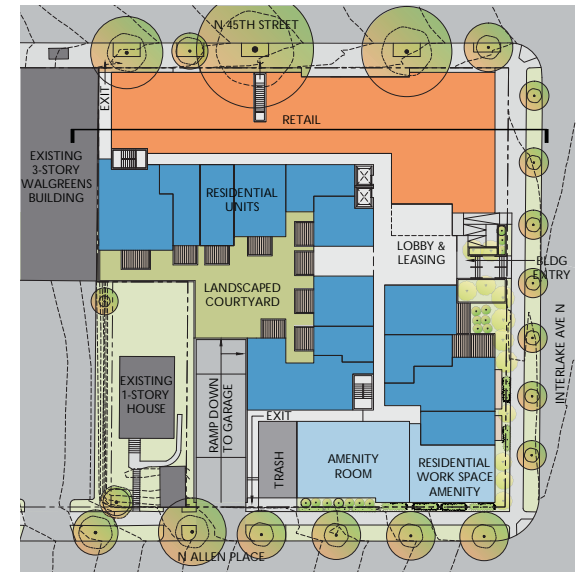
SECTION



LEVEL P2



LEVEL P1



LEVEL 1



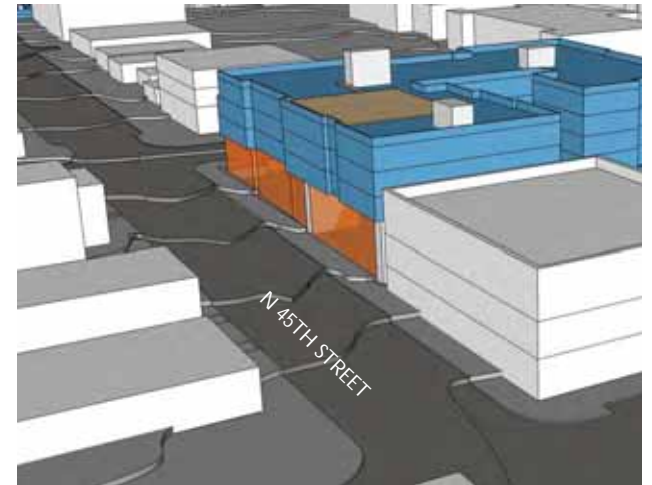
OPTION 3 (PREFERRED)



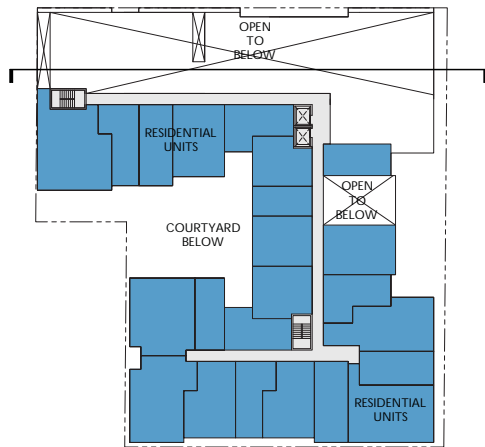
STREETVIEW: LOOKING WEST ON N 45TH STREET



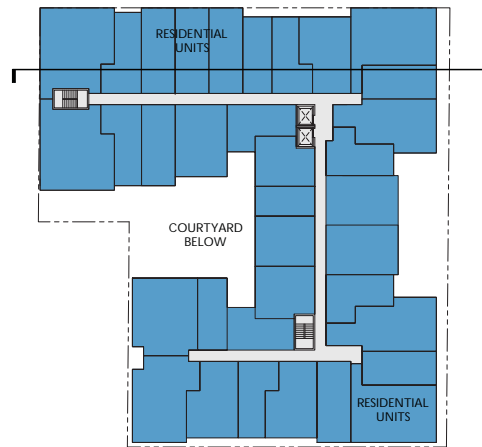
AERIAL VIEW: LOOKING SOUTHEAST FROM ABOVE SITE



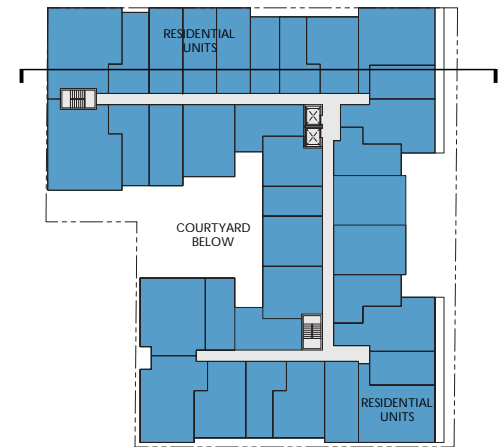
AERIAL VIEW: LOOKING NORTHWEST FROM ABOVE SITE



LEVEL 2



LEVELS 3-4



LEVEL 5

## OPTION 3 ALTERNATIVE SCHEME

**NOTE:** This scheme is a version of Preferred Scheme 3 with the adjacent single-family home included in the assemblance.

### DISTINGUISHING FEATURES

- 158 units, 149 parking spaces on two levels, 7100 sf of ground-level retail
- Central units organized around a West-facing Courtyard
- Recessed massing and entry courtyard along Interlake at lobby
- Utilizes height bonus by providing retail spaces 13'+ floor-to-floor height
- Bike parking & additional resident storage stalls in garage
- Shaded roof top deck to provide amenity space
- Sunken private patios at entry courtyard

### PROS

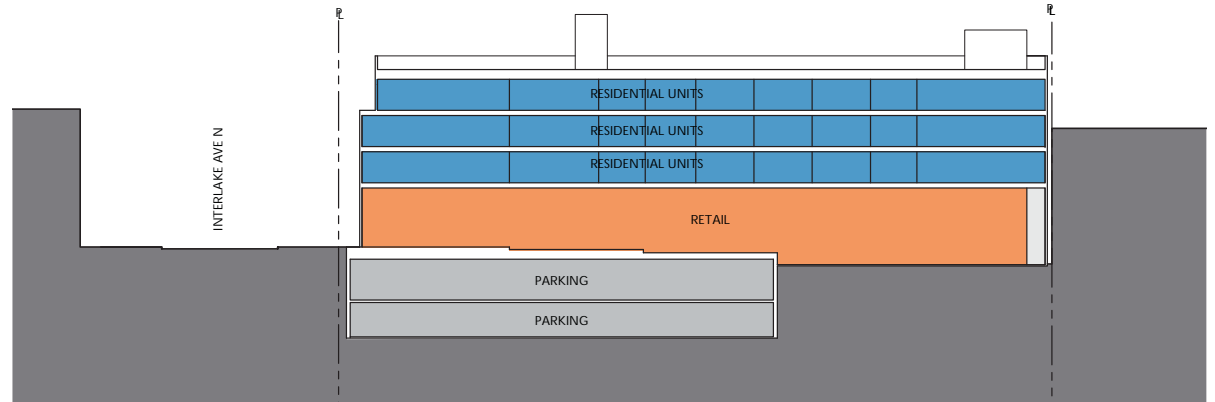
- Entry courtyard provides massing relief, enhances residential lobby, and offers street-level landscaping opportunities
- More distinct transition from retail to residential uses along Interlake
- Corner occupied by retail with landscaped patio
- Double height retail along N 45th Street
- Generous courtyard space in addition to Interlake entry courtyard
- West-facing courtyard provides relief to adjacent single family home
- Potential views from roof deck toward Lake Union
- Sunken patios of partially below-grade units set back for more privacy

### CONS

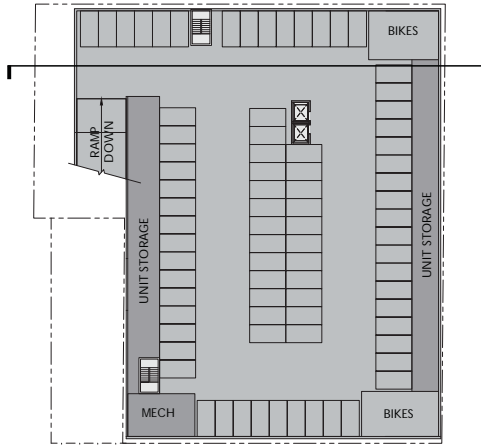
- Lobby located slightly below grade, though double-height to maximize light
- Two units with slightly sunken lightwells (+/-2') along Interlake
- Trash room will need to be heavily landscaped along street edge

### REQUESTED DEPARTURES

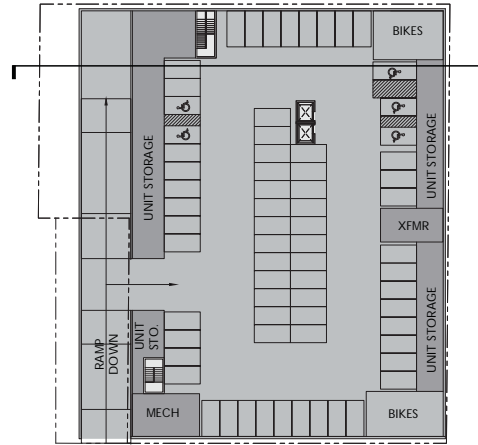
- Side setback departure at adjacent Walgreen's Building



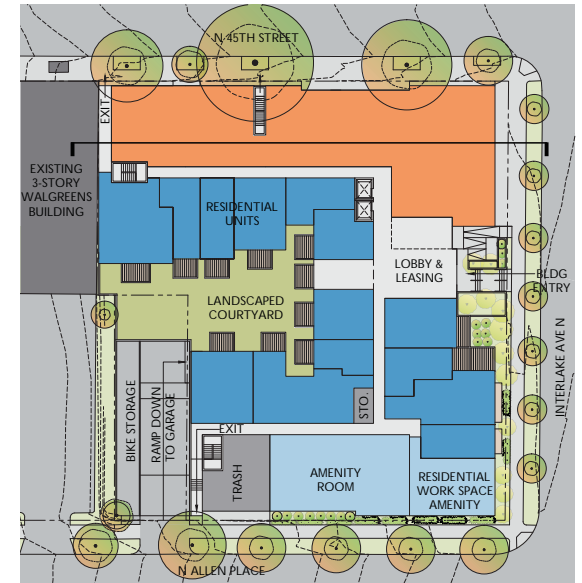
SECTION



LEVEL P2



LEVEL P1



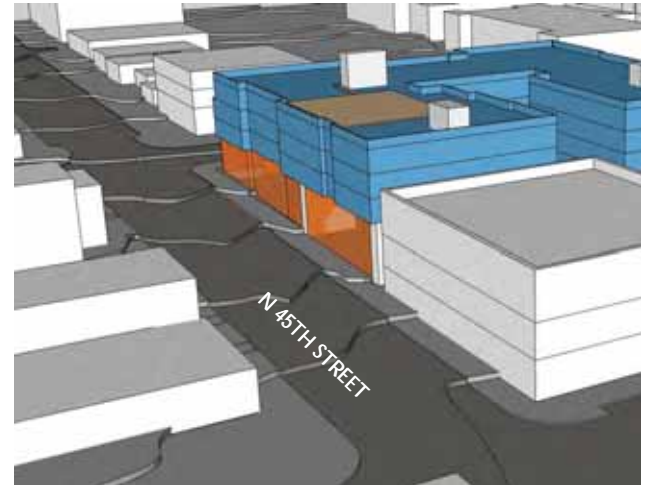
LEVEL 1



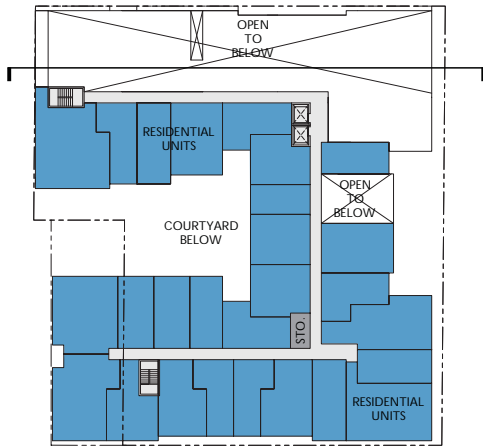
STREETVIEW: LOOKING WEST ON N 45TH STREET



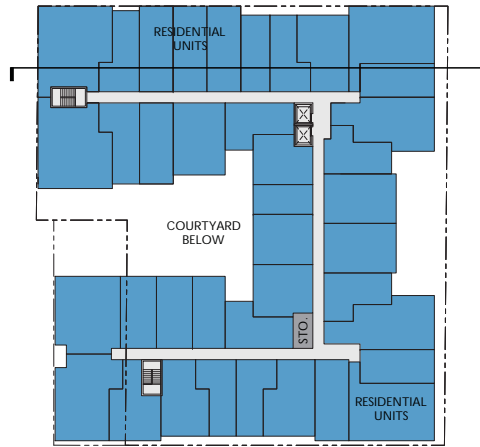
AERIAL VIEW: LOOKING SOUTHEAST FROM ABOVE SITE



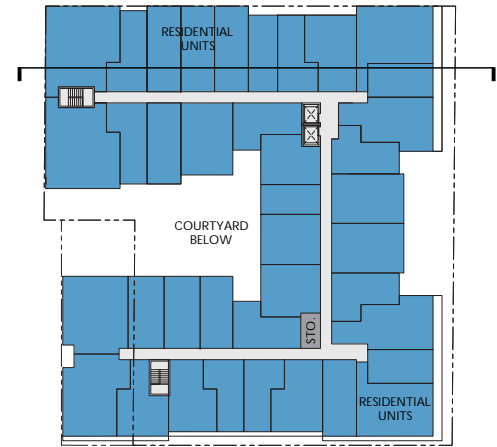
AERIAL VIEW: LOOKING NORTHWEST FROM ABOVE SITE



LEVEL 2

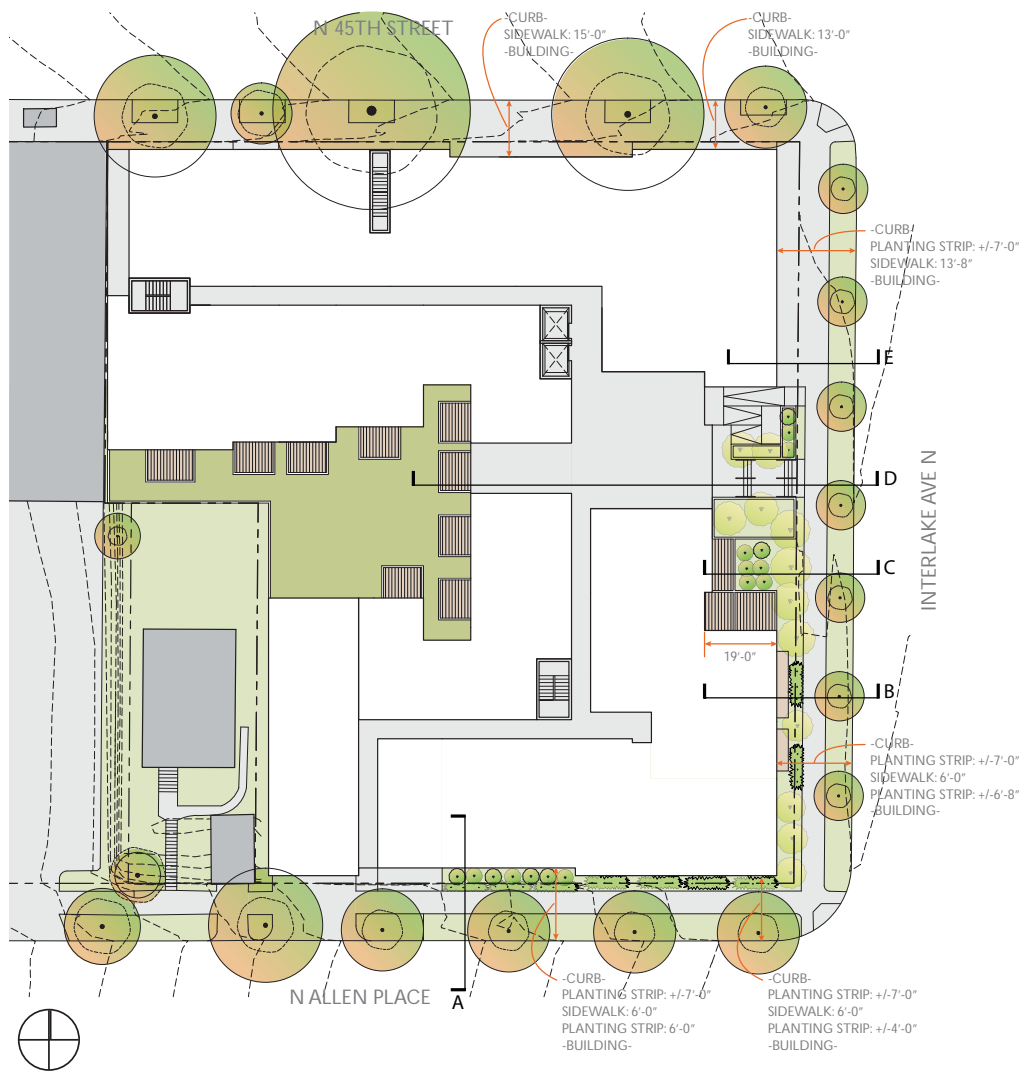


LEVELS 3-4

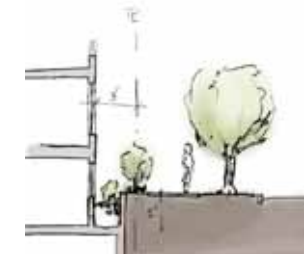


LEVEL 5

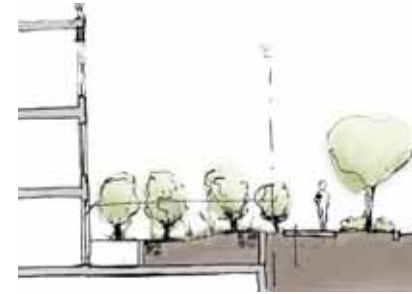
SITE PLAN



SECTION A



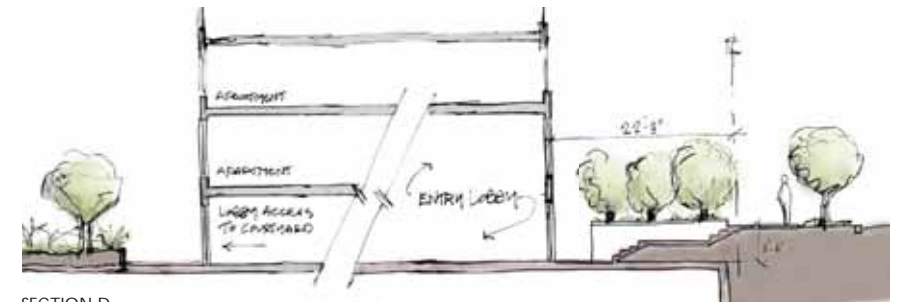
SECTION B



SECTION C

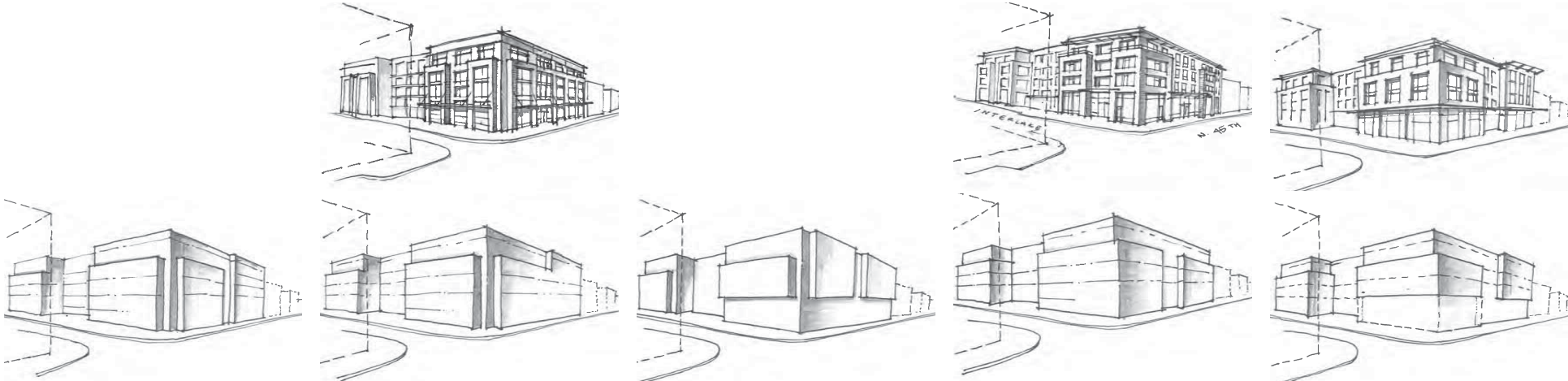


SECTION E



SECTION D

CHARACTER SKETCHES & MASSING STUDIES



EXPRESSED BAYS MODULATED ALONG 45TH WITH HINGED CORNER AT 45TH & INTERLAKE: VERTICAL ORIENTATION

CONTINUOUS BASE MASSING ALONG 45TH, RECESSED UPPER FLOORS & HINGED CORNER: HORIZONTAL ORIENTATION

EXPRESSED UPPER FLOOR BAYS, CONTINUOUS RETAIL LEVEL AT 45TH & INTERLAKE: VERTICAL ORIENTATION

EXPRESSED BASE MODULATED ON 45TH, STRONG EXPRESSED CORNER AT 45TH & INTERLAKE: HORIZONTAL ORIENTATION

EXPRESSED UPPER FLOORS WITH EXPRESSED CORNER AT 45TH & INTERLAKE: HORIZONTAL ORIENTATION

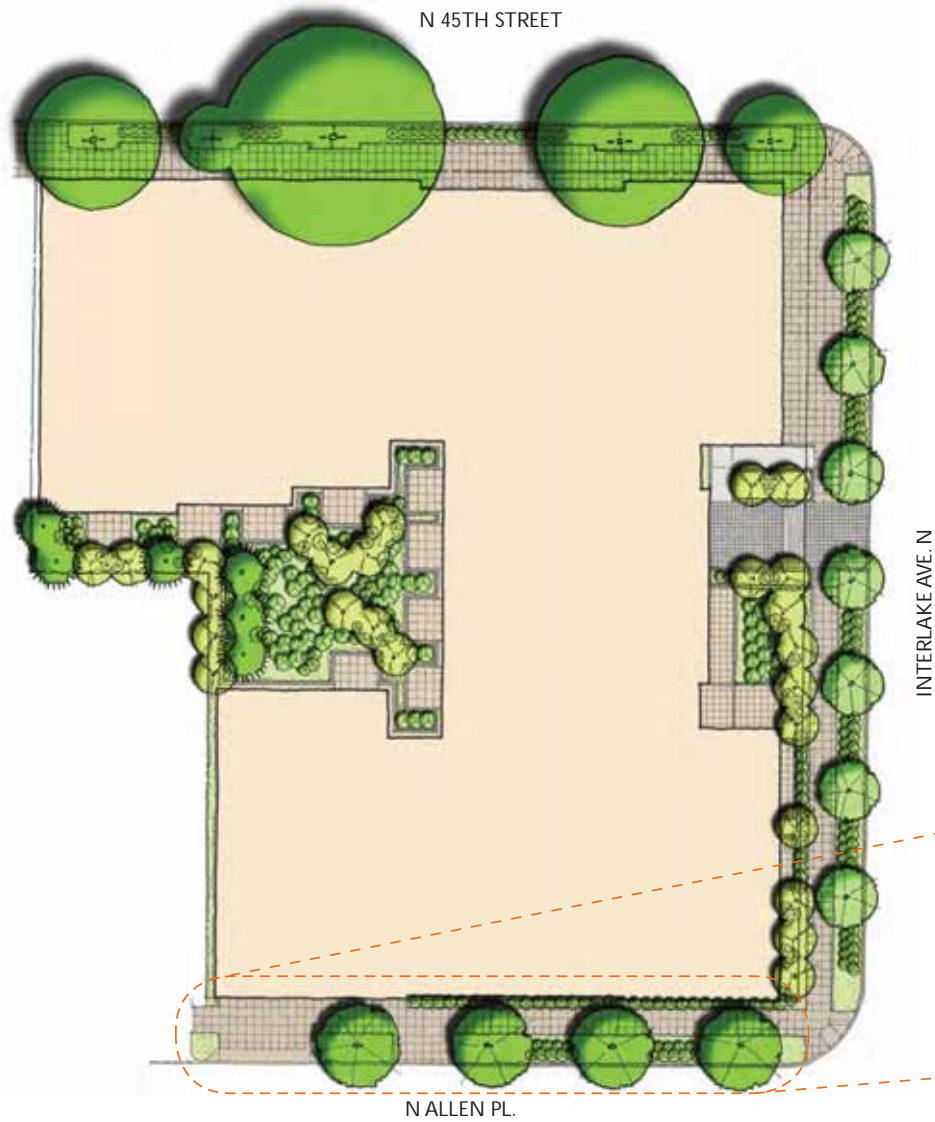


STREETVIEW: LOOKING WEST ON N 45TH STREET



STREET VIEW: LOOKING NORTHWEST FROM INTERLAKE AVE. N

LANDSCAPE DESIGN



**PARKLET CURB EXTENSION**

The vision for the small parklet curb extension is to plant a specimen tree with a large overhanging canopy with interesting branching, bark and leaf form and fall color to create a special place along the North Allen Place to stop, read a book, meet a neighbor, have a conversation. We have discussed possible tree options with our Landscape Architect and the city arborist and have included several possible examples of native oaks, maples and other species from the City of Seattle 'Approved Street Tree List'. The parklet would include a paved area with a bench and low ground cover landscaping.



KATSURA



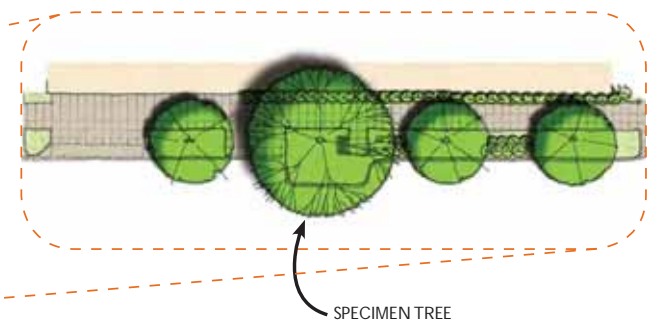
NORWAY MAPLE



OREGON OAK



SCARLET OAK





STARLIGHT DOGWOOD



SNOWBERRY



ORANGE SEDGE



SALAL



RED FLOWERING CURRANT



SERVICEBERRY



CIMMARON ASH



ITALIAN OAK



HEAVENLY BAMBOO



SWORD FERN



MAHONIA REPENS



VINE MAPLE



MAGIC CARPET SPIRAEA

SHADOW STUDIES



DECEMBER 21, 9AM



MARCH 21, 9AM



JUNE 21, 9AM



DECEMBER 21, NOON



MARCH 21, NOON



JUNE 21, NOON



DECEMBER 21, 3 PM



MARCH 21, 4 PM



JUNE 21, 4 PM

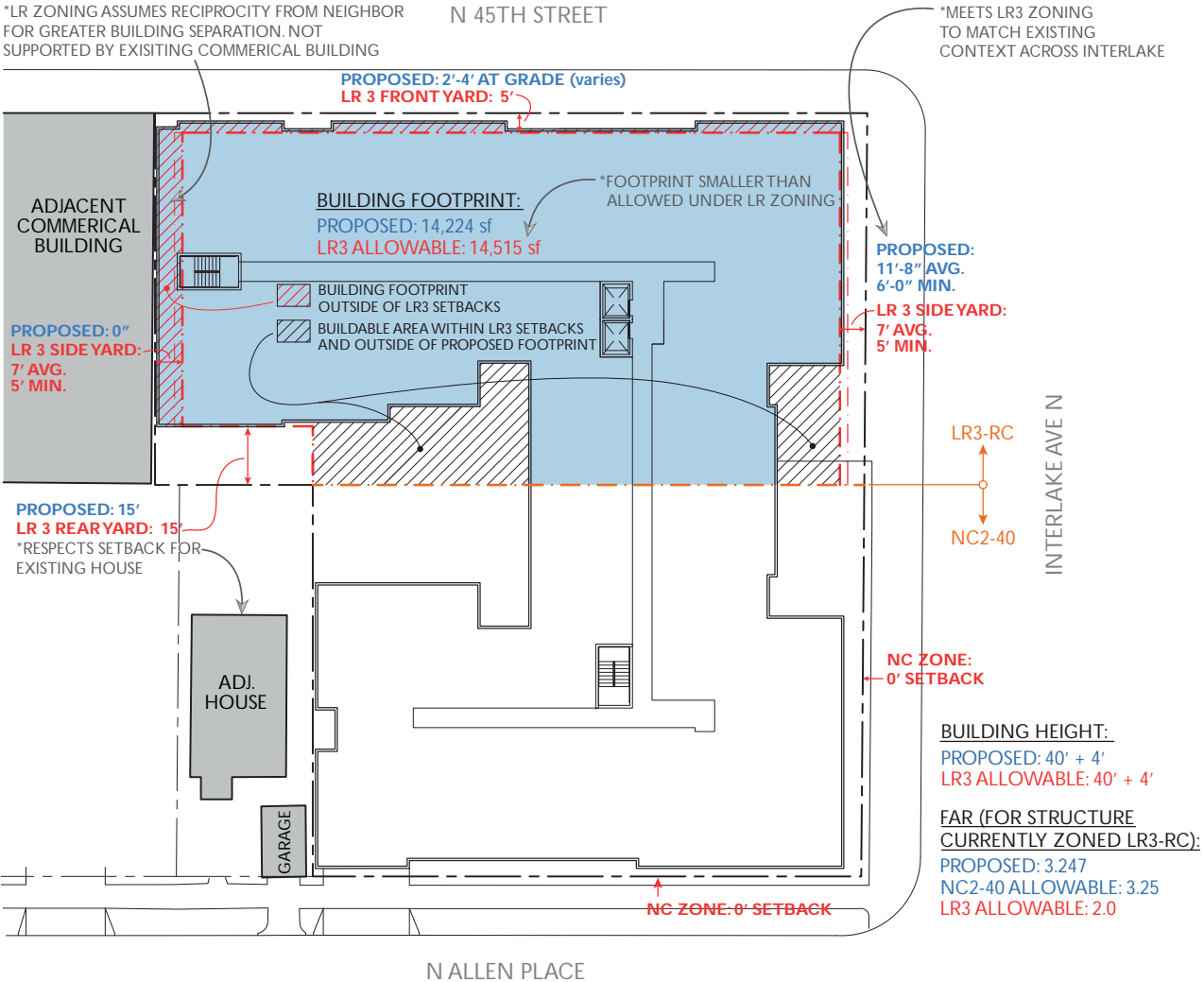


ZONING COMPARISON DIAGRAM: LR3-RC AND NC2P-40

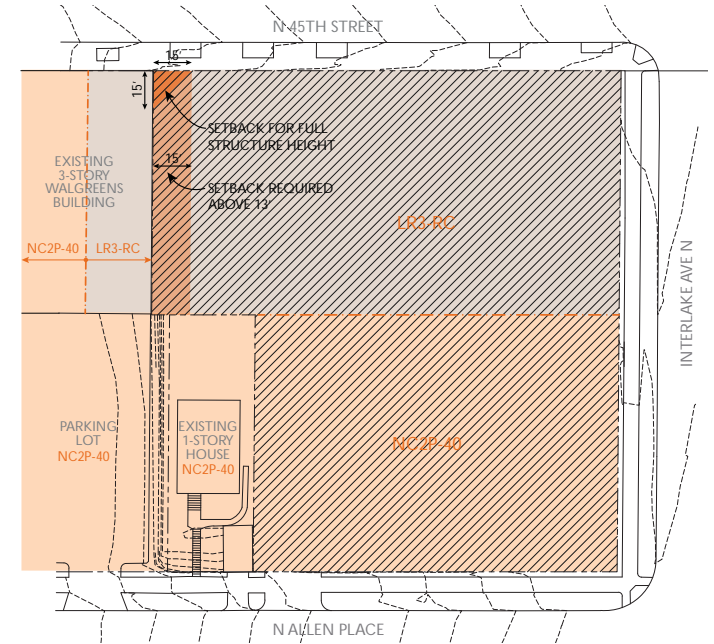
As illustrated in the adjacent diagram, a rezone from LR3-RC to NC2P-40 would not result in a different urban experience when viewing the building from the street. As proposed, the building is identical in height to what is allowed under LR3 zoning and the proposed building footprint is smaller than what is allowed under LR3 zoning, even with the proposed building encroaching into the setbacks associated with LR3 zoning. If the site were to remain zoned LR3, setback departures requests would be likely. Such departures requests would include the west side yard setback against the Walgreens building and a front yard setback departure to enable the project to maintain streetwall continuity along 45th Street. Additional departures for building length and depth would be requested to create contextual massing and respect the retail environment the project aims to enhance.

LIKELY DEPARTURE REQUESTS WITH LR3 ZONING MAINTAINED

- Sideyard setback at adjacent commercial building
- Frontyard setback at 45th Street to match street wall condition
- LR3 facade length maximum of 150'
- LR3 facade depth maximum of 65% of lot depth
- 4,000 sf maximum retail size for 'RC' site located in LR zone



DEPARTURE MATRIX



NC2P-40 ZONING CODE	REQUIREMENT	PROPOSED	DEPARTURE AMOUNT	REASON FOR DEPARTURE	DESIGN REVIEW GUIDELINES
#1 ABUTTING SIDE SETBACK SMC 23.47A.014	15'X15' corner setback required for a Commercial Lot containing a Residential Use, abutting a Residential Lot. No development is allowed within setback.  A 15' setback is required for that portion of the structure above 13' when a portion of the proposed structure contains a residential use.	A 0' setback along the common property line shared by the Walgreen's Building to match the adjacent existing zero lot line condition.	Along N 45th Street: - Ground floor: 15' X 15' corner at NW property corner  - Upper floor: 15' along west property line abutting LR3 Zone	The property to the west of the project site is zoned NC2P-40 except for a 25' wide by 95' long portion running along our west property line and the east property line of our neighbor. This 25' wide area is zoned LR3-RC, a vestige of long outdated zoning that doesn't represent current conditions or the boundaries of the existing Walgreens property. A contract rezone of our site to NC2P-40 would leave this 25' wide slot of LR3-RC zoning isolated and of limited developable value. The neighboring property is fully developed and currently occupied by a 3 story, approximately 40' plus tall structure with no setback along their west property line. The existing 3 story structure was constructed in the mid 1980's and is currently occupied by Walgreen's pharmacy on the ground floor and commercial offices on the upper two floors. In keeping with the goals of the Wallingford Neighborhood to reinforce the existing streetscape along 45th and to providing a vibrant retail storefront character along 45th we are requesting that the setback requirements be mitigated and the continuous street/wall massing be reinforced. The goal of this project is to bridge the recent retail development to the west to the vibrant pedestrian retail to the east.	A-2 Streetscape B-1 Hght, Bulk, Scale D-1 Pedestrian Space

The design goals of the project include bridging the traditional development to the east of the site along N 45th with the newer development to the west along Stone Way. Similarly, the project aims to reinforce the strong street-wall condition established by the mixed-use buildings on 45th while transitioning to a more residential character as one turns the corner onto Interlake. For inspiration, the design team is looking at recent development that effectively manages the transition from active retail to quiet residential including projects such as the Brix on Capitol Hill. Conceptually, the design team is looking at modern window and cladding treatment such as Agnes Lofts while also looking at projects that successfully blend traditional and modern elements including the Nitehawk Cinema in New York and The Packard Building. Other projects including the Mioposto building in Mt Baker and Block 51-C in Amsterdam provide inspiration for the expressive treatment of bay elements and masonry.



MIOPOSTO MT. BAKER



THE BRUX, CAPITOL HILL



NITEHAWK CINEMA, BROOKLYN, NY



PACKARD BUILDING,, CAPITOL HILL



THE BRUX, CAPITOL HILL



ROTTERDAM HISTORIC HOUSING PROJECT



12TH & PIKE, CAPITOL HILL



BLOCK 51-C , AMSTERDAM

RECENT NK PROJECTS



WESTLAKE VILLAGE



DAKOTA



CHELAN RESORT SUITES



TRIAD 12TH



VIEW 222



H2O APARTMENTS - LEED-H PLATINUM TARGET



BROADSTONE KOI - LEED-NC CERTIFIED TARGET



ARTHOUSE



APERTURE - BUILT GREEN 3-STAR TARGET

RECENT HARBOR PROJECTS



NOVA - WEST SEATTLE

HARBOR N. 45TH - DPD #3014098



LANDES



GREENHOUSE - COLUMBIA CITY



LINK - WEST SEATTLE



LINK - WEST SEATTLE



GREENHOUSE - COLUMBIA CITY

EARLY DESIGN GUIDANCE