



1416 N 46th Street

Streamlined Design Review
Packet Revision - 06.23.2015

b9 architects

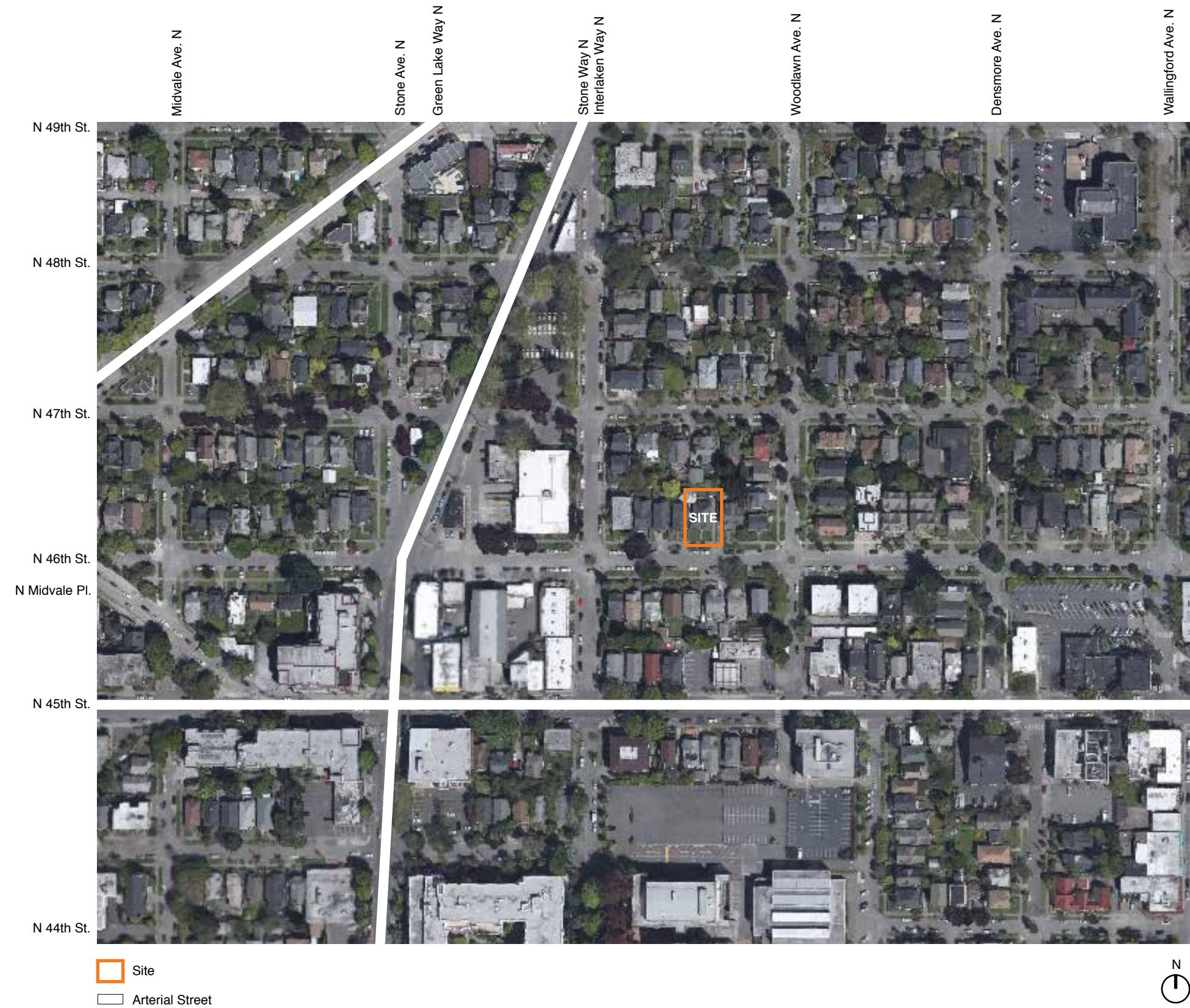
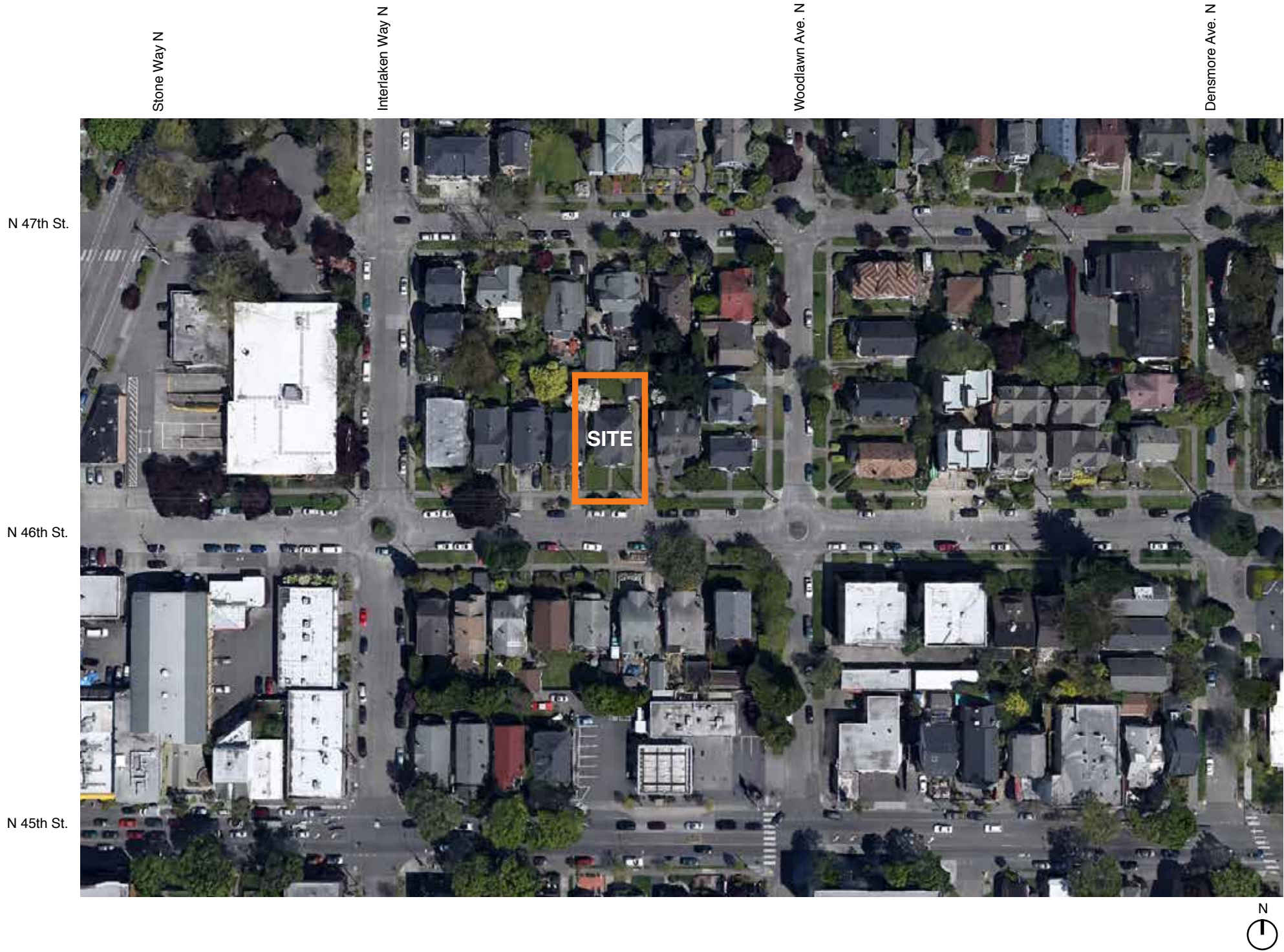


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OBJECTIVES

Design and construct five new three story townhouse units. Parking to be provided below grade from a new curb cut on N 46th Street. Existing structure to be removed.

Number of Residential Units (Approx.)	5
Structure Height	30'
Number of Parking Stalls (Approx.)	5

Sustainability
Achieve a 4-Star Built Green certification.
Utilize reclaimed materials.

Community
The proposal will be designed around a large shared courtyard which is accessible by all units at mutiple levels

TEAM

ARCHITECT	b9 architects
DEVELOPMENT	N 46th Townhomes LLC
STRUCTURAL	MaslamTsang Structural Engineering
GEOTECHNICAL	PanGEO INC

CITY of SEATTLE

Application for Streamlined Design Guidance

PART I: CONTACT INFORMATION

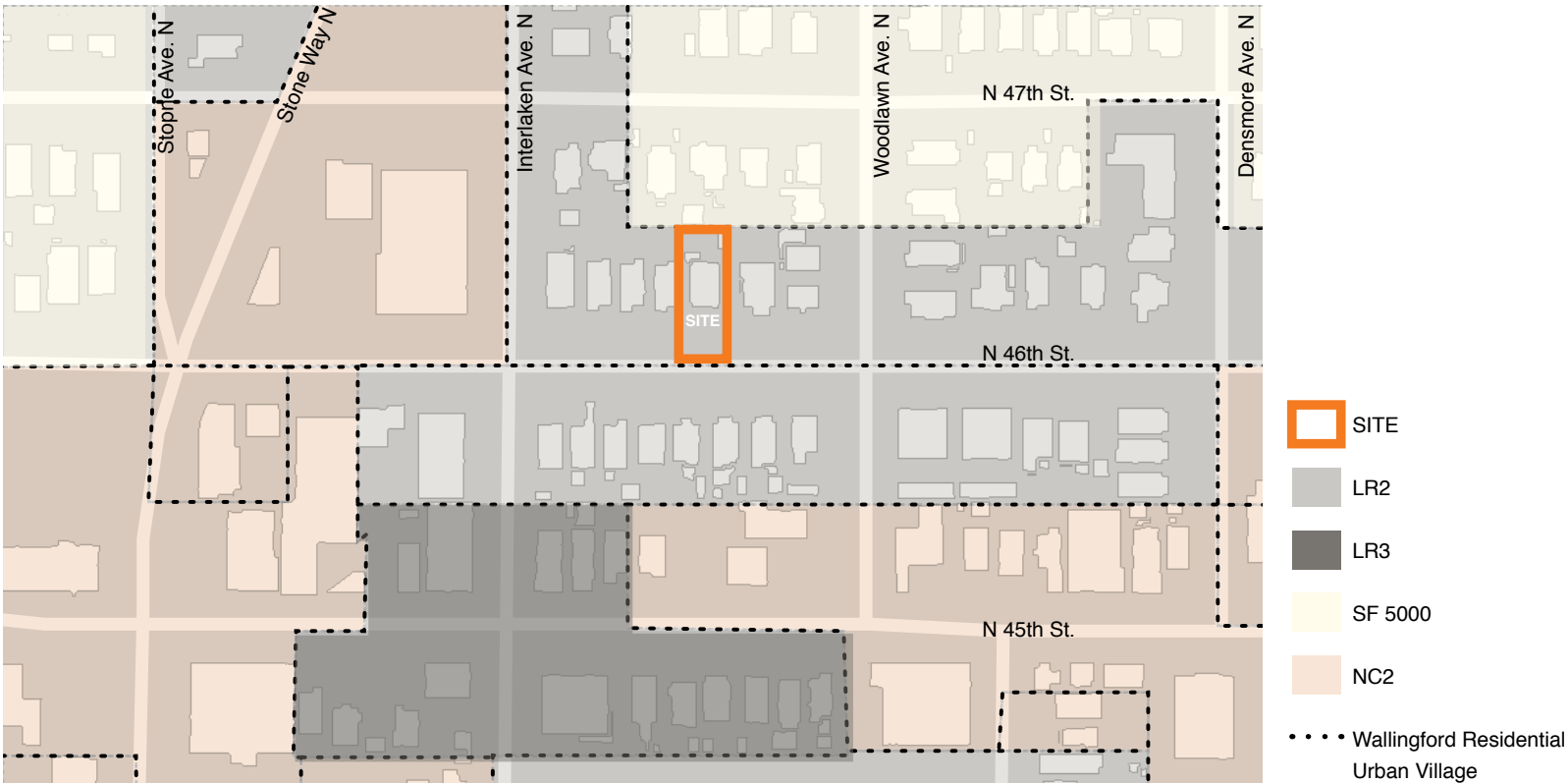
1. Property Address	1416 N 46th Street
2. Project number	3019204
3. Additional related project number(s):	None
4. Owner/Lessee Name	Robert Hardy
5. Contact Person Name	Lisa Healy
Firm	b9 architects
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6. Applicant's Name	Bradley Khouri
Relationship to Project	Architect
7. Project Designer	Lisa Healy
Address	610 2nd Avenue
Phone	206.297.1284
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Project site, existing structures to be deconstructed

ZONING USE MAP

SITE OPPORTUNITIES & CONSTRAINTS



The site is located in an area zoned Lowrise 2. Surrounding zoning includes Lowrise 2, Lowrise 3, Single Family 5000 and NC2.

Address: 1416 N 46th Street
Lot Size: 5,000 square feet
Zoning : LR2



There are adjacent single family homes to the north, east and west, at varying distances from the site's property lines. All homes are relatively similar in scale and traditional character. There are three trees near property lines as well as two at the street.

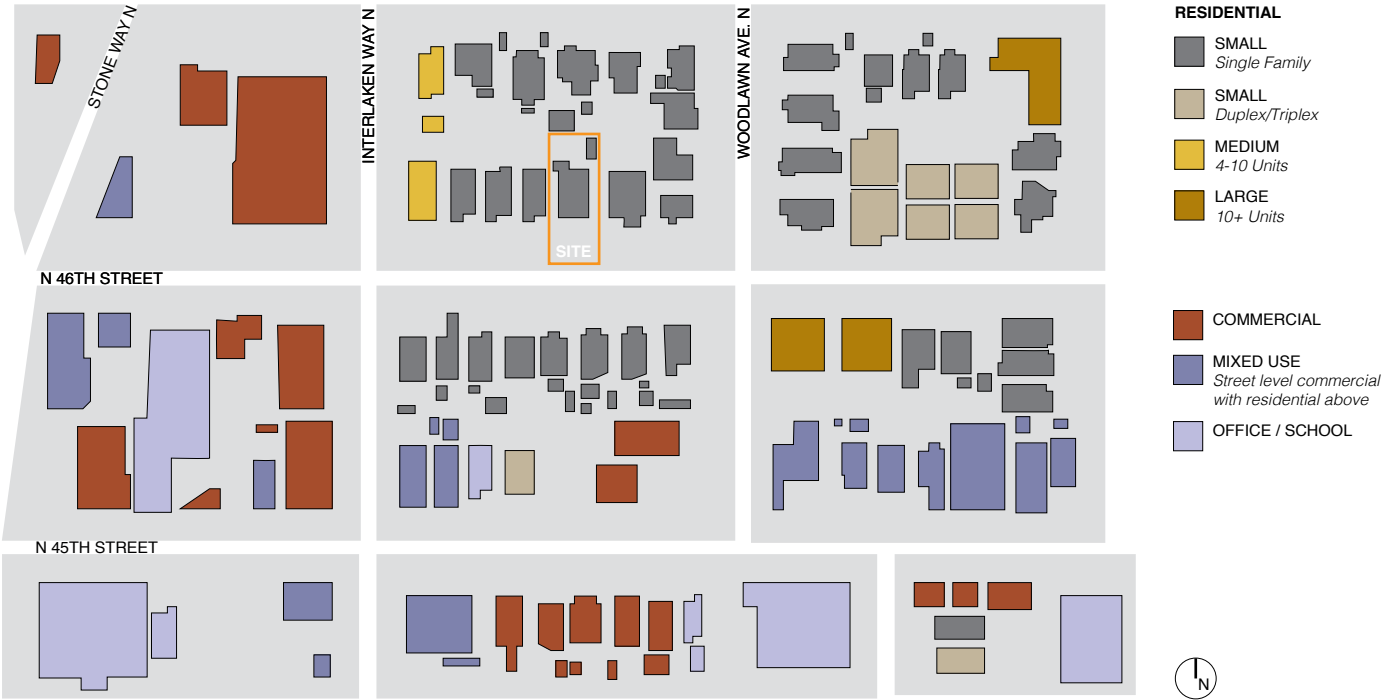
CONTEXT & CURRENT USE

The site's immediate street front on N 46th Street consists predominantly of single family residences. The neighborhood is more diverse, with uses ranging from multifamily residential to mixed use and commercial. In the short distance from North 46th to North 45th street, scale and use change significantly: scale is larger, use more varied, traffic and public transit more concentrated.

North 45th street is both a major arterial and commercial street, consisting of restaurants, cafes, boutiques, grocery stores, schools, offices, etc. It is a thoroughfare that connects interstates 5 and 99 as well as facilitates general travel east-west in Seattle.

The neighborhoods north and south of North 45th street are largely residential, similar to that of the site. On North 46th street, the single family homes are mostly traditional in character, craftsman or bungalow. However there are several recent residential developments in the neighborhood that are more contemporary.

Several parks are in close proximity to the site, Woodland and Green Lake park to the north, Meridien park to the north east, and Wallingford park to the south. These are easily accesible on foot or by bus.



Single family homes typical of the neighborhood -- the houses shown above are across the street from the site on N 46th

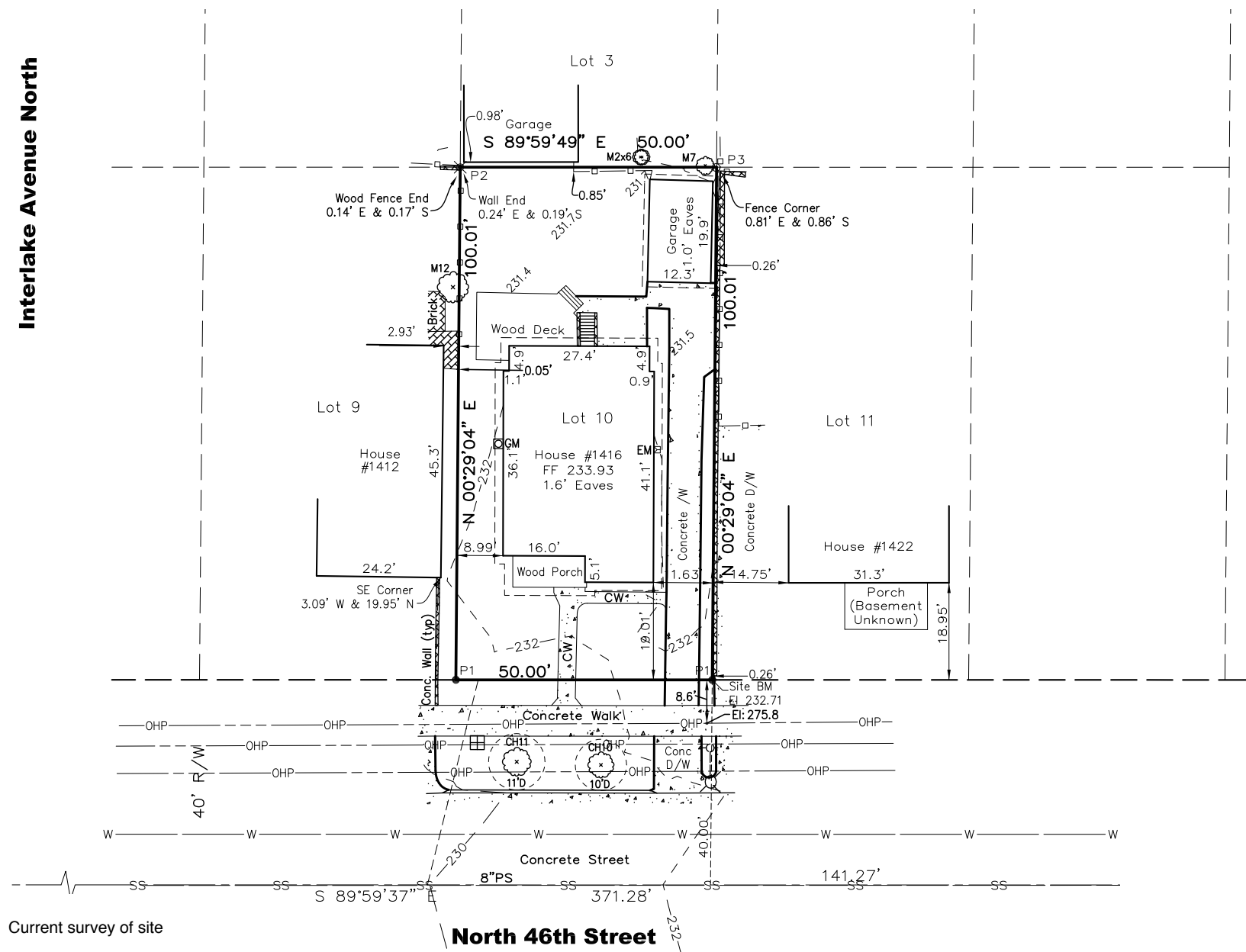


Corner of N 46th and Woodlawn showing variety of housing, from single family in a traditional style to a multi-family development in a contemporary style



Corner of N 46th at Interlaken showing single family homes as well as a post office at the far corner -- there are more commercial properties of this scale (restaurants, stores, etc.) on N 45th

Interlake Avenue North



Current survey of site

Woodlawn Avenue North

NEIGHBORHOOD ANALYSIS

The site is located on N 46th Street one and a half blocks east of Stone Way N, between Interlaken Way N and Woodlawn Avenue N. The commercial core of Wallingford begins one block south on N 45th Street. The immediate block along N 46th Street is predominantly single-family with multifamily and commercial uses a half block west, east and south. The more dense commercial and mixed use core parallels N 45th Street east and west from the site.

Topography is flat, with a slight slope down from east to west on North 46th Street. From north to south, topography ascends slightly to North 45th, then descends moving south to Lake Union. There is no significant topographical changes at the site.



Home adjacent to site to the east in Craftsman/Bungalow style typical of the neighborhood



Homes adjacent to site to the west in traditional styles also typical of the neighborhood.



Corner of N 46th and Woodlawn showing Craftsman/Bungalow style homes adjacent to contemporary development



View looking west on N 46th showing contemporary development amidst homes of a more traditional style



1. View of N 46th looking East, showing site and opposite side of the street.



2. View of N 46th looking North East, showing site and development further East on N 46th.



3. View of site and adjacent buildings to East and West.



4. View from corner of N 46th and Woodlawn Ave. N looking West.

SITE ANALYSIS

The site dimensions are 100 feet north-south and 50 feet east-west. It fronts N 46th Street with no alley access. The development site contains an existing single family house and detached garage. The uses immediately surrounding the site are predominantly single family structures and a few multifamily structures. Closer to N 45th Street and Interlaken Way N there are more commercial and mixed-use structures. Immediately north of the parcel is an existing single family home constructed in 1906. To the east of the parcel is an existing single family home constructed in 1919. To the west of the parcel is an existing single family home constructed in 1908. Across N 46th Stree to the west of the parcel are two existing single family homes constructed in 1920. One block south is N 45th Street with ample restaurants and shops. Four blocks to the north is Woodland Park with access to the Woodland Park Zoo and Green Lake.

The site is located with access to bus transit as well as city arterials and is fairly close to the Burke-Gilman bike/pedestrian path at the end of Stone Way N. Bus stops at N 45th Street (a one block walk) provide access to route 16 with access to Northgate and Downtown and route 44 with access to Ballard and the University District.

The site's topography is flat with no significant grade changes.



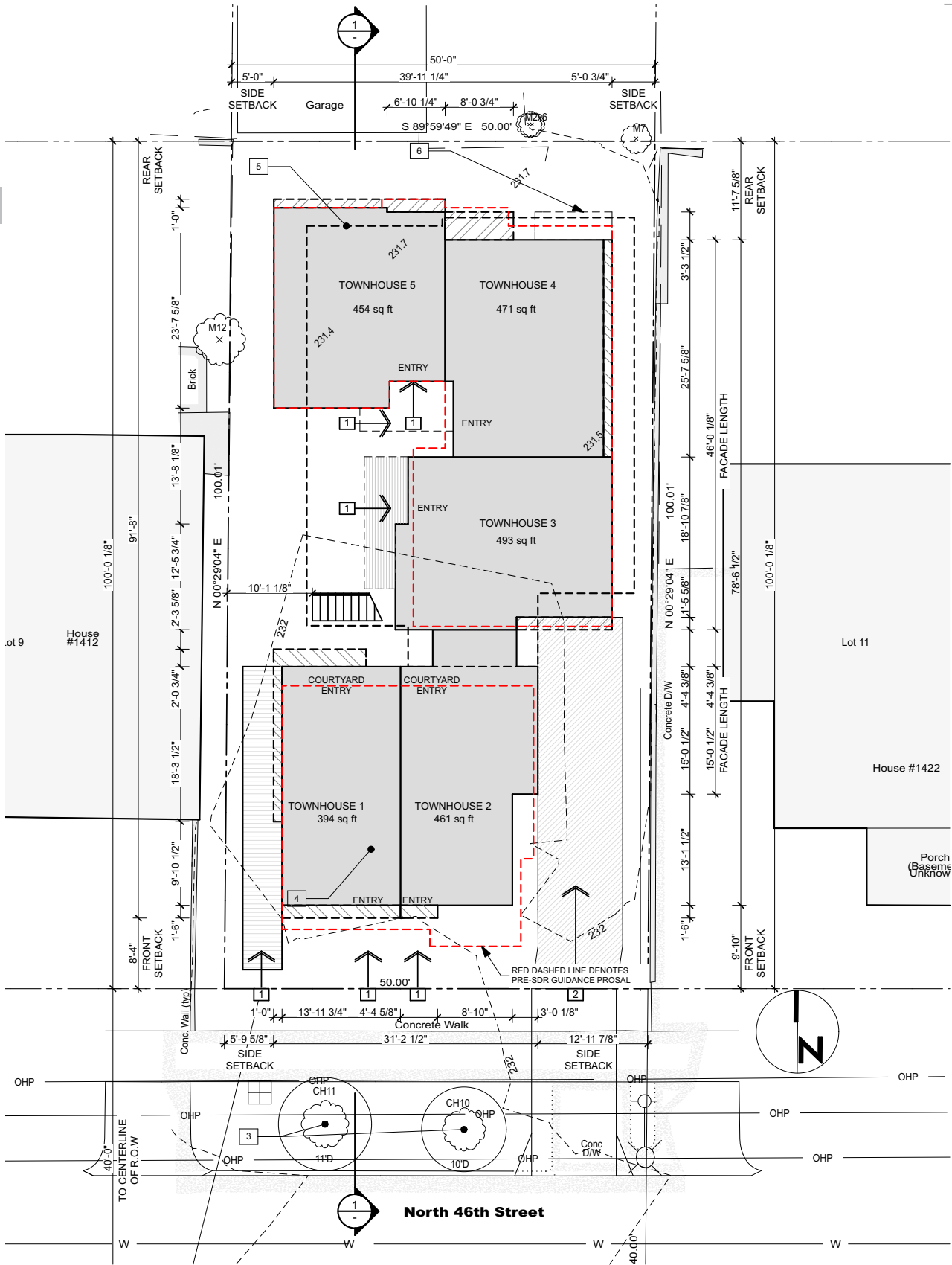
SITE PLAN

PLOT PLAN LEGEND

- NEW STRUCTURE FOOTPRINT AT GRADE
- OPEN SPACE AT GRADE
- CANTILEVERED FLOOR SPACE ABOVE GRADE
- GREEN ROOF
- PERMEABLE DRIVEWAY/PARKING SURFACE
- ROOF / PARAPET OUTLINE

PLOT PLAN NOTES

- PEDESTRIAN ACCESS
- VEHICULAR ACCESS TO BELOW-GRADE PARKING
- EXISTING TREE TO REMAIN
- EXISTING STRUCTURE TO BE REMOVED
- OUTLINE OF SHARED UNDERGROUND PARKING GARAGE
- PROVIDE CANOPY OVER DOOR



1 PLOT PLAN

SCALE: 0' 4' 8' 16' 32'

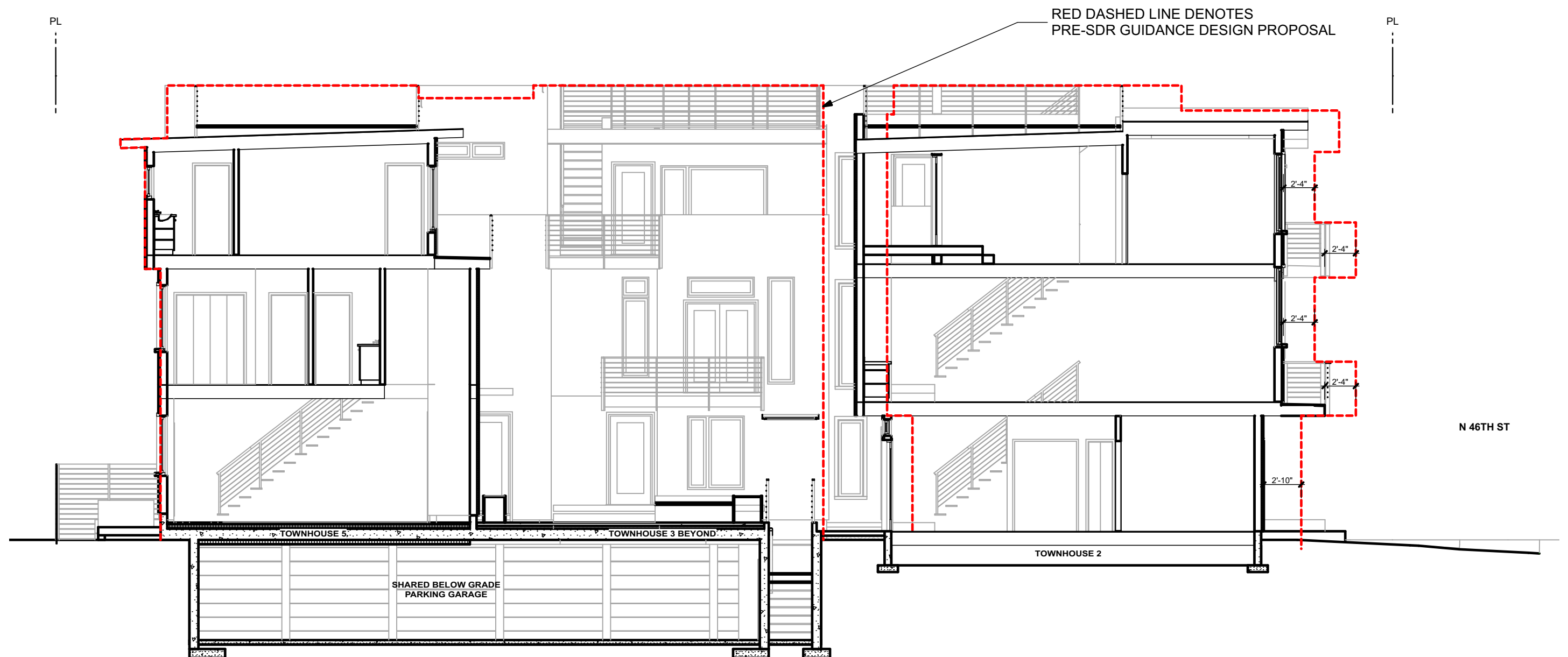
DESIGN APPROACH

The project solution responds directly to the challenges of the typical infill lot. Our approach has been defined, in part, by the lack of an alley. Our solution has been driven by eliminating the impact of parking and celebrating the interaction of owners and visitors. Designed to address specific influences, the building proposal consists of **one code compliant structure** that frames a central courtyard; two units at the street and three units behind. Parking is buried beneath the structure and some of the communal central space. All homes access parking through a covered outdoor stair at grade located at the south edge of the courtyard, activating the shared space and creating opportunities for informal gathering.

Building facades are carefully articulated through the use of varied materials, distinct window design, and modulated massing and roof/deck projections to fit the design within the existing vernacular of the neighborhood. In concert, these provide for a textured, holistic solution which allows the project to be scaled to its surroundings while responding to natural elements and existing landscape. The articulation is generated by a site-specific approach that improves its compatibility with its environment. Responding directly to adjacent sites, pitched roofs with overhangs and deck projections activate the building facades facing N 46th Street. Window trim and material and color choices further reference the immediate context on the street-facing facade. Stair penthouses are not used on this site to reduce the impact on the streetscape and adjacent sites.

Benches and landscaping frame spaces to encourage lingering and socializing in the courtyard. Decks and roof decks offer the opportunity to interact with the courtyard below while providing private outdoor space.

SITE SECTION



1 | 1 LONGITUDINAL SECTION

CONTEXT & SITE

CS2 **URBAN PATTERN AND FORM**
C. RELATIONSHIP TO BLOCK
D. HEIGHT, BULK, AND SCALE

GUIDANCE - Use massing to identify individual units. Locate windows and amenity space to minimize privacy impacts to adjacent residential structure.

CS3 **ARCHITECTURAL CONTEXT AND CHARACTER**
A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

GUIDANCE - Neighborhood has a well-architectural context. Building massing, modulation, fenestration and materials must help blend new building into existing context.

RESPONSE -

In response to the above Context and Site Design Guidelines, the proposed design for this mid-block site looks to neighboring single family homes in two significant ways: first to relate, through scale, massing and texture, and second to separate and provide necessary space and privacy.

The design takes cues from neighboring buildings: their scale and massing; the positive-negative space relationships of porches and overhangs; and the scale and rhythm of fenestration. The design’s massing and facades are modulated and unique at each townhouse. This differentiates individual units and lessens overall impact on the site. Rather than one large mass, the design is a composition of smaller masses that, coupled with details like overhangs and railings, will integrate into the existing streetscape.

Additionally, since the new design sits closer to the street than the adjacent buildings, a combination of the walkway to the courtyard, the south west entry pulling in, the addition of landscaped surfaces and the pulling in of the east facade, will all help maintain continuity between street facades. With the courtyard open to the west, the west facade length is significantly under the requirement and allows ample light and air through the site and to the adjacent structure. The east facade length is code compliant with a generous setback provided for the south portion of the site.

Lastly, amenities and architectural details are strategically located to maximize privacy and minimize disruption. These include locating the driveway on the east property line; the walkway and shared outdoor space on the west; and curating windows, privacy screening and landscaping in response to neighboring facades.

PUBLIC LIFE

PL2 **WALKABILITY**
A. ACCESSIBILITY

GUIDANCE - Consider how building meets street, how pedestrian will identify units from the street and access units.

RESPONSE

PL3 **STREET LEVEL INTERACTION**
A. ENTRIES
C. RESIDENTIAL EDGES

GUIDANCE - Provide a front setback that is consistent with adjacent properties. Utilize the front setback to provide a semi-private buffer to the street.

RESPONSE -

The propsed design carefully considers how the building will meet and relate to N 46th street as well as the pedestrian experience from the street. Modulation along the street facade surfaces pull back from the sidewalk with deck projections accenting the entry porches and providing weather protection for Townhouses 1 and 2. Both entries are accentuated by the void space, overhang and integration of landscape elements; the entries are clear, identifiable and visible from the street as well as intimate and safe, being set back from the street. Additionally the two units facing the street differeniate from each other in their varying composition of volumes as well as the use of material color.

For the three townhouses with entries off of the street, initial entry will be along the walkway at the west of the site and through the courtyard. Adjacent to the entry space created for Townhouses 1 and 2, the walkway will be distinctive and inviting with visual connection to the street. This will be achieved through the materiality of the walkway path connecting to the side walk as well as landscape elements including trellises, green walls and plantings. The courtyard is an additional threshold one must pass through prior to entry into Townhouses 3, 4 and 5. This enhances the experience of entry and provides a privacy buffer from the street. Additionally, the entries on the courtyard are located strategically to afford some privacy from the couryard itself.

In summary, the design proposal has been updated to sit back from the sidewalk, providing a setback more in line with the existing context and the scale of the street facade is broken down with the accentuation of the entry void and having landscap-ing wrap around the south to the west facade, and through the pulling back of facade surfaces wherever possible. In pulling the building back and maximizing set backs, the design provides semi-private buffers from the street and neighbors throughout. Mass-ing, voids, pathways and other architectural elements are also sized to a similar scale of surrounding buildings. This strategy will allow for continuity along the street and enhance the relationship of the building to its neighbors, to the street and to pedestrians.

DESIGN CONCEPT

- DC1

PROJECT USES AND ACTIVITIES

B. VEHICULAR ACCESS AND CIRCULATION

C. PARKING AND SERVICE USES

GUIDANCE - Minimize presence of parking and access. Use hardscape and landscape to break up large expanses of concrete.

RESPONSE -

The design proposal includes below grade, shared parking for all 5 townhouses, with the intention of minimizing vehicular presence and impact to site, street, pedestrians and neighbors. Access to parking is from a driveway at the east property line. The existing curb cut will be maintained and the driveway will be located where a driveway currently exists (leading to an detached garage at grade that will be deconstructed). The design will reduce impact and result in vehicular presence that is similar, if not improved, from existing. Additionally, visual impact from the street of the driveway to the east and parking underground will be minimal. That said, the driveway will be unobstructed and clearly visible to pedestrians and motorists to minimize conflicts and maximize safety. The below grade parking area will also provide a less visible and convenient location for services such as trash receptacles

- DC2

ARCHITECTURAL CONCEPT

A. MASSING

B. ARCHITECTURAL AND FACADE COMPOSITION

C. SECONDARY ARCHITECTURAL FEATURES

D. SCALE AND TEXTURE

E. FORM AND FUNCTION

GUIDANCE - Neighborhood has a well-architectural context. Building massing, modulation, fenestration and materials must help blend new building into existing context.

RESPONSE -

The proposed project looks to the established neighborhood context and constituent architectural elements to inform and enhance its design and use. Below is a list of specific responses to the five components of the Architectural Concept Design Guideline:

- Massing: The varied building volumes and voids are scaled and in dialogue with those of the neighboring buildings. Porches, overhangs and fenestration patterns were all considered and integrated into the new design. For example in the overhang at the street facade, the sizing and location of windows, and the addition of smaller scale details like railings and columns. All provide points of similarity and continuity to the existing context. The design also reduces perceived mass by pulling back building volume from the street and neighbors where possible.
- Architectural Facade and Composition: All facades have been carefully considered, their volume modulation, window size and patterning, and details such as railings, material variation and roof overhangs. Considerations included scaling facade elements in a way not to out size neighboring buildings and integrate well with the streetscape as well as providing privacy for the new building and neighboring buildings.
- Secondary Architectural Features: Visual depth is added at all facades through modulation of building volume. This is accentuated by use of various materials and colors and window trim treatment. Dual purpose elements are also integrated and include railings, trellises, planters and other landscape elements.

- Scale and Texture: The proposed design emphasizes human scale through the entry void at the street that connects to the walkway leading to the shared courtyard. The overhang, plantings and differentiated walk way material contribute to the accessible scale and varied texture of the building, creating an inviting and enhanced experience from the street and upon entering. Additionally, details like railings and material variation contribute to a well scaled and textured design.

- Form and Function: The proposed design is legible and flexible. Entries, pathways and primary functions are clear, accessible and visually appealing through use of materials and landscaping. Flexibility is most celebrated at the shared courtyard, an outdoor space enhanced by trees and plantings that can serve numerous uses over time.

- DC3

OPEN SPACE CONCEPT

A. BUILDING-OPEN SPACE RELATIONSHIP

GUIDANCE - Locate ground level open space to enhance overall site development.

RESPONSE -

The proposed design includes a shared open space at street level that enhances the building and site. The space is accessed from the west side of the site and is the point of entry for the three townhouses on the north of the site. The courtyard space will be landscaped and include new plantings and trees and also provide opportunities for socializing, sitting and various other activities and uses. All units have access to and views of the courtyard space.

- DC4

EXTERIOR ELEMENTS AND MATERIALS

A. BUILDING MATERIALS

B. SIGNAGE

C. LIGHTING

D. TREES, LANDSCAPE AND HARDSCAPE MATERIALS

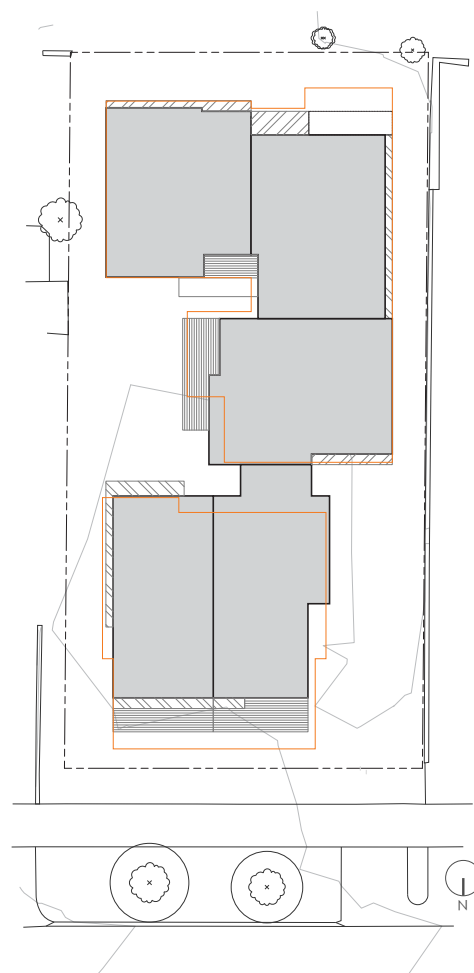
GUIDANCE - Neighborhood has a well-architectural context. Building materials must be respectful of existing context.

RESPONSE -

Proposed exterior architectural elements and building materials were carefully selected to be durable, attractive, age well, provide scale and texture, and integrate well with the existing neighborhood context. Architectural elements include railings; materials include wood and paneling in various colors. The landscape design also integrates additional exterior elements and materials including plantings, trees, trellises, green walls, planters and pavers. All contribute to a distinct design that will create successful and enduring outdoor spaces. Exterior elements, architectural and landscape, are scaled to relate to those of the surrounding buildings and neighborhood.

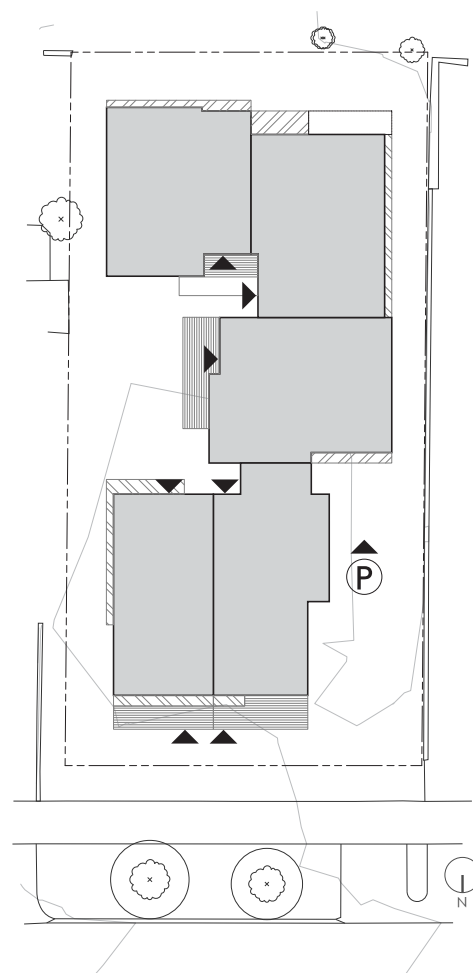
Additionally, lighting will be carefully integrated to increase site safety and highlight the architectural and landscape design while minimizing any light pollution or glare to neighboring buildings.

SDR Guidance Reponse Overlay



- Orange outline denotes Pre-SDR Guidance Proposal
- Response to SDR Guidance proposes one code compliant structure instead of two structures with adjustment requests
- For specific SDR Guidance Response dimensions and description, refer to the Privacy Elevations and Floor Plans on pages 24-27 and the renders on pages 16-23

Proposed Scheme

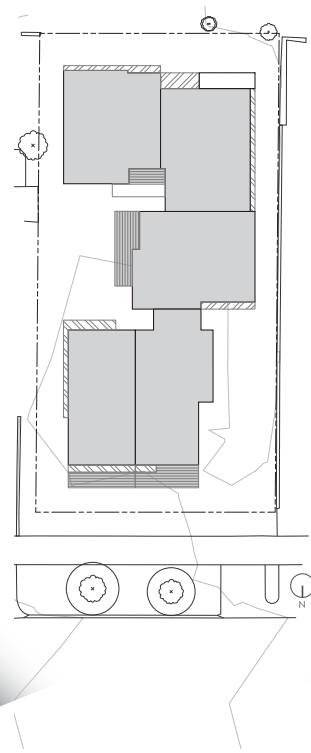


- Pedestrian and vehicular access are separated with the pedestrian path located at the west property line and the vehicular access at the east property line to a shared underground garage.
- Each unit's has individual entrance connect to the shared path and courtyard.
- Modulation on the east facade opens up the courtyard to both sides to provide more air and light circulation.
- Deck projections, varied massing and canopies highlight individual homes and entries.

RENDERINGS



Initial SDR Design Proposal



RESPONSE TO SDR GUIDANCE:

- Massing at the street pull back from the sidewalk to better align with adjacent structures
- Deck projections pull back from the sidewalk 2'-4" and are code compliant
- The facade length along the west property line is significantly under the required length
- The shared courtyard opens to the west providing a generous setback to the adjacent structure to the west which allows ample light and air



1. Street View from SW



Initial SDR Design Proposal

RESPONSE TO SDR GUIDANCE:

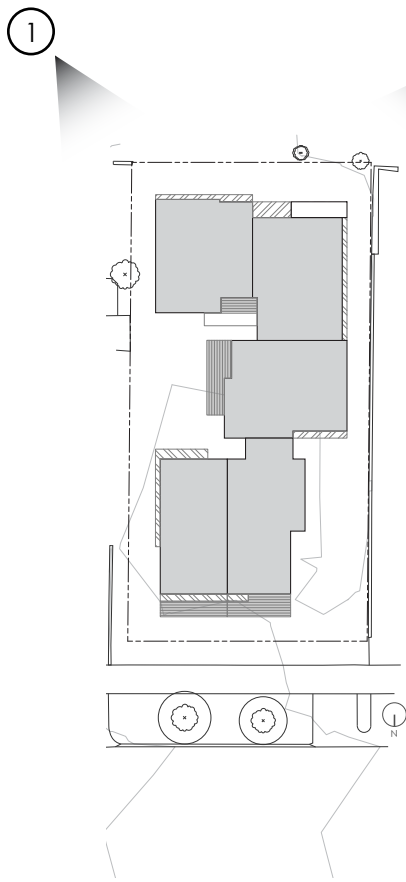
- Massing at the street pull back from the sidewalk to better align with adjacent structures
- Deck projections pull back from the sidewalk 2'-4" to be code compliant
- A generous setback is provided to the east for the driveway access to the below grade story which aligns with the adjacent driveway to the east
- The east facade length is code compliant and provides massing and material modulation, roof overhangs and window trim details to be respectful to adjacent sites



2. Street view from SE



Initial SDR Design Proposal



RESPONSE TO SDR GUIDANCE:

- Massing at the northwest corner of the site pulls back from the property line to provide a generous setback to the adjacent site to the north
- Deck projections are removed from the north facade to provide privacy to the adjacent sites
- Roof decks pull back from the north property line to provide further privacy to the adjacent sites
- Massing, material, roof overhangs and window trim reduce the overall height, bulk and scale of the project
- A wood fence provides a buffer to adjacent sites



1. NW View



Initial SDR Design Proposal

RESPONSE TO SDR GUIDANCE:

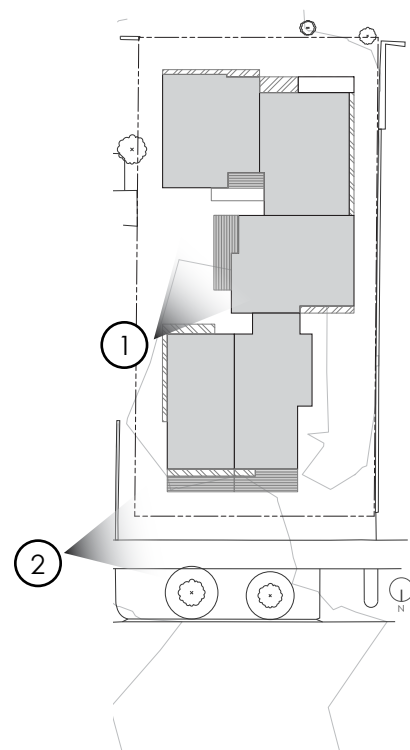
- Massing at the northwest corner of the site pulls back from the property line to provide a generous setback to the adjacent site to the north
- Deck projections are removed from the north facade to provide privacy to the adjacent sites
- Roof decks pull back from the north property line to provide further privacy to the adjacent sites
- Massing, material, roof overhangs and window trim reduce the overall height, bulk and scale of the project
- A wood fence provides a buffer to adjacent sites



2. NE View

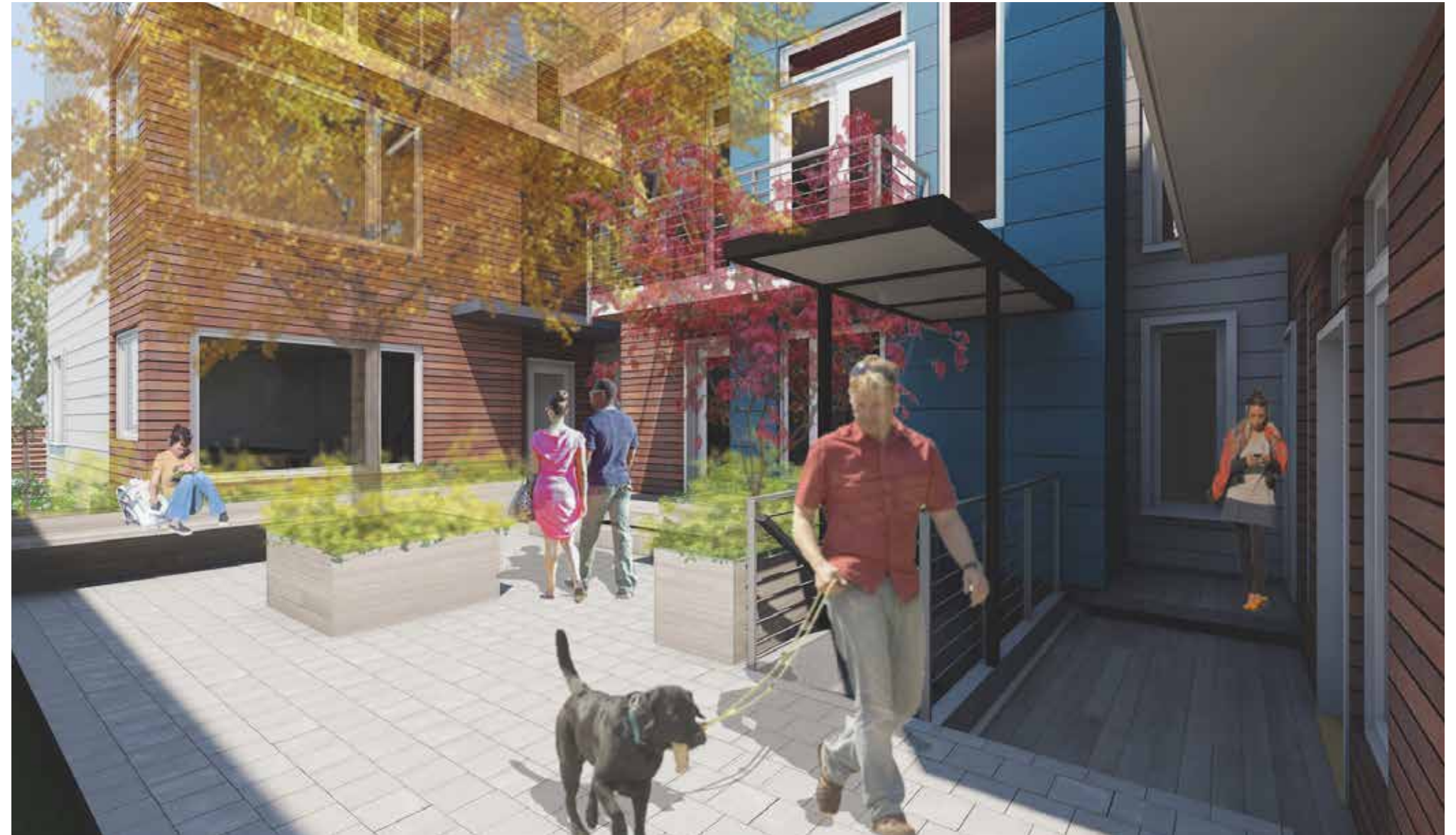


Initial SDR Design Proposal



RESPONSE TO SDR GUIDANCE:

- A single, code compliant structure is arranged around a central courtyard with access by each unit
- Deck projections in the courtyard create a dynamic exterior space at every level
- High quality materials and details are focused at the occupiable spaces



1. Courtyard View from SW

RESPONSE TO SDR GUIDANCE:

- Massing at the street pull back from the sidewalk to better align with adjacent structures
- Deck projections pull back from the sidewalk 2'-4" to be code compliant
- Small scaled horizontal materials, roof overhangs, porches, columns and window trim reflect the Wallingford neighborhood vernacular

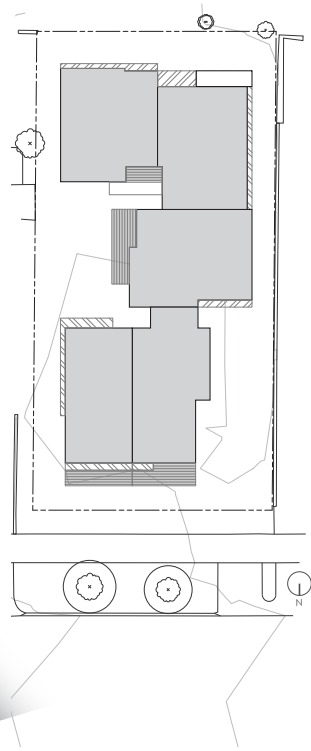


2. Sidewalk Perspective looking east

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Initial SDR Design Proposal

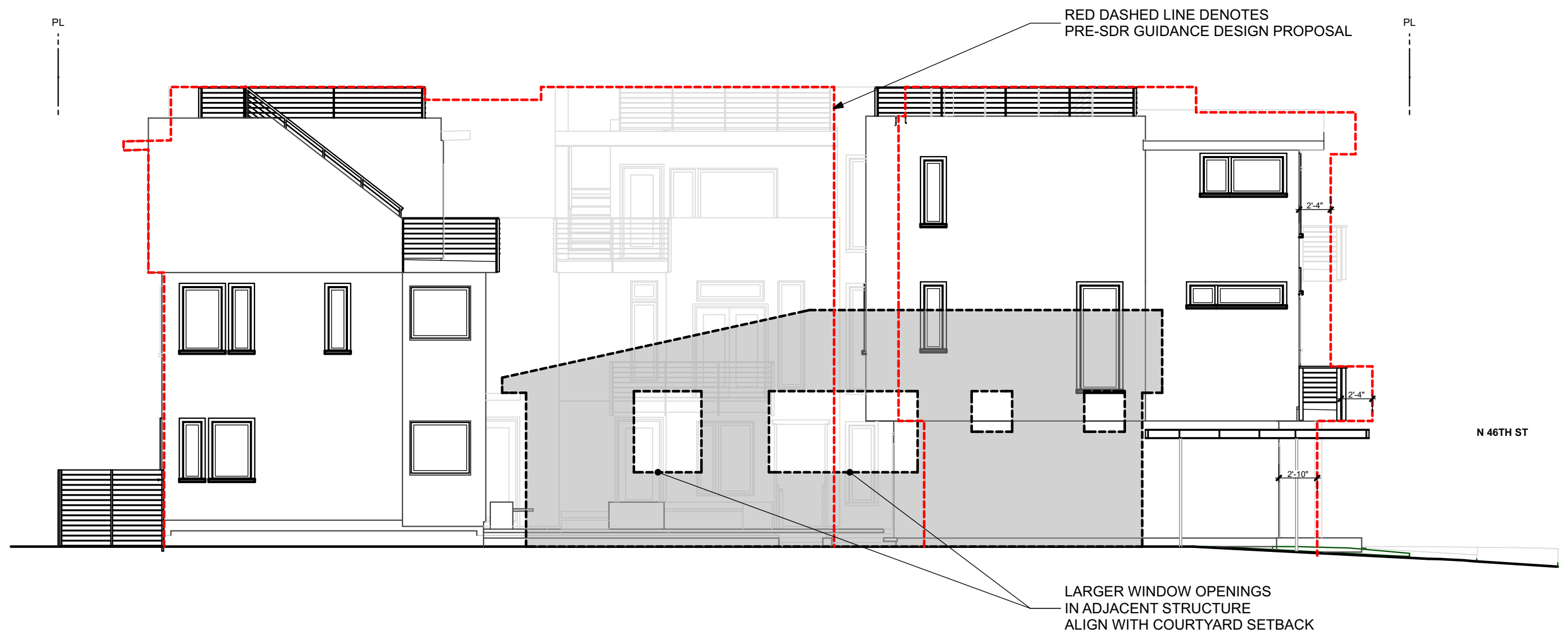


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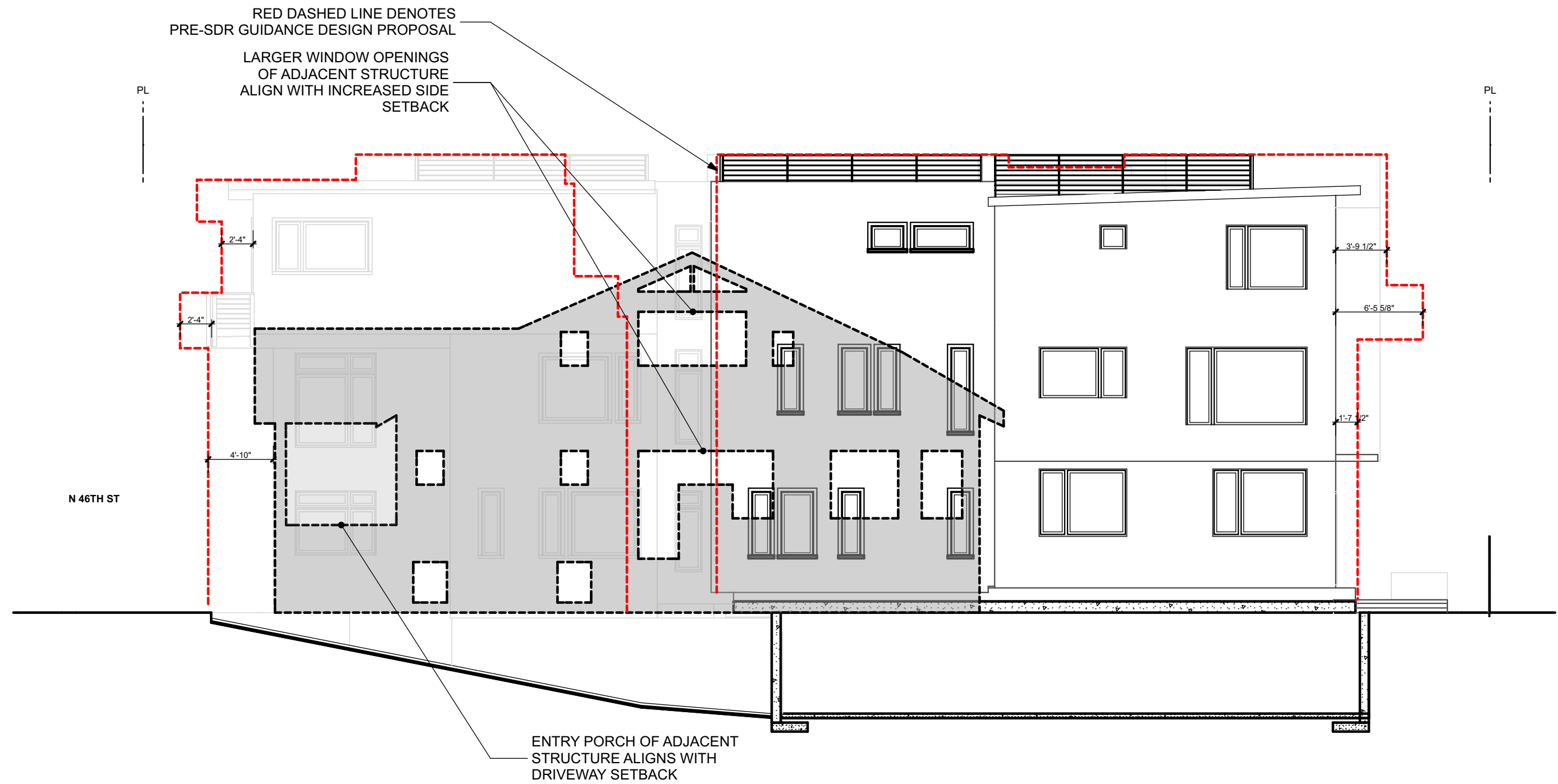


1. SW Aerial View

PRIVACY ELEVATIONS

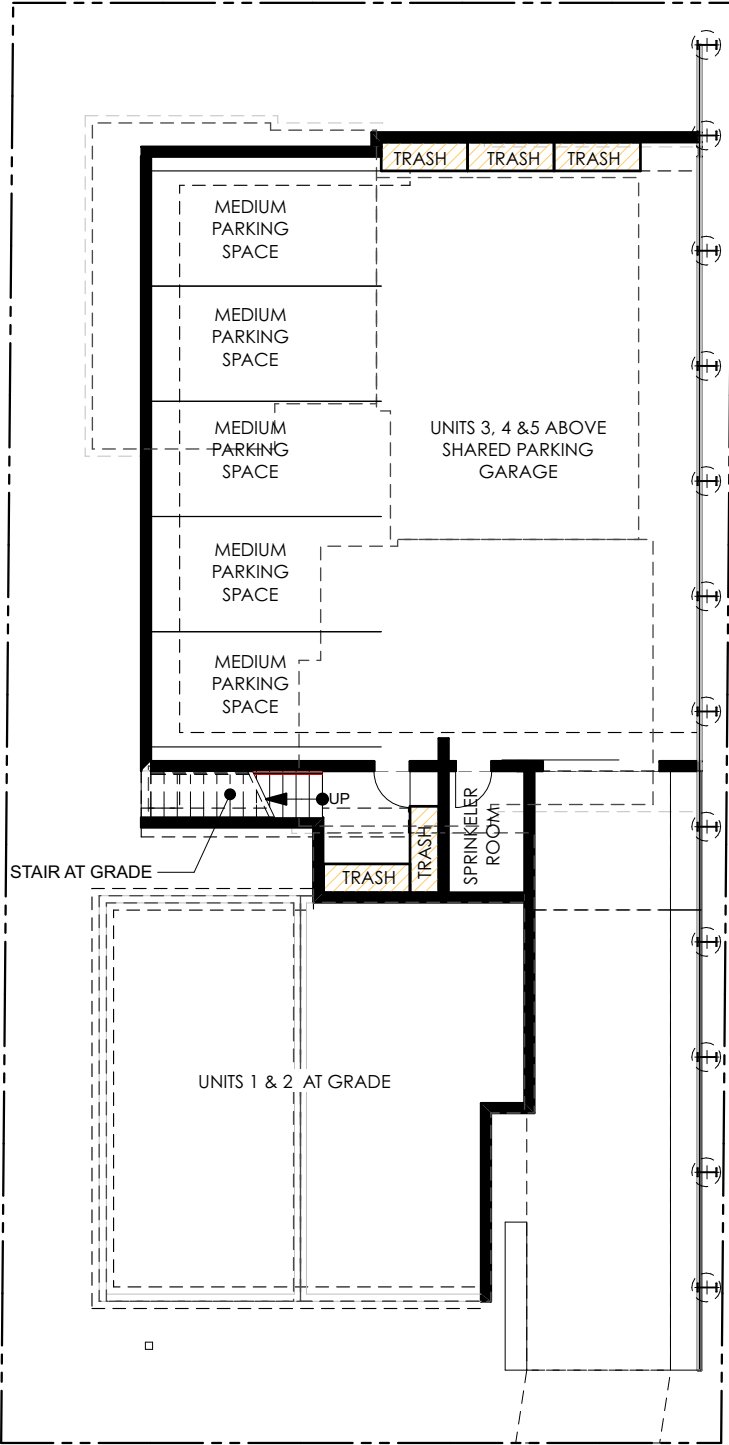


Privacy Elevations : West



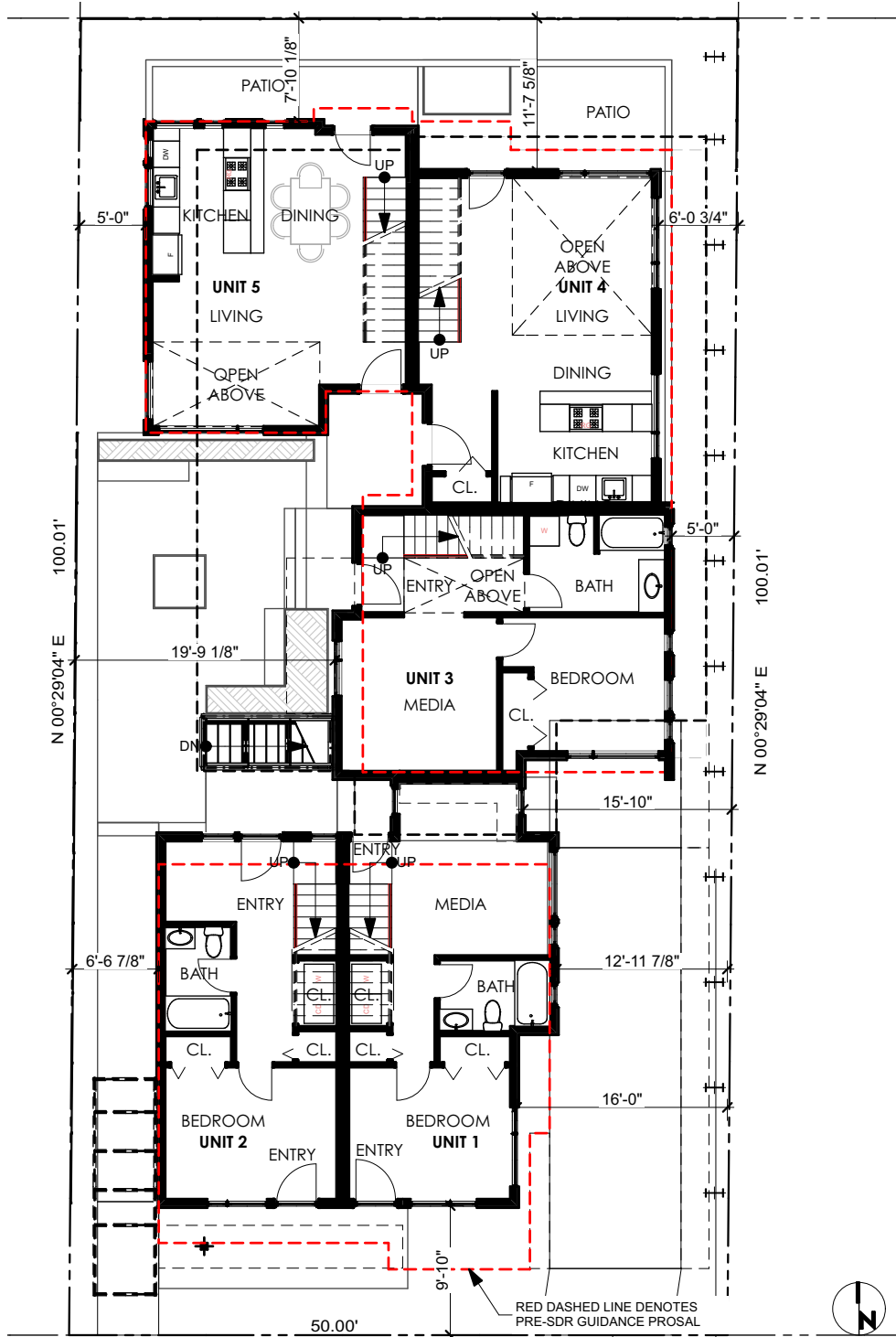
Privacy Elevations : East

FLOOR PLANS



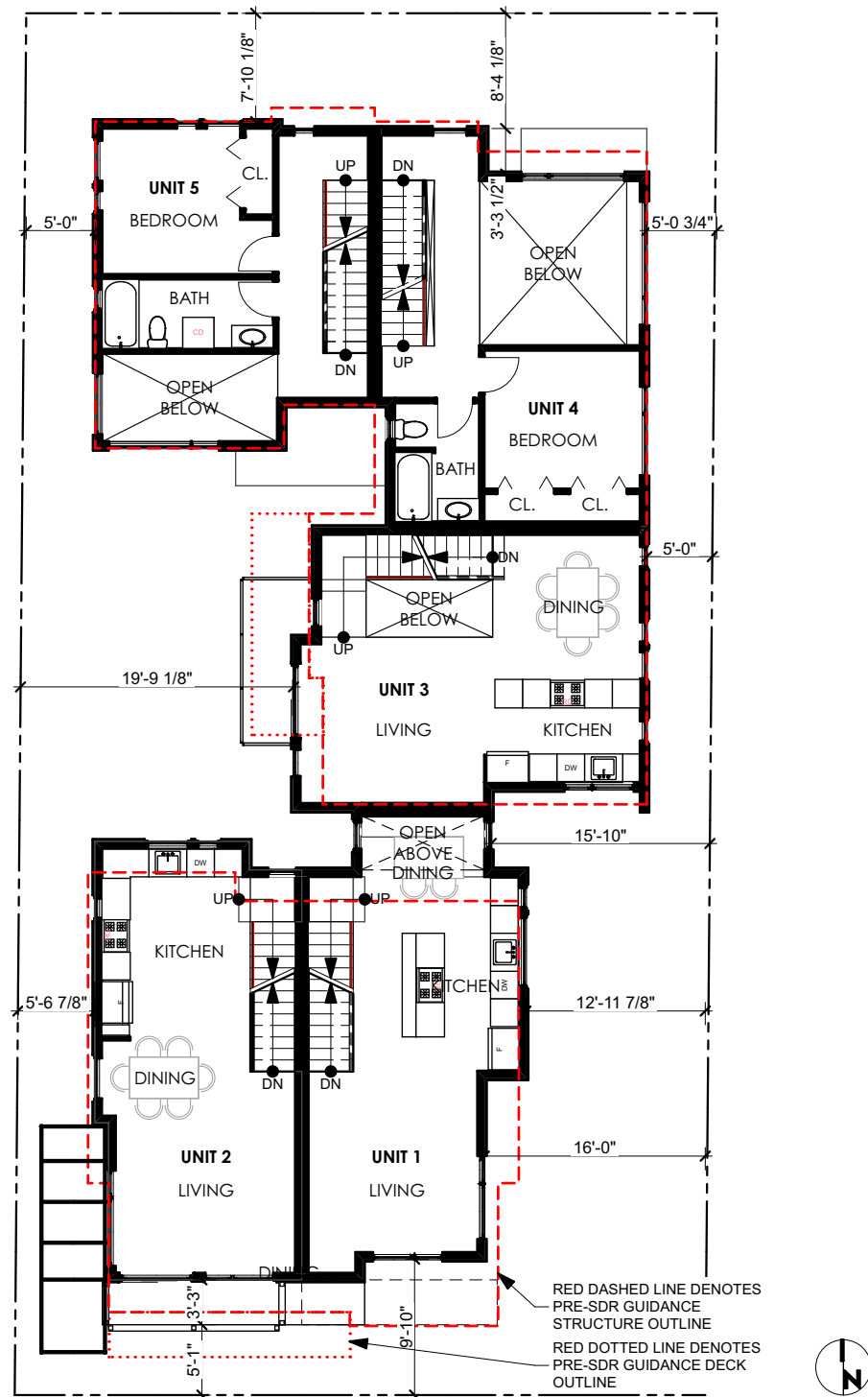
1 | GARAGE PLAN

SCALE: 0' 4' 8' 16' 32'



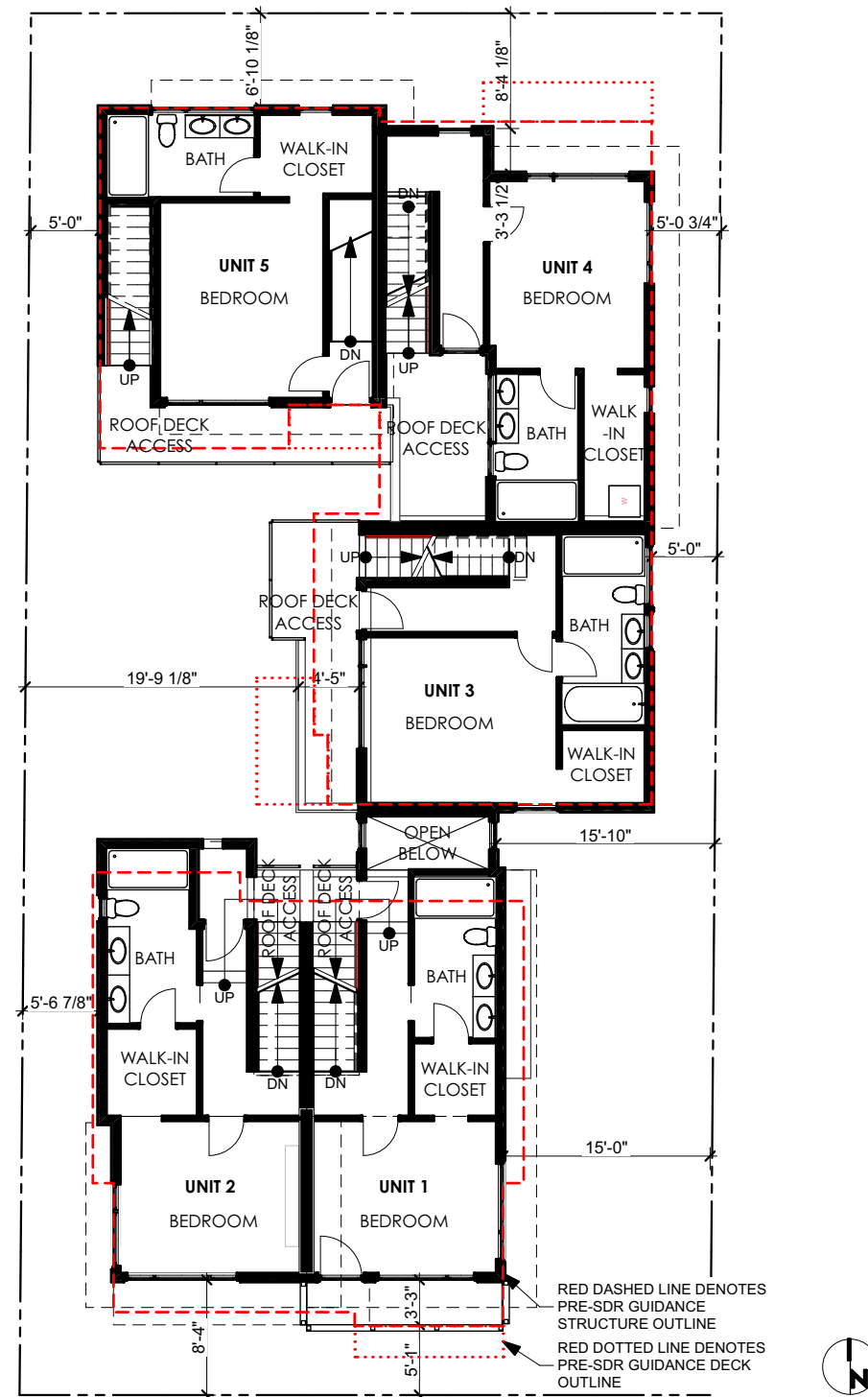
2 | FIRST FLOOR PLAN

SCALE: 0' 4' 8' 16' 32'



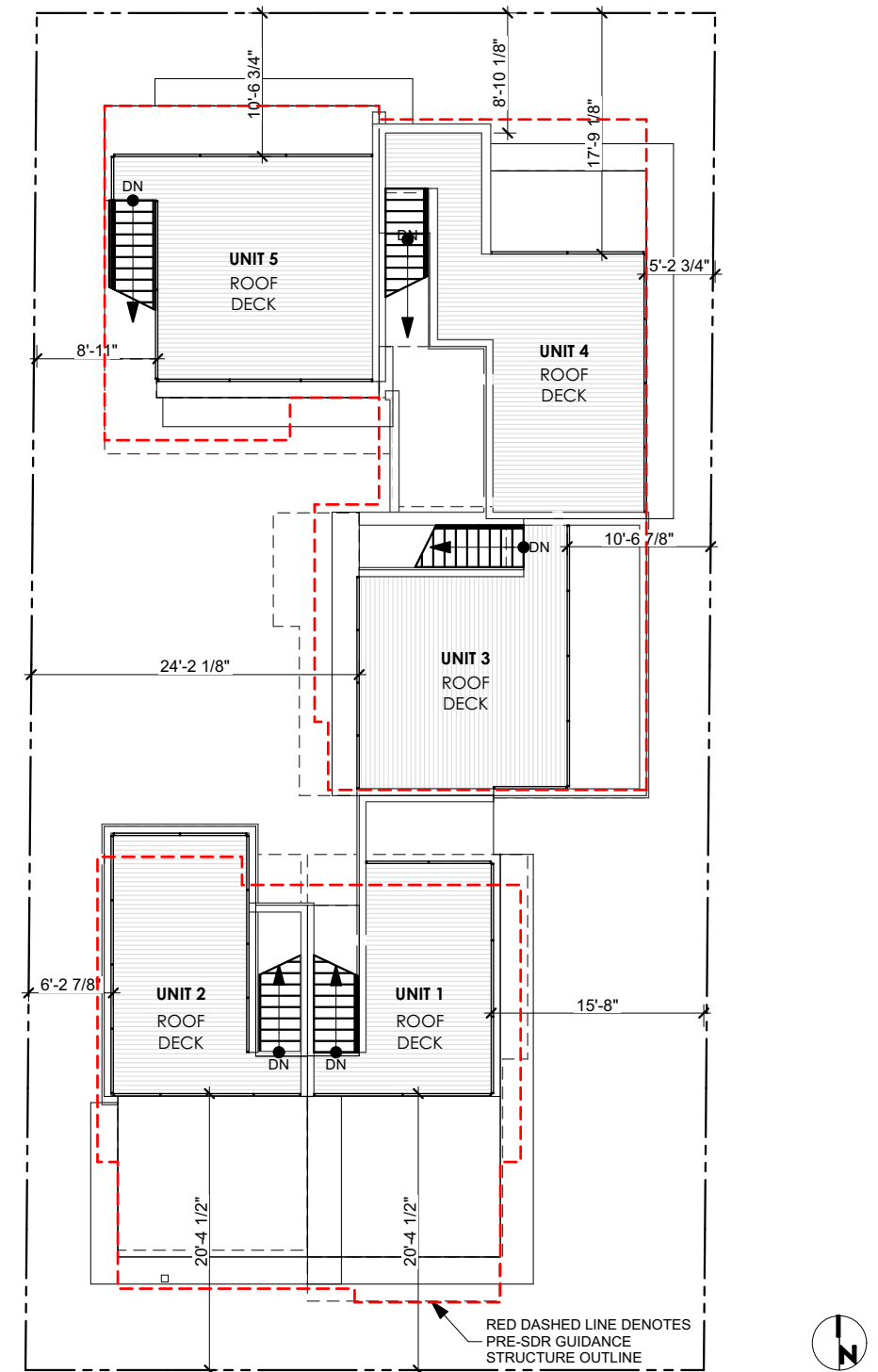
3 SECOND FLOOR PLAN

SCALE: 0' 4' 8' 16' 32'



4 THIRD FLOOR PLAN

SCALE: 0' 4' 8' 16' 32'



5 ROOF

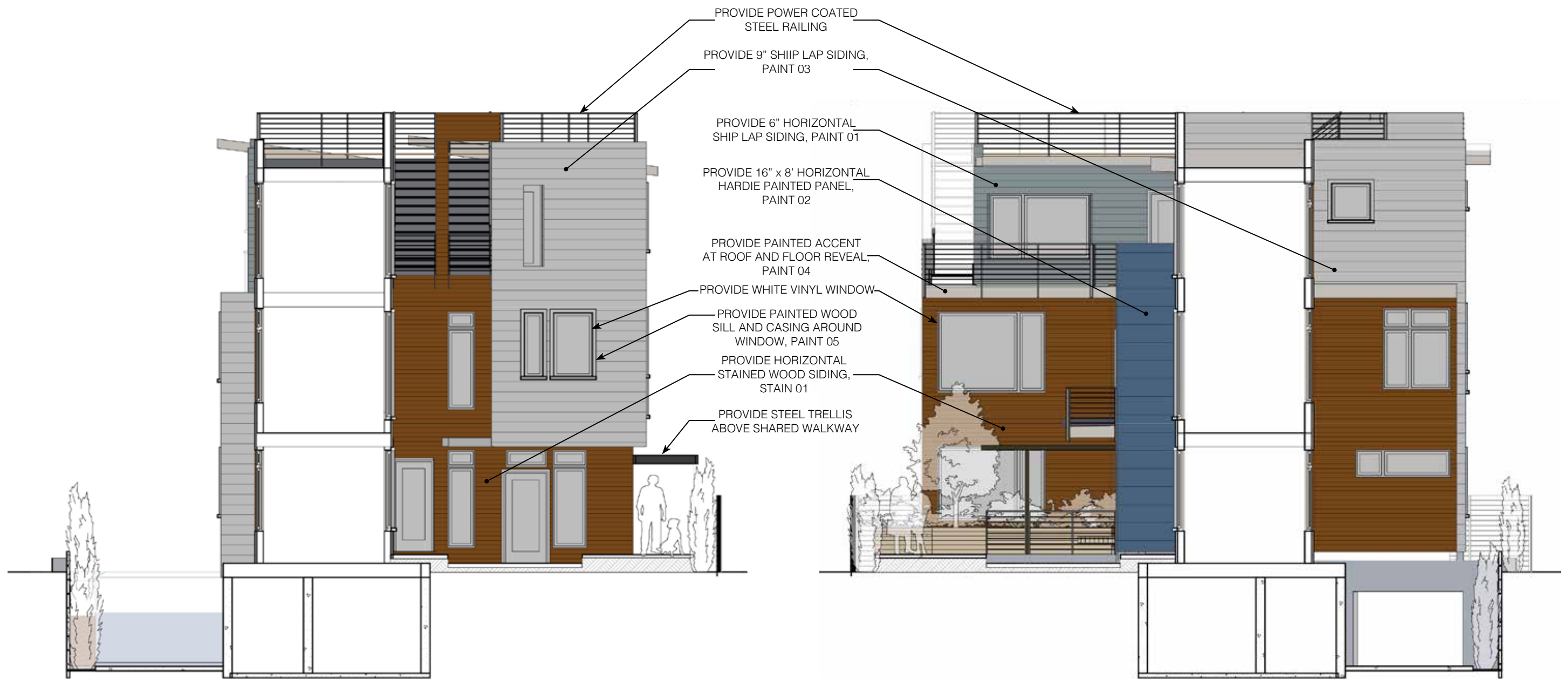
SCALE: 0' 4' 8' 16' 32'

RENDERED ELEVATIONS



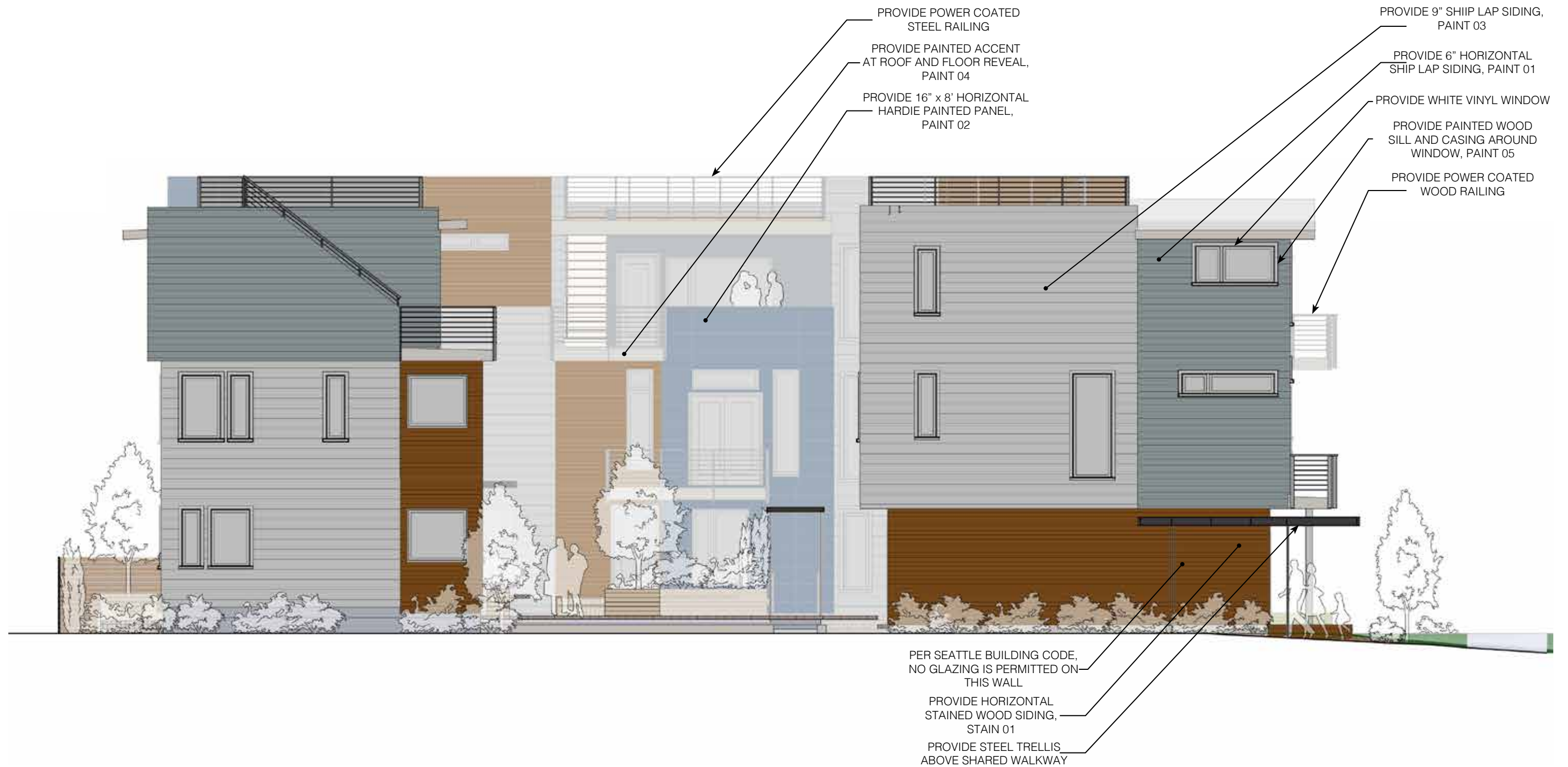
Rendered Elevations :South

Rendered Elevations :North

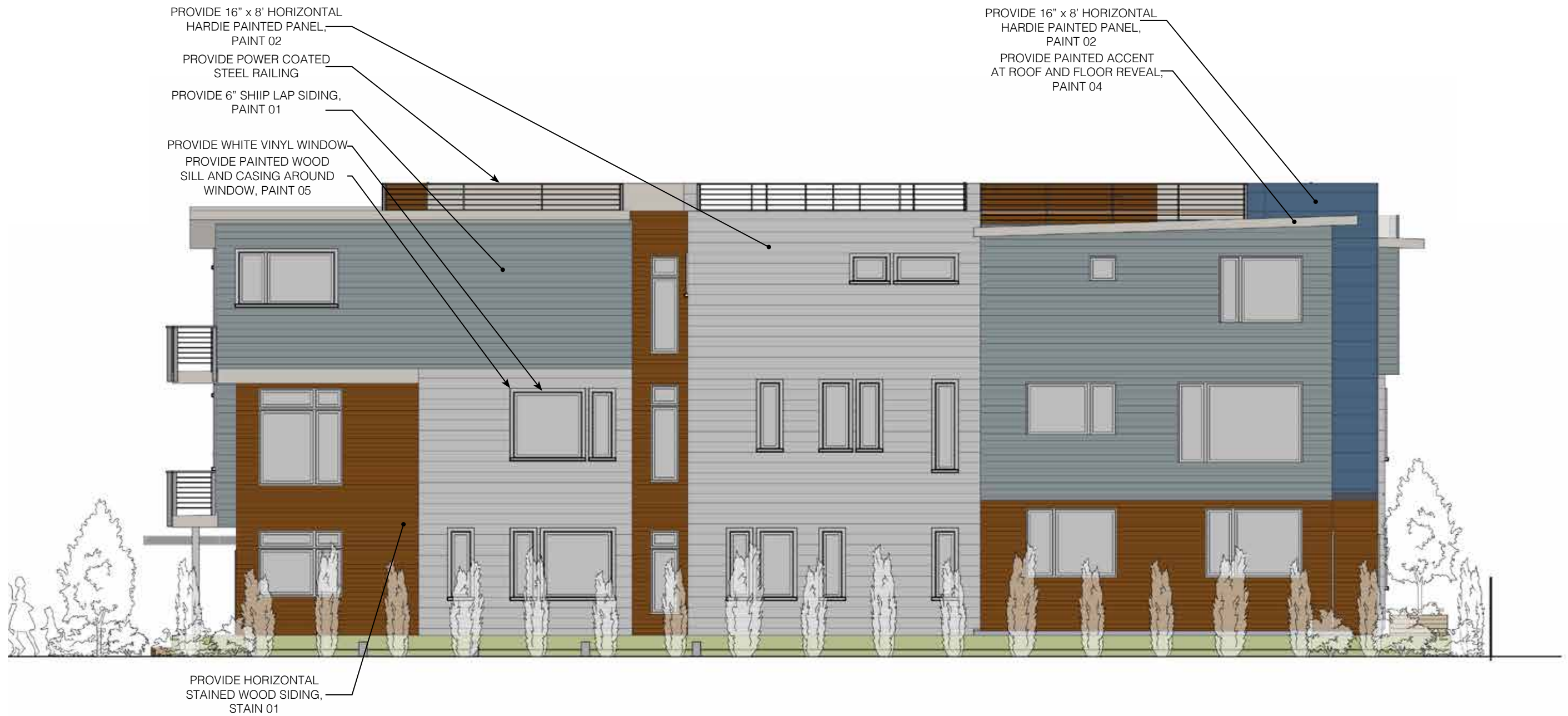


Rendered Elevations :Courtyard South

Rendered Elevations :Courtyard North



Rendered Elevations : West



Rendered Elevations : Courtyard East

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COMPLETED WORKS



① 1530 15th Ave. E. Exterior side view from 15th Ave. E



② 3515-19 Wallingford Ave. N. view from street



③ 90 E Newton. view from street



④ 1530 15th Ave. E. Street view from 15th Ave. E



⑤ 1411 E. Fir St. exterior view from street



⑥ 1411 E. Fir St. interior boardwalk view



⑦ 1911 E Pine St. view at interior of canyon



⑧ 1911 E. Pine St. view from street