

<div>Context</div> <div>Project Information</div> <div>Vicinity Analysis</div> <div>Zoning Analysis</div> <div>Zoning Analysis</div> <div>Site Analysis</div> <div>Street Level</div> <div>Street Level</div> <div>Context Study</div> <div>Survey And Legal Description</div>	<div>01</div> <div>1</div>	<div>Approach</div> <div>Concept</div> <div>Design Guidelines</div> <div>Design Guidelines</div>	<div>10</div>	<div>Design</div> <div>Option A Site Plan</div> <div>Option B Site Plan</div> <div>Adjustment Request 1</div> <div>Adjustment Request 2</div> <div>Adjustment Request 3</div> <div>Landscape And Lighting Plan</div> <div>Landscape Plantings</div> <div>Site Section</div> <div>Plans</div> <div>Plans</div> <div>Plans</div> <div>Materials</div> <div>Colored Elevations</div> <div>East &amp; West Elevations</div> <div>North Elevation   Th 1-7</div> <div>West &amp; East Elevations</div> <div>South Elevation   Th1-7</div> <div>Window Study</div> <div>Renderings</div> <div>Renderings</div> <div>Renderings</div> <div>Renderings</div>	<div>14</div> <div>23</div>
--	----------------------------	--	---------------	--	-----------------------------

# Context

Project Information

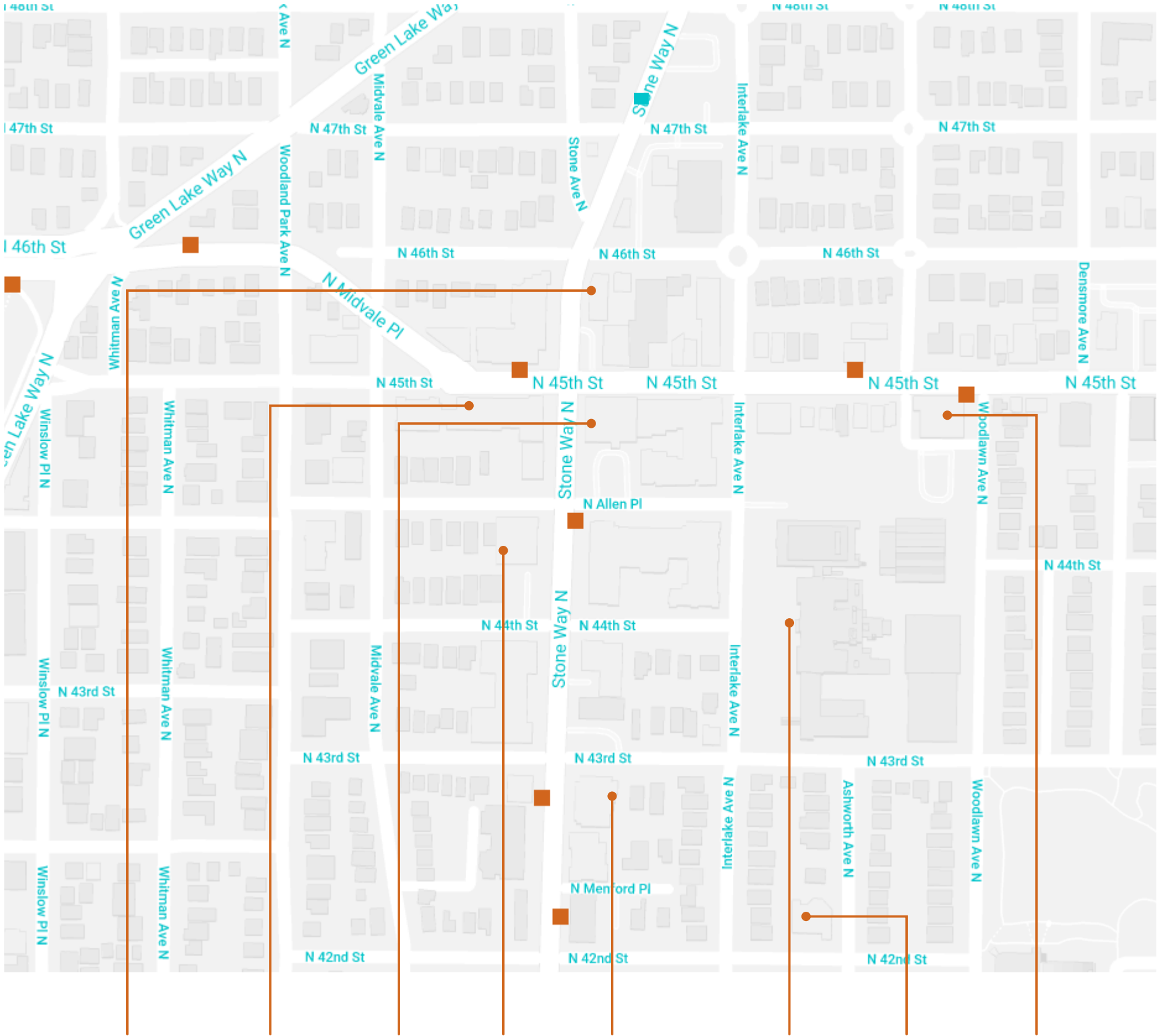
ADDRESS	1317 North 44th St. SEATTLE, WA 98103
TAX ID NUMBER	7821200820
SDCI PROJECT #	SDR: 3035353-EG
LOT SIZE	5,500
ARCHITECT	JULIAN WEBER ARCHITECTS, LTD. 1257 S KING ST SEATTLE, WA 98144
OWNER/APPLICANT	BRIAR BOX LLC



# Site Analysis



VICINITY



- Bizzarro Italian Cafe
- Seattle Meowtropolitan
- Walgreens
- Tutta Bella Pizzeria
- Green Lake Family Dentistry
- Lincoln High School
- Wallingford Presbyterian Church
- Solid Ground

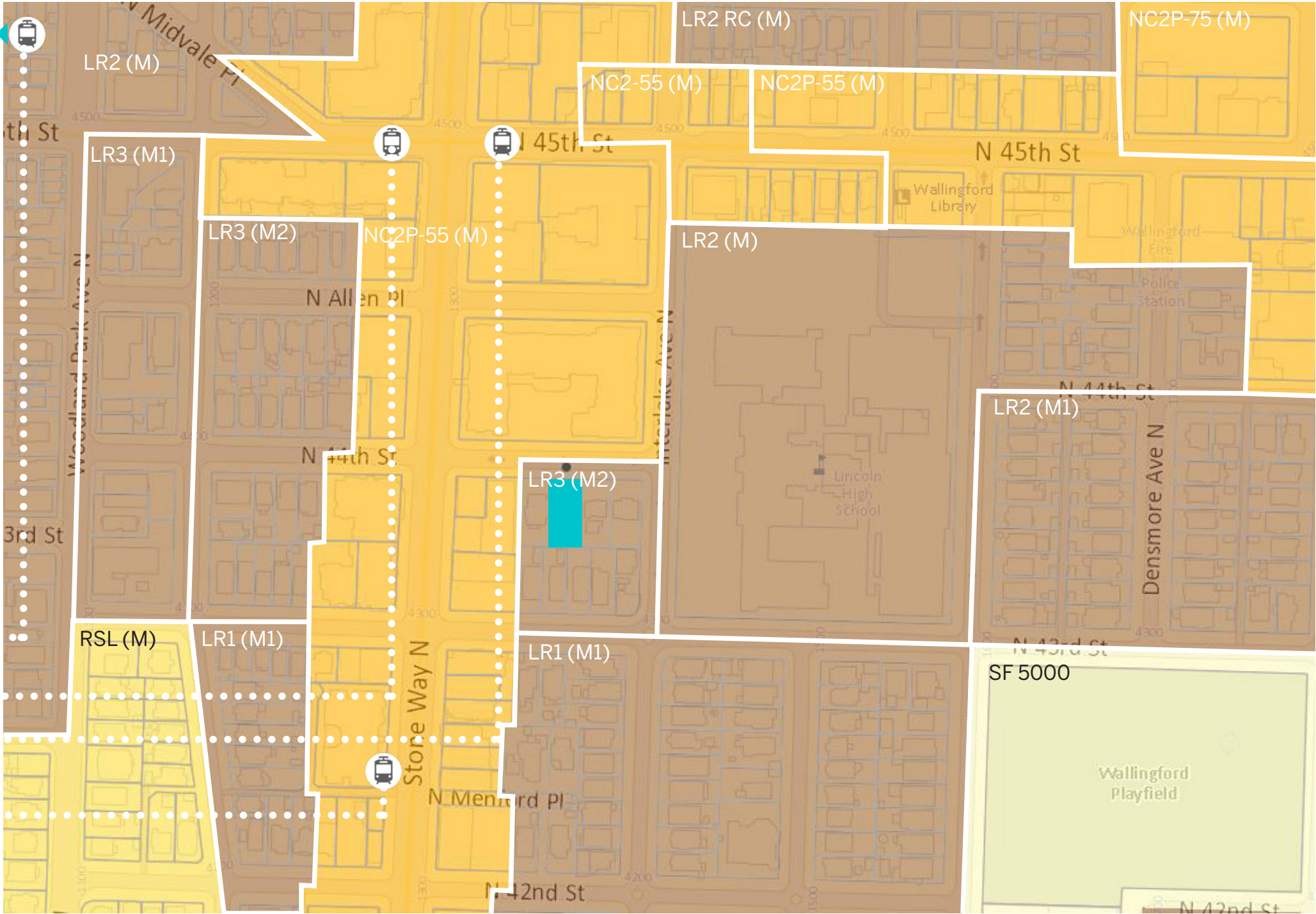
# zoning + routes

ZONE: LR3 (M2)

ADJACENT ZONES: LR3 (M2)  
LR3 (M1)  
LR2 (M)  
LR2 (M1)  
LR2 RC (M)  
LR1 (M1)  
NC2P-55 (M)  
NC2-5 (M)  
NC2P-75 (M)  
RSL(M)  
SF 5000

BUS ROUTES: 44 - University of Washington to Medical Center Wallingford  
62 - Downtown Seattle Fremont to Sandpoint East Green Lake  
E Line - Downtown Seattle to Aurora Village Transit Center

E LINE	
44	Line
44	Line
62	Line
62	Line





PROPOSAL

1317 North 44th street is currently (1) lot with (1) single family residence. The applicant proposes demo SFR, construct (8) townhouses with (2) garages and (1) open parking stall.

KEY METRICS

Zone	LR3 (M2)
Urban Village	Yes
Parking Flexibility	Yes
Lot size	5,500 sf
FAR	5,500 sf x 1.8 = 9,900 sf allowed 8,591 = proposed Gross Floor Area sf
Structure Height	50' + 4' parapet allowance & 10' penthouse
Units	(8) townhouses
Parking	(2) garages and (1) open parking stall

ANALYSIS OF CONTEXT

The project is located in the Wallingford neighborhood. The site is located on North 44th Street. Directly adjacent properties to the north and south are single story SFRs. Across the street is a large (5) story retirement facility. Directly east of the site is Lincoln High School.

EXISTING SITE CONDITIONS

A drawing of existing site conditions, indicating topography and other physical features, location of structures, and prominent landscape elements on the site can be found on [page 9](#).

SITE PLAN

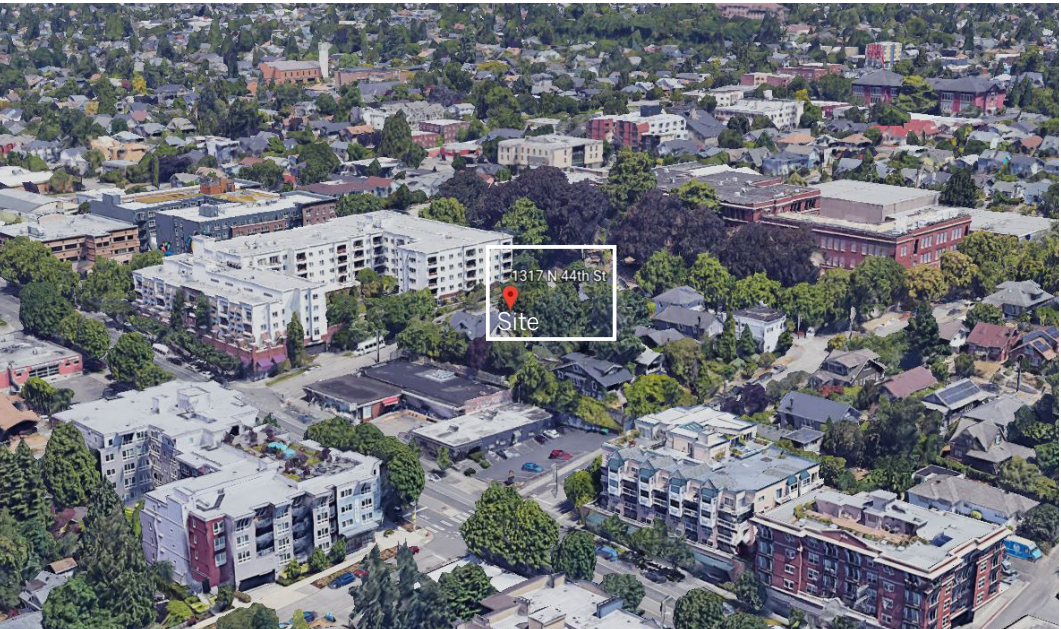
A preliminary site plan including proposed structures and open spaces can be found on [page 15&16](#).

ARCHITECTURAL CONCEPT

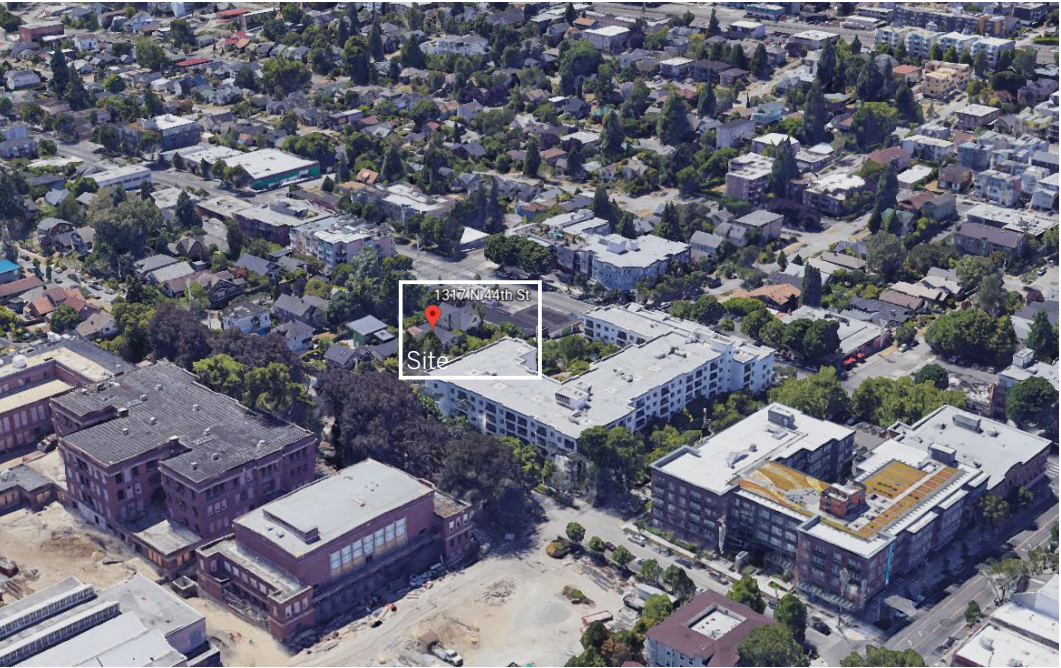
See [page 11](#) for concept statement, diagrams, and images.

DESIGN GUIDELINES

See [pages 12 & 13](#) for Design Guideline Responses.



AERIAL VIEW LOOKING NORTH  
EAST



AERIAL VIEW LOOKING SOUTH  
WEST

GROSS FLOOR AREA SF

UNITBUILDINGAREA

TH 1			TH 5		
Basement	BLDG A	316 SF	Level 1	BLDG B	311 SF
Level 1	BLDG A	397 SF	Level 2	BLDG B	320 SF
Level 2	BLDG A	360 SF	Level 3	BLDG B	324 SF
Level 3	BLDG A	360 SF	Roof Deck	BLDG B	76 SF
Roof Deck	BLDG A	82 SF	TH 5		1,030 SF
TH 1		1,514 SF	TH 6		
TH 2			Level 1	BLDG B	311 SF
Basement	BLDG A	188 SF	Level 2	BLDG B	320 SF
Level 1	BLDG A	271 SF	Level 3	BLDG B	324 SF
Level 2	BLDG A	294 SF	Roof Deck	BLDG B	76 SF
Level 3	BLDG A	294 SF	TH 6		1,030 SF
Roof Deck	BLDG A	86 SF	TH 7		
TH 2		1,133 SF	Level 1	BLDG B	239 SF
TH 3			Level 2	BLDG B	315 SF
Level 1	BLDG A	294 SF	Level 3	BLDG B	324 SF
Level 2	BLDG A	303 SF	Roof Deck	BLDG B	82 SF
Level 3	BLDG A	307 SF	TH 7		959 SF
Roof Deck	BLDG A	79 SF	TH 8		
TH 3		983 SF	Level 1	BLDG B	239 SF
TH 4			Level 2	BLDG B	315 SF
Level 1	BLDG A	294 SF	Level 3	BLDG B	324 SF
Level 2	BLDG A	303 SF	Roof Deck	BLDG B	82 SF
Level 3	BLDG A	307 SF	TH 8		959 SF
Roof Deck	BLDG A	79 SF	TOTAL		8,591 SF
TH 4		983 SF			

MARKETING SF

UNITBUILDINGAREA

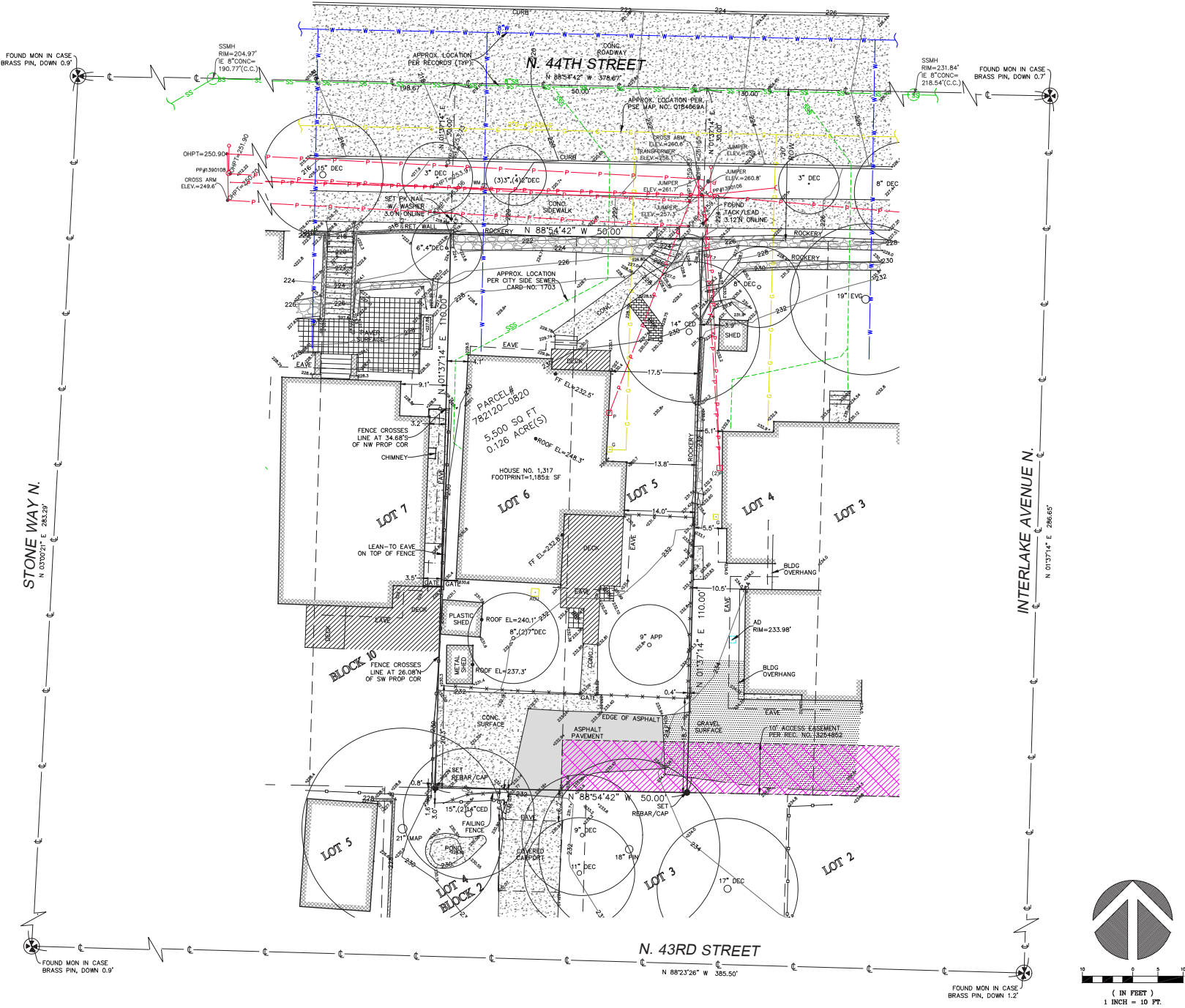
TH 1			TH 5		
Basement	BLDG A	140 SF	Level 1	BLDG B	349 SF
Level 1	BLDG A	445 SF	Level 2	BLDG B	361 SF
Level 2	BLDG A	404 SF	Level 3	BLDG B	362 SF
Level 3	BLDG A	404 SF	Penthouse	BLDG B	96 SF
Penthouse	BLDG A	109 SF			1,166 SF
		1,503 SF	TH 6		
TH 2			Level 1	BLDG B	349 SF
Level 1	BLDG A	309 SF	Level 2	BLDG B	361 SF
Level 2	BLDG A	334 SF	Level 3	BLDG B	362 SF
Level 3	BLDG A	334 SF	Penthouse	BLDG B	96 SF
Penthouse	BLDG A	117 SF			1,166 SF
		1,093 SF	TH 7		
TH 3			Level 1	BLDG B	272 SF
Level 1	BLDG A	334 SF	Level 2	BLDG B	353 SF
Level 2	BLDG A	346 SF	Level 3	BLDG B	362 SF
Level 3	BLDG A	347 SF	Penthouse	BLDG B	105 SF
Penthouse	BLDG A	105 SF			1,091 SF
		1,132 SF	TH 8		
TH 4			Level 1	BLDG B	272 SF
Level 1	BLDG A	336 SF	Level 2	BLDG B	353 SF
Level 2	BLDG A	346 SF	Level 3	BLDG B	362 SF
Level 3	BLDG A	347 SF	Penthouse	BLDG B	105 SF
Penthouse	BLDG A	101 SF			1,091 SF
		1,131 SF	TOTAL		9,374 SF



LEGAL DESCRIPTION

LOTS 5 AND 6, BLOCK 10, SMITH & BURNS ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 68, RECORDS OF KING COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

This project is subject to Streamline Design Review according to table A for 23.41.004 section C.2. At least 8,000 but less than 15,000 square feet.







N 44th St.



SITE: 1317 N 44th St.



continued on  
next page

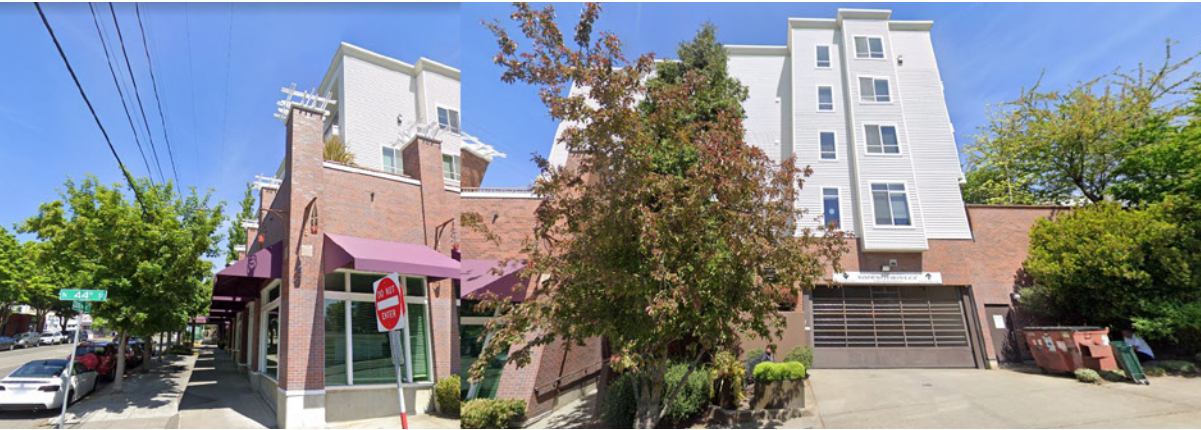
# ADJACENT CHARACTER

*This neighborhood contains a blend of aging single family residences, larger apartments and a commercial zone. The site is located in a transitional position bringing the single family home scale to a commercial scale.*



# EXISTING CONDITIONS

*The existing 1,040sf single family residence was built in 19420 It has (3) bedrooms and (1) baths. It is a (1) story unit. The property contains a small front yard and a spacious back yard.*



N 44th St.



SITE: 1317 N 44th St.

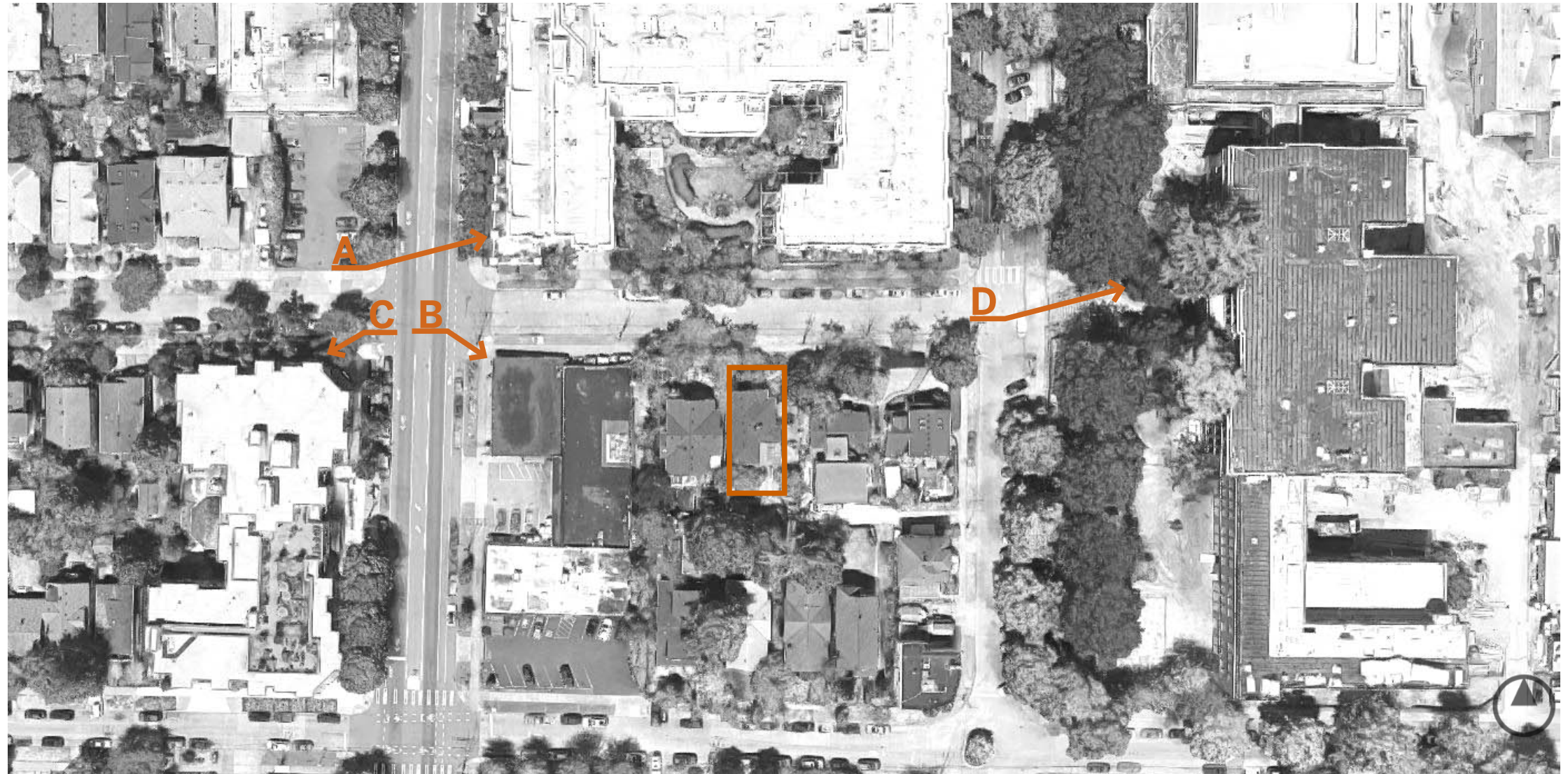






## ADDITIONAL CONTEXT

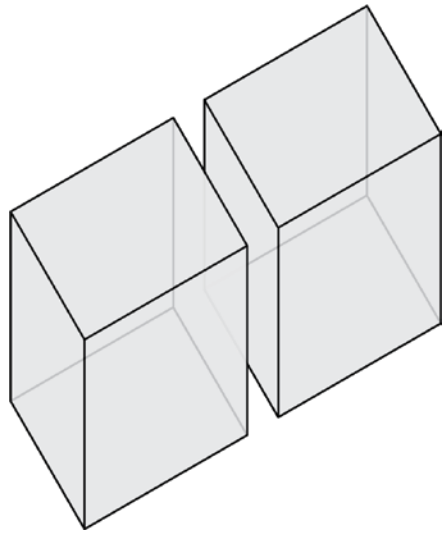
*Each view presents contextual cues from the neighborhood to be implemented into the project.*





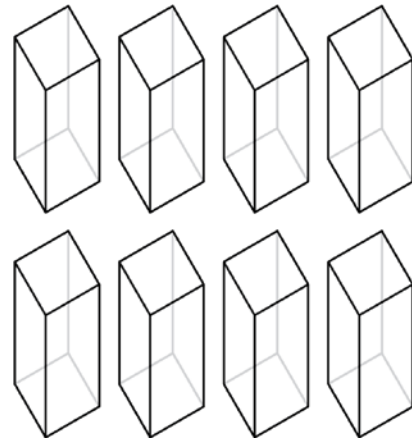
approach





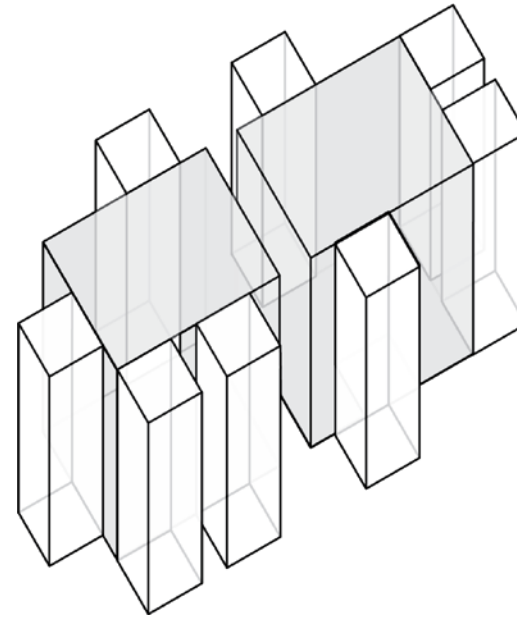
VOLUMES

1



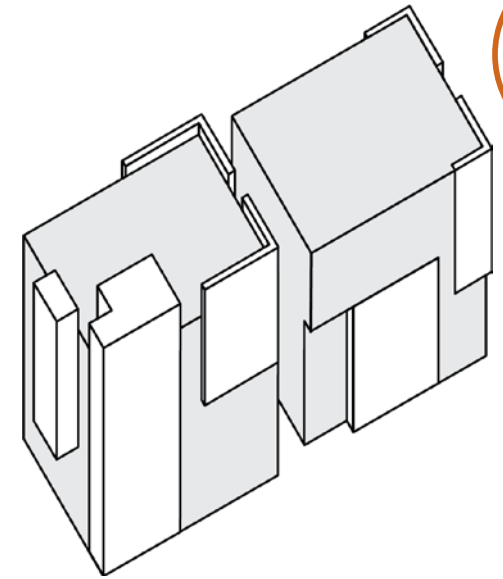
UNITS

2



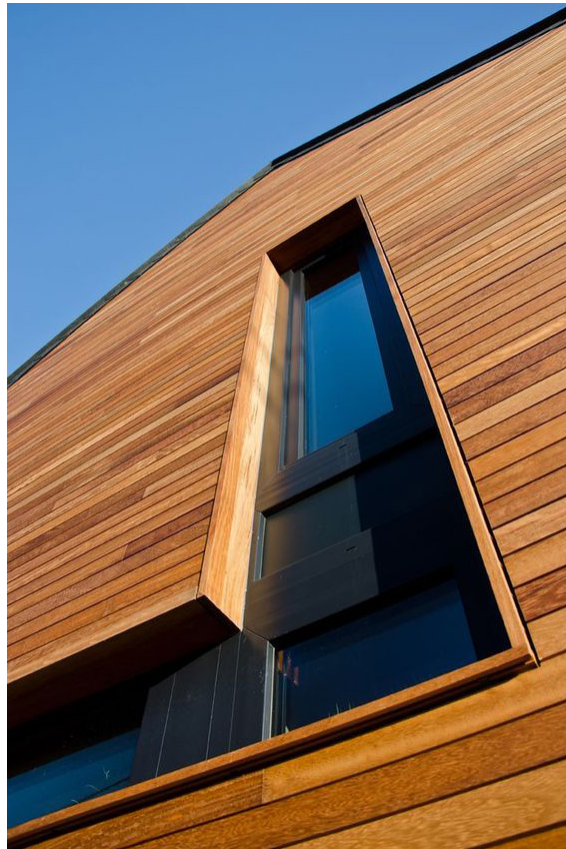
INDICATE

3



ARTICULATE

4



This project is located in on an upzoned lot located in between multistory SFR's. Adjacent to the site is the Cascadia Elementary School and the University House Wallingford. The site is located in a transitional area with single family residences and a commercial area on the arterial road Stone Way N that is half a block to the west.

To keep the project respectful of the surrounding context, the overall massing is underdeveloped and does not reach the 50' height limit. The mass is further broken down into two distinct blocks each containing (4) units each. There are (8) units in total which are each indicated with consistent and cohesive material changes. This allows the future residents to easily identify their respective units. The materials were selected to portray a contemporary aesthetic that also complements the existing conditions.

CS1 Natural Systems and Site Features	C. Topography	The project takes advantage of the topographic change across the site providing (2) street level garages in townhomes 1 and 2. The garage in townhome 1 contains a stair that leads the residents to the main living level. Townhomes 2-8 are entered from an on grade pathway that circulates the east and west sides of the property.
CS2 Urban Pattern and Form	A. Location in the City and Neighborhood	The project is located on a site that has recently been upzoned from a SFR zone to LR1 (M1). The surrounding area has a mixed typology from single family residences, large apartments, small businesses, an elementary school, and a (5) story retirement facility. Because of the variety in context buildings this project seeks to present a transition from the single family residences to the larger scale buildings nearby. This is accomplished through massing and material choices. Massing is broken down by not building out the 50’ height limit and establishing two distinct volumes that each contain 4 units. These two volumes are more in scale with the adjacent homes on the east and west. High quality durable materials have also been chosen to honor the existing neighborhood.
CS3 Architectural context and Character	A. Emphasizing Positive Neighborhood Attributes	High quality materials have been selected to compliment the existing neighborhood while maintaining contemporary aesthetic. Wood details add to the quality of the project and give presence to secondary architectural features. Entrances on the TH 5-7 have been articulated with a step up to the front door which asserts the entries much like a porch, a characteristic seen in the neighborhood. During our community outreach process, neighbors who attended the in-person event expressed their concern about how the future development would impact the easement. The current resident uses the easement to park his vehicle and requires 18’ to back up. The design honors how the easement is being used by the community maintaining a back up area of 21’.
PL1. Walkability	A. Accessibility	The entries of each unit were considered in terms of accessibility. Townhome 1 has an entry that is on grade with the street level as a part of the garage. Townhome 8 also has a on grade entrance that is accessible from the easement.
	D. Way-finding	Way-finding has been approached by indicating each unit with a material change. Wood details are located at every unit entry. There are also 8 white paneled volumes that indicate each of the 8 units. The project has also been identified as the O8SIS, which is a combination of the 8 units and the amenities of the area that were identified by residents during our community outreach meeting. This name is located on the street facing side of the building which can be seen from the sidewalk.
PL3. Street Level Interaction	C. Residential Edges	Window adjacencies have been conducted and studied to ensure privacy of both existing and future residents.
DC1. Project Uses and Activities	C. Parking and Service Use	Parking locations are located in garages in townhomes 1 and 2. A third parking stall is located in the easement. The trash area has been aligned along the east aide of the easement that provides easy access for residents while keeping out of the way of everyday use of the parking stall and pedestrian pathways.
DC2. Architectural Concept	A. Massing	The perceived mass of the project has been addressed in multiple ways. Two distinct volumes have been defined that are similar to the dimensions of the single family residences in the area. Additionally the height of the proposed structure is underdeveloped and does not reach the 50’ height limit. There are also wood details at the street level that improve the street level experience and make the project feel appropriate in the residential context.
	C. Secondary Architectural Features	The composition of the facade has been design d to reference the scale of the surrounding residential neighborhood with 2 story material articulations. These articulations are represented in both white lap siding and wood detailing, which are in contrast with the vertical black panel that serves as a background. The scalar proportions compliment the residential setting so that the project does not feel monolithic on the site while providing a precedent for future development.
DC4. Exterior Elements and Materials	A. Exterior Elements and Finishes	The design has excluded the use of 5/16” painted panel as it has been suggested that the durability of this material is not up to standard. Lap siding and wood details have been proposed for this project to ensure quality and durability.

**THIS PAGE IS LEFT INTENTIONALLY BLANK**

design





# adjustment request #1:

## ALLOWED

### STANDARD: SMC 23.86.015 - Maximum facade length measurement

A. In Lowrise zones, the length of certain facades is limited by development standards. Facade length is measured as follows:

- 1. Draw a line parallel to, and 15 feet from, the lot line along which the length of a facade is limited.
- 2. For each portion of a structure that located between the line drawn in subsection 23.86.015.A.1 and the lot line, mark the points at which that portion of the structure crosses the line drawn in subsection 23.86.015.A.1, and measure the distance between those points.
- 3. The facade length limit applies to the sum of the lengths of the portion of the structures measured in subsection 23.86.015.A.2 (see Exhibit A and Exhibit B for 23.86.015)

### STANDARD: TIP 238B

The second important difference between an adjustment and a departure is that adjustments are only available for a designated set of land use code development standards. SMC Section 23.41.018.D.3 provides the list of the specific development standards for which adjustments may be allowed, and is summarized below

+ Structure width, depth, and facade length may be increased by a maximum of 10%

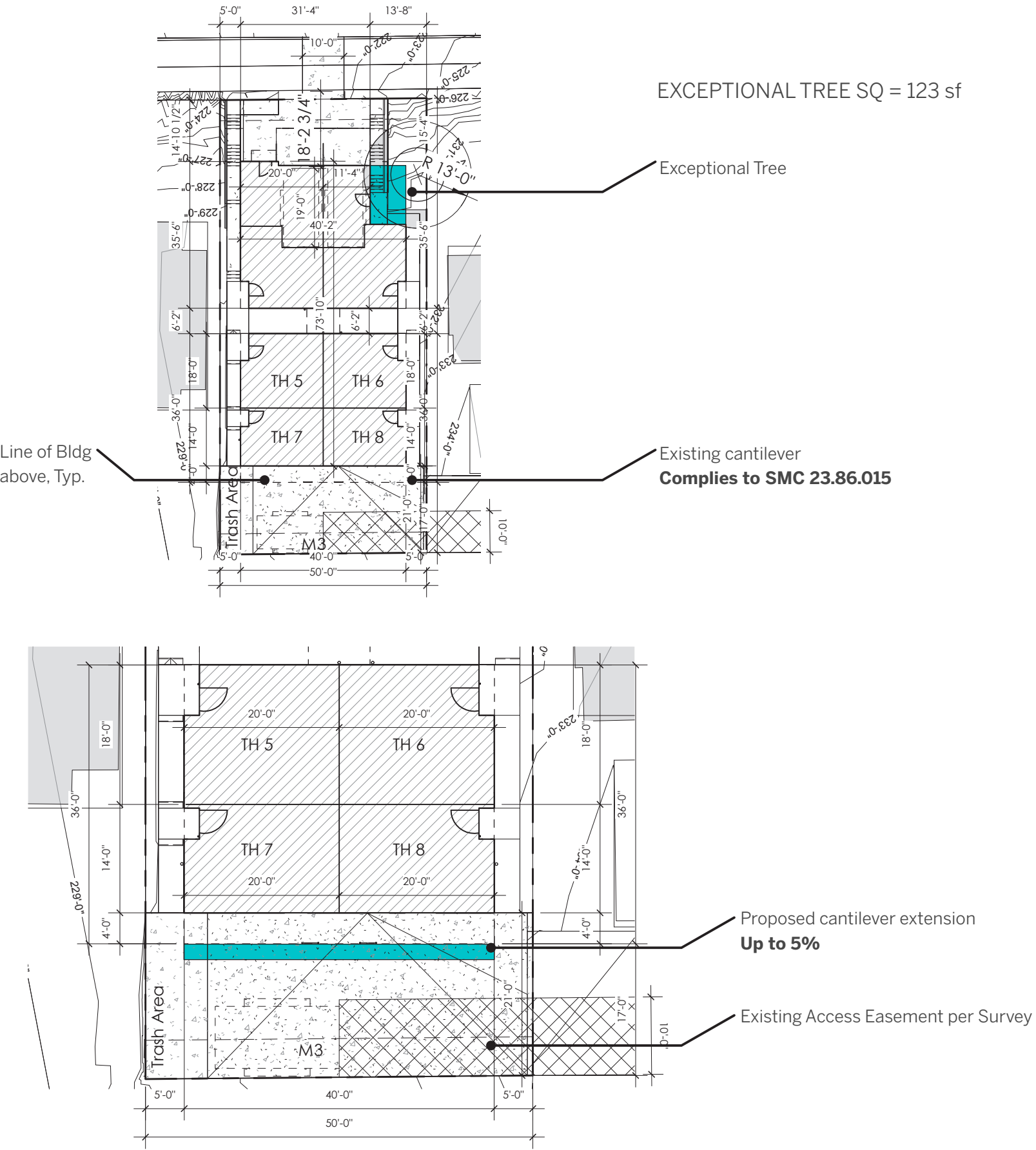
## PROPOSAL

### ADJUSTMENT RATIONAL:

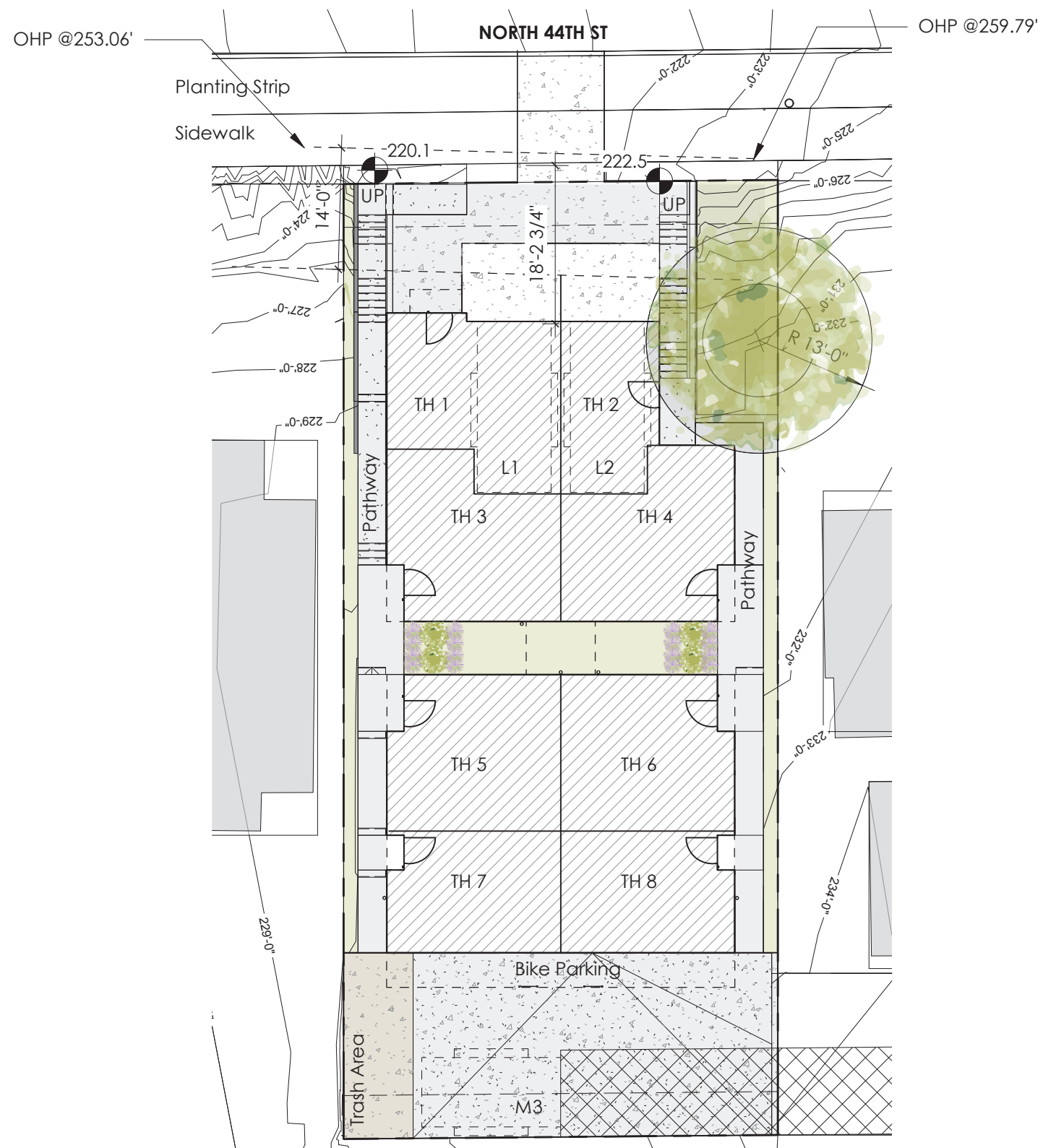
The design proposes an extension of the facade length up to 5% on level 2 and level 3 of TH5-8. This extension would both complete the massing of Building B (**DC2.**) and increase the habitability of each unit for the future residents (**DC1.**). The design proposal currently preserves the exceptional tree in the northwest corner of the lot, which reduces the ground square footage of Building A by 123 sf. In exchange the facade length adjustment is 43 sf less than exceptional tree impact on the site.

Exceptional Tree Square Footage = 123 sf

Proposed Square Footage Added= 80sf



**THIS PAGE IS LEFT INTENTIONALLY BLANK**



LANDSCAPE PLAN  
SCALE 1/16" = 1'0"

## CONCEPTUAL LANDSCAPE PLAN





GOLDEN ROD



PACIFIC RHODODENDRON



BLUE FESCUE



TUSCAN BLUE ROSEMARY



HIDCOTE BLUE LAVENDER



SHORE PINE



HORSETAIL REED GRASS



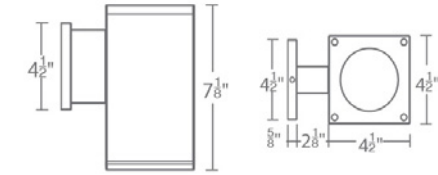
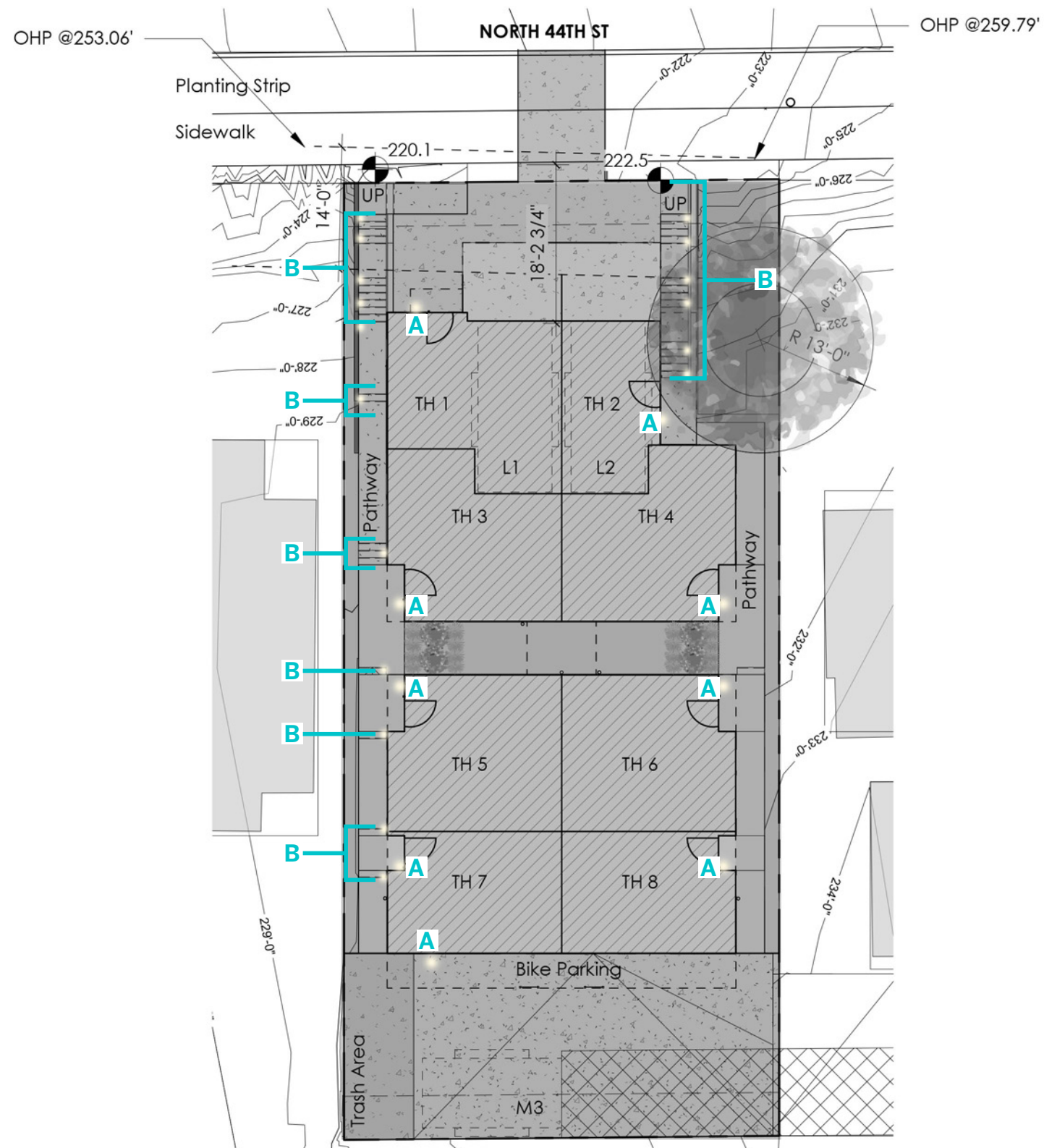
MAHONIA SOFT CARESS



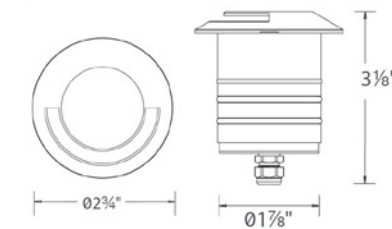
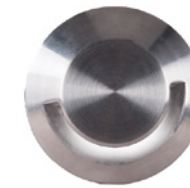
MEXICAN FEATHER GRASS

## EXAMPLE PLANTINGS





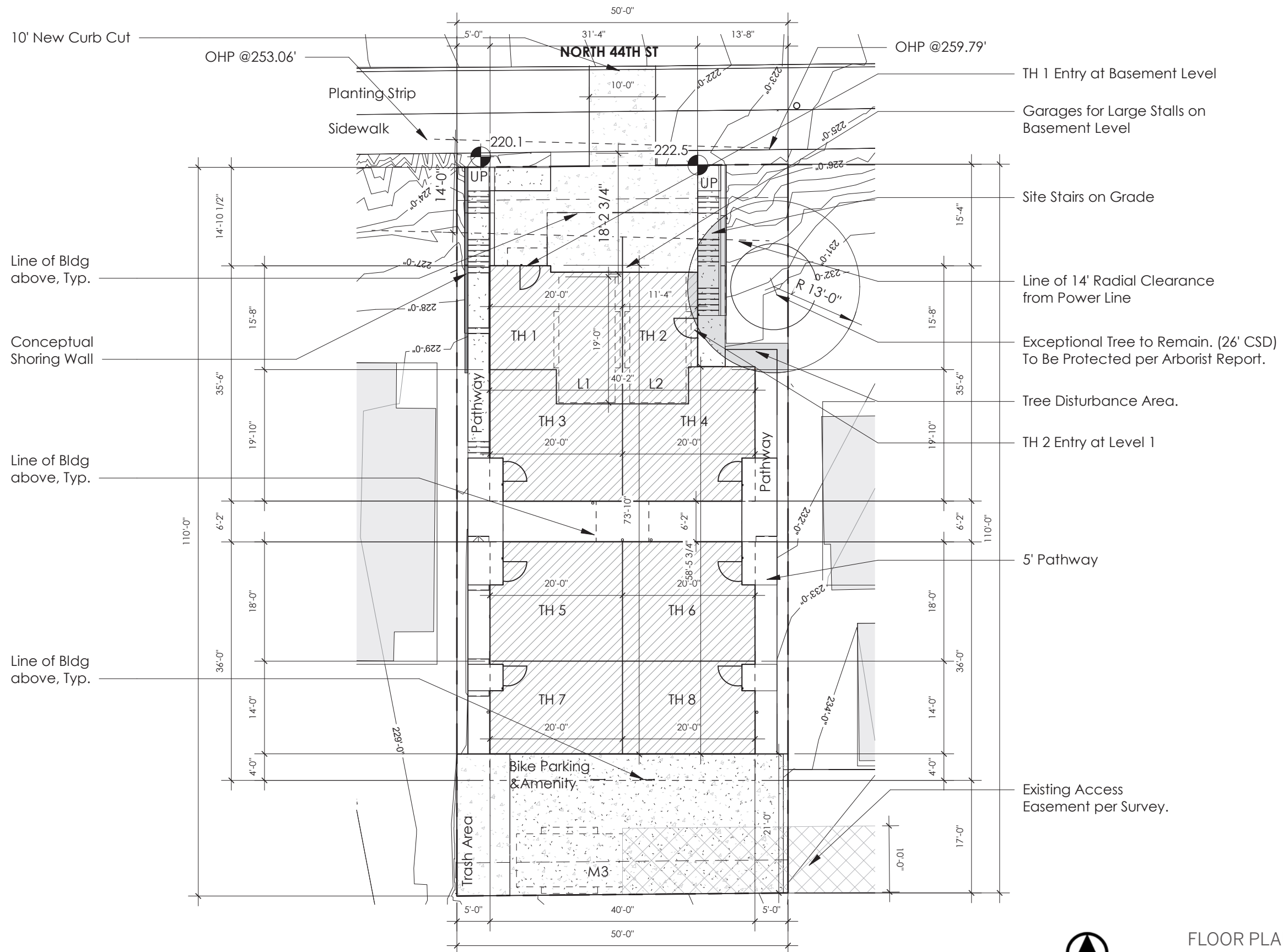
A | WALL MOUNTED DOWNLIGHT



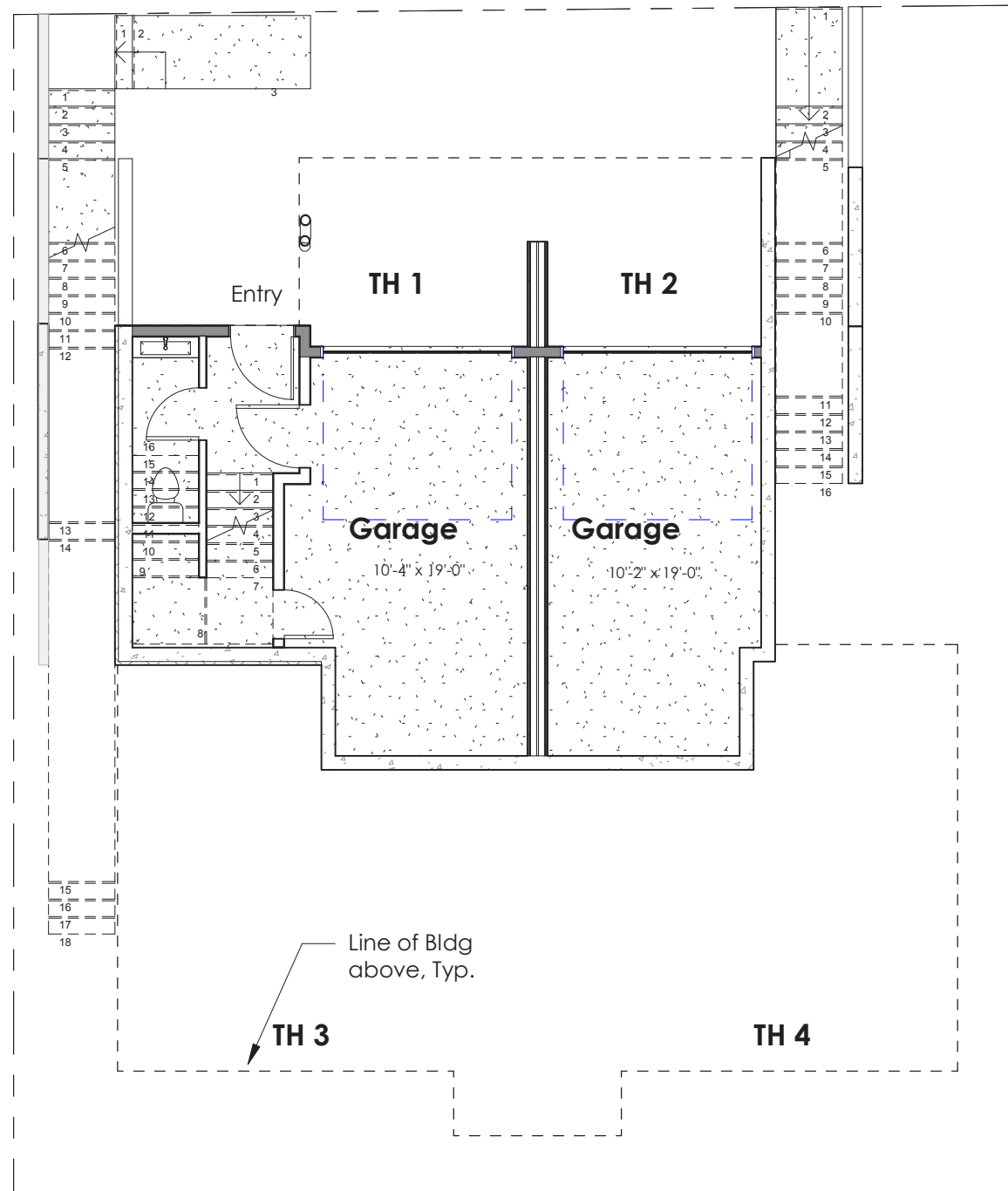
B | IN-GRADE WALKWAY LIGHT



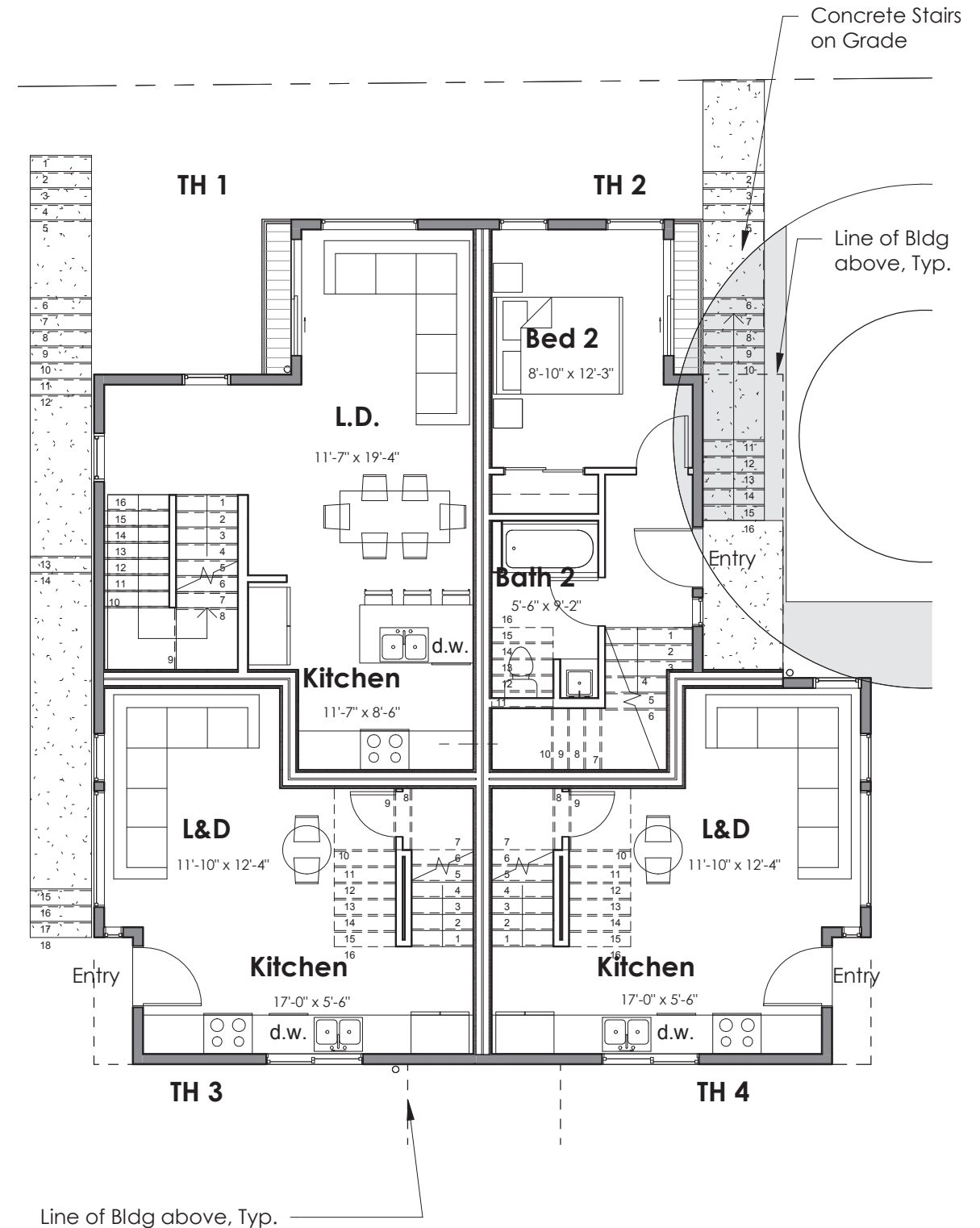
LIGHTING PLAN  
SCALE 1" = 10' 0"



FLOOR PLANS TH 1-4  
SCALE: 1/8" = 1'0"



BASEMENT

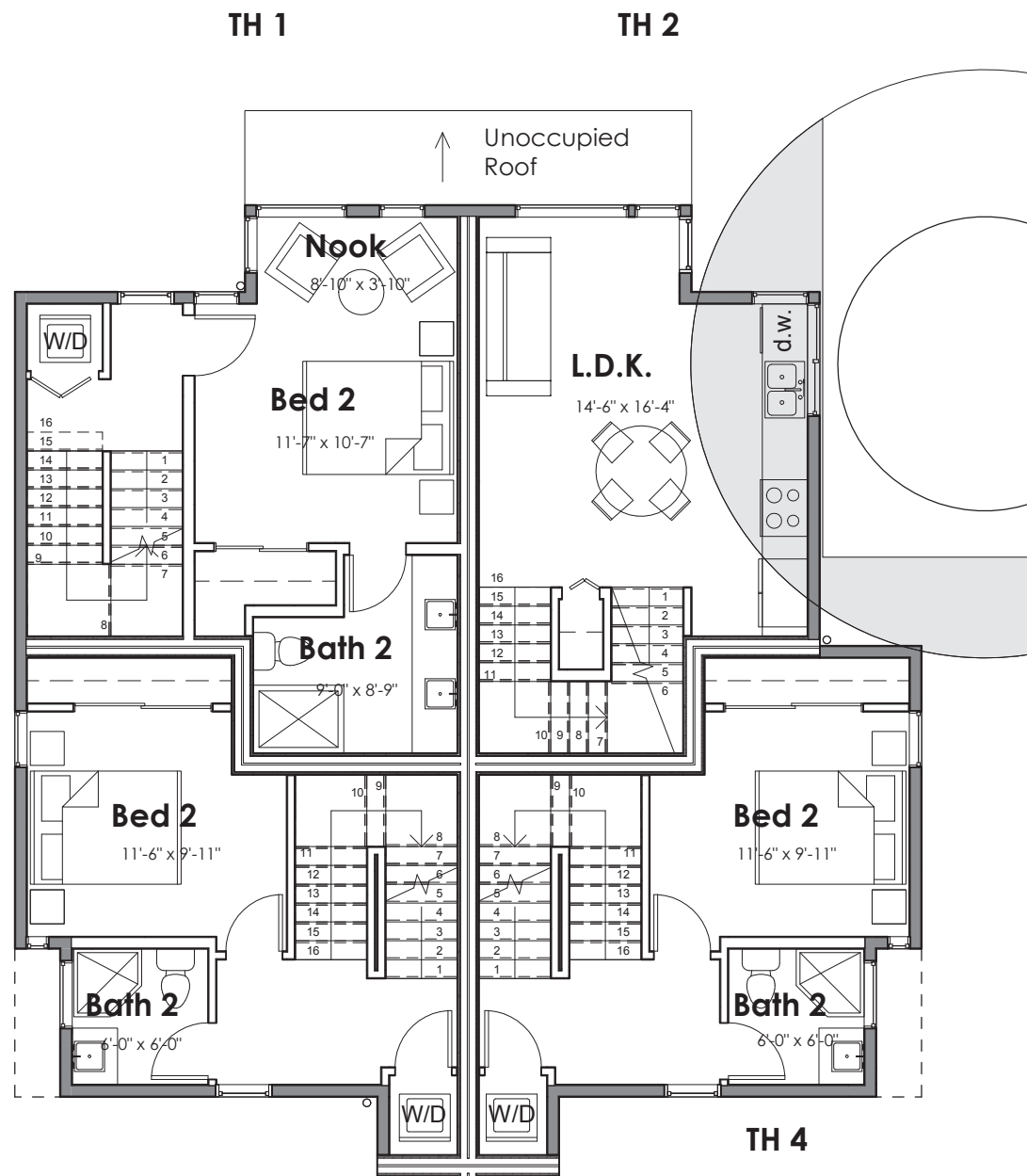


LEVEL 1

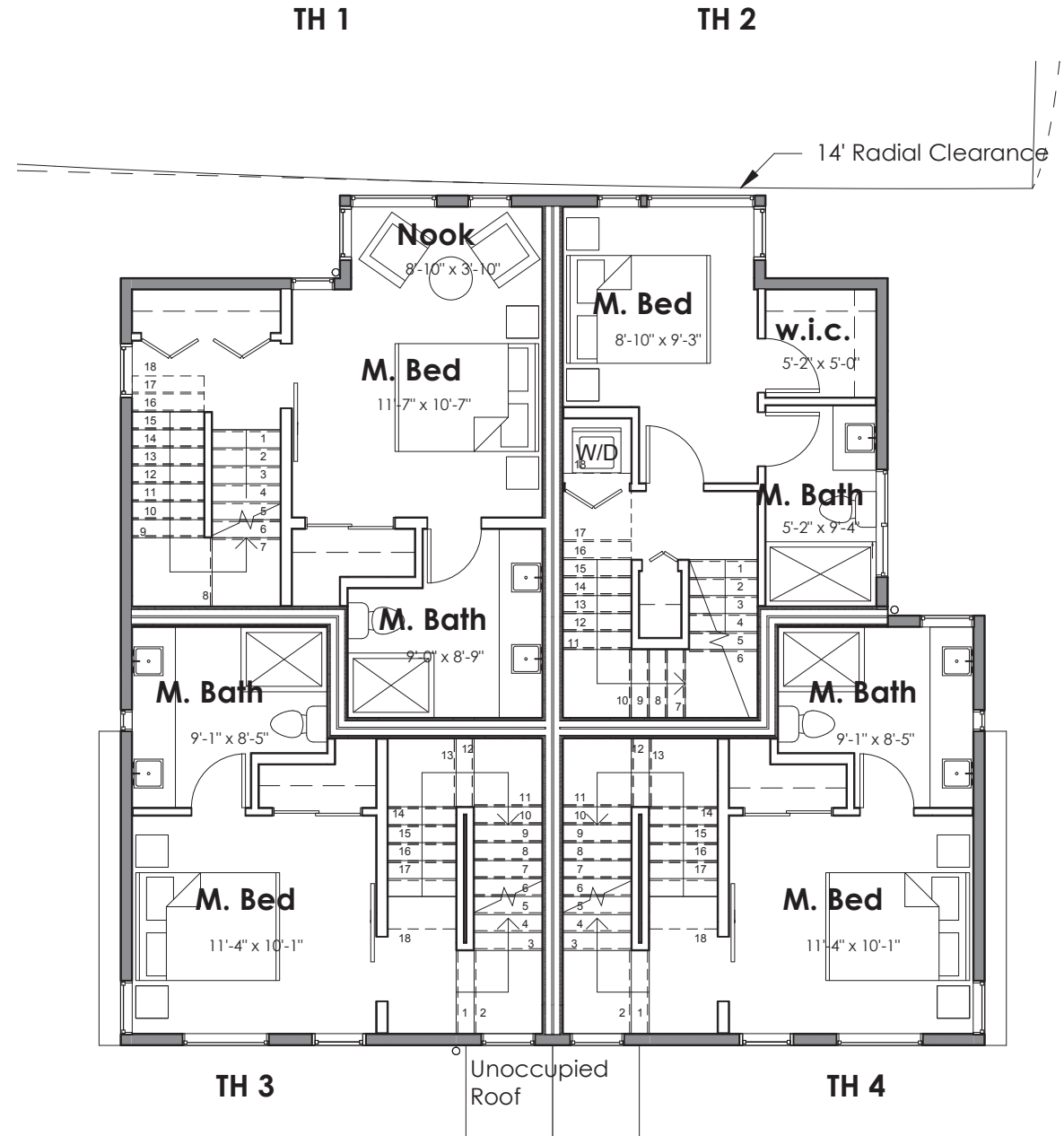


FLOOR PLANS TH 1-4

SCALE: 1/8" = 1'0"



LEVEL 2

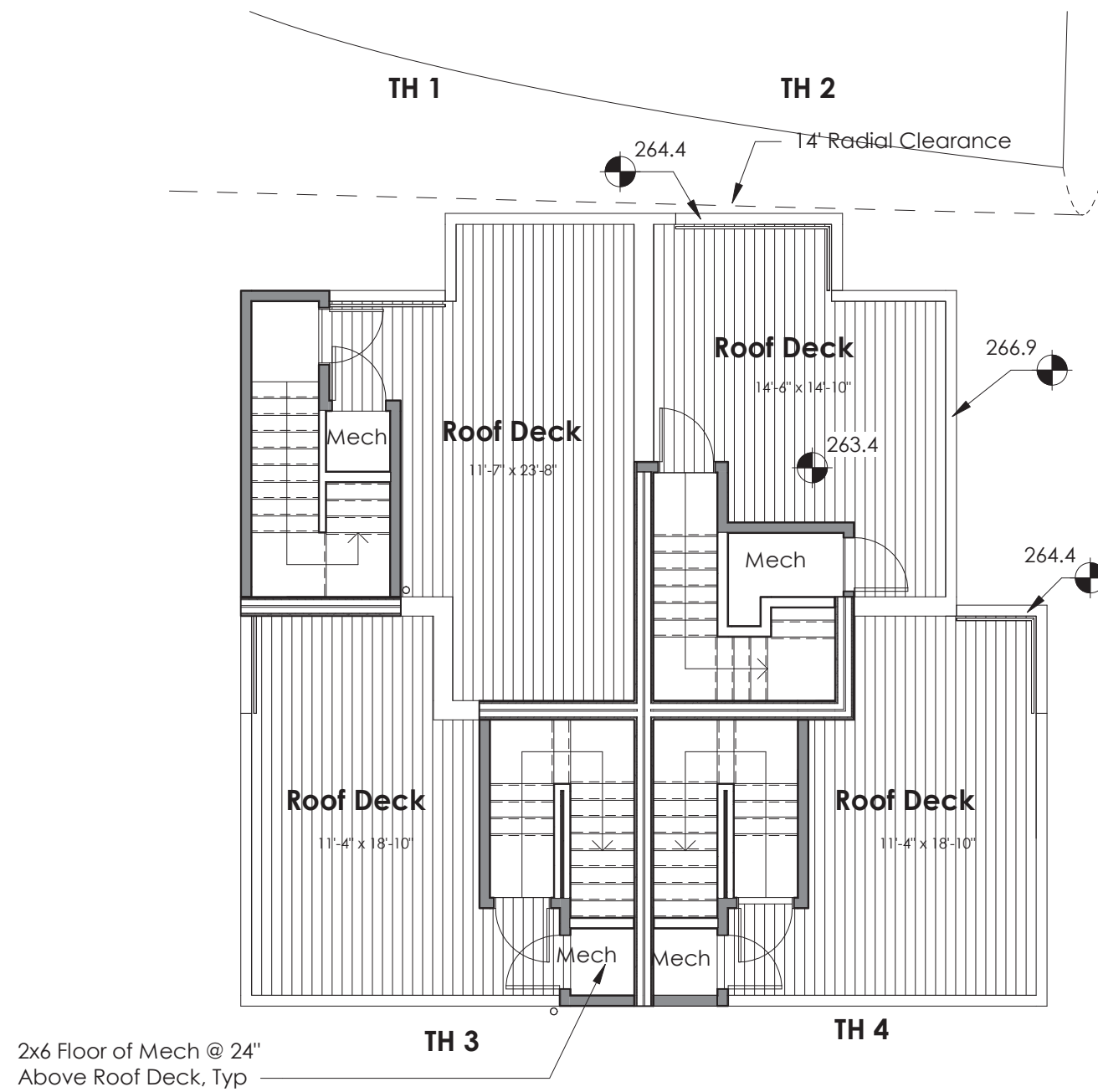


LEVEL 3



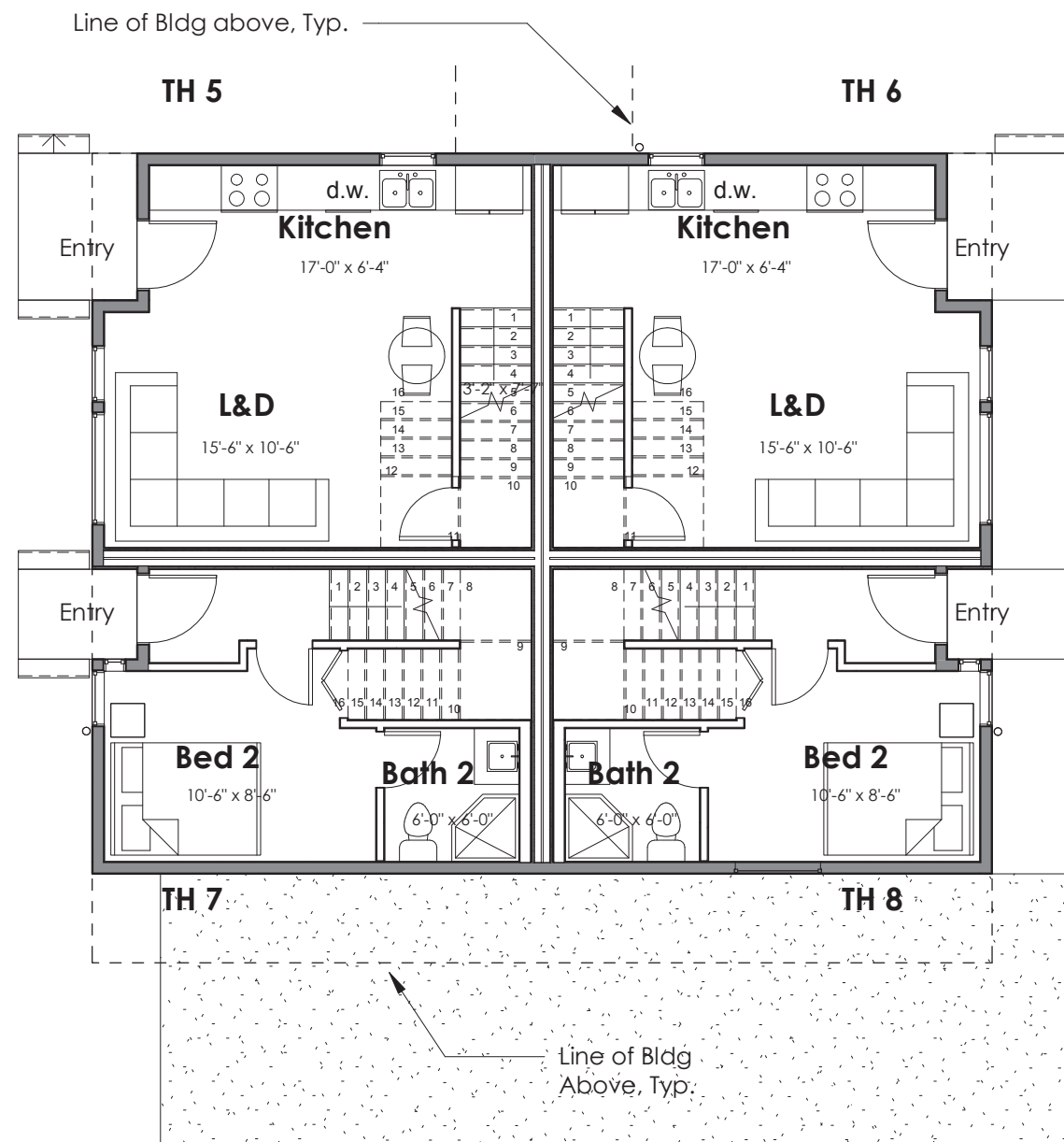
FLOOR PLANS TH 1-4  
SCALE: 1/8" = 1'0"

PLANS

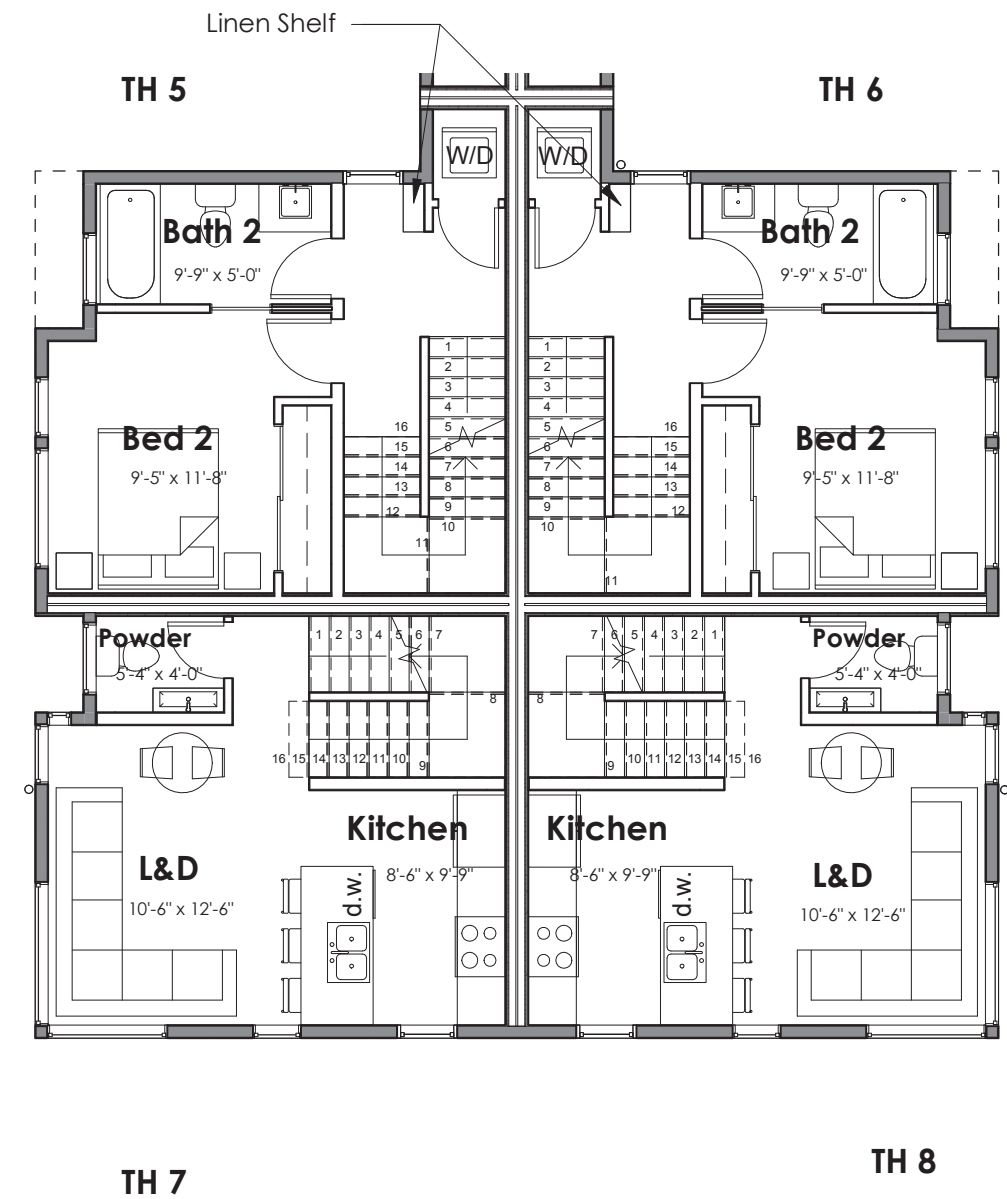


ROOF PLAN TH 1-4  
SCALE: 1/8" = 1'0"

## PLANS



LEVEL 1

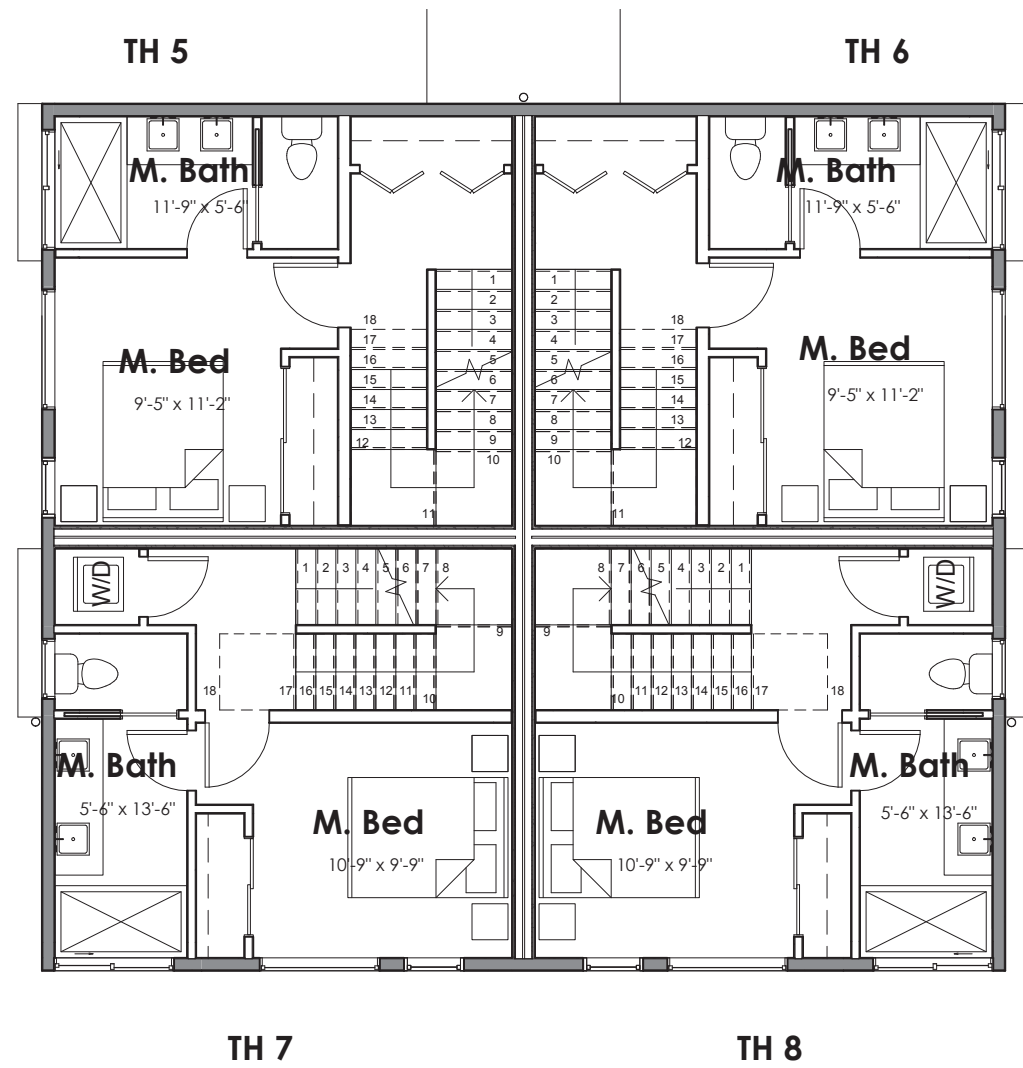


LEVEL 2

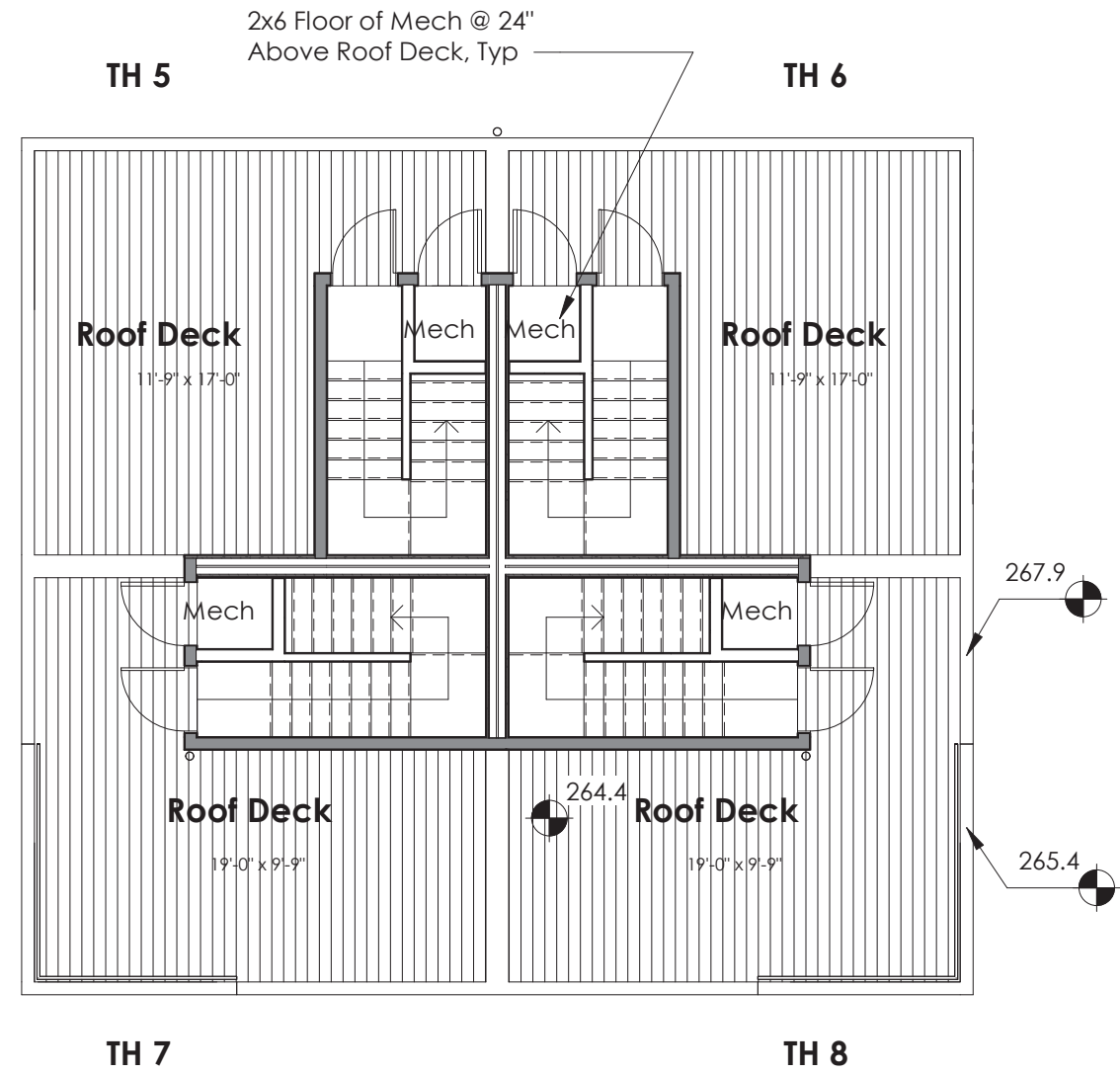


FLOOR PLANS TH5-8

SCALE: 1/8" = 1'0"



LEVEL 3

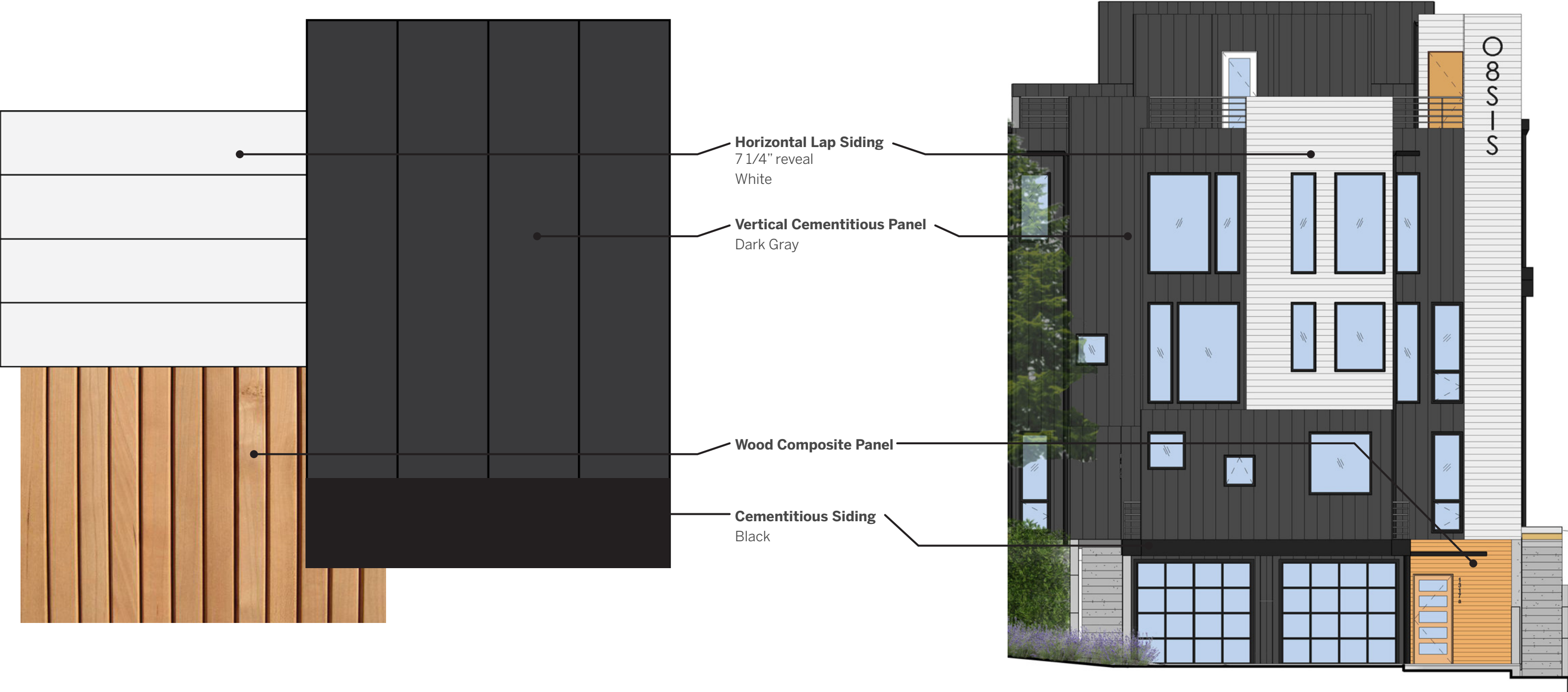


ROOF PLAN

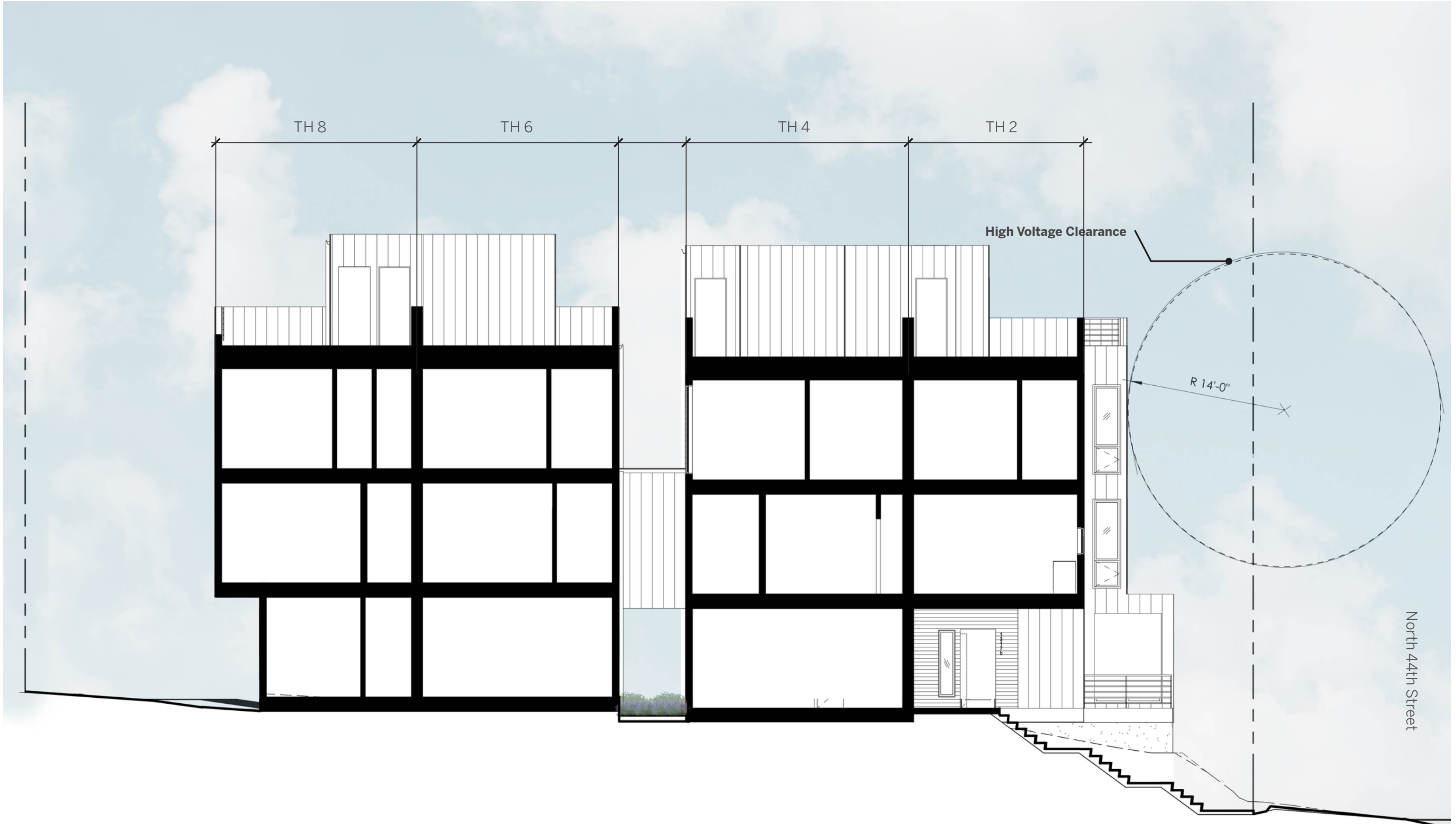


PLANS TH5-8  
SCALE: 1/8" = 1'0"



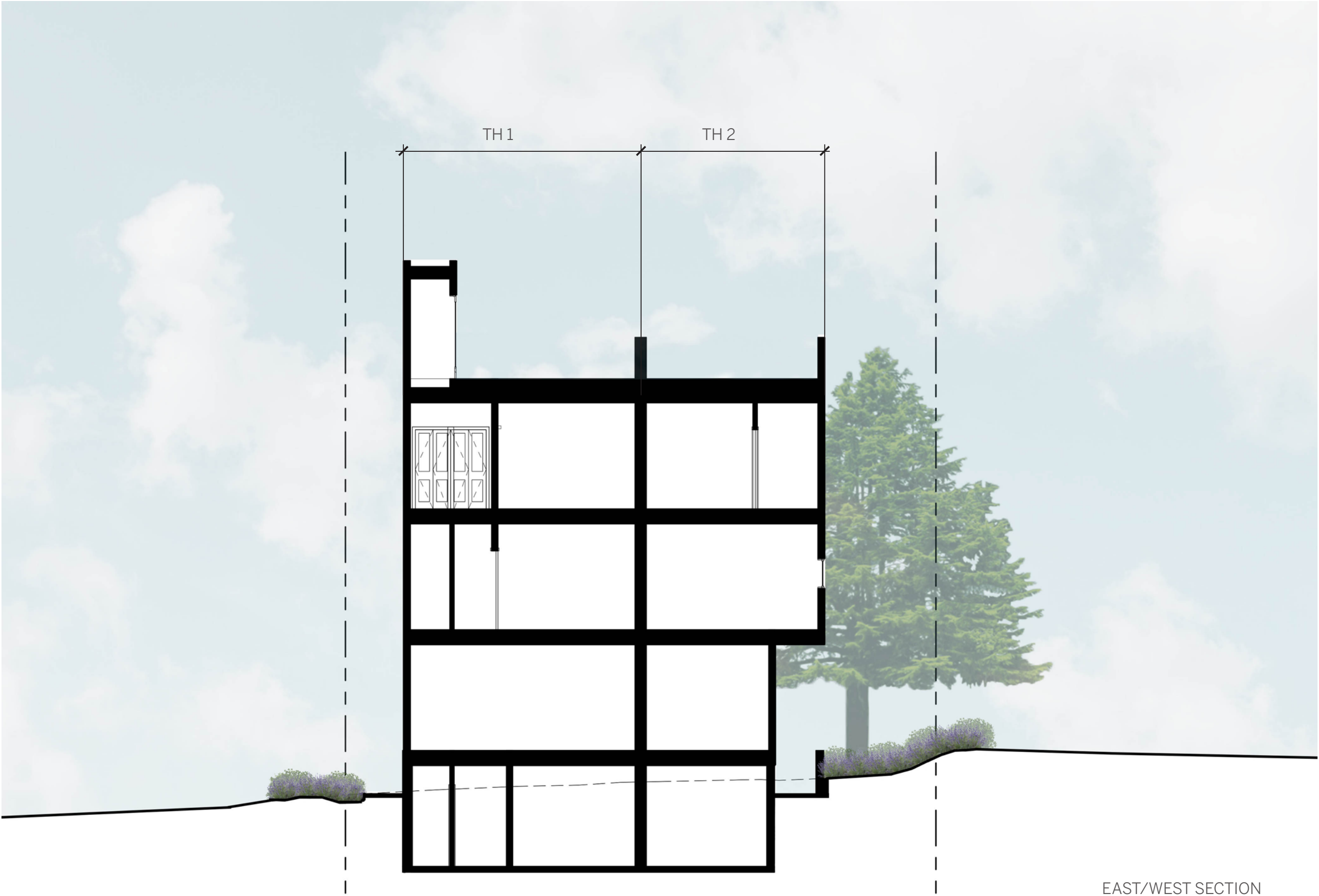


PROPOSED MATERIAL PALETTE



NORTH /SOUTH SECTION

SCALE: 1/8" = 1'0"



EAST/WEST SECTION

SCALE: 1/8" = 1'0"



NORTH ELEVATION



SOUTH ELEVATION



North 44th Street



WEST ELEVATION



EAST ELEVATION

NORTH 44TH STREET



WEST ELEVATION  
SCALE: N.T.S



NORTH 44TH STREET

EAST ELEVATION  
SCALE: N.T.S

- Transparency at 8608 42nd (site)
- Transparency at neighboring units
- Overlap

## WINDOW STUDY





APPROACH FROM NORTH 44TH STREET

RENDERINGS FOR ILLUSTRATION PURPOSES ONLY





APPROACH FROM NORTH 44TH STREET

RENDERINGS FOR ILLUSTRATION PURPOSES ONLY





APPROACH FROM NORTHEAST

RENDERINGS FOR ILLUSTRATION PURPOSES ONLY





APPROACH FROM NORTH 44TH STREET

RENDERINGS FOR ILLUSTRATION PURPOSES ONLY





BIRDS EYE VIEW

RENDERINGS FOR ILLUSTRATION PURPOSES ONLY