

PROJECT INFORMATION:

DEVELOPMENT OBJECTIVES:

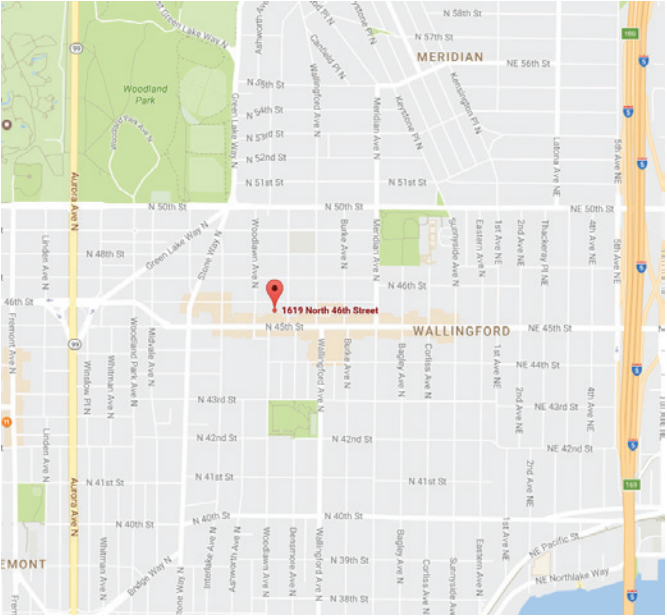
DESIRED USE: **RESIDENTIAL**
NUMBER OF RESIDENTIAL UNITS: **18 DWELLING UNITS**
STRUCTURE HEIGHT: **35'-0" ABOVE AVERAGE GRADE**
AMOUNT OF COMMERCIAL SQUARE FOOTAGE: **0 SF**
NUMBER OF PARKING STALLS: **0**

ANALYSIS OF CONTEXT:

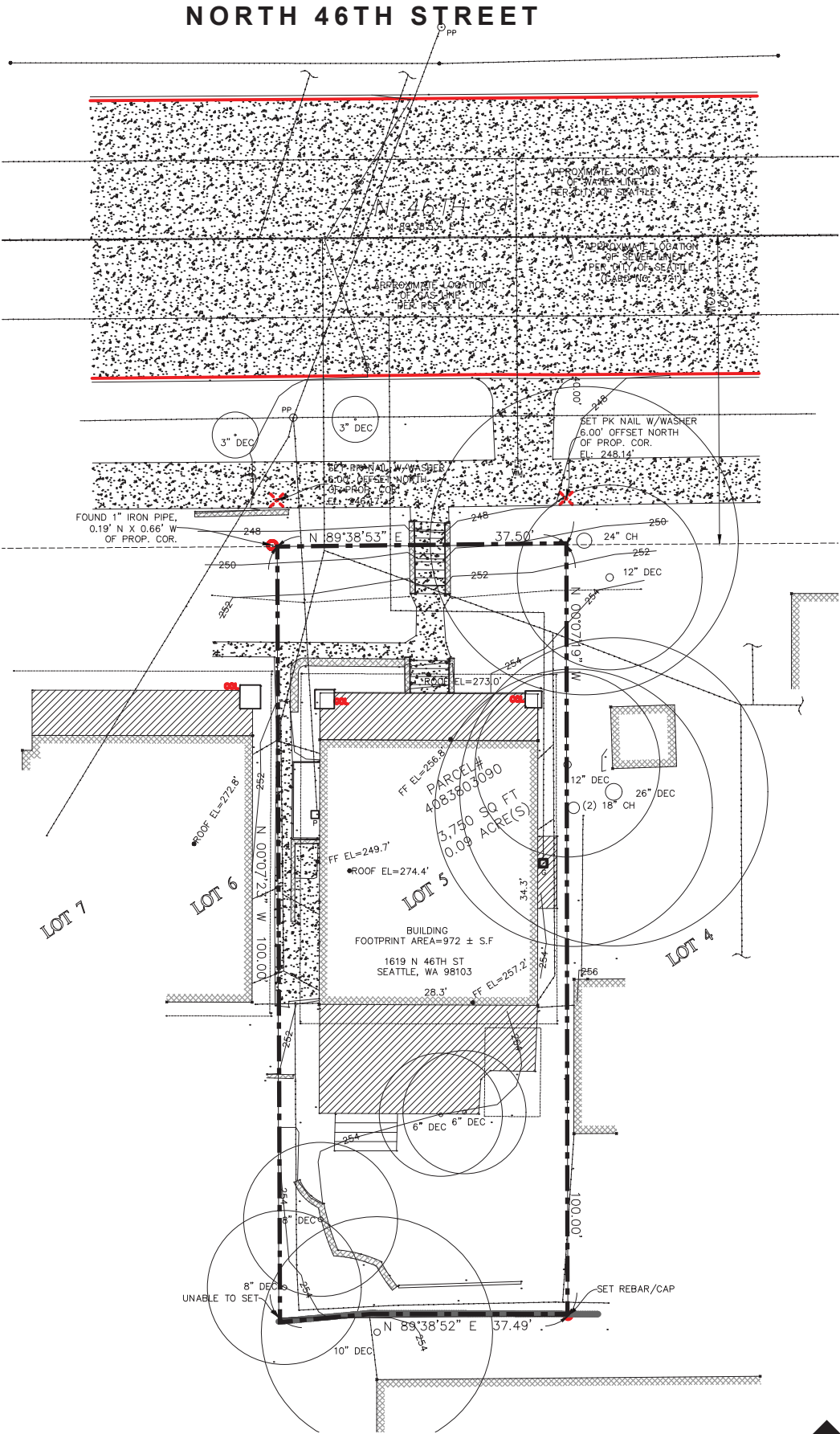
THE SITE IS ZONED LR2-RC
THERE IS A SINGLE FAMILY RESIDENCE CURRENTLY ON THE SITE.
THERE ARE THREE DISTINCT ARCHITECTURAL TRENDS
MANIFESTED ALONG THE BLOCK: WALLINGFORD ARMS AND
WALLINFORD APTS. APARTMENT BUILDINGS BOTH RENDERED IN
DARK BRICK, WITH FEATURES DIRECTLY FROM THE 1920's, ARE
VERY CLOSELY RELATED TO EACH OTHER AND NO OTHER
BUILDING FOR SEVERAL BLOCKS IN ANY DIRECTION; THE
RELATIVELY NEW DUPLEXES ALONG THE NORTH SIDE OF THE
STREET, WITH ONE NOTABLE MODERNIST EXCEPTION, FOLLOW
THE NORTHWEST DESIGN CANON OF RELATIVELY STEEP ROOF,
DORMERS AND WELL-MODULATED VOLUMES, WITH FRESH PASTEL
COLORS BRINGING A SENSE OF CONTINUITY AND BALANCE TO
THAT SIDE OF THE STREET. THE TWO REMAINING BUILDINGS ON
THE BLOCK, SINGLE FAMILY STRUCTURES TO THE EAST AND WEST
OF THE PROPOSED DEVELOPMENT ARE QUITE DEVOID OF
NOTABLE CHARACTER OR ATTRACTIVENESS, YET THAT IS LIKELY
TO CHANGE SOON, WITH SMALL APARTMENT BUILDINGS CERTAIN
TO REPLACE THEM AS THE NEIGHBORHOOD ABSORBS THE
ZONING BENEFITS.

URBAN PATTERN AND FORM:

NORTH 46TH STREET HAS DISTINCTLY DIFFERENT CHARACTER
ALONG ITS NORTH AND SOUTH SIDES, AS DOCUMENTED IN THE
STREETSCAPE SHEET **SDR.2**. STARTING AT THE WEST END OF THE
SOUTH SIDE, WE FIND TWO LARGE, RECTILINEAR BRICK
APARTMENT BUILDINGS, THREE AND FOUR STORIES HIGH, WITH
THE REMAINDER OF THE BLOCK CURRENTLY TAKEN BY SINGLE
FAMILY STRUCTURES, SURE TO BE REPLACED BY APARTMENT
BUILDNGS IN THE NEAR FUTURE. THE NORTH ELEVATION OF THE
STREET FEATURES SEVERAL WELL-ARTICULATED DUPLEXES AND
APARTMENT BUILDINGS, ALL BUT ONE HEWING TO THE
TRADITIONAL BUILDING FORM AND PITCHED ROOFS, WITH
MOSTLY TRADITIONAL NW-THEMED FORMS AND SURFACES, AS
SHOWN IN THE ACCOMPANYING PHOTOGRAPHS.



SITE AERIAL



EXISTING SITE SURVEY
SCALE 1"=20'



PUBLIC LIFE AND WALKABILITY:

WALLINGFORD IS A THOROUGHLY WALKABLE NEIGHBORHOOD, WITH 46TH AND 47TH STREETS BEING THE QUINTESSENTIAL NEIGHBORHOOD STREETS WITH STREET TREES AND TRAFFIC-SLOWING STREET CIRCLES, PERFECT FOR DOG WALKING, WHILE THE URBAN LIFE OF SHOPPING, WINING AND DINING PARTICULARLY ALONG NORTH 45TH STREET, IS A MERE BLOCK AWAY. THERE IS A VERY GOOD TRANSIT SERVICE ALONG THE NORTH 45TH CORRIDOR, SO THE URBAN VILLAGE OVERLAY IS WELL-JUDGED. THE ANTICIPATED DEVELOPMENT OF MIXED-USE PORJECTS ALONG NORTH 45TH STREET CAN ONLY IMPROVE THIS URBAN CHARACTER OF THE NEIGHBORHOOD.

ARCHITECTURAL CONCEPT:

IN CONSIDERATION OF THE NEIGHBORHOODS CHARACTERWE DETERMINED NOT TO SEEK THE CURRENTLY-FASHIONABLE POST-MODERNIST AUSTERITY OF STYLE. THERE IS ALREADY AN EXAMPLE OF THAT FASHION ACROSS THE STREET AND IT IS CLEARLY THE ODD BUILDING ON THE BLOCK. OUR DESIGN RECALLS THE SCALE AND FORMS OF THE NOTHRWEST TRADITIONAL STYLE, WHILE REMAINING CURRENT IN THE EQUAL ATTENTION GIVEN TO EACH UNIT, IN GENEROUS GLAZING AND INSULATION, IN MODERN AND DURABLE SURFACE MATERIALS LIKE “HARDIE” PANELS AND POWDER-COATED METAL SIDING, AND THE CREATIVE USE OF LANDSCAPING AND OF LINKED PLANTERS FORMING A LIVING WALL AT THE CENTER OF THE FRONT ELEVATION, FURTHER SOFTENING THE BUILDINGS IMAGE.

PROJECT SITE
1619 N 46TH STREET



NORTH 46TH STREET NORTH ELEVATION



NORTH 46TH STREET SOUTH ELEVATION

NATURAL SYSTEMS AND SITE FEATURES:

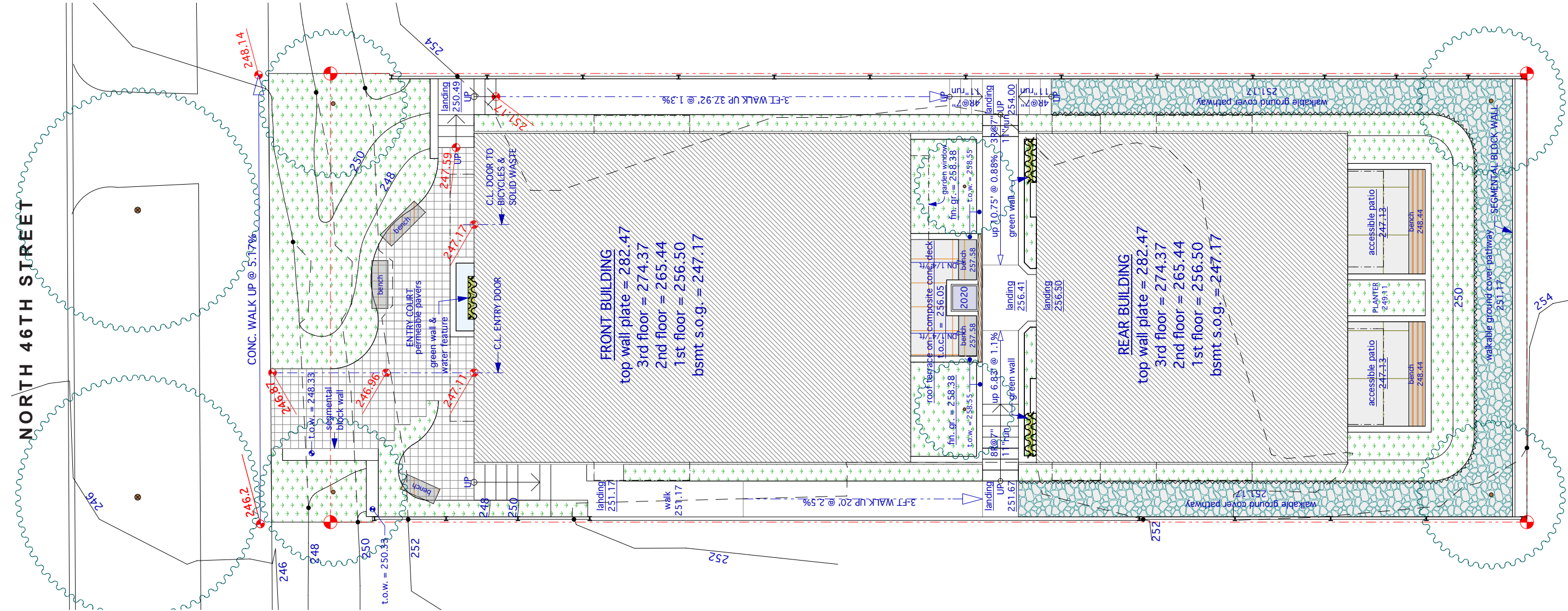
THE SITE IS SITUATED ALONG THE SOUTH EDGE OF NORTH 46TH STREET, SLOPING UPWARDS TO ABOUT 6 FEET ABOVE STREET LEVEL. SEVERAL LARGE CONIFERS ON THE NEIGHBORING PROPERTY SHADE THE SITE FROM THE EAST SUN, AND THREE SMALLER DECIDUOUS TREES ALONG THE REAR PROPERTY LINE PROVIDE THE BARRIER FROM THE PROPERTY TO THE SOUTH. THERE ARE NO SIGNIFICANT FEATURES TO THE SITE ITSELF.

OPEN SPACE CONCEPT:

THE SITE DESIGN IS CLEARLY AFFECTED BY THE TWIN BUILDING CONCEPT, ALLOWING FOR NOT THE TYPICAL TWO, BUT THREE OPEN, LANDSCAED SPACES. ONLY THE FRONT AND REAR OF THESE CAN BE FORMALLY CALLED “AMENITY AREA,” DUE TO THE FACT THAT THE CENTRAL AREA INCLUDES ESIT PATHS FROM THE REAR BUILDING, BUT ALL THREE ARE CAREFULLY LANDSCAPED AND ARRANGED FOR THE BEST POSSIBLE USE OF THE BUILDING’S OCCUPANTS. THE REAR AMENITY AREAS ARE DEDICATED FOR THE OCCUPANTS OF THE TWO ADA TYPE A UNITS, OFFERING WELL-TENDED, COLORFULLY LANDSCAPED AREAS WITH AVAILABLE BUILT-IN SEATING.

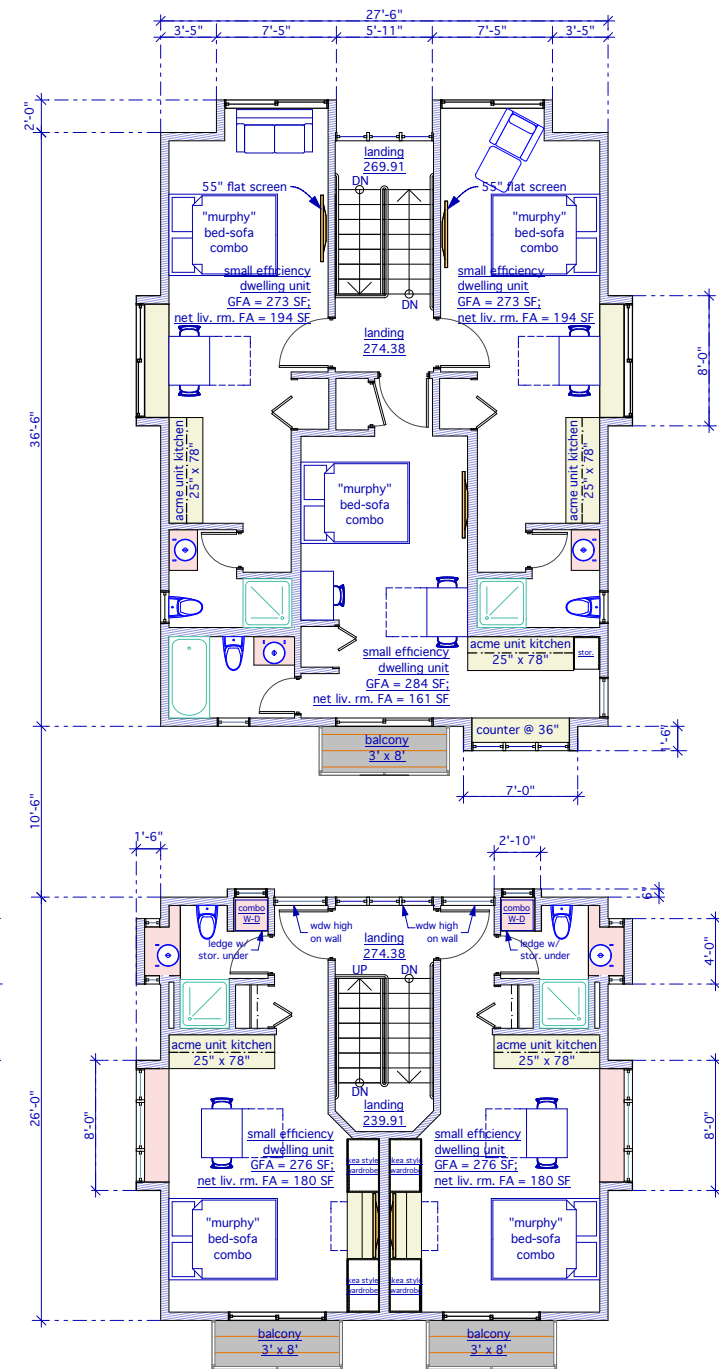
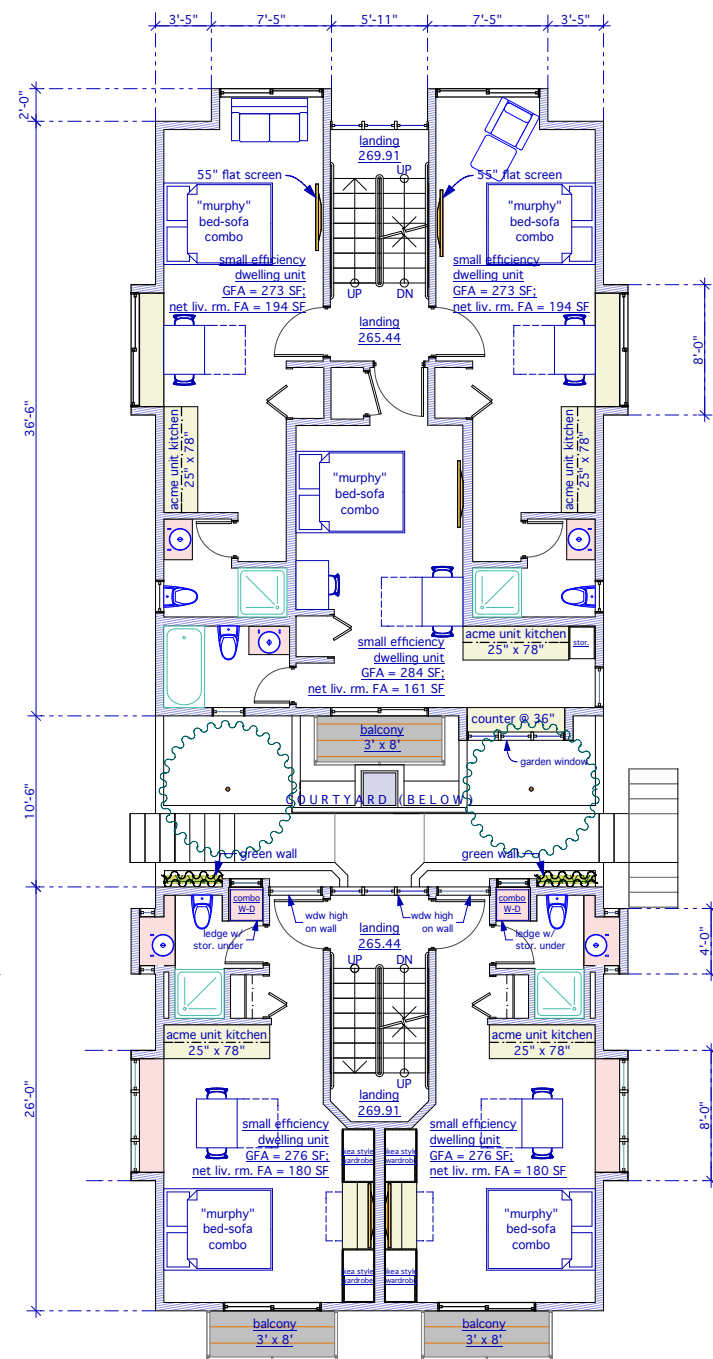
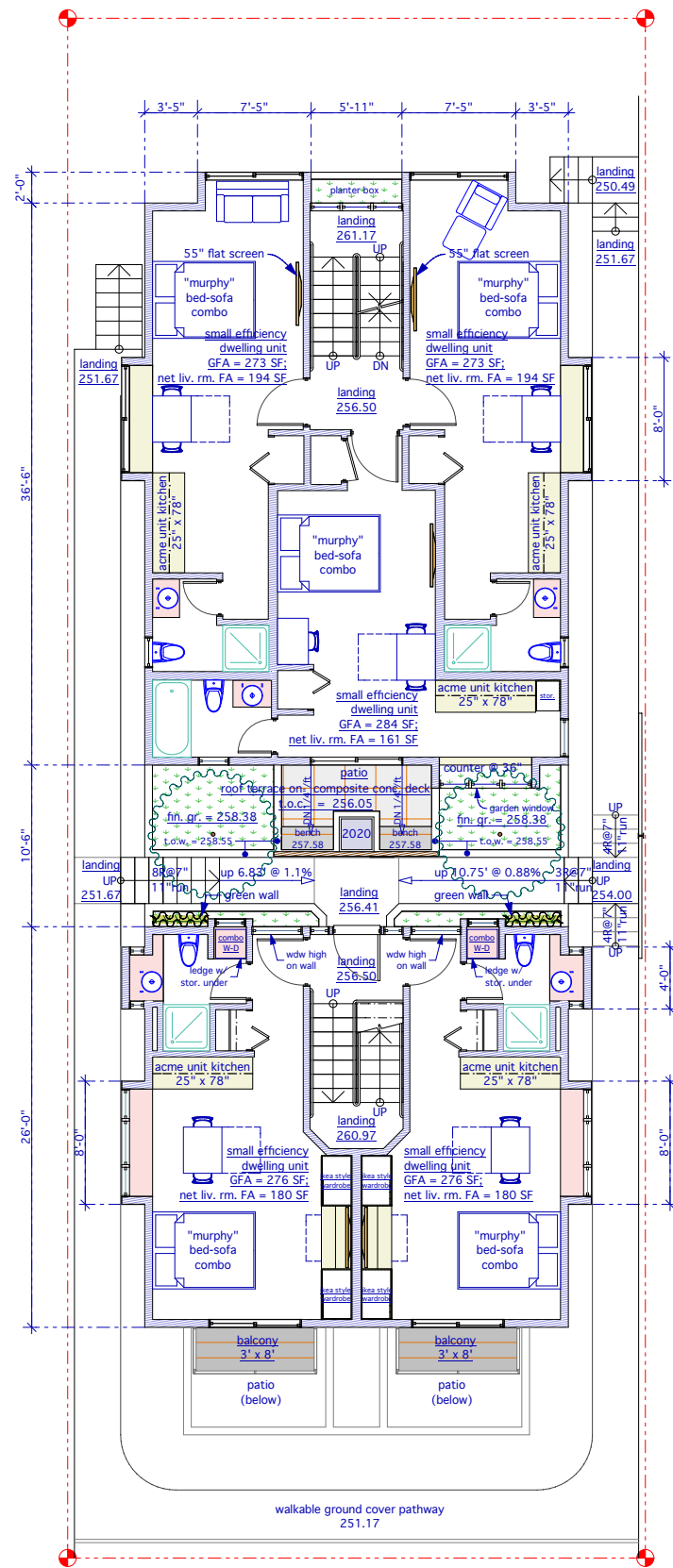
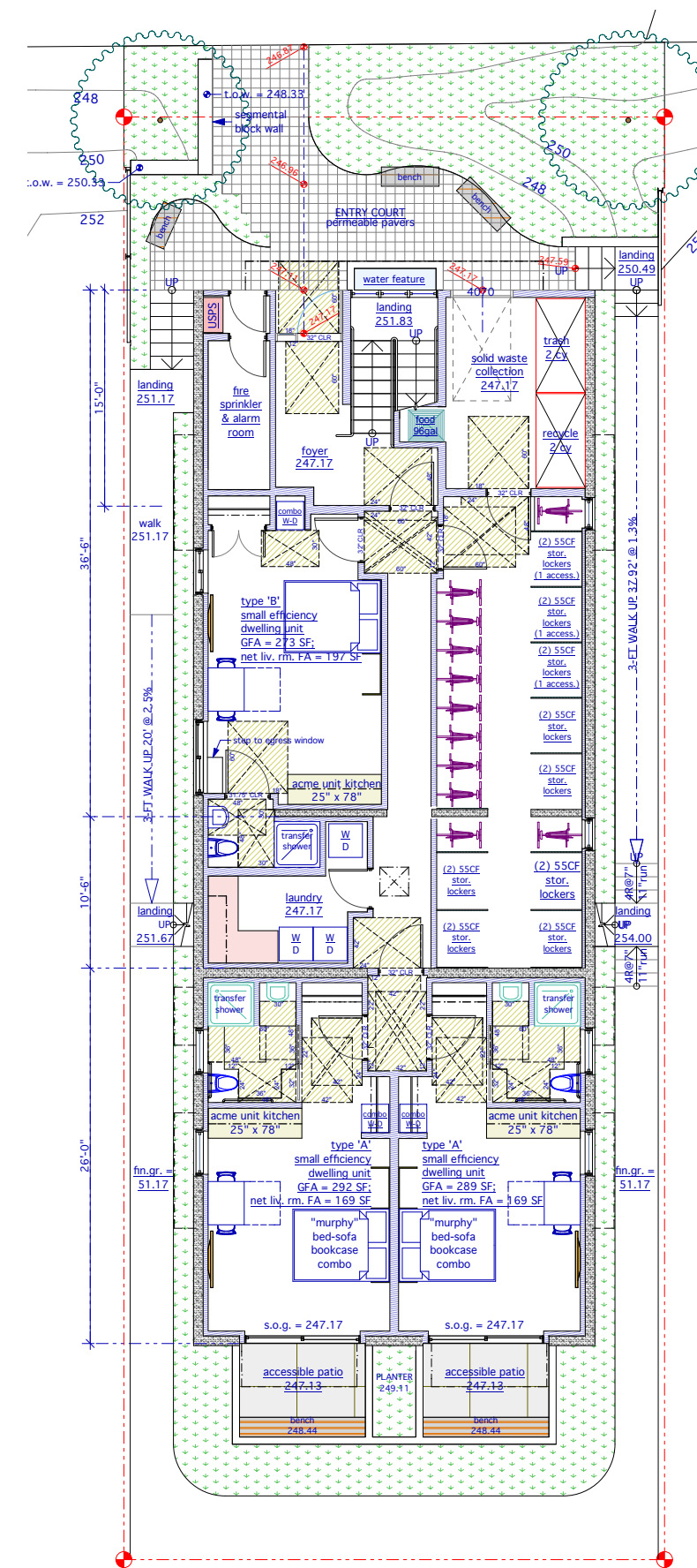
STREET-LEVEL INTERACTION:

AS PRESENTLY INTENDED, THE PROPOSED DESIGN PLACES THE FRONT AMENITY AREA BETWEEN THE SIDEWALK AND THE ENTRY TO THE BUILDING, WITH LANDSCAPING INCLUDING TWO BENCHES FACING EACH OTHER ACROSS THE TILE-PATTERNED AND TINTED CONCRETE WALKWAY. PLANTING TO THE EAST AND WEST OF THE MAIN ENTRY WILL PROVIDE A DEGREE OF SCREENING TO THE FRONT YARD AND ITS SPACE FOR ADDITIONAL FURNITURE FOR A BLOCK PARTY.



SITE PLAN
SCALE: NTS





DESIGN CONCEPT:

THE PROPOSED DESIGN IS BASED ON THE PODIUM CONCEPT, WHEREIN THE BASEMENT STORY SUPPORTS TWO CLEARLY SEPARATED BUILDINGS, ALLOWING THEIR SCALE TO BE VERY MUCH IN KEEPING WITH THE SURROUNDING STRUCTURES, EVEN AS THEIR EFFICIENCY ALLOWS FOR MORE UNITS. ADDITIONALLY, THIS ALLOWS FOR MORE FENESTRATION, THUS MORE DAYLIGHT REACHING THE INTERIOR OF BOTH BUILDINGS. ANOTHER VISUAL ADVANTAGE IS THE REUCTION IN THE PERCEIVED HEIGHT OF THE WHOLE STRUCTURE, WITH TH TOP OF THE BASEMENT STORY BEING AT MOST 4 FEET ABOVE THE AVERAGE GRADE. ONLY THE FRONT ELEVATION SHOWS THE FULL HEIGHT OF THE BUILDING, BUT THROUGH CAREFUL ARTICUALTION OF THE FACADE THE DESIGN AVOIDS THE SENSE OF MASSIVE PRESENCE, AND LARGELY REPLICATES BUILDING MASSES ACROSS THE STREET.

PROJECT USES AND ACTIVITIES:

THE DESIGN CALLS FOR CONSTRUCTION OF 18 SMALL EFFICIENCY DWELLING UNITS, 15 OF WHICH WILL BE HOUSED IN THE UPPER STRUCTURES, AND THE REMAINING THREE WITHIN THE BASEMENT FLOOR. THIS LOCATION ALLOWS FOR THESE THREE UNITS TO BE ADA-COMPATIBLE, ONE TYPE B AND THE TWO TYPE A UNITS IN THE REAR OF THE BUILDING, WITH PRIVATE AMENITY AREAS SCULPTED OUT IN THE REAR YARD. THE BASEMENT ALSO HOUSES THE WASTE/RECYCLING ROOM, REQUIRED STORAGE CUBICLES, BIKE STORAGE AND THE ADA-COMPATIBLE LAUNDRY ROOM SERVING THE OCCUPANTS OF THE FRONT BUILDING AND THE TYPE B ADA UNIT. ALL UNITS IN THE REAR BUILDING, AS WELL AS BOTH TYPE A UNITS IN THE REAR OF THE BASEMENT HAVE PRIVATE WASHER/DRYERS IN THEIR KITCHENS.



NORTH ELEVATION



WEST ELEVATION

EXTERIOR ELEMENTS AND FINISHES

THE PROPOSED ELEMENTS OF THE EXTERIOR HAVE BEEN CHOSEN WITH AN EYE FOR AESHTETICS AND DURABILITY IN EQUAL MEASURE. STAINED EXPOSED CONCRETE WALLS OF THE BASEMENT STORY CONTRAST WELL WITH THE LIVING WALLIN THE NORTH ELEVATION, WHILE BEING COMPATIBLE WITH THE CEMENTITIOUS “HARDIE” PANELS AND POWDER COATED METAL PANELS OF THE UPPER FLOORS EXTERIOR WALLS. THE PROPOSED DESIGN USES STRONG COLORS FOR HIGHLIGHTS, WITH RELATIVELY MUTED ONES FOR THE MAIN BODY OF THE BUILDING, SEEKING TO AVOID THE IMPRESSION OF GREAT-THAN-REAL MASS GIVEN BY HARSHLY-COLORED BUILDINGS. THE DESIGN TEAM DECIDED AGAINST USING THE CURRENTLY FASHIONABLE STAINED CEDAR PLANKING IN THE ELEVATIONS, OR ANY EXPOSED WOOD, TO MINIMIZE THE EFFECT PAS-SAGE OF TIME ON THE FINISHES. THE ROOFS WILL BE COVERED WITH 30-YEAR ASPHALT SHINGLES, GUTTERS, SCUPPERS AND DOWNSPOUTS WILL BE OF POWDER-COATED ALUMINUM, AGAIN FOR MAXIMU DURABILITY AND LEAST POSSIBLE DETERIORATION OVER TIME.



SOUTH ELEVATION



EAST ELEVATION



NORTH 46TH STREET VIEW

STREAMLINED DESIGN REVIEW
1619 NORTH 46TH STREET
SEATTLE, WA 98103