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**JAMES DAVIDSON  
ARCHITECTS**

# *LEAF APARTMENTS*

*3309 BEACON AVENUE S. SEATTLE, WA 98144*

**SE DESIGN REVIEW BOARD**

**RECOMMENDATION MEETING #2**

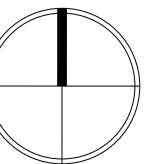
JUNE 7, 2016

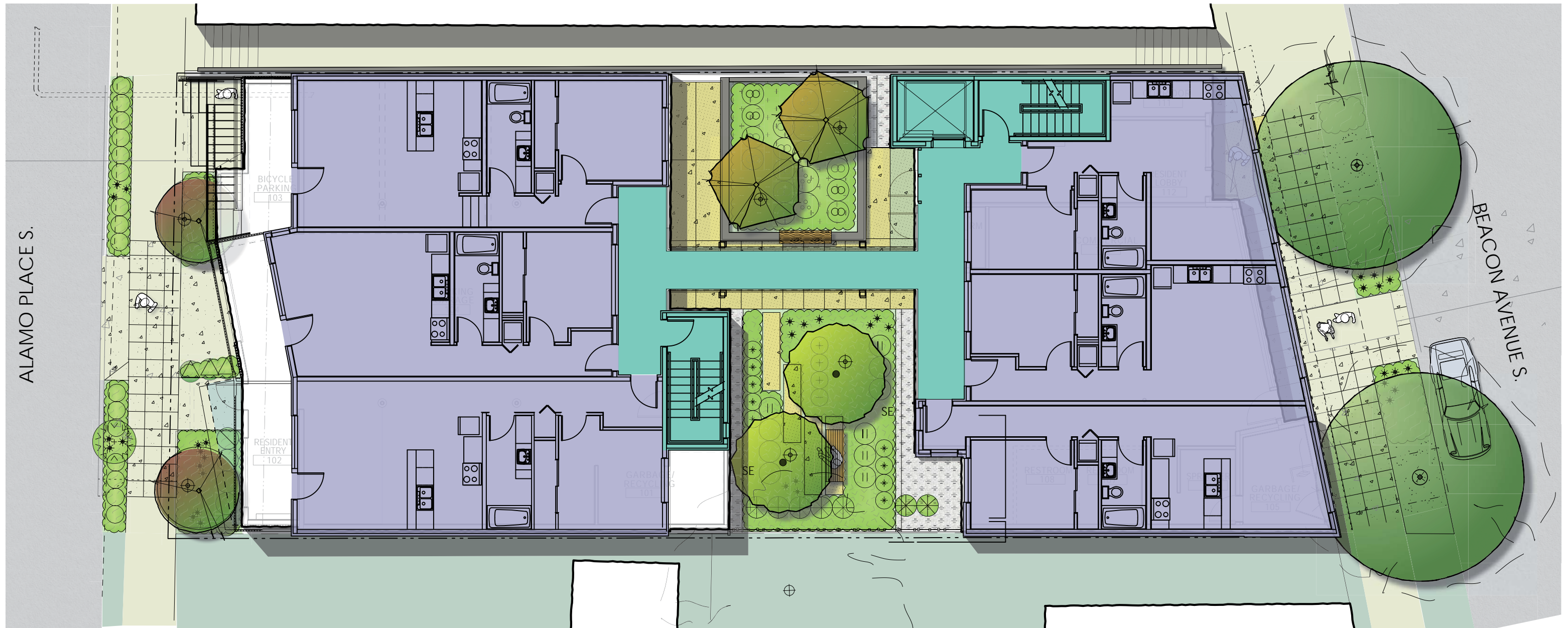
DPD # 3018098



## GROUND LEVEL PLAN

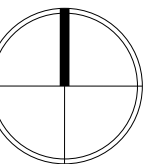
- 1200 SF RETAIL SPACE
- CENTRAL COURTYARD
- 9 COVERED PARKING STALLS





## LEVELS 2 - 4

- 18 ONE BEDROOM APARTMENTS







- The Board agreed the upper levels of the Beacon Ave S elevation were flat and in need of additional TEXTURE and FINE ARTICULATION.
- The façade should be ARTICULATED VERTICALLY OR HORIZONTALLY in intervals that RELATE TO EXISTING PATTERN of development in the vicinity
- The Board requested the upper levels of the Beacon Ave S elevation be further developed to include MATERIALS DERIVED FROM SURROUNDING STRUCTURES.





## TEXTURE

- BOARD FORMED CONCRETE TILE
- METAL - BOX RIB & SMOOTH PANEL
- SMOOTH RESIN PANELS
- PERFORATED METAL SCREENING

## FINE ARTICULATION

- C-CHANNEL SIGNAGE ARMATURE
- GUARDRAILS AT UPPER LEVEL UNITS
- PRONOUNCED HEAD FLASHING
- METAL SIDING TRIM

## VERTICAL/HORIZONTAL ARTICULATION

- REVISED FACADE COMPOSITION REINFORCES ASSYMETRICAL MASSING
- WINDOW RHYTHM AND PROPORTIONS REINFORCE HORIZONTAL & VERTICAL EXPRESSION
- C-CHANNEL PROVIDES STREET-LEVEL "DATUM", FRAMES ENTRIES CARVED OUT OF MASS
- GUARDRAILS REINFORCE VERTICAL "BAY" - same vocabulary from alamo side







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ASSYMETRICAL MASSING

DISTINCT AND/OR RECESSED STOREFRONT



ARTICULATE FACADE VERTICALLY OR HORIZONTALLY TO RELATE TO PATTERN OF DEVELOPMENT





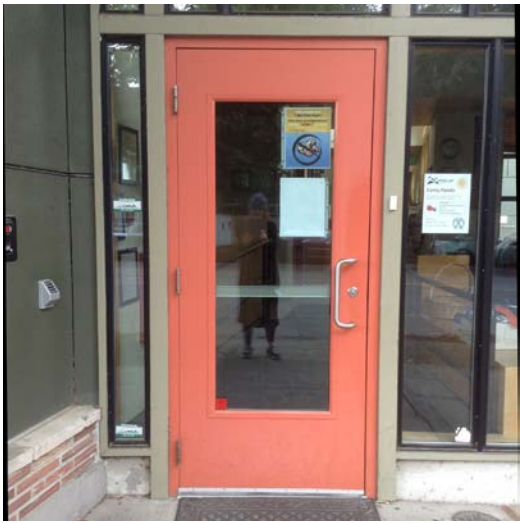
BOX-RIB METAL



BOX-RIB METAL/STEEL CHANNEL



ALUMINUM STOREFRONT/VINYL WINDOWS



METAL ENTRY DOOR-COLORED



SITE

REFERENCED PROJECTS ●

RESIN PANEL



BOARD-FORM CONCRETE



MASONRY TILE



# MATERIALS THAT RESPOND TO THE EXISTING NEIGHBORHOOD CONTEXT



- MATERIALS
- SETBACKS
- SIGNAGE

## COMMERCIAL ENTRY

- 3' SETBACK TO PROVIDE OUTDOOR SEATING
- ANODIZED ALUMINUM STOREFRONT
- GREY (ZACTIQUE II) BOX RIB METAL
- BLADE SIGNAGE PERPENDICULAR TO FACADE

## RESIDENTIAL ENTRY

- 3'-6' SETBACK
- GREEN STOREFRONT
- GREEN STAINED CONCRETE TILE

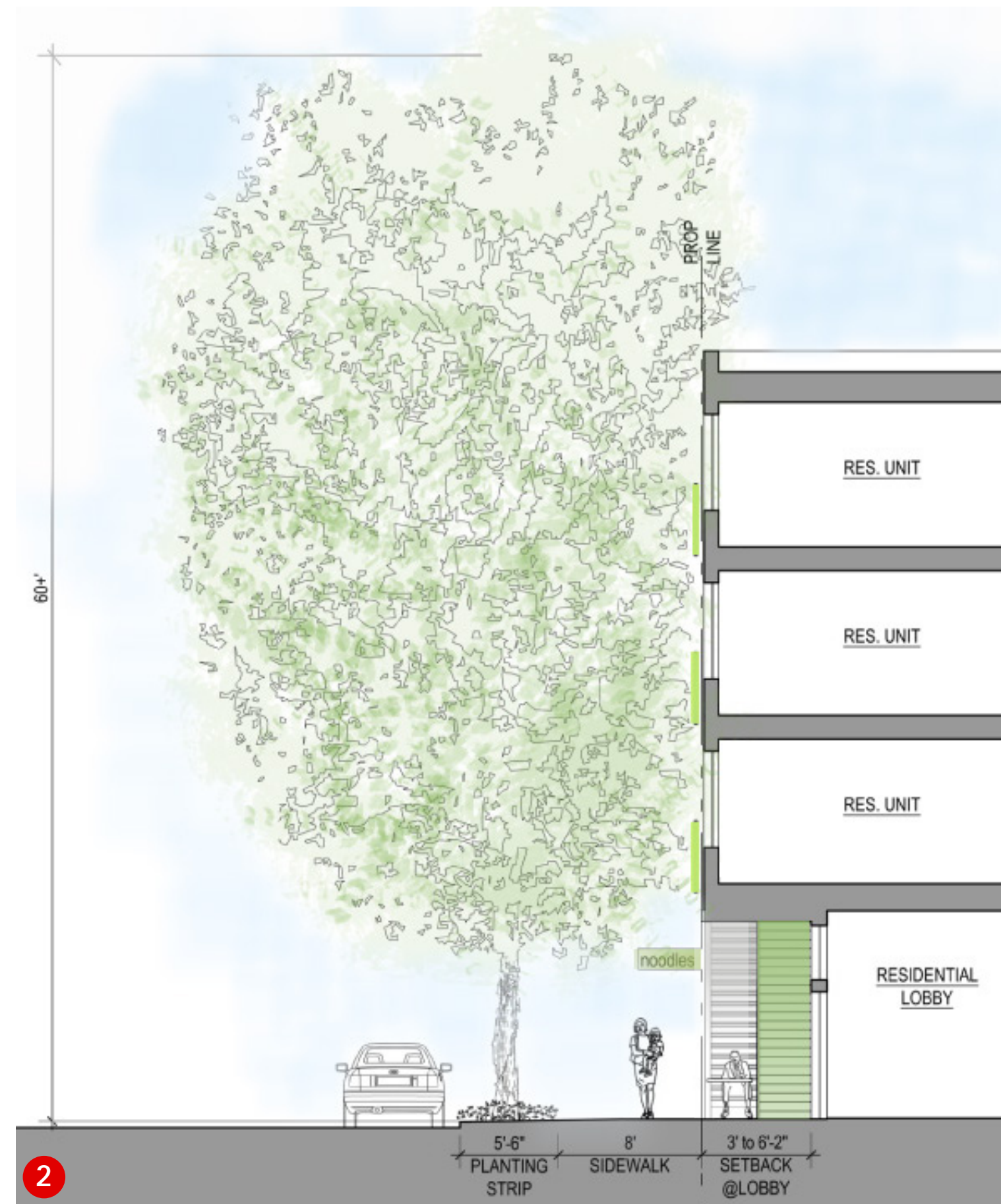
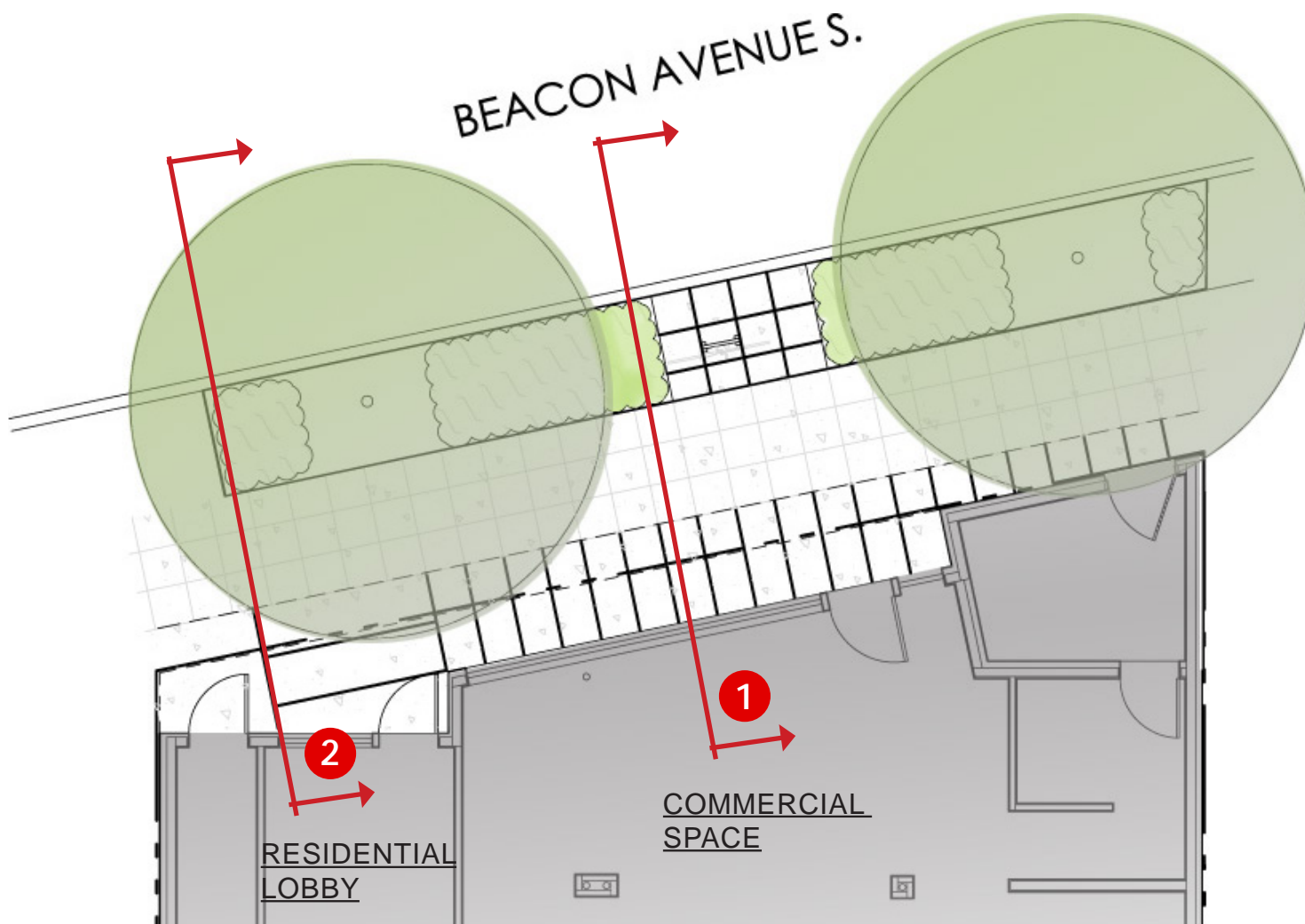
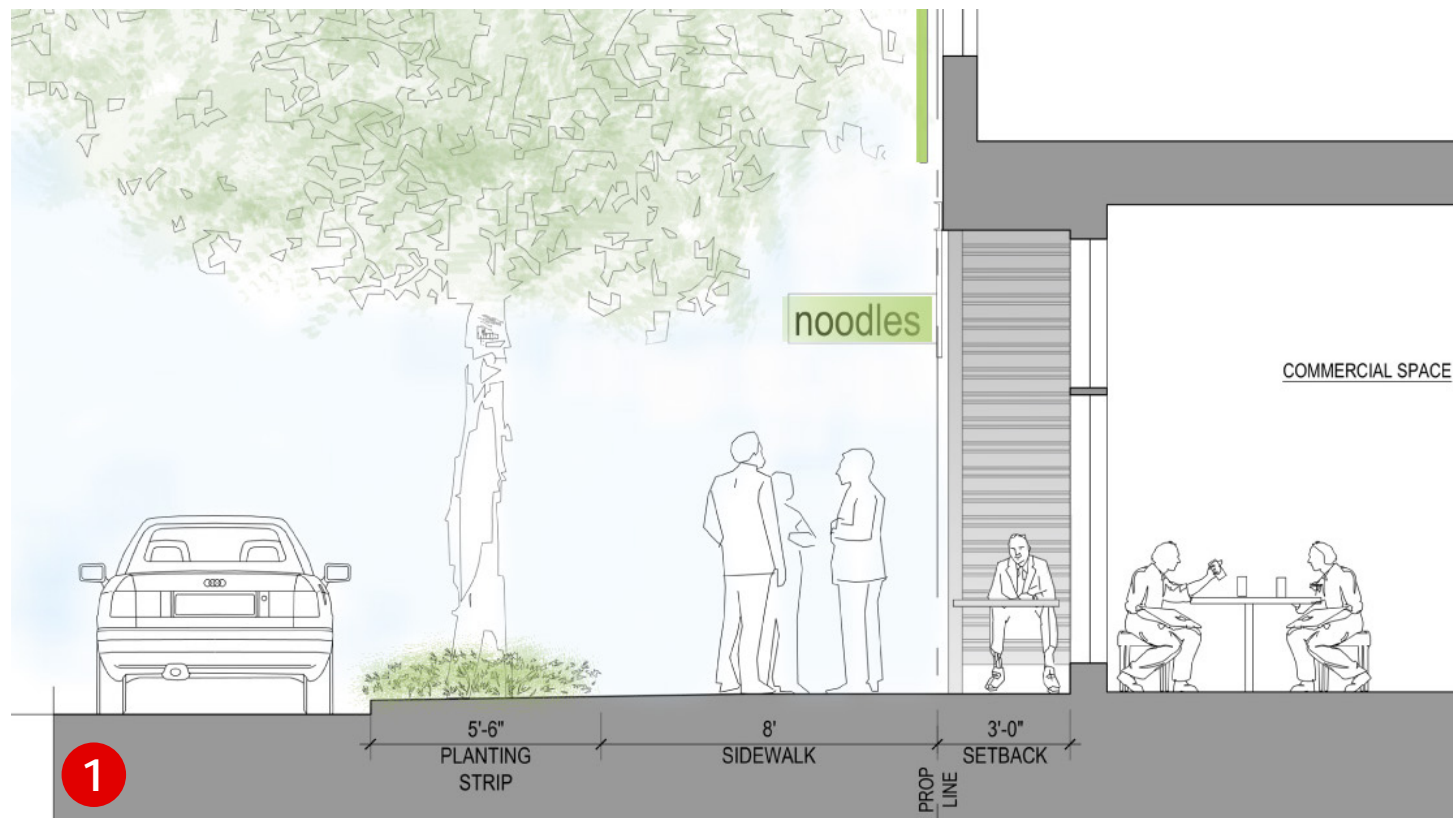


- The Board agreed the two ENTRANCES SHOULD BE FURTHER DISTINGUISHED such that each is OBVIOUS AND CLEARLY IDENTIFIABLE as a COMMERCIAL or RESIDENTIAL entry









- The Board requested SIDEWALK WIDTH and STREET TREE DETAILS be included









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- The Board expressed concern that the street-level facade better respond to the neighborhood context by providing a **STRONGER CONNECTION TO THE STREET**
- The Board directed the applicant to **INCREASE THE AMOUNT OF TRANSPARENCY** along the street-level facade along Alamo PL S
- Some members of the Board **QUESTIONED THE NECESSITY OF THE PRIVATE STAIRCASE** and whether more landscape could be provided.





## TRANSPARENCY

- ADDED WINDOW INTO BIKE ROOM
- ADDED TRANSPARENT PANEL TO GARAGE DOOR
- RAISED HEIGHT OF DOOR AND WINDOW AT RESIDENTIAL ENTRY
- INCREASED TRANSPARENCY FROM 19% TO 30%

## CONNECTION TO THE STREET

- **PRIVATE ENTRY STOOP/STAIR/BENCH TO 2ND FLOOR UNIT \***
  - ACTIVATES the street edge by promoting human activity
  - ADDS VISUAL INTEREST to the street edge
  - ERODES the massing at NW corner adjacent to neighboring living units
  - RESPONDS TO NEIGHBORHOOD CONTEXT of single & multi family buildings with stoops
  - provides a UNIQUE LIVING UNIT
- EYES ON STREET PORCHES AT LEVEL 2
- LANDSCAPING RELATES TO SINGLE FAMILY RESIDENTIAL PATTERN AND CHARACTER OF ALAMO PL S
- CLEARLY IDENTIFIABLE RESIDENTIAL ENTRY WITH LARGE STOREFRONT WINDOW





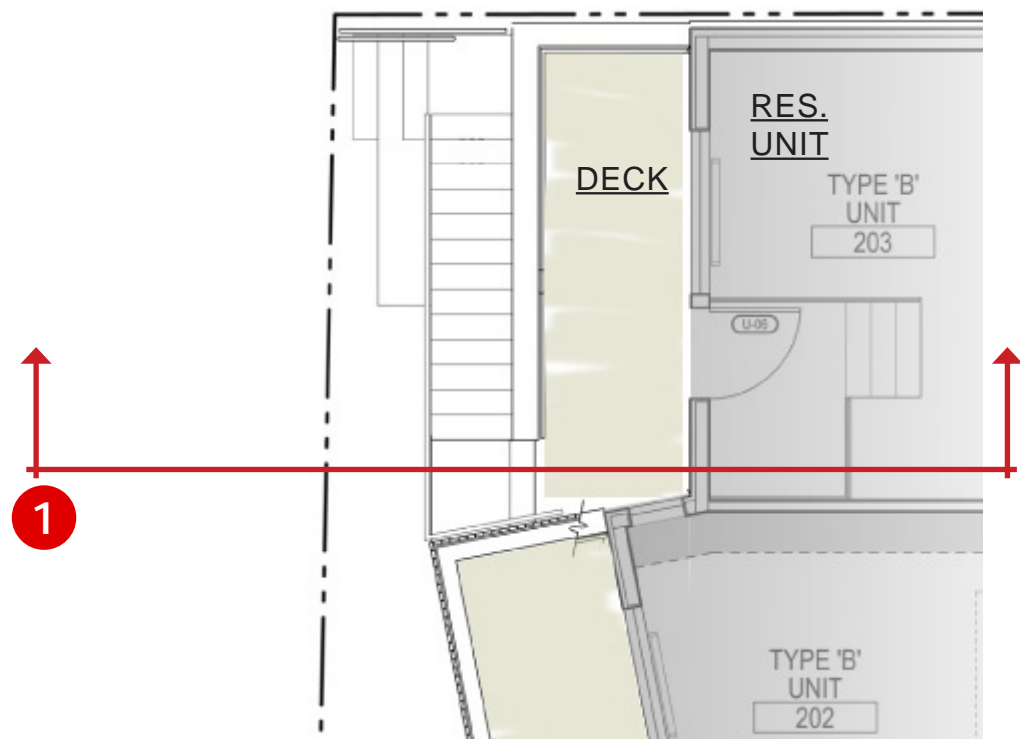


## PRIVATE STAIRCASE TO 2ND FLOOR UNIT

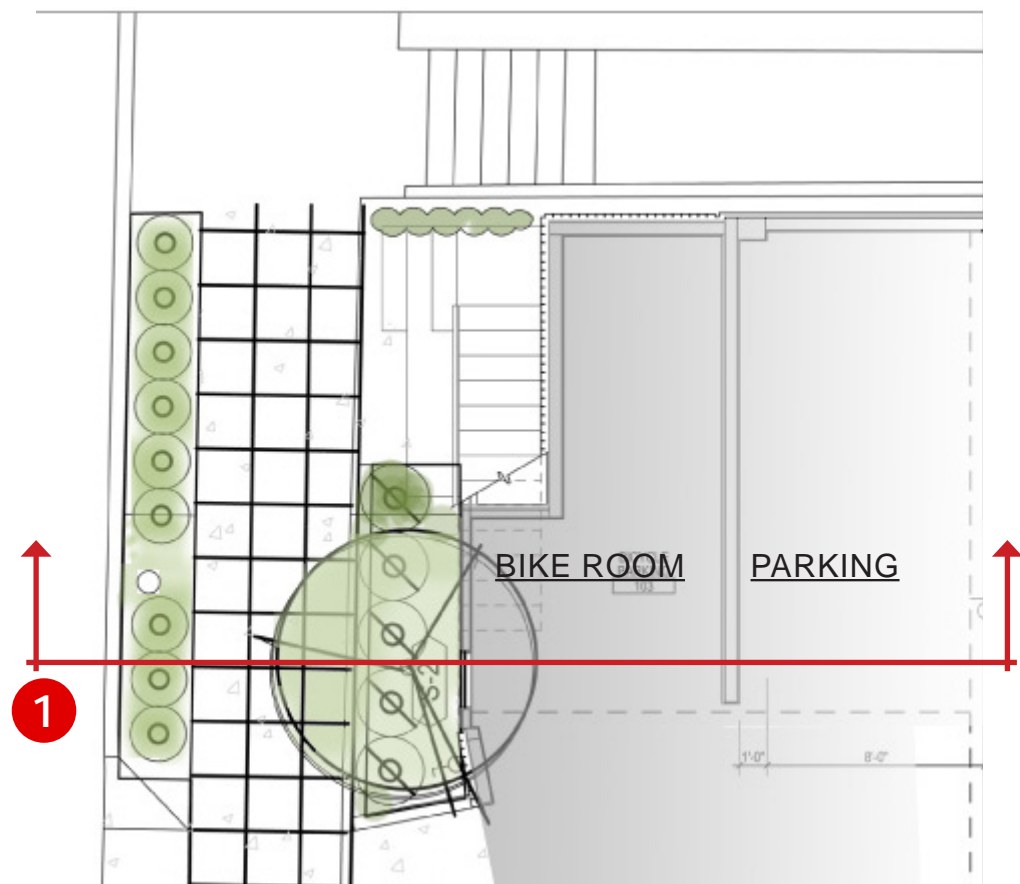
- *ACTIVATES the street edge by promoting human activity*
- *ERODES the massing at NW corner adjacent to neighboring living units*
- *ADDS VISUAL INTEREST to the street edge*
- *RESPONDS TO NEIGHBORHOOD CONTEXT of single & multi family buildings with stoops*
- *provides a UNIQUE AND DESIRABLE LIVING UNIT*
- *CONNECTION TO THE STREET*

- Some members of the Board QUESTIONED THE NECESSITY OF THE PRIVATE STAIRCASE and whether more landscape could be provided.

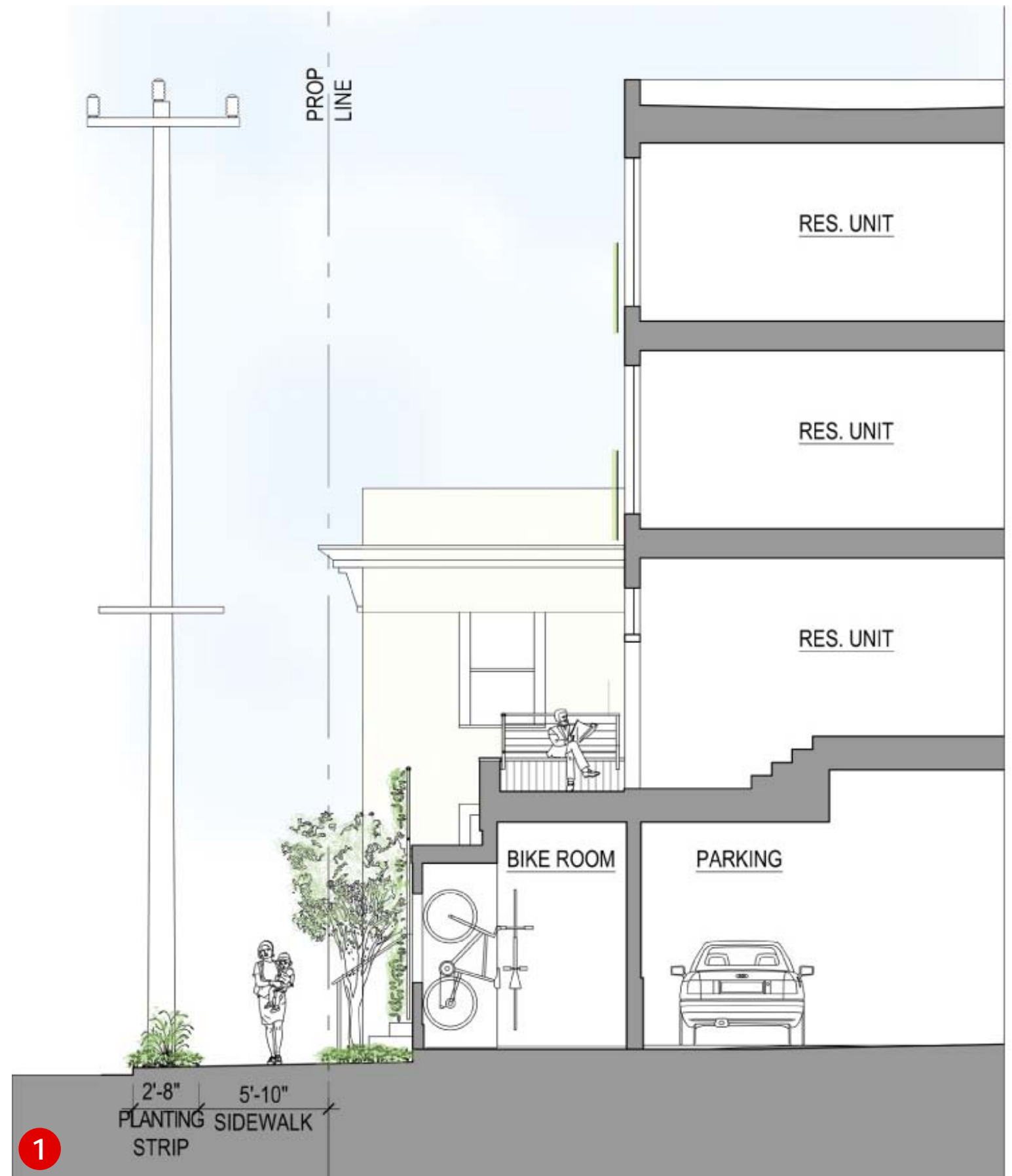




PARTIAL PLAN - LEVEL 2



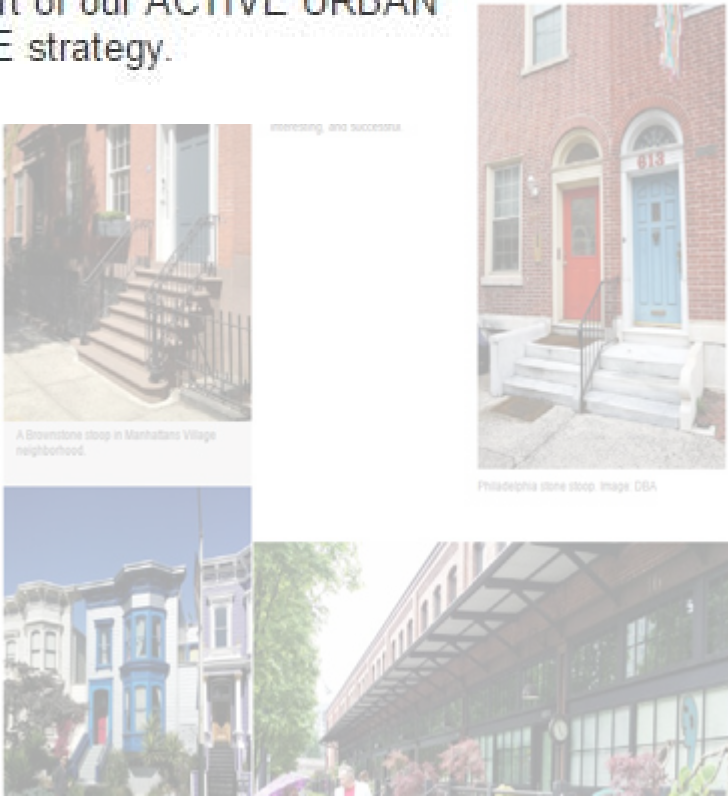
PARTIAL PLAN - GROUND FLOOR





DBA Stoops

We do modern versions of traditional stoops on our designs as part of our ACTIVE URBAN EDGE strategy.











PREVIOUS DESIGN SCHEME



CURRENT DESIGN SCHEME - EAST



TRANSLUCENT RESIN  
PANEL



METAL PANEL - SMOOTH



METAL PANEL - BOX RIB



BOARD FORM CONCRETE TILE - STAINED





PREVIOUS DESIGN SCHEME



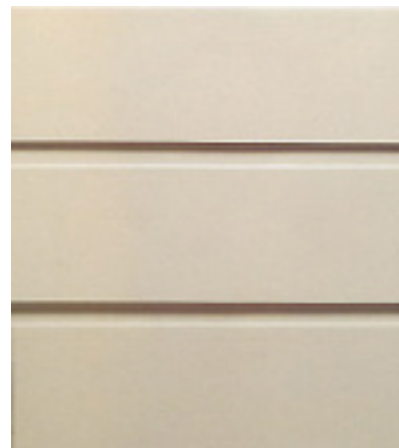
CURRENT DESIGN SCHEME - WEST



METAL RAILING



TRANSLUSCENT RESIN  
PANEL



HARDIE PANEL - COLONIAL  
SMOOTH



CEDAR BOARD



BOARD FORM CONCRETE TILE - STAINED

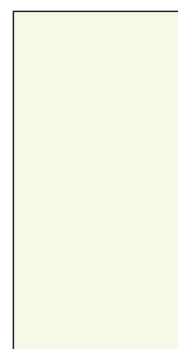




*PREVIOUS DESIGN SCHEME*



CEDAR BOARD



HARDIE PANEL  
SMOOTH



HARDIE PANEL  
COLONIAL SMOOTH

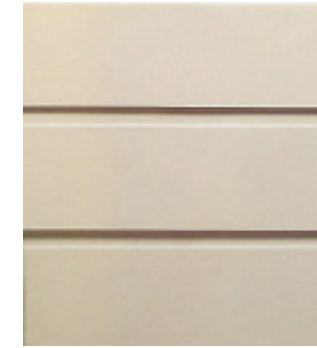


METAL PANEL  
BOX RIB

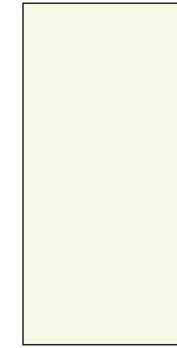


*CURRENT DESIGN SCHEME - SOUTH*





HARDIE PANEL  
COLONIAL SMOOTH



HARDIE PANEL  
SMOOTH



CEDAR BOARD

## PREVIOUS DESIGN SCHEME



METAL PANEL - BOX RIB



HARDIE PANEL - VERTICAL

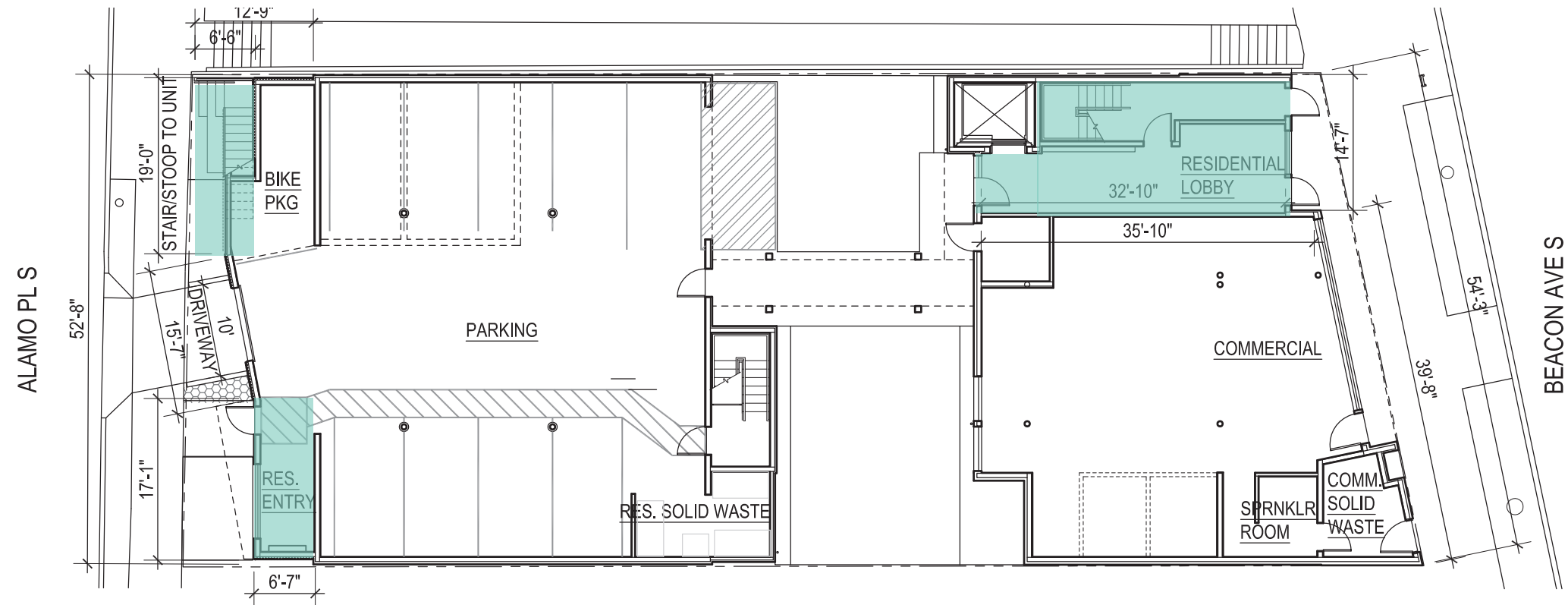


BOARD FORM CONCRETE - STAINED



## CURRENT DESIGN SCHEME - NORTH





ALAMO PL S STREET LEVEL USES CALCS:  
 TOTAL STREET-FACING FACADE LENGTH: 52'-8"  
 STREET-LEVEL USES:  
 STAIR/STOOP TO PRIVATE DWELLING: 19'-0" OR 36%  
 PARKING ACCESS: 15'-7" OR 30% (EXEMPT PER SMC 23.47A.032.B.1.a)  
 RESIDENTIAL ENTRY: 17'-1" OR 32%

TOTAL RESIDENTIAL USES: 68% - DEPARTURE REQUEST **approved**

BEACON AVE S STREET LEVEL USES CALCS:  
 TOTAL STREET-FACING FACADE LENGTH: 54'-3"  
 STREET-LEVEL USES:  
 RESIDENTIAL LOBBY: 14'-7" OR 27%  
 COMMERCIAL: 39'-8" OR 73%

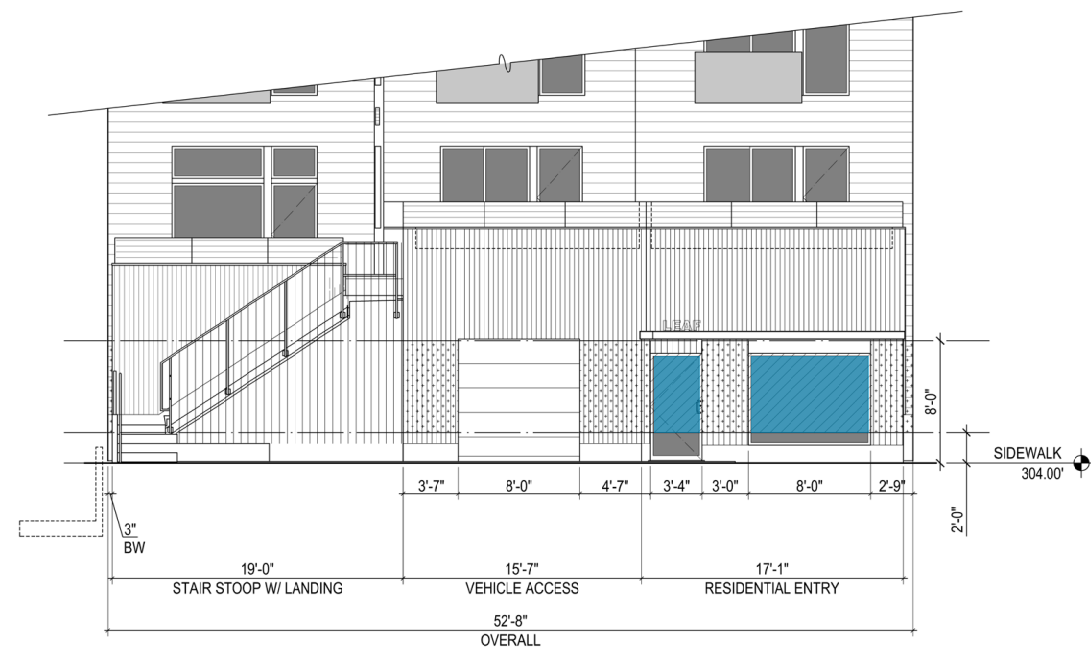
TOTAL RESIDENTIAL USES: 27% - DEPARTURE REQUEST

CODE	CODE REQUIREMENT	PROPOSED DEPARTURE	RATIONALE
SMC 23.47A.005.C.1.e STREET LEVEL USES	Residential uses may occupy no more than 20% of the street-level street-facing façade	<p>Beacon Ave: 27% (Residential Lobby)</p> <p>Alamo Pl S: 68% <b>approved</b></p> <p>(30% Parking Access per SMC 47A0.32.A.1.c , exempt from street-level requirement per 23.47A.032.B.1.a)</p>	<p>The Board recommended including an intervening use between the parking and Alamo Pl S. The Board suggested uses such as live-work units and/or the residential lobby, agreeing that retail may be difficult to sustain.</p> <p>In order to accomodate an intervening use between the parking and Alamo Pl S, the Board noted their support for departures related to non-residential street-level development standards.</p> <p>The proposed street-level uses on Alamo Pl S provide continuity with the existing residential character and scale of the street. There are no existing commercial spaces on Alamo Pl S.</p> <p>The primary Residential Lobby and required fire exit located on Beacon Ave S is as minimal in width as is feasible. As a result of the narrow site, the percentage of street-facing width is greater than 20%.</p>

## REQUEST FOR DEPARTURE - STREET LEVEL USES

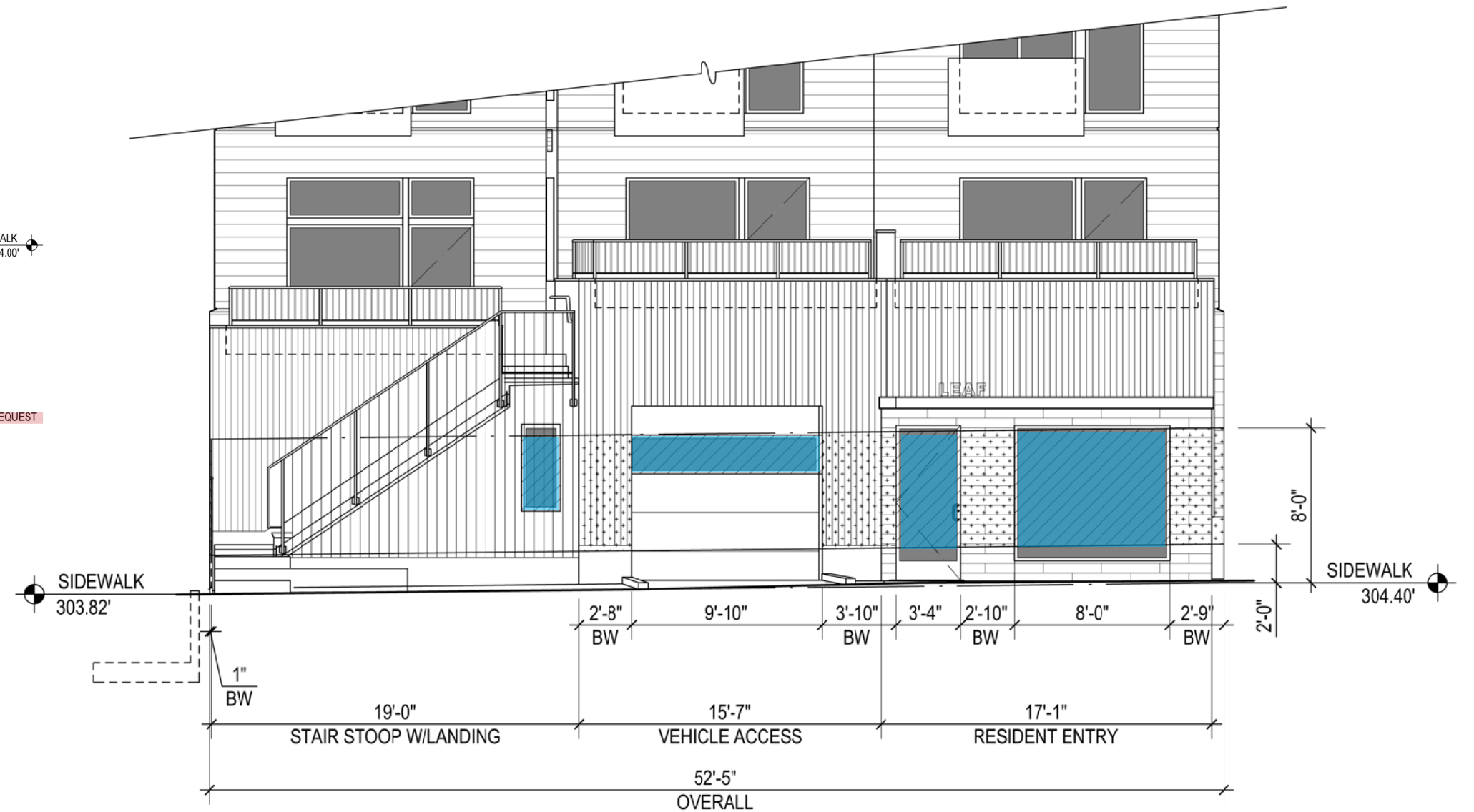
- BEACON AVE S - The Board approved the departure if the residential and commercial entrances are further differentiated.
- ALAMO PL S - The Board approved the departure.





PREVIOUS DEPARTURE REQUEST

ALAMO PL TRANSPARENCY CALCS:  
TOTAL AREA CONSIDERED: 316 SF (FACADE BETWEEN 2' & 8')  
TOTAL OF TRANSPARENT AREAS: 59 SF OR 19% - DEPARTURE REQUEST



CURRENT DEPARTURE REQUEST

ALAMO PL TRANSPARENCY CALCS:  
TOTAL AREA CONSIDERED: 315 SF (FACADE BETWEEN 2' & 8' ABV GROUND)  
TOTAL OF TRANSPARENT AREAS: 95 SF OR 30% - DEPARTURE REQUEST

CODE	CODE REQUIREMENT	PROPOSED DEPARTURE	RATIONALE
SMC 23.47A.008.B.2 TRANSPARENCY	Sixty percent of the street-facing façade between 2 and 8 feet above the sidewalk shall be transparent.	Beacon Ave S: 62% (complies) Alamo PI S: 30%	Street uses on Alamo PI S include a stair to the private dwelling unit on Level 2, parking garage entry and a residential entry/lobby. Transparency is provided where possible and appropriate without creating light pollution from the parking garage. The stair/stoop erodes the massing at the NW corner lessening any blank wall effect and reinforcing the sculptural quality of the building base at street-level

## REQUEST FOR DEPARTURE - TRANSPARENCY

- The Board indicated support for a departure in order to accomodate uses along Alamo PI S, however, the departure as proposed was not supported. The Board found that an increase in transparency would better respond to the neighborhood context by providing a stronger connection to the street.