



Leschi Station Apartments

1301 31st Avenue S
Early Design Guidance
October 18th, 2016
DCI Project # 3024126

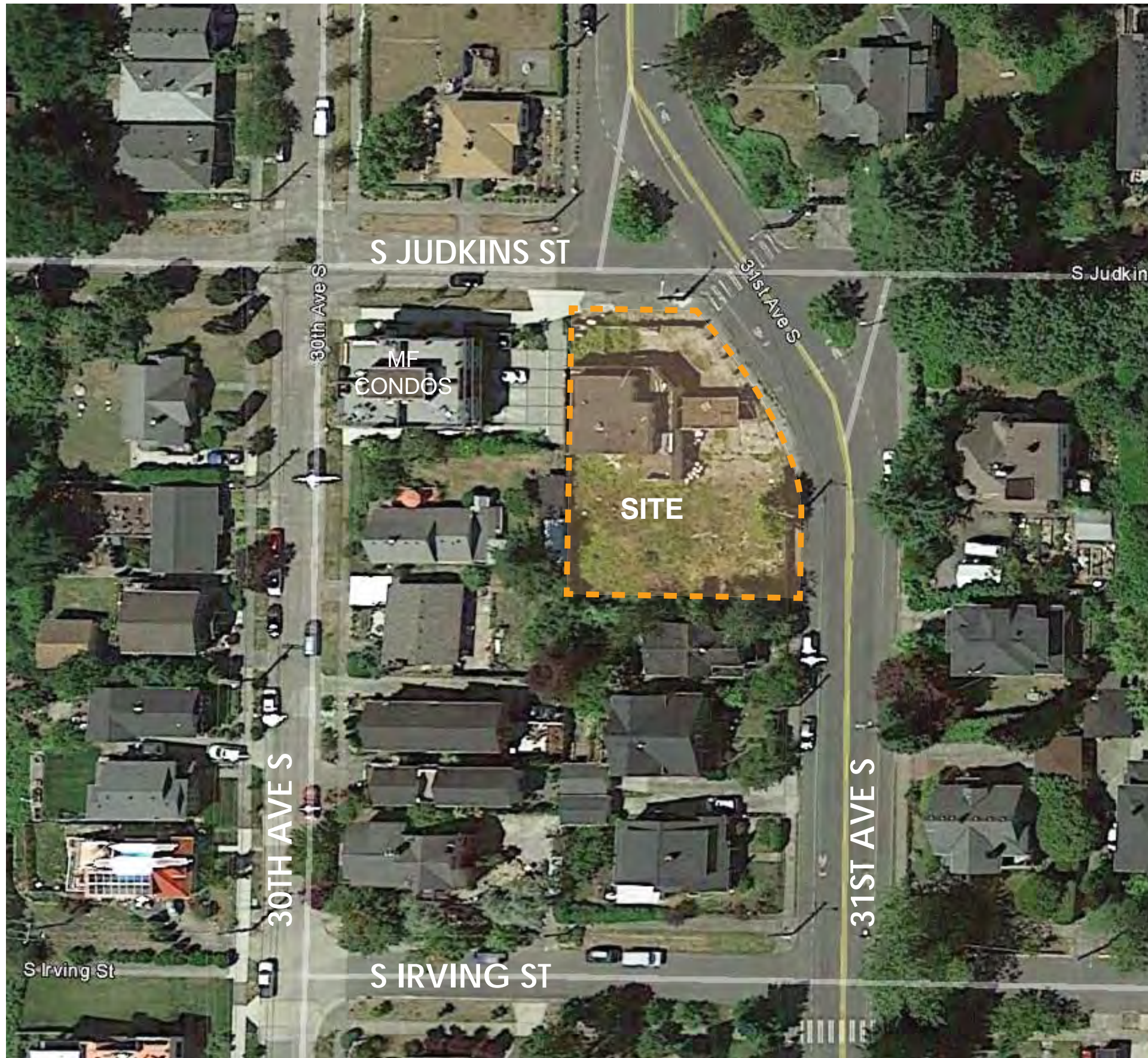
APPLICANT TEAM:
Architect: Johnston Architects PLLC
Landscape Architect: Karen Kiest Landscape Architects
Developer: Acer Development



JOHNSTON ARCHITECTS PLLC



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SITE AREA: 11,947.3 sf

ZONING: [LR 2](#) with [Frequent Transit Overlay](#)

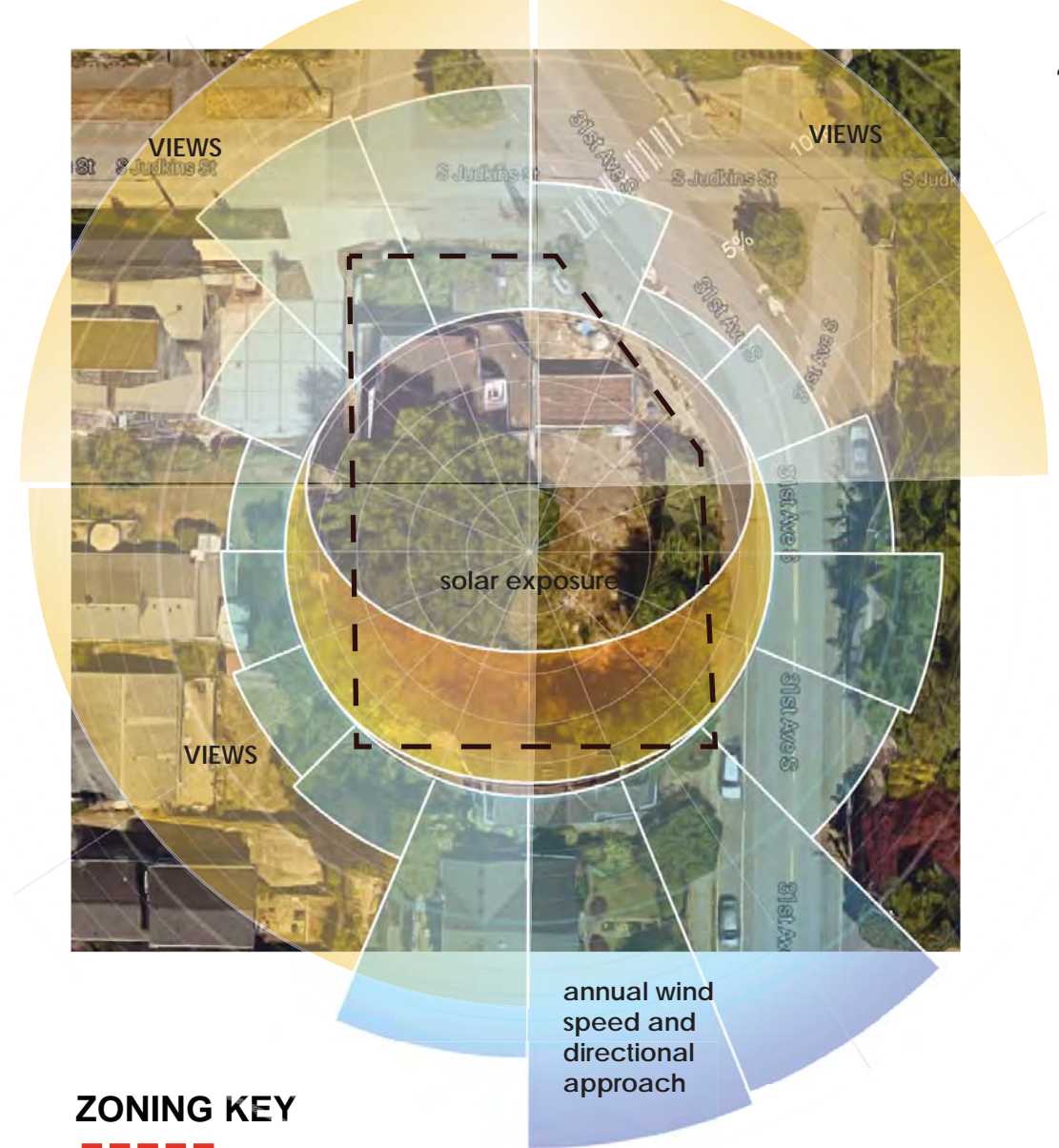
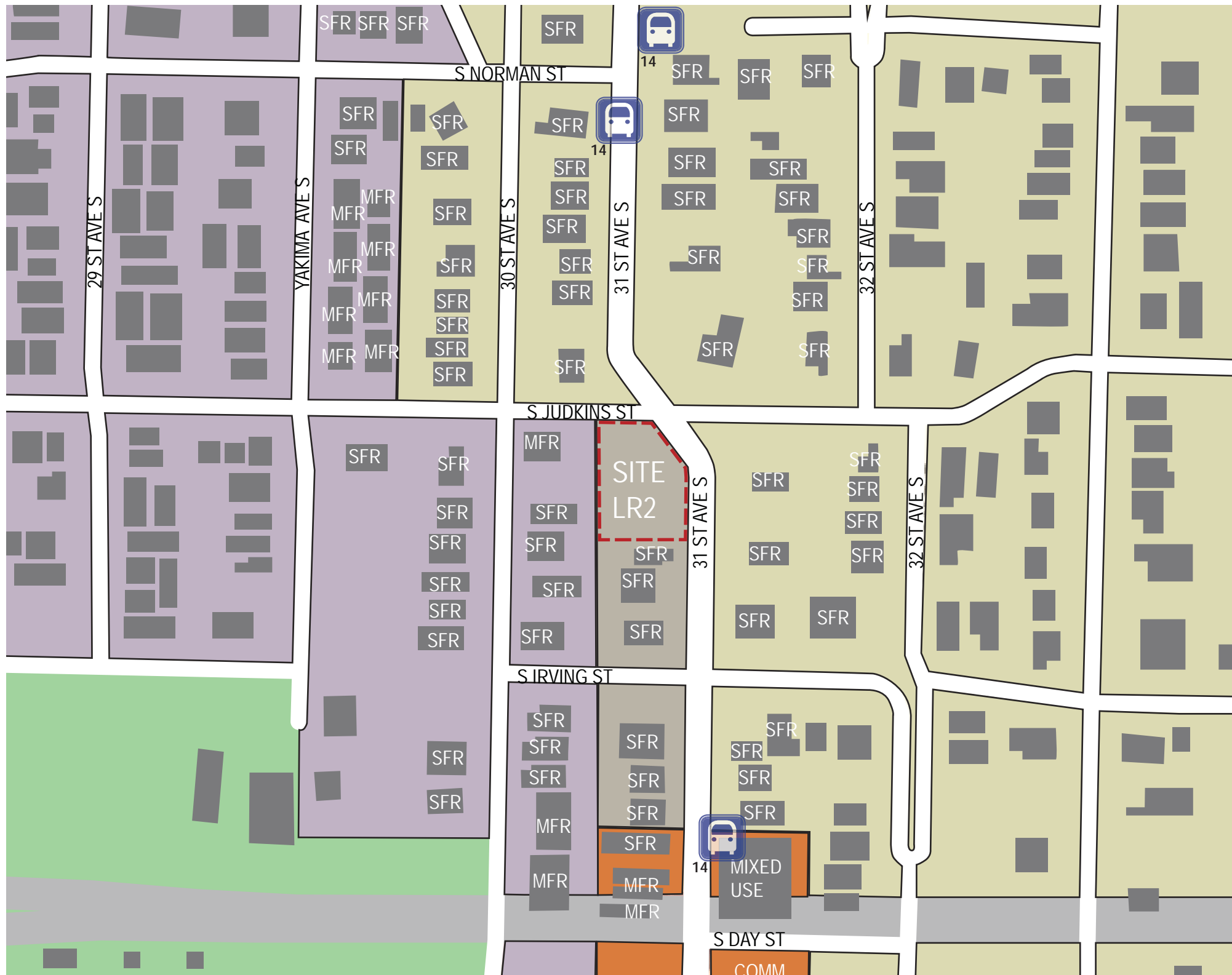
PROJECT DESCRIPTION:

Proposal for a new 17-unit residential building 3 stories above grade with rooftop amenity area. Parking provided on-site in a partial subgrade garage.








SUMMARY OF DEVELOPMENT STANDARDS:

Height limit:	Required:	36' maximum (4' bonus for below-grade story and 2' bonus for green roof) (Table A SMC 23.45.514)
	Proposed:	36'
Parking:	Required:	50% required vehicle parking within 1,320 ft of frequent transit (17 units x 0.50 = 9 parking) 1 per 4 units bicycle parking (17 units x 0.25 = 5 parking) (SMC 23.54.020.F.2)
	Proposed:	12 on-site vehicle parking stalls 5 on-site parking for bicycles
FAR:	Required:	1.3 (with BuiltGreen/LEED bonus) max $1.3 \times 11,947.3 = 15,531.5$ sf (SMC 23.45.510) - floor area whose ceiling is 4' or less above grade is exempt from FAR (SMC 23.45.510.E.4)
	Proposed:	15,530 sf
Setbacks:	Required:	Front (31st Ave S): 5' min Side: 5' min, 7' avg Rear: 15'
	Proposed:	Front (31st Ave S): Varies - 5' min, 34' max Side: Varies - 5' min, 40' max Rear (alley): Varies - 15' min, 21' max.
Trash:	Required:	16-25 units = 225 sf w/ 12' min dimension (SMC Table A 23.54.040)
	Proposed:	183 sf within subgrade parking, requesting administrative permission for smaller area
Amenity Area:	Required:	25% of lot area, of which 50% must be at grade $11,947.3 \times 0.25 = 2,987$ sf (1,494 at grade) (SMC 23.45.522)
	Proposed:	735 of gross floor area on rooftop deck + 635 sf at grade + 4,624 private amenity area = 5,994 sf (see Departure Request 2)
Landscaping:	Required:	Green Factor of 0.6 or greater
	Proposed:	Green Factor of 0.6 or greater





ZONING KEY

-  PROJECT SITE
-  EXISTING BUILDING
-  LR1
-  LR2
-  NC130
-  SF5000
-  PARK





1 Looking N across site



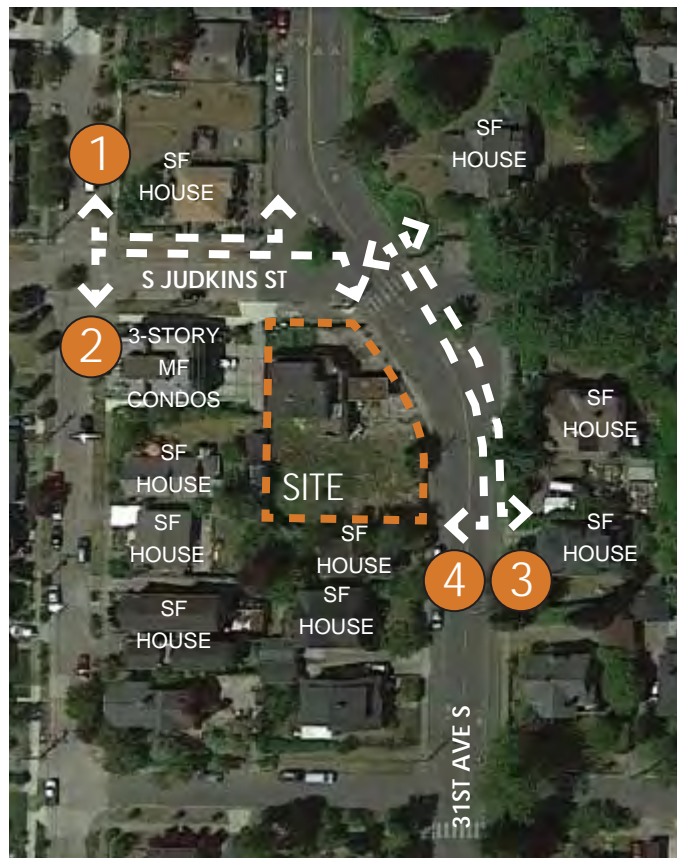
2 Looking W across site



3 Looking E from neighbor's parking lot



4 Looking SE from sidewalk at S Judkins St



ACROSS FROM PROJECT SITE



1 Looking N across alley

PROJECT SITE



2 Looking S across S Judkins St to project site

ACROSS FROM PROJECT SITE



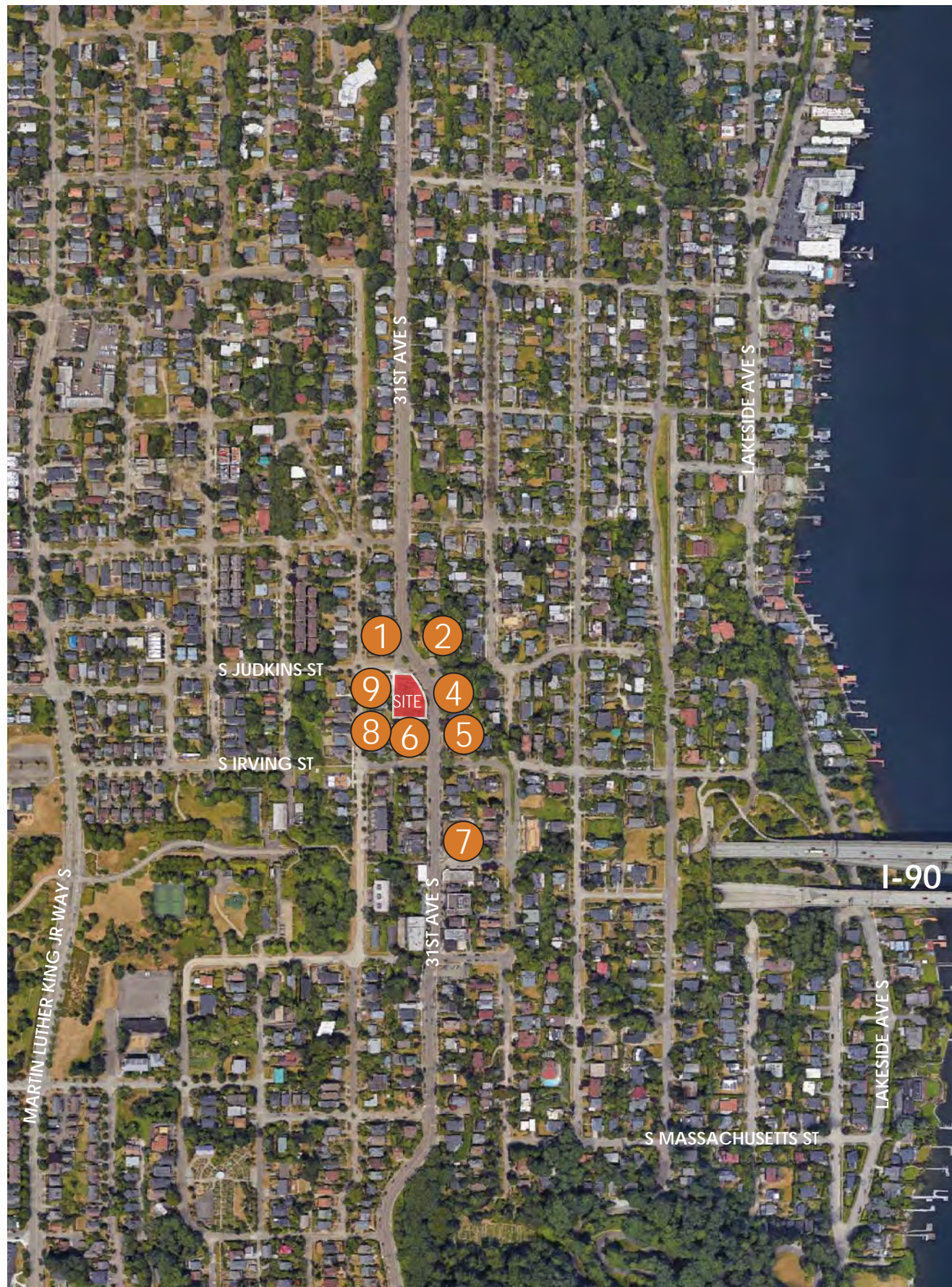
3 Looking E across 31st Ave S from project site

PROJECT SITE



4 Looking W across 31st Ave S to project site

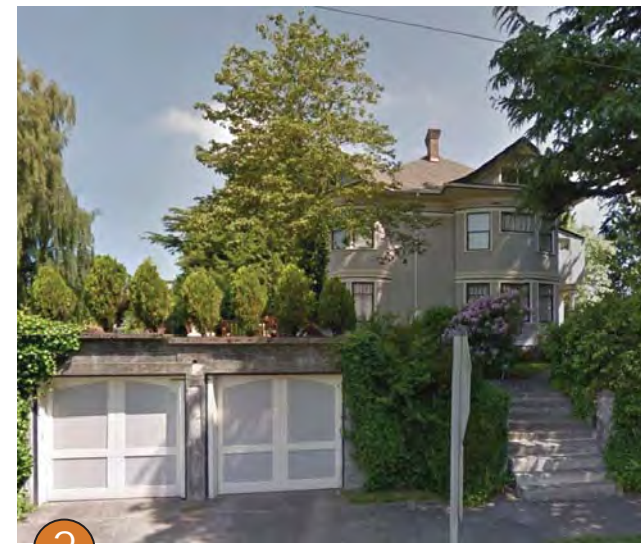




CONTEXT | Site Neighbors



1 single family house to north



2 single family house to northeast



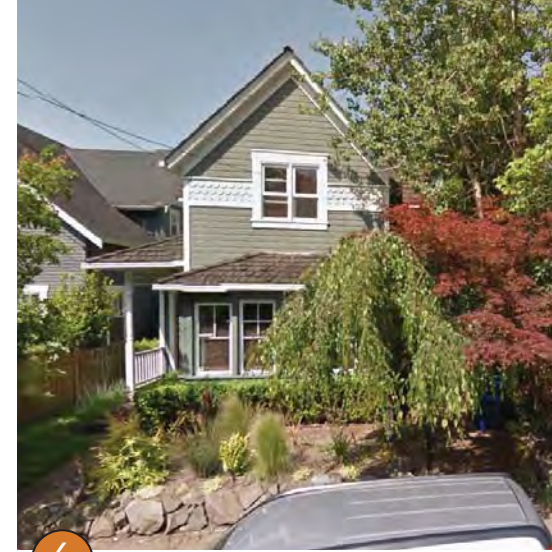
3 single family house to north



4 single family house to east



5 single family house to east



6 single family house to south



7 multi-family apartments / mixed use to south



8 single family house to west



9 multi-family condo building to west



1 commercial storefront to south



2 commercial storefront to south



3 commercial storefront to south



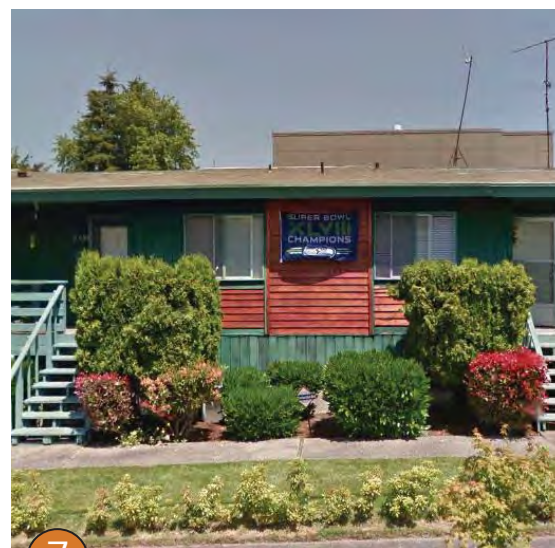
4 commercial storefront to south



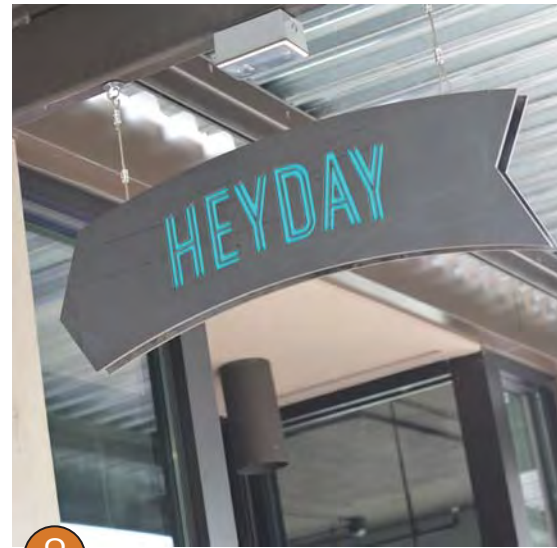
5 commercial storefront to south



6 mt. baker ridge commercial building to south



7 Physical Fitness to west

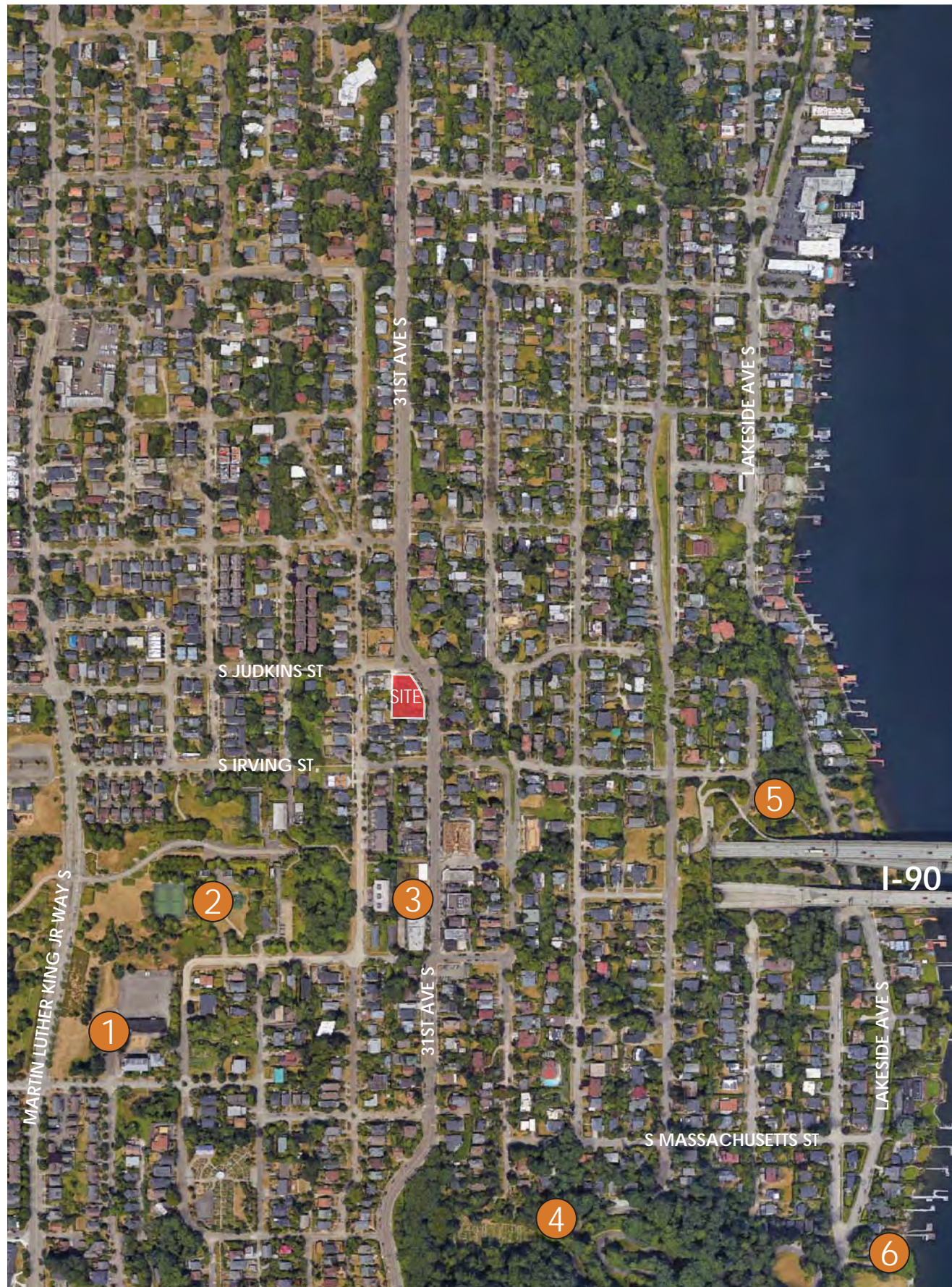


8 commercial storefront to south



9 commercial building to south





1 Blue Dog Pond



2 Sam Smith Park



3 Mt. Baker Ridge Viewpoint



4 Colman Park

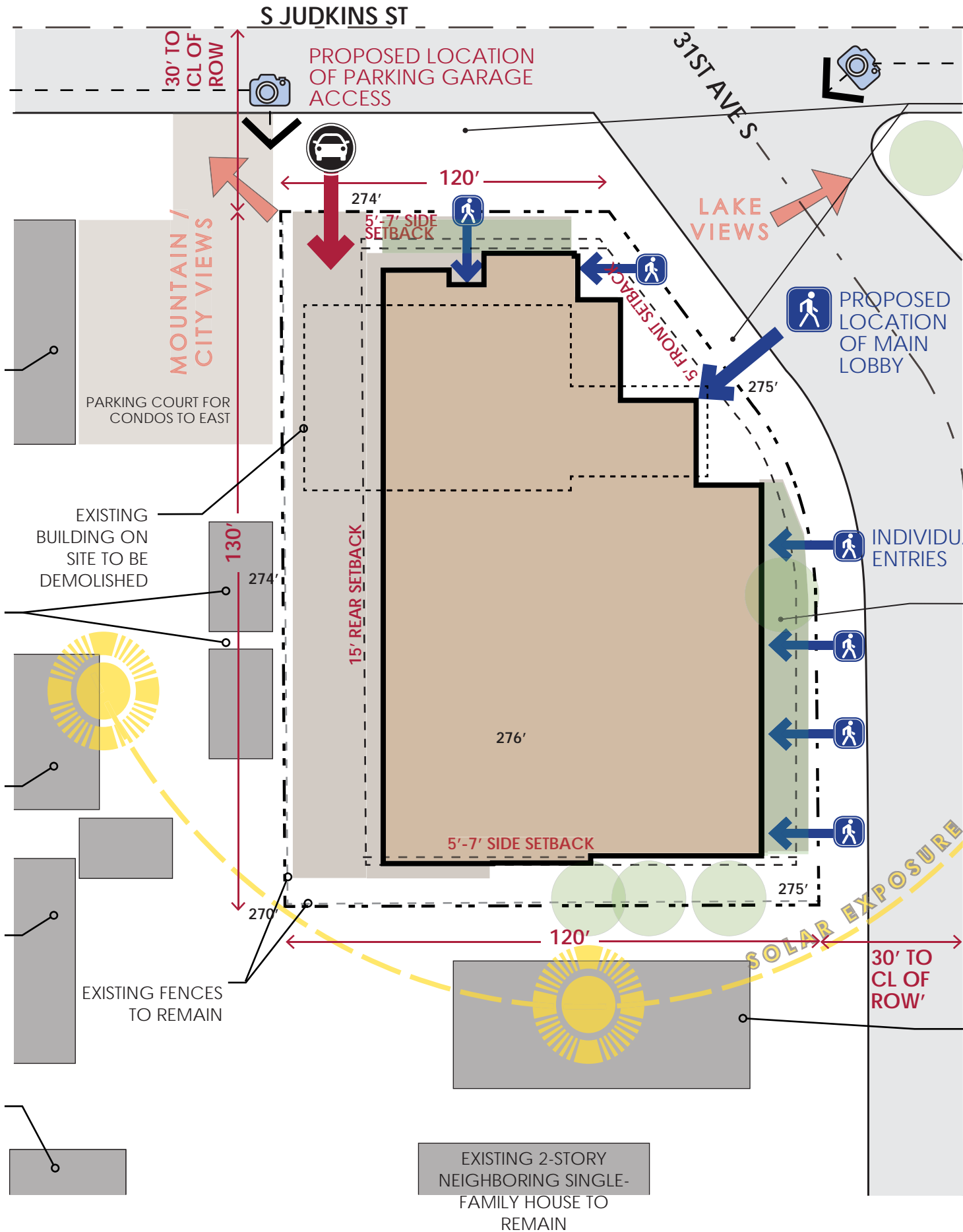


5 East Portal Viewpoint



6 Lake Washington Waterfront





EXISTING CURBCUTS AND DRIVEWAY TO BE REMOVED



EXISTING BUILDINGS
 (to be demolished):
 Quantity: 1
 1-story
 ~3,500 total gsf
 existing use: not in use
 previous use: gas station

LEGAL DESCRIPTION:
 THE NORTH 5.00 FEET OF LOT 17 AND ALL OF LOT 18, 19, 20, 21 AND 22, BLOCK 1, PROSPECT TERRACE ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 33, IN KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION OF SAID LOTS 20, 21 AND 22 CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO. 57437 FOR 31ST AVENUE SOUTH AS PROVIDED BY CITY OF SEATTLE ORDINANCE NO. 15637;

SUBJECT TO AN EASEMENT FOR TELECOMMUNICATIONS RECORDED UNDER KING COUNTY AUDITOR FILE NUMBER 9206121374.

EXISTING 3-STY MULTI-FAMILY CONDOS TO REMAIN

EXISTING BUILDING ON SITE TO BE DEMOLISHED

EXISTING 1-STORY NEIGHBORING SF STRUCTURES TO REMAIN

EXISTING 2-STORY NEIGHBORING SINGLE-FAMILY HOUSE TO REMAIN

EXISTING 2-STORY NEIGHBORING SINGLE-FAMILY HOUSE TO REMAIN

EXISTING 2-STORY NEIGHBORING SINGLE-FAMILY HOUSE TO REMAIN

EXISTING 2-STORY NEIGHBORING SINGLE-FAMILY HOUSE TO REMAIN

Garden courts

EXISTING 2-STORY NEIGHBORING SINGLE-FAMILY HOUSE TO REMAIN



Leschi Neighborhood-Specific Design Guidelines

CS

CONTEXT & SITE

> CS2.B.2: Connection to the Street

Connection to the Street: Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm.

Response: The preferred concept engages the street with garden level courts and landscaping, and with front porch stoops that are inviting and articulated.

> CS3.A.1 Fitting Old and New Together

Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

Response: The preferred concept engages the character of the surroundings in similar ways to the adjacent single-family houses with individual elevated unit entries

PL

PUBLIC LIFE

> PL3.B.2: Ground-level Residential

Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street and sidewalk

Response: In the preferred concept, residential units are separated from the street by garden courts and stairs to residential entries, which clearly delineate a transition from public to private. Street-facing patios and garden courts add multiple layers of buffer for safety and security.

DC

DESIGN CONCEPT

> DC2.C.2: Dual Purpose Facade Elements

Consider architectural features that can be dual purpose—adding depth, texture, and scale as well as serving other project functions.

Response: In the preferred concept, the massing is articulated by a push and pull of the levels. This serves a dual purpose to break up the massing, provides shaded exterior space, as well as contributes positively to energy efficiency and weather protection.

> DC4.A.1: Exterior Elements and Finishes

Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close.

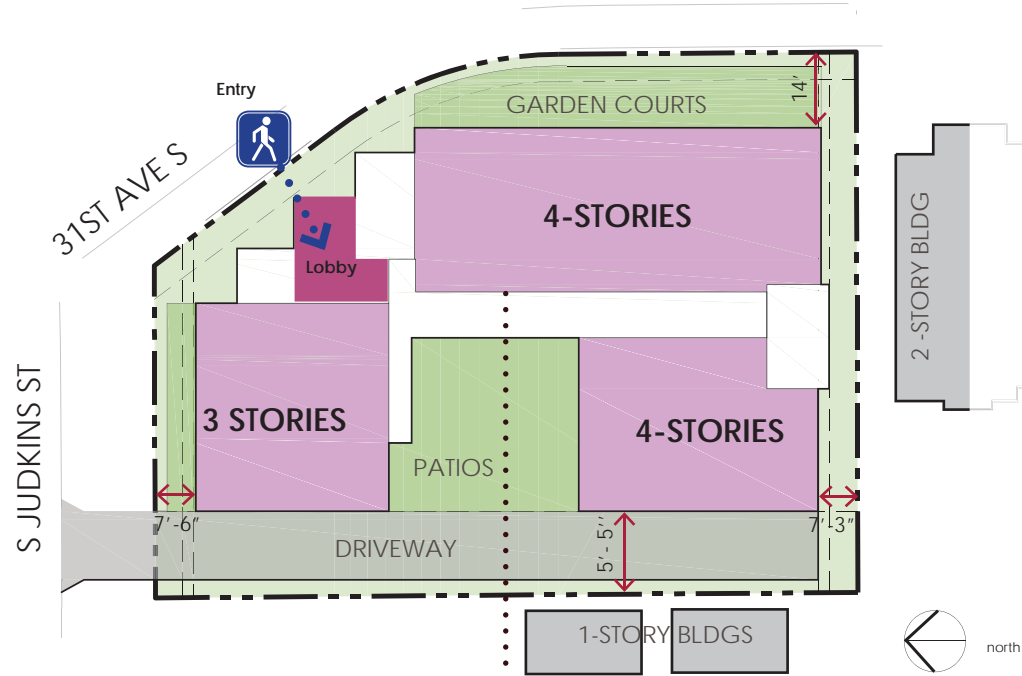
Response: Our proposal responds to the existing character of the surrounding single-family houses by proposing quality exterior finish materials. We propose to use metal panel, selective wood siding to provide warmth and a connection to the surrounding Craftsman architecture, and very selective use of cementitious panel. The differing depths of facade will be articulated with the same care and detail as the surrounding homes.



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scheme A BLOCK

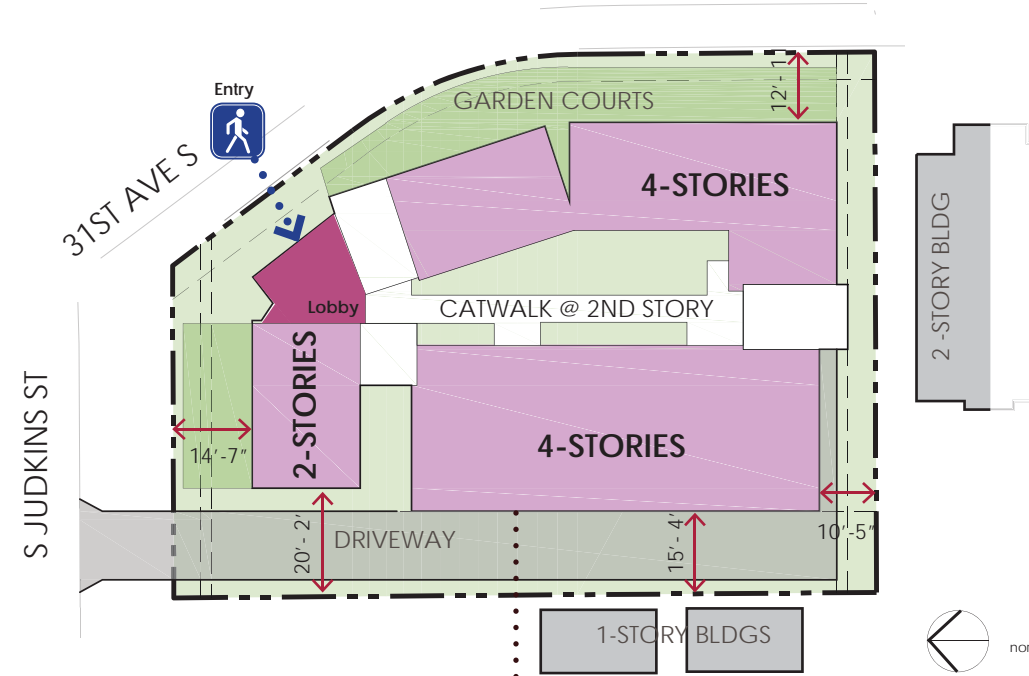
3 stories + basement/garden court
19 units
12 parking spaces
99.9% FAR (15,525 sf/15,531 sf)



LOOKING SW FROM 31ST AND JUDKINS

scheme B WEDGE

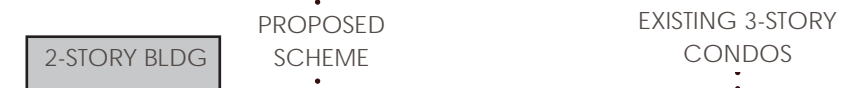
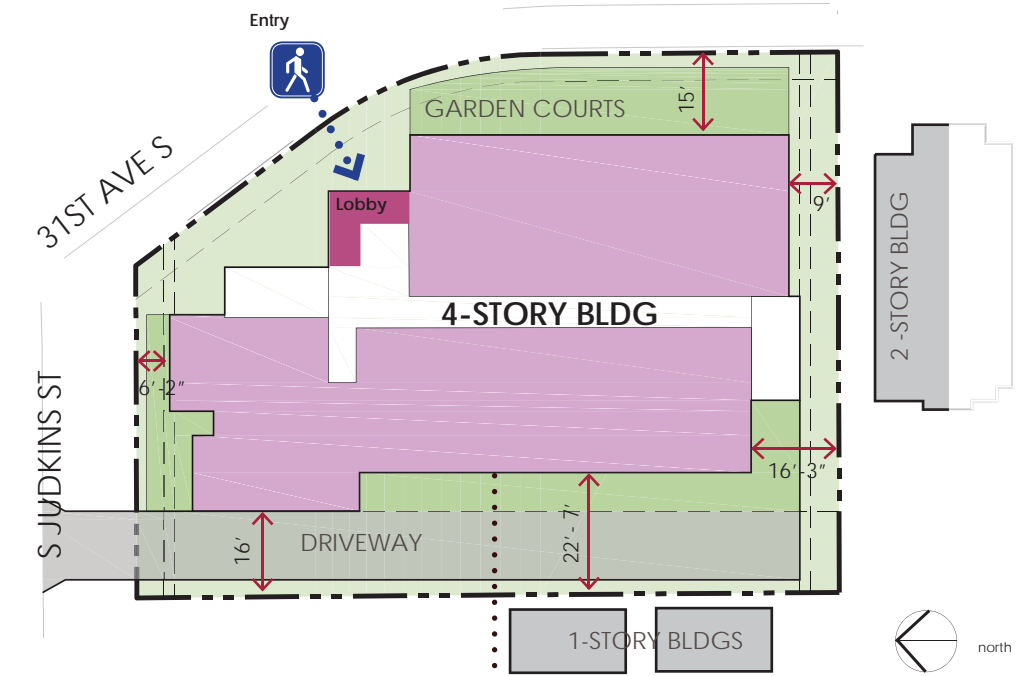
3 stories + basement/garden court
19 units
12 parking spaces
99.6% FAR (15,466 sf/15,531 sf)



LOOKING SW FROM 31ST AND JUDKINS

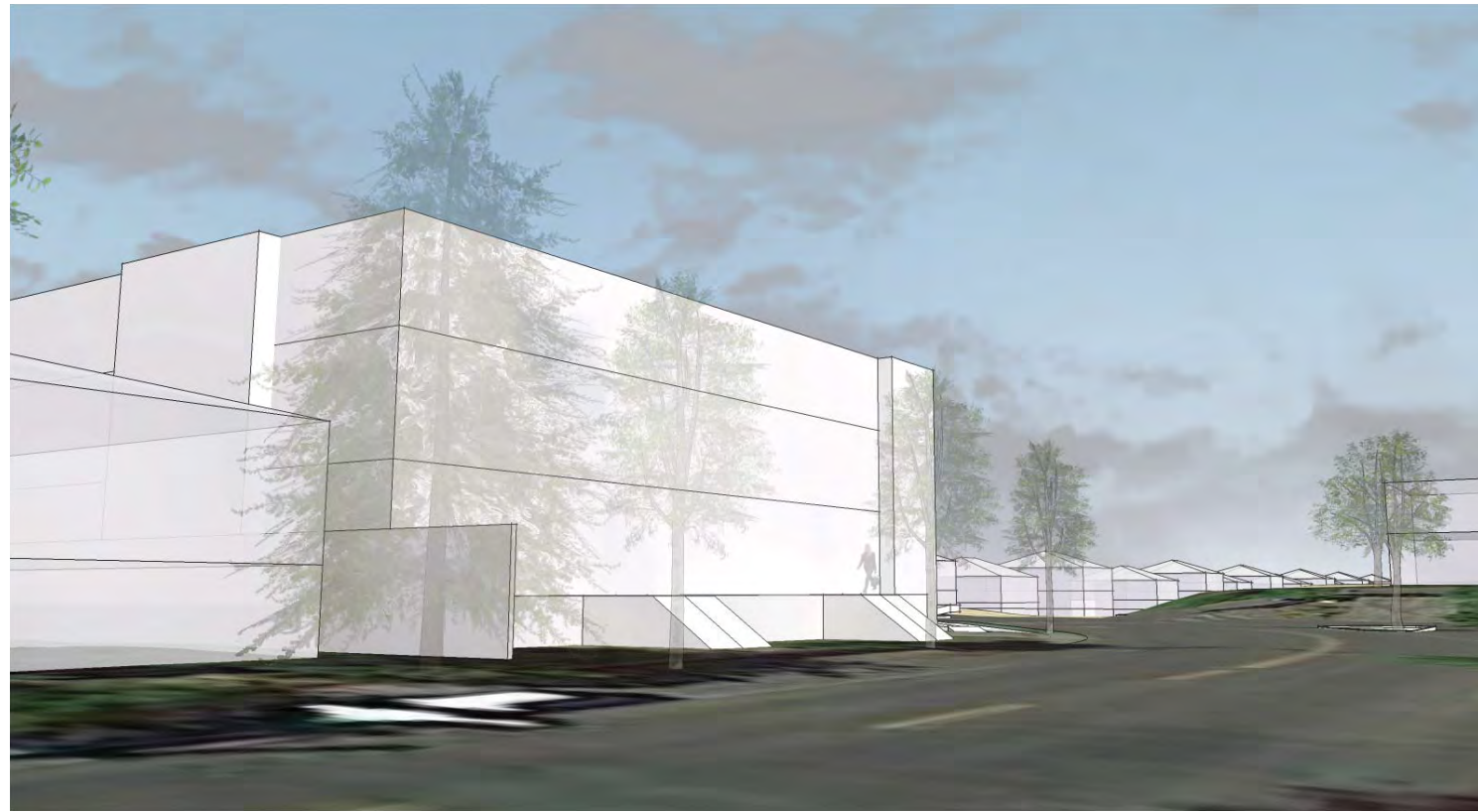
scheme C SHIFTED [PREFERRED]

3 stories + basement/garden court
17 units
12 parking spaces
100% FAR (15,531 sf)



LOOKING SW FROM 31ST AND JUDKINS

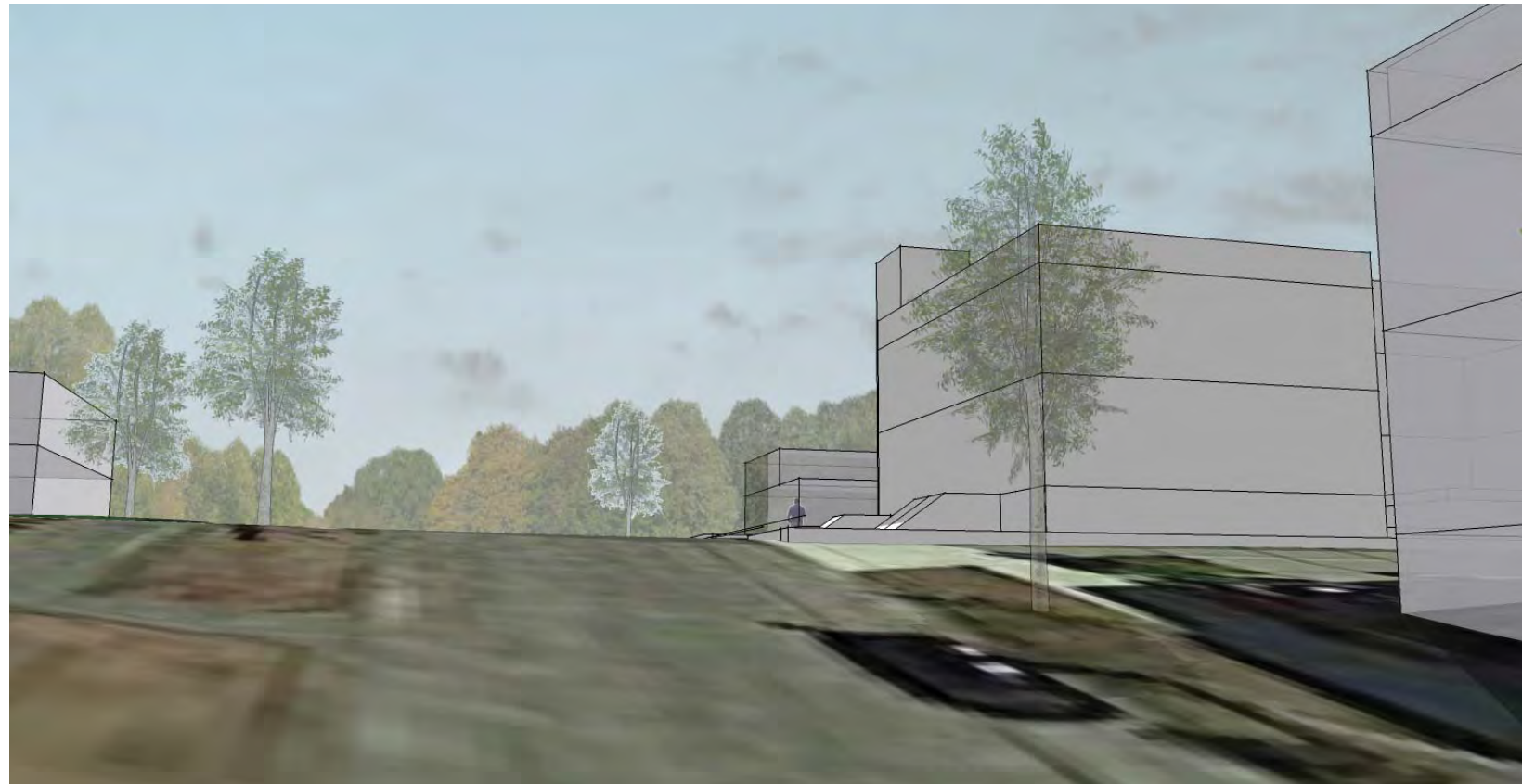
PEDESTRIAN ACCESS
 CIRCULATION / UTILITY
 UNIT
 LOBBY
 OUTDOOR SPACE



LOOKING NORTH FROM 31ST AVE S



LOOKING SOUTH FROM 31ST AVE S



LOOKING EAST FROM S JUDKINS ST



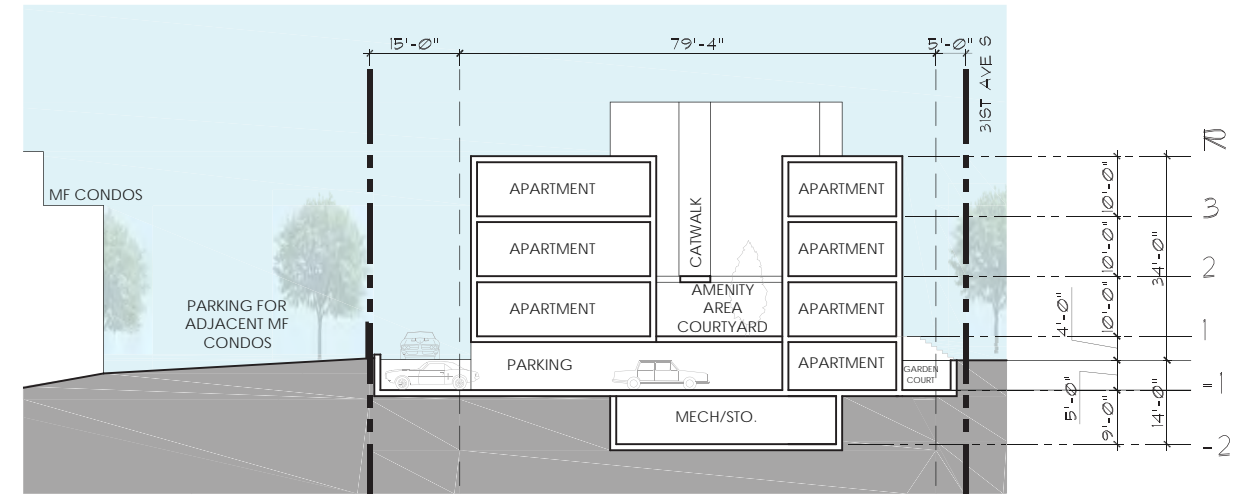
LOOKING SW FROM NEIGHBORING HOUSE

- 3 stories + sub-basement & basement
- 19 units
- 12 parking spaces: 63% provided; 50% required (1 per 2 units)
- FAR shown = 15,466 sf (99.6% FAR Utilization of max 15,531 sf allowed)
 - SB: 0 sf FAR (below grade)
 - B: 0 sf FAR (below grade)
 - 1: 5,555 sf
 - 2: 5,218 sf
 - 3: 4,693 sf
 - Roof: 0 sf

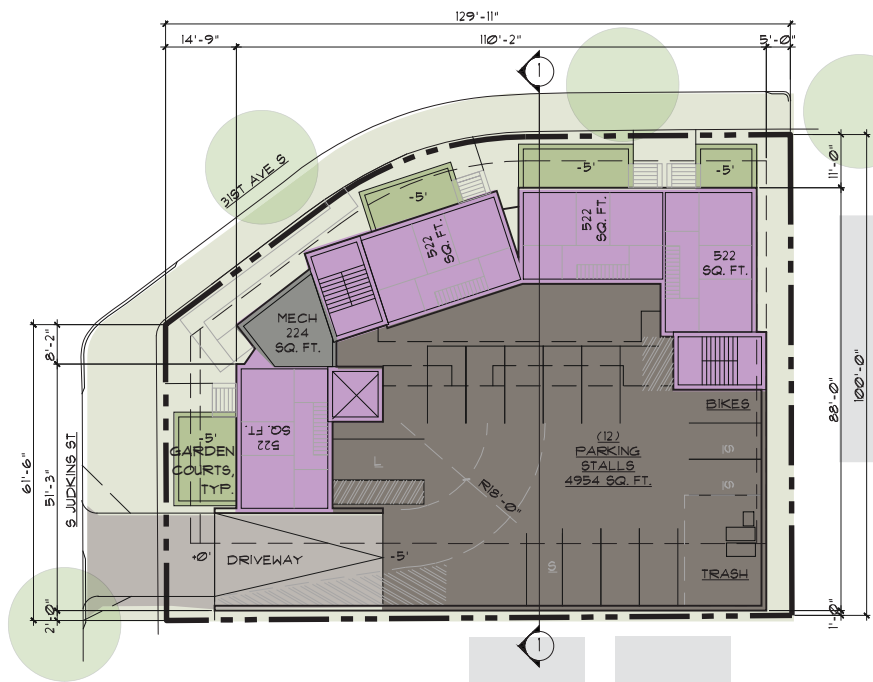
- central courtyard amenity for residents
- faceted plan breaks up facade around corner

challenges

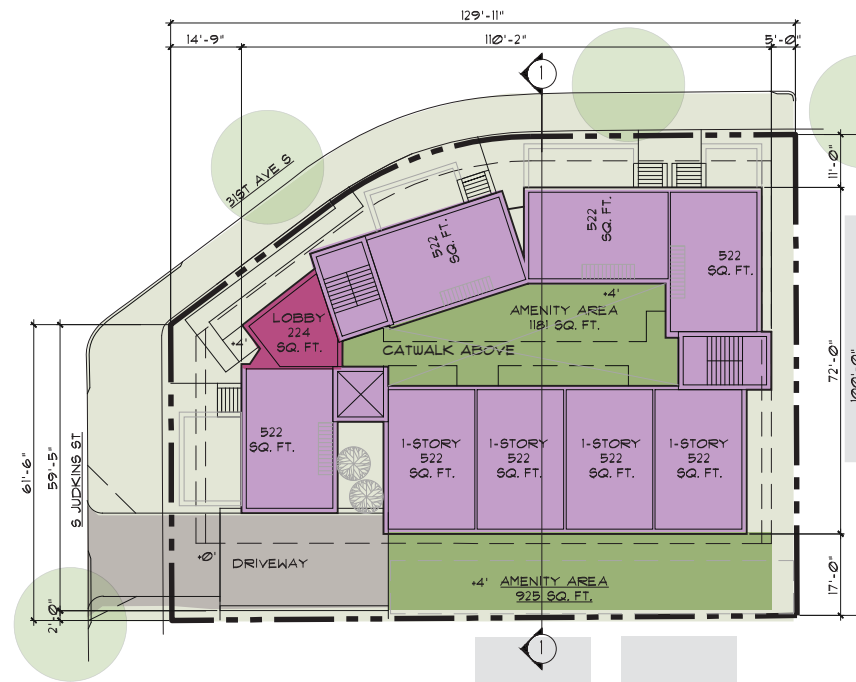
- courtyard void will require careful articulation to not feel cavernous
- additional exterior walls at courtyard are inefficient and costly, and will reduce budget for exterior street-facing materials
- departure required to provide amenity area within setback



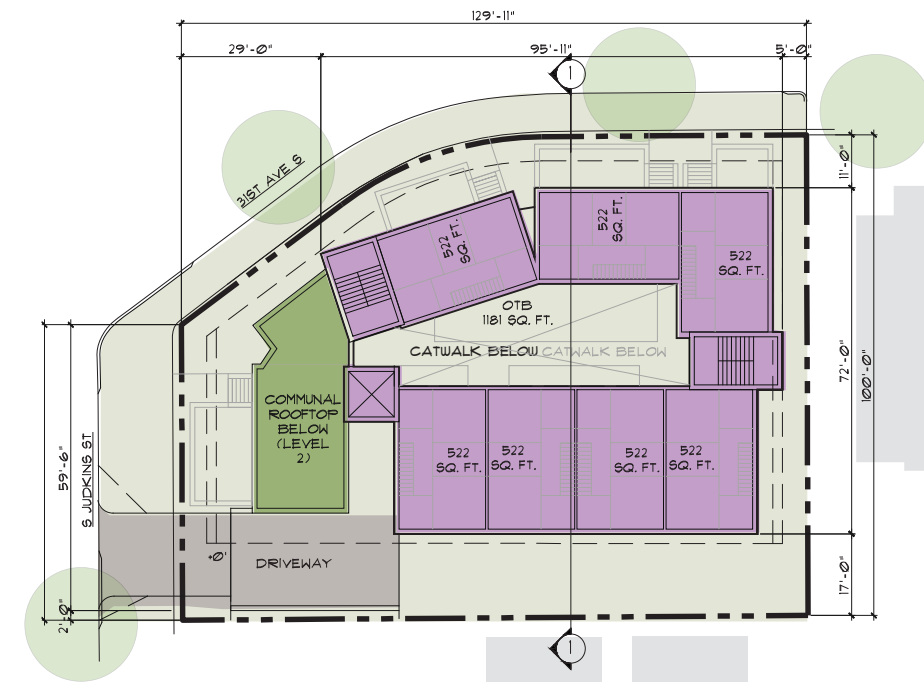
CONCEPTUAL SECTION LOOKING NORTH



BASEMENT (PARTIALLY BELOW GRADE)
(NOTE: UNIT STORAGE AND MECHANICAL IN SUB-BASEMENT)



GROUND FLOOR



FLOOR 3
(FLOOR 2 SIM.)

	RESIDENTIAL		SUPPORT
	LOBBY		AMENITY AREA

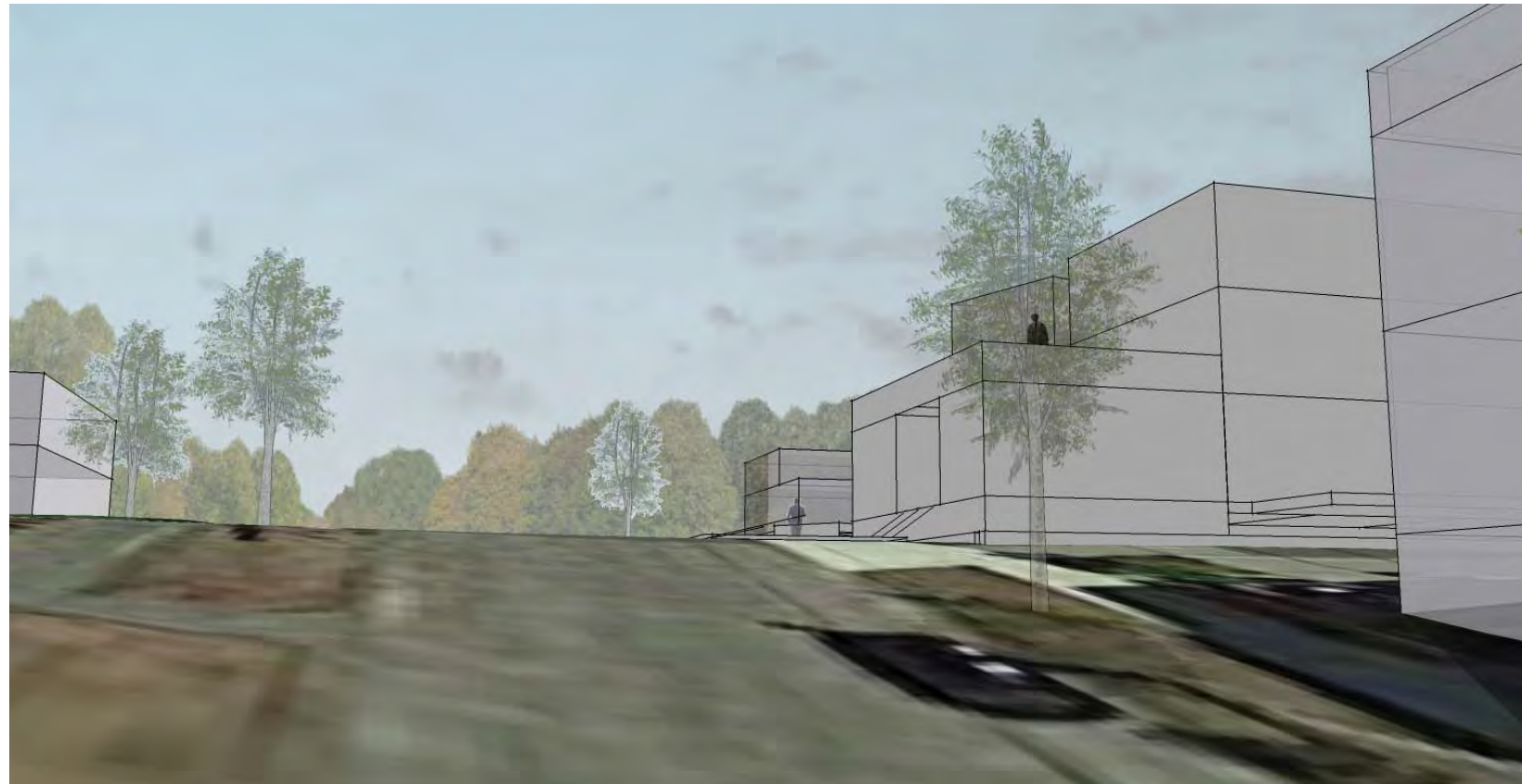




LOOKING NORTH FROM 31ST AVE S



LOOKING SOUTH FROM 31ST AVE S



LOOKING EAST FROM S JUDKINS ST



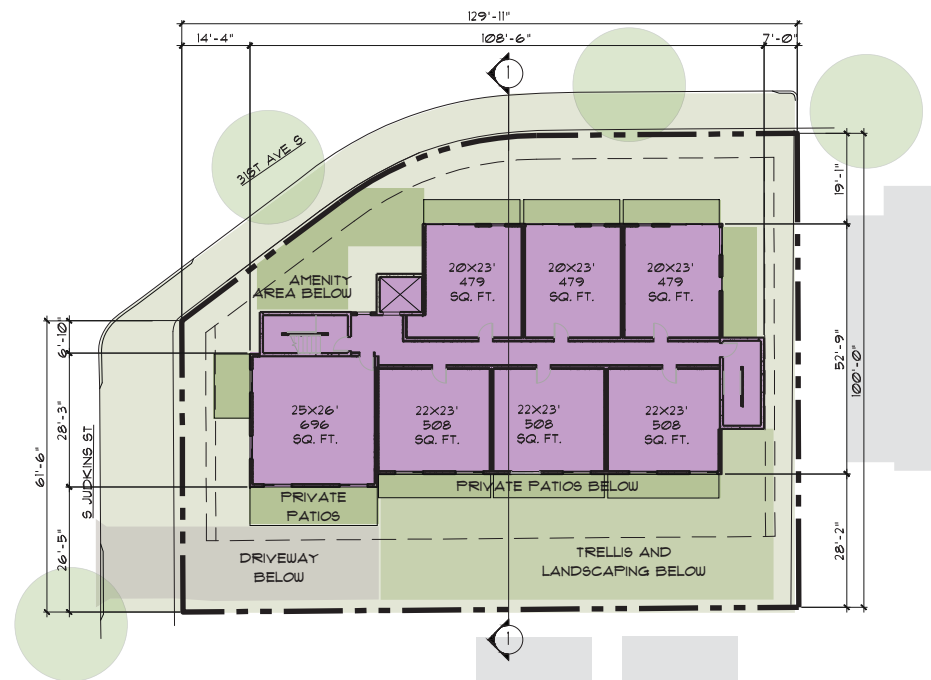
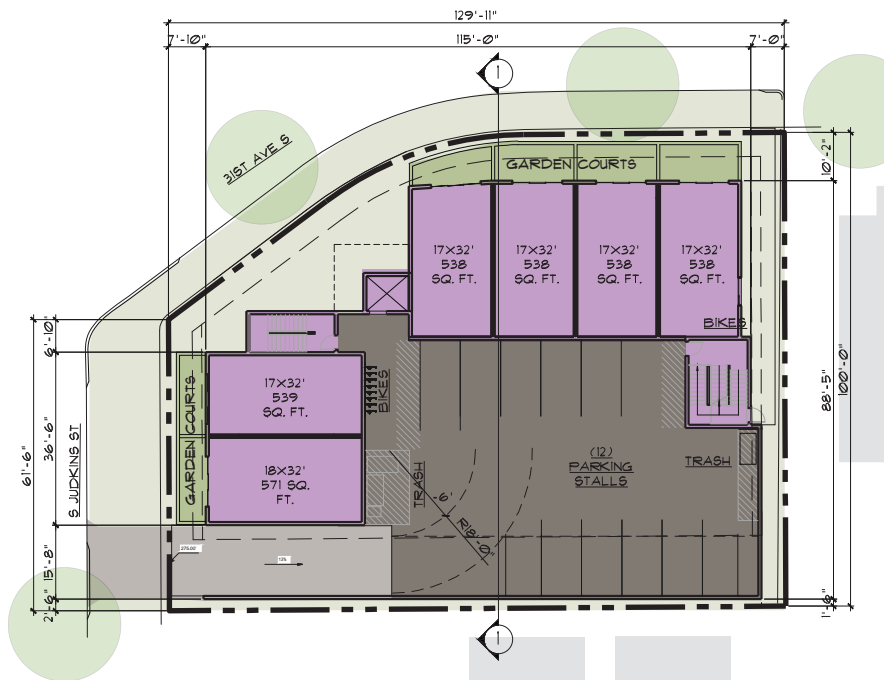
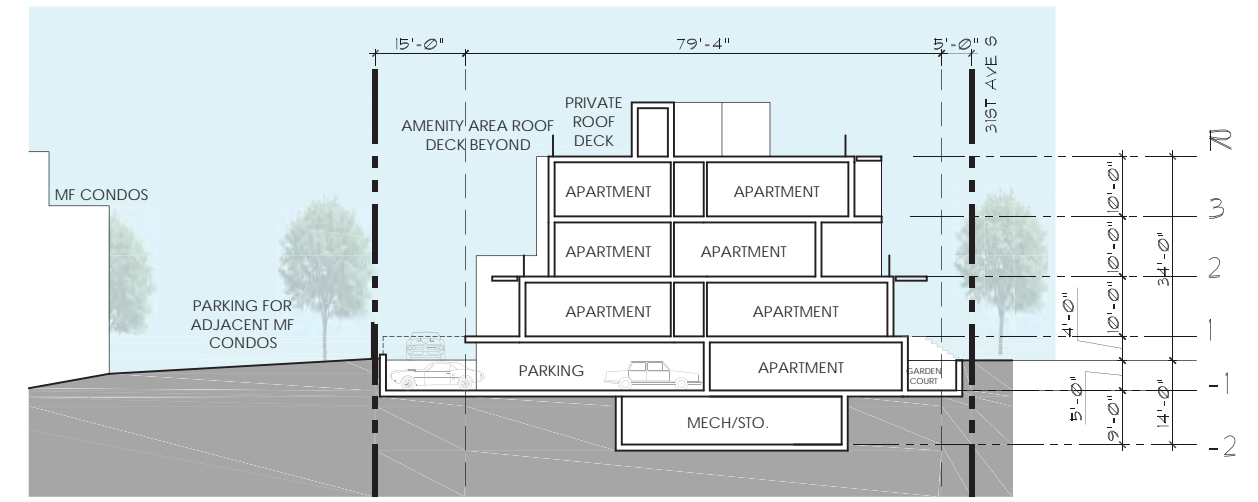
LOOKING SW FROM NEIGHBORING HOUSE





- 3 stories + sub-basement & basement
- 17 units
- 12 parking spaces: 70% provided, 50% required (1 per 2 units)
- FAR shown = 15,525 sf (99.9% FAR Utilization of max 15,531 sf allowed)
 - SB: 0 sf FAR (below grade)
 - B: 0 sf FAR (below grade)
 - 1: 6,086 sf
 - 2: 4,334 sf
 - 3: 4,695 sf
 - Roof: 409 sf


- offset plan allows opportunities for private outdoor areas and broken down massing
- building pulled away from setbacks at upper floors

challenges


- departures required for trellis within setback
- garden courts and elevated front stoops will require careful detail to transition from public to private



 RESIDENTIAL	 SUPPORT
 LOBBY	 AMENITY AREA

 north

SCHEME  [PREFERRED] SHIFTED

 Acer DEVELOPMENT
THINK. BUILD. LIVE.

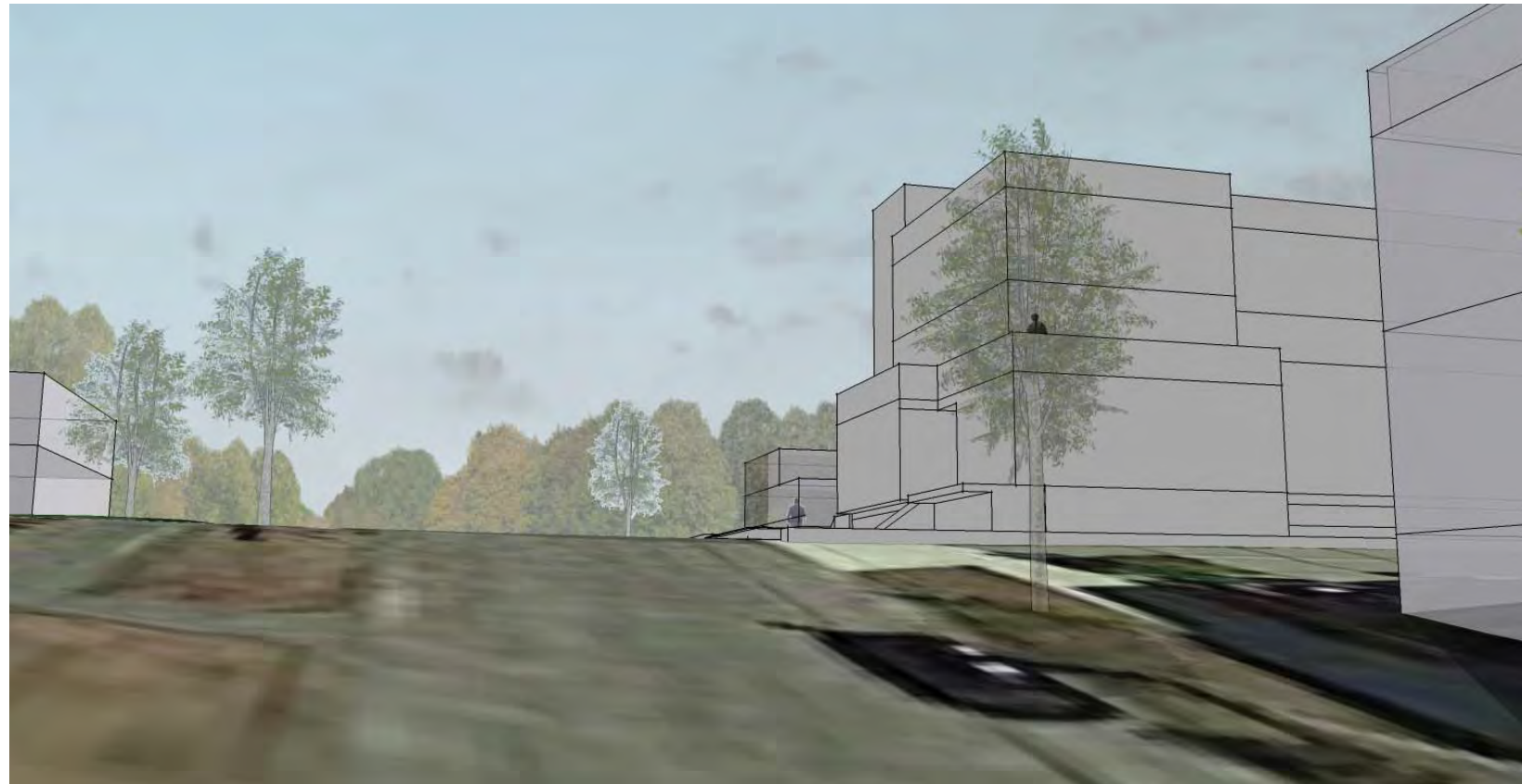
JOHNSTON ARCHITECTS PLLC 



LOOKING NORTH FROM 31ST AVE S



LOOKING SOUTH FROM 31ST AVE S



LOOKING EAST FROM S JUDKINS ST



LOOKING SW FROM NEIGHBORING HOUSE

SCHEME



[PREFERRED] SHIFTED



Acer DEVELOPMENT
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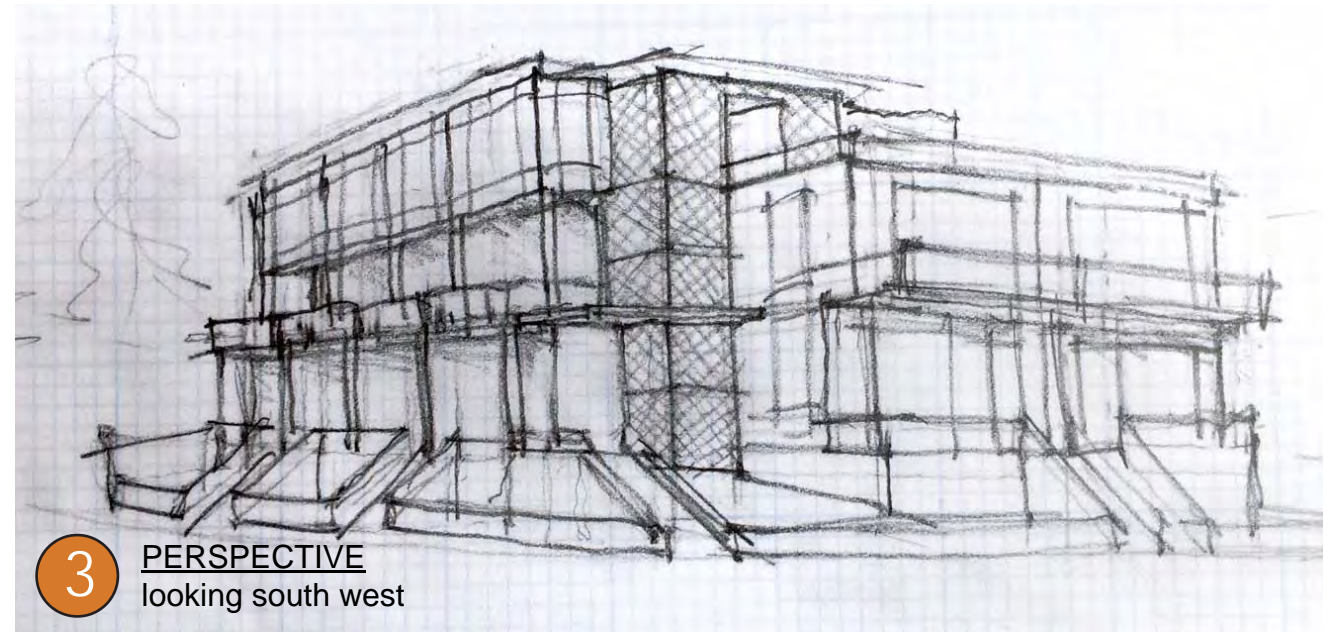




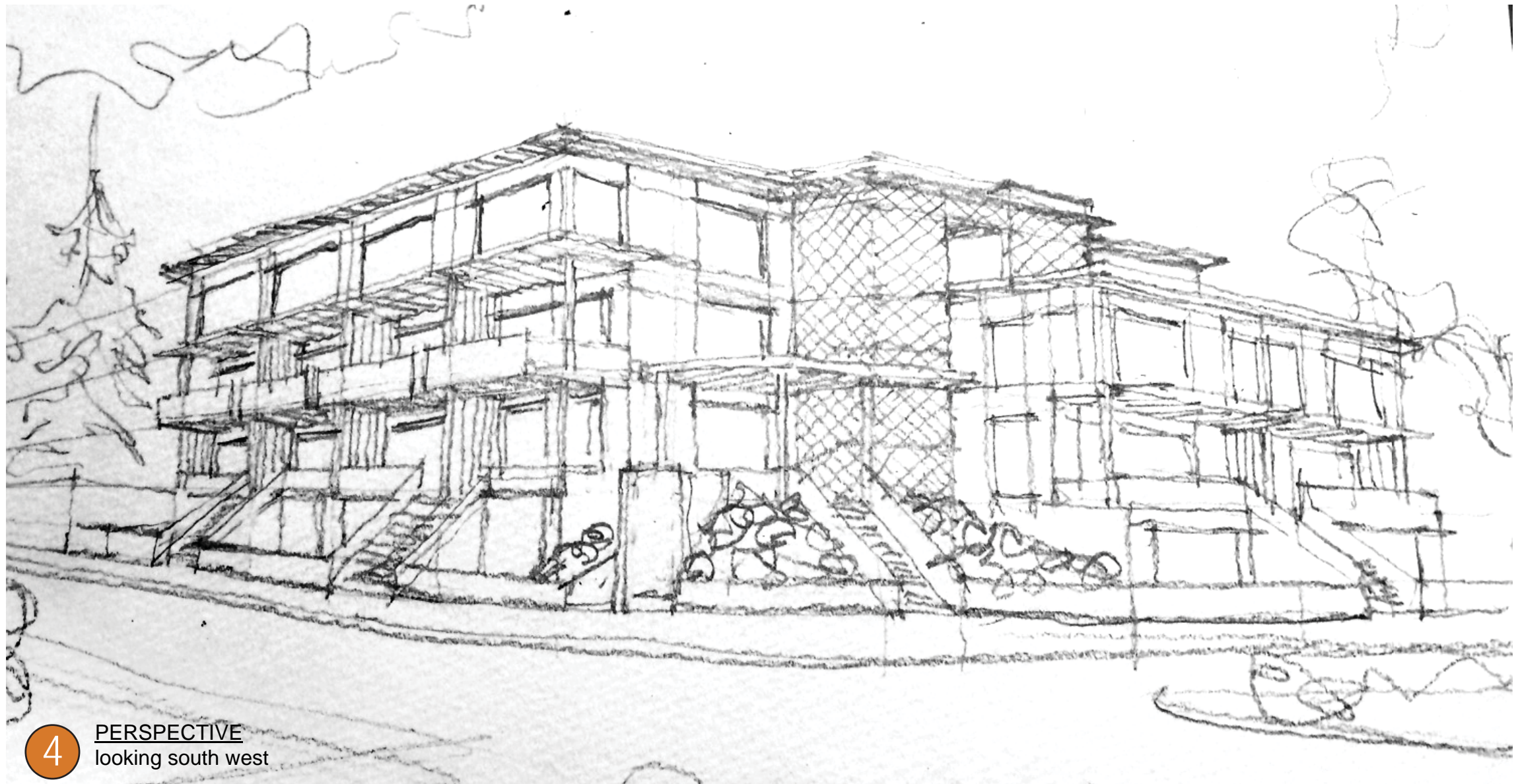
1 **PERSPECTIVE**
looking south west



2 **BIRD'S EYE**
looking south west

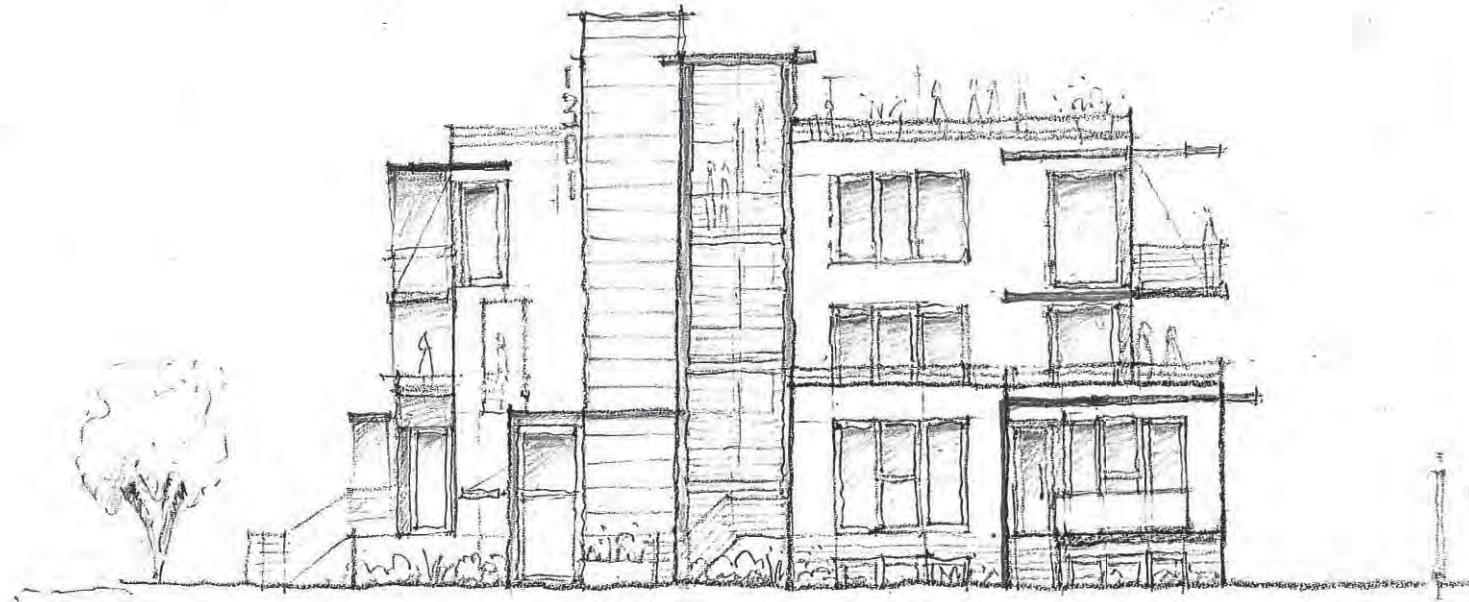


3 **PERSPECTIVE**
looking south west



4 **PERSPECTIVE**
looking south west

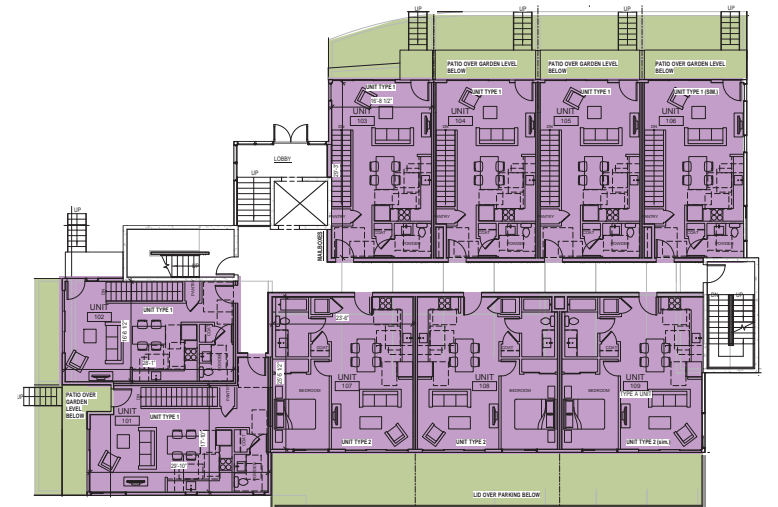




A NORTH ELEVATION
SCALE 1/16" = 1'-0"



B EAST ELEVATION
SCALE 1/16" = 1'-0"



KEY PLAN
level 1
nts

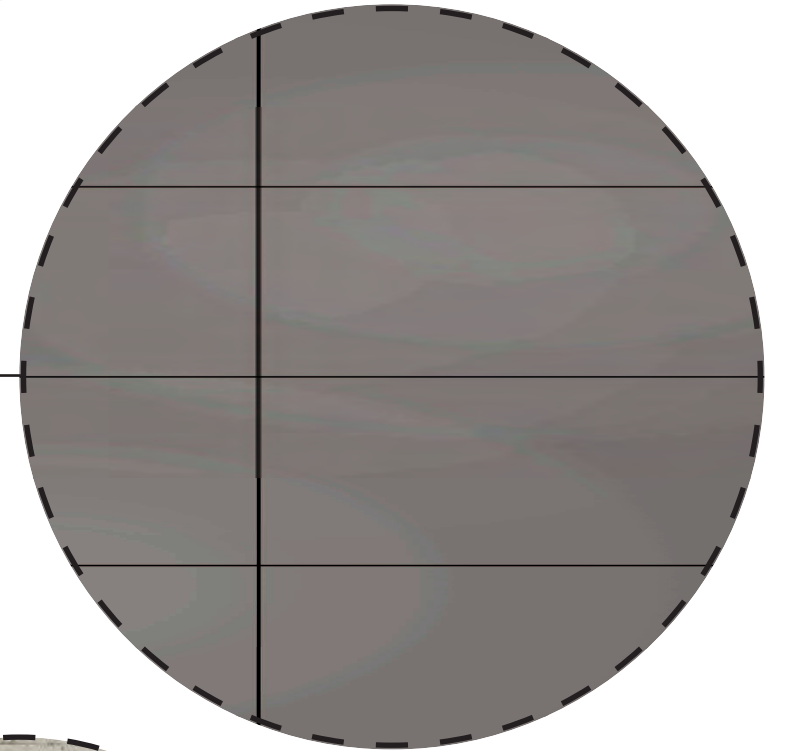


-  RESIDENTIAL
-  LOBBY
-  CIRCULATION/UTILITY
-  AMENITY AREA

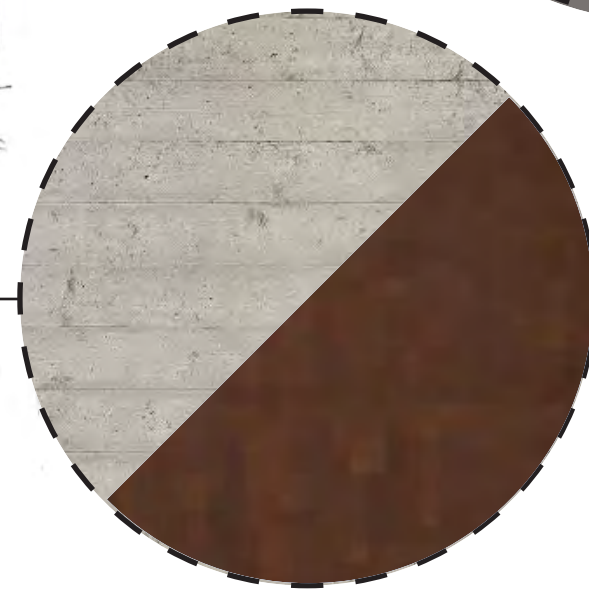




STAINED CEDAR ACCENTS
(provides warmth and connection to surrounding Craftsman architecture)

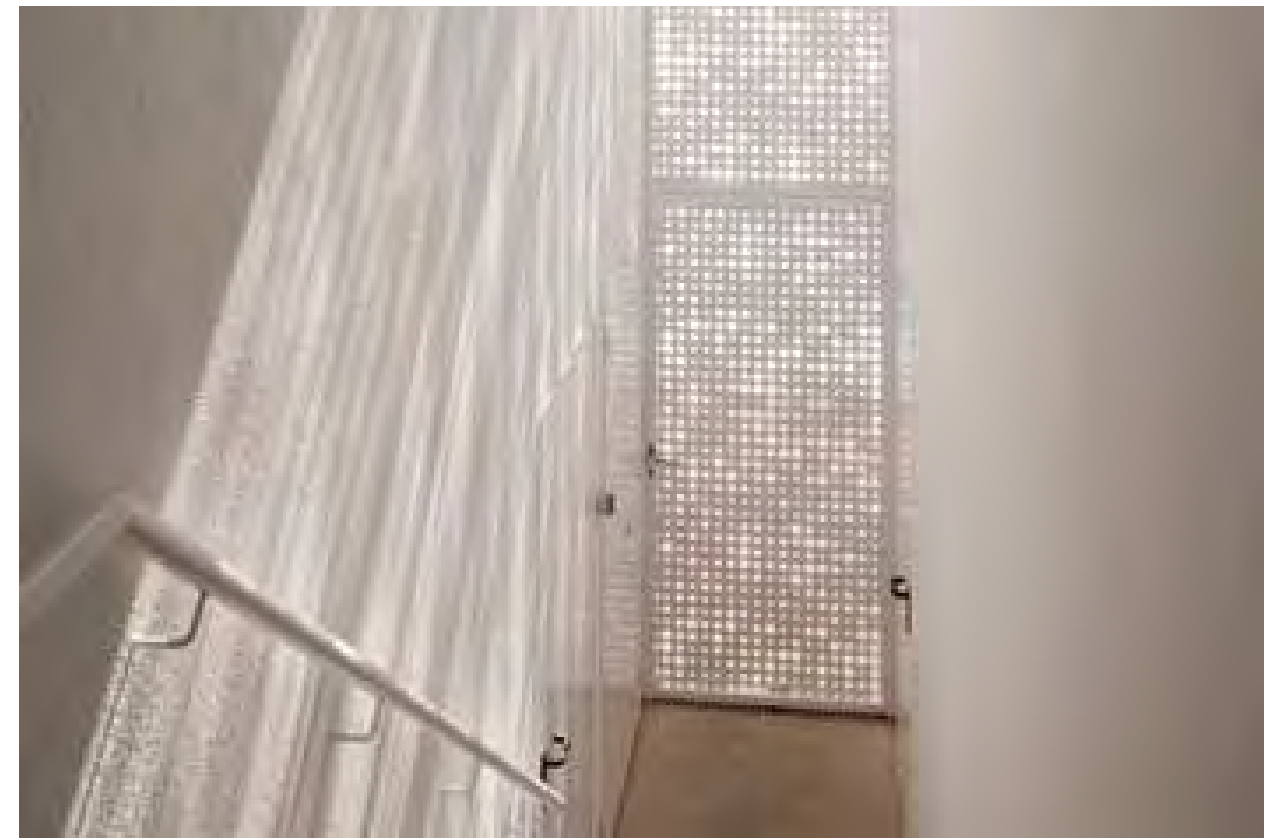
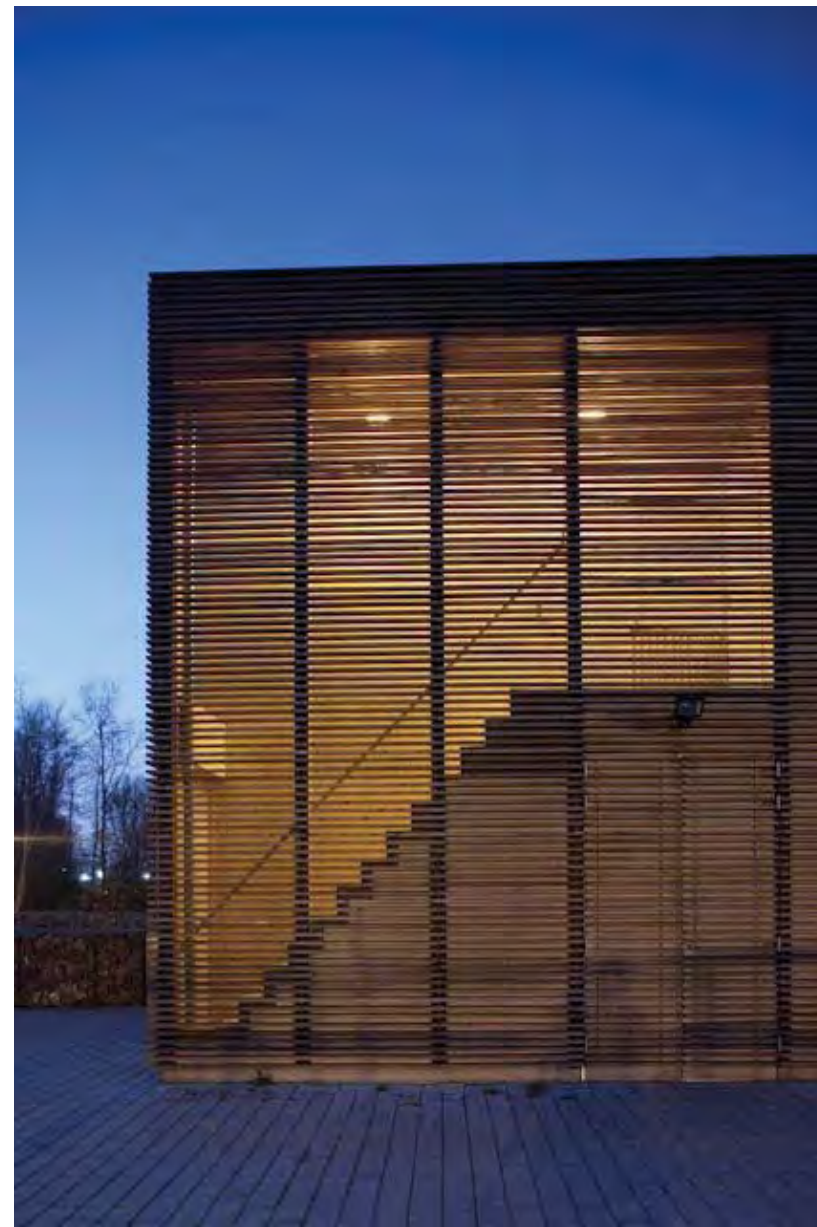


DARK METAL PANEL



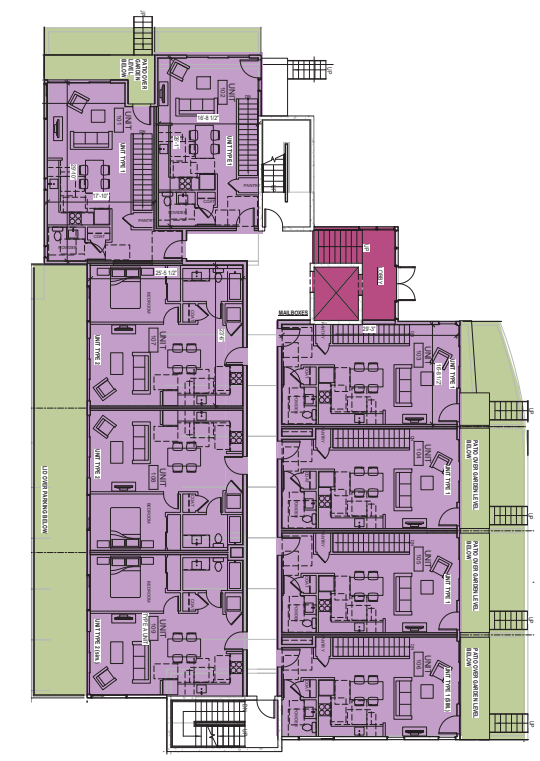
TEXTURED CONCRETE /
STEEL PLANTERS







A NORTH ELEVATION
NTS



B EAST ELEVATION
NTS

KEY PLAN
level 1
nts



- RESIDENTIAL
- LOBBY
- AMENITY AREA
- CIRCULATION/UTILITY



C SOUTH ELEVATION
NTS



D WEST ELEVATION
NTS



KEY PLAN
level 1
nts



- RESIDENTIAL
- LOBBY
- CIRCULATION/UTILITY
- AMENITY AREA

PREFERRED SCHEME



Character Studies

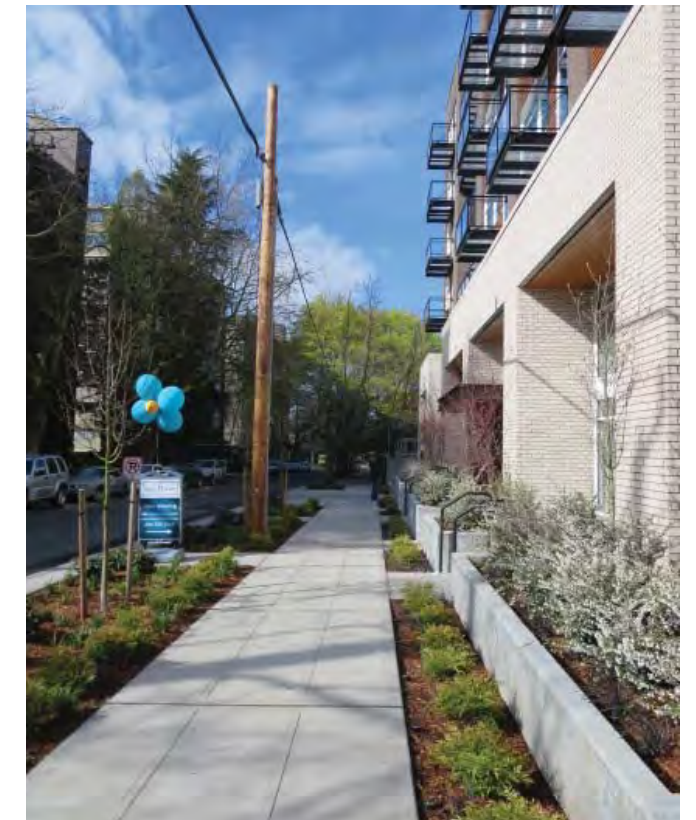
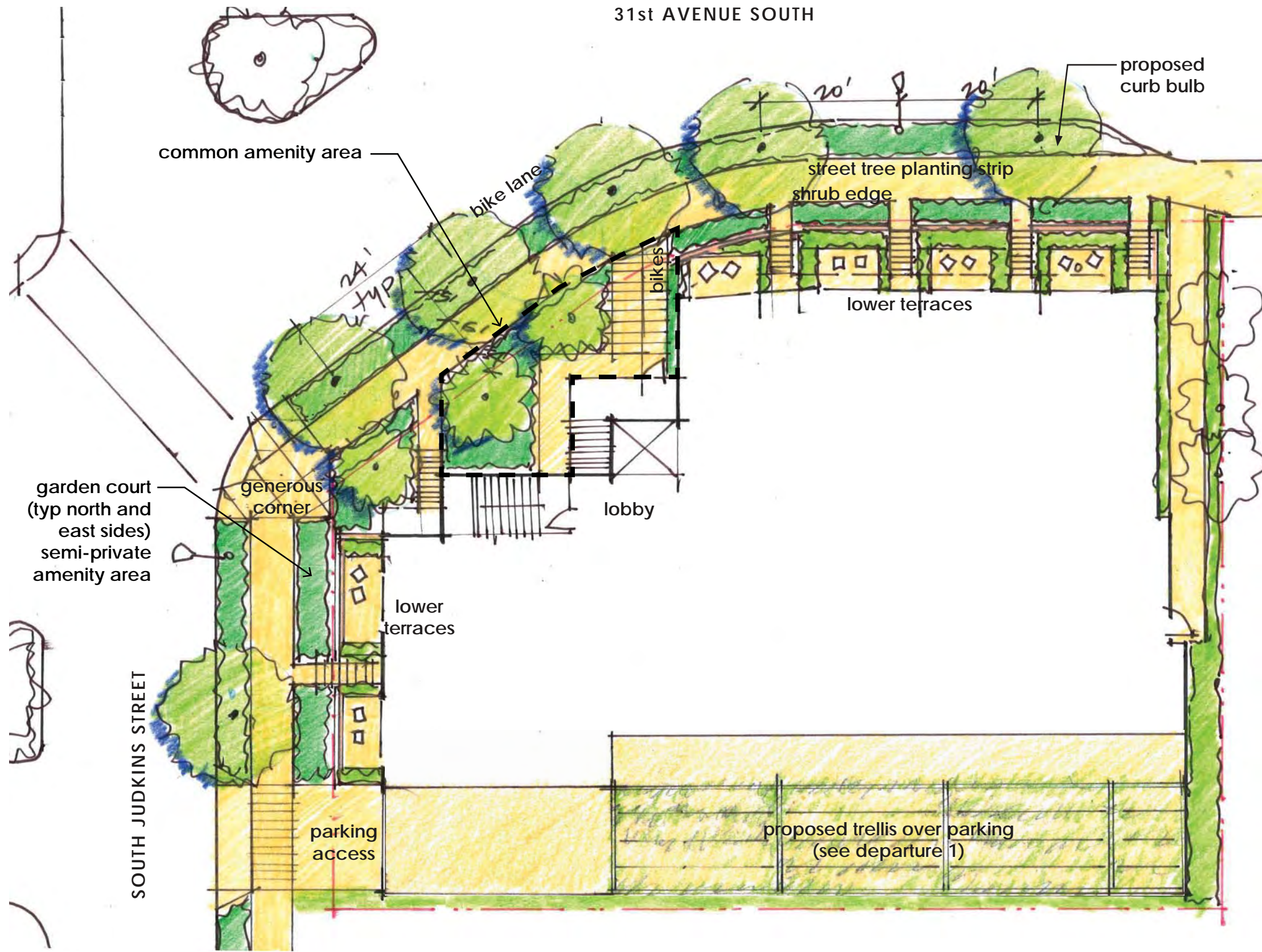


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31st AVENUE SOUTH

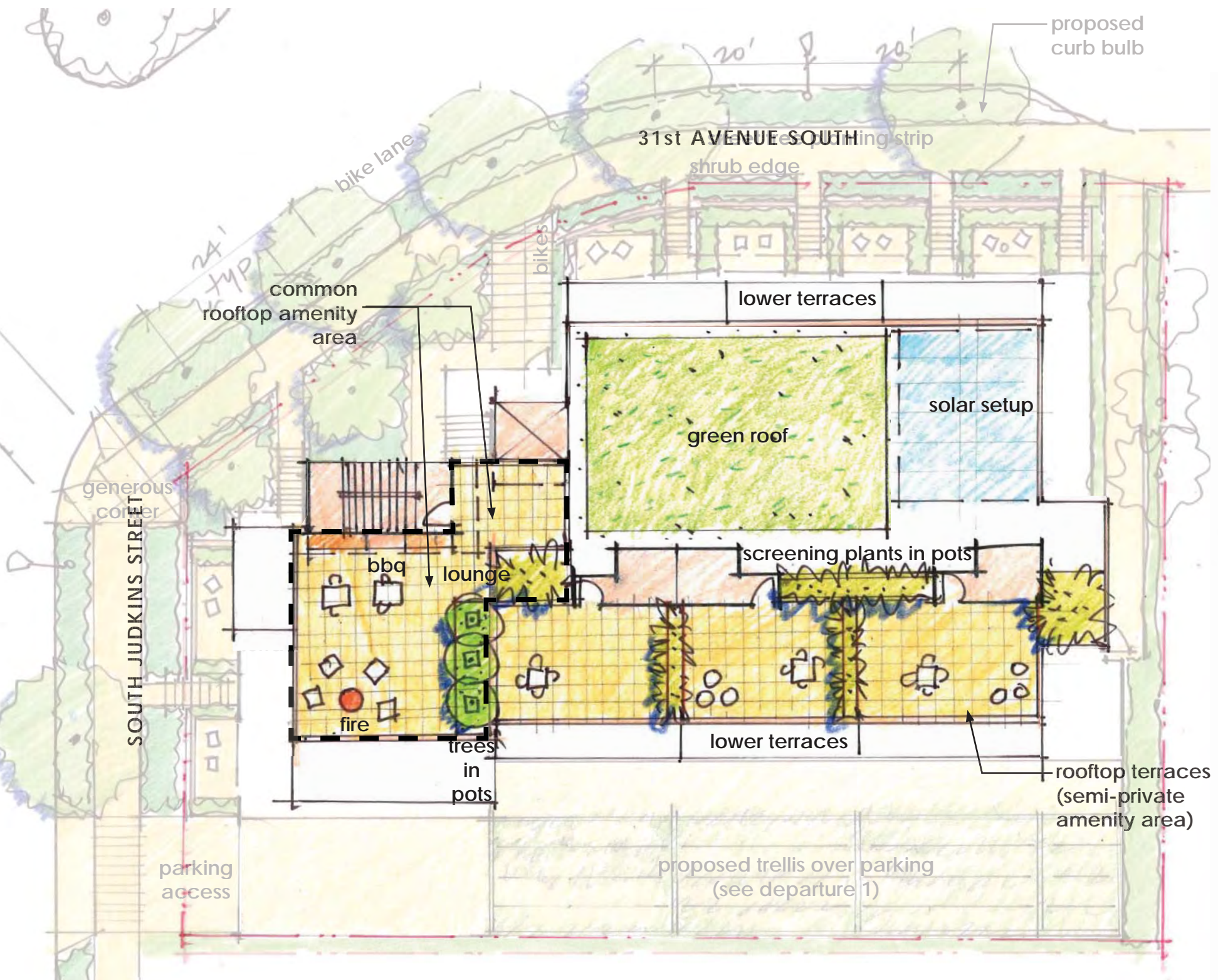


street tree strip and shrub edge

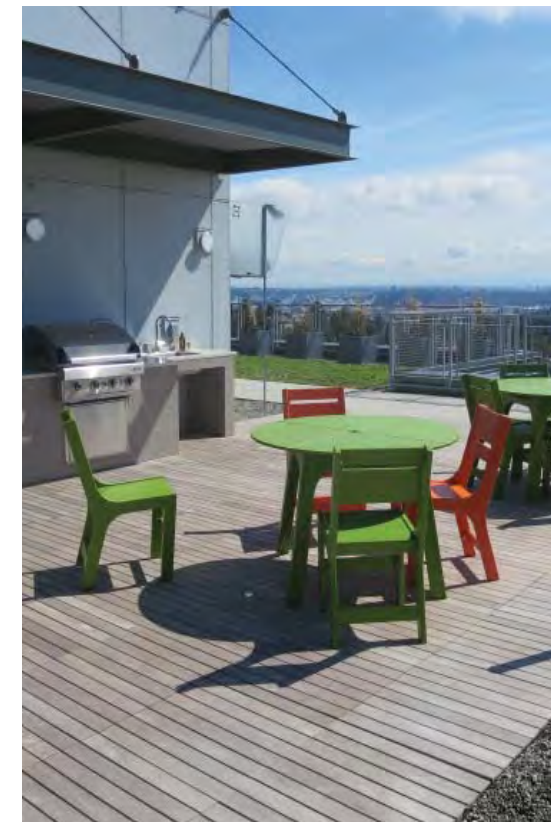


terraces





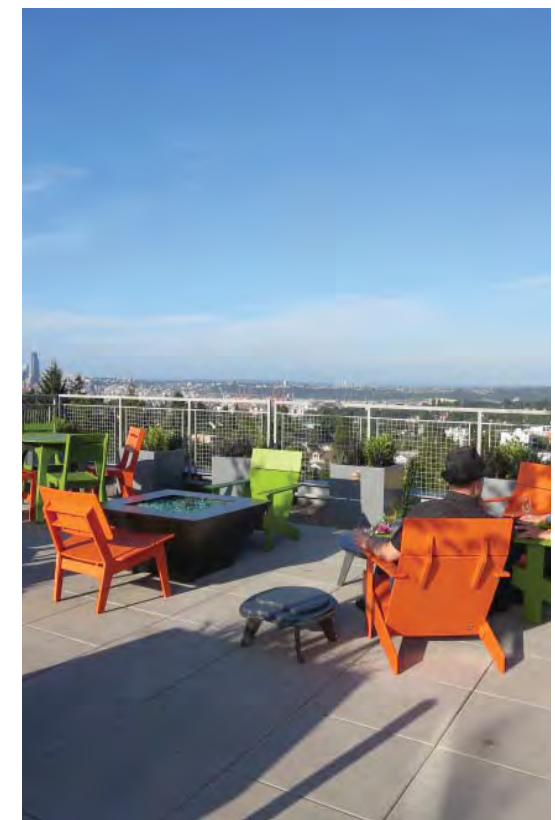
trees in pots



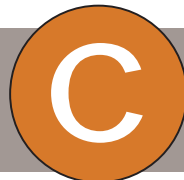
bbq



screening plants in pots



informal fire



A

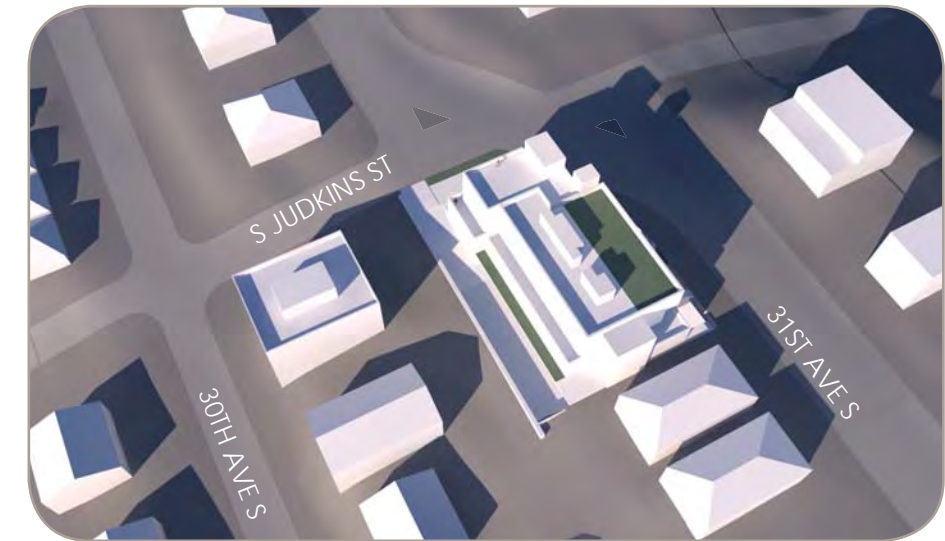
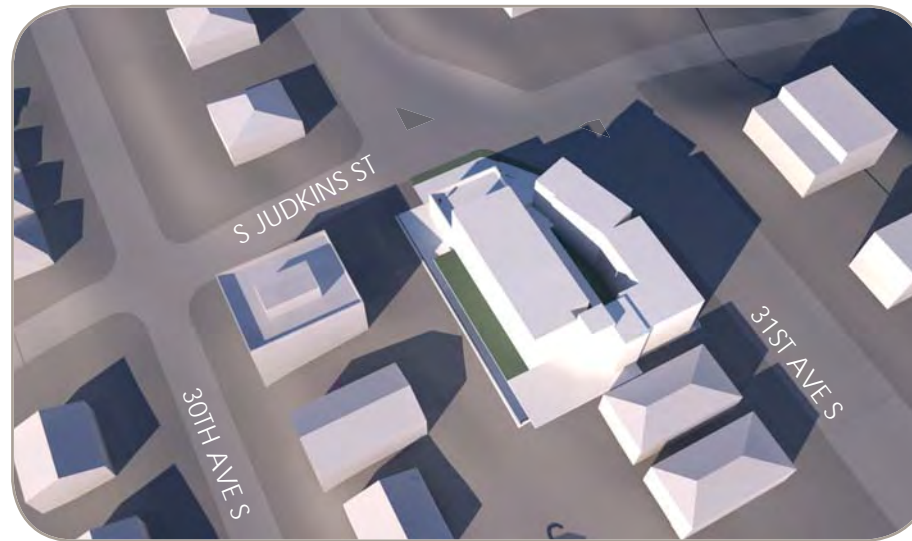
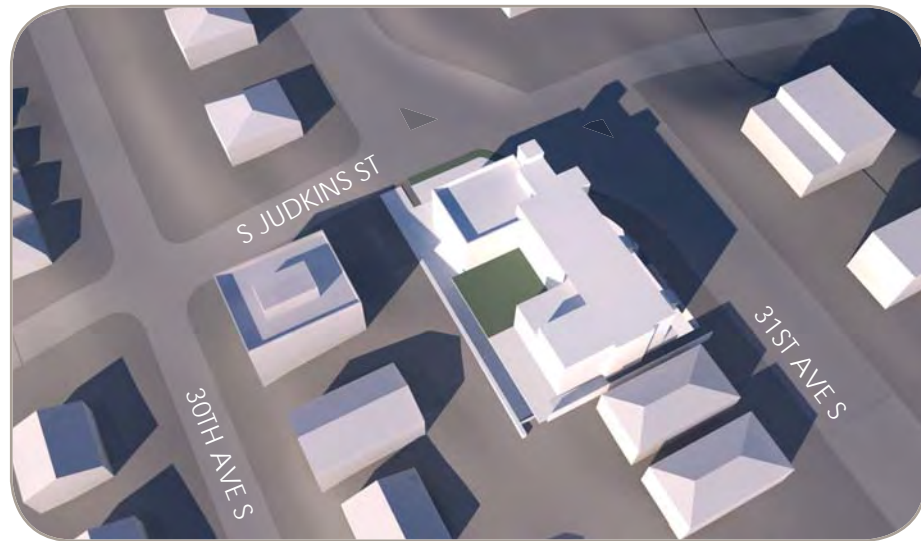
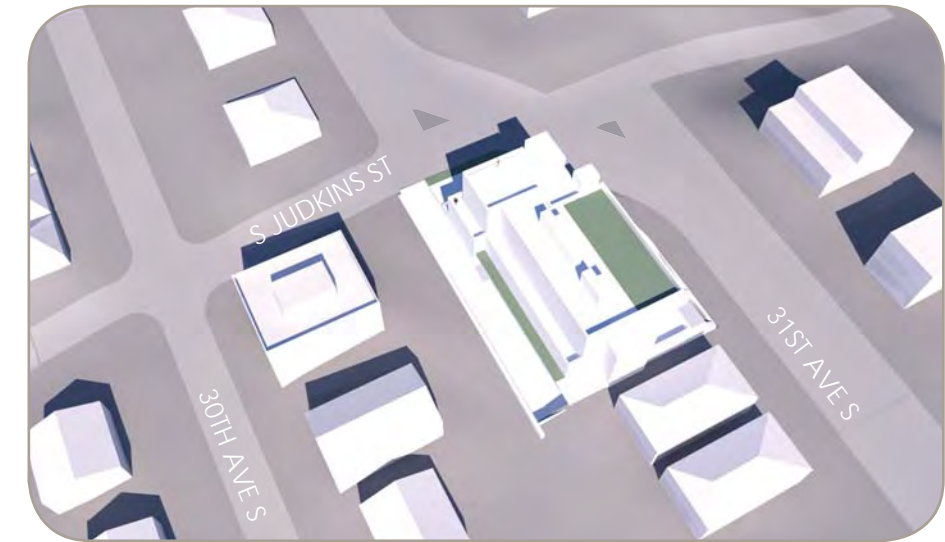
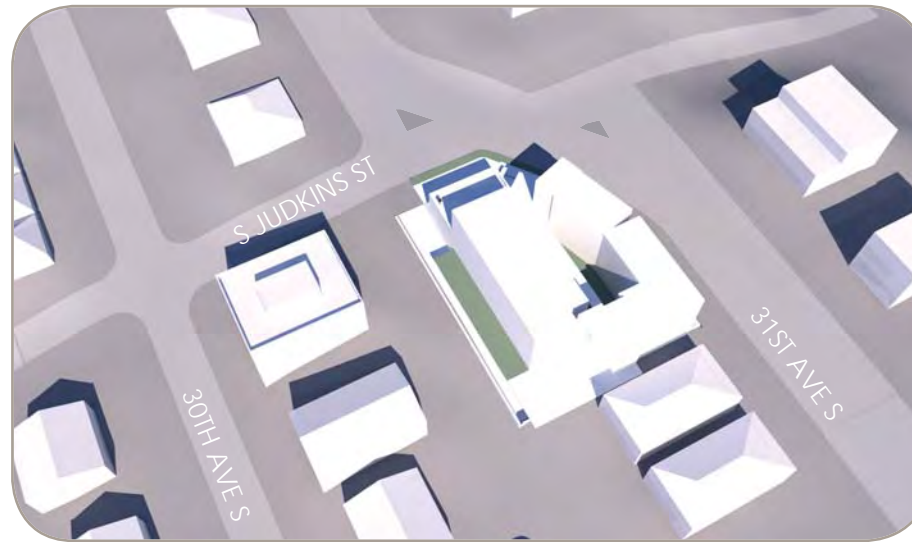
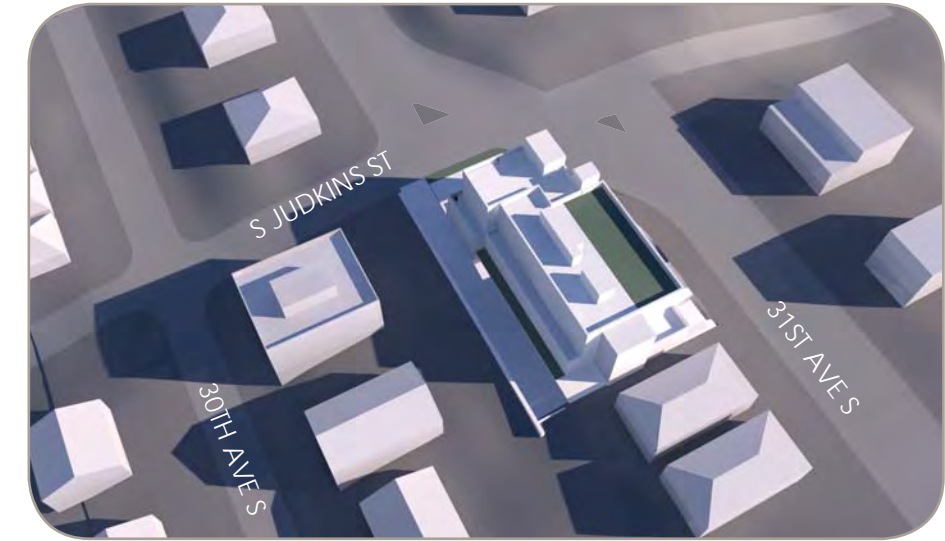
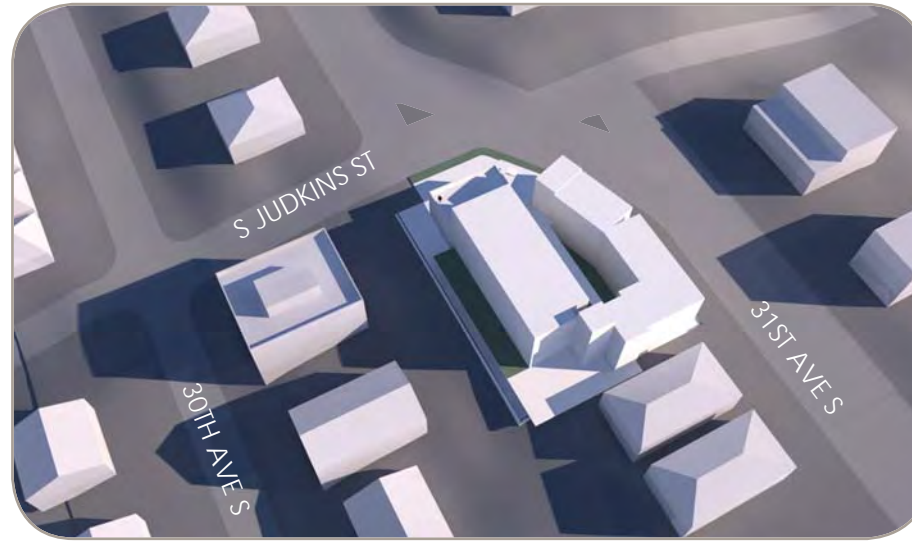
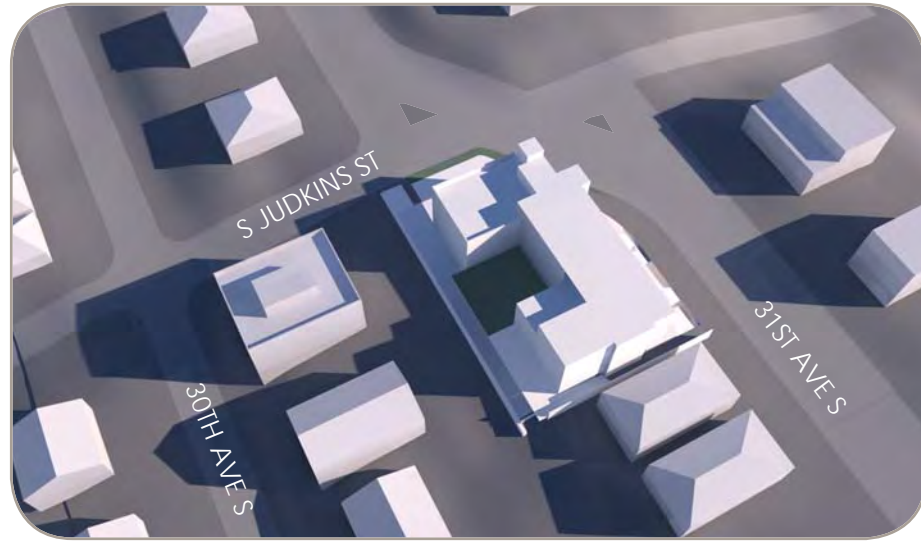
SCHEME A
BLOCK

B

SCHEME B
WEDGE

C

SCHEME C
SHIFTED
[PREFERRED]



PREFERRED SCHEME

C

SHADOW STUDIES



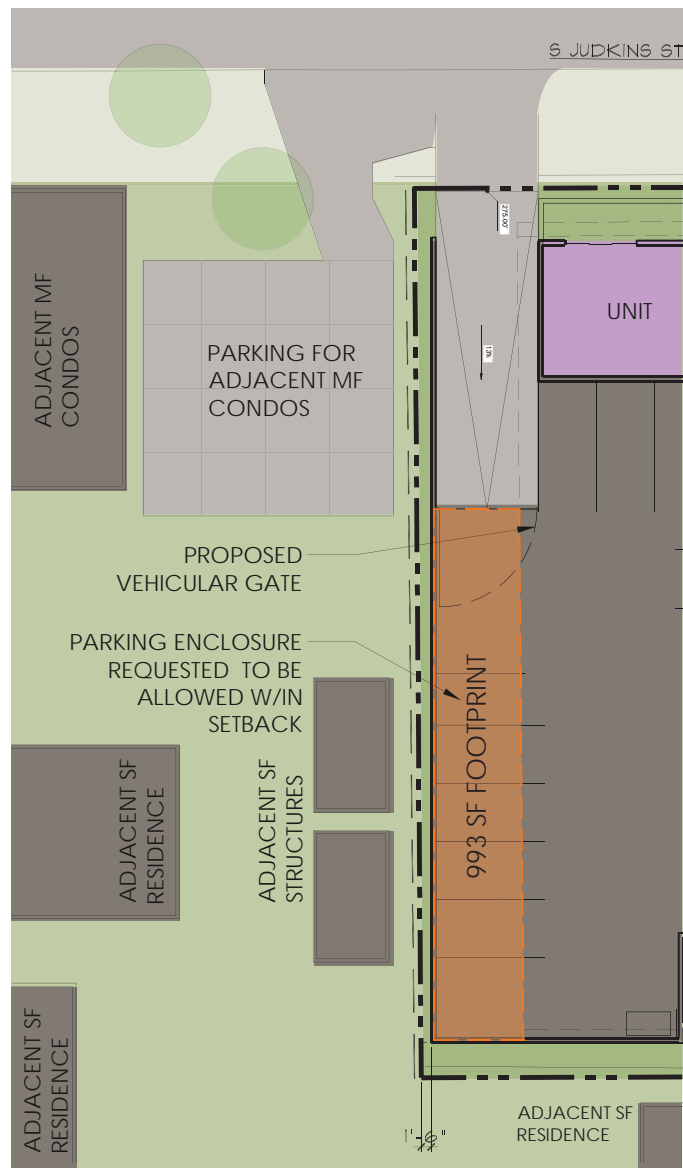
Acer DEVELOPMENT
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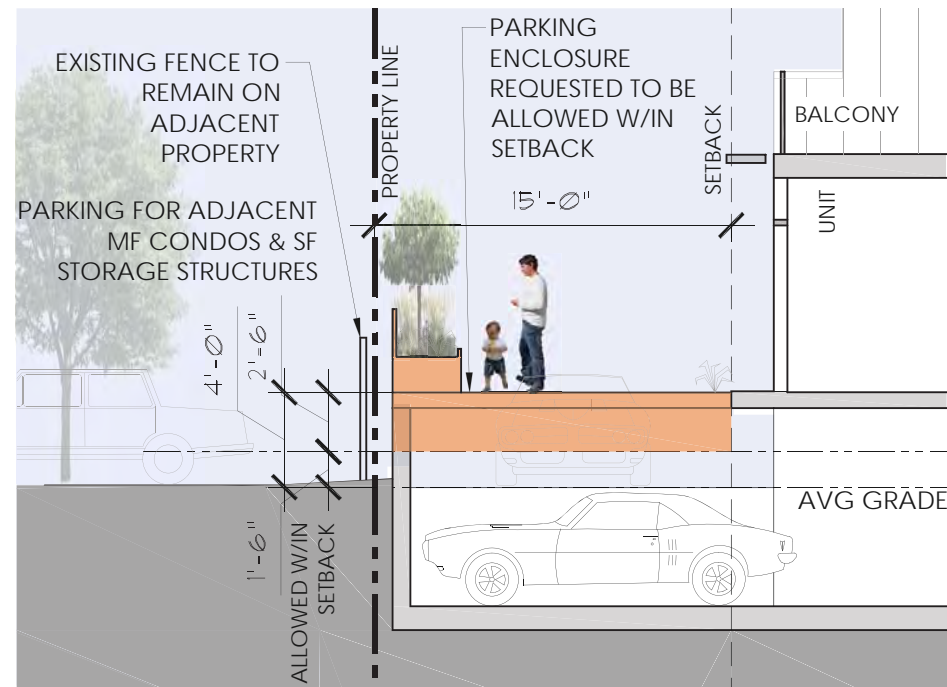


departure request for scheme B (also can be applied for preferred scheme C)

DEPARTURE	CODE REQUIREMENT	PROPOSED DESIGN	JUSTIFICATION
Raised ground-level Amenity Area in setback	<p>SMC 23.45.518.H.4 (Setback Requirements) Unenclosed decks up to 18 inches above existing or finished grade, whichever is lower, may project into required setbacks or separations to the lot line.</p> <p>SMC 23.45.522 (Amenity Area) 25% of lot area required; 50% of required area must be common to all residents and at grade. Minimum dimension shall be 10' and 250 SF.</p>	<p>We propose the use of area within the 15' rear setback for common amenity area. This can be done by enclosing the subgrade parking garage with a lid at +4' above grade. Proposed coverage is 993 SF footprint.</p>	<p>As a response to the security concern of residents' property in the subgrade parking garage and the need to provide common amenity area, we propose to enclose the open portion of the parking garage along the west property line. The west property line abuts the backside of two single-family homes and the parking lot of the adjacent multifamily condos. There is an existing fence along the west property line. This addition of 993 SF of amenity area would allow us to provide half of the required 2,987 sf of amenity area (1,494 SF) of near ground-level.</p> <p>Projections under 18" in height are allowed per SMC 23.45.H.4, however we propose a this enclosure is at a height of 48" above grade. This would serve a dual purpose: screening of parking and security of residents' property, and providing space for common amenity area and neighbor interactions. These goals specifically relate to design guideline DC1.C.2, Visual Impacts of Parking and Service Uses and DC3.B.4 Multifamily Open Space.</p> <p>Our preferred design option is a concrete lid with pavers above, landscaping, and open seating.</p>



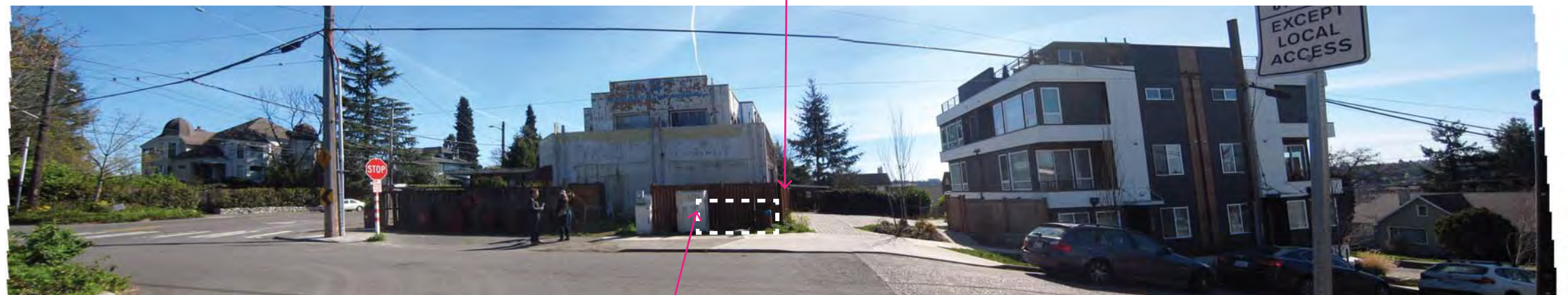
PLAN OF PROPOSED TRELLIS



SECTION LOOKING NORTH THROUGH PARKING GARAGE



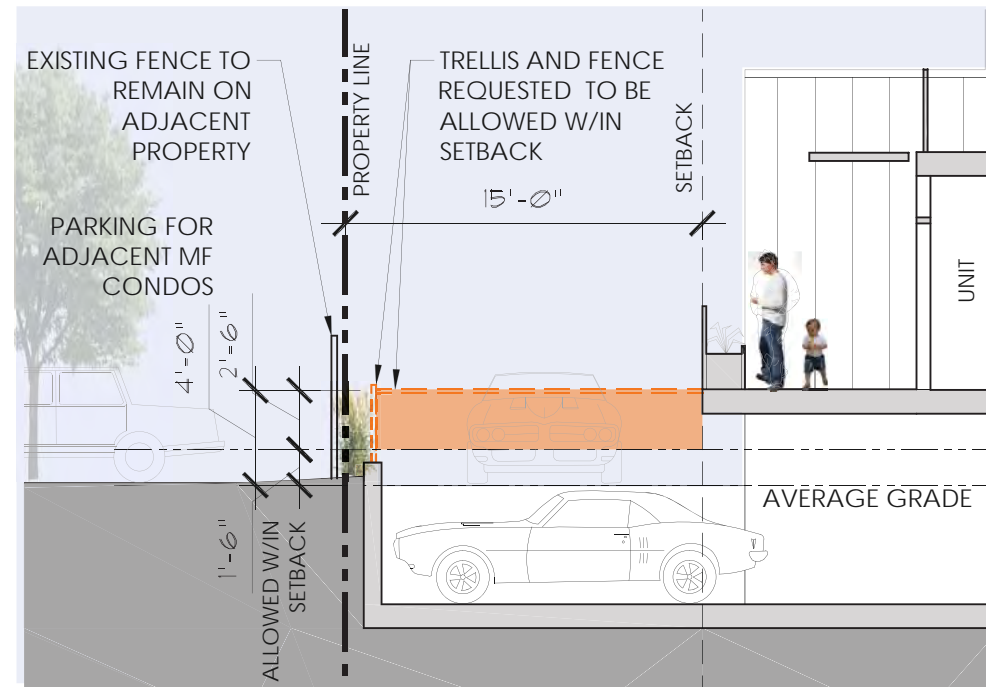
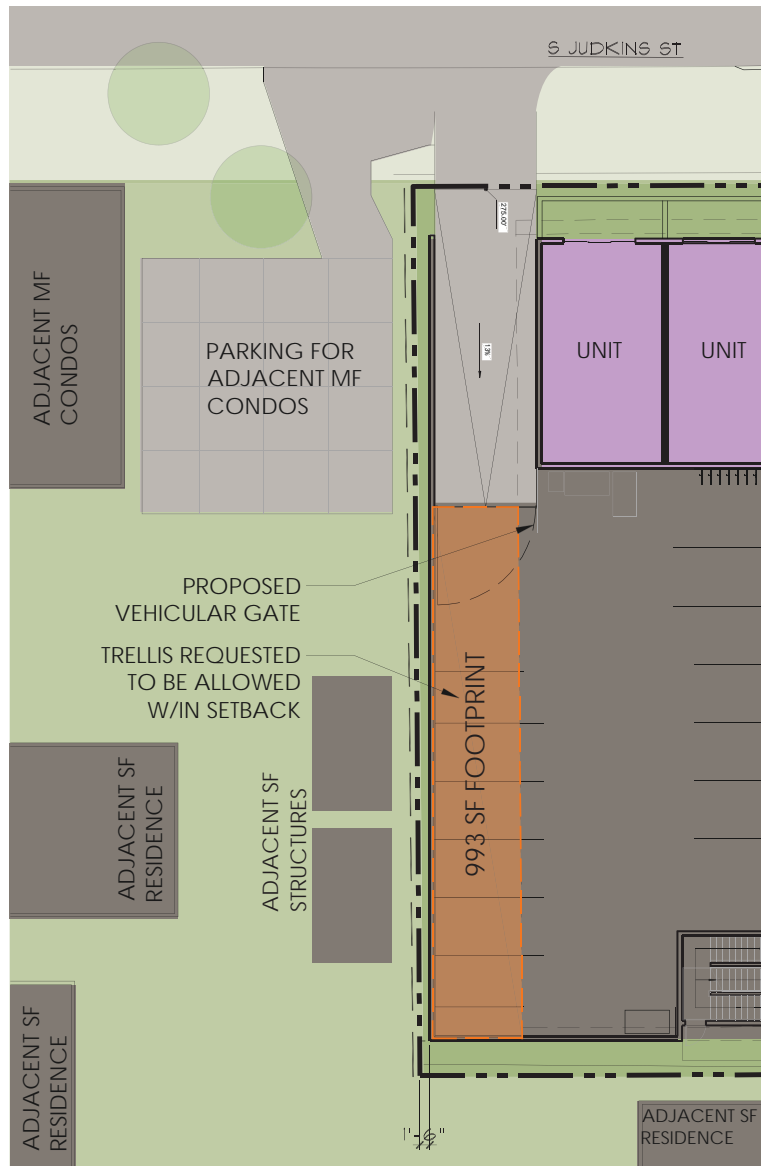
EXISTING FENCE TO REMAIN ALONG WEST PROPERTY LINE (SHOWN LOOKING EAST FROM ADJACENT MULTIFAMILY CONDOS)



PROPOSED LOCATION OF DRIVEWAY AND HEIGHT OF PROPOSED ENCLOSURE

departure request for preferred scheme C

DEPARTURE	CODE REQUIREMENT	PROPOSED DESIGN	JUSTIFICATION
Trellis within Setback	SMC 23.45.518.J.9 Arbors may be permitted in required setbacks or separation under the following conditions: a. In each required setback or separation, an arbor may be erected with no more than a 40 square foot footprint, measured on a horizontal roof plane inclusive of eaves, to a maximum height of 8 feet. At least 50 percent of both the sides and the roof of the arbor shall be open, or, if latticework is used, there shall be a minimum opening of 2 inches between crosspieces.	A trellis that aids in the security and screening of the parking garage. Proposed coverage is 993 SF footprint, which is more than the 40 sf allowed.	As a response to the security concern of residents' property in the subgrade parking garage, we propose a trellis above the open portion of the parking garage. The west property line abuts the backside of two single-family homes and the parking lot of the adjacent multifamily condos. There is an existing fence along the west property line. Arbors under 40 SF are allowed per SMC 23.45.518.J.9, and fences atop retaining walls are allowed per 23.45.518.J.8. We propose a code-permitted fence and a trellis that covers 993 SF. From the west, the existing fence would cover any public view of the open parking garage, which adds security and safety. This also benefits the site neighbors by screening the views to cars, which relates directly to design guideline DC1.C.2 , Visual Impacts of Parking and Service Uses. Our preferred design option is a 6" structural mesh screen with a clear polygal top.



departure request for preferred scheme C

DEPARTURE	CODE REQUIREMENT	PROPOSED DESIGN	JUSTIFICATION
Amenity Area	SMC 23.45.522 Amenity Area. 25% of lot area required; 50% of required area must be common to all residents and at grade. Minimum dimension shall be 10' and 250 SF.	We propose that 1,618 SF of the private and semi-private amenity area provided be counted towards the required 2,987 SF common amenity area at grade.	We are providing 3,000 SF over our requirement of amenity area in the form of private amenity area. All 17 units have at least one balcony, patio, semi-private garden court, or semi-private rooftop access, and many of the units have access to two. The abundance of private amenity area provided promotes social interaction and physical activity in similar ways to the public amenity area. Per design guideline DC3.B.4 , Multifamily Open Space, the private and semi-private amenity areas promote physical well-being by connecting residents to the outdoors and providing excellent views to the surrounding geography. DC3.B.4 also encourages social interaction, and this is achieved by the connection of the semi-private garden courts with the street. The tenants can engage not only with neighbors in the building but those who are walking along 31st Street and Judkins Street as well. All 17 have access to the common roofdeck that has a 360 degree outlook to downtown, the Olympics and the Cascade Mountains.

PRIVATE AMENITY AREA
 COMMON AMENITY AREA

AMENITY AREA REQUIREMENT

25% of lot area, of which 50% must be at grade

$11,947.3 * 0.25 = 2,987 \text{ sf}$ (1,494 at grade)

COMMON AMENITY AREA PROVIDED

At grade: 635 sf (of 1,494 required)
 At rooftop: 735 sf
TOTAL: 1,370 sf (of 2,987 required)

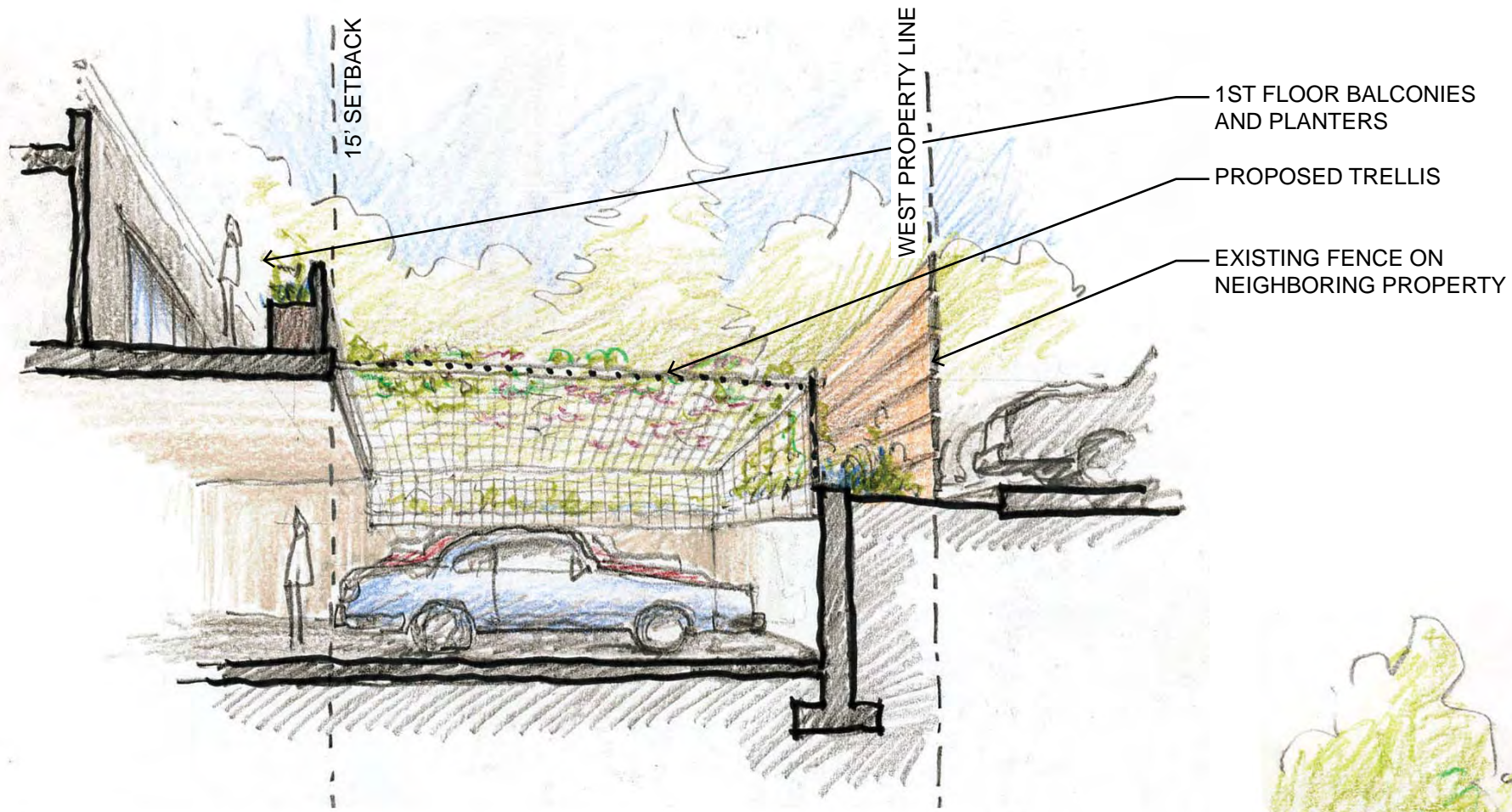
PRIVATE AMENITY AREA PROVIDED

At balconies, patios, and garden courts
TOTAL: 4,624 sf (272 sf per unit avg)

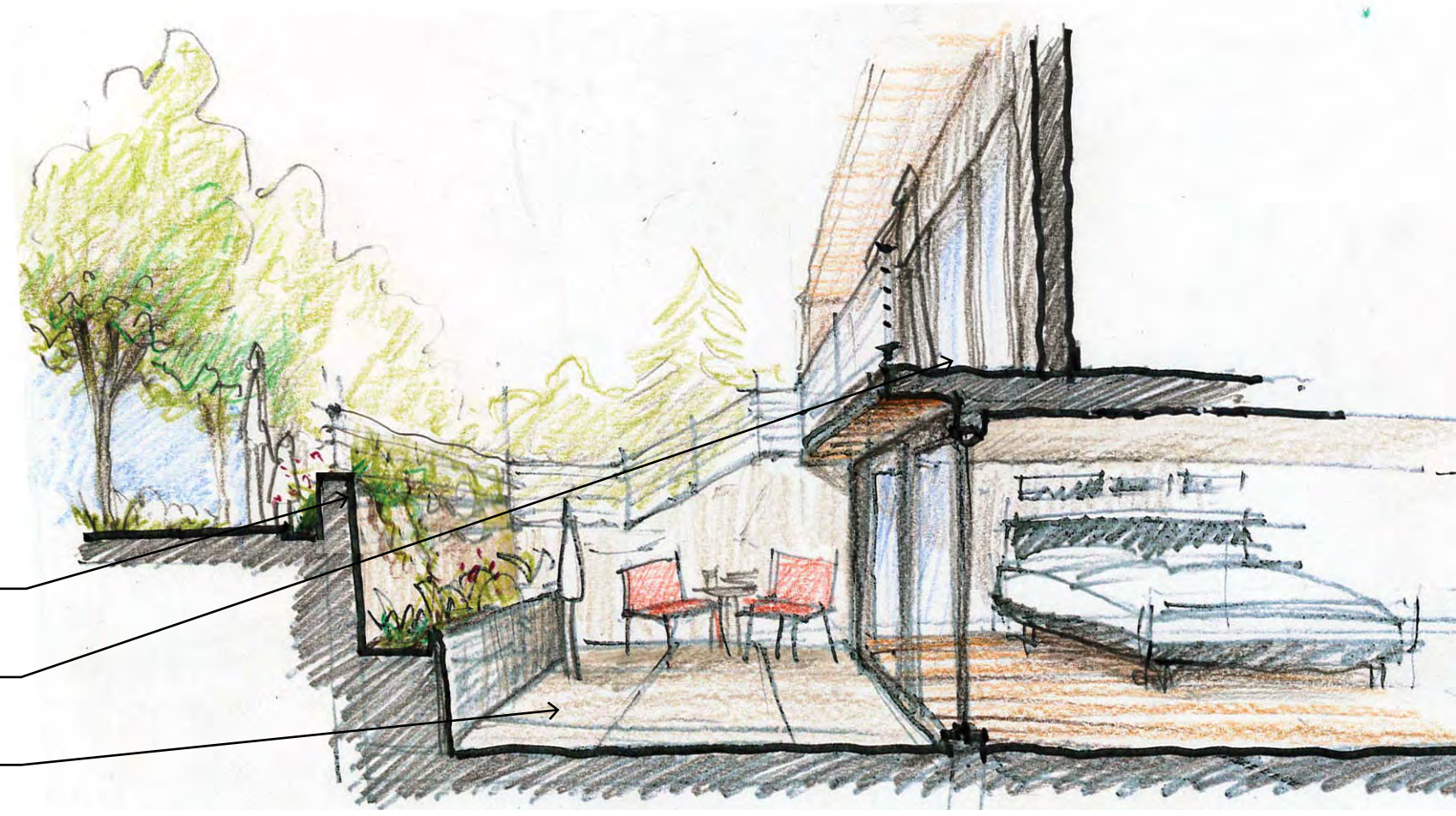
TOTAL COMMON + PUBLIC

Public: 1,370 sf
 Private: 4,624 sf
TOTAL: 5,994 sf
 (3,007 sf in excess of requirement)





DEPARTURE REQUEST 1C
SECTION PERSPECTIVE THROUGH TRELLIS AND WEST PROPERTY LINE



DEPARTURE REQUEST 2C
SECTION PERSPECTIVE THROUGH GARDEN COURT AMENITY AREA



ARTICULATED COLORS / MATERIALS



COMMUNAL COURTYARD



TACTILE MATERIALS



CREATIVE SITE DESIGN



VISIBLE SUSTAINABLE PRACTICES



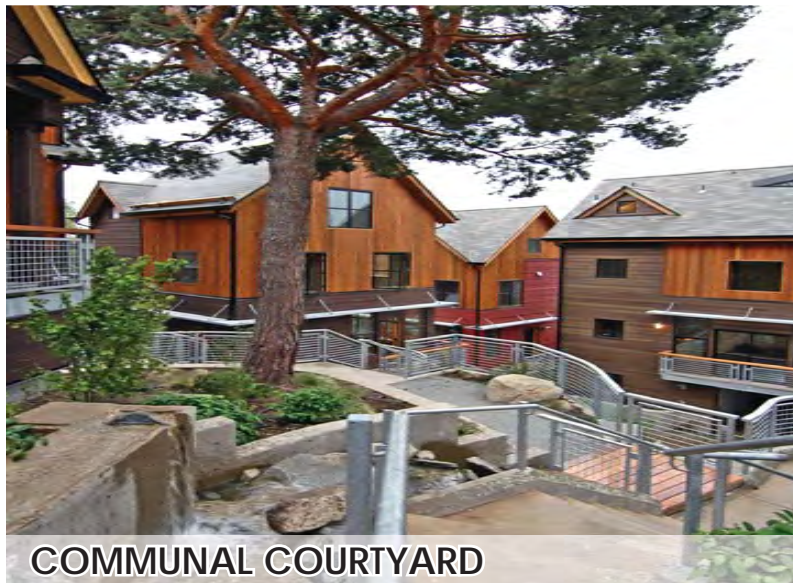
FENESTRATION / MATERIAL PATTERNING



LIVABLE COMMUNAL SPACE



FENESTRATION / MATERIAL PATTERNING



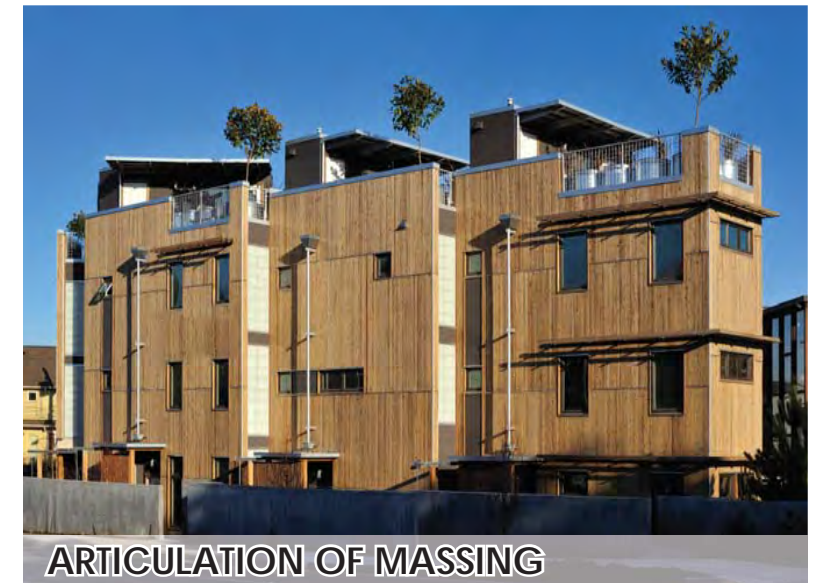
COMMUNAL COURTYARD



STREET-LEVEL ENGAGEMENT



FINE-GRAIN ARCHITECTURAL DETAIL



ARTICULATION OF MASSING

