

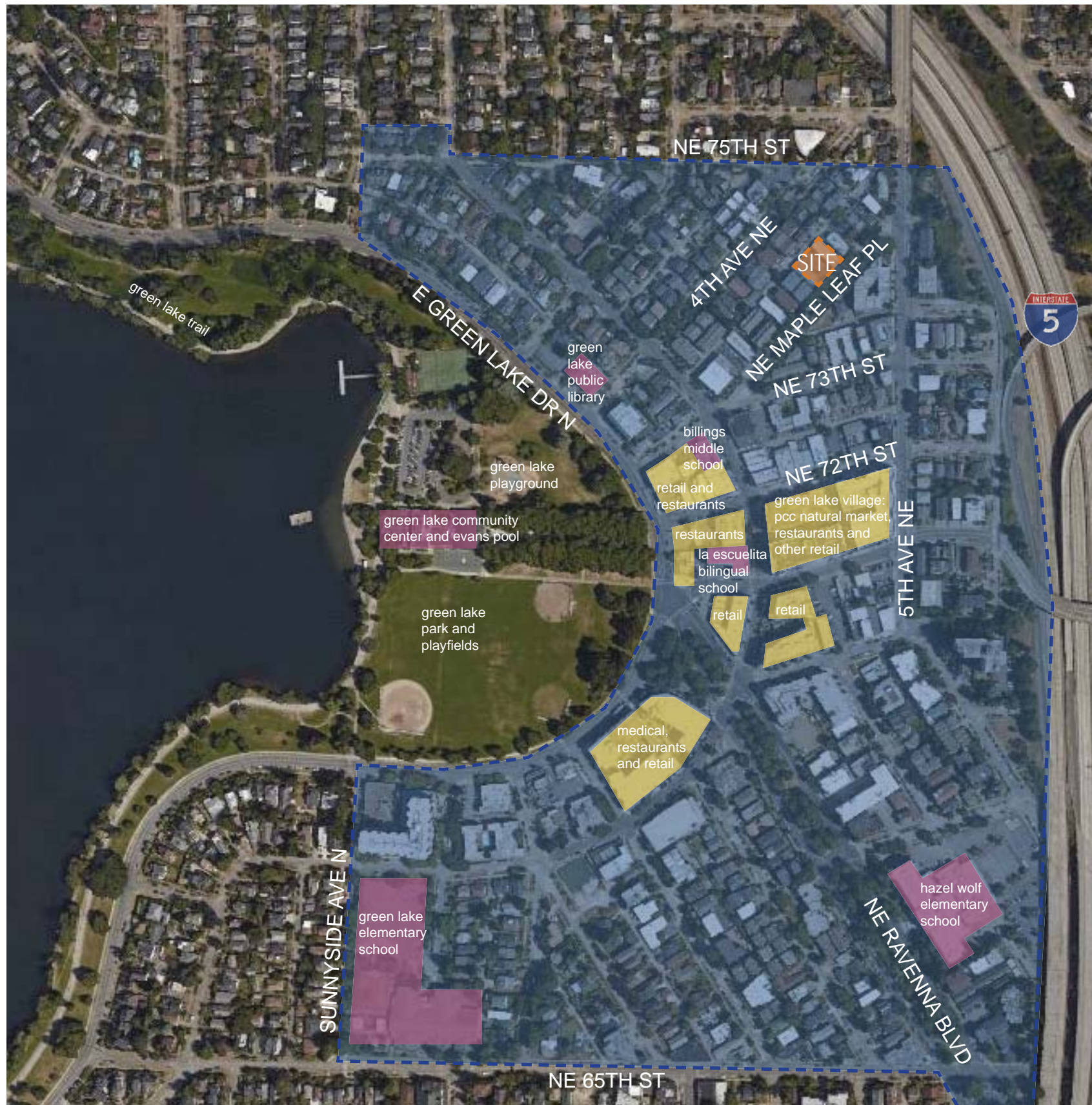


442 NE Maple Leaf Place

Early Design Guidance
August 22, 2016
SDCI Project # 3024493

APPLICANT TEAM:
Architect: Johnston Architects PLLC
Landscape Architect: Karen Kiest Landscape Architects
Developer: Flatiron Properties





north

LEGEND

PUBLIC FACILITIES COMMERCIAL NODES GREEN LAKE RESIDENTIAL URBAN VILLAGE

SITE AREA: 12,000 sf

ZONING: Lowrise 3 (LR3) with Green Lake Residential Urban Village and Frequent Transit Corridor overlays

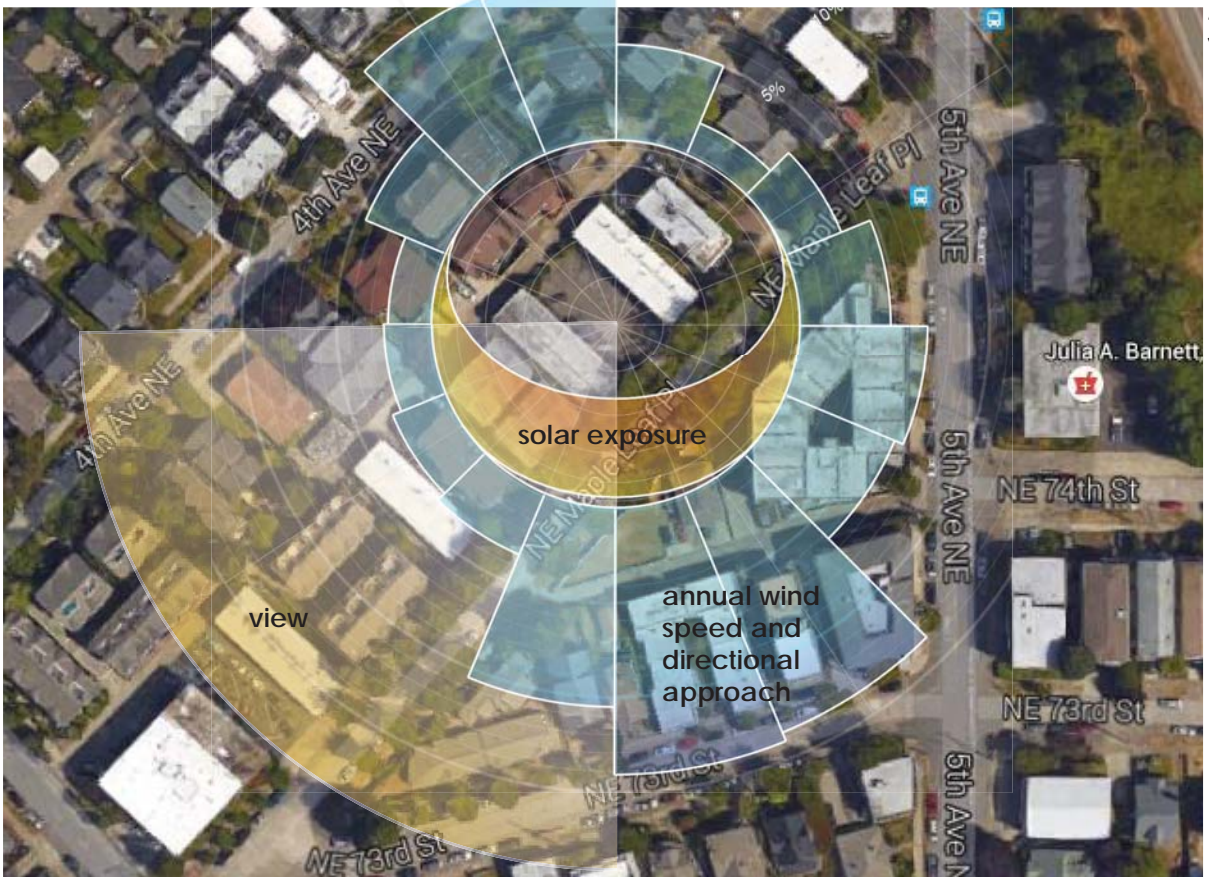
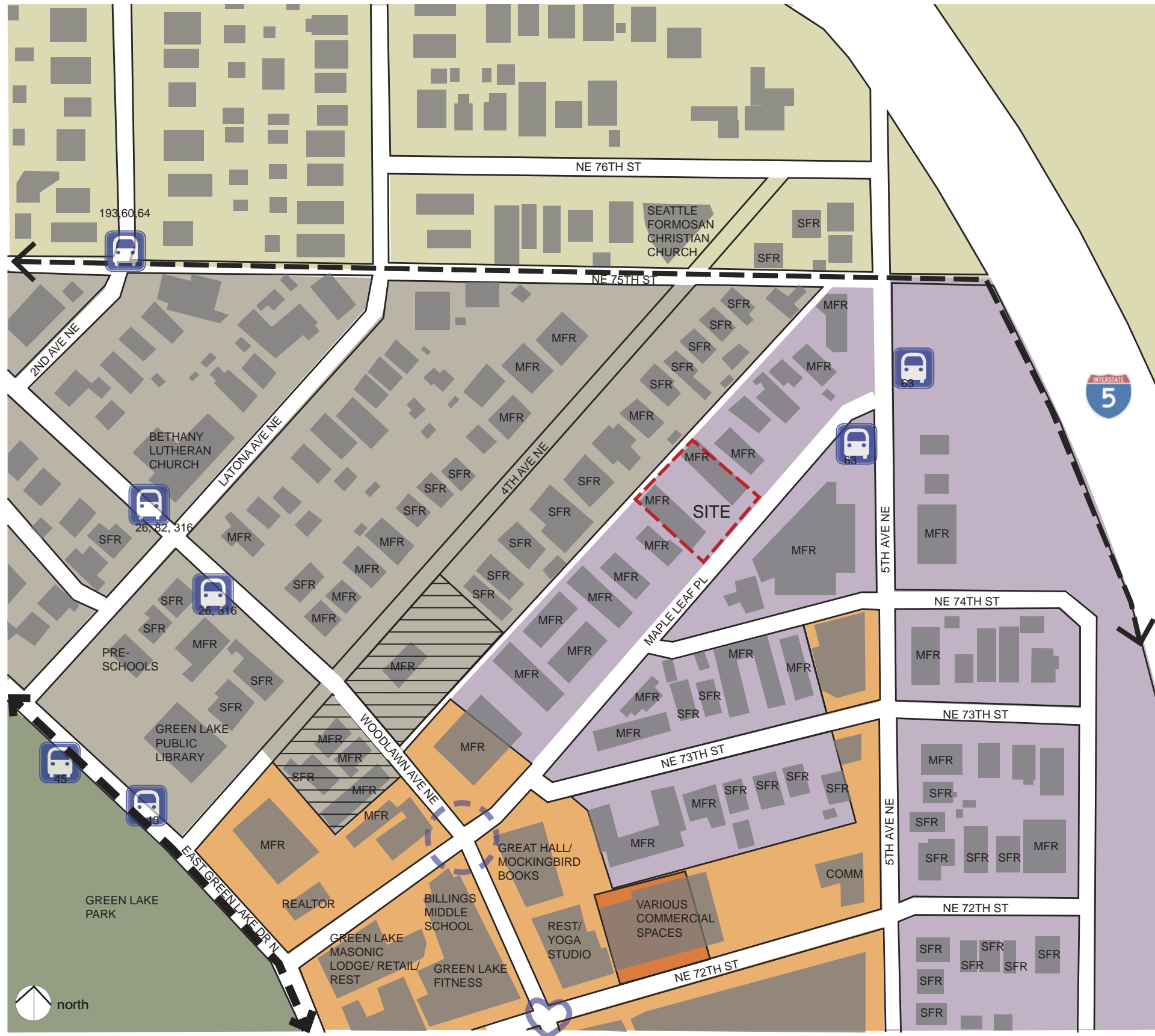
PROJECT DESCRIPTION:

Proposal for a new 42-unit residential building 4 stories above grade with rooftop amenity area. 22 on-site parking spaces are proposed in a subgrade garage






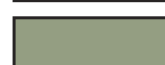





SUMMARY OF DEVELOPMENT STANDARDS:

<u>Height limit</u>	Required: 40' + 4' bonus maximum* (with ground floor dwelling units 18" + above sidewalk grade)	Proposed: 44'
<u>Parking</u>	Required: No parking required in urban village within 1,320 ft of frequent transit	Proposed: 1 space per 2 dwelling units (22 spaces)
<u>FAR</u>	Required: 2.0 max* 2.0 x 12,000 = 24,000 sf	Proposed: 24,000sf
<u>Setbacks</u>	Required: Front: 5' min Side: 5' min, 7' avg Rear (alley): 10' adjacent to alley	Proposed: Front: 5' min Side: 5' min, 7' avg Rear (alley): 10'
<u>Trash</u>	Required: 375 sf with 12' min dimension	Proposed: 375 sf min within building, adjacent to alley
<u>Amenity Area</u>	Required: 25% of lot area 0.25 x 12,000 sf = 3,000 sf 50% of this value (or 1,500 sf) must be at grade	Proposed: 1,500 sf at grade 1,500 sf at rooftop deck
<u>Landscaping</u>	Required: Green Factor of 0.6 or greater	Proposed: Green Factor at 0.6 or greater

**these values require Built Green 4 Star, LEED Silver or Passive House certification. Parking, if provided, must be accessed from the alley and wholly enclosed within the building structure for apartments*



Zoning Key

-  PROJECT SITE
-  SF 5000
-  LR3
-  LR2
-  NC2P-40
-  C1-40
-  GREEN LAKE PARK
-  LR2 RC
-  GREEN LAKE RESIDENTIAL URBAN VILLAGE
-  MAIN ENTRY POINT INTO RESIDENTIAL URBAN VILLAGE PER NEIGHBORHOOD DESIGN GUIDELINES
-  "HEART LOCATION" PER NEIGHBORHOOD DESIGN GUIDELINES

SITE CONTEXT:

The project site is just 2 blocks from Green Lake at the northeast edge of the lake and near the commercial center. The area consists of a mix of commercial and newer multi-family developments at the commercial core to the south and transitions to less dense single-family zones to the north of NE 75th Street. With this vibrant mix, the project site is extremely walkable. In addition, there are several bus routes that pass close to the site, and the new light rail station planned for Roosevelt is just 3/4 mile from the site. The site's walkability, its closeness to mass transit and its proximity to Green Lake make this a very desirable location for people of many ages and interests.



1 art deco stucco commercial storefront



2 brick mixed-use (VFW Great Hall)



3 brick multi-family



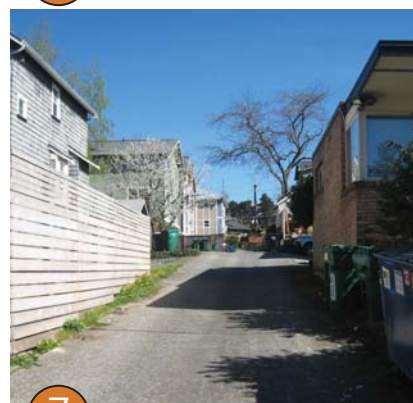
4 brick secondary school



5 newer apartment w/ lap siding



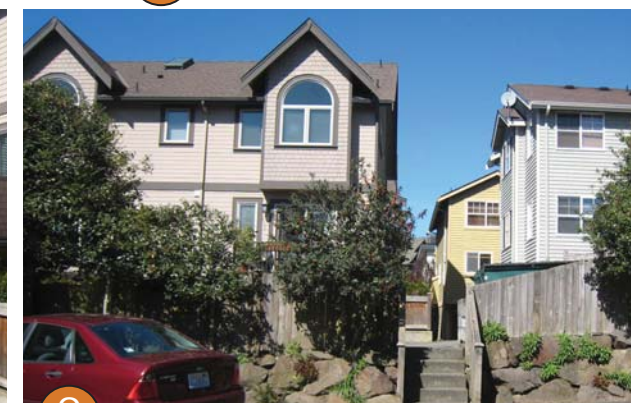
6 apartment w/ lap siding



7 alley looking north



8 alley looking south



9 alley looking west



10 alley looking into site (east)



11 NE Maple Leaf Pl, looking south



12 NE Maple Leaf Pl, looking north



13 Maple Leaf Pl, looking into site



ACROSS FROM PROJECT SITE



1 Looking N across alley

ACROSS FROM PROJECT SITE



2 Looking S across Maple Leaf Pl

PROJECT SITE



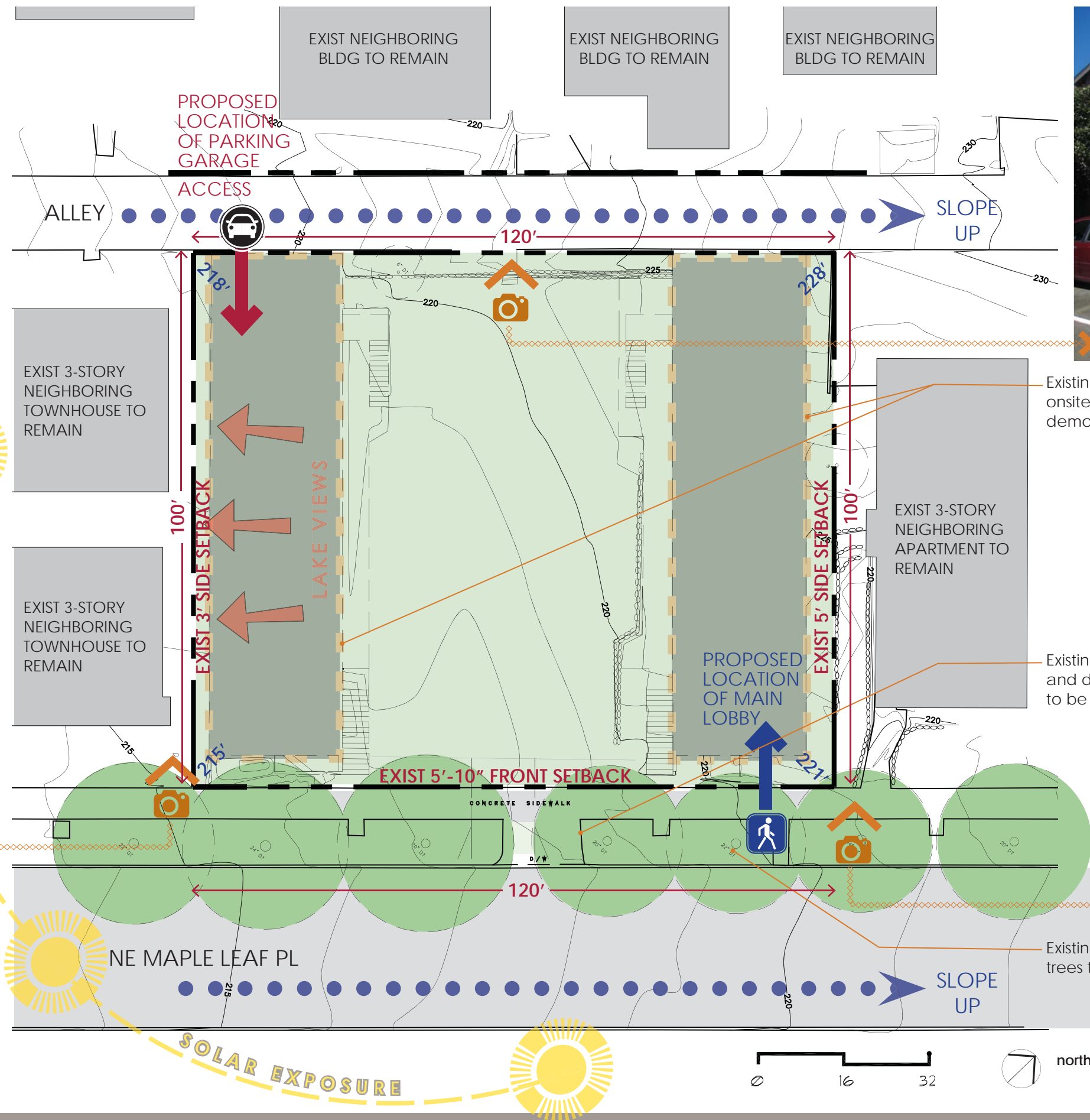
3 Looking N across Maple Leaf Pl at project site



existing 3-story townhouse neighbor to the SW

EXISTING BUILDINGS (to be demolished):
Quantity: 2
2-stories each
10,260 total gsf
12 units/building
24 units total

LEGAL DESCRIPTION:
WOODLAWN ADD TO GREEN LAKE
Plat Block: 28
Plat Lot: 9-10-11-12
SW-5 -25-4



existing 3-story townhouse neighbors across alley to the NW

Existing buildings onsite to be demolished

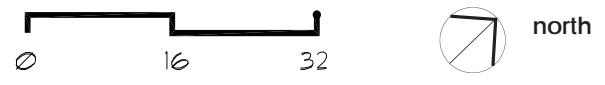
Existing curbcut and driveway to be removed



existing 3-story apartment to the east

Existing street trees to remain

SOLAR EXPOSURE



Seattle Design Guidelines



CONTEXT & SITE

> CS2 D 1: **Existing Development and Zoning**

Respond to the height, bulk and scale of neighboring buildings as well as the scale of anticipated development for the area

Response: The building is consistent with existing buildings as well as likely future development in the area: simple, block-like masses that have human-scale elements and materials

> CS3 A 3: **Established Neighborhoods**

Build on the the neighborhood’s traditional architectural character and compliment the architectural syle of nearby buildings

Response: The simple building form and use of brick as the dominant street-facing facade material along with wood and metal accent materials respond well to the character of the neighborhood



PUBLIC LIFE

> PL3 B 2: **Residential Edges: Ground Level Residential**

Consider privacy and security for residences on the ground floor by raising the floor level, setting the building back from the street, and providing transition elements and spaces

Response: Ground floor units are raised 2'-0" above the sidewalk. In the preferred scheme, there is an increased setback from the street, which includes planters and front patios



DESIGN CONCEPT

> DC2 B 1: **Facade Composition**

Ensure facades are attractive and well-proportioned through placement of details and patterns

Response: Simple brick form is proposed with regular window pattern to create traditional rhythm and scale and to allow the high quality materials to shine

> DC2 D: **Scale and Texture**

Design character of the building in form, scale and materials with human scale at street level

Response: Brick, with its small regular modules, breaks down the scale and provides texture and order to the main rectangular form of the front facade and contrasts the similarly tactile but smoother wood and metal elements



Green Lake Neighborhood-Specific Design Guidelines

CS

CONTEXT & SITE

> CS2 III ii: **Streetscape Compatibility: Multifamily Residential Areas**

Landscaping in the required front setback is an important siting and design consideration to help reinforce desirable streetscape continuity

Response: The preferred concept has a deeper front setback than is required to allow front patios and enhanced landscaping along the sidewalk

> CS3 I iii: **Architectural Context: Residential Urban Village**

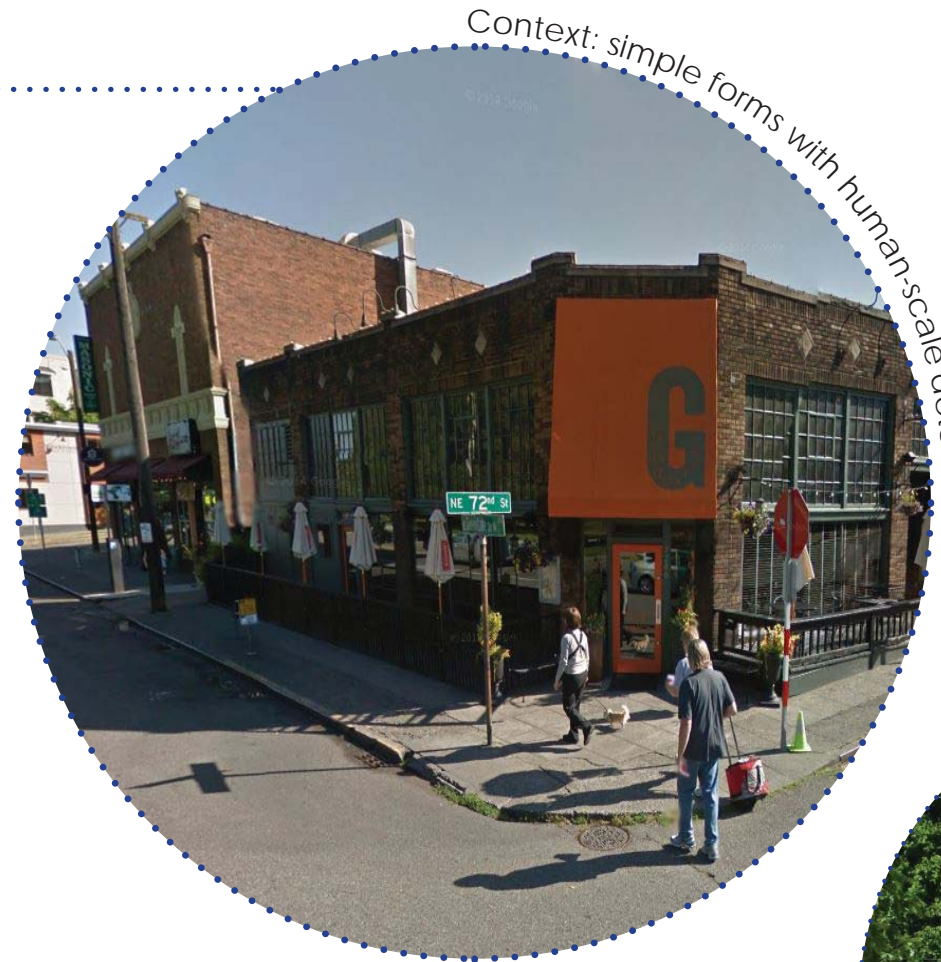
Build on the core’s classic architectural style. Many of the existing buildings are simple “boxes” with human-scale details and features

Response: The preferred concept is a simple rectangular form with classic brick as the primary street-facing cladding material

> CS3 I v: **Facade Articulation**

Multifamily residential structures should be compatible with the surrounding single family context. Consider incorporating features such as vertically-proportioned windows and covered front porches

Response: The preferred concept incorporates street-facing patios, and regular windows that are vertically-proportioned. Brick and wood cladding materials speak to the historic style of the neighborhood



Context: simple forms with human-scale details

PL

PUBLIC LIFE

> PL3 II i: **Transition Between Residence and Street: Residential Buildings**

Residences on the ground floor should be raised where possible for resident’s privacy

Response: Ground floor units are raised 18” (or more) above the sidewalk. In the preferred concept, residential units are also separated from the street by an enhanced setback and street-facing patios



Setback & transition from the street

DC

DESIGN CONCEPT

> DC4 II i: **Exterior Finish Materials**

Building material surface treatments are primarily brick or stucco within the Residential Urban Village

Brick is proposed as the primary street-facing cladding material. Wood and metal sidings are proposed as accent materials

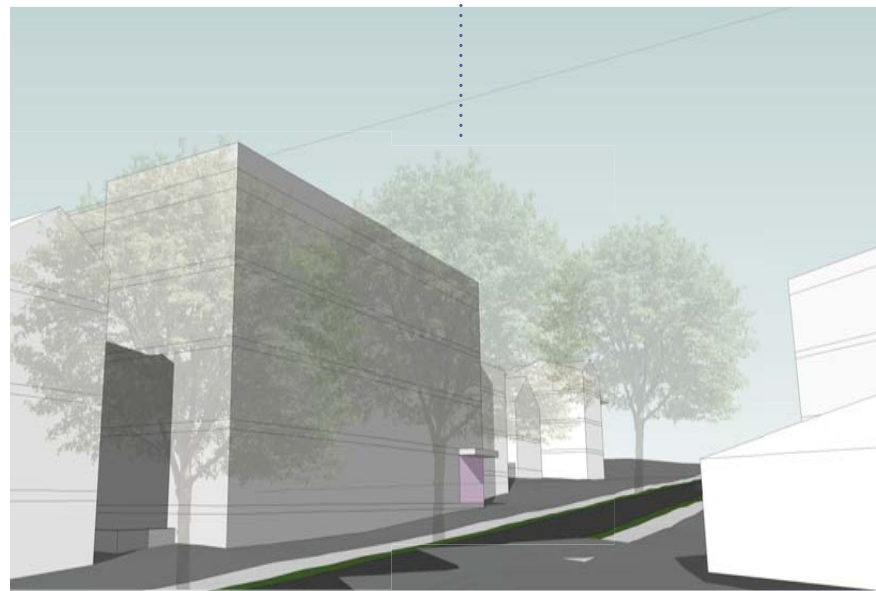
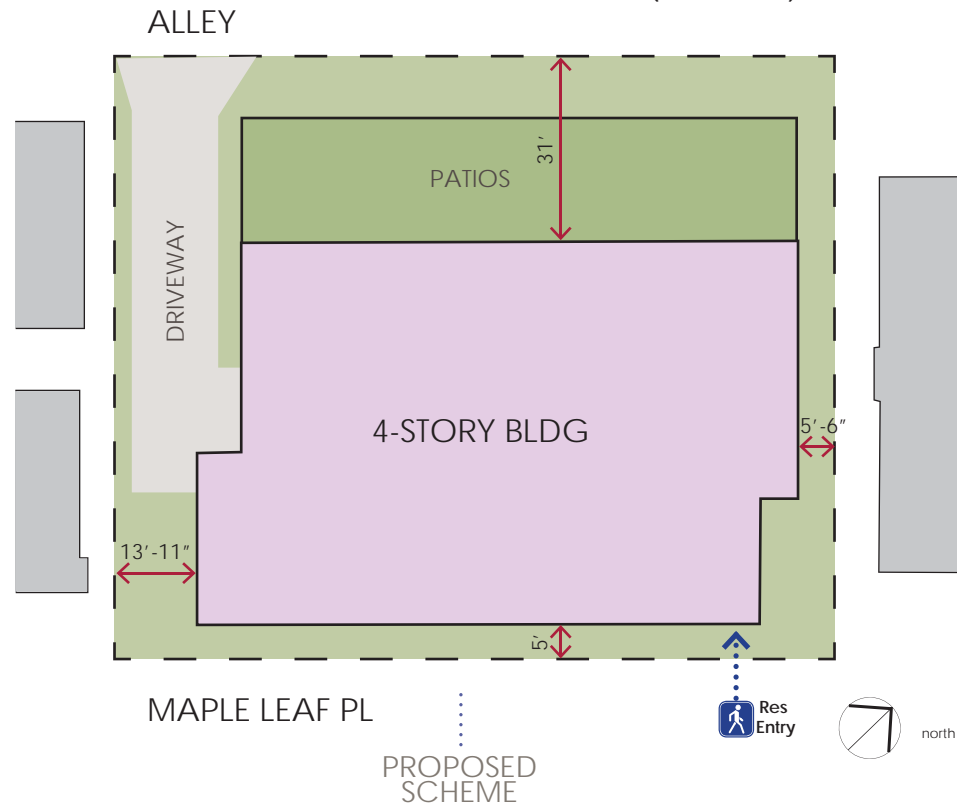


Use of masonry

scheme A

SHIFTED RECTANGLES

4 stories + basement
42 units
22 parking spaces (4 tandem)
100% FAR (24,000 sf)

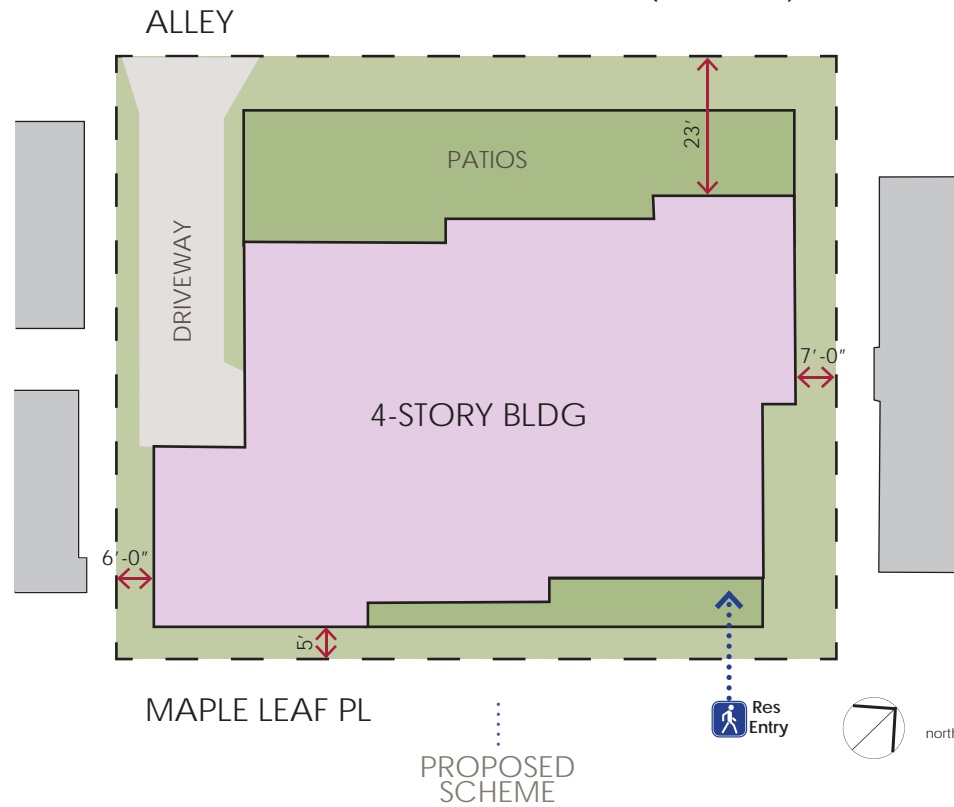


LOOKING UP MAPLE LEAF PL

scheme B

STAGGERED

4 stories + basement
42 units
21 parking spaces
100% FAR (24,000 sf)

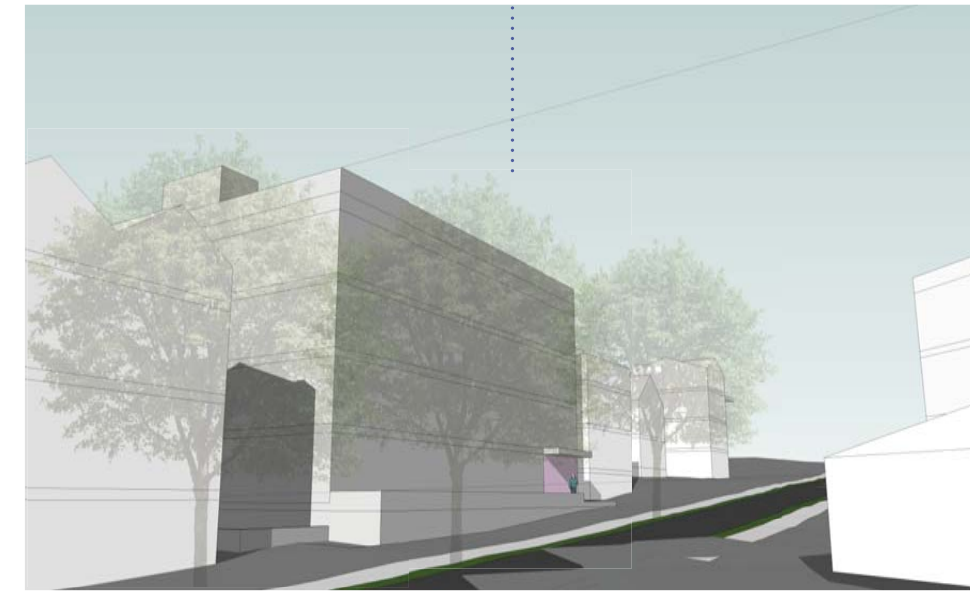
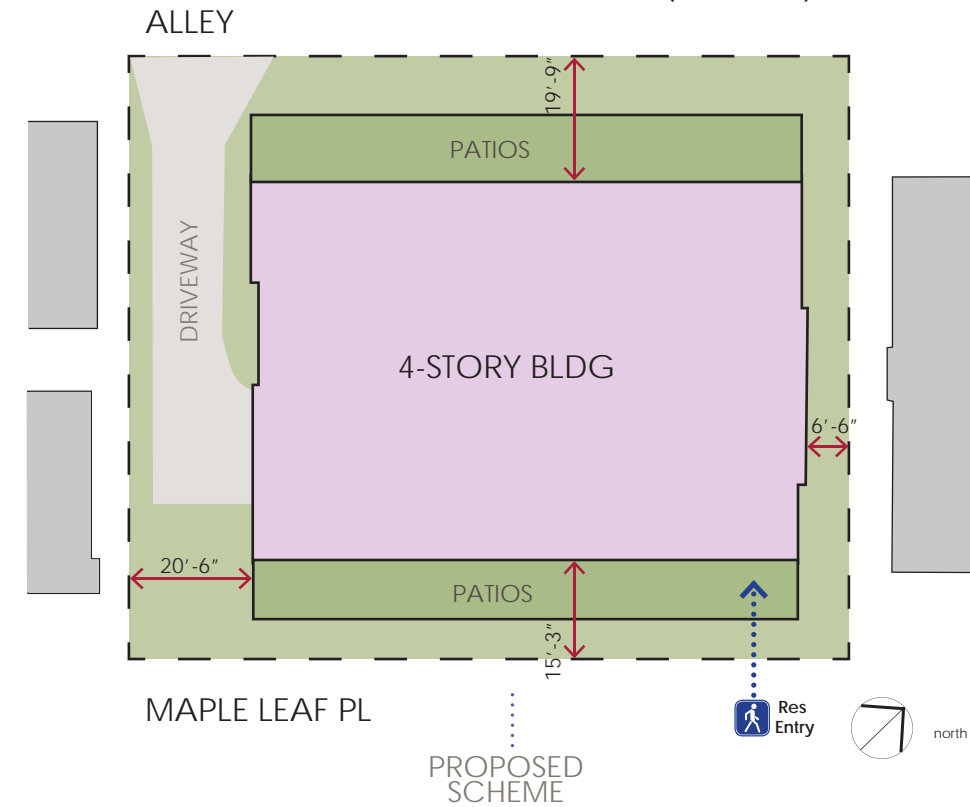


LOOKING UP MAPLE LEAF PL

scheme C

BLOCK [PREFERRED]

4 stories + basement
42 units
22 parking spaces (4 tandem)
100% FAR (24,000 sf)



LOOKING UP MAPLE LEAF PL



overview

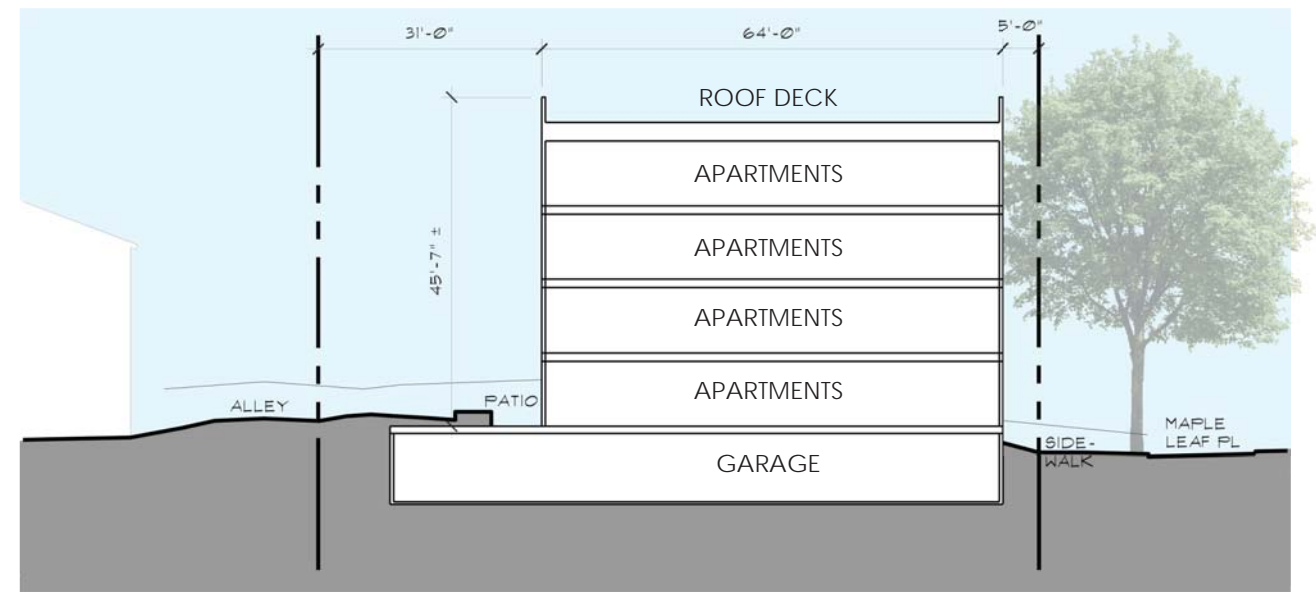
- 4 stories + basement
- 42 units
- 22 parking spaces (4 are tandem)
- FAR shown = 24,000 sf (100% FAR Utilization of max 24,000 sf allowed)
 - B: 0 sf FAR (below grade)
 - 1: 5,890 sf
 - 2: 5,890 sf
 - 3: 5,890 sf
 - 4: 5,890 sf
 - Roof: 440 sf

opportunities

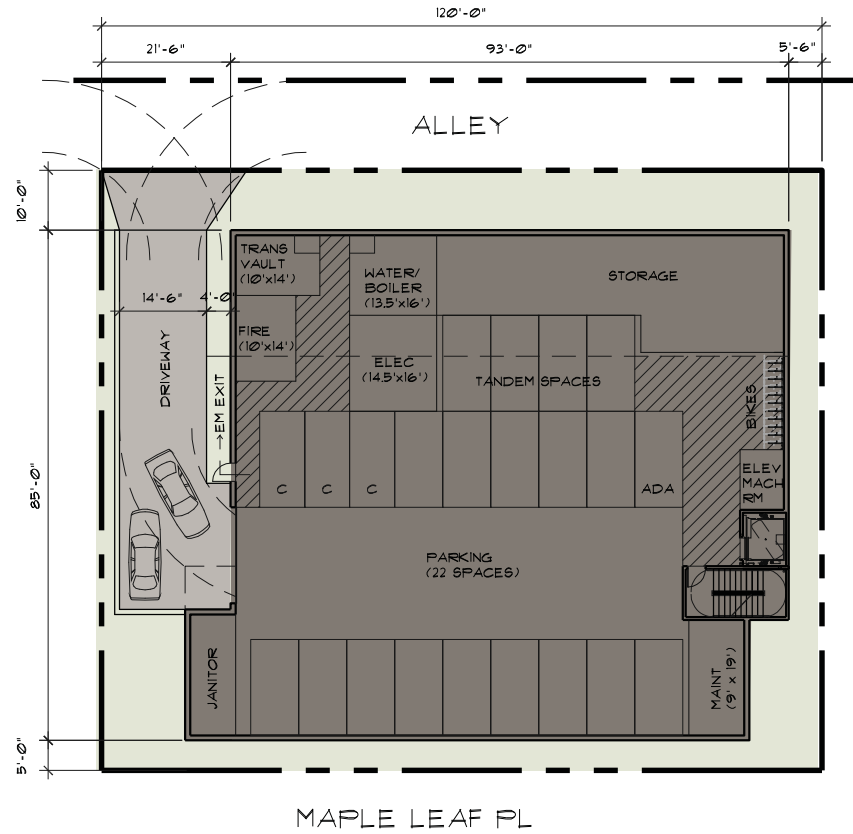
- no departures required
- offset plan allows massing relief at neighbors' front yards

challenges

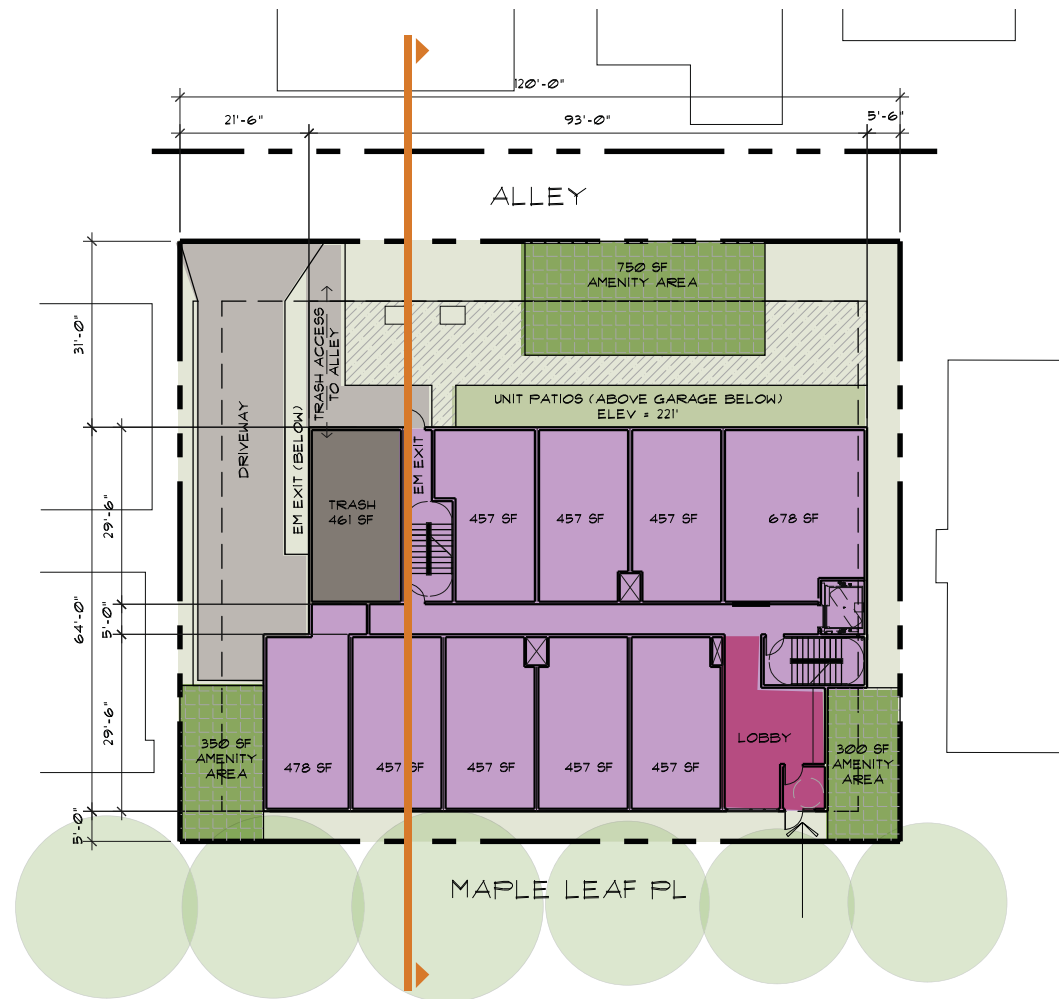
- simple building form will require careful and thoughtful articulation by secondary architectural elements
- building pulled all the way forward to front setback minimum



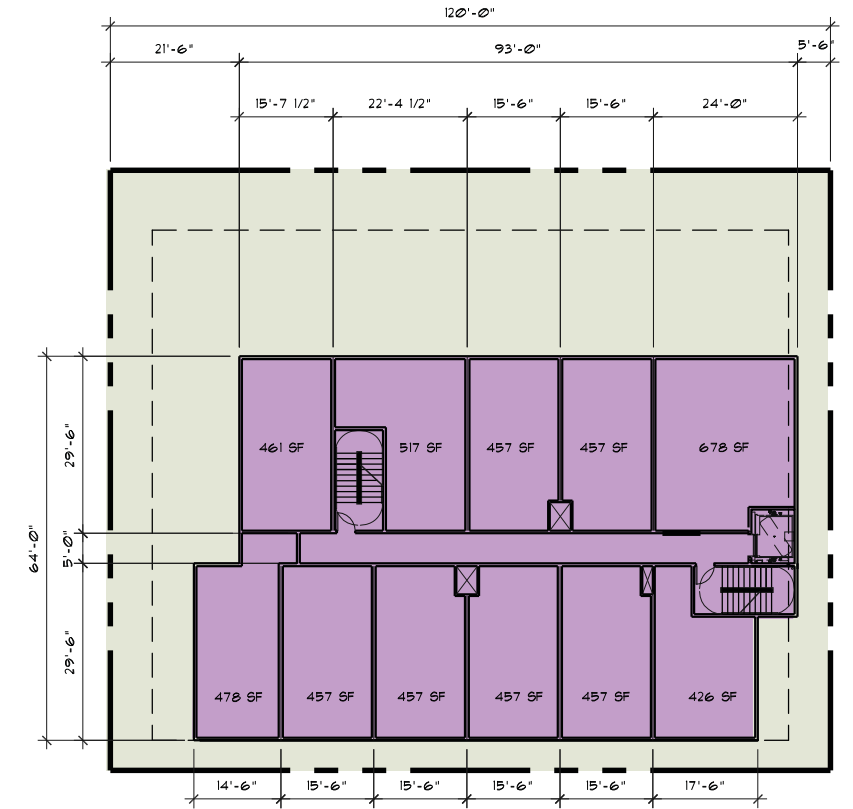
CONCEPTUAL SECTION LOOKING NORTHEAST



BASEMENT (SUBGRADE)



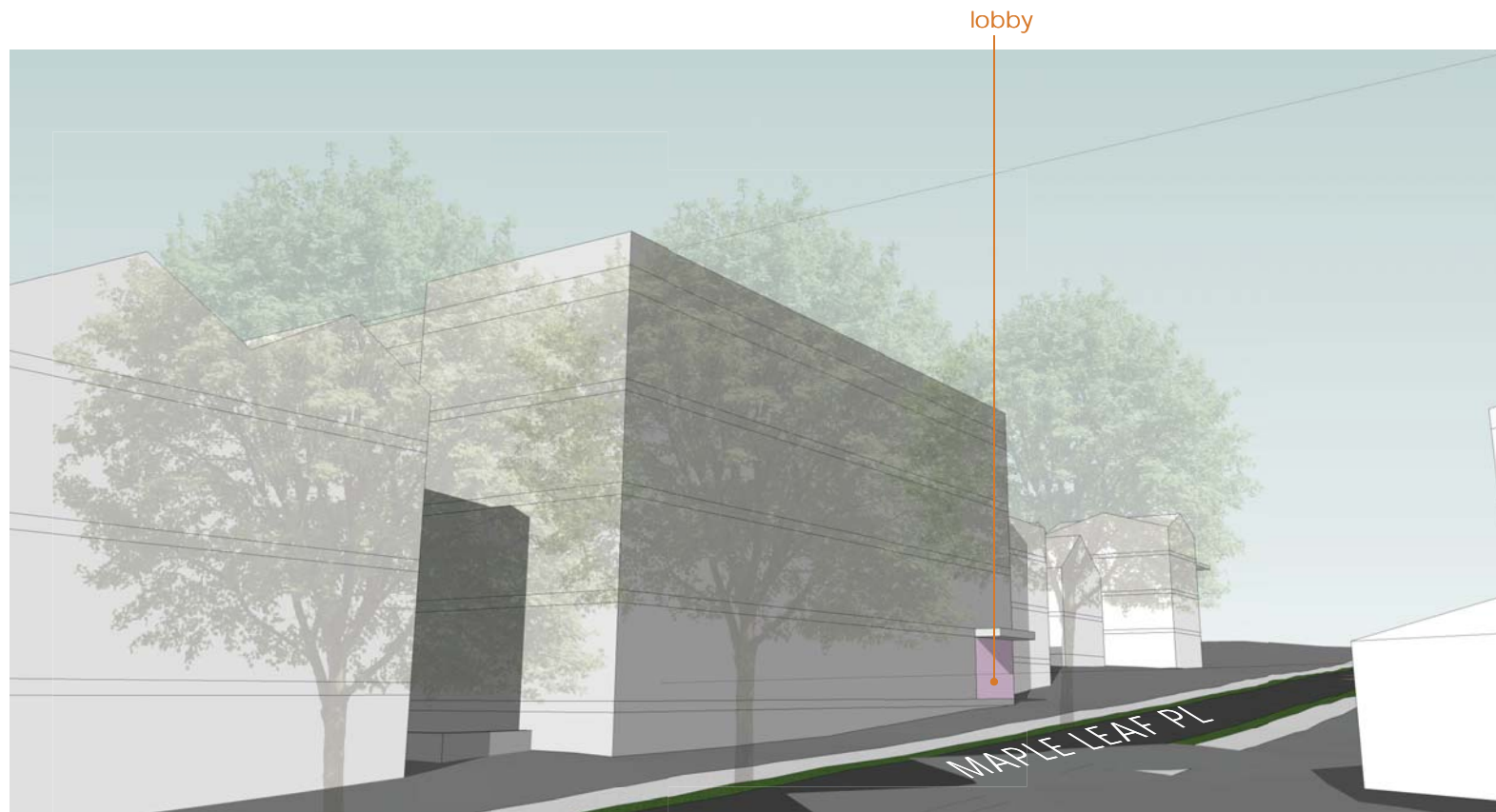
GROUND FLOOR



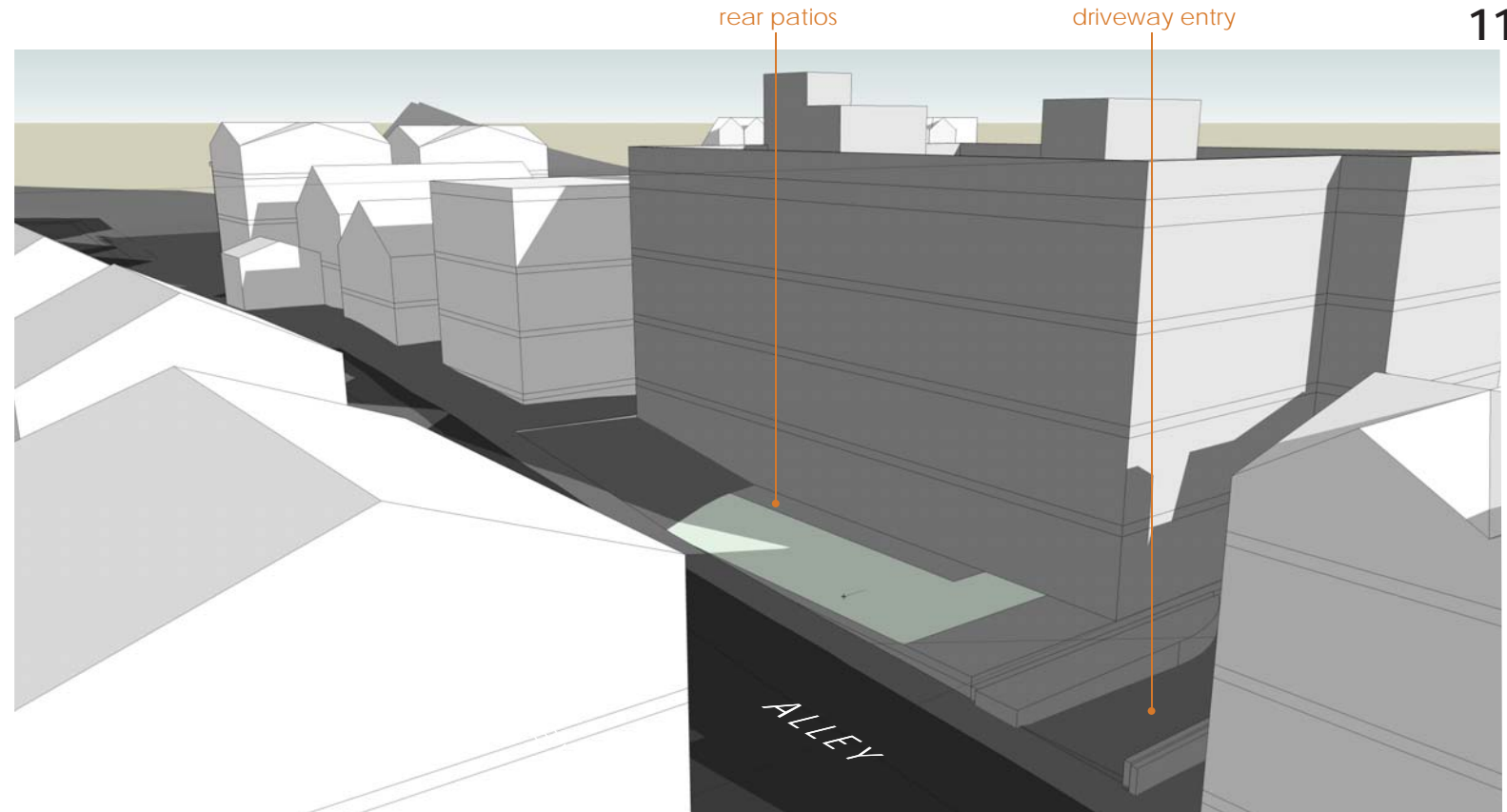
FLOORS 2-4

 RESIDENTIAL	 SUPPORT
 LOBBY	 AMENITY AREA





Looking northeast up Maple Leaf Pl



Looking east from alley



Looking southwest down Maple Leaf Pl



Aerial view from east

overview

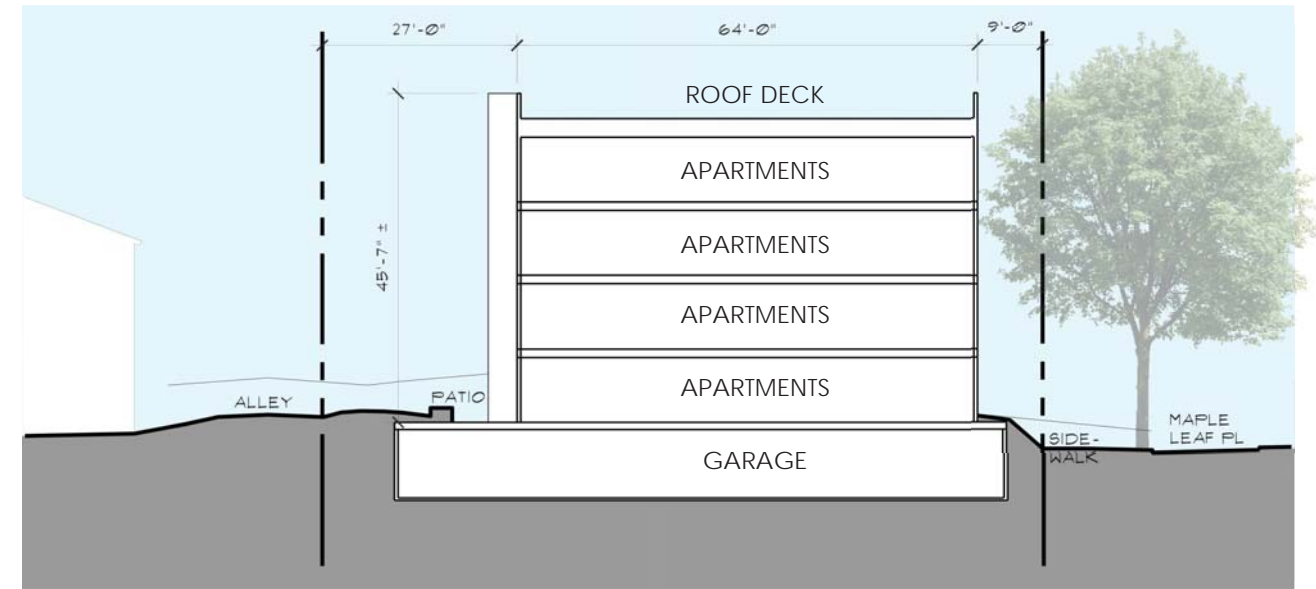
- 4 stories + basement
- 42 units
- 21 parking spaces
- FAR shown = 24,000 sf (100% FAR Utilization of max 24,000 sf allowed)
- B: 0 sf FAR (below grade)
- 1: 5,915 sf
- 2: 5,915 sf
- 3: 5,915 sf
- 4: 5,915 sf
- Roof: 340 sf

opportunities

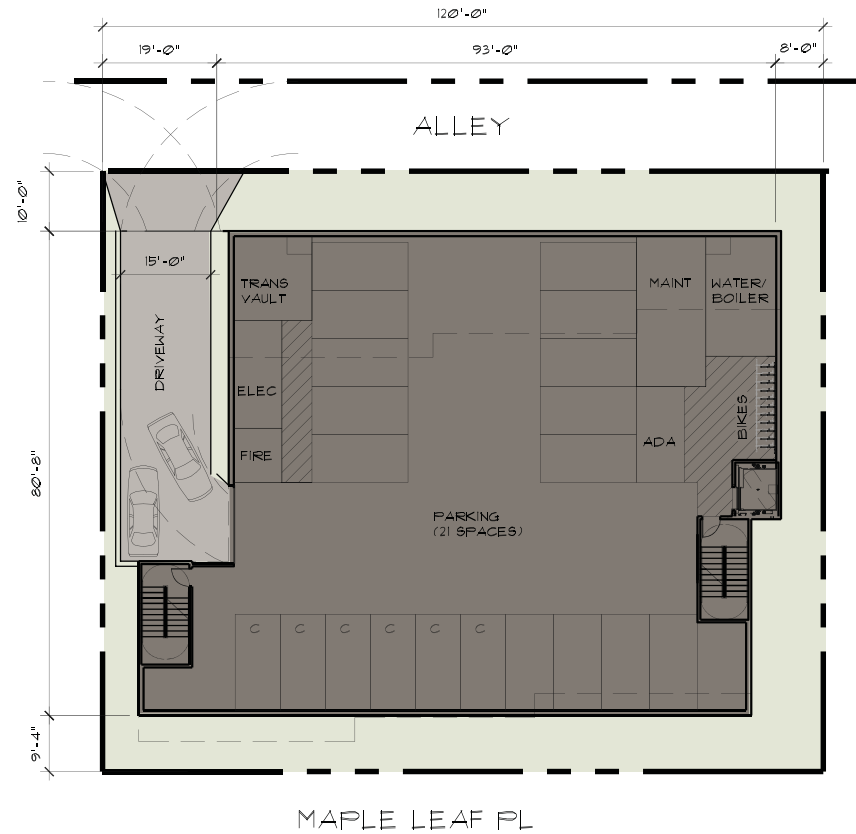
- no departures required
- staggered plan breaks down scale of front and rear facades

challenges

- plan is inefficient and costly, reducing budget for exterior cladding materials
- building mass is pulled forward to street, offering minimal opportunity for landscaping adjacent to the sidewalk
- shorter driveway is more steeply sloped



CONCEPTUAL SECTION LOOKING NORTHEAST



BASEMENT (SUBGRADE)



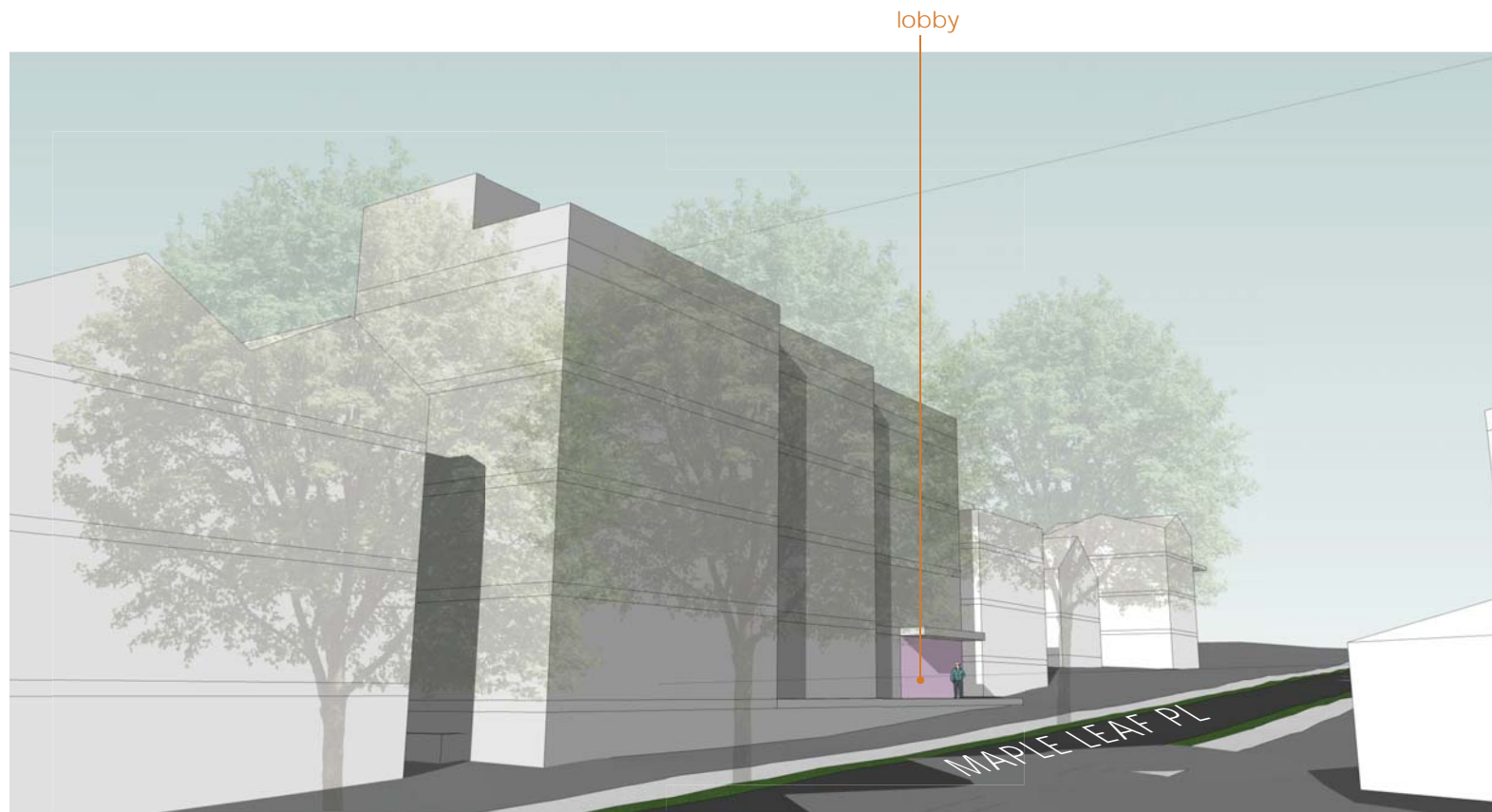
GROUND FLOOR



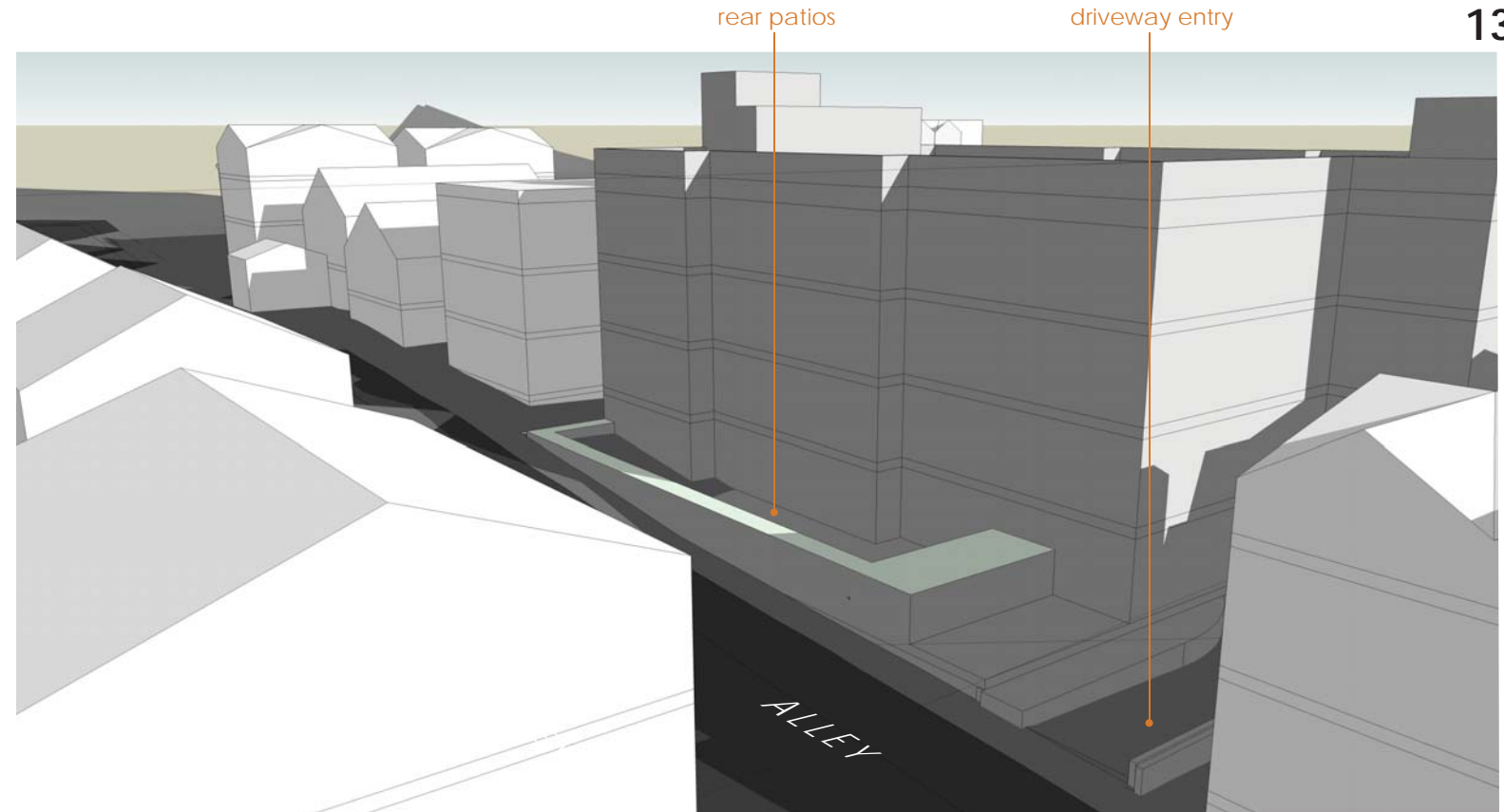
FLOORS 2-4

 RESIDENTIAL	 SUPPORT
 LOBBY	 AMENITY AREA

north



Looking northeast up Maple Leaf Pl



Looking east from alley



Looking southwest down Maple Leaf Pl



Aerial view from east

overview

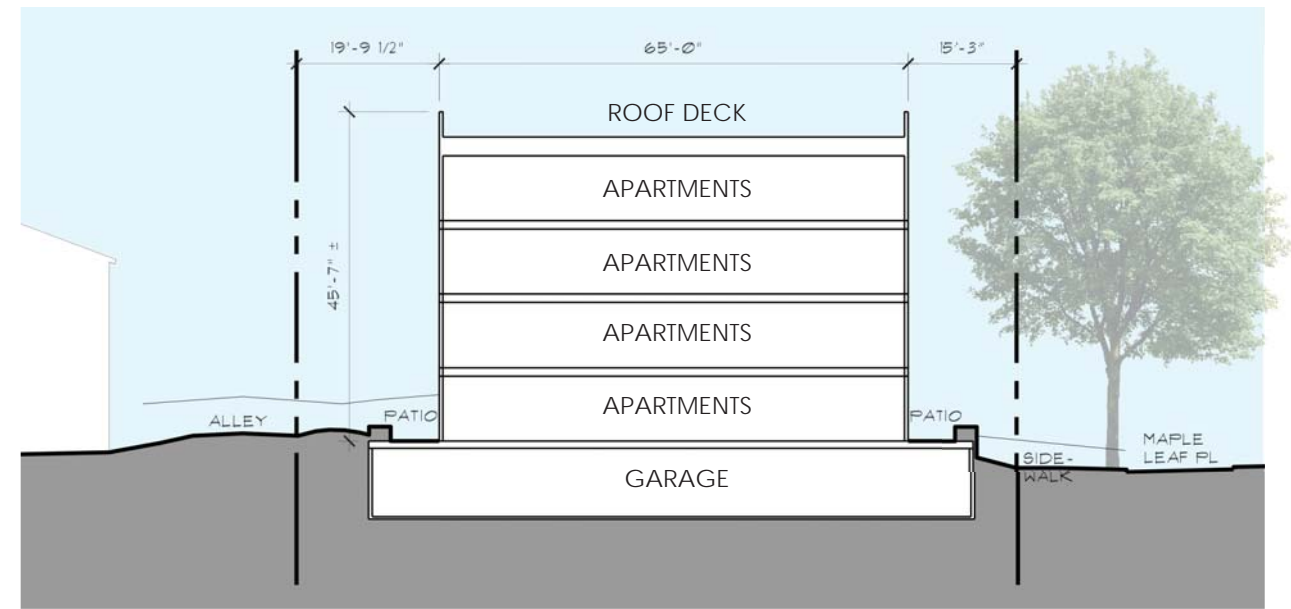
- 4 stories + basement
- 42 units
- 22 parking spaces (4 are tandem)
- FAR shown = 24,000 sf (100% FAR Utilization of max 24,000 sf allowed)
 - B: 0 sf FAR (below grade)
 - 1: 5,848 sf
 - 2: 5,848 sf
 - 3: 5,848 sf
 - 4: 5,848 sf
 - Roof: 608 sf

opportunities

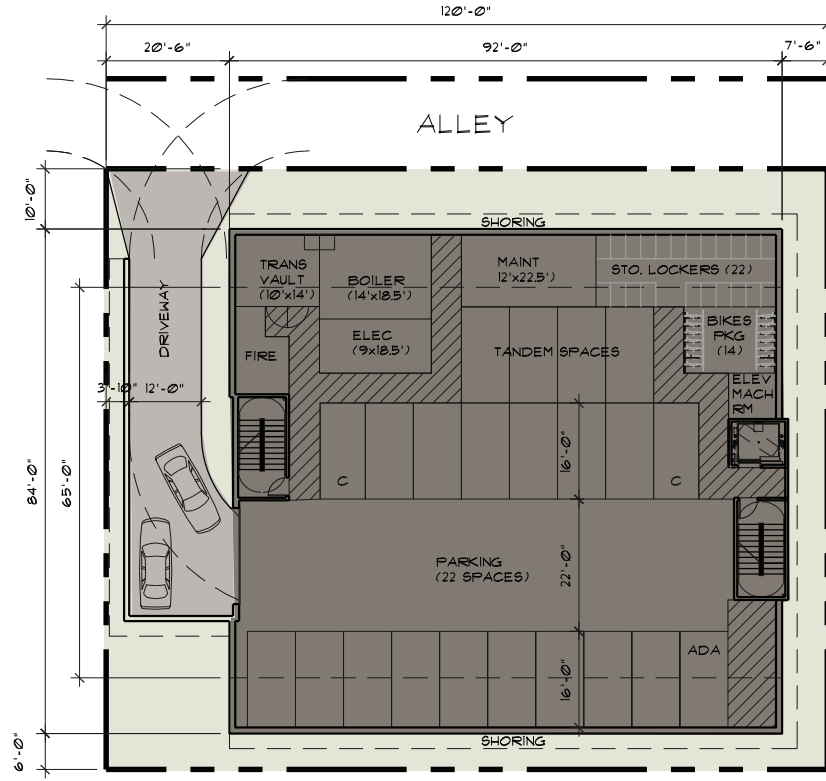
- no departures required
- 15' setback with street-facing patios along Maple Leaf
- simple "box-like" building mass fits within historic context of Green Lake neighborhood

challenges

- simple building form will require careful and thoughtful articulation by secondary architectural elements and high-quality cladding materials

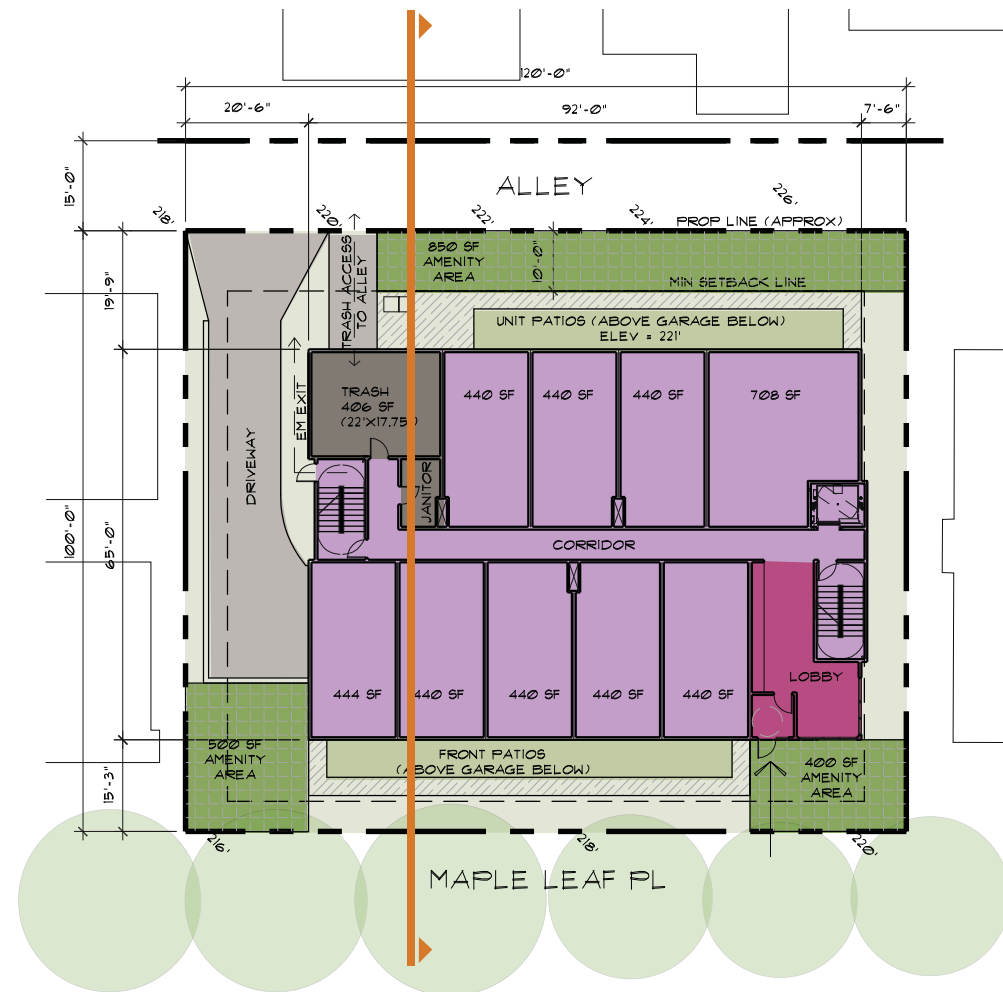


CONCEPTUAL SECTION LOOKING NORTHEAST



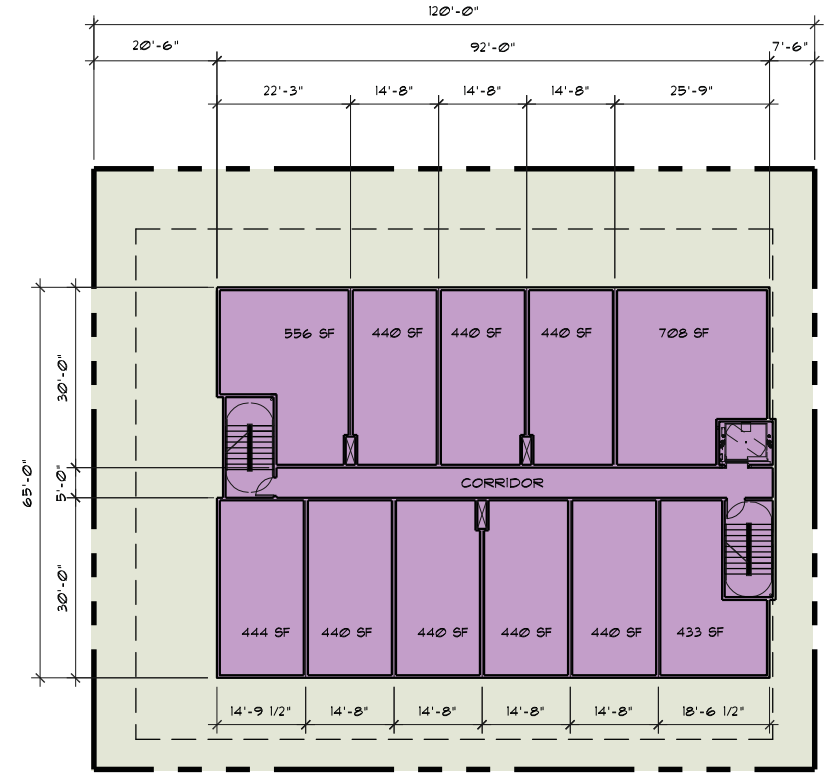
MAPLE LEAF PL

BASEMENT (SUBGRADE)



MAPLE LEAF PL

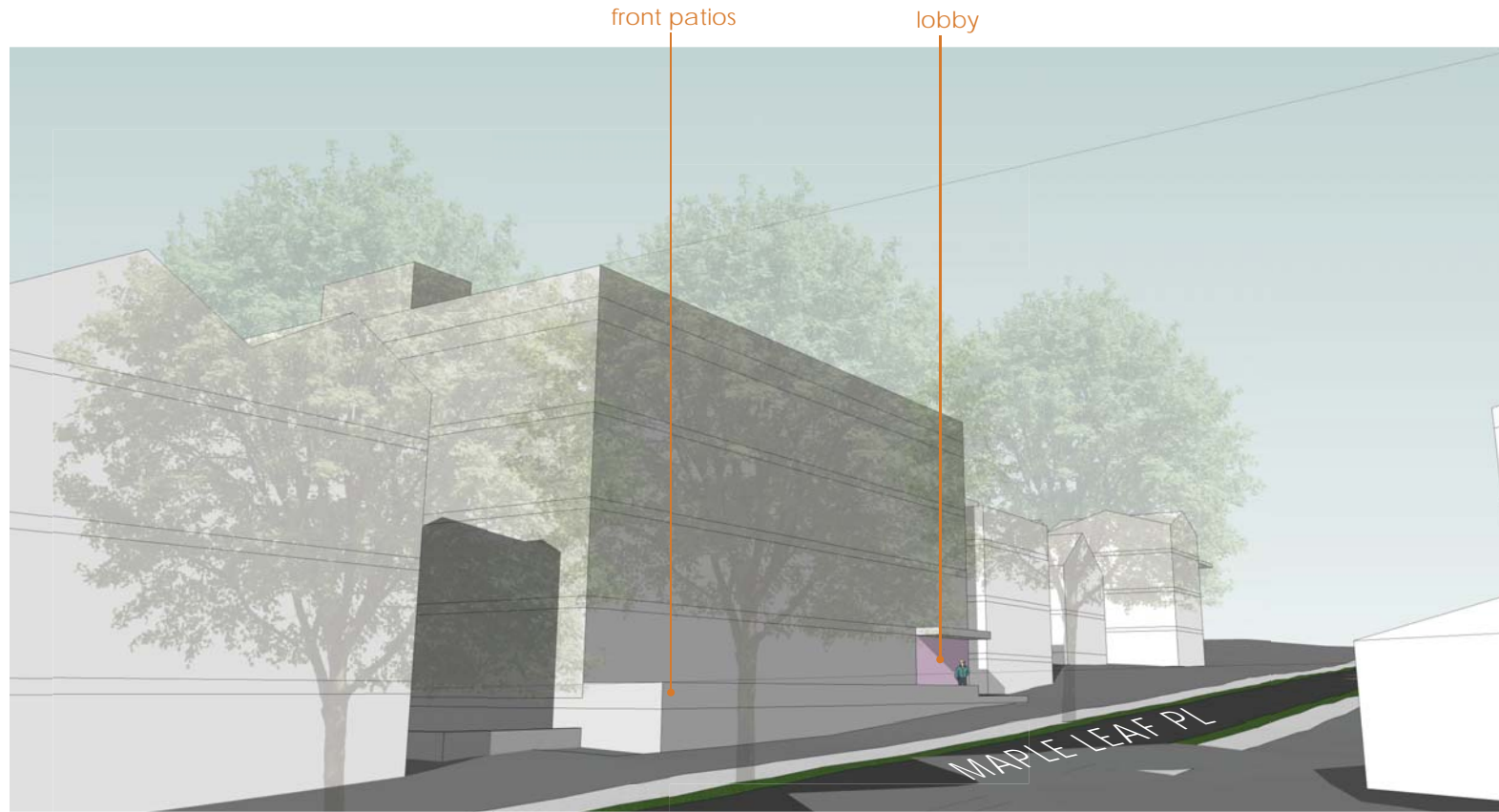
GROUND FLOOR



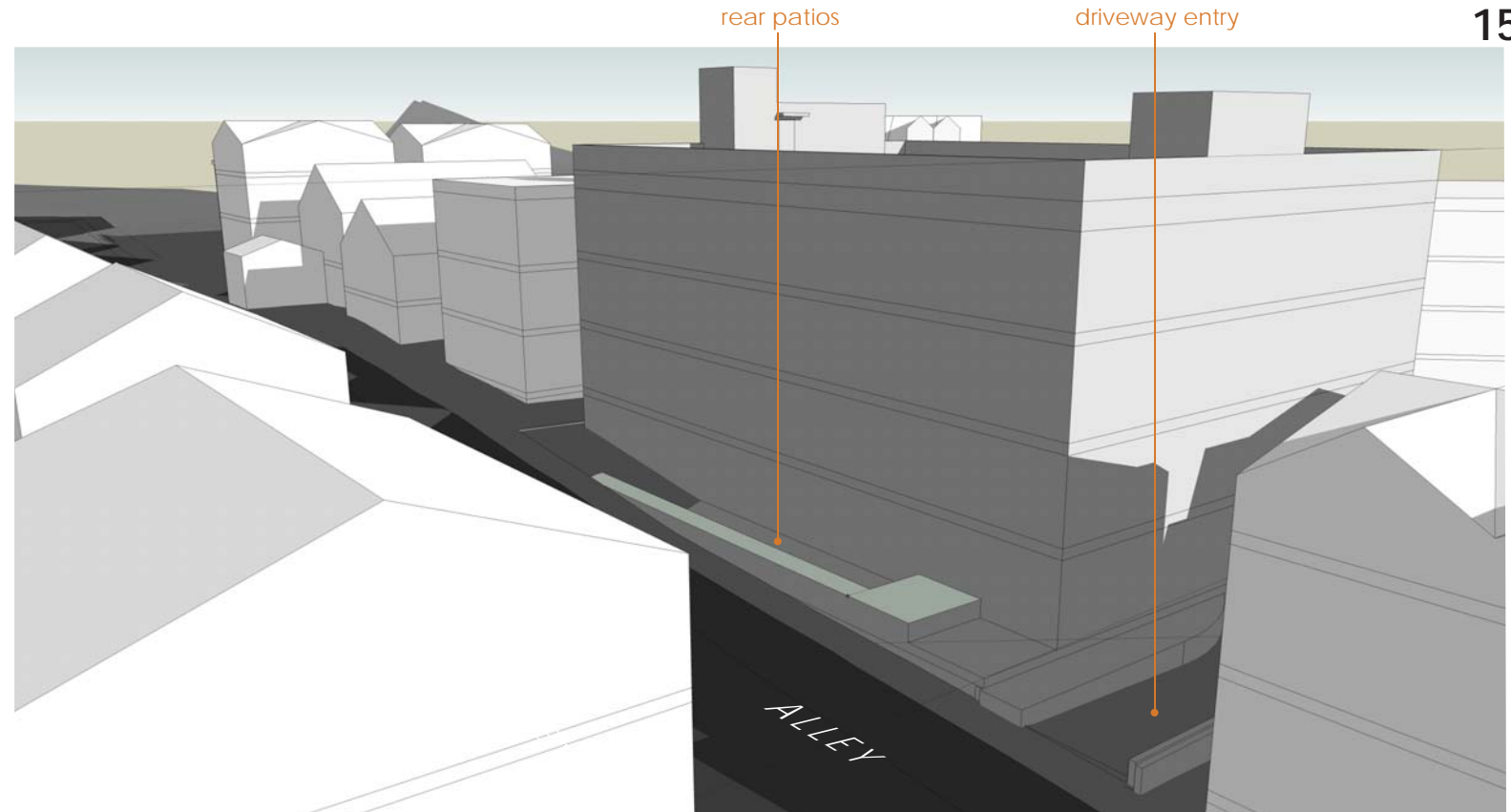
FLOORS 2-4

 RESIDENTIAL	 SUPPORT
 LOBBY	 AMENITY AREA





Looking northeast up Maple Leaf Pl



Looking east from alley



Looking southwest down Maple Leaf Pl



Aerial view from east

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LOOKING TO ENTRY LOBBY FROM MAPLE LEAF PL



MAPLE LEAF ELEVATION STUDY



STUDY 1:
vertical wood panels



STUDY 2:
patchwork

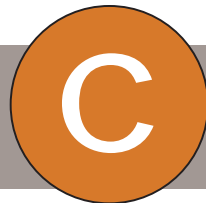


STUDY 3:
brick frame



PREFERRED STUDY

FACADE PATTERN STUDIES:
From the initial concept sketches, several patterns were studied looking into how the brick and wood could interact with the windows





STUDY 1: initial sketch concept



STUDY 3: brick comes down to building base

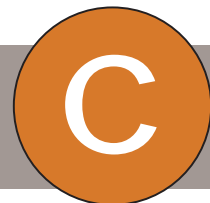


STUDY 2: brick extends across entire front



STUDY 4: brick is interrupted above lobby entry

PREFERRED SCHEME



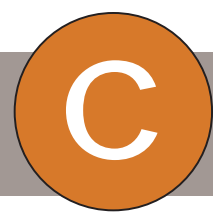
| Character Studies

JOHNSTON ARCHITECTS PLLC





^ NE Maple Leaf Place - View from SW



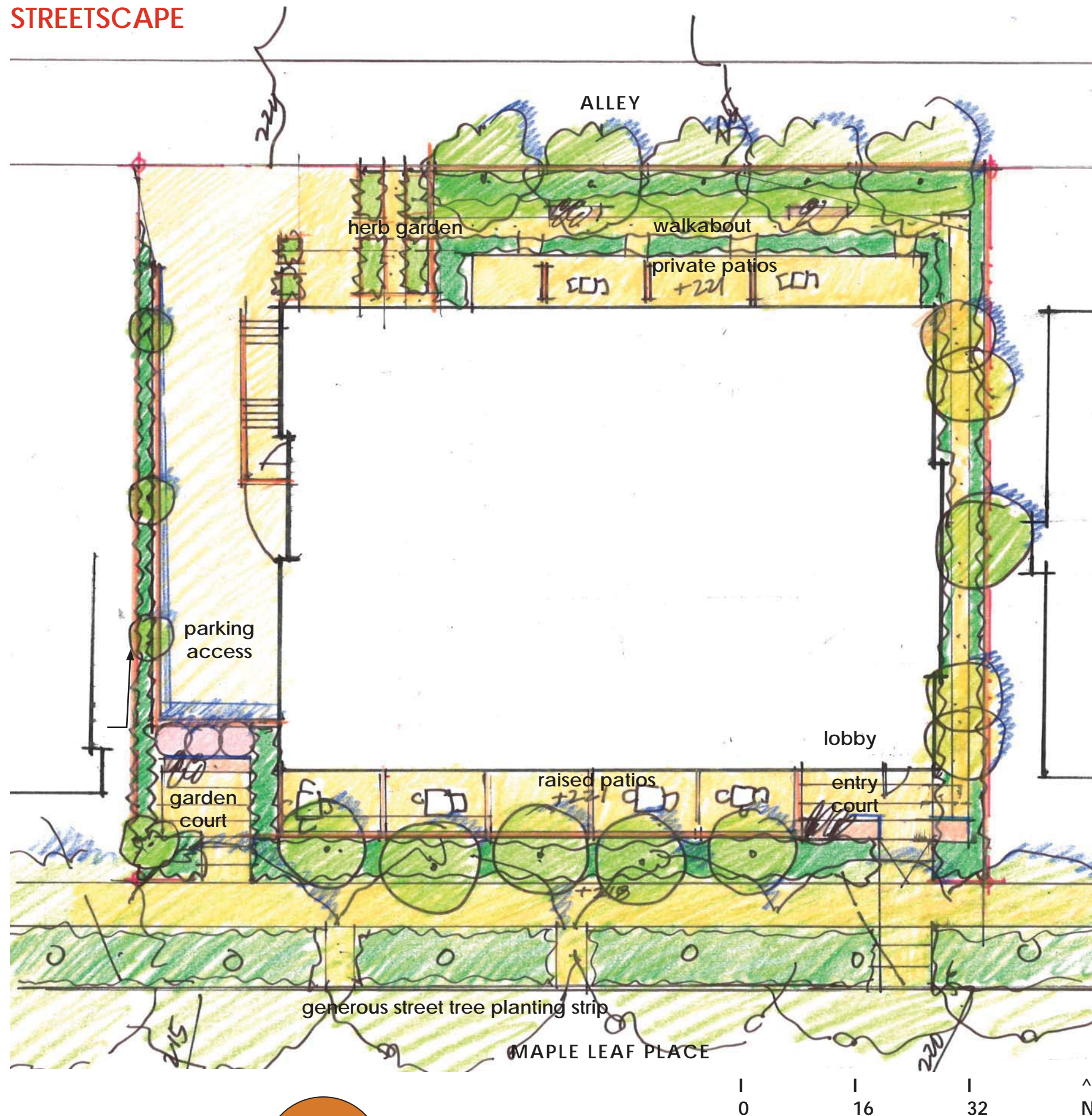


^ Alley - View from SW



^ Alley - View from NE





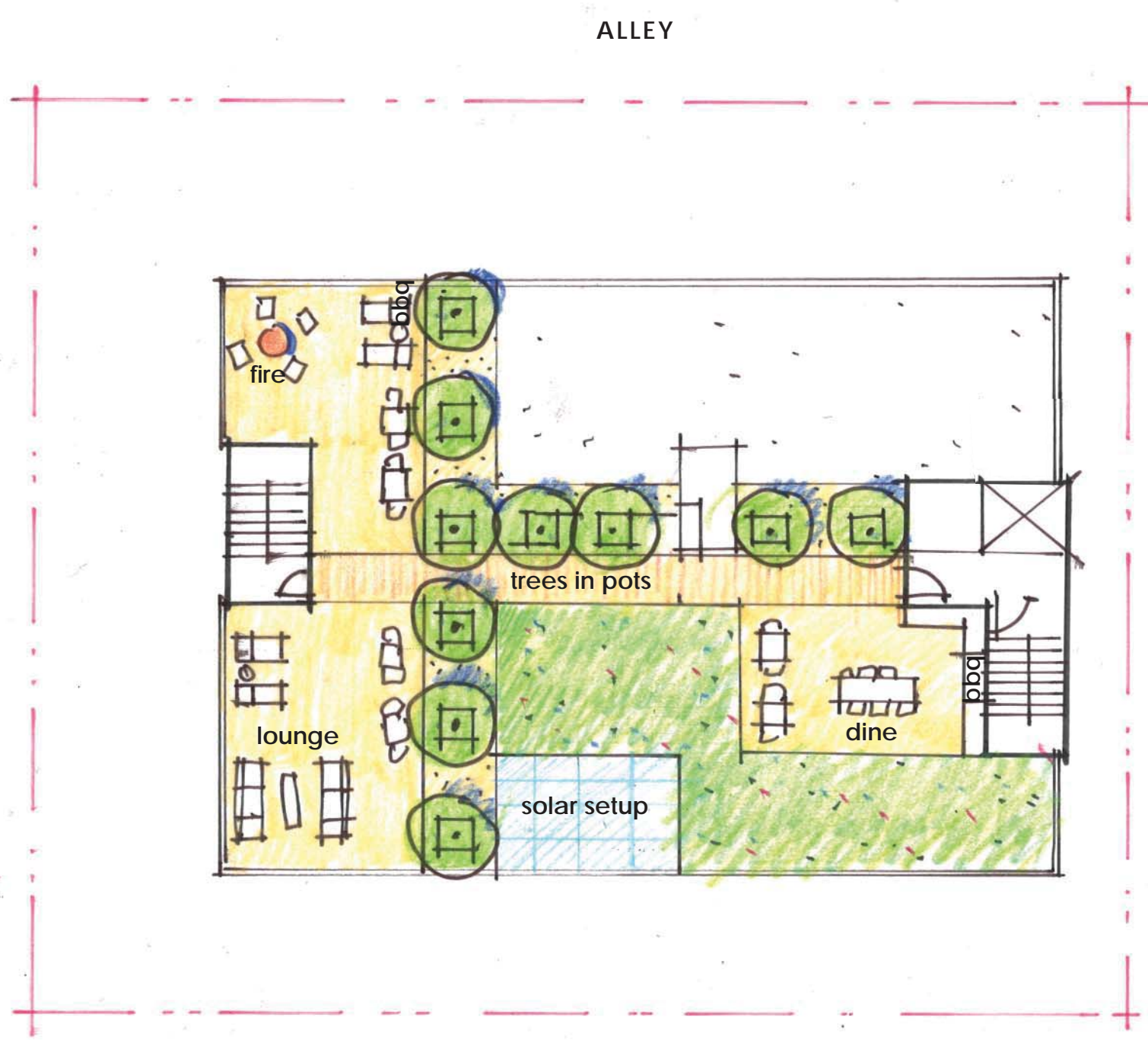
generous street tree planting strip



entry, garden court



terraces at grade



trees in pots



bbq



green roof and trees in pots

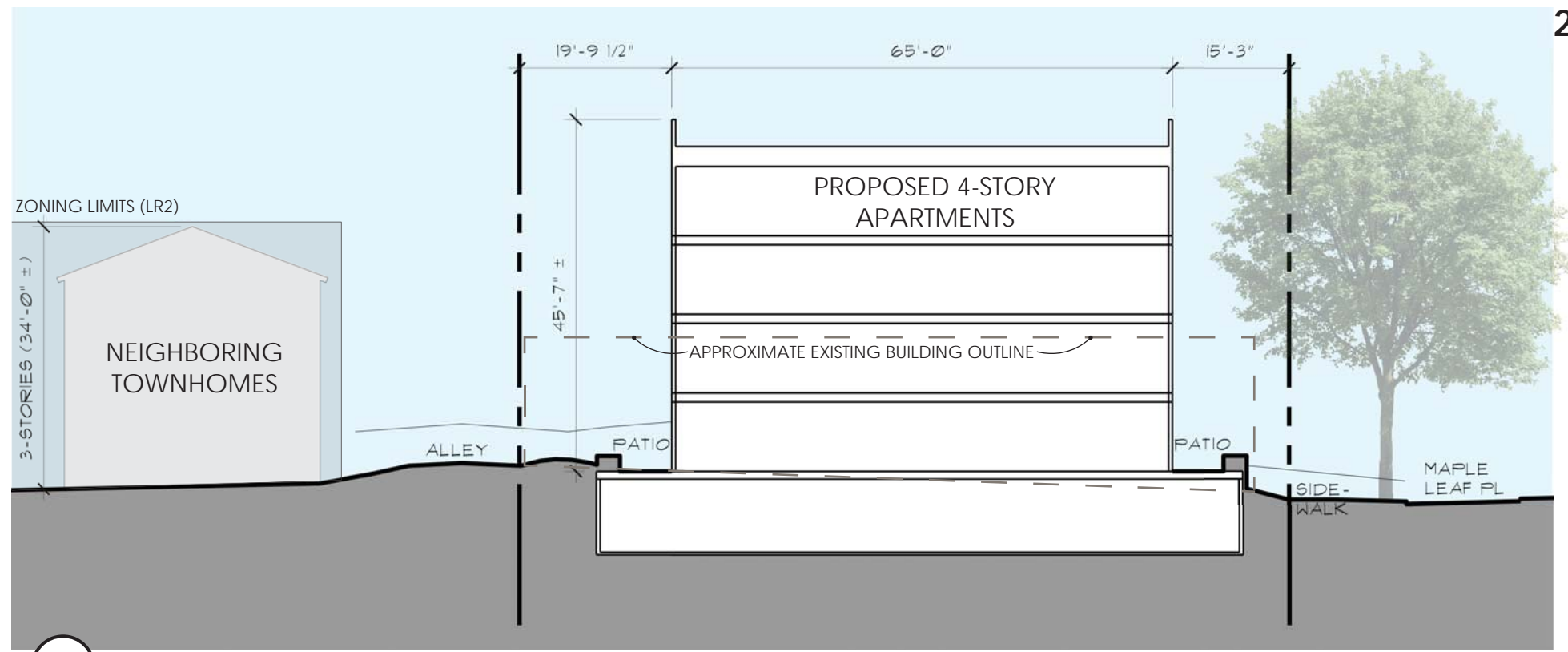
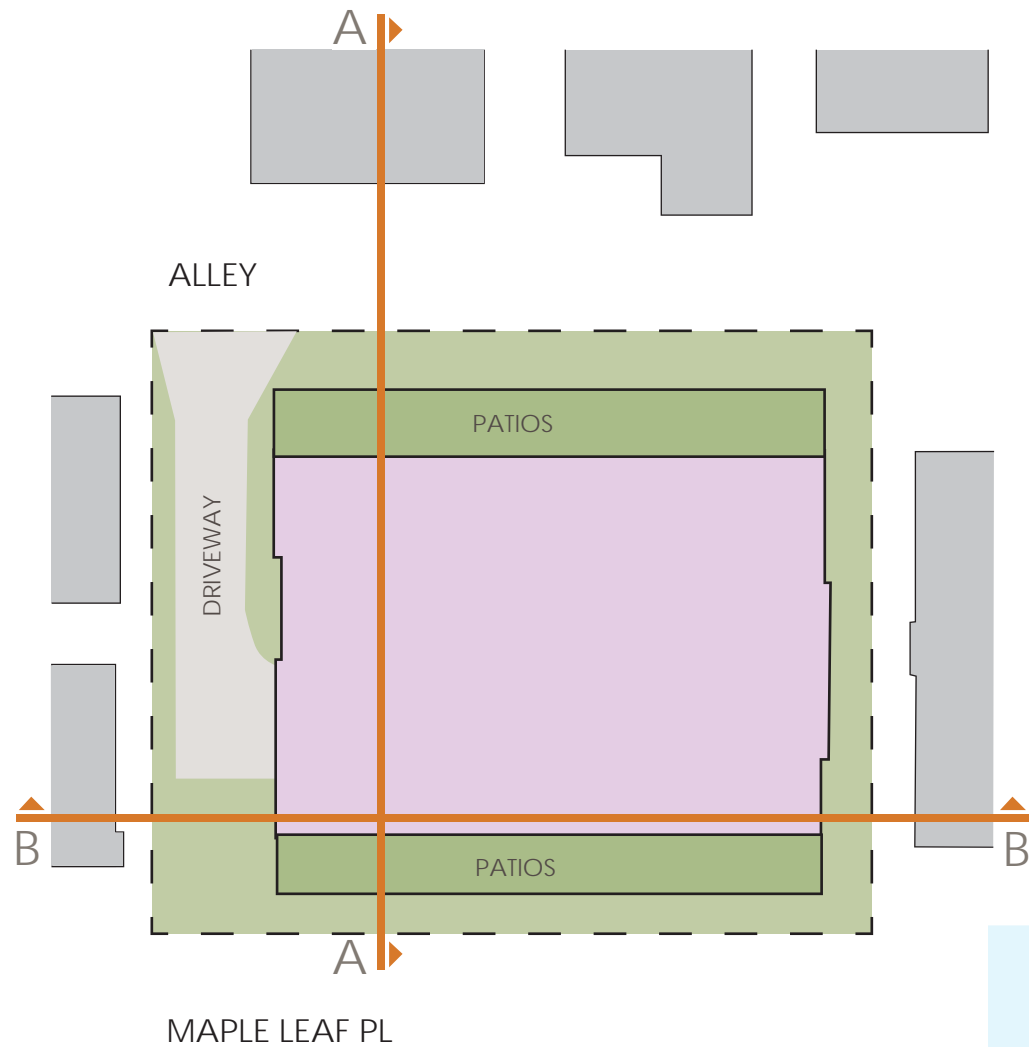


informal fire

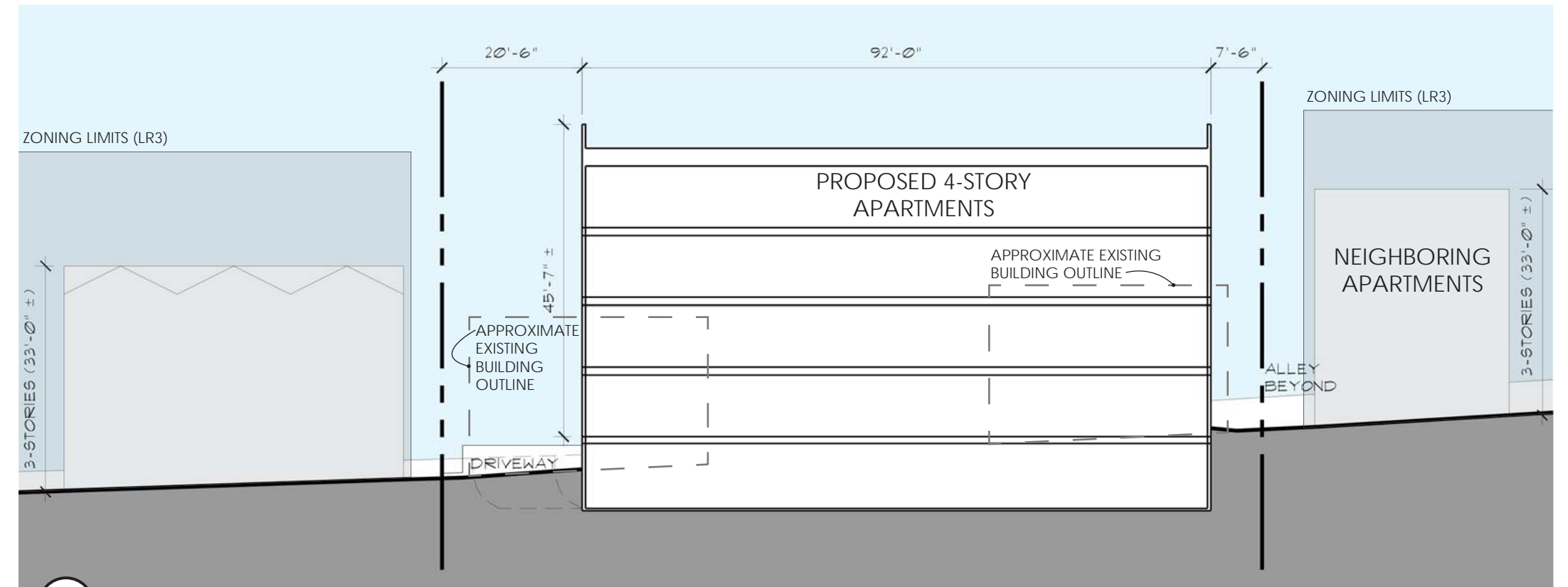
MAPLE LEAF PLACE

0 16 32 ^ N





A SITE SECTION LOOKING NORTHEAST



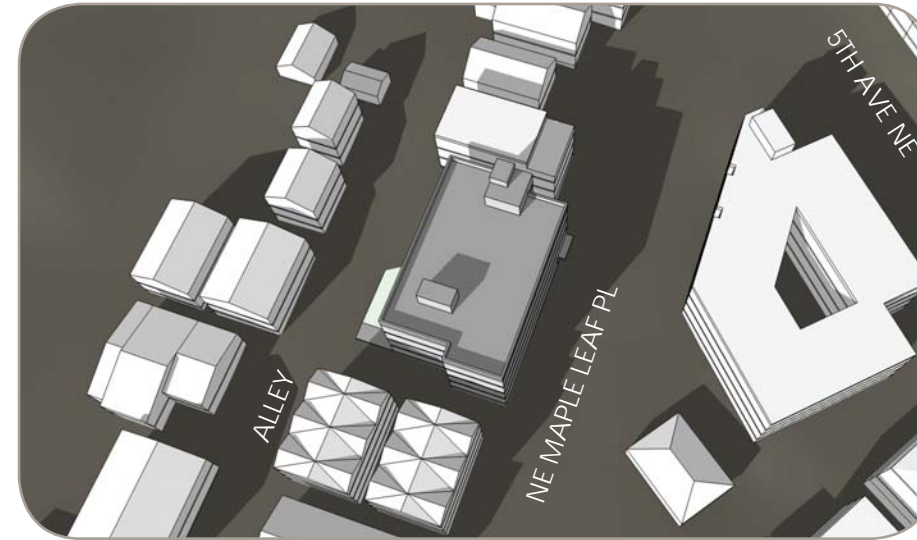
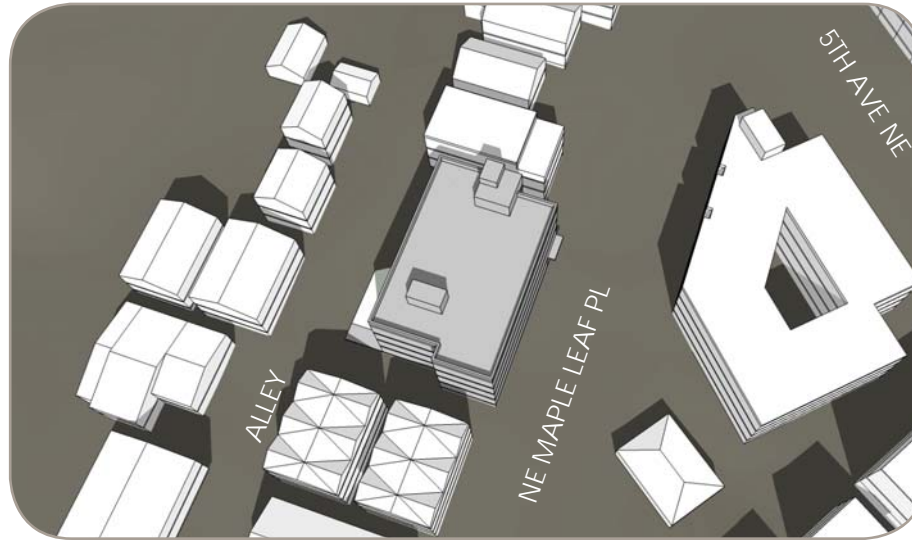
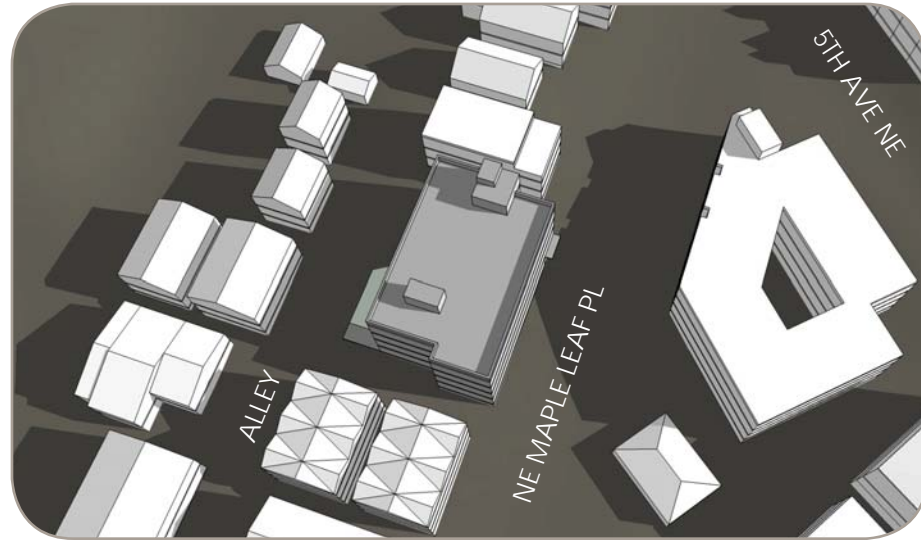
B SITE SECTION LOOKING NORTHWEST





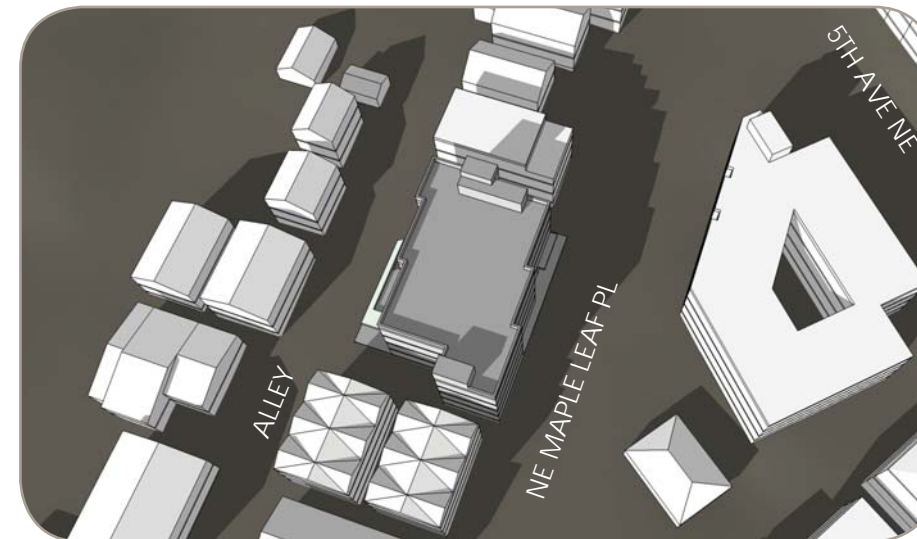
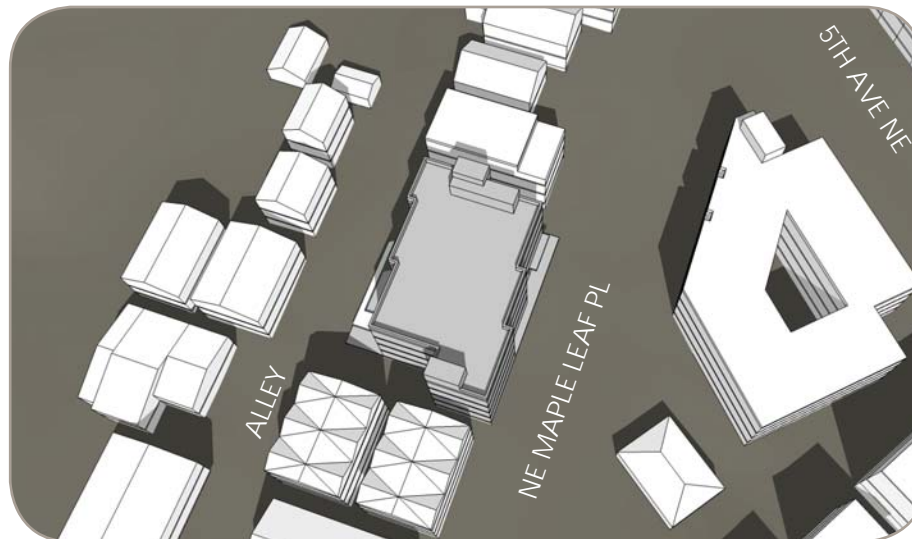
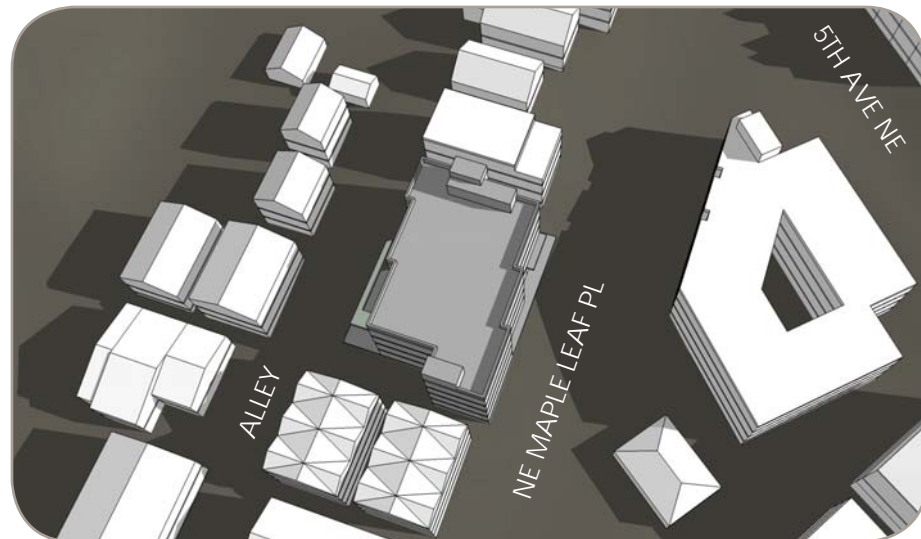
A

SCHEME A
STAGGERED



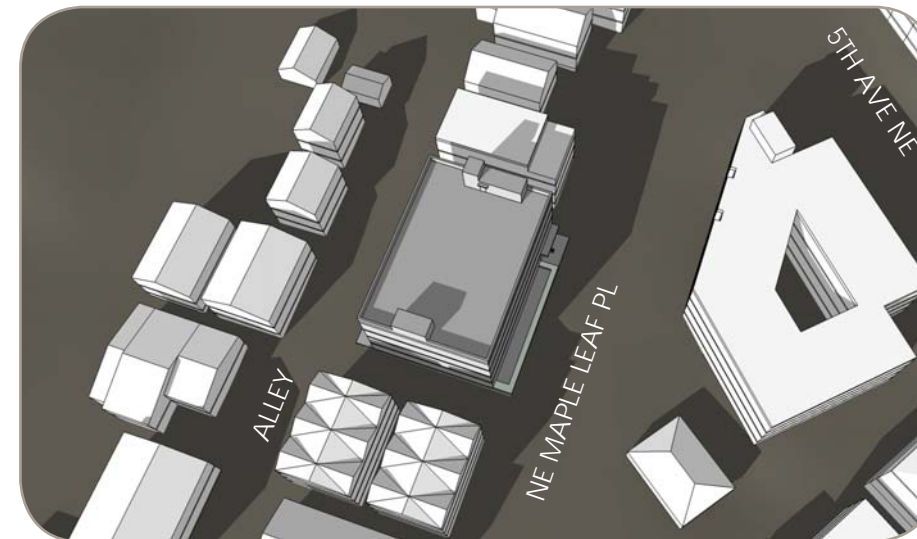
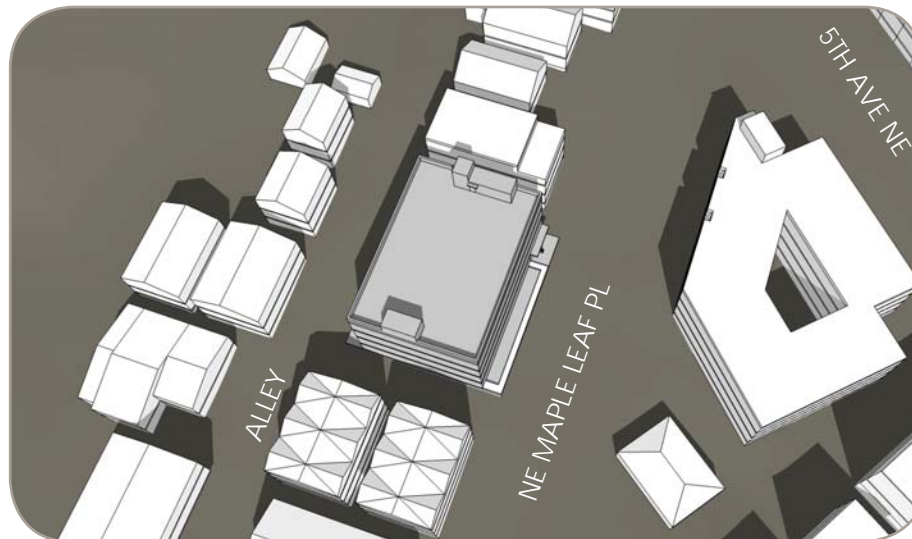
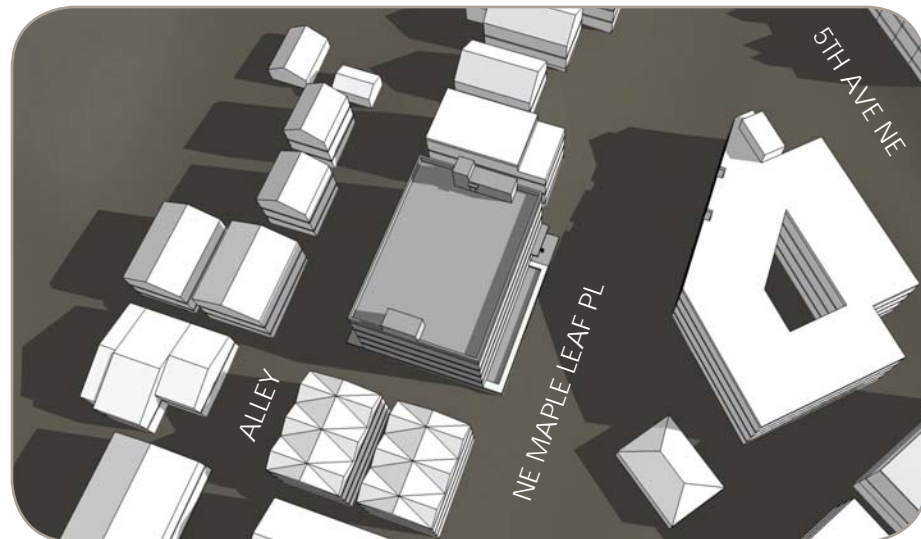
B

SCHEME B
OFFSET
RECTANGLES



C

SCHEME C
BLOCK [PREFERRED]





ARTICULATED COLORS / MATERIALS



COMMUNAL COURTYARD



TACTILE MATERIALS



CREATIVE SITE DESIGN



VISIBLE SUSTAINABLE PRACTICES



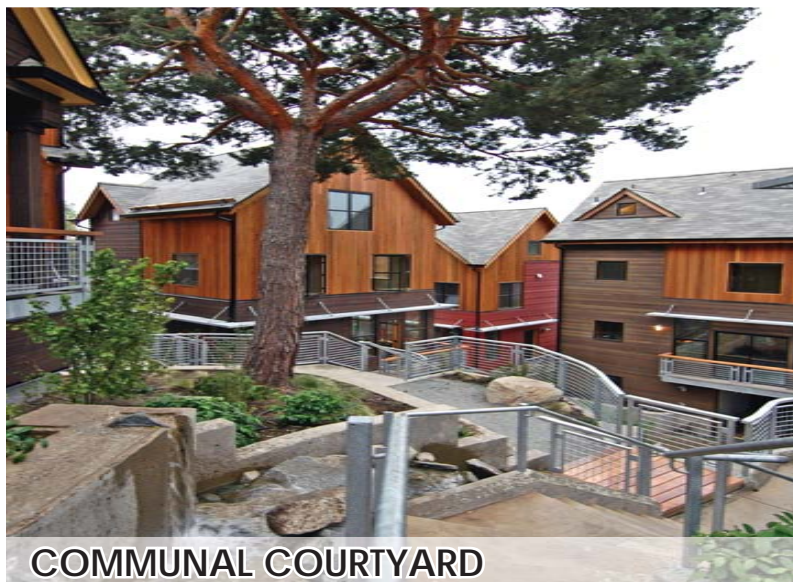
FENESTRATION / MATERIAL PATTERNING



LIVABLE COMMUNAL SPACE



FENESTRATION / MATERIAL PATTERNING



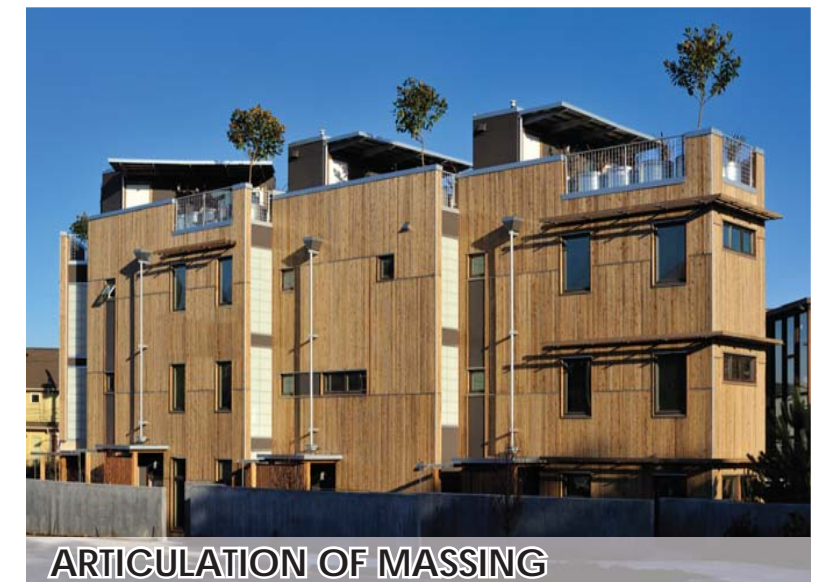
COMMUNAL COURTYARD



STREET-LEVEL ENGAGEMENT



FINE-GRAIN ARCHITECTURAL DETAIL



ARTICULATION OF MASSING