



## 442 NE Maple Leaf Place

Design Review Recommendation

March 6, 2017

SDCI Project # 3024493

APPLICANT TEAM:

Architect: Johnston Architects PLLC

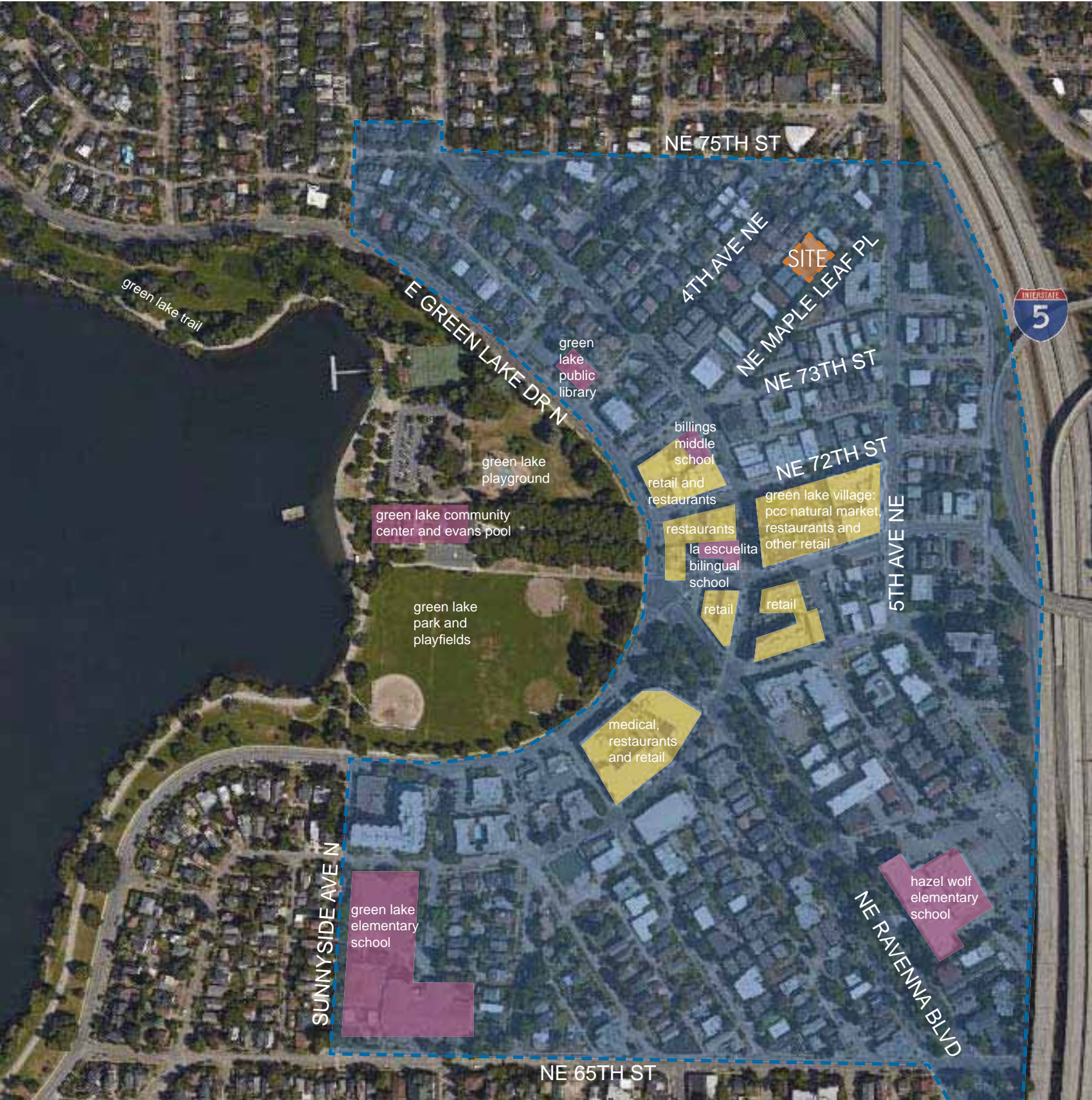
Landscape Architect: Karen Kiest Landscape Architects


Developer: Flatiron Properties

JOHNSTON ARCHITECTS PLLC










 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:**

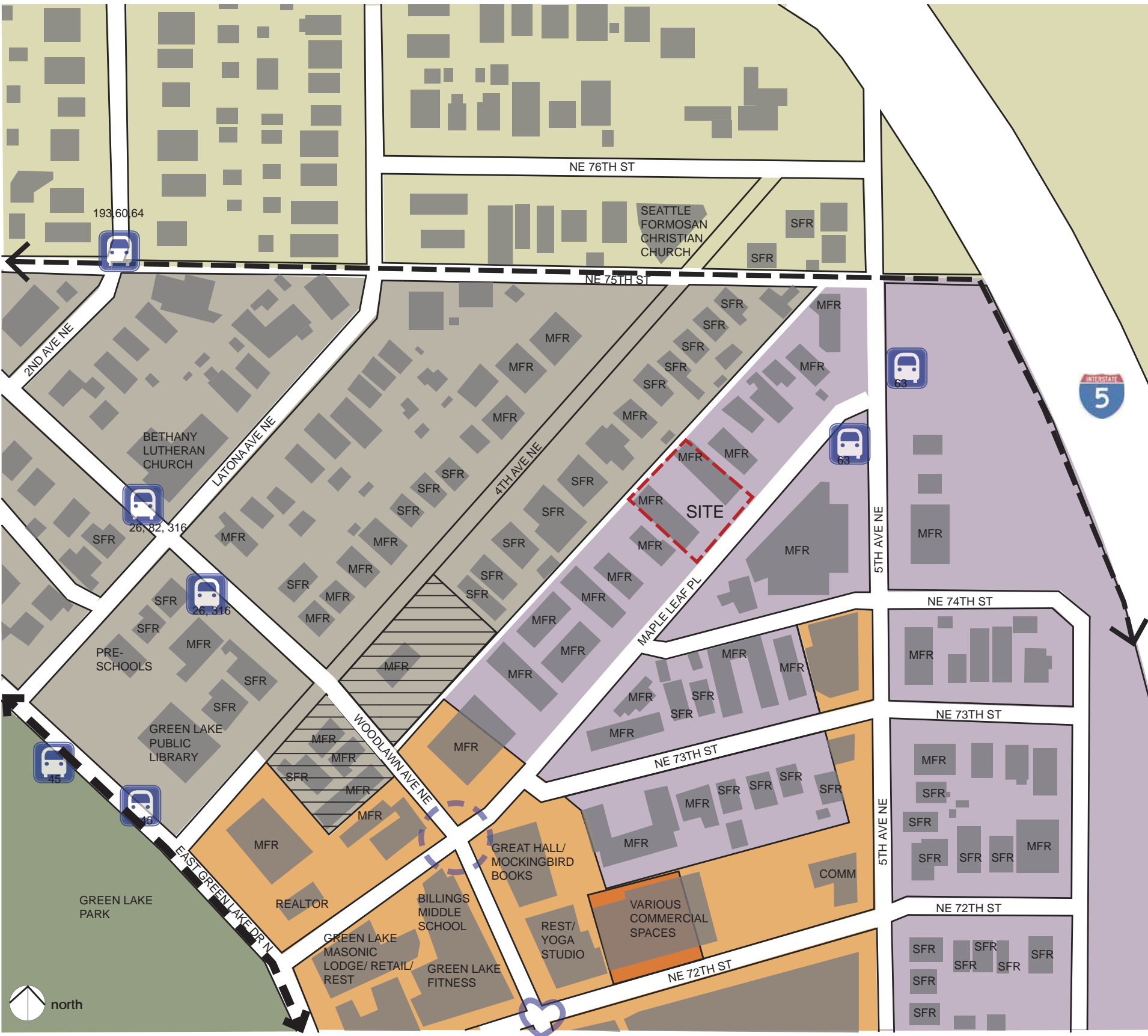
Proposal for a new 42-unit residential building 4 stories above grade with rooftop amenity area. 24 on-site parking spaces are proposed in a subgrade garage

**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: 0.57 spaces per dwelling unit (24 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 certification. Parking, if provided, must be accessed from the alley and wholly enclosed within the building structure for apartments*





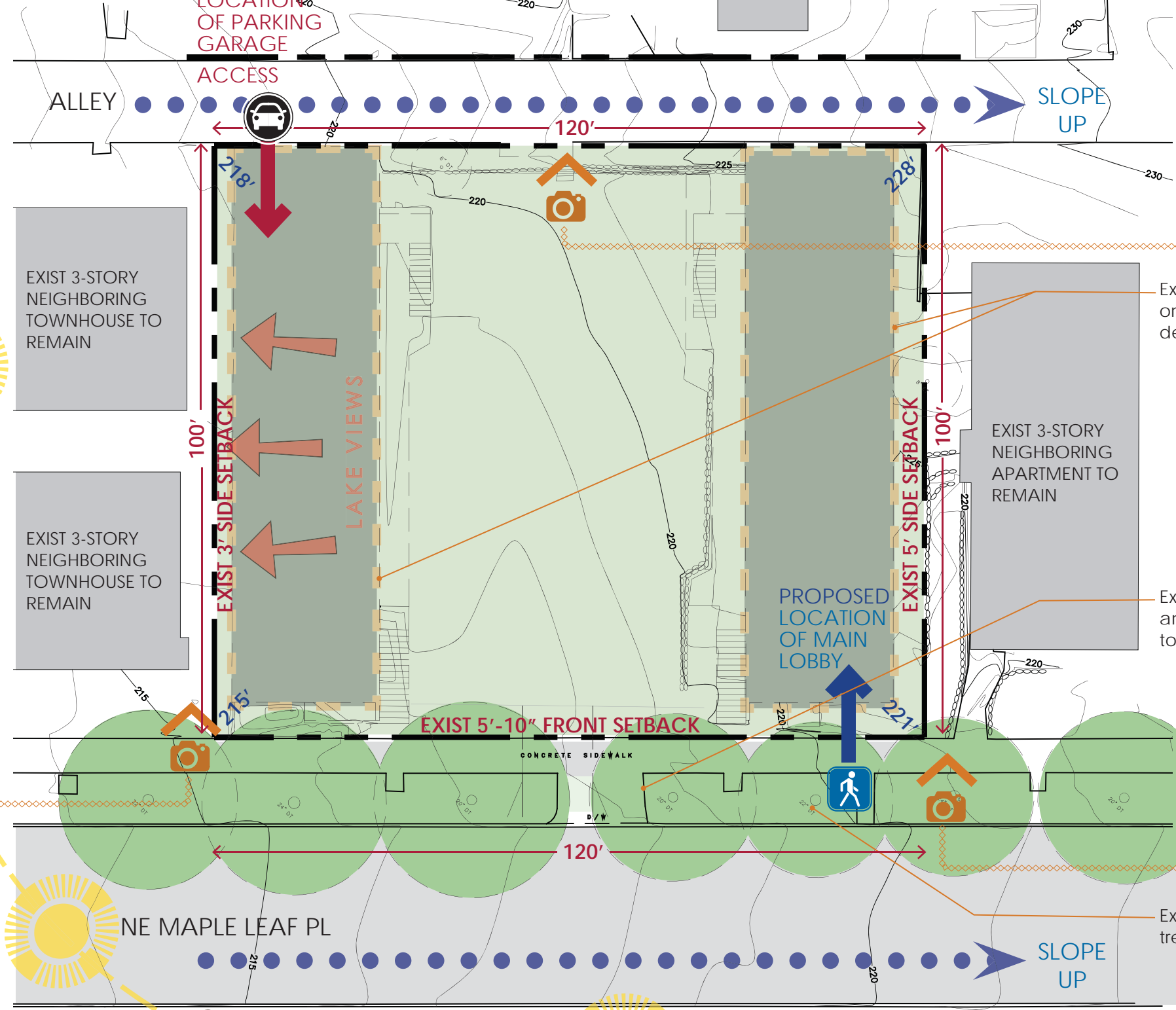
- ### Zoning Key
- PROJECT SITE
  - SF 5000
  - LR3
  - LR2
  - NC2P-40
  - C1-40
  - GREEN LAKE PARK
  - LR2 RC
  - GREEN LAKE RESIDENTIAL URBAN VILLAGE
  - MAIN ENTRY POINT INTO RESIDENTIAL URBAN VILLAGE PER NEIGHBORHOOD DESIGN GUIDELINES
  - ♥ "HEART LOCATION" PER NEIGHBORHOOD DESIGN GUIDELINES



Existing buildings onsite to be demolished

Existing curbcut and driveway to be removed

A narrow alleyway between white, multi-story houses with a large evergreen tree in the background. The scene is brightly lit, suggesting a sunny day. The houses have white siding and multiple windows. A set of stairs leads up from the alleyway towards the trees. The overall atmosphere is clean and well-maintained.



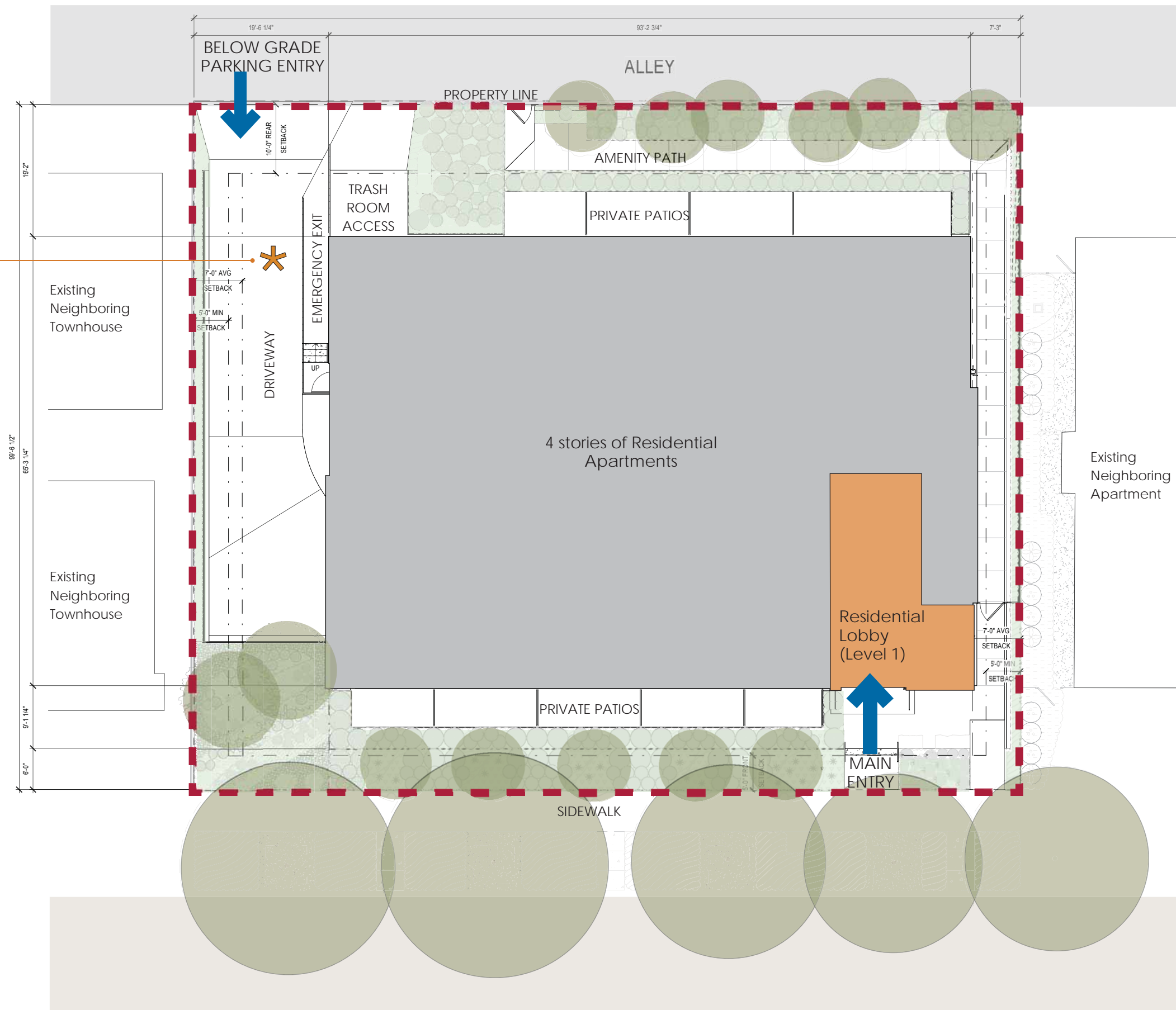
existing 3-story townhouse  
neighbor to the SW

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



driveway slope  
departure request  
(page 13)





## 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 as a simple, block-like mass with a regular vertically proportioned window rhythm, and human-scale elements and classic brick as the primary street facing facade material*

#### > CS3 A 3: Established Neighborhoods

Build on the the neighborhood's traditional architectural character and compliment the architectural style of nearby buildings

*Response: The simple building form and use of brick as the dominant street-facing facade material responds 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 above the sidewalk, and 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*

### PRIORITIES AND BOARD RECOMMENDATIONS: PROJECT RESPONSE

1

#### GROUND LEVEL DESIGN

BOARD COMMENTS: *the Board suggested exploration of "stoops for the ground level units emulating similar stoops used in other structures in the area"*

Design Response: Added stoops off NE Maple Leaf Place has been studied. Because of safety and privacy concerns and the resulting reduction in landscaping along the street, stoops were determined to be less desirable than interior-accessed front patios.

2

#### AMENITY SPACES

BOARD COMMENTS: *the Board requested providing "additional landscape detail along with further design exploration at the SW corner of the building along the sidewalk"*

Design Response: EDG landscape concept at the SW corner has been further developed to include a dense landscaped area with a stone sculpture artpiece and seating to activate the amenity area.

3

#### ALLEY WALK

BOARD COMMENTS: *the Board requested that the design team "demonstrate how the walkway along the north side of the building leading from NE Maple Leaf would be secured, closed off to the general public"*

Design Response: security gates have been added at the alley and adjacent to the lobby, which will be locked to non-residents. The path will be accessed by building residents and management only. Additionally, a 6' high cedar fence has been added along the north and east property lines for safety and privacy.

4

#### ROOF AMENITY

BOARD COMMENTS: *the Board requested demonstration of "how the rooftop` amenity space design has been configured to ensure that there are no view impacts to the adjacent buildings"*

Design Response: the occupied rooftop amenity spaces are configured to protect the privacy of adjacent properties

5

#### EXTERIOR CONCEPT

BOARD COMMENTS: *the Board suggested "further study of how exterior elements such as brick and wood have been used together"*

Design Response: the EDG concept of a simple boxlike form to contribute to the Green Lake neighborhood core's classic architectural style was maintained; and the transition of exterior materials has been studied and is shown in greater detail in this Recommendation packet.



## 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 *proposed design* 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 *proposed design* 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 *proposed design* incorporates street-facing patios, and regular windows that are vertically-proportioned. Brick, siding with wood appearance, and dark colored windows speak to the historic style of the neighborhood

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.

Residential units are also separated from the street by an enhanced landscaped setback and street-facing patios

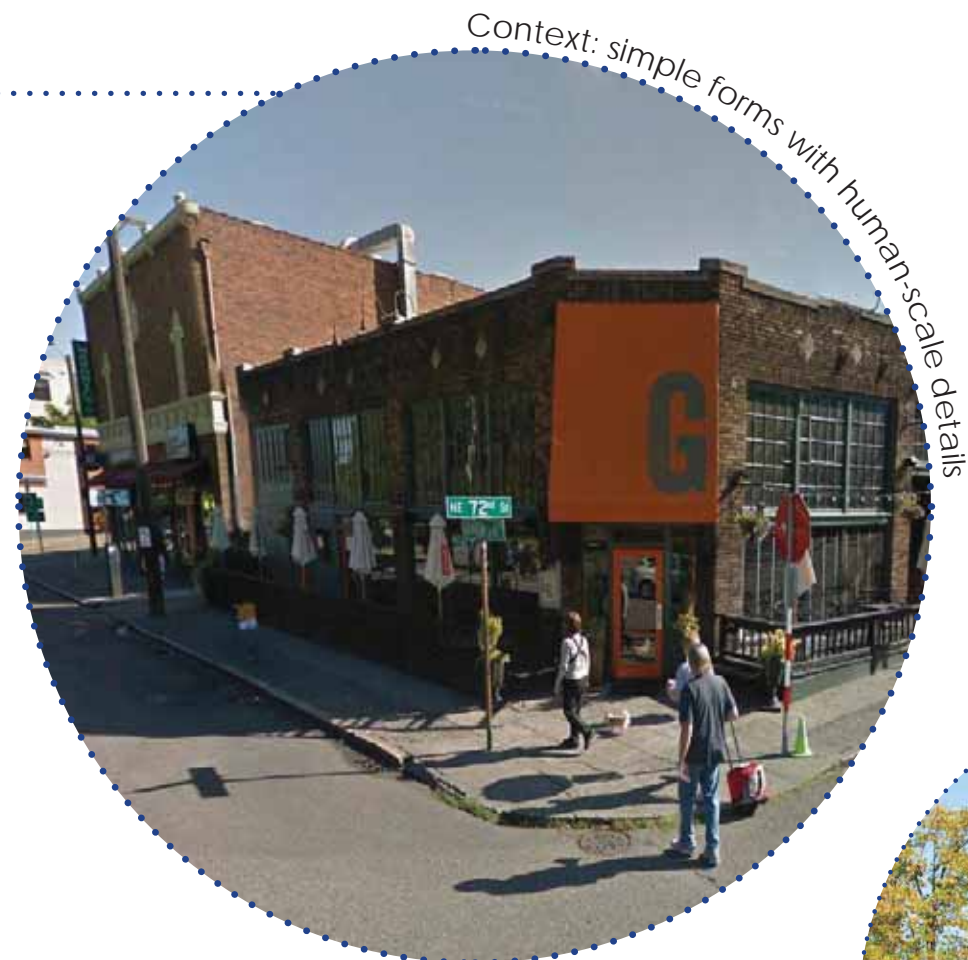
DC

### DESIGN CONCEPT

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

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

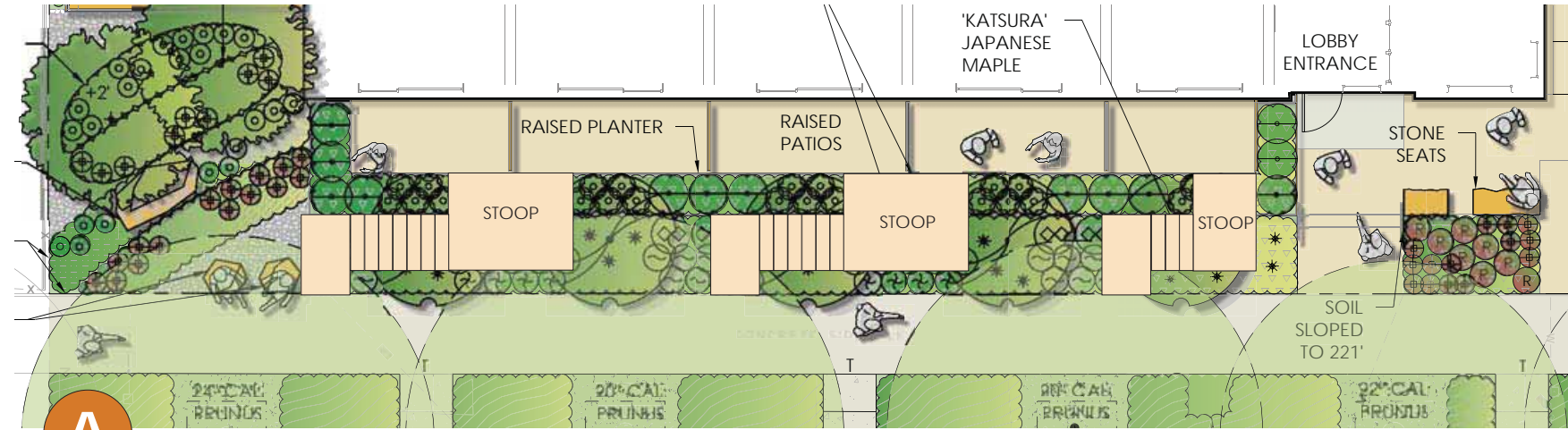
Brick is proposed as the primary street-facing cladding material



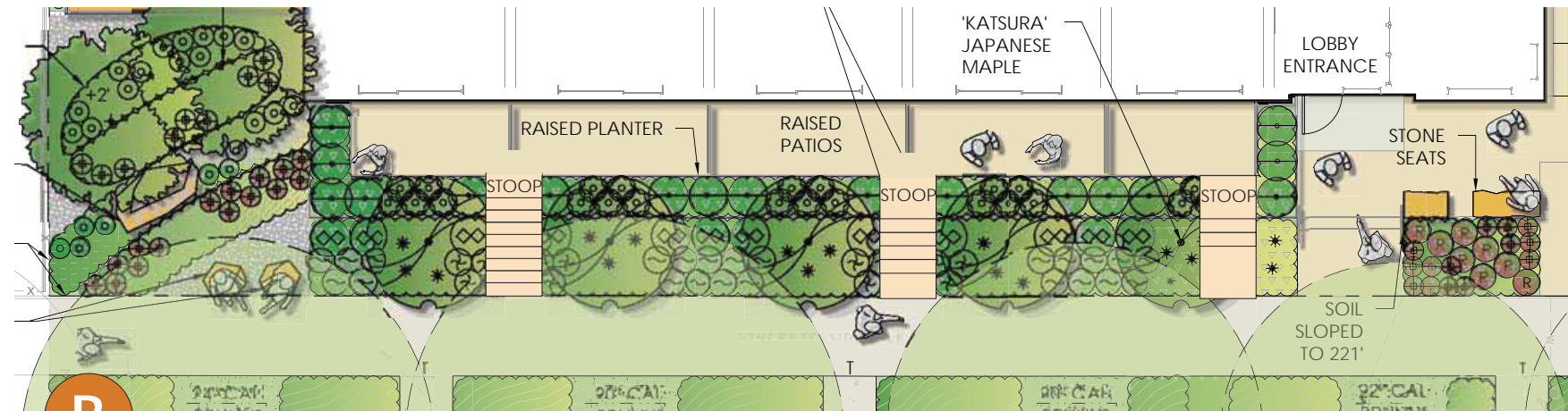


direction: *the Board suggested exploration of “stoops for the ground level units emulating similar stoops used in other structures in the area”*

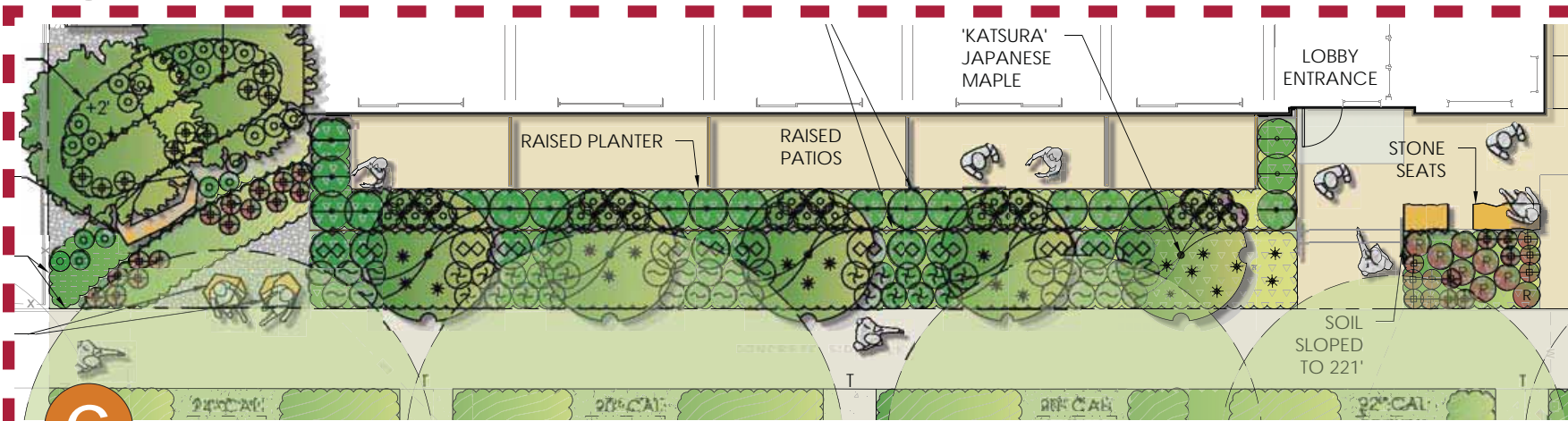
**response:** several schemes exploring stoops between the sidewalk and ground level units are illustrated. Because the addition of stoops creates competing building entries, raises privacy and security concerns, and reduces the amount of landscaping along the street, stoops were determined to be less desirable than interior-accessed front patios. The proposed preferred design (without the stoops) maximizes landscaping and the perceived width of the front setback, and maximizes safety and privacy for the ground floor residential units along the sidewalk. Note: due to the driveway access from the alley (which already requires a slope departure), the ground floor elevation cannot be lowered nor can the front setback be increased.



**A** stoops parallel to sidewalk



**B** stoops perpendicular to sidewalk



**C** PREFERRED DESIGN - no stoops



**IMPLICATIONS**

- > Departure required: unenclosed steps projecting into setback beyond permitted height and distance
- > Stoop entrances compete with main building entry
- > Compromises privacy, security and safety:
  - \* Patios unlikely to get as much use as preferred option
  - \* Window coverings more likely to be closed than open
  - \* Transition from the street encouraged by code is less effective
- > Landscaping minimized affecting Green Factor
- > Westernmost stoop has 8 risers
- > Less desirable aesthetics with tall stoop wall immediately adjacent to sidewalk
- > Stoops create homeless sleeping area



**IMPLICATIONS**

- > Stoop entrances compete with main building entry
- > Compromises privacy, security and safety:
  - \* Patios unlikely to get as much use as preferred option
  - \* Window coverings more likely to be closed than open
  - \* Transition from the street encouraged by code is less effective
- > Landscaping minimized affecting Green Factor
- > Westernmost stoop has 7 risers, the top two of which cut into the structural deck
- > Stoops create homeless sleeping area



**IMPLICATIONS**

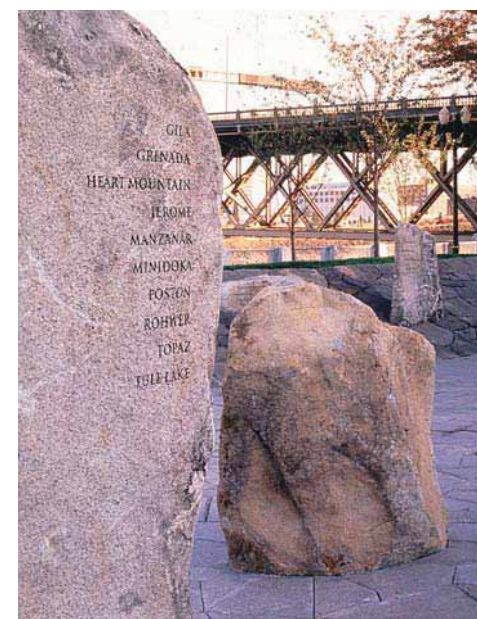
- > Main entrance is more pronounced
- > Natural separation increases privacy, security and safety:
  - \* More active edge with higher use of patios
  - \* Window coverings more likely to be opened than closed
  - \* Transition from the street encouraged by code is more effective
- > Increased landscaping enhances the perceived width of the setback and sidewalk



ROOF AMENITY

direction: *the Board requested providing "additional landscape detail along with further design exploration at the SW corner of the building along the sidewalk"*

response: the landscape concept at the SW corner along the Maple Leaf PI sidewalk has been further developed to include a landscaped area with a stone sculpture and seating. Addressing safety and security concerns, the area will be planted with dense but low ornamental shrubs and the seating has been located at the sidewalk for higher visibility.



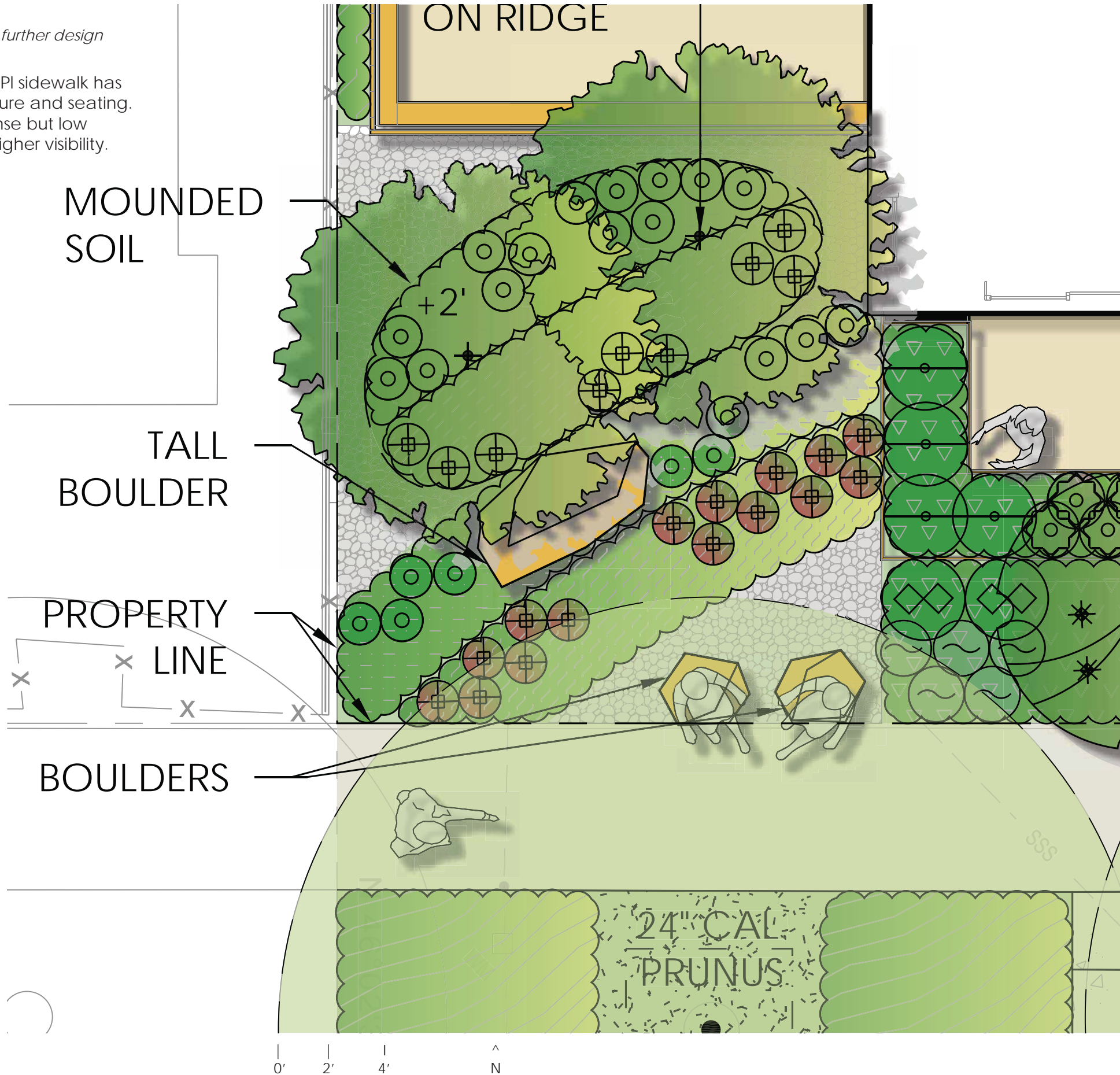
Tall boulder with poetry  
(Japanese Am. Memorial)



Finished boulders for seating



Mounded soil, arcs of planting color and nice low trees

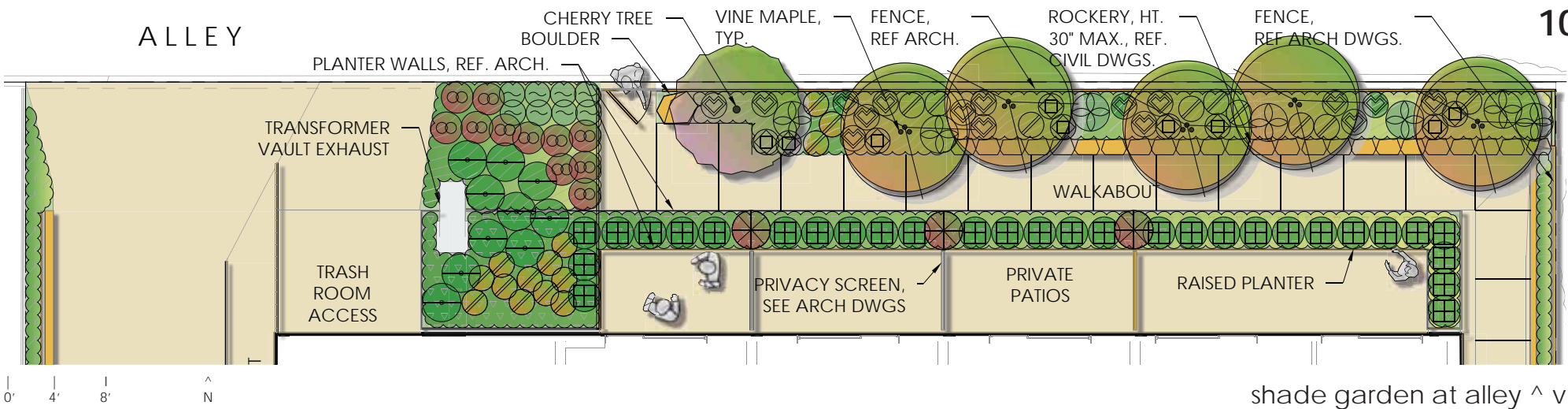




ALLEY WALK & ENTRY

direction: the Board requested that the design team “demonstrate how the walkway along the north side of the building leading from NE Maple Leaf would be secured, closed off to the general public”

response: as diagrammed below, metal security gates have been added at each end of the amenity walkway (at the alley and adjacent to the lobby). These gates are to be locked to non-residents and accessible by building residents and owners only. Additionally, a 6’ high cedar fence has been added along the east property line, and a metal guardrail is shown on the concrete retaining wall to the north of the amenity path at the alley to add privacy and security.



shade garden at alley ^ v

- 6’ high metal gate with wire mesh infill
- 3’-6” high wood fence and gate
- secured concrete amenity path
- 6’ high wood fence



amenity path security ^ diagram



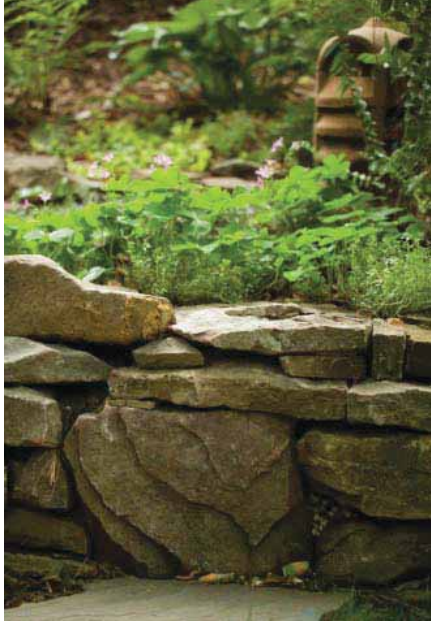
view of building entry and amenity area gate from sidewalk ^



Vine maples at retaining wall/fence



Nice flowering tree (Cherry, etc.)



Nice rockery

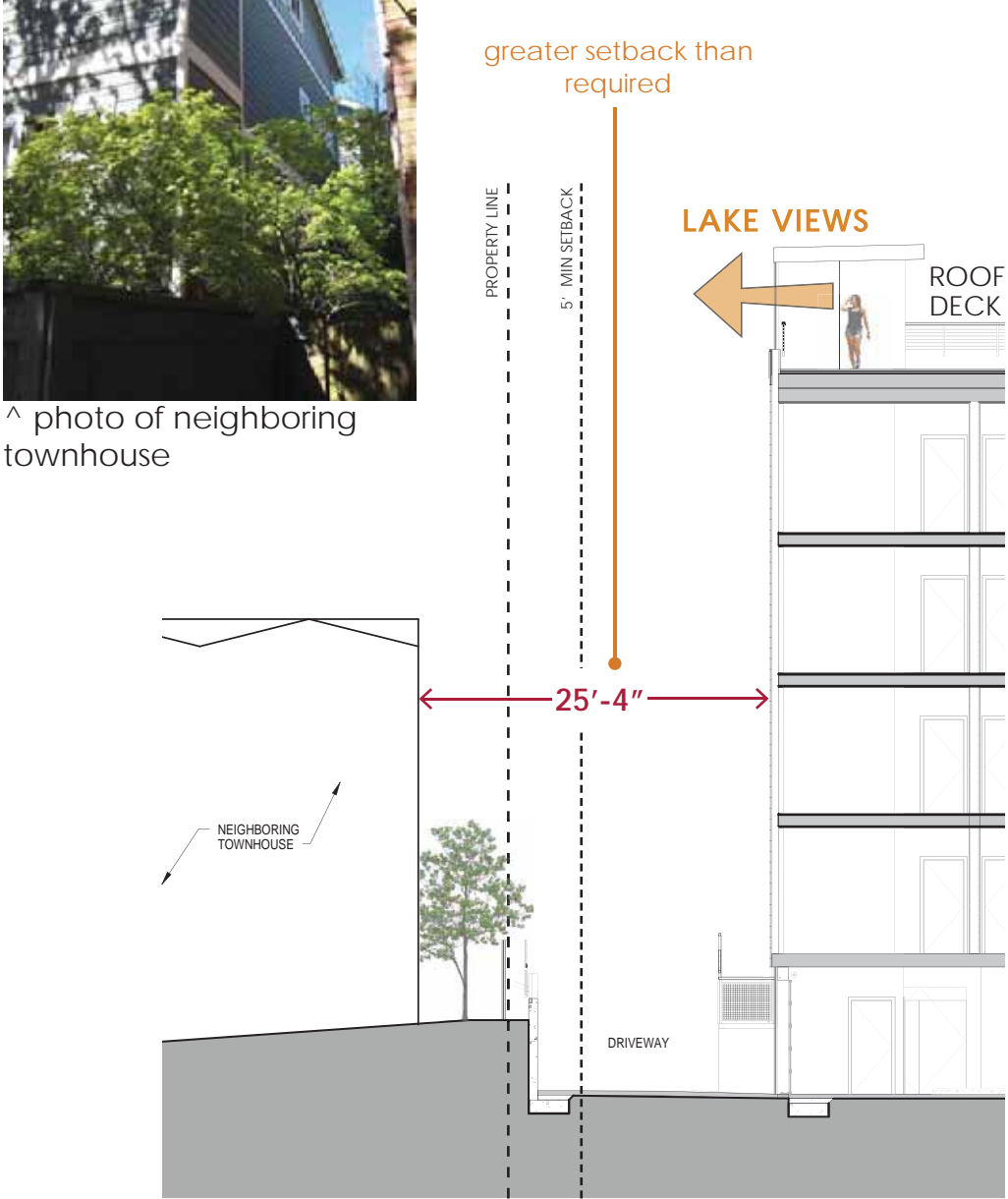


direction: *the Board requested demonstration of “how the rooftop` amenity space design has been configured to ensure that there are no view impacts to the adjacent buildings”*

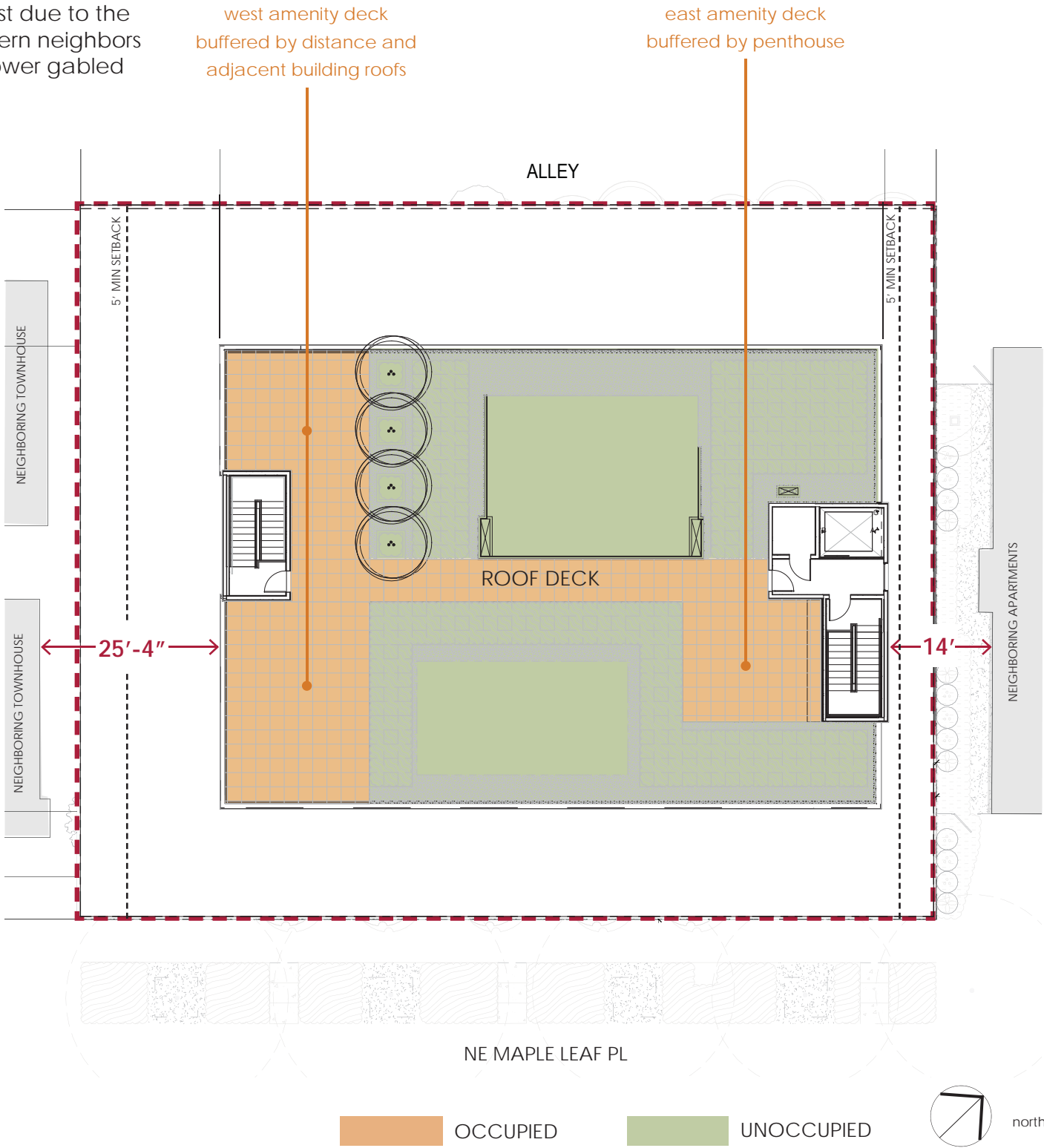
**response:** To protect the privacy of the eastern multifamily residential neighbor, the occupied rooftop amenity spaces do not have any visibility towards the east due to the position of the intervening stair/elevator penthouse. Views toward the western neighbors are buffered by distance (more than 25’ separates the buildings) and the lower gabled roof form of the townhouse neighbor.



^ photo of neighboring townhouse



e-w section at rooftop amenity ^



e-w section lat rooftop amenity ^



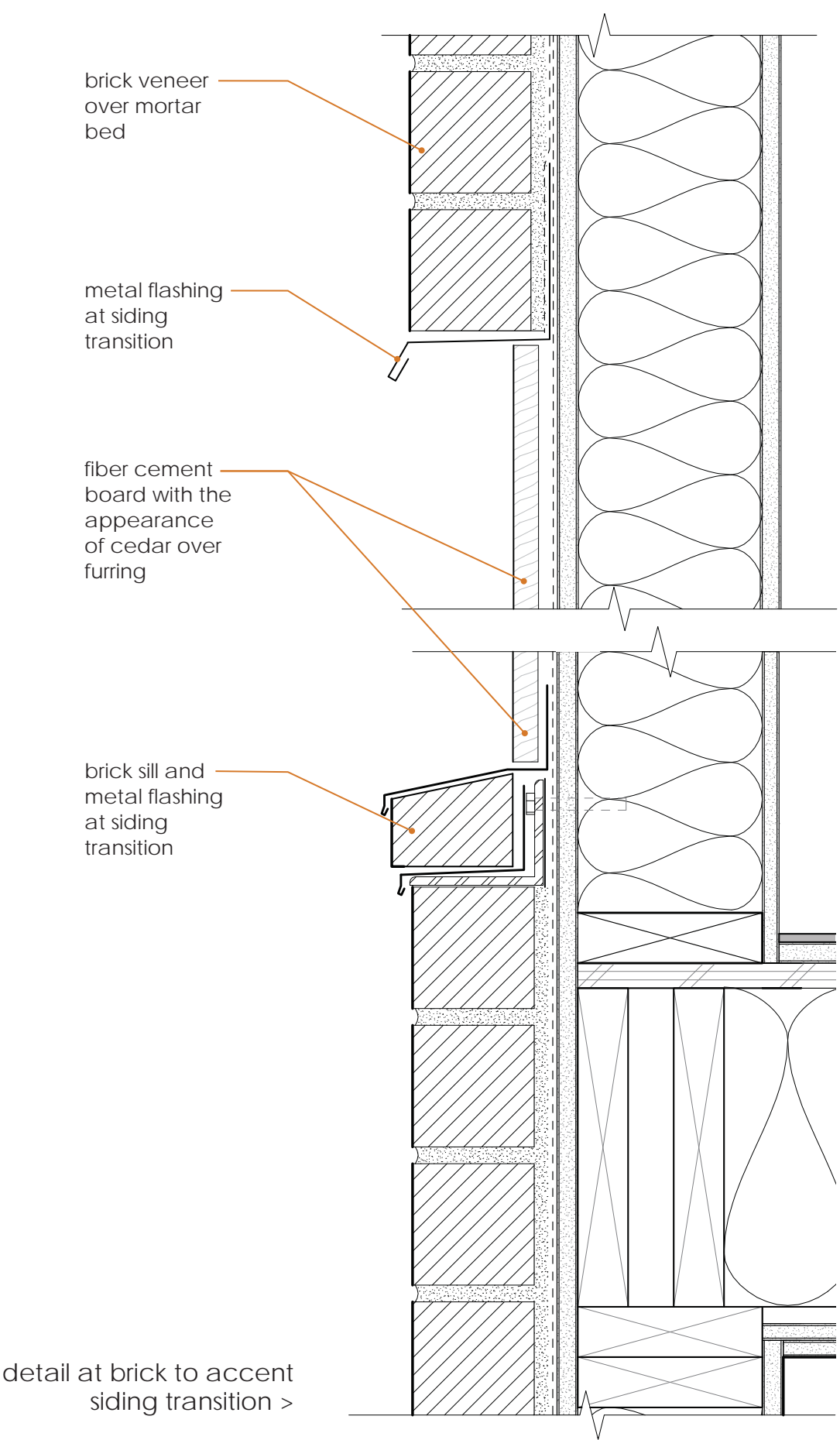
EXTERIOR CONCEPT

direction: the Board suggested *“further study of how exterior elements such as brick and wood have been used together”*

response: as detailed at right and illustrated below, the transition of exterior materials has been studied.

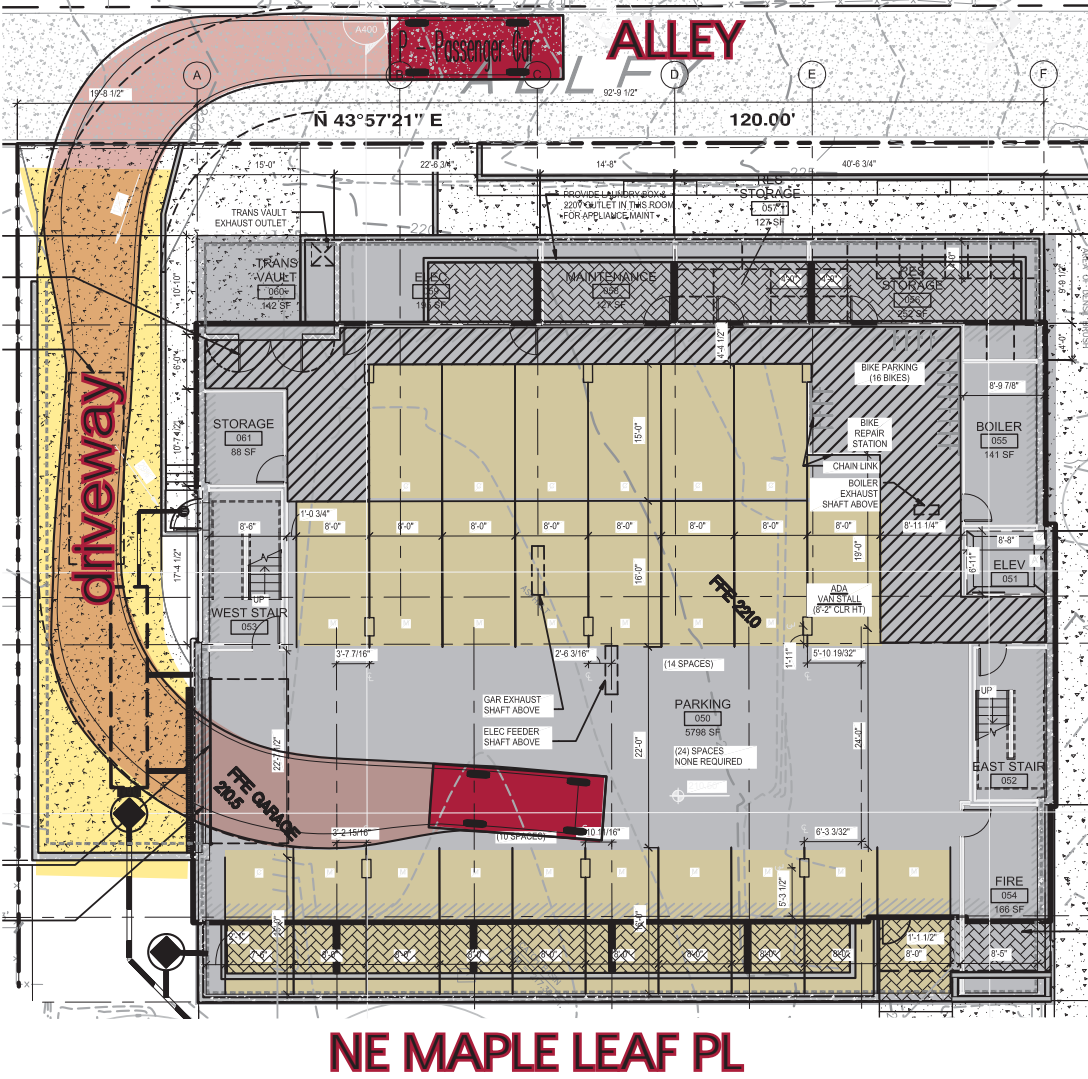


^ view of brick to accent siding transition at windows





DEPARTURE	CODE REQUIREMENT	PROPOSED DESIGN	JUSTIFICATION
Driveway Slope	SMC 23.54.030.D.3  The code requires a 15% maximum driveway slope	In order to provide zoning-preferred alley-accessed subgrade parking, the maximum driveway slope is 18.9% at the drivelane centerline and 19.65% at the inner curve with code compliant lower slope transitions at the top and bottom	The proposed driveway maximizes on-site parking and allows a front setback with patios along Maple Leaf Pl. To provide a driveway with a lower (compliant) maximum slope, the driveway distance would need to be lengthened, reducing the amount of on-site landscaping, and reducing the amount of parking provided to allow the driveway to enter the building closer to Maple Leaf Pl, or the building would need to shift forward on the site eliminating the front patios between the ground floor units and the sidewalk ( <u>PL3 B 2 Residential Edges: Ground Level Residential</u> ). To increase safety for the more steeply-sloped driveway, the provided width has been increased from the 10' minimum required to 13'-7".



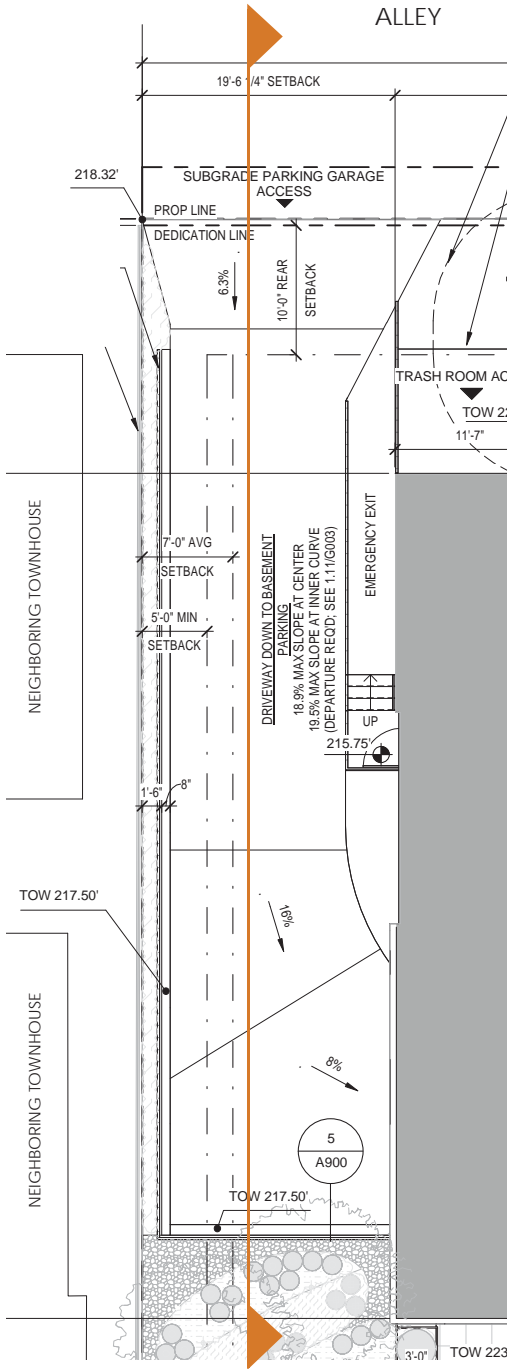
vehicle turning diagram ^  
(prepared by LPD Engineering, using Autoturn software and a very large passenger car 19' long and 7' wide. For context, a Honda Accord full-size sedan is 16' long and 6' wide . A Ford Explorer SUV is 16.6' long and 6.6' wide)



view down driveway from alley ^

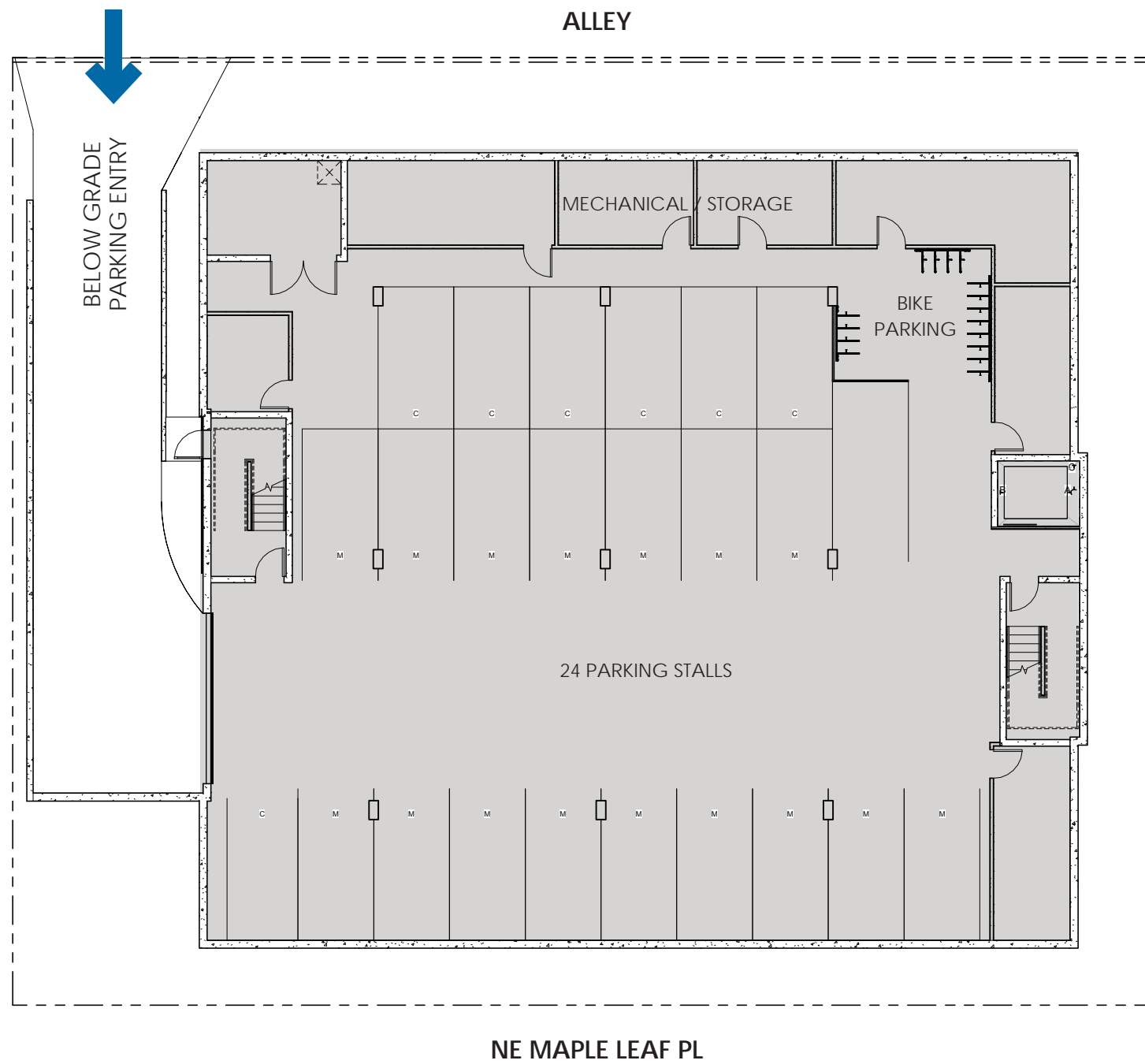


section through driveway ^

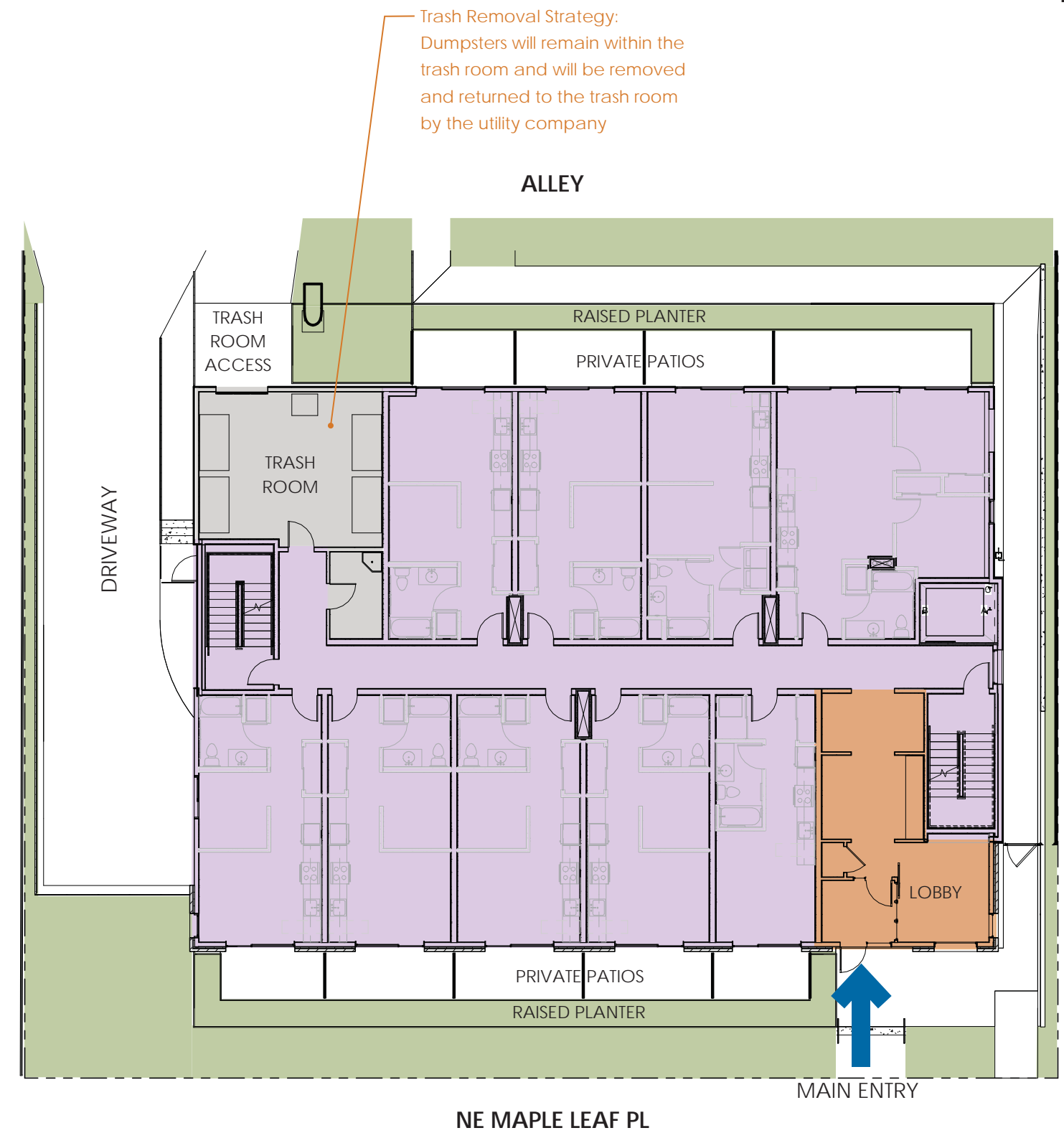


enlarged driveway plan ^





BASEMENT LEVEL

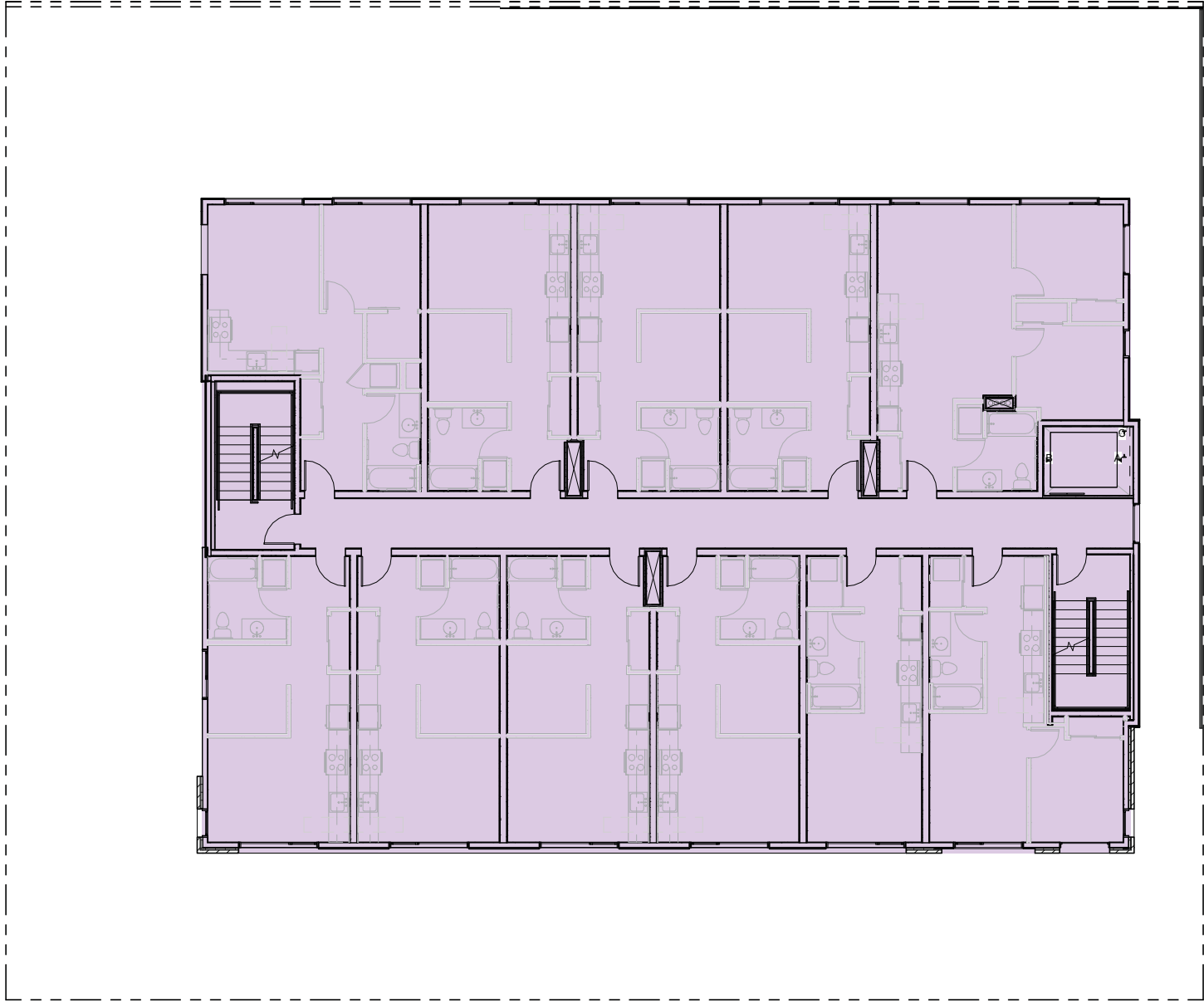


LEVEL 1





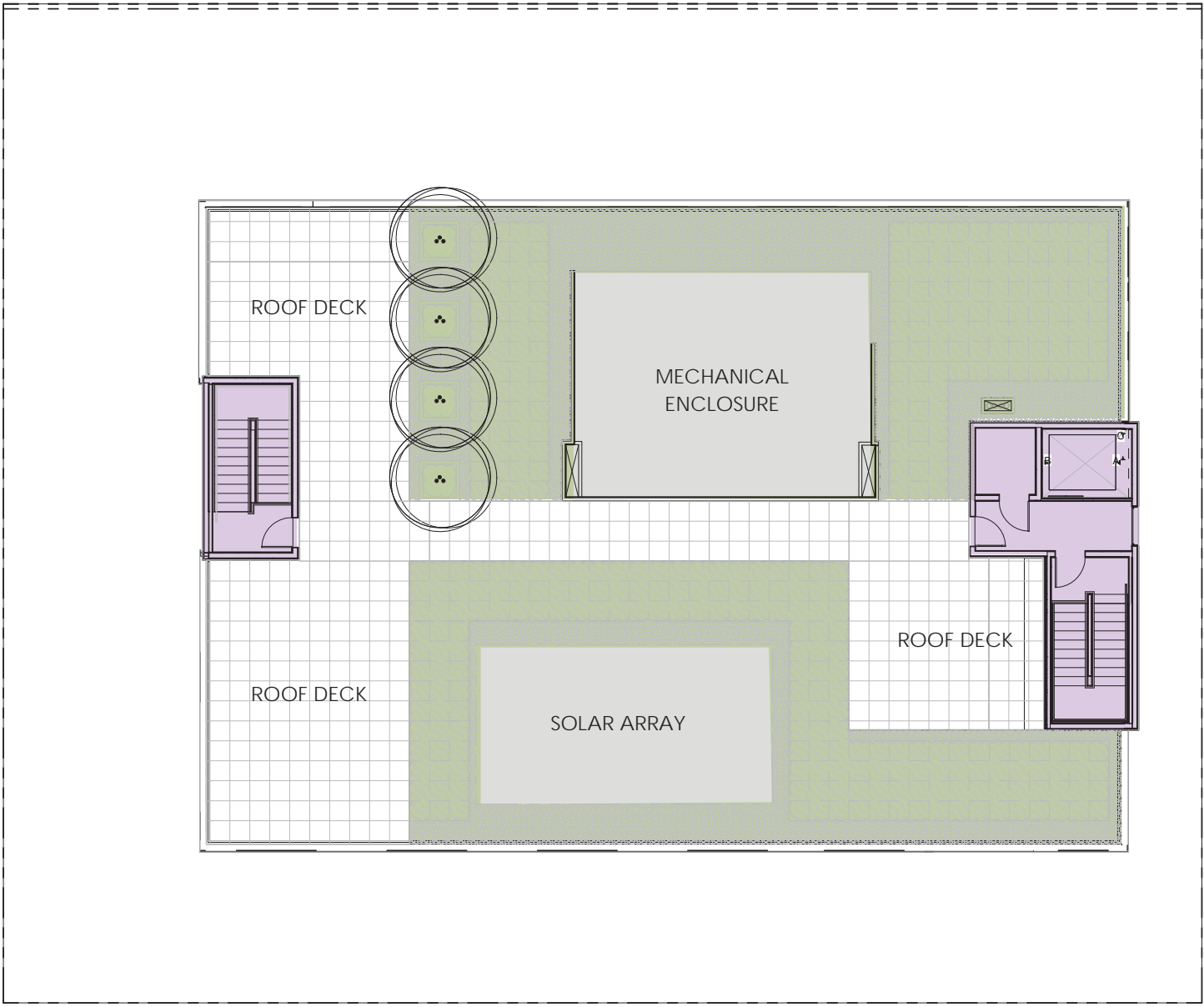
ALLEY



NE MAPLE LEAF PL

LEVELS 2-4

ALLEY



NE MAPLE LEAF PL

ROOF DECK

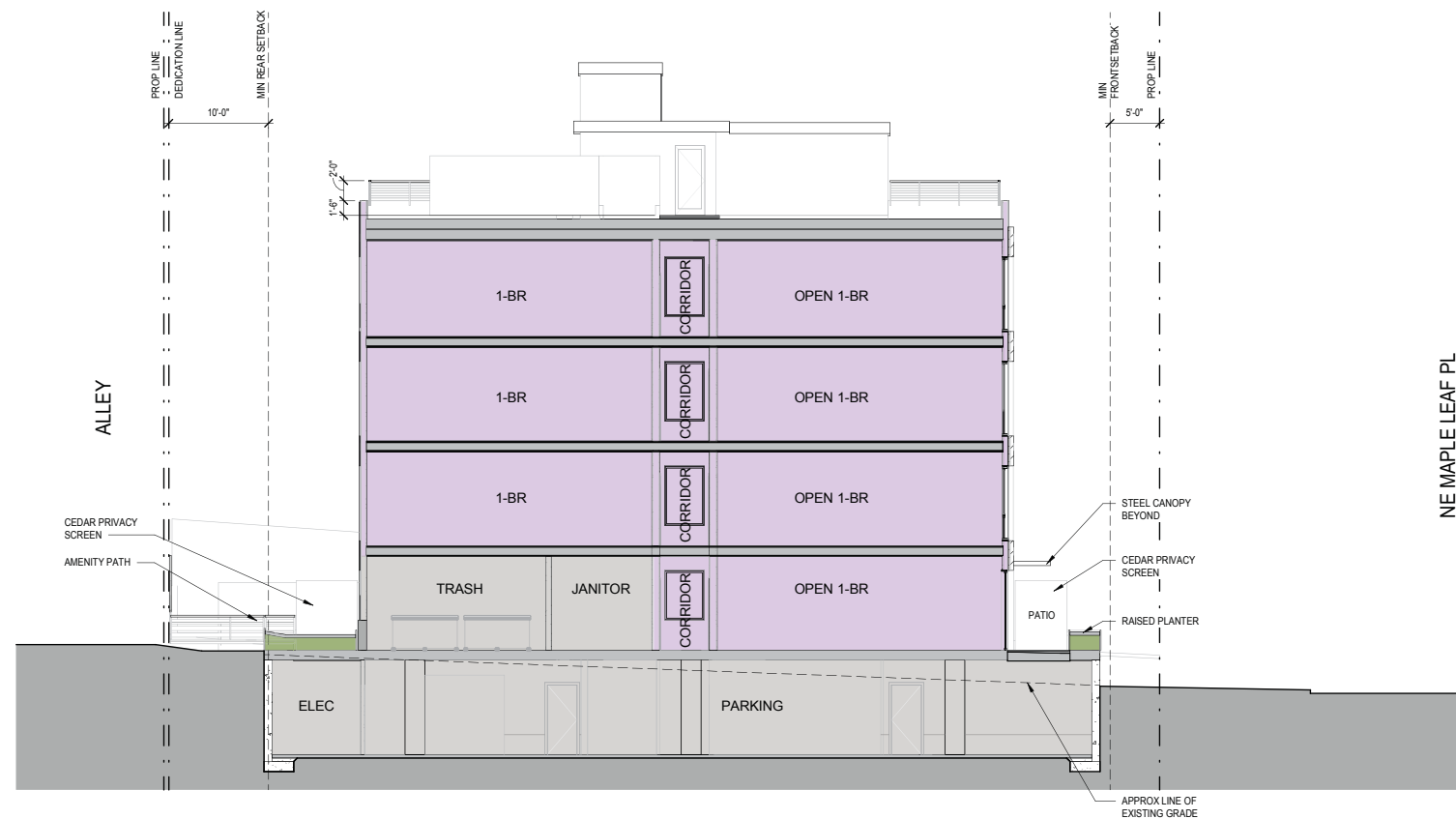
- RESIDENTIAL
- LOBBY
- SUPPORT
- LANDSCAPING







EAST-WEST SECTION (THROUGH DRIVEWAY & LOBBY LOOKING NORTH)



NORTH-SOUTH SECTION (THROUGH ALLEY AND NE MAPLE LEAF PL LOOKING EAST)

- |   |   |
|---|---|
|  RESIDENTIAL |  SUPPORT     |
|  LOBBY       |  LANDSCAPING |



- MATERIAL KEY:
-  fiber cement board with the appearance of cedar
  -  dark brick with black vinyl windows
  -  standing seam metal siding
  -  painted fiber cement board panel siding
  -  smooth concrete
  -  pre-weathered steel planters



SOUTH (NE MAPLE LEAF PL)



EAST



NORTH (ALLEY)



WEST



black vinyl windows >



^ entry canopy with steel frame and cedar soffit

< grey standing seam metal siding



^ fiber cement board panel siding with the appearance of cedar



^ aluminum sectional door with metal mesh infill panels



dark brick ^

- MATERIAL KEY:
-  fiber cement board with the appearance of cedar
  -  dark brick with black vinyl windows
  -  standing seam metal siding
  -  painted fiber cement board panel siding
  -  smooth concrete
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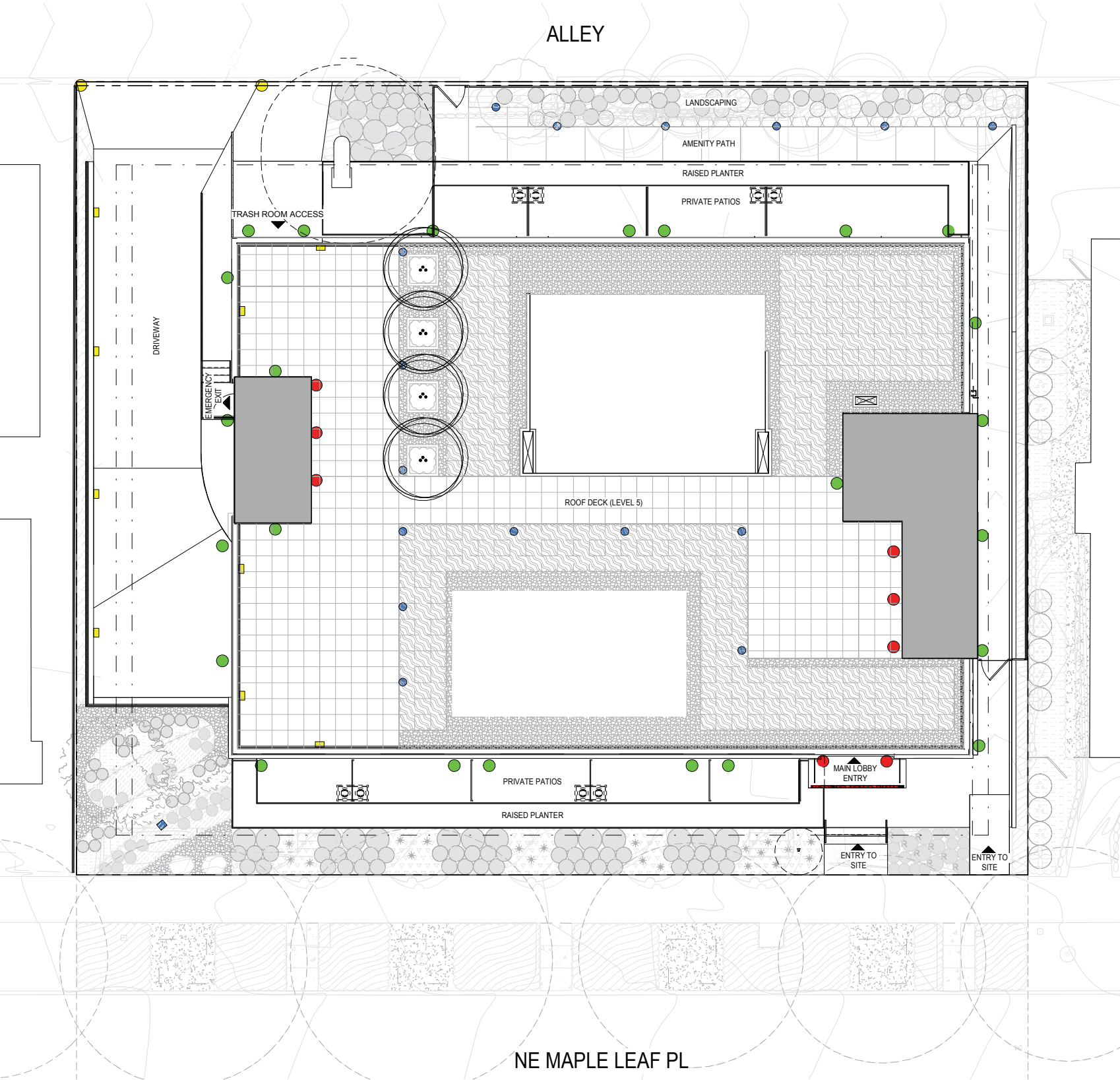
smooth concrete ^

pre-weathered steel planters v



^ grey painted fiber cement board panel siding at stair towers





EXTERIOR SIGNAGE & LIGHTING PLAN (composite of roof and ground floor) ^

EXTERIOR LIGHTING KEY:

● wall sconce >



< landscape spotlight



< decorative wall sconce



● bollard >



● path lighting >



^ wall light



EXTERIOR SIGNAGE & LIGHTING LEGEND:

- Above-canopy Sign for Building Name
- Wall-mount Sconce Light (up-down @ overhang areas; downlit-only where no overhang above)
- Decorative Wall-mount Sconce Light (up-down @ overhang areas; downlit-only where no overhang above)
- Path Lighting
- In-wall Recessed Light
- Bollard
- Landscape Spotlight

EXTERIOR SIGNAGE KEY:



^ above-canopy building sign





NE Maple Leaf Place - Looking to Lobby ^





NE Maple Leaf Place - View from SW ^



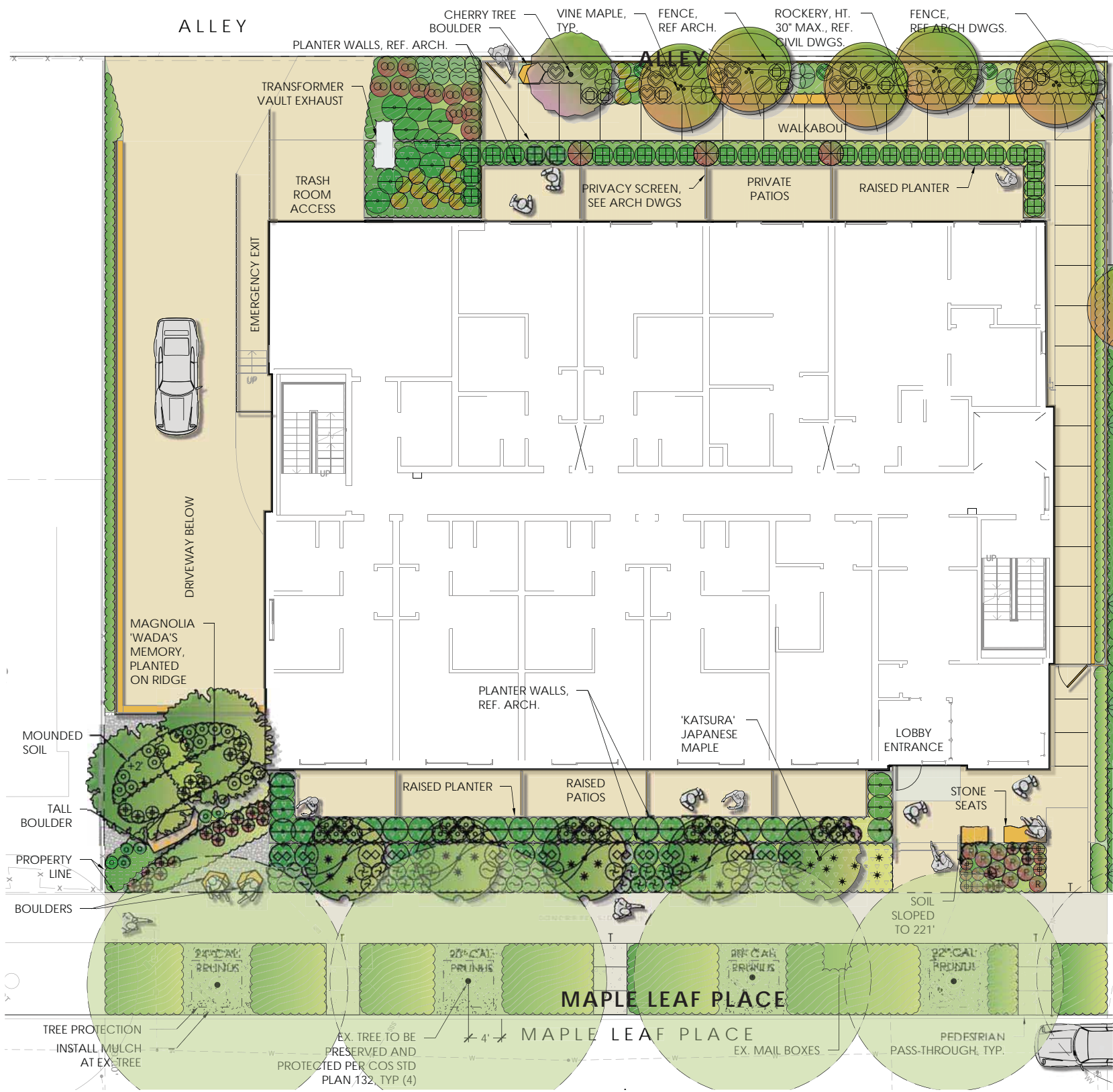


Alley - View from NE ^



Alley - View from NW ^





\* DROUGHT TOLERANT PLANTS PER GREEN SEATTLE GREEN FACTOR PLANT LIST

\*\*DROUGHT TOLERANT - SUNSET WESTERN G/ - GREAT PLANT PICKS ELISABETH C. MILLI

PLANT LIST

SYMBOL BOTANICAL NAME COMMON NAME

TREES

EX. TREE TO BE PRESERVED AND PROTECTED

- ACER PALMATUM 'KATSURA' 'KATSURA' JAPANESE MAPLE
- ACER CIRCINATUM \*\* VINE MAPLE
- MAGNOLIA DENUDATA 'WADA'S MEMORY' 'WADA'S MEMORY' MAGNOLIA
- PRUNUS X YEDOENSIS 'AKEBONO' AKEBONO CHERRY

SHRUBS

- CORNUS STOLONIFERA 'KELSEYI' \* 'KELSEYI' RED TWIG DOGWOOD
- ILEX CRENATA 'CONVEXA' \*\* 'CONVEX' JAPANESE HOLLY
- NANDINA DOMESTICA 'GULF STREAM' \*\* 'GULF STREAM' HEAVENLY BAMBOO
- VIBURNUM DAVIDII DAVID'S VIBURNUM
- LONICERA PILEATA\*\* BOXLEAF HONEYSUCKLE
- HAKONECHLOA MACRA JAPANESE FOREST GRASS
- PITTIOSPORUM TOBIRA 'WHEELER'S DWARF' JAPANESE MOCK ORANGE
- ROSA 'AMBER' FLOWER CARPET 'AMBER' FLOWER CARPET ROSE
- RHODODENDRON KURUME 'SHERWOOD RED' 'SHERWOOD RED' KURUME AZALEA
- SARCOCOCCA RUSCIFOLIA \*\* SWEET BOX
- CAMELLIA X VERNALIS 'YULETIDE' CHRISTMAS CAMELLIA
- POLYSTICHUM MUNITUM \*\* SWORD FERN
- PIERIS JAPONICA 'CAVATINE' \*\* 'CAVATINE' JAPANESE PIERIS
- RHODODENDRON 'HINO CRIMSON' 'HINO CRIMSON' RHODODENDRON

ACCENT PERENNIALS

- \* PENNISETUM ALOPECUROIDES 'LITTLE BUNNY' 'LITTLE BUNNY' DWARF FOUNTAIN GRASS
- ASTILBE X ARENDsii 'PEACH BLOSSOM' 'PEACH BLOSSOM' ASTILBE
- HELLEBORUS ORIENTALIS \* HELLEBORE (PINK AND WHITE)

MOUND MIXES

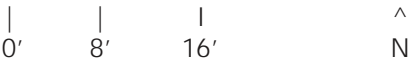
- IMPERATA CYLANDRICA 'RED BARON' RED BARON JAPANESE BLOODGRASS
- OPHIPOGON PLANISCAPUS 'NIGRESCENS' BLACK MONDO GRASS
- VACCINIUM 'SUNSHINE BLUE' 'SUNSHINE BLUE' BLUEBERRY CREEPING LILYTURF
- LIRIOPE SPICATA

GROUNDCOVERS

- LIRIOPE SPICATA CREEPING LILYTURF
- GAULTHERIA SHALLON \*\* SALAL

MATERIALS LIST - STREET LEVEL

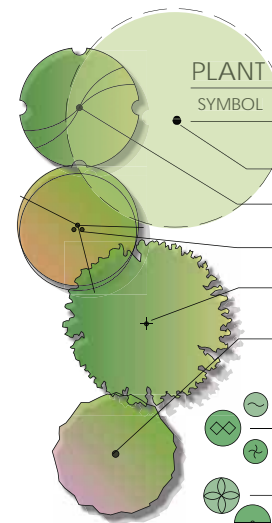
- CONCRETE PAVING PER COS STD. PLAN 420 W/ THE FOLLOWING EXCEPTIONS:
  - SAND COATED EXPANSION JOINTS
  - SAW CUT CONTROL JOINTS
  - FINISH: ACID ETCHED
- THROUGH JOINT
- MULCH
- GRAVEL MULCH
- TREE PROTECTION PER COS STD DETAIL 132











PLANT LIST

SYMBOL

BOTANICAL NAME

COMMON NAME

SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
EX. TREE TO BE PRESERVED AND PROTECTED		
ACER PALMATUM 'KATSURA'	'KATSURA' JAPANESE MAPLE	
ACER CIRCINATUM **	VINE MAPLE	
MAGNOLIA DENUDATA 'WADA'S MEMORY'	'WADA'S MEMORY' MAGNOLIA	
PRUNUS X YEDOENSIS 'AKEBONO'	AKEBONO CHERRY	
SHRUBS		
CORNUS STOLONIFERA 'KELSEY' *	'KELSEY' RED TWIG DOGWOOD	
ILEX CRENATA 'CONVEXA' **	'CONVEX' JAPANESE HOLLY	
NANDINA DOMESTICA 'GULF STREAM' **	'GULF STREAM' HEAVENLY BAMBOO	
VIBURNUM DAVIDII	DAVID'S VIBURNUM	
LONICERA PILEATA**	BOXLEAF HONEYSUCKLE	
HAKONECHLOA MACRA	JAPANESE FOREST GRASS	
PITTOSPORUM TOBIRA 'WHEELER'S DWARF'	JAPANESE MOCK ORANGE	
ROSA 'AMBER' FLOWER CARPET	'AMBER' FLOWER CARPET ROSE	
RHODODENDRON KURUME 'SHERWOOD RED'	'SHERWOOD RED' KURUME AZALI	
SARCOCOCCA RUSCIFOLIA **	SWEET BOX	
CAMELLIA X VERNALIS 'YULETIDE'	CHRISTMAS CAMELLIA	
POLYSTICHUM MUNITUM **	SWORD FERN	

TREES



*Acer palmatum 'Katsura'*  
*'Katsura' Japanese Maple*



*Acer circinatum*  
*Vine Maple*



*Magnolia x kewensis 'Wada's Memory'*  
*'Wada's Memory' Magnolia*



*Prunus yedoensis 'Akebono'*  
*Yoshino Cherry*

SHRUBS



*Cornus kelseyii*  
*Kelsey Redtwig Dogwood*



*Ilex crenata 'convexa'*  
*Japanese Holly*



*Nandina 'Gulf Stream'*  
*'Gulf Stream' Heavenly Bamboo*



*Viburnum davidii*  
*David's Viburnum*



*Lonicera pileata*  
*Boxleaf Honeysuckle*



*Hakonechloa macra*  
*Hakone species (green)*



*Pittosporum 'Wheeler' Dwarf*  
*Japanese Mock Orange*



*Rosa 'Amber Flower Carpet'*  
*'Amber Flower Carpet' Rose*



*Rhododendron 'Sherwood Red'*  
*'Sherwood Red' Azalea*



*Sarcococca Ruscifolia*  
*Fragrant Sweet Box*



*Camellia vernalis 'Yuletide'*  
*'Yuletide' Camellia*

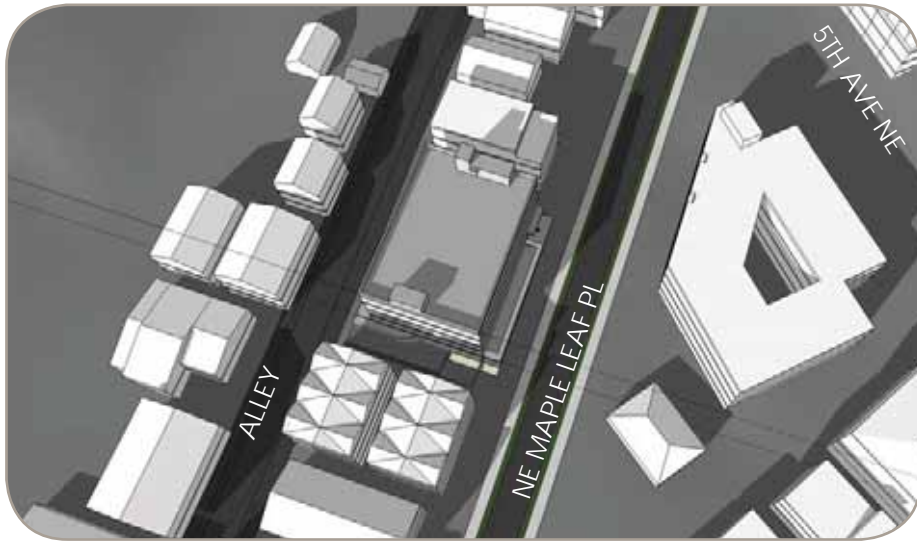
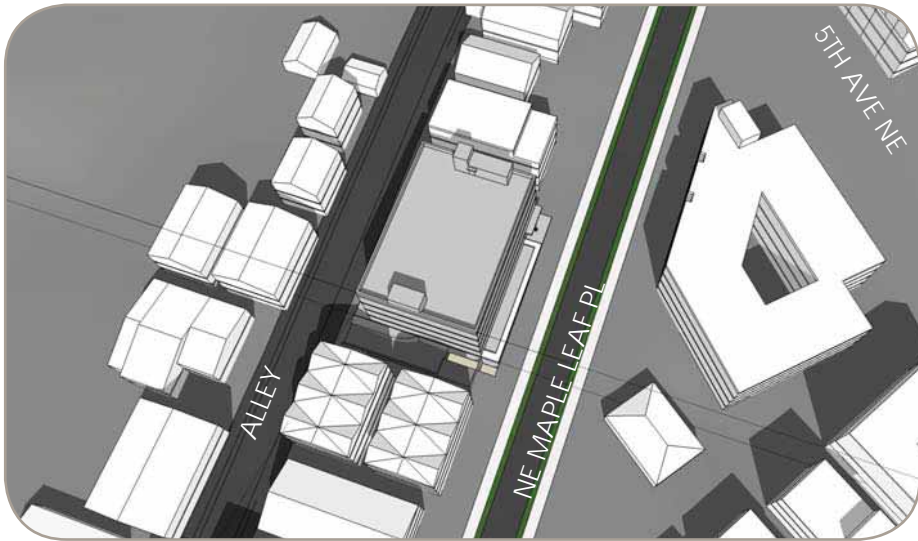
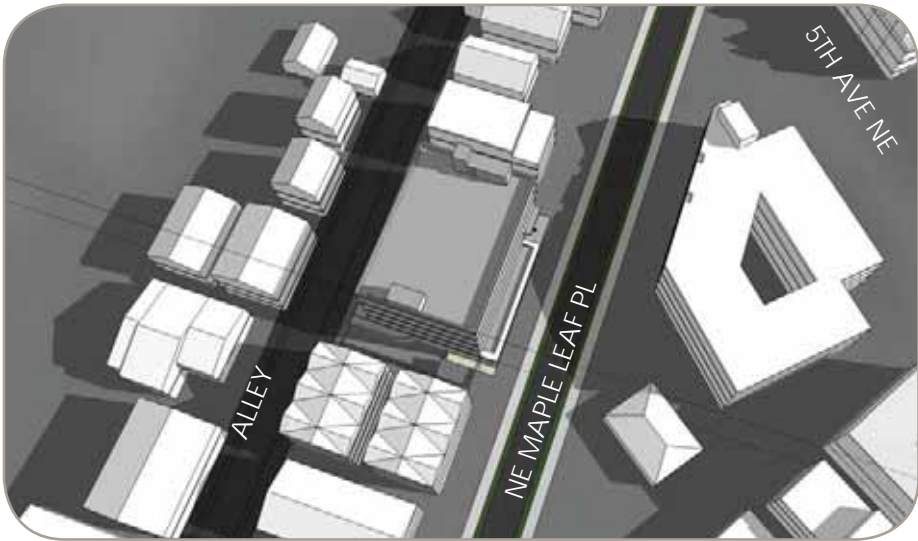


*Polystichum munitum*  
*Sword Fern*

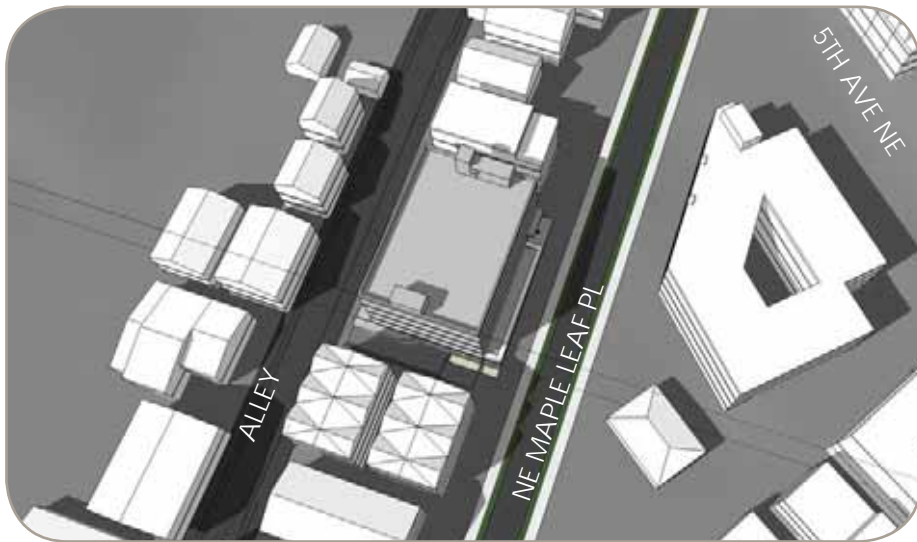
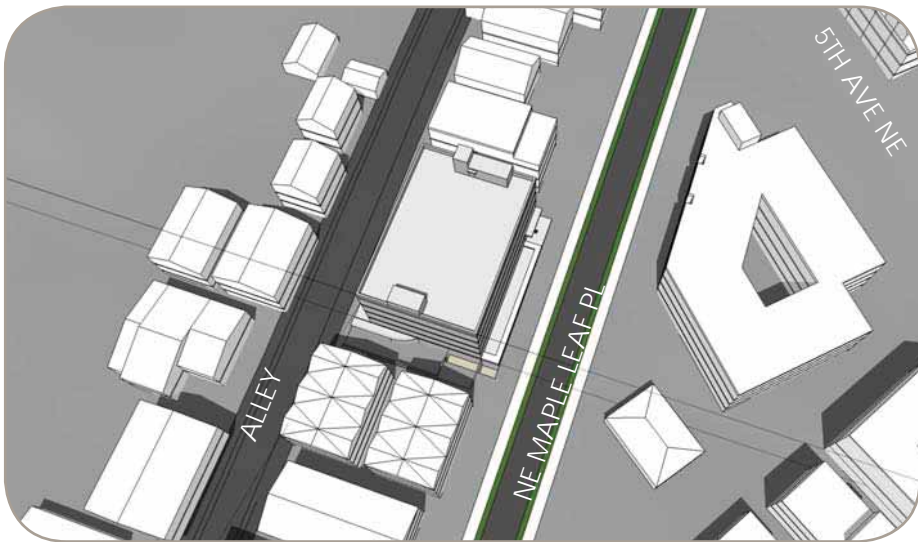
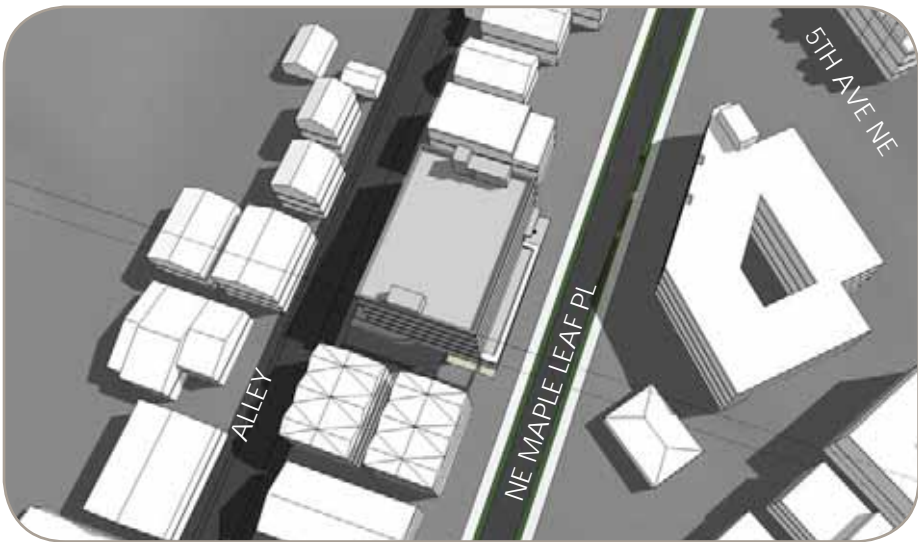




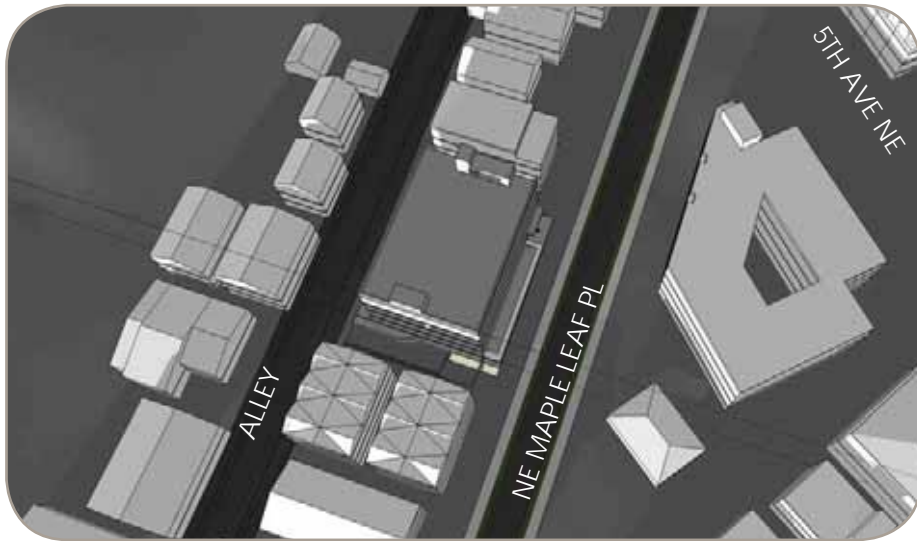
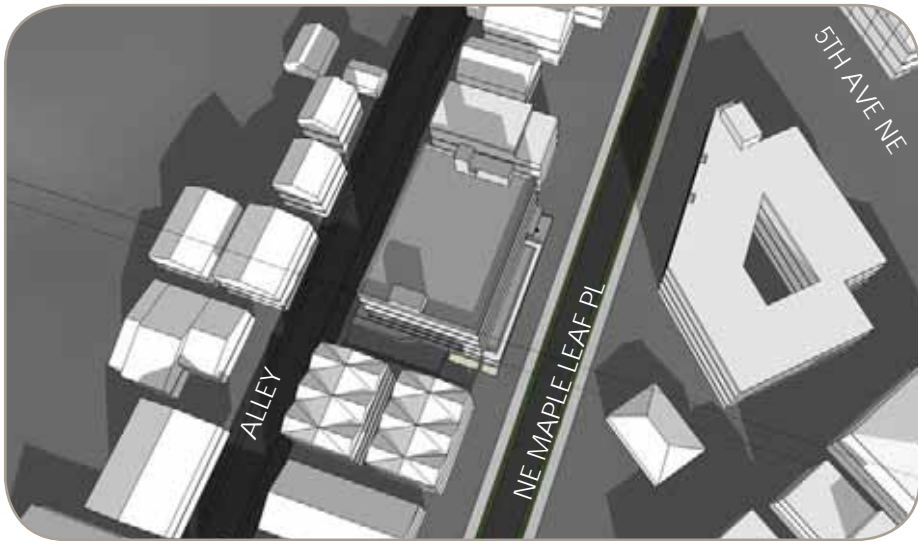
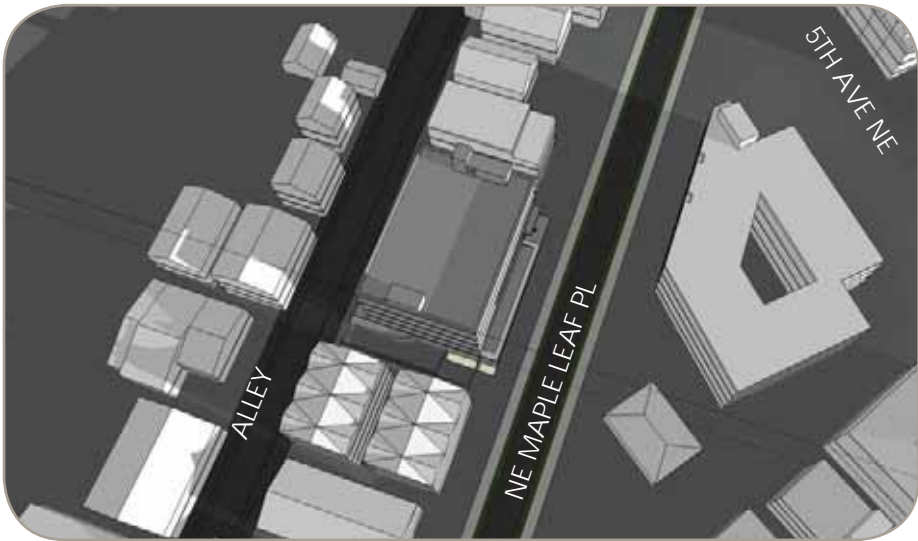
March 21st / September 21st



June 21st



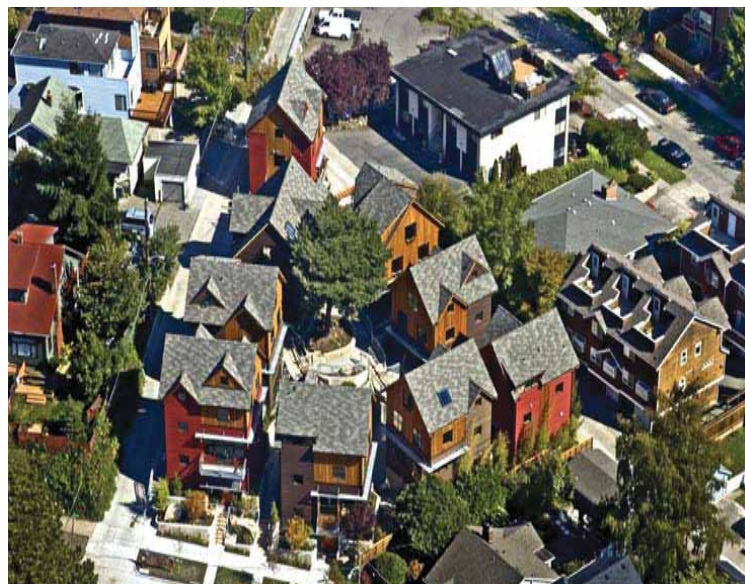
December 21st







VARYING MATERIAL TO CREATE PATTERN



CREATING COMMUNITY



TACTILE MATERIALS



CREATIVE SITE DESIGN



VISIBLE SUSTAINABLE PRACTICES



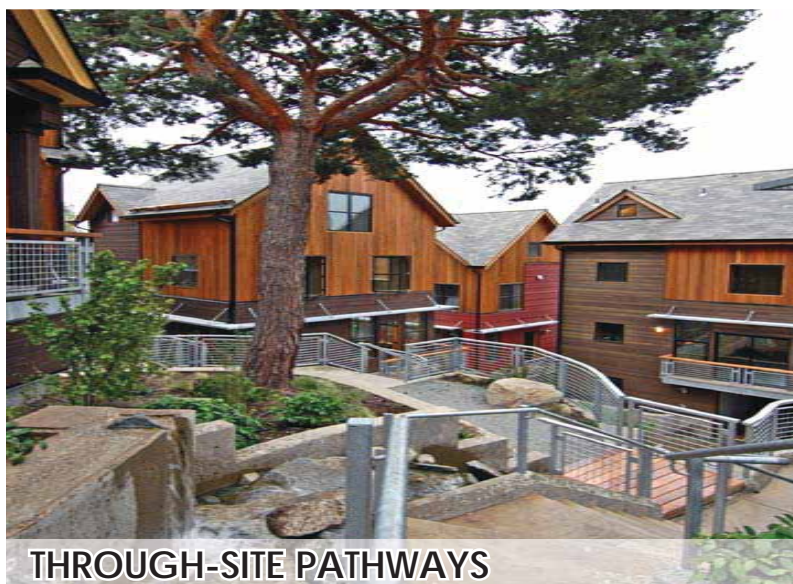
VARYING MATERIAL TO CREATE PATTERN



LIVABLE COMMUNAL SPACE



TACTILE MATERIALS



THROUGH-SITE PATHWAYS



STREET-LEVEL ENGAGEMENT



FINE-GRAIN ARCHITECTURAL DETAIL



VISUAL INTEREST THROUGH WINDOW PATTERN