

LESCHI. ROWHOUSES NORTH.

1301 31ST AVENUE SOUTH.

ARCHITECT:

VANDERVORT ARCHITECTS

CC: BRIAN O'CONNOR

2000 FAIRVIEW AVE E, SUITE 103

SEATTLE, WA 98102

(206) 784-1614 EXT. 4

PROPERTY OWNER:

SHELTER HOMES LLC

CC: RON FROTON

88 EAST HAMLIN STREET

SEATTLE, WA 98102

LESCHI. ROWHOUSES NORTH.

01. PROJECT INFORMATION

PROJECT DESCRIPTION.

The proposed townhome project is located on the corner of 31st Avenue South and South Judkins Street in a LR-2 (M) zone. The site is currently undeveloped. This project proposes to build (5) rowhouses that front on 31st Avenue South. The proposed rowhouses will be 4 stories tall. Parking is required and will be provided through a mix of attached private garages and surface parking stalls on site. There is no alley, parking will be accessed from South Judkins Street.

02. SITE ANALYSIS

03. DESIGN STANDARDS

04. BUILDING DESIGN

05. CODE ADJUSTMENT

PROJECT #.	3037604-EG
LOT AREA.	5,955 SF
PROPOSED COMMERCIAL UNITS.	N/A
COMMERCIAL SQUARE FOOTAGE.	N/A
PROPOSED DWELLING UNITS.	5 UNITS
RESIDENTIAL UNIT # / TYPE.	5 ROWHOUSES
RESIDENTIAL SQUARE FOOTAGE.	8,243 GROSS SF
PARKING.	5 TOTAL SPACES
	2 PRIVATE GARAGES
	3 SURFACE STALLS



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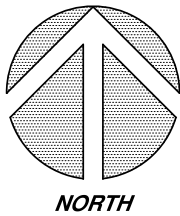
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PUBLIC OUTREACH
IN PROGRESS

PROJECT INFORMATION. SURVEY.

01. PROJECT INFORMATION



02. SITE ANALYSIS

PROPERTY DESCRIPTION

THE NORTH 5.00 FEET OF LOT 17 AND ALL OF LOTS 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 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.

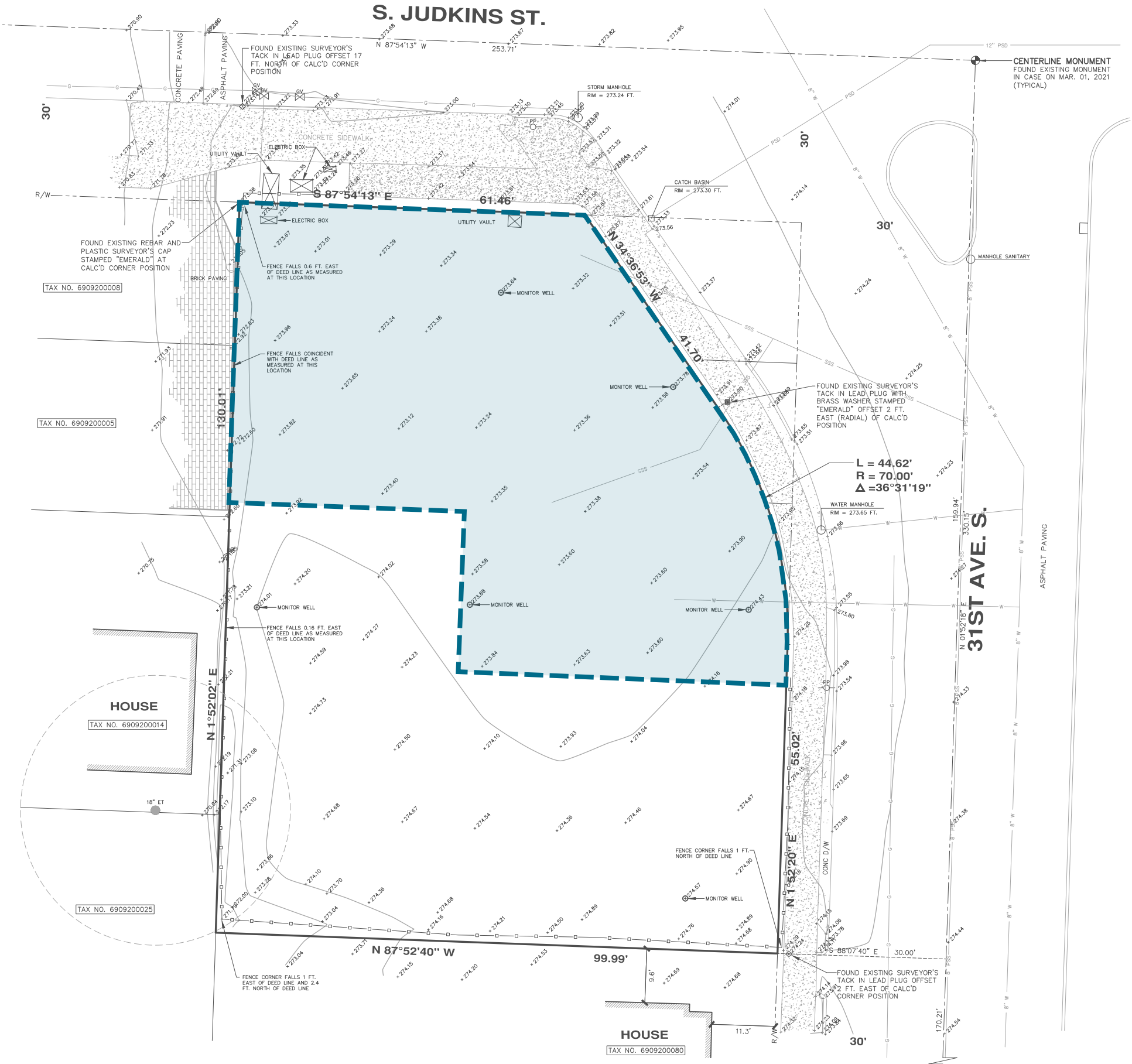
NOTES

- THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE USING A 10 SECOND "TOTAL STATION" THEODOLITE SUPPLEMENTED WITH A 100 FT. STEEL TAPE. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC CHAPTER 332-130-090.
- CONTOUR INTERVAL = 1 FT.
- VERTICAL DATUM = NAVD'88, AS PER DIRECT OBSERVATIONS USING GPS EQUIPMENT ON MAR. 01, 2021.

HORIZONTAL DATUM = NAD 83/91
- PARCEL AREA = 11,947 SQ. FT.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THEREFORE EASEMENTS AFFECTING THE PROPERTY, IF ANY, ARE NOT SHOWN HEREON.
- UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS APPROXIMATE ONLY AND IS BASED UPON CITY OF SEATTLE SEWER CARD NO. 1340 AND ALSO AS PER TIES TO ABOVE GROUND STRUCTURES.
- TAX PARCEL NO. 6909200085
- TREE DIAMETERS AND DRIPLINES DISPLAYED HEREON ARE APPROXIMATE. FOR SPECIFIC GENUS AND DIAMETER, TREES SHOULD BE EVALUATED BY A CERTIFIED ARBORIST.

04. BUILDING DESIGN

05. CODE ADJUSTMENT



EXISTING CONDITIONS. SITE PLAN.



1. VIEW OF 1315 31ST AVE S.



2. VIEW OF 1310 30TH AVE S.



3. VIEW TO SOUTH WEST.



4. VIEW OF 1302 30TH AVE S.



5. VIEW TO NORTH WEST.

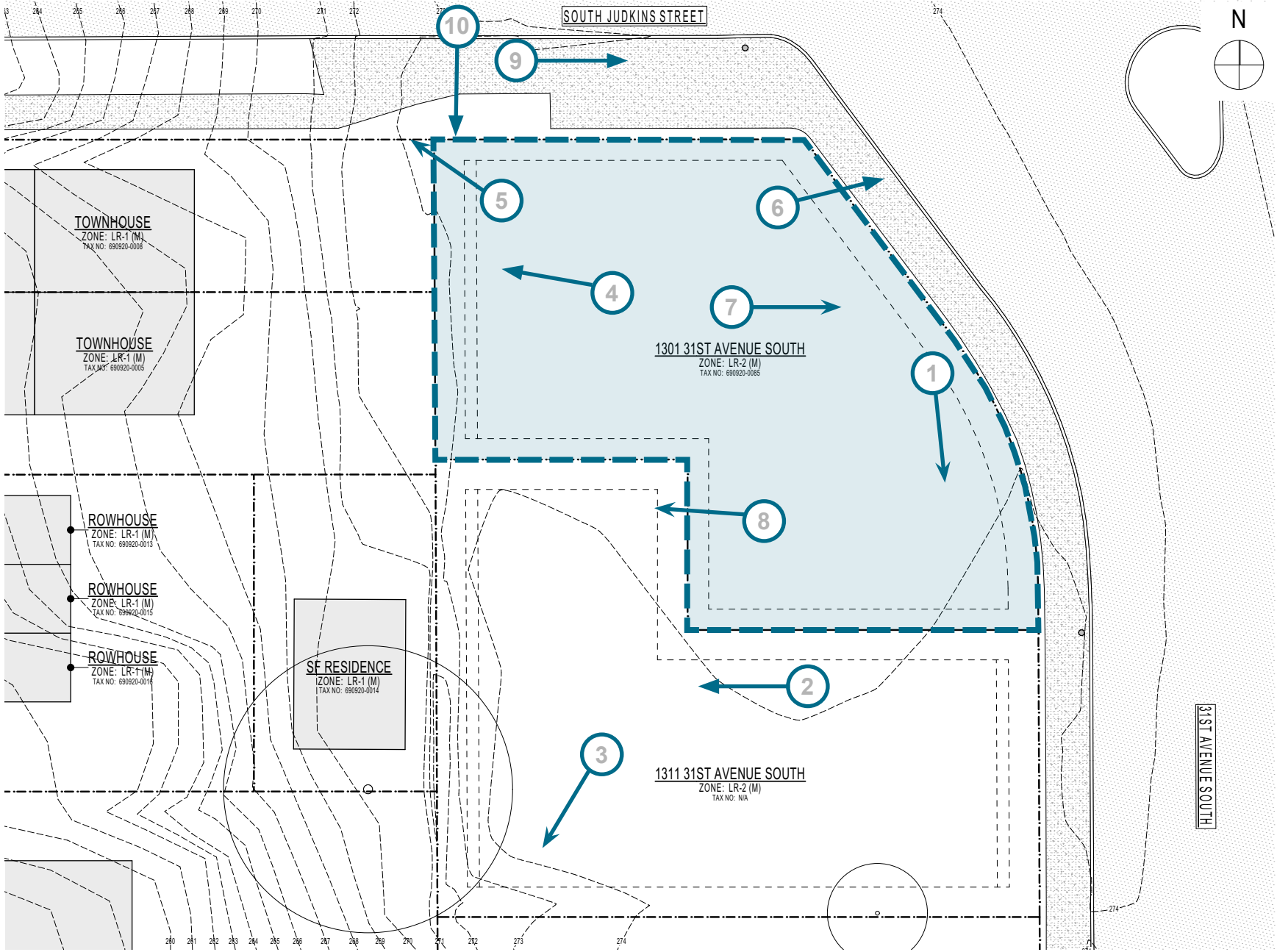


PHOTO KEY PLAN.



6. VIEW TO NORTH EAST.



7. VIEW TO EAST



8. DRONE VIEW TO WEST.



9. VIEW TO EAST FROM SIDEWALK.



10. VIEW OF SITE FROM NORTH.

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CONTEXT ANALYSIS. VICINITY MAP.

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1. LAKE WASHINGTON.

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2. I-90 FLOATING BRIDGE.

03.
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3. DAY STREET BOAT RAMP.

04.
BUILDING
DESIGN



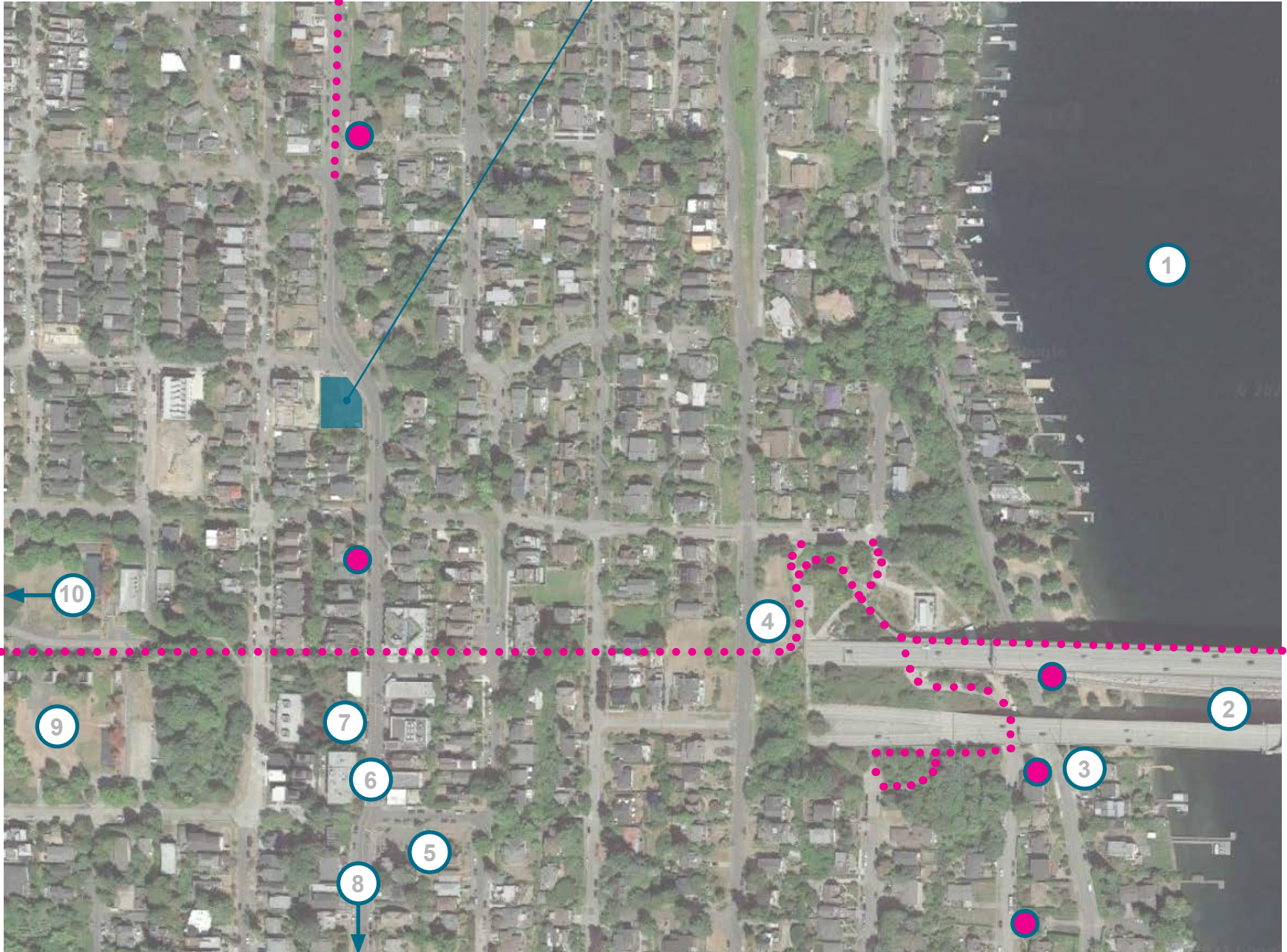
4. EAST PORTAL VIEWPOINT.

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5. ST. CLEMENT'S CHURCH.

 BUS STOPS  BIKE LANE / PATH  SITE



6. COMMERCIAL AMENITIES.



7. MT. BAKER RIDGE VIEWPOINT.



8. COLMAN PARK.

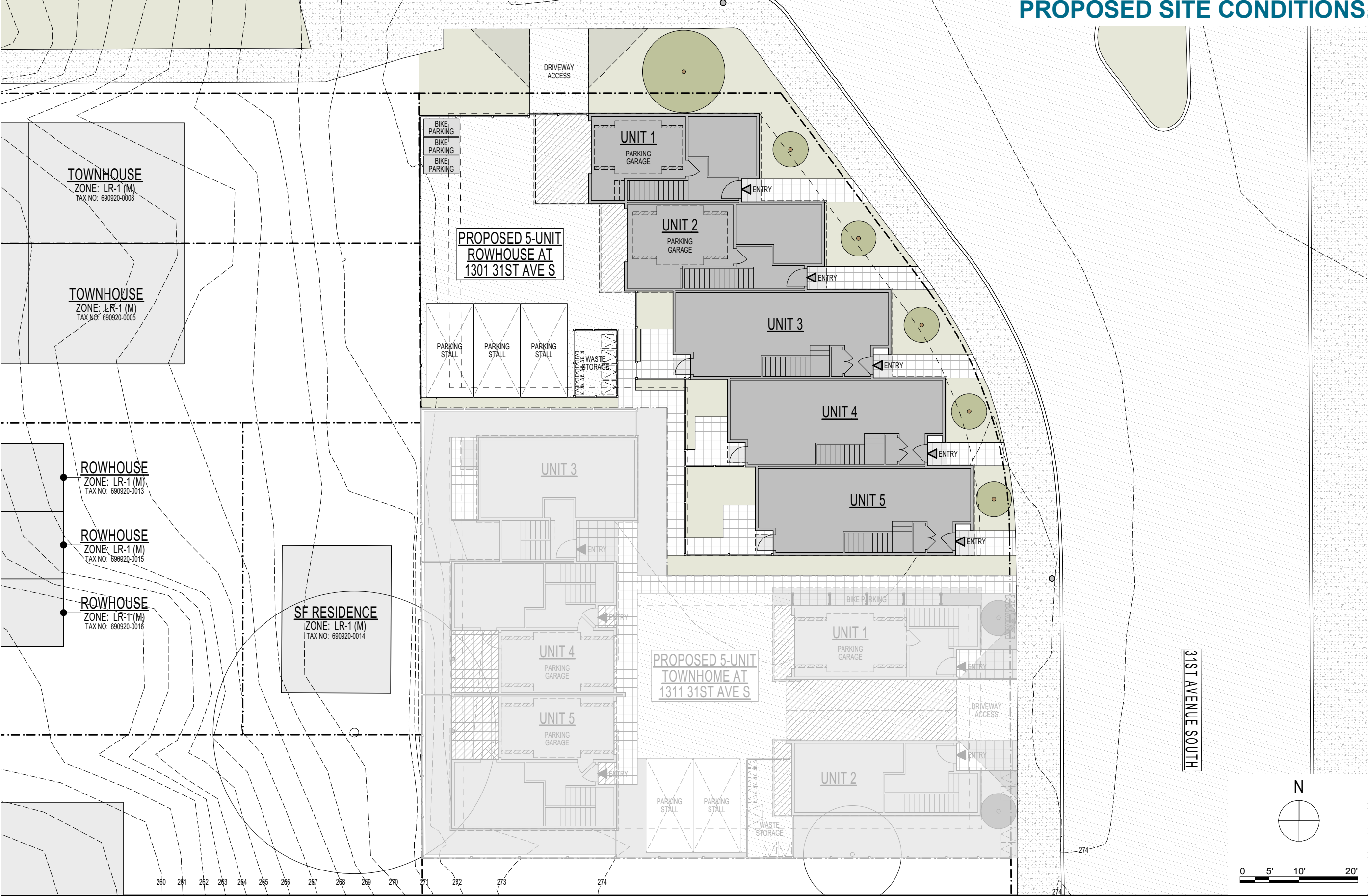


9. SAM SMITH PARK.



10. THURGOOD MARSHALL ELEM.

PROPOSED SITE CONDITIONS. SITE PLAN.



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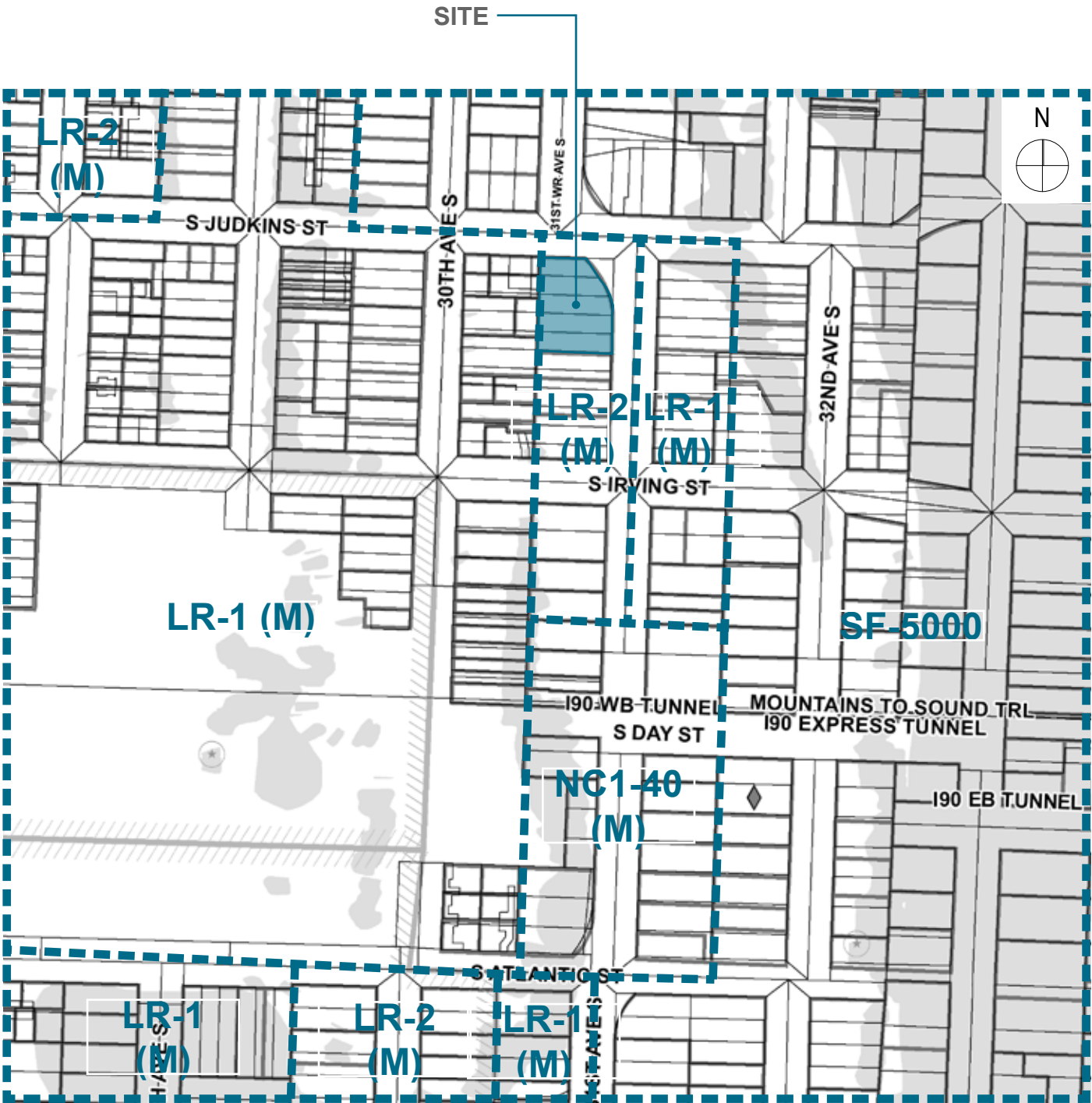
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CONTEXT ANALYSIS. ZONING DATA.

01. PROJECT INFORMATION	LOT AREA:	5,955 SF
	ZONING:	LR-2 (M)
	ECA:	N/A
	COMMERCIAL USE:	N/A
	RESIDENTIAL USE:	5 ROWHOUSES
02. SITE ANALYSIS	FAR:	1.4 PER TABLE A 23.45.510
	HEIGHT:	40' BASE HEIGHT 4' OF ADDITIONAL HEIGHT FOR RAILINGS / PARAPETS PER 23.45.514.I2
	SETBACKS:	FRONT: 5' MINIMUM PER TABLE A 23.45.518 SIDES: 3.5' MINIMUM PER TABLE A 23.45.518 REAR: 7' AVERAGE / 5' MINIMUM PER TABLE A 23.45.518
03. DESIGN STANDARDS	PARKING:	1 SPACE PER DWELLING UNIT
	PARKING ACCESS:	NO ALLEY, PARKING ACCESSED VIA SOUTH JUDKINS STREET
	BICYCLE PARKING:	1 BIKE PARKING SPACE PER DWELLINGS PER 23.54.015 TABLE D 1 SHORT TERM BIKE PARKING SPACE PER 20 DWELLINGS (ROUND TO NEXT EVEN #)
04. BUILDING DESIGN	AMENITY AREA:	25% OF THE LOT AREA PER 23.45.522A 50% OF THE REQUIRED AMENITY AREA MUST BE PROVIDED AT THE GROUND LEVEL
	EXCEPTIONAL TREE:	NONE
05. CODE ADJUSTMENT	GREEN FACTOR:	A GREEN FACTOR SCORE OF 0.6 IS REQUIRED FOR THIS SITE PER 23.45.524.A2A



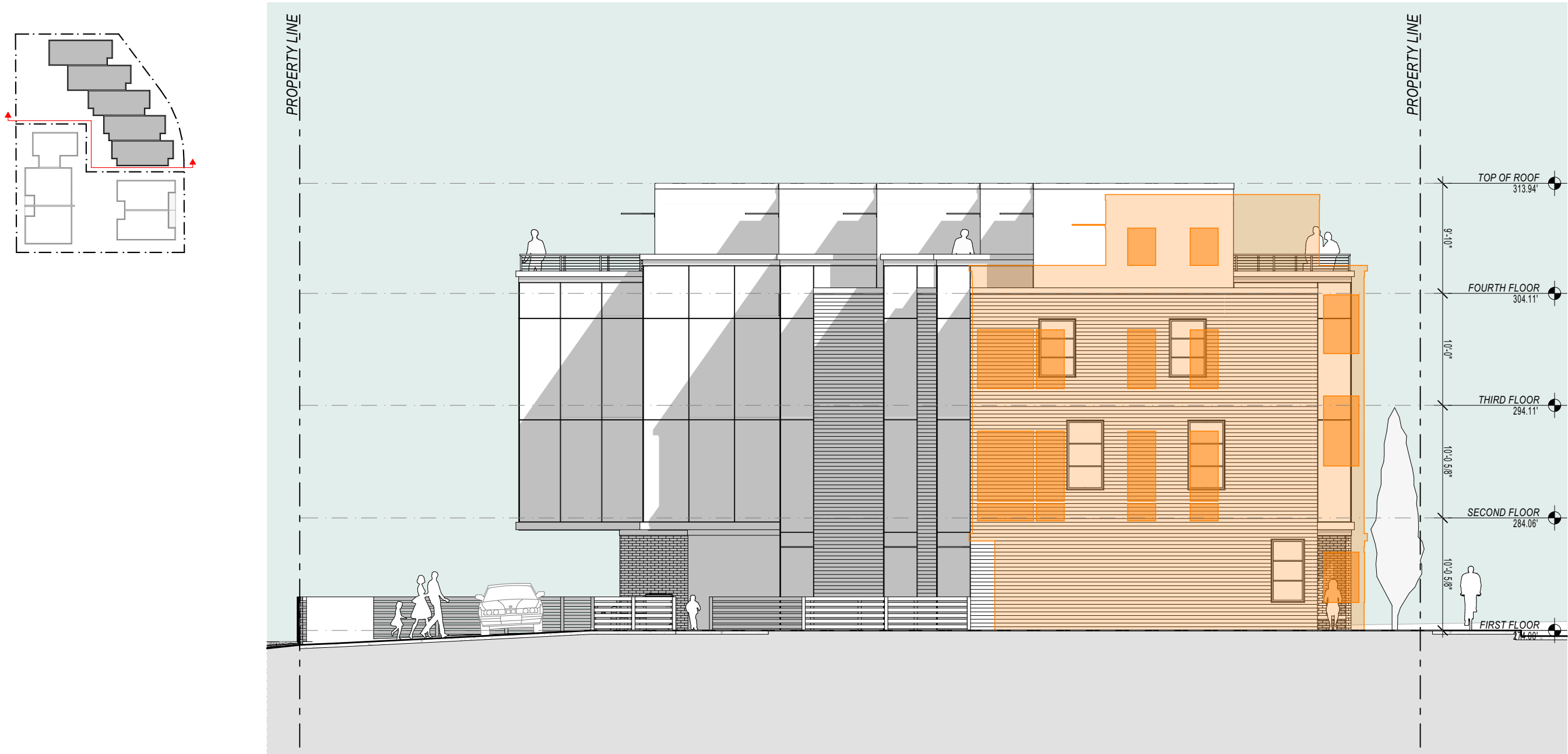
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SOUTH ELEVATION. WINDOW STUDY.

BLOCK FACE STUDY. 31ST AVENUE SOUTH.

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VIEW FROM 31ST AVENUE SOUTH. LOOKING EAST.

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VIEW FROM 31ST AVENUE SOUTH. LOOKING WEST.

BLOCK FACE STUDY. 31ST AVENUE SOUTH



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VIEW FROM 31ST AVENUE SOUTH. LOOKING EAST.



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VIEW FROM 31ST AVENUE SOUTH. LOOKING WEST.

BLOCK FACE STUDY. SOUTH JUDKINS ST.

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VIEW FROM SOUTH JUDKINS STREET. LOOKING NORTH.



VIEW FROM SOUTH JUDKINS STREET. LOOKING SOUTH.



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VIEW FROM SOUTH JUDKINS STREET. LOOKING NORTH.

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VIEW FROM SOUTH JUDKINS STREET. LOOKING SOUTH.

DESIGN STANDARDS. COMPLIANCE.

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CS1 / DC1

CS1: Natural Systems and Site Features

B.2 Daylight and Shading
C.2 Elevation Changes

While our development site has almost no elevation change across it to our west the grade steps down quickly with neighboring lots. By pushing our Rowhouse project on the East side of the site we minimize our impacts to neighboring buildings and reduce our perceived mass from the sites we border while also increasing our street presence and having a stronger connection to 31st Avenue South. With the units each stepping East to West in response to the street it also provides middle units with opportunities to bring in natural light on not only their end walls but parts of their side walls as well at the building steps.



CS2 / DC4

CS2: Urban Pattern and Form

B.2 Connection to the Street
C.1 Corner Sites

While we are a corner lot this site is has unique characteristics / challenges in that the 31st Avenue South jogs to the West just north of our property. To minimize visual impacts from headlights coming up 31st from the North we focus glazing primarily on the east and west facades. This also plays into another of the unique aspects of the site in that it has view opportunities to downtown Seattle and Elliot Bay to the West as well as Downtown Bellevue and Lake Washington to the East. To increase the connection to the street we step each Rowhouse along 31st to mimic the curve in the roadway and create a strong connection to the street.



CS2 / DC4

DC1: Project Uses and Activities

A.4 Views and Connections

To capture views to both Elliot Bay to the West and Lake Washington to the East we ran the Rowhouses in an East / West direction so that every unit would have access to views in both directions. To take full advantage of the views we went up a 4th story with a bonus room that is usable year-round when a traditional townhouse roof deck wouldn't be. Then we pulled back the 4th floor to the East and West to create 2 separate roof decks to take advantage of each view off of the bonus room.

DC4: Exterior Elements and Finishes

A.1 Exterior Finish Materials

We are using a mixture of materials that have a range of characteristics to create an attractive, durable façade with a range of textures. At the ground level we have created a strong base with a thin-brick application where we are along the street front and entries. We balance the texture, warmth and additional cost of the brick with more economical materials that provide great durability without the cost of brick in fiber cement lap and panel siding. To ensure a proper application this siding will be detailed during the permit process to ensure the best possible application of the material is achieved.



DC2: Architectural Concept:
A.1 Site Characteristics and Uses
A.2 Reducing Perceived Mass

Being in an LR2-M Zone we have extra height allowances that allow us to go to (4) stories in height. This creates additional massing challenges. To reduce the appearance of the 4th floor and maximize our connection to the view opportunities we stepped back our 4th floor from both the East and West end of the façade to reduce the height, bulk and scale of the massing. Furthermore we were able to provide 2 separate rooftop decks that each take advantage of a completely different outlook. By utilizing a short parapet wall and open guardrail we minimize the perceived height of the structure even more. This paired with other architectural elements such as a continuous horizontal banding at both the transition from the ground floor to second floor, window pickets and groupings help provide additional level of fine grain details.



Mt Baker Design Guideline
PL3 / DC1: Street Level Interaction / Project Uses
PL3.III Residential Edges
DC1.II Vehicular Access & Circulation

The building edge along 31st Avenue South creates a strong connection to the pedestrian experience through stepping of the building facades that follows the geometry of the street. This also helps to articulate individual units as entries are all on different planes while still being closely related to the sidewalk. While visually prominent the entries feature a landscape buffer, overhead weather protection and a bench nook adjacent to the entry door. Since we are a corner lot we were able to provide vehicular access to our parking along our secondary street (South Judkins Street) to maximize safety for pedestrians along 31st Avenue South.



Mt Baker Design Guideline
DC2: Architectural Concept
DC2.I Massing

Stepping between each unit along 31st Avenue South helps to break down the façade as well as provide a very clear delineation between the different Rowhouse units from the outside. Our façade design takes a contemporary approach to a more traditional façade with elements like its brick base, horizontal expression at transitions and repetition to create architectural variety while still fitting in with its surroundings through the use of building materials common to the area.

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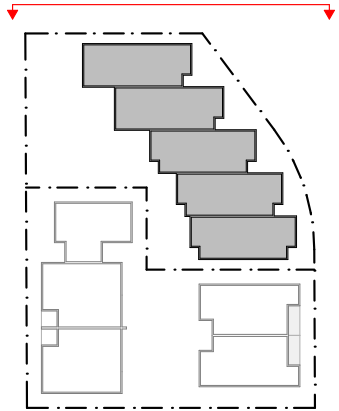
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ARCH CONCEPT. ELEVATIONS.

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EAST ELEVATION.

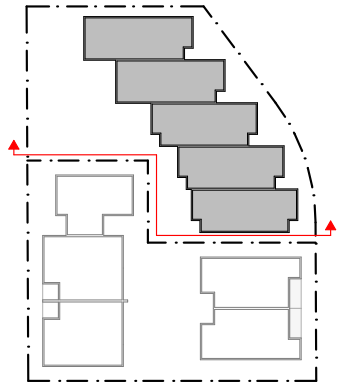
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WEST ELEVATION.

ARCH CONCEPT. ELEVATIONS.

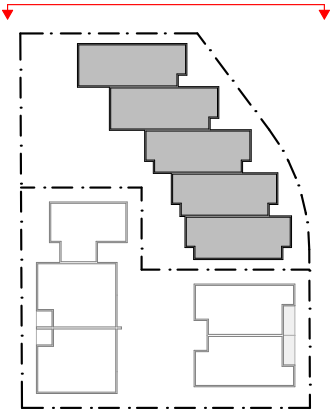
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NORTH ELEVATION.

ARCH CONCEPT. ELEVATIONS.

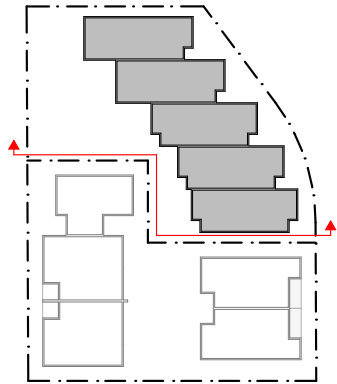
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SOUTH ELEVATION.

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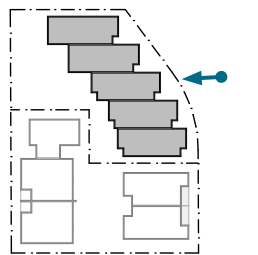
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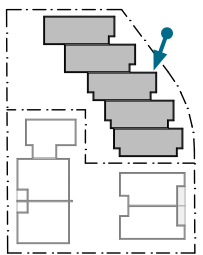
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ARCH CONCEPT. FLOOR PLAN.

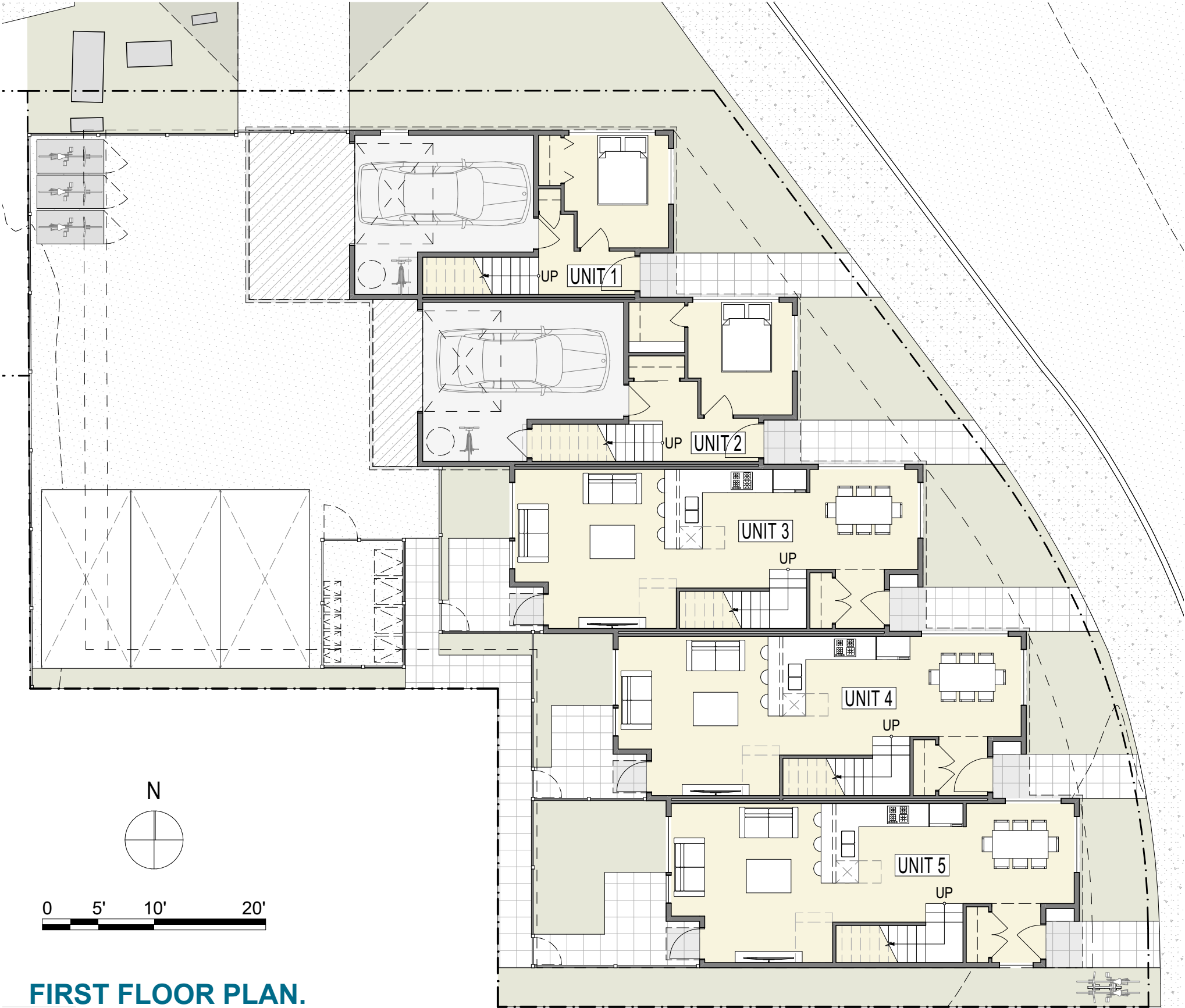
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FIRST FLOOR PLAN.

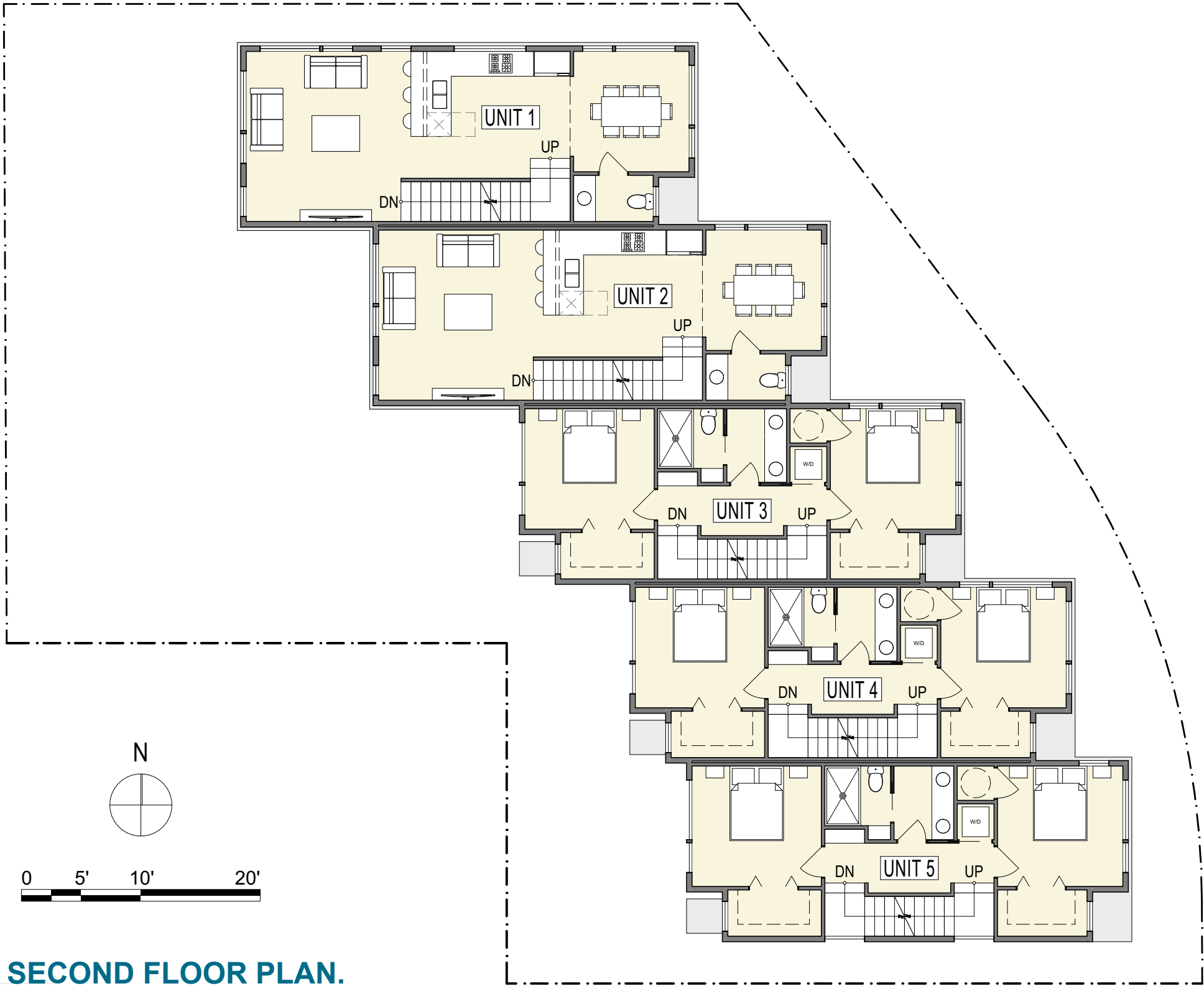
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SECOND FLOOR PLAN.

ARCH CONCEPT. FLOOR PLAN.

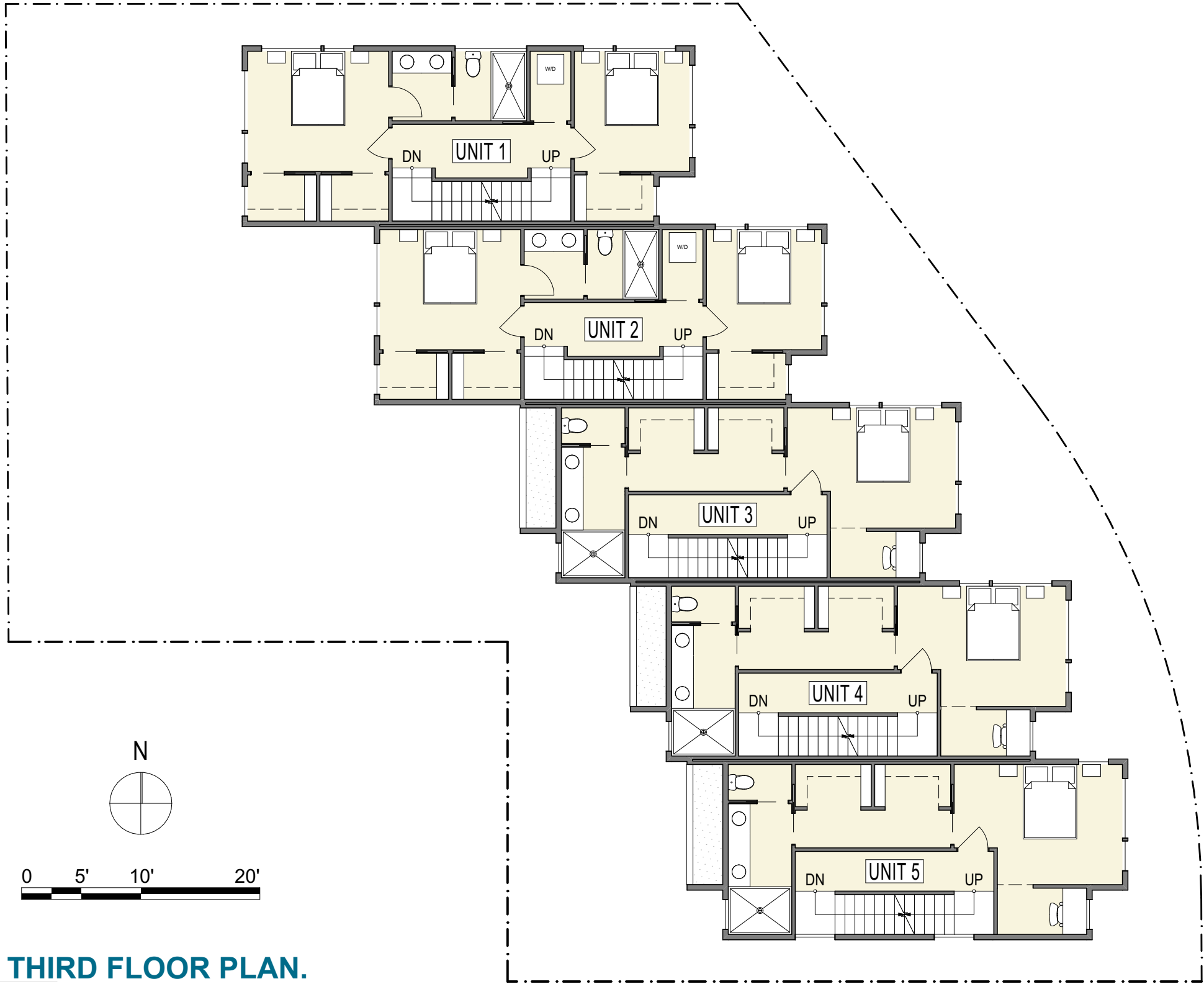
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THIRD FLOOR PLAN.

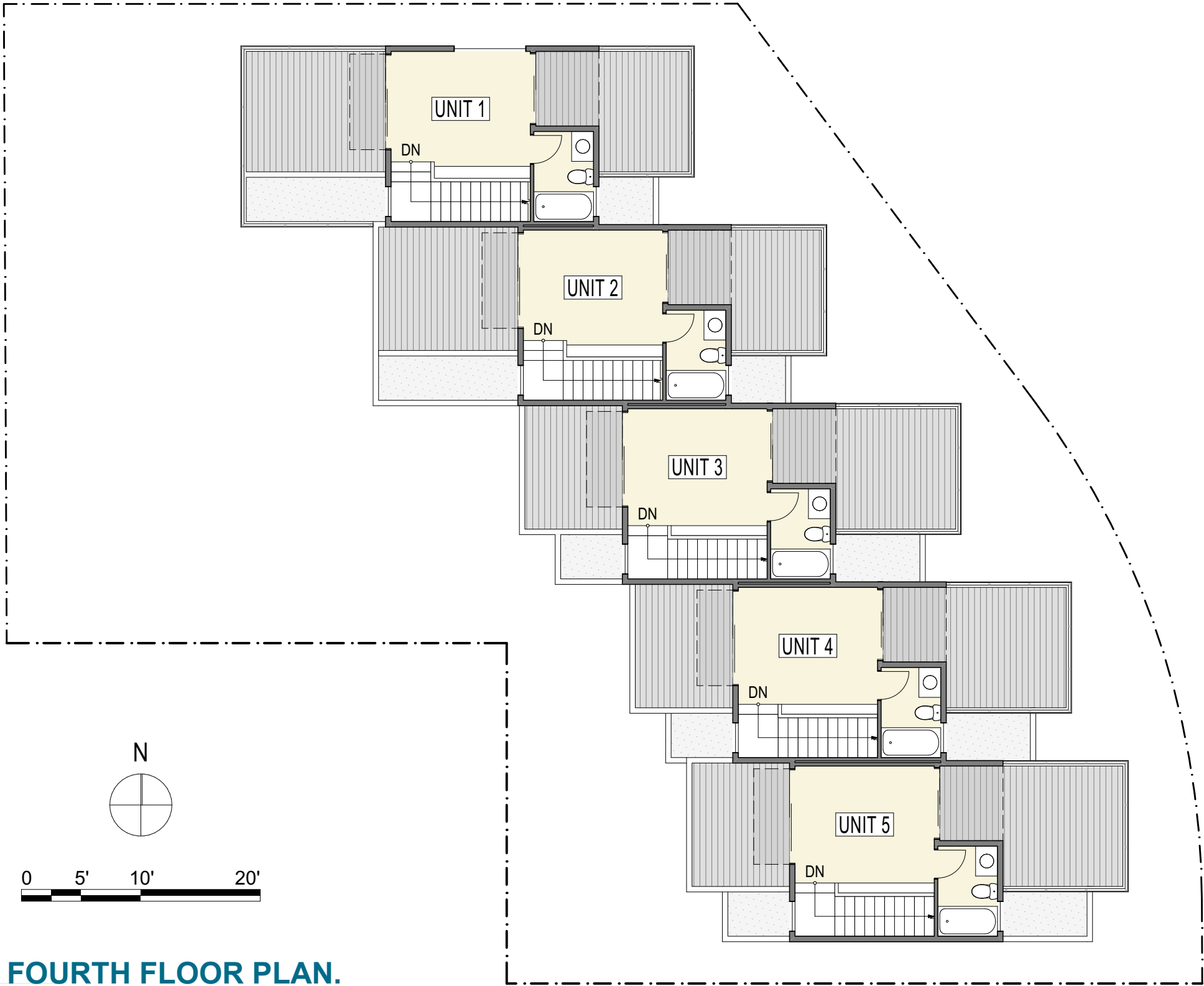
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FOURTH FLOOR PLAN.

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COLOR LANDSCAPE
PLAN IN PROGRESS



PAPERBARK MAPLE.
ACER GRISEUM.



KATSURA TREE.
CERCIDIPHYLLUM JAPONICUM.



EDDIE WHITE WONDER.
CORNUS.



RED CARPET SEDUM.
SEDUM SPURIUM.



ANGELINA SEDUM.
SEDUM X 'ANGELINA'.



BOWLES PERIWINKLE.
VINCA MINOR 'BOWLES'.



GOLDEN SWEET FLAG.
ACORUS GRAMINEUS 'OGON'.



GOLDEN ROCKET.
BERBERIS T.



DEER FERN.
BLECHNUM SPICANT.



ORANGE SEDGE.
CAREX TESTACEA.



GOLDEN HEATH.
ERICA CARNEA.



JAPANESE FOREST GRASS.
HAKONECHLOA MACRA.



BIG BLUE LILYTURF.
LIRIOPE MUSCARI 'BIG BLUE'.



MOSS GREEN.
LONICERA PILEATA.



GULF STREAM BAMBOO.
NANDINA DOMESTICA.



GOSHIKI.
OSMANTHUS HETEROPHYLLUS.



HAMELN.
PENNISETUM ALOPECUROIDES.



SWEET BOX.
SARCOCOCCA HUMILIS.

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CODE MODIFICATIONS. ADJUSTMENTS.

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NO ADJUSTMENTS REQUESTED
AT THIS TIME