



304 26th Ave S Central, Seattle

EARLY DESIGN GUIDANCE PACKET
PLAYHOUSE DESIGN GROUP
JANUARY 22nd, 2014 | DPD# 3015176



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PROJECT INFORMATION

ADDRESS: 304 26th Ave S, Seattle, WA 98144
 DPD #: 3015176 \ 6362054
 OWNER: Modern Homes, LLC
 APPLICANT: Playhouse Design Group, LLC
 CONTACT: Yueann Wu

PROJECT PROGRAM

BUILDING TYPE: Townhouses (2 structures)
 UNIT COUNT: 6 (3 in each structure)
 UNIT SIZES: Approximately 1400 sf
 ABV.-GROUND STORIES: 3 + Penthouse
 PARKING STALLS: 4 (Madison-Miller urban village)
 APPROX FAR: 8615.5sf (FAR of 1.2 used), Priority Green
 LOT SIZE: 7,200sf

PROJECT OBJECTIVES

The proposed site's current use is a single family residence. It is approximately 7200 square feet in LR2 zone. The property is located at the mid-block between S Washington Street and S Jackson Street on 26th Avenue S. The project is proposed to demolish the existing single family structure and to construct 2 structures, each with 3 townhouses (total 6 units), in the 23rd & Union-Jackson Residential Urban Village. The proposed structures will be three stories tall with garage parking in each unit.

The proposed project is to achieve a minimum of 4-Star Build Green certification to maximize building sustainability performance.

23rd & Union-Jackson Residential Urban Village areas are in a higher dense and diversity living with many neighborhood shopping, dining and services within walking distance. We are proposing a pedestrian friendly design to accommodate the sense of community with a modern architectural solution.



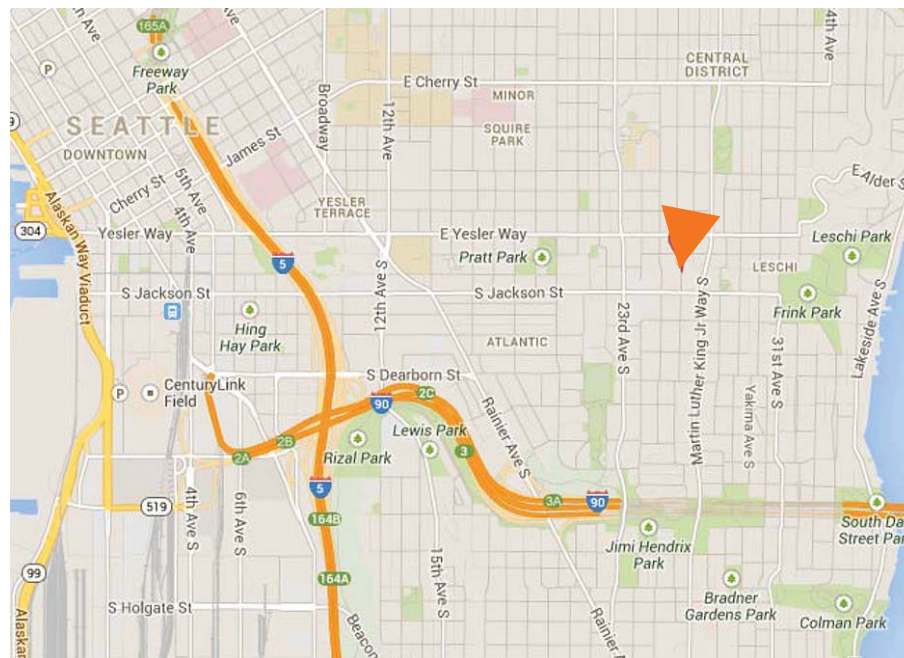
FIRE STATION 6



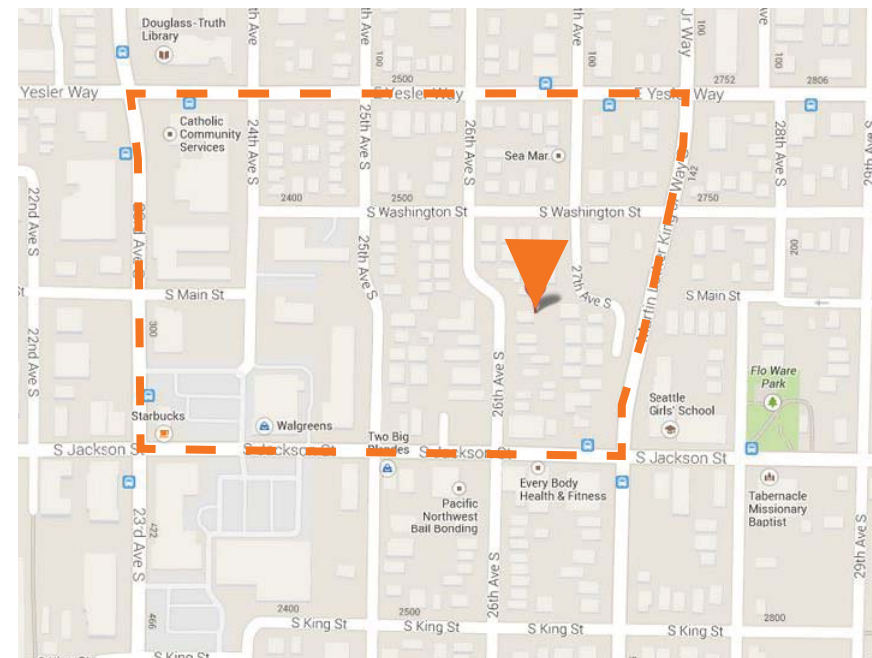
RED APPLE GROCERY



JACKSON & 23RD STARBUCKS

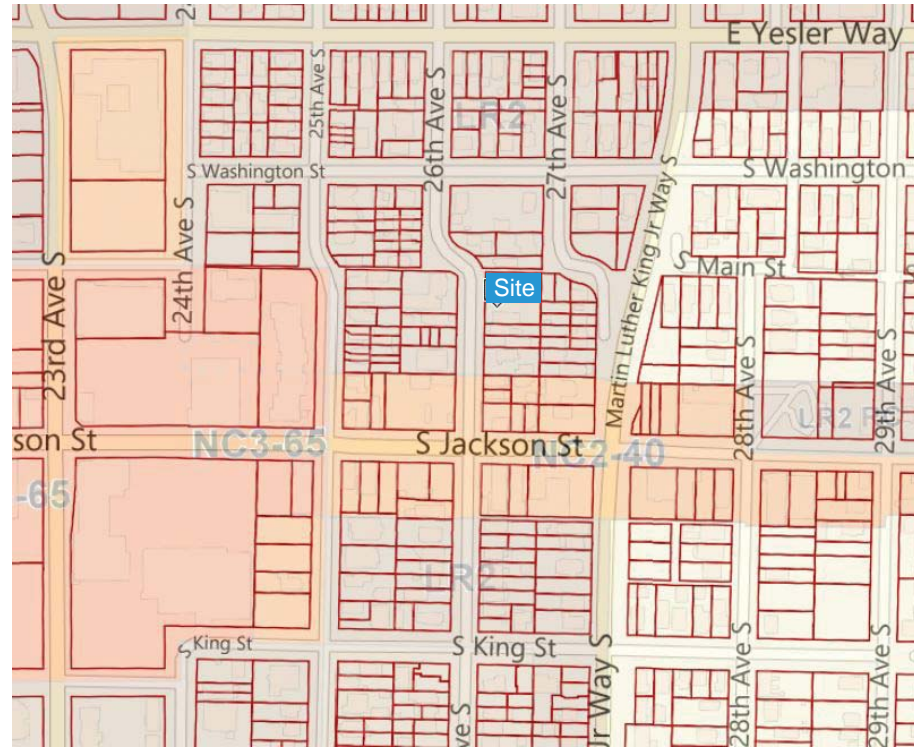


Seattle Vicinity Map



Neighborhood Vicinity Map





Seattle Zoning Map

ZONING INFORMATION

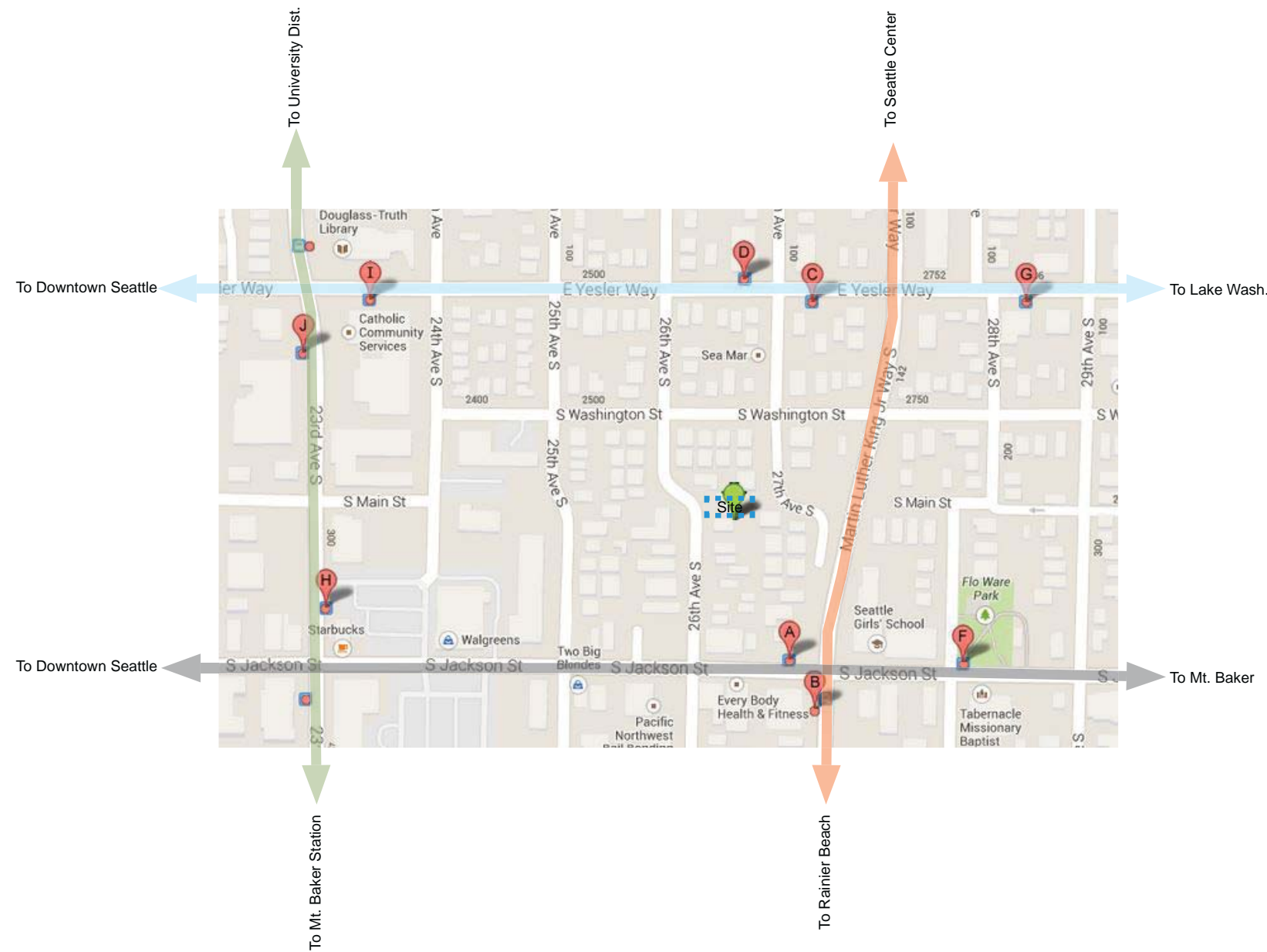
ZONE: LR2
OVERLAY: 23rd & Union-Jackson
 (Residential Urban Village)
TRANSIT: Frequent Transit Corridor
STREETS: 23rd, MLK, Yesler & Jackson are arterials
 26th Ave South is access residential street

Lot 1 on the corner of 26th Ave S & S Main Street. It is located in lowrise LR2 zone, and the neighbor lots to the North, South, West and East all also in lowrise LR2 zone. The lot is also located in the overlay of 23rd & Union-Jackson Residential Urban Village.



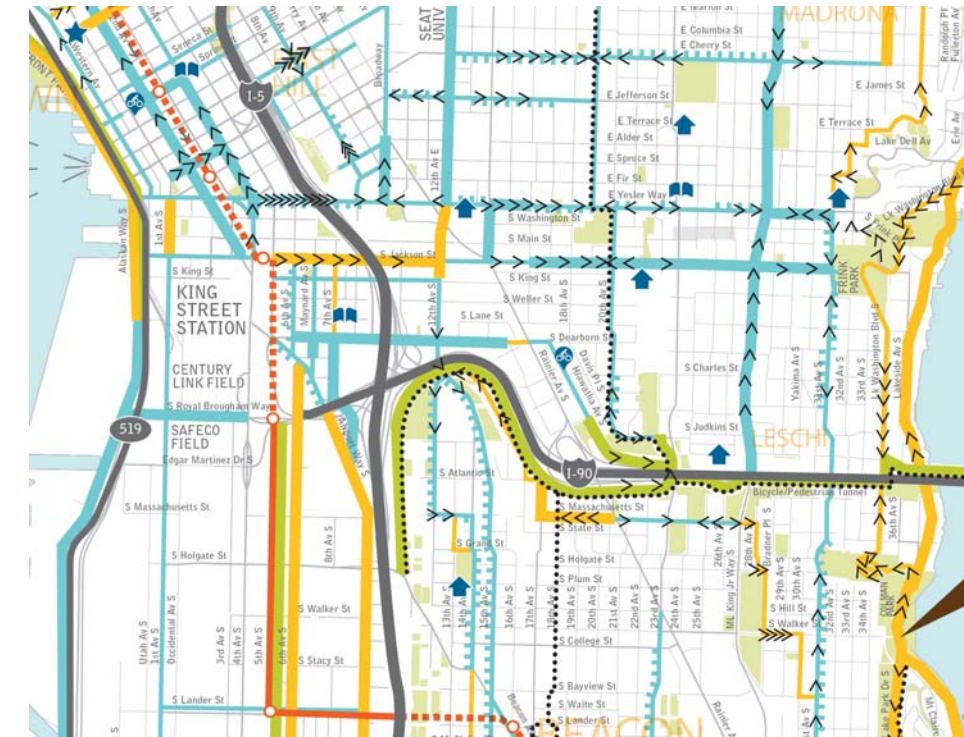
King County Aerial Vicinity Map





SEATTLE CITY BUS MAP

- Bus 27 C D G I J
- Bus 4 & 48 C D G H I J
- Bus 8 A B C D H I J
- Bus 14 A B H J



bike routes

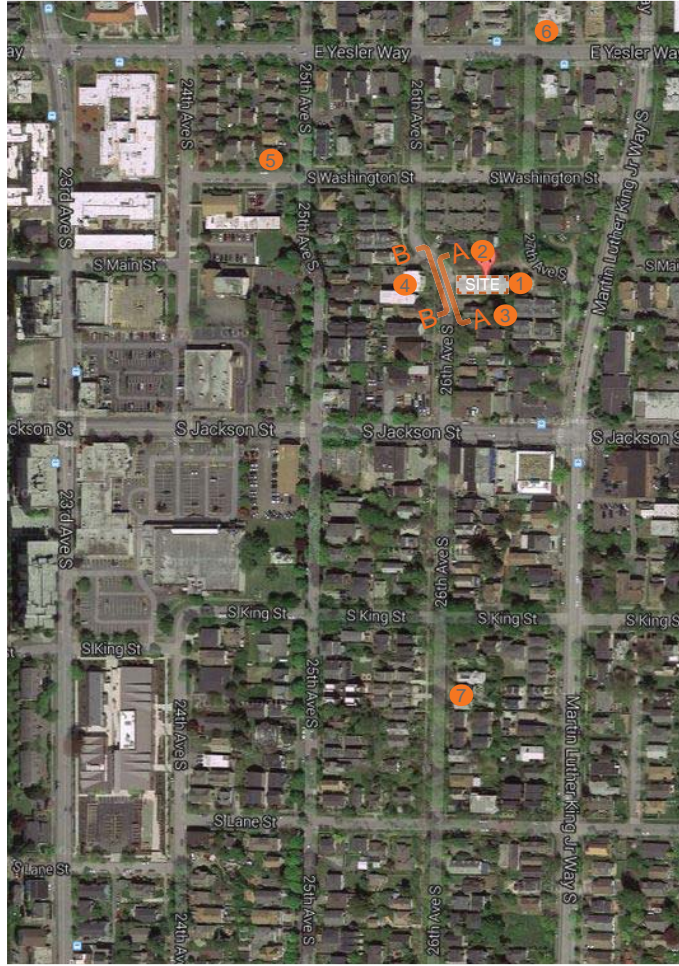
BIKE/WALK ROUTES MAP

The proposed project is located in an area with access to several public transit routes within 1/2 mile radius. Seattle is building a network of neighborhood greenways, a safer pedestrian walk or bike street, which helps the growth of local shopping and services. Central Seattle District is also the main focus that will provide the future Seattle Greenways.



walk routes





VICINITY MAP



1 EXISTING SFR ON SITE



2 SFR TO THE NORTH



3 SFR TO THE SOUTH



4 APARTMENT ACROSS THE STREET



5 TOWNHOMES ONE BLOCK TO THE NORTH



6 TOWNHOMES TWO BLOCK TO THE SOUTH



7 TOWNHOMES TWO BLOCK TO THE SOUTH



26th Ave South



A OUR SITE A

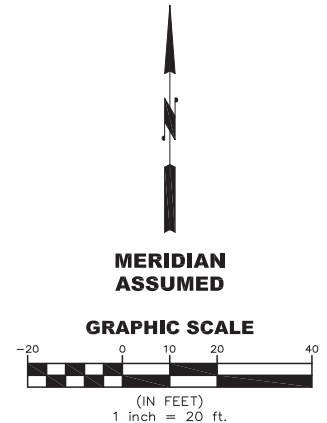
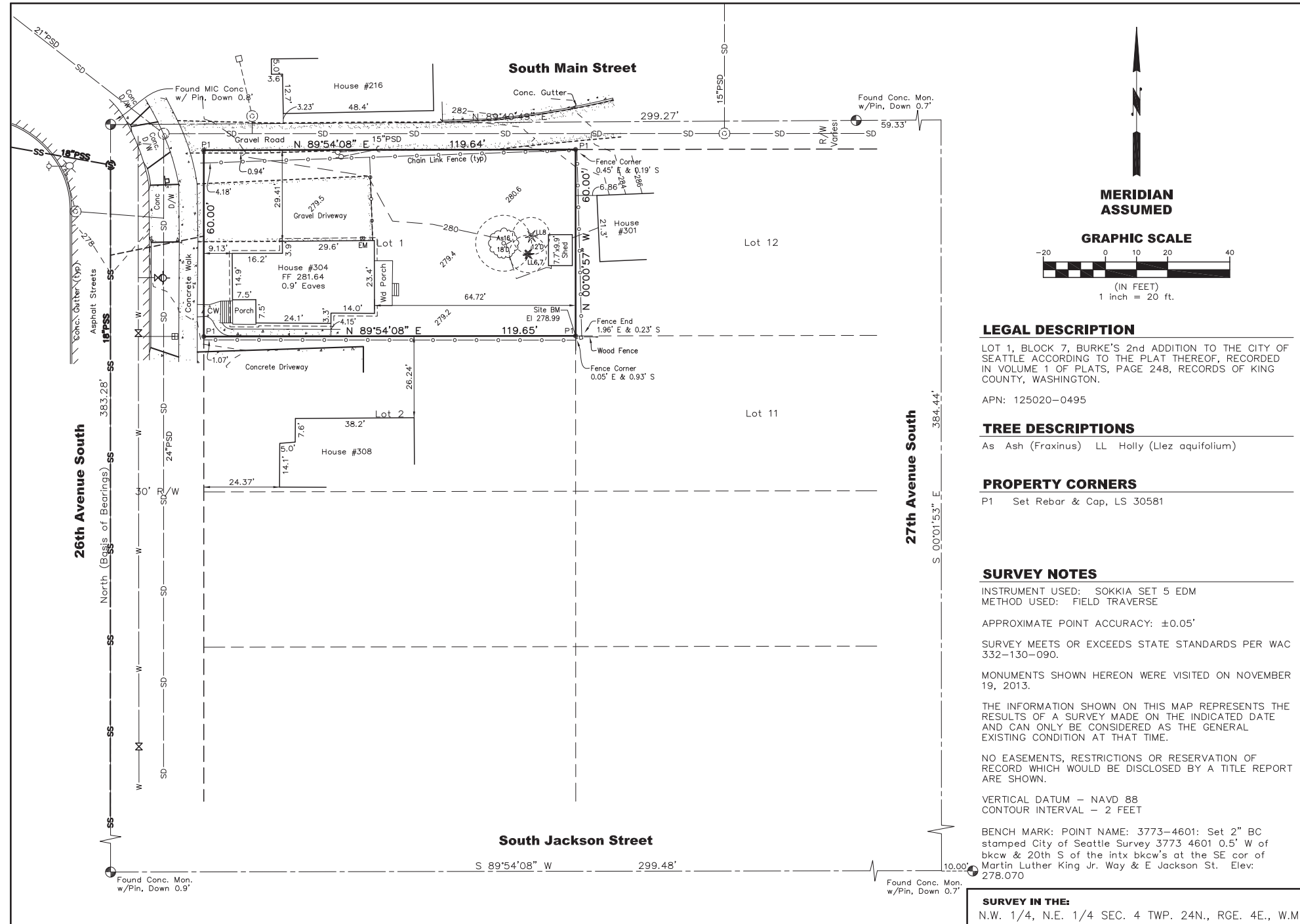
26th Ave South



B ACROSS OUR SITE B

26th Ave South





LEGAL DESCRIPTION

LOT 1, BLOCK 7, BURKE'S 2nd ADDITION TO THE CITY OF SEATTLE ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 1 OF PLATS, PAGE 248, RECORDS OF KING COUNTY, WASHINGTON.

APN: 125020-0495

TREE DESCRIPTIONS

As Ash (Fraxinus) LL Holly (Llex aquifolium)

PROPERTY CORNERS

P1 Set Rebar & Cap, LS 30581

SURVEY NOTES

INSTRUMENT USED: SOKKIA SET 5 EDM
METHOD USED: FIELD TRAVERSE

APPROXIMATE POINT ACCURACY: ±0.05'

SURVEY MEETS OR EXCEEDS STATE STANDARDS PER WAC 332-130-090.

MONUMENTS SHOWN HEREON WERE VISITED ON NOVEMBER 19, 2013.

THE INFORMATION SHOWN ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON THE INDICATED DATE AND CAN ONLY BE CONSIDERED AS THE GENERAL EXISTING CONDITION AT THAT TIME.

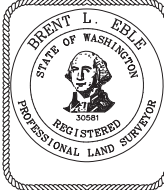
NO EASEMENTS, RESTRICTIONS OR RESERVATION OF RECORD WHICH WOULD BE DISCLOSED BY A TITLE REPORT ARE SHOWN.

VERTICAL DATUM - NAVD 88
CONTOUR INTERVAL - 2 FEET

SURVEY IN THE:
N.W. 1/4, N.E. 1/4 SEC. 4 TWP. 24N., RGE. 4E., W.M.

RECORDING CERTIFICATE
Filed for record this ___ day of ___ 20__ at ___ M in Volume ___ of Surveys on Page ___, Records of ___ KING ___ County, Washington at the request of BRENT EBLE
Auditor _____ Deputy Auditor _____

SURVEYOR'S CERTIFICATE
This map represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of MODERN HOMES, LLC in DECEMBER, 2013.
Certificate Number 30581



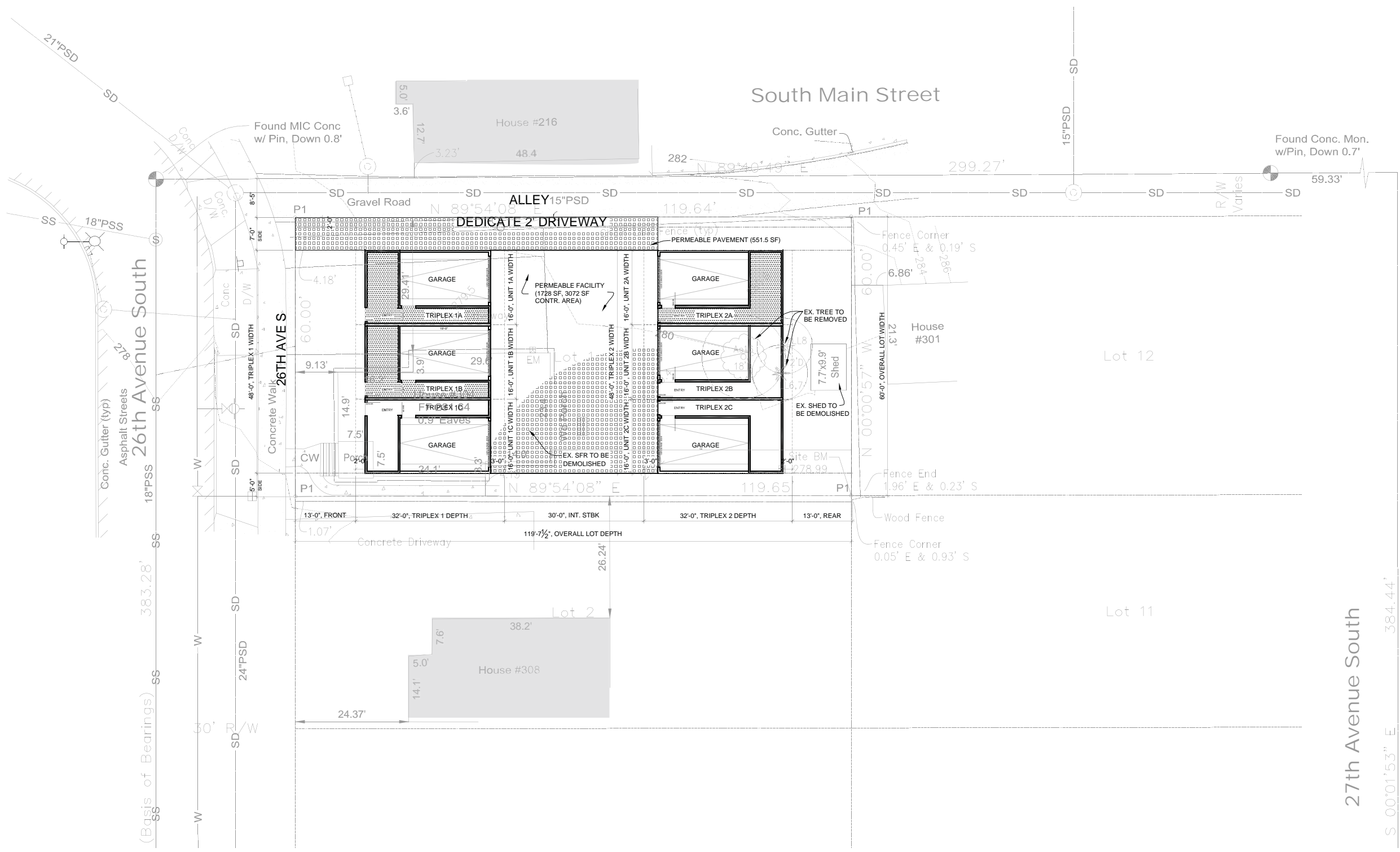
RECORD OF SURVEY
Modern Homes, LLC
304 26th Avenue South
Seattle, WA 98144
EMERALD LAND SURVEYING, INC.
PO BOX 13694 MILL CREEK, WA 98082 PH. (425) 359-7198

DRAWN BY:
HMM
CHECKED BY:
BLE
PROJECT:
13444
DATE:
12/4/13

SHEET
1
OF
1

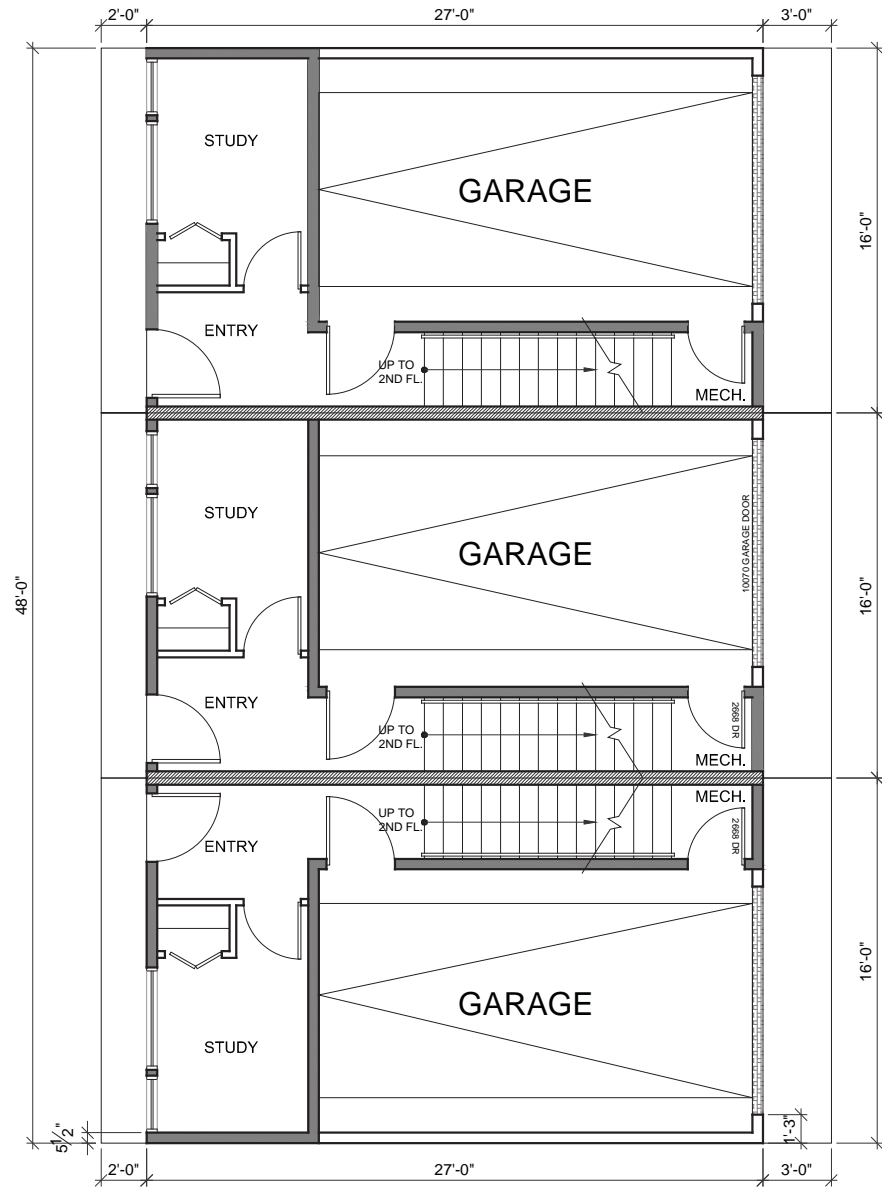


EARLY DESIGN GUIDANCE
304 26th Avenue South, Central District, Seattle, Washington
Playhouse Design Group
DPD # 3015176 | January 22nd, 2014

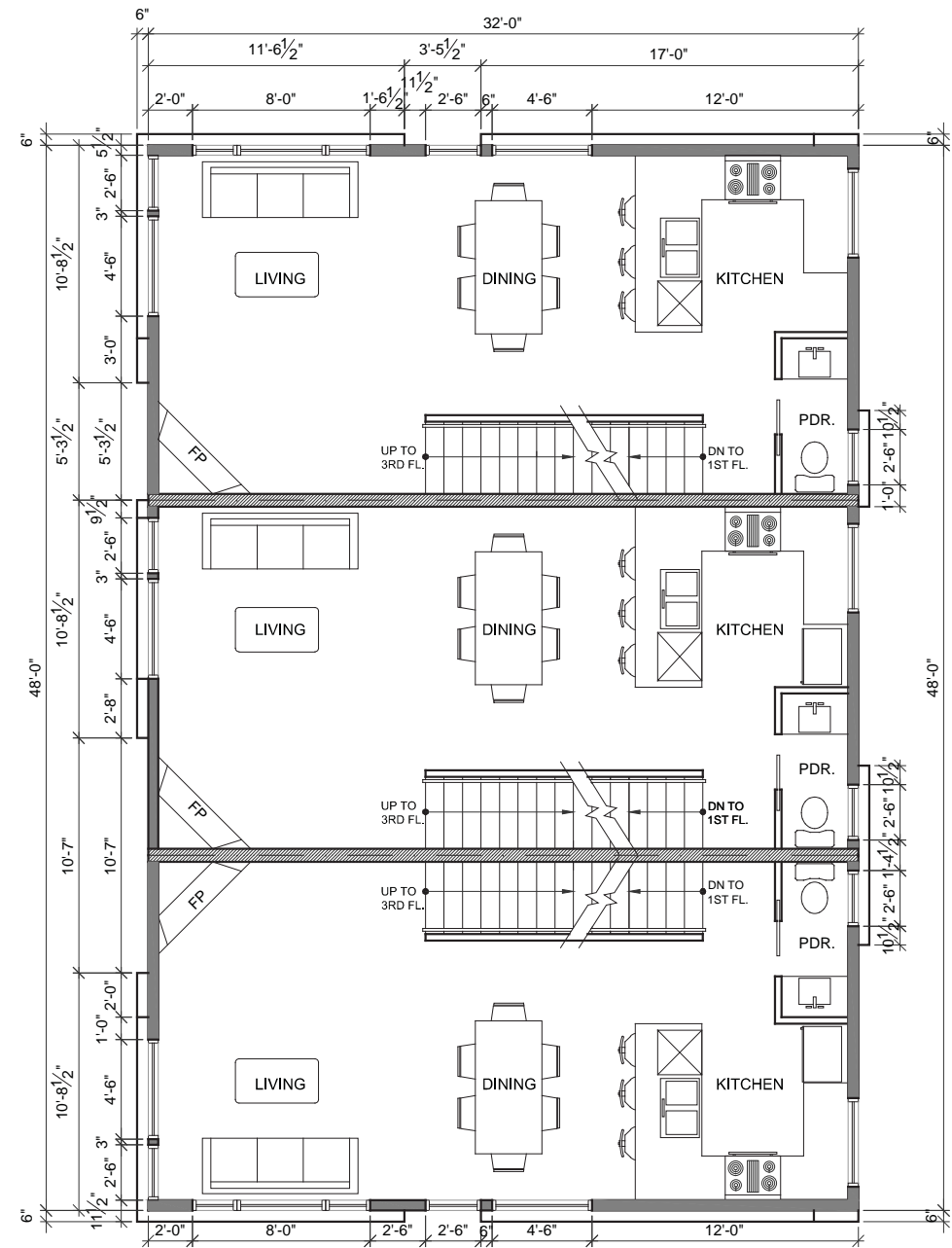


 **PROPOSED SITE PLAN**



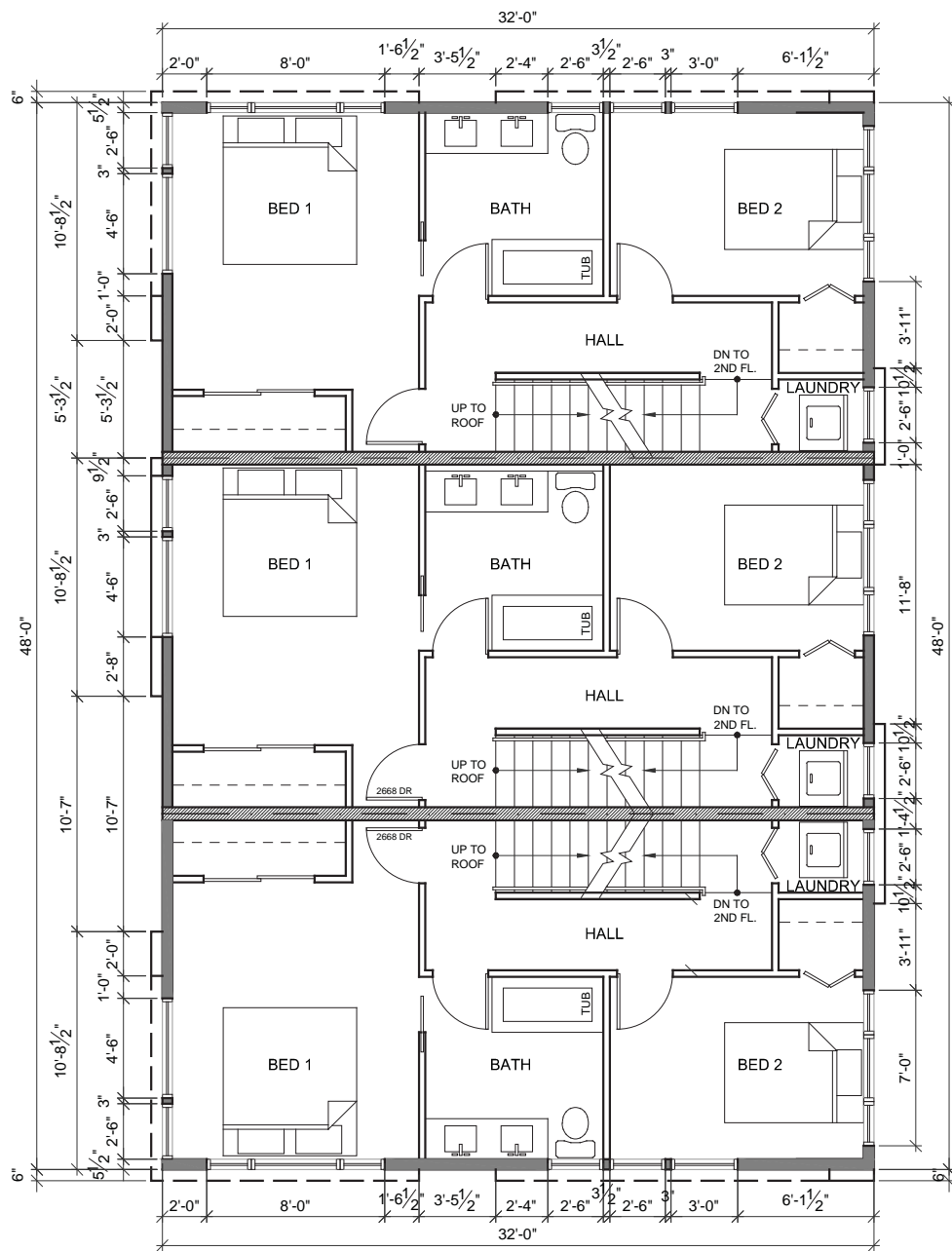


↑ NORTH
TRIPLEX 1 FIRST FLOOR PLAN

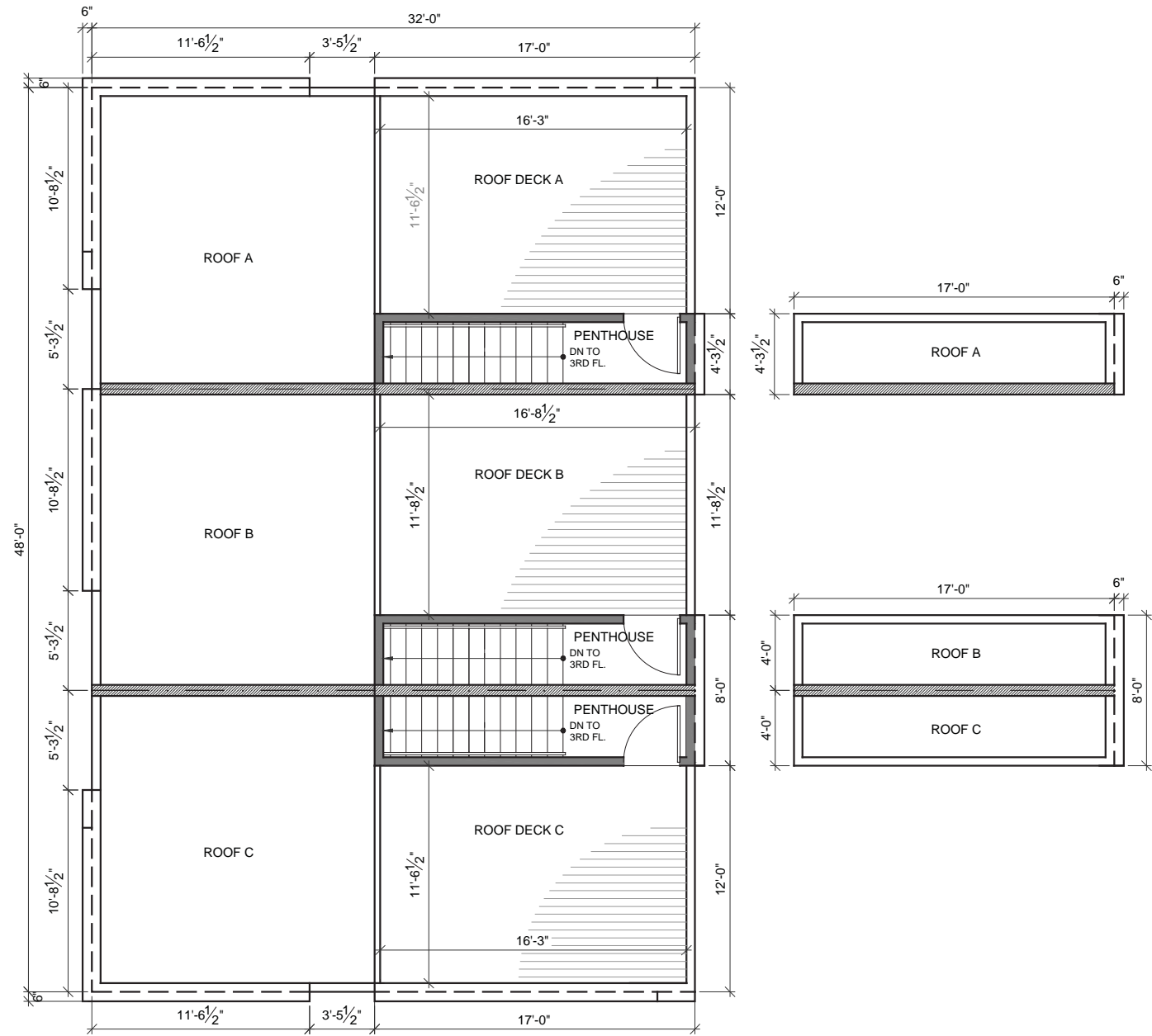


↑ NORTH
TRIPLEX 1 SECOND FLOOR PLAN



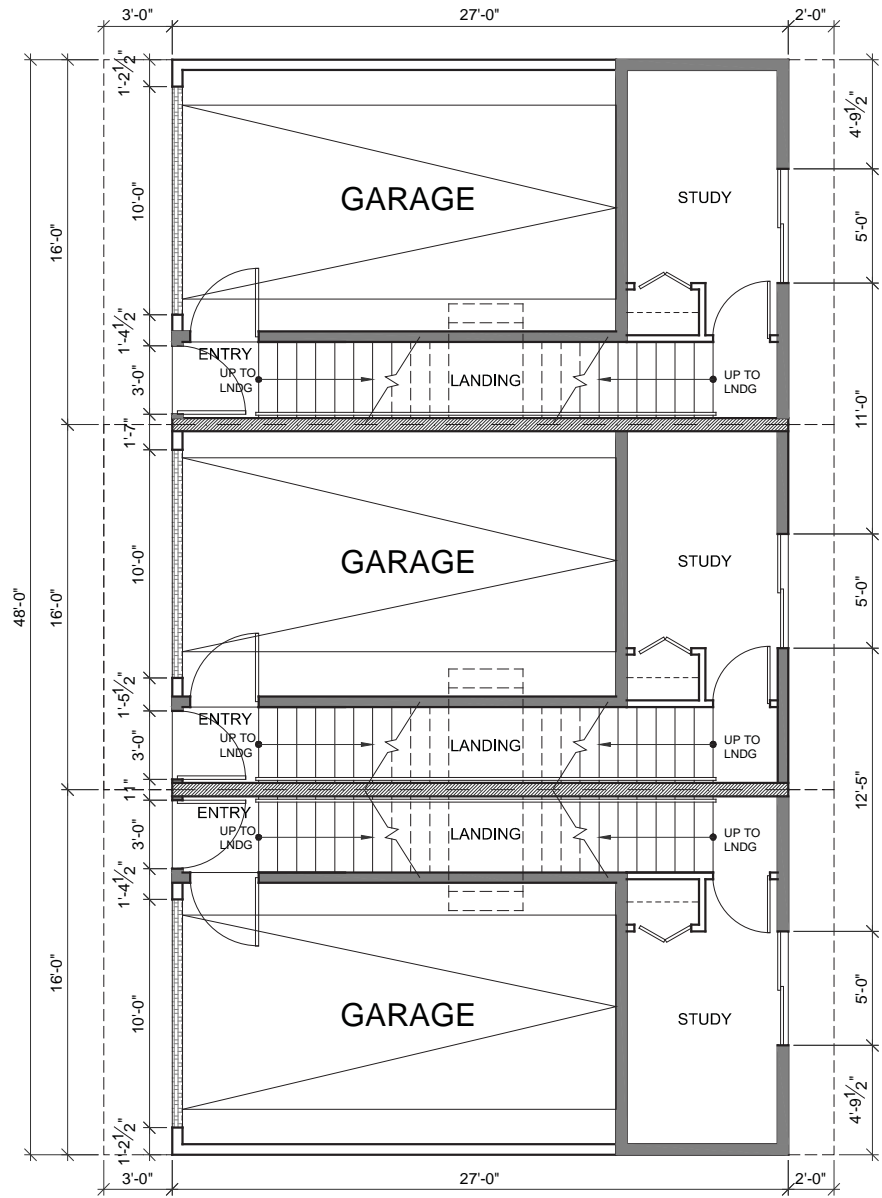


↑ NORTH
TRIPLEX 1 THIRD FLOOR PLAN

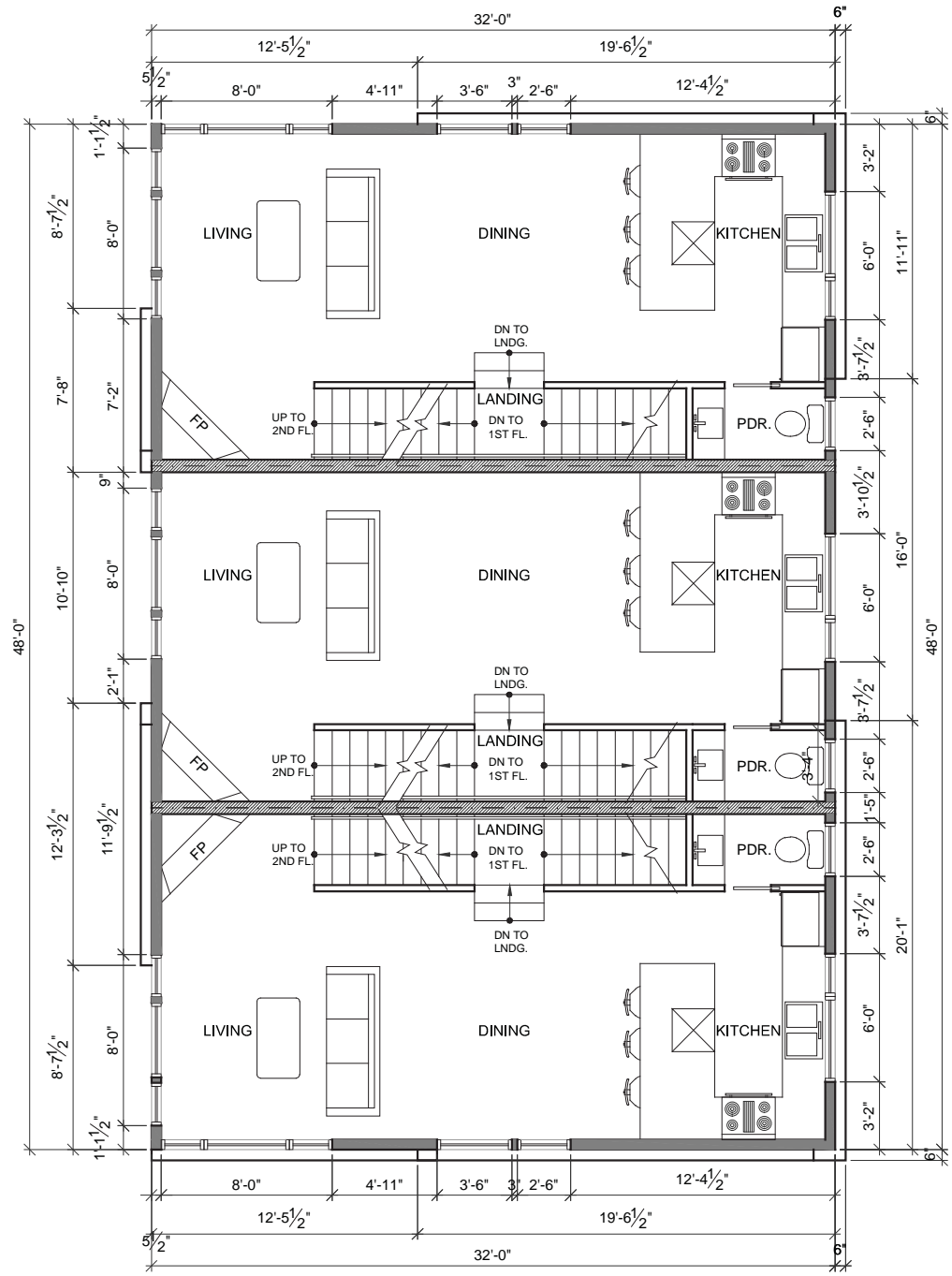


↑ NORTH
TRIPLEX 1 ROOF PLAN



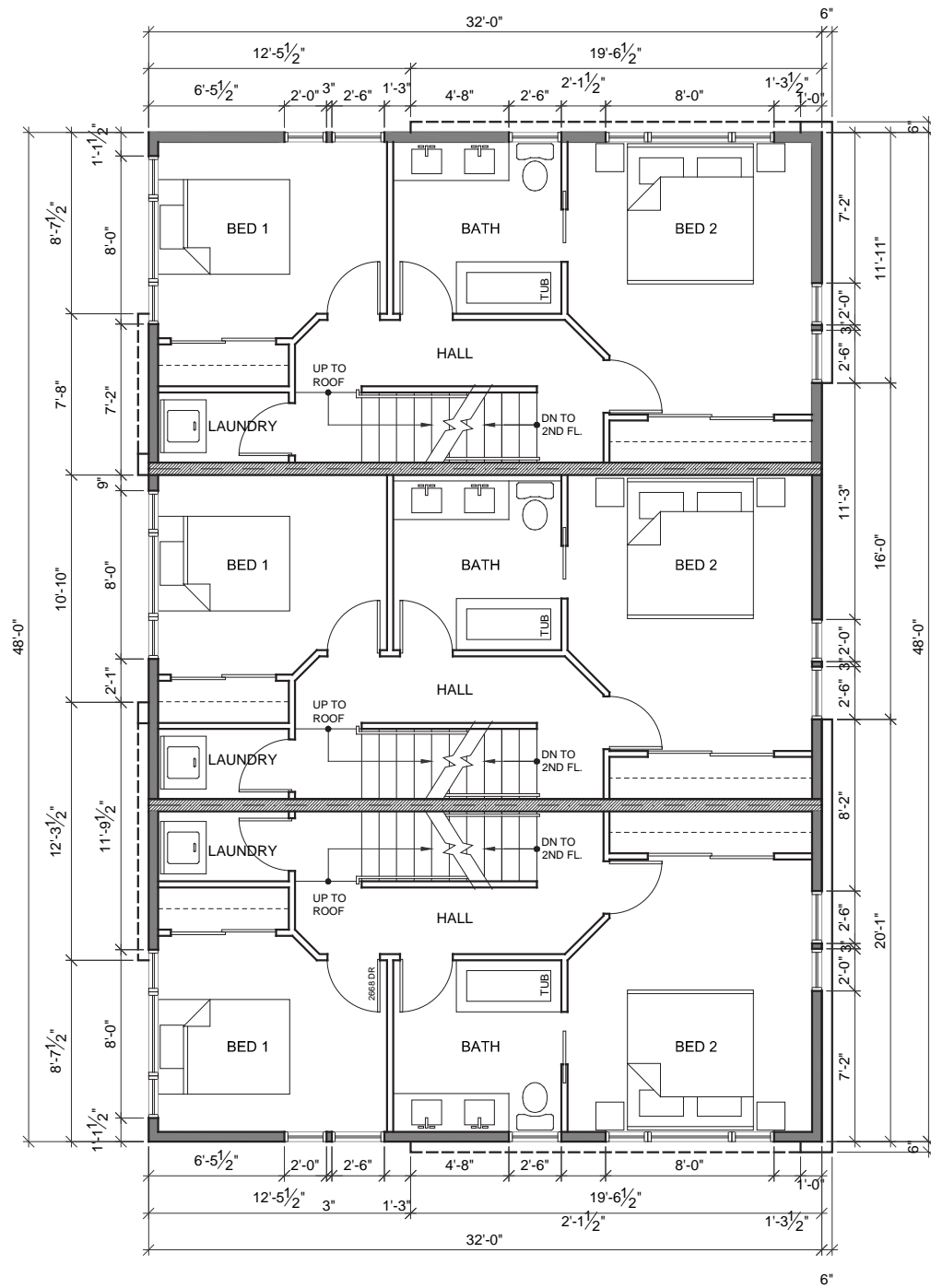


↑ NORTH
TRIPLEX 2 FIRST FLOOR PLAN

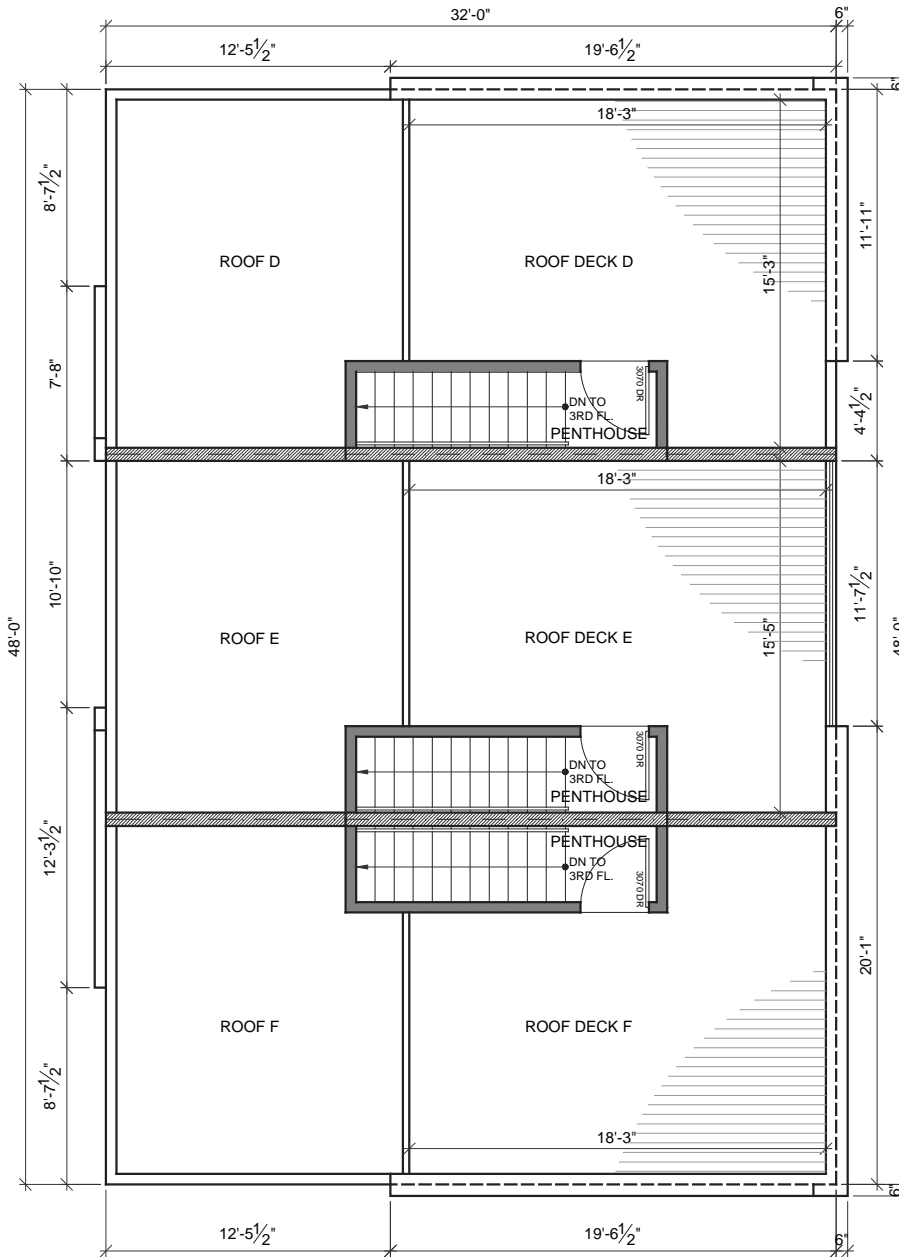


↑ NORTH
TRIPLEX 2 SECOND FLOOR PLAN

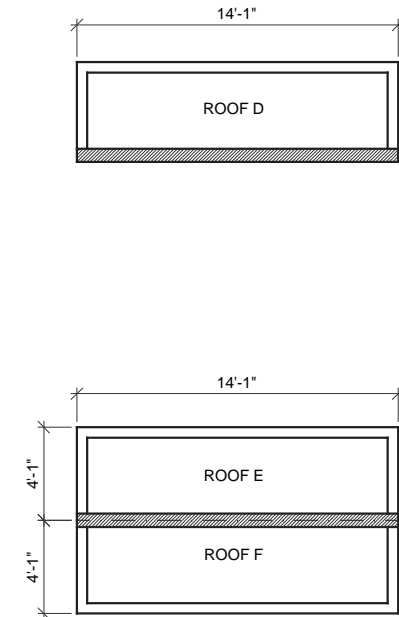


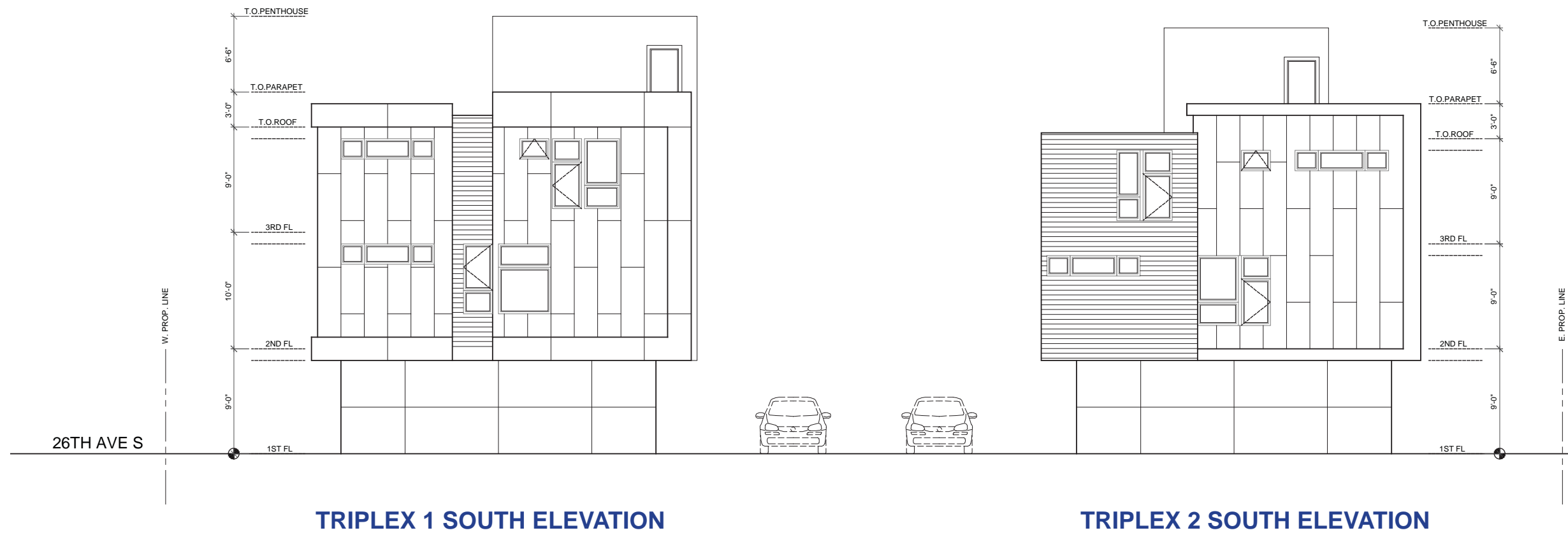


↑ NORTH
TRIPLEX 1 THIRD FLOOR PLAN



↑ NORTH
TRIPLEX 1 ROOF PLAN

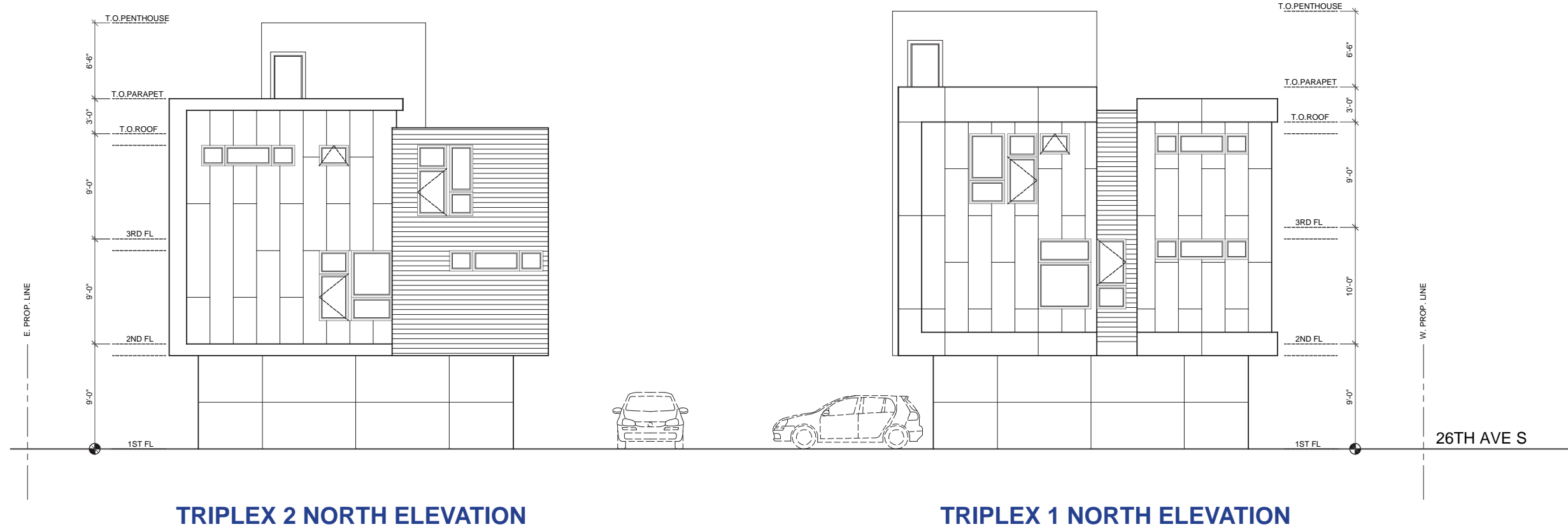




TRIPLEX 1 SOUTH ELEVATION

TRIPLEX 2 SOUTH ELEVATION

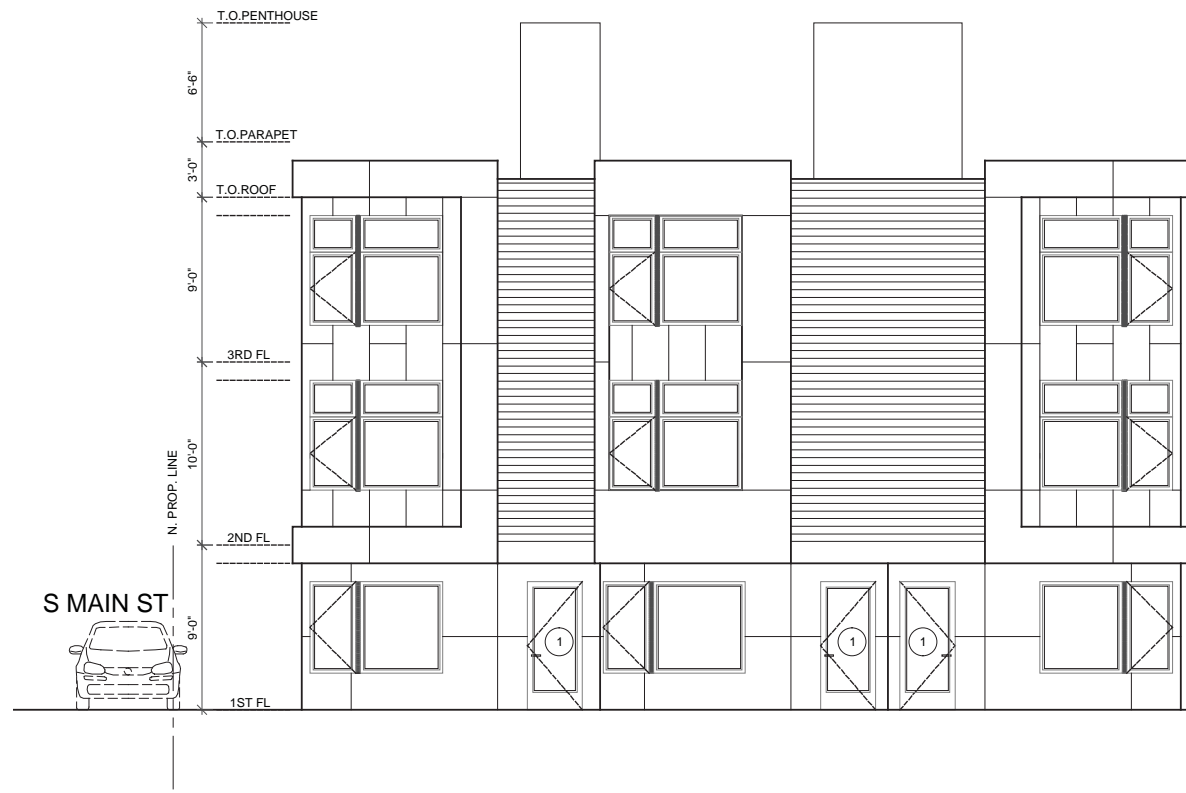




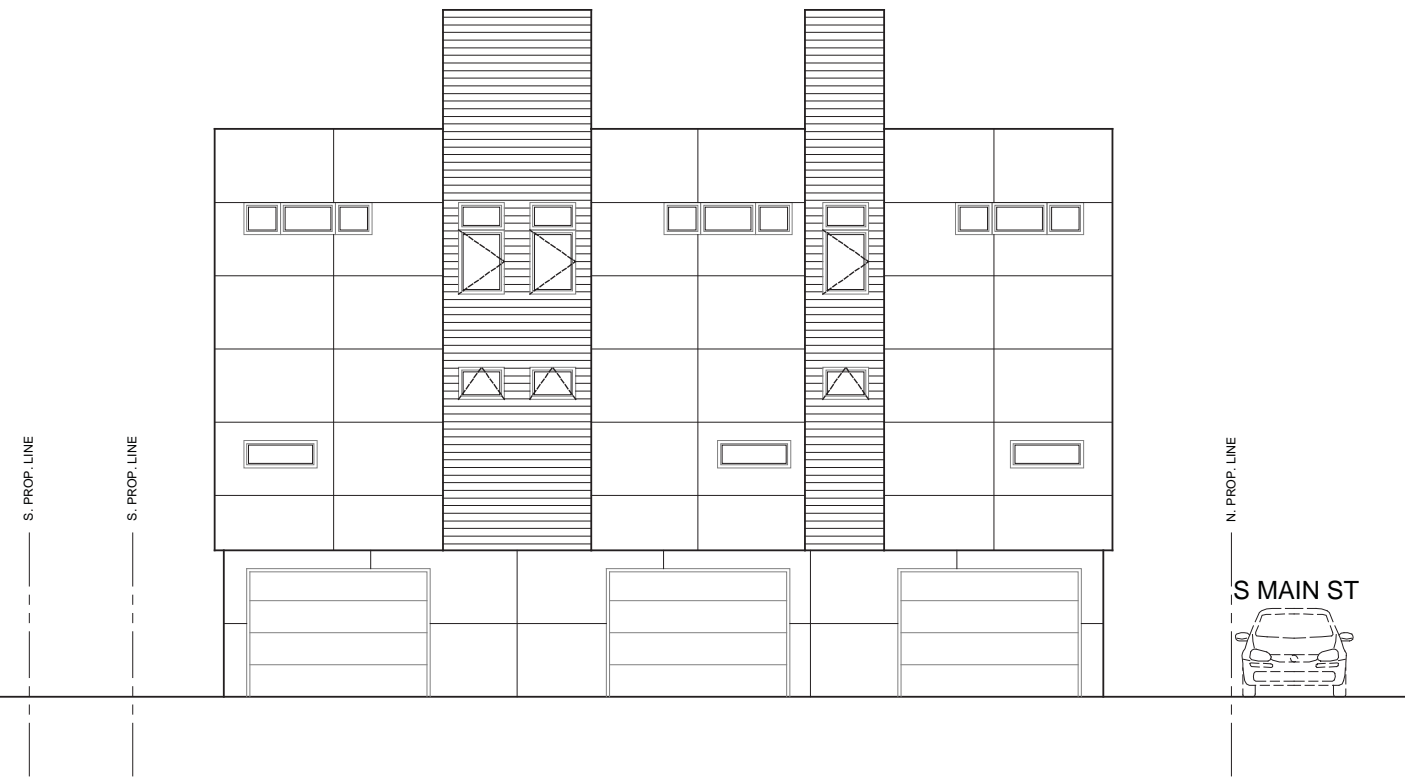
TRIPLEX 2 NORTH ELEVATION

TRIPLEX 1 NORTH ELEVATION



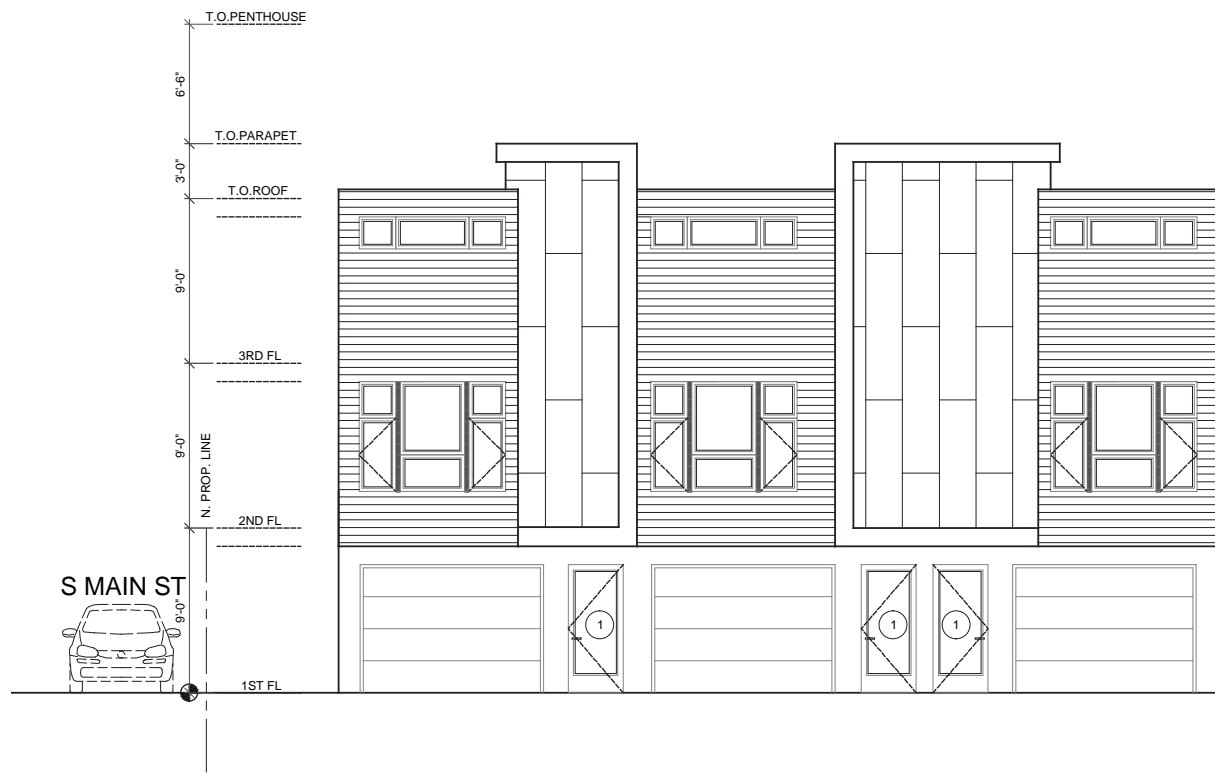


TRIPLEX 1 WEST ELEVATION

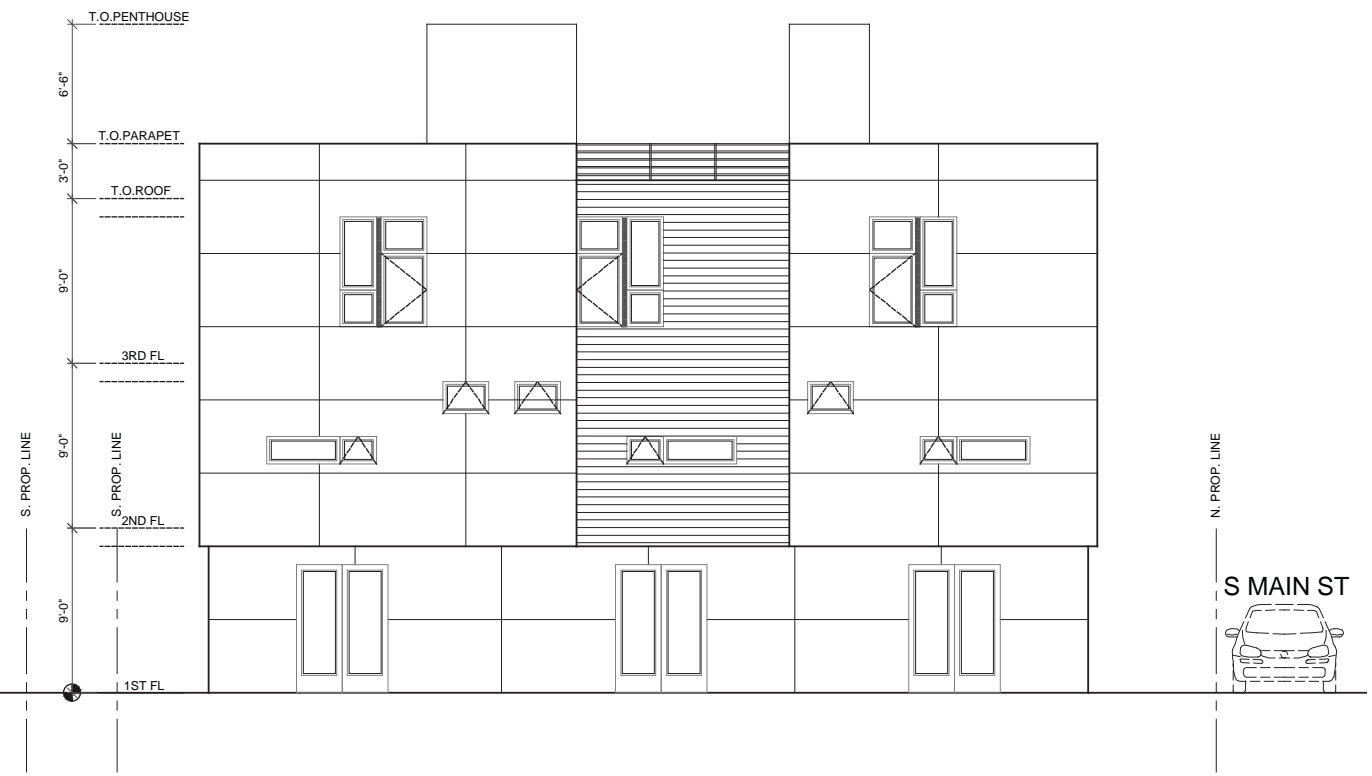


TRIPLEX1 EAST ELEVATION





TRIPLEX 2 WEST ELEVATION



TRIPLEX 2 EAST ELEVATION





FRONT ENTRY

4x8 dark gray painted hardie or similar horizontal siding

4x8 light gray painted hardie or similar horizontal siding

Reclaimed horizontal fir or cedar siding



4x8 dark gray painted hardie



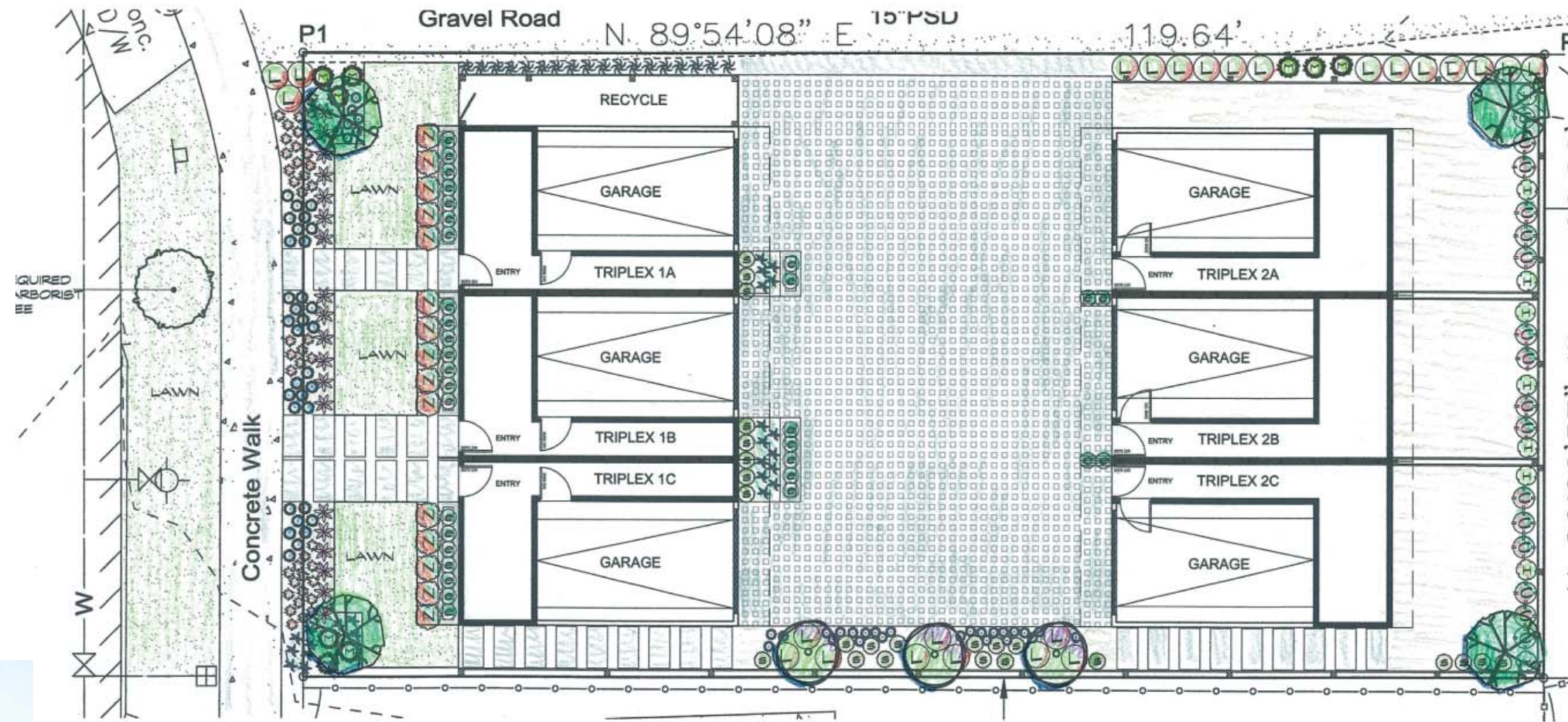
reclaimed fir or cedar siding



2x8 light gray painted hardie panel







LANDSCAPE PLAN



Amanogawa Flowering Cherry



Miscanthus Morning Light



Pennisetum 'little bunny'



Plum passion heavily bamboo



Sarcococca-humilis



Little Lime Hydrangea



SPRING EQUINOX: MARCH 20



8 AM

SUMMER SOLSTICE: JUNE 21



8 AM

FALL EQUINOX: SEPTEMBER 23



8 AM

WINTER SOLSTICE: DECEMBER 21



8 AM



NOON



NOON



NOON



NOON



4 PM



4 PM



4 PM



4 PM

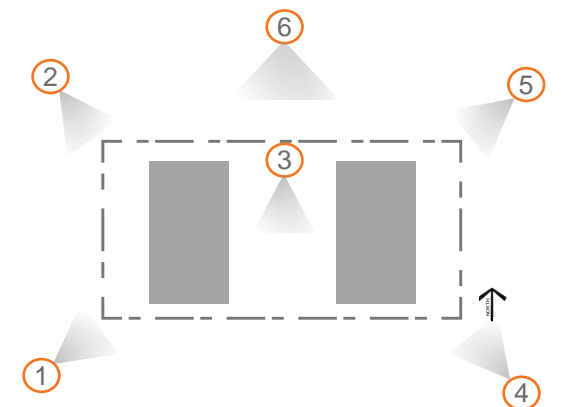




① West elevation street facade rendering



② Street level facade rendering

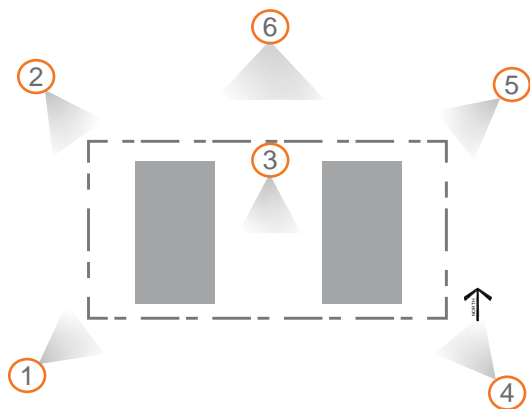




③ Center driveway courtyard rendering



④ S rear perspective rendering

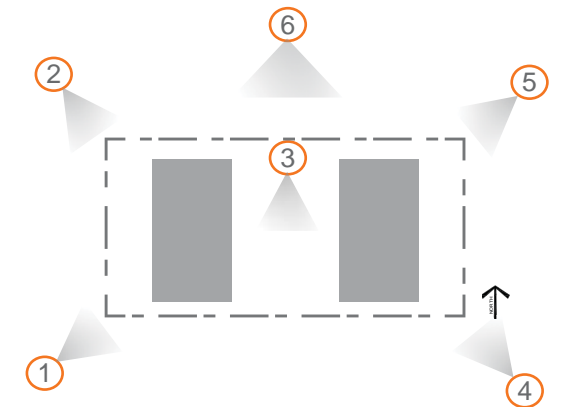




⑤ Center driveway courtyard rendering



⑥ S rear perspective rendering





SOUTH PRIVACY WINDOW STUDY



DESIGN GUIDELINES

CONTEXT AND SITE

CS-1 NATURAL SYSTEMS AND SITE FEATURES

B. SUNLIGHT AND NATURAL VENTILATION

The proposed buildings have large windows in living, dining and kitchen to capture the maximum natural daylight and also have high windows in the bedrooms to create the privacy at the same time also gives maximum daylight.

D. PLANTS AND HABITAT

Use native plants and grasscrete system to keep the low maintenance.

E. WATER

Use Grasscrete as permeable surface for center courtyard/driveway to help the site drainage and also create a more earth friendly environment.

CS-2 URBAN PATTERNS AND FORM

A. LOCATION IN THE CITY AND NEIGHBORHOOD

The proposed new building is scaled to be compatible with the existing neighboring structures (the apartments across street and also surrounding new developments within 1 mile radius).

B. ADJACENT SITES, STREETS, AND OPEN SPACES

Large facade windows and front yard provides a strong connection to a friendly pedestrian environment and streetscape.

C. RELATIONSHIP TO THE BLOCK

The site is sitting on a corner lot of 26th Avenue South and S Main Street. Providing a strong urban edge corner opens up the conversation between the streetscape and the proposed new structures.

D. HEIGHT, BULK, AND CULTURE

The site is located within a transitional neighborhood of apartments and new townhome constructions in LR2 zone and surrounded in NC zone.

CS-3 ARCHITECTURAL CONTEXT AND CHARACTER

A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

The proposed buildings have large windows in living, dining and kitchen to capture the maximum natural daylight and also have high windows in the bedrooms to create the privacy at the same time also gives maximum daylight.

PUBLIC LIFE

PL-1 OPEN SPACE CONNECTIVITY

A. NETWORK OF OPEN SPACES

Providing a 14 foot front yard gives us more opportunities to create a sense of boundary from public to semi-public spaces between proposed structures and public sidewalks to street.

A designed 36 foot center courtyard space between structures also proposed as private driveway access for the units.

B. WALKWAYS AND CONNECTIONS

Large facade windows and front yard engage a strong connection to a friendly pedestrian environment and streetscape.

PL-2 WALKABILITY

B. SAFETY AND SECURITY

Provide lighting at every entry for safety and security. Planting a strip of hedge along the sidewalk provides screening at the street level.

C. WEATHER PROTECTION

Adding weather protection overhang as a building design element at each entrance.

D. WAYFINDING

A signage is located on the corner of 26th Ave S and S Main Street gives a clear direction.

PL-3 STREET LEVEL INTERACTION

A. ENTRIES

The proposed front triplex provides a 14 foot front yard by using low maintenance native plants as a screen to the sidewalk create a sense of boundary from public to semi-public spaces between proposed structures and public sidewalks to street at the entries.

B. RESIDENTIAL EDGES

The proposed front triplex provides windows and private front yard spaces give security and privacy to overlook the front yard, sidewalk and street. A large 14 foot private open front yard space with hedge plants between the sidewalk also provides an opportunity for outdoor seating and children's play ground space with security.

PL-4 ACTIVE TRANSPORTATION

A. ENTRY LOCATIONS AND RELATIONSHIPS

The proposed front triplex have entries at the street with a 14 foot front yard and garage parking from a 36 foot separation between the proposed rear triplex. The proposed rear triplex have garage parking and entry access from the center courtyard.



DESIGN CONCEPT

DC-1 PROJECT USES AND ACTIVITIES

B. VEHICULAR ACCESS AND CIRCULATION

Both proposed triplex structure provide garage parking for all vehicles access from 26th Ave S to the center courtyard and garages.

C. PARKING AND SERVICE USES

Provide landscape between each units as a screen between units and also propose grasscrete as paving system to reduce the visual impact of driveway and also to serve as an outdoor gathering areas.

DC-2 ARCHITECTURAL CONCEPT

A. MASSING

The street front triplex with a large front yard is scaled to compatible with existing surroundings.

B. ARCHITECTURAL AND FACADE COMPOSITION

The street front facade proposed modulations and entry overhangs to break the massing of the structure and to create a different visual composition between different materials and elements.

D. SCALE AND TEXTURE

By introduce an overhangs as a design element break the verticality of the building and give a more sense of human scale.

DC-3 OPEN SPACE CONCEPT

A. BUILDING-OPEN SPACE RELATIONSHIP

The office space at the bottom of front triplex and rear triplex as a semi-private space create a connection between the private front and rear yard spaces and interior spaces.

B. OPEN SPACE USES AND ACTIVITIES

Create a semi enclosed open spaces proposed a sense of community between each units.

C. DESIGN

Planting landscaping along the street facade gives the buffer between streetscape and also create a friendly interaction between the structure and sidewalk and street.

DC-4 EXTERIOR ELEMENTS AND FINISHES

A. BUILDING MATERIALS

The proposed project will make sure of durable and sustainable materials for a 4-star build green certificate.

C. LIGHTING

Exterior lighting for each unit entrance and pathways helps orient visitors and provide security and safety to each units.

D. TREE, LANDSCAPE AND HARDSCAPE MATERIALS

Use native low maintenance plants to enhance the color and soften the hardscape of the structures.

PRE - MEETING NOTES

Front triplex 1:

- earth vs. building: how to provide a defensible vs. open space between street and the structures. Bring in landscaping design to accomplish the idea of indoor/outdoor.
- perhaps add front entry trellis.

Back triplex 2:

- perhaps looking at switching the living space with kitchen.
- adding more windows to the bedrooms on the 3rd floor
- center courtyard vs. driveway

Planting trees in the center spaces or put planters at the entry for a more defined/useable center court yard/driveway spaces.

