



**playhouse.design.group**  
1916 23RD AVE SOUTH, SEATTLE WA

EARLY DESIGN GUIDANCE  
1436 NW 62ND ST, SEATTLE WA  
DPD # 3015381 | JANUARY 13, 2014



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**PROJECT INFORMATION**

ADDRESS: 1436 NW 62nd Street / Seattle 98107  
 DPD #: 3015381  
 OWNER: Vitaliy Afichuk  
 APPLICANT: Playhouse Design Group  
 CONTACT: Kim Shipley

**PROJECT PROGRAM**

BUILDING TYPE: Apartments  
 UNIT COUNT: 29  
 UNIT SIZES: 220 sf - 280 sf  
 ABOVE-GROUND STORIES: 4  
 PARKING STALLS: 0  
 APPROX FAR: 9,950 sf (higher FAR of 2.0 used)  
 LOT SIZE: 5,000 sf

**PROJECT OBJECTIVES**

The proposed objective is to construct an apartment building with 4 above-ground stories plus a basement for laundry and storage. The intent is to provide affordable studio apartments in the Ballard neighborhood where rents are currently skyrocketing. The project will encourage alternate means of transportation by providing plenty of secured bicycle storage. The intended market will be those who are community- and socially-oriented, both young and old, who choose to live simply and with minimal possessions.





### ZONING ANALYSIS

The site is located in an LR-3 zone, one lot away from a neighborhood commercial area (NC3-40). It is in the Ballard Hub Urban Village and a frequent transit area, therefore no parking is required.

There will be views towards the Southwest to the Southeast of the site from the upper floors and roof deck.

### CODE REFERENCE

#### SMC 23.45.510 - FAR

Higher FAR of 2.0 allowed for apartments

#### SMC 23.45.514 - Structure Height

40'-0" for apartments in Urban Village & Frequent Transit areas using higher FAR

#### SMC 23.45.512 - Density limits

No limit for buildings using higher FAR

#### SMC 23.45.518 - Setbacks and Separations

5'-0" min front, 15'-0" min rear, 7'-0" avg/5'-0" min sides

#### SMC 23.45.527 - Facade Length

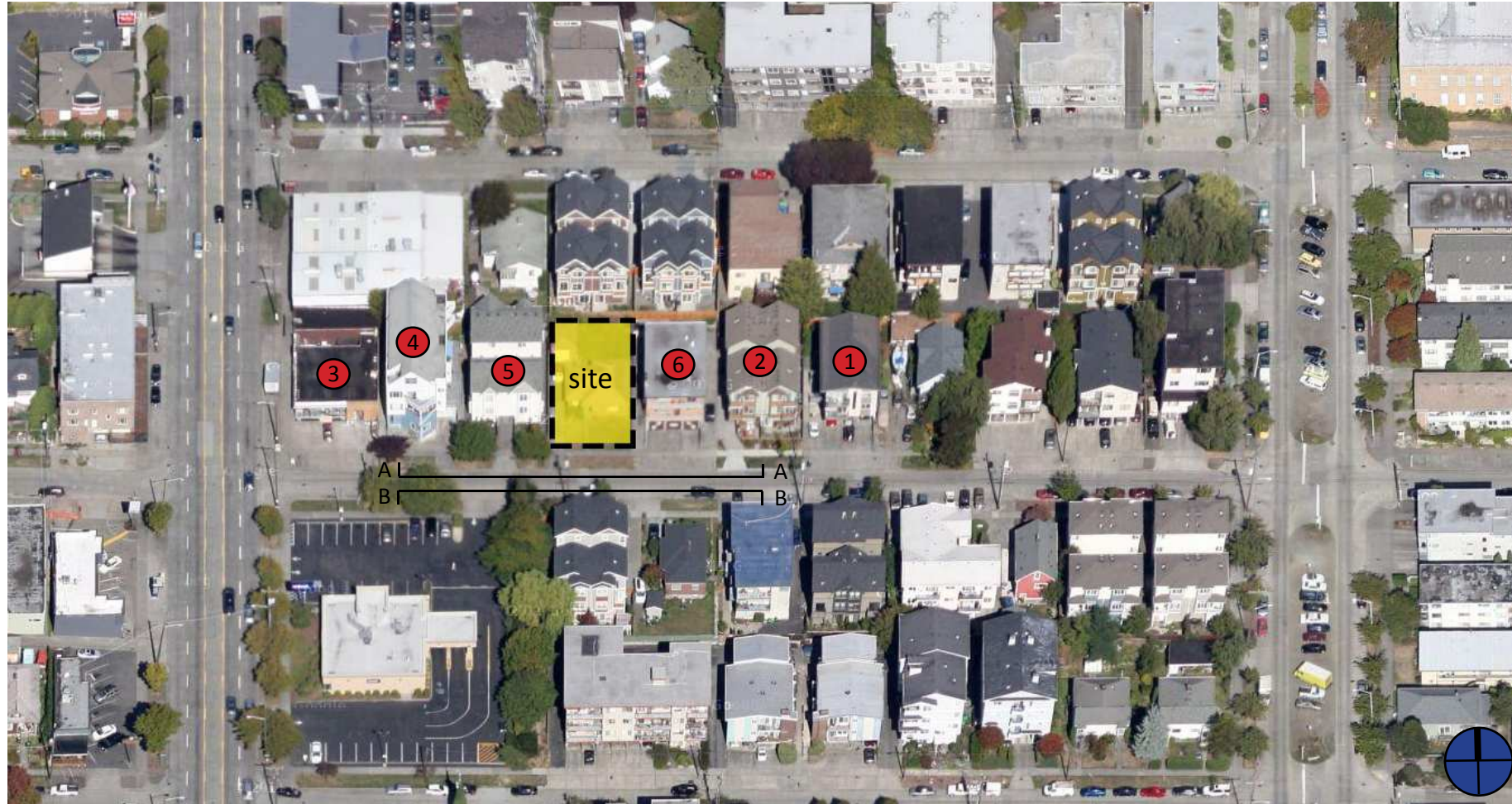
Facade length - up to 65% within 15' of lot line



### PUBLIC TRANSPORTATION

The project is located in an area with access to several public transit routes. It is less than half a block from a stop on the Rapid Ride transit line that connects Downtown, Ballard, & North Beach. A transfer stop for frequent service running East-West is a third of a mile South of the site. It is also within walking distance of the main commercial areas of Ballard.





VICINITY MAP



1 apartments built in 1970



2 townhouses built in 2006



3 commercial/retail



4 commercial & apartments built in 1991



5 townhomes built in 1998



6 apartments built in 1961





AA - PANORAMA LOOKING NORTH



BB - PANORAMA LOOKING SOUTH





EXISTING SITE



LOOKING EAST ON NW 62ND STREET



LOOKING WEST ON NW 62ND STREET

**NEIGHBORHOOD DESCRIPTION**

The site is surrounded mainly by a mixture of townhomes with auto-courts built in the last 10 years and apartment buildings constructed in the 1960s & 1970s. Those apartment buildings are vehicle-oriented with open carports or garages on the street level facade, a popular design style of that era, which Seattle's land use code no longer supports.

Less than half a block to the West lies 15th Avenue NW, an arterial street with various commercial uses. The Metro bus line runs frequently along this corridor.





WEST NEIGHBOR



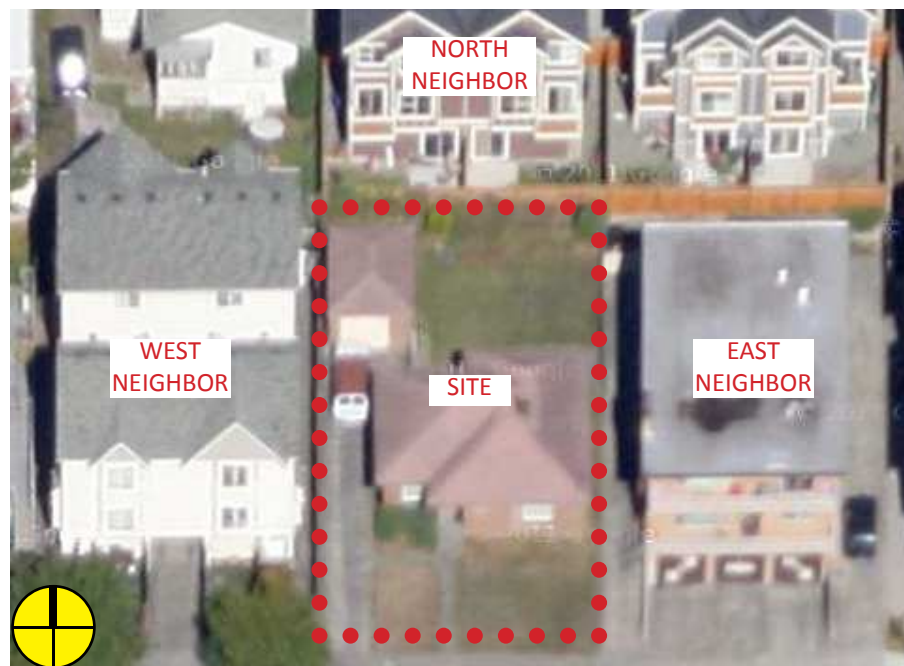
NORTH NEIGHBOR



EAST NEIGHBOR



WEST NEIGHBOR



SUBJECT PROPERTY



EAST NEIGHBOR

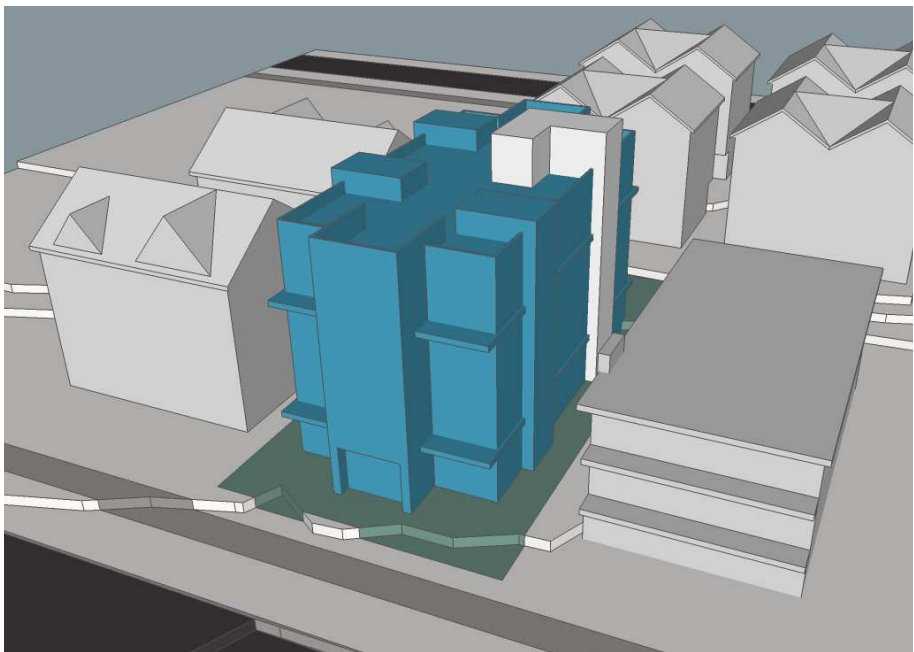




EXISTING SITE CONTEXT

- East neighbor front setback = 15'-5"
- West neighbor front setback = 15'-0"
- North neighbor setback from subject property = 15'-0"





**OPTION ONE | CODE COMPLIANT**

- Symmetrical, traditional facade
- Front setback = 5'-0", rear setback = 15'-0", sides = 7'-0"
- Building facade length = 65'-0" within 15' of the side lot line
- Building mass is set forward on the site, creating a larger amenity space in rear & small amenity in front
- Proposed bicycle parking in front of building and in basement

**DEPARTURES REQUESTED**

- None

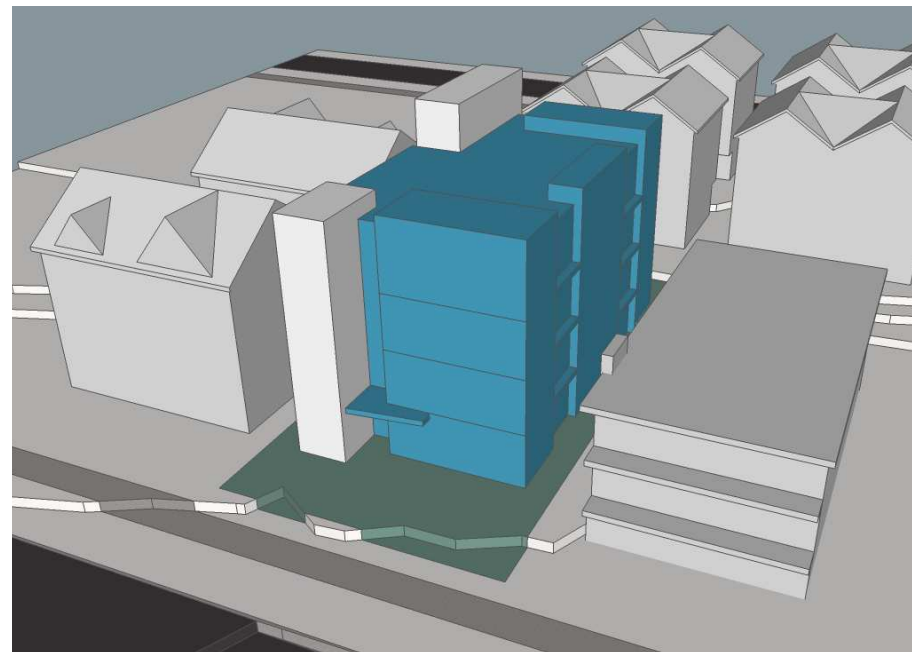
**PROS**

- Generous common entry lounge has a visual connection to the front amenity space and view of the street
- More distance from North neighbors

**CONS**

- Front facade sticks out further than both adjacent neighbors
- Amenity in rear at North property line will not get as much sunlight and noise could be bothersome to the North neighbors

**BOARD PREFERRED OPTION**



**OPTION TWO**

- Asymmetrical, modern facade
- Front setback = 14'-1", rear setback = 12'-0", sides = 5'-11" & 5'-4"
- Building facade = 74'-0" along West property line, 68'-8" @ East
- Building mass is set back on the site, creating a larger amenity space in front & small amenity in rear
- Proposed covered parking for scooters along the side of building

**DEPARTURES REQUESTED**

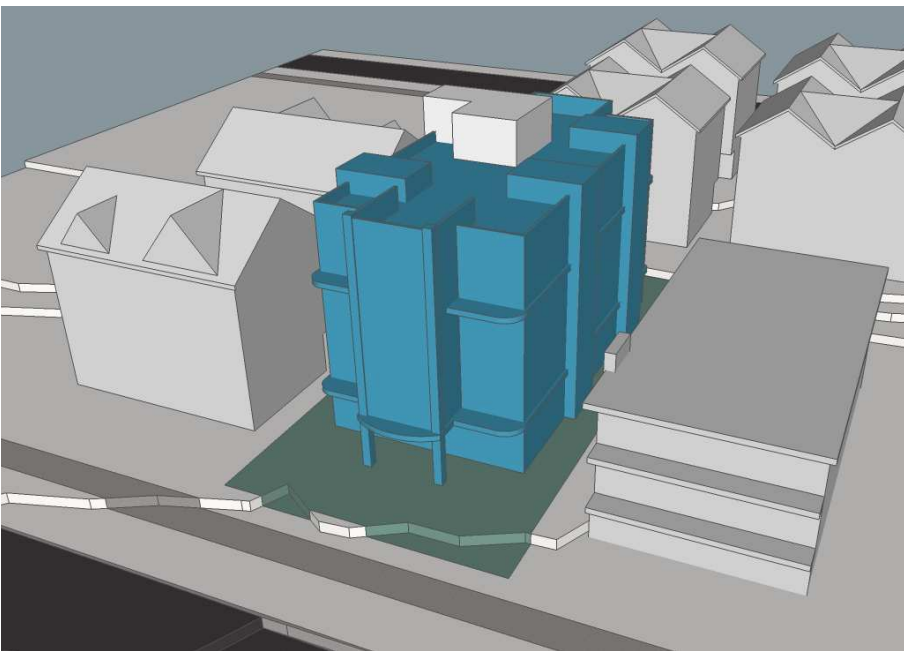
- Rear and side setbacks, facade length, 10' curb cut

**PROS**

- Large amenity space in the front of the building encourages interaction between residents and neighbors & gets a lot of sunlight
- Possible covered parking for scooters & bicycles
- Front facade in line with neighboring buildings
- Majority of units face East to get more light & views over the shorter of the neighboring buildings

**CONS**

- Common entry lounge faces West and lacks a view of the street
- Units are skinny and therefore have less exterior wall for bringing in light throughout the space
- Less distance from North neighbors
- Excavation will be required closer to the property line



**OPTION THREE | PREFERRED**

- Symmetrical, traditional facade
- Front setback = 13'-0", rear setback = 11'-1", sides = 7'-0"
- Building facade length is to code: 65'-0" within 15' of the side lot line
- Building mass is set back on the site, creating a larger amenity space in front & small amenity in rear
- Proposed bicycle/scooter parking in front of building

**DEPARTURES REQUESTED**

- Rear setback, 10' curb cut

**PROS**

- Large amenity space in the front of the building encourages interaction between residents and neighbors & gets a lot of sunlight
- Common entry lounge has a visual connection to the front amenity space and view of the street
- Front facade is in line with neighboring buildings
- Large covered entry provides an outdoor area protected from weather where residents can linger

**CONS**

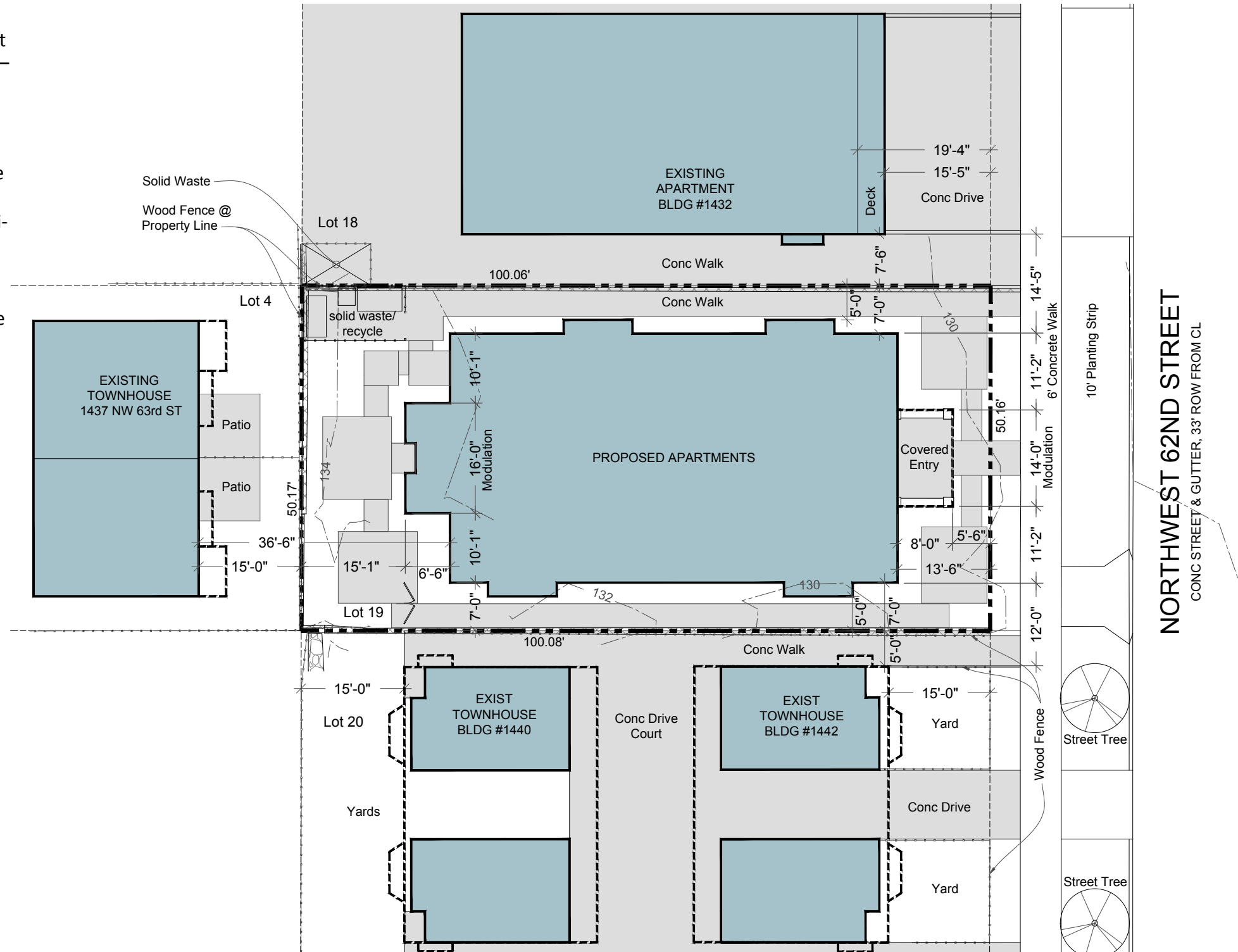
- Less distance from North neighbors



### BUILDING LOCATION

Analysis of proposed massing in relationship to adjacent context

- Code-complying setbacks  
 Front: Req'd = 5'-0", Provided = 5'-6" @ modulation  
 Rear: Req'd = 15'-0", Provided = 15'-1" @ modulation  
 Side: Req'd = 7'-0" avg, Provided = 7'-0" + (2) bay wdws/side
- The front facade (not including entry modulation) has a similar setback to the adjacent buildings, which continues the existing street wall. (A-1, A-5, B-1)
- The rear modulation is setback 15'-1" from the property line and 30'-1" from the townhouses to the North. The remainder of the rear facade is 36'-6" from those townhouses. (A-1, A-5)



### EFFECTS OF THE FRONT MODULATION ON ADJACENT STRUCTURES

In the summer months, the sun rises and sets closer to the North than in other seasons, causing shadows to be projected slightly south both early and late in the day.

- ① On June 21, the front modulation will cast a shadow on the West neighbor's amenity space until about 9am (A-5, B-1)
- ② On June 21, the modulation will cast a shadow on the West neighbor again after 4pm

In the winter, the sun rises and sets further South, projecting shadows more to the North thus keeping neighboring amenity spaces open to the sun.

- ③ On Dec 21, even just after sunrise, the modulation does not cast a shadow on the West neighbor's front amenity space
- ④ On Dec 21, just before sunset, the modulation does not cast a shadow on the West neighbor's front amenity (A-5, B-1)



9:00 am June 21



4:00 pm June 21

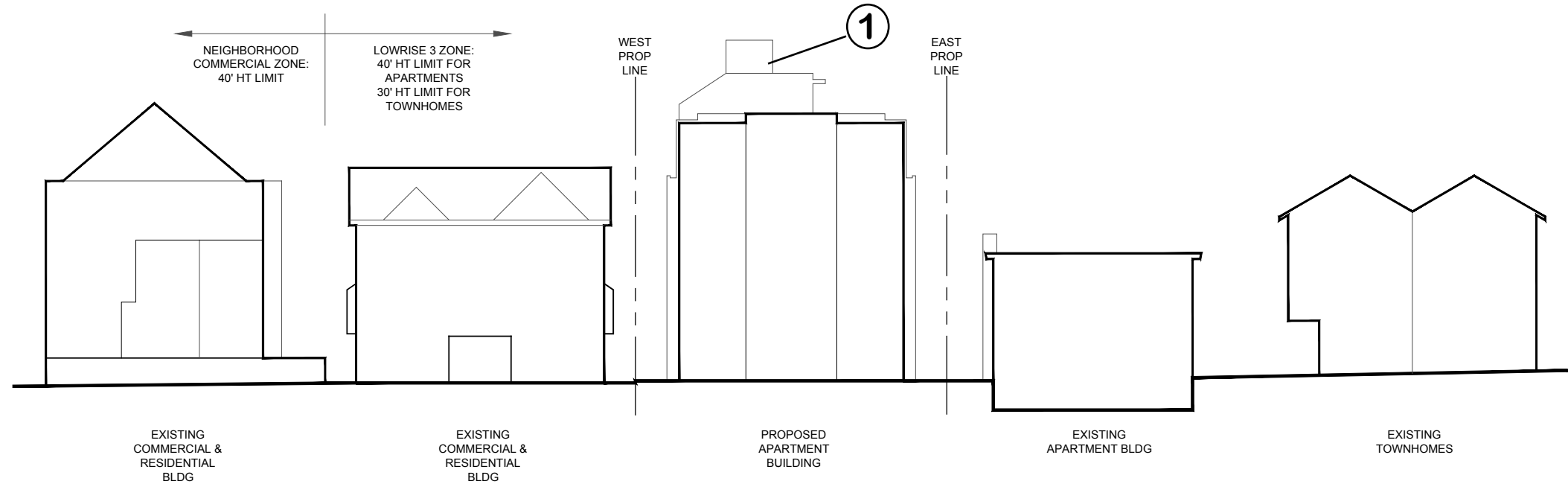


8:10 am Dec 21



3:50 pm Dec 21





**MASSING**

- ① The stair tower is sited on the side of the lot which is adjacent to the taller of the neighboring buildings. (A-5, B-1)
- ② Parapets at exterior walls have been lowered to decrease bulk. (A-5, B-1)
- ③ Bay windows along side setbacks are stepped back at the fourth floor. (A-5, B-1)



### PRIVACY AND RESPECT FOR ADJACENT SITES

- 1 There's only 1 living room window on East building's face and it's across from a blank wall; the other 2 windows are bedrooms with mid-height sills.
- 2 The unit in the Northwest corner only has a high bathroom window, and it's 36'-6" away from the North neighbor



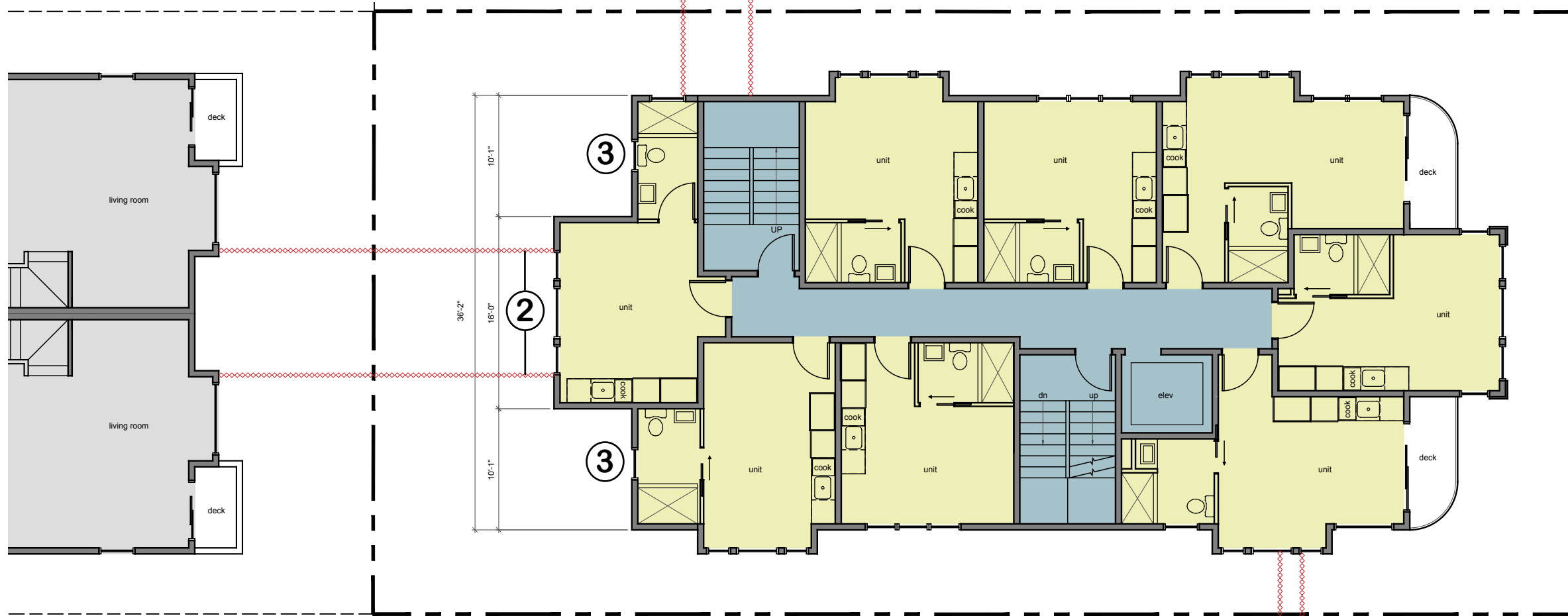
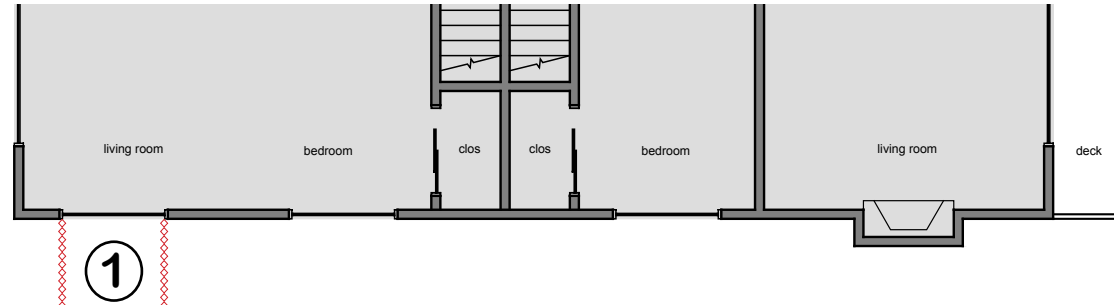
NORTHWEST 62ND STREET

- 3 The townhouses to the West have very minimal windows, and the ones that are there will be blocked by a 6' fence along the property line

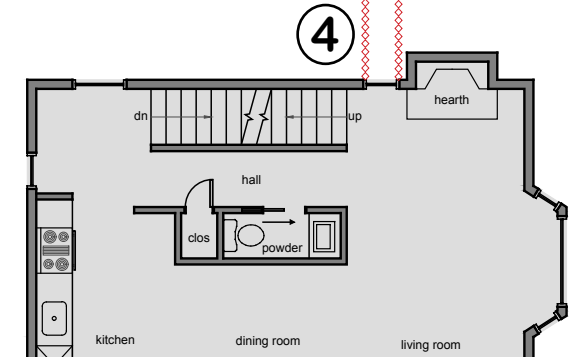
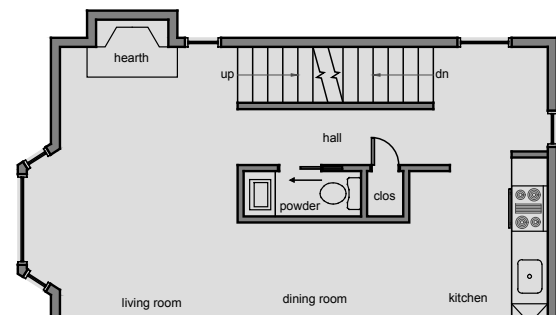


**PRIVACY AND RESPECT FOR ADJACENT SITES**

- ① On this floor as well, there's only 1 living room window on East building's face and it's across from a blank wall; the other 2 are secondary bedroom windows with mid-height sills.
- ② The windows of the unit in the rear modulation are directly across from a blank wall of the North neighbor

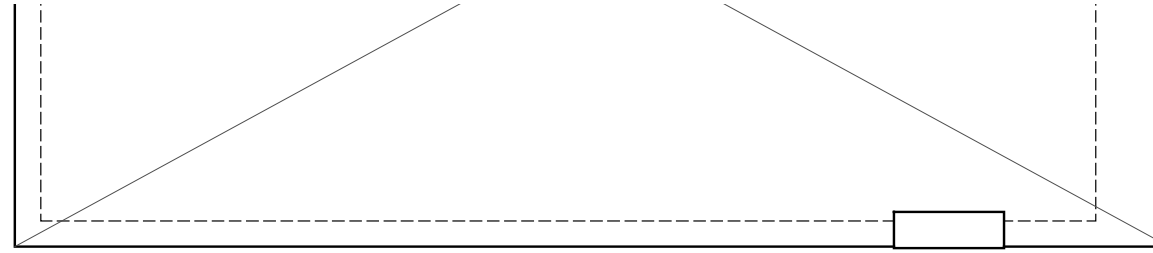


- ③ The other two windows on the North wall are small, high bathroom windows
- ④ The townhouses to the West have small secondary stair windows along the shared property line, only one of which is across from a unit

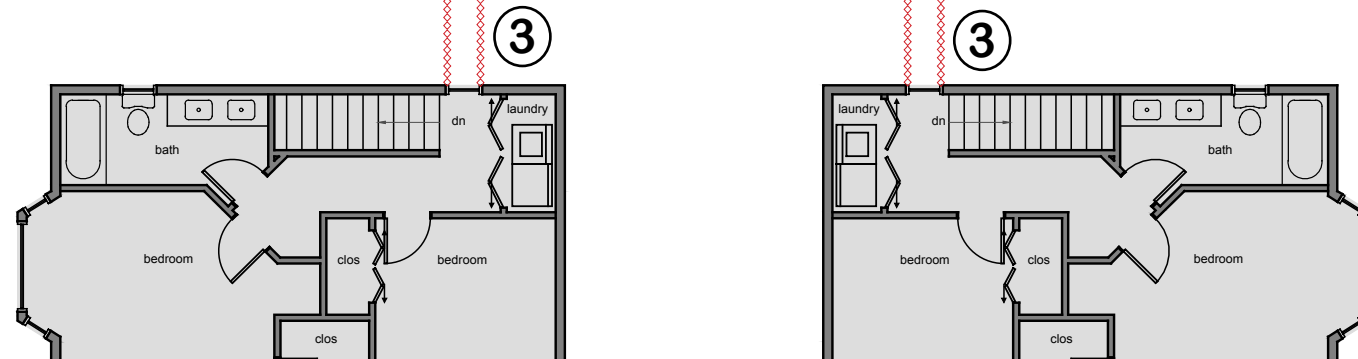


**PRIVACY AND RESPECT FOR ADJACENT SITES**

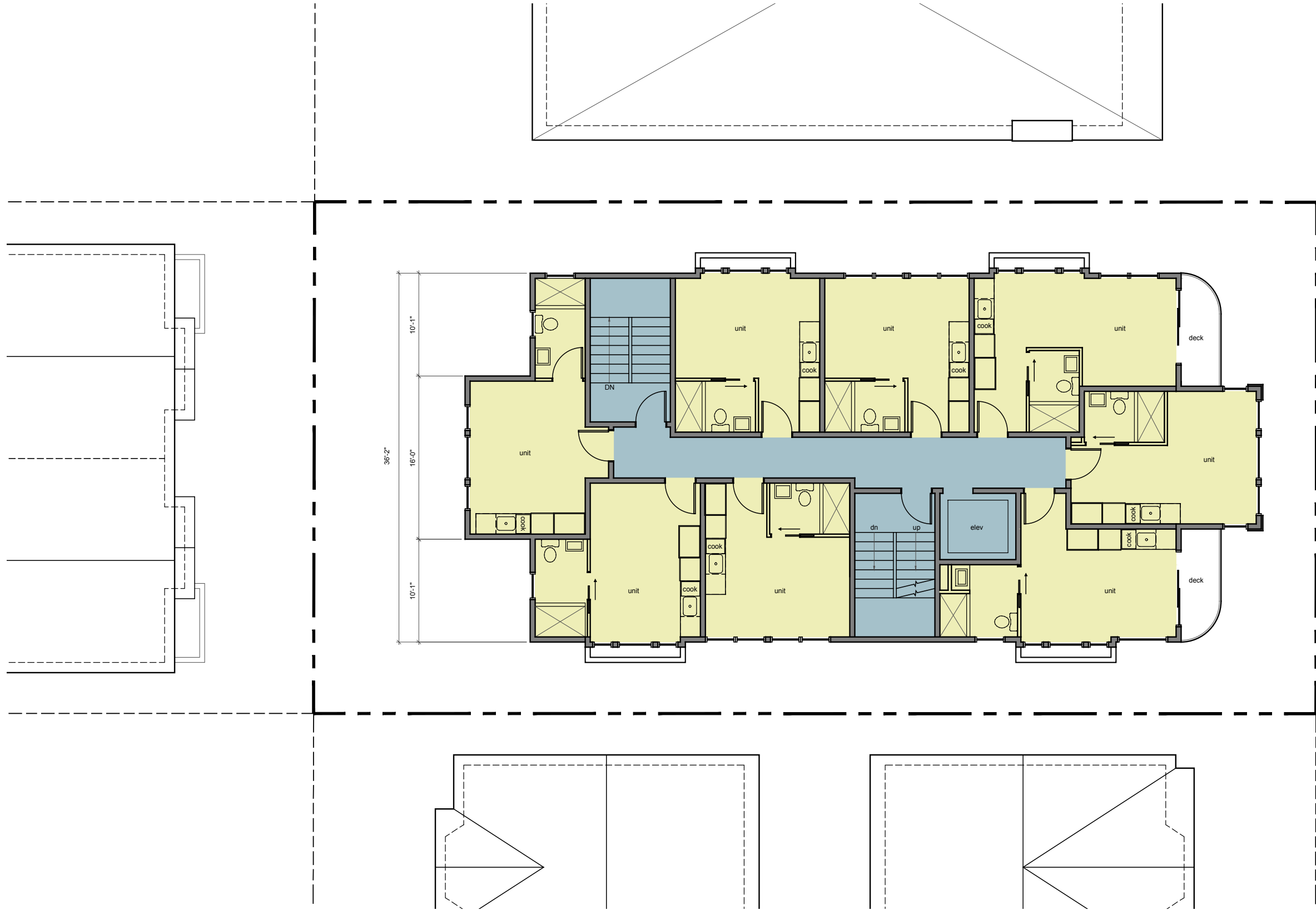
- ① On this floor as well, the windows of the unit in the rear modulation are directly across from a blank wall of the North neighbor
- ② The other two windows on the North wall are small, high bathroom windows



- ③ The townhouses to the West have small secondary stair windows along the shared property line, both of which are across from blank walls

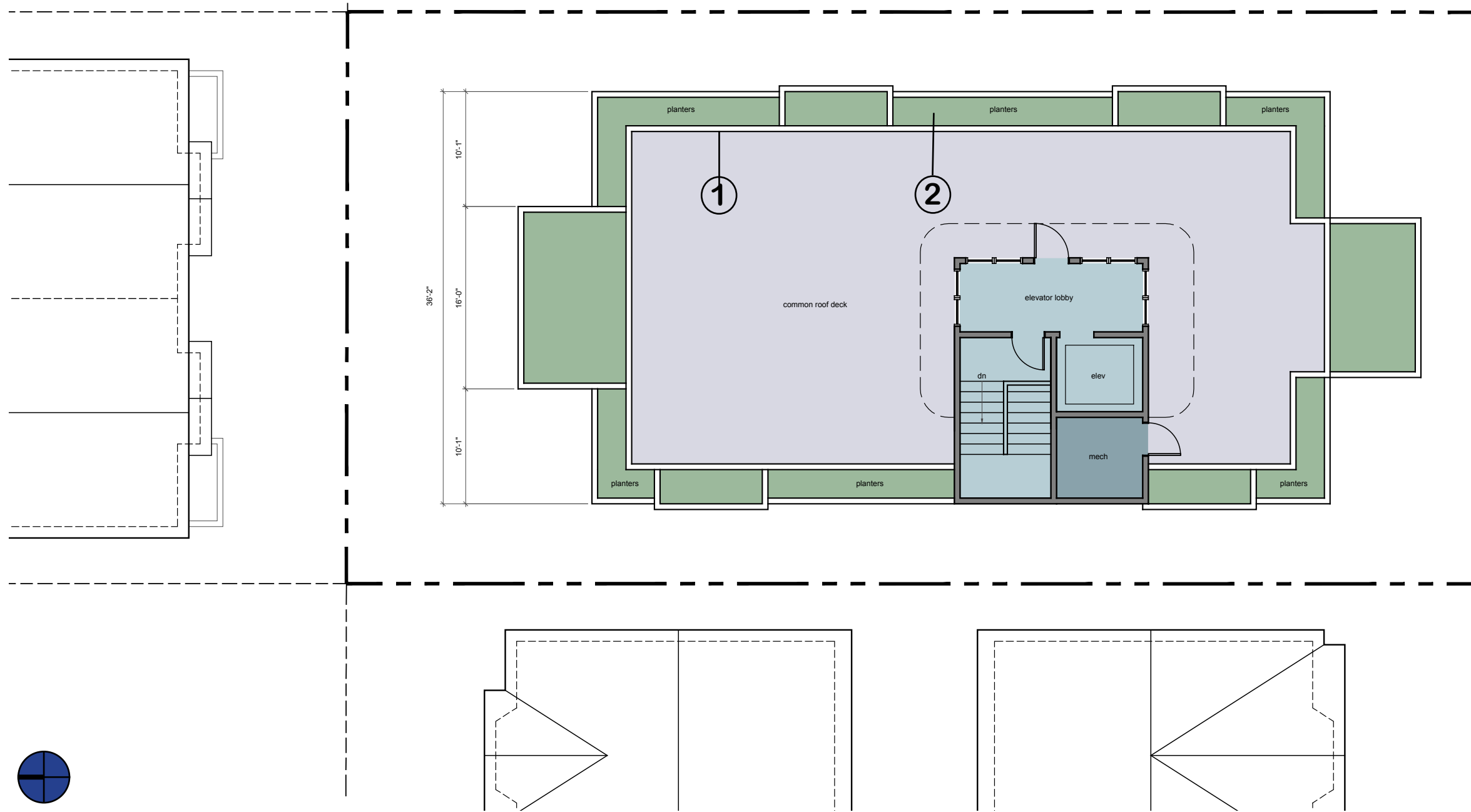
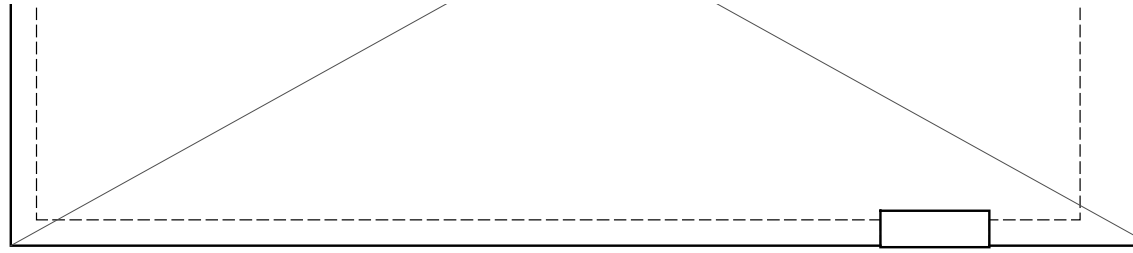






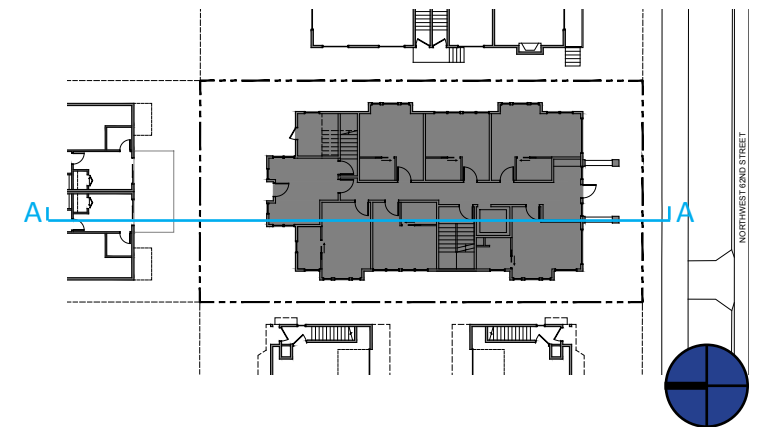
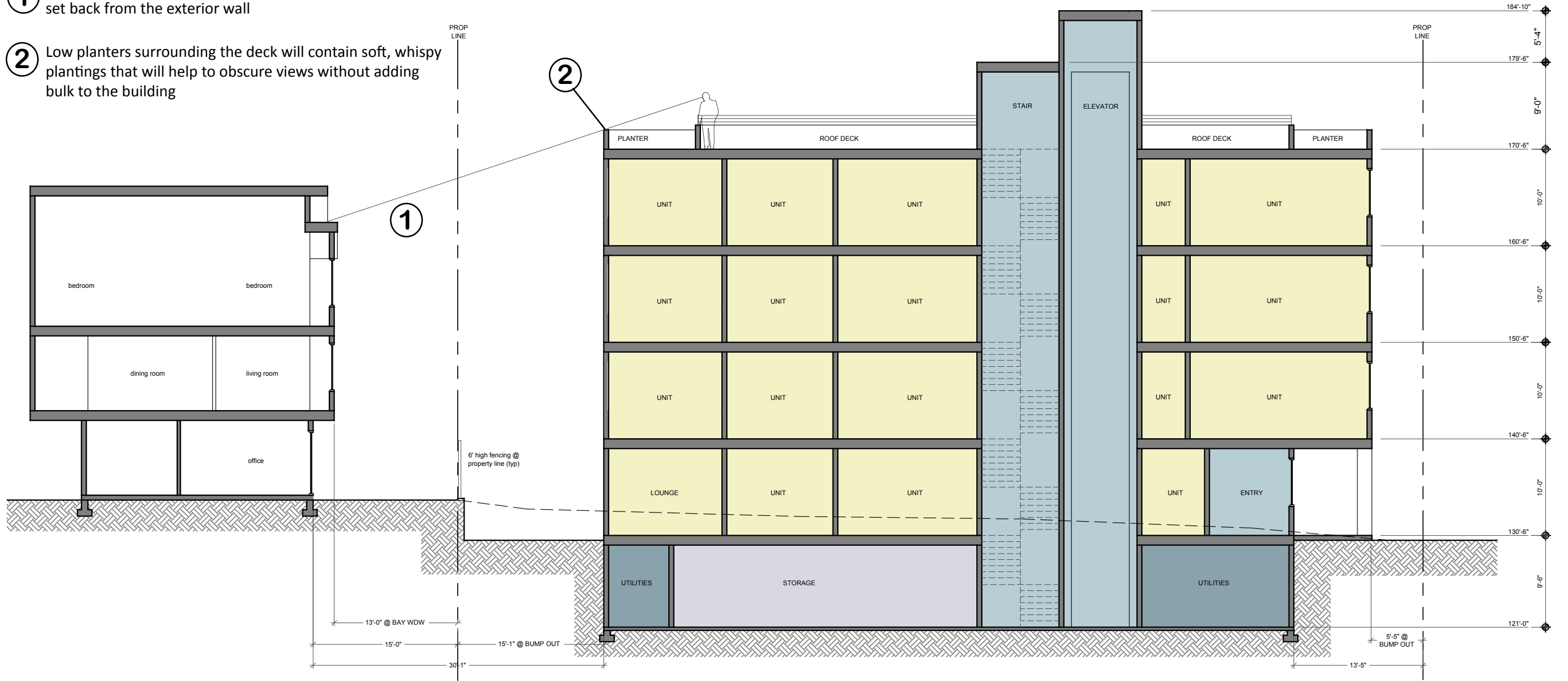
**PRIVACY AND RESPECT FOR ADJACENT SITES**

- ① The railings of the roof deck have been pulled back from the exterior wall to protect views into neighboring buildings
- ② Low planters surround the deck at the edge of the building to further obscure views



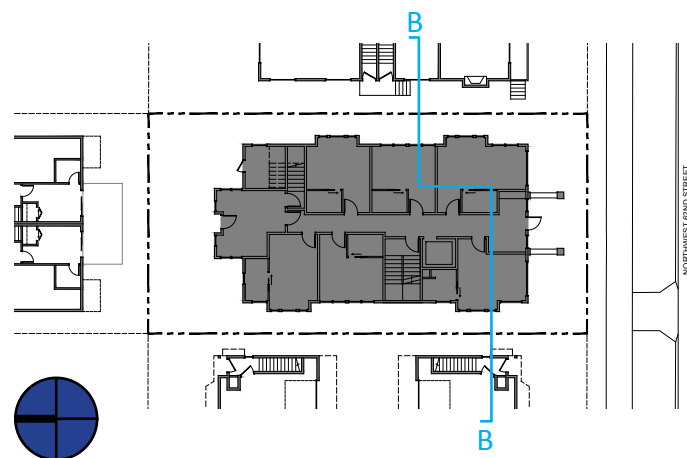
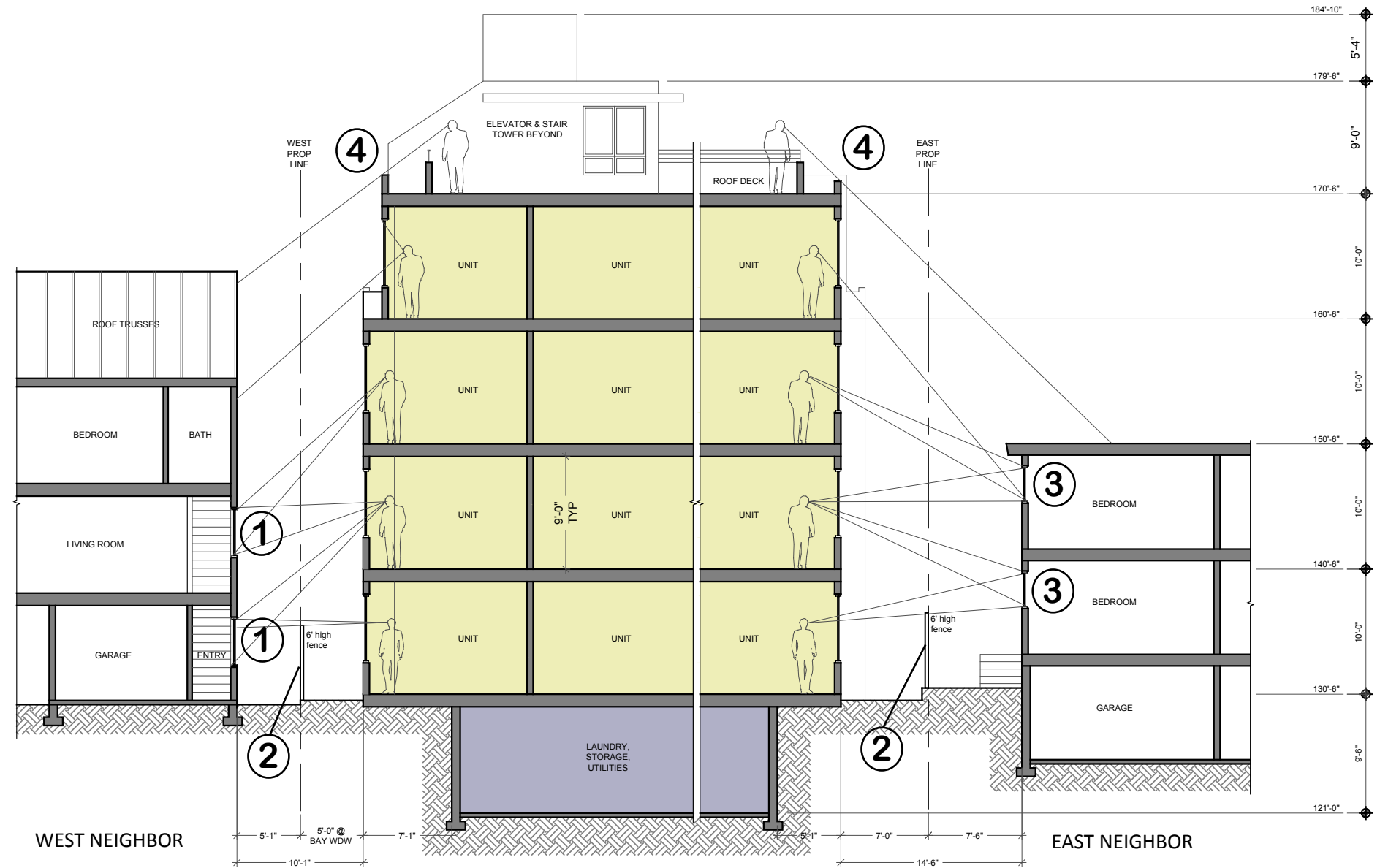
### PRIVACY AND RESPECT FOR ADJACENT SITES

- ① Sight lines into North neighbor will be minimized by railings that are set back from the exterior wall
- ② Low planters surrounding the deck will contain soft, wispy plantings that will help to obscure views without adding bulk to the building



### PRIVACY AND RESPECT FOR ADJACENT SITES

- 1 Small, secondary windows at the stair landings
- 2 6' high fence will obscure direct views on the ground level
- 3 Bedroom windows with mid-height sills
- 4 Sight lines into North neighbor minimized by railings set back from the exterior wall





1 WEST NEIGHBORS



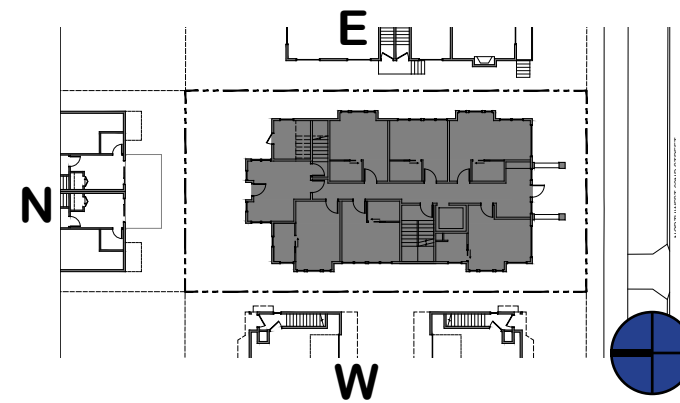
2 NORTH NEIGHBORS



3 EAST NEIGHBORS

**PRIVACY AND RESPECT FOR ADJACENT SITES**

- 1 The West neighbor's windows are small and not aligned directly with other windows. The apartment's bays align mainly with blank wall.
- 2 The North neighbor's windows are across from small bathroom windows. The apartment's bay, which has larger windows, aligns with a blank wall.
- 3 The East neighbor's living room windows are across from small windows in the stair well.



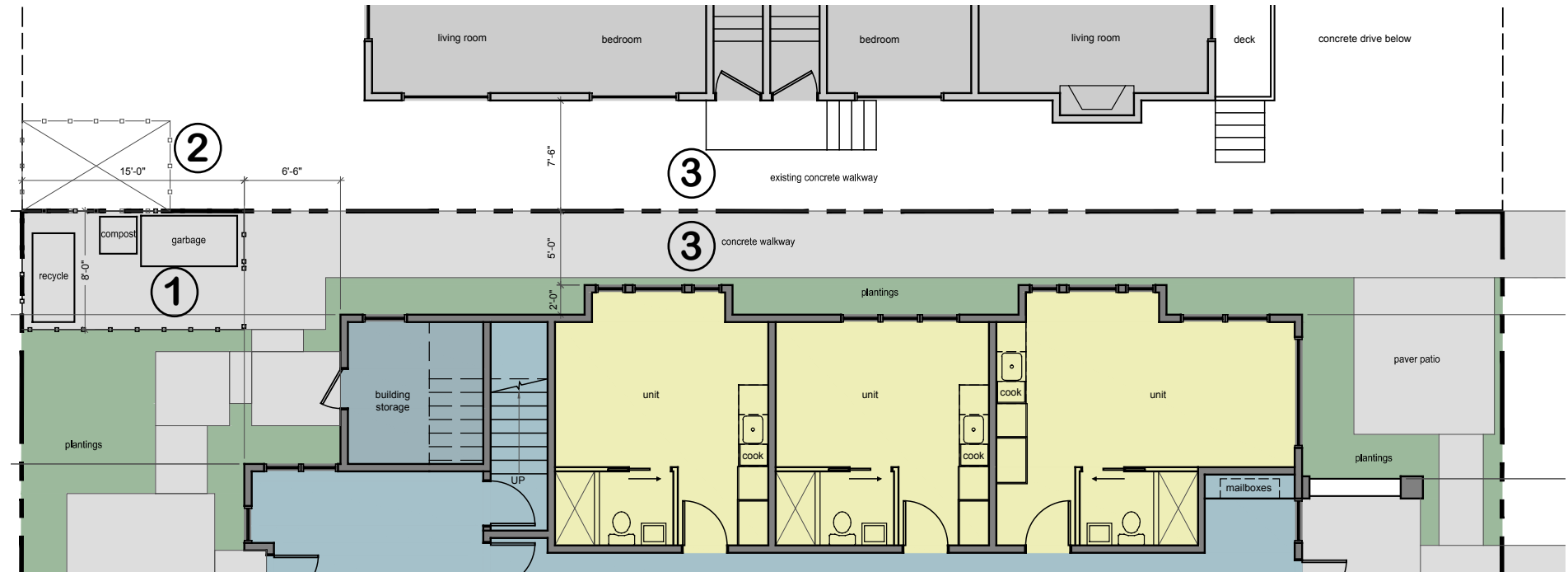
**LOCATION OF SOLID WASTE & RECYCLE**

- ① Solid waste/recycle is proposed to be fenced in at the NE corner of the site. Required size has been cleared by SPU.
- ② Solid waste location of neighboring building
- ③ Concrete walkway

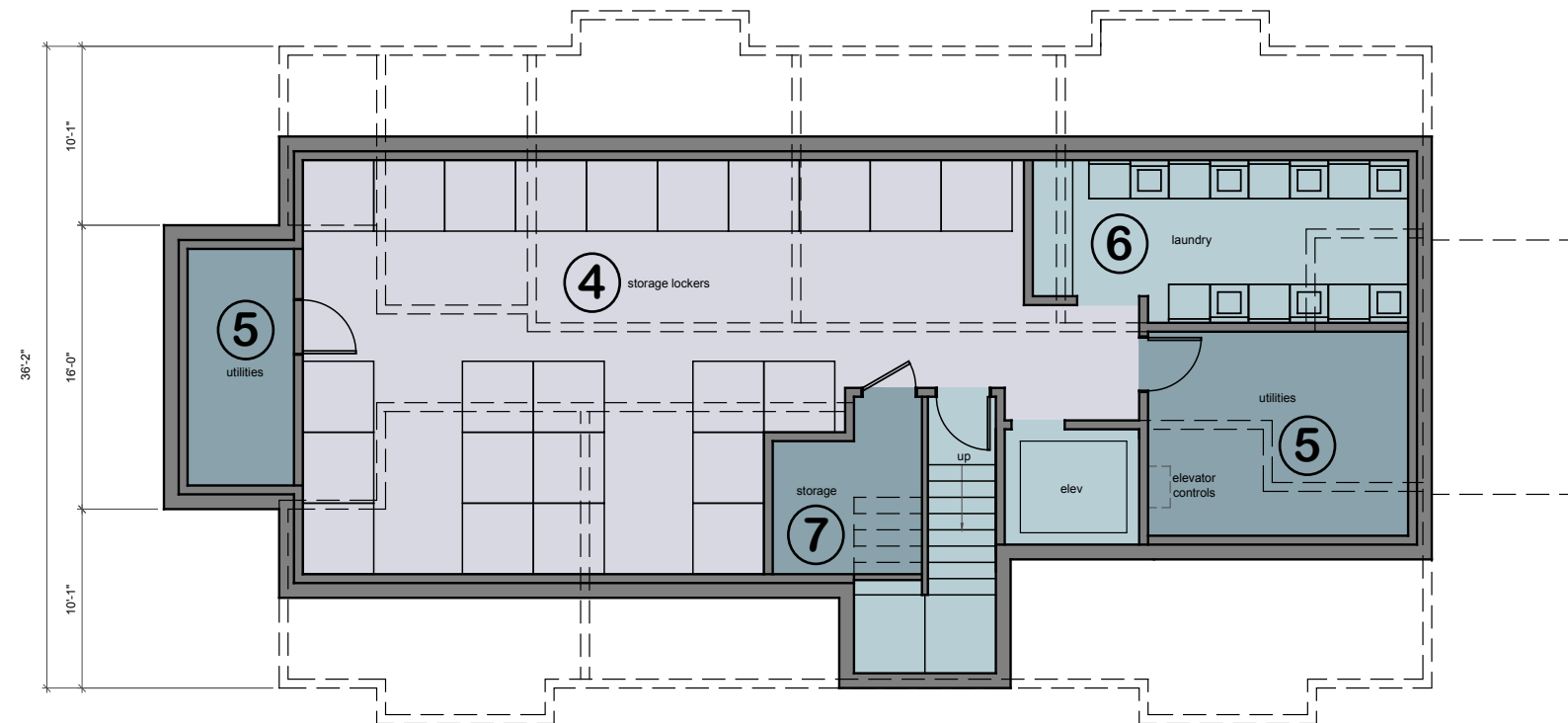
**LOCATION OF BUILDING SUPPORT SPACES**

A fully underground basement, accessed via stair and elevator, will provide:

- ④ Large storage lockers for tenants, most of which will fit a hanging bicycle in addition to other stored items.
- ⑤ Utility rooms for electrical, fire suppression, & the elevator
- ⑥ Laundry facilities
- ⑦ Building maintenance storage area



PARTIAL SITE PLAN



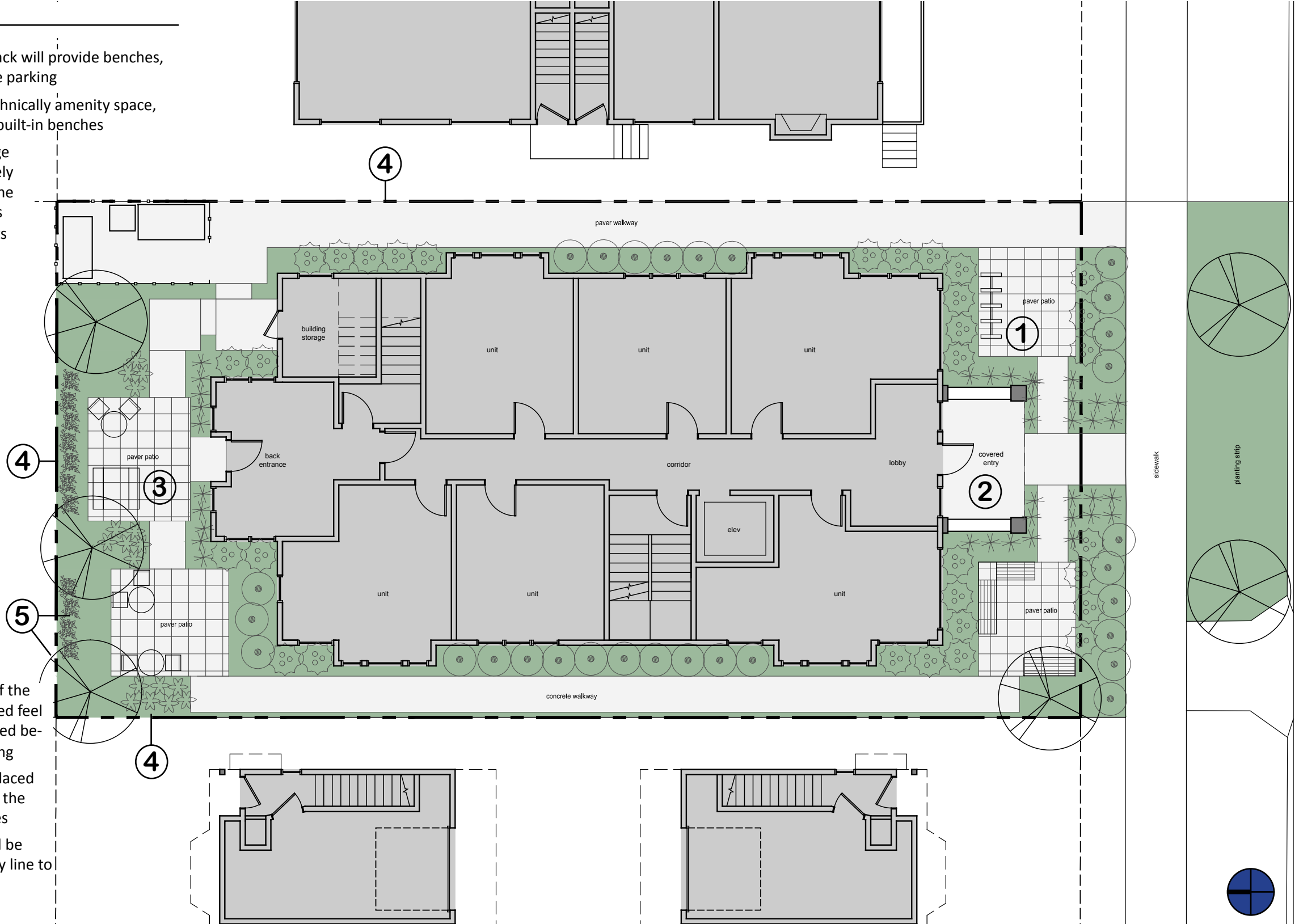
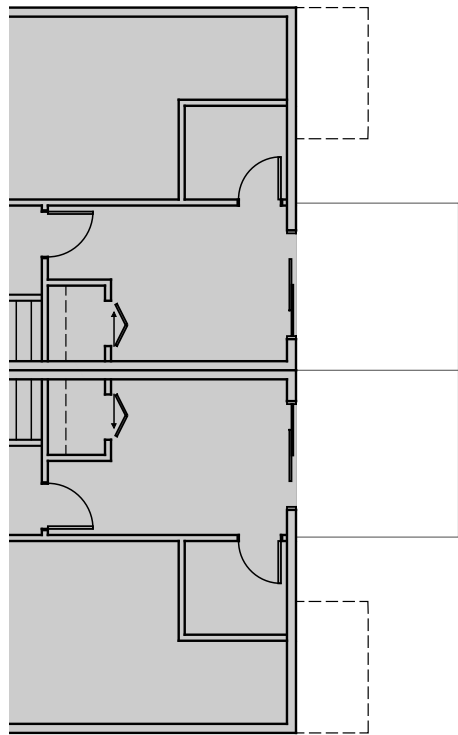
BASEMENT FLOOR PLAN



**AMENITY SPACE**

- ① Amenity space in the front setback will provide benches, landscaping, and temporary bike parking
- ② The covered entry, while not technically amenity space, will provide weather-protected built-in benches

These outdoor 'rooms' encourage tenants to linger instead of merely pass thru, therefore increasing the opportunity for chance meetings with neighbors and other tenants



- ③ The amenity space at the back of the building will have a more secluded feel with tables and chairs interspersed between trees and taller landscaping
- ④ 6' high wooden fencing will be placed along the property line between the proposed and adjacent structures
- ⑤ Trees and bamboo screening will be planted along the North property line to help soften views towards the





Fountain Grass



Bamboo



Rosemary



Cherry



Japanese Holly



Mexican Orange



Lavender



Euphorbia



Blue Star Creeper



Boxwood



Blue Oat Grass



Japanese Maple



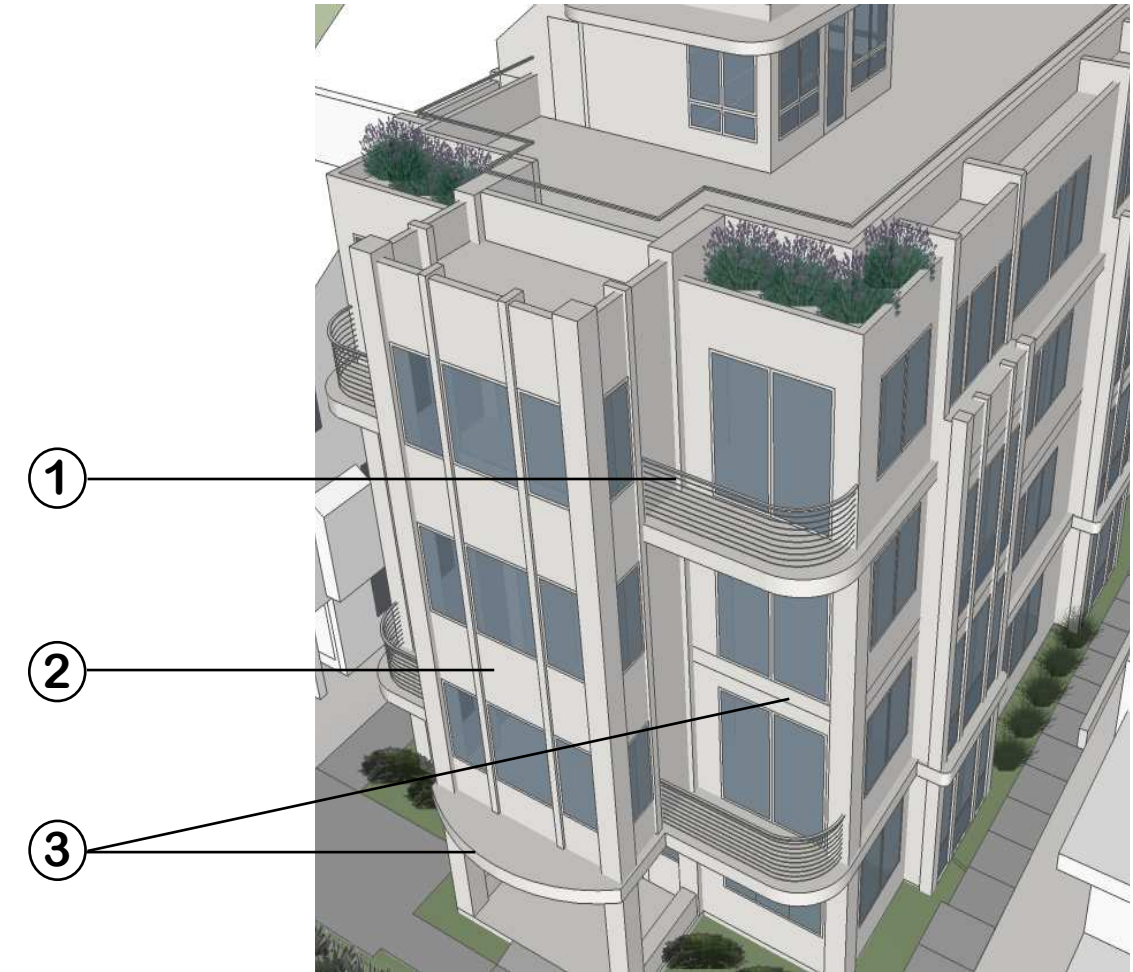




### ARCHITECTURAL CONTEXT

While the overall design style is different than neighboring buildings, there are several important elements from buildings on the street that have informed the design.

- ① Balconies with metal railing on the street facade
- ② Bay projections on the street facade
- ③ Horizontal banding at floor lines





Metal-faced awning above entry



Smooth cement fiber board on body



Decorative bike rack at front adds interest

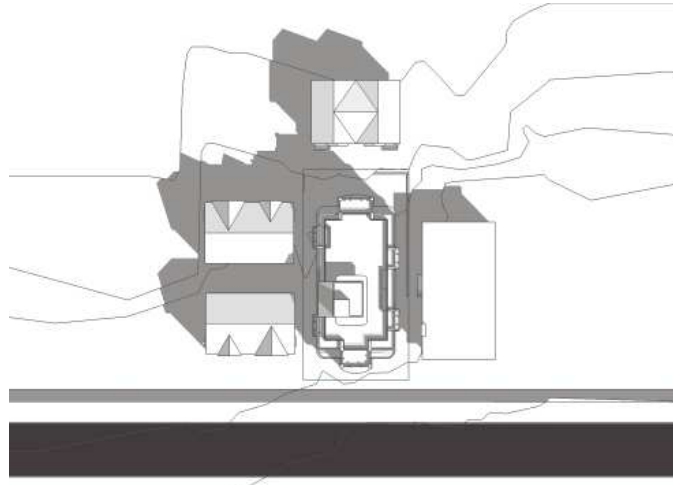


Metal railing and banding at decks

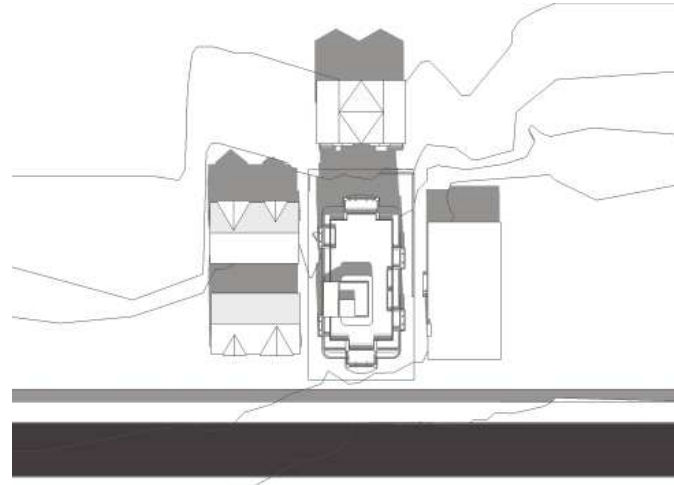




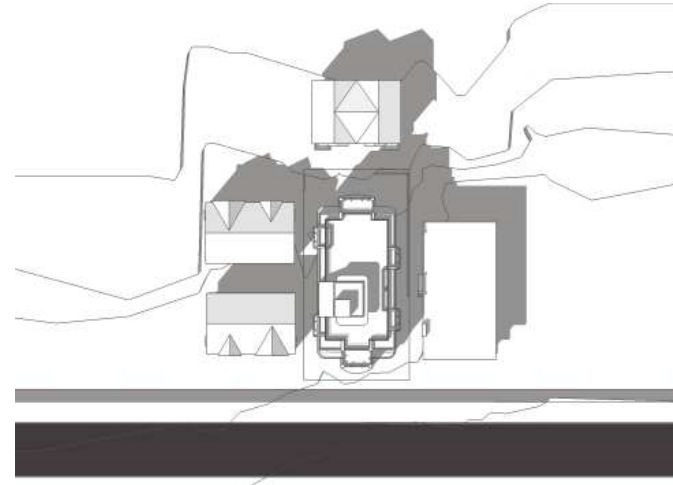
Sept/Mar 21st



10 am

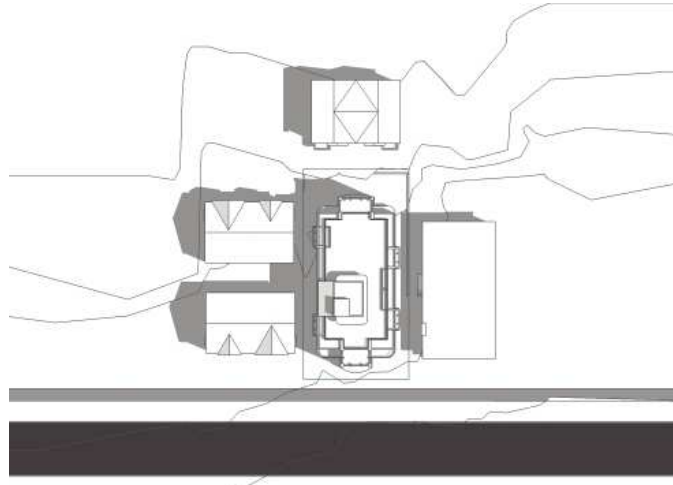


12 pm

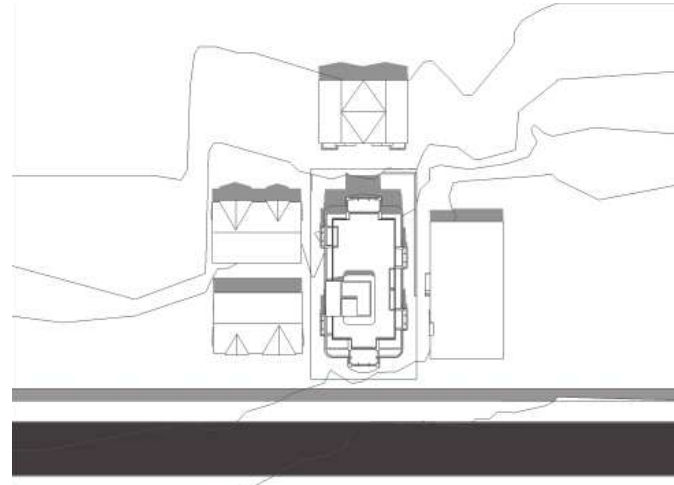


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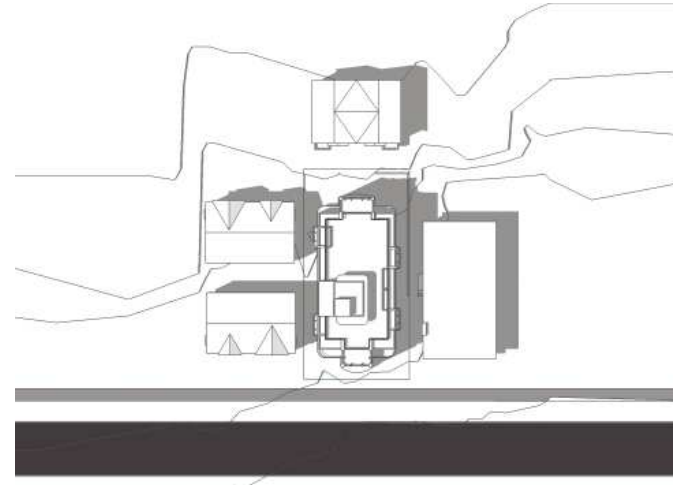
Jun 21st



10 am

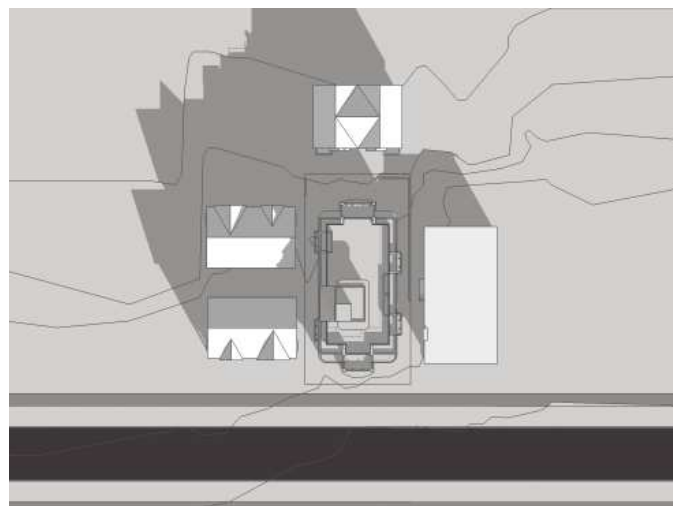


12 pm

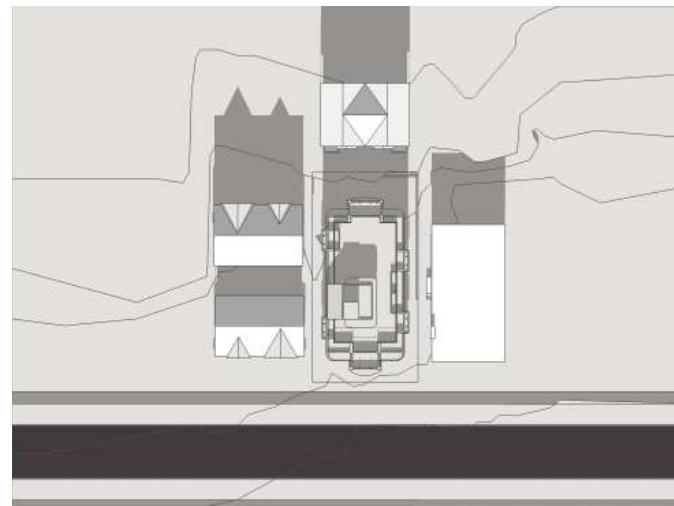


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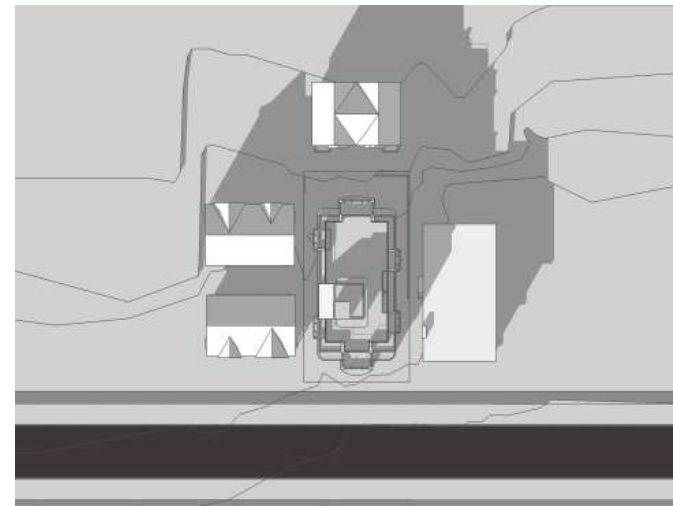
Dec 21st



10 am



12 pm



2 pm



### DEPARTURE

#### SMC 23.45.518 Setbacks and Separations

##### Apartments

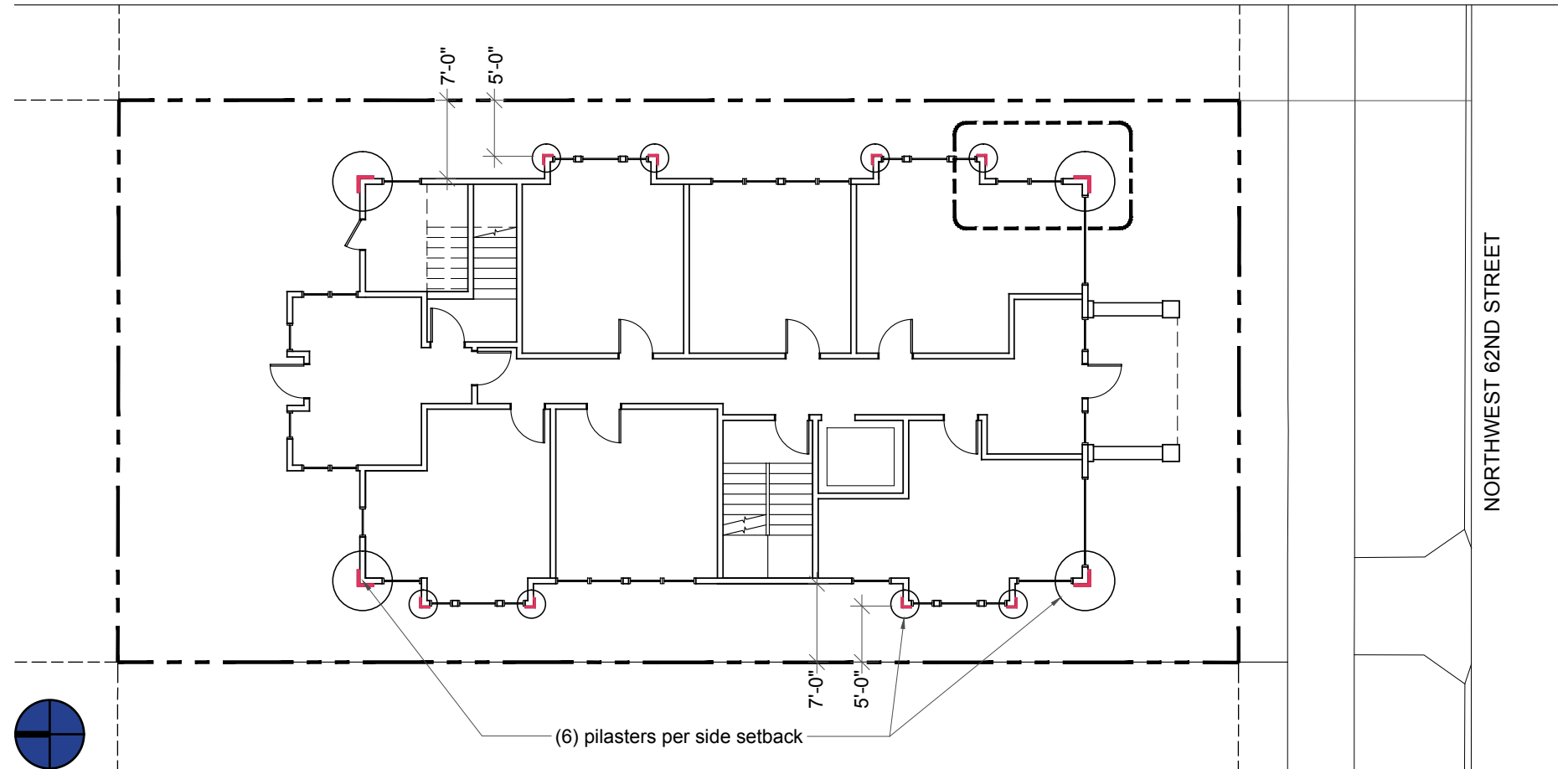
- Front: 5' min;
- Rear: 15' min w/ no alley;
- Side for facades greater than 40' in length: 7' average/5' min

##### REQUEST

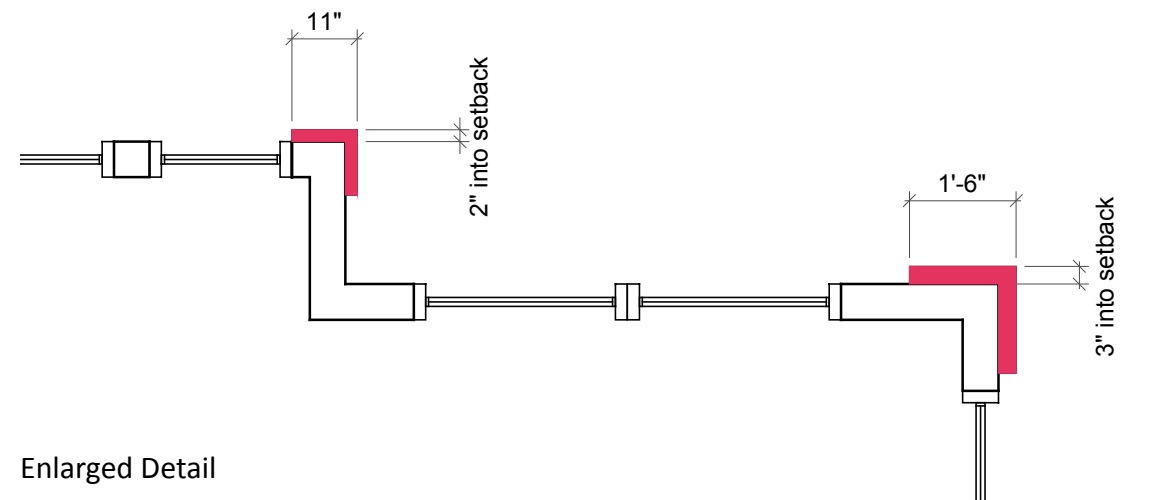
Allow (4) 2" deep x 11" wide and (2) 3" deep x 18" wide pilasters per facade in the side setback.

##### RATIONALE

The code allows weather protection, eaves, and other specific details to encroach the setbacks, but doesn't list pilasters. This encroachment will be very minimal, however it will add more depth and texture to the side facades, helping to break up the massing in an interesting manner.



Location of Departure



Enlarged Detail



## DESIGN GUIDELINES

### A-1 RESPOND TO SITE CHARACTERISTICS

The site slopes gently to the South; the project takes advantage of both views and solar orientation in that direction.

### A-2 STREETScape COMPATIBILITY

The apartment has a similar front setback as the neighboring buildings.

### A-3 ENTRANCES VISIBLE FROM THE STREET

The entrance is front and center, a prominent element in the building's design.

### A-4 HUMAN ACTIVITY

Landscaped amenity space and the covered entry at the front of the building encourage interaction between residents, neighbors, and passersby. Balconies on the front facade also add to the human activity along the street.

### A-5 RESPECT FOR ADJACENT SITES

The windows of the apartment building are staggered from those in adjacent buildings in order to increase privacy. Balconies are only found along the street facade and not across from neighbors. The lower window panes on the bays will have obscure glass to limit views into and out of the units. We have also stepped the bay windows back on the fourth floor, lowered the parapets on the rooftop deck, and moved the rail inward from the rooftop deck to allow for more light access to adjacent properties and decrease impact from shadows. Pulling back the rails and adding planters at the edge of the rooftop deck minimize the site lines to adjacent properties by residents, mitigates noise, and offers a higher level of privacy for all. In addition, a 6' high fence will surround the site on all but the street lot line.

### A-7 RESIDENTIAL OPEN SPACE

In addition to the roof deck, there are opportunities for amenity space both in the front and rear of the building. Landscaped patios in front of the building help give life to the street and encourage interaction

as residents pass thru on their way inside the building. There will be shrubs about 36" high between the patios and sidewalk, which will offer a sense of physical security while allowing residents and passersby to socialize. This front amenity space area will take advantage of solar exposure.

### A-8 PARKING & VEHICLE ACCESS

Parking is not required and not proposed for this project. Originally we were exploring the idea of hybrid parking option for scooters and bikes, but have decided not to pursue this design option.

### B-1 HEIGHT, BULK & SCALE COMPATIBILITY

Architecturally we have responded to the existing properties by breaking up the facades into two distinct masses at the street facing façade. The central entry bay is set back 5'-6" from the front property line with the rest of the facade 8' further back from that and in line with neighboring facades. Each side elevation is broken up by two bay windows. We are decreasing the appearance of mass & bulk vertically by stepping back the bay windows at the fourth floor and lowering the parapets at the edge of the roof.

The horizontal eaves above the first and third floors break up the vertical massing into multiple volumes in order to bring down the scale. Our front entry is clearly a main entry close and visible to the sidewalk and the front façade is broken up into a tripartite scheme with the two sides - east and west - setback to further reduce the massing.

The neighboring building to the West is taller than that to the East, so we have located the stair & elevator penthouse on the west side of the lot in order to mimic what is going on in the surrounding lots.

### C-1 ARCHITECTURAL CONTEXT

The building is sited with a similar front setback to the adjacent buildings. We have incorporated horizontal banding at floor levels and a flat roof like the apartment building to the East. Other design elements found in the vicinity that we've included are balconies and bay window projections along the street facade.

### C-2 ARCHITECTURAL CONCEPT AND CONSISTENCY

Horizontal banding is used to articulate floors and bays are used to modulate units. Vertical design elements are employed on the bays to add detail and texture.

### C-3 HUMAN SCALE

Human scale will be maintained by horizontal detailing at floor lines to break up the verticality of the facade. Balconies, a covered recessed entry, and smaller windows grouped together help keep the scale at a human level.

### C-4 EXTERIOR FINISH MATERIALS

Exterior finishes are not yet selected, however they are expected to be durable and varied with clean lines and window detailing to add texture and interest.

### D-1 PEDESTRIAN OPEN SPACES AND ENTRANCES

We are providing landscaped amenity spaces along the street facade and pedestrian path to the main entry.

### D-6 SCREENING OF DUMPSTERS, UTILITIES, ETC

Recycling and solid waste will be screened and placed in the rear setback. Optional locations in the side setbacks are shown on the site plan. Landscaping will further hide it. The opening to the screened area is offset from the pedestrian path to minimize views inside.

### D-7 PERSONAL SAFETY AND SECURITY

Units will face the street as well as side and rear setbacks, allowing surveillance by residents. There are large windows over looking the street. In addition, the perimeter will be well lit with down cast lighting.

### E-1 LANDSCAPING TO REINFORCE DESIGN CONTINUITY WITH ADJACENT SITES

Currently there is minimal landscaping of neighboring buildings' front setbacks. The streetscape will be enhanced by providing interest along the sidewalk in the form of varied and textured plants. Street trees will also be added, continuing the existing line of trees.

