



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

DESIGN REVIEW RECOMMENDATION
1436 NW 62ND ST, SEATTLE WA
DPD # 3015381 | AUGUST 11, 2014



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PROJECT INFORMATION

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

PROJECT PROGRAM

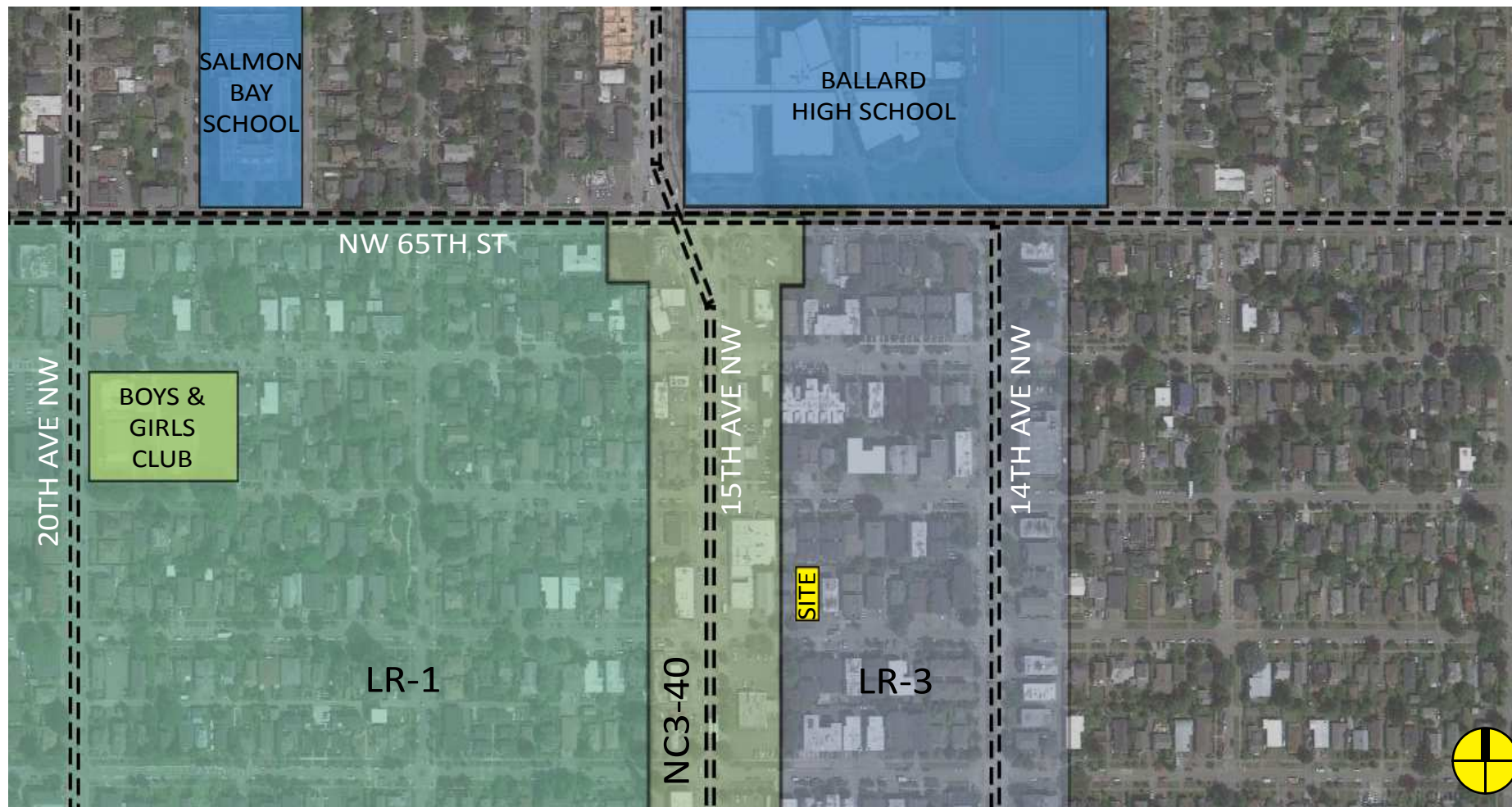
BUILDING TYPE: Apartments
 UNIT COUNT: 30
 UNIT SIZES: 220 sf - 280 sf
 ABOVE-GROUND STORIES: 4
 PARKING STALLS: 0
 APPROX FAR: 10,020 sf (higher FAR of 2.0 used)
 LOT SIZE: 5,020 sf

No departures requested.

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

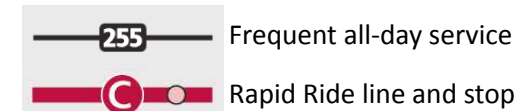
SMC 23.45.527 - Facade Length

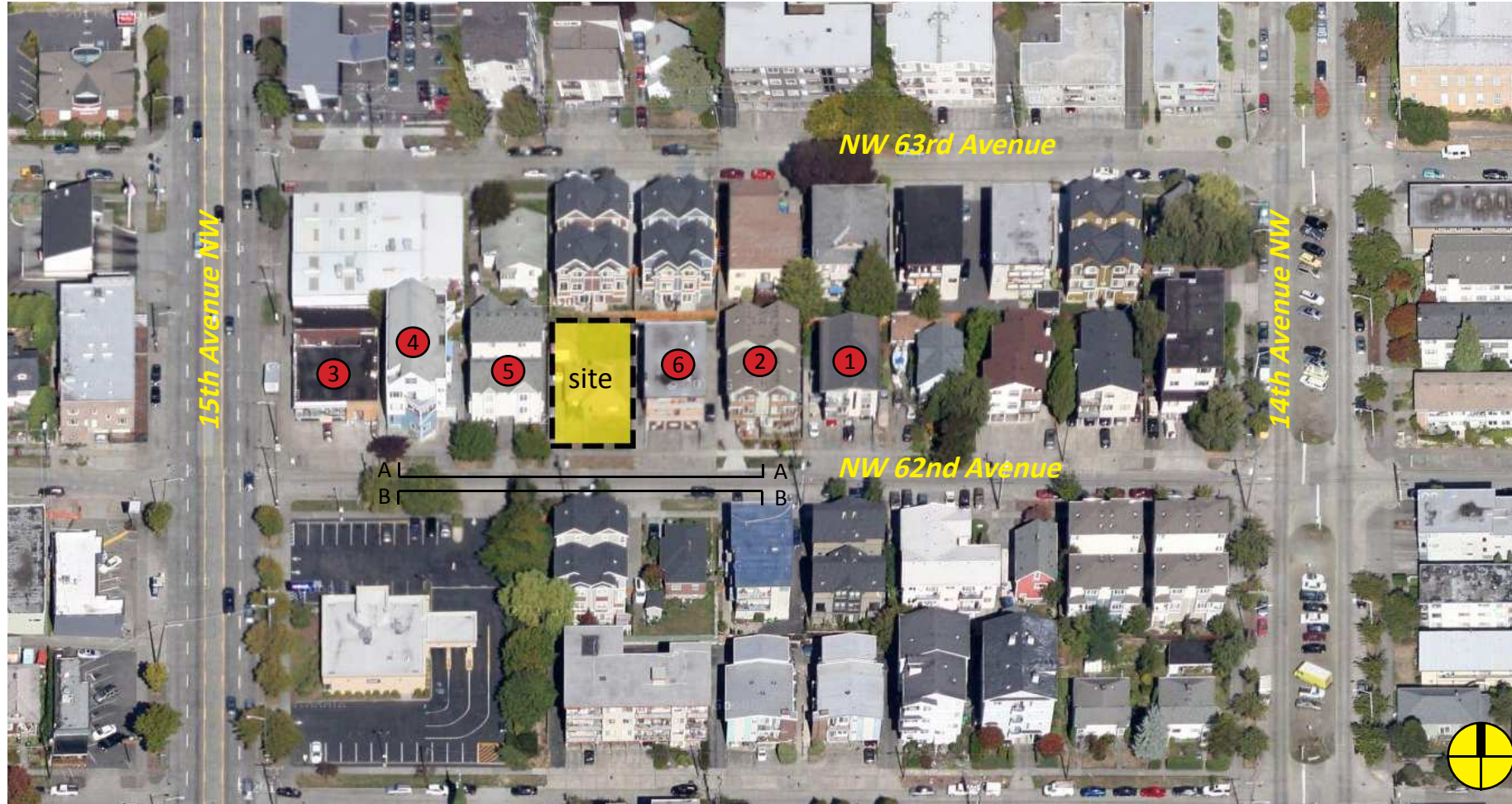
Facade length - up to 65% within 15' of lot line



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

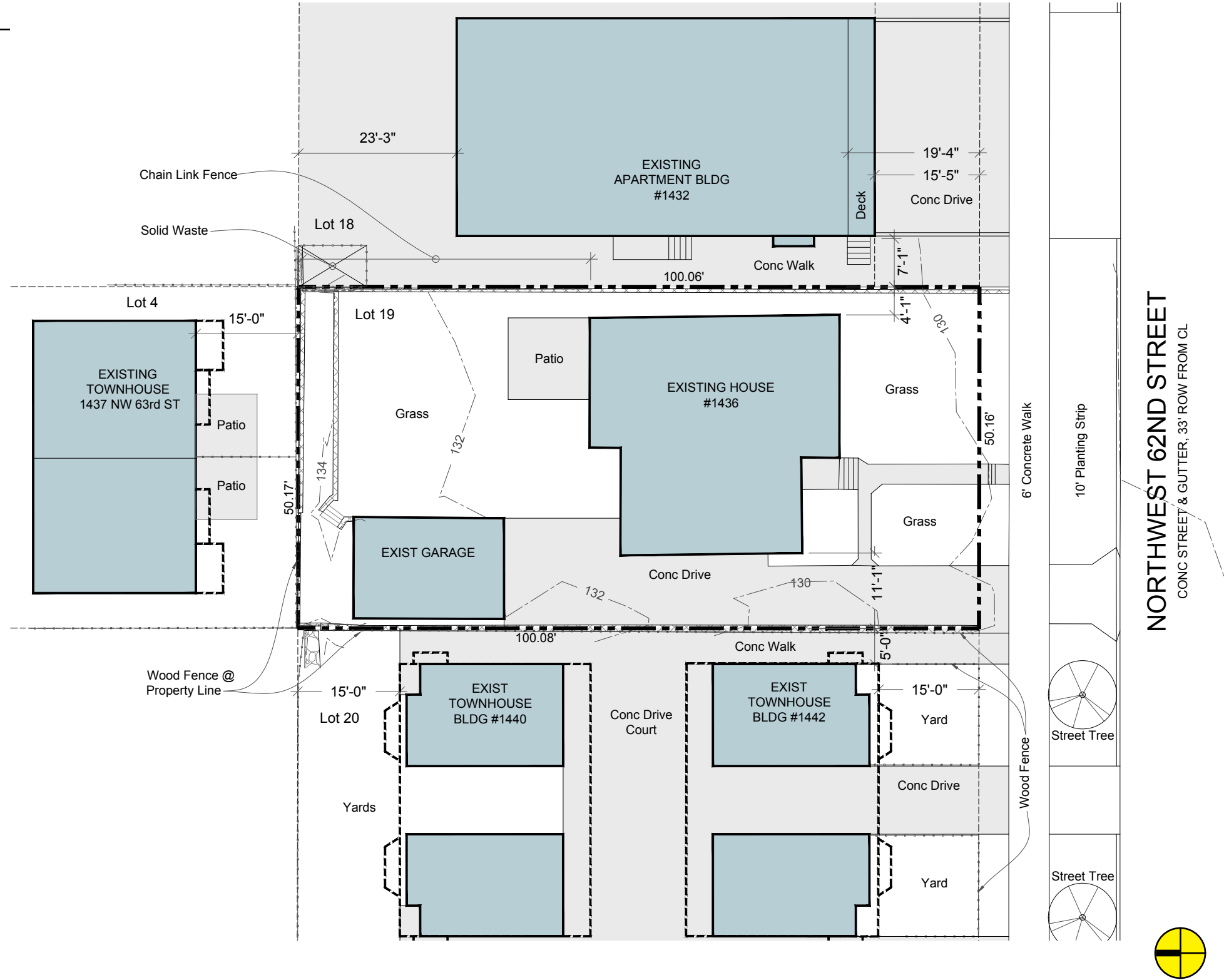


EAST NEIGHBOR



EXISTING SITE CONTEXT

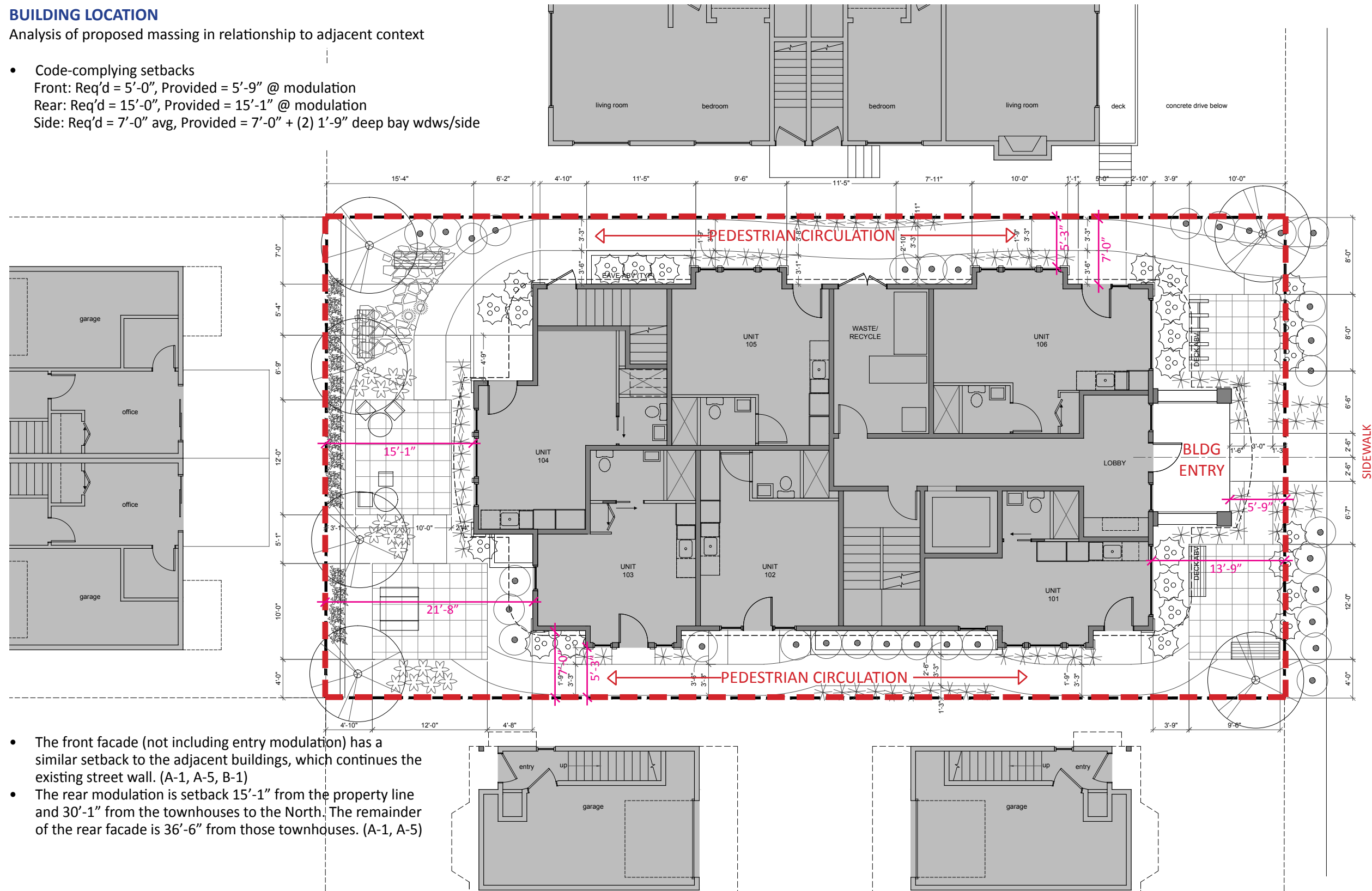
- East neighbor front setback = 15'-5"
- West neighbor front setback = 15'-0"
- North neighbor setback from subject property = 15'-0"



BUILDING LOCATION

Analysis of proposed massing in relationship to adjacent context

- Code-complying setbacks
 Front: Req'd = 5'-0", Provided = 5'-9" @ modulation
 Rear: Req'd = 15'-0", Provided = 15'-1" @ modulation
 Side: Req'd = 7'-0" avg, Provided = 7'-0" + (2) 1'-9" deep 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)





EDG STREET LEVEL FACADE TREATMENT

BOARD RECOMMENDATION

1. NW 62nd Street Façade

The Board noted that most of the buildings along NW 62nd Street are three stories tall creating a consistent street wall context.

- a) The Board agreed the 4-story massing and architectural concept should be informed by the existing 3-story street wall context. The Board suggested including a stronger horizontal datum line with an upper level setback at the fourth floor level (A-2).

APPLICANT'S RESPONSE

We added an eave to the fourth floor level, which is similar to the one at the 2nd floor level, in order to draw the eye to the lower 3 stories while de-emphasizing the upper floor. The eaves are proposed to be a brighter color than the rest of the building to further draw the attention away from the fourth story. In addition, the top floor will be a gray color to help mute its appearance. This results in a perceived smaller scale of the building.



REVISED STREET LEVEL FACADE TREATMENT

Eave Added at 4th Floor Line

Muted gray HardiPanel at upper story

Light colored plank siding on 3 stories

Painted blue eaves draw the eye away from the upper story



EDG STREET LEVEL FACADE TREATMENT

BOARD RECOMMENDATION

5. Materials

The Board noted the building exterior should be constructed of durable materials.

- a) The Board encouraged the use of materials found in residential buildings. The Board also encouraged the use of light, warm materials to maximize light reflectivity, and wood to provide a finer grain of texture (C-4).

APPLICANT'S RESPONSE

Light colors are used on the majority of the building to maximize the reflected light into neighboring properties. Light colored, finer-grained texture on the lower 3 stories will create a warmer, more welcoming feel and bring the building down to a more relatable scale. Materials used are Hardi-panel & 12" Hardi-plank, wood trim, metal railings, and wood decking.

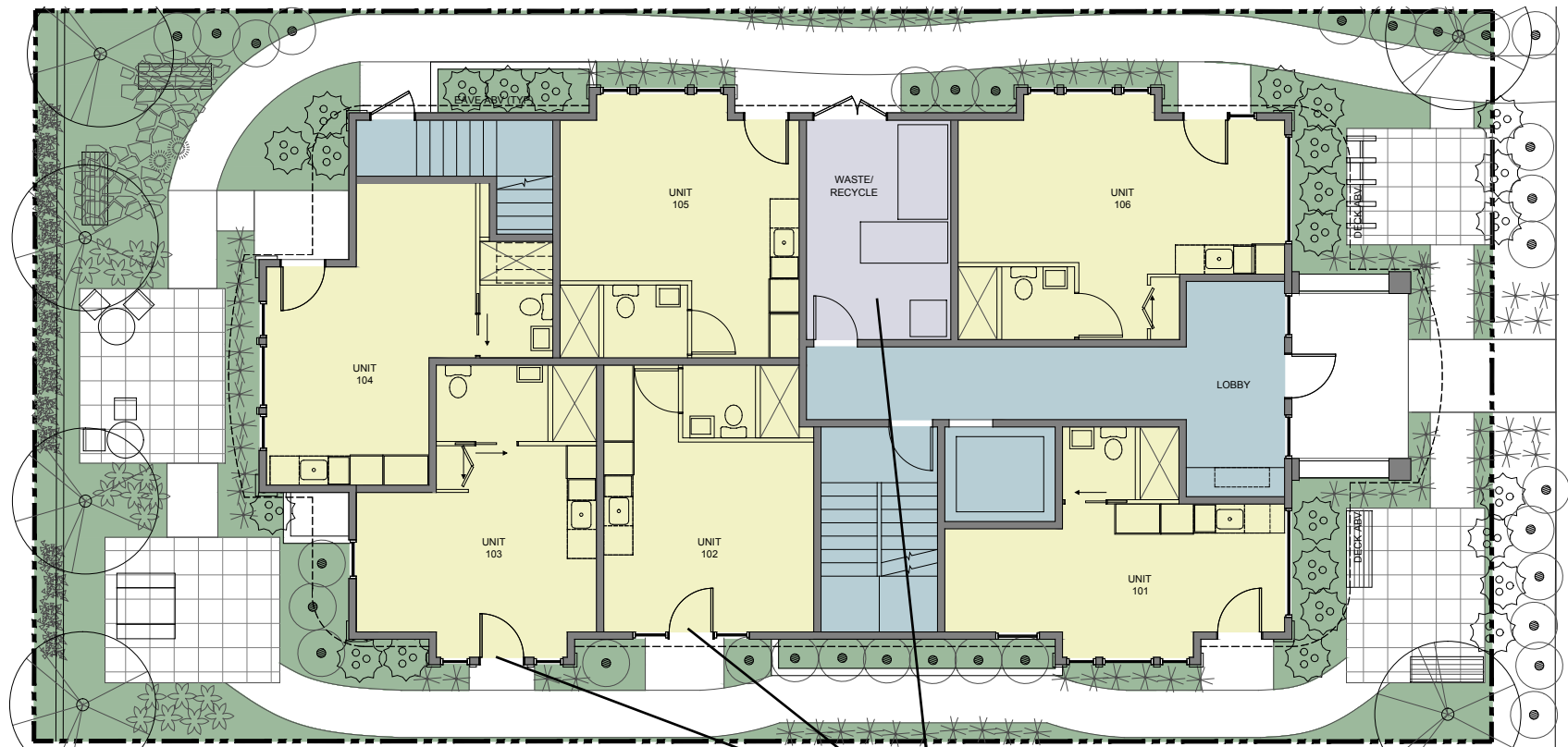


REVISED STREET LEVEL FACADE TREATMENT





EDG GROUND FLOOR AND SITE PLAN



REVISED GROUND FLOOR AND SITE PLAN

Waste/Recycle Location with plantings opposite entry
 Level 1 unit entries located off side setback

BOARD RECOMMENDATION

2. Open Space programming (ground floor)

The development is surrounded by existing residential units on three sides: north, west and east. The Board agreed that the amenity space location and programming requires additional attention in order to minimize noise impacts on adjacent residential uses.

a) The Board would like to see open space maximized at the ground level rather than on the roof. The Board requested info and a design that shows how the ground level open spaces will be programmed at the recommendation stage (A-5, A-7).

APPLICANT'S RESPONSE

For the ground level amenity, there are different outdoor 'rooms' with chairs and tables, separated by plantings to make them feel more intimate. There will be plants acting as a screen along the rear fence to give more privacy to the North Neighbors.

BOARD RECOMMENDATION

3. Trash and Recycling

The Board felt the response to guidance provided at EDG was not adequately addressed. The Board agreed the intensity of the development, with 27 units, warranted locating the solid waste and recycling within the building to minimize noise and odor impacts on adjacent residential units.

a) The Board encouraged the applicant to re-examine the ground floor plan. The Board noted the building corners are more appropriate for residential units which allow direct access to open space and windows openings on two sides. The Board felt building support services, including solid waste and recycling storage space should be located mid-façade to minimize the travel distance to the street for pickup (A-1, D-6).

b) The Board agreed relocating the solid waste within the structure will allow additional amenity space opportunities at ground level and will minimize noise and odor impacts on adjacent residential units (A-5, A-7 and D-7).

APPLICANT'S RESPONSE

The trash and recycle is now located in an interior room midway along the length of the building, where it will be fully screened from view and odors may be contained. This also allows more ground floor amenity area for tenants to enjoy.

BOARD RECOMMENDATION

4. Side Setback Treatment

The Board would like to see the 5' side setback maximized to create a great walkable environment with extensive vegetation.

a) The Board felt the pedestrian walkway width should be minimized to provide a greater depth of landscaping buffer. The Board noted the landscaping may vary location to create visual interest, while also functioning as screening at key locations along the property line and adjacent to ground level windows (A-7, D-7).

b) The Board encouraged the applicant to include direct connections between the ground level units and the walkways provided at the perimeter of the site. The Board felt the direct access would create more livable ground level units, create a sense of ownership of the setback space, and provide more eyes on the setback (A-7, D-7).

c) The Board would like to see more landscaping throughout the site, particularly at the perimeter and on the roof (E-2).

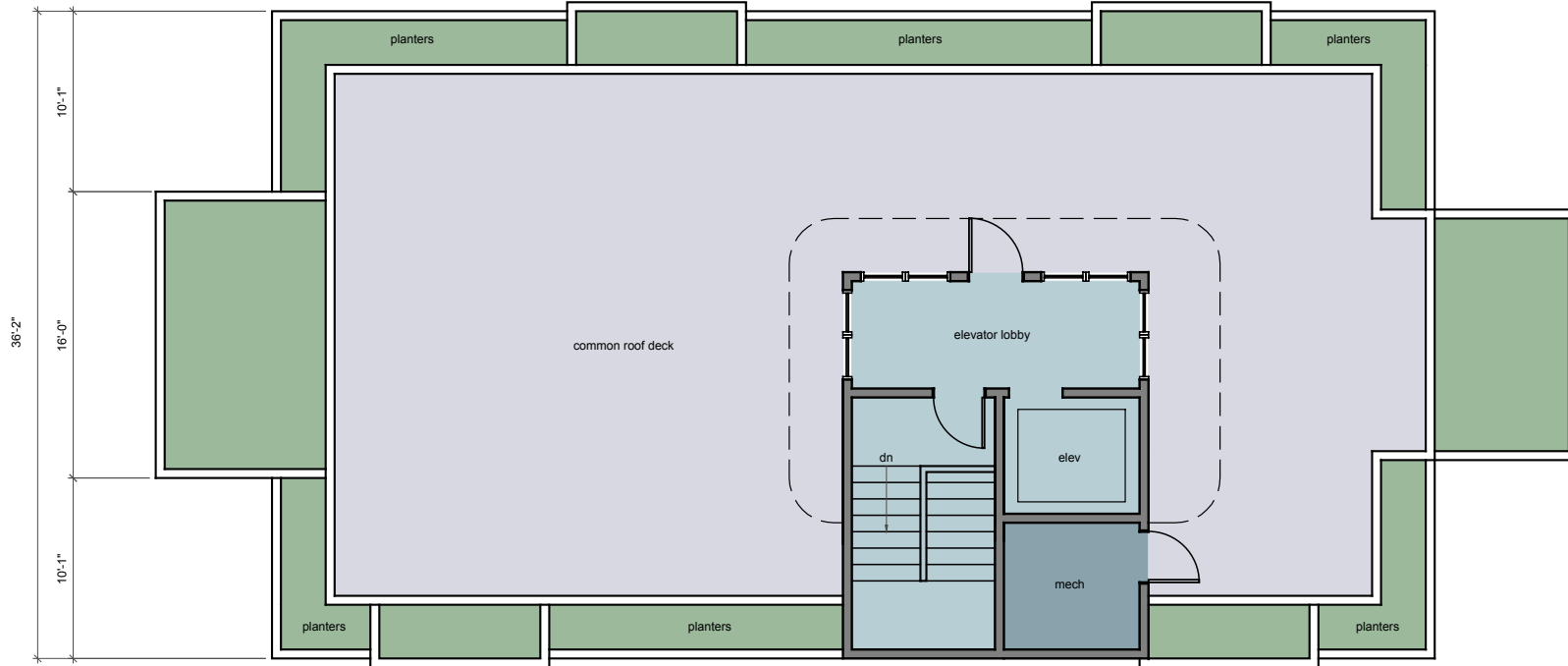
APPLICANT'S RESPONSE

The ground floor units are now accessed directly from the side setbacks instead of an interior courtyard, which will encourage the tenants to maintain the space outside of their unit. Curving walkways with plantings on either side will screen views while providing an interesting pedestrian experience thru the site.

DESIGN REVIEW RECOMMENDATION

1436 NW 62ND ST, SEATTLE WA
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EDG ROOF DECK PLAN

BOARD RECOMMENDATION

2. Open Space programming (roof deck)

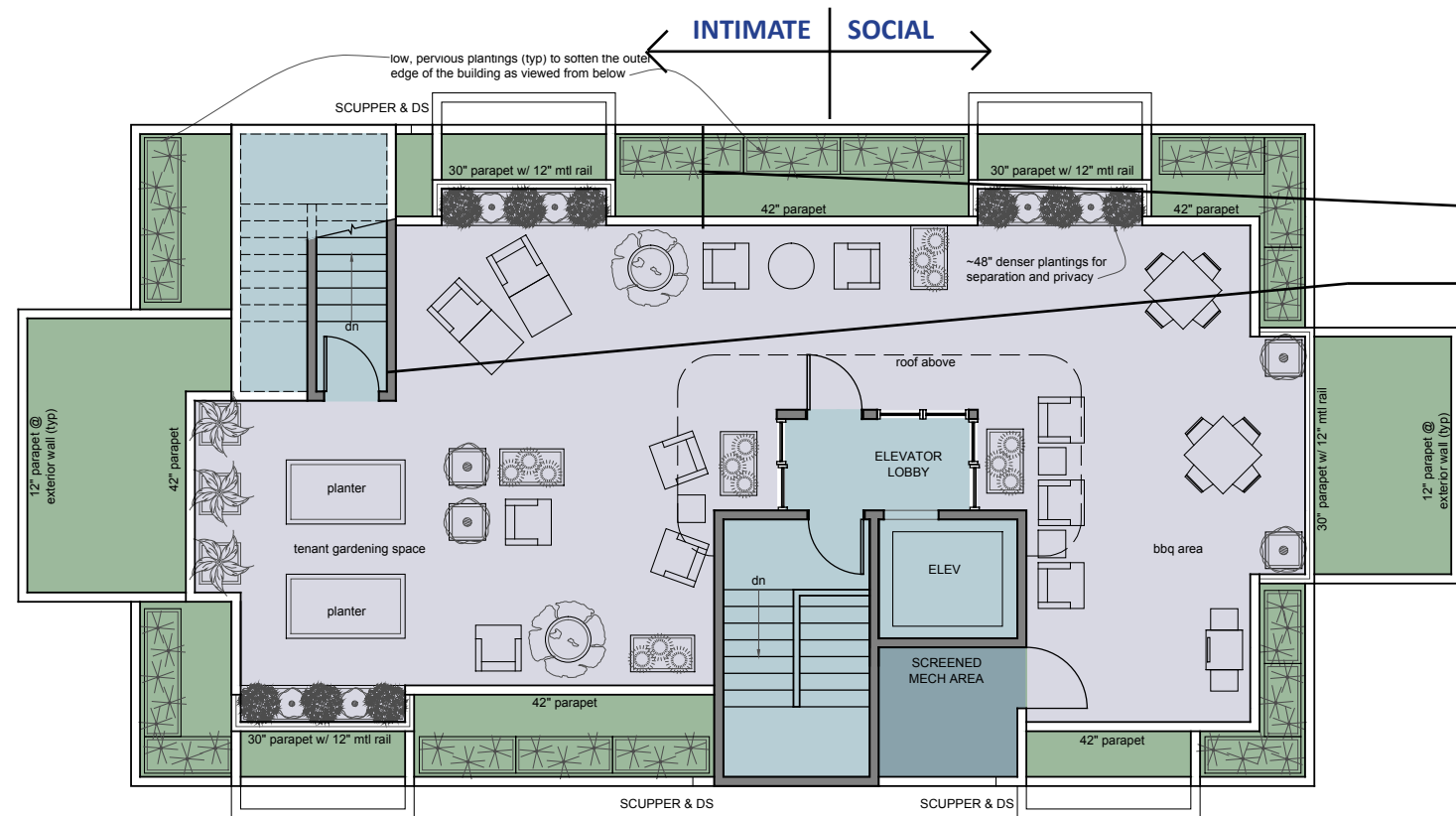
The development is surrounded by existing residential units on three sides: north, west and east. The Board agreed that the amenity space location and programming requires additional attention in order to minimize noise impacts on adjacent residential uses.

- b) The Board requested a developed roof deck design to encourage day uses generating less noise, such as urban agriculture. The Board felt programmed gathering places should be located to minimize noise impacts to adjacent residential units (A-5, A-7).
- c) The Board requested more information about the planting proposed at roof level. The Board felt the landscaping provided at the perimeter of the roof deck should be designed and irrigated for minimal maintenance (A-7, E-2).

APPLICANT'S RESPONSE

We moved the parapet railings in further from the building's edge and decreased the total area of the roof deck. It is programmed to keep the North part of the deck as a quieter area because it's closer to the neighbors. This is done by locating a tenant garden space furthest North, with 1 or 2 chairs interspersed between planters in order to discourage larger gatherings. The South portion of the deck will have tables, chairs and a BBQ grill - the more social activities - because it's closest to the public street.

The parapet rail is raised to 42" in most places for greater privacy from neighboring buildings. There will be planters scattered around the deck to help absorb sound and to create smaller seating areas.



REVISED ROOF DECK PLAN

Deeper planters along the building edge

Secondary stair tower creates more separation from the neighbor to the North.

A. SITE PLANNING

A-1 Responding to Site Characteristics. The siting of buildings should respond to specific site conditions and opportunities such as non-rectangular lots, location on prominent intersections, unusual topography, significant vegetation and views or other natural features.

APPLICANT'S RESPONSE

See sheets 3 through 8 for the site's response to the existing neighborhood and buildings in its immediate vicinity. There are none of the site conditions mentioned above present in this location.

A-2 Streetscape Compatibility. The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.

APPLICANT'S RESPONSE

The front facade of the building (not including the entry modulation) sets back 13'-9" which is similar to the setbacks of other buildings along the street. Along the right-of-way are landscaped areas with paved patios and benches for residents.

A-5 Respect for Adjacent Sites. Buildings should respect adjacent properties by being located on their sites to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings.

APPLICANT'S RESPONSE

See section on sheet 31 showing that views from proposed windows do not look directly into adjacent buildings. A 5' high cedar fence is provided to screen ground level outdoor spaces from adjacent properties. Planters along exterior of rooftop deck keep residents away from the exterior of the roof to ensure privacy.

A-7 Residential Open Space. Residential projects should be sited to maximize opportunities for creating usable, attractive, well integrated open space.

APPLICANT'S RESPONSE

See responses to Board Recommendation Item 2 on sheets 10 and 11. Open space provided both at ground level and on rooftop fully landscaped and equipped with benches, tables and attractive walkways.

A-8 Parking and Vehicle Access. Siting should minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties and pedestrian safety.

APPLICANT'S RESPONSE

No parking or driveways proposed.

B. HEIGHT, BULK AND SCALE

B-1 Height, Bulk, and Scale Compatibility. Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to near-by, less intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk, and scale between anticipated development and the siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.

APPLICANT'S RESPONSE

Site is being developed as intended in an LR3 zone. Setbacks and modulation is used to be sensitive to surrounding buildings. Most of the surrounding buildings are either apartments or townhomes. This is replacing one of the few single family buildings in an already built-up area. Along 15th Ave NW are commercial buildings.

C. ARCHITECTURAL ELEMENTS AND MATERIALS

C-4 Exterior Finish Materials Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality detailing are encouraged.

APPLICANT'S RESPONSE

See sheets 22 thru 25 for exterior building materials. Majority of exterior cladding is Fiber Cement Board with painted wood eaves.

D. PEDESTRIAN ENVIRONMENT

D-6 Screening of Dumpsters, Utilities, and Service Areas. Building sites should locate service elements like trash dumpsters, loading docks and mechanical equipment away from the street front where possible. When elements such as dumpsters, utility meters, mechanical meters and service areas cannot be located away from the street front, they should be situated and screened from view and should not be located in the pedestrian right-of-way.

APPLICANT'S RESPONSE

See response to Board Recommendation 3 on sheet 10. Trash and recycling located away from street front, inside the building.

D-7 Personal Safety and Security. Project design should consider opportunities for enhancing personal safety and security in the environment under review.

APPLICANT'S RESPONSE

Prominent entry, wide walkways and a central corridor in the building provide visual connections between residents, pedestrian traffic and neighboring buildings.

E. LANDSCAPING

E-2 Landscaping to Enhance the Building and/or Site. Landscaping, including living plant material, special pavements, trellises, screen walls, planters, site furniture, and similar features should be appropriately incorporated into the design to enhance the project.

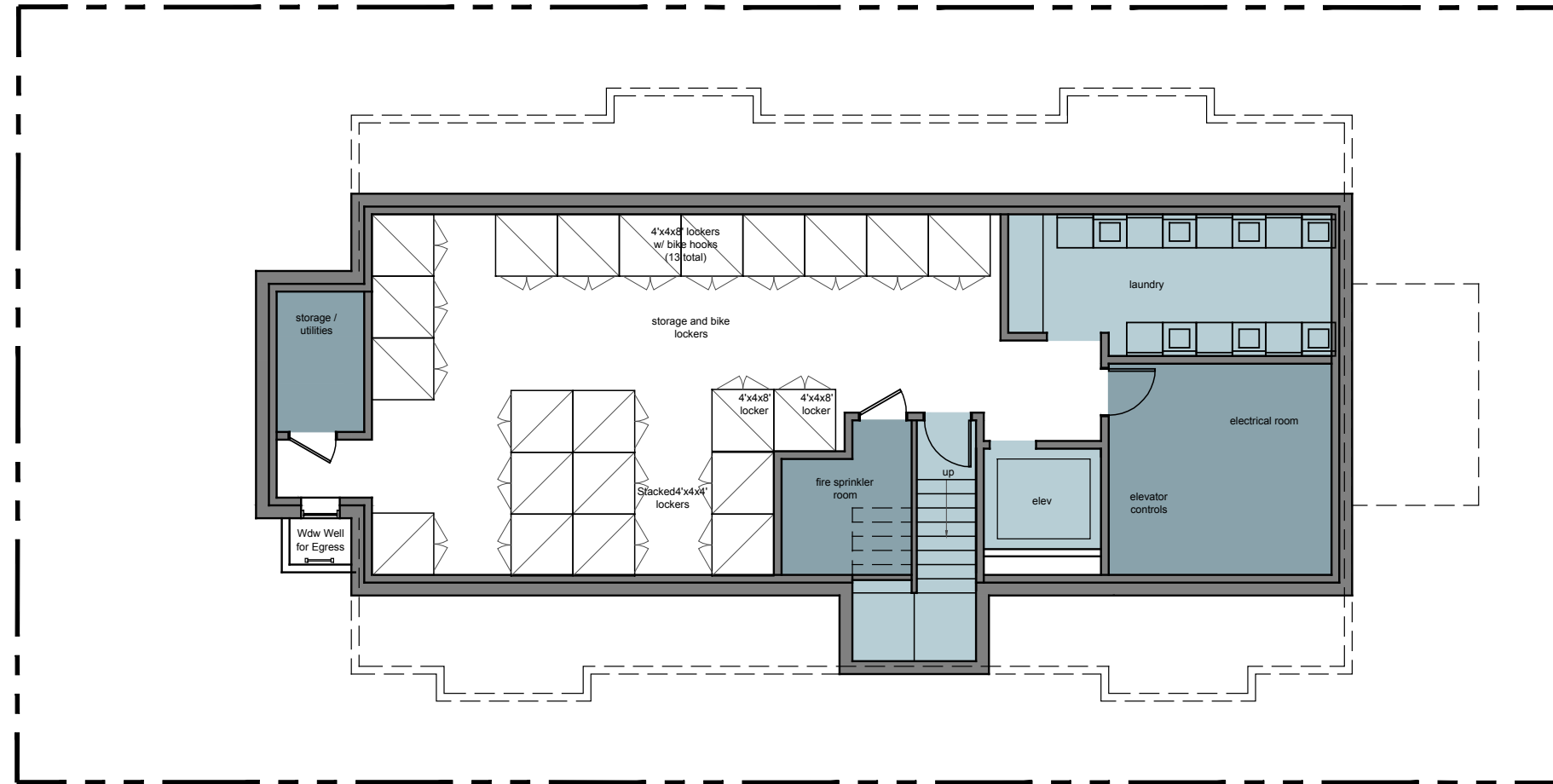
APPLICANT'S RESPONSE

Fully landscaped ground level and rooftop deck proposed. Site furniture, planters, paver walkways and wood fences at the property edge all proposed. See sheets 20 and 21 for details on landscape features.

NO REQUESTED DEPARTURES





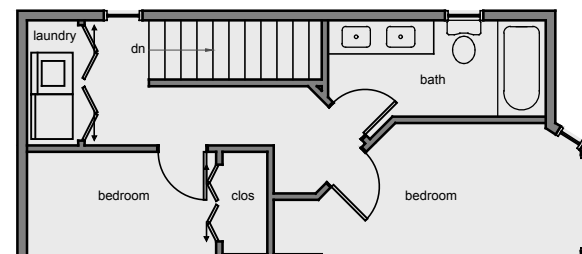
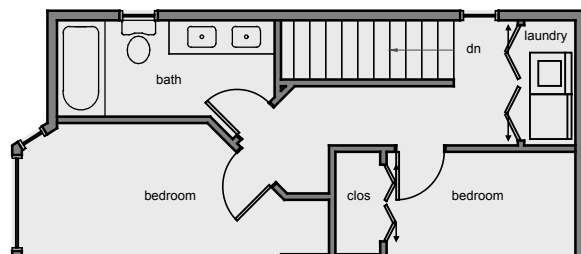
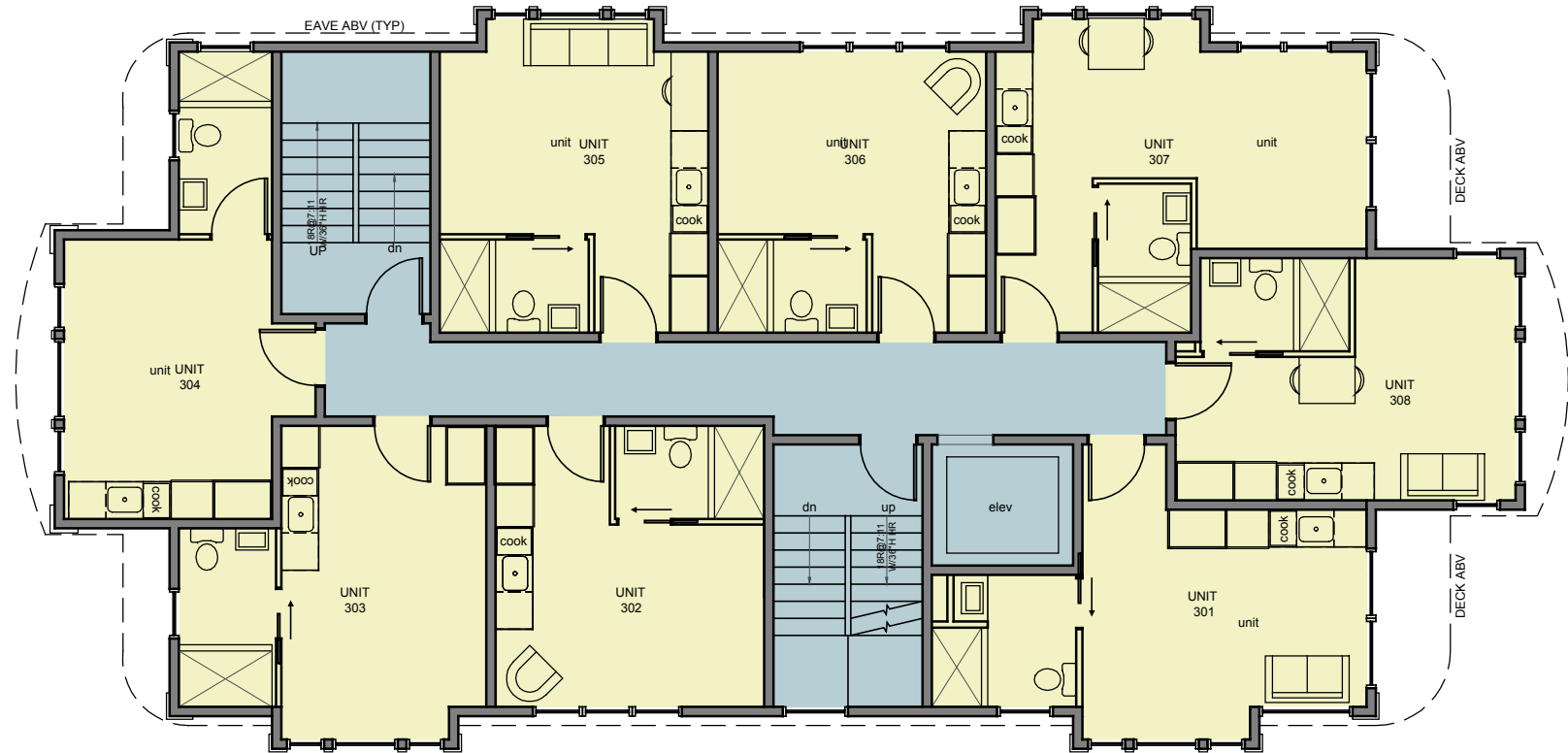
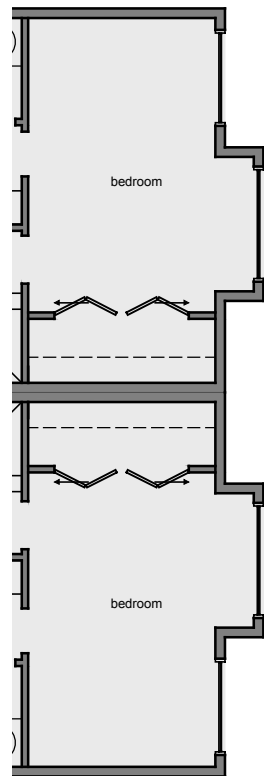


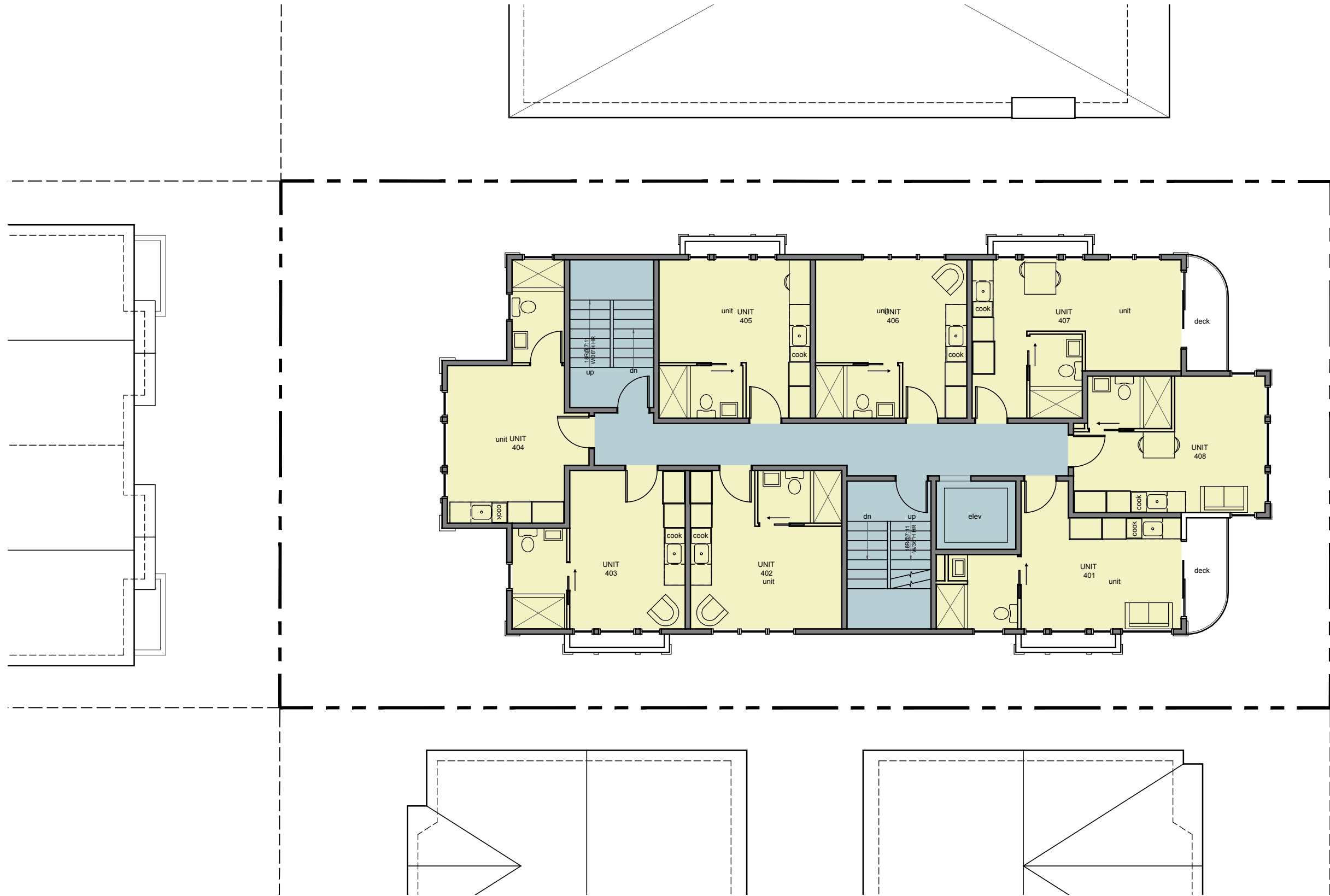


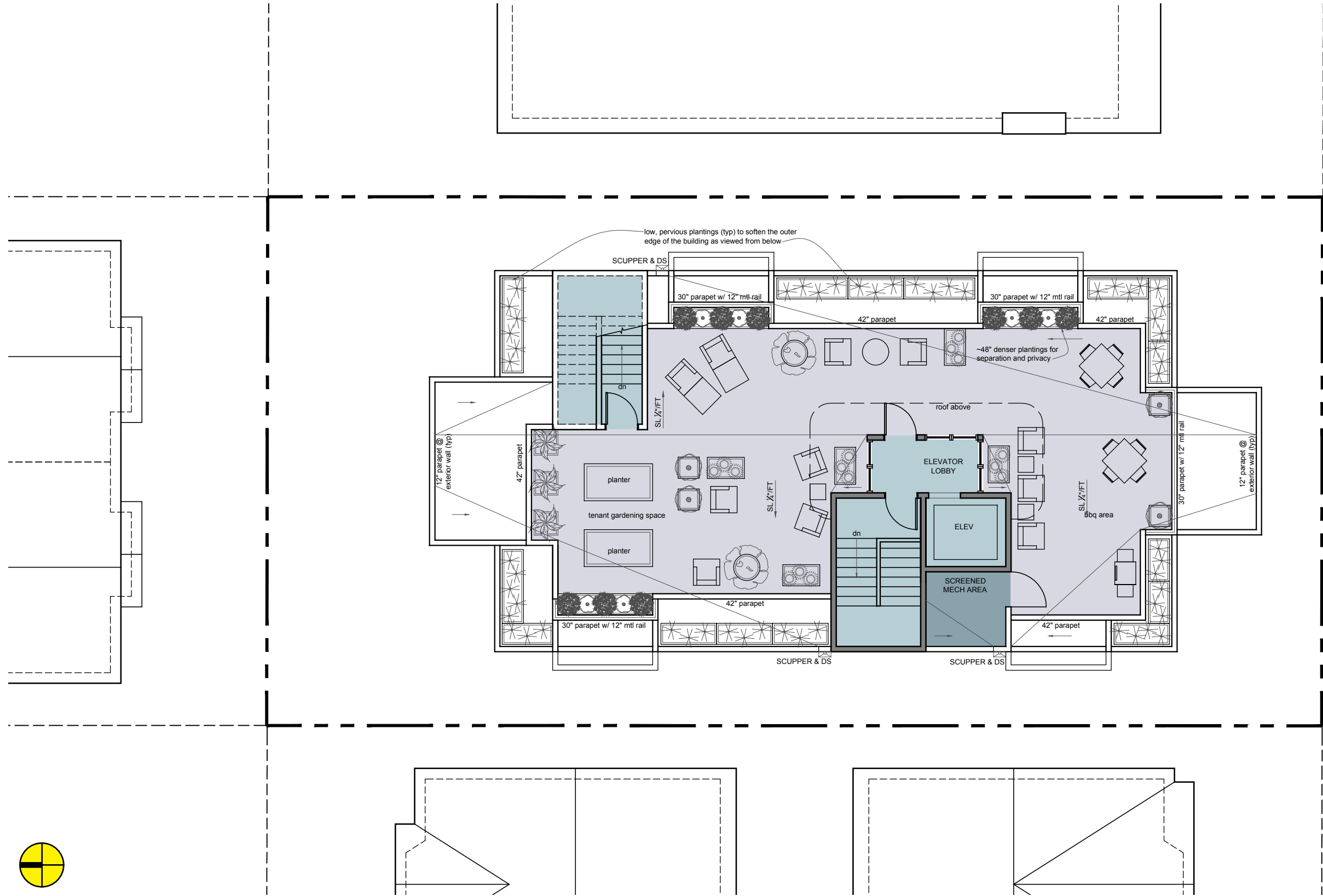
NORTHWEST 62ND STREET













Northern Sea Oats



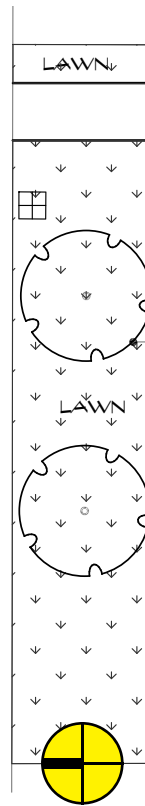
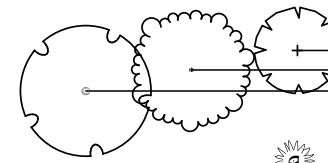
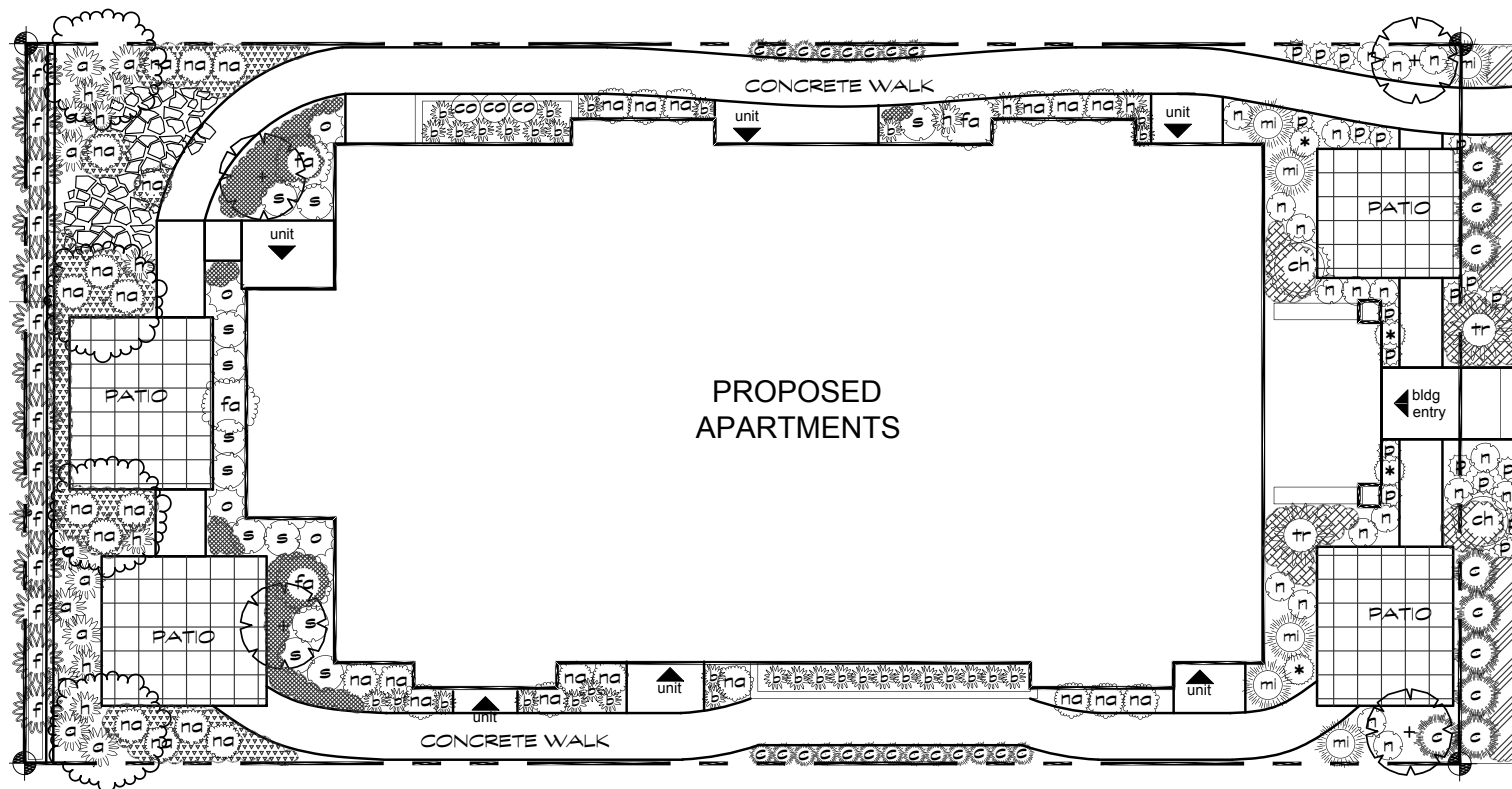
Wilma Cypress



Sweet Box



Magnolia Victoria



PLANT SCHEDULE			
BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
TREES			
<i>Ginkgo biloba</i> 'Princeton Sentry'	Princeton Sentry Ginkgo	15' cal.	
<i>Magnolia grandiflora</i> 'Victoria'	Victoria Evergreen Magnolia	15' Cal.	
<i>Quercus robur</i> 'Fastigiata'	Skyscraper Oak	2' cal.	
SHRUBS & PERENNIALS			
<i>Acanthus spp.</i>	Bear's Breeches	2 Gal.	(DT)
<i>Beatum spicant</i>	Deer Fern	2 Gal.	(NDT)
<i>Calamagrostis acutiflora</i> 'Karl Foerster'	Feather Reed Grass	5 Gal.	(DT)
<i>Chamaecyparis obtusa</i> 'Gracilis'	Slender Hinoki False Cypress	5-6'	(DT)
<i>Chamaecyparis latifolia</i>	Northern Sea Oats	1 Gal.	
<i>Cupressus macrocarpa</i> 'Wilma Goldcrest'	Wilma Goldcrest Cypress	4-5'	(DT)
<i>Fargesia robusta</i> 'Cambel'	Robusta Clumping Bamboo	5 Gal.	(DT)
<i>Fatsia Japonica</i>	Japanese Fatsia	5 Gal.	
<i>Hakonechloa macra</i> 'Aureola'	Gold Variegated Japanese Forest Grass	1 Gal.	
<i>Miscanthus sinensis</i> 'Morning Light'	Variegated Maiden Grass	5 Gal.	(DT)
<i>Nandina domestica</i> 'Moon Bay'	Harbor Dwarf Nandina	2 Gal.	(DT)
<i>Nandina domestica</i> 'Sienna Sunrise'	Sienna Sunrise Heavenly Bamboo	5 Gal.	(DT)
<i>Osmunda heterophyllus</i> 'Goaniki'	Goaniki False Holly	5 Gal.	
<i>Pennisetum Hamelin</i>	Dwarf Fountain Grass	1 Gal.	(DT)
<i>Sarcococca rupestris</i>	Fragrant Sweet Box	5 Gal.	(DT)
<i>Trochocarpus wagnerianus</i>	Dwarf Chusan Palm	3-4'	(DT)
GROUNDCOVERS			
<i>Acorus gramineus</i> 'Ogon'	Golden Variegated Japanese Sweet Flag	4' pots, 12' oc.	(DT)
<i>Calluna vulgaris</i> 'Firefly'	Fireflyheather	1 Gal.	(DT)
<i>Liriope muscaria</i>	Lilyturf	4' pots, 12' oc.	(DT)
<i>Ophiopogon plani-carpus</i> 'Nigrescens'	Black Mondo Grass	4' pots, 12' oc.	(DT)
BIORETENTION CELL PLANTS			
<i>Beatum spicant</i>	Deer Fern	2 Gal.	(NDT)
<i>Cornus sericea</i> 'Kelsey'	Kelsey Dwarf Red-Osier Dogwood	1 Gal.	(NDT)



Bike rack



Bench



Paving at pedestrian walkways



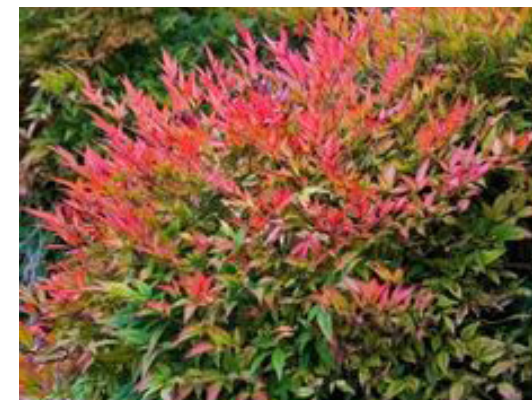
Clumping Bamboo



Japanese Fatsia



Feather Reed Grass

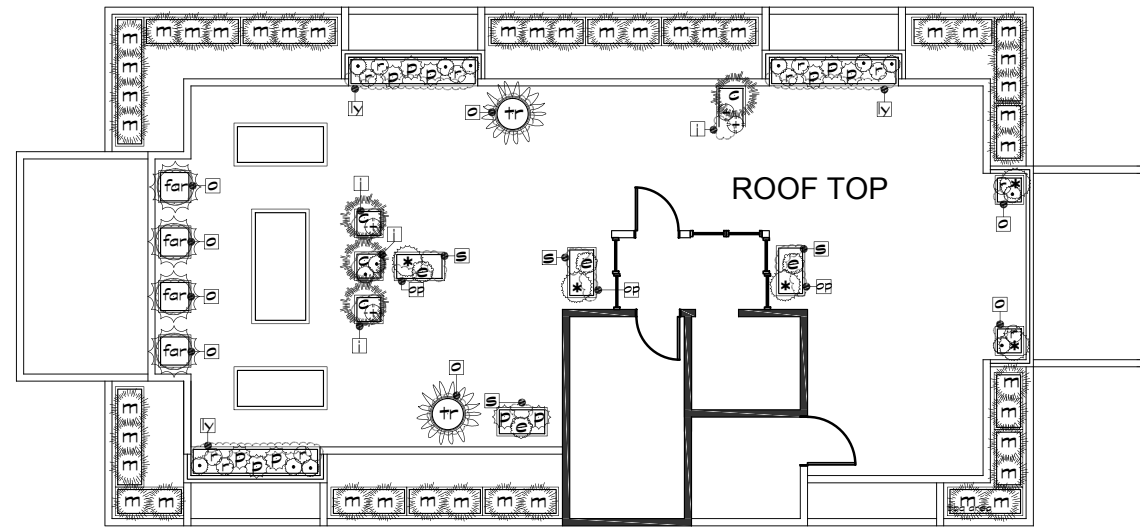


Heavenly Bamboo



Ginkgo Princeton Sentry





PLANT SCHEDULE

ROOF TOP GARDEN				
	<i>Calamagrostis acutiflora</i> Karl Foerster	Feather Reed Grass	5 Gal.	(DT)
	<i>Caryopteris</i> LI Miss Sunshine	LI Miss Sunshine Bluebeard	1 Gal.	(DT)
	<i>Cupressus macrocarpa</i> Wilma Goldcrest	Wilma Goldcrest Cypress	4-5'	(DT)
	<i>Euphorbia</i> Rudolf	Rudolf spurge	1 Gal.	(DT)
	<i>Fargesia murielae</i>	Umbrella Bamboo	5 Gal.	(DT)
	<i>Miscanthus sinensis</i> Yaku Jima	Dwarf Maiden Grass	2 Gal.	(DT)
	<i>Pennisetum</i> Hamelin	Dwarf Fountain Grass	1 Gal.	(DT)
	<i>Rudbeckia</i> ligula Little Goldstar	Dwarf Black-eyed Susan	1 Gal.	(DT)
	<i>Salvia</i> nemorosa May Night	May Night Salvia	1 Gal.	(DT)
	<i>Trachycarpus</i> wagnerianus	Dwarf Chusan Palm	3-4'	(DT)
	<i>Iberis</i> sempervirens	Candytuft	4' pots, 12' oc	(DT)
	<i>Lyimachia</i> nummularia Aurea	Yellow Creeping Jenny	4' pots, 12' oc	(DT)
	<i>Ophiopogon</i> planiscapus Nigrescens	Black Mondo Grass	4' pots, 12' oc	(DT)
	<i>Origanum</i> Kent Beauty	Ornamental Oregano	4' pots, 12' oc	(DT)
	<i>Sedum</i> rupestre Angelina	Angelina Stonecrop	4' pots, 12' oc	(DT)



Sunshine Bluebeard



Salvia 'May Night'



Black Eyed Susan



Black Eyed Susan



Ornamental Oregano



Dwarf Chusan Palm

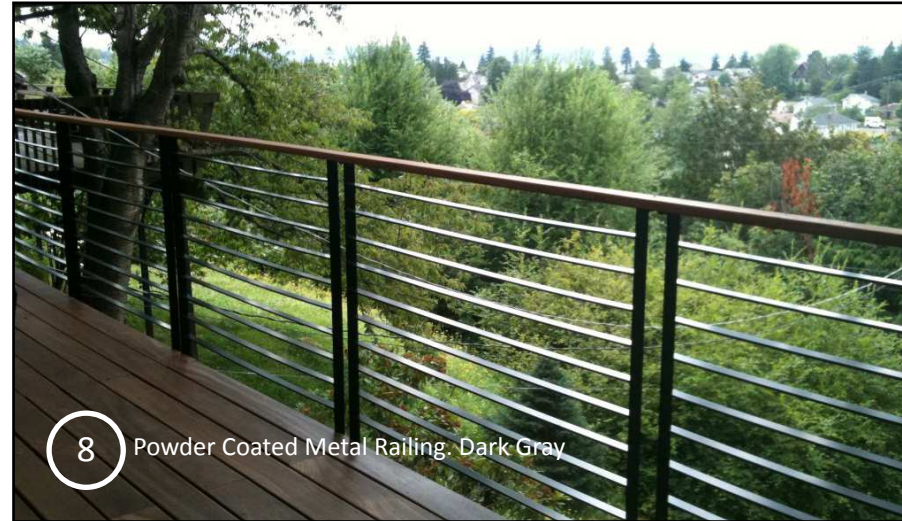


Angelina Stonecrop



Umbrella Bamboo





8 Powder Coated Metal Railing, Dark Gray



9 Fiberglass Entry Door, Full Lite



10 Vinyl Windows, White



11 Horizontal Plank Cedar Fence

1	Fiber Cement Siding Panels, Light Gray
2	Fiber Cement Siding Panels, White
3	Fiber Cement Siding Panels, Dark Gray
4	Painted Eaves, Aqua Blue
5	Painted Wood Trim
6	Entry Door Color, Lime Green
7	Fiber Cement Siding, 12" Planks, White





- 1 Fiber Cement Siding Panels. Light Gray
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- 7 Fiber Cement Siding, 12" Planks, White
- 8 Powder Coated Metal Railing, Dark Gray
- 9 Fiberglass Entry Door, Full Lite
- 10 Vinyl Windows, White
- 11 Horizontal Plank Cedar Fence





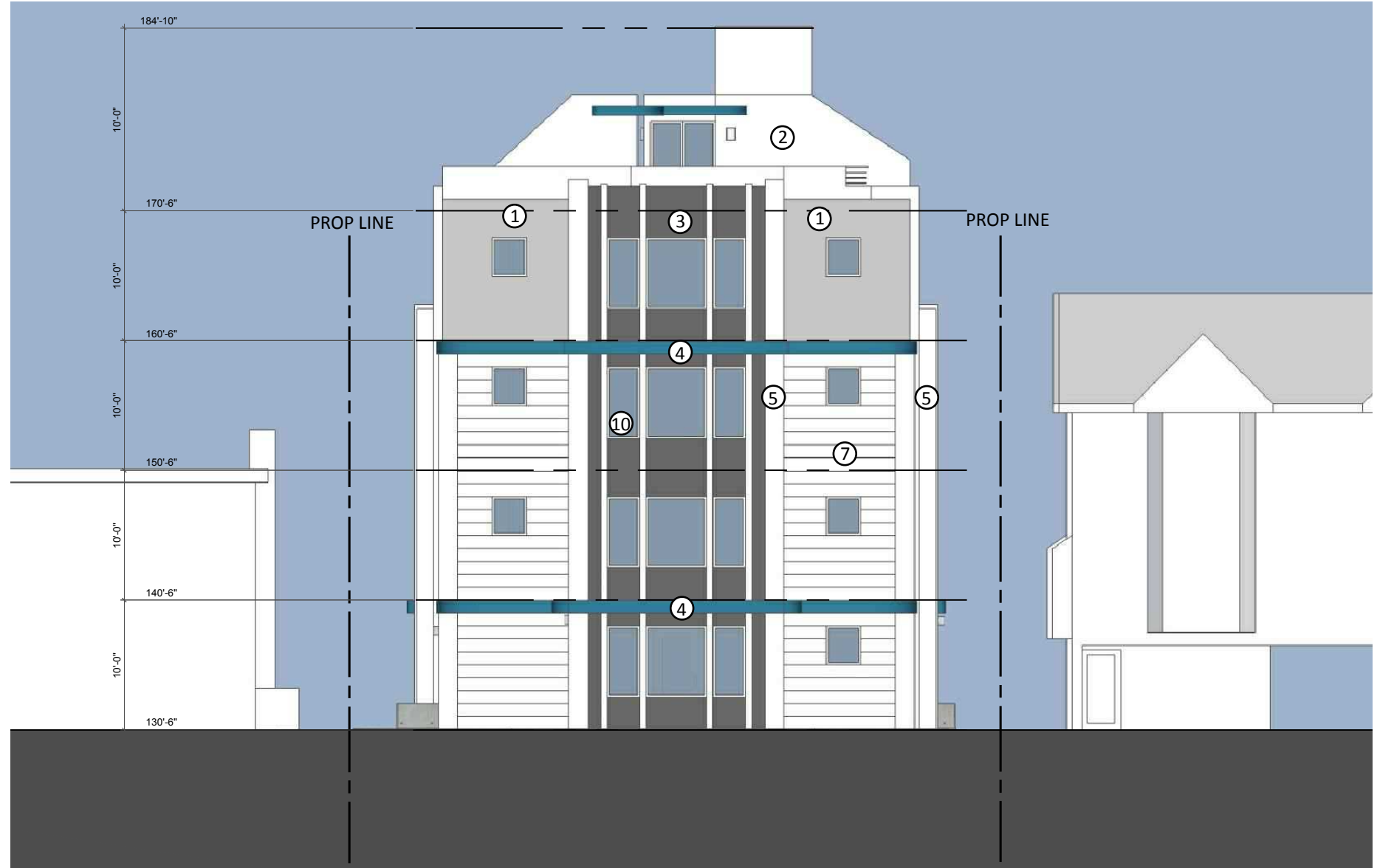
Facade Overlay with Building to the East



Facade Overlay with Buildings to the West



Facade Overlay with Building to the North









View of East side yard from the rear yard



View of West side yard from the rear yard



View of East side yard from the front yard



View of West side yard from the front yard



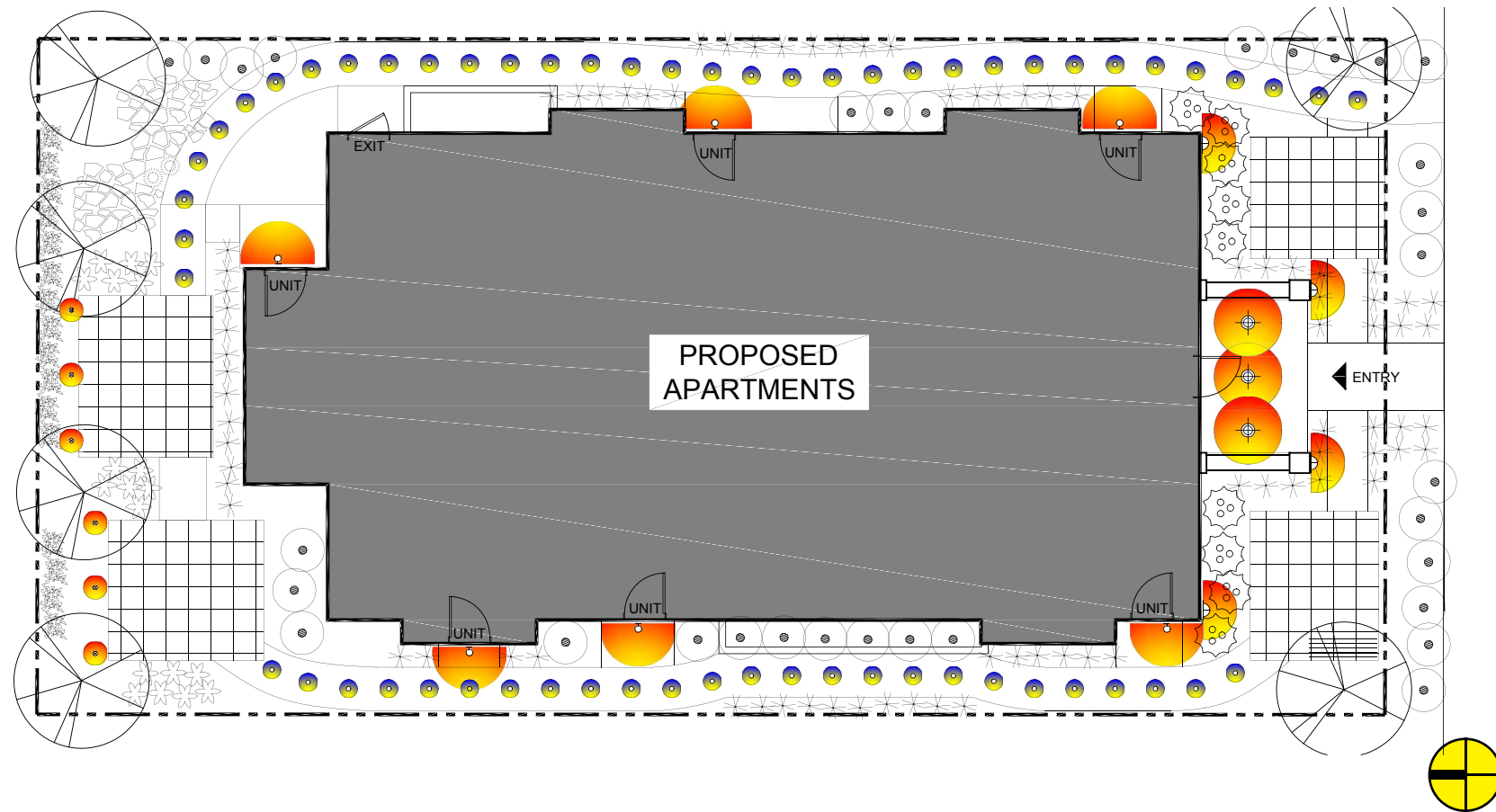
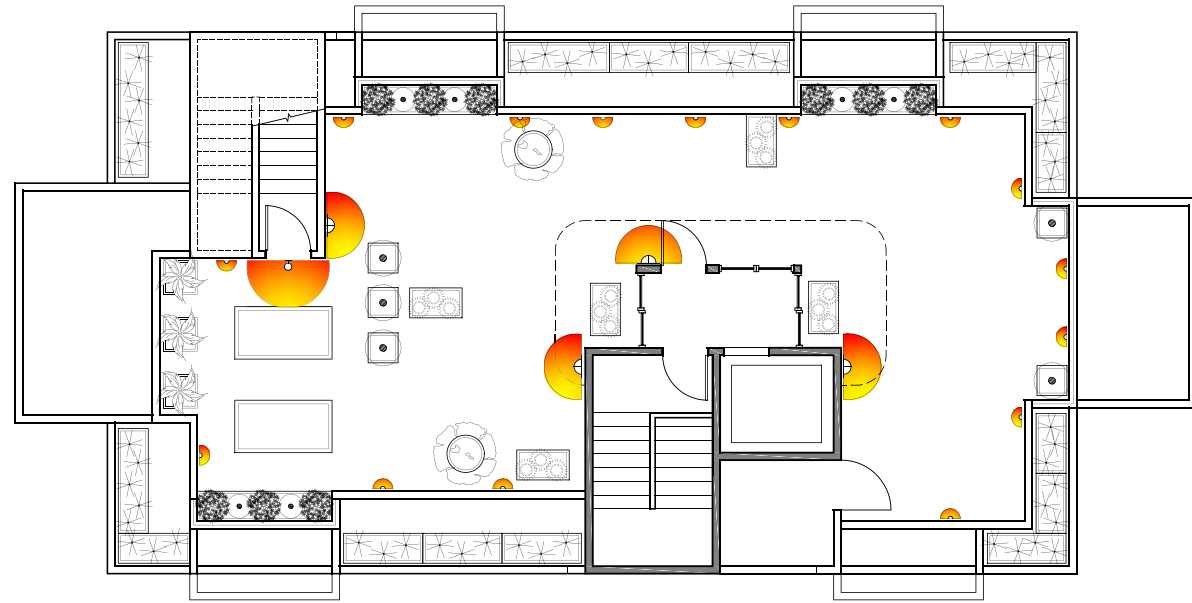
View of rear setback and rear facade at ground level from East side



View of rear setback and rear facade at ground level from West side







12V Odyssey Orion 6 Niche, Down and Up Light Wall Sconce, 20W, in Titanium



Outdoor Recessed Soffit Lights



Progress Lighting 5" Gray Incandescent Cylinder Outdoor Wall Lantern, Down Light; Center Above Door



Dekor Dek Dots Outdoor Energy Efficient LED Recessed Paver Lights,



Down Lights on Roof Deck Parapet Walls

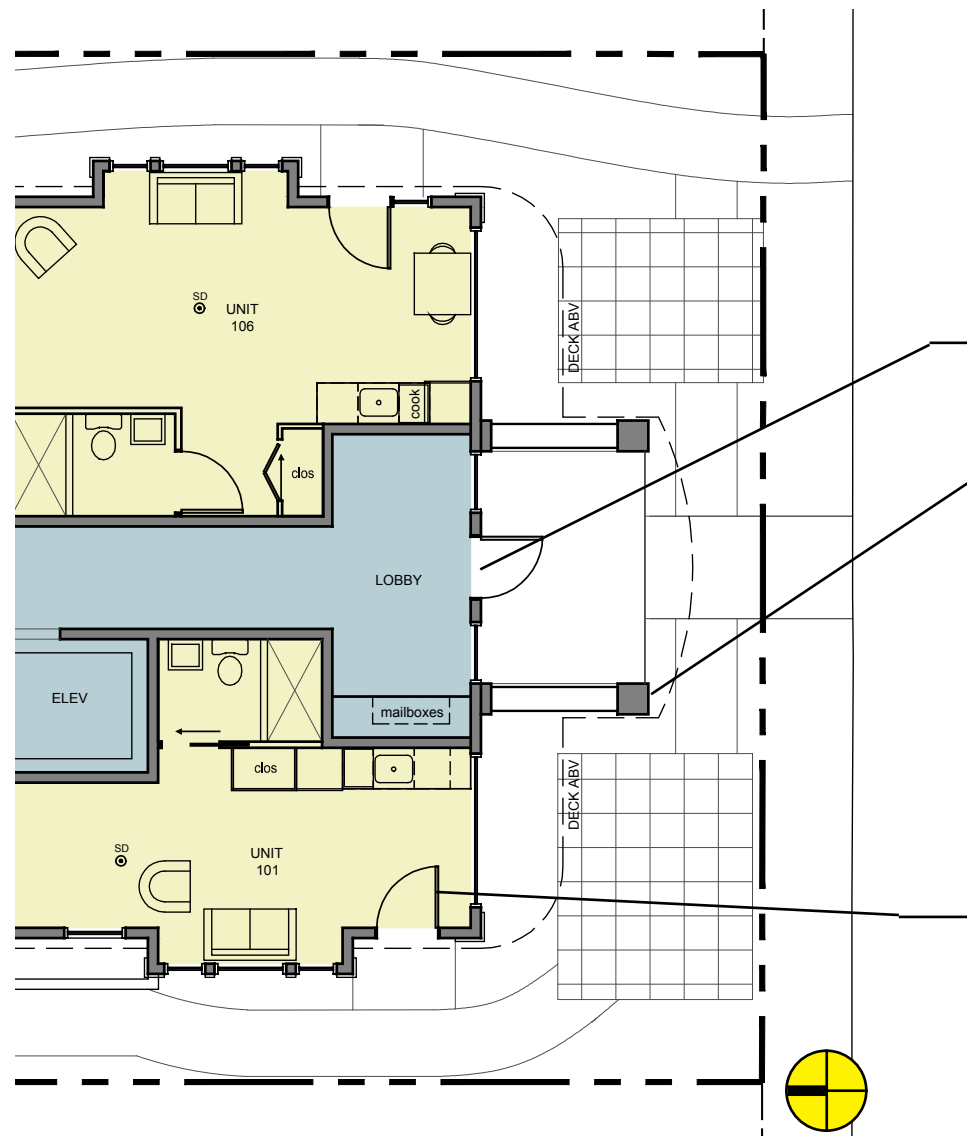


Down Lights at Patios

NOTES:

LIGHTS TO BE DIRECTED AND SHIELDED FROM NEIGHBORING PROPERTIES





Building name in 12" aluminum letters,
located on top of entry eave

Building number in 8" aluminum numbers,
located on top of entry eave

Signage to ground floor units in 4" bronze
numbers, located on entry columns



Unit numbers in 4" vinyl peel n' stick,
located on unit doors



