



2207 15TH AVE SOUTH BEACON HILL, SEATTLE

EARLY DESIGN GUIDANCE PACKET
PLAYHOUSE DESIGN GROUP
OCTOBER 30, 2013 | DPD# 3015960



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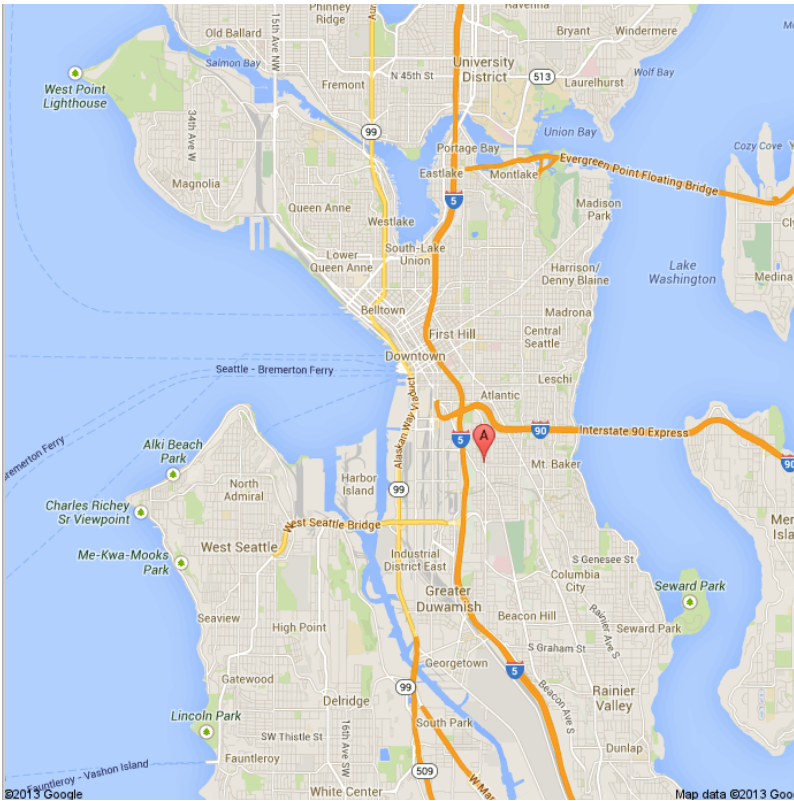
PRESUBMITTAL MEETING NOTES

PROJECT INFORMATION

ADDRESS: 2207 15th Ave S., Seattle, WA 98144
DPD #: 3015960/6371438
OWNER: Greenstream Investments
APPLICANT: Playhouse Design Group
CONTACT: John Benavente

PROJECT PROGRAM

BUILDING TYPE: Town Homes (2 structures)
UNIT COUNT: 6 (3 in each structure)
UNIT SIZES: Approximately 1400 sf
ABOVE-GROUND: 3 + Stair Penthouse
PARKING STALLS: 0 (not required - urban village)
APPROX FAR: 8400sf (FAR of 1.4 used), Priority Green
LOT SIZE: 6,000 sf



Seattle Vicinity Map

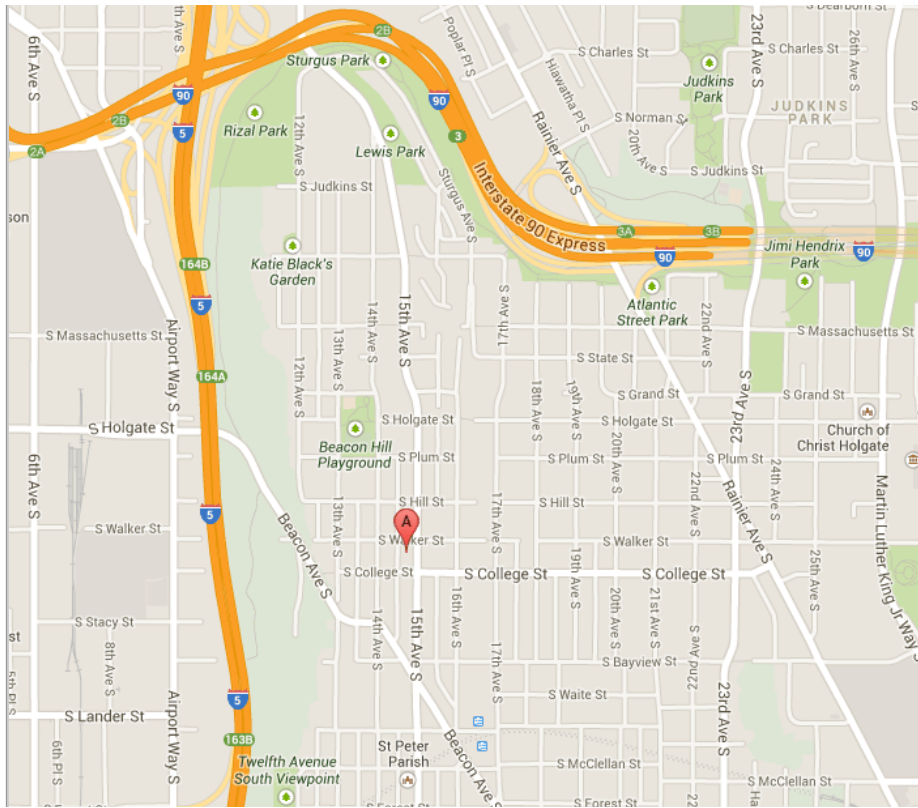
PROJECT OBJECTIVES

The proposed project is to construct 2 structures, each with 3 town homes, in the North Beacon Hill Residential Urban Village. These areas are earmarked by the city for higher dense living with multiple transportation options.

Our lot is 2 blocks from the Beacon Link Light Rail Station and is along 15th Ave S. The lot is within a 10 minute walking distance of a grocery stores (Red Apple), a bank, several small businesses (The Station Coffee Shop, Delite Bakery, salons, gas station, etc) as well as the El Centro de la Raza historic schoolhouse.

We want to further Seattle’s vision for this area by providing clean, modern, & urban lifestyle town homes, that allow for the diverse lifestyles which make up the community of Beacon Hill.

We are not asking for any departures or adjustments from the applicable codes.



Neighborhood Vicinity Map



El Centro de la Raza



The Station Coffee Shop



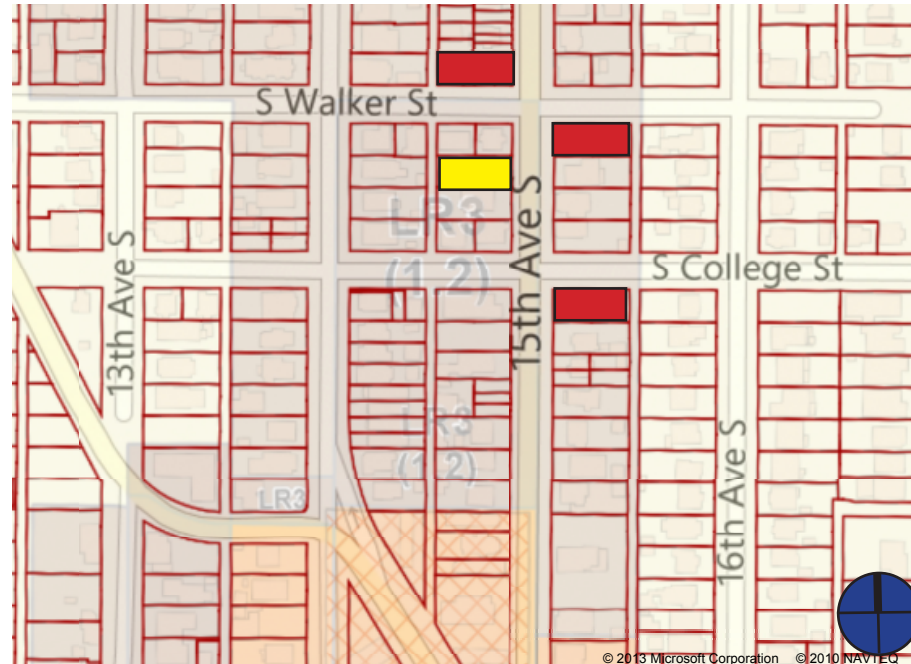
Beacon Hill Driving School



Beacon Link Light Rail Station

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DPD GIS Map showing Detailed Zon-

Site

In Construction/Proposed

ZONING INFORMATION

ZONE: LR3
 OVERLAY: North Beacon Hill Residential Urban Village
 TRANSIT: Frequent Transit Corridor
 APN: 1683400135
 STREETS: College & 15th are Arterials

Lot 2207 faces 15th ave with an alley to the rear. It is located in LR3 zone and does not border any other zone in any direction.

The block consists of 4 parcels along 15th Ave S, with two smaller parcels at the corner to the north. There are two single family residences to the north; 1 single family residence to the south, and single family residences across the alley.

There is major development a block to the north, a very large multiple unit project and 4 town home project at the NW corner of 15th & Walker currently in construction.

There is new construction across the street on the SE corner of 15th and Walker and a proposal for new multi-family construction at the SE corner of 15th & S. College St. (DPD# 3015411)

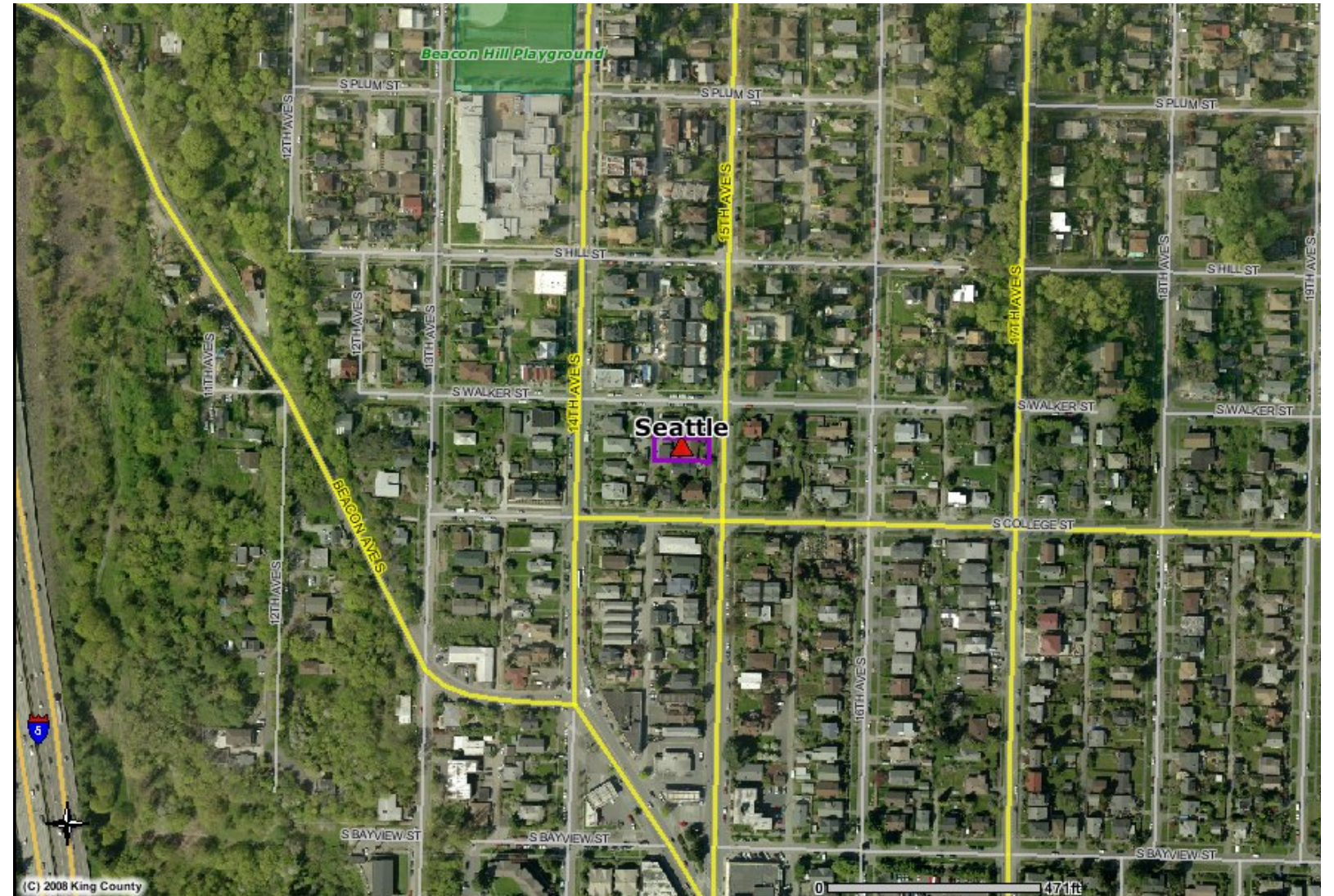


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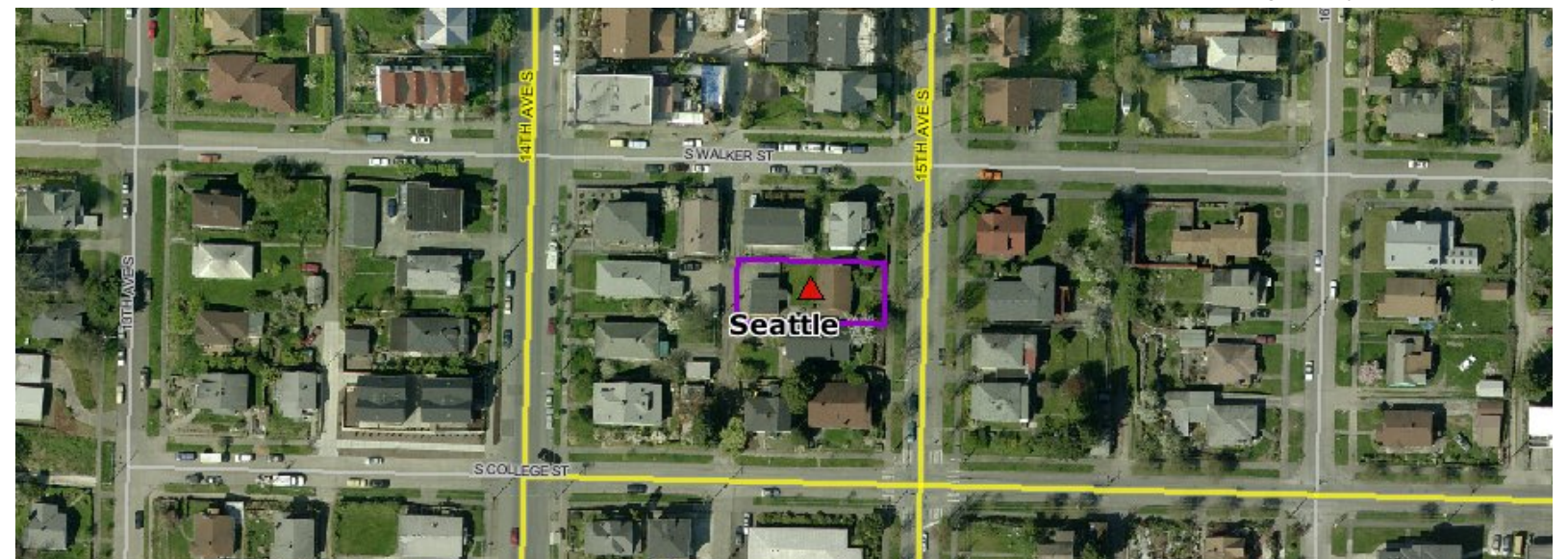
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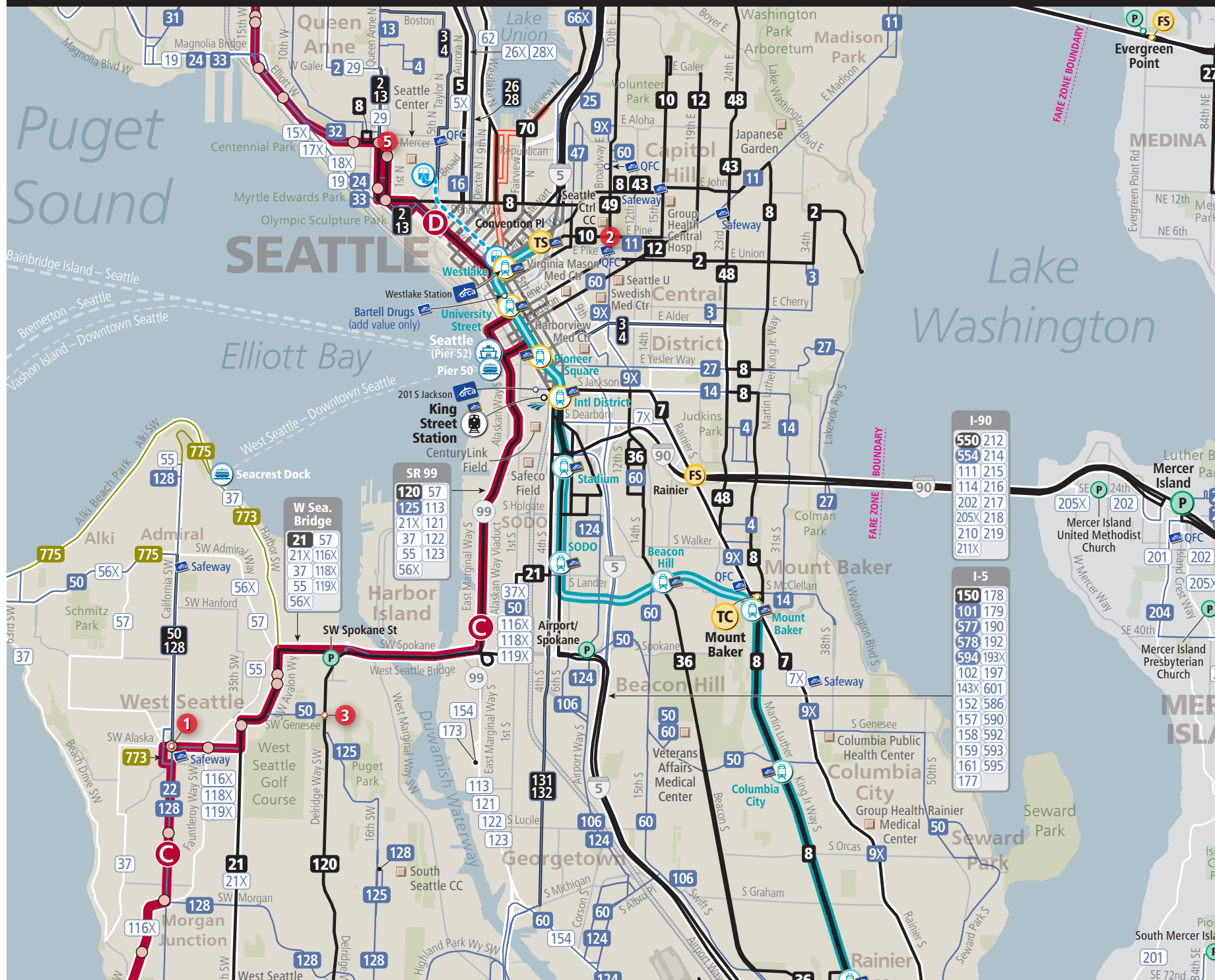


King County Aerial Vicinity Map

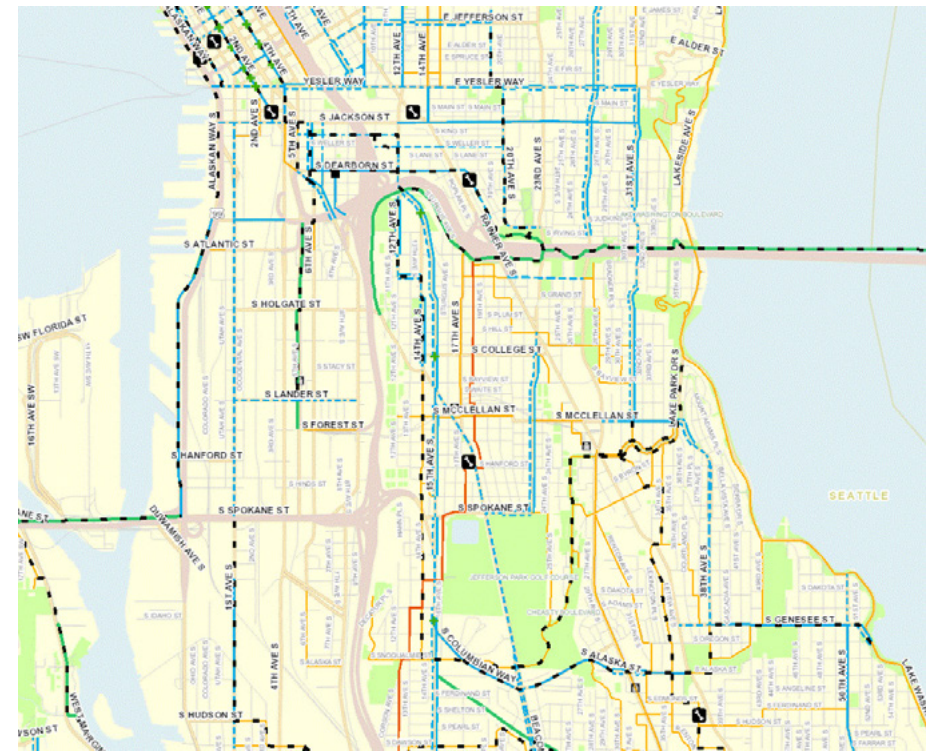
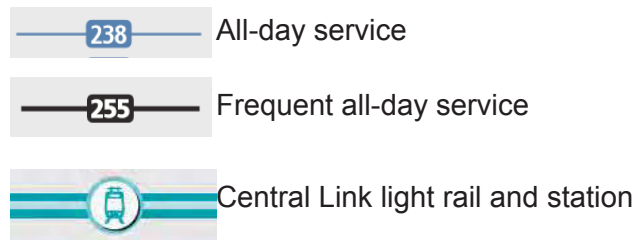


King County Aerial Vicinity Map - Close Up

Metro Transit System: Central Area



King County Metro Transportation Map



Google Map showing bike routes

PUBLIC TRANSPORTATION

The project is located in an area with access to several public transit routes. It is less than two blocks from the Beacon Link light rail station & on bus routes 60 & 36. The 60 goes to Capital Hill to the north and Georgetown/South Park to the South & West. This line goes by all the hospitals in First Hill; to Seattle Central Community College, Seattle University, and will link with the new surface rail lines. The 36 Goes to Downtown Seattle (Pike Place Market) and along the spine of Beacon Hill to Rainier Beach. It is centrally located via mass transit and biking paths.

Bikepaths include the multi-use I-90 trail to the eastside which connects to several lanes going to Capital Hill, First Hill & downtown; there are also lanes along 14th & 15th.





VICINITY MAP



⑤ sfr



④ sfr across alley to the west



⑧ construction across the street at the northeast corner



① sfr to north (1) at corner



② sfr to north (2) by alley



③ sfr to south (front and rear)



⑥ new construction at the corner across the street to north



⑦ recent town homes to the north





College Street

Walker Street

OUR SITE

AA - Panorama looking west
Our block is a little unusual because it only has 4 lots.



Walker Street

College Street

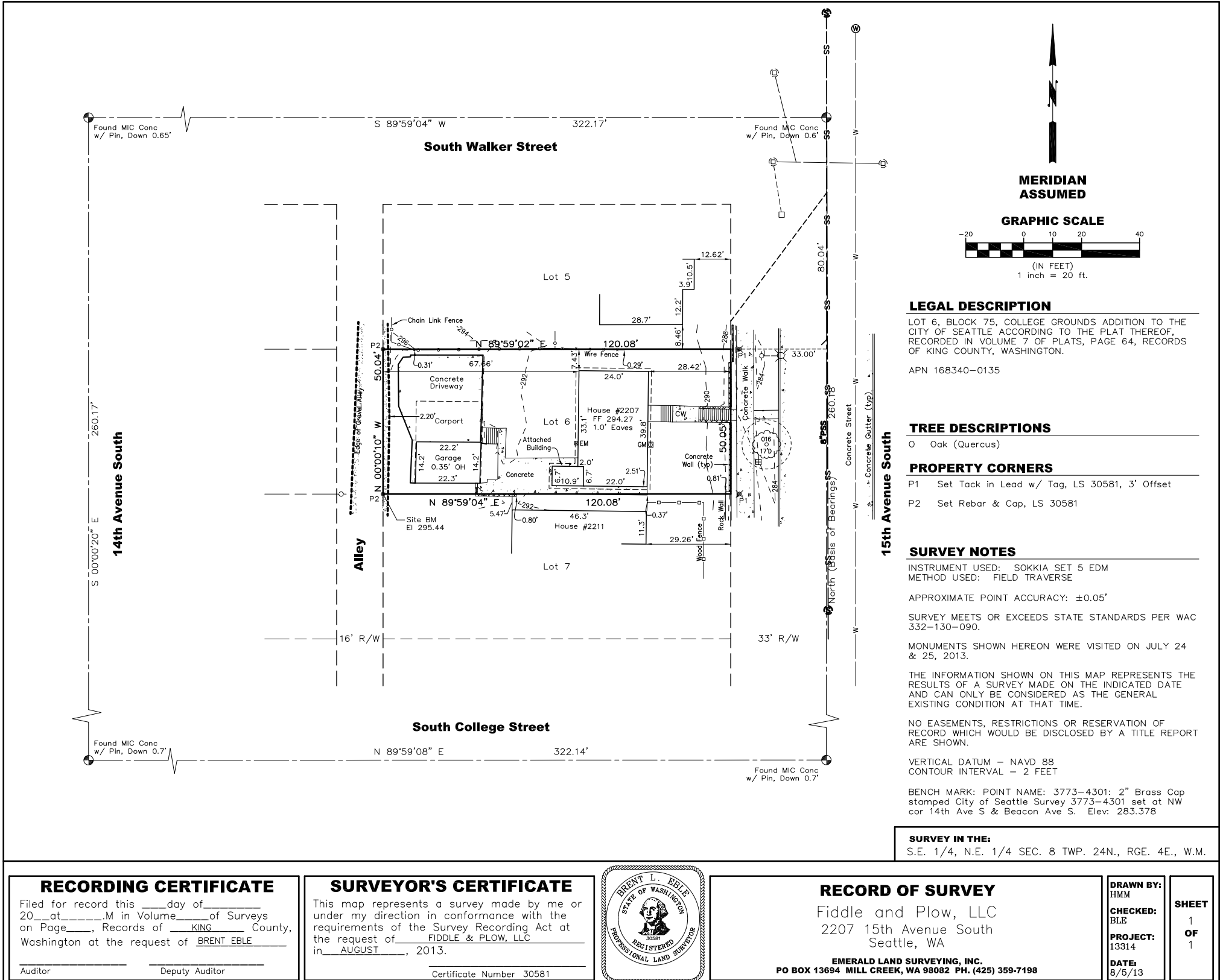
ACROSS
FROM SITE

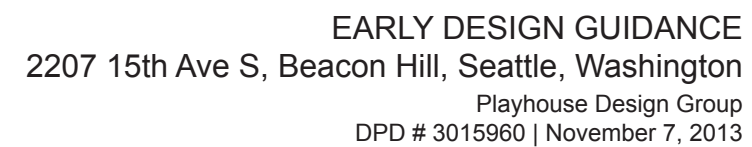
BB - Panorama looking east (across the street)
This block also only has 4 lots.

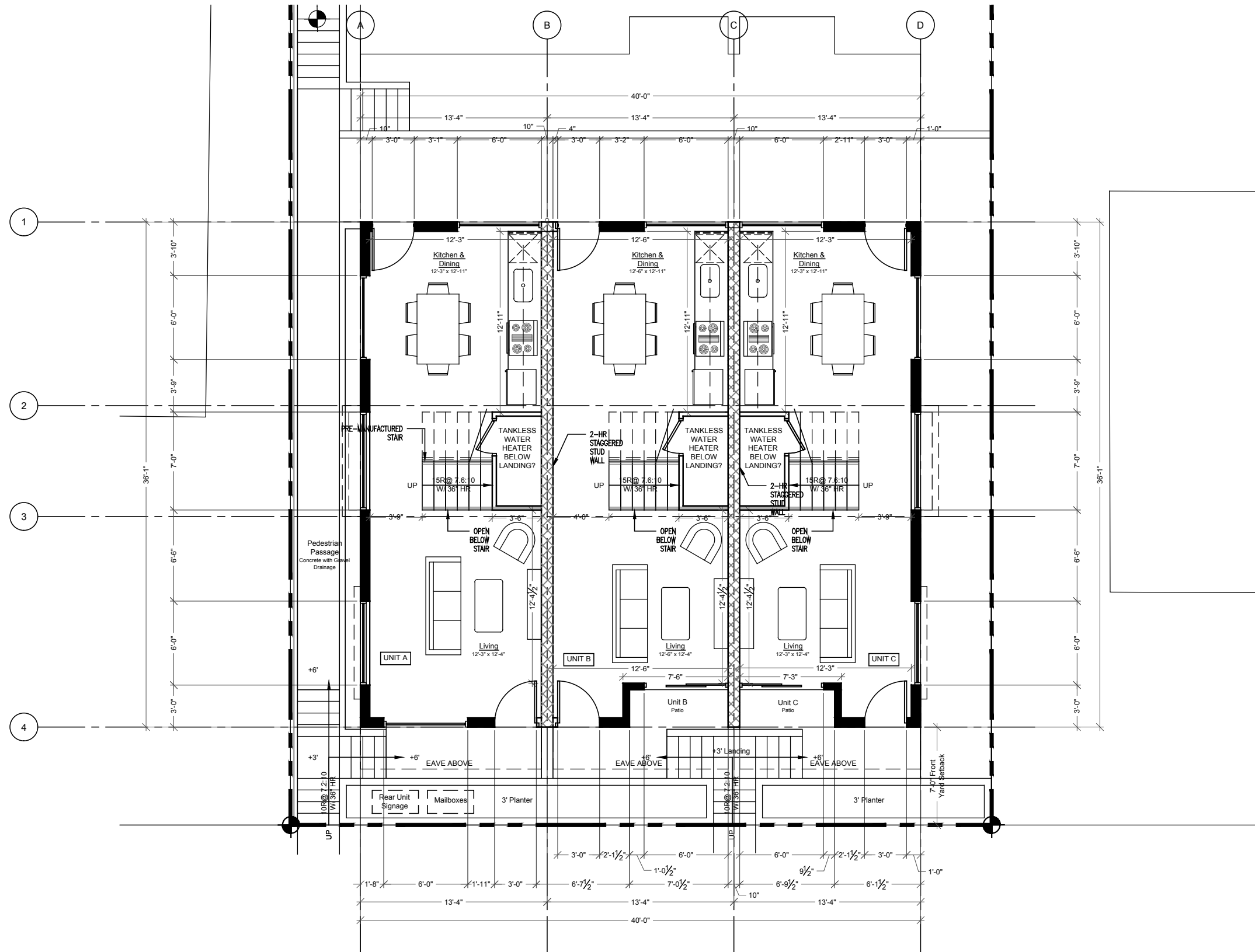


CC - Panorama looking west at the next block. Note the high concrete walls and lots of steps. The buildings have an increased setback and are over 8' higher than the sidewalk. We want to avoid this situation by decreasing the height (to 6'), breaking up the concrete (2 3' planters), and keeping the buildings as close as possible to the sidewalk so that they are more friendly.



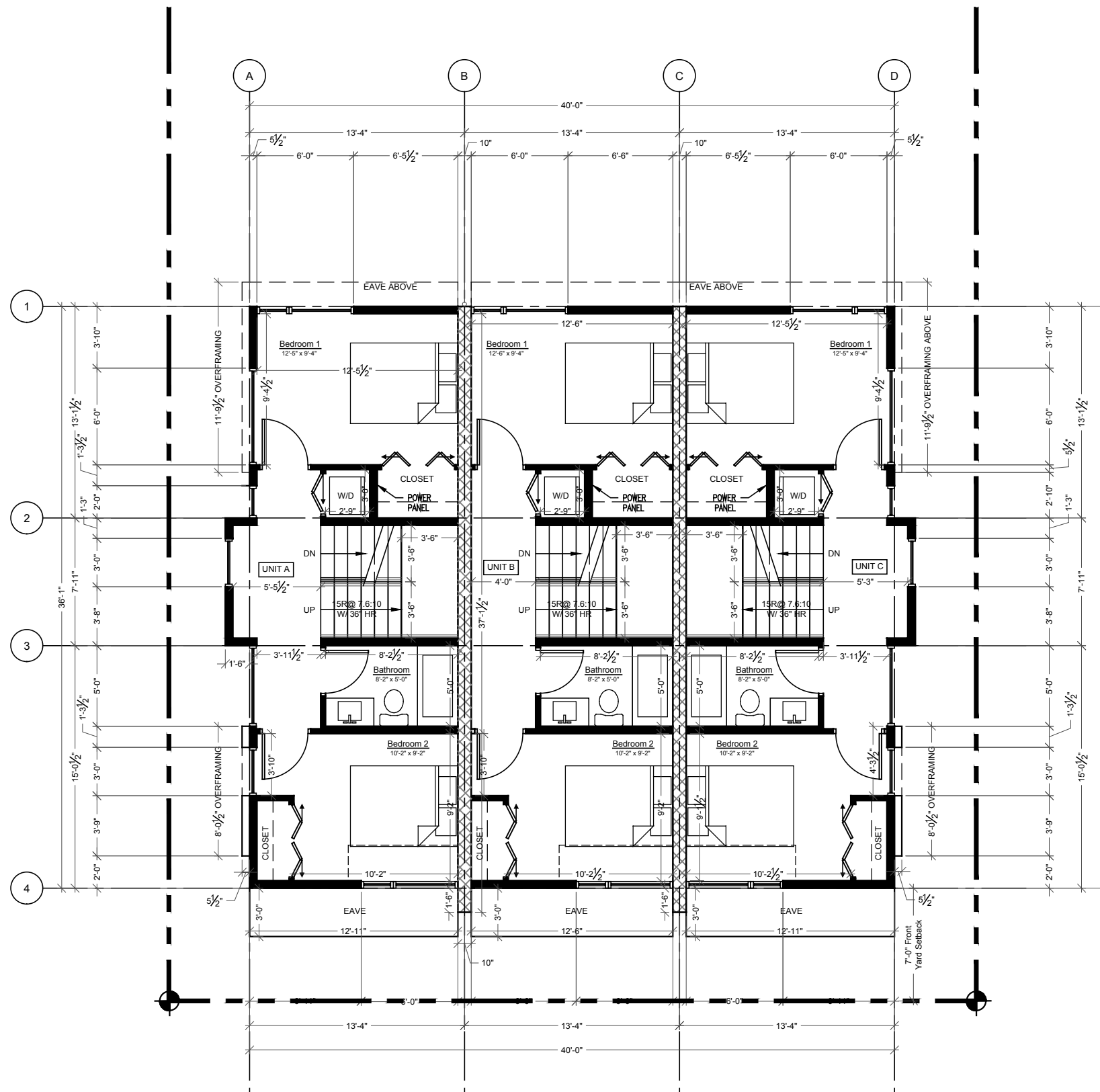






FIRST FLOOR PLAN

Note: Floor Plans are rotated clockwise 90 degrees.
Plans apply to both buildings.

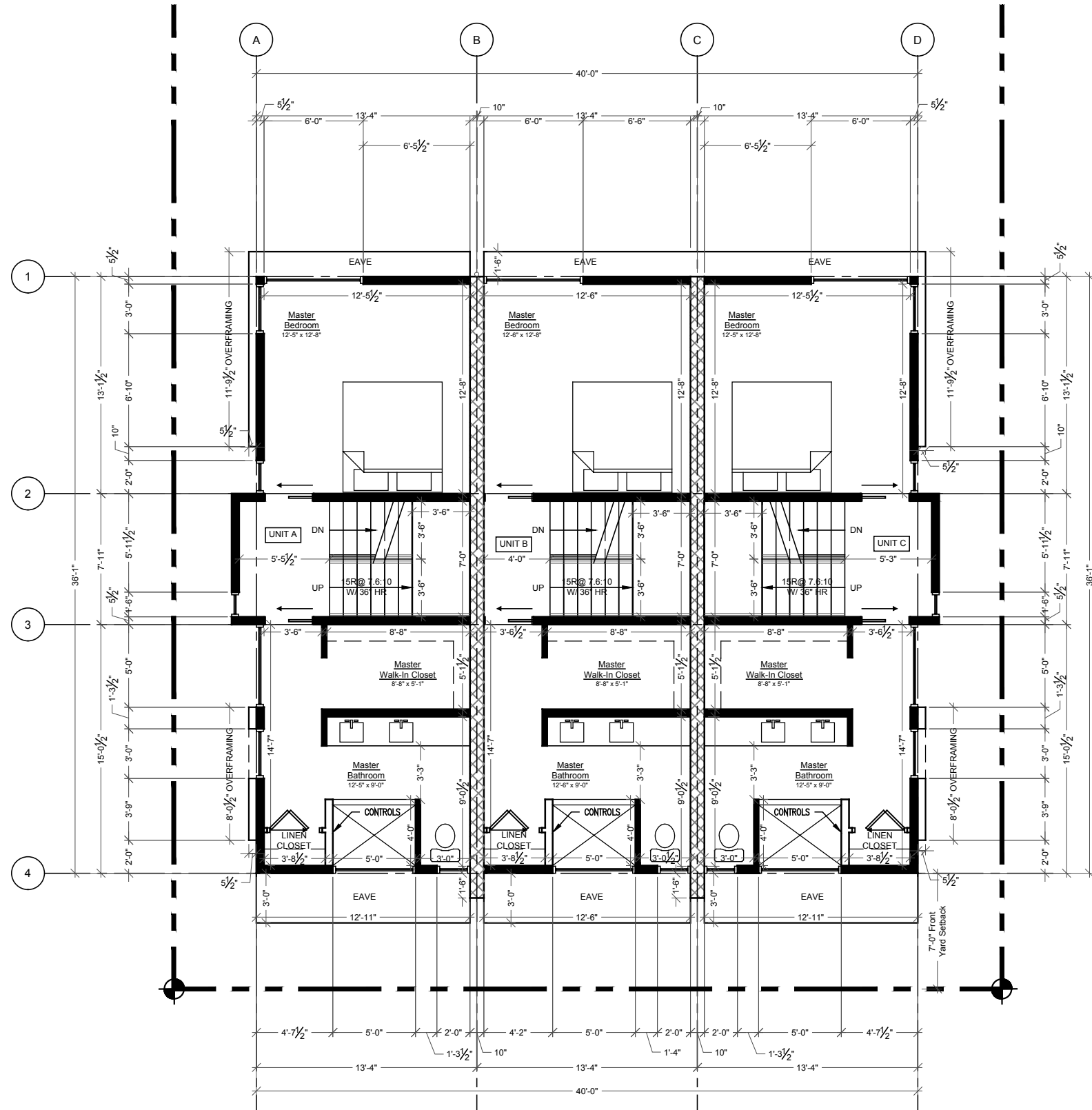


SECOND FLOOR PLAN

Note: Floor Plans are rotated clockwise 90 degrees.
Plans apply to both buildings.

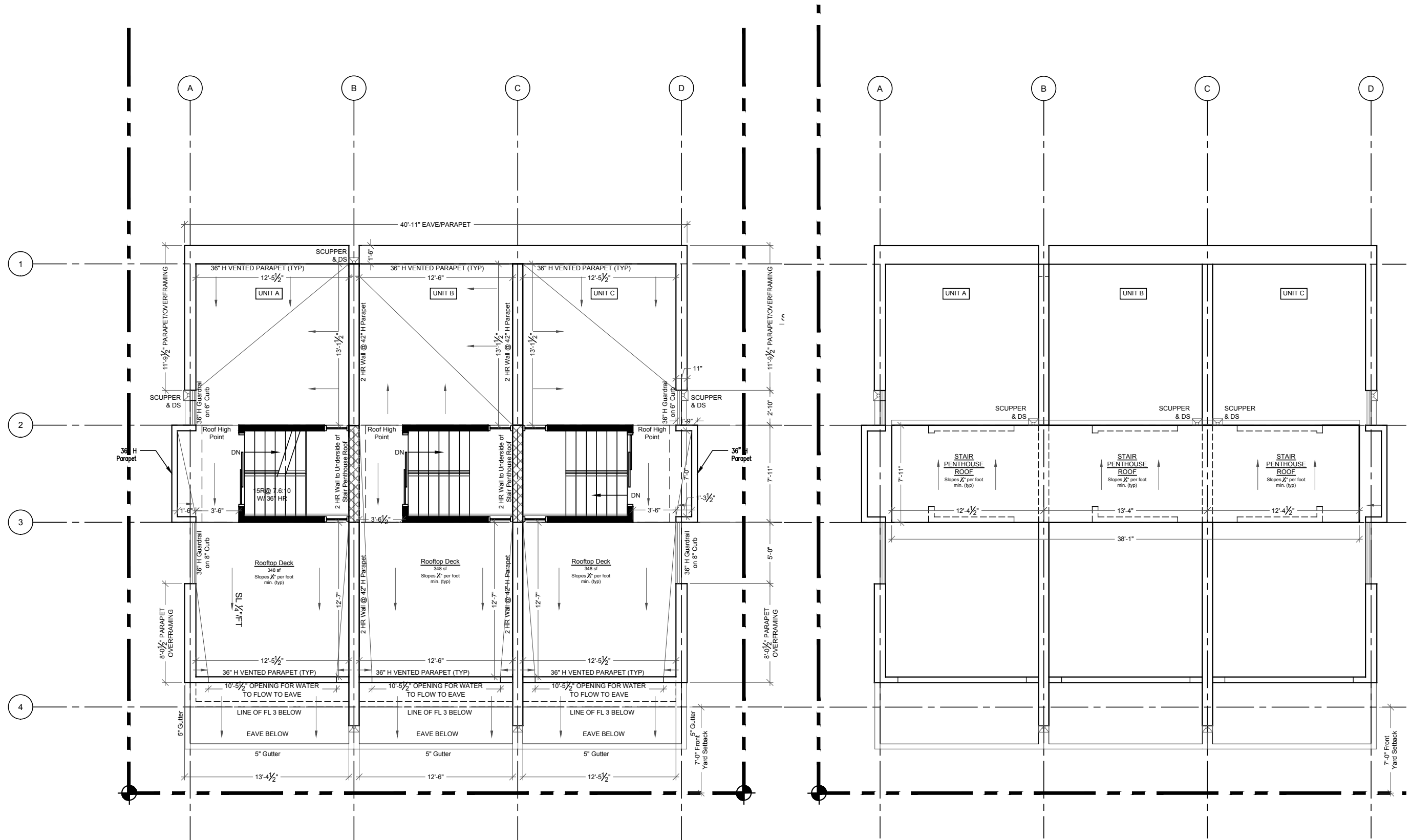
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THIRD FLOOR PLAN

Note: Floor Plans are rotated clockwise 90 degrees.
Plans apply to both buildings.



ROOF PLAN

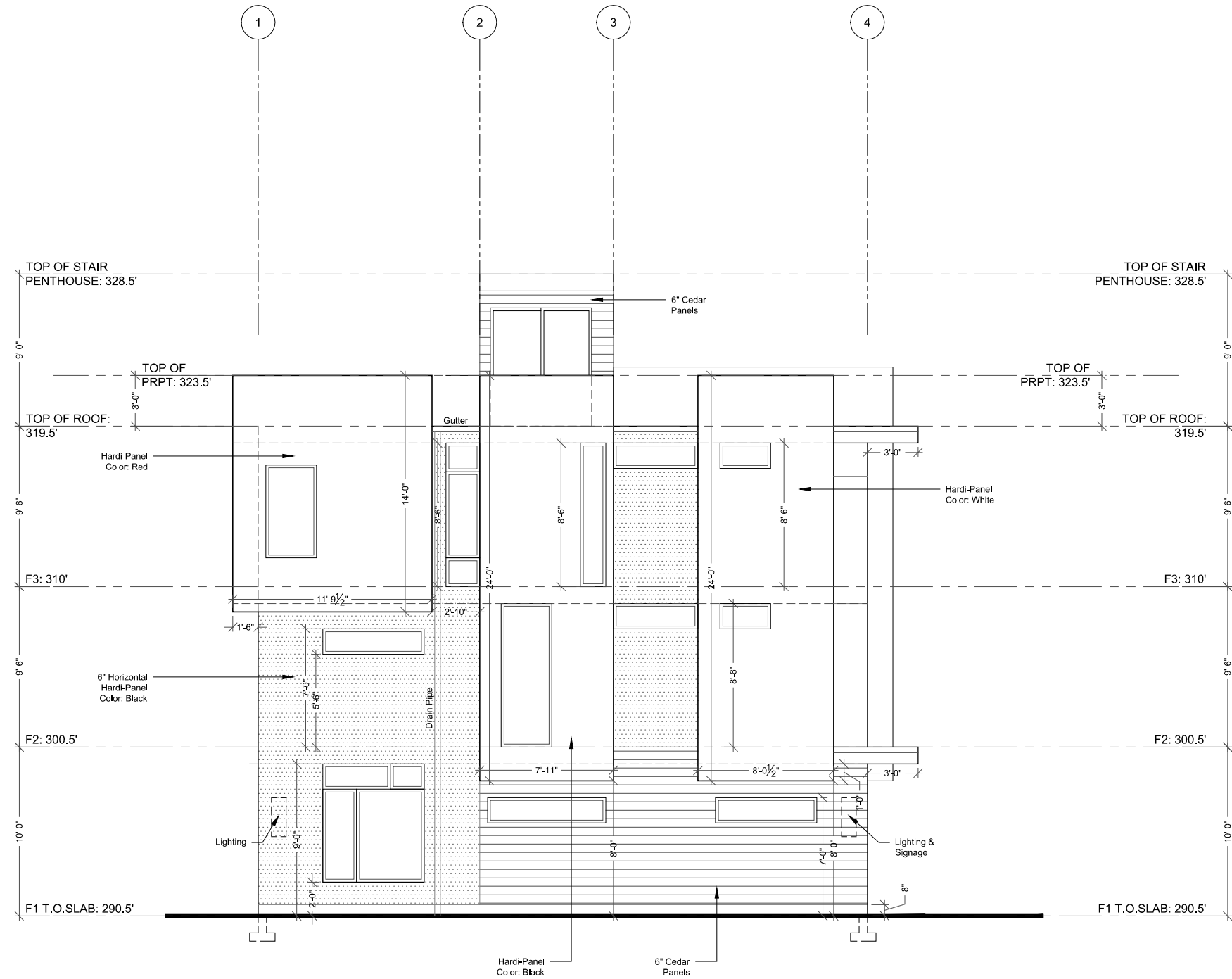
Note: Floor Plans are rotated clockwise 90 degrees.
Plans apply to both buildings.



STAIR PENTHOUSE ROOF PLAN

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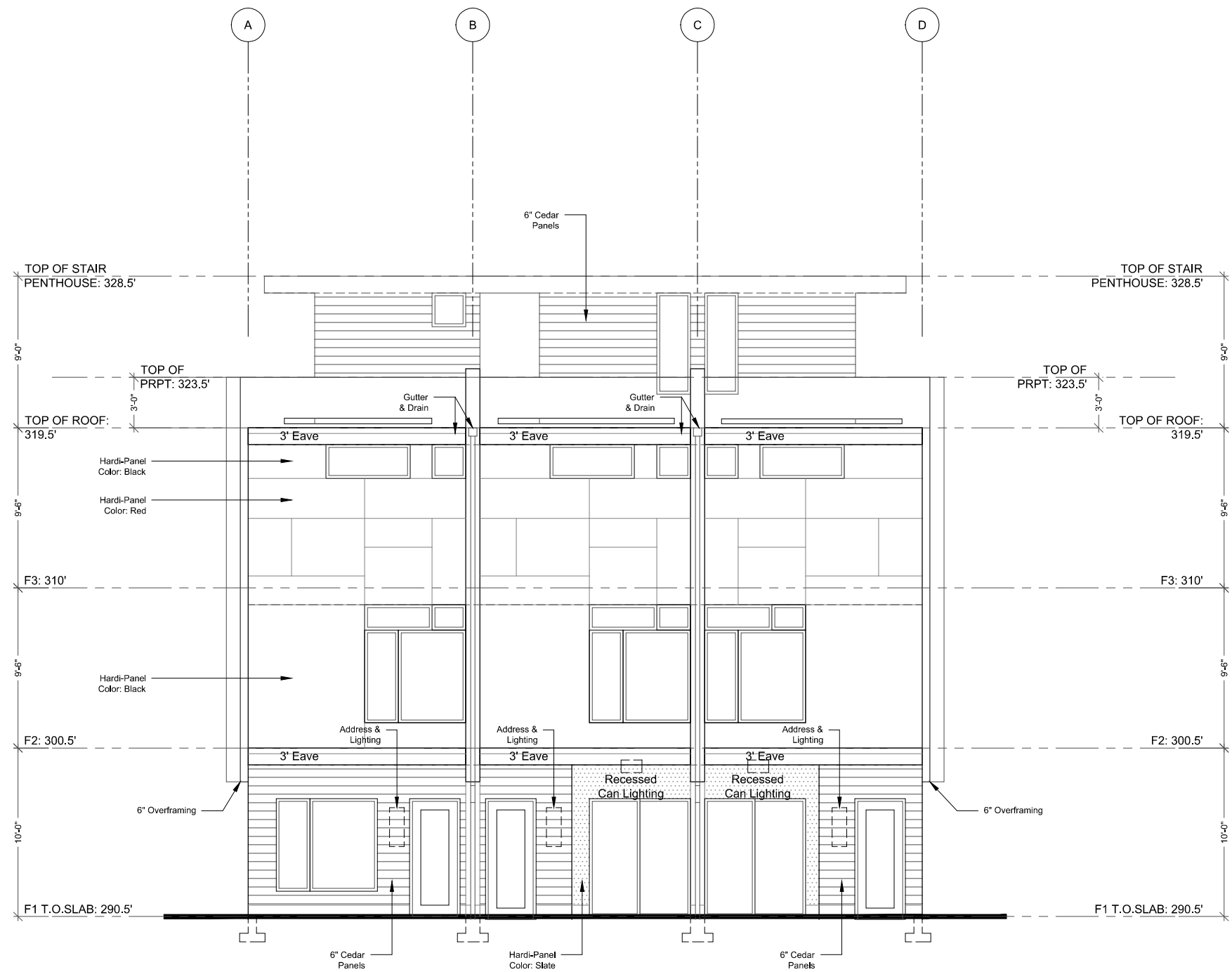


SOUTH ELEVATION

Note: Elevations apply to both buildings.

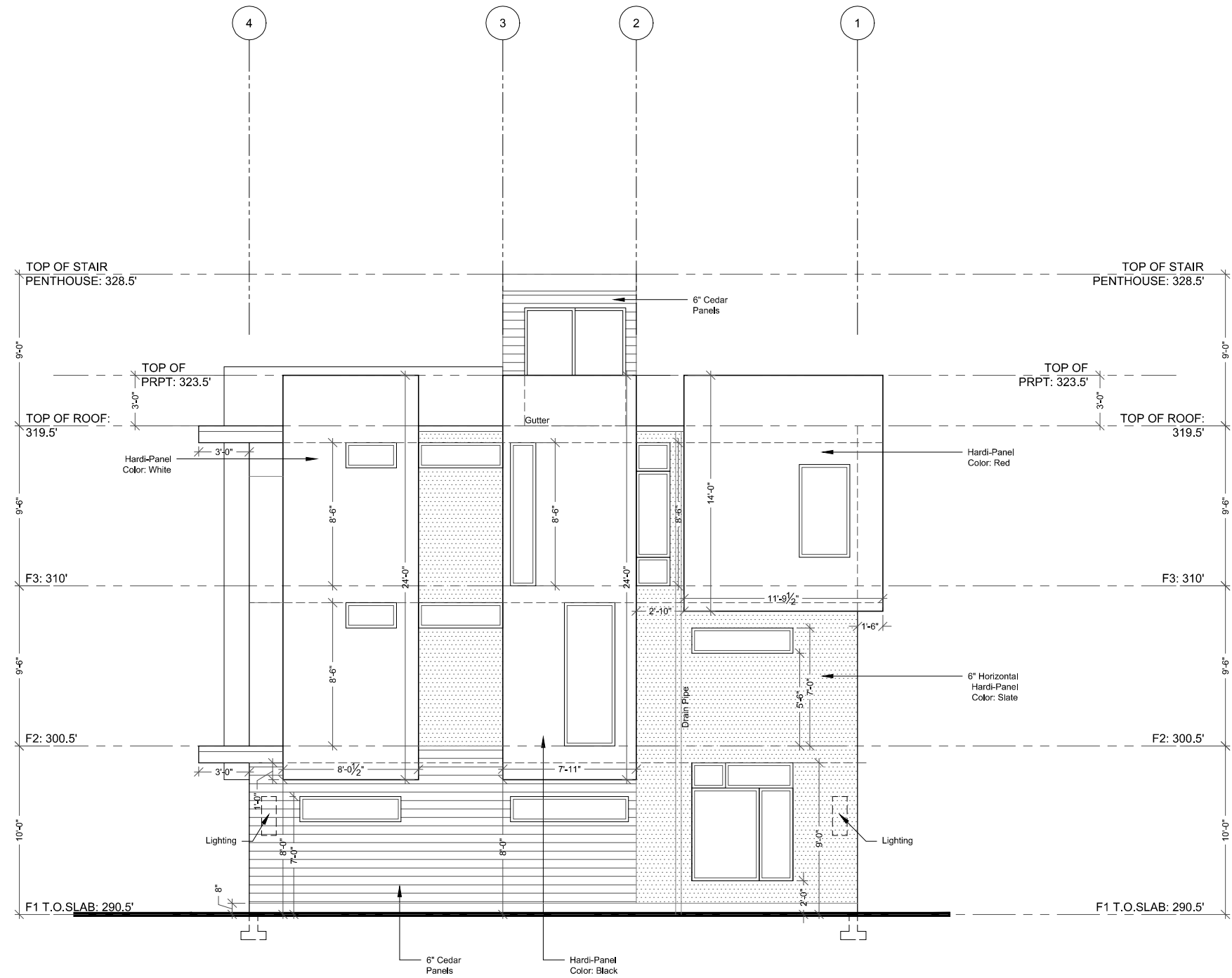


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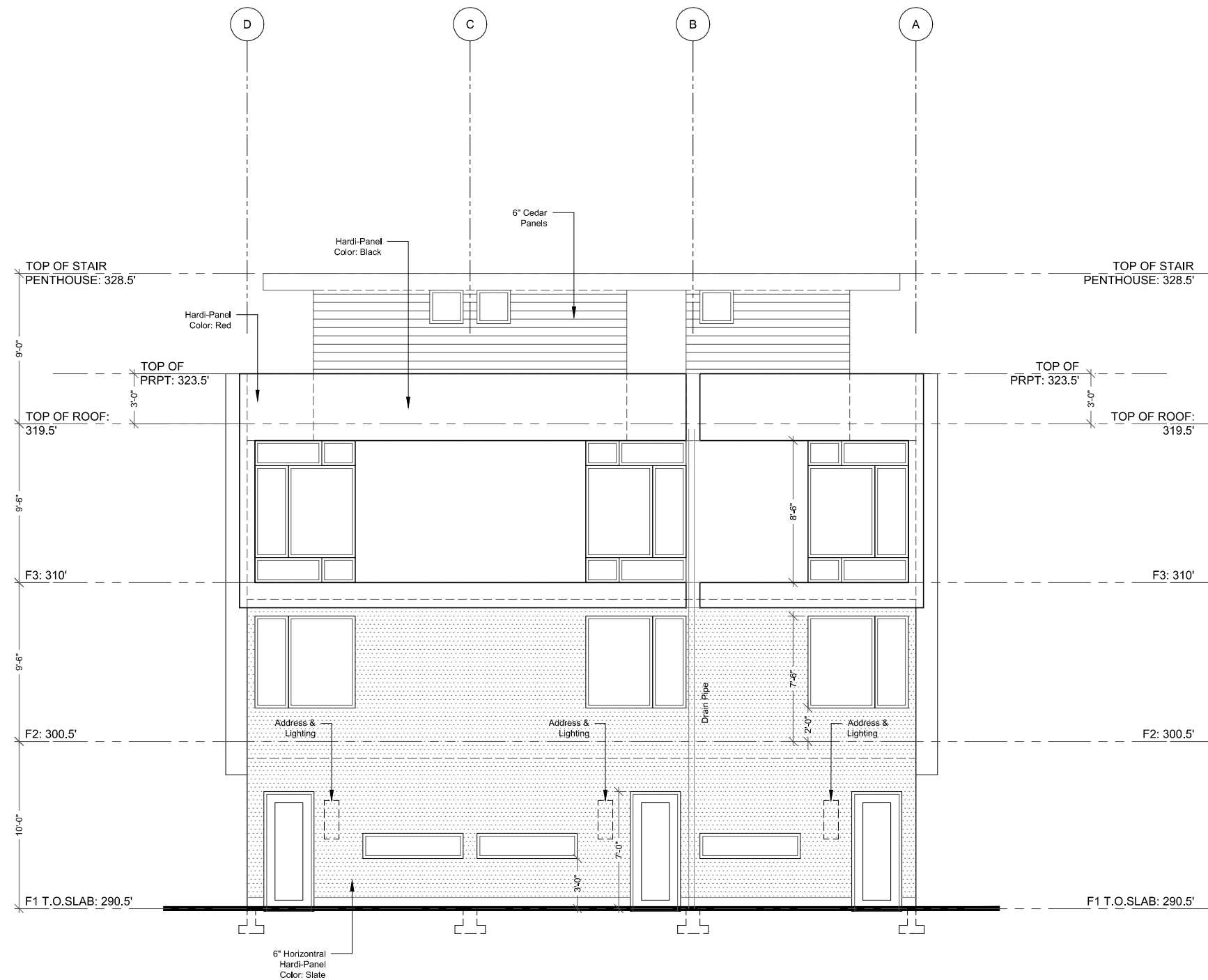
EAST ELEVATION ALONG 15TH
Note: Elevations apply to both buildings.





NORTH ELEVATION

Note: Elevations apply to both buildings.



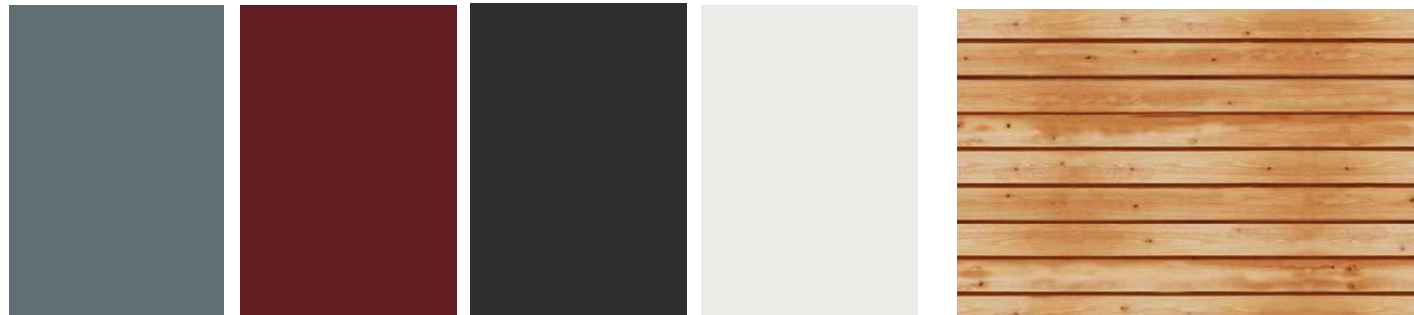
WEST ELEVATION

Note: Elevations apply to both buildings.





SOUTH ELEVATION



COLOR PALETTE: Boothbay Blue, Countrylane Red, Iron Gray, & Arctic White (see elevations for locations)

MATERIALS: Cedar Siding, Cementitious Board in different panel sizes & Lap Siding. Note: With these panels we always match the color of the reveal (or channel) with the panel color). Proposed sizes are 8'x4' horizontal (Countrylane Red & Arctic White), 2'x8' vertical (Iron Gray), 2'x2' @ 2 HR walls (Arctic White).



EAST ELEVATION



Here is an example of cedar siding. This project is by Playhouse Design Group and was recently completed in North Capital Hill.



Example of Boothbay Blue Hardi Plank Siding: The material is modern and clean looking while still maintaining a residential feel. It is proposed as a "field" material, to help the other colors and overframing pop forward. This project is by Robert Humble, recently completed in Beacon Hill.

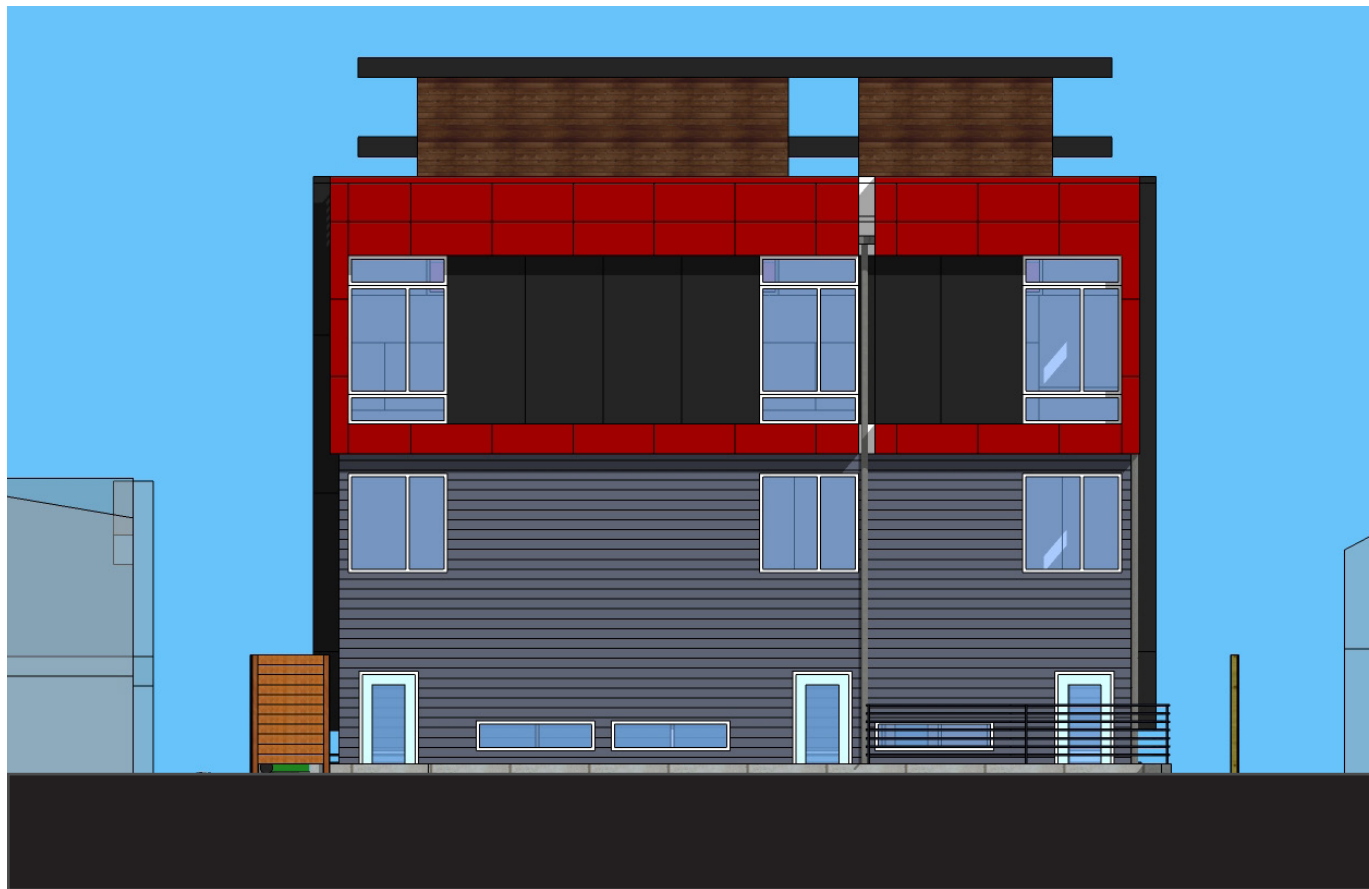


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WEST ELEVATION

This view is of the rear of the town homes from the alley. This area will be at level with existing grades and will be landscaped. We are also providing a solid waste and recycling area along the north edge of the property, fully fenced with the same cedar fencing.



Example of use of cedar to mark and warm up an entrance. (Greenleaf/Playhouse Design Group)



A cedar fence with openings between each plank to allow light and visual access to landscape. (Greenleaf/Playhouse Design Group)



A recently completed project in Magnolia showing the subtle play of overframing in creating depth and the use of colors & reveals to break up large masses. (Playhouse Design Group)



A recently completed project in Phinney Ridge, very similar to this project, which shows different colored panels adjacent. (Playhouse Design Group)



An example of permeable paving from a SFR in Queen Anne. (Playhouse Design Group)



NORTH ELEVATION

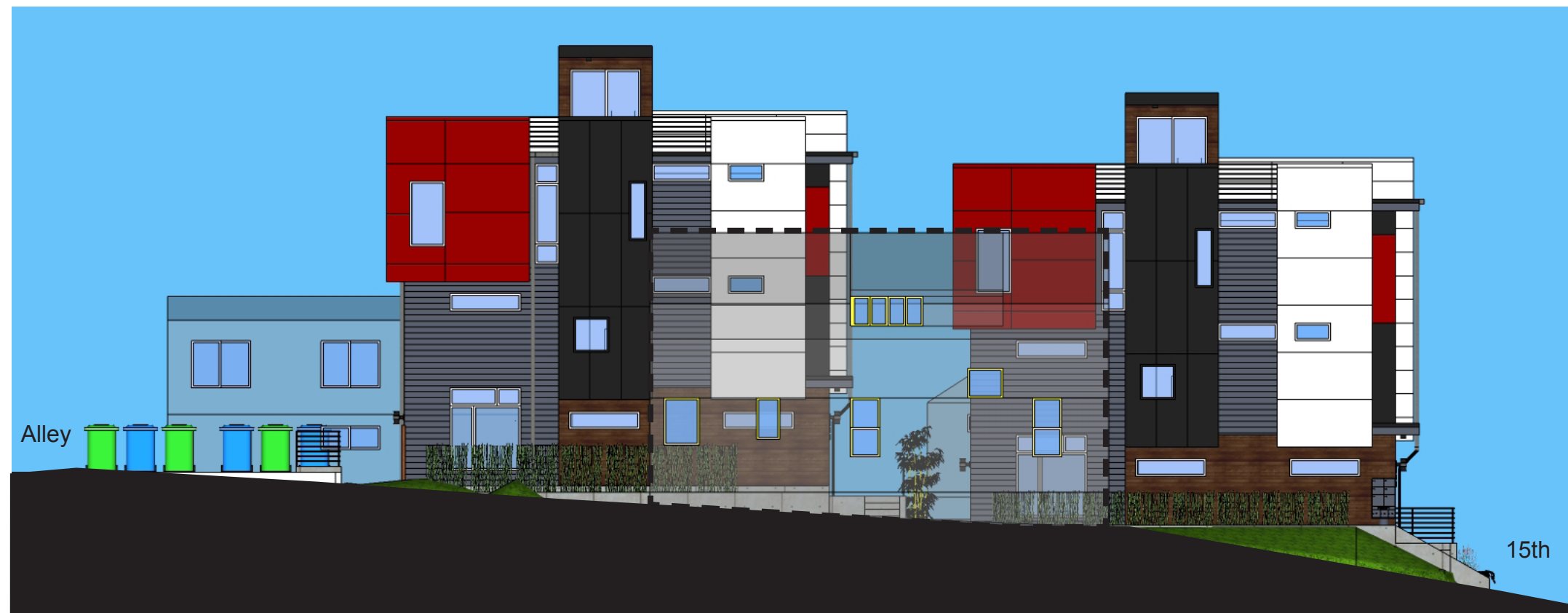
This view, looking south, shows the grade from the sidewalk. We are sinking the front building (along 15th Ave S) as much as we can in order to minimize the grade change from the sidewalk. What is shown is a 6' grade change from the sidewalk to the front entrances; split into two 3' planters so that there isn't a high, unfriendly wall along the sidewalk. We want to provide waste high planters which, if the users choose to, can be used as public gardening. At the very least, it will be a place for the owners to landscape.

The second structure in the rear is raised 4', to allow for light and views, as well privacy (off setting the windows in the courtyard).





WINDOW STUDY - NORTH ELEVATION • Windows of 2 Single Family Residences to the North shown in yellow.



WINDOW STUDY - SOUTH ELEVATION • Windows of Single Family Residence to the South shown in yellow.





View from Alley looking Northeast



View from 15th looking Northwest



View from Alley looking Southeast

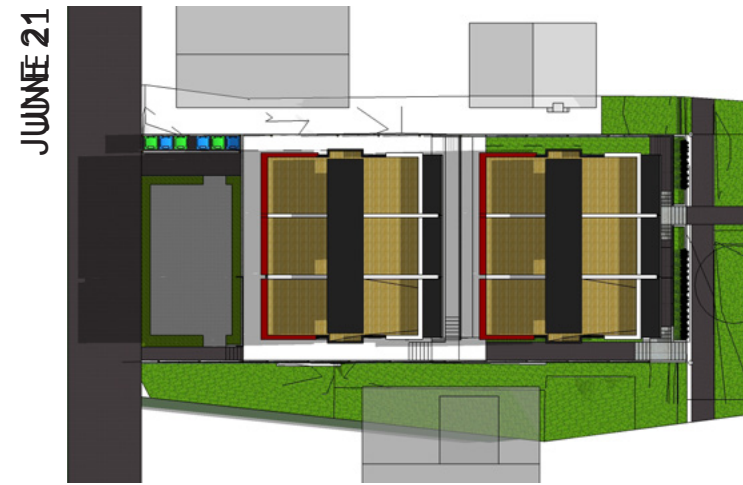


View from 15th looking Southwest

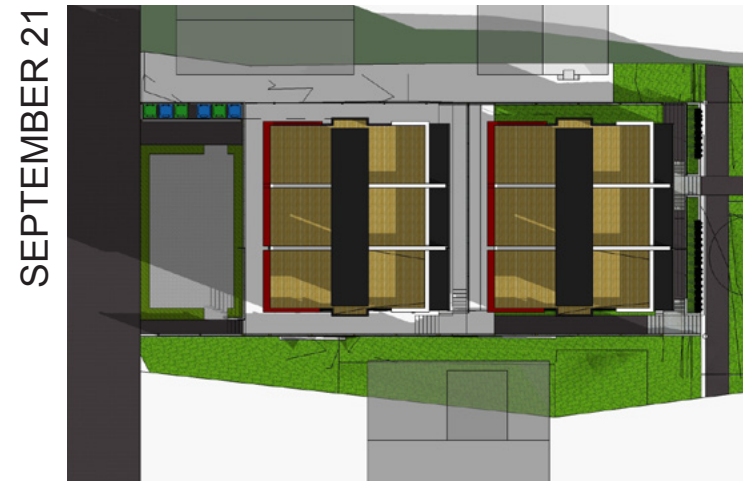
3-D MODEL VIEWS

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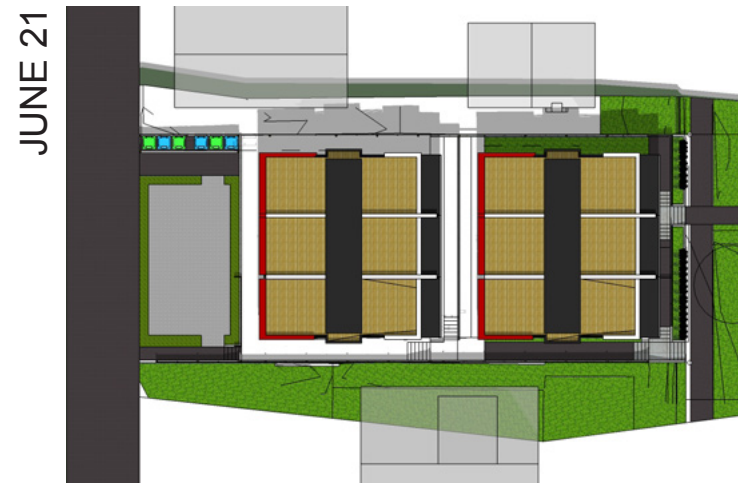
8 am



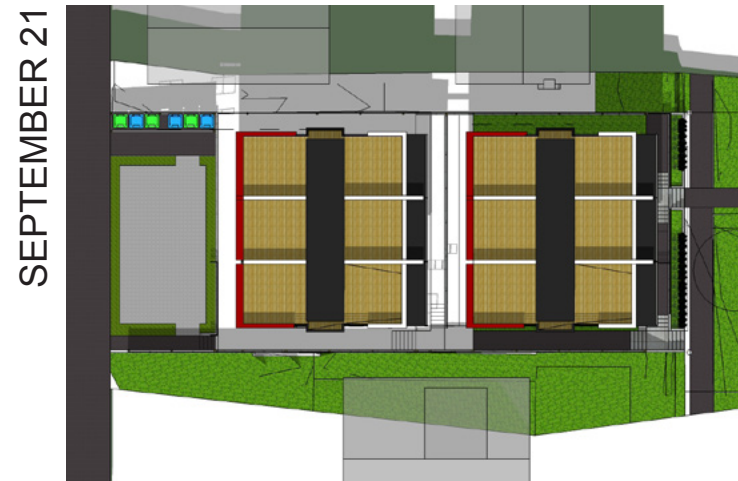
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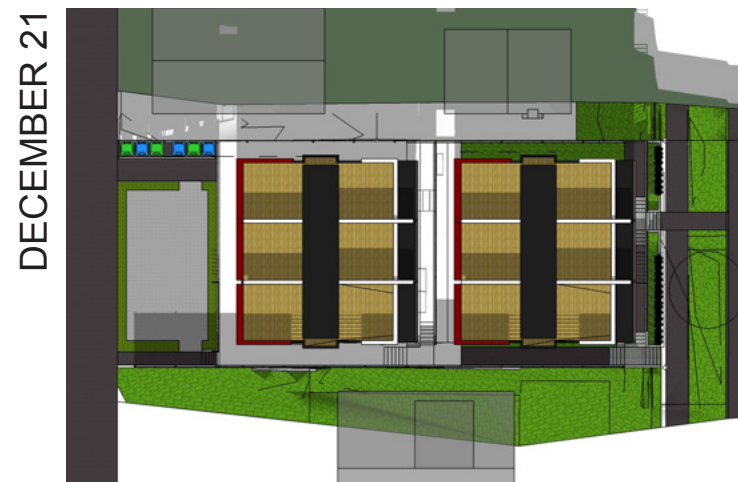
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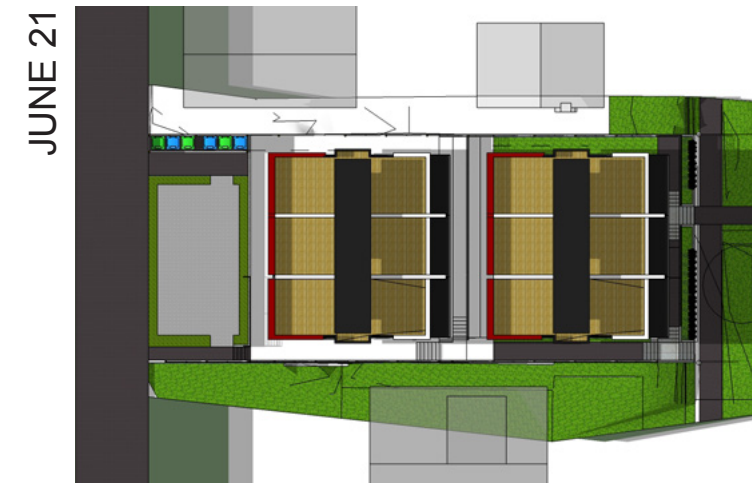
noon



noon



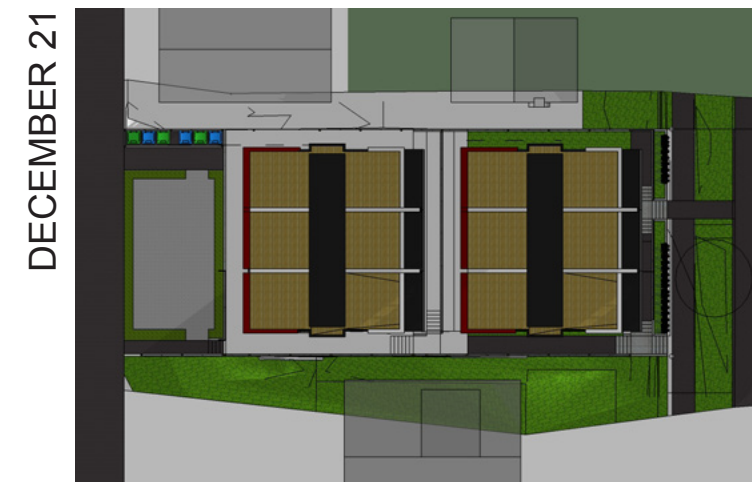
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4 pm

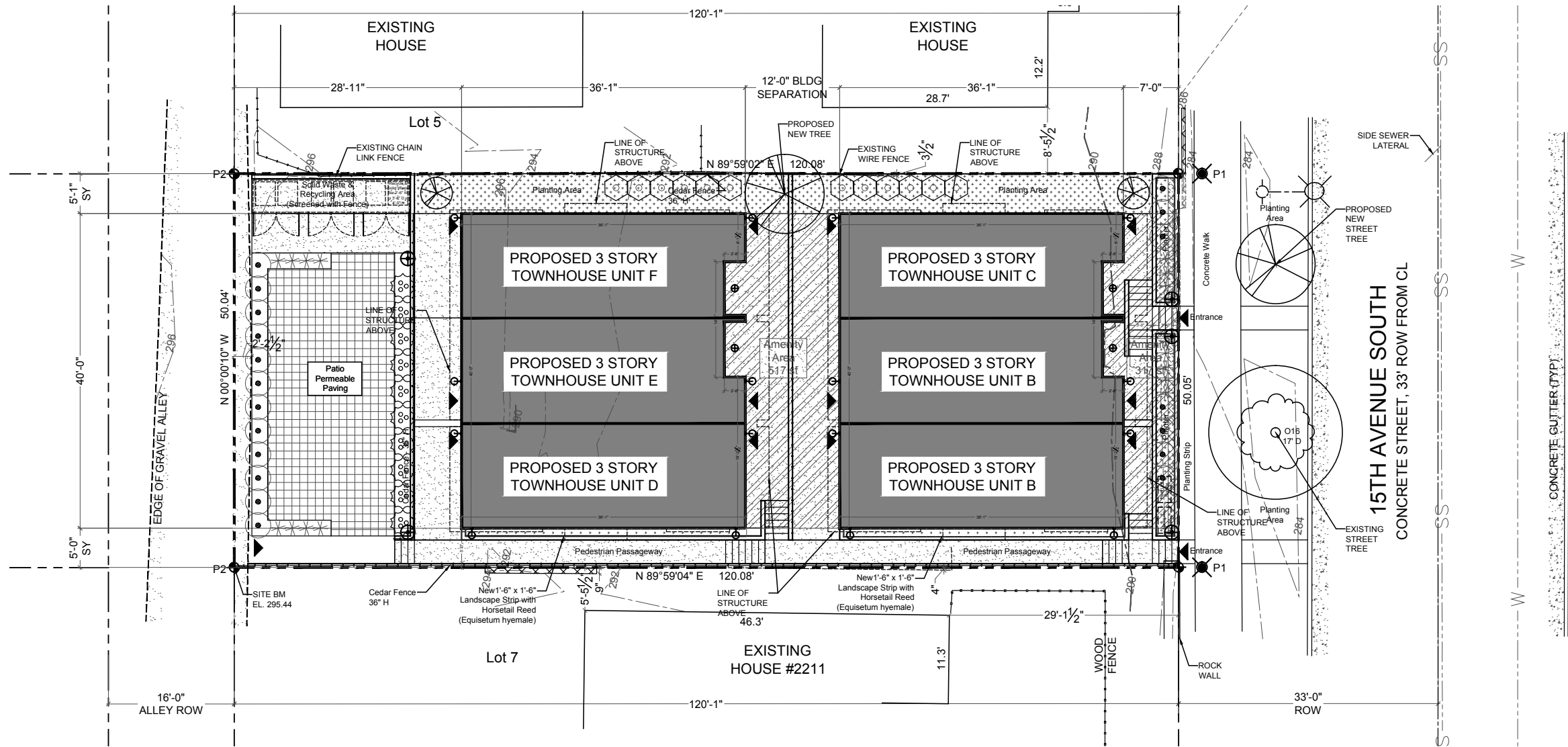


4 pm



4 pm





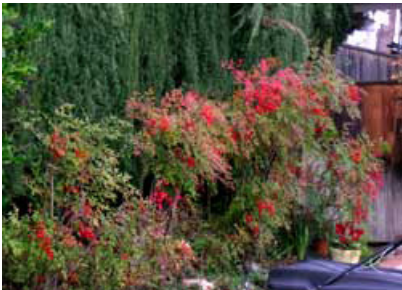
Site Plan

PLANT SCHEDULE			
SYM	QTY	BOTANICAL NAME / COMMON NAME	SIZE
<u>MEDIUM/LARGE TREES</u>			
	8	MAGNOLIA X JANE	MIN 2" CAL.
<u>EVERGREEN SHRUBS</u>			
	23	NADINA DOMESTICA "GULF STREAM" / HEAVENLY BAMBOO ^A	MIN 24" HT
	23	ROSMARINUS OFFICINALIS "TUSCAN BLUE" / ROSEMARY ^A	MIN 24" HT
	14	VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY ^N	MIN 24" HT
<u>GROUNDCOVERS, GRASSES AND VINES</u>			
	580 SF	PARTHENOCISSUS QUINQUEFOLIA / VIRGINIA CREEPER	4" CONT @ 18"OC
	170 SF	HELICOTRICON SEMPERVIRENS / BLUE OAT GRASS *	1 GAL
		EQUISETUM HYEMALE / HORSETAIL REED	
		HYDRANGEA ANOMALA PETIOLARIS (H. PETIOLARIS) / CLIMBING HYDRANGEA (USED IN THE "WING WALL" OPENINGS OF THE NORTH FACADE)	
* = DROUGHT TOLERANT			
^N = NORTHWEST NATIVE			
^A = PLANT REACHES A MATURE HEIGHT OF >24"			

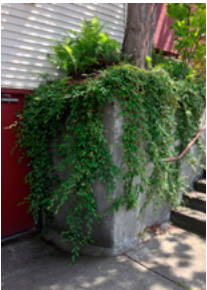
OUTDOOR LOW VOLTAGE LIGHTING LEGEND	
	RECESSED CANS
	LOW-VOLTAGE LANDSCAPE LIGHTING (PATH LIGHTING)
	DOWN LIGHTING (IN PLANTER WALLS)
	UPLIGHTS (IN PLANTER BEDS)
	SCONCES



Heavenly Bamboo Hedge



Heavenly Bamboo Hedge



Vine over a wall



Feather Reed Grass



Use of Horsetail Reed in a border



Virginia Creeper

Planting & Lighting Schedules



DESIGN GUIDELINES

A-1 RESPOND TO SITE CHARACTERISTICS

The project takes advantage of views to the South.

A-2 STREETScape COMPATIBILITY

Options 2 & 3 have similar front setbacks as the neighboring buildings.

A-3 ENTRANCES VISIBLE FROM THE STREET

All options have prominent entrances that are easily identifiable from the street.

A-4 HUMAN ACTIVITY

Amenity space at the front of the building encourages interaction between residents, neighbors, and passersby.

A-5 RESPECT FOR ADJACENT SITES

Neighbors to the East and West have minimal windows along the property lines. Amenity spaces of the proposed project will abut those of the neighbors.

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. Options 2 & 3 place larger common areas in the front as a way to give life to the street and encourage interaction as residents pass thru on their way inside the building.

A-8 PARKING & VEHICLE ACCESS

There is no vehicle parking required, however all Options will request a smaller curb cut to incorporate on-site scooter parking.

B-1 HEIGHT, BULK & SCALE COMPATIBILITY

The allowable height limit for apartments is 40' in LR-3 zones, which is the roof height for the proposed project. The townhomes to the West have a 30' limit, but their pitched roofs continues another 5' higher. One lot further West, the zone is neighborhood commercial with a height limit of 40'.

C-1 ARCHITECTURAL CONTEXT

Options 2 & 3 site the building with similar front setbacks to adjacent buildings. The existing styles of neighboring apartments and townhomes are not seen as appropriate for a new apartment building in this area.

C-2 ARCHITECTURAL CONCEPT AND CONSISTENCY

The building will have a simple elegance with clean lines.

C-3 HUMAN SCALE

Human scale will be maintained by horizontal detailing at floor lines to break up the verticality of the facade.

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

All options provide 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 along the side lot line or in the rear setback.

D-7 PERSONAL SAFETY AND SECURITY

Units will face the street as well as side and rear setbacks, allowing surveillance by residents

E-1 LANDSCAPING TO REINFORCE DESIGN CONTINUITY WITH ADJACENT SITES

Currently there is not much 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.

E-2 LANDSCAPING TO ENHANCE THE BUILDING AND SITE

The landscaping of this project will help to soften both the massing and the transition from street to entry.

9 am



PRE-SUBMITTAL MEETING NOTES

1. Clearly Show Responses to Presubmittal Guidance

We are not requesting any departures and/or adjustments.

2. Show proposed materials & colors with examples of their use

We are proposing the use of horizontal cedar lap siding at the entrances; 4" horizontal plank siding, and cementitious panels in varying patterns. Our color palette is white, slate gray, red, and black.

3. Relationship with adjacent properties

We are proposing with our design to break up the mass via overframing, the use of different materials and patterns, and the use of color. We are also showing the location of adjacent windows with our proposed windows. None of the windows we are proposing look directly in to adjacent properties. We have put corridors along the north and south edges so that we have limited openings and increased privacy for the north and south adjacent residences. We are proposing good quality cedar fences along the north and south property lines with shielded and directed lighting. Our landscaping along the pedestrian passageway will further soften these connections. The north setback will be all landscaping. Fortunately, our orientation means that the beautiful gardens in the rear of the SFR to the south will remain with good quality light. The two properties to the north have minimal windows, and will benefit from the landscaping buffer we are proposing in the north setback.

4. Solid Waste & Recycling

We are proposing a solid waste area at the alley (where I have not yet verified that pickup occurs, though I have sent an email to Liz Kain and all signs point to it being collected at the alley - neighbors have bins there). This area will be screened with a nice cedar fence, and lighting will be provided, though shielded and directed away from adjacent properties.

5. Landscaping, Lighting, & Signage Designs

Our landscaping plan is now provided. We propose two large 3' high planters along the street, a landscape buffer in the setback along the north, a landscaped patio area in the rear along the alley, and planters at the foot of each structure along the pedestrian passageway at the south of the property. Signage will be provided at the street (15th) and alley to inform people where

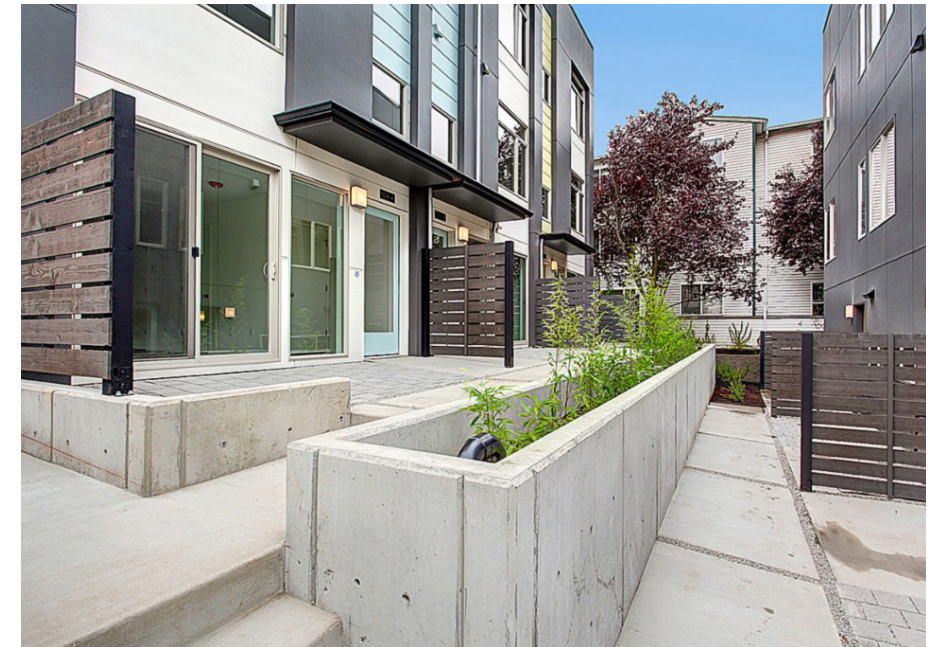
the units are. Mailboxes will be exterior at the entry of the pedestrian passageway on 15th.

6. Front face along 15th Ave South & Rear yard setback at alley

We firmly believe in engaging the sidewalk. We do not believe overly large setbacks or buildings which turn their backs on the sidewalk, are conducive to an enriching urban design. We also recognize the need for private and secure space. We have recently finished a project that illustrates our beliefs in this regard (111 20th Ave). We are proposing sinking the building 2' along 15th so that we can minimize the grade change. What is shown in these drawings is a 6' grade change from the sidewalk composed of 2 3' high planters. Each unit along 15th has its own entrance and patio area. The lower planter along the sidewalk is shown as landscaping but we will encourage the planting of gardens (especially green beans) as this has been a community endeavor. We maintained the minimum 7' setback for two reasons: 1. we were able to provide the private space and private entry we desired, and 2. we believe it is more desirable to have the building facade as close to the sidewalk as is allowed by code. This strategy also allowed us to have common patio space at the rear of the property. The actual alley encroaches our site by almost 3'. We are proposing a clear boundary created by a 2' landscaped planting strip within our property line, and a permeable paved common area. This strategy allows for the avoidance of disrupting adjacent properties (if we proceed and improve the alley, it will be very disruptive to all the properties which currently encroach on the non-conforming alley). We hope that the minimal grade change of 6', the stepping of the 3' planter, the private patios and entrances, will liven up the sidewalk and engage the community.

7. Courtyard

Our courtyard is shifted vertically 4' and staggered so that the windows and floor levels are offset and do not look directly into one another. We are proposing a 12' building setback which allows for access to all units as well as a small private areas.



111 20th Avenue

Recently completed similar project in Capital Hill. Photo above shows a 7' setback from the street with individual patios and entrances. Lower picture shows the courtyard between the two structures. This project was completed in October and all 6 units sold within the first week. Happily, a lot of our strategies seemed to work. The front stoops engage the street, bringing life back to it.

