



EARLY DESIGN GUIDANCE PACKET  
PLAYHOUSE DESIGN GROUP  
JANUARY 22nd, 2014 | DPD# 3016636



|                   |               |  |                  |    |
|-------------------|---------------|--|------------------|----|
| TABLE OF CONTENTS | 1             | PROPOSAL DESCRIPTION                               |                  |    |
|                   | 2             | CONTEXT ANALYSIS & ZONING INFORMATION              |                  |    |
|                   | 3             | TRANSPORTATION                                     |                  | 29 |
|                   |               |  |                  | 30 |
|                   | 4             | NEIGHBORING BUILDINGS                              |                  |    |
|                   | 5             | STREET VIEW PANORAMAS                              |                  |    |
|                   | 6             | SURVEY   |                  |    |
|                   | 7             | PROPOSED DESIGN - SITE PLAN                        |                  |    |
|                   | 8             | PROPOSED DESIGN - BLDG A                           | FLOOR PLANS      |    |
|                   | 9             | PROPOSED DESIGN - BLDG A                           | FLOOR PLANS      |    |
|                   | 10            | PROPOSED DESIGN - BLDG A                           | FLOOR PLANS      |    |
|                   | 11            | PROPOSED DESIGN - BLDG A                           | FLOOR PLANS      |    |
|                   | 12            | PROPOSED DESIGN - BLDG B                           | FLOOR PLANS      |    |
|                   | 13            | PROPOSED DESIGN - BLDG B                           | FLOOR PLANS      |    |
|                   | 14            | PROPOSED DESIGN - BLDG B                           | FLOOR PLANS      |    |
|                   | 15            | PROPOSED DESIGN - BLDG B                           | FLOOR PLANS      |    |
|                   | 16            | PROPOSED DESIGN - BLDG A                           | E&W ELEVATIONS   |    |
|                   | 17            | PROPOSED DESIGN - BLDG A                           | N & S ELEVATIONS |    |
|                   | 18            | PROPOSED DESIGN - BLDG B                           | E&W ELEVATIONS   |    |
|                   | 19            | PROPOSED DESIGN - BLDG B                           | N&S ELEVATIONS   |    |
|                   | 20            | RENDERED ELEVATIONS - NORTH NEIGHBORS WINDOW STUDY |                  |    |
|                   | 21            | RENDERED ELEVATIONS - SOUTH NEIGHBORS WINDOW STUDY |                  |    |
|                   | 22            | RENDERED ELEVATIONS - MATERIAL STUDY               |                  |    |
|                   | 23            | RENDERED ELEVATIONS - MATERIAL STUDY               |                  |    |
|                   | 24            | LANDSCAPE PLANS                                    |                  |    |
|                   | 25            | RENDERED - SHADOW STUDY                            |                  |    |
|                   | 26            | PROJECT VIEWS                                      |                  |    |
|                   | 27            | PROJECT VIEWS                                      |                  |    |
| 28                | PROJECT VIEWS |  |                  |    |





PROJECT INFORMATION

ADDRESS: 5810 14TH Ave NW, Seattle, WA 98107  
DPD #: 3016636 \ 6395288  
OWNER: Vitaliy Afichuk  
(Greenbuild Development LLC)  
APPLICANT: Playhouse Design Group, LLC  
CONTACT: A. Buttrey

PROJECT PROGRAM

BUILDING TYPE: Townhouses (2 structures)  
ZONING : LR-2  
UNIT COUNT: 4 (2 in each structure)  
UNIT SIZES: Approximately 1500 sf  
ABV.-GROUND STORIES: 3 + Penthouse  
PARKING STALLS: 4 (Ballard Hub Urban Village)  
APPROX FAR: 6122 sf (FAR of 1.2 used),  
Priority Green  
LOT SIZE: 5 102 sf

PROJECT OBJECTIVES

The proposed site’s current use is a 1 story duplex proposed for demo. The Lot is approximately 5102 square feet in LR2 zone. The property is located at the mid-block between NW 58th St and NW 59th St on 14th Avenue NW and has an accessible back alley East of the lot. The project is proposed to demolish the existing single family structure and to construct 2 structures, each with 2 townhouses (total 4 units), in the Ballard Hub Urban Village. The proposed structures will be three stories tall with 4 open space parking access from East back alley.

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

ballard Hub Urban Village areas are in a higher dense 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.



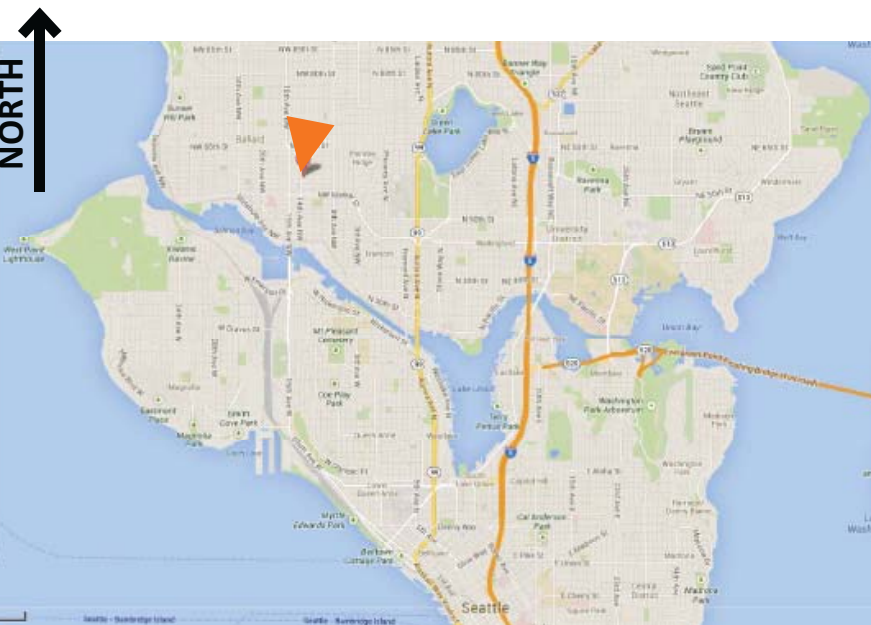
NW MARKET ST. & 15TH AVE NW



BALLARD MARKET



LOCAL SCULPTURES  
14TH AVE NW



Seattle Vicinity Map



Neighborhood Vicinity Map





DPD GIS Map showing Detailed Zoning

Site

15TH AVE NW



NW 59th St.



NW 58th St.



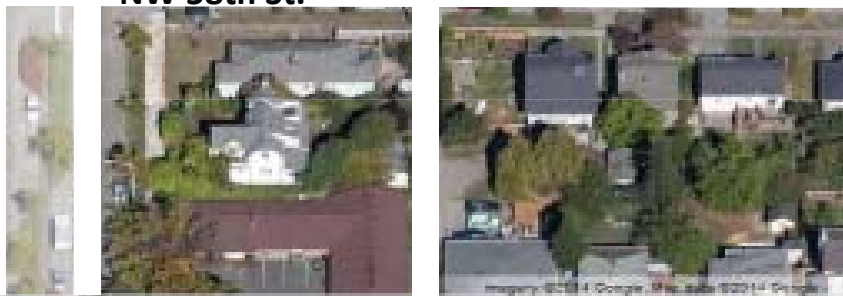
NW MARKET ST.



NW 59th St.



NW 58th St.



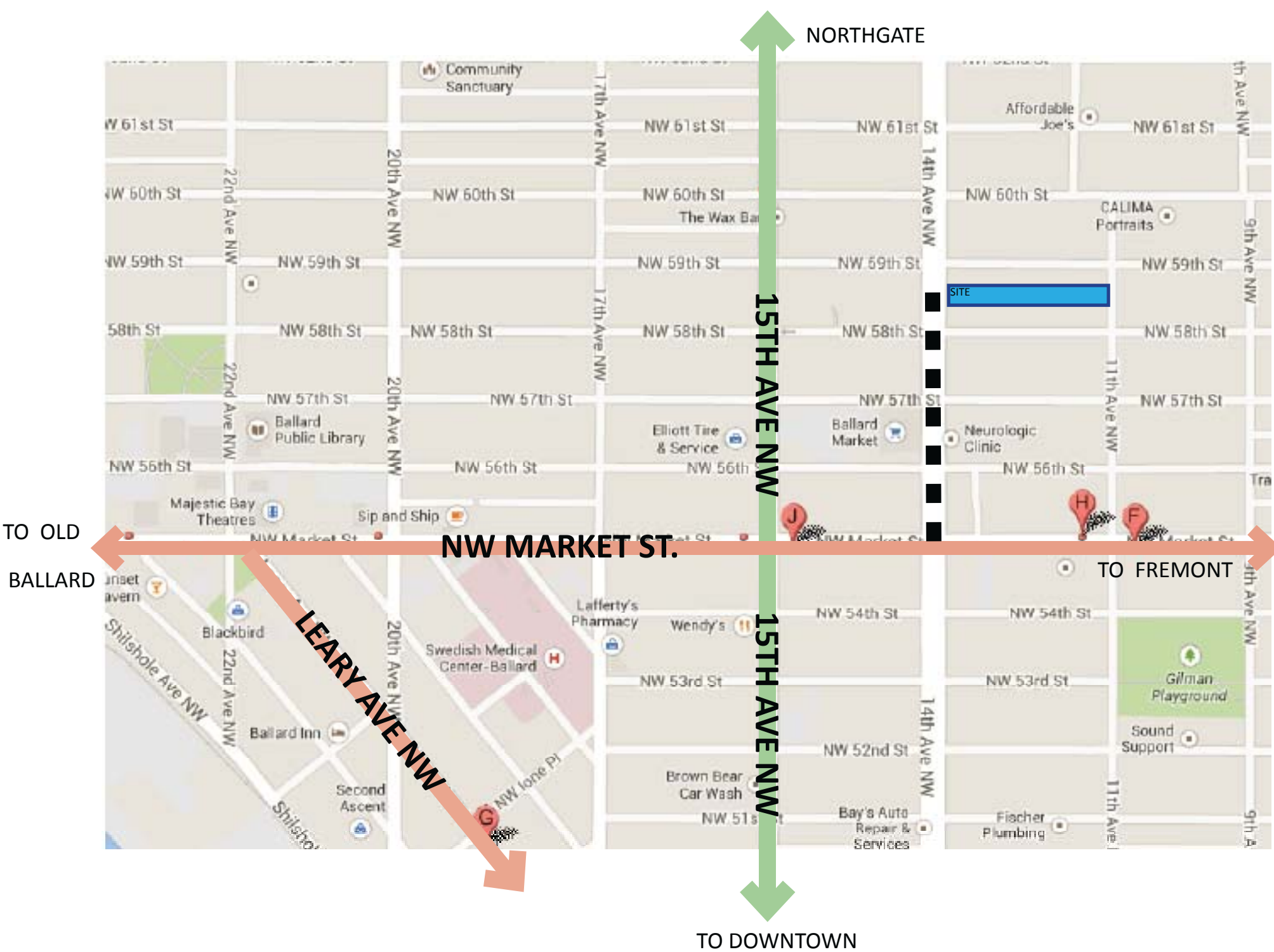
### ZONING INFORMATION

ZONE: LR2  
OVERLAY: Ballard Hub Urban Village  
TRANSIT: Frequent Transit Corridor  
STREETS: 14th Ave NW Arterial  
NW 59th St. & NW 58th St. are Access Streets

Lot 2 faces 14th Ave NW with an alley to the rear (facing East) in lowrise LR2 zone. The neighbour's lots to the North & South are also in lowrise LR2 zone. The back lots to the East of Alley are located in SF 5000 Zone. All the lot across the site and all along 14th Ave NW are located also in LR2 zone overlay of Ballard Hub Urban Village.







bike routes

BIKE ROUTES MAP

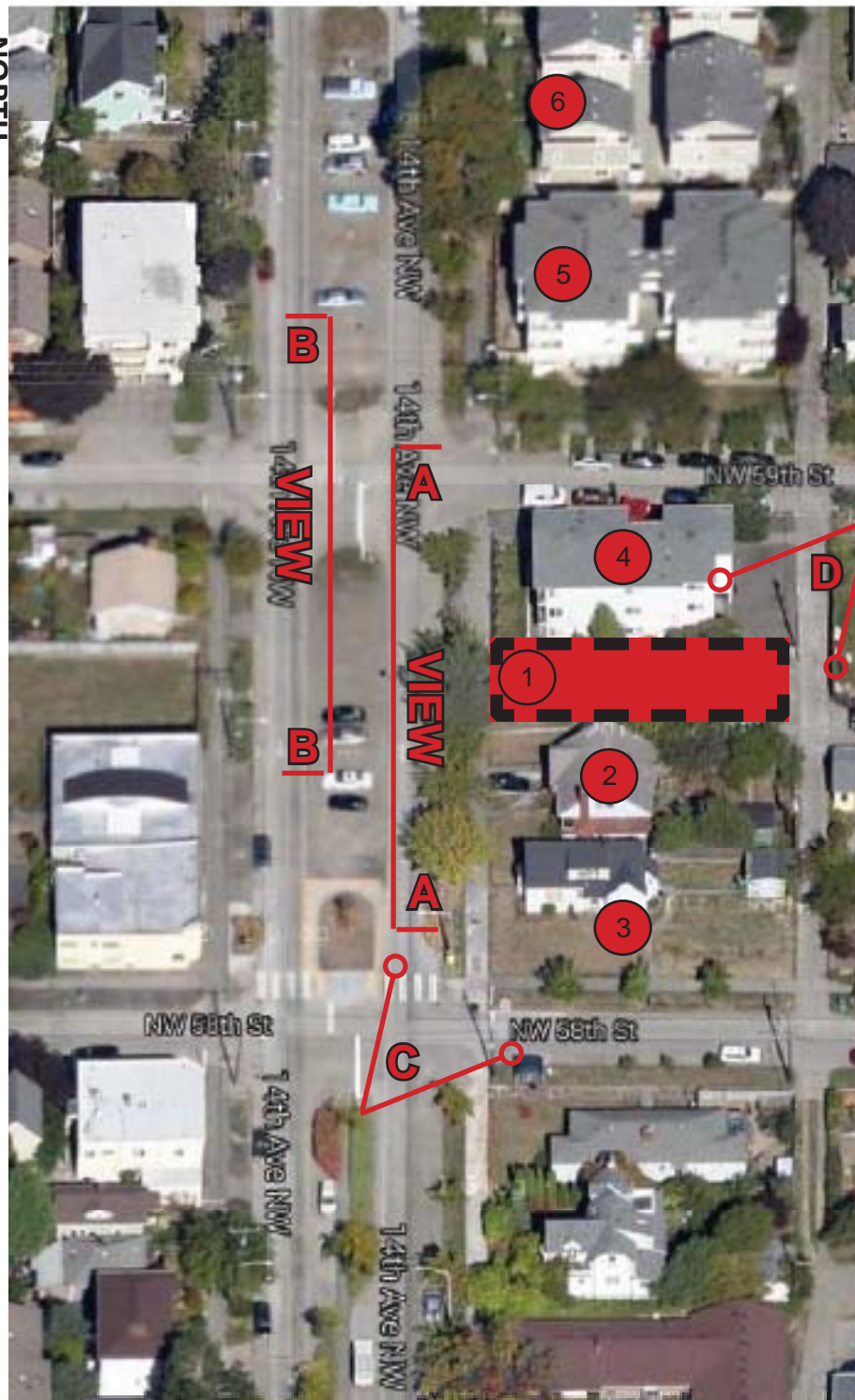
The proposed project is located in an area with access to several public transit routes within 1/2 mile radius. Seattle is building a network of neighborhood greenways, a safer pedestrian walk or bike street, which helps the growth of local shopping and services. Ballard is also the main focus that will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

SEATTLE CITY BUS MAP

- Bus 15, 44, 944, D LINE (Green line with J, F, H icons)
- Bus 29,40,61,62 (Red line with G icon)







VICINITY MAP



#5816 NORTH NEIGHBOURS VIEW



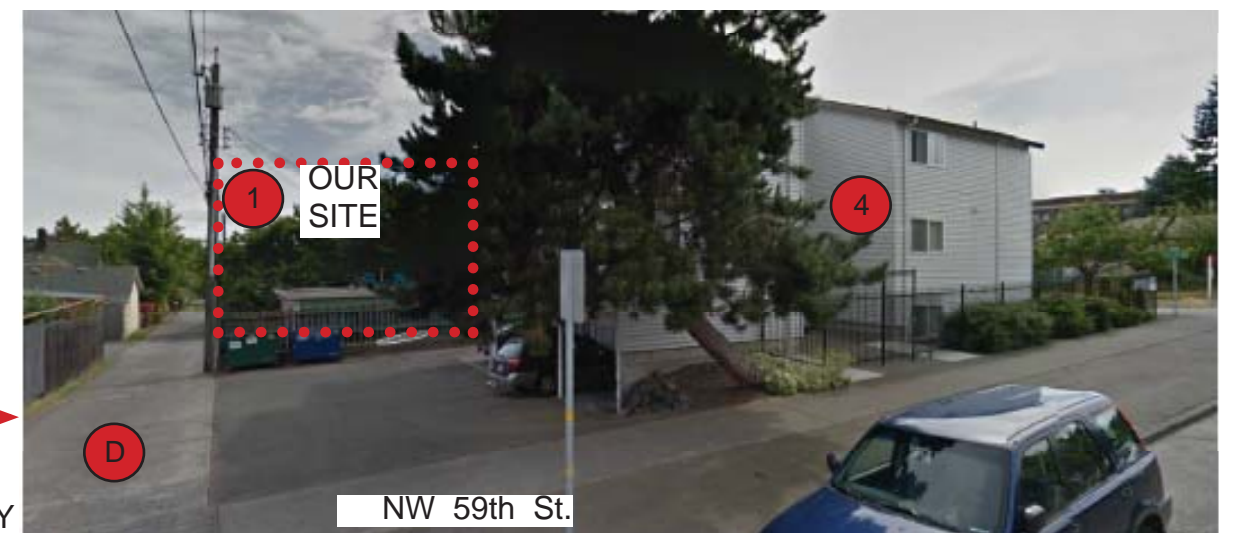
#5806 SOUTH NEIGHBOURS VIEW



TOWNHOMES UP THE STREET



VIEW D- D: BACK ALLEY



NORTH ALLEY ENTRANCE  
VIEW D- D: BACK ALLEY







VIEW A - A : LOOKING EAST



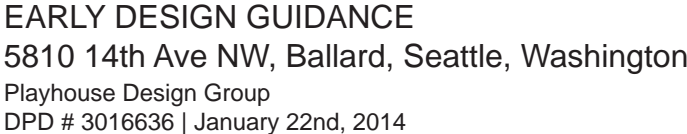
VIEW B - B: LOOKING WEST



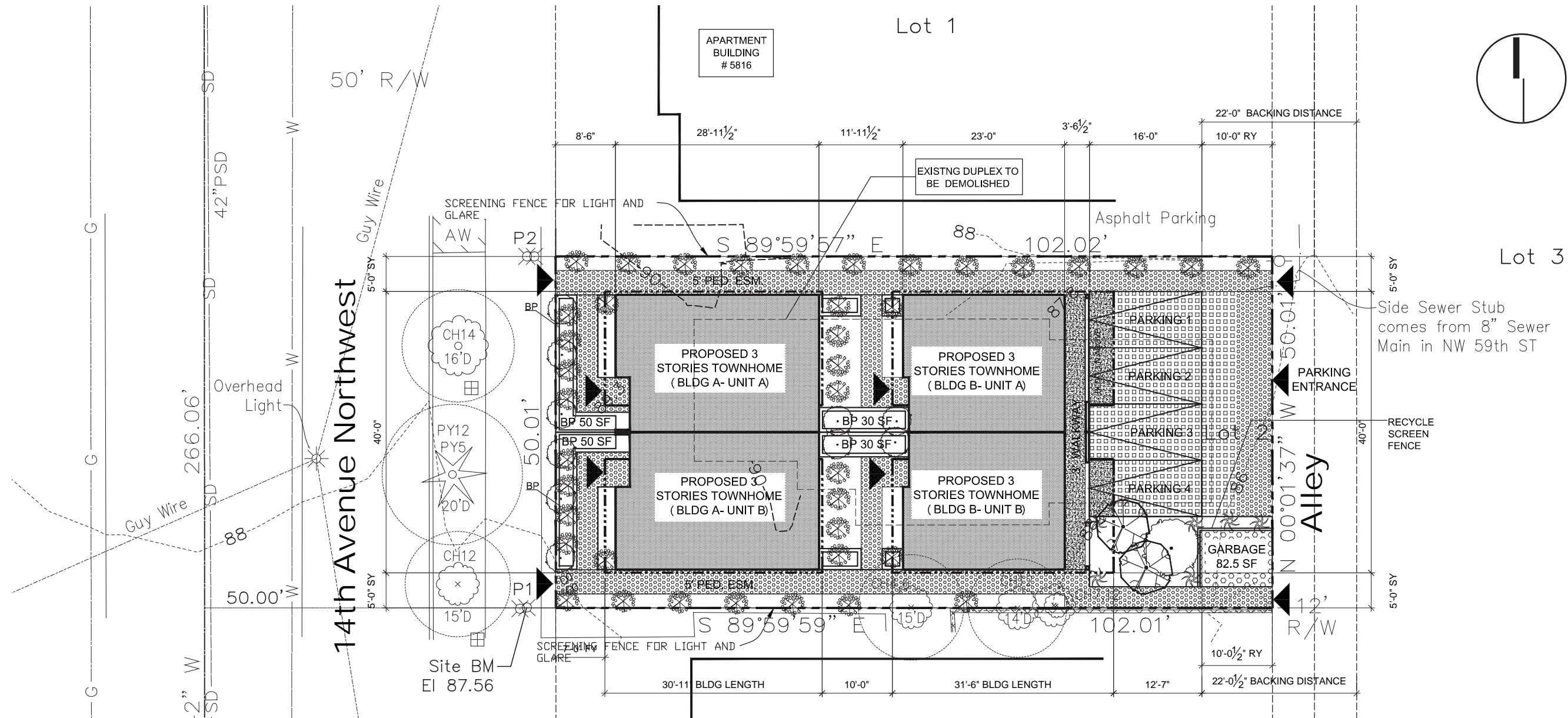
VIEW C - C: LOOKING NORTH











| BUILDING A                  |                     |
|-----------------------------|---------------------|
| UNIT A                      | UNIT B              |
| Bedrooms: 3                 | Bedrooms: 3         |
| Bathrooms: 2.5              | Bathrooms: 2.5      |
| HEATED:                     |                     |
| 1st Floor: 518.6 sf         | 1st Floor: 518.6 sf |
| 2nd Floor: 546.5 sf         | 2nd Floor: 546.5 sf |
| 3rd Floor: 478.5 sf         | 3rd Floor: 478.5 sf |
| Roof Top Terrace : 492.5 sf |                     |
| TOTAL HEATED: 1 544 sf      |                     |

| BUILDING B                |                   |
|---------------------------|-------------------|
| UNIT A                    | UNIT B            |
| Bedrooms: 3               | Bedrooms: 3       |
| Bathrooms: 2.5            | Bathrooms: 2.5    |
| HEATED:                   |                   |
| 1st Floor: 415 sf         | 1st Floor: 415 sf |
| 2nd Floor: 527 sf         | 2nd Floor: 527 sf |
| 3rd Floor: 519 sf         | 3rd Floor: 519 sf |
| Pendhouse: 53 sf          | Pendhouse: 53 sf  |
| Roof Top Terrace : 491 sf |                   |
| TOTAL HEATED: 1 514 sf    |                   |

PROPOSED SITE PLAN







LAND USE COMPLIANCE

ZONING - LR 2 ( 1810 14th Ave NW)

APN # 2767900270

- 14th Avenue NW / Ballard(Hub Urban Village) - NO PARKING REQUIRED

LOT SIZE - 5 102 SF

PROPOSED : 4 TOWNHOMES

FAR = (1.2 PRIORITY GREEN)  
= 6,122.4 x SF max ALLOWED

= 6, 110 SF PROPOSED

DEPTH = 102 x 0.65 = 66.3 ' max bldg lenght / PROVIDED: 61'

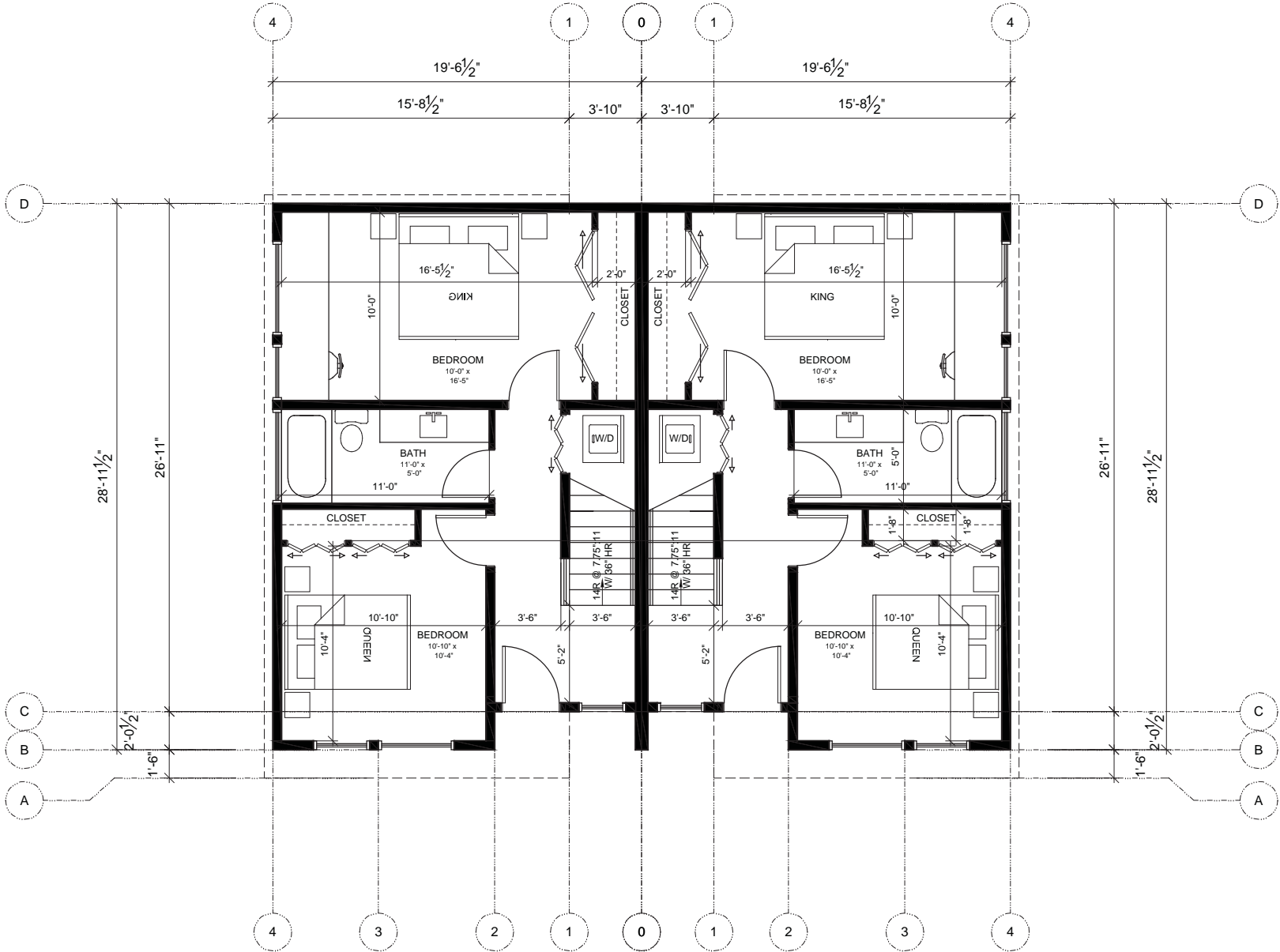
SETBACKS

FY - 7'  
RY - 22' + 16'  
SY - 5' ( BELOW 40' BLDG LENGTH)

CAR TURNING RADIUS - 22 '

AMENITY

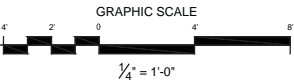
- 5102 X 0.25 = 1275.5 SF / PROVIDED 2367 SF



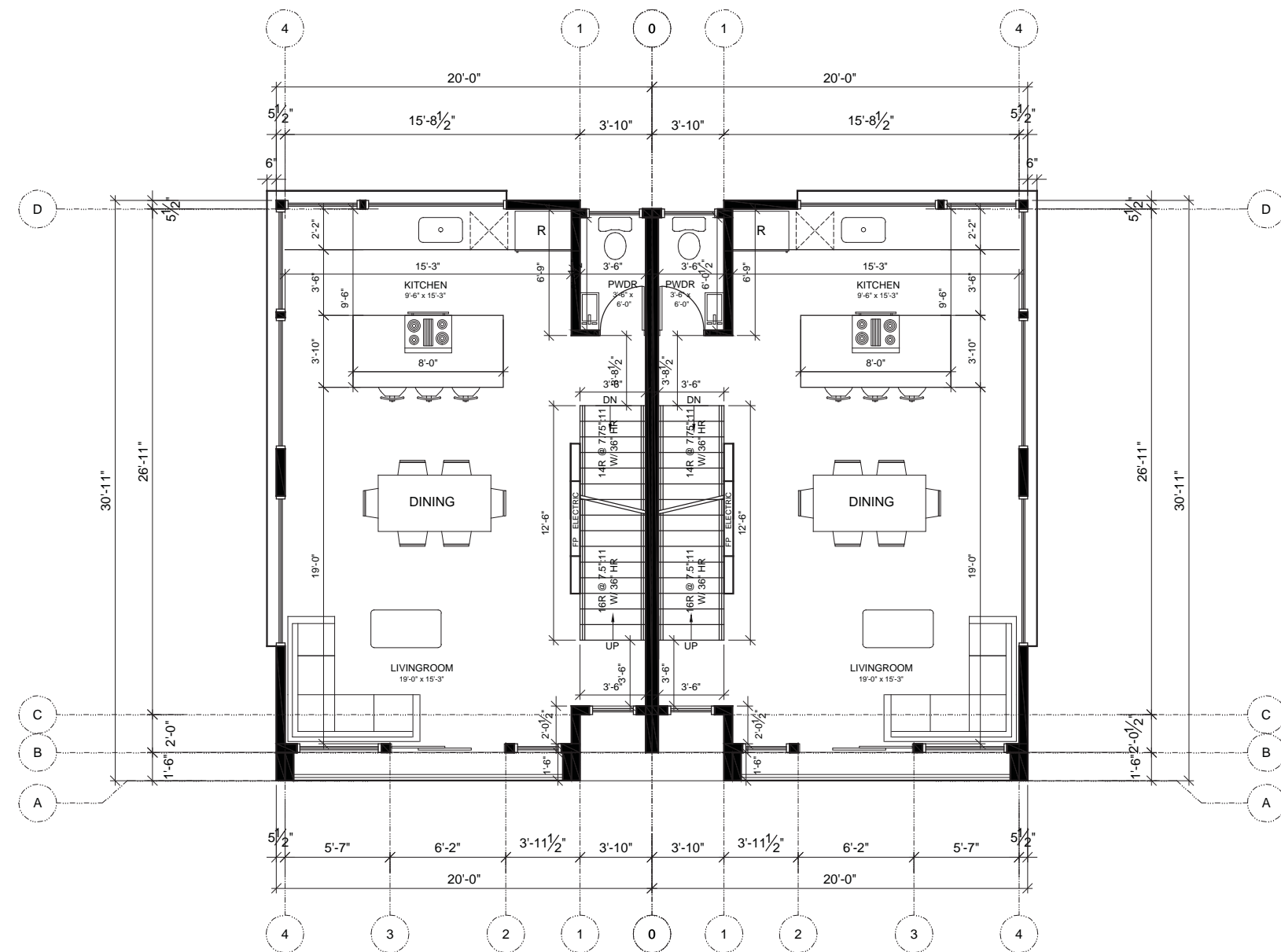
BLDG A - 1ST FLOOR PLAN

SCALE: 1/4" = 1'-0"

UNIT A: 1ST FLOOR - 518.6 SF/ HEATED  
UNIT B: 1ST FLOOR - 518.6 SF/ HEATED



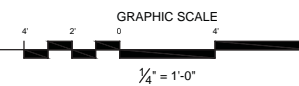




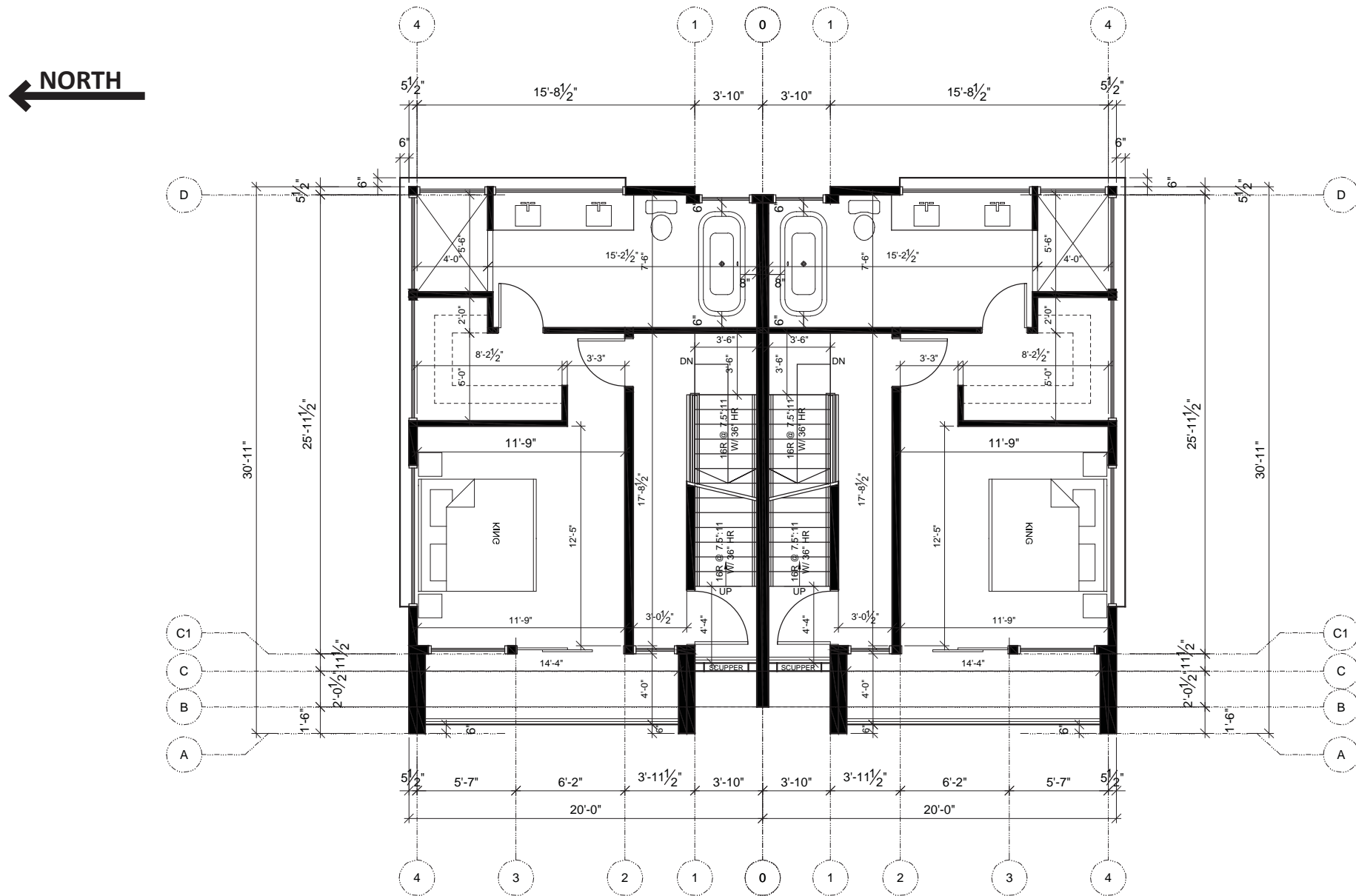
BLDG A - 2ND FLOOR PLAN


SCALE: 1/4" = 1'-0"

UNIT A: 2ND FLOOR - 546.5 SF/ HEATED  
UNIT B: 2ND FLOOR - 546.5 SF/ HEATED

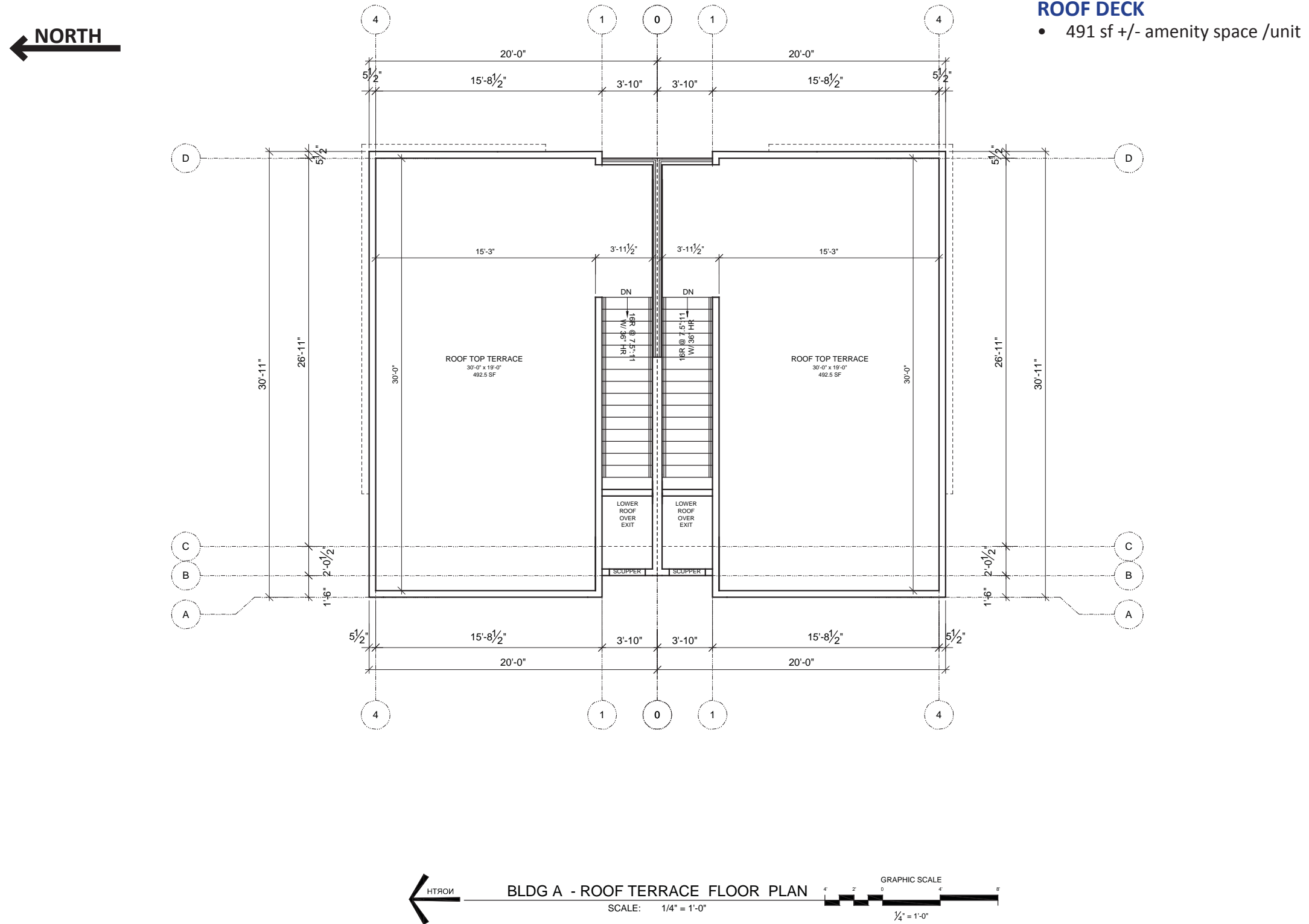







**BLDG A - 3RD FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"  
 UNIT A: 3RD FLOOR - 478.5 SF/ HEATED  
 UNIT B: 3RD FLOOR - 478.5 SF/ HEATED

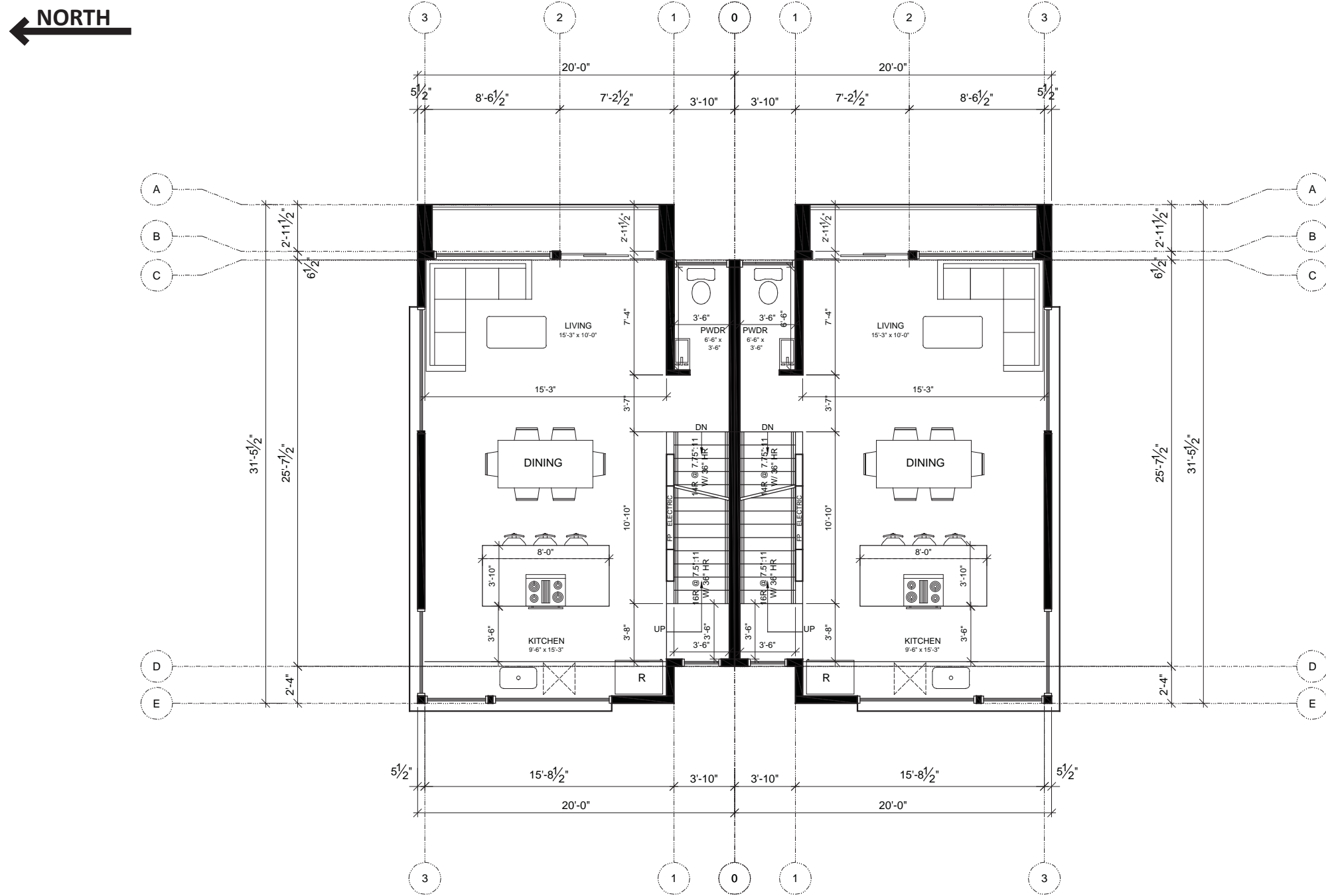








**EARLY DESIGN GUIDANCE**  
5810 14th Ave NW, Ballard, Seattle, Washington  
Playhouse Design Group  
DPD # 3016636 | January 22nd, 2014

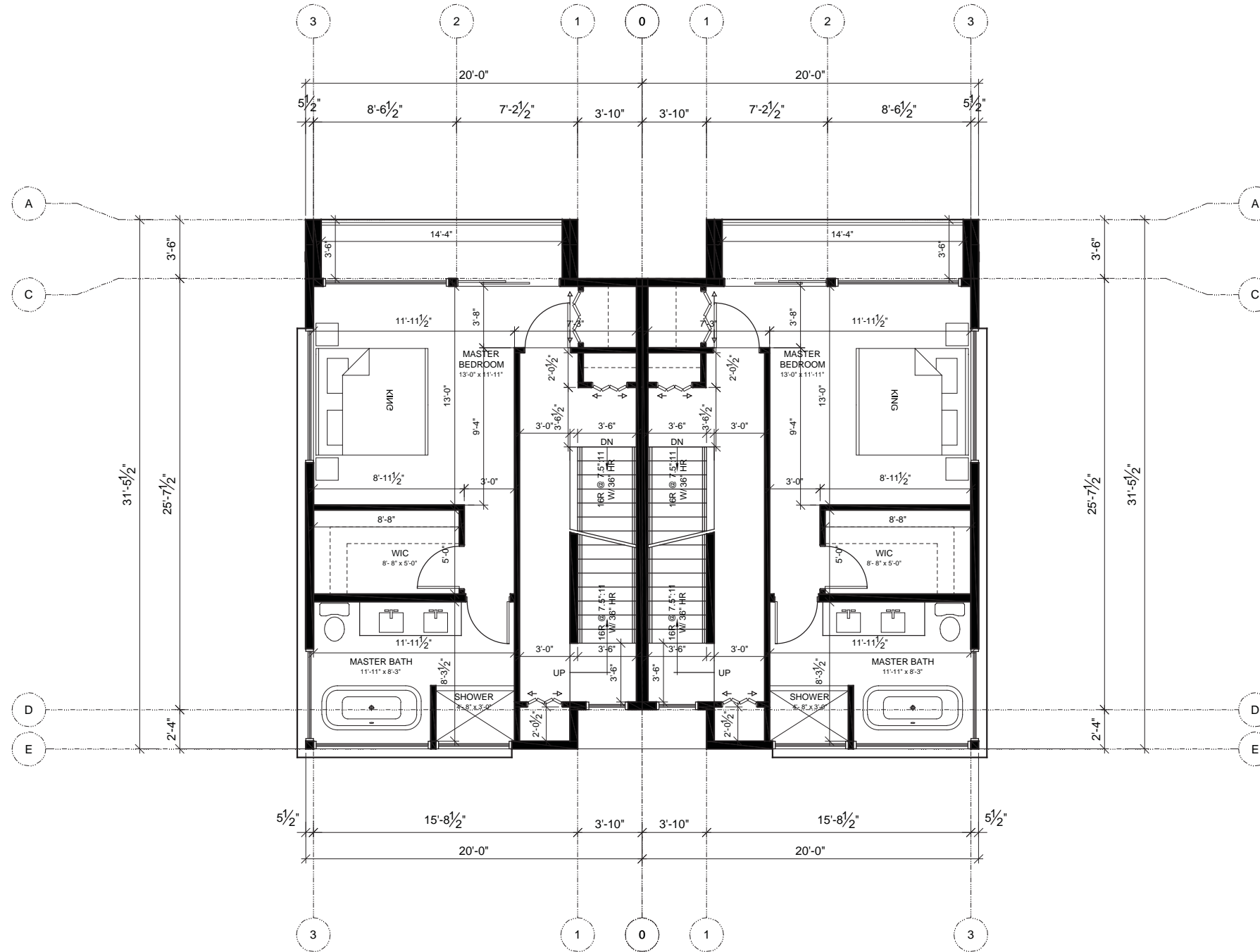


**BLDG B - 2ND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
GRAPHIC SCALE  
1/4" = 1'-0"

UNIT A: 2ND FLOOR - 527 SF/ HEATED  
UNIT B: 2ND FLOOR - 527 SF/ HEATED

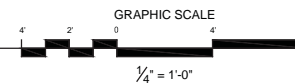






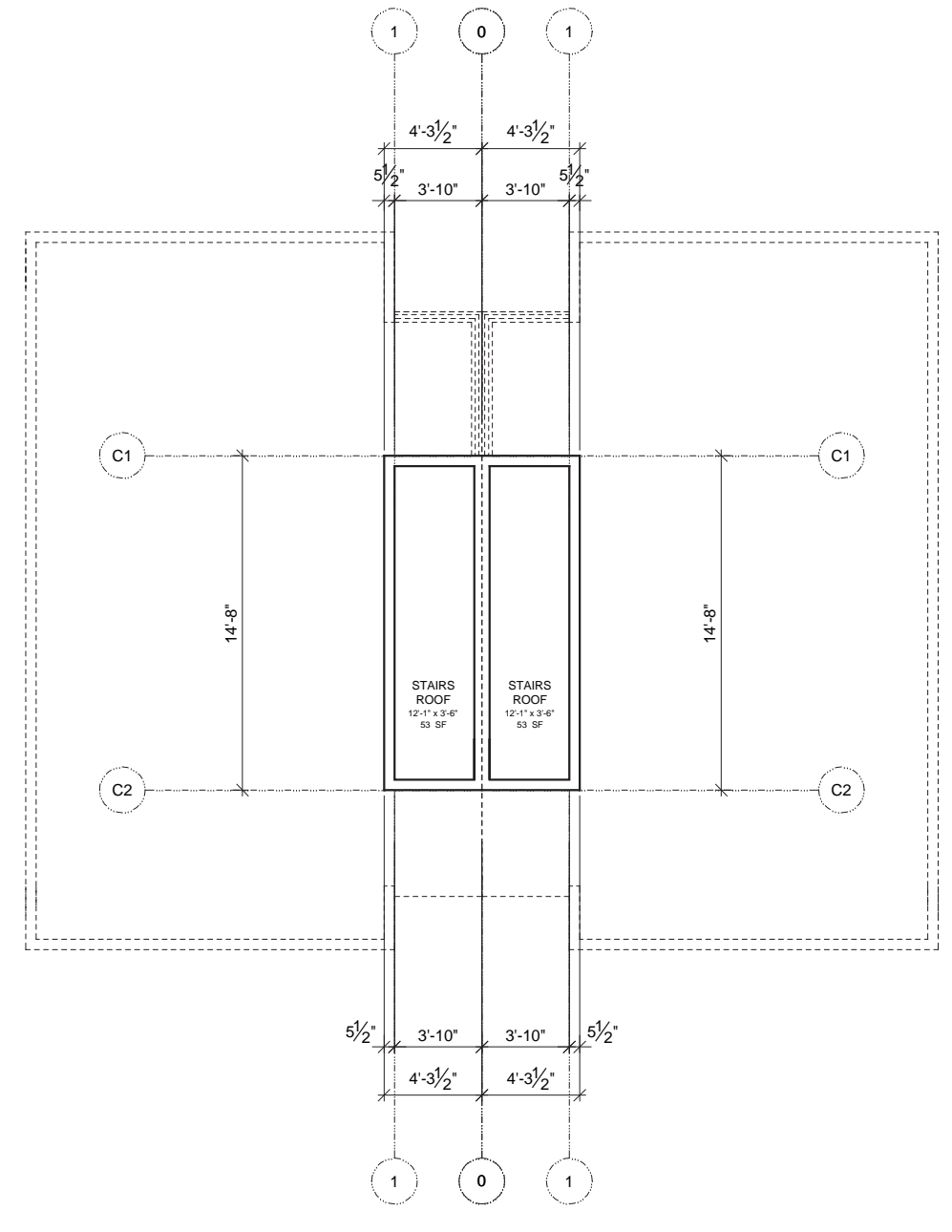
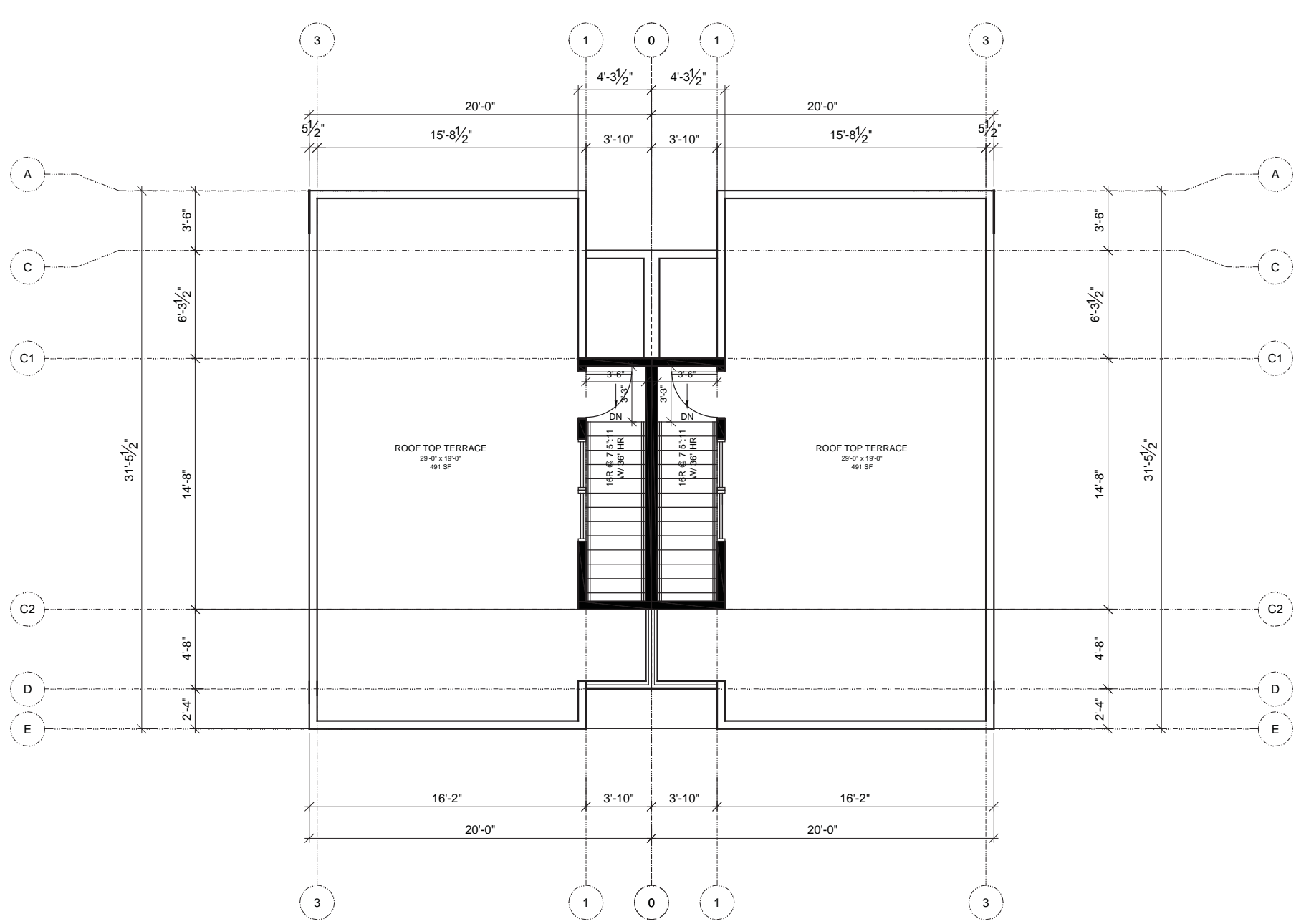
BLDG B - 3RD FLOOR PLAN

SCALE: 1/4" = 1'-0"



UNIT A: 3RD FLOOR - 519 SF/ HEATED  
UNIT B: 3RD FLOOR - 519 SF/ HEATED





BLDG B - ROOF TERRACE FLOOR PLAN  
SCALE: 1/4" = 1'-0"  
GRAPHIC SCALE  
1/4" = 1'-0"

UNIT A: PENTHOUSE FLOOR - 53 SF/ HEATED  
UNIT B: PENTHOUSE FLOOR - 53 SF/ HEATED

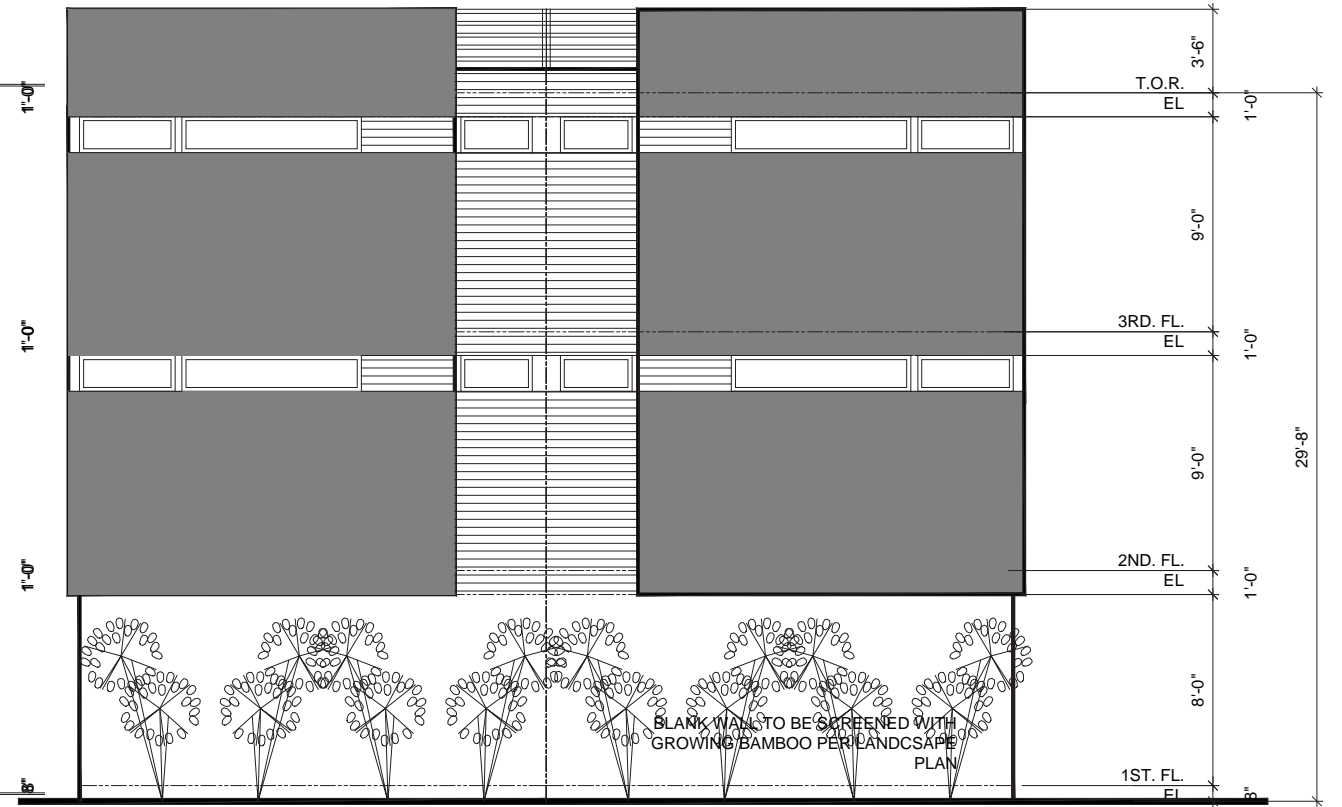
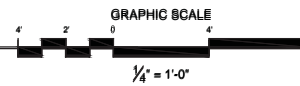
BLDG B - PENTHOUSE PLAN



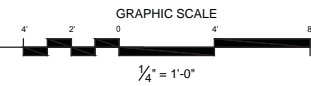


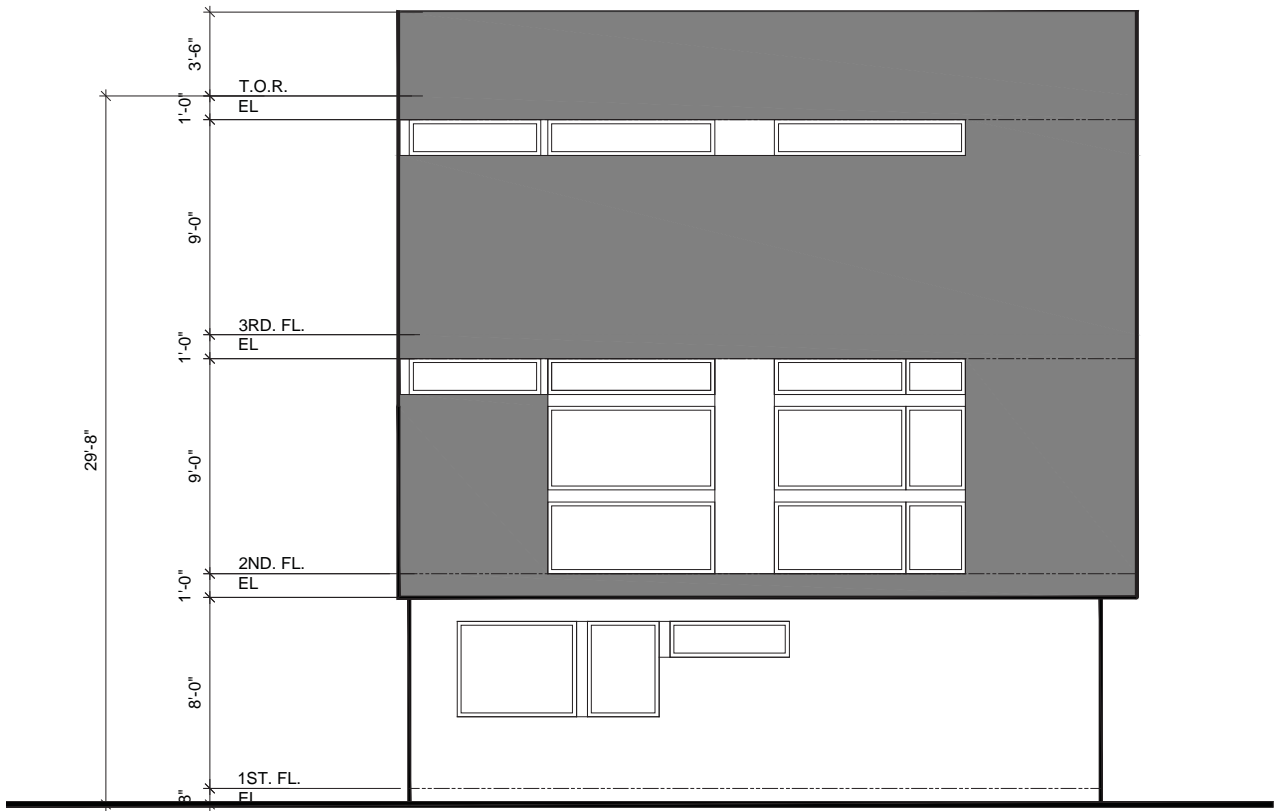


BLDG A - WEST ELEVATIONS

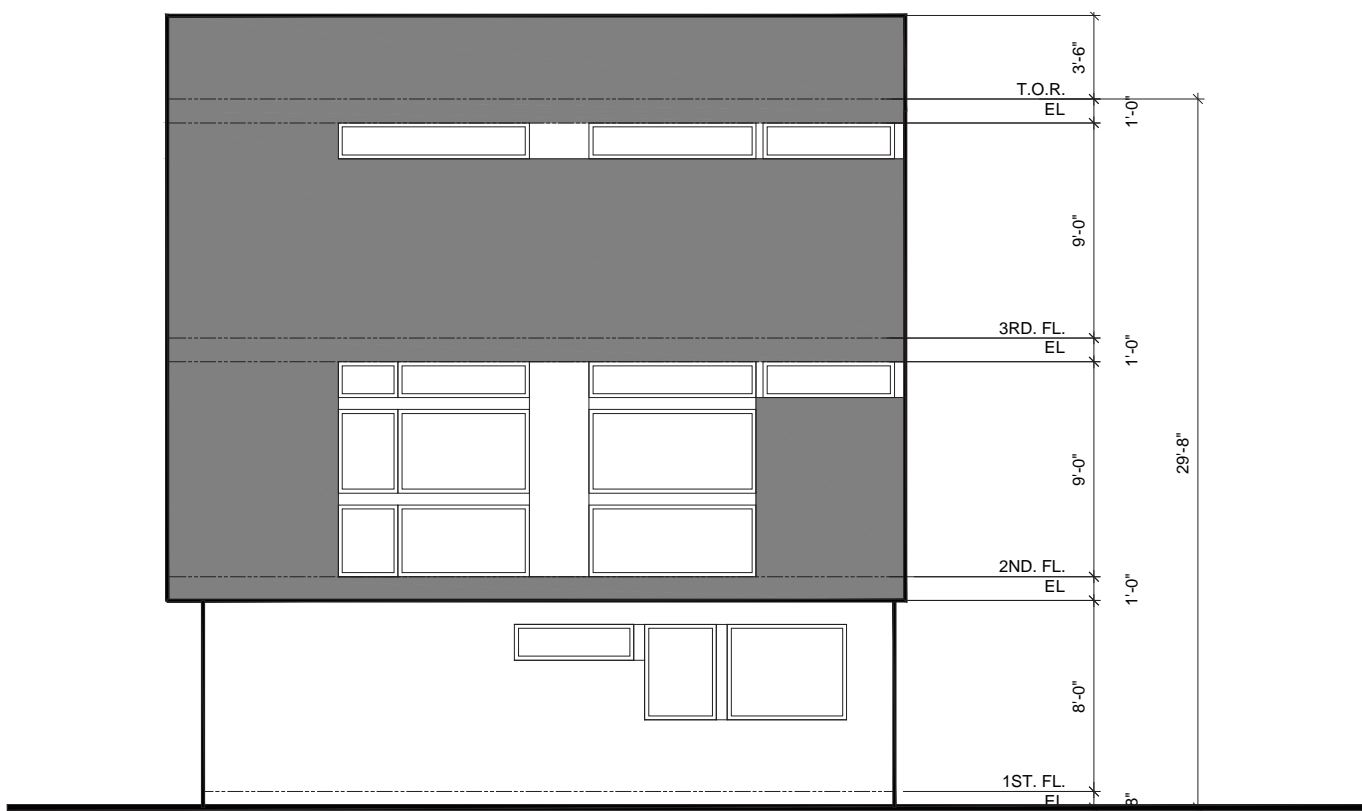


BLDG A - EAST ELEVATIONS





BLDG A- NORTH ELEVATION



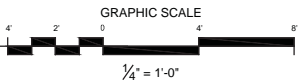
BLDG A- SOUTH ELEVATION



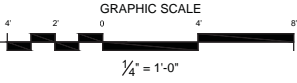


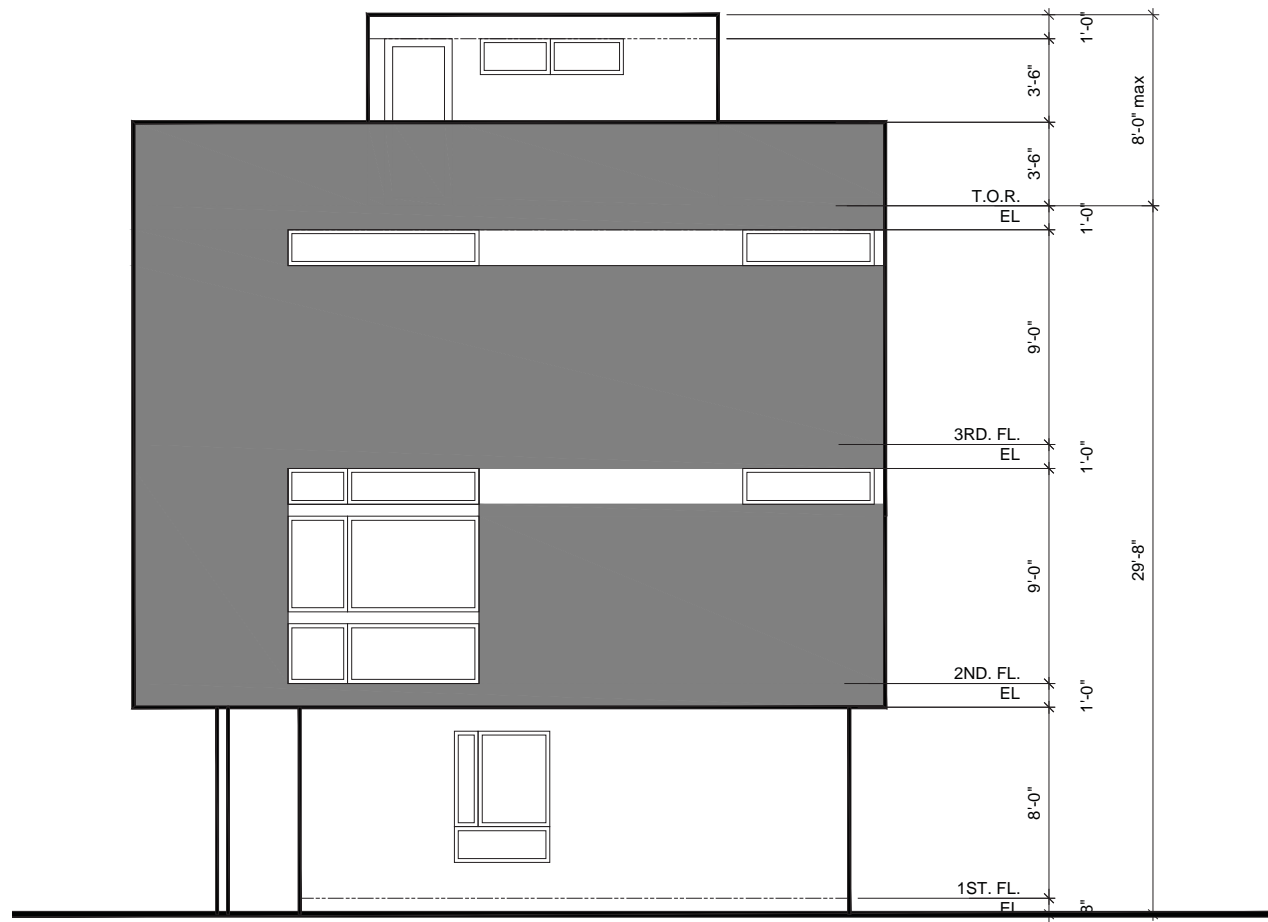


BLDG B - EAST ELEVATIONS

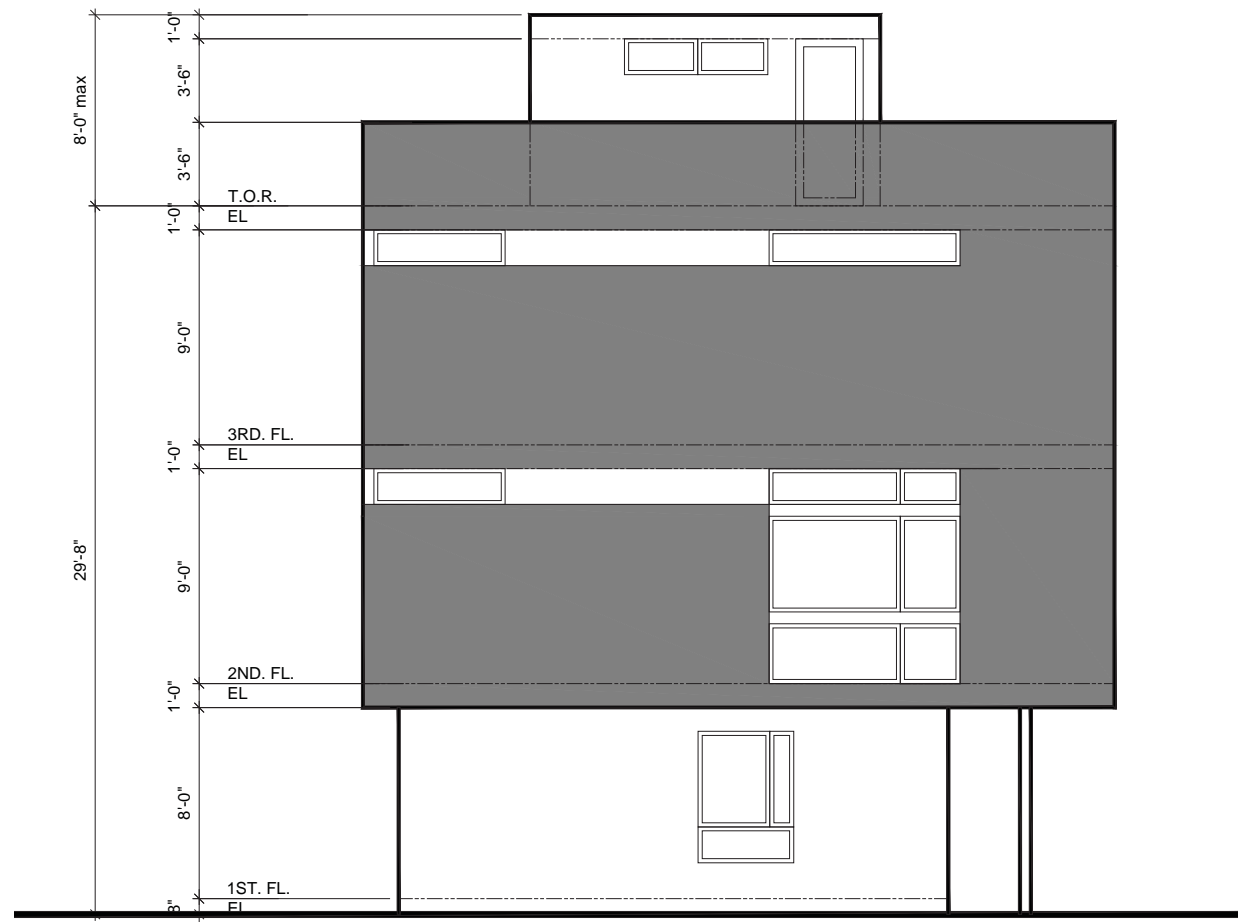


BLDG B - WEST ELEVATIONS



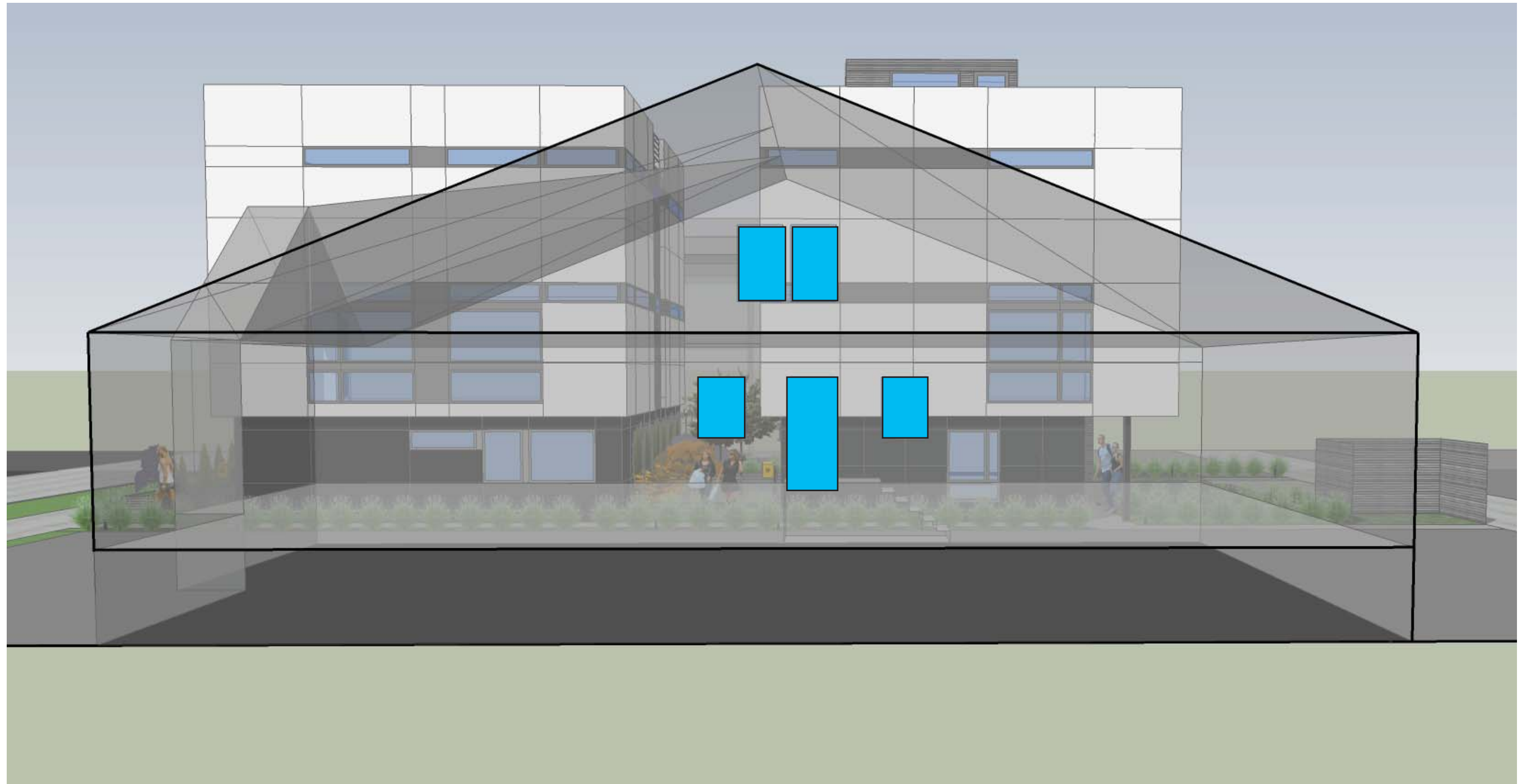


BLDG B- NORTH ELEVATION



BLDG B- SOUTH ELEVATION





**SOUTH NEIGHBOURS PRIVACY WINDOWS STUDY (SINGLE FAMILY HOUSE)**







**NORTH NEIGHBOURS PRIVACY WINDOWS STUDY (3 STORY APARTMENT BUILDING)**



2x8 white painted hardie panel  
4x8 black painted hardie panel



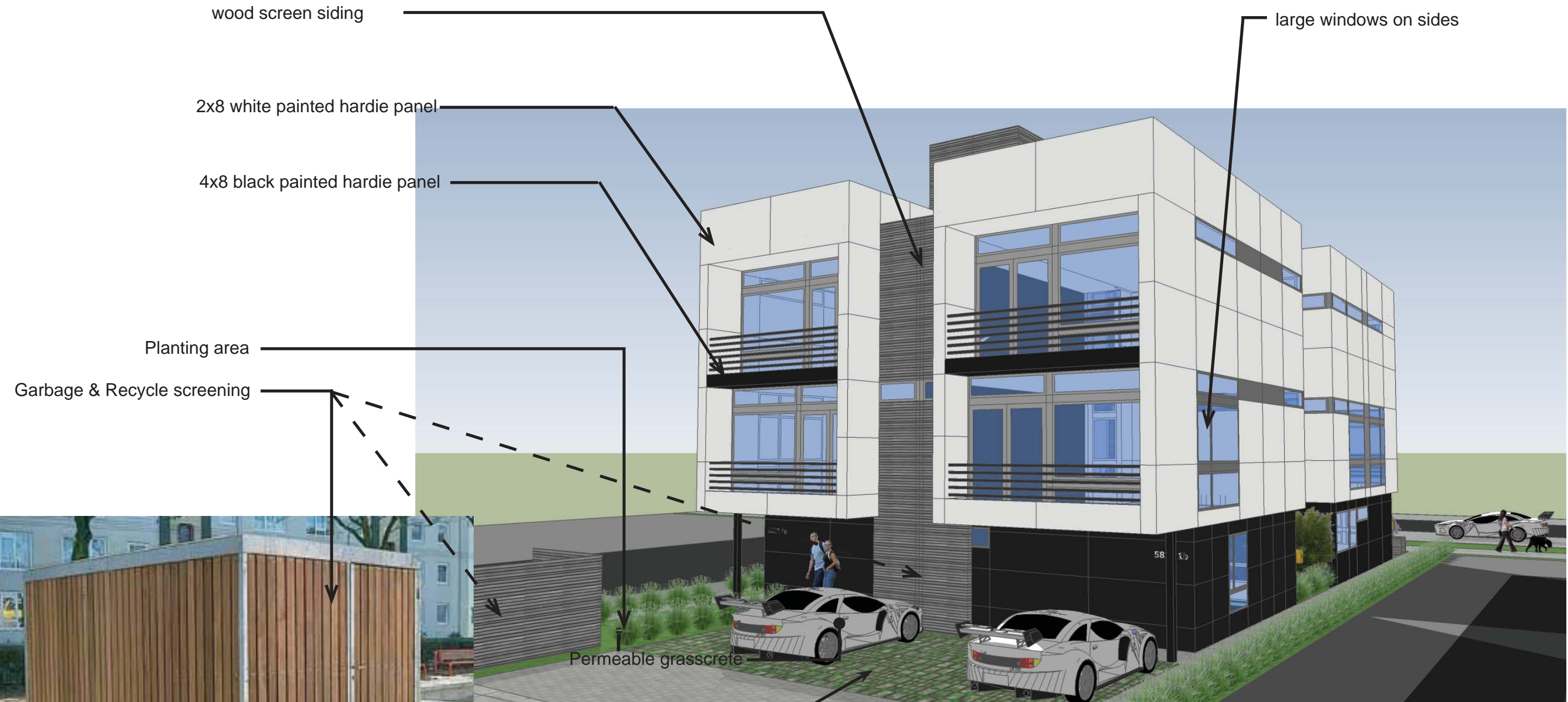
metal railing inserts

colour entrances & pop-up colour accents

PROPOSED FACADE - 14TH AVE NW ( BUILDING A)







**PROPOSED FACADE - ALLEY ENTRANCE( BUILDING B)**



Cedar decking



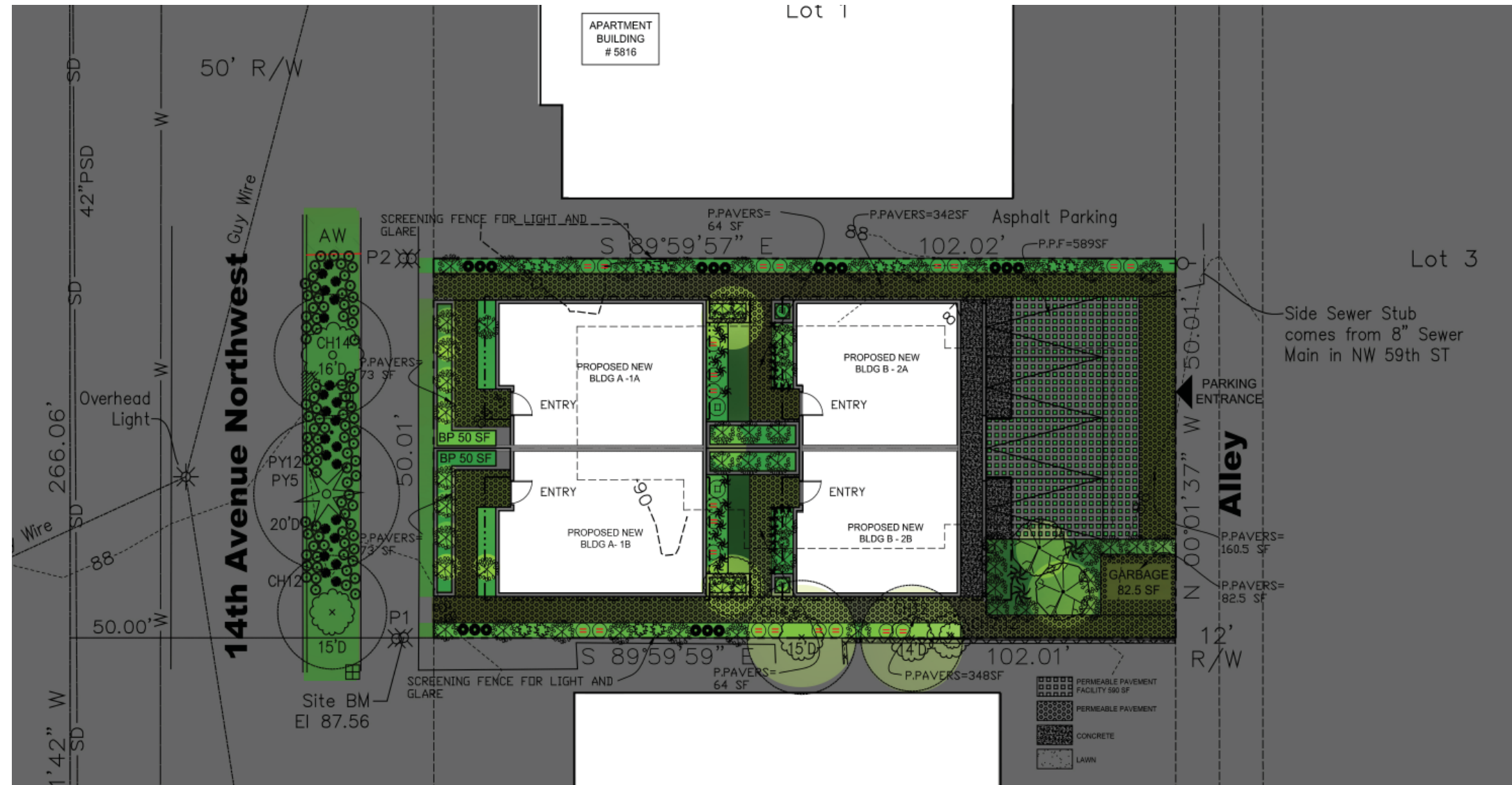
Permeable grasscrete pavers



Concrete planters







## LANDSCAPE



Amanogawa Flowering Cherry



Maiden Hair Grass



Japanese Aralia



Boston Ivy



Fragrant Sweet Box



Ivy Halo Dogwood



Little Lime Hydrangea



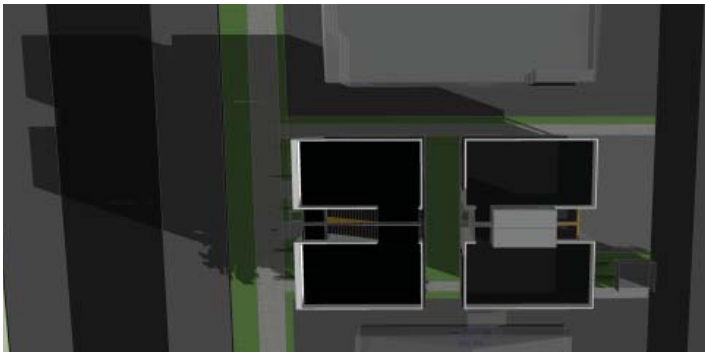


SPRING EQUINOX: MARCH 20

SUMMER SOLSTICE: JUNE 21

FALL EQUINOX: SEPTEMBER 23

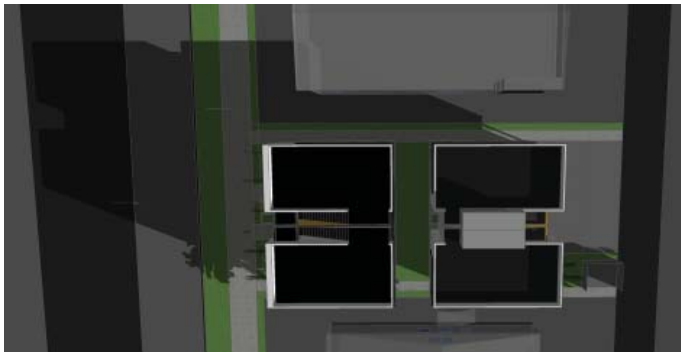
WINTER SOLSTICE: DECEMBER 21



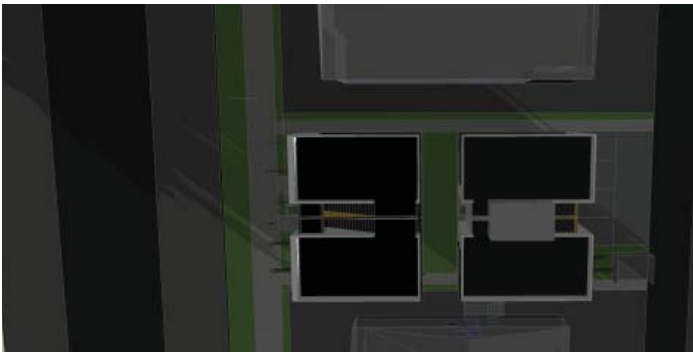
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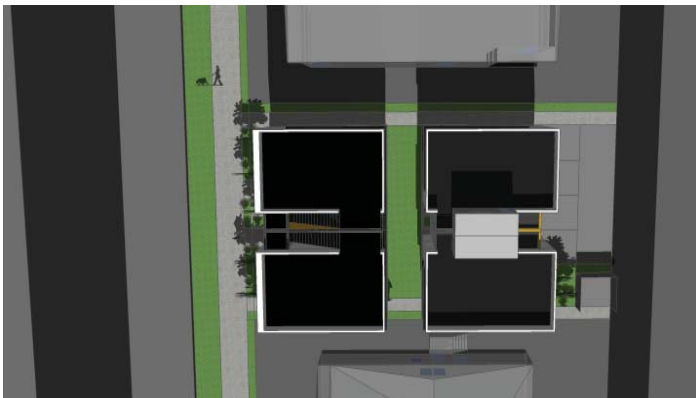
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8 AM



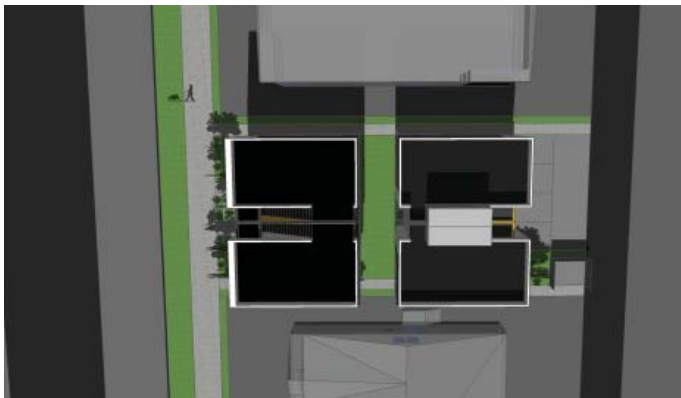
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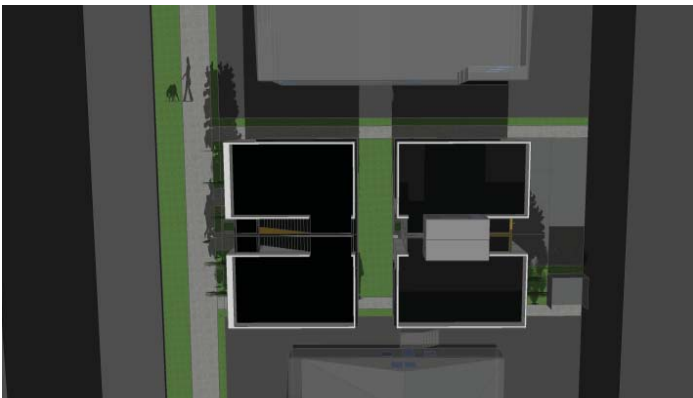
NOON



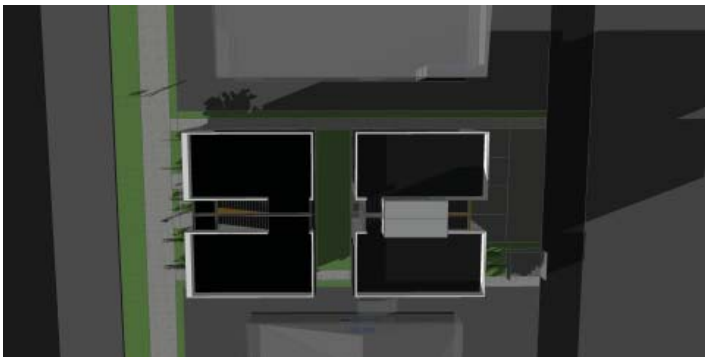
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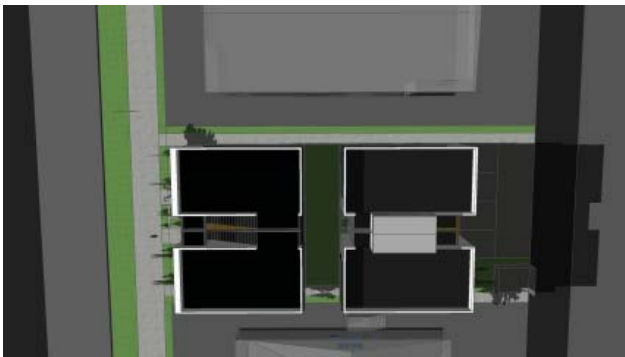
NOON



NOON



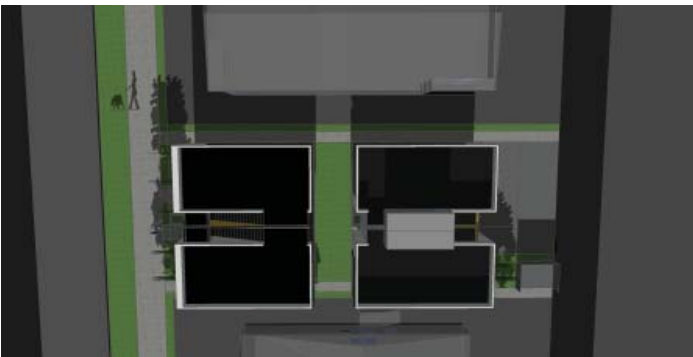
4 PM



4 PM



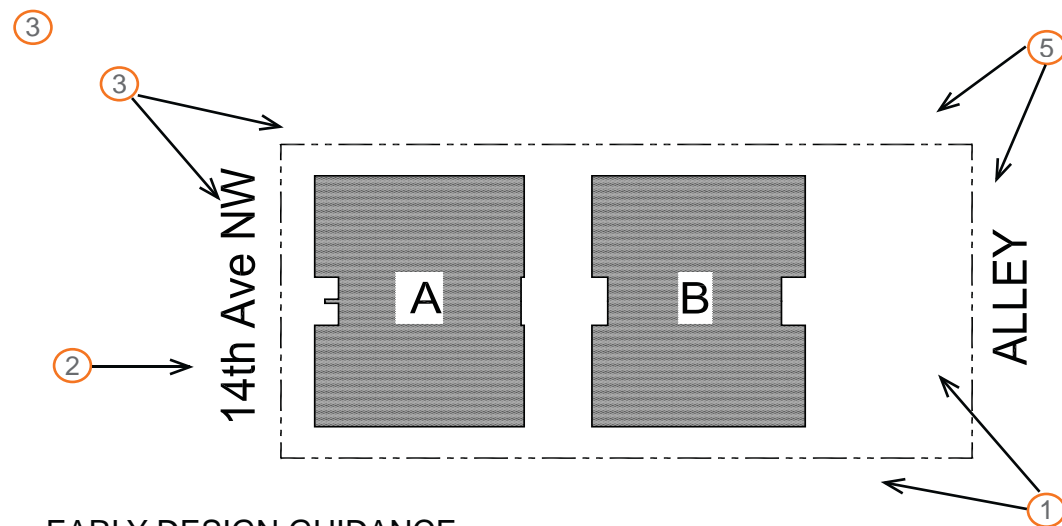
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RENDERED ELEVATIONS - SHADOW STUDY





② Street level facade rendering







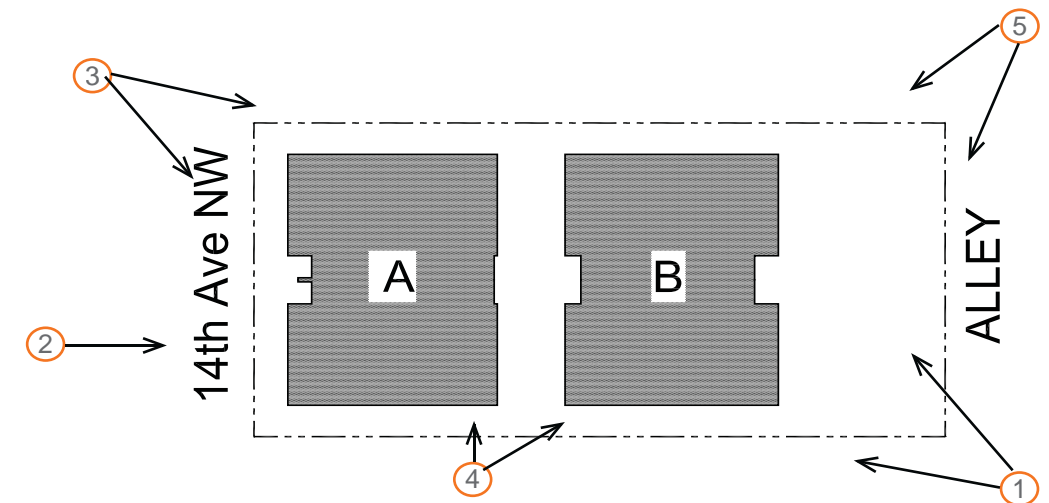
④ 10' separation between buildings rendering (Building B yard)



⑤ E elevation alley rendering



① E elevation alley rendering





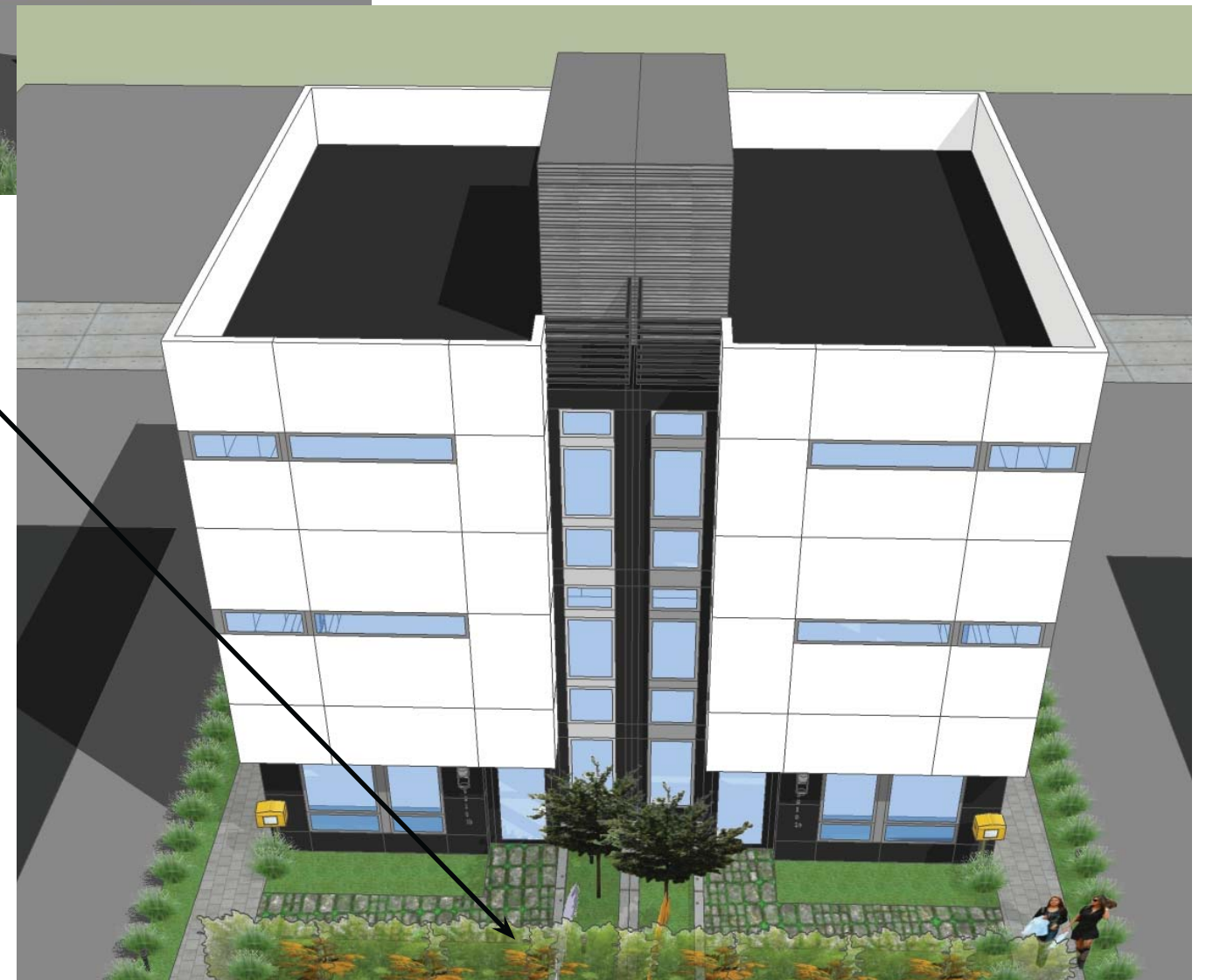
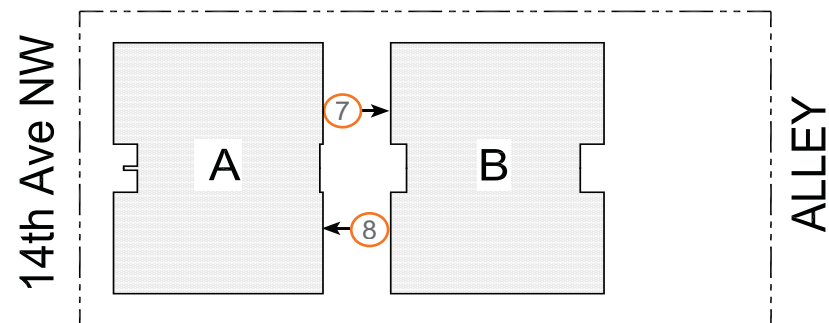


⑥

10' separation between buildings rendering (Building B yard)

⑧ PROPOSED SCREENING LANDSCAPE EAST FACADE - BUILDING A

⑦ PROPOSED SCREENING LANDSCAPE EAST FACADE - BUILDING B



## DESIGN GUIDELINES

### A-1 RESPOND TO SITE CHARACTERISTICS

The project is proposed to blend in the urban landscape . A common walkway is transitioning from the principal street to the back alley along S & N elevation following the site topography that is pretty flat. Along the walkways, landscape for privacy is provided.

### A-2 STREETScape COMPATIBILITY

The streetscape is a variety of apartments, townhomes and single families. The proposed structures are designed to fit within the mix of housing typologies and create a pedestrian friendly streetscape in the neighborhood.

### A-3 ENTRANCES VISIBLE FROM THE STREET

The two street facing townhome units have front entries and open patio spaces to be easy identify and engage from the street. A common walkway along the N & S elevation provide a visual link to the center courtyard and the second townhome units to the back of the site.

### A-4 HUMAN ACTIVITY

Open space at the front of the structure encourages interaction between residents, neighbors, and the community.

### A-5 RESPECT FOR ADJACENT SITES

The windows to the south and north elevation are designed to minimize privacy intrusion. The adjacent neighbors to the north have minimal windows along the property lines.

### A-7 RESIDENTIAL OPEN SPACE

All townhome units are provided with private roof deck to a and center courtyard amenity spaces. The front townhome units have front entrances with open amenity spaces engage the streetscape of the neighborhood and existing ROW characteristics.

### A-8 PARKING & VEHICLE ACCESS

Vehicles will access from the alley. Four parking spaces are provided for 4 townhome units.

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

The apartment to the north has an allowable height limit of 30' and the single family to the north has an allowable height limit of 30' plus a 10' for penthouse height in LR2 zone. The single family to the S is a 1 story + basement structure while the apartment building to the N has 3 stories with no roof top access.

### C-1 ARCHITECTURAL CONTEXT

The street front facade is designed to compatible with existing adjacent structures and the individual homes in the neighborhood. Large windows and private patio and decks provide a strong connection to the pedestrian environment. Two lots up a similar development is already built.

### C-2 ARCHITECTURAL CONCEPT AND CONSISTENCY

The proposed project provide a well defined approach terraces the buildings to create more outdoor patio and decking spaces. The massing of the project is modulated to soften adjacent buildings with most of the glazing located to the East and West for the natural lights.

### C-4 EXTERIOR FINISH MATERIALS

The project is proposing to use durable and sustainable materials. Siding will consist of natural cement board and painted materials.

### D-1 PEDESTRIAN OPEN SPACES AND ENTRANCES

All options provide landscaped amenity spaces along the street facade and common walkway connects the center courtyard spaces.

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

Recycling and solid waste will be screened and placed at the rear of the site close to the alley for pick up.

### D-7 PERSONAL SAFETY AND SECURITY

Exterior lights will be placed downward directed to walkways as well as private and common open spaces. Entry door design, walkway and window placement all enhance pedestrian safety, provide for natural surveillance.

### E-2 LANDSCAPING TO ENHANCE BUILDING AND/OR SITE

The main street entrances and the center courtyard, front entry of Building B, and setbacks will be the focus of our landscaping design to enhance the character of the neighborhood and the proposed structures. It will create inviting usable spaces for residents and also visitors and also providing friendly streetscapes for neighbors.

### E-2 LANDSCAPING TO ADDRESS SPECIAL SITE CONDITIONS

The landscaping of this project will help to soften both the massing and the transition from street to entry. The entry open patio is terraced to separate home entries and public walkways and to soften the streetscape at the facade.

We are not requesting any departures and/or adjustments.

