



209 13th Ave E Seattle

EARLY DESIGN GUIDANCE PACKET
PLAYHOUSE DESIGN GROUP
FEBRUARY 12TH, 2014 | DPD# 3016812



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PROJECT INFORMATION

ADDRESS: 209 13th Ave E, Seattle, WA 98102
DPD #: 3016812 \ 6399124
OWNER: Dick McCormick
APPLICANT: Playhouse Design Group, LLC
CONTACT: Moon Zhang

PROJECT PROGRAM

BUILDING TYPE: Townhouses (2 structures)
UNIT COUNT: 6 (3 in each structure)
UNIT SIZES: Approximately 1800 sf
ABV.-GROUND STORIES: 3 + Penthouse
PARKING STALLS: 6 (Capitol Hill-Urban Center Village)
APPROX FAR: 10,742.3sf (FAR of 1.4 used),
Priority Green
LOT SIZE: 7,673 sf

PROJECT OBJECTIVES

The proposed site’s current use is a triplex residence. It is approximately 7653 square feet in LR3 zone. The property is located at the corner of E John Street and 13th Ave E . The project is proposed to demolish the existing triplex structure and to construct 2 structures, each with 3 townhouses (total 6 units), in the Capitol Hill-Urban Center Village. The proposed structures will be three stories tall with 6 garage parking access from 13th Ave E.

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

Capitol Hill Urban Center 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.



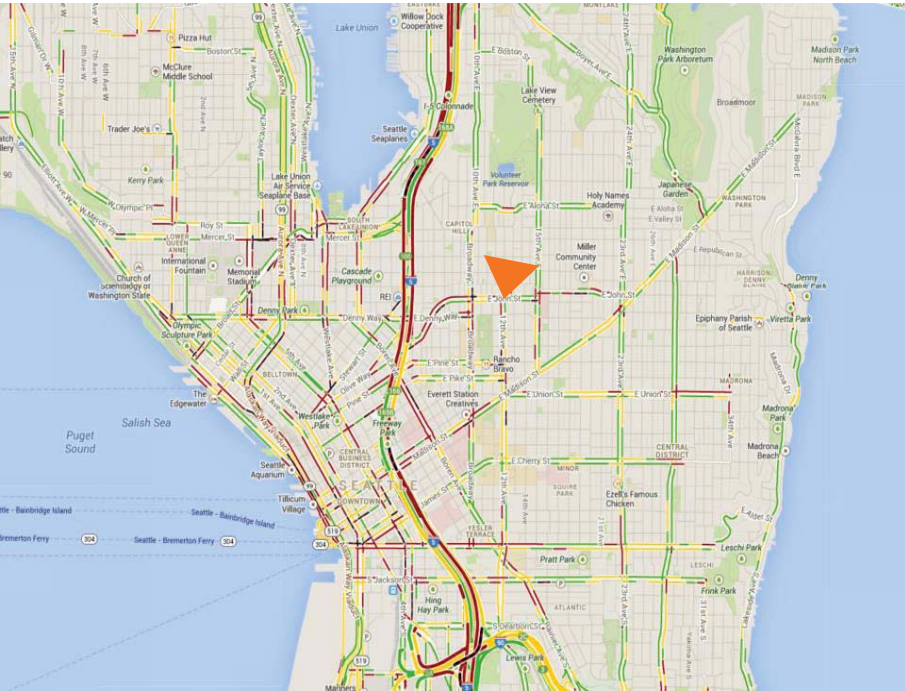
VOILA RESTAURANT



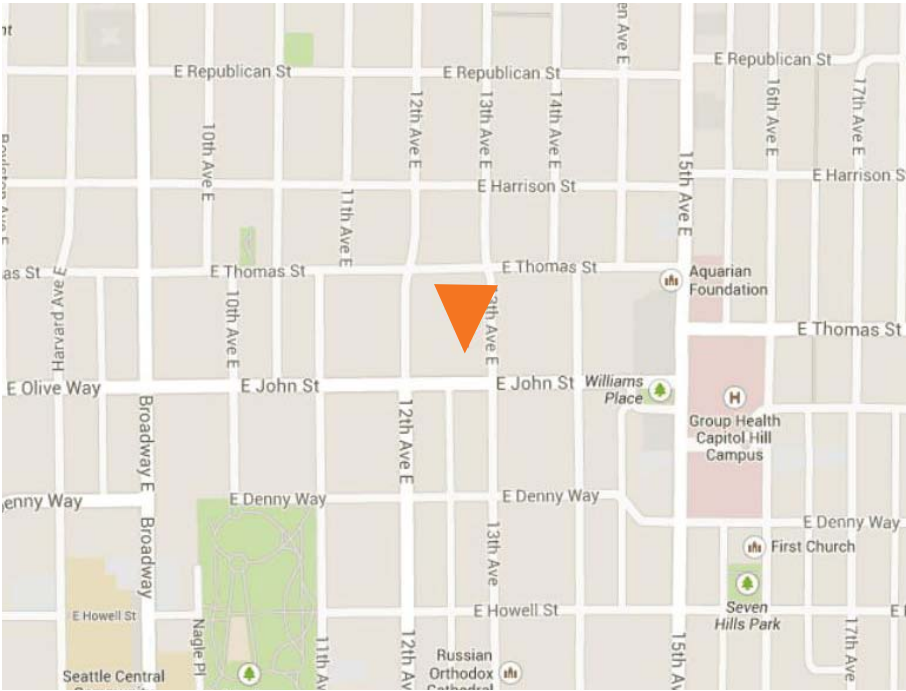
CITY PEOPLE'S NURSERY



JAPANESE GARDEN



Seattle Vicinity Map

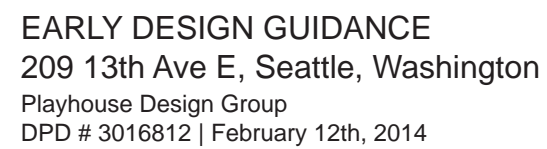


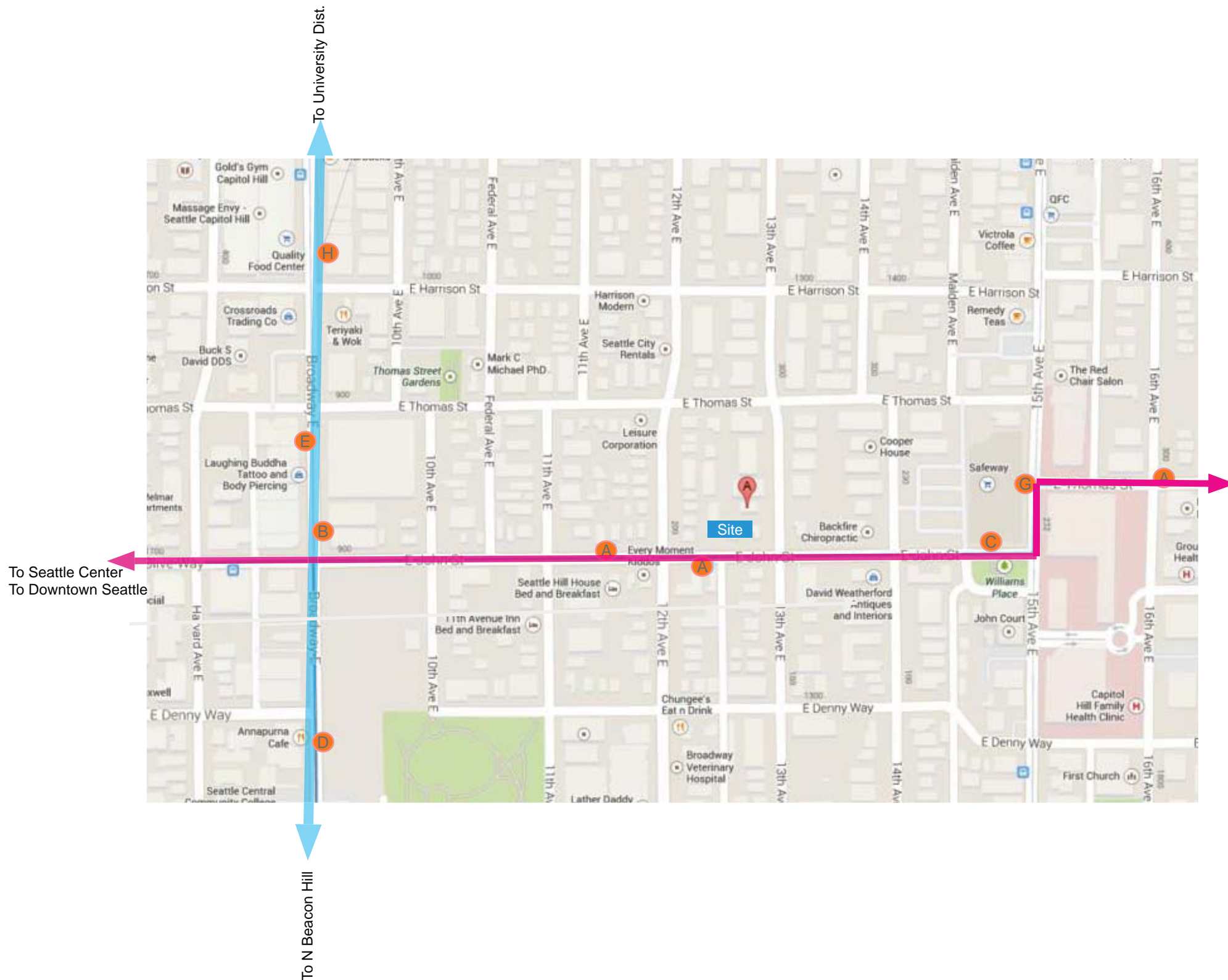
Neighborhood Vicinity Map



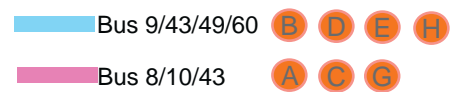


ZONE: LR3
OVERLAY: Capitol Hill-Urban Center Village
TRANSIT: Frequent Transit Corridor
STREETS: E John St is Arterial
 13th Ave E & E John are Access Street





SEATTLE CITY BUS MAP

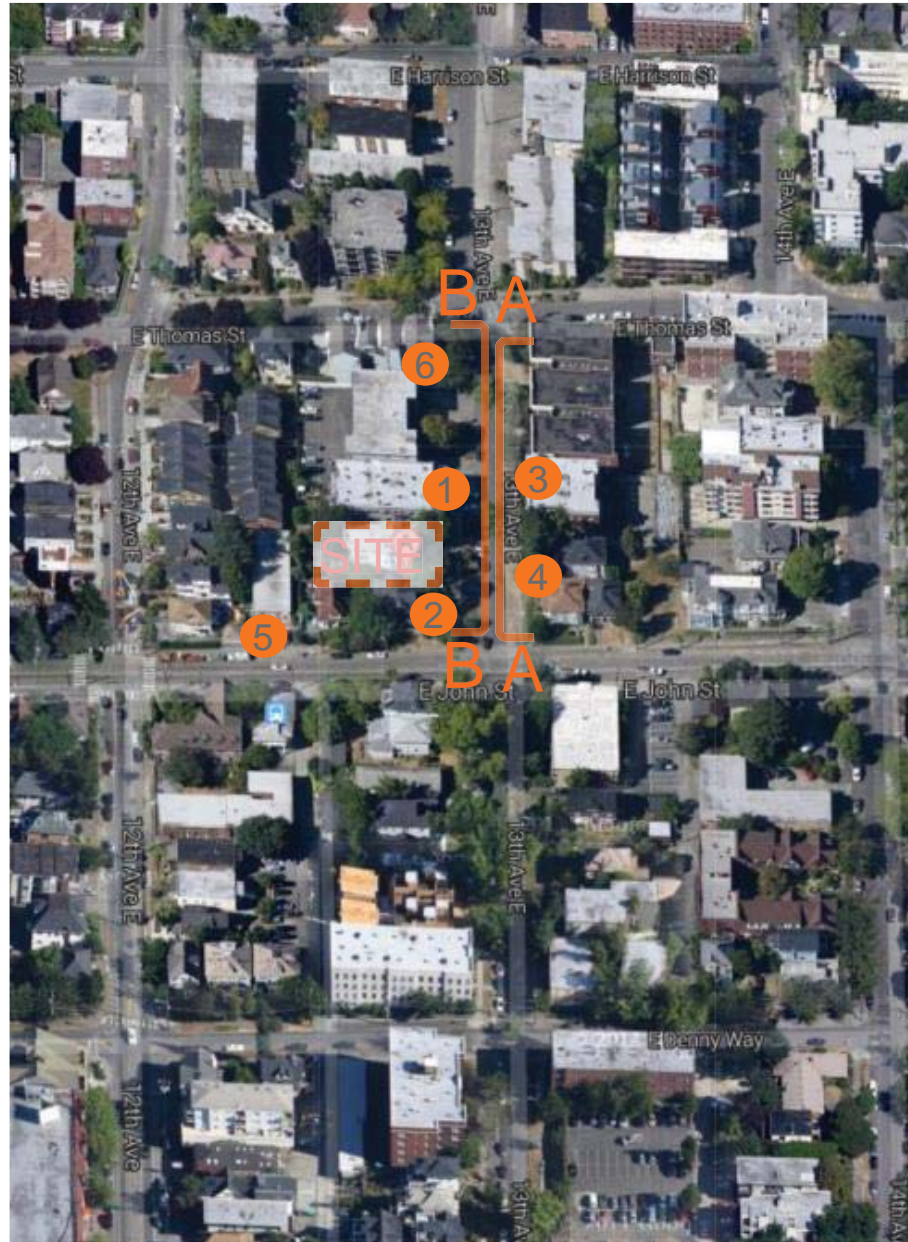


bike routes

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. Capitol Hill is also the main focus that will provide the future Seattle Greenways.

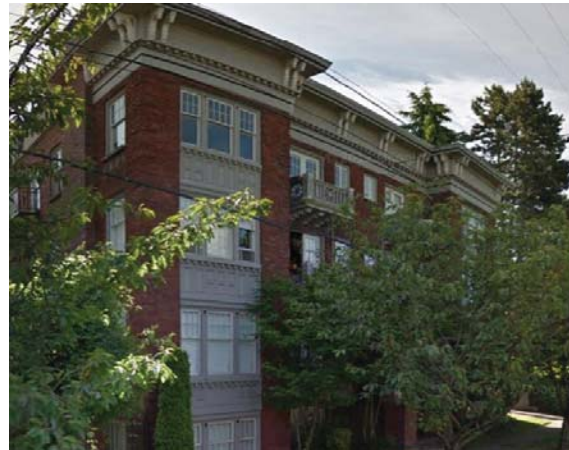




VICINITY MAP



1 Apartment to the North



3 Apartment across from the site



5 Apartment to the West



2 Duplex to the South will be (5) Rowhouse



4 New Apodments across the site



6 Apartment around the corner to the NW



13th Ave East

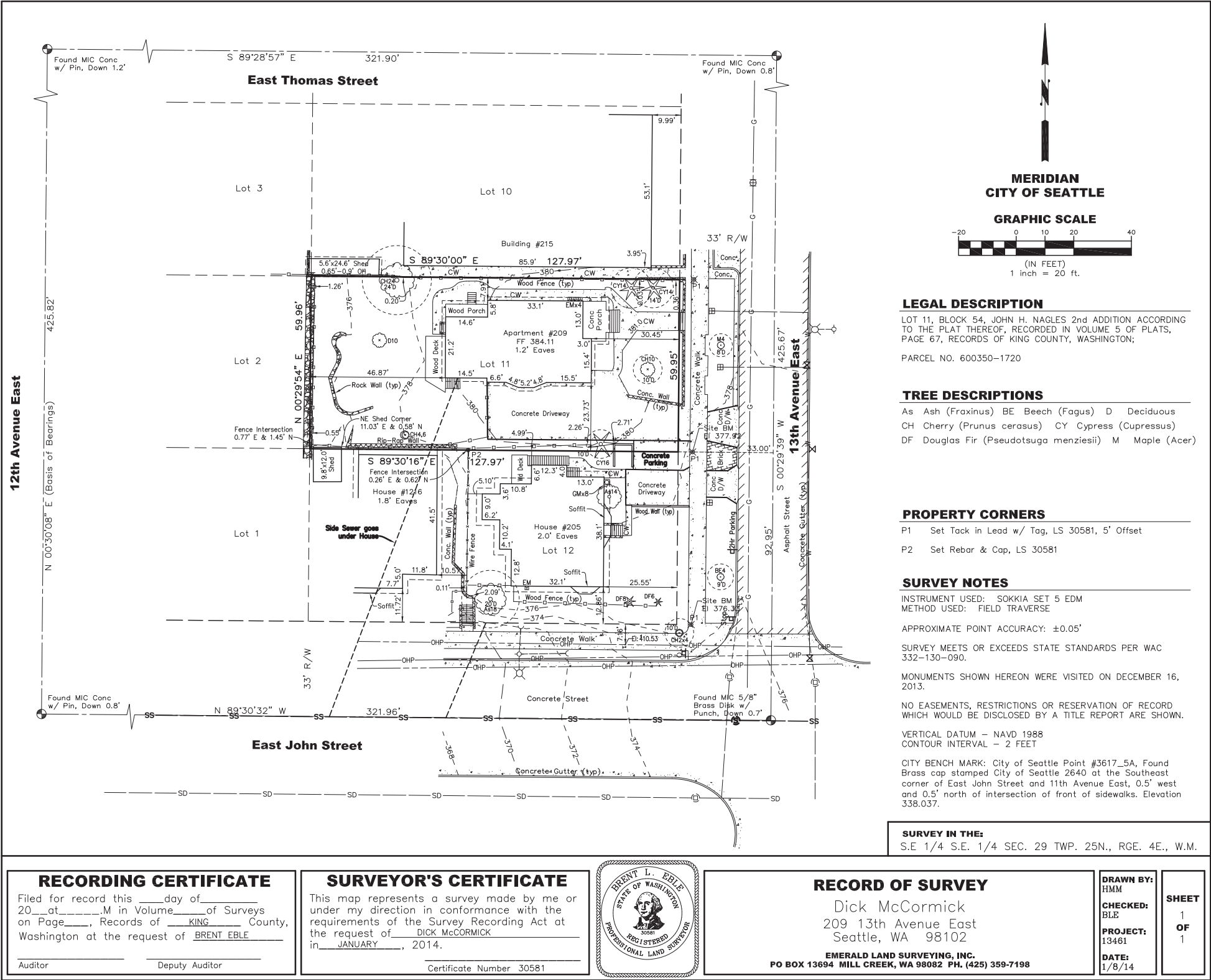


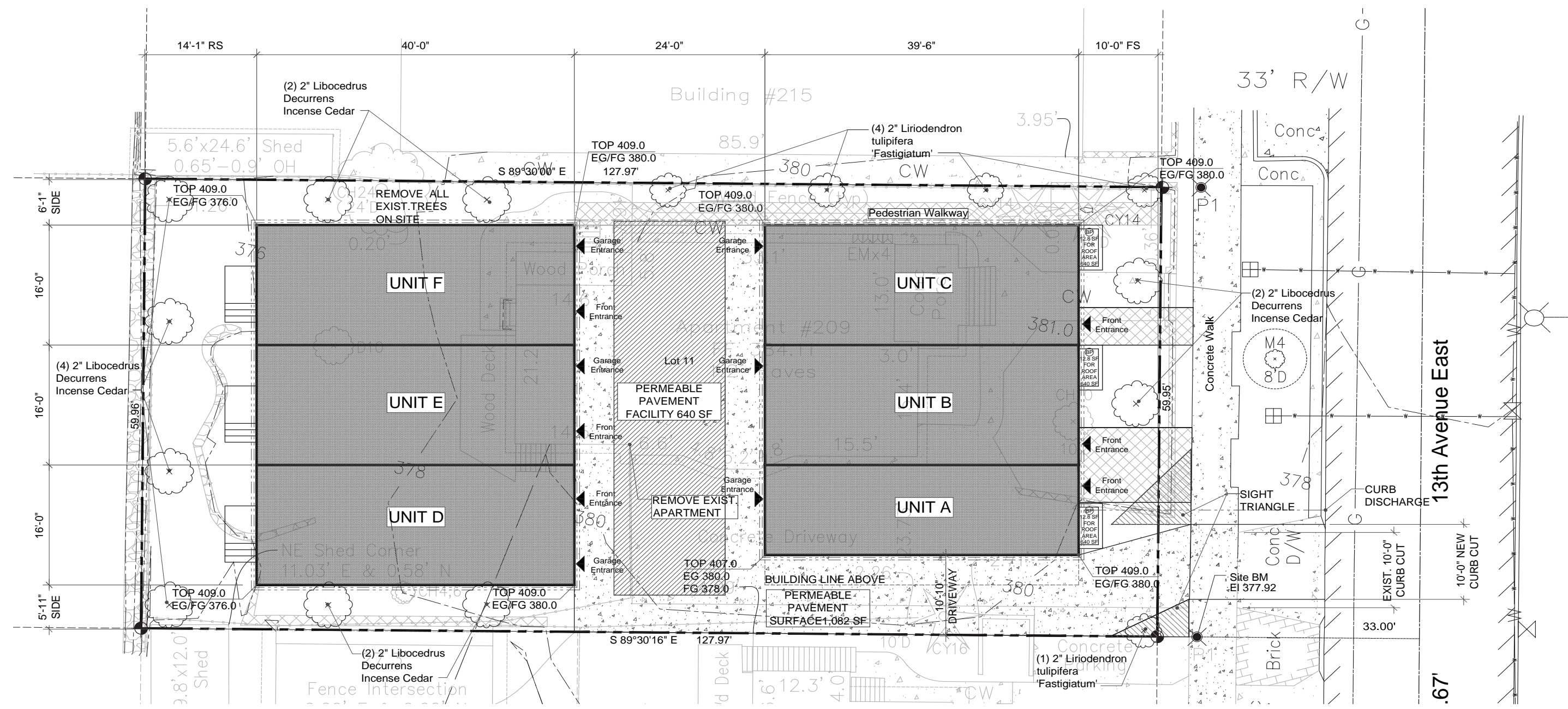
ACROSS OUR SITE

13th Ave East



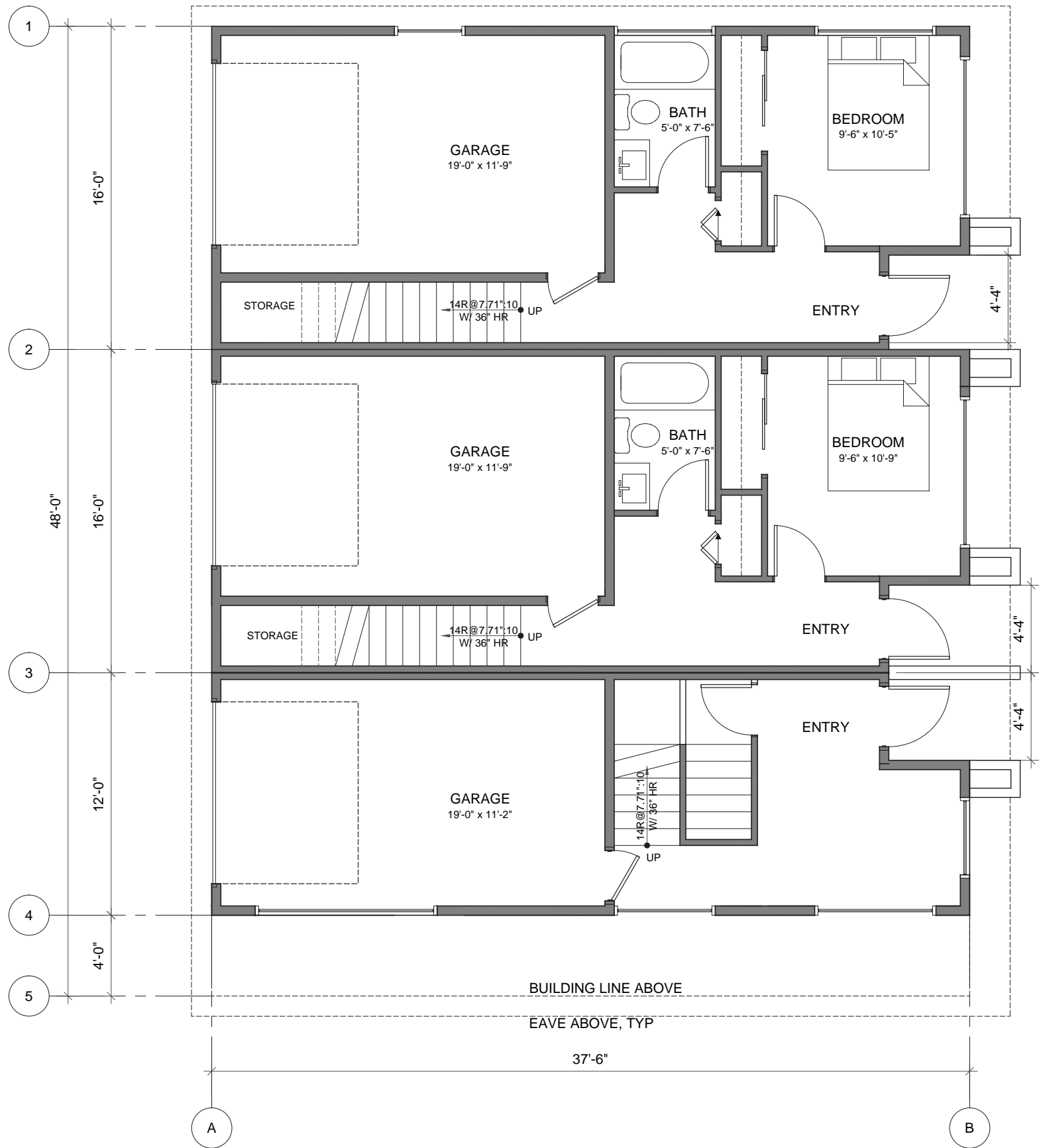
OUR SITE

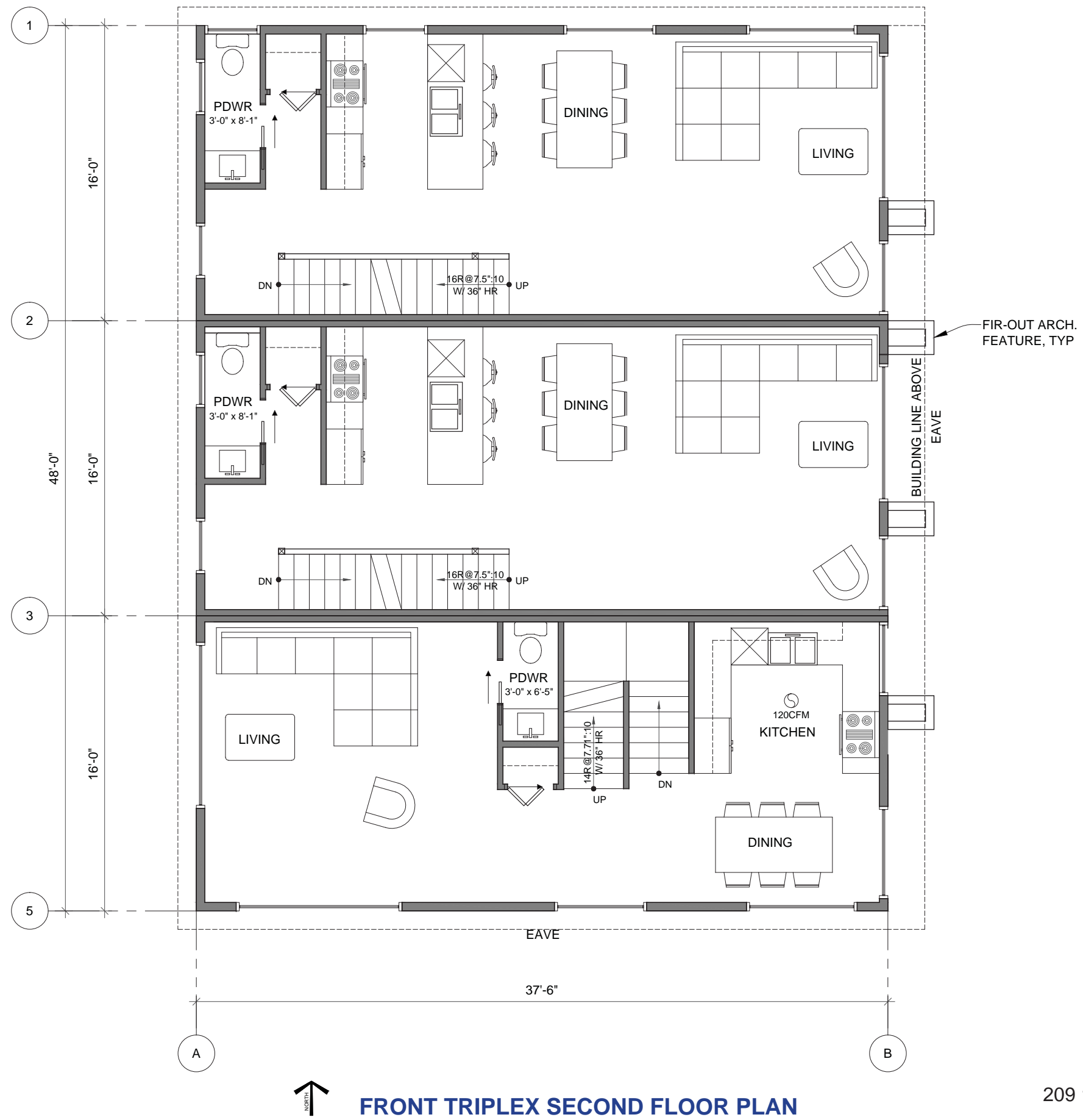




PROPOSED SITE PLAN



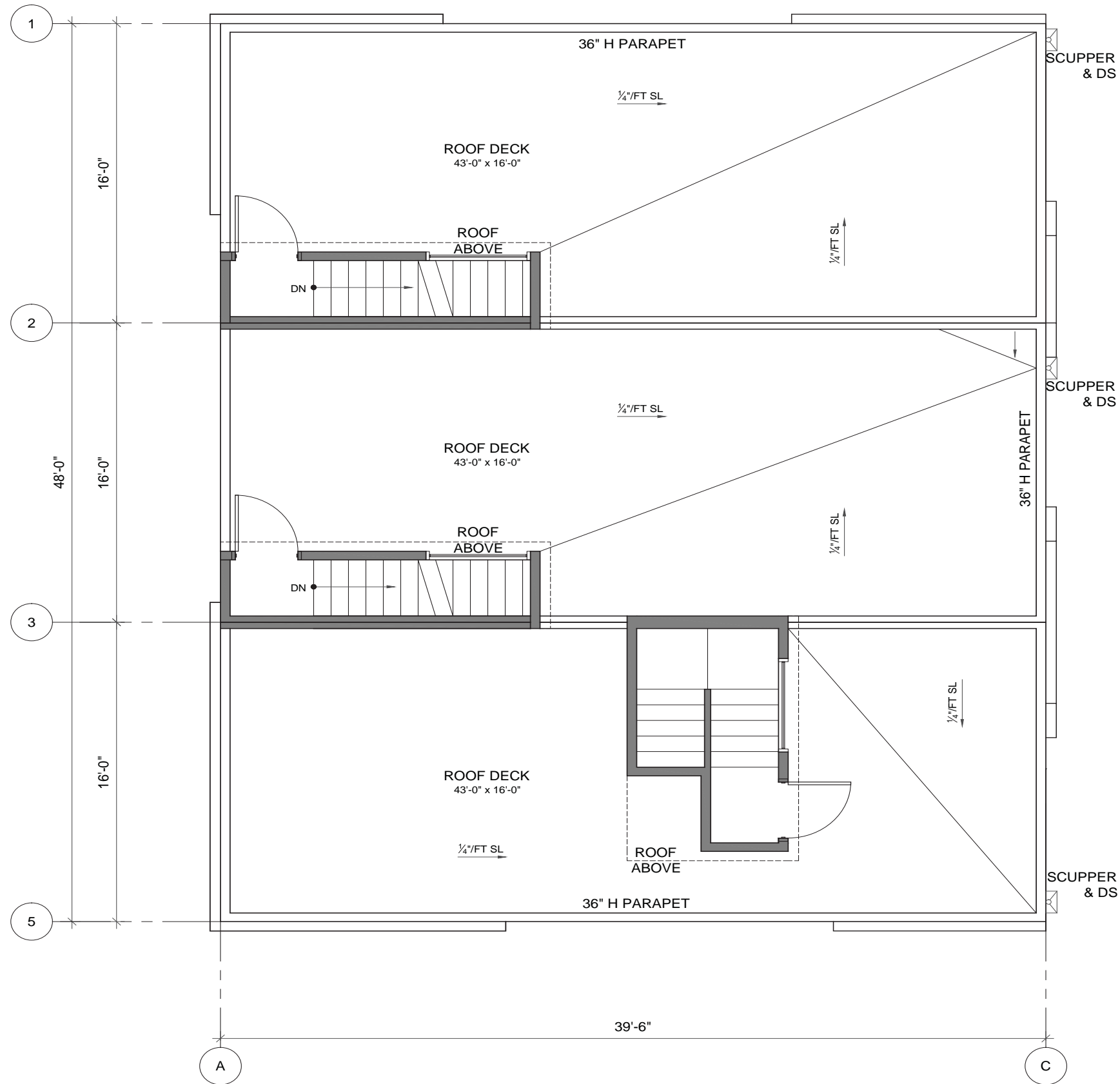




FRONT TRIPLEX SECOND FLOOR PLAN

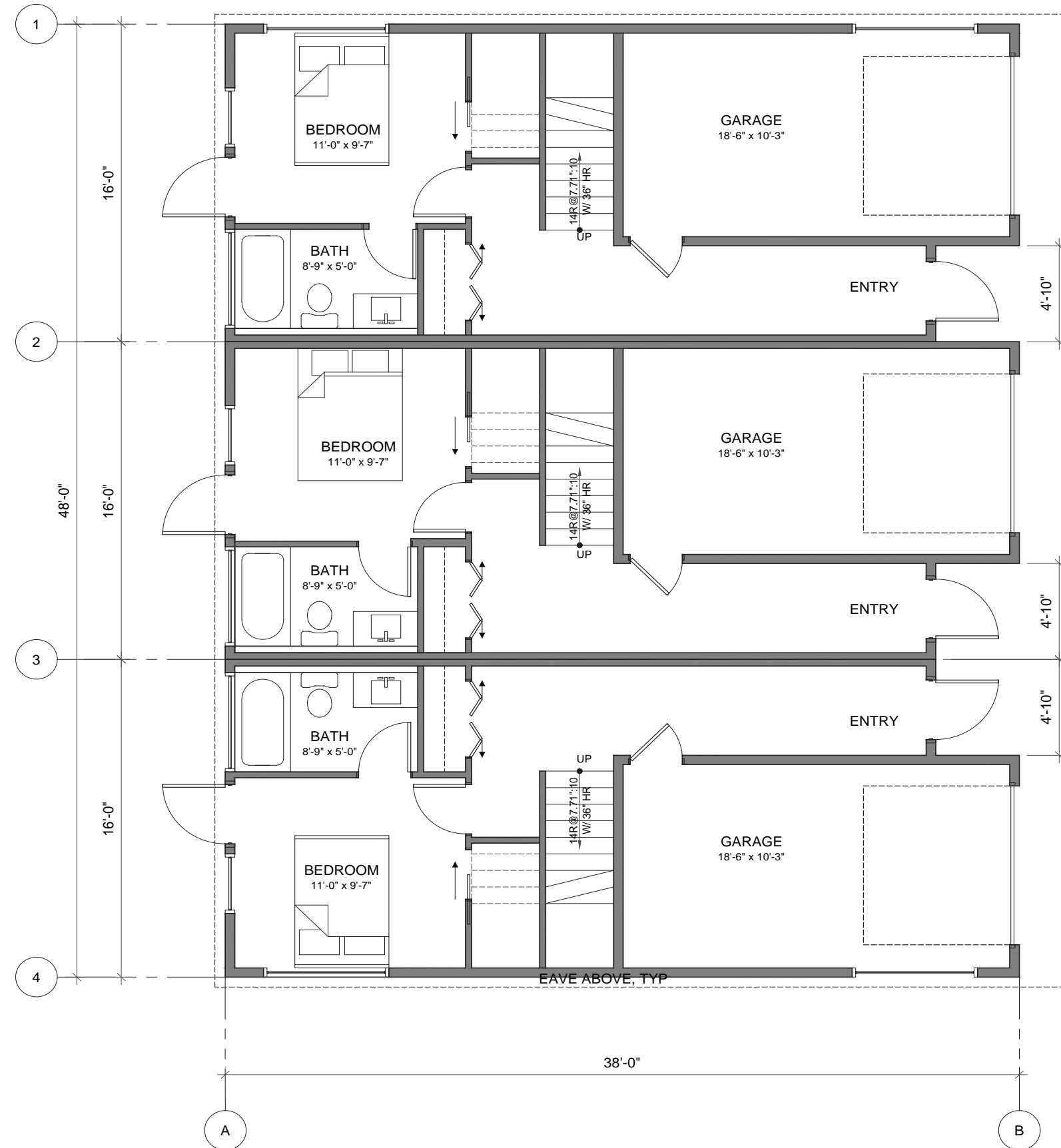






FRONT TRIPLEX ROOF DECK PLAN



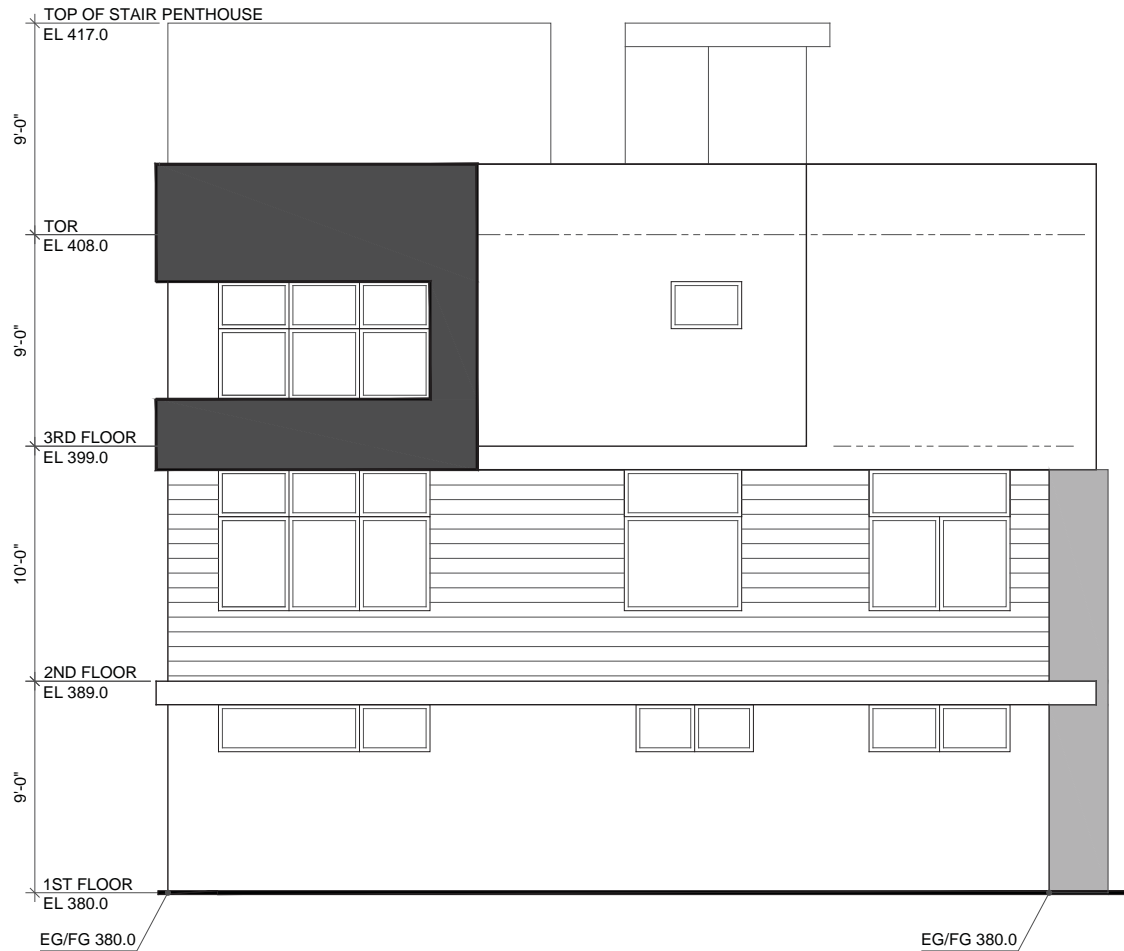




BACK TRIPLEX SECOND FLOOR PLAN





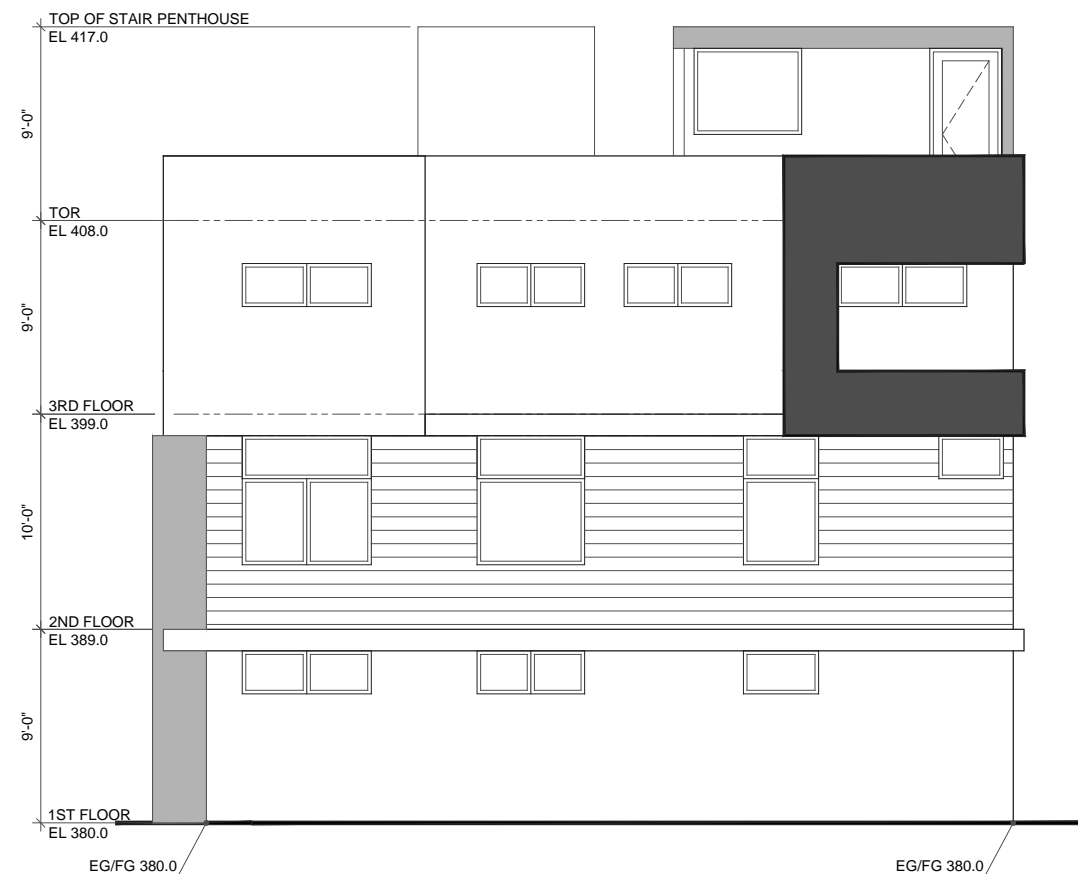


FRONT TRIPLEX SOUTH ELEVATION



FRONT TRIPLEX EAST EVATION



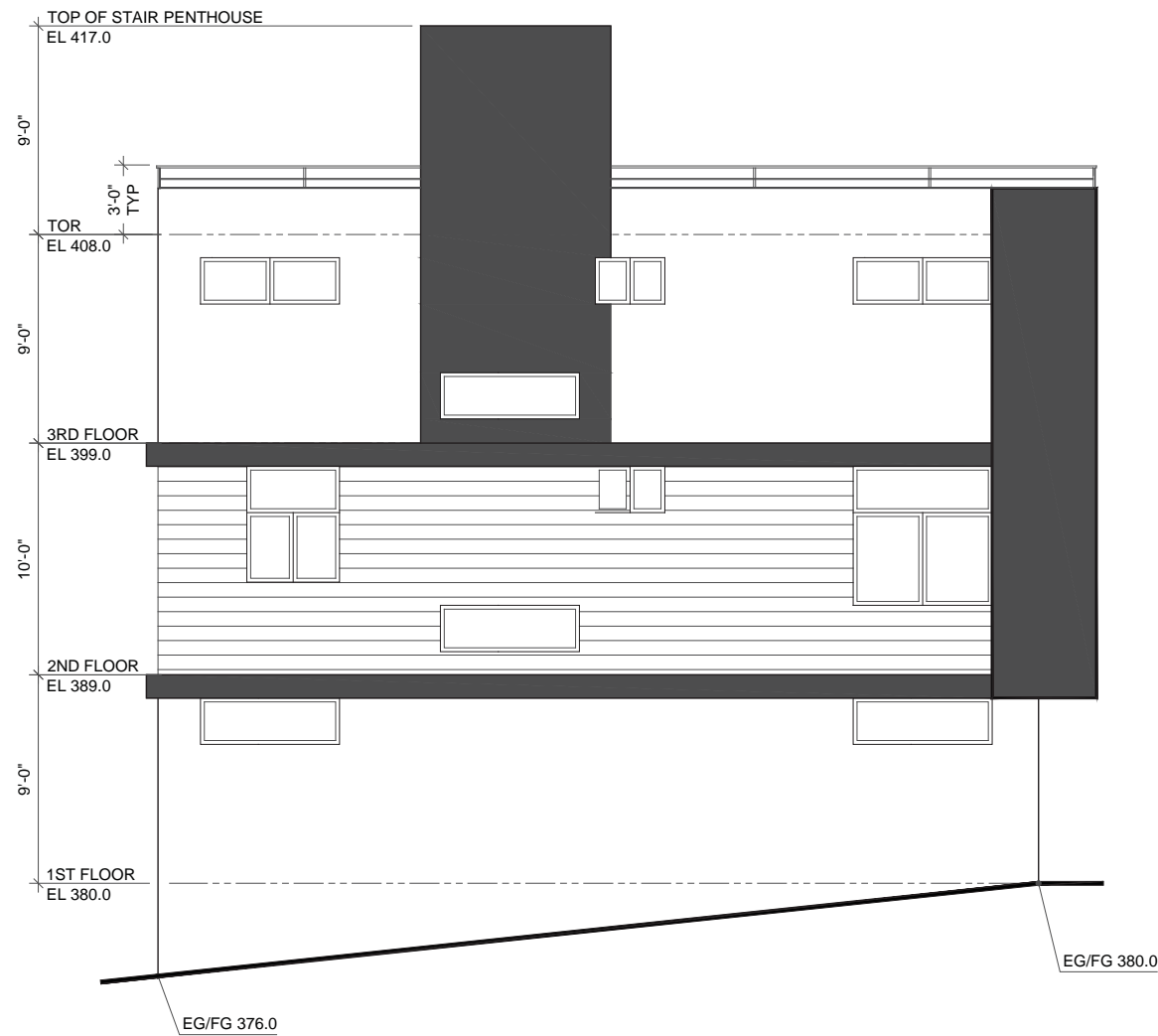


FRONT TRIPLEX NORTH ELEVATION



FRONT TRIPLEX WEST ELEVATION



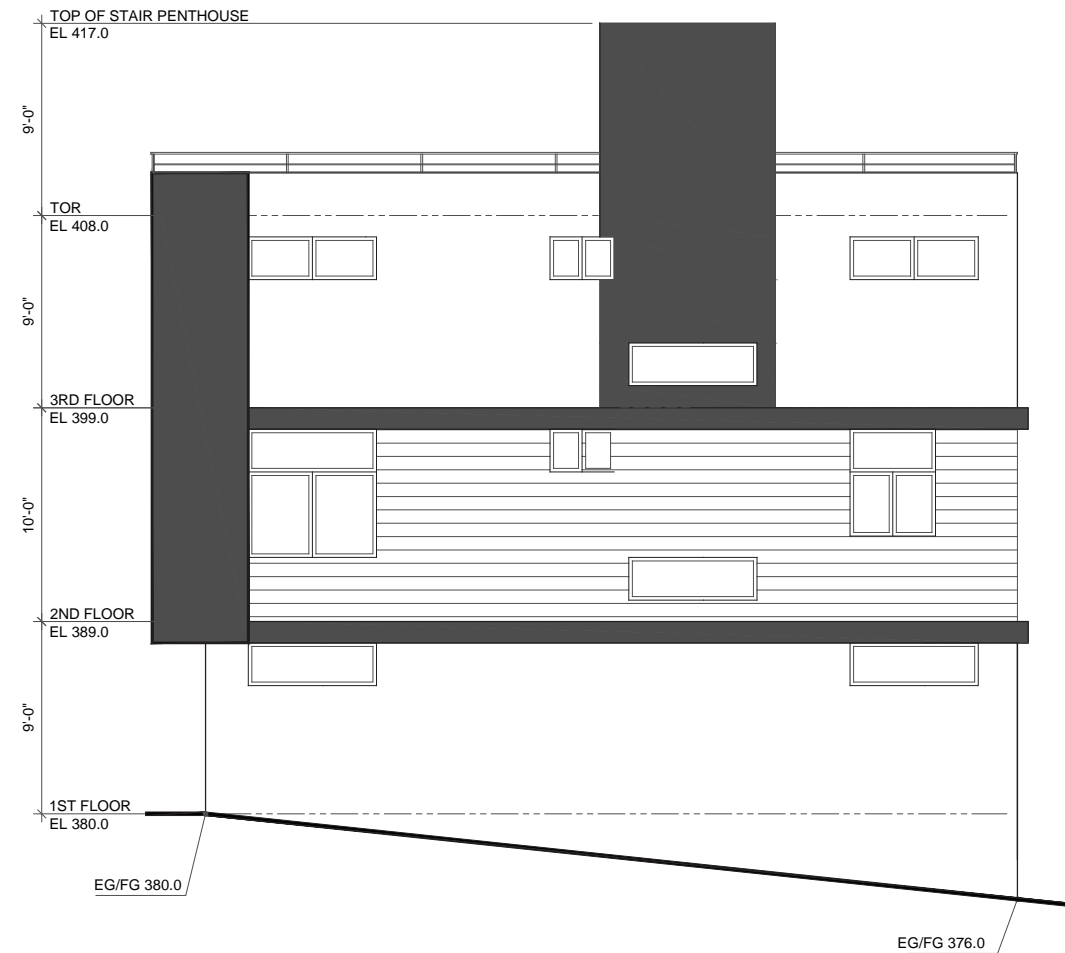


BACK TRIPLEX SOUTH ELEVATION

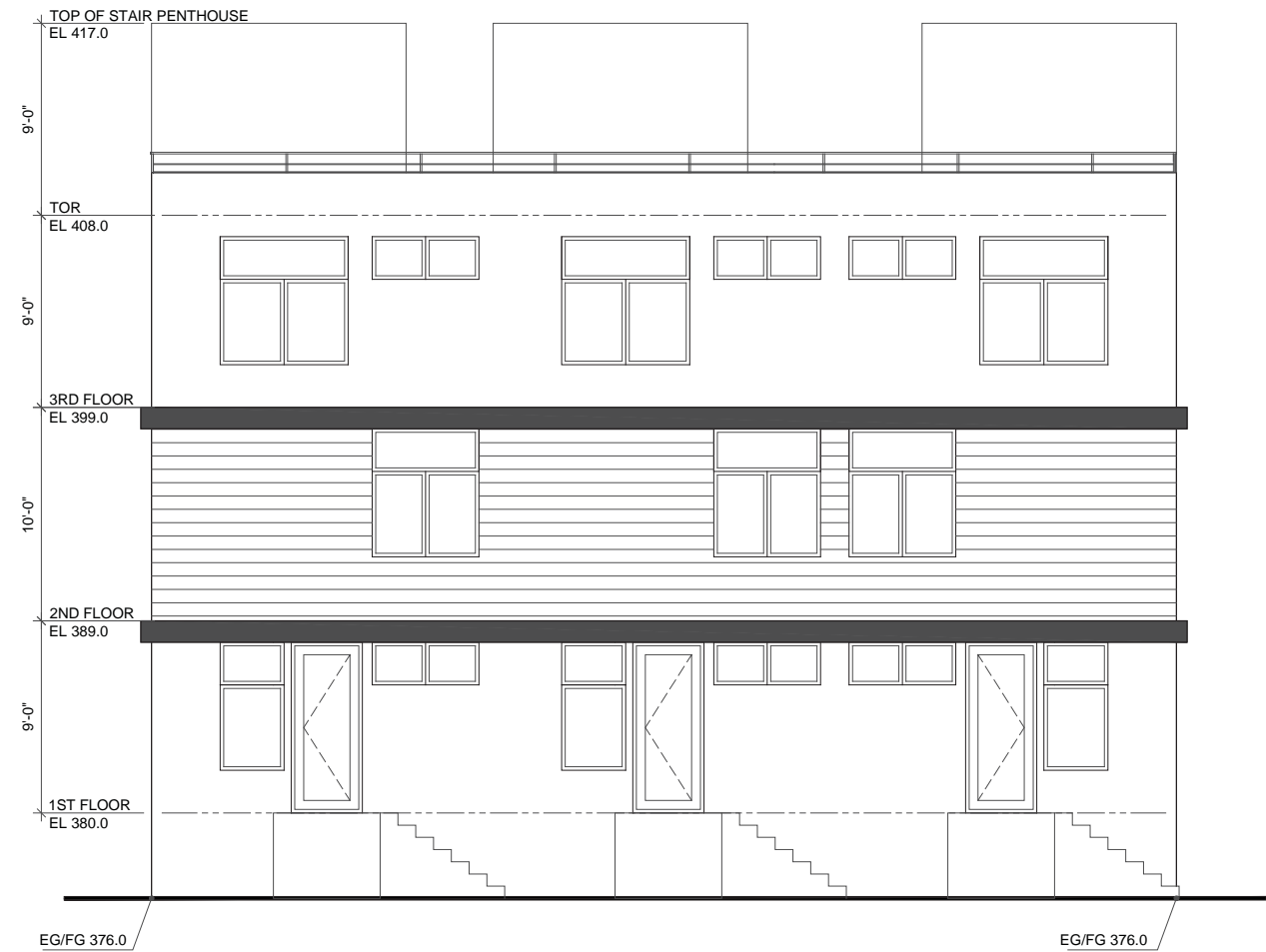


BACK TRIPLEX EAST ELEVATION



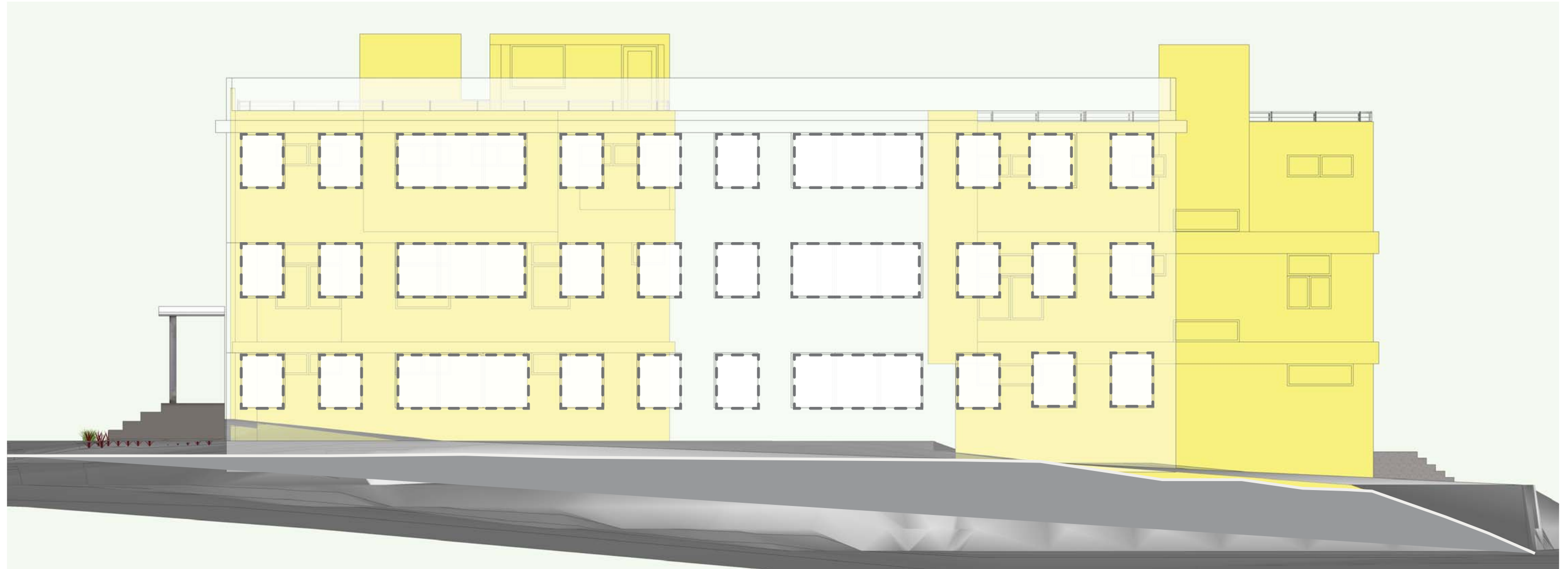


BACK TRIPLEX NORTH ELEVATION



BACK TRIPLEX WEST ELEVATION





NORTH PRIVACY WINDOW STUDY



EARLY DESIGN GUIDANCE
209 13th Ave E, Seattle, Washington
Playhouse Design Group
DPD # 3016812 | February 12th, 2014



SOUTH PRIVACY WINDOW STUDY



East Elevation



South Elevation



4x8 dark gray painted hardie



reclaimed fir or cedar siding



2x8 light gray painted hardie panel siding

- 4x8 white painted hardie or similar horizontal siding
- 4x8 light gray painted hardie or similar horizontal siding
- Reclaimed horizontal fir or cedar siding
- 4x8 dark gray painted hardie or similar horizontal siding



South Elevation



Street Perspective

- Cedar decking
- Permeable grasscrete
- Concrete bio-plant-



Cedar decking



Permeable grasscrete pavers

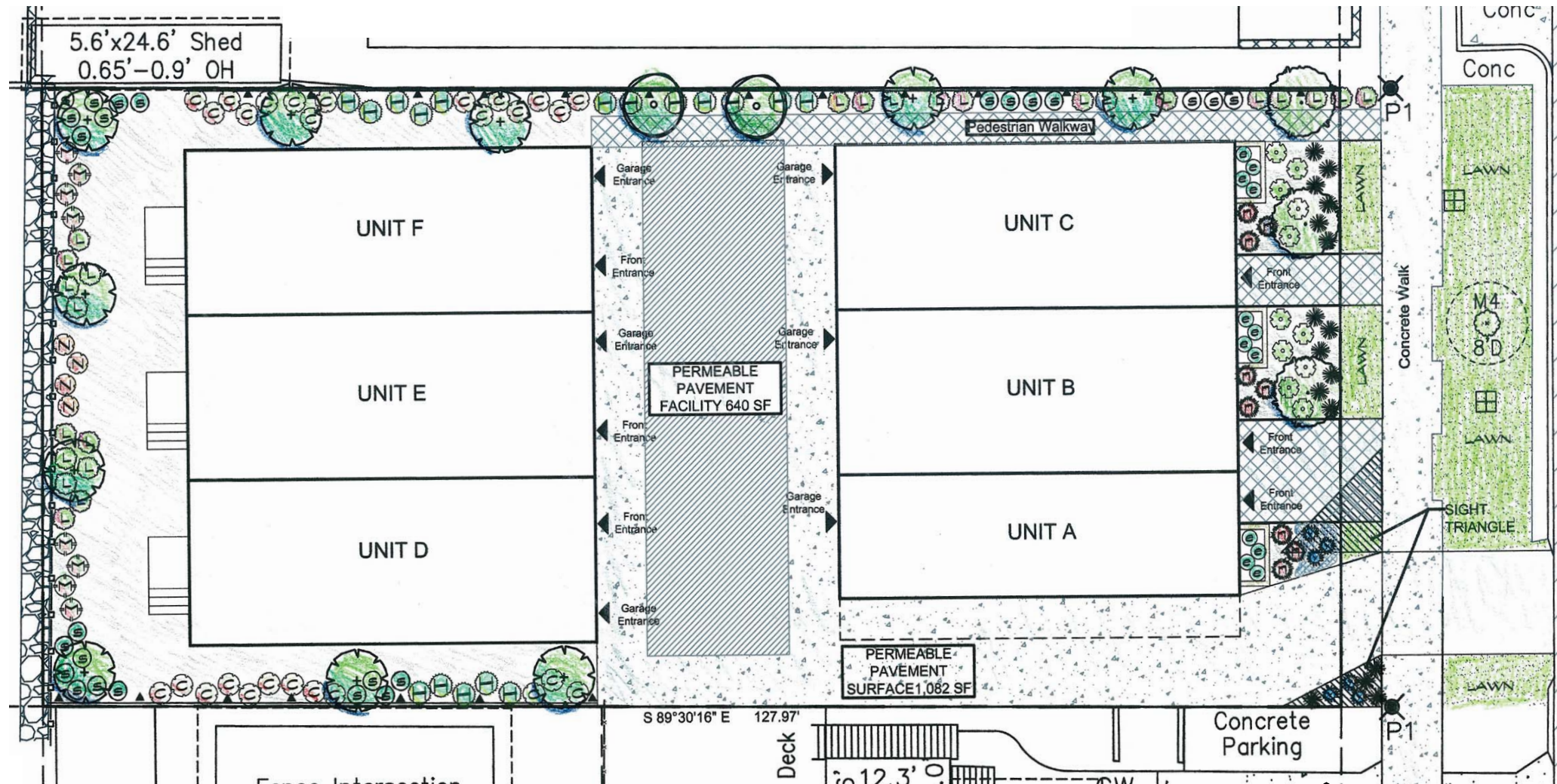


Concrete planters





Columnar Tulip Tree



Dawyck Purple Beech

LANDSCAPE



fire-power-nandina



Black Mondo



Moon Bay Nandina



Boston Ivy



Moon Bay Nandina



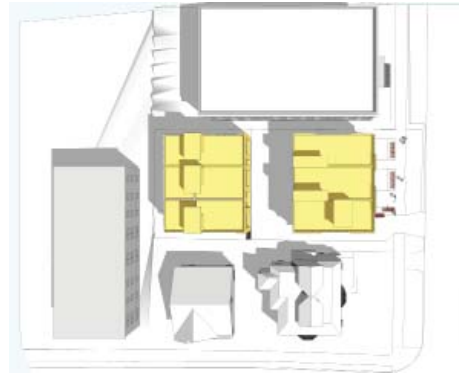
Yucca Rigida



Little Lime Hydrangea

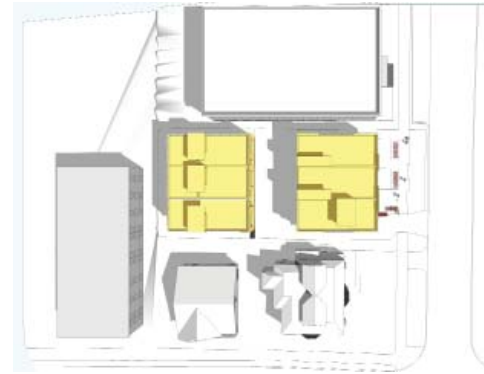


SPRING EQUINOX: MARCH 20



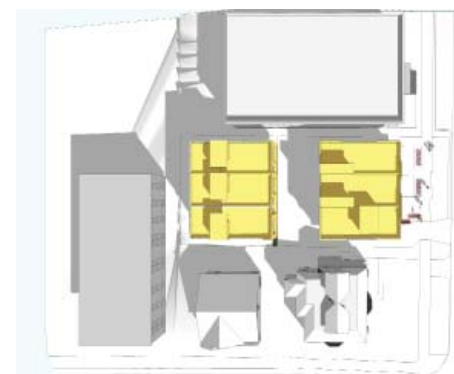
8 AM

SUMMER SOLSTICE: JUNE 21



8 AM

FALL EQUINOX: SEPTEMBER 23



8 AM

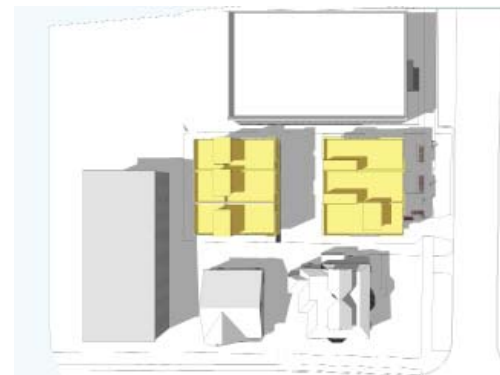
WINTER SOLSTICE: DECEMBER 21



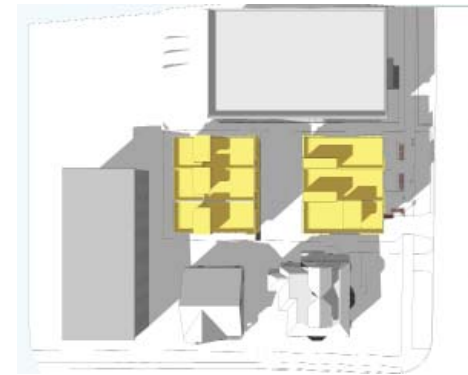
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NOON



NOON



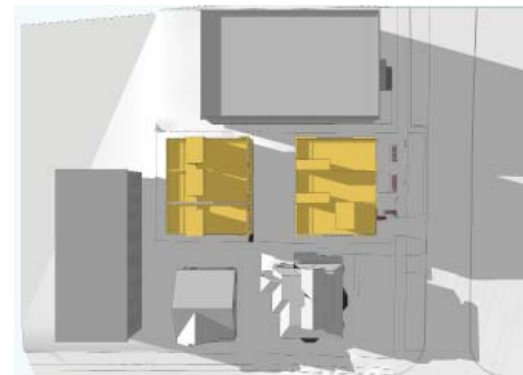
NOON



NOON



4 PM



4 PM



4 PM



4 PM

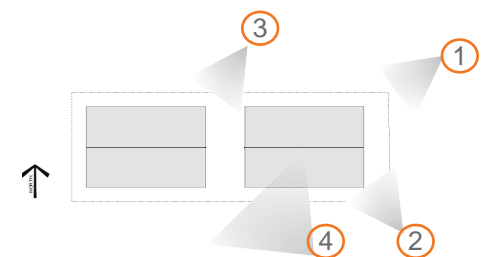




① NE elevation street facade rendering



② Street level facade rendering

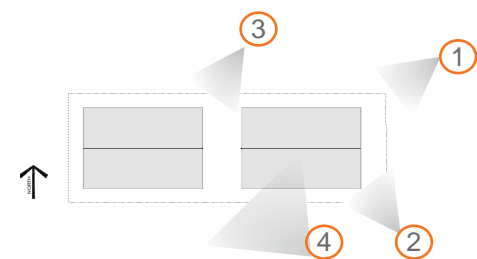


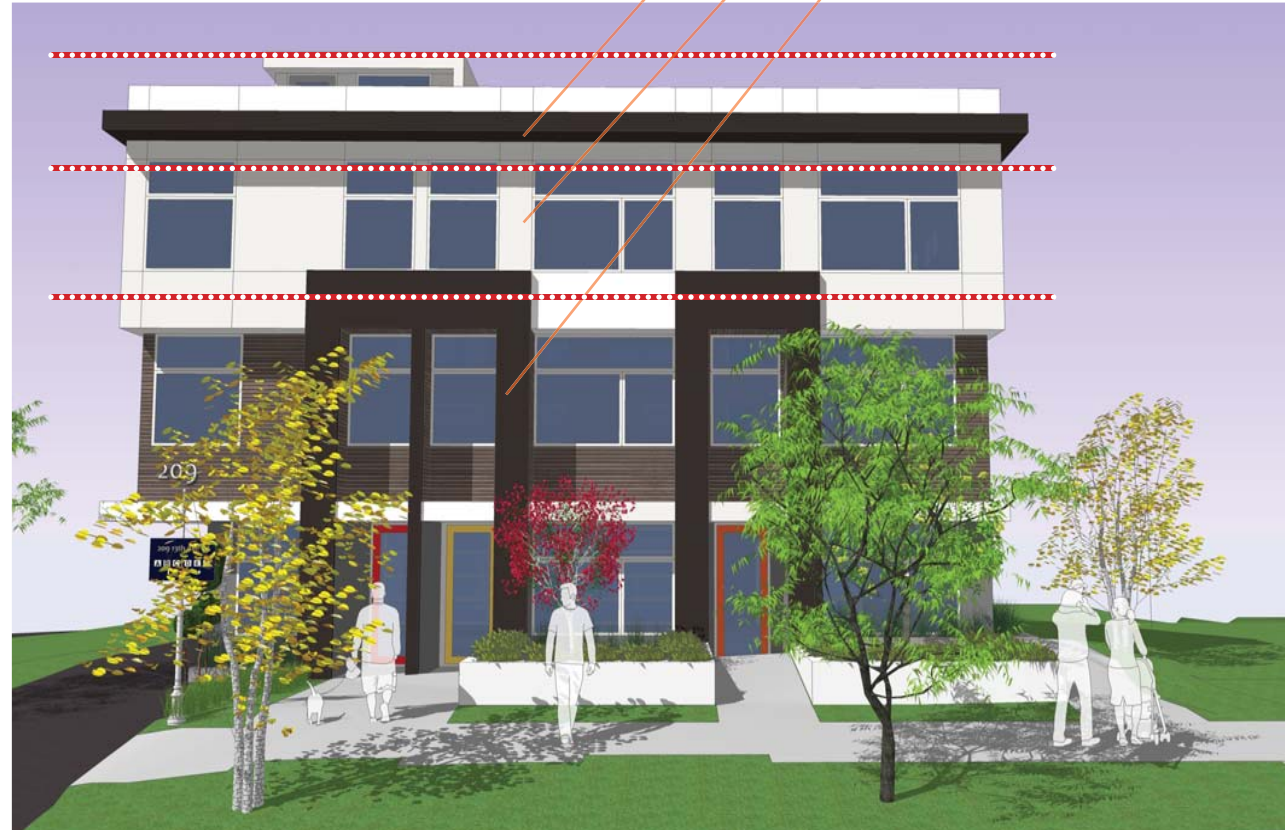


③ back triplex rendering



④ center court yard rendering





New Multifamily #209 Street level facade rendering



Exist. Apartment #215 Street level facade



DESIGN GUIDELINES

CS1 NATURAL SYSTEMS AND SITE FEATURES

The site’s topography slopes east to west which brings the most consistent solar exposure and daylighting into building, providing comfortable spaces from the south facade with potential energy savings.

CS2 URBAN PATTERN AND FORM

The streetscape is a maxture of apartments, townhomes and single family residences. The proposed structures are designed to fit within the mix of housing typologies and create a pedestrian friendly streetscape in the neighborhood through similar building setbacks, landscape strip and sidewalk.
We are providing planter strips using appropriate species to provide summer shade, winter light, and year-round visual interest. We also provide similar proportions, scale, building modulation, massing and architectural features and incorporates architectural elements such as cornice lines and entry features to preserve the neighborhood’s architectural qualities, historic character and pedestrian scale.

CS3 ARCHITECTURAL CONTEXT AND CHARACTER

The three street facing townhome units have front entries to easily identifying and engage from the street. Incorporates architectural elements such as cornice lines to create compatibility between new projects and the exisiting building, to the north through building articulation and scale and proportion, roof forms, detailing and fenestration.

PL2 WALKABILITY

Framed building entry feature provide access for people of all abilities in a manner that welcomes people and protects them from the elements and emphasizes the building’s architecture. We provide transparent windows allowing views into and out of the structure-thus incorporating the “eyes on the street” design approach. Exterior lights will be placed downward directed to walkways as well as private and common open spaces.
A directional/assressing signage feature will be provided as a means of wayfinding wherever possible

PL3 STREET LEVEL INTERACTION

Individual entries to gound floor scaled and detailed approriated to provide for a more intimate type of entry. This design contribute to a sense of identity, opportunity for personalization, offer privacy, and emphasize personal safety and security for building occupants.
We also provided 10 ft setback from the sidewalk, and landscaping to indicate the transition from one type of space to another.

DC1 PARKING & SERVICE USES

All townhome units are provided with private garage between the courtyard to reduce the visual ompacts of parking lots. The recycling and garabage containers will be in be in a storage unit or under the stairs and the customers will be responsible to bring their containers to 13th Ave E for collection.

DC2 ARCHITECTURAL CONCEPT

The street front facade is designed to compatible with existing adjacent structures and the individual homes in the neighborhood. Large windows provide a strong connection to the pedestrian environment.
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.
We also provide similar proportions, scale, building modulation, massing and architectural features and incorporates architectural elements such as cornice lines and entry feature to preserved the neighborhood’s architectural qualities, historic character and pedestrian scale.

DC3 OPEN SPACE CONCEPT

All units provide roof decks where there is sunny exposure and stair penthouse from wind. We also provide 10ft landscaped amenity spaces along the street facade and 14ft landscaped amenity backyard, also common walkway connects the center courtyard spaces.

DC4 EXTERIOR ELEMENTS AND MATERIALS

The project is proposing to use durable and sustainable materials. Siding will consist of natural cement board, natural cedar siding and painted materials.
The side yard, front entry, 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.
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.

SDR PRE-SUBMITTAL CONFERENCE MEETING MINUTES

Address: 209 13th Ave E
Project #: 3016812
Date: Feb 12, 2014
List everyone that was at the meeting
Reviewer: Beth Hartwick
Applicants: Moon Zhang and Paul Pierce
Zoning/Land Use
Reviewer: Beth Hartwick

- Fitting Old and New Together: Create compatibility between new projects and existing architectural context, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.
- Established Neighborhoods: In existing neighborhoods with a well-defined architectural character, site and design new structures to complement or be compatible with the architectural style and siting patterns of neighborhood buildings.
- Driveway: we are not going to share driveway with the new development of Row-house at South.
- We will provide front view of the adjacent building at North.
- Procedure:

-- Moon to write up meeting minutes & send Beth for verification
--Moon incorporates criteria in design and drops off application intake materials and 2 draft packets at ASC.

- Once Beth receives the project file she will review the draft packet. If the packet is complete the project will be noticed and the review cycle will begin. If the packet needs more information you will be informed.

