



5020 35th Avenue S Seattle, Washington

EARLY DESIGN GUIDANCE
5020 35th Avenue S
Playhouse Design Group
DPD# 3018745 | January 22, 2015



1 PROPOSAL DESCRIPTION

2 CONTEXT ANALYSIS

3 NEIGHBORHOOD ANALYSIS

4 SITE PHOTOS

6 SITE PHOTOS

6 SURVEY

7 PROPOSED SITE PLAN

8 PROPOSED LANDSCAPE PLAN

9 PROPOSED LIGHTING PLAN

10 PROPOSED DESIGN - TOWNHOUSE FLOOR PLAN

11 PROPOSED DESIGN - TOWNHOUSE FLOOR PLAN

12 PROPOSED DESIGN - TOWNHOUSE FLOOR PLAN

13 PROPOSED DESIGN - TOWNHOUSE FLOOR PLAN

14 RENDERED ELEVATIONS - TOWNHOUSE

15 RENDERED ELEVATIONS - TOWNHOUSE

16 RENDERED PERSPECTIVES

17 RENDERED PERSPECTIVES

18 WINDOW PRIVACY STUDY

19 WINDOW PRIVACY STUDY

20 SHADOW STUDY

21 SHADOW STUDY

22 DESIGN GUIDELINES

23 DESIGN GUIDELINES



PROJECT INFORMATION

ADDRESS: 5020 35th Ave S, Seattle, WA 98118
 ZONE: LR2
 DPD #s: 3018745 / 6438080
 APN: 2660500324
 OWNER: Blackhawk Investments, LLC
 CONTACT: Amy Helmick (Playhouse Design Group)

PROJECT PROGRAM

LOT SIZE: 7,222 SF
 APPROX FAR: 8,653 (8,666 sf allowed)
 (Far 1.2 used) 4-Star Built Green

PARKING: 5 in attached garages
 BUILDING TYPE: Townhouses (5 units in 1 structure)
 UNIT COUNT: 5
 UNIT SIZES: End Units: 1,501 sf heated (x2 units)
 Middle Units: 1,438 sf heated (x3 units)
 Building Total: 7,316 sf

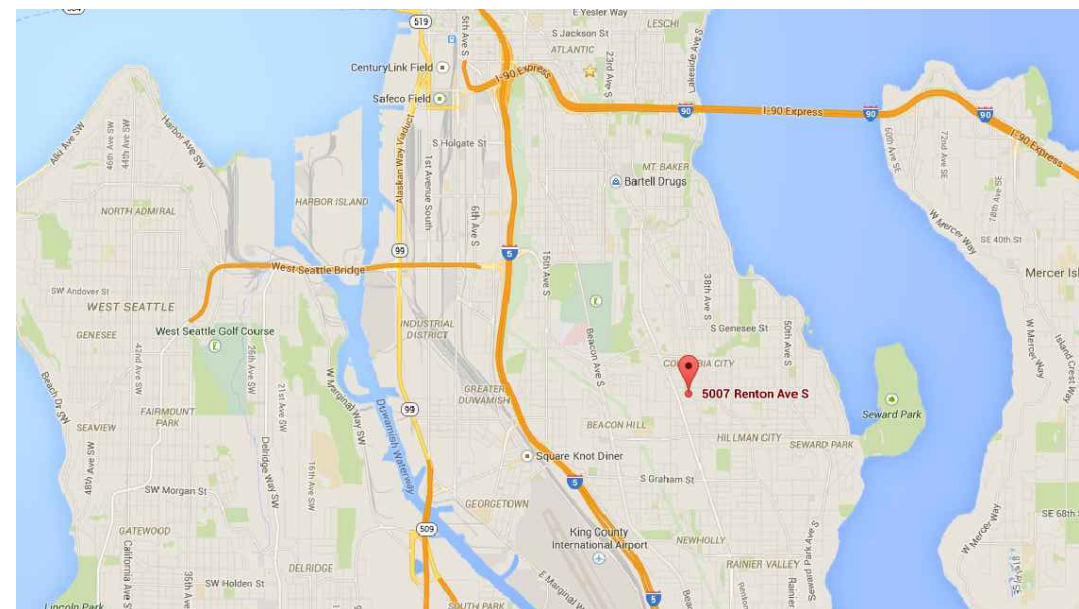
OF STORIES: Townhouses: 3 + stair tower

PROJECT OBJECTIVES

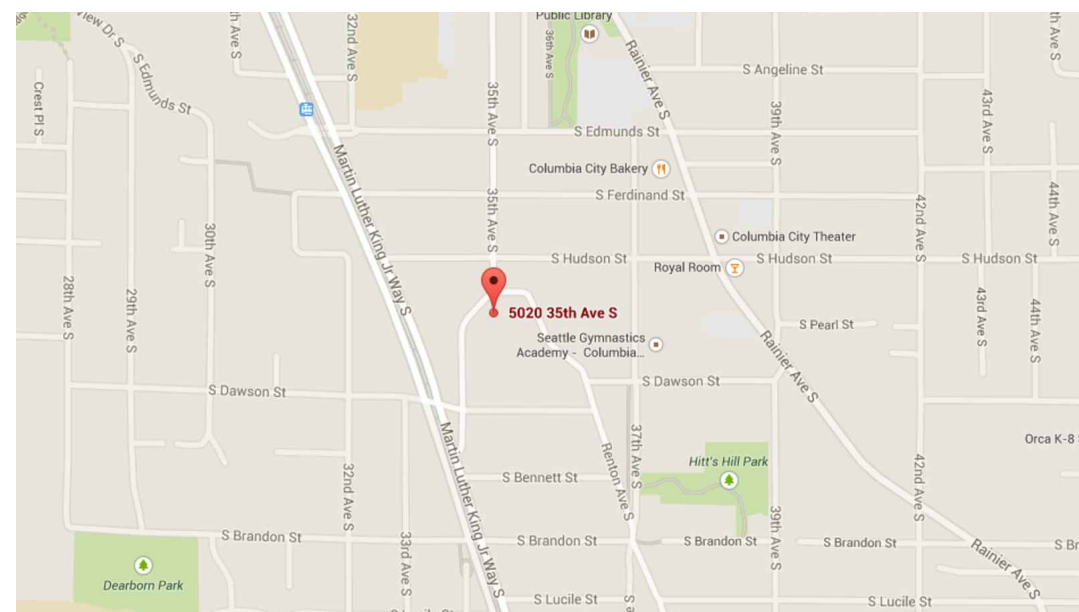
The proposed site's current use is a Triplex. The lot is approximately 8,468 sf located mid-block between S Dawson St and S Hudson St in an LR2 zone. This is within a frequent transit corridor and the Columbia City Urban Village overlay zone.. This proposal is to demolish the existing multifamily structure and to construct one structure with 5 townhouses. Each of the proposed structures will be 3 stories (+ stairtower and roof decks at end units) and attached garages.

The proposed project will achieve a 4-star Built Green certification to maximize building sustainability and performance.

The project is located nearby the historic Columbia City Landmark district which is a diverse area of increasing density with many neighborhood shops, dining and services within walking and biking distance. We are proposing a pedestrian friendly design (through the use of engaging shapes, color and abundant tiered landscaping). This proposal will increase the density to what it is currently zoned for. Quality construction and landscape design will add to the sense of community with a modern architectural solution.



Seattle Vicinity Map



Neighborhood Vicinity Map

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 5020 35th Avenue S
 Playhouse Design Group
 DPD# 3018745 | January 22, 2015

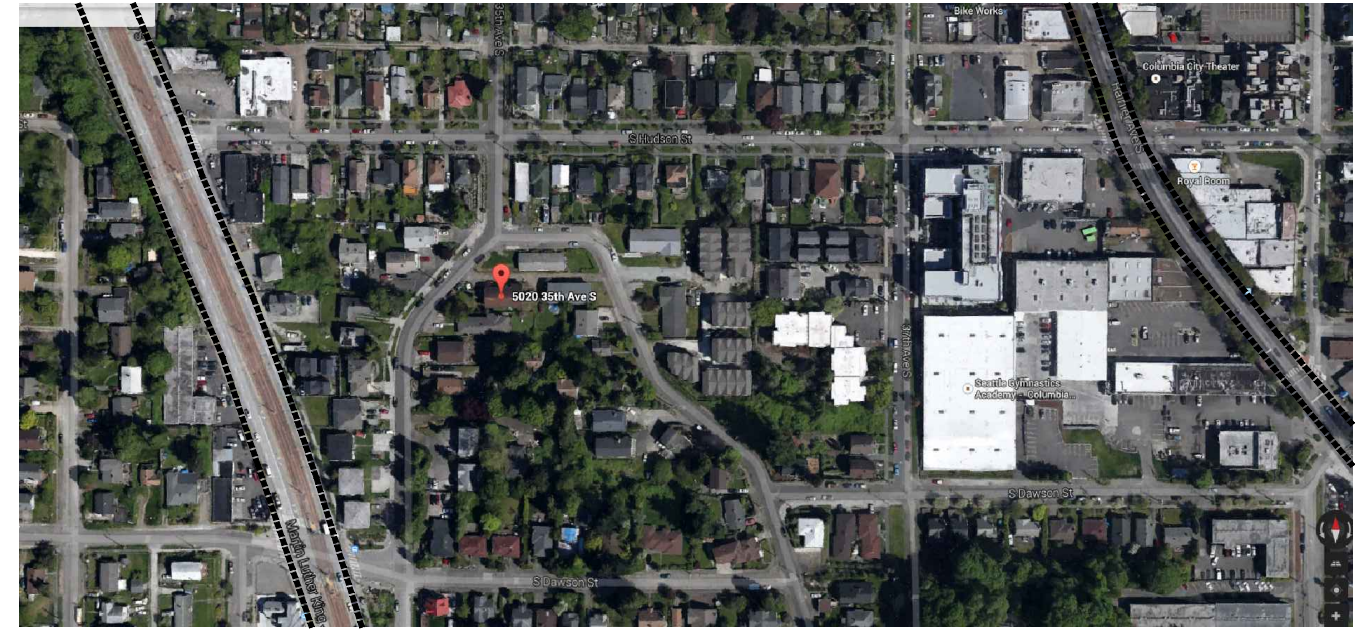


PROJECT CONTEXT

To the north of the subject property is a 1 story duplex. To the east is a 2-story triplex. To the west across the street are 1 and 2-story single family residences with 3 and 4 bedrooms. To the south, is a 2-story 4-plex with a red brick facade.

Businesses and amenities are concentrated along the arterials of Rainier Avenue S and M L K Jr Way S. The neighborhood is served by frequent transit which links it to the greater Seattle Metropolitan Area along these arterials as well. The nearest Sound Transit Light Rail stop is 4 blocks north on Alaska St.

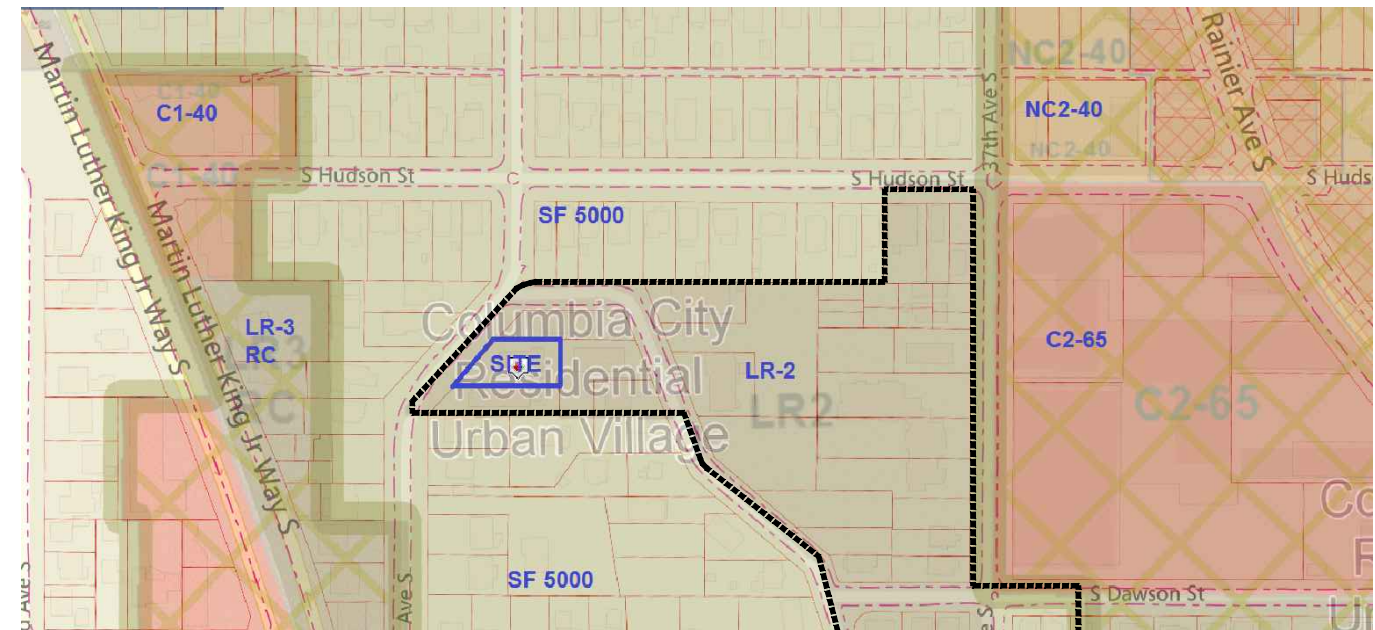
The grade on the site is fairly flat as it is a valley with gentle slopes up to the south and north.



Aerial Vicinity Map

ZONING INFORMATION

ZONE:	LR2
OVERLAY:	Columbia City Residential Urban Village
STREETS:	Between Principal Arterials Martin Luther King Jr. Way S and Rainier Ave S Arterials and Minor Arterials S Alaska St and S Orcas St
SITE:	Located on 35th Ave S Ave between S Dawson St and S Hudson St. In the Lowrise 2 zone with surrounding lots also within the Lowrise 2 zone, except the lots to the south which are zoned SF-5000. Lot is served by frequent transit.



Seattle Zoning Map



EARLY DESIGN GUIDANCE
5020 35th Avenue S
Playhouse Design Group
DPD# 3018745 | January 22, 2015

NEIGHBORHOOD CONTEXT & INSPIRATION:

This neighborhood is comprised of a mix of residential buildings - single family residences, townhouses & apartments. The neighborhood also includes a variety of businesses and amenities. Schools, parks, bike paths, grocery, religious institutions, library, day care, coffee shops and many other small businesses are available within walking distance. The architectural styles present in the neighborhood are diverse including traditional, craftsman, contemporary, modern etc. The modern design of the proposed buildings fit into the existing eclectic mix of styles.



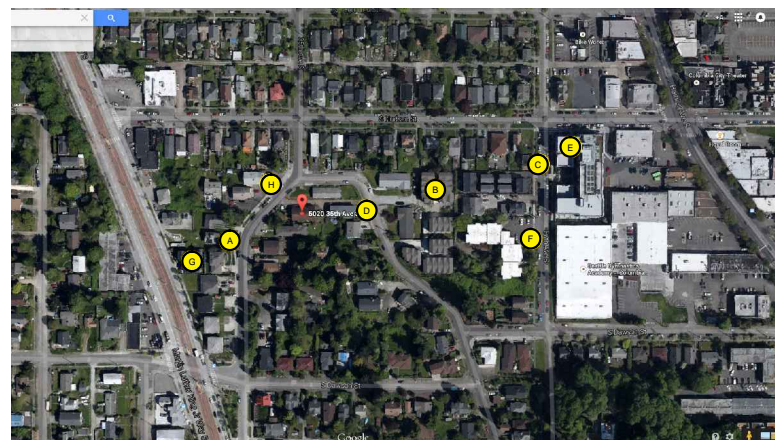
(A) 4 Bedroom SFR neighboring project site



(B) Modern Design (currently under construction) across from project site



(C) Modern townhomes w/ hardie panel siding and metal accent



VICINITY MAP

- A 5031 Renton Ave S (SFR w/ 4 bedrooms)

- B 5008 Renton Ave S (Townhouses- 5 bldgs w/ 22 units total)

- C 5017 37th Ave S (Townhouses)

- D 5007 Renton Ave S (Triplex)

- E 3701 S Hudson St (Apartment w/ 124 Units)

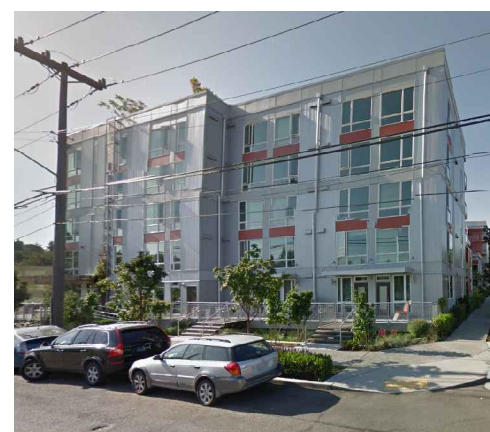
- F 5033 37th Ave S (Apartment w/ 44 units)

- G 5036 MLK Way S (Townhouses - 5 units)

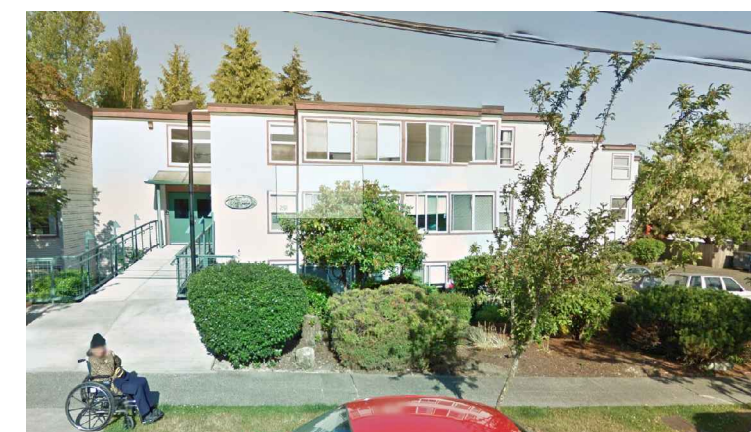
- H 5027 35th Ave S (SFR w/ 4 bedrooms)



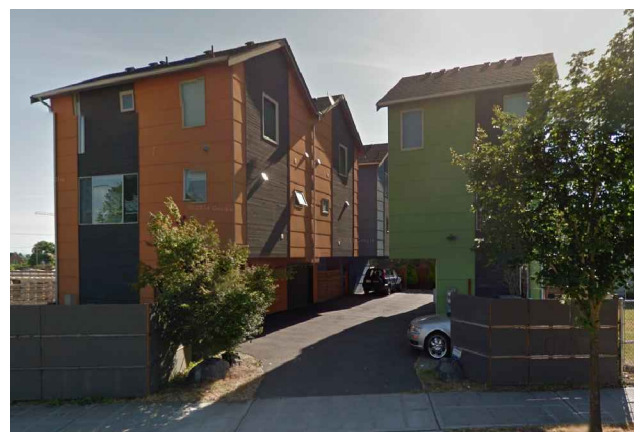
(D) Triplex neighboring project site



(E) Modern Design Apartments with metal siding



(F) Lilac Lodge Apartments - section 8 rentals for elderly and disabled



(G) Townhouses near project site on MLK



(H) Single Family Residences near project site

EARLY DESIGN GUIDANCE
 5020 35th Avenue S
 Playhouse Design Group
 DPD# 3018745 | January 22, 2015



SUBJECT SITE



SUBJECT SITE



STREET VIEW PANORAMA - RENTON AVENUE S, FACING SUBJECT SITE

ACROSS FROM SUBJECT SITE



STREET VIEW PANORAMA - RENTON AVENUE S, FACING ACROSS FROM SUBJECT SITE



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DPD# 3018745 | January 22, 2015

SUBJECT SITE



4-Plex to south of subject site - west view



4-Plex to south of subject site - north view

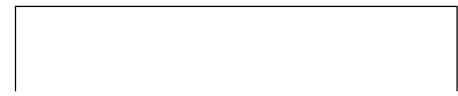


4-Plex to south of subject site - east view



Context to south and east of subject site

SUBJECT SITE



PROPERTY TO EAST OF SUBJECT SITE



PROPERTY TO NORTH OF SUBJECT SITE



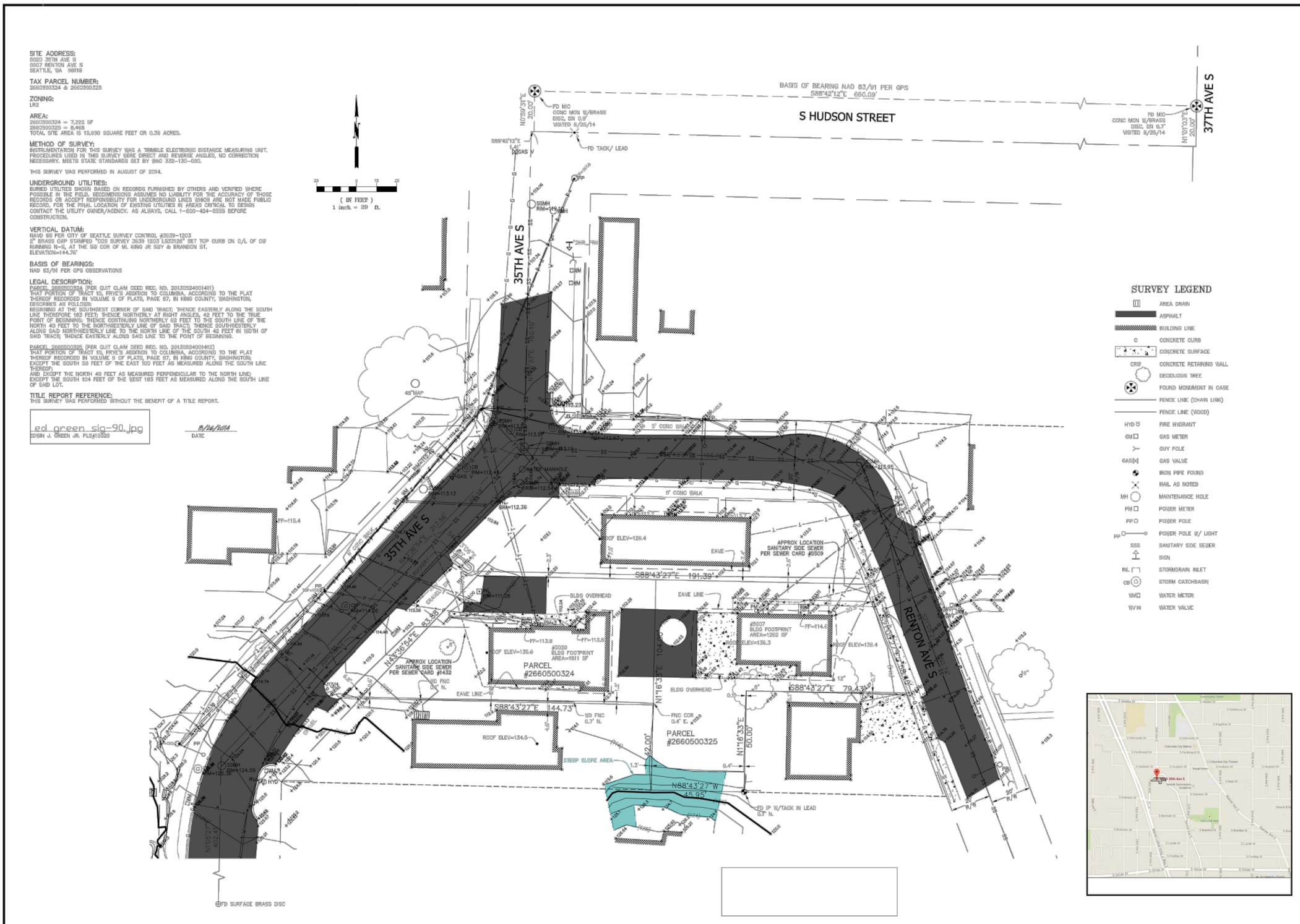
PROPERTY TO NORTH OF SUBJECT SITE



PROPERTY TO NORTH OF SUBJECT SITE

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5020 35th Avenue S
Playhouse Design Group
DPD# 3018745 | January 22, 2015





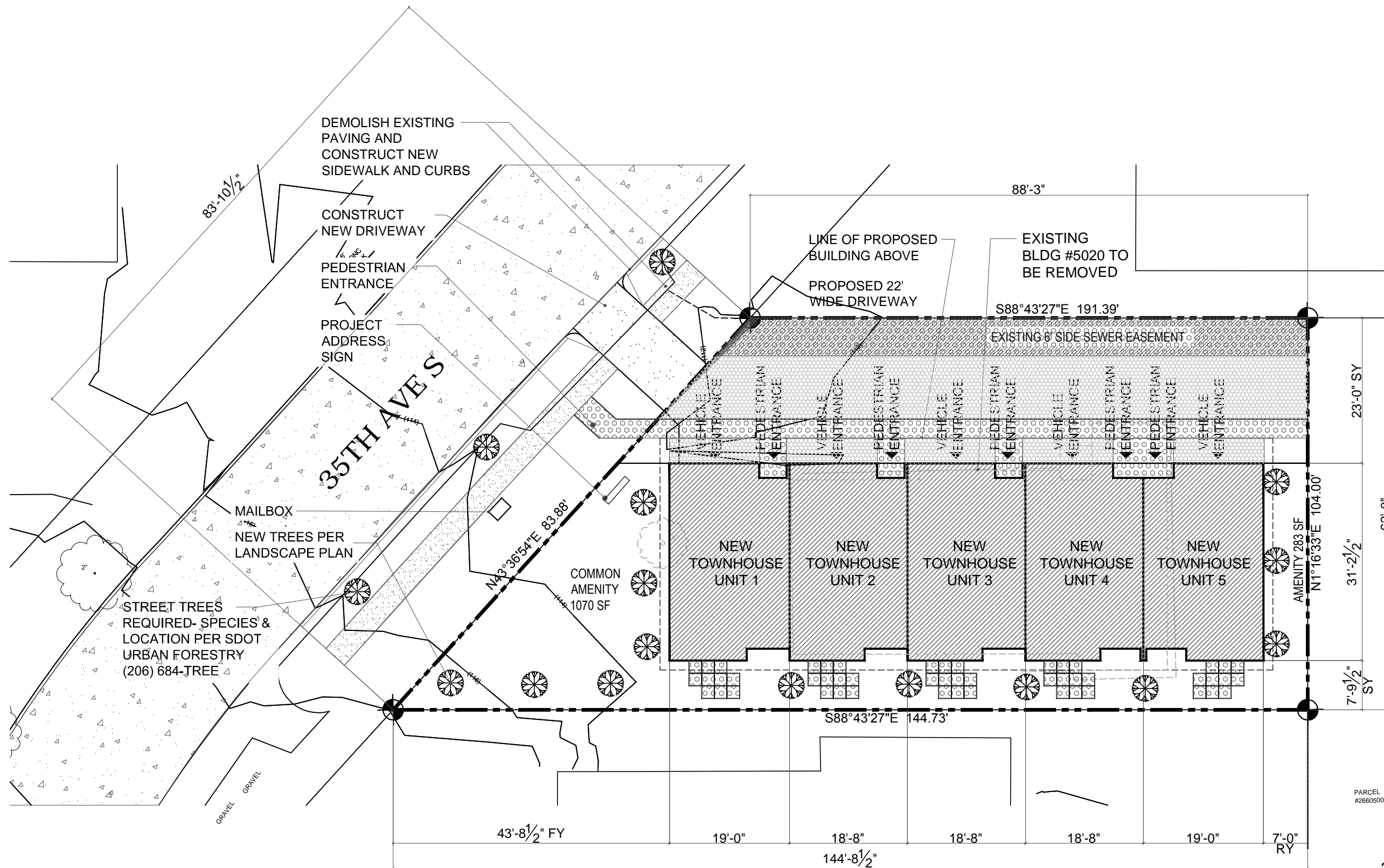
GeoDimensions
 Geospatial Solutions for the Pacific Northwest
 10000 1st Ave S, Suite 100, Burien, WA 98148
 Phone: (206) 835-4444
 www.geodimensions.com

BOUNDARY & TOPOGRAPHIC SURVEY
 SW 1/4, NW 1/4, SEC 22, T 24N, R 4E, W.M.
BLACKHAWK INVESTMENTS, LLC
 35TH AVE S & RENTON AVE S
 SEATTLE, WA

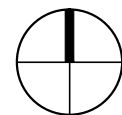
JOB NO.: 141021
 DATE: 8/26/14
 DRAFTED BY: TLR
 CHECKED BY: EJO/JGM
 SCALE: 1" = 20'
 1 OF 1



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 5020 35th Avenue S
 Playhouse Design Group
 DPD# 3018745 | January 22, 2015



PARCEL #2660500325



PROPOSED SITE PLAN

SCALE: 1/16" = 1'-0"

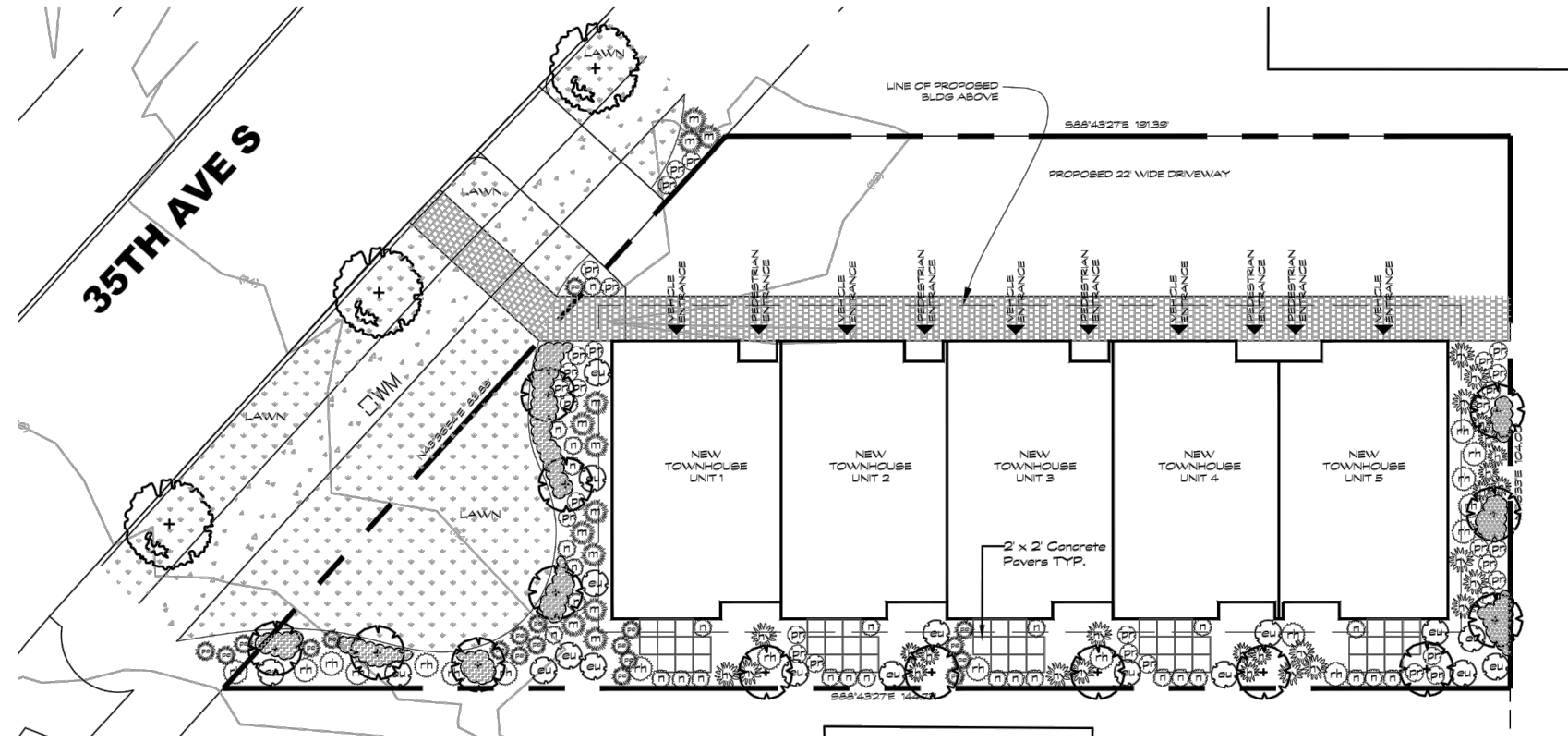
EARLY DESIGN GUIDANCE

5020 35th Avenue S

Playhouse Design Group

DPD# 3018745 | January 22, 2015



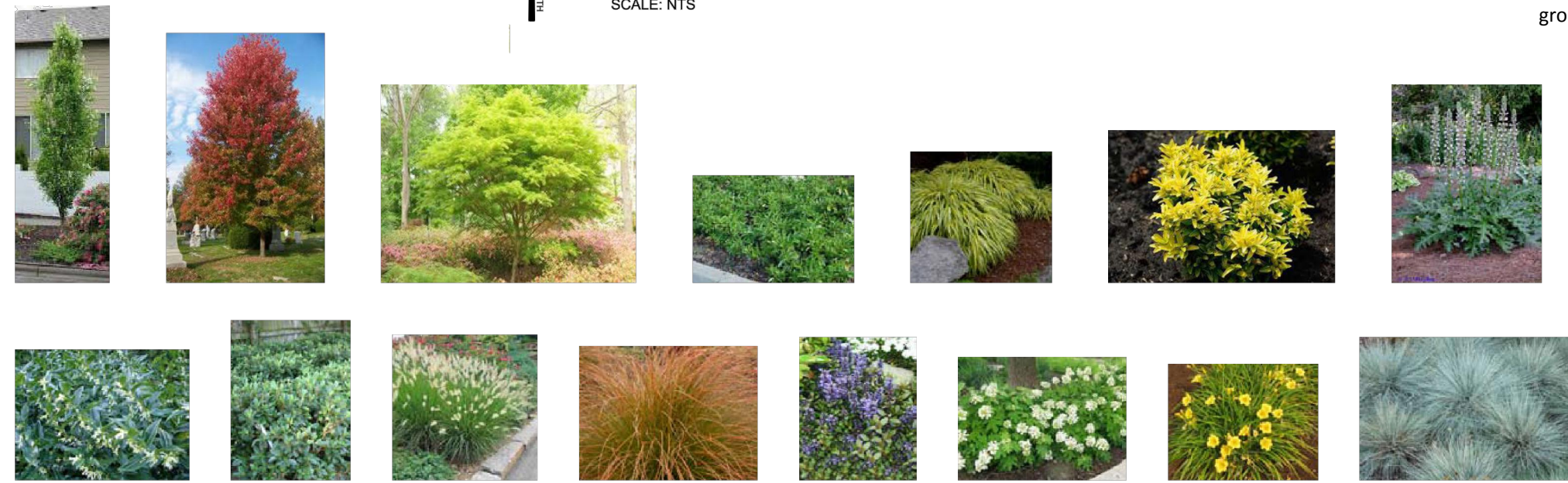


LANDSCAPE PLAN
SCALE: NTS

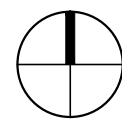
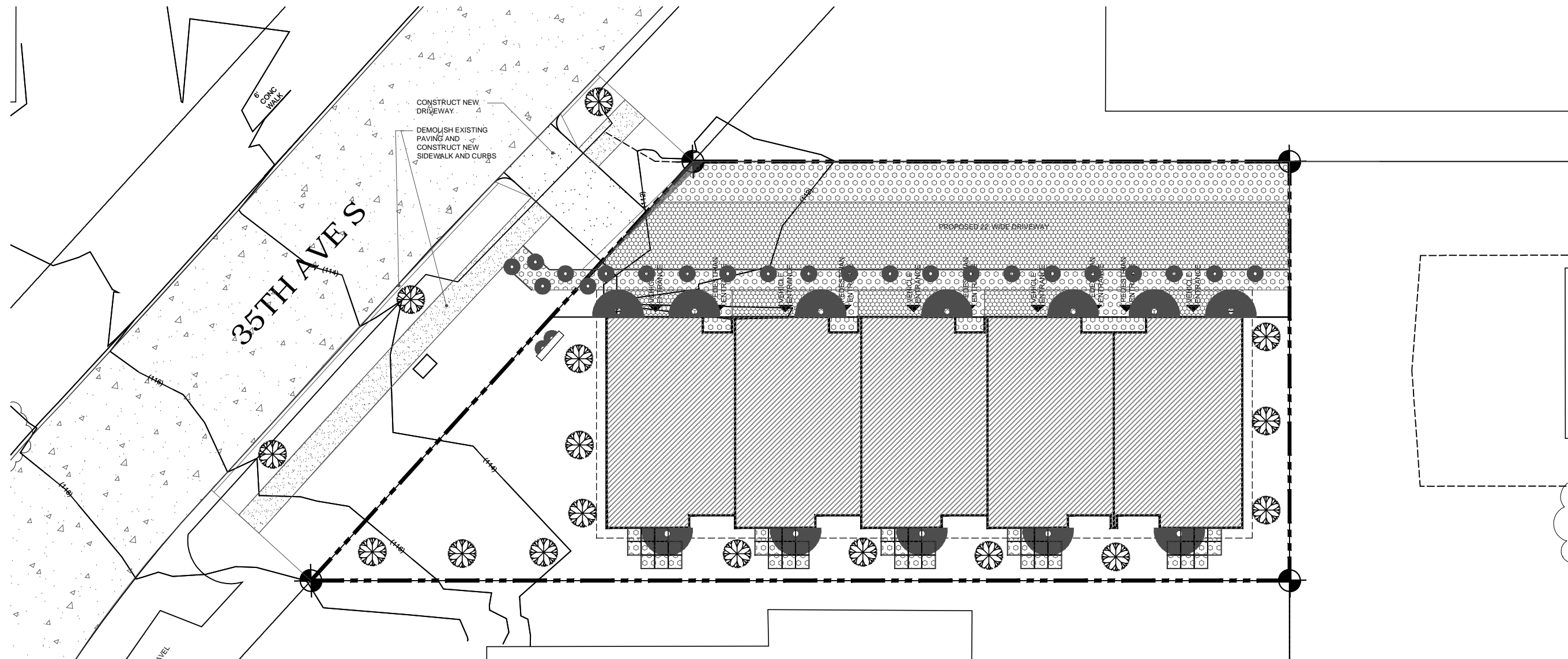
- **Recycle & Solid Waste**
Each unit has space within their attached garage for garbage and recycling.
- **Garage Parking**
Each unit has parking for 1 vehicle in their attached garage. Fences and landscaping will keep car lights from impacting surrounding properties.
- **Amenity Area**
All amenity area is common and private at ground level.
 - **Green Factor:**
A minimum score of 0.6 required for L2 zones per SMC 23.45.524.
 - **Amenity Area**
Required area per SMC 23.45.522 is equal to 25% of the entire lot area. For townhomes, this can be provided in either common or private amenity areas, with up to 50% located on rooftops.

Required = 25% (7,222) = 1,805 sf (903 sf required at ground level)

Provided = Common: 841 + Private: 919 sf + 370 sf @ ground level = 2,130 total






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5020 35th Avenue S
Playhouse Design Group
DPD# 3018745 | January 22, 2015



PROPOSED LIGHTING PLAN

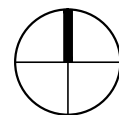
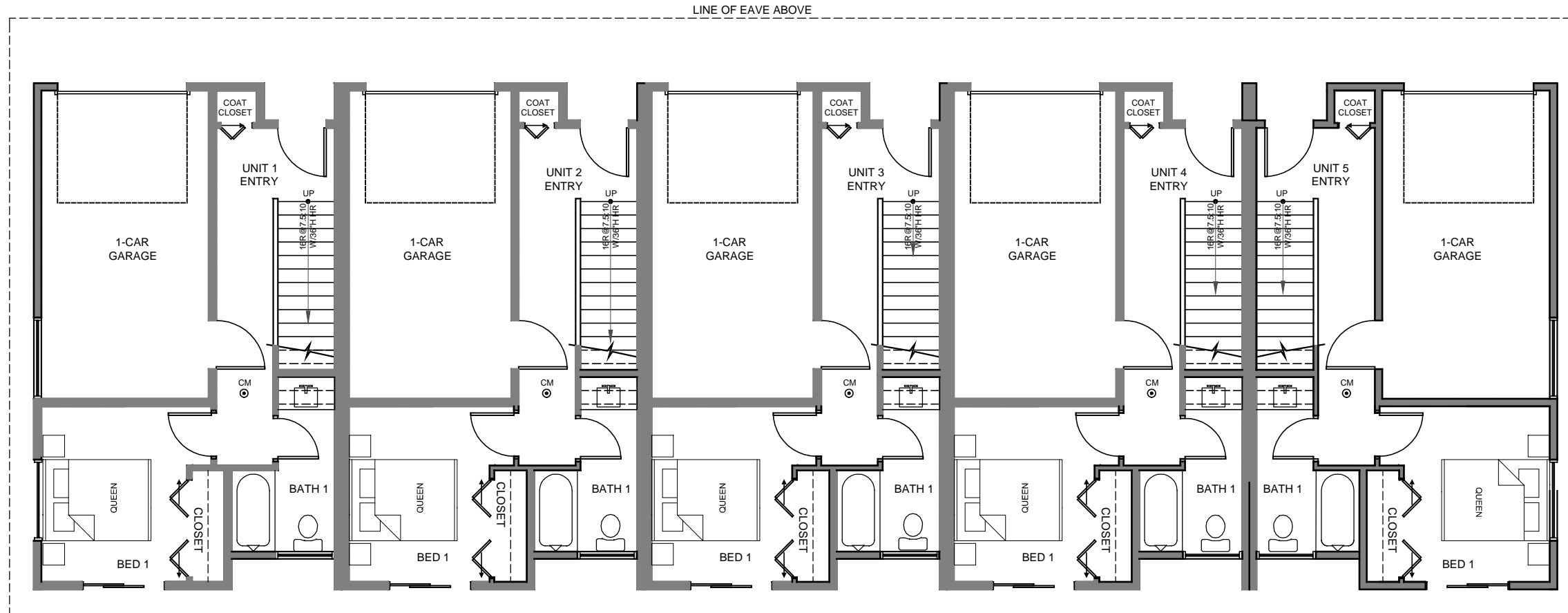
SCALE: 1/16" = 1'-0"

Legend

- 
DO Outdoor Energy Efficient , Cool to the touch, LED recessed lights, its evolution as provider of artful illumination
- 
IO Progress Lighting 5" Gray Incandescent Cylinder Outdoor Wall Lantern
- 
AO Outdoor wall light, automatic on at dark, brighter w/ motion sensor w/ baffle to light down only.

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 5020 35th Avenue S
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 DPD# 3018745 | January 22, 2015





FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



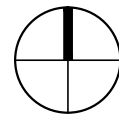
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 DPD# 3018745 | January 22, 2015

TOWNHOUSE- END UNITS

Bedrooms: 3
 Bathrooms: 3
 Heated: 1,501 sf
 Garage: 196
 Unit Total: 1,697 sf PER UNIT

TOWNHOUSE- CENTER UNITS

Bedrooms: 3
 Bathrooms: 3
 Heated: 1,438 sf
 Garage: 196
 Unit Total: 1,634 sf PER UNIT

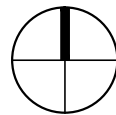
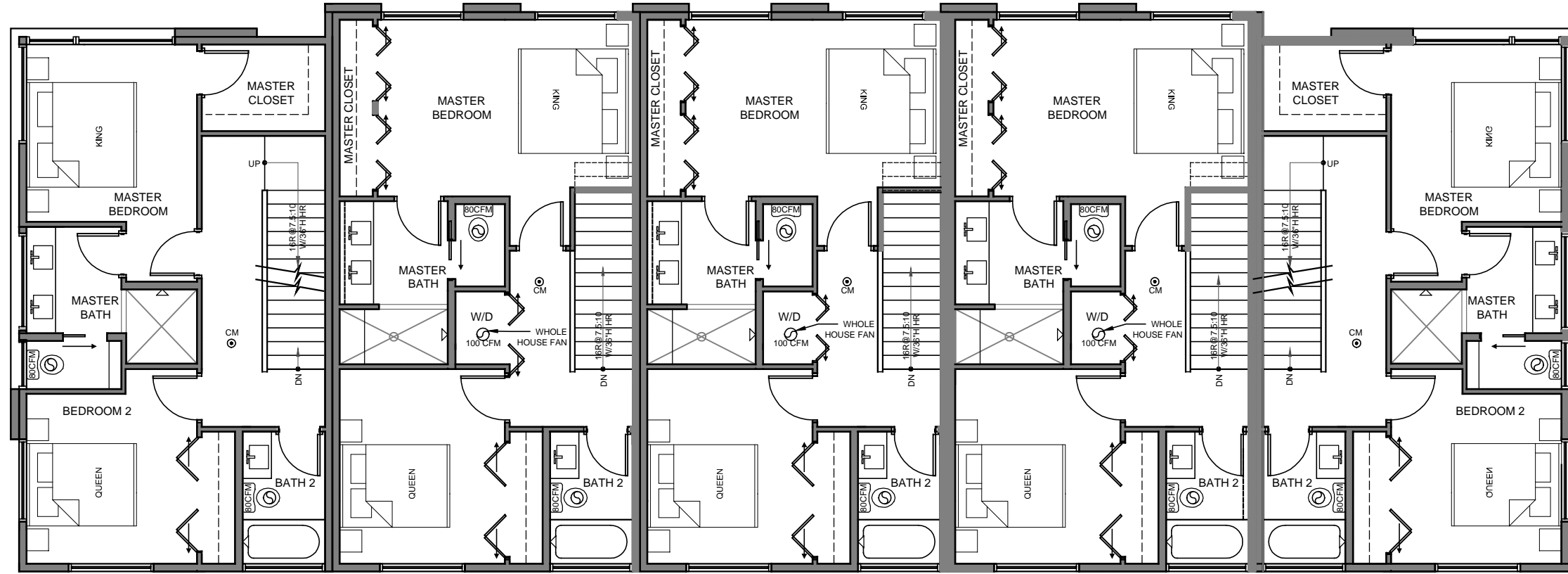


SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

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 Playhouse Design Group
 DPD# 3018745 | January 22, 2015



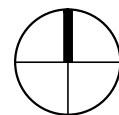
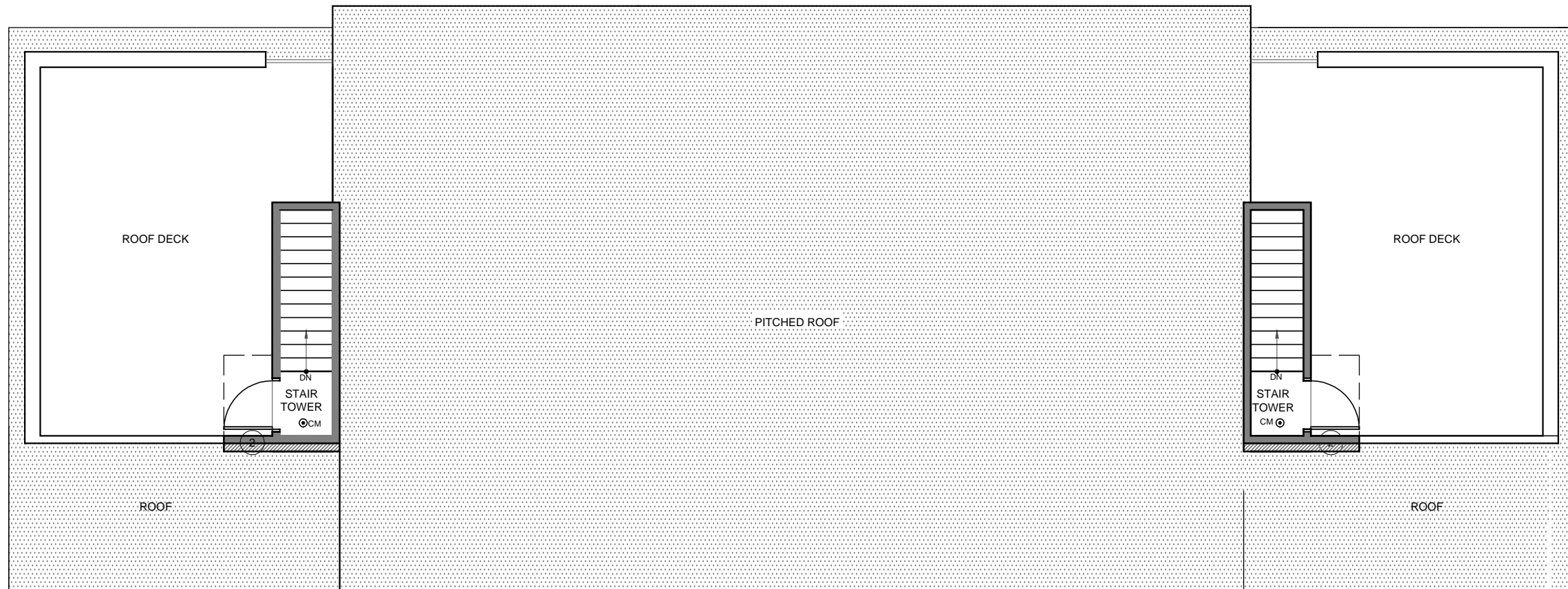


THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"



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 DPD# 3018745 | January 22, 2015



ROOF DECK PLAN

SCALE: 1/8" = 1'-0"

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 Playhouse Design Group
 DPD# 3018745 | January 22, 2015



TOWNHOUSES NORTH ELEVATION



- GRAY PAINTED METAL GUARDRAIL
- MEDIUM GRAY HARDIE PANEL SIDING - 4x8 SHEETS
- PARAPET / GUARDRAIL AT ROOF DECK
- LIGHT BLUE HARDIE PANEL SIDING - 4x8 SHEETS
- VINYL WINDOWS
- WARM BROWN HORIZONTAL FIR OR CEDAR SIDING
- UNIT ADDRESSING NUMBERS
- LIGHT GRAY HARDIE PANEL SIDING - 4x8 SHEETS
- PERMEABLE PAVERS

TOWNHOUSES WEST ELEVATION

- STAIR TOWER
- PARAPET GUARDRAIL AT ROOF DECK
- MEDIUM GRAY HARDIE PANEL SIDING - 4x8 SHEETS
- LIGHT BLUE HARDIE PANEL SIDING - 4x8 SHEETS
- GREY HORIZONTAL FIR OR CEDAR SIDING
- VINYL WINDOWS
- LANDSCAPED AMENITY AREA
- PERMEABLE PAVING SURFACE
- CONCRETE BUILDING ADDRESS SIGN



EARLY DESIGN GUIDANCE
 5020 35th Avenue S
 Playhouse Design Group
 DPD# 3018745 | January 22, 2015

TOWNHOUSES SOUTH ELEVATION



- SLOPED ROOF
- STAIRTOWER
- PARAPET / GUARDRAIL AT ROOF DECK
- MEDIUM GRAY HARDIE PANEL SIDING - 4x8 SHEETS
- WARM BROWN HORIZONTAL FIR OR CEDAR SIDING
- LIGHT BLUE HARDIE PANEL SIDING - 4x8 SHEETS
- MEDIUM GRAY EAVES
- VINYL WINDOWS
- LIGHT GRAY HARDIE PANEL SIDING - 4x8 SHEETS

TOWNHOUSES EAST ELEVATION



- STAIRTOWER
- PARAPET / GUARDRAIL AT ROOF DECK
- MEDIUM GRAY HARDIE PANEL SIDING - 4x8 SHEETS
- LIGHT BLUE HARDIE PANEL SIDING - 4x8 SHEETS
- VINYL WINDOWS
- WARM BROWN HORIZONTAL FIR OR CEDAR SIDING
- MEDIUM GRAY EAVE
- PERMEABLE PAVING SURFACE

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 5020 35th Avenue S
 Playhouse Design Group
 DPD# 3018745 | January 22, 2015





SOUTHWEST VIEW OF TOWNHOUSES AND LANDSCAPED YARD



VIEW OF SOUTH YARD AND UNIT BACKYARDS BEYOND



NORTHWEST VIEW OF TOWNHOUSE AND VEHICLE ENTRANCE WITH PEDESTRIAN PATHWAY BEYOND



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 Playhouse Design Group
 DPD# 3018745 | January 22, 2015



NORTHEAST VIEW WITH UNIT ENTRIES



CLOSEUP VIEW OF PEDESTRIAN PATHWAY AND RECESSED UNIT ENTRIES



NORTHEAST AERIAL VIEW SHOWING ROOF DECKS AND SLOPED ROOF



VIEW FROM SOUTHEAST TOWARDS UNIT BACKYARD PATIOS

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 DPD# 3018745 | January 22, 2015





NORTH WINDOW/DOOR OVERLAP



EAST WINDOW/DOOR OVERLAP

Window Overlap Privacy Study

The windows of the proposed townhouses and single family home have been thoughtfully designed to minimize the views into and from the neighboring buildings, as well as from unit to unit, in order to protect privacy of all occupants. Windows and doors of neighboring buildings are highlighted with dashed outlines.

NORTH: To the north is a 1-story duplex. The windows on this facade are high and look onto the unit entrances and garage doors.



Duplex facing proposed north facade

EAST: The structure to the east is proposed (under separate permit) to be 5 townhouses in one building. The window types and locations are similar in both buildings, with high windows in the garages and bedrooms and larger windows in the living rooms and kitchens.



Proposed townhouses (under separate permit) facing proposed east facade



SOUTH: To the south is an existing 4-plex with primarily smaller high windows facing the proposed building. The bedroom windows do not align as they are located a floor higher on the proposed building. The first floor windows/patio doors align with solid doors on the existing building and high windows. A fence will provide added privacy on this level.



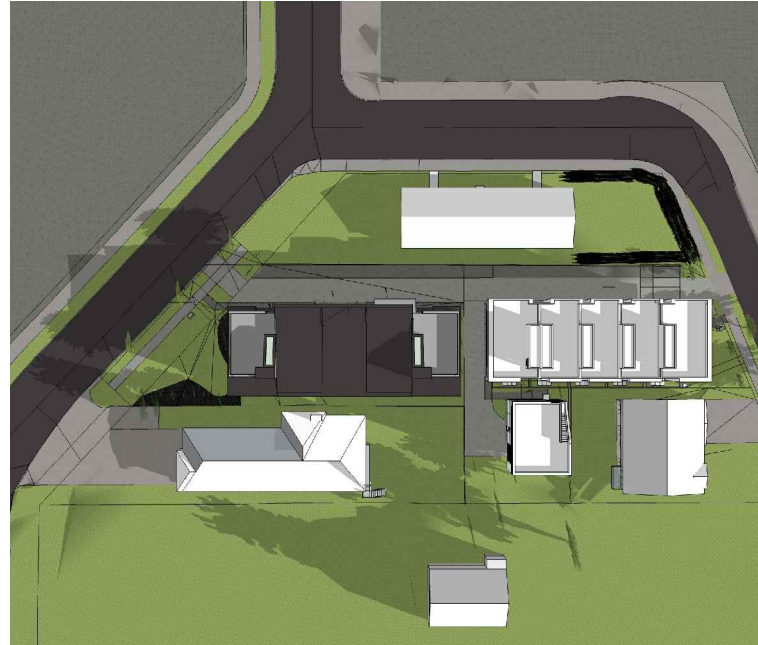
4-plex facing proposed south facade



SOUTH WINDOW/DOOR OVERLAP



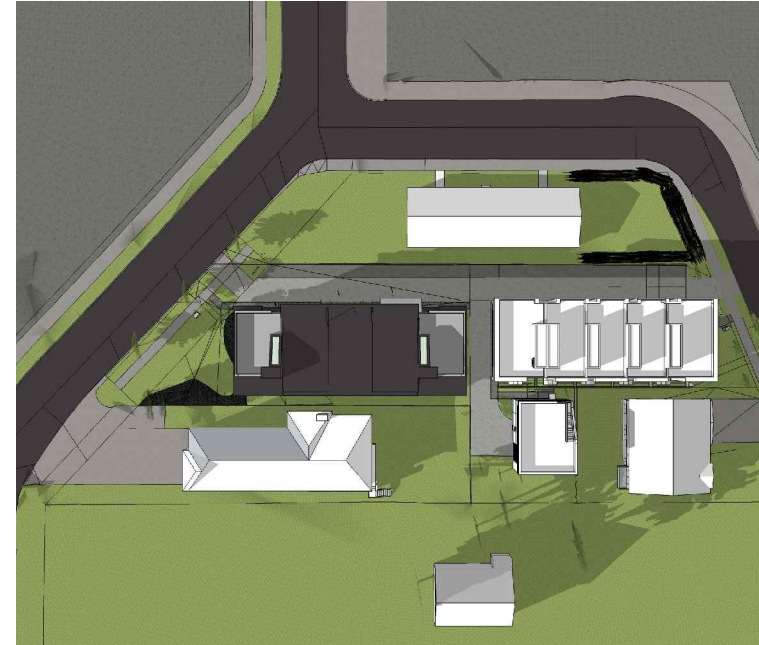
SPRING EQUINOX: MARCH 20



8AM

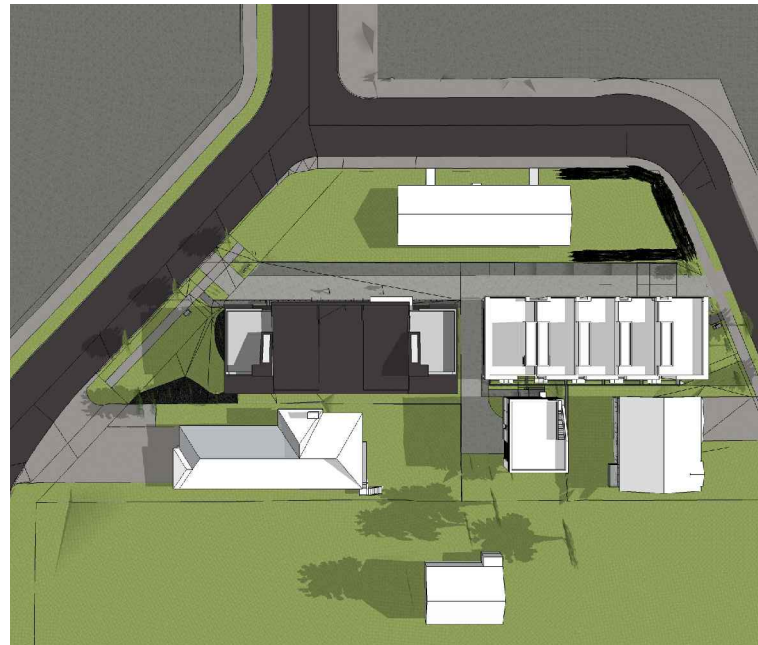


NOON

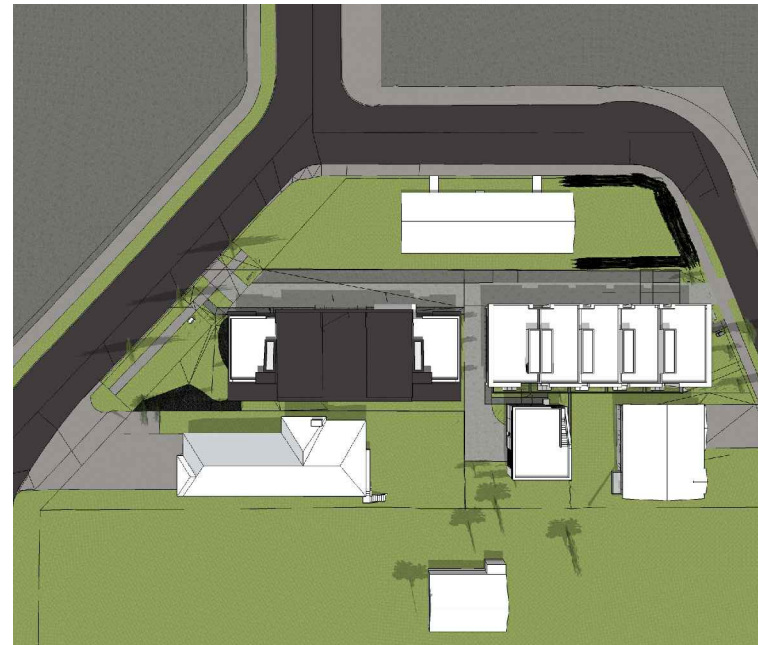


4PM

SUMMER SOLSTICE: JUNE 21



8AM



NOON

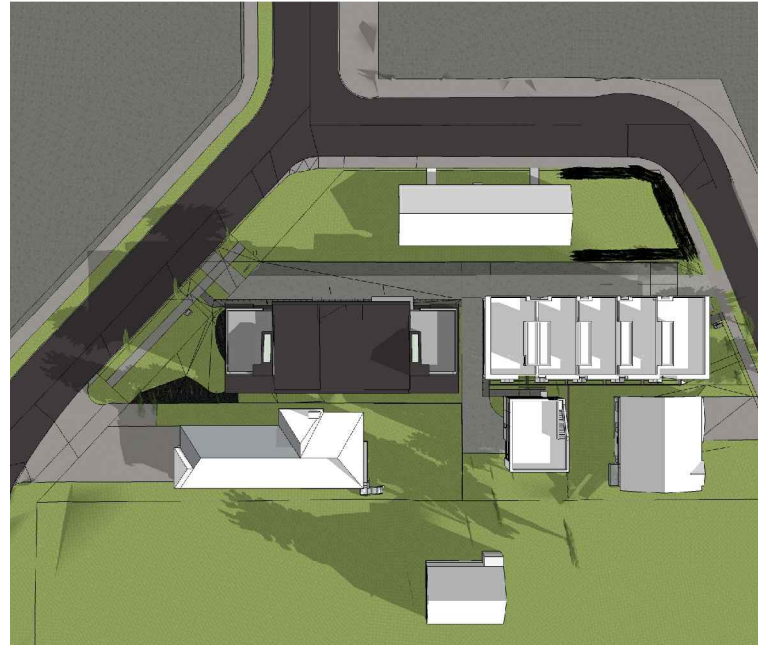


4PM

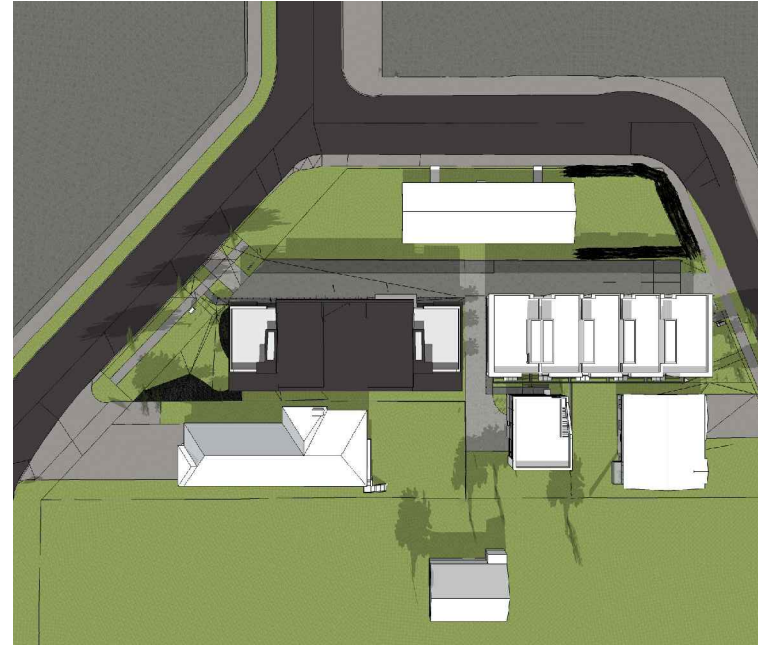


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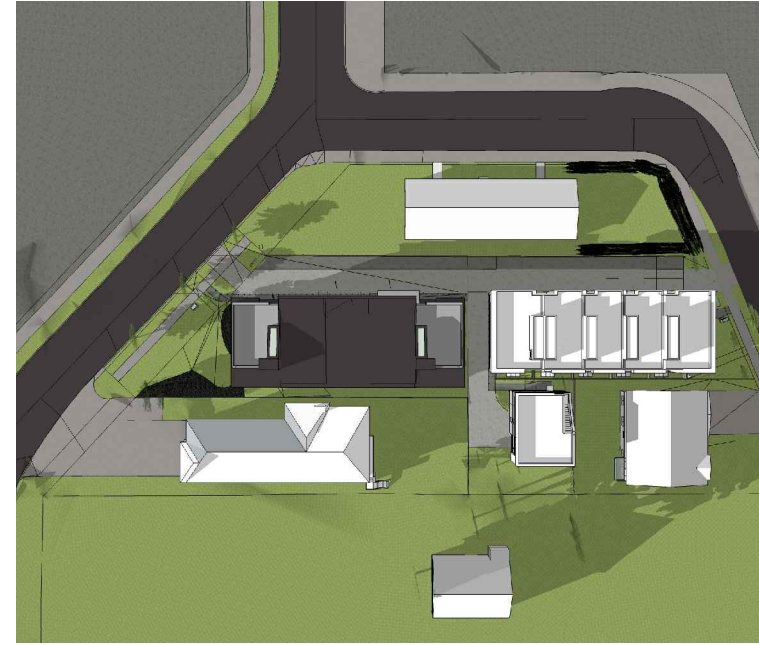
FALL EQUINOX: SEPTEMBER 23



8AM

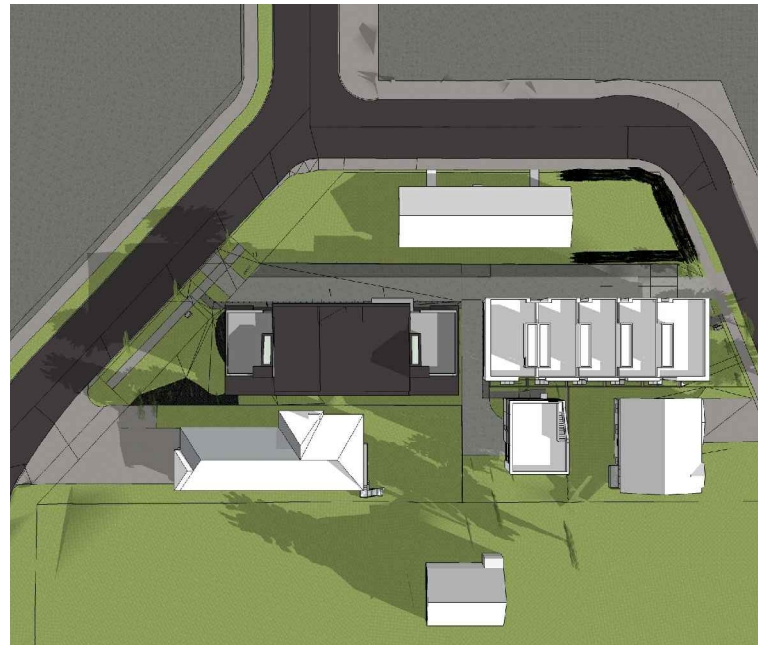


NOON

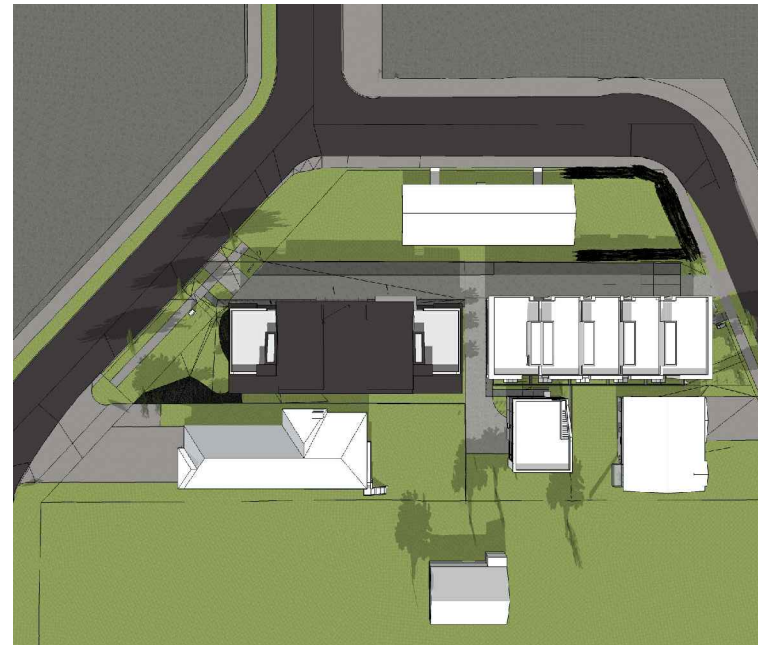


4PM

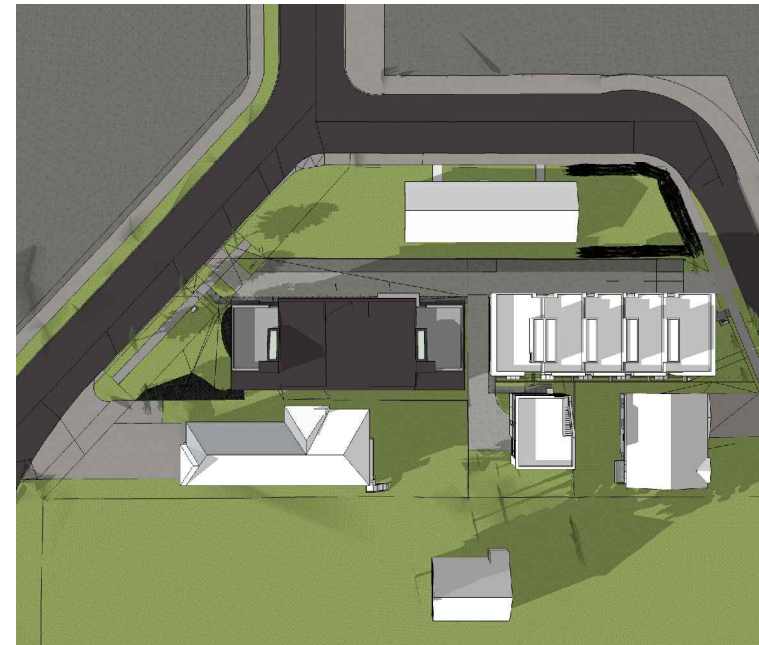
WINTER SOLSTICE: DECEMBER 21



8AM




NOON



4PM

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5020 35th Avenue S
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Design Guidelines - Preliminary Guidance Responses					
Context and Site		Public Life		Design Concept	
CS-2, B-2	Urban Pattern and Form: Adjacent Sites, Streets, and Open Space	PL-1, B	Connectivity: Walkways and Connections	DC1, B	Project Uses and Activities: Vehicular Access and Circulation
	<p>Identify opportunities for project to make strong connection to street: The majority of the street side of the project is a landscaped yard to used as amenity space by the residence. There is a landscaped border to provide a layer of privacy from the sidewalk as well as create a softer pedestrian environment.</p> <p>By providing each unit with a private entry and abundant landscaping/planters this building engages with the streetscape. We have used a variety of materials, large street-facing windows, and an eave above the first floor to reduce the scale of the building and engage the street in an inviting manner.</p>		<p>Connect on-site pedestrian walkways with public infrastructure: Pedestrian access is along the north side of the site from the sidewalk in the right of way, past the landscaped front yard amenity, along the face of the townhouse building, and around to the entry of the single family residence. The landscaped yards are filled with year-round landscaping, pedestrian signage, and a green space for residents to interact.</p>		<p>Provide safe and convenient access points for all modes of travel: The vehicular entrance is along the north edge of the property. Each unit has an attached garage that is easily accessible from the vehicular pathway with clear visibility of any pedestrians.</p> <p>The pedestrian pathway is located along the edge of the driveway, offset from the building to create a small buffer for each private entry. Small planters are located at each entry to further delineate each unit and create a sense of privacy from the driveway. A different paving color is used to articulate the pedestrian pathway from the driveway along the site entrance and throughout the property.</p> <p>A Street improvement plan is in process to provide sidewalks and a new curb cut in the right of way for a safe pedestrian environment.</p>
CS-2, D	Urban Pattern and Form: Height, Bulk, and Scale	PL-2, B	Safety and Security	DC1, C	Project Uses and Activities: Parking and Service Uses
	<p>Identify opportunities for project to make strong connection to street: The proposed street facing structure has been designed to match the height and scale of the existing newer townhouse projects on the block that represent the current allowed density.</p> <p>We have used a variety of materials, large street facing ground floor windows, and an eave above the first floor to reduce the scale of the building and engage the street in an inviting manner. A landscape buffer with a stand of trees helps transition to the existing neighbors.</p>		<p>Provide lighting at sufficient lumen intensities and scales: Sufficient lighting shall be provided to safely navigate the site, locate the entries, and provide security around the structure. Lighting will line the pathways within the paving along the pedestrian pathway to help navigate the site as well has for safety by delineating the walkway from on-site vehicle traffic. Additional lighting is provided at the eave above the Unit and Garage Entries and at the walls at the Unit Entries and back.</p>		<p>The visual impact of the driveway and parking backup space from the street has been softened and broken up with decorative paving separating the drive aisle, and landscaping along the entrance to the property to provide a screen. In addition, a small planter is located at each unit entry to create privacy and soften the impact of the linear driveway.</p>
CS-3, A	Architectural Context and Character: Emphasize Positive Neighborhood Attributes	PL-3, A	Street Level Interaction: Entries	DC2, A	Architectural Concept: Massing
	<p>Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles: The design and presence of this building is modern combining geometric shapes and bold colors with warm wood tones. The facades are broken up to read as five volumes with the first floor creating a strong base beneath the eaves and large windows above. For materials we took cues from newer buildings in the neighborhood by combining warmer neutral stained wood siding in contrast with more crisp and modern hardie-panel siding with bolder contrasting colors. The desire here is to reinvigorate the neighborhood's design vernacular.</p>		<p>Design entries to be obvious, identifiable, and distinct: The unit entries are recessed to provide a sense of privacy, but are painted a light accent color to make them distinct within the facade. Soffit and wall lighting illuminate the front door. In addition, unit address signs and planters with landscaping are located at each door to distinguish the entry locations.</p>		<p>The proposed street facing structure has been designed to match the height and scale of the existing newer townhouse projects on the block that represent the current allowed density.</p> <p>The eave above the first floor takes the scale of the building down by stopping the verticality of the 3-story buildings along the street. The eave and change of color creates a strong human scaled base to the buildings. Large first floor windows open up the to the street. This base breaks up the facades making the first floor stand out and relate more directly to the street and pedestrians</p>
	 <p>EARLY DESIGN GUIDANCE 5020 35th Avenue S Playhouse Design Group DPD# 3018745 January 22, 2015</p>	PL-4, A	Active Transportation: Entry Location and Relationships	DC2, B	Architectural Concept: Architectural & Facade Composition
			<p>Provide safe and convenient access points for all modes of travel: The pedestrian pathway is offset from the building to create a small buffer for each private entry. A different paving color is used to articulate the pedestrian pathway from the driveway along the site entrance and throughout the property.</p> <p>Each unit has an attached garage that is easily accessible from the vehicular pathway. A Street improvement plan is in process to provide sidewalks and a new curb cut in the right of way for a safe pedestrian environment.</p>		<p>All 4 sides of the townhouses are designed with eaves, color, and materiality to articulate the individual units and breakup the facade to a human scale. The front entry of each units is defined with architectural elements, color, and small planters which also breaks up the expanse of garage door entrances. There are no blank walls along visible facades.</p>

Cont. - Design Guidelines - Preliminary Guidance Responses	
DC2, C	<p>Architectural Concept: Secondary Architectural Features</p> <p>Visual depth and interest is added to each facade with a series of architectural bump-out elements that define the individual units. At each change in color or material is defined by a small change in depth. Entry doorways are articulated with color and bump-out elements. An eave above the first and third floor provides shade and protections from rain as well as visual interest for artful definition of the facade volumes.</p> <p>Window bays are a common design element used on the nearby newer existing townhomes. Bay elements are proposed to define the unites and create facade depth.</p>
DC4, A	<p>Exterior Elements and Finishes: Building Materials</p> <p>Exterior walls will be HardiePanel and cedar siding. HardiePanel will stand up against climate's harshest conditions. This is a rainscreen system that allows for the penetration of water which it sheds behind the front shell. HardiePanel is protected by a 30-year nonprorated, transferable, limited warranty.</p>
DC4, B	<p>Exterior Elements and Finishes: Signage</p> <p>Project signage is located within the landscaped amenity area of the front yard and acts as a buffer between the driveway and pedestrian pathway. The large unit signage reflects the modern style of the design in its font and size.</p>
DC4, C	<p>Exterior Elements and Finishes: Lighting</p> <p>Site lighting is used along the pedestrian pathway and driveway to help navigate through the site. Each unit entry is illuminated for safety. The landscaped amenity areas at the project entry on Renton Avenue S. have pathway lighting and lighting to highlight the landscaping and entry sign. The lighting is designed to avoid glare, and is screened by landscaping at the projects edges.</p>
DC4, D	<p>Exterior Elements and Finishes: Tree, Landscape and Hardscape Materials</p> <p>The landscaping will enhance the buildings and site by creating a backdrop of trees, shrubs and perennials to complement the building's architecture and breakdown the visual mass. The abundant landscaping along 35th Avenue S creates an inviting entry.</p>

Site Reconnaissance Checklist Responses	
1	<p>ROW Improvements</p> <p>A Street Improvement Plan is currently in progress with SDOT for adding/replacing sidewalk and curb.</p>
2	<p>Trees</p> <p>Street trees will be provided in accordance with SDOT and with their recommended species, spacing, and location. An arborist report has been provided for information regarding existing trees on site.</p>
3	<p>Structures on Site</p> <p>The existing residential structure is to be removed.</p>
4	<p>Conditions</p> <p>This project is functionally related to 3018745, adjacent to west. The configuration of driveway to units is proposed to be similar.</p>

