



Over-Time

7534 15th Ave NW

Seattle, Washington

EARLY DESIGN GUIDANCE
7534 15th Avenue NW
Playhouse Design Group
DPD# 3022783 | January 5th, 2016



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PROJECT INFORMATION

ADDRESS: 7534 15th Ave NW Seattle, WA 98117
 ZONE: NC2P-40, SF5000
 DPD #s: 3022783
 APN: 349130-0021
 OWNER: Vic Solomon, LLC
 CONTACT: Steven Long (Playhouse Design Group)

PROJECT PROGRAM

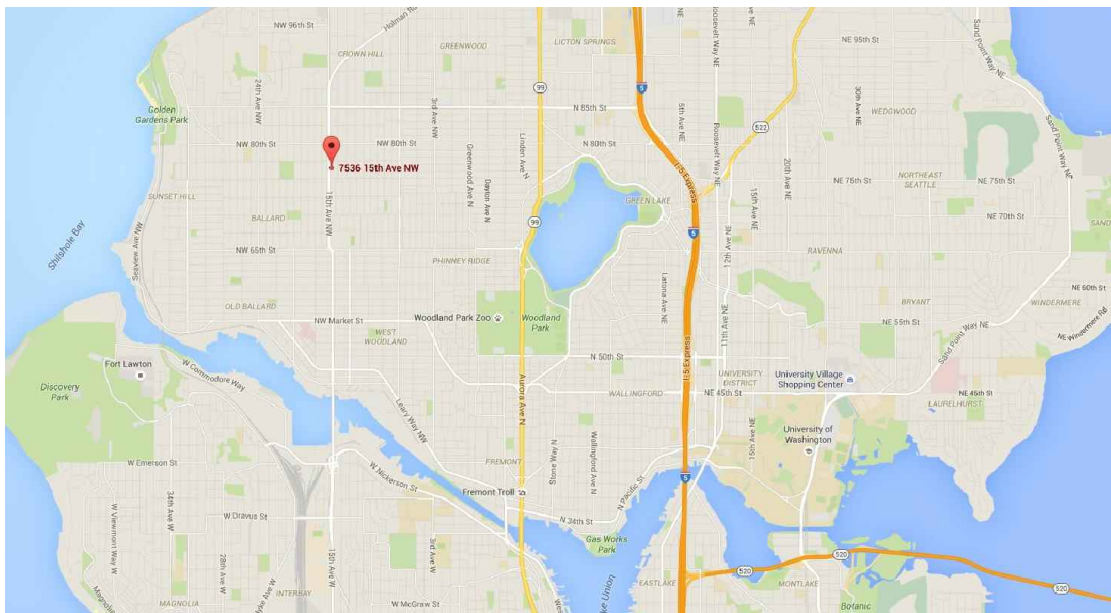
LOT SIZE: 3,330 SF
 APPROX FAR: 5,321 (9,990 sf allowed)
 (Far 3.0 used)
 PARKING: 3 surface parking
 BUILDING TYPE: Townhouses (3 units in 1 structure)
 UNIT COUNT: 3
 UNIT SIZES: TOWNHOUSES:
 End Units: 1,792.5 sf heated (x2 units)
 Middle Unit: 1,803.6 sf heated (1 unit)
 Building Total: 5,388.6 sf
 TOTAL HEATED: 5,388.6 sf
 # OF STORIES: 3 + stair tower

PROJECT OBJECTIVES

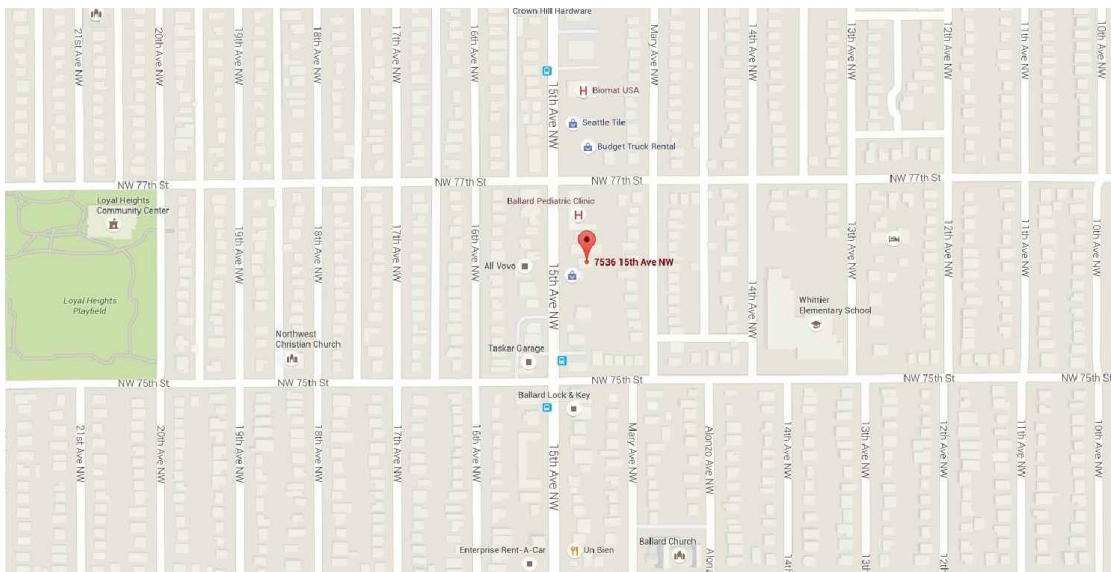
The proposed sites current use is a Single Family Residence. The lot is approximately 3,330 sf located mid-block between NW 77th St. and NW 75th St. in an NC2P-40 and SF5000 zone. This is within a frequent transit corridor and the Ballard Hub Urban Village overlay zone. This proposal is to demolish the existing single family residence and detached garage and to construct one 3-unit townhouse on Parcel B of short plat #3020933. Parcel A to the west will contain two live-work townhouses (DPD #6487792 SP#3020933). All of the proposed structures will be 3 stories (+ stairtower) with roof decks and surface parking for the 3-unit townhouses.

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

The project is located on 15th Ave NW directly between Ballard and Crown Hill districts which are both diverse areas 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 landscaping). This proposal will increase the density to what it is 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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PROJECT CONTEXT

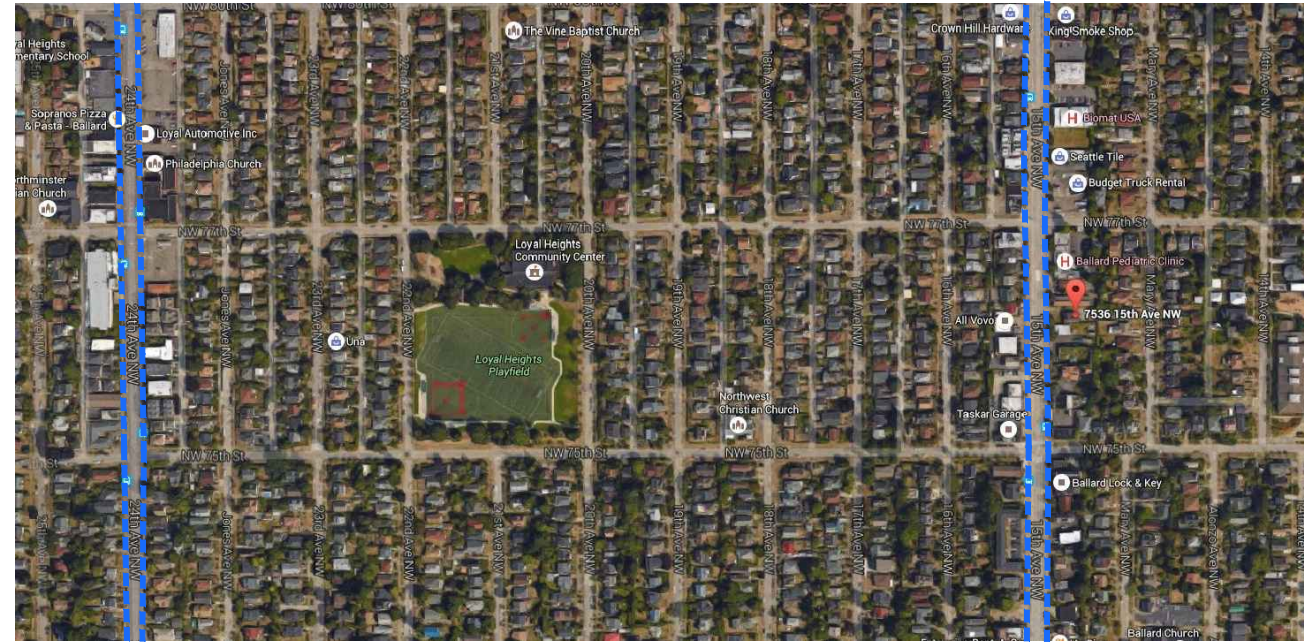
To the north of the subject property is a 5-unit apartment building. To the east is a 3-bedroom single family dwelling. To the west is 15th Ave NW, across the street is a Volvo Repair shop. To the south, currently, is a muffler shop followed by a Stop-N-Go mini mart. There will soon be a 53-unit live-work/ town home project being built. That project is scheduled to be finished early 2018 (MUP #3017926).

Businesses and amenities are concentrated along the arterial of 15th Ave NW, stretching from Crown Hill to the south end of Ballard. The neighborhood is served by frequent transit which links it to the greater Seattle Metropolitan Area along this arterial as well. The Metro Rapid Ride stops 300 feet to the south on 15th Ave connecting riders to Downtown Seattle on Metro's fastest way to travel.

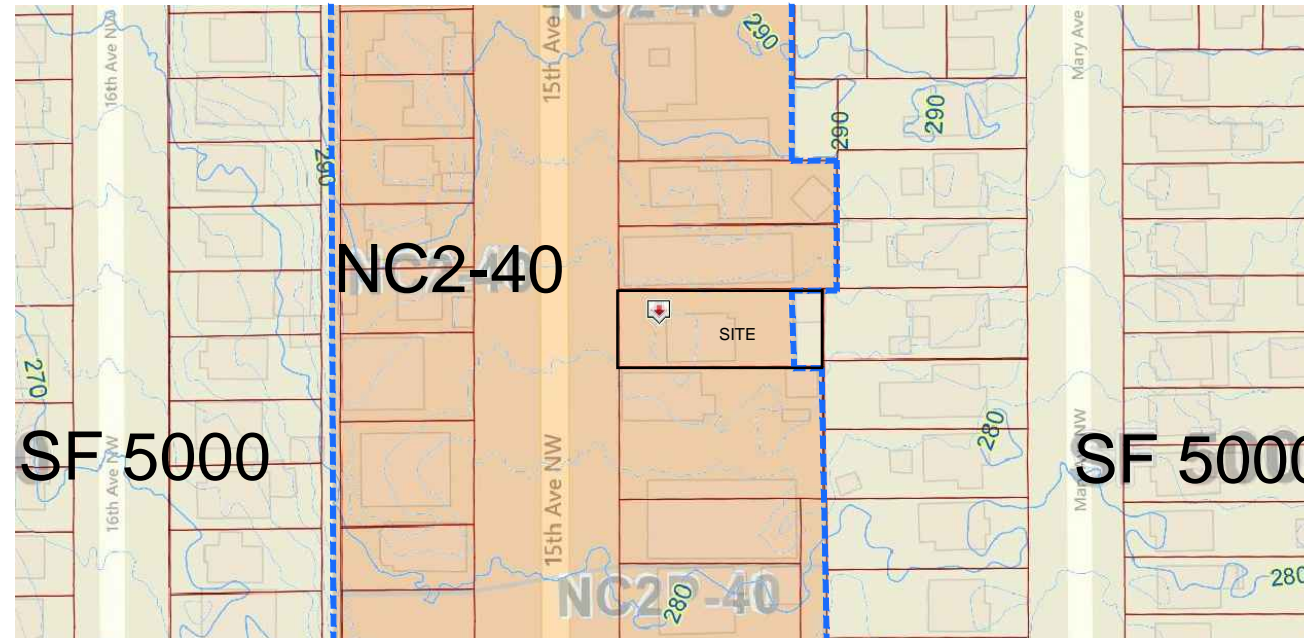
The grade on the site is fairly flat with a slight slope down to the south toward NW 75th St.

ZONING INFORMATION

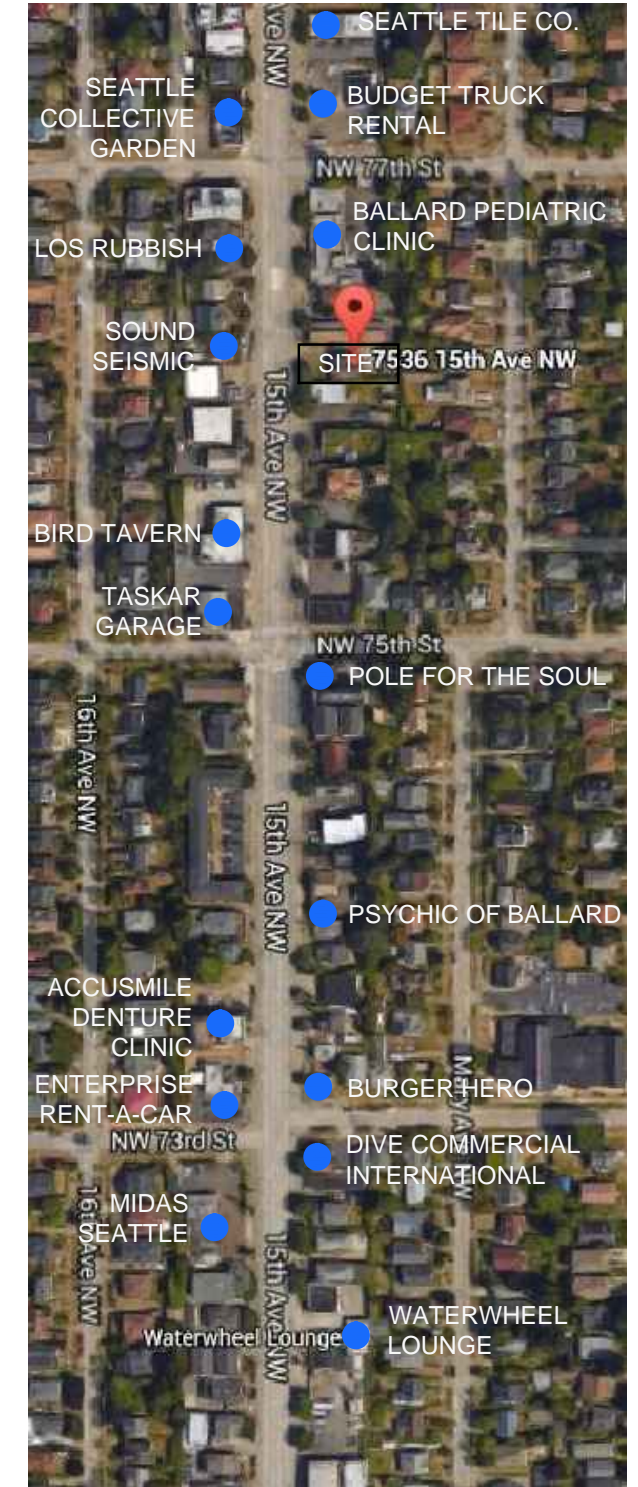
ZONE: NC2-40, SF5000
OVERLAY: Ballard Hub Urban Village
STREETS: Between Principal Arterials NW 77th St. and NW 75th St.
SITE: Located on 15th Ave NW between NW 77th St. and NW 75th St. In the NC2-40 and SF5000 zones with surrounding lots also within the NC2-40 and SF5000 zones. Lot is served by frequent transit.



Aerial Vicinity Map



Seattle Zoning Map



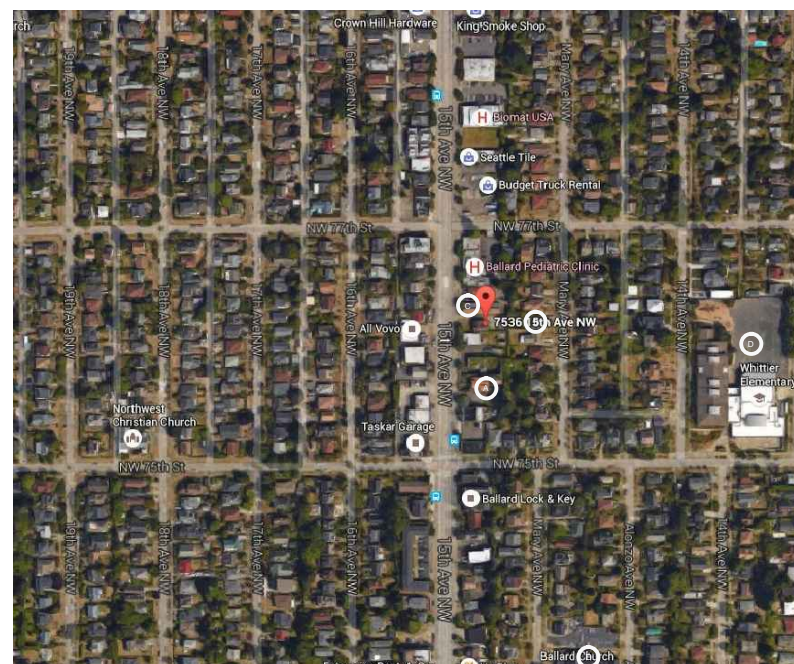
Adjacent Businesses - 15th Ave NW



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NEIGHBORHOOD CONTEXT & INSPIRATION:

This neighborhood is set in a growing and eclectic area of north Ballard just south of Crown Hill. Location is midway between major neighborhood areas including Ballard HS and NW 85th Street. 15th Ave NW is in a transition period with a mix of new development, older structures, retail shops, restaurants, grocery stores, parks, churches and the occasional unused building. Whittier Elementary School is two blocks east of the site, and several small parks are nearby.



VICINITY MAP

- A 7530 15th Ave NW (Future Live-Work/Townhouses)

- B 7535 Mary Ave NW (SFR)

- C 7538 15th Ave NW (5-unit apartment)

- D Whittier Elementary School

- E Ballard Church



(A) Future 53-unit Live-Work and Townhouses to be built in lots to the south



(B) 3 bedroom SFR neighboring site to the East



(A) Future 53-unit Live-Work and Townhouses to be built in lots to the south (shown with existing SFR in lot #7536)



(C) 5 unit apartment neighboring project site to the North

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SUBJECT SITE



STREET VIEW PANORAMA - FACING EAST TOWARDS SUBJECT SITE



STREET VIEW PANORAMA - FACING WEST FROM SUBJECT SITE



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SUBJECT SITE



EXISTING SFR ON SUBJECT SITE



DRIVEWAY TO DETACHED GARAGE ON SUBJECT SITE



EXISTING GARAGE ON WESTERN EDGE OF SUBJECT SITE



WALKWAY IN FRONT OF SITE LOOKING SOUTH



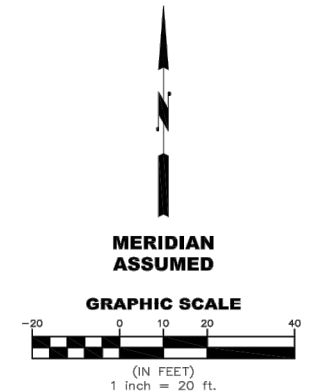
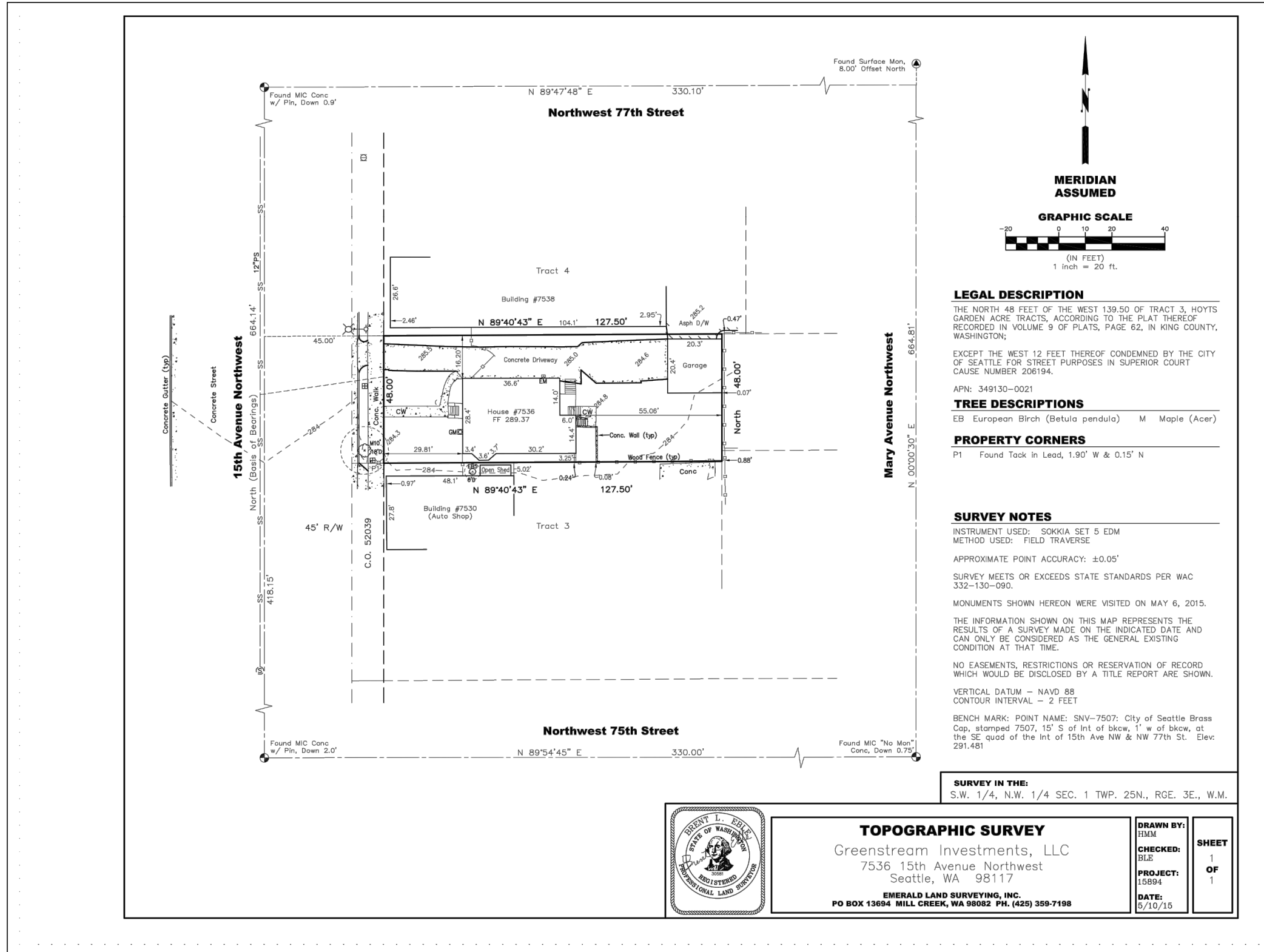
WALKWAY IN FRONT OF SITE LOOKING NORTH



REAR OF EXISTING SFR FROM DETACHED GARAGE

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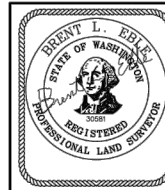
LEGAL DESCRIPTION
 THE NORTH 48 FEET OF THE WEST 139.50 OF TRACT 3, HOYTS GARDEN ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 62, IN KING COUNTY, WASHINGTON;
 EXCEPT THE WEST 12 FEET THEREOF CONDEMNED BY THE CITY OF SEATTLE FOR STREET PURPOSES IN SUPERIOR COURT CAUSE NUMBER 206194.
 APN: 349130-0021

TREE DESCRIPTIONS
 EB European Birch (Betula pendula) M Maple (Acer)

PROPERTY CORNERS
 P1 Found Tack in Lead, 1.90' W & 0.15' N

SURVEY NOTES
 INSTRUMENT USED: SOKKIA SET 5 EDM
 METHOD USED: FIELD TRAVERSE
 APPROXIMATE POINT ACCURACY: ±0.05'
 SURVEY MEETS OR EXCEEDS STATE STANDARDS PER WAC 332-130-090.
 MONUMENTS SHOWN HEREON WERE VISITED ON MAY 6, 2015.
 THE INFORMATION SHOWN ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON THE INDICATED DATE AND CAN ONLY BE CONSIDERED AS THE GENERAL EXISTING CONDITION AT THAT TIME.
 NO EASEMENTS, RESTRICTIONS OR RESERVATION OF RECORD WHICH WOULD BE DISCLOSED BY A TITLE REPORT ARE SHOWN.
 VERTICAL DATUM - NAVD 88
 CONTOUR INTERVAL - 2 FEET
 BENCH MARK: POINT NAME: SNV-7507: City of Seattle Brass Cap, stamped 7507, 15' S of Int. of bkww, 1' w of bkww, at the SE quad of the Int of 15th Ave NW & NW 77th St. Elev: 291.481

SURVEY IN THE:
 S.W. 1/4, N.W. 1/4 SEC. 1 TWP. 25N., RGE. 3E., W.M.



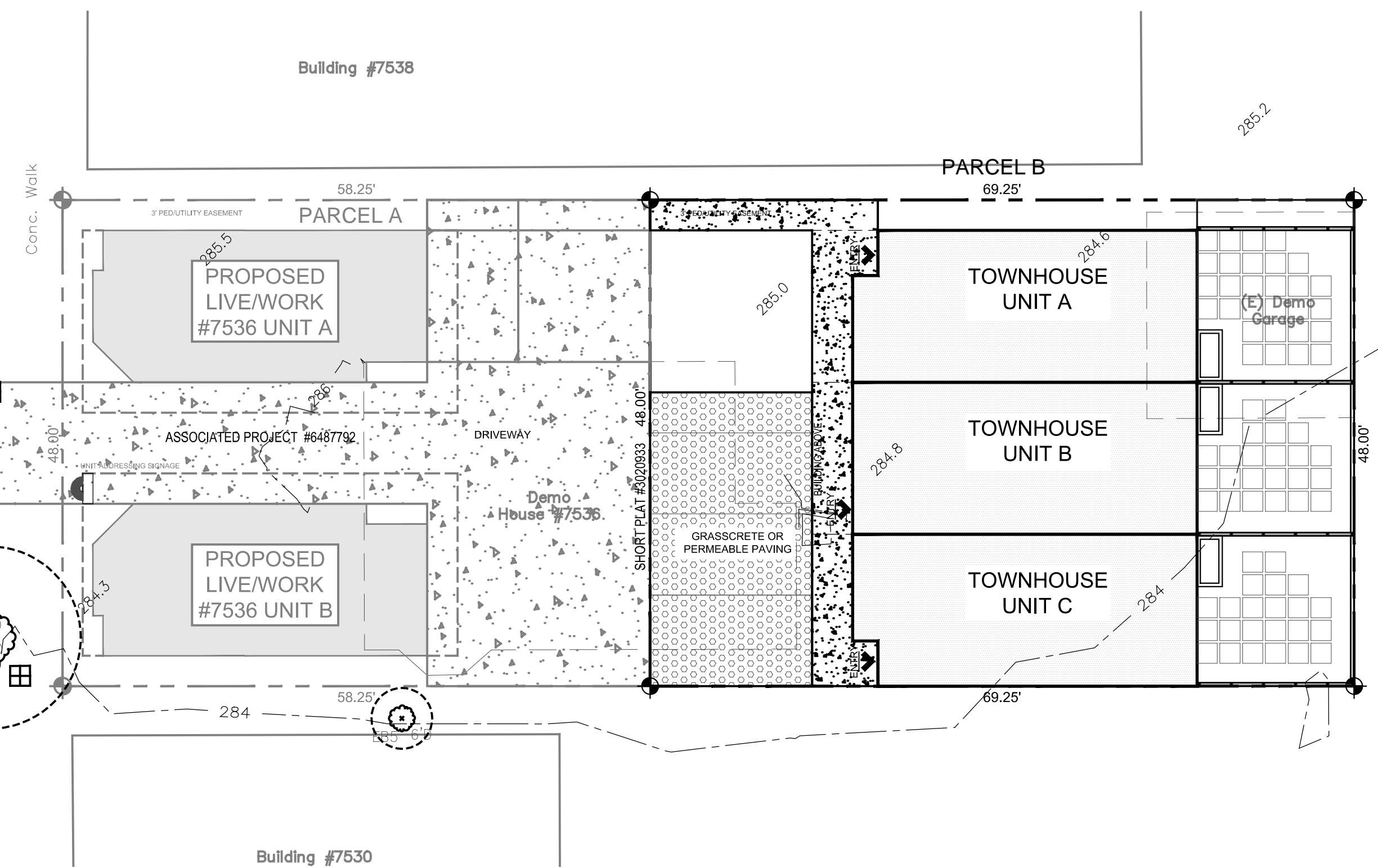
TOPOGRAPHIC SURVEY
 Greenstream Investments, LLC
 7536 15th Avenue Northwest
 Seattle, WA 98117
 EMERALD LAND SURVEYING, INC.
 PO BOX 13694 MILL CREEK, WA 98082 PH. (425) 359-7198

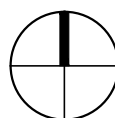
DRAWN BY: HMM	SHEET 1 OF 1
CHECKED BY: BLE	
PROJECT: 15894	
DATE: 5/10/15	



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15th Ave NW



 **PROPOSED SITE PLAN**
 SCALE: 1/16" = 1'-0"

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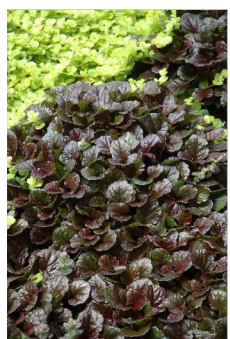




Golden Mopps False Cypress



Orange Sedge



Black Scallop Ajuga



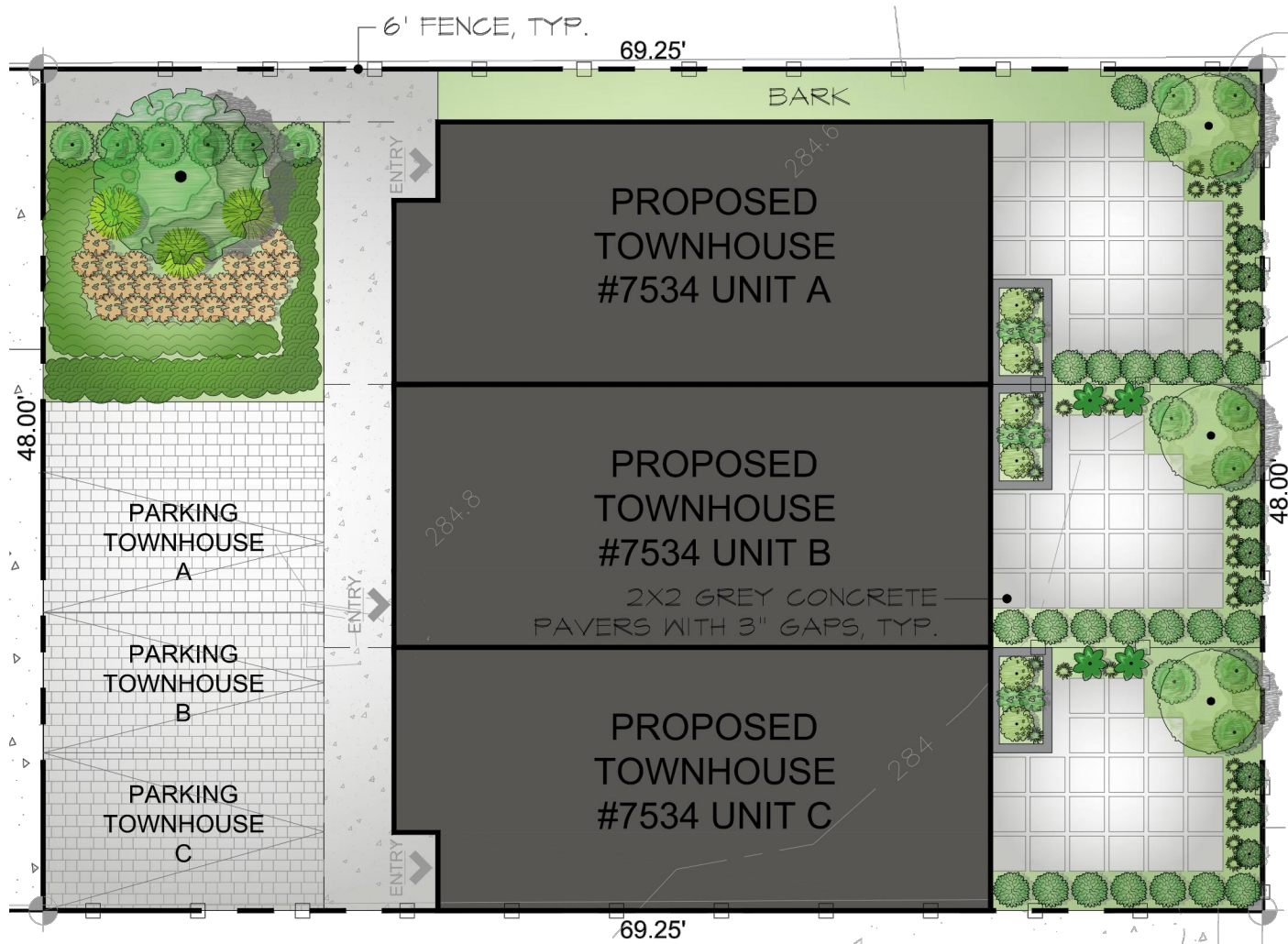
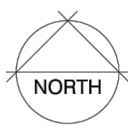
Wintercreeper



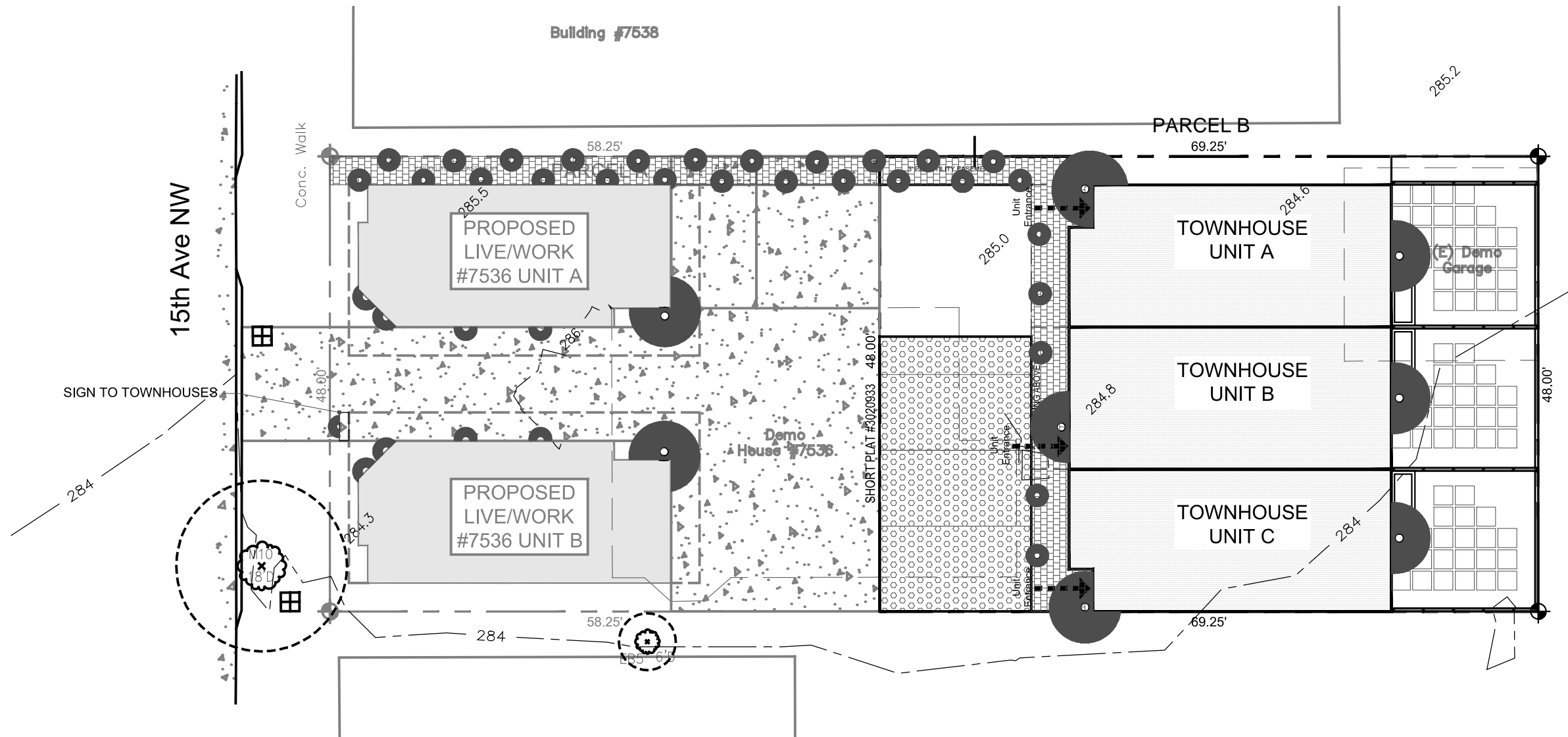
Fire & Ice Hosta

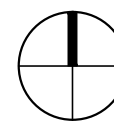





Greenspire Euonymus



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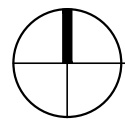
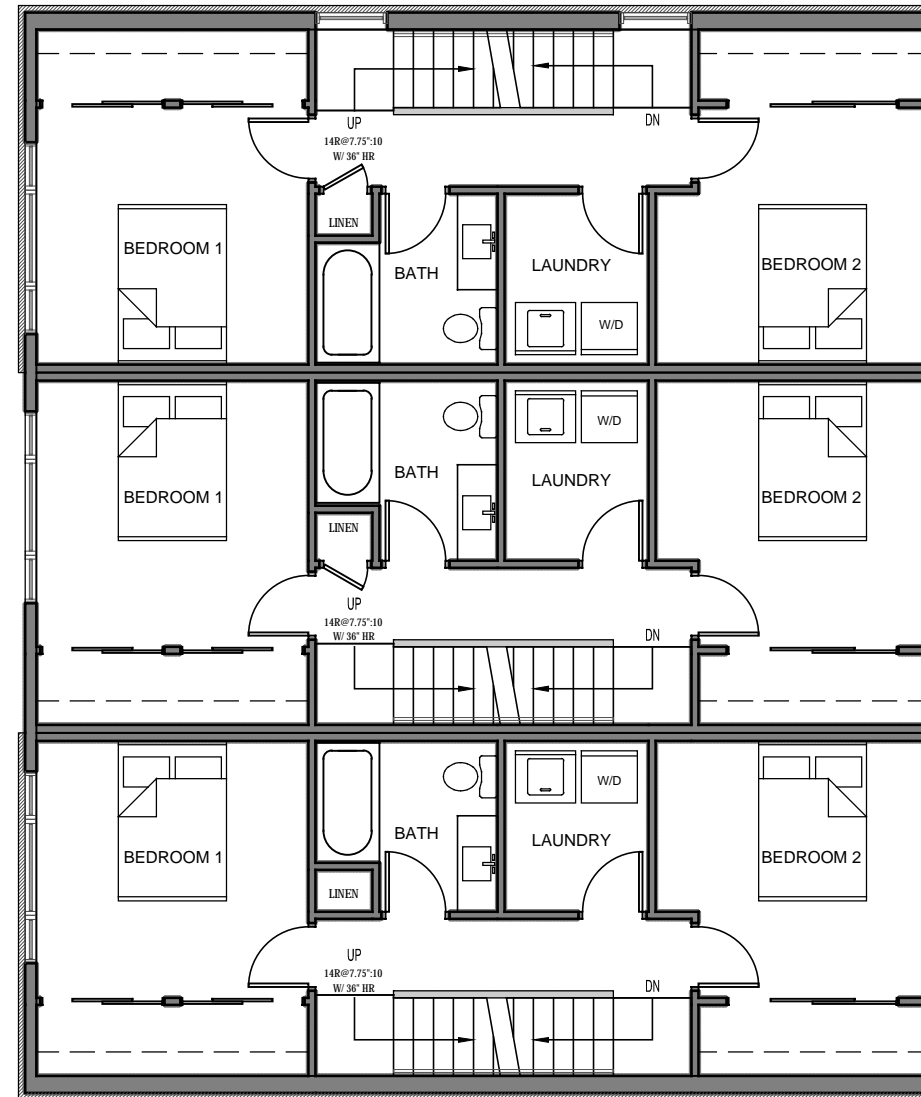
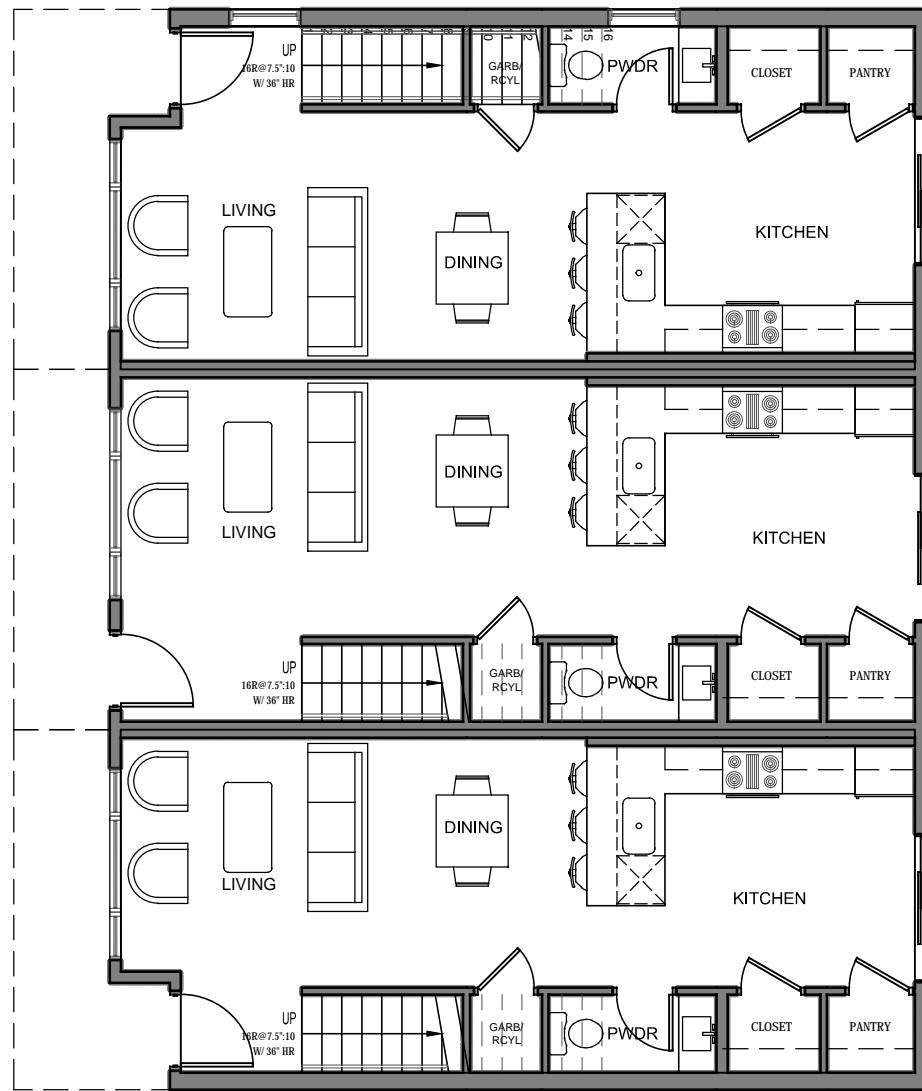


 **PROPOSED LIGHTING PLAN**
 SCALE: 1/16" = 1'-0"

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

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TOWNHOUSE - FIRST & SECOND FLOOR PLAN

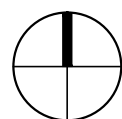
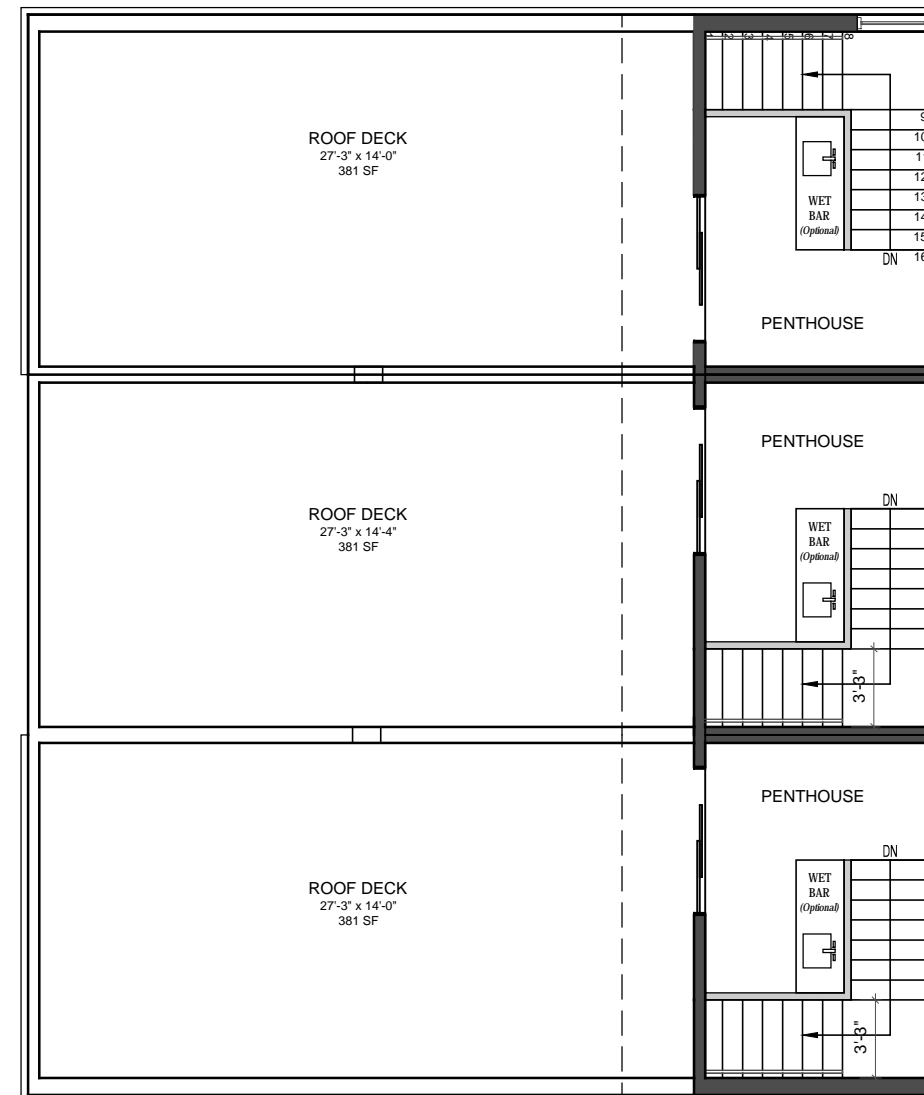
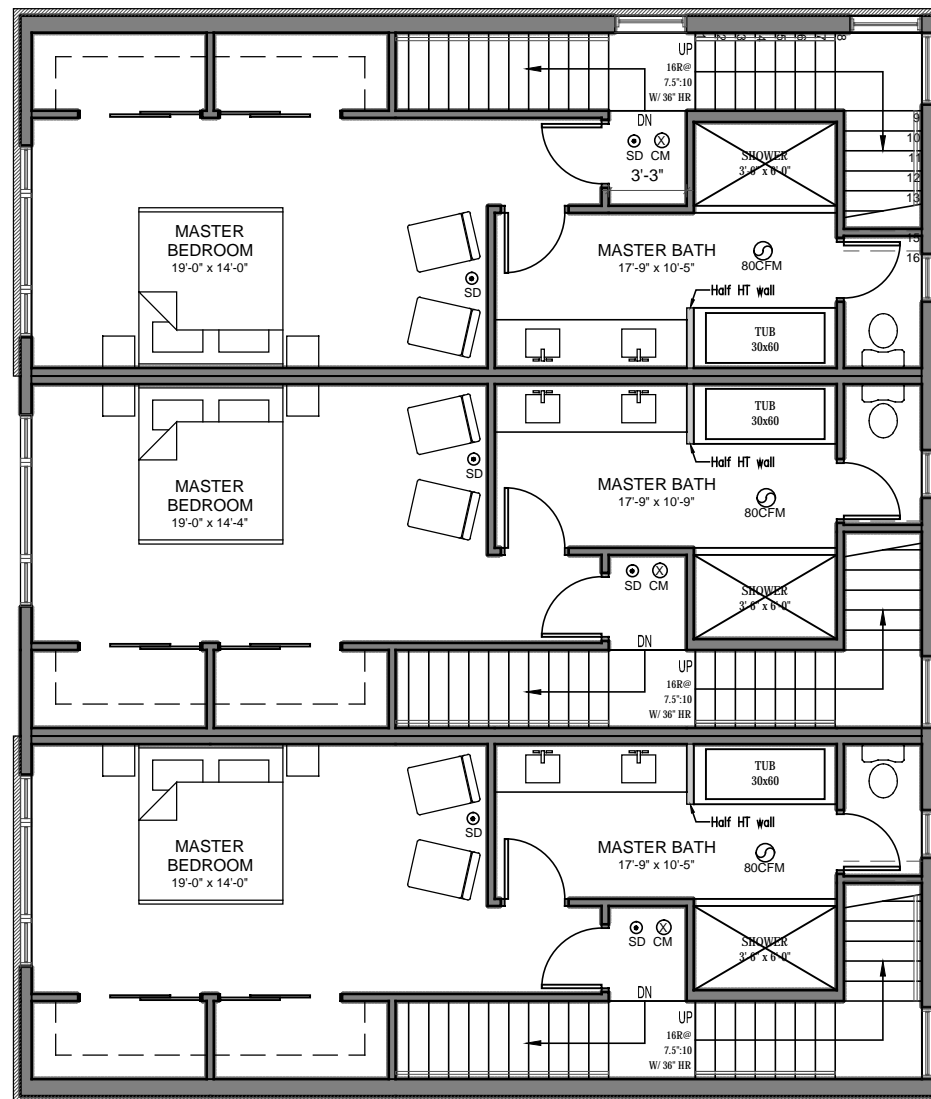
SCALE: 1/8" = 1'-0"



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TOWNHOMES

Bedrooms:	3
Bathrooms:	2.5
Heated:	1,883 sf / unit
Deck:	518 sf / unit



TOWNHOUSE - THIRD FLOOR & ROOF DECK PLAN

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

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TOWNHOUSES WEST ELEVATION



- PARAPET GUARDRAIL AT ROOF DECK
- OVERFRAMING TO BREAK UP MASSING
- WHITE HARDIE PANEL SIDING - 4x8 SHEETS
- DIFFERENT COLORED HARDIE PANEL TO BREAK UP UNITS
- VINYL WINDOWS
- MODERN WOOD CLADDING
- LIGHT GRAY HARDIE PANEL SIDING - 4x8 SHEETS

TOWNHOUSES NORTH WEST ELEVATION

- STAIR TOWER
- LIGHT GREY HARDIE PANEL SIDING - 4x8 SHEETS
- TAN 4X8 HARDIE PANEL
- VINYL WINDOWS
- OVERFRAMING TO BREAK UP UNITS
- 6' TYPICAL FENCE TO SEPARATE AMENITY SPACE
- GRASS BLOCK PAVERS



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TOWNHOUSES SOUTH ELEVATION



STAIR TOWER, LIGHT GREY HARDIE PANEL SIDING - 4x8 SHEETS

PARAPET / GUARDRAIL AT ROOF DECK

(NO WINDOWS ON SOUTH ELEVATION DUE TO BUILD ON ZERO LOT LINE)

DARK BROWN HARDIE PANEL SIDING - 4x8 SHEETS

DARK GRAY HARDIE PANEL SIDING - 4x8 SHEETS

WOOD FENCE TO SEPARATE AMENITY SPACE

WOOD CLADDING AT ENTRY



HARDIE PANEL AND WOOD CLADDING



HARDIE PANEL SIDING



WOOD CLADDING



VINYL WINDOWS - WHITE

TOWNHOUSES NORTH ELEVATION



STAIR TOWER

PARAPET / GUARDRAIL AT ROOF DECK

DARK BROWN HARDIE PANEL SIDING - 4x8 SHEETS

VINYL WINDOWS

GREY HARDIE PANEL SIDING - 4x8 SHEETS

MODERN WOOD CLADDING

PERMEABLE PAVING SURFACE



MODERN STYLE WOOD FENCE



GRASS PAVERS

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SOUTHEAST VIEW OF TOWNHOUSES AND YARDS



NORTH WEST VIEW OF PARKING AND ENTRY WAYS



SOUTH VIEW OF TOWNHOUSE AND LIVE-WORK FROM 15TH



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Window Overlap Privacy Study

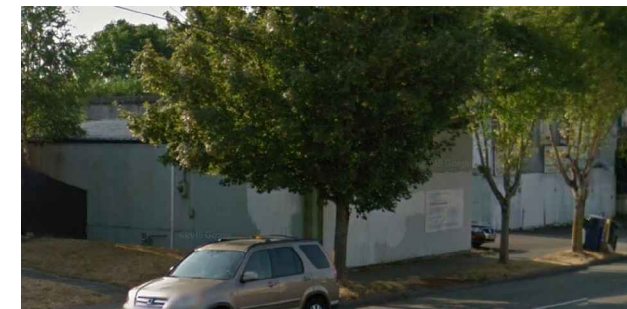
The windows of the proposed townhouses have been thoughtfully designed to minimize the views into and from the neighboring buildings, as well as from unit to unit, in order to protect privacy of all occupants. Windows and doors of neighboring buildings are highlighted in blue.

NORTH: To the north is a 1-story, 5-unit apartment building. The windows on this facade are small and look onto exterior walls with only two windows having partial views of proposed windows.



Apartment facing proposed north facade

South: To the south is a muffler shop with two separate buildings. The main building of the shop which sits on the property line has no windows on the north side. The building to the south of the main shop on the lot is abandoned and also has no north facing windows.



Muffler shop facing proposed south facade



North facing facade on south muffler shop building



NORTH WINDOW/DOOR OVERLAP

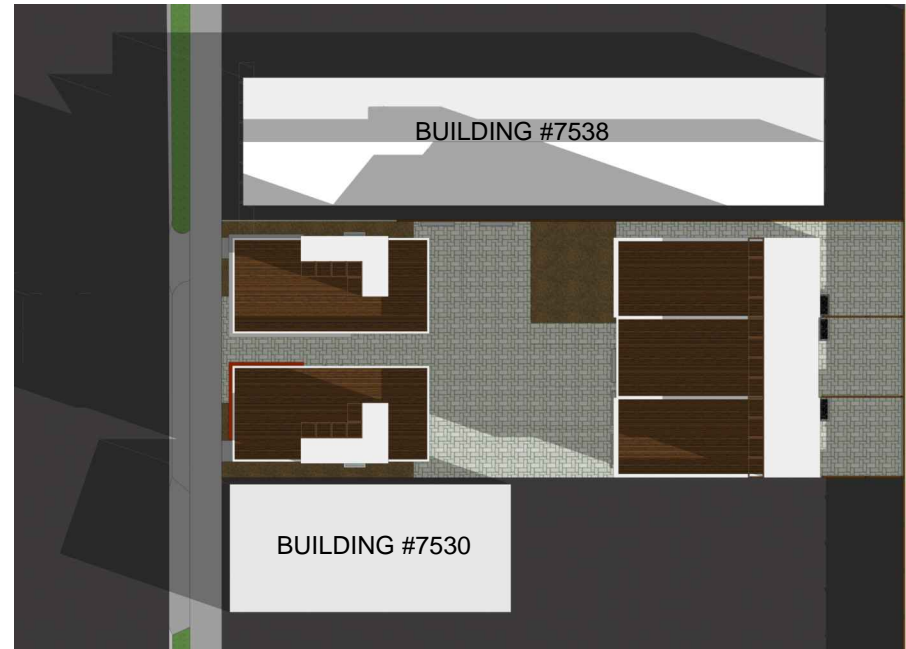


WEST WINDOW/DOOR OVERLAP



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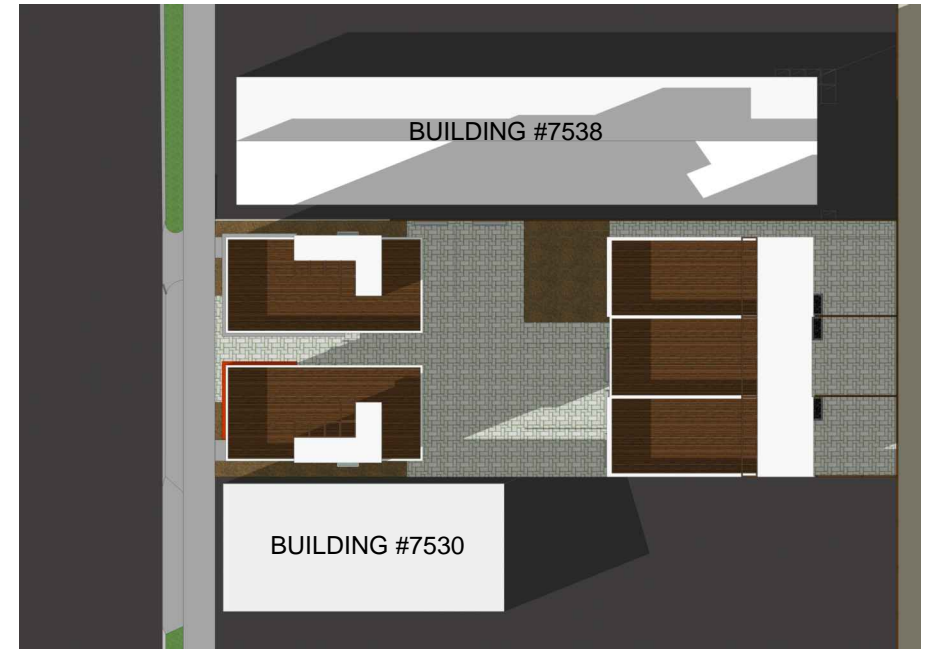
SPRING EQUINOX: MARCH 20



8AM

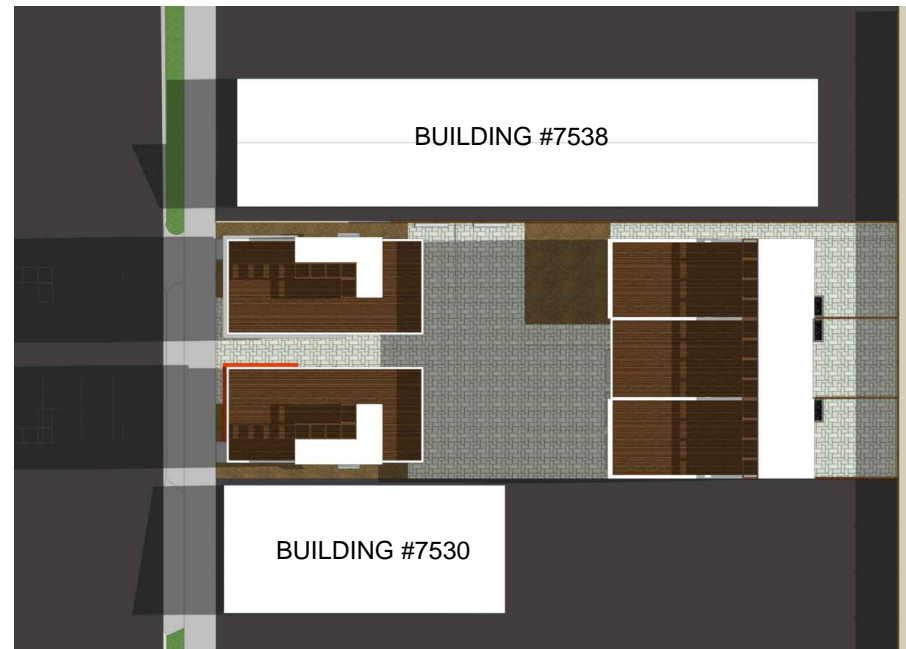


NOON

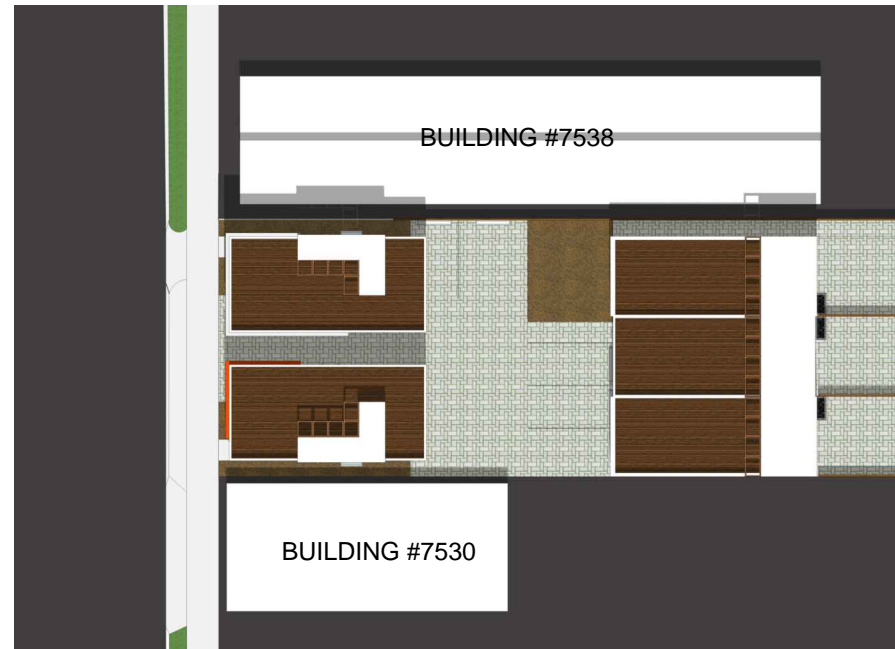


4PM

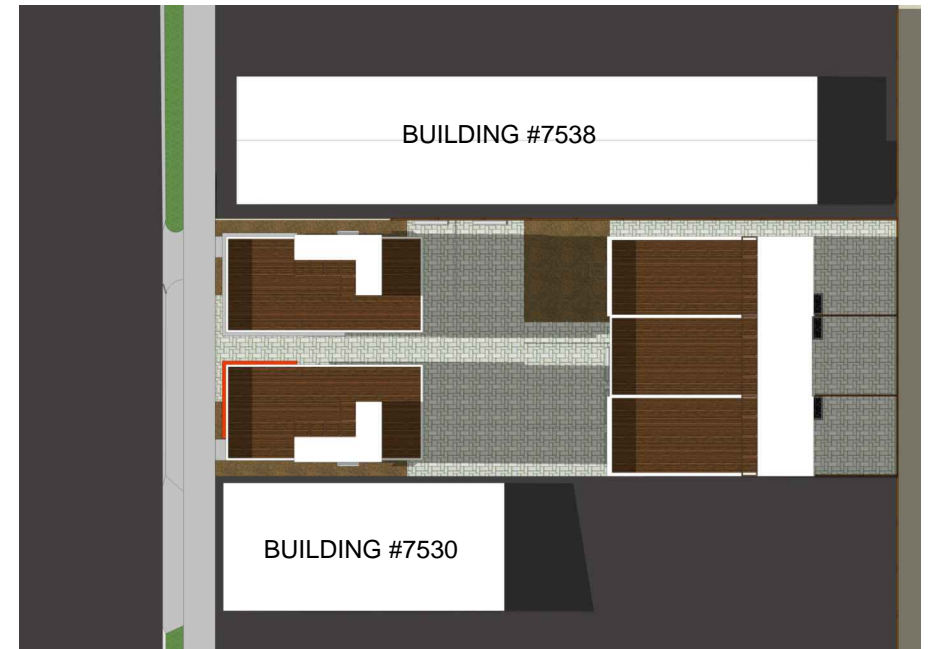
SUMMER SOLSTICE: JUNE 21



8AM



NOON

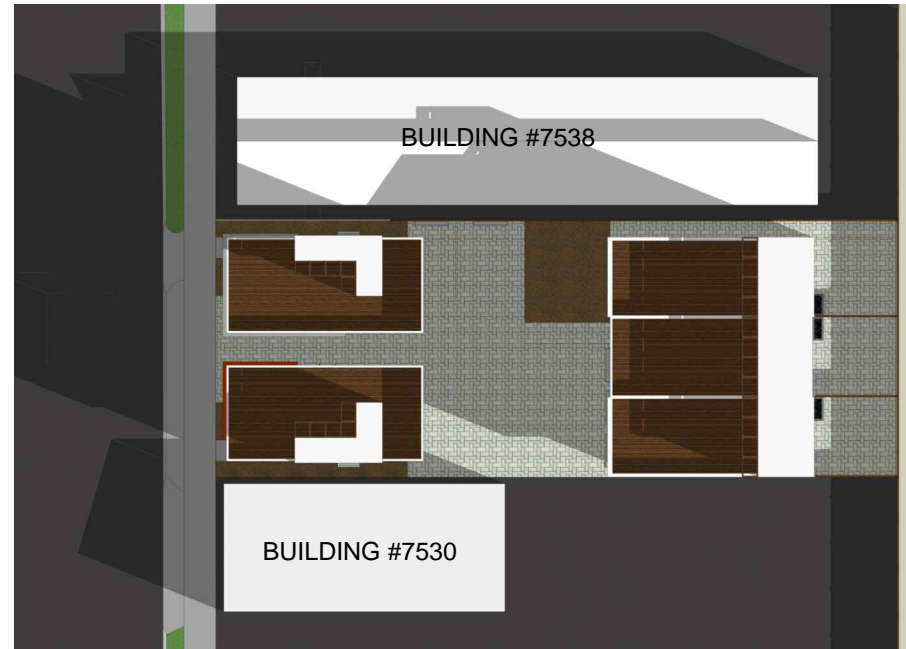


4PM



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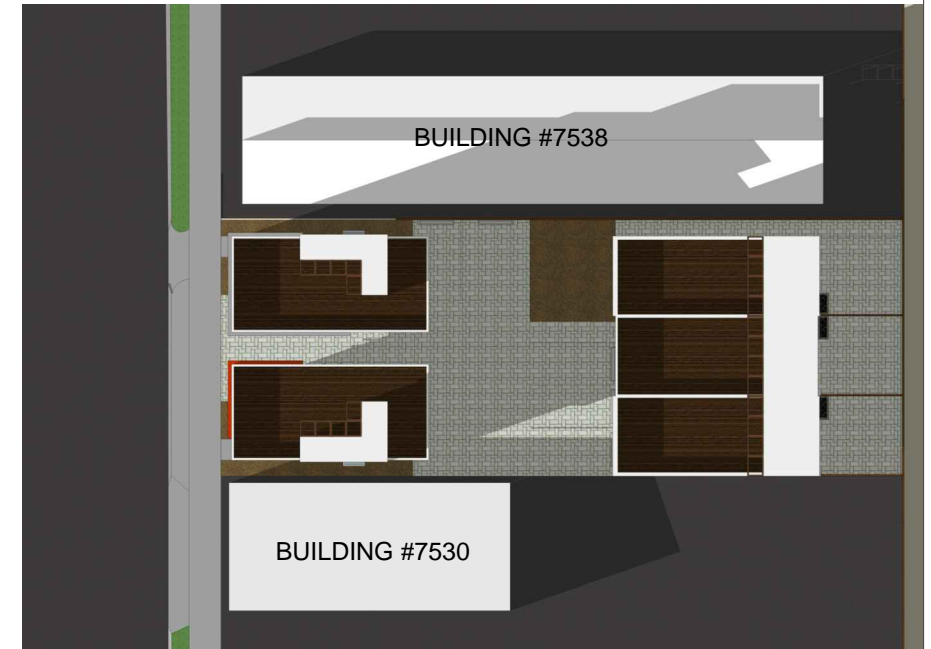
FALL EQUINOX: SEPTEMBER 23



8AM

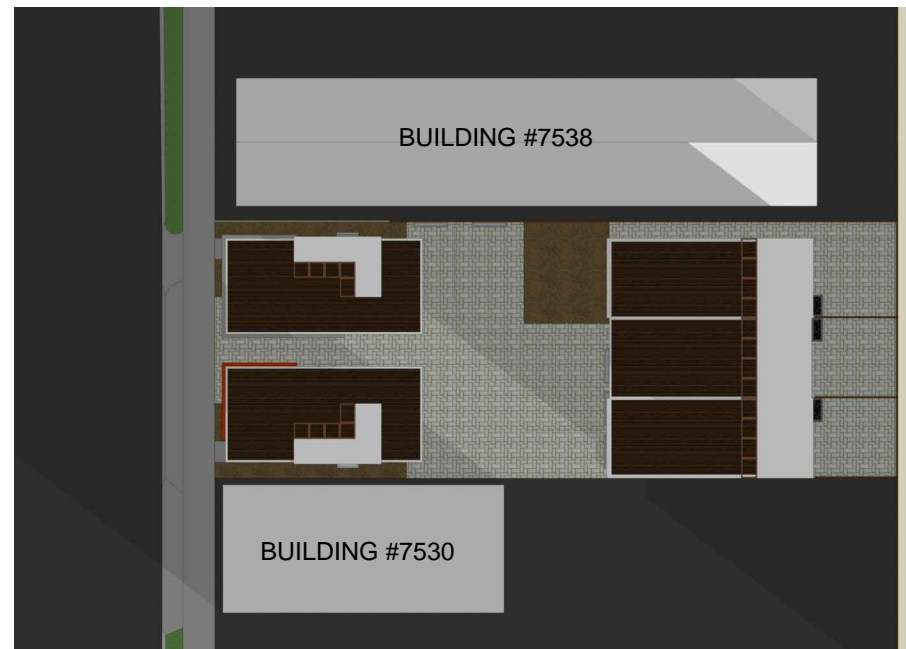


NOON

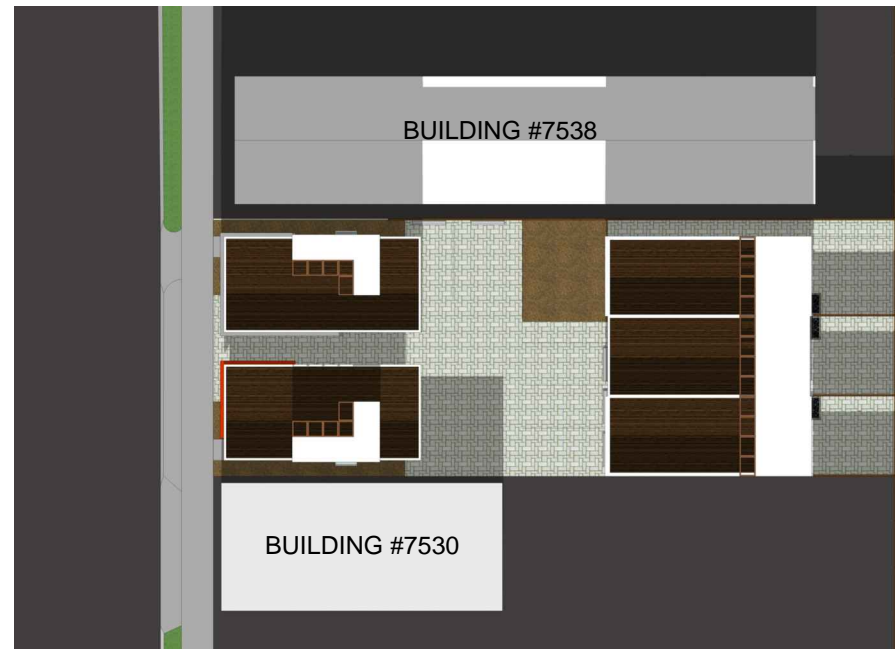


4PM

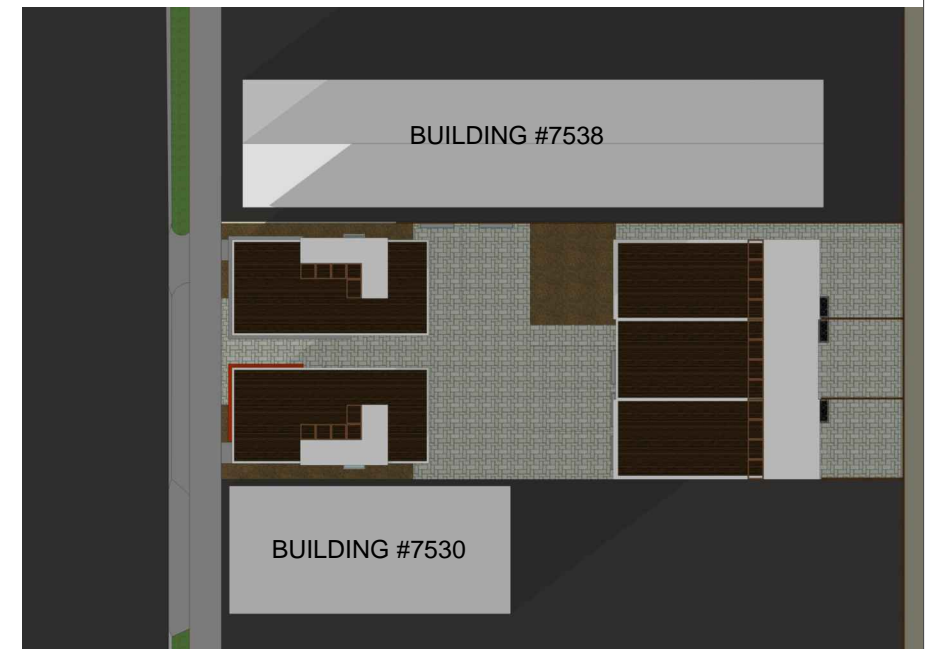
WINTER SOLSTICE: DECEMBER 21



8AM



NOON



4PM

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Design Guidelines - Preliminary Guidance Responses		Public Life		Design Concept	
CS-1	Natural Systems and Site Features	PL-1, B	Connectivity: Walkways and Connections 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, along the north face of the live-work building, and around to the entry of the town homes. The landscaped yard is filled with year-round landscaping and pedestrian signage. Each unit is clearly marked with address numbers and lit at each entry.	DC1, B	Project Uses and Activities: Vehicular Access and Circulation Provide safe and convenient access points for all modes of travel: The vehicular entrance is in the center of the lot between the live-work lofts guiding vehicles to the center of the town homes where 3 parking spots will be provided. The driveway will be paved with permeable pavement off the street and greencrete pavers once you reach the parking area to ensure it is inviting to pedestrians as well as vehicles and bicycles. The pedestrian pathway is located along the north edge of the lot via a 3' pedestrian/utility easement. Landscaping will be provided at the street entrance as well as once you reach the back portion of the lot. There will be sufficient lighting throughout the path to guide pedestrians to each unit entry. Each unit has a 3' x 6' garbage and recycling storage in the first floor of each unit with easy access to either the back door or front door and conveniently located near the kitchen.
CS-2, B	Urban Pattern and Form: Adjacent Sites, Streets, and Open Space Identify opportunities for project to make strong connection to street: This project is located behind a 2 building live-work loft directly off of 15th ave NW. The driveway leading you to the units is located between the two front buildings, making it more inviting and dividing the mass of buildings into two. There will be a lit pedestrian entrance on the north side of the lot off of 15th Ave allowing people an easy access to the units in back. We have used a variety of materials, large street-facing windows, addressing signage and an overhang above the first floor to reduce the scale of the building and engage the street in an inviting manner.				
CS-2, D	Urban Pattern and Form: Height, Bulk, and Scale 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 proposed new live-work projects on the same lot as well as the same block that represent the current allowed density. We have used a variety of materials, large street facing ground floor windows, and an overhang above the first floor to reduce the scale of the building and engage the street in an inviting manner. A landscape buffer with variety of shrubs and trees helps transition to the existing neighbors.	PL-3, A	Street-Level Interaction: Entries Ensure each units entry is obvious and distinguishable: Each of the two end units of the town house both have recessed entry ways while the middle unit is flush with the rest of the building giving the facade depth in particular areas. Each door will be painted a different and distinct color that will match the color of hardie panel between the large windows on the second floor. Each unit will have it's own color way.	DC2, A	Project Uses and Activities: Parking and Service Uses The visual impact of the driveway and parking backup space from the street has been softened with a abundant landscaping at the steet side of the property. In addition, a small planter is located at each unit entry to create privacy and soften the impact of the linear driveway.
				DC2, A,B	Architectural Concept: Massing; Arch. & Facade Composition Ensure facades are designed consisted with neighboring units The proposed street facing structure has been designed to match the height and scale of the future townhouse projects on the block that represent the current allowed density. 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 change of color creates a strong human scaled base to the buildings. Large first floor windows open up towards the street. This base breaks up the facades making the first floor stand out and relate more directly to the street and pedestrians The colors of hardie panel were designed to match the neighboring unit to the east as well as the future live-work units to the south. while also using brighter color accents to appeal to people on the street and give an original feel to them



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Cont. - Design Guidelines - Preliminary Guidance Responses	
DC4, B	<p>Exterior Elements and Finishes: Signage</p> <p>Project signage is located within the landscaped amenity area of the front yard on the west lot and acts as a buffer between the live work units. 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 15th Ave NW 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 landscaping along 15th Ave NW creates an inviting entry. The rear yard of each unit will be divided by a wood fence giving the unit its own personal feel while also not impeding on the neighbors privacy.</p>

Site Reconnaissance Checklist Responses	
1	ROW Improvements
2	Trees
	Existing street trees to remain.
3	Structures on Site
	The existing residential structure is to be removed.
4	Conditions
	This project is functionally related to 6487792, adjacent to west. The configuration of driveway to units is proposed to be similar.

