



3309 Claremont Ave S Seattle, Washington

EARLY DESIGN GUIDANCE
3309 Claremont Ave S
Playhouse Design Group
DPD# 3022859 | June 1st, 2016



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PROJECT INFORMATION

ADDRESS:	3309 Claremont Ave S, Seattle, WA 98144
ZONE:	LR3
DPD #s:	3022859 SDR (6503907 BP)
APN:	128230-0500
OWNER:	Virsavvia Enterprises, LLC
CONTACT:	Steven Long (Playhouse Design Group)

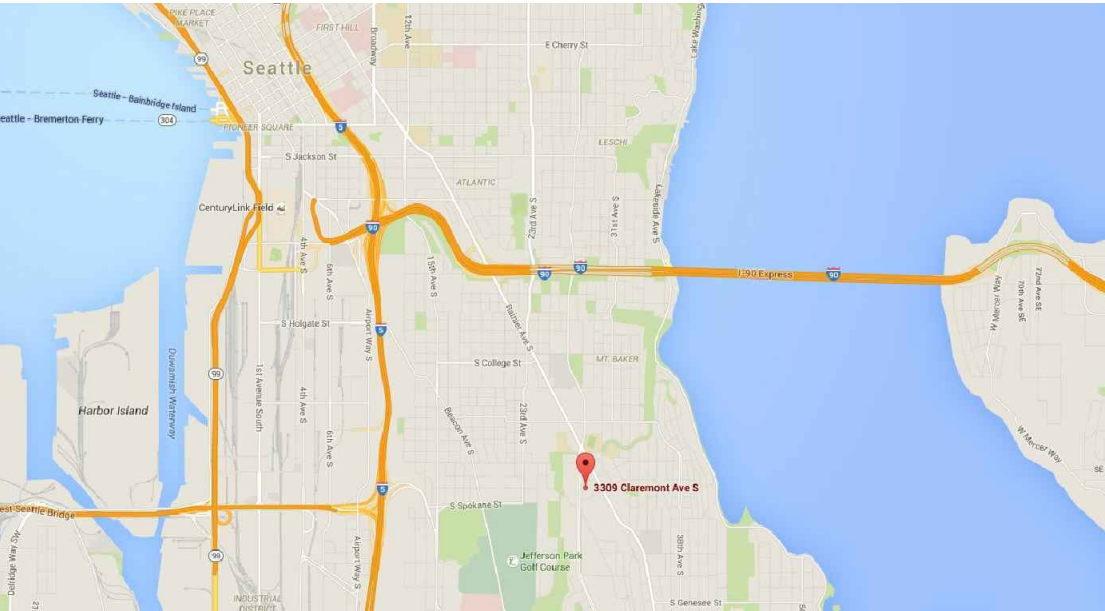
PROJECT PROGRAM

LOT SIZE:	7,200 SF
APPROX FAR:	10,080 SF allowed (Far 1.4 used)
PARKING:	No parking proposed or required (Frequent transit)
BUILDING TYPE:	Townhouses
UNIT COUNT:	4-unit structure, 3-unit structure; 7 units total
UNIT SIZES:	4-UNIT TOWNHOUSE: 1,428 sf heated (x4 units) Building Total: 5,712 sf heated
	3-UNIT TOWNHOUSE: 1,716 sf heated (x3 units) Building Total: 5,148 sf heated
	TOTAL HEATED: 10,860 sf
# OF STORIES:	3 + stair tower (both buildings)

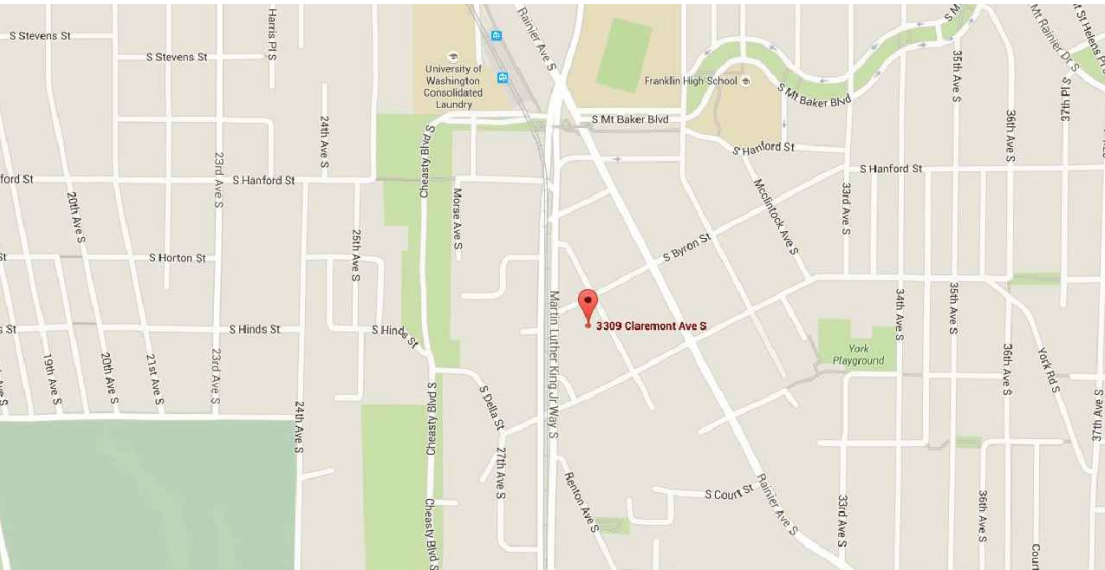
PROJECT OBJECTIVES

The proposed sites current use is a Single Family Residence. The lot is approximately 7,200 sf located one block from Martin Luther King Jr Way S in a SF5000 zone. This is within a frequent transit corridor and the North Rainier Hub Urban Village overlay zone. This proposal is to demolish the existing single family residence and detached garage and to construct one 4-unit townhouse on the east side of the lot facing Claremont Ave and one 3-unit townhouse behind that with street and alley access. Both of the proposed structures will be 3 stories (+ stairtower) with roof decks for each unit.

The project is located between major arterials Martin Luther King Jr Way S and Rainier Ave S between Beacon Hill and Columbia City 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 10-unit apartment building built in 1968. To the east is Claremont Ave S with single family homes and townhouses across the street. To the west is an alley with a 6-bedroom multi-family house across from it. To the south sits a 3-story multi-family home.

Businesses and amenities are concentrated along the arterial of Rainier Ave S, stretching from I-90 freeway to the south end of Rainier Valley. The neighborhood is served by frequent transit which links it to the greater Seattle Metropolitan Area along this arterial as well as Martin Luther King Jr Way S. The Mt. Baker Light Rail stops 0.3 Miles to the North on Rainier Ave S connecting riders to Downtown Seattle as well as UW, Capitol Hill, and SeaTac Airport.

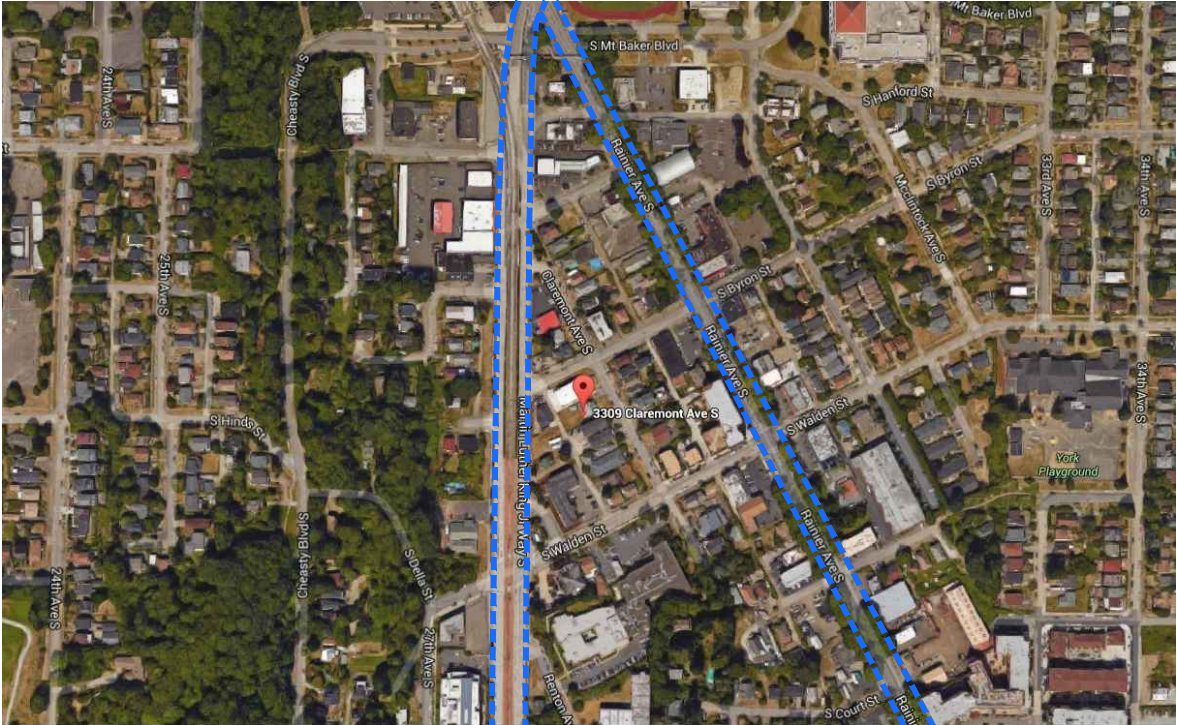
The grade on the site is almost totally flat with a slight slope up to the south.

ZONING INFORMATION

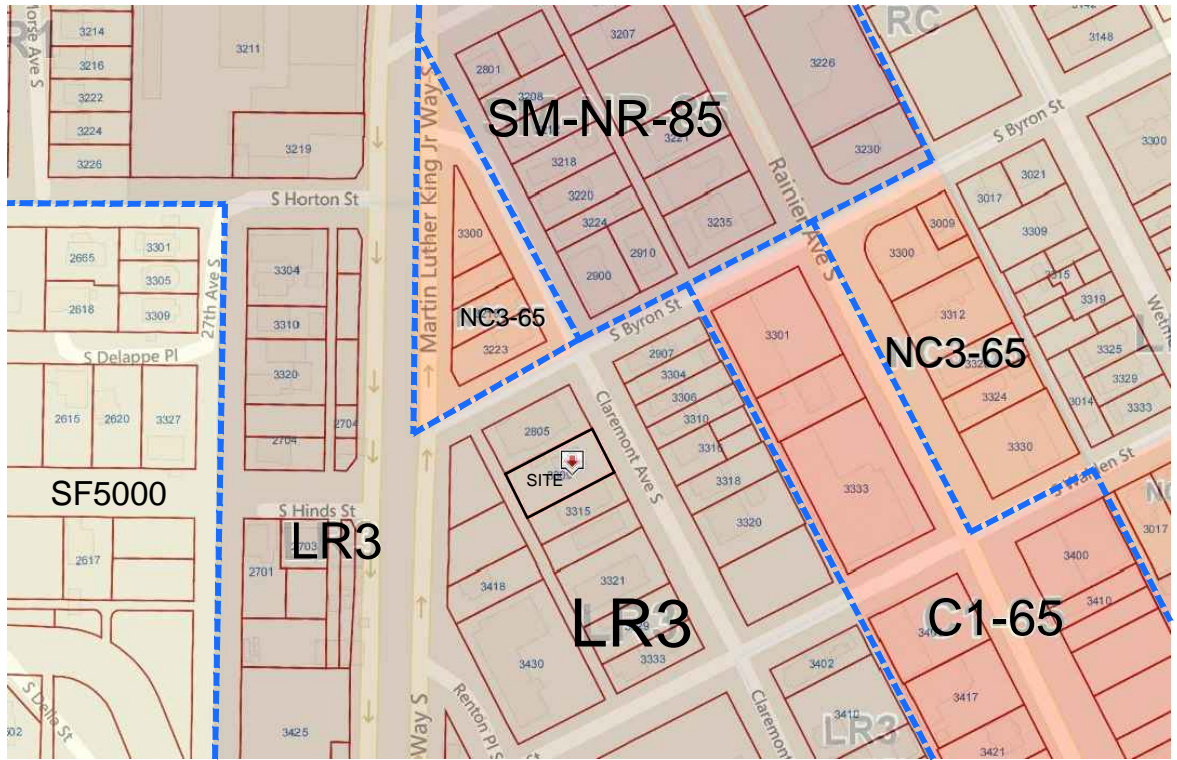
ZONE:	LR-3
OVERLAY:	North Rainier Hub Urban Village, Frequent Transit
STREETS:	Between Principal Arterials Martin Luther King Jr. Way S and Rainier Ave S. Located on Claremont Ave S between S Byron St and S Walden St. in the LR-3 zone. Lot is Served by frequent transit.



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Aerial Vicinity Map



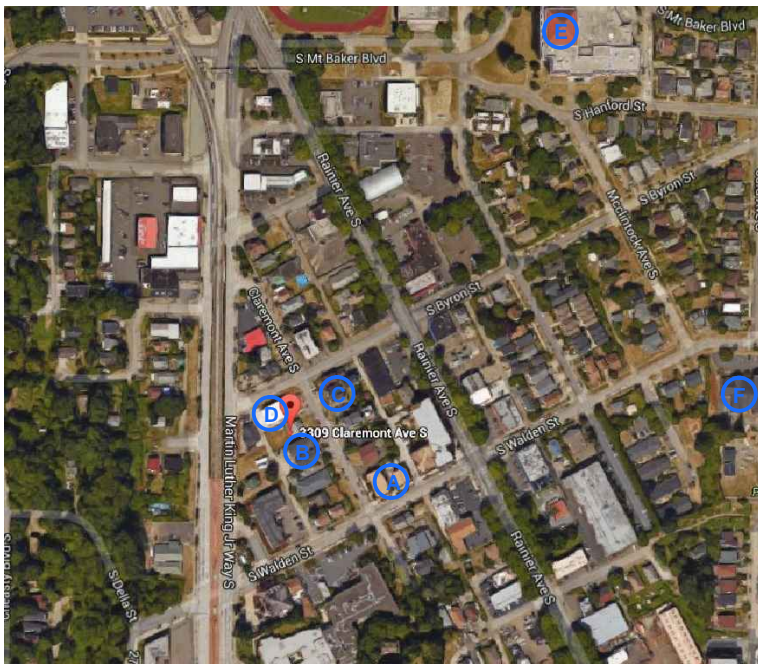
Seattle Zoning Map



Adjacent Businesses & Amenities - Rainier Ave S

NEIGHBORHOOD CONTEXT & INSPIRATION:

This neighborhood is set in the rapidly growing and expanding area of Rainier Valley to the southeast of Beacon Hill. Location is just a block up from Rainier Ave S in one of its most eclectic areas. Rainier Ave S and its surrounding neighborhoods are in a transition period with a mix of new development, older structures, retail shops, restaurants, grocery stores, parks, churches and the occasional unused building. John Muir Elementary School and Franklin High School are both within walking distance, and several small parks are nearby including those situated on Lake Washington.



VICINITY MAP

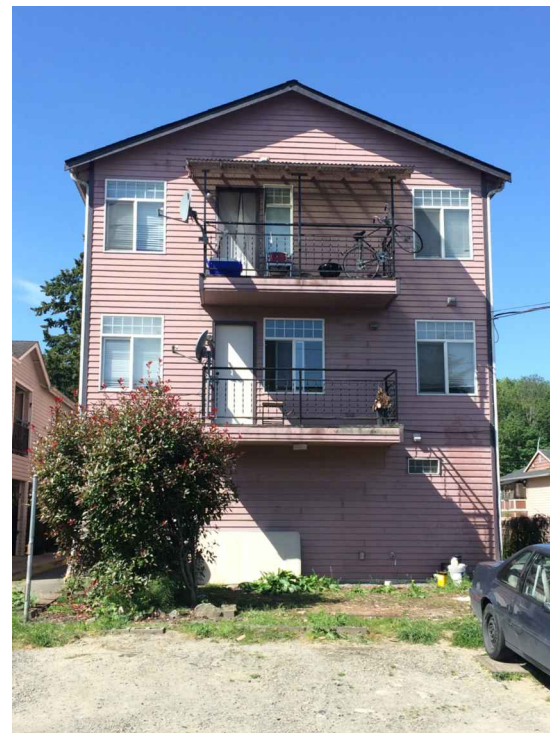
- | | |
|---|---|
| A | 3340 Claremont Ave S (modern apartments) |
| B | 3315 Claremont Ave S (apartment building) |
| C | 3306 Claremont Ave S (townhouse) |
| D | 2805 S Byron St (apartment building) |
| E | Franklin High School |
| F | John Muir Elementary School |



A Modern apartment building at end of Claremont Ave



Modern apartment continuing to Rainier Ave



B Multi-family building neighboring to the south



C Townhouse across street from subject site



D 10 unit apartment neighboring project site to the north

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SUBJECT SITE



STREET VIEW PANORAMA - FACING WEST TOWARDS SUBJECT SITE



STREET VIEW PANORAMA - FACING EAST FROM SUBJECT SITE

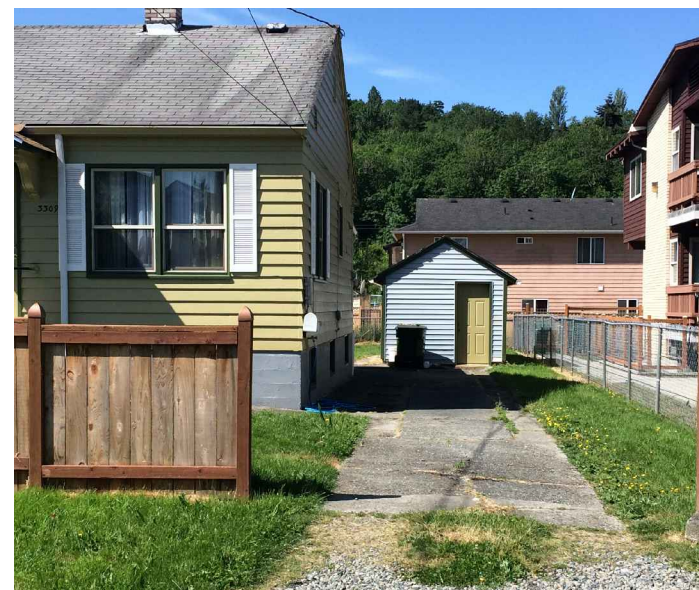


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SUBJECT SITE



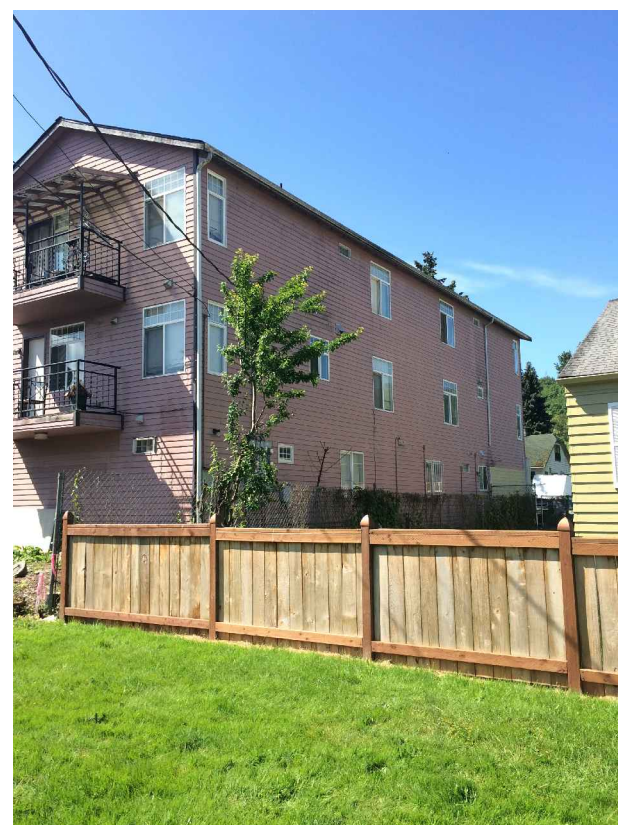
EXISTING SFR ON SUBJECT SITE



DRIVEWAY TO DETACHED GARAGE ON SUBJECT SITE



BACK OF EXISTING GARAGE ON NORTH EDGE OF SUBJECT SITE



SOUTH EDGE OF PROPERTY LINE



NORTH EDGE OF PROPERTY LINE



ALLEY BEHIND WEST SIDE OF PROPERTY LINE



REAR OF EXISTING SFR FROM ALLEY

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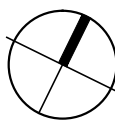
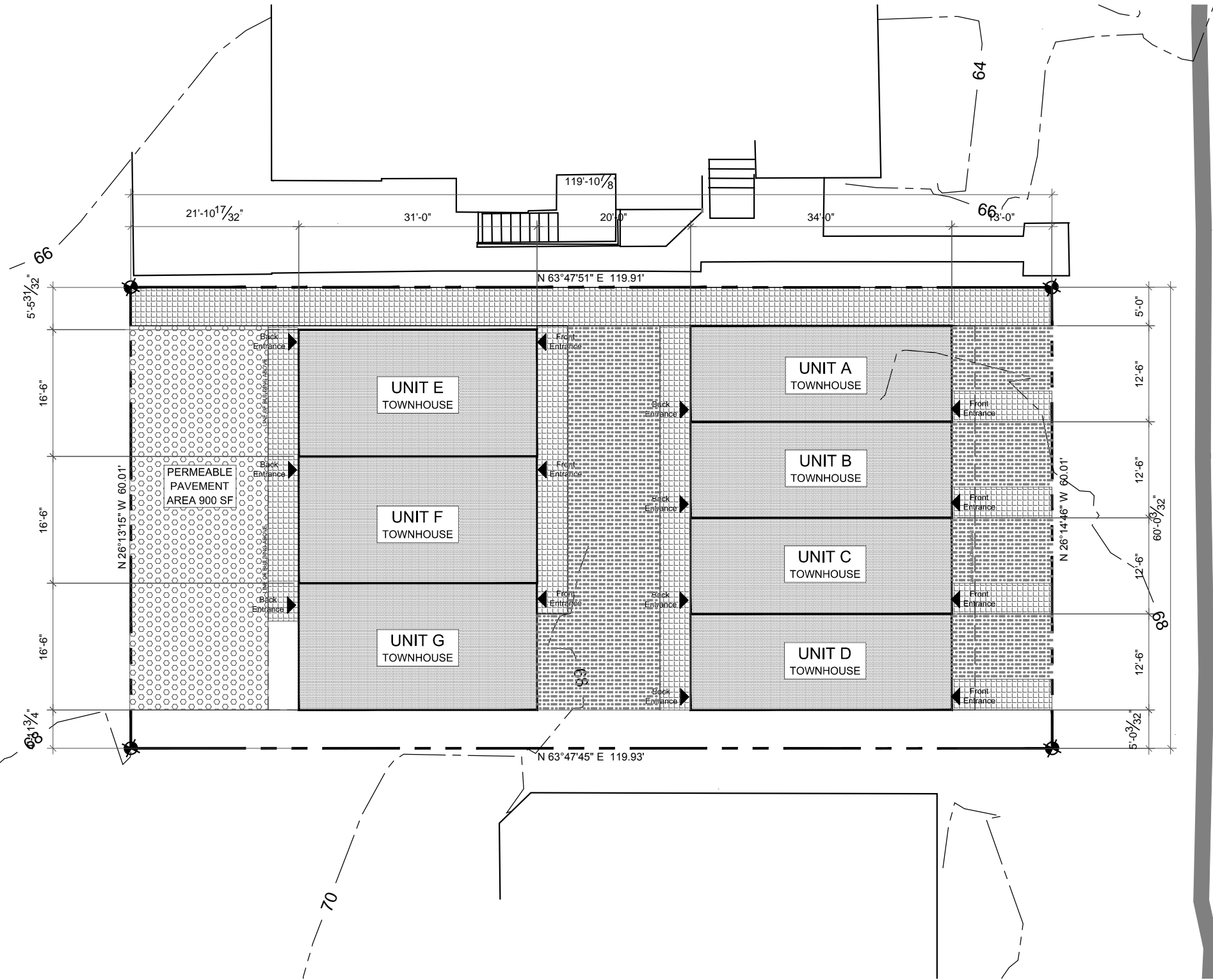




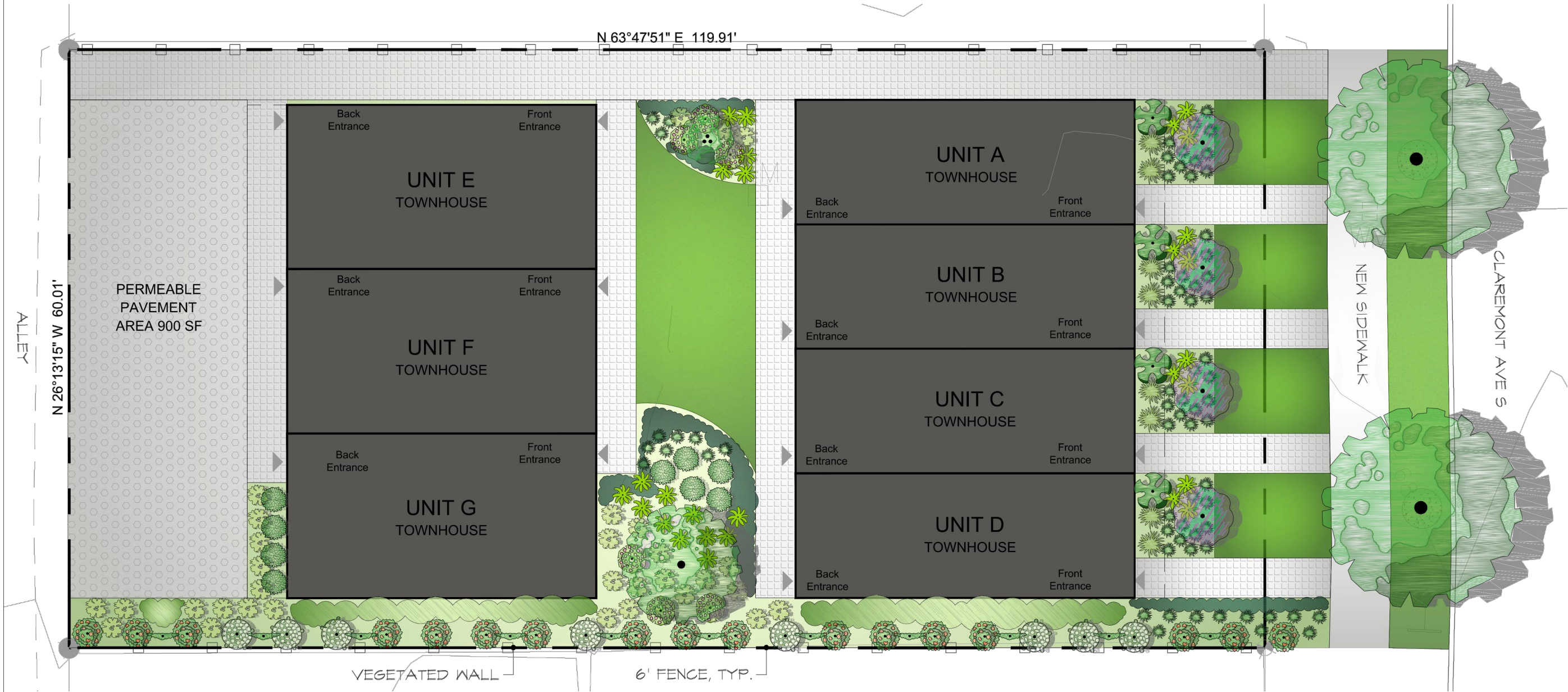


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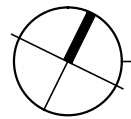
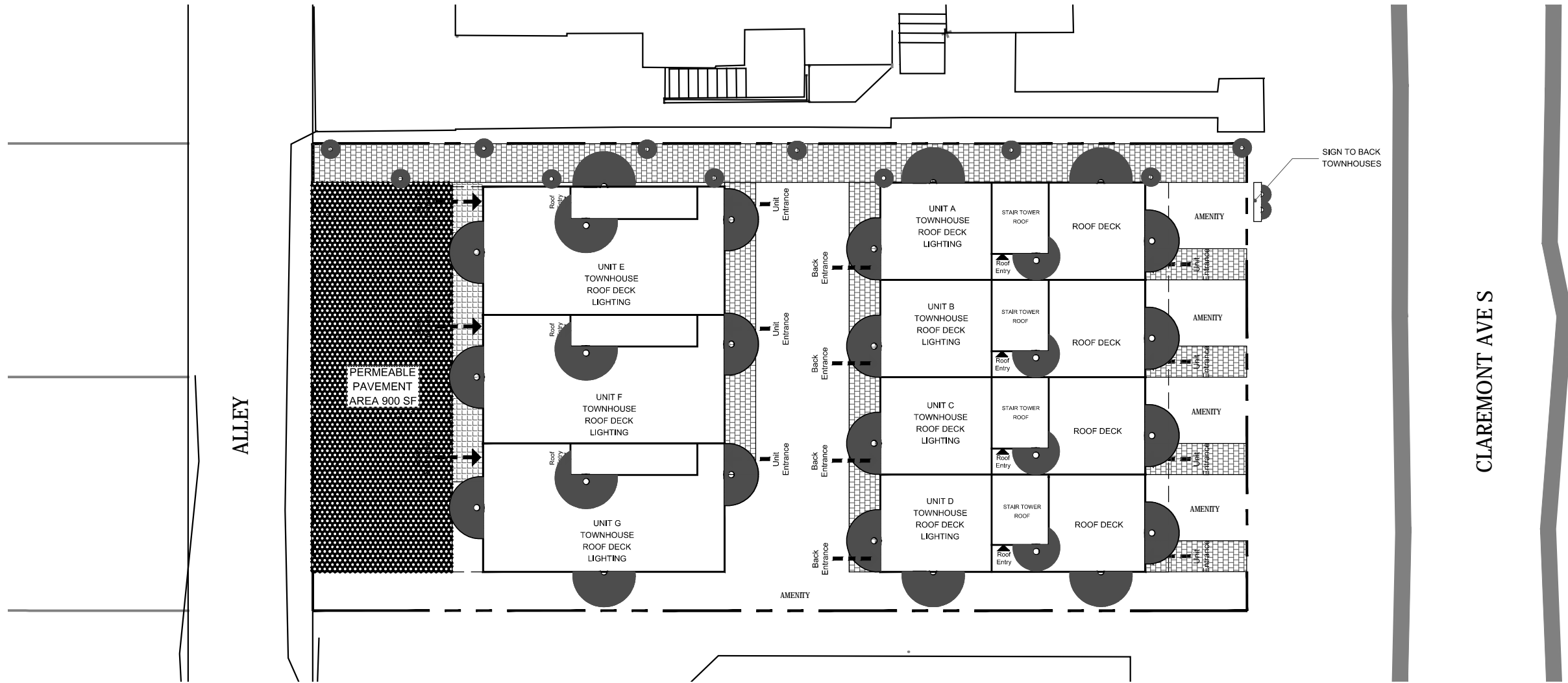
CLAREMONT AVES



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



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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



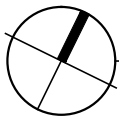
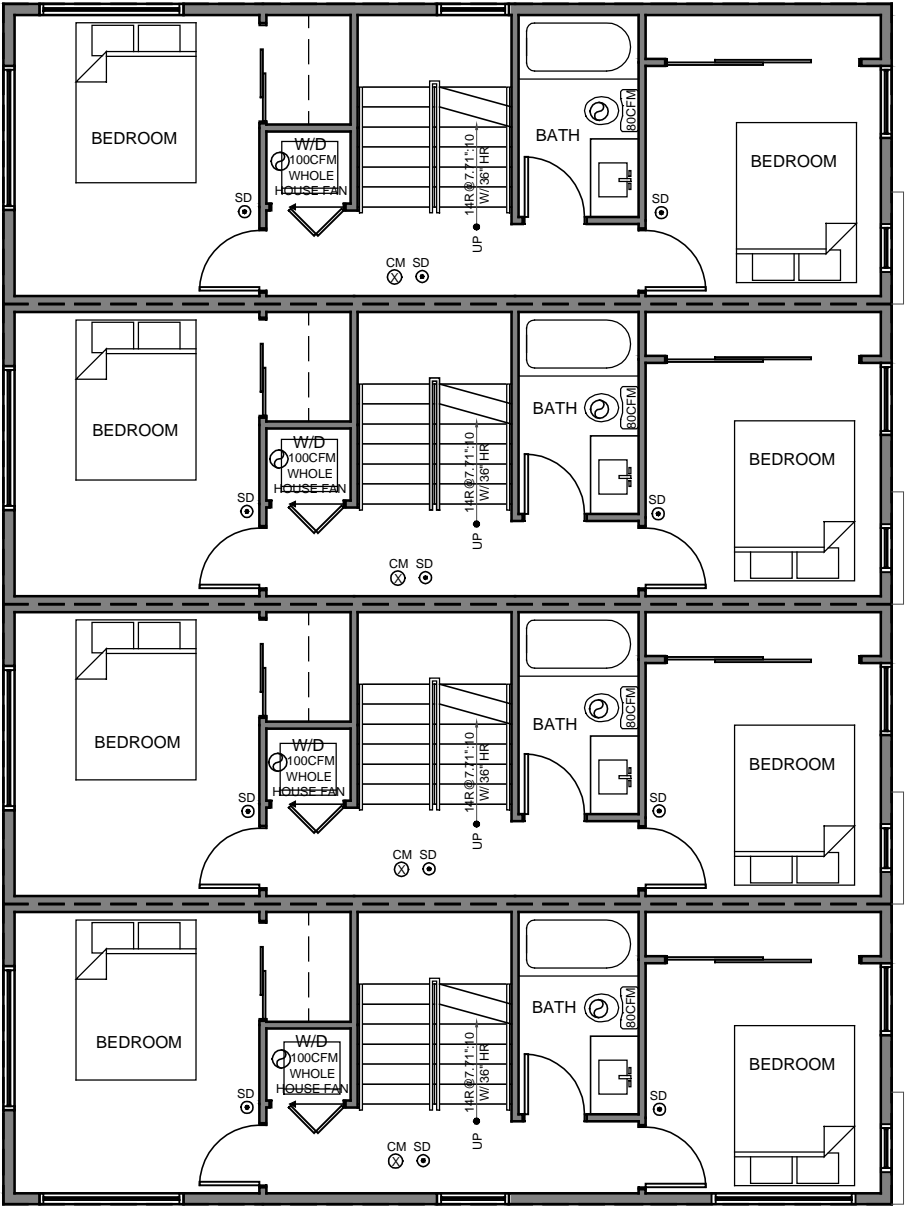
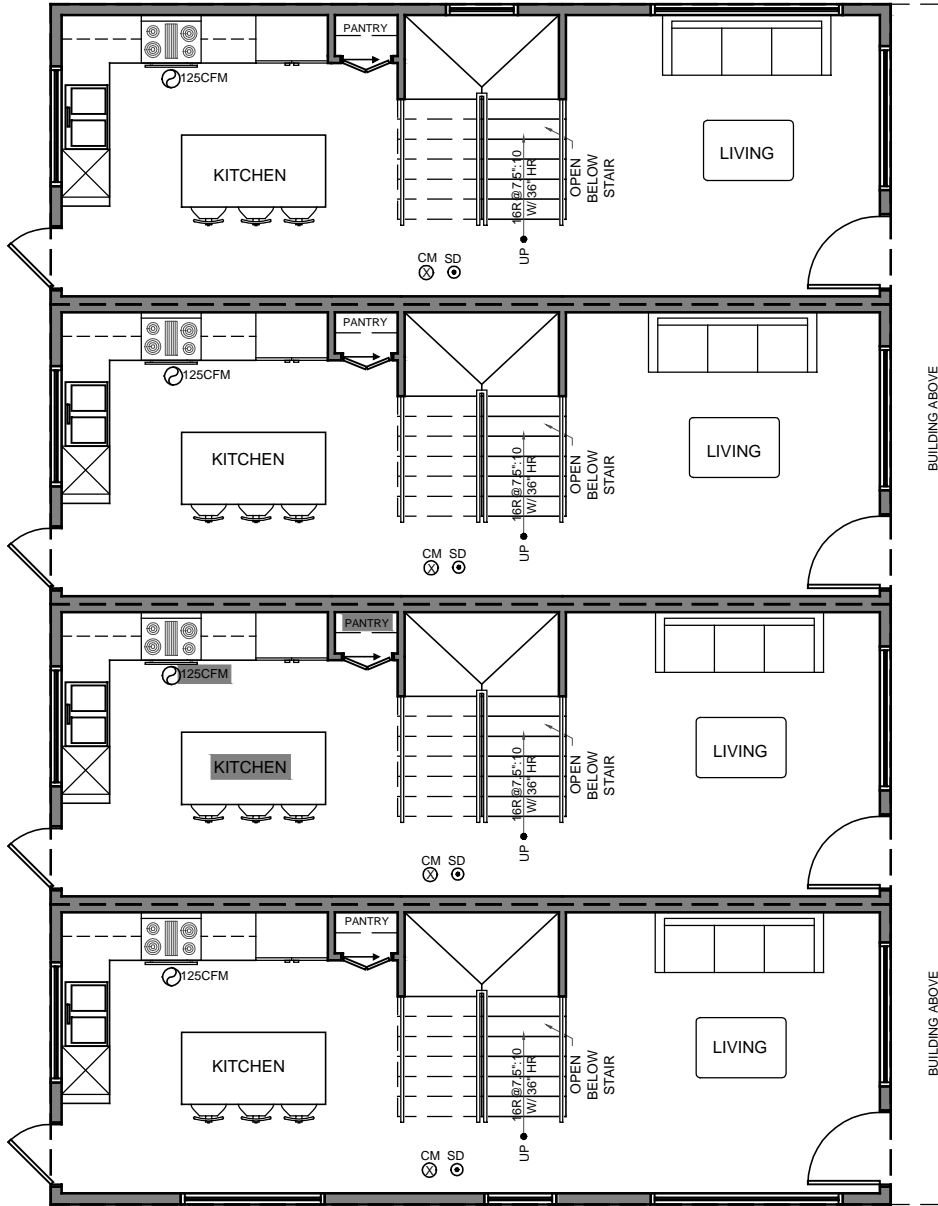
Progress Lighting 5" Gray Incandescent Cylinder Outdoor Wall Lantern



Outdoor wall light, automatic on at dark, brighter w/ motion sensor w/ baffle to light down only.

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4-UNIT TOWNHOUSE - FIRST & SECOND FLOOR
PLAN

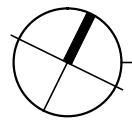
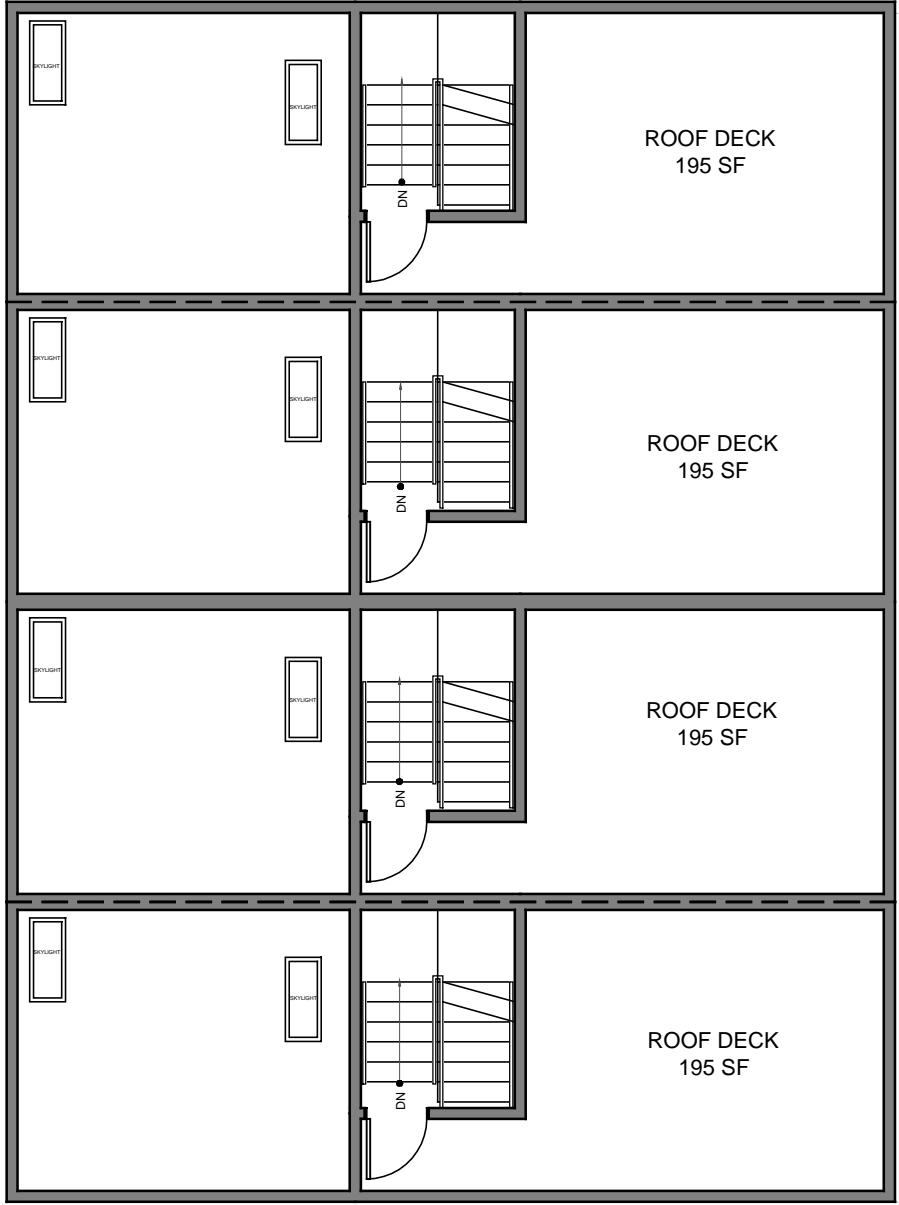
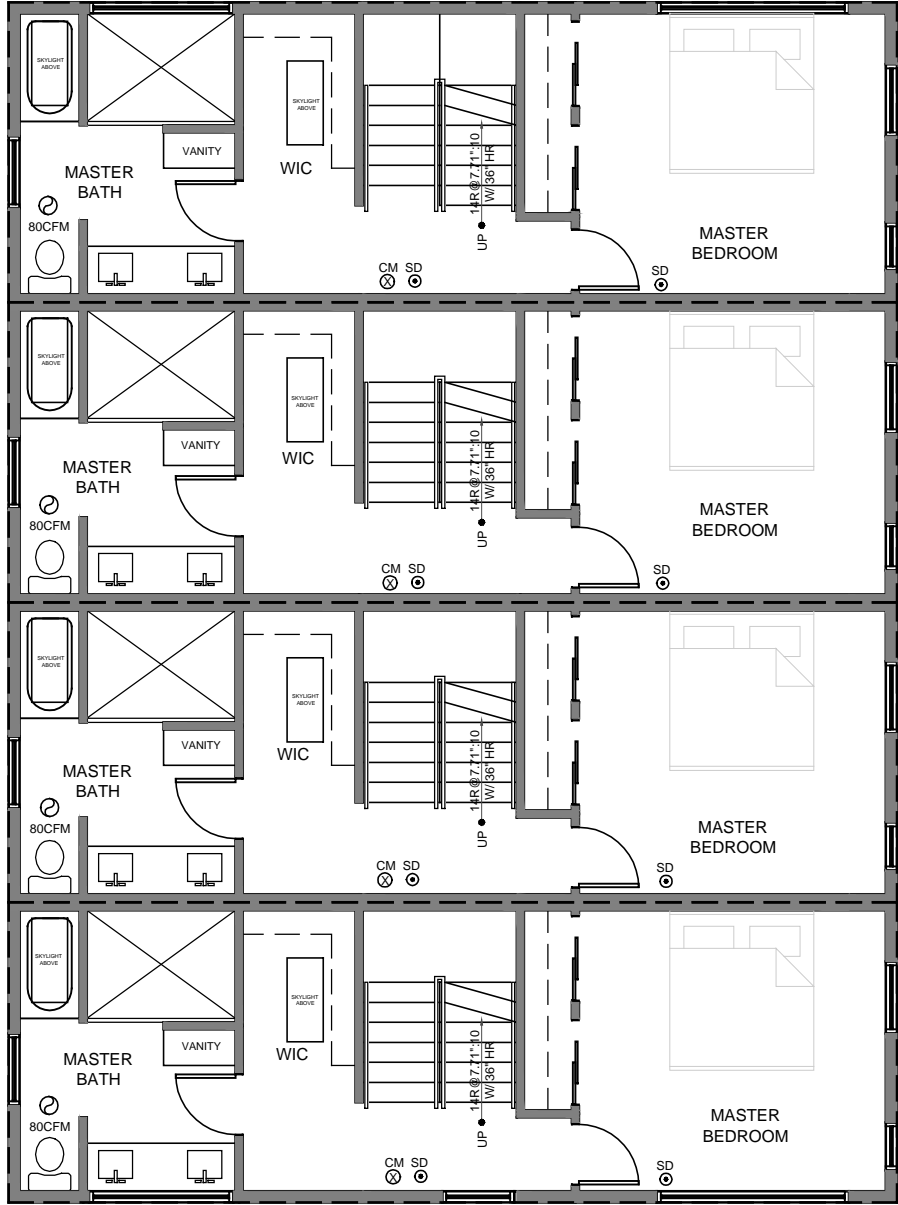
SCALE: 1/8" = 1'-0"



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TOWNHOMES - 4 Unit

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

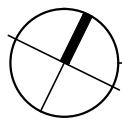
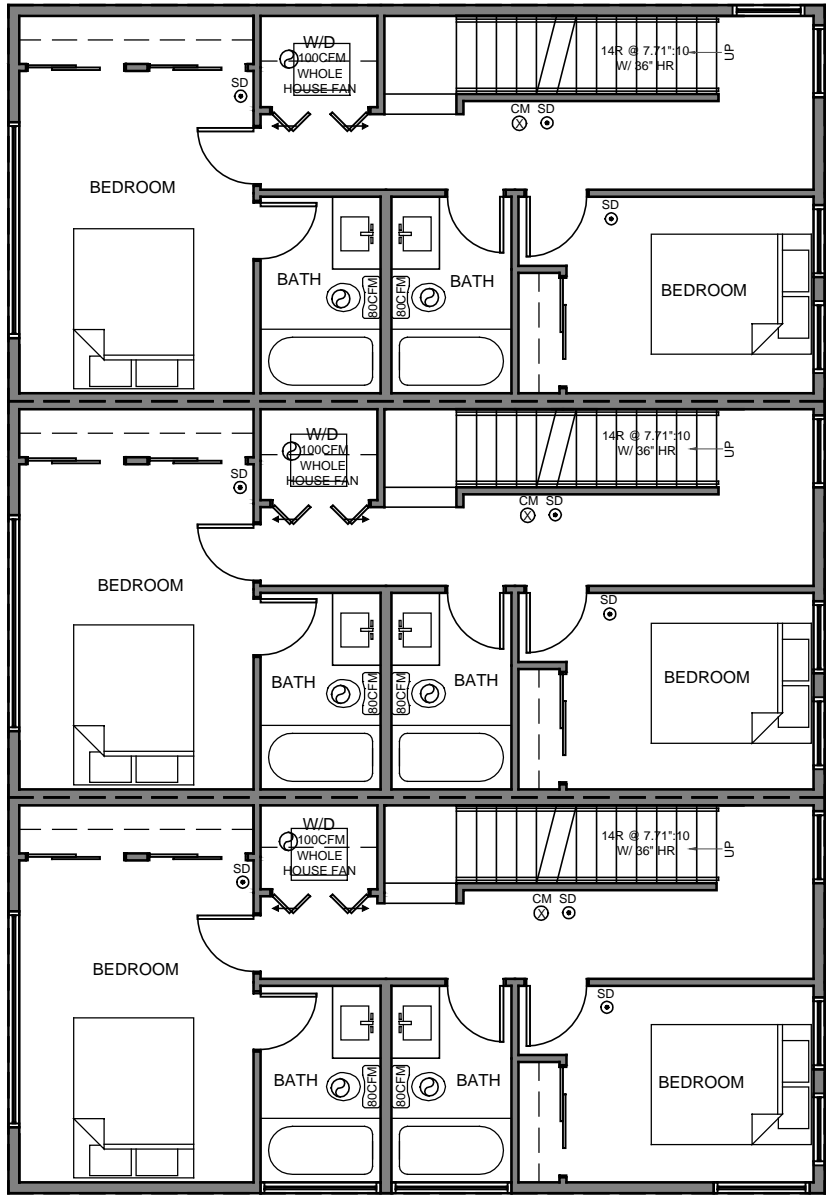
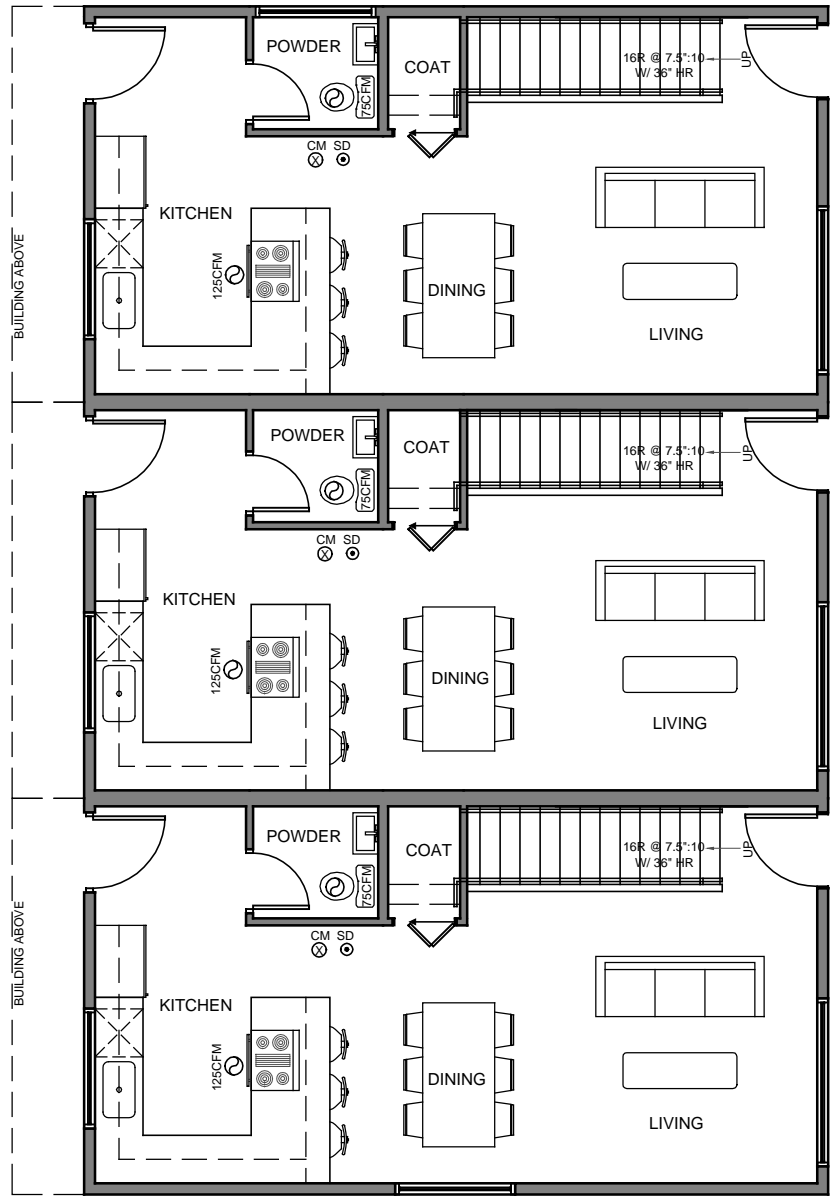


4-UNIT TOWNHOUSE - THIRD FLOOR & ROOF DECK PLAN

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

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3-UNIT TOWNHOUSE - FIRST & SECOND FLOOR PLAN

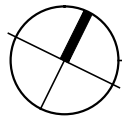
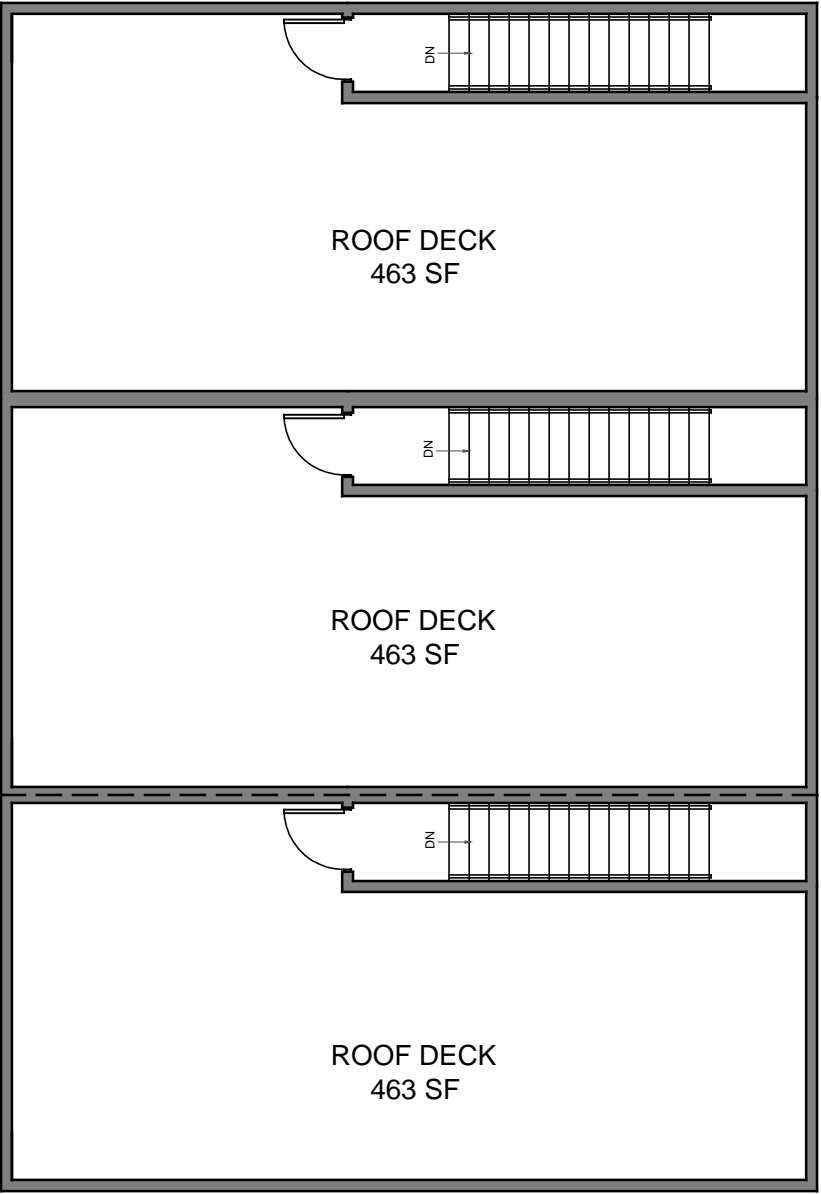
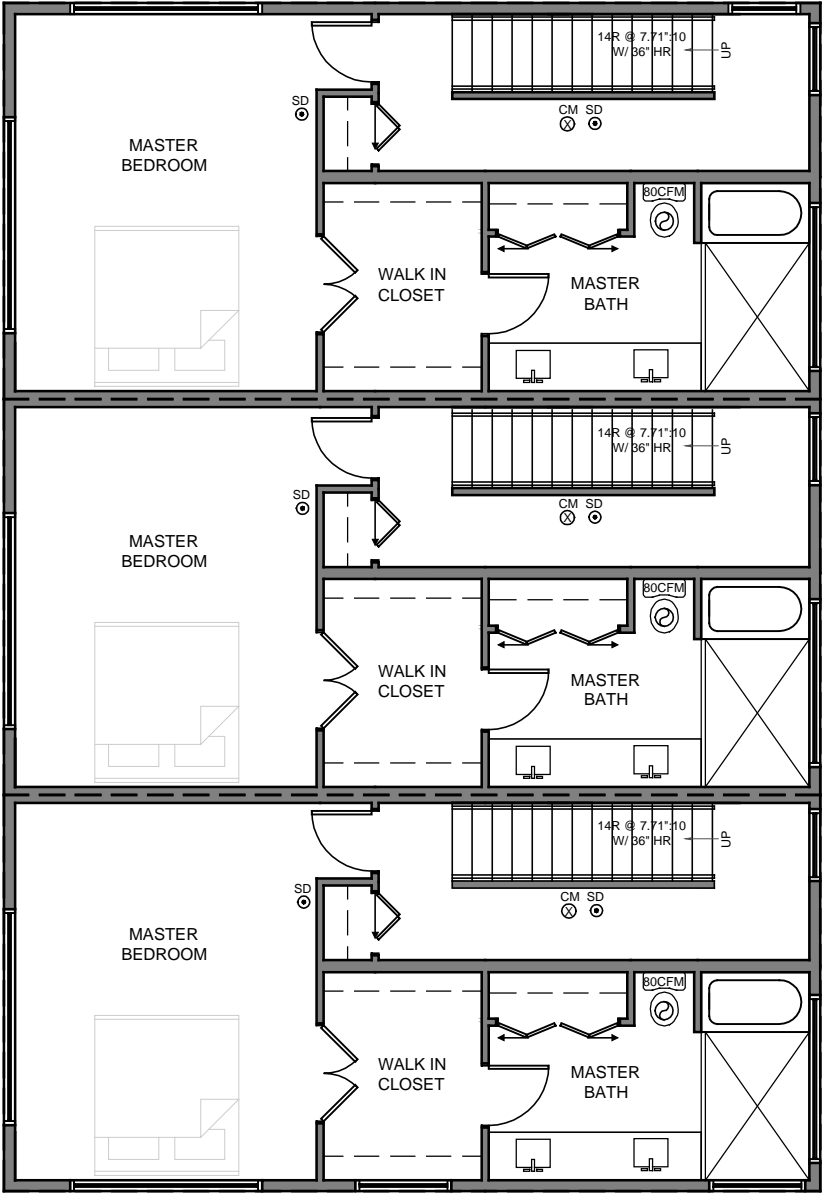
SCALE: 1/8" = 1'-0"



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TOWNHOMES - 3 Unit

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



3-UNIT TOWNHOUSE - THIRD FLOOR & ROOF DECK PLAN

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

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4-UNIT TOWNHOUSE EAST ELEVATION



- 42" PARAPET & METAL GUARDRAIL AT ROOF DECK
- OVERFRAMING TO BREAK UP MASSING
- DARK GREY HARDIE PANEL SIDING - 4x8 SHEETS
- LIGHT GREY HARDIE PANEL ON OVERFRAMING
- VINYL WINDOWS WITH DARK MOLDING
- MODERN WOOD CLADDING
- 2 FOOT CANTILEVER ABOVE FIRST STORY
- ARCHITECTURAL FIN TO GIVE UNITS SEPARATION

4-UNIT TOWNHOUSE WEST ELEVATION

- PENTHOUSE STAIR TOWER TO ROOF DECK
- 42" PARAPET GUARDRAIL AT ROOF DECK
- LIGHT GREY HARDIE PANEL 4'x8' SHEETS
- OVERFRAMING AT EACH UNIT TO BREAK UP UNITS
- DARK GREY LAP SIDING
- 1' EAVE OVERHANG ABOVE EACH REAR ENTRANCE
- REAR ENTRY TO EACH UNIT FROM ALLEY
- GRASSCRETE BLOCKS



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3-UNIT TOWNHOUSE EAST ELEVATION



- 42" PARAPET & METAL GUARDRAIL AT ROOF DECK
- OVERFRAMING TO BREAK UP MASSING AND UNITS
- DARK GREY LAP SIDING
- LIGHT GREY HARDIE PANEL ON OVERFRAMING
- VINYL WINDOWS WITH DARK MOLDING
- MODERN WOOD CLADDING
- AWNING OVERHANG ABOVE EACH UNIT



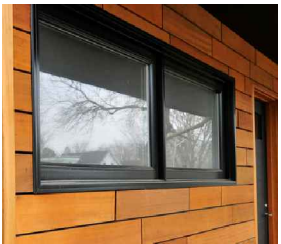
MULTI-MATERIAL EXAMPLE



HARDIE PANEL SIDING



WOOD CLADDING



VINYL WINDOWS - DARK

3-UNIT TOWNHOUSE WEST ELEVATION



- PENTHOUSE STAIR TOWER TO ROOF DECK
- 42" PARAPET GUARDRAIL AT ROOF DECK
- LIGHT GREY HARDIE PANEL 4'x8' SHEETS
- OVERFRAMING AT EACH UNIT TO BREAK UP UNITS
- DARK GREY LAP SIDING
- 3 FOOT CANTILEVER ABOVE FIRST STORY
- REAR ENTRY TO EACH UNIT FROM ALLEY
- MODERN WOOD CLADDING



LAP SIDING



GRASSCRETE PAVERS

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AERIAL VIEW OF TOWNHOUSES FROM THE EAST - ENTRY TO EACH OF 4-UNIT BUILDING FROM CLAREMONT AVE & ENTRIES TO 3-UNIT BUILDING IN REAR



AERIAL VIEW OF TOWNHOUSES FROM THE NORTH - ENTRY TO EACH OF 4-UNIT BUILDING FROM CLAREMONT AVE



AERIAL VIEW OF TOWNHOUSES FROM THE WEST - REAR OF 3-UNIT FACING THE ALLEY



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REAR OF BACK BUILDING WITH PEDESTRIAN WALKWAY FROM CLAREMONT AVE TO ALLEY



COURTYARD BETWEEN BUILDINGS



STREET FACING BUILDING WITH ENTRIES AND PEDESTRIAN WALKWAY



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SOUTH WINDOW/DOOR OVERLAP

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 2-story, 10-unit apartment building. The windows on this facade are large with sliding patio doors as well as egress windows for bedrooms. There is minimal overlay between the proposed townhouses and the existing facade with the only real overlay being a window into the dining room of the 3-unit townhouse.



Apartment facing proposed north facade

South: To the south is a 3-story, 5-unit apartment building with numerous small windows and egress windows throughout the facade. There is no overlay between the apartment and the west townhouse and very minimal overlay between the apartment and the east townhouse. The only substantial overlay is on the first floor looking into the dining and living area.



5-unit apartment facing proposed south facade



NORTH WINDOW/DOOR OVERLAP



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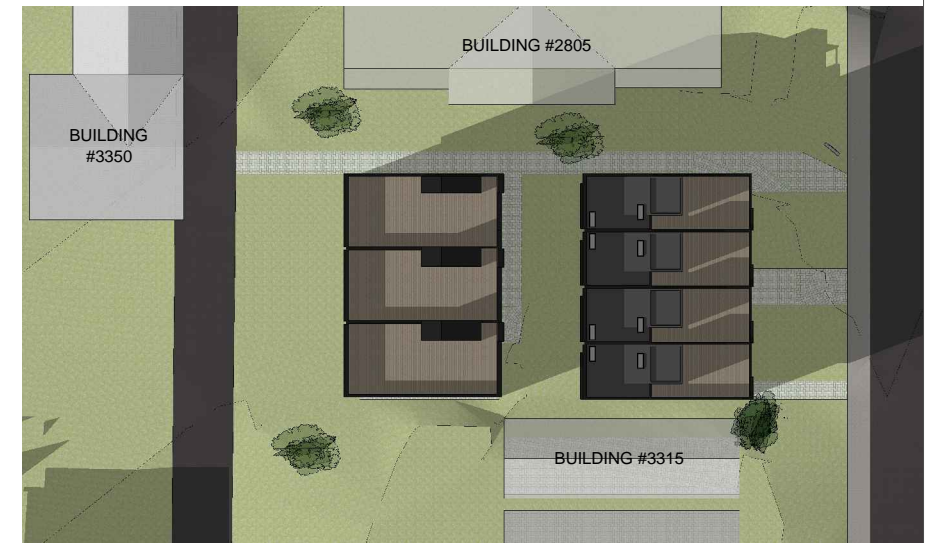
SPRING EQUINOX: MARCH 20



8AM

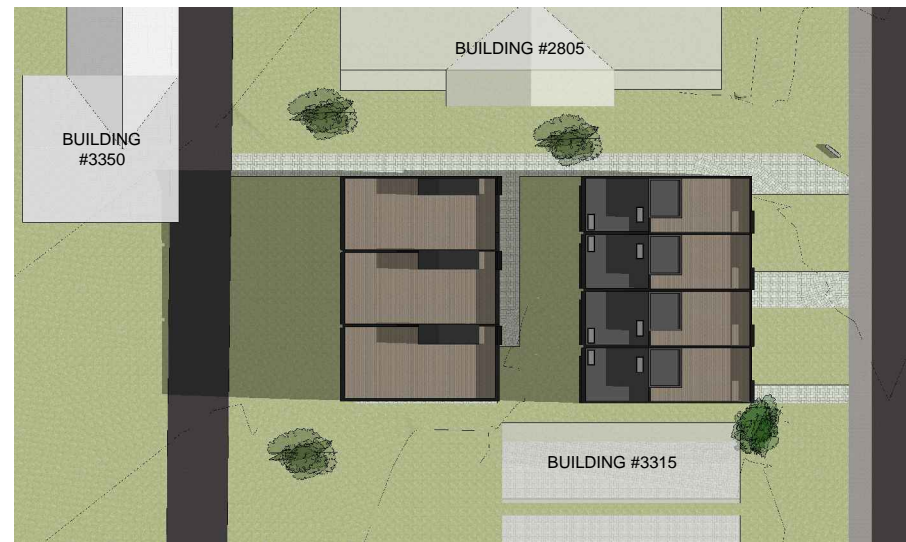


NOON



4PM

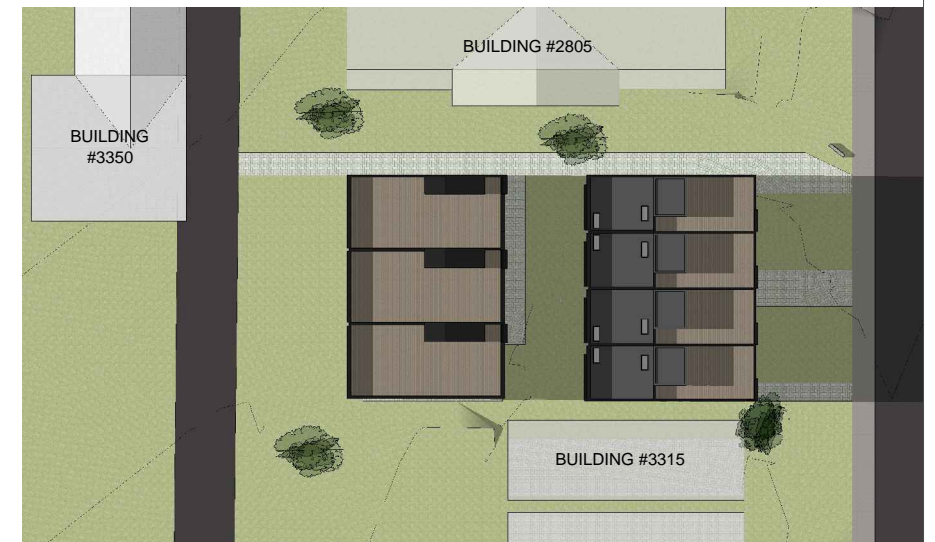
SUMMER SOLSTICE: JUNE 21



8AM



NOON

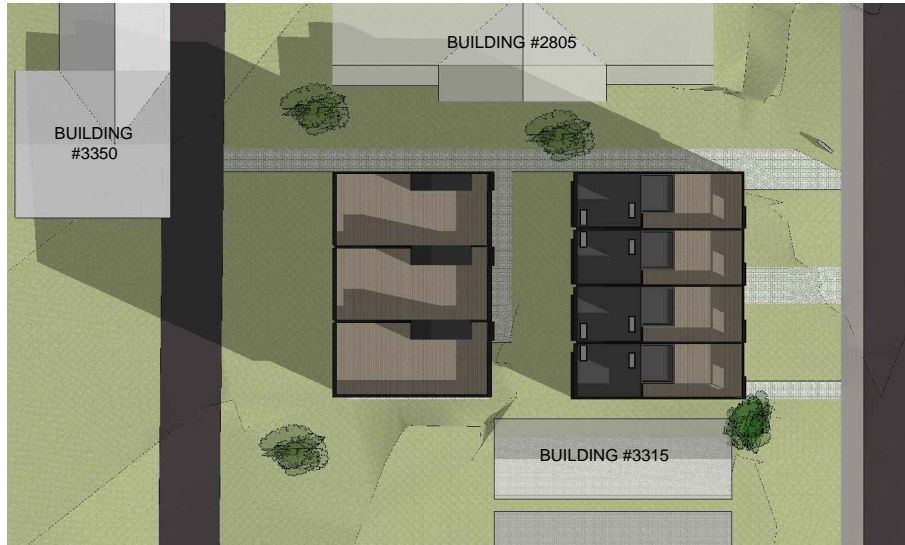


4PM



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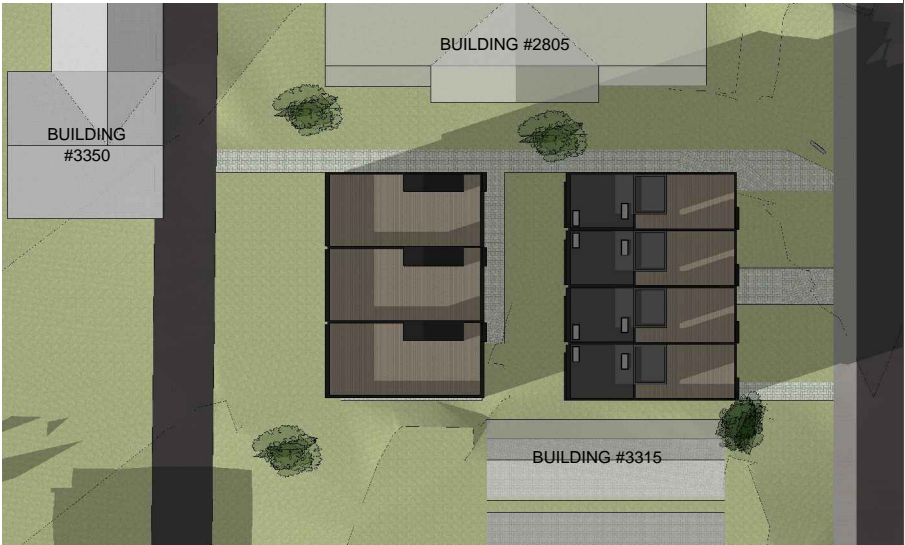
FALL EQUINOX: SEPTEMBER 23



8AM

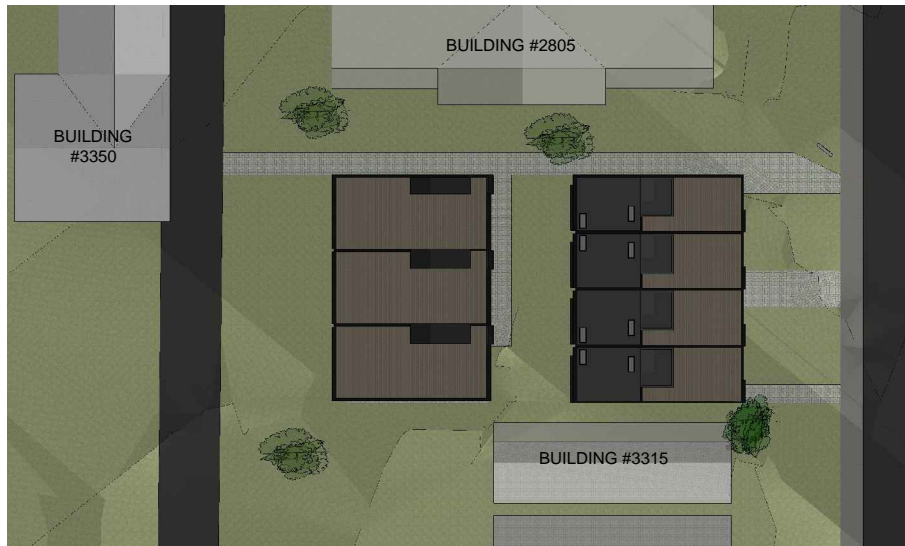


NOON

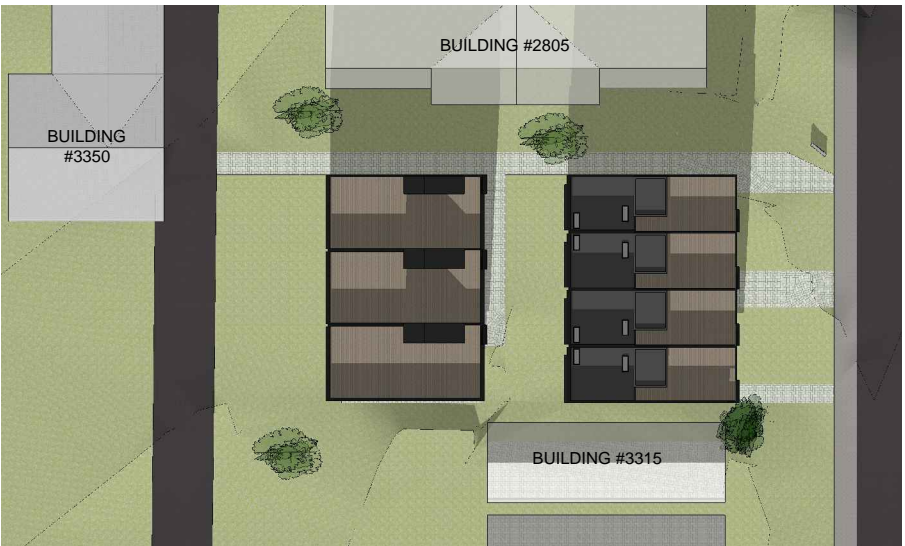


4PM

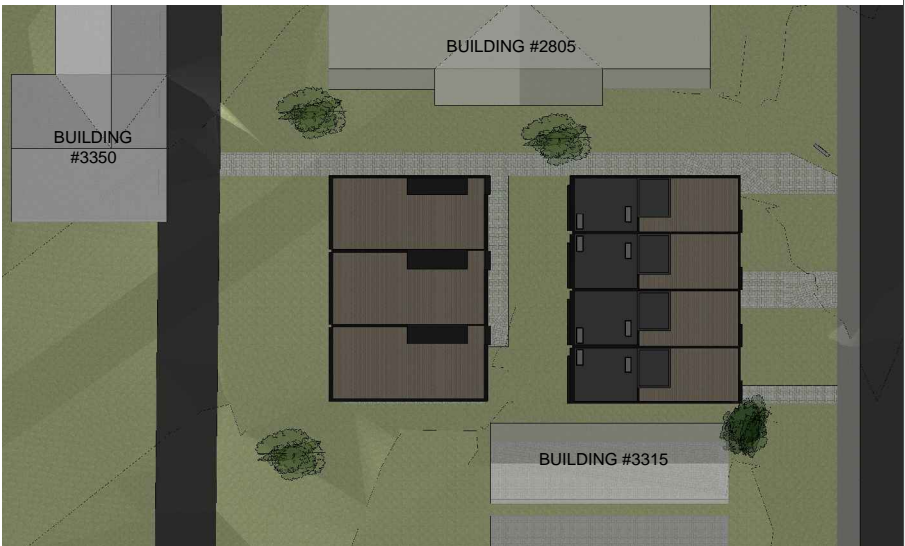
WINTER SOLSTICE: DECEMBER 21



8AM




NOON



4PM



Design Guidelines - Preliminary Guidance Responses					
Context and Site		Public Life		Design Concept	
CS-1	Sunlight and Natural Ventilation:	PL-1, B	Walkways and Connections	DC1, A,B & C	Arrangement of Interior Uses, Vehicular Access and Circulation and Parking and Services Uses
	Each of the structures will provide ample sunlight and ventilation through large windows with front and rear entrances as well as skylights in the 3-unit master bath and walk in closet.		Pedestrian access is along the north side of the site from the future SIP sidewalk in the right of way, along the north face of the 4-unit building, and around to the entry of the 3-unit 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.		There is parking for all units on Claremont Ave where the street parking is free. The alley way gives access through the back of the lot. No parking is proposed due to the frequent transit corridor this site is located within.
CS-2, A & B	Location in the City and Neighborhood and Adjacent Sites, Streets, and Open Spaces	PL-2, B & D	Walkability: Safety and Security and Wayfinding		The pedestrian pathway is located along the north edge of the lot via a 5' 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.
	This project is located on Claremont Ave S between a 5-unit apartment building and a 10-unit apartment building with an alley to the west. A street improvement plan will be implemented for Claremont Ave S to ensure an inviting entrance to both buildings from the street. The site sits between major arterials Martin Luther King Jr Way S and Rainier Ave S.		Incorporate address signage for all units: Each unit on both buildings will have lit entrances on the front and rear as well as lighting along the pathway to the north of the buildings. There will be address signage on the street clearly indicating entrances to each unit and the direction of the back units.		
CS-2, C & D	Relationship to the Block and Height, Bulk, and Scale	PL-3, A	Entries	DC2, A,B, C, D, E	Architectural Concept
	The proposed street facing structure has been designed to match the height and scale of the neighboring apartments and townhomes in the neighborhood. 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.		Each unit on the front 4-unit townhouse facing Claremont will be divided by an architectural fin to clearly identify each unit. The back 3-unit townhouse will have eave overhangs above each unit to identify those entries. Every entry to each building on the front and back will be lit to ensure a clear and safe entry.		
		PL-4, A&C	Entry Locations and Relationships and Planning Ahead for Transit		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 give a warm and inviting feel without being too stark a contrast in between the pink and brown apartments. Each unit has a private roof deck with altering metal rails and parapet guardrails for modulation of the facade. Overframing and multi-material uses differentiate the units as well as break up the facade so it is easy to define each unit.
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Cont. - Design Guidelines - Preliminary Guidance Responses	
DC3, A,B, C	<p>Open Space Concept</p> <p>The project footprint shows an adequate amount of amenity space for each unit whether in front or behind the units and by using a fair amount of landscaping it gives privacy and a feeling of tranquility between the units with a sort of courtyard feeling.</p> <p>The design of each building reduces the massing and gives viewers from the street a clear indication of each unit.</p>
DC4, A,B, C,D	<p>Exterior Elements and Materials</p> <p>Project signage is located within the landscaped amenity area of the front yard on the east lot and acts as a buffer between the two buildings. The large unit signage reflects the modern style of the design in its font and size.</p> <p>Site lighting is used along the pedestrian pathway to help navigate through the site. Each unit entry is illuminated for safety. The landscaped amenity areas at the project entry on Claremont Ave 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> <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 facing Claremont Ave S creates an inviting entry. A large permeable pavement area will be built behind the 3-unit building facing the alley for easy access to all units. Each unit will have pavers leading up to their door steps on the front and rear of each.</p>

Site Reconnaissance Checklist Responses	
1	ROW Improvements
2	Trees
	Street trees to be planted on Claremont Ave S as required by SDOT. SIP to come after SDR.
3	Structures on Site
	The existing residential structure and detached garage is to be removed.
4	Conditions

