

5940 36th Ave S Seattle WA 98118

EARLY DESIGN GUIDANCE 5940 36th Ave S Seattle WA 98118 Playhouse Design Group DPD# 3023693 | January 13, 2016



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PROJECT INFORMATION

ADDRESS:	5940 36th Ave S, Seattle, WA 98118
ZONE:	LR3
DPD #s:	3022629
APN:	7186800055
OWNER:	Greenstream Investments, LLC
CONTACT:	Moon Zhang (Playhouse Design Group)

PROJECT PROGRAM

LOT SIZE: APPROX FAR: AMENITY AREAS:	6,993 SF 8,308 (6,993 x far 1.2=8,391.6 sf allowed) 1,588.3 sf
PARKING:	11 surface parking
BUILDING TYPE:	Townhouses
UNIT COUNT:	7
UNIT SIZES:	1,275 sf gross heated unit a, c, e & g
	1,305 sf gross heated unit b, d & f
	Building Total: 9,015 sf gross heated

3

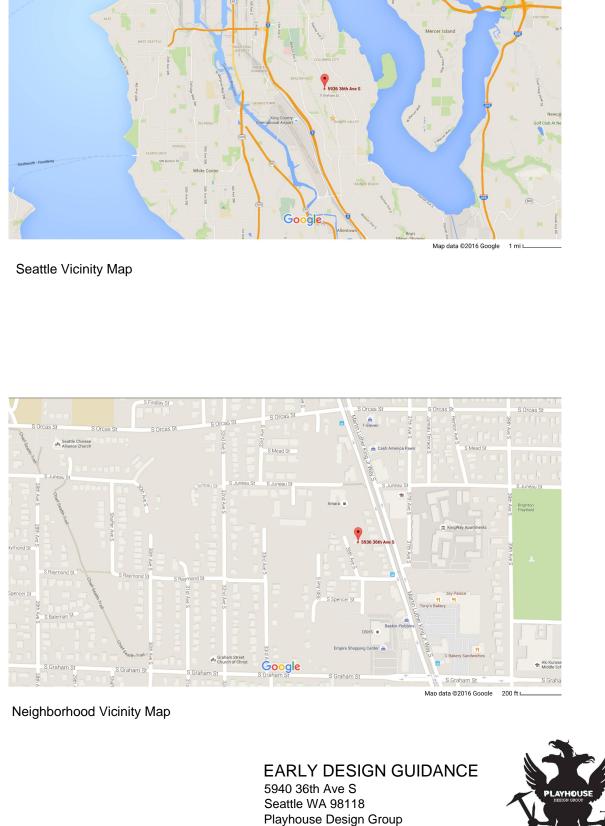
PROJECT OBJECTIVES

OF STORIES:

The proposed site's current use is a single family residence. The lot is approximately 6,993 sf located end-block 36th Ave S in an LR3 zone. This is within a frequent transit corridor and the Othello(Residential Urban Village) overlay zone. This proposal is to demolish the existing single family structure and to construct 7 townhouses. Each of the proposed structures will be 3 stories with surface parking.

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

The project is located in the South of MLK 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 zoned for. Quality construction and landscape design will add to the sense of community with a modern architectural solution.



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PROJECT CONTEXT

To the north of the subject property is a rear yard of a single family dwelling. To the south of the subject property is a 3-bedroom single family residence. To the east is a 4-bedroom single family residence.

Businesses and amenities are concentrated along the arterials of SE. Martin Luther King 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 stops are 2 blocks south on S Graham St and Martin Luther King Jr Way S.

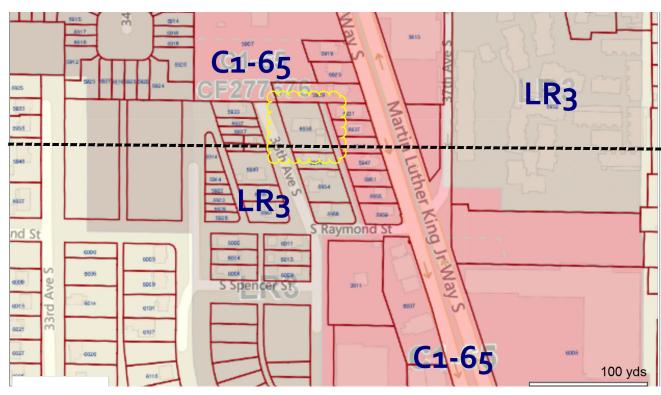
The grade on the site is fairly flat with a slight slope down to the south.



Aerial Vicinity Map

ZONING INFORMATION

ZONE:	LR3
OVERLAY:	Othello(Residential Urban Village) overlay zone
STREETS:	West of Principal Arterials Martin Luther King Jr Way S.
SITE:	Located on dead end of 36th Ave S between S Juneau St. and S Raymond St.
	In the Lowrise 3 zone with surrounding lots also within the Lowrise 3
	zone, except the lots to the north and south which are C1-65. Lot is served by frequent
	transit.





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NEIGHBORHOOD CONTEXT & INSPIRATION:

This neighborhood is comprised of a mix of residential buildings single family residences and commercial buildings . The neighborhood also includes a variety of businesses and amenities. Schools, church, auto care, community center, grocery, religious institutions, library, day care, coffee shops and many other small businesses are available within walking distance. Light rail travels between Westlake Station in downtown Seattle to Rainier Beach Station and end up at Sea-Tac Airport.

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.



5907 MLK Way S (Commercial -A Adoption Agency) neighboring project site



3512 S Juneau St (Commercial -В Homeless Service)



C



VICINITY MAP

- 5907 MLK Way S (Commercial Adoption Agency) Α
- В 3512 S Juneau St (Commercial - Homeless Service)
- 5952 MLK Jr Way (Apartments 15 bldgs and 164 units) С
- D 3801 S Juneau St (Townhouses - 2 bldgs and 10 units)
- 3613 S Juneau St (Commercial Olympic Uniforms) Е
- 5937 36th Ave S (Townhouses 3 bldgs and 3 units w/ 4 bdrms) F
- G 5958 36th Ave S (Single family w/ 3 bdrms)
- 6030 MLK Jr Way (Commercial Empire Way Shopping Center) Н



3801 S Juneau St (Townhouses -2 bldgs and 10 units)



3613 S Juneau St (Commercial -E Olympic Uniforms)



F cross street



G 5958 36th Ave S (Single family w/ 3 bdrms) near project site



(H) 6030 MLK Jr Way (Commercial - Empire Way Shopping Center)

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5952 MLK Jr Way (Apartments -15 bldgs and 164 units)

5937 36th Ave S (Townhouses - 3 bldgs and 3 units w/ 4bdrms)





ACROSS FROM SUBJECT SITE

STREET VIEW PANORAMA - 36TH AVE S, FACING SUBJECT SITE

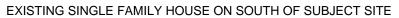


STREET VIEW PANORAMA - 36TH AVE S, FACING ACROSS FROM SUBJECT SITE



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EXISTING SINGLE FAMILY HOUSE ON WEST OF SUBJECT SITE

TWO-PLEX TO WEST OF SUBJECT SITE



EXISTING SINGLE FAMILY HOUSE ON NORTH OF SUBJECT SITE



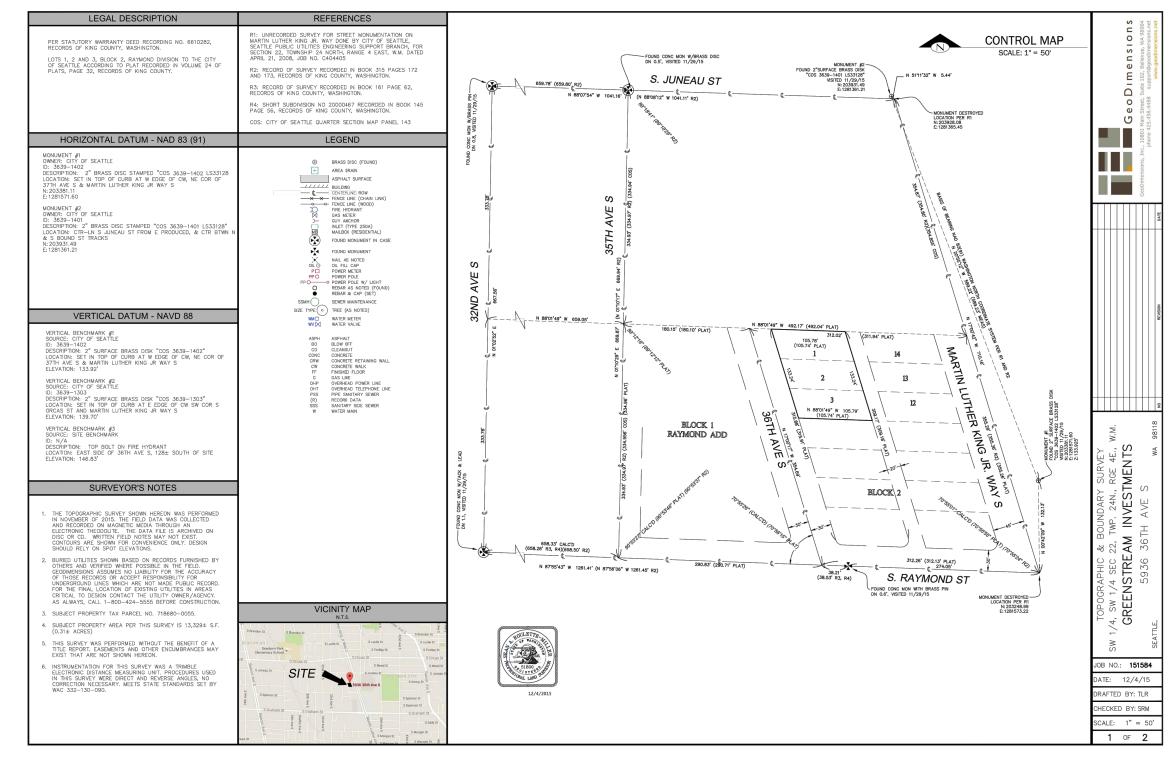
PARKING LOT ON NORTH OF SUBJECT SITE

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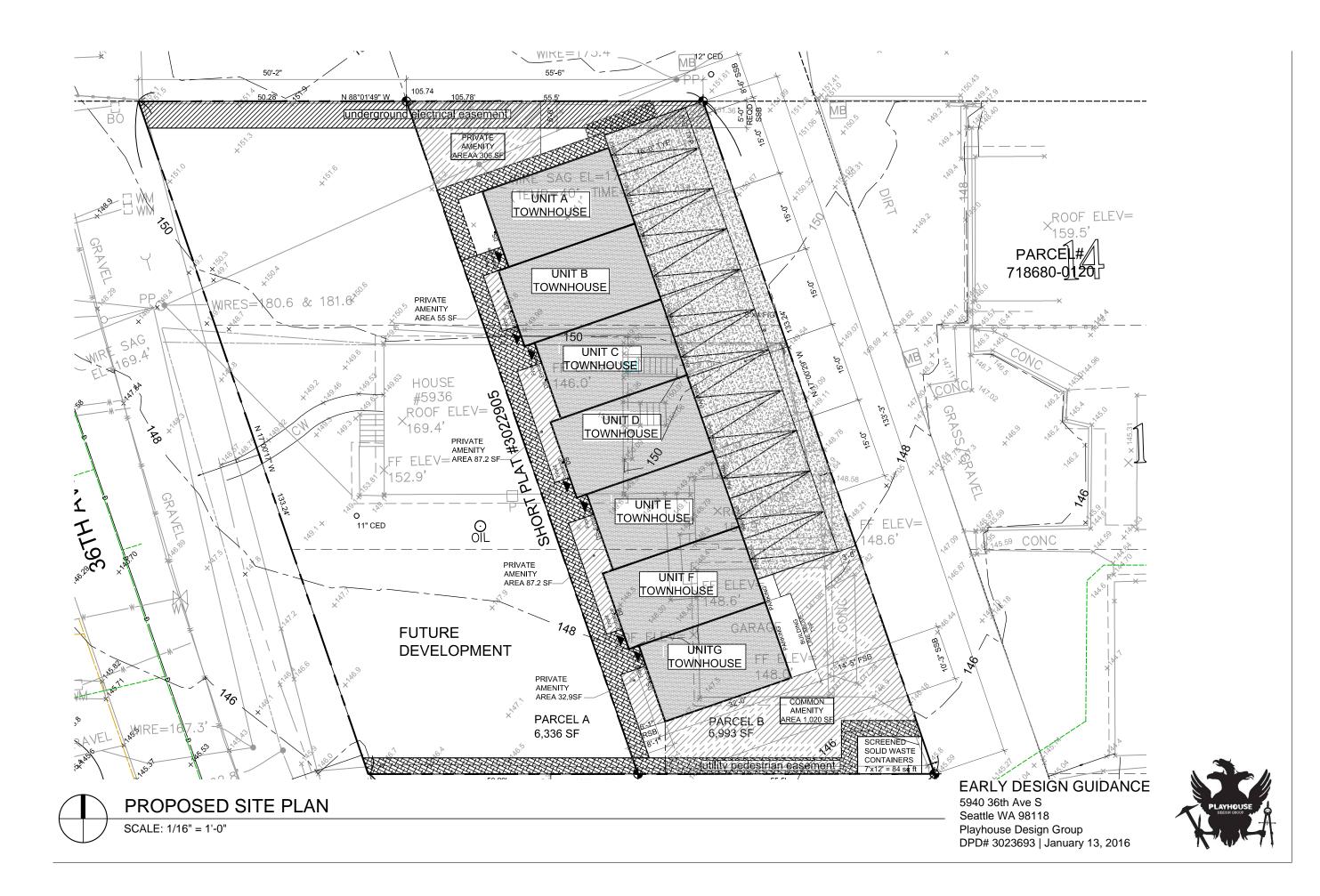




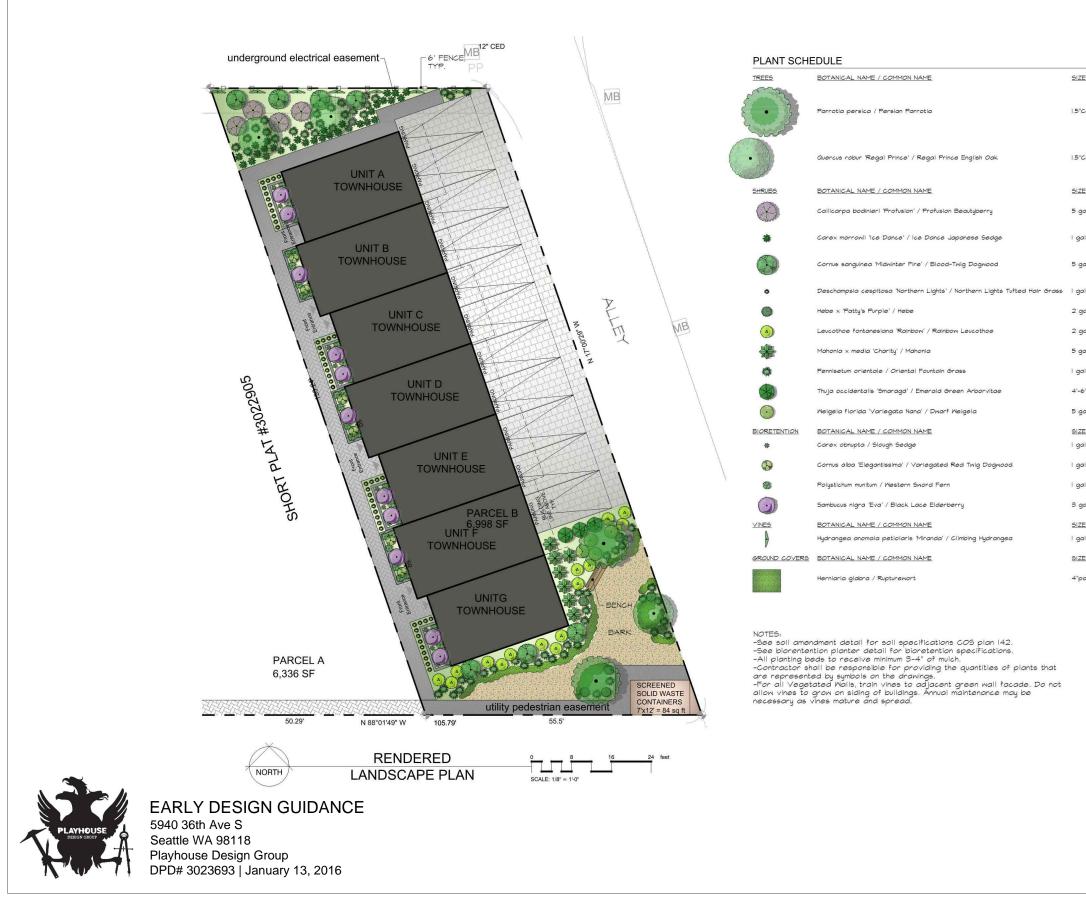
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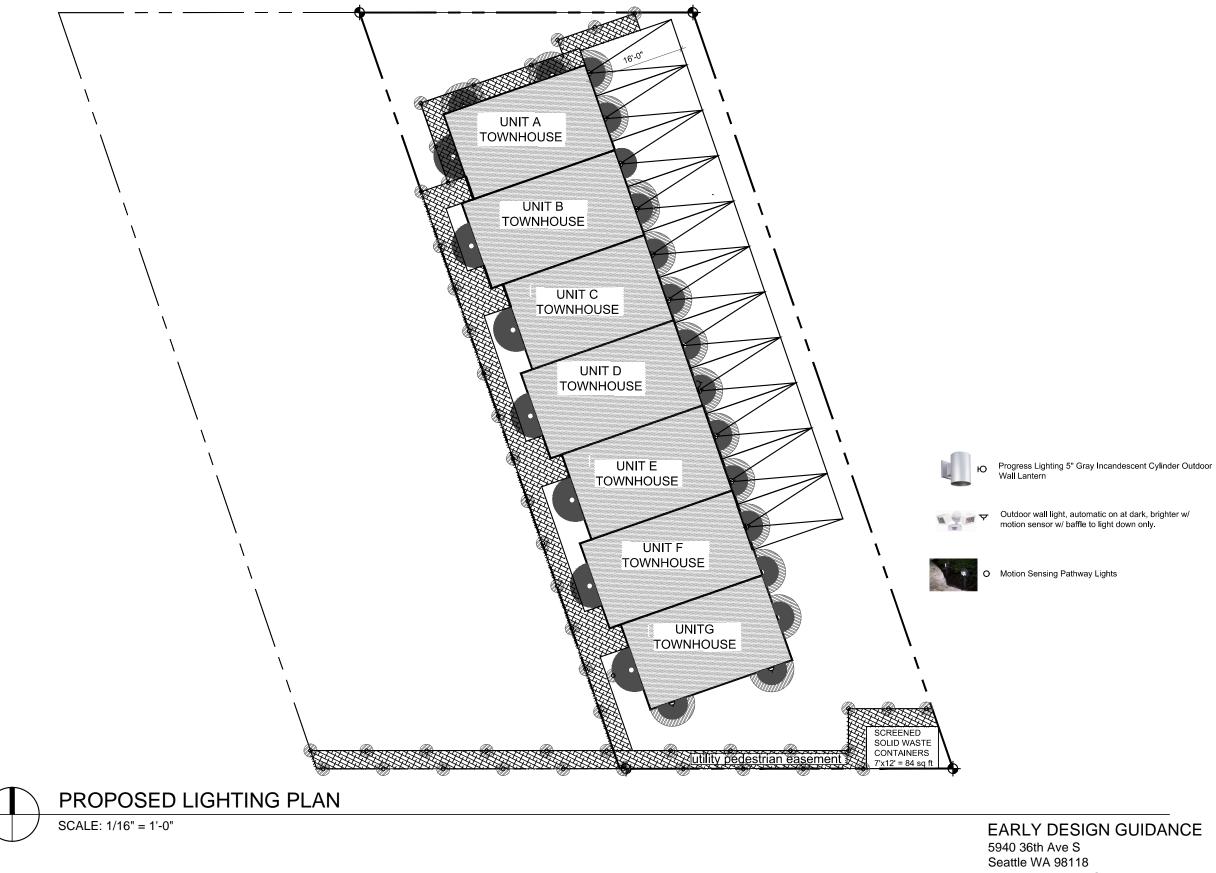
SURVEY



PROPOSED SITE PLAN



41	SIZE	DROUGHT TOLERANT	NATIVE		QTY
1	.5"Cal	No	No		2
1	.5"Cal	No	No		з
4	SIZE	DROUGHT TOLERANT	NATIVE		QTY
	5 gal	Yes	No		4
9	gal	Yes	Nø		31
-	5 gal	Yes	Nø		7
J	gal	Yes	No		49
	2 gal	Yes	No		٦
	2 gal	Yes	No		15
	5 gal	Yes	Yes		٦
1	gal	Yes	No		60
3	4'-6' Ht	Yes	No		з
	5 gal	Yes	No		4
	SIZE	DROUGHT TOLERANT	NATIVE		QTY
I	gal	Yes	Yas		12
J	gal	Yes	No		6
I	gal	Yes	Yes		30
	3 gal	Yes	No		Н
4	SIZE	DROUGHT TOLERANT			QTY
I	gal	Yes	No		7
	SIZE	DROUGHT TOLERANT	NATIVE	SPACING	<u>aty</u>
1	4"pot	Yes	No	12" o.c.	118

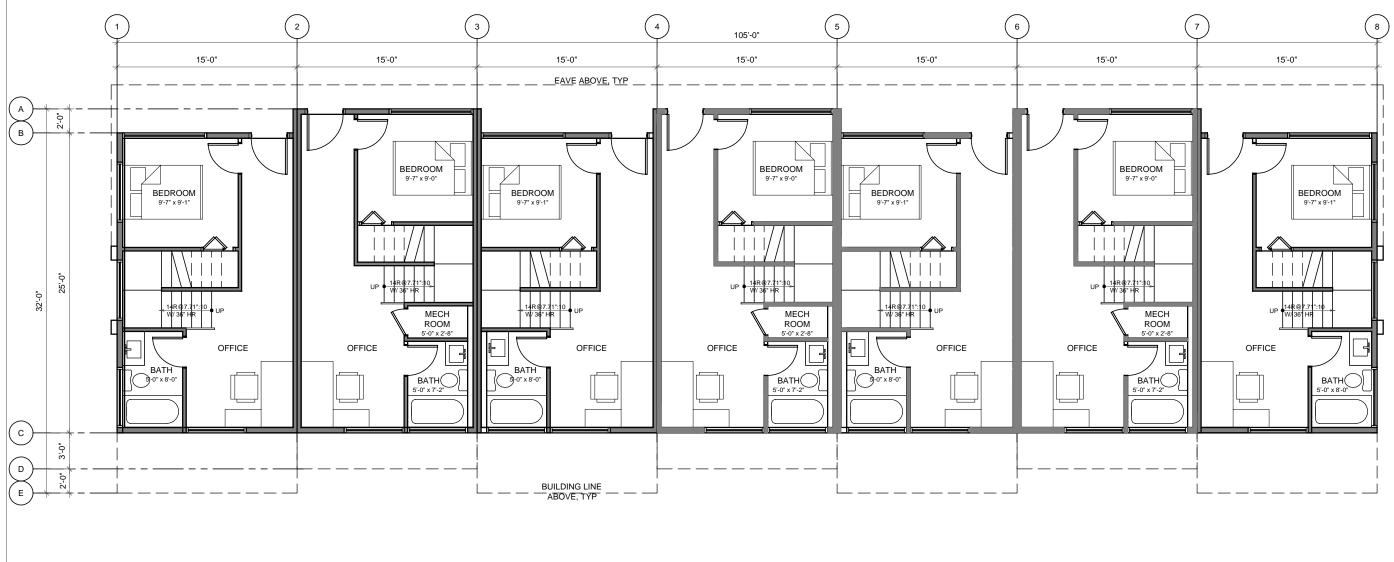


Outdoor wall light, automatic on at dark, brighter w/ motion sensor w/ baffle to light down only.

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Bedrooms:	2/unit
Bathrooms:	2/unit
Heated:	unit A, C, E& G - 1,275/unit
	unit B, D & F - 1,305 sf /unit





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TOWNHOUSE - FIRST FLOOR PLAN

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

Bedrooms:2/unitBathrooms:2/unitHeated:unit A, C, E& G - 1,275/unitunit B, D & F - 1,305 sf /unit



 TOWNHOUSE - SECOND FLOOR PLAN

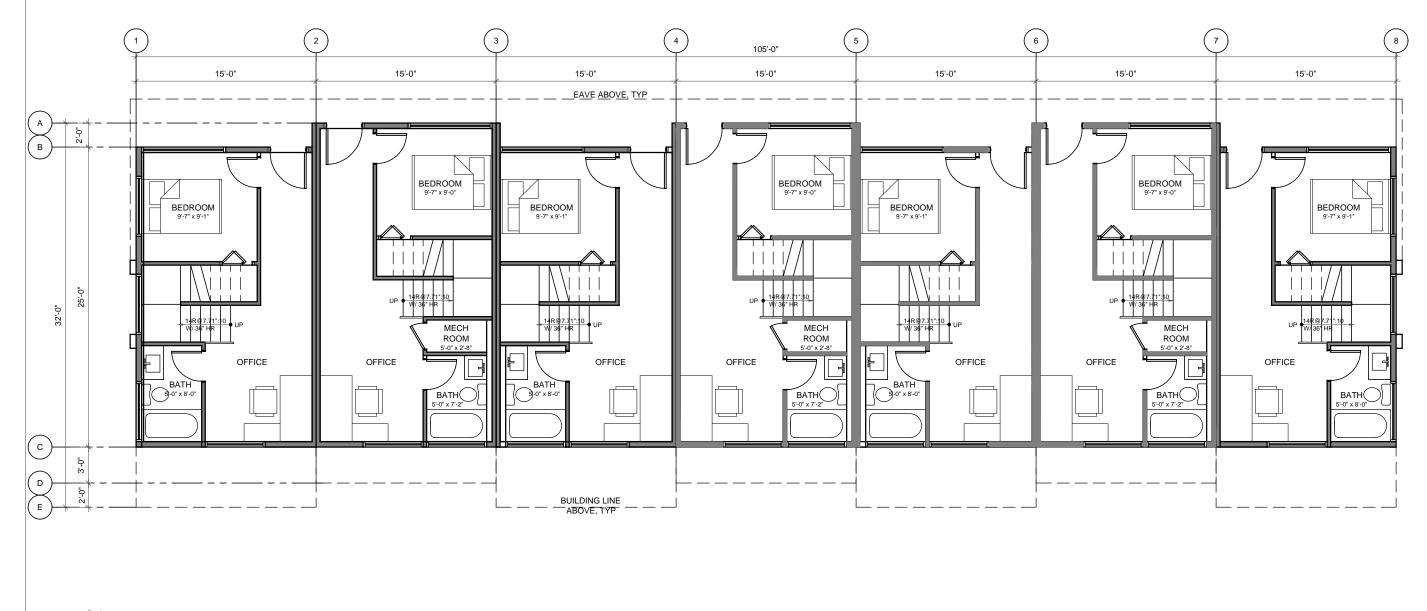
 SCALE: 1/8" = 1'-0"

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(8) 7 15'-0" 15'-0" LIVING LIVING OPEN_/ TREADS OPEN_/ TREADS ~ 7 DINING — — I $|\mathbf{x}|^{-1}$ EARLY DESIGN GUIDANCE Playhouse Design Group DPD# 3023693 | January 13, 2016

PROPOSED 2ND FLOOR PLAN

Bedrooms:	2/unit
Bathrooms:	2/unit
Heated:	unit A, C, E& G - 1,275/unit
	unit B, D & F - 1,305 sf /unit



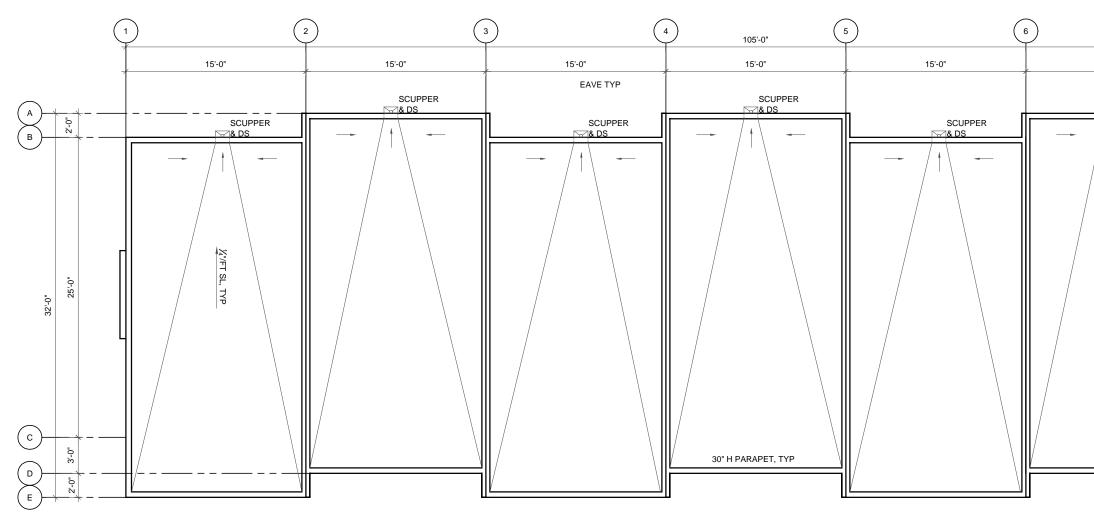


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TOWNHOUSE - THIRD FLOOR PLAN

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

Bedrooms: 2/unit Bathrooms: 2/unit unit A, C, E& G - 1,275/unit Heated: unit B, D & F - 1,305 sf /unit



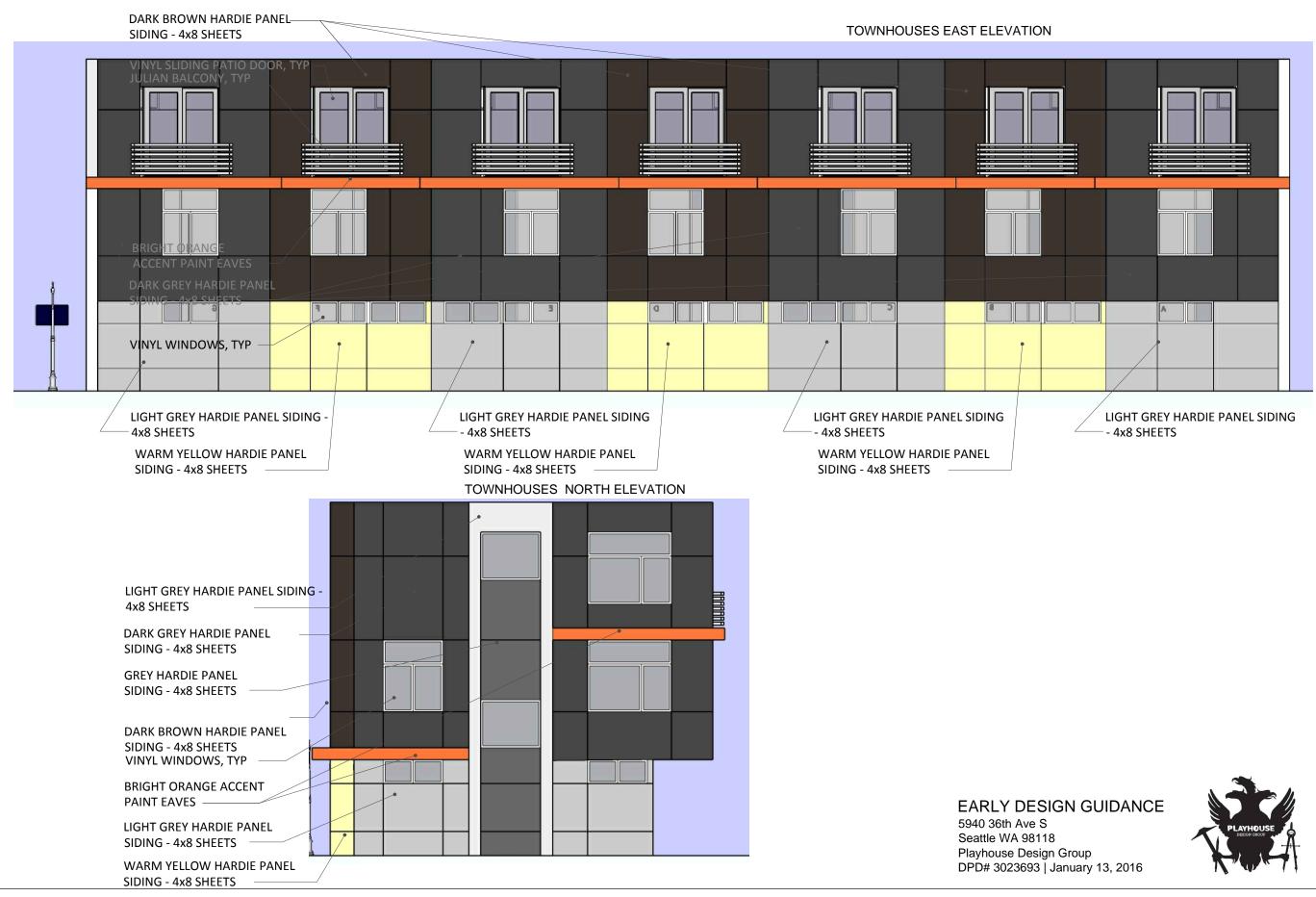
TOWNHOUSE - ROOF PLAN SCALE: 1/8" = 1'-0"

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7 8 15'-0" 15'-0" SCUPPER SCUPPER K DS -EARLY DESIGN GUIDANCE Playhouse Design Group DPD# 3023693 | January 13, 2016

13 PROPOSED ROOF PLAN









SOUTHWEST VIEW OF TOWNHOUSES AND YARD

VIEW OF EASTERN YARD VEHICLE ENTRANCE FROM ALLEY





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NORTHWEST VIEW OF TOWNHOUSE AND ENTRANCES



VIEW OF TOWNHOUSES FROM NEIGHBOR'S PERSECTIVE



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SOUTHEAST VIEW OF TOWNHOUSES FROM DRIVEWAY

17 PERSPECTIVES



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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.

SOUTH: To the south is a 1-story single family. The only one window on this facade is small look onto the unit entrances and pedestrian walkway.



Single family facing proposed south facade



Single family facing 36th Ave S

NORTH WINDOW LOOKING AT UNITS ENTRANCES



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Window Overlap Privacy Study

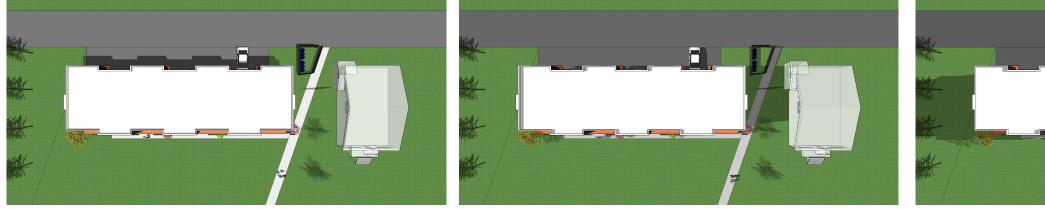
WINTER SOLSTICE: DECEMBER 20



8AM

NOON

SUMMER SOLSTICE: JUNE 21

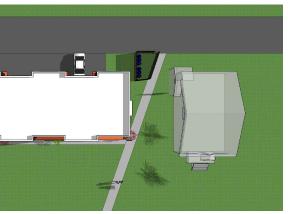


8AM

NOON



4PM



4PM

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Contex	t and Site	Desig	n Concept				
Public Life		DC1, Project Uses and Activities: Vehicular Access and Circulation		DC4,	, Exterior Elements and Finishes: Signage		
PL-1, B [–]	Ensure safe and pleasant circulation for pedestrians. Included clear circulation for pedestrians to the street: Pedestrian access is along the south side of the site from the future sidewalk in the right of way, past the front lot and rear yard, along the face of the townhouse building. The landscaped yards are filled with year-round landscaping, pedestrian signage, and a green space for residents to interact.	В	Use paving patters, landscape, etc. to combine the space for both users. Illustrate location and treatment of the solid waste storage area. Ensure convenient usability. Screening should relate to the arch. concept. The vehicular entrance is along the east edge of the property from the alley. Each unit has a surface parking that is easily accessible from the	В	Project signage is located within the landscaped amenity area of the rear yard and street and acts as a buffer between the units and pedestrian pathway. The large unit signage reflects the modern style of the design in its font and size.		
1 1				DC4, C	Exterior Elements and Finishes: L	ighting	
			vehicular pathway with clear visibility of any pedestrians. The pedestrian pathway is located along the edge of the property, offset from the building to create a small buffer for each private entry. Small		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 36th		
PL-2, B	Safety and Security		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 long the site entrance and throughout the property.		Ave S. have pathway lighting and lighting to highlight the		
	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				landscaping and entry sign. The lighting is designed to avoid glare, and is screened by landscaping at the projects edges.		
	line the pathways within the paving along the pedestrian pathway to			Propo	Proposed Adjustments		
	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 Entries and at the walls at the Unit		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.		23.45.518 A Setbacks: (may be reduced by 50%)		
PL-3,	Entries and back. Street level interaction - Entries	The solid waste storage area is located at the edge of southeast corner next to the pedestrian pathway with screened vinyl fence.			Front Yard: REQUIRED:	5'-0" min and 7'-0" avg.	
A	Ensure each unit's entry obvious and distinguishable.	DC1,			PROPOSED:	3'-6" avg.	
	Pedestrians navigation along the shared walkway should be clear about differentiation of units: Units B, D & F step 2 ft out to identify the entry obvious and distinguishable. Pedestrian pathway is offset from the building to create a small buffer for each private entry. A different paving color is	С	The visual impact of the surface parking space from the alley has been softened with permeable pavement materials with a base and subbase that allow the movement of stormwater through the surface. In addition to reducing runoff, this effectively traps suspended solids and filters pollutants from the water.		Since this lot is an interior lot and surface parking is located at front yard next to the alley. In order to have a better separation and amenity area from the future rowhouse in the front yard, we are requesting 50% reduction of front set back.		
	used to articulate the pedestrian pathway from the walkway along the	DC2,	Architectural Concept: Massing		23.45.522 AMENITY SPACE		
	A	A	The proposed structure has been designed to match the height and scale of the existing newer townhouse projects cross the street that represent the		REQUIRED:	25% OF LOT AREA 6,993 x 0.25 = 1,748 SF	
	Different color of each units and doors to easily Identify differentiation of units. 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.		current allowed density. Units B, D & F step 2 ft out to identify the entry obvious and distinguishable. 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 pedestrians.	2.	Which combined with the minimum	1,573 SF total of private and common amenity areas at ground (adjustment requested - 10% reduction allowed) Total = 1,588.3 sf amenity provided a larger front yard for surface parking. parking surface 8'x16' for each parking parking can only located at required front	
		DC2,	Architectural Concept: Architectural & Facade Composition		yard and max. we can get is 50% reduction of front avg. setback, whic		
			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.		created extra backup and parking areas of this lot, so we are requesting a 6% reduction (10% is allowed) in ground amenity space.		