



5954 36th Ave S
Seattle WA 98118

EARLY DESIGN GUIDANCE

5954 36th Ave S
Seattle WA 98118
Playhouse Design Group
SDCI# 3023910 | April 1, 2016



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PROJECT INFORMATION

ADDRESS: 5954 36th Ave S, Seattle, WA 98118
ZONE: LR3
DPD #s: 3023910
APN: 7186800075
APO: Durr T & Assoc LLC
CONTACT: Moon Zhang (Playhouse Design Group)

PROJECT PROGRAM

LOT SIZE: 6,665 SF
APPROX FAR: 6,665 x far 1.4 = 9,331 sf allowed
AMENITY AREAS: 1,666 sf (10% adjustment required)
PARKING: 6 surface parking
BUILDING TYPE: Townhouses
UNIT COUNT: 8
UNIT SIZES: 1,170 sf gross heated
Building Total: 9,360 sf gross heated

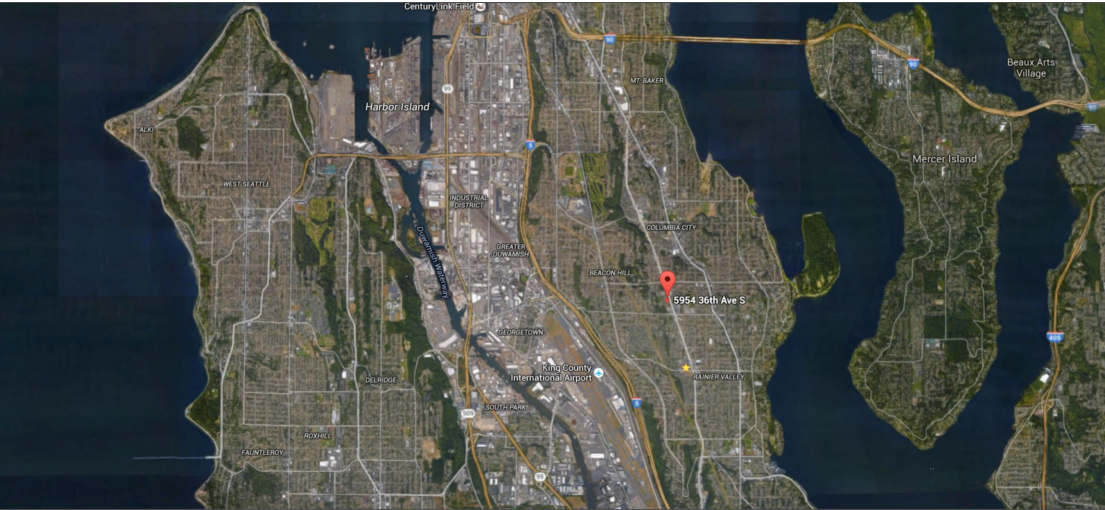
OF STORIES: 3

PROJECT OBJECTIVES

The proposed site's current use is a single family residence. The lot is approximately 6,667 sf located middle-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 8 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.



Seattle Vicinity Map



Neighborhood Vicinity Map

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PROJECT CONTEXT

To the north and south of the subject property is 3-bedroom one story 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.

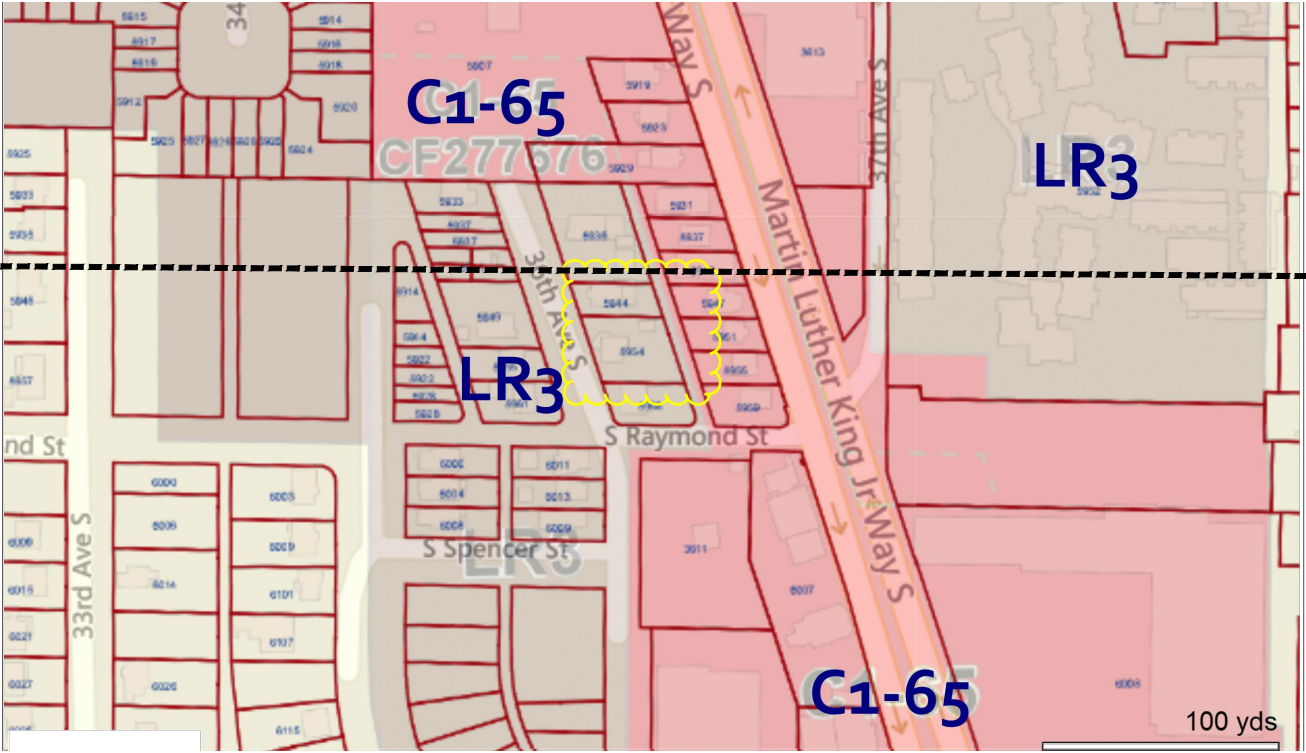
The grade on the site is fairly flat with a slight slope down to the south.

ZONING INFORMATION

ZONE: LR3
OVERLAY: Othello(Residential Urban Village) overlay zone / SE Seattle Reinvestment Area
STREETS: West of Principal Arterials Martin Luther King Jr Way S.
SITE: Located on dead middle 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 and light rail.



Aerial Vicinity Map



Seattle Zoning Map



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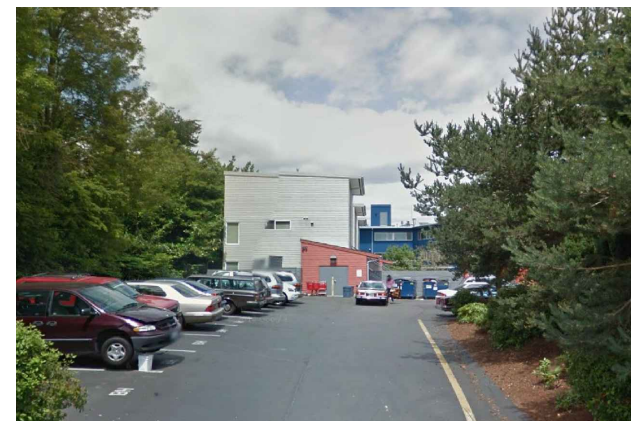
NEIGHBORHOOD CONTEXT & INSPIRATION:

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.



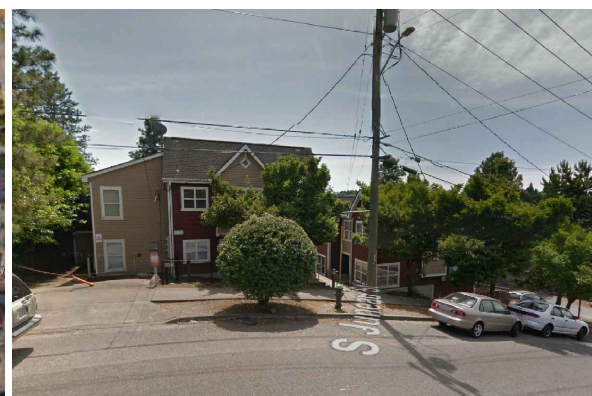
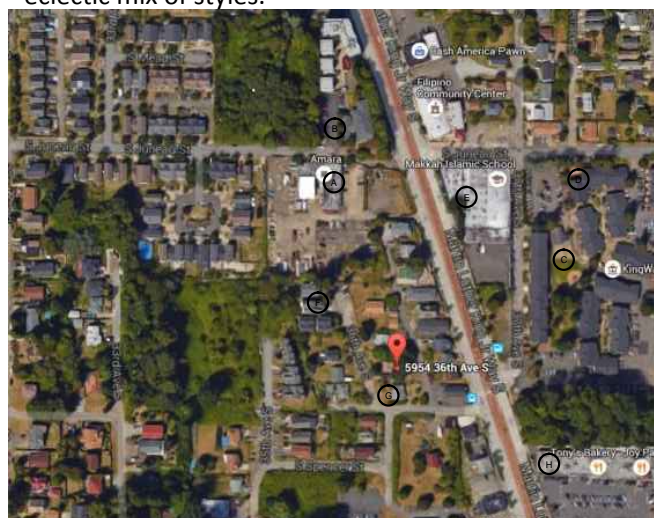
(A) 5907 MLK Way S (Commercial - Adoption Agency) neighboring project site



(B) 3512 S Juneau St (Commercial - Homeless Service)



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



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



(E) 3613 S Juneau St (Commercial - Olympic Uniforms)



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

VICINITY MAP

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



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



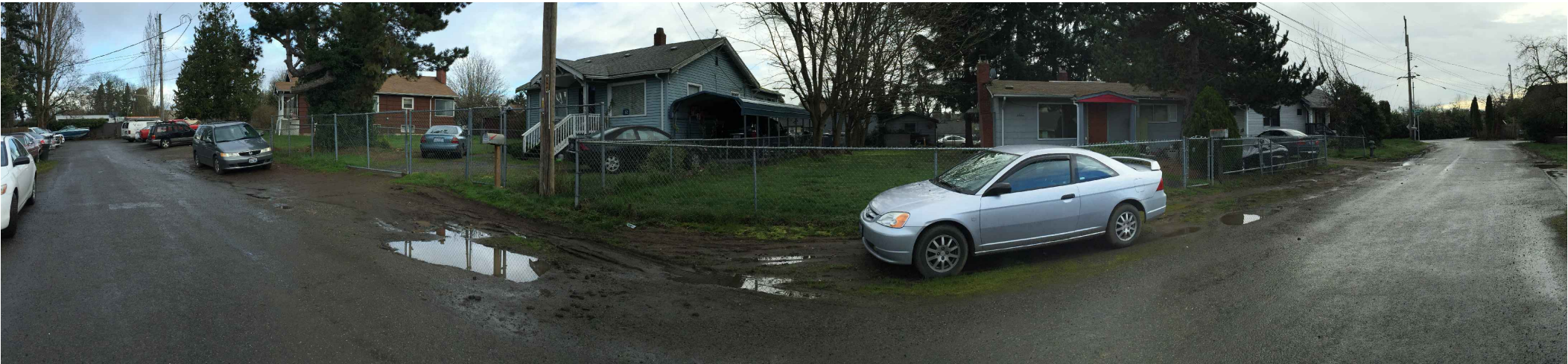
(H) 6030 MLK Jr Way (Commercial - Empire Way Shopping Center)

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SUBJECT SITE



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

ACROSS FROM SUBJECT SITE



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



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SUBJECT SITE



EXISTING SINGLE FAMILY HOUSE ON NORTH OF SUBJECT SITE



EXISTING SINGLE FAMILY HOUSE ON SOUTH OF SUBJECT SITE

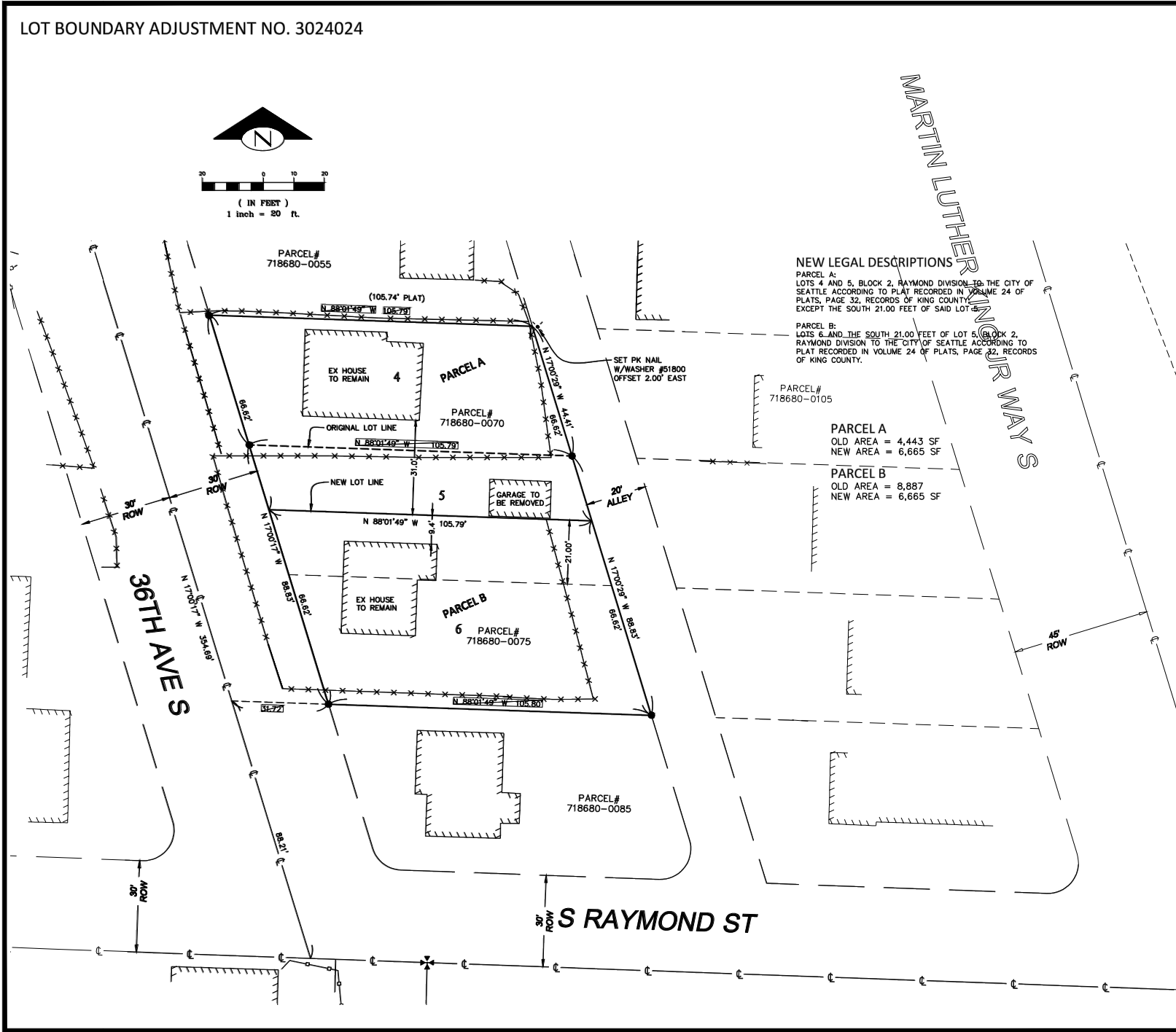


EXISTING SINGLE FAMILY HOUSE TO WEST OF SUBJECT SITE

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 **GeoDimensions**
GeoDimensions, Inc., 10801 Main Street, Suite 102, Bellevue, WA 98004
phone 425.458.4488 support@geodimensions.net www.geodimensions.net



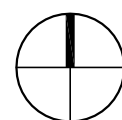
CITY OF SEATTLE SUBDIVISION
SW 1/4, SW 1/4, SEC. 22, T. 24N., R. 4E., W.M.
GREENSTREAM INVESTMENTS
PARCEL NO. 718600070 & 7186800075
5944 & 5954 36TH AVE S
SEATTLE,

JOB NO.:	151584
DATE:	4/7/16
DRAFTED BY:	TLR
CHECKED BY:	SRM
SCALE:	1" = 20'
	3 OF 3



EARLY DESIGN GUIDANCE

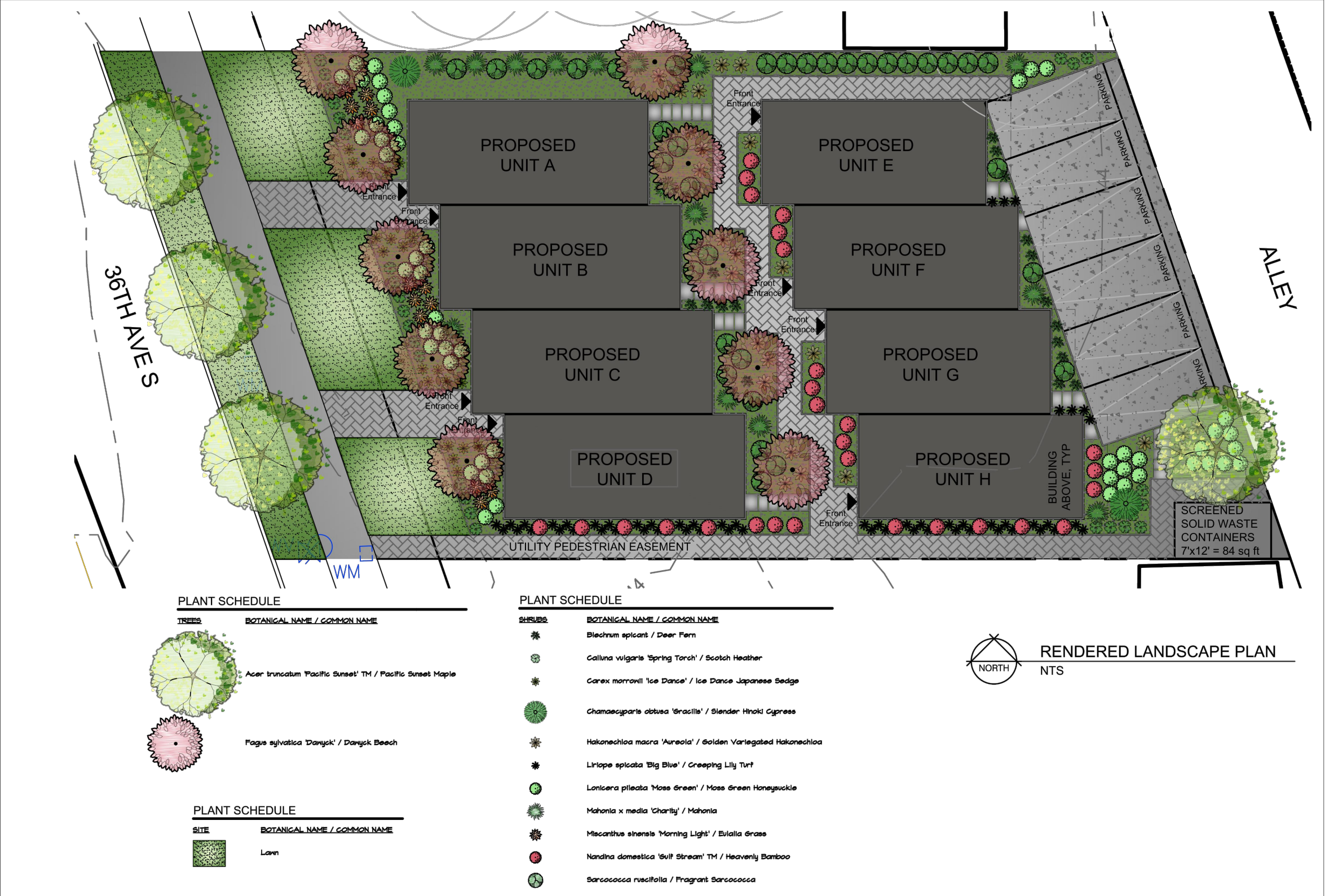
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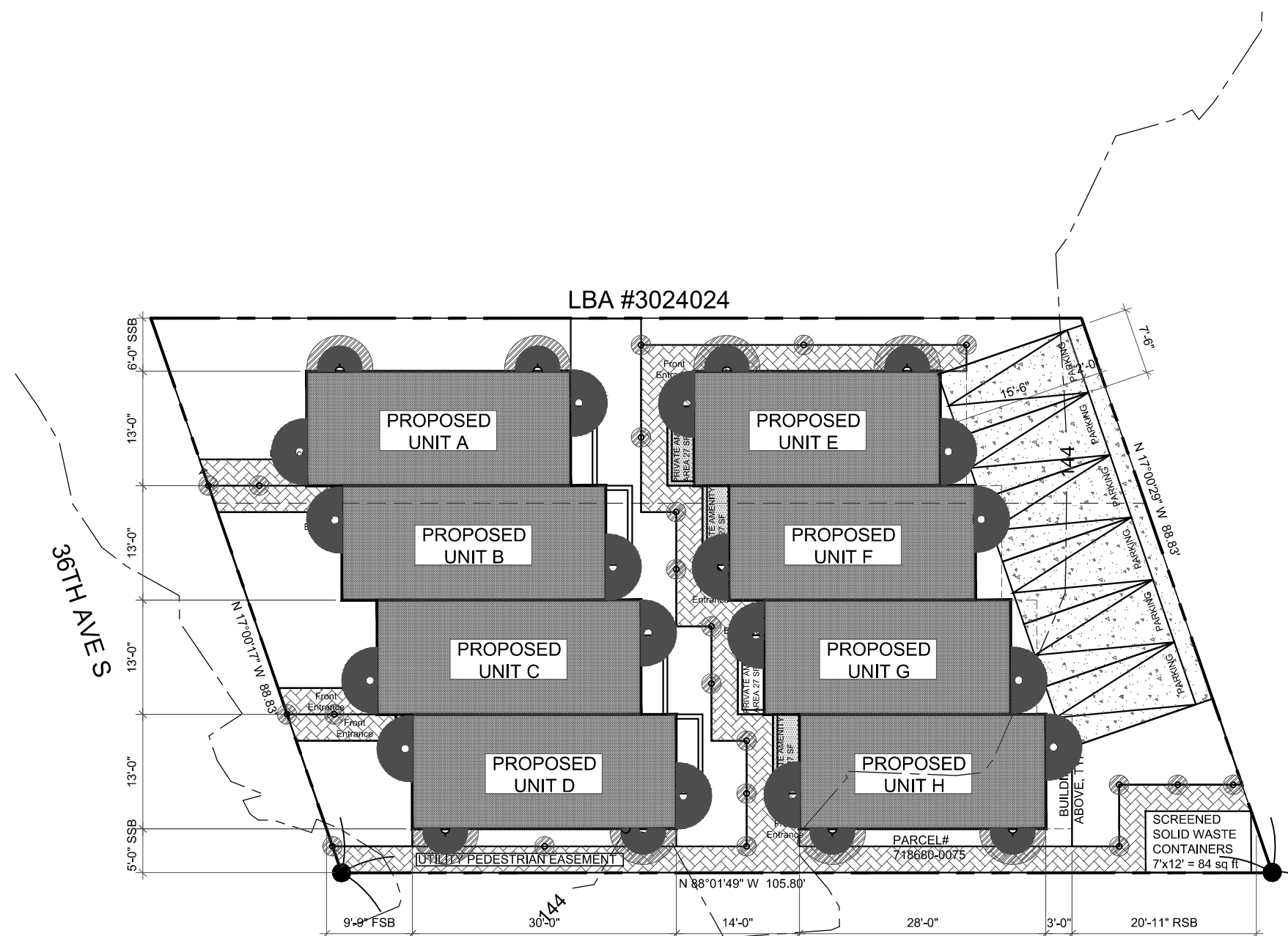
PROPOSED SITE PLAN

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






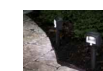
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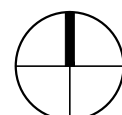
10 Progress Lighting 5" Gray Incandescent Cylinder Outdoor Wall Lantern



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



- Motion Sensing Pathway Lights



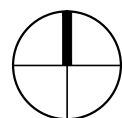
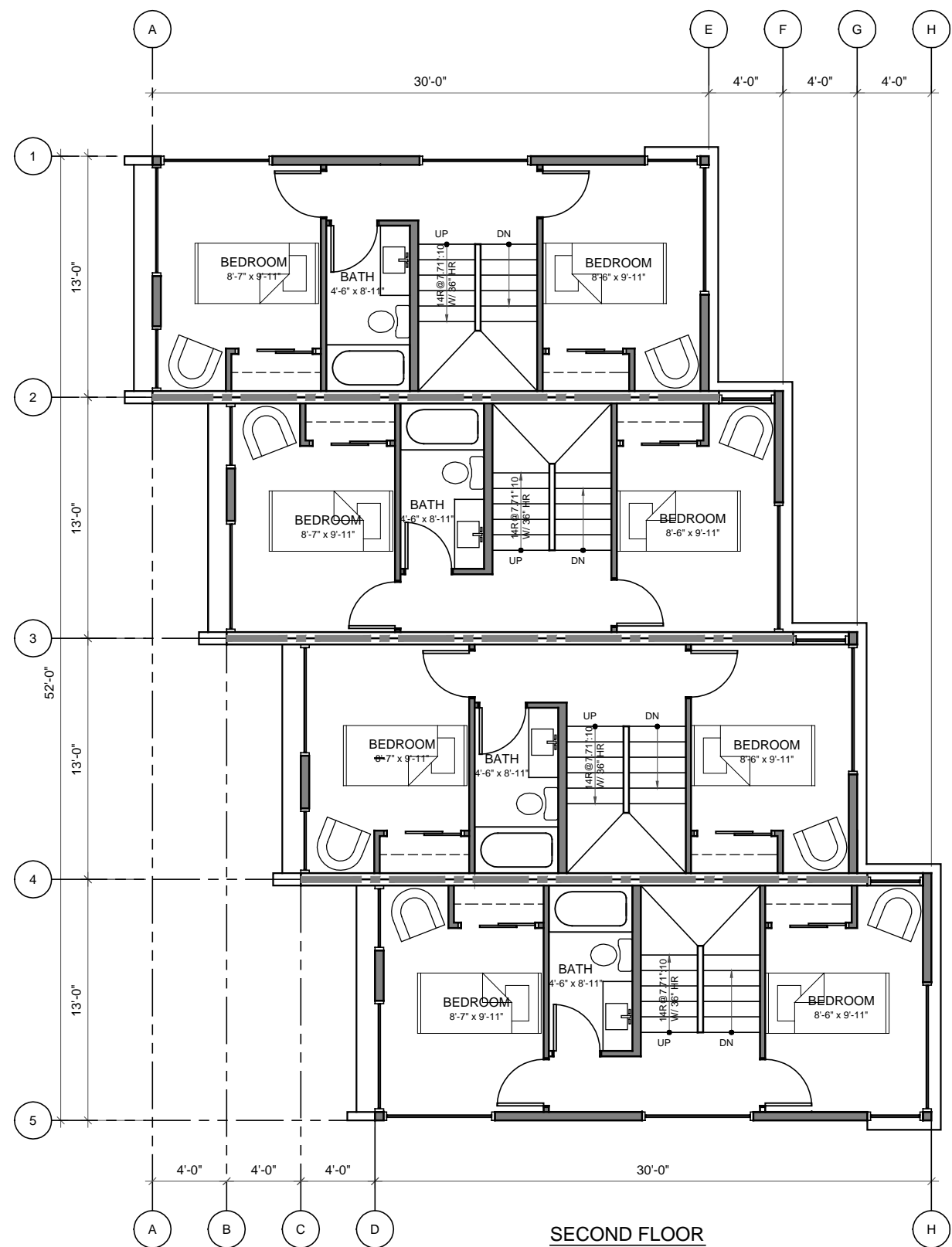
PROPOSED LIGHTING PLAN

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

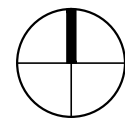
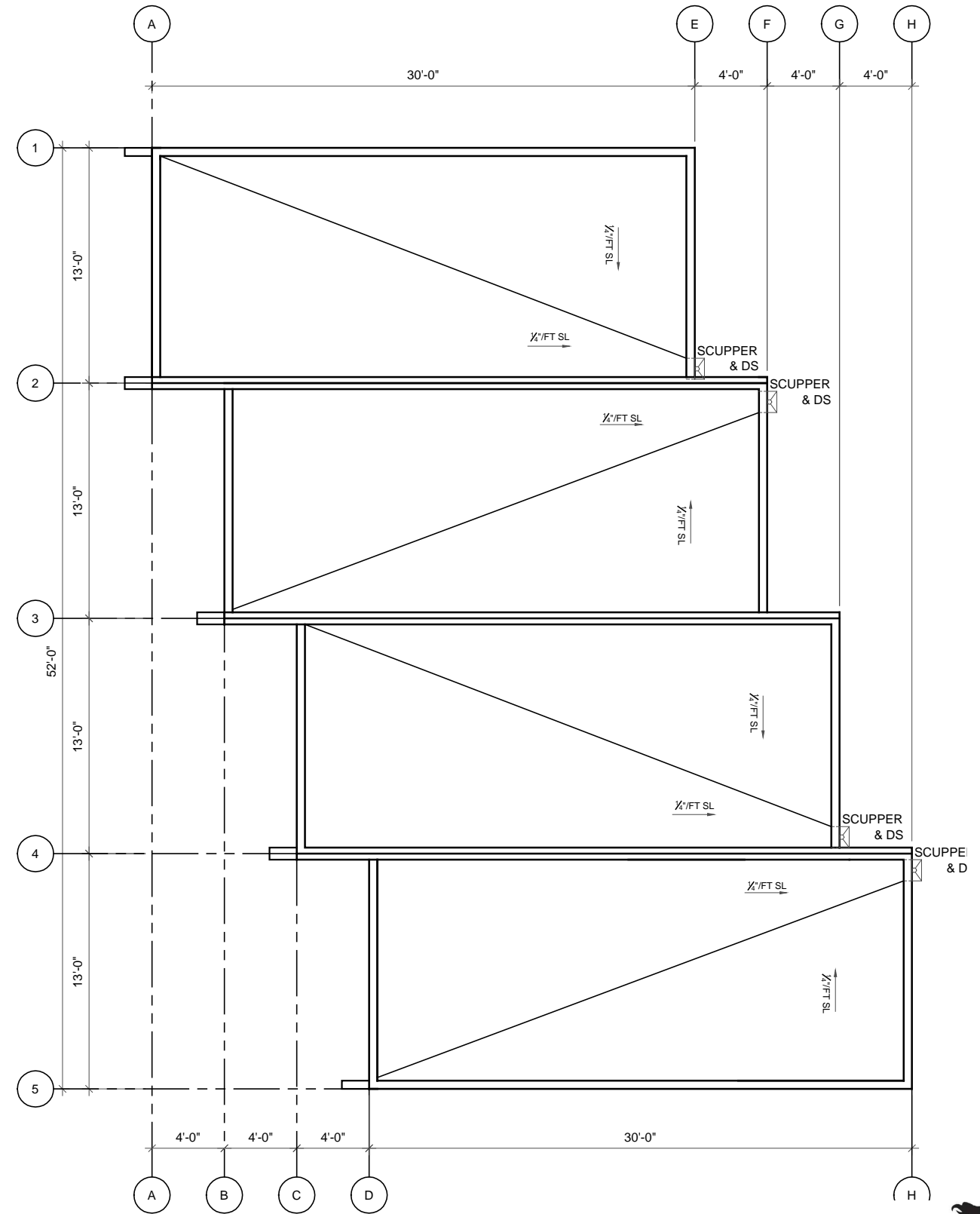
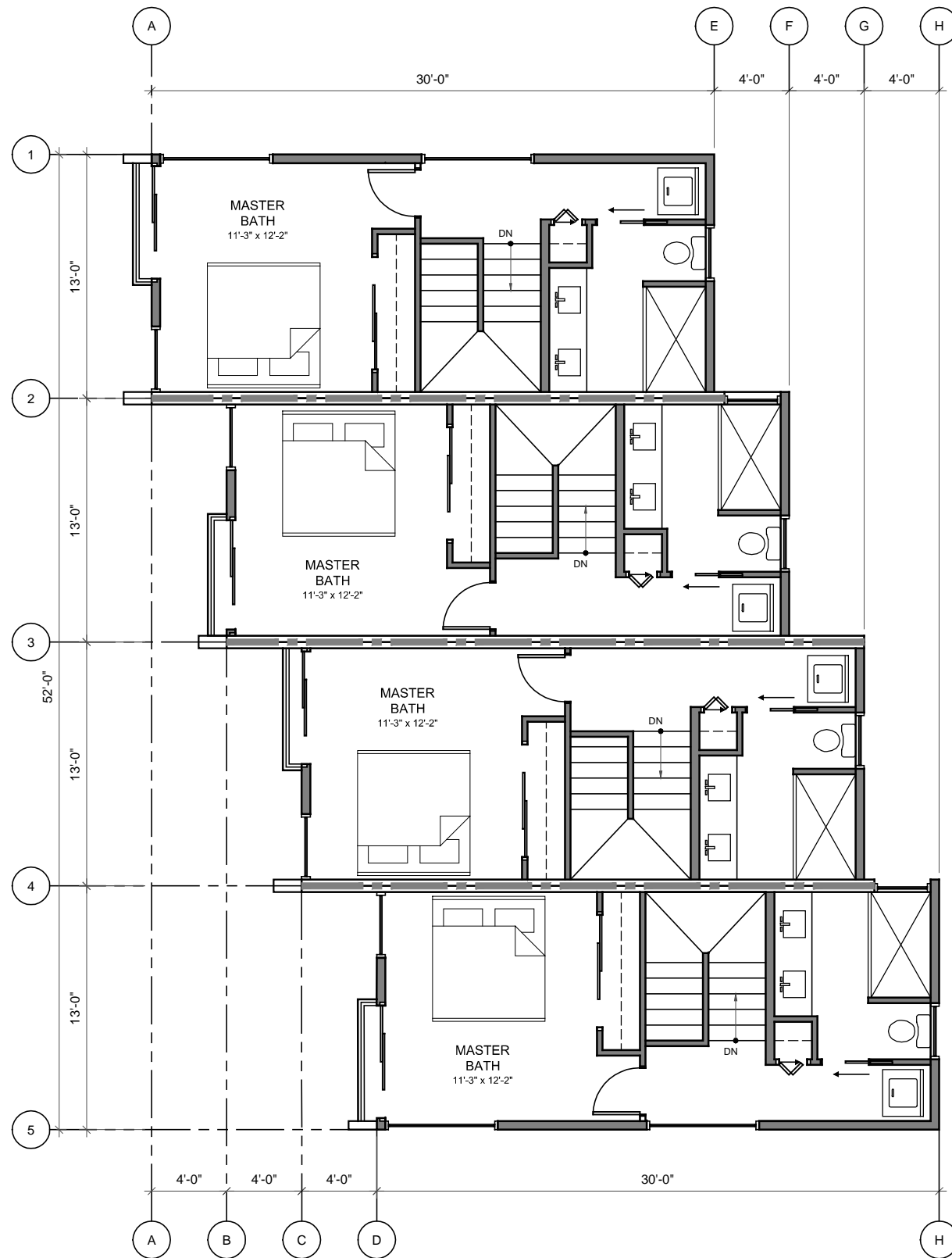
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UNITS A&B&C&D TOWNHOUSE - FIRST AND SECOND FLOOR PLAN



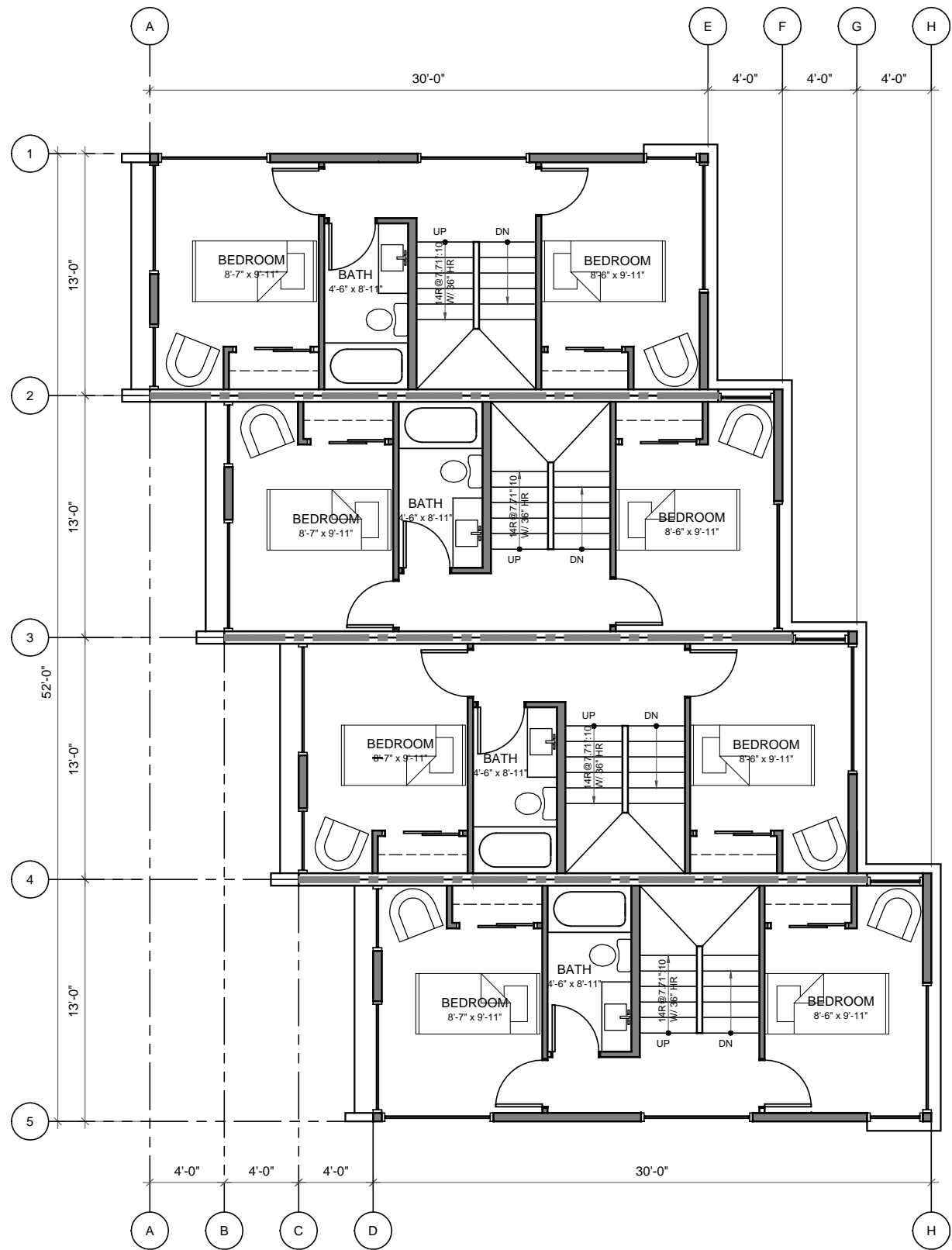
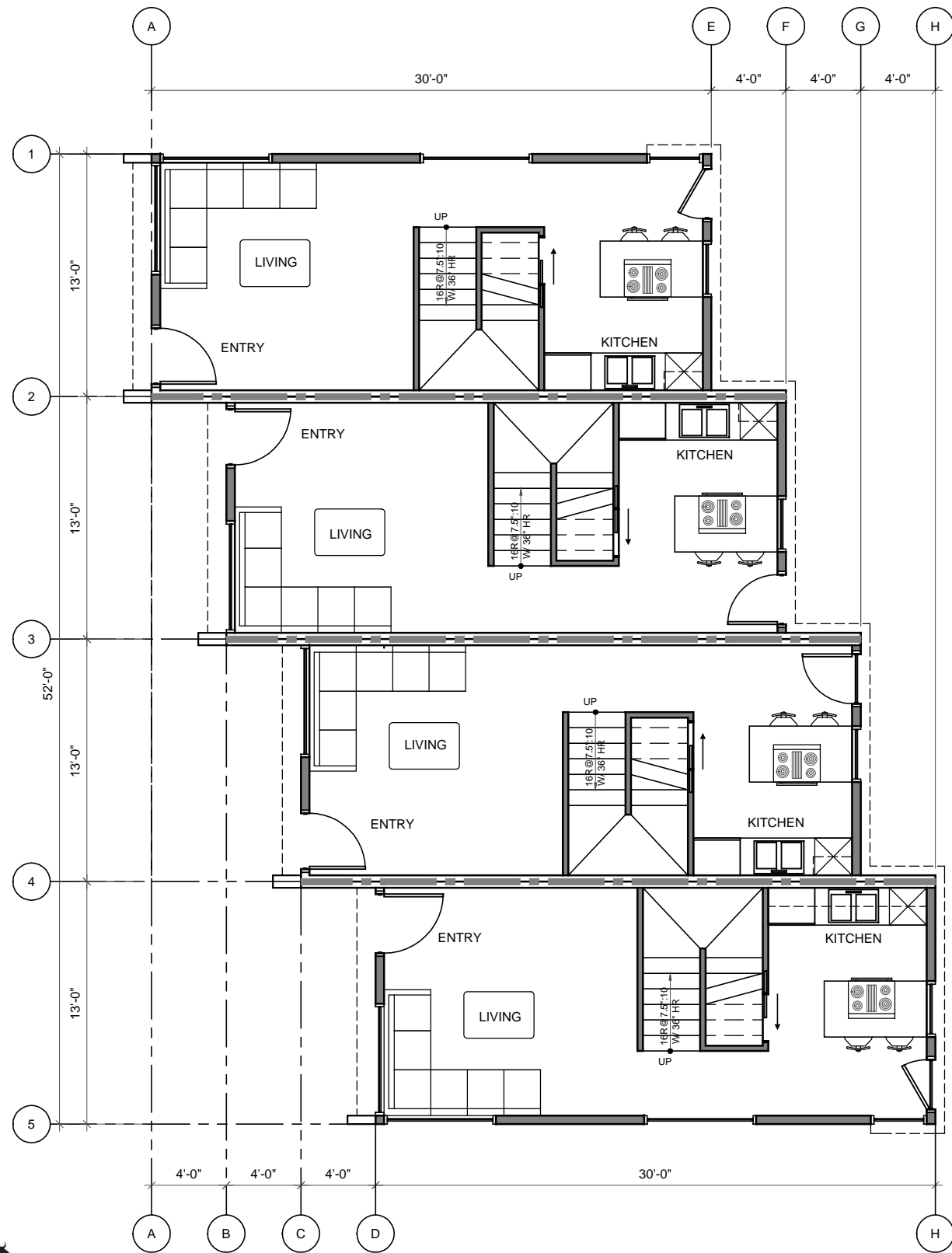
UNIT A&B&C&D TOWNHOUSE - THIRD AND ROOF FLOOR PLAN

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

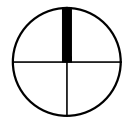
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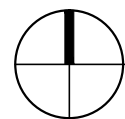
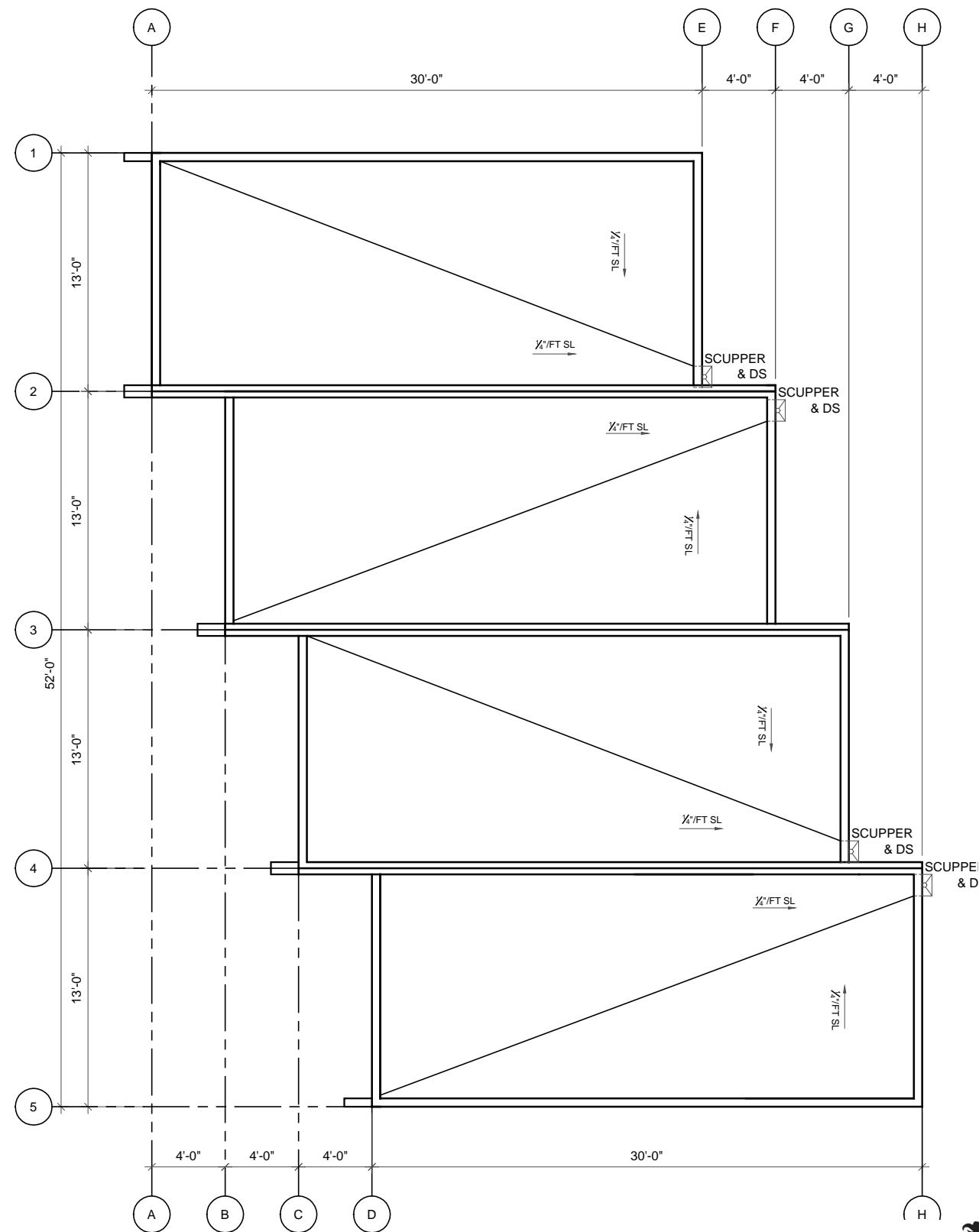
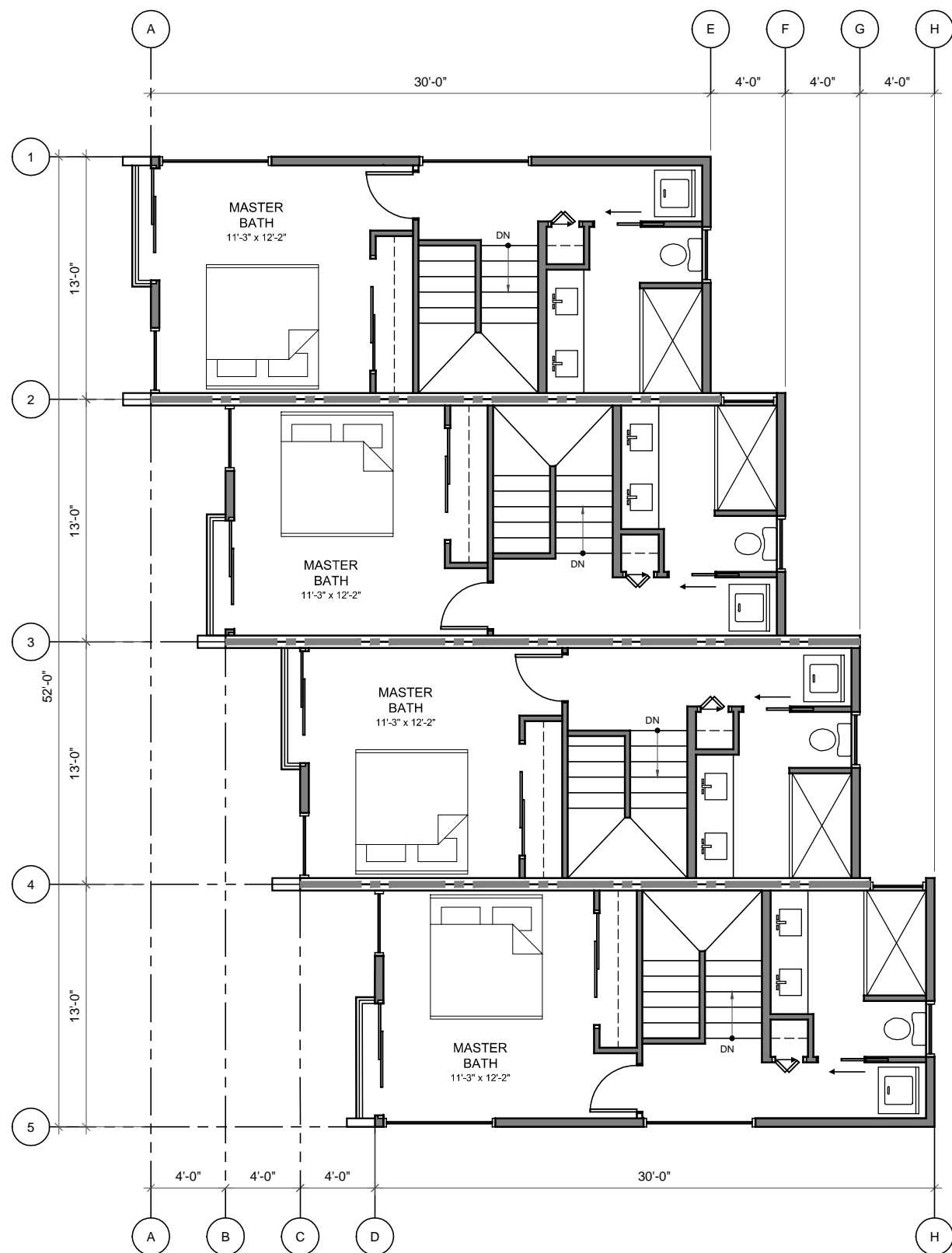




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UNIT E&F&G&H TOWNHOUSE - FIRST AND SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



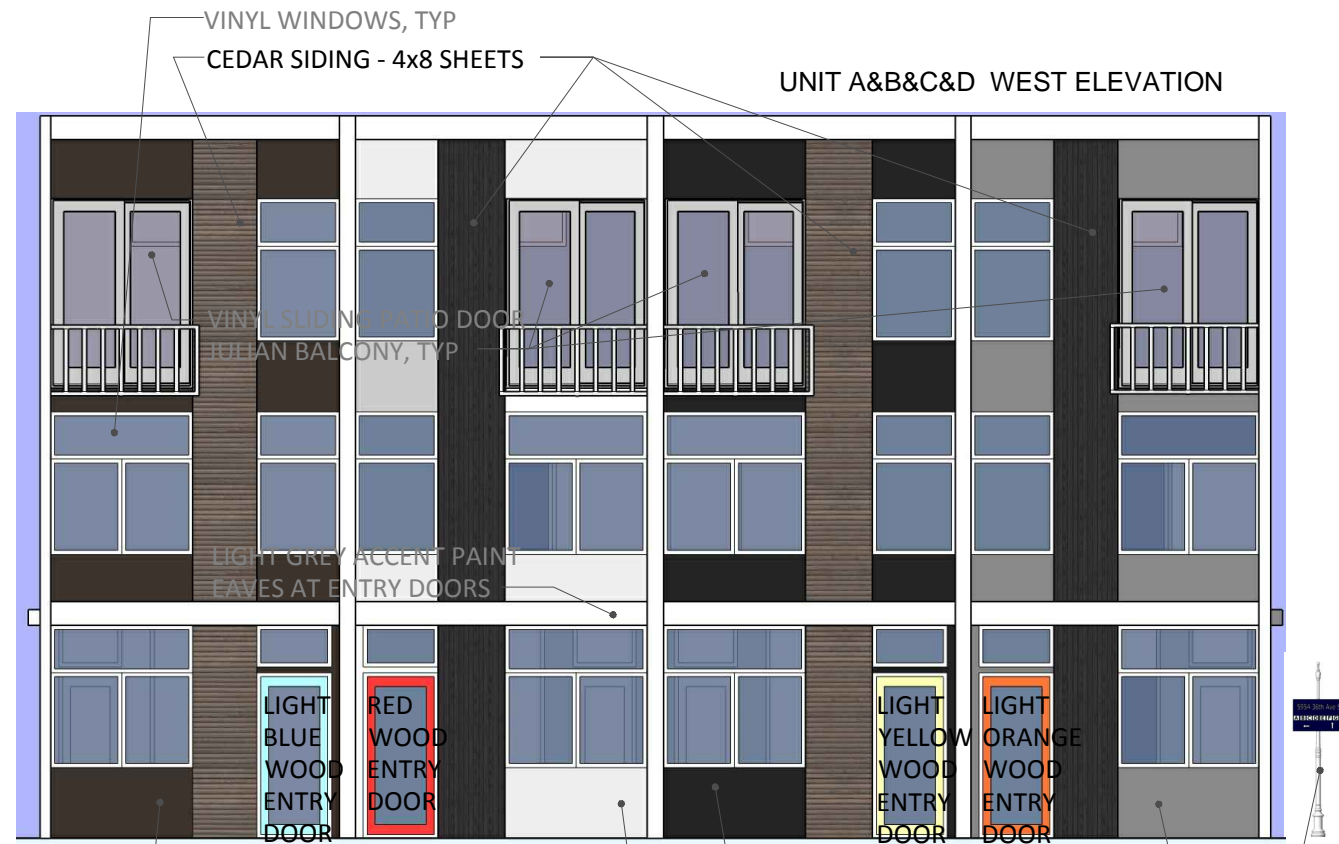
UNIT E&F&G&H TOWNHOUSE - THIRD AND ROOF FLOOR PLAN

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

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BROWN HARDIE PANEL SIDING
- 4x8 SHEETS

LIGHT GREY HARDIE PANEL SIDING -
4x8 SHEETS

BLACK HARDIE PANEL SIDING
- 4x8 SHEETS

DARK GREY HARDIE PANEL SIDING -
4x8 SHEETS

UNIT ADDRESSING NUMBERS

BROWN HARDIE PANEL SIDING
- 4x8 SHEETS

LIGHT GREY HARDIE PANEL SIDING -
4x8 SHEETS

BLACK HARDIE PANEL SIDING
- 4x8 SHEETS

LIGHT GREY HARDIE PANEL SIDING
- 4x8 SHEETS

VINYL WINDOWS, TYP

LIGHT GREY ACCENT PAINT EAVES
AT ACCESS DOORS

UNIT A&B&C&D SOUTH ELEVATION



LIGHT GREY HARDIE PANEL SIDING
- 4x8 SHEETS

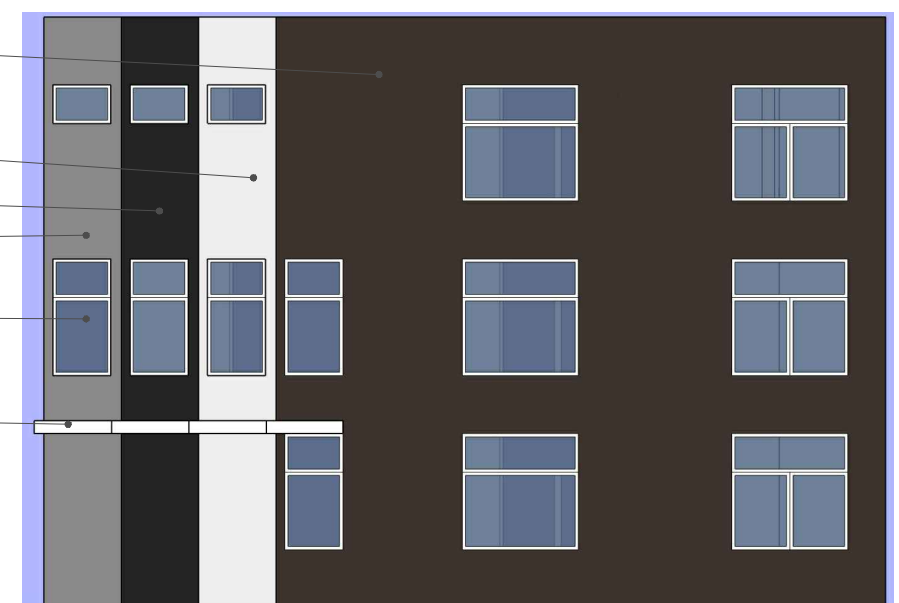
WARM YELLOW HARDIE PANEL
SIDING - 4x8 SHEETS

LIGHT GREY HARDIE PANEL SIDING
- 4x8 SHEETS

UNIT A&B&C&D EAST ELEVATION



UNIT A&B&C&D NORTH ELEVATION



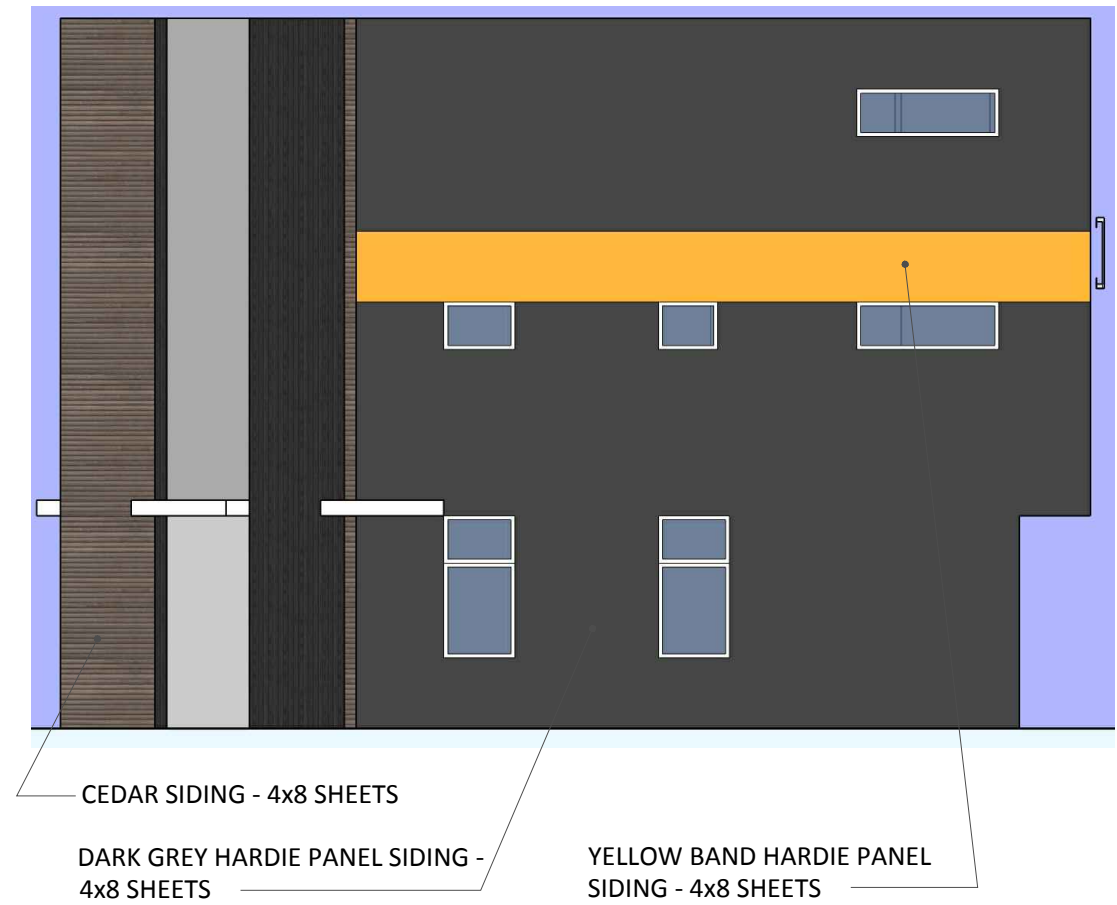
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UNIT E&F&G&H WEST ELEVATION



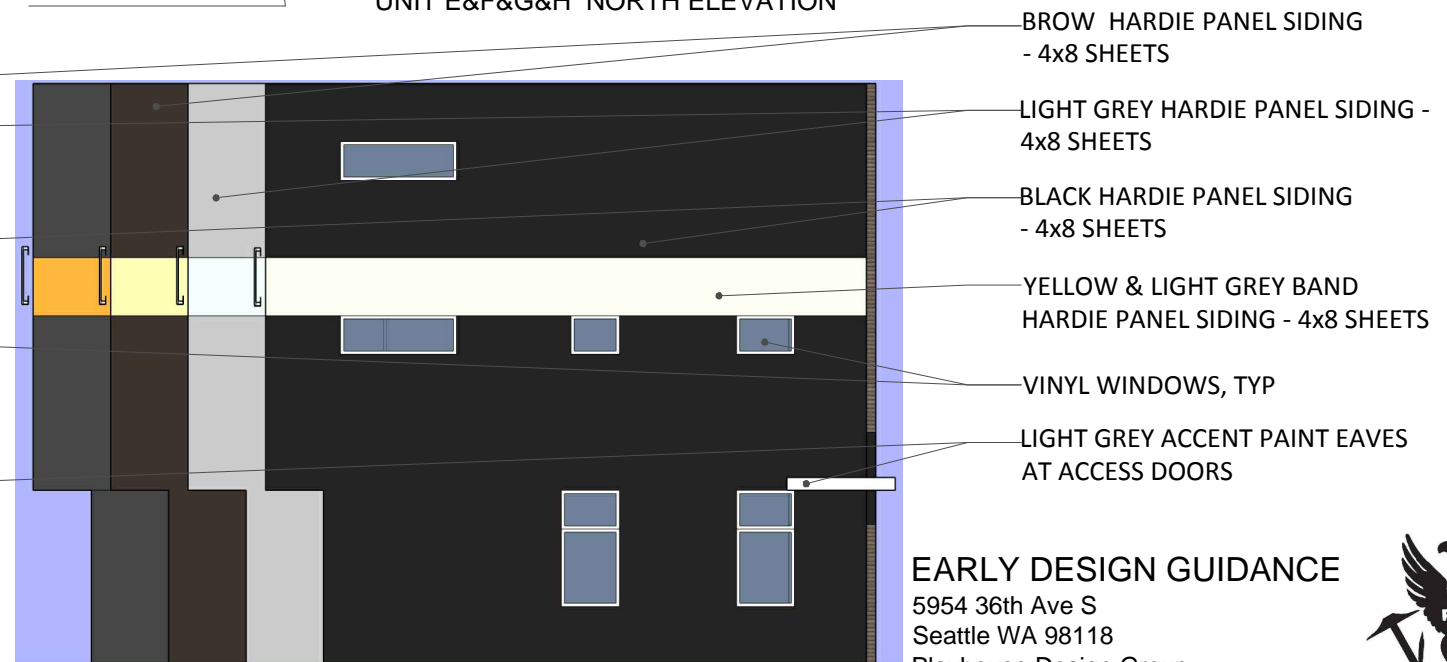
UNIT E&F&G&H SOUTH ELEVATION



UNIT E&F&G&H EAST ELEVATION



UNIT E&F&G&H NORTH ELEVATION



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FRONT VIEW OF TOWNHOUSES



TOP VIEW OF TOWNHOUSES AND YARD



VIEW OF EASTERN YARD VEHICLE ENTRANCE FROM ALLEY



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VIEW OF TOWNHOUSES WITH NEIGHBOR'S



SOUTHEAST VIEW OF TOWNHOUSES FROM DRIVEWAY

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NORTH WINDOW LOOKING AT UNITS ENTRANCES. BLOCKED BY CARPORT TENT



SOUTH WINDOW LOOKING AT UNITS ENTRANCES.



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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 1-story single family. The windows have been blocked by the carport parking tent.

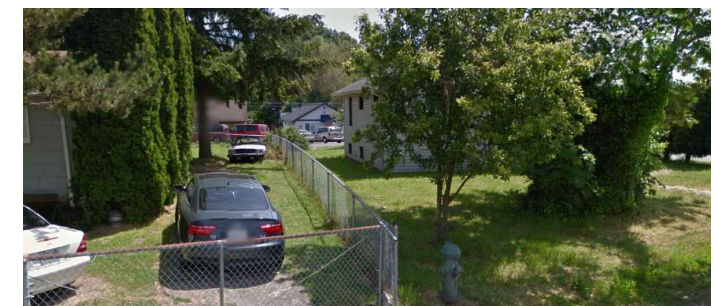
SOUTH: To the south is a 1-story single family. The only couple windows on this facade look onto the unit entrances and pedestrian walkway.



Single family #5944 facing proposed north facade



Single family #5944 facing 36th Ave S



Single family #5958 facing proposed south facade



Single family #5958 facing 36th Ave S

WINTER SOLSTICE: DECEMBER 20



8AM



NOON



4PM

SUMMER SOLSTICE: JUNE 21



8AM



NOON



4PM

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Design Guidelines - Preliminary Guidance Responses					
Context and Site		Design Concept			
Public Life		DC1, B	Project Uses and Activities: Vehicular Access and Circulation	DC4, B	Exterior Elements and Finishes: Signage
PL-1, B	Connectivity: Walkways and Connections		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 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 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. 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. The solid waste storage area is located at the edge of southeast corner next to the pedestrian pathway with screened vinyl fence.		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.
	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.				
PL-2, B	Safety and Security			DC4, C	Exterior Elements and Finishes: Lighting
	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 Entries and at the walls at the Unit Entries and back.				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 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.
PL-3, A		Proposed Adjustments			
Street level interaction - Entries		DC1, C	Project Uses and Activities: Parking and Service Uses	23.45.522	AMENITY SPACE REQUIRED: <