



# 5944 36th Ave S Seattle WA 98118

EARLY DESIGN GUIDANCE  
5944 36th Ave S  
Seattle WA 98118  
Cleave Architecture and Design  
SDCI# 3025776 | March 22, 2017



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**PROJECT INFORMATION**

ADDRESS: 5944 36th Ave S, Seattle, WA 98118  
 ZONE: LR3  
 DPD #: 3025776  
 APN: 7186800070  
 APO: Blackhawk Investments III LLC  
 CONTACT: Moon Zhang (Cleave Architecture and Design)

**PROJECT PROGRAM**

LOT SIZE: 6,665 SF  
 APPROX FAR: 6,665 x far 1.4 = 9,331 sf allowed  
 AMENITY AREAS: 1,690 sf  
 PARKING: 7 surface parking  
 BUILDING TYPE: Townhouses  
 UNIT COUNT: 8  
 UNIT SIZES: 1,170 sf gross heated  
 Building Total: 9,360 sf gross heated

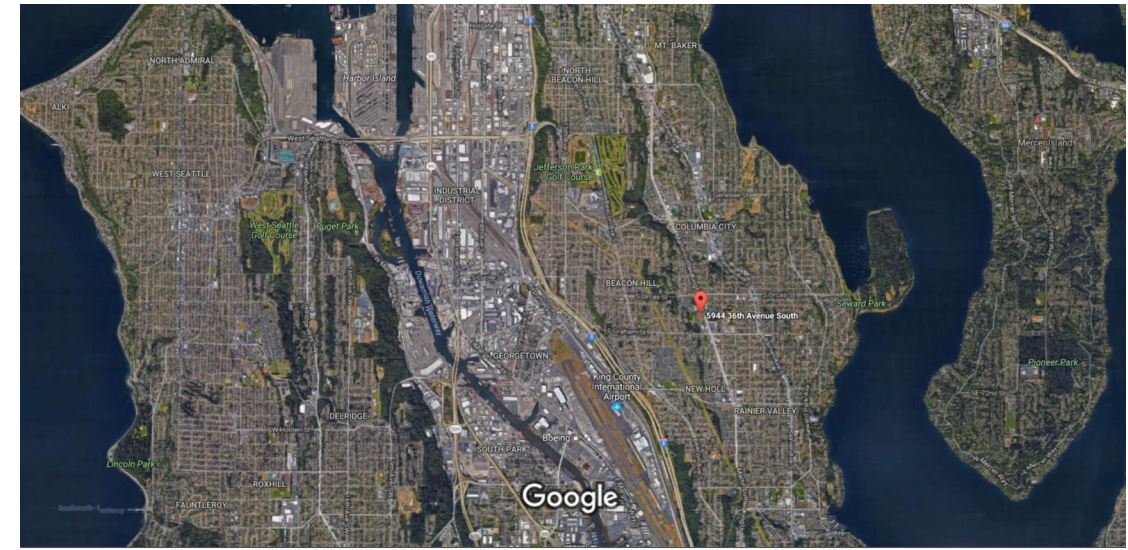
# OF STORIES: 3

**PROJECT OBJECTIVES**

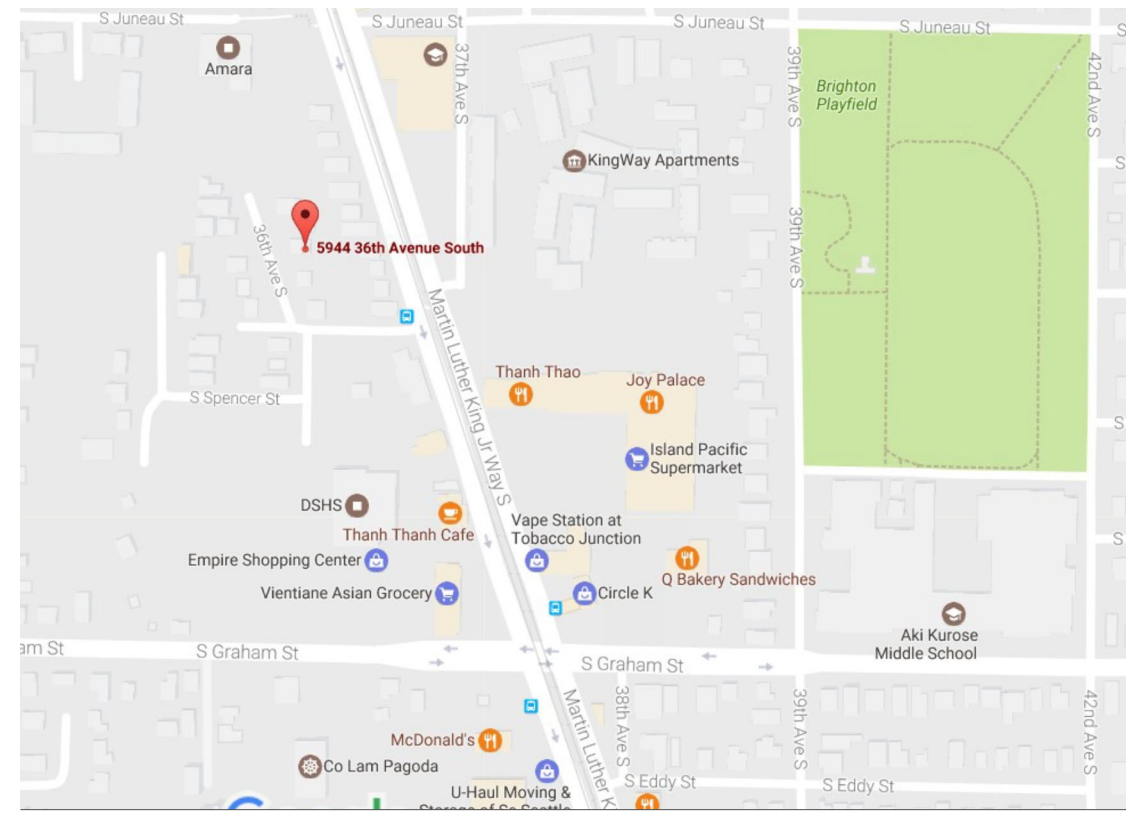
The proposed site's current use is a single family residence. The lot is approximately 6,665 sf located middle-block 36th Ave S in an LR3 zone. This is within a frequent transit corridor and the Othello(Residential Urban Village) overlay zone. This proposal is to demolish the existing single family structure 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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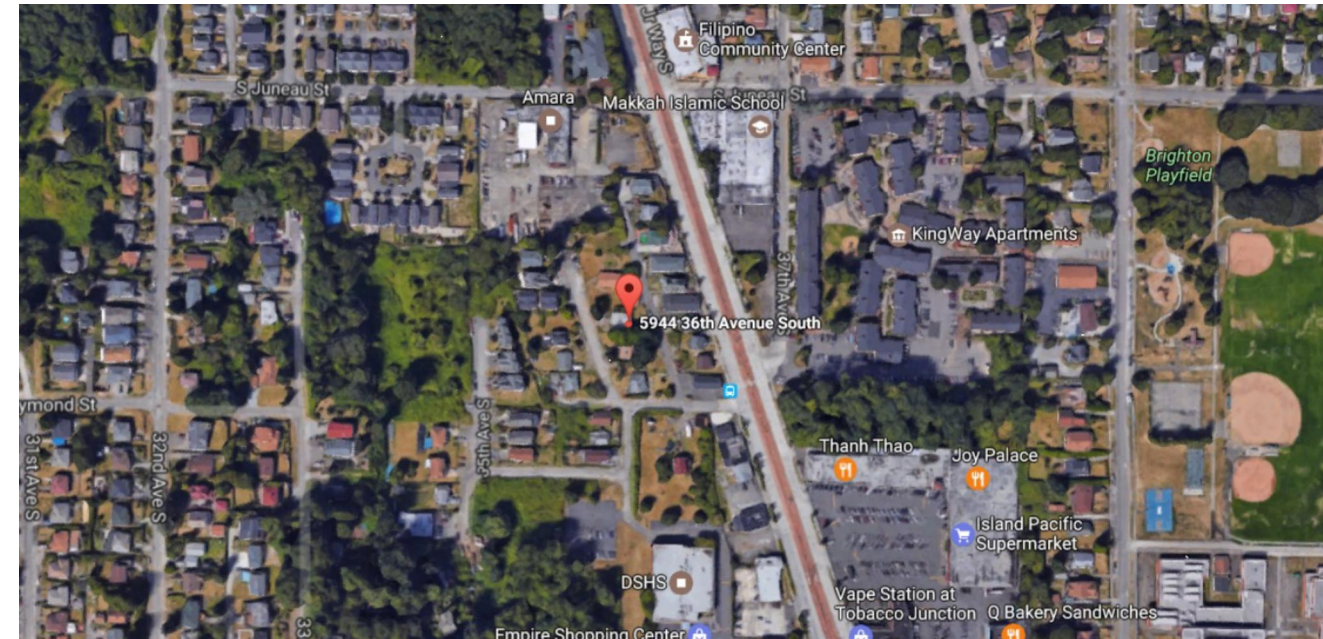


## PROJECT CONTEXT

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.

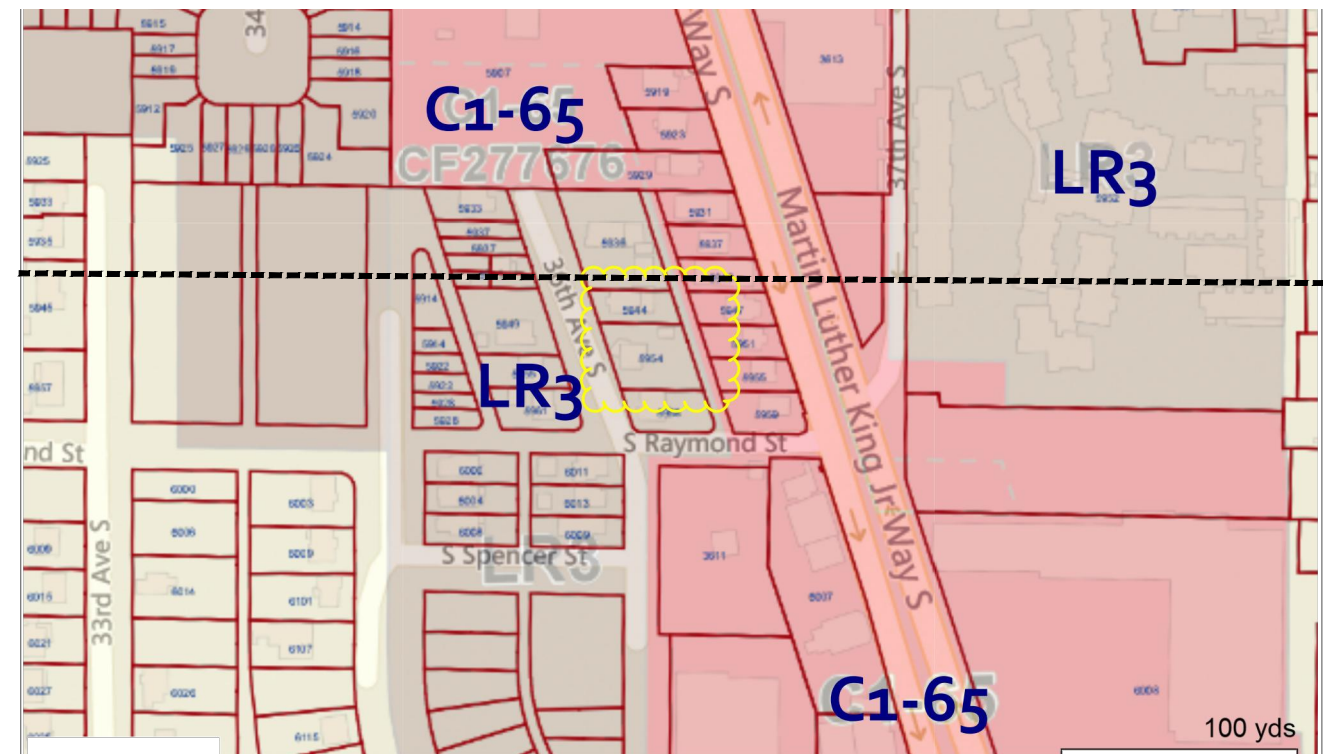
The grade on the site is fairly flat with a slight slope down to the south.



Aerial Vicinity Map

## 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.



Seattle Zoning Map



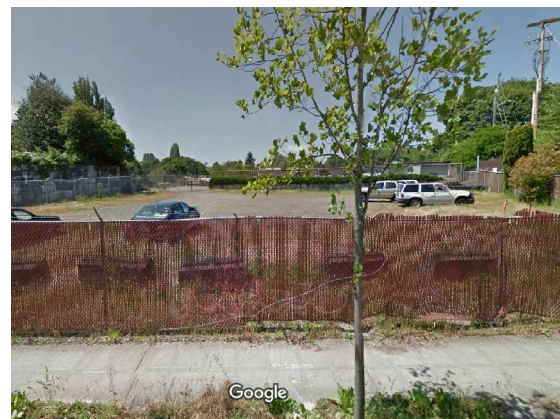
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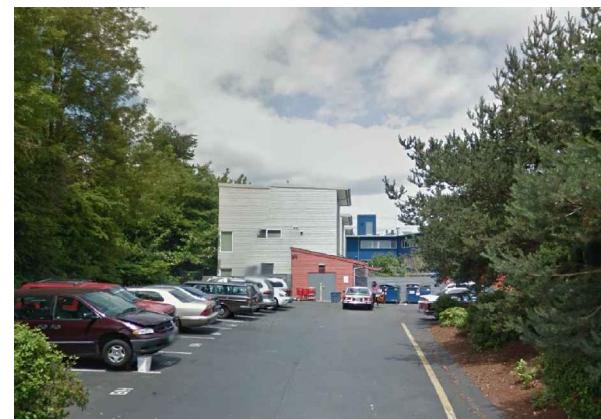
**NEIGHBORHOOD CONTEXT & INSPIRATION:**

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.



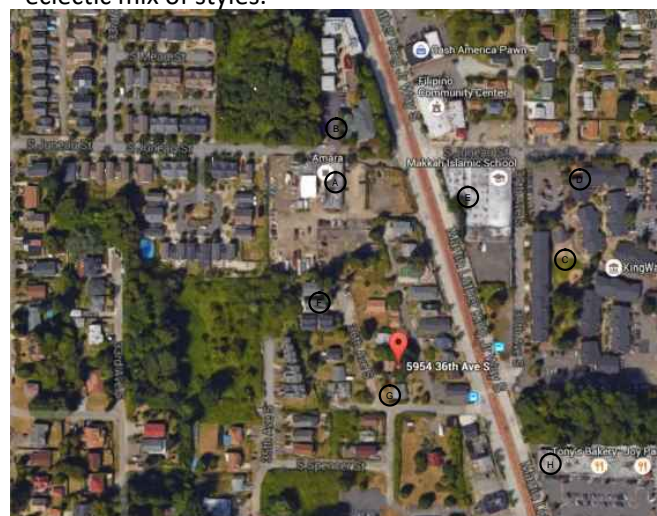
**A** 5907 MLK Way S (Commercial - Adoption Agency) neighboring project site



**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)



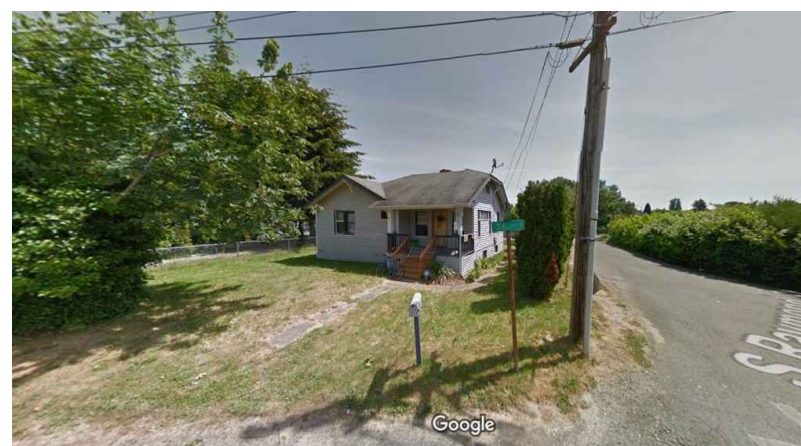
**E** 3613 S Juneau St (Commercial - Olympic Uniforms )



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



**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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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



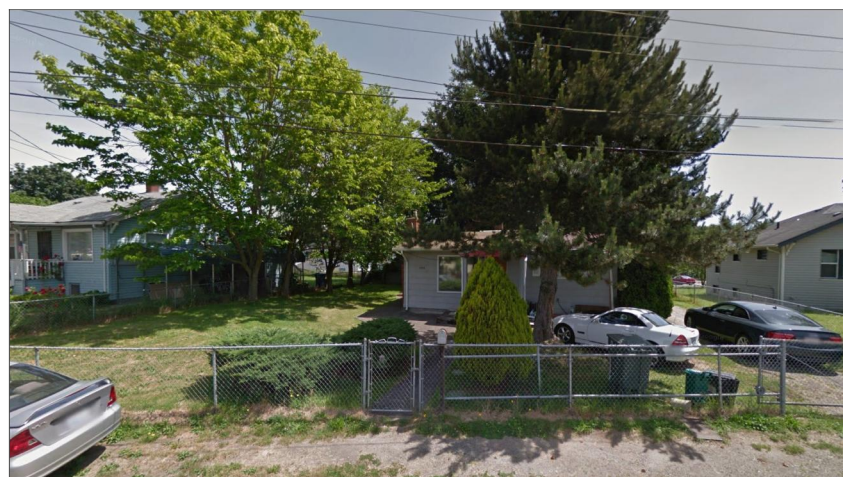
SUBJECT SITE



EXISTING SINGLE FAMILY HOUSE ON NORTH OF SUBJECT SITE



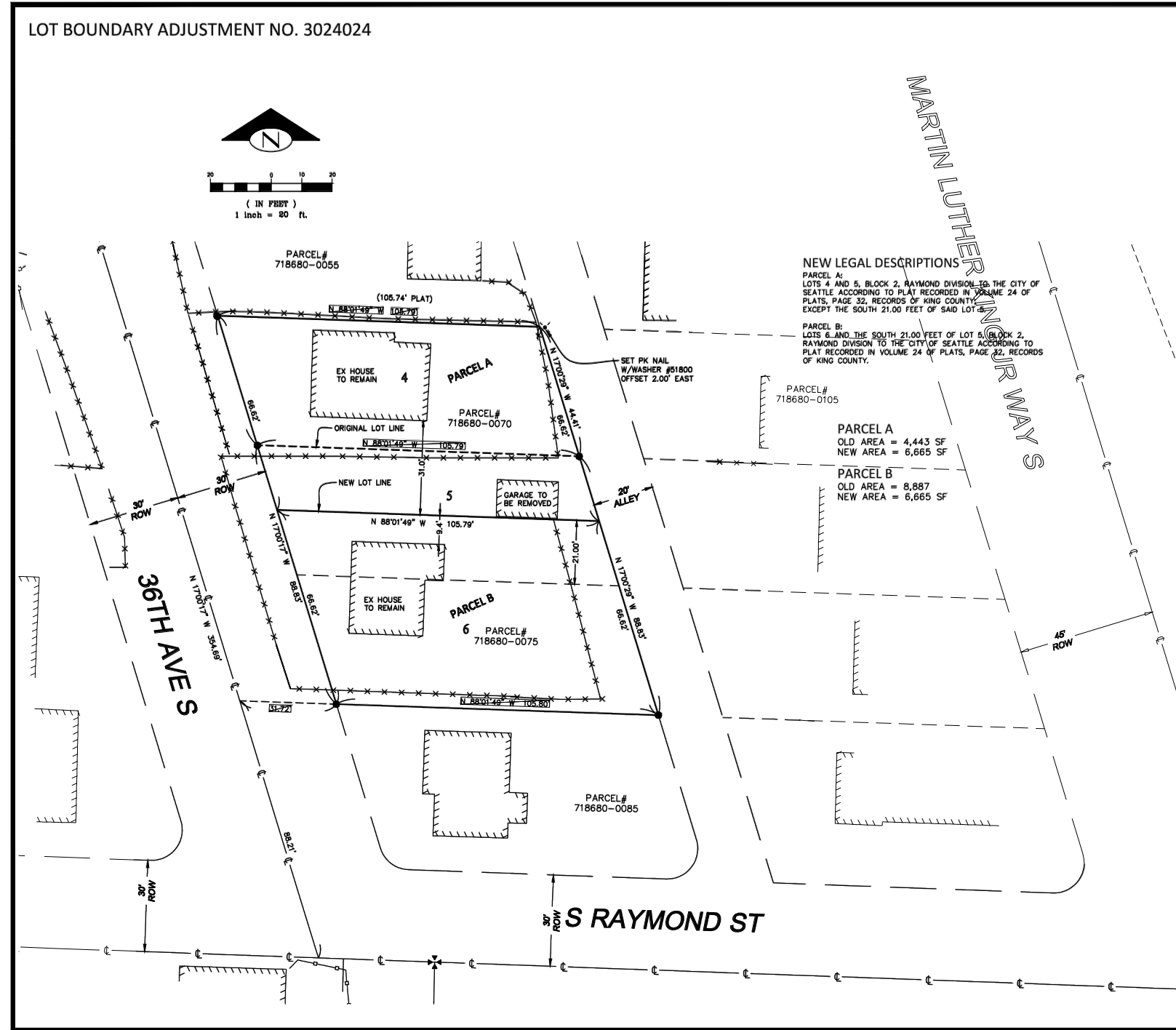
EXISTING SINGLE FAMILY HOUSE TO WEST OF SUBJECT SITE



EXISTING SINGLE FAMILY HOUSE ON SOUTH 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  
 SEATTLE, WA 5944 & 5954 36TH AVE S

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

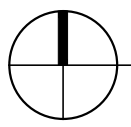


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IF IT IS IN EXCESS OF REQUIRED PARKING IT IS EXEMPT FROM THE REQUIREMENTS OF SUBSECTIONS 23.54.030.A (DIMENSION REQUIREMENTS), SO IT WOULD NOT NEED TO MEET THE SMALL SIZE STANDARDS.



**PROPOSED SITE PLAN**

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

UNDER REVIEW  
#6536009 & 3023910

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**RENDERED LANDSCAPE PLAN**  
NTS

**PLANT SCHEDULE**

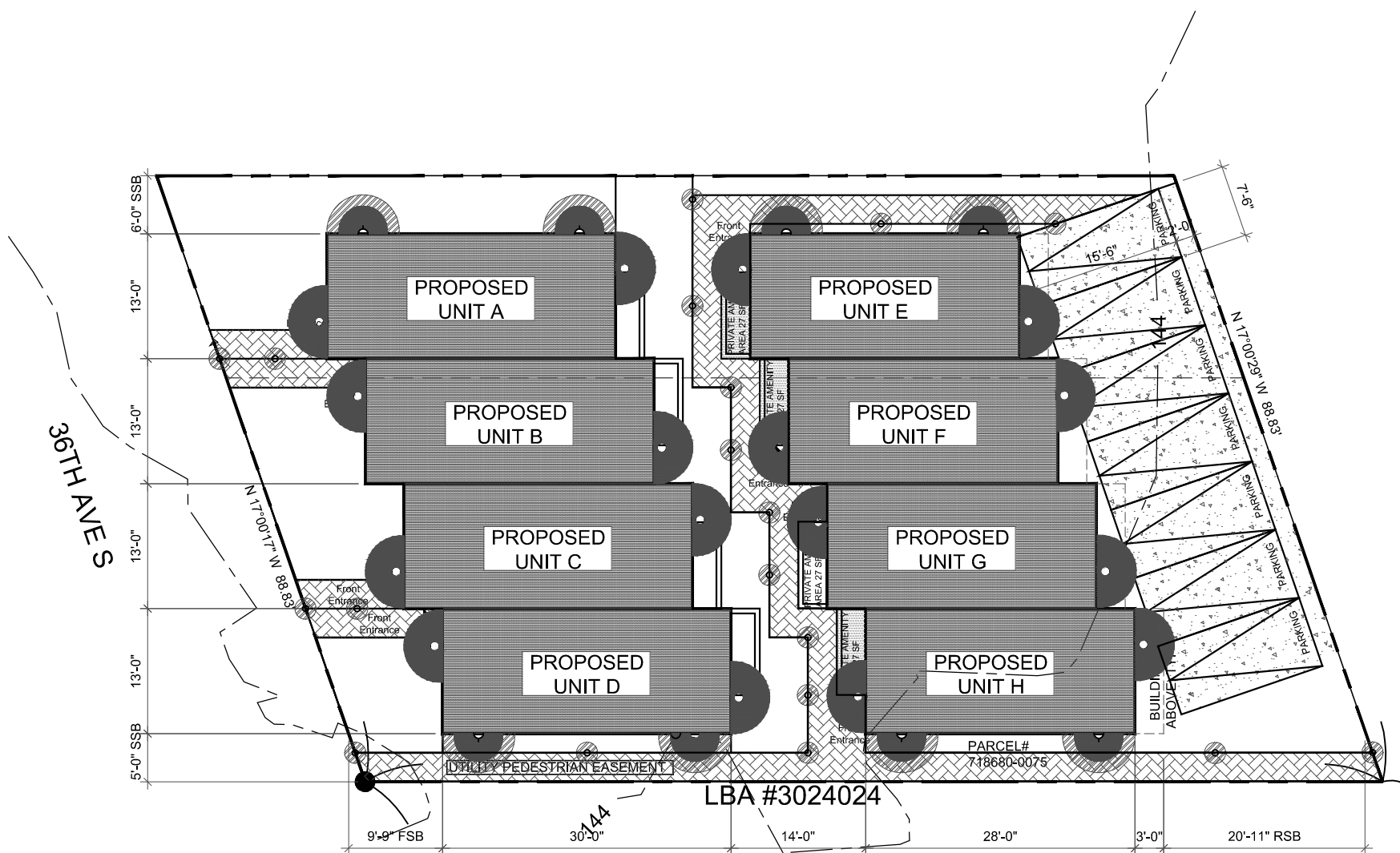
TREES	BOTANICAL NAME / COMMON NAME	SIZE	QTY	
	<i>Acer truncatum</i> 'Pacific Sunset' TM / Pacific Sunset Maple Street Tree	2" Cal	3	
	<i>Chamaecyparis obtusa</i> 'Gracilis' / Slender Hinoki Cypress	5'-6' Ht	1	
	<i>Fagus sylvatica</i> 'Danyck' / Danyck Beech	1.5" Cal	9	
GROUND COVERS	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QTY
	Turf Sod / Drought Tolerant Fescue Blend	sod		843 sf
SITE	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QTY
	7/8" Drain Rock	N/A		33 sf

**PLANT SCHEDULE**

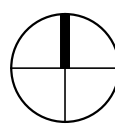
SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	<i>Calluna vulgaris</i> 'Spring Torch' / Scotch Heather	1 gal	15
	<i>Carex morrowii</i> 'Ice Dance' / Ice Dance Japanese Sedge	1 gal	21
	<i>Liriope spicata</i> 'Big Blue' / Creeping Lily Turf	1 gal	48
	<i>Lonicera pileata</i> 'Moss Green' / Moss Green Honeysuckle	2 gal	23
	<i>Miscanthus sinensis</i> 'Morning Light' / Morning Light Maiden Grass	1 gal	13
	<i>Nandina domestica</i> 'Gulf Stream' TM / Heavenly Bamboo	2 gal	20
BIORETENTION	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	<i>Acorus gramineus</i> 'Ogon' / Golden Variegated Sweetflag	1 gal	25
	<i>Cornus alba</i> 'Gouchaultii' / Goldenleaf Dogwood	5 gal	16
	<i>Libertia peregrinans</i> / New Zealand Iris	1 gal	24
SHADE PLANTS	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	<i>Blechnum spicant</i> / Deer Fern	1 gal	34
	<i>Hakonechloa macro</i> 'Aureola' / Golden Variegated Hakonechloa	1 gal	29
	<i>Mahonia x media</i> 'Charity' / Mahonia	5 gal	13
	<i>Sarcococca ruscifolia</i> / Fragrant Sarcococca	2 gal	23



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-  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

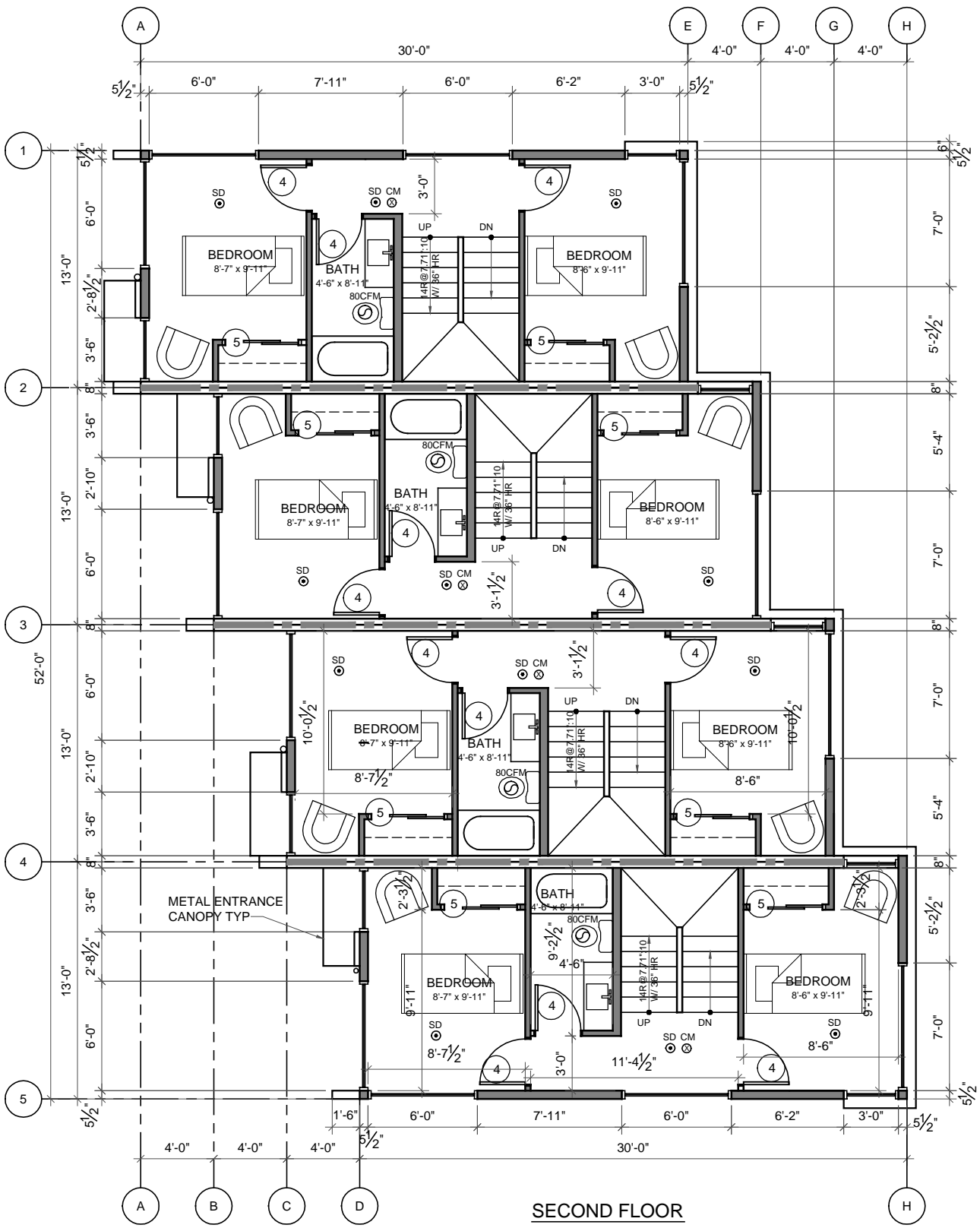
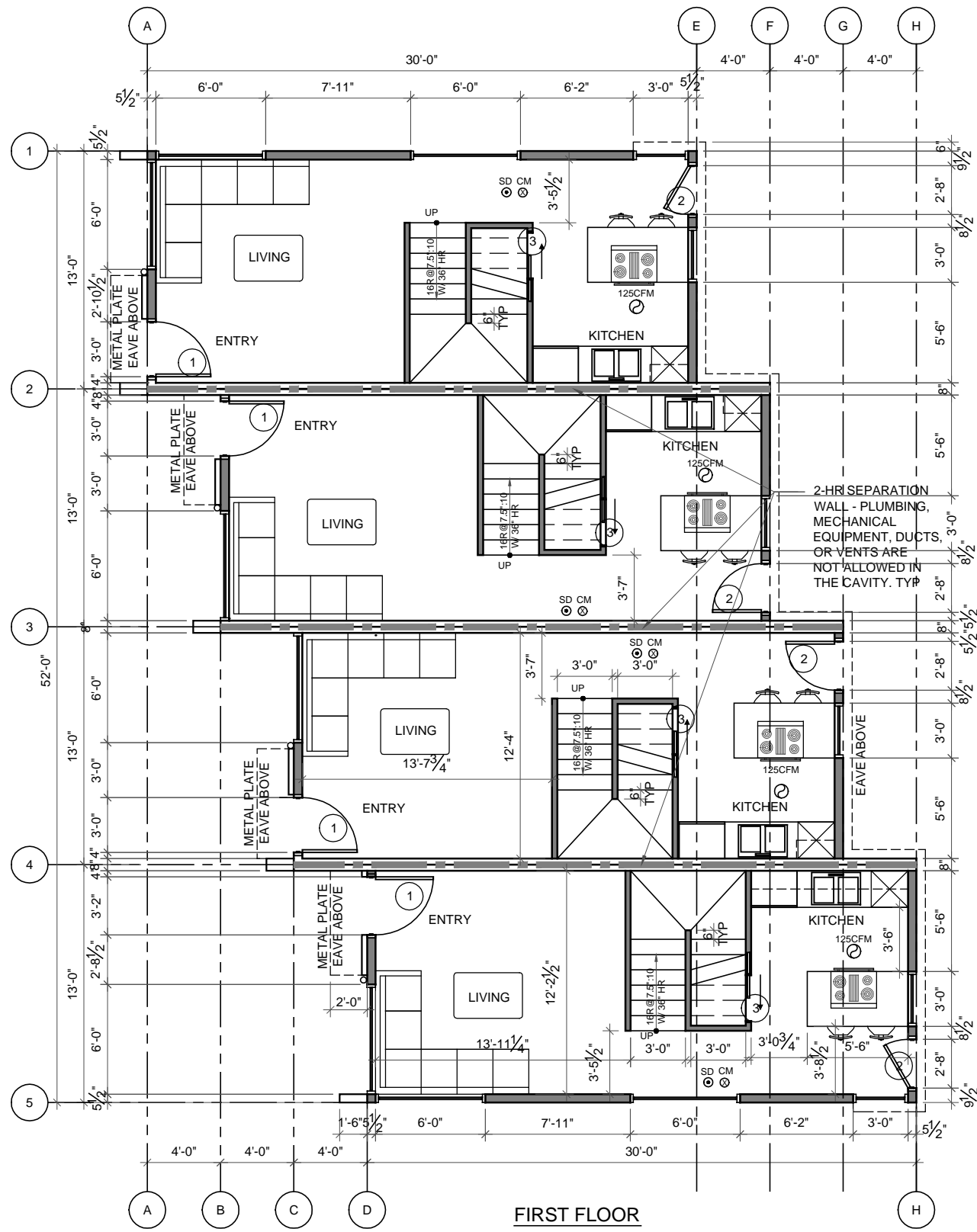


PROPOSED LIGHTING PLAN

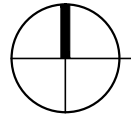
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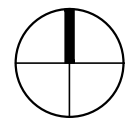
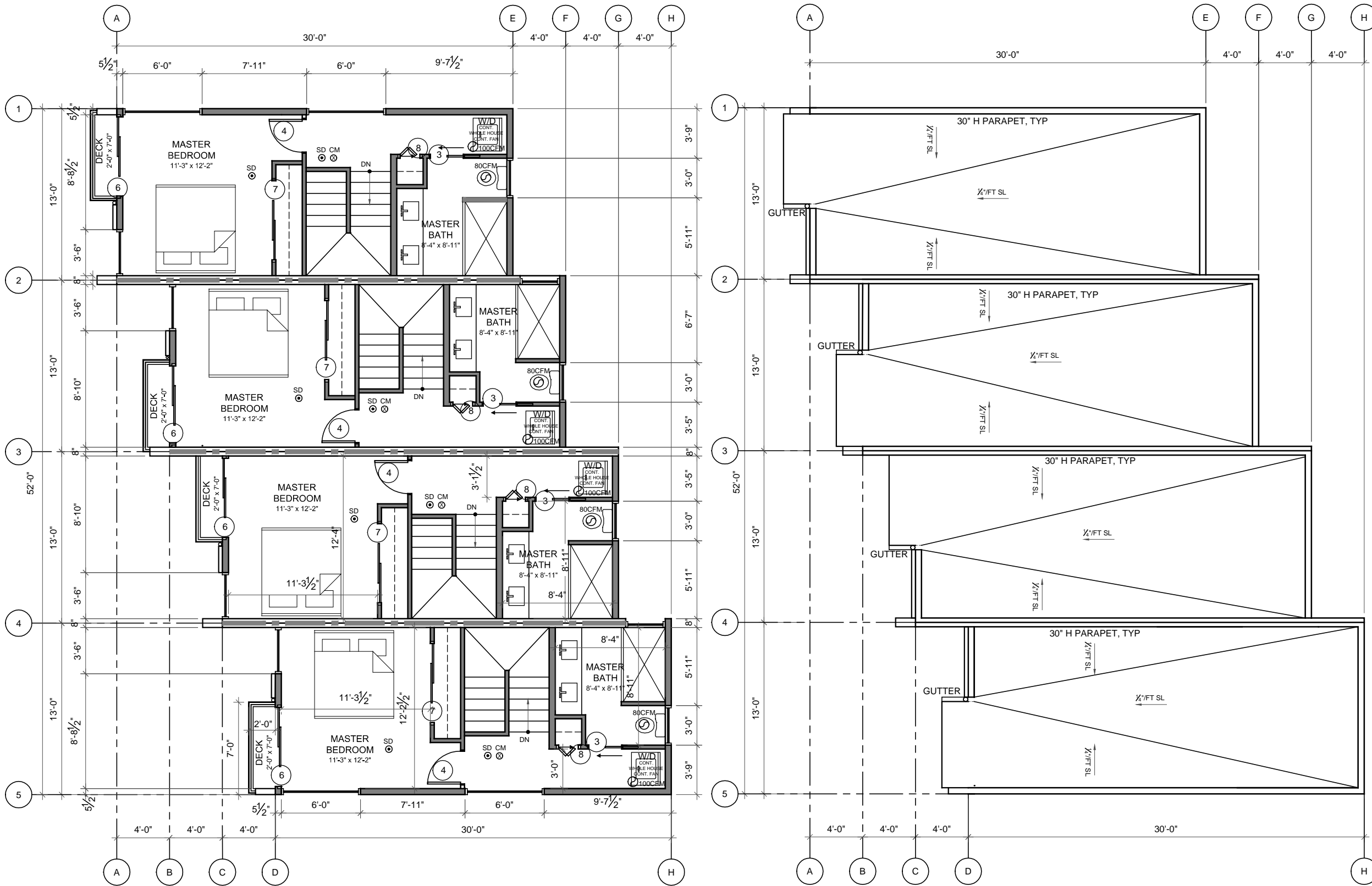




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**UNITS A&B&C&D TOWNHOUSE - FIRST AND SECOND FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"



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

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

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5944 36th Ave S

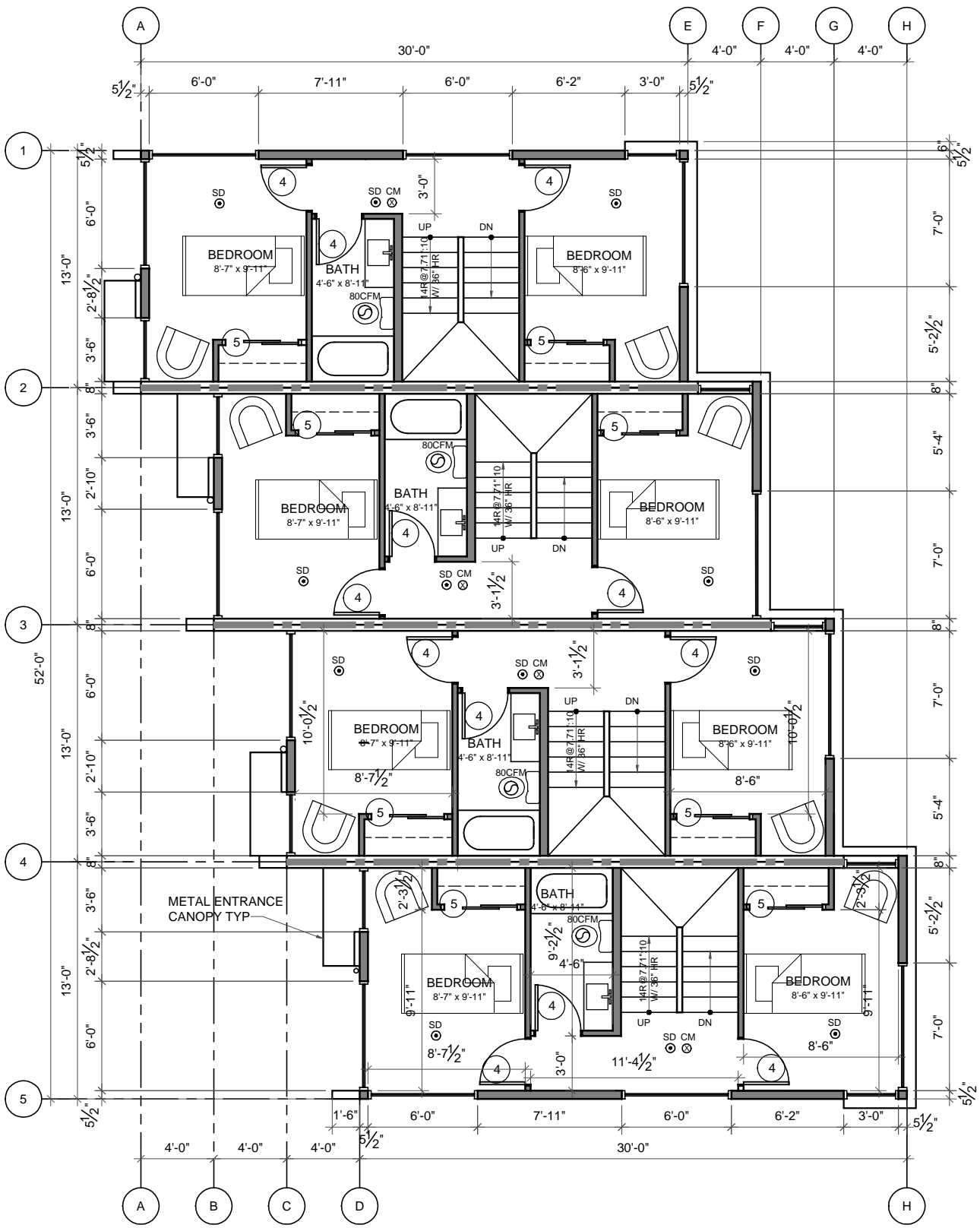
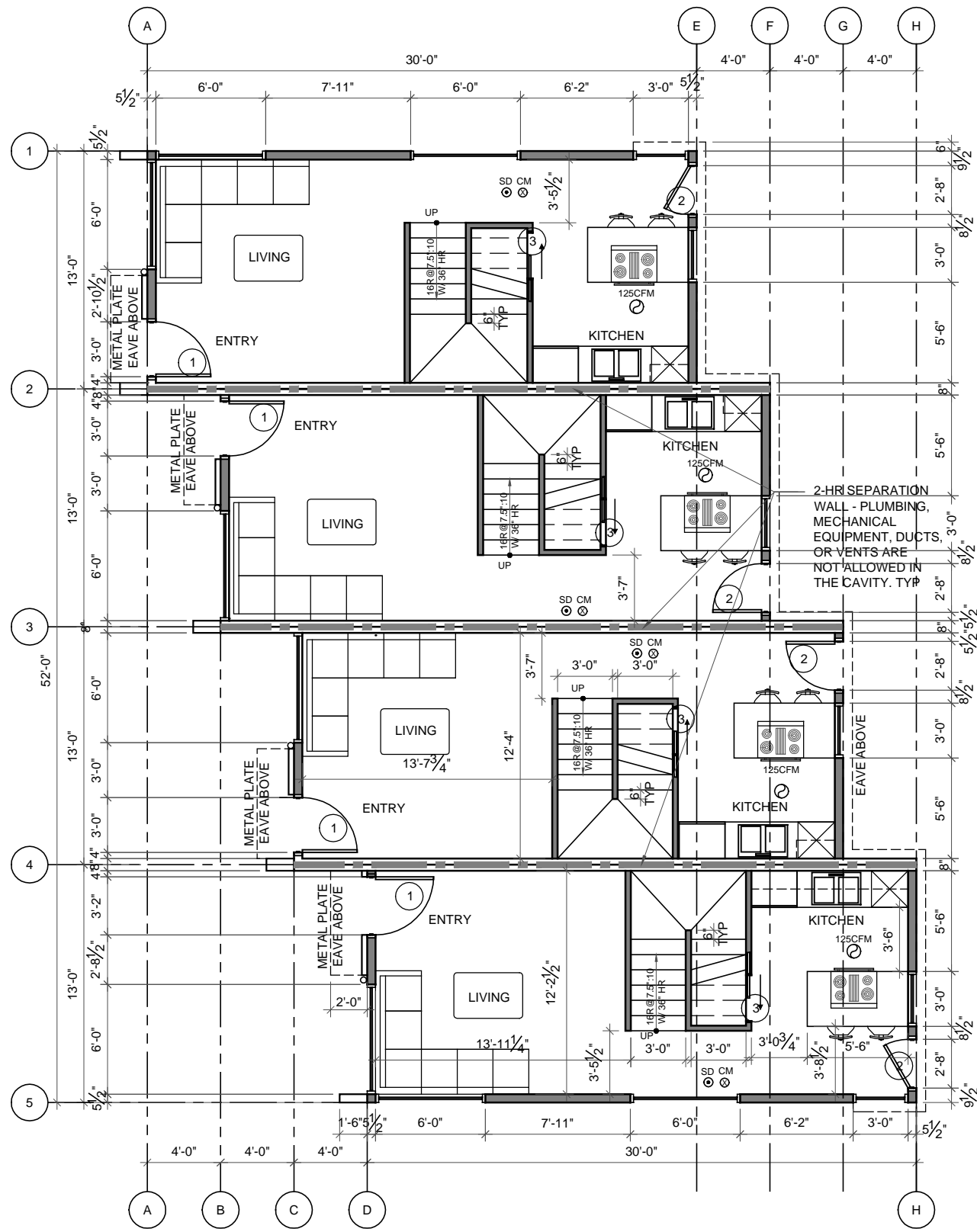
Seattle WA 98118

Cleave Architecture and Design

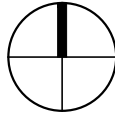
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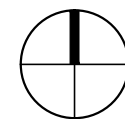
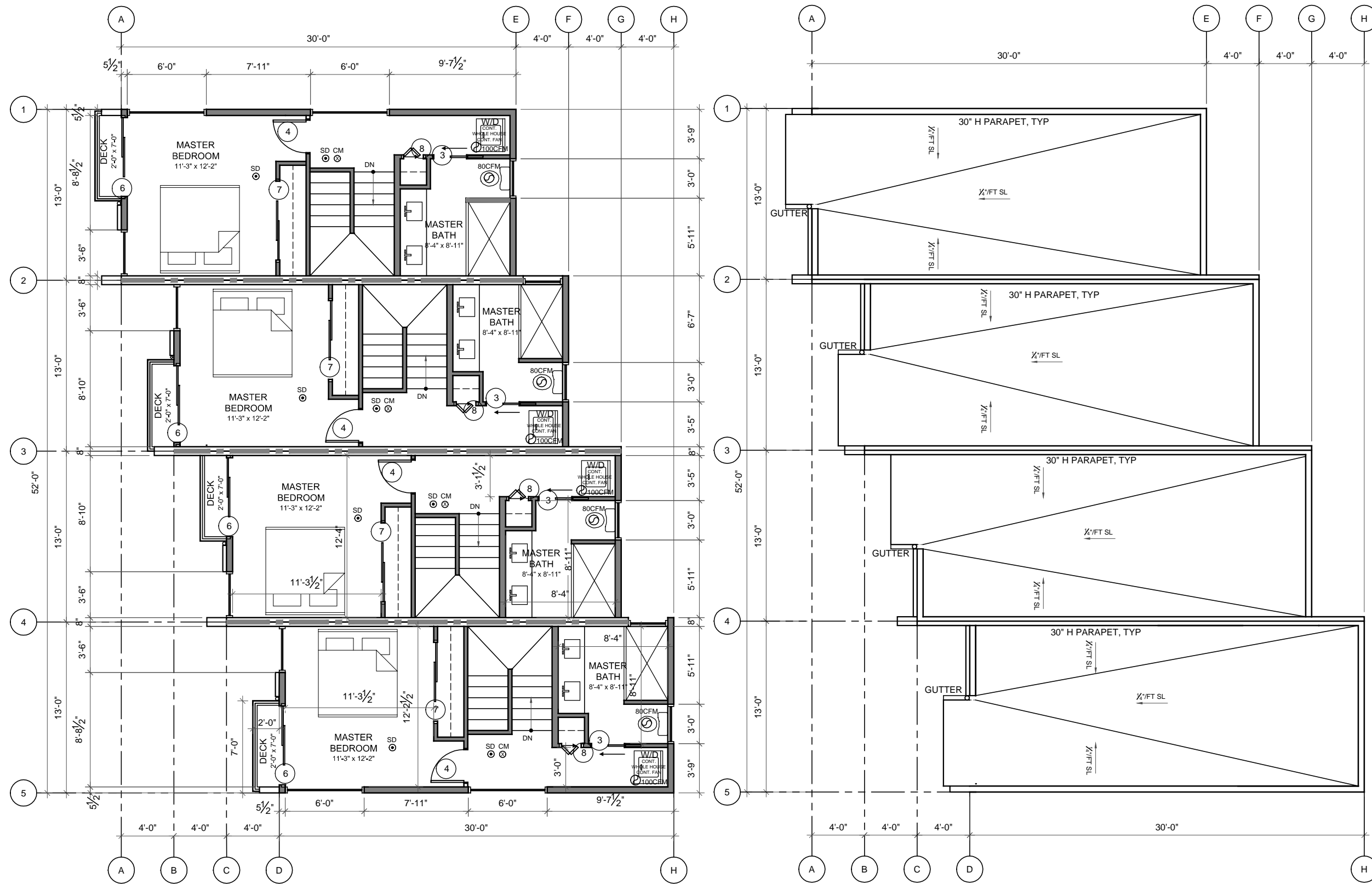
CLEAVE



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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

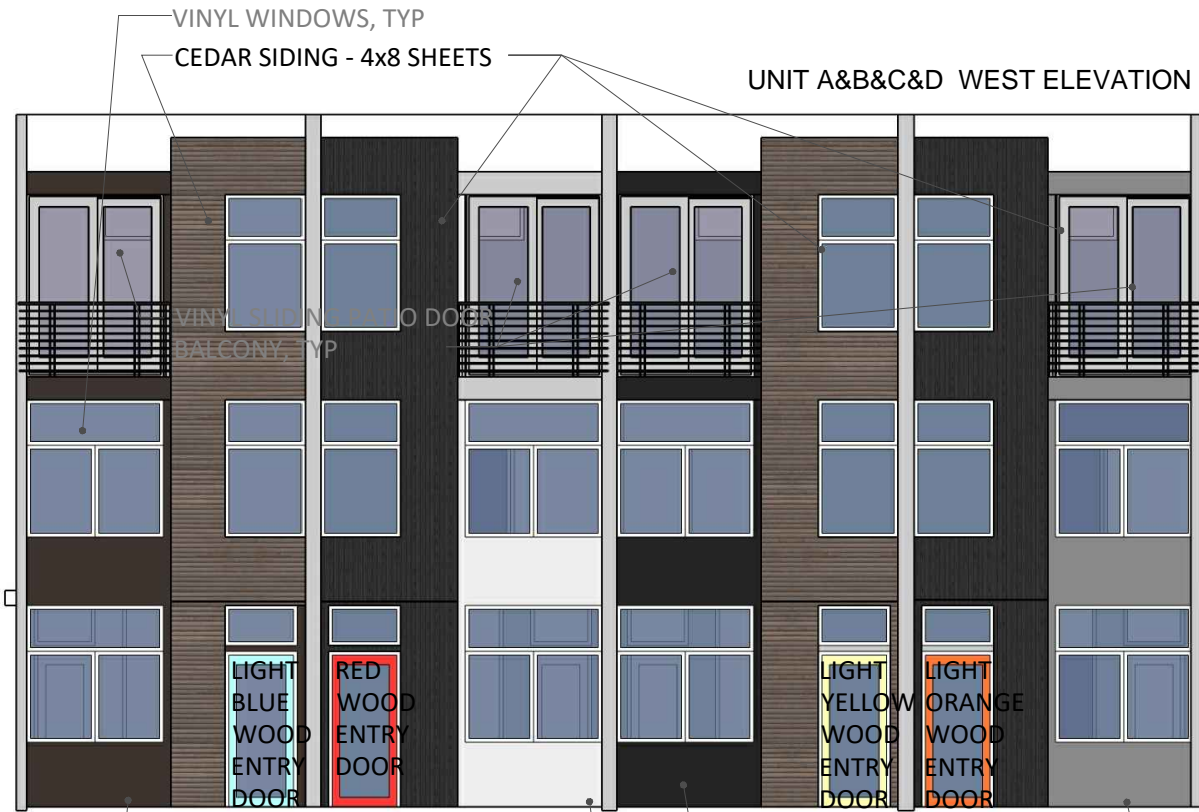
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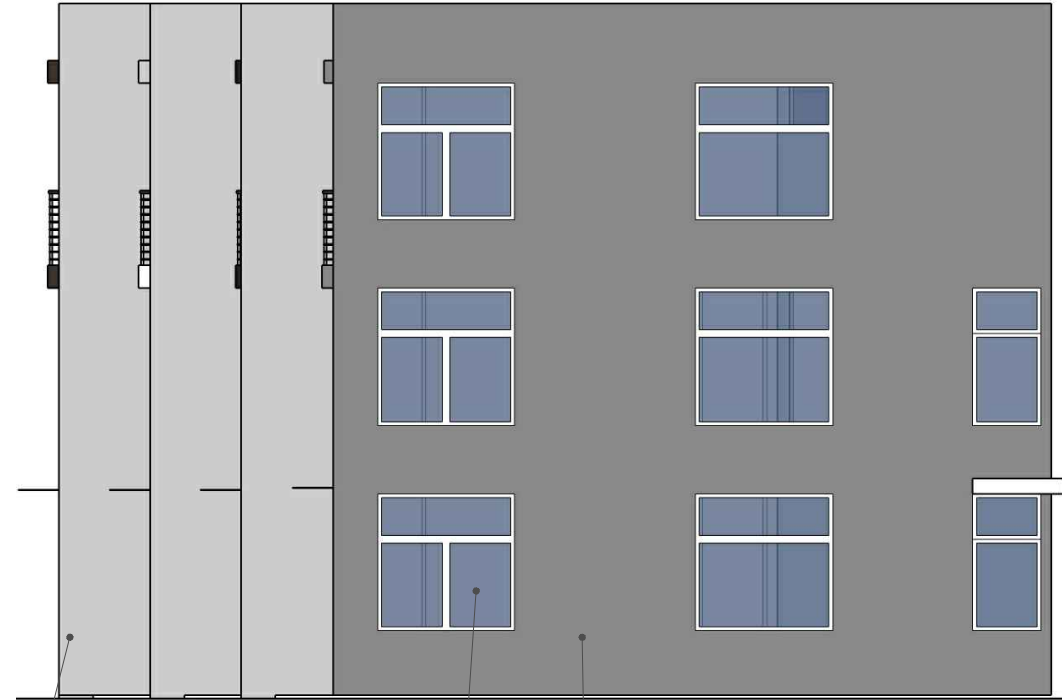
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UNIT A&B&C&D WEST ELEVATION

UNIT A&B&C&D SOUTH ELEVATION



BROWN HARDIE PANEL SIDING - 4x8 SHEETS

LIGHT GRAY HARDIE PANEL SIDING - 4x8 SHEETS

BLACK HARDIE PANEL SIDING - 4x8 SHEETS

DARK GRAY HARDIE PANEL SIDING - 4x8 SHEETS

UNIT ADDRESSING NUMBERS

LIGHT GRAY HARDIE PANEL SIDING - 4x8 SHEETS

STEEL PLATE ENTRYWAY CANOPY

VINYL WINDOWS, TYP

DARY GRAY HARDIE PANEL SIDING - 4x8 SHEETS

BROWN HARDIE PANEL SIDING - 4x8 SHEETS

LIGHT GRAY HARDIE PANEL SIDING - 4x8 SHEETS

BLACK HARDIE PANEL SIDING - 4x8 SHEETS

LIGHT GRAY HARDIE PANEL SIDING - 4x8 SHEETS

VINYL WINDOWS, TYP

LIGHT GRAY ACCENT PAINT EAVES AT ACCESS DOORS

UNIT A&B&C&D EAST ELEVATION

UNIT A&B&C&D NORTH ELEVATION



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VINYL WINDOWS, TYP  
CEDAR SIDING - 4x8 SHEETS

UNIT E&F&G&H WEST ELEVATION

LIGHT YELLOW WOOD ENTRY DOOR  
RED WOOD ENTRY DOOR  
LIGHT ORANGE WOOD ENTRY DOOR  
LIGHT BLUE WOOD ENTRY DOOR

BLACK HARDIE PANEL SIDING - 4x8 SHEETS  
LIGHT GRAY HARDIE PANEL SIDING - 4x8 SHEETS  
BROWN HARDIE PANEL SIDING - 4x8 SHEETS  
DARK GRAY HARDIE PANEL SIDING - 4x8 SHEETS

UNIT E&F&G&H SOUTH ELEVATION

CEDAR SIDING - 4x8 SHEETS  
DARK GRAY HARDIE PANEL SIDING - 4x8 SHEETS  
STEEL PLATE ENTRYWAY CANOPY  
ORANGE COLOR BALCONY - 4x8 SHEETS

UNIT E&F&G&H EAST ELEVATION

UNIT E&F&G&H NORTH ELEVATION

BROWN HARDIE PANEL SIDING - 4x8 SHEETS  
LIGHT GRAY HARDIE PANEL SIDING - 4x8 SHEETS  
BLACK HARDIE PANEL SIDING - 4x8 SHEETS  
VINYL SLIDING PATIO DOOR BALCONY, TYP  
YELLOW & LIGHT GRAY BAND HARDIE PANEL SIDING - 4x8 SHEETS  
VINYL WINDOWS, TYP  
LIGHT GRAY ACCENT PAINT EAVES AT ACCESS DOORS

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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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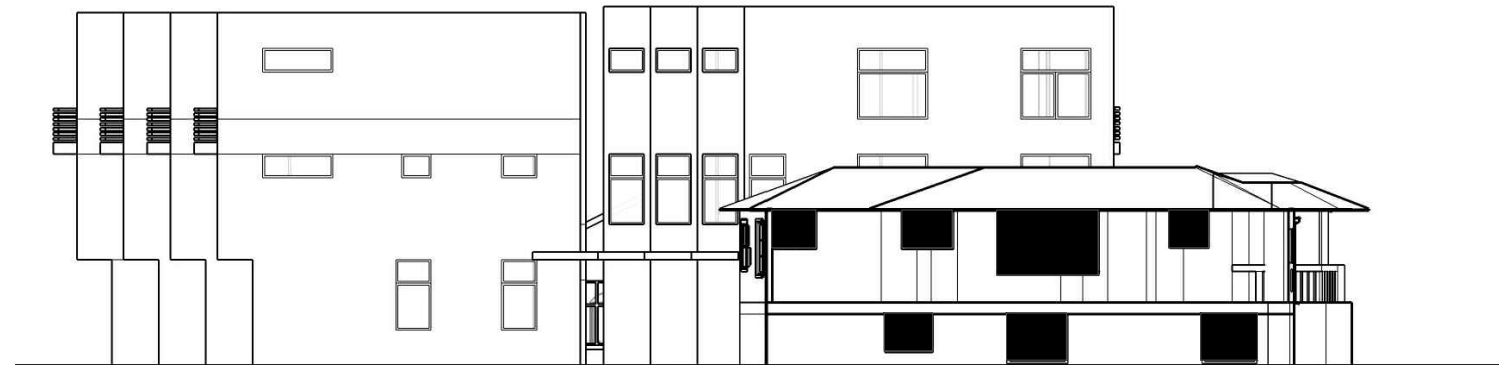
VIEW OF TOWNHOUSES WITH NEIGHBOR'S



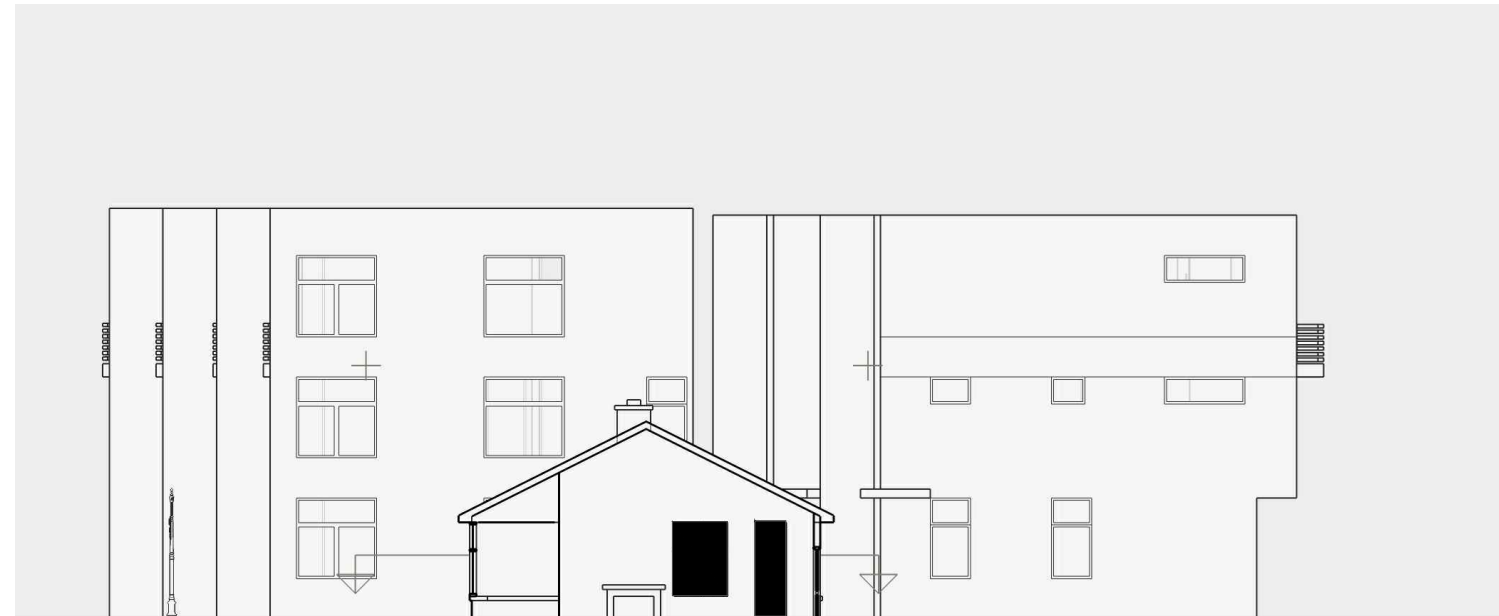
SOUTHWEST VIEW OF TOWNHOUSES FROM COURTYARD

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NORTH WINDOW LOOKING AT #5936 36th Ave S



SOUTH WINDOW LOOKING AT #5954 36th Ave S

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. There are 58'3" distance between them.

SOUTH: To the south is a 1-story single family. The only one window on this facade look onto the unit entrances and pedestrian walkway, and distance between them is 14'6".



Single family #5944 facing proposed north facade



Single family #5944 facing 36th Ave S



Single family #5954 facing proposed south facade



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WINTER SOLSTICE: DECEMBER 20



8AM

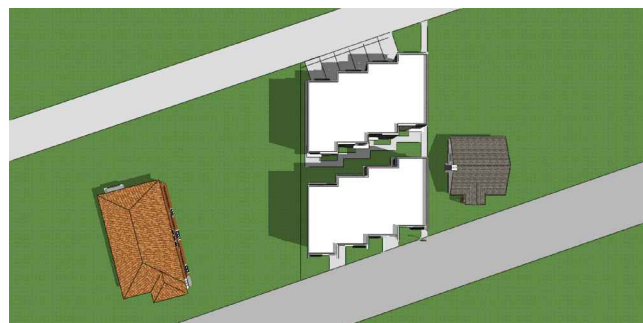


NOON

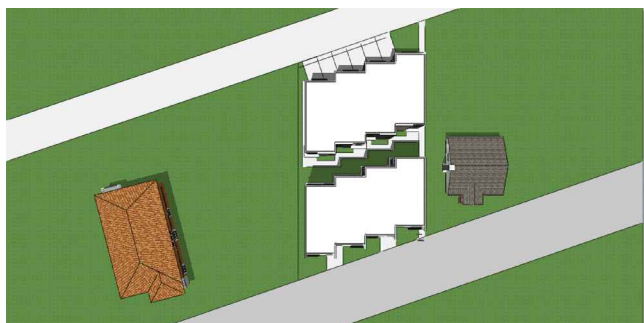


4PM

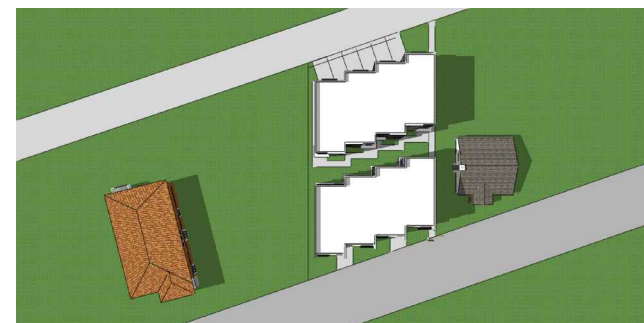
SUMMER SOLSTICE: JUNE 21



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
PL-1, B Connectivity: Walkways and Connections <b>Ensure safe and pleasant circulation for pedestrians. Included clear circulation for pedestrians to the street:</b> 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.	DC1, B	<b>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.</b> 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 along the north property line to the alley, next to the pedestrian pathway with screened wood fence.
PL-2, B Safety and Security <b>Provide lighting at sufficient lumen intensities and scales:</b> 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.		DC4, B Exterior Elements and Finishes: Signage 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.
PL-3, A Street level interaction - Entries <b>Ensure each unit's entry obvious and distinguishable. Pedestrians navigation along the shared walkway should be clear about differentiation of units:</b> Each unit step 4 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 used to articulate the pedestrian pathway from the walkway along the site entrance and throughout the property.  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.	DC1, C Project Uses and Activities: Parking and Service Uses 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.	DC4, C Exterior Elements and Finishes: Lighting 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.
 <p><b>EARLY DESIGN GUIDANCE</b> 5944 36th Ave S Seattle WA 98118 Cleave Architecture and Design SDCI# 3025776  March 22, 2017</p>		DC2, B Architectural Concept: Architectural & Facade Composition 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.