EARLY DESIGN GUIDANCE
304 26th Avenue South, Central District, Seattle, Washington
Playhouse Design Group
DPD # 3015176 | January 22nd, 2014

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PROPOSAL DESCRIPTION

PROJECT INFORMATION
ADDRESS: 304 26th Ave S, Seattle, WA 98144
DPD #: 3015176 | 6362054
OWNER: Modern Homes, LLC
APPLICANT: Playhouse Design Group, LLC
CONTACT: Yueann Wu

PROJECT PROGRAM
BUILDING TYPE: Townhouses (2 structures)
UNIT COUNT: 6 (3 in each structure)
UNIT SIZES: Approximately 1400 sf
ABV.-GROUND STORIES: 3 + Penthouse
PARKING STALLS: 4 (Madison-Miller urban village)
APPROX FAR: 8615.5sf (FAR of 1.2 used), Priority Green
LOT SIZE: 7,200sf

PROJECT OBJECTIVES

The proposed site’s current use is a single family residence. It is approximately 7200 square feet in LR2 zone. The property is located at the mid-block between S Washington Street and S Jackson Street on 26th Avenue S. The project is proposed to demolish the existing single family structure and to construct 2 structures, each with 3 townhouses (total 6 units), in the 23rd & Union-Jackson Residential Urban Village. The proposed structures will be three stories tall with garage parking in each unit.

The proposed project is to achieve a minimum of 4-Star Build Green certification to maximize building sustainability performance.

23rd & Union-Jackson Residential Urban Village areas are in a higher dense and diversity living with many neighborhood shopping, dining and services within walking distance. We are proposing a pedestrian friendly design to accommodate the sense of community with a modern architectural solution.
ZONING INFORMATION

ZONE: LR2
OVERLAY: 23rd & Union-Jackson
(Residential Urban Village)
TRANSIT: Frequent Transit Corridor
STREETS: 23rd, MLK, Yesler & Jackson are arterials
26th Ave South is access residential street

Lot 1 on the corner of 26th Ave S & S Main Street. It is located in lowrise LR2 zone, and the neighbor lots to the North, South, West and East all also in lowrise LR2 zone. The lot is also located in the overlay of 23rd & Union-Jackson Residential Urban Village.
BIKE/WALK ROUTES MAP

The proposed project is located in an area with access to several public transit routes within 1/2 mile radius. Seattle is building a network of neighborhood greenways, a safer pedestrian walk or bike street, which helps the growth of local shopping and services. Central Seattle District is also the main focus that will provide the future Seattle Greenways.
NEIGHBORING BUILDINGS

EXISTING SFR ON SITE

SFR TO THE NORTH

SFR TO THE SOUTH

APARTMENT ACROSS THE STREET

TOWNHOMES ONE BLOCK TO THE NORTH

TOWNHOMES TWO BLOCK TO THE SOUTH

TOWNHOMES TWO BLOCK TO THE SOUTH

VICINITY MAP
TRIPLEX 2 FIRST FLOOR PLAN

TRIPLEX 2 SECOND FLOOR PLAN
RENDERED ELEVATIONS - MATERIAL STUDY

4x8 dark gray painted hardie or similar horizontal siding

4x8 light gray painted hardie or similar horizontal siding

Reclaimed horizontal fir or cedar siding

FRONT ENTRY
4x8 dark gray painted hardie or similar horizontal siding
4x8 light gray painted hardie or similar horizontal siding
Reclaimed horizontal fir or cedar siding

SOUTH ELEVATION

Permeable grasscrete
Cedar fence

Cedar decking
Permeable grasscrete pavers
Concrete planters
LANDSCAPE PLAN

Amanogawa Flowering Cherry
Miscanthus Morning Light
Pennisetum ‘little bunny’
Plum passion heavily bamboo
Sarcococca-humilis
Little Lime Hydrangea
SOUTH PRIVACY WINDOW STUDY
DESIGN GUIDELINES

CONTEXT AND SITE

CS-1 NATURAL SYSTEMS AND SITE FEATURES

B. SUNLIGHT AND NATURAL VENTILATION
The proposed building has large windows in living, dining and kitchen to capture the maximum natural daylight and also have high windows in the bedrooms to create the privacy at the same time also gives maximum daylight.

D. PLANTS AND HABITAT
Use native plants and grasscrete system to keep the low maintenance.

E. WATER
Use Grasscrete as permeable surface for center courtyard/driveway to help the site drainage and also create a more earth-friendly environment.

CS-2 URBAN PATTERNS AND FORM

A. LOCATION IN THE CITY AND NEIGHBORHOOD
The proposed new building is scaled to compatible with the existing neighboring structures (the apartments across street and also surrounding new developments within 1 mile radius).

B. ADJACENT SITES, STREETS, AND OPEN SPACES
Large facade windows and front yard provides a strong connection to a friendly pedestrian environment and streetscape.

C. RELATIONSHIP TO THE BLOCK
The site is sitting on a corner lot of 26th Avenue South and S Main Street. Providing a strong urban edge corner opens up the conversation between the streetscape and the proposed new structures.

D. HEIGHT, BULK, AND CULTURE
The site is located within a transitional neighborhood of apartments and new townhome constructions in LR2 zone and surrounded in NC zone.

CS-3 ARCHITECTURAL CONTEXT AND CHARACTER

A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES
The proposed buildings have large windows in living, dining and kitchen to capture the maximum natural daylight and also have high windows in the bedrooms to create the privacy at the same time also gives maximum daylight.

PUBLIC LIFE

PL-1 OPEN SPACE CONNECTIVITY

A. NETWORK OF OPEN SPACES
Providing a 14 feet front yard give us more opportunities to create a sense of boundary from public to semi-public spaces between proposed structures and public sidewalks to street. A designed 36 feet center courtyard space between structures also proposed as private driveway access for the units.

B. WALKWAYS AND CONNECTIONS
Large facade windows and front yard engage a strong connection to a friendly pedestrian environment and streetscape.

PL-2 WALKABILITY

A. ENTRIES
The proposed front triplex proposed a 14 feet front yard by using low maintenance native plants as a screen to the sidewalk create a sense of boundary from public to semi-public spaces between the sidewalk also provide an opportunity for outdoor seating and children’s play ground space with security.

PL-3 STREET LEVEL INTERACTION

A. ENTRIES
The proposed front triplex have entries at the street with a 14 feet front yard and garage parkings from a 36 feet separation between the proposed rear triplex. The proposed rear triplex have garage parking and entry access from the center courtyard.

C. WEATHER PROTECTION
Adding weather protection overhang as a building design elements at each entries.

D. WAYFINDING
A signage is located on the corner of 26th Ave S and S Main Street gives a clear of directions.

PL-4 ACTIVE TRANSPORTATION

A. ENTRY LOCATIONS AND RELATIONSHIPS
The proposed front triplex have entries at the street with a 14 feet front yard and garage parkings from a 36 feet separation between the proposed rear triplex. The proposed rear triplex have garage parking and entry access from the center courtyard.
DESIGN CONCEPT

DC-1 PROJECT USES AND ACTIVITIES
B. VEHICULAR ACCESS AND CIRCULATION
Both proposed triplex structure provide garage parking for all vehicles access from 26th Ave S to the center courtyard and garages.

C. PARKING AND SERVICE USES
Provide landscape between each units as a screen between units and also propose grasscrete as paving system to reduce the visual impact of driveway and also to serve as an outdoor gathering areas.

DC-2 ARCHITECTURAL CONCEPT
A. MASSING
The street front triplex with a large front yard is scaled to compatible with existing surroundings.

B. ARCHITECTURAL AND FACADE COMPOSITION
The street front facade proposed modulations and entry overhangs to break the massing of the structure and to create a different visual composition between different materials and elements.

D. SCALE AND TEXTURE
By introduce an overhangs as a design element break the verticality of the building and give a more sense of human scale.

DC-3 OPEN SPACE CONCEPT
A. BUILDING-OPEN SPACE RELATIONSHIP
The office space at the bottom of front triplex and rear triplex as a semi-private space create a connection between the private front and rear yard spaces and interior spaces.

B. OPEN SPACE USES AND ACTIVITIES
Create a semi enclosed open spaces proposed a sense of community between each units.

C. DESIGN
Planting landscaping along the street facade gives the buffer between streetscape and also create a friendly interaction between the structure and sidewalk and street.

DC-4 EXTERIOR ELEMENTS AND FINISHES
A. BUILDING MATERIALS
The proposed project will make sure of durable and sustainable materials for a 4-star build green certificate.

C. LIGHTING
Exterior lighting for each unit entrance and pathways helps orient visitors and provide security and safety to each units.

D. TREE, LANDSCAPE AND HARDSCAPE MATERIALS
Use native low maintenance plants to enhance the color and soften the hardscape of the structures.

PRE - MEETING NOTES

Front triplex 1:
- earth vs. building: how to provide a defensible vs. open space between street and the structures. Bring in landscaping design to accomplish the idea of indoor/outdoor.
- perhaps add front entry trellis.

Back triplex 2:
- perhaps looking at switching the living space with kitchen.
- adding more windows to the bedrooms on the 3rd floor
- center courtyard vs. driveway

Planting trees in the center spaces or put planters at the entry for a more defined/useable center court yard/driveway spaces.