



SEATTLE, WASHINGTON
2215 BOYLSTON AVE E

PROPOSAL

The proposed project at 2215 Boylston Avenue East is a set of 2 multi-family structures, each less than 30' tall, replacing an existing single family residence. The project would create 6 units, add 6 parking stalls and refresh the run-down and overgrown parcel that exists today.

DPD Project #6294344
King County Address Parcel Number 2902200660

ANALYSIS OF CONTEXT

The project site, located in the Eastlake neighborhood of Seattle, is a 6,600 SF parcel zoned for low-rise residential development (LR3). The area is a designated part of the Eastlake Residential Urban Village.

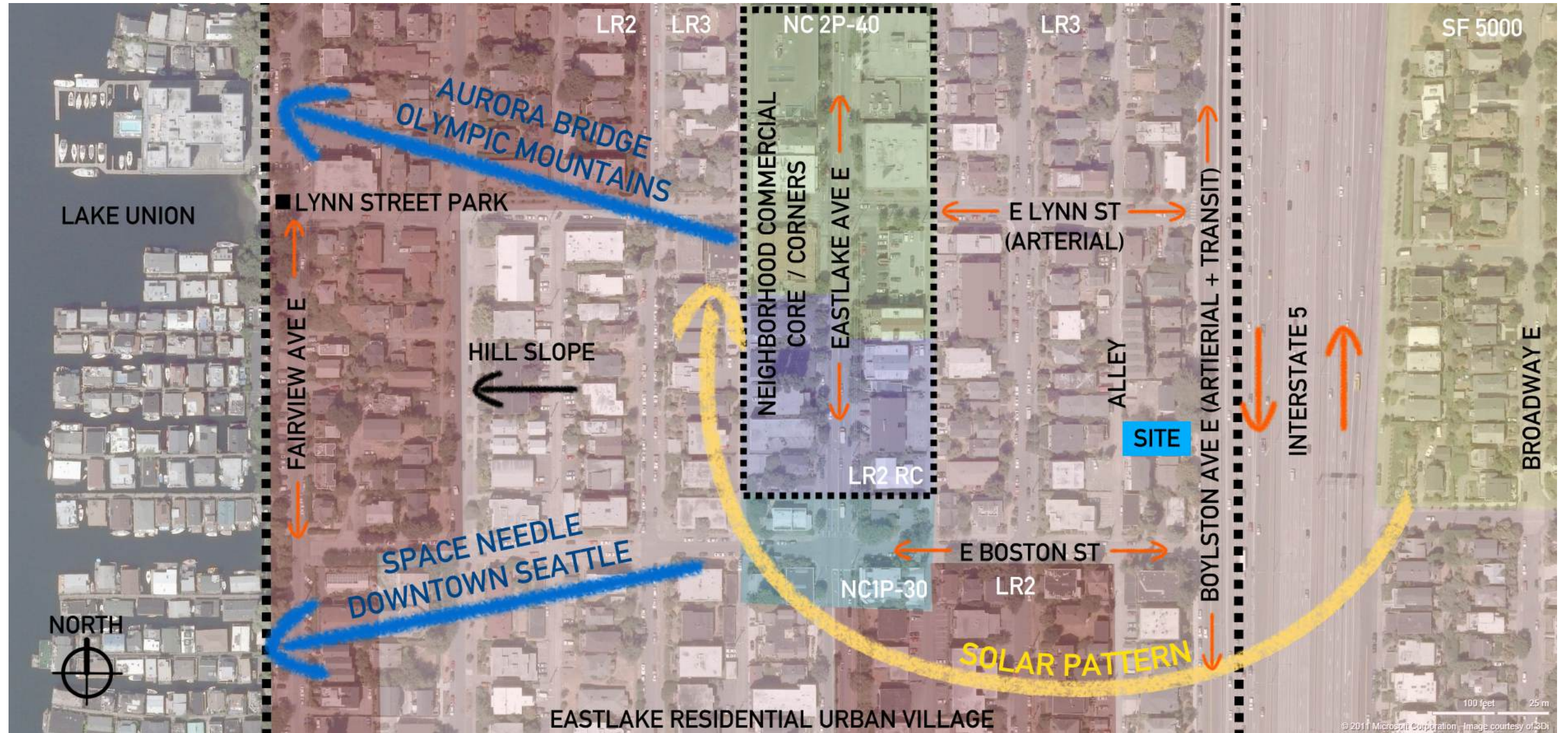
The parcel is bounded by Boylston Ave E on the east, an improved alley on the west, a single family residence (with apartment units) to the north and condominium units to the south. The site is adjacent to Interstate 5, which is east of Boylston Ave E, raised up approximately 12' and protected by a concrete noise barrier. Boylston Ave E is a designated arterial street with regular transit service and on-street parking.

The topography of the site is sloped, with an 18' drop in height from Boylston Ave E to the alley. The sloped nature of the site allows for spectacular views of the Olympic Mountains, Gas Works park, the Aurora Bridge, Queen Anne, Lake Union, the Space Needle and the downtown Seattle skyline.

The neighborhood is made up of a mix of older single-family residences, small apartment buildings and small condominium buildings. A variety of shops and commercial uses are dotted at street corners throughout the neighborhood and act as community nodes.

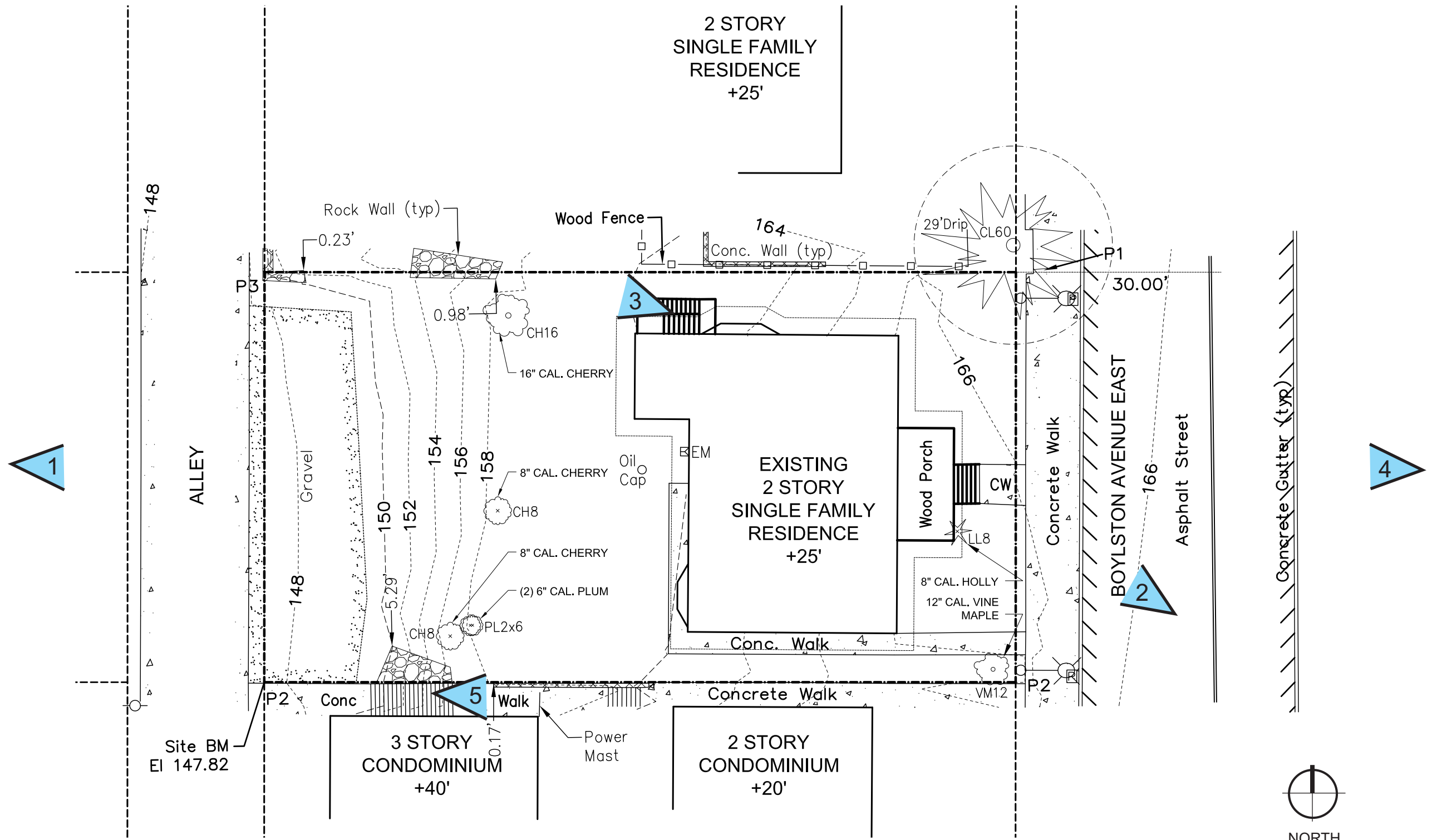
Please see the following page for a graphic contextual analysis.



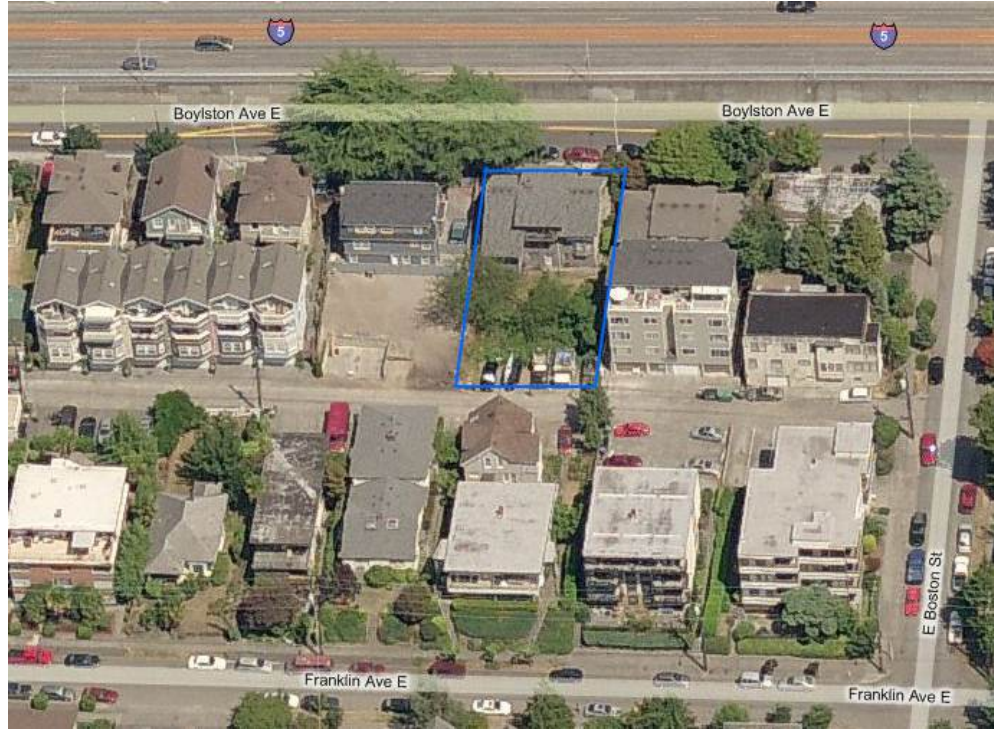


Neighborhood Context for 2215 Boylston Avenue East
Eastlake Neighborhood, Seattle, Washington

ANALYSIS OF CONTEXT



EXISTING SITE CONDITIONS



1 AERIAL LOOKING EAST



2 VIEW FROM BOYLSTON LOOKING AT EXISTING HOUSE



3 VIEW LOOKING NORTH WEST



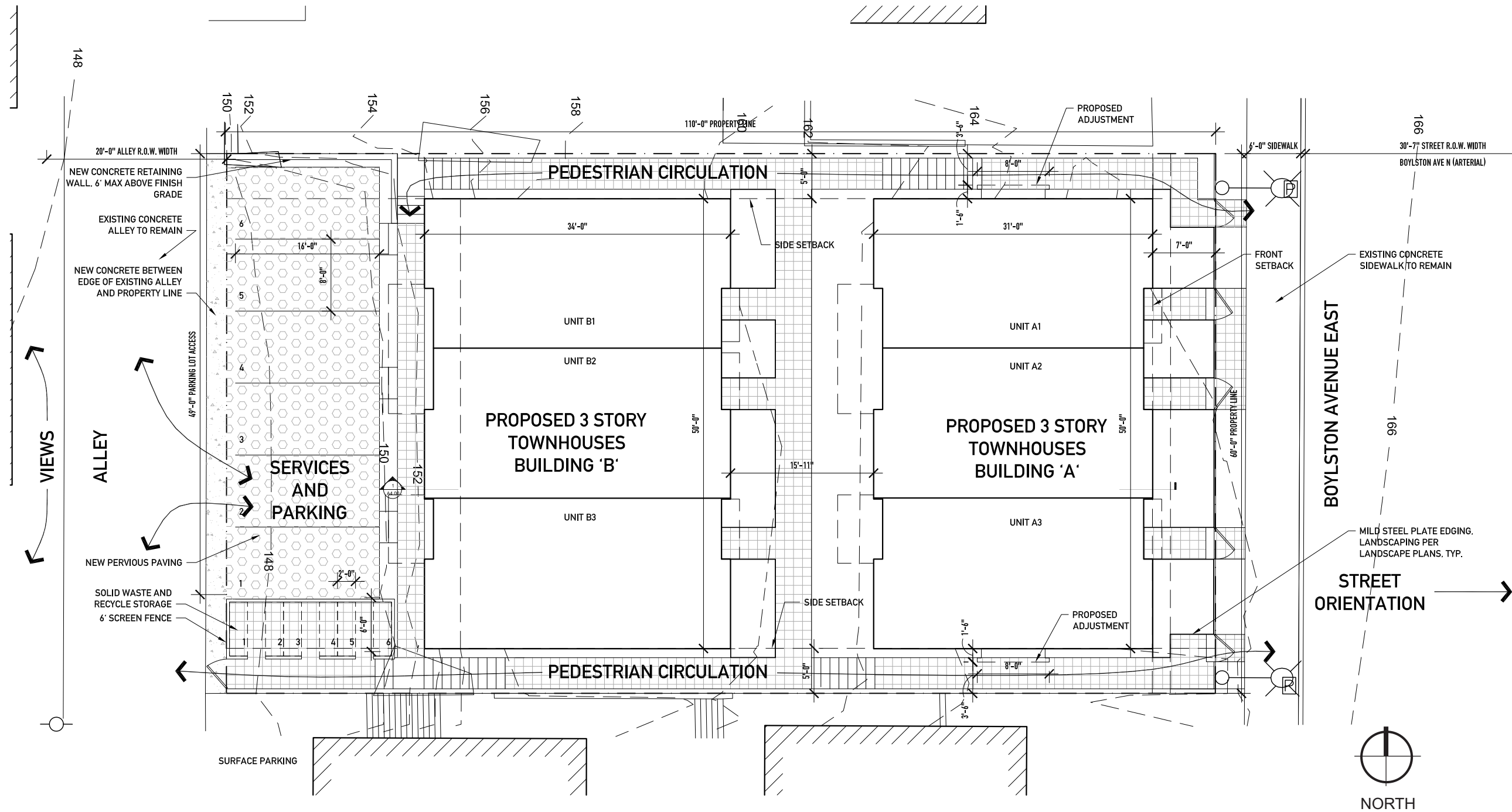
4 AERIAL LOOKING WEST



5 VIEW LOOKING EAST

EXISTING SITE CONDITIONS

SITE PLAN

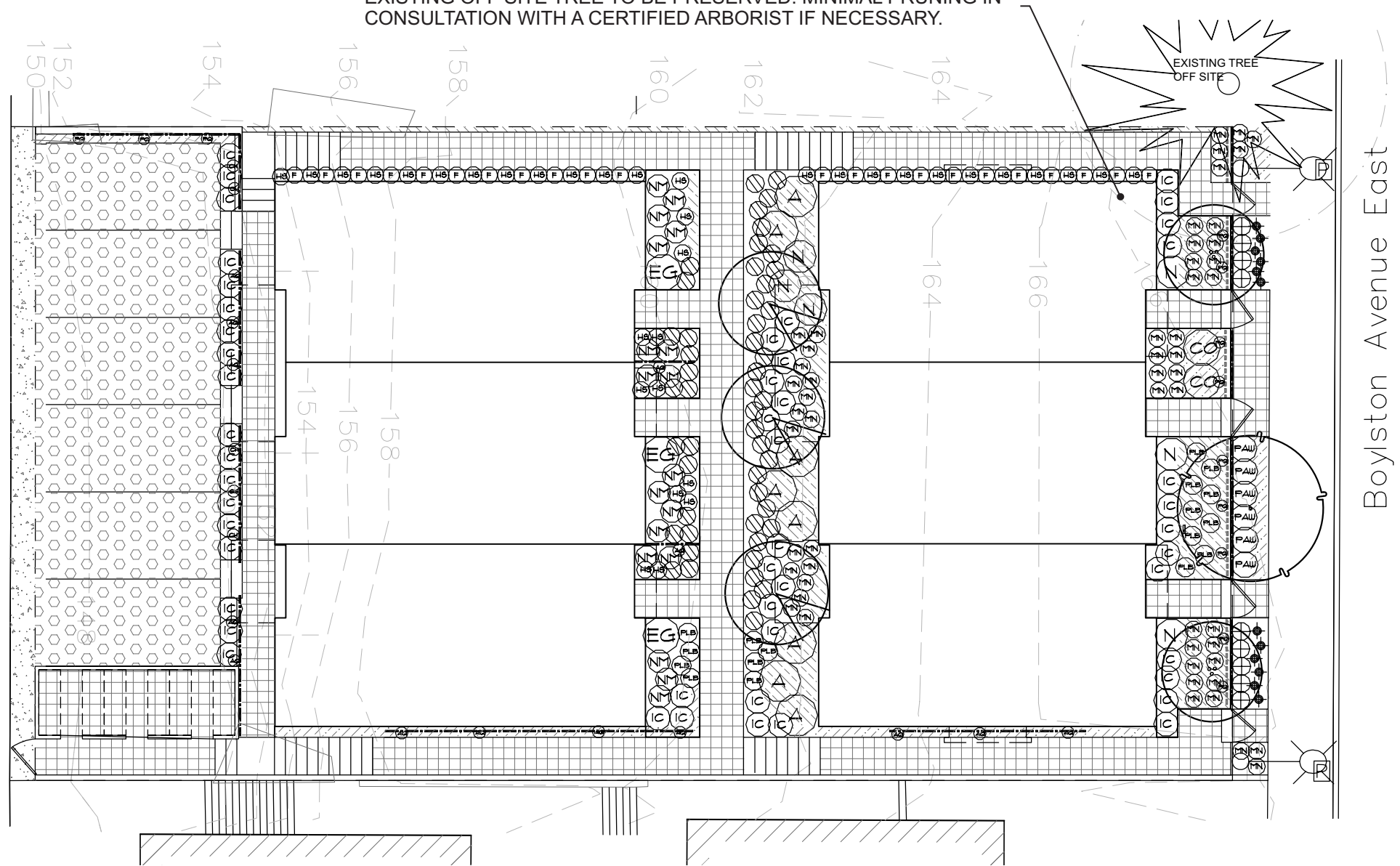


ARCHITECTURAL CONCEPT

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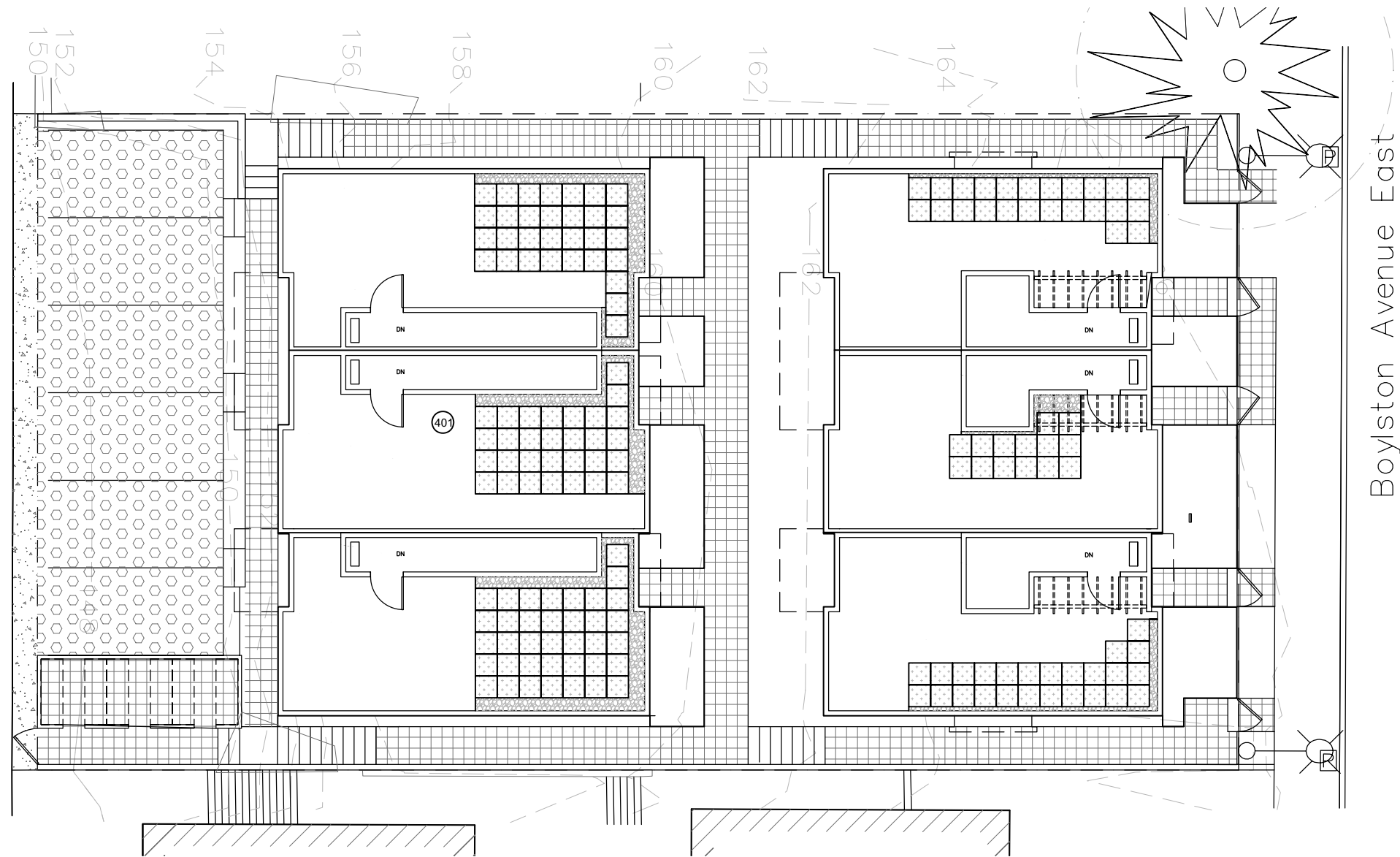
LANDSCAPE PLAN

EXISTING OFF SITE TREE TO BE PRESERVED. MINIMAL PRUNING IN CONSULTATION WITH A CERTIFIED ARBORIST IF NECESSARY.



ARCHITECTURAL CONCEPT

ROOF GARDEN PLAN



DESIGN GUIDELINES

In addition to the standard City of Seattle Guidelines, this project acknowledges and responds to the Eastlake Neighborhood Design Guidelines developed by the Seattle Design Review board and community members in the Eastlake neighborhood.

A-1 Responding to Site Characteristics / Preserving Views

The roofs for both buildings have been carefully designed to minimize potential impact on neighboring properties. The stair penthouses for both buildings have been made as streamlined and compact as possible while still functioning as a stair to the roof garden and a screen for mechanical equipment.

B-1 Height, Bulk and Scale

The scale of the project has been carefully tuned to fit within the scale of development anticipated by the applicable Land Use codes. As such, the project fits within the allowed 30' height limit. This project is meeting the requirements of SMC 23.45.510.C in order to use the higher allowed Floor Area Ratio limit of 1.4. Care has been taken to break up the mass of the buildings to reflect a smaller scale that is compatible with the neighborhood's existing buildings. An effort has also been made to use site elements, glazing and material changes to find a balance between horizontal and vertical expression.

C-1 Architectural Context

The roof design has been identified as an important element to projects in this community. The roofs are designed to provide a clean view for neighbors looking down from above, while minimizing obstructed views for the neighbors on either side of the project. In addition to containing mechanical equipment and screening the stair penthouse, the roof will feature vegetation to contribute to the neighborhood's urban garden. The roof gardens will help reduce the urban heat island effect, reduce stormwater runoff into Lake Union and provide visual interest for residents and surrounding neighbors.

C-3 Human Scale

Every effort has been made to make this project relate well to the human scale. The ground level entries from the street has been detailed with low planters and gates, pedestrian paths and glazing that relate closely to the human proportion. Lighting will be provided for safety and navigation, and will be shielded and directed away from neighboring properties.



DESIGN GUIDELINES

C-4 Exterior Finish Materials

The facades of the buildings are modern in aesthetic, made up of clear cedar, exposed concrete, glass, metal and fiber cement panels of different scales. The choice of the materials provides visual interest and excitement while creating a durable and long lasting building envelope. The fiber cement paneling facilitates clean and tight detailing, creating fresh, clean lines that will make this project an attractive asset to the neighborhood.

D-1 Pedestrian Open Spaces and Entrances

The entries to the units have been crafted to be accessible and inviting. Pedestrian scaled features such as low height vegetated fencing, low gates, individual pathways and entry landscaping are included to contribute to a individual and unique feeling of space. The low features at the street level allow for connection between residents and pedestrian traffic on Boylston Ave. A protected courtyard complete with landscaping and planter-benches creates a place for residents to commune and facilitates a sense of share space and community.

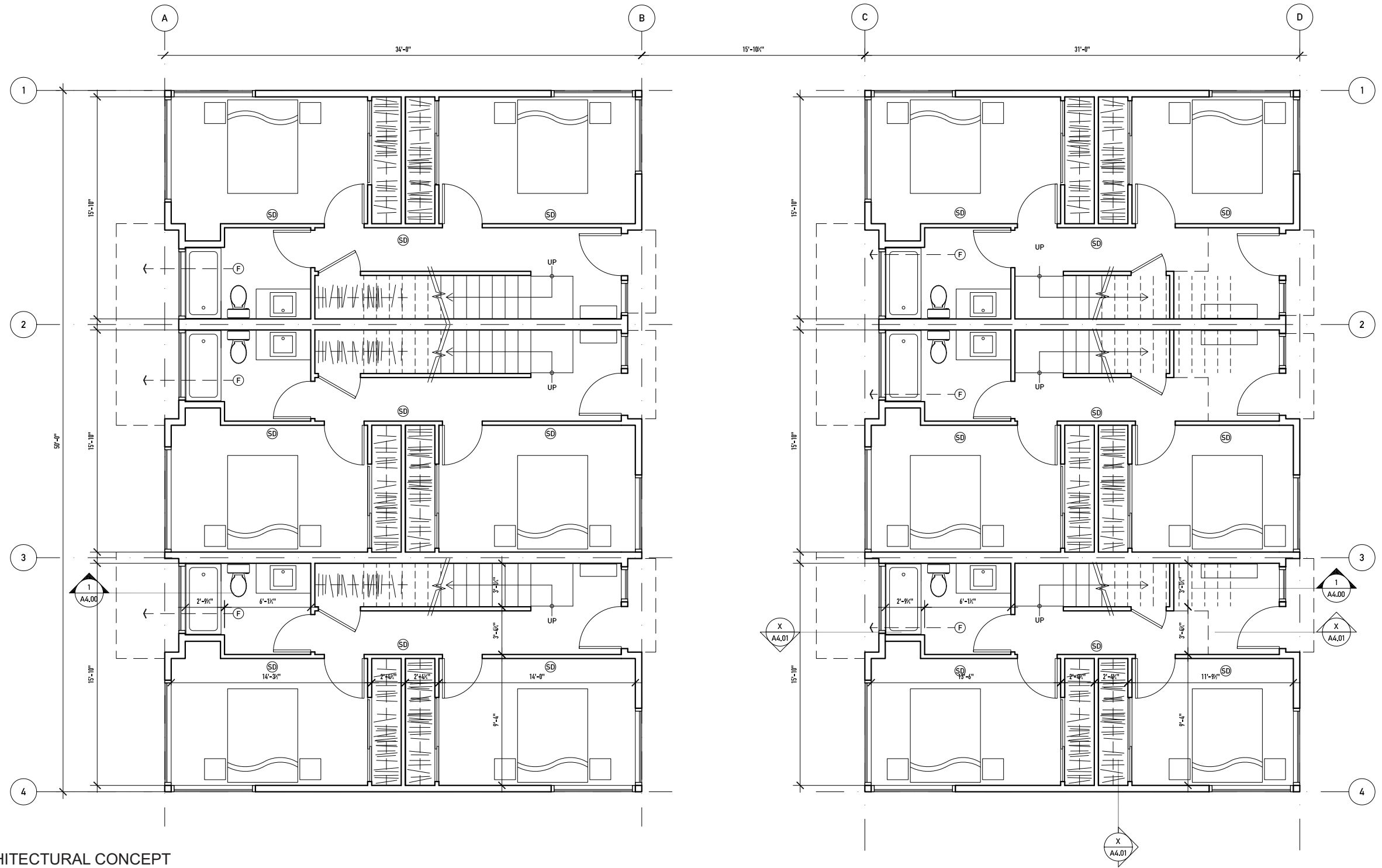
E-1 Landscaping

Abundant, low-impact vegetation is considered a great asset to this project. Each unit has a completely landscaped entry as well as a green roof. Wherever possible, planting is used to screen neighboring properties from the buildings, equipment and parking.



PLAN - 1ST FLOOR

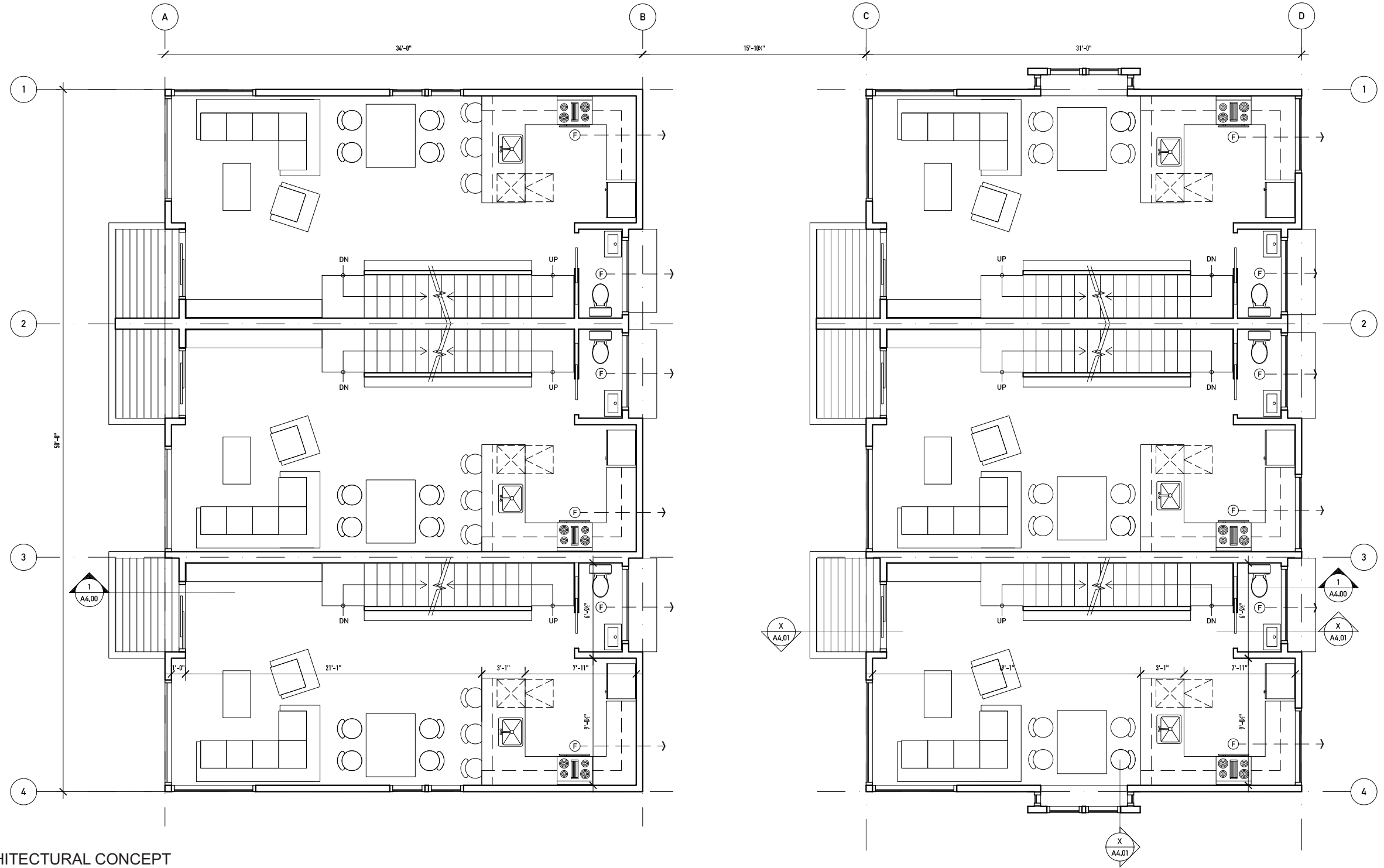
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ARCHITECTURAL CONCEPT

PLAN - 2ND FLOOR

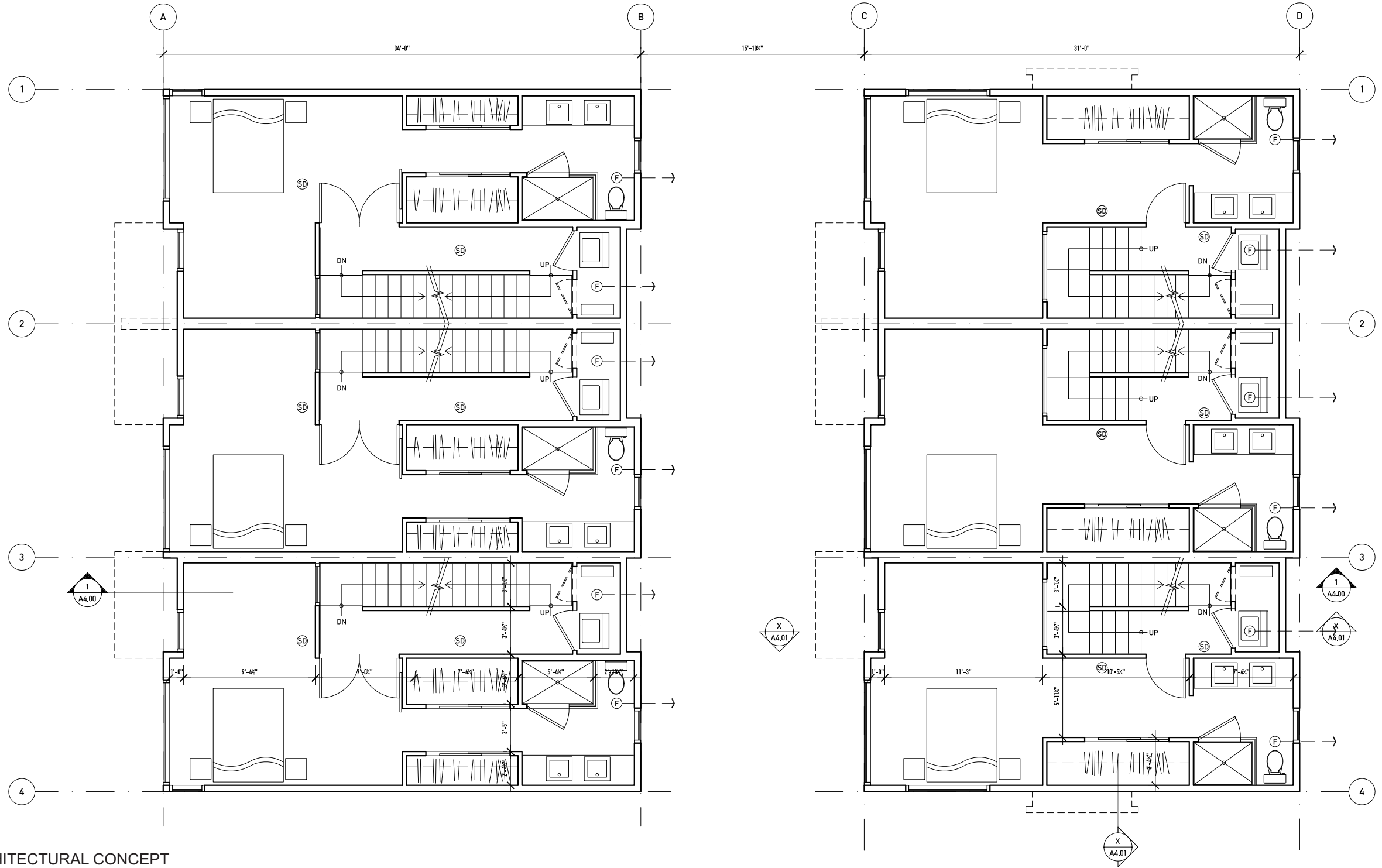
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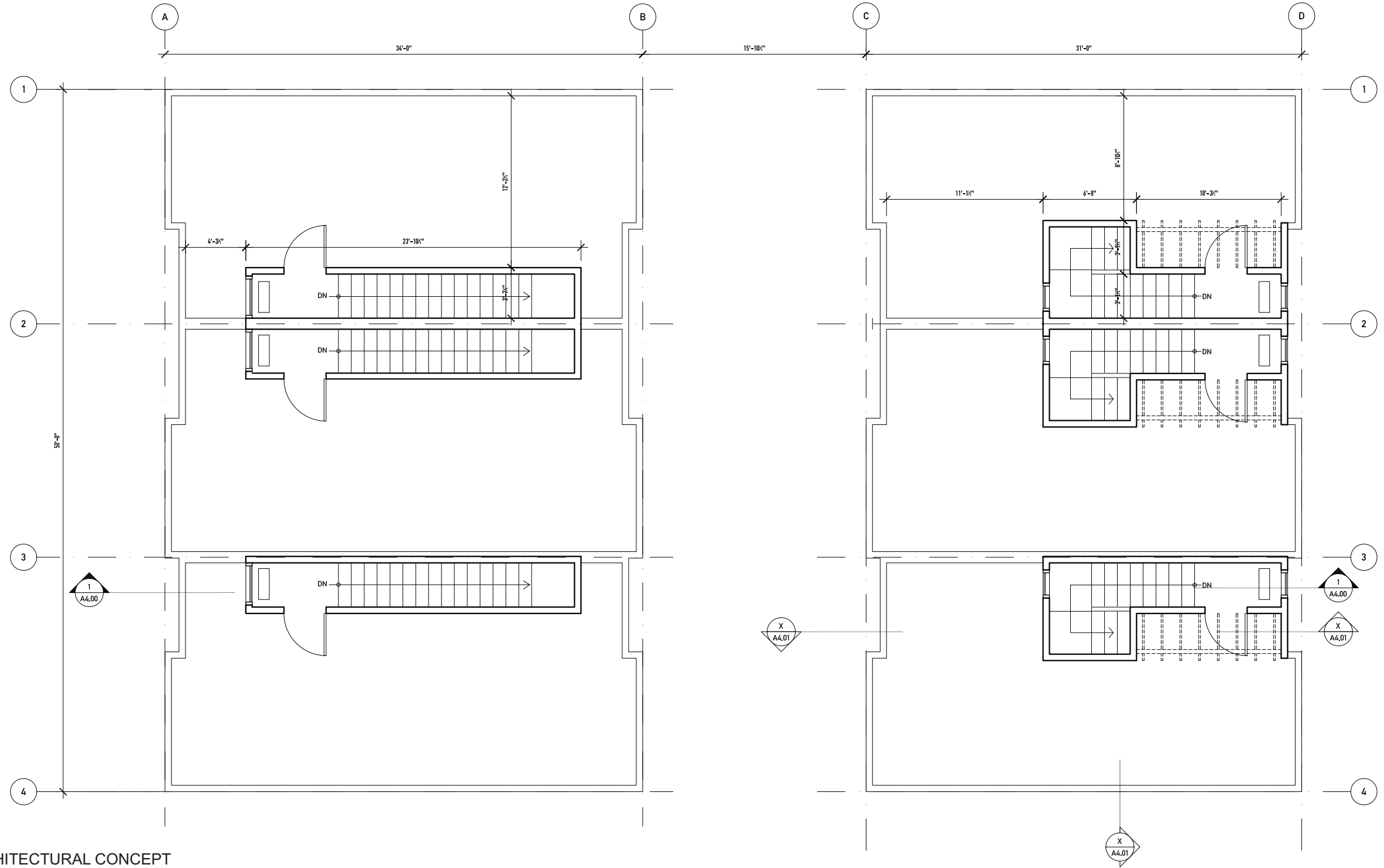
PLAN - 3RD FLOOR

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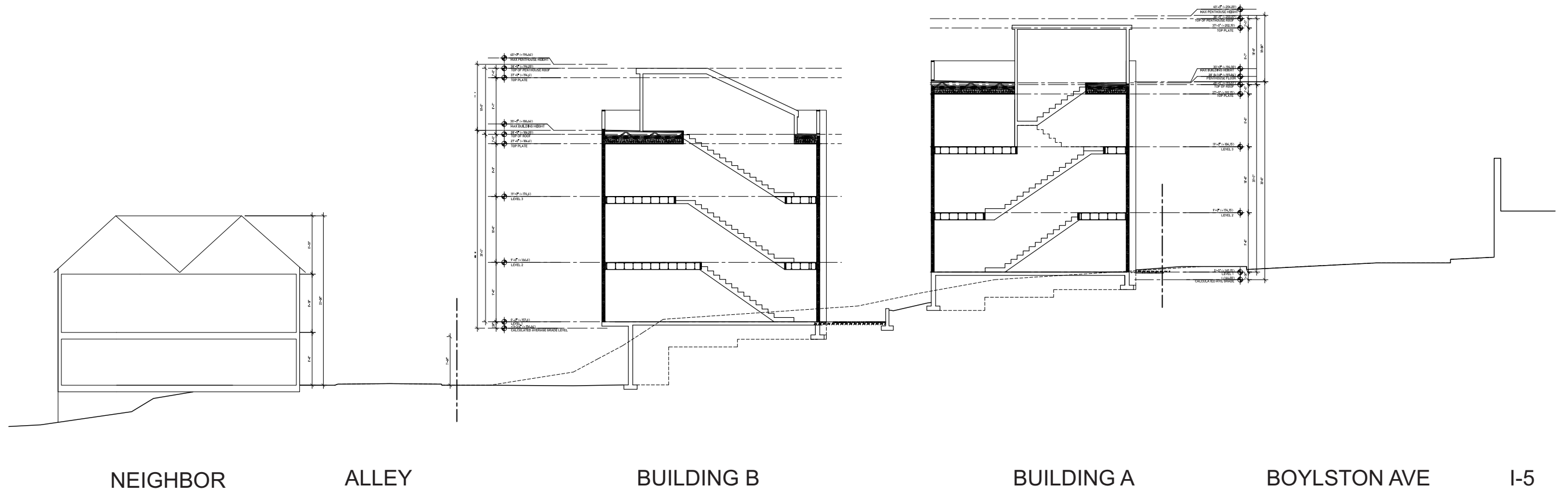
PLAN - ROOF



ARCHITECTURAL CONCEPT

BUILDING SECTION

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ARCHITECTURAL CONCEPT

EAST ELEVATION - BUILDING A

WEST ELEVATION - BUILDING A

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ARCHITECTURAL CONCEPT

EAST ELEVATION - BUILDING B

WEST ELEVATION - BUILDING B

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ARCHITECTURAL CONCEPT

SOUTH ELEVATION

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NORTH ELEVATION

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ADJUSTMENTS AND DEPARTURES

This proposal includes the allowance of two 18" pop-outs into the required 5' side setbacks (one on each side of Building A).

The pop-outs serve as a response to both the site and the intent of the established design guidelines by providing enhanced views from within the building and, from the exterior, breaking up an otherwise blank facade with a change of plane and material.

A setback reduction of up to 50% (30") is permissible per SMC 23.41.018.D.4.

FAR SUMMARY

110' x 60' Lot = 6,600 SF
Townhouse Use, Meeting Req's of 23.45.510C = 1.4 FAR

Allowable FAR = 6,600 SF x 1.4 FAR = 9,240 SF

Building A

Floor 1 - 1,374 SF
Floor 2 - 1,374 SF
Floor 3 - 1,374 SF
Roof - 207 SF

Building B

Floor 1 - 1,515 SF
Floor 2 - 1,515 SF
Floor 3 - 1,515 SF
Roof - 207 SF

Total Proposed FAR - 9,081 SF

SMC TITLE	SMC REQUIREMENT	COMPLIANCE / REFERENCE
23.45.504. PERMITTED AND PROHIBITED USES	RESIDENTIAL USE PERMITTED OUTRIGHT PER 23.45.504 TABLE A	COMPLIANT
23.45.506. ADMINISTRATIVE CONDITIONAL USES	NOT APPLICABLE	
23.45.508. GENERAL PROVISIONS	REQUIRED PARKING, ALLEY ROW IMPROVEMENTS, SOLID WASTE AND RECYCLABLES ADDRESSED BELOW	
23.53.005 ACCESS TO LOTS	MINIMUM 10' OF LOT LINE REQUIRED FOR PARKING ACCESS	COMPLIANT; SEE SITE PLAN
23.53.006 PEDESTRIAN ACCESS AND CIRCULATION	PEDESTRIAN ACCESS AND CIRCULATION REQUIRED, SIDEWALKS REQUIRED PER R.O.W. IMPROVEMENTS MANUAL	COMPLIANT; SEE SITE PLAN
23.53.015 IMPROVEMENTS FOR EXISTING STREETS IN RESIDENTIAL ZONE	IMPROVEMENTS FOR EXISTING ARTERIAL MEETING MINIMUM R.O.W. WIDTH STANDARDS REQUIRED	COMPLIANT; SEE SITE PLAN
23.53.030 ALLEY IMPROVEMENTS	16' R.O.W. MINIMUM WIDTH REQUIRES 2' DEDICATION TO ALLEY	COMPLIANT; SEE SITE PLAN
23.54.015 REQUIRED PARKING	1 STALL PER UNIT REQUIRED, MINIMUM 60% OF STALLS TO BE MEDIUM SIZED.	COMPLIANT; SEE SITE PLAN
23.54.040 SOLID WASTE AND RECYCLABLE MATERIALS STORAGE AND ACCESS	(1) 2 x6' AREA FOR EACH UNIT (UNITS WILL BE BILLED SEPARATELY BY UTILITY) BINS WILL BE PULLED TO ALLEY BY OWNERS ON COLLECTION DAY	COMPLIANT; SEE SITE PLAN
23.45.510. FLOOR AREA RATIO (FAR) LIMITS	1.4 FAR LIMIT; MEETING REQUIREMENTS OF 23.45.510.C.	COMPLIANT
23.45.512. DENSITY LIMITS-- LOWRISE ZONES	TOWNHOUSES - NO DENSITY LIMIT / MEETING REQUIREMENTS OF 23.45.510.C	COMPLIANT
23.45.514. STRUCTURE HEIGHT	30' HEIGHT LIMIT; SEE BUILDING HEIGHT DIAGRAMS ON THIS SHEET	COMPLIANT
23.45.516. ADDITIONAL HEIGHT AND EXTRA RESIDENTIAL FLOOR AREA IN MIDRISE AND HIGHRISE ZONES	NOT APPLICABLE	
23.45.518. SETBACKS AND SEPARATIONS	TOWNHOUSES; 7' AVG. / 5' MIN. FRONT, 5' SIDE, 7' AVG. / 5' MIN. REAR	ADJUSTMENT REQUESTED; SEE SITE PLAN
23.45.520. HIGHRISE ZONE WIDTH & FLOOR SIZE LIMITS	NOT APPLICABLE	
23.45.522. AMENITY AREA	25% OF LOT AREA; 50% OF REQUIRED AMENITY SPACE TO BE AT GROUND LEVEL; 10' SETBACK FROM SIDE LOT LINES	COMPLIANT
23.45.524. LANDSCAPING STANDARDS	GREEN FACTOR SCORE OF 0.6 REQUIRED	COMPLIANT; SEE LANDSCAPE PLANS
23.45.526. LEED, BUILT GREEN, AND EVERGREEN SUSTAINABLE DEVELOPMENT STANDARDS	TO ACHIEVE A HIGHER FAR LIMIT; PROJECT WILL MEET GREEN BUILDING PERFORMANCE STANDARDS, EITHER BUILT GREEN 4 STAR RATING OR LEED SILVER RATING.	COMPLIANT; PROJECT COMMITTED TO ACHIEVING BUILT GREEN 4-STAR RATING
23.45.527. STRUCTURE WIDTH AND FACADE LENGTH LIMITS IN LR ZONES	ON SIDE LOT LINES WITHIN 15' OF LOT LINE, TOTAL LENGTH OF FACADE MUST BE LESS THAN 65% OF SAID LOT LINE.	COMPLIANT; SEE SITE PLAN
23.45.528. STRUCTURE WIDTH AND DEPTH LIMITS FOR LOTS IN MIDRISE ZONES GREATER THAN 9,000 SQUARE FEET IN SIZE	NOT APPLICABLE	
23.45.529. DESIGN STANDARDS	DESIGN STANDARDS FOR FACADE TRANSPARENCY, ARTICULATION, TOWNHOUSES AND ROWHOUSES ARE APPLICABLE	COMPLIANT
23.45.531. DEVELOPMENT STANDARDS FOR COTTAGE HOUSING DEVELOPMENTS AND CARRIAGE HOUSE STRUCTURES.	NOT APPLICABLE	
23.45.532. STANDARDS FOR GROUND FLOOR COMMERCIAL USES IN MR AND HR ZONES	NOT APPLICABLE	
23.45.534. LIGHT AND GLARE STANDARDS	ALL LIGHT TO BE SHIELDED AND DIRECTED AWAY FROM ADJACENT PROPERTIES; PARKING TO HAVE 5' - 6' SCREEN	COMPLIANT; SEE SITE PLAN
23.45.536. PARKING LOCATION, ACCESS, AND SCREENING	PARKING ACCESS TO BE FROM ALLEY, TO GAIN HIGHER FAR. PARKING TO BE IN REAR OF STRUCTURES, PARKING TO HAVE 3' MIN. SCREEN	COMPLIANT; SEE SITE PLAN
23.45.545. STANDARDS FOR CERTAIN ACCESSORY USES	NOT APPLICABLE	
23.45.570. INSTITUTIONS	NOT APPLICABLE	
23.45.574. ASSISTED LIVING FACILITIES	NOT APPLICABLE	
23.45.578. PUBLIC OR PRIVATE PARKS AND PLAYGROUNDS	NOT APPLICABLE	
23.45.586. KEEPING OF ANIMALS	NOT APPLICABLE	
23.45.590. HOME OCCUPATIONS	NOT APPLICABLE	

ADJUSTMENTS AND DEPARTURES