



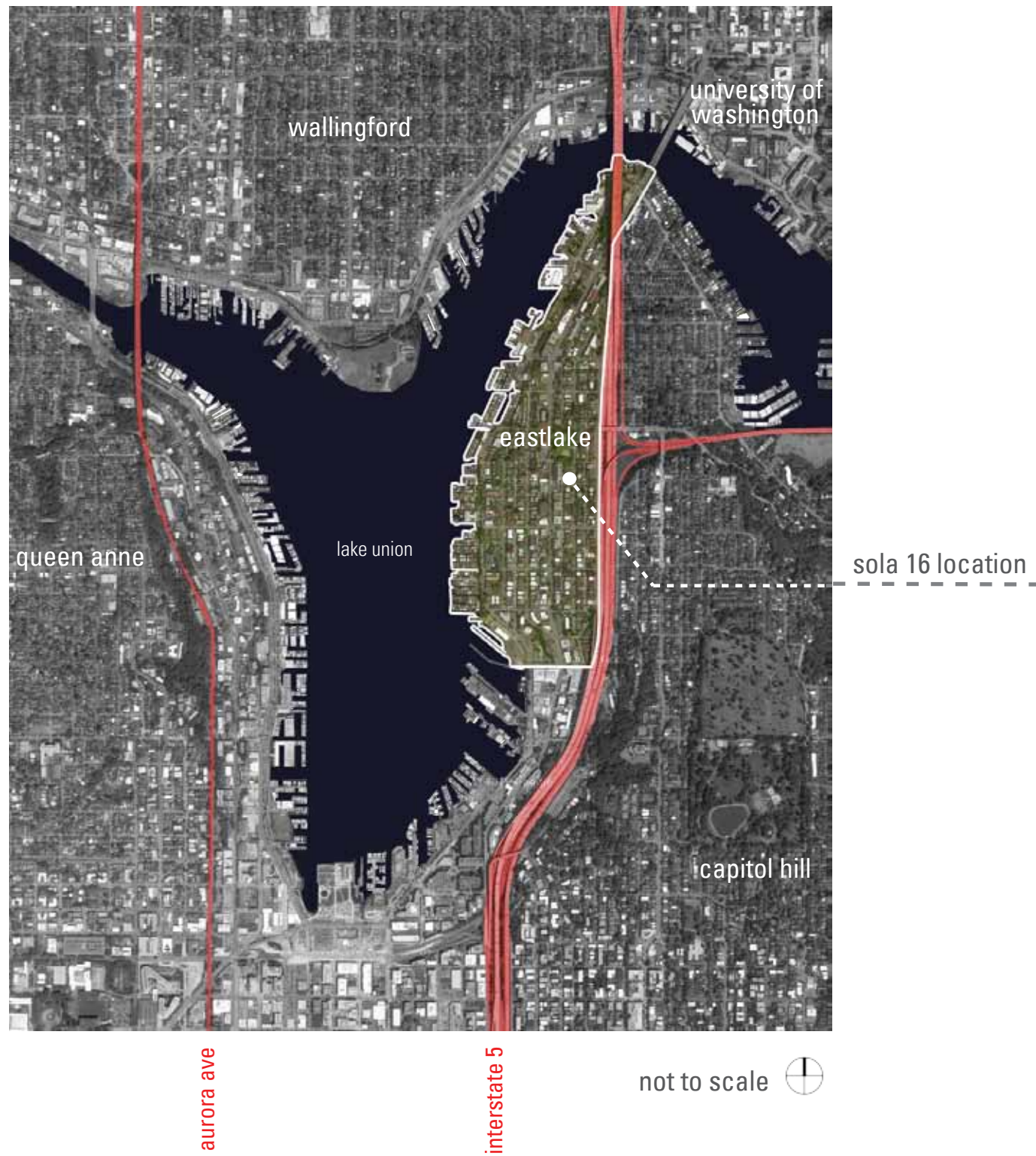
schemata workshop

sola16 apartments
early design guidance
DPD project #3015644

2351 franklin ave e
seattle, wa 98102

18 september 2013 edg meeting

schemata workshop inc | 1720 12th avenue, seattle wa 98122
www.schemataworkshop.com v 206.285.1589 f 206.285.2701



property development objectives

1. development objectives.

Demolish existing two story wood structure.

Construct a new energy-efficient 13-unit apartment building. The proposed building will have open unit plans with balconies, utilize daylighting, incorporate on-site solar energy production, and enhance the character of Franklin Avenue.

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urban design analysis - zoning

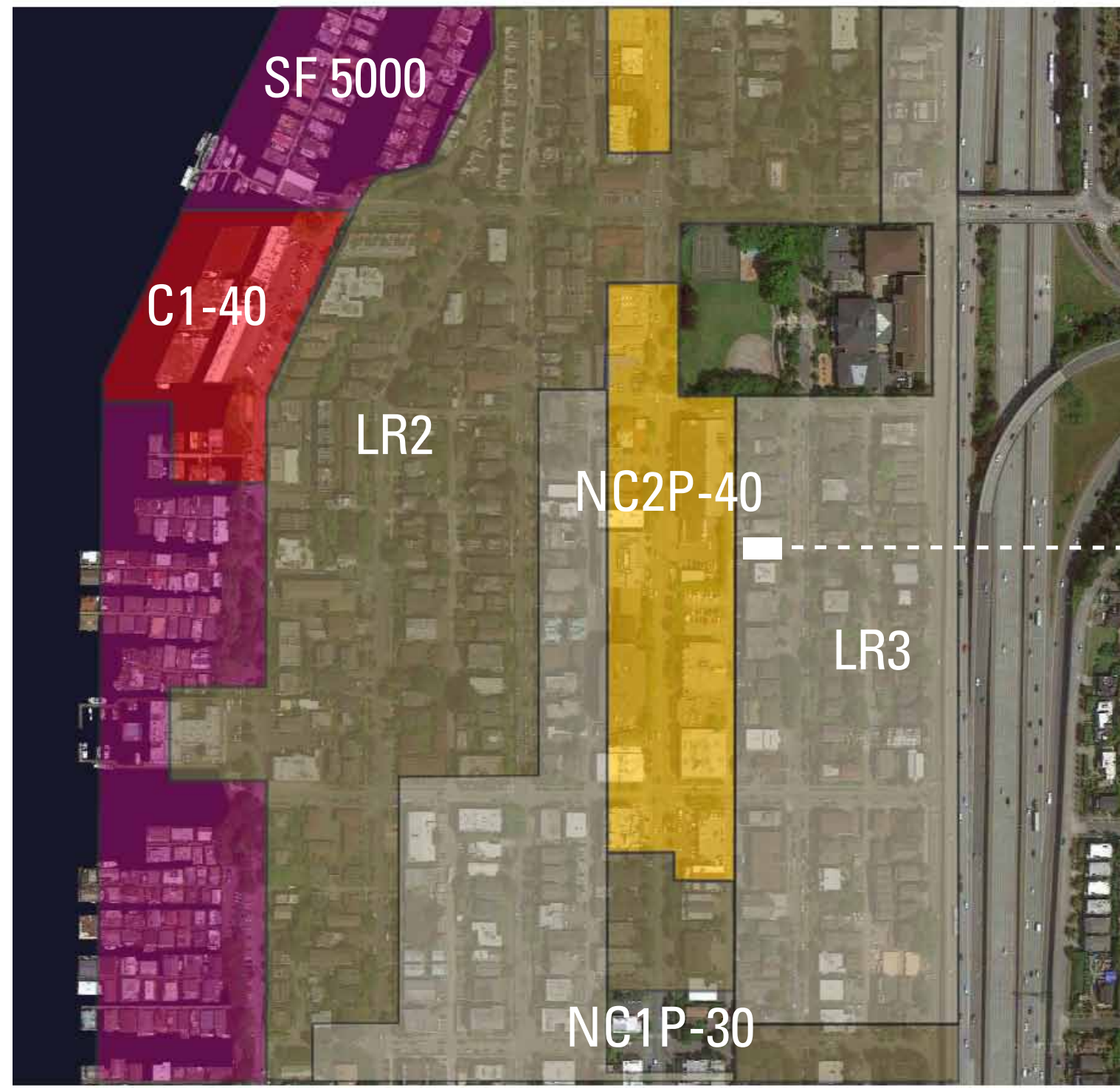


sola 16 location

- pedestrian areas
(designated by seattle dpd)
- eastlake residential urban village
(designated by seattle dpd)

not to scale

interstate 5



sola 16 location

e lynn street

not to scale

fairview ave e

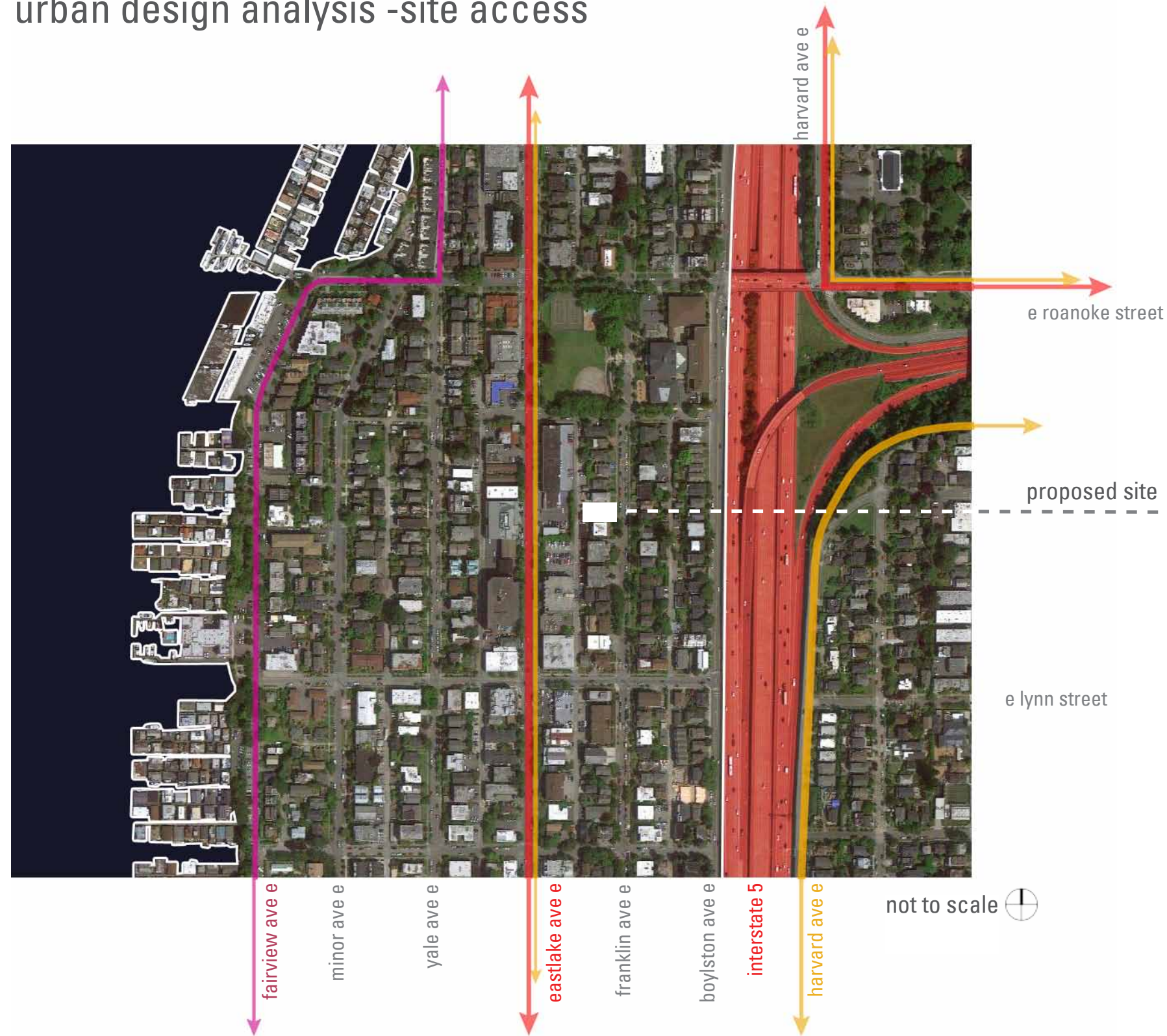
minor ave e

yale ave e

eastlake ave e

franklin ave e

urban design analysis -site access



vehicular access

The site has vehicular access from Franklin Avenue E. The site is 1 block away from Eastlake Ave E, which is an arterial vehicular corridor and a pedestrian area. Interstate 5 is also adjacent to the neighborhood.

transit access

Eastlake Ave E is the primary corridor served by public transit in the neighborhood. Bus lines primarily connect the University District to Downtown. Bus lines include the 70, 71, 72, 73, and 83.

bicycle access

Eastlake Ave E acts as the primary corridor for neighborhood bicycle traffic between the University District and Downtown, although there are no designated bike lanes.

pedestrian access

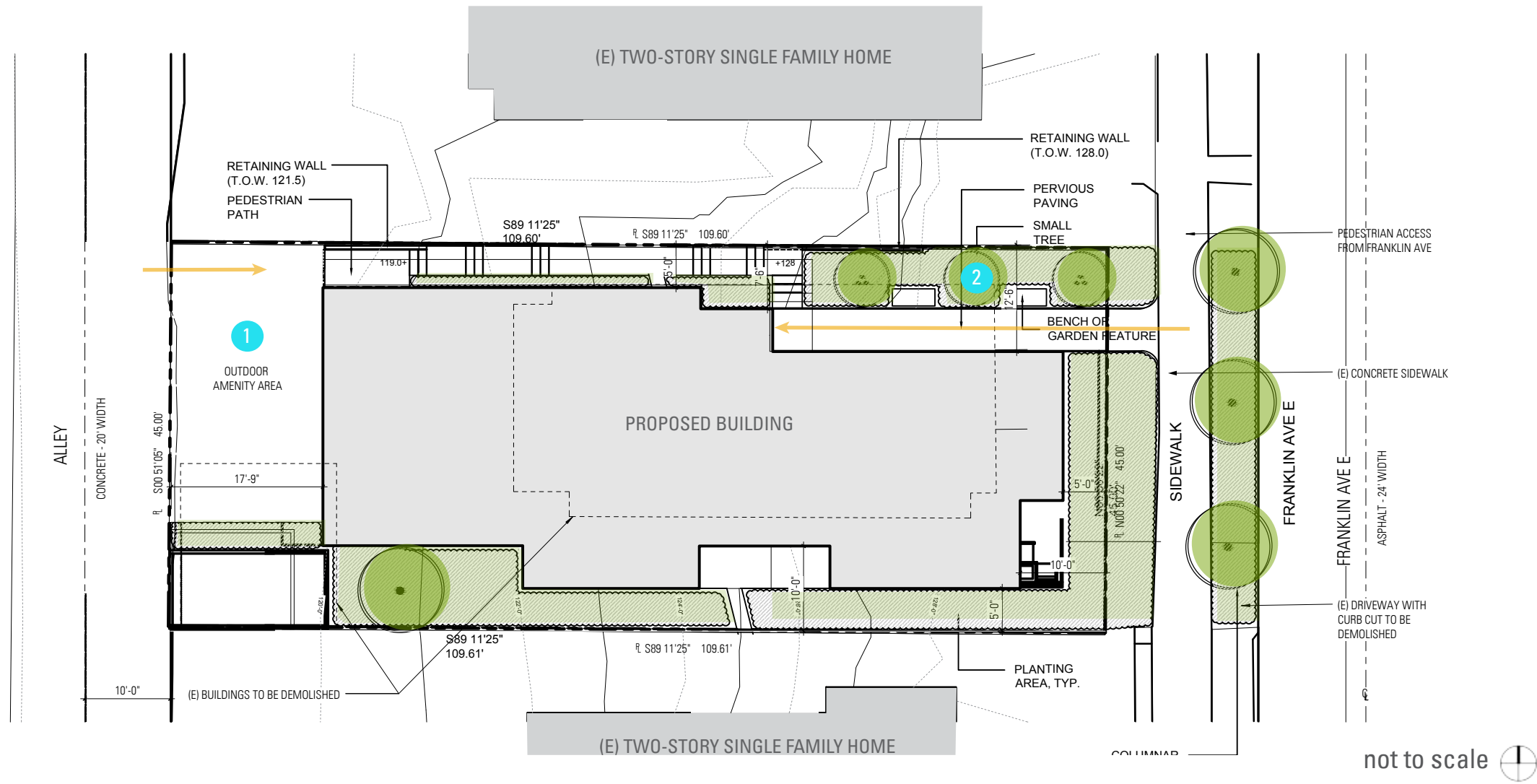
Eastlake has several designated pedestrian areas along Eastlake Avenue's retail corridor.

access constraints

There are no access constraints to this site.

- █ arterial vehicular corridors
- █ bike lanes
- █ pedestrian trails

urban design analysis -site access



pedestrian access

The property will be accessed from the Franklin Ave E facade, connecting to the existing sidewalk network. There will also be pedestrian access from the alley to the basement of the building.

access constraints

There will be no parking provided on-site.

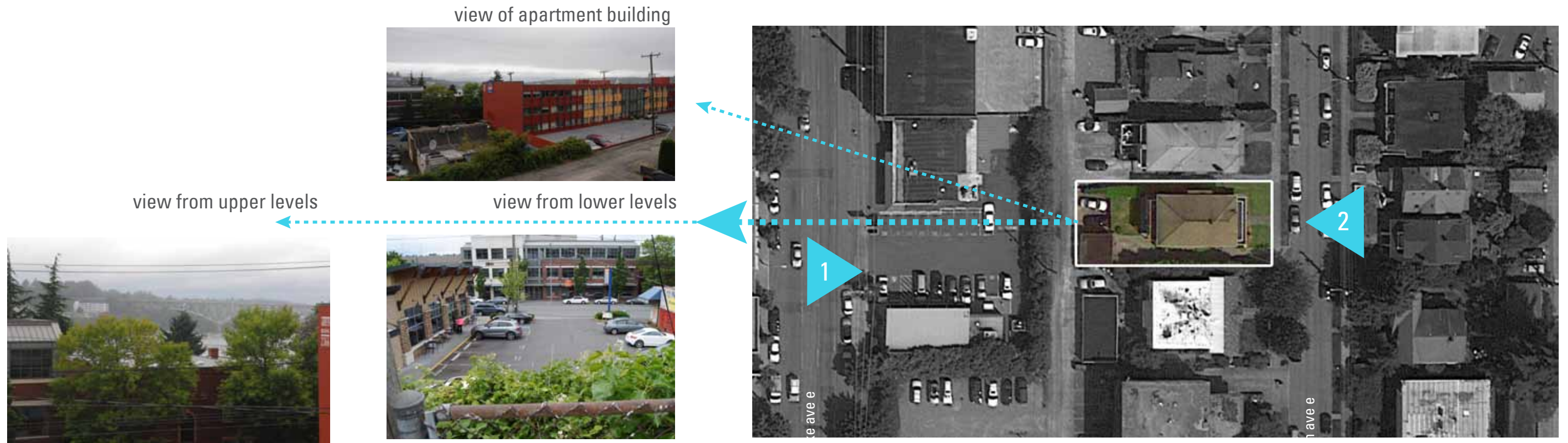
— pedestrian access



1 rear outdoor amenity area character

2 entry space character

urban design analysis - views



not to scale ⊕



1 view from eastlake avenue | back facade

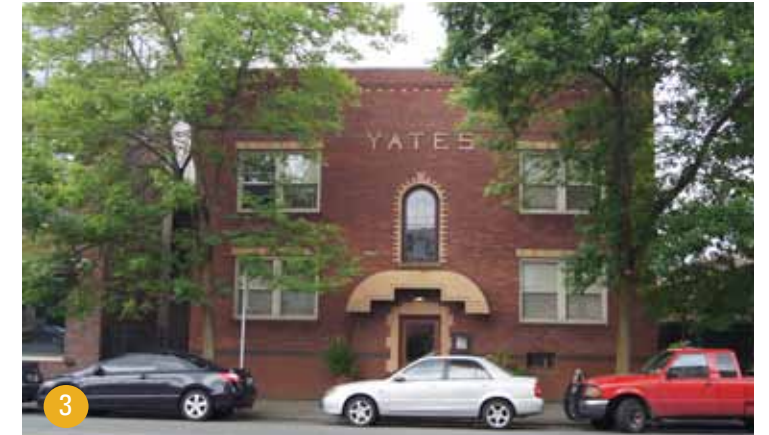
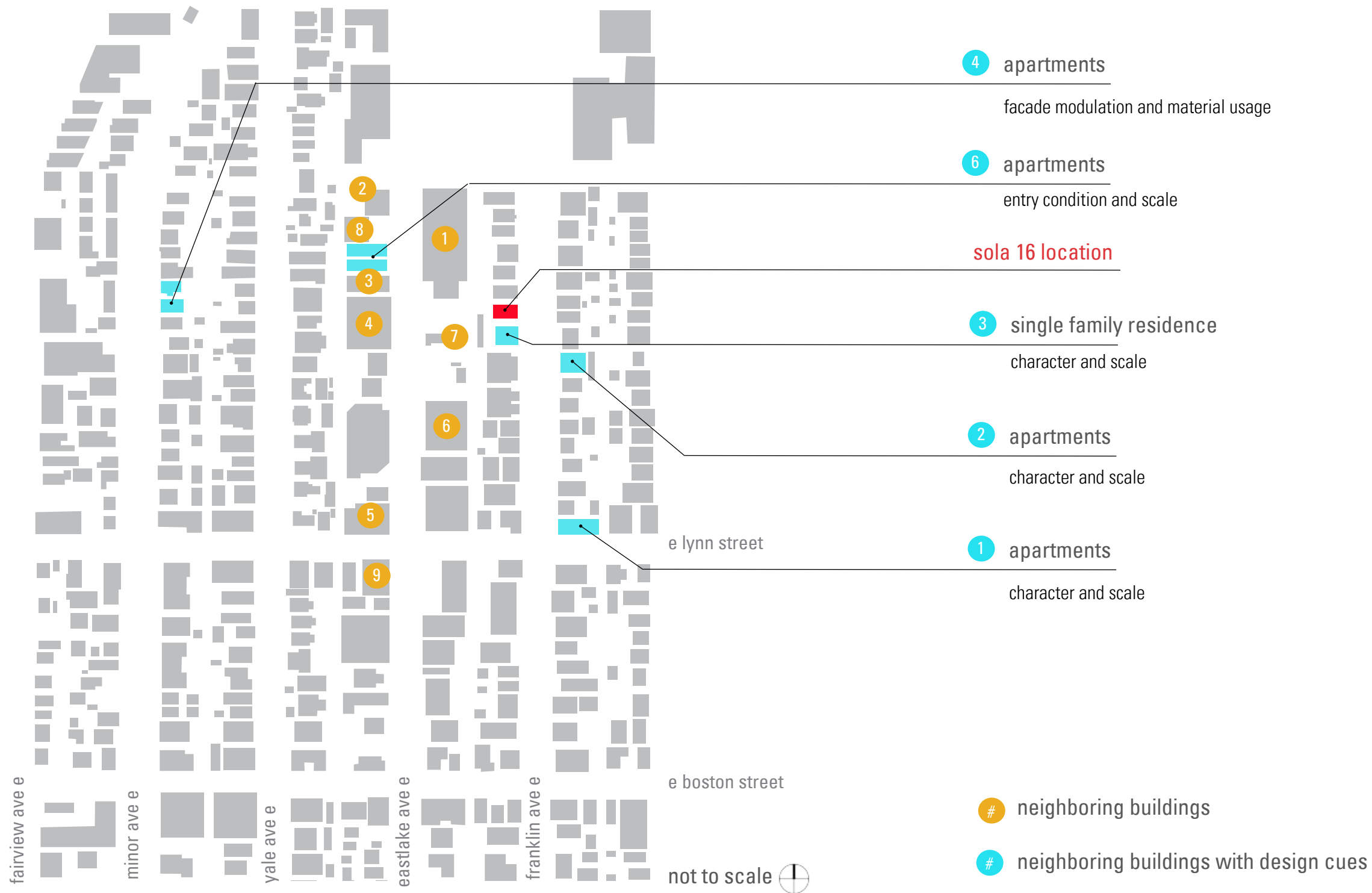


2 view from alley | back facade



3 view from franklin ave | front facade

urban design analysis - neighborhood context and design cues





urban design analysis - streetscape



franklin ave e looking west



franklin ave e looking east



proposed site

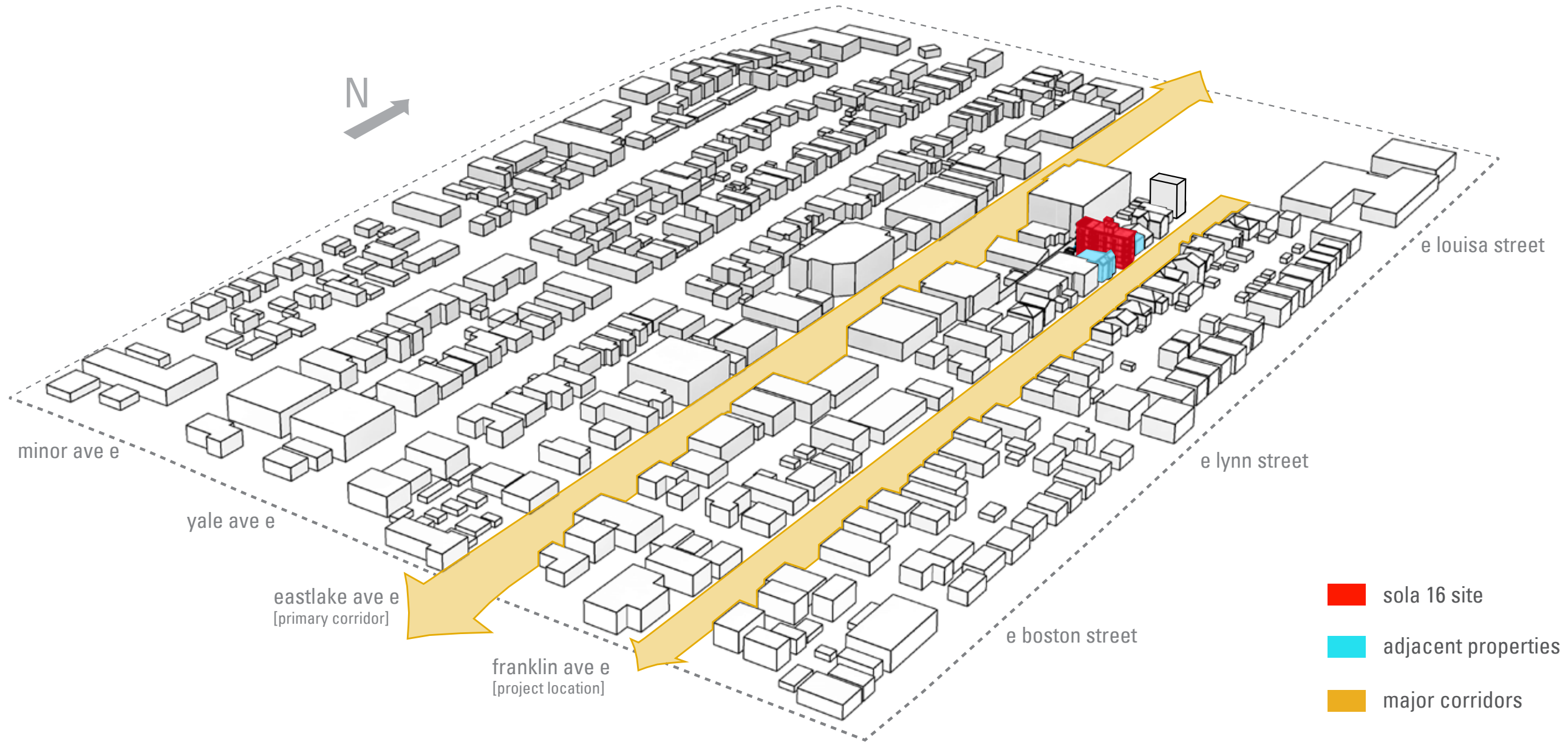
new 4-story building currently under construction

franklin ave e looking west

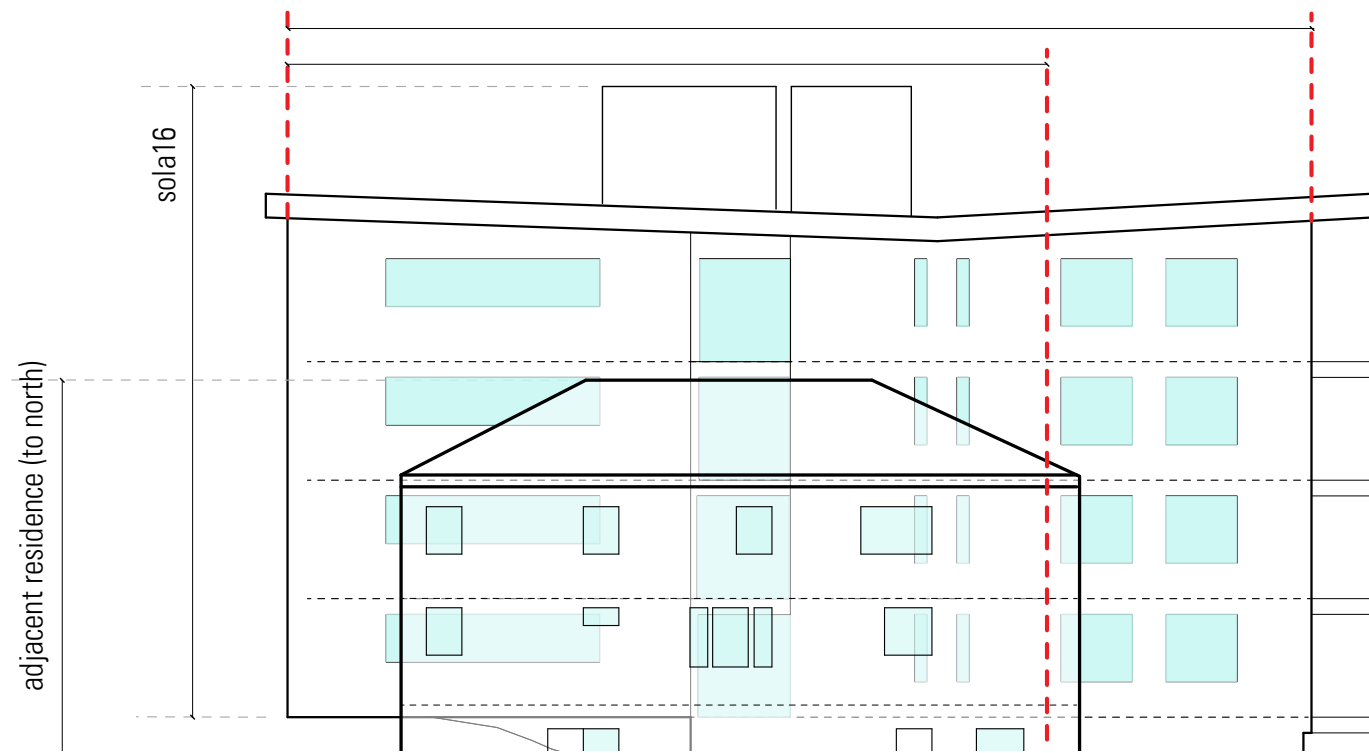


franklin ave e looking east

site analysis - neighborhood context



site analysis - neighboring properties



north facade - window overlap diagram



north facade - neighboring residence

The northern facade will require more attention because it faces an existing residence. The diagram shown here displays potential window overlaps between the existing residence to the north and the proposed apartment building. Privacy for both buildings will be a consideration for the development of the northern facade.



south facade - hedge



south facade - hedge

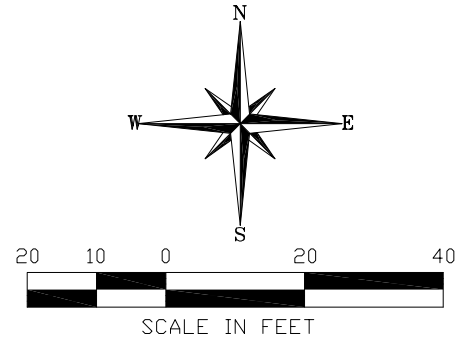
The southern facade of the building will be partially screened by an existing hedge that is +/- 20 feet high. The hedge will preserve privacy for the adjacent two-story property to the south as well as south facing units in the proposed apartments.

site analysis - survey

PORTION OF NW 1/4 OF SEC 20, TWP 25N, RGE 4E, WM

LEGEND

- FOUND CONCRETE MONUMENT
- SET 1/2" REBAR/CAP #40524
- FOUND 1/2" REBAR/CAP AS NOTED
- ⊕ UTILITY POLE WITH LUMINARE
- ⊞ POWER METER
- ⊞ WATER METER
- ⊕ HYDRANT
- ⊞ WATER VALVE
- ⊙ SANITARY SEWER MANHOLE
- ⊞ GAS METER
- G - APPROX. GAS LINE LOCATION
- W - APPROX. WATER LINE LOCATION
- S - APPROX. SANITARY SEWER LINE LOCATION
- OH - APPROX. OVERHEAD UTILITY LINE LOCATION
- (M) MEASURED DIMENSION
- (COS) CITY OF SEATTLE DIMENSION



BASIS OF BEARINGS

N00°50'22"E ALONG THE MONUMENTED CENTERLINE OF FRANKLIN AVENUE EAST

DATUM

NAVD88
 DESIGNATION: SNV-5094
 DB ID: 2139
 DESCRIPTION: 2" BRASS CAP
 LOCATION: 0.5' NORTH AND 0.5' EAST IN THE BACK OF A CONCRETE WALK IN THE NORTHWEST CORNER OF THE INTERSECTION OF EASTLAKE AVENUE EAST AND EAST LOUISA STREET
 ELEVATION: 101.698

REFERENCES

- CITY OF SEATTLE QUARTER SECTION MAP NW 20-25-4
- PLAT OF GREENS ADDITION, VOLUME 2, PAGE 73

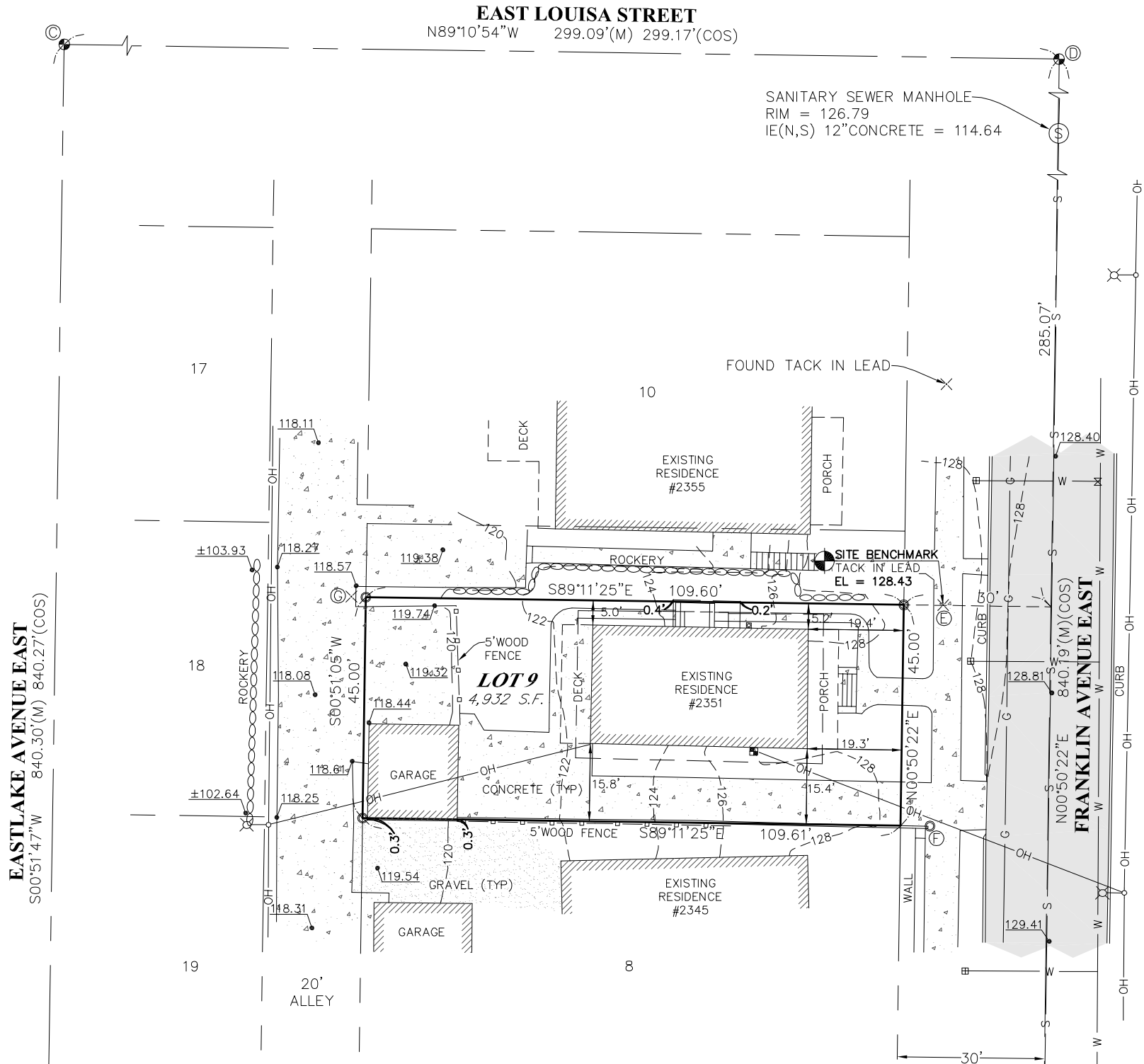
NOTES

- INSTRUMENTATION FOR THIS SURVEY WAS A SOKKIA SRX ROBOTIC TOTAL STATION.
- PROCEDURES USED WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090
- ALL UTILITIES SHOWN WERE DERIVED FROM PHYSICAL LOCATIONS ON THE GROUND SURFACE AT TIME OF SURVEY. CONTRACTOR TO VERIFY PRIOR TO ANY EXCAVATION.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD, OR OTHERWISE IF ANY.
- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF PARTIES WHOSE NAMES APPEAR HEREON ONLY, AND DOES NOT EXTEND TO ANY UNNAMED THIRD PARTIES WITHOUT EXPRESS RECERTIFICATION BY THE LAND SURVEYOR.
- BOUNDARY LINES SHOWN ARE CORNERS SET TO REPRESENT DEED LOCATIONS, OWNERSHIP LINES MAY VARY. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED.

LEGAL DESCRIPTION

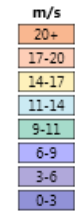
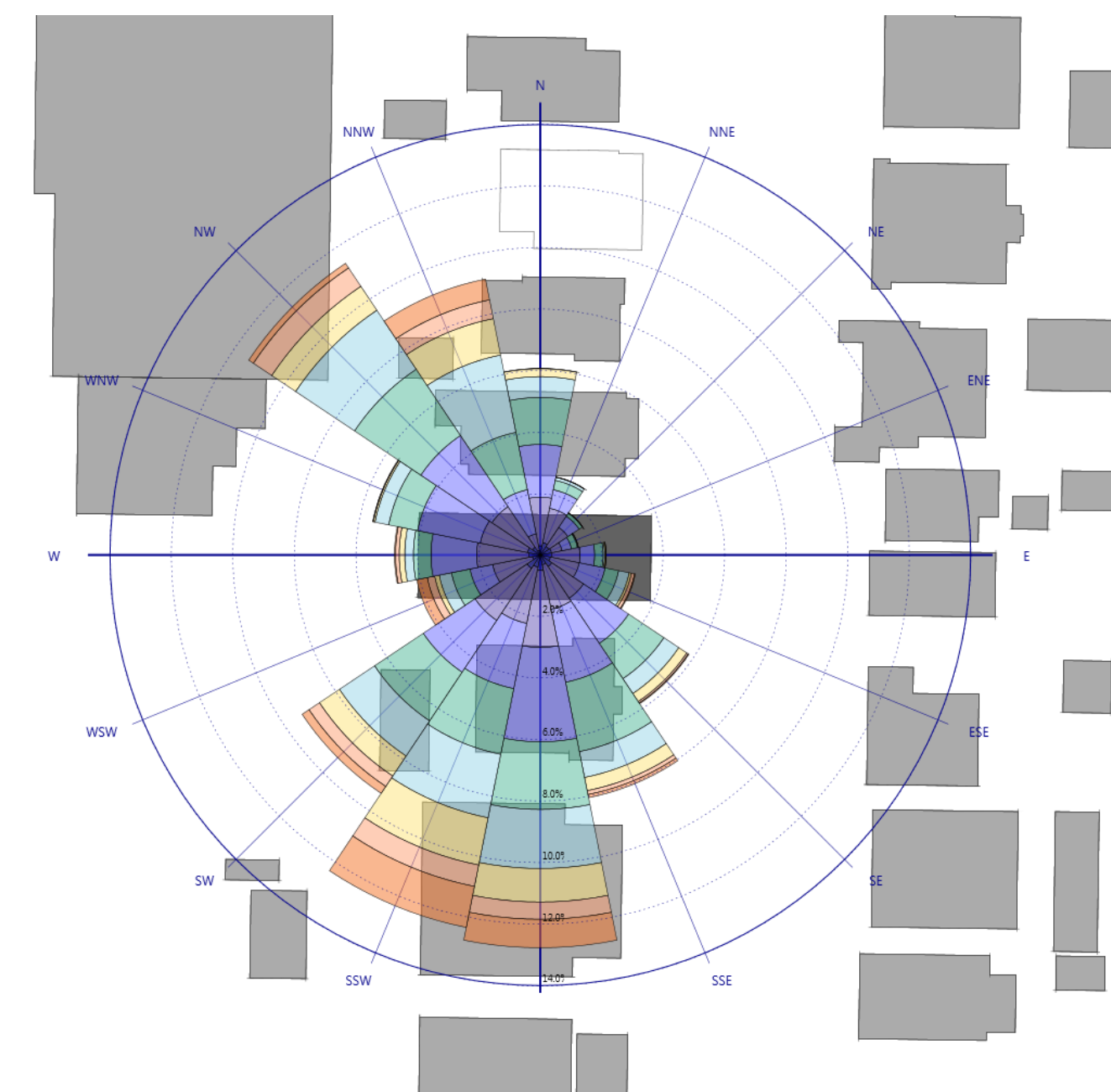
THE SOUTH 45 FEET OF LOT 9, BLOCK 12, PLAT OF GREENE'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 73, RECORDS OF KING COUNTY, WASHINGTON.

SUBJECT TO EASEMENTS, RESTRICTIONS, CONDITIONS AND COVENANTS OF RECORD, IF ANY.

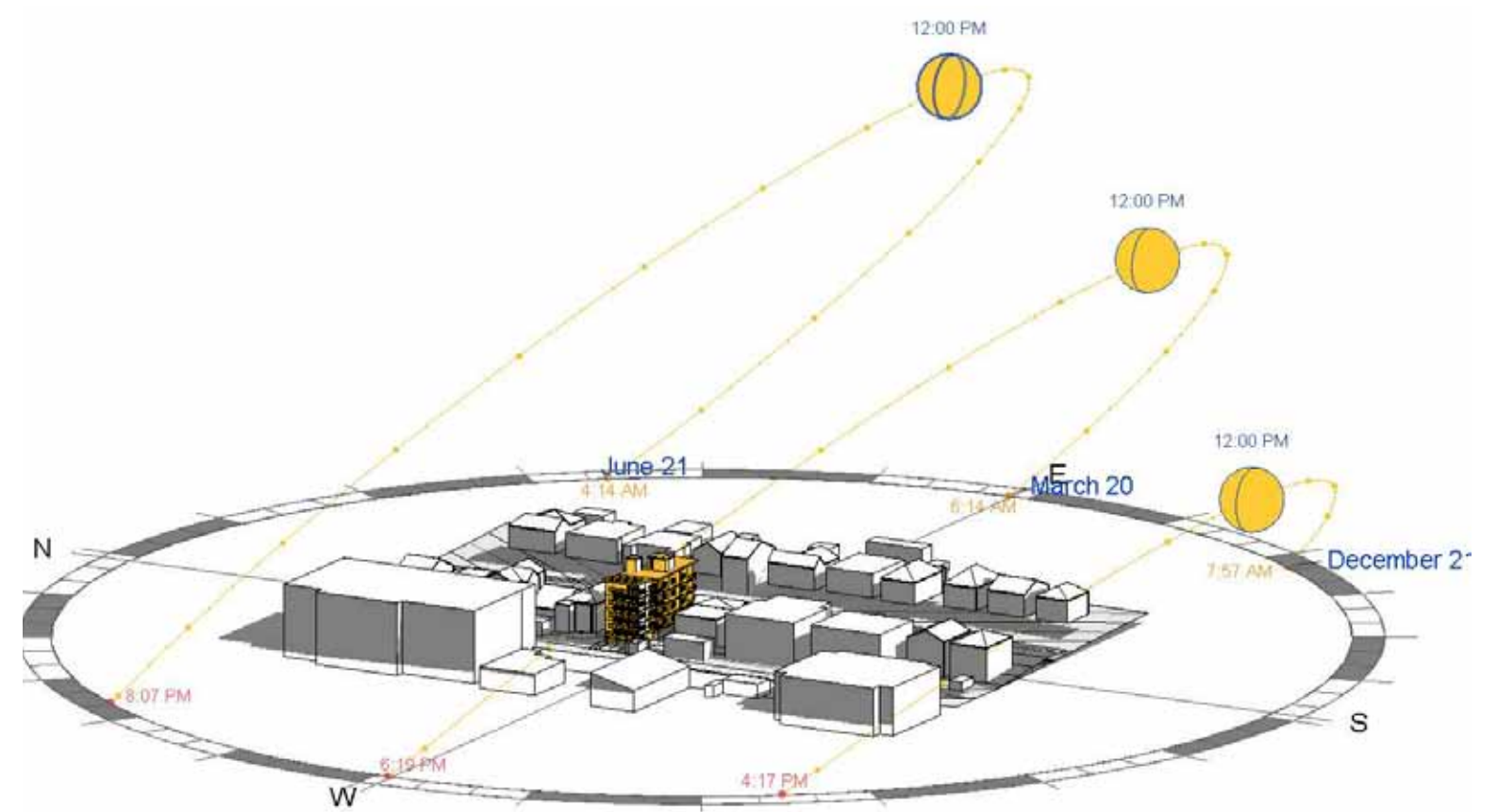


not to scale

site analysis - wind and sun



not to scale ⊕



zoning and land use code analysis

Address	2351 Franklin Ave E, Seattle, WA 98102
Site Area	4932 sf
Floor Area Ratio	1.5 base FAR. 2.0 allowed by complying with Built Green 4 star rating.
Site Zoning	LR3
Overlay	Eastlake Residential Urban Village
Adjacent Zoning	NC2P (west), LR2 (west and north), NC1P-30 (west)
Required Setbacks	Minimum front yard: 5'; Minimum side yard 5', average side yard 7'; Minimum Rear yard 10' with alley
Permitted Uses	Residential
Structure Height (23.45.514)	40 ft allowable height + [4 ft additional height for butterfly roof] + [4 ft additional height for below-grade story] + [2 ft additional height for green roof] = 50 ft height limit Subject to the roof coverage limits in subsections 23.45.514.J.4 and 5, elevator penthouses may extend above the applicable height limit up to 16 feet. If additional height is needed to accommodate energy-efficient elevators in HR zones, elevator penthouses may extend the minimum amount necessary to accommodate energy-efficient elevators, up to 25 feet above the applicable height limit.
Amenity Area (23.45.522)	A.1. The required amount of amenity area for apartments in LR zones is equal to 25 percent of the lot area = 1237.5 sf A.4. For apartments, amenity area required at ground level shall be provided as common space. D.5. Common amenity area for apartments shall meet the following conditions: a. No common amenity area shall be less than 250 square feet in area, and common amenity areas shall have a minimum horizontal dimension of 10 feet. b. Common amenity area shall be improved as follows: 1) At least 50 percent of common amenity area provided at ground level shall be landscaped with grass, ground cover, bushes and/or trees. 2) Elements that enhance the usability and livability of the space for residents, such as seating, outdoor lighting, weather protection, art, or other similar features shall be provided. c. The common amenity area required at ground level for apartments shall be accessible to all apartment units.
Landscaping Standards (23.45.524)	Landscaping that achieves a Green Factor score of 0.6 or greater, determined as set forth in Section 23.86.019, is required for any lot with development containing more than one dwelling unit in Lowrise zones. Vegetated walls may not count towards more than 25 percent of a lot's Green Factor score.
LEED, Built Green, and Evergreen Sustainable Development Standards (23.45.526)	B. The Director may establish, by rule, procedures for determining whether an applicant has demonstrated that a new structure has earned a LEED Silver rating or a Built Green 4-star rating, or met the ESDS, provided that no rule may assign authority for making a final determination to any person other than an officer of the Department of Planning and Development or another City agency with regulatory authority and expertise in green building practices.
Structure Width and Facade Length Limits in LR Zones (23.45.527)	LR3 inside Urban Villages, Urban Centers or Station Area Overlay Districts = 150 ft B.1. The maximum combined length of all portions of facades within 15 feet of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65 percent of the length of that lot line, except as specified in subsection.
Required Parking (23.54.015)	All residential uses in commercial and multifamily zones within urban villages that are not within urban center or the Station Area Overlay District, if the residential use is located within 1,320 feet of a street with frequent transit service, measured as the walking distance from the nearest transit stop to the lot line of the lot containing the residential use.(1) - No Minimum Requirement
Dumpster/Recycling Collection Area (23.54.040)	Table A - Shared storage space for solid waste containers - 150 square feet

built green - 4 star requirements

Section	Minimum Requirements	Additional Requirements Met
Program Orientation	One time only required orientation.	Meeting all requirements.
Section One: Build to Program Requirements and Green Codes/Regulations	<p>Take extra precautions to not dispose of topsoil in lowlands or wetlands.</p> <p>When construction is complete, leave no part of the disturbed site uncovered or unstabilized.</p> <p>Prepare job site recycling plan and post on site.</p> <p>If using can lights, use Energy Star can lights or can lights approved by Washington Energy Code for all can light applications.</p> <p>Install CO detector for all units(hardwire preferred) with a combustion device or attached garage.</p> <p>Prohibit burying demolition and/or construction waste.</p> <p>Dispose of non-recyclable hazardous waste at legally permitted facilities.</p> <p>Meet all applicable state and local codes, regulations, and development standards.</p>	Meeting all requirements.
Section Two: Site Requirements	<p>Amend disturbed soil with compost to a depth of 8 to 10 inches or better than code to restore soil environmental functions.</p> <p>Landscape with plants appropriate for site topography and soil types, emphasizing use of plants with low watering requirements.</p>	Project to be built on an infill site. Soil compaction during construction will be limited, and there are no adjacent sensitive ecological areas. Erosion control will be maintained during construction. Pervious materials will be used on the site. Urban heat effect will be reduced by the use of a light covered roof and pavement, as well as shading. Water pollutants during the construction process will be minimized as well.
Section Two: Water Requirements	<p>Install all bathroom faucets with GPM 1.5 or better.</p> <p>Install all showerheads with GPM less than code.</p>	Landscaping on the site will seek to maximize outdoor water conservation. Indoor conservation will be achieved with the required faucets and showerheads, as well as high efficiency toilets. No garbage disposals will be installed in the project, and there will be a building-wide food waste disposal strategy. The property will also be a transit-oriented development with limited parking and bicycle storage.
Section Three: Energy Efficiency Requirements	<p>Building modeled to have 15% better performance than energy code.</p> <p>Prewire for future PV for all common areas.</p>	Building envelope will be developed beyond code requirements for improved thermal performance, air sealing, and reduced thermal bridging. There will be a central heating/cooling system with equipment inside the conditioned space, and timers and thermostats will be incorporated for improved controls. High efficiency heat pumps will also be used. Water heating will also be designed to maximize energy efficiency. Units will have maximized daylighting and light-colored interior finishes to enhance the use of natural light. Light fixtures will be LED or Energy Star compliant with timers and motion detectors where applicable. Appliances will also meet Energy Star requirements. Alternative points will be earned with the use of a photovoltaic system.
Section Four: Health and Indoor Air Quality Requirements	<p>Use only low-VOC/low-toxic interior paints, primers, and finishes for large surface areas.</p> <p>Provide permanently installed track-off mats and/or shoe grates and common entryways to building.</p> <p>Do not install a wood-burning fireplace inside unit or building.</p>	Building will be non-smoking. Jobsite operations will reduce poor air quality by providing appropriate safety equipment, ventilation, and cleaning procedures. Materials selection and installation will be designed to enhance indoor air quality. Building envelope and openings will also be designed to maximize moisture control. Design will enhance air distribution and filtration.
Section Five: Materials Efficiency Requirements	<p>Practice waste prevention and recycling and buy recycled products.</p> <p>Achieve a minimum of 70 points for each section.</p>	Meeting all requirements.

design guidelines (red text indicates priority guidelines)

A-1 Responding to site characteristics

The siting of buildings should respond to specific site conditions and opportunities such as non-rectangular lots, location on prominent intersections, unusual topography, significant vegetation and views or other natural features.

Response: The proposed building will take advantage of territorial and lake views, and the prominent west elevation will add to the character of Eastlake Avenue.

A-2 Streetscape compatibility

The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.

Response: The proposed building will fit well with the character of Franklin Avenue, which reflects a mixture of single-family homes and apartment buildings. The lot immediately west of the site is zoned NC-40, and the proposed building will provide an intermediate level of scale between the larger buildings on Eastlake, and the single-family homes further up the hill.

A-3 Entrances Visible to the Street

Entries should be clearly identifiable and visible from the street.

Response: The common entry to the building will be prominent and easily visible from the street, with an entry defining awning and particular attention paid to landscape design. The existing vehicular curb cut will be removed.



A-4 Human Activity

New development should be sited and designed to encourage human activity on the street.

Response: The building's landscape entry court and decks overlooking Franklin Ave will add to the human activity along Franklin Avenue, and provide opportunities for neighborly interaction.

A-5 Respect for Adjacent Sites

Buildings should respect adjacent properties by being located on their sites to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings.

Response: The majority of the openings on the building are on the east and west facades, thereby minimizing disruption to the privacy of adjacent neighbors. The main entrance will be located more than 12' from adjacent lot line to the north, providing a shared open space and reducing the amount of light blocked by the proposed building. The property to the south has a tall evergreen hedge that provides privacy for current residents. All south facing windows and decks will be sufficiently screened by this hedge.

A-6 Transition Between Residence and Street

For residential projects, the space between the building and the sidewalk should provide security and privacy for residents and encourage social interaction among residents and neighbors.

Response: Landscaped entry court will provide opportunities for residents to interact with neighbors. Unit decks on the first floor will be slightly elevated above grade with guardrail height enclosure to provide residents with privacy and security.

A-7 Residential Open Space

Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.

Response: Resident common amenity areas will be provided along Franklin and along the alley - areas will be landscaped and furnished to provide an attractive shared outdoor space that will encourage resident use and interaction.

A-8 Parking and Vehicle Access

Siting should minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties and pedestrian safety.

Response: Parking will be accessed from the alley, at the rear of the lot. Only four spaces will be provided, and the visual impact of the cars from the building will be mitigated with landscaping. The existing curb on Franklin will be demolished.

B-1 Height, Bulk and Scale Compatibility

Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to near-by, less-intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zones.

Response: The proposed building will be located in a LR3 zone, with the adjacent property zoned at NC2P-40. The building

will provide an appropriate intermediate step between the larger commercial projects on Eastlake and the single-family residences further up the hill; the choice of building materials will respond to this change in scale as well, with a panel material on the south and west facades of the building (toward Eastlake Ave) and wood siding used on the more residential east and north elevations. Facade modulation will further break up the scale of the development on the north and south elevations.

C-1 Architectural Context

New buildings proposed for existing neighborhoods with a well-defined and desirable character should be compatible with or complement the architectural character and siting pattern of neighboring buildings.



design guidelines

Response: The proposed building will reflect the character of Franklin Avenue in choice of materials, architectural features (resident balconies), and facade modulation. The proposed building aims to provide more density to the neighborhood without sacrificing character or becoming an awkward architectural neighbor. The project will be similar in scale to buildings in the immediate area.

C-2 Architectural Concept and Consistency

Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept. Buildings should exhibit form and features identifying the functions within the building. In general, the roofline or top of the structure should be clearly distinguished from its facade walls.

Response: The facade modulation will express the units within, and architectural character will be reflected in the balcony details, entry canopy, lighting, and facade articulation.

C-3 Human Scale

The design of new buildings should incorporate architectural features, elements, and details to achieve a good human scale.

Response: The proposed building will have balconies, landscaping, and pedestrian lighting to reflect a human scale, and fit in with the residential character of Franklin Avenue.

C-4 Exterior Finish Materials

Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

Response: Exterior finish materials will include wood siding and either high quality metal or cement panel. Both materials are of high quality and will be sensibly combined for aesthetic effect.

D-1 Pedestrian Open Spaces and Entrances

Convenient and attractive access to the building's entry should be provided. To ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.

Response: The common entry off of Franklin Avenue will be landscaped with incorporated seating, well lit, and protected from the elements.

D-2 Blank Walls

Buildings should avoid large blank walls facing the street, especially near sidewalks. Where blank walls are unavoidable, they should receive design treatment to increase pedestrian comfort and interest.

Response: The proposed building will not have any blank walls.



D-6 Screening of Dumpsters, Utilities, and Service Areas

Building sites should locate service elements like trash dumpsters, loading docks and mechanical equipment away from the street front where possible. When elements such as dumpsters, utility meters, mechanical units and service areas cannot be located away from the street front, they should be situated and screened from view and should not be located in the pedestrian right-of-way.

Response: The proposed trash enclosure will be accessed from the alley, and mechanical spaces will be located in the basement. Utility meters will also be positioned so they will not be visible from the street.

D-7 Personal Safety and Security

Project design should consider opportunities for enhancing personal safety and security in the environment under review.

Response: The windows and unit decks on Franklin Avenue, as well as the alley, will encourage 'eyes on the street' and a sense of security. Landscaping will be designed to maintain visibility, while screening for privacy.

E-1 Landscaping for Design Continuity

Where possible, and where there is not another overriding concern, landscaping should reinforce the character of neighboring properties and abutting streetscape.

Response: Existing curb cut will be removed and infilled with landscaping and street trees to create visual continuity of landscape with the rest of Franklin Ave.

E-2 Landscape to Enhance Building and Site

Landscaping, including living plant material, special pavements, trellises, screen walls, planters, site furniture and similar features should be appropriately incorporated into the design to enhance the project.

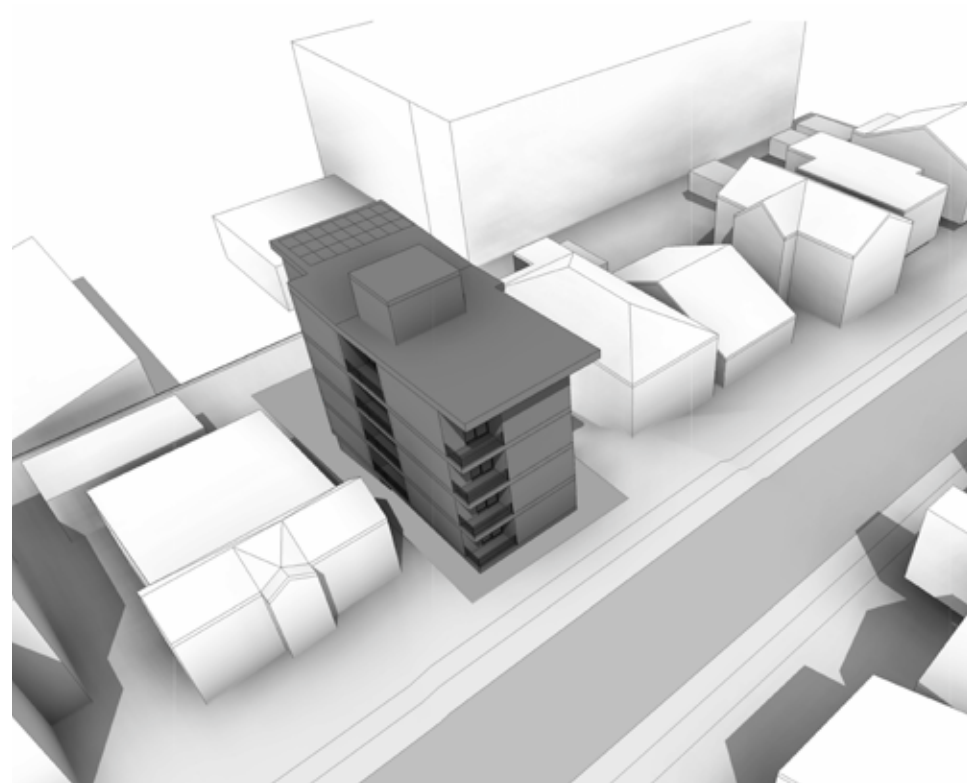
Response: Proposed building entry court will be well landscaped and lit in an inviting way. A low planter wall will provide seating opportunities for the residents to gather near the entry, thereby increasing activity at the street level and encouraging social interactions.



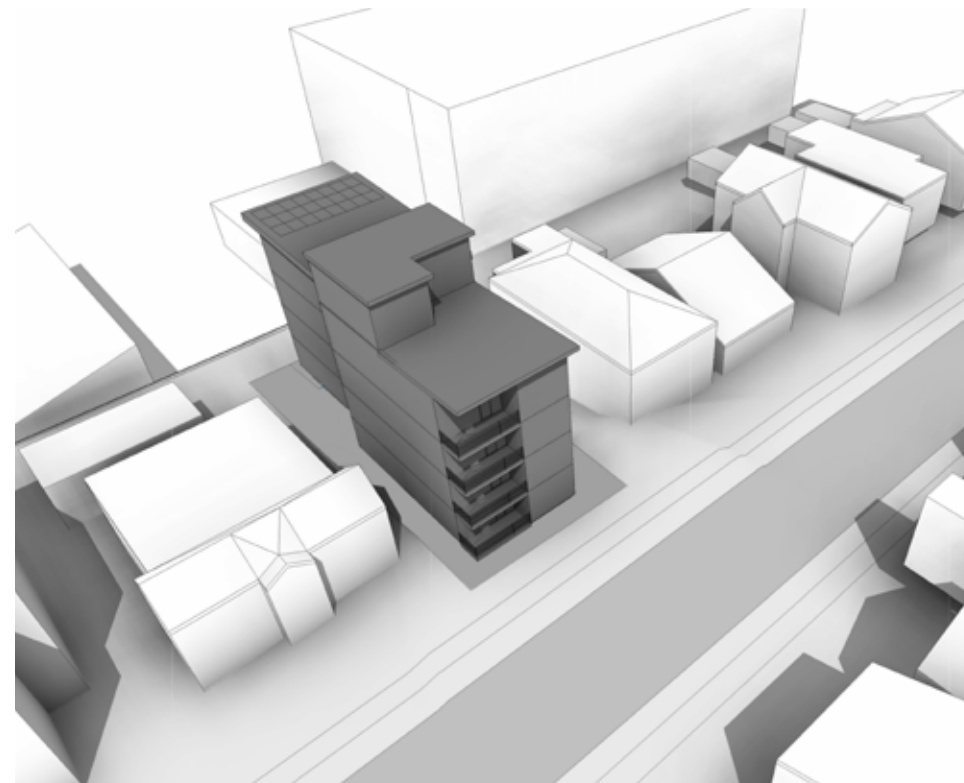
scheme options and departures

departures for scheme 2 and 3

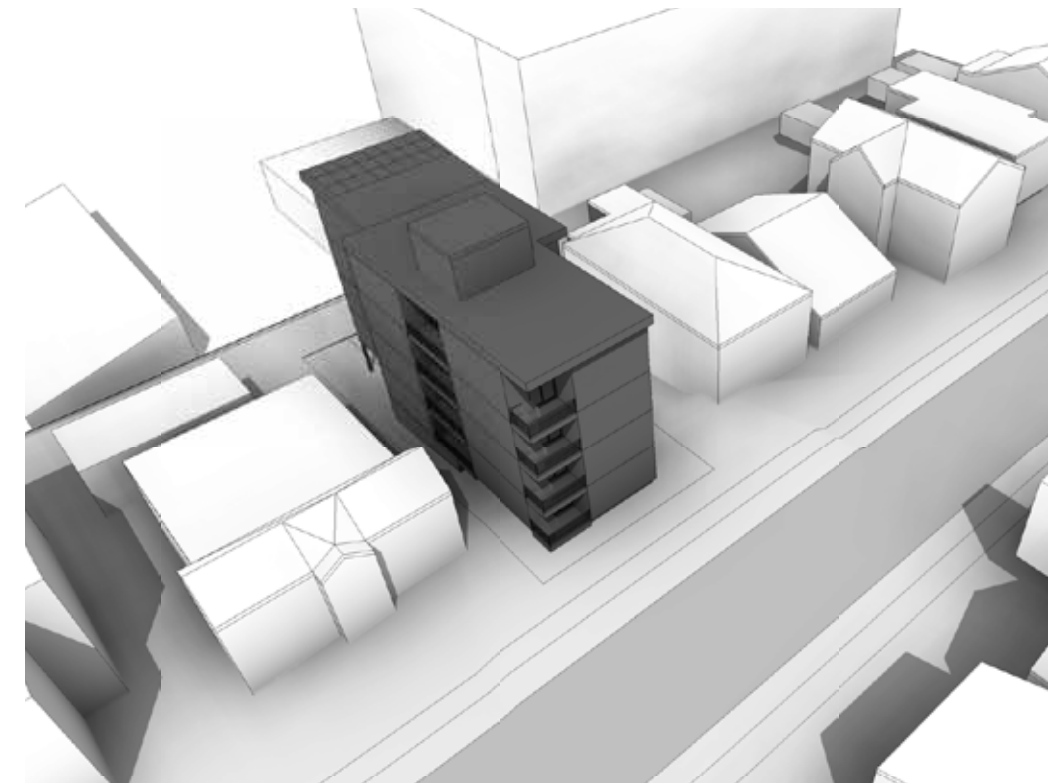
Code Reference	Existing Standard	Proposed Departure	Rationale
23.45.527 Structure Width and Facade Length Limits in LR Zones	B.1. The maximum combined length of all portions of facades within 15 feet of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65 percent of the length of that lot line, except as specified in subsection.	Increase building length from 65% to 80% of lot line length	<p>Increase will allow for a more unified approach of facade treatment and results in a more legible layout for the building.</p> <p>Building length increase has minimal impact on the privacy of the neighboring property to the north.</p>



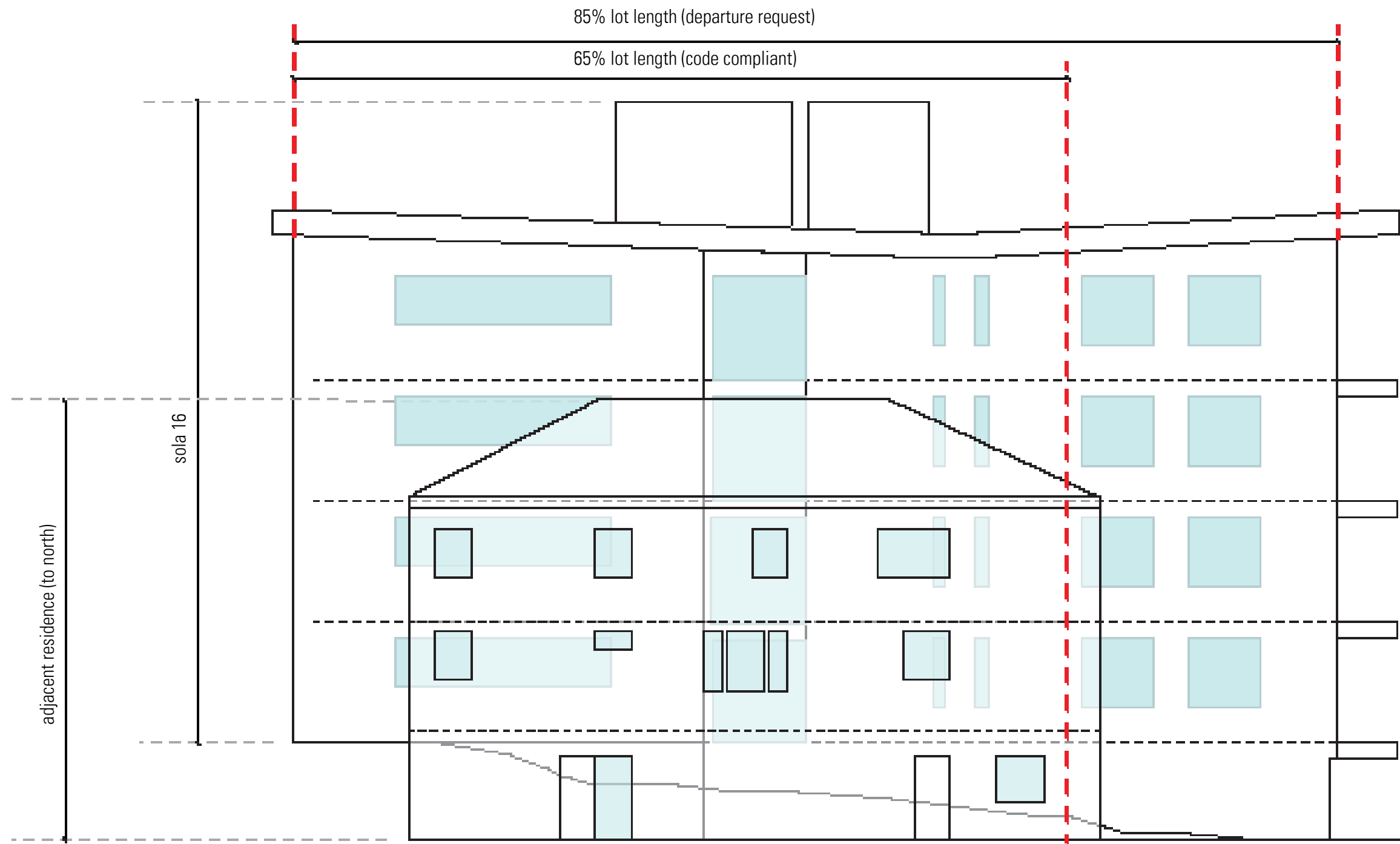
scheme 1 (no departures)



scheme 2 (departure request)



scheme 3 - preferred (departure request)



departure diagram - northern facade

scheme 1

description

Code compliant scheme. Features two larger units facing east and west, and a smaller unit with a south-facing balcony.

departures

none



Guideline B-1: building length complies with Structure Width and Facade Length Limits in LR Zones, 65% of lot line length

Guideline A-3 and D-1: entry court is legible from Franklin Ave

Guideline C-3: balconies, entries, and landscaping will address human scale

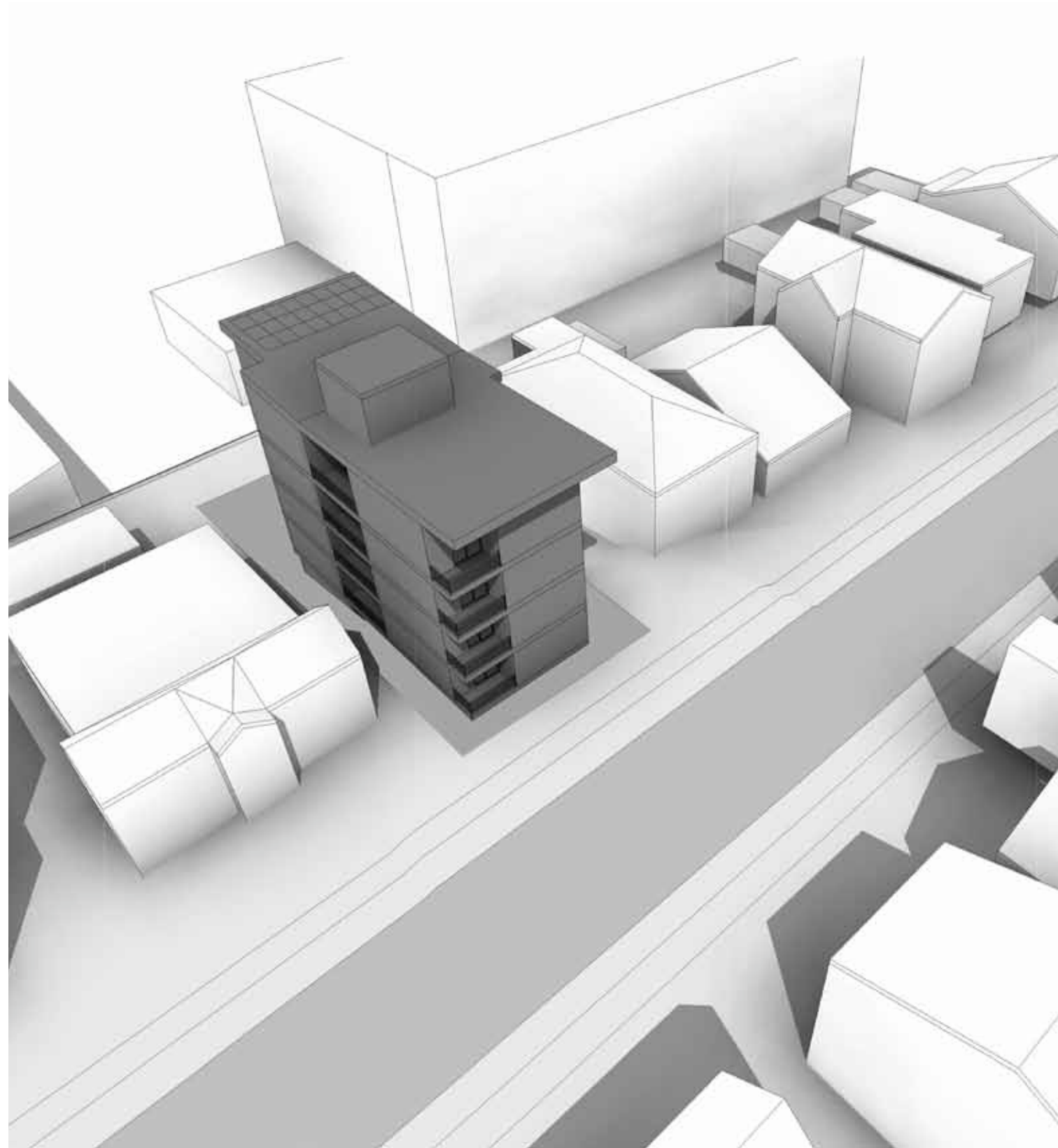
Guideline E-2: entry configuration allows for landscaping and seating to enhance public space along Franklin Ave



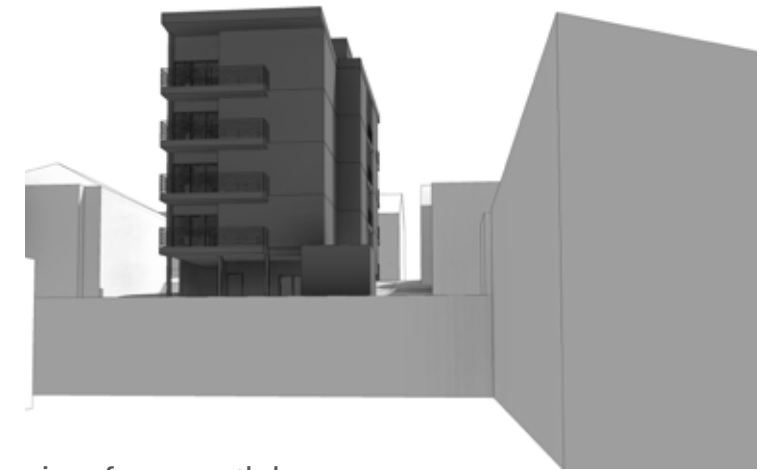
Building is not able to achieve maximum allowable FAR (2.0)

Unit types only include studios and 1 bedroom units

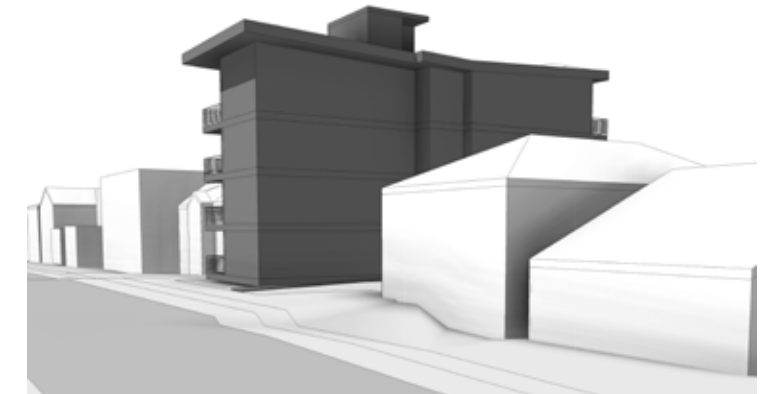
Guideline A-5: south balconies will front existing adjacent residence



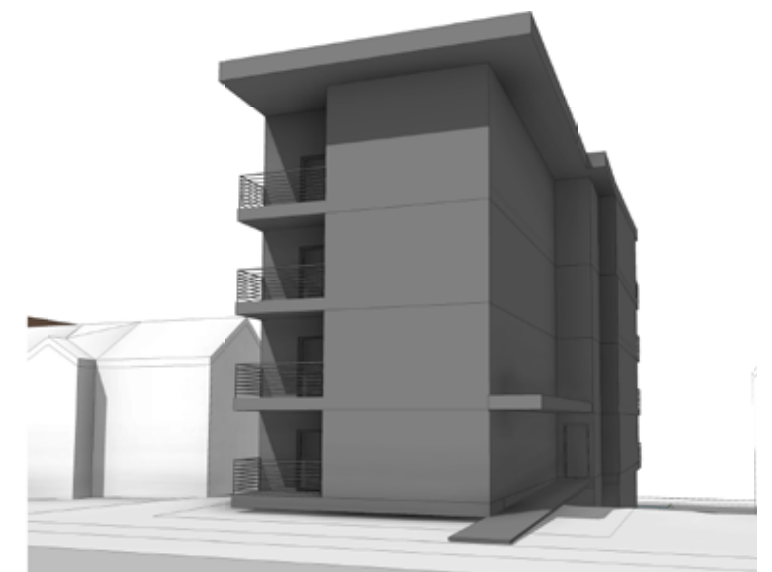
aerial perspective



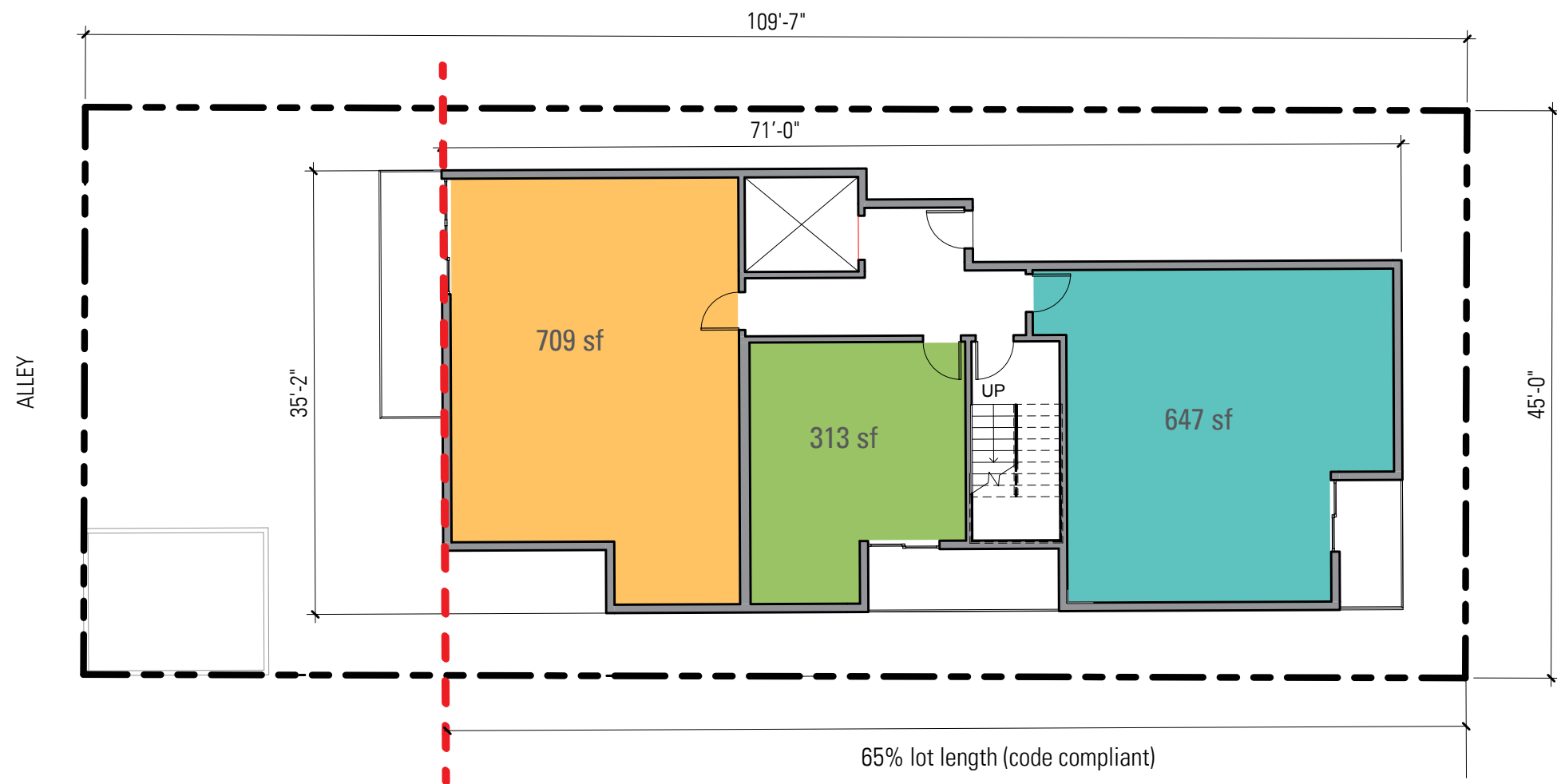
view from eastlake ave



view from franklin ave



franklin entrance



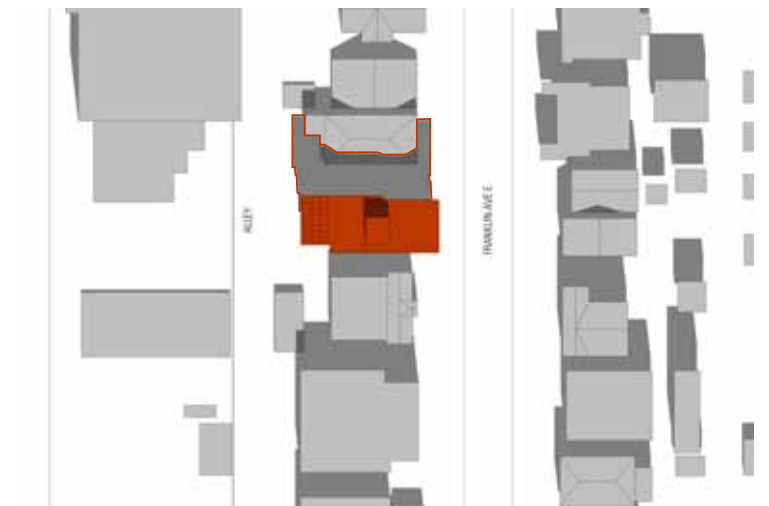
typical floor plan



FRANKLIN AVENUE EAST



june 21 shadows



september 22/march 20 shadows



december 21 shadows

scheme 2

description

Features two linear units with views to the west of the property, and one larger unit that fronts Franklin Ave. E.

departures

Increase building length from 65% to 85% of lot line length, see page 21.



Two units will be able to take advantage of west views on each floor

Able to provide a much larger, potentially family sized unit on the east side

Guideline A-5: balcony locations on west and east facade maximize privacy for neighboring buildings

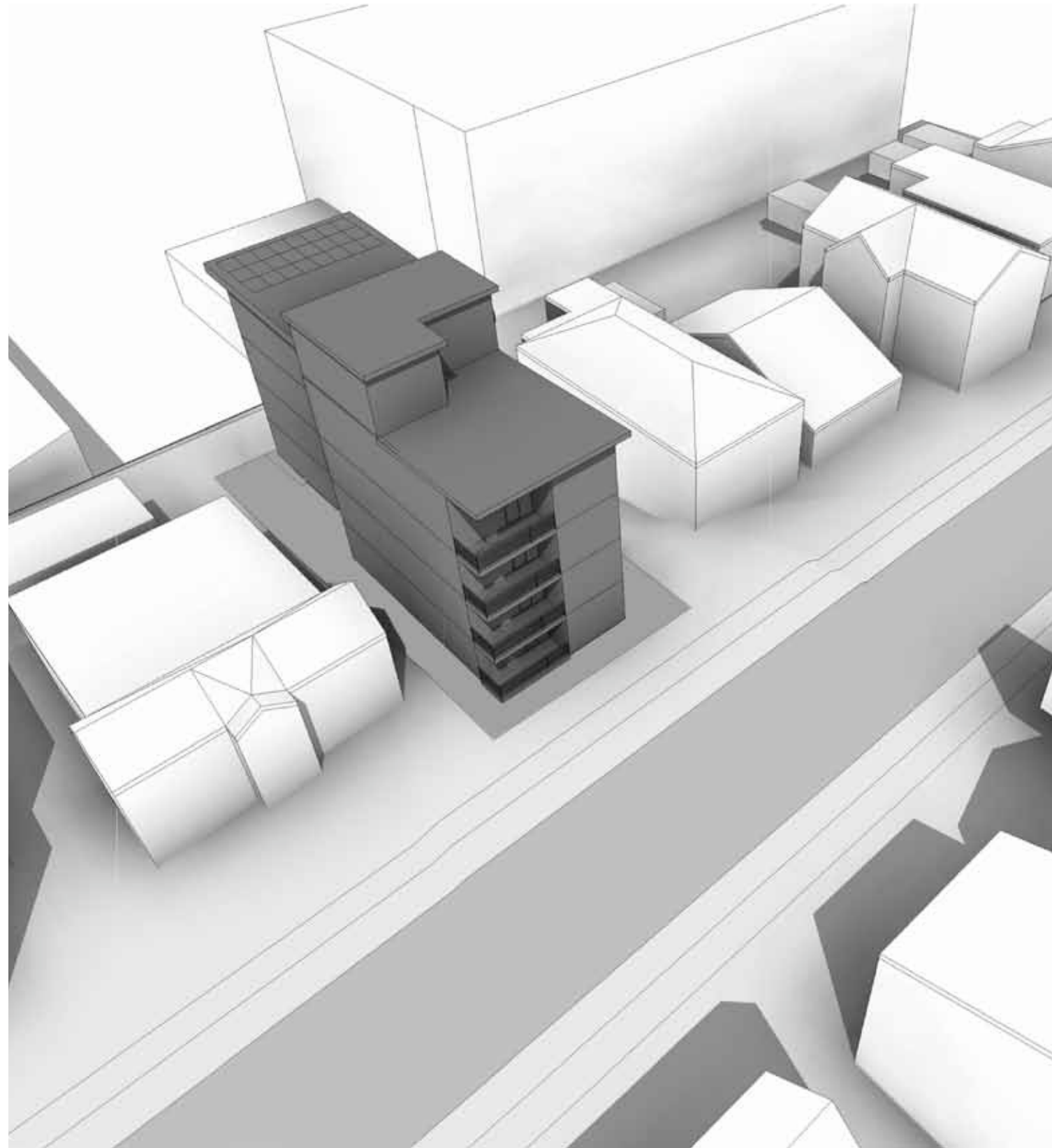
Guideline C-3: balconies, entries, and landscaping will address human scale

Guideline D-7: increased lot length will enhance 'eyes on the street' for the alley

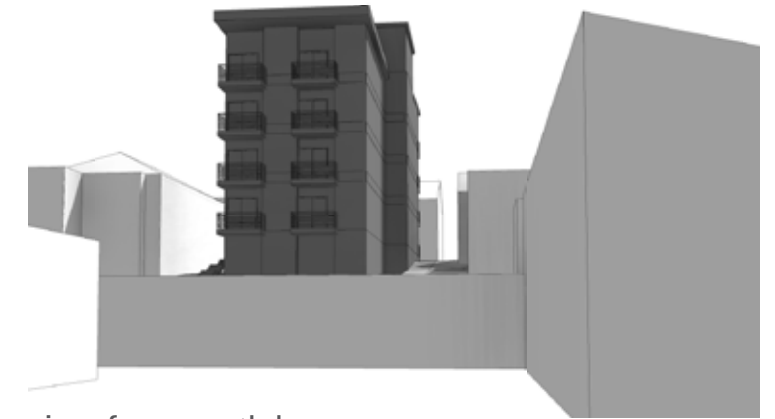


Guideline A-3 and D-1: entry from Franklin Ave is hidden from the streetscape

Guideline C-2: western facade will be busier with more balconies for the two units on the west



aerial perspective



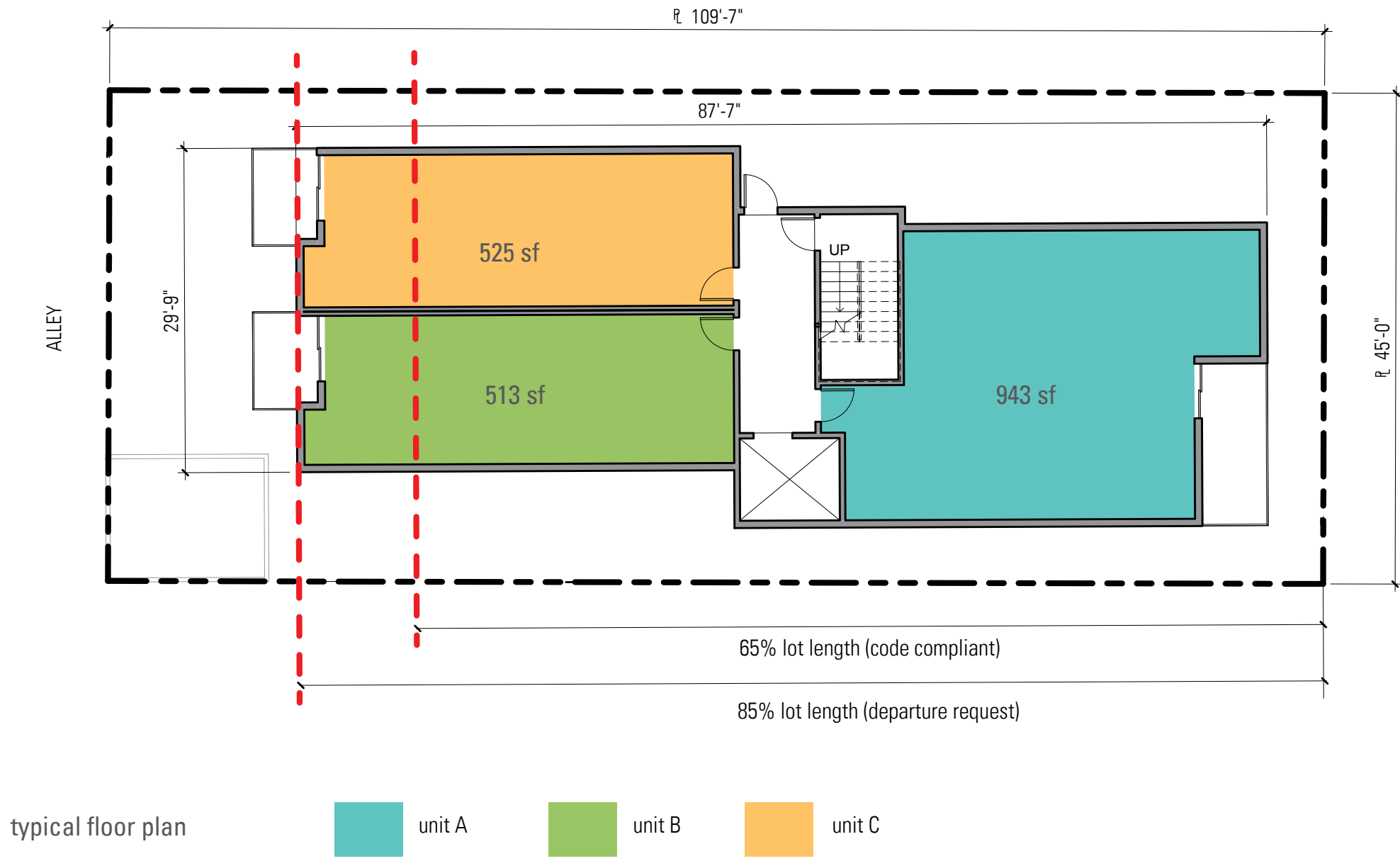
view from eastlake ave



view from franklin ave



franklin entrance



FRANKLIN AVENUE EAST



scheme 3 (preferred)

description

Features three primary unit layouts with balconies facing on the west, east, and south facades of the building.

departures

Increase building length from 65% to 85% of lot line length, see page 21.



Unit proportions are ideal, sizes are comfortable, and includes greater diversity of available unit types, including studio, one bedroom, and two bedroom units

Guideline A-1: east and west balconies take advantage of existing views and streetscape, and south balconies taking advantage of solar angles while respecting privacy for adjacent residents

Guideline A-3 and D-1: entry court is legible from Franklin Ave

Guideline C-3: balconies, entries, and landscaping will address human scale

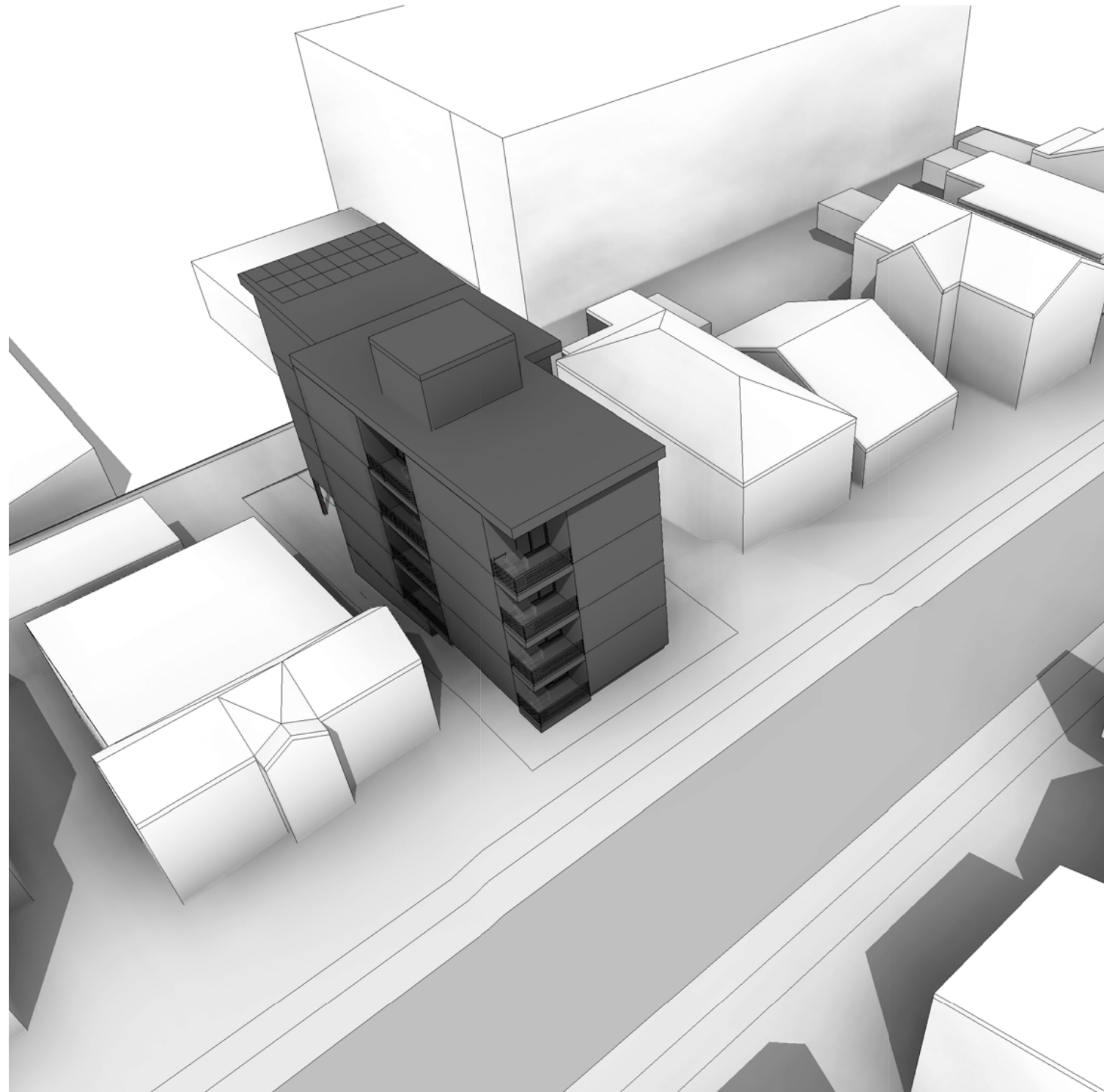
Guideline D-7: increased lot length will enhance 'eyes on the street' for the alley

Guideline E-2: entry configuration allows for landscaping and seating to enhance public space along Franklin Ave

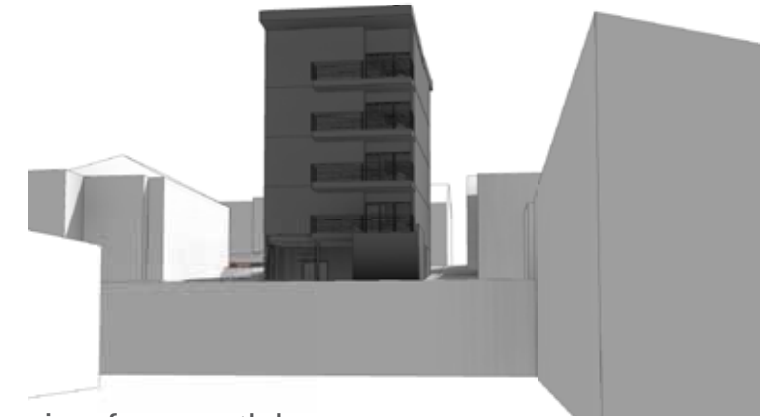


Guideline A-5: south balconies will front existing adjacent residence

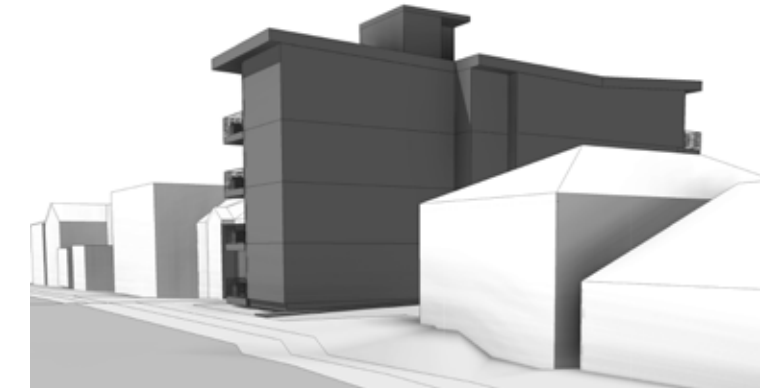
Guideline B-1: building has more of a visual impact from Eastlake with the reduced setback



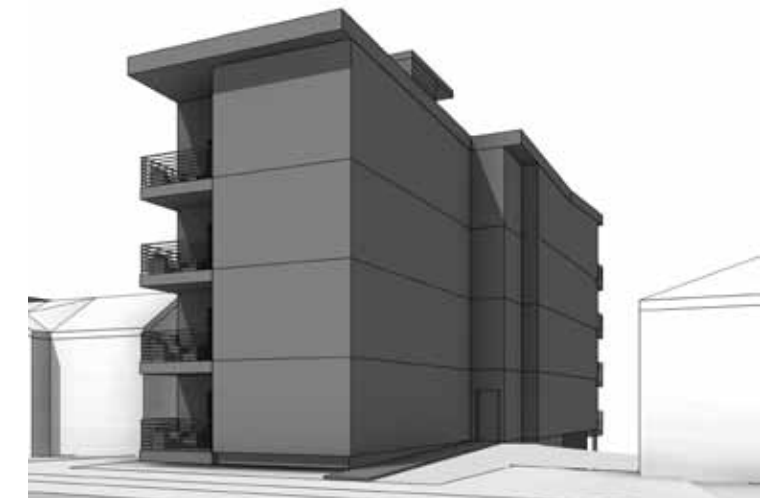
aerial perspective



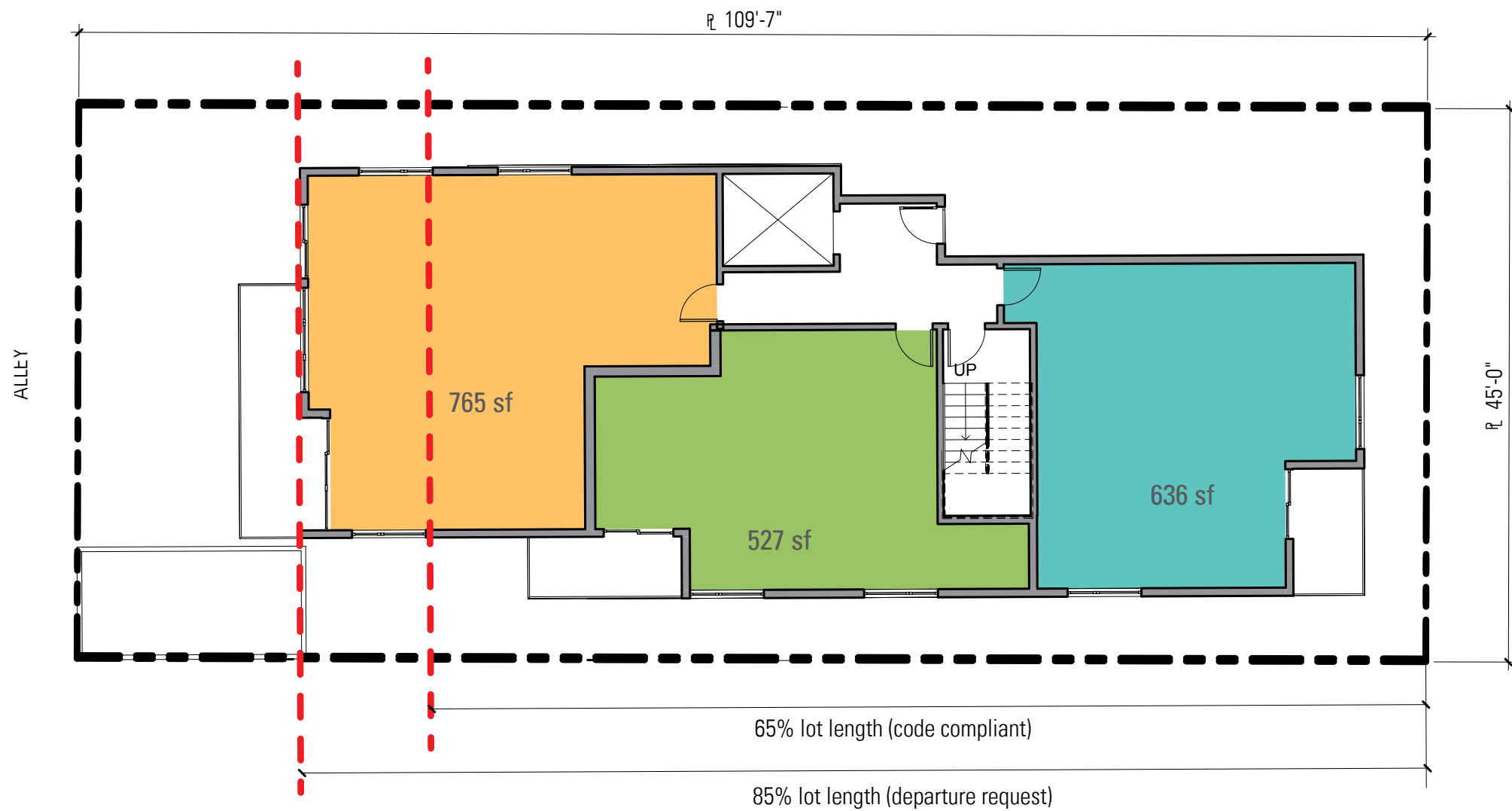
view from eastlake ave



view from franklin ave



franklin entrance



typical floor plan

- unit A
- unit B
- unit C

FRANKLIN AVENUE EAST



june 21 shadows

september 22/march 20 shadows

december 21 shadows

scheme 3 - additional views



entry perspective - conceptual design

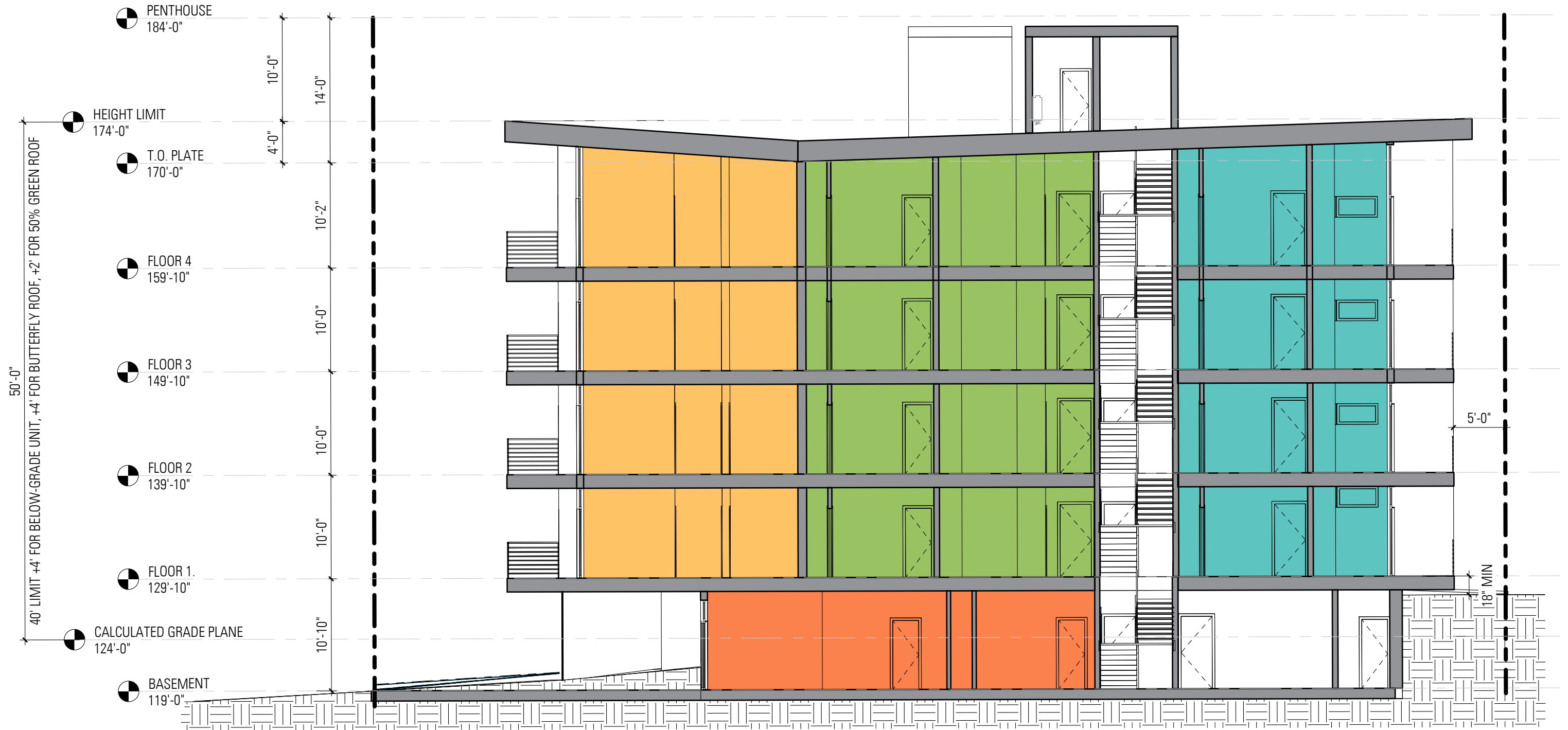


aerial perspective - conceptual design



view from eastlake ave e. - conceptual design

scheme 3 - section



schemata workshop projects



mcm lakehouse



mcdermott place



rainier view senior apartments



daybreak cohousing

