



**schemata**

workshop 2203 & 2209 eastlake avenue e  
seattle, wa, 98102

early design guidance  
DPD project #3016024

14 may 2014 EDG meeting

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This Early Design Guidance proposal was prepared by Schemata Workshop integrating the works of Roger H. Newell, AIA.

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# contents

<b>section 1: development objectives</b>	<b>02</b>
proposal description	
development objectives	
proposed density	
<b>section 2: urban design analysis</b>	<b>03</b>
zoning maps	03
traffic flows and site	04
axonometric massing	05
neighborhood context and design cues	06
streetscape - eastlake ave e & e boston street	08
streetscape - alley	09
<b>section 3: design guidelines</b>	<b>10</b>
<b>section 4: site analysis</b>	<b>14</b>
survey of existing conditions	14
surrounding uses and access constraints / opportunities	15
solar access	16
zoning analysis	17
<b>section 5: architectural concepts</b>	<b>18</b>
inspirational imagery	18
precedents	19
scheme 1	12
scheme 2	14
scheme 3 [preferred]	16

# SECTION 1 | development objectives

## proposal description

- Describe the existing site, including location, existing uses and/or structures, topographical or other physical features, etc.:  
The site combines two parcels 2203 & 2209 into a single development and is located on the northwest corner of the intersection of Eastlake Ave E & E Boston Street. The site is rectangular with 119.96' on Eastlake (east), 102.5' on Boston (south), 119.96' on the alley (west) and 102.5' on the north and is composed of two separate parcels zoned NC1P-40. The site slopes downward to the west by one-story and is currently occupied by (2) 2-story structures containing commercial and residential uses. Existing curbs and sidewalks adjoin the eastern and southern boundaries, and the alley is concrete-paved with drainage structures. Existing vehicle access for the southern parcel is by curbcut on Eastlake Ave E and for the northern parcel from the alley.
- Indicate the site's zoning and any other overlay designations, including applicable Neighborhood-specific Guidelines:  
The site is located in the southern end of the Eastlake Residential Urban Village, fronts a designated "Frequent Transit" corridor, the south 3/4 of the site is a designated "Pedestrian Area", with the entire development site zoned NC1P-40.  
The property immediately to the north LR2 RC, across Eastlake to the east LR2 RC and NC1P-30, across Boston to the south NC1P-30 and across the alley to the west LR-3.
- Describe neighboring development and uses, including adjacent zoning, physical features, existing architectural and siting patterns, views, community landmarks, etc.:  
Neighboring uses: to the north a motel adjoins the site, multi-family across the alley to the west, multi-family and offices across Eastlake to the east, and two restaurants across Boston to the south. Views to the west are of Lake Union and Queen Anne, to the south is the downtown Seattle skyline. The site is located directly in between Interstate-5 to the east, and the Lake Union shoreline to the west.
- Describe the applicant's development objectives, indicating types of desired uses, structure height (approx), number of residential units (approx), amount of commercial square footage (approx), and number of parking stalls (approx). Please also include potential requests for departure from development standards:  
Development objectives include utilizing the site for a mixed-use building with commercial and residential uses. Residential uses will provide additional support for businesses in the Eastlake community. Street level commercial uses front Eastlake Ave E and the corner at Boston St, with additional live/work units fronting Boston Street at the southwest corner of the site. Preferred plan options call for 3 floors of apartments over commercial and 4 live-work units fronting Boston Street, and below grade vehicular parking. The proposed structure will utilize the 40' height limit and 4' height bonus for 13' floor to floor at commercial level.

No Development Departures are requested.

## development objectives

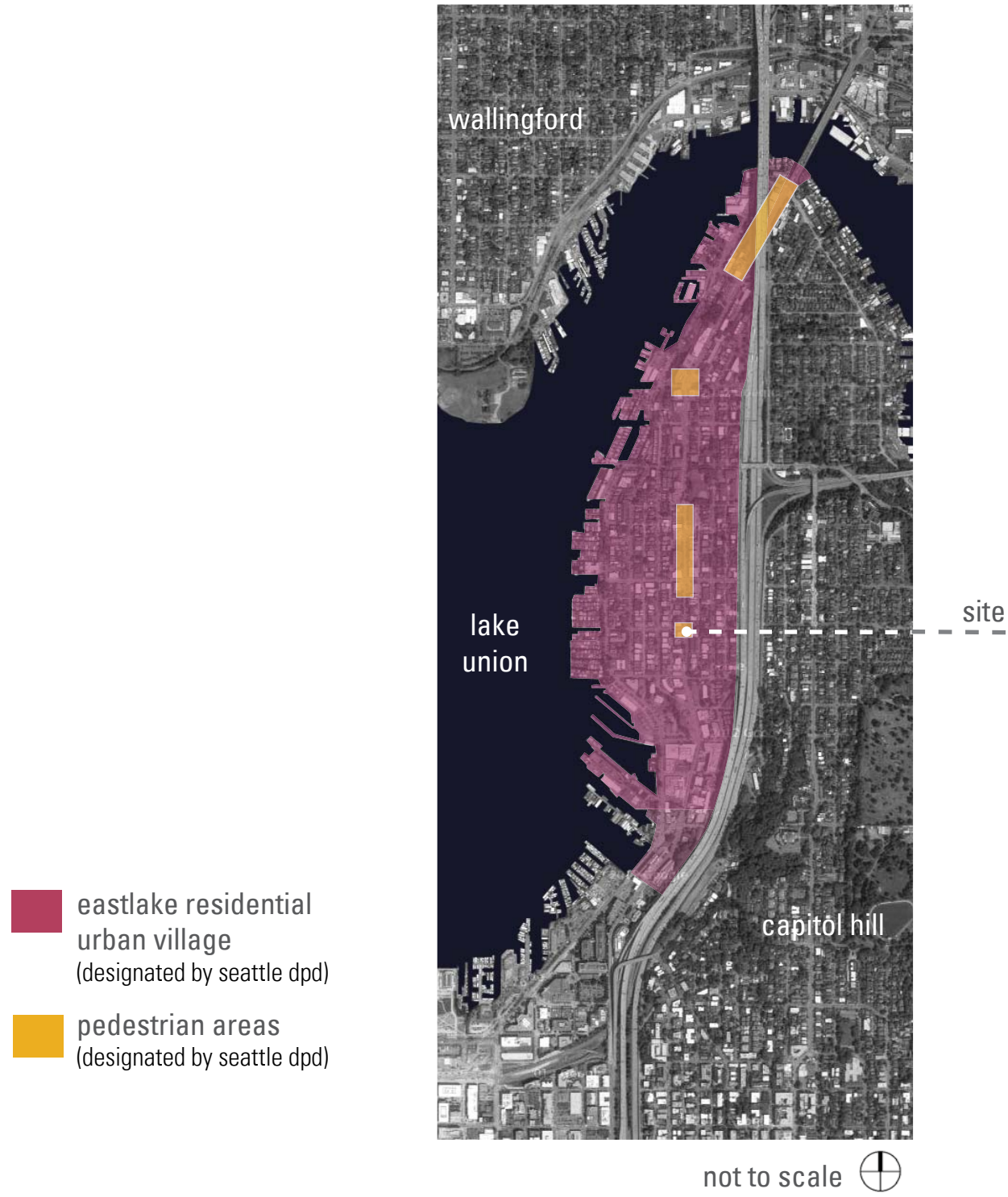
- Develop site to highest and best use (mixed-use building)
- Provide increased housing opportunity in the Eastlake neighborhood
- Provide a visual upgrade to the neighborhood and improve property values
- Provide more environmentally friendly building
- Provide opportunities for commercial tenant space
- Enhance the streetscape environment with pedestrian-oriented shops/ restaurants
- Provide positive cash flow for the owner

## proposed density

<b>apartments</b>	
1Br	30 units
2Br	6 units
<b>total units</b>	<b>36 units</b>
<b>total parking stalls</b>	<b>33</b>
<b>commercial</b>	2 (divisible) = 4,900 SF
<b>live/work units</b>	1 (w/mezz) = 1,100 SF
<b>TOTAL AREA</b>	<b>= 6,000 SF</b>



# SECTION 2 | urban design analysis | zoning maps





# SECTION 2 | urban design analysis - traffic flows and site access



## vehicular access

The site has vehicular access from Boston Street (south side) and Eastlake Ave E (east side), which is an arterial vehicular corridor and a pedestrian area. Interstate 5 is also adjacent to the neighborhood. A back alley (west side) allows for service vehicular access.

## 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.

## lake union public access

Several mini parks along Fairview Ave E grant public access to lake union. Mini parks nearby include Roanoke Street Mini Park, Lynn Street Mini Park, and Terry Pettus Park (at E Newton St).

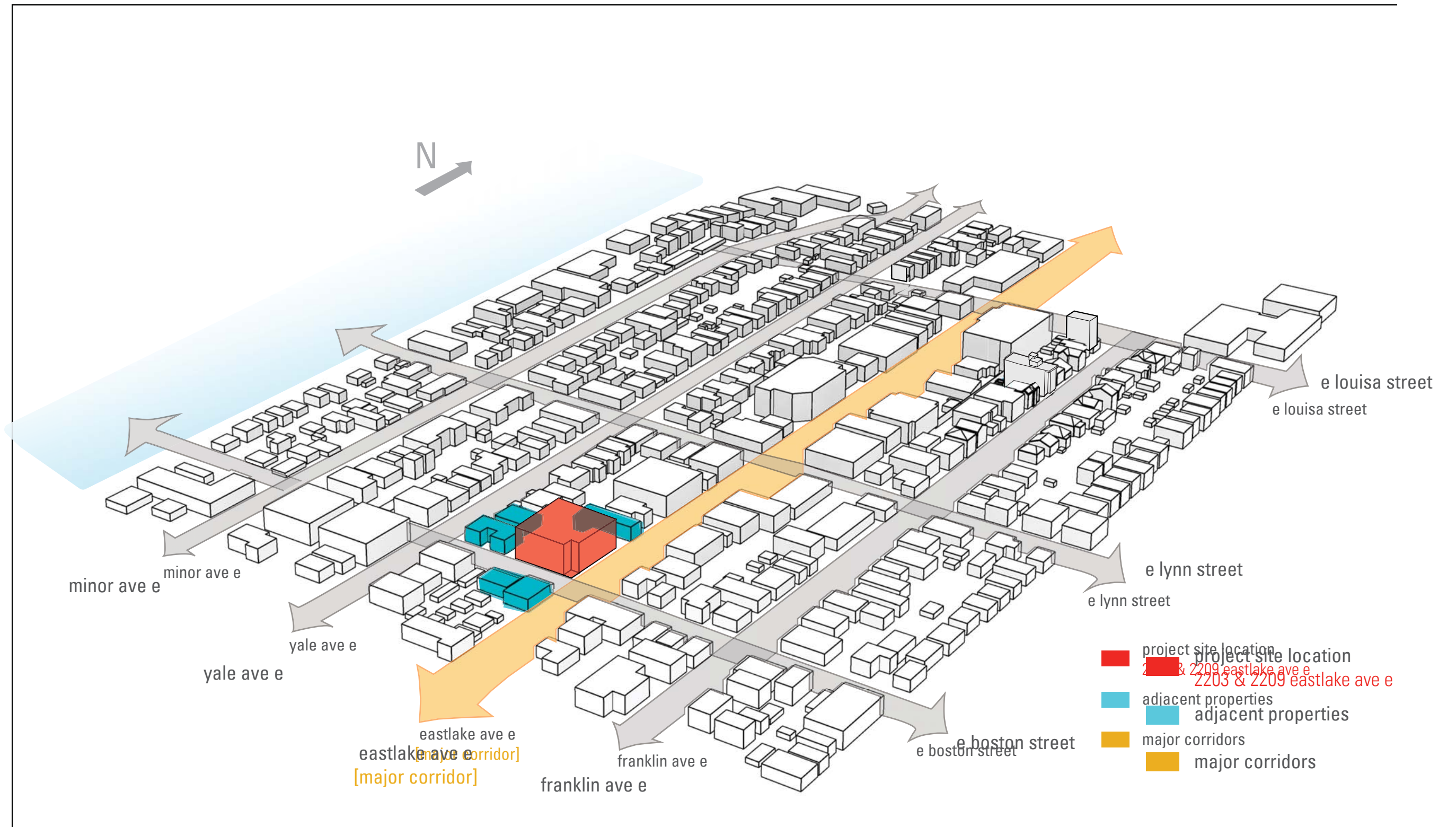
## access constraints

There are no access constraints to this site.

- arterial vehicular corridors
- bike lanes
- pedestrian trails
- lake union public access



# SECTION 2 | urban design analysis - axonometric massing



# SECTION 2 | urban design analysis - neighborhood context and design cues



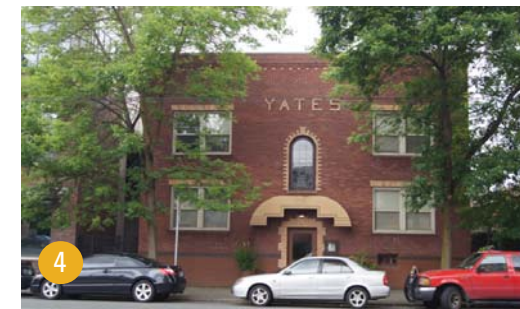
mixed-use development  
pedestrian friendly street  
condition



facade broken up by accenting  
structure



uninspired facade and  
fenestration



use of brick,  
character and scale;  
urban character through minimal  
setback.



modulation of facade  
expansive use of glass  
use of brick



pedestrian friendly retail





use of brick  
long, unrelenting wall at street,  
minimal modulation



bays expand views  
modulated facade  
use of brick  
garage entrance on street



pedestrian friendly retail



character and scale,  
modulation of facade,  
bays expand views,  
pedestrian friendly commercial,  
cover for bus stop



neighboring building  
entry condition  
extensive landscaping



use of brick,  
minimal modulation,  
uninspired fenestration



expansive asphalt surface



notable architectural building  
abstraction of elemental form,  
pure planes of wood, stucco and  
glass,  
impression of floating planes  
above ground.



pedestrian friendly retail,  
use of brick



significant modulation  
color enhances facade interest



use of brick facade  
facade broken up by use of trim



building form broken up by mass



neighboring building  
scale



facade modulation  
modern design



character  
facade modulation  
expansive glass  
material use



dreamsboat - notable  
neighboring sculpture

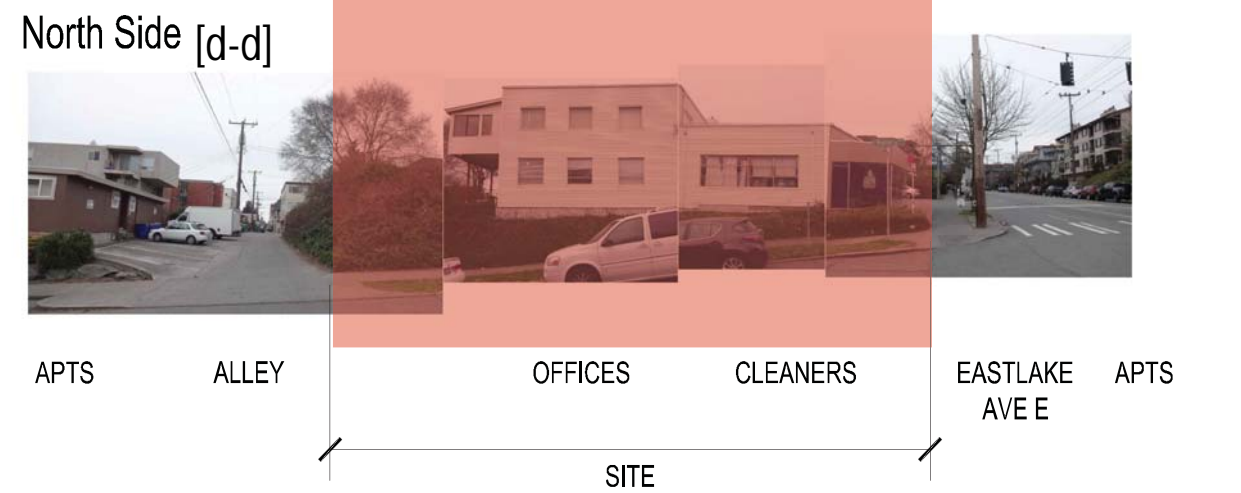


# SECTION 2 | urban design analysis - streetscape

## Streetscape - Eastlake Ave E



## Streetscape - E Boston St





# SECTION 2 | urban design analysis - streetscape

## Streetscape - Alley

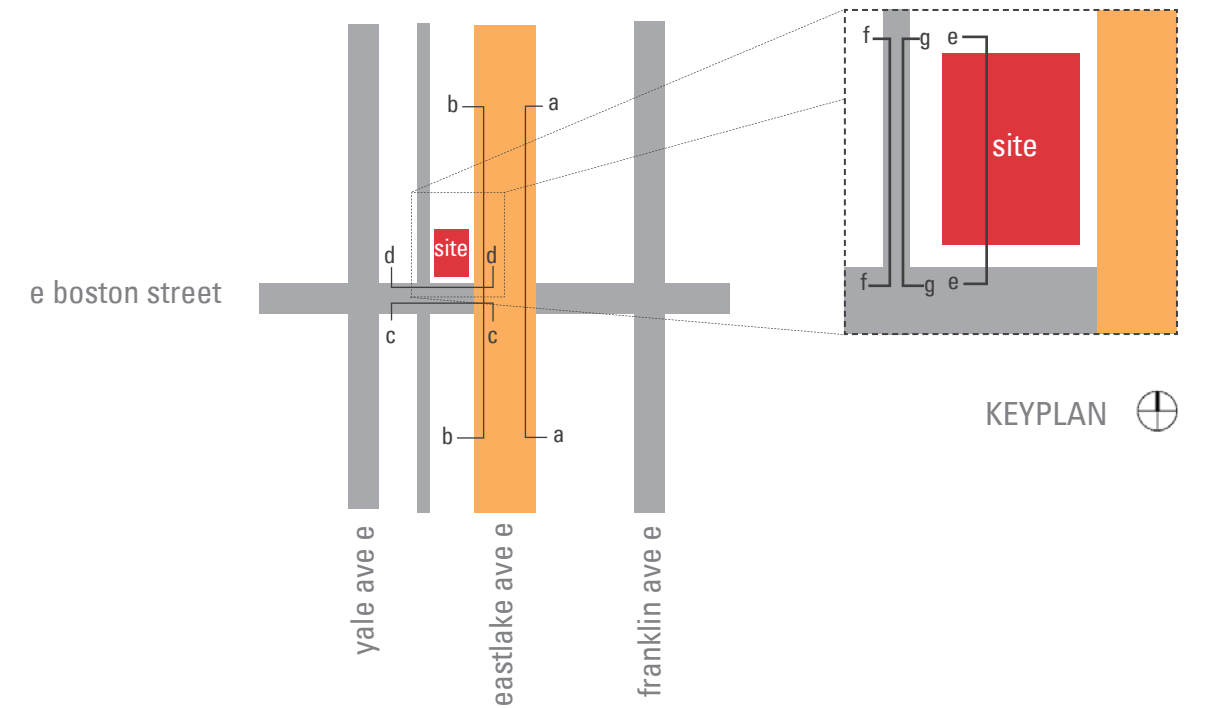
[e-e] West Side Viewed from Top of Slope



[f-f] West Side Viewed from Toe of Slope



[g-g] East Side



# SECTION 3 | design guidelines

## CS1 Natural Systems and Site Features

Use natural systems and features of the site and its surroundings as a starting point for project design.

### B. SUNLIGHT AND NATURAL VENTILATION

1. Sun and Wind: Design incorporates solar exposure and natural ventilation opportunities.
2. Daylight and Shading: Daylight for interior and exterior spaces is optimized, while minimizing shading on adjacent sites.
3. Managing Solar Gain: South and west facing facades to incorporate shading devices and newly planted trees.

### C. TOPOGRAPHY

1. Land Form: Natural topography informs the project design.
2. Elevation Changes: Building “steps down” hillside toward Lake Union.

### E. WATER

2. Adding Interest with Project Drainage: Project drainage system will be investigated as an opportunity to add interest to the site through water-related design elements, e.g., trees, rain gardens, bioswales, green roofs, fountains of recycled water

## CS2 Urban Pattern and Form

Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

### A. LOCATION IN THE CITY AND NEIGHBORHOOD

1. Sense of Place: Project to emphasize attributes that give the Eastlake neighborhood, and this site in particular, its distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established. This is a site with prominent visibility, a strong physical and visual relationship with Lake Union, and functions as the southwest gateway into the Eastlake Residential Urban Village.
2. Architectural Presence: The design investigates an architectural presence that is appropriate and desired given the context. The site lends itself to a high quality design with significant presence, while contributing to the block and the Boston & Eastlake Avenue East intersection as a whole. The design will contribute to a strong street edge, with a particular focus on the creation of a quality public realm that invites social interaction and economic activity. All building facades will incorporate design detail, articulation, and quality materials.

### B. ADJACENT SITES, STREETS, AND OPEN SPACES

**2. Connection to the Street: Design identifies opportunities to make a strong connection to the street and how the building interacts with the public realm.**

### C. RELATIONSHIP TO THE BLOCK

1. Corner Sites: This important corner site serves as a gateway and/or focal point requiring careful detailing due to its high visibility from Eastlake Ave E, Boston Street, and the long distance views afforded to the site from the west. The building corner is subtracted from the volume to provide extra space for pedestrians, generous entry, and additional expression of the building as a place for living.

### D. HEIGHT, BULK, AND SCALE

1. Existing Development and Zoning: Design responds to height, bulk, and scale of neighboring buildings. Equally important is the scale of development anticipated by zoning for the area, as the building sets an important precedent of quality design and the pedestrian experience in the Eastlake Residential Urban Village.
2. Existing Site Features: The building integrates the westerly downward sloping topography to help make a successful fit with adjacent properties to the west, as well as adding interest to the south facing façade.
3. Zone Transitions: Setbacks on the west façade provide an appropriate transition to the adjacent LR3 zone to the west. For the LR2 zone to the north and the existing parking lot directly adjacent to the site, we anticipate future development and therefore will design to establish a continuous street façade.
4. Massing Choices: The building mass is urban, solid, and contiguous on Eastlake Avenue East, then transitions to a more delicate scale and detail at the south façade for both views and shading, then to the west façade providing the most transparency and detail with extensive balconies and shading.
5. Respect for Adjacent Sites: The design respects adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.

**CS3 Architectural Context and Character**  
Contribute to the architectural character of the neighborhood.

### A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

1. Fitting Old and New Together: The rich, pedestrian experience of the Eastlake Residential Urban Village is further enriched with the proposed building design through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.
4. Evolving Neighborhoods: Architectural character is evolving in this area, and the building design will explore ways to establish a positive and desirable context for others to build upon in the future.

### B. LOCAL HISTORY AND CULTURE

1. Placemaking: The history of the site and neighborhood will be further explored as a potential placemaking opportunity. The Eastlake neighborhood took on its identity as a streetcar suburb in 1885, when the first horse-drawn streetcar reached the eastern shore of Lake Union. Lake Union Drydock Company founded in 1919, is one of few businesses remaining that once populated the lakefront and included sawmills, wood manufacturers, steam plants, a St. Vincent de Paul thrift store, and Boeing’s first factory.

## PL1 Connectivity

Complement and contribute to the network of open spaces around the site and the connections among them.

### A. NETWORK OF OPEN SPACES

1. Enhancing Open Space: The building design and open space will positively contribute to the broader network of open spaces throughout the neighborhood. Open space on the site will include sidewalks, street right of way, and a more pedestrian-friendly alley.
2. Adding to Public Life: The building and site design will seek opportunities to foster human interaction through quality of project-related open space. This may include courtyards, and place-making elements such as trees, landscape, and art.

### B. WALKWAYS AND CONNECTIONS

1. Pedestrian Infrastructure: The building and site design will enhance the pedestrian realm along the east, south, and west property lines.
2. Pedestrian Volumes: With the proposed recessed entry court at the southeast corner, there is ample space for pedestrian flow and circulation.
3. Pedestrian Amenities: The proposed recessed entry court helps create a lively, pedestrian oriented open space to enliven the area and attract interest and interaction with the site and building.

### C. OUTDOOR USES AND ACTIVITIES

1. Selecting Activity Areas: Activity areas will be focused at the southwest recessed entry court, as a place with good sun exposure, views across the intersection and adjacent pedestrian uses, and in direct line with pedestrian routes.
3. Year-Round Activity: The design will explore opportunities for features in open spaces for activities beyond daylight hours and throughout the seasons of the year.

## PL2 Walkability

Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

### A. ACCESSIBILITY

1. Access for All: Access for people of all abilities will be fully integrated into the project design.
2. Access Challenges: Add features to assist pedestrians in navigating sloped sites, long blocks, or other challenges.

### B. SAFETY AND SECURITY

1. Eyes on the Street: Natural surveillance from residents and commercial tenants will help create a safe environment through strategic placement of doors, windows, balconies and street-level uses.
2. Lighting for Safety: Lighting will be provided at sufficient lumen intensities and scales, including pathway illumination, pedestrian & entry lighting.
3. Street-Level Transparency: Transparency of street-level uses will provide for a visual permeability of interior uses.

### C. WEATHER PROTECTION

1. Locations and Coverage: Overhead weather protection will be located along the Eastlake Avenue East façade to help generate pedestrian activity. The Boston façade will explore other design options to enhance the experience and visual connection to Lake Union,
2. Design Integration: Weather protection, gutters and downspouts will be integrated into the building design.
3. People-Friendly Spaces: The design will strive for an artful and people-friendly space beneath building canopies.

### D. WAYFINDING

1. Design as Wayfinding: Design features may be used as a means of wayfinding, primarily at the southeast corner of the site.

## PL3 Street-Level Interaction

Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

### A. ENTRIES

1. Design Objectives: Primary building entries will be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street. Residential and commercial uses will be integrated into an authentic mixed-use experience.
  - b. Retail entries will include adequate space for several patrons to enter and exit simultaneously, under cover from weather.
  - c. Common entries to multi-story residential buildings will provide privacy and security for residents but also be welcoming and identifiable to visitors.
  - d. Individual entries to ground-related housing at the south and west facing facades will provide a more intimate, residential-scaled entry, while contributing to a sense of identity, and offering privacy helping to ensure personal safety and security for building occupants.
2. Ensemble of Elements: The main residential entry will be designed as a cohesive collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

### B. RESIDENTIAL EDGES

1. Security and Privacy: A buffer or semi-private space between the building and the street will be provided to help ensure security and privacy of building occupants.
3. Live/Work Uses: will be active and transparent.
4. Interaction: The design will provide opportunities for interaction among residents and neighbors by centrally locating commonly used features or services.

### C. RETAIL EDGES

1. Porous Edge: Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Multiple entries on Eastlake and Boston provide a physical and visual connection between people on

- the sidewalk and retail activities in the building.
2. Visibility: Visibility into the building interior will be maximized using fully operational glazed wall-sized doors that can be completely opened to the street, increasing lobby height, providing distinct lighting.
3. Ancillary Activities: The design will explore opportunities for activities such as sidewalk vending, seating, and restaurant dining at the southeast entry court, and along Eastlake Avenue East.

# SECTION 3 | design guidelines

## PL4 Active Transportation

Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.

### A. ENTRY LOCATIONS AND RELATIONSHIPS

1. Serving all Modes of Travel: Provide safe and convenient access points for all modes of travel.
2. Connections to All Modes: The primary entry at the southeast corner is located to logically relate to building uses.

### B. PLANNING AHEAD FOR BICYCLISTS

1. Early Planning: Future occupant bicycle traffic to and through the site will be integrated early into the project along with other modes of travel.
2. Bike Facilities: Facilities such as bike racks and storage will be located to balance convenience, security, and safety.
3. Bike Connections: The design will consider building lobbies, and bicycle parking/storage areas as opportunities to share bicycling information.

## DC1 Project Uses and Activities

Optimize the arrangement of uses and activities on site.

### A. ARRANGEMENT OF INTERIOR USES

2. Gathering Places: The use of interior and exterior gathering spaces will provide for a rich experience and a rich public-to-private gradient.
3. Flexibility: Street level commercial and residential space will be flexible and can adapt over time to evolving needs and programming.
4. Views and Connections: Interior uses and activities take advantage of south and west views, and connections to the urban village on the east. Physical connections will be provided to the exterior at the Eastlake Avenue East, Boston Street, and alley facades.

### B. VEHICULAR ACCESS AND CIRCULATION

1. Access Location and Design: Alley will provide vehicular access to the garage, while sidewalk frontage will create safe and attractive conditions for pedestrians and bicyclist access.

### C. PARKING AND SERVICE USES

1. Below-Grade Parking: Vehicular parking provided below grade.
2. Visual Impacts: The visual impact of the parking garage entrance will be architecturally compatible with the overall building and streetscape design.
4. Service Uses: Service entries, loading docks, and trash room to be accessed from alley.

## DC2 Architectural Concept

Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

### A. MASSING

1. Site Characteristics and Uses: The mass of the building takes into consideration the characteristics of the site and the proposed uses of the building and its open space. Design response to topography will help attenuate mass and height.
2. Reducing Perceived Mass: Secondary architectural elements will be integrated to reduce the perceived mass of the building. Recesses in the building envelope; balconies, bay windows, porches, and highlighting building entries.

### B. ARCHITECTURAL AND FAÇADE COMPOSITION

1. Façade Composition: All building facades including alleys and visible roofs will be composed as an architectural expression of the building as a whole. Street-facing façade wraps around the alley corner of the building.

### C. SECONDARY ARCHITECTURAL FEATURES

1. Visual Depth and Interest: Facades to incorporate balconies, canopies, decks, or other secondary elements. Visual interest for the pedestrian at the street level encourages active street life and retail shopping.
2. Dual Purpose Elements: Architectural features will provide depth, texture, and scale on the south and west façades.
3. Fit With Neighboring Buildings: Building and site elements will be designed to achieve a successful fit between a building and its neighbors.

### D. SCALE AND TEXTURE

1. Human Scale: Architectural features, elements, and details of a human scale will be integrated into the building facades, entries, and exterior spaces to engage the pedestrian and enable an active and vibrant streetscape.
2. Texture: The character of the building, as expressed in the form, scale, and materials, strives for a fine-grained scale, or “texture,” particularly at the street level and other areas where pedestrians predominate.

### E. FORM AND FUNCTION

1. Legibility and Flexibility: The building design will find a balance between legibility and flexibility, with an understanding of the interior functions expressed at the building exterior.



## SECTION 3 | design guidelines

### DC3 Open Space Concept

Integrate open space design with the design of the building so that each complements the other.

#### A. BUILDING-OPEN SPACE RELATIONSHIP

1. Interior/Exterior Fit: Open space concepts integrate with the architecture to ensure interior and exterior spaces relate well to each other.

#### B. OPEN SPACE USES AND ACTIVITIES

1. Meeting User Needs: Open space is designed to meet the needs of expected users.
2. Matching Uses to Conditions: The open space is usable independent of changing environmental conditions.
4. Multifamily Open Space: Common open spaces are provided for use by all residents to encourage physical activity and social interaction.

#### C. DESIGN

1. Reinforce Existing Open Space: The design is intended to reinforce existing character and patterns of street tree planting and topographic changes. Where no strong patterns exist, initiate a strong open space concept, where appropriate, that other projects can build upon in the future.
6. Amenities and Features: Attractive outdoor spaces well-suited to the residents and commercial tenants is envisioned for the project through a combination of hardscape and plantings to shape these spaces.

### DC4 Exterior Elements and Finishes

Use appropriate and high quality elements and finishes for the building and its open spaces.

#### A. BUILDING MATERIALS

1. Exterior Finish Materials: Building exteriors will be constructed of durable and maintainable materials that are attractive even when viewed up close. The design team will explore texture, pattern, and materials that lend themselves to a high quality of detailing.
2. Climate Appropriateness: Durable and attractive materials that weather and age well in Seattle's climate will be integrated into the design.

#### B. SIGNAGE

1. Scale and Character: Streetscape experience will be enhanced with exterior signage that is appropriate in scale and character to the project and its environs.
2. Coordination With Project Design: A signage plan will be developed within the context of architectural and open space concepts, and coordinate with building details, lighting, and other features to complement the project as a whole and surrounding context.

#### C. LIGHTING

1. Functions: Lighting design will increase site safety for pedestrians and highlight architectural or landscape details and features.
2. Avoiding Glare: Project lighting will provide illumination to serve building needs while avoiding off-site night glare and light pollution.

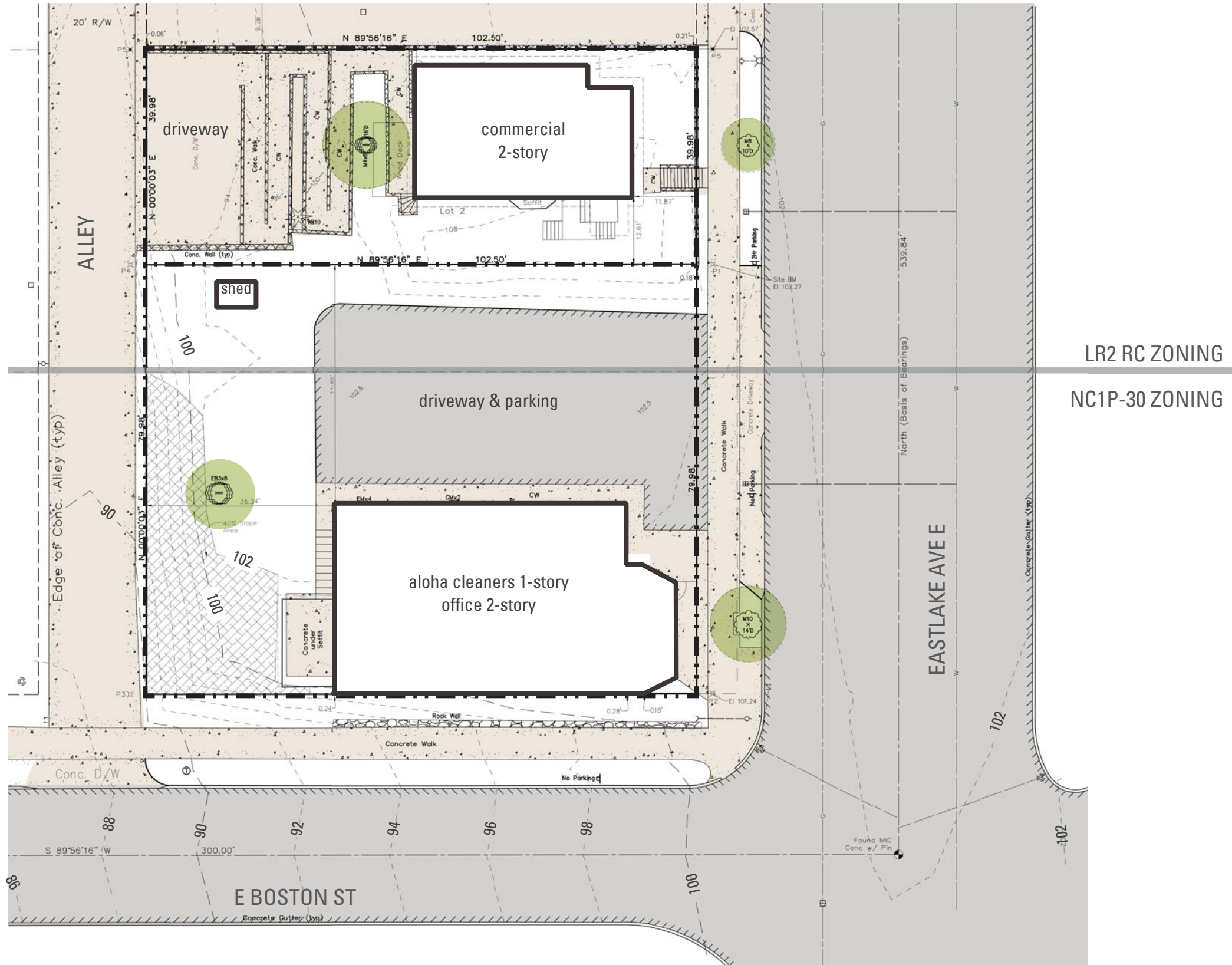
#### D. TREES, LANDSCAPE AND HARDSCAPE MATERIALS

1. Choice of Plant Materials: The overall architectural and open space design concepts will be enhanced through the selection of landscape materials that will thrive at this specific urban site condition.
2. Hardscape Materials: The exterior entry court, and other hard surfaced areas will be an opportunity to add color, texture, and/or pattern and enliven public areas.

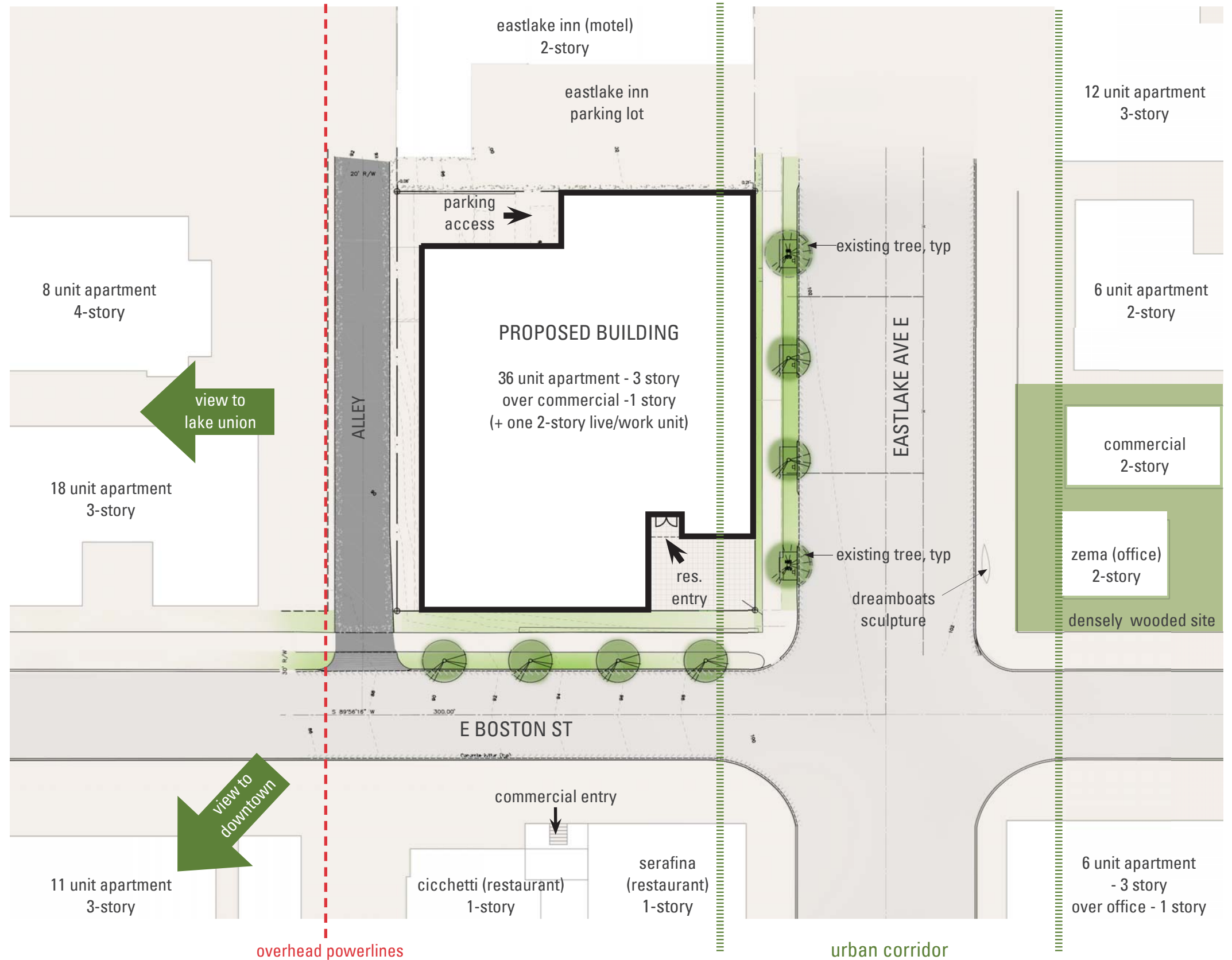
3. Long Range Planning: Plants will be selected so that they are of appropriate size, scale, and shape to contribute to the site as intended for their entire lifespan.

4. Place Making: The landscape design will help enhance the unique design response to this specific building and site.

# SECTION 4 | site analysis - survey of existing conditions



# SECTION 4 | site analysis - surrounding uses and access constraints/opportunities





# SECTION 4 | site analysis - solar access

sun shadow study for full site buildout



March/Sept. 21st, 10:00am



March/Sept. 21st, 12:00pm



March/Sept. 21st, 2:00pm



June 21st, 10:00am



June 21st, 12:00pm



June 21st, 2:00pm



December 21st, 10:00am



December 21st, 12:00pm



December 21st, 2:00pm

# SECTION 4 | site analysis - zoning analysis

ADDRESS:	2203 & 2209 Eastlake Avenue East, Seattle, Wa 98102	BUILDING WIDTH/DEPTH:	NC1P-40	No requirement
LEGAL:	Lot 1 and the south 20 feet of Lot 2, Block 8, Greenes Addition to the City of Seattle according to the plat thereof, recorded in volume 2 of plats, page 73, records of King County, Washington	RESIDENTIAL AMENITY:	NC1P-40	5% of total gross floor area in residential use. Amenity space shall be landscaped. SF gross residential area x 0.05 = 39,958 x 0.05 = 1,998 SF required amenity area.
DPD ZONING MAP:	91	LANDSCAPE:	NC1P-40	Green Factor Score = .30 minimum; Street trees per SDOT; 5' landscape between above grade parking garage and streets; 3' high screening along areas where garbage cans are contained, or 6' high screening for garbage dumpsters.
DPD PROJECT NO.:	3016024	SETBACKS:	NC1P-40	FRONT 0' except when street facing garage = 5' SIDE 0' except when adjacent to R zone = 15' triangle at front. 15' setback above 13' per 23.47A.014.B.3. SIDE 0' except when adjacent to R zone = 15' triangle at front. 15' setback above 13' per 23.47A.014.B.3. REAR For structures containing residential uses adjacent to a residential zone, 0' for portions of structure 13' and under in height, 15' above 13' to a maximum of 40' in height. Above 40' an additional 2' of setback for every 10' of building height exceeding 40'. Rear setback may be measured from the centerline of the alley.
PARCEL NO.:	2902200490 & 2902200496			
ZONING:	NC1P-40			
OVERLAYS:	Pedestrian; Eastlake Residential Urban Village; Frequent Transit			
ECA:	None			
SITE AREA:	12,295 SF			
ALLOWED USES:	NC1P-40 Commercial, Medical, Restaurant, Residential, Office, Live/Work			
DENSITY:	NC1P-40 No density, limitations for mixed use			
STRUCTURE HEIGHT:	NC1P-40 40', 4' bonus for mixed use buildings subject to 13' floor to floor @ commercial			
ALLOWED FAR:	NC1P-40 40' = 3.25 x 12,295 = 39,958 SF	PARKING / ACCESS:		Access required from alley if alley is improved.
STREET CLASSIFICATION:	Eastlake Ave E: Class 1 Arterial, R.O.W. = 75' Req'd and Exist'g E Boston St: Non arterial, R.O.W. = 40' Req'd / 60' Exist'g Alley: R.O.W. = 12' Req'd / 20' Exist'g		NC1P-40	Commercial = First 1,500 SF of each business establishment & Live/Work does not require parking. Office use = 1 space / 1,000 SF. General Sales/Service = 1 space / 500 SF. Dining = 1space/250 SF.
STREET LEVEL DEVELOPMENT STANDARDS:	Along pedestrian designated streets, 80% of street-level uses shall have one or none of the following uses: Sales and Service, Retail Sales, Eating & Drinking Establishments, and others per 23.47A.005.D.1. 30' average depth, 15' min. commercial/retail depth and floor-to-floor height of 13' min. (23.47A.008 B.3). 50% of structure's non-residential footprint is maximum required. 60% of the street-facing facade between 2 and 8 feet above the sidewalk shall be transparent.	SOLID WASTE / RECYCLING:		Rear load container RESIDENTIAL 46 units 375 SF COMMERCIAL 0-5,000 SF 82 SF Required Area = 457 SF

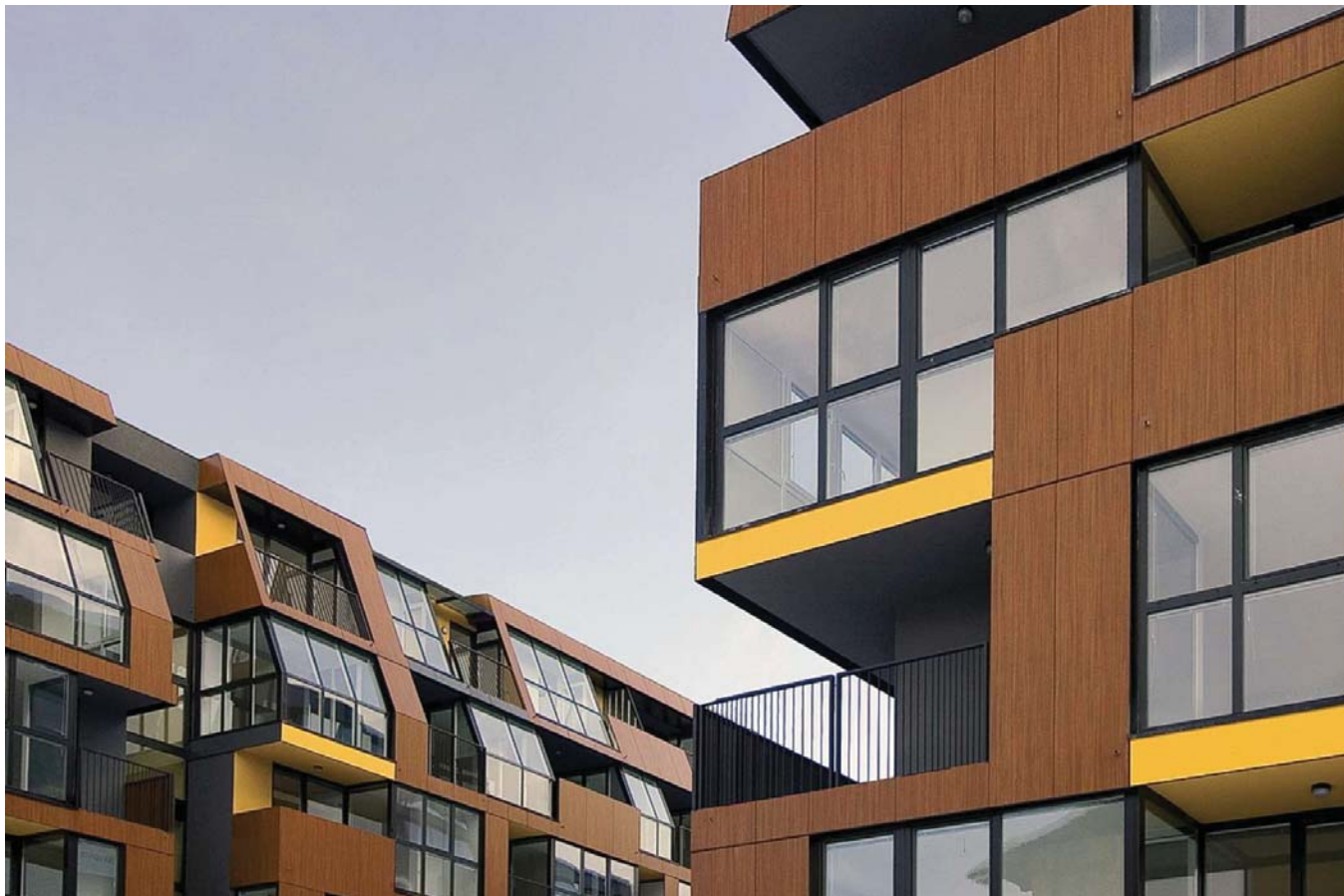


SECTION 5 | architectural concepts - inspirational imagery



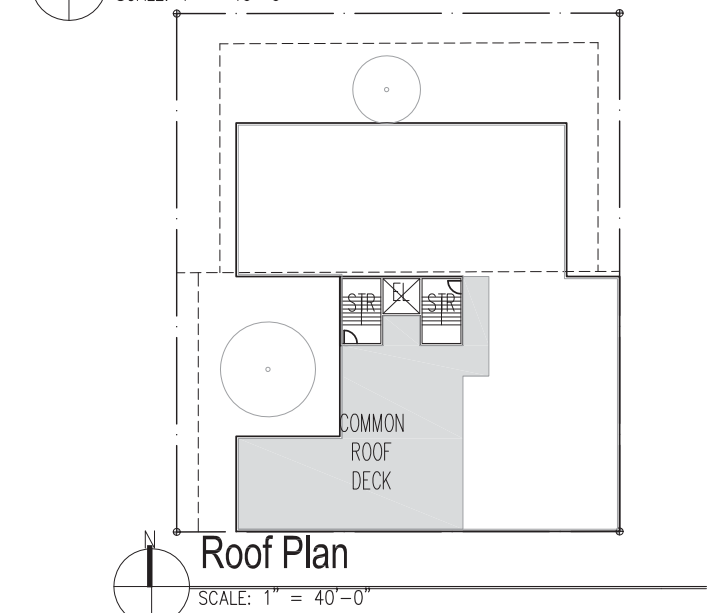
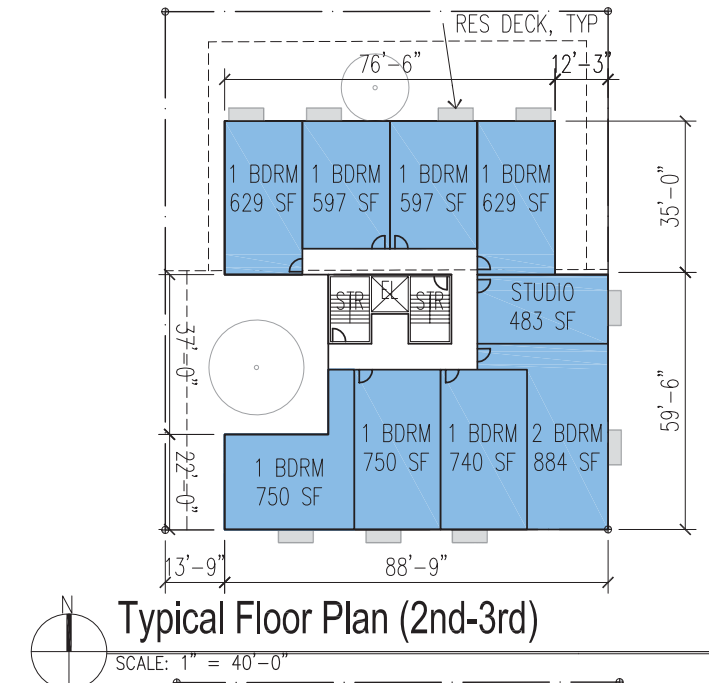
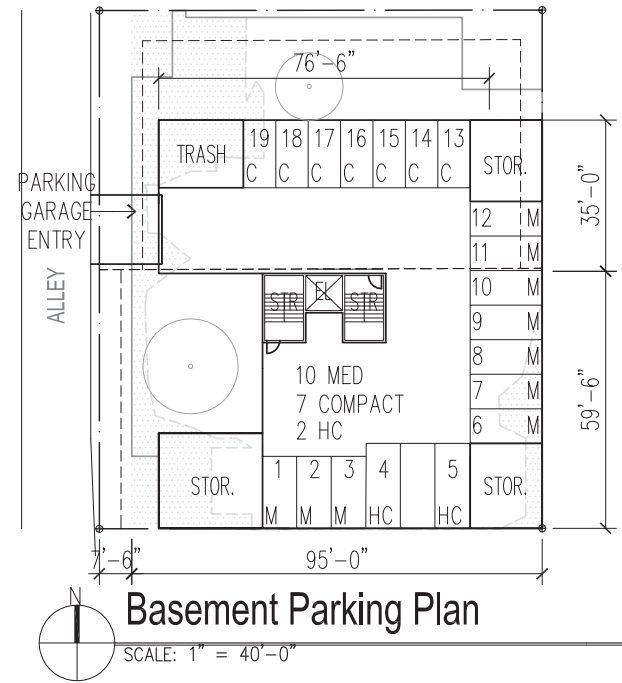


SECTION 5 | architectural concepts - precedents





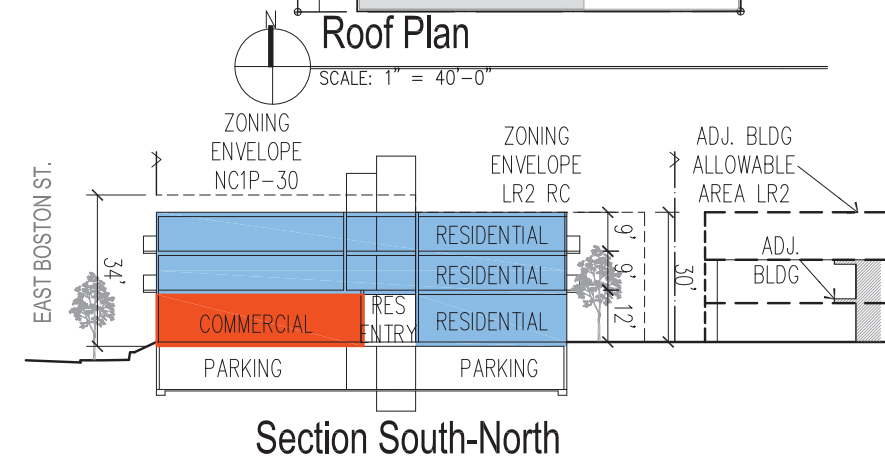
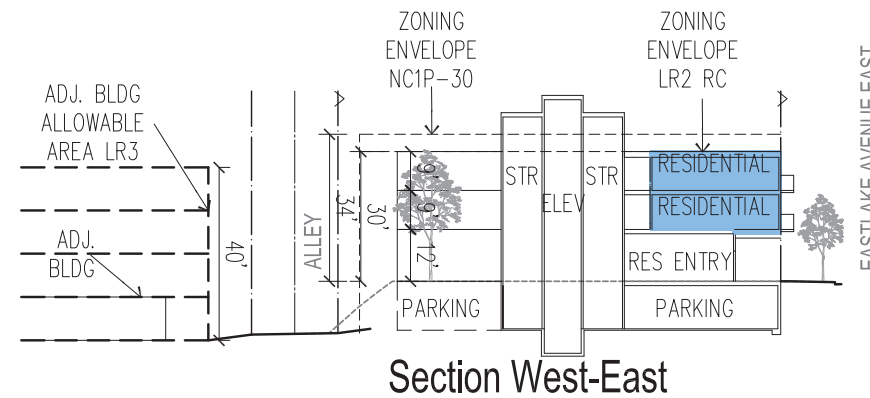
# SECTION 5 | architectural concepts - scheme 1



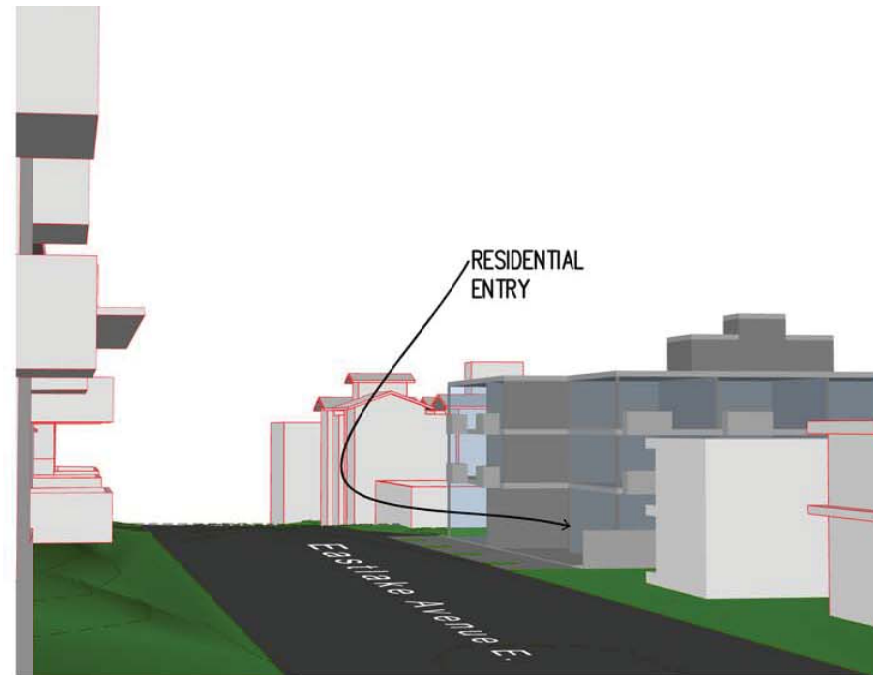
- SCHEME 1**
- CODE COMPLYING TO NC1P-30 / LR2
  - 24 RESIDENTIAL UNITS
  - 1635 SF COMMERCIAL
  - 19 PARKING STALLS
  - MAXIMUM DENSITY AND FAR
  - SIGNIFICANT TREES PRESERVED

- ADVANTAGES**
- DIRECT ACCESS TO COMMERCIAL OFF EASTLAKE
  - BLDG MASS CONCENTRATED ON CORNER OF EASTLAKE AND BOSTON
  - ROOF DECK
  - PARKING ENTRY OFF ALLEY

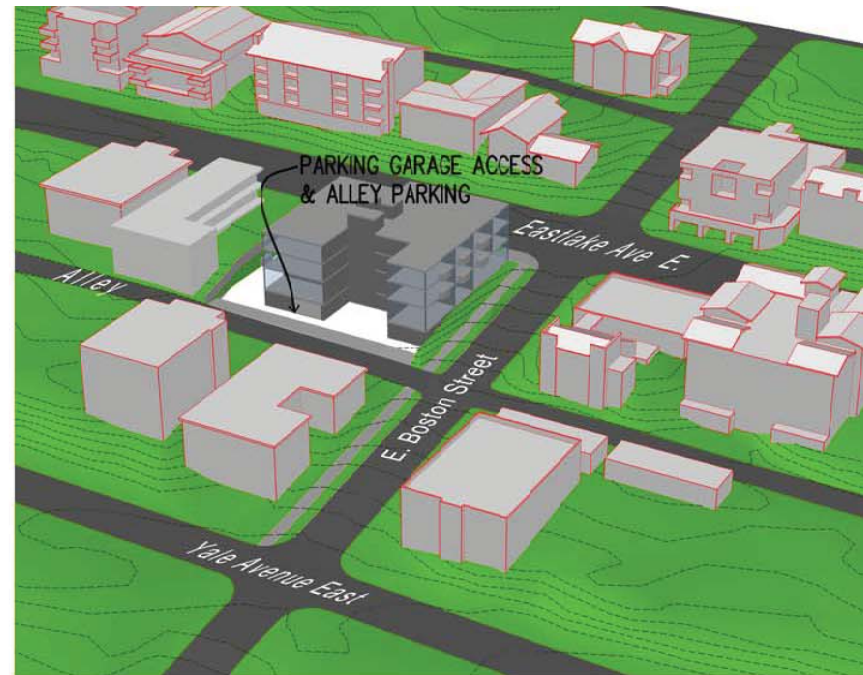
- DISADVANTAGES**
- HALF OF UNITS FACE NORTH
  - LESS VARIETY IN UNIT SIZE, MOSTLY 1 BEDROOMS PROPOSED
  - LOWER CEILING HEIGHT FOR RESIDENTIAL
  - 25'-6" BETWEEN PROPOSED BUILDING AND SITE TO THE NORTH OF CREATES GAP IN PEDESTRIAN STREET FRONTAGE
  - PRESERVING SIGNIFICANT TREES CREATES AN IRREGULAR BUILDING SHAPE.



# SECTION 5 | architectural concepts - scheme 1 massing



Eastlake Streetview Looking South



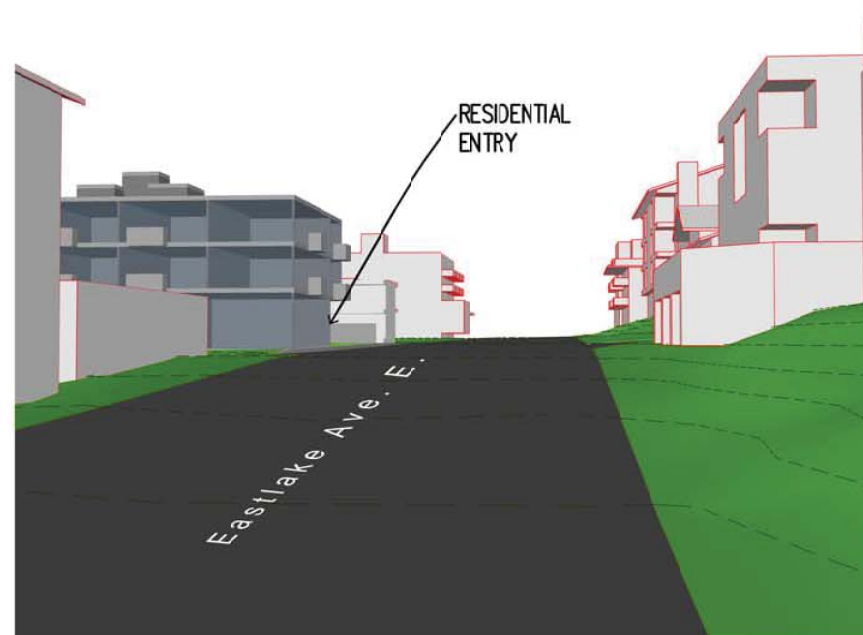
Birdseye View Looking NE



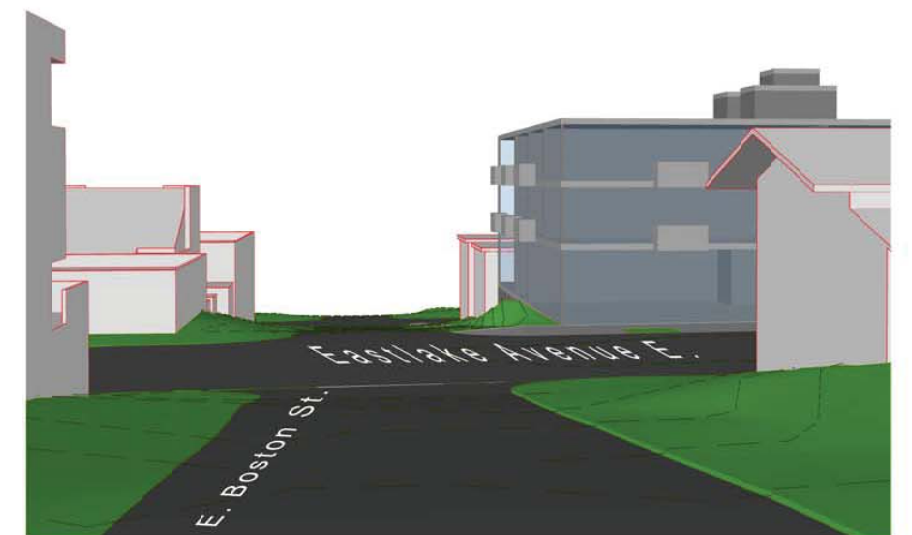
Birdseye View Looking SW



Northeast Perspective



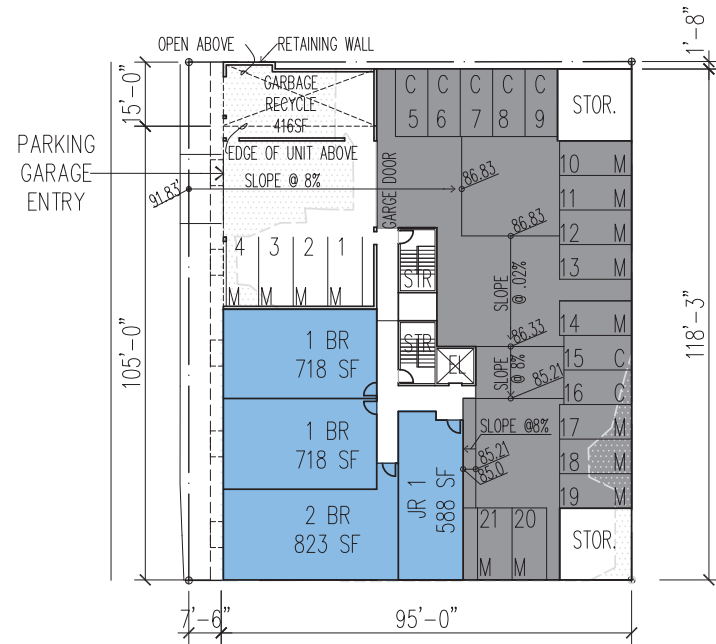
Eastlake Streetview Looking North



View South on Eastlake

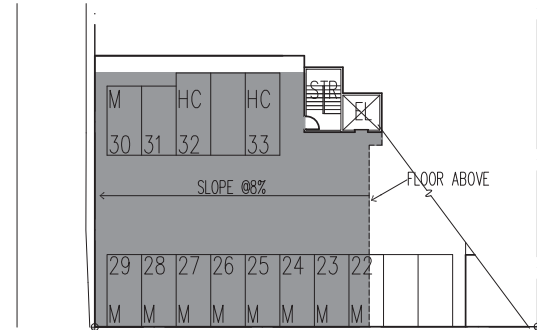


# SECTION 5 | architectural concepts - scheme 2



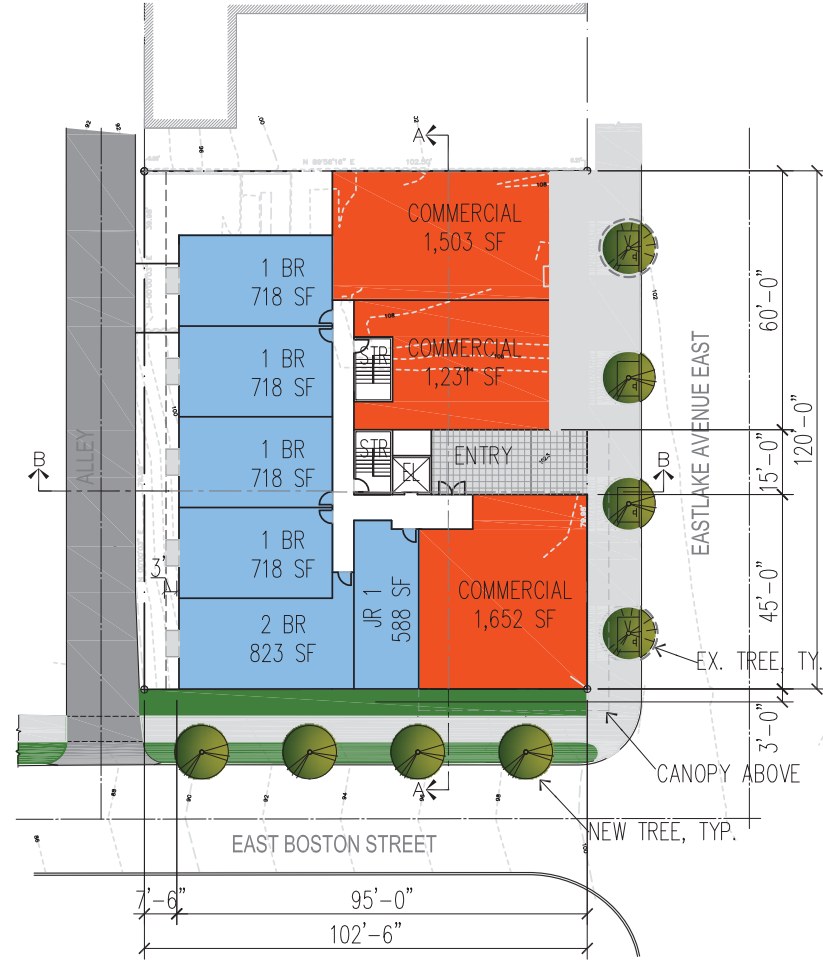
**Basement Floor Plan**

SCALE: 1" = 40'-0"



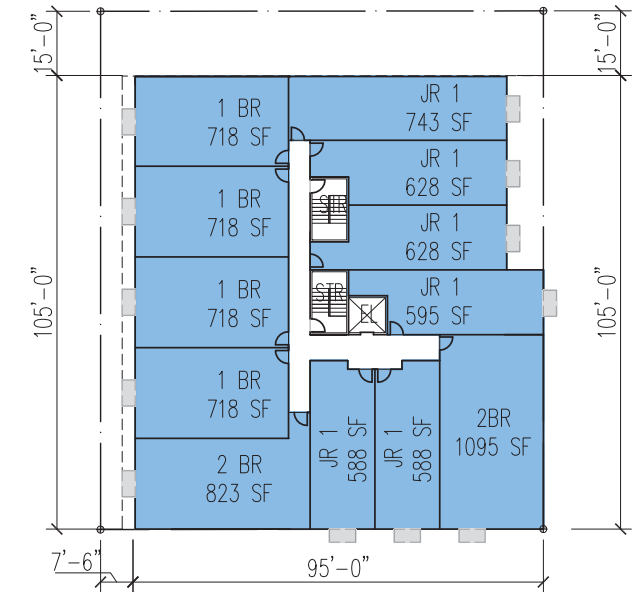
**P-1 Floor Plan**

SCALE: 1" = 40'-0"



**Site Plan/1st Floor Plan**

SCALE: 1" = 40'-0"



**Typical Floor Plan (2nd-4th)**

SCALE: 1" = 40'-0"

**SCHEME 2**

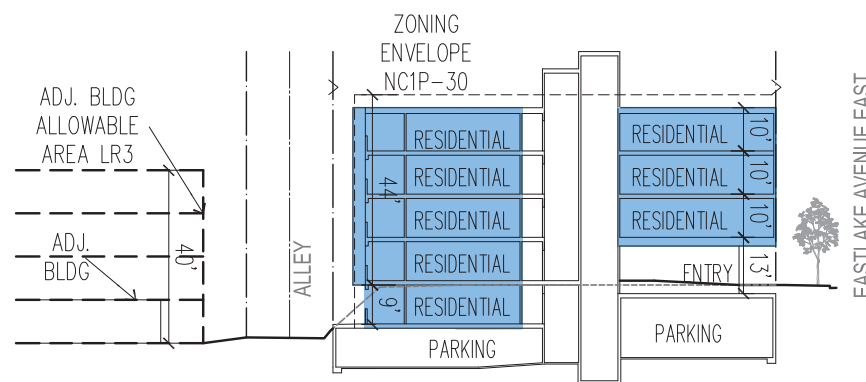
- 46 RESIDENTIAL UNITS
- 4,386 SF COMMERCIAL
- 33 PARKING STALLS

**ADVANTAGES**

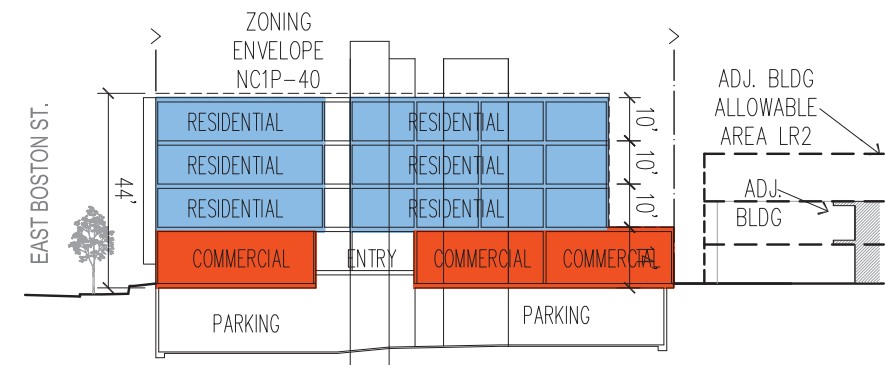
- MORE VARIED MIX OF UNIT SIZES (JR 1BR, 1BR & 2BR)
- BUILDING MASS CONCENTRATED ON EASTLAKE AND BOSTON
- 4 AT-GRADE UNITS OFF ALLEY AND BOSTON ST, AT SW CORNER OF LOT
- PRIVATE DECKS IN ADDITION TO ROOF DECK
- PARKING ENTRY OFF ALLEY

**DISADVANTAGES**

- PARKING LEVEL P-1 IS ONE FULL STORY BELOW GRADE AT SW CORNER
- WEST FACING UNITS MORE DIFFICULT TO SHADE
- RESIDENTIAL ENTRANCE BREAKS COMMERCIAL AREAS



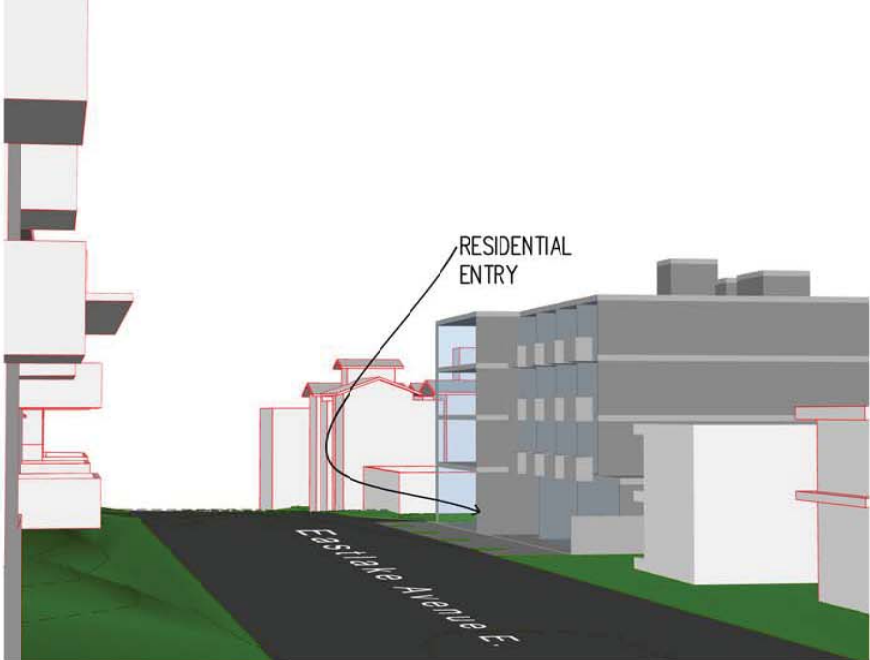
**Section West-East**



**Section South-North**



SECTION 5 | architectural concepts - scheme 2 massing



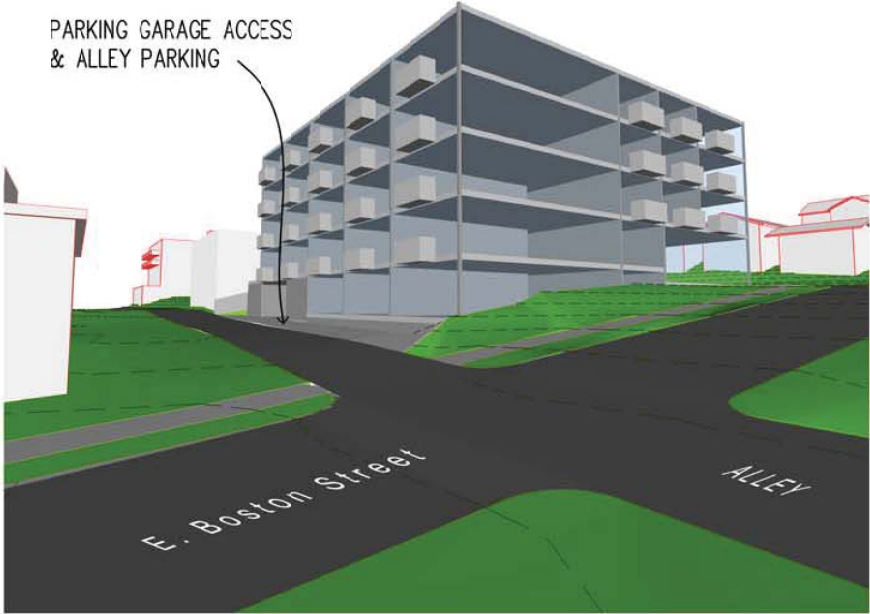
Eastlake Streetview Looking South



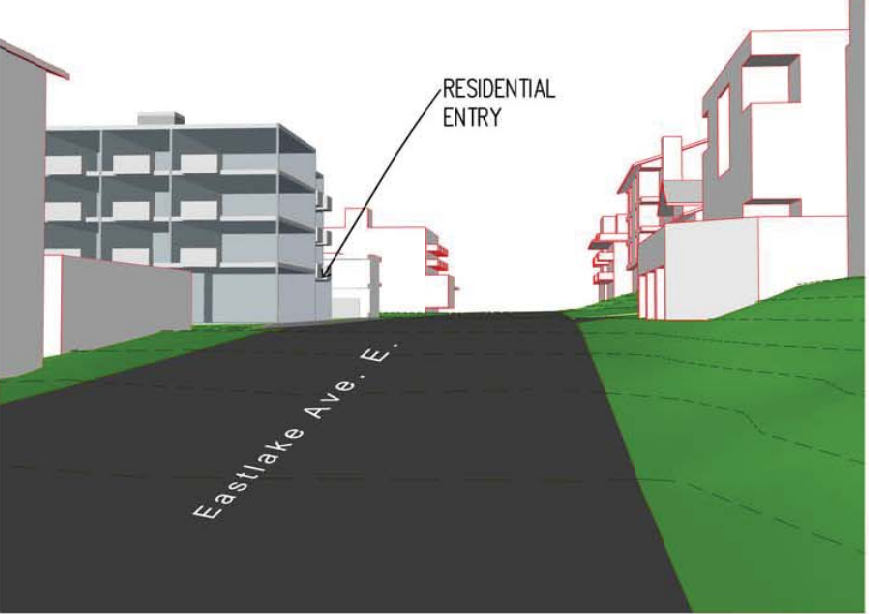
Birdseye View Looking NE



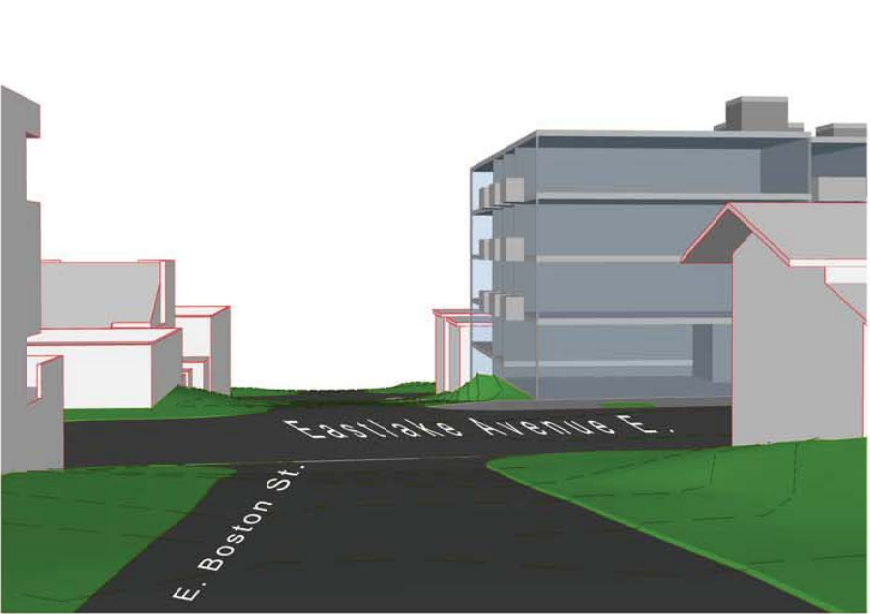
Birdseye View Looking SW



Northeast Perspective

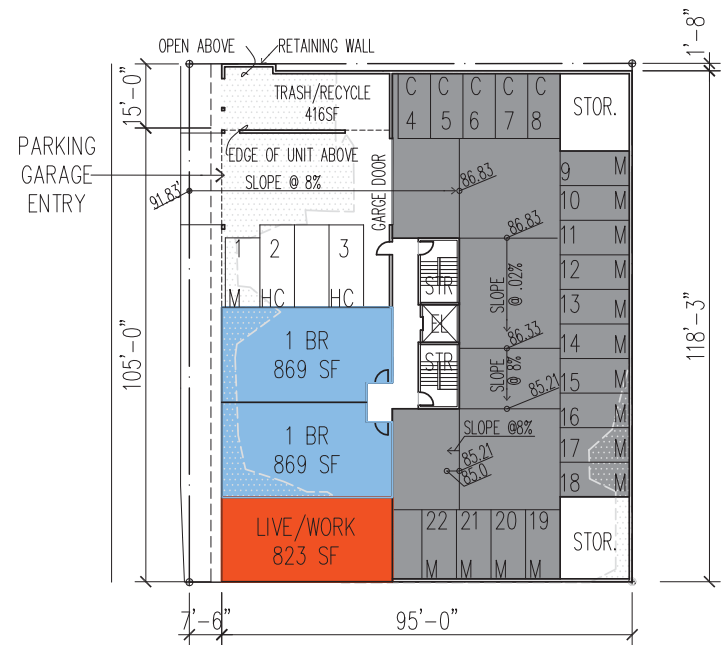


Eastlake Streetview Looking North

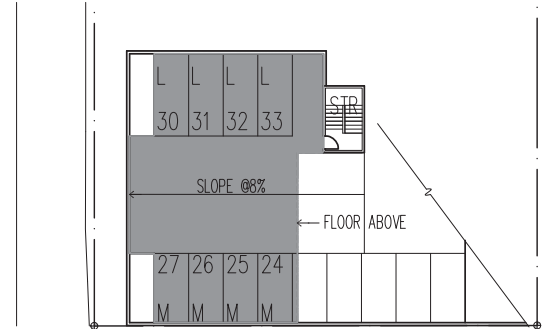


View South on Eastlake

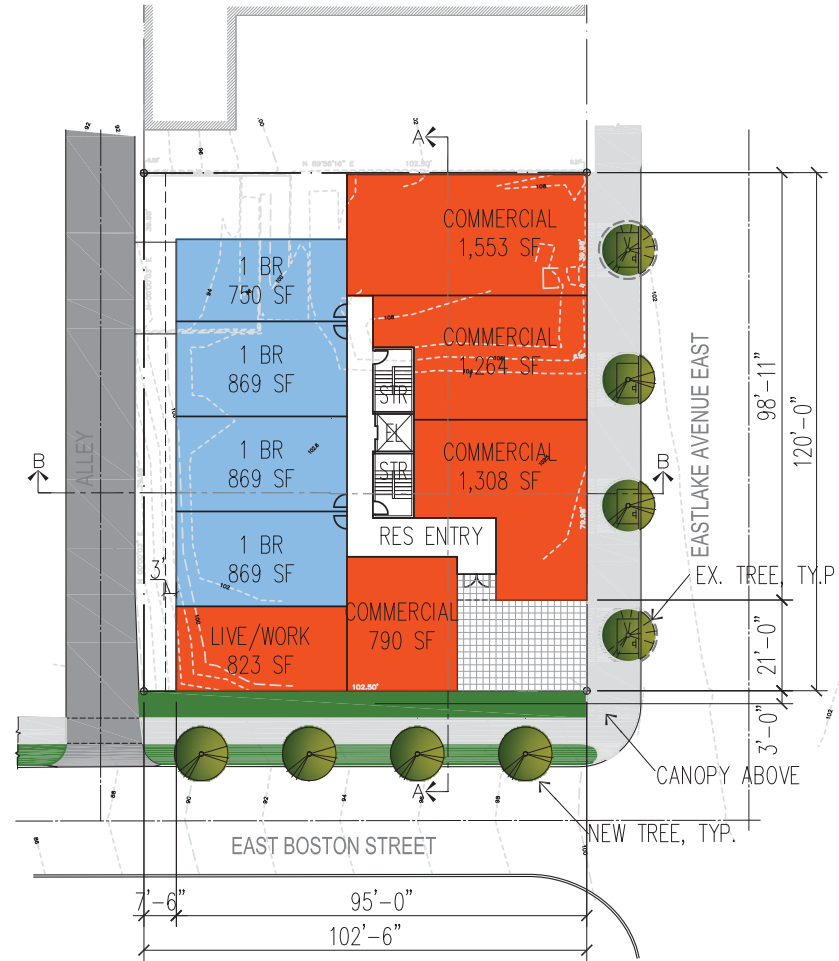
# SECTION 5 | architectural concepts - scheme 3 [preferred]



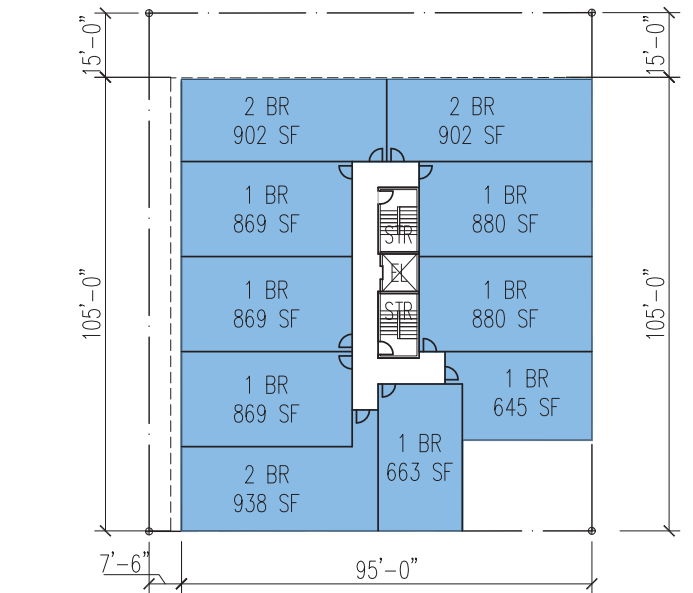
**Basement Floor Plan**  
SCALE: 1" = 40'-0" 2,058 GSF (APPLICABLE TO FAR)



**P-1 Floor Plan**  
SCALE: 1" = 40'-0"



**Site Plan/1st Floor Plan**  
SCALE: 1" = 40'-0" 9,877 GSF



**Typical Floor Plan (2nd-4th)**  
SCALE: 1" = 40'-0" 9,877 GSF x 3 FLRS = 27,345 GSF

## SCHEME 3

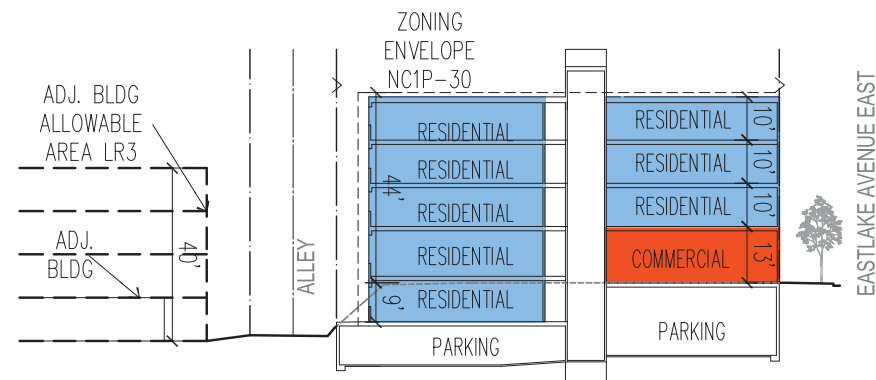
- NC1P-40 ZONING  
SITE AREA: 12,300 SF  
FAR: 3.25  
TOTAL SF ALLOWED: 39,975 SF  
TOTAL SF PROPOSED: 39,280 SF
- 36 RESIDENTIAL UNITS  
(30) 1BR UNITS  
(6) 2BR UNITS  
1 2-STORY LIVE/WORK UNIT  
4,915 SF COMMERCIAL  
33 PARKING STALLS

## ADVANTAGES

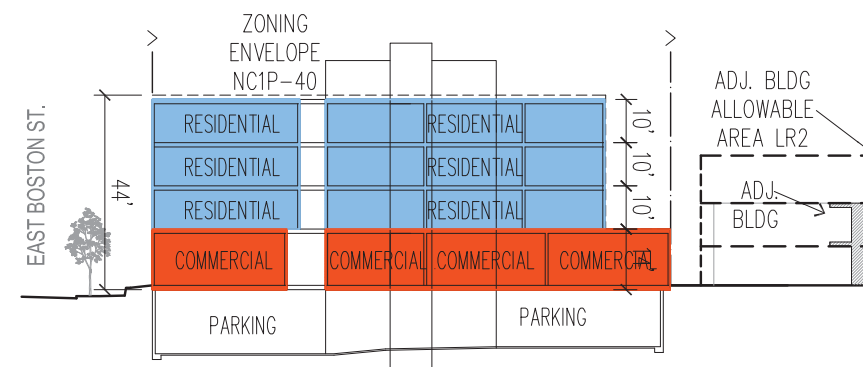
- COMBINED RESIDENTIAL AND COMMERCIAL OPEN SPACE CONCENTRATES PEDESTRIAN ACTIVITY AT CORNER
- OPEN SPACE AT CORNER TAKES CUE FROM EASTLAKE LOFTS BUILDING (VOXX COFFEE) ON NORTH SIDE OF BLOCK
- MORE VARIED MIX OF UNIT SIZES (1BR, 2BR)
- BUILDING MASS CONCENTRATED ON EASTLAKE AND BOSTON
- 3 AT-GRADE UNITS OFF ALLEY AND BOSTON ST, AT SW CORNER OF LOT
- PRIVATE DECKS IN ADDITION TO ROOF DECK
- PARKING ENTRY OFF ALLEY

## DISADVANTAGES

- PARKING LEVEL P-1 IS ONE FULL STORY BELOW GRADE AT SW CORNER
- WEST FACING UNITS MORE DIFFICULT TO SHADE



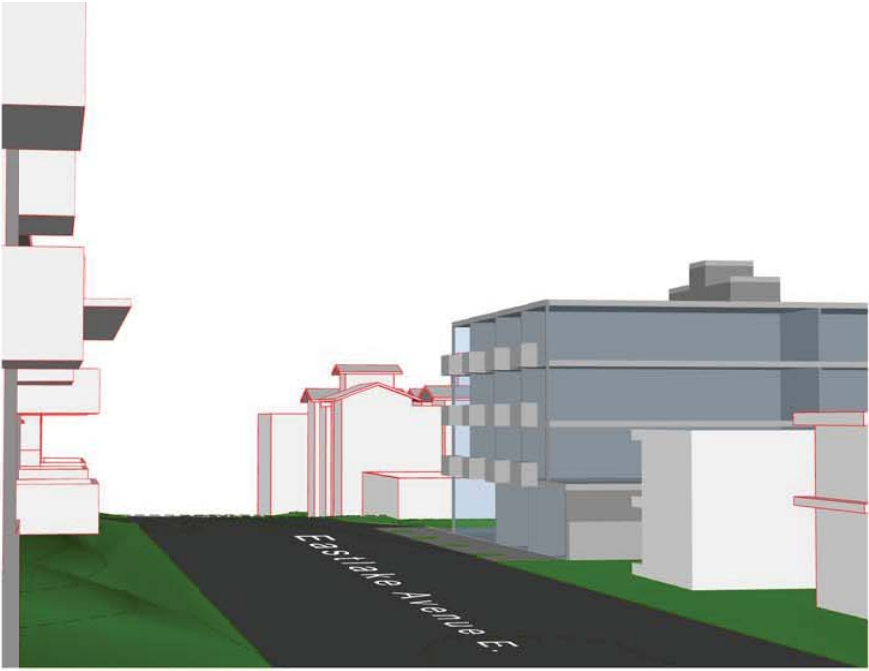
**Section West-East**



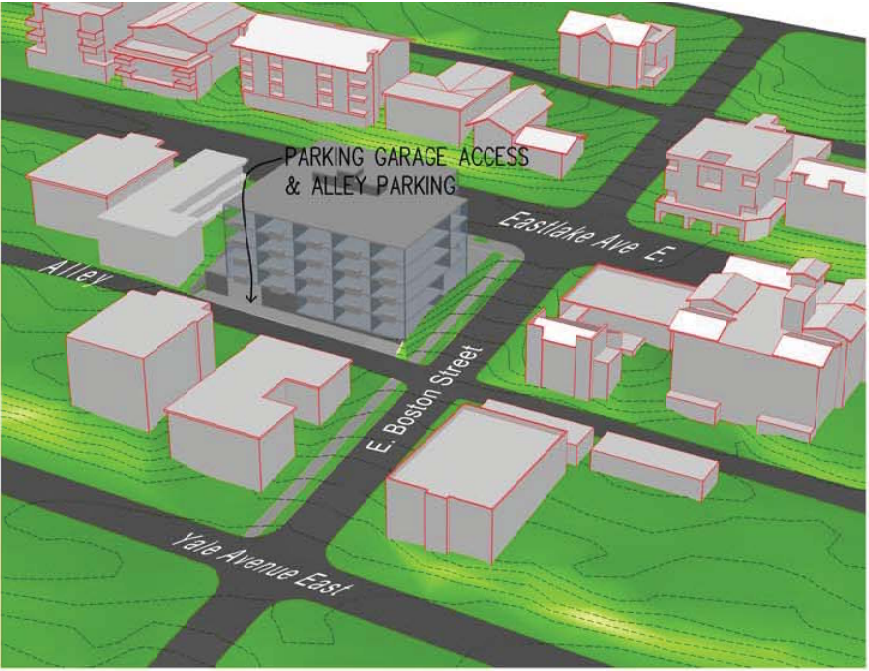
**Section South-North**



SECTION 5 | architectural concepts - scheme 3 [preferred] massing



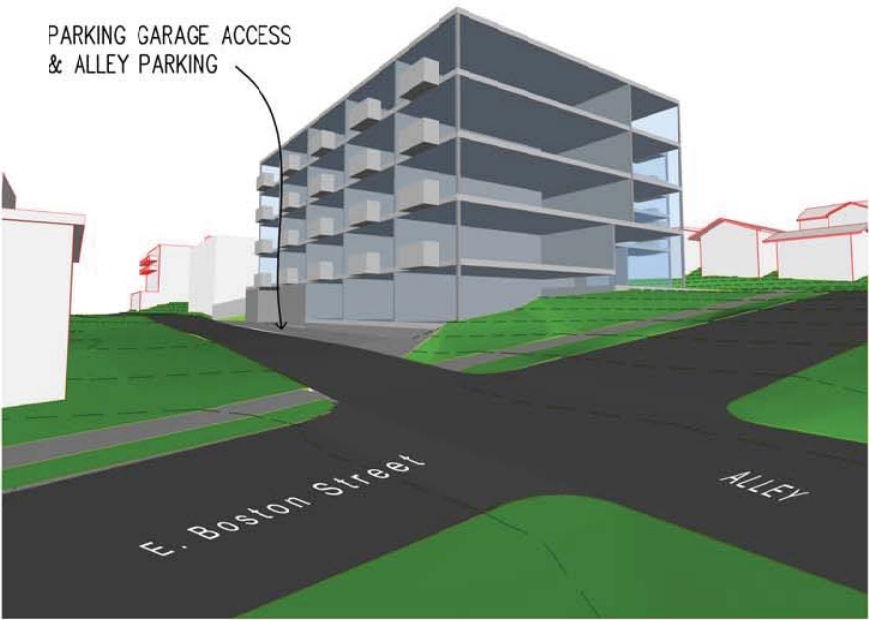
Eastlake Streetview Looking South



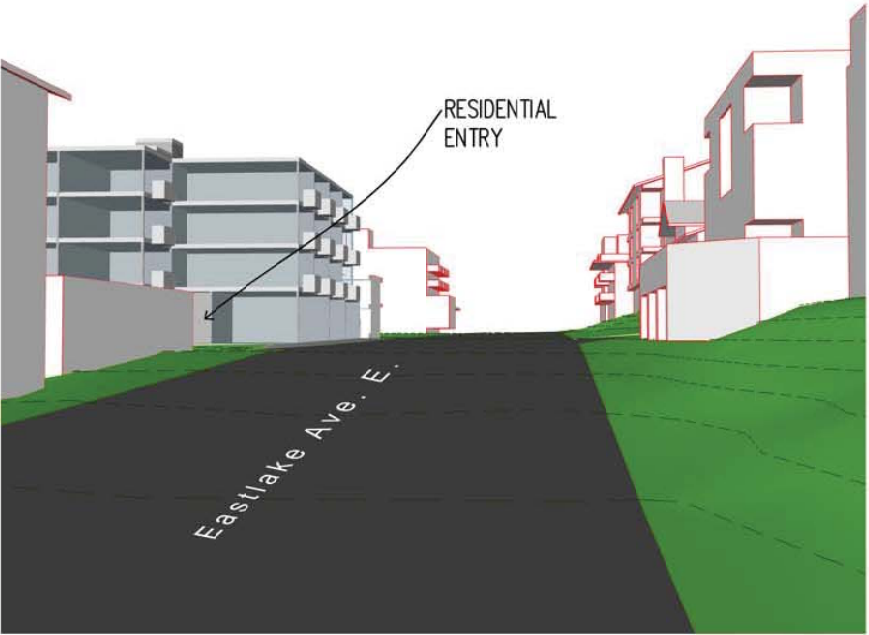
Birdseye View Looking NE



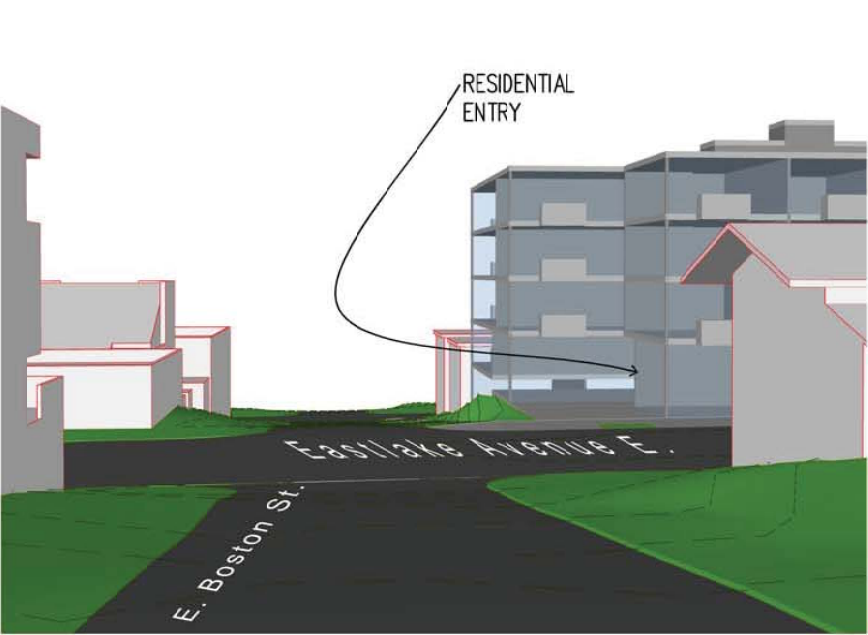
Birdseye View Looking SW



Northeast Perspective



Eastlake Streetview Looking North

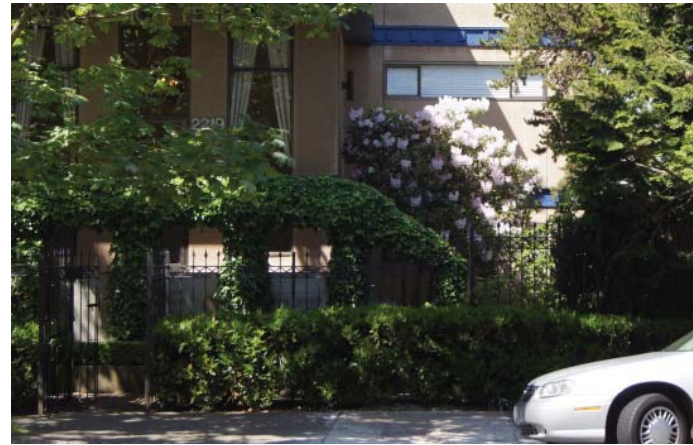
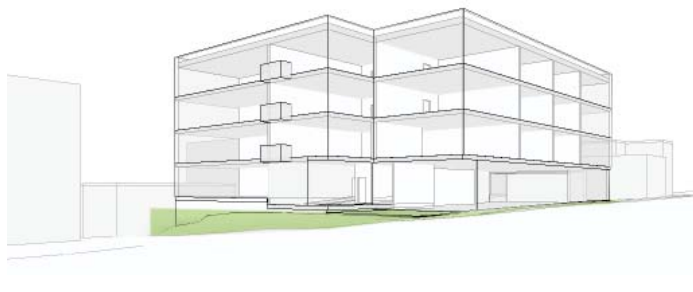


View South on Eastlake

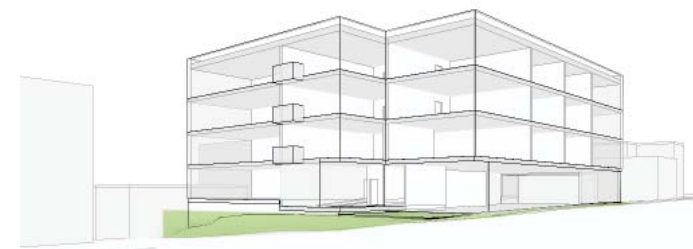


# SECTION 5 | architectural concepts - design guideline response

EDG scheme 3 (preferred)  
PL3 Street Level Interaction  
CS1 Natural Systems & Site Features



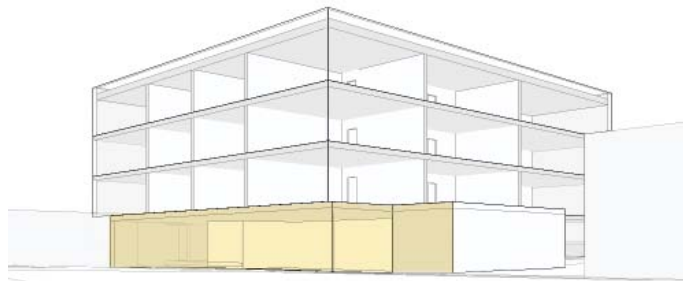
EDG scheme 3 (preferred)  
PL3 Street Level Interaction  
CS1 Natural Systems & Site Features



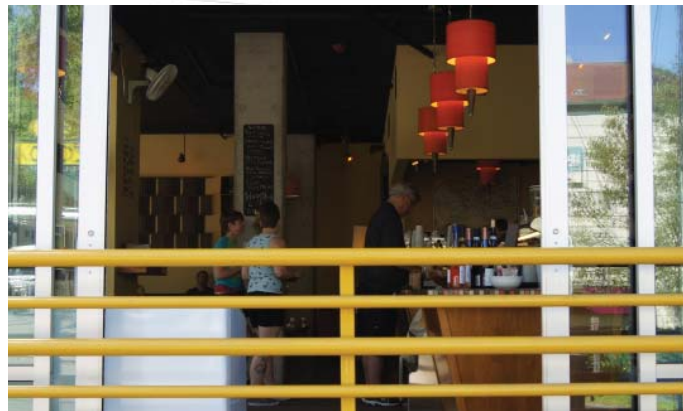
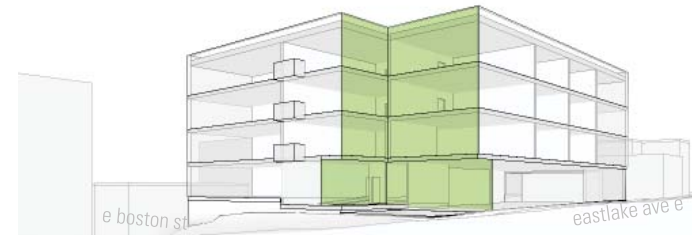


# SECTION 5 | architectural concepts - design guideline response

EDG scheme 3 (preferred)  
CS2 Urban Pattern & Form  
PL1 Connectivity  
PL2 Walkability  
PL3 Street-Level Interaction



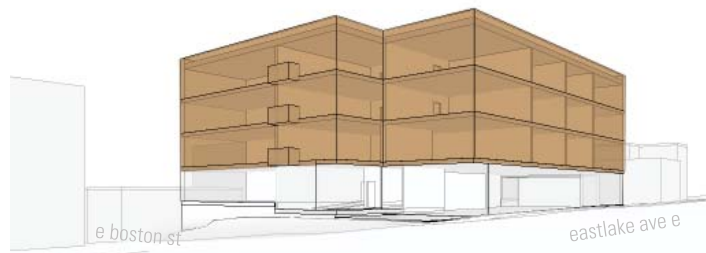
EDG scheme 3 (preferred)  
DC1 Project Uses & Activities  
DC2 Architectural Concept  
DC3 Open Space Concept  
DC4 Exterior Elements & Finishes



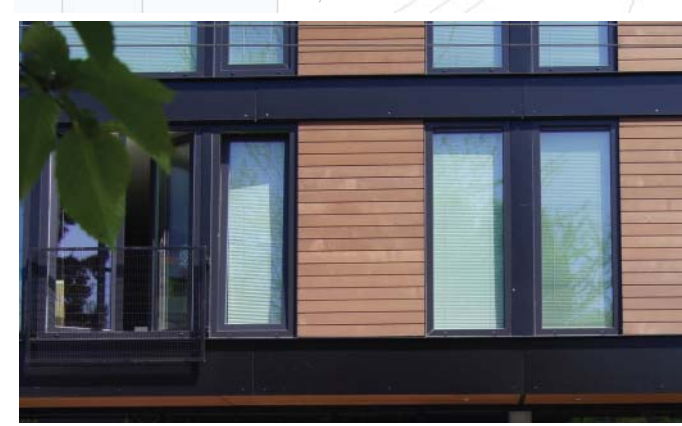
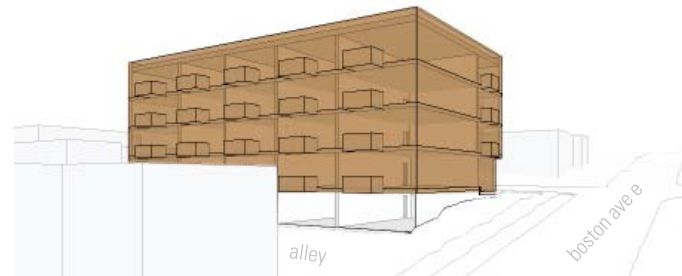


# SECTION 5 | architectural concepts - design guideline response

EDG scheme 3 (preferred)  
CS3 Architectural Context & Character



EDG scheme 3 (preferred)  
DC1 Project Uses & Activities  
DC2 Architectural Concept  
DC3 Open Space Concept  
DC4 Exterior Elements & Finishes



## SECTION 5 | architectural concepts - design departure

	Code reference	Existing standard	Proposed departure	Rationale
SEATTLE MUNICIPAL CODE	<b>SMC 23.47A.014</b> Setback requirements	<p><b>B. Setback requirements for lots abutting or across the alley from residential zones.</b></p> <p>1. A setback is required where a lot abuts the intersection of a side lot line and front lot line of a lot in a residential zone. The required setback forms a triangular area. Two sides of the triangle extend along the street lot line and side lot line 15 feet from the intersection of the residentially zoned lot's front lot line and the side lot line abutting the residentially zoned lot. The third side connects these two sides with a diagonal line across the commercially-zoned lot.</p>	We propose to continue the proposed frontage to the end of the side property line abutting the residential lot.	<p>To better meet Design Guidelines CS2-Urban Pattern and Form strengthen the most desirable forms, characters, and patterns of the streets, block faces and open spaces in the surrounding area.</p> <p>As part of the Eastlake Urban Corridor, continuing the façade of the building will foster a unified urban corridor which will contribute to the pedestrian quality of Eastlake Ave E.</p>