



schemata
workshop

**THE METROPOLITAN
COMPANIES, INC.**

2203 & 2209 eastlake avenue e
seattle, wa 98102

early design guidance
DPD project #3016024

23 july 2014 EDG meeting 2

schemata workshop inc | 1720 12th avenue, seattle wa 98122
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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. 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 NC2P-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 one live/work unit fronting Boston Street at the southwest corner of the site. Preferred plan options call for 3 floors of apartments over commercial and one live-work unit 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.

Development Departures as described herein.

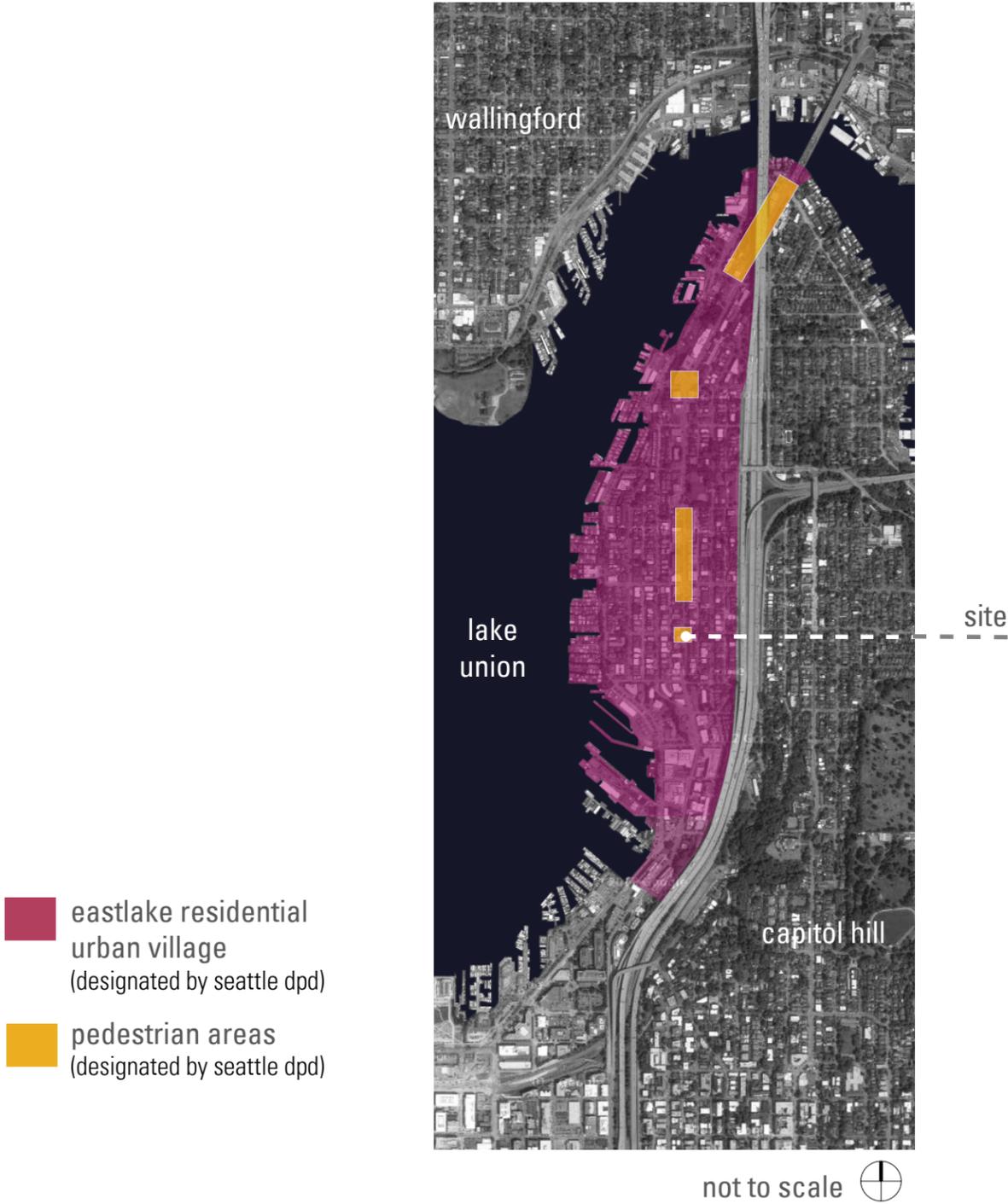
development objectives

- Develop high quality multi-family housing in this neighborhood.
- Maximize light and access to the outdoors through large floor to ceiling windows and decks for each unit.
- Create vibrant open space at the corner of Boston and Eastlake to both activate the area across from Serafina and create a space for neighborhood interaction, with some covered area as refuge from the rain.
- Step back the residential portion of the building on Eastlake and Boston, providing space for decks and balconies.
- Provide opportunities for successful commercial tenant space that serves the neighborhood and also provides the opportunity for existing commercial tenants to return to this location.
- Enhance the streetscape environment with pedestrian-oriented shops/ restaurants and to create lush landscaping along Boston to compliment the landscape across the street from Serafina/Cichetti.
- Provide an entry that co-mingles residential entry traffic with neighborhood use to activate and create "energy" and "buzz" at the street-level.

proposed density

apartments	unit quantity	
Studio	6	
2-story loft	1	
2-story live-work	1	
1 Br	30	
2 Br	7	
total units	45	
total parking stalls	40	
commercial	3 (divisible)	= 2,624 SF
live/work	1	= 444 SF

SECTION 2 | urban design analysis | zoning maps



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



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 - streetscape

Streetscape - Eastlake Ave E



Streetscape - E Boston St



SECTION 2 | urban design analysis - streetscape

Streetscape - Alley

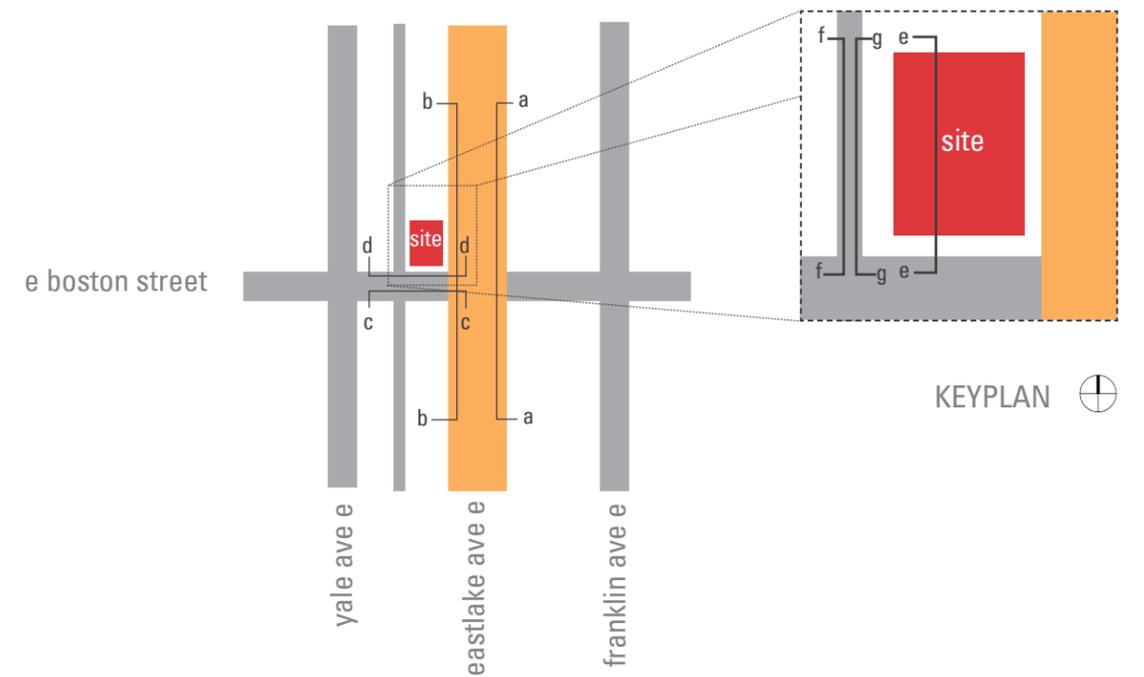
[e-e] West Side Viewed from Top of Slope



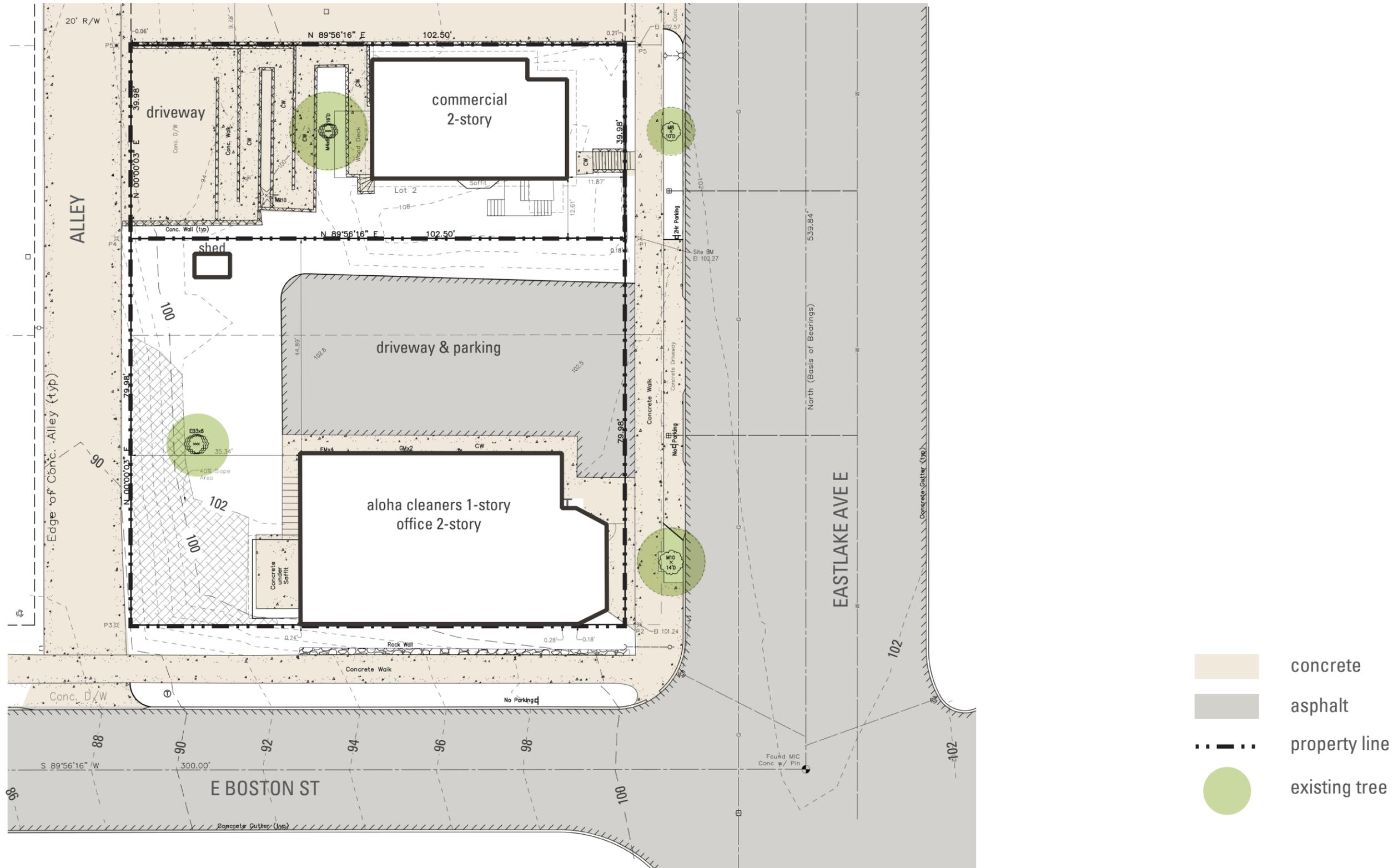
[f-f] West Side Viewed from Top of Slope



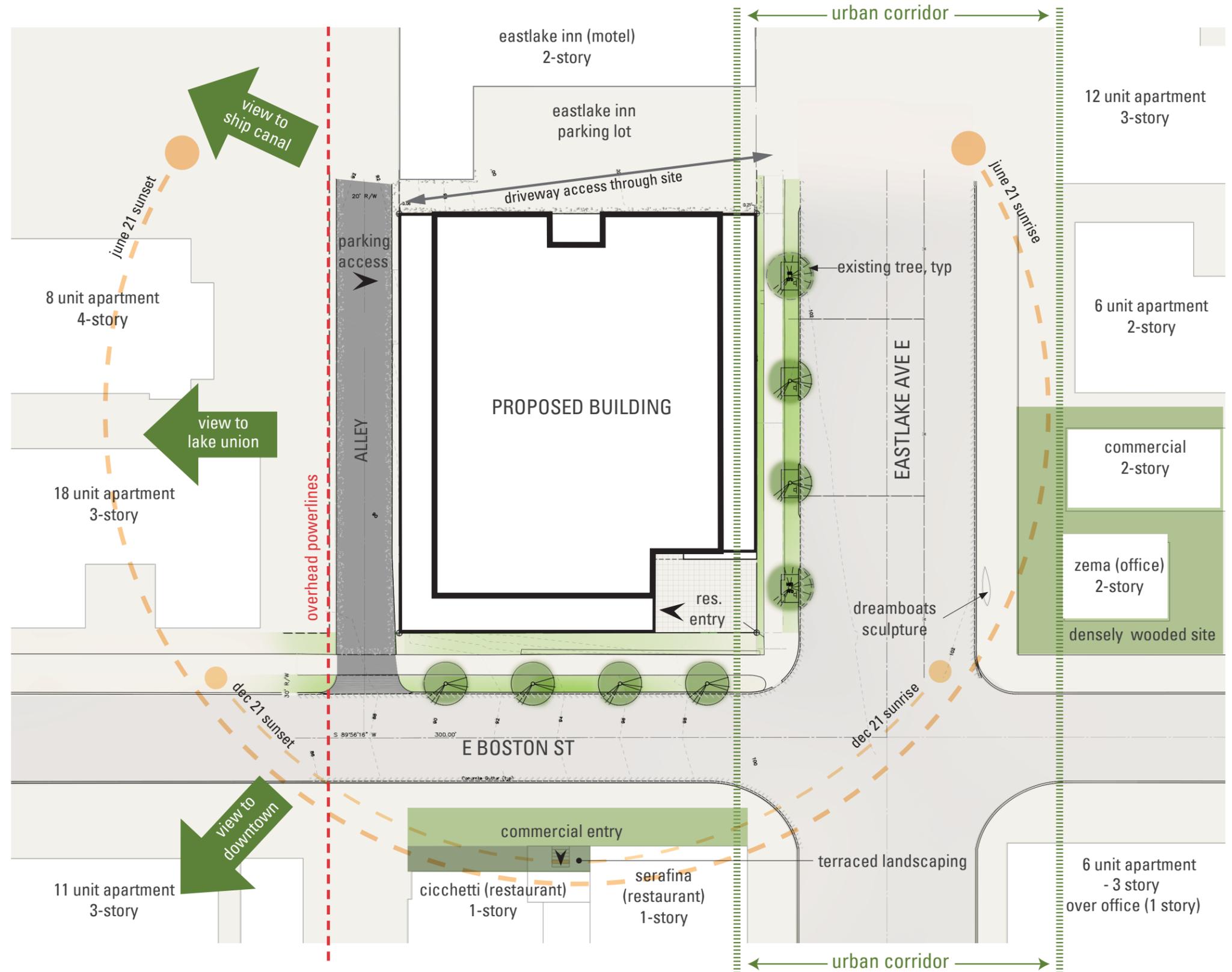
[g-g] East Side



SECTION 3 | site analysis - survey of existing conditions



SECTION 3 | site analysis - surrounding uses and access constraints/opportunities



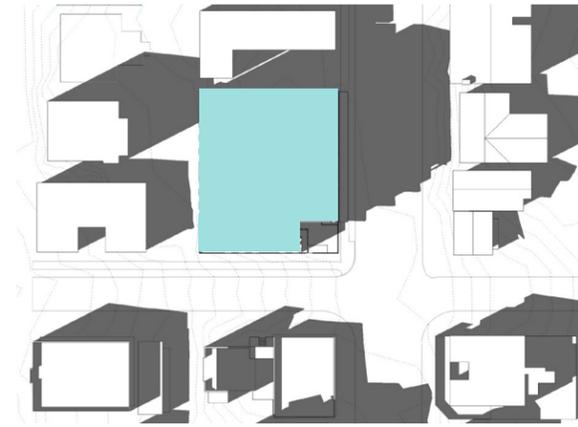
SECTION 3 | site analysis - solar access: shadow studies



March/Sept. 21st, 10:00am



March/Sept. 21st, 12:00pm



March/Sept. 21st, 4:00pm



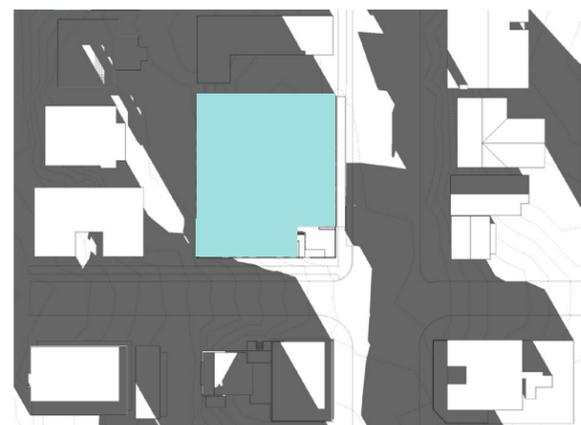
June 21st, 10:00am



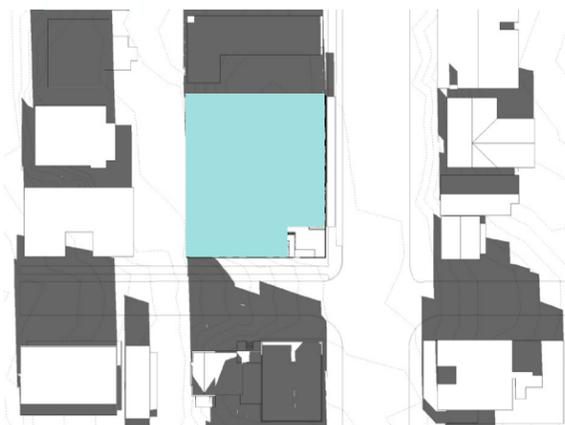
June 21st, 12:00pm



June 21st, 4:00pm



Dec. 21st, 10:00am



Dec. 21st, 12:00pm

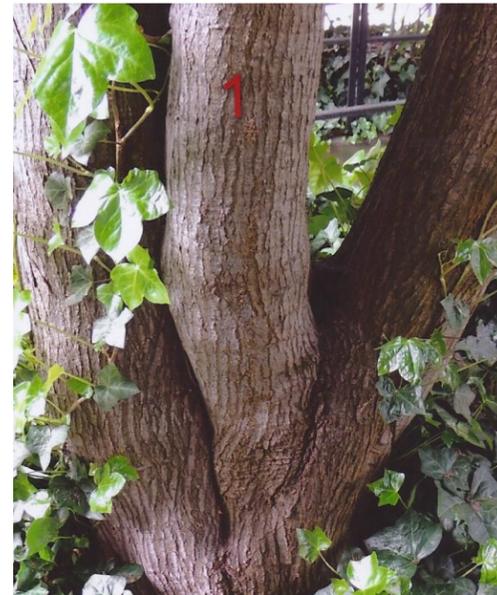
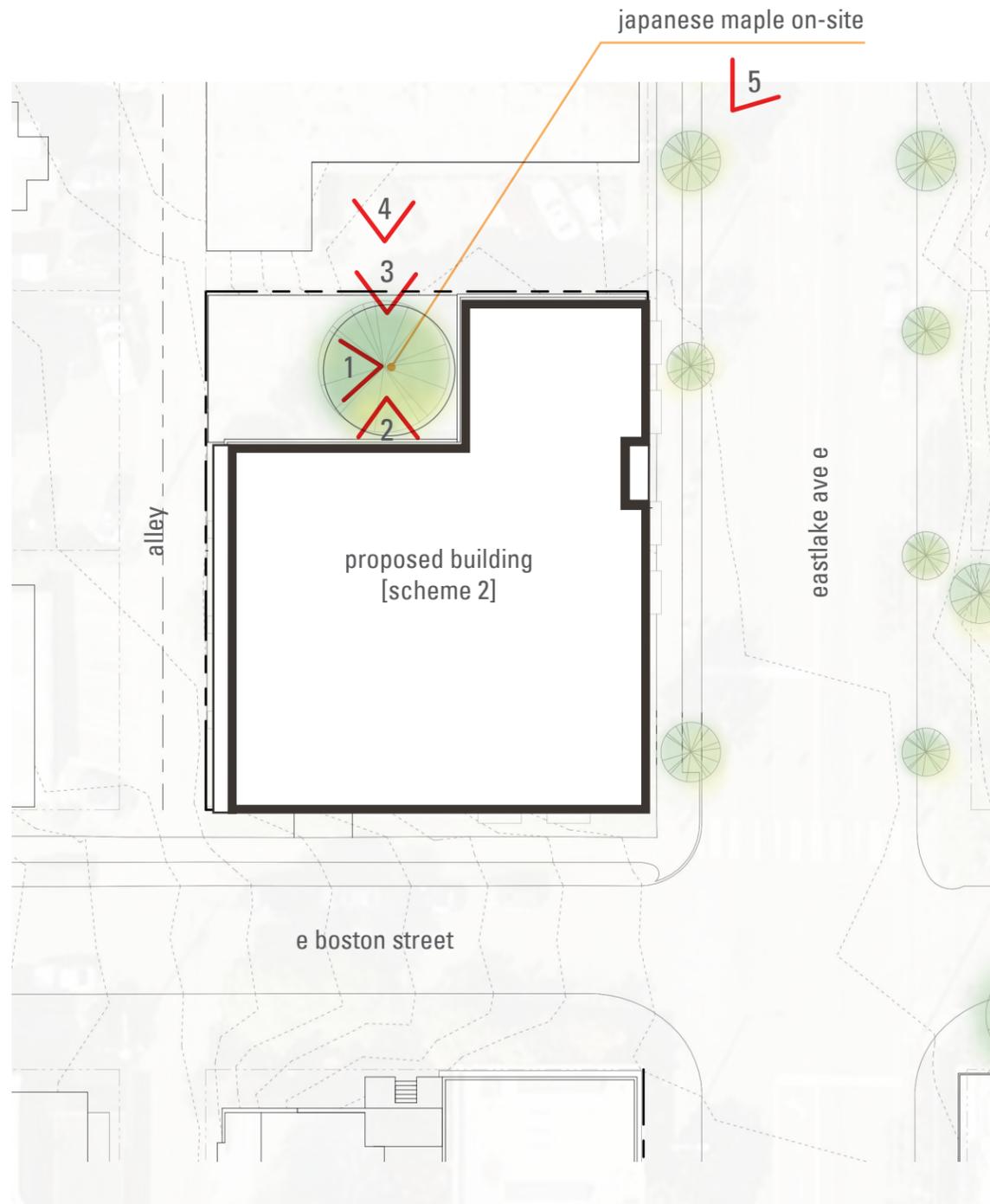


Dec. 21st, 4:00pm

SECTION 3 | site analysis - zoning analysis

ADDRESS:	2203 & 2209 Eastlake Avenue East, Seattle, WA 98102	BUILDING WIDTH/DEPTH:	NC2P-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:	NC2P-40	5% of total gross floor area in residential use. Amenity space shall be landscaped. SF gross residential area x 0.05 = 37,421 x 0.05 = 1,871 SF required amenity area.
DPD ZONING MAP:	91	LANDSCAPE:	NC2P-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:	NC2P-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:	NC2P-40 proposed through contract rezone.			
OVERLAYS:	Pedestrian; Eastlake Residential Urban Village; Frequent Transit			
ECA:	None			
SITE AREA:	12,295 SF			
ALLOWED USES:	NC2P-40 Commercial, Medical, Restaurant, Residential, Office, Live/Work			
DENSITY:	NC2P-40 No density, limitations for mixed use			
STRUCTURE HEIGHT:	NC2P-40 40', 4' bonus for mixed use buildings subject to 13' floor to floor @ commercial			
ALLOWED FAR:	NC2P-40 40' = 3.25 x 12,300 = 39,975 SF	PARKING / ACCESS:		Access required from alley if alley is improved. No minimum parking requirement as project is located within the Eastlake Residential Urban Village and is within 1,320 feet of a street with frequent transit service.
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	SOLID WASTE / RECYCLING:		Rear load container RESIDENTIAL 45 units 375 SF COMMERCIAL 0-5,000 SF 41 SF Required Area = 416 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). 60% of the street-facing facade between 2 and 8 feet above the sidewalk shall be transparent.			

SECTION 4 | exceptional tree on site- japanese maple



1 - tree trunk



2 - small volume of soil



3 - leaning tree



4 - 30' tree canopy



5 - google street view from Eastlake and overhead wires (tree unseen)

SECTION 4 | exceptional tree on site- notes from arborist

arboristsNW, LLC
www.arboristsnw.com

P.O. Box 909
Mercer Island, WA 98040
(206) 779-2579

2203 Eastlake Ave East LLC
Attn: Mr. John Links
Barrientos LLC

I have personally inspected the Japanese Maple (*Acer palmatum*) Located at 2209 Eastlake Ave E Seattle Washington as you requested the week of 5/1/2014. I was charged with determining if the tree was an exceptional tree pursuant to Seattle Director's rule 16-2008, Designation of significant trees, code and section Reference: SMC 25.11, SMC 25.05.675N.

Upon locating the tree which is in the western back yard just off the patio I measured the DBH, Diameter at Breast Height using a diameter tape on four scaffolding branches at 4.5' about ground. The DBH was found to be 26". This makes the tree an exceptional tree as defined by the Director's Rule. The standard is any tree of this species 12" or larger.

What follows is a brief discussion on options for the tree and its condition. The trees main trunk sprouts from the ground in 3 tightly bound stems (photo#1) then splitting in 4 scaffolding branch with further branching from there. The crown of the tree has good color and appears to be defect free (photo #4). The issues with this tree are the three stems forming the main trunk, a canopy largely off center/leaning from the trunk with 75% of this on the west side of the trunk (photo#3) and a small volume of soil to grow in (Photo #2). The tree is surrounded by a concrete flower bed thus creating a limited area for support and further root spread. Due to the size of the tree in my opinion the tree outdates the cement surround. Either the planter was rebuild or the tree survived root cutting from when the concrete was formed.

Addressing the trunk formation, the three stems in this position typically will result in the decline and eventual death of this tree. What occurs is that as the 3 pieces grow larger the cambium tissue becomes compressed on the sides of the stem growing in the middle killing the cambium and the inside areas of the remaining stems that are in contact with the middle stem. This compression is having little effect at this time. It none the less will have devastating effects in the future with no corrective measures possible.

Due to the location of the tree just off the back patio, the tree has been growing with a westerly lean caused by phototropism, trees growing toward available light. This will be discussed later in this letter.

There is limited space for this tree to grow this is caused by a raised cement flower bed. In normal conditions the root system would spread out with structural and feeder roots as far as the edges of the tree canopy. As can be seen in the photos the normal root plate is spread less than a third of the space required for normal stable growth.

My professional opinion is that this tree will be problematic to move and may need to be best replaced outright. At best one could dig this tree, tie up the canopy to reduce its area somewhat which is 30' circumference (Photo #4) and possible store it in the neighboring parking lot for replanting upon

completion of the construction. Moving the tree to another location for storage or planting, I believe would be a logistic nightmare, wire relocation along the route traffic control for instance. Then if the tree does survive the move use of a specially designed anchoring system and support structure would be needed to be in place for some time due to the small root system and lean of the tree and the divide of the three stems that form the trunk, note the weak connections as seen in photo#1, Included bark and the seam on the right side of the trunk running below grade even now. It would take several years for the roots to grow to the point where they might be able to hold the tree upright. The specialty stabilizing system/structure would need to be used even if the tree was stored and cared for in the parking lot (a major heat island) during construction. The stress of this heat island/change of location further degrades the chances for survival.

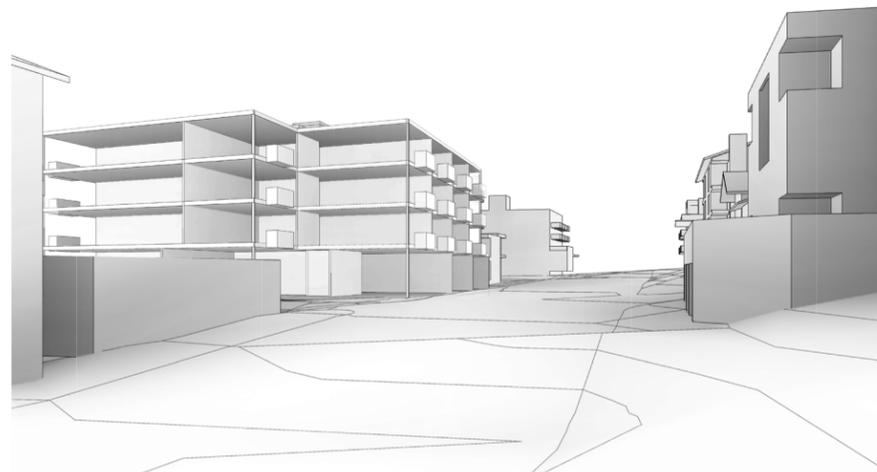
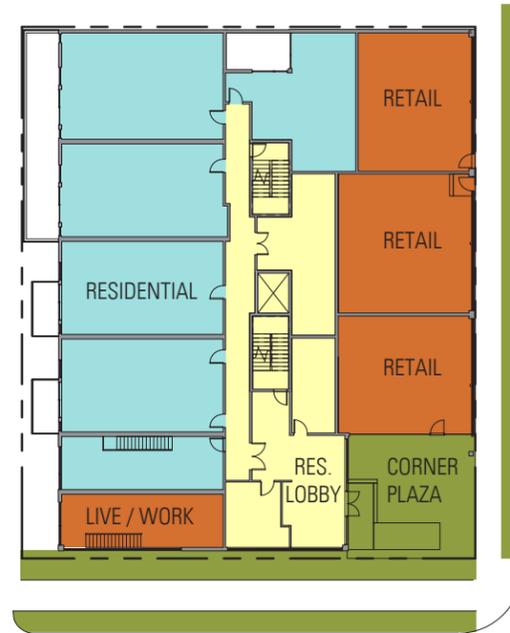
If there are any questions please feel free to contact me.

Respectfully Submitted

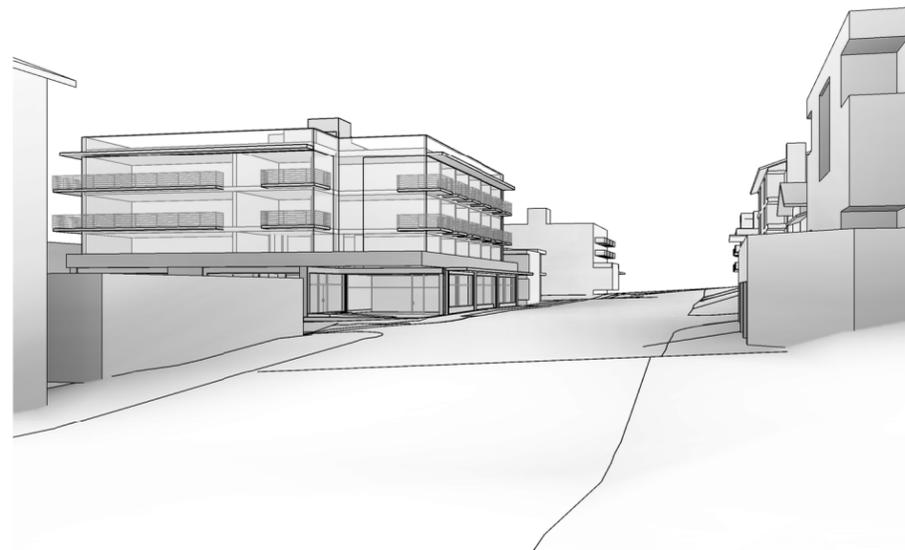
Neal Baker
ArboristsNW.com
ISA Cert PN1075A
ISA Tree Risk Assessment Qualified
PNW ISA CTRA #867
Member Arboricultural Research and Education Academy



SECTION 5 | schemes - massing evolution



original massing
[approved at 1st EDG]



scheme 1
[preferred]



scheme 2
[with tree]

SECTION 5 | scheme 1 [preferred]

description

Zoning: NC2P-40
 Site Area: 12,300 sf
 FAR: 3.25
 Total SF allowed: 39,975 sf
 Total SF proposed: 39,975 sf

Our preferred scheme seeks to enhance the pedestrian experience at Eastlake Ave E and E Boston St, with an understanding that each facade of the building should respond to the various characteristics of the individual street.

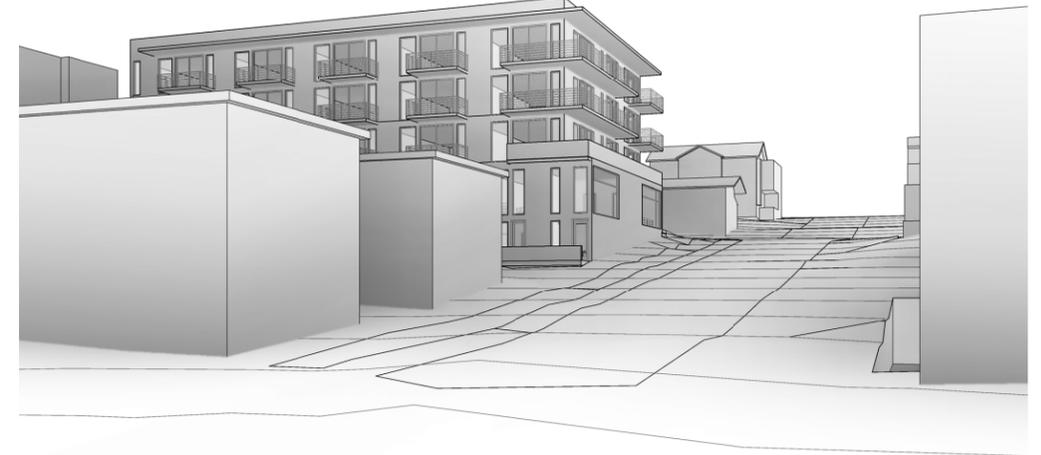
As recommended by the DRB at EDG-1, the building mass steps back 6 ft on the upper levels at the façades adjacent to the public right of way. The setbacks allow us to provide large decks and patios to all residential units, while improving the pedestrian experience at street-level and reducing the perceived mass of the building. Commercial use is located at grade level adjacent to Eastlake Ave E and E Boston Street and residential units will be on the upper levels as well as on the alley-facing portion of the building. One live/work unit will be built at the corner of the alley and Boston Street, helping to make the transition toward the residential zone west of the site. Lush landscaping reflects the terracing across the street at Cicchetti, and due to the steep grade of Boston Street, a level entry to the unit is provided at the corner of the alley and Boston Street.

An open plaza with access to both residential and commercial entrances increases secure and visible human activity and interaction at the southeast corner, provides a gateway to the community and sets a precedent for more open street intersections in the Eastlake neighborhood. The inclusion of spaces that create interaction between residents and users of the courtyard is highly desirable from a resident usage and property management perspective.

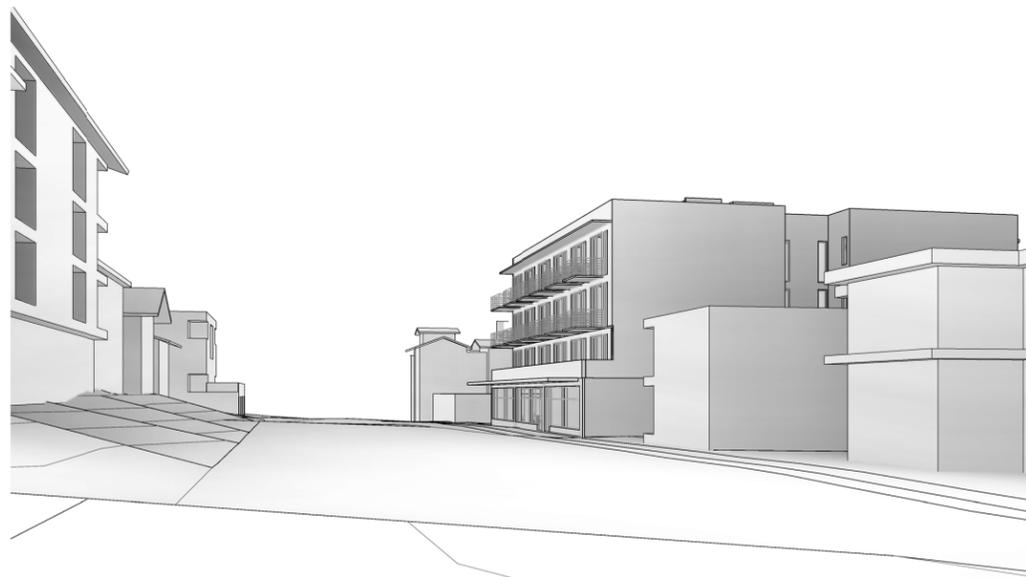
Landscaping will be a priority at the corner to enhance and frame the pedestrian experience, but will also wrap around Eastlake Ave E, E Boston St and parts of the alley to improve the streetscape and resident connection to the natural environment.



Eastlake & Boston Entry Corner Perspective



Boston & Alley Perspective



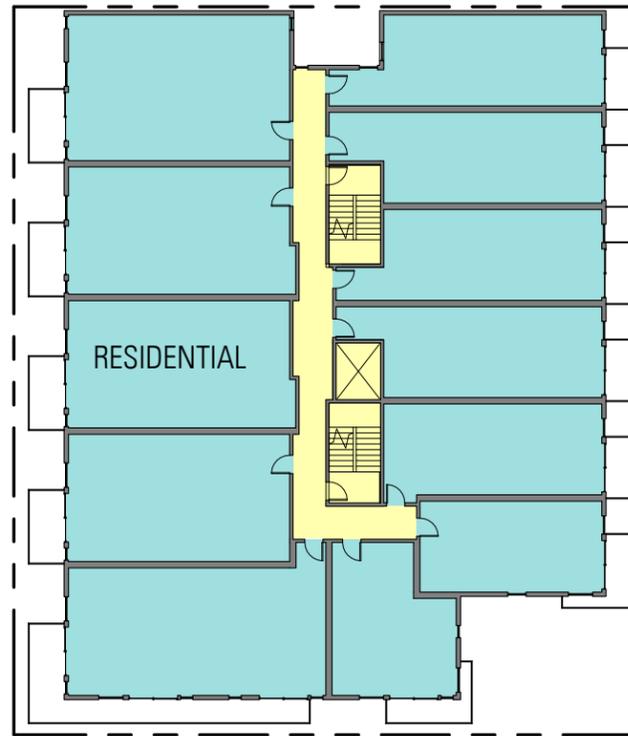
Eastlake Perspective



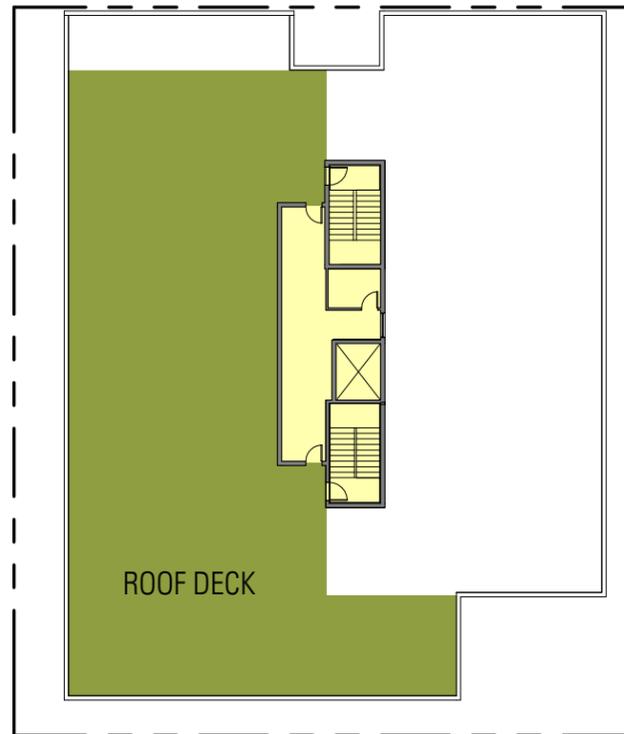
Alley Perspective

program

residential units: 45
 Studio: 6 1Br: 30
 2 story loft: 1 2Br: 7
 2 story live-work: 1
 commercial: 3,336 sf
 parking stalls: 40



2nd-4th floor (typical)



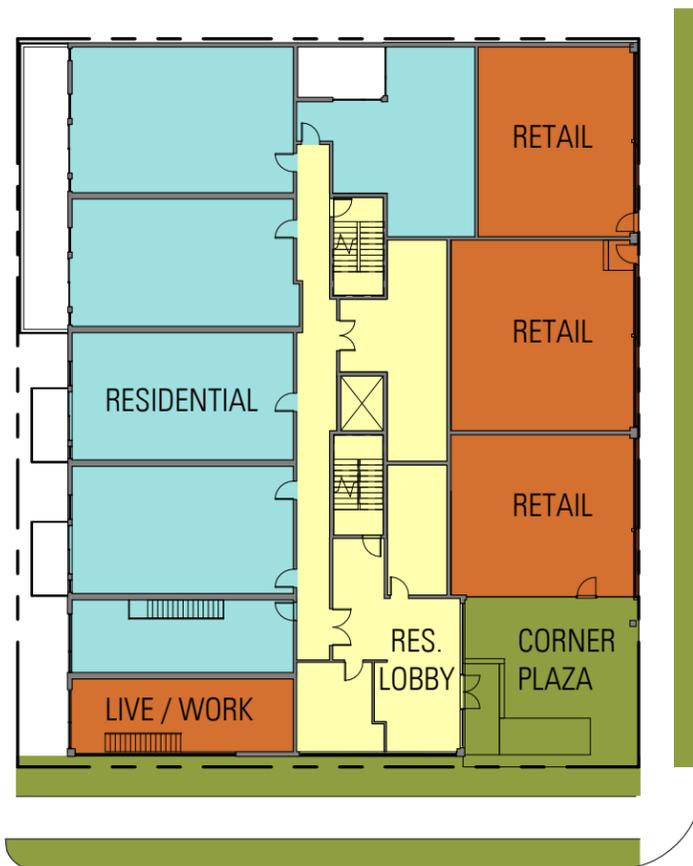
roof deck

pros

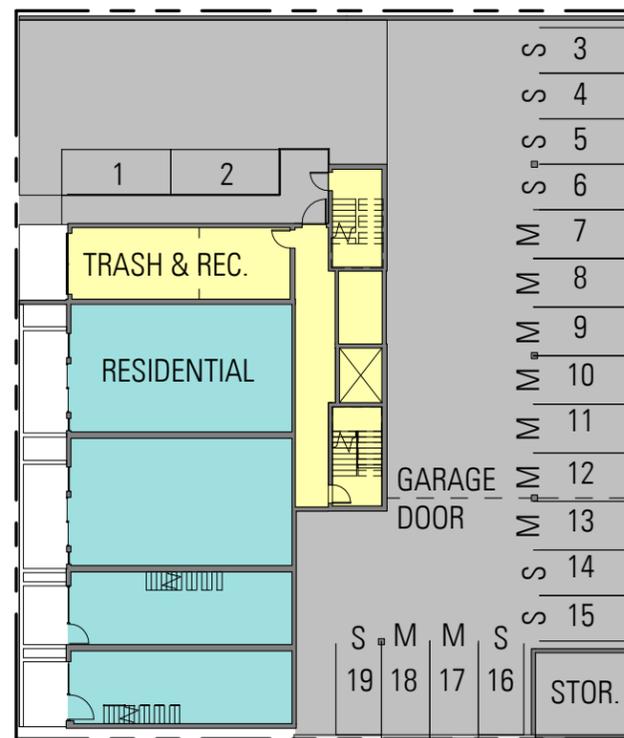
- Combined residential and commercial open space concentrate pedestrian activity at the corner of Eastlake Ave E and E Boston St. Creating an active corner.
- Open space at corner takes cue from Eastlake Lofts (Vox Coffee) building, which is highly desired by residents, and creates an interactive entry that is inviting to both neighbors and residents.
- Building mass concentrated on Eastlake Ave E and E Boston St.
- Three (3) at-grade units off alley and E Boston St., at southwest corner of lot.
- Private decks in addition to roof deck, that help activate the alley and provide outdoor space to residents.
- Parking entry off alley, which allows more parking to accommodate all tenants and some retail, if necessary.

cons

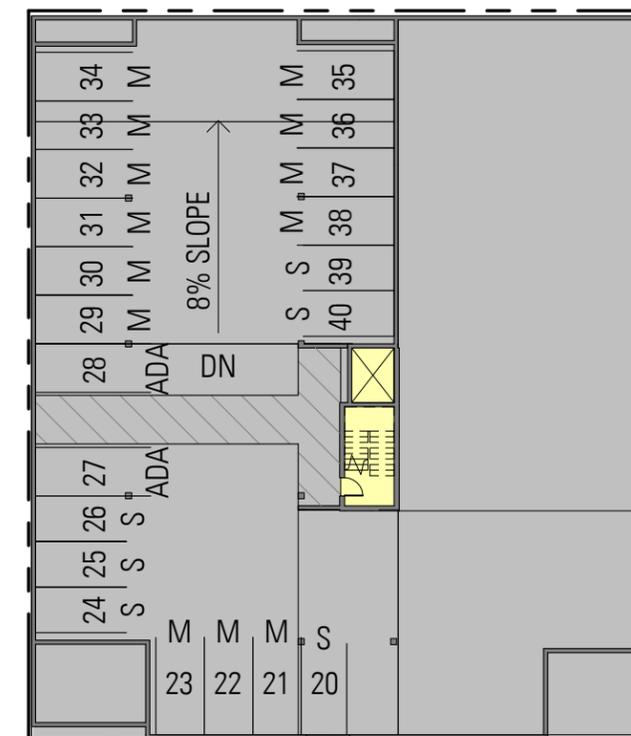
- Existing exceptional tree needs to be removed in order to set back the building, achieve FAR, and build a larger parking garage.



ground floor and site plan



basement



lower basement



SECTION 5 | scheme 1 [preferred]



SECTION 5 | scheme 1 [preferred] - design departure

Code reference	Existing standard	Proposed departure	Rationale
SMC 23.47A.005 Street-level uses	<p>C. Residential uses at street level.</p> <p>1. In all NC zones, residential uses may occupy, in the aggregate, no more than 20% of the street-level facade in the following circumstances: A. In a pedestrian-designated zone, facing a designated principal pedestrian street.</p>	Departure requested to have entry for the live work unit on the alley, with well marked signage and a private entry just off Boston St. The residential use on Boston would be in compliance of the 20% requirement.	To better meet Design Guideline PL2-Walkability-A. Accessibility. Boston Street is steeply sloping and does not allow for accessible entrances to commercial spaces, especially with the location of the floor plate and the need for a post-tensioned slab.
SMC 23.47A.012 Structure Height	<p>A. Height limit for structures in NC Zones</p> <p>1. In zones with a 40' mapped height limit: The height of a structure may exceed the otherwise applicable limit by up to 4 feet, provided the following conditions are met: A floor-to-floor height of 13' or more is provided for nonresidential use at street level.</p>	Departure requested to have the 4 foot height bonus with floor-to-floor heights on Eastlake Avenue of 11'-6" at the north commercial space and 12'-3" at the south commercial space.	The sloping site provides for an average existing grade that is lower than the elevation of the sidewalk on Eastlake Ave. In order to have 3 floors of residential units above a level of commercial space on Eastlake Ave, the floor-to-floor heights of the commercial spaces are not able to be 13'
SMC 23.47A.014 Setback requirements	<p>B. Setback requirements for lots abutting or across the alley from residential zones.</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' 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>	Departure requested to eliminate triangular 15 foot setback from residential zone at the Northeast corner of the site.	<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>
SMC 23.47A.014 Setback requirements	<p>E. Setback requirements for lots abutting or across the alley from residential zones.</p> <p>1. No entrance, window, or other opening is permitted closer than 5' to an abutting residentially-zoned lot.</p>	<p>Departure requested to have windows and openings within 5' of an abutting residentially-zoned lot.</p> <p>Proposed design includes windows within 1.5' of the abutting residentially-zoned lot to the North of the site.</p>	<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. In order to set back the building along Boston and Eastlake, and keep the allowable FAR, we need to reduce the alley setback requirement.</p>
SMC 23.47A.014 Setback requirements	<p>E. Setback requirements for lots abutting or across the alley from residential zones.</p> <p>1. For a structure containing a residential use, a setback is required along any side or rear lot line that abuts a lot in a residential zone or t hat is across an alley from a lot in a residential zones, as follows: a. 15' for portions of structures above 13' in height to a maximum of 40'; and b. for each portion of a structure above 40' in height, additional setback at the rate of 2' of setback for every 10'.</p>	Departure request to eliminate setback from residential zone to the North of the site.	<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>

SECTION 5 | scheme 2

description

Zoning: NC2P-40
Site Area: 12,300 sf
FAR: 3.25
Total SF allowed: 39,975 sf
Total SF proposed: 39,931 sf

This Scheme preserves the tree in its current locaton on the site while striving to achieve the code-allowed FAR on the site. It is not possible to achieve any desired upper level setbacks in this scheme without losing code-allowed FAR. This scheme limits the amount of parking that can be built due to the reduced below-grade footprint.

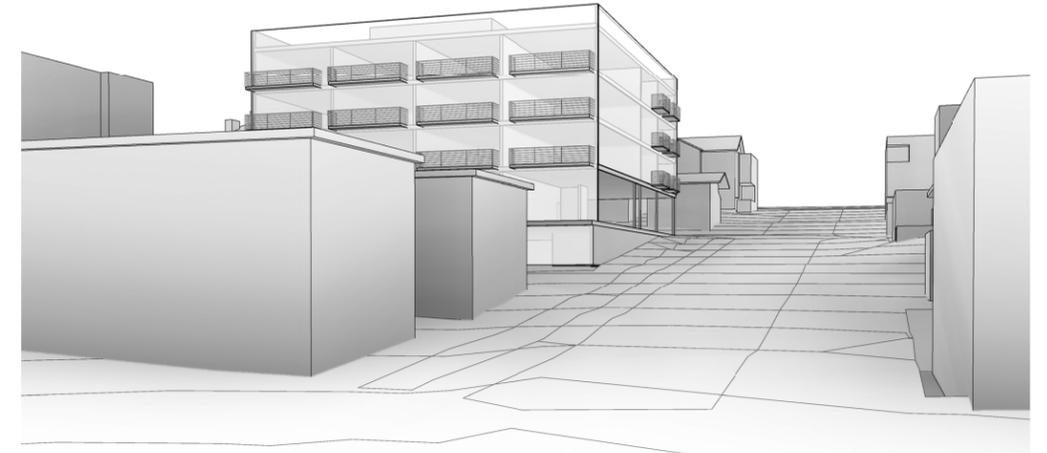
program

residential units: 34
Studio: 3
1bdm: 25
2bdm: 6

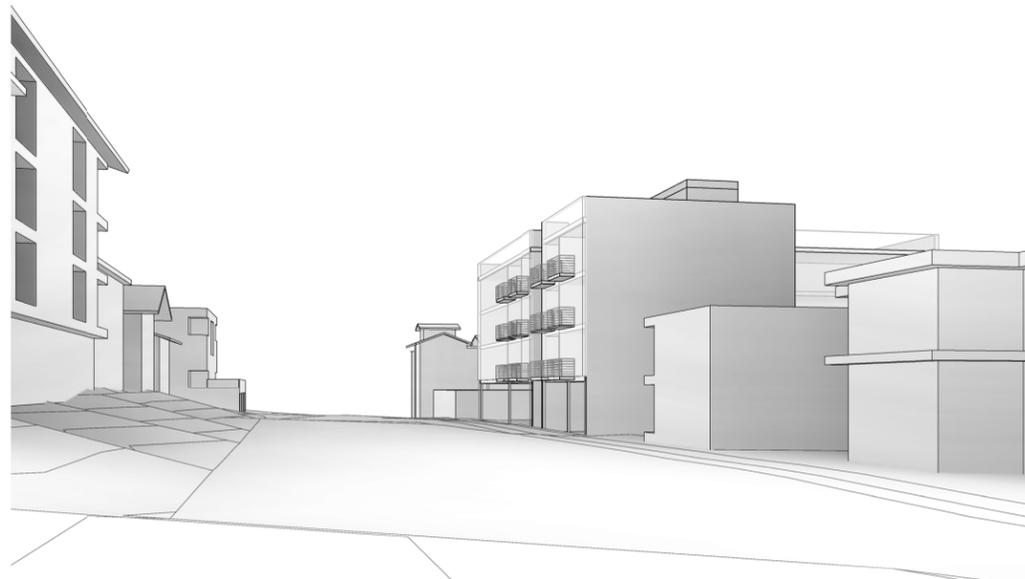
commercial: 4,637 sf
parking stalls: 25



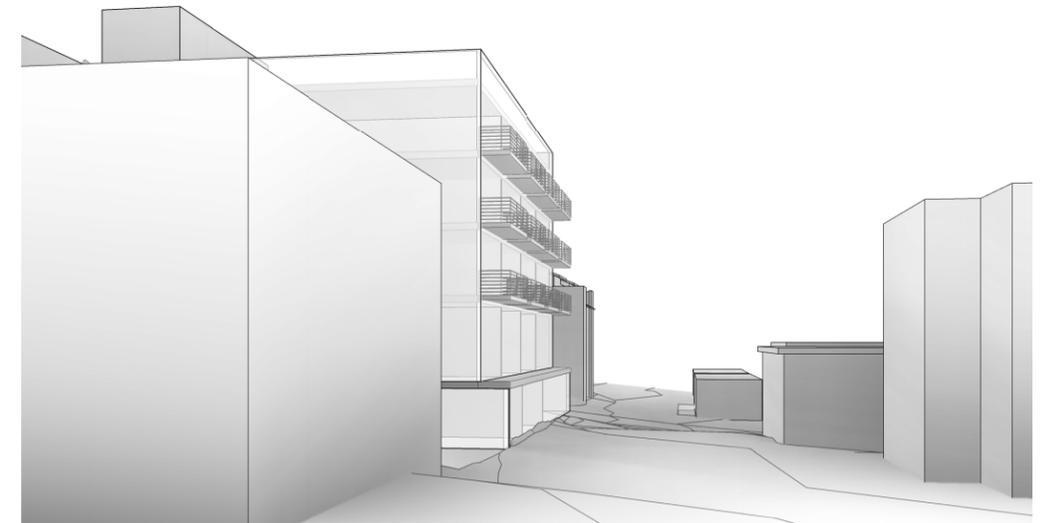
Eastlake & Boston Entry Corner Perspective



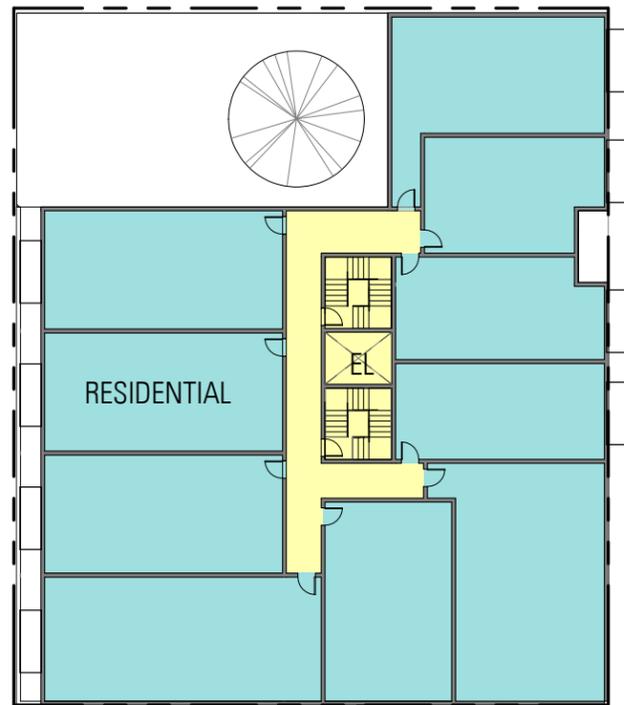
Boston & Alley Perspective



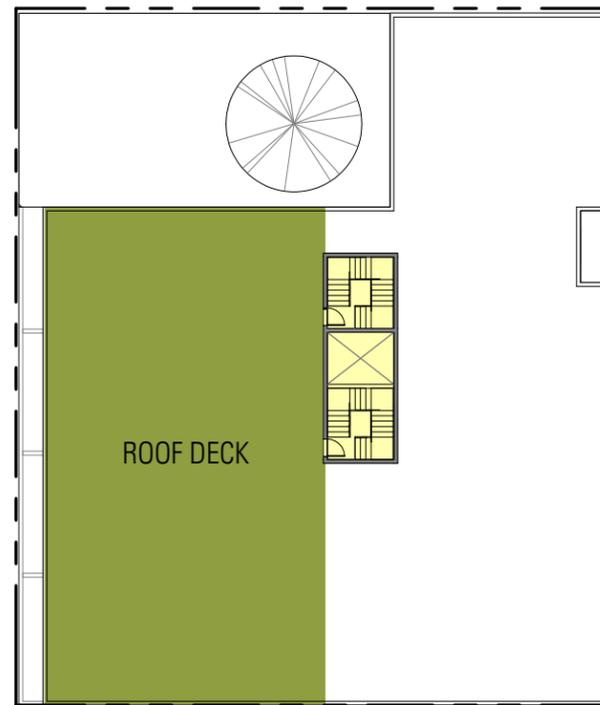
Eastlake Perspective



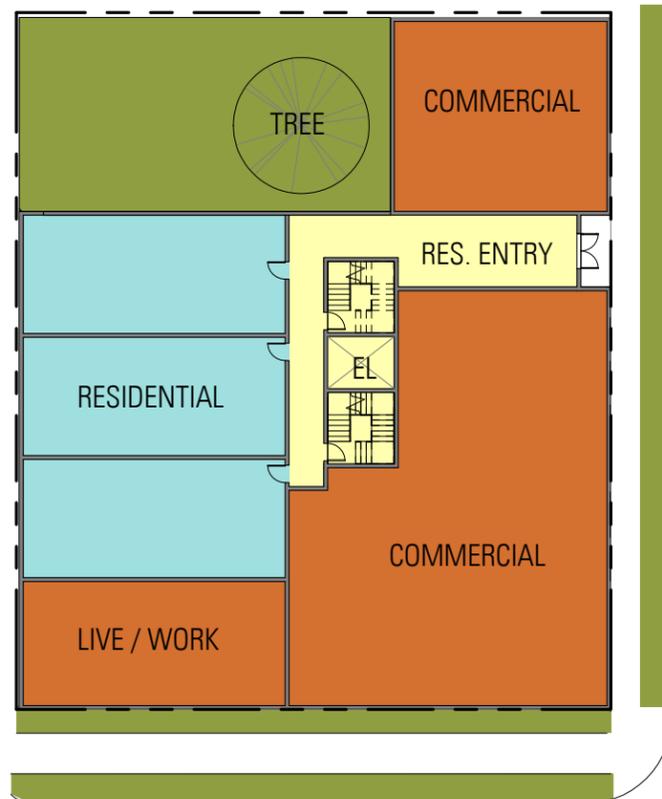
Alley Perspective



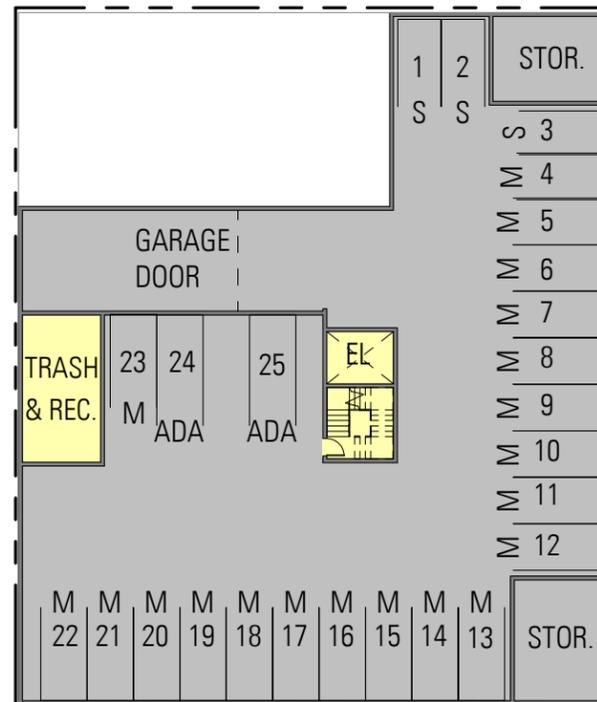
2nd-4th floor (typical)



roof deck



ground floor and site plan



basement

pros

- Tree is retained in its original location.

cons

- No public view of the tree from Boston Street or Eastlake Ave E.
- Building mass is concentrated at the south end of the site and eliminates the open space opportunity at Eastlake Ave E and E Boston St.
- To achieve the code-allowed FAR we are unable to setback the upper level residential floors as requested by DRB at 1st EDG and some neighbors.
- The building massing blocks Southern light from the tree.
- Construction activities will be difficult to perform around the tree, further compromising its survival.
- The parking garage extends along the alley, therefore no at grade residential units can be built along alley, leaving a blank garage facade in lieu of residential units, which activate the alley.
- It is our experience that trees with large canopies close to residential windows make the units very dark and difficult to lease, especially those facing north, as these will be.
- Parking garage will need to be reduced therefore reducing the number of parking stalls, which may negatively impact on-street parking.

note

The Arborist does not recommend retaining the tree on site, per the included report. Furthermore, it is the Arborist's professional opinion that the tree cannot survive relocation.

- landscaped exterior
- residential
- commercial
- circulation
- parking / mech

SECTION 5 | scheme 2 - design departure

Code reference	Existing standard	Proposed departure	Rationale
SMC 23.47A.012 Structure Height	<p>A. Height limit for structures in NC Zones</p> <p>1. In zones with a 40' mapped height limit: The height of a structure may exceed the otherwise applicable limit by up to 4 feet, provided the following conditions are met: A floor-to-floor height of 13' or more is provided for nonresidential use at street level.</p>	Departure requested to have the 4 foot height bonus with floor-to-floor heights on Eastlake Avenue of 11'-6" at the north commercial space and 12'-3" at the south commercial space.	The sloping site provides for an average existing grade that is lower than the elevation of the sidewalk on Eastlake Ave. In order to have 3 floors of residential units above a level of commercial space on Eastlake Ave, the floor-to-floor heights of the commercial spaces are not able to be 13'
SMC 23.47A.014 Setback requirements	<p>B. Setback requirements for lots abutting or across the alley from residential zones.</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' 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>	Departure requested to eliminate triangular 15 foot setback from residential zone at the Northeast corner of the site.	<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>
SMC 23.47A.014 Setback requirements	<p>E. Setback requirements for lots abutting or across the alley from residential zones.</p> <p>1. No entrance, window, or other opening is permitted closer than 5' to an abutting residentially-zoned lot.</p>	<p>Departure requested to have windows and openings within 5' of an abutting residentially-zoned lot.</p> <p>Proposed design includes windows within 1.5' of the abutting residentially-zoned lot to the North of the site.</p>	<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. In order to set back the building along Boston and Eastlake, and keep the allowable FAR, we need to reduce the alley setback requirement.</p>
SMC 23.47A.014 Setback requirements	<p>E. Setback requirements for lots abutting or across the alley from residential zones.</p> <p>1. For a structure containing a residential use, a setback is required along any side or rear lot line that abuts a lot in a residential zone or t hat is across an alley from a lot in a residential zones, as follows: a. 15' for portions of structures above 13' in height to a maximum of 40'; and b. for each portion of a structure above 40' in height, additional setback at the rate of 2' of setback for every 10'.</p>	Departure request to eliminate setback from residential zone to the North of the site.	<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>

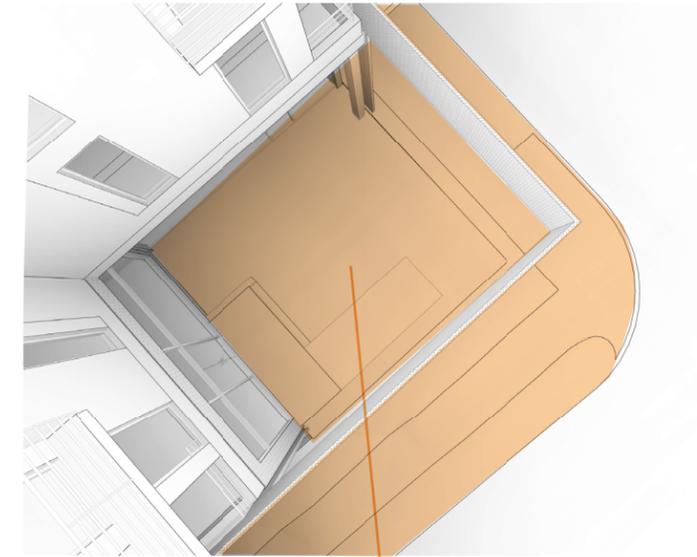
SECTION 6 | 1st EDG response - massing

Comments from 1st EDG:
(Our response in blue)

1. MASSING. The Board felt Massing Option 3 should move forward to MUP submittal with the following guidance:
 - The Board preferred Massing Option 3 which locates the central entry courtyard at the corner of Eastlake Avenue E and Boston Street. The Board agreed the corner courtyard promotes pedestrian activity, provides a gateway to the community, and sets a precedent for a more open intersection (CS2-C, PL1-A2, PL3-A2). *In response to EDG, the proposal has been further developed to incorporate the open courtyard at the southeast corner of the building.*
 - The Board noted Massing Option 3 was preferable with commercial uses on each street and live work uses wrapping onto the alley. At the Recommendation Meeting, the Board requested vignettes of each façade to show how the commercial spaces relate to the pedestrian experience (CS2-B2, PL3-B3). *In response to EDG, the proposal has been further developed and incorporates commercial space on the Eastlake Ave E frontage, south facade of the courtyard, with live/work unit wrapping the corner of Boston to the alley.*



trellis enclosing courtyard while maintain open intersection



courtyard and pedestrian right of way from resident balcony overhead



eastlake commercial use wrapping into the courtyard



live/work use wrapping the corner of boston and the alley

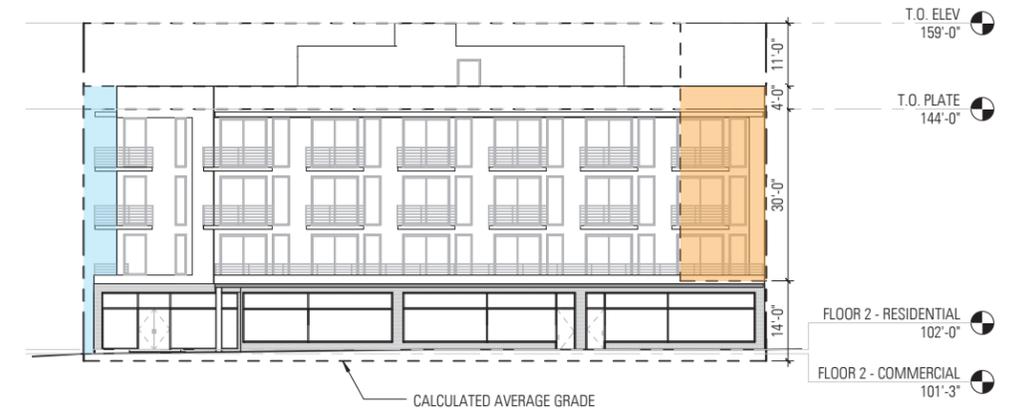
SECTION 6 | 1st EDG response - eastlake avenue

Comments from 1st EDG:
(Our response in blue)

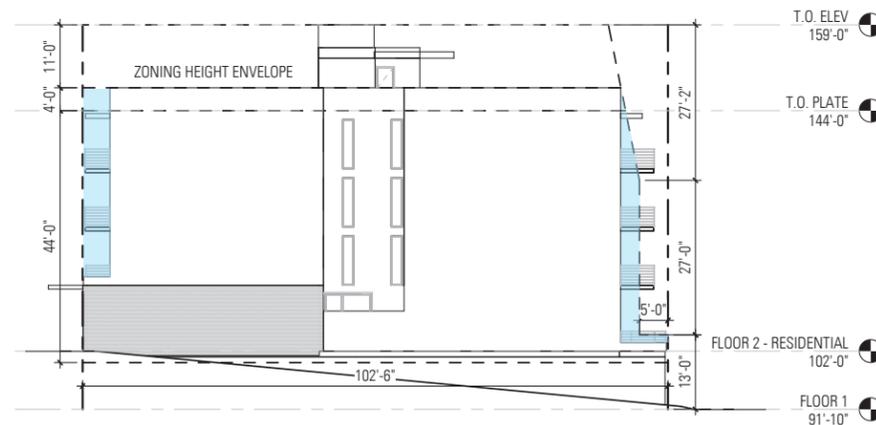
- EASTLAKE AVENUE. The preferred massing proposal includes commercial space at ground level with residential units above.
 - The Board provided guidance to maintain a strong street wall along Eastlake Ave E to the north property line in the area of the required setback (CS3-A).
The Eastlake Ave E street wall is maintained in the proposal through the pedestrian scale, commercial use at the street level, with a setback above, and balconies projecting out to the plane of the building base below.
 - The Board also noted they were amenable to additional departure requests along the north setback. The Board felt the structure adjacent to Eastlake Avenue E should be located adjacent to the north property line. The Board provided guidance that further reduction in the north setback should facilitate a generous south setback to provide a larger courtyard space and landscape buffer along the south street property line (CS2).
The proposal establishes an infill condition at the north property line. The maximum allowable FAR is maintained, while providing setbacks on east, south, and west facades. The south facade is pushed 2' north of the street right of way to provide an a wider landscape area that terraces down Boston Street.
 - The Board encouraged the applicant to consider an optional second EDG meeting to resolve any proposed changes to the massing location along the north and south property lines (CS2).
North and south property line relationship to building mass, as described herein.
 - The Board provided guidance stating the ground level street façade must maintain a strong street edge, but that the upper levels should be setback. The Board felt the provided setback should provide relief from the large façade on Eastlake Ave E. The Board did not state a setback requirement but thought an investigation of successful upper level setbacks in the neighborhood could inform an appropriate setback (CS2-D4 and D5).
Setbacks have been explored, and the proposal reflects this research.
 - The Board felt the applicant should investigate use of the setback as a private amenity feature for residents (CS2-B).
Setback as proposed includes a private amenity feature for residents.



South Elevation



East Elevation



North Elevation



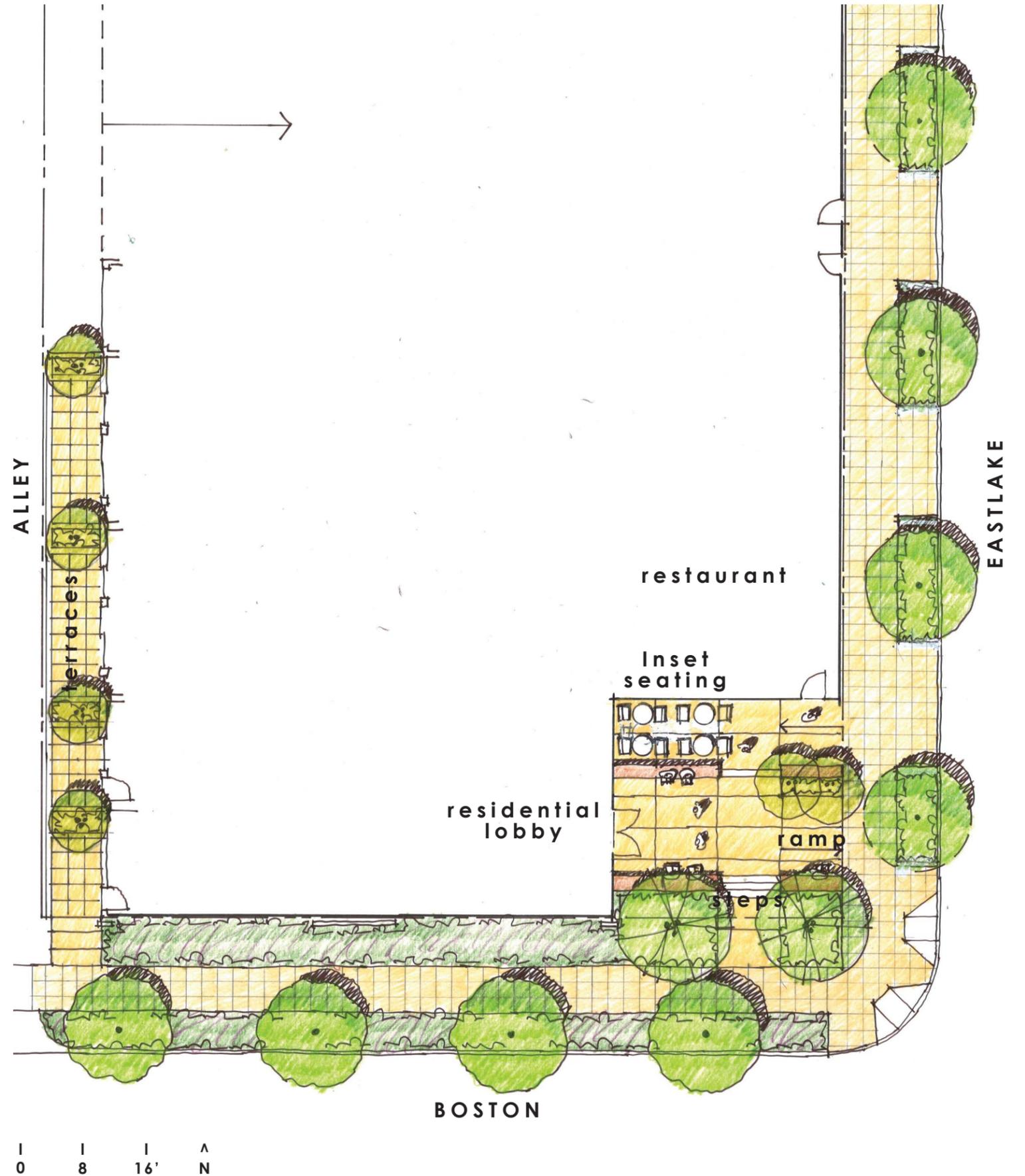
West Elevation

- Additional Building Setback Provided
- Reduced Building Setback Requested

SECTION 6 | 1st EDG response - entry courtyard

Comments from 1st EDG:
(Our response in blue)

3. ENTRY COURTYARD. The preferred massing option locates a common entry courtyard at the corner intersection.
 - The Board felt the courtyard provides the opportunity for the building to transition from the commercial Eastlake façade to the quieter more residential Boston street. At the Recommendation Meeting, the Board requested information on the design of the courtyard to create a quality open space activated by spillover of commercial uses and resident's path of travel (PL1, PL3).
The courtyard has been further developed to create a quality open space, with activation occurring via the south facing commercial space and operable doors, and the residential entry and lobby. The area integrates building and landscape/hardscape areas together and is intended as a graceful progression of public to private space.
 - The Board noted the applicant should study existing neighborhood developments such as the Chloe and Eastlake lofts for examples of successful activation of space (PL3).
Numerous local and areawide spaces have been analyzed and are reflected in the proposed design. See following page for select courtyard analysis.



SECTION 6 | EDG 1 response - entry courtyard

study of existing successful activation of space



cicchetti kitchen and bar (eastlake)

The ascent into the courtyard entrance, framed by concrete planters, lush vegetation and an overhead trellis creates a clear threshold between the street and the restaurant while blurring the transition between public right of way and restaurant space. Clear signage and a lit menu invite passers-by to enter the space.



eastlake lofts (eastlake)

Setback of building provides a small nook-like seating area for the retail tenant (voxx coffee) at the corner of this building, helping to create an activated and open street intersection. An awning element provides shade and rain protection. Residential entry is near, along E Lynn St, but does not face activated space. Lack of vegetation makes the space seem barren and cold however.



chloe apartment (capitol hill)

The large courtyard space is shared between residents of chloe apartments who flow through on a defined path to reach their lobby. The restaurant tenant space (Marjorie) spills into the courtyard by providing brightly colored exterior seating which is spatially separated through planters and removable elements. Heat lamps ensure the exterior space can be used all seasons. The use of exterior lighting emphasizes the landscaping as well as provides a sense of a secure space. The inside-outside transition is also blurred through the use of glass.



caffe strada (berkeley, ca)

Spatially this semi enclosed space located on a street corner creates an intimate, functional, and inviting space for patrons. The low planter creates a barrier between the public right of way and the seating area, but passers-by, including those waiting at the intersection, can still see and hear the activity occurring. The tree canopy structure provides shade and rain protection. Transparent, glass walls allow on-lookers to see what is happening inside the building and vice-versa.

key design elements identified by landscape architect (Karen Kiest)



green



inset seating



sidewalk spillover



separate landscape



flow through landscape



inside outside

SECTION 6 | 1st EDG response - boston street

Comments from 1st EDG:
(Our response in blue)

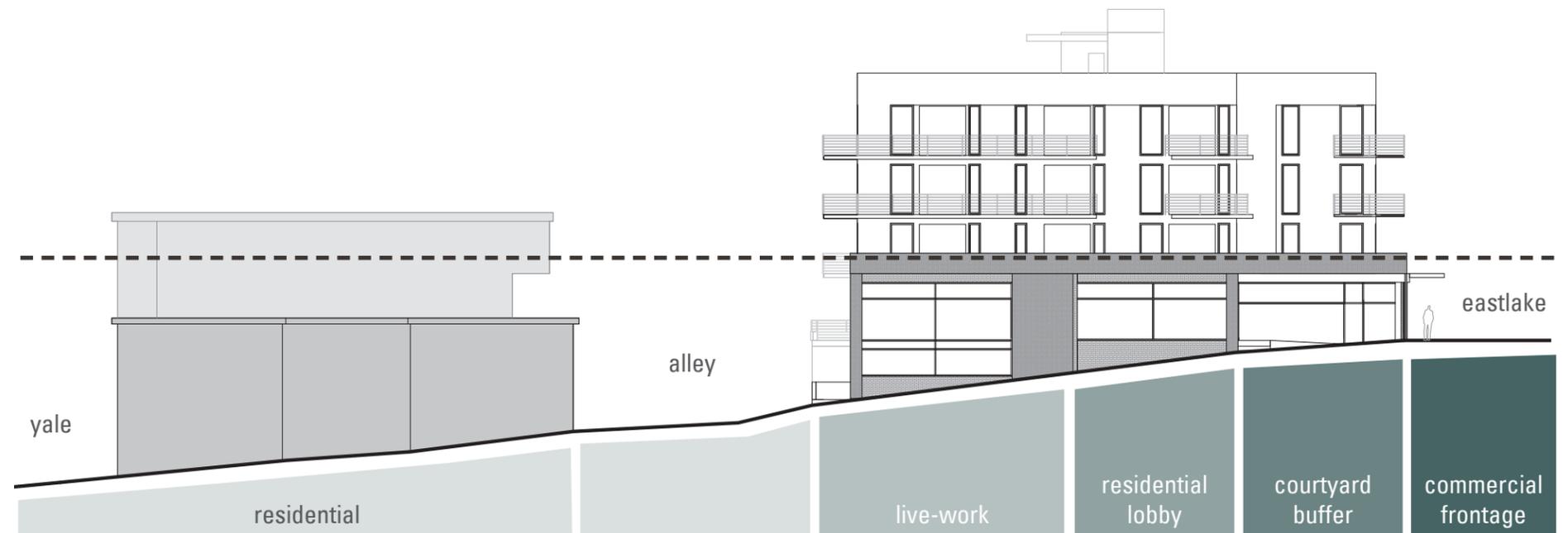
- 4. BOSTON STREET. The preferred massing option locates live work units at the ground level with residential units above.
 - The Board noted the south façade needed a more successful transition to the residential neighborhood. The Board felt this transition could be achieved in a variety of ways, but felt the applicant should investigate an upper level setback above the live work units. Board provided an example of a two story live work base with a setback above as potential solution (CS2-D).
The upper level setback suggested by the DRB during the EDG has been further developed and is reflected in the current proposal. This upper level setback above the Live/Work Unit provides for a transition to the residential zoning to the west.
 - The Board noted the live work entry off Boston was important to break the up the ground level massing while providing additional opportunities to incorporate landscaping. At the Recommendation Meeting, the Board requested vignettes of the pedestrian experience and the live work entry treatment (PL3-B).
In response to EDG, the proposed live/work unit turns the corner in order to provide a succesful transition between the commercial use of Eastlake, the slope and zoning of Boston, and the residential zoning and character of the alley. Due to the challenges of the existing sidewalk slope on Boston, the proposal includes expansive windows into the Live/Work unit, with sidewalk access fronting Boston, and the door opening located near Boston, on the west facade.



use of 2 distinct material expressions and lush vegetation near the sidewalk to break down massing of building as shown in this neighborhood building.



setting back the upper levels to break down massing, as shown at the Eastlake lofts.



the building program at E Boston Street transitions from active public uses to residential use to ease the transition

SECTION 6 | EDG 1 response - roof

Comments from 1st EDG:
(Our response in blue)

- 5. ROOF: The Board noted the overall grade transition down to Lake Union will provide views onto the roof surface.
 - The Board felt the roof should be developed as a 5th façade. The Board noted that the addition of the green roof would help add visual interest to the roof plane (CS2)
Roof penthouse enclosure and landscape design concept has been developed further, and responds with a clear composition that supports resident use of this exceptional open space opportunity.
 - At Recommendation, the Board would like to see additional detail on the development of the roof as a common amenity space maximizing the existing views to the lake (CS2-B).
Additional plan concepts are provided herein.

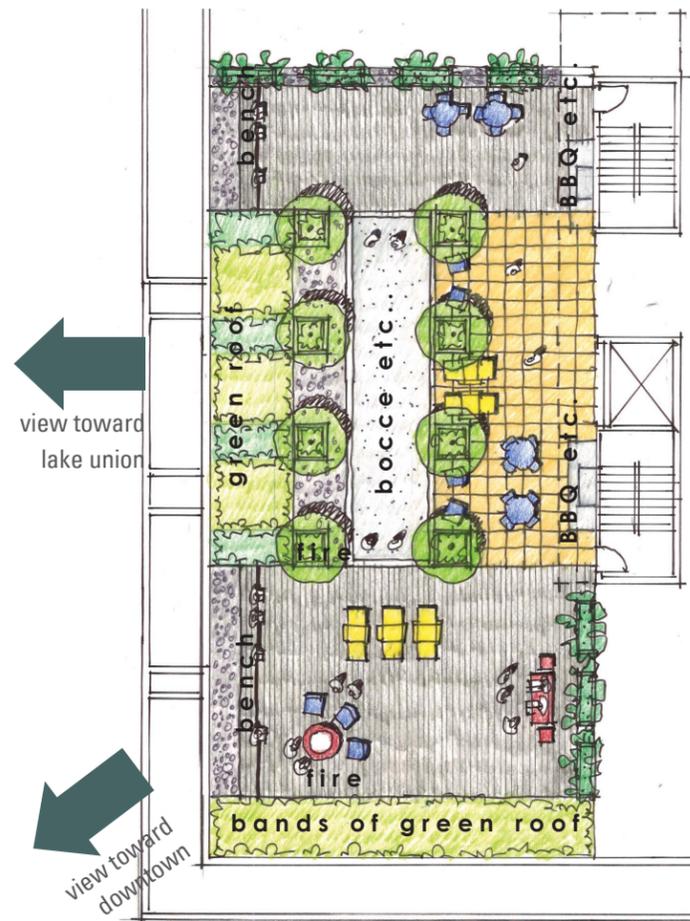
key design elements identified by landscape architect (Karen Kiest)



planters

funky fire pit

BBQ, etc.



conversation and views



bands of green

SECTION 6 | EDG 1 response - material and architectural context

Comments from EDG 1:

6. Material and Architectural Context. The Board felt the architectural and material concept should be informed by existing building context.

- The Board felt the proposed building should incorporate material cues, such as brick, to reference the existing context (CS3-A4, DC4-A). The Board noted the application should include durable long lasting materials at the base. The Board requested complete material demonstration at the Recommendation Meeting (CS3-A-4, DC4-A).
Masonry is being explored as a base material and will be presented at the Recommendation Hearing.
- The Board would like to see the architectural concept evolve to include large windows (DC2).
Large windows are proposed at the street level.
- At the Recommendation Meeting, the Board requested street level vignettes demonstrating the material application on Eastlake Ave E and Boston Street facades (DC4).
Street level vignettes demonstrating material application will be presented at the Recommendation Hearing.



mixed-use development, pedestrian friendly street condition



pedestrian friendly retail



scale, slope, texture, fenestration, visual texture of masonry, monolithic character of stucco, brick, high detail of window openings



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



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



pedestrian scaled retail, use of brick, massing modulation, transparency



SECTION 6 | EDG 1 response - material and architectural context

We have completed a thorough analysis and inventory of the existing neighborhood structures and streetscape. As we move from building mass and form, we anticipate exploring high quality materials to complement and reinforce the positive characteristics and attributes that we found. There are some exceptionally poor structures very near to the site that have a negative impact on the success of the neighborhood at the pedestrian scale. Among these are parking garages, driveway access, expansive and scaleless blank facades.

Our proposal seeks to enhance the pedestrian experience while bringing a building that is exceptionally designed and carried out with quality materials and an attention to detail appropriate for the opportunity presented by this development. We continue to explore the following:

- Durable street-level materials visible at Serafina & Cicchetti,
- The design order and rationale apparent in the nearby work of early masters of Pacific Northwest Modernism (Gene Zema, Paul Hayden Kirk),
- The rich, human scale and resident presence readily seen in the Mission revival buildings nearby,
- The lush, native plant materials that contribute to the tremendous sense of place experienced in the Eastlake neighborhood.

This design proposal strives to succeed at all levels, and we look forward to presenting a refined design proposal for DRB review at the Recommendation Hearing.

