



schemata
workshop

2203 Eastlake Ave East LLC
the waterton apartments
2203 & 2209 eastlake avenue e
seattle, wa 98102

design proposal
DPD project #3016024

8 april 2015 DRB recommendation meeting

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1.0 project introduction

proposal description

1. 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.

2. 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.

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.

4. 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

1. Develop high quality multi-family housing in this neighborhood.
2. Maximize light and access to the outdoors through large floor to ceiling windows and decks for each unit.
3. 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.
4. Step back the residential portion of the building on Eastlake and Boston, providing space for decks and balconies.
5. 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.
6. 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.
7. 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	7
2-story loft	2
1 Br	29
2 Br	7
<hr/>	<hr/>
total units	45

total parking stalls 39 underground

commercial 3 (divisible) = 3,423 SF

1.0 project introduction | aerial photograph

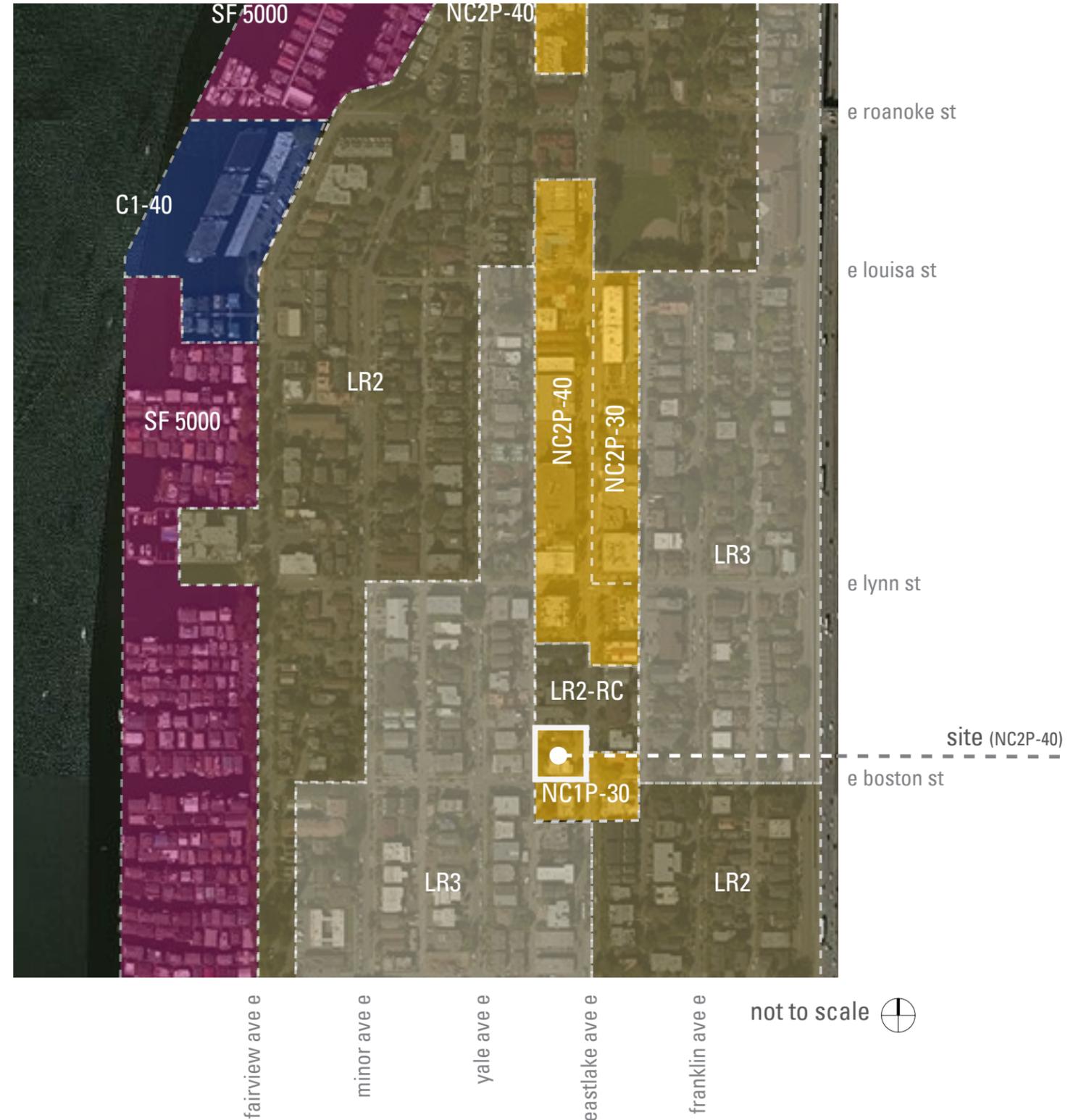


2.0 summary context analysis | zoning



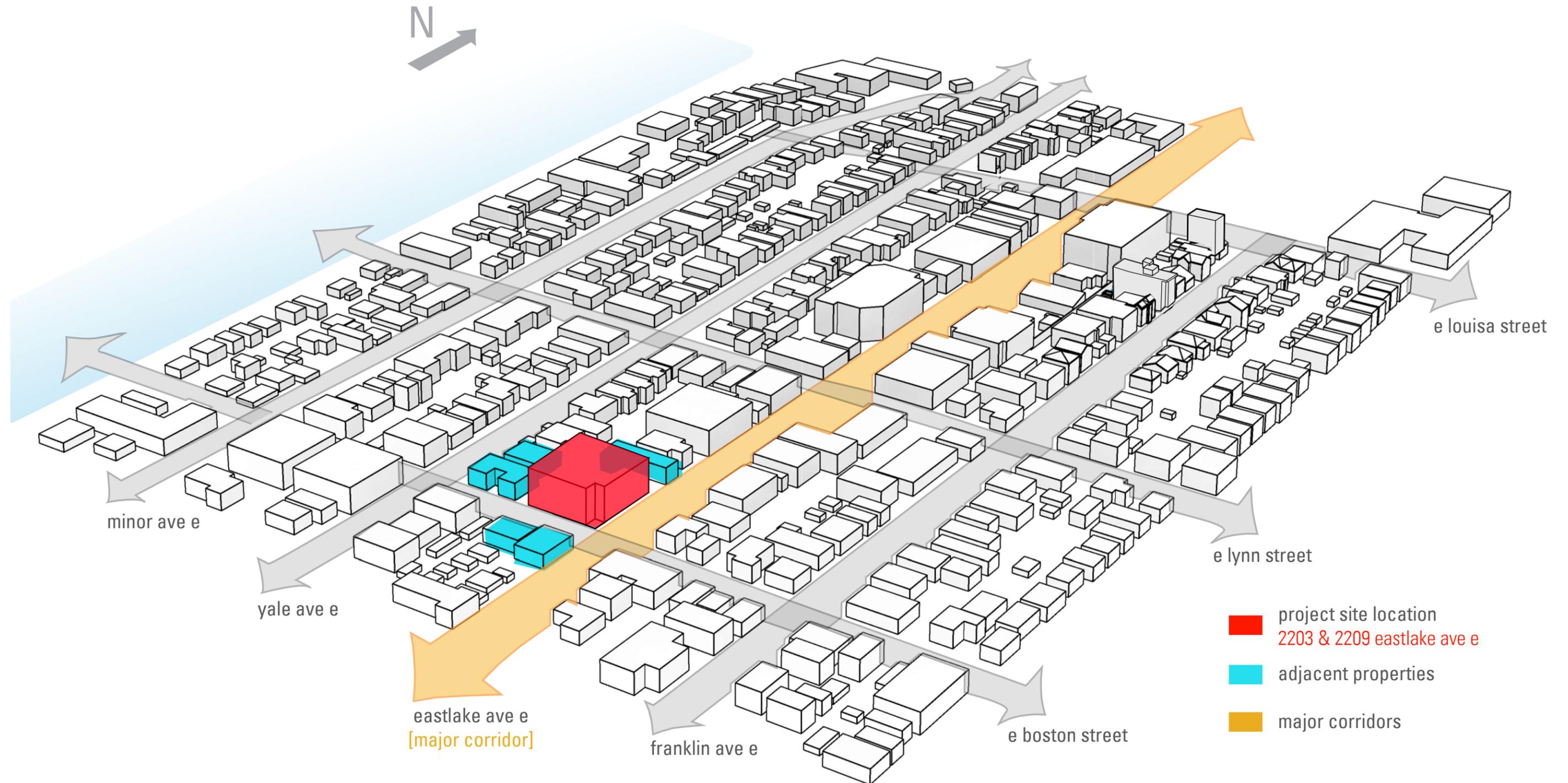
- eastlake residential urban village (designated by seattle dpd)
- pedestrian areas (designated by seattle dpd)

not to scale



not to scale

2.0 summary context analysis | axonometric



2.0 summary context analysis | neighborhood context



- mixed-use development
- pedestrian friendly street condition



- pedestrian friendly retail



- facade broken up by accenting structure



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



- uninspired facade and fenestration



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



- use of brick
- character and scale
- urban character through minimal setback



- pedestrian friendly retail



- modulation of facade
- expansive use of glass
- use of brick



- character and scale
- modulation of facade,
- pedestrian friendly commercial
- cover for bus stop

2.0 summary context analysis | neighborhood context



- neighboring building
- entry condition
- extensive landscaping



- pedestrian friendly retail,
- use of brick



- neighboring building
- scale



- use of brick,
- minimal modulation,
- uninspired fenestration



- significant modulation
- color enhances facade interest



- facade modulation
- modern design



- expansive asphalt surface does not enhance pedestrian experience



- use of brick facade
- facade broken up by use of trim



- character
- facade modulation
- expansive glass
- material use



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



- building form broken up by mass

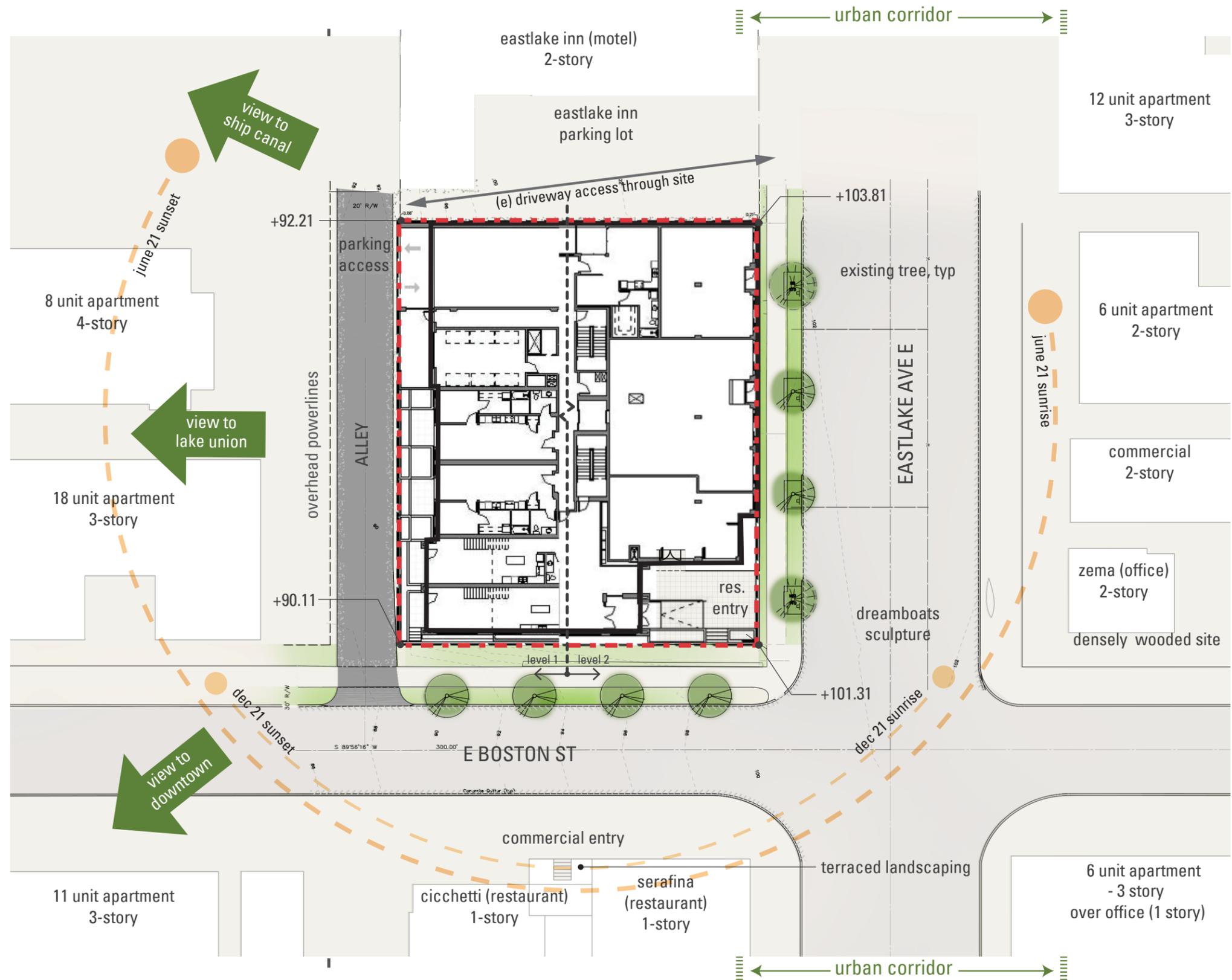


- dreamsboat - notable neighboring sculpture

3.0 zoning data | development standards

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			
PARCEL NO.:	2902200490 & 2902200496			
ZONING:	NC2P-40 proposed through contract rezone.	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. 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.
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	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.
ALLOWED FAR:	NC2P-40 40' = 3.25 x 12,300 = 39,975 SF			
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.			

4.0 composite site plan



5.0 EDG 2 design review direction & evolution of design

Summary of Massing Evolution

The original design concept presented at EDG 1 (for which DRB provided direction to proceed), and was further refined and presented at EDG 2, depicted a corner plaza that opened up the southeast corner of the building to the intersection of Eastlake Avenue and Boston Streets. We have continued to develop this approach by designing a cohesive building where each façade responds appropriately to the context, while greatly enhancing the pedestrian realm at this key location.

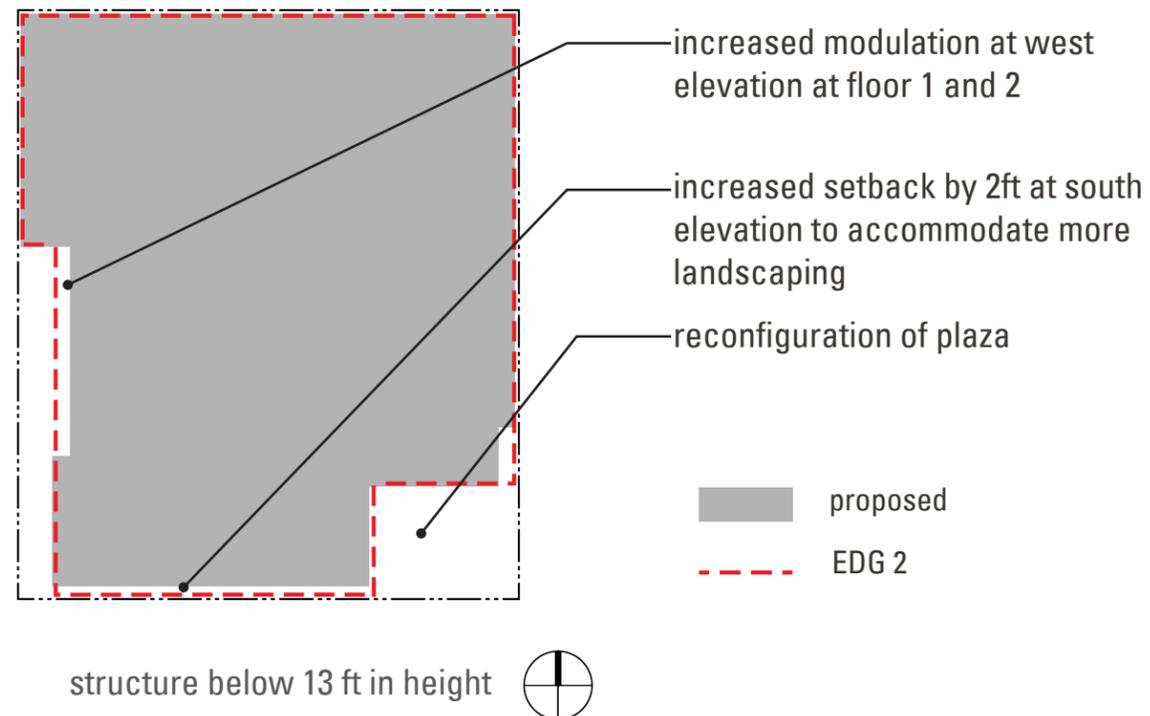
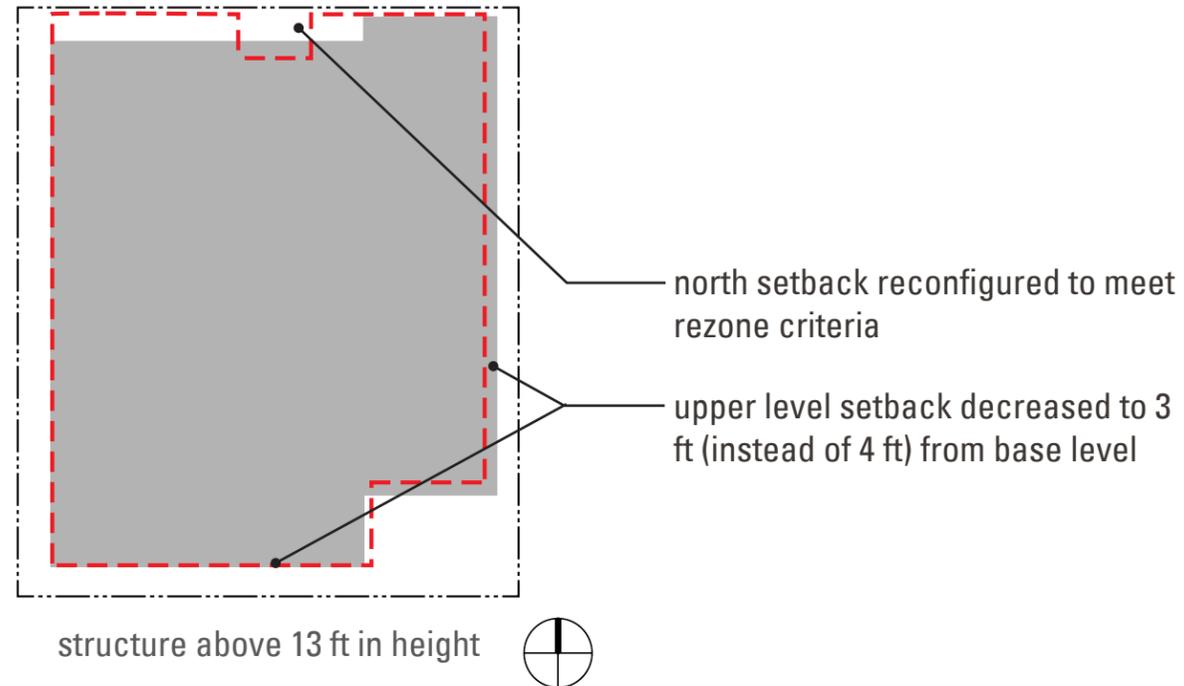
Rezone Criteria

The following zoning principles shall be considered:

1. The impact of more intensive zones on less intensive zones or industrial and commercial zones on other zones shall be minimized by the use of transitions or buffers, if possible. A gradual transition between zoning categories, including height limits, is preferred.



5.0 EDG 2 design review direction & evolution of design



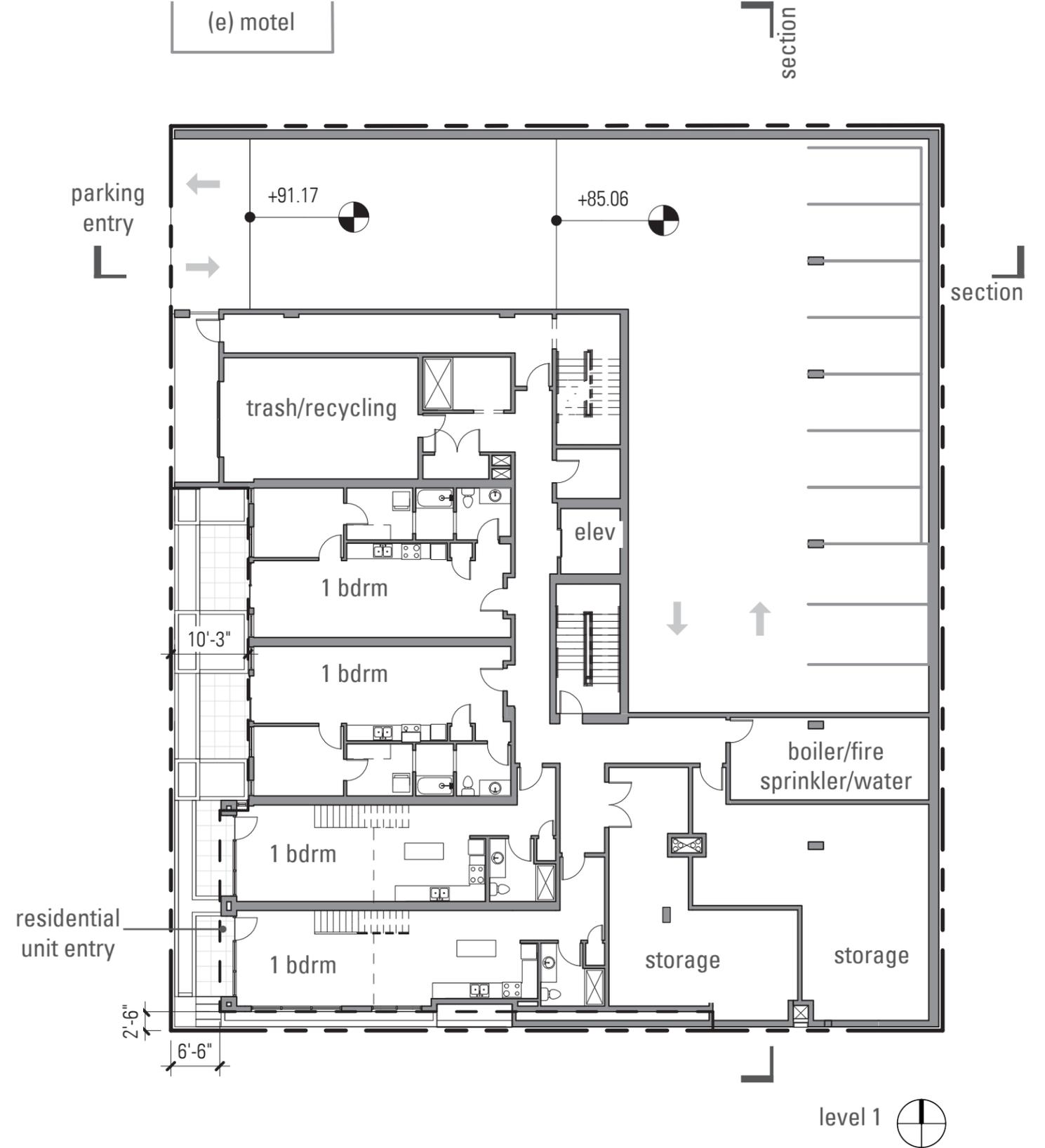
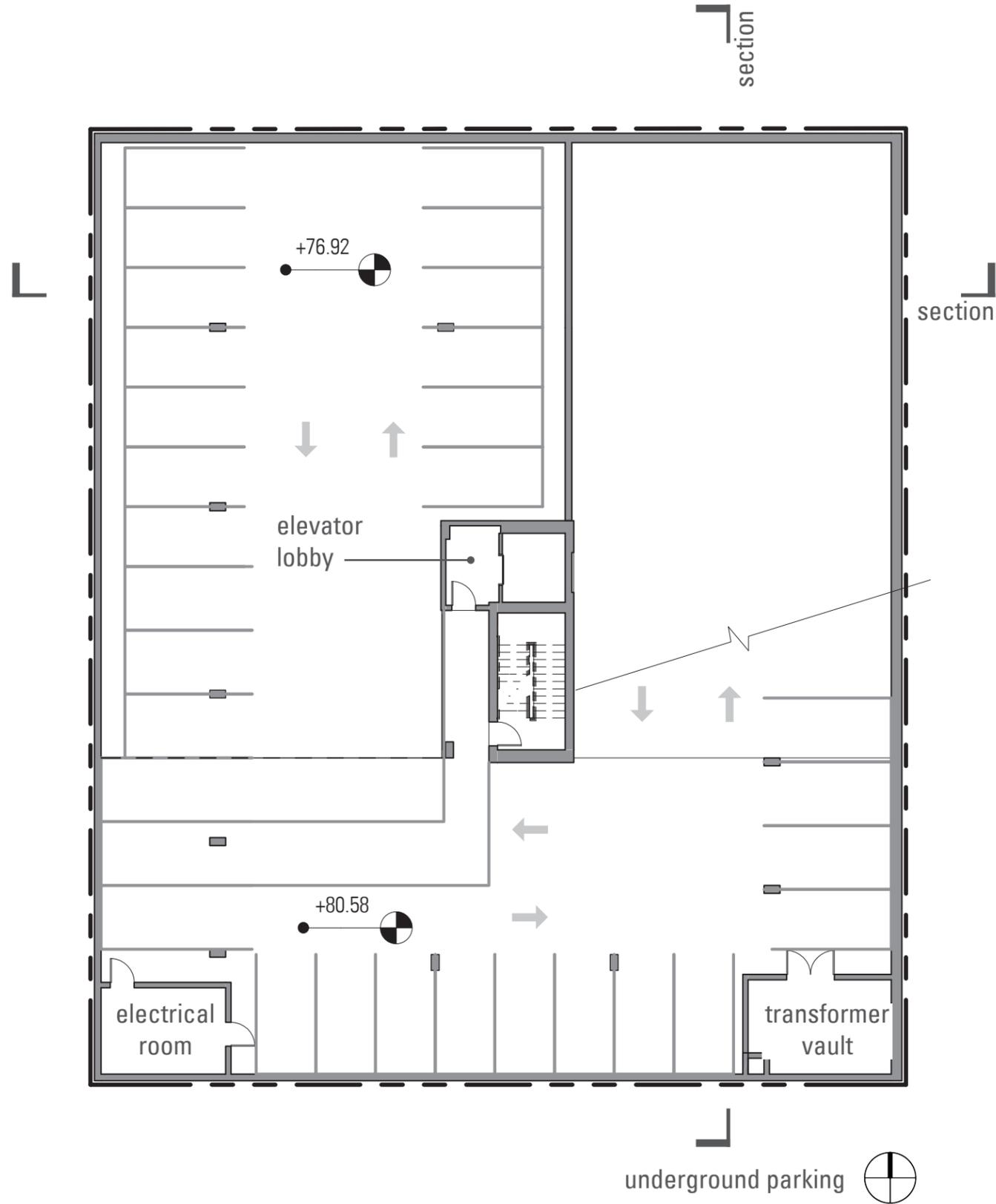
How revised massing responds to EDG 1 and EDG 2 guidance

The corner plaza at Eastlake Ave and Boston Street remains an essential design element, while landscape and hardscape design has been refined along all public right of way. The lower volume of the building reads primarily as a heavy masonry base that anchors the building to the site. The building mass is moved northward on the site and adjacent to the north property line to reinforce the continuity of the future street façade. At the encouragement of the DRB we explored setting back the upper 3-story volume (in relationship to the building base) on the west, south, and east facades and have incorporated that approach into the design.

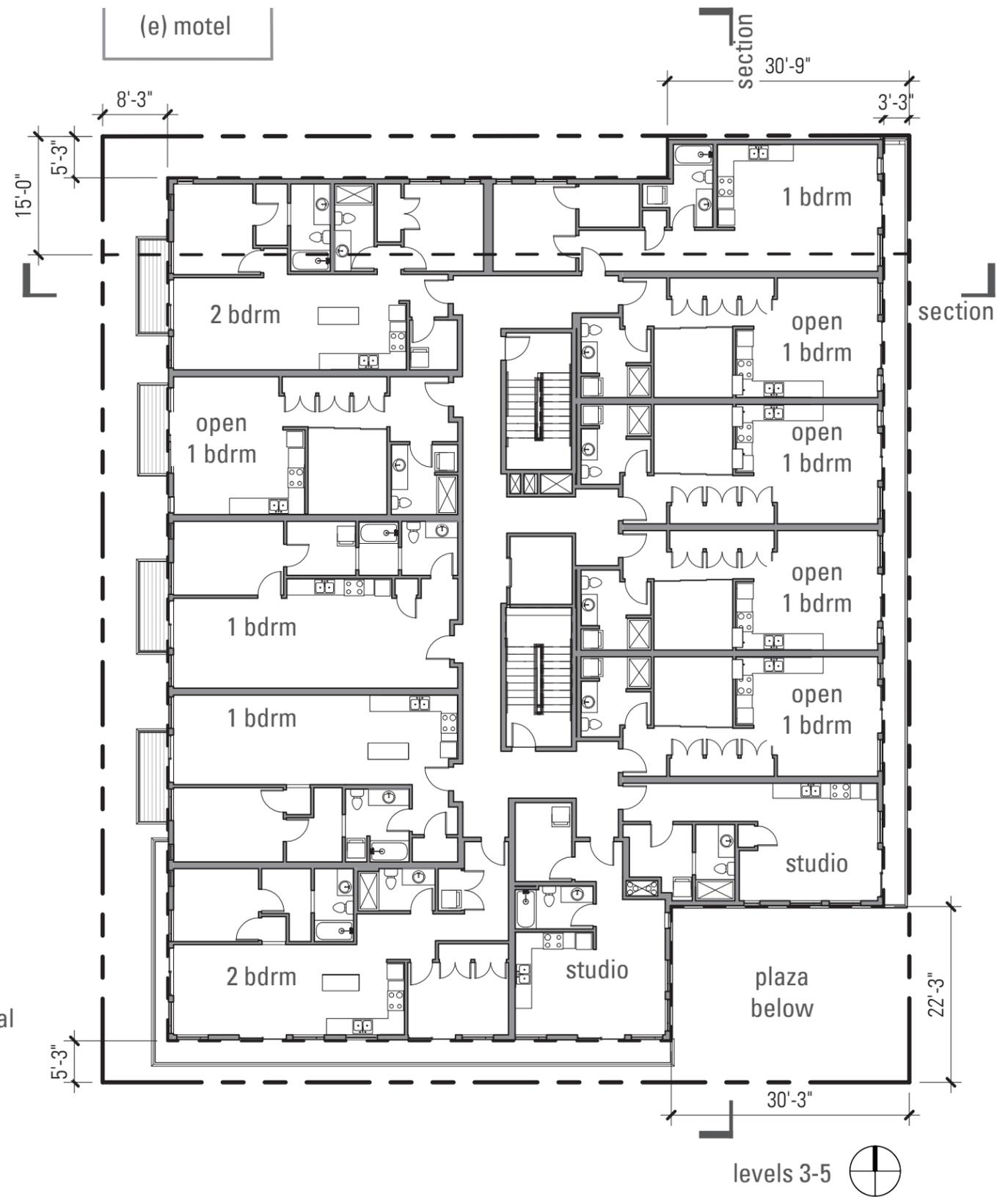
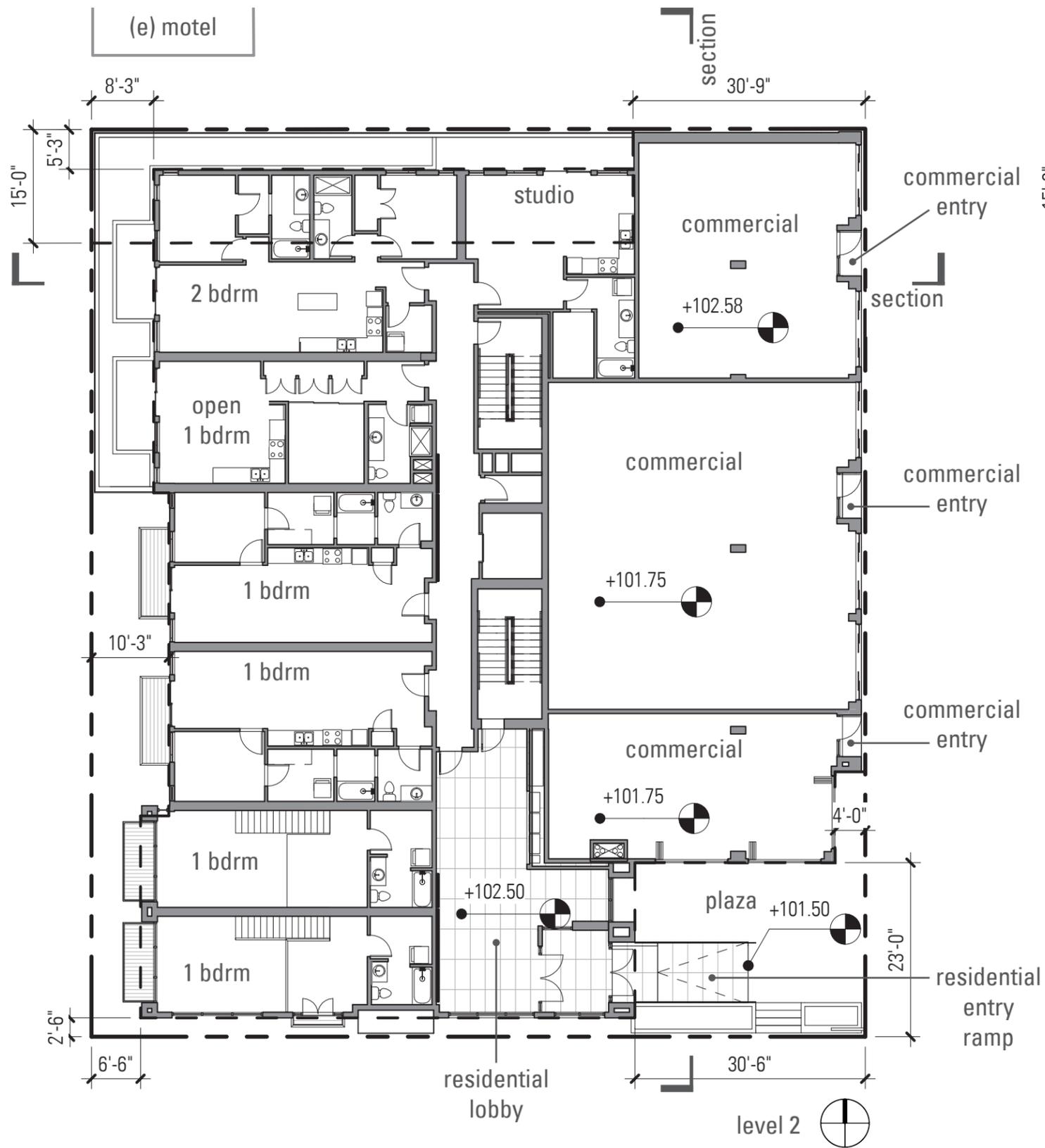
How revised massing responds rezone criteria

While retaining the strength of the building mass developed in discussion with the DRB at both EDG 1 & 2 meetings, the building design now incorporates a setback along a portion of the north façade above the street-level commercial space, and adjacent to the existing LR2 multifamily zone to the north. The building mass provides for a continuous street-facing facade and a setback to the residential zone to the North starting 30 feet west of Eastlake Ave E.

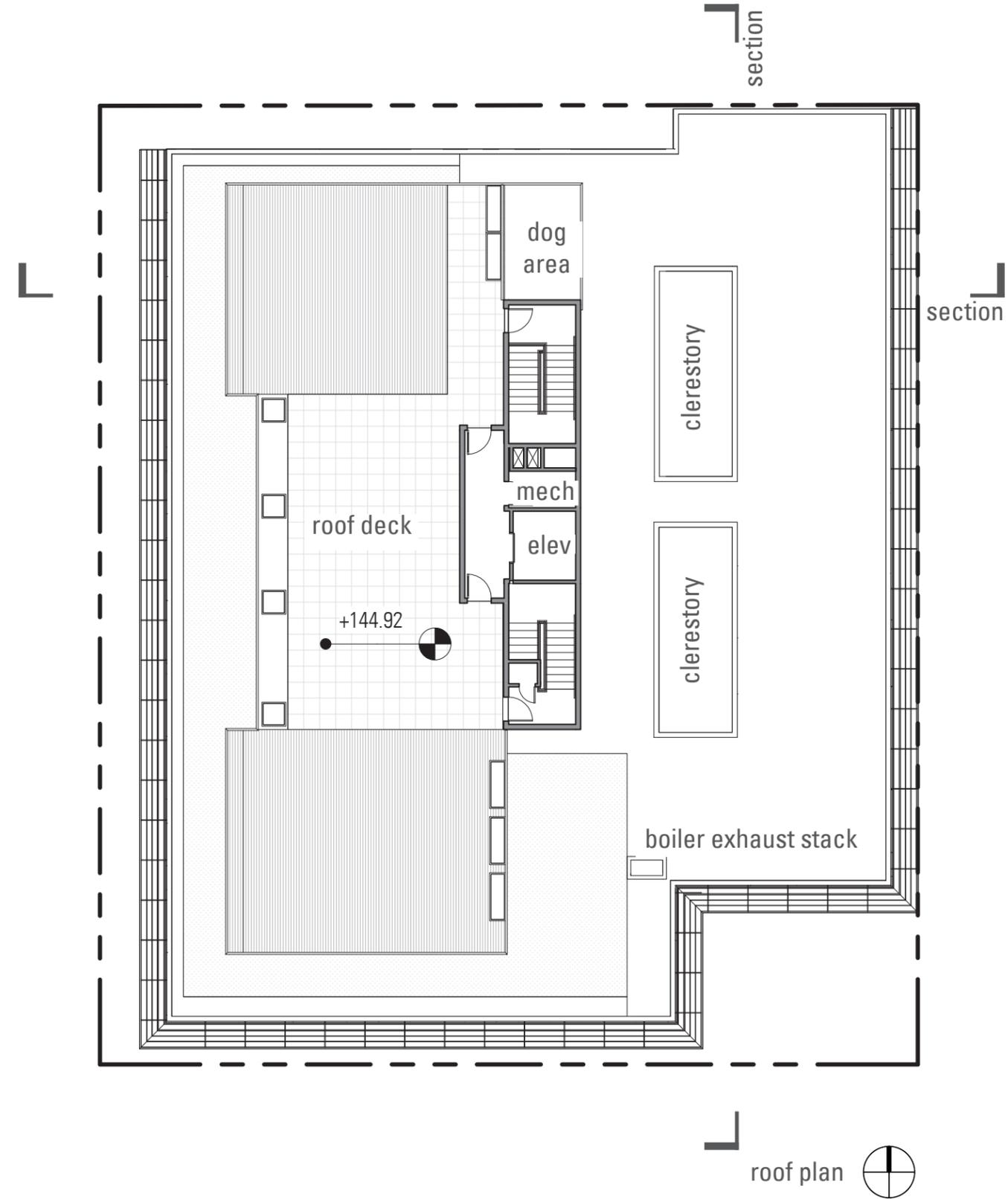
6.0 design proposal | floor plans



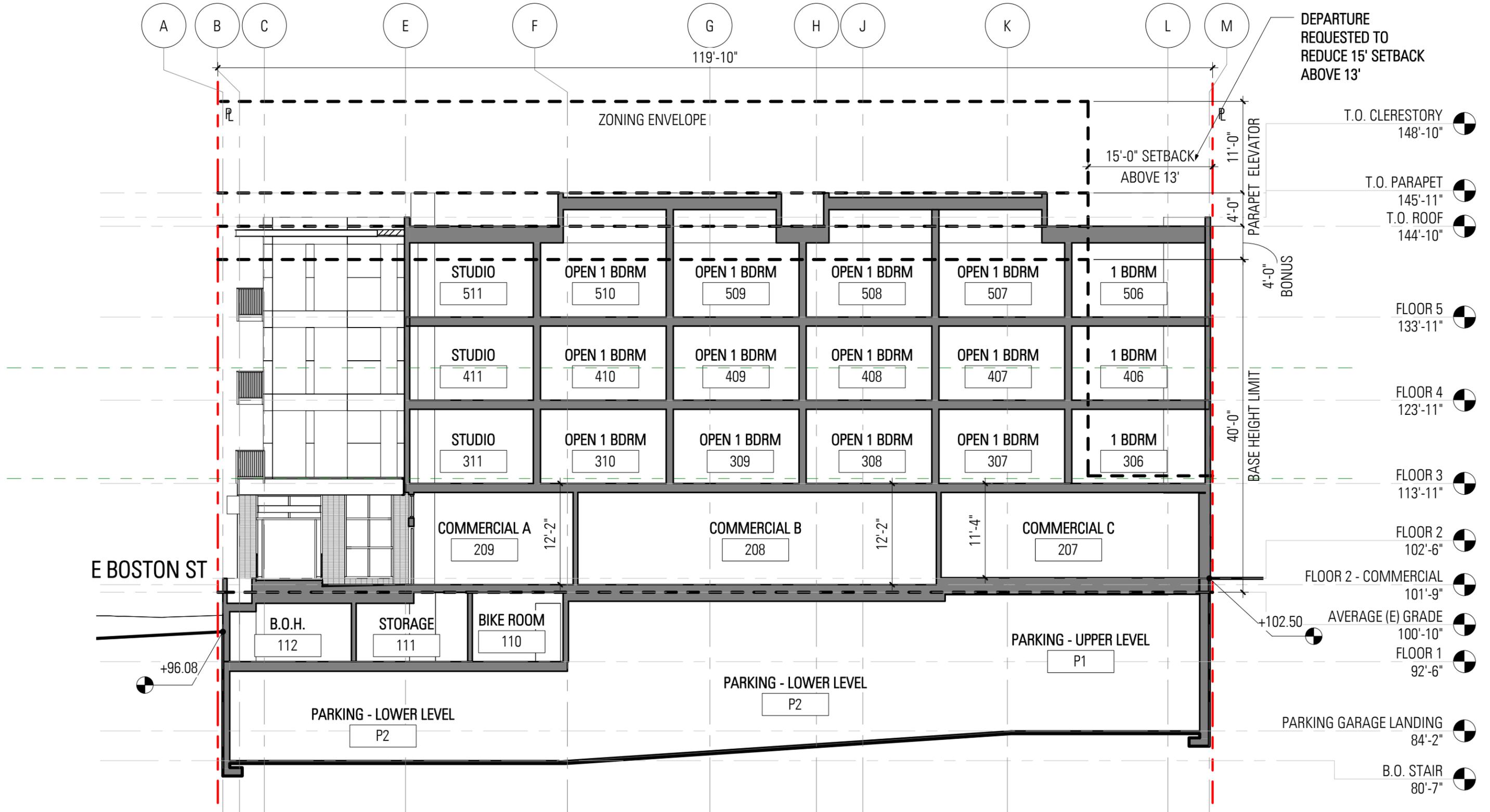
6.0 design proposal | floor plans



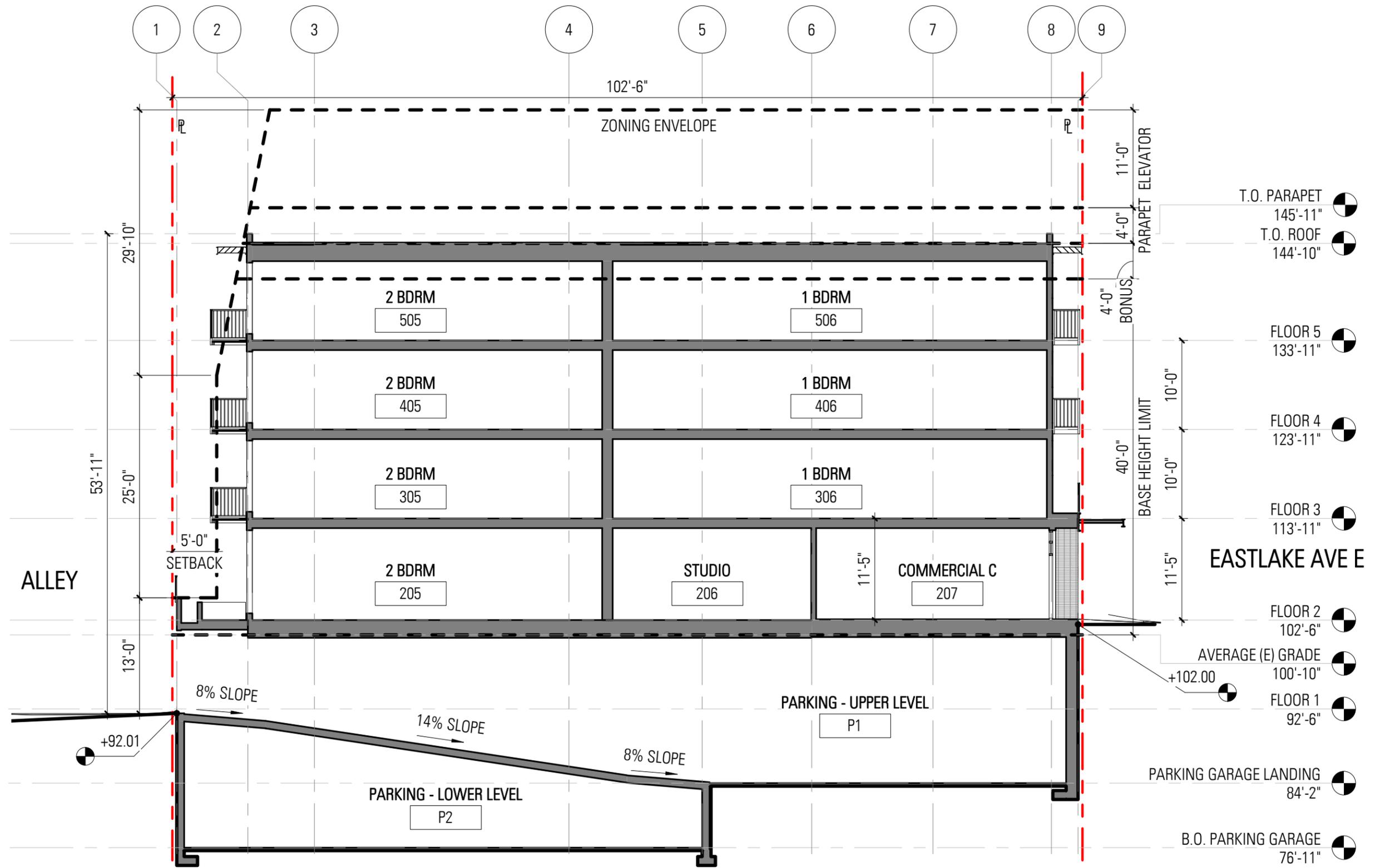
6.0 design proposal | floor plans



6.0 design proposal | building sections



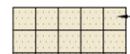
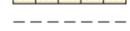
6.0 design proposal | building sections



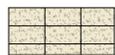
7.0 landscape | ground level plan

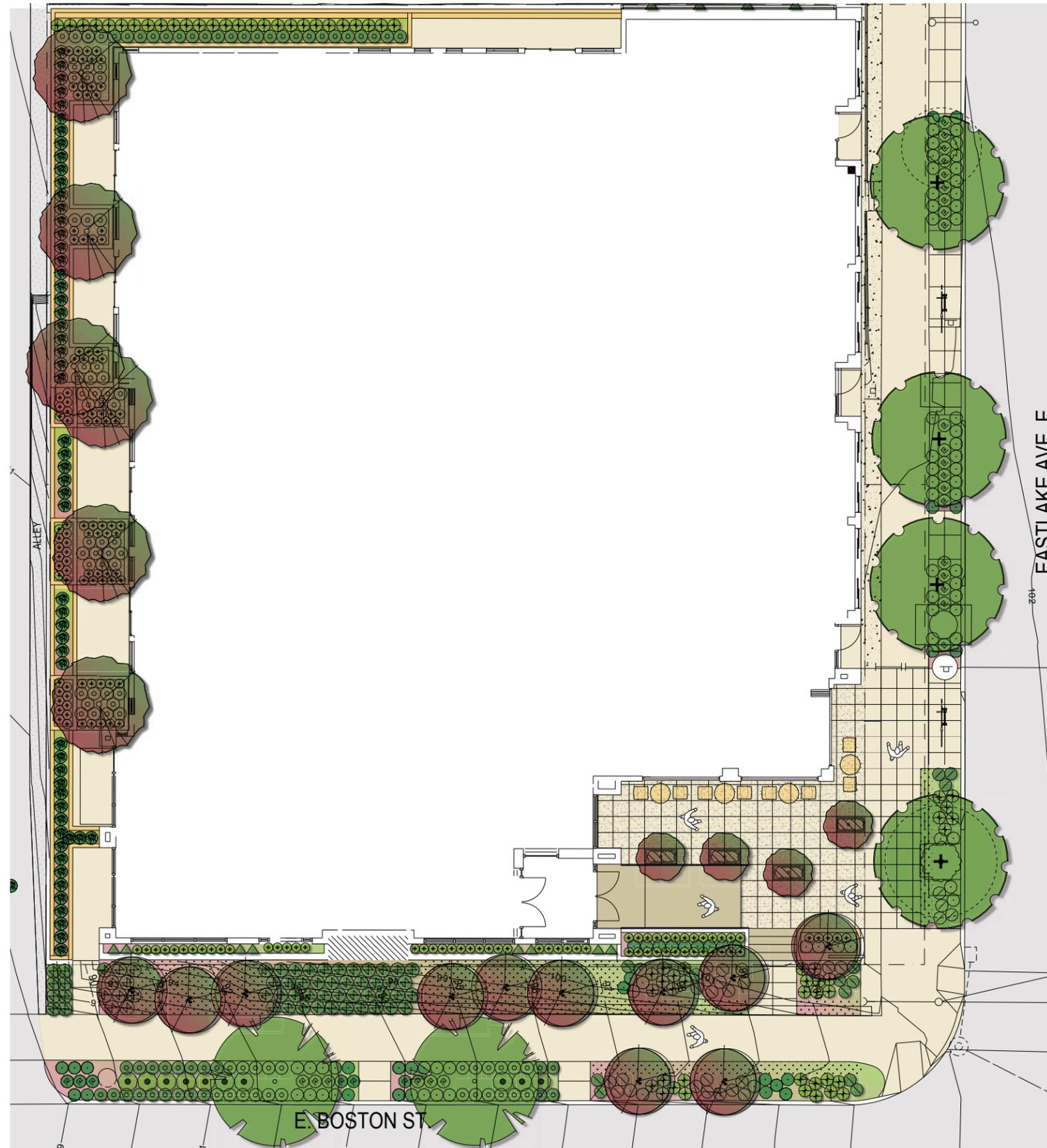
ROW CONCRETE PAVING:

1. PER COS STD. PLAN 420 W/ THE FOLLOWING EXCEPTION: SAND COATED THROUGH JTS.

-  2' X 2' SCORING W/ SAWCUT JTS.
-  THROUGH JOINT (TJ)

MATERIALS & FINISHES ONSITE

- | SYMBOL | DESCRIPTION |
|---|--|
|  | 2' X 4' SCORING W/ SAWCUT JTS. |
|  | FIBERGLASS PLANTER: 24" X 48" X 24" HT., WILSHIRE BY TOURNESOL SITEWORKS OR APPROVED EQUAL. COLOR-BLACK OR TBD |



7.0 landscape | roof level plan



PLANT SCHEDULE - ROOF

SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE	CONDITION	SPACING	QUANTITY
--------	----------------------------	------	-----------	---------	----------

TREE



PARROTIA PERSICA / PERSIAN IRONWOOD 1-1/2" CAL. B & B PER PLAN

SHRUBS/GRASSES/GROUNDCOVERS



PHYLLOSTACHYS AUREA / GOLDEN BAMBOO 5 GAL. CONT. PER PLAN

EACH SYMBOL = 8 PLANTS



OPHIPOGON PLANISCAPUS 'NIGRESCENS' BLACK MONDO GRASS 1 GAL. CONT.



SEDUM TILE: BY ETERA 'COLOR MAX' *



SEDUM TILE: BY ETERA 'COLOR MAX' PREPLANTED W/ STIPA TENNISSIMA @ 12" O.C. *

MATERIALS & FINISHES ROOF

2' X 2' PRECAST PAVERS ON PEDESTALS
ABBOTSFORD CONCRETE PRODUCTS
800.663.4091, PAVES COLOR/FINISH:
TEXADA-NATURAL, PEDESTAL SYSTEM: APPIAN
WAY BY ABBOTSFORD



GREEN ROOF PLANTING: AVRS TRAYS W/
STAINLESS STL. EDGING ALL SIDES FROM
COLUMBIA GREEN TECHNOLOGIES W/ 5.25"
PLANTING SOIL 503-683-9123
SEDUM TILE PRE-VEGETATED MATS
AVAILABLE FROM ETERA, CONTACT DAVID
GILMORE 360.661.2767



DECKING, REF. ARCH.



FIBERGLASS PLANTER: 48" X 48" X 36" HT.,
WILSHIRE BY TOURNESOL SITEWORKS OR
APPROVED EQUAL. COLOR-BLACK OR TBD
SET ON SHIMS OR PEDESTALS



1-1/2" WASHED DRAIN ROCK, FLUSH WITH TOP
OF ADJACENT PAVING/GREEN ROOF TRAY



"ULTIMATE K9 TURF" (FOR DOG AREA) OVER
GRAVEL



SITE FURNITURE
BY OWNER



GAS FIREPLACE

1 COLORED LANDSCAPE PLAN - ROOF
1/8"=1'-0"

0 4' 8' 16'



deck and bench and pavers



Parrotia trees, pots and sedums

7.0 landscape | plant selection



'Autumn Moon' Maple
Acer shirasawanum 'Autumn Moon'



Vine Maples straddling the sidewalk at the Joseph Arnold Lofts



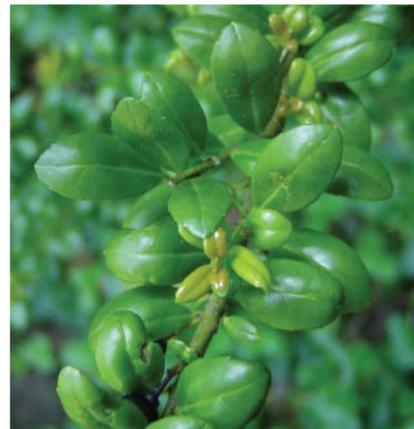
Yulan Magnolia
Magnolia denudata



Green Column Maple
Acer 'Green Column'



Sweet box
Sarcococca confusa



Compact Japanese Holly
Ilex crenata 'Convexa'



Moon Bay Nandina
Nandina domestica 'Moon Bay'



'Cavatine' Pieris
Pieris 'Cavatine'



'Hino Crimson' Azalea
Rhododendron 'Hino Crimson'



Anthony Waterer Spirea
Spiraea 'Anthony Waterer'



David's Viburnum
Viburnum davidii



Five Leaf Akebia Vine
Akebia quinata

PLANT SCHEDULE - STREET & ALLEY LEVELS

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	CONDITION	SPACING
TREES				
(STREET TREE SELECTIONS APPROVED BY SDOT LANDSCAPE ARCHITECT BILL AMES VIA EMAIL AUG. 18 & AUG. 21, 2014)				
	ACER PALMATUM/JAPANESE MAPLE	6-8' HT. B & B	B & B	PER PLAN
	ACER CIRCINATUM/VINE MAPLE *	8-10' HT.	B & B	PER PLAN
	ACER SHIRASAWANUM 'AUTUMN MOON'/AUTUMN MOON MAPLE	6-8' HT. CONT.	B & B	PER PLAN
	ACER NIGRUM 'GREENCOLUMN'/GREEN COLUMN2- 1/2" BLACK MAPLE	2- 1/2" CAL.	B & B	PER PLAN
	MAGNOLIA DENUData/YULAN MAGNOLIA	2- 1/2" CAL.	B & B	PER PLAN
SHRUBS, GROUNDCOVERS				
	BUXUS MICROPHYLLA 'WINTER GEM'/JAPANESE BOXWOOD *	1 GAL.	CONT.	24" O.C.
	NANDINA DOMESTICA/'MOON BAY'/HEAVENLY BAMBOO *	1 GAL.	CONT.	30" O.C.
	ILEX CRENATA 'CONVEXA' *	1 GAL.	CONT.	24" O.C.
	VIBURNUM DAVIDII / DAVID'S VIBURNUM	5 GAL.	CONT.	36" O.C.
	LONICERA PILEATA / BOXLEAF HONEYSUCKLE	1 GAL.	CONT.	24" O.C.
	OPHIPOGON PLANISCAPUS 'NIGRESCENS'/BLACK MONDO GRASS	1 GAL.	CONT.	18" O.C.
	PYHLLOSTACHYS AUREA/GOLDEN BAMBOO	5 GAL.	CONT.	36" O.C.
	RHODODENDRON 'HINO CRIMSON'/HINO CRIMSON AZALEA	1 GAL.	CONT.	24" O.C.
	DRYOPTERIS ERYTHROSORA / AUTUMN FERN	1 GAL.	CONT.	24" O.C.
	LIRIOPE SPICATA / CREEPING LILYTURF *	1 GAL.	CONT.	24" O.C.
	OPHIPOGON PLANISCAPUS 'NIGRESCENS' BLACK MONDO GRASS	1 GAL.	CONT.	18" O.C.
	AKEBIA QUINATA/FIVE LEAF AKEBIA	5 GAL.	CONT.	PER PLAN

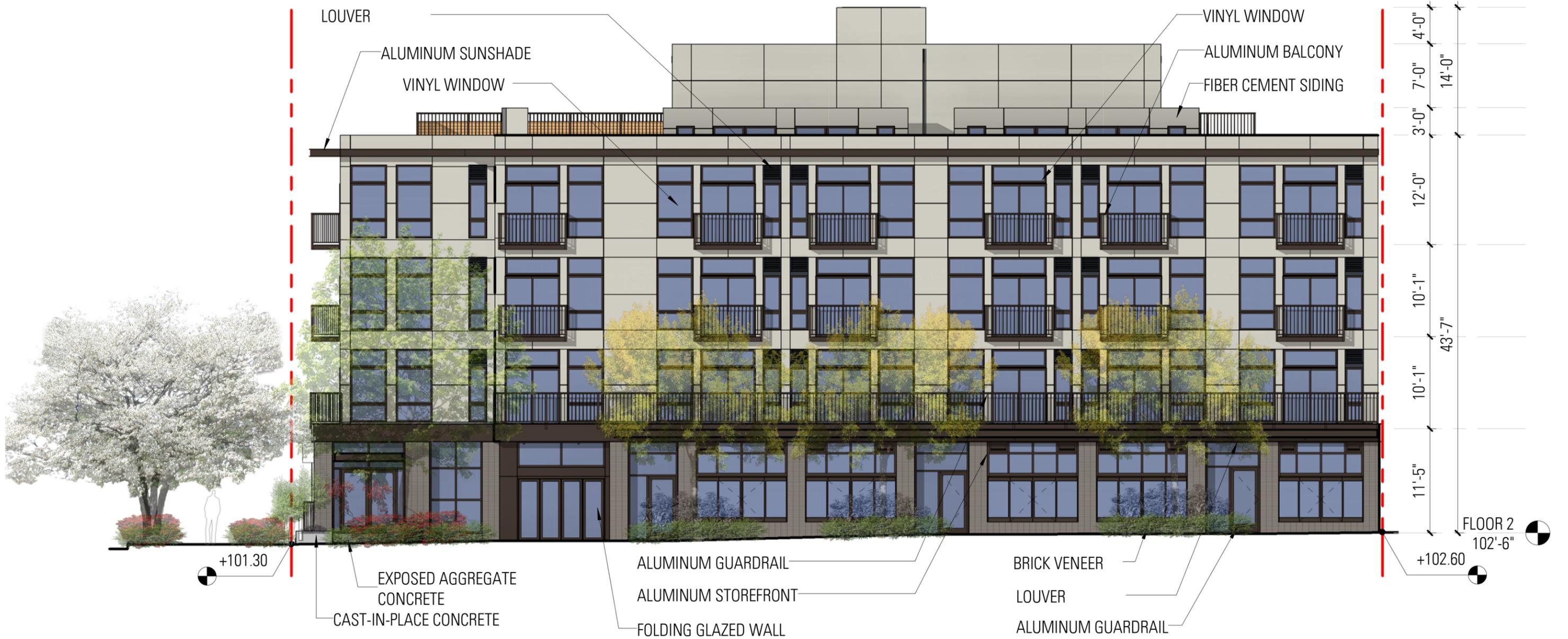
EACH SYMBOL = 8 PLANTS

VINES

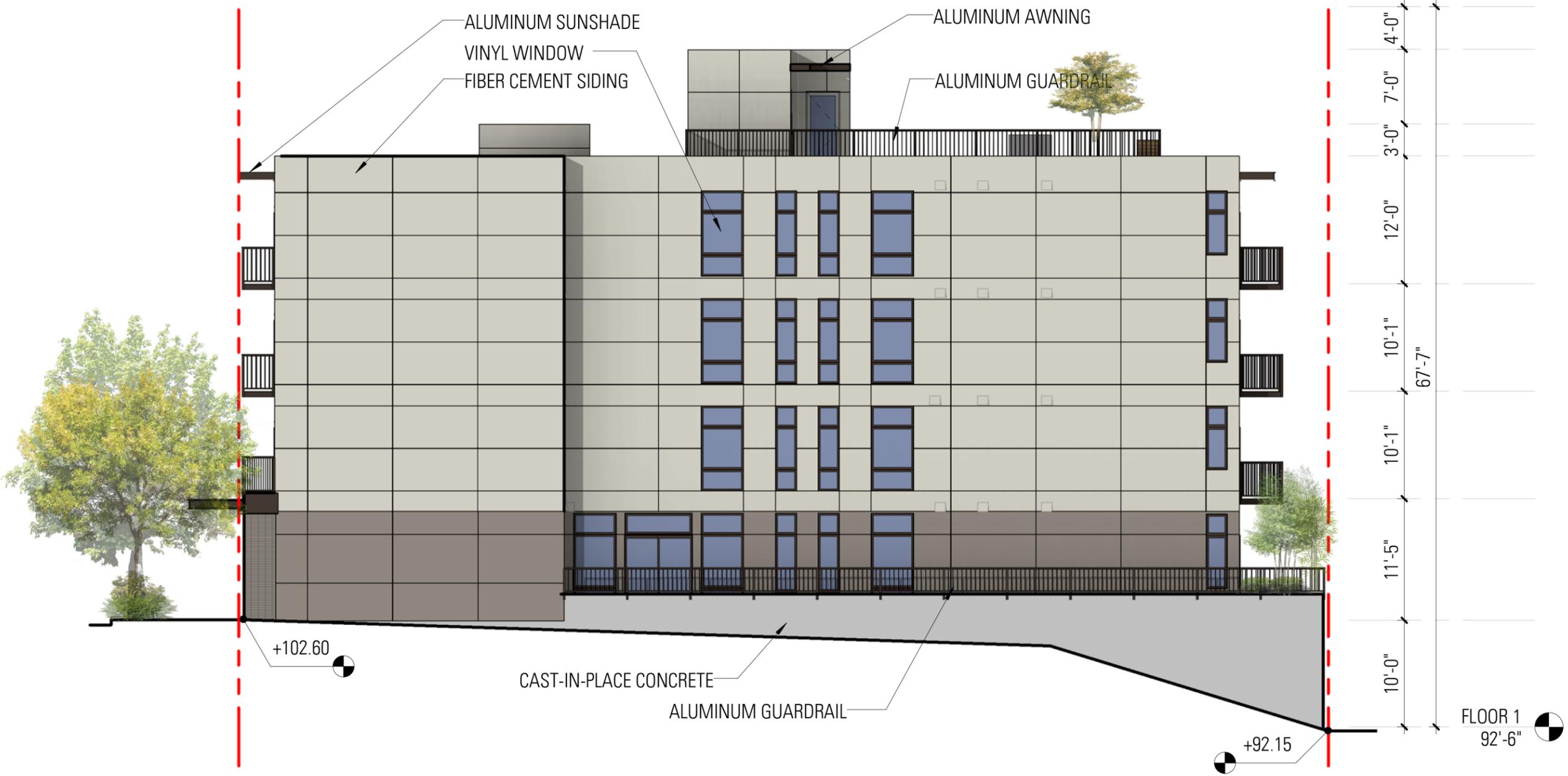
8.0 materials | south elevation



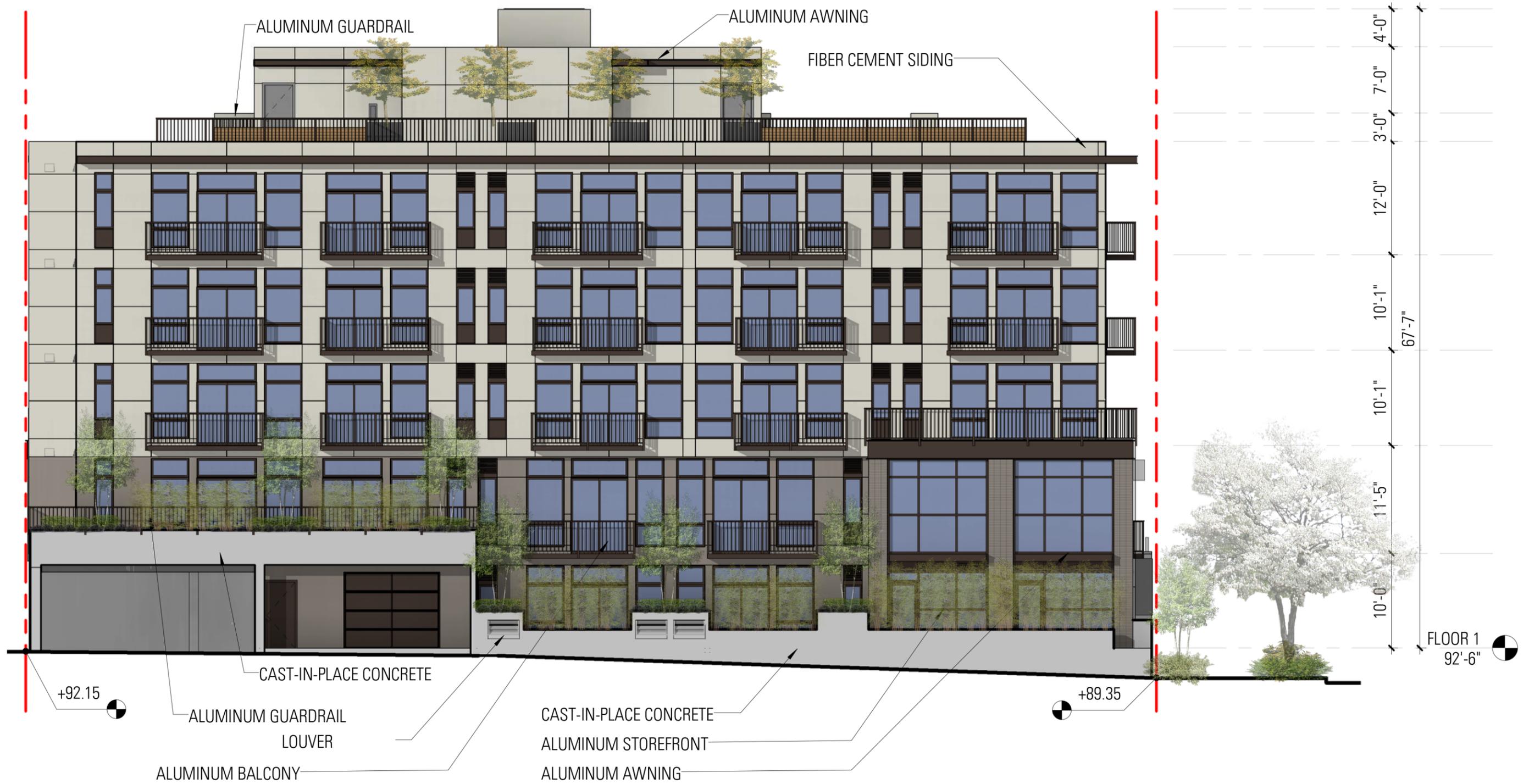
8.0 materials | east elevation



8.0 materials | north elevation



8.0 materials | west elevation



8.0 materials | color palette and materials board

paint colors



facade concept: light & dark



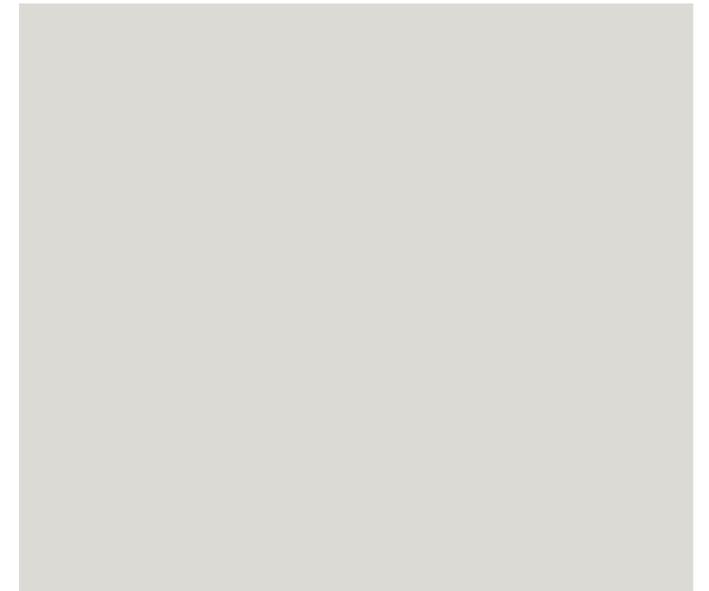
fiber cement siding



aluminum sunshades



aluminum awnings



upper paint: bm rodeo 1534



exterior brick veneer



plaza paving



aluminum balconies



lower paint: bm weimaraner AF-155



aluminum storefront: dark bronze



vinyl windows: architectural bronze



accent paint: bm bittersweet chocolate 2114-10

9.0 EDG 1 response | summary of EDG 1 response at EDG 2

The following pages provide our initial response (in blue) to EDG 1 guidance. This same information can be found in the EDG 2 submittal with additional supporting graphics, but has been summarized here for convenience.

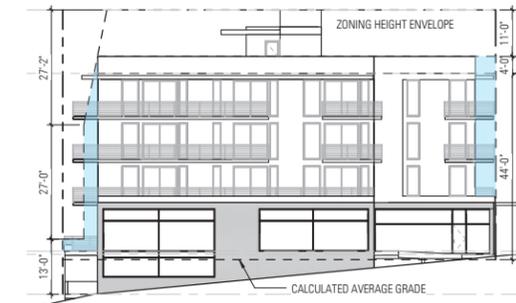
[1] MASSING



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 plaza at the corner of Eastlake Avenue E and Boston Street. The Board agreed the corner plaza 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 plaza 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 plaza, with live/work unit wrapping the corner of Boston to the alley.

[2] EASTLAKE AVENUE

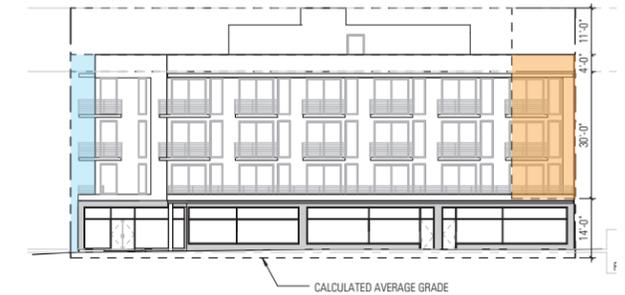


E Boston St Elevation

Additional Building Setback Provided

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 plaza 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 a wider landscape area that terraces down Boston Street.



Eastlake Ave E Elevation

Reduced Building Setback Requested

- 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.

9.0 EDG 1 response | summary of EDG 1 response at EDG 2

[3] Plaza



The preferred massing option locates a common entry plaza at the corner intersection.

- The Board felt the plaza 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 plaza to create a quality open space activated by spillover of commercial uses and resident’s path of travel (PL1, PL3). *The plaza 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 area wide spaces have been analyzed and are reflected in the proposed design. See following page for select plaza analysis.*

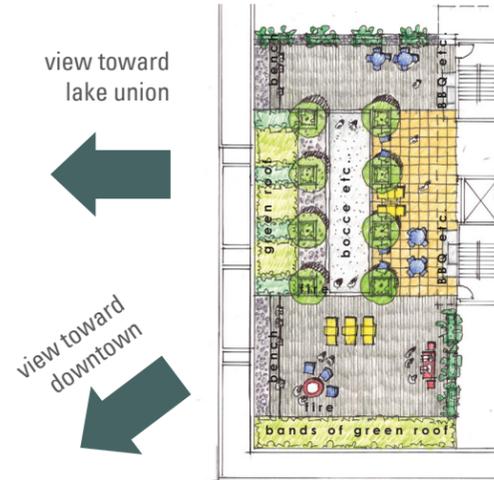
[4] BOSTON STREET



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 (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 successful transition between the commercial use of Eastlake, the slope and zoning of Boston, and the residential zoning and character of the alley.*

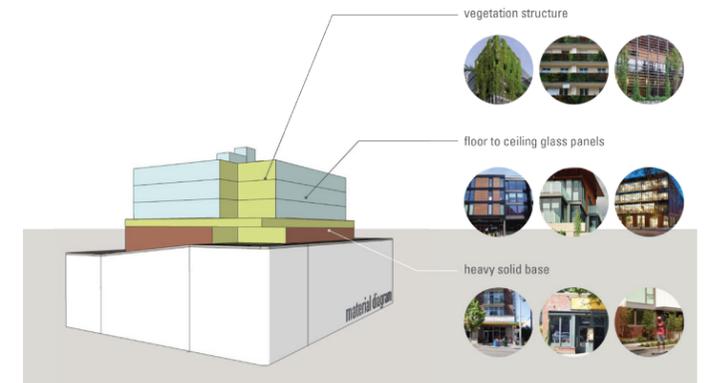
[5] ROOF



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.*

[5] 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.*

10.0 EDG 2 response [1] massing

[1] MASSING

Comments from EDG 2 (our response in blue):

The Board unanimously preferred massing scheme 1 which maintains an open entry plaza at the intersection of E Boston Street and Eastlake Ave E.

- a) The Board felt the plaza massing option provides a more substantial public benefit than maintaining an Exceptional Tree that cannot be seen from either right-of-way (CS2-A, CS2-B, CS2-C).
Proposed massing is consistent with Board preference. Exceptional Tree to be removed. Corner plaza on Boston & Eastlake to provide open space and landscape.
- b) The Board agreed the preferred massing option provided the better design solution by incorporating a more generous setback at ground level along E Boston Street and the alley. The Board felt the additional setback space should be treated to provide a visual amenity to passing pedestrians (PL1-A).
Proposed massing is consistent with Board preference. Setback space is enhanced with quality building materials & detail, and landscaping to provide a visual amenity to passing pedestrians.
- c) The Board was pleased with the upper level setbacks provided on floors 2-4 adjacent to the right-of-way. The Board agreed the revised street facade massing provided an appropriate response to the First Early Design Guidance provided (CS2-D).
Proposed upper level setbacks are consistent with Board preference.
- d) At the Recommendation Meeting the Board would like to see rendering and perspectives taken from each side of the building (CS2-D).
Renderings and perspective views provided herein.



Additional 3 foot setback provided on upper levels on E Boston St and Eastlake Ave E. Setback allows for the inclusion of balconies which act as private amenity features for each dwelling unit.

The proposed massing maintains a strong urban street wall condition along Eastlake Ave E, strengthening the Eastlake Ave E as an urban corridor.

Additional landscape and planters provided in additional 2'-6" setback along E Boston St.

Open plaza provided at the intersection of Eastlake and E Boston St. Commercial use wraps from the Eastlake Ave E facade into the plaza to activate public use.

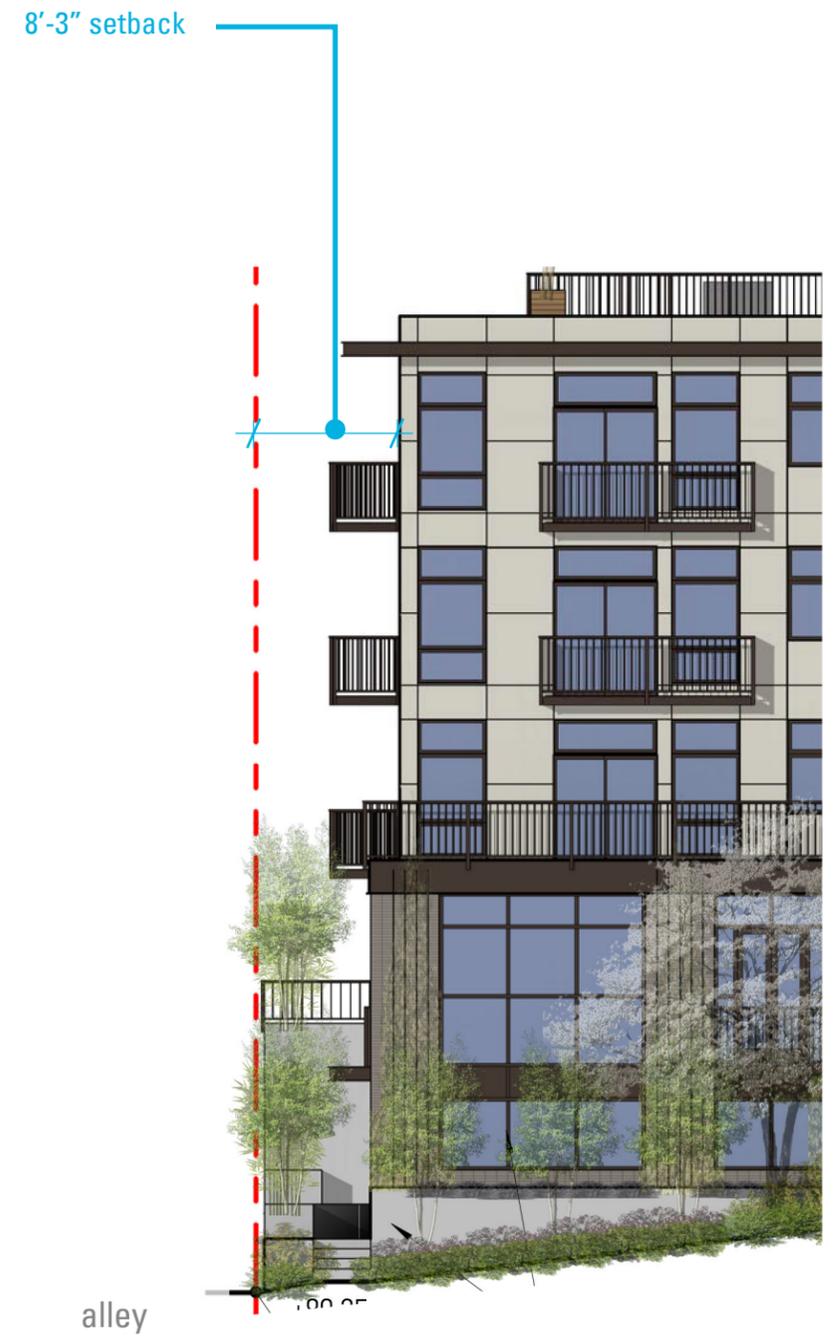
10.0 EDG 2 response [1] massing



10.0 EDG 2 response [1] massing



10.0 EDG 2 response [1] massing

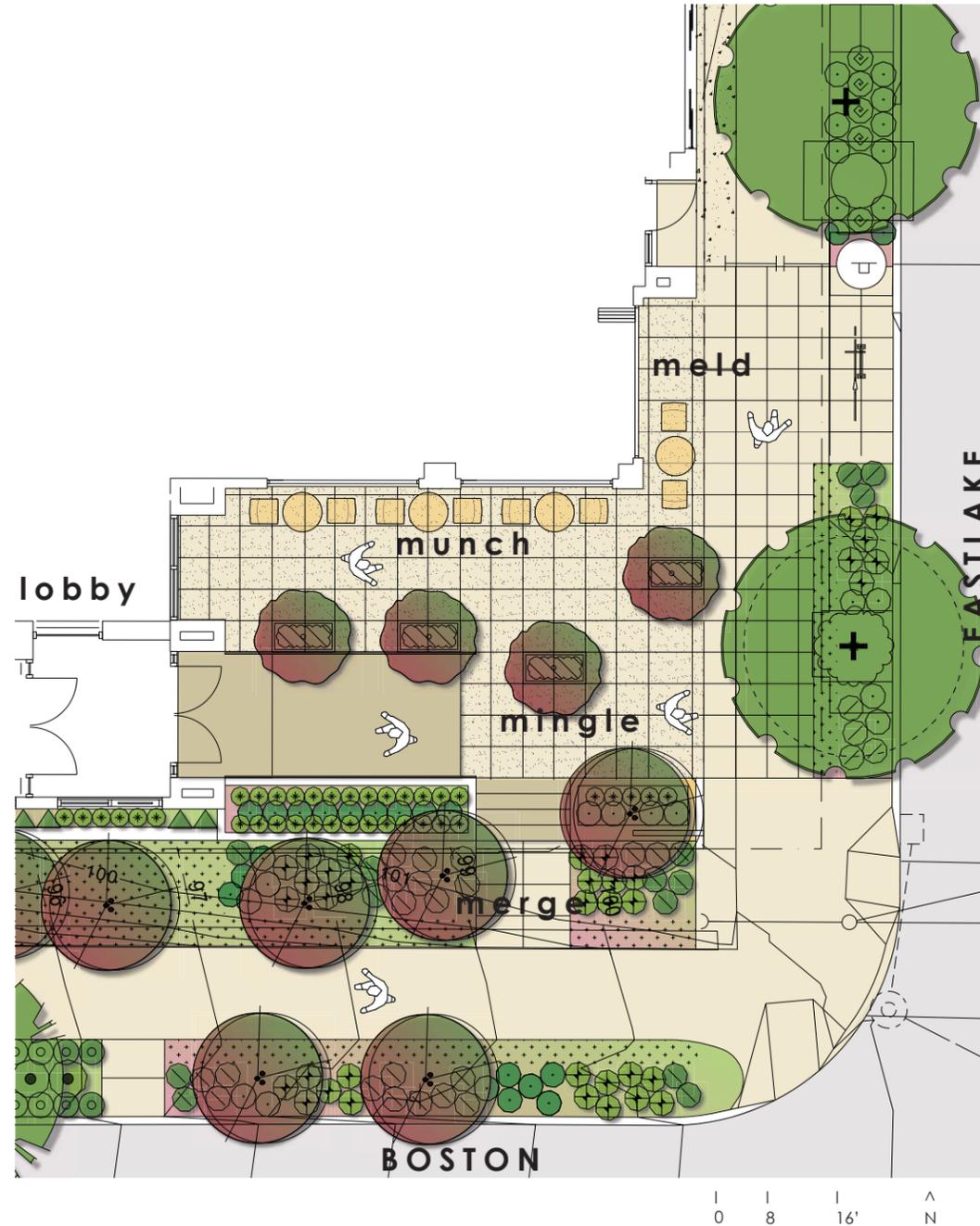


10.0 EDG 2 response [2] plaza

[2] PLAZA

At the Recommendation Meeting the Board would like to see a fully designed plaza space with hardscape material, landscape plantings, materials, lighting and signage identified.

- a) The Board felt the entry plaza should include a substantial tree canopy to soften the hard edge of the building and provide human scale (PL1-A, PL3-A, DC4-D). *Proposal retains the existing tree includes a substantial tree canopy at the corner of the plaza.*
- b) The Board agreed the example plaza imagery provided within the 2nd Early Design Guidance packet suggested a positive direction for the plaza treatment (PL1-A, PL3-A). *Proposed plaza/plaza elements are consistent with the precedent imagery provided.*
- c) The Board did not fully understand the use and design of the trellis within the plaza area. If the trellis is maintained moving forward the Board would like to see more detail on the materials and landscaping proposed. The Board was particularly concerned with how the trellis will look in winter (DC4-D1). *In lieu of the earlier proposed overhead trellis, a well-designed plaza space, landscape, and corner tree canopy is proposed.*
- d) The Board noted the context has a small neighbor character. The Board would like to see the plaza space developed with a sense of intimacy (PL1-A, PL3-A0, DC4-D). *Proposed corner plaza space has been specifically designed to provide a sense of intimacy.*



meld -- sidewalk spillover



munch -- inside outside dining



mingle -- flow through landscape



merge - steps and landscape

10.0 EDG 2 response [2] plaza



10.0 EDG 2 response [2] plaza

A canopy along over the residential entrance provides weather protection



A canopy along Eastlake Ave E provides weather protection for pedestrians



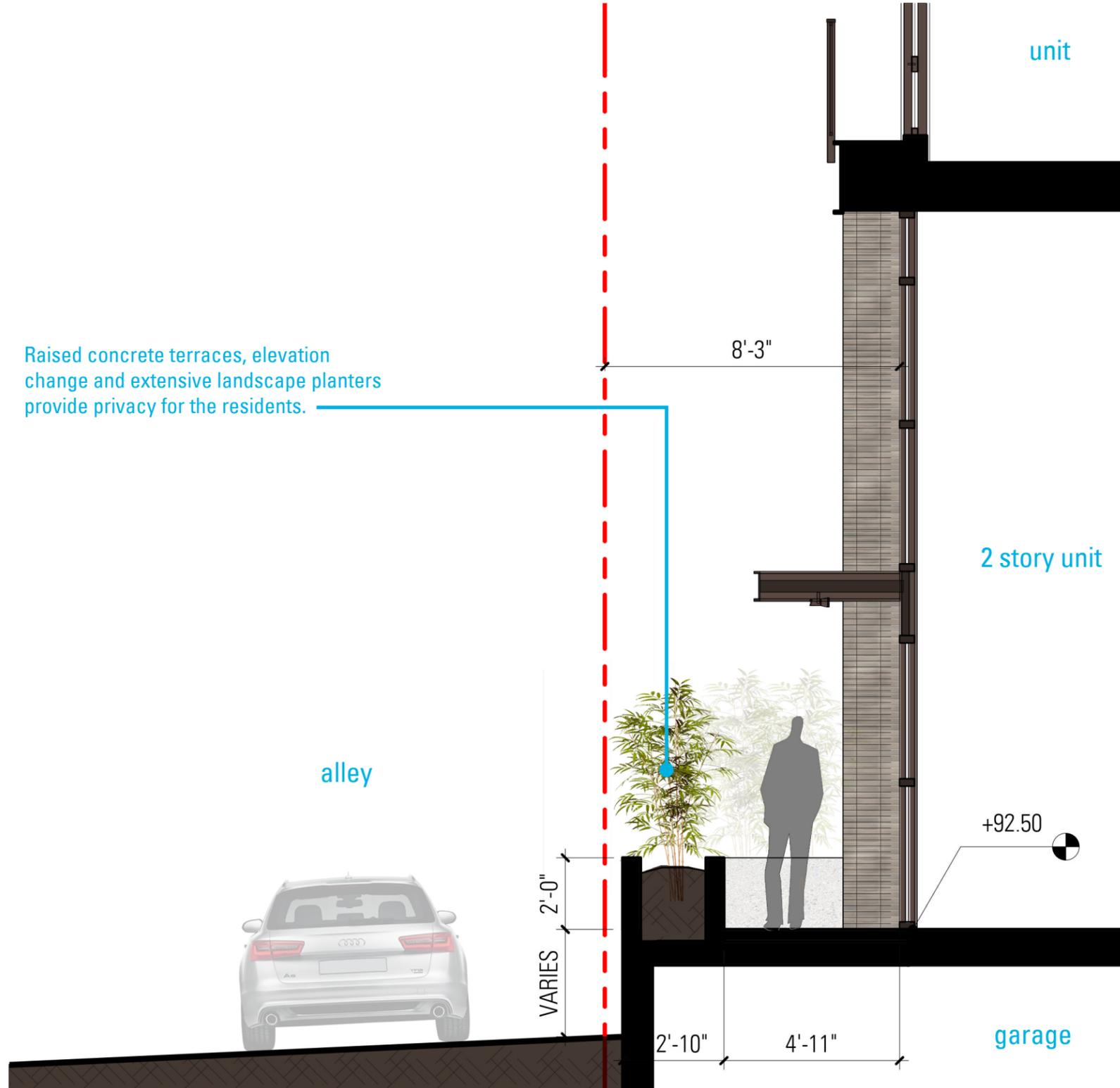
Stacked masonry veneer at ground level

10.0 EDG 2 response [3] residential units along the alley

[3] LIVE-WORK ALONG THE ALLEY

LIVE WORK ALONG THE ALLEY. The Board supported living spaces along the alley with entrances to live work and residential units.

- a) The Board noted the applicant should explore how the live work entry on the alley will function if the space is ever converted to a residential use. The Board felt the entry should be visible but also maintain a sense of privacy (PL3-A).
Previously proposed live/work unit is now a 2-story residential unit. Sidewalk access to the residential unit at the corner of Boston Street and the alley is provided from Boston Street, with the entry door located on the west elevation to provide a sense of privacy.
- b) The Board expressed support for slightly elevated terraces along the alley to provide a sense of separation between the alley and the residential uses (PL2-B).
Residential private space on the alley is screened with both concrete wall structure and extensive landscape planters.



10.0 EDG 2 response [3] residential units along the alley



Acer Palmatum
Japanese Maple



Phyllostachys Aurea
Golden Bamboo



Lonicera Pileata
Boxleaf Honeysuckle



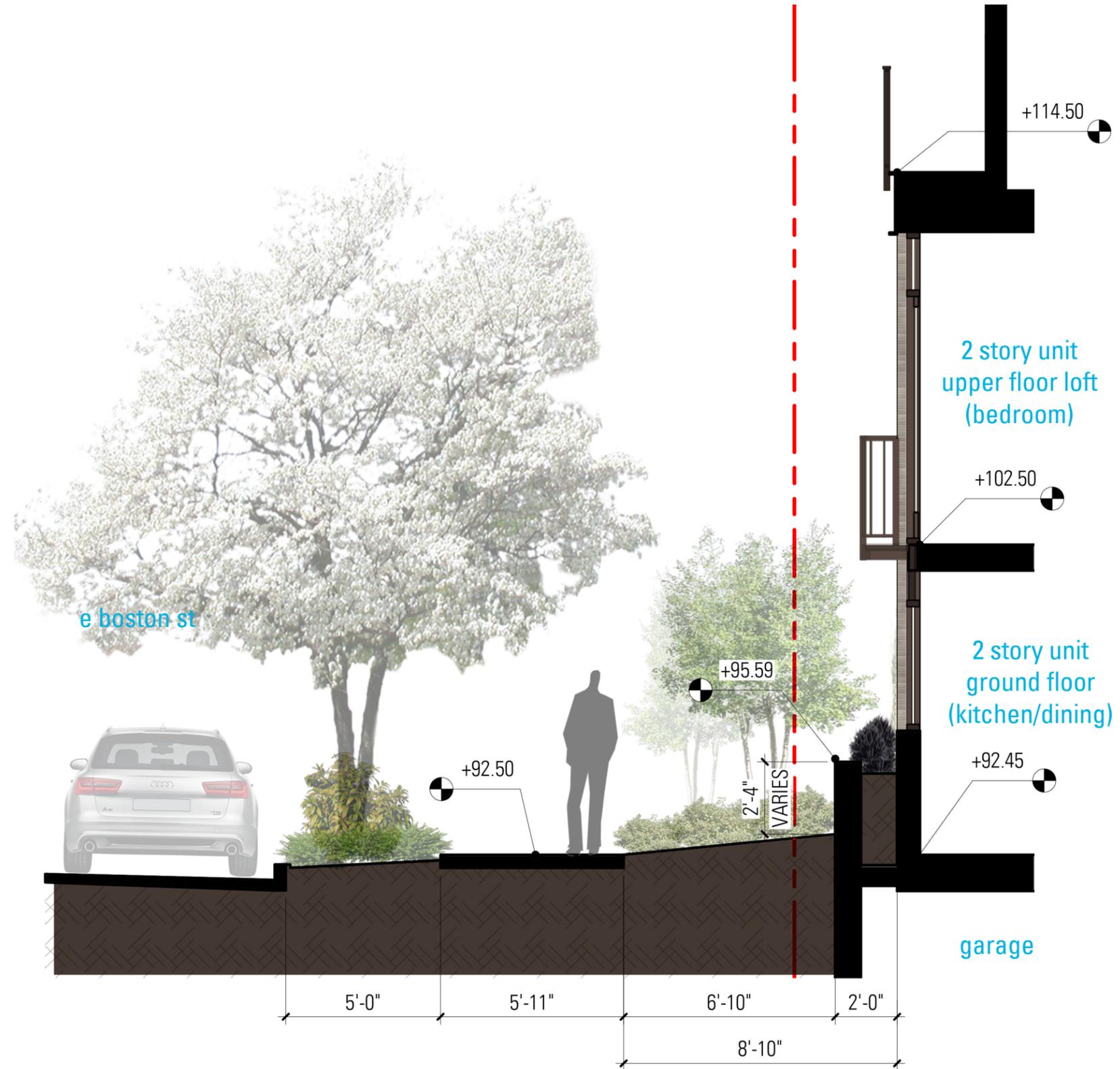
Unit along Alley - Enlarged Plan

10.0 EDG 2 response [4] east boston street

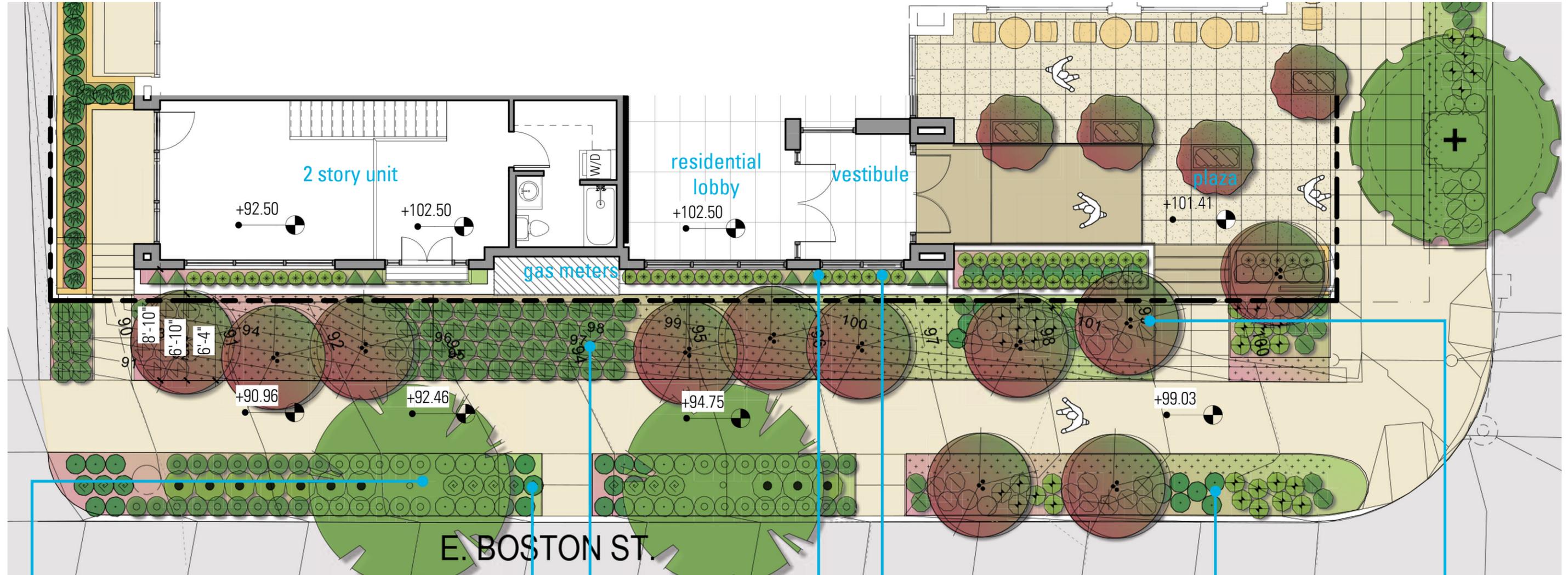
[4] EAST BOSTON STREET

The Board discussed the substantial grade change on E Boston Street and noted the live work unit is two stories. The Board felt additional efforts were necessary to define the relationship between the live work unit and the adjacent sidewalk.

- a) The Board provided guidance to explore how the building, live work floor levels, and fenestration meet the adjacent sidewalk grade. At the Recommendation Meeting, the Board would like to see how the live work unit is designed to create a comfortable transition between the unit, sidewalk, and the alley (PL3-B). [Corner residential unit and fenestration is designed to address Board direction.](#)
- b) At the Recommendation Meeting, the Board would like to see a detailed landscape plan which provides a multilayered landscape buffer within the setback space provided on E Boston Street (DC4-D). [Detailed landscape plan with multilayered landscape buffer on Boston Street is provided herein.](#)



10.0 EDG 2 response [4] east boston street



Yulan Magnolia



Heavenly Bamboo



Boxleaf honeysuckle



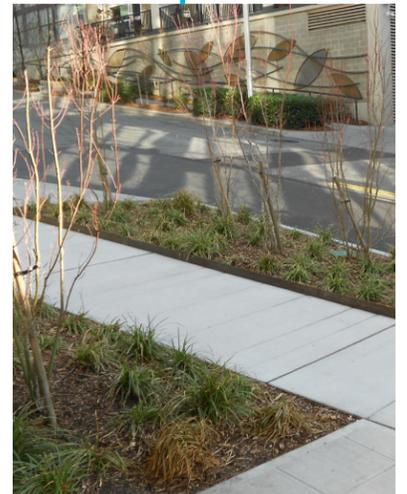
Five Leaf Akebia Vine



Black Mondo Grass



Convexa



Vine Maple

10.0 EDG 2 response [4] east boston street



10.0 EDG 2 response [4] east boston street

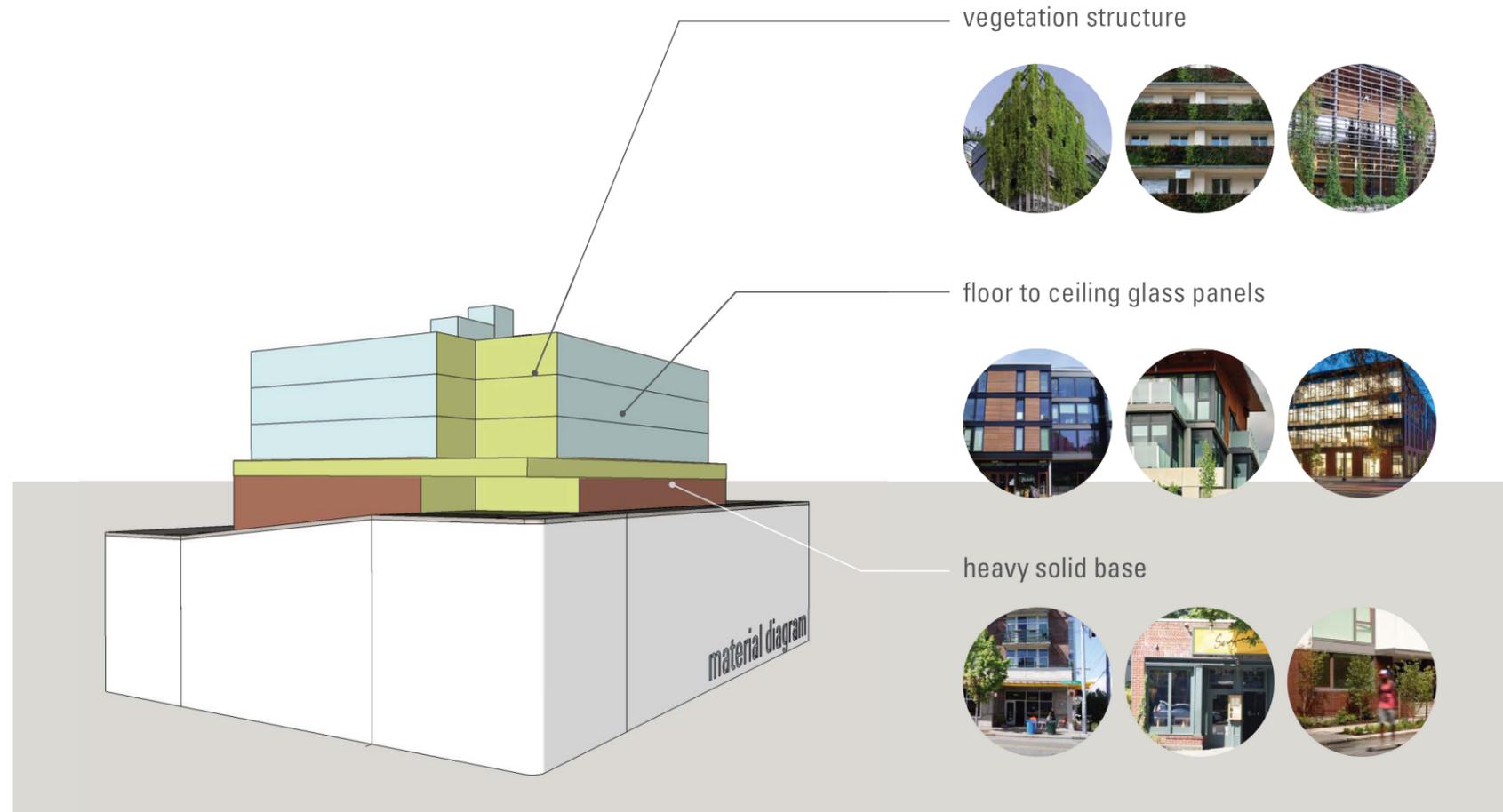


10.0 EDG 2 response [5] architectural concept

[5] ARCHITECTURAL CONCEPT

The Board supported the modern, highly transparency architectural and material concept presented with the 2nd Early Design Guidance Packet.

- a) The Board felt the architectural and material concept should be informed by existing building context. The Board did note they support the use of masonry at ground level (CS3-A4, DC4-A).
Proposed building design is consistent with Board preference and includes a masonry finish material that wraps the majority of the building podium.
- b) The Board noted the level of transparency and size balconies presented within the 2nd Early Design Guidance packet created a handsome building that should be maintained as the design progresses (DC4-A).
Proposed building design is consistent with Board preference.



10.0 EDG 2 response [5] architectural concept



11.0 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.

A. ENERGY USE

B. SUN LIGHT 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

1. Site Characteristics: Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.
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.
3. Character of Open Space: Contribute to the character and proportion of surrounding open space.

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 place making 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 lake front and included sawmills, wood manufacturers, steam plants, a St. Vincent de Paul thrift store, and Boeing’s first factory.

11.0 design guidelines

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 plazas, 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.
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.

11.0 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.

11.0 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.

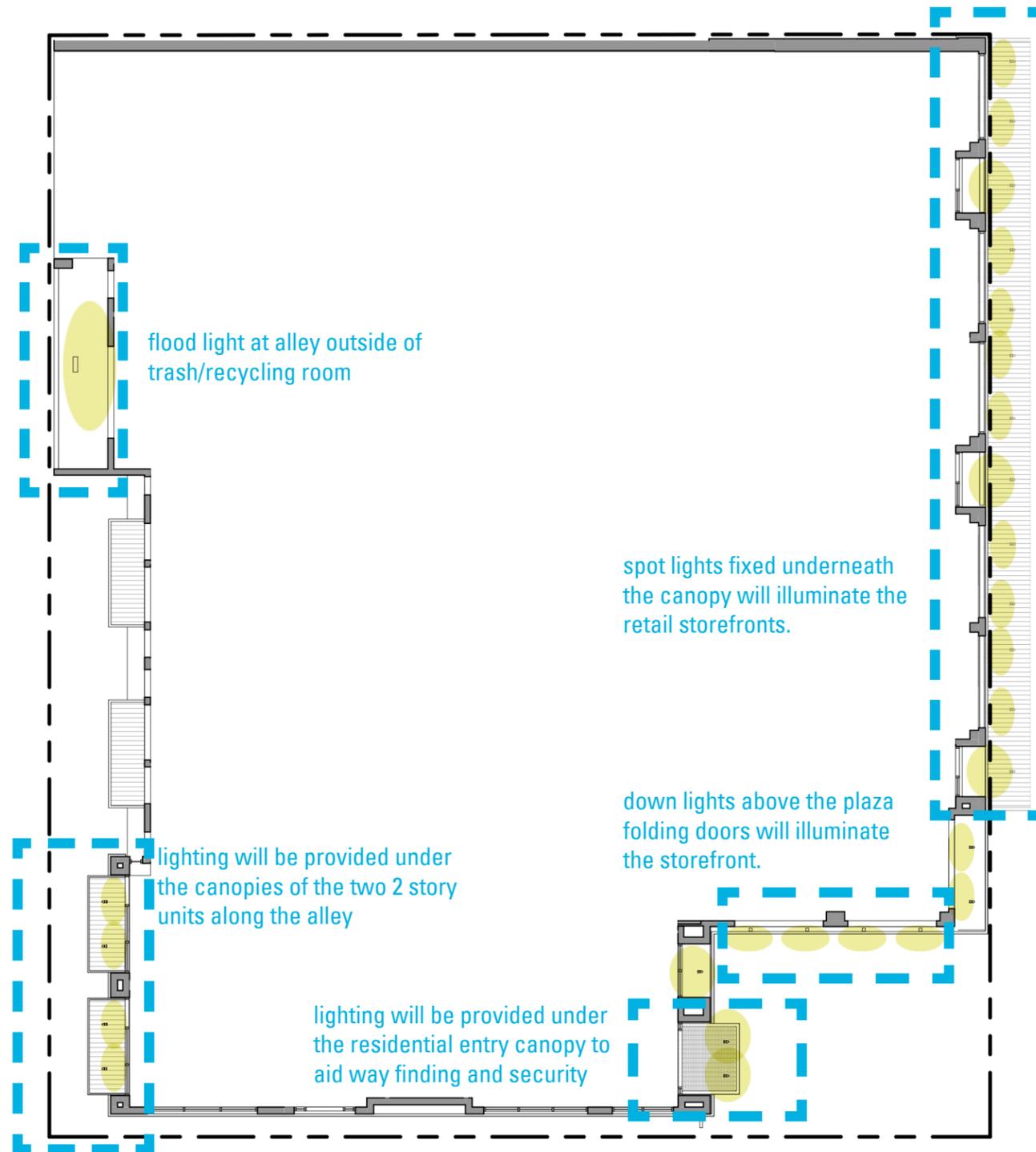
4. Place Making: The landscape design will help enhance the unique design response to this specific building and site.

12.0 lighting

EXTERIOR LIGHTING STRATEGY

Exterior lighting will be provided through the use of under canopy spotlights that will illuminate the storefront, main residential entry as well as the canopies under the 2 story units along the alley.

All lights and lighting strategies were selected to minimize light pollution per the design guidelines.



under canopy spot light fixture



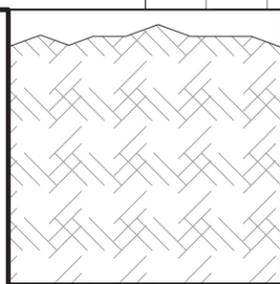
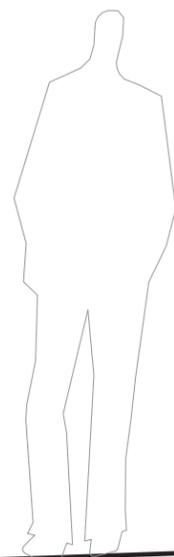
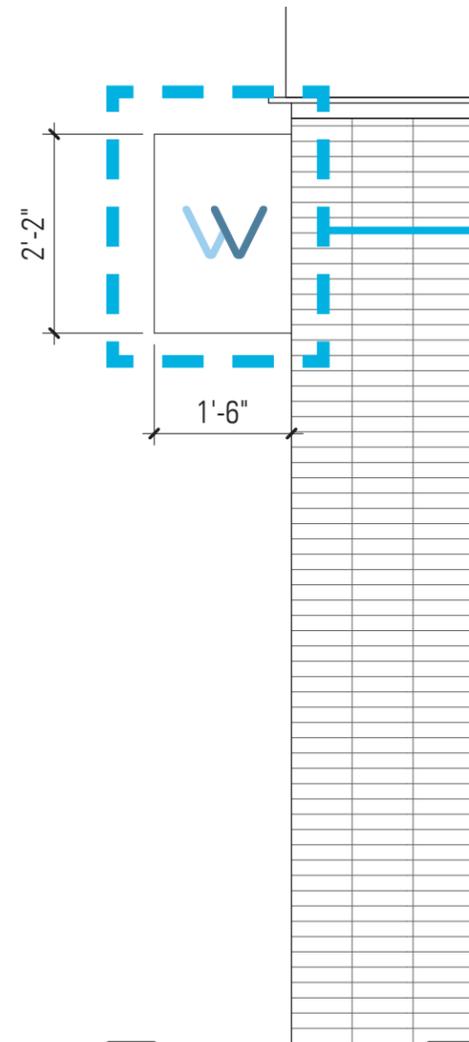
flood light at alley



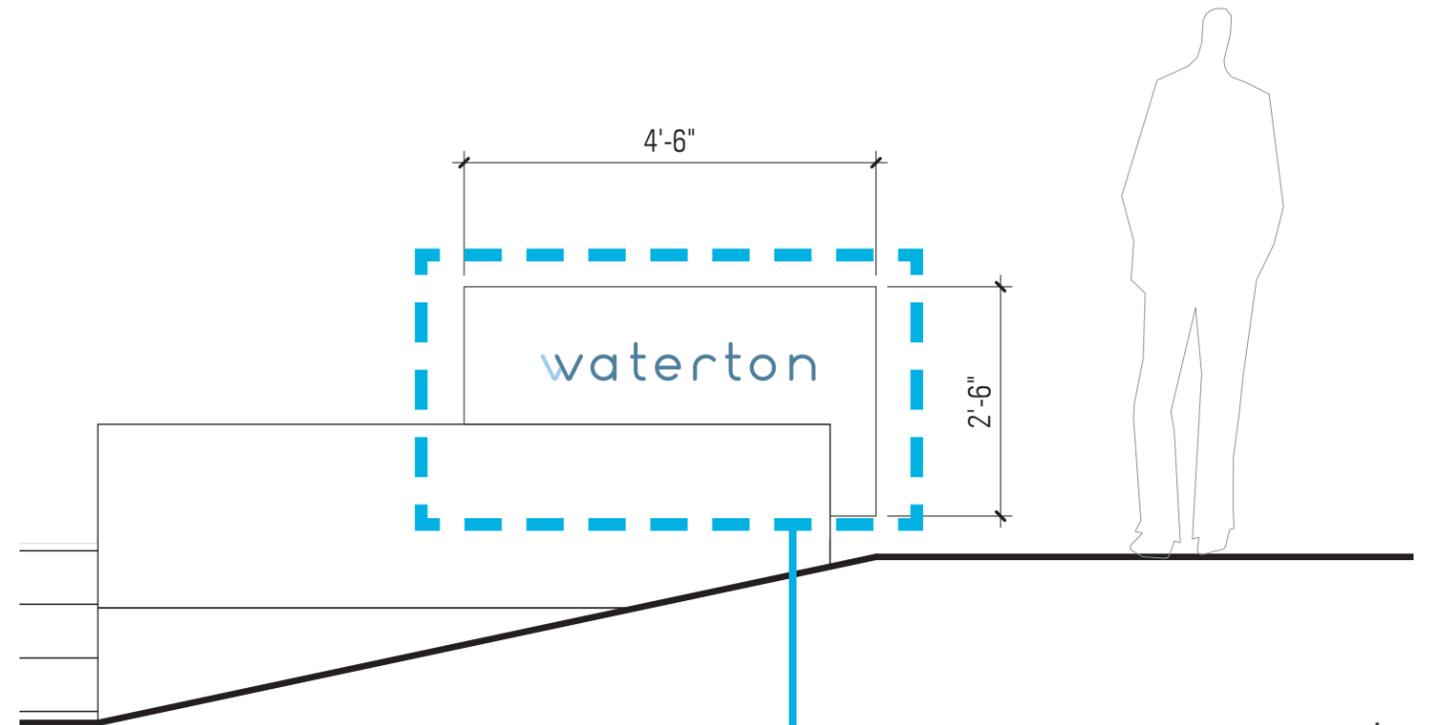
down light at plaza folding doors

exterior lighting rcp

13.0 signage



wall signage

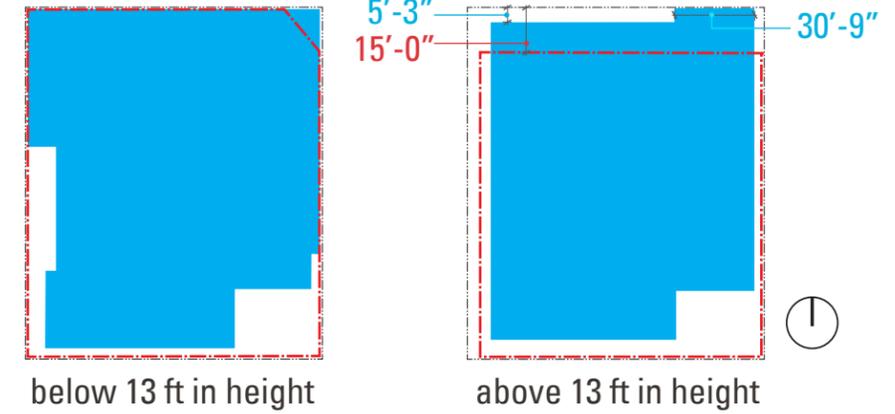


monument sign



3d view of signage

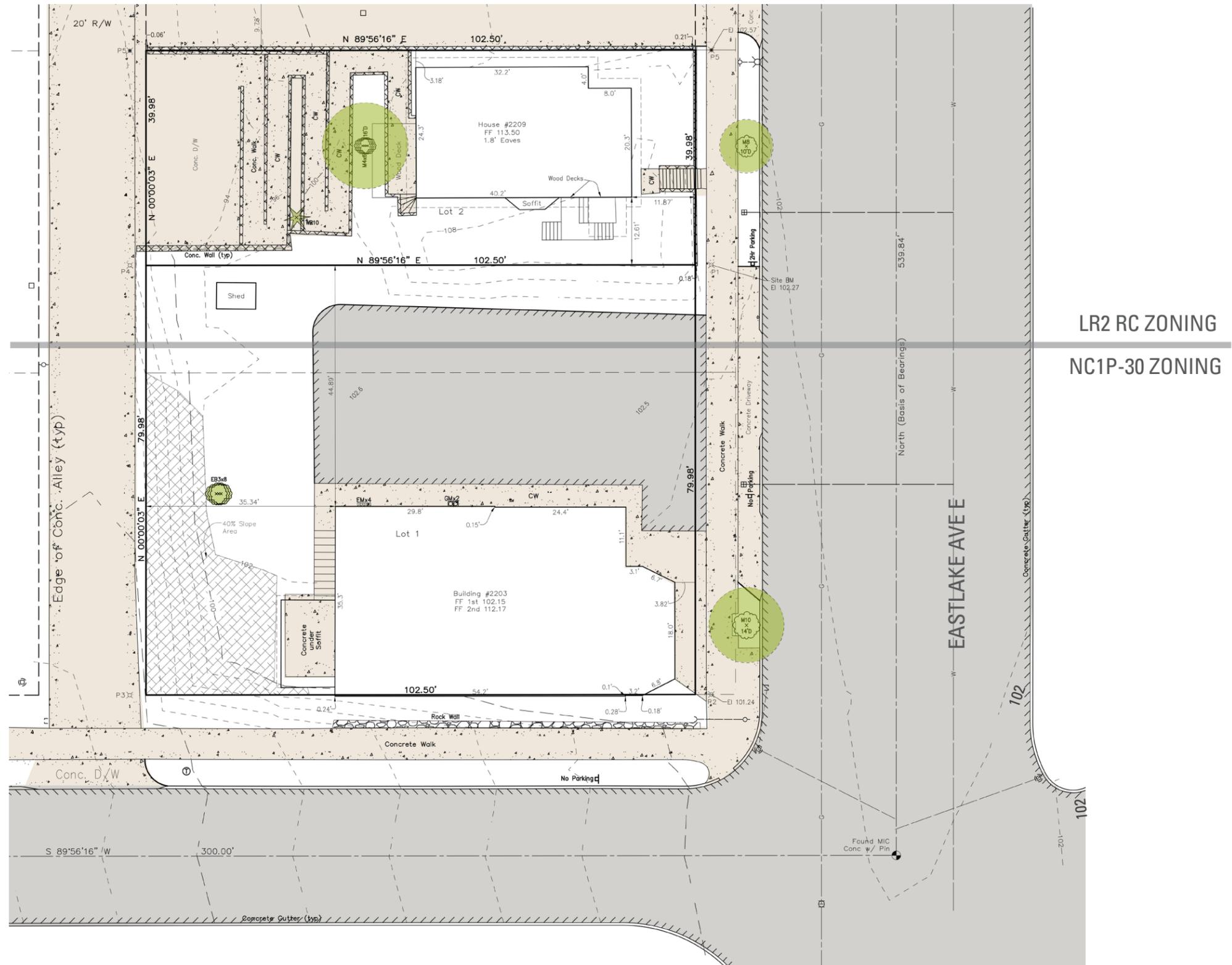
14.0 departures



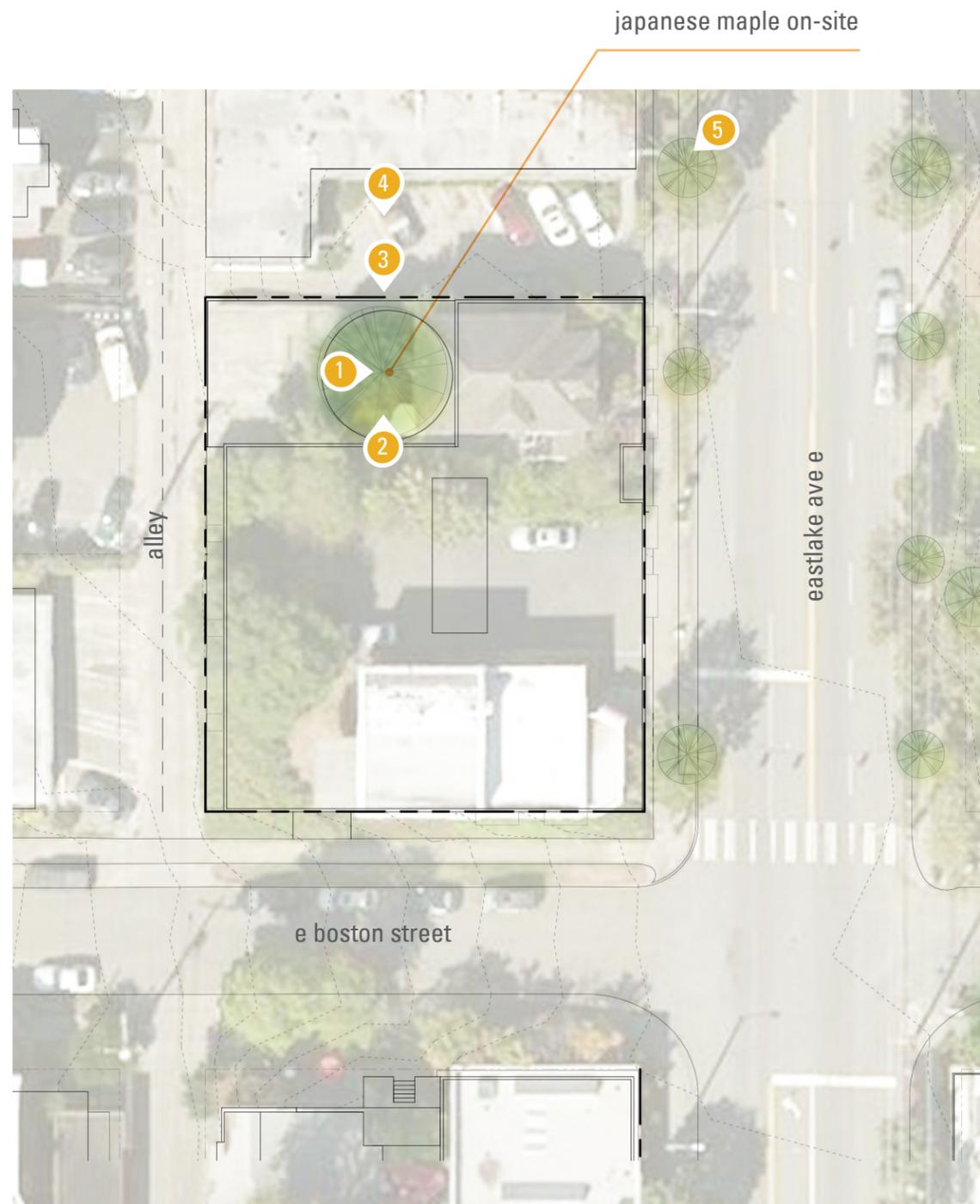
Code reference	Existing standard	Proposed departure	Rationale
SMC 23.47A.012 Structure Height	A. Height limit for structures in NC Zones 1. In zones with a 40' mapped height limit: The height of a structure may exceed the otherwise applicable limit by up to 4 feet, provided the following conditions are met: A floor-to-floor height of 13' or more is provided for nonresidential use at street level.	Departure requested to have the 4 foot height bonus with floor-to-floor heights on Eastlake Avenue of 11'-4" at the north commercial space and 12'-2" 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	B. Setback requirements for lots abutting or across the alley from residential zones. 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.	Departure requested to eliminate triangular 15 foot setback from residential zone at the Northeast corner of the site (see diagram).	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. 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.
SMC 23.47A.014 Setback requirements	E. Setback requirements for lots abutting or across the alley from residential zones. 1. No entrance, window, or other opening is permitted closer than 5' to an abutting residentially-zoned lot.	Departure requested to have windows and openings within 5' of an abutting residentially-zoned lot. Proposed design includes windows within 1.5' of the abutting residentially-zoned lot to the North of the site.	To better meet Design Guidelines CS2-Urban Pattern and Form. 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.
SMC 23.47A.014 Setback requirements	E. Setback requirements for lots abutting or across the alley from residential zones. 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 that 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'.	Departure request to reduce setback from residential zone to the North of the site (see diagram).	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. 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.

appendix

appendix existing conditions | survey



appendix existing conditions | significant tree



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)

appendix existing conditions | significant tree

arboristsNW, LLC
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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.

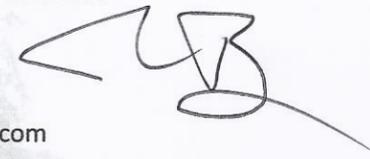
There is limited space for this tree to grow this is caused by a raised cement flower bed. In normal conditions the root system would spread out with structural and feeder roots as far as the edges of the tree canopy. As can be seen in the photos the normal root plate is spread less than a third of the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

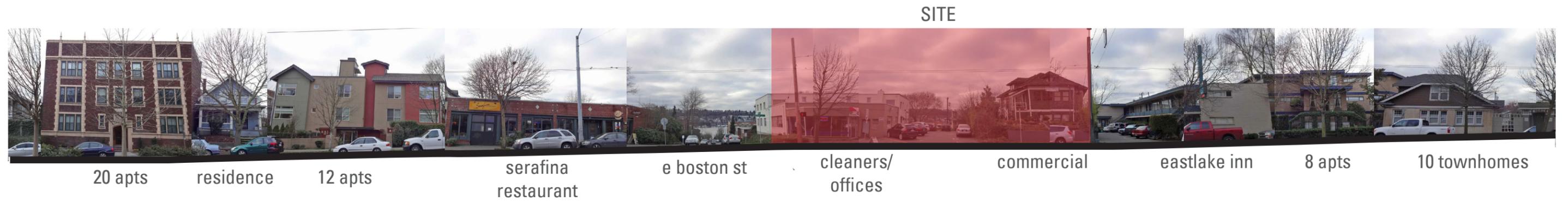


Neal Baker
ArboristsNW.com
ISA Cert PN1075A
ISA Tree Risk Assessment Qualified
PNW ISA CTRA #867
Member Arboricultural Research and Education Academy

appendix existing conditions | streetscape



[a-a] eastlake ave e east side



[b-b] eastlake ave e west side



[c-c] e boston st south side

[d-d] e boston st north side

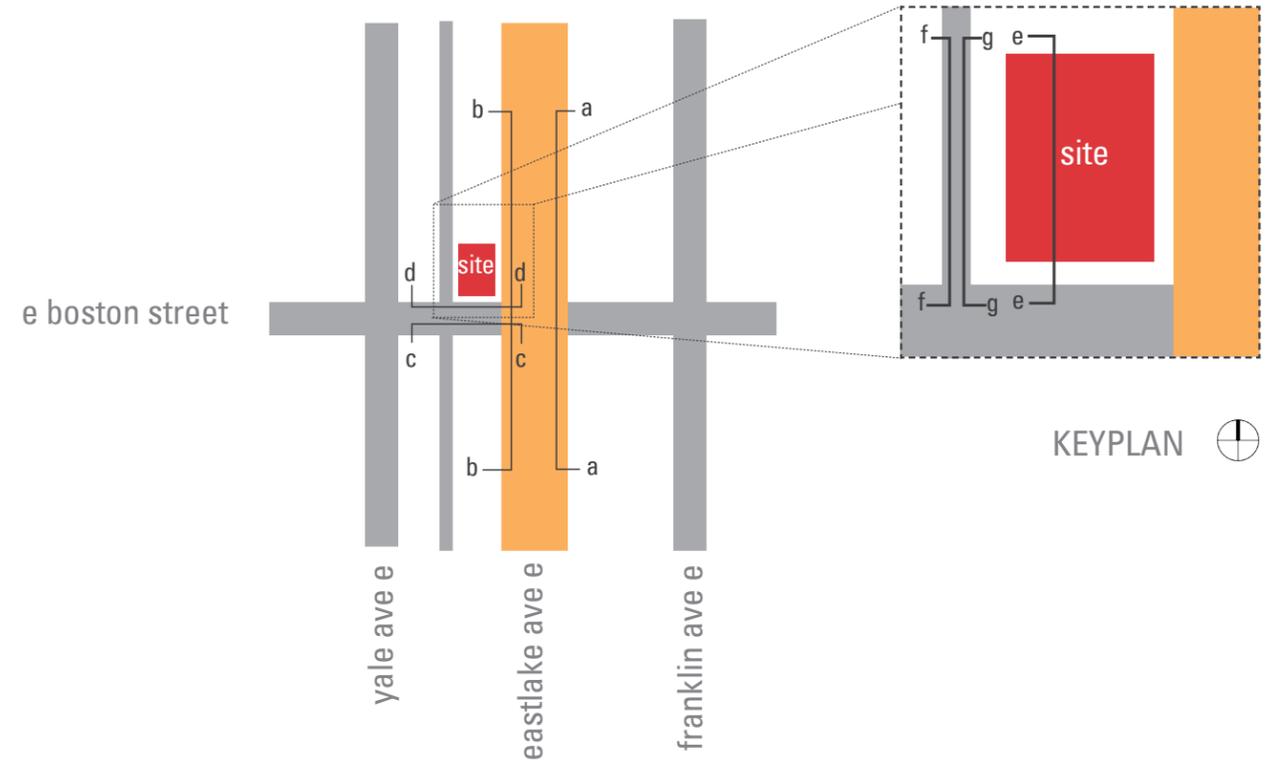
appendix existing conditions | streetscape

FROM SITE ACROSS ALLEY

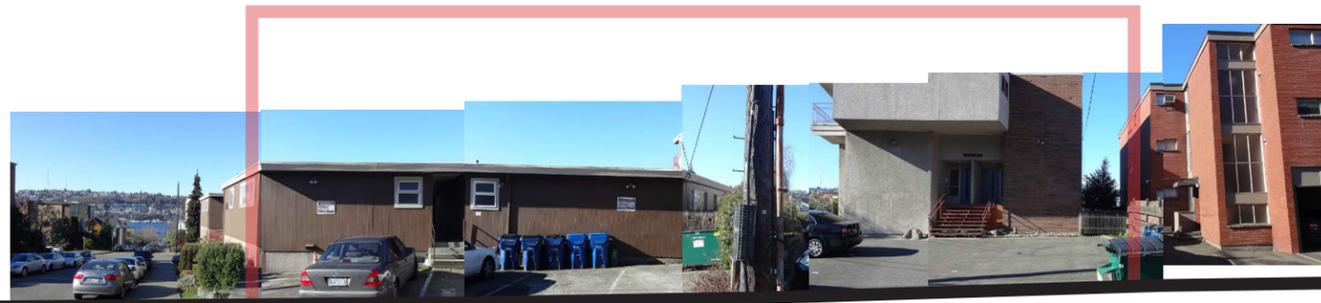


e boston st apartment (lake union beyond) apartment apt

[e-e] alley west side (from top of slope)



FROM SITE ACROSS ALLEY



e boston st parking (apt beyond) parking (apt beyond) parking (apt beyond)

[f-f] alley west side (from base of slope)

SITE



parking (commercial beyond) (parking beyond) offices (parking beyond) e boston st

[g-g] alley east side

