



SHELTON APARTMENTS

2359 FRANKLIN AVENUE EAST

Design Review Board Recommendation
October 22, 2014 • 8pm
DPD # 3016711

PUBLIC47ARCHITECTS



SHELTON APARTMENTS

Design Review Recommendation Meeting
Meeting Date: October 22, 2014

Project Description

The proposed Shelton Apartments will be a new 4-story building with 61 residential units. The project aspires to provide high quality apartments and will be built to Built-Green 4-Star standards for sustainability. The current site is occupied by (3) single-family houses.

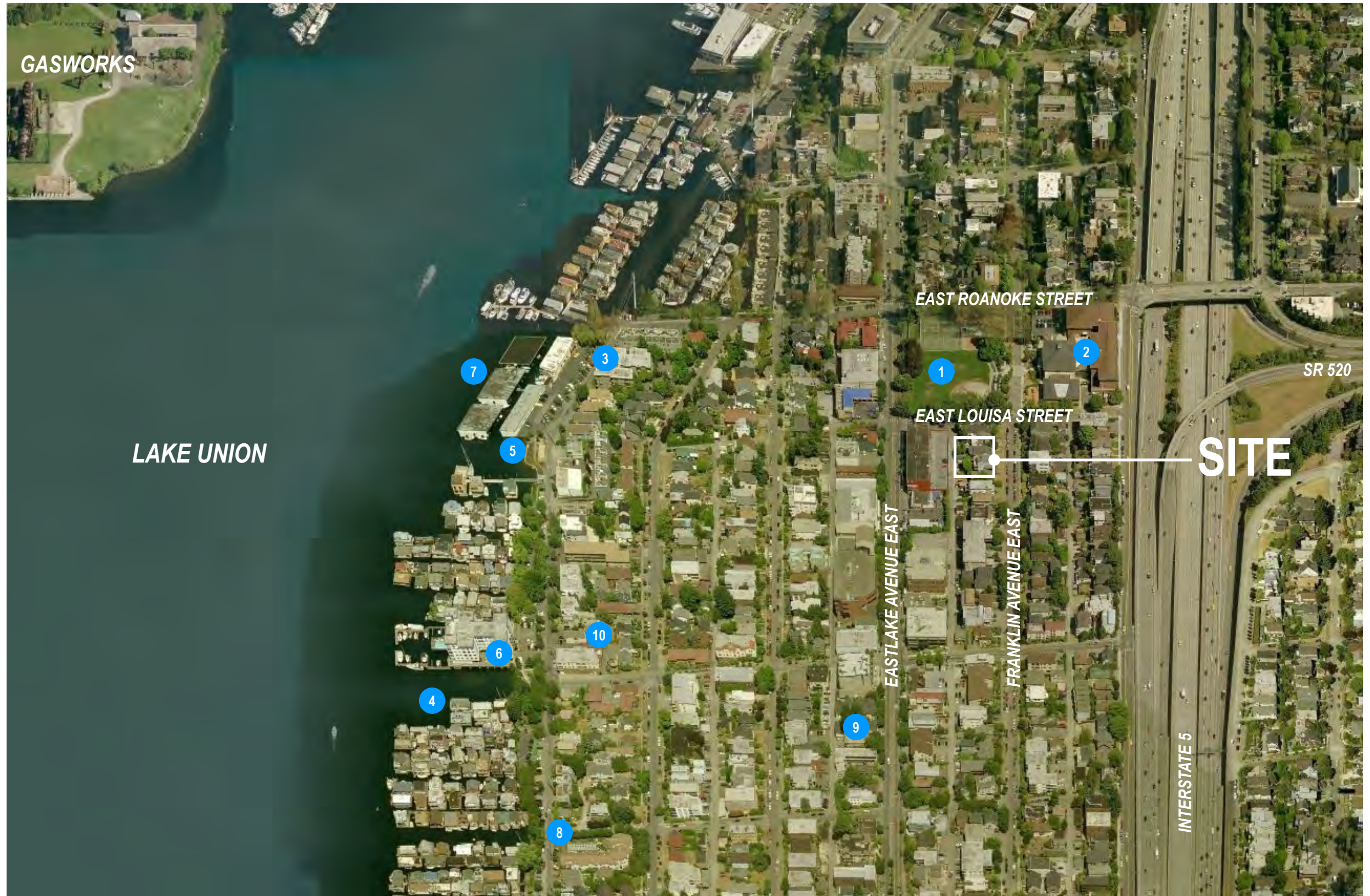
Zoning	LR3
Overlay	Eastlake Residential Urban Village
Height	40 feet (Built-Green 4-Star)
Parking Required	None
Parking Provided	42 stalls

While parking is not required by code, the owner sees a need for parking in the neighborhood and the project will provide 42 stalls.

CONTEXT ANALYSIS

Vicinity Context

The Eastlake neighborhood is a long, narrow, urban village located between Interstate 5 to the west and Lake Union to the east. At its widest, it is about 5 blocks across with a significant slope from the freeway to the water. The topography creates a natural orientation towards the water as the blocks and parcels step down the hillside. Eastlake Avenue East bisects the community and is the backbone for the neighborhood commercial district. A mix of dense floating-home communities and maritime uses characterizes the west edge. Off of Eastlake Avenue, the neighborhood is an eclectic mix of multi-family and single-family homes as the community becomes more desirable given its proximity to the University of Washington and Downtown Seattle, as well as its access to a mix of uses and activities, with TOPS School at the heart. Rapid bus transportation is provided along Eastlake. There is also a necklace of mini-parks scattered throughout the community, especially along the waterfront.



- 1 Rogers Playground
- 2 TOPS at Seward School
- 3 Roanoke Street Mini-Park
- 4 The Dox: House boats
- 5 Eastlake Boulodrome Park
- 6 Lynn Street Park
- 7 Chinook Lake Union Boat Moorage
- 8 Lake Union Cottage
- 9 Patrick's Fly Shop
- 10 Pete's Wine Shop



VICINITY CONTEXT — COMMUNITY NODES AND LANDMARKS



Zoning Summary

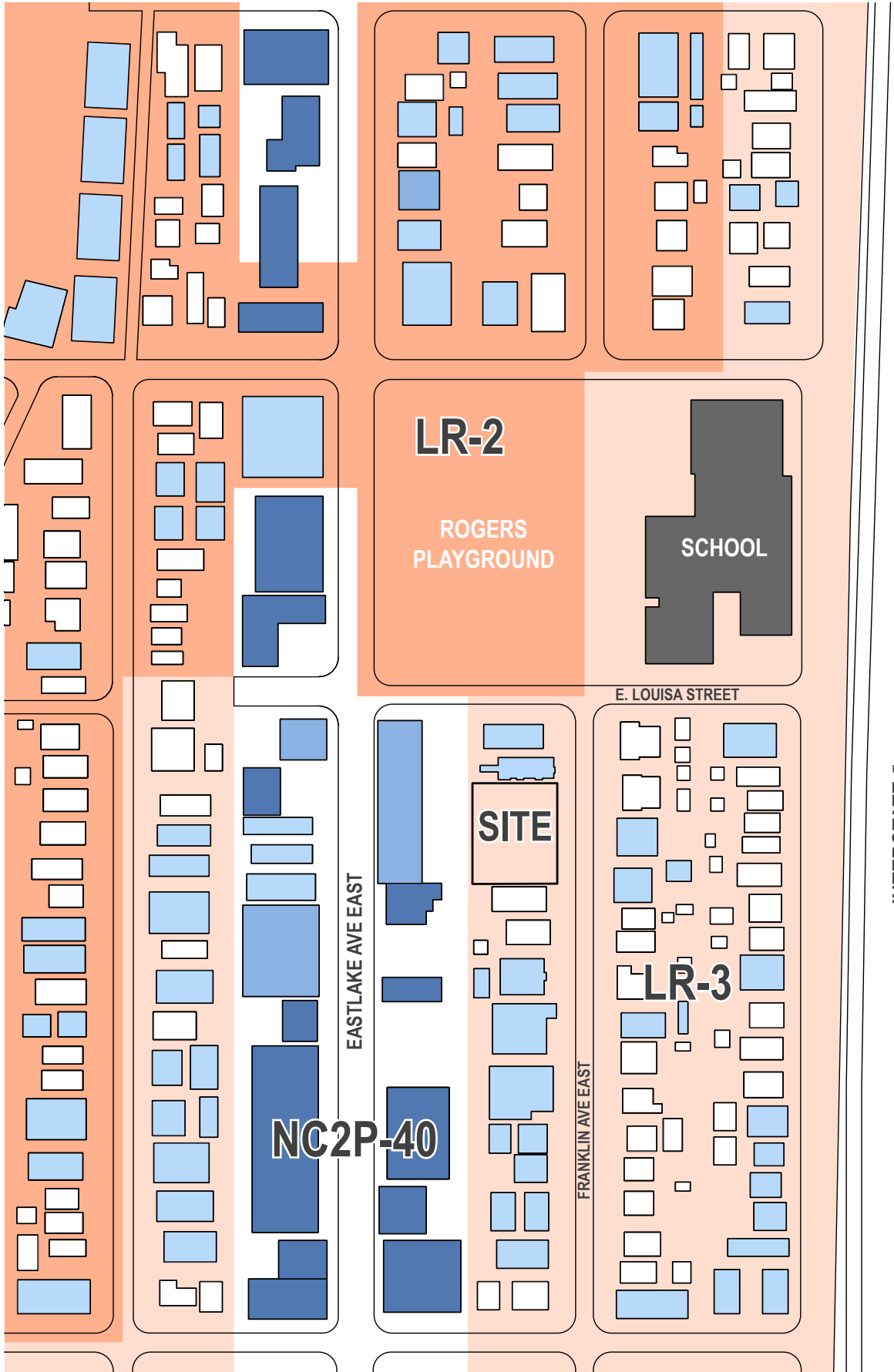
Address	2359 Franklin Avenue East
Site Area	14,408-sf
Zoning	LR-3
Overlay	Eastlake Residential Urban Village
FAR	2.0 x (14,408) = 28,816-sf (Built Green 4-star)
Density	No limit (Built Green 4-star)
Setbacks	Front = 5', Side = 5' min / 7' avg, Rear = 10'
Amenity	25% of lot area = 3,602-sf
Height	40 feet (base height)
Green Factor	0.6
Parking	0 spaces / unit required

Solar Access
Good solar exposure all times of the day and sunset view potential.

Building Access
Pedestrian and bicycle access could be provided from Franklin Ave East to a common courtyard.
Vehicular access from the alley via East Lynn Street or East Louisa Street

Massing
Buildings should be configured to provide granularity along Franklin Avenue and also provide increased solar access to the common courtyard.
Outdoor space between buildings is an opportunity for landscaped courtyard.

Topography
The subject property has about 12 feet of grade change from street to alley.
The buildings should take advantage of topography to allow access to below grade from the alley side and maintain a pedestrian connection to Franklin Avenue.



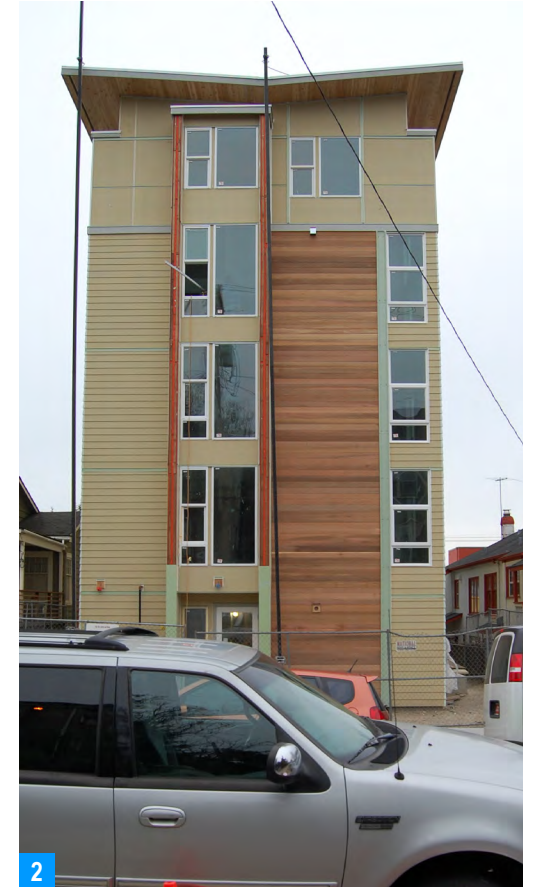
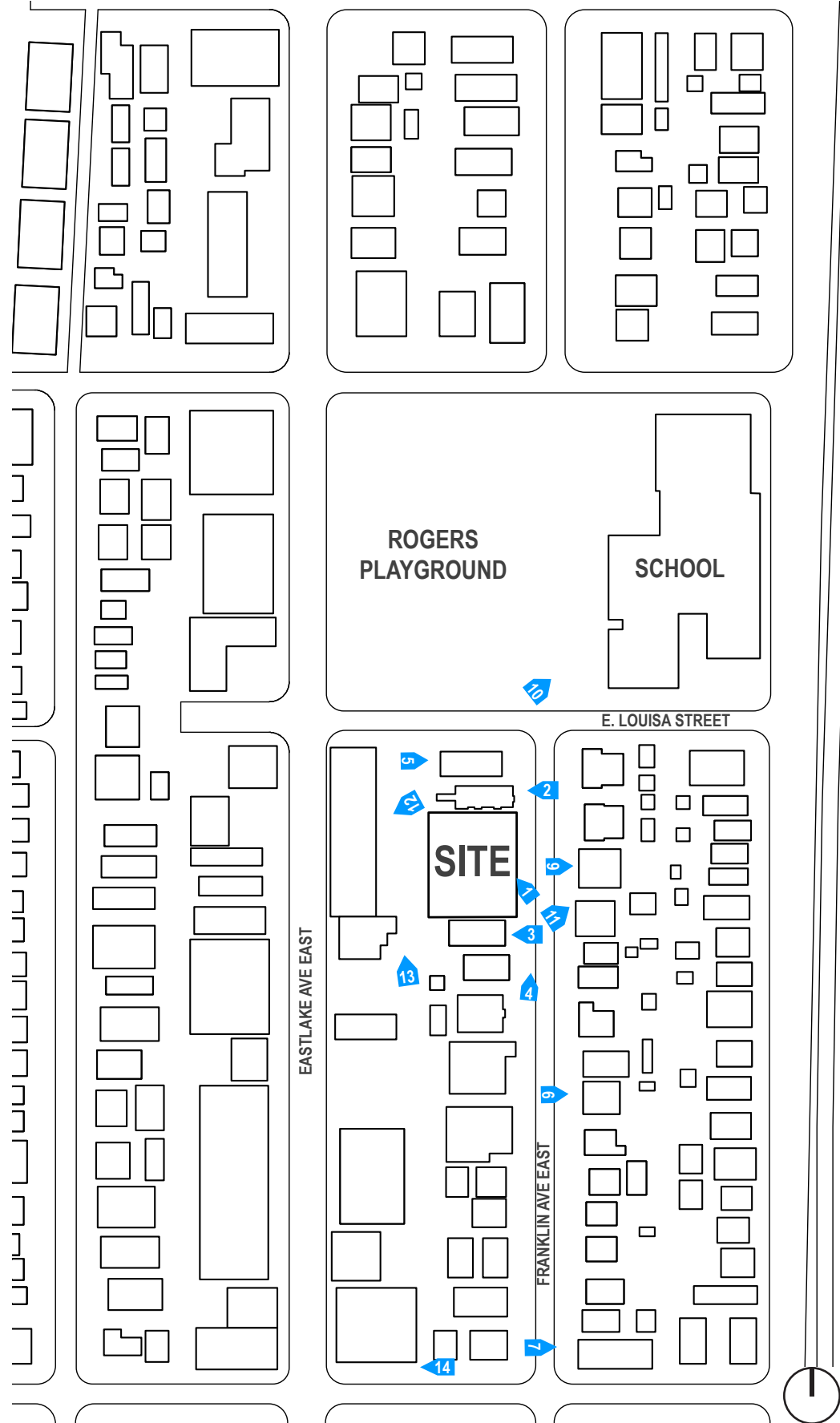
INTERSTATE 5

Building Use Legend

- Commercial
- Mixed-Use
- Multi Family
- Single Family



CONTEXT ANALYSIS



CONTEXT ANALYSIS

Franklin Avenue East
 Franklin Avenue East includes a combination of multi-family and single-family residential buildings, including a new micro-housing project to the north of the site that is approximately 46' above grade along Franklin Avenue. The scale and age of these buildings vary, with no unifying architectural character or pattern. Cladding materials are also an eclectic mix such as wood, stucco, brick and fiber-cement board.

Alley
 This alley acts as a divider between the LR3 zoning of the project sites and the NC2P-40 zoning to the west. The structures to the west of the alley are largely commercial buildings and very few have access from the alley. The alley is used for parking access to many of the properties on the east side of the alley.



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CONTEXT ANALYSIS



E. LYNN STREET

FRANKLIN AVENUE EAST PHOTO-MONTAGE LOOKING WEST



E. LOUISA STREET

FRANKLIN AVENUE EAST PHOTO-MONTAGE LOOKING EAST

CONTEXT ANALYSIS



E. LOUISA STREET



E. LOUISA STREET

EXISTING CONDITIONS

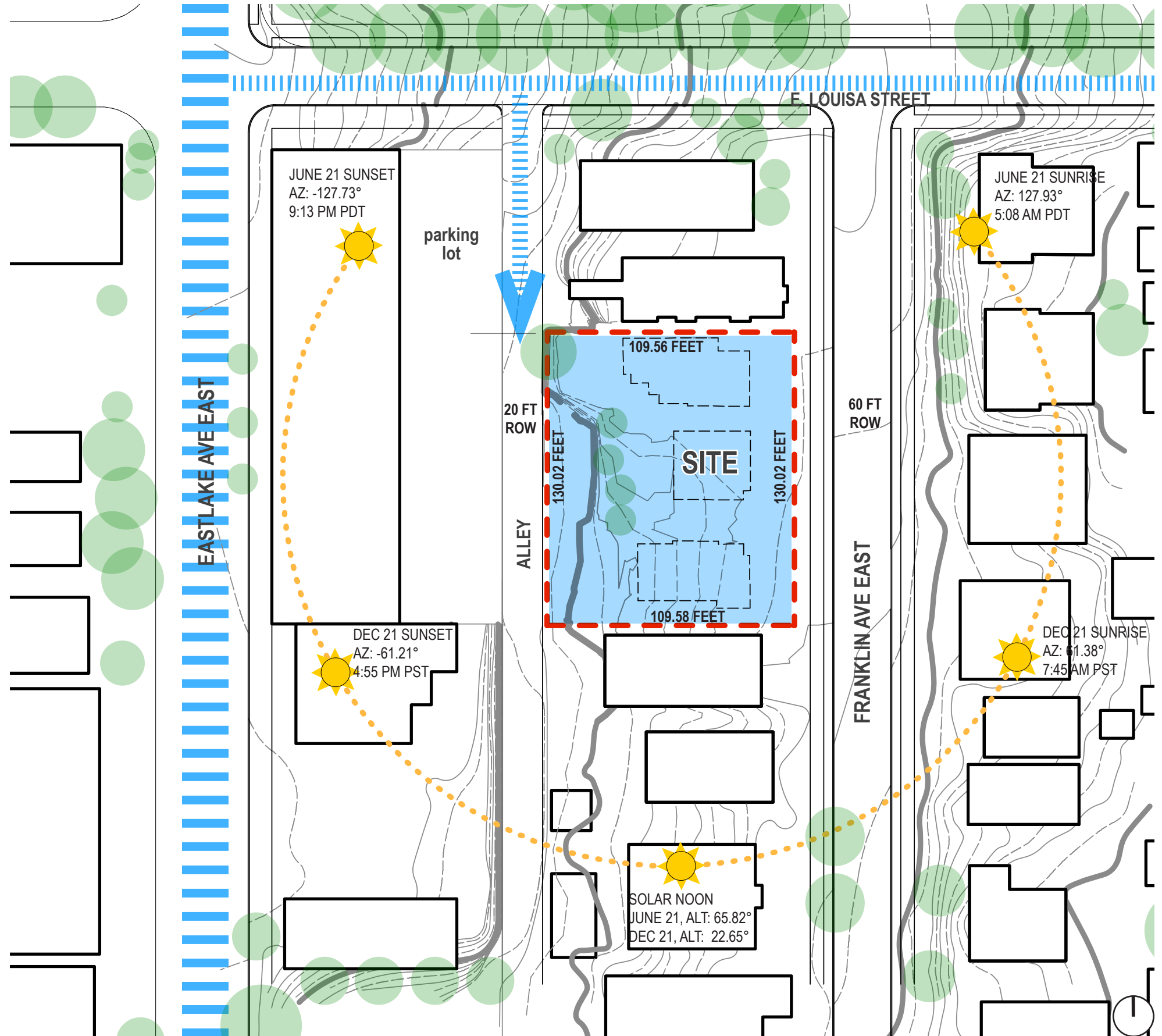


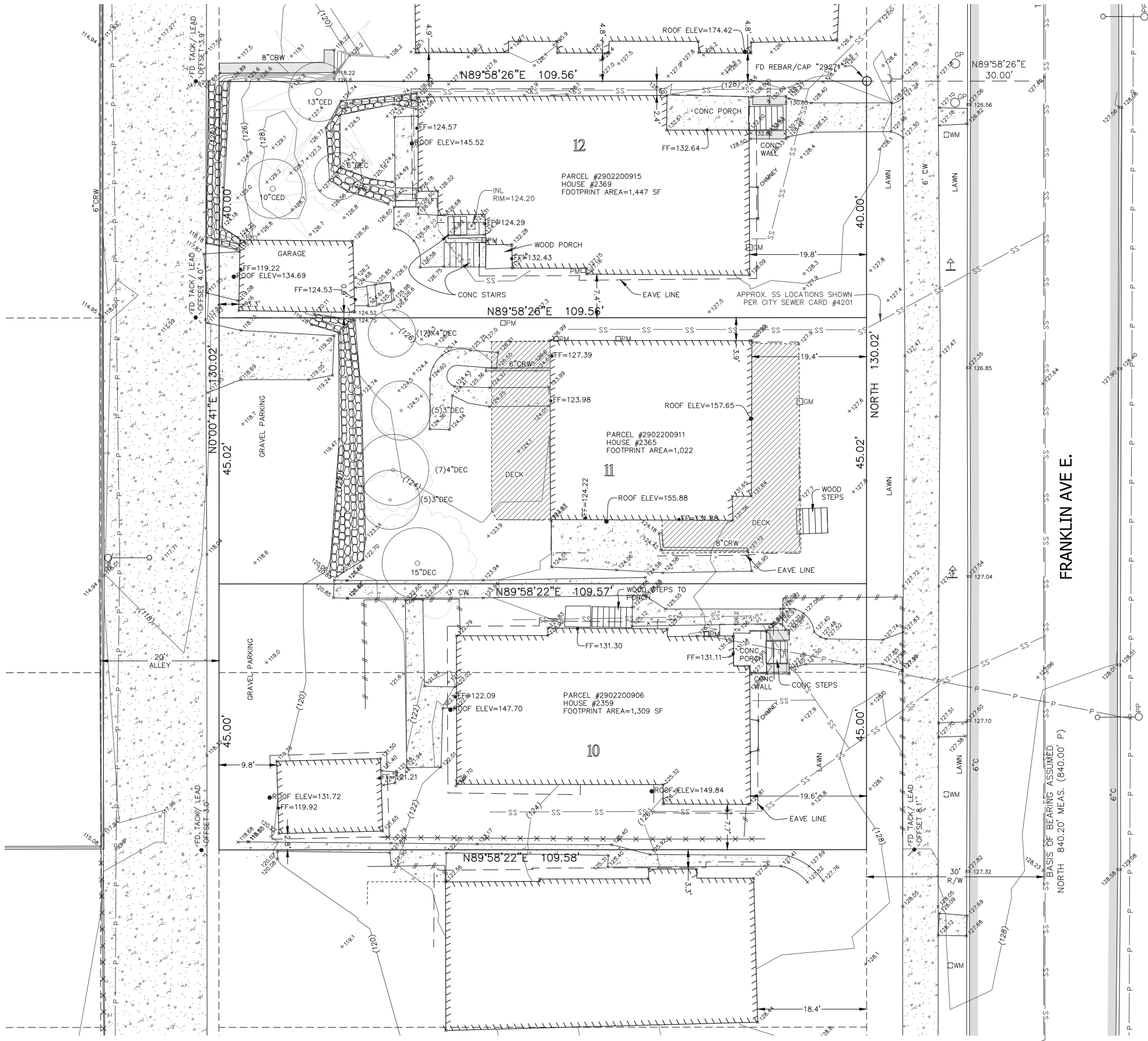
Orientation
The subject property is a mid-block parcel bound by Franklin Avenue East to the east, and an alley to the west.

Zoning
The subject property is zoned LR3. The zoning directly to the west is NC2P-40. The existing zoning has led to the creation of a neighborhood with variation of building type, scale, and use. Commercial, multi-family, and single-family residential buildings are all proximate to one another.

Uses
Three single-family houses occupy the subject property. The use map (on the facing page) demonstrates the variety and distribution of uses near the sites. To the east, south and north are single-family homes and multi-family projects. Directly north is a multifamily building which is approximately 46' above grade along Franklin Avenue. To the west is a surface parking lot and a 4-story commercial building. A block north is a public school and park.

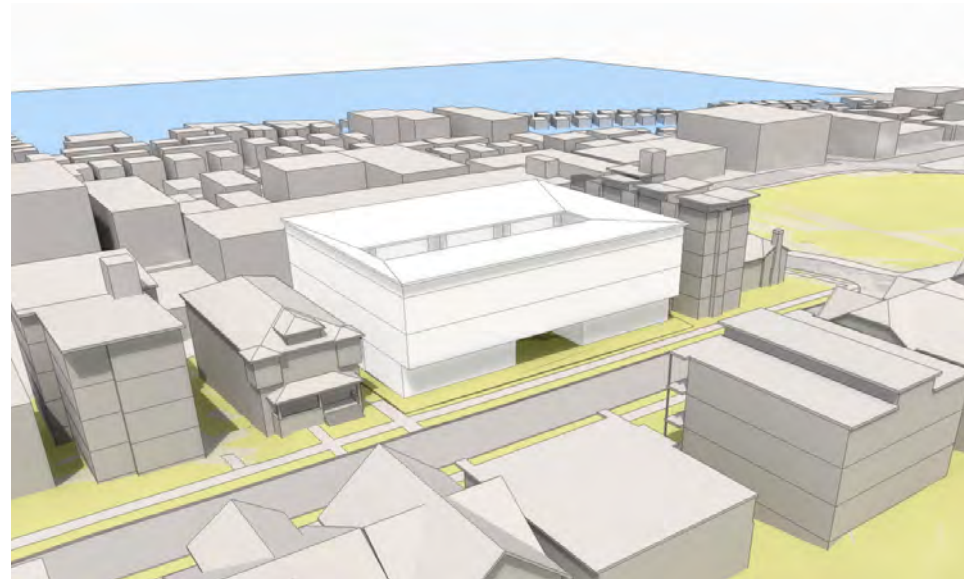
Transportation
The mix of zoning, along with proximity to Eastlake Avenue East (a Frequent Transit Service corridor), create a network of multiple modes of transportation – a mix of cars, buses, bicycles, and pedestrians share the roadways and sidewalks.





EXISTING CONDITIONS





Alternative 1

Description

A “donut” building circumscribes a shared, exterior courtyard space.

Alternative 1 has a central courtyard that ensures all above-grade units have access to natural light from at least two sides. The building and courtyard are accessed from Franklin Avenue East, through a breezeway. This level is also setback from the east property line to create covered entry and to set back units from the street. The courtyard will be a landscaped, communal space for building residents.

The scheme includes a combination of studios, 1-bedroom, and 2-bedroom units. Residential units will be accessed by (4) separate exterior stairways within the courtyard. Below-grade parking is accessed from the alley to the west of the subject property.

The roof slopes toward the courtyard and creates vaulted ceilings for the upper level units.

Program

- Approximately 59 apartment units
- Approximately 25 parking spaces below grade

Advantages

- Clearly defined street edge along Franklin Avenue East
- Landscaped courtyard serves as amenity for residents and clearly marks building entry
- 3-story walk-up units clustered around common stairs offers alternative to double-loaded corridor

Challenges

- The length of the building along Franklin Avenue East is less congruent with the existing streetscape character
- Visual bulk and mass of building potentially overwhelms Franklin streetscape
- Building form does not allow for common roof deck



Alternative 2 (Code-Complaint Scheme)

Description

Two adjacent “bar” buildings, separated by covered, exterior walkways.

Alternative 2 divides the site into three N-S zones: On the west edge are semi-private exterior spaces, and the two residential bars are biased to the east of the site along Franklin Avenue East. The central bar has a mix of 1-bedroom, 1-bedroom-plus, and 2-bedroom units. The units in the eastern bar are all studios. The street level is setback from the east property line to create covered entry and to set back units from the street. Residents enter into a lobby area where they can access the exterior stairs, corridor, and elevator to reach units at all levels. Below-grade parking is accessed from the alley to the west of the subject property.

The roof is low-slope with a parapet, and covers both the residential bars and the exterior circulation.

Program

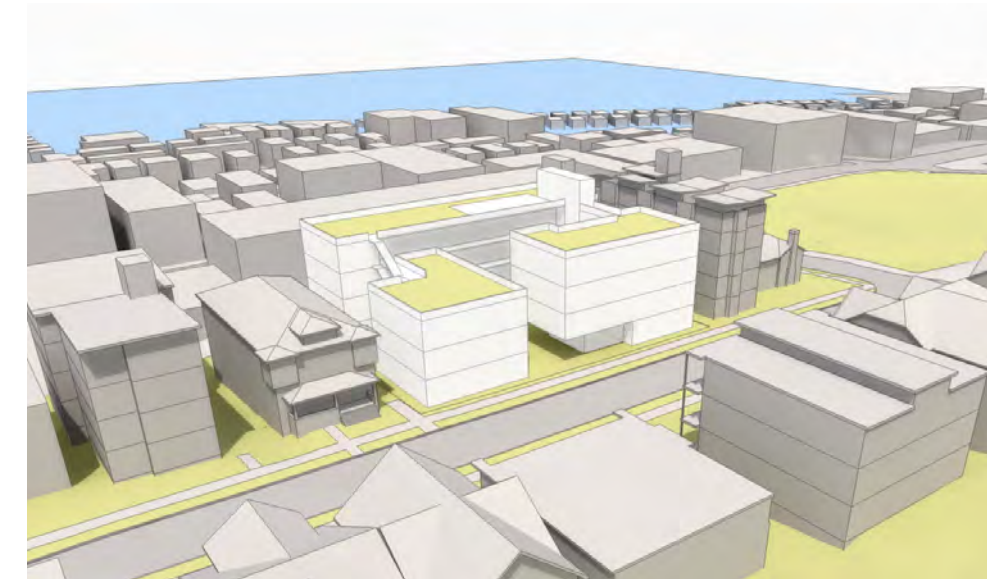
- Approximately 59 apartment units
- Approximately 21 parking spaces below grade / alley

Advantages

- Consolidated building form offers efficiencies for envelope, circulation, and structure
- Minimal project footprint on site
- Unified street front and massing with roof deck potential

Challenges

- The length of the building along Franklin Avenue East is less congruent with the existing streetscape character
- Daylight to most units is only accessible on one side
- Lacks connection between open space and Franklin Avenue East



Alternative 3 (Preferred Scheme)

Description

Three individual building “wings” are linked to form a unified building with a central courtyard.

Alternative 3 separates the residential structures, based on contextual relationships, as well as serving to define an exterior courtyard space and covered entry with bike parking. The northeast “wing”, which is adjacent to a 4+ story building currently under construction, has 4 levels with a mix of studio and 1-bedroom units. The western “wing” extends the length of the alley and is also 4 levels with a mix of studio, 1-bedroom, and 2-bedroom units. The southeast “wing” has 3 levels of studio units and has a shorter length along Franklin Avenue East. This serves to effectively transition the scale and bulk of the new development to fit within the context of the street elevation. The lobby and courtyard are accessed between the two separate “wings” along Franklin Avenue East. From within the courtyard, exterior stairs and walkways, or an elevator, are utilized to access the residential units. Below-grade parking is accessed from the alley to the west of the subject property.

The three wings will have green roofs that control stormwater runoff and provide an aesthetically pleasing roofscape for uphill buildings. Additionally, the western “wing” will be accessible as a roof deck amenity for the building residents.

Program

- Approximately 59 apartment units
- Approximately 20 - 45 parking spaces below grade

Advantages

- Separation of building structures and heights provides sensitive response to streetscape
- 3-story southeast wing allows sun into the courtyard
- Landscaped courtyard is visible from Franklin while defining entry and providing amenity to residents
- Covered entry provides opportunity for integrated, secure, weather protected bicycle parking with convenient access to Franklin Avenue East

Challenges

- Increased perimeter and building envelope is more expensive to construct
- Covered entry complicates building structure

EDG RESPONSE: MASSING

EDG #1: *Massing and Height, Bulk & Scale: The Board agreed the applicant should proceed with the preferred Alternative 3. They noted the proposed massing relates well to the existing development to the north and south of the site, and supported the break in the massing along Franklin Ave E as it created a pedestrian friendly front to the street. (CS2.D, PL1.B)*

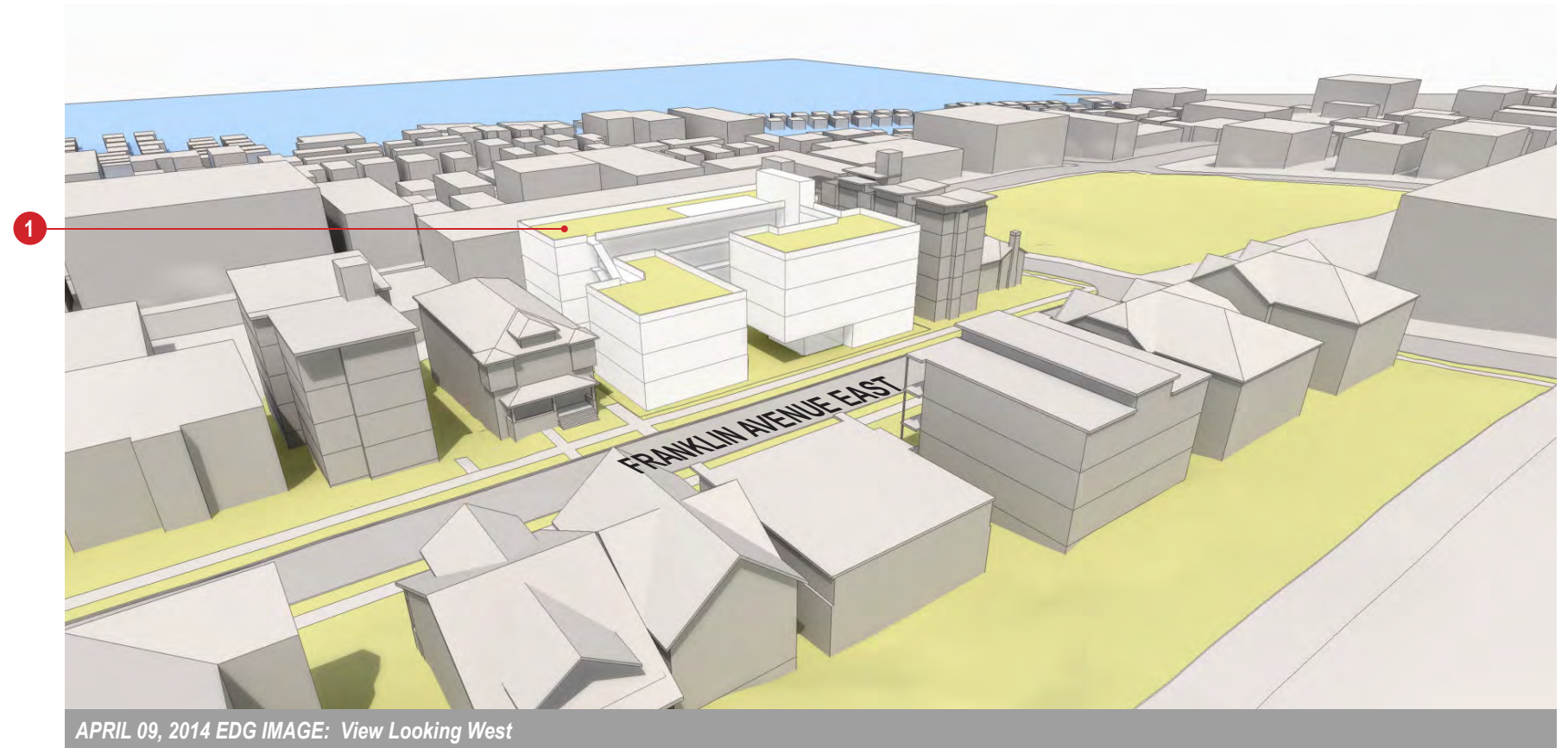
- a. *Maintain the lower height of the southeast section or wing of the structure adjacent to the existing development to the south. (CS2.D.1 & 5)*
- b. *Consider providing a gap in the massing to provide a limited (peek-a-boo) view to the west from the east. (DC2.A.2)*
- c. *Maintain the asymmetry of the massing and the ground floor concept along Franklin Ave E. (DC1.A.4, DC2.A.1)*
- d. *Provide articulation and modulation to break up the west elevation. The Board stated they would consider granting a departure from the required rear setbacks to allow for the modulation but this modulation should not provide additional enclosed floor area. (DC2.B.1, DC2.C.1)*
- e. *Carefully consider the location and height of the stair penthouse. (CS2.D.1)*
- f. *Consider how the project will appear from Eastlake Ave E. (DC2.B.1)*

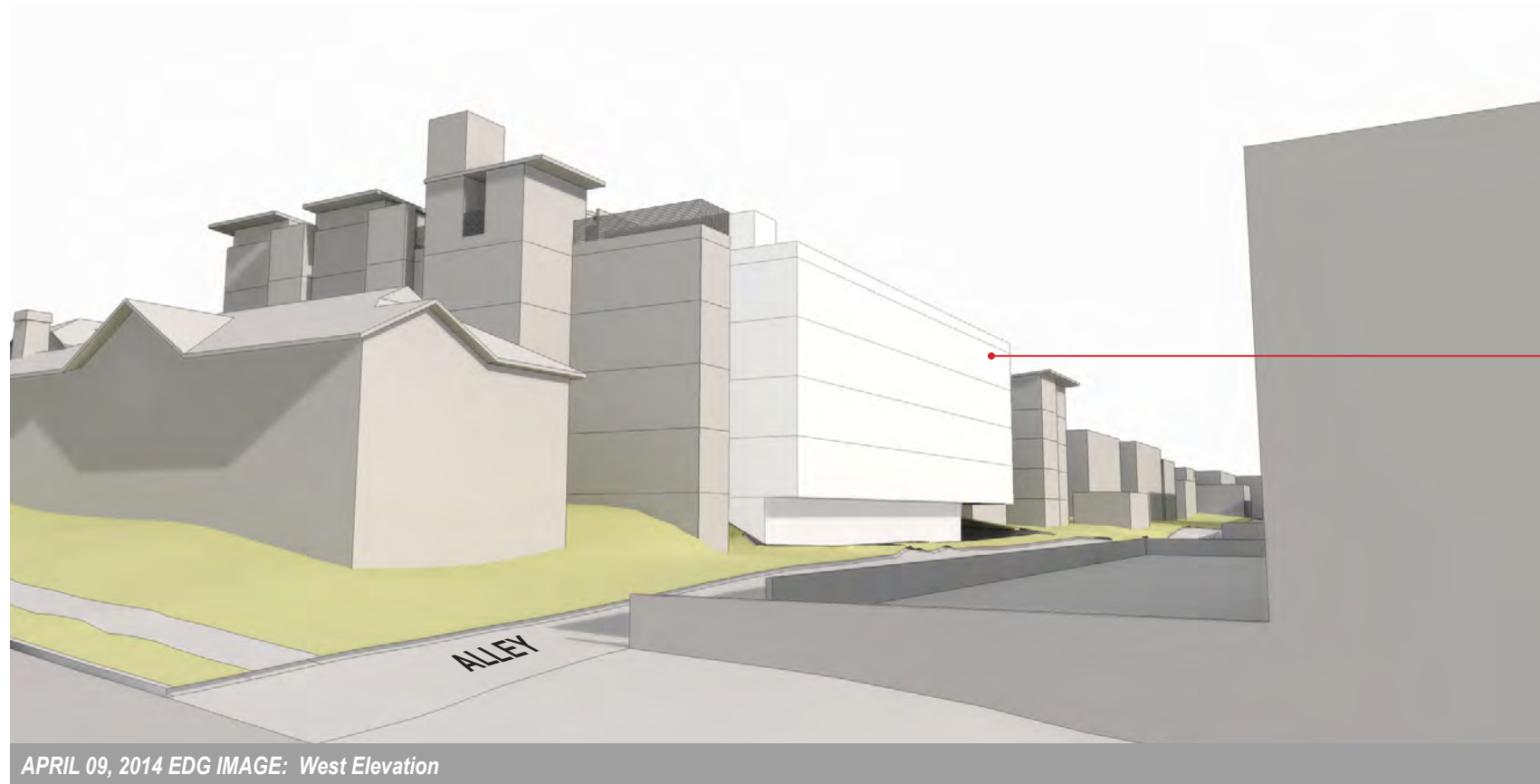
DESIGN RESPONSE:

The proposed building massing has been revised based on feedback from the Board at the EDG meeting and itemized above. We have maintained the lower height (3-stories) of the southern portion, the asymmetry of the massing, and further extended the 3-story wing to the west which breaks up the scale of the building from Eastlake Ave and provides a gap in the massing for west views through the site, as suggested in b. above. This erosion of the mass is offset by extending the building to the west into the rear setback (a design departure is requested per d. above - please see page 33 for more information). The west portion of the building is further eroded with exterior decks that provide articulation and modulation to this visible façade and are larger at the fourth level, to further modulate the west elevation. The two revisions have not resulted in adding enclosed floor area, which is governed by the FAR limit of 2.0 and is not departable. Lastly, the elevator penthouse has been located to the north, adjacent to the taller neighboring building.

Key

- 1 4-Story West Building Wing
- 2 Portion of West Building Wing lowered to 3-Stories
- 3 Articulation + Modulation of West Facade with Exterior Decks and Common Terrace
- 4 Proposed (N) 4-story Building: 2351 Franklin Ave East

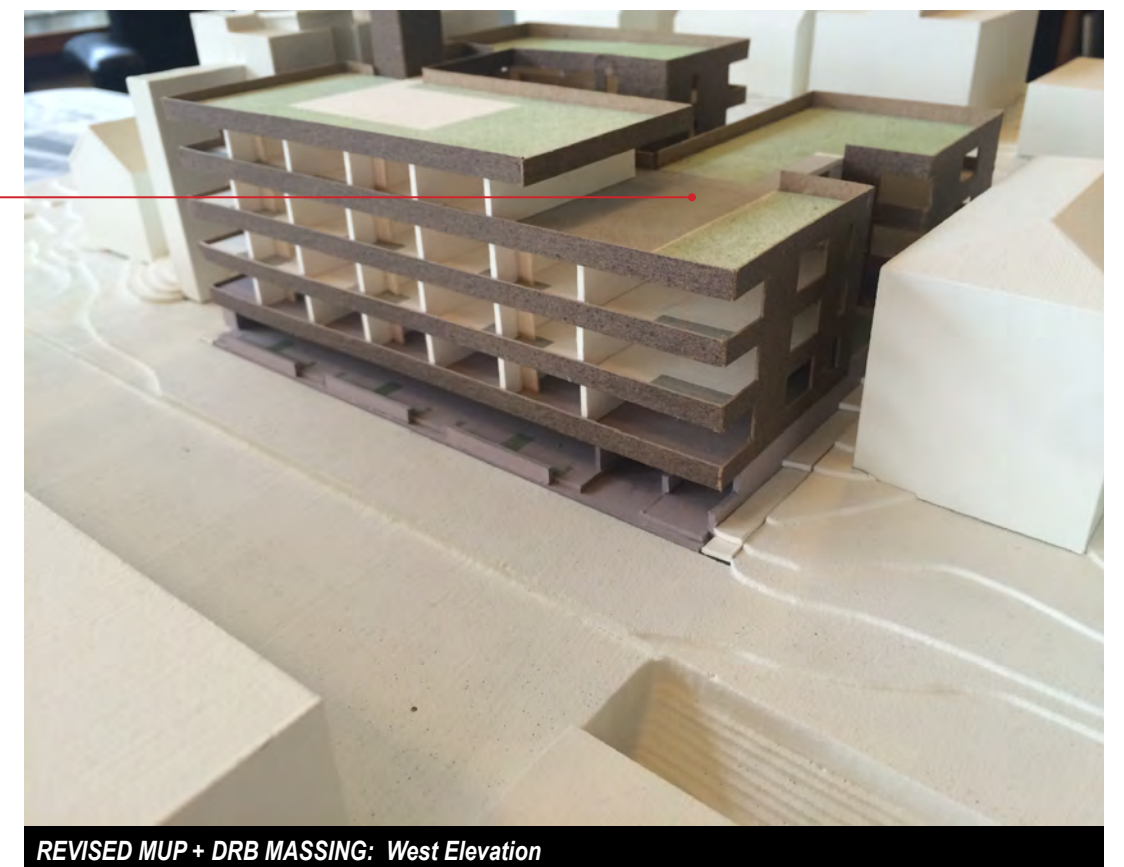




APRIL 09, 2014 EDG IMAGE: West Elevation



REVISED MUP + DRB MASSING: West Elevation



REVISED MUP + DRB MASSING: West Elevation

EDG RESPONSE: PARKING + ALLEY

EDG #5: *Parking and Alley: The Board encouraged providing parking and expressed the alley should not be negatively impacted. (DC1.B.1, DC1.C.1)*

- a. *The Board encouraged providing two levels of parking if possible. (DC1.C.1)*
- b. *If open parking is provided off the alley it must be designed so it is not perceived as public parking. Consider a different paving material. (DC1.C.2)*
- c. *Preserve the existing path and staircase to the alley located on the property to the south. (CS2.D.5)*

DESIGN RESPONSE:

The owner has elected to provide two levels of parking with space for 42 vehicles and will be working with the property owner to the south to develop the pathway connecting Franklin and the alley on the south side of the building. The parallel parking off the alley has been replaced with private patios for the alley level units. The patios are approximately 12" above the existing alley grade and are bound by raised planters as described on the Landscape plans and below West Elevation.



View Looking North on Eastlake Ave



Key

- 1 Exterior Patios for Alley Level Units
- 2 Parking Garage Entrance
- 3 Lower Level of Parking shown dashed
- 4 Steel Planters along alley

EDG RESPONSE: COURTYARD

EDG #2: *Courtyard and Landscaping: The Board expressed support for the courtyard and noted it was the front door of the project. (PL1.B.3, PL3.A.1, DC2.D.1)*

- Design the courtyard and garage below to structurally support and provide enough soil for trees to grow. The execution of the courtyard should allow all the landscaping to flourish. (DC4.D.2 & 3)*
- It was noted the courtyard may not work as a gathering place. (DC3.B.1)*
- Consider "further erosion" of the courtyard. (DC2.A.1)*
- Keep the design of the courtyard with the landscaping spilling out to the street as this relates to the neighborhood. (CS2.B.3, DC2.C.3)*

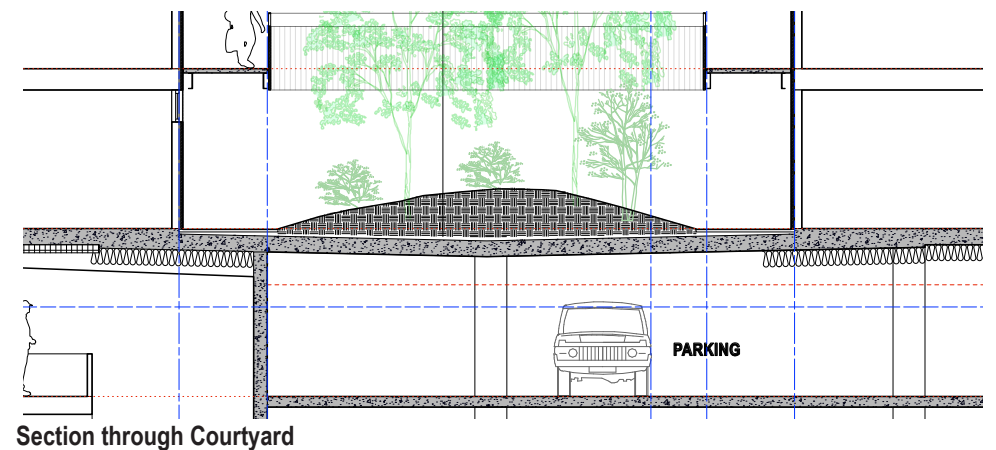
EDG #3: *Entries: The Board discussed whether the ground unit entries should be from the street or off the courtyard, but decided that entries off of Franklin Ave E was preferred. (PL3.A.3)*

- Consider a deeper setback along Franklin to provide more area for individual entries. (PL3.A.3)*
- Treat the courtyard entry as the main entry to the site. (PL3.A.1)*
- The Board questioned if there will be an entry gate for security. The applicant responded that security will be provided at the end of the entry ramp near the front door to the lobby. (PL3.A.2)*

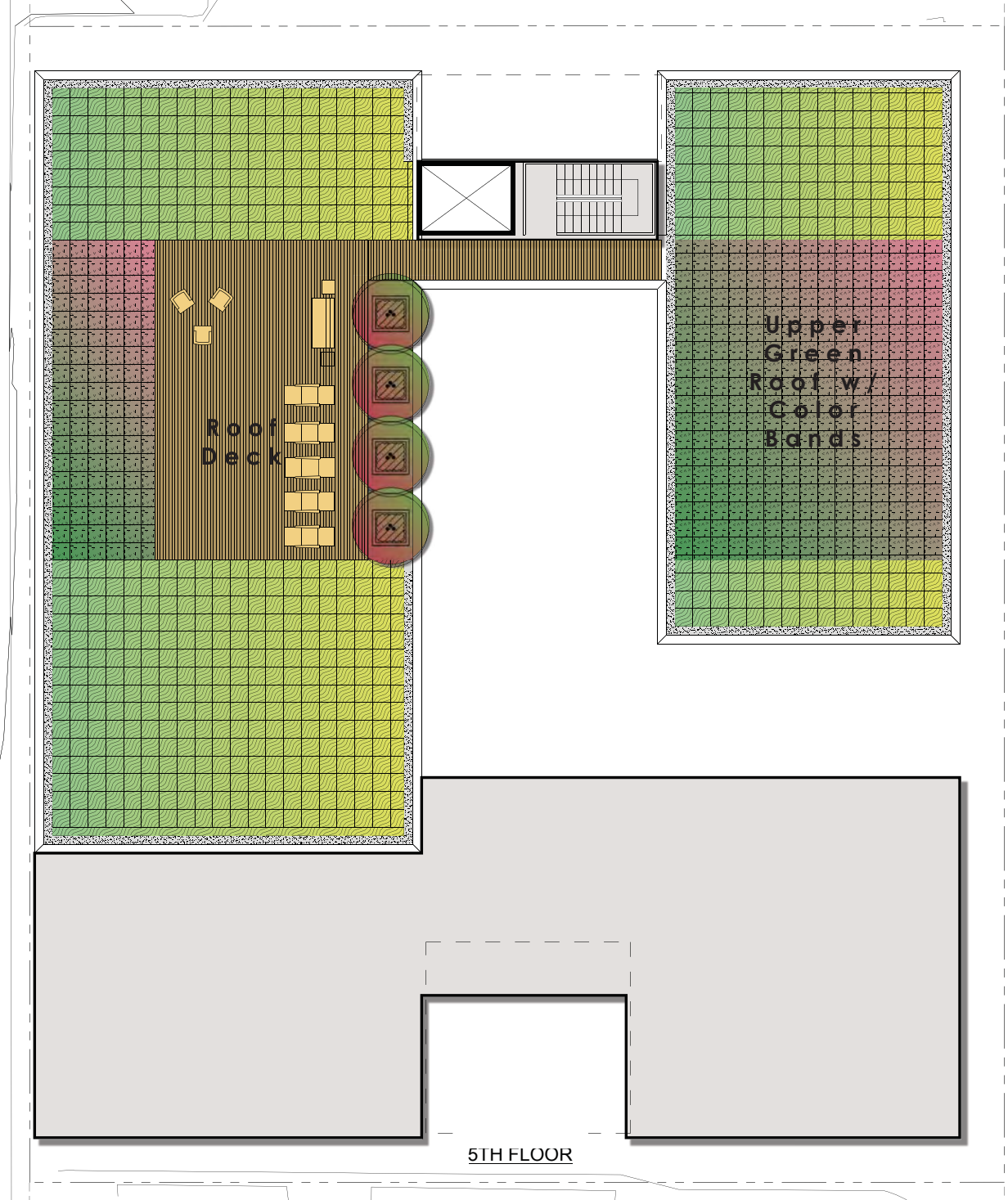
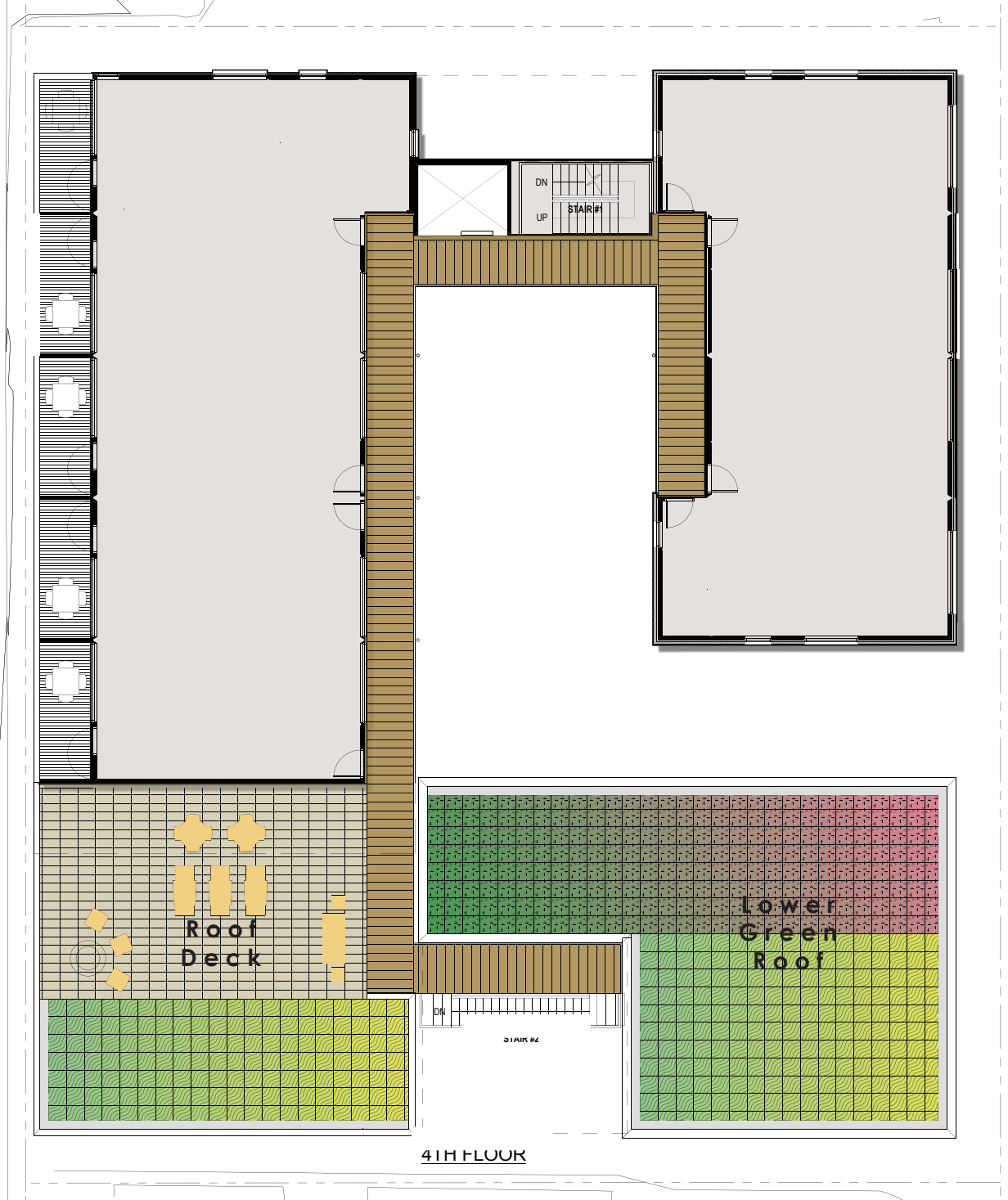
DESIGN RESPONSE:

The courtyard has been structurally designed to support adequate soil for landscaping and large trees, as shown on the Landscape Plan to the left and the section detail below. Also, the courtyard has been developed to offer a small gathering / staging space adjacent to the integrated bike storage area at the courtyard level (please see A102) and the plantings are designed to provide continuity between private property and the newly planted adjacent public spaces along Franklin Ave which will have new street trees and plantings.

The design team studied individual private entries along Franklin Ave to the ground level units and concluded that it was strongly preferred to develop the courtyard as the main entry to the site, and allow the ground level units to also be accessed from the courtyard similar to the upper floor units. Individual entries off the street created security concerns for those residents, and diminished the "main entry" character of the covered entry, lobby, and courtyard sequence as supported in EDG #2. The proposed design offers a single front door to the project, and we have introduced ground level patios to select ground level units to give these residents access to the exterior and engagement at street level while simultaneously protecting the security of the residents.



EDG RESPONSE: LANDSCAPE



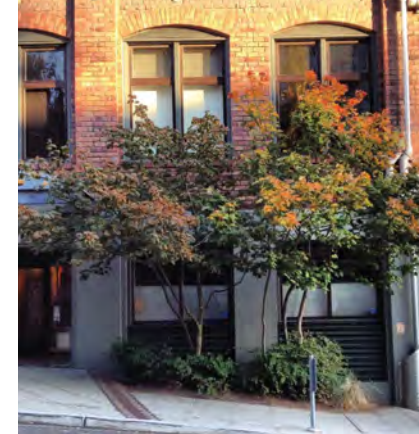
Fourth Level Landscape Plan

Roof Level Landscape Plan

	ACER CIRCINATUM/VINE MAPLE *	8-10' HT.	B & B
	ACER PALMATUM/JAPANESE MAPLE	12-14' HT.	B & B
	ULMUS PARVIFOLIA 'EMER II'/ALLEE ELM (SPECIES APPROVED BY SDOT LANDSCAPE ARCHITECT BILL AMES VIA EMAIL, JUNE 10, 2014)	2-1/2" CAL.	B & B
	CERCIDIPHYLLUM JAPONICUM/KATSURA TREE	12-14' HT.	B & B
	MAGNOLIA STELLATA/STAR MAGNOLIA	6-8'HT.	CONT.
	CARPINUS BETULUS 'FASTIGIATA'	10-12' HT.	B & B
SHRUBS, GROUNDCOVERS			
	BUXUS MICROPHYLLA 'WINTER GEM'/JAPANESE BOXWOOD *	1 GAL.	CONT.
	CAMELLIA SANSANQUA 'YULETIDE' / 'YULETIDE' CAMELLIA *	5 GAL.	CONT.
	MAHONIA REPENS/CREeping MAHONIA *	1 GAL.	CONT.
	NANDINA DOMESTICA/'MOON BAY'/HEAVENLY BAMBOO *	1 GAL.	CONT.
	RHODODENDRON 'HINO CRIMSON'	1 GAL.	CONT.
	ILEX CRENATA 'CONVEXA' *	1 GAL.	CONT.
	VIBURNUM DAVIDII / DAVID'S VIBURNUM *	5 GAL.	CONT.
	VIBURNUM BODENTENSE 'DAWN'/BODENT VIBURNUM	5 GAL.	CONT.
	LONICERA PILEATA / BOXLEAF HONEYSUCKLE	1 GAL.	CONT.
	DRYOPTERIS ERYTHROSORA / AUTUMN FERN	1 GAL.	CONT.
	PIERIS JAPONICA 'CAVATINE' / 'CAVATINE JAPANESE ANDROMEDA *	5 GAL.	CONT.
	RHODODENDRON 'KEN JANECK'/KEN JANECK RHODODENDRON	1 GAL.	CONT.
	IMPERATA CYLINDRICA 'RED BARON' / 'RED BARON' JAPANESE BLOODGRASS	1 GAL.	CONT.
	OPHIPOGON PLANISCAPUS 'NIGRESCENS'/BLACK MONDO GRASS	1 GAL.	CONT.
	EQUISETUM HYEMALE/ROUGH HORSETAIL	1 GAL.	CONT.
	LIRIOPE SPICATA / CREEPING LILYTURF	1 GAL.	CONT.
	EPIMEDIUM X RUBRUM / HYBRID EPIMEDIUM	1 GAL.	CONT.
	PACHYSANDRA TERMINALIS/JAPANESE SPURGE *	4" POT	CONT.



Allee Elm
Ulmus parvifolia 'Emer II'



Vine Maple
Acer circinatum



Katsura
Cercidiphyllum japonicum



Star Magnolia
Magnolia stellata



Japanese Holly
Ilex crenata



'Winter Gem' Japanese Boxwood
Buxus 'Winter Gem'



David's Viburnum
Viburnum davidii



'Cavatine' Pieris
Pieris 'Cavatine'



Nandina domestica 'Moon Bay'
'Moon Bay'



Boxleaf Honeysuckle
Lonicera pileata



Sword Fern
Polystichum munitum



Creeping Lilyturf
Liriope spicata

EDG RESPONSE: COURTYARD





EDG RESPONSE: EXTERIOR MATERIALS + COLORS

EDG #4: Materials and Context: The Board directed the applicant to study the existing character of the street and use this as a cue to inform the design. The Board noted that the neighborhood has an eclectic use of materials and advised the applicant to wisely choose which of these materials to use. The applicant was asked what materials they were considering. The applicant responded that their goal was a unified building and that they were considering brick and cedar siding in a similar color to the brick. (Cs3.A.4, DC4.A.1)

- a. Provide a unified materials palette for all the exterior facades. (DC2.A.1, DC4.A)
- b. Consider brick as a material. (DC4.A)
- c. Provide ample fenestration. (PL2.B.1)
- d. Explore the use of materials to enhance the context of the neighborhood. (CS3.A.4)
- e. Consider a green roof to soften the loss of views. (CS2.D.5)
- f. Preserve the existing path and staircase to the alley located on the property to the south. (CS2.D.5)

DESIGN RESPONSE:

The proposed building integrates generously sized windows for daylight, with large operable sash for natural ventilation, brick exterior cladding, and rainscreen siding in two horizontal sizes and colors, 4" and 6". The primary exterior materials (brick (#1) and 6" horizontal rainscreen (#2)) will be of similar tone and scale, thereby unifying the composition while providing subtle texture and material differences. The proposed building strives to continue the typology of permanent, high-quality, 3-4 story brick apartment buildings found throughout the Eastlake neighborhood. In addition, the project integrates vegetated, green roofs, that will be both an amenity to residents, assist with the management of storm water, and offer an aesthetically pleasing roofscape view from uphill neighbors to the east.

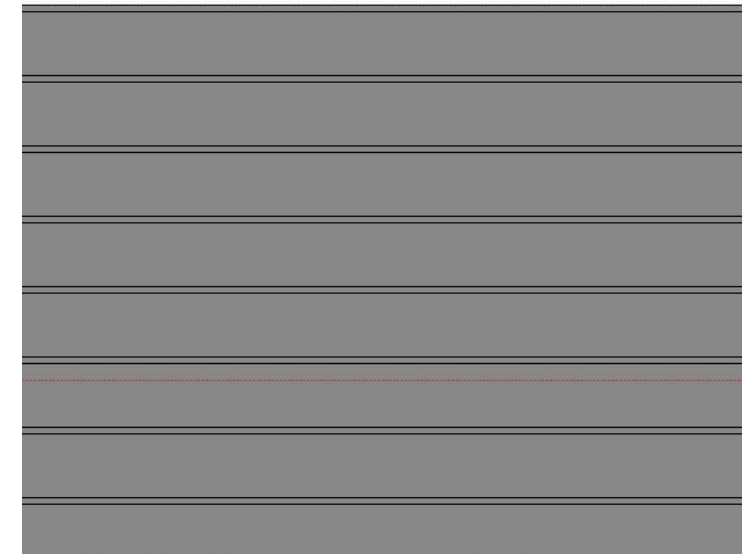
Proposed Exterior Materials

- 1 Brick
- 2 6" Rainscreen Siding
- 3 4" Rainscreen Siding
- 4 Painted Steel Guardrail
- 5 Windows

Proposed Exterior Materials



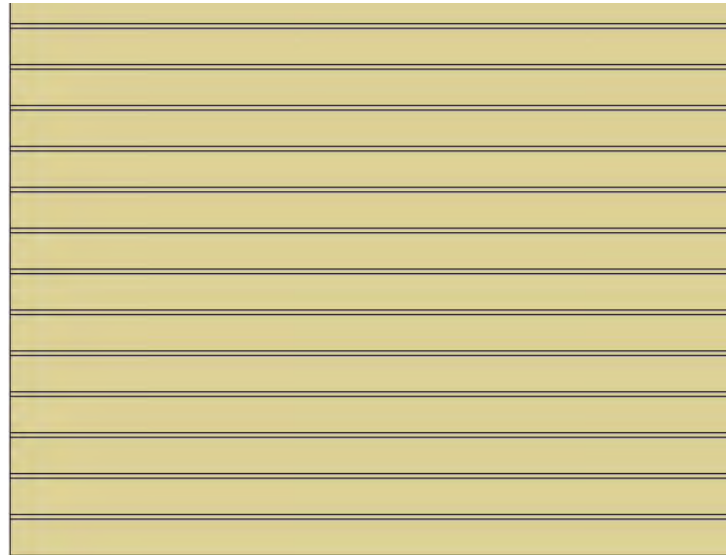
1 Brick



2 6" Horizontal Rainscreen Siding



Material Diagram

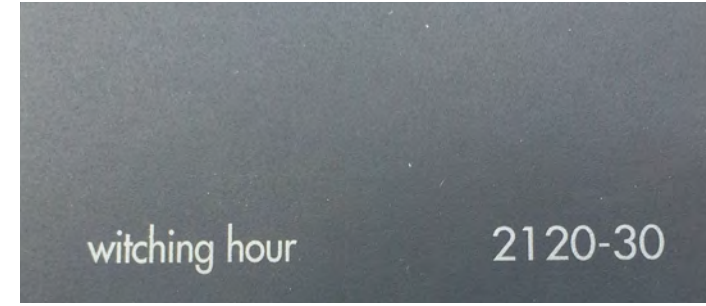


3 4" Horizontal Rainscreen Siding + Soffit



4 Architectural Bar Grating Guardrail

Proposed Exterior Colors



4 Painted Steel Guardrail: BM#2120-30 (or similar match to brick)



5 Windows: Gray

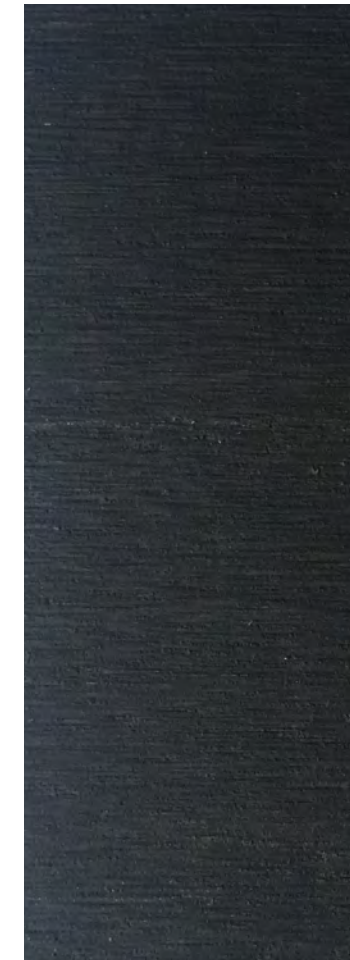


View Looking West on Franklin Avenue

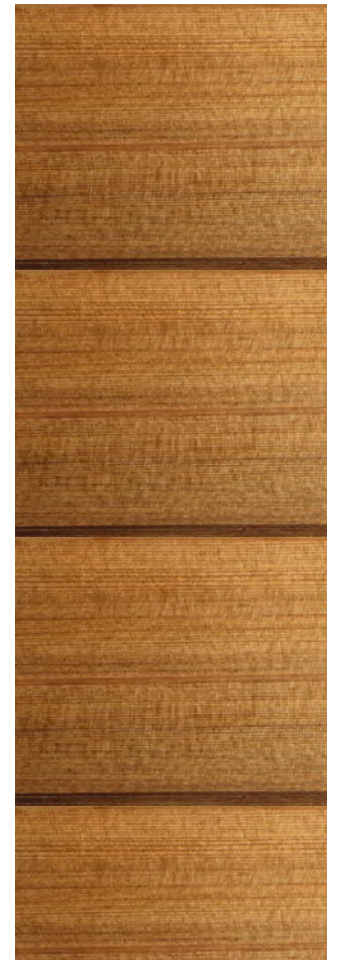
1 Brick: Coal Creek



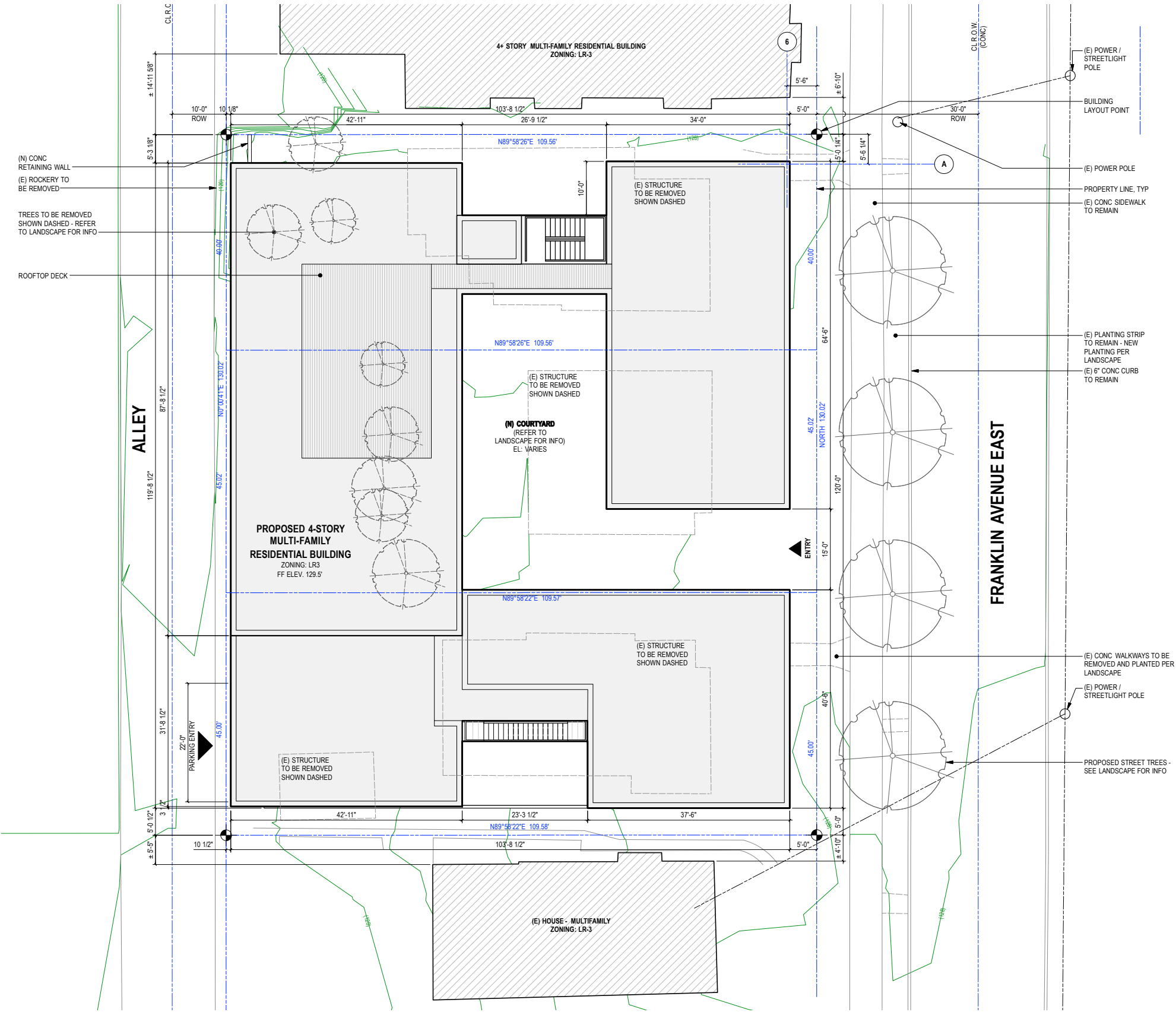
2 6" Rainscreen Siding: Double Pigment Siam C-14



3 4" Rainscreen Siding: Western Red Cedar



SITE PLAN





EAST ELEVATION

- 1 Brick
- 2 6" Rainscreen Siding
- 3 4" Rainscreen Siding
- 4 Painted Steel Guard
- 5 Casement Windows

ELEVATIONS



SOUTH ELEVATION

- 1 Brick
- 2 6" Rainscreen Siding
- 3 4" Rainscreen Siding
- 4 Painted Steel Guard
- 5 Casement Windows
- 6 Concrete
- 7 Exterior Decks



WEST ELEVATION

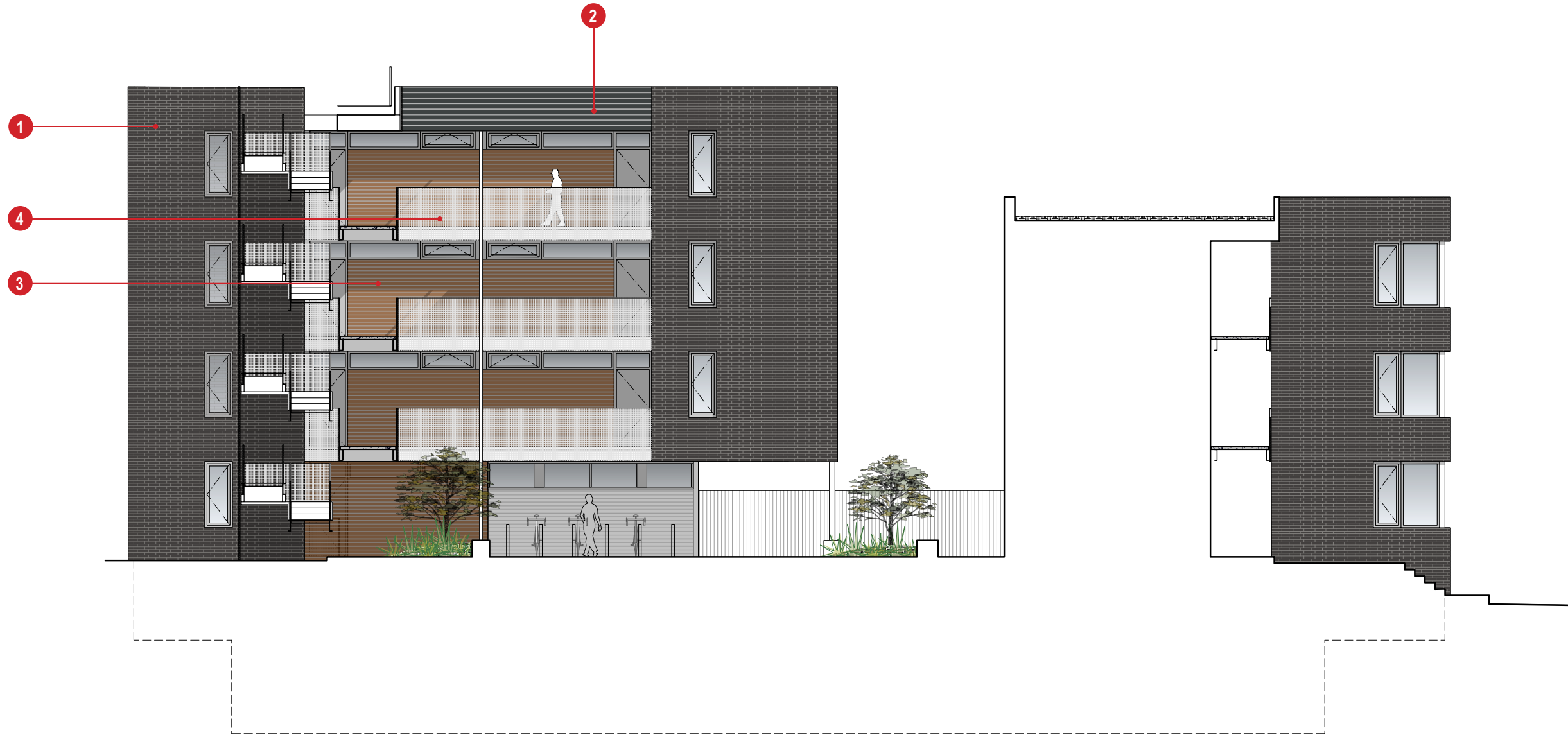
- 1 Brick
- 2 6" Rainscreen Siding
- 3 4" Rainscreen Siding
- 4 Painted Steel Guard
- 5 Casement Windows
- 7 Exterior Decks
- 8 Exterior Patios with Steel Planters

ELEVATIONS



NORTH ELEVATION

- 1 Brick
- 2 6" Rainscreen Siding
- 3 4" Rainscreen Siding
- 4 Painted Steel Guard
- 5 Casement Windows
- 6 Concrete



WEST COURTYARD ELEVATION

- 1 Brick
- 2 6" Rainscreen Siding
- 3 4" Rainscreen Siding
- 4 Painted Steel Guard
- 5 Casement Windows

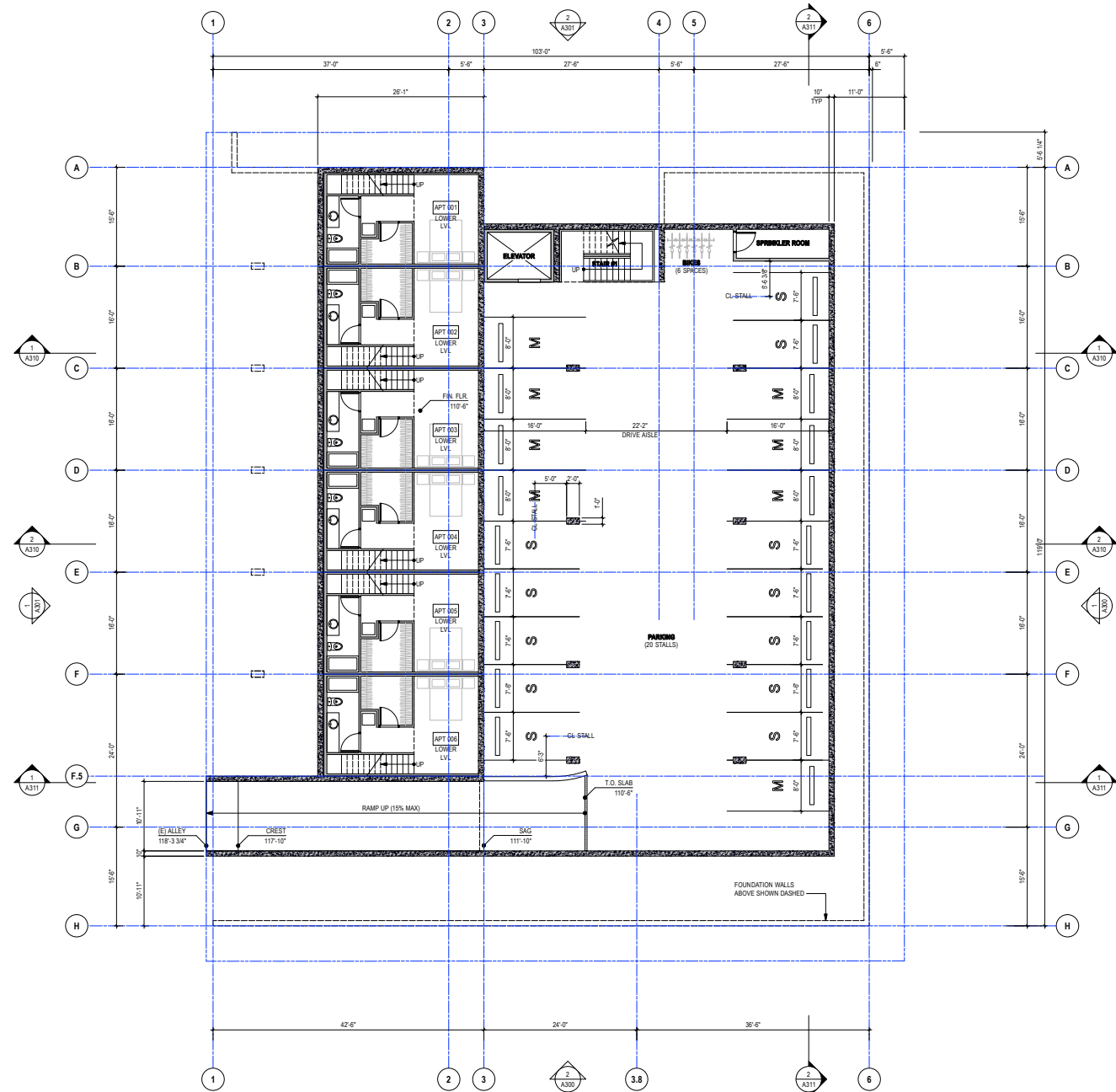
ELEVATIONS



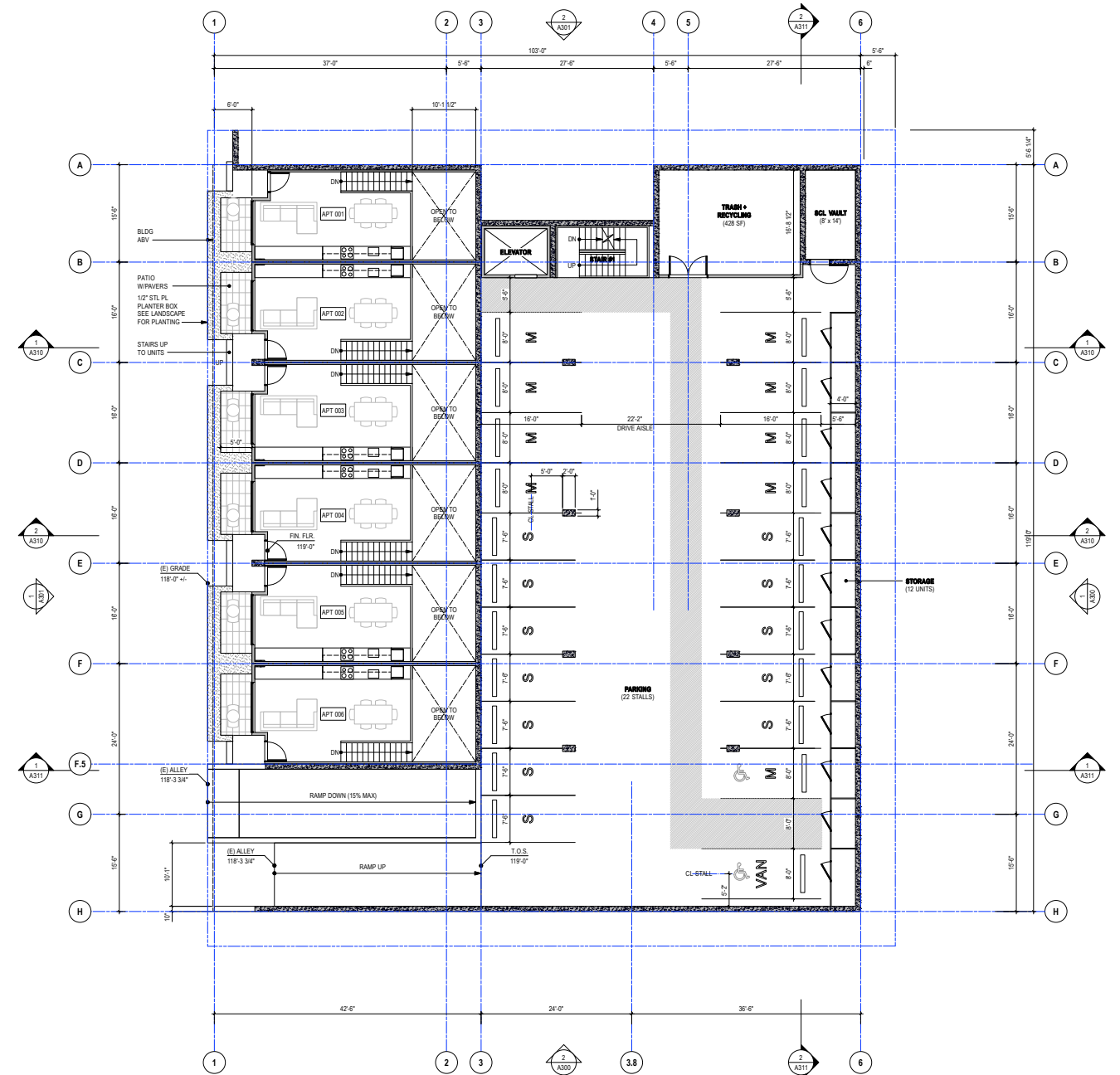
NORTH COURTYARD ELEVATION

EAST COURTYARD ELEVATION

- 1 Brick
- 2 6" Rainscreen Siding
- 3 4" Rainscreen Siding
- 4 Painted Steel Guard
- 5 Casement Windows



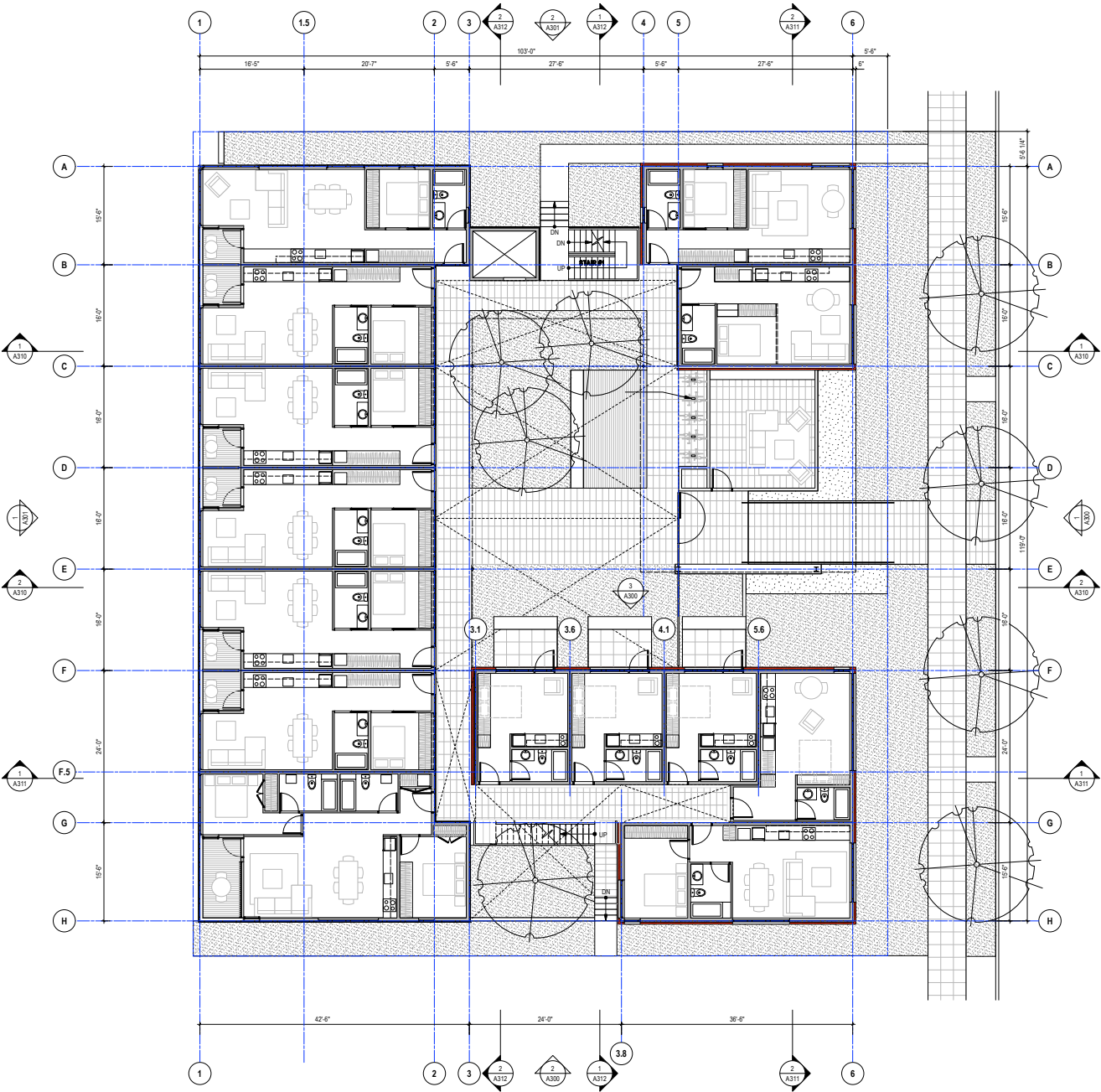
LOWER PARKING LEVEL



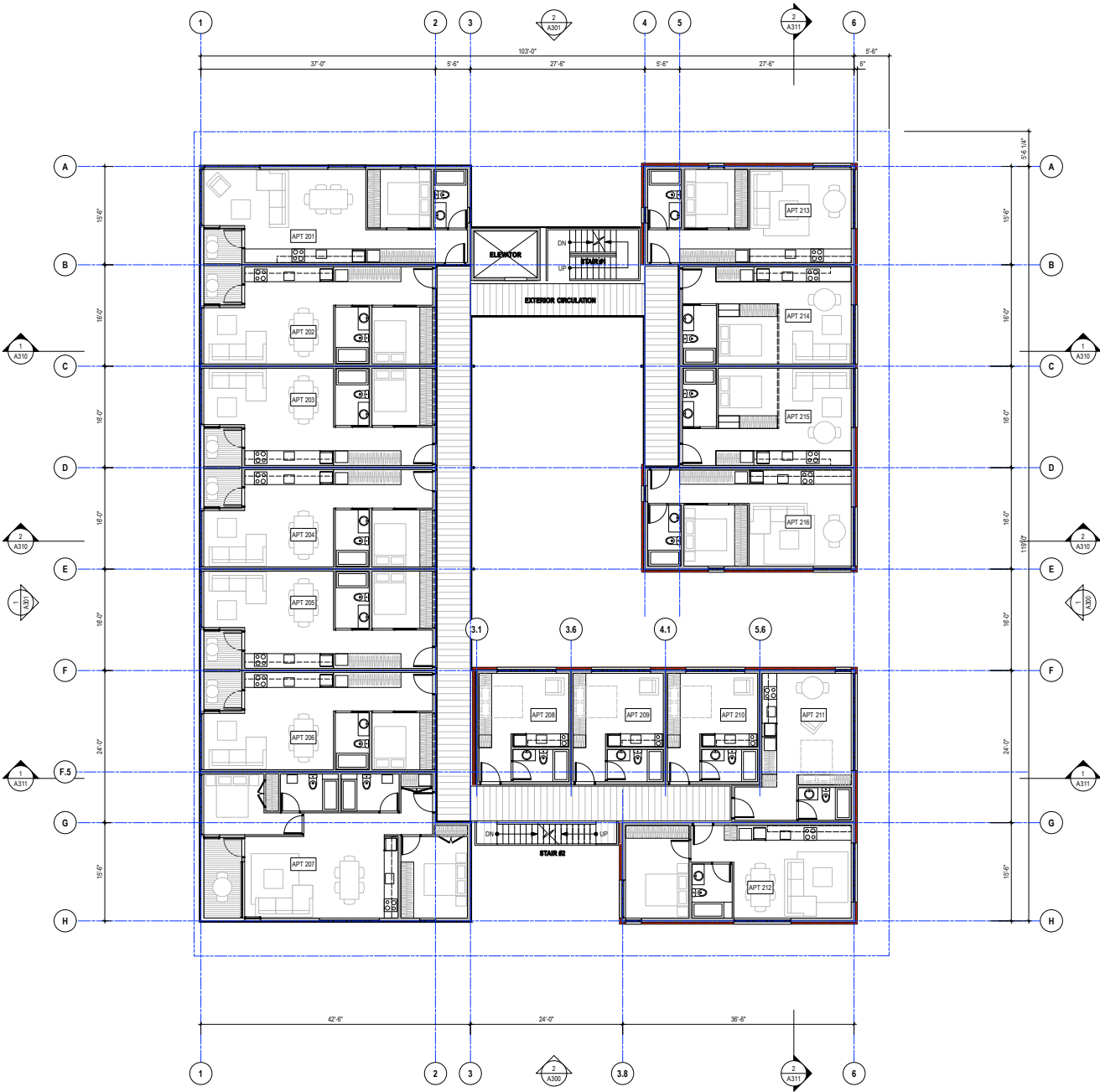
ALLEY LEVEL



PLANS

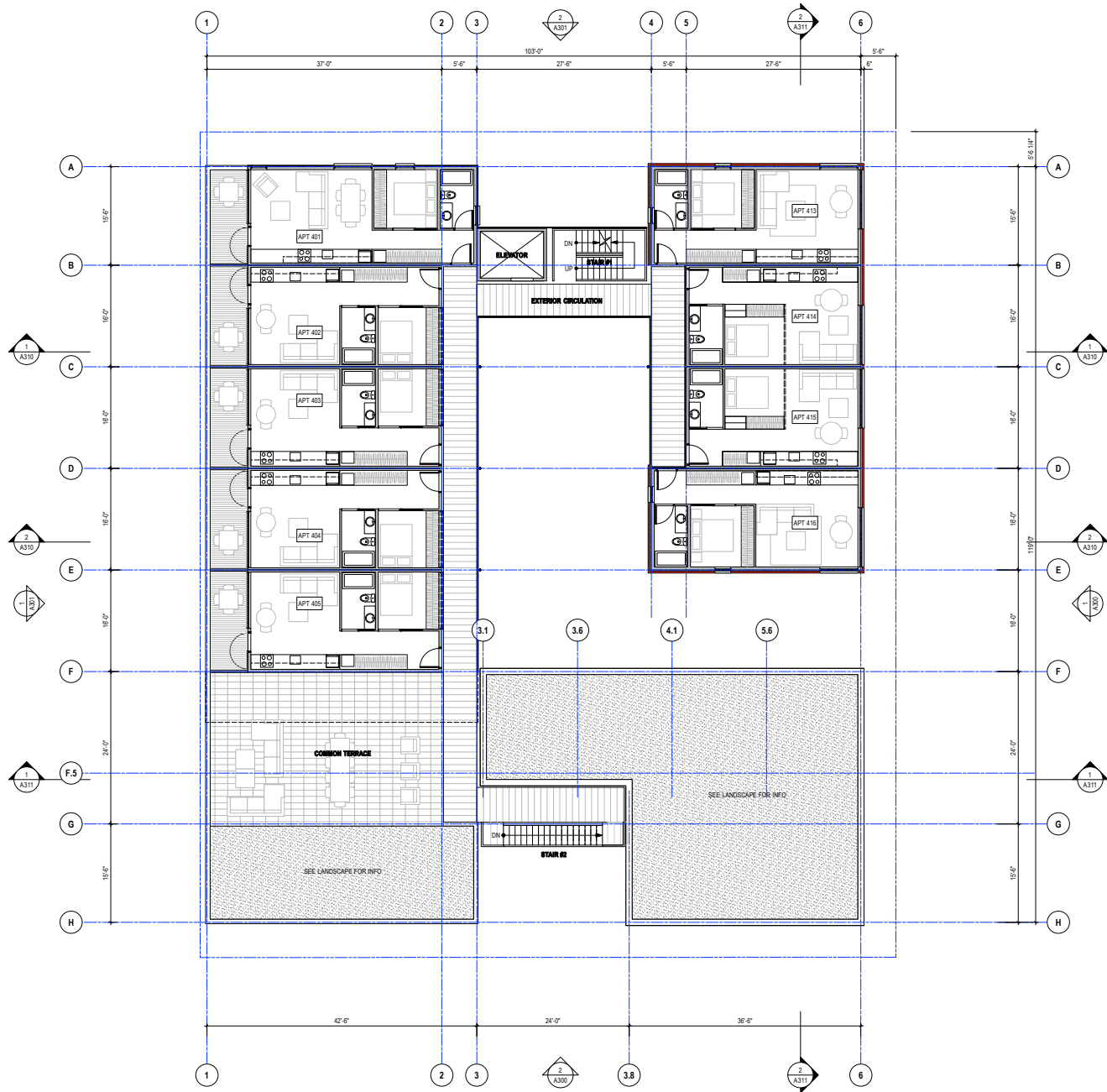


FIRST LEVEL (FRANKLIN AVENUE)

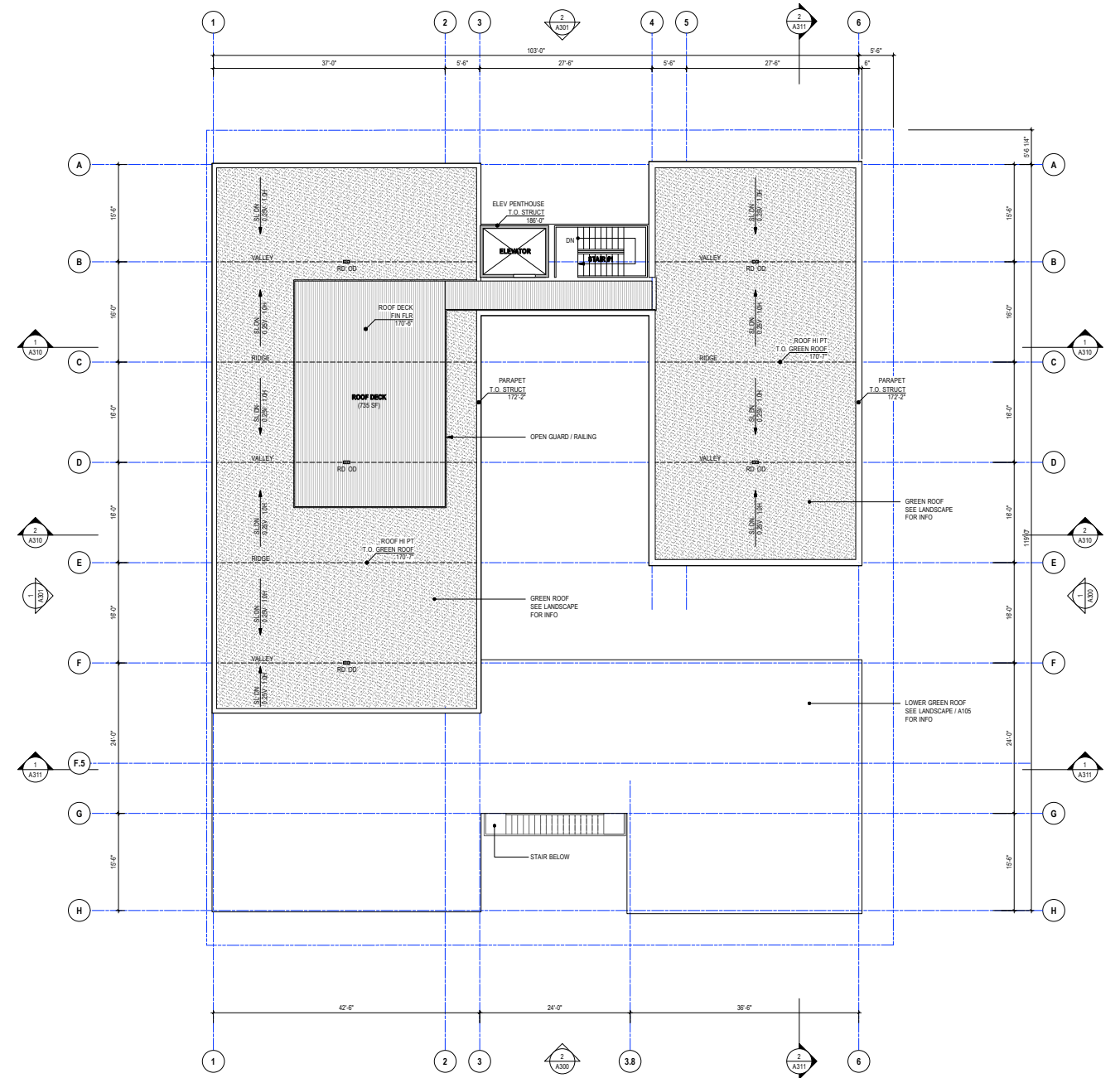


SECOND + THIRD LEVELS





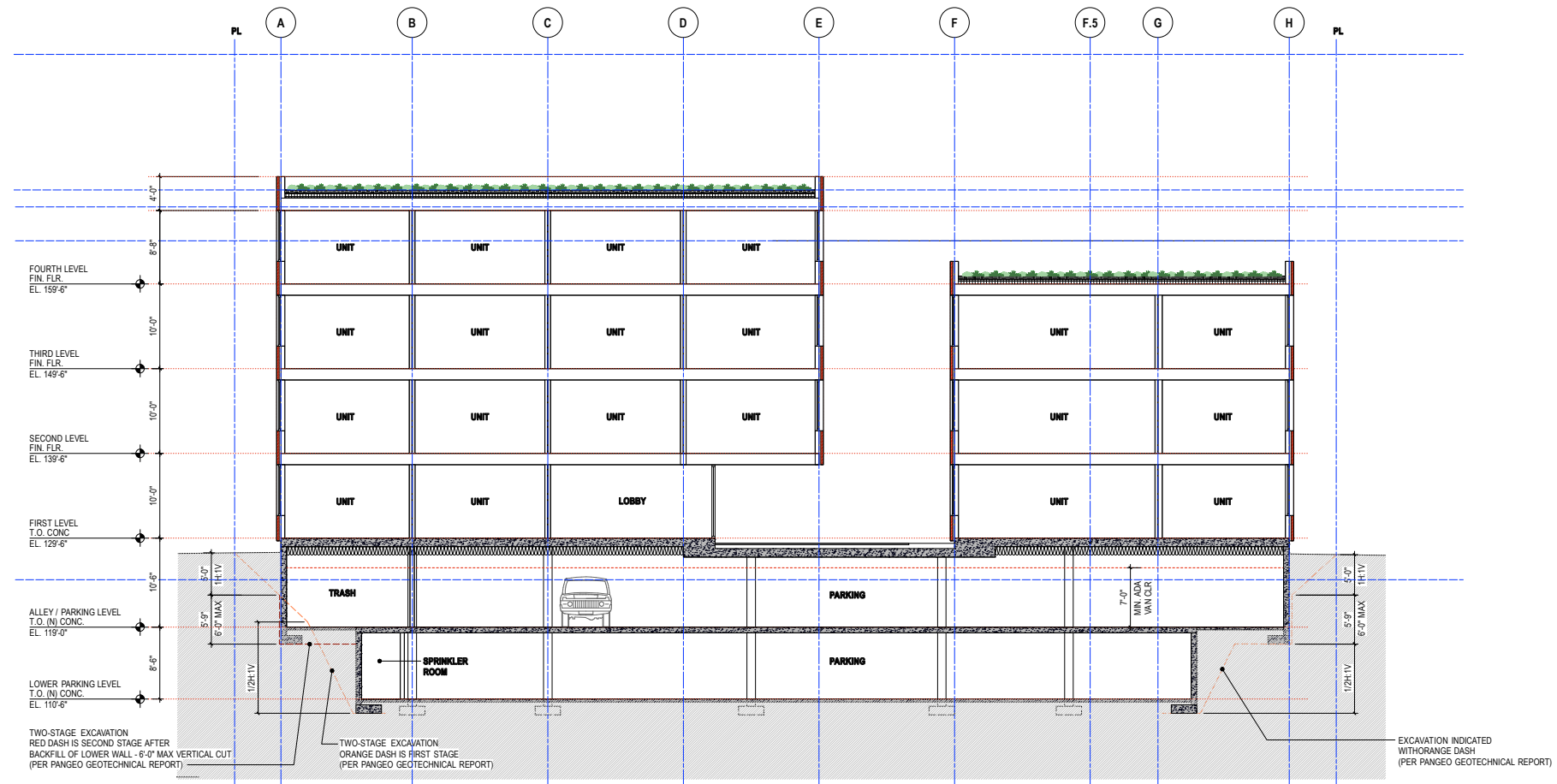
FOURTH LEVEL



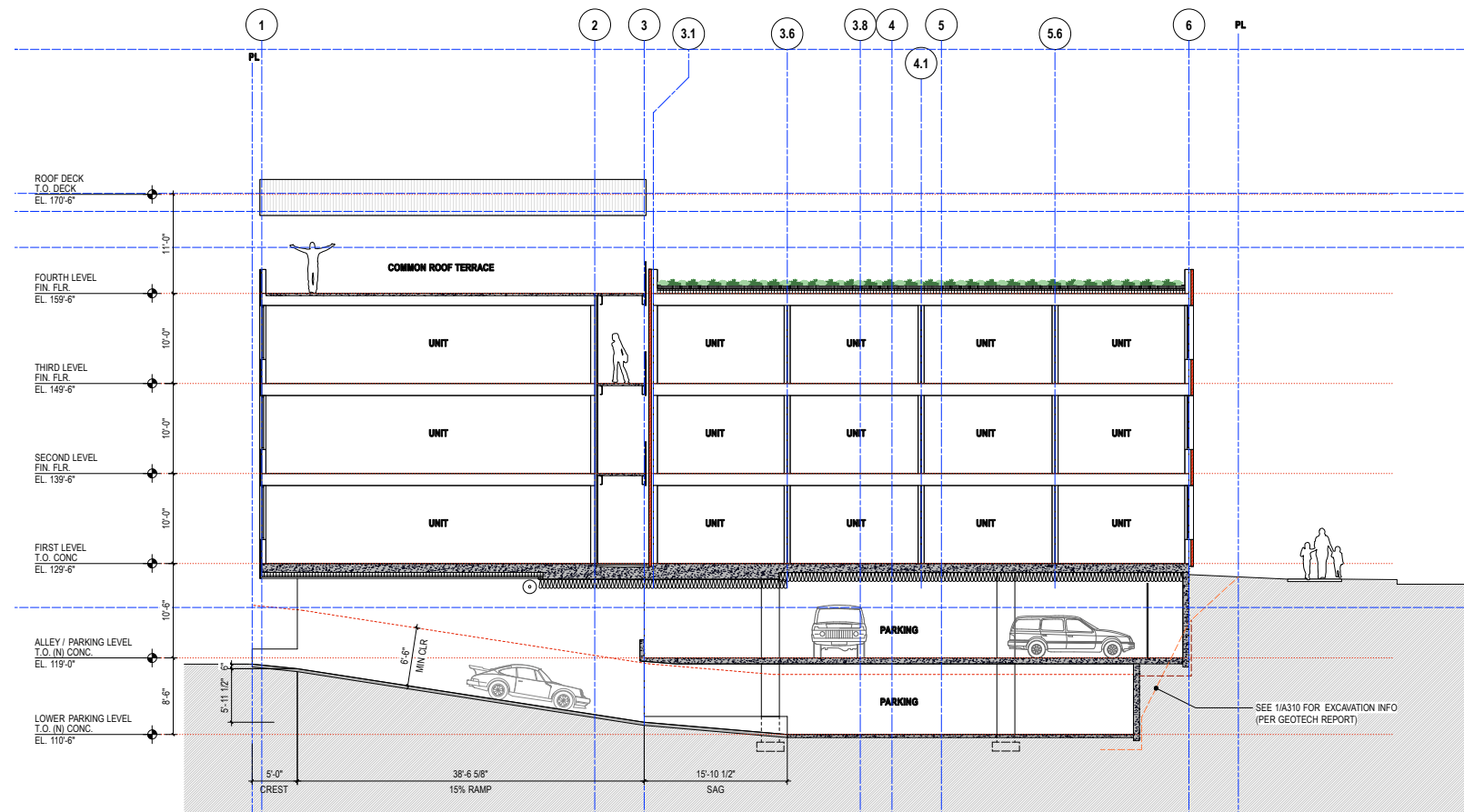
ROOF LEVEL



BUILDING SECTIONS



SECTION LOOKING EAST



SECTION LOOKING NORTH

DESIGN DEPARTURE REQUESTS

Departure Request #1: 23.45.518 Rear Setback

Standard:

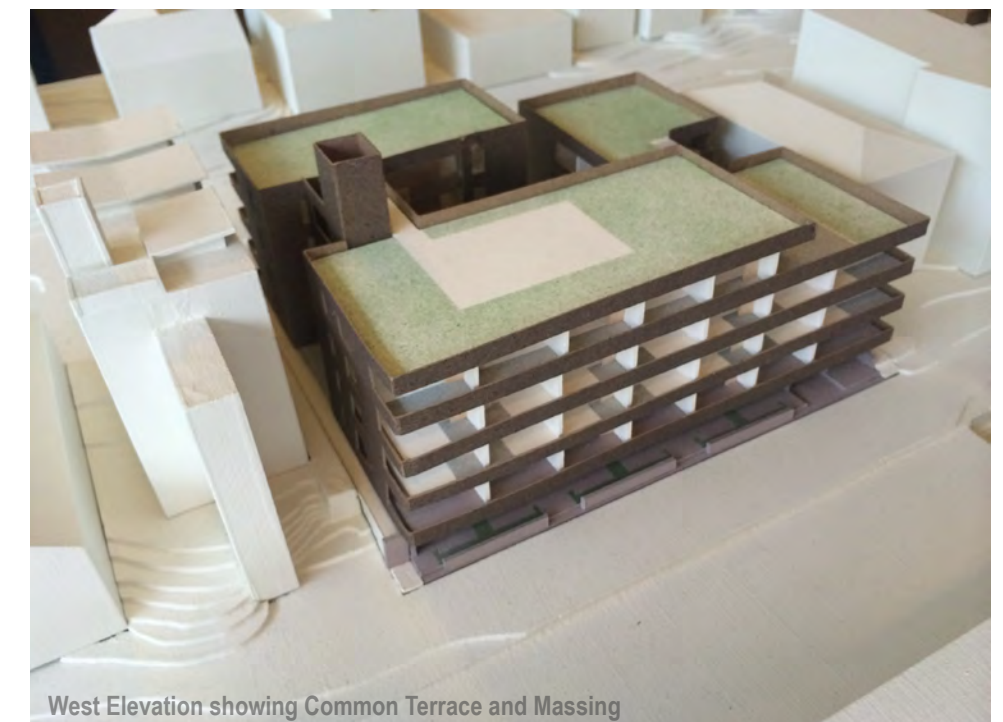
Apartments in LR zones with alley to have 10' setback.

Proposed:

Proposed Structure to have 10" rear setback.

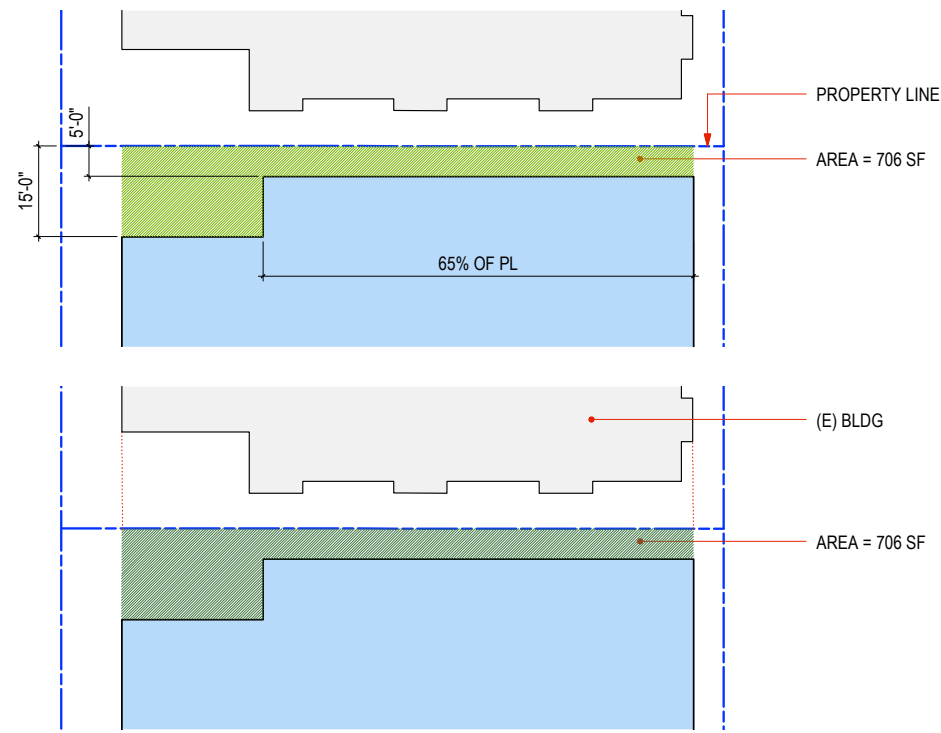
Rationale:

The departure from the rear setback requirement allows for increased modulation and depth in the West elevation, by allowing space for integrated, carved, exterior decks and a large fourth floor common terrace on the south which breaks down the scale of the 4 story portion of the building. These massing strategies provide visual interest from Eastlake Avenue, as requested by the Design Review Board while Reducing the Perceived Building Mass (per DC2.A.2), Providing Visual Depth and Interest (per DC2.C.1), and wrap the language of the building to the alley elevation (per DC2.B.1). Further, the decks on the fourth level are larger and further

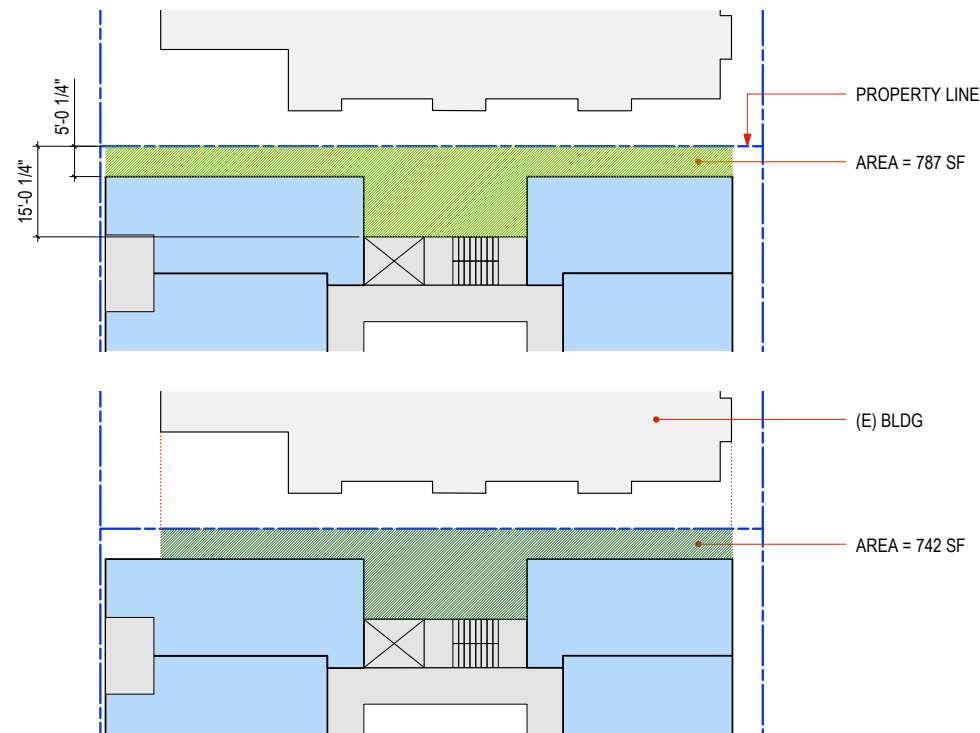


DESIGN DEPARTURE REQUESTS

North Property Line CODE MINIMUM



PROPOSED DESIGN



Departure Request #2: 23.45.527 B1 Maximum Façade Length in Low-rise Zones

Standard:

The maximum combined length of all portions of façades within 15 feet of a lot line that is neither a rear lot line nor a street lot line shall not exceed 65 percent of the length of that lot line.

Proposal:

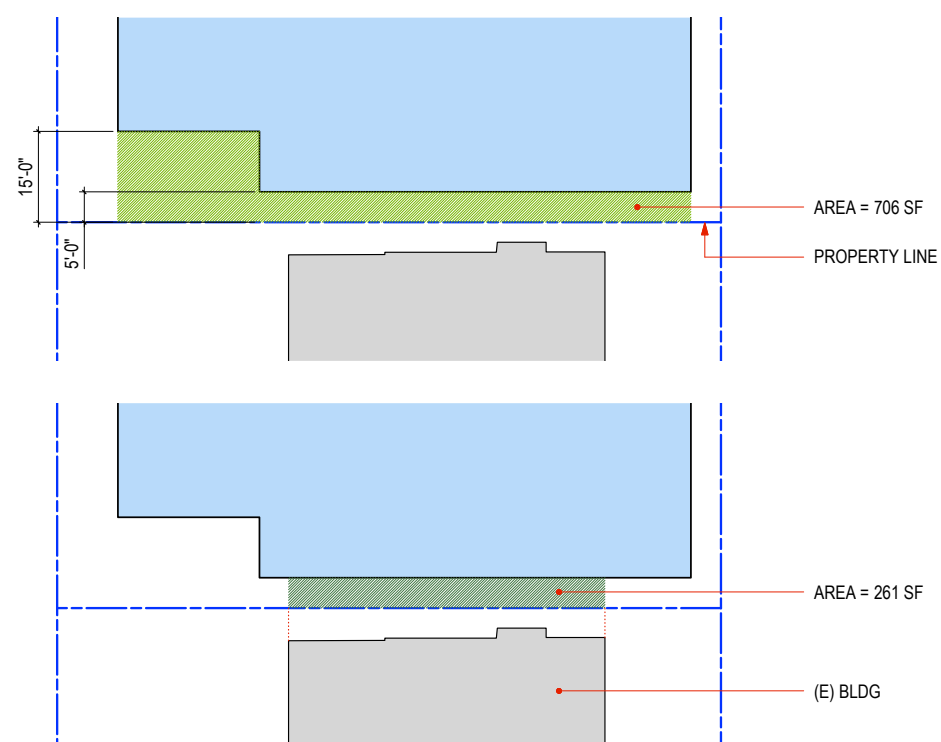
Proposed structure to have 76.91' (70%) of façade on North within 15' of North lot line (North PL = 109.56' per survey)

Proposed structure to have 80.41' (73%) of façade on South within 15' of South lot line (South PL = 109.58' per survey)

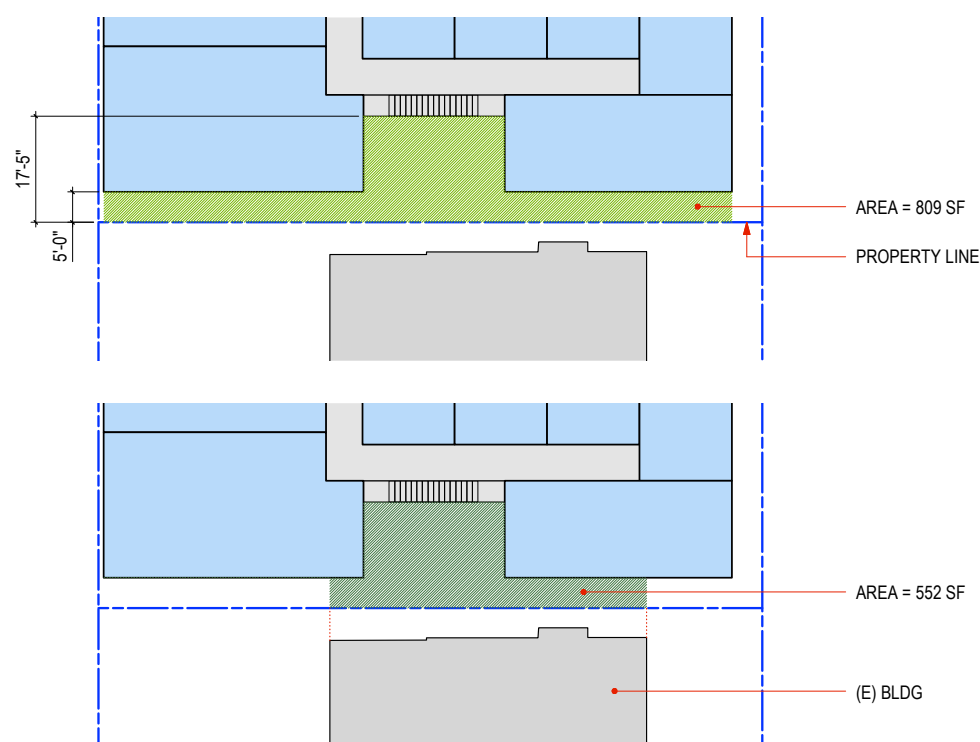
Rationale:

While the proposed design exceeds the 65% code limit slightly, both the north and south side façades are broken into two smaller sections, achieving the intent of the code, to provide relief along side property lines. The relief in the proposed scheme also locates the sections of the facade > 15' from the PL in positions more advantageous to adjacent neighboring structures and provides more relief than code minimums; both the area of open space between buildings is greater in the proposed scheme, as well as the dimension, with 17'-5" on the south side. Furthermore, the portions of building within 15' of the side lot line are modulated significantly with exterior decks and terraces, which further reduce the scale of the proposed project and help to meet design guidelines DC2.A.2 (Reducing Perceived Mass), C.1 (Secondary Architectural Features providing Visual Depth and Interest), and D.1 (Human Scale and Texture).

South Property Line CODE MINIMUM



PROPOSED DESIGN



DESIGN DEPARTURE REQUESTS

Departure Request #2: 23.45.518 Average Side Setback on South

Standard:

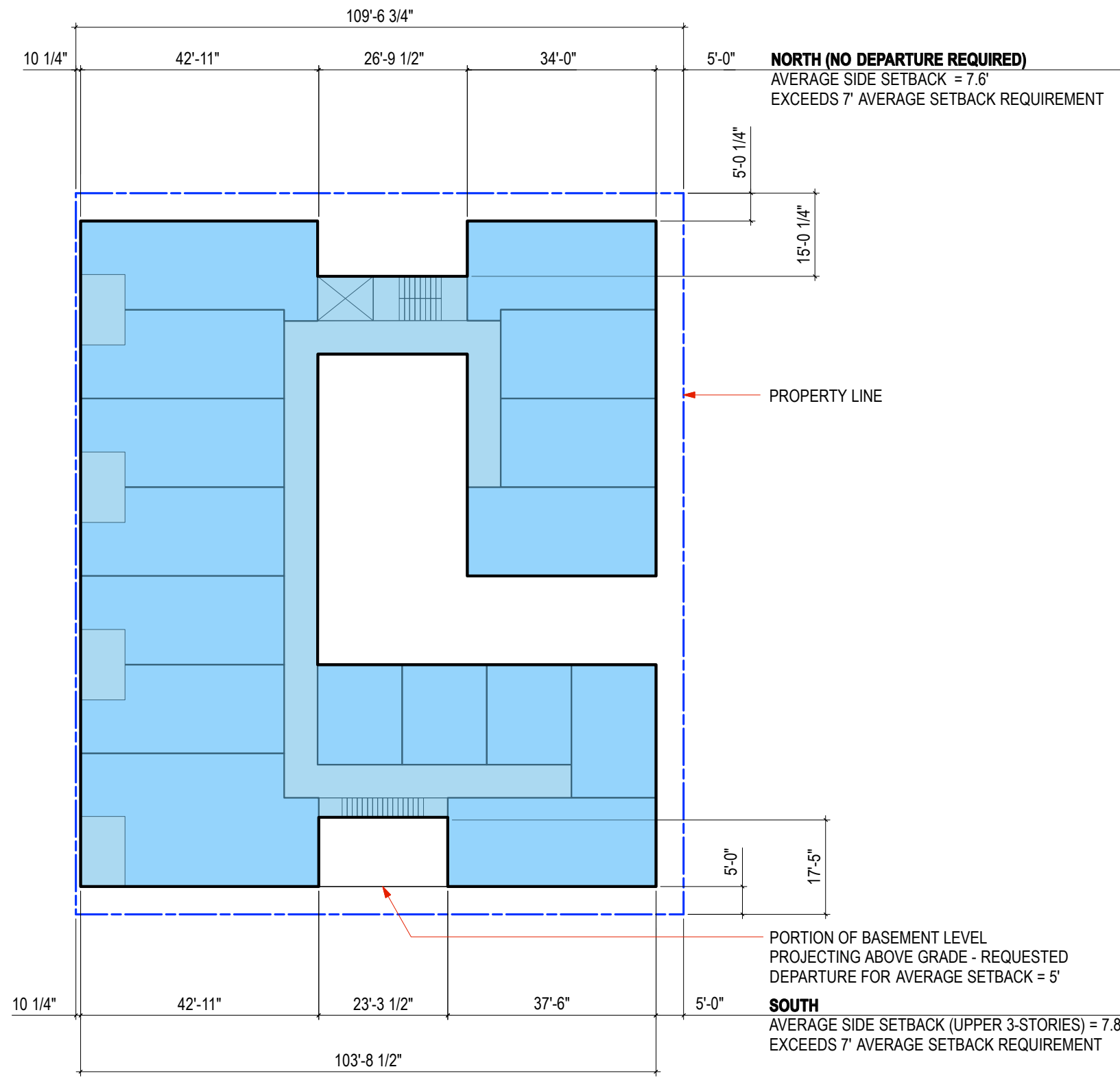
Apartments in LR zones to have 5' minimum, 7' average side setback.

Proposed:

Proposed structure to have 5' minimum setback on south side.

Rationale:

The upper 3-stories, the majority of the proposed scheme, meet both the 7' average setback and 5' minimum setback requirement. This achieves the intent of the code: to provide relief, light, and air along the side yard. Only the portion of the basement level that projects above grade 2.5 - 5' on the south side, does not achieve the 7' average. All portions of the proposed structure meet the 5' minimum setback requirement, and the upper stories exceed the 7' average with 7.8' average setback, affording greater relief than the code minimum. (The north side exceeds the average side setback requirement and does not require a departure). This departure is supported by DC1.C.1 and 2, which encourage locating parking below grade and minimizing the visual impact of vehicle parking in the building composition however because of the slope between Franklin Ave and the alley, a portion of the underground parking garage extends above grade.



Side Setback Diagram

DESIGN GUIDELINES

CONTEXT AND SITE

CS1 Natural Systems and Features

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

RESPONSE:

The project design responds to the existing topography, as the site slopes down from the sidewalk to the alley approximately 10 feet. The preferred massing of the project is broken into three blocks that creates a central courtyard that allows all the units to get daylight from at least two sides. The southeast mass also steps down one floor to provide even more daylight into courtyard while also creating a building form that responds to the varying scale of the neighborhood. The preferred alternative also integrates landscape into the project with the central courtyard that is visible from the street, as well as green roofs. The green roofs will mean the project has less impact on the storm water system.

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.

RESPONSE:

The existing development zoning is Low-Rise 3 that allows up to 40 feet in height, with NC2P-40 across the alley to the west. A mix of multi-family and single-family houses of various heights and scale occupies Franklin Ave East. The project on the parcel just north of the subject property is a new 4+-story building with micro-housing units and no parking. The adjacent property to the south is a house, now subdivided into apartments. The preferred alternative addresses this variation in height, bulk and scale by breaking up the mass into three wings, with the wing closest to the house to the south being lowered in height. The higher mass is adjacent to the micro-housing project to the north.

The preferred alternative also creates strong connections between the street and an open space in the middle of the project, creating a welcoming entry and a sense of place.

CS3 Architectural Context and Character

Contribute to the architectural character of the neighborhood.

RESPONSE:

The preferred alternative strives to fit into the evolving character of the Eastlake neighborhood. It strives to do so through thoughtful massing that breaks up the height, bulk and scale, and the thoughtful integration of open space and landscaping. The project will also use high-quality materials and details so that it will stand the test of time.

PUBLIC LIFE

PL1 Connectivity

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

RESPONSE:

See response to DC3 - Open Space Concept.

PL2 Walkability

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

RESPONSE:

The project is designed to provide the same access for all visitors whether on foot or in wheelchairs, with the central organizing courtyard accessible from Franklin Avenue East with a gentle sloped walkway.

In regards to way-finding, the building's circulation is organized around a central courtyard, so way-finding is enhanced as the building is quickly and easily understood by even the newest of visitors. The building design includes weather protection for the exterior corridors around the courtyard. Eyes on the street is provided in that there are units that have visual connections to all exterior spaces created by the project, including units with visual access to both the courtyard and the alley. Street-level transparency is provided with a wide connection provided at ground-level between the sidewalk along Franklin and the common courtyard. There is also a glass lobby / gathering space with visibility to and from the courtyard and the sidewalk.

PL3 Street-Level Interaction

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

RESPONSE:

The building includes a gracious, central courtyard at street level with clear visual connections to the sidewalk and passing pedestrians. The courtyard is slightly elevated from the sidewalk level to differentiate public sidewalk and semi-public covered space prior to entering the building complex, while also providing a welcoming and identifiable entry for visitors. The open courtyard includes covered exterior space and entries to dwelling units, a glass lobby visible from the street, and substantial trees and landscaping, allowing a variety of activities and a layered transition between the public street and the more private courtyard. Convenient and attractive access to the building ensures comfort and security for the occupants. Paths and entry areas will be sufficiently lighted and entry areas should be protected from the weather. Mostly organized around the central courtyard, the dwelling unit entries also have clear lines of sight to the rest of the facility and common spaces, enhancing the security for visitors and residents. The central courtyard also provides numerous opportunities for interaction among the residents. Ground-level residential units are slightly elevated from the sidewalk to help provide privacy and security for those units.

PL4 Active Transportation

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

RESPONSE:

The project is near a Frequent Transit Service corridor along Eastlake Avenue that connects the University of Washington and Downtown Seattle. The nearest bus stop is about one block away. Secure bike storage will be located in several locations to allow easy access from the alley and the courtyard levels. The bike route along Eastlake Avenue is easily accessible from the project site.



Design Cue: CS3 Architectural Context and Character



Design Cue: CS2 Urban Pattern and Form

DESIGN CONCEPT

DC1 Project Use and Activities

Optimize the arrangement of uses and activities on the site.

RESPONSE:

The central courtyard, lobby and bike storage are conveniently located with easy access from the sidewalk along Franklin Avenue. Units are arranged around the courtyard with many of the entries accessed from the courtyard. There will also be a common roof deck for the residents of the building on the top of the building with visual access to the courtyard and views of Lake Union. Parking and storage spaces are located below grade. There are additional ground floor units along the alley, buffered by exterior landscaping and hardscape for the units that are elevated slightly above the alley. The design takes advantage of the sloping site to provide below-grade parking accessed from the alley, allowing the frontage along Franklin Avenue East to be pedestrian-centric.

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.

RESPONSE:

See response to DC3 - Open Space Concept.

Reducing perceived mass – fit with neighboring buildings. There will be no blank walls as part of this project, as the design strives to provide ample daylight to the residences. There is also openness to connect the courtyard to the street, creating porosity and visual depth to the project which is in keeping with the character of the street. This visual depth occurs not just at the main floor level, but also for the users as they move throughout the building. The result is a very legible, functional building with high-quality dwelling units in a livable, community-centered residential complex.

The preferred massing alternative for the new building limits the massing along Franklin Avenue to offer visual relief and acknowledge of the granularity of the neighborhood. Another benefit to this approach is that it allows more daylight into the common courtyard.

DC3 Open Space Concept

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

RESPONSE:

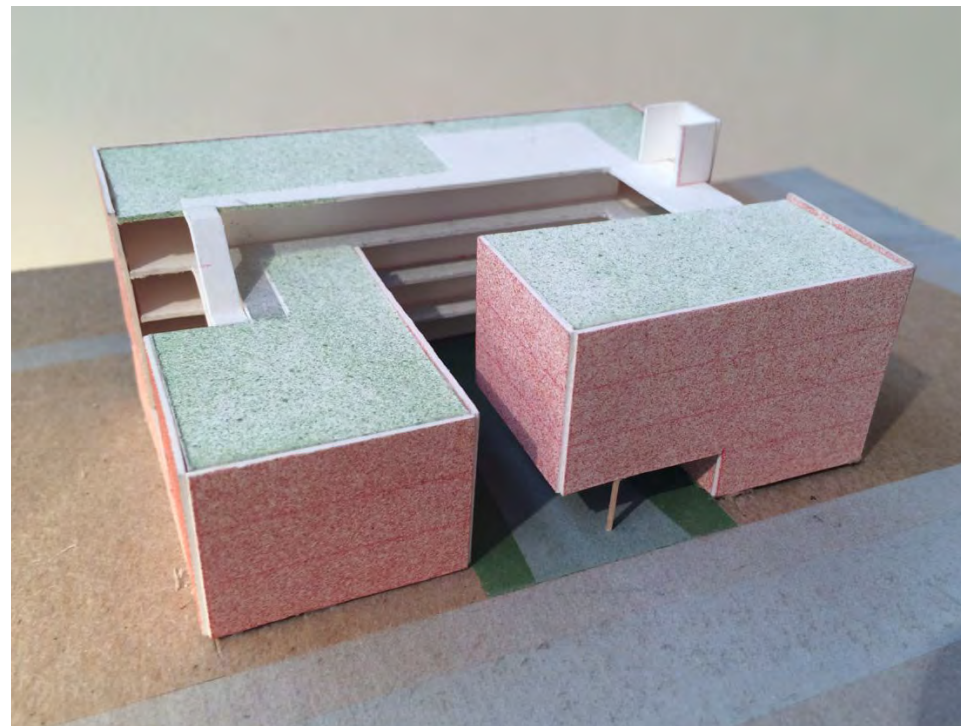
The proposed design creates a linked network of open spaces, with both active and passive landscaped areas. At the heart is a common, landscaped courtyard around which the building wraps, and around which occupants circulate through the building. The courtyard helps provide daylight to the dwelling units and easy way-finding for users. The massing on the southeast portion of the building is lowered to allow additional daylight into the courtyard. As one moves up and through the building, there will be additional open spaces provided on the three roofs of the building. There will be a roof deck on the west wing for active use by the residents, with amenities for community gathering such as barbeques and a greenhouse for growing food. There will also be green roofs on the east and lowered SE wings of the building, visible from the fourth floor and the roof deck. The landscape and hardscape will compliment the vocabulary of the buildings and integrate planting to promote the development of a single, cohesive design.

DC4 Exterior Elements and Finishes

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

RESPONSE:

The buildings will be well-detailed, high-quality, and durable. Exterior materials will draw inspiration from the adjacent context, and be compatible with surrounding colors, textures, and patterns. Low-level lighting will be used to provide a safe and attractive courtyard and building entry sequence, while avoiding glare into the units or adjacent properties. Landscaping will include draught-tolerant plants and substantial trees in the courtyard. There will also be green roofs on more than 50% of the building, providing an additional visual amenity for some of the units and neighboring uphill properties.



Design Cue: DC2 Architectural Concept



Design Cue: DC3 Open Space Concept



Design Cue: DC4 Exterior Elements and Finishes

DESIGN GUIDELINES

CONTEXT AND SITE

CS1 Natural Systems and Features

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

- A. ENERGY USE
- B. SUNLIGHT AND NATURAL VENTILATION
- C. TOPOGRAPHY
- D. PLANTS AND HABITAT
- E. 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
- B. ADJACENT SITES, STREETS, AND OPEN SPACES
- C. RELATIONSHIP TO THE BLOCK
- D. HEIGHT, BULK, AND SCALE

CS3 Architectural Context and Character

Contribute to the architectural character of the neighborhood.

- A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES
- B. LOCAL HISTORY AND CULTURE



CS1 + CS2 - Responding to Height, Bulk, and Scale of Evolving Context



CS2 - Adjacent Sites



CS3 - Emphasizing Positive Neighborhood Attributes

DESIGN GUIDELINES

PUBLIC LIFE

PL1 Connectivity

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

A. NETWORK OF OPEN SPACES

B. WALKWAYS AND CONNECTIONS

C. OUTDOOR USE AND ACTIVITIES

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

B. SAFETY AND SECURITY

C. WEATHER PROTECTION

D. WAYFINDING

PL3 Street-Level Interaction

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

A. ENTRIES

B. RESIDENTIAL EDGES

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

B. PLANNING AHEAD FOR BICYCLISTS

C. PLANNING AHEAD FOR TRANSIT



PL2 - Courtyard Connection, Weather Protection at Entry, Walkability



PL1 - Outdoor Uses and Activities



PL3 - Street - Level Interaction



PL4 - Integrated Active Transportation Amenities

DESIGN GUIDELINES

DESIGN CONCEPT

DC1 Project Use and Activities

Optimize the arrangement of uses and activities on the site.

A. ARRANGEMENT OF INTERIOR USES

B. VEHICULAR ACCESS AND CIRCULATION

C. PARKING AND SERVICE USES

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

B. ARCHITECTURAL AND FACADE COMPOSITION

C. SECONDARY ARCHITECTURAL FEATURES

D. SCALE AND TEXTURE

E. FORM AND FUNCTION



DC2 - Massing



DC2 - Facade Composition, Visual Depth, Texture, and Human Scale

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

B. OPEN SPACE USES AND ACTIVITIES

C. DESIGN



DC3 - Building - Open Space Relationship

DC4 Exterior Elements and Finishes

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

A. BUILDING MATERIALS

B. SIGNAGE

C. LIGHTING

D. TREES, LANDSCAPE, AND HARDSCAPE MATERIALS

E. PROJECT ASSEMBLY AND LIFESPAN



DC4 - Exterior Finish Materials

SITE + COURTYARD LIGHTING PLAN



Recessed Planter Light / Step light



Wall-mounted sconce



Tree up-light

Recessed Planter Light / Step light

Wall-mounted sconce

SUN ANALYSIS OF ALTERNATIVES

Shading Studies

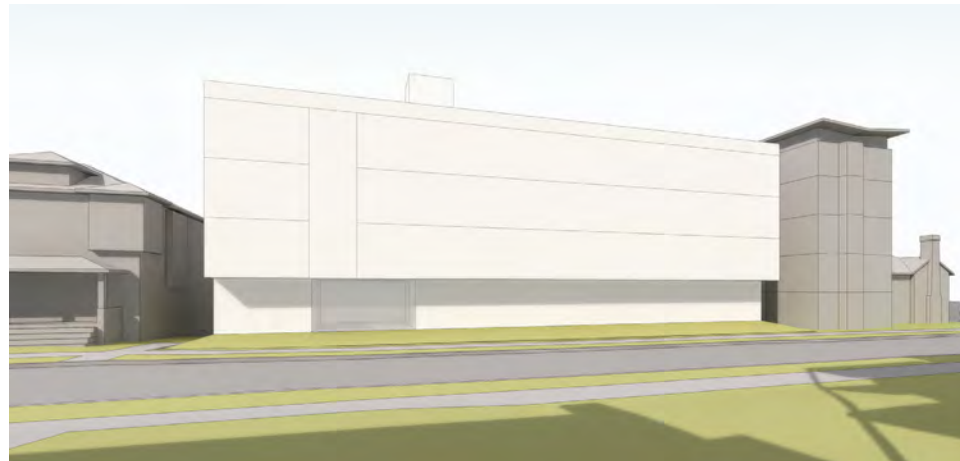
The sun analysis diagrams show that building a continuous street wall (Alternatives 1 and 2) would put Franklin Avenue East in shadow after 2pm throughout the year. The preferred scheme provides sun to the central courtyard during the summer, while also allowing some afternoon sun to pass through the site onto Franklin Avenue East in the summer months.

⌚ North for Site Plan Diagrams

Alternative 1



Alternative 2
(Code-Compliant Scheme)



Alternative 3
(Preferred Scheme)



SUN ANALYSIS OF ALTERNA-

DECEMBER 21
10 AM



DECEMBER 21
12 PM



DECEMBER 21
2 PM



JUNE 21
10 AM



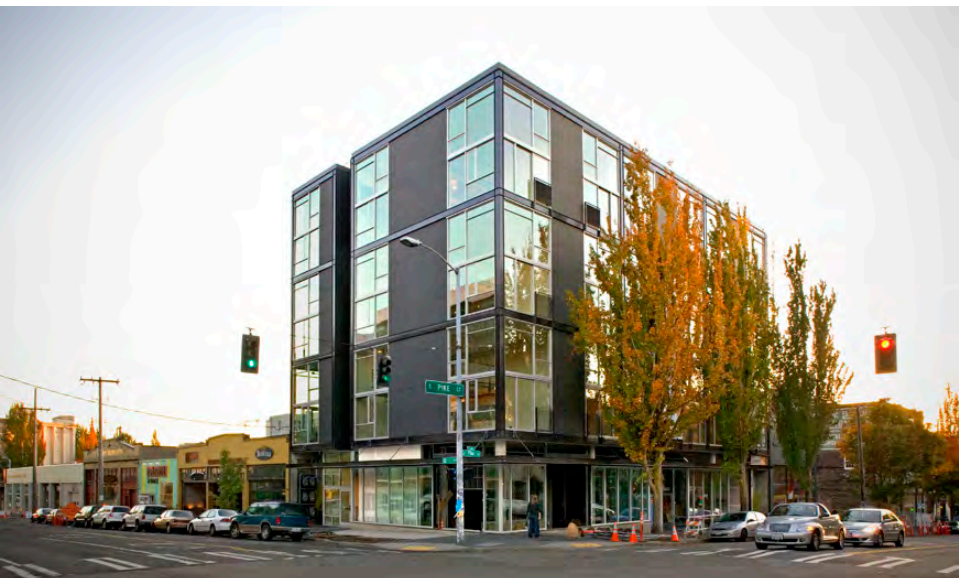
JUNE 21
12 PM



JUNE 21
2 PM



EXAMPLES OF PAST WORK



EXAMPLES OF PAST WORK

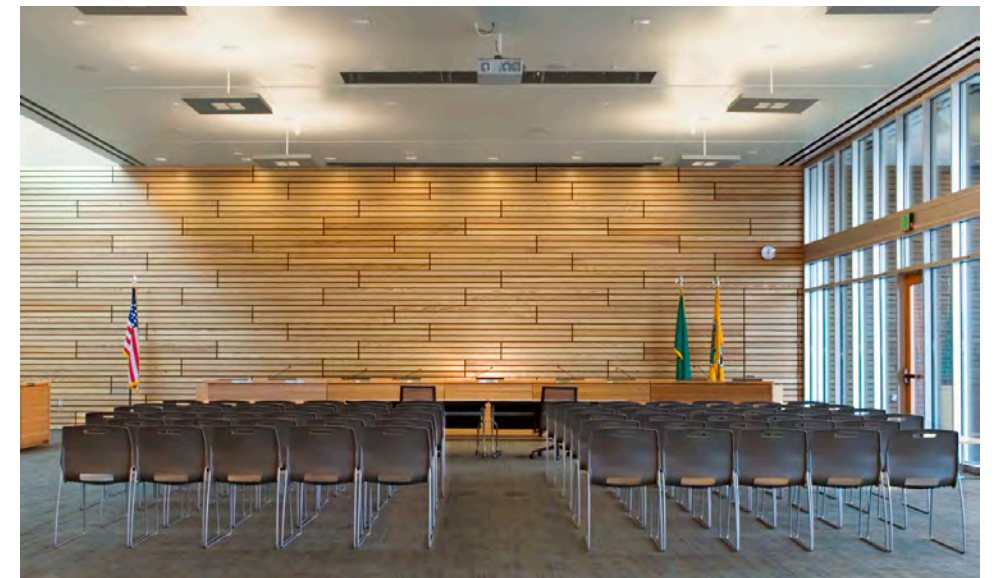
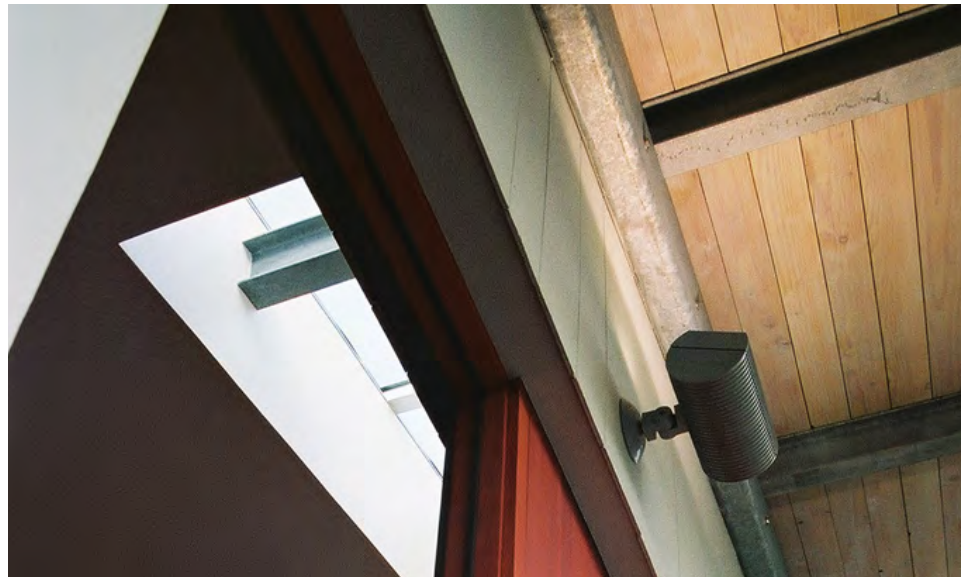
Bradner Gardens Community Building Seattle, WA



Belroy Court Seattle, WA



Kenmore City Hall Kenmore, WA



VIEW LOOKING WEST ON FRANKLIN AVE

