



3272 Fuhrman Ave E

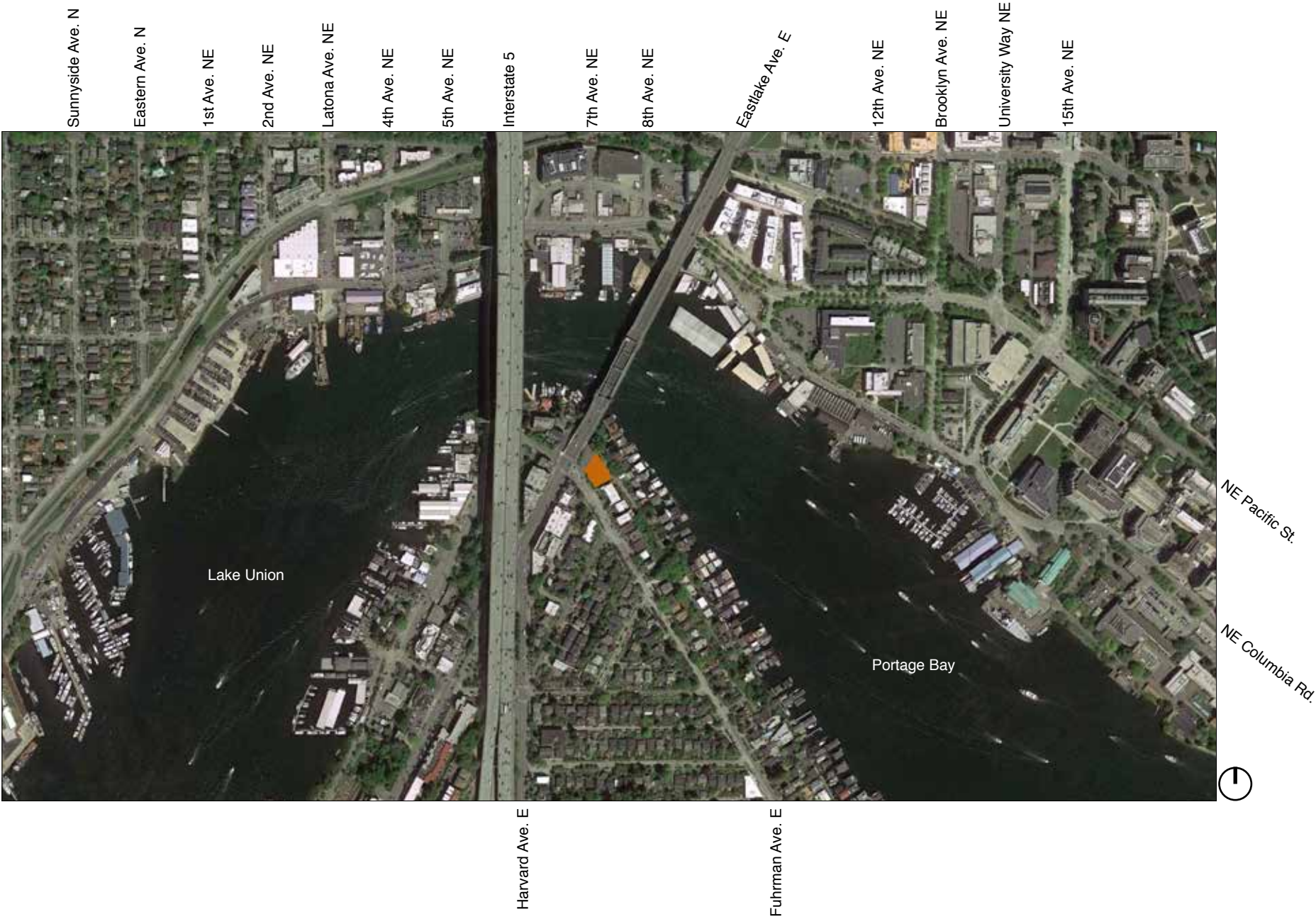
Recommendation Meeting - DPD Project #3018824  
March 16, 2016

b9 architects



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## OBJECTIVES

Design and construct a mixed-use building containing 61 apartment units and 1 commercial units.

Number of Apartment Units	61
Amount of Commercial Square Footage (Approx.)	1,943
Number of Parking Spaces	22
Number of Bike Parking Spaces	67

## TEAM

ARCHITECT	b9 architects
DEVELOPMENT	Views at Portage Bay LLC
STRUCTURAL	Malsam Tsang Structural Engineering
GEOTECHNICAL	PanGEO, Inc.
LANDSCAPE	Karen Kiest   Landscape Architects
CIVIL	The Blueline Group

## CITY of SEATTLE

### Application for Early Design Guidance

#### PART I: CONTACT INFORMATION

1. Property Address	3272 Fuhrman Ave E
2. Project number	3018824
3. Additional related project number(s):	N/A
4. Owner/Lessee Name	Views at Portage Bay LLC
5. Contact Person Name	Bradley Khouri
Firm	b9 architects
Mailing Address	610 2nd Avenue
City State Zip	Seattle, WA 98104
Phone	206.297.1284
Email address	office@b9architects.com

6. Applicant's Name	Bradley Khouri
Relationship to Project	Architect

7. Design Professional's Name	Bradley Khouri
Address	610 2nd Avenue
Phone	206.297.1284
Email address	b9k@b9architects.com

#### PART II: SITE AND DEVELOPMENT INFORMATION

1. Please describe the existing site, including location, existing uses and/or structures, topographical or other physical features, etc.

*The existing site is located at the corner of Eastlake Avenue E and Fuhrman Avenue E at the south approach to the University Bridge. The site slopes down to the northeast falling approximately 26 feet to Portage Bay Place E. There are no existing structures on the site. The existing structure was demolished.*

2. Please indicate the site's zoning and any other overlay designations, including applicable Neighborhood Specific Guidelines.

*The lot is zoned NC2P-40 and lies within the Eastlake Residential Urban Village. The City of Seattle does not have specific Neighborhood Guidelines for this area.*

3. Please describe neighboring development and uses, including adjacent zoning, physical features, existing architectural and siting patterns, views, community landmarks, etc.

*The site is located in the NC2P-40 zone and abuts several other zones: LR3 to the southeast, SF5000 to the north across Portage Bay Place E, C1-40 to the west across Eastlake Avenue E with NC2P-40 continuing across Fuhrman Avenue E to the southwest, transitioning to NC3-40. Adjacent architectural and siting patterns are diverse, with the strongest pattern being the adjacent house boats along Portage Bay Avenue E. The site has views of Portage Bay and the University Bridge to the north and east. The site, has been vacant since March 2010.*

4. Please 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.

*The proposal is for two structures connected below grade that will house 61 apartments (including studio, 1-bedroom and 2-bedroom units), below-grade parking for 22 vehicles, and one street-level commercial space located at the corner of Eastlake Avenue E and Fuhrman Avenue E.*



## ZONING ANALYSIS

### 23.47A.004 PERMITTED USES:

- Residential permitted outright, commercial permitted with limitations based on use.

### 23.47A.005 STREET LEVEL USES:

- Residential uses may occupy no more than 20 percent of the street-level, street-facing façade in a pedestrian designated zone.

### 23.47A.008 STREET LEVEL DEVELOPMENT:

- Blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width and may not exceed 40 percent of the width of the façade of the structure along the street.
- Sixty percent of the street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent.
- Nonresidential uses shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level street-facing facade.
- Nonresidential uses at street level shall have a floor-to-floor height of at least 13 feet.
- At least one of the street-level street-facing facades containing a residential use shall have a visually prominent pedestrian entry
- The floor of a dwelling unit located along the street-level street-facing facade shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk.

### 23.47A.012 HEIGHT:

In zones with a 40 foot mapped height limit:

- The height of a structure may exceed the otherwise applicable limit by up to 4 feet provided either a floor-to-floor height of 13 feet or more is provided for nonresidential uses at street level or a residential use is located on a street-level, street-facing facade, and the first floor of the structure at or above grade is at least 4 feet above sidewalk grade.
- Open railings, planters, skylights, clerestories, greenhouses, solariums, parapets and firewalls may extend up to 4 feet above the otherwise applicable height limit, whichever is higher.
- Mechanical equipment may extend up to 15 feet above the applicable height limit, as long as the combined total coverage of all features gaining additional height does not exceed 20 percent of the roof area, or 25 percent of the roof area if the total includes stair or elevator penthouses or screened mechanical equipment.
- Stair and elevator penthouses may extend above the applicable height limit up to 16 feet.

### 23.47A.013 FLOOR AREA RATIO:

- 40' Height Limit - 3.25 x 15,620 SF = 50,765 square feet allowable

### 23.47A.014 SETBACK REQUIREMENTS

- 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.
- A 15 foot setback is required above 13 feet in height along any side lot line that abuts a residential zone

### 23.47A.016 LANDSCAPING AND SCREENING STANDARDS

- Landscaping that achieves a Green Factor score of 0.30 or greater is required.
- Street trees are required when any development is proposed. Existing street trees shall be retained unless the Director of Transportation approves their removal.
- If it is not feasible to plant street trees in a right-of-way planting strip, a 5-foot setback shall be planted with street trees along the street property line or landscaping other than trees shall be provided in the planting strip, subject to approval by the Director of Transportation.

### 23.47A.022 LIGHT AND GLARE

- Exterior lighting must be shielded and directed away from adjacent uses.
- Interior lighting in parking garages must be shielded to minimize nighttime glare affecting nearby uses.

### 23.47A.024 AMENITY AREA

- Amenity areas are required in an amount equal to 5 percent of the total gross floor area in residential use.
- All residents shall have access to at least one common or private amenity area.
- Amenity areas shall not be enclosed.
- Common amenity areas shall have a minimum horizontal dimension of 10 feet, and no common amenity area shall be less than 250 square feet in size.
- Private balconies and decks shall have a minimum area of 60 square feet, and no horizontal dimension shall be less than 6 feet.

### 23.47A.032 PARKING LOCATION AND ACCESS

- Access to parking shall be from the alley if the lot abuts an alley improved to the standards of Section 23.53.030.C

### 23.54.015 AND 23.54.030 PARKING:

- For nonresidential uses in Urban Villages that are not within an Urban Center or the Station Area Overlay District, if the nonresidential use is located within 1,320 feet of a street with frequent transit service, then there is no minimum requirement.
- For all residential uses in commercial and multifamily zones within Urban Villages that are not within an Urban Center or the Station Area Overlay District, if the residential use is located within 1,320 feet of a street with frequent transit service then there is no minimum requirement.
- One bicycle parking space will be required per every 4 residential units.

### 23.54.040 SOLID WASTE

- Mixed use development that contains both residential and nonresidential uses shall meet the storage space requirements shown in Table A for 23.54.040 for residential development, plus 50 percent of the requirement for nonresidential development. In mixed use developments, storage space for garbage may be shared between residential and nonresidential uses, but separate spaces for recycling shall be provided.
- For developments with 9 dwelling units or more, the minimum horizontal dimension of required storage space is 12 feet.

### 23.60.014 SUPPLEMENTAL REGULATIONS

- The height permitted in the Shoreline District shall be the lower of the heights permitted by the applicable shoreline environment and the underlying zone.

### 23.60.020 SUBSTANTIAL DEVELOPMENT PERMIT

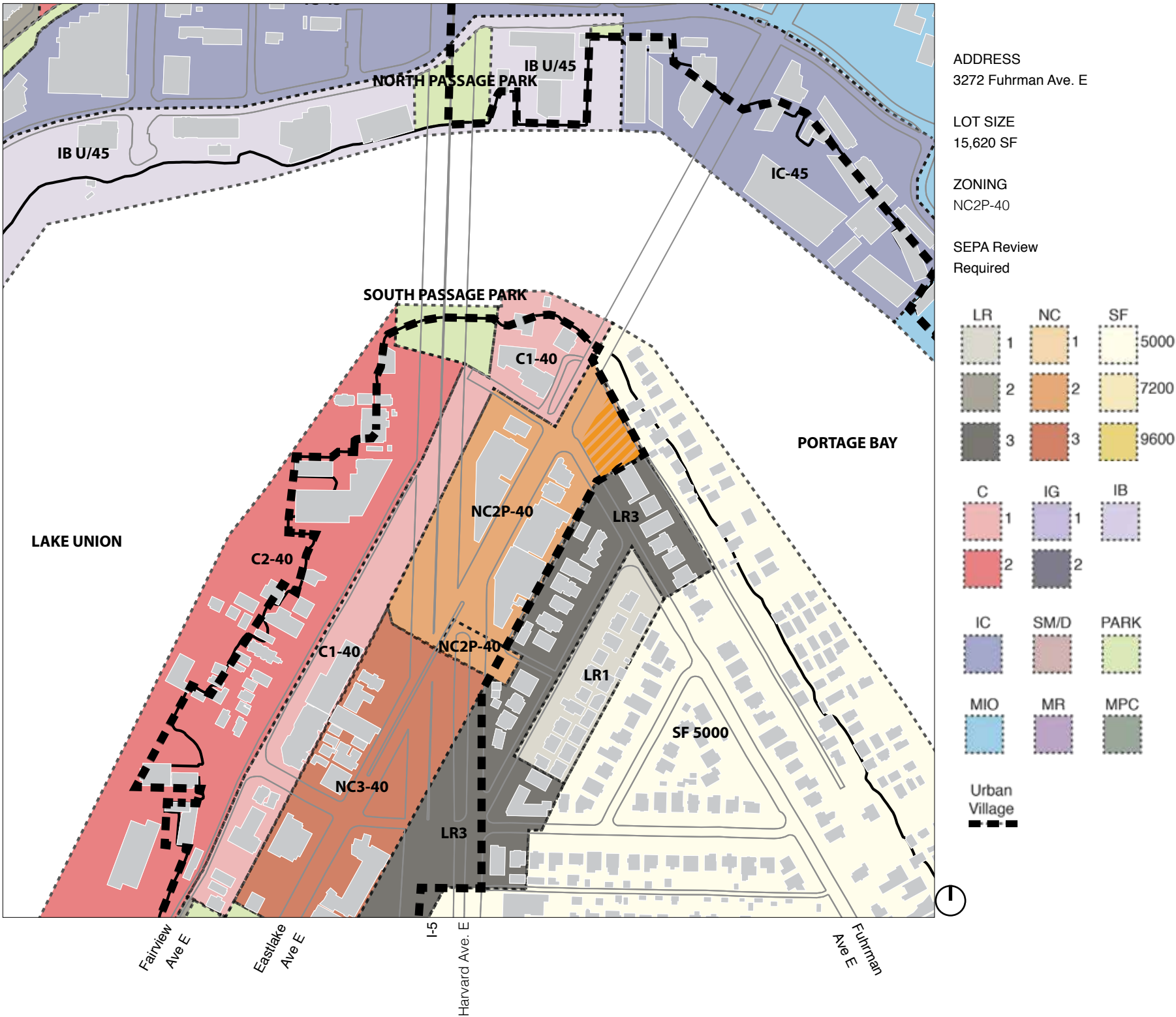
- No development shall be undertaken in the Shoreline District without first obtaining a substantial development permit from the Director.

### 23.60.632 HEIGHT IN THE URBAN STABLE ENVIRONMENT

- The maximum height shall be thirty feet in all locations.

### 23.60.952 HEIGHT MEASUREMENT

- Height of structures shall be determined by measuring from the average grade of the lot immediately prior to the proposed development to the highest point of the structure not otherwise excepted from the height limits. Calculation of the average grade level shall be made by averaging the elevations at the center of all exterior walls of the proposed building or structure.





## NEIGHBORHOOD

The architectural context in the neighborhood contains a diversity of scale, material, and type that contributes to the livability and material quality of the neighborhood. Especially notable is the historic Martello Condominium across the street to the south on Fuhrman Ave E. Several new developments have been proposed and completed recently and are complemented by a strong presence of house boats along Portage Bay.



1 The Martello Condominium  
4 units  
Built: 1916



2 Shorecrest Condominium  
9 units  
Built: 1928



3 Ruby Condominium  
52 units  
Built: 2008



4 Union Bay Lofts  
18 units  
Built: 2008



5 Lanai Apartments  
28 units  
Built: 1955



6 Single Family House Boat  
Built: 1988



7 Single Family Residence  
Built: 2014



8 Single Family Residence  
Built: 1922



9 Single Family Residence  
Built: 1922



10 Single Family Residence  
Built: 2005



## STREETSCAPE



① East Side of Eastlake Ave E



② West Side of Eastlake Ave E



③ North Side of Fuhrman Ave E



④ South Side of Fuhrman Ave E





## SITE OVERVIEW

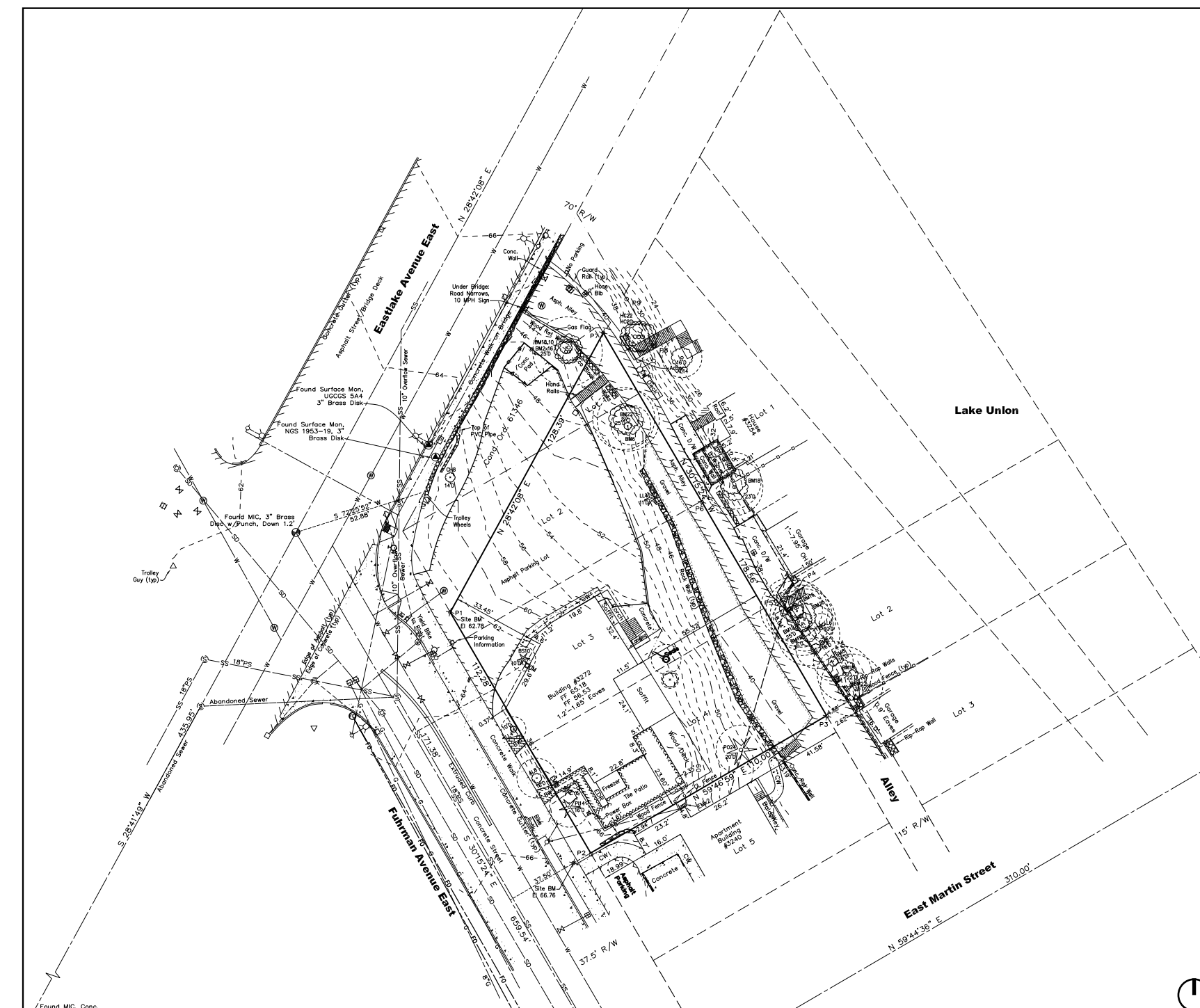
This diagram outlines the massing strategy which responds to the site's topography. The aerial illustration also reveals the height of the adjacent properties relative to the proposal. There is an eclectic mix of scales and styles in the neighborhood ranging from small house

boats to recent larger mixed-use developments. Immediately adjacent to the site, the University Bridge connects the Eastlake neighborhood to the University District to the north. Interstate 5 is shown as well, elevated above the neighborhood.

Project Site



## SURVEY







### EXISTING SITE CONDITIONS

The site slopes down from Fuhrman Avenue E to the northeast where it meets Portage Bay PL E. On the west side, the site is bounded by Eastlake Avenue E which transitions to the University Bridge, connecting the University District and Downtown. There are no existing structures on the site currently.



1 View from NE



2 View from SW



3 View from NW



4 View from E



5 View from NW



6 View from SW





VIEW FROM EASTLAKE AVENUE E



VIEW OF RIGHT OF WAY PLANNED FOR IMPROVEMENT



VIEW OF PORTAGE BAY PLACE E FROM NORTHWEST CORNER OF SITE

## NEIGHBORHOOD REQUESTS

### Fuhrman Avenue E

- Design the roof line of the proposed structure to mimic the Rapunzel and Northern Passage Buildings.
- Provide additional setback adjacent to the Lanai Building to the east to allow for access and maintenance of its structure.
- Minimize the scale of the smaller building in the southwest corner of the site.
- Provide a design response that acknowledges the history of the Red Robin on the site.

### Eastlake Avenue E

- Design the proposed structure to have decks that allow for eyes on the proposed right of way stair and landscape improvement between the site and Eastlake Avenue E.
- Provide a landing at the bottom of the proposed right of way stair for refuge for pedestrians where Eastlake Avenue E intersects with Portage Bay Place E.

### Portage Bay Place E

- Provide a larger setback to Portage Bay Place E.
- Remove trees and shrubs at bottom of the proposed right of way stair for improved visibility and pedestrian safety where Eastlake Avenue E intersects with Portage Bay Place E.
- Create indentations along the Portage Bay Place E facade for pedestrian refuge along the length of the proposed structure.
- Improve the pedestrian and vehicular condition along Portage Bay Place E.



VIEW FROM THE INTERSECTION OF FUHRMAN AVENUE E AND EASTLAKE AVENUE E



VIEW FROM THE UNIVERSITY BRIDGE



LANAI APARTMENT BUILDING



NORTHERN PASSAGE BUILDING



RAPUNZEL (SEBI'S) BUILDING



## SUMMARY OF GUIDANCE

### CONNECTION TO STREET

#### Board Recommendation

The Board supported the preferred massing option 3 which include a direct connection from Fuhrman Ave E to both buildings at grade (CS2-B-2, PL1-B-3).

#### Summary Response

- The connection to the street has been retained for both buildings, with both main entrances coming off of Fuhrman Avenue E.
- The main entrance to the north structure includes a bridge that overlooks the central courtyard. Eastlake Avenue E and the proposed right of way stair and landscape improvement is visible beyond from this vantage point.
- At the north end of the Fuhrman Avenue E connection is an overlook where one can view Portage Bay and the University Bridge to the North.



Main Entrance from Fuhrman Ave E



Main Entrance Bridge looking NW with Courtyard

### COURTYARD

#### Board Recommendation

The Board supported the proposed courtyard between the two above-grade structures.

It was recommended that the be widened to provide safe and convenient access for residents (CS2-B-3, DC3-A-1).

It was recommended that the courtyard be developed further to create a successful place for residents (PL1-B-3).

#### Summary Response

- During the development of the project, the proposed courtyard was widened to increase light and air to the space in response to the board. The overall height was also reduced inside the courtyard by raising the finished grade.
- At the ground floor a boardwalk-style path connects the three ground floor units of the south structure to the egress stair. The remainder of this central courtyard space is landscaped with native vegetation.
- A strong visual connection from this courtyard space to the proposed pedestrian walk and Eastlake Avenue E has been enhanced.
- For the south structure, exterior walkways at the second and third floors overlook this central courtyard space.



Courtyard from Eastlake Ave E

### ZONE TRANSITION

#### Board Recommendation

The Board agreed that an appropriate transition or complement to the adjacent zones was necessary, and that the preferred massing option 3 provided an appropriate response (CS2-D-3, CS2-D-4, CS2-D-5).

#### Summary Response

- Due to its location within the shoreline zone, the height of the structure is limited to thirty feet above average grade.
- An 8-foot dedication at Portage Bay Place East has been established for this project which provides a greater separation from the proposal and the existing, adjacent structures. This dedication shifts the site's property line from the northern half of the current road width to its southern edge.
- The proposal steps down from Fuhrman Avenue E to Portage Bay Place East, following the natural slope. This mimics the house boats to the project's north which step down from Portage Bay Place E to the water's surface of Portage Bay. This site response is combined with creating a strong architectural response at the corner of Fuhrman Avenue E and Eastlake Avenue E.



View looking South from University Bridge

### MATERIALS/ARTICULATION

#### Board Recommendation

The Board directed further refinement of the design and the use of articulation, materials, color, scale, and glazing to respond appropriately to the context. The use of balconies was suggested as an appropriate response. The Board requested perspectives from Portage Bay Place East and the University Bridge be presented at the Recommendation meeting (CS1-C-2, PL2-C-3, DC2-B-1).

#### Summary Response

- The project is incorporating high-quality materials including brick masonry, ceraclad siding, and standing seam metal panel.
- Decks have been proposed throughout the project with a large number located on the north facade to provide articulation to this facade.
- The facade along Portage Bay Place E is highly articulated to both provide visual interest and rhythm as well as a space for pedestrian refuge and vehicle passage.



New Pedestrian Stair in Right-of-Way



## CONNECTION TO STREET

The connection to the street has been retained for both buildings, with both main entrances coming off of Fuhrman Avenue E (CS-B-2).

The main entrance to the north structure includes a bridge that overlooks the central courtyard. Eastlake Avenue E and the proposed right of way stair and landscape improvement is visible beyond from this vantage point. (PL1-B-1).

At the north end of the Fuhrman Avenue E connection is an overlook where one can view Portage Bay and the University Bridge to the North (PL1-B-3).

The Fuhrman Avenue E façade is highlighted by the strong connection of the commercial space of the corner and an exterior lobby that separates the site into two structures at the street. Both gestures invite residents and visitors into the site (DC2-D-1).



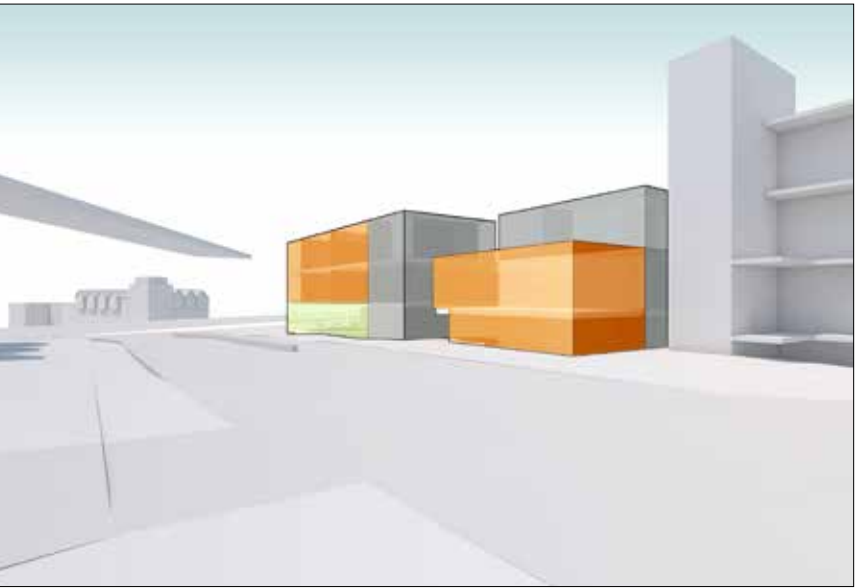
VIEW FROM WEST



VIEW FROM WEST AT EDG



VIEW FROM EAST



VIEW FROM EAST AT EDG



CONNECTION TO STREET



EXTERIOR SEATING AT FUHRMAN AVENUE E



MAIN ENTRY FROM FUHRMAN AVE E





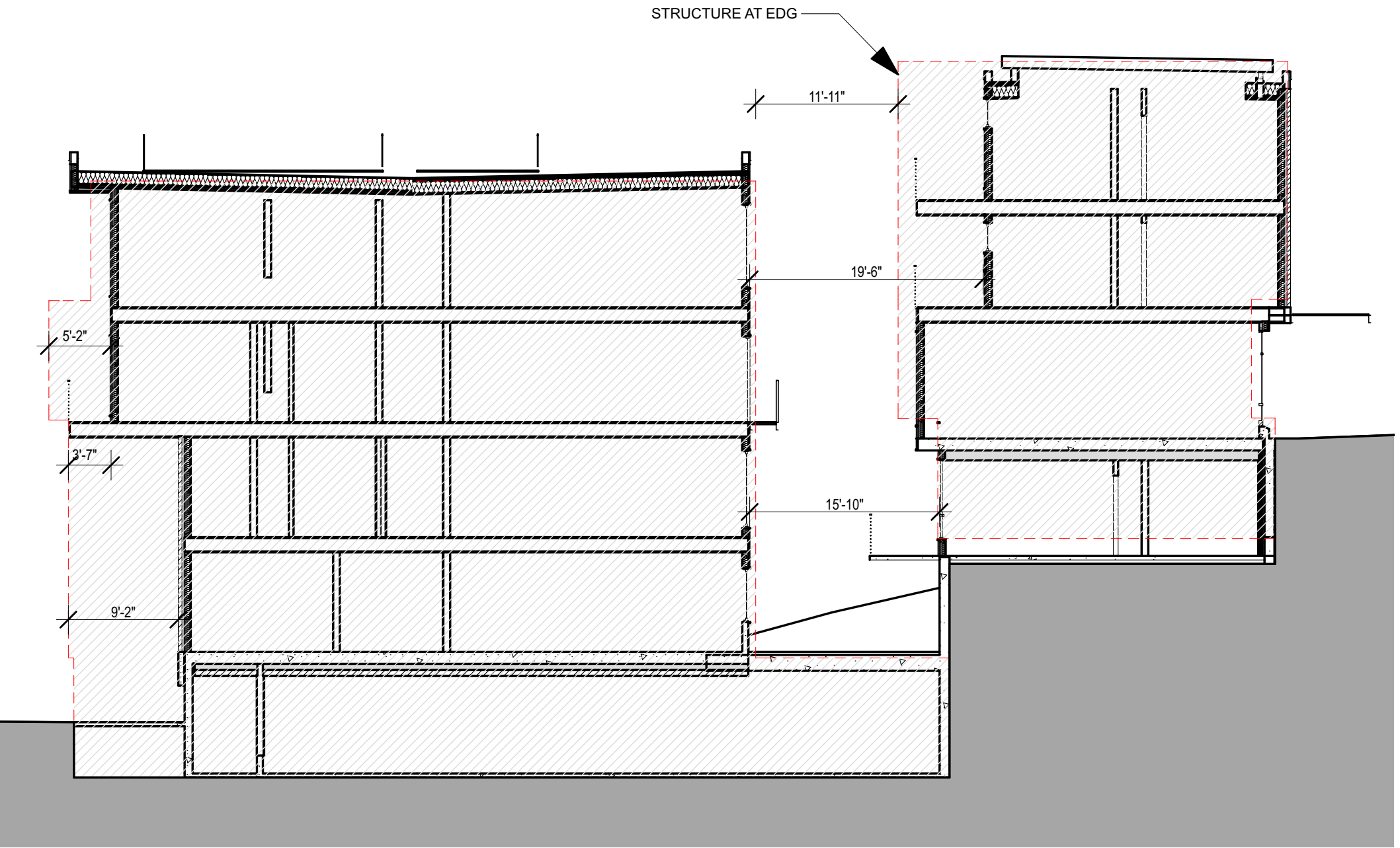
VIEW LOOKING EAST TO COURTYARD FROM EASTLAKE AVENUE E

## COURTYARD

During the development of the project, the proposed courtyard was widened to increase light and air to the space in response to the board. The overall height was also reduced inside the courtyard by raising the finished grade. (CS2-B-3).

At the ground floor a boardwalk-style path connects the three ground floor units of the south structure to the egress stair. The remainder of this central courtyard space is landscaped with native vegetation. (PL1-B-3).

A strong visual connection from this courtyard space to the proposed pedestrian walk and Eastlake Avenue E has been enhanced. For the south structure, exterior walkways at the second and third floors overlook this central courtyard space. (DC3-A-1).



SECTION AT COURTYARD LOOKING EAST



## COURTYARD



COURTYARD FROM BOARDWALK



COURTYARD FROM BRIDGE



## ZONE TRANSITION

Due to its location within the shoreline zone, the height of the structure is limited to thirty feet above average grade.

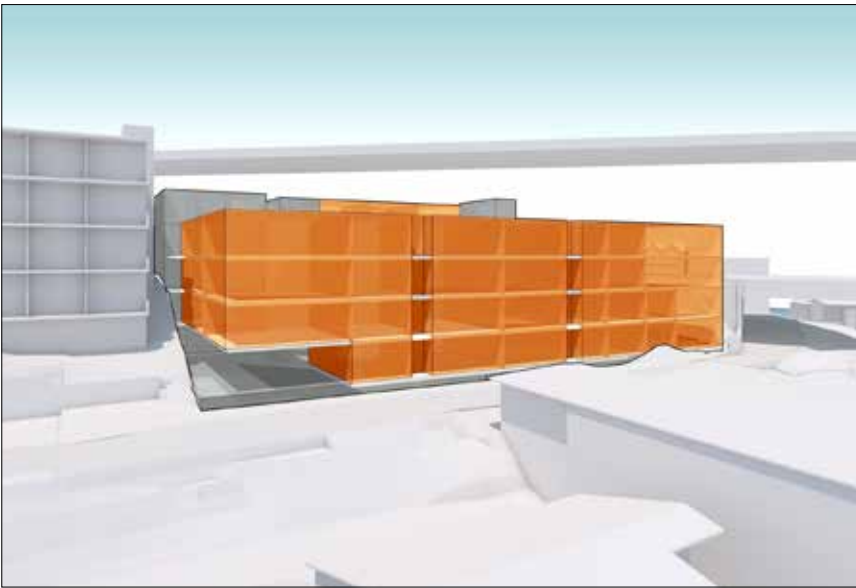
An 8-foot dedication at Portage Bay Place East has been established for this project which provides a greater separation from the proposal and the existing, adjacent structures. This dedication shifts the site's property line from the northern half of the current road width to its southern edge. (CS2-D-3).

The proposal steps down from Fuhrman Avenue E to Portage Bay Place East, following the natural slope. This mimics the house boats to the project's north which step down from Portage Bay Place E to the water's surface of Portage Bay. This site response is combined with creating a strong architectural response at the corner of Fuhrman Avenue E and Eastlake Avenue E. (CS2-D-2).

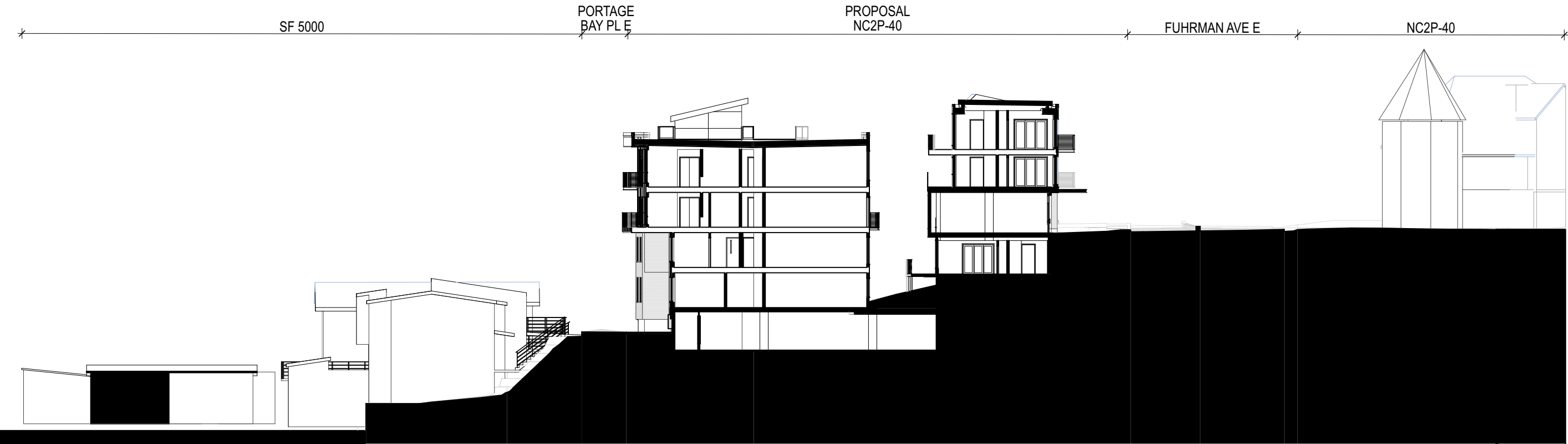
The image below shows the proposal with the existing Lanai Apartments to the east. The Lanai, which is slightly taller than the proposed structure, is located in the less-intense LR3 zone. The drawing on the following page diagrams the zone transition through a sectional cut through the site. This section shows how the proposal transitions down the slope towards the less-intense SF5000 zone and mimics the houseboats to the north.



VIEW FROM NORTHEAST



VIEW FROM NORTHEAST AT EDG



SITE SECTION LOOKING E



MATERIALS/ARTICULATION

South and West Facade: In order to provide a strong corner at the intersection of Fuhrman Avenue E and Eastlake Avenue E, brick with large areas of glazing are proposed. This establishes a transition from Eastlake Avenue to the residential structures along Fuhrman Avenue East. The commercial entry is highlighted by a storefront with infill metal panels. The large windows differentiate the change between residential and commercial space. This material palette is durable and easily maintainable in a high profile location adjacent to the University Bridge (DC4-A-1, DC2-C-1).

North and East Facade: Materials along the North and East facades continue the vertical Ceraclad panel from the west façade. The Ceraclad transitions to painted cement panel that continues around to the east. Material changes along the north facade emphasize modulation, creating moments of contrast and adding scale by breaking down the perceived mass. An exterior open portal interrupts the north façade, creating a direct visual connection from Fuhrman Avenue E all the way through the site (DC2-C-1).

Courtyard: The units that face the courtyard have been provided with large windows to take maximize access to natural light and create opportunities for connection across the space. Materials include Ceraclad panel, brick, and cement panel to create variation within the facade. This variation adds scale and interest to a focal point of the project (DC2-B-1).

The mass of the proposed building is further broken down by incorporating finer scale details such as balcony railings, entry canopies, and landscaping (DC2-D-1).



TOP OF STAIR AT FUHRMAN AVE E



VIEW LOOKING S FROM UNIVERSITY BRIDGE



VIEW LOOKING S FROM UNIVERSITY BRIDGE AT EDG





PORTAGE BAY PLACE E LOOKING E

PEDESTRIAN/VEHICLE

A stair climb is proposed along the Eastlake Avenue E frontage within the right-of-way, connecting Fuhrman Avenue E and the terrace at the proposed commercial space to Portage Bay Place E below. This is heavily landscaped to provide a buffer to the street and University Bridge and create a public amenity maintained by the developer. A pedestrian refuge is proposed at the base of the pedestrian stair climb to provide a safe landing at Portage Bay Place E. Immediately east of that refuge, the structure provides a vehicle passing area to improve vehicular and pedestrian safety adjacent to the site and the University Bridge.

Twenty-two automobile parking stalls, 67 bicycle parking stalls, storage/maintenance and trash/recycling will be provided in a below-grade garage. Access is located at the northeast corner of the site on Portage Bay Place E (DC1-C-1). This location is intended to minimize the conflict between motorists, pedestrians, and bicyclists on Fuhrman Avenue East and provide the largest buffer possible from the University Bridge overpass at Portage Bay Place E (DC1-B-1). Bicycle access will be through the garage and via the elevator from the lobby at Fuhrman Avenue E.



PROPOSED STAIR CLIMB - PLAN



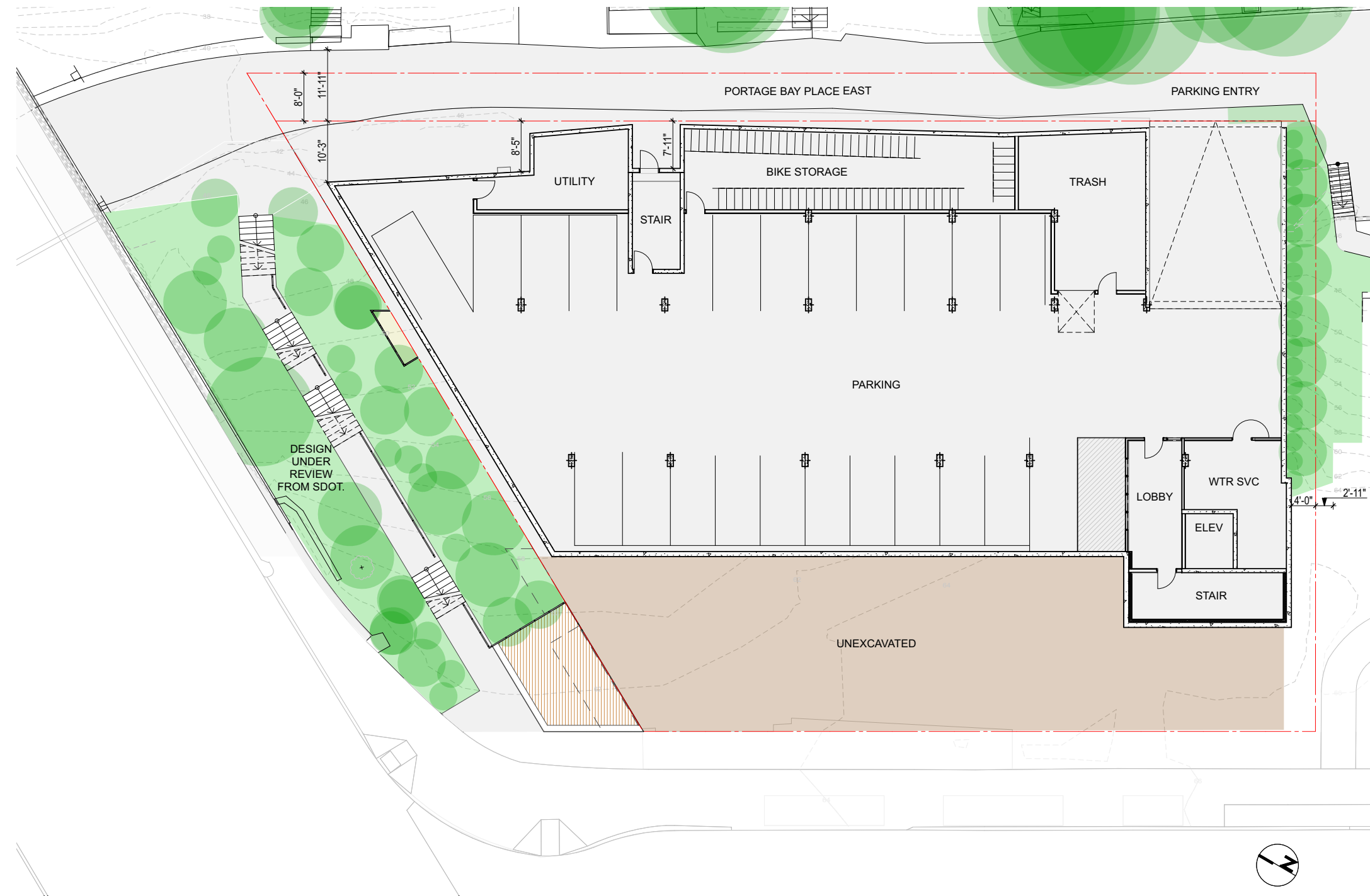
PROPOSED STAIR CLIMB LOOKING S



PROPOSED STAIR CLIMB AT PORTAGE BAY PLACE E



## SITE PLAN - PORTAGE BAY PLACE E

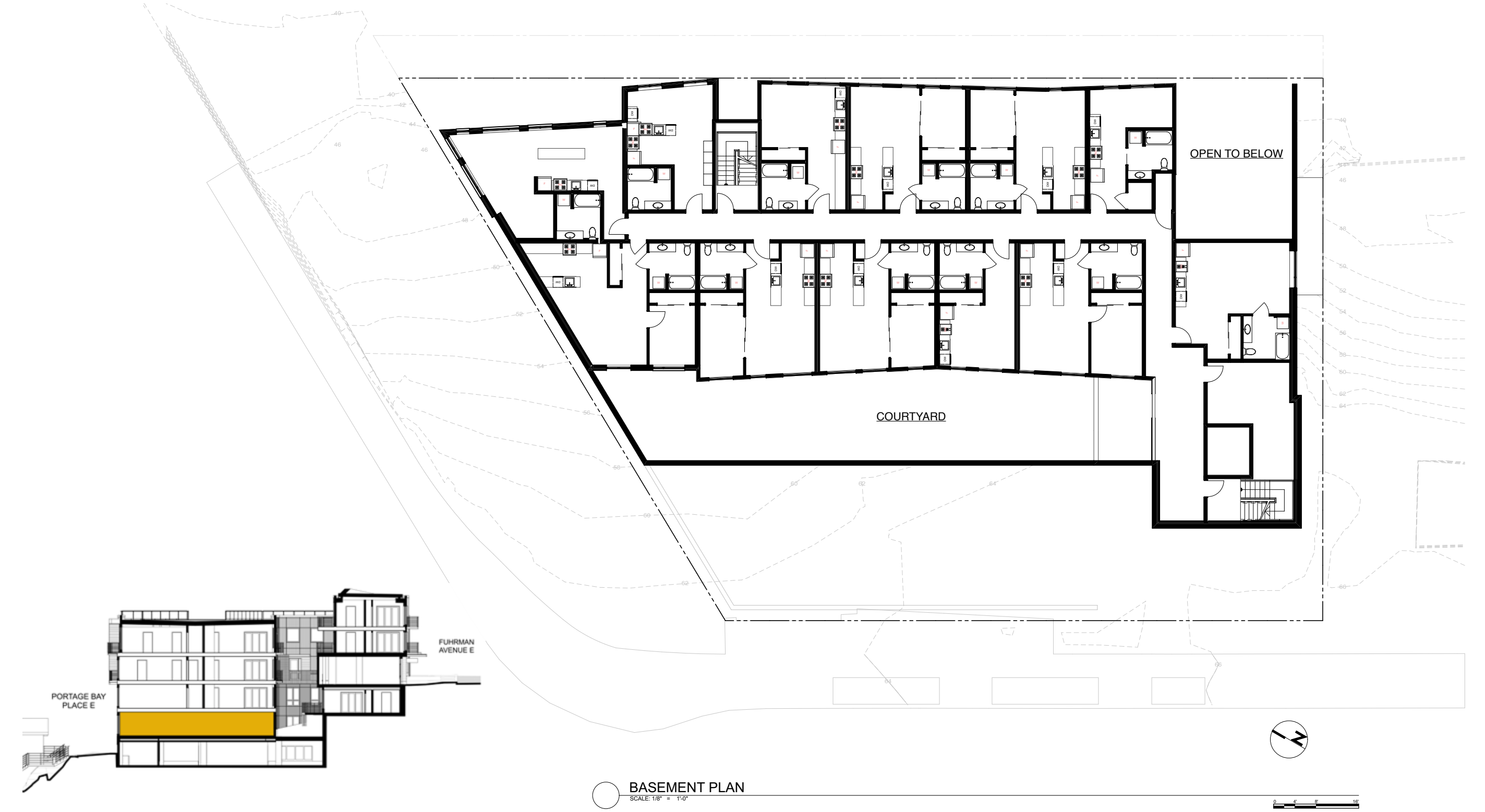
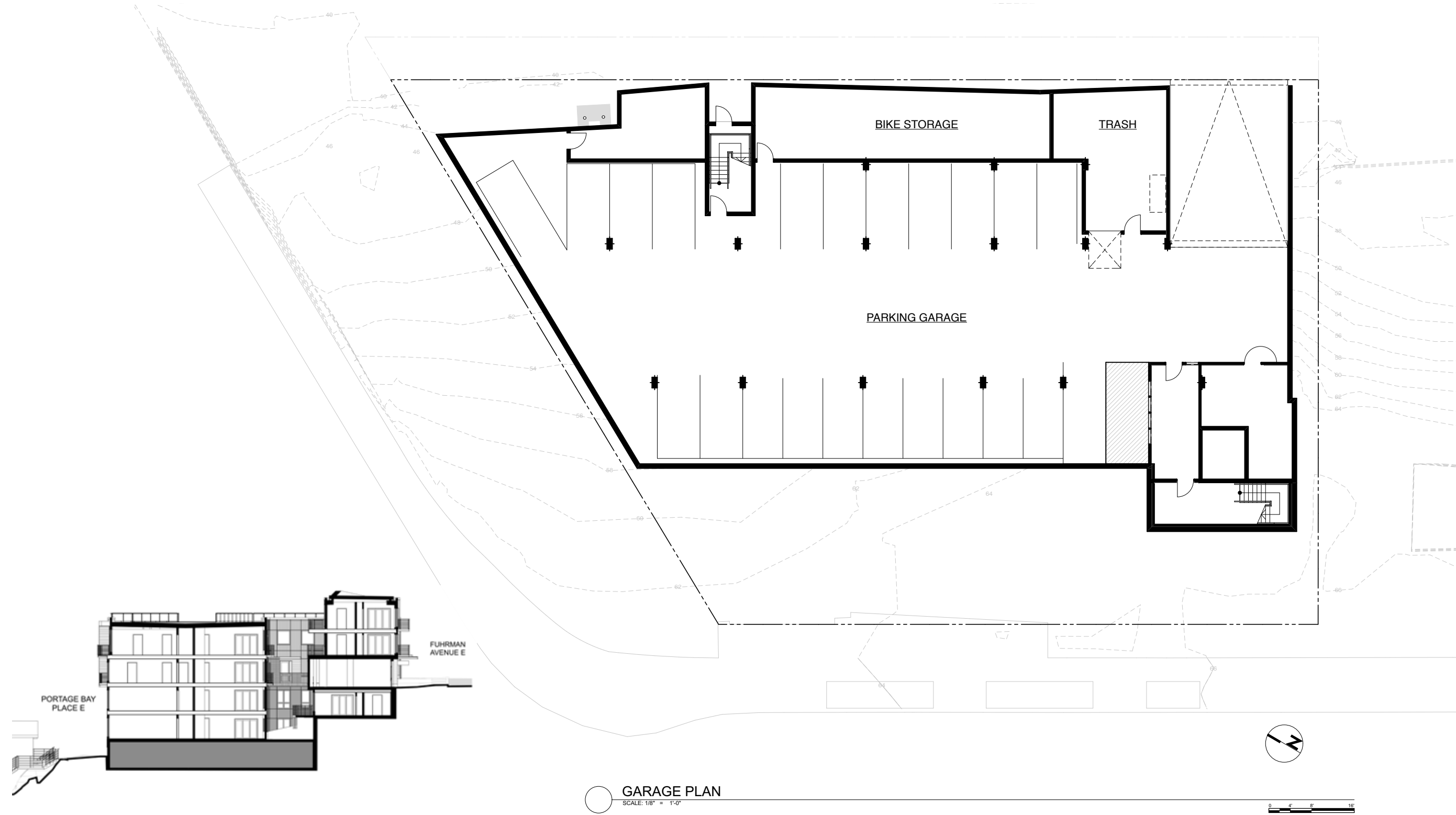


## SITE PLAN - FUHRMAN AVENUE E



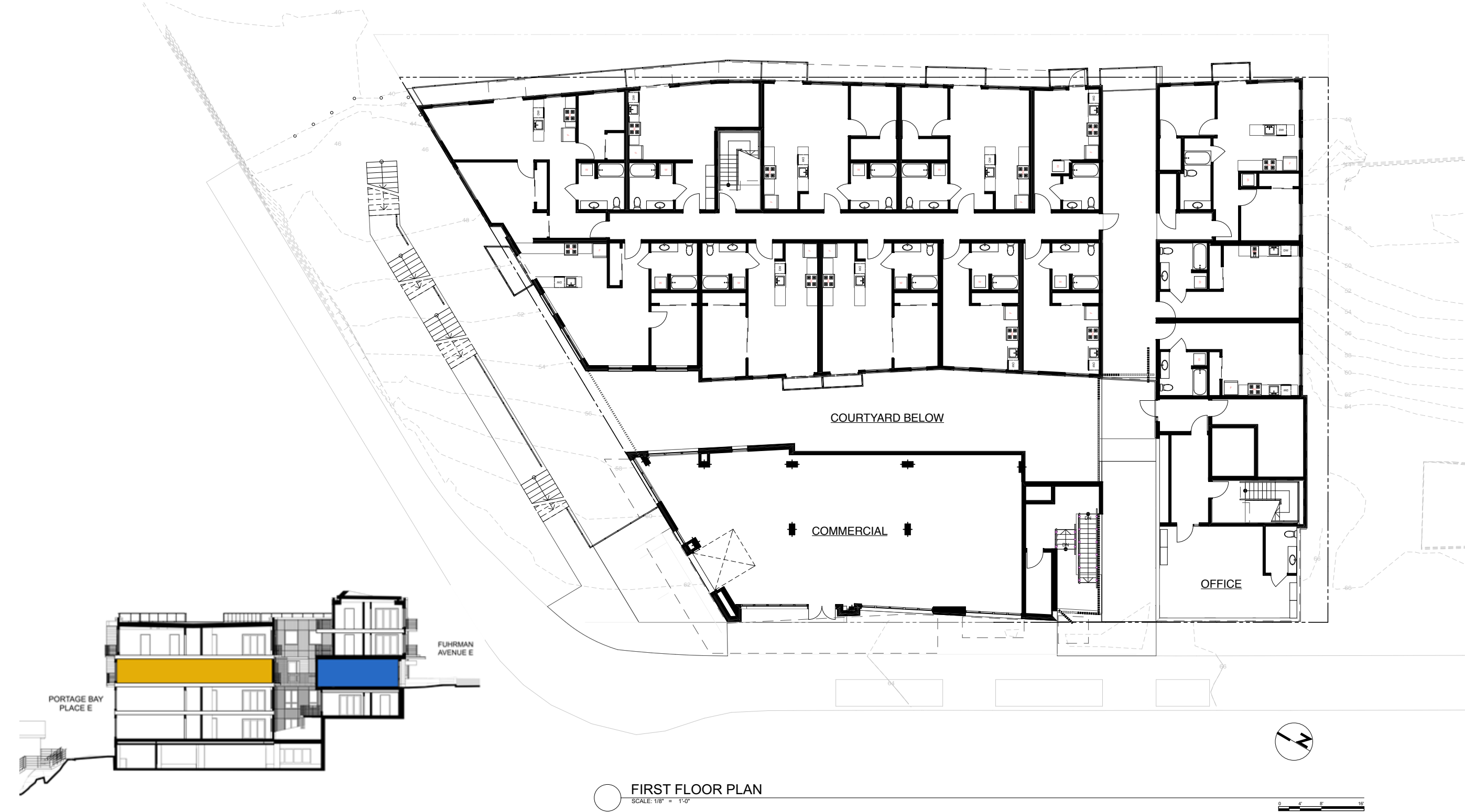
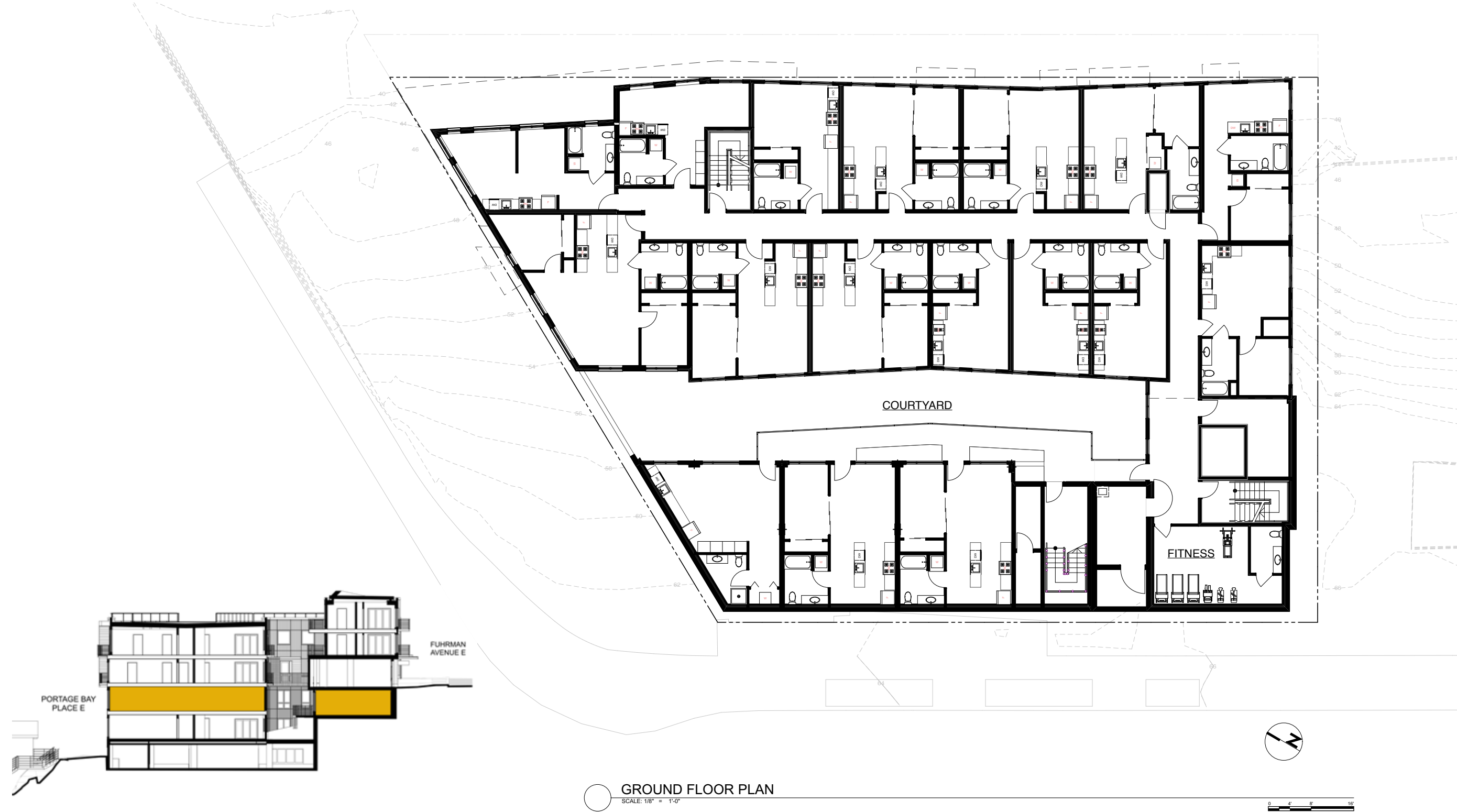


# PROPOSED PLANS



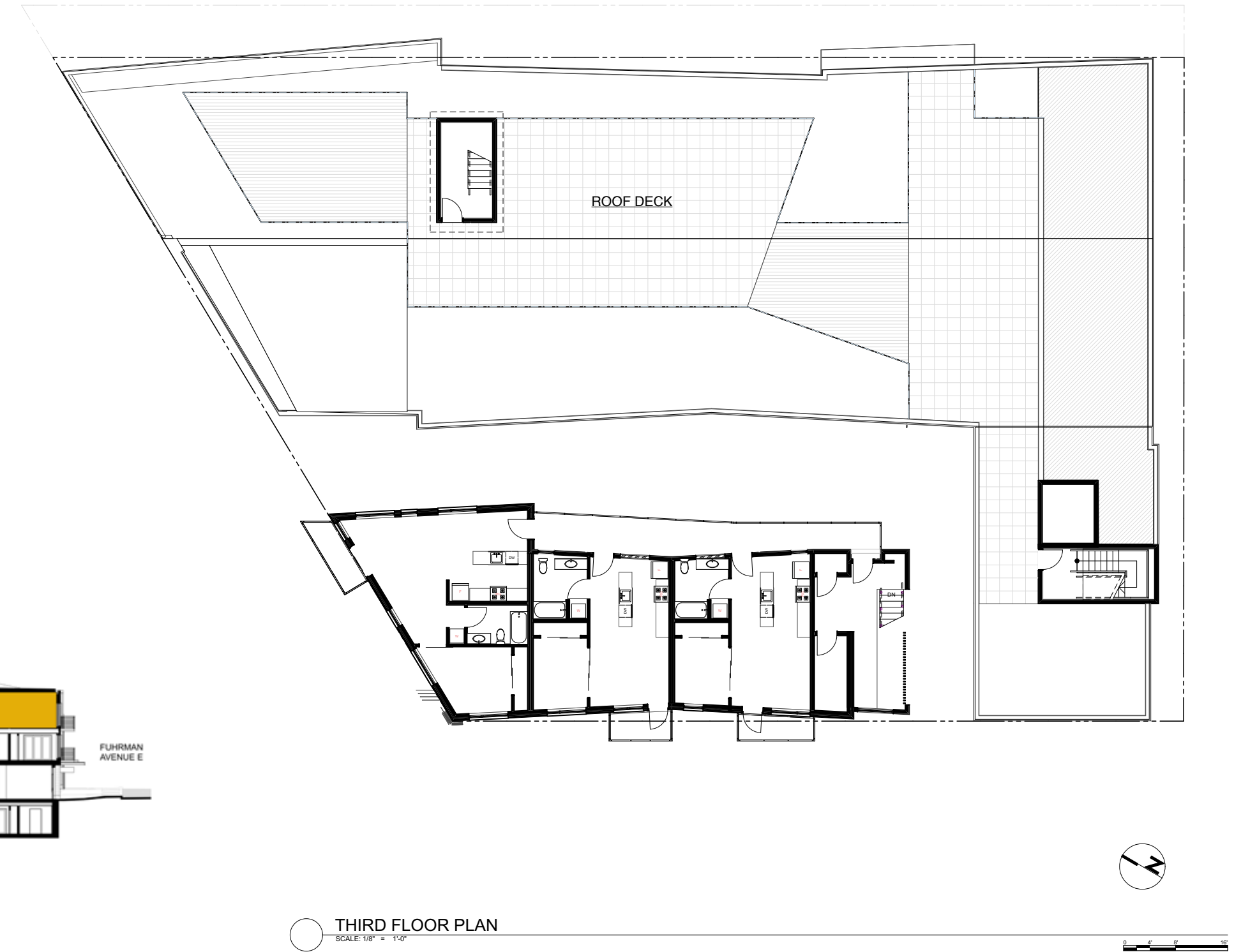
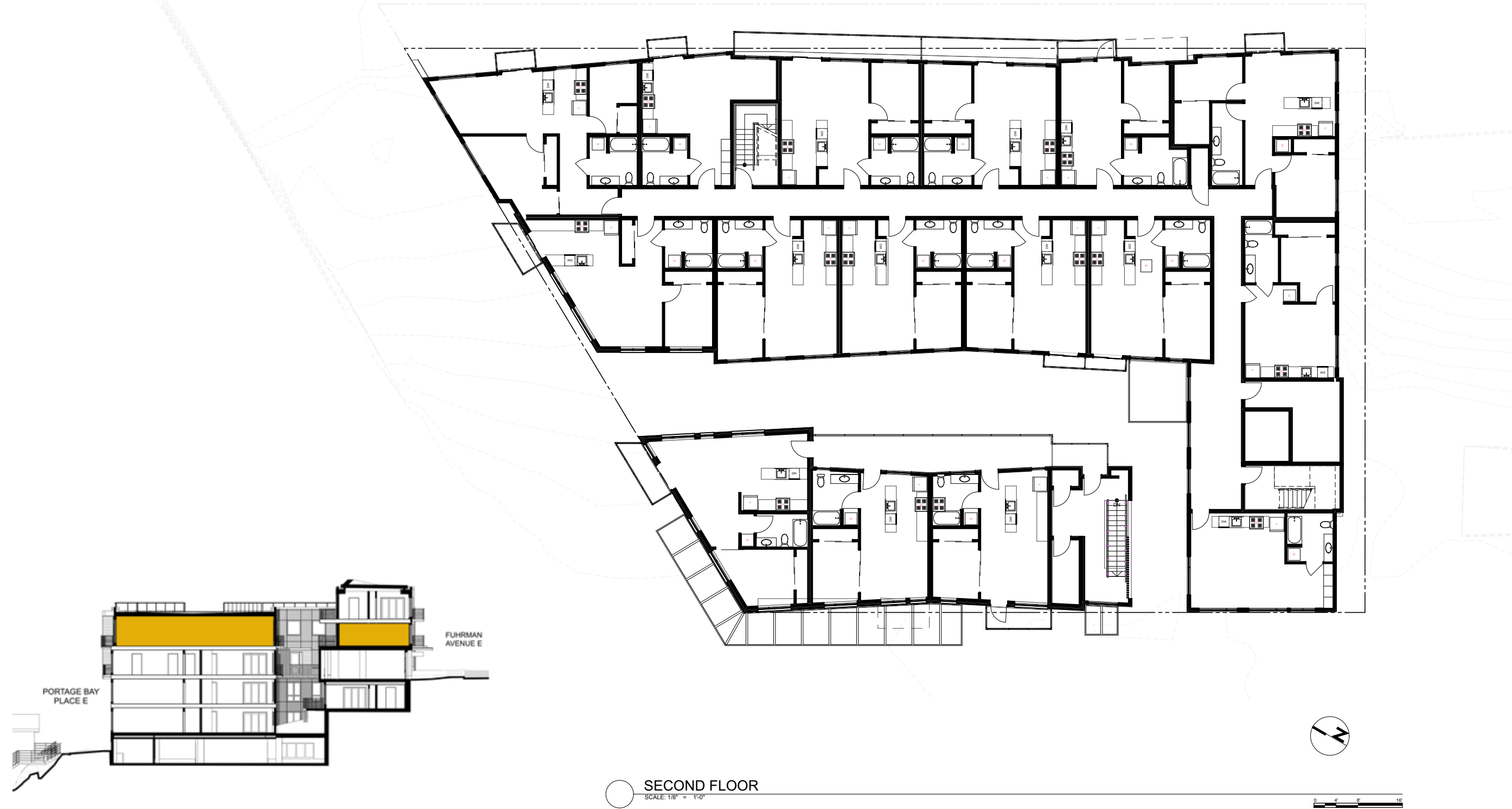


PROPOSED PLANS





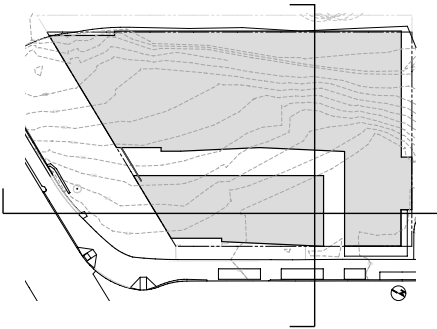
# PROPOSED PLANS



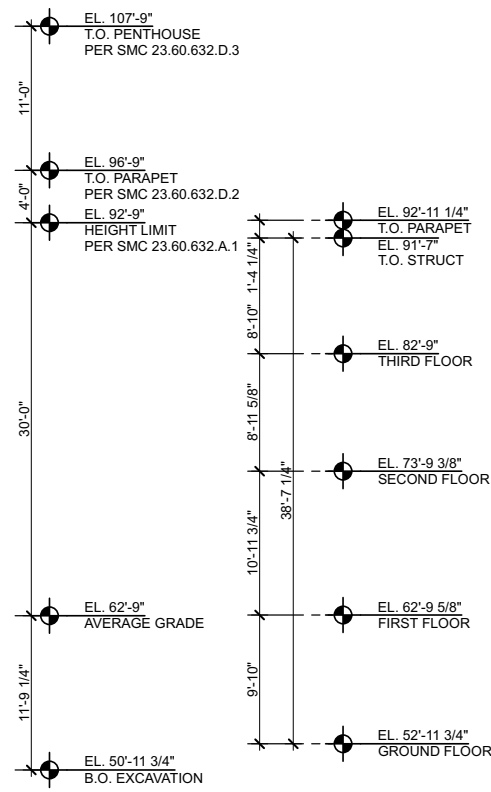
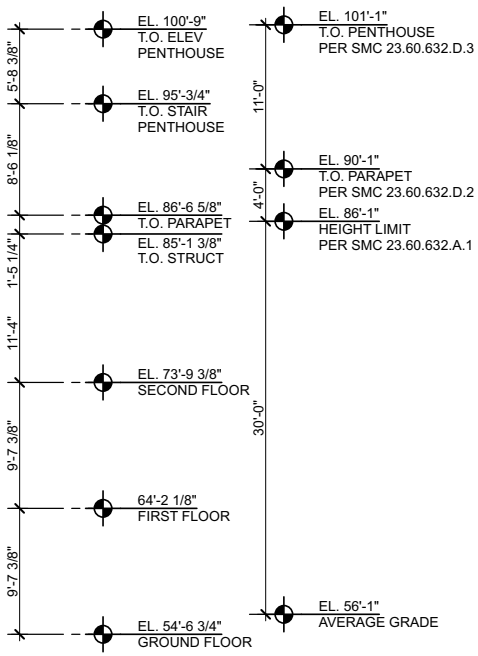


## SITE SECTIONS

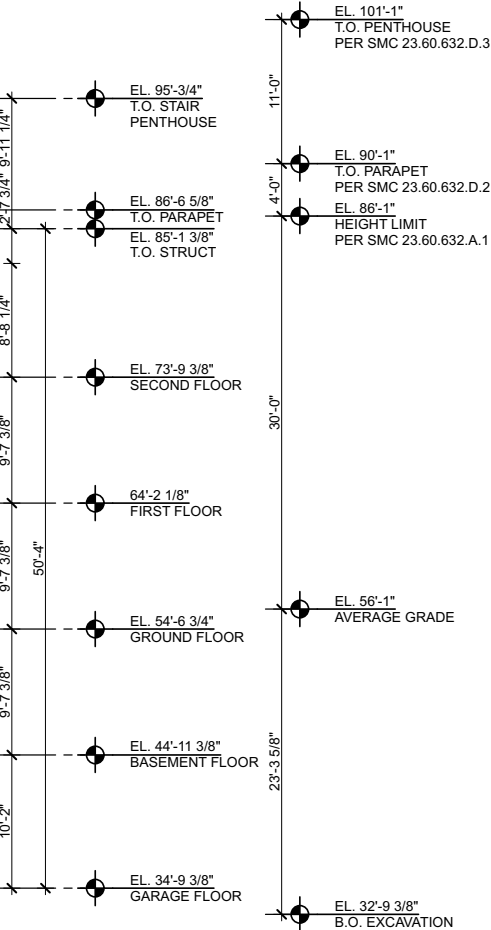
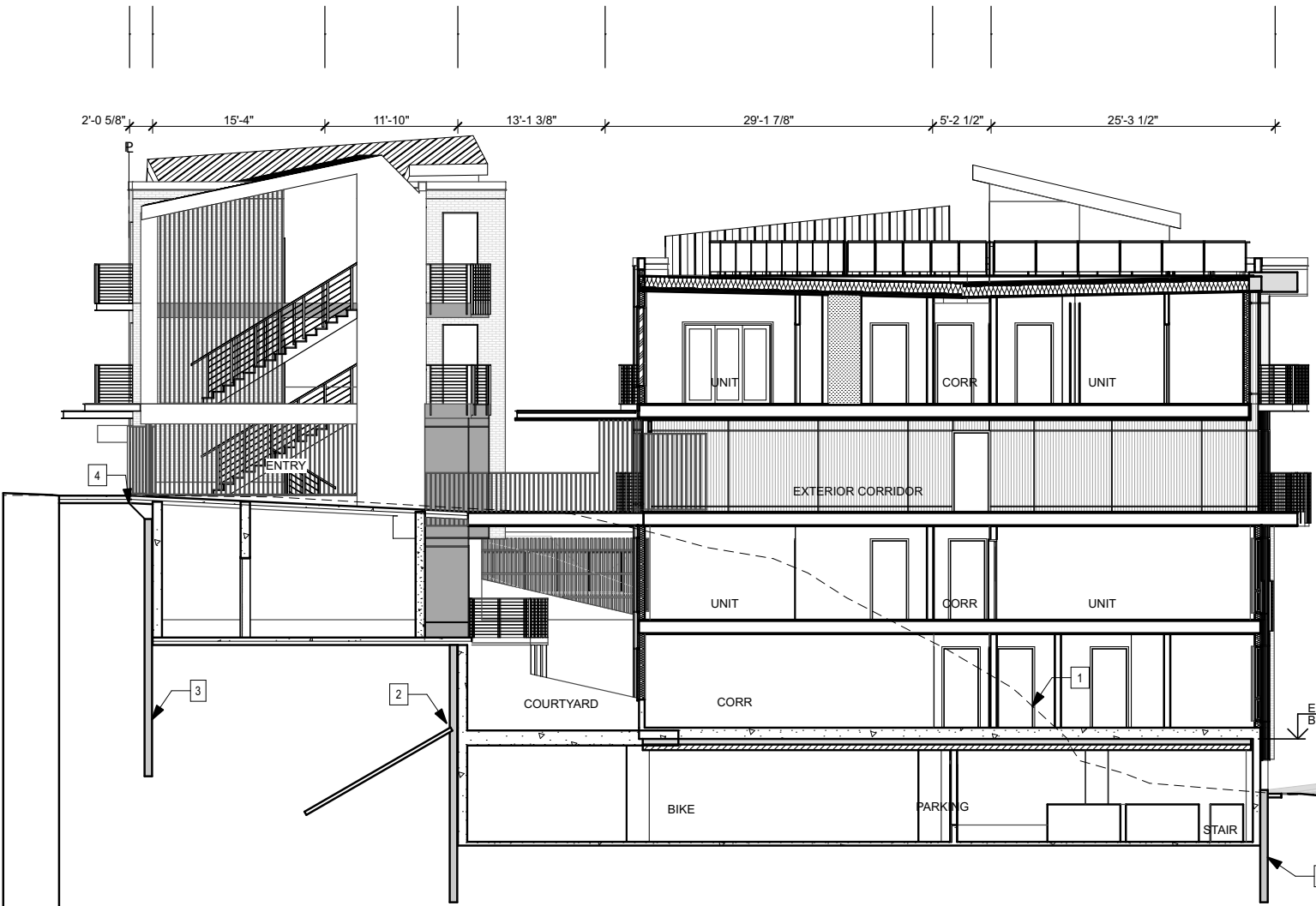
These site sections describe how the proposed structure sits within the site and how it relates to its adjacent surroundings. Special care was taken so the proposal would fit into the existing fabric of the neighborhood and be respectful of the zone transition.



LONGITUDINAL SECTION



SECTION THROUGH ENTRY





MATERIALS



1 | SOUTH ELEVATION - RENDERED

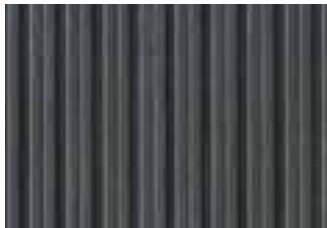
SCALE: 0' 4' 8' 16' 32'



Mission Brick  
Inca



8" Ceraclad Vertical Siding  
Linen



Ceraclad Cast Stripe Siding  
Charcoal



Ceraclad Cast Stripe Siding  
Ash



Standing Seam Siding  
Steel Gray



2 | NORTH ELEVATION - RENDERED

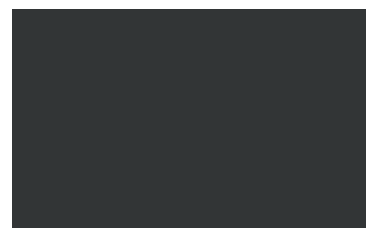
SCALE: 0' 4' 8' 16' 32'



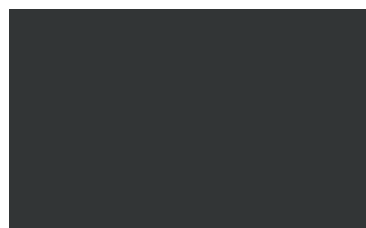
Fiber Cement Siding Panel  
SW7067 Cityscape



Fiber Cement Siding Panel  
SW7064 Argos



Fiber Cement Siding Panel  
BM 2131-10 Black Satin

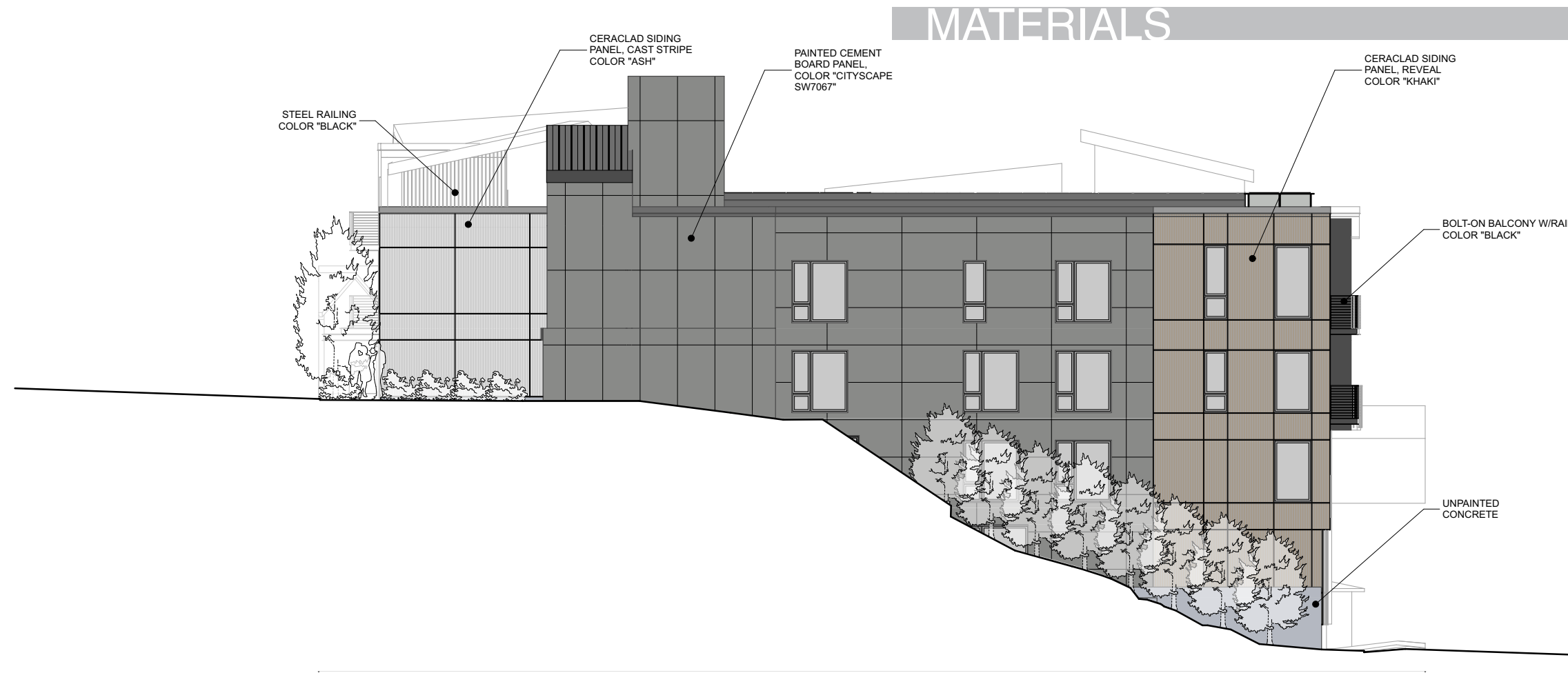


Guardrails / Handrails / Canopies  
BM 2131-10 Black Satin



Steel Guardrail





**1** | EAST ELEVATION - RENDERED

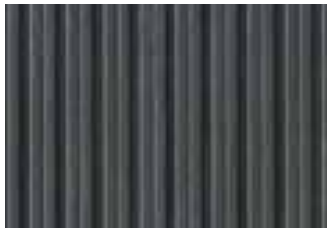
SCALE: 0' 4' 8' 16' 32'



Mission Brick  
Inca



8" Ceraclad Vertical Siding  
Linen



Ceraclad Cast Stripe Siding  
Charcoal



Ceraclad Cast Stripe Siding  
Ash



Standing Seam Siding  
Steel Gray



**2** | WEST ELEVATION - RENDERED

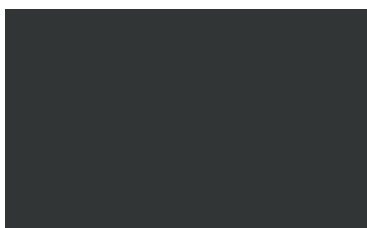
SCALE: 0' 4' 8' 16' 32'



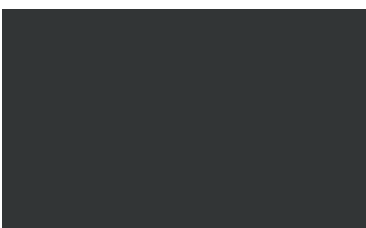
Fiber Cement Siding Panel  
SW7067 Cityscape



Fiber Cement Siding Panel  
SW7064 Argos



Fiber Cement Siding Panel  
BM 2131-10 Black Satin



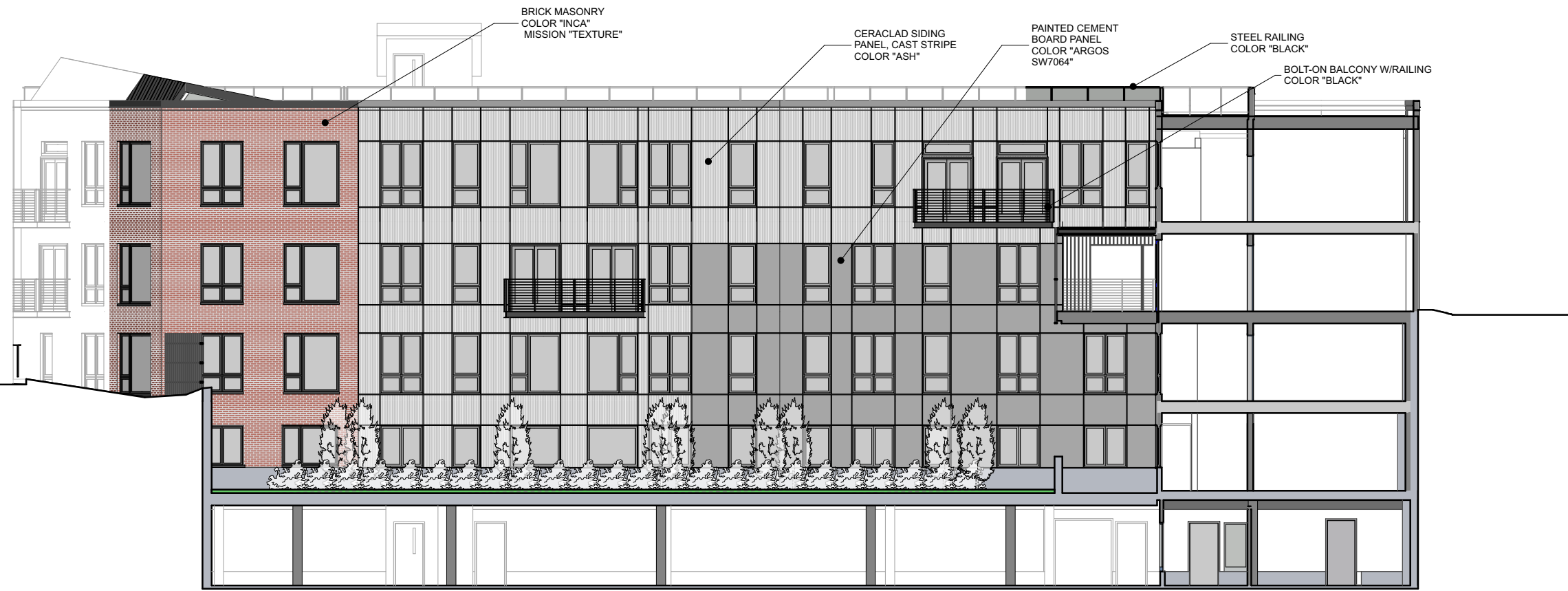
Guardrails / Handrails / Canopies  
BM 2131-10 Black Satin



Steel Guardrail



## MATERIALS



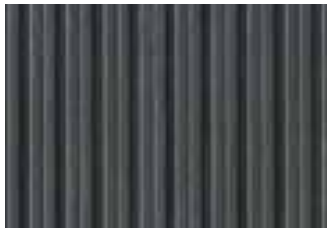
**1** | SOUTH ELEVATION COURTYARD - RENDERED  
SCALE: 0' 4' 8' 16' 32'



Mission Brick  
Inca



8" Ceraclad Vertical Siding  
Linen



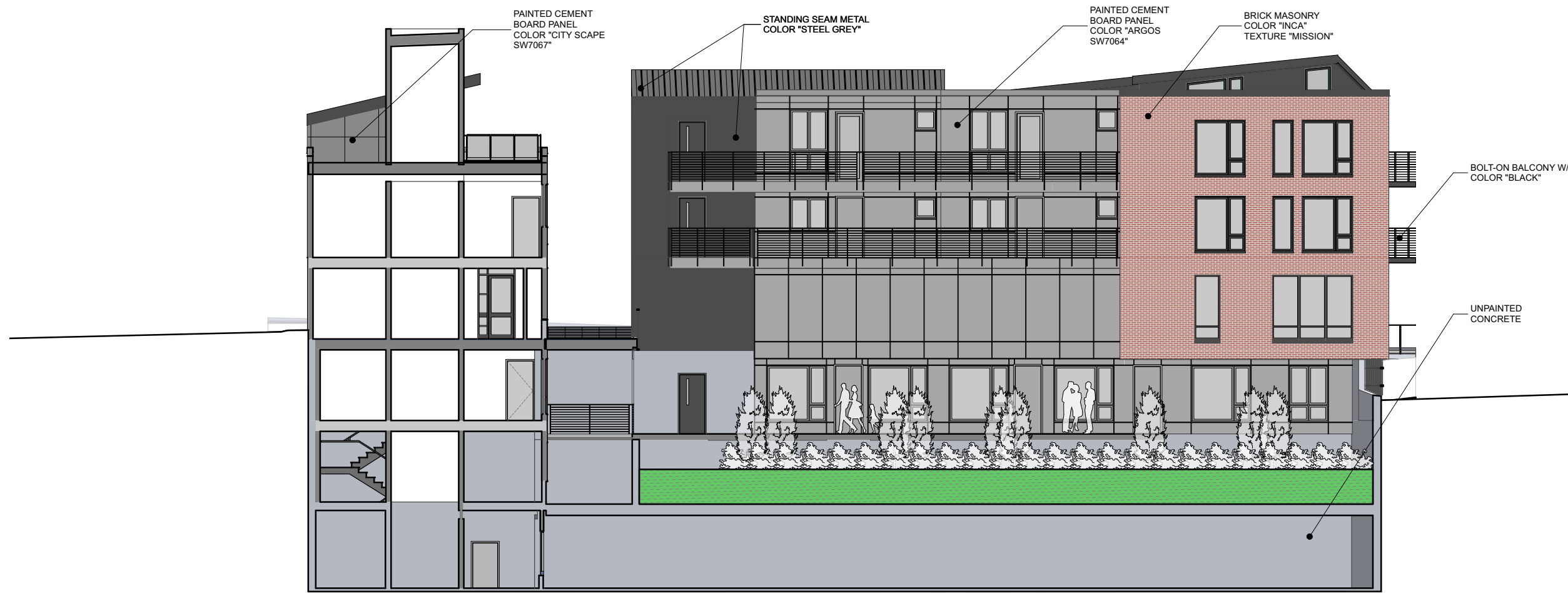
Ceraclad Cast Stripe Siding  
Charcoal



Ceraclad Cast Stripe Siding  
Ash



Standing Seam Siding  
Steel Gray



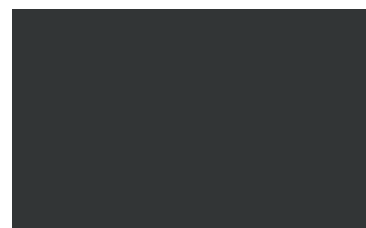
**2** | NORTH ELEVATION COURTYARD - RENDERED  
SCALE: 0' 4' 8' 16' 32'



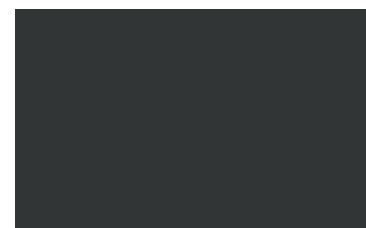
Fiber Cement Siding Panel  
SW7067 Cityscape



Fiber Cement Siding Panel  
SW7064 Argos



Fiber Cement Siding Panel  
BM 2131-10 Black Satin



Guardrails / Handrails / Canopies  
BM 2131-10 Black Satin



Steel Guardrail



AERIAL VIEWS



AERIAL FROM WEST



AERIAL FROM WEST AT EDG



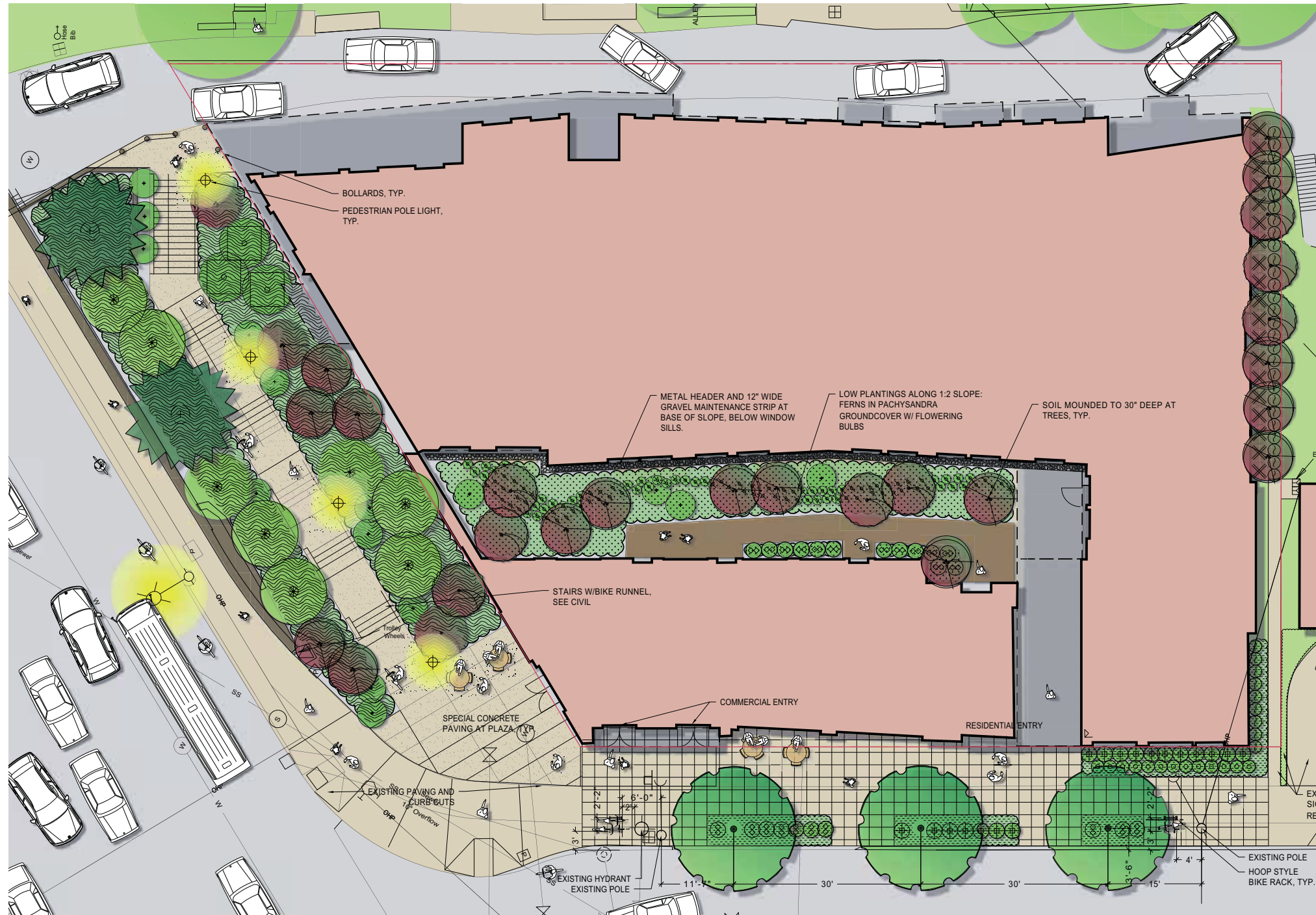
AERIAL FROM WEST



AERIAL FROM WEST AT EDG



LANDSCAPE



EXISTING TREE TO BE REMOVED. SEE LEGEND AND ARBORIST'S REPORT		
	DAVIDIA INVOLUCRATA / DOVE TREE -OR- OSTRYA VIRGINIANA / HOP HORNBEAM	2-1/2" CAL. B & B
	ACER CIRCATUM/VINE MAPLE *	8-10' HT. B & B
	QUAKING ASPEN / POPULUS TREMULOIDES *	2-1/2" CAL. B & B
	AMELANCIER GRANDIFLORA / APPLE SERVICEBERRY*	6'-8" HT. B & B
	WESTERN RED CEDAR / THUJA PLICATA *	8-10' HT. B & B
SHRUBS		
	OEMLERIA CERASIFORMIS/INDIAN PLUM *	5 GAL. CONT.
	RIBES SANGUINEUM 'KING EDWARD VII' *	5 GAL. CONT.
	BUXUS MICROPHYLLA 'WINTER GEM'/JAPANESE BOXWOOD *	1 GAL. CONT.
	NANDINA DOMESTICA/'MOON BAY'/HEAVENLY BAMBOO *	1 GAL. CONT.
	ILEX CRENATA 'CONVEXA' /JAPANESE HOLLY *	1 GAL. CONT.
	VIBURNUM DAVIDII / DAVID'S VIBURNUM *	5 GAL. CONT.
	CAMELLIA SASANQUA 'YULETIDE' / CAMELLIA	5 GAL. CONT.
	DRYOPTERIS ERYTHROSORA / AUTUMN FERN	1 GAL. CONT.
GROUNDCOVERS		
	LIRIOPE SPICATA / LILYTURF	1 GAL. CONT.
RIGHT OF WAY NATIVE MIX:		
	20% -MAHONIA REPENS/CREeping MAHONIA*	1 GAL. CONT.
	20% -POLYSTICHUM MUNITUM /WESTERN SWORD FERN*1	GAL. CONT.
	10% -VACCINIUM OVATUM/EVERGREEN HUCKLEBERRY*	1 GAL. CONT.
	10% -SYMPHORICARPOS ALBUS/SNOWBERRY*	1 GAL. CONT.
	10% -SPIREA DOUGLASII / HARDHACK *	1 GAL. CONT.
	30% -GAULTHERIA SHALON / SALAL *	1 GAL. CONT.
LOW NATIVE MIX:		
	20% -MAHONIA REPENS/CREeping MAHONIA*	1 GAL. CONT.
	20% -POLYSTICHUM MUNITUM /WESTERN SWORD FERN*1	GAL. CONT.
	10% -VACCINIUM OVATUM/EVERGREEN HUCKLEBERRY*	1 GAL. CONT.

\* DROUGHT TOLERANT PLANTS PER SEATTLE GREEN FACTOR PLANT LIST



*Davidia involucrata*  
Dove Tree



*Acer circinatum*  
Vine Maple



*Populus tremuloides*  
Quaking Aspen



*Amelanchier 'Autumn Brilliance'*  
'Autumn Brilliance' Amelanchier



*Oemleria cerasiformis*  
Indian Plum



*Ribes sanguineum*  
Red Flowering Currant



*Buxus microphylla 'Winter Gem'*  
Winter Gem Japanese Boxwood



*Nandina domestica 'Moon Bay'*  
Moon Bay Heavenly Bamboo



*Ilex crenata 'Convexa'*  
Compact Japanese Holly



*Viburnum davidii*  
David's Viburnum



*Camellia sasanqua 'Yuletide'*  
Yuletide Camellia



*Dryopteris erythrosora*  
Autumn Fern



*Liriope muscari*  
Lilyturf



## LANDSCAPE

### Fuhrman Avenue

- 1 Street Trees and Extended Planter Strips
- 2 Bike Racks
- 3 Retail/Restaurant Entry and Sidewalk Tables

### Bridge Right-of-Way

- 4 Generous Plaza/Terrace and Outdoor Dining
- 5 Native Plants in R.O.W.
- 6 Staircase with Bicycle Runnel (per SDOT)
- 7 Lighting (per SDOT)
- 8 Retaining Wall
- 9 Bollards at Pedestrian Landing



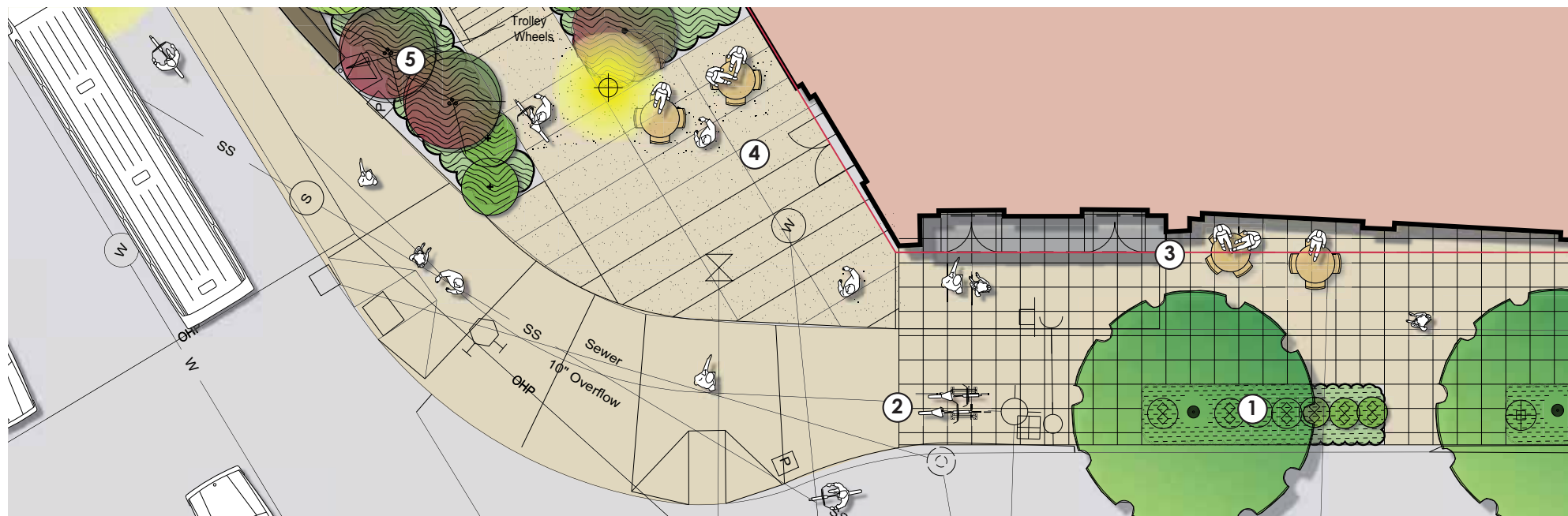
3 Retail/Restaurant Entry and Sidewalk Tables



4 Generous Plaza/Terrace and Outdoor Dining



6 Staircase with Bicycle Runnel (per SDOT)



### PLANT SCHEDULE - ROOF

SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE
SHRUBS/GRASSES/GROUNDCOVERS		
	PHYLLOSTACHYS NIGRA / BLACK BAMBOO	5 GAL.
	OPHIOPOGON PLANISCAPUS 'NIGRESCENS' BLACK MONDO GRASS	1 GAL.
	SEDUM TILE: BY ETERA 'COLOR MAX', PLANTED W/ SEDUM 'AUTUMN JOY' @ 12" O.C.	
	SEDUM TILE: BY ETERA 'COLOR MAX' PLANTED W/ STIPA TENUISSIMA @ 12" O.C.	

### MATERIALS & FINISHES ROOF

SYMBOL	DESCRIPTION
	2' X 2' PRECAST PAVERS ON PEDESTALS ABBOTSFORD CONCRETE PRODUCTS 800.863.4091. PAVER COLOR/FINISH: TEXADA-NATURAL. PEDESTAL SYSTEM: APRIAN WAY BY ABBOTSFORD
	GREEN ROOF PLANTING: AVRIS 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 360.661.2787
	1-1/2" WASHED DRAIN ROCK, FLUSH WITH TOP OF ADJACENT PAVING/GREEN ROOF TRAY
	DECKING, REF. ARCH.
	2'X8' PLANTER, WITH DRAINAGE
	"ULTIMATE R9 TURF" (FOR DOG AREA) OVER GRAVEL, WITH FENCE AND GATE
	SITE FURNITURE BY OWNER
	GAS FIREPLACE BY OWNER



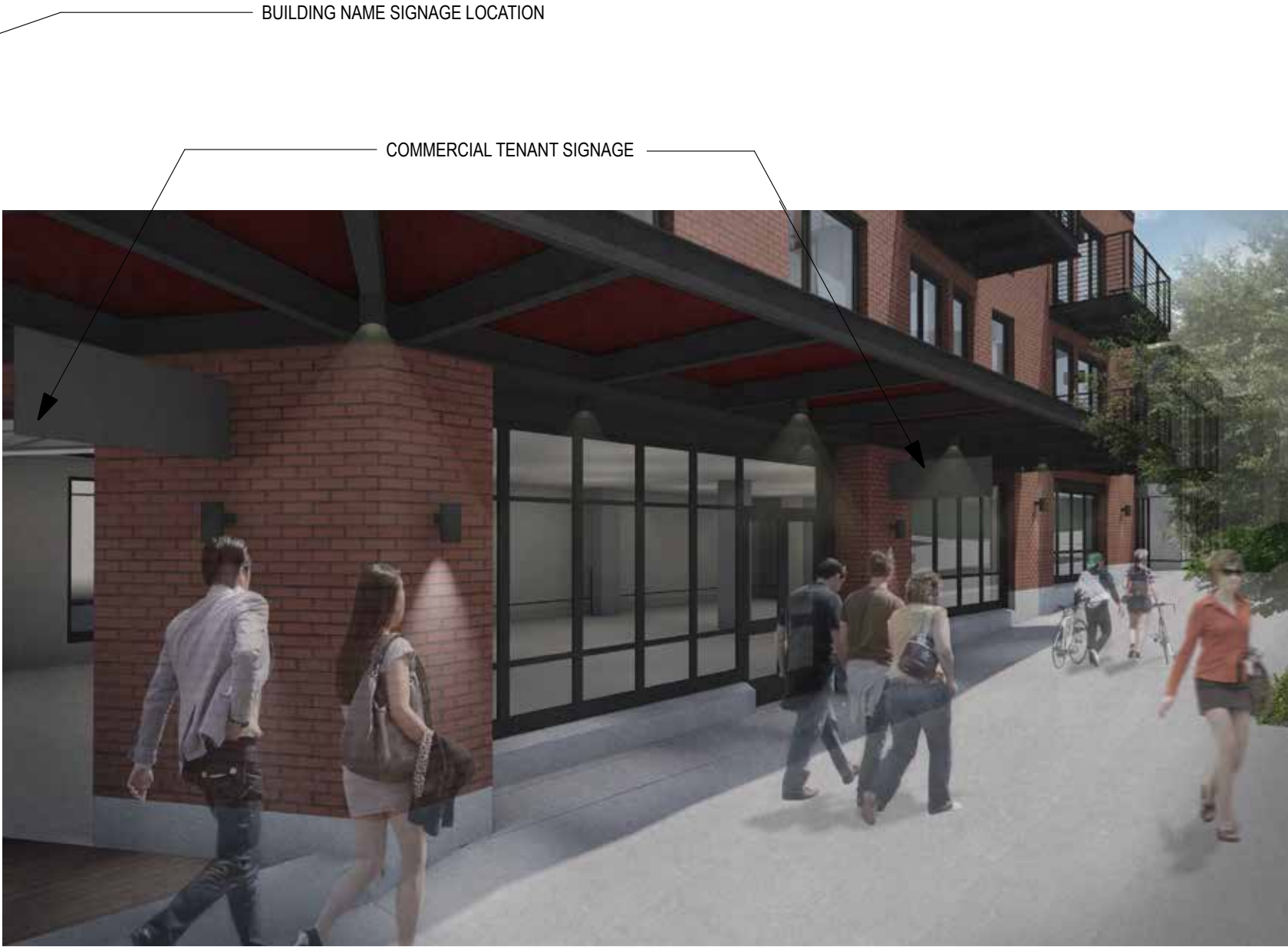


# SIGNAGE



ENTRANCE FROM FUHRMAN AVENUE EAST

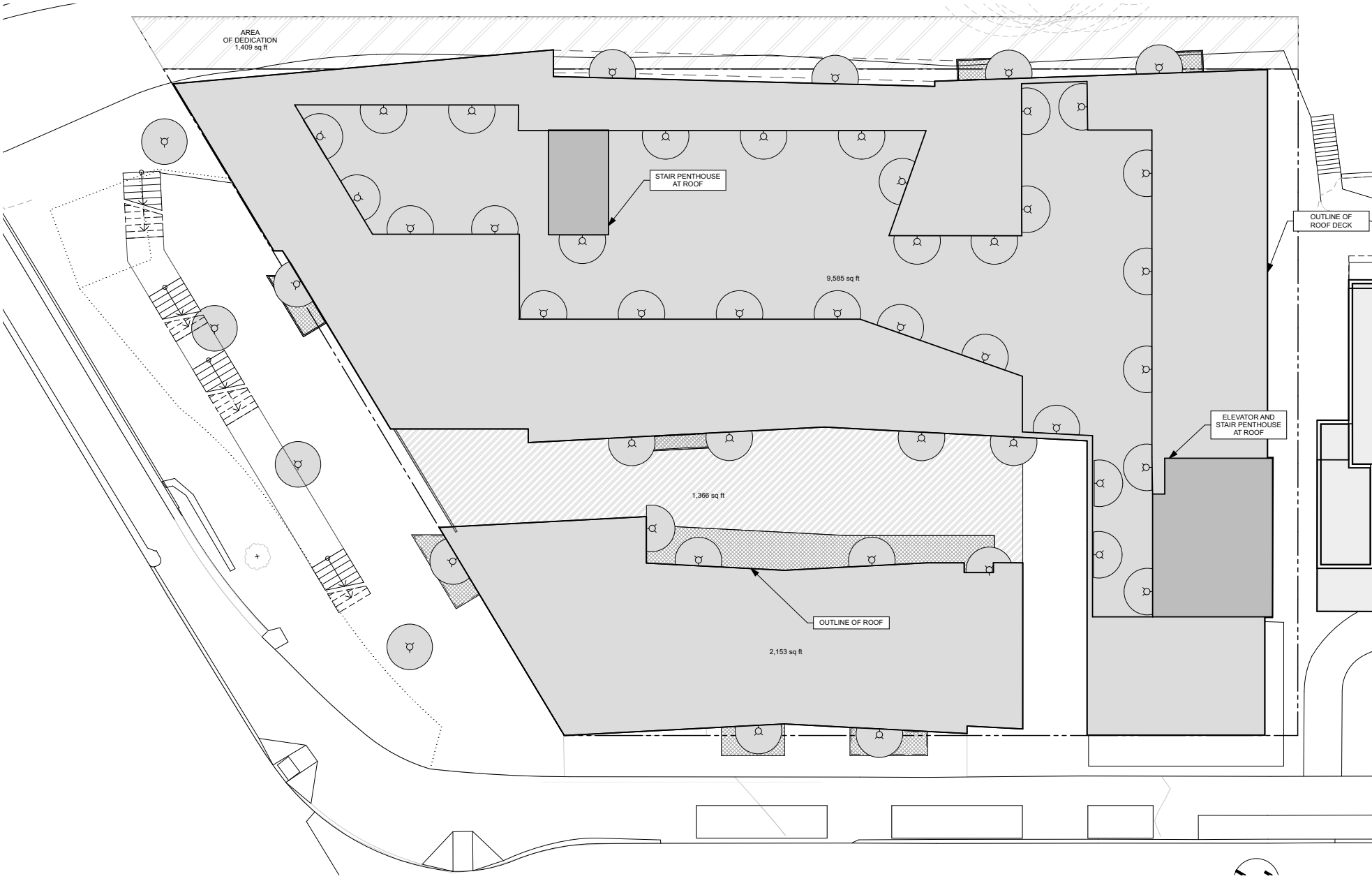
COMMERCIAL UNIT SIGNAGE  
LOCATED AT THE TRANSOM OF THE  
COMMERCIAL SPACE ENTRANCE  
**SUITE  
101**



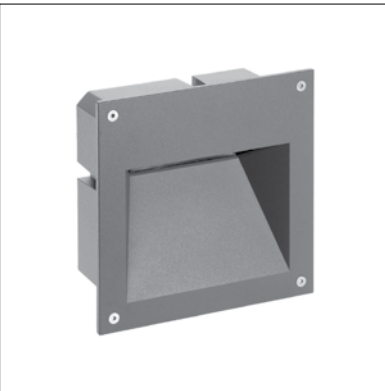
BUILDING NAME SIGNAGE LOCATION

COMMERCIAL TENANT SIGNAGE

# LIGHTING



VIEW FROM WALKWAY



1 Recessed Wall Fixture



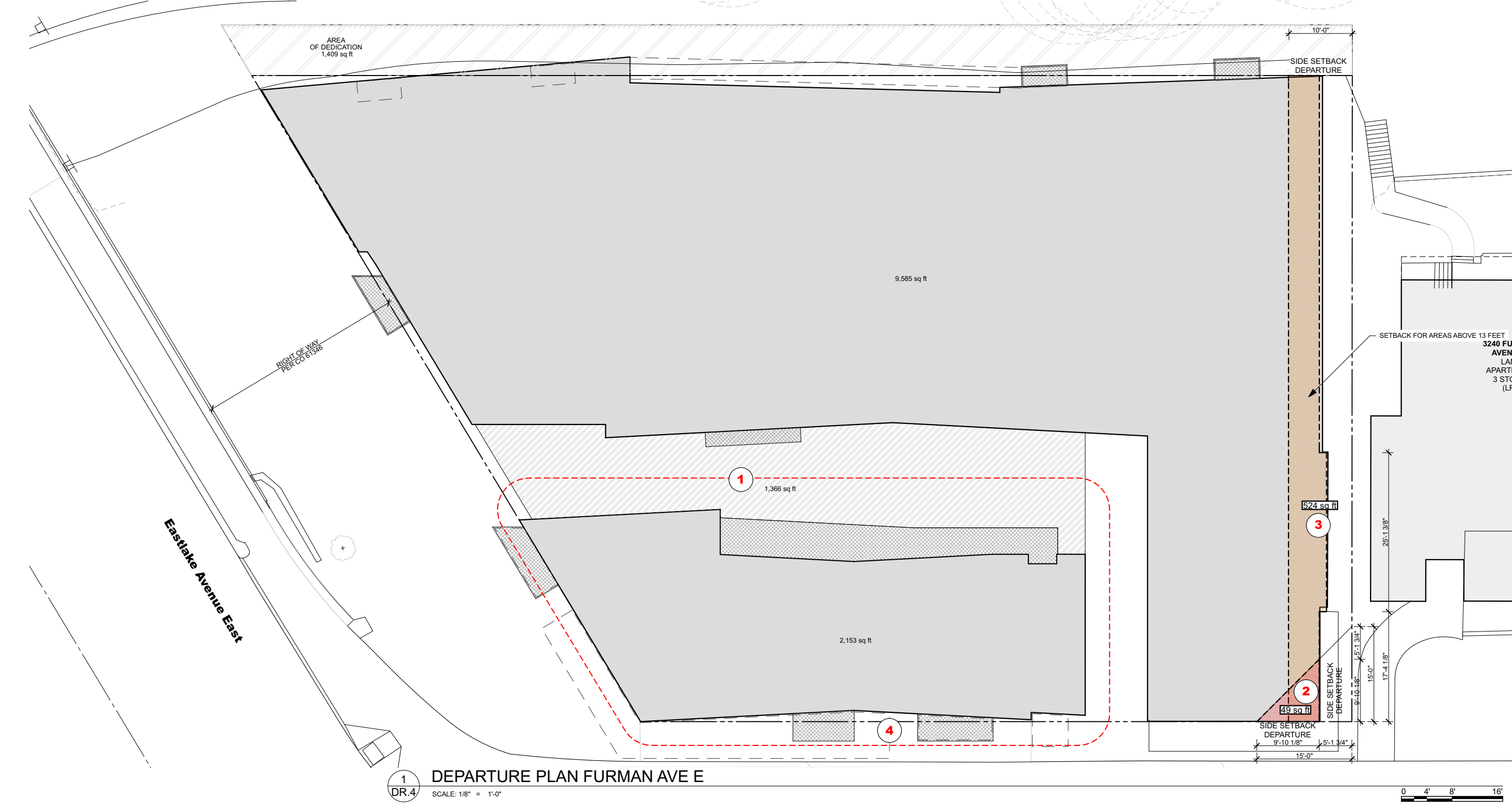
2 Sconce Fixture for Units / Penthouses



3 Recessed Exterior Can Fixtures

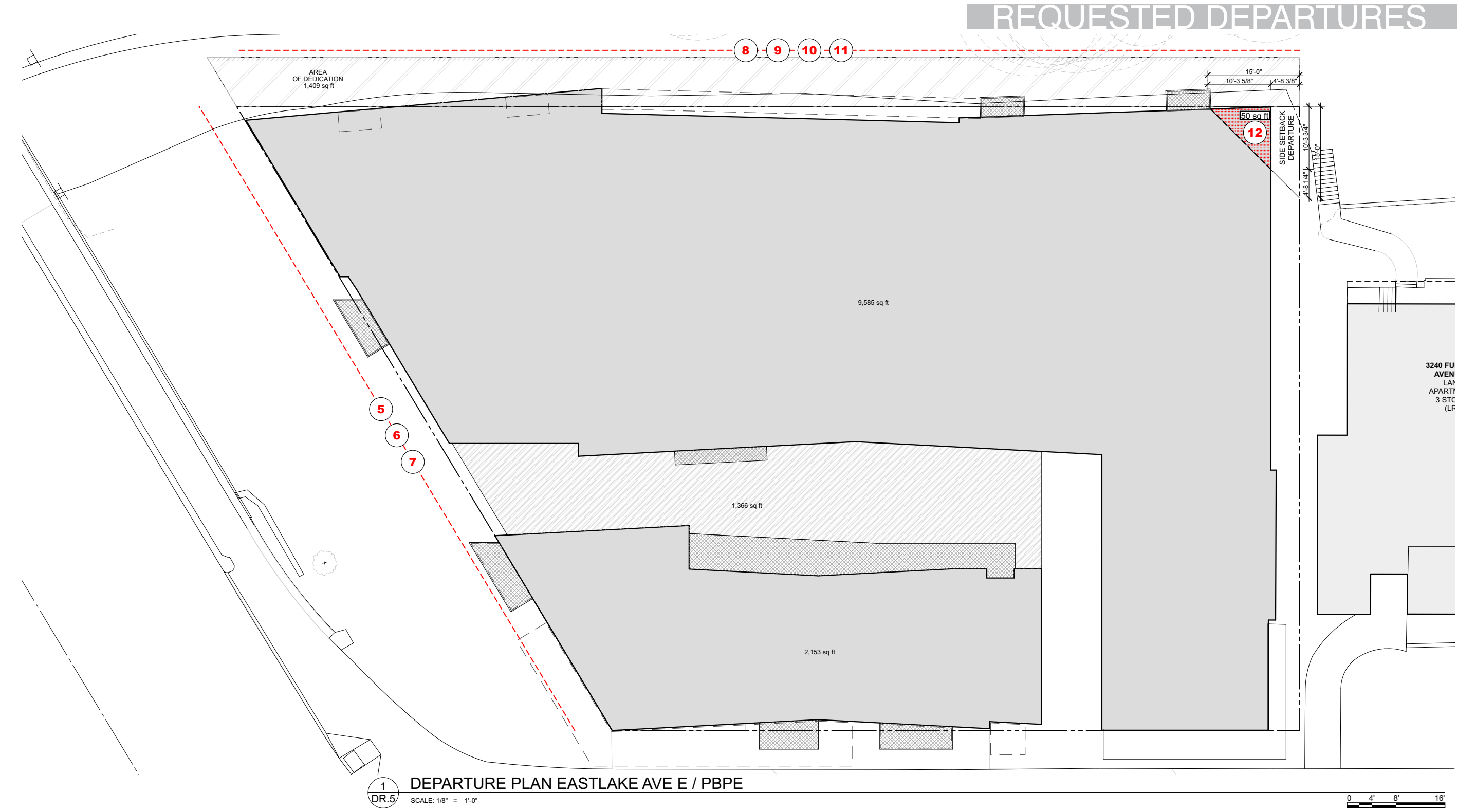


REQUESTED DEPARTURES



FUHRMAN AVENUE EAST						
ITEM	CODE SECTION	REQUIRED	PROVIDED	AMOUNT OF DEPARTURE	JUSTIFICATION	SUPPORTED DESIGN GUIDANCE
1	FLOOR TO FLOOR SMC 23.47A.008	B.3 NON-RESIDENTIAL USES AT STREET-LEVEL SHALL HAVE A FLOOR TO FLOOR HEIGHT OF AT LEAST 13'-0"	11'-0"	2'-0"	THE HEIGHT OF THE COMMERCIAL SPACE IS PROPOSED TO BE REDUCED FROM CODE MINIMUM RESULTING FROM THE UNIQUE TOPOGRAPHY OF THE SITE AND ITS CLASSIFICATION IN THE SHORELINE ZONE. IN ORDER TO CREATE AN ARCHITECTURAL SOLUTION THAT IS RESPONSIVE TO THIS SPECIFIC SITE, THE DESIGN BALANCES ITS APPROACH TO HEIGHT THROUGHOUT THE SITE. RECOGNIZING THE VISIBILITY AND IMPORTANCE OF THIS SITE IN THE NEIGHBORHOOD AND CITY A SIGNIFICANT ARCHITECTURAL SOLUTION NEEDS TO BE PROPOSED. THE SPECIFIC SOLUTION RESPONDS TO THE CHANGE OF ELEVATION, SENSE OF PLACE, CHARACTERISTICS OF THE STREET GRID, LOCATION AS A CORNER SITE, FITTING IN WITH THE EXISTING CONTEXT, PROVIDING A CONTEMPORARY SOLUTION WHOSE MASSING IS ARTICULATED AT THE CORNER. THE SMALL STRUCTURE IS PROPOSED TO HAVE TWO RESIDENTIAL STORIES ABOVE THE COMMERCIAL SPACE AT GRADE IN RESPONSE TO THESE ITEMS WITH AN ARTICULATED ROOF. WITHOUT THIS DEPARTURE THE COMMERCIAL FLOOR WOULD NEED TO BE PUSHED DOWN TWO FEET BELOW STREET LEVEL, WHICH IS AN UNDESIREABLE URBAN CONDITION. REFER TO ITEMS 2 AND 3 BELOW FOR SITE STRATEGIES IN RESPONSE TO ADJACENT SITES.	CS1.C.1 LAND FORM; CS1.C.2 ELEVATION CHANGES; CS2.A.1 SENSE OF PLACE; CS2.A.2 ARCHITECTURAL PRESENCE; CS2.B.1 SITE CHARACTERISTICS; CS2.B.2 CONNECTION TO THE STREET; CS2.C.1 CORNER SITES; CS3.A.1 FITTING OLD AND NEW TOGETHER; CS3.A.2 CONTEMPORARY DESIGN; DC2.A.1 MASSING - SITE CHARACTERISTICS AND USES
2	SIDE SETBACK SMC 23.47A.014	B.1 A TRIANGULAR SHAPED SETBACK WITH FRONT AND SIDE DIMENSIONS OF 15'-0"	FRONT DIMENSION OF 5'-1 3/4" AND SIDE DIMENSION OF 15'-0"	9'-10 1/4" ALONG FRONT DIMENSION	IN ORDER TO REDUCE THE OVERALL MASSING ADJACENT TO OUR ONLY IMMEDIATE NEIGHBOR, WE HAVE PROPOSED A REDUCTION IN HEIGHT ALONG THE PROPERTY LINE WHILE CONCENTRATING HEIGHT AT THE CORNER OF EASTLAKE AVENUE E AND FUHRMAN AVENUE E.  THIS ALSO ALLOWS FOR A TRANSITION FROM THE LOWER DENSITY OF FUHRMAN AVENUE E. TO THE HIGHER DENSITY OF EASTLAKE AVENUE E.	CS2.D-5 RESPECT FOR ADJACENT SITES  CS1C.1 LAND FORM  CS2.B.2 CONNECTION TO THE STREET
3	SIDE SETBACK SMC 23.47A.014	B.2 10 FOOT SETBACK FOR PORTIONS OF THE STRUCTURE ABOVE 13'-0"	A 5'-0" SETBACK IS PROVIDED ALONG THE EAST PROPERTY LINE FOR 75% OF THE STRUCTURE LENGTH AND 4'-0" FOR THE REMAINING 25%	A REDUCTION OF 5'-0" FOR 75% OF THE STRUCTURE DEPTH AND 6'-0" FOR 25% OF THE STRUCTURE DEPTH FOR ALL PORTIONS OF THE STRUCTURE ABOVE 13'-0"	IN ORDER TO REDUCE THE OVERALL MASSING ADJACENT TO OUR ONLY IMMEDIATE NEIGHBOR, WE HAVE PROPOSED A REDUCTION IN HEIGHT ALONG THE PROPERTY LINE WHILE CONCENTRATING HEIGHT AT THE CORNER OF EASTLAKE AVENUE E AND FUHRMAN AVENUE E.  THIS ALSO ALLOWS FOR A TRANSITION FROM THE LOWER DENSITY OF FUHRMAN AVENUE E. TO THE HIGHER DENSITY OF EASTLAKE AVENUE E.	CS2.D.5 RESPECT FOR ADJACENT SITES  CS1.C.1 LAND FORM  CS2.B.2 CONNECTION TO THE STREET
4	NON-RESIDENTIAL STREET LEVEL SMC 23.47A.008	B.3 NON-RESIDENTIAL USES SHALL EXTEND AN AVERAGE DEPTH OF AT LEAST 30 FEET AND A MINIMUM OF 15 FEET	28'-7 3/4" AVERAGE 28'-0 5/8" MINIMUM	1'-4 1/4"	IN RESPONSE TO DESIGN GUIDANCE THE PROJECT HAS INCREASED THE DEPTH OF THE INTERNAL COURTYARD, AS A RESULT, THE NORTH WALL OF THE NON-RESIDENTIAL USE HAD TO SHIFT TO THE SOUTH, THEREBY REDUCING THE AVERAGE DEPTH OF THE NON-RESIDENTIAL SPACE AT GRADE.	CS1.B SUNLIGHT & NATURAL VENTILATION  CS2.B.3 CHARACTER OF OPEN SPACE



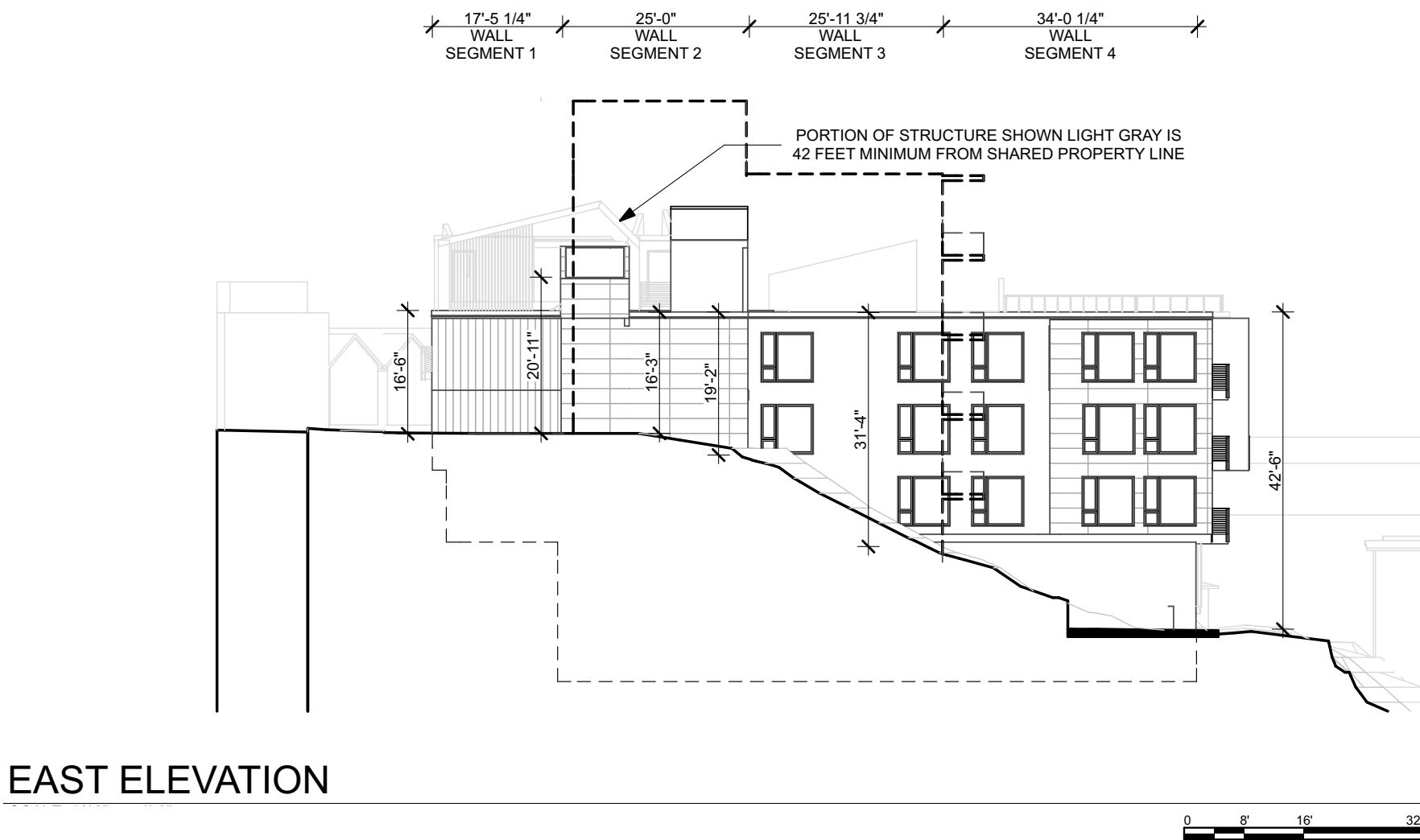


EASTLAKE AVENUE EAST						
ITEM	CODE SECTION	REQUIRED	PROVIDED	AMOUNT OF DEPARTURE	JUSTIFICATION	SUPPORTED DESIGN GUIDANCE
5	RESIDENTIAL USE AT STREET SMC 23.47A.005	C RESIDENTIAL USES AT STREET LEVEL MAY OCCUPY NO MORE THAN 20 PERCENT OF THE STREET-LEVEL STREET-FACING FAÇADE IN A PEDESTRIAN DESIGNATED ZONE	N/A	N/A	COMMERCIAL USES ARE LOCATED AT THE INTERSECTION OF FUHRMAN AVENUE E AND EASTLAKE AVENUE E, MEETING THE INTENT OF THE CODE REQUIREMENT.  THE PARCEL DOES NOT DIRECTLY ABUT THE SIDEWALK ON EASTLAKE AVENUE E. IT IS SEPARATED FROM THE SIDEWALK BY 30 FEET OF DEDICATED RIGHT OF WAY THAT SLOPES FROM FUHRMAN AVENUE E DOWN TO PORTAGE BAY PLACE E. DUE TO THIS PHYSICAL SEPARATION FROM THE SIDEWALK, IT IS NOT POSSIBLE TO MEET THIS REQUIREMENT	N/A
6	BLANK FAÇADES SMC 23.47A.008	A.2.b BLANK SEGMENTS OF THE STREET-FACING FAÇADE BETWEEN 2 FEET AND 8 FEET ABOVE THE SIDEWALK MAY NOT EXCEED 50 FEET IN WIDTH A.2.c THE TOTAL OF ALL BLANK FAÇADE SEGMENTS MAY NOT EXCEED 40 PERCENT OF THE WIDTH OF THE FAÇADE OF THE STRUCTURE ALONG THE STREET	N/A	N/A	THE FAÇADE IS DESIGNED TO ENGAGE THE SLOPING RIGHT OF WAY AND MINIMIZES BLANK PORTIONS OF WALL. THE APPLICANT IS CURRENTLY ENGAGED SDOT TO DESIGN THE SPACE BETWEEN STRUCTURE AND THE SIDEWALK ALONG EASTLAKE AVENUE E AS PEDESTRIAN STAIR CONNECTION AND LANDSCAPE AREA.  THE PARCEL DOES NOT DIRECTLY ABUT THE SIDEWALK ON EASTLAKE AVENUE E. IT IS SEPARATED FROM THE SIDEWALK BY 30 FEET OF DEDICATED RIGHT OF WAY THAT SLOPES FROM FUHRMAN AVENUE E DOWN TO PORTAGE BAY PLACE E. DUE TO THIS PHYSICAL SEPARATION FROM THE SIDEWALK, IT IS NOT POSSIBLE TO MEET THIS REQUIREMENT.	N/A
7	OVERHEAD WEATHER PROTECTION SMC 23.47A.008	C.4 CONTINUOUS OVERHEAD WEATHER PROTECTION IS REQUIRED ALONG AT LEAST 60 PERCENT OF THE STREET FRONTAGE OF A STRUCTURE ON A PRINCIPAL PEDESTRIAN STREET.	N/A	N/A	WEATHER PROTECTION IS PROVIDED FOR THE LENGTH OF COMMERCIAL FRONTAGE ABUTTING THE INTERSECTION AT FUHRMAN AVENUE E TO OVER A PROPOSED OUTDOOR SEATING AREA.  THE PARCEL DOES NOT DIRECTLY ABUT THE SIDEWALK ON EASTLAKE AVENUE E. IT IS SEPARATED FROM THE SIDEWALK BY 30 FEET OF DEDICATED RIGHT OF WAY THAT SLOPES FROM FUHRMAN AVENUE E DOWN TO PORTAGE BAY PLACE E. DUE TO THIS PHYSICAL SEPARATION FROM THE SIDEWALK, IT IS NOT POSSIBLE TO MEET THIS REQUIREMENT. WITHOUT A SIDEWALK CONTINUOUS WEATHER PROTECTION IS NOT FEASIBLE.	N/A

PORTAGE BAY PLACE EAST						
ITEM	CODE SECTION	REQUIRED	PROVIDED	AMOUNT OF DEPARTURE	JUSTIFICATION	SUPPORTED DESIGN GUIDANCE
8	FLOOR TO FLOOR SMC 23.47A.008	B.3 NON-RESIDENTIAL USES AT STREET-LEVEL SHALL HAVE A FLOOR TO FLOOR HEIGHT OF AT LEAST 13'-0"	N/A	N/A	UNTIL SEVERAL MONTHS AGO PORTAGE BAY PLACE E WAS DEFINED AS A NAMED ALLEY, CLASSIFIED AS SUCH IN 1936 ORDINANCE #66087. IT WAS DETERMINED AFTER THE MUP SUBMITTAL THAT IT IS NO LONGER AN ALLEY, AS A RESULT OF THE SDOT ARTERIAL MAP, WHICH SHOWS PORTAGE BAY PLACE E CLASSIFIED AS AN ACCESS STREET. THE PROPOSED PROJECT DEDICATES 8 FEET OF PROPERTY TO IMPROVE THE ROADWAY ALONG PORTAGE BAY PLACE E AND CREATES SEPARATE AND NECESSARY PEDESTRIAN AND VEHICULAR REFUGE AREAS WHILE DESIGNING A PROJECT THAT IS CONSISTENT WITH THE WAY ADJACENT STRUCTURES ENGAGE THE RIGHT OF WAY. AS SUCH IT DOES NOT LOCATE COMMERCIAL USES ALONG THE FRONTAGE AND THEREFORE DOES NOT ATTEMPT TO COMPLY WITH THIS CODE SECTION.	N/A
9	BLANK FAÇADES SMC 23.47A.008	A.2.b BLANK SEGMENTS OF THE STREET-FACING FAÇADE BETWEEN 2 FEET AND 8 FEET ABOVE THE SIDEWALK MAY NOT EXCEED 50 FEET IN WIDTH A.2.c THE TOTAL OF ALL BLANK FAÇADE SEGMENTS MAY NOT EXCEED 40 PERCENT OF THE WIDTH OF THE FAÇADE OF THE STRUCTURE ALONG THE STREET	N/A	N/A	AS NOTED IN ITEM 8 ABOVE, PORTAGE BAY PLACE E WAS RECOGNIZED AS AN ALLEY BETWEEN 1936 AND LATE 2015. THE PROPOSED STRUCTURE LOCATES ITS PARKING ACCESS FROM PORTAGE BAY PLACE E AND BURIES IT HALFWAY BELOW THE GRADE AT THE LOWER ROADWAY. THIS PROVIDES A TRANSITION TO THE RESIDENTIAL USES LOCATED AT THE FLOOR ABOVE, APPROXIMATELY 5.5 FEET ABOVE THE ROADWAY SURFACE. THIS APPROACH IS CONSISTENT WITH ADJACENT STRUCTURES.	N/A
10	NON-RESIDENTIAL STREET LEVEL SMC 23.47A.008	B.3 NON-RESIDENTIAL USES SHALL EXTEND AN AVERAGE DEPTH OF AT LEAST 30 FEET AND A MINIMUM OF 15 FEET	N/A	N/A	AS NOTED IN ITEM 8 ABOVE, PORTAGE BAY PLACE E WAS RECOGNIZED AS AN ALLEY BETWEEN 1936 AND LATE 2015. THIS RECENT RECOGNITION ESTABLISHES REQUIREMENTS WITHOUT PRECEDENT IN THIS LOCATION. AS A RESULT NO COMMERCIAL USES HAVE BEEN PROPOSED ALONG PORTAGE BAY PLACE E. IT IS A ROADWAY THAT CURRENTLY OPERATES LIKE THE ALLEY IT WAS CLASSIFIED AS AND IS NOT AN ENVIRONMENT THAT WOULD ENCOURAGE PEDESTRIAN ORIENTED COMMERCIAL FRONTAGE.	N/A
11	RESIDENTIAL USE SMC 23.47A.005	C RESIDENTIAL USES AT STREET LEVEL MAY OCCUPY NO MORE THAN 20 PERCENT OF THE STREET-LEVEL STREET-FACING FAÇADE IN A PEDESTRIAN DESIGNATED ZONE	N/A	N/A	AS NOTED IN ITEM 8 ABOVE, PORTAGE BAY PLACE E WAS RECOGNIZED AS AN ALLEY BETWEEN 1936 AND LATE 2015. THIS RECENT RECOGNITION ESTABLISHES REQUIREMENTS WITHOUT PRECEDENT IN THIS LOCATION. AS A RESULT NO COMMERCIAL USES HAVE BEEN PROPOSED ALONG PORTAGE BAY PLACE E. IT IS A ROADWAY THAT CURRENTLY OPERATES LIKE THE ALLEY IT WAS CLASSIFIED AS AND IS NOT AN ENVIRONMENT THAT WOULD ENCOURAGE PEDESTRIAN ORIENTED COMMERCIAL FRONTAGE.	N/A
12	SIDE SETBACK SMC 23.47A.014	B.1 A TRIANGULAR SHAPED SETBACK WITH FRONT AND SIDE DIMENSIONS OF 15'-0"	N/A	N/A	THE PROPOSAL PROVIDES A CONTINUOUS 5-FOOT SETBACK ALONG THE EAST FAÇADE. THE APPLICANT HAS WORKED WITH THE ADJACENT PROPERTY OWNER TO PROVIDE MUTUAL ACCESS AND MAINTENANCE AGREEMENTS OVER THE SHARED PROPERTY LINE. NO RESIDENTIAL UNITS ON THE ADJACENT PARCEL TO THE EAST FACE WEST TOWARDS THIS PROPOSAL. THERE ARE NO WINDOWS ON THAT FAÇADE.	N/A

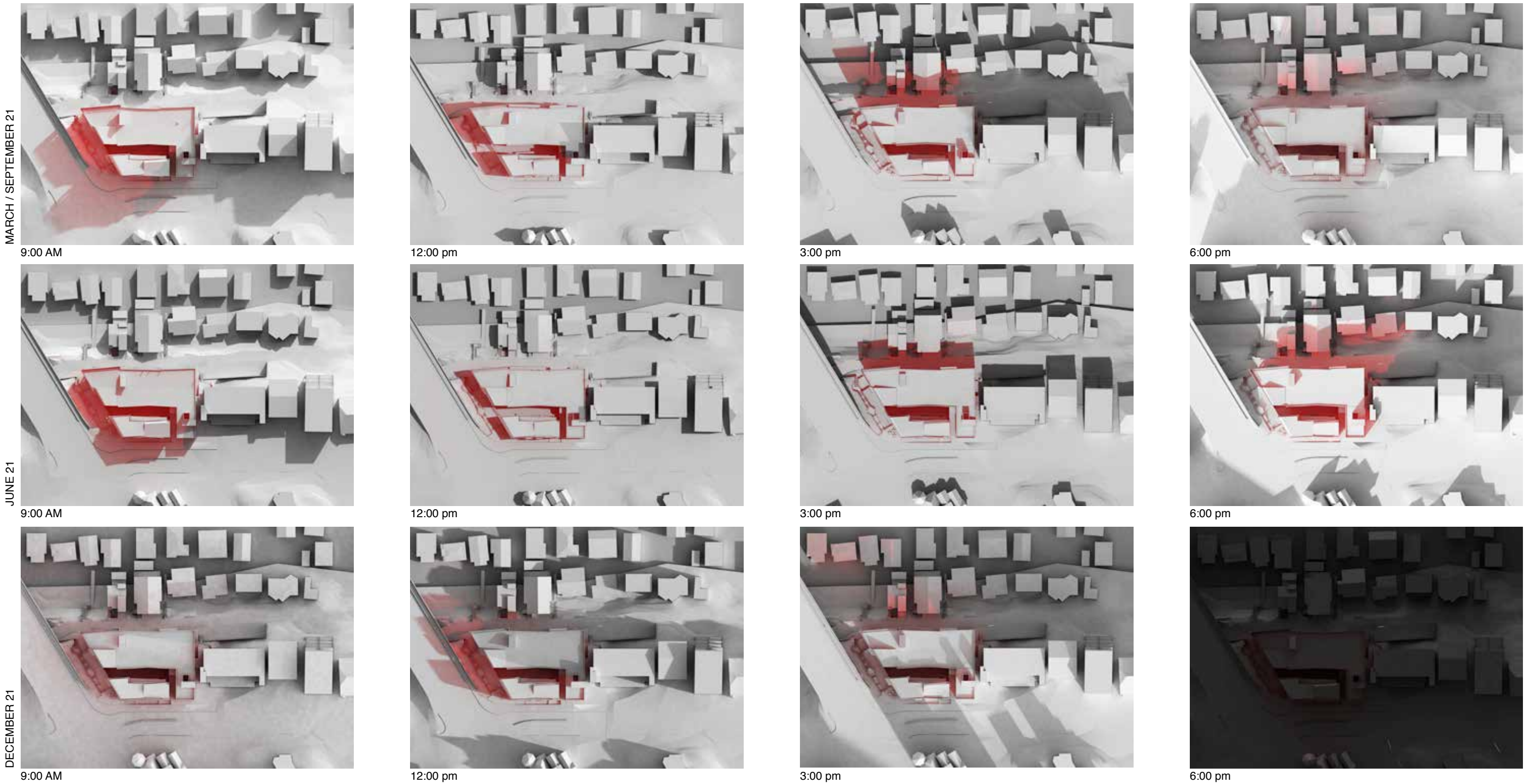


PRIVACY ELEVATION



EAST ELEVATION

SHADOW STUDIES





COMPLETED WORK



3515 Wallingford Ave N



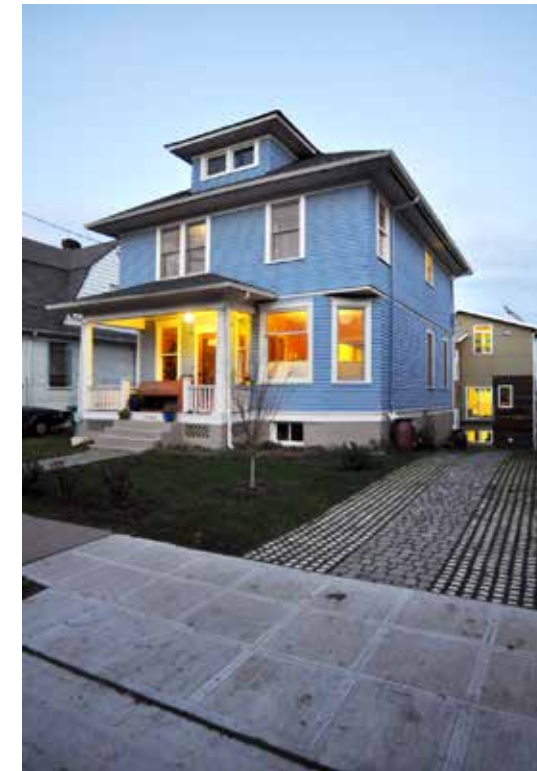
1818 E Yesler Way



1818 E Yesler Way



208 18th Avenue E



1504 19th Avenue



90 E Newton Street



1411 E Fir Street