



INDEX

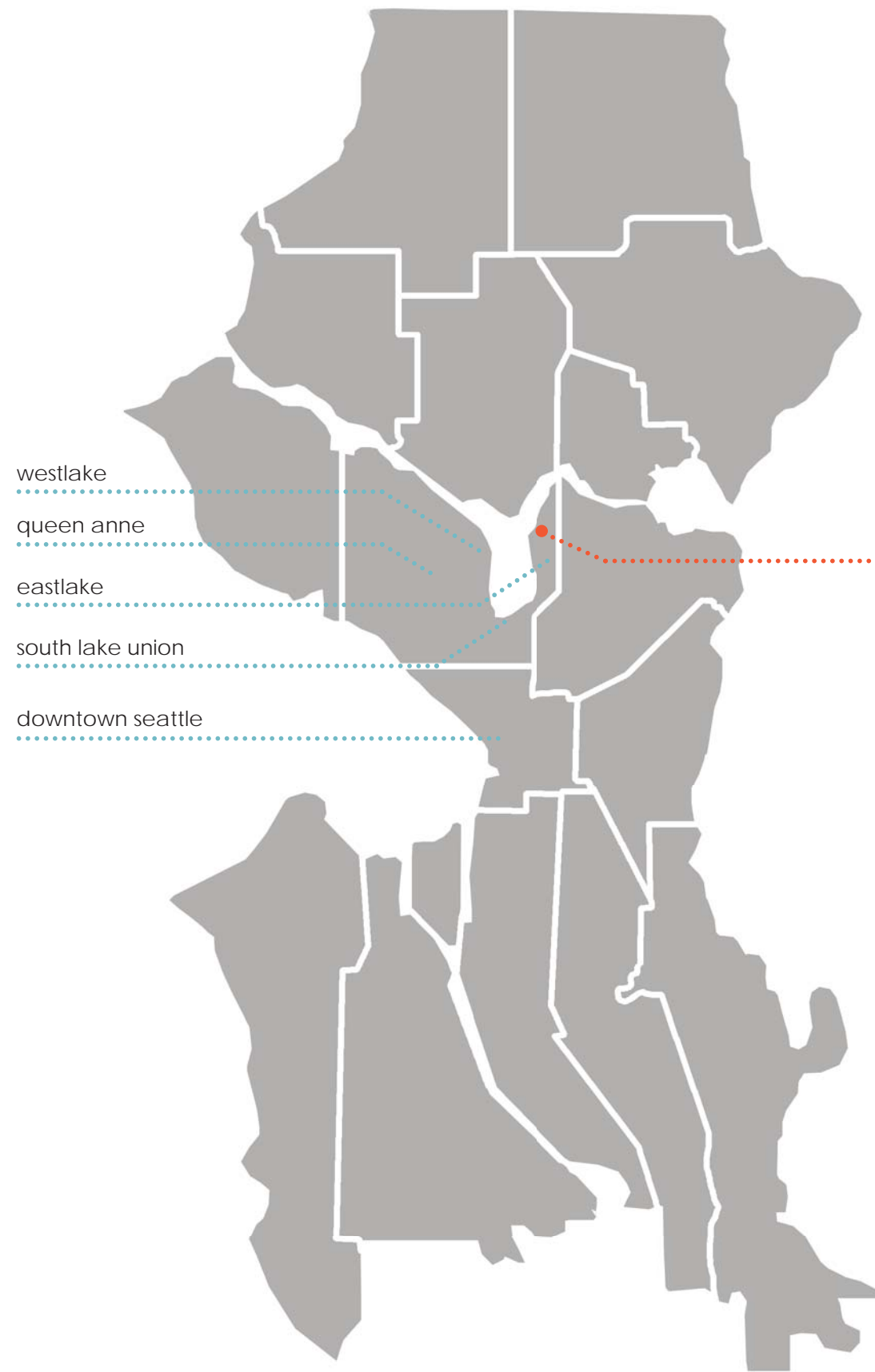
CONTEXT	PROJECT INFORMATION p.2
	VICINITY ANALYSIS p.3
	ZONING ANALYSIS p.4
	SITE ANALYSIS p.5
	STREET LEVELS p.6 - 7

APPROACH	DESIGN GUIDELINES p.8
	CONCEPT p.9 -10

DESIGN	EXISTING CONDITIONS p.11
	SITE PLAN p.12
	PLANS p.13 - 17
	ELEVATIONS p.18 - 21
	SECTION p.22
	FINAL RENDERINGS p.23 - 24

PROJECT INFORMATION

ADDRESS	2359 YALE AVE E SEATTLE, WA 98102
TAX ID NUMBER	2025049083
DPD PROJECT #	3019838
LOT SIZE	4,592 SF
APPLICANT/ OWNER	JOHN LINKS 117 EAST LOUISA ST #143 SEATTLE, WA 98102
ARCHITECT/ PROJECT CONTACT	JULIAN WEBER ARCHITECTS, LTD 3715 S HUDSON STREET, SUITE 105 SEATTLE, WA 98118
SURVEYOR	EMERALD LAND SURVEYING, INC. PO BOX 13694 MILL CREEK, WA 98082



westlake

queen anne

eastlake

south lake union

downtown seattle

gas works park

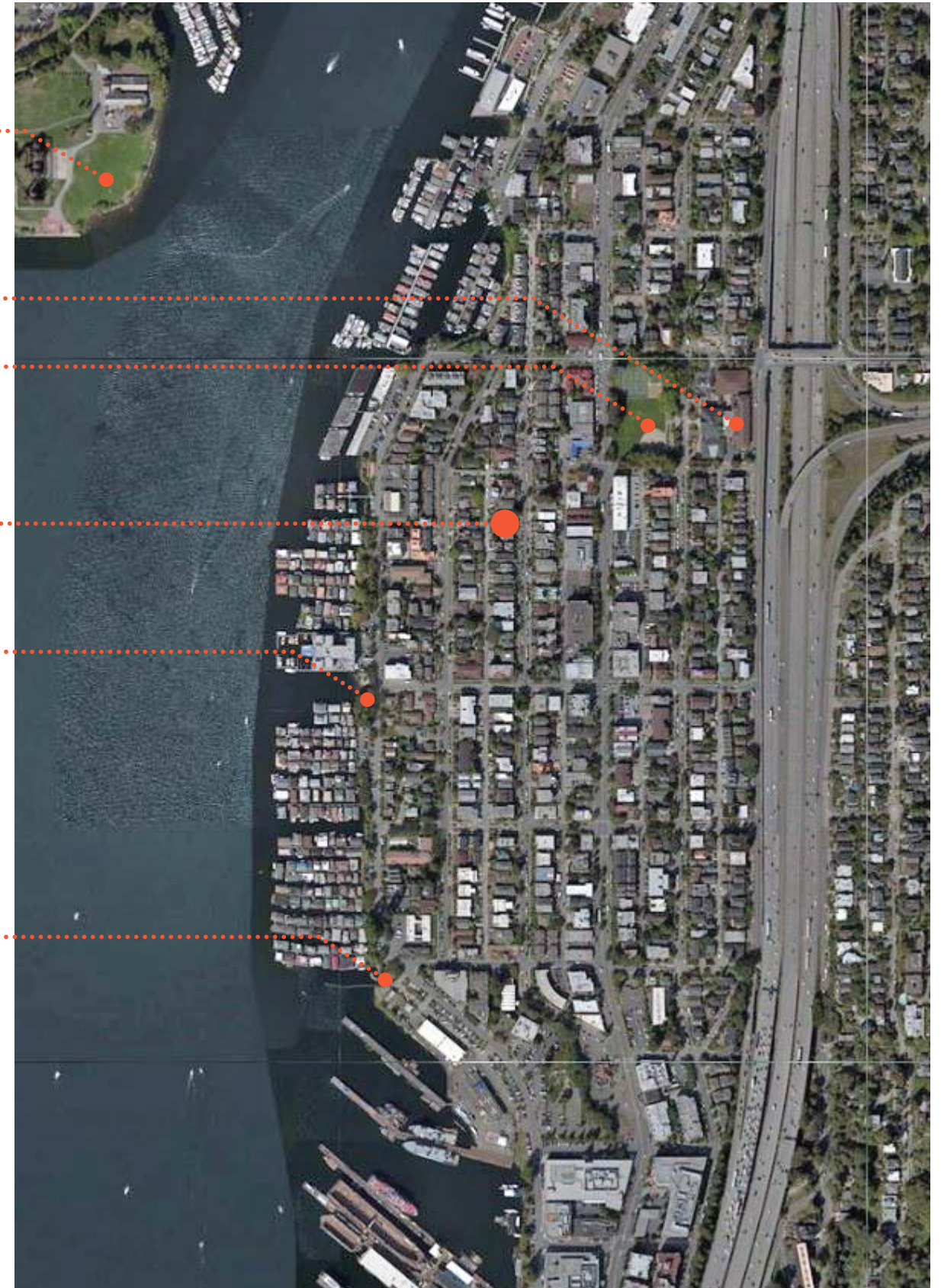
tops k-8 school

roger's playground

site

lynn street park

terry pettus park



VICINITY ANALYSIS



PROPOSAL 2359 Yale Avenue East is currently a lot with (1) duplex. The applicant proposes to demolish the existing duplex and develop the site with four townhouses with four open parking stalls.

KEY METRICS **Zone:** LR2
Lot size: 4,400 SF
Total Building Area: 5,930 gsf
FAR: 4,400 sf x 1.2 = 5,256 sf allowed (th/s + built green)
5,256 / 4 unites = 1,320 sf per unit (inside face of walls)
Structure Height: 30' + 4' Parapet Allowance & 10' Penthouse
Units: 4
Parking: (4) open residential stalls

ANALYSIS OF CONTEXT The structures surrounding this site consist of a mix of single family residence and multifamily residences between 2 and 3 stories. Territorial views from the site west towards Lake Union, Gas Works Park, and partial views to downtown.

EXISTING SITE CONDITIONS A drawing of existing site conditions, indicating topography and other physical features and location of structures and prominent landscape elements on the site can be found on page 11.

SITE PLAN A preliminary site plan including proposed structures, open spaces, and vehicular circulation can be found on page 12.

DESIGN GUIDELINE See page 8 for design guidelines.

ARCHITECTURAL CONCEPT See page 9 - 10 for our architectural concept.



SITE ANALYSIS



E Lynn St

E Louisa St

zoomed in area



site



zoomed in area



E Lynn St

across from site



YALE AVE FACING EAST

CONTEXT AND SITE

CS1. Natural Systems + Site Features	The proposed design incorporates the topography by setting the units into the slope, allowing the masses to step down the site. This reduces the scale of the units at street level, and increases view potential for all residents. The street facing yard is generously landscaped with a variety of trees and plantings to continue the well established greenscape of the neighborhood.
CS2. Urban Pattern and Form	The surrounding neighborhood consists mostly of two-story residential structures. Our design blends into this context by tucking into the slope of the site. The proposed front entry sequence also draws from the surrounding examples of covered entries and stoops.
CS3. Architectural Context + Character	The culture of Eastlake’s neighborhood revolves heavily around Lake Union. The architectural style of this project draws from that culture of house boats, kayaks, and sailing. The structures themselves evolved around the idea of creating outdoor spaces to store and interact with the neighborhood’s defining characteristics.

PUBLIC LIFE

PL3. Street Level Interaction	The street facing entries are emphasized with a small stoop and expansive awning overhead. They share a front porch, but are easily recognizable as individual units with clear address signage and plenty of space for personalization. The common walkway on the south side runs the entire length of the site, clearly establishing access to the units behind. The front entrances of the west units are identified by lighting and address signage.
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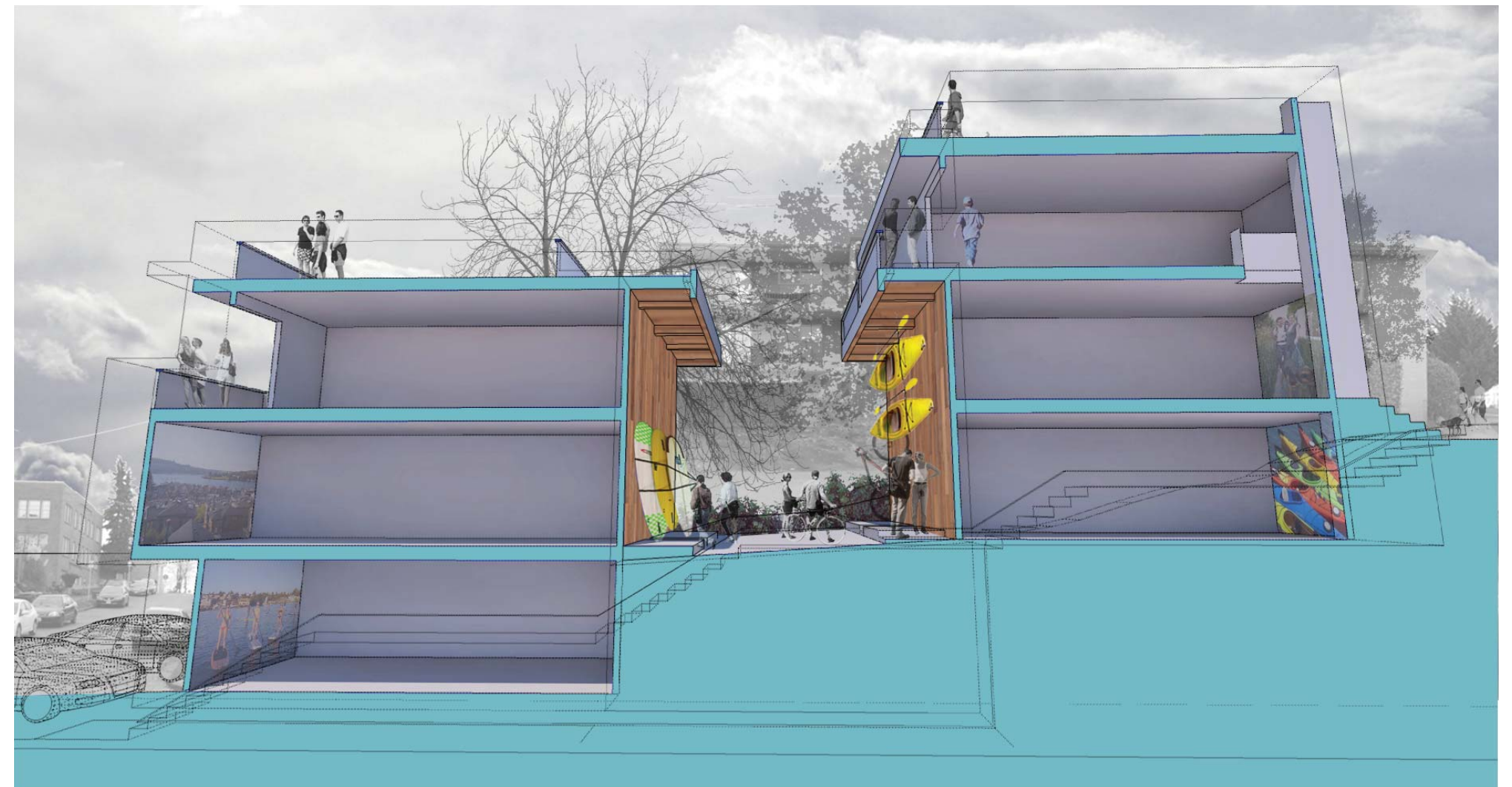
DESIGN CONCEPT

DC2. Architectural Concept	Massing of this project was initially formed from creating a common open outdoor space. The interior courtyard creates a dual purpose space for use of socializing with neighbors and friends, as well as a great storage area of sport activities and equipment. The remaining facade composition changes depending on the adjacent conditions. North and south side facades have minimal glazing in keeping with privacy to and from neighbors. Street facing (east) facade has a clean, easily understood organization. While the alley facing (west) facade jumps into the fun and vibrant environment of the adjacent neighbors with interesting colors and graphic designs. Human scale is emphasized on the street facade to create a comfortable entry, while scales are enlarged in the center courtyard to create an awe-inspiring, active space.
DC3. Open Space Concept	Open space was a driver for this design due to the site’s proximity to Lake Union. The potential users are active and social residents. Open spaces, such as the courtyard, can be used for more public socializing while roof decks provide a more private social space. These open spaces are to be correlated with the activities of Lake Union.
DC4. Exterior Elements and Materials	Material selections were created to fit the surrounding neighborhood. This is down on the east side to match the common white/beige of the street scape. The alley facade is done with a more graphic design aesthetic to fit with the livelier colors and characteristics of the alley. Lighting is an important part of way-finding, and individual entries. The lighting design will play an important part of the safety of southern walk way, as well as the interior courtyard. Hardscape materials play a vital role in the design of the transition spaces between indoor and outdoor.

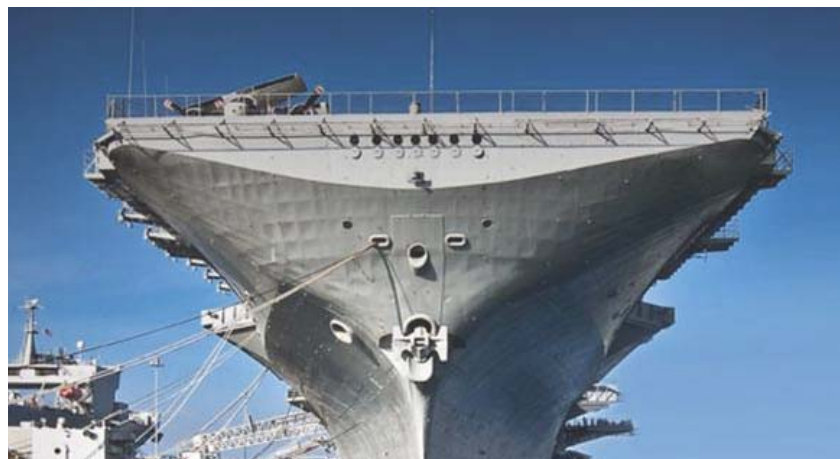


CONCEPT:

The goal of this project was to create a sense of community that embodied the culture and activity of Lake Union. With an endless amount of sailing, paddle boarding, kayaking, and biking, Lake Union offers a common ground for these communities to exist and interact with one another. It was this active feeling of communal interaction we strove to mimic within our own site. As depicted in the section below, a common courtyard placed in the center of the site facilitates the future residents to inhabit the space as a community, while each resident's stored recreational equipment allows an expression of the residents as individuals as well.

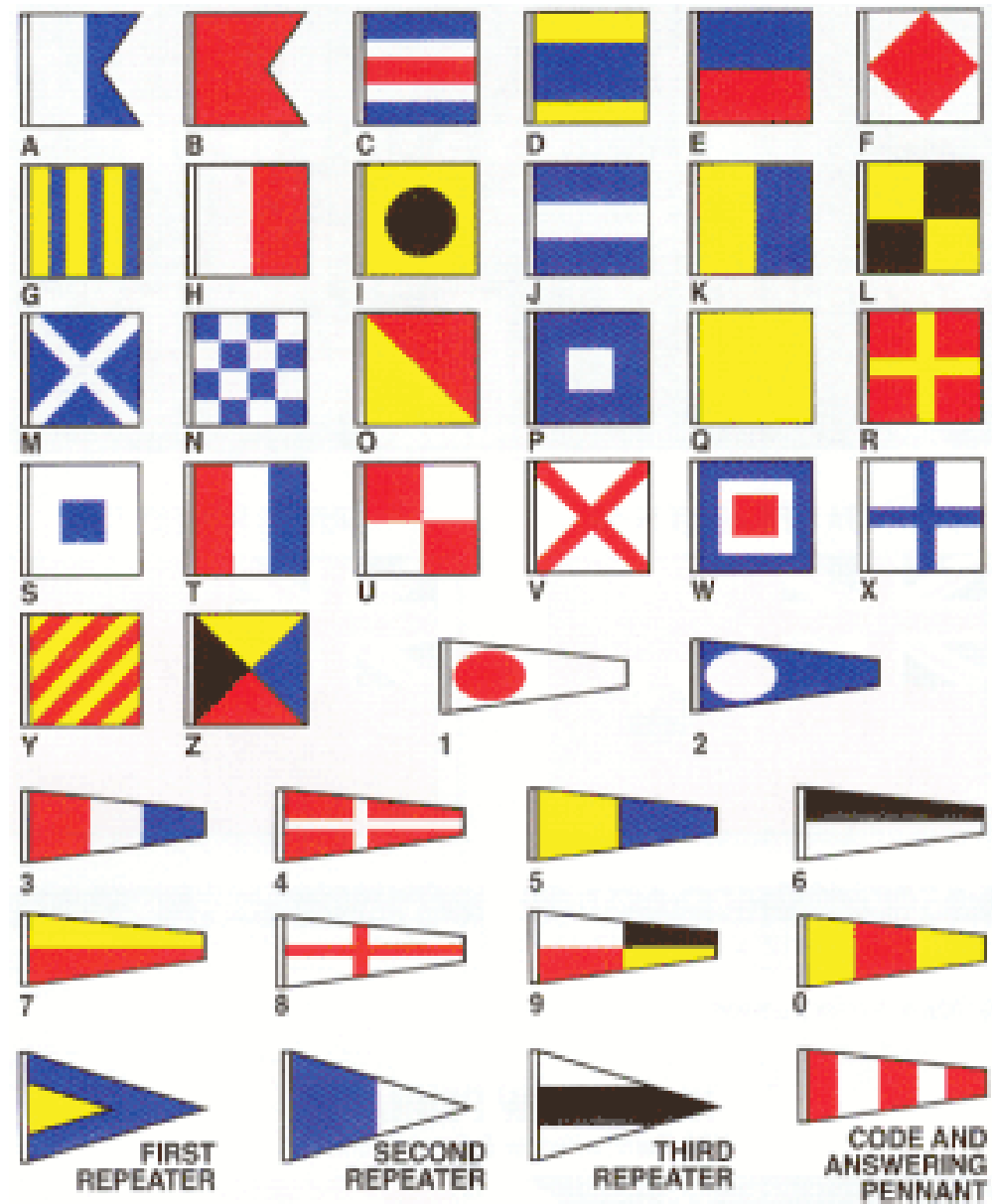


CONCEPT

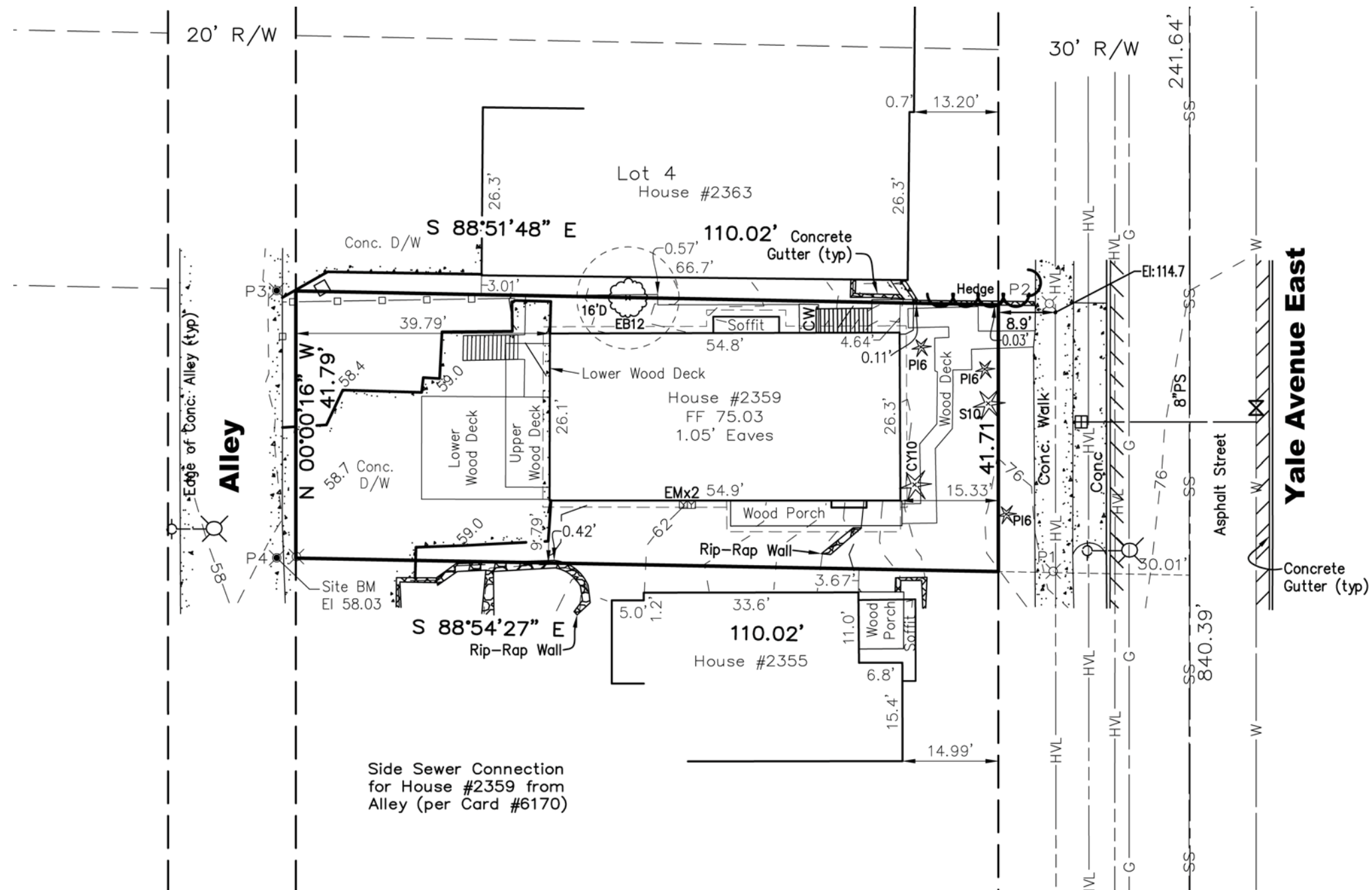


INSPIRATION:

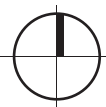
The inspiration for this project came from maritime architecture and design. From naval ships to sailboats, an aesthetic was pulled from railings, louvers, and signaling flags.



CONCEPT



site survey
scale: 1" = 20'



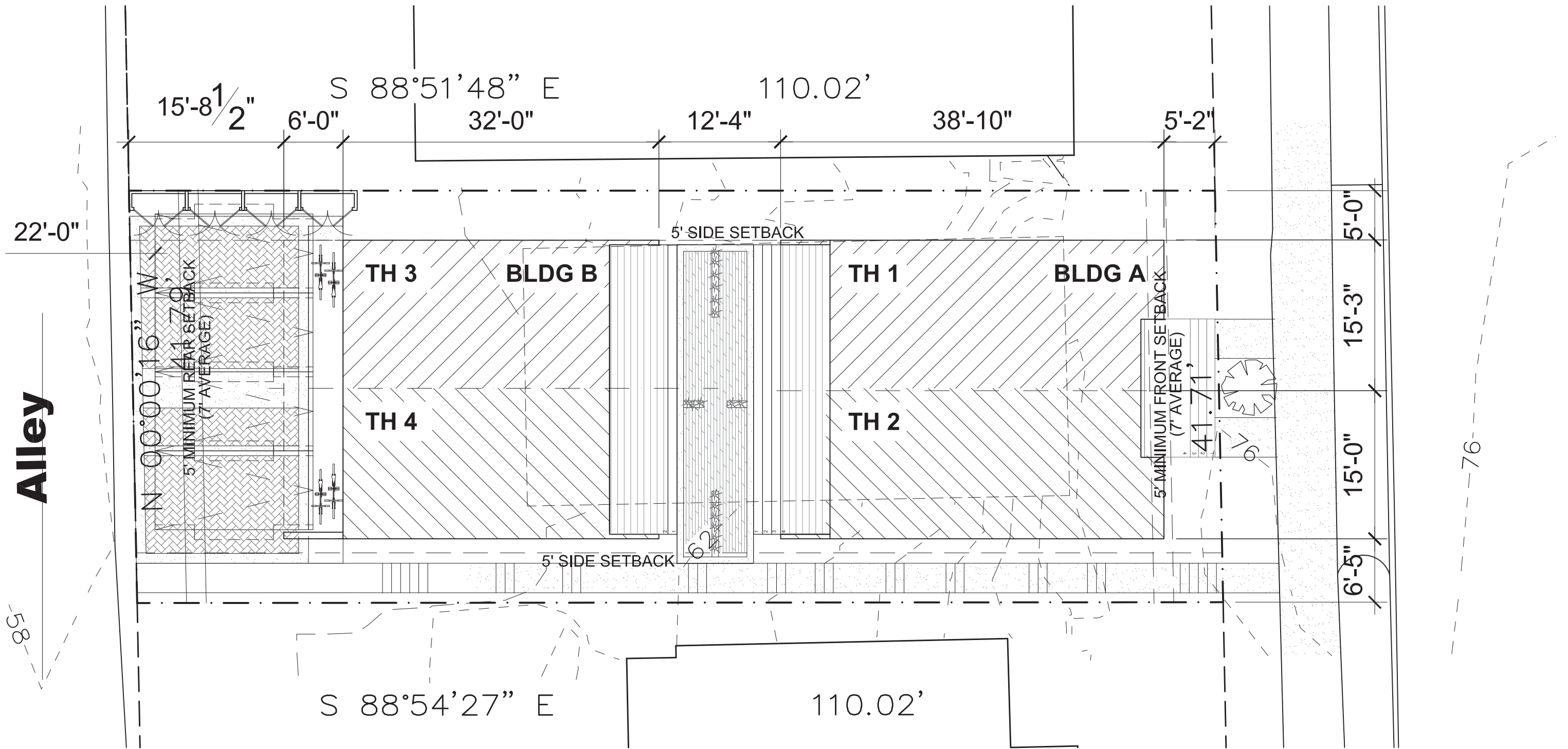
LEGAL DESCRIPTION

THAT PORTION OF GOVERNMENT LOT 3, SECTION 20, TOWNSHIP 25 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

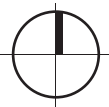
BEGINNING AT A POINT ON THE WEST LINE OF YALE AVENUE EAST, 122.36 FEET NORTH OF THE NORTHEAST CORNER OF BLOCK 14, GREENE'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 73, RECORDS OF KING COUNTY, WASHINGTON; THENCE WEST 120 FEET PARALLEL TO THE NORTH LINE OF SAID BLOCK 14; THENCE NORTH PARALLEL TO THE WEST LINE OF SAID YALE AVENUE EAST, 40 FEET MORE OR LESS, TO THE SOUTH LINE OF SAMPLES ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 22 OF PLATS, PAGE 52, RECORDS OF KING COUNTY, WASHINGTON; THENCE EAST ALONG SAID LINE, 120 FEET TO THE WEST LINE OF SAID YALE AVENUE EAST; THENCE SOUTH ALONG SAID LINE, 40 FEET TO THE POINT OF BEGINNING;

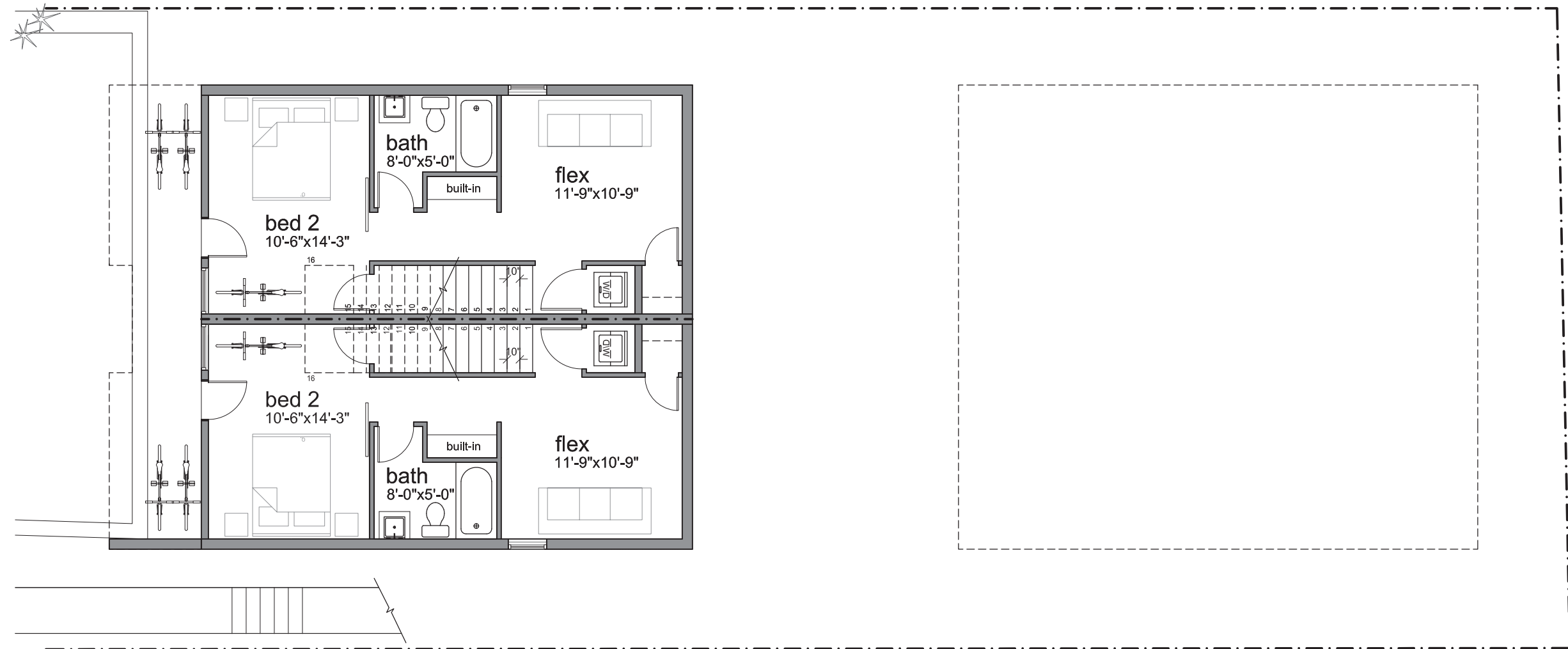
EXCEPT THE WEST 20 FEET THEREOF FOR ALLEY.

EXISTING CONDITIONS

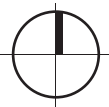


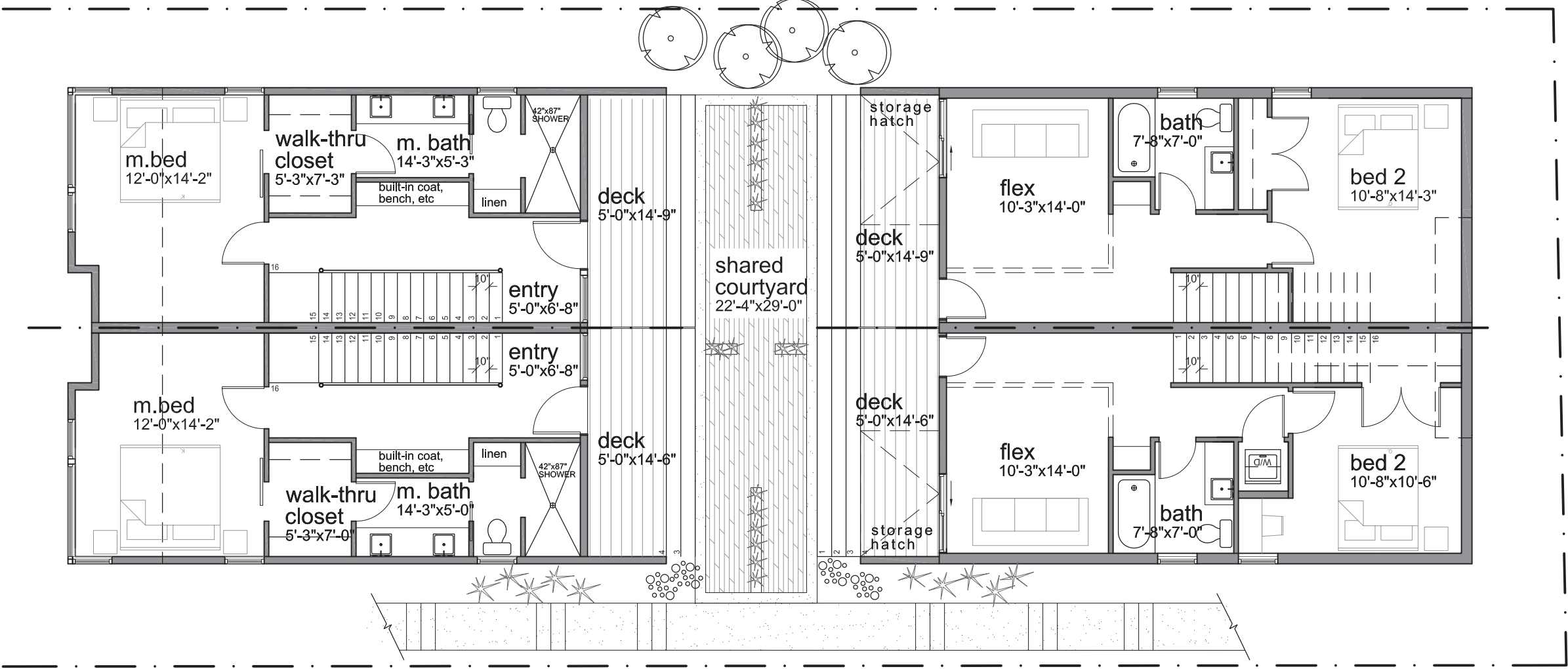
site plan
scale: 1" = 10' - 0"



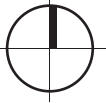


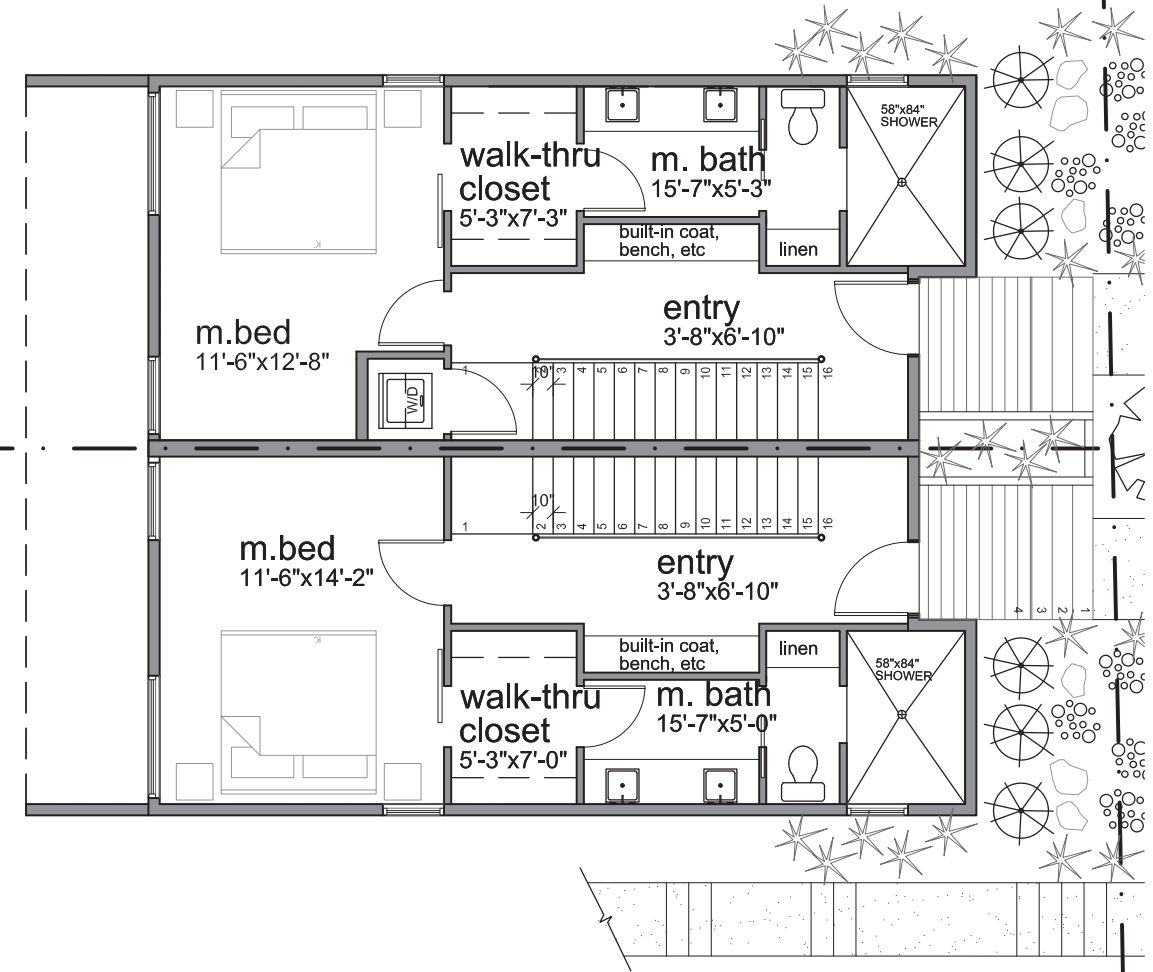
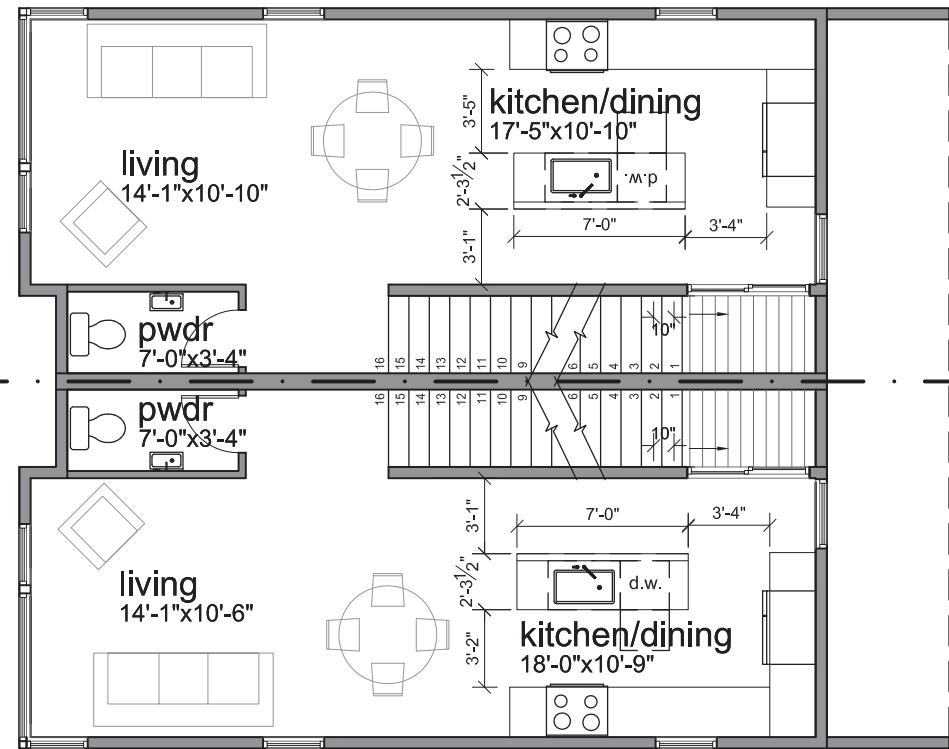
alley level plans
scale: 1/8" = 1' - 0"



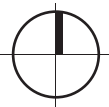


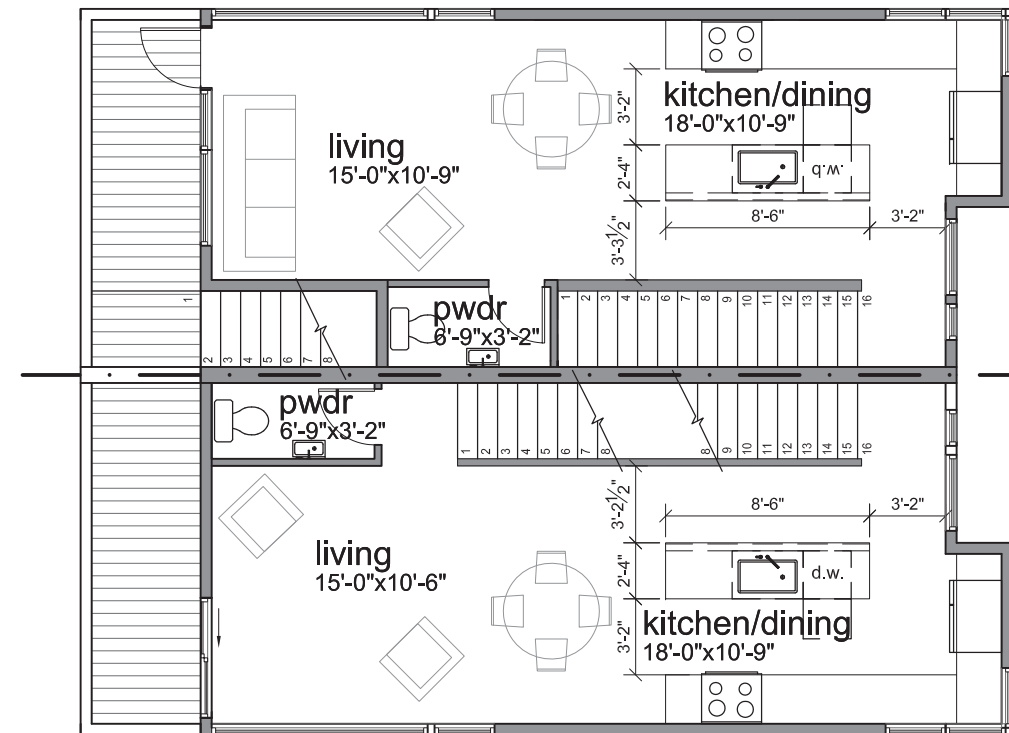
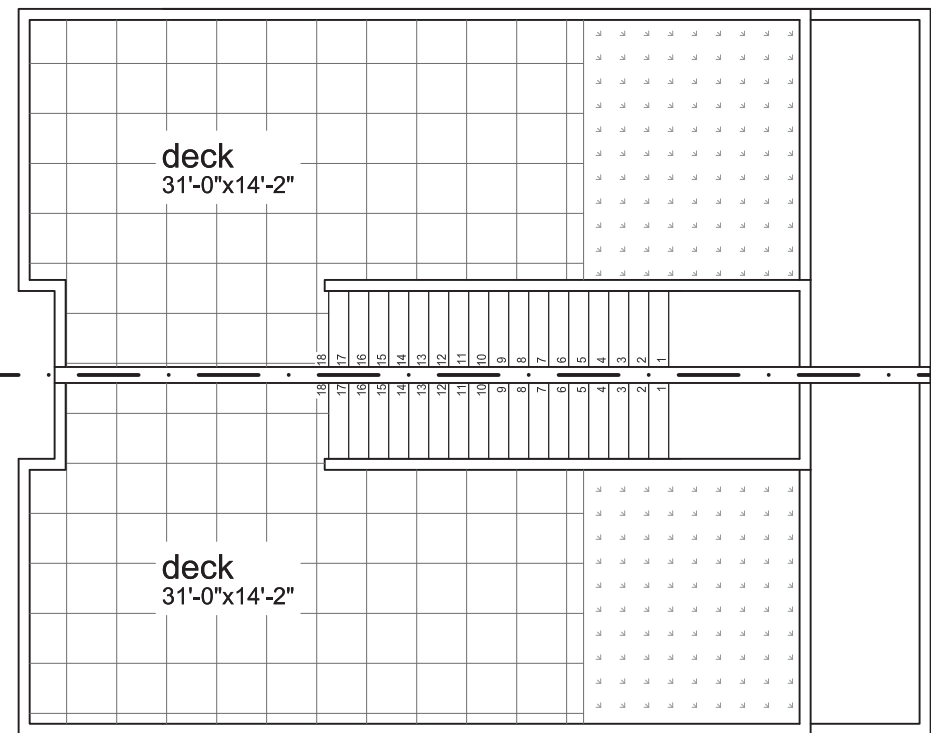
courtyard level plans
scale: 1/8" = 1' - 0"



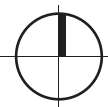


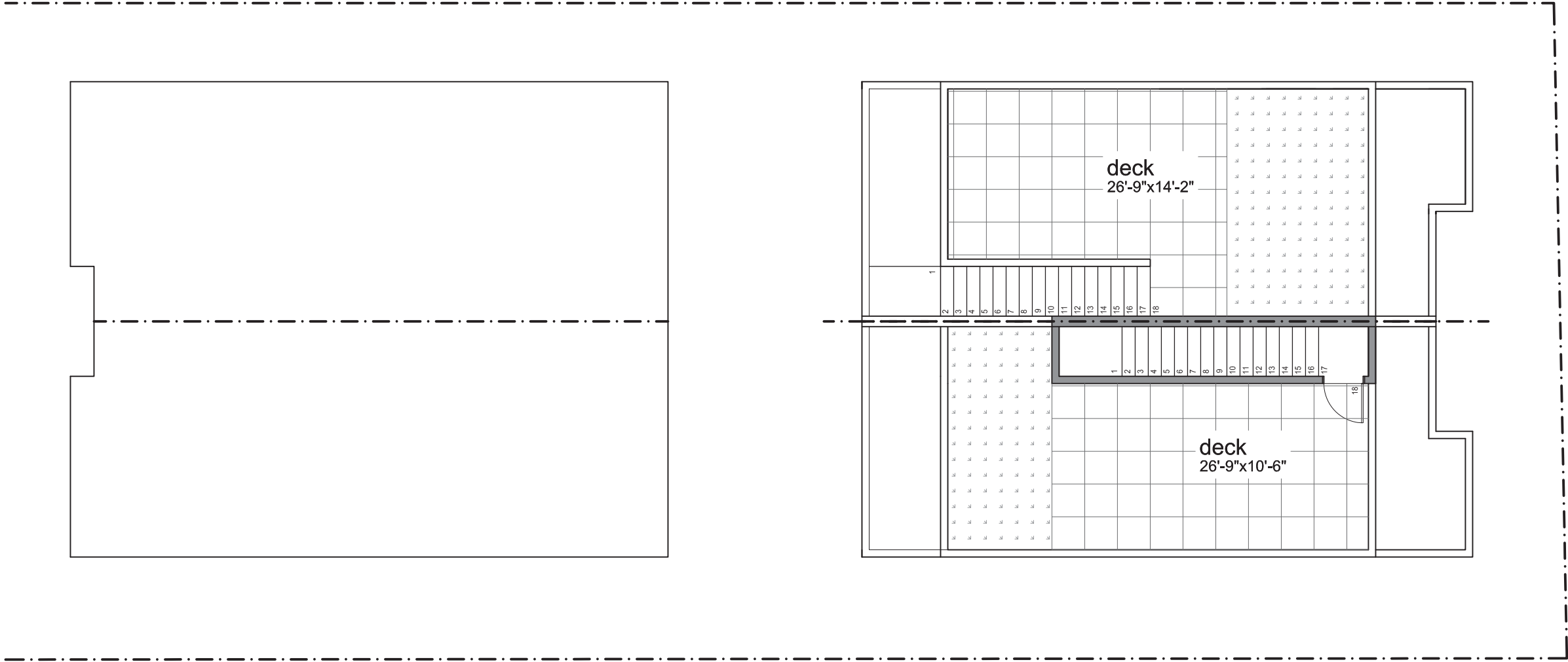
street level plans
scale: 1/8" = 1' - 0"



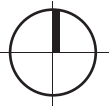


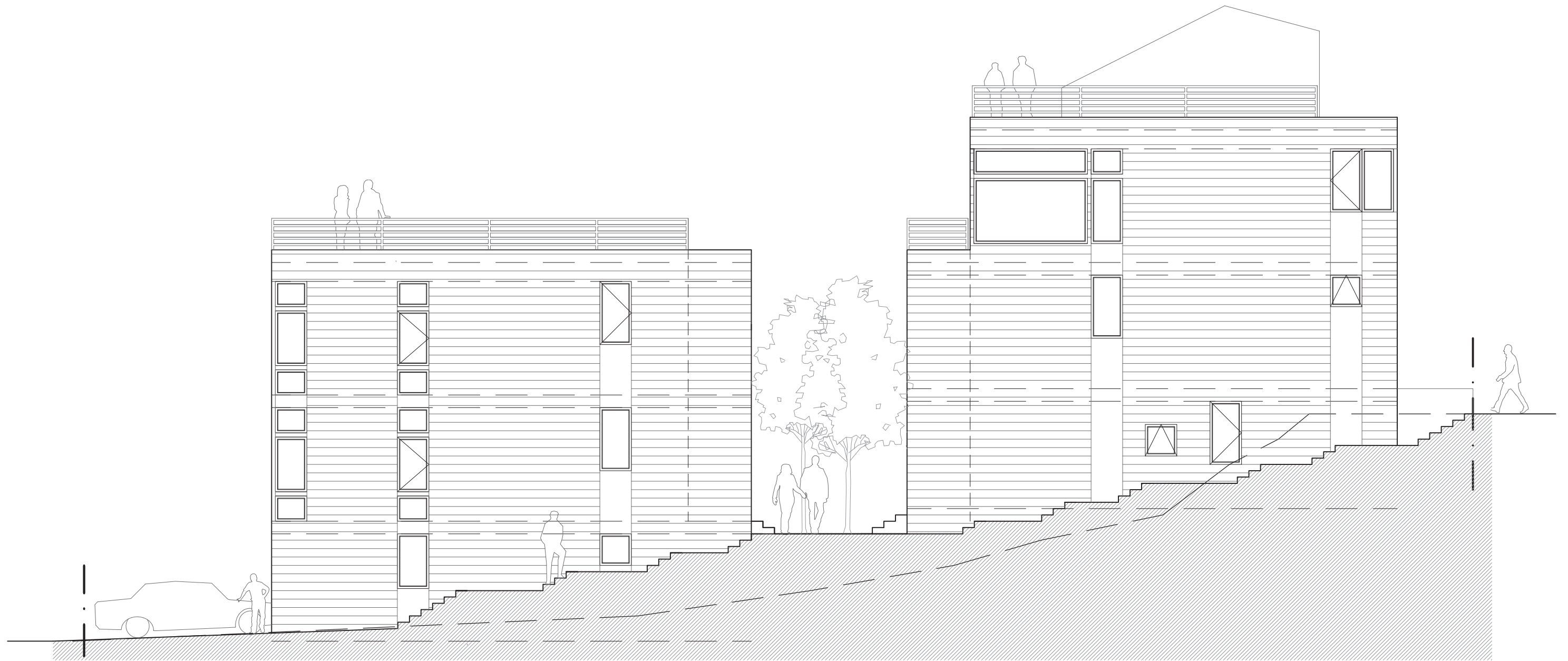
upper level plans
scale: 1/8" = 1' - 0"





roof deck plans
scale: 1/8" = 1' - 0"





bldg A + bldg B south elevation
 scale: 1/8" = 1' - 0"



bldg B west elevation
scale: 1/8" = 1' - 0"



bldg A east elevation
scale: 1/8" = 1' - 0"



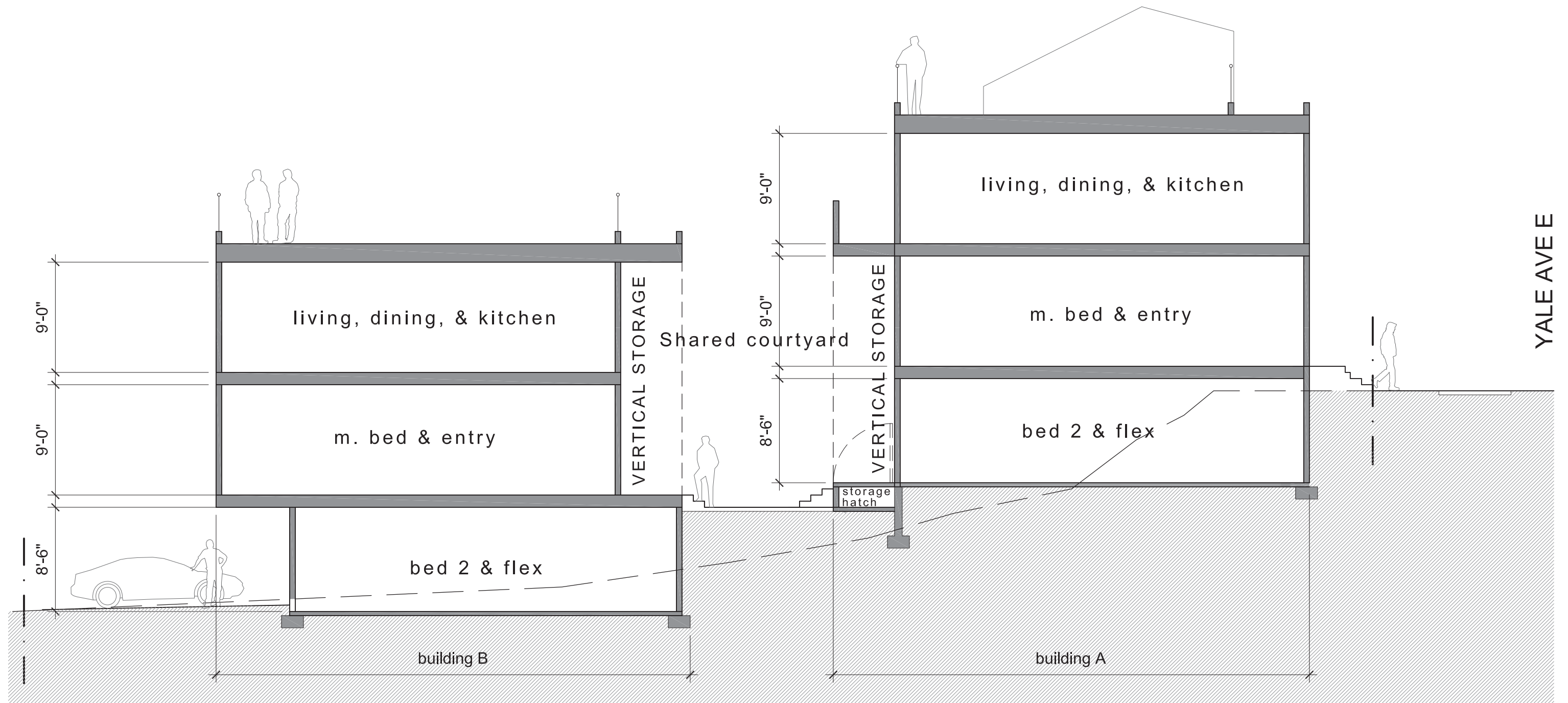
bldg A + bldg B north elevation
 scale: 1/8" = 1' - 0"



bldg B east elevation (courtyard)
scale: 1/8" = 1' - 0"



bldg A west elevation (courtyard)
scale: 1/8" = 1' - 0"



building section
scale: 1/8" = 1' - 0"

SECTION



Yale Ave E Southeast View



Yale Ave E Front View



Alley View



West Courtyard View



Bldg A Rooftop View



Courtyard Section