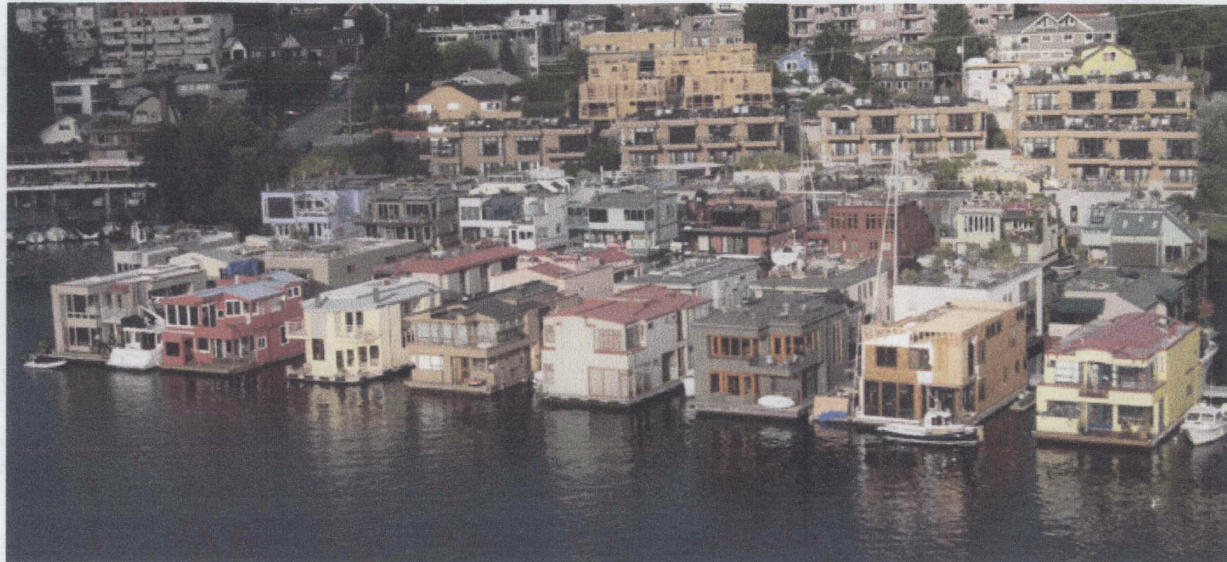


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VIEW OF FLOATING HOMES ON LAKE UNION

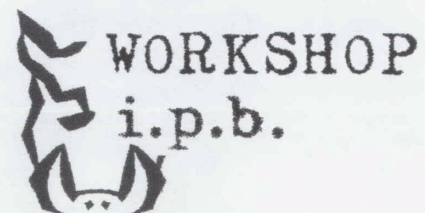
PROPOSAL - STREAMLINED DESIGN REVIEW. DEMOLISH EXISTING STRUCTURE. CONSTRUCT (6) RESIDENTIAL TOWNHOUSE UNITS AT ABOUT 1500SF AND 30' IN HEIGHT EACH. EVERY UNIT WILL HAVE AN ONSITE PARKING STALL.

OWNER:

MIKE STRAND
HORIZON REALTY ADVISORS
2003 WESTERN AVE, STE #445
SEATTLE, WA 98121

ARCHITECT/APPLICANT:

EINAR NOVION
3316 NE 120TH ST
SEATTLE, WA 98125
206.851.7922



EARLY DESIGN GUIDANCE
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PACKET CONTENT:

PROPOSAL - STATEMENT OF DEVELOPMENT OBJECTIVES INDICATING TYPES OF DESIRED USES, STRUCTURE HEIGHT, NUMBER OF RESIDENTIAL UNITS, AMOUNT OF COMMERCIAL SQUARE FOOTAGE AND NUMBER OF PARKING STALLS.

ANALYSIS OF CONTEXT - INITIAL SITE ANALYSIS ADDRESSING SITE OPPORTUNITIES AND CONSTRAINTS, ADJACENT BUILDINGS, ZONING OF THE SITE AND ADJACENT PROPERTIES, OVERLAY DESIGNATIONS, SOLAR ACCESS, VIEWS, CIRCULATION PATTERNS, COMMUNITY NODES, LANDMARKS, AND EXISTING ARCHITECTURAL AND SITING PATTERNS.

EXISTING SITE CONDITIONS - A DRAWING OF EXISTING SITE CONDITIONS, INDICATING TOPOGRAPHY OF THE SITE OR OTHER PHYSICAL FEATURES AND LOCATION OF STRUCTURES AND PROMINENT LANDSCAPE ELEMENTS ON THE SITE INCLUDING BUT NOT LIMITED TO ALL TREES 6 INCHES OR GREATER IN DIAMETER MEASURED 4.5' ABOVE THE GROUND (SEE TIP 242).

SITE PLAN - A PRELIMINARY SITE PLAN INCLUDING PROPOSED STRUCTURES, OPEN SPACES, VEHICULAR AND PEDESTRIAN ACCESS, AND LANDSCAPING. INCLUDE ALL DIMENSIONS.

DESIGN GUIDELINES - A BRIEF DESCRIPTION OF HOW THE PROPOSAL MEETS THE INTENT OF THE APPLICABLE CITYWIDE AND NEIGHBORHOOD DESIGN REVIEW GUIDELINES. IDENTIFY DESIGN GUIDELINES MOST RELEVANT TO THE PROPOSAL.

ARCHITECTURAL CONCEPT - ONE OR MORE COLOR RENDERINGS ADEQUATE TO DEPICT THE OVERALL MASSING OF STRUCTURES AND THE DESIGN CONCEPT. GRAPHICS SHOULD SHOW PROPOSED SITING, MASSING, OPEN SPACE, AND FAÇADE TREATMENTS. THREE DIMENSIONAL STUDIES AND SKETCHES, INCLUDING THOSE AT THE STREET LEVEL ARE OPTIONAL, AND MAY ASSIST THE PLANNER TO EVALUATE THE DESIGN PROPOSAL. MAY ALSO INCLUDE IMAGES FROM THE NEIGHBORHOOD OR BEYOND THAT WILL INFORM THE DESIGN DEVELOPMENT OF THE PROPOSED DEVELOPMENT.

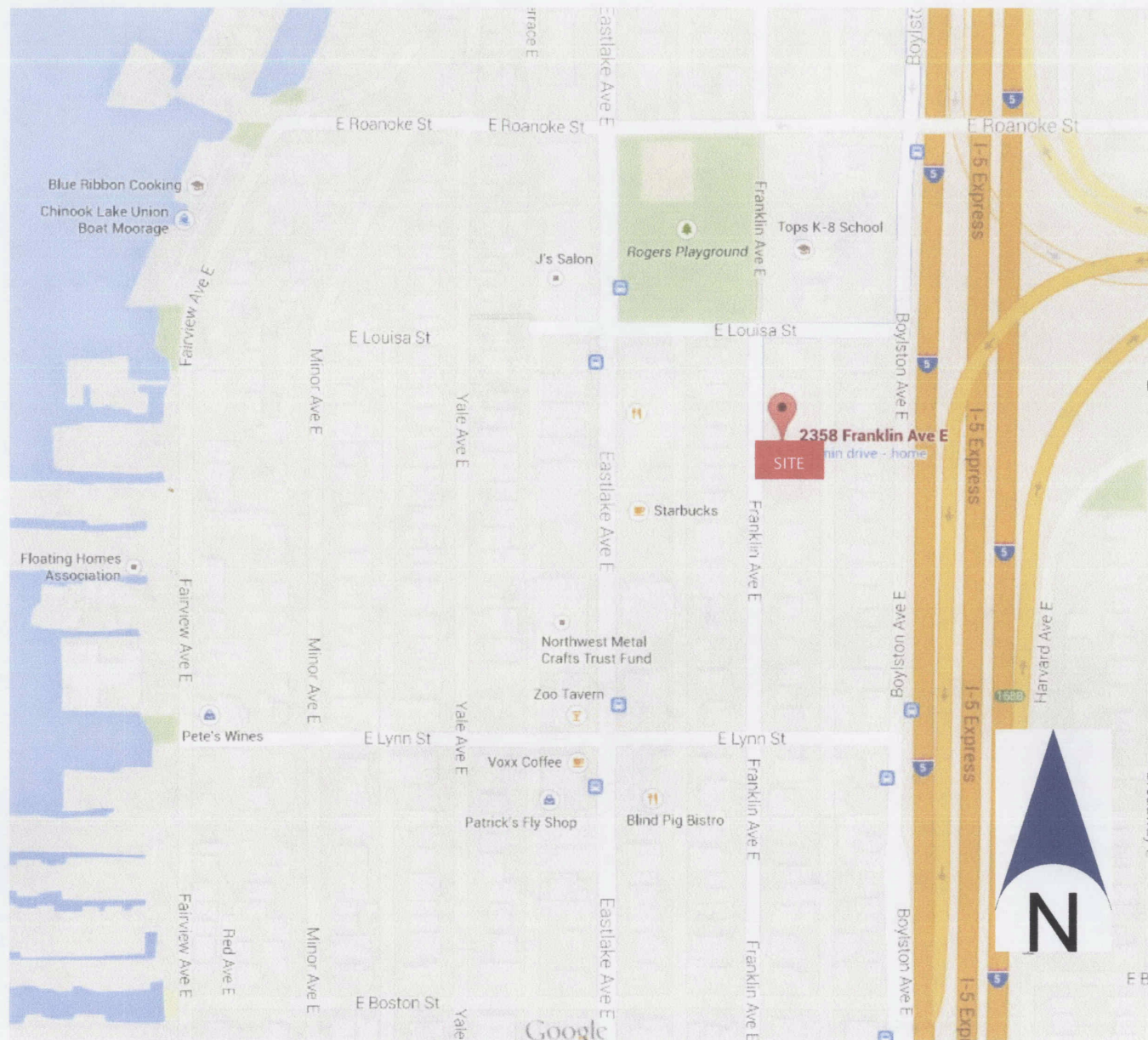
ADJUSTMENTS AND/OR DEPARTURES - A SUMMARY OF POTENTIAL DEVELOPMENT STANDARD ADJUSTMENTS (OR DEPARTURES). A TABLE COMPARING CODE REQUIREMENTS WITH THE PROPOSED DESIGN SHOULD BE INCLUDED.

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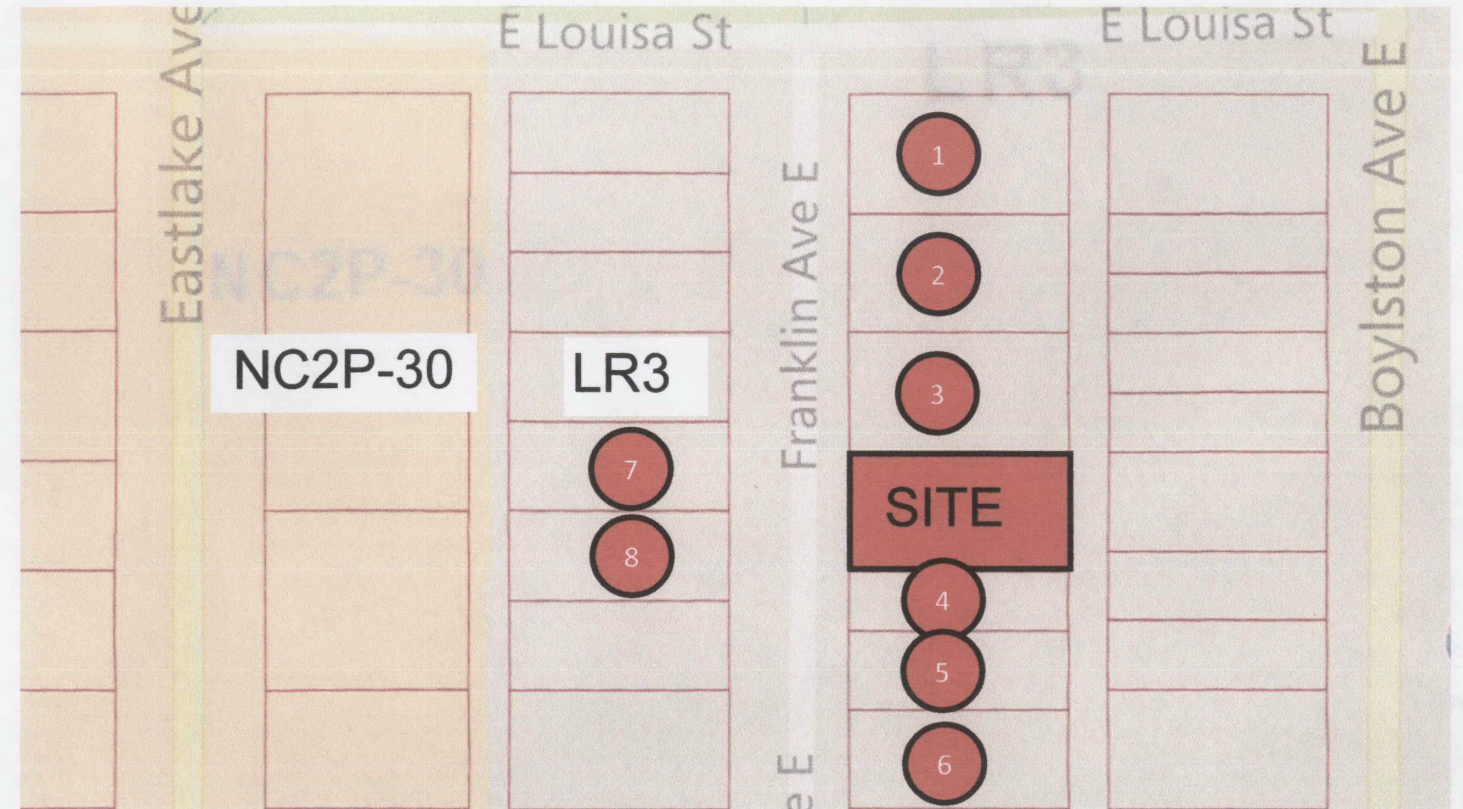
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LAND USE FULL C MF \$1000000 2358 FRANKLIN AVE E 2 of 2
Appl: Streamlined Design Review Application for two 3-story structures each containing three residential units (for a total of six residential units). Surface parking for six vehicles to be provided. Existing structures to be removed.
Parent: Related Ap: Build ID: Use: 3019857



VICINITY MAP



ZONING AND CONTEXT MAP

CONTEXT ANALYSIS:

THE SITE SITS IN THE NEIGHBORHOOD OF EASTLAKE. IT IS 6600SF IN SIZE AND IS IN LR3 ZONE

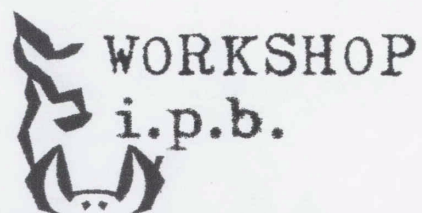
FRANKLIN AVE E PROVIDES NORTH AND SOUTH VEHICULAR ACCESS AND E LOUISA ST PROVIDE PRIMARY EAST AND WEST VEHICULAR ACCESS. THERE ARE MULTIPLE BUS STOPS ALONG EASTLAKE AVE E ONE BLOCK TO THE WEST.

VARIOUS RESTAURANTS AND GROCERY OPPORTUNITIES ARE IN PROXIMITY ALONG EASTLAKE AVE E

RECREATIONAL AMENITIES INCLUDE ROGERS PLAYGROUND DIRECTLY NORTH OF THE SUBJECT STREET BLOCK AND LAKE UNION ACCESS NOT 1 MILE TO THE WEST

THE SITE HAS PROBABLE WEST TERRITORIAL VIEWS AND LAKE VIEW.

CONTEXT ANALYSIS



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2372 FRANKLIN AVE E— APARTMENT



2368 FRANKLIN AVE E - APARTMENT



2362 FRANKLIN AVE E - APARTMENT



2352 FRANKLIN AVE E - SINGLE FAMILY



2348 FRANKLIN AVE E - SINGLE FAMILY



2344 FRANKLIN AVE E—DUPLEX



2359 FRANKLIN AVE E—SINGLE FAMILY

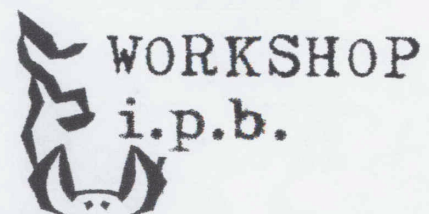


2355 FRANKLIN AVE E - APARTMENT



EXISTING SITE CONDITIONS:

THE SITE HAS AN EXISTING FOURPLEX STRUCTURE AND SINGLE FAMILY STRUCTURE. THE TOPOGRAPHY SLOPES DOWN ROUGHLY 14' IN THE APPROXIMATE 110' OF LOT DEPTH UP FROM STREET TO ALLEY. THE RIGHT OF WAY HAS A CURB, SIDEWALK, AND PLANTING STRIP.



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EXISTING SITE CONDITIONS

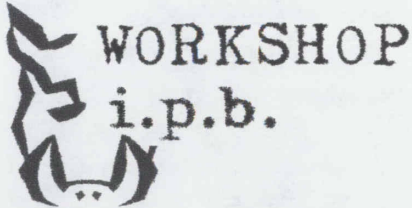
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SDR GUIDELINES NOTES

- CS1(B) - SUNLIGHT AND NATURAL VENTILATION
- CS1(C) - TOPOGRAPHY
- CS2(D) - HEIGHT, BULK, AND SCALE
- PL2(A) - ACCESSIBILITY
- PL2(B) - SAFETY AND SECURITY
- PL3(C) - RESIDENTIAL EDGES
- PL4(A) - ENTRY LOCATIONS AND RELATIONSHIPS
- DC1(C) - PARKING AND SERVICE USES
- DC2(A) - MASSING
- DC2(B) - ARCHITECTURAL AND FAÇADE COMPOSITION
- DC2(C) - SECONDARY ARCHITECTURAL FEATURES
- DC2(D) - SCALE AND TEXTURE
- DC2(E) - FORM AND FUNCTION
- DC3(A) - BUILDING-OPEN SPACE RELATIONSHIP
- DC3(C) - DESIGN
- DC4(D) - TREES, LANDSCAPE AND HARDSCAPE

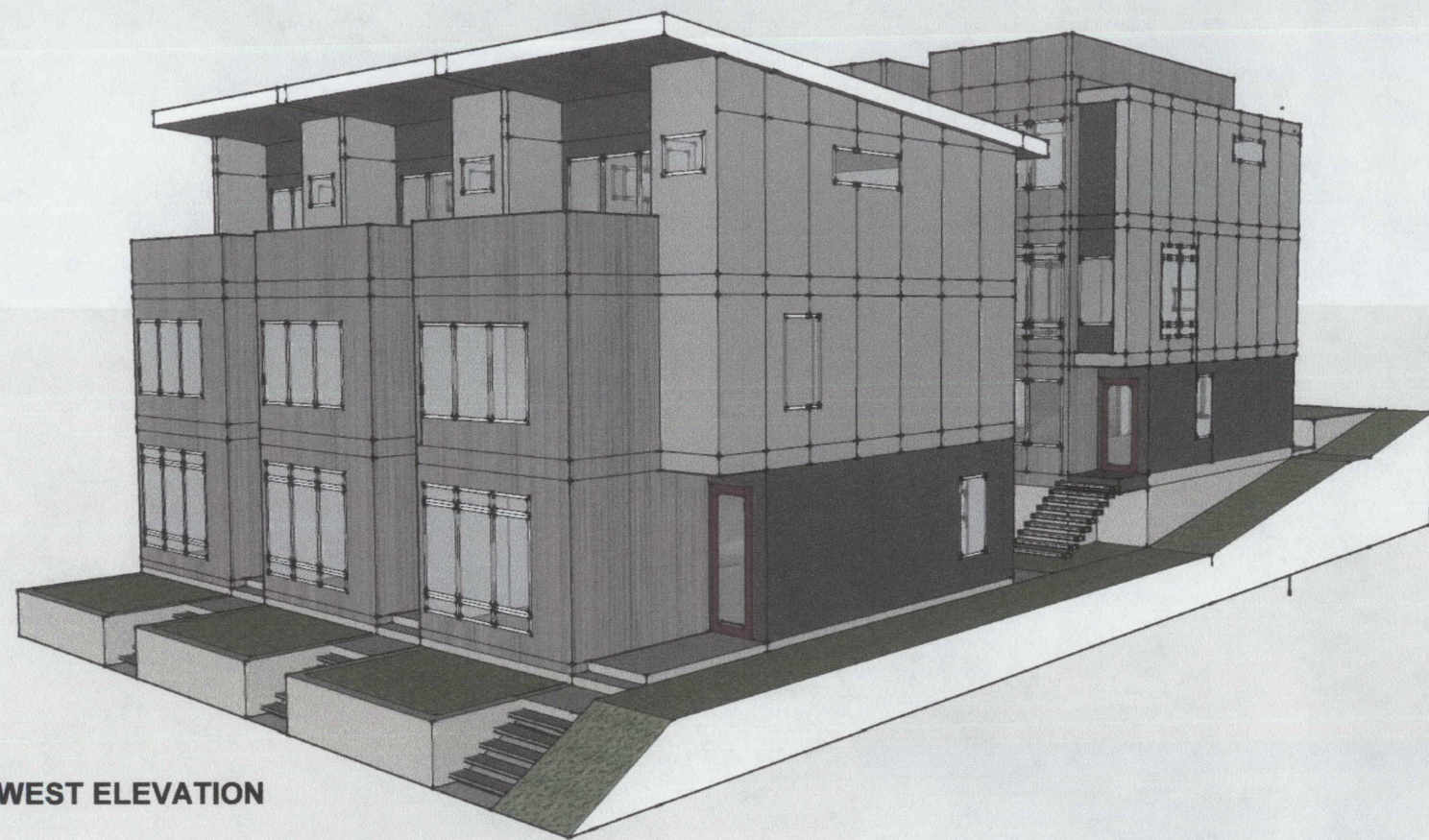
SDR GUIDELINES RESPONSES

- CS1(B) - POSITION OF STRUCTURE ON NORTH SIDE OF PROPERTY INCREASES CONTINUED SOUTHERN EXPOSURE FOR SUNLIGHT AND SUMMER BREEZES
- CS1(C) - BUILDING STEPS DOWN SLOPE TO FOLLOW NATURAL TOPOGRAPHY OF THE SITE
- CS2(D) - NO PENTHOUSE AND OPEN STAIR TO ROOF DECK REDUCE SCALE AND BULKINESS OF 3 STORY STRUCTURE
- PL2(A) - AMPLE ACCESS IS PROVIDED ON WEST SIDE OF BOTH STRUCTURES
- PL2(B) - SHARED AMENITY SPACES ARE PARTIALLY PROTECTED BY STRUCTURE DESIGN AND SITE WILL HAVE A PRIVACY FENCE AT PERIMETER
- PL3(C) - THE NATURAL PROGRESSION OF THIS BLOCK IS MULTIFAMILY (APARTMENT)
- PL4(A) - WEST STRUCTURE ENTRY FACES THE STREET. EAST STRUCTURE TO HAVE SIGNAGE
- DC1(C) - PARKING AT REAR, ADJACENT TO ALLEY
- DC2(A) - UNDULATED DESIGN AND 3RD FLOOR SETBACK PROVIDE GENEROUS AMOUNTS OF FAÇADE ARTICULATION
- DC2(B) - FAÇADE IS BROKEN UP WITH A COMBINATION OF 2 COLORS OF CEMENT PANEL AND CEDAR SIDING
- DC2(C) - ENTRIES PROTECTED FROM WEATHER WITH STEEL AWNINGS
- DC2(D) - MODULATION AND MATERIALS SERVE TO REDUCE SCALE
- DC2(E) - FORM AND FUNCTION SERVE RESIDENTIAL UNITS
- DC3(A) - EACH SHARED OPEN SPACE SERVES A PAIRED ENTRY, WHERE THE RESIDENTS MAY INTERACT
- DC3(C) - DESIGN IS A MODERN AESTHETIC
- DC4(D) - PROJECT WILL BE DESIGNED BY LANDSCAPE ARCHITECT WITH RESPECT TO TREES, LANDSCAPE, AND HARDSCAPE

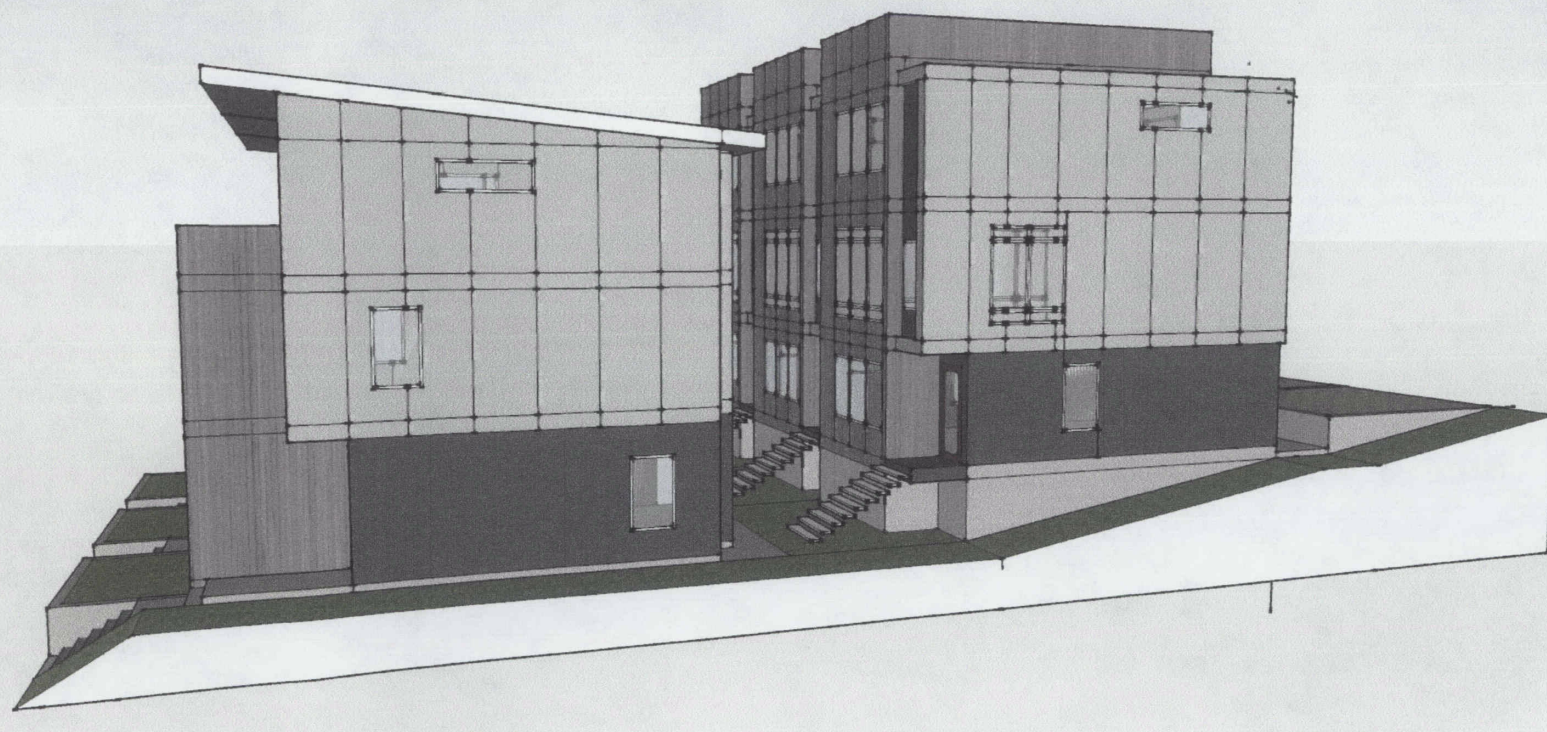


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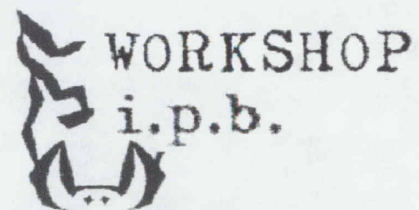
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SOUTHWEST ELEVATION

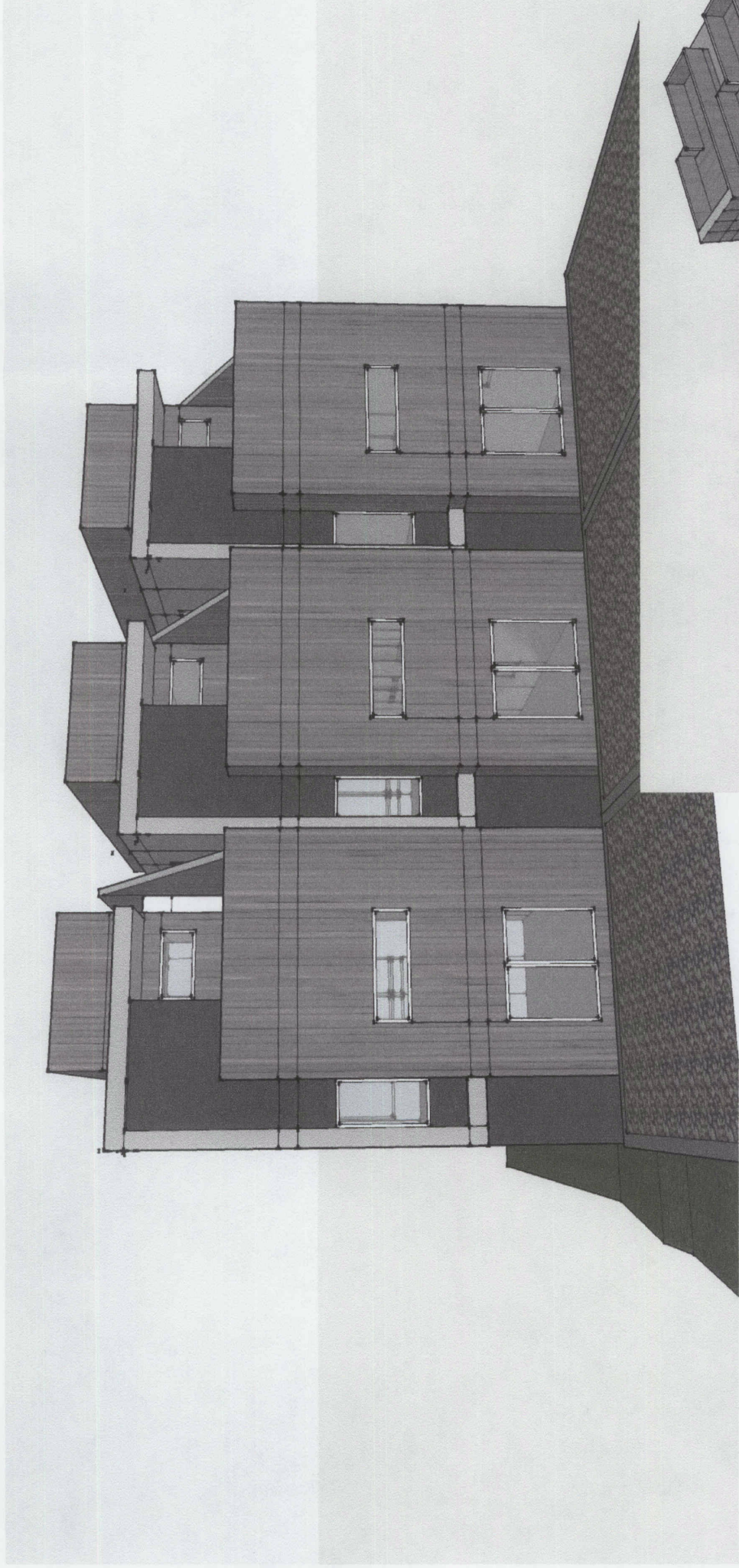


SOUTH ELEVATION

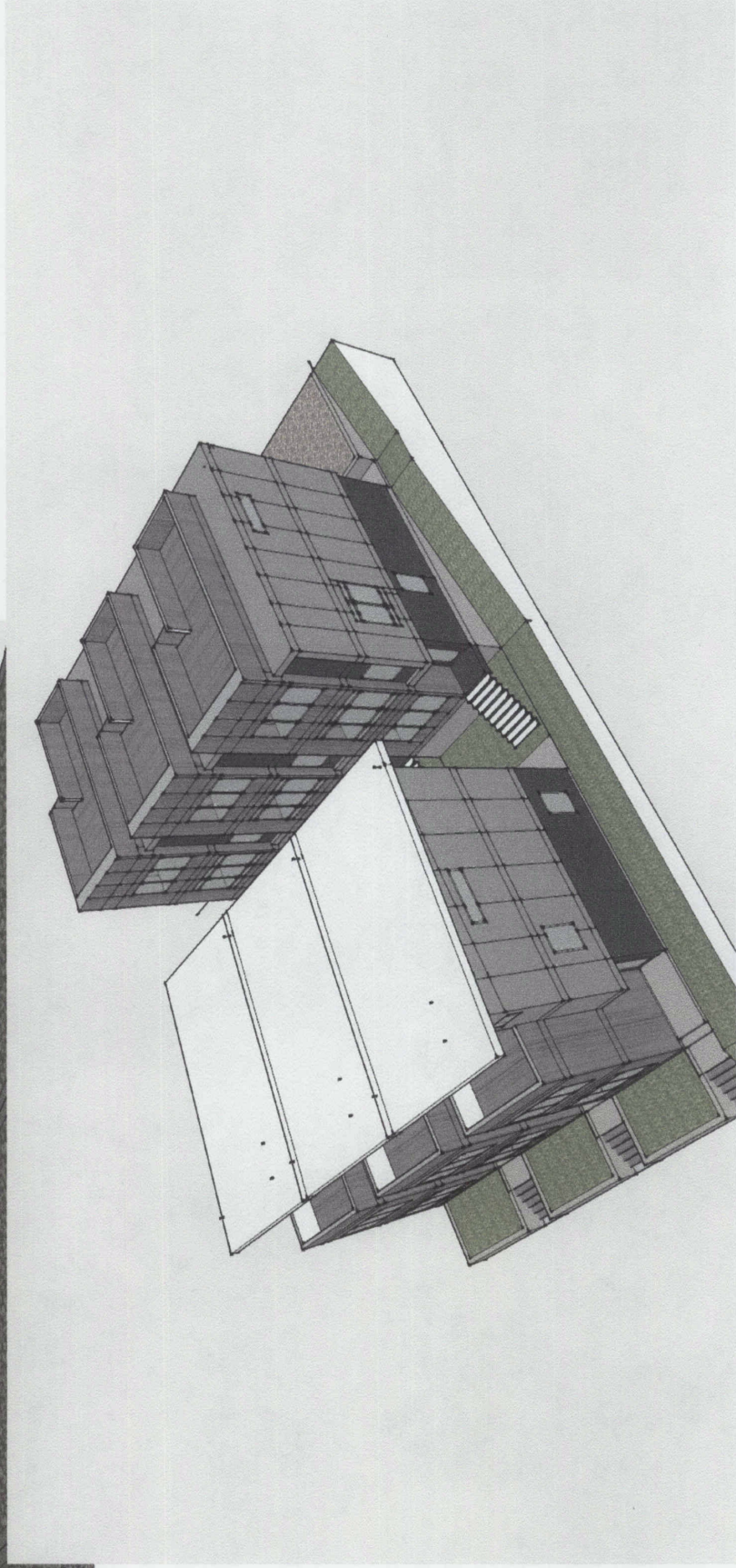


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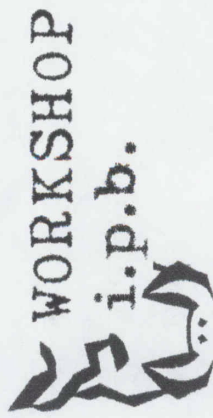
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EAST ELEVATION



VIEW OF ROOF DECKS ON EAST BUILDING

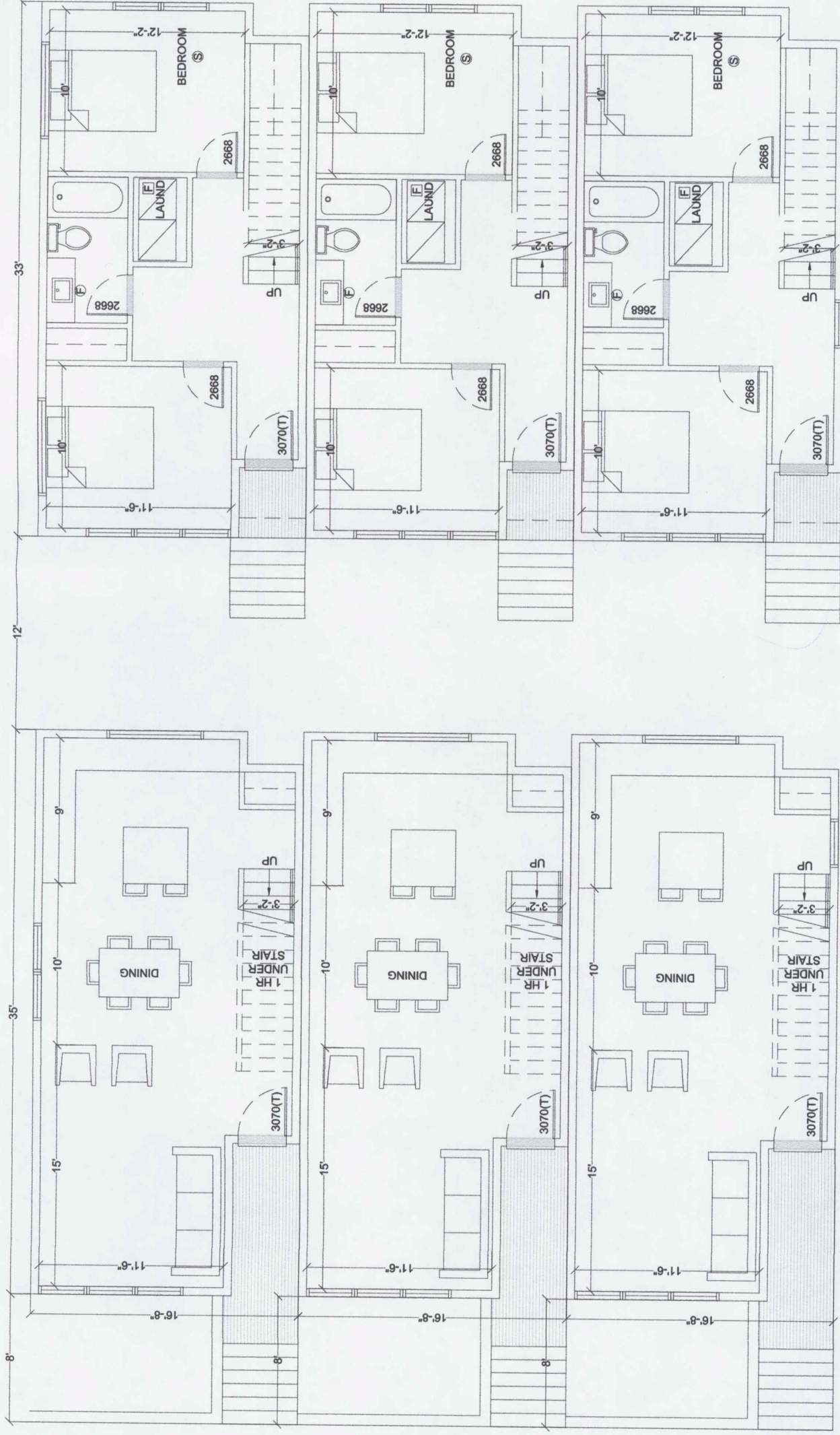


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FIRST
1/4"=1' SCALE

UNIT AREA (PER UNIT - BLD 1)
537SF FIRST FL
551SF SECOND FL
432SF THIRD FL
000SF PENTHOUSE
1520SF TOTAL
100SF DECK

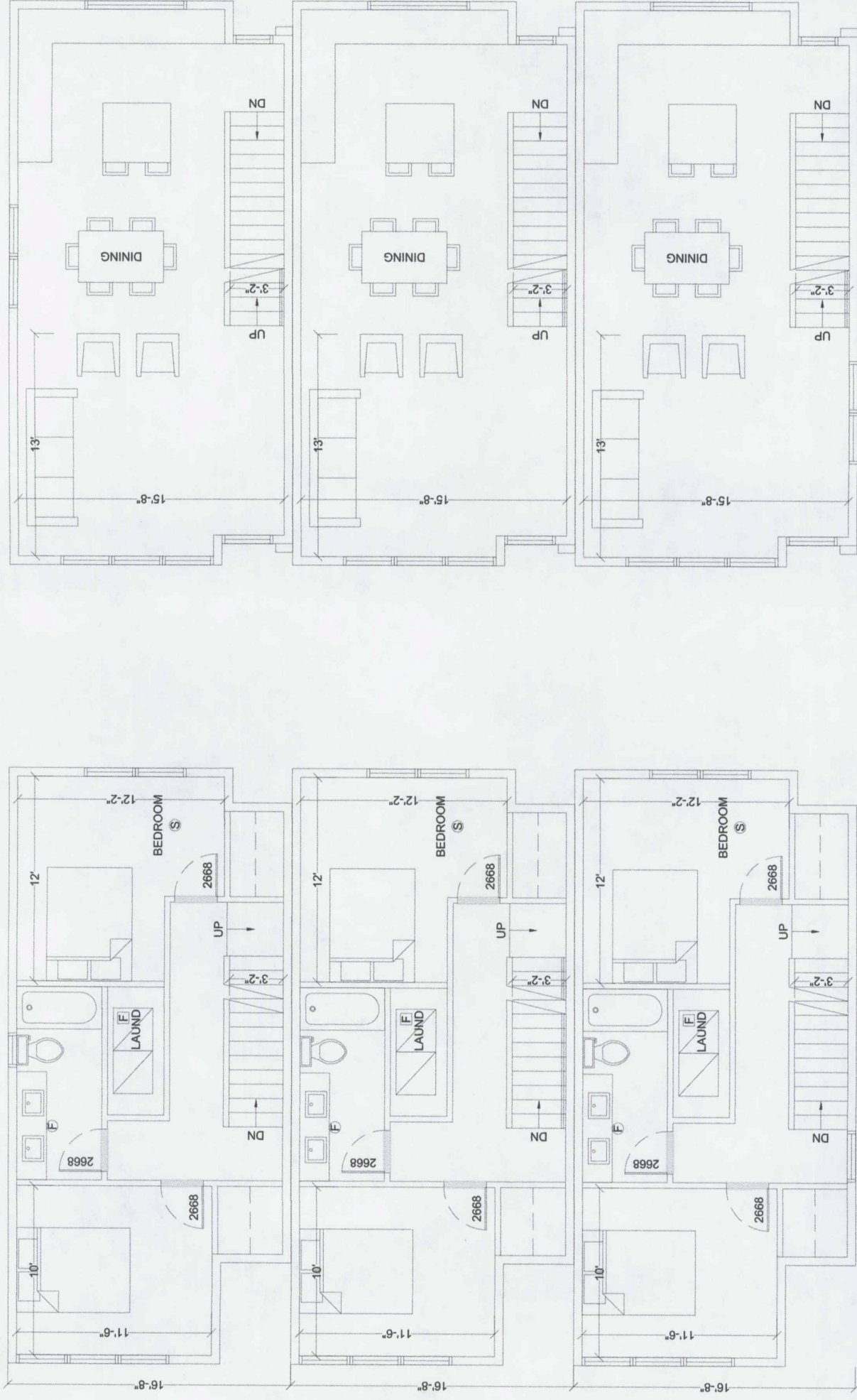
UNIT AREA (PER UNIT - BLD 2)
525SF FIRST FL
538SF SECOND FL
440SF THIRD FL
000SF PENTHOUSE
1520SF TOTAL
440SF DECK



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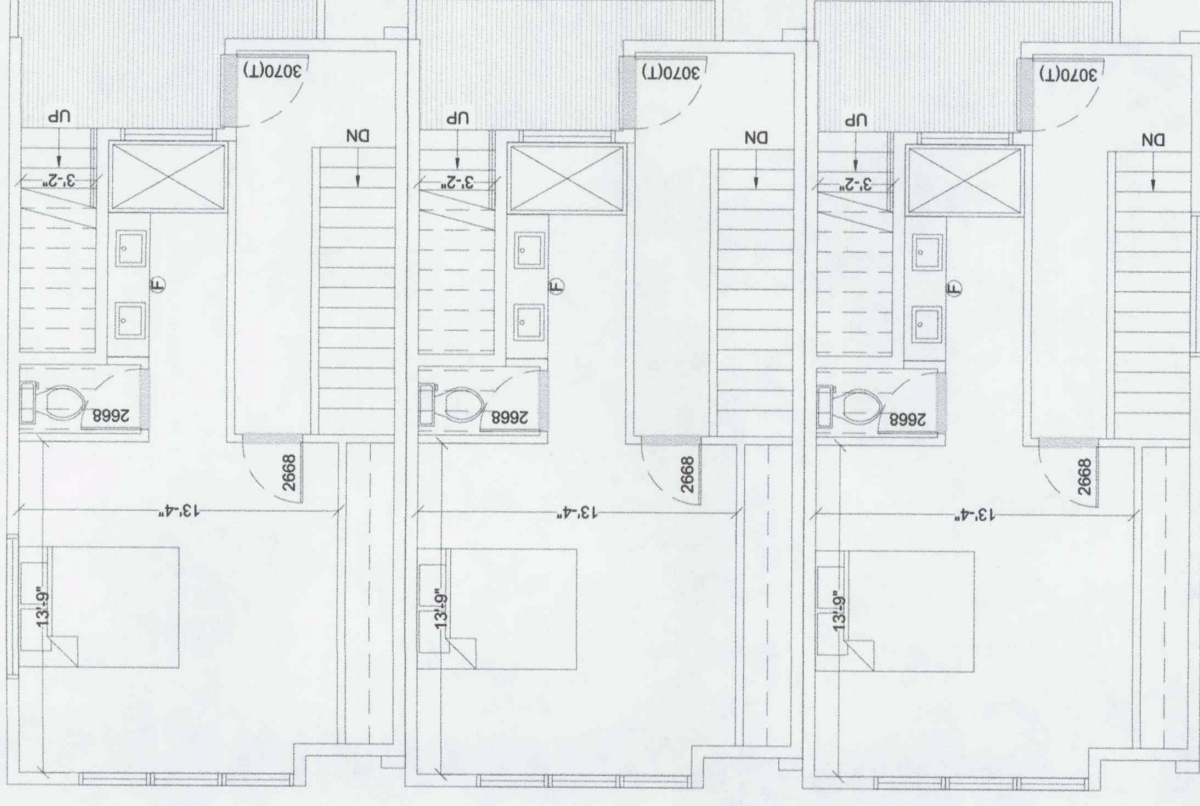
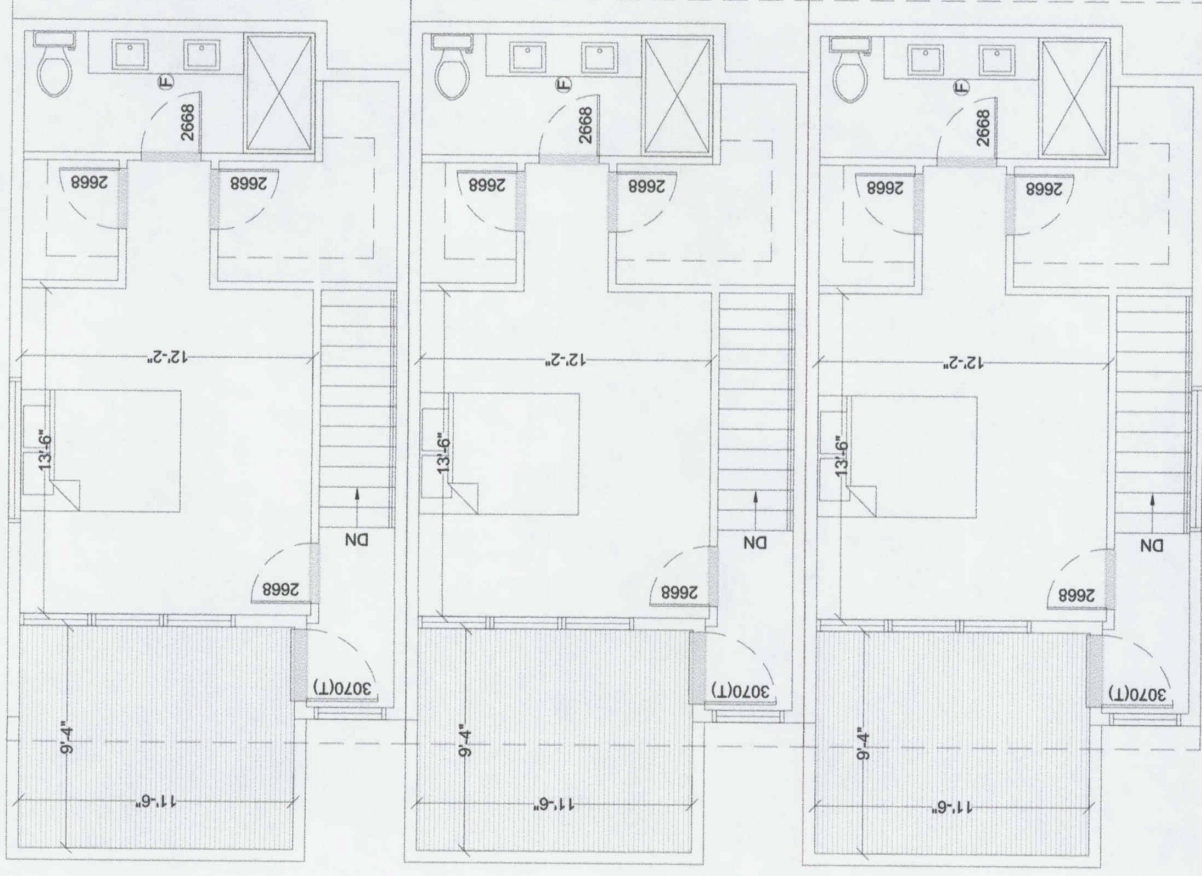
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SECOND
1/4"=1' SCALE

THIRD
1/4"=1' SCALE

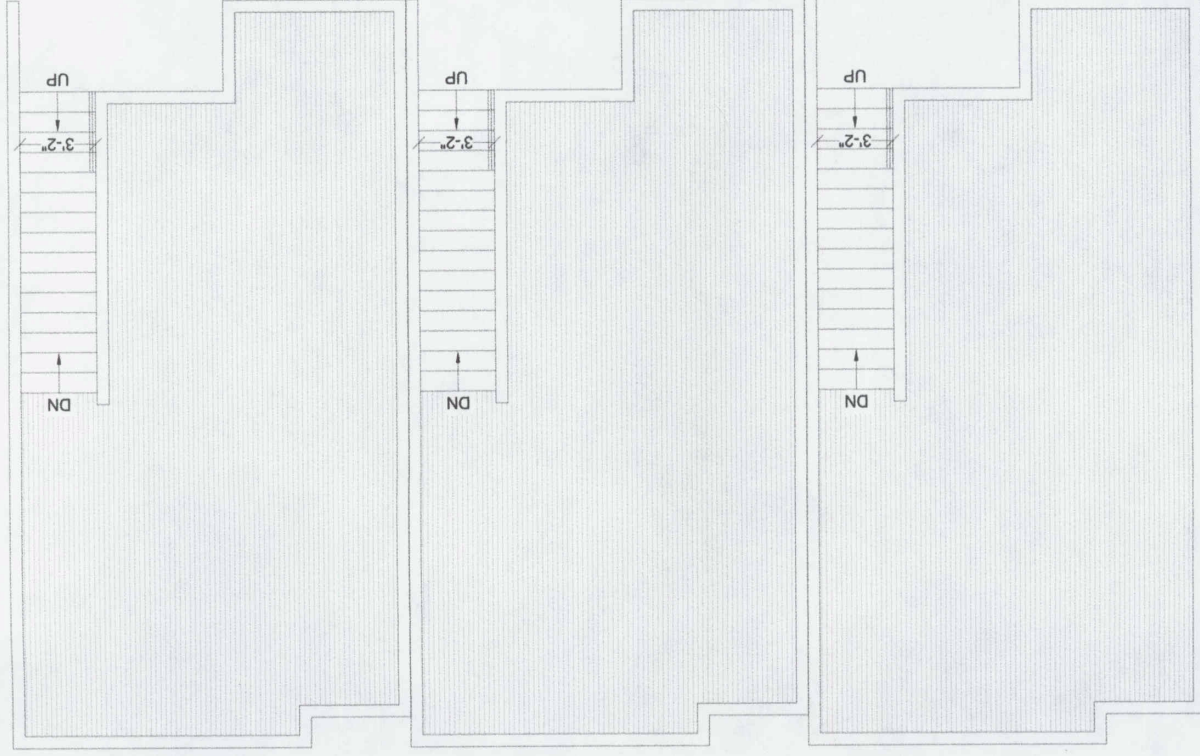


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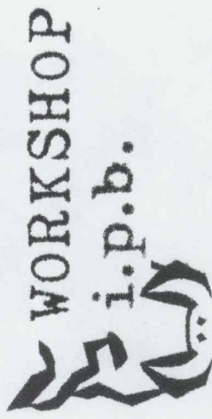
ROOF
N 1/4"=1' SCALE



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