



2218 Franklin Ave E Streamlined Design Review Meeting

DPD PROJECT #3020436
JUNE 29, 2015



caron

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Project Information

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PACKAGE CONTACTS

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West Elevation View

PROJECT INTRODUCTION

SITE INFORMATION:

- Site Address: 2218 Franklin Ave E, Seattle WA 98102
- DPD Project #: 3020436
- Parcel(s): 2902200711
- Site Area: 5,709.2 SF
- Overlay Designation: Eastlake Residential Urban Village
- Parking Requirement: 1 Stall per Unit
- Legal Description: GREENES ADD S 2/3

DEVELOPMENT STATISTICS:

- Zoning: LR3
- Lot Size: 5,709.2 SF
- FAR: 1.4 - 7,993 SF
- Proposed FAR: 7,982 SF
- Residential Units: 6
- Parking Stalls: 6

DEVELOPMENT OBJECTIVES

The proposed development will create two new residential buildings containing a total of six new townhouse units. The project will provide 6 surface parking stalls accessed from the alley. The goal for this project is to create an attractive modern community that complements the rich character of the neighborhood. The existing apartment building will be demolished. Private amenity space for the residents will be located on the 3rd floor deck and the roof.

CONTEXT

The project site is located within the Eastlake Residential Urban Village, bounded by the Lake Union and I-5. The zoning for this site is LR3, all of the bordering sites are also zoned LR3. The site is in a Frequent Transit Corridor. Bus-stops are located one block east on Boylston Ave. E and one block west on Eastlake Ave E.

The property is located on an interior lot fronting Franklin Ave E and has alley access at the rear of the site. The lot slopes from the alley down to the street, dropping about 16’. The lot to the south is being developed and will have 2 three story duplex, townhouse buildings. There is a 2 story, 5 unit, apartment building to the north.

The neighborhood is a mix of small-scaled apartments, townhomes and single family homes. It is an eclectic blend of old and new architecture of varying styles ranging from early 1900 cottage-style houses to contemporary and modern architecture.

DEVELOPMENT STATISTICS CONTINUED (UNIT)

Level	FAR SF	Bldg SF
Roof	60	185
3	365	1108
2	444	1349
1	444	1349
Total	1313	3991



Aerial 9 Block Map

Context Analysis

SURROUNDING USES & COMMUNITY NODES



1 | Lake Union, West of Site



2 | Rogers Playground at Eastlake Ave E. & E. Roanoke St



3 | Tops K-8 School at 2500 Franklin Ave E.



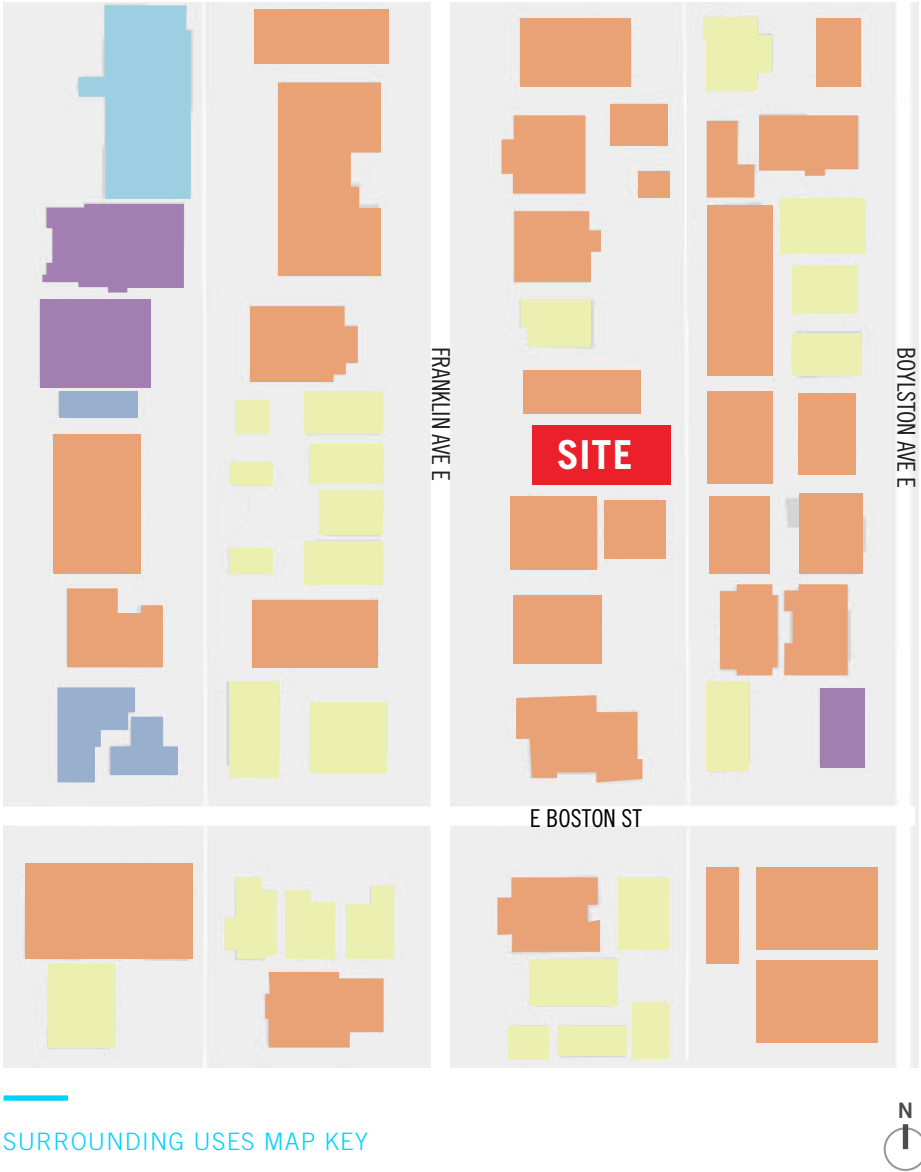
4 | Eastlake Boulodrome Park on Fairview Ave E.









5 | Lynn St Park

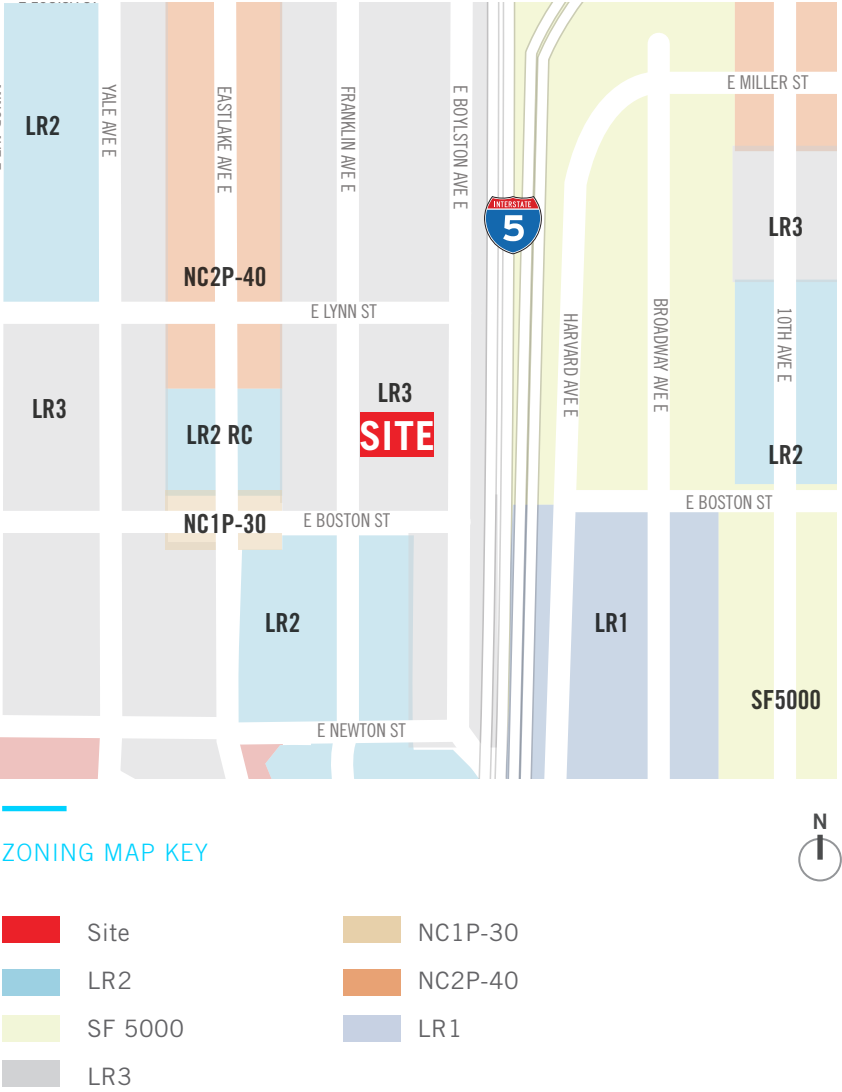


6 | Houseboats Along Fairview Ave E.










SURROUNDING USES MAP KEY

- | | |
|---|--|
|  Site |  Retail |
|  Multi Family |  Office |
|  Single Family | |
|  Mixed Use | |



ZONING MAP KEY

- | | |
|---|---|
|  Site |  NC1P-30 |
|  LR2 |  NC2P-40 |
|  SF 5000 |  LR1 |
|  LR3 | |

Context Analysis

NEIGHBORHOOD DESIGN CUES



1 | Apartments at E. Roanoke St & Franklin Ave E.



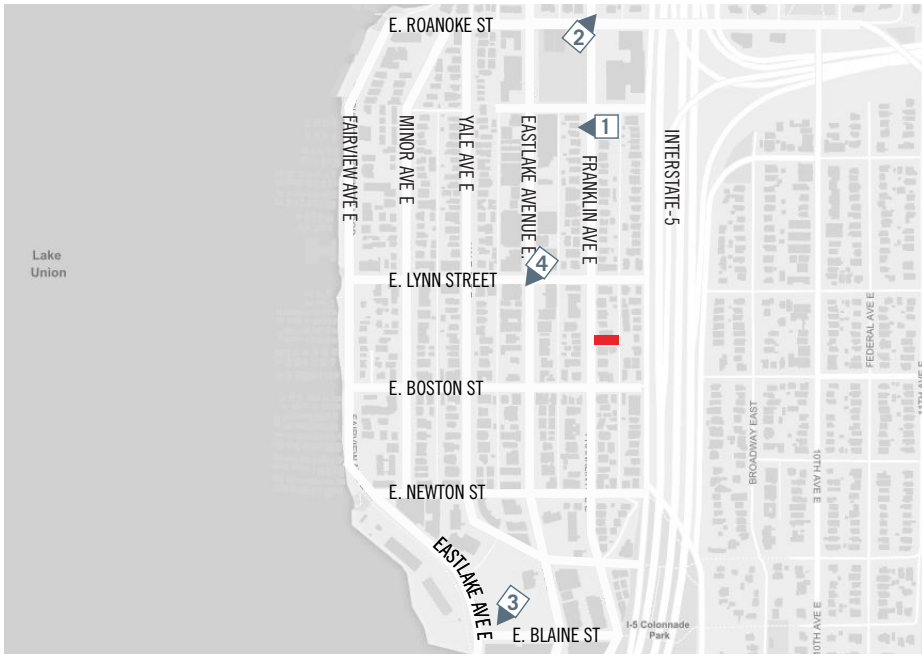
2 | Townhouses at E. Roanoke St & Franklin Ave E.



4 | Mixed Use Building at E. Lynn St. & Eastlake Ave E.



3 | Commercial Building at E. Blaine St & Eastlake Ave E.



MAP KEY

Site View

N

NEIGHBORHOOD VICINITY PHOTOS



1 | Townhouses at 2217 Bolyston Ave E.



2 | Townhouses at 2031 Boylston Ave E.



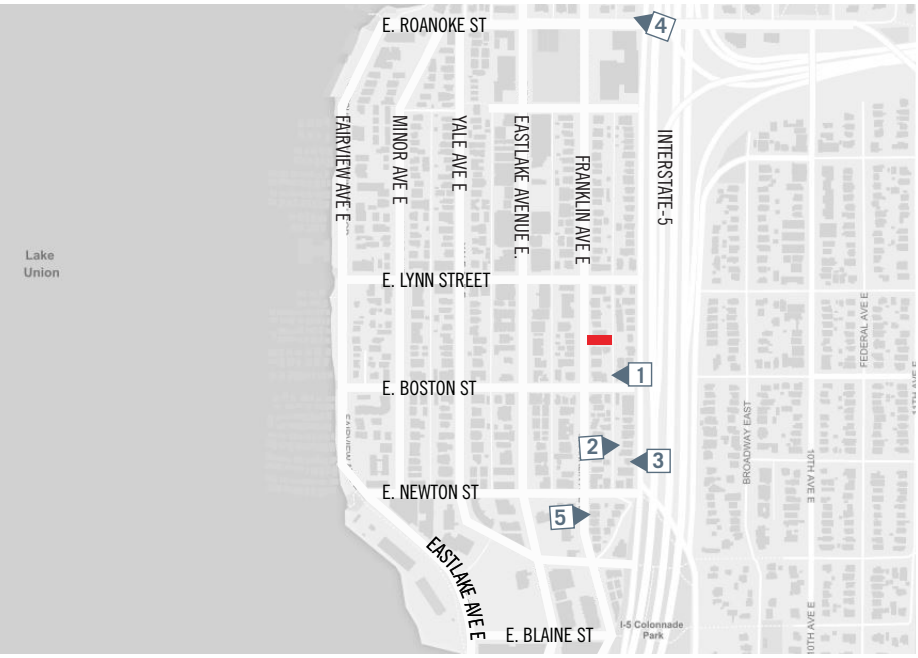
3 | Townhouses at 2015 Boylston Ave E.



4 | Townhouses at 2617 Boylston Ave E.



5 | Multi-Family at 1920 Franklin Ave E.



Existing Site Conditions

STREETSCAPES

A. WEST ELEVATION FRANKLIN AVE E



B. EAST ELEVATION FRANKLIN AVE E



C. WEST ELEVATION FRANKLIN AVE E

FACING PROJECT SITE:
2218 FRANKLIN AVE E



Future Duplex
DPD# 3020434

Apartments

D. EAST ELEVATION FRANKLIN AVE E



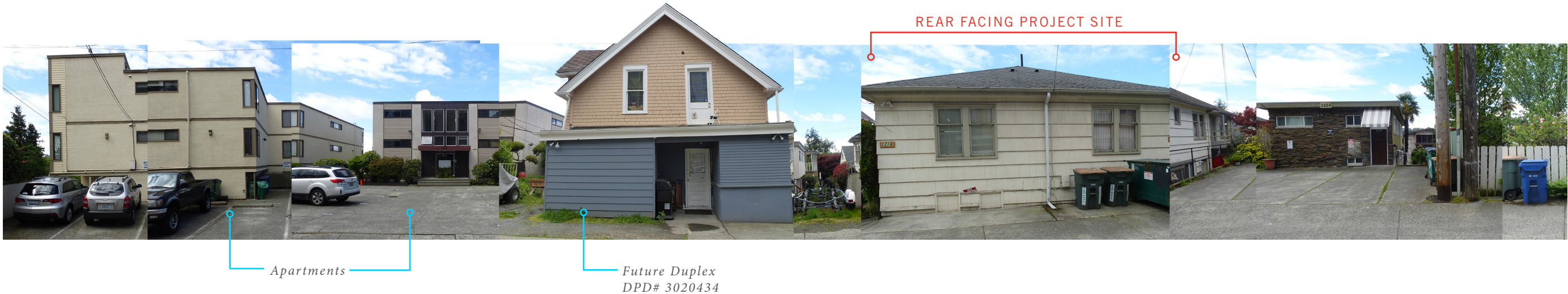
Apartments

Townhouses

Existing Site Conditions

STREETSCAPES

A. EAST ALLEY ELEVATION



B. WEST ELEVATION FRANKLIN AVE E



A. EAST ALLEY ELEVATION



D. WEST ELEVATION FRANKLIN AVE E



Existing Site Conditions

SITE ANALYSIS

Eastlake is a vibrant neighborhood in the crux of other active neighborhoods. One block west of the site is Eastlake Avenue with restaurants, cafes, small businesses and taverns. Five blocks to the west is Lake Union, lined by houseboats and ebullient with water activities. To the northwest is Gas Works Park, on the southern tip of the Wallingford neighborhood. To the east beyond the freeway is Capitol Hill with great restaurants, shopping, night clubs, historic houses and parks. To the south is the booming South Lake Union neighborhood, and beyond that is downtown.

A 1930s home converted to a 5-unit apartment building currently resides on the property and has no on-site parking. To the north of the property is a 3-story, 1960's style, apartment building. The lot to the south has two, 1904, buildings containing 6 condominium units. Four townhouses are proposed to replace the southern apartments.

The lot slopes from the alley to the street, dropping about 16'. The slope is fairly gentle through the site and steepens towards the sidewalk, where a rockery and concrete stairs retain the site. An existing power pole is located in the landscaping strip along the north property line. Power wires run above and parallel to the planting strip. There are no environmentally critical areas or other natural features on the site.



1 | Facing Project Site



2 | Facing Project Site



3 | Property Line



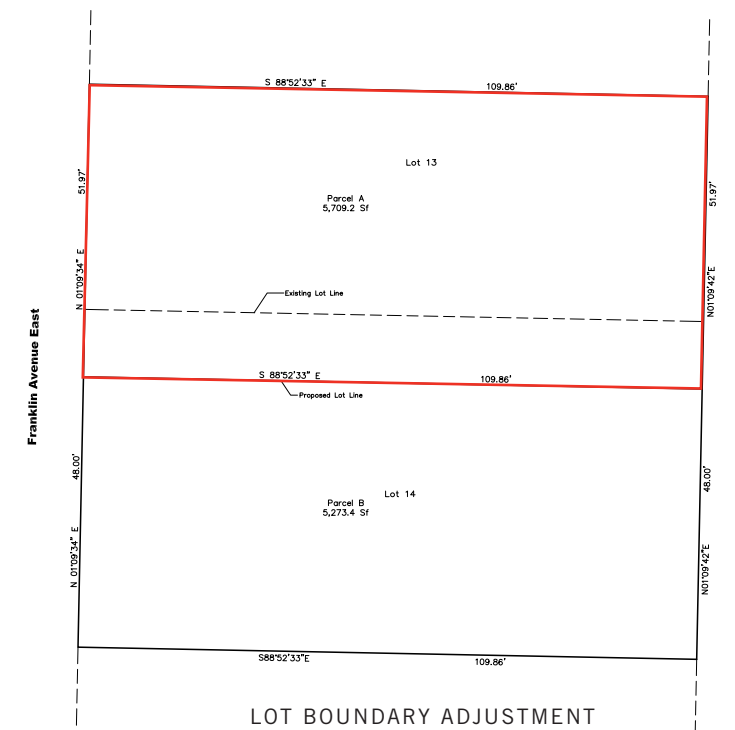
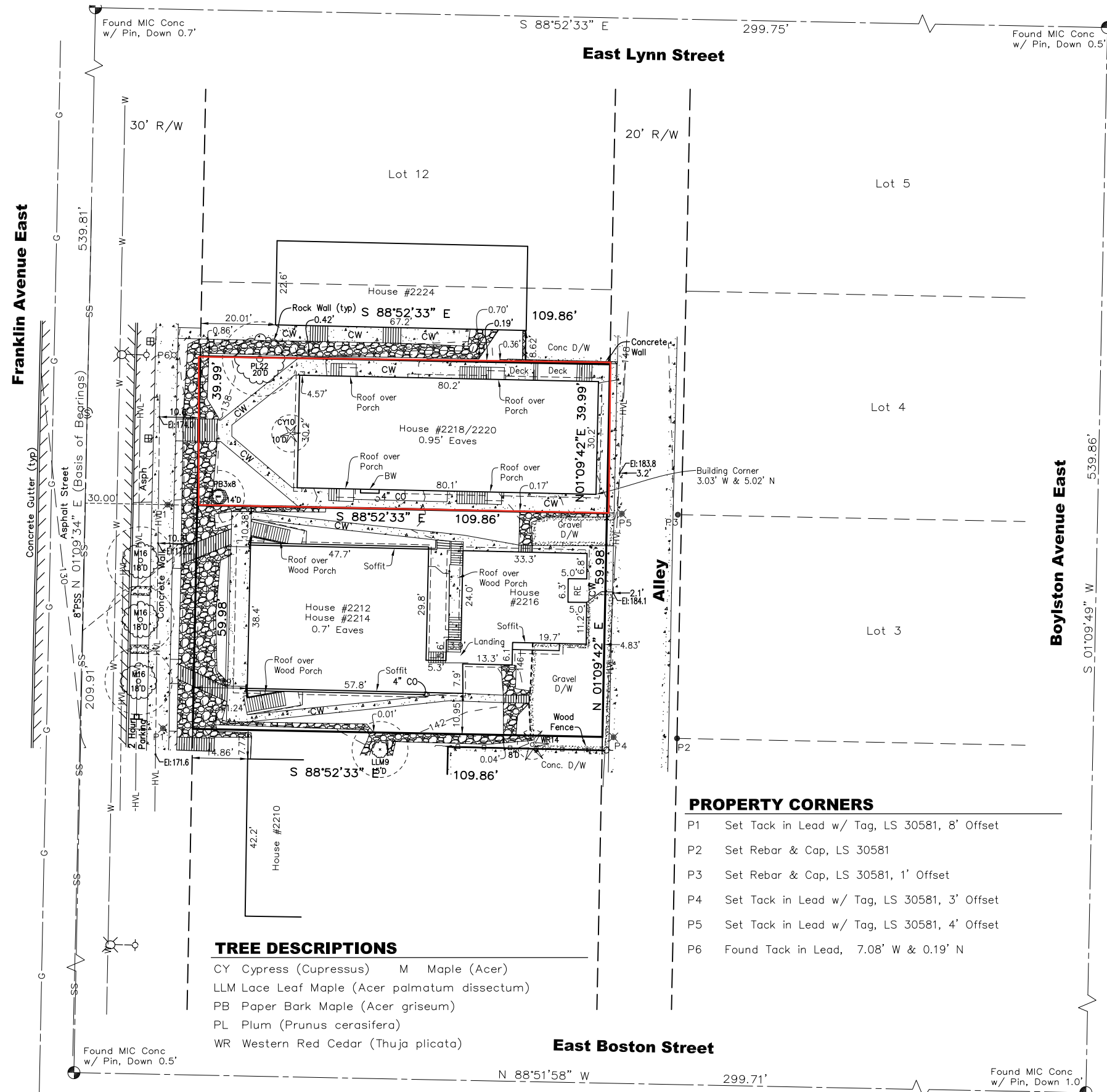
MAP KEY

Site

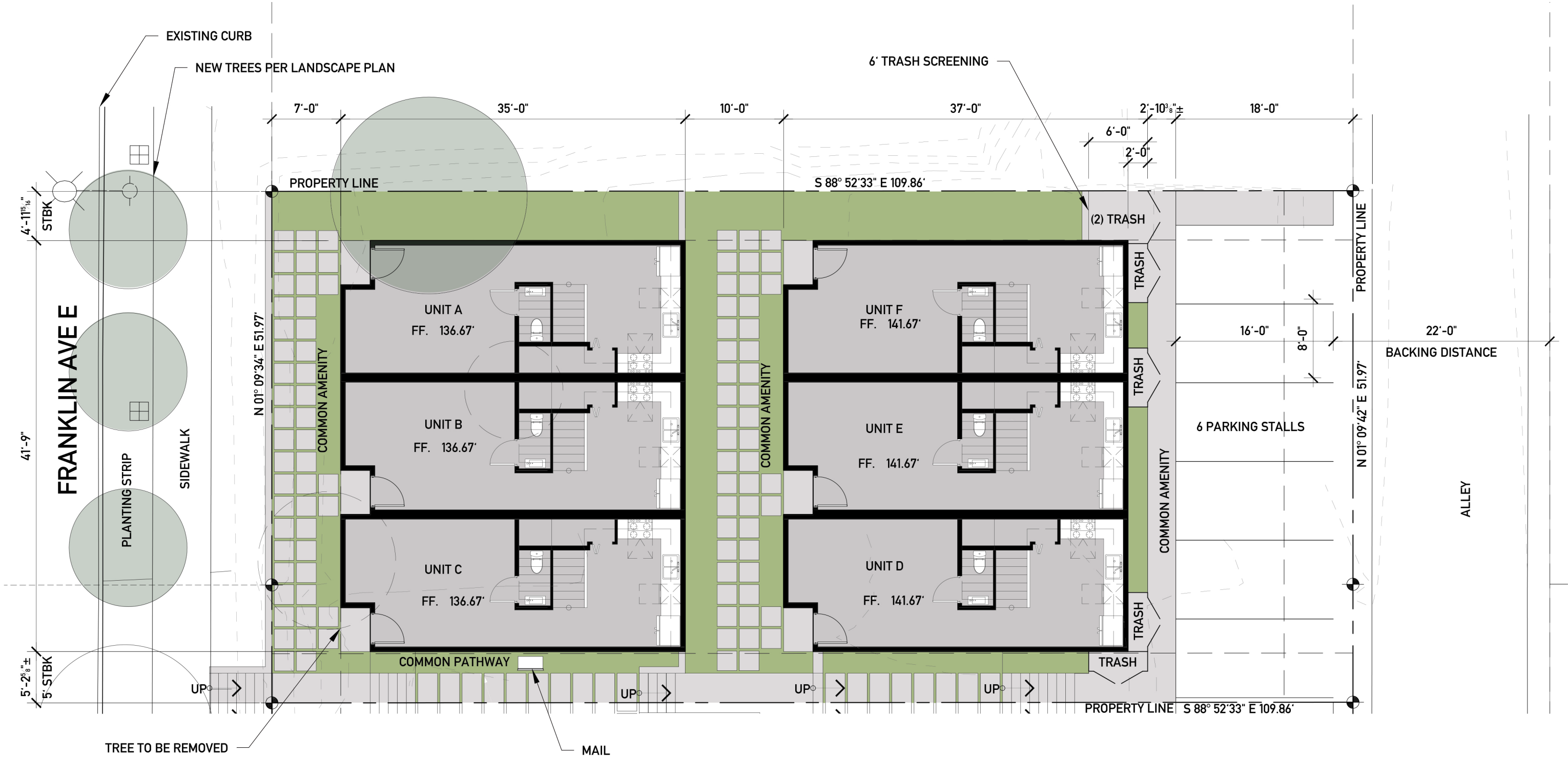
View

Existing Site Conditions

SURVEY



Site Plan

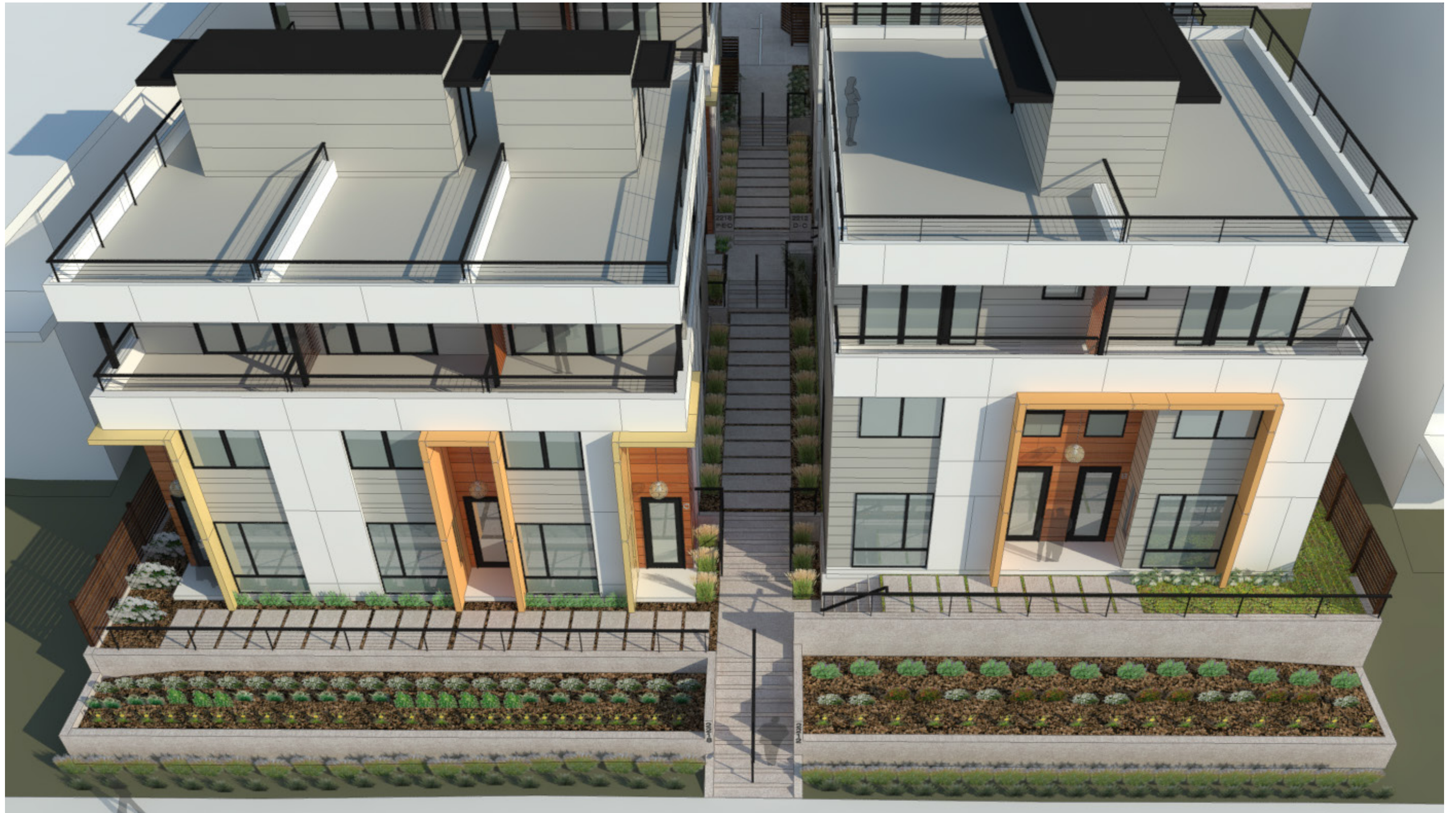


LANDSCAPE PLAN



Zoning Data

SMC Title	SMC Requirement	Compliance / Reference
23.45.510: Floor Area Ratio (FAR) Limits	1.4 FAR limit in LR-3 zone for townhouses located inside urban villages and meets the requirements of 23.45.510.C.	Compliant: see page 2 Development Statistics Townhouse will be built GREEN 4 star or better
23.45.512: Density Limits- Low-rise Zones	Townhouse development: Meeting 23.45.510.C- no limit.	Compliant
23.45.514: Structure Height	30' height limit	Compliant
23.45.518: Setbacks & Separations	Front and rear setbacks: 7' average, 5' minimum Side setbacks from facades 40' or less in length: 5' minimum. 10' separation between principal structures.	Compliant: see site plan page 14
23.45.522: Amenity Area	25% of lot area: 50% of required amenity space to be at ground level (10: min. dim. from side lot lines). Amenity areas on roof structures that meet the provisions of subsection 24.45.510 may be counted as amenity area provided at ground level.	Compliant
23.45.526: LEED, Built Green & Evergreen Sustainable Development Standards	To achieve a higher far limit, townhouse will meet GREEN building performance standards. Either built GREEN 4 star rating or LEED Silver rating.	Compliant: townhouse committed to achieving built green 4 star rating.
23.45.527: Structure Width & Facade Length Limits in LR Zones	Townhouses inside LR3 Urban Villages maximum width: 150'	Compliant
23.45.534: Light & Glare Standards	All light to be shielded and directed away from adjacent / abutting properties: parking to have 5' - 6' screen or hedge.	Compliant
23.45.536: Parking Location, Access & Screening	Alley access required. The alley does not require improvements.	Compliant
23.53.006: Pedestrian Access & Circulation	Pedestrian access and circulation required, sidewalks required per R.O.W. Improvements manual.	Compliant
23.54.040: Solid Waste & Recyclable Materials Storage & Access	(1) 2' X 6' area for each unit (units will be billed separately by utility). Bins will be pulled to street by owners on collection day. Storage areas.	Compliant
23.54.015: Required Parking	Residential Use Urban Village, within 1320 ft. of street with frequent transit service. No parking required. Bicycle Parking: 1 space per 4 dwelling units	Compliant: see site plan page 14



Design Guidelines

DESIGN GUIDELINES

CONTEXT & SITE: CS1 NATURAL SYSTEMS AND SITE FEATURES

- C. Topography
- D. Plants and Habitat

Response: The site slopes dramatically. The proposed project will terrace the site with a series of stairs and pervious paved paths and semi-private to private amenity spaces. This terracing allows for an easier climb from street to alley for the residents. It also allows for potential views west on all units.

Native plant species will be incorporated within the terraced site. Pathways will be lined bright lively plants to shade amenity areas and screen units from view. New trees will be planted along the street and encouraged for natural shading abilities.

CS2 URBAN PATTERN & FORM

- B. Adjacent Sites, Streets and Open Spaces
- C. Relationship to the Block
- D. Height, Bulk and Scale

Response: Eastlake is a vibrant and thriving neighborhood. The site is located five blocks east of the Lake Union, on an interior lot between three existing buildings. Two 1930s wood framed homes consisting of 5 apartment units resides on the site. The adjacent properties are all in the LR3 zone and are as follows:

- North: 3-story, 5 unit, 1964 apartment building.
- South: Six unit, 1904 wood framed apartment building
- West (across the street): A string of single-family houses built in the early 20th century.
- East (across the alley): New 4-story townhouses.

The neighborhood contains a mix of single-family and multifamily housing, with small apartment buildings dating back to the 1960s. The neighborhood is thriving and continues to undergo development of similar sized and larger projects.

The proposed project will have two, 3-story (plus stair to roof), triplex buildings. One building will front the sidewalk, and the other will be sited off of the alley. For maximum views and western sun exposure the buildings will step down with the natural topography of the site towards the sidewalk.

From the upper floor and the roof-top amenity space, the building will have great views of the lake and surrounding neighborhoods.

Materials and textures present in the neighborhood will be reflected in the pallet of the proposed project. The massing, bulk and scale will be broken down by modulation, balconies, roof garden and changes in texture and materials. Concrete retaining planter walls adjacent to the sidewalk will replace the existing rockery. These walls, stairs and landscaping will create a nice transition to the units, form a strong street edge and will add to the human scale and visual interest of the project.

CS3 ARCHITECTURAL CONTEXT & CHARACTER

- A. Emphasizing Positive Neighborhood Attributes

Response: The neighborhood has a strong residential character with a good mix of architectural styles and ages, ranging from 1900's cottage-style houses to more recent 1960's apartments and contemporary townhomes. The proposed design blends well into this mix and helps enhance the area by creating a stronger street edge with the buildings massing, unit entries, new trees and green spaces.

PUBLIC LIFE: PL1 CONNECTIVITY

- A. Network of Open Spaces

Response: A network of walkways connect the open spaces from the public sidewalk to the alley parking.

PUBLIC LIFE: PL2 WALKABILITY

- A. Accessibility
- B. Safety & Security
- D. Wayfinding

Response: The site is reached from Franklin Ave E and terraces east to the alley, where the parking is located. The units share a main pathway to encourage interaction between neighbors. Mail boxes are accessed through the primary entry path.

The project will address personal safety and security with the use of lighting at each unit entry along the common pathway. Units will have windows facing the shared walkway, alley, and sidewalk providing eyes on the street. Landscaping will be designed to maintain line of site to the public spaces, keeping all areas in clear view.

Address signage will be provided. The street-facing units will have address signage clearly visible from the walkway and street. Address signage for all other units will be located at each primary entrance.

PL3 STREET-LEVEL INTERACTION

- A. Entries
- B. Residential Edges

Response: The entries to the street-facing units are clearly visible and identifiable from the street. The landscaping area in the front acts as a separation and transition from public to private space. This semi-public space is where the social interaction between residents and neighbors may occur.

PL4 ACTIVE TRANSPORTATION

- A. Entry Locations & Relationships
- C. Planning Ahead for Transit

Response: Vehicular parking/access is off of the alley. The site is in a Frequent Transit Corridor. Bus stops are located one block east on Boylston Ave. E and one block west on Eastlake Ave E.

DESIGN CONCEPT: DC1 PROJECT USES & ACTIVITIES

C. Parking and Vehicle Access

Response: Parking will be accessed from the alley and lighting will be provided at the parking area for security. A 6-foot tall fence will be provided along the outer property line to shield the vehicle's light away from the adjacent townhomes. The main walkway (along the southern-property line) will connect to parking. Garbage pick-up will be off the alley.

DC2 ARCHITECTURAL CONCEPT

- A. Massing
- B. Architectural and Facade Composition
- C. Secondary Architectural features
- D. Scale and Texture

Response: The perceived massing of the street facing structure is reduced by vertical modulation, recesses in the building envelope, balconies, and variety of materials and colors. The tiered site transitions the west building into the more elevated east building. Architectural elements, such as color and facade modulation, indicate building entries. The textures wrapping the building are cut away to expose more intricate textures.

DC3 OPEN SPACE CONCEPT

- B. Open Space Uses and Activities
- C. Design

Response: This project features a variety of green spaces at various levels of the public/private spectrum. From the site entry at the main walkway, the gardens become increasingly more private. Several of the units will have their own private gardens. All the gardens are connected by a main walkway where residents can gather. Residential open space will be provided at the 3rd floor deck and the roof.

A combination of landscape and hardscape will be provided to enhance the open space in the project. A variety of features such as carefully selected facade materials, pavement and plantings will be used to create friendly and attractive open space.

DC4 EXTERIOR ELEMENTS & FINISHES

- A. Exterior Finish Materials
- B. Signage
- C. Lighting
- D. Trees, Landscape & Hardscape Materials

Response: Exterior materials will be durable, attractive and easily to maintain. The building will be clad with fiber-cement panels, horizontal siding, strategically placed wood siding, and will have vinyl windows. Railings at balconies will be painted metal.

The project will incorporate outdoor lighting at each unit entry, address signage and along the common pathway for personal safety, security and aesthetic purposes.

Landscape and hardscape elements will be incorporated into the design of open space within the project to add color and texture, as well as to enliven common areas. Small shrubs, grass and trees that thrive under urban conditions will be provided to create a pleasing green space.

The existing trees in the planting strip will remain and new landscaping will be added. The selected plants will be durable and appropriate to the conditions and will augment the building design.



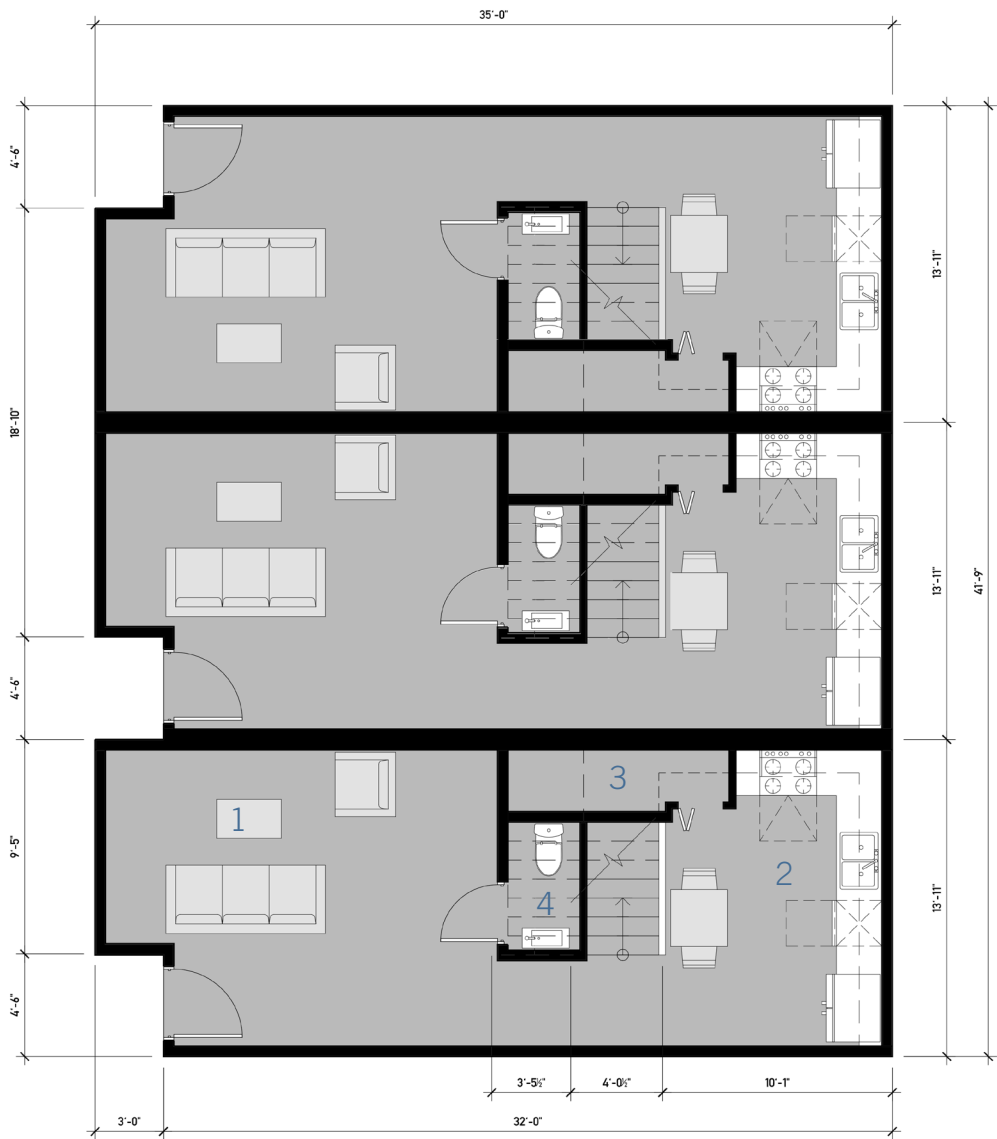
TOP: PATHWAY BETWEEN
DPD #3020434 &
3020436
PL3 Street-Level Interaction
PL2 Walkability

MIDDLE: SOUTH OF MAIN PATH
DC3 Open Space Uses and
Activities

BOTTOM: COMMON SPACE
BETWEEN EAST AND
WEST BUILDINGS (DPD
#3020434 IN
BACKGROUND)
DC4 Exterior Elements & Finishes

Architectural Concepts

FLOOR PLAN LEVEL 1 & LEVEL 2



LEVEL 1 PLAN

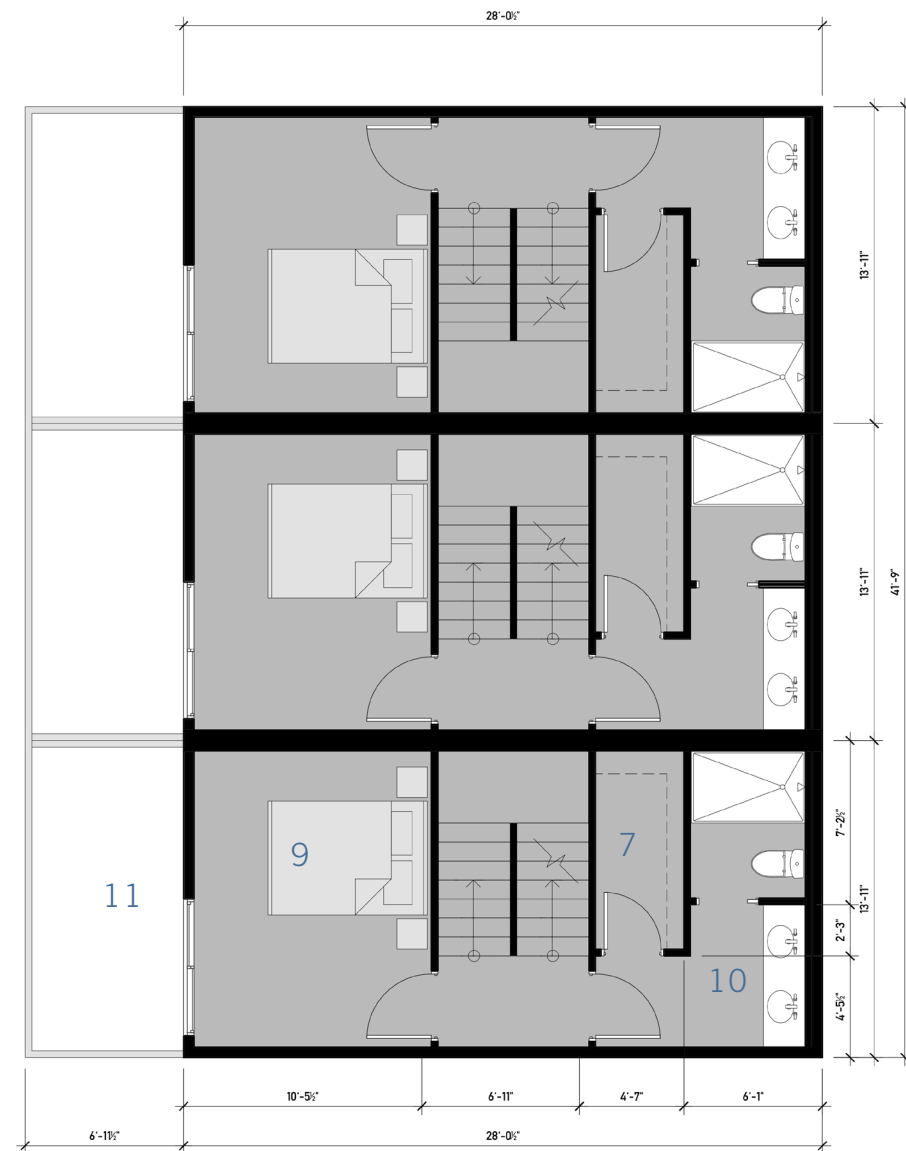


LEVEL 2 PLAN

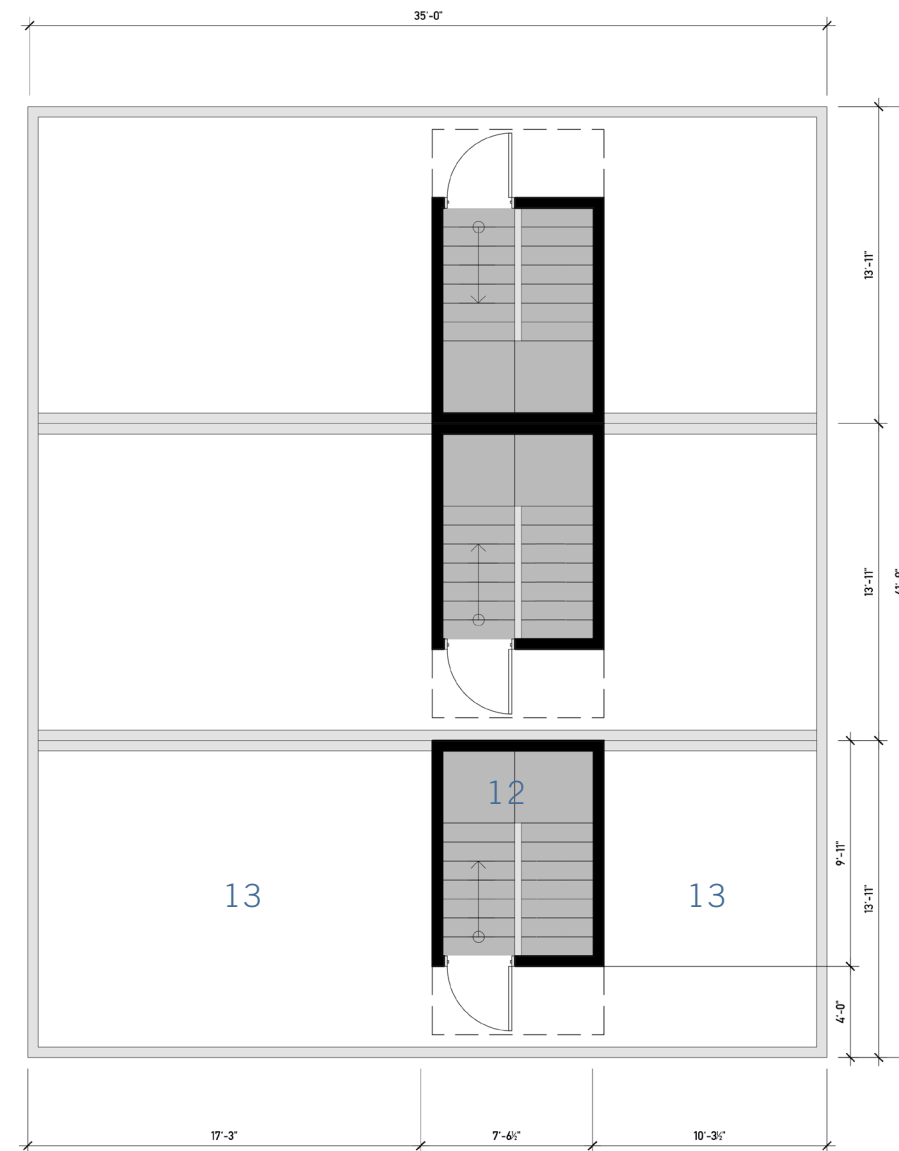
- 1. LIVING
- 2. KITCHEN
- 3. PANTRY
- 4. POWDER
- 5. LAUNDRY
- 6. BEDROOM
- 7. CLOSET
- 8. BATHROOM
- 9. MASTER BEDROOM
- 10. MASTER BATHROOM
- 11. BALCONY
- 12. PENTHOUSE
- 13. DECK



FLOOR PLAN LEVEL 3 & ROOF



LEVEL 3 PLAN



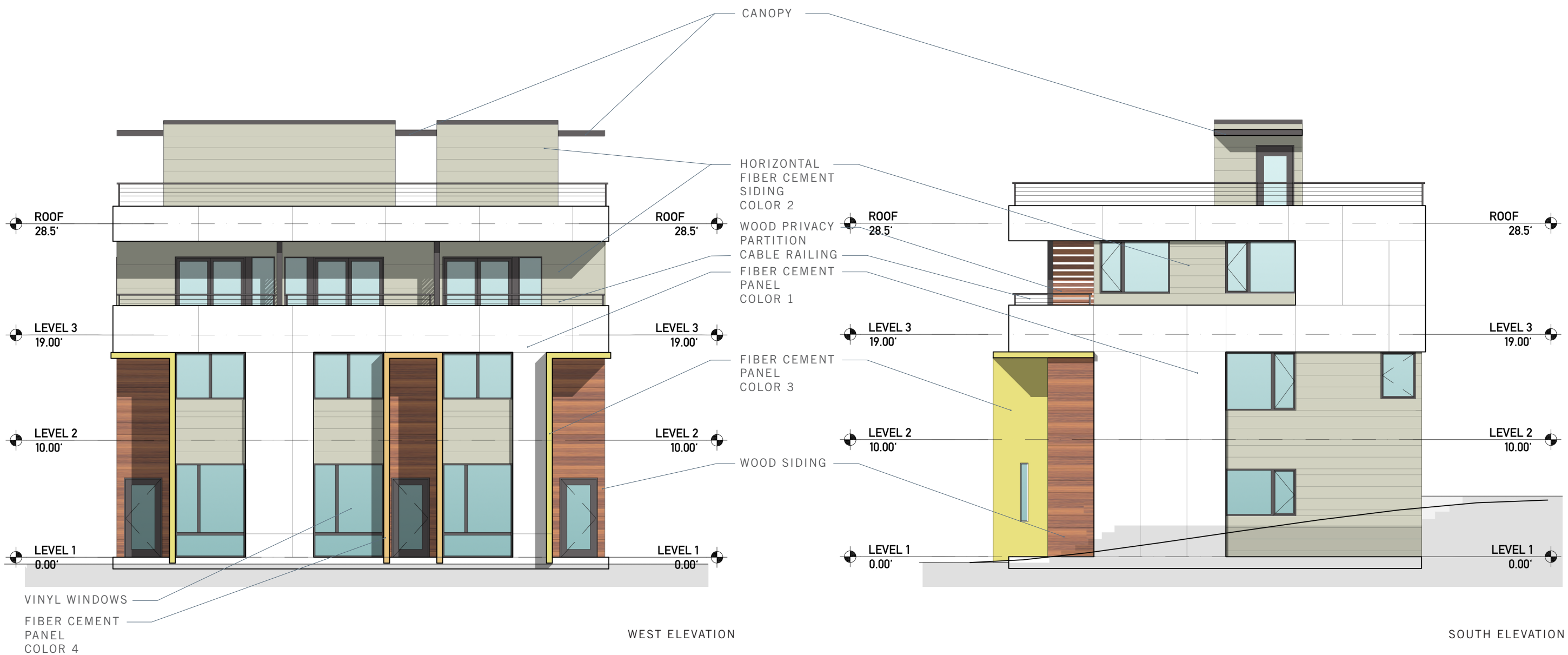
ROOF PLAN

1. LIVING
2. KITCHEN
3. PANTRY
4. POWDER
5. LAUNDRY
6. BEDROOM
7. CLOSET
8. BATHROOM
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10. MASTER BATHROOM
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12. PENTHOUSE
13. DECK

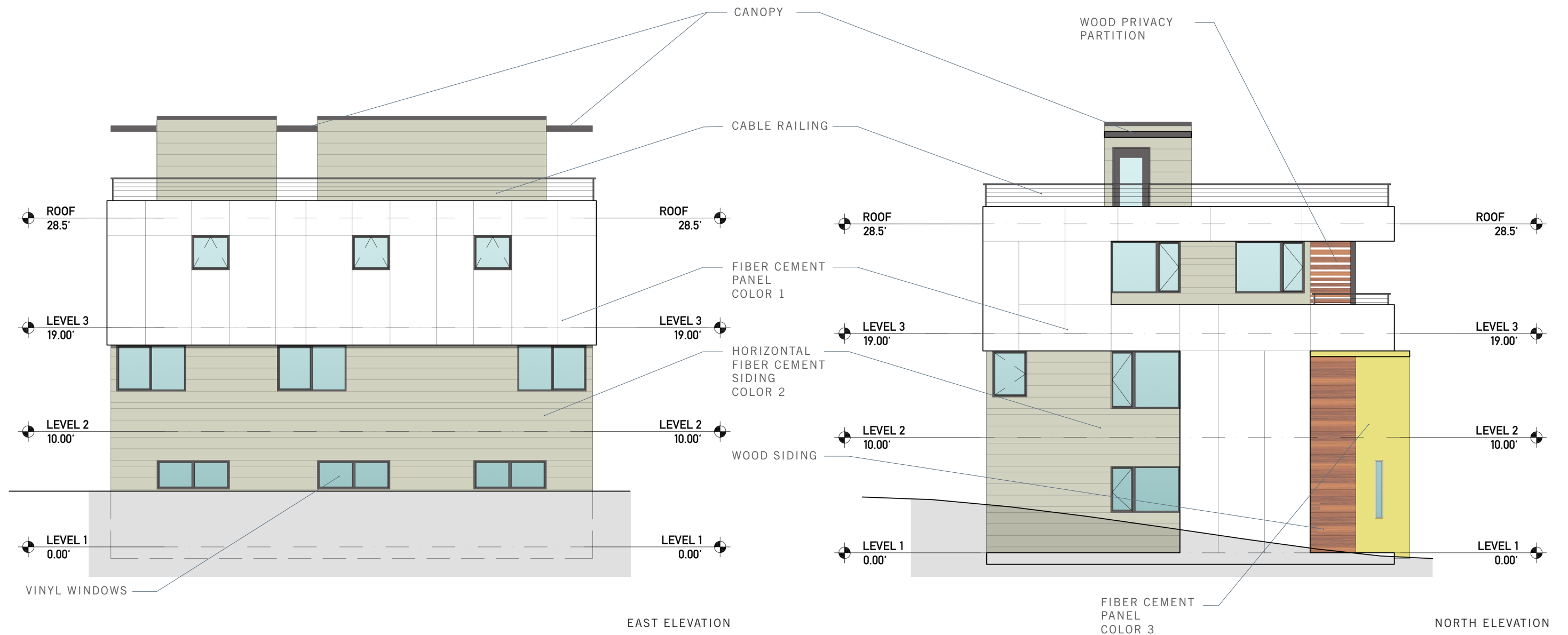


Architectural Concepts

ELEVATIONS | WEST & SOUTH

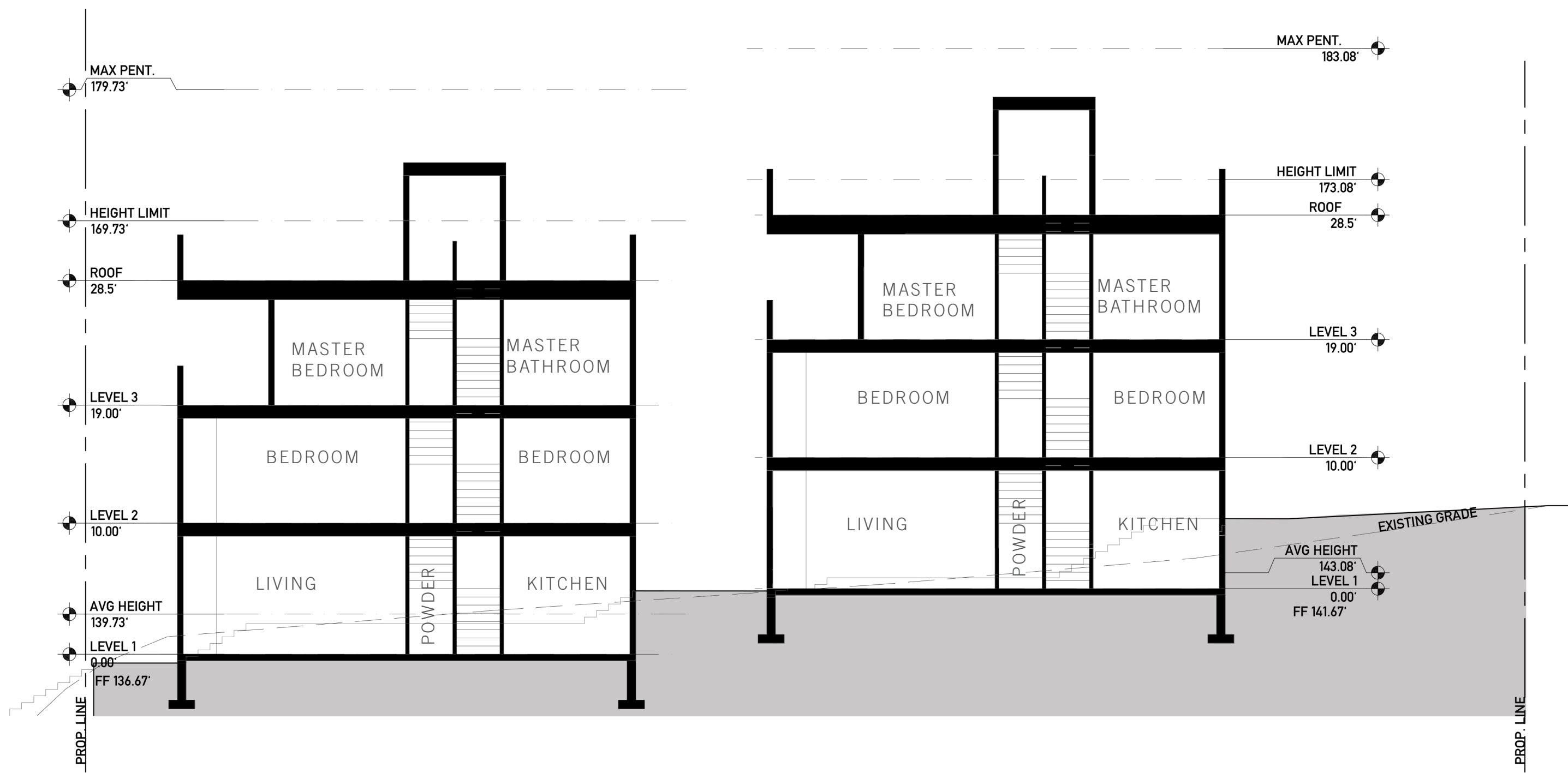


ELEVATIONS | EAST & NORTH



Architectural Concepts

SECTION



RENDERINGS



West Elevation View

6FT WOOD FENCE

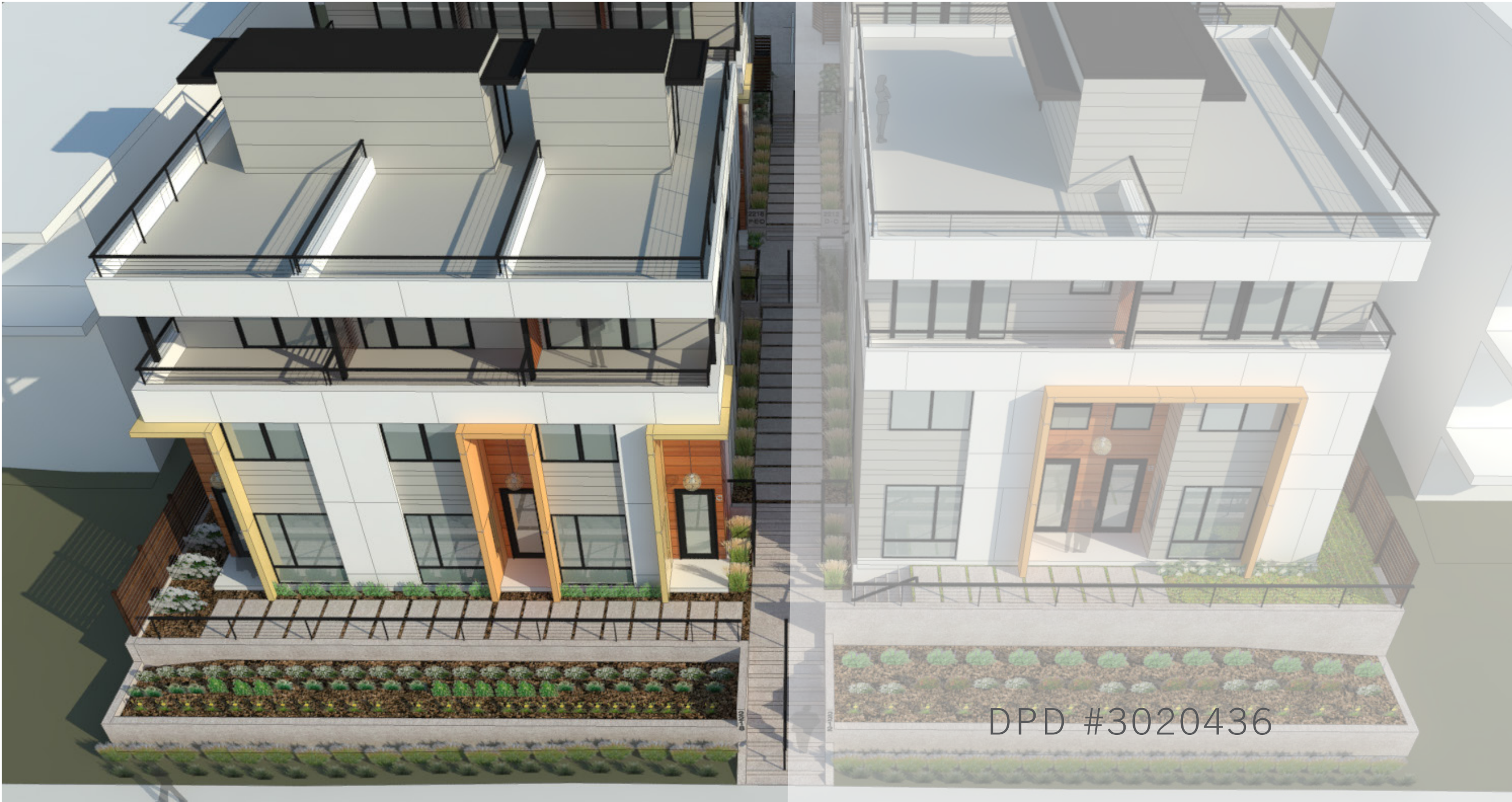
CABLE RAILING
SYSTEM

CONCRETE
RETAINING WALL

SIGNAGE

Architectural Concepts

RENDERINGS



West Aerial View

RENDERINGS



Southeast Aerial View

6FT WOOD FENCE

6FT SCREENED TRASH
ENCLOSURE

Architectural Concepts

RENDERINGS



South Aerial View

RENDERINGS



West Elevation View