



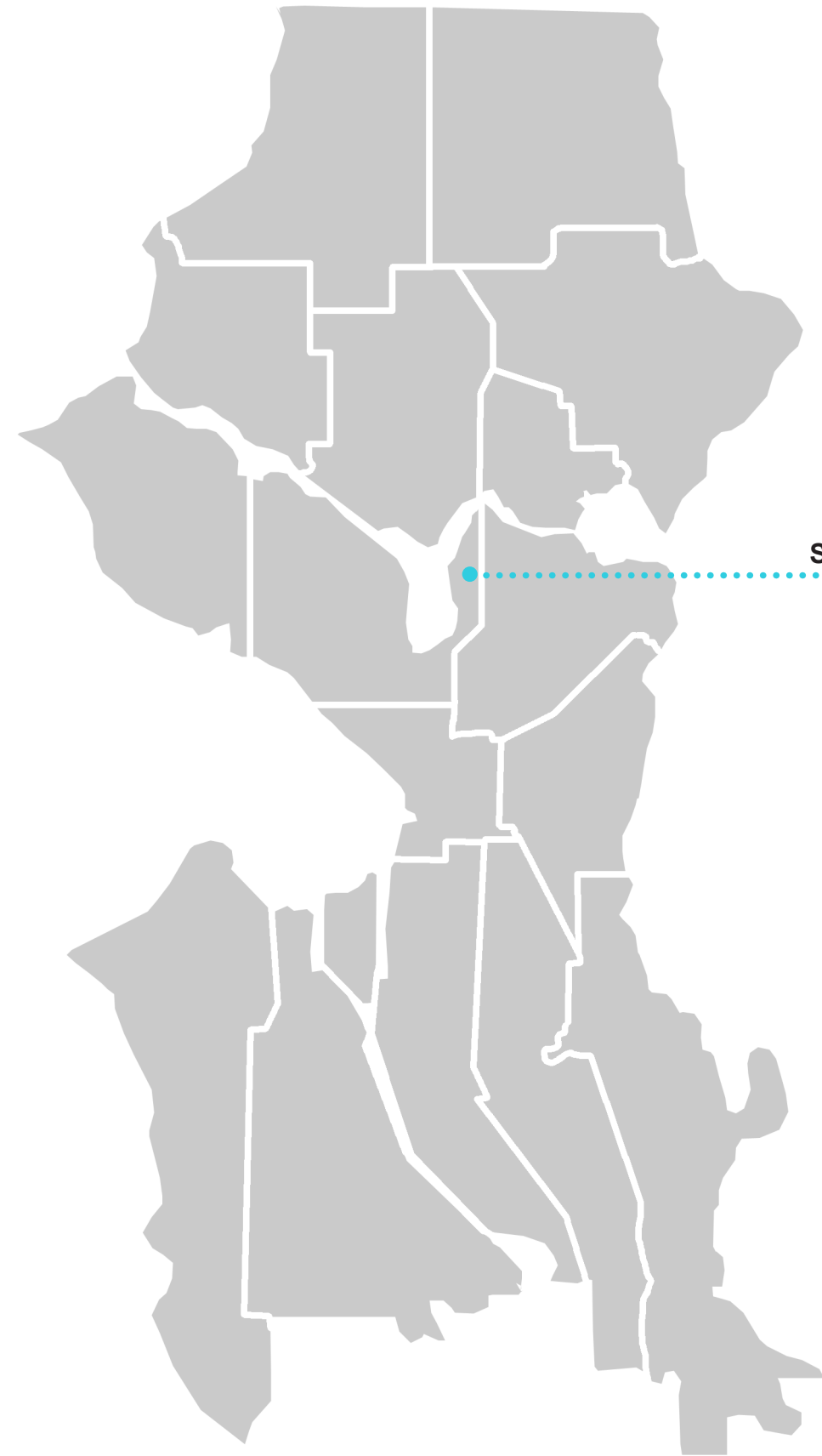
TABLE OF CONTENTS

CONTEXT	PROJECT INFORMATION   p.2
	VICINITY ANALYSIS   p.3
	ZONING ANALYSIS   p.4
	SITE ANALYSIS   p.5
	STREET LEVEL  p.6
	EXISTING CONDITIONS   p.7
APPROACH	CONCEPT   p.8
	DESIGN GUIDELINES   p.9
DESIGN	SITE PLAN   p.10
	LANDSCAPE PLAN   p.11
	PLANS   p.12 - 15
	ELEVATIONS   p.16 - 21
	SECTION   p. 22
	RENDERINGS   p.23-24

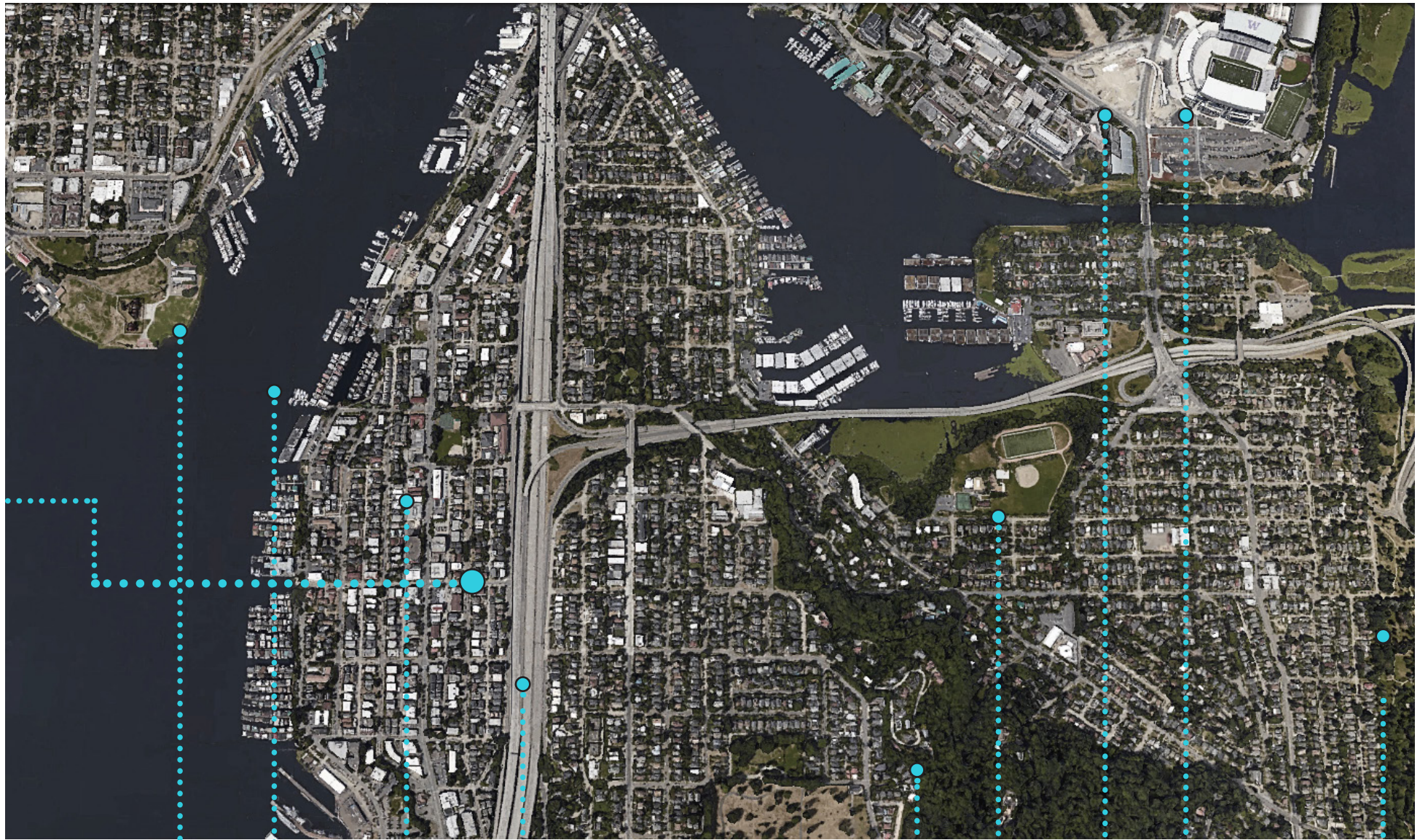
PROJECT INFORMATION

ADDRESS	2306/2310 FRANKLIN AVENUE EAST SEATTLE, WA 98102
TAX ID NUMBER	2306: 290220-0851  2310:290220-0850
DPD PROJECT #	SDR: 3021041  BUILDING: 6484451
LOT SIZE	8,515 SF
ARCHITECT/PROJECT CONTACT	JULIAN WEBER ARCHITECTS, LTD. 3715 S HUDSON STREET, SUITE 105 SEATTLE, WA 98118
OWNER/APPLICANT	GAMUT 360 HOLDINGS 3726 BROADWAY SUITE 301 EVERETT WA 98201





SITE



gas works park



lake union



eastlake blvd commercial



I-5 express



volunteer park



montlake playfield



university of washington



husky stadium



washington park arboretum



VICINITY ANALYSIS



ADJACENT ZONES: SF 5000  
LR3  
NC2P-40

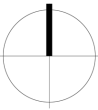
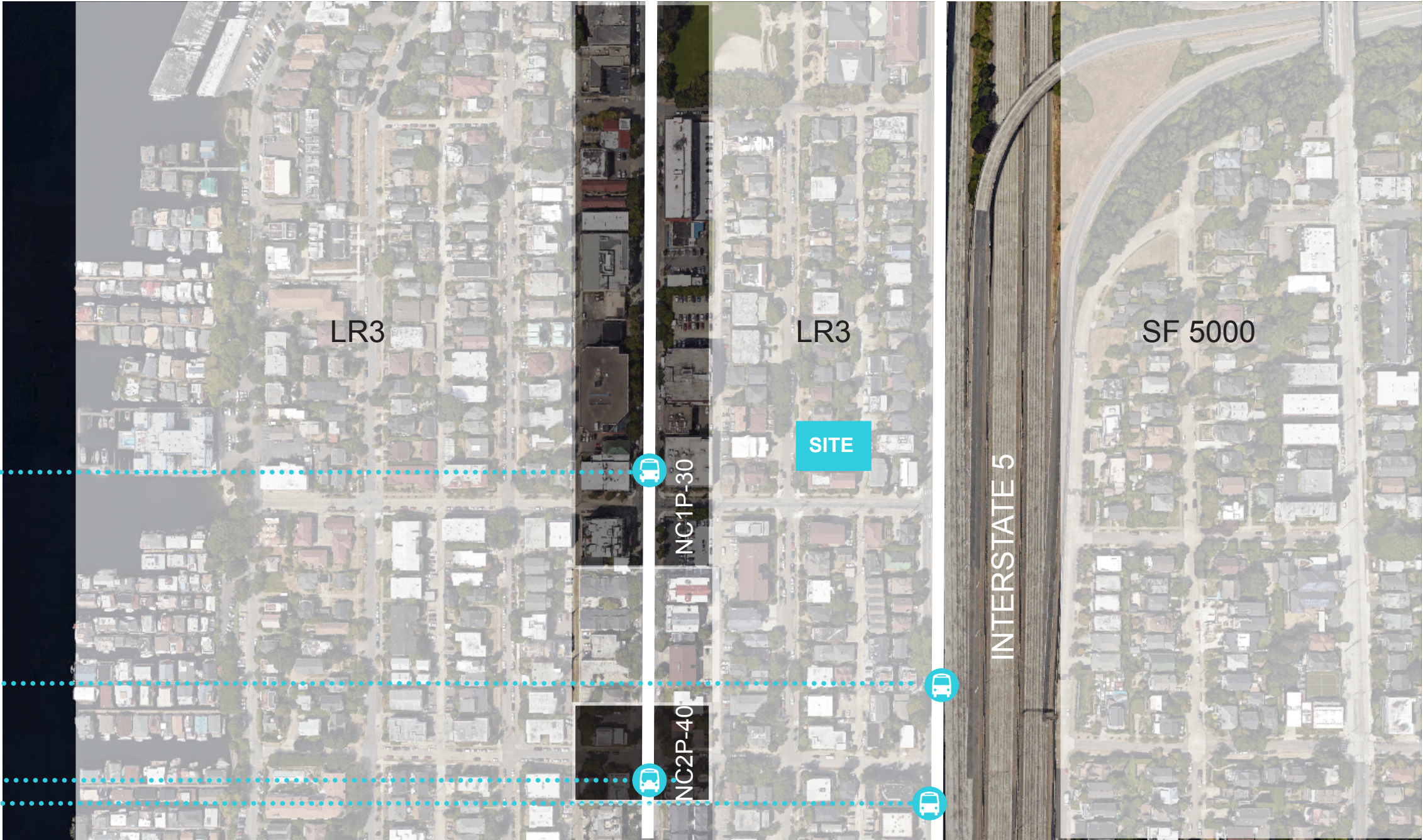
- BUS ROUTES: 25-    Laurelhurst,  
                                 University District
- 66 -    Downtown Seattle,  
                                 East Lake
- 70 -    University District,  
                                 Fairview
- 71-    Wedgwood,  
                                 University District
- 72-    Lake City,  
                                 University District
- 73-    Downtown Seattle,  
                                 University District
- 83-    Maple Leaf,  
                                 University District

66, 70, 71, 72, 83

66, 70, 71, 72, 73, 83

25

25



ZONING ANALYSIS



**PROPOSAL** 2306 & 2310 Franklin Ave E is currently (2) separate lots with (1) SFR and (1) Duplex. The applicant proposes to combine the existing lots and remove the existing SFR and Duplex and develop the site with (8) new townhouses.

KEY METRICS	Zone:	LR3
	Lot size:	8,515 SF
	FAR:	8,515 sf x 1.4 = 11,921 sf allowed (th/s+built green+paved alley) 11,921 sf/ 8 units = 1,490 sf per unit (inside face of walls)
	Structure Height:	30' + 4' Parapet Allowance & 10' Penthouse
	Units:	8
	Parking:	8 stalls off alley

**ANALYSIS OF CONTEXT** Our site is located in the Eastlake neighborhood, two blocks from the Eastlake Blvd commercial corridor. The neighborhood is a strong residential neighborhood with a mixture of older single family homes and newer multifamily development. The site gradually slopes up approximately 12 feet between Franklin Ave East and the alley, providing a great opportunity to step the units up with the existing topography on site and capture the views of Lake Union to the East.

**EXISTING SITE CONDITIONS** A drawing of existing site conditions, indicating topography and other physical features, location of structures, and prominent landscape elements on the site can be found on page 7.

**SITE PLAN** A preliminary site plan including proposed structures, open spaces, and vehicular circulation can be found on page 10. A preliminary landscape plan can be found on page 11.

**ARCHITECTURAL CONCEPT** See page 8 for concept statement, diagrams, and images.

**DESIGN GUIDELINES** See page 9 for Design Guideline Responses.



2306/2310 AERIAL VIEW EAST

2306/2310 AERIAL VIEW WEST



SITE ANALYSIS



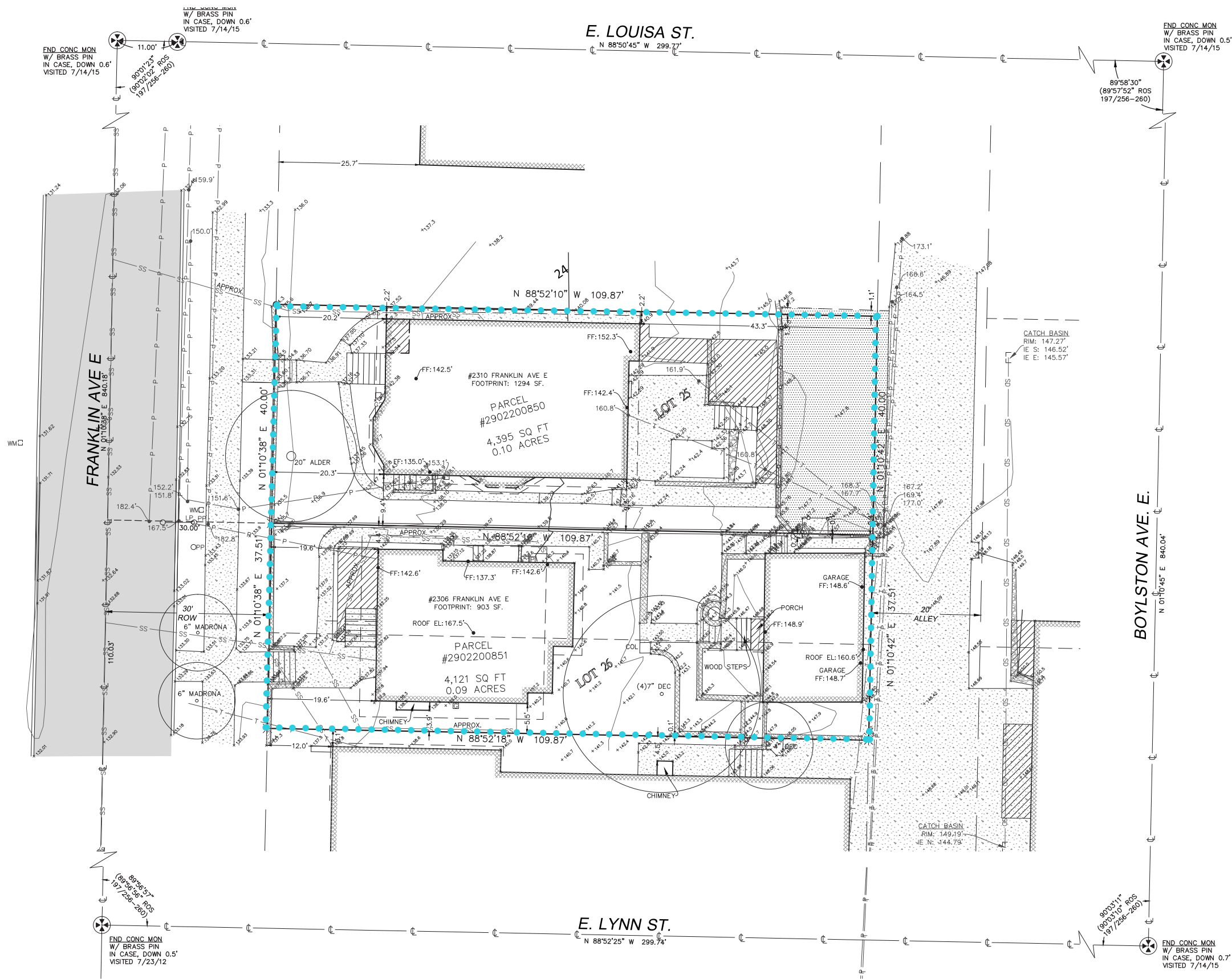




LEGAL DESCRIPTION

2306:  
  
THE NORTH 40 FEET OF LOT 25, BLOCK 11, GREENE'S ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 73, RECORDS OF KING COUNTY, WASHINGTON.

2310:  
  
THE SOUTH 20 FEET OF LOT 25 AND THE NORTH 26, ALL IN BLOCK 11, GREENE'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 73, IN KING COUNTY, WASHINGTON; EXCEPT THE SOUTH 2-1/2 FEET OF THE NORTH 20 FEET OF LOT 26.



site plan

SCALE: 1" = 20'-0"



EXISTING CONDITIONS



# CONCEPT

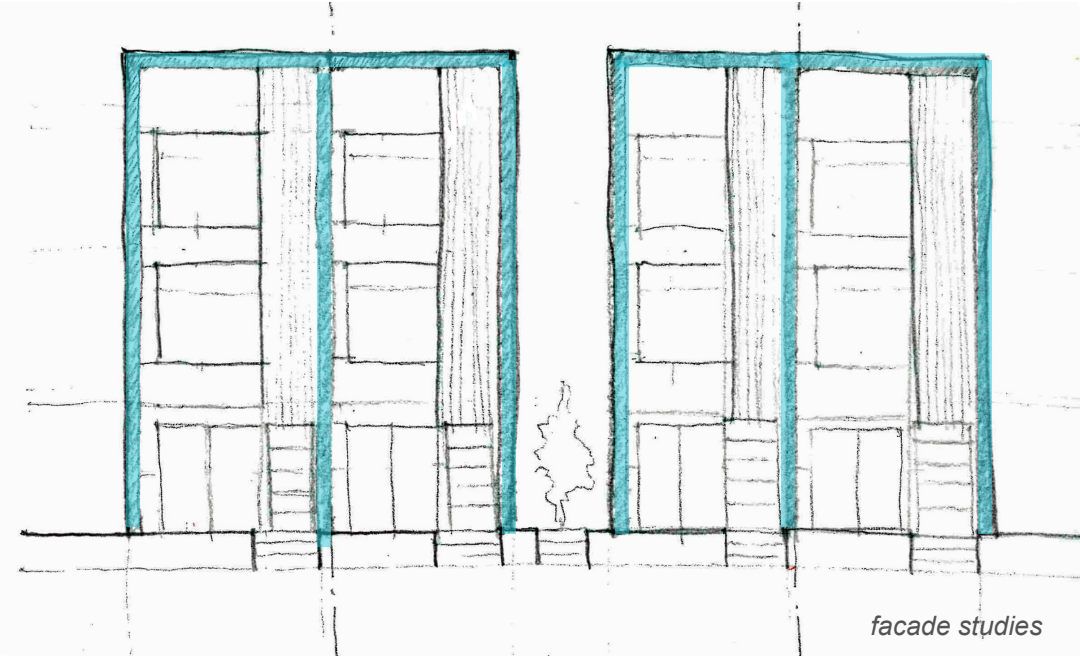
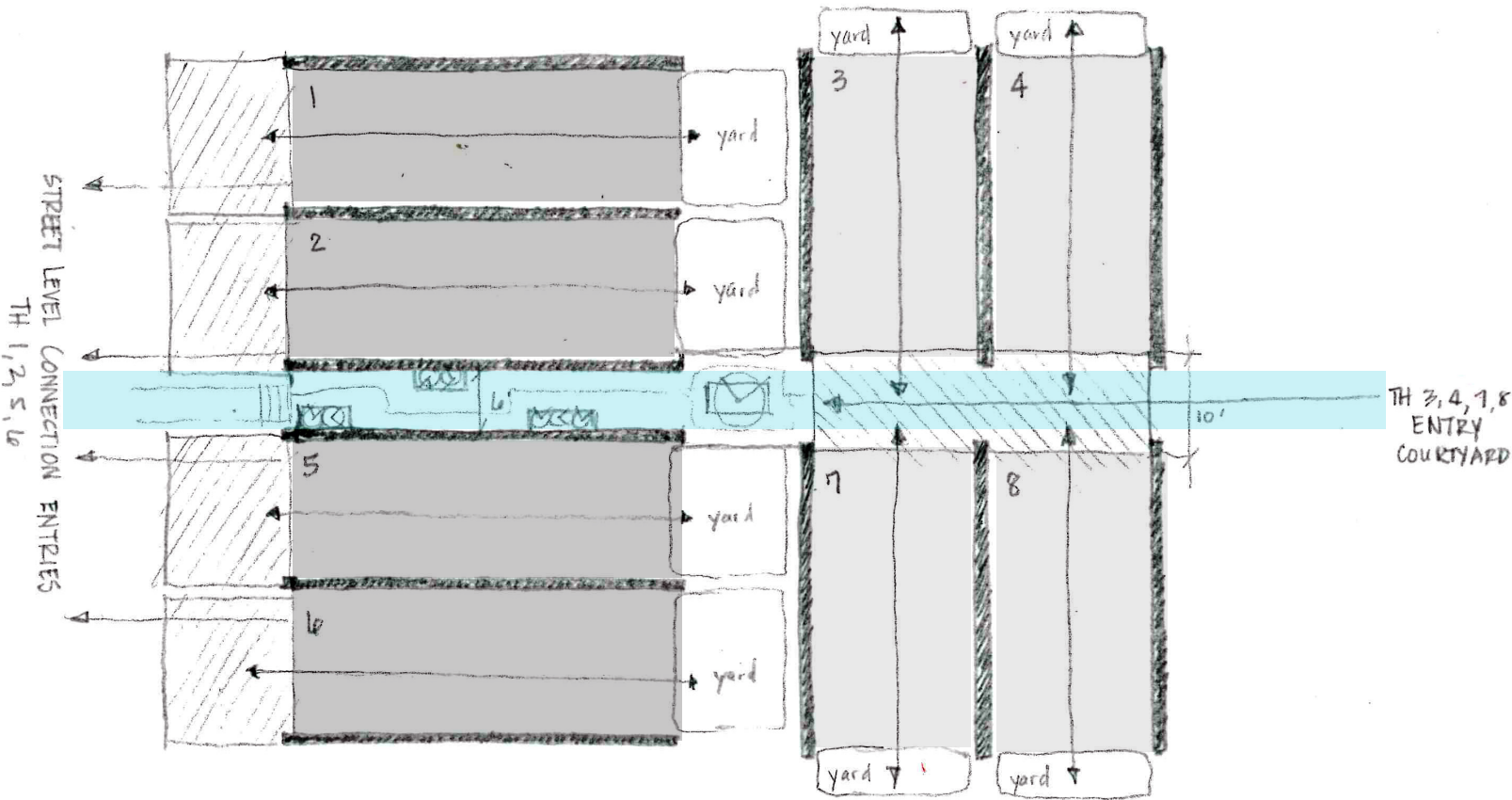
The primary objectives of the concept are to create a strong residential street edge at Franklin, create a well-developed entry sequence for the rear units off the alley, condense circulation in order to maximize usable outdoor space, and make use of existing topography to capture views of Lake Union and the territory beyond.

The front four units are oriented towards Franklin Ave E to maintain the existing street edge in our neighborhood and create a strong connection to the street and our neighbors. The rear four units are oriented towards each other across the shared walkway, with their primary entrance being off of the alley. By making use of two different unit orientations, we are able to provide dedicated outdoor space for each unit while maintaining separation and privacy.

Architectural fins that wrap around each unit create a strong rhythm and reinforce the directional orientation of each unit, further reinforcing the concept.

The objective of the shared walkway is to condense circulation so that private outdoor space can be maximized throughout the project. By pulling the rear units away from the shared walkway, we have created a wide central courtyard to be shared by all residents and enhanced with a wide variety of landscaping, hardscaping, and seating elements.

We studied a variety of simple,elegant townhouse design that maintained clean lines, high quality materials, and clear window strategies to guide our massing and materials concepts.



CS2. Urban Pattern and Form

Allow characteristics of the site to inform the design. Identify opportunities to make a strong connection to the street

B     Adjacent Sites, Streets, and Open Space

Making use of the existing topography on site, we are able to provide a stepped first floor for the front units (giving the living space adjacent to the street 11'-0" ceilings) and stepped the rear units up as you ascend between Franklin Ave E and the alley. This provides opportunities for separation between each unit's entries and private outdoor spaces and allows for pockets of hardscaping/landscaping changes that make the promenade along the central walkway a pleasant one.

By orienting the west 4 townhouses toward Franklin Ave E, we are maintaining the strong street edge that exists in this neighborhood. Stairs and stoops, planter boxes, and a wide variety of landscaping work together to create highly varied and textured street level connection while providing some separation for each resident.

Along the central walkway, we have pulled back townhouses 5 and 7 to provide a central courtyard element that creates opportunities for interaction among residents. Larger landscape elements, a change in hardscaping, and seating will make this a positive amenity for all residents.

PL2. Walkability

Create safe environments by providing lines of sight and encouraging natural surveillance. Provide lighting for safety.

B     Safety and Security

The walkways leading to each unit are clear and unobstructed, creating a safe connection from Franklin Avenue and the alley to each unit. Lighting will be provided for each entry and patio area. Because there are two types of unit orientation, this allows enough light intensity to keep shared major walkways lit. At least one or more units have visual links to both fenced private yards and the shared open courtyard, creating natural surveillance through unit orientation and proximity. Furthermore, a majority of the units have living room and dining room programs on the ground level overlooking the common walkway, allowing for further natural surveillance.

PL3. Street-Level Interaction

Design primary entires to be obvious, identifiable, and distinct. Provide security and privacy for residents.

A     Entries

B     Residential Edges

Interaction between the units is grounded along a central courtyard datum with shared open space. With planting, outdoor seating, and space for informal events, this area becomes a way to encourage interaction between neighbors. This in addition to separate private yards for all units creates a balance between both private and shared space. Entries to all units are defined by private and public pathways, fencing, and entry porches. The addresses are placed distinctly near the entry so as to be seen clearly from entry sequences. Each entry also has greenery that enhances each individual entrance throughout the network of distinct paths while creating privacy. Vertical modulation emphasizes a range of exterior finishes to further delineate each unit. Steps from Franklin Avenue to townhouses 1-4 create vertical separation and help define the transition from the public to private realm, creating a buffer.

DC2. Architectural Concept

Arrange mass of building considering the characteristics of the site. Add depth to facades where appropriate. Incorporate architectural features that are of human scale

A     Massing

B     Architectural and Facade Composition

C     Secondary Architectural Features

D     Scale and Texture

The primary objectives of the concept are to create a strong residential street edge at Franklin, create a well-developed entry sequence for the rear units off the alley, condense circulation in order to maximize usable outdoor space, and make use of existing topography to capture views of Lake Union and the territory beyond. To maintain the clarity of our site strategy, we kept the massing clean and simple, using durable, high-quality materials to make each unit feel elegant and high-value. A neutral, calm color palette further emphasizes the simplicity and elegance of the form. Secondary elements such as lights, address numerals, landscaping, hardscaping, and change in elevation help define and enhance outdoor space and street connections.

DC4. Exterior Elements and Finishes

Select durable and attractive materials that will age well in Seattle's climate. Provide address signage at the street as applicable. Use lighting to increase site safety.

A     Building Materials

B     Signage

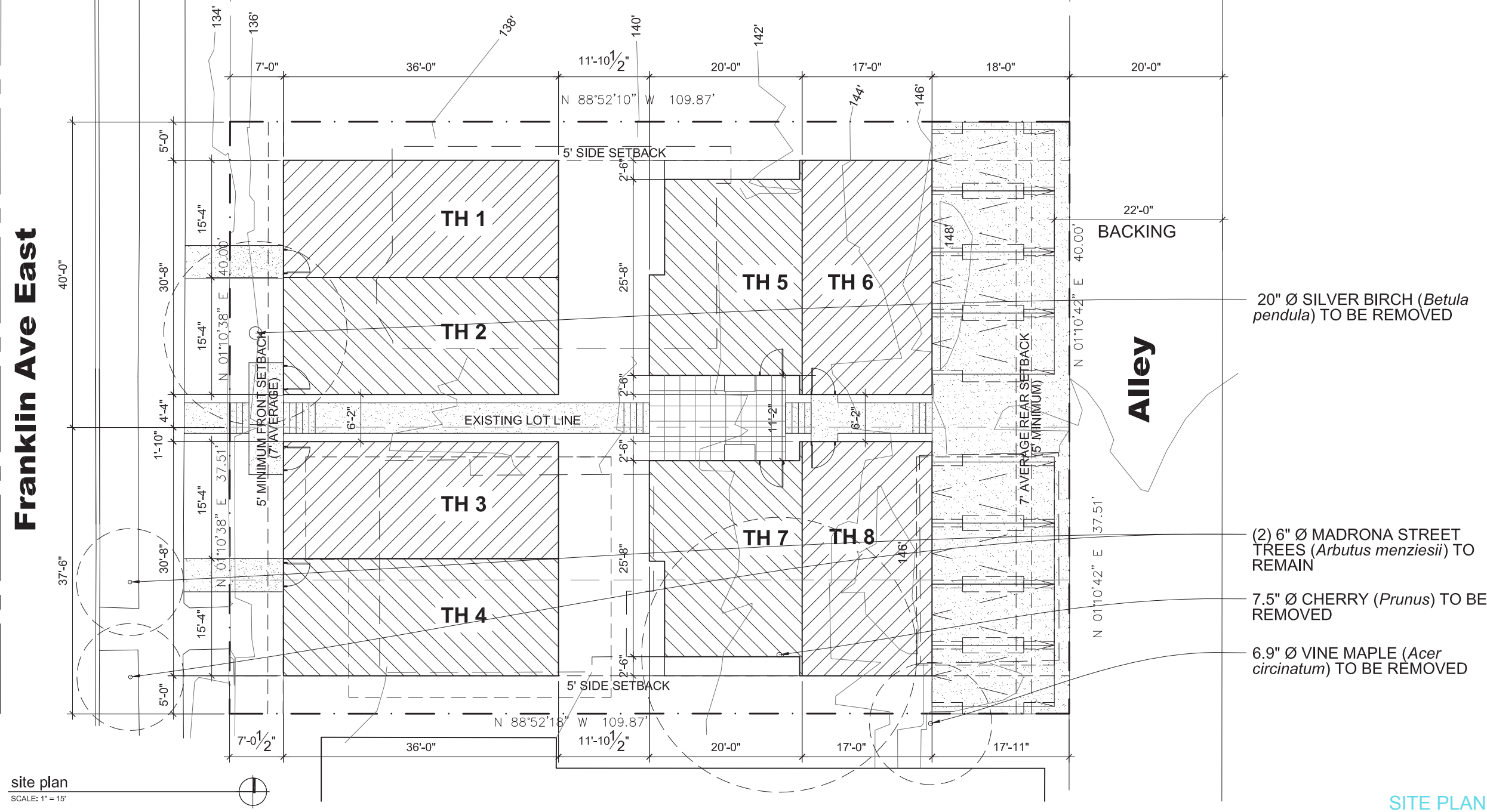
C     Lighting

D     Trees, Landscape and Hardscape Materials

Simple, clean, durable materials have been selected to maintain the high quality of this project and endure Seattle's climate. We are proposing to locate large address numerals adjacent to each entry so that wayfinding is easy whether you're approaching from Franklin Ave E or the alley. Lighting is proposed at unit entries, along the common walkway, and at each unit's private patio to ensure safety and security for all residents and their visitors. Landscaped buffers are provided adjacent to entries and along walkways. The central courtyard will be landscaped with a wide variety of plant colors and textures to reinforce the open shared space concept and create a highly varied and textured point of rest and connection.

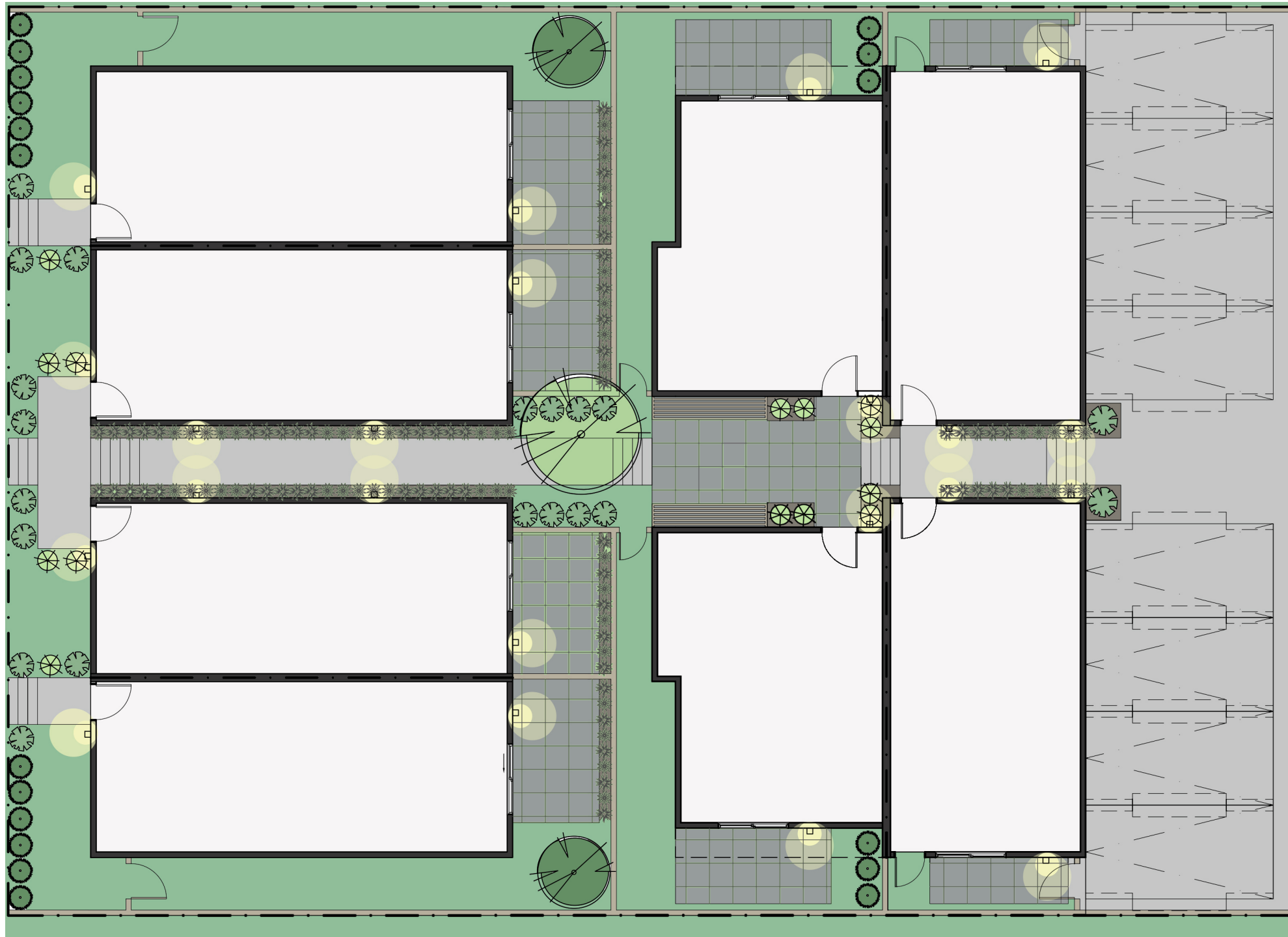
SETBACK AND FACADE LENGTH

	Required	Provided	% Difference
Front:	7' average, 5' minimum	7'	Compliant
Side (north):	5'	5'	Compliant
Side (south):	5'	5'	Compliant
Rear:	7' average, 5' minimum	18'	Compliant



SITE PLAN

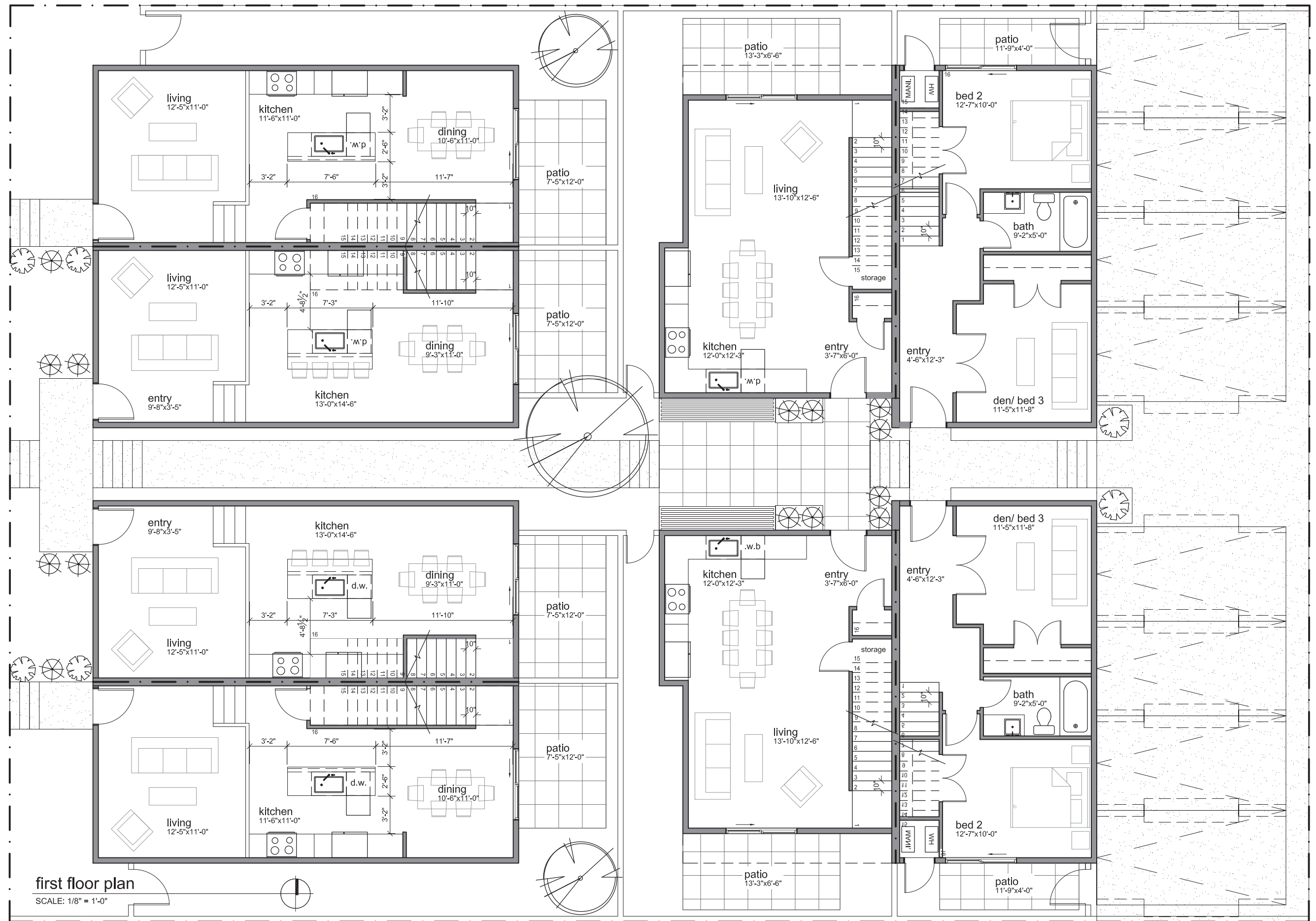




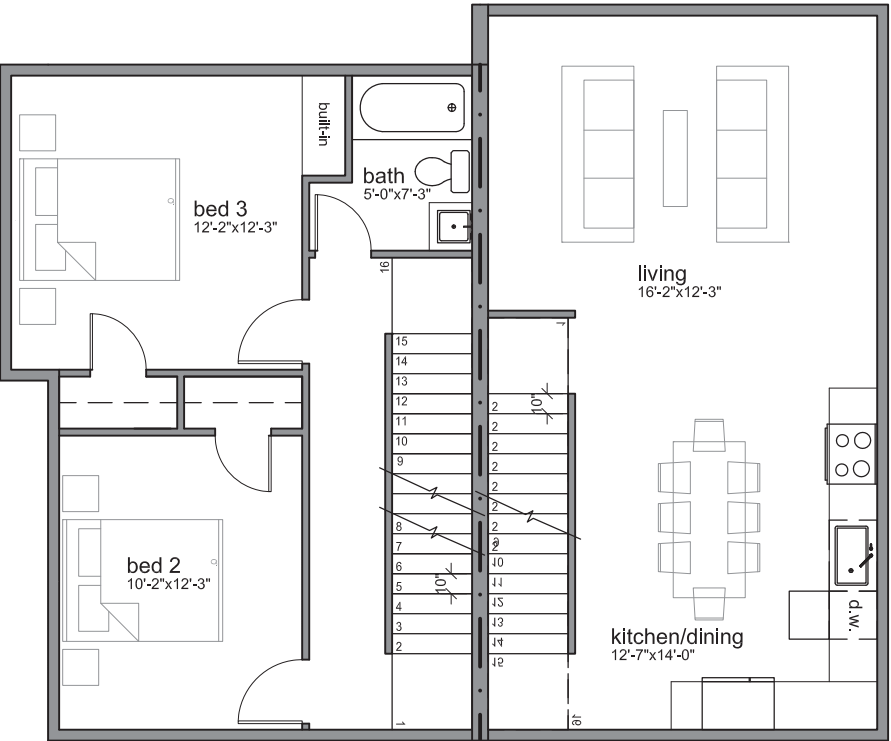
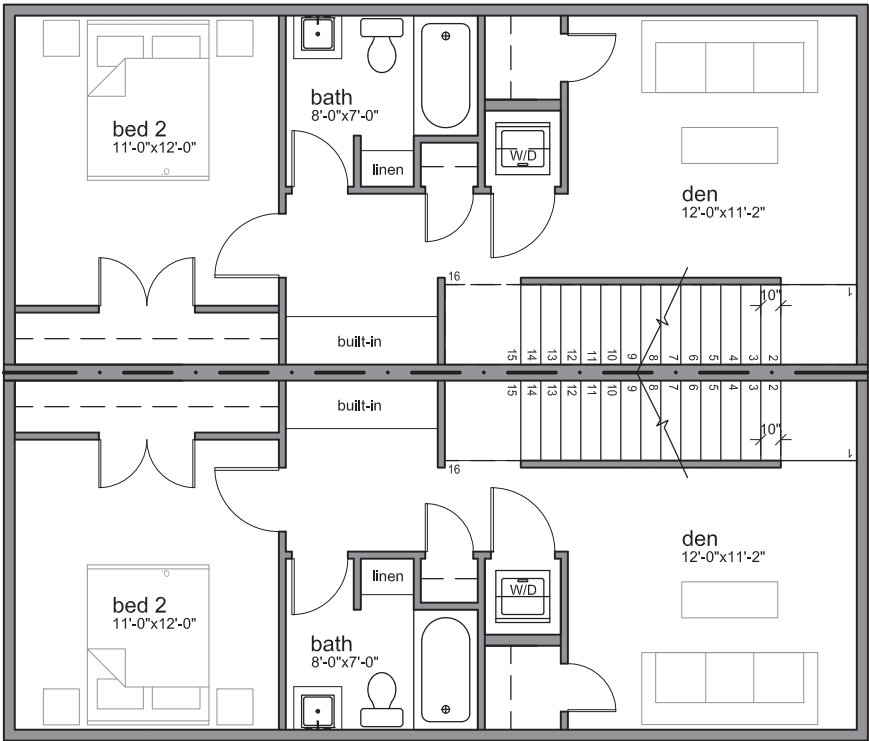
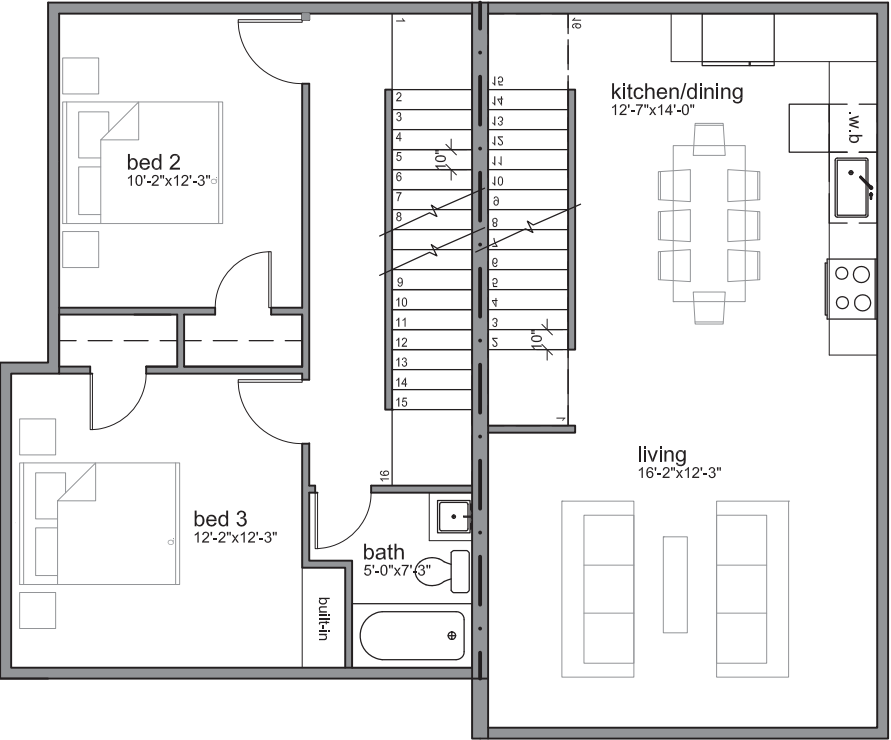
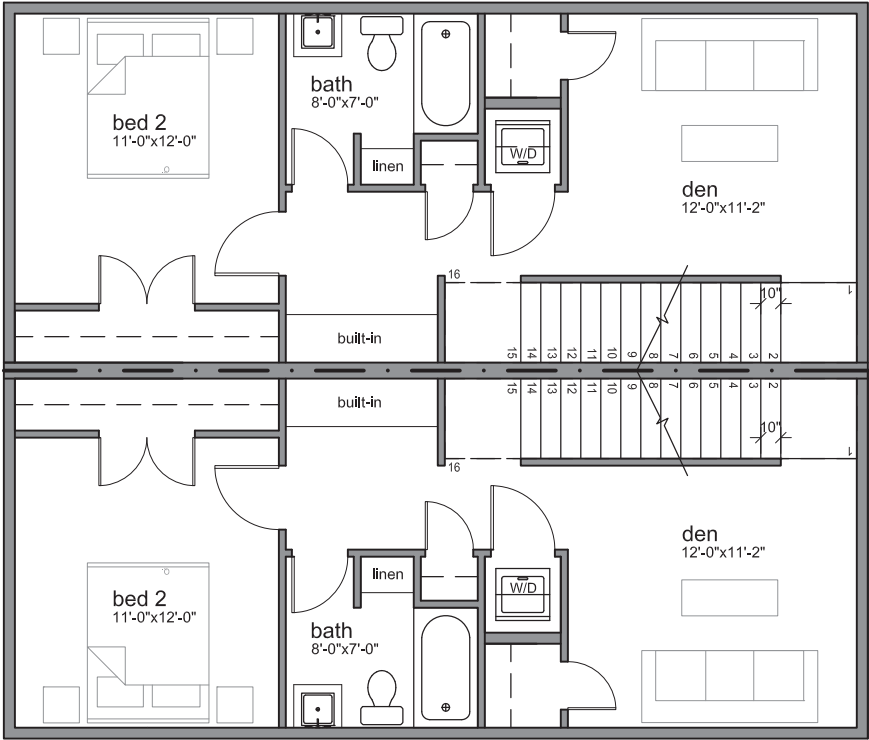
landscape and lighting plan

SCALE: NTS





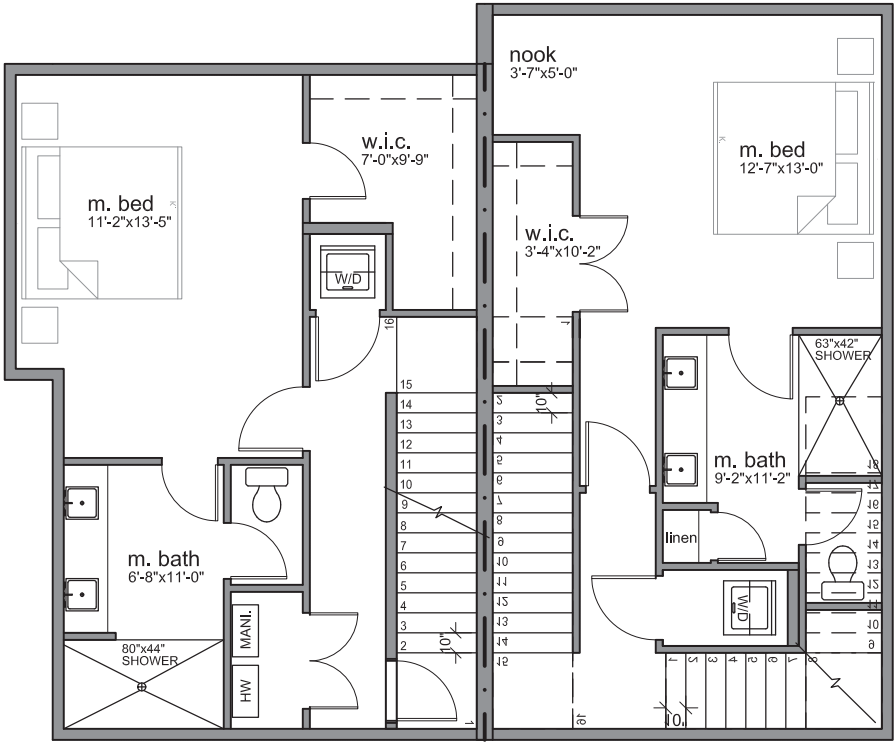
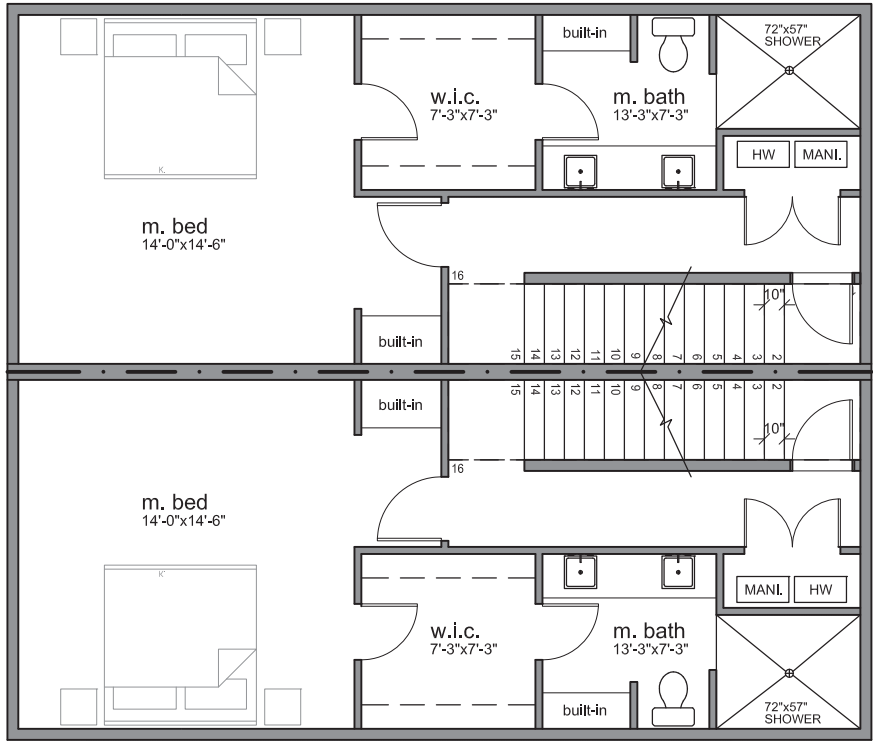
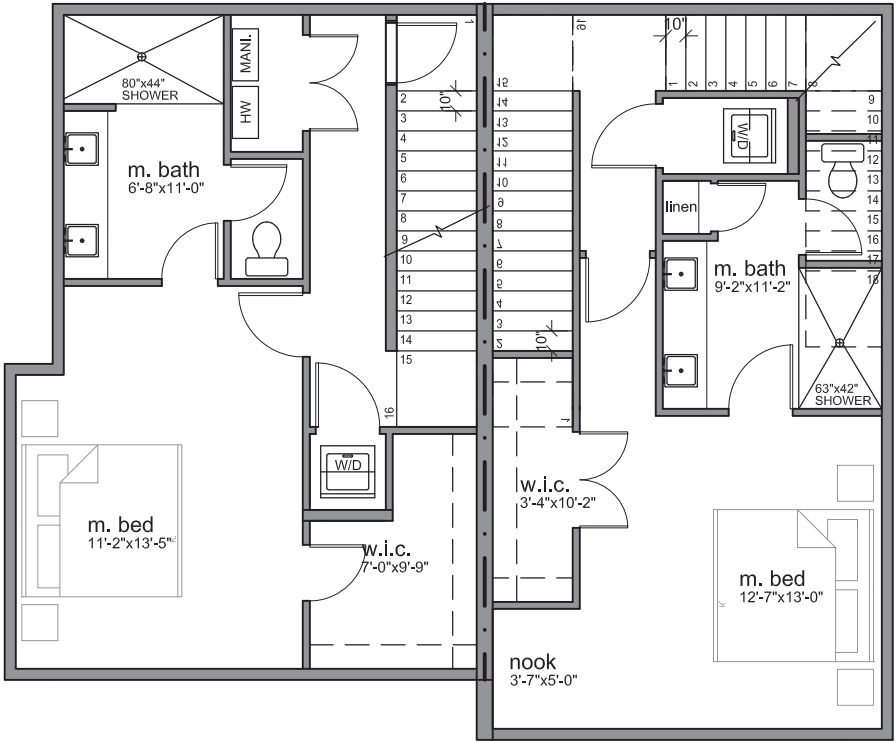
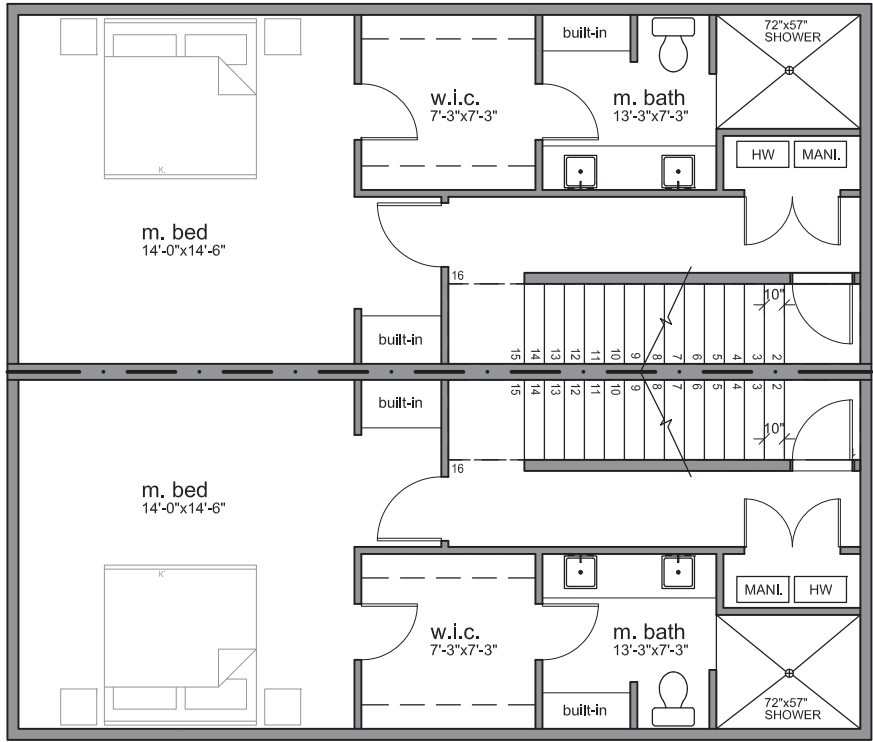




second floor plan

SCALE: 1/8" = 1'-0"

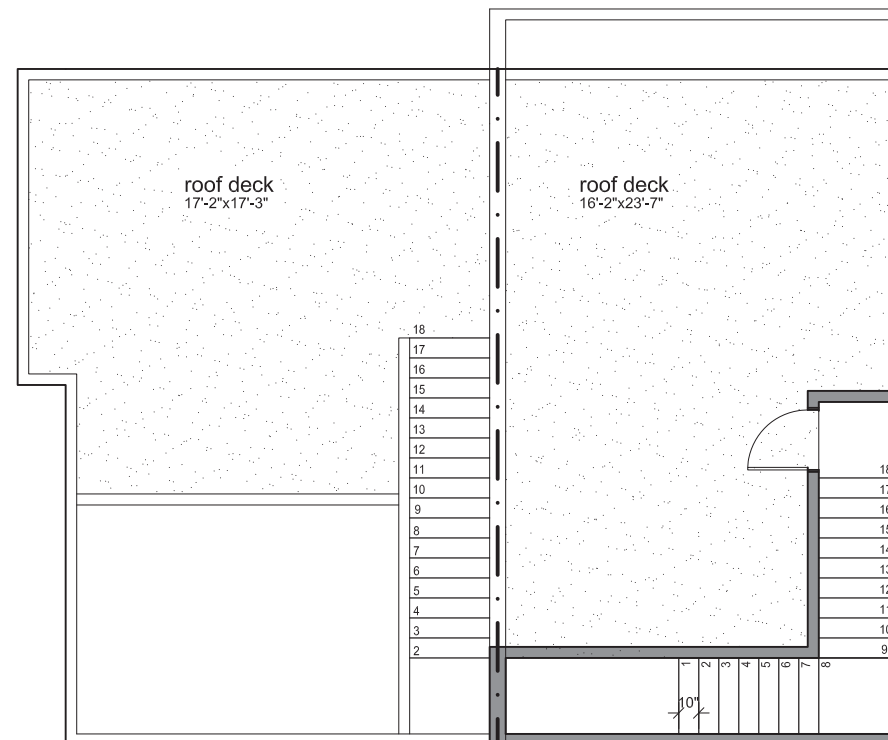
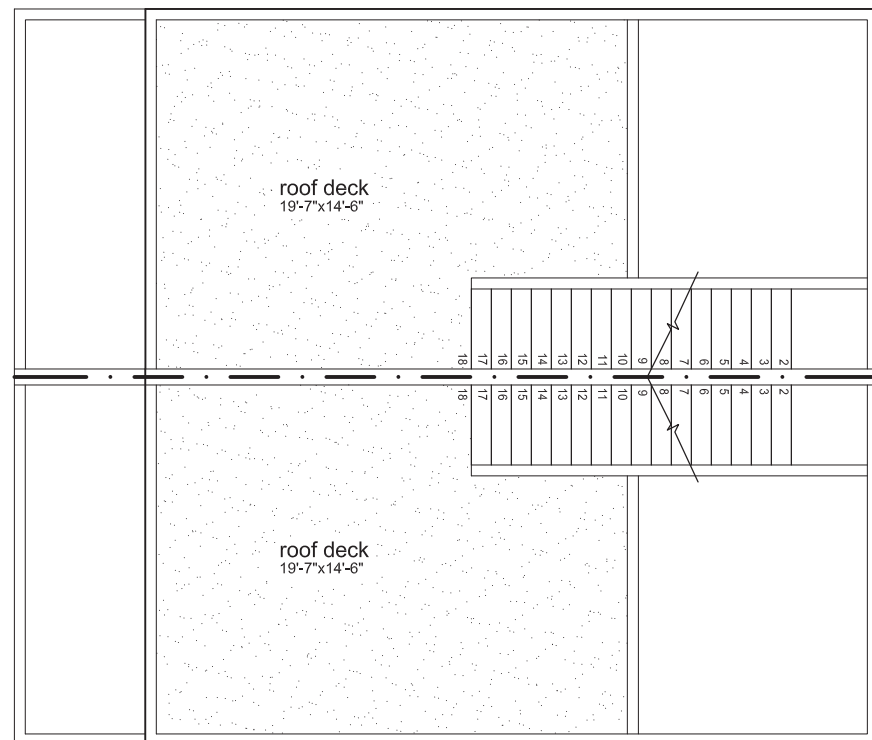
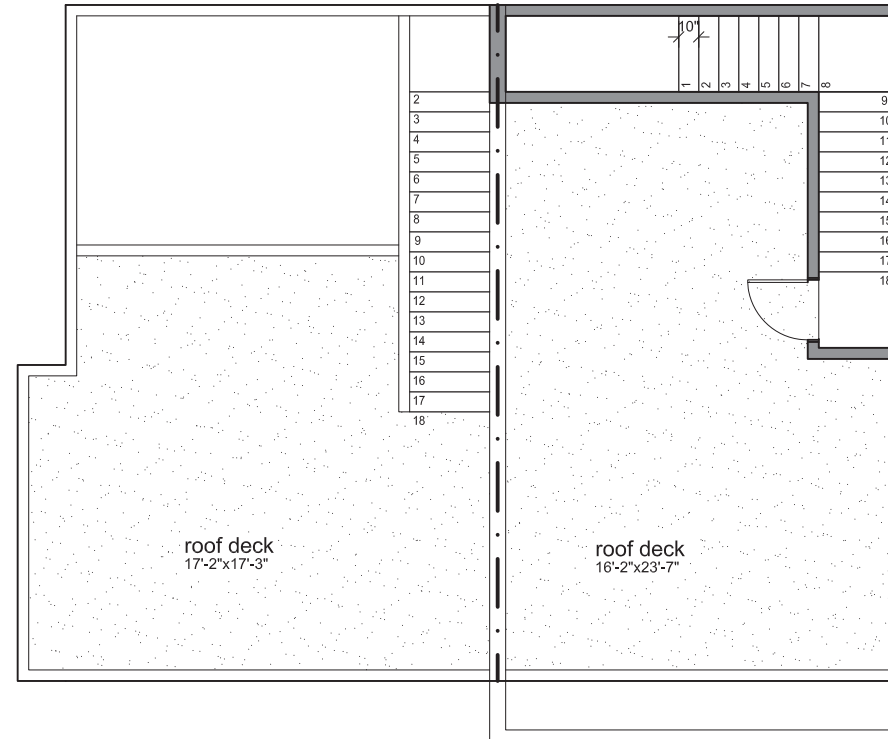
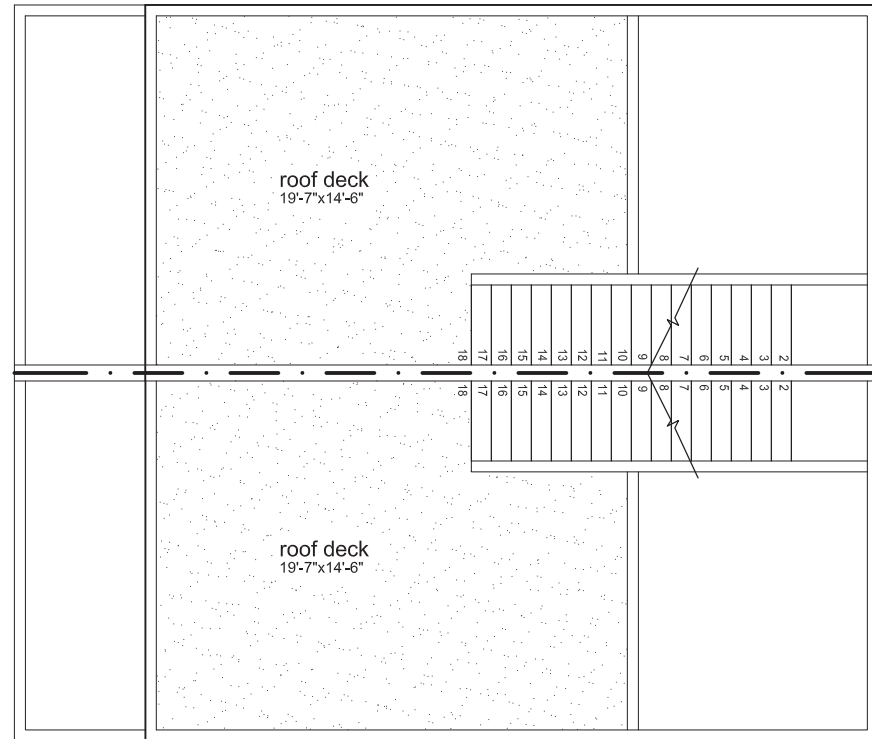




third floor plan

SCALE: 1/8" = 1'-0"





roof plan  
SCALE: 1/8" = 1'-0"

















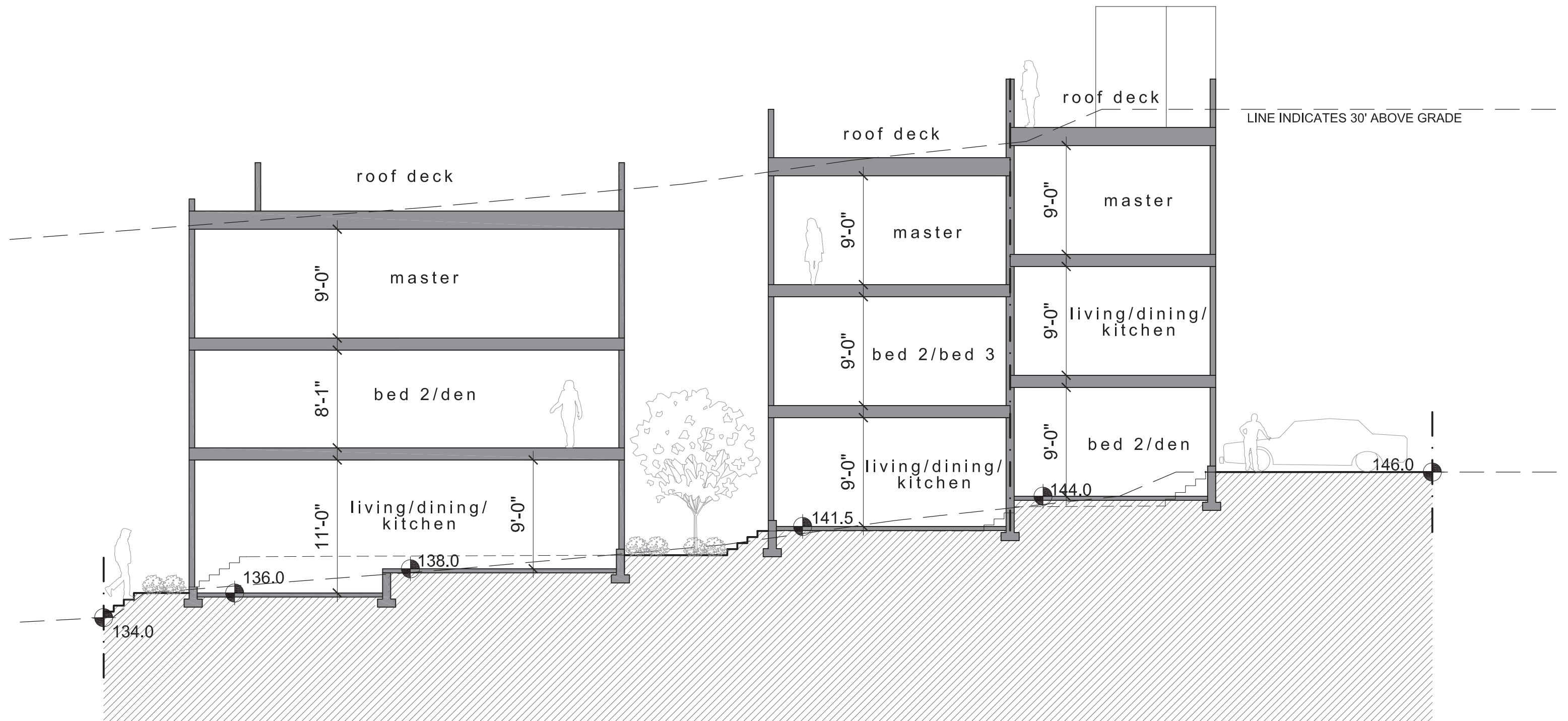
TH 2, 5, & 6 (south) elevation (north similar)

SCALE: 1/8" = 1'-0"

ELEVATIONS



TH 4, 7, & 8 (south) elevation (north similar)  
SCALE: 1/8" = 1'-0"



schematic section

SCALE: 1/8" = 1'-0"

SECTION



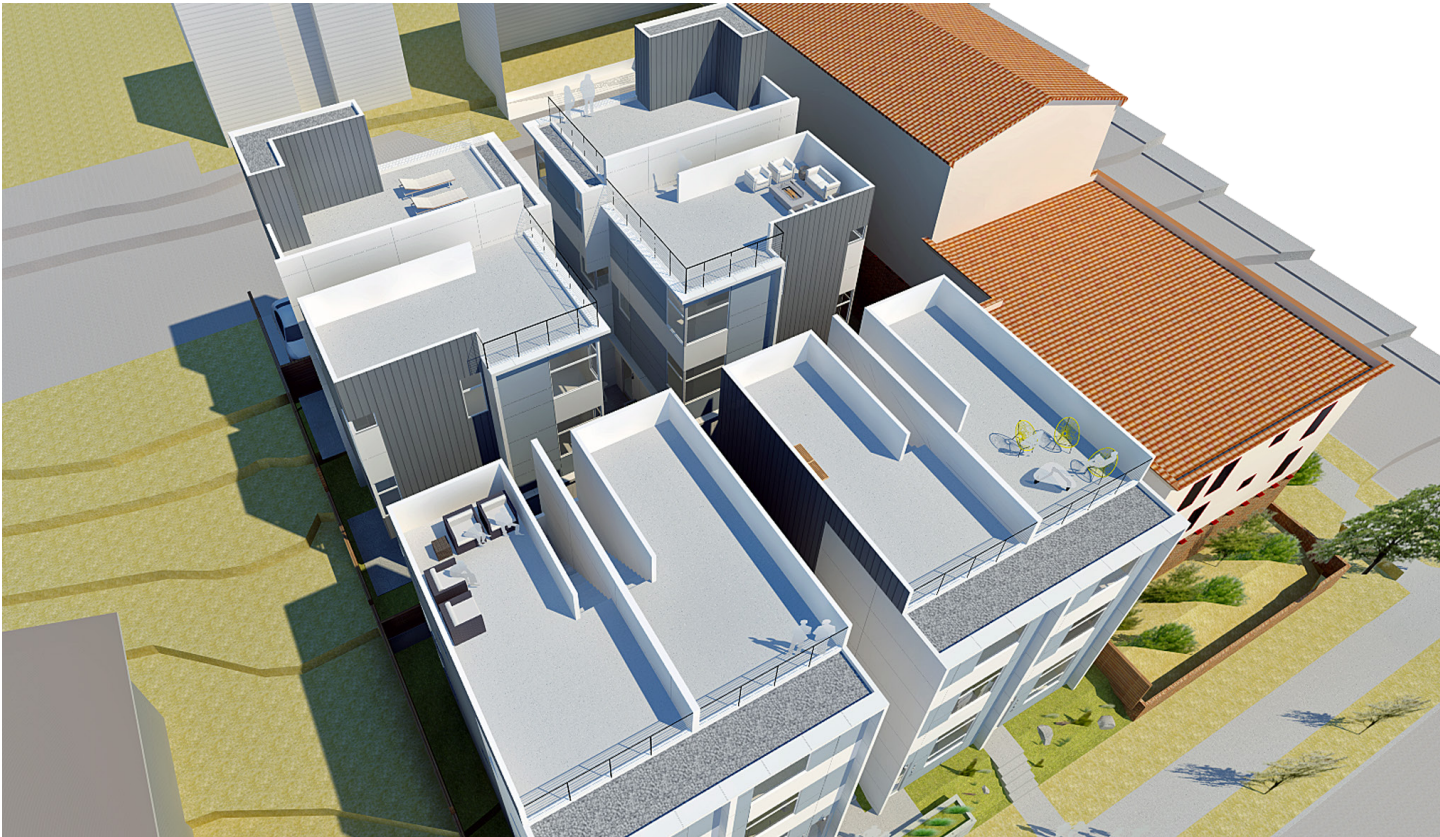
approach from Franklin Ave E



courtyard



from alley



roof decks





from Franklin Avenue East

RENDERINGS