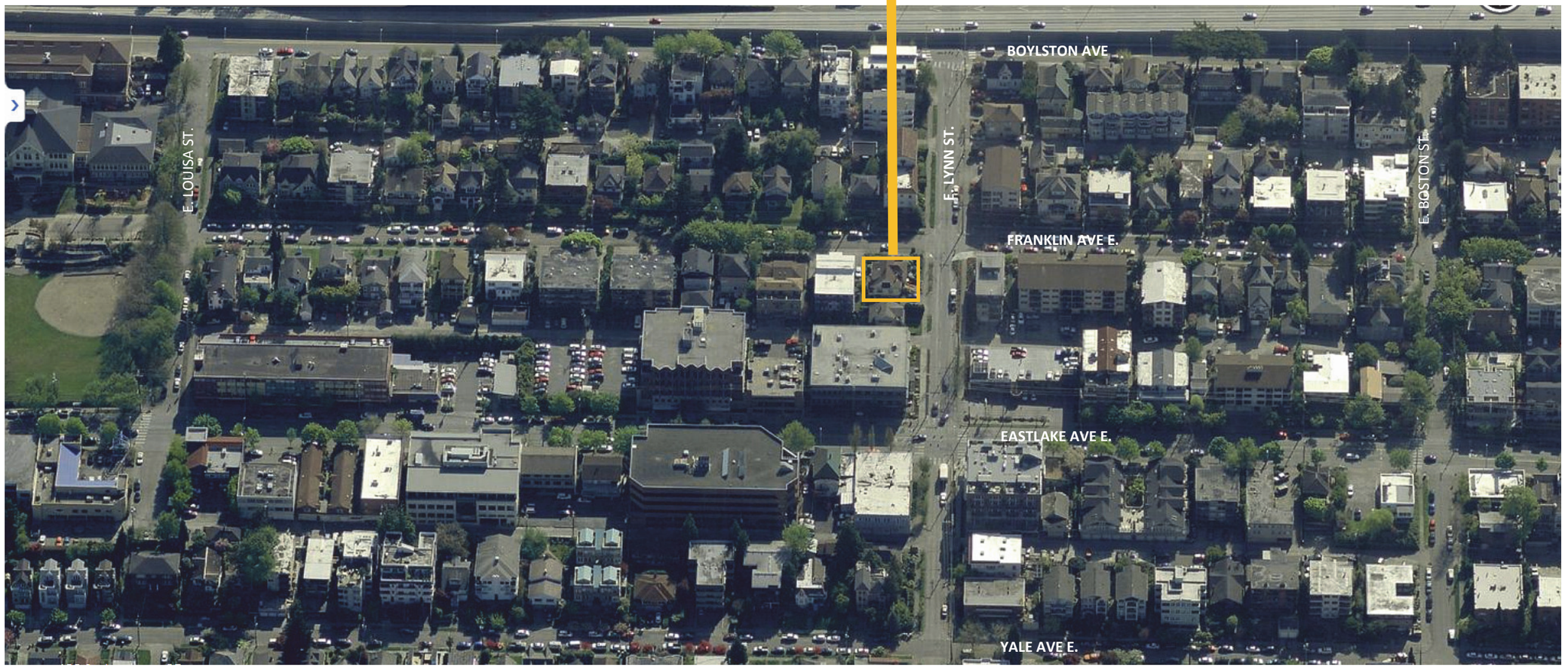
EASTLAKE APARTMENTS



EARLY DESIGN GUIDANCE

PROJECT # **3021063**

DIEPENBROCK ARCHITECTURE

CONTENTS

EARLY DESIGN GUIDANCE

PROJECT # 3021063

TABLE OF CONTENTS	3
PROPOSAL	4-5
CONTEXT ANALYSIS	6-11
STREETSCAPE	12-21
EXISTING SITE CONDITIONS	22-25
DESIGN RESPONSE	26-27
COMPOSITE SITE PLAN	28
ZONING SUMMARY	29
LANDSCAPE PLAN	30-32
RESPONSE TO DESIGN GUIDELINES	33-37
MATERIAL AND COLOR PALETTE	38
ELEVATIONS	39-42
FLOOR PLANS	43-47
VIEWS	48-54
ADJUSTMENTS	55-58

PROPOSAL DESCRIPTION

ADDRESS;	2303 FRANKLIN AVE E.
DPD PROJECT;	# 3021063
OWNER/APPLICANT;	RUDD DEVELOPMENT CO.
AGENT;	DIEPENBROCK ARCHITECTURE

PROGRAM

UNITS;	16 EFFICIENCY & 8 2 BR UNITS TOTAL 22 UNITS
PARKING STALLS:	NONE PROVIDED
RESIDENTIAL AREA	11,923 SF
FAR	9,538 sf

The project will demolish the existing triplex on the site and construct a 22 unit apartment house. The apartment house will have 16 studios of approx. 330 sf and 6 two bedroom units of approx. 700– 850 sf.

The project goals are:

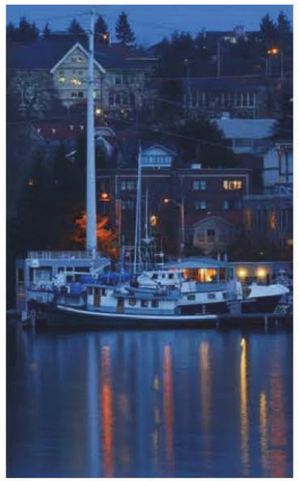
- To provide affordable housing for singles who value an urban lifestyle and prefer to rely on public transportation, car and ride sharing, and bicycles to commute.
- To maximize the development potential while meeting the Design Guidelines
- To build a building with significant presence that strengthens the evolving neighborhood image and uses complimentary forms and materials to connect to the block.
- To provide a building that enhances and enlivens the street edge with multiple entrances and private and common amenity areas.
- To build a sustainable building that meets Built Green 4 star requirements and meets the City of Seattle's green infrastructure standards.

EASTLAKE NEIGHBORHOOD

EASTLAKE

EASTLAKE LIFESTYLE

date: 05.26.2016

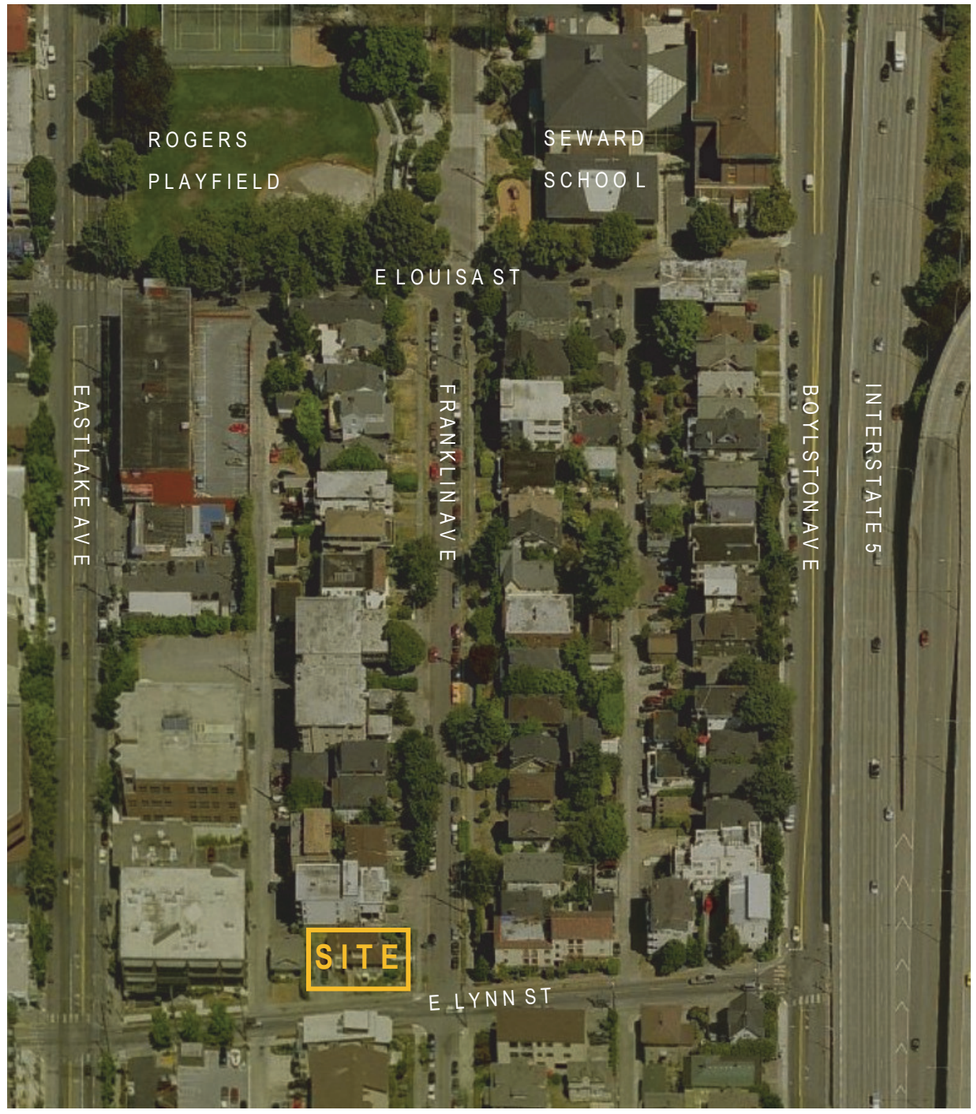


ROBINCHELLDESIGN

T: 206.760.0849
3417 NW 68th Street, Seattle, WA 98117

www.robinchelldesign.com

CONTEXT ANALYSIS



NEIGHBORHOOD VIEW LOOKING NORTH

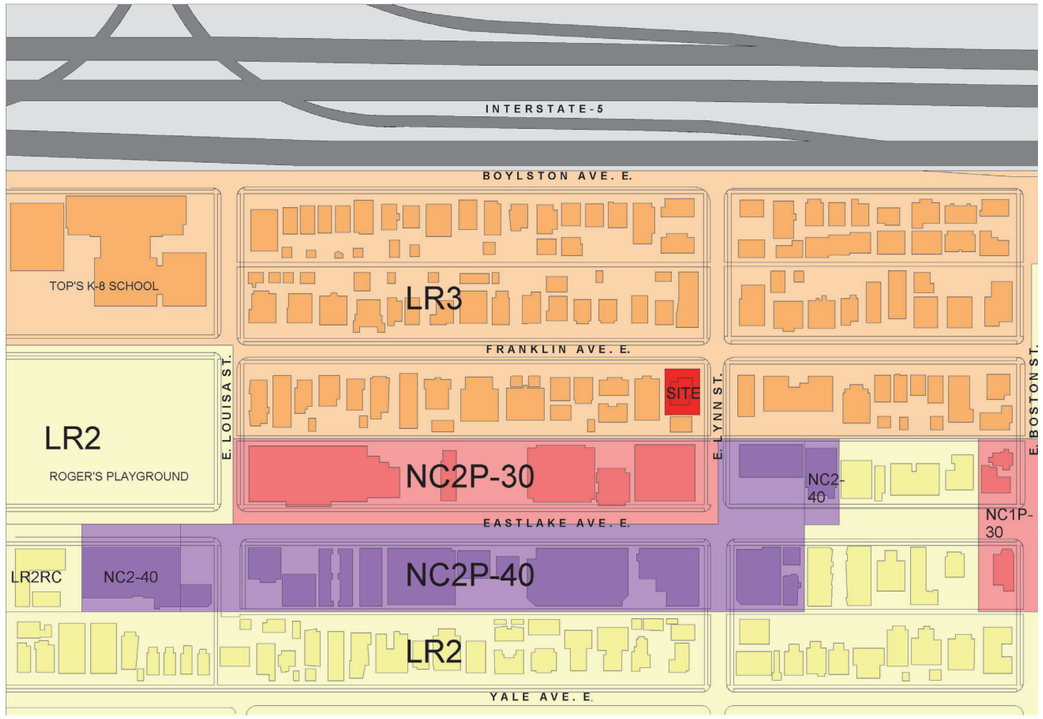
NEIGHBORHOOD VIEW LOOKING EAST

The Eastlake Neighborhood is a long narrow urban village located between the I-5 freeway on the East and Lake Union on the west . It slopes down from the Freeway to the Lake. Eastlake Ave E. is the main arterial and transit corridor that provides frequent transit service to Downtown, South Lake Union, and the University Districts employment centers. It is also the main commercial street. These employment centers are all very short commutes by public transit, car and ride share, or bicycle.

The blocks are oriented north to south to create level streets across the slope. The result of this orientation is that one side of the block have buildings that have banks that are about 10 to 4 feet above the street and the other side are level to the street. The raised bank on one side adds to the enclosure of the street and creates a strong boundary for the block.

The block that the site is located on is bounded by Boylston Ave E. on the east, Lynn St on the south, Eastlake Ave East on the west and E Louisa St on the north.

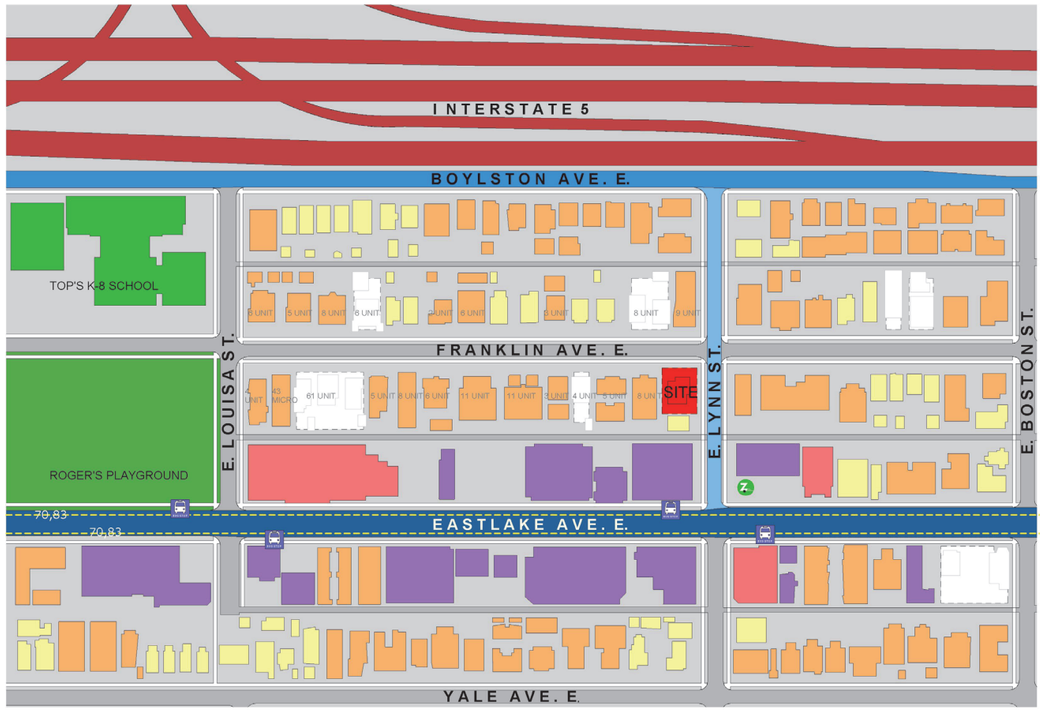
CONTEXT ANALYSIS



NC2-40 NC-30 LR3 LR2

ZONING MAP

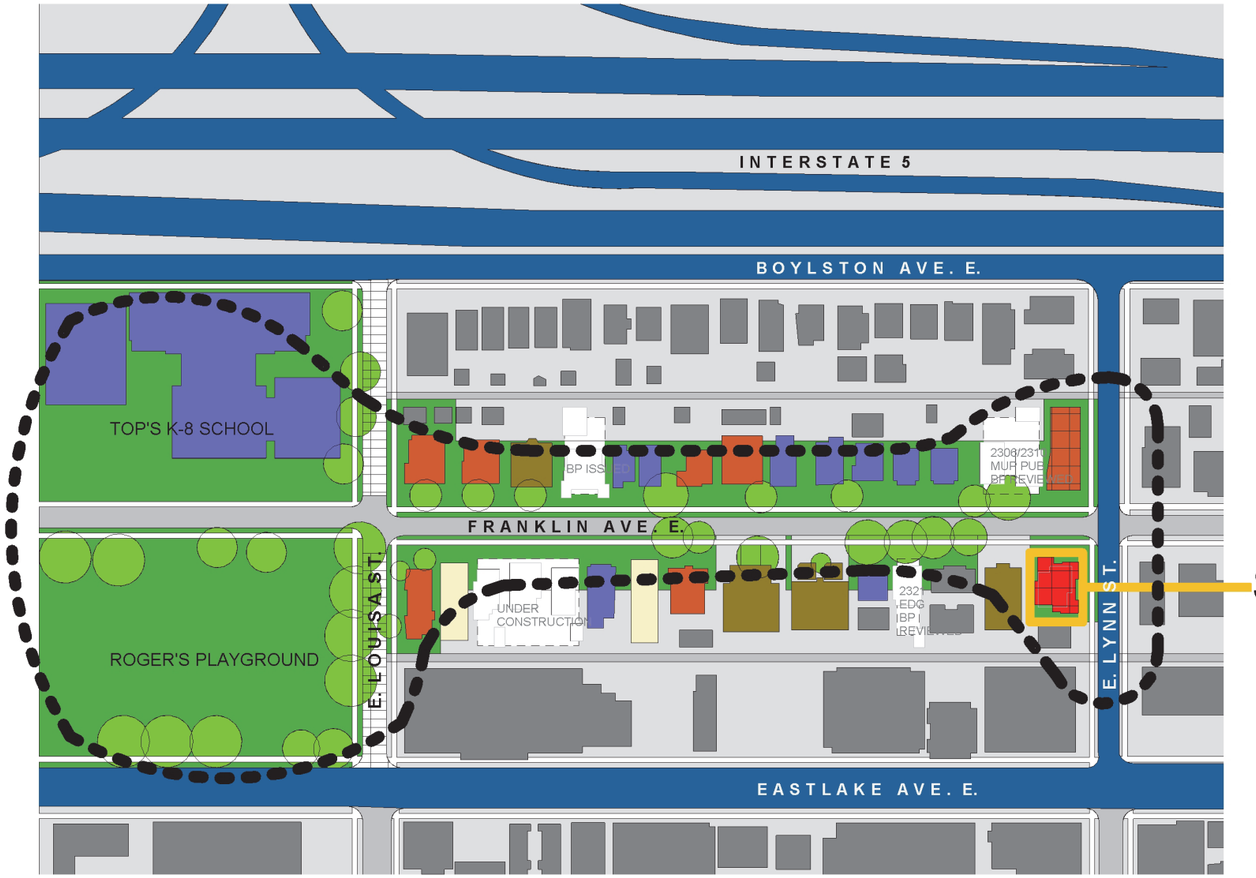
The zoning follows the basic organization of the urban village with commercial zoning on either side of Eastlake Ave E. and multi-family on either side of the commercial. The multifamily density is greater at the freeway and lessens on the other side of Eastlake Ave E as the hill slopes to the Lake. The site is located where the LR3 zone is between the commercial zone along Eastlake and the Freeway.



BUILDING USE & CIRCULATION

As mentioned Eastlake Ave E. forms the spine of the neighborhood and serves as a principal arterial and major transit corridor with frequent transit service. . E. Lynn St is a collector arterial between Eastlake Ave E. and Boylston which accesses the I-5 freeway. Franklin Ave E. between E. Lynn St and E. Louisa and Rogers Playfield and Seward School is the block that the site in located on. The block was a mix of both single family and apartment houses that were built in the last century. In the current building boom several of the single family houses have been redeveloped or have plans to be redeveloped as townhouses, condominiums, or apartments.

CONTEXT ANALYSIS



NEIGHBORHOOD IMAGE

Franklin Ave E is bordered by strong boundaries created on the south by the minor arterial of E. Lynn St which connects Boylston with its access to the I-5 freeway to Eastlake, on the east by Boylston and the I-5 freeway, on the west by the busy commercial street of Eastlake Ave E. and on the north by Rogers Playground and Seward Elementary School where Franklin Ave E. is closed to traffic. The block is unusually long, about 780 feet, almost twice as long as surrounding blocks. E. Louisa which separates Franklin from the Playfield and School has cobblestones which slow traffic and with the mature street trees lining the street and the playfield and school buildings creates a strong sense of place like a courtyard rather than a through street.

Franklin Ave E. also has strong connecting elements of both mature trees in the planting strip and the adjacent front yards and different styles of buildings that have been developed through different eras of the last century. The original 1900's single family homes form the background style which has large porches and dormers within the roofs. These have been gradually replaced with other styles representative of each of the building booms that have occurred over the last 100 years. The ones with the most positive impact are the buildings of the 1920's and 30's. These buildings create landmarks at different points along the pedestrian path from E. Lynn St to Rogers Playfield.

NEIGHBORHOOD VIEW

CONTEXT ANALYSIS

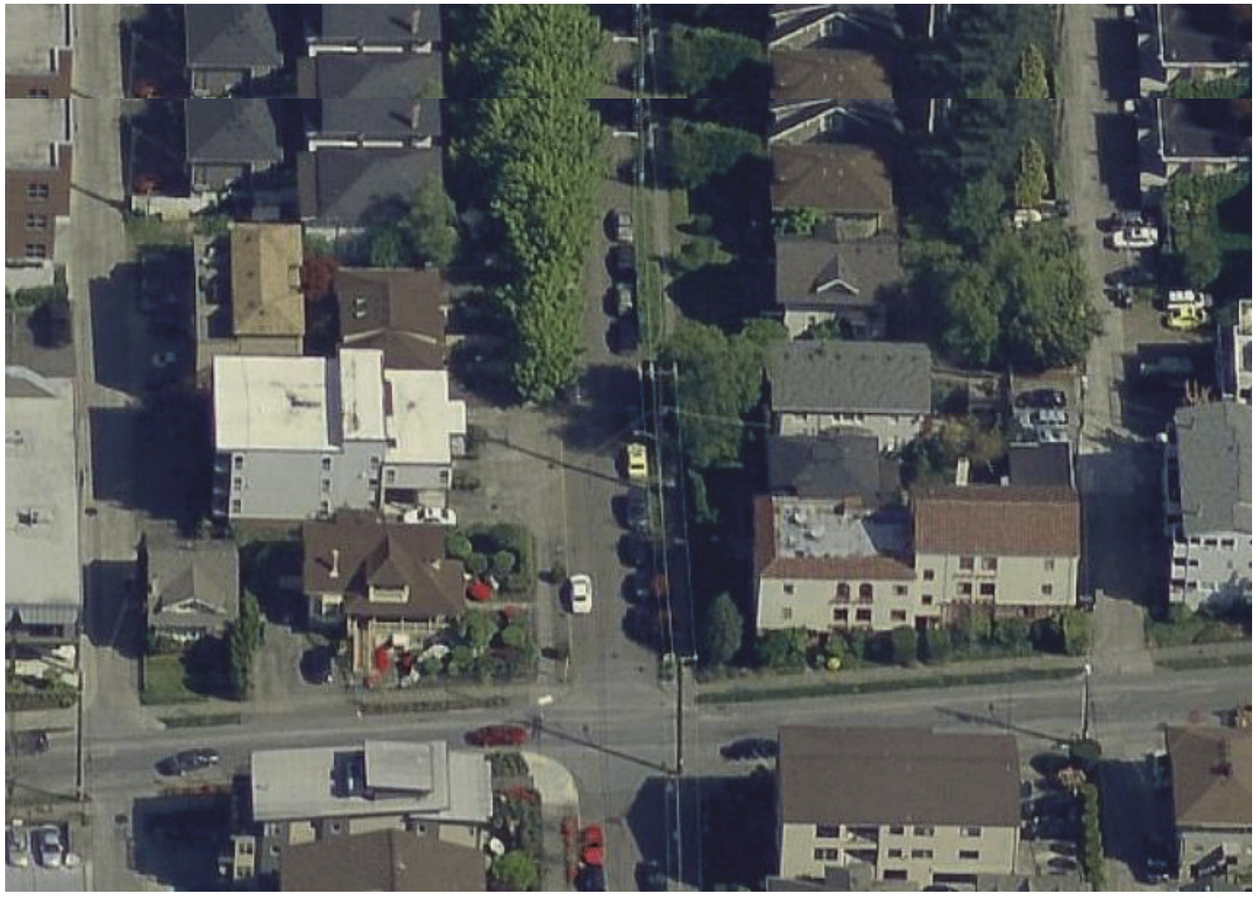
The buildings in the Mediterranean style of the 20 & 30's are located at key locations throughout the block with brick, stucco, and clay tile roofs. The most significant of these is the El Cerrito (the little hill) at the opposite corner from the site at E. Lynn St and Franklin Ave E. It creates a very strong image at the gateway to the street. The 3 others are an apartment house mid-way down the block called the Bella Rosa, another mid-block apartment across from the Bella Rosa with a brick exterior and a clay tile roof and the last one a 4 unit apartment house across from Rogers Playfield at the end of the street which in a similar way creates a gateway to Franklin from the playfield.

The 2 other styles that have significant impact are the modern style of the 60's and 70's and the modern contemporary style of the current boom of construction. 2 buildings on the block have been finished under the current boom, one a 41 micro housing building and the other a condominium building. A 61 unit apartment building is under construction and 3 other townhouse projects are in various stages of the permitting process .

The corner site has a unique opportunity to create a gateway building to a clearly defined neighborhood street. The buildings on the 2 other corners of the intersection across E. Lynn St are not related nor have any connection to the El Cerrito or any buildings on Franklin Ave E. north of E. Lynn St.

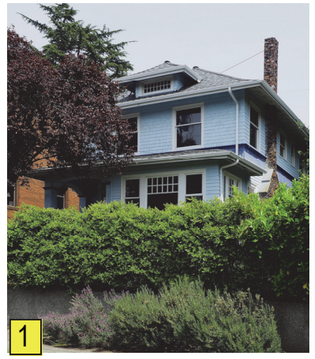
SOUTHEAST CORNER

SOUTHWEST CORNER



GATEWAY TO NEIGHBORHOOD

CONTEXT ANALYSIS



TURN OF THE CENTURY

MEDITERRANEAN STYLE GATEWAY

MEDITERRANEAN STYLE

MEDITERRANEAN STYLE

1920'S ACROSS FROM SCHOOL

CONTEXT ANALYSIS

9

10

11

12

13

MODERN 1960'S

14

15

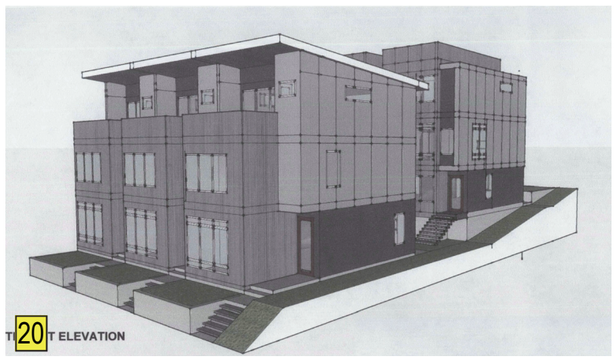
16

17

CURRENT BOOM

18

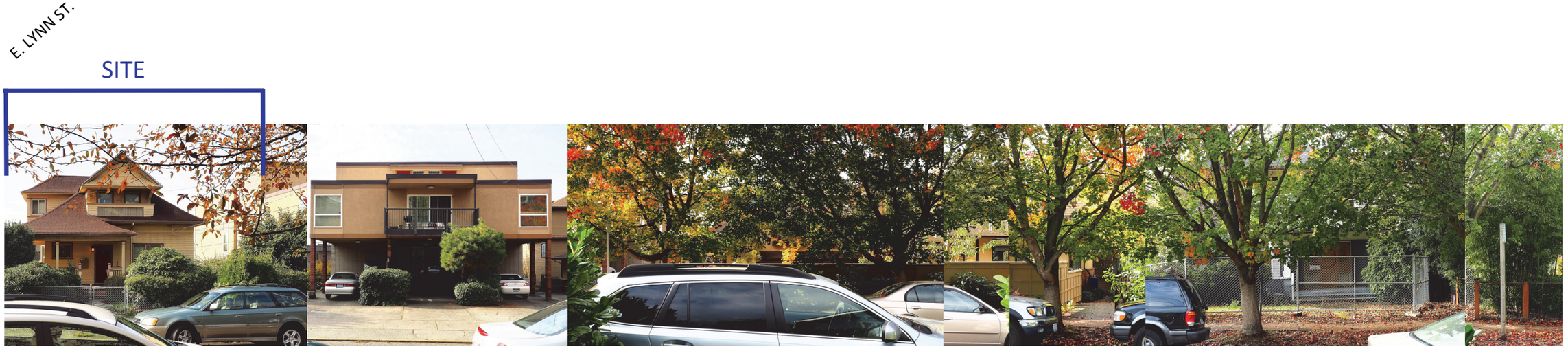
19


20

CURRENT BOOM PLANNED TOWNHOUSES

STREETSCAPE

FRANKLIN AVE E. LOOKING EAST



FRANKLIN AVE E. LOOKING WEST

STREETSCAPE

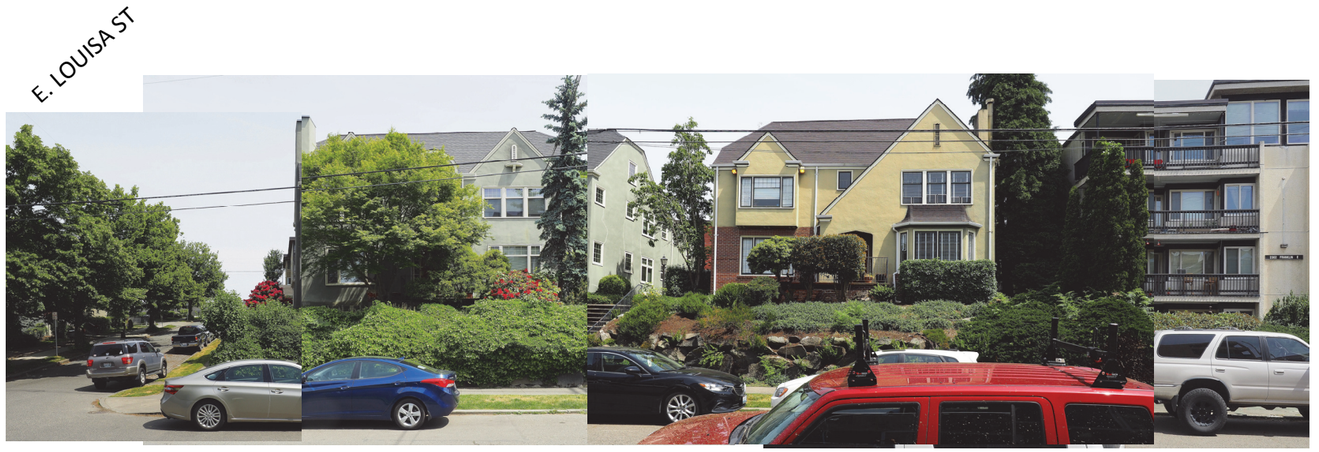
ACROSS FROM SITE

FRANKLIN AVE E. LOOKING EAST

FRANKLIN AVE E. LOOKING WEST

STREETSCAPE

FRANKLIN AVE E. LOOKING NORTH



FRANKLIN AVE E. LOOKING EAST

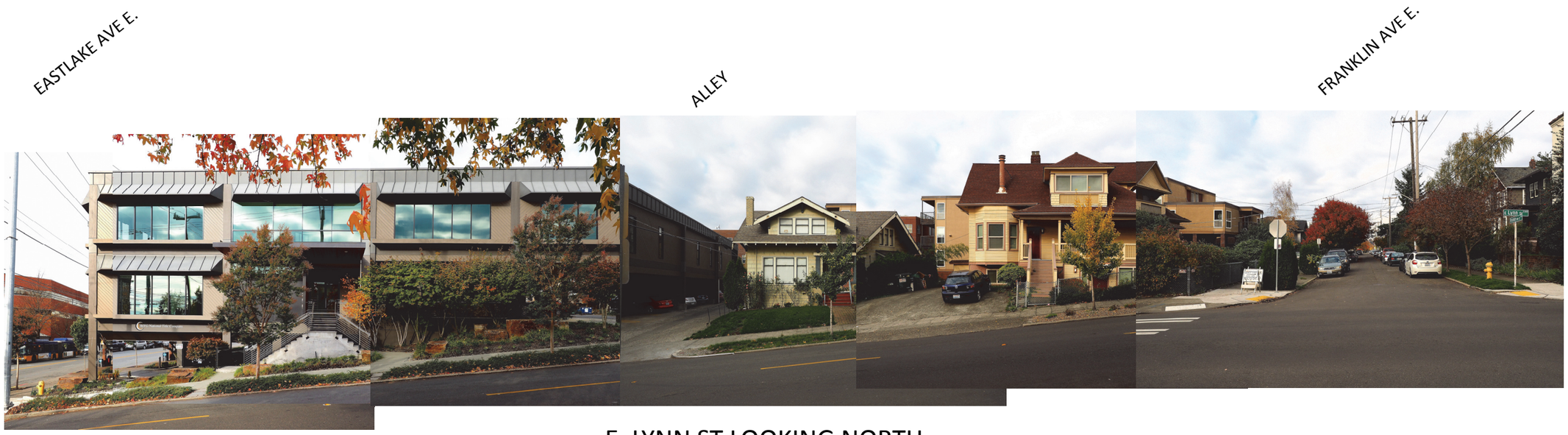
FRANKLIN AVE E. LOOKING WEST

STREETSCAPE

FRANKLIN AVE E. LOOKING EAST

FRANKLIN AVE E. LOOKING WEST

STREETSCAPE



E. LYNN ST LOOKING NORTH

STREETSCAPE

E. LYNN ST LOOKING NORTH

SREETSCAPE

E. LYNN ST LOOKING SOUTH

SREETSCAPE

E. LYNN ST LOOKING SOUTH

SREETSCAPE

FRANKLIN AVE E. LOOKING EAST

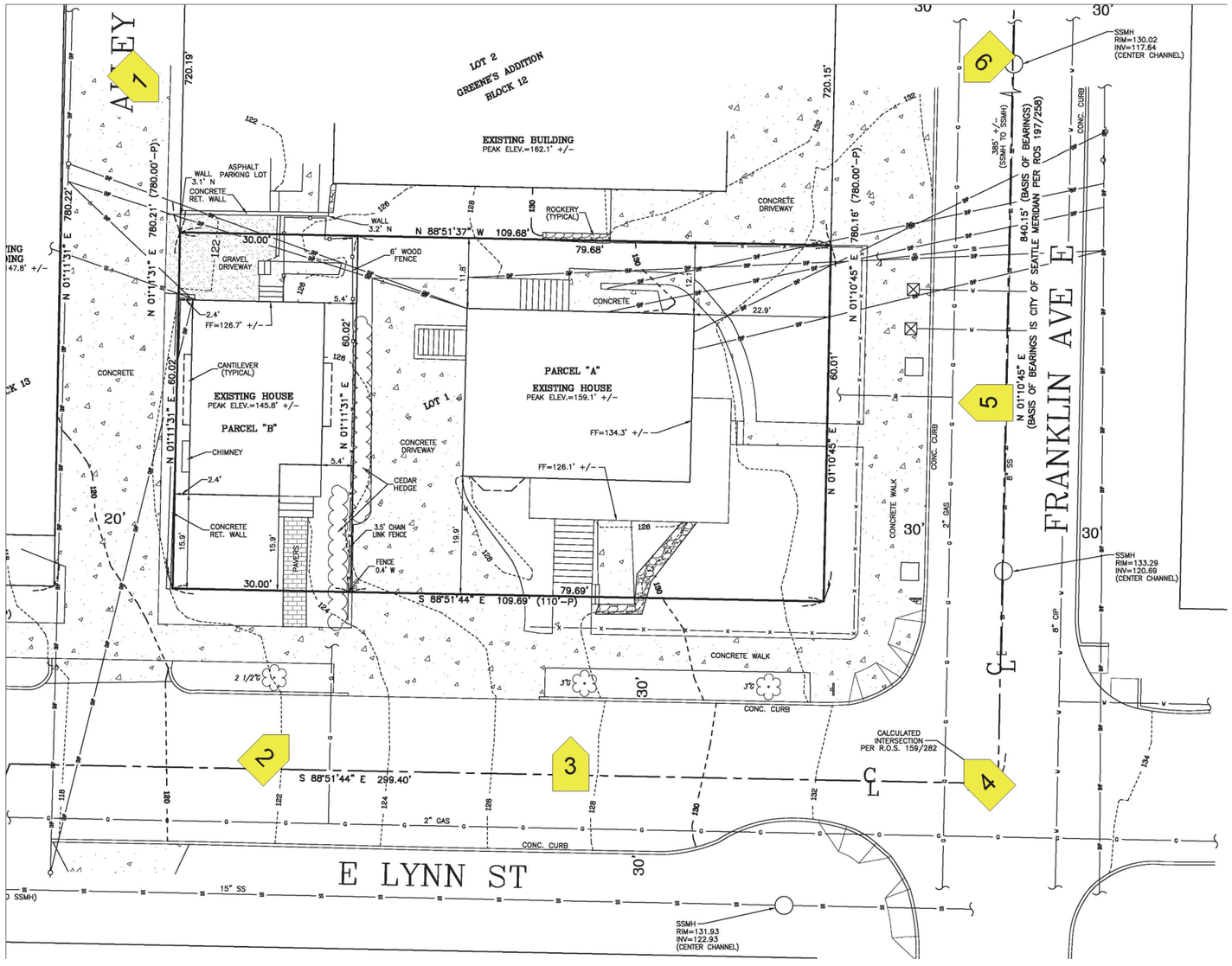
FRANKLIN AVE E. LOOKING WEST

SREETSCAPE

E. LYNN ST LOOKING NORTH

E. LYNN ST LOOKING SOUTH

EXISTING SITE CONDITIONS



SURVEY

The site is on the northwest corner of Franklin Ave E. and E. Lynn St. There is a single family house to the west and a 8 unit apartment house to the north. The site slopes from northeast to southwest about 6 feet. The structure on the site was built around 1900 and is presently used as a triplex . It is unclear if it was originally built as a single family house or began as a duplex or a triplex.

There is an unusually generous area between the sidewalk and property line of about 6 feet rather than the typical 2 feet. The site has lots of shrubs surrounding the structure both on the site and extending into the R.O.W. behind the sidewalk with a dense cedar hedge along the west property line. There aren't any trees on the site. A chain link fence is also built in the R.O.W. right behind the sidewalk as a result the lot appears larger than it is. The planting strip along E. Lynn St. has some low shrubs and 2 gingko street trees. The planting strip along Franklin Ave E. has been filled in with concrete except for 2 small planting wells which have 2 shrubs..

Pedestrian access is from both streets and vehicular access is from E. Lynn St. There is space for about 2 or 3 cars in the driveway. Solid waste right now is picked up on E. Lynn St. with the truck stopping in the traffic lane and wheeling the containers out into the street.

EXISTING SITE CONDITIONS

1

2

3

4

5

6

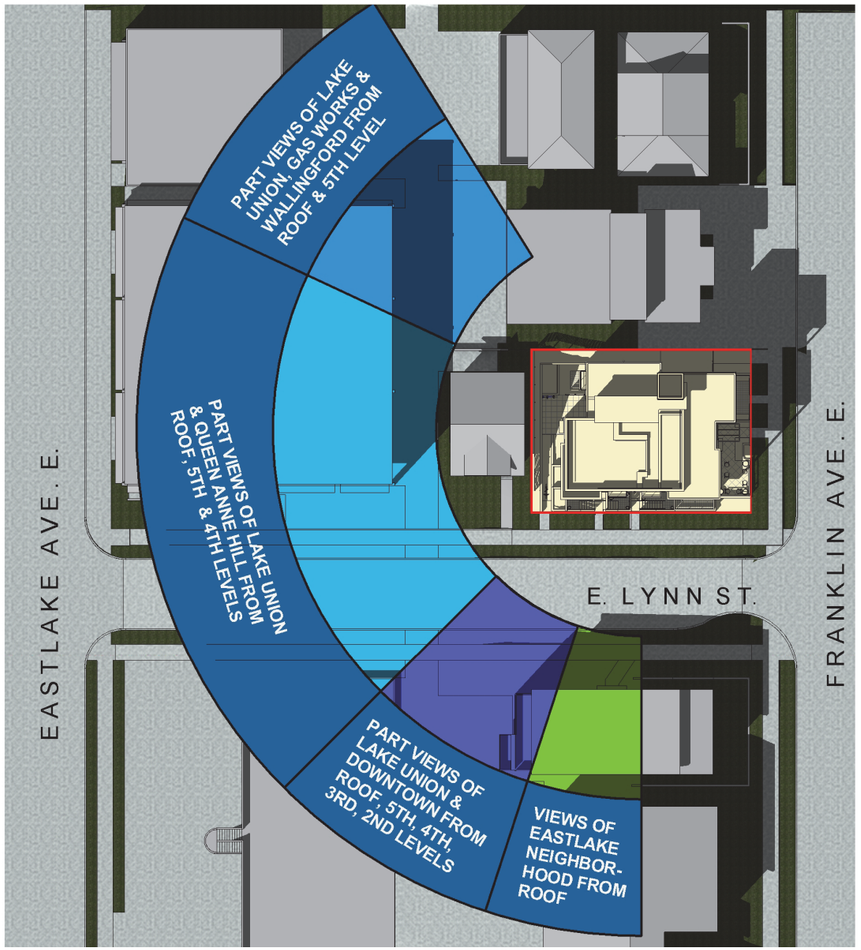
EXISTING SITE CONDITIONS

SOLAR STUDY

The lot faces south and so gets good sun throughout the year during the middle of the day. Because it is on a west facing hill the sun is blocked by the buildings uphill until 7 or 9 depending on the season. The building is also shaded by the buildings to the west from about 4 or 6 depending on the season.

The building will have views from the northwest to the south of Lake Union, Queen Anne Hill, Downtown and the Eastlake neighborhood depending on the level of the building with the roof having the widest perspective.

EXISTING SITE CONDITIONS



VIEW STUDY

VIEW DOWN E LYNN ST FROM EASTLAKE AVE E

VIEW OF LAKE UNION FROM EX. 3RD LEVEL

VIEW DOWN E LYNN ST FROM FRANKLIN AVE E.

VIEW OF QUEEN ANNE FROM EX. 2ND LEVEL

DESIGN RESPONSE

Evolution of the design.

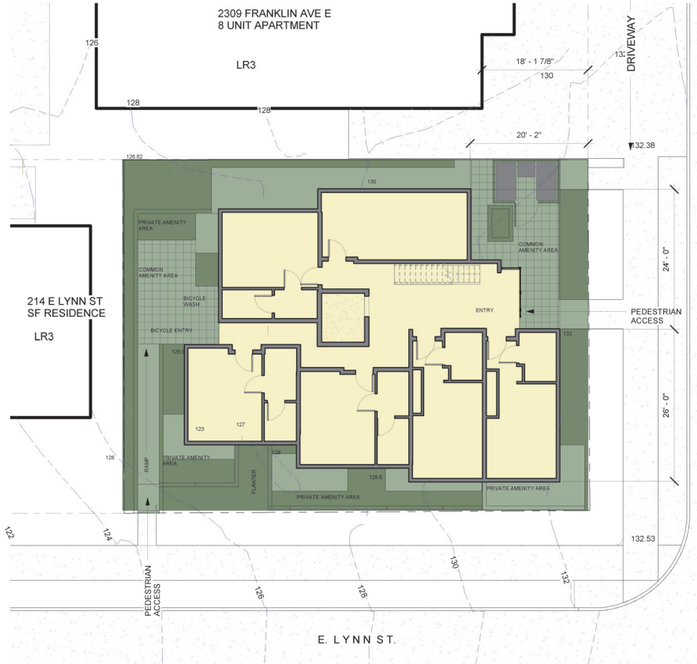
Several concepts were evaluated at the beginning of the design in the summer of 2015. One of the first scheme was presented at the 1st meeting with the City in August of 2015. The preferred alternative was one with the entry and a common amenity space at the northeast corner of the lot. The advantage was that the units were organized similar to the present scheme where they faced in all 3 directions with one stack looking onto franklin. Another advantage was that the entry was more connected to Franklin St than the busy street at Lynn and thus more residential. The disadvantage, as pointed out by the Planner, was that the building didn't use the opportunity of the corner to create a corner entry and express the position of the site as a gateway to the street.

The 2nd scheme changed the entry and amenity area to the corner of the site and of the block. This The alternative showed the 3 access wells to the basement with 2 along the south side and one along the west side. These were changed at the Planner's suggestion to placing all 3 along the south side where they establish a pattern of private entries stepping down the hill and reorient the one from the west to the south to provide it with more separation from the common entry and more privacy.

The 3rd scheme was refined to have bays at the southwest and southeast corners as presented to the Planner in January 2016. At the planner's suggestion the bay at the southwest corner was stepped and the parapet extended to the west corner (which requires an adjustment to the upper level setback.)

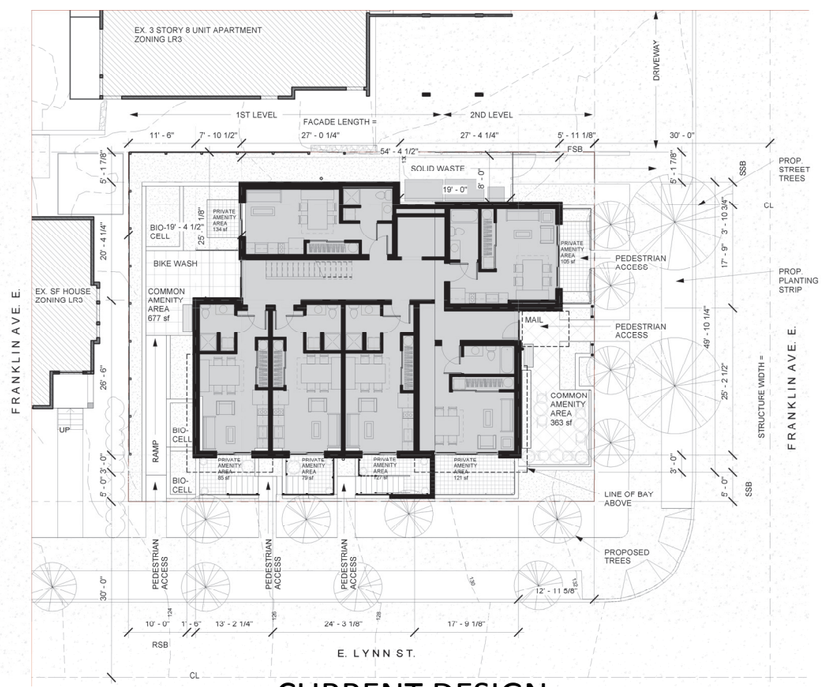
This change, as the Planner described "to better break up the mass of the building (DC2.A2) and make for a more interesting urban form and better satisfy the design guidance that was given at the meeting and it appears a case for an adjustment can be made. (Guidelines CS1.C.2 and CS2)."

This scheme was further refined to change the base material to brick, add corner windows, and metal balconies to complement the brick base and details of the El Cerrito, the other gateway building, and the brick and corner windows of the new project under construction at the north end of the block called the Shelton Apartments.



1ST SCHEME

2ND SCHEME



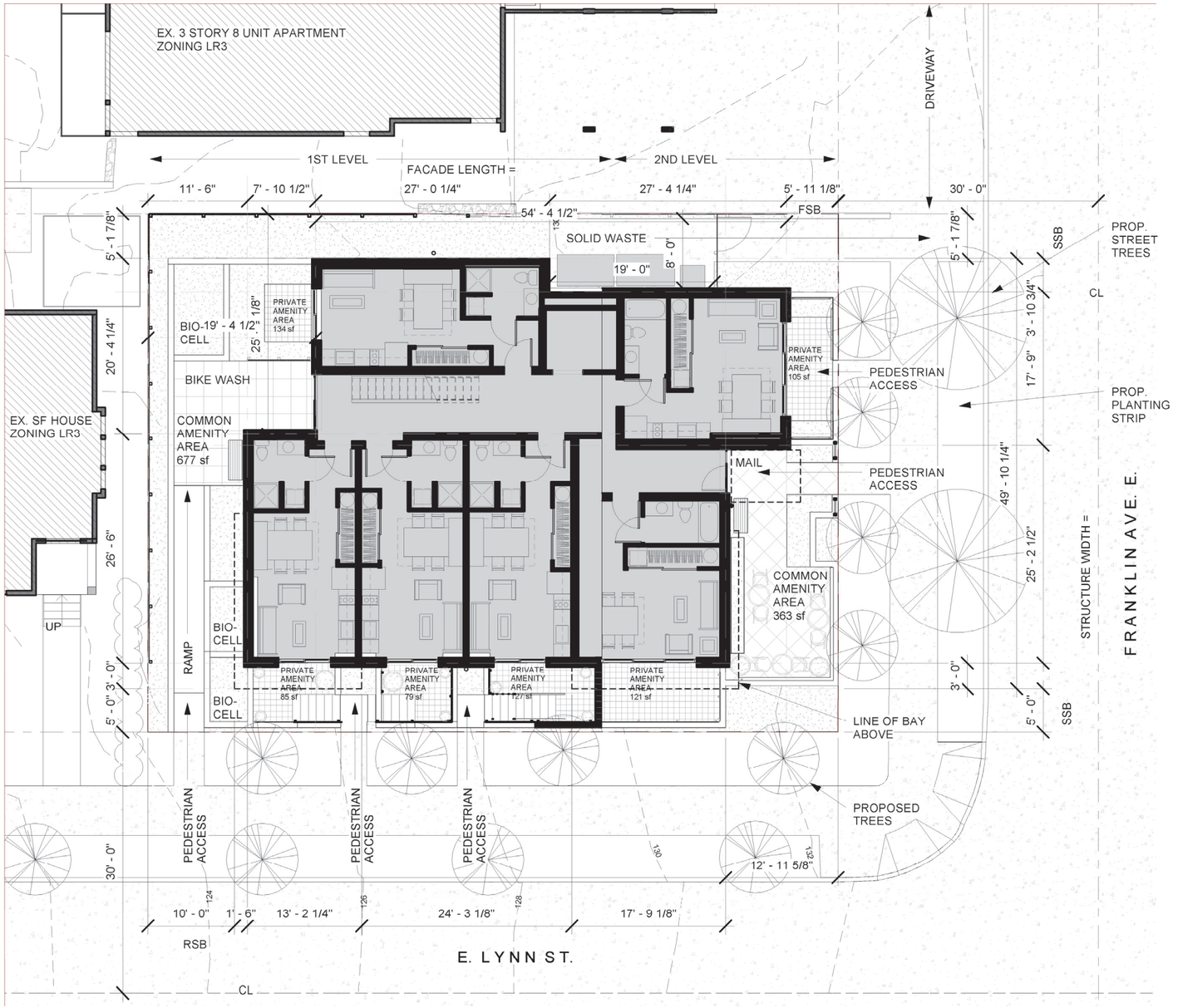
CURRENT DESIGN

DESIGN RESPONSE

3RD SCHEME

CURRENT DESIGN

SITE PLAN



LEGAL:

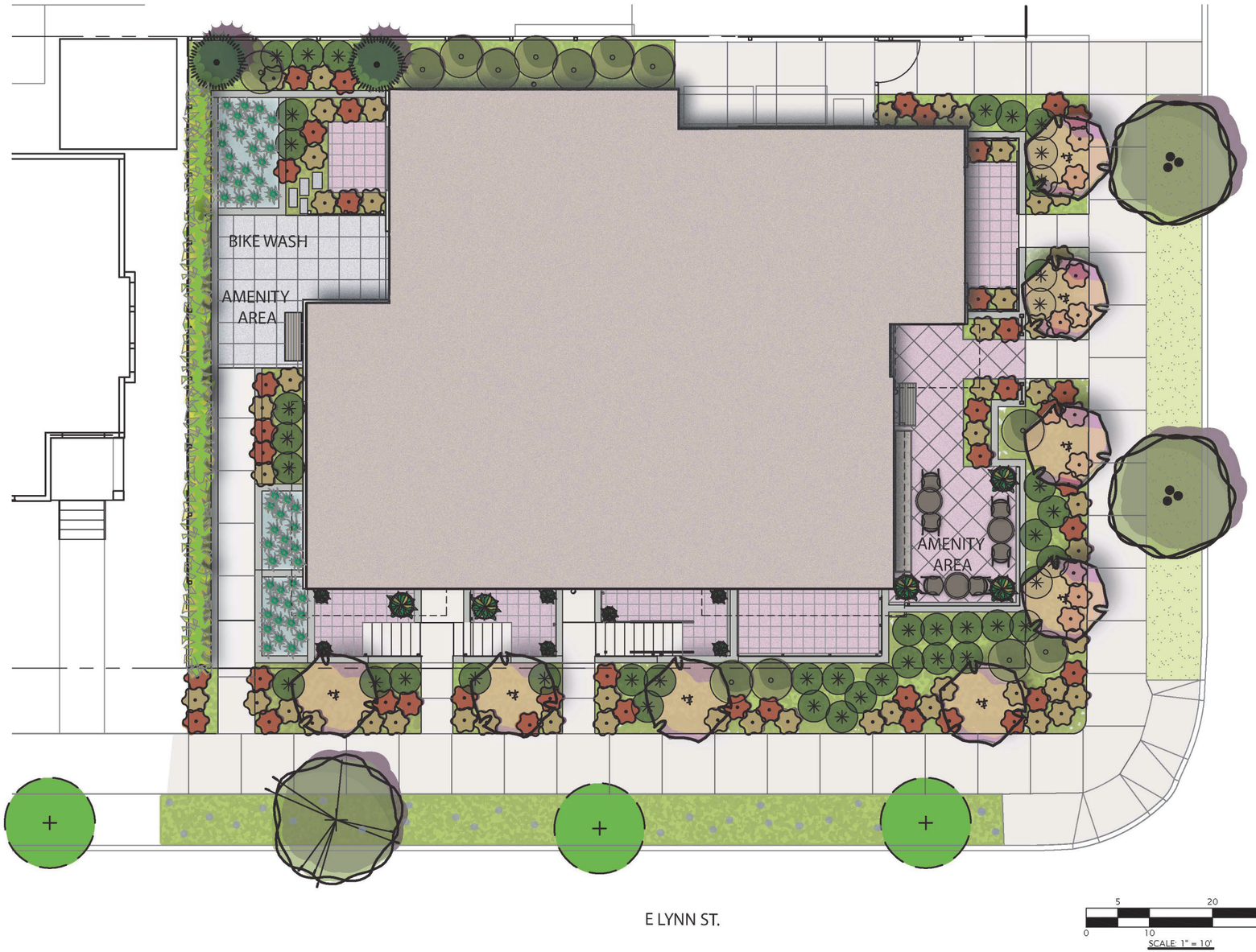
LOT 1, BLOCK 12, GREENE'S ADDITION TO THE CITY PF SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 73, IN KING COUNTY, WASHINGTON. EXCEPT THE WEST 30 FEET THEREOF.

KCP#: 2902200860

ZONING SUMMARY

SECTIONS	REQUIRED	PROPOSED	ADJUSTMENTS	COMMENTS
23.45.504 Permitted uses	Residential	Residential		
23.45.510 (FAR) limits 2 x lot area C1 – see 23.45.526 commitment	4782 sf x 2 = 9,564.6 sf Commitment letter	9,538sf Commitment letter		
23.45.514 Structure height	40'+4' = 44' for part story			
23.45.518 Setbacks & Sep. A. FRONT REAR N. SIDE S. SIDE	 5' MIN 15'MIN no alley 7' AVER., 5' MIN. 7' AVER., 5' MIN.	 5.93' 10' MIN, 15.9 AVER. 10' AVER., 5' MIN. 8.6' AVER., 5' MIN.	33% REDUCTION	Helps to better meet design guidelines; Strengthen sense of place & create arch. presence CS2.A1, Contribute to the architectural character of the neighborhood CS3, to reduce the perceived mass DC2.A2
23.45.518 Setbacks & Sep. L. upper-level setback	16' above 44' from finished grade at the property line	8'	50% REDUCTION	Helps to better meet design guidelines to make for more interesting urban form CS1.C2 & C2, and to reduce the perceived mass. DC2.A2
23.45.522 Amenity area A (1) A. (2) 50% on grade common area	4,782 x 25% = 1,195 sf 1,195 x 50% = 598 sf	1,691 sf 1,040 sf		
D 5 b. (1) 50% Landscaping of common area provided	Corner 363 sf = 181.5 sf Rear 677 sf = 344 sf	150 SF (41%) 446 SF (65%)	17% REDUCTION	Helps to meet user's needs and encouraging social interaction DC3.B1,4.
23.45.524 Landscaping stand. A. green factor B. Street trees	 .6 2	 .6 2		
23.45.526 LEED, Built Green, & Evergreen Sust. Dev. Stand.	Built green 4 stars	Built green 4 stars		
23.45.527 Structure width and facade length in LR zones. A. Max width B. Max Façade Length	 150' .65 x 79.7'= 51.8'	 46.85' 54.37'	 3% INCREASE	Helps to better meet design guidelines to reduce the perceived mass DC2.A2 .
23.54.015 Required parking Table B II.M.	NONE	NONE		
Table D D.2 Bicycle parking	6units /4= 1.5 + 16 x .75 = 12 = 14	1 PER UNIT = 22		
23.54.040 Solid Waste	22 units = 225 sf/ 12' MIN	152 SF/ 19' MIN		Meets SPU standards

LANDSCAPE PLAN

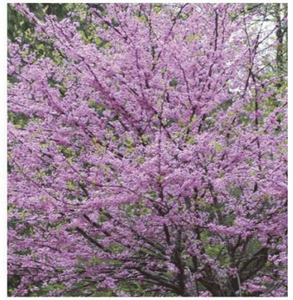


andrews LANDSCAPE ARCHITECTS

LANDSCAPE PLAN

RED MAPLE

GINKGO

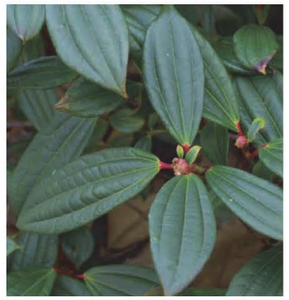


REDBUD

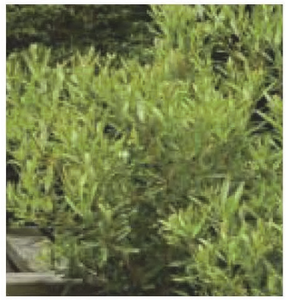
HINOKI

HOLLYWOOD JUNIPER

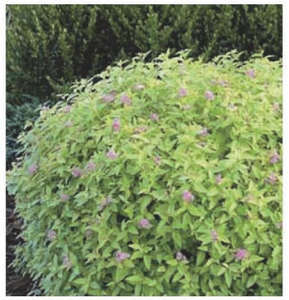
RED FLOWERING CURRANT



DAVID'S VIBURNUM



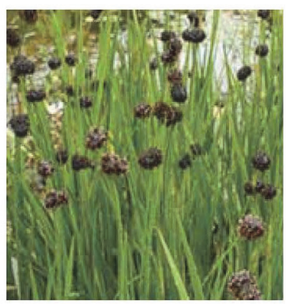
WAX MYRTLE



SPIRAEA

CAMPBELL'S FORM BAMBOO

CAREX 'ICE DANCE'



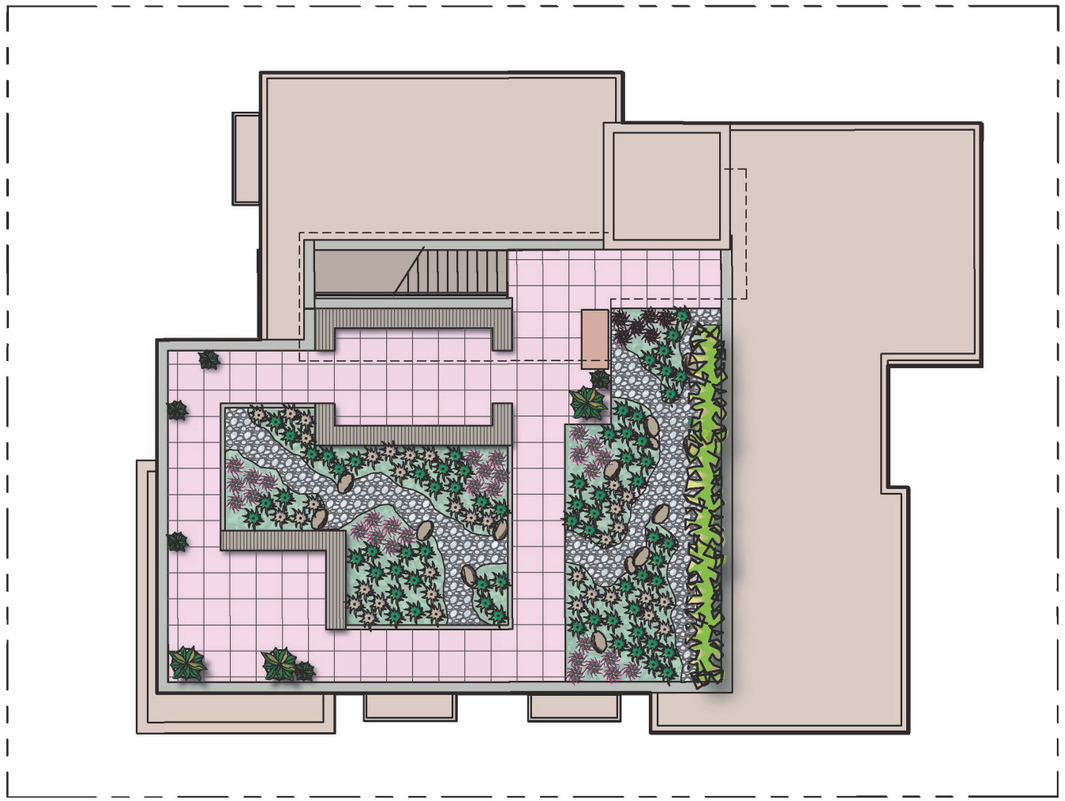
SWORDLEAF RUSH

HEAVENLY BAMBOO

SWORD FERN

KINNIKINNICK

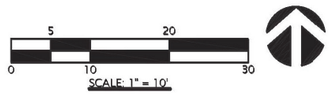
LANDSCAPE PLAN



CAMPBELL'S FORM
BAMBOO

ORANGE SEDGE

BLUE OATGRASS



andrews
LANDSCAPE
ARCHITECTS

DESIGN GUIDELINES

DESIGN GUIDELINES

CONTEXT AND SITE

CS1 Natural Systems and Site Features

Use natural systems and features of the site and its surroundings as a starting point for project design.

C. TOPOGRAPHY

The project creates generous corner windows and tall floor to ceiling glass to allow plentiful natural light in the interior spaces from the east, south, and west exposure of the corner site; several are operable to take advantage of the exposure to the westerly winds for natural ventilation. The project is tucked into the hillside which allows a daylight basement, reduces the perceived downhill building height by stepping down the westerly bay, and allows elements such as the private access wells to the basement apartments to step down the hill. The project's goal is to drain 100% of the roof to bio-filtration planters, use a generous green roof to enhance a roof top deck, pervious pavement, and selected trees to achieve 100% of the green infrastructure goal.

CS2 Urban Pattern and Form

Strengthen the most desirable forms, characteristics and patterns of the streets, block faces and open spaces in the surrounding area.

A. LOCATION IN THE CITY AND NEIGHBORHOOD

B. ADJACENT SITES, STREETS, AND OPEN SPACES

C. RELATIONSHIP TO THE BLOCK

The project is on a corner site that forms part of the entrance to a tree lined dense urban street. The corner site presents a unique design opportunity to strengthen the gateway to this well defined neighborhood.

The corner site calls for an expressive design to form this half of the gateway and relate to the other gateway building called the El Cerrito apartments as well as other buildings on the block.

The building uses a corner entry and amenity space to create a welcoming entrance to the block, and a bay that steps down the slope to the west to mirror the stepping form of the El Cerrito. The proposed brick at the first level matches the material on the 1st level of the El Cerrito and also steps down the hill like the El Cerrito. Private unit entries from E Lynn St step down the hill which continues that same pattern as the El Cerrito.

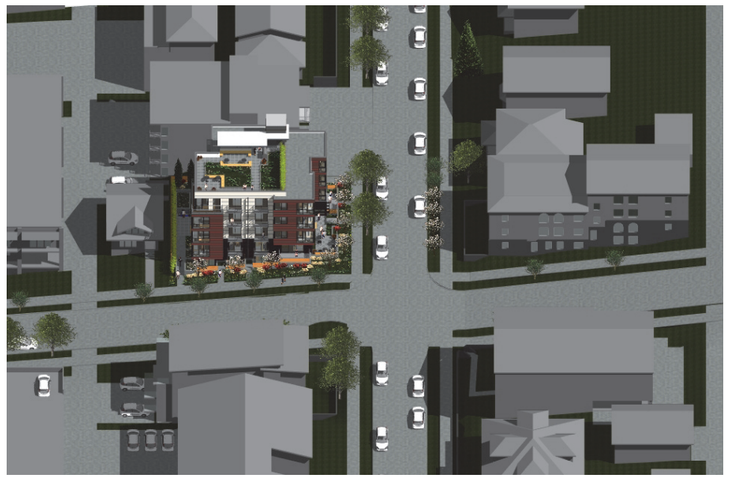
The project has the opportunity to repair the streetscape and strengthen the pedestrian connection to the rest of the block by filling in the large driveway cut on Lynn St and replacing the concrete in the planting strip along Franklin with grass and street trees.

EXISTING GATEWAY SITE

PROPOSED DESIGN

EXISTING UNIT ENTRY @ EL CERRITO

PROPOSED UNIT ENTRY



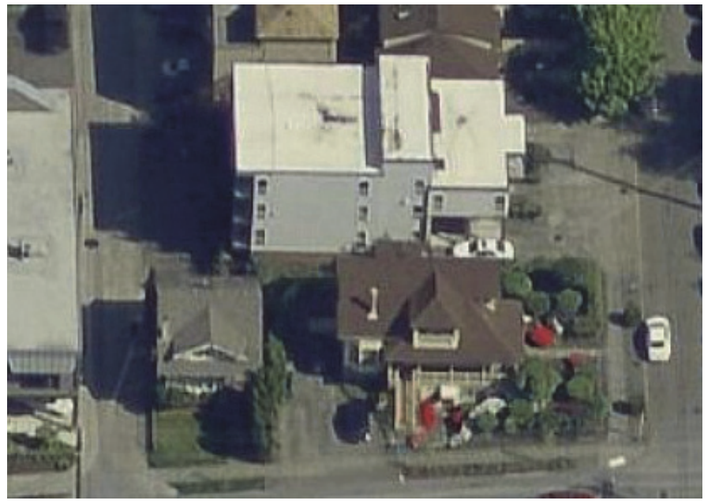
PROPOSED GATEWAY BUILDING

DESIGN GUIDELINES

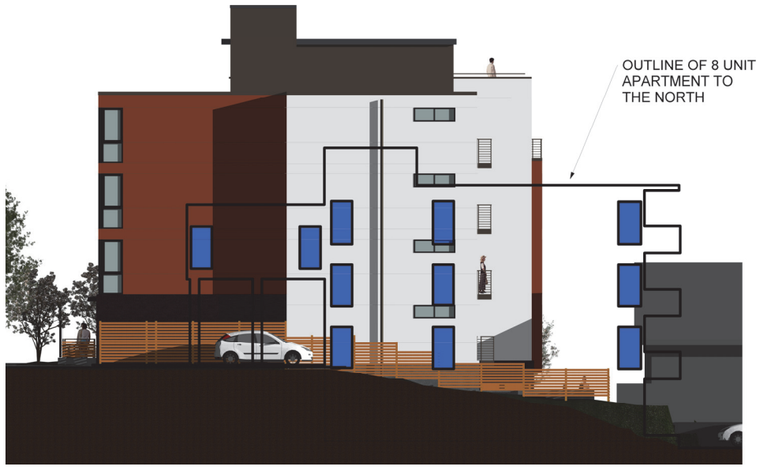
D. HEIGHT, BULK, AND SCALE

A mix of multifamily and single family buildings of various heights and widths are adjacent and across the street from the project. The project addresses this variation by breaking up the mass of the building by modulating all four sides into widths and proportions that are similar to these buildings.

The building is organized so that most of the units face south onto E. Lynn St. One unit stack faces onto Franklin Ave E. and another into the rear yard which has been set back about 19 1/2 feet to lessen the impact on the neighbor to the west. The project also proposes a tall fence and bamboo planting along the west property line to screen the neighbor to the west. The back of the project is set against the 8 unit apartment to the north in which the units face away from the project both east and west. The small number of windows in both projects that face each other are mostly offset. In the one stack of windows that are close the project uses high windows to prevent direct views.



ADJACENT SITES TO THE NORTH AND WEST



OVERLAY OF WINDOWS OF APARTMENT TO THE NORTH

CS3 Architectural Context and Character
Contribute to the architectural character of the neighborhood.
A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES
B. LOCAL HISTORY AND CULTURE

The project proposes to create the other half of the gateway and to strengthen the image of the mix of styles and evolving character of the block by using elements of the other buildings on the block in the Modern and Mediterranean styles.

It proposes to do this with simple square forms, large floor to ceiling glass and corner windows similar to the Shelton Apartments, the new apartment at the north end of the block, to break the massing into proportions similar to the Mediterranean style and turn of the century houses, to use small windows similar to the El Cerrito and turn of the century houses, and to use similar materials to the El Cerrito and other Mediterranean buildings and the Shelton Apartments. These include brick on the 1st level , a hardi-panel siding with an accent color on the bays to reflect the material and color of the red brick and clay tile roofs, and a hardi-board siding on the upper floors similar in texture and color to the stucco treatment of the Mediterranean style.

EL CERRITO APARTMENT EXISTING GATEWAY BUILDING

VIEW NORTH OF EXISTING GATEWAY

VIEW NORTH OF PROPOSED GATEWAY

DESIGN GUIDELINES

PL1 Connectivity
Complement and contribute to the network of open spaces around the site and the connections among them.

A. NETWORK OF OPEN SPACES
C. OUTDOOR USES AND ACTIVITIES

PL2 Walkability
Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

A. ACCESSIBILITY
B. SAFETY AND SECURITY

PL3 Street-Level Interaction
Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

The corner site offers the ability to develop pedestrian entries and amenity spaces along both streets to help enliven and activate the street level. A common amenity space is proposed at the corner entry, private amenity spaces, most of which have private unit entries from the street , are proposed along both Franklin Ave E and E Lynn St, and a common amenity and bicycle entry is proposed on E. Lynn St. These amenity spaces are planned to be half hidden spaces with low fences or screens and landscaping.

The corner amenity space is envisioned to be like an outdoor café which is part of the street but separated with a low screen, shrubs, and small trees to create privacy for residents to gather. Private amenity patios on Franklin Ave E and E Lynn are located on both sides of the corner entry. The entries along Lynn step down the hill and use a slightly open screen to create privacy while letting in light. This theme is also mirrored by the landscaping which creates a semitransparent edge with denser trees and shrubs alternated with smaller lighter ones.

The main corner entry and the private entrance and patio on Franklin Ave E with the new planting strip and street trees will help repair the gap created by the lot wide curb cut, no park strip, and parking in the front setback of the 60's style building to the north.

PL4 Active Transportation
Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.

The project has convenient pedestrian access to E. Lynn St which is a block away from the bus stops along the Frequent Transit Corridor on Eastlake Ave E. that connects to the University District and light rail and to Downtown. The main pedestrian entry on the hill is the service entry to the rear of the building for bicycles. This will allow easy access to E. Lynn St which bicyclists can then go either west to the bicycle routes on Eastlake or east to Boylston. The entrance is created by a ramp to areas for bicycle washing and the bicycle storage which is located in the basement.

CORNER ENTRY AMENITY AREA

SOUTH SIDE PRIVATE ENTRIES

REAR SERVICE BICYCLE ENTRY

DESIGN GUIDELINES

DC1 Project Uses and Activities
Optimize the arrangement of uses and activities on site.

DC2 Architectural Concept
Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

D. SCALE AND TEXTURE
DC3 Open Space Concept
Integrate open space design with the design of the building so that each complements the other.

The building is organized to have units orientated in 3 directions with its back to the 60's apartment building to the north, looking onto both streets and into the rear setback and on the upper floors at a view of the lake to the west. The design articulates the small studio apartments and provides significant modulation along all 4 sides. These modulations create the area for the solid waste at the north side, the corner entry at both the east and west sides, and the bicycle entry at the west side. The 2 main amenity areas at the corner entry and bicycle entry will provide areas for the residents to interact as they enter and leave the building.

Both amenity spaces face south, one on the east side and one on the west side of the building. The corner entry will receive sun from the morning until about 1 or 3 in the afternoon depending on the season. The rear entry will receive sun from noon until 2 or 3 in the afternoon depending on the season.

The project proposes a roof deck to take advantage of the sun throughout the day and the view of Lake Union, Elliot Bay and Downtown. The roof deck will use a generous green roof to both contribute to the green infrastructure goal and create a park like setting on the roof.

DC4 Exterior Elements and Finishes
Use appropriate and high quality elements and finishes for the building and its open spaces.

The building will be well-detailed, high quality, and durable. As discussed in Context and Character the exterior materials will reflect the neighborhood and especially the El Cerrito, the other gateway building. The project proposes a brick base with hardi-panel on the upper floors.

The project proposes small metal balconies on the South and West Sides to offer private areas for the units, add some presence to the street, take advantage of the views, and create a detail element similar to the El Cerrito.

D. TREES, LANDSCAPE AND HARDSCAPE MATERIALS

Street trees are selected to match the existing ones on E. Lynn St and the larger maples on the same side of the block on Franklin Ave E. Flowering trees and shrubs will complement the planting strip on the other side of the sidewalk to enhance and enliven the pedestrian experience and to mirror the flowering trees across the street in front of the El Cerrito.

The landscaping design will create a semi-private, semi-public screen around the building being more open at the common entries such as the corner and rear entry and more opaque around the private entries to create a sense of privacy.

AERIAL VIEW LOOKING NORTHWEST

DESIGN GUIDELINES

AERIAL VIEW LOOKING NORTHEAST

This is accomplished by medium size trees, tall and medium sized shrubs and low ground cover building from just behind the sidewalk up to the concrete retaining walls and wood screen at the building edge. This semi-private, semi-public screen will be in contrast with the more opaque landscaping at the El Cerrito to balance its more reserved character with a more expressive and welcoming one.

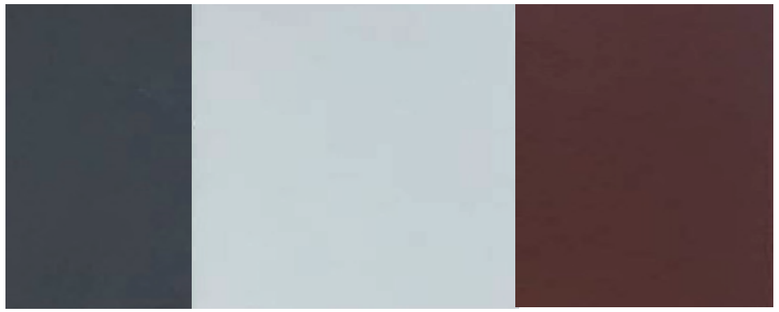
As mentioned above the concrete paving strip in front of the building at Franklin Ave E. will be replaced with a planting strip to include street trees and grass. This planting in the R.O.W. will help to repair the gap in planting that the 60's building to the north has caused with its lot line to lot line driveway and help repair the connection from the corner entry to the rest of the block.

The landscaping theme at the rear entry will be more connected to the bio cells that are located there and a large bamboo screen that will be planted to ensure the privacy of the single family house to the west.

The roof deck will be have 8" of soil to support low shrubs and grasses to create more of a park like setting with a tall bamboo screen to the east to give some privacy and sense of enclosure to the outdoor space.

Most of the hardscaping will be pervious pavers to help achieve a goal of 100% green factor mitigation. The entry patio is over the basement below and so will have 2' x 2' concrete paves on pedestals over a roof. This will be oriented diagonally to evoke a more traditional image like the El Cerrito. The other common entry is also proposed to be 2' x 2' pavers with the smaller private patios to have smaller pavement size to make them appear larger.

EXTERIOR MATERIALS & COLORS



1 HARDI-PANEL
SW IRON ORE

2 HARDI-PANEL
SW AGREEABLE GRAY

4 HARDI-PANEL
SW ROCKWOOD RED

5 BLACK VINYL WINDOWS

3 STEEL BALCONIES CHARCOAL

6 CLINKER BRICK

7 RED CEDAR FENCE W/ EXPOSED CONCRETE

ROBINCHELLDESIGN
1631 15th Avenue W., Suite #205
Seattle, WA 98119

ELEVATIONS

1 DARK GRAY HARDI-PANEL
2 LIGHT GRAY HARDI-PANEL
3 CHARCOAL STEEL BALCONIES
4 RED HARDI-PANEL
5 BLACK VINYL WINDOWS
6 CLINKER BRICK
7 CEDAR FENCE & CONCRETE

EAST ELEVATION

ELEVATIONS

1 DARK GRAY HARDI-PANEL
2 LIGHT GRAY HARDI-PANEL
3 CHARCOAL STEEL BALCONIES
4 RED HARDI-PANEL
5 BLACK VINYL WINDOWS
6 CLINKER BRICK
7 CEDAR FENCE & CONCRETE

SOUTH ELEVATION

ELEVATIONS

1 DARK GRAY HARDI-PANEL
2 LIGHT GRAY HARDI-PANEL
3 CHARCOAL STEEL BALCONIES
4 RED HARDI-PANEL
5 BLACK VINYL WINDOWS
6 CLINKER BRICK
7 CEDAR FENCE & CONCRETE

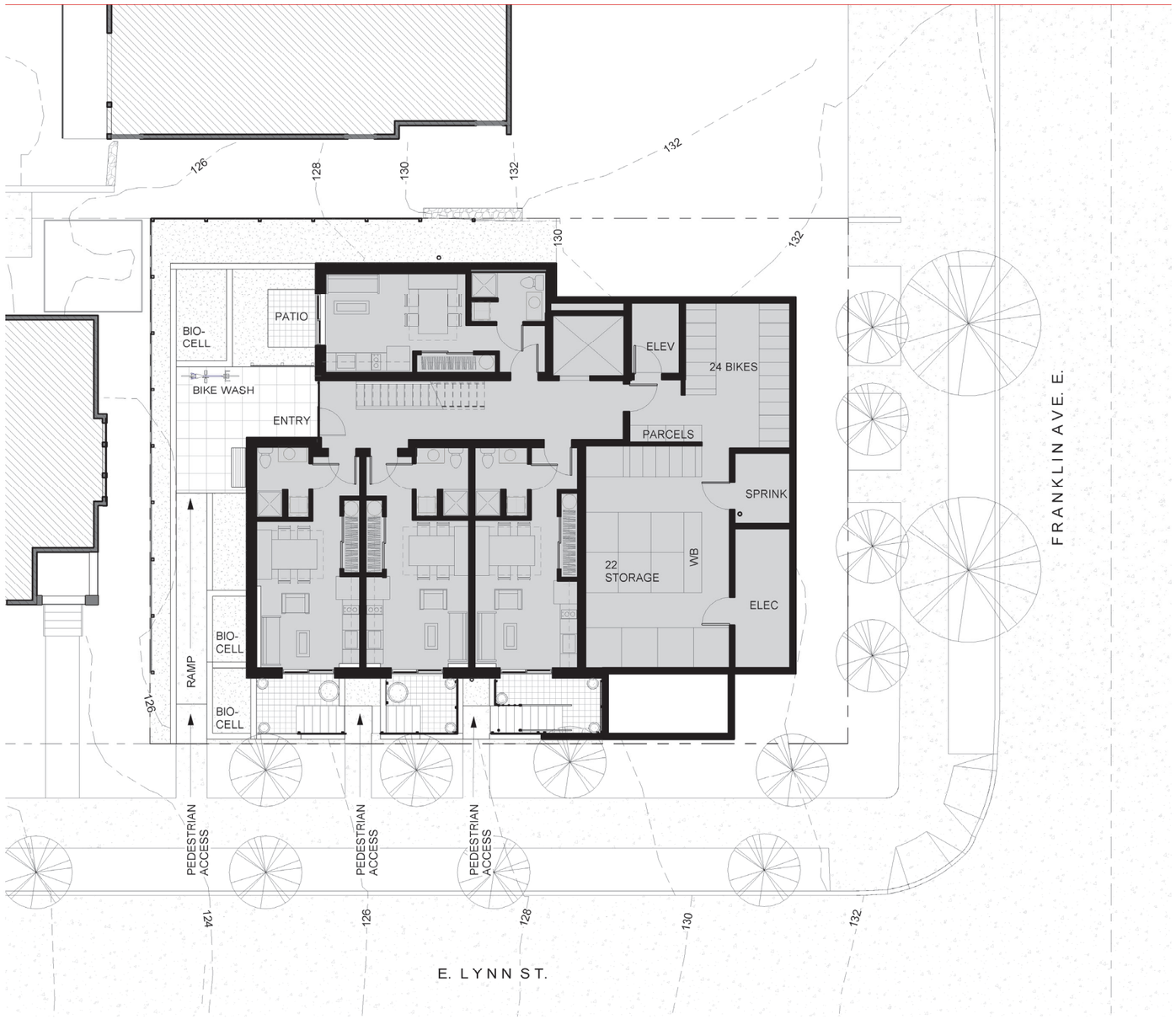
WEST ELEVATION

ELEVATIONS

1 DARK GRAY HARDI-PANEL
2 LIGHT GRAY HARDI-PANEL
3 CHARCOAL STEEL BALCONIES
4 RED HARDI-PANEL
5 BLACK VINYL WINDOWS
6 CLINKER BRICK
7 CEDAR FENCE & CONCRETE

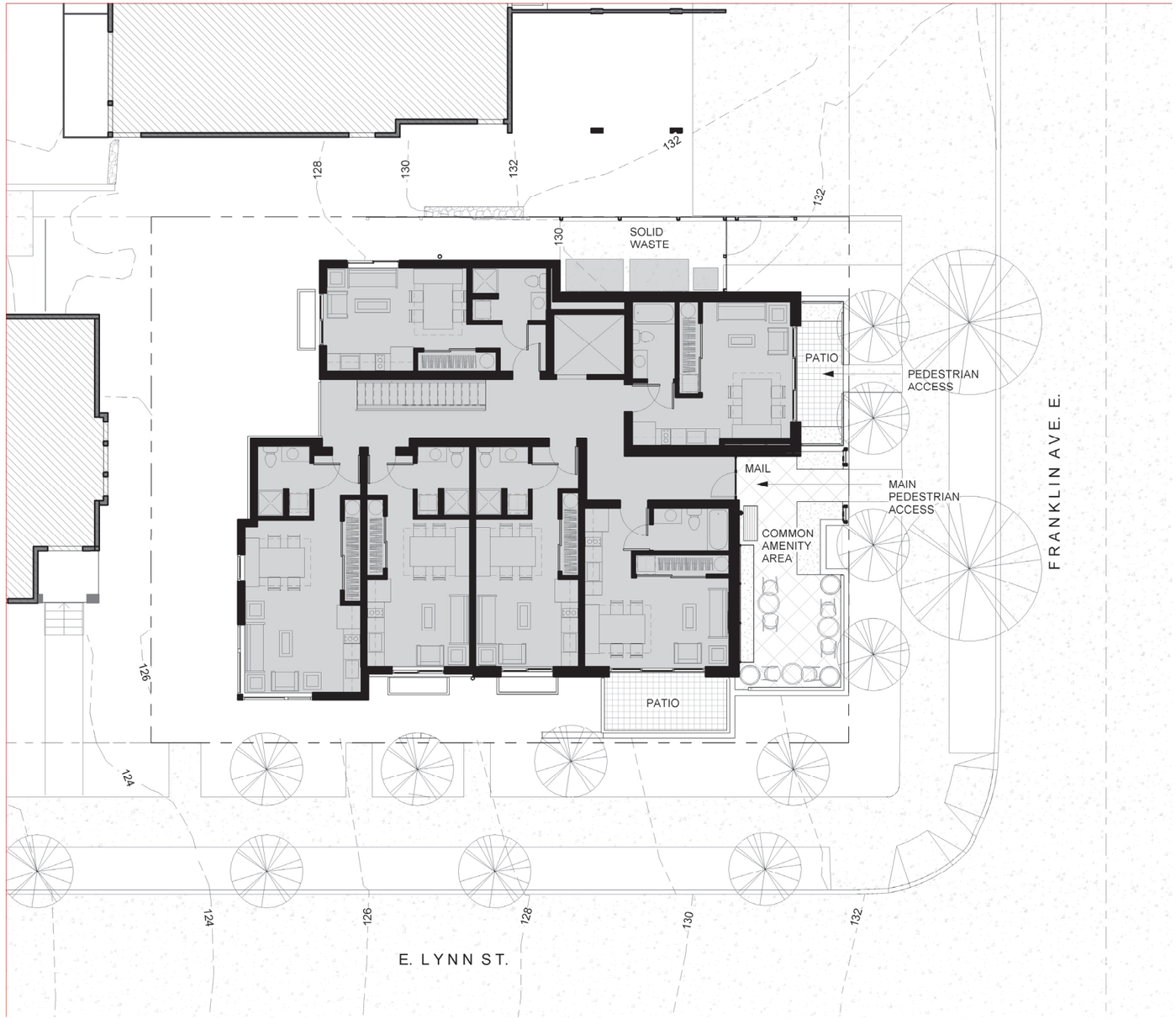
NORTH ELEVATION

PLANS



1ST LEVEL

PLANS



2ND LEVEL

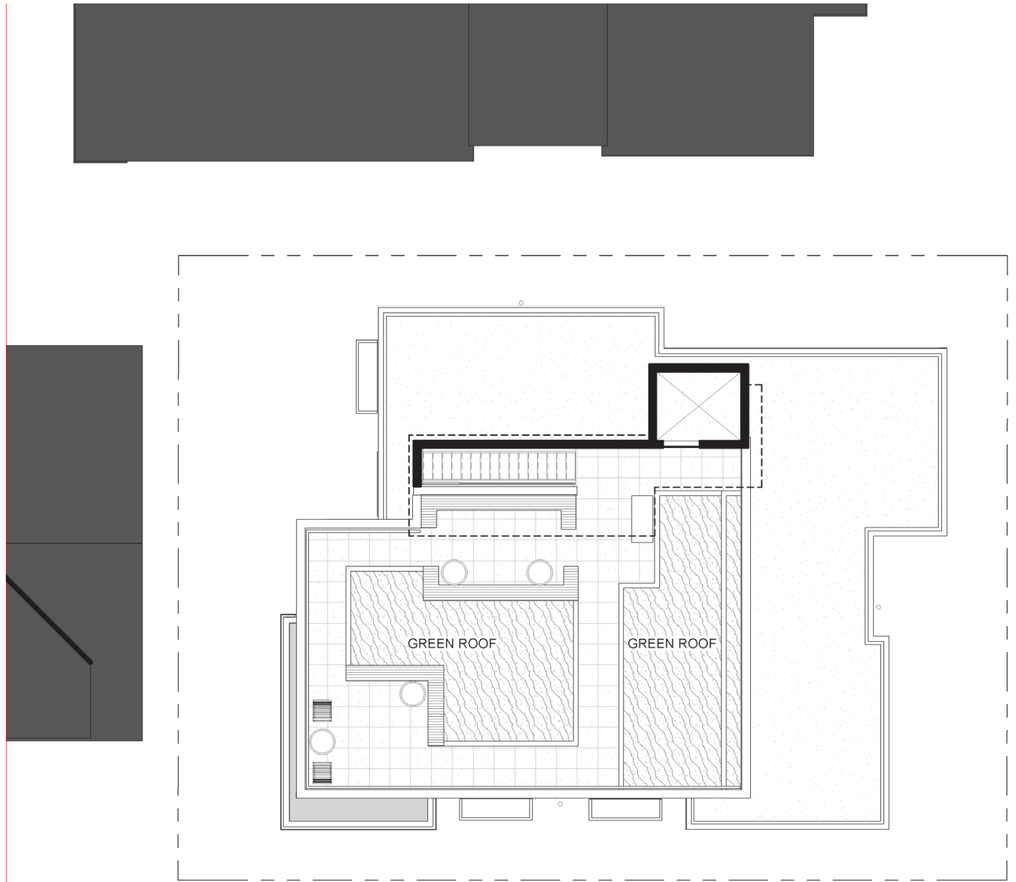
PLANS

3RD-4TH LEVEL

PLANS

5TH LEVEL

PLANS



ROOF

VIEWS

GATEWAY LOOKING NORTH

VIEWS

GATEWAY LOOKING SOUTH

VIEWS

VIEW LOOKING NORTHWEST ON E LYNN ST & FRANKLIN AVE E

VIEWS

VIEW LOOKING NORTHEAST ON E LYNN ST

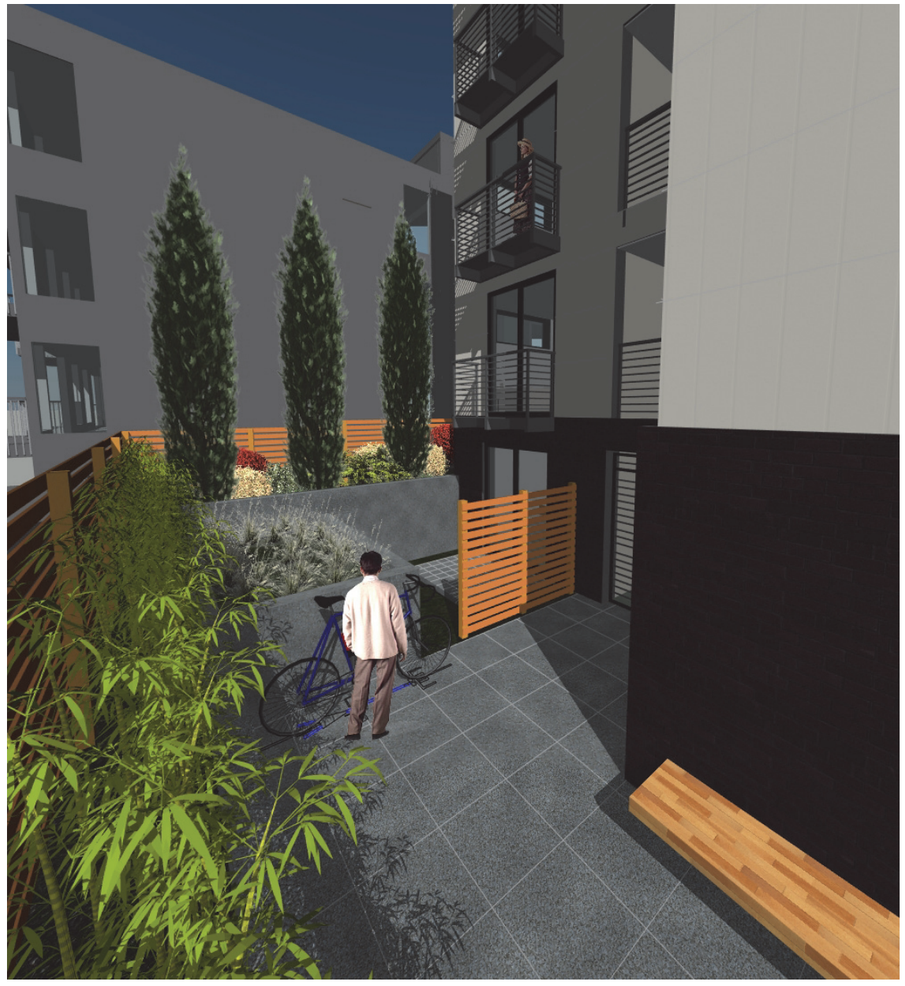
VIEWS

CORNER ENTRANCE ON E LYNN ST & FRANKLIN AVE E

VIEWS

UNIT ENTRIES ON E LYNN ST

VIEWS



REAR ENTRANCE ON E LYNN ST

ROOF DECK

ADJUSTMENT REQUESTS

ADJUSTMENT REQUEST #1
REDUCE UPPER-LEVEL SETBACK FOR SOLID PARAPET, BENCH & GREEN ROOF BY 50%

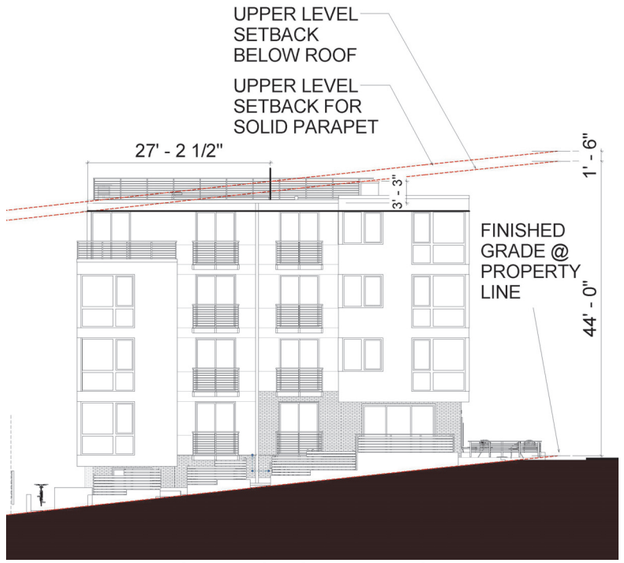
23.45.518 Setbacks & Separation L.
Standard:
In LR zones, a minimum upper-level setback from all street lot lines is 16 feet above a height of 44 feet.

Proposed:
Proposed structure to have a minimum upper-level setback of 8' set-back.

The departure from the upper level setback is for a solid parapet, bench, and the thickness of the green roof at the south façade of the building.

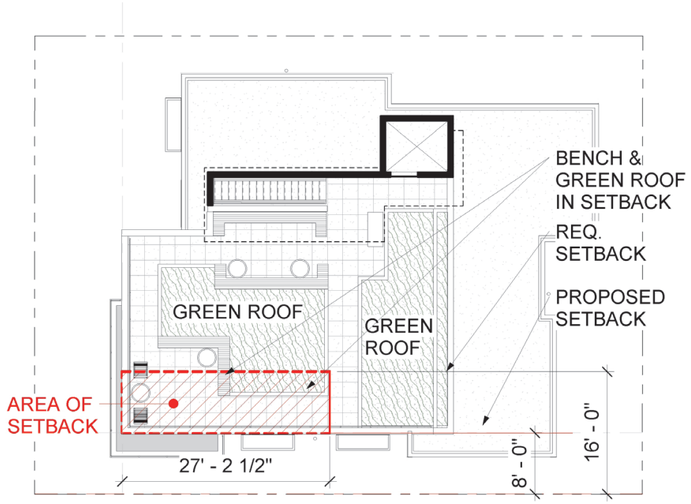
The intent of the upper level setback on the street façade is to limit the height of a down hill facade in order to reduce the perceived mass of the building. The requirement allows for the thickness of the roof of 18" but requires the parapet above the 18" to be an open rail. The bench and green roof are located within the required setback but have no impact on the perceived height of the downhill façade because they cannot be seen from the street and therefore allowing these elements in the set-back would still meet the intent of the code.

The departure to allow a solid parapet above 18" will strengthen the building mass by enforcing a strong roof line. This will differentiate be-tween the building mass and the stepping bay and thus strengthen the perception that the building is stepping down at the west façade like the El Cerrito to the east. This will fulfill the intent of the upper-level setback requirement and the design guideline DC2 A2 to reduce the perceived mass of the building and meet the design guideline to make for a more interesting urban form CS1.C2 & C2.



UPPER LEVEL SETBACK S ELEVATION

CODE COMPLIANT DESIGN



UPPER LEVEL SETBACK ROOF PLAN

PROPOSED DESIGN

ADJUSTMENT REQUESTS

ADJUSTMENT REQUEST #2
INCREASE FAÇADE LENGTH BY 3%

23.45.527 Structure width and facade length in LR zones.
Standard:

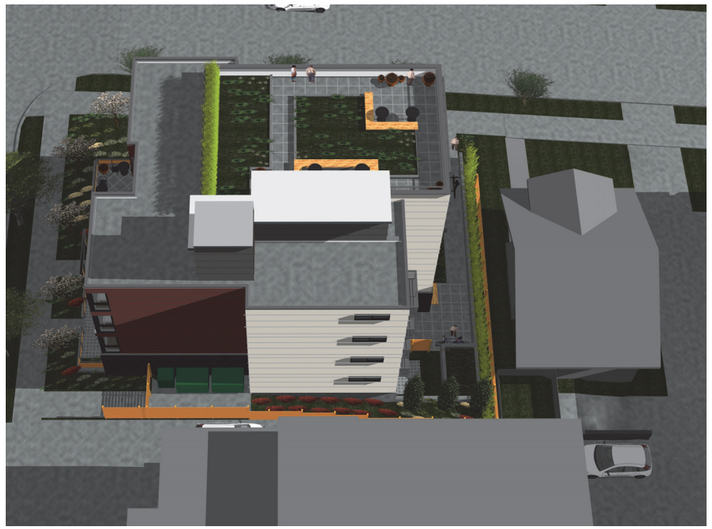
The maximum combined length of all portions of façades within 15 feet of a lot line that is neither a rear lot line nor a street lot line shall not exceed 65 percent of the length of that lot line.

Proposed:
Structure to have 54.37' (68%) or 2.57' more than 65% within 15' of the north lot line. (lot line = 79.68')

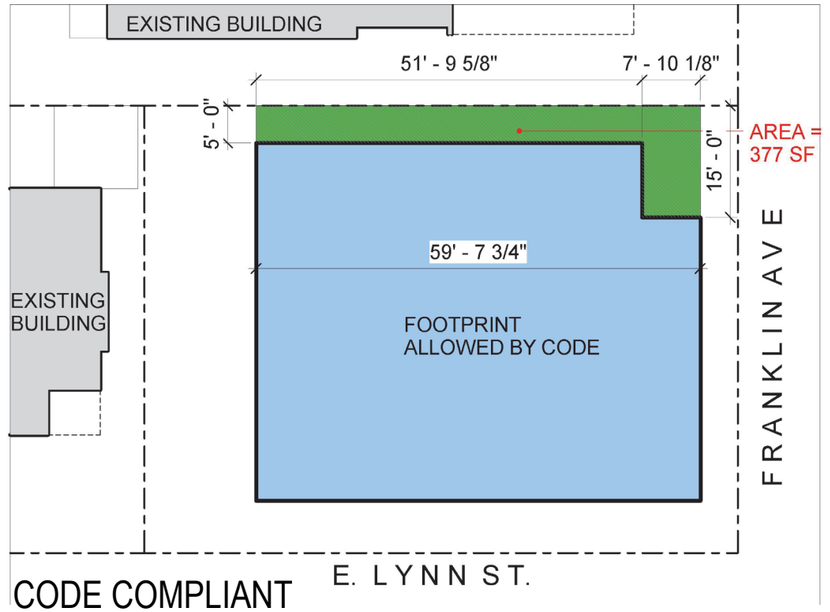
While the proposed design exceeds the 65% code limit slightly, the façade is broken into 3 smaller sections with a greater average set-back and area than what the code requires. The area required by the code in the side setback is only 377 square feet while the proposed area in the side setback is 640 square feet almost 70% greater.

The average setback along the side lot line of 10 feet versus the code required average of 6.3 feet. Thus the proposed design achieves the intent of the code to mitigate bulk and scale along the side property line.

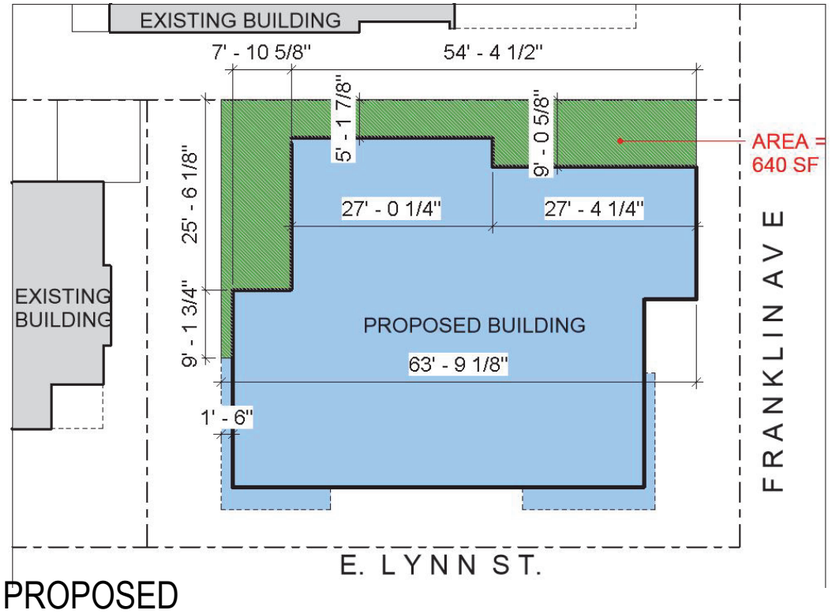
This increase in modulation and setback along the north property line along with using different colors and materials on each section helps to meet design guidelines DC2.A.2 (Reducing Perceived Mass).



LOOKING SOUTH



CODE COMPLIANT



PROPOSED

ADJUSTMENT REQUESTS

ADJUSTMENT REQUESTS #3
REDUCE REAR SETBACK REDUCED BY 33%

23.45.518 Setbacks & Separation A.

Standard:
Apartments in LR Zones to have a 15’ setback with no alley.

Proposed:
Proposed structure to have a minimum of a 10’ setback and an average setback of about 16’. (15.9’)

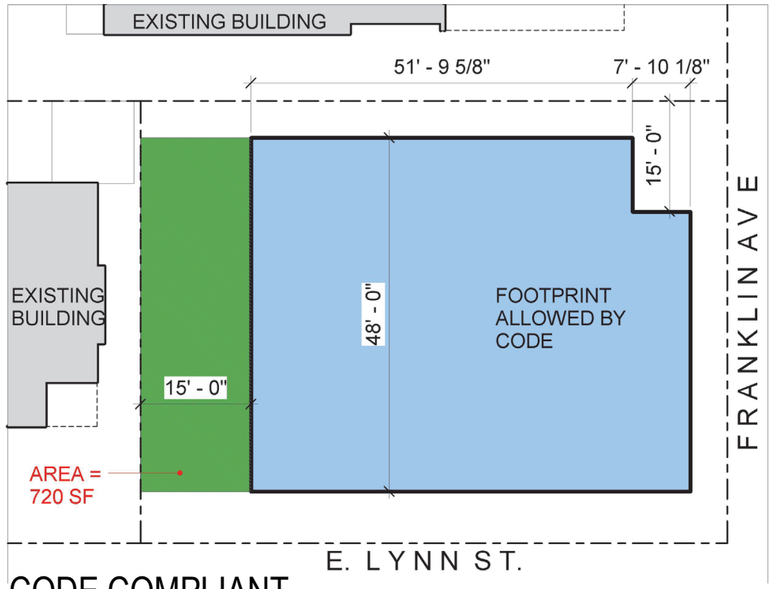
The proposed rear setback modulates the building so that the average rear setback is about 16’ which has more area than the required 15’ and provides 75sf more rear yard space. This increase in modulation and area in the rear setback thus meets the intent of the code to control the bulk and scale and better meets design guidelines DC2.A.2 (Reducing Perceived Mass) than the required setback.

The proposed structure’s front yard is on Franklin Ave E and the adjacent site to the west’s front yard is on E Lynn St. As a result the proposed structure has a side to side lot line condition with the adjacent site to the west. The proposed structure has 2 units that abut the rear yard, one that faces Franklin Ave E and another that faces the rear yard and the adjacent site. Where the unit faces Franklin the yard is similar to a side yard with the adjacent structure. Here the proposed setback is a minimum of 10’ versus a typical side yard minimum of 5’. Where the proposed unit faces the rear yard the setback is about 19’-6” or 4’-6” more than the required rear yard of 15’, a 30% increase. Thus the proposed rear yard is more reflective of the unique relationship to the adjacent site than the required rear setback.

The extra 5’ of intrusion into the required rear setback also allows the building to shift 5’ further to the west in order to create a corner entry and the modulation on the east side. This allows space for a large amenity area on the corner to satisfy design guidelines CS2 Urban pattern & Form for designing a gateway corner building with a corner entry.

LOOKING EAST

The 5’ shift on the east side also helps to satisfy CS3 Architectural Context and Character by allowing the building to be modulated and relate in massing and proportion on the east side to the other gateway building the El Cerrito and help to complete the gateway to the block.



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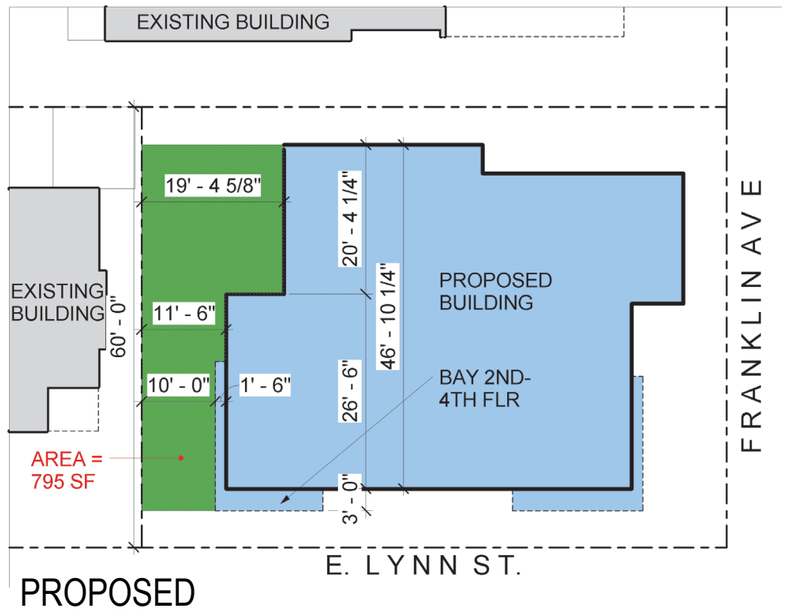


PROPOSED

ADJUSTMENT REQUESTS

ADJUSTMENT REQUEST #4
REDUCE REQUIRED LANDSCAPING IN CORNER AMENITY AREA BY 9%

43.45.522 Amenity area D 5 b. (1)

Standard;

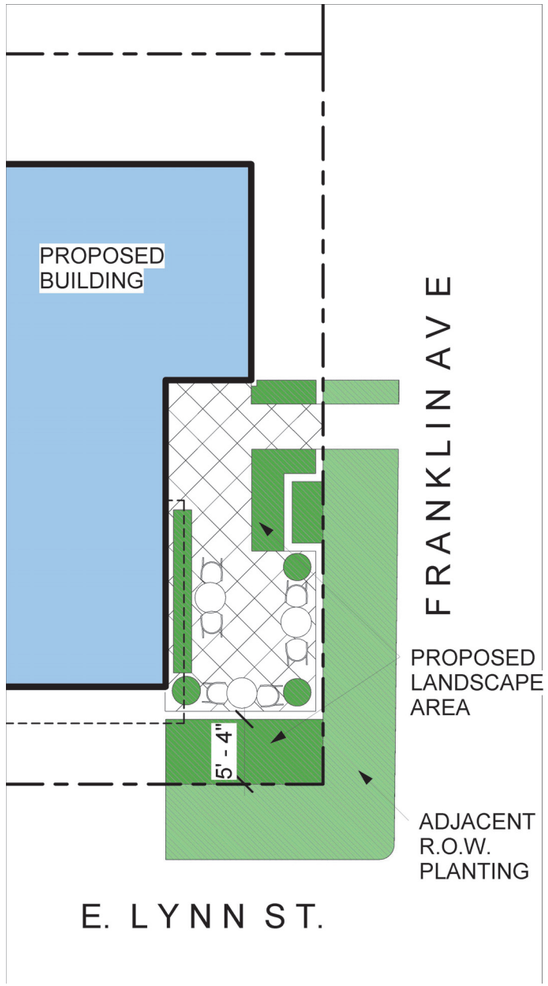
50% Landscaping of the common area provided.

Proposed:

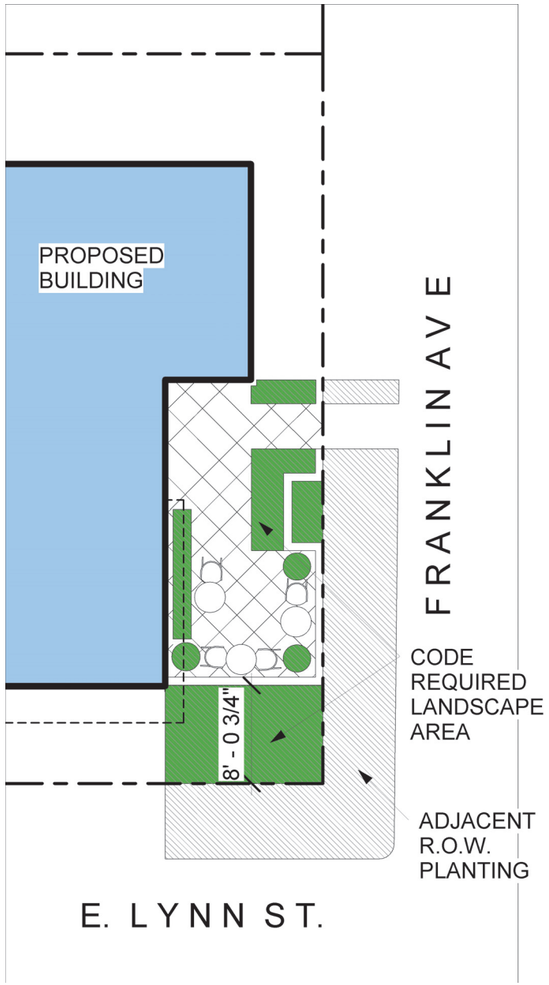
The corner entry common amenity area of 367 sf is proposed to be landscaped to 41% of the area, 31.5 sf less than required while the rear common amenity area of 677 sf is proposed to be landscaped to 65% 102 sf more than required.

While the proposed area of landscaping for the corner entry is less than required it is located at the corner of the property adjacent to the landscaped area in the R.O.W. behind the sidewalk which adds 280 sf more landscaping around the common amenity area. If this area were included the corner amenity would have 67% of landscaped area and thus the design satisfies the intent of the code.

This reduction allows for a hardscape area to provide space for more tables and chairs for the residents to gather and satisfies design guidelines for creating open space that meeting user's needs and encouraging social interaction DC 31., 4.



PROPOSED DESIGN



CODE COMPLIANT DESIGN