STREAMLINED DESIGN REVIEW APPLICATION

DPD # 3022641
2035 / 2037 Yale Ave E
Seattle, WA 98102

Applicant:
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Seattle, WA 98115
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Owner:
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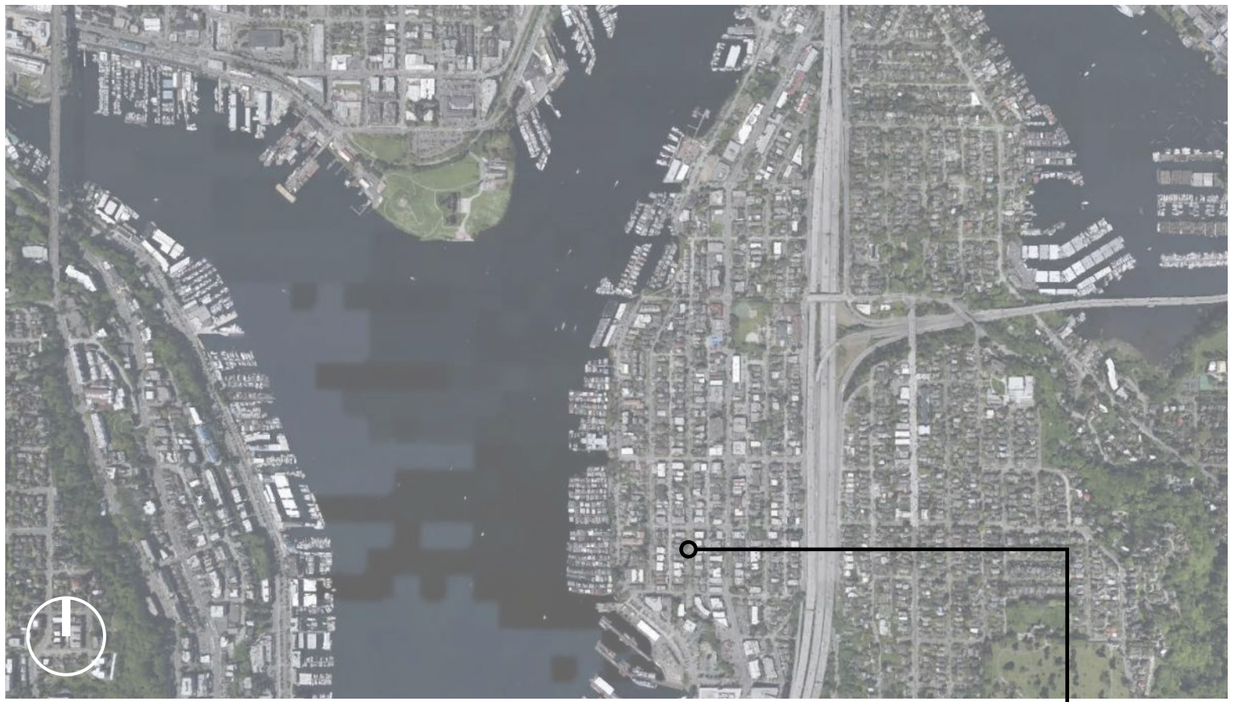
Seattle, WA 98116

DPD Contact:
Carly Guillory
Carly.Guillory@seattle.gov
(206) 684 - 0720

C O N E ARCHITECTURE



VICINITY MAP

DEVELOPMENT OBJECTIVES

The owner proposes the construction a new multi-family residential building with approximately 27 small efficiency dwelling units. The existing building on the project parcel will be demolished. The objective for these apartments is to provide upscale, yet affordable, housing for the Eastlake neighborhood. The demographic that will benefit most from this housing will be students and wage earners in the neighborhood that can't afford the $1,000 plus rents of nearby properties; city-dwellers seeking a pedestrian-oriented lifestyle; and people that commute to the University of Washington and downtown businesses. These small efficiency apartments will add to the variety of multifamily housing types in the neighborhood and complement the diverse residential community that defines Eastlake.

NEIGHBORHOOD DEVELOPMENT

The immediate blocks in the zone are a mix of multi-family apartment buildings, single-family homes, and some commercial structures located along Eastlake Ave E. A vibrant commercial area is located less than two blocks east along Eastlake Ave E, including several restaurants and bars, and some community stores. Eastlake is also a high bus-traffic area, and is easy to travel to downtown and/or the University of Washington. In general, the area is very pedestrian friendly and there are numerous restaurants, stores, and parks within walking distance of the project site. Lake Union is also a short, two-block walk downhill from the site. There are also several small parks in the immediate area, including waterfront pocket-parks, the I-5 Colonnade, Roger's Playground, and the Lake Union Loop.

EXISTING SITE

The project site (APN: 2920220276) is located on Yale Ave E between E Boston Street and E Newton Street. Opposite the project parcels on Yale Ave E are several multi-story apartment buildings, primarily 4-stories and lower. To the rear of the parcel towards the west is an alley, across which are a mixture of apartment and single-family residences. Immediately to the north and south of the project are adjacent single-family residences. The subject parcel is 4,400 SF and measures roughly 40'-2" wide by 110' deep. The site slopes from the northwest corner to the southeast corner, with an overall grade change in this direction of approximately 12 feet. Currently there is one multi-family dwelling on the site; a duplex of approximately 2,600 SF.

ZONING AND OVERLAY DESIGNATION

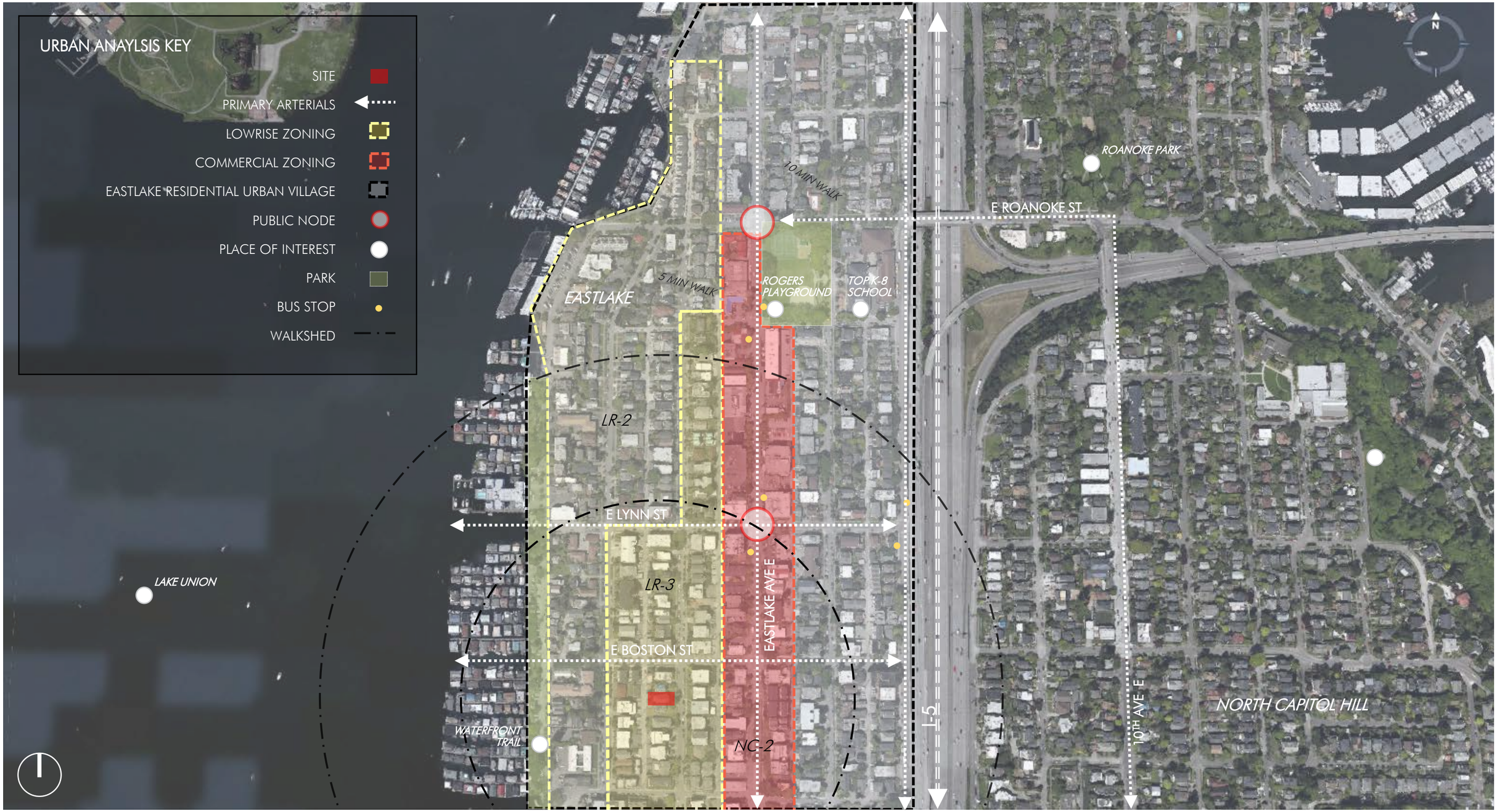
The project parcel is zoned LR3 and has the Eastlake Residential Urban Village Overlay. This zoning designation continues to the north until E Lynn Street where it transitions to LR2. The LR3 zoning continues south as well until E Newton Street, at which point it becomes C1-40 commercial. To the east, the zoning varies between LR2 and LR3, with slight deviation at Eastlake Ave E for NC and RC zoning. To the west, the LR3 terminates at LR2 a block and a half away from the sight, which becomes SF5000 along Lake Union. Other than this single-family zoning for the houseboats, there are no SF-5000 parcels are located near the subject parcel.

SITE LOCATION

2037 Yale Ave E
2035 Yale Ave E
Seattle, WA 98102

PROJECT PROGRAM

Site Area: 4,400 SF
Number of Residential Units: Approx. 27
Number of Parking Stalls: None
Allowable FAR = 2 X 4,400 = 8,800 SF
Anticipated FAR = 8,726 SF

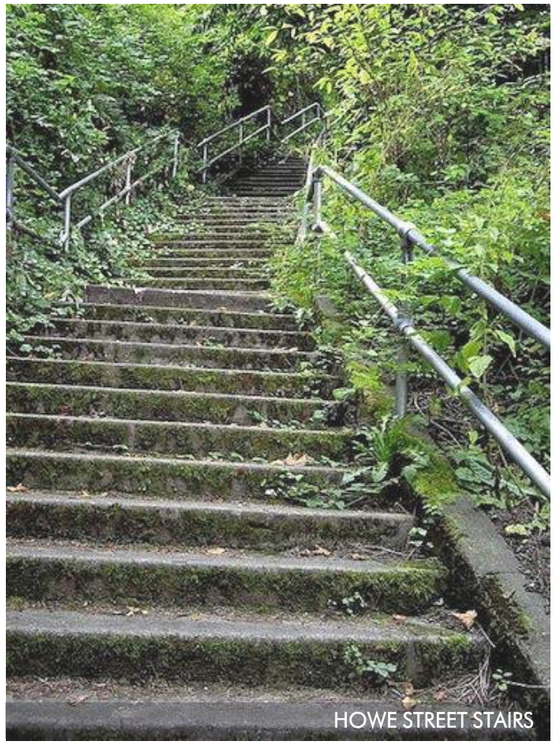

URBAN ANAYLSIS KEY
SITE
PRIMARY ARTERIALS
LOWRISE ZONING
COMMERCIAL ZONING
EASTLAKE RESIDENTIAL URBAN VILLAGE
PUBLIC NODE
PLACE OF INTEREST
PARK
BUS STOP
WALKSHED
N
ROANOKE PARK
10 MIN WALK
E ROANOKE ST
5 MIN WALK
EASTLAKE
ROGERS PLAYGROUND
TOP K-8 SCHOOL
LR-2
E LYNN ST
LR-3
EASTLAKE AVE E
E BOSTON ST
LAKE UNION
WATERFRONT TRAIL
NC-2
I-5
10TH AVE E
NORTH CAPITOL HILL


LOUISA'S CAFE


FAIRVIEW P-PATCH


LYNN STREET PARK


ZYMOGENETICS BUILDING


HOWE STREET STAIRS

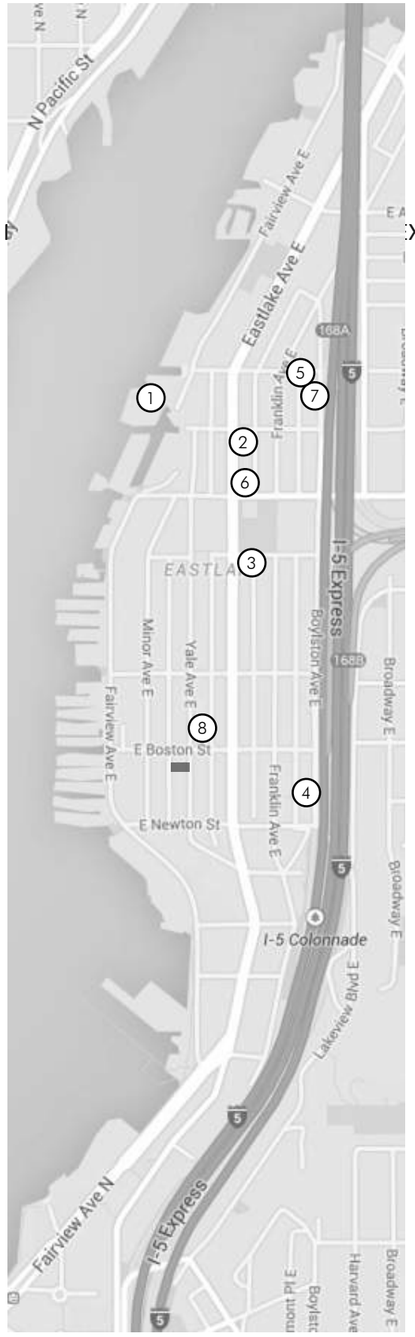

I-5 COLLONADE

VOXX COFFEE


ZOO TAVERN


HOUSEBOAT CULTURE


ROGER'S PLAYFIELD


N Pacific St
Fairview Ave E
Eastlake Ave E
Franklin Ave E
168A
5
I-5 Express
EASTLA
Minor Ave E
Yale Ave E
Boylston Ave E
168B
Broadway E
Fairview Ave E
E Boston St
E Newton St
I-5 Colonnade
Lakeview Blvd E
Fairview Ave N
Harvard Ave
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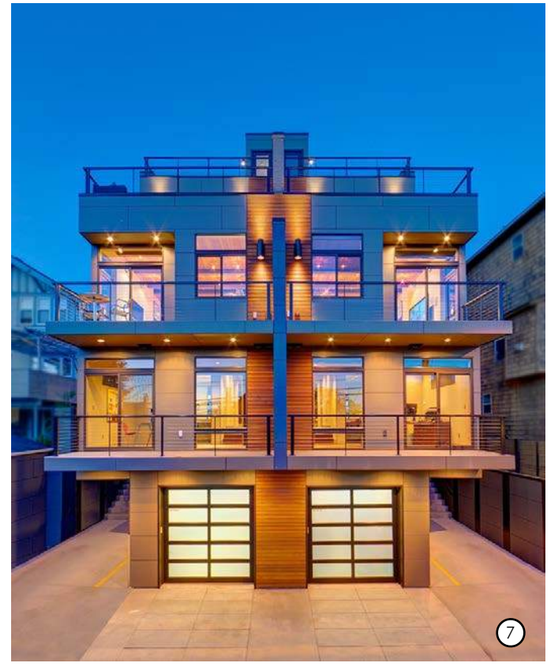
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DEPhome
8


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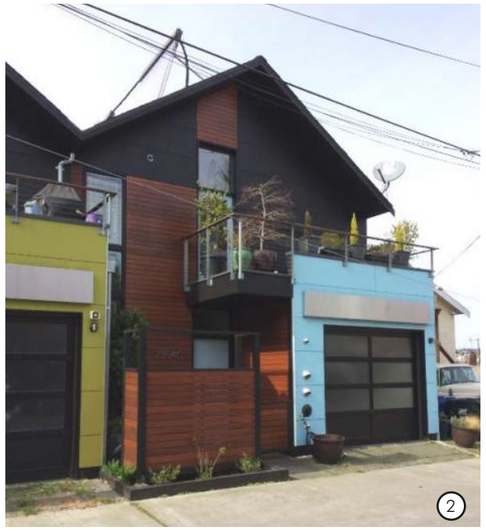
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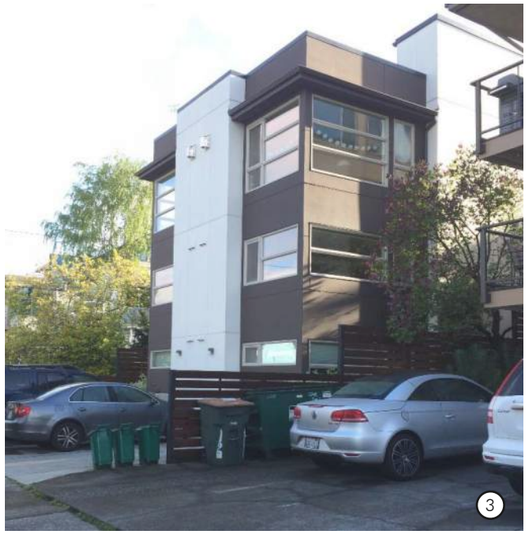
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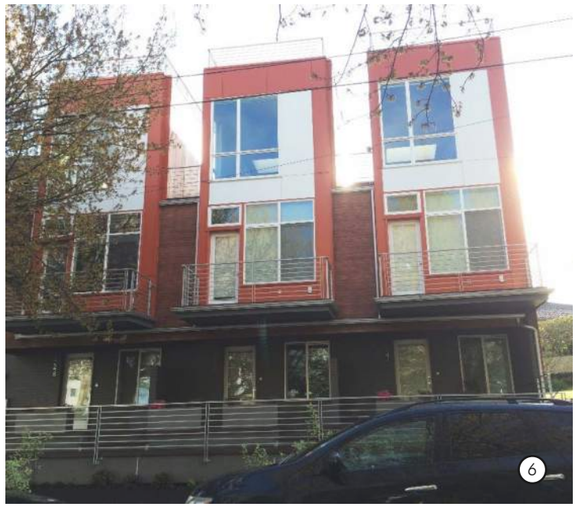
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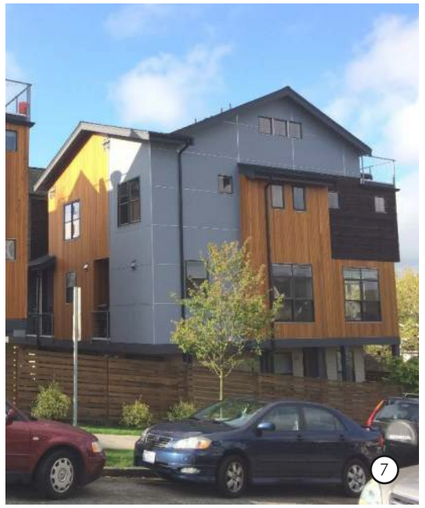
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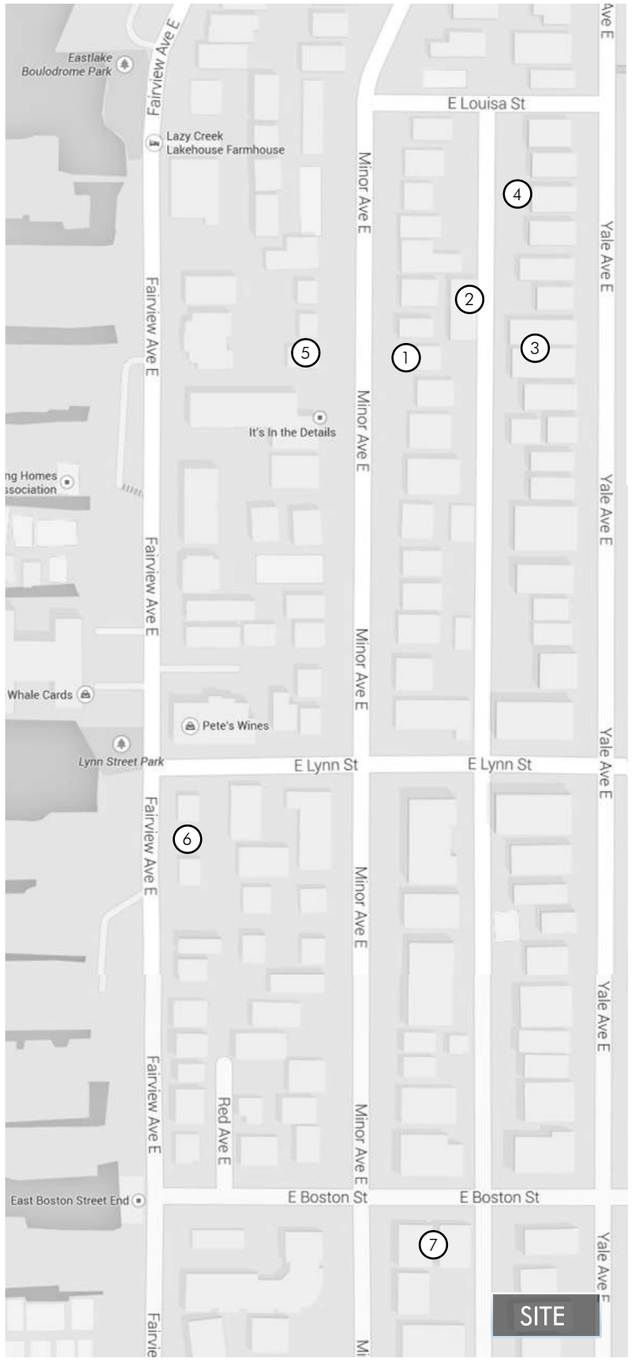
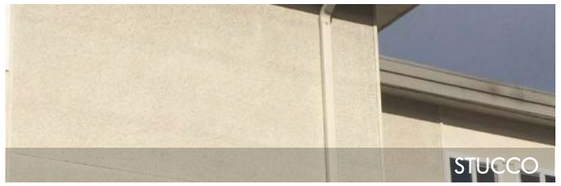
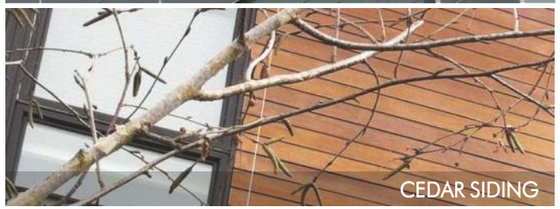


RECENT DEVELOPMENT

There are several projects within the neighborhood, and especially within this block, that are in the modern style. Most are comprised of cementitious panel, vinyl windows, concrete, wood cladding, and other modern materials. Most appear to be townhouses and rowhouses, although some are free-standing as well. This modern development indicates that the trend in the neighborhood is infill, and this infill will likely continue and maximize the potential of the lots in the area.



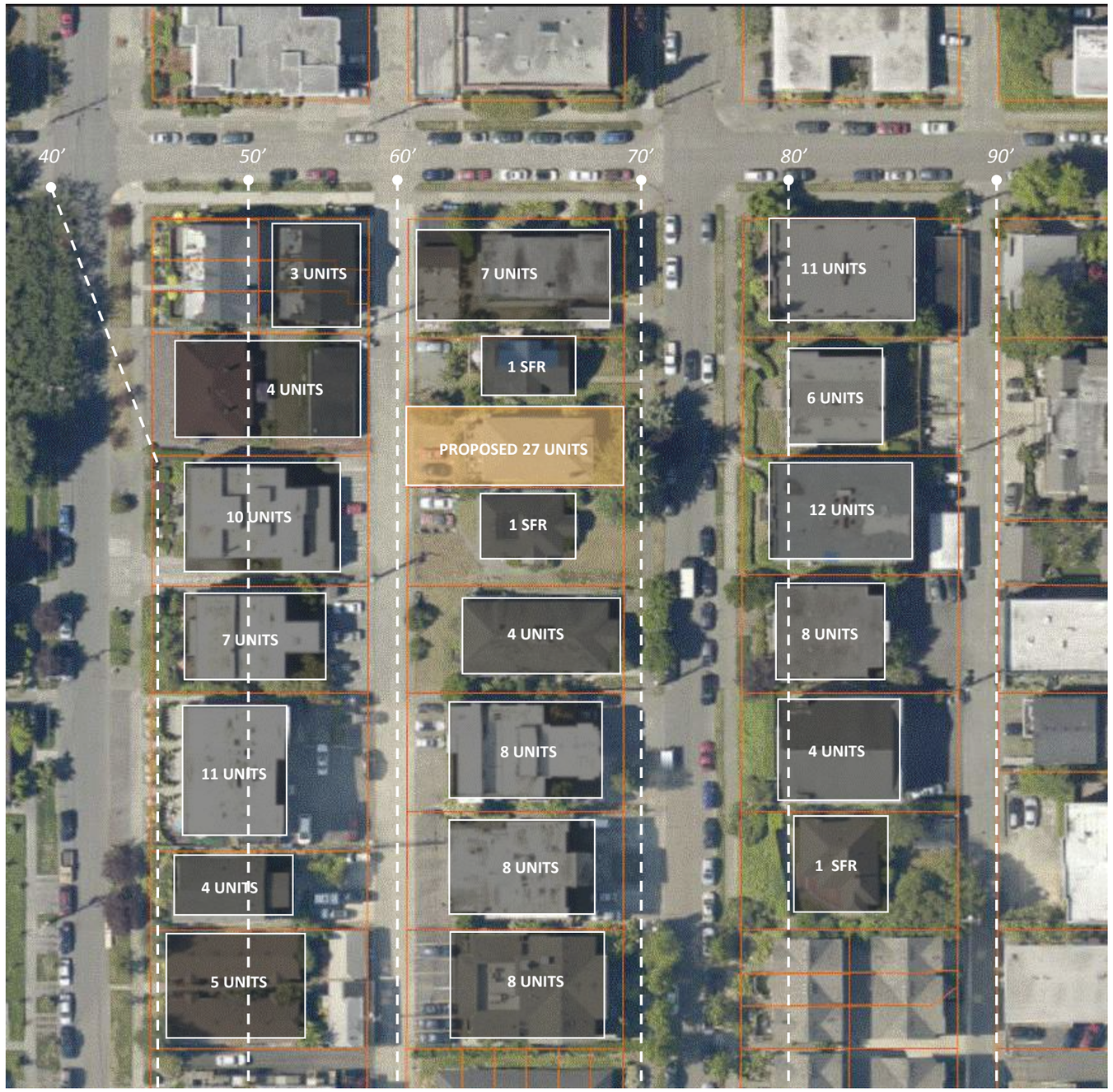


NEIGHBORHOOD MATERIALS

The neighborhood has a variety of cladding materials that can be seen throughout. Several of these materials are more present than others, such as brick, cementitious panel, and wood siding. Therefore, we are proposing two of these materials as our primary exterior cladding.

IMMEDIATE SURROUNDINGS

In the immediate vicinity of the sight are primarily multi-family dwellings. There are some single-family residences, but these are the minority in these blocks. The apartments and other multi-family structures within two blocks range anywhere from 3 units to 12 units. Therefore, this proposal works with the existing density of the immediate neighborhood. The general area also has a substantial topography change - almost forty feet of elevation gain within two blocks. This allows the project to reach close to the maximum height allowed without substantially blocking views from the uphill neighbors.



NEIGHBORHOOD STYLES

There are a variety of architectural styles present within the immediate neighborhood. The residences present are as varied as a mid-century single story brick rambler to a three story Victorian. There are few traits that are ubiquitous across the neighborhood, or indeed, even within the block. This assortment of styles, along with the fact that many of the recently built projects have been in the modern style, supports our design approach.

SITE

STREET LOOKING WEST

STREET LOOKING EAST

SITE

ALLEY LOOKING EAST

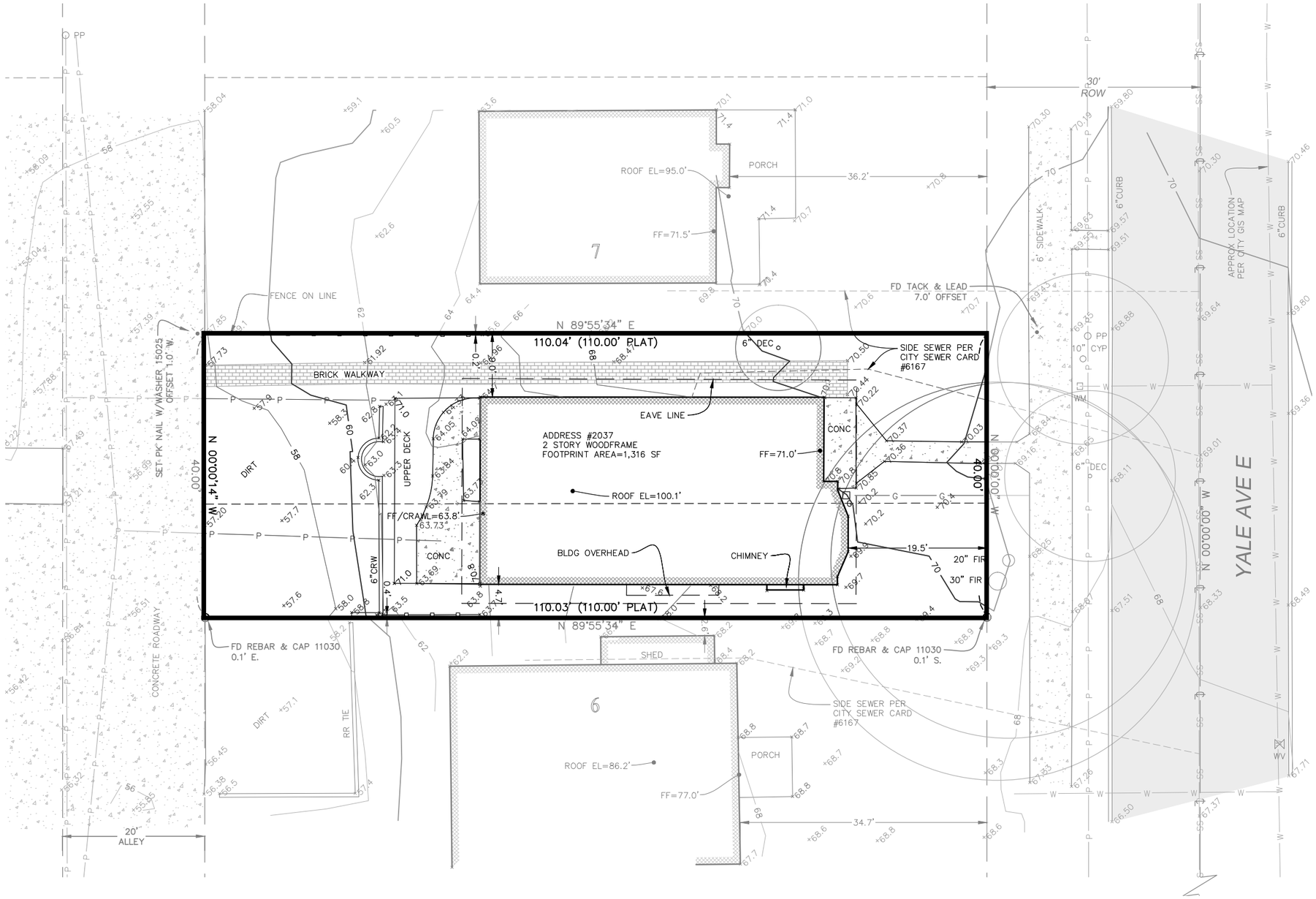
ALLEY LOOKING WEST

GUIDELINE	DESCRIPTION	SUB-GUIDELINE	APPLICANT RESPONSE
CS1. Natural Systems and Site Features	Use natural topography to inform the project design.	C. Topography D. Plants and Habitat	The natural topography of the neighborhood allows the structure to reach it's proposed height without too greatly disturbing the existing views of the neighbors to the east. In addition, the building is not currently maximizing it's allowable height, and is attempting to minimize the stair penthouses.
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.	D. Height, Bulk, and Scale – Respect for Adjacent Sites	In order to decrease the overall appearance of the proposed building's massing, the residential units are loaded on the east and west sides of the site which face the street and alley. Along the adjacent sites, the building recedes to its circulation to decrease the overall massing of the design.
PL2. Walkability	Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.	B. Safety and Security	Exterior lighting along the external corridors and shared courtyards will illuminate entryways and create a safer environment for access.
PL3. Street Level Interaction	Encourage human interaction and activity at the street-level with clear connections to building entries and edges.	A. Entries C. Residential Edges	In order to indicate the primary entry of the project, a lit and landscaped walkway will be located on the south end of the site. This walkway will visually terminate at an overhang the extends from the primary residential entry. In addition, this entry is located within an open, shared courtyard, which will be landscaped and lit to create visual interest and help draw the user towards the entry. The proposed east-facing signage will help to guide occupants and visitor to the south entry courtyard.
PL4. Active Transportation	Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.	A. Entry Locations and Relationships	The southern walkway connects on side of the site to the other, encouraging pedestrians to pass through and making the topography change easier to navigate. Bike parking is proposed in the northern courtyard, accessible through the central hallway.
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.	B. Architectural and Facade Composition D. Scale and Texture E. Form and Function	The proposed structures use facade modulation, overhangs, decks, and material expression to visually diminish the size of the structure in addition to enhancing the character of the building. Additionally, the project uses such materials such as cedar siding and metal balconies to highlight these elements and offset the starkness of the proposed cementitious siding panels.
DC3. Open Space Concept	Integrate open space design with the design of the building so that each complements the other.	A. Building-Open Space Relationship	The massing of the building creates two distinct open courtyards for use by the residential tenants. These will be landscaped and lit in a safe and aesthetically pleasing manner. The open space at the entry will also be split for access to the lower level of the building.
DC4. Exterior Elements and Finishes	Use appropriate and high quality elements and finished for the building and its open spaces.	A. Exterior Elements and Finishes D. Tree, Landscape, and Hardscape Materials	The project will be constructed of durable materials that are easy to maintain. The location of the textural cedar will be at the balconies, therefore the residents will be in direct contact with this textural and human-scaled material. The proposed decks also help to protect the cedar so that it weathers in an appropriate way. The proposed plants will be chosen to reinforce the architectural concept. Paving materials at the courtyards will vary to define space, and landscaping will be located at these areas to soften the appearance of the courtyards.

EXISTING SITE CONDITIONS

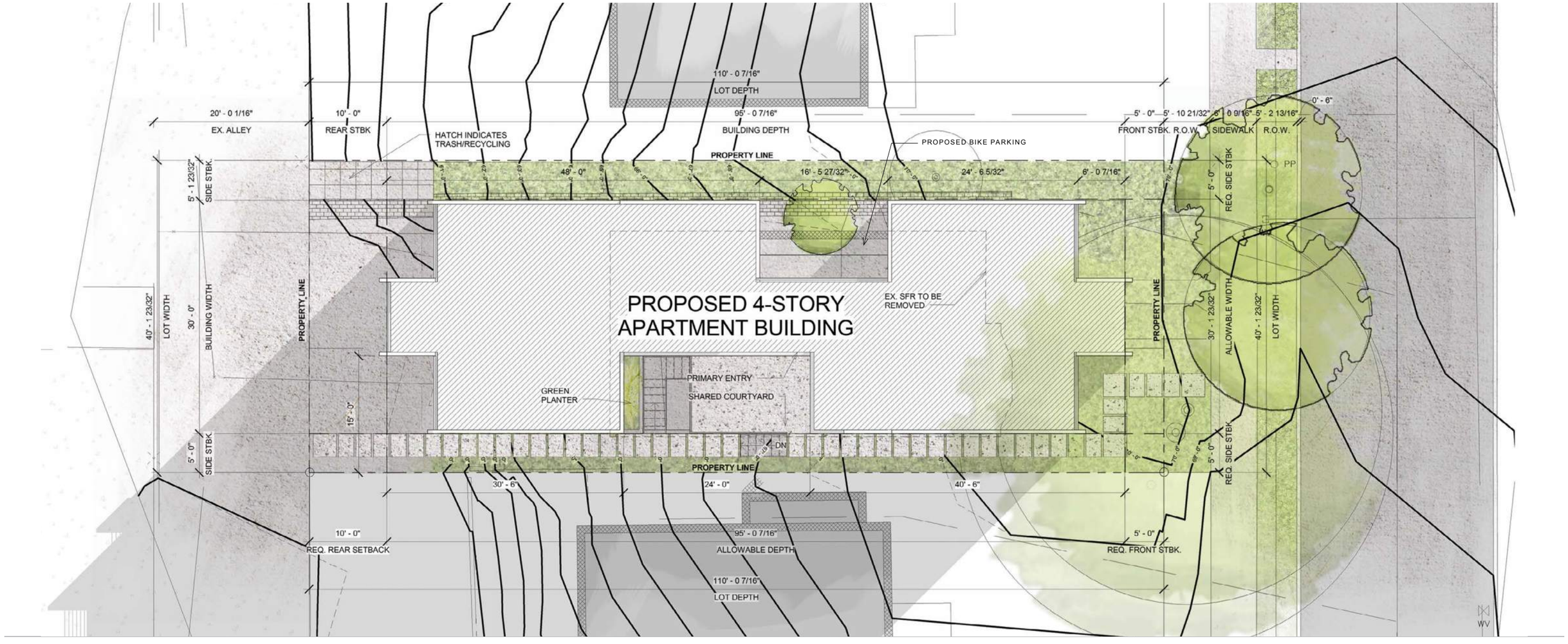
As previously stated, the project site (APN: 2920220276) is located on Yale Ave E between E Boston Street and E Newton Street. The subject parcel is 4,400 SF and measures roughly 40’-2” wide by 110’ deep. The site slopes from the northwest corner to the southeast corner, with an overall grade change in this direction of approximately 12 feet. Currently there is one multi-family dwelling on the site; a duplex of approximately 2,600 SF. The project parcel is zoned LR3 and has the Eastlake Residential Urban Village Overlay.

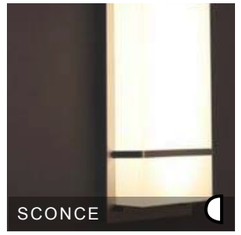
Generally, because of the location and the topography of the neighborhood, the site has good solar access and exceptional views of Lake Union and downtown.

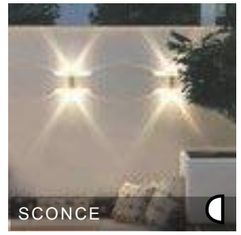


EXISTING SITE CONDITIONS & PROPOSED RESPONSES

The proposed design is a four-story apartment building containing approximately 27 units. This building is loaded with units to the east and west and connected by a centralized circulation corridor. This corridor creates two exterior courtyards to be utilized by the residents of the building. The areas to the north and south will be planted as much as possible to create green buffers between the adjacent properties. The primary access to the building will be from a walkway that connects Yale Ave E to the rear alley along the southern edge of the site. The approach to this building will be along this southern walkway, opening into one of the aforementioned courtyards and towards the front door.

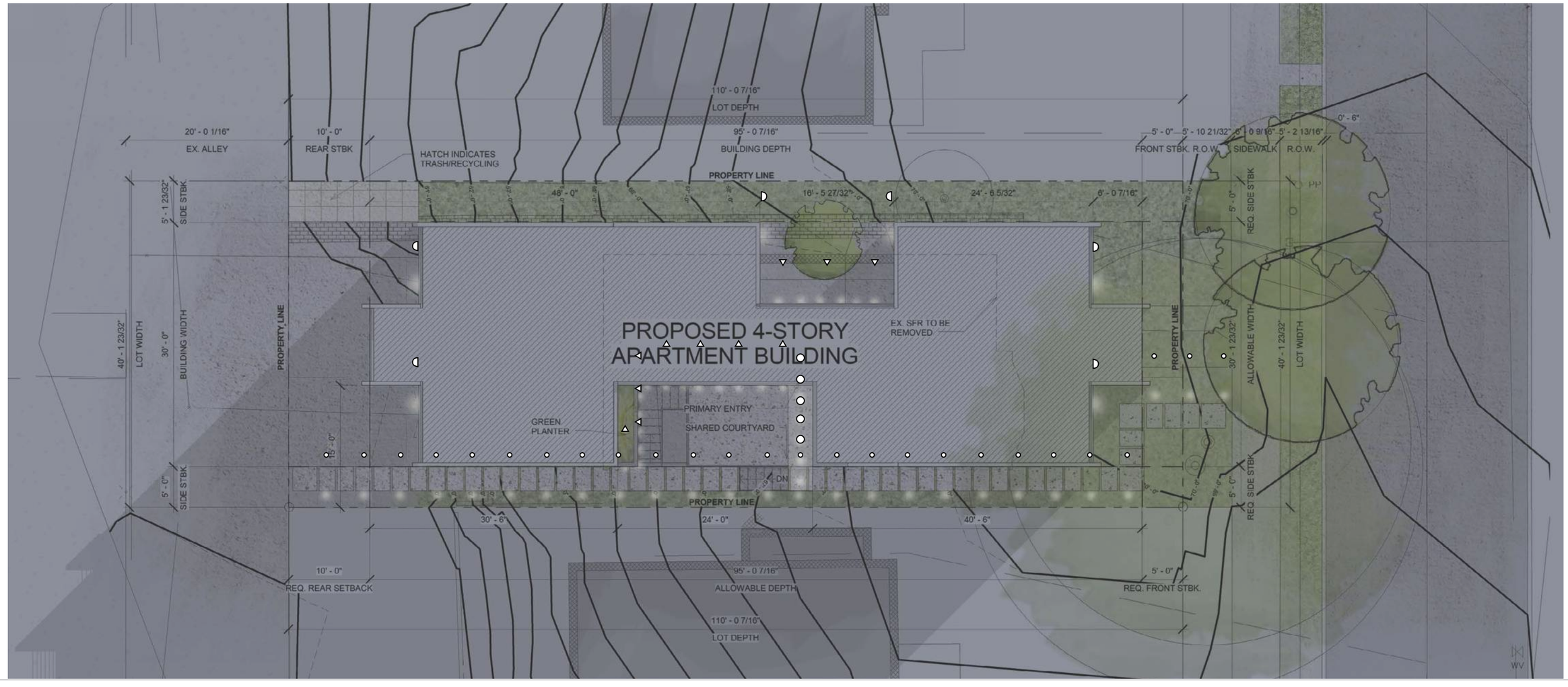


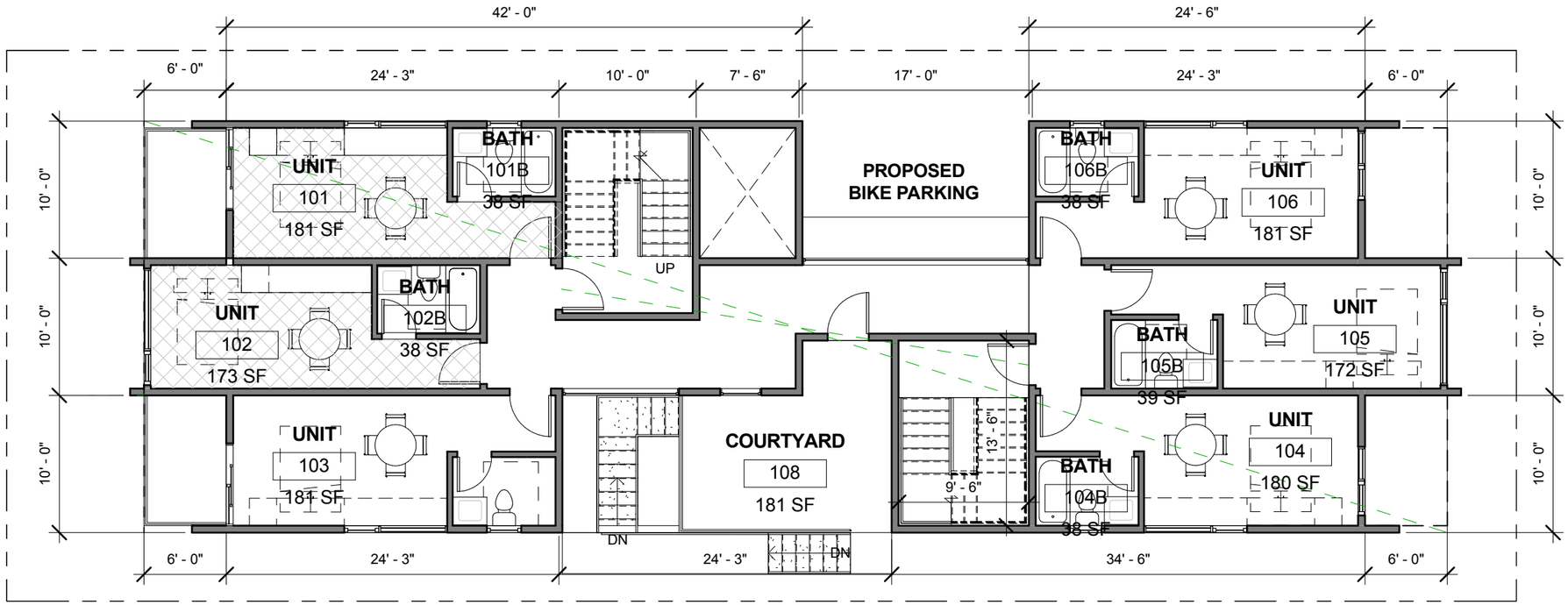




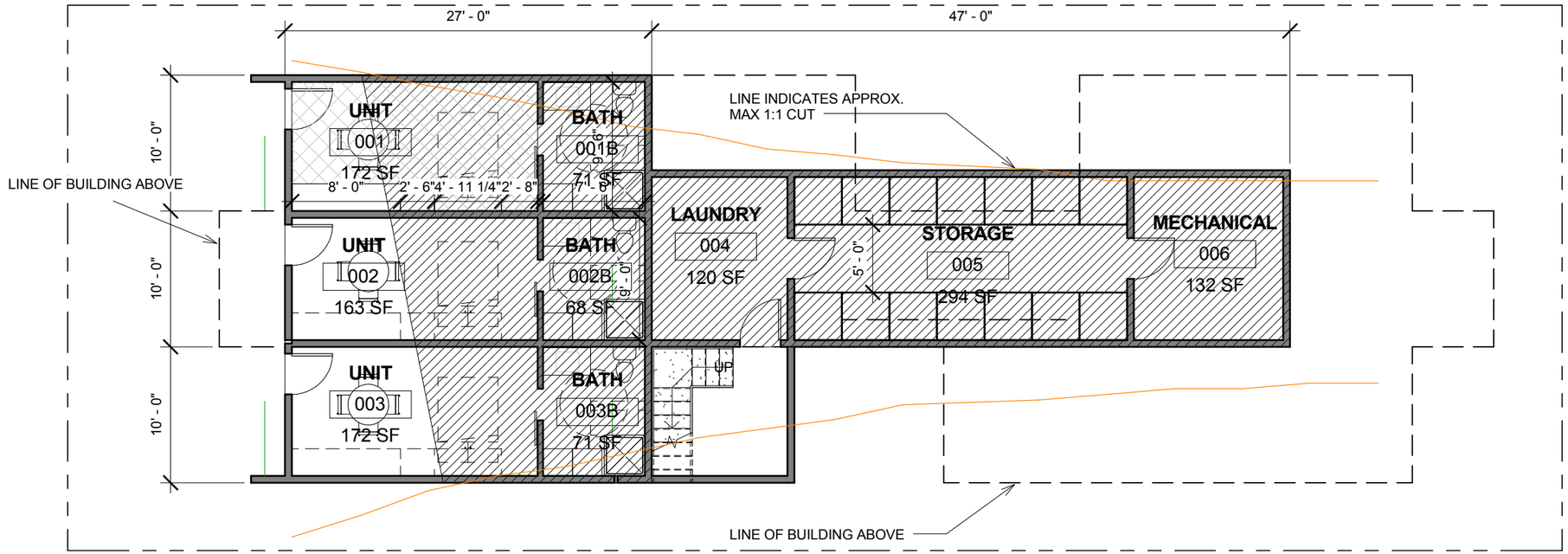
LIGHTING

Lighting will be provided for both safety and aesthetic purposes. The primary pedestrian path will be lit by small exterior lighting fixtures placed along the total length of the path. At points along this path, lighting may also be incorporated into the building form. The courtyards will be lit with a mixture of downlights, edge lighting incorporated into the building, and sconces at entries, doors, and other points of access. Private lighting will be provided at the unit balconies. These sconces will be adjacent to the sliding doors, and will be shielded by the fin walls and therefore should not disrupt adjacent neighbors. Finally, the garbage and recycling area to the northwest of the site will have shielded lighting for safety and access.

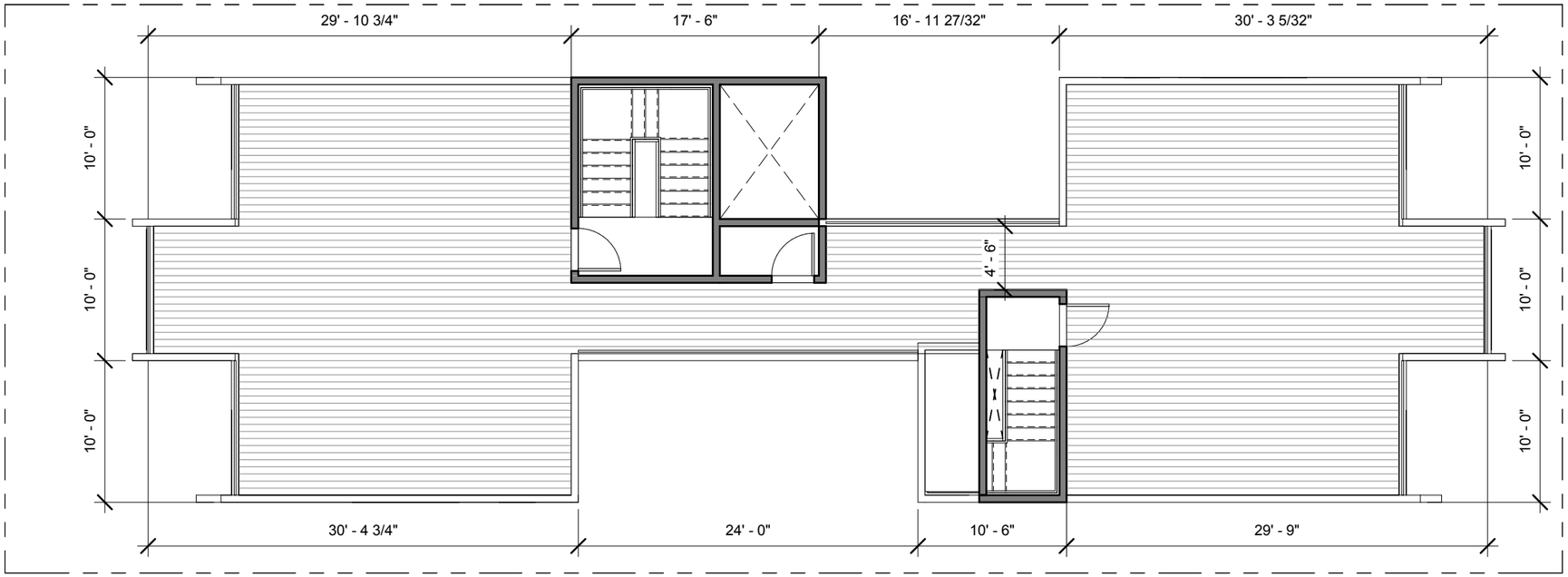




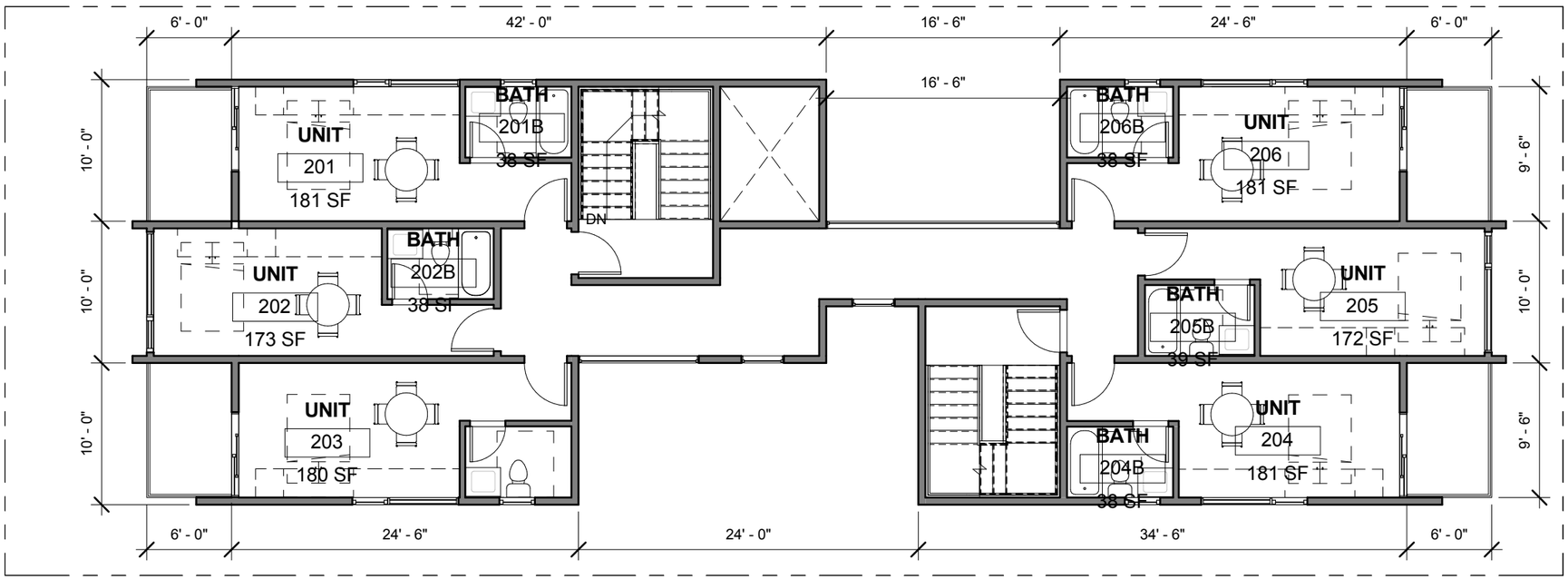
FIRST FLOOR PLAN



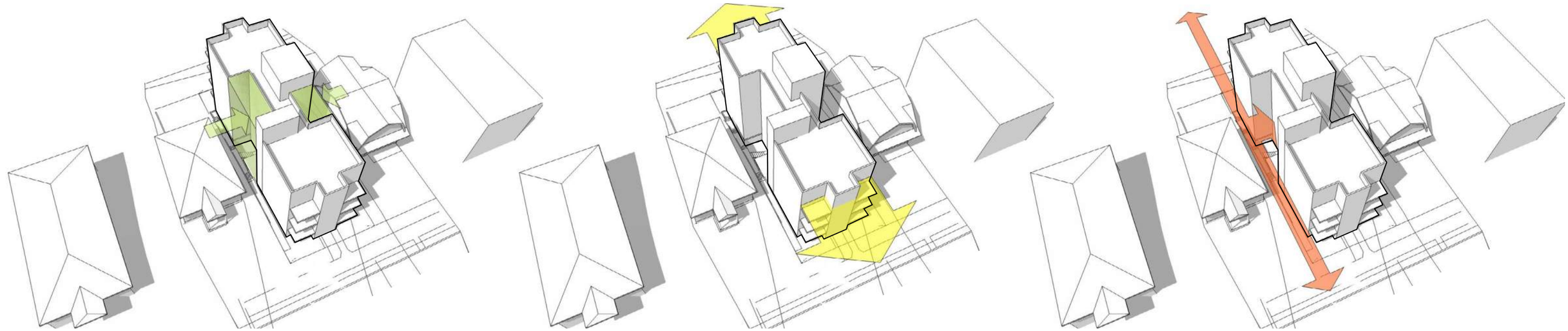
BASEMENT FLOOR PLAN



ROOF AMENITY PLAN



SECOND - FOURTH FLOOR PLANS



SINGLE-FAMILY ADJACENT COURTYARDS

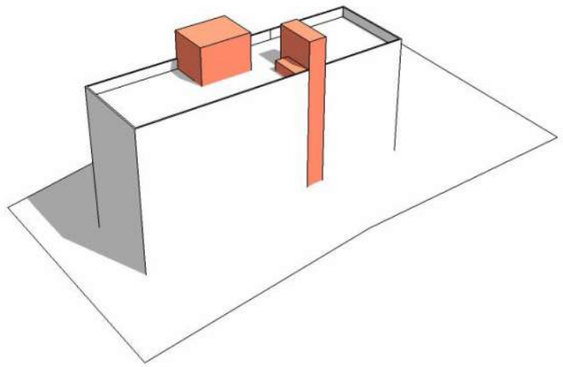
With the recession of the circulation, a spatial buffer is created between the existing single-family residences to the north and south and the proposed massing. This space will be landscaped and designed to create transitional community spaces for the apartments. Because units are primarily oriented east and west, the relationship between the neighbors and the proposed design is a relatively private one.

VIEW-ORIENTED UNITS

The glazing at the units will be oriented towards the street at the east and towards the views to the west. This focuses the glazing of living spaces away from the adjacent neighbors. The circulation spaces have glazing directed to the north and south to gain natural daylighting, but these are “transitional” spaces and retain privacy for the adjacent neighbors.

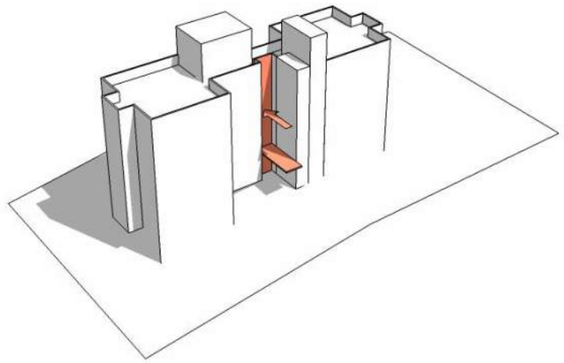
ALIGNED PUBLIC CIRCULATION

The primary exterior circulation is along the southern edge of the site. It connects the street to the alley and fosters direct access between the two. Being south facing, it receives the optimal sunlight on-site, and is also located at the lower elevation on site. This exterior path abuts the public “courtyard” created by the massing modulation and which contains the primary entrance to the building.



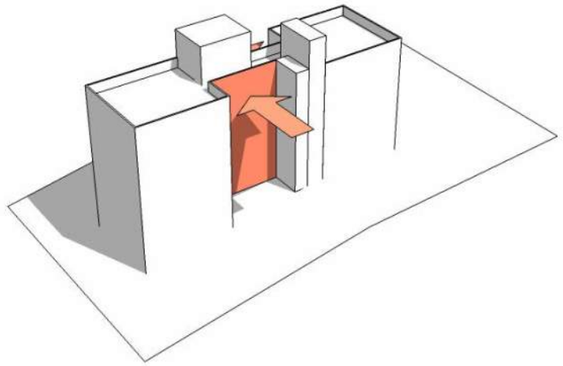
STAIR CIRCULATION

The circulation is centralized with the vertical circulation located at opposite sides of the building. One staircase is minimized to lower the square footage of the proposed design, but also to minimize view obstruction.



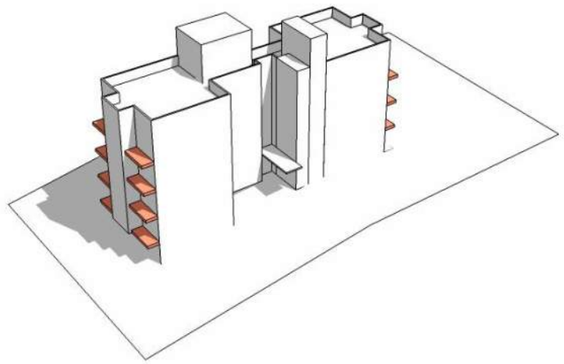
RECESSED ENTRY

To further modulate the proposed structure, lower FAR square footage, and indicate building entry, the area at the front door and above is recessed. A long awning is proposed to stand proud from the corner of the building so that the entry is visible from the street.



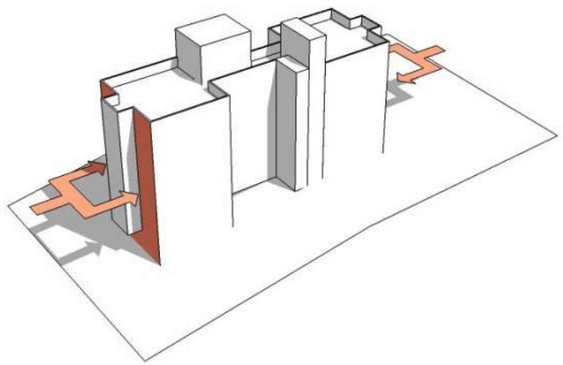
RECESSED CIRCULATION

The circulation is recessed from the setbacks to allow for additional glazing into the hallways. This also distances the overall building mass from the adjacent single family residences. Overall, this move greatly reduces the massing of the buildings and creates the appearance of two, smaller and distinct forms.



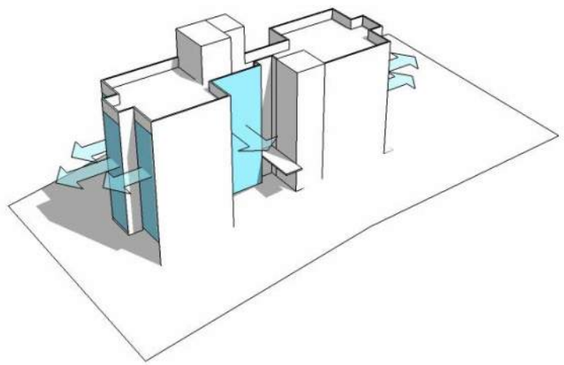
BALCONIES

Balconies are proposed at the recessed corner units. This furthers the textural interest of the proposed design and continues to further modulate the building. The proposal of balconies also allows for larger, operable glazing in small units.



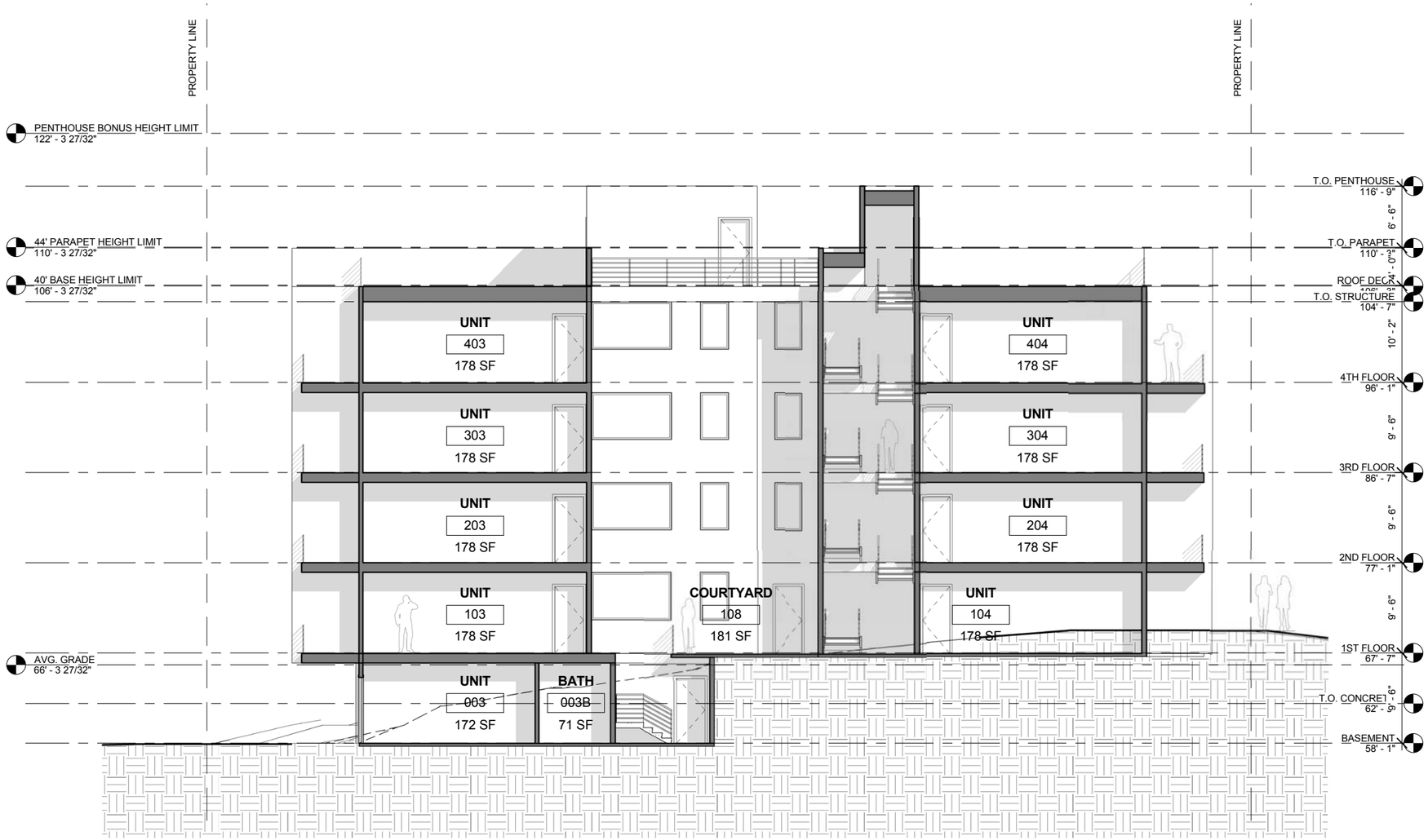
RECESSED UNIT MODULATION

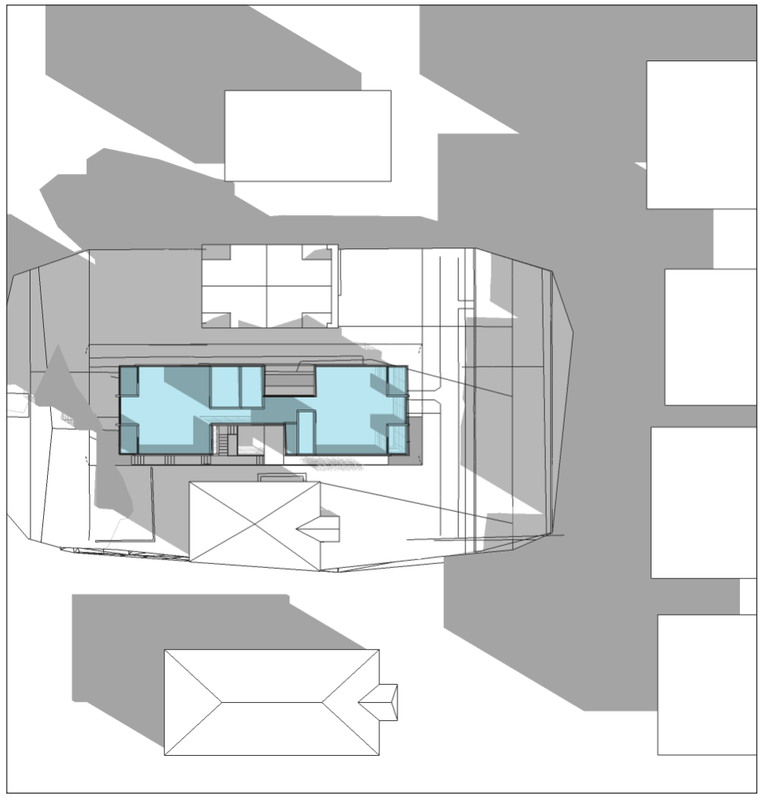
The street and alley facing units are modulated in a way to protrude the central unit and recess the side units. This increases privacy between units, as well as creates additional modulation to decrease the appearance of the overall massing.



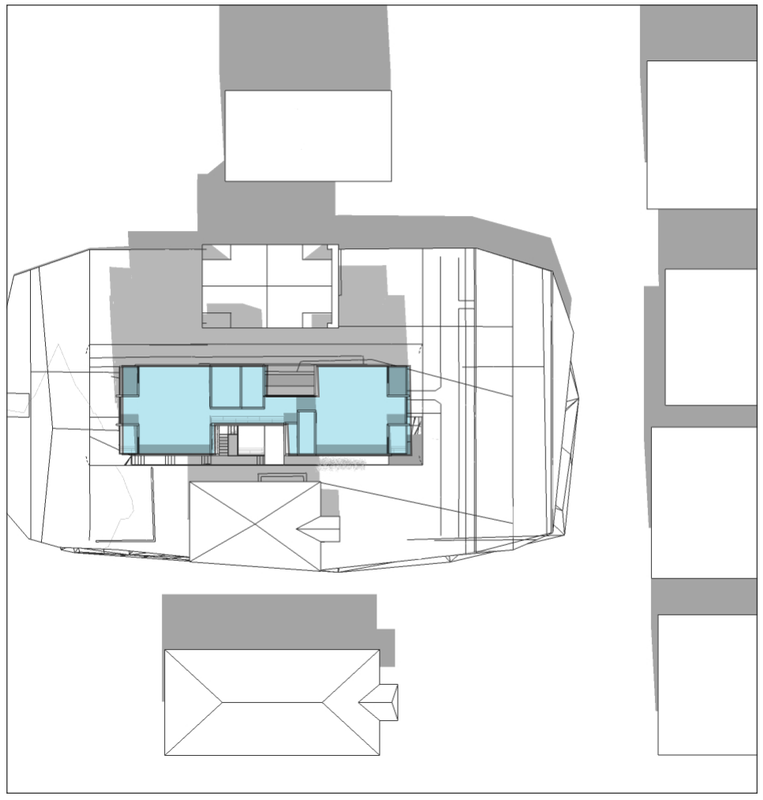
GLAZING ORIENTATION

The glazing at the units are primarily oriented towards the street at the east and towards the views to the west. This creates transparent open planes “bookmarked” by solid, opaque planes parallel to the adjacent properties. The two cube-shaped volumes on the end are attached by a, thin secondary translucent corridor, proposed as a darker material to define its lower hierarchy.


PROPERTY LINE
PROPERTY LINE
PENTHOUSE BONUS HEIGHT LIMIT
122' - 3 27/32"
44' PARAPET HEIGHT LIMIT
110' - 3 27/32"
40' BASE HEIGHT LIMIT
106' - 3 27/32"
AVG. GRADE
66' - 3 27/32"
T.O. PENTHOUSE
116' - 9"
T.O. PARAPET
110' - 3"
ROOF DECK
110' - 0"
T.O. STRUCTURE
104' - 7"
4TH FLOOR
96' - 1"
3RD FLOOR
86' - 7"
2ND FLOOR
77' - 1"
1ST FLOOR
67' - 7"
T.O. CONCRETE
62' - 5"
BASEMENT
58' - 1"
9' - 6"
10' - 2"
9' - 6"
9' - 6"
9' - 6"
9' - 6"
UNIT 403 178 SF
UNIT 404 178 SF
UNIT 303 178 SF
UNIT 304 178 SF
UNIT 203 178 SF
UNIT 204 178 SF
UNIT 103 178 SF
COURTYARD 108 181 SF
UNIT 104 178 SF
UNIT 003 172 SF
BATH 003B 71 SF



MARCH / SEPTEMBER 21, 9 AM



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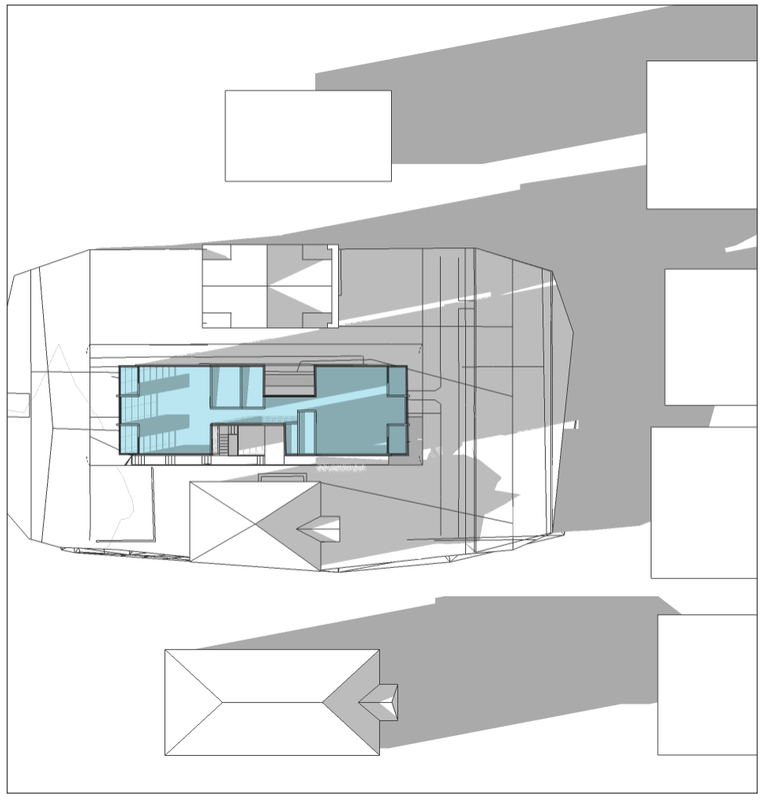

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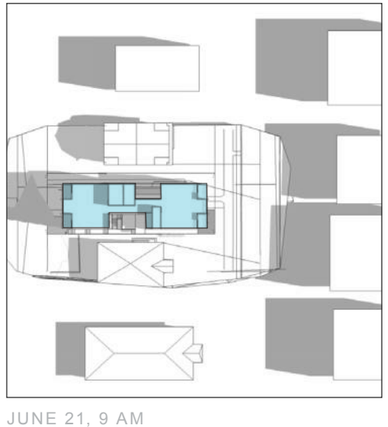

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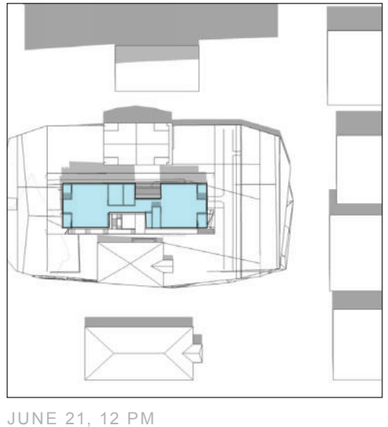

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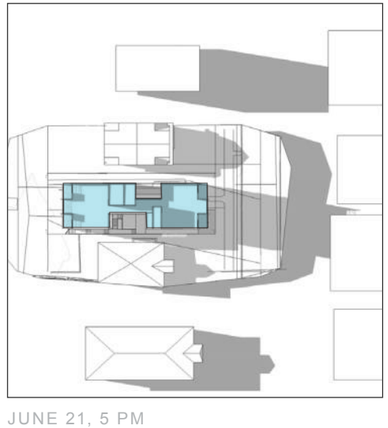

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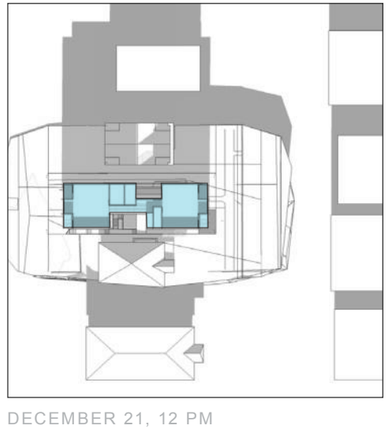

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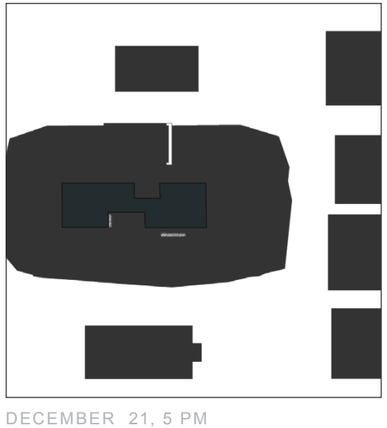

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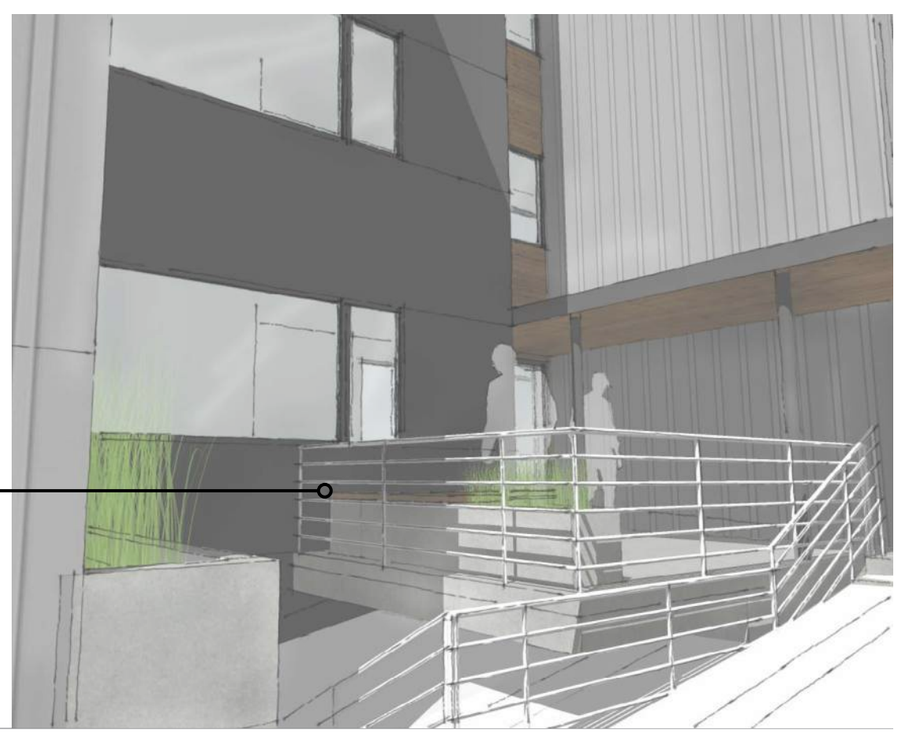


ENTRY INDICATION

The project entry is located in an open, shared courtyard accessible to all residents. This entry is indicated from the street by an overhang that extends past the building massing. Planting and lighting will also be used to direct pedestrians to the entry.

PL2-D, PL3-A, PL4-A

ENTRY COURTYARD

The courtyard in which the entry occurs is defined by the stair tower and entry notch to the east and the stairway to the auxiliary space to the west. This creates a layered, contained space with a visual connection to the courtyard. The courtyard will also contain landscaping and seating to create an inviting space that appeals to the residents.

PL1-A, PL3-A, PL4-A, DC3-A, DC3-B

OVERALL MASSING

To define uses (units versus circulation) and decrease the overall massing of the building, the north and south edges have been receded to the circulation corridors. This allows the design to read as two separate volumes at the east and west, decreasing the appearance of size of the overall proposal.

CS2-D, PL3-B, DC2-A, DC2-D, DC2-E

MODULATION

Overall, the modulation along the street and alley sides is defined by central units protruding from the massing and contained by fin walls on the sides.

DC2-A, DC2-B, DC2-D

WALKWAY

The southern walkway will connect they alley to the street. It will also open into the central courtyard that houses the primary entry. This promotes connectivity and activates the space along the southern boundary. Along this walkway will be appropriate lighting and landscaping elements.

CS2-B, PL1-A, PL1-B, PL3-B, PL4-A, DC3-B

MATERIALS

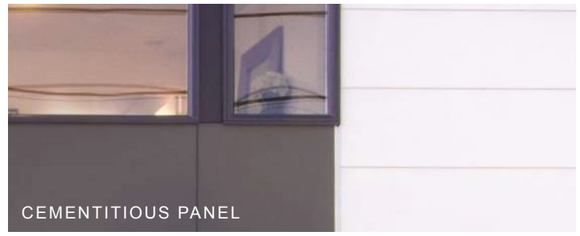
The materials will be comprised of durable cementitious panel, aluminum decks, metal open rail, and stained cedar siding. The cedar will be located at the pedestrian scale and typically protected from the weather with above projections. All of these materials can be found in the immediate vicinity of the neighborhood.

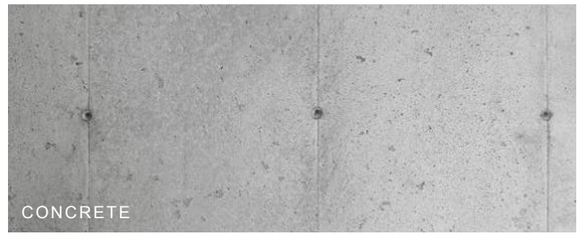
PL1-A, PL3-A, PL4-A, DC3-A, DC3-B

BALCONIES

The balconies are a secondary architectural feature that further modulates the facade and creates visual interest. The design of the railing adds an additional level of pattern and texture to the facade. These balconies provide weather protection for the cedar siding, as well as sun shading and weather protection for the below units. They are also designed for privacy, and are isolated by the fin walls and proposed opaque material on the railings.

PL1-A, PL3-A, PL4-A, DC3-A, DC3-B





PROPOSED MATERIALS

Cedar is proposed as an accent to add warmth to the exterior design. Cementitious panel is found in all of the modern development found within the neighborhood. Two toned panels will be used; a lighter “volume” panel and a dark “infill” panel. Concrete will be used at any site retaining locations, as well as at other landscaping points. The balconies will be an aluminum system with an alternating “translucent and opaque” railing system to provide privacy while maintaining a visual connection to the street, to the alley, and to the views of Lake Union.

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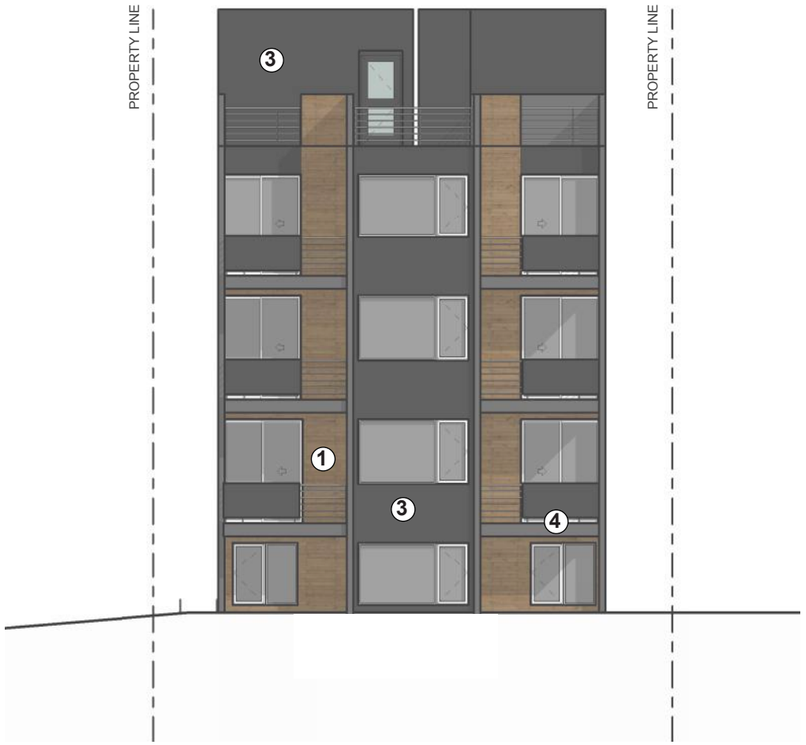
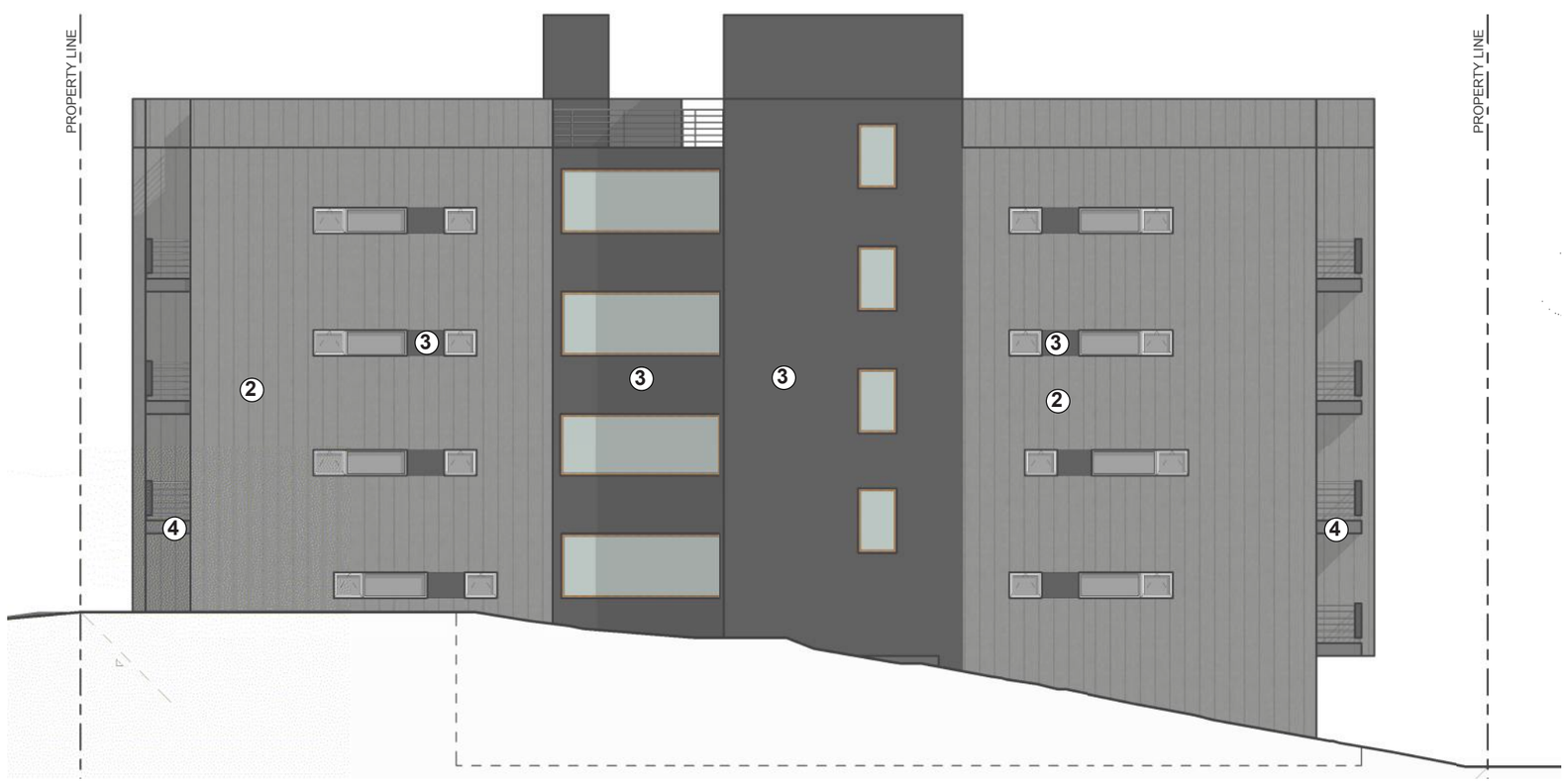
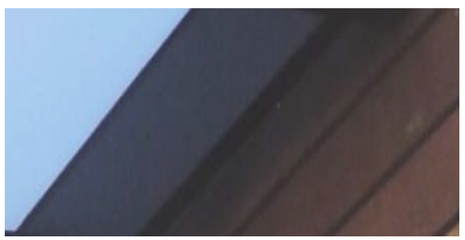


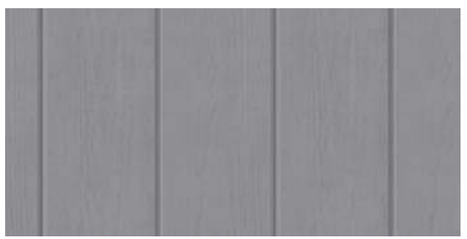
EAST ELEVATION



NORTH ELEVATION



① CEDAR RAINSCREEN

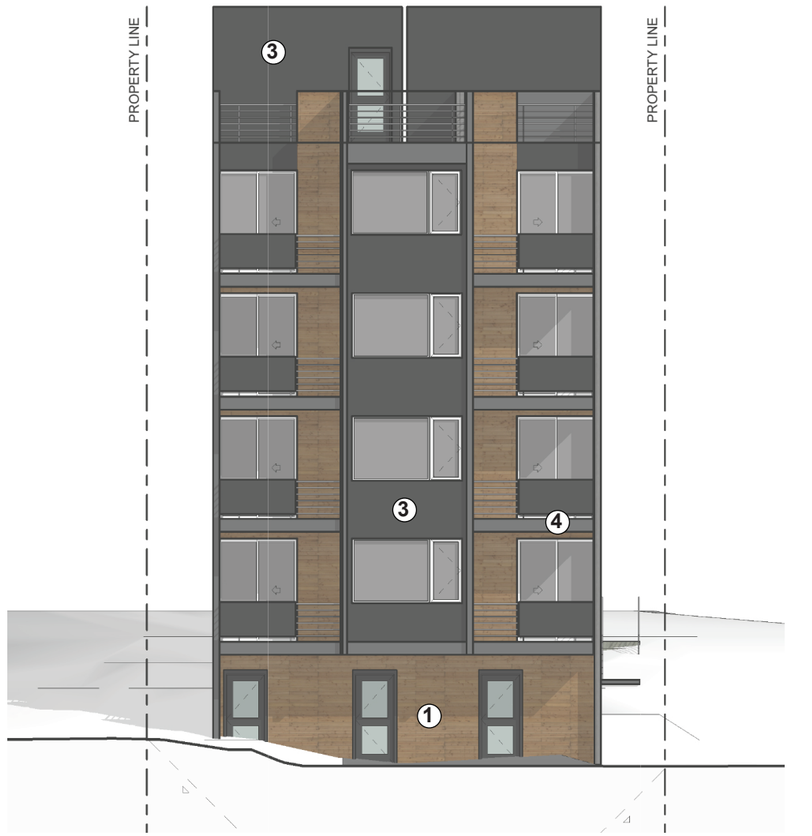


② VERTICAL CEMENTITIOUS PANEL

③ DARK CEMENTITIOUS INFILL PANEL

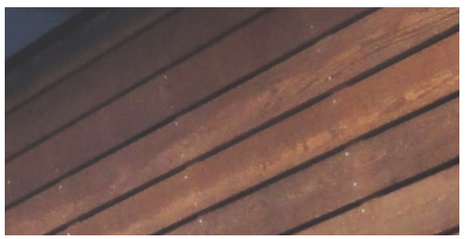
④ CONCRETE

⑤ ALUMINUM BALCONIES



WEST ELEVATION

SOUTH ELEVATION



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