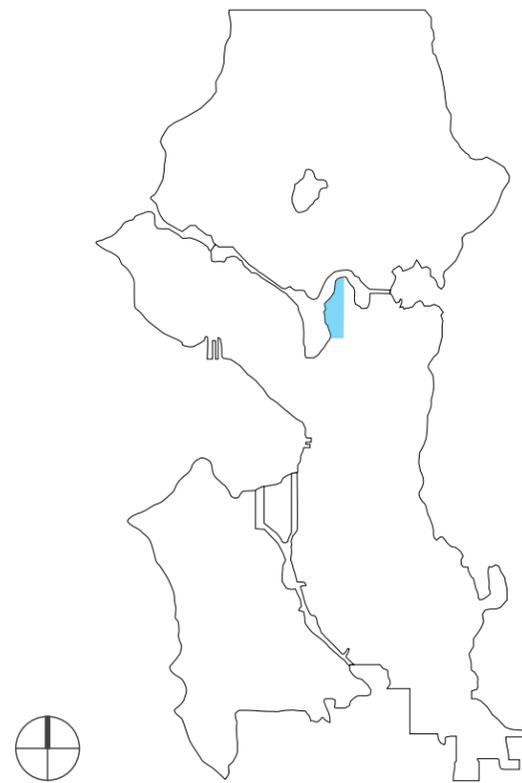


ADMINISTRATIVE DESIGN REVIEW
EARLY DESIGN GUIDANCE
#3023021

SUBMITTED MARCH 2016
REVISED JUNE 2016

CONTENTS

PROJECT BACKGROUND + OBJECTIVES	3
URBAN DESIGN + CONTEXT ANALYSIS	5
AERIAL PHOTO + VIEWS	
NEIGHBORHOOD CONTEXT + SERVICES	
ZONING + USE	
DEVELOPMENT CONTEXT	
EXISTING BUILDING STOCK	
DESIGN CUES	
STREET ELEVATIONS	
STANDARDS + GUIDELINES	19
SITE ANALYSIS	29
VICINITY ZONING + ADJACENT USE	
SURVEY + SITE FEATURES	
SITE PHOTOS	
TREE SURVEY + TOPOGRAPHY	
ACCESS: OPPORTUNITIES + CONSTRAINTS	
DEVELOPMENT POTENTIAL	
DESIGN OPTIONS	41
COMPARATIVE SUMMARY	
OPTION A	
OPTION B	
OPTION C	
POTENTIAL DEPARTURE REQUESTS	71
ENVIRONMENTAL CONTEXT	81
LANDSCAPING	
SUNPATHS	
APPENDICES	87
PRIVACY STUDIES	
PRECEDENTS	
SAMPLES OF PRIOR WORK	



EASTLAKE NEIGHBORHOOD SITE

PROJECT GOALS

1. Provide a contemporary interpretation of Seattle’s historic brick apartment buildings that establishes a new development precedent for its immediate context.
2. Create an affordable infill project in a central neighborhood with access to plentiful services and excellent transportation.
3. Create high-quality, accessible housing with excellent daylighting and views.

PROPOSAL

The proposed project is a 33-unit apartment building with 4 parking stalls accessed from the alley; SEDUs account for greater than 50% of proposed units. The proposal calls for the demolition of a single-family house and garage.

The project site is in the Eastlake neighborhood, one block west of the primary commercial arterial, Eastlake Ave E, which is also a designated pedestrian area. The immediate vicinity is residential, primarily multi-family with the exception of two single-family houses neighboring the project site to the north. The neighborhood slopes consistently westward from I-5 to Lake Union, with views of the Space Needle and Downtown, Queen Anne, and the Olympic Mountains.

The proposal responds to the site topography, neighborhood context, and development objectives by building full-height at the back of the property to capture views and scaling down at the street to reinforce a pedestrian-scale street frontage at mid block. With the latter gesture it seeks to continue a precedent set by 1920’s-era brick apartment buildings on both corners of the block — a departure from the practice of generous setbacks, and often street-facing parking, on neighboring properties that deteriorate the street wall and diminish the pedestrian experience.

PROJECT INFORMATION

SITE ADDRESS	2227 Yale Ave East
PARCEL NUMBER	290220-0432
SDCI #S	3023021, 6506218
APPLICANT	Neiman Taber Architects 1421 34th Avenue, Suite 100 Seattle, WA 98122 (206) 760-5550
CONTACT	David Neiman dn@neimantaber.com
ZONING	LR3
LOT SIZE	5500 SF
ALLOWABLE FAR	2.0 (11,000 SF)
PROPOSED UNITS	33
PROPOSED PARKING	4 Stalls
FREQUENT TRANSIT	Yes

PROJECT TEAM

OWNER	Marc Coluccio
ARCHITECT	Neiman Taber Architects 1421 34th Ave, Suite 100 Seattle, WA 98122 (206) 760-5550
GEOTECHNICAL SURVEYOR	Geotechnical Consultants, Inc Emerald Land Surveying, Inc
LANDSCAPE	TBD
STRUCTURAL	TBD

SECTION 2
URBAN DESIGN ANALYSIS

AERIAL PHOTO + VIEWS
NEIGHBORHOOD CONTEXT + SERVICES
ZONING + USE
DEVELOPMENT CONTEXT
EXISTING BUILDING STOCK
DESIGN CUES
STREET ELEVATIONS

URBAN DESIGN ANALYSIS

LOCATION: AERIAL PHOTO

EASTLAKE RESIDENTIAL URBAN VILLAGE

Eastlake is bordered to the east by I-5, to the west and north by Lake Union, and to the south by South Lake Union. The neighborhood is bisected by Eastlake Ave E, which is the primary service arterial and the location of retail businesses and office buildings, as well as bus lines connecting Downtown to the University of Washington. Numerous houseboats are located along the lake edge.



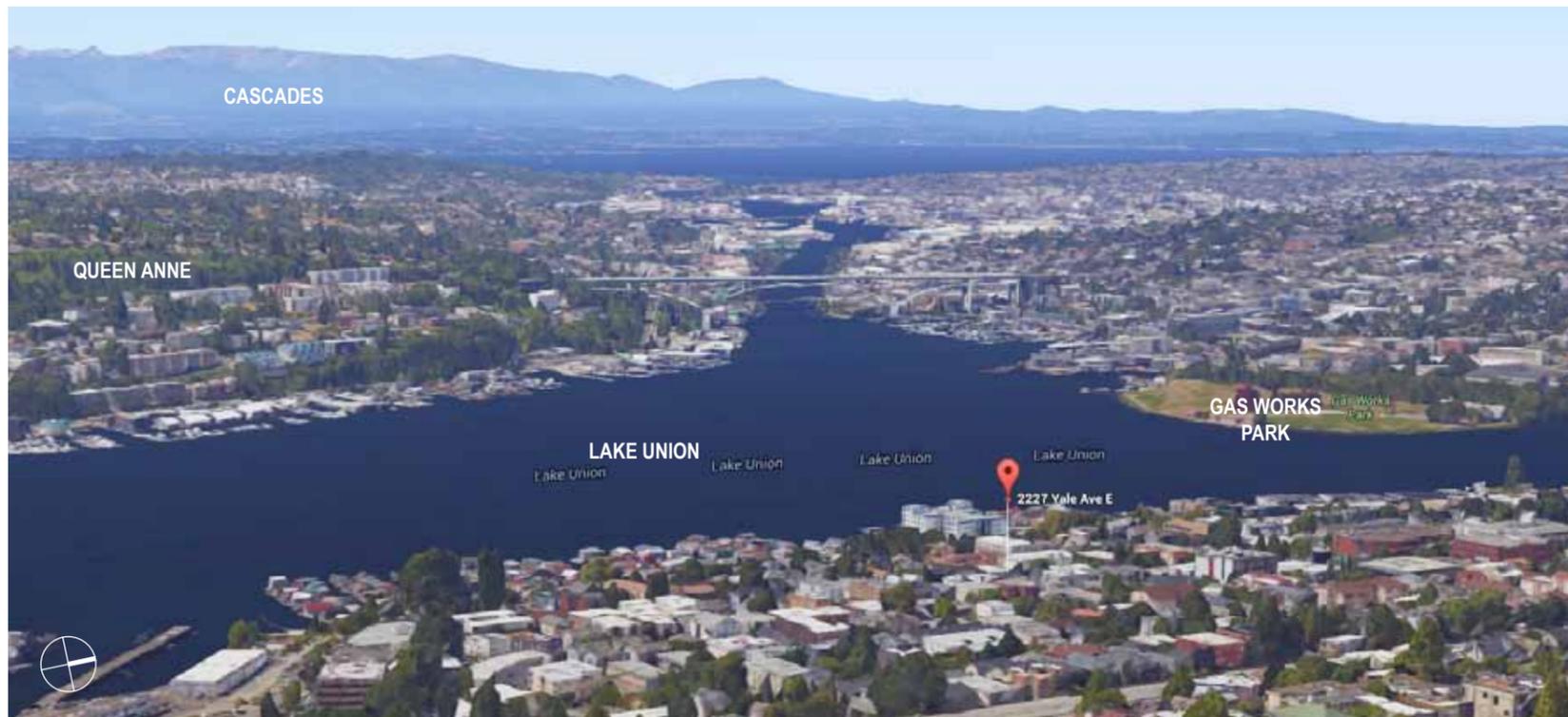
URBAN VILLAGE MAP



AERIAL IMAGE OF NEIGHBORHOOD LOOKING NORTHEAST



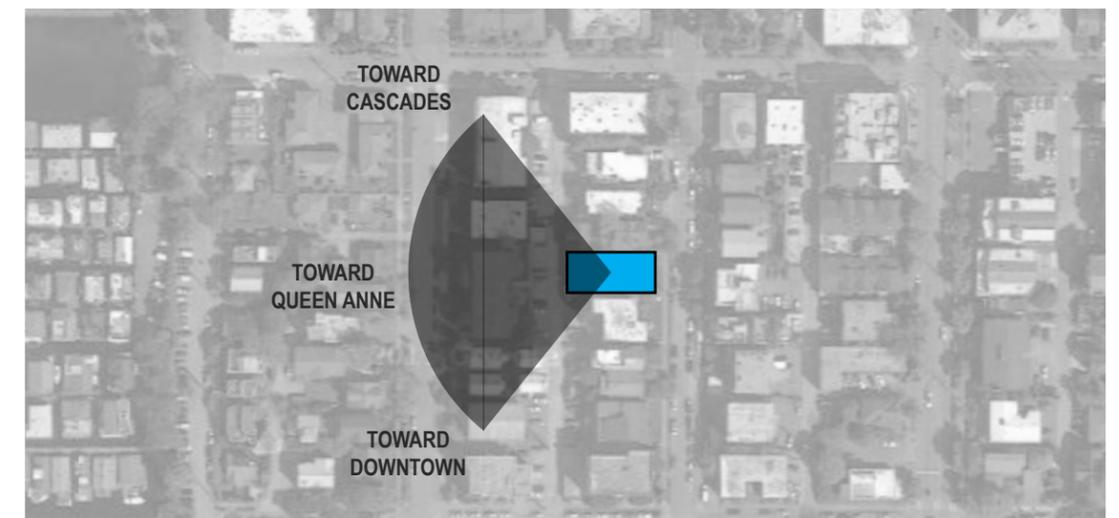
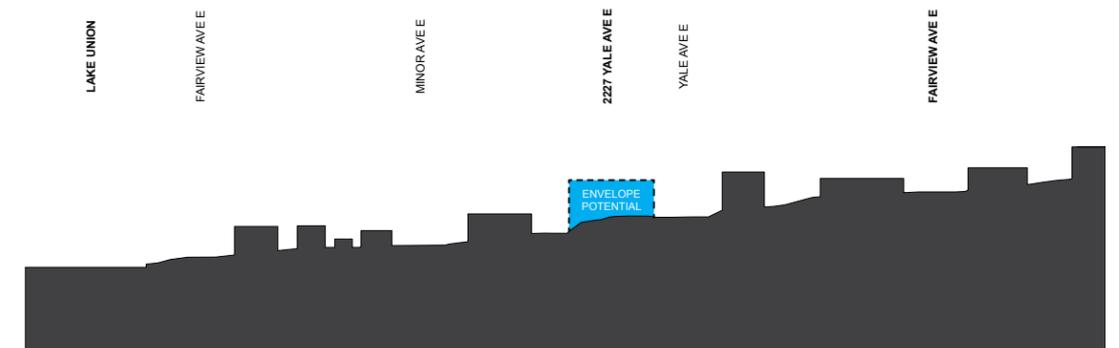
NEIGHBORHOOD VIEW TOWARD SOUTHWEST



NEIGHBORHOOD VIEW TOWARD NORTHWEST

WESTERN EXPOSURE

The neighborhood slopes westward away from Interstate 5, offering views of LAKE UNION, GASWORKS PARK, the CASCADES, QUEEN ANNE HILL, and the SPACE NEEDLE. The property is well-located on the hill to significantly take advantage of these views.



NEIGHBORHOOD SECTION AND VIEW MAP

URBAN DESIGN ANALYSIS

NEIGHBORHOOD CONTEXT

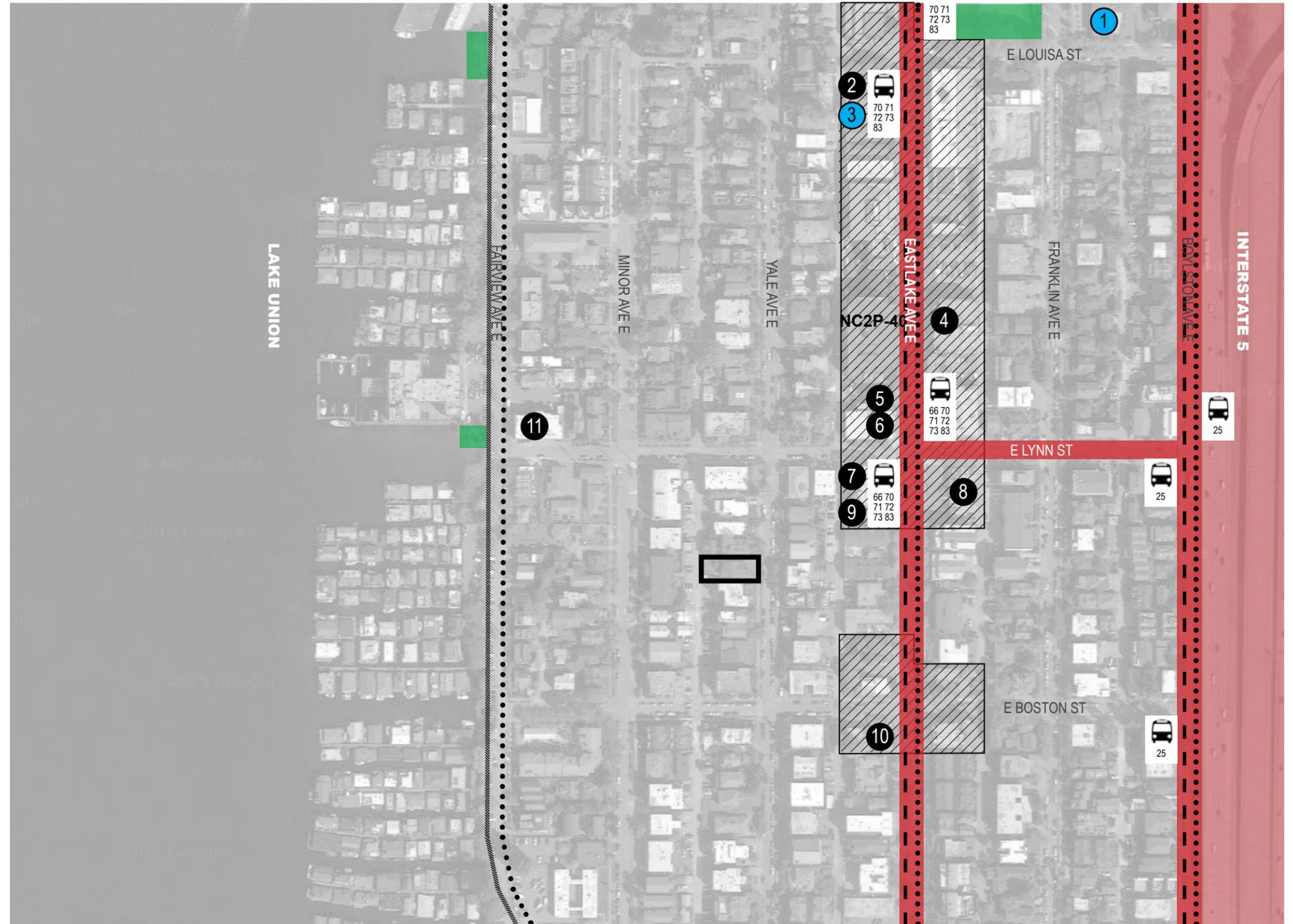
NEIGHBORHOOD SERVICES

This site is located in the Eastlake Residential Urban Village, one block west of the Eastlake commercial corridor and two blocks east of Lake Union at Fairview Ave E. The Eastlake corridor provides regular bus access to downtown, the University of Washington, and South Lake Union, as well as neighborhood amenities including restaurants, cafes, services and office space along the north end of the primary pedestrian area.

LEGEND

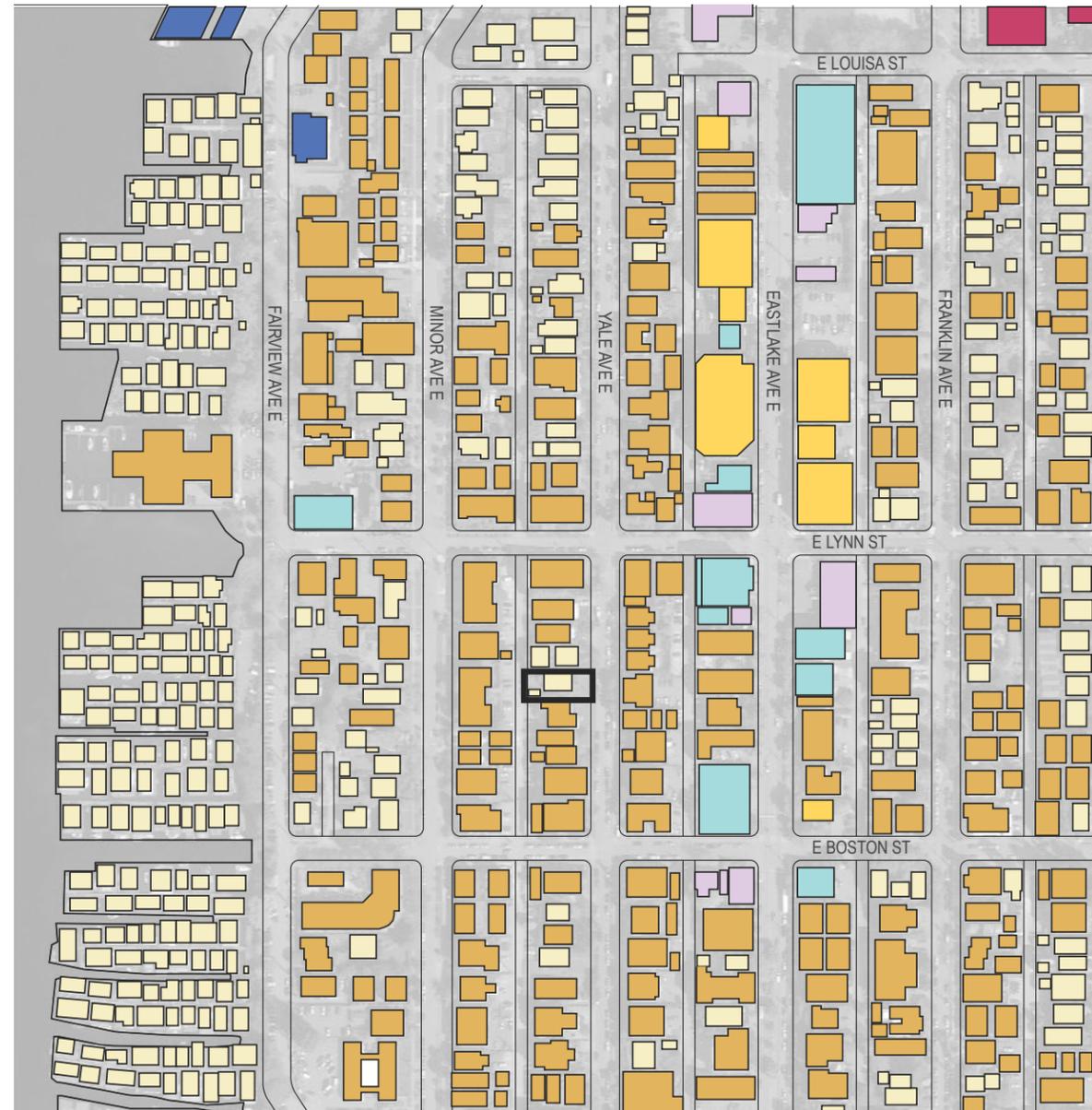
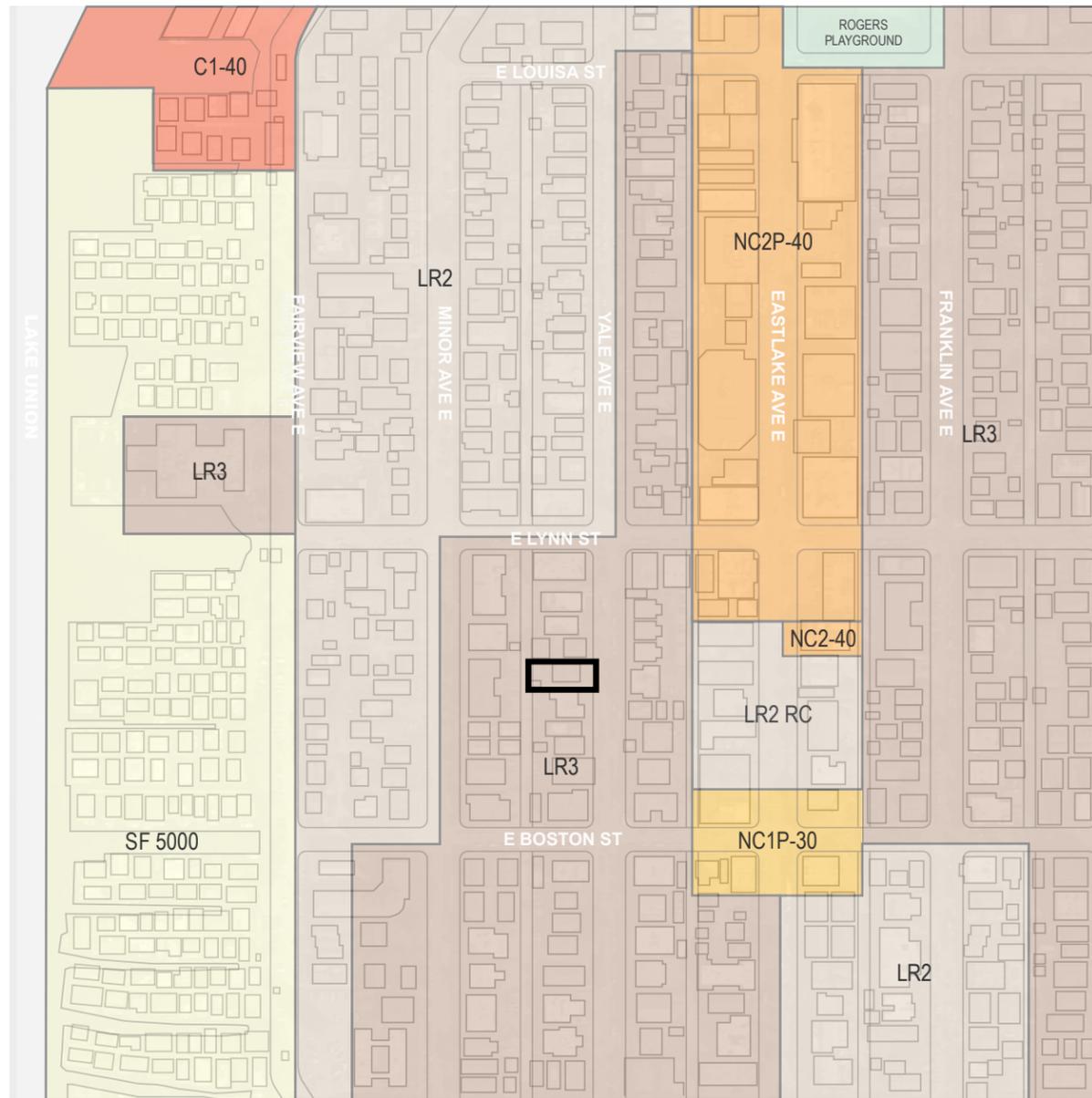
- ARTERIALS
- INTERSTATE FREEWAY
- BUS ROUTE
- 🚌 BUS STOP
- MARKED BIKE PATH
- PEDESTRIAN TRAIL
- PEDESTRIAN AREA
- PARK
- PROJECT SITE
- # PROMINENT NEIGHBORHOOD INSTITUTIONS
- # PROMINENT BUSINESSES / SERVICES

1. TOPS K-8 SCHOOL
2. LOUISA'S CAFE
3. SECULAR JEWISH CIRCLE OF PUGET SOUND
4. UNION CENTER PHARMACY
5. PAZZO'S ON EASTLAKE
6. ZOO TAVERN
7. VOXX COFFEE
8. STADIUM MARKET
9. PATRICK'S FLY SHOP
10. SERAFINA
11. PETE'S WINES



CONTEXT MAP: NEIGHBORHOOD SERVICES





NEIGHBORHOOD CONTEXT

The site is located in an LR3 zone, with predominantly multifamily buildings in the near vicinity -- the lone exception being the two single-family houses on the adjacent properties to the north. The neighborhood contains various retail and office buildings along Eastlake Avenue.

- SF 5000
- LR2
- LR3
- NC1

- NC2
- C1
- PARK
- PROJECT SITE

ZONING



VICINITY USE



- SINGLE FAMILY RES.
- MULTIFAMILY RES.
- MIXED USE
- RETAIL

- OFFICE
- EDUCATIONAL
- WAREHOUSE
- PROJECT SITE

URBAN DESIGN ANALYSIS

DEVELOPMENT CONTEXT: NEW CONSTRUCTION

- RECENT AND PENDING DEVELOPMENT
- PROJECT SITE

- A** 2220 YALE AVE E / SDCI #3015197
- B** 2203 EASTLAKE AVE E / SDCI #3016024
- C** 2044 MINOR AVE E / SDCI #3007553
- D** 90 E NEWTON ST / SDCI #3015962
- E** 2212 FRANKLIN AVE E / SDCI #3020434
- F** 2218 FRANKLIN AVE E / SDCI #3019412
- G** 2306/2310 FRANKLIN AVE E / SDCI #3021041
- H** 2321 FRANKLIN AVE E / SDCI #3020190
- I** 2358 FRANKLIN AVE E / SDCI #3019857
- J** 2351 FRANKLIN AVE E / SDCI #3016429
- K** SHELTON APARTMENTS / SDCI #3016711
- L** 2371 FRANKLIN AVE E / SDCI #6310638
- M** 2359 YALE AVE E / SDCI #3019838
- N** 2351 YALE AVE E / SDCI #3010937
- O** 2350 MINOR AVE E / SDCI #3008302
- P** 2347 MINOR AVE E / SDCI #3015925
- Q** 2328 MINOR AVE E / SDCI #3019707



DEVELOPMENT CONTEXT

Residential development in the neighborhood has started to shift from townhouses and rowhouses to apartment buildings in LOW-RISE ZONES, with mixed-use projects in NEIGHBORHOOD COMMERCIAL ZONING along the Eastlake corridor and pedestrian area.

DEVELOPMENT PRECEDENTS
VARIOUS MULTIFAMILY

On side streets, east and west of Eastlake Avenue, new development is predominantly townhouses. Recent townhouse construction (A, D, H, and O at left) tends toward heavily modulated volumes with contrasting material and color palettes, while multi-family projects (B, K) have generally featured more restrained massing and material expression, with (K) offering the closest example of a precedent for the project in terms of scale and massing



A
2220 YALE AVE E / SDCI #3015197
TOWNHOUSES. Minimal formal/spatial engagement with sidewalk due to scale and elevation; mass is overly differentiated, emphasizing verticality and scale, creating *poor engagement with site.*



D
EASTLAKE ROWHOUSES / 90 E NEWTON / SDCI #3015962
ROWHOUSES. Material and color change between ground level and upper levels successfully *differentiates residential use from streetscape*; positive suggestion of strong form, though *unordered facade is overly busy.*



H
2321 FRANKLIN AVE E / SDCI #3020190
TOWNHOUSES. Formal repetition and vertical expression is *poor precedent for scale of multi-family project*; minimal visual separation between public realm and residence.



O
2350 MINOR AVE E / SDCI #3008302
TOWNHOUSES. *Scale, landscaping and siting provide positive precedents*; restrained yet bold contemporary material/color use emphasizes individual buildings despite similar form; differentiation of fenestration (mullions) *interrupts simple formal read.*



B
2203 EASTLAKE AVE E / SDCI #3016024
MIXED USE. Plaza and change in material palette *negotiate between street life / commercial use and residential use.*



K
SHELTON APARTMENTS / SDCI #3016711
MULTIFAMILY. Massing addresses *formation of street edge*; simple window rhythm works with material to establish a *connection with historic context* and provide backdrop and *precedent for neighborhood.*

URBAN DESIGN ANALYSIS

EXISTING BUILDING STOCK

BUILDING BY ERA

- 2000 - PRESENT
- 1950 - 2000
- PRE-1950
- SINGLE FAMILY RESIDENTIAL
- PROJECT SITE

- A** 2220 YALE AVE E / SDCI #3015197
- B** 2203 EASTLAKE AVE E / SDCI #3016024
- C** 2044 MINOR AVE E / SDCI #3007553
- D** 90 E NEWTON ST / SDCI #3015962
- E** 2212 FRANKLIN AVE E / SDCI #3020434
- F** 2218 FRANKLIN AVE E / SDCI #3019412

VICINITY BUILDING STOCK

West of Eastlake the neighborhood is a mix of single-family and multi-family, representing a range eras. OLDER BRICK APARTMENT BUILDINGS regularly flank each block at intersections, *creating a strong street edge that typically breaks down toward midblock* with the setbacks common to postwar buildings.

Because of the slope toward LAKE UNION, buildings on the eastern / uphill side of streets are typically set back, *disengaged from the street by the change in elevation* and imposing landscape features like rockeries, whereas buildings on the western / downhill side of the street are *more readily able to engage the street*.



URBAN DESIGN ANALYSIS

EXISTING BUILDING STOCK

HISTORIC FABRIC: 1960s + 1920s APARTMENTS / IMMEDIATE VICINITY

The neighborhood features numerous POST-WAR APARTMENT BUILDINGS with generous setbacks, often resulting in a *poor relationship with the street* and a *heightened sense of privacy*, with exceptions in the form of SMALL COURTYARD BUILDINGS that better handle the *transition from the public realm to private dwellings*.

PREWAR APARTMENT BUILDINGS typically hold the street edge with *minimal setbacks*, *strong form / simple massing*, an *ordered facade of punched windows*, and *landscaping that provides privacy and a transition from the street to residential use and enhances the pedestrian experience*.



1
2235 YALE AVE E
NEGATIVE PRECEDENT. Setback from street and front lot parking don't contribute positively to strong street edge or pedestrian streetscape; excessively private.



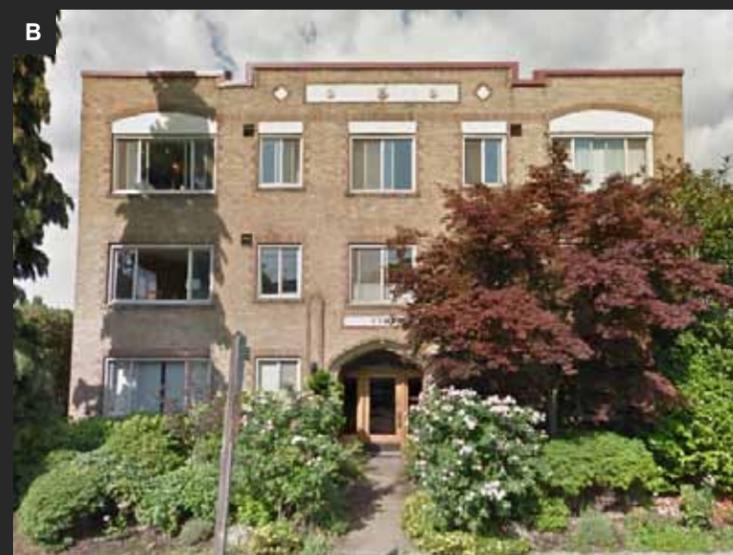
2
2221 YALE AVE E
NEGATIVE PRECEDENT. Building is oriented exclusively toward views / away from street; Setback from street doesn't contribute to strong street edge or pedestrian engagement.



3
100 E BOSTON
POSITIVE PRECEDENT. Building uses scale, form, and landscaping to hold street edge and effectively negotiate between public realm and residential use.



A
LYNNYALE APARTMENTS / 2245 YALE AVE E
POSITIVE PRECEDENT. Building uses scale, form, and landscaping to hold street edge and effectively negotiate between public realm and residential use; simple, legible entry sequence.



B
2203 YALE AVE E
POSITIVE PRECEDENT. Building uses scale, form, and landscaping to hold street edge and effectively negotiate between public realm and residential use; simple, legible entry sequence.



C
2044 YALE AVE E
POSITIVE PRECEDENT. Simple massing, pedestrian-oriented scale, and minimal setback contribute streetscape; material expression contributes to neighborhood character.

URBAN DESIGN ANALYSIS

DESIGN CUES: MASSING + ELEVATIONS



2245 YALE AVE E



2203 YALE AVE E



2359 FRANKLIN AVE E

MASSING: STRONG FORM, SCALED TO NEIGHBORHOOD

Minimal setback and 2-3 story scale holds street edge;
Entry mediates between pedestrian and building scale.

ORDERED FACADE: SIMPLE, COHERENT RHYTHM

Punched windows of even size with slightly modulated rhythm;
Proportion of glazing and cladding roughly equivalent.

GERMANE NEIGHBORHOOD CHARACTERISTICS

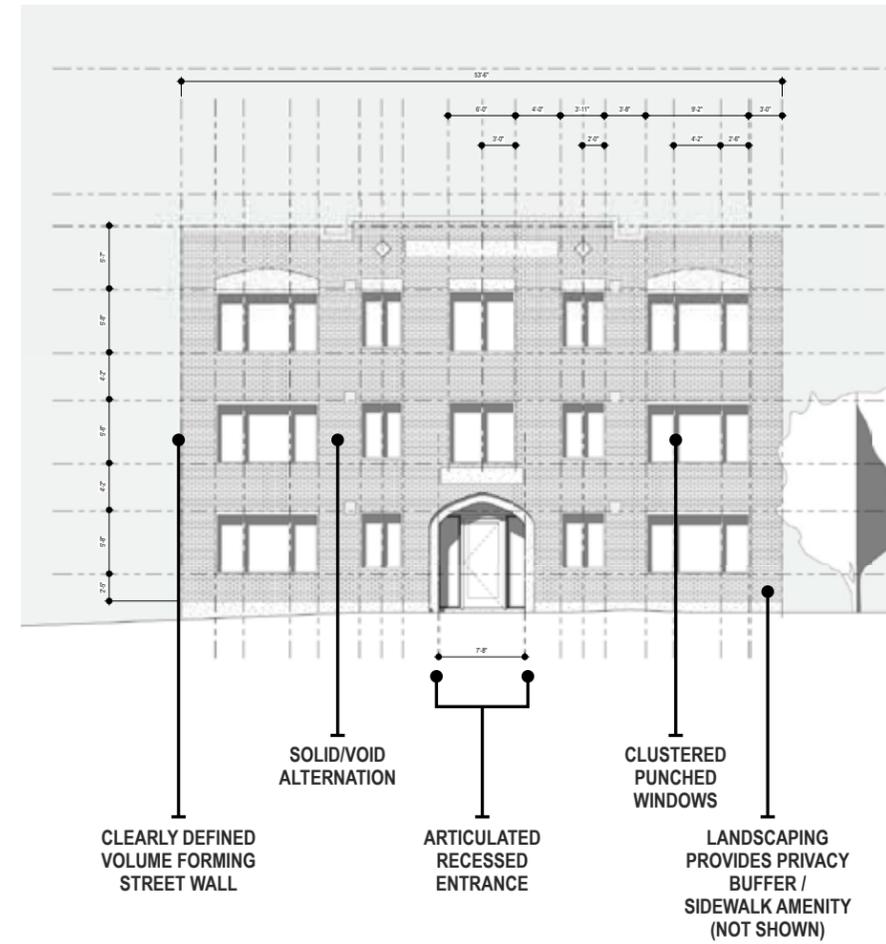
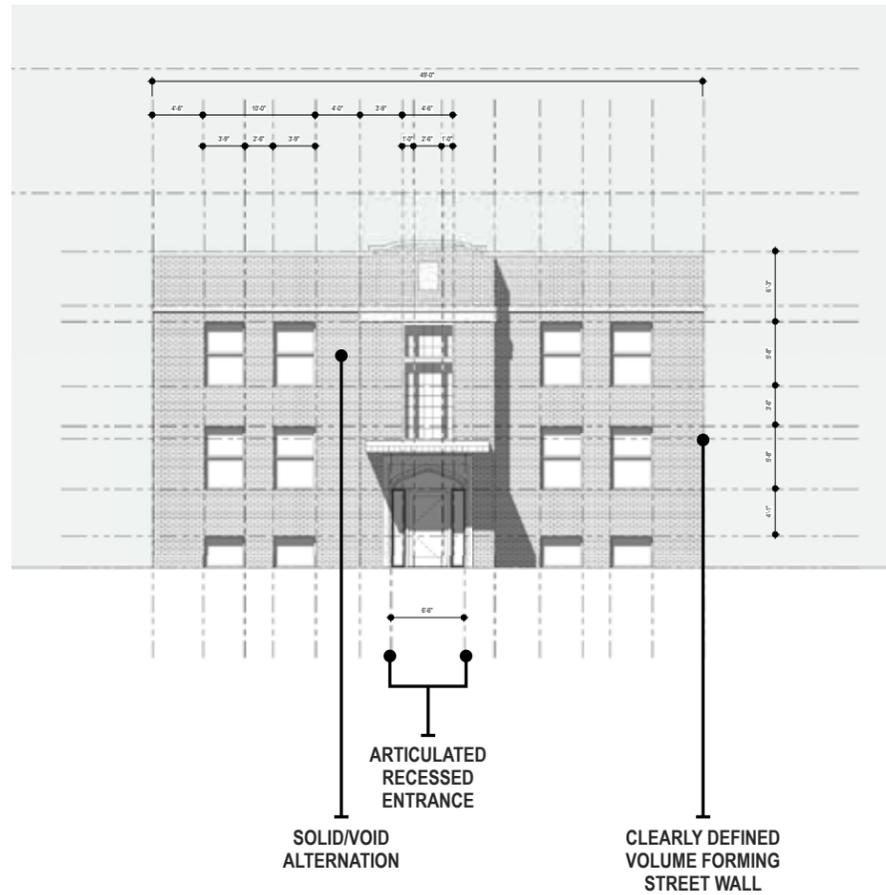
Landscaping creates privacy and transition from right-of-way to residential use;
Simple, effective recesses in massing demarcate entry.

RELEVANT DESIGN GUIDELINES

CS2.A2. ARCHITECTURAL PRESENCE

CS2.B2. CONNECTION TO THE STREET

CS3.A1. FITTING OLD AND NEW TOGETHER



URBAN DESIGN ANALYSIS

STREET ELEVATIONS



YALE AVE EAST FACING EAST



YALE AVE EAST FACING WEST



2221 YALE AVE E
ADJACENT 8 UNIT
APARTMENT BUILDING



FRONT OF PROPERTY



2231 YALE AVE E
ADJACENT
SINGLE-FAMILY
HOUSE



2229 YALE AVE E
ADJACENT
SINGLE-FAMILY
HOUSE



REAR OF PROPERTY



2221 YALE AVE E
ADJACENT 8 UNIT
APARTMENT BUILDING



2220 MINOR AVE E
NEIGHBORING
APARTMENT BUILDING
(ACROSS ALLEY)



ACROSS ALLEY FROM PROPERTY



2234 MINOR AVE E
NEIGHBORING
APARTMENT BUILDING
(ACROSS ALLEY)



SECTION 3
STANDARDS + GUIDELINES

ZONING STANDARDS
DESIGN GUIDELINES

STANDARDS + GUIDELINES

LR3 ZONE / EASTLAKE RESIDENTIAL URBAN VILLAGE

CITATION

23.45.504 PERMITTED AND PROHIBITED USES

23.45.510 FLOOR AREA RATIO (FAR) LIMITS

FAR limited to 2.0 for LR3 Apartments inside Urban Villages that meet the requirements of 23.45.510.C

23.45.510.C STANDARDS FOR HIGHER FAR

C.1: Commitment that the structure will meet green building performance standards as specified;

C.2: Alley improvements;

C.3: Parking for apartments to be enclosed within the same structure as residential use.

23.45.512 DENSITY LIMITS / LOW-RISE ZONES

For apartments that meet the standards of subsection 23.45.510.C, there is no density limit in LR3 zones.

23.45.514 STRUCTURE HEIGHT

Apartments in LR3 Zones within Urban Villages are limited to 40' building height.

23.45.518 SETBACKS AND SEPARATIONS

MIDBLOCK SITE / LR3 ZONE

FRONT = 5' min;

SIDE = 5' min, 7' avg;

REAR = 10' min at alley;

23.45.522 AMENITY AREA

Amenity area requirements for apartments in LR Zones:

Min 25% of lot size;

Min 50% of required amenity area at grade;

Min 505 of at-grade amenity area must be landscaped with plants;

At-grade amenity provided as common space;

250 SF minimum area to qualify as amenity space;

PROJECT RESPONSE

Proposed residential use is permitted.

Project is eligible for higher FAR per 23.45.510.C:

Lot Area = 5500 SF

Max Buildable Area = 11,000 SF (5,500 SF x 2.0)

Proposed Floor Area = 11,000 SF

Project will be constructed to Built Green 4-star rating;

Existing alley is already paved;

Proposed parking is to be enclosed within the same use as the structure.

Project is exempt from density limit per 23.45.510.C. Table A.

The proposed structure is compliant for height.

Preferred scheme uses stepped height calculation per

Director's Rule 4-2012.

Departure requested from rear and side setbacks for garage.

(See Section 6.)

Compliant with all other setbacks.

Lot size = 5500 SF

Amenity Area required = 1375 SF

Req Amenity area at grade = 688 SF

Proposed common amenity area at grade (+/- 700 SF) to be provided above proposed garage.

NOTES

Portions of a story that extend no more than 4 feet above existing or finished grade, whichever is lower, excluding access, are exempt from FAR calculations. (Exhibit A)

Height increases allowed:

+4' added to height limit for a structure with a story partially below-grade with max. 4 stories above that level;

+4' feet above limit for open railings, planters, skylights, clerestories, parapets and firewalls on the roofs;

+10' above limit for stair penthouses (max. 15% of roof area)

+16' above limit for elevator penthouses

CITATION

PROJECT RESPONSE

NOTES

23.45.524 LANDSCAPING STANDARDS

A.1: Landscaping must meet requirements for health and viability of plantings;
 A.2: Green Factor score must score 0.6 or greater in LR zones;
 A.3: Street trees are required, number and type determined by SDCI.

*Project will be required to achieve a Green Factor score of 0.6 or higher.
 Project site does not currently contain street trees; this will be required per 23.45.524.*

23.45.524.A.2: Vegetated walls can count up to 25% of a lot's Green Factor score.

23.45.526 LEED, BUILT GREEN, AND EVERGREEN SUSTAINABLE DEVELOPMENT STANDARDS

A. Applicants for all new development gaining extra residential floor area, pursuant to this Chapter 23.45, or seeking to qualify for the higher FAR limit in *Table A* for 23.45.510 shall make a commitment that the structure will meet green building performance standards....

In seeking to qualify for the higher FAR limit (23.45.510 Table A) the project is to meet Built Green 4-Star requirements.

23.45.527 STRUCTURE WIDTH AND FACADE LENGTH LIMITS IN LR ZONES

Apartments in LR3 within Urban Village
Max width = 150' (Table A)
Max sidelot facade length = 65% of length of lot line if within 15' of lot line

*Lot width = 50'
 Lot length = 110'
 (110')(.65) = 71.5' Max Sidelot Facade Length
 Building width is governed by setback regulations, not 23.45.527.*

23.54.015 REQUIRED PARKING

Table B, 23.54.015.M: All residential uses in commercial and multifamily zones within urban villages that are not within urban center or the Station Area Overlay District, if the residential use is located within 1,320 feet of a street with frequent transit service, measured as the walking distance from the nearest transit stop to the lot line of the lot containing the residential use.
23.54.015.D.2 Table D: Bike parking of 0.75 long-term stalls per SEDU unit, 1 per 4 for standard dwelling units.

*Project is within Frequent Transit Zone of Eastlake Residential Urban Village and meets requirements for frequent transit designation, therefore no parking is required; four parking stalls are proposed however, including one ADA accessible stall, according to development priorities.
 The project meets the minimum bicycle parking requirements per 23.54.015.D.2.*

23.54.040 SOLID WASTE AND RECYCLABLE MATERIALS STORAGE AND ACCESS

Per *Table A, 23.54.040.A.3*, Residential developments with 26-50 dwelling units are required to provide a minimum of 375 SF of shared storage space for solid waste and recyclable materials storage and access.

The project exceeds the minimum space requirement of 375 SF.

STANDARDS + GUIDELINES

DESIGN GUIDELINE PRIORITIES

CATEGORY

NATURAL SYSTEMS AND SITE FEATURES

CS1.B2 / DAYLIGHT AND SHADING

CITATION

“Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on the site.”

RESPONSE

The preferred design responds by concentrating massing toward alley and southern property line to minimize shading on neighboring lots to north when possible.

URBAN PATTERN AND FORM

CS2.A1 / SENSE OF PLACE

“Emphasize attributes that give Seattle, the neighborhood, and/or the site its distinctive sense of place. Design the building and open space to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.”

The subject block is anchored at the corners by quintessential older brick buildings, holding the street edge with minimal setbacks, strong form, and durable materials. The a design seeks a contemporary manifestation of these characteristics at midblock, where the existing street wall is frayed and stock is heterogeneous.

CS2.A2 / ARCHITECTURAL PRESENCE

“Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly. A site may lend itself to a ‘high-profile’ design with significant presence and individual identity, or may be better suited to a *simpler but quality design that contributes to the block as a whole. Buildings that contribute to a strong street edge, especially at the first three floors, are particularly important to the creation of a quality public realm that invites social interaction and economic activity. Encourage all building facades to incorporate design detail, articulation, and quality materials.*”

Similar to the previous design response, the proposed project seeks to contribute to the block as a whole by offering a simple, three-story volume at the street front, built with durable materials and recessed windows. The design of the street elevation incorporates elements of the archetypal brick apartment building, including banded windows, an articulated entrance, landscaping, and a minimal setback.

CS2.B2 / CONNECTION TO THE STREET

“Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm. Consider the qualities and character of the streetscape -- its physical features (sidewalk, parking, landscape strip, street trees, travel lanes, and other amenities) and its function (major retail street or quieter residential street) -- in siting and designing the building.”

The proposed design uses specific elements, such as a native plantings and a view through the lobby to a landscaped courtyard, to engage the street and contextualize the building.

CS2.C2 / MID-BLOCK SITES

“Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge where it is already present, and respond to datum lines created by adjacent buildings at the first three floors. Where adjacent properties are undeveloped or underdeveloped, design the party walls to provide visual interest through materials, color, texture, or other means.”

Common to the Eastlake neighborhood, the building stock at mid block includes numerous apartments built in the latter half of the 20th century that disengage from the street with deep setbacks that often include parking, establishing a fragmented pedestrian experience. The preferred design proposes a more engaged street presence at midblock, with well-proportioned side elevations and landscaping.

CS2.D1 / EXISTING DEVELOPMENT AND ZONING

“Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition. Note that existing buildings may or may not reflect the density allowed by zoning or anticipated by applicable policies.”

Immediate neighbors to both the north and south of the property are not reflective of allowable nor anticipated density, given the development potential of the neighborhood. The proposed design is scaled to the older, pre-war buildings along the street elevation, and scaled to view-oriented buildings toward the alley.

CATEGORY

CITATION

RESPONSE

CS2.D4 / MASSING CHOICES

“Strive for a successful transition between zones where a project abuts a less intense zone. In some areas, the best approach may be to lower the building height, break up the mass of the building, and/or match the scale of adjacent buildings but preserve natural systems or existing features, enable better solar exposure or site orientation, and/or make for interesting urban form.”

While the subject property is not located along a zone transition, the neighboring lots to the north include two single family houses. Through deliberate massing choices, the proposed design attempts to respect the scale and needs of those properties while also anticipating future development on those sites.

CS2.D5 / RESPECT FOR ADJACENT SITES

“Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent properties.”

The proposed design provides a generous setback from the alley for the majority of the massing — 17’6”, as opposed to the allowable 10’ — and scales the proposed garage according to the existing landscape of the site to maintain good daylighting and privacy for the existing house north of the site along the alley (2229 Yale E.)

ARCHITECTURAL CONTEXT AND CHARACTER

CS3.A1 / FITTING OLD AND NEW TOGETHER

“Create compatibility between new projects and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.”

A primary goal in the design of the proposed project is the contemporary interpretation of historic apartment buildings long associated with the city. These elements include three-story massing, well-defined and well-proportioned form, durable cladding, clustered and recessed windows, a minimal setback, and a landscaped and articulated entry.

CS3.A4 / EVOLVING NEIGHBORHOODS

“In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.”

The neighborhood is expected to continue its recent development for a number of reasons: the designation of the Eastlake Residential Village and frequent transit overlay, with excellent bus and bike access to the University of Washington, downtown, and South Lake Union, and with terrific views. The proposed development attempts to set a positive precedent at midblock by actively engaging the street, whereas much recent development in the neighborhood has instead exclusively engaged the view potential to the detriment of the neighborhood character.

ACCESSIBILITY

PL2.A1 / ACCESS FOR ALL

“Provide access for all people of all abilities in a manner that is fully integrated into the design....”

In addition to providing well-designed accessible amenity space, the proposal calls for the addition of parking on site to increase the viability of accessible residences, even though this is not required per frequent transit.

RESIDENTIAL EDGES

PL3.B2 / SECURITY AND PRIVACY

“Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings. Consider design approaches such as elevating the main floor, providing a setback from the sidewalk, and/or landscaping to indicate the transition from one type of space to another.”

The design integrates privacy landscaping, a jogged entrance with vestibule and good visibility, and an elevated main floor.

STANDARDS + GUIDELINES

DESIGN GUIDELINE PRIORITIES

CATEGORY

VEHICULAR ACCESS AND CIRCULATION

DC1.C1 / BELOW-GRADE PARKING

CITATION

“Locate parking below grade wherever possible. Where a surface parking lot is the only alternative, locate the parking in rear or side yards, or on lower or less visible portions of the site.”

RESPONSE

Parking, while not required, is included in a garage accessed off the alley and located almost entirely below grade. (Grade changes approximately 18' from street to alley level.)

MASSING

DC2.A1 / SITE CHARACTERISTICS AND USES

“Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space. In addition, special situations such as very large sites, unusually shaped sites, or sites with varied topography may require particular attention to where and how building massing is arranged as they can accentuate mass and height.”

Massing is primarily divided into two segments, with a smaller massing along the street that is calibrated to the pedestrian scale, and recessed stairwells that are located midsite along the shared lotlines to improve daylighting and accommodate transitions in massing and materials. Open space is allocated as amenity area at rear of lot above alley and at the fourth level; a small light-filled courtyard is visible from the street, helping to diminish the effective scale of the building on its site.

DC2.A2 / REDUCED PERCEIVED MASS

“Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries.”

Balconies and sunscreens on the south and west elevations help develop depth in the facade while breaking up the massing and planar appearance of the building; recessed stairwells and a material change from street to alley reduce perceived the bulk of the building; infill panels clustered with windows provide an additional differentiation and a material continuity throughout; darker-colored material on larger segment of building is also intended to reduce perception of mass.

SECONDARY ARCHITECTURAL FEATURES

DC2.C3 / FIT WITH NEIGHBORING BUILDINGS

“Use design elements to achieve a successful fit between a building and its neighbors, such as: (a) considering aspects of neighboring buildings through architectural style, roof line, datum line detailing, fenestration, color or materials...”

The project finds its closest precedent in the historic brick buildings peppered throughout Seattle's neighborhoods, including on the subject block at either corner. Scale and detailing are closely attuned to these precedents.

SCALE AND TEXTURE

DC2.D2 / TEXTURE

“Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or ‘texture,’ particularly at the street level and other areas where pedestrians predominate.”

As mentioned previously, the proposal establishes a contemporary manifestation of elements and detailing common to Seattle's historic apartment buildings along the street-facing volume, while integrating these elements throughout the building with a change in materials.

BUILDING MATERIALS

DC3.C2 / AMENITIES AND FEATURES

“Create attractive outdoor spaces well-suited to the uses envisioned for the project. Use a combination of hardscape and plantings to shape these spaces and to screen less attractive areas as needed. Use a variety of features, such as planters, green roofs and decks, groves of trees, and vertical green trellises along with more traditional foundational plantings, street trees, and seasonal displays.”

The proposed design will use landscaping to contextualize the building, including new street trees, a landscaped courtyard seen through the lobby, and amenity space at the rear of the property and as decks at the third floor roof and fourth level facing views to the northwest.

CATEGORY

CITATION

RESPONSE

BUILDING MATERIALS

DC4.A1 / EXTERIOR FINISH MATERIALS

“Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.”

The preferred design calls for durable, masonry-like cladding at the street frontage that is subtly variegated and of high material quality; recessed windows to create depth in the facade; and infill panels throughout of similar quality.

SECTION 4 SITE ANALYSIS

VICINITY ZONING + ADJACENT USE
SURVEY + SITE FEATURES
SITE PHOTOS
TREE SURVEY + TOPOGRAPHY
ACCESS: OPPORTUNITIES + CONSTRAINTS
DEVELOPMENT POTENTIAL

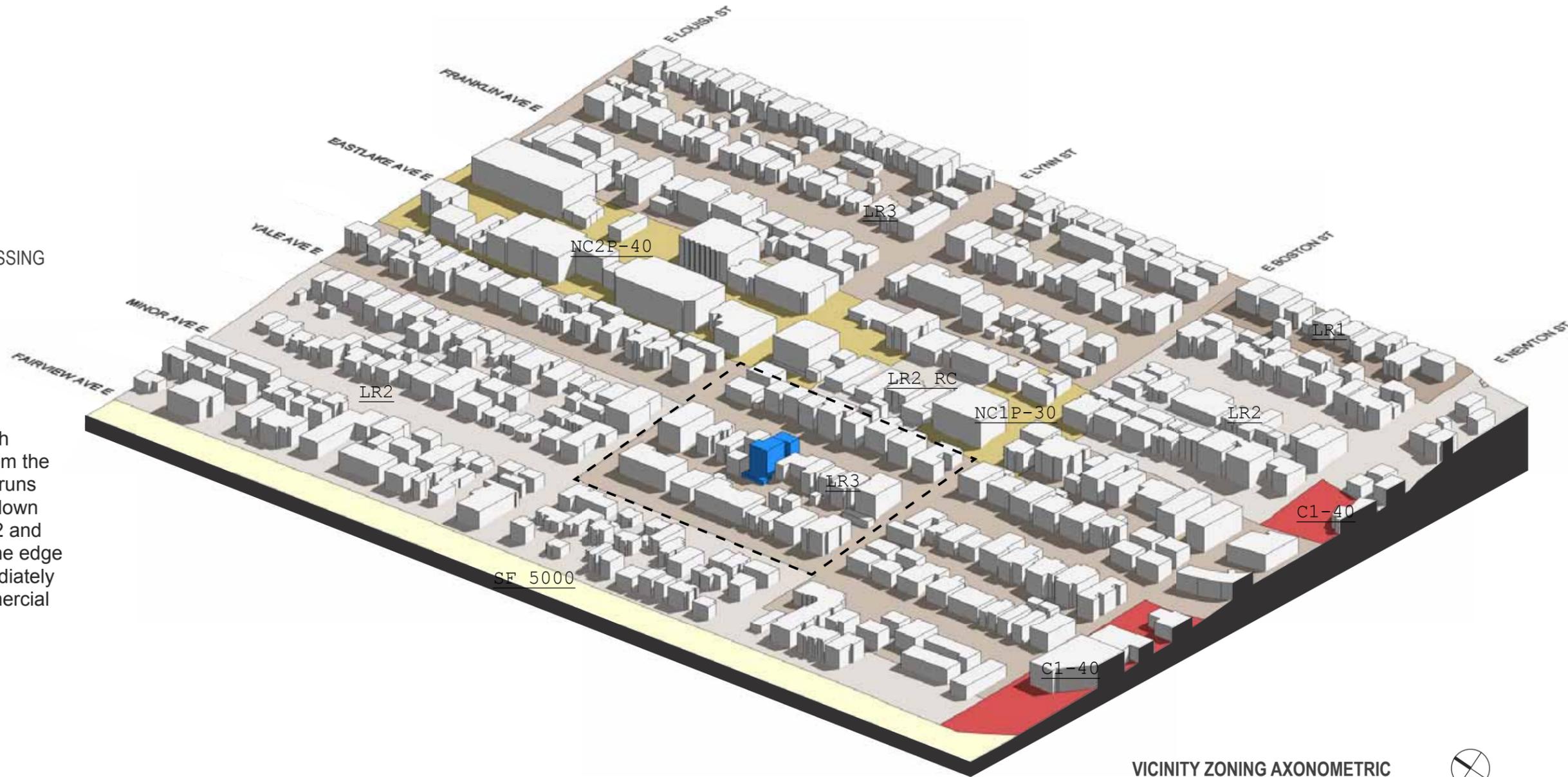
SITE ANALYSIS

VICINITY ZONING

- SF 5000_SINGLE FAMILY
- LR1_LOW RISE
- LR2_LOW RISE
- LR3_LOW RISE
- NC_NEIGHBORHOOD COMMERCIAL
- C1_COMMERCIAL
- PROJECT SITE WITH PROPOSED MASSING
- PROJECT VICINITY

VICINITY ZONING

All buildings on the immediate block -- both across the alley and across Yale Ave E from the project site -- are within an LR3 zone that runs parallel to Eastlake Ave E. Zoning steps down toward the water, transitioning from LR2 and then to SF 5000 to allow houseboats on the edge of Lake Union. The subject block is immediately west of the Eastlake Neighborhood Commercial zone.

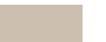


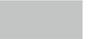
SITE ANALYSIS

ADJACENT USE

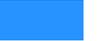


VICINITY USE

LR3_LOW RISE ZONE 

SINGLE-FAMILY USE 

MULTI-FAMILY USE 

PROJECT SITE WITH PROPOSED MASSING 

PROJECT VICINITY 

VICINITY USE

With the exception of two single-family houses on the neighboring property to the north, all buildings in the immediate vicinity are multi-family structures, including a mix of townhouses and small to medium sized apartment buildings. Recent development in the vicinity and current zoning — including the Eastlake Residential Urban Village overlay and frequent transit designation — suggest further construction of multi-family residential projects.



VICINITY AERIAL VIEW

SITE ANALYSIS

SURVEY + SITE FEATURES

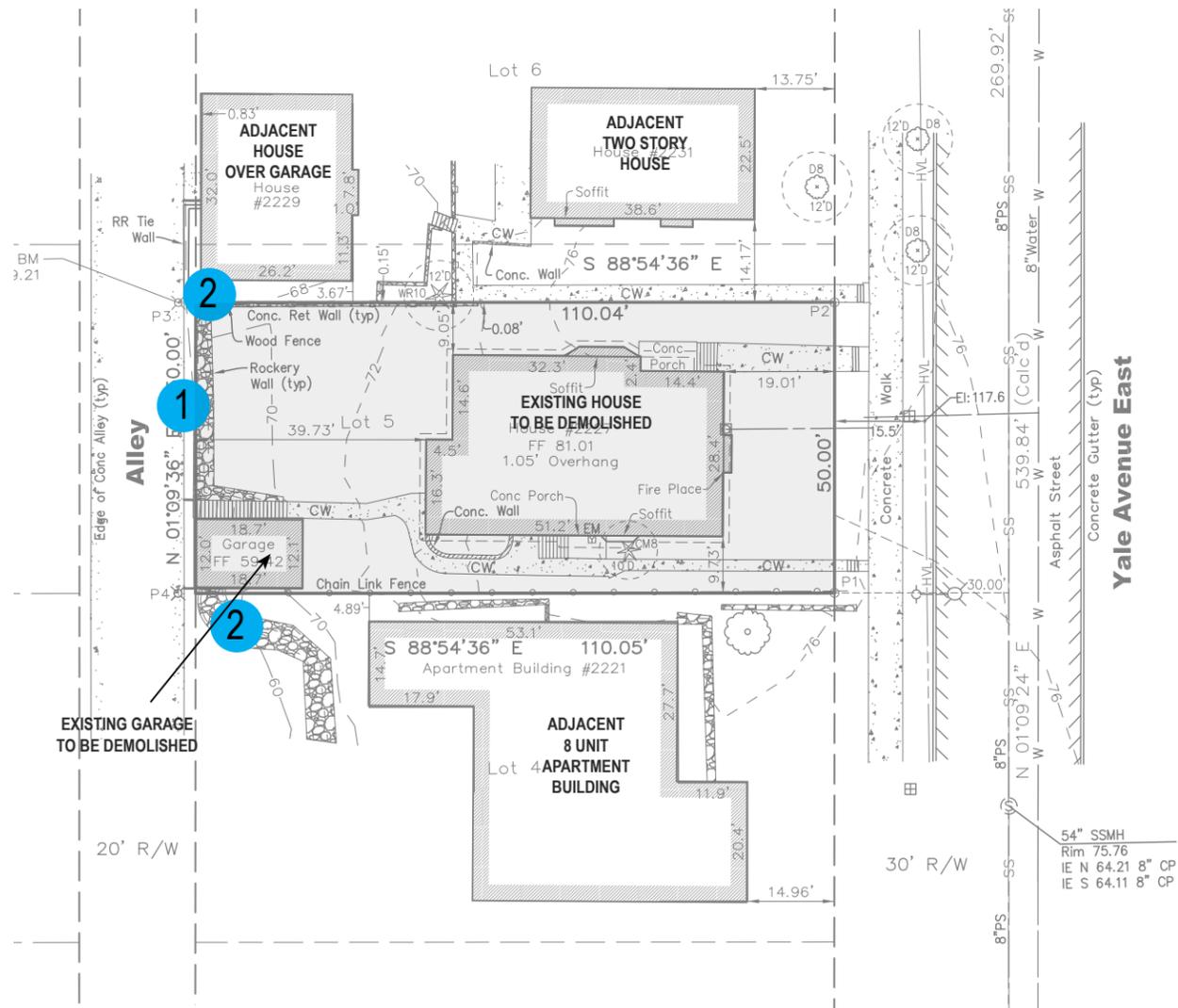
ADJACENCIES

PROMINENT SITE FEATURES

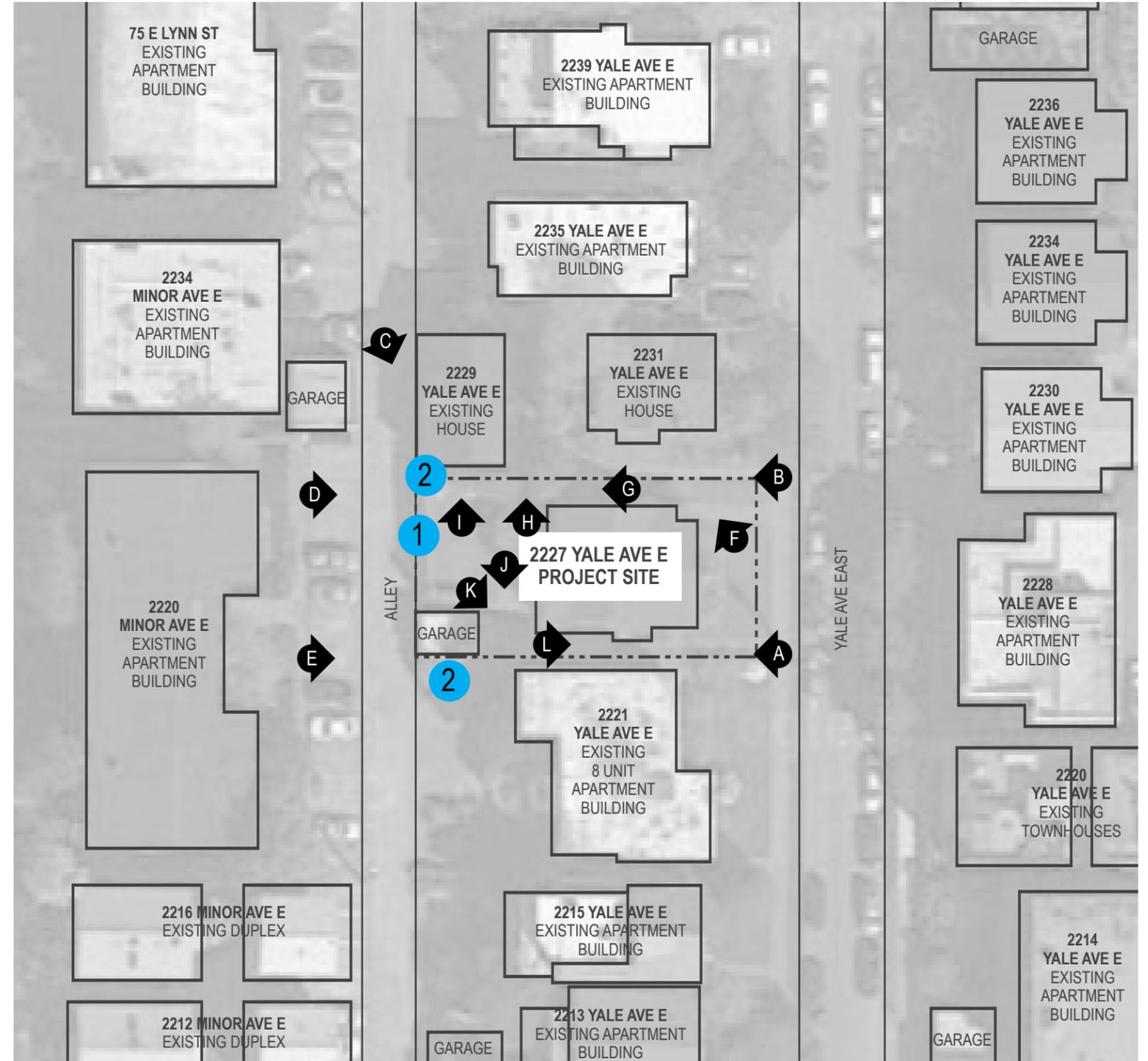
- 1 EXISTING ROCKERY ON SITE
- 2 EXISTING ROCKERY ABUTTING SITE

LEGAL DESCRIPTION

THE SOUTH 50 FEET OF LOT 5, BLOCK 7, GREENES ADDITION TO THE CITY OF SEATTLE ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF THE PLATS, PAGE 73, RECORDS OF KING COUNTY, WASHINGTON.



IMMEDIATE SITE ADJACENCIES



ADJACENCY MAP WITH SITE PHOTOS KEYED



SITE ANALYSIS

SITE PHOTOS + FEATURES

PROMINENT SITE FEATURES

The site features a *steep grade and 10' rockery (1)* at the alley side of the property that is bordered on either side by neighboring rockeries, and a Red Cedar *(2)* abutting the northern property line.

A non-conforming neighboring house at 2229 YALE AVE E is set back less than four feet from the shared property line to the north; a second house to the north of the project site, at 2231 YALE AVE E, is set back from shared lot line approximately 14 feet. A neighboring apartment building at 2221 YALE AVE E is set back approximately five feet from the shared property line to the south.



A
FACING NORTHWEST TOWARD 2231 YALE AVE E



B
FACING NORTHWEST TOWARD 2231 YALE AVE E



C
FACING SOUTHxSE SHOWING PROJECT SITE ROCKERY



D
FACING EAST TOWARD 2229 / 2227 YALE AVE E



E
FACING NORTHWEST TOWARD 2231 YALE AVE E



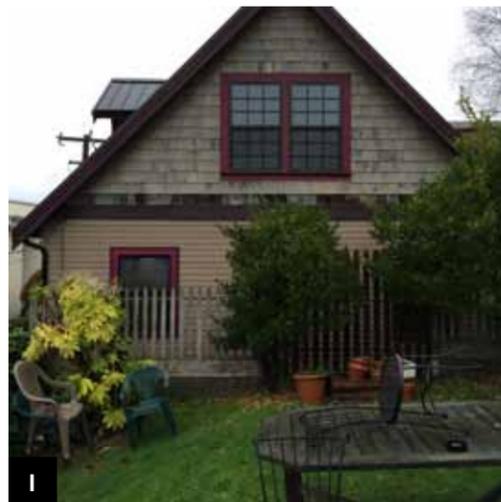
F
FACING WEST TOWARD 2229 YALE AVE E



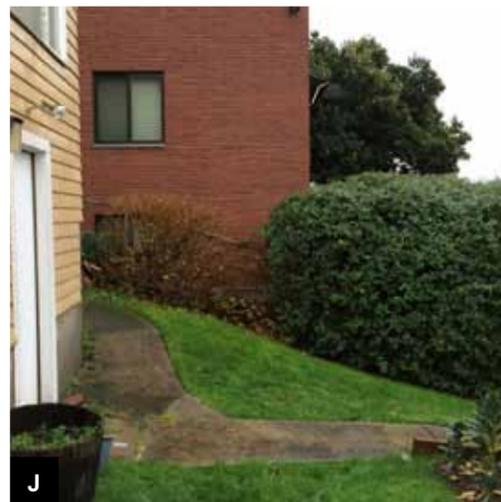
G
FACING NORTH TOWARD 2229 YALE AVE E (YARD)



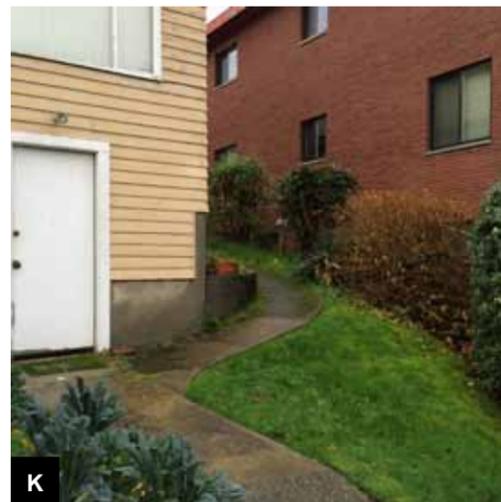
H
FACING NORTH TOWARD 2229 YALE AVE E



I
FACING NORTH TOWARD 2229 YALE AVE E



J
FACING SOUTH TOWARD 2221 YALE AVE E



K
FACING SOUTHEAST TOWARD 2221 YALE AVE E



L
FACING EAST TOWARD YALE AVENUE EAST

SITE ANALYSIS

TREE SURVEY

SUMMARY

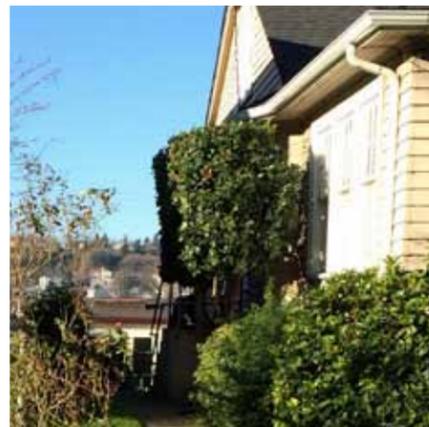
Per John Lewis of *Kenny Tree, Inc.*, there are no exceptional trees on or adjacent to the site. Of the Hinoki Cypress adjacent to the north property line of the site, he stated:

“The tree in question is a Hynoki Cypress (*Chamaecyparis obtuse*). It has a DBH (diameter at breast height), of about 4in. and stands approximately 18-20ft. tall (see photo #1) and is not considered to be an exceptional tree. The root zone of this tree is in a planter box about 3ft. below the adjoining grade level. A cement retaining wall surrounds it on 2 sides. The crown appears to be in good health and without any visible defects.”

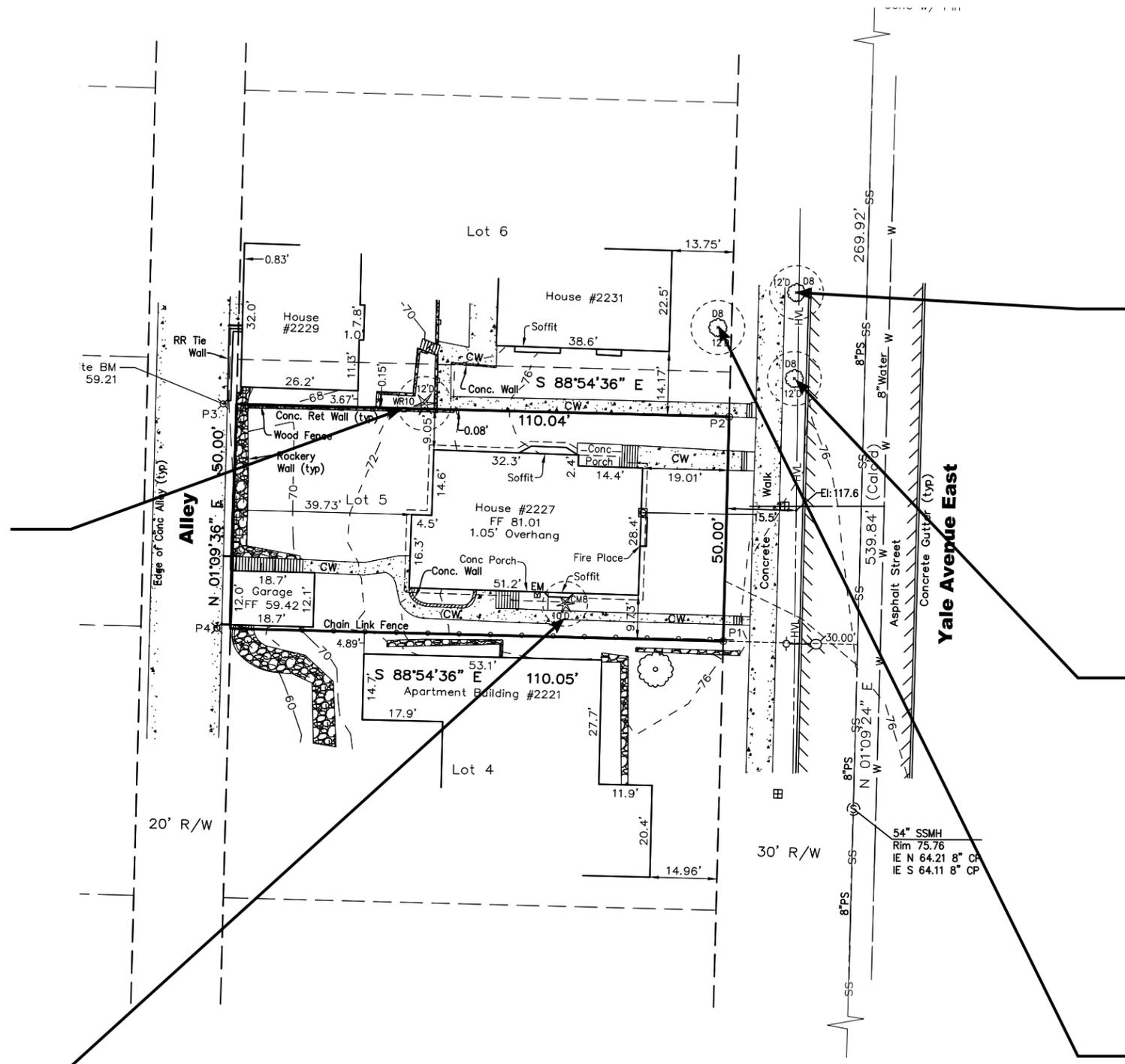
(02/22/2016)



HINOKI CYPRESS, 4" DIA. AT BREAST HEIGHT (DBH)
CHAMAECYPARIS OBTUSE
 ABUTS PROPERTY
 NON-EXCEPTIONAL



CAMELLIA, 10" DIA.
CAMELLIA JAPONICA
 NON-EXCEPTIONAL



SITE SURVEY
 EMERALD LAND SURVEYING, INC. (10/1/2015)



DECIDUOUS, 12" DIA.
 LOCATED OFF PROPERTY



DECIDUOUS, 12" DIA.
 LOCATED OFF PROPERTY



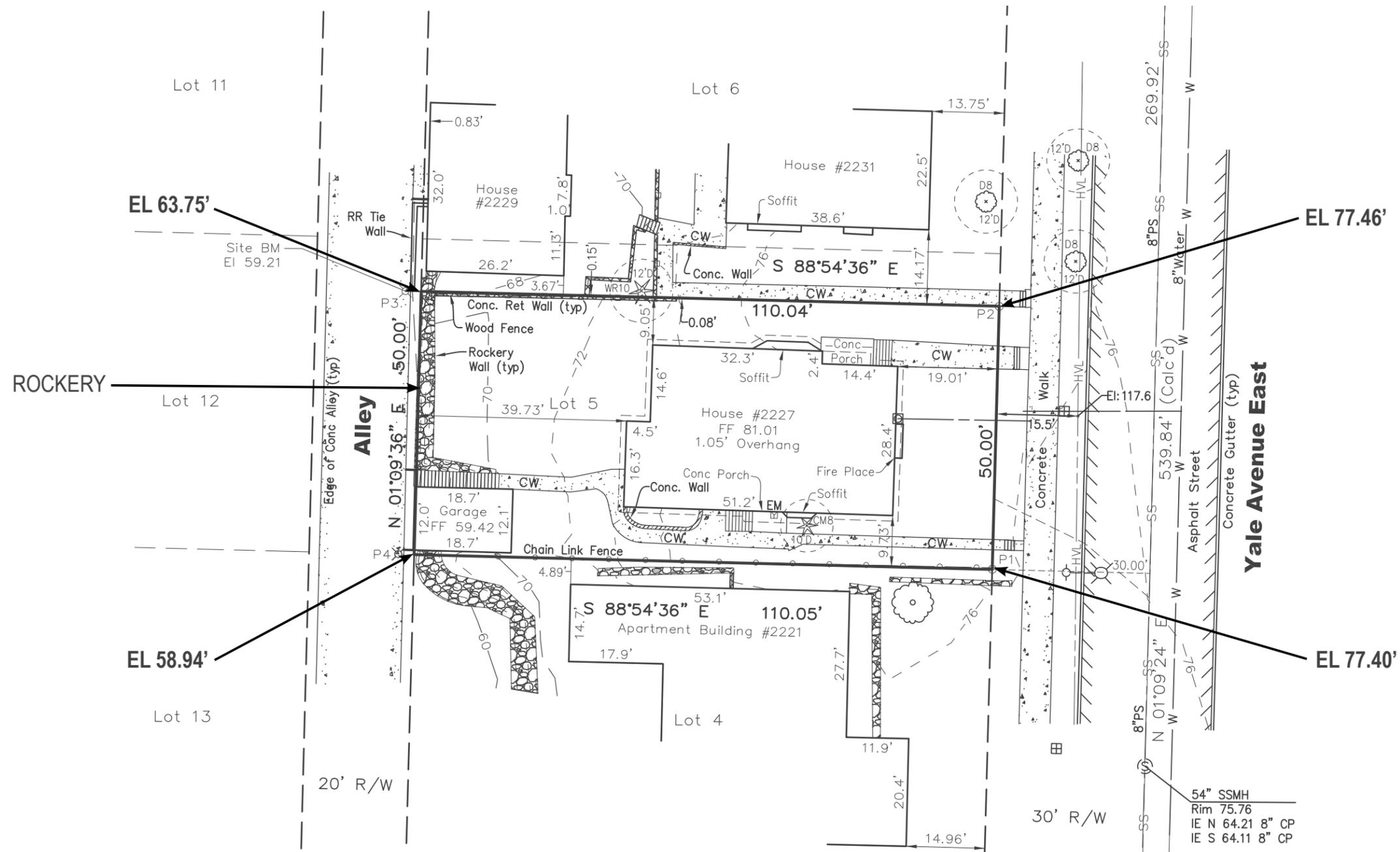
DECIDUOUS, 12" DIA.
 LOCATED OFF PROPERTY

SITE ANALYSIS

TOPOGRAPHY

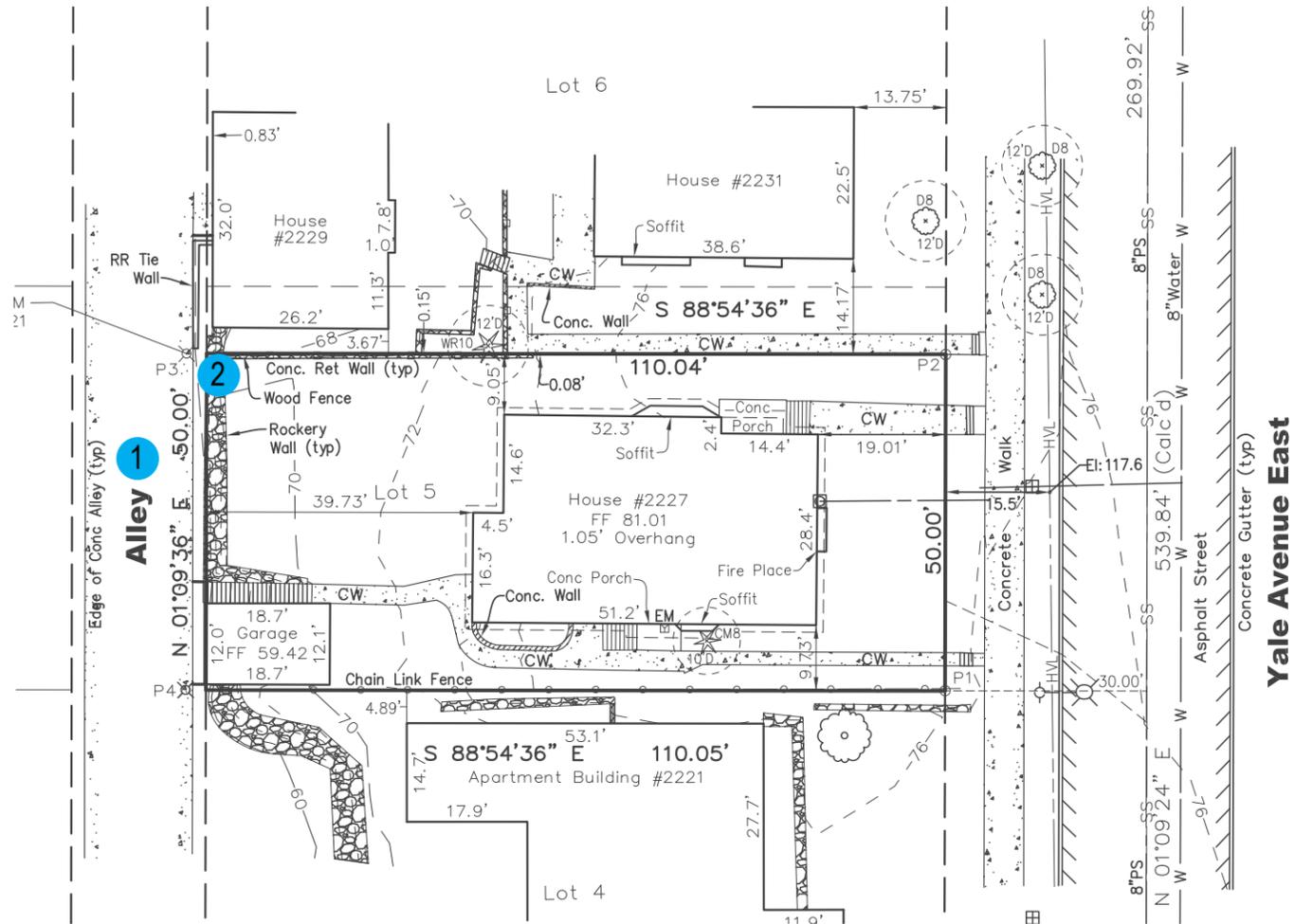
TOPOGRAPHY CHARACTERISTICS

The predominance of the site's approximately 18' elevation drop occurs over the western half of the property, and includes a rockery adjacent to the alley that extends to the neighboring properties. This rockery, in conjunction with the neighboring house and the single-car garage on site, in effect creates a street wall at the alley



SITE ANALYSIS

ACCESS: OPPORTUNITIES + CONSTRAINTS

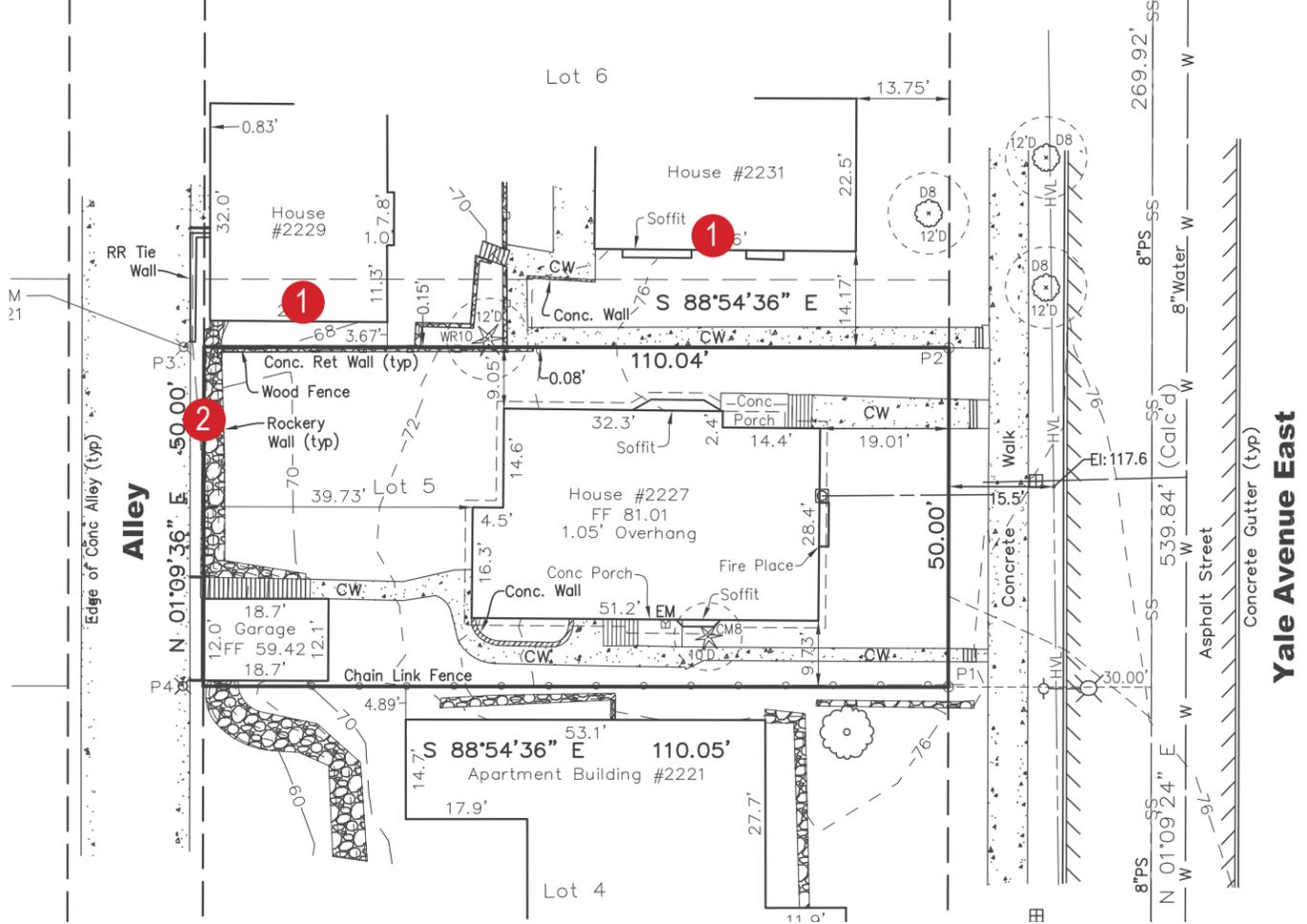
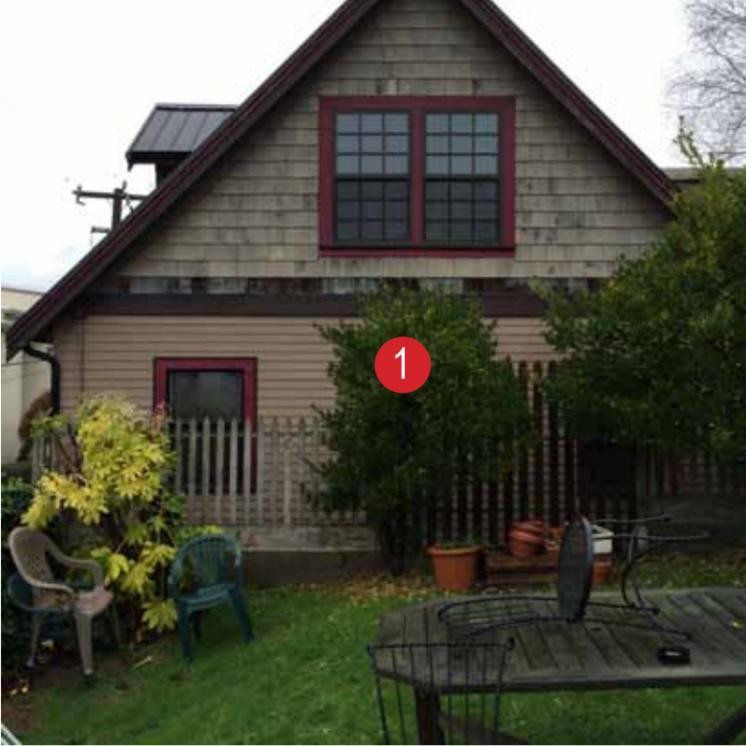


OPPORTUNITIES

- 1 Alley provides potential access for parking and services
- 2 Existing rockery that extends to neighboring properties creates alley streetwall datum that can be used to contextualize potential garage.

SITE ANALYSIS

ACCESS: OPPORTUNITIES + CONSTRAINTS



CONSTRAINTS

- Provide privacy and daylighting opportunities to neighbors **1**
- Change in grade creates challenges for egress **2**

SITE ANALYSIS

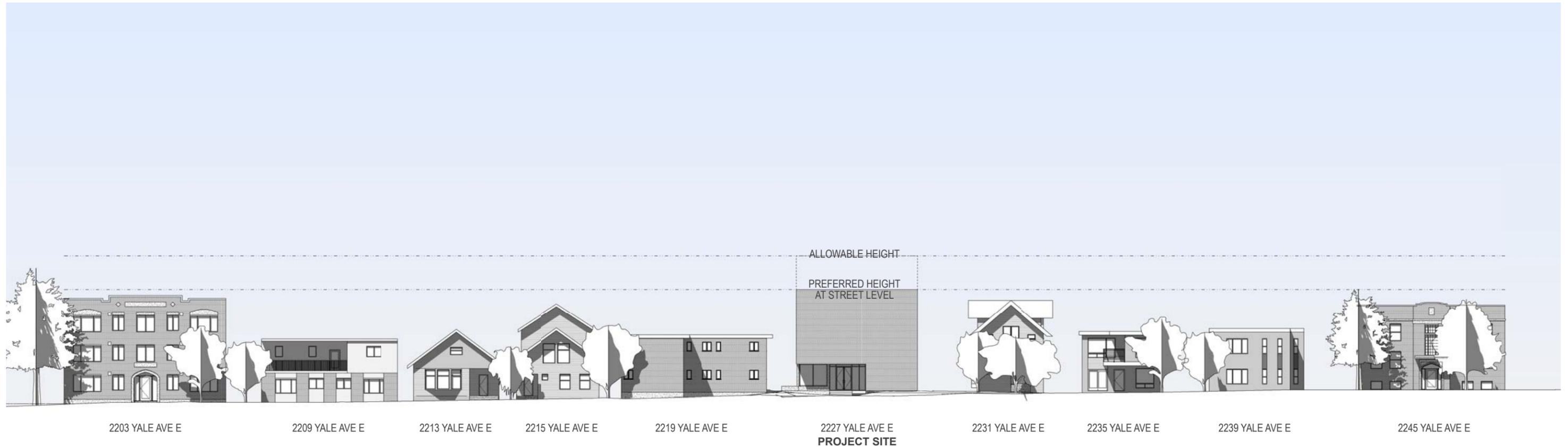
DEVELOPMENT POTENTIAL

SETTING A DEVELOPMENT PRECEDENT

Unlike properties on the uphill / eastern side of YALE AVE, adjacent properties on the west side of the street are generally older and *not built up to their full development potential*. When accounting solely for setbacks and height restrictions, this zoning potential exceeds allowable FAR, necessitating a choice on how to distribute that FAR and situate massing of projects.

Our preferred approach is to scale the massing to the street by building three levels at the front of the property, with minimal setback, and reserving the larger massing, four stories, to the alley side where views are a priority and the pedestrian scale less an issue. In doing so, we aspire to *set a precedent for the block that relates to the older brick buildings anchoring the corners of the block*.





NEIGHBORHOOD SCALE

With the aspiration to provide a positive development precedent for the neighborhood, the proposed project chooses to *not build to its maximum allowable height* at the street frontage. This gesture creates a link to the existing brick apartment buildings at the ends of the block, holding the datum that they set and engaging the street.

SITE ANALYSIS

DEVELOPMENT POTENTIAL

DEVELOPMENT POTENTIAL ANALYSIS

TYPE V-A CONSTRUCTION, R-2 MULTIFAMILY
AUTOMATIC SPRINKLER SYSTEM

ZONING: **LR3 INFILL LOT**
 LOT DIMENSIONS: **50' x 110'**
 SURVEYED LOT AREA: **5,500 SF**
 ALLOWABLE FAR: **2.0**
 DEVELOPMENT POTENTIAL (FAR): **11,000 SF**

EXISTING USE

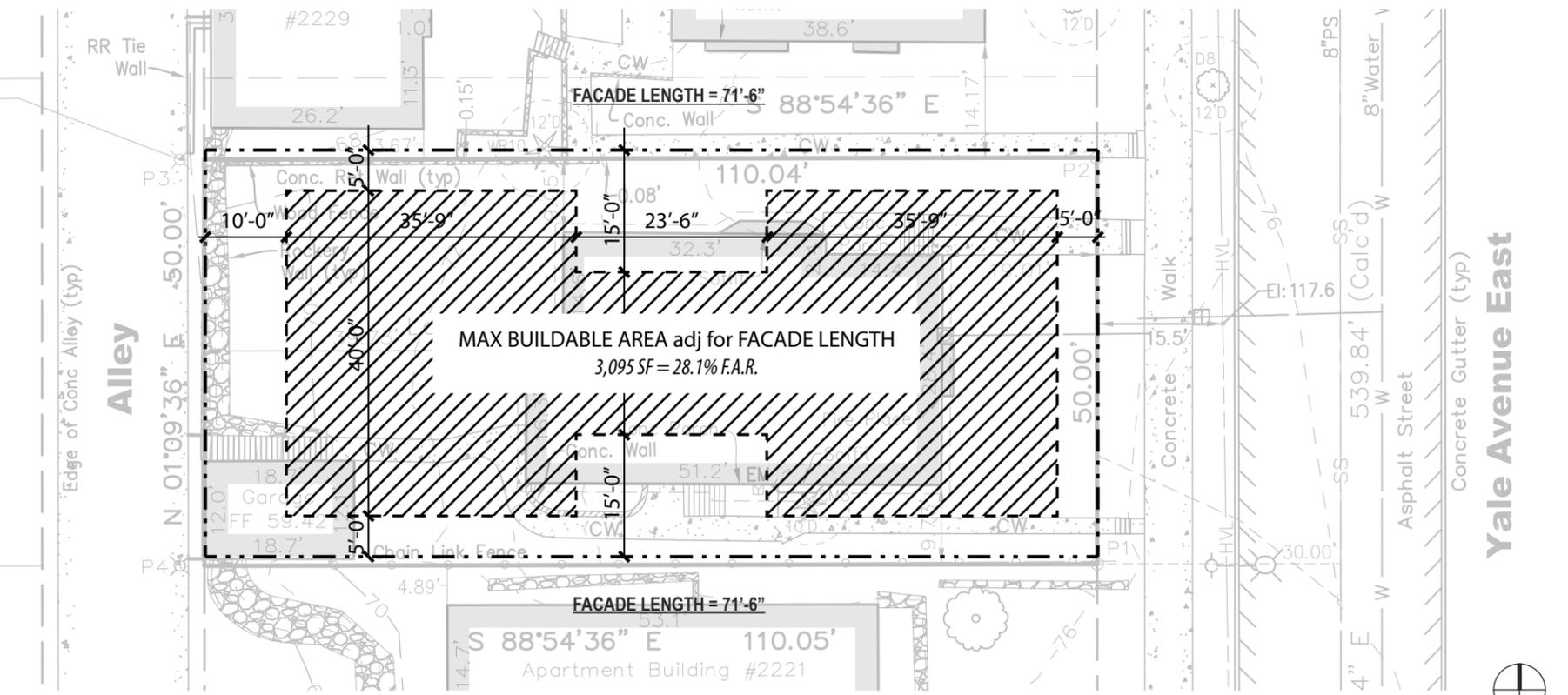
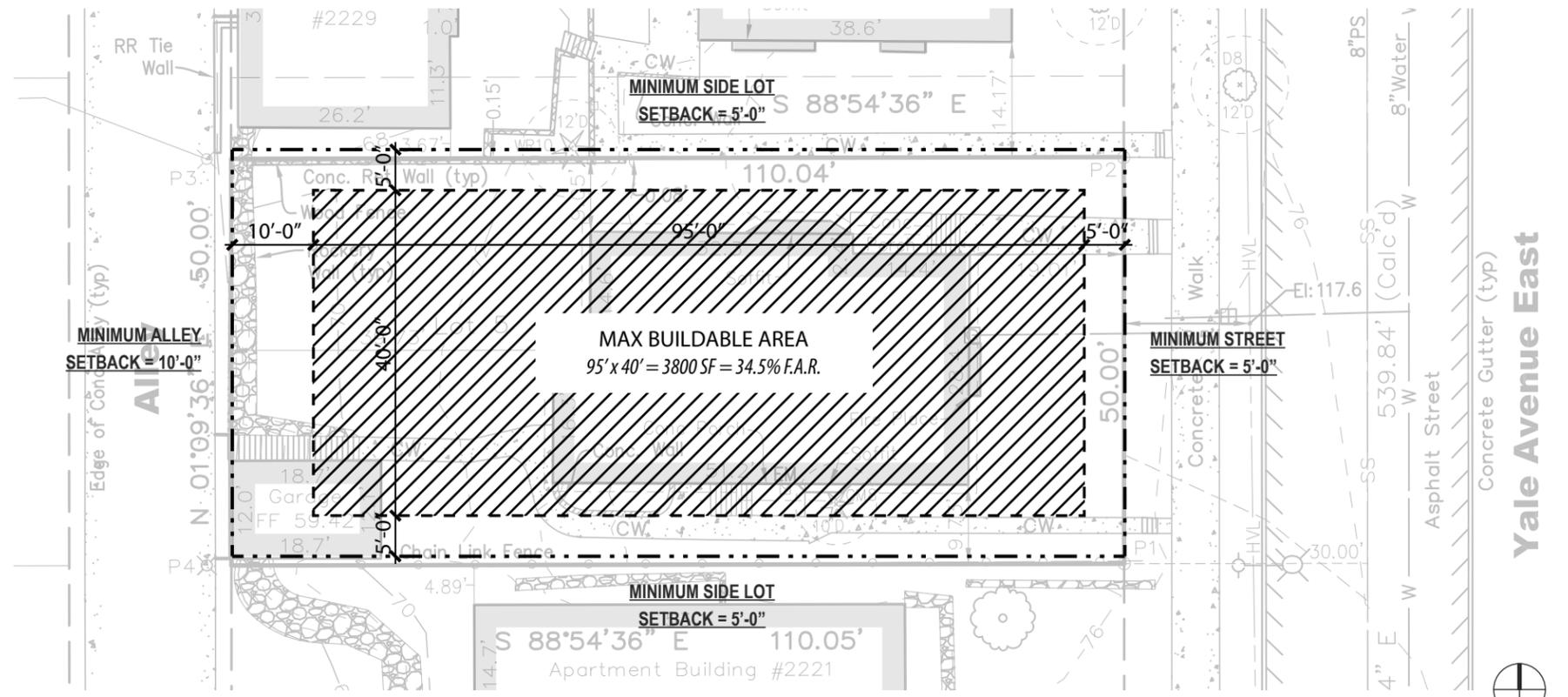
SINGLE FAMILY HOUSE: **2,250 SF**
 ONE-CAR GARAGE: **225 SF**
 APPRX EXISTING FAR USE: **0.225**

REQUIRED MINIMUM SETBACKS

STREET: **5'-0"**
 ALLEY: **10'-0"**
 SIDE LOT: **5'-0"**

MAXIMUM FACADE LENGTH

65% OF LOT DEPTH = $(110'-0") \cdot (0.65) = 71'-6"$



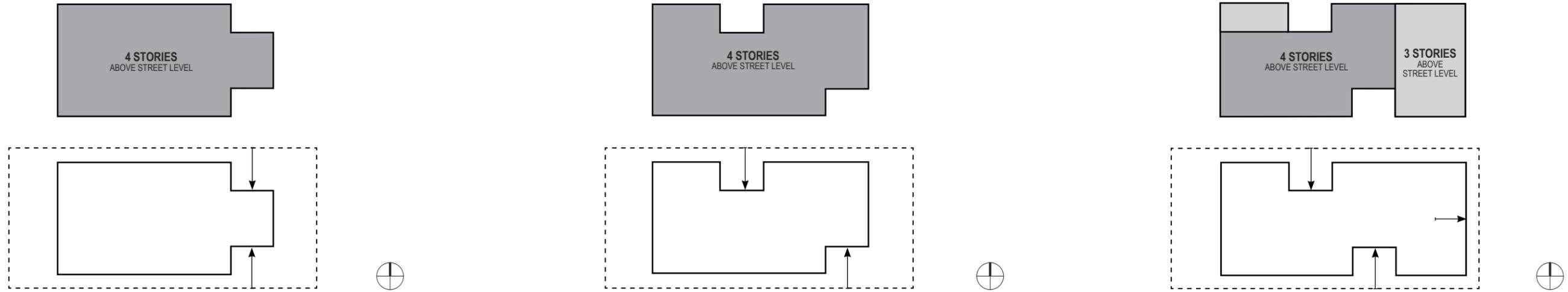
THIS PAGE INTENTIONALLY BLANK

**SECTION 5
DESIGN OPTIONS**

CONCEPT PROGRESSION
COMPARATIVE SUMMARY
DESIGN SCHEMES

DESIGN OPTIONS

CONCEPT PROGRESSION



SCHEME A (Code Compliant Scheme)

OBJECTIVE

Orient building to capture views and realize a lean development that reduces project costs.

DESCRIPTION

Scheme A efficiently utilizes the site to achieve a balance of development potential and lower cost, distributing the FAR evenly over five stories (four above street level) to capture views of Lake Union and beyond. The compact floorplate allows for minimal circulation space and, without a sub-basement, reduces shoring costs. The scheme is also code compliant, using a stepped-height calculation to determine its position on site and resulting in 5' setbacks on the north and south, a 17' setback from the alley, and roughly 16' setback from the street.

ADVANTAGES

- Uses FAR evenly over all levels;
- Efficient layout with minimal circulation space;
- Minimal shoring required;
- Full-sized roof deck (750 SF) and maximization of views;
- No departures required.

CHALLENGES

- Setback continues frayed street edge at mid-block;
- Four-story massing at street elevation is out of scale with context;
- Floor plan privileges efficiency over good unit layouts;
- Minimal, poorly realized lobby.

SCHEME B

OBJECTIVE

Fully develop property to take advantage of views and provide additional amenities.

DESCRIPTION

Scheme B maintains the view orientation and some of the efficiency of the previous scheme while digging deeper to provide an alley level for parking and services (bike parking, garbage, etc).

ADVANTAGES

- Full utilization of development potential -- two additional units compared to previous scheme;
- Parking and improved space for services at alley level;
- Full-sized roof deck (750 SF) and maximization of views.

CHALLENGES

- Increased shoring cost;
- Four-story massing at street elevation is out of scale with context and poorly engages street;
- Lacking a fully-developed lobby;
- Requires setback departure for parking garage.

SCHEME C (Preferred)

OBJECTIVE

Integrate benefits of prior schemes with improved contextual gesture that responds selectively to priorities at neighborhood and view orientations and provides better unit layouts.

DESCRIPTION

Employing a stepped barbell plan, Scheme C improves the relationship with the neighborhood by extending closer to the front lot line and scaling down that portion of the building to three stories above street level. A deeper floor plate is made possible by distributing the FAR selectively — with only four units on the top floor, promoting views, and eight units on the typical level. The deeper plate also allows for improved units.

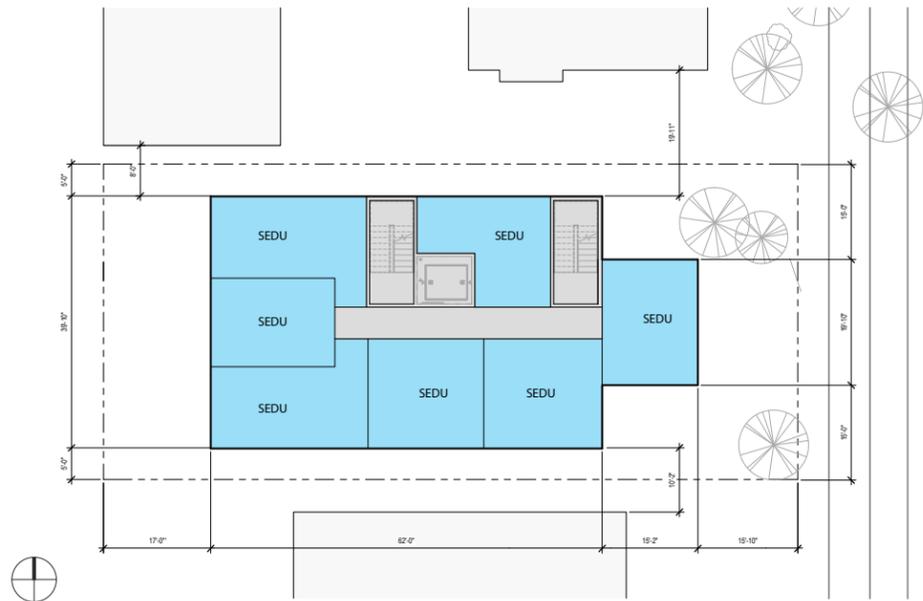
ADVANTAGES

- Sets neighborhood precedent by scaling down at street with minimal setback (*DC2.D2, CS2.A1, CS2.A2, CS2.C2., CS2.D1, CS2.D4, CS3.A1, CS3.A4*);
- Scales massing down adjacent to neighbor at alley (*DC2.A2, CS1.B2*);
- Full-sized lobby with articulated entry and visual connection through to landscaped courtyard creates activated street presence (*DC2.D2, CS2.A1, CS2.B2, CS3.A1*);
- Full utilization of development potential;
- Deeper floor plan creates improved unit layouts;
- Parking and improved space for services at alley level.

CHALLENGES

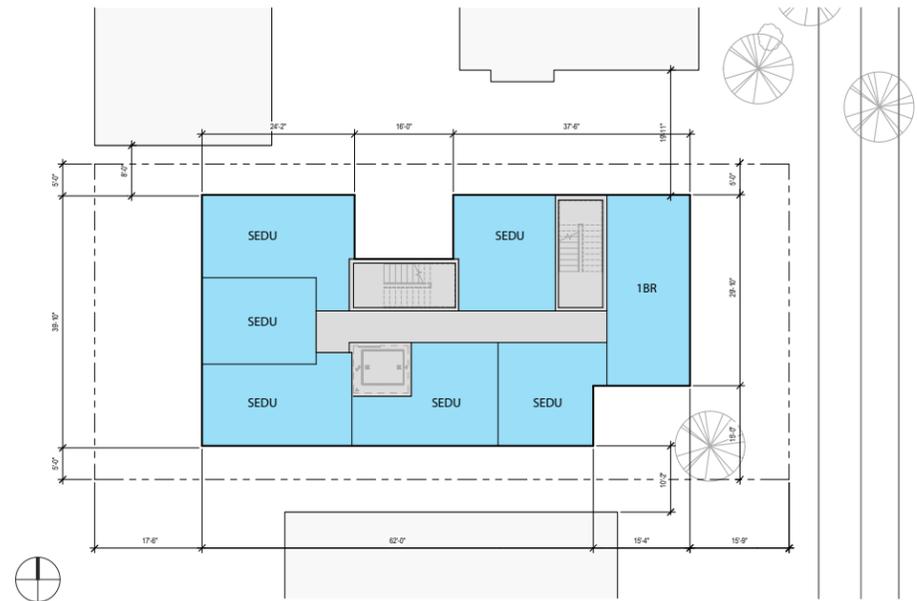
- Increased shoring cost;
- Requires departures for parking garage and amenity area at grade.

DESIGN OPTIONS COMPARATIVE SUMMARY



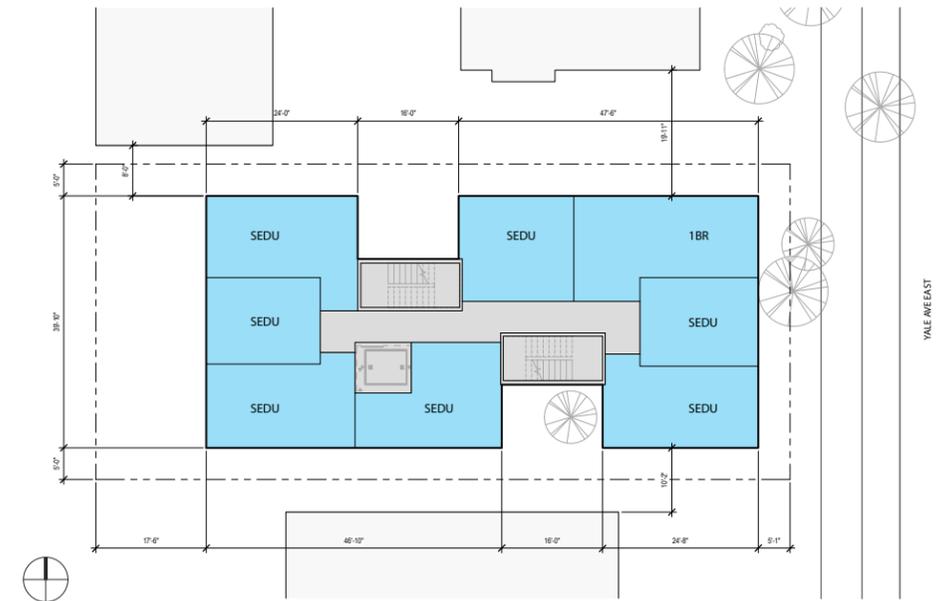
SCHEME A (Code Compliant)

FAR: 2.0 (11,000 SF)
FOOTPRINT: 2470 SF (Street Level)
 2745 SF (Typical Level)
TOTAL SIZE: 13,550 GSF
SETBACKS: STREET = 15'-10"
 SIDE LOT = 5'-0"
 ALLEY = 17'-0"
PROGRAM: 31 SEDU Units
PARKING: NONE
DEPARTURES: NO



SCHEME B

FAR: 2.0 (11,000 SF)
FOOTPRINT: 2450 SF (Street Level)
 2745 SF (Typical Level)
TOTAL SIZE: 15,665 GSF
SETBACKS: STREET = 15'-9"
 SIDE LOT = 5'-0" (0'-8" and 0'-0" at Garage)
 ALLEY = 17'-6" (2'-0" at Garage)
PROGRAM: 33 UNITS (29 SEDU, 3 1BR)
PARKING: 4 STALLS (With Departure)
DEPARTURES: YES (1)

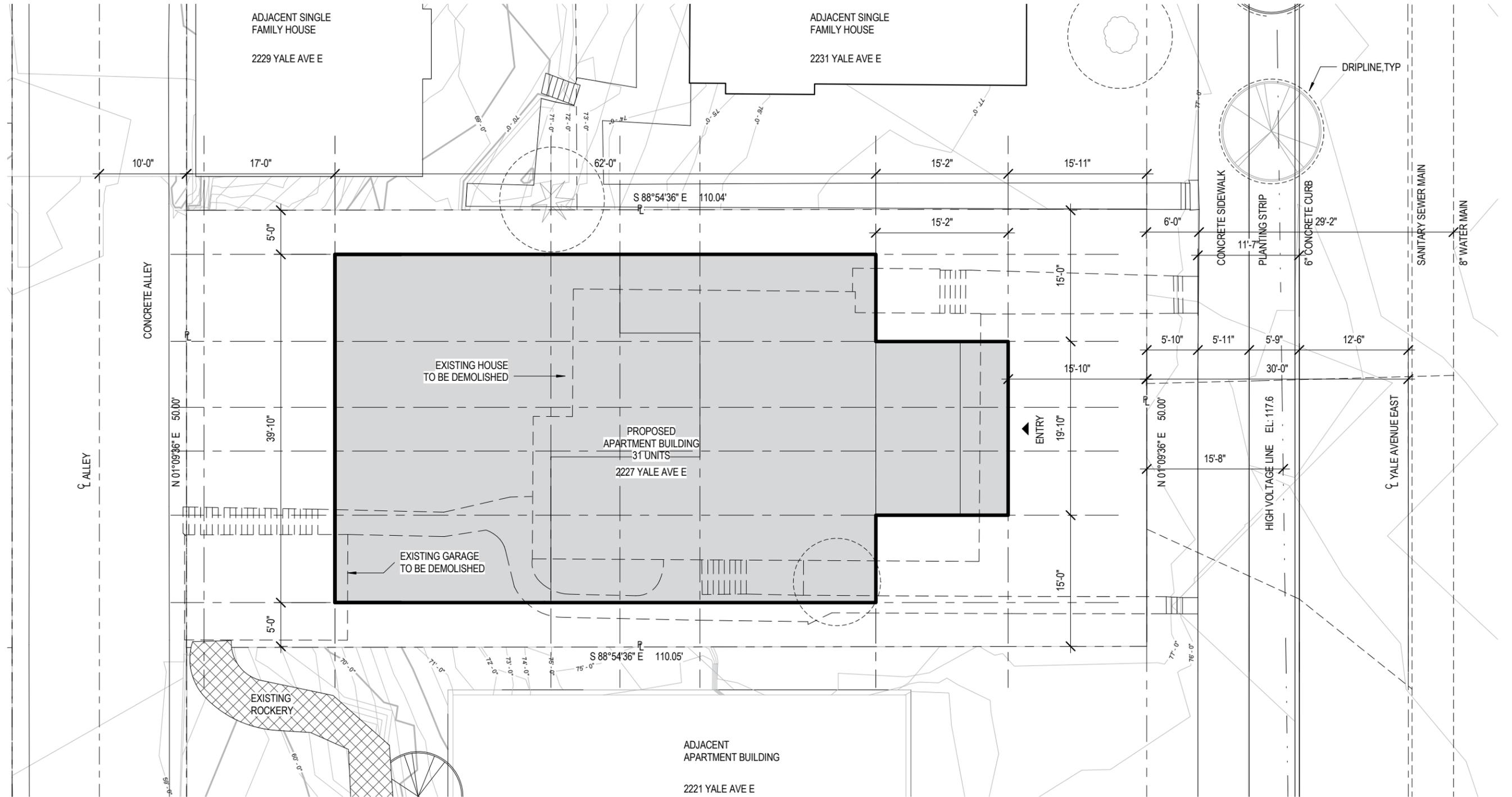


SCHEME C (Preferred)

FAR: 2.0 (11,000 SF)
FOOTPRINT: 2,790 SF (Street Level)
 3,165 SF (Typical Level)
TOTAL SIZE: 15,745 GSF
SETBACKS: STREET = 5'-0"
 SIDE LOT = 5'-0" (0'-8" and 0'-0" at Garage)
 ALLEY = 17'-6" (2'-0" at Garage)
PROGRAM: 33 UNITS (31 SEDU, 2 1BR)
PARKING: 4 STALLS (With Departure)
DEPARTURES: YES (2)

DESIGN OPTION A

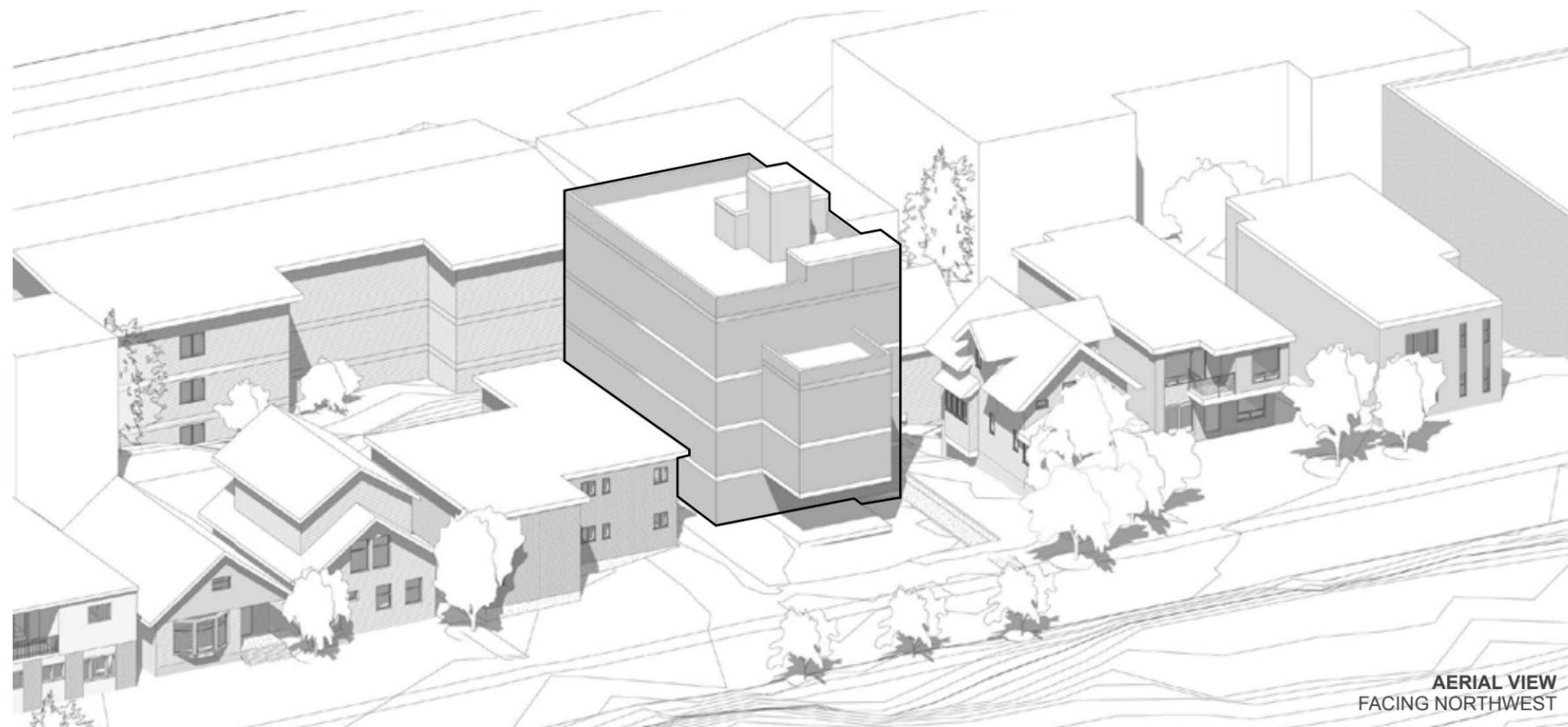
CONTEXT



SITE PLAN

DESIGN OPTION A

MASSING + CONCEPT



AERIAL VIEW
FACING NORTHWEST

SUMMARY

TOTAL STORIES:	5
STORIES ABOVE STREET LEVEL:	4
ARRPX PARKING STALLS:	0
APPROX UNIT COUNT (ALL SEDU):	31

CONCEPT

This scheme follows existing development patterns in the vicinity by orienting the building to maximize views while minimizing development costs and disruption cause by extensive shoring and sitework. The scheme concentrates the building mass into a single primary volume with minimal modulation. No parking is proposed in this scheme and is not required as the project is in a frequent transit zone and is comprised primarily of SEDUs. The setback from the street is consistent with neighbors at midblock, creating a generous front yard for landscaping with minimal engagement with the street.

STREET ELEVATION FACING WEST



2203 YALE AVE E

2209 YALE AVE E

2213 YALE AVE E

2215 YALE AVE E

2219 YALE AVE E

2227 YALE AVE E
PROJECT SITE

2231 YALE AVE E

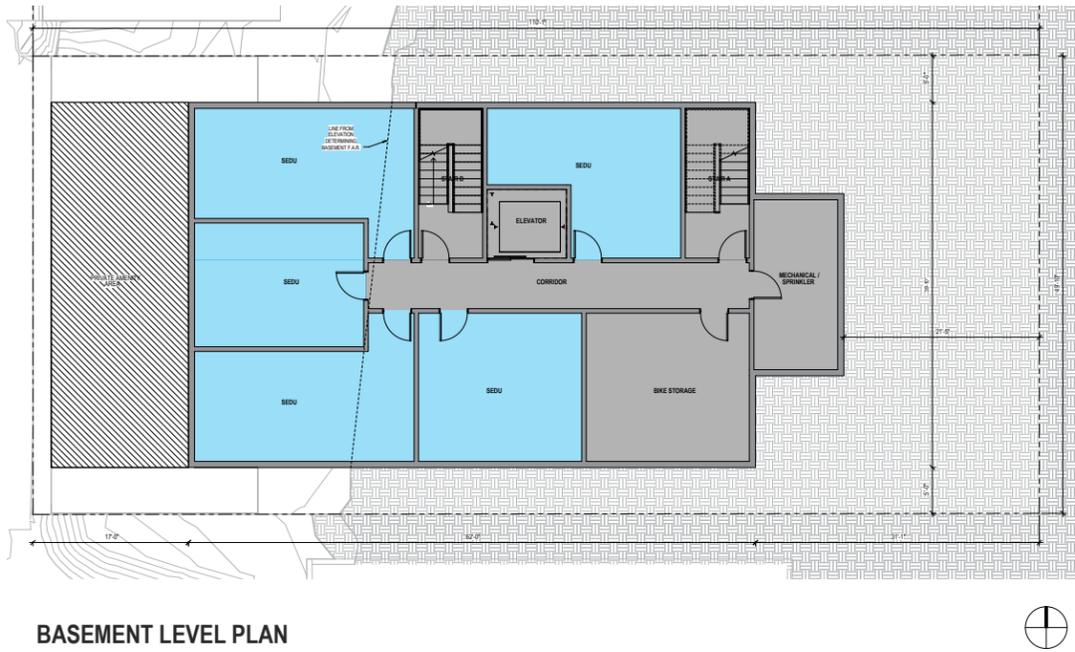
2235 YALE AVE E

2239 YALE AVE E

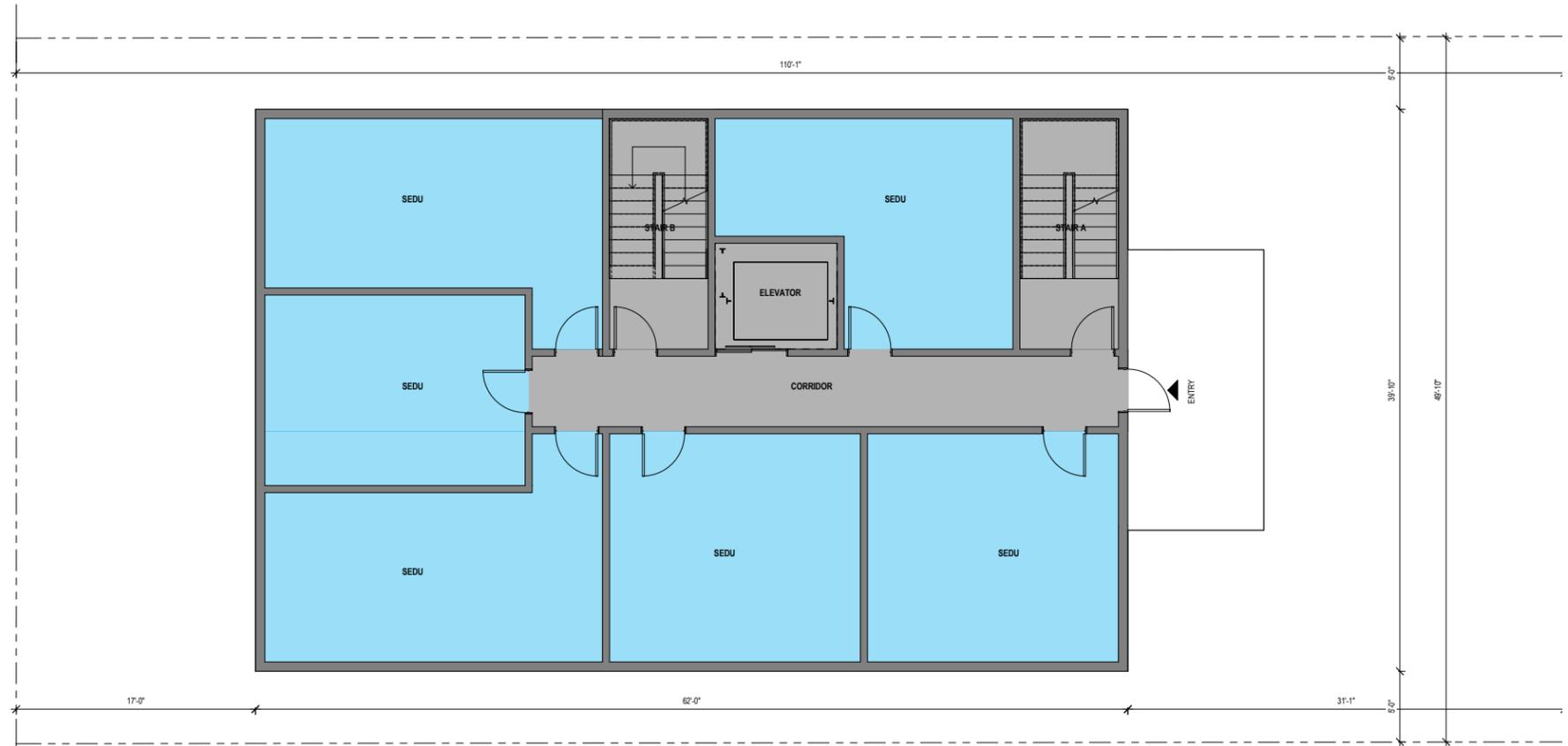
2245 YALE AVE E

DESIGN OPTION A

LEVEL PLANS

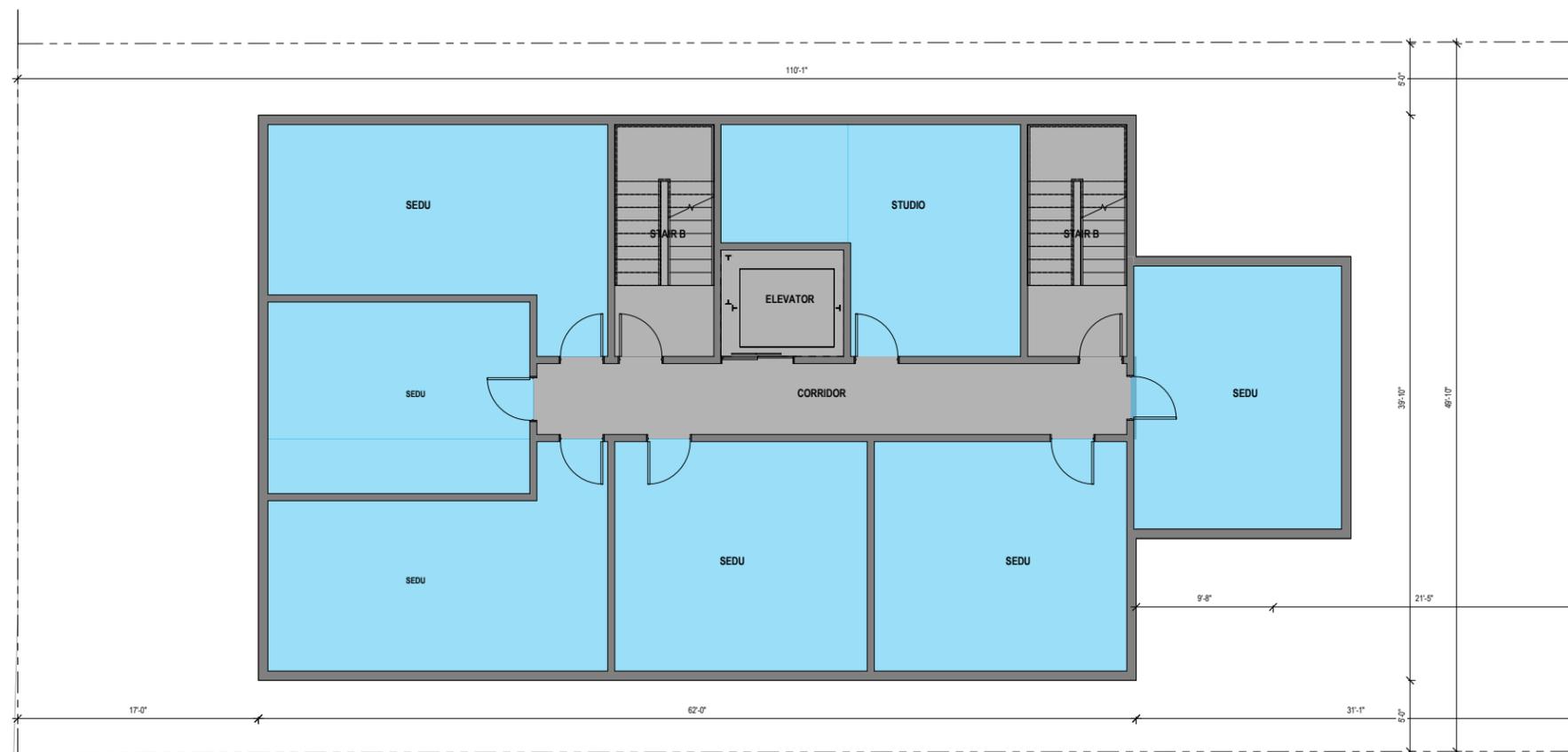


BASEMENT LEVEL PLAN

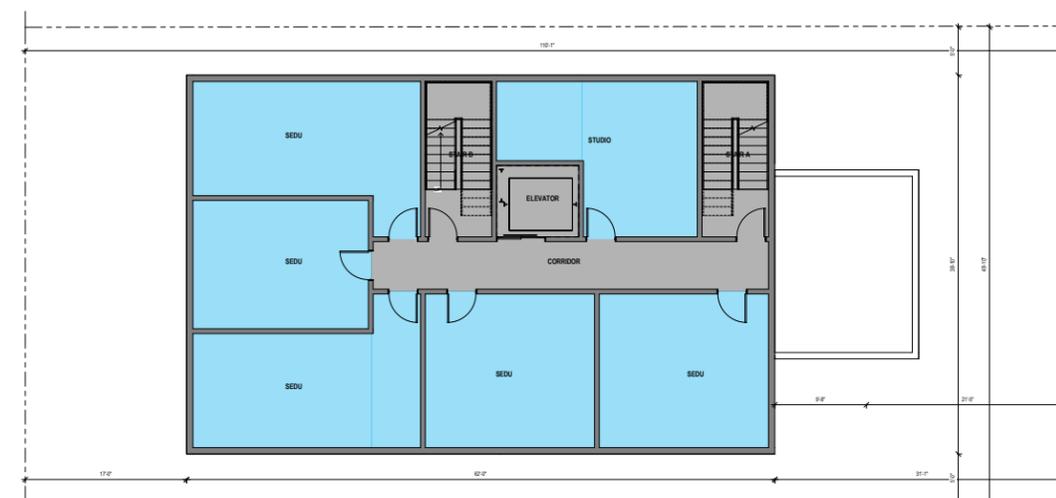


STREET LEVEL PLAN

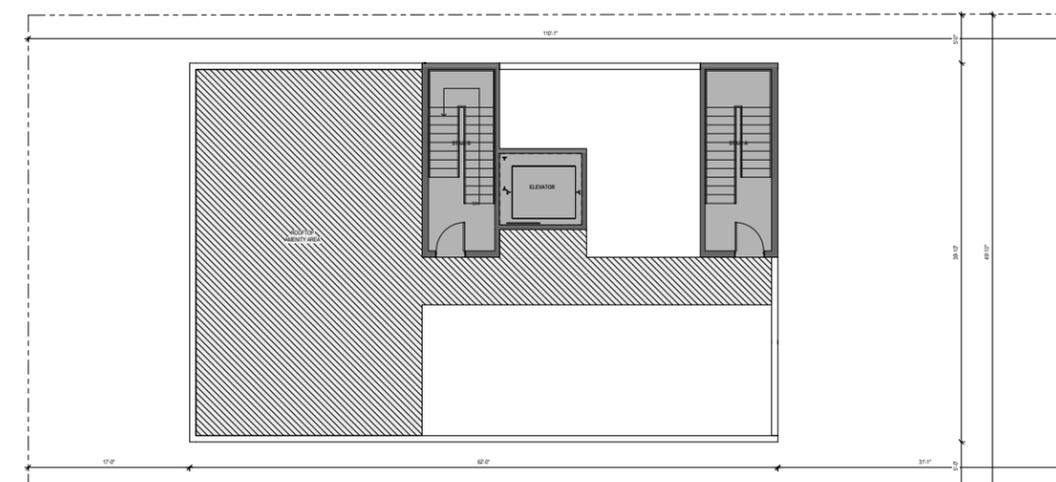
DESIGN OPTION A
LEVEL PLANS



TYPICAL UPPER LEVEL PLAN
LEVELS TWO AND THREE



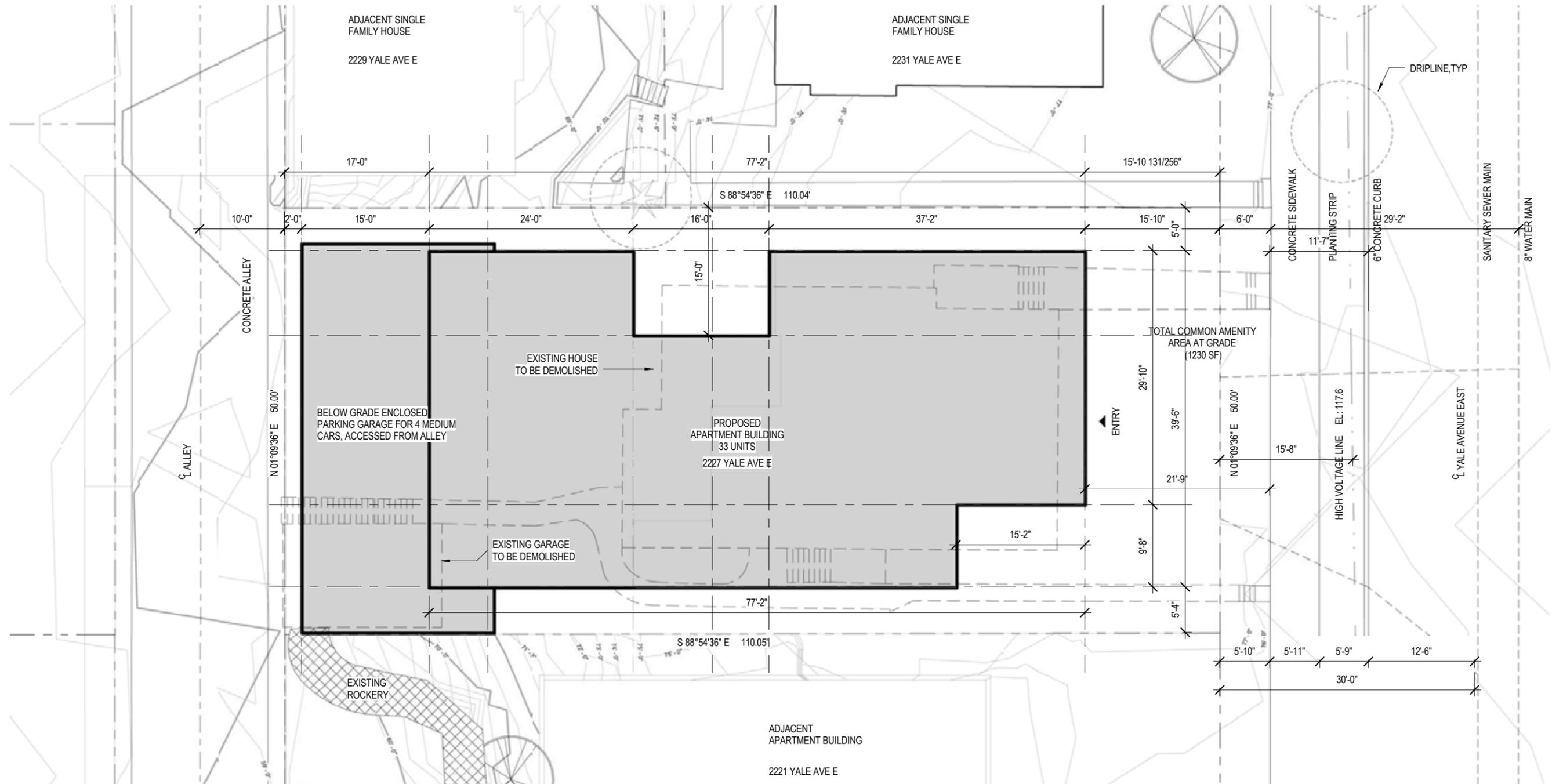
FOURTH LEVEL PLAN



ROOF PLAN

DESIGN OPTION B

SITE PLAN

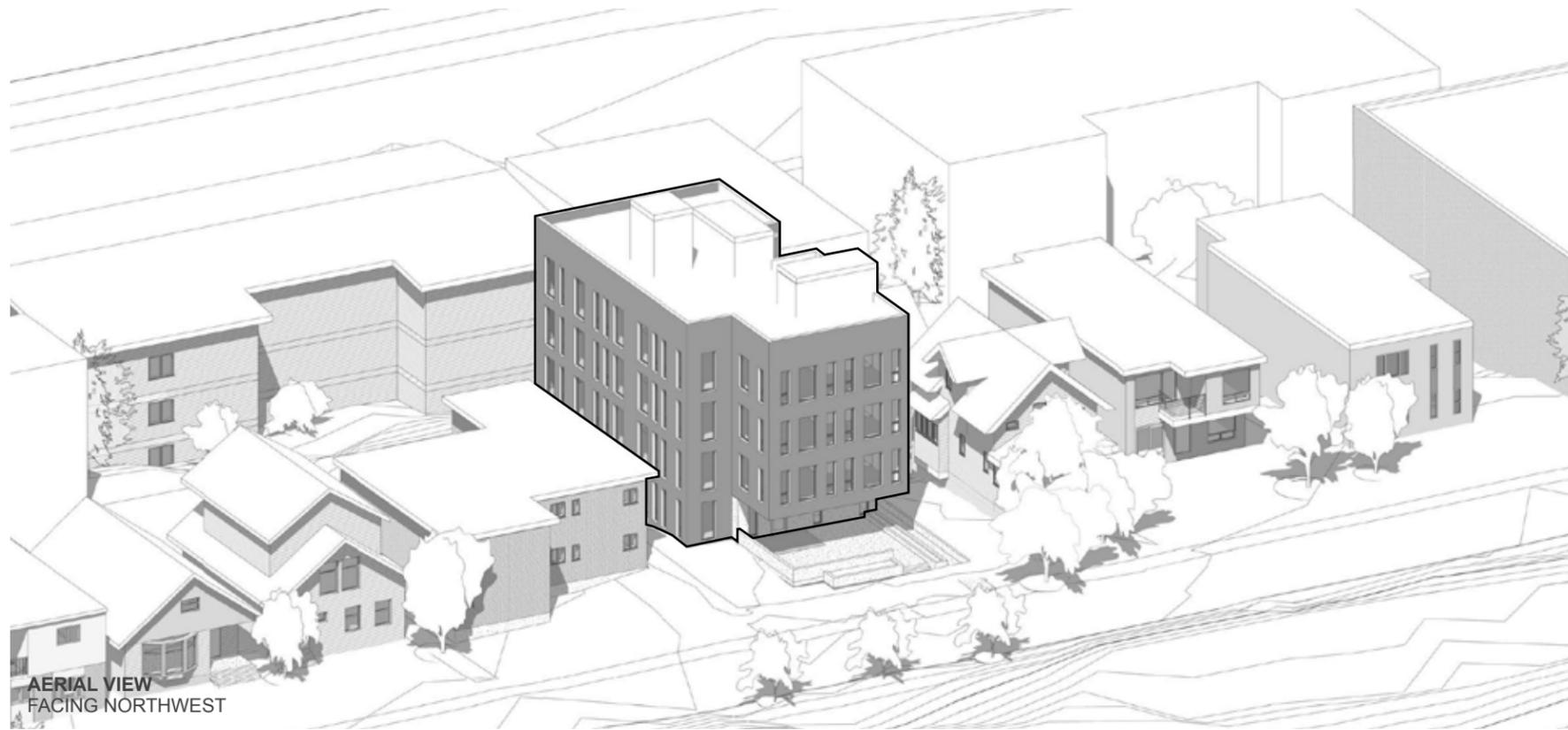


SITE PLAN



DESIGN OPTION B

MASSING + CONTEXT



AERIAL VIEW
FACING NORTHWEST

SUMMARY

TOTAL STORIES:	6
STORIES ABOVE STREET LEVEL:	4
ARRPX PARKING STALLS:	4
APPROX UNIT COUNT:	33
<i>SEDU:</i>	30
<i>ONE BEDROOM:</i>	3

CONCEPT

Design Option B maximizes the development potential while maintaining the optimization of the previous scheme by reorganizing the floor plan and massing and recessing a stairwell out of view along the north elevation to allow for more coherent massing at the street elevation. The proposal includes four parking stalls to be accessed off the alley.

STREET ELEVATION
FACING WEST



2203 YALE AVE E

2209 YALE AVE E

2213 YALE AVE E

2215 YALE AVE E

2219 YALE AVE E

2227 YALE AVE E
PROJECT SITE

2231 YALE AVE E

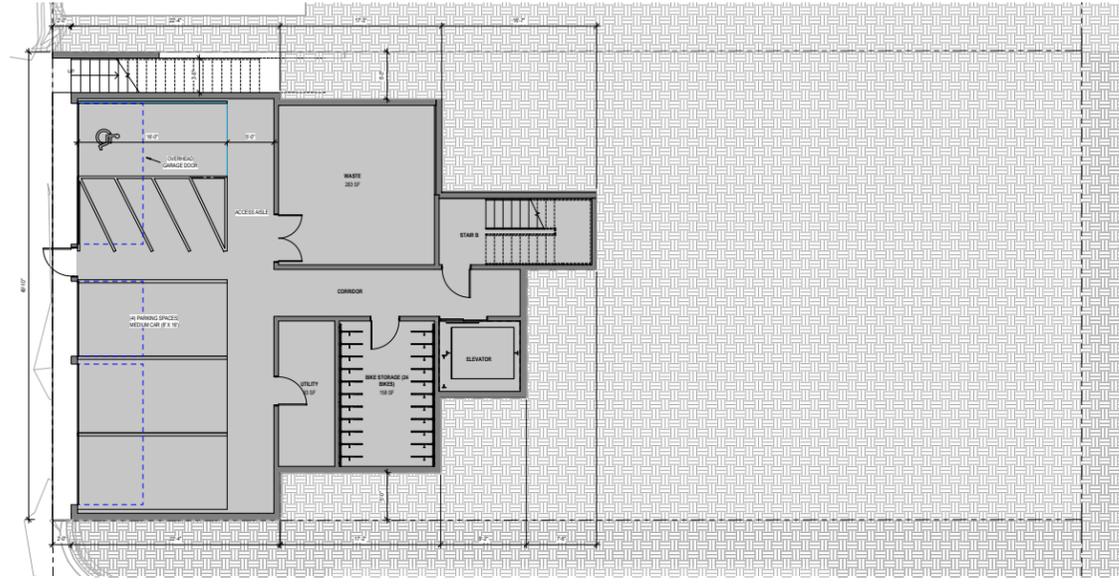
2235 YALE AVE E

2239 YALE AVE E

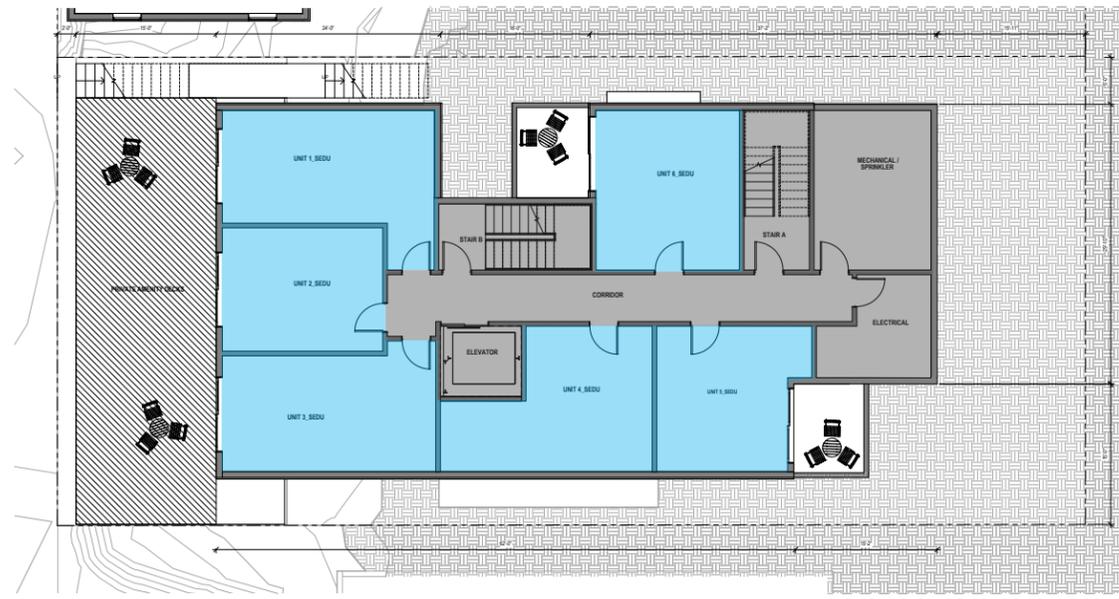
2245 YALE AVE E

DESIGN OPTION B

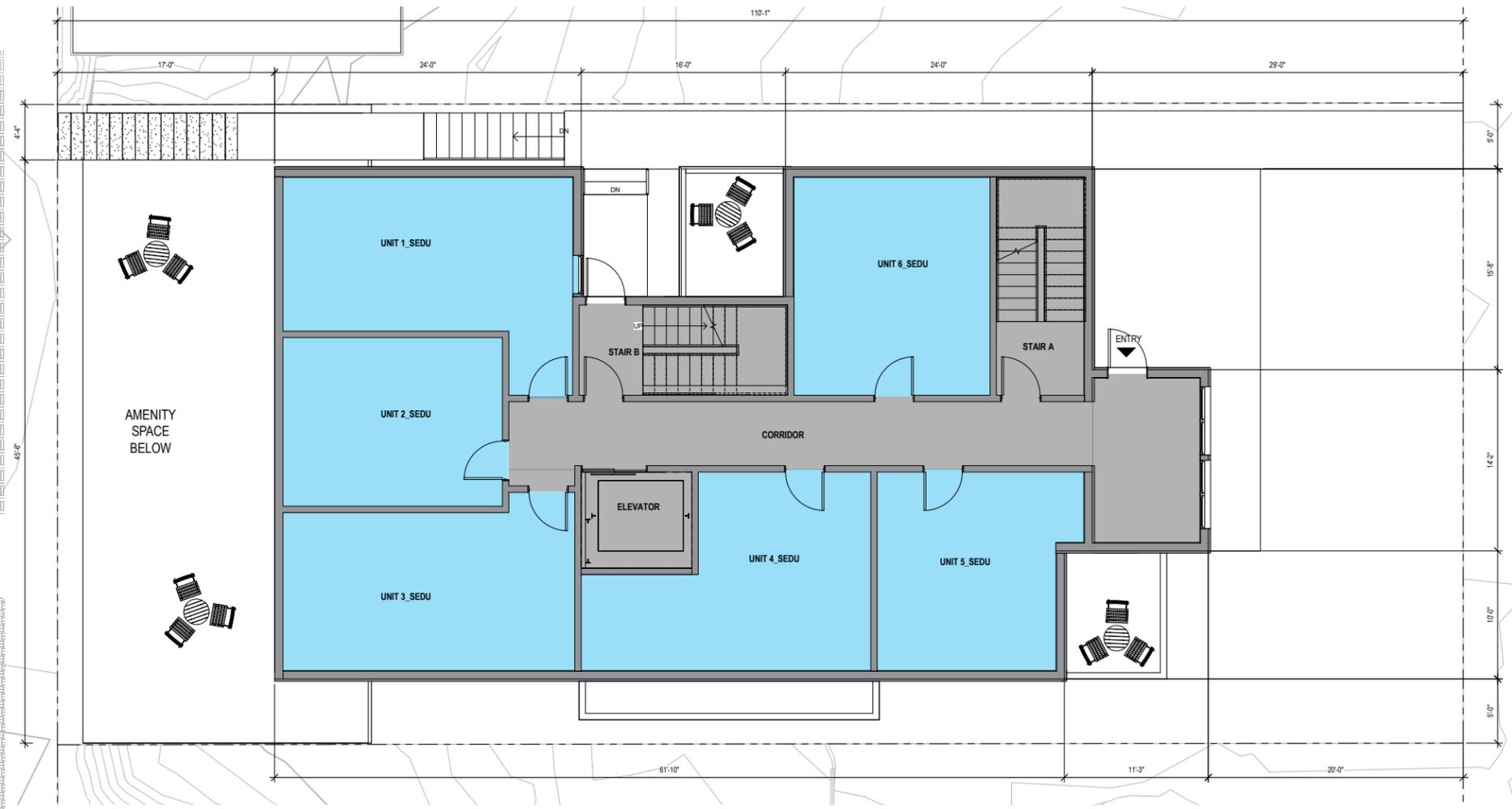
LEVEL PLANS



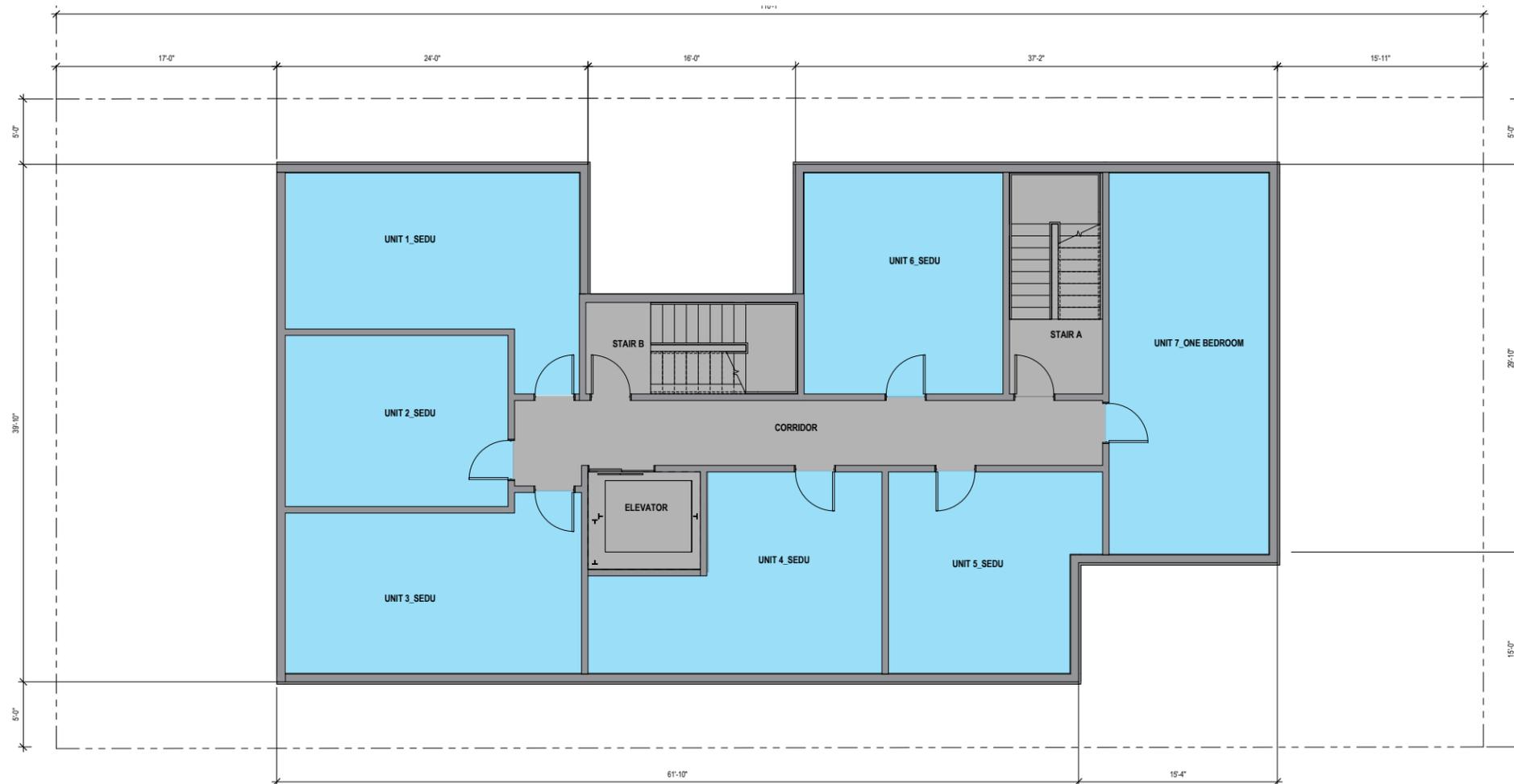
SUB-BASEMENT LEVEL PLAN



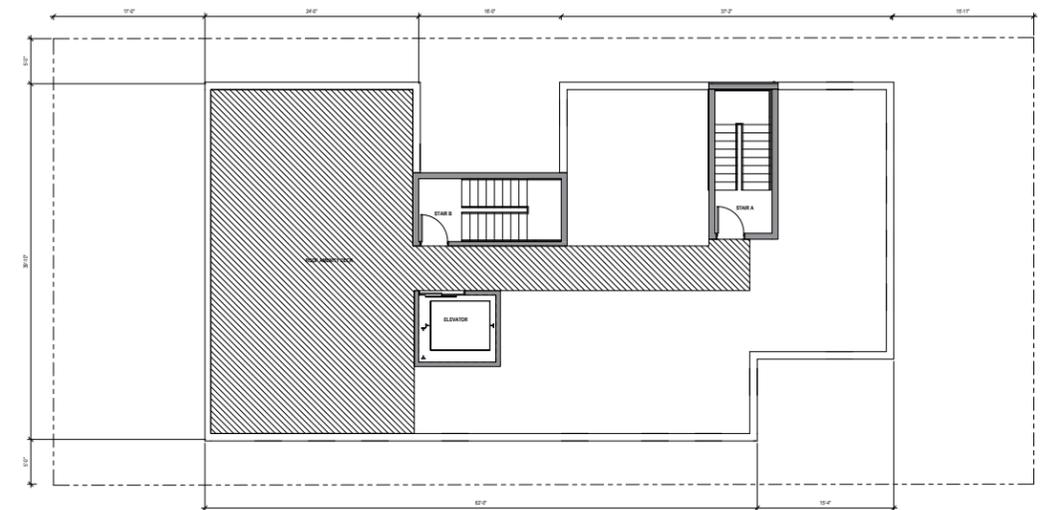
BASEMENT LEVEL PLAN



STREET LEVEL PLAN



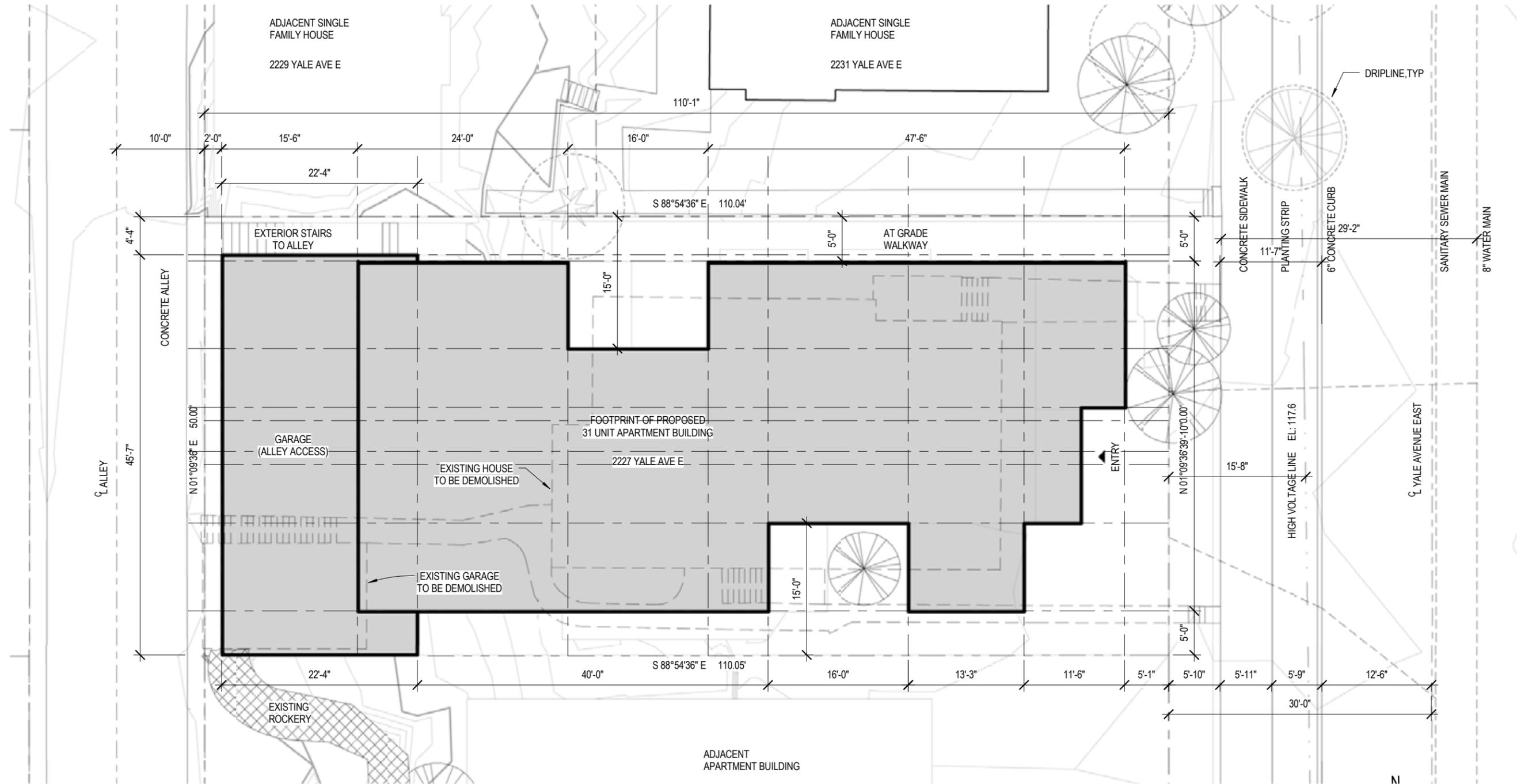
TYPICAL UPPER LEVEL PLAN
LEVELS TWO THROUGH FOUR



ROOF DECK PLAN

DESIGN OPTION C

SITE PLAN



SITE PLAN



DESIGN OPTION C

MASSING + CONTEXT



AERIAL VIEW
FACING NORTHWEST

Lower, three-story mass at street edge shown in the context of current neighbors.

SUMMARY

TOTAL STORIES:	6
STORIES ABOVE GRADE:	4
ARRPX PARKING STALLS:	4
APPROX UNIT COUNT:	33
SEDU:	31
ONE BEDROOM:	2

CONCEPT

This scheme modifies the barbell typology by staggering the inset stairwells and stepping the massing down at the front of the site. By extending the floor plate, this design option creates improved unit layouts and a massing attuned to the neighborhood context. Recessed stairwells on both the long elevations help to break up the perception of mass, working in conjunction with a notched lobby to activate the street presence of the building. The design includes four parking stalls and secure, alley-accessed bike storage.

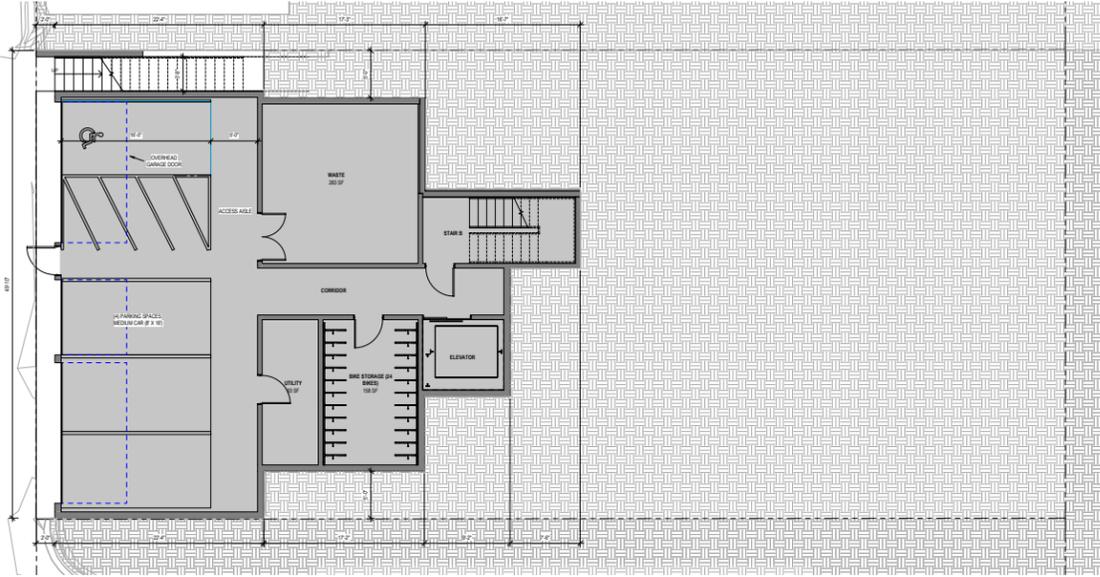
STREET ELEVATION

FACING WEST

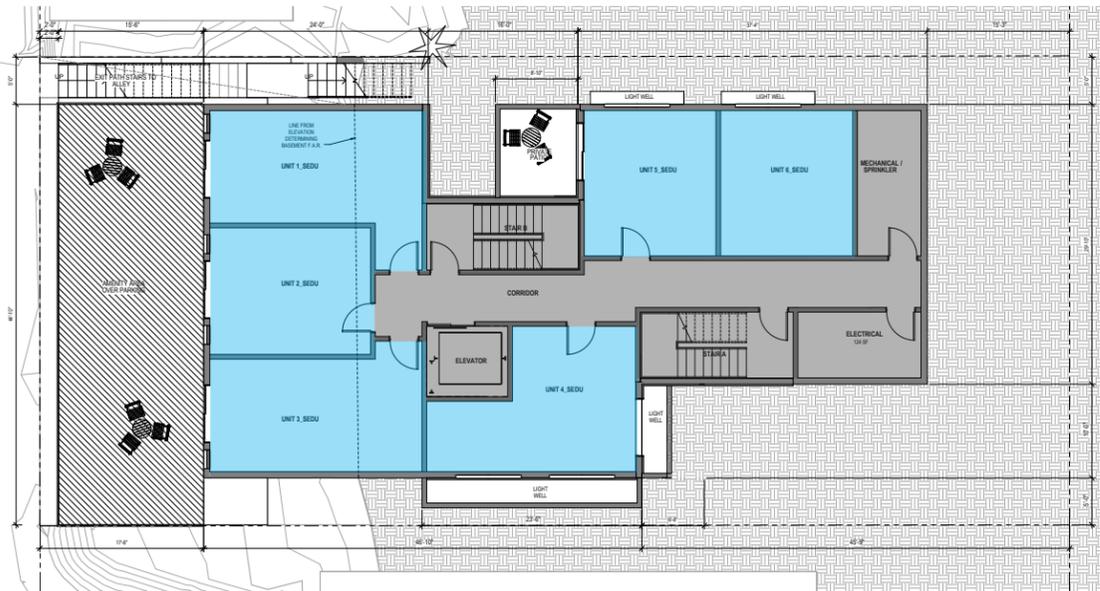


DESIGN OPTION C

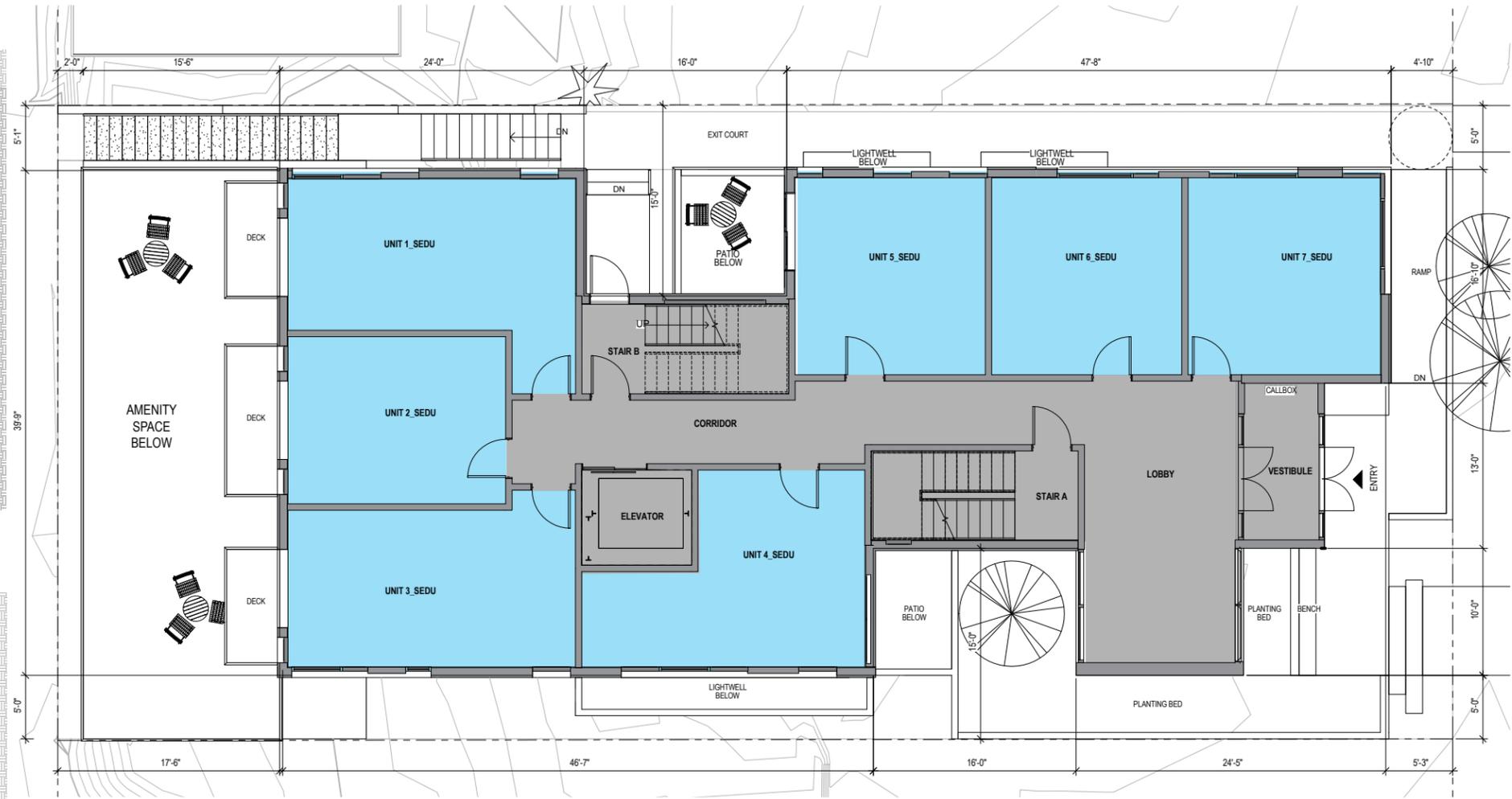
LEVEL PLANS



SUB-BASEMENT LEVEL PLAN



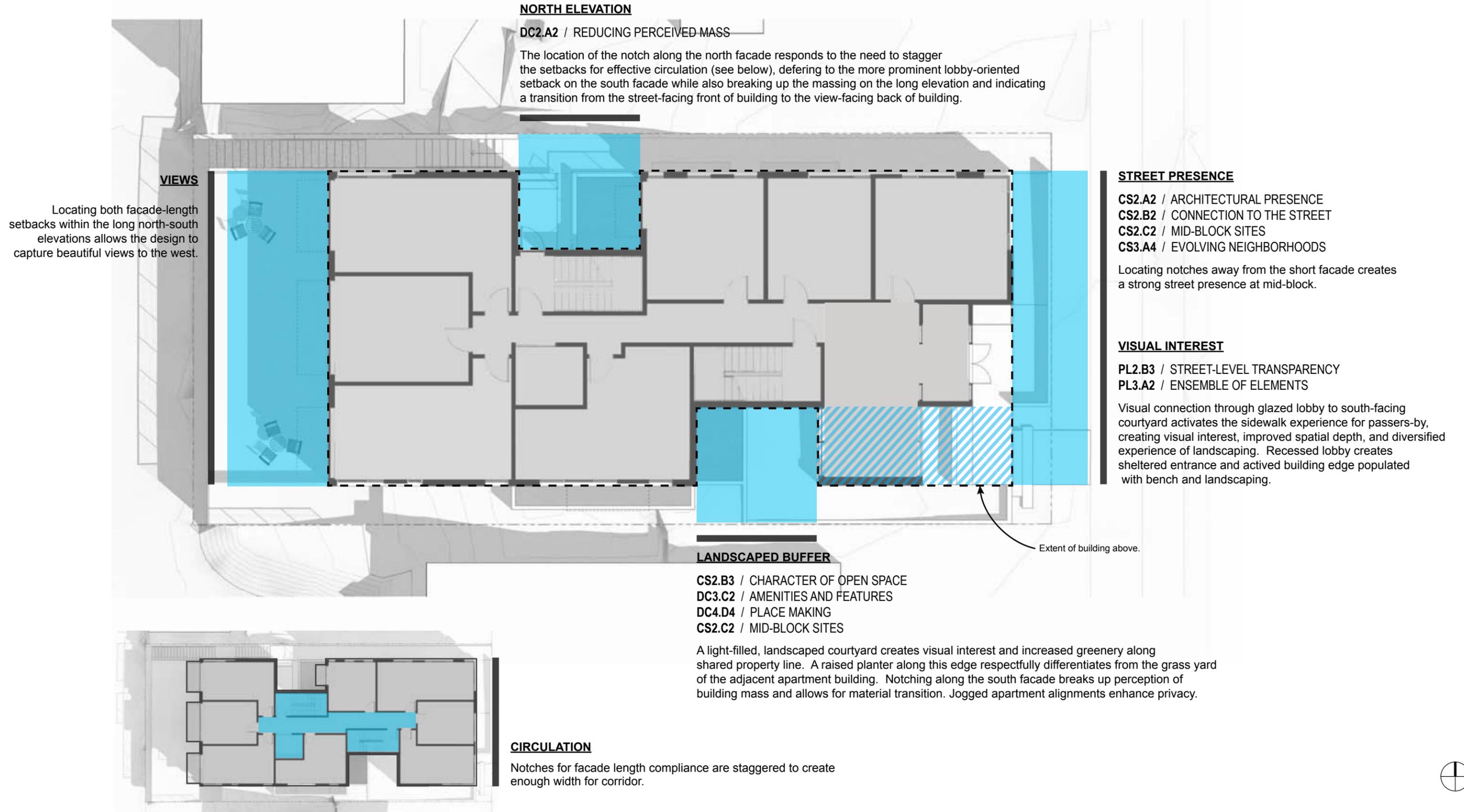
BASEMENT LEVEL PLAN



STREET LEVEL PLAN

DESIGN OPTION C

MASSING AND SETBACK RATIONALE



DESIGN OPTION C

MASSING + SITE IN SECTION



AMENITY DECKS AT LEVEL 4 INSTEAD OF ROOF LIMIT OBSTRUCTION OF NEIGHBORS' VIEWS

MASSING CONTEXTUALIZED TO PEDESTRIAN SCALE (CS2.A2)

MINIMAL SETBACK ACTIVATES STREET PRESENCE (CS2.C2)

LANDSCAPED ENTRY (PL3.A2)

LOBBY WITH THROUGH VIEW (PL2.B3)

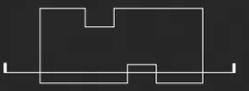
LANDSCAPED VIEW COURTYARD (CS2.B3)

STEPPED HEIGHT REDUCES PERCEPTION OF BUILDING MASS (DC2.A2)

ALLEY-ACCESSIBLE PARKING + BIKE STORAGE CONCEALED FROM VIEW (PL4.B2, DC1.C1)

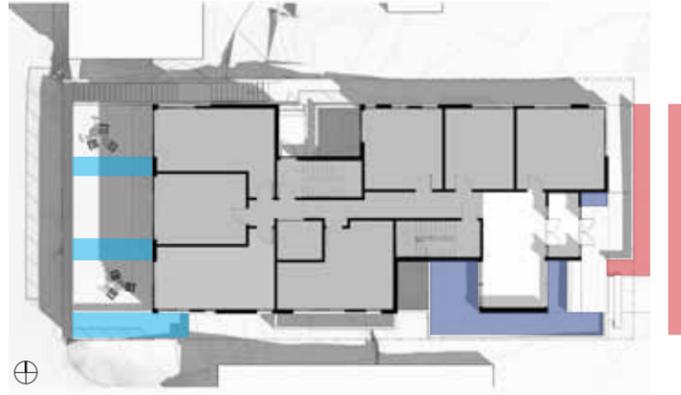


SECTION THROUGH LOBBY FACING NORTH



DESIGN OPTION C

LANDSCAPE PLAN



PRIMARY PLANTING ZONES

- STREET
- LOBBY / ENTRY
- ALLEY

LANDSCAPING CONCEPT

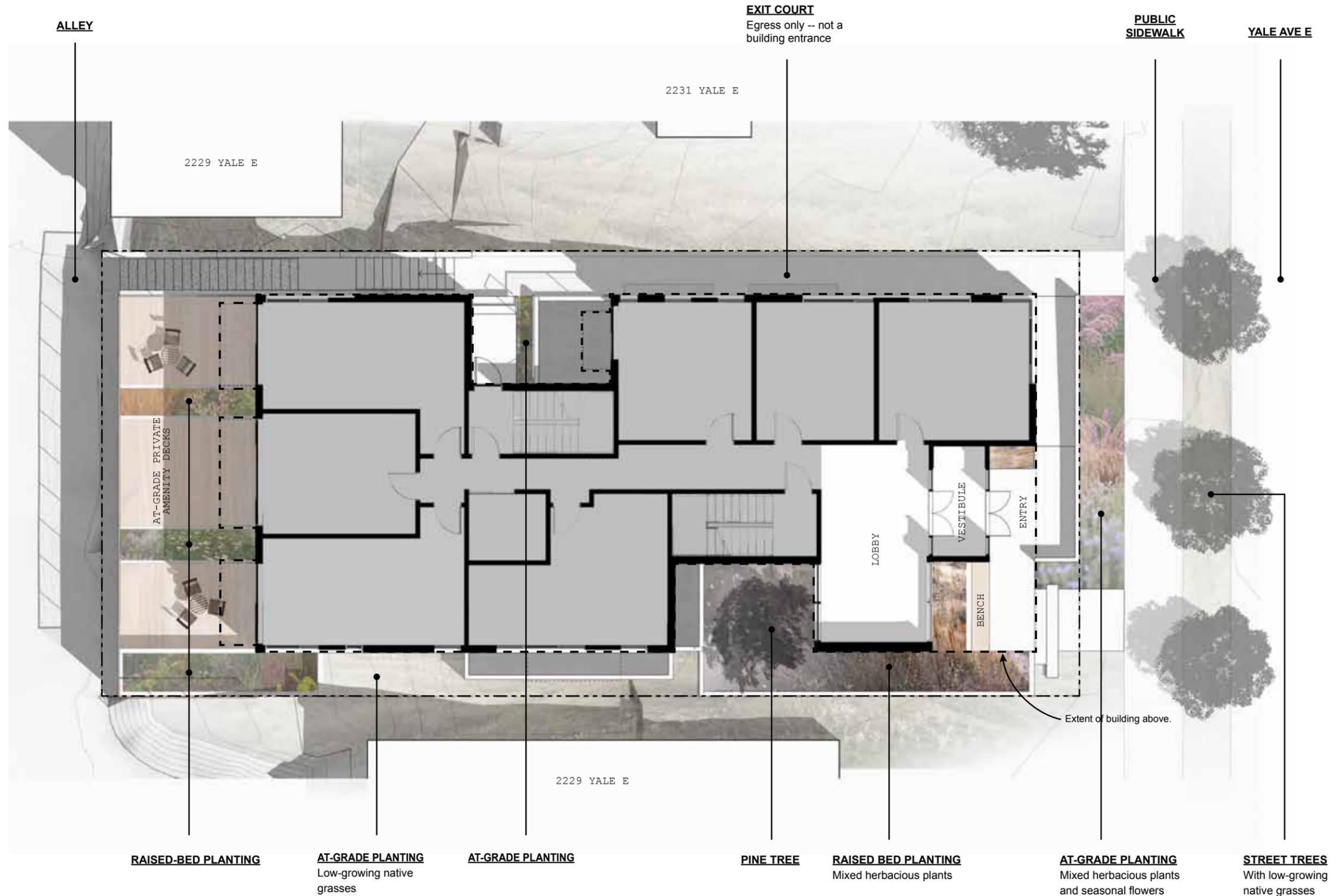
The landscaping concept is intended to be highly integrated with the building massing, establishing a series of zones that contextualize the building and create specific experiences and sequences while responding to neighboring conditions.

Along the street, lush plantings create a buffer and compliment the existing, denser foliage along the sidewalk in front of 2231 Yale Ave E, immediately to the north. A raised planter bed frames the entry sequence and forms a landscaped view courtyard, establishing visual activation at grade.

Narrow planter beds on the alley side of the site divide private decks and create a transition to the neighboring rockery.

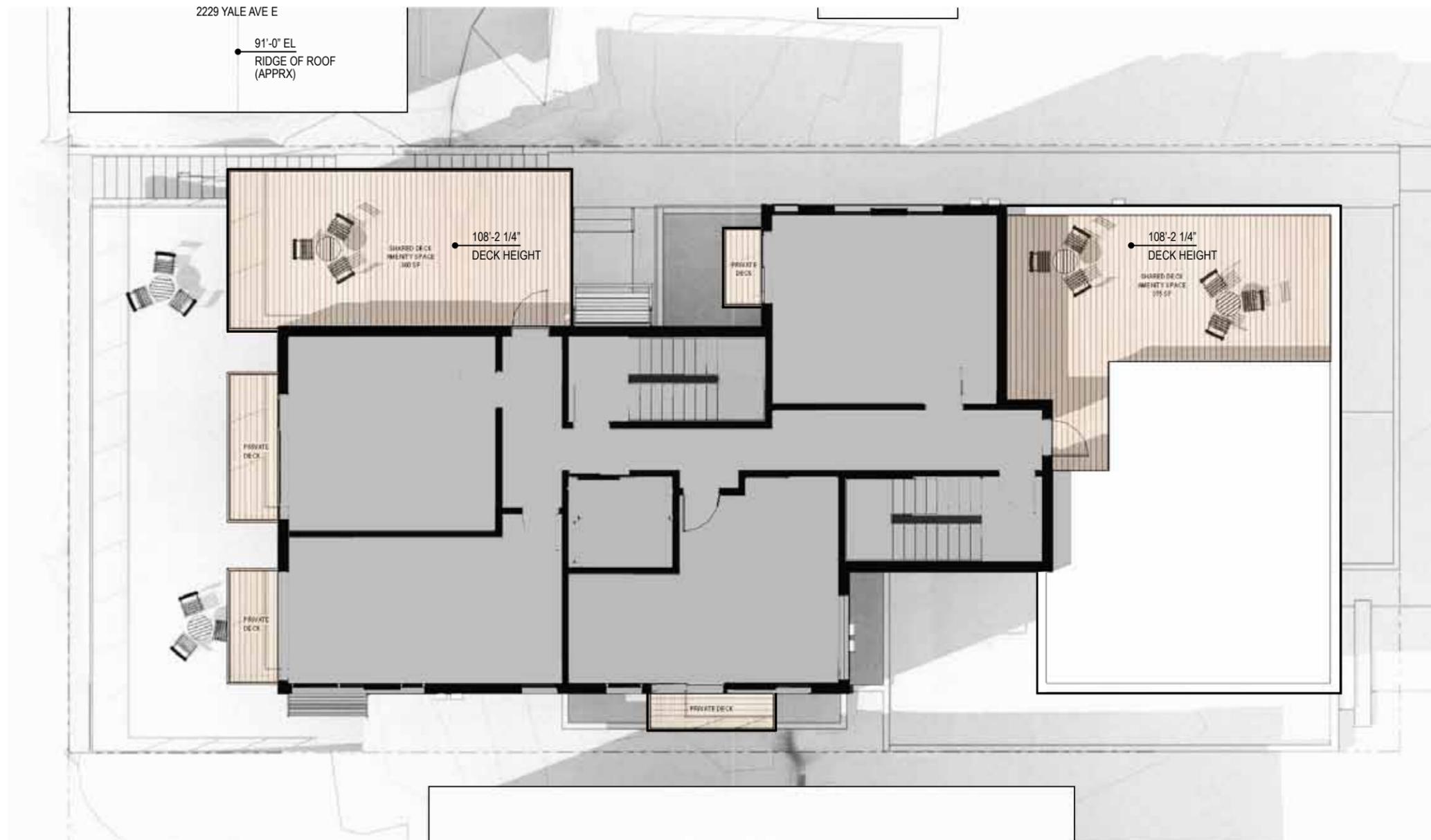
Native, low-growing grasses along the south property line correspond with the existing, sparser lawn of the adjacent neighbor, 2221 Yale Ave E.

Throughout, plantings are meant to provide a bright, vibrant and textural counterpart to the durable materials and orthogonal form of the building.



- RAISED-BED PLANTING**
- AT-GRADE PLANTING**
Low-growing native grasses
- AT-GRADE PLANTING**
- PINE TREE**
- RAISED BED PLANTING**
Mixed herbacious plants
- AT-GRADE PLANTING**
Mixed herbacious plants and seasonal flowers
- STREET TREES**
With low-growing native grasses

LANDSCAPE PLAN



LEVEL FOUR DECK PLAN

Shared amenity space above grade is comprised of two decks at the fourth level: one on the northwest of the building (360sf), with views of Lake Union and Gas Works park, and the other behind the parapet on the northeast corner of the building (375sf), oriented to territorial views of the neighborhood.

By not building an accessible roof the design excludes stair penthouses that would infringe upon neighbors views across Yale Ave E.

DESIGN OPTION C
STREET PERSPECTIVE



Perspective looking northwest from across Yale Ave E. Proposed massing shown in context of adjacent single-family house and apartment buildings at mid-block.

← CLUSTERED TREES AT ADJACENT PROPERTY

→ ACTIVATED LOBBY ENTRY ALONG SOUTH OF STREET-FACING ELEVATION, CREATING SEPARATION FROM EXISTING SINGLE-FAMILY HOUSE TO THE NORTH

→ NEW STREET TREES TO CONTINUE GREEN EDGE ALONG YALE AVE E

⊕ STREET PERSPECTIVE (FACING NORTHWEST)



DESIGN OPTION C

ENTRY + LANDSCAPE

CLUSTERING AND BANDING OF WINDOWS PROVIDES CONTEMPORARY INTERPRETATION OF HISTORIC BUILDING STOCK (DC2.C3)

HIGH VISIBILITY THROUGH LOBBY AT ENTRY (PL2.B3)

JOGGED ENTRY WITH BENCH ESTABLISHES FINER GRAIN ENTRY PORCH (DC2.A2)

RAISED BED LANDSCAPING DELINEATES TRANSITION AT PROPERT EDGE (PL2.B3)



RECESSED WINDOWS WITH ARTICULATED SILLS CREATE VISUAL DEPTH IN FACADE (DC2.C1)

INFILL PANELS ADD TEXTURE AND VARIATION TO STREET ELEVATION AND INTEGRATION BETWEEN LOW- AND HIGH-VISIBILITY FACADES (DC2.C2, DC2.D2)

DURABLE MATERIAL AT STREET ELEVATION ORGANIZED TO EMPHASIZE PEDESTRIAN SCALE, CREATE VISUAL INTEREST (DC2.B1)

RECESSED ENTRY SIGNIFIES TRANSITION, PROVIDES SHELTER AND SCALE SHIFT (DC2.C1, DC2.D1)

COMBINATION OF WARM MATERIALS CREATING INVITING, DEMARCATED ENTRY AND POSITIVE STREET PRESENCE (DC2.C1)

LANDSCAPE WALL CONCEALS ENTRY RAMP, CREATES SEPARATION FOR RESIDENTIAL USE AND ASSISTS IN ACHIEVING FINE-GRAINED PEDESTRIAN SCALE (DC2.D1)



ENTRY PERSPECTIVE (FACING WEST)



DESIGN OPTION C
STREET ELEVATION



(LANDSCAPING NOT SHOWN TO CONVEY BUILDING MASSING)

⊕ STREET ELEVATION (FACING WEST)





NORTH ELEVATION

DESIGN OPTION C
WEST ELEVATION



WEST ELEVATION (AT ALLEY)





SOUTH ELEVATION



DESIGN OPTION C

FACADE MATERIALS

STREET ELEVATION

The proposed street elevation includes a durable cladding material with subtle variegation forming the primary volume, with bands of windows clustered with contrasting infill panels, also of a durable material.

MASONRY-LIKE CLADDING
(OKO SKIN)

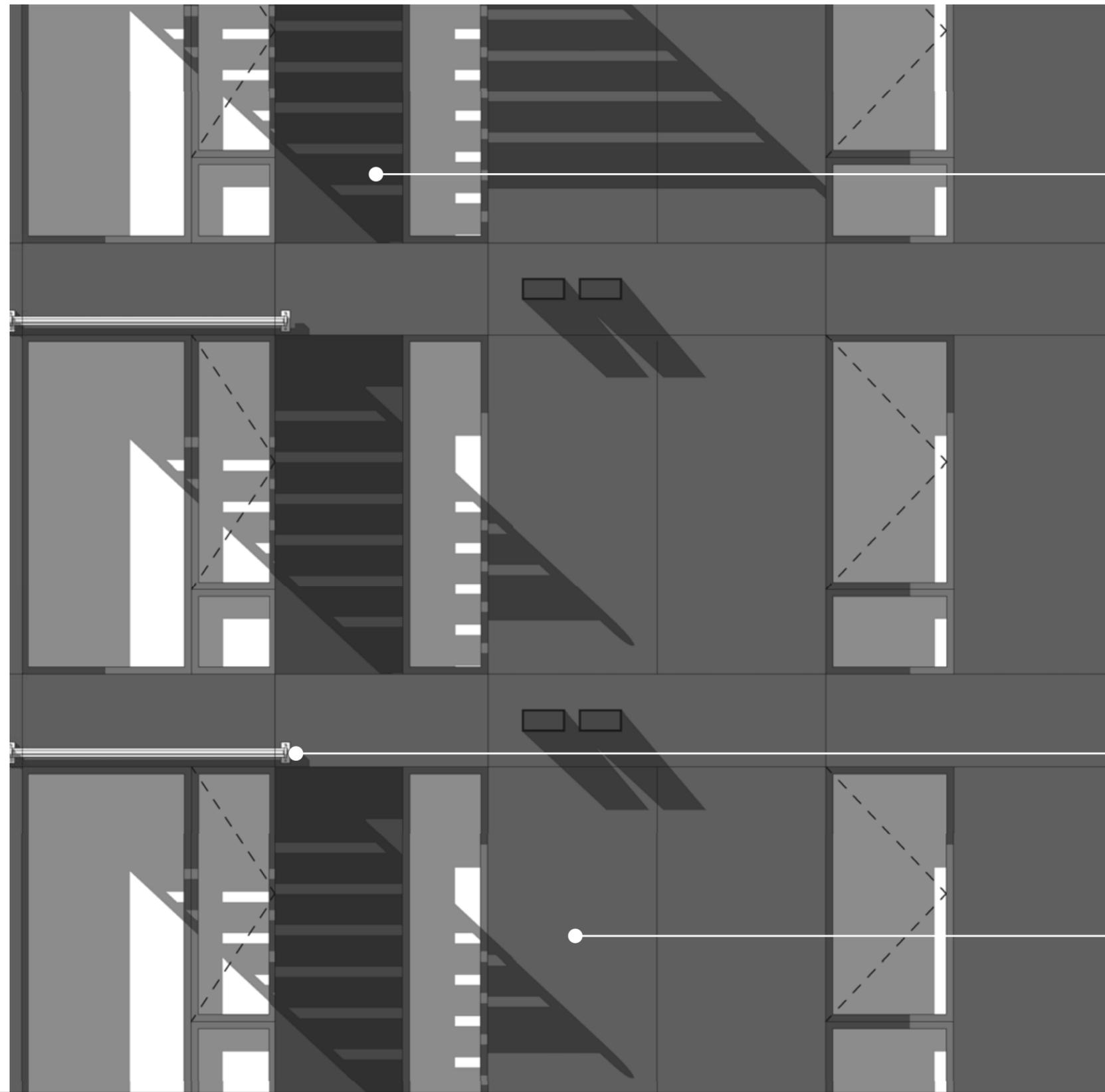
INFILL PANELS
(EQUITONE)

STOREFRONT SYSTEM



DESIGN OPTION C

FACADE MATERIALS



● **INFILL PANELS**
(EQUITONE)

● **SUN SHADE (TBD)**

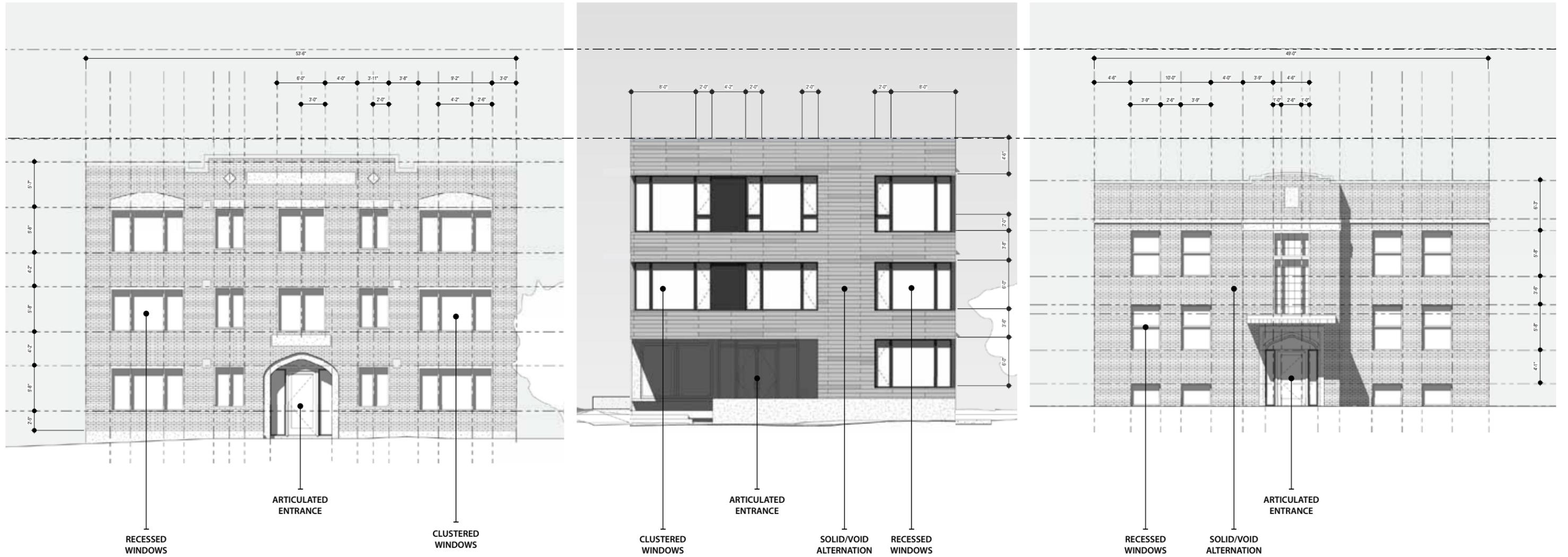
● **FIBER CEMENT PANELS**

BACK OF LOT

Proposed elevations away from the street use the same infill panels as the street elevations, clustered with windows to break down mass and create continuity of design elements throughout, along with dark-toned fiber cement panels. Balconies and sunshades create depth in the facade and reduce the perception of building mass.

DESIGN OPTION C

FACADE ELEMENTS + PROPORTIONING



CONTEXTUAL RESPONSE

An important aspect of this design approach is to provide a precedent for well-scaled urban infill at mid-block, congruent with design guideline CS2.C2. In addition to responding to the massing and materials of the existing masonry buildings that anchor the block, the proposed design seeks to translate proportional approaches of these buildings in a contemporary manner to organize the facades and achieve a finely grained, balanced massing with a perceivable depth.

THIS PAGE INTENTIONALLY BLANK



SECTION 6
DEPARTURE REQUESTS

REQUEST #1: GARAGE SETBACKS
REQUEST #2: AMENITY AREA AT GRADE

DEPARTURE REQUEST #1

GARAGE SETBACKS

DEPARTURE REQUEST 1(a): 23.45.518 Rear Setback

STANDARD

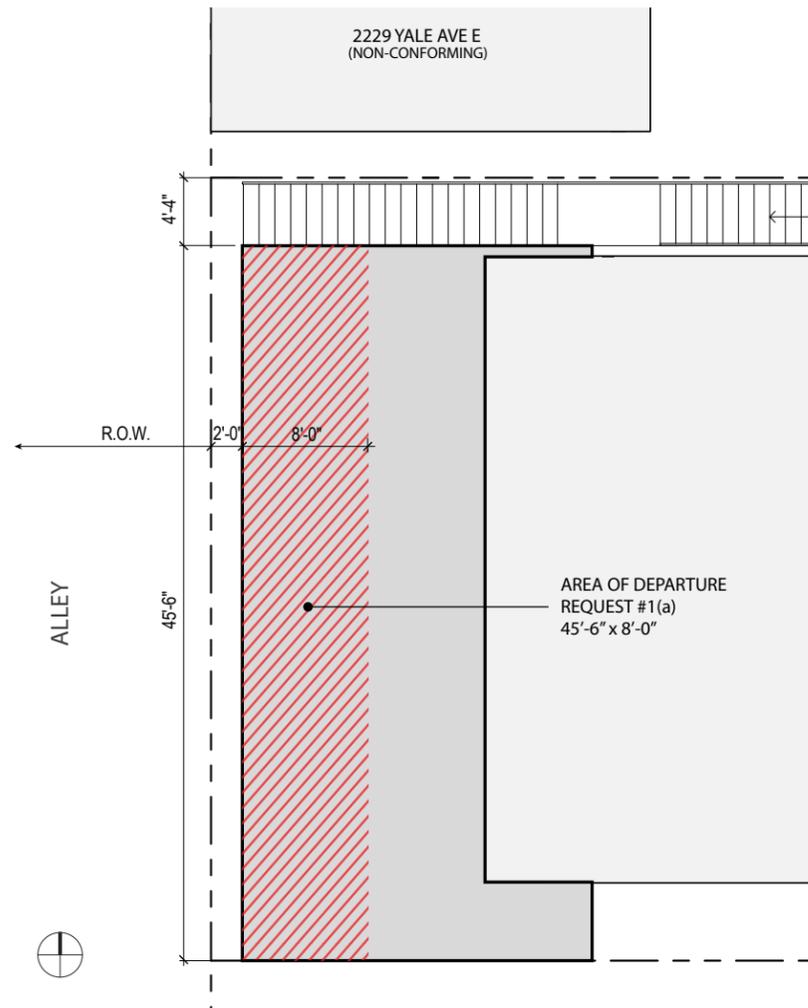
Apartments in LR zones are required to be set back a minimum of 10' from rear property line.

PROPOSED

Allow the new building to extend 8'-0" into the setback adjacent to alley (while maintaining 2' separation from property line).

RATIONALE

Extending the partially-below-grade level nearer to the alley allows for the inclusion of accessible parking, an important feature pursuant to PL2.A1. The scale of the proposed extension of that level is in keeping with current site conditions, including the existing, non-conforming single-family house bordering the site to the north, as well as the existing garage at the lot line on the subject property and a rockery that extends to the neighboring property to the south. The rear setback departure is essential to obtain the necessary depth for the inclusion of parking in the project.



DEPARTURE REQUEST 1(b): 23.45.518 Side Setback (North)

STANDARD

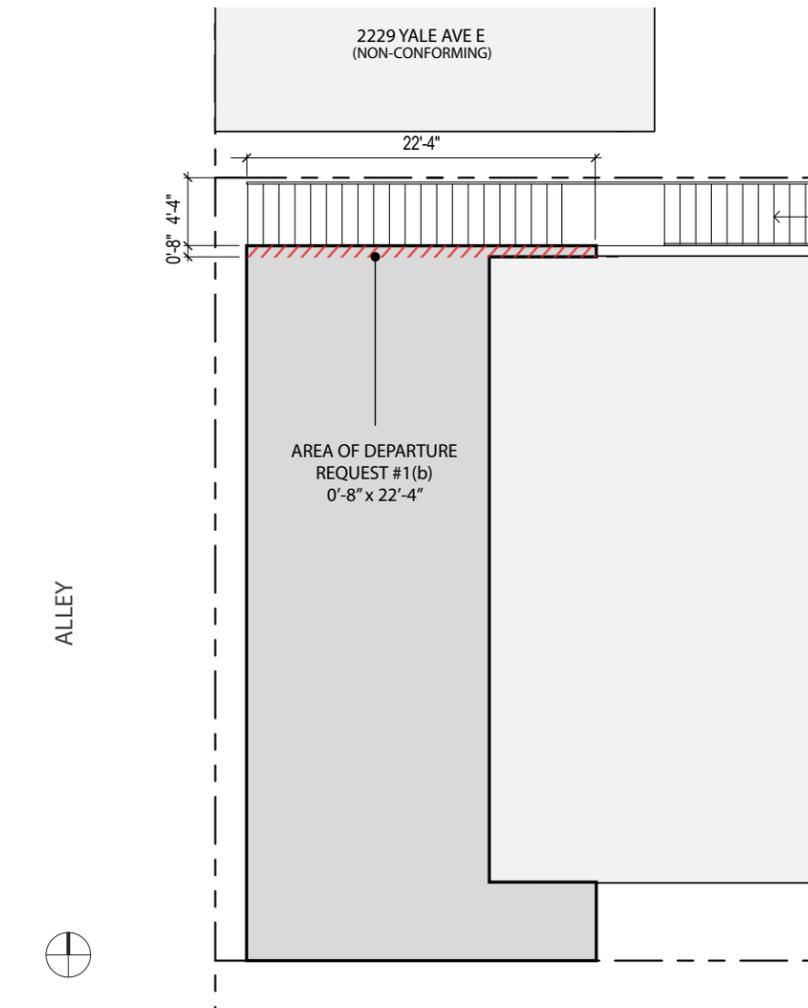
Apartments in LR zones are required to be set back a minimum of 5' from side property line.

PROPOSED

Allow the new building to extend 0'-8" into the setback at partially-below-grade level adjacent to alley (4'-4" from property line).

RATIONALE

Both side setbacks are necessary to achieve the minimum width to justify the inclusion of parking in the project; a reduction from the proposed allotment of parking stalls (1 ADA-complaint accessible stall and 3 medium stalls) would require a prohibitively expensive investment in shoring and necessitate tiebacks into neighboring properties -- making construction substantially more disruptive.



DEPARTURE REQUEST 1(c): 23.45.518 Side Setback (South)

STANDARD

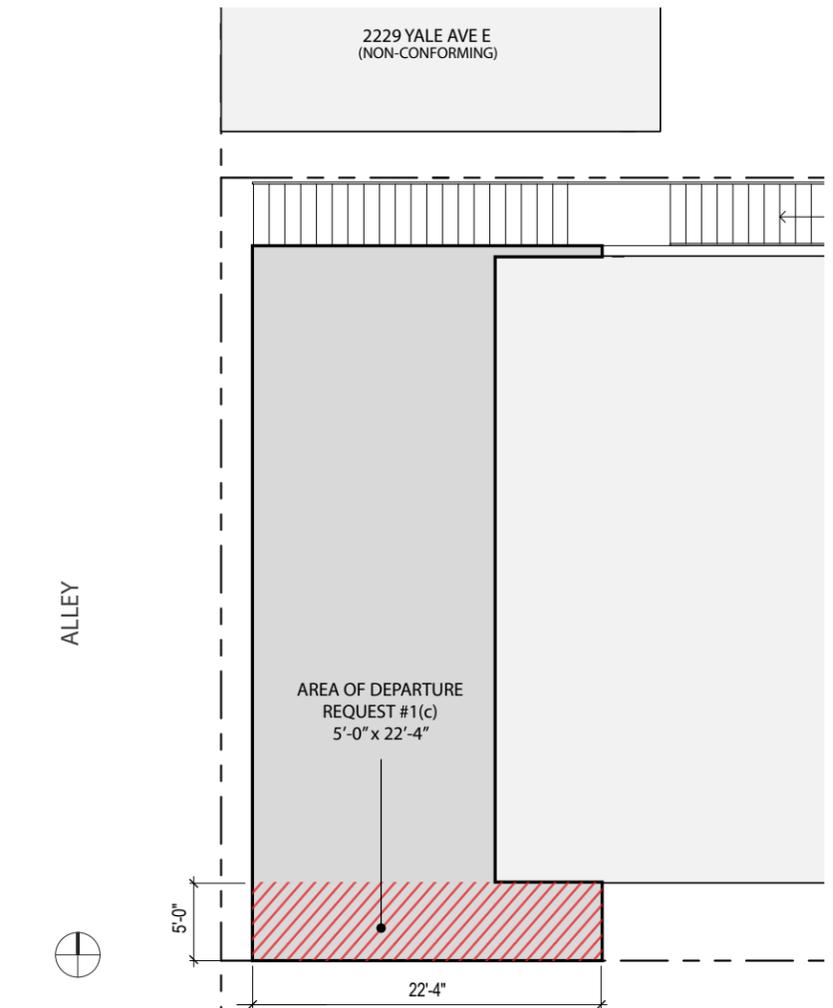
Apartments in LR zones are required to be set back a minimum of 5' from side property line.

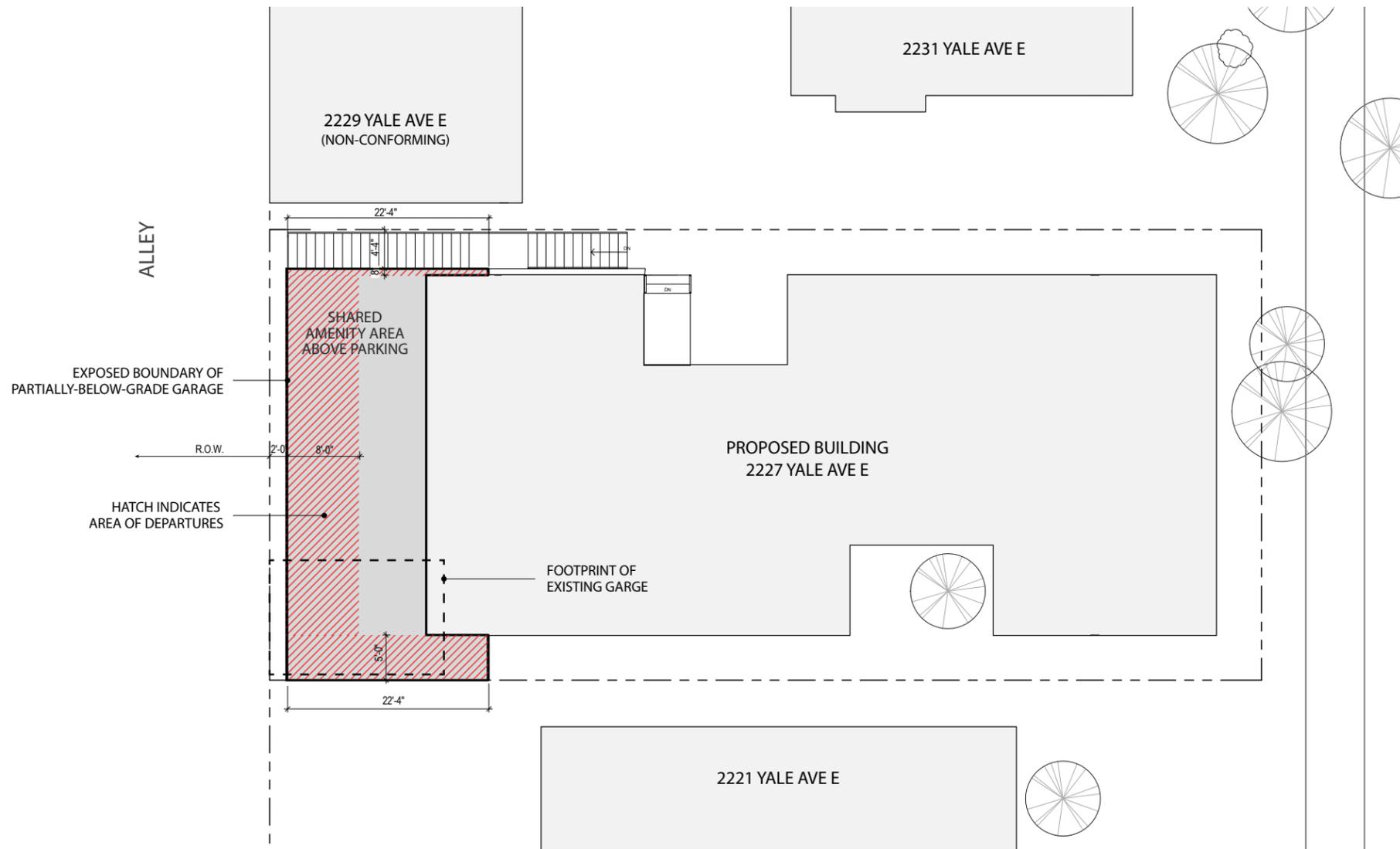
PROPOSED

Allow the new building to extend 5'-0" into the setback at partially-below-grade level adjacent to alley (0'-0" from property line).

RATIONALE

Along with Departure Request 1(b), the sidelot departure request along the south property line would allow the necessary width for the project to achieve a desired number of parking stalls that is in keeping with the development objectives and would justify the high cost of shoring. This departure would also be instrumental in maintaining the current scale of buildings and landscape built up to the right of way in the alley, minimizing the perceived impact of the development and providing quality amenity space above the garage.





DEPARTURE NARRATIVE

The proposed design seeks a three-part departure of setbacks to allow for the inclusion of a partially-below-grade parking garage at the alley. This departure request enables us to make parking viable within the development objectives and to realize design guideline priorities concerning contextual massing (CS2.D2), respecting adjacent sites (CS2.D5), minimizing the perceived scale of the building (DC2.A2), concealing parking (DC1.C1, DC1.C2), security and privacy (PL3.B1), and full accessibility (PL2.A1).

With the departure, the garage would be consistent with existing massing patterns on the site and on the adjacent properties, better addressing the intent of Design Guideline *CS2.D2, Existing Site Features*. As proposed, the garage would be set back slightly further from the alley R.O.W. than the non-conforming neighbor to the north and would maintain the existing scale, significantly contained within the footprint of an existing garage and a rockery on site -- the latter of which extends to the neighboring property to the south -- resulting in a massing condition congruent with what exists currently and realizing a contextual massing and siting while concealing parking from view (DC1.C1, DC1.C2).

Moreover, by maintaining the massing pattern and height along the alley and stepping back 17'-6" from the alley for the remainder of the massing, the project is able to mitigate the perception of the building mass (DC2.A2) by concealing much of it from view and activating the edge closer to grade at the alley with private amenity decks. Likewise, by creating visual and spatial separation from the alley, and open space adjacent to the single family house at 2229, the massing creates a backyard condition that ensures sunlight and privacy for that neighbor (CS2.D5, PL3.B1) and creates a sense of transition that follows the slope and steps with current scale at the alley (CS2.D3).

Additionally, a priority for the project is to minimize the disruption to neighbors and incurred cost associated with extensive shoring on the site, while also providing parking to increase the accessibility of the building (PL2.A1) and mitigate the strain on available on-street parking. Owing to the change in grade from the street to alley and the location of the elevator and stairs, the only feasible means of including parking with the proposed building is to extend into the setbacks required by zoning.

PROPOSED DEPARTURE IN CONTEXT. Departure request enables addition of an accessible parking garage that is scaled to the existing context on the alley.

DEPARTURE REQUEST #1

GARAGE SETBACKS

DESIGN GUIDELINE CONTEXT

The departure request is being sought pursuant to the following design guidelines:

DC1.C1 / BELOW-GRADE PARKING

“Locate parking below grade wherever possible. Where a surface parking lot is the only alternative, locate the parking in rear or side yards, or on lower or less visible portions of the site.”

By granting the departure request, the design will conceal parking within stepped massing that is congruent with both the existing rockery on site as well as the scale of neighboring structures. The decreased visibility complies with the intent of DC1.C1 while also providing increased security to the building and prevents a frayed edge along the alley.

DC2.A2 / REDUCE PERCEIVED MASS

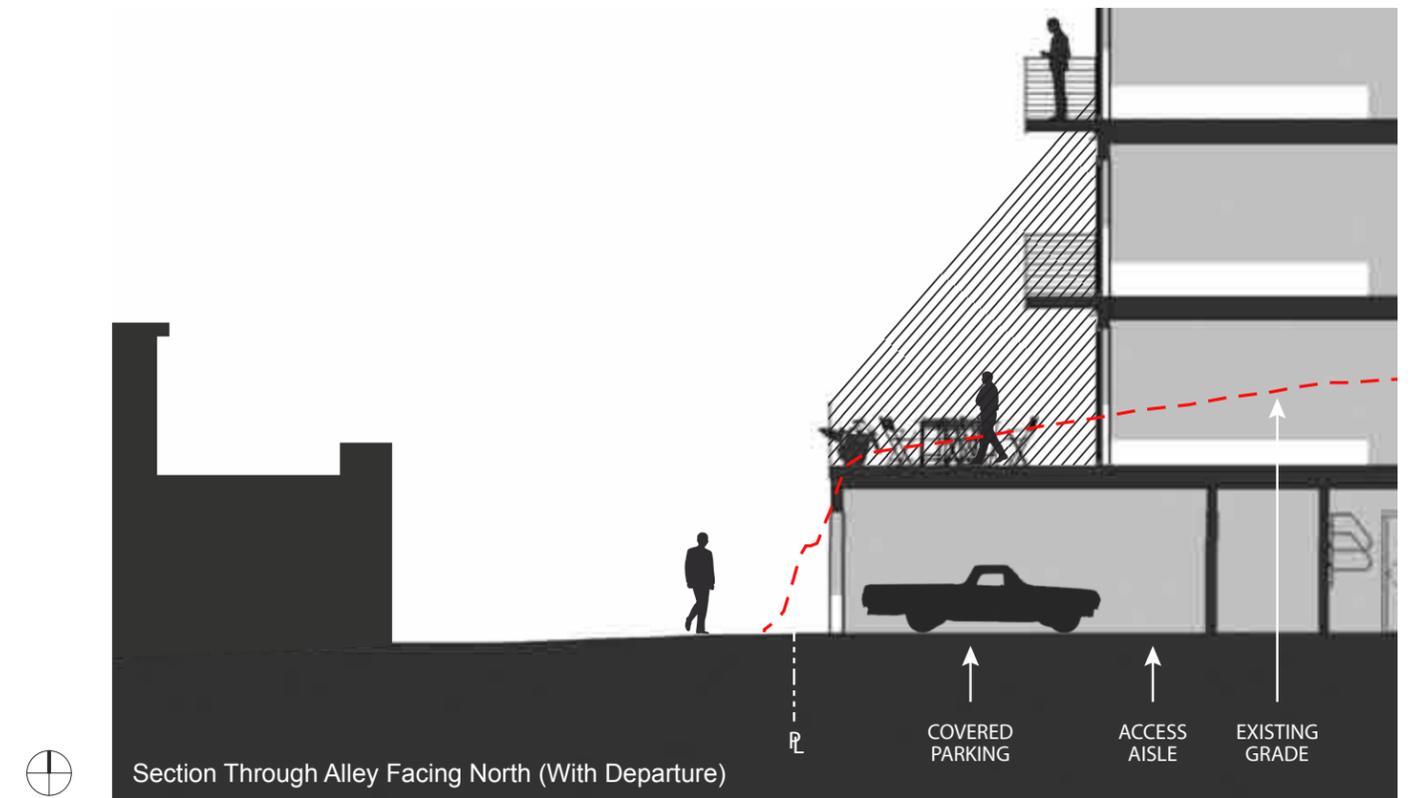
“Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries.”

By enclosing the parking under an amenity area and extending closer to the property line at the alley, the design creates a stepped facade that helps to break up the perceived mass of the building. Absent these measures, the resulting building volume would create a break in the continuity of the neighboring rockeries, amplifying the perceived height and mass of the building elevation. Additionally, the stepped massing allows for a usable amenity space adjacent to the alley that helps activate the space and provide opportunities for plantings, meeting the intent of this design guideline.

DC2.A2 / REDUCE PERCEIVED MASS

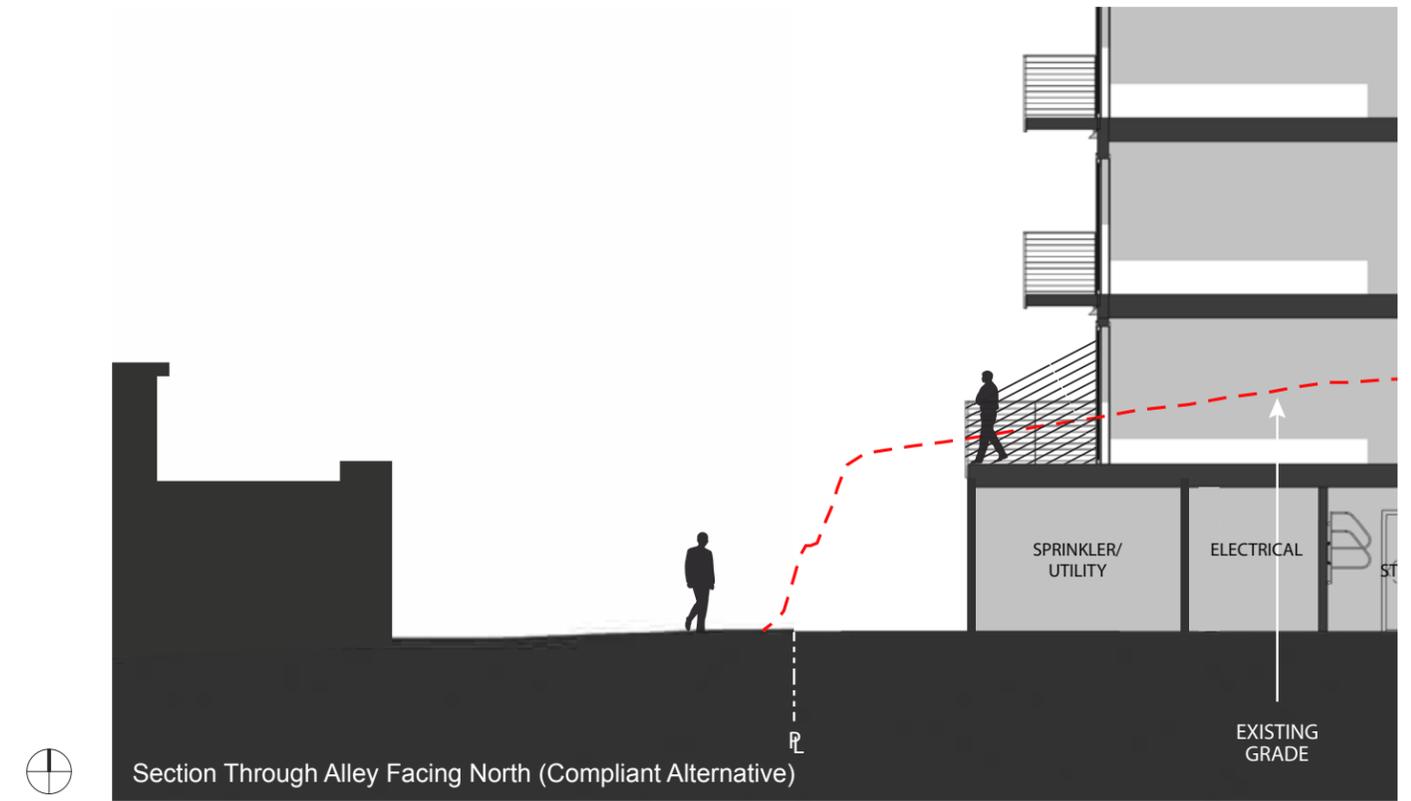
“Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries.”

By enclosing the parking under an amenity area and extending closer to the prop



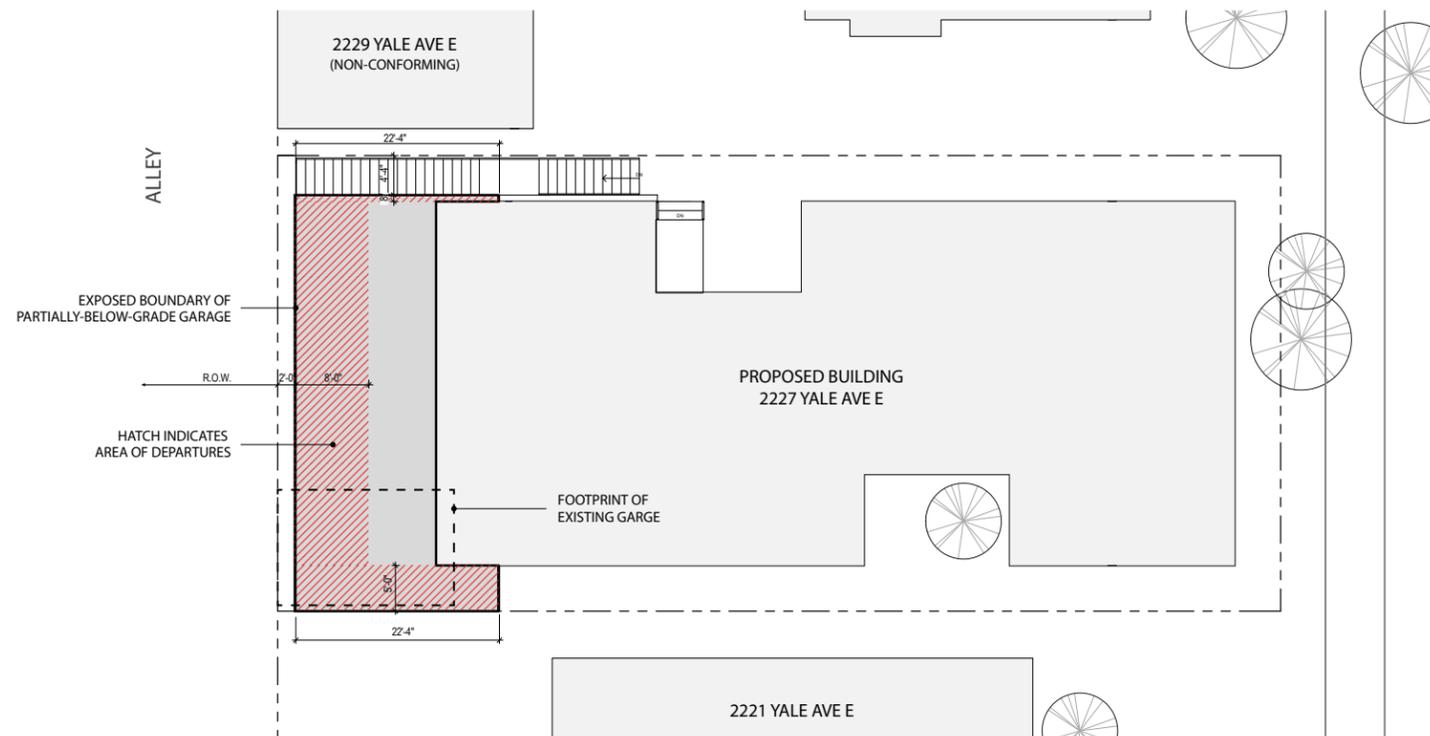
Section Through Alley Facing North (With Departure)

Stepped massing creates privacy for immediately adjacent units and reduces perception of building mass; concealed parking creates consistent massing with neighboring structures and rockeries, matching existing scale at alley; amenity space over parking brings life to the back of the site. (Hatch indicates area concealed from view.)

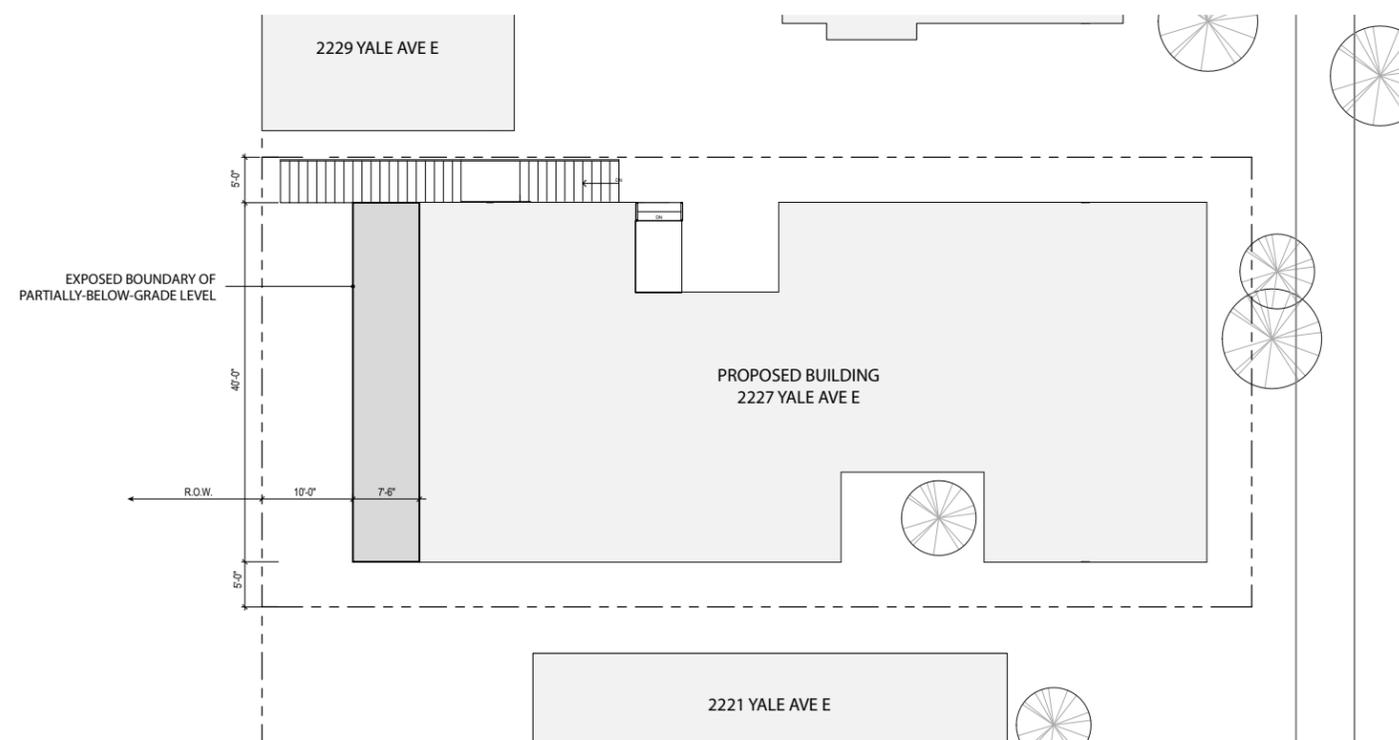


Section Through Alley Facing North (Compliant Alternative)

Compliance with 10' setback at alley directly exposes parking, offers markedly less separation from alley for adjacent units, and fails to minimize the perception of the building massing.



PREFERRED APPROACH. Provides necessary width and depth for parking and at-grade amenity space.



CODE COMPLIANT ALTERNATIVE.

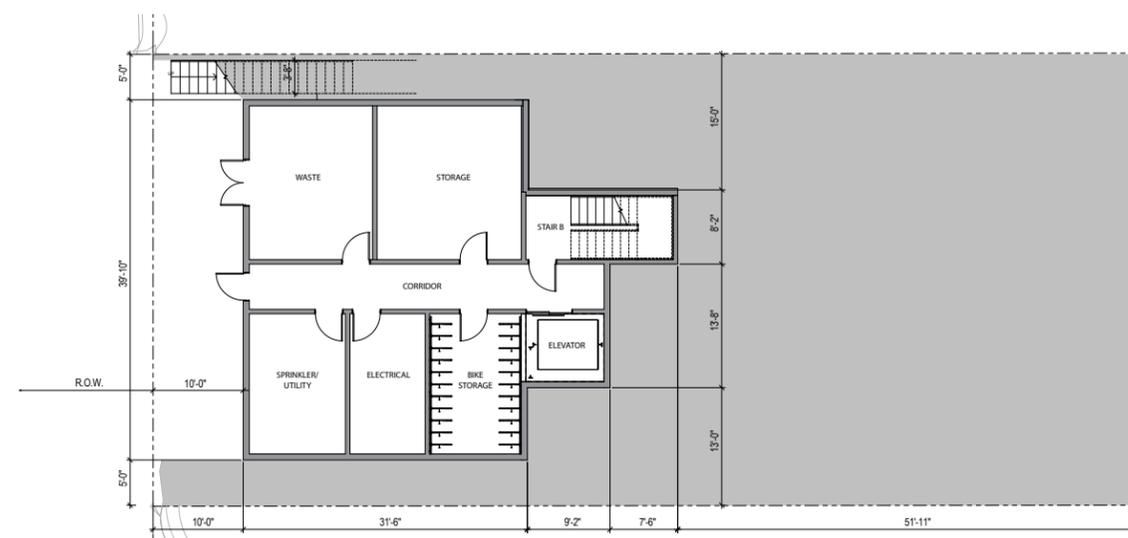
CODE COMPLIANT ALTERNATIVE

SUMMARY

Complies with setbacks at side (5') and rear lotlines (10'), requiring loss of parking.

DISADVANTAGES

By complying with setback standards, the alley level floor plate is unable to accommodate parking due to space limitations, and is instead taken up by the service needs of the building, including waste, electrical, bike storage, etc. The lack of parking creates an accessibility challenge for the development, as well as an undesirable break from the existing topography and building mass along the right of way. While fully code compliant, this alternative does not meet the intent of design guidelines outlined above and likewise diminishes the ability to sensitively contextualize the building.



CODE COMPLIANT ALTERNATIVE: ALLEY LEVEL PLAN

DEPARTURE REQUEST #1

GARAGE SETBACKS



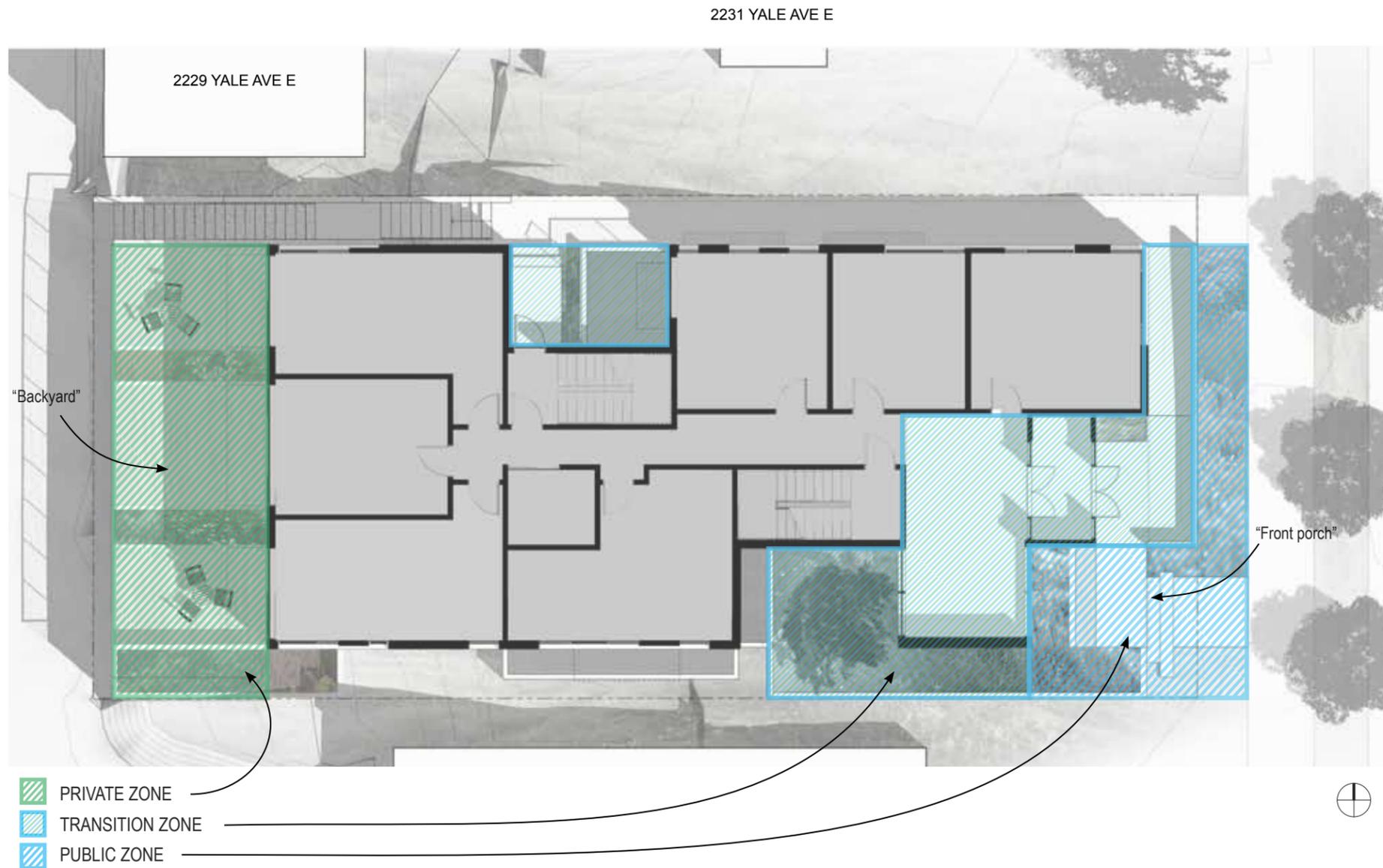
CODE COMPLIANT ALTERNATIVE. Minimal development along alley with no parking; partially-below grade level is set back lot line 10' at R.O.W..



PREFERRED APPROACH. Provide parking while maintaining existing streetwall at alley with slightly smaller massing and 2' setback from lotline.



EXISTING CONDITION AT ALLEY. Looking south toward site. Ivy-covered rockery/fence and garage form current zero-lotline street wall at alley.



PRIVACY AT GRADE

The proposed design addresses privacy concerns with the two neighboring single-family houses directly to the north by allocating shared amenity space away from sensitive areas and organizing the lobby on a 'front porch' model along the southeast corner of the lot -- creating an activated street presence with minimal adjacent impact.

DEPARTURE REQUEST #2
23.45.522 - Amenity Area

STANDARD

Apartments in LR zones are required to provide a total amenity area equivalent to 25% of the lot size.

Project requirement: (5500 SF)(.25) = 1375 SF total

50% of required amenity area must be at grade and provided as common use.

Project requirement: (1375 SF)(.5) = 687.5 SF at grade

Common amenity areas must have 10' minimum dimension and at least 250 SF total size; occupiable floor area is not permitted to project over amenity area at grade.

Proposed amenity areas at grade do not meet this criteria.

PROPOSED

Allow allocation of amenity space that diverges from code by (1) considering the non-compliant entry porch as an at-grade amenity space, and (2) recognizing the benefit of redistributing a portion of the required shared at-grade amenity area to the fourth level decks to better accommodate privacy concerns with adjacent buildings and create a strong and purposeful relationship with the street.

RATIONALE

The design strives for a careful calibration of privacy and street activation to create a well-contextualized building that contributes positively to the character and urban form of the neighborhood and the immediate vicinity. The preferred scheme seeks to accomplish this balance by utilizing a front porch/backyard approach: creating a strong urban presence at the front of the lot and enhancing privacy elsewhere.

The lobby is organized as a transition zone that engages the street, privileging transparency and appropriateness of scale as well as a sheltered, highly landscaped entry sequence. This allows the building to more actively fulfill design guidelines that promote qualitative, engaged spaces along this transition (*PL1.C1, Selecting Activity Areas; DC3.A1, Interior/Exterior Fit*) and year-round usability (*PL2.C1, Locations and Coverage*), though reduces the opportunities to provide shared amenity space at grade as dictated by code due to requirements for minimum square footages and prohibition of building overhangs. Strict application of code would result in uncovered, less-usable amenity space at grade and a diluted street engagement that would nullify the design intent to create a positive urban precedent in line with design guidelines *DC3.C1, Reinforce Existing Open Space*, and *CS2.C2, Mid-Block Sites*.

Amenity space along the alley, adjacent to the single-family house at 2229 Yale Ave E and three basement level units of this project, is likewise reserved for private use in respect of that adjacency (*PL3.B1, Security and Privacy; CS2.D5, Respect for Adjacent Sites*). Allocating shared amenity space above grade on decks with vertical separation from neighbors would provide usable space for congregating with minimal adjacent disturbance.

This is in keeping with the intent of the specific design guidelines mentioned below, as well as with the general aims of the Design Review process to promote design that "sensitively fits into neighborhoods" and "to provide for effective mitigation of a proposed project's impact and influence on a neighborhood." (SMC 23.41.002)

DEPARTURE REQUEST #2

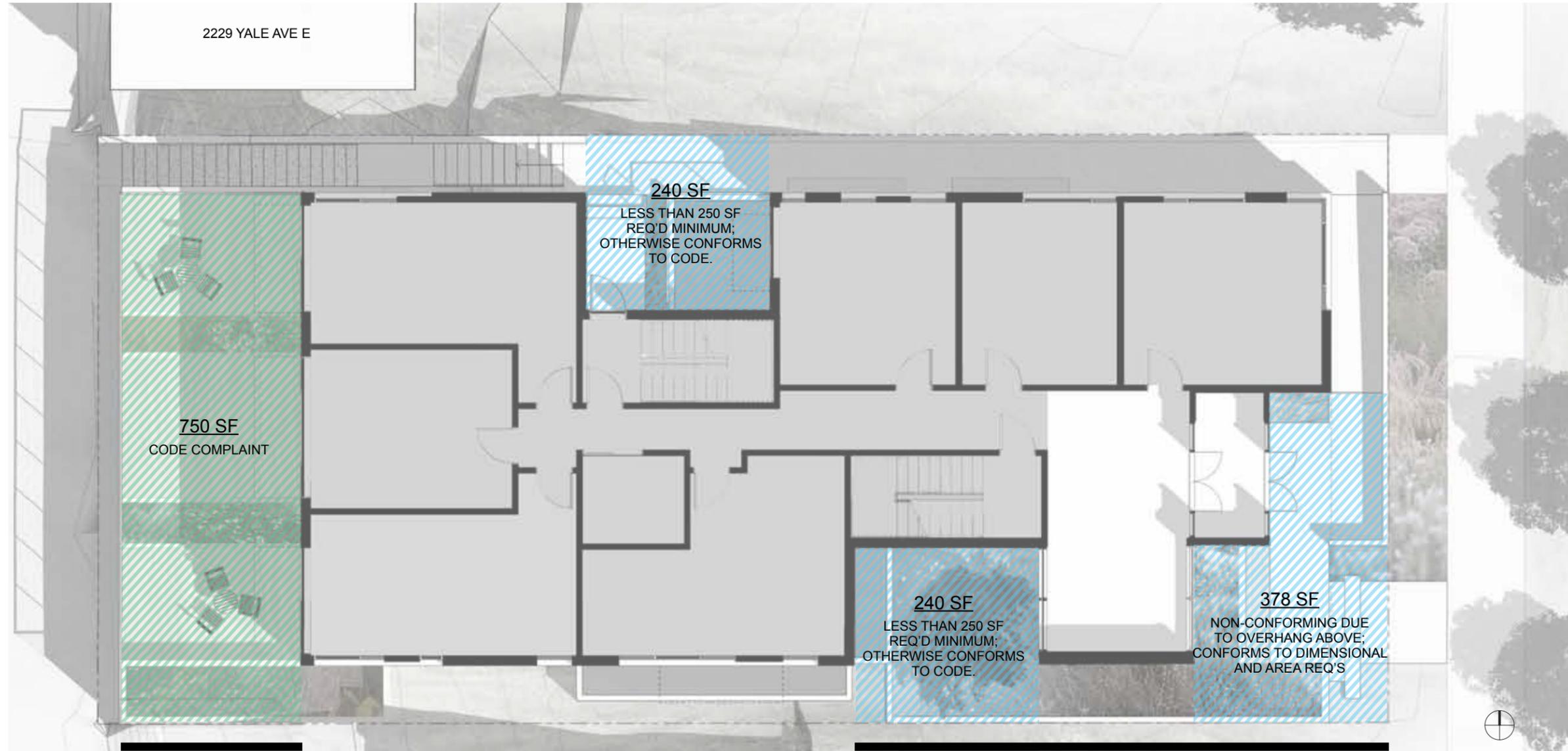
AMENITY AREA

-  SHARED AMENITY SPACE AT GRADE = 858 SF (non-conforming)
- SHARED AMENITY SPACE REQ'D AT GRADE = 687.5 SF
-  PRIVATE AMENITY SPACE AT GRADE = 750 SF (conforming)
- TOTAL AMENITY SPACE AT GRADE = 1608 SF (with departure)

AT-GRADE AMENITY AREA

The proposed design provides opportunities for qualitative amenity area at grade, helping the design fulfill design guidelines that encourage an engaged presence for the building at the street while respecting the privacy of neighboring residences.

Alternative schemes A and B, while complying with code regarding amenity area at grade, fail to achieve the desired street activation and do not maintain the level of privacy at grade for the neighbors.



CS2.D5 / RESPECT FOR ADJACENT SITES

"Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings."

Private amenity space at grade for the three basement units along the alley provides an activated buffer zone at the back of the site that helps to transition the scale of the building while also ensuring the privacy of the residents of these apartments and the neighboring single-family house to the north at 2229 Yale Ave E. By locating shared amenity space away from this important adjacency, and by dispersing it into smaller pockets closer to the street and above grade, the proposed design seeks to offer amenity area that is highly contextual to the various privacy and street activation concerns on the site.

PL1.C1 / SELECTING ACTIVITY AREAS

DC3.A1 / INTERIOR/EXTERIOR FIT

The entry zone is conceived as a continuous amenity space at grade, providing a strong interior/exterior relationship with a high level of transparency that extends 50' from the sidewalk deep into the site while maintaining an active street presence.

DC3.C1 / REINFORCE EXISTING OPEN SPACE

The proposed design holds a stronger edge along the northeast corner of the property where adjacent plantings are denser, and an eroded massing at the ground plane on the southeast corner where the adjacent plantings are more sparse and the available sunlight is greater -- resulting in a lush, softer zone that blurs the distinction between interior and exterior while respecting privacy.

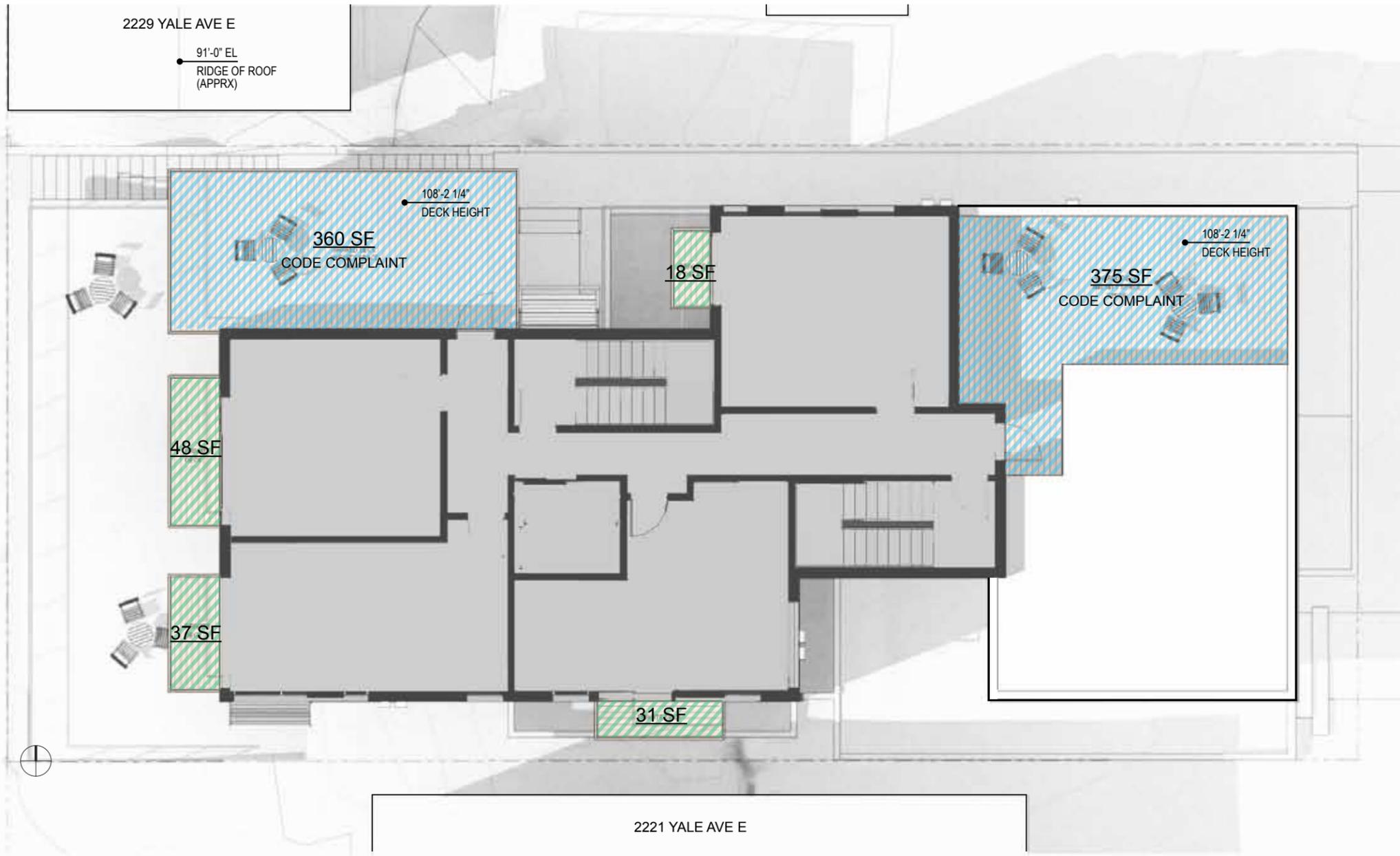
PL2.C1 / LOCATIONS AND COVERAGE

"Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entrances..."

Including partially-covered space as an integral part of a well-defined entry sequence that integrates landscape and hardscape is in keeping with this design guideline, activating the pedestrian environment with covered entry porch with year-round useability.

DEPARTURE REQUEST #2

AMENITY AREA



- ▨ SHARED AMENITY SPACE AT FOURTH LEVEL = 735 SF
(conforming)
- ▨ PRIVATE AMENITY SPACE AT FOURTH LEVEL = 134 SF
(conforming)
- TOTAL AMENITY SPACE AT FOURTH LEVEL = 869 SF

ABOVE-GRADE AMENITY AREA

Proposed above-grade shared amenity space is divided into two decks on the fourth level of the project. With a separation of grade from the nearby buildings -- elevations noted at left -- these amenity spaces will help the project provide quality exterior space to the residents while respecting the privacy of neighbors.

**SECTION 7
ENVIRONMENTAL CONTEXT**

**SUNPATHS
LANDSCAPING**

ENVIRONMENTAL CONTEXT

SUNPATHS

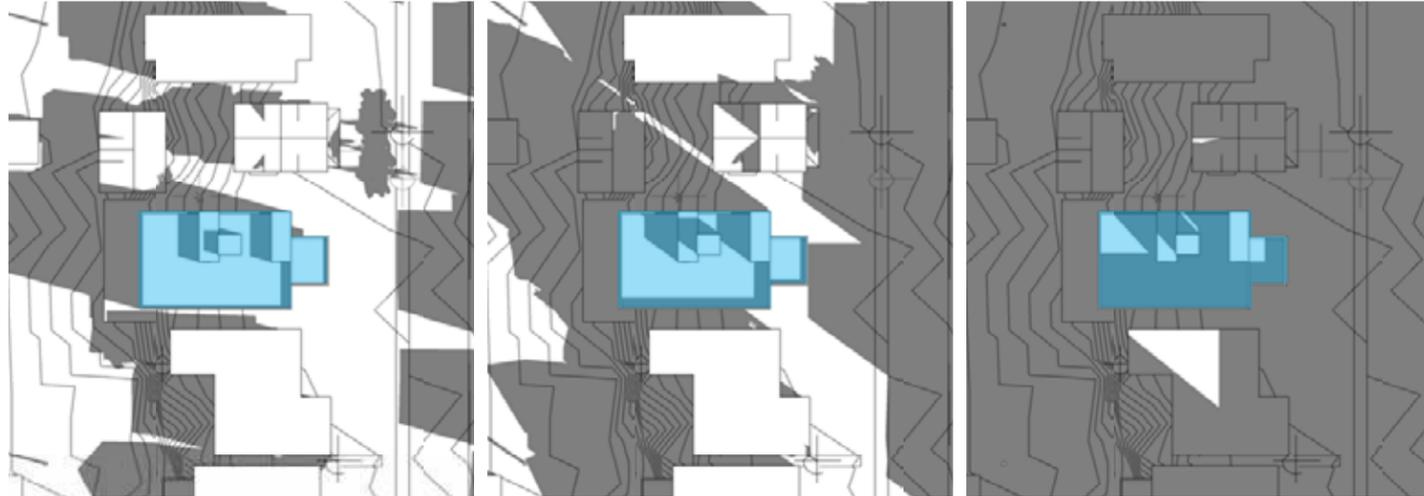
OPTION A (CODE COMPLIANT)



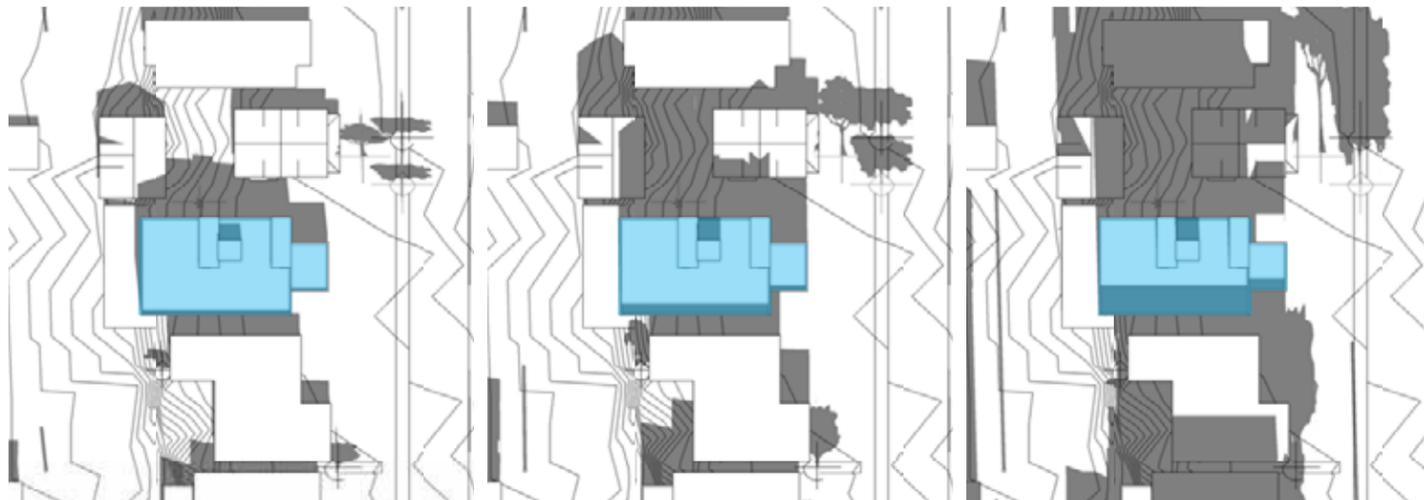
SUMMER SOLSTICE

EQUINOX

WINTER SOLSTICE



9 AM



NOON



3 PM

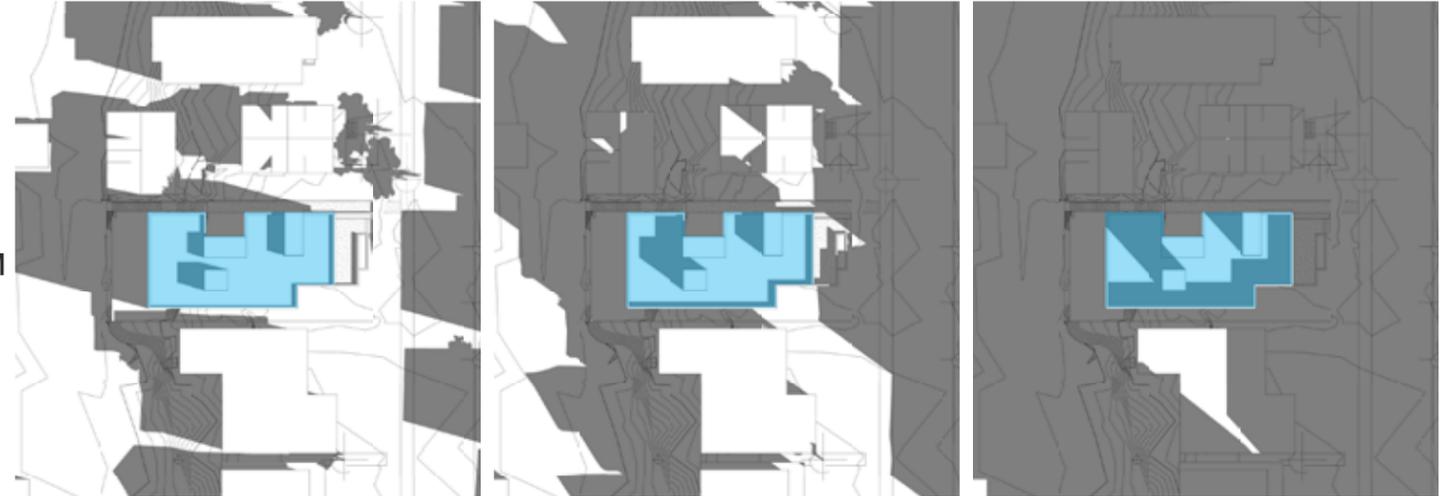
OPTION B



SUMMER SOLSTICE

EQUINOX

WINTER SOLSTICE



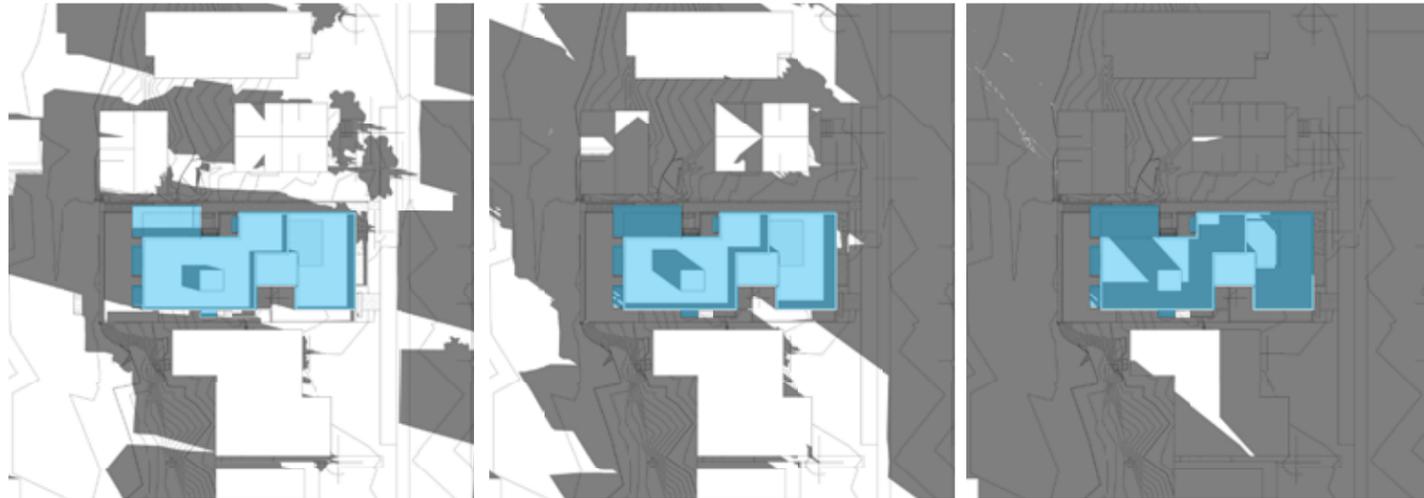
OPTION C (PREFERRED)



SUMMER SOLSTICE

EQUINOX

WINTER SOLSTICE



9 AM



NOON



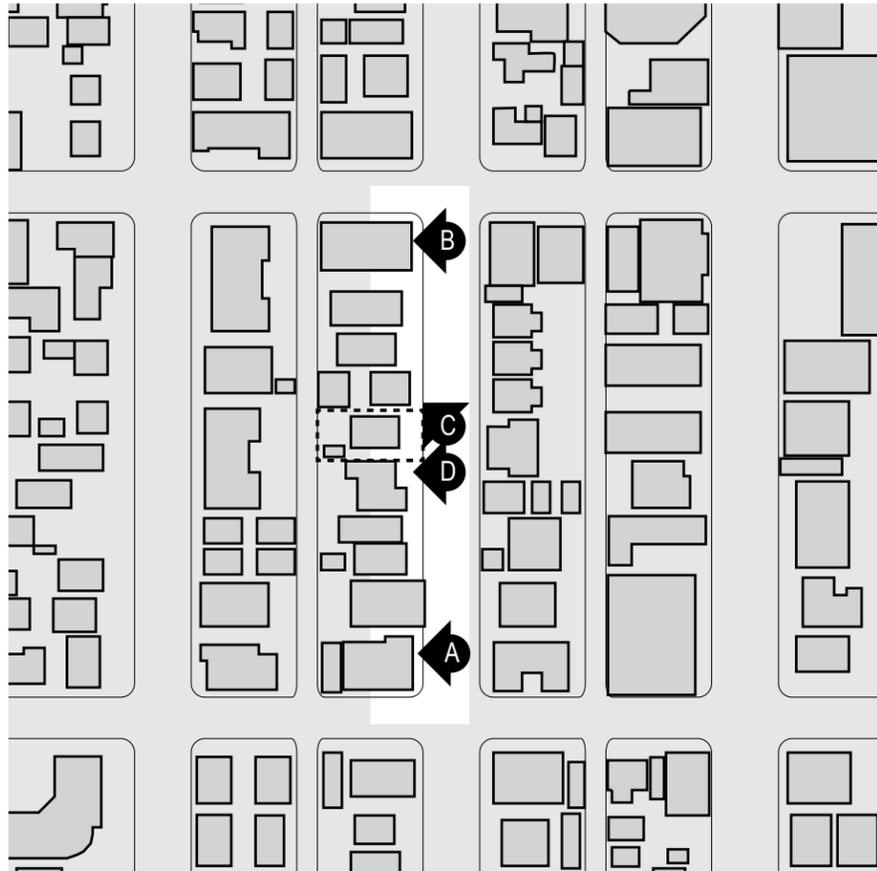
3 PM

ENVIRONMENTAL CONTEXT

LANDSCAPING CONTEXT

LANDSCAPING CONTEXT: ADJACENT CUES

The two older brick buildings that anchor either corner of the block are both built at minimal setbacks with landscaping buffers at the sidewalk. The Harmon (A) features an asymmetrical mix of small trees and low plantings, an abundant scheme overall; conversely, the Lynnyale (B) features a restrained and symmetrical planting scheme with hedges and a couple of larger trees. Immediately adjacent to the site, the neighbor to the north (C) is set closer to the sidewalk and features a dense mix of deciduous trees and lower plantings, while the neighbor to the south (D) has a generous setback and sparse plantings.



A

HARMON CONDOS. Dense and varied planting scheme provides privacy and complement to simple, orthogonal building form.



B

LYNNYALE APARTMENTS. Sparse mix of hedges and trees; symmetrical organization emphasizes formality of entry sequence.



C

2231 YALE AVE EAST. Adjacent neighbor to north. Dense, small and medium-sized vegetation acts as buffer and enriches sidewalk experience.



D

2221 YALE AVE EAST. Adjacent neighbor to south has deep setback, sparse plantings, and few windows. Proposed response is lower plantings to maintain natural light penetration along the southern lotline.

ENVIRONMENTAL CONTEXT

LANDSCAPING PRECEDENTS

LANDSCAPING PRECEDENTS

The preferred landscaping scheme is for a mix of plantings adjacent to the sidewalk for privacy screening, with more sparse plantings elsewhere, including a framed courtyard view on the approach. The general planting inspiration is informal: a mix of small trees (pines and deciduous), shrubs, grasses and flowers — a Cascade meadow meets Japanese garden vibe.



A

VIEW COURTYARD. Sculptural presence highlighted by framed views and good natural light.



C

PIET OUDOLF'S GARDENS. Informal arrangement of hearty, native plants creating soft edge at sidewalk and along adjacent property lines.

**SECTION 8
APPENDICES**

PRIVACY STUDIES
FACADE PRECEDENTS
PRIOR WORK

APPENDIX A: PRIVACY STUDIES

DESIGN OPTION C (PREFERRED)

NORTH LOTLINE

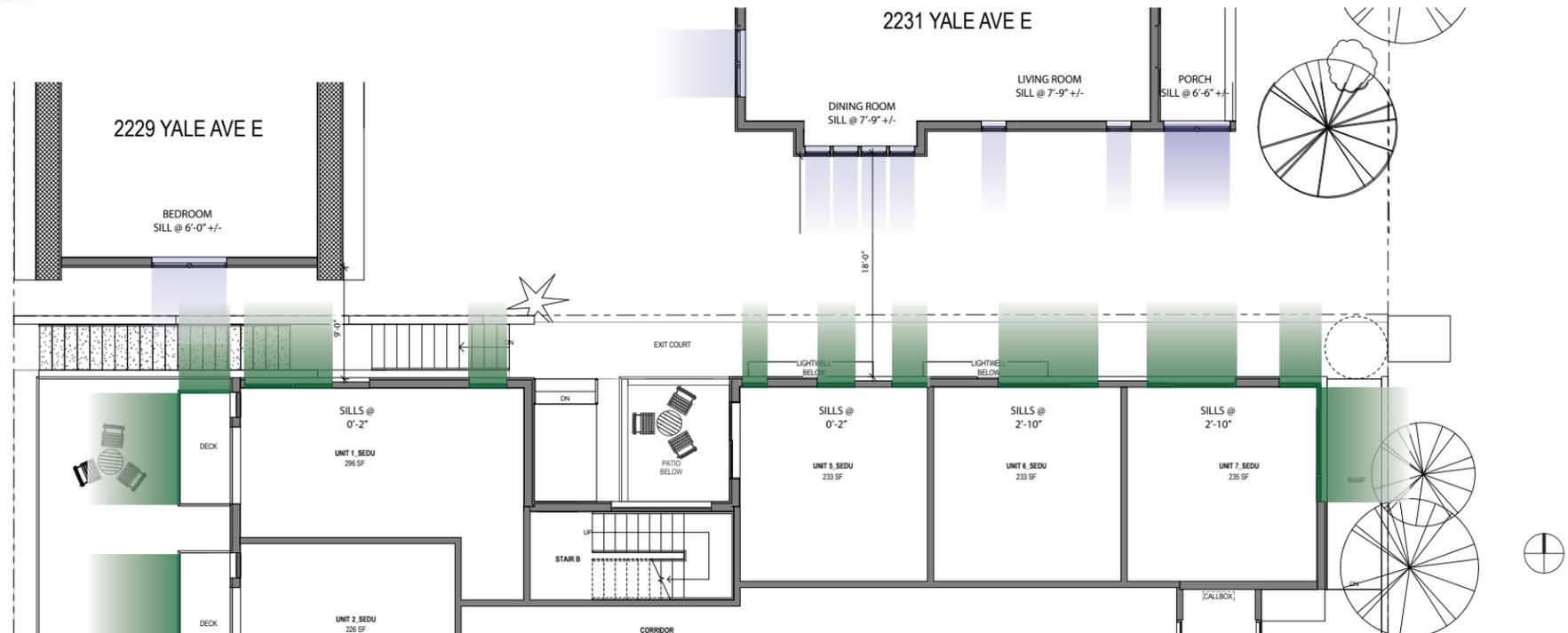
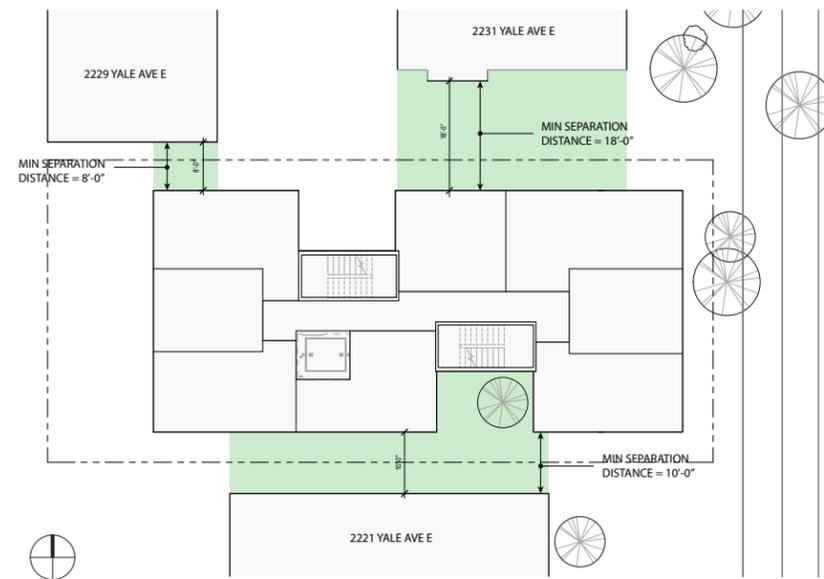
Level heights for the proposed building are offset from both neighboring houses immediately to the north. This misalignment creates opportunities for safeguarding privacy while offering generous natural light and ventilation.

2229 YALE AVE E

The closest neighbor to the north, 2229 Yale E, is a single family house oriented primarily to their landscaped yard to the east and to views to the west. The house has few windows on the south elevation, none of which align directly with the window scheme of the proposed building.

2231 YALE AVE E

Along with separation in elevation between corresponding levels, the shortest distance between the proposed building and the existing house at 2231 Yale E is 18', creating a significant privacy separation.



APPENDIX A: PRIVACY STUDIES

DESIGN OPTION C (PREFERRED)

SOUTH LOTLINE

2221 YALE AVE E

2221 Yale E, the only neighbor to the south, has minimal window openings adjacent to the property line, with the majority of, and largest, windows facing views to the west and allocated along the exterior circulation corridors.



APPENDIX C: DESIGN PRECEDENTS

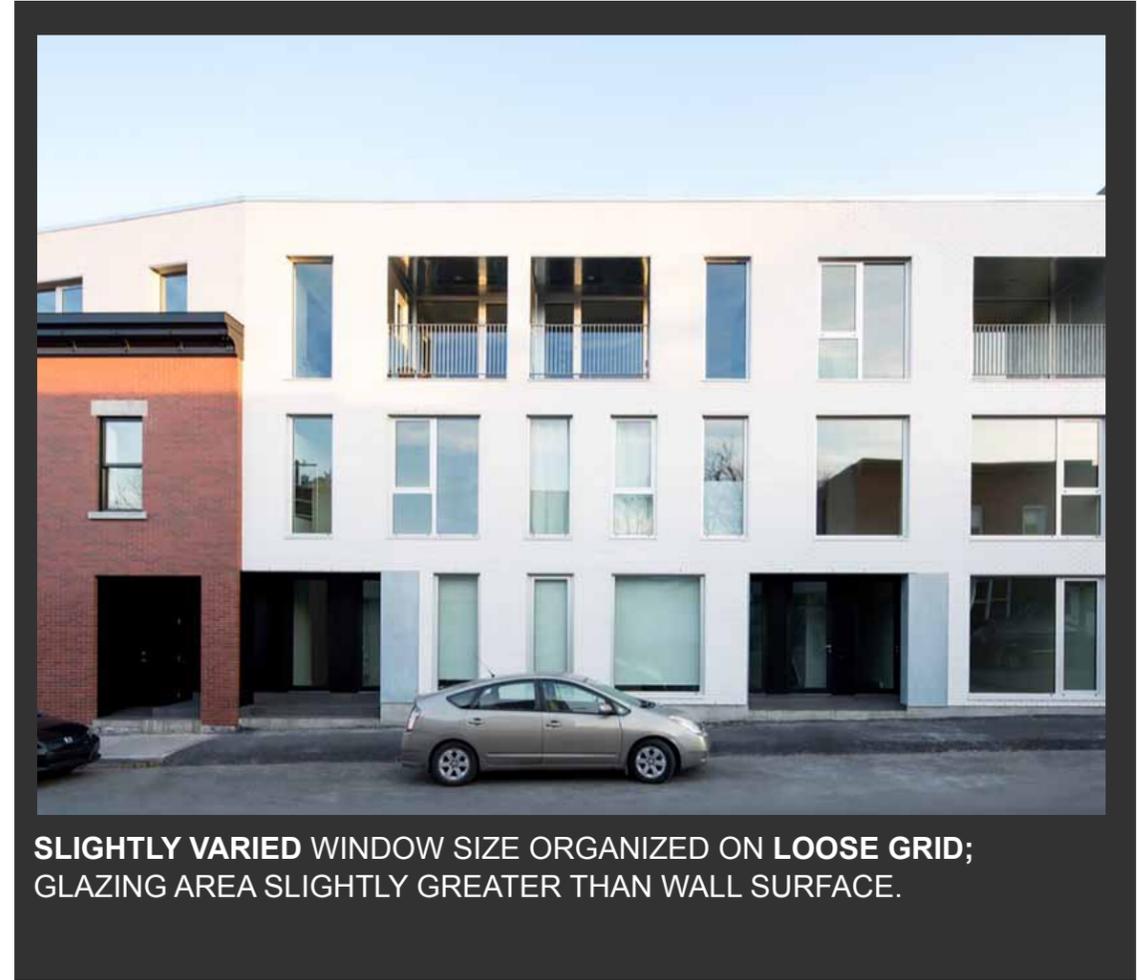
LOOSELY ORDERED FACADES



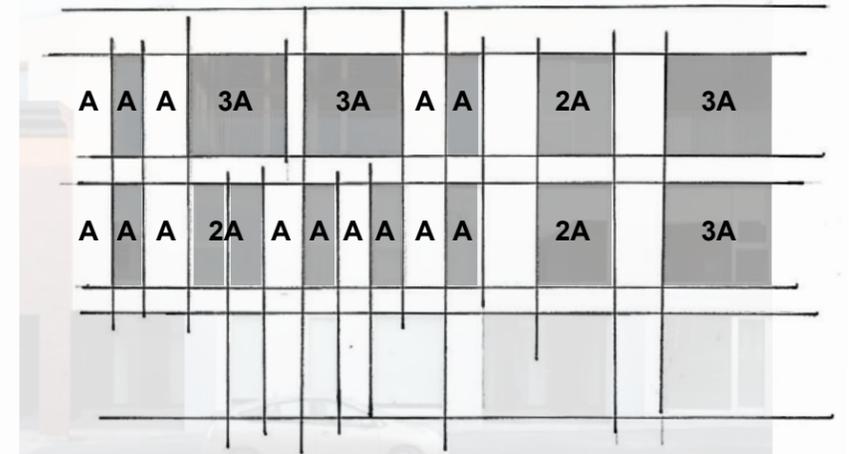
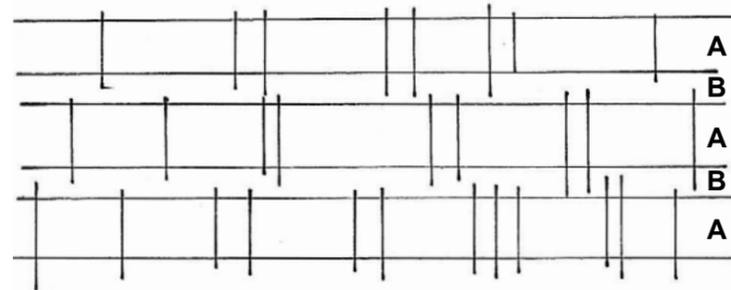
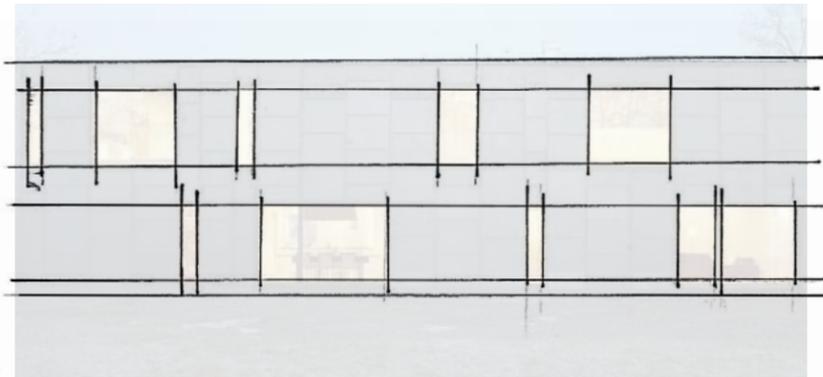
VARIED WINDOW SIZE SPARSELY ORGANIZED ON HORIZONTAL BANDING WITH VERTICAL-COURSE CLADDING;



VARIED WINDOW SIZE ORGANIZED IN **BANDED RUNS** AND **CLUSTERED WITH PANELS**, ALTERNATION BETWEEN WINDOW BANDS AND CLADDING EMPHASIZES HORIZONTALITY.



SLIGHTLY VARIED WINDOW SIZE ORGANIZED ON **LOOSE GRID**; GLAZING AREA SLIGHTLY GREATER THAN WALL SURFACE.



APPENDIX C: DESIGN PRECEDENTS
HIGHLY ORDERED FACADES



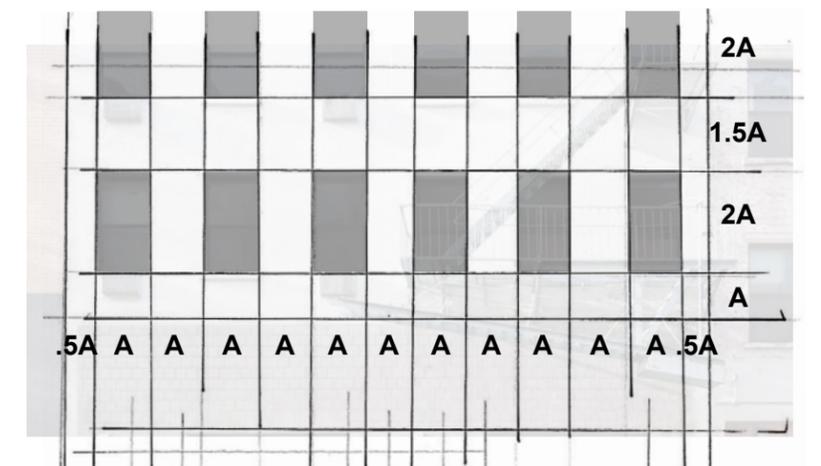
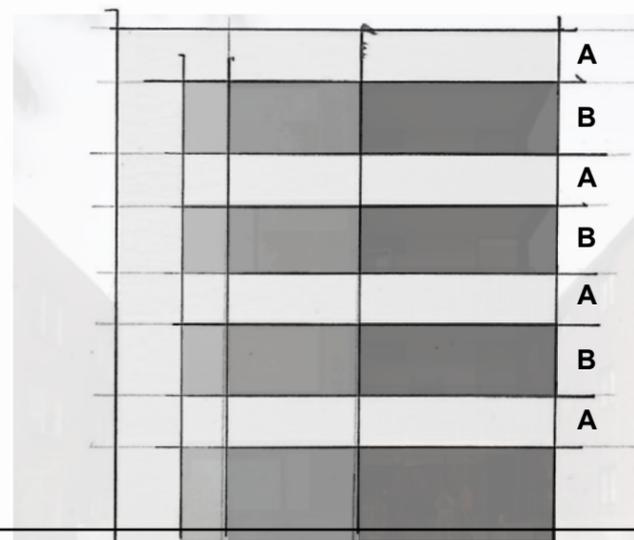
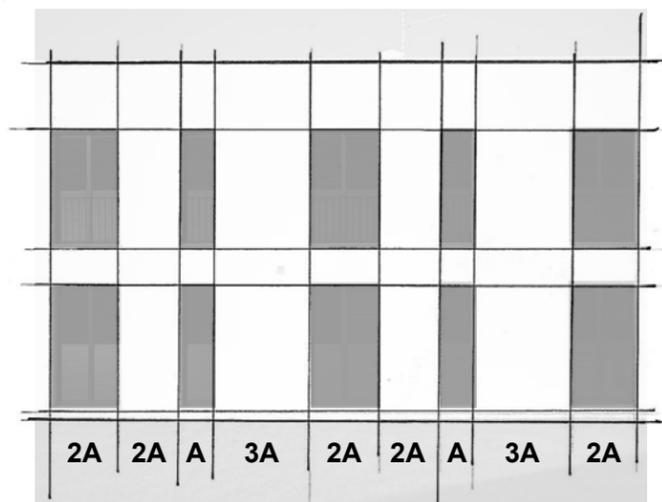
SLIGHTLY VARIED WINDOW SIZE ORGANIZED ON VARIED BUT **STRONG GRID**; WALL SURFACE SLIGHTLY GREATER THAN GLAZED AREA.



CONSTISTENTLY ORGANIZED FACADE WITH **PROMINENT BANDING**; OPEN AREA AND WALL SURFACE PROPORTIONATE.



CONSISTENT WINDOW SIZE ORGANIZED ON **STRICT GRID**; GLAZING AND WALL SURFACE ROUGHLY PROPORTIONATE.



APPENDIX D: PRIOR WORK
NEIMAN TABER ARCHITECTS



23RD + MADISON, Seattle.
*Mixed use apartment building currently under construction.
(Developed by Hamilton Urban Partners.)*



YOBI APARTMENTS, Seattle.
*Congregate housing adjacent to Seattle University, completed
2015.*



HOWELL LOFTS, Capitol Hill, Seattle.
Detached rowhouses, completed 2011.



MARION GREEN, 14th Ave, Seattle.
Courtyard townhouses, completed in 2014.



THE BOX HOUSE, Saratoga Springs, NY.
Framed views, contextual siting.

