



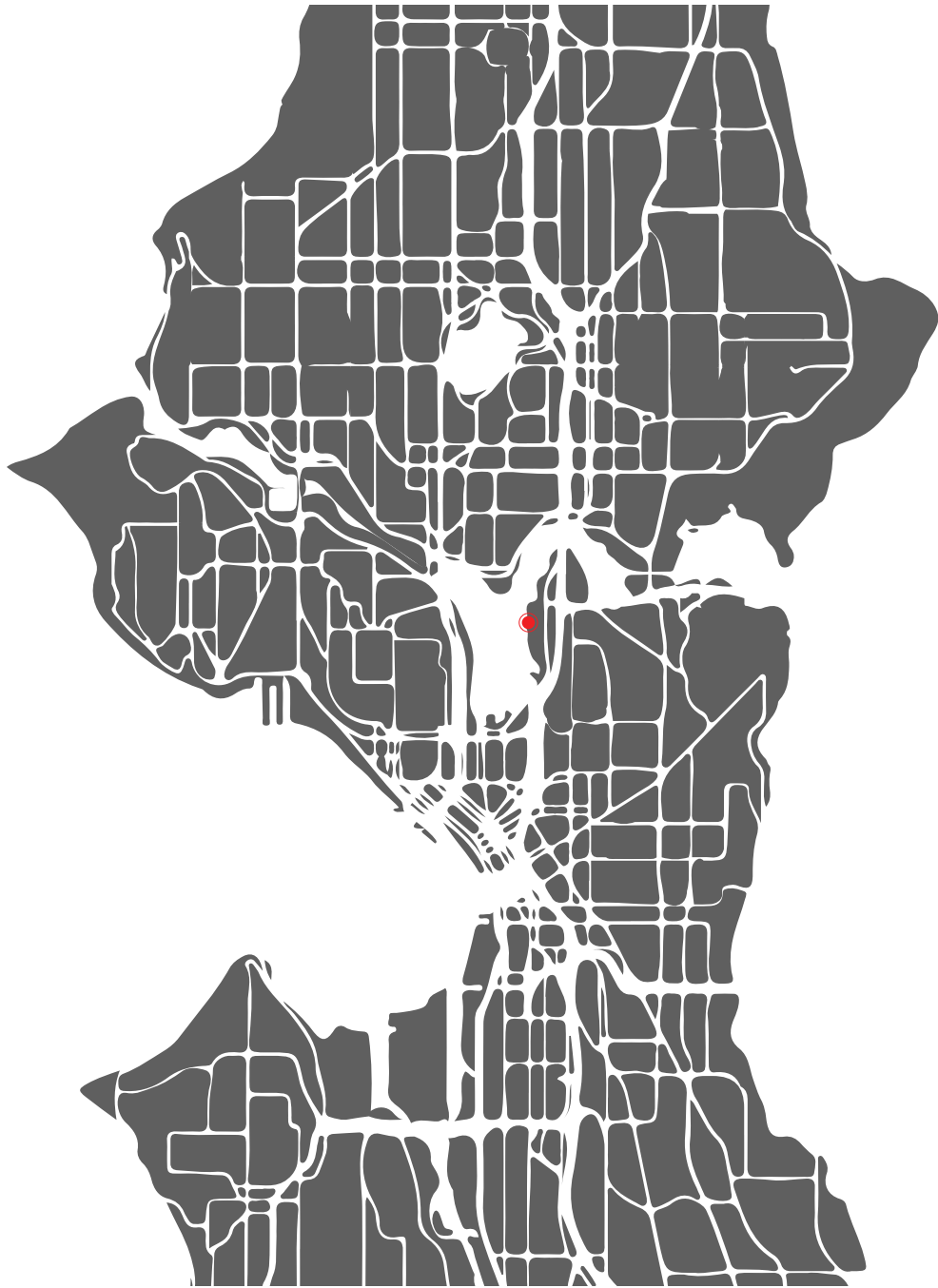
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STREAMLINED DESIGN REVIEW
2324 YALE AVENUE E | PROJECT #3033276

FEBRUARY 15, 2019





PROJECT INFORMATION

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PROJECT INTRODUCTION

CONTEXT

This site is located in the Eastlake Residential Urban Village, an established multi-family area where the majority of properties contain townhouses or small 3-story apartment buildings. There is a wide variety of architectural styles and building materials with no single style or character dominating.

A public elementary school and playground are located within a 5 minute walk to the east. There are several restaurants, cafes and markets located nearby on Eastlake Ave. I-5 serves as an eastern boundary to the neighborhood and a significant barrier to pedestrian access of Capitol Hill and beyond.

This project’s site is bordered by a townhouse development to the north, a small apartment building to the south, and a large office building to the east. Most of the surrounding block contains a mixture of multi-family apartments, townhouses, and single-family homes.

EXISTING USES AND STRUCTURE

The existing site is composed of a single parcel that measures approximately 60 feet wide by 110 feet deep. The existing pair of duplexes on the site will be demolished.

PHYSICAL SITE FEATURES

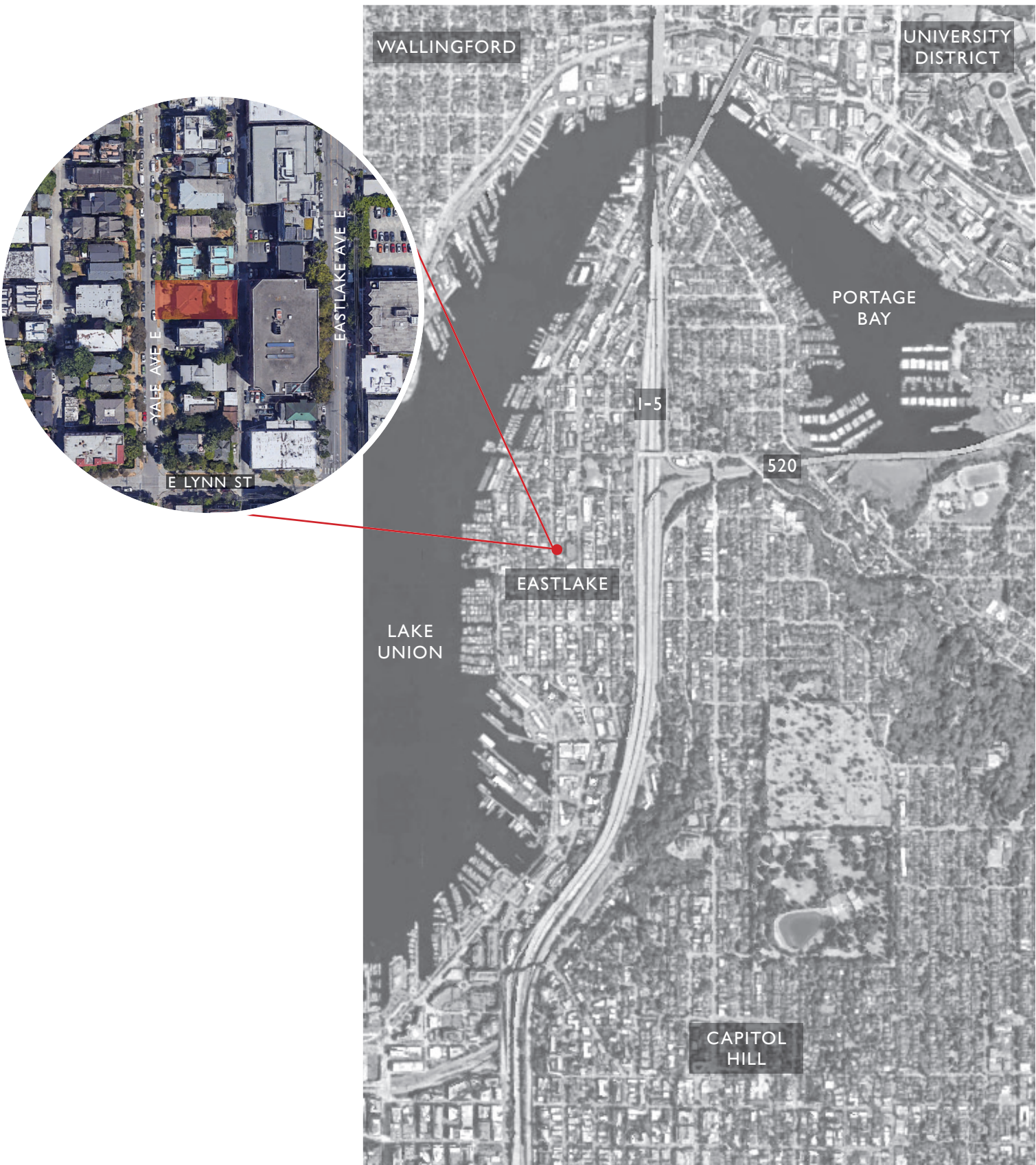
The site maintains a continuous gradual slope up from east to west rising approximately 15’-0” from street level.

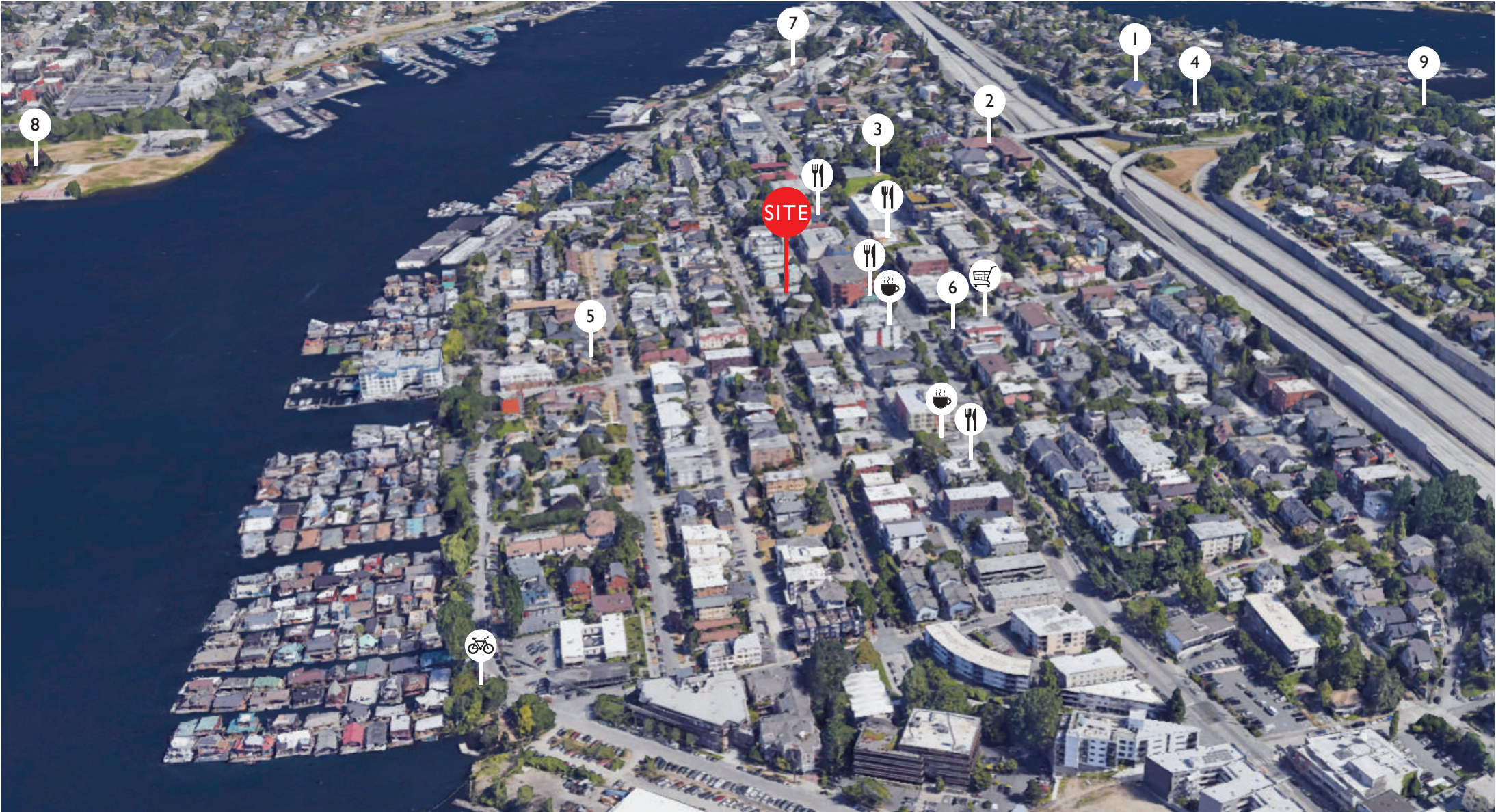
VISION

To provide nine fee-simple townhouses designed for an urban, lake-view lifestyle and to complement their surroundings. These homes will contribute to the growing density and varied architectural language of the surrounding highly walkable neighborhood, with frequent transit nearby. They feature high-quality building finishes, richly landscaped outdoor spaces, and will be Built Green 4-Star certified.

PROJECT DETAILS

New units:	9, 3-story townhouses w/roof decks
Existing to Demolish:	Two
Total new floor area:	9, 240.3 sq. ft
Parking spaces:	Five parking spaces will be provided.





NOTABLE LOCAL LANDMARKS

- 1. St. Patrick’s Church
- 2. Tops K-8 School
- 3. Rogers Playground
- 4. Roanoke Park
- 5. Pete’s Supermarket
- 6. Eastlake Market
- 7. Fairview Park
- 8. Gas Works Park
- 9. Queen City Yacht Club



NEARBY RESTAURANTS, BARS & CAFES



OTTER BAR & BURGER



HAMLIN MARKET & DELI



PAZZO’S ON EASTLAKE



VOXX COFFEE



PETE’S SUPERMARKET

NEARBY FITNESS & RECREATION



THE RIDE
INDOOR CYCLING



ROGERS PLAYGROUND/
FIELD



FAIRVIEW PARK



ROANOKE PARK



CHESHIAHUD LOOP



OVERVIEW

The site is located on Yale Avenue East, between East Louisa Street and East Lynn Street. Two streets west of the site is Lake Union and access to the waterfront. Surrounding the site on all sides is a mixture of multi-family townhouses, apartments, and some single-family homes.

Tops K-8 School is one block northeast of the site along with Rogers Playground/Park. One street east of the site is Eastlake Avenue, the major arterial road through the neighborhood, where shops, markets, and restaurants are located.

Frequent transit is available connecting Eastlake neighborhood with Capitol Hill, the U-District, and Downtown. One street away on Eastlake Avenue are Metro transit stops for the 70 bus route. Additional transit is two blocks away on 10th Ave E with Metro transit stops for the 49 bus route. Street parking is available on this an all surrounding blocks, and access to I-5 in either direction is within about four blocks.

KEY: URBAN CONTEXT

COMMERCIAL/SERVICES

MIXED USE/RESIDENTIAL

SINGLE FAMILY RESIDENCE

MULTI-FAMILY

INSTITUTIONAL

KEY: SDOT CLASSIFICATION

METRO BUS STOP

METRO BUS ROUTE

BICYCLE ROUTE

LAKE CHESHIAHUD LOOP

PROJECT SITE



LAND USE / TRANSPORTATION MAP

ZONING SUMMARY

Parcel #:	1336300210
Lot Area:	6,604 SQ.FT (60.04' x 109.99')
Zoning:	LR3
Overlay:	Eastlake Residential Urban Village
Street Classification:	Non-arterial
Legal Description:	Greenes Addition
	PLat Block: 13
	PLat Lot: 22
Frequent Transit:	Yes

23.45.510 PERMITTED USES

Permitted outright: Residential

23.45.510 FLOOR AREA RATIO

Allowable FAR: 1.4, assuming sustainable design

23.45.514 STRUCTURE HEIGHT

Base height limit: 30'-0"

Additional height allowances:

Parapet enclosing roof: +4'-0"

Stairs & mechanical: +10'-0"

Stair penthouse may cover 15% of roof area, or 20% if also screening mechanical equipment.

23.45.518 SETBACK REQUIREMENTS

Front: 7' average, 5' minimum

Side (façade >40'): 7' average, 5' minimum

Side (façade <40'): 5' minimum

Rear: 7' average, 5' minimum

Additional setbacks:

Between structures: 10' min

Cornices, eaves, gutters, roofs and other forms of weather protection may project into required setbacks and separations a maximum of 4 feet if they are no closer than 3 feet to any lot line.

23.45.522 AMENITY AREA

Required: 25% of lot area

General requirements:

All units must have access to a common or private amenity area

- No minimum area for private amenity areas, except 10' horizontal minimum at non-street side lot lines.
- No common amenity area shall be less than 250 sf in area, and common amenity areas shall have a minimum horizontal dimension of 10'
- Minimum 50% of common amenity area at ground level shall be landscaped
- Elements such as seating, lighting, outdoor protection, art, etc shall be provided.

Requirements for townhouse developments in LR zones:

- A minimum of 50% of required amenity area shall be provided at ground level, except roof top amenity area meeting subsection 23.45.510.E.5 may be counted as ground level amenity area: roof amenity area must meet ground level amenity area standards in 23.45.522, and at least 25% of the perimeter of the roof amenity area must not be enclosed by the walls of the structure.
- Ground level amenity area may be either private or common space
- An amenity area shall not be enclosed within a structure in LR zones

23.45.524 LANDSCAPING REQUIREMENTS

Green Factor score minimum 0.6 required

Vegetated walls may not count towards more than 25% of Green Factor

23.45.524 STRUCTURE WIDTH AND FACADE LENGTH LIMITS IN LR ZONES

Structure Width: 90' maximum

Facade Length: the maximum combined length of all portions of facades within 15' of a lot line that is neither a rear, alley, or street lot line shall not exceed 65% of the length of that lot line.

23.54.015 REQUIRED PARKING

No parking is required for all residential uses within urban villages served by frequent transit, however any parking that is provided shall meet the code requirements

Bicycle long-term parking: 1 per unit





Bicycle short-term parking: 1 per 20 units

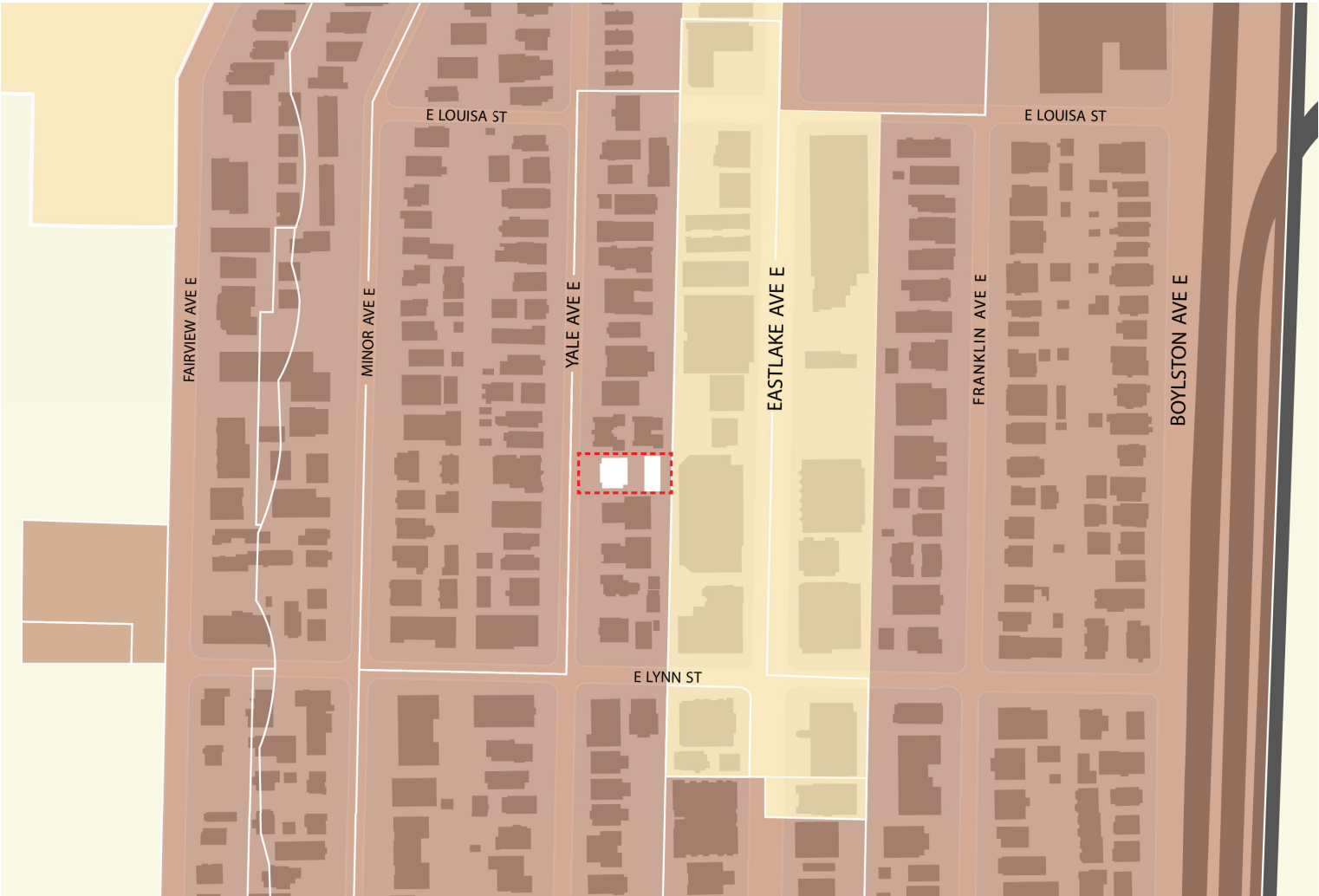
23.54.040 SOLID WASTE AND RECYCLABLE MATERIALS STORAGE AND ACCESS

Residential development with a single entity for utility billing may provide each dwelling unit with their own 2' x 6' storage area, or can provide 150 SF of shared storage space for 9-15 units.

- The shared storage space for 9 or more units shall have a minimum horizontal dimension of 12' in both width and depth, and have a floor that is level and hard surfaced
- The shared storage space must be screened from public view and minimize light and glare impacts.

KEY

-  PROJECT SITE
-  LR2 / LR3 (MULTI-FAMILY)
-  NC2P (NEIGHBORHOOD/COMMERCIAL)
-  SF 5000 (SINGLE FAMILY)



CONTEXT ANALYSIS: VICINITY

DEVELOPMENT

There are a number of new, recent, and proposed developments in the Eastlake neighborhood. Projects surrounding the site on all sides within one to two blocks include multi-family buildings, townhouses, and apartments.

- 1. 2228 Franklin Ave E
- 2. 2359 Yale Ave E
- 3. 2326 Minor Ave E
- 4. 2220 Yale Ave E
- 5. 2044 Minor Ave E
- 6. 2037 Minor Ave E
- 7. 2201 Eastlake Ave E
- 8. 2303 Franklin Ave E
- 9. 2359 Franklin Ave E
- 10. 2514 Yale Ave E
- 11. 2014 Yale Ave E
- 12. 2037 Yale Ave E

KEY

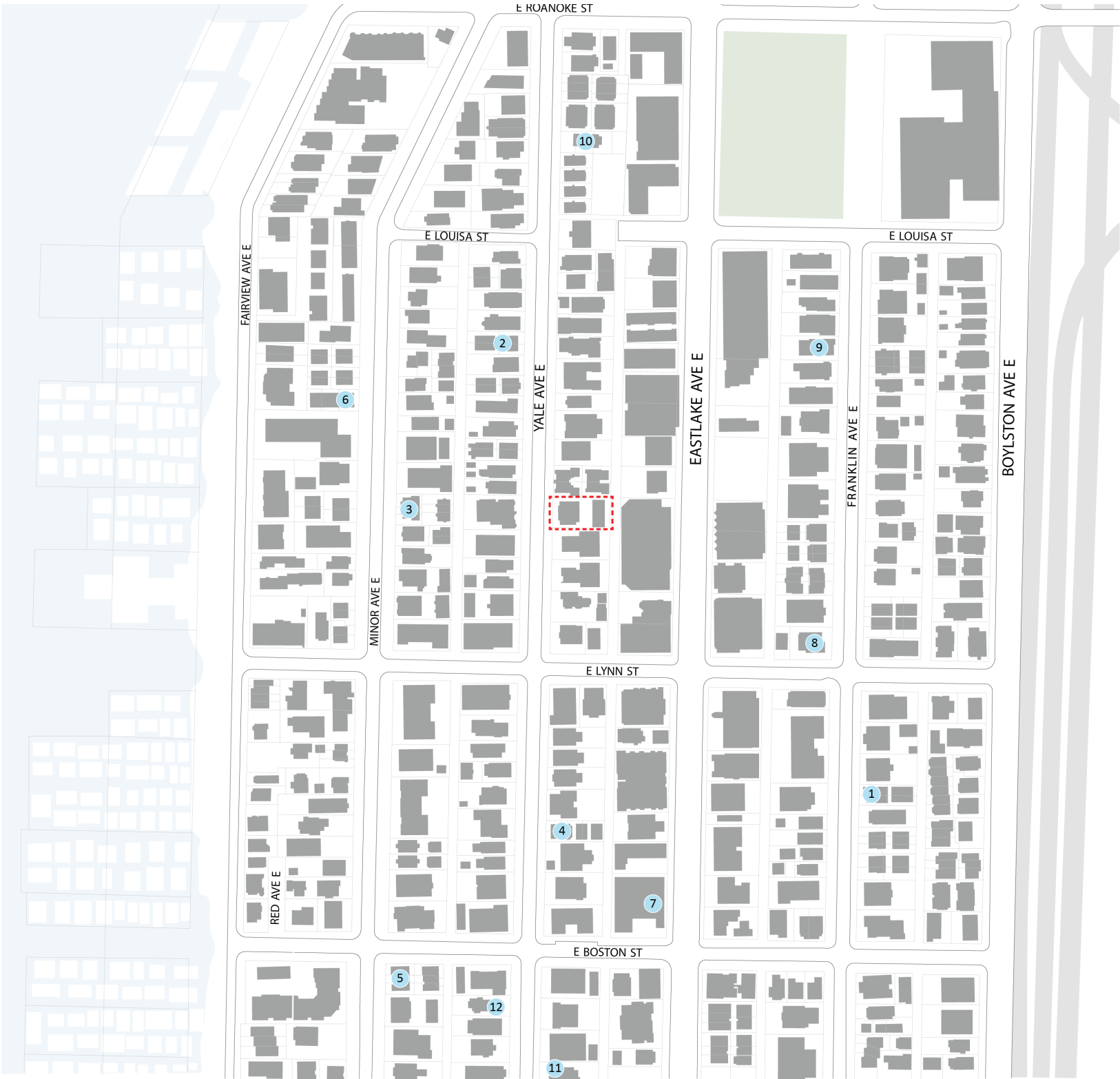
PROJECT SITE

x

RECENT / PENDING DEVELOPMENT



NEIGHBORHOOD DEVELOPMENT MAP





1.
2228 Franklin Ave E
3 Stovries
Townhouse
4 Units



4.
2220 Yale Ave E
3 Stories
Townhouse
4 Units



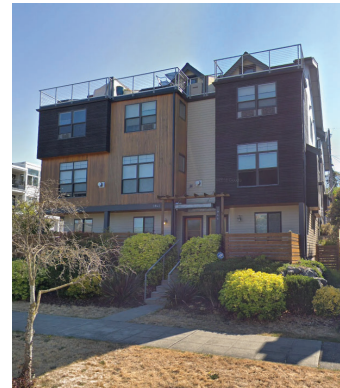
7.
2201 Eastlake Ave E
4 Stories
Mixed-Use Apartments
45 Units



10.
2514 Yale Ave E
3 Stories
Townhouse
4 Units



2.
2359 Yale Ave E
3 Stories
Townhouse
4 Units



5.
2044 Minor Ave E
3 Stories
Townhouse
6 Units



8.
2303 Franklin Ave E
4 Stories
Apartments
16 SEDU & 8 Units



11.
2014 Yale Ave E
3 Stories
Townhouse
6 Units



3.
2326 Minor Ave E
3 Stories
Townhouse
6 Units



6.
2037 Minor Ave E
3 Stories
Townhouse
3 Units



9.
2359 Franklin Ave E
4 Stories
Apartments
61 Units



12 .
2037 Yale Ave E
4 Stories
Aparments
27 Apartment Units

YALE AVE. E
PANORAMIC VIEW LOOKING EAST



YALE AVE. E
PANORAMIC VIEW LOOKING EAST

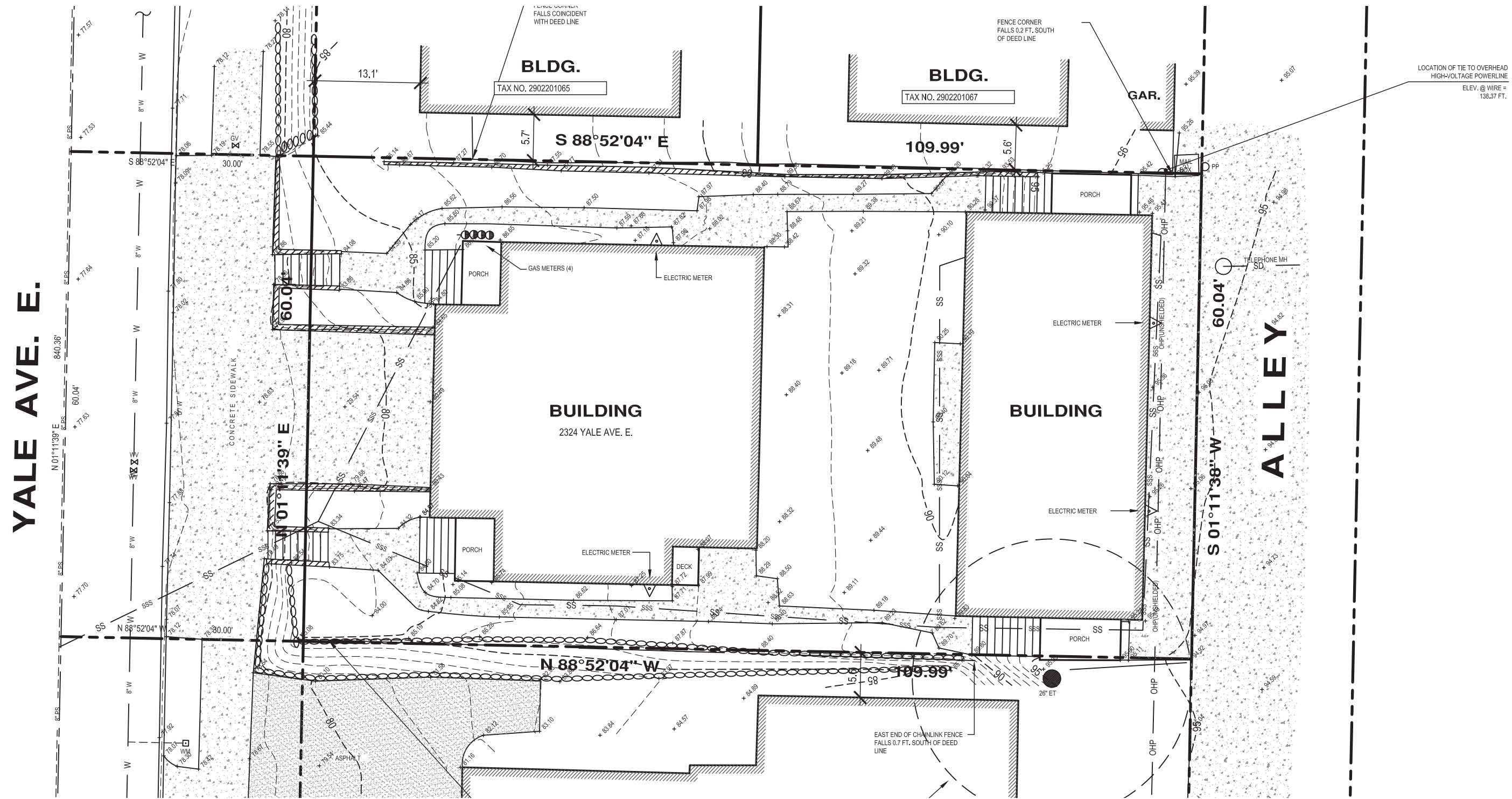


ACROSS FROM PROJECT SITE



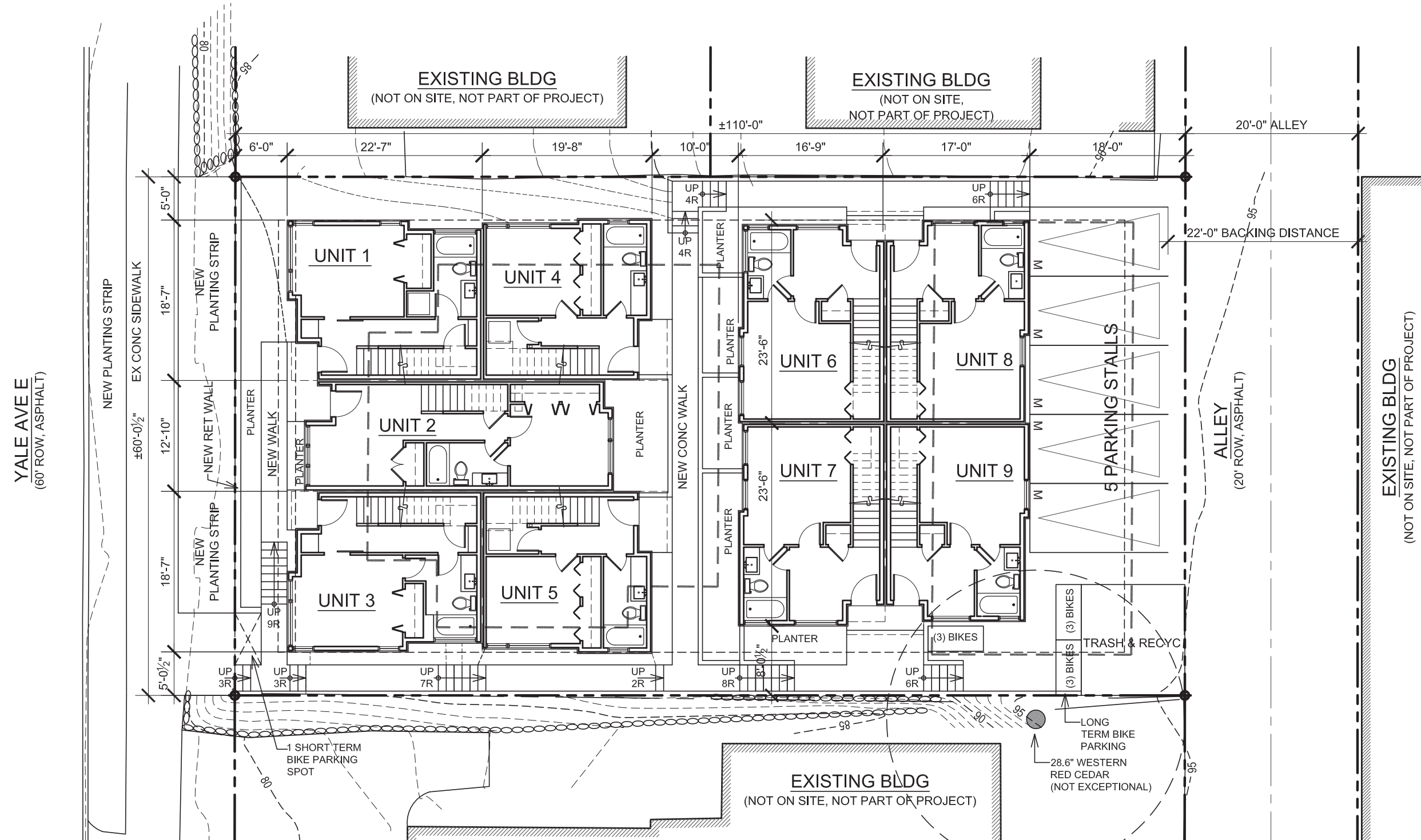
PROJECT SITE





 EXISTING SITE PLAN
NTS





PROPOSED SITE PLAN
NTS



CSI - NATURAL SYSTEMS AND FEATURES

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

A. ENERGY USE:

Energy Choices: At the earliest phase of project development, examine how energy choices may influence building form, siting, and orientation, and factor in the findings when making siting and design decisions.

PROJECT RESPONSE:

This project will be BuiltGreen 4-Star certified.



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:

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.

PROJECT RESPONSE:

The site is bordered on both the north and south with multi-story residential buildings of a similar height to the proposed project. With the surrounding lots being zoned LR3 & NC, it is expected that future development will result in more multi-family housing replacing the few remaining single-family residences.

The bulk of the project is broken down by dividing the nine new units into two buildings (five units in front, four in the rear), allowing for circulation and greenspace in between.

The scale of the building is modulated through multiple bays and alcoves in a mosaic pattern that, when viewed as a whole, present a sophisticated and textured design that divides the larger building into relatably sized elements..

CS3 - ARCH. CONTEXT & CHARACTER

Contribute to the architectural character of the neighborhood.

A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES:

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.

PROJECT RESPONSE:

Ample modulations along Yale provide two primary functions: defining individual units with vertical alcoves while also establishing horizontal cues that carry the eye across the facade and visually connect it to the bays and balconies of neighboring buildings. The use of Corten steel and dark stained wood accents pick up on the working waterfront history of Lake Union, while also relating to the materiality of several recent developments in the surrounding area. Smaller windows face the alley to screen future occupants from the existing office building opposite, while continued modulation of materials maintain design character.

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:

Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies and street-level uses.

PROJECT RESPONSE:

With three covered unit entrances facing the street, large windows on all levels that also capture lake views, and a raised pathway across the front of the site, there is a substantial visual connection between these homes and Yale Ave E.

D. WAYFINDING:

Design as Wayfinding: Use design features as a means of wayfinding wherever possible, and provide clear directional signage where needed.

PROJECT RESPONSE:

The building modulation is structured to create easily identifiable recesses at each unit entry. This works in conjunction with brightly colored front doors, awnings, address signage, path lights, and entry lighting to make the site easily navigated.

PL4 - ACTIVE TRANSIT

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

B. PLANNING AHEAD FOR BICYCLISTS:

Bike Facilities: Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.

PROJECT RESPONSE:

Short term bicycle parking is located conveniently alongside the front sidewalk next to the staircase leading into the property. Long-term, protected bike storage for residents is provided in securable storage sheds at the rear of the site and are easily accessed from the alley. There are no steps between the street or alley and any of the bike parking.

DC2 - ARCHITECTURAL CONCEPT

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

D. SCALE AND TEXTURE:

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.

PROJECT RESPONSE:

Walking through the neighborhood, many existing multifamily buildings have flat facades and rely on attached balconies to provide modulation. This project instead uses its verticality selectively to mark deep recesses at the entries, then takes smaller, human-scaled bays and modules to break down the mass and height of the building into relatable elements. The materials combine a primary volume of white fiber-cement lap siding, Corten steel at entry cut-outs, and dark-stained vertical wood siding at overhanging elements. Projecting entry awnings not only provide shelter, but complement the modulation of the dark wood bays at grade.

DC3 - OPEN SPACE CONCEPT

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

B. OPEN SPACE USES AND ACTIVITIES:

Meeting User Needs: Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.

PROJECT RESPONSE:

The building modulation has been structured to recess the townhouse entries, allowing for a sense of individual ownership of the small sheltered stoop in front of the doors, while numerous planters surround these spaces to keep them lush and colorful.

The common greenspaces at ground-level serve primarily as circulation elements, but will feature ample landscaping to soften the walkways. Raised bioplanter moderate the impact of storm runoff while simultaneously elevating the plantings and providing a different type of interaction between people and flora.

Each home is capped by a private roof deck, giving each resident a space to spend time outside enjoying this site’s best amenity...the beautiful views of Lake Union.

DC4 - EXTERIOR ELEMENTS/MATERIALS

Use appropriate and high quality elements and finishes for the building and its open spaces.

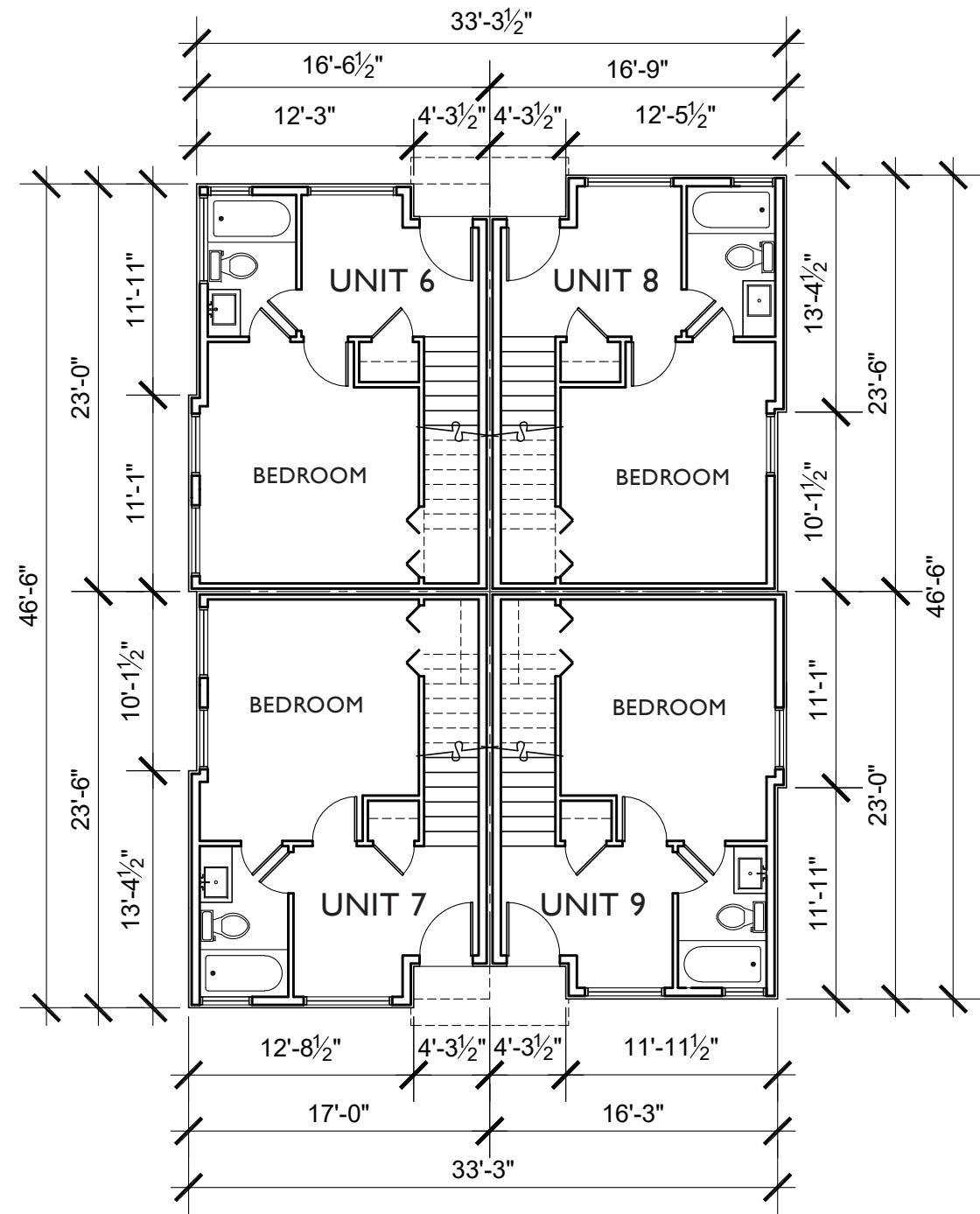
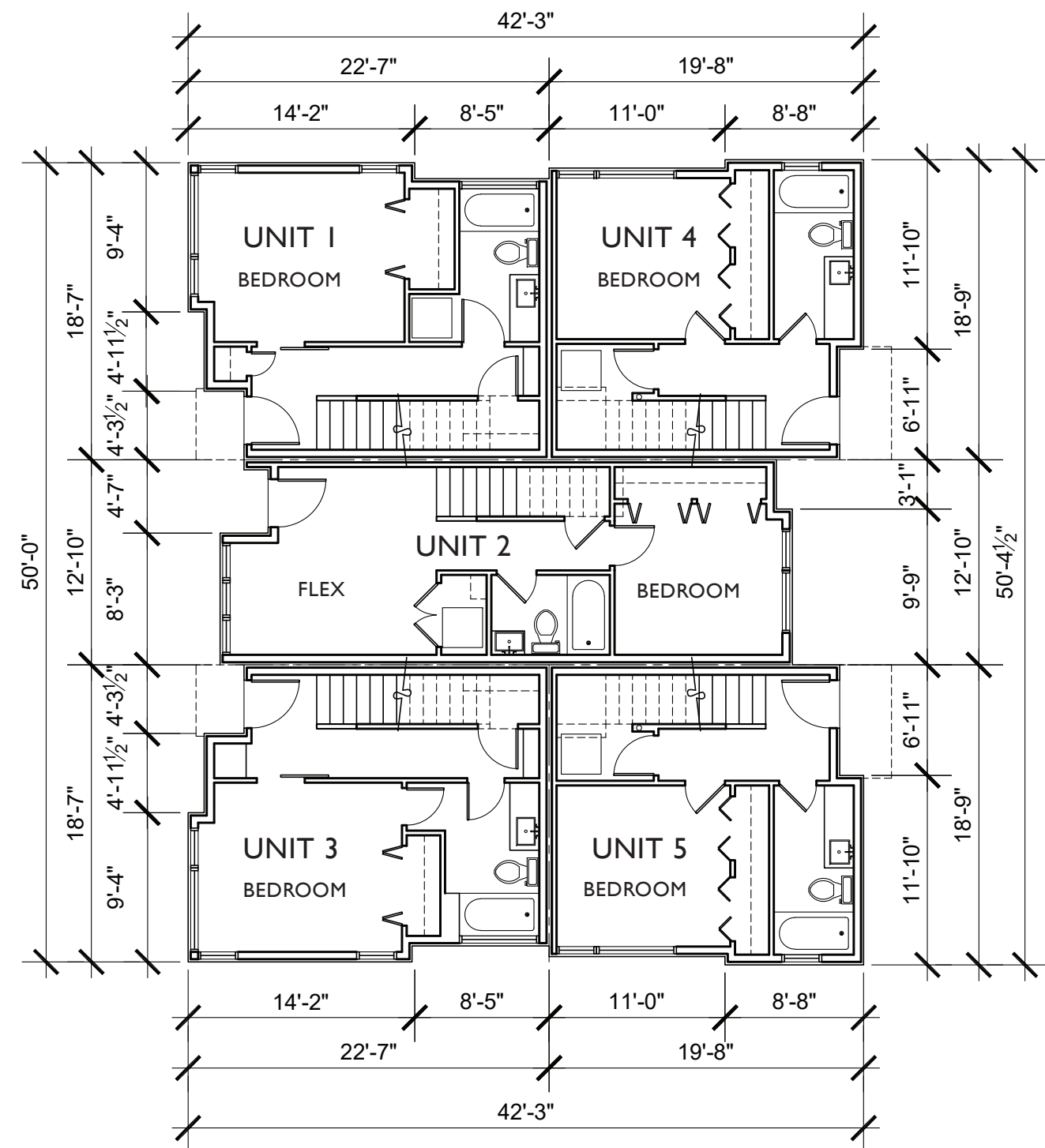
A. BUILDING MATERIALS:

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.

PROJECT RESPONSE:

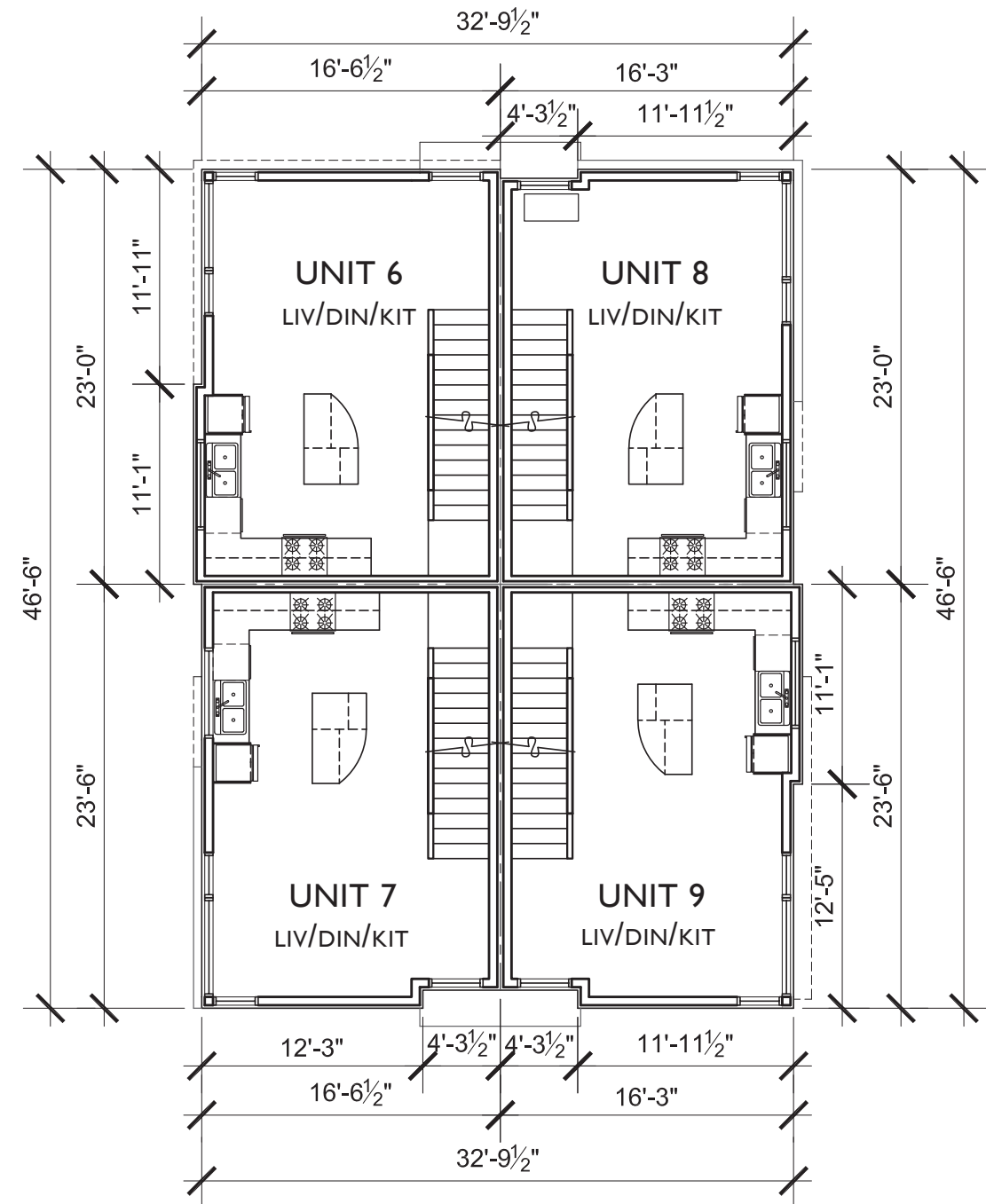
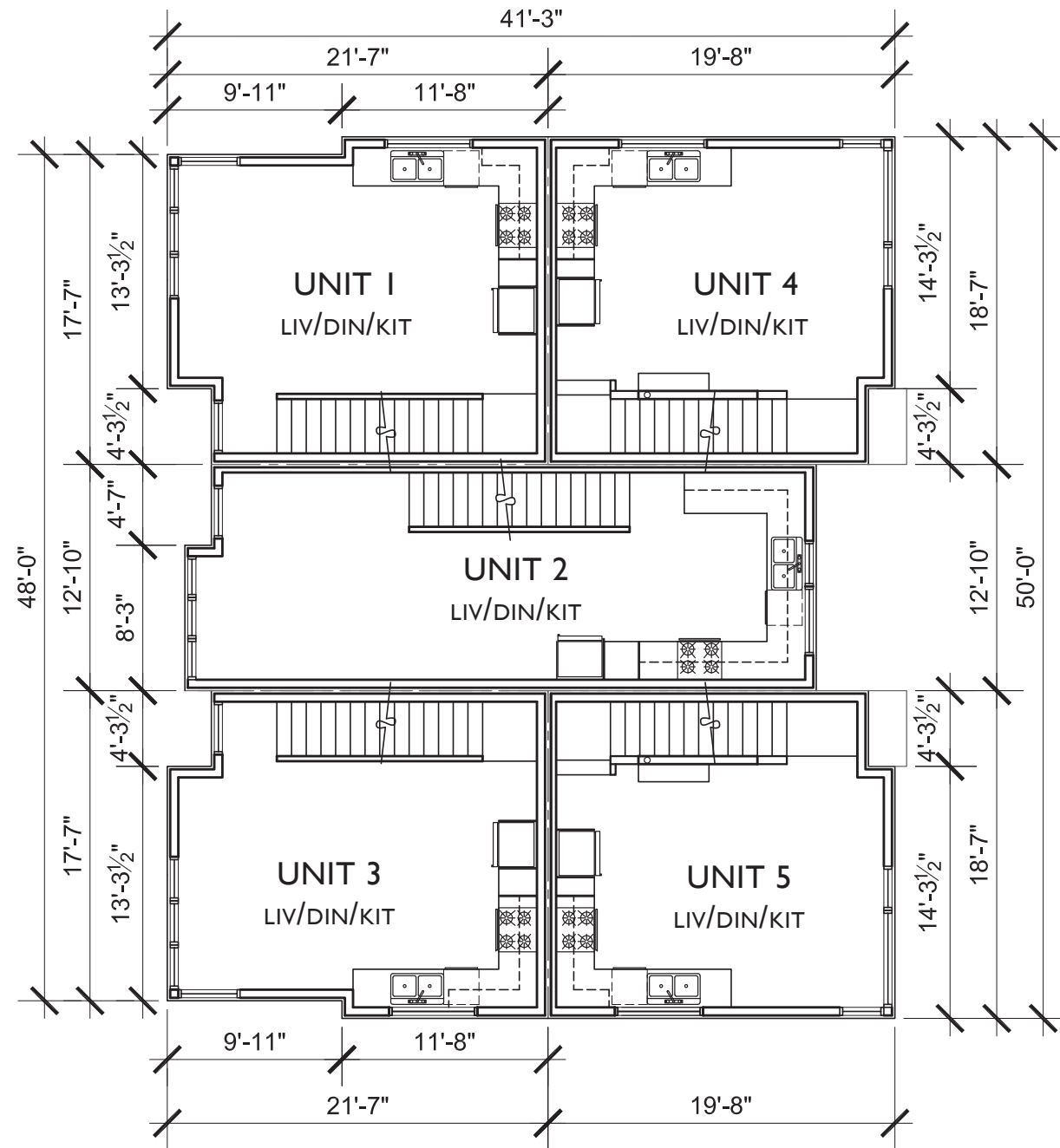
The core of the building is clad with durable, low-maintenance, fiber-cement lap siding, which provides a more textured surface than the typical large, smooth panels. Corten steel and dark-stained vertical wood siding contribute a high degree of texture and contrast. As a counterpoint to the tone of the accent materials and counter to the shadows of the building recesses, we have chosen white for the lap siding to keep the buildings bright and playful. Black window frames complement the cladding materials to present a modern urban loft character



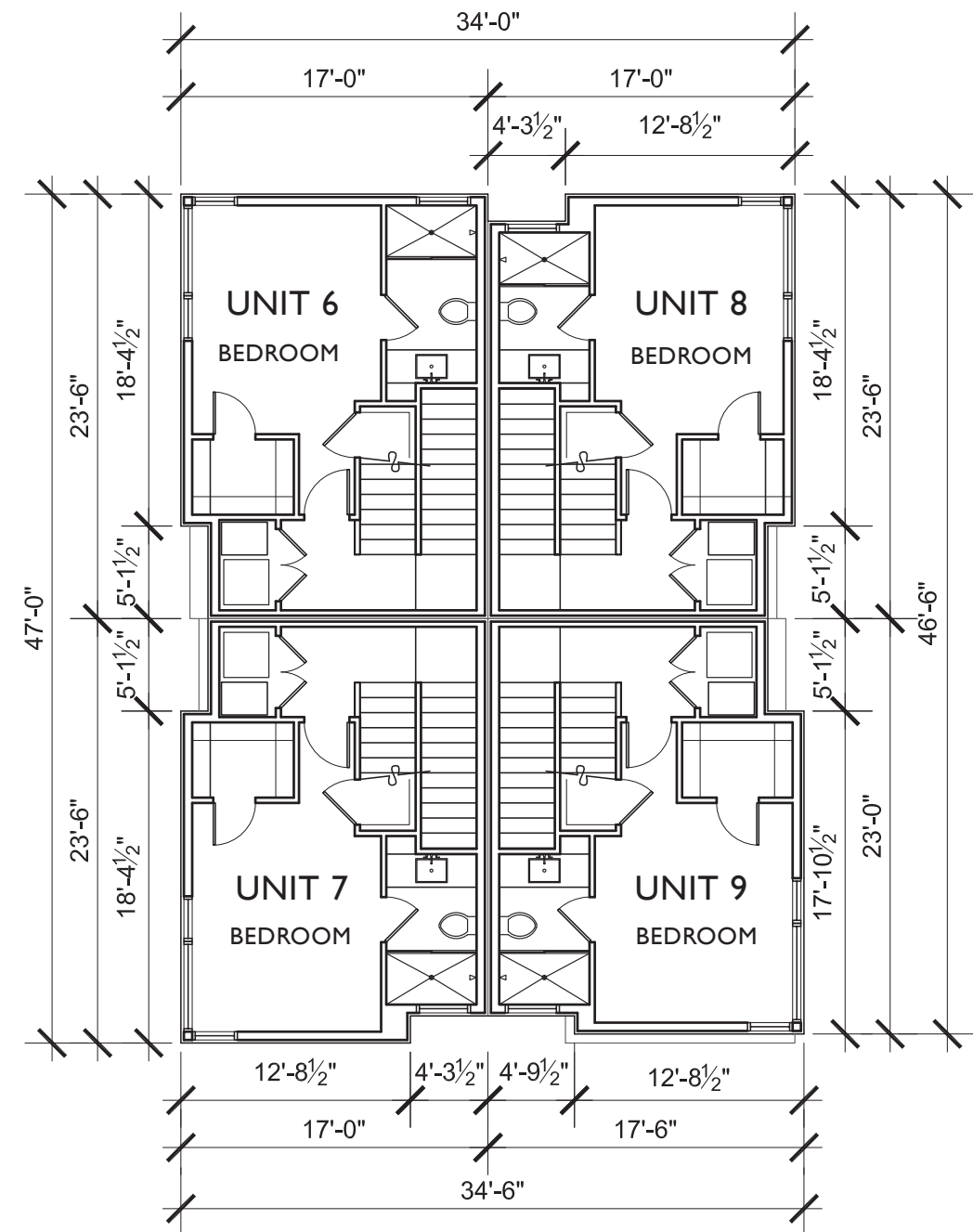
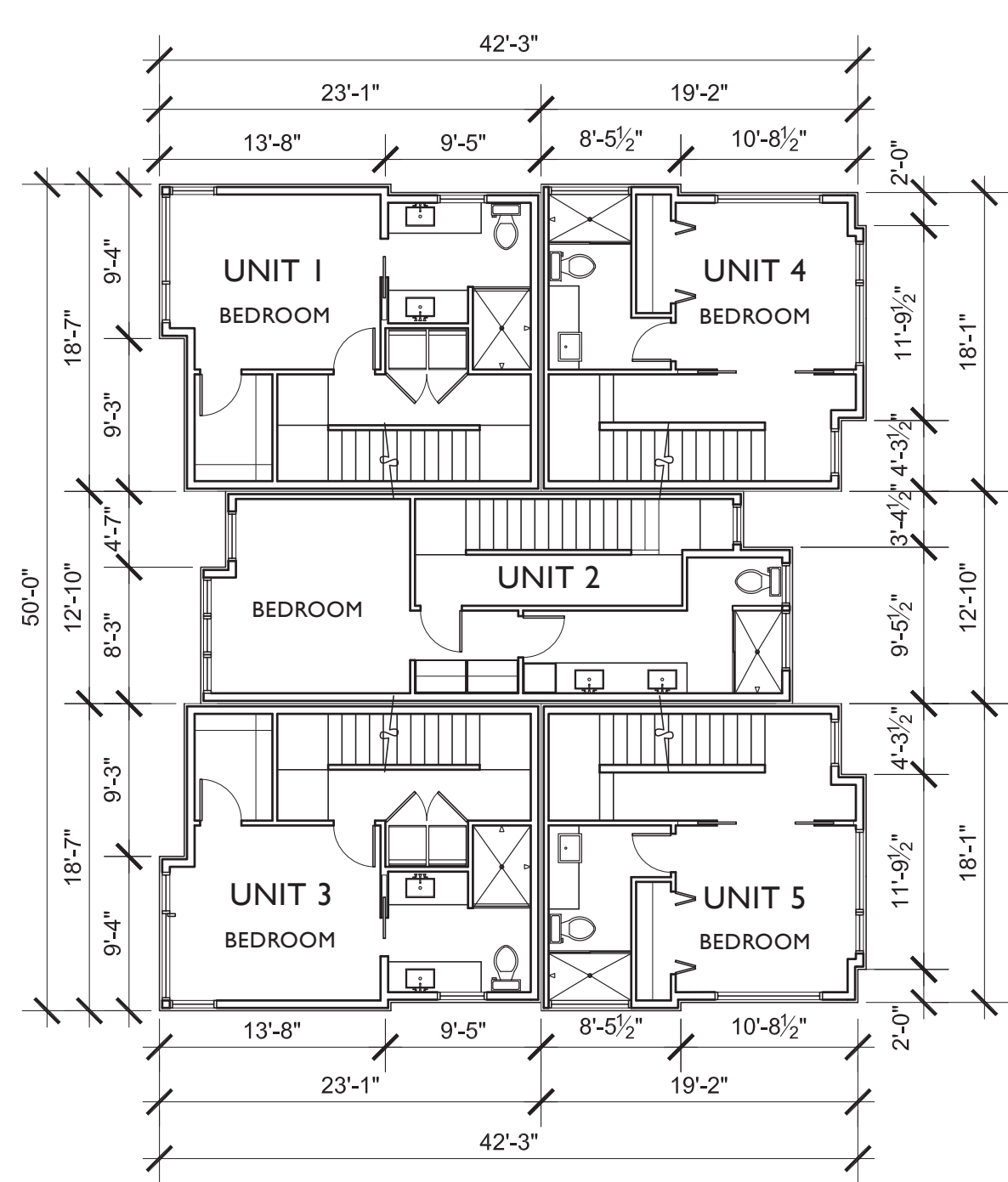


FLOOR PLAN - LEVEL I
N.T.S.



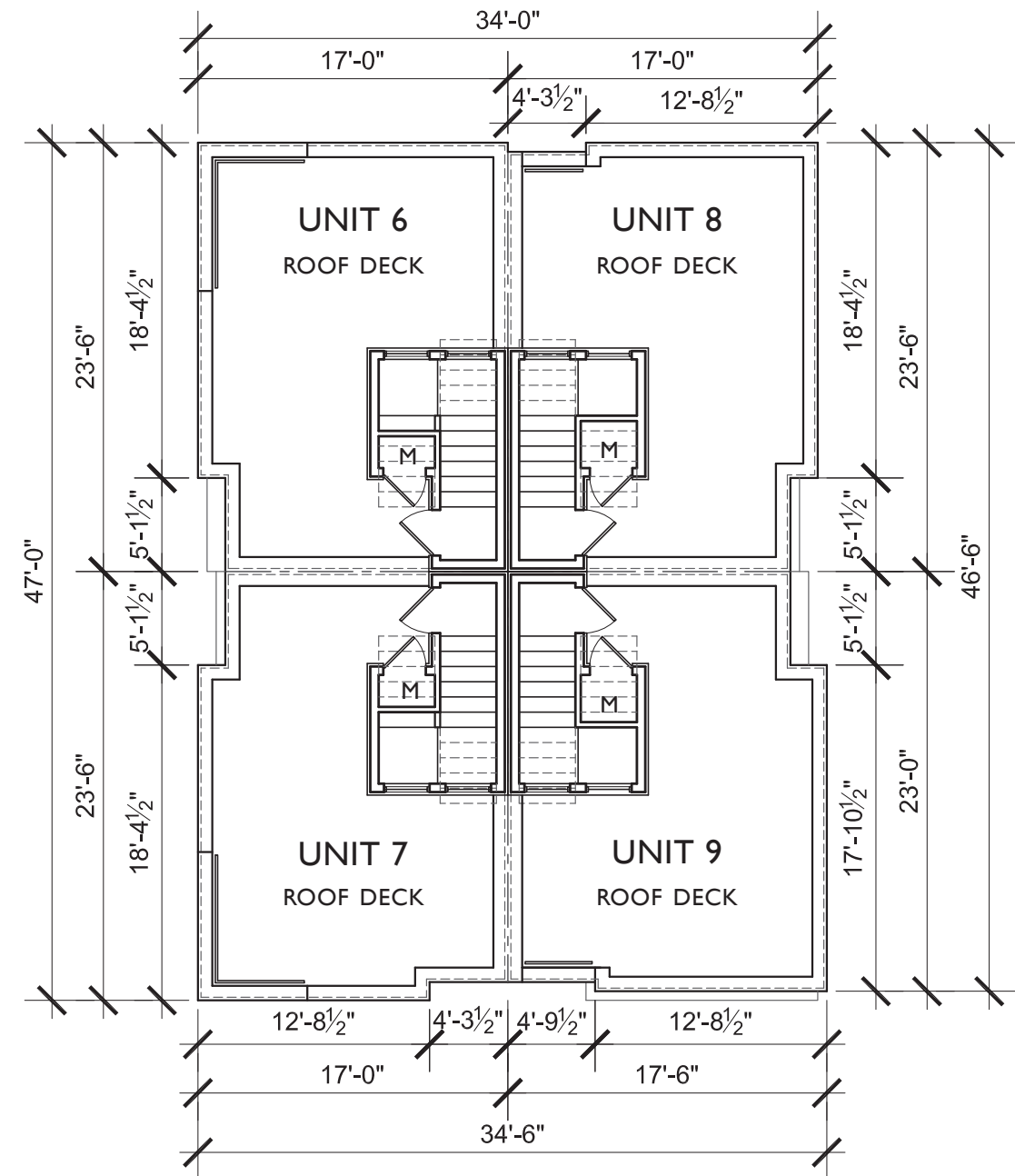
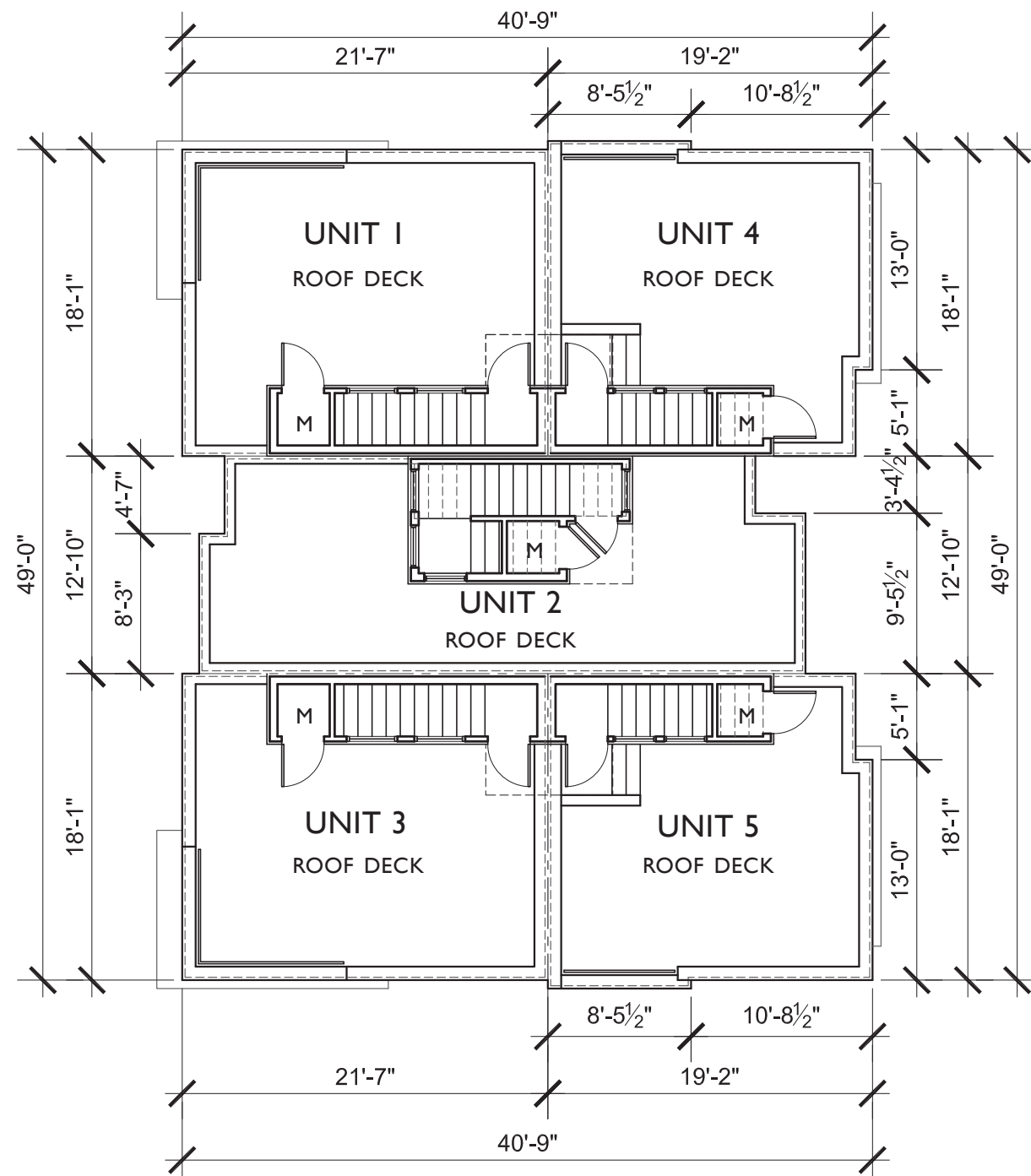


 FLOOR PLAN- LEVEL 2
N.T.S.



 FLOOR PLAN- LEVEL 3
N.T.S.





 FLOOR PLAN- ROOF
N.T.S.



BUILDING A ELEVATION
WEST - FRONT



BUILDING A ELEVATION
EAST - BACK



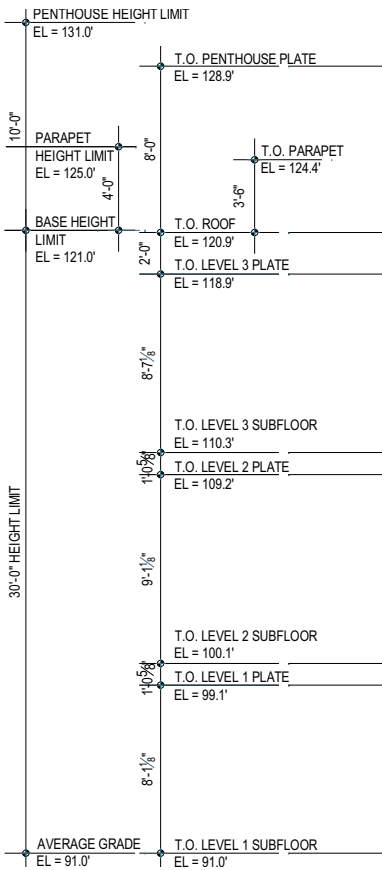
SITE ELEVATION
SOUTH

			
CORTEN STEEL PANELS	DARK STAINED WOOD	HARDIE LAP SIDING	HARDIE PANELS





SITE ELEVATION
NORTH



BUILDING B ELEVATION
WEST - FRONT



BUILDING B ELEVATION
EAST - BACK





DESIGN PERSPECTIVE
SOUTHEAST STREET VIEW





DESIGN PERSPECTIVE
NORTHWEST STREET VIEW

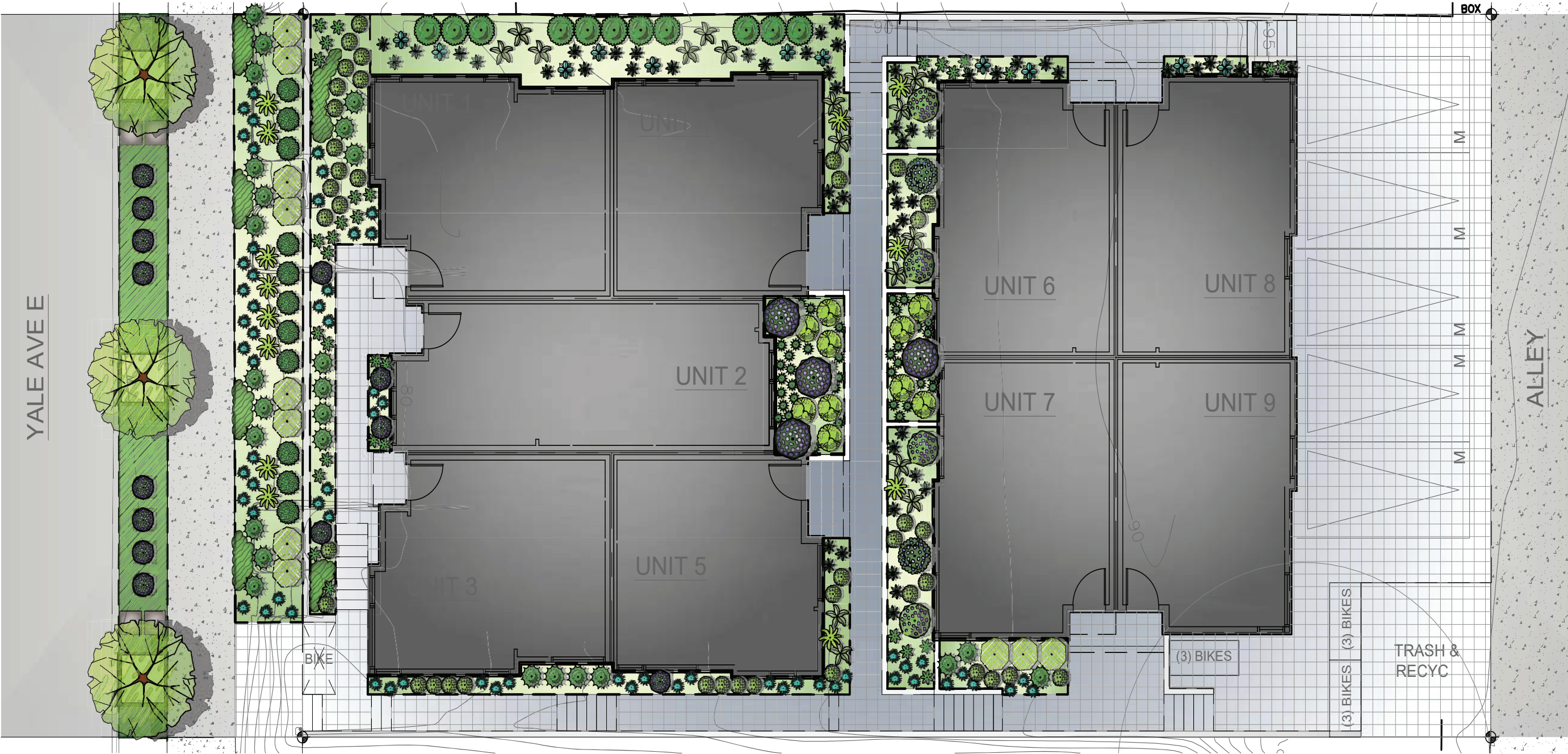


DESIGN PERSPECTIVE
SOUTHEAST COURTYARD VIEW







DESIGN PERSPECTIVE
SOUTHWEST ALLEY VIEW



RENDERED LANDSCAPE PLAN
N.T.S.



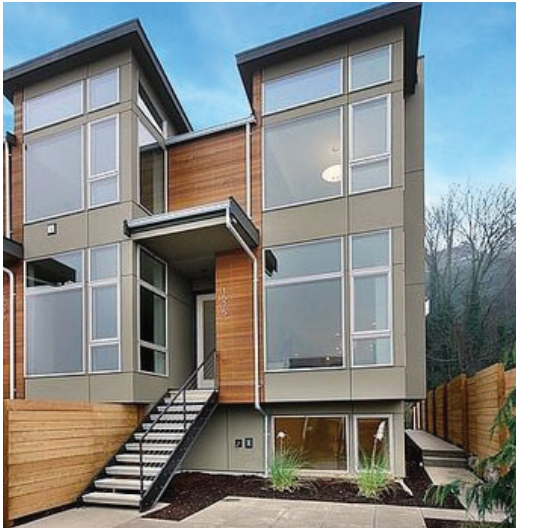
PLANT SCHEDULE

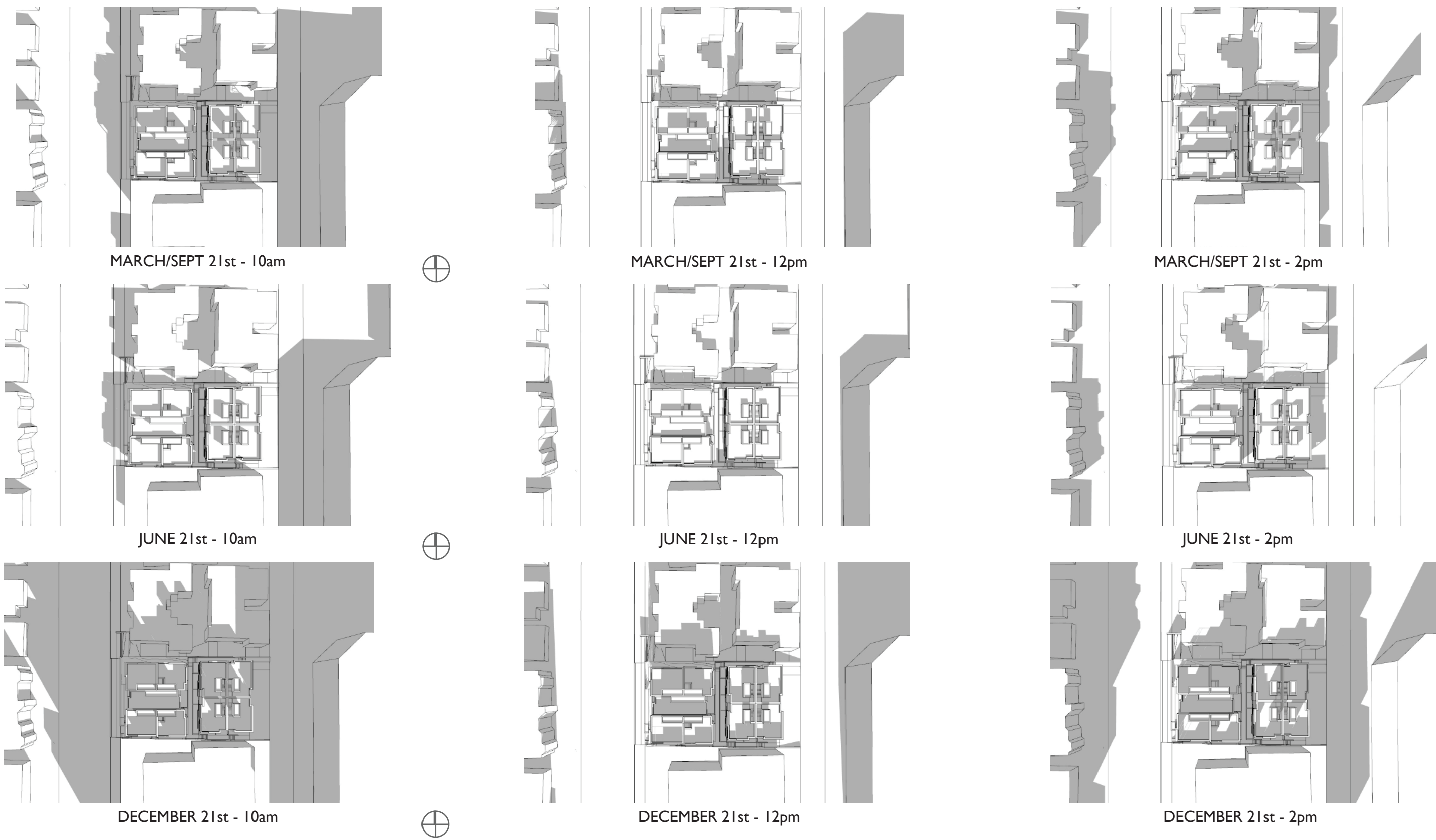
TREES	BOTANICAL NAME / COMMON NAME	SIZE
	Cercidiphyllum japonicum / Katsura Tree Street Tree	2" Cal
SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE
	Bergenia cordifolia 'Winterglut' / Winterglow Bergenia	1 gal
	Brunnera macrophylla 'Silver Heart' / Siberian Bugloss	1 gal
	Calluna vulgaris 'Wickwar Flame' / Wickwar Flame Heather	1 gal
	Dryopteris erythrosora / Autumn Fern	1 gal
	Evonymus japonicus 'Greenspire' / Greenspire Upright Evonymus	20" Ht min
	Hakonechloa macro 'Aureola' / Golden Variegated Hakonechloa	1 gal
	Helictotrichon sempervirens / Blue Oat Grass	1 gal
	Hydrangea macrophylla 'Nikko Blue' / Nikko Blue Hydrangea	5 gal
	Lavandula angustifolia 'Hidcote Blue' / Hidcote Blue Lavender	1 gal
	Liriope muscari 'Big Blue' / Big Blue Lilyturf	1 gal
	Miscanthus sinensis 'Strictus' / Porcupine Grass	1 gal
	Nandina domestica 'Gulf Stream' TM / Heavenly Bamboo	2 gal
	Rhododendron x 'Ramapo' / Ramapo Rhododendron	3 gal
	Sarcococca ruscifolia / Fragrant Sarcococca	2 gal
BIORETENTION	BOTANICAL NAME / COMMON NAME	SIZE
	Carex obnupta / Slough Sedge	1 gal
	Cornus alba 'Gouchaultii' / Goldenleaf Dogwood	5 gal
	Sambucus nigra 'Black Lace' / Black Lace Elderberry	5 gal
GROUND COVERS	BOTANICAL NAME / COMMON NAME	SIZE
	Rubus calycinoides 'Emerald Carpet' / Creeping Raspberry	4"pot
	Vinca minor 'Bowles Blue' / Dwarf Periwinkle	4"pot

ARBORIST REPORT: SUMMARY TABLE

Tree #	Common Name	Latin Name	DBH (in.)	Cond.	Height	Drip line Radius (ft.)	Except. Tree? (Size)	Except. Tree? (Grove)	Tree Prot. Req'd?
Encroaching Adjacent Property Significant Tree									
A	Western Red Cedar	Thuja plicata	28.6	Good / Fair	70	20	No	No	No
Non-Exceptional Tree (<i>Threshold diameter 30", Seattle DPD Director's Rule 16-2008, Table 1</i>)									
Note: The DBH measurement was averaged using a Hagloff Aluminum Graduated Tree Caliper to measure the DBH of the stem's minimum and maximum axis at 4.5 ft. height (28.6" = Avg. [32.2" & 25.0"]).									



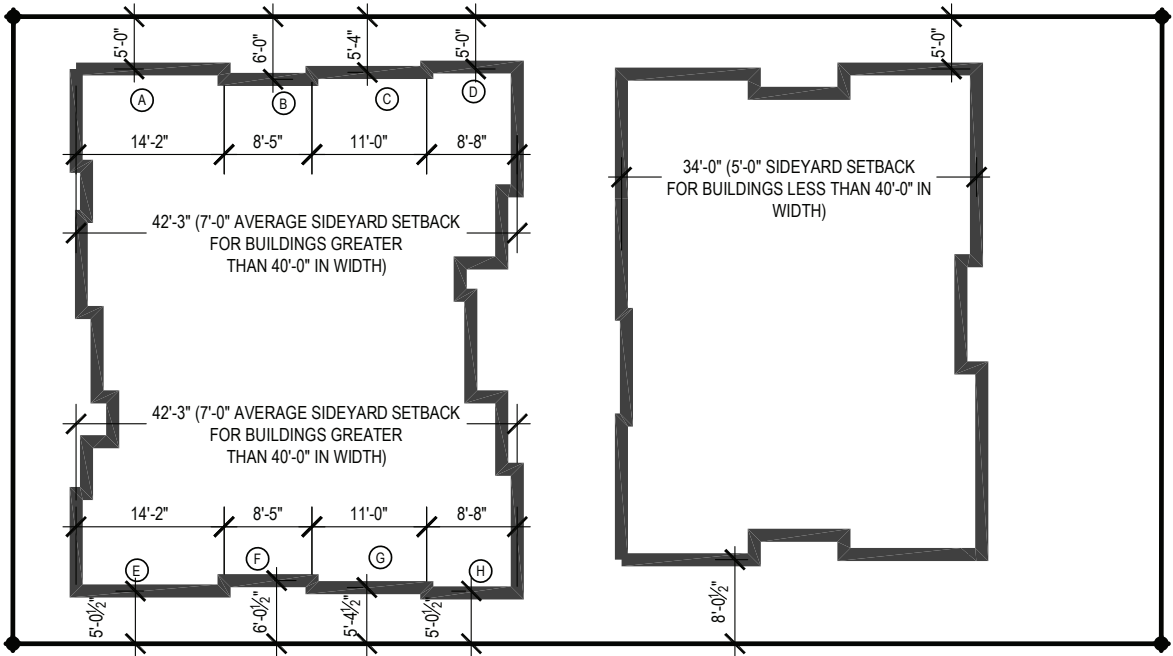




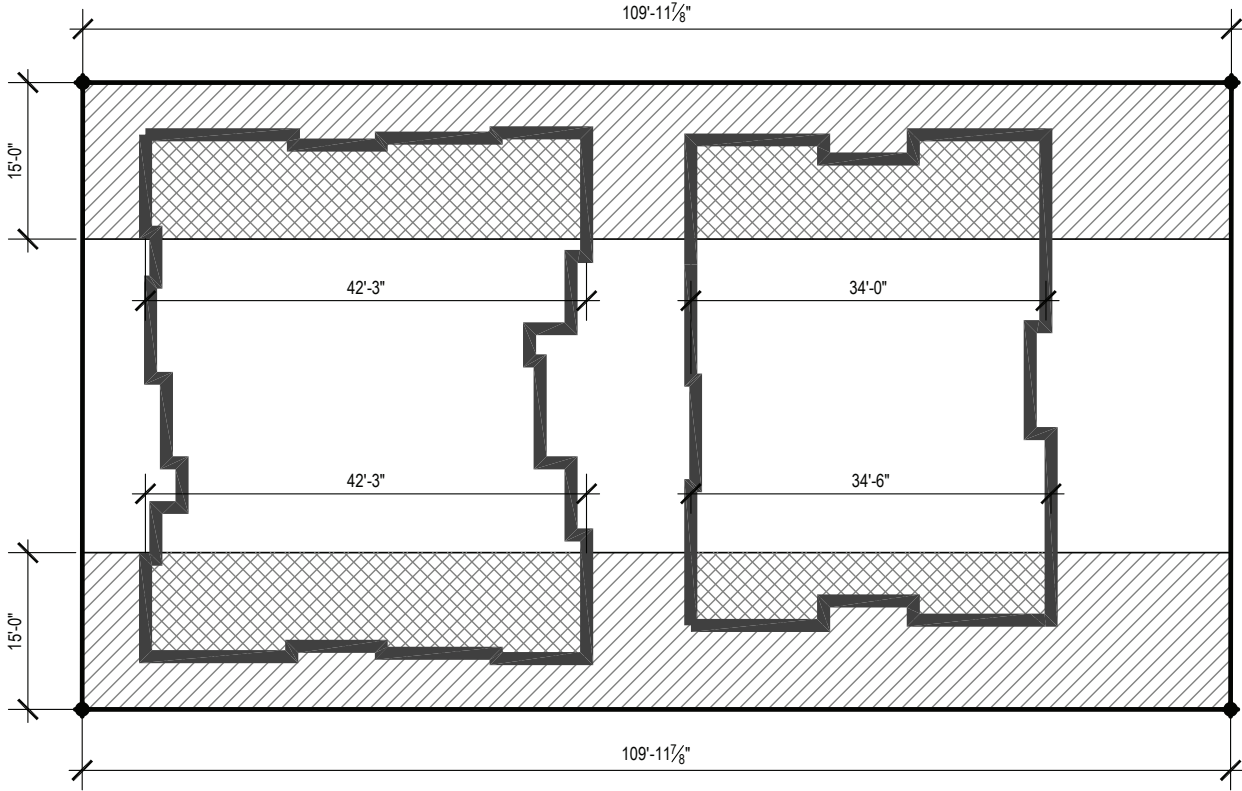
ADJUSTMENTS: SUMMARY

	DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	ADJUSTMENT AMOUNT	REASON FOR ADJUSTMENT Increasing the facade length will help the project to better meet the following Design Review Guidelines:
A	SMC 23.45.527.B Maximum Facade Length	The maximum combined length of all portions of facades within 15 feet of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65 percent of the length of that lot line.	Proposed facade length within 15 feet of the side lot lines is 109'-11 7/8" or 65%	Allowed per code: $109'-11\frac{7}{8}" \times 65\% = 71'-6"$ Maximum 10% adjustment: $71.5' + 7.15' = 78.7'$ Proposed length: 76'-9" Departure amount: 5.6%	CS2-D.1 Height, Bulk, and Scale - Existing Development and Zoning DC3-A.1 Building-Open Space Relationship By allowing the facade length extend and additional 5'-6", allows this proposal to provide much greater facade modulation on the Yale Avenue, alley and courtyard facing facades. This breaks down the building mass. Furthermore, by increasing the width of Building B in the east west direction, we were able to decrease its length in the north south direction. This allowed us to provide a south facing open space, larger than the required south setback for Building B.
B	SMC 23.45.518.A Setbacks and Separations North Side Setback	Required side setbacks in LR Zones for townhouse developments is 5'-0" minimum & 7'-0" average for facades greater than 40' in length.	Proposed setback is 5'-3 3/8"	Allowed per code: 7'-0" avg & 5'-0" min Maximum 50% adjustment: 3'-6" avg & 2'-6" min Proposed setback: 5'-3 3/8" Departure amount: 24%	CS2-D.1 Height, Bulk, and Scale - Existing Development and Zoning DC3-A.1 Building-Open Space Relationship In conjunction with Adjustment A, reducing the side setbacks an additional 1'-8 3/8" allows the project to provide additional facade modulation on all elevations. This breaks down the building form and creates a more pleasant view from the site's proposed open spaces.
C	SMC 23.45.518.A Setbacks and Separations South Side Setback	Required side setbacks in LR Zones for townhouse developments is 5'-0" minimum & 7'-0" average for facades greater than 40' in length.	Proposed setback is 5'-3 7/8"	Allowed per code: 7'-0" avg & 5'-0" min Maximum 50% adjustment: 3'-6" avg & 2'-6" min Proposed setback: 5'-3 7/8" Departure amount: 24.5%	CS2-D.1 Height, Bulk, and Scale - Existing Development and Zoning DC3-A.1 Building-Open Space Relationship In conjunction with Adjustment A, reducing the side setbacks an additional 1'-8 1/8" allows the project to provide additional facade modulation on all elevations. This breaks down the building form and creates a more pleasant view from the site's proposed open spaces.

AVERAGE SIDEYARD SETBACK (5'-0" MIN, 7'-0" AVERAGE REQUIRED)			
EAST SIDE AVERAGE SETBACK			
LETTER	WIDTH	SETBACK	PRODUCT
A	14'-2"	5'-0"	70.8
B	8'-5"	6'-0"	50.5
C	11'-0"	5'-4"	58.7
D	8'-8"	5'-0"	43.3
TOTAL	42'-3"		223.3
AVERAGE EAST SIDE SETBACK			5'-3 3/8"
WEST SIDE AVERAGE SETBACK			
LETTER	WIDTH	SETBACK	PRODUCT
E	14'-2"	5'-0 1/2"	71.4
F	8'-5"	6'-0 1/2"	50.9
G	11'-0"	5'-4 1/2"	59.1
H	8'-8"	5'-0 1/2"	43.7
TOTAL	42'-3"		225.1
AVERAGE WEST SIDE SETBACK			5'-3 7/8"



AVERAGE SIDEYARD SETBACK
SCALE: 1/4" = 1'-0"



FACADE LENGTH DIAGRAM
SCALE: 1/4" = 1'-0"