

PROJECT INFORMATION:

ADDRESS: 2517 Eastlake Ave E
Seattle, WA 98102

SDCI PROJECT NO: 3033787-EG

LEGAL DESCRIPTION: **PARCEL A:** DENNY FUHRMAN ADD
PLAT BLOCK: 3
PLAT LOT: 8-9

PARCEL B: DENNY FUHRMAN ADD
PLAT BLOCK: 3
PLAT LOT: 10-11-12

PARCEL NO: **PARCEL A:** 195970-0015
2501 EASTLAKE AVE E
10,775 SF

PARCEL B: 195970-0023
2517 EASTLAKE AVE E
15,782 SF

PARCEL C: 202504-9164
2501 EASTLAKE AVE E
7,173 SF

2.0 | PROJECT OBJECTIVES + BACKGROUND 03

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PROJECT TEAM

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Contact: KC Christensen

2.0

PROJECT OBJECTIVES + BACKGROUND

2.0 | DEVELOPMENT OBJECTIVES



DEVELOPMENT GOALS:

- + 180-200 apartment homes
- + Meet the City's density goals for Eastlake Urban Village
- + Provide 1-2 stories of below grade parking and approximately 200 bike storage
- + Approximately 2,500 SF of street level retail near the intersection of E Louisa and Eastlake Ave E
- + Indoor and outdoor tenant amenity space
- + Relocate site access from Eastlake Ave to E Louisa Street

2.0 | COMMUNITY ENGAGEMENT

1. PRIOR TO EDG MEETING - MANDATORY

SUMMARY:

The 2517 Eastlake Avenue Development Team contacted the Team at Department of Neighborhoods to launch Early Community Outreach efforts on February 6th, 2019. All Early Outreach efforts were completed and documented with the Department of Neighborhoods on March 22nd, 2019.

The team deployed three “high-impact” methods to reach and communicate with neighborhood stakeholders during that time: Neighborhood Billboards which were posted on local area businesses and facilities; a 24 hour recorded hot-line with various information about the project and points of contact; and two in-person evening community meetings, one of which was formally recorded.

OUTREACH METHODS OVERVIEW:

On February 28th, 2019, the project team hosted an ‘informal information night’, on site at the Sprag Building. This event included various project overview boards neighborhood and zoning context, site plans and a number of similar projects that have been recently completed by the Development Group. All Attendees were encouraged to sign-in to receive periodic updates about the status of the project.

On March 8th, 2019, the Team hosted an open community meeting at the Sprag Building from 6:30 – 7:45 p.m. A number of community members and local neighbors were in attendance and gave valuable insights and provided generally positive feedback with respect project.

COMMUNITY FEEDBACK OVERVIEW:

To date, the project has received a dozen or so comments. Most of these comments came as a part of the in-person community meetings. Most frequent questions included questions regarding the amount of parking stalls to be provided as well as the number of parking stalls to be re-purposed as part of SDOT’s upcoming Roosevelt Rapid Ride project. Other questions had to do with the increased height and density standards that would be coming to the neighborhood, with the recently adopted HALA City-wide up-zoning.

More site-specific comments related to the existing pedestrian path along the south site boundary facing East Louisa Street, which is utilized by neighborhood pedestrians as well as by K-8 students and parents who make their way to and from the TOPS school to the East.

Many in the neighborhood mentioned the heavy vehicular traffic and truck traffic that is routed from the Alley to the South as well as that serving businesses at the intersection of Eastlake Ave East and East Louisa.

OUTREACH METHOD: IN-PERSON

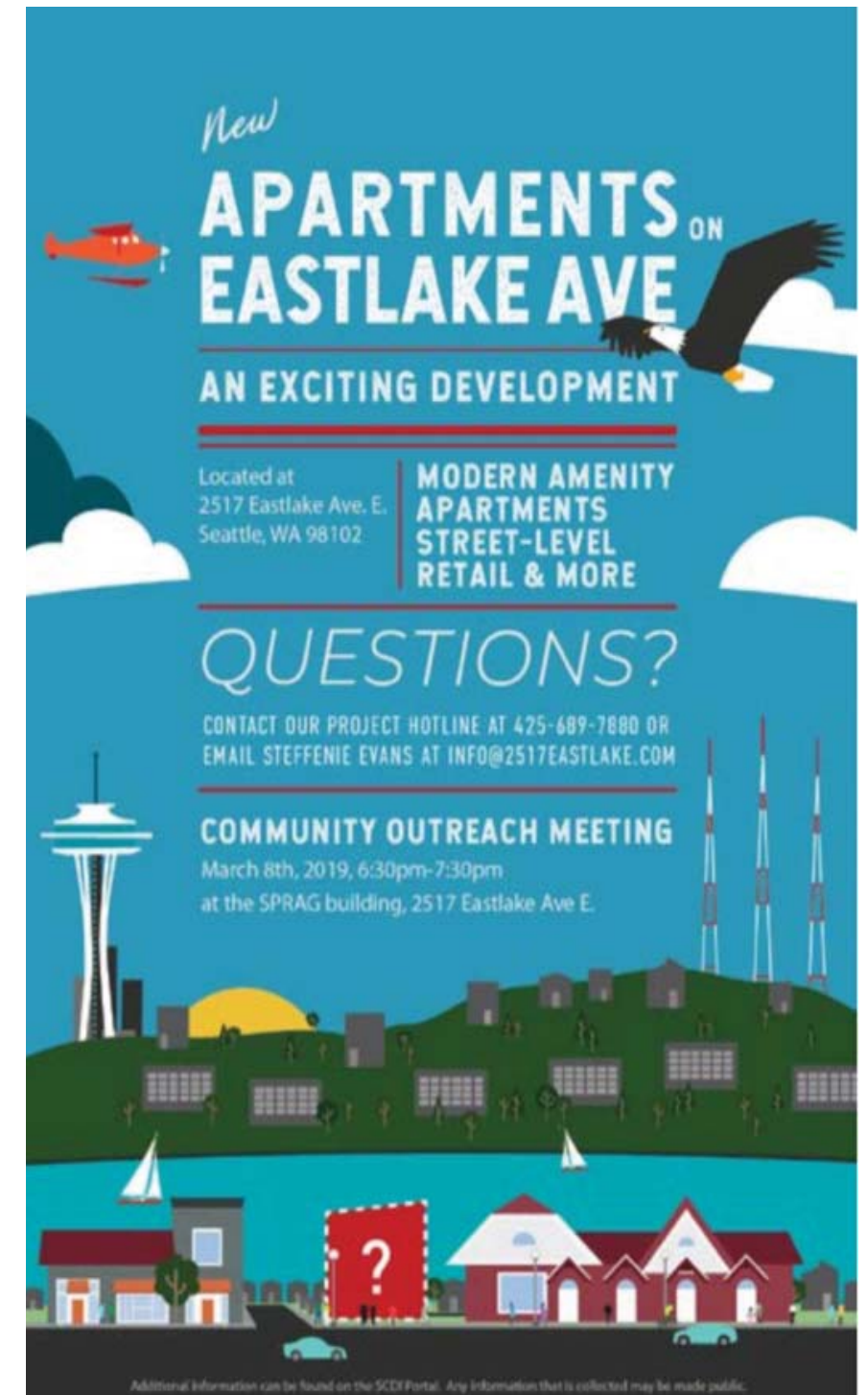
On March 8th, 2019 the project team hosted an open community meeting at the Sprag Building, which is located on the project site. All residents and businesses within a 500-foot radius, plus residents of three additional buildings nearby, were invited. Additionally, the community event was posted on Early Community Outreach for Design Review Calendar.

The meeting agenda included an open mingling and question period for 10 minutes, followed by a 60-minute project presentation and Q&A by the project’s Architect and the Development Team’s representative. The meeting began at 6:30 p.m. and concluded at 7:45 p.m.

Approximately 20-25 people attended. Below is a summary of the questions and comments offered by the community during the meeting:

- + Please show us on the diagram where the 50’ and 65’ buildings are, in context with the neighborhood and the hill.
- + Will there be windows on the west side abutting my house?
- + Will the alley be blocked by additional traffic? It’s already busy.
- + How will we use the Alley and East Louisa during construction?
- + How many parking spaces are you building? Above or below-grade? How many levels?
- + What is the number of homes? Are they condominiums or apartments?
- + Are you planning to build to the lot lines of the property?
- + Are you planning green spaces on the property?
- + The Park/Ballfields does not always feel safe at night, can you direct some of the apartment windows towards the Park in a way that residents can monitor the Park without feeling exposed themselves (CPTED principles).
- + How do you plan to rent the apartments that are along the sidewalk, with no water view?
- + Will there be a loading berth? Will there be dumpsters?
- + Please design a good building for our neighborhood. Use good materials.
- + Regarding the upcoming work on SDOT’s Roosevelt Rapid Ride; how will that impact this development? Could your traffic person check on that? We need parking already and are losing the entire frontage along Eastlake to the Rapid Ride and bike lane.
- + It’s not going to be some sort of Orwellian brutalist monster, is it?
- + Will there be any SEDU units? Will there be affordable housing units?

Please Note: In addition to the two community outreach events on 2/28 and 3/08, the development team met with neighbors adjacent to the west edge of the site on 05/06 to discuss the project.

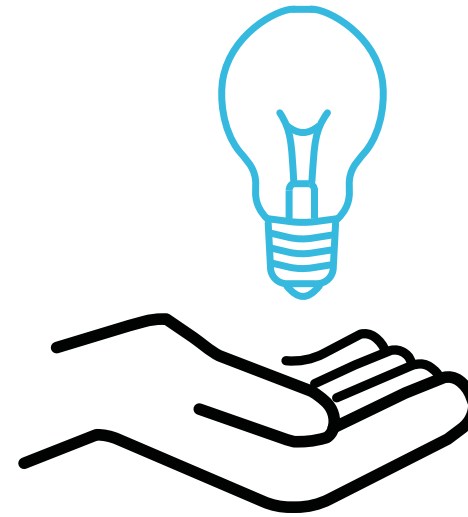


2.0 | DESIGN GOALS



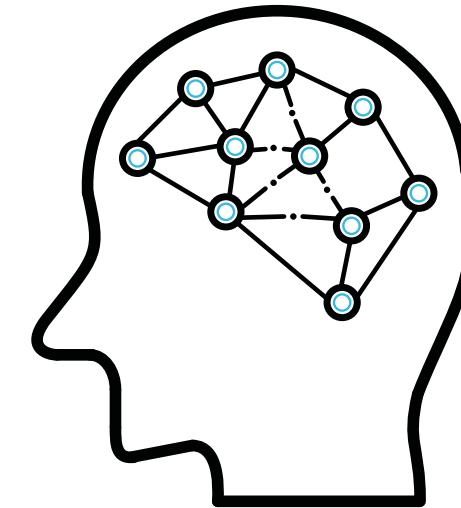
BE A GOOD NEIGHBOR

- + Pursue an architectural concept sensitive and respectful to it's neighbors
- + Provide a greater variety of pedestrian friendly street level uses
- + Offer an appropriate amount of on-site parking for residents in order to balance market demand with the City's commitment to a multi-modal transportation systems



BE IN THE KNOW

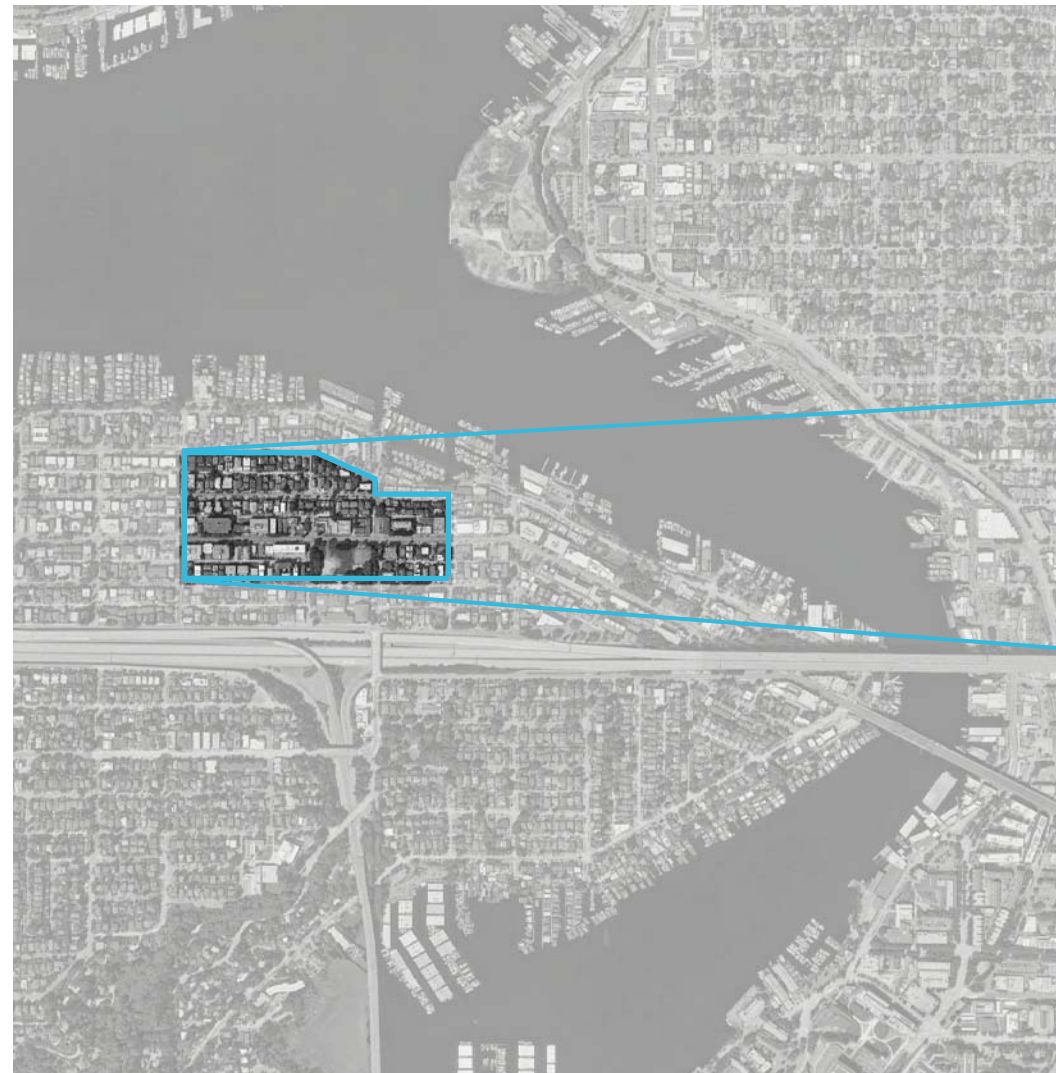
- + Understand the character of the neighborhood of Eastlake
- + Consider choices during the design with Eastlake's character in mind



BE SMART

- + Provide on-site space for residents moving and loading purposes
- + Consider a proposal that achieves the projects goals, meets or exceeds the intentions of the design guidelines
- + Practice "CPTED" (Crime Prevention Through Environmental Design) principals for a better pedestrian experience

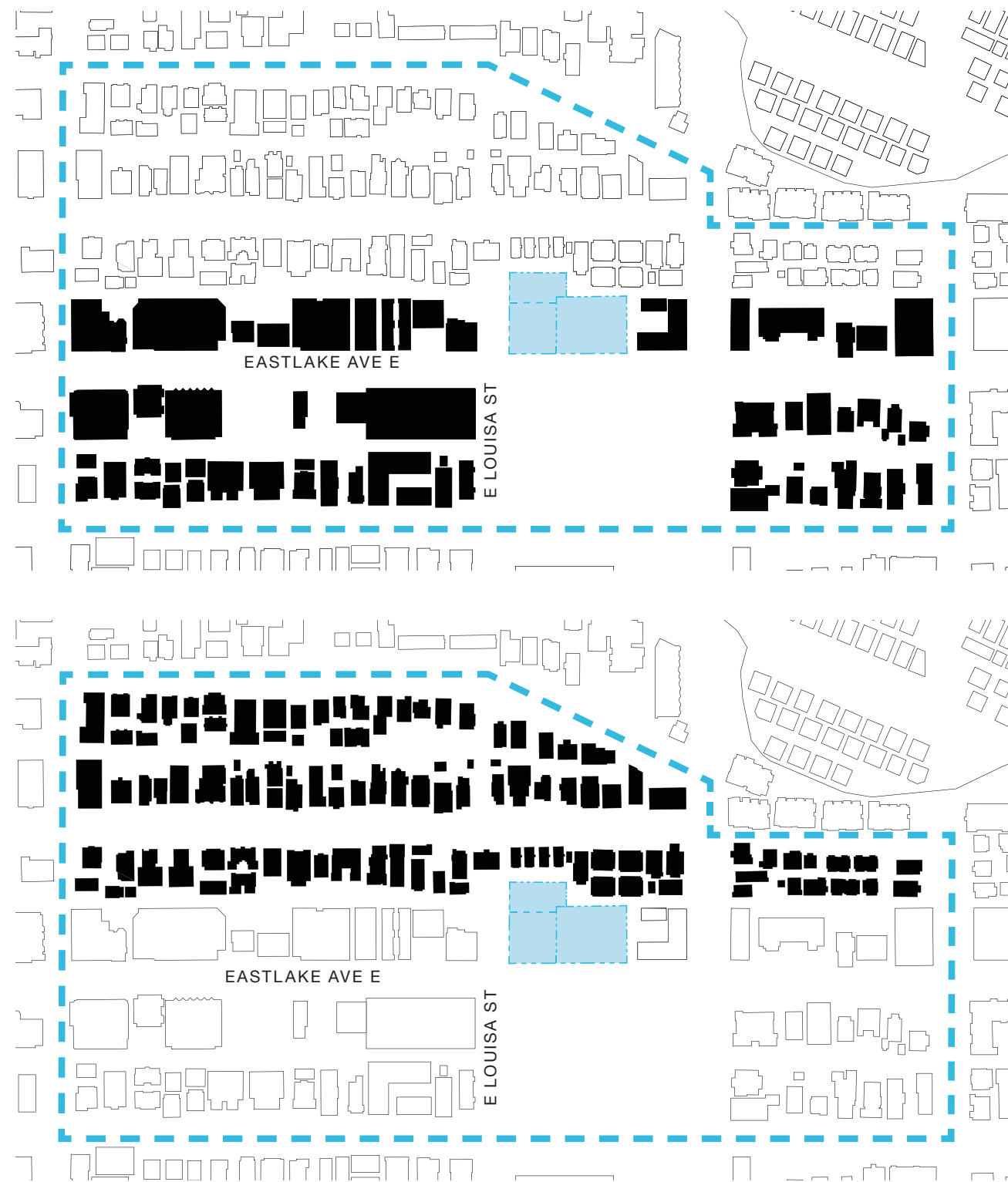
2.0 | VICINITY MAPS



2.0 | VICINITY MAPS



2.0 | FIGURE GROUND STUDY



CS2 CONTEXT AND SITE: URBAN PATTERN AND FORM

- 3. Alley.
- D. Height, Bulk and Scale

4. 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 properties in building detailing. It may be appropriate in other areas to differ from 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.

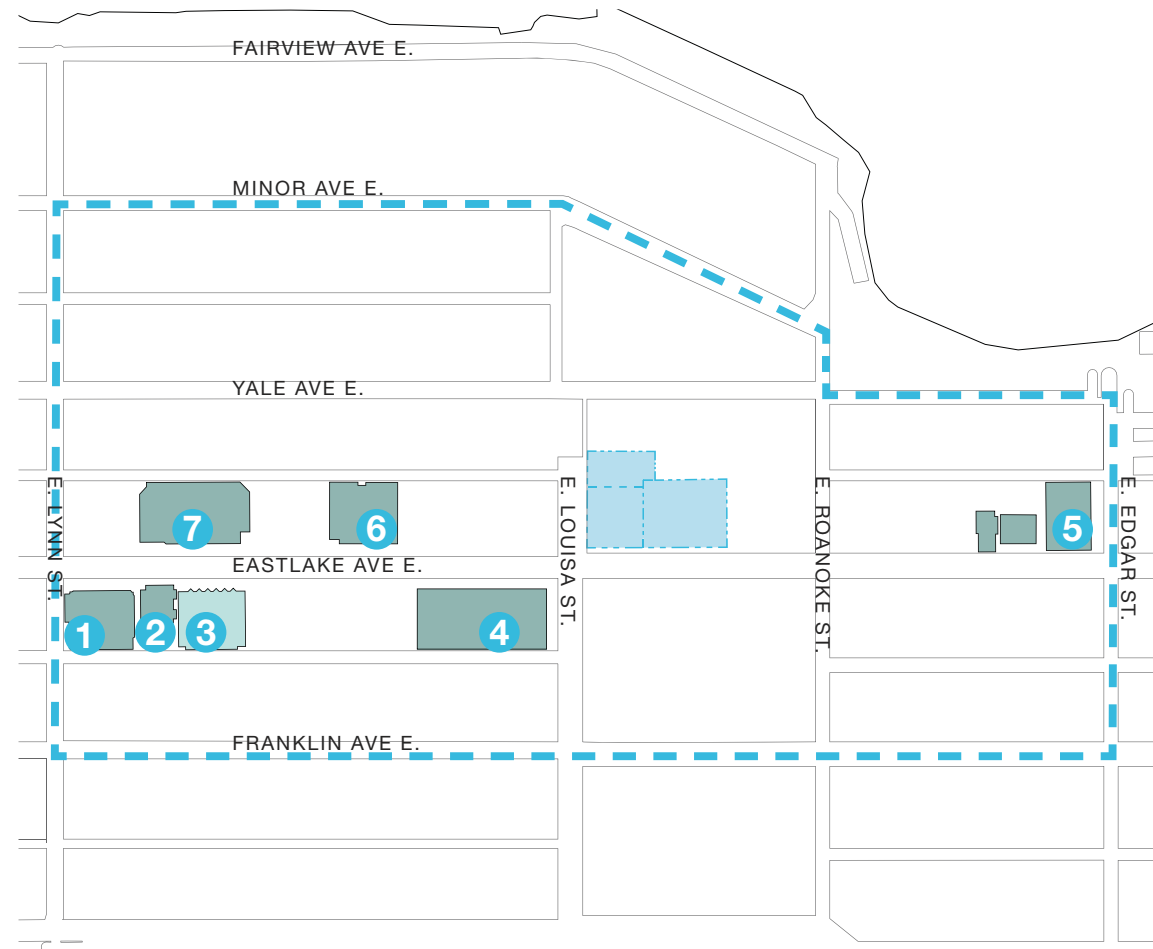
OBSERVATION:

The figure-ground diagrams to the left indicate a difference in scale, bulk and general massing around the site. The upper diagram suggests a larger scaled context along Eastlake Ave E. While the lower diagram highlights the scale of the residential structures west of the site. This site feature suggests a proposal that should respond to these two scales.

KEY

— NINE BLOCK SITE LINE

2.0 | MIXED USE EXPERIENCE ALONG EASTLAKE AVE E



KEY

- PROJECT SITE
- NINE BLOCK SITE LINE
- RETAIL / OFFICE
- RETAIL / RESIDENTIAL



1 RETAIL | PARKING | ACCESS



2 PARKING | ACCESS



3 RETAIL | PARKING | ACCESS



4 COMMERCIAL | OFFICE | RETAIL PARKING | ACCESS



5 COMMERCIAL | OFFICE



6 COMMERCIAL | RETAIL



7 OFFICE | PARKING | ACCESS

CS2 CONTEXT AND SITE: URBAN PATTERN AND FORM

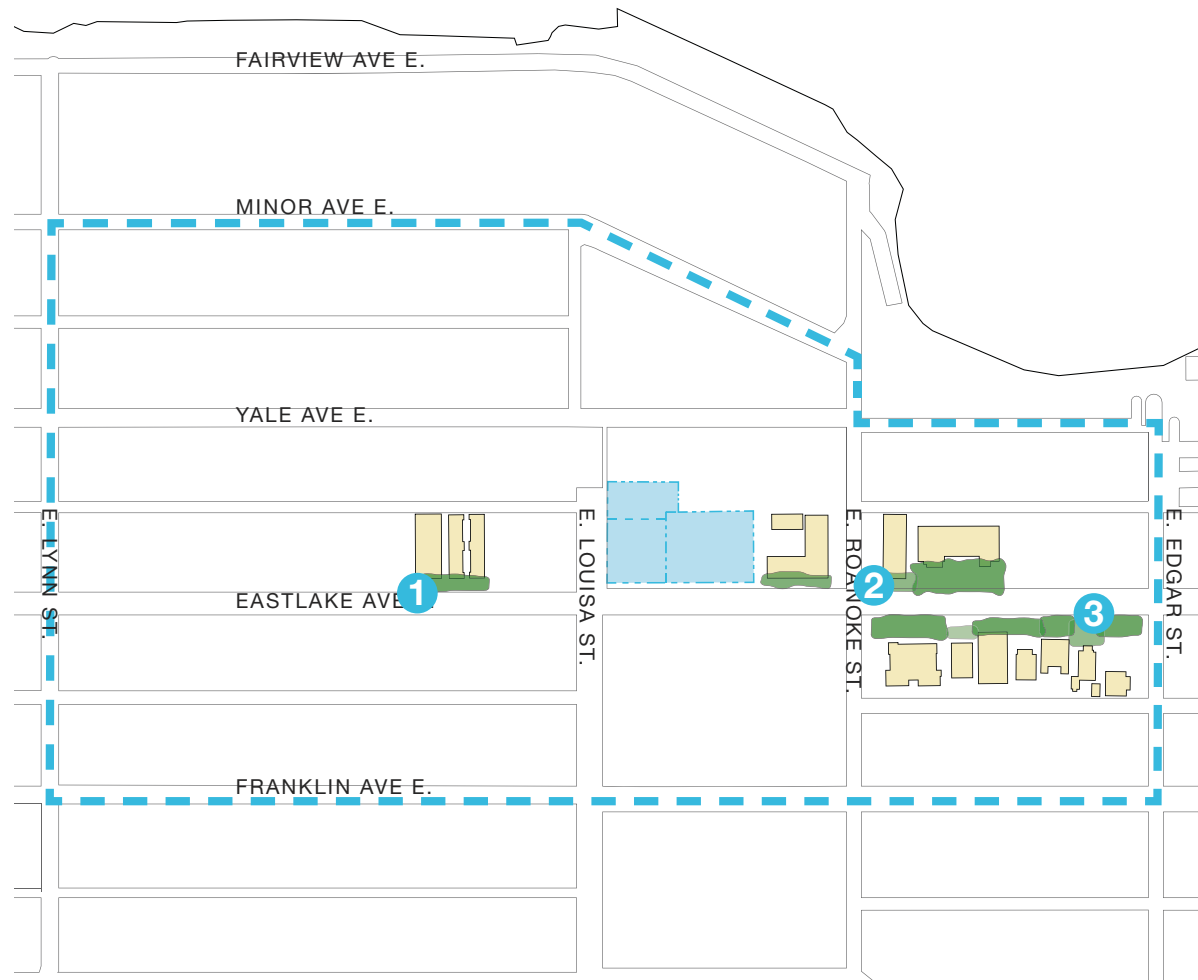
A. Location in the City and Neighborhood.

2. 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.

OBSERVATION:

The existing mixed-use structures within a 9 block area of the proposed site range in height from a single story to five-story structures. These examples all predate the zoning changes planned by the City via the HALA process (Housing Affordability and Livability Agenda). One considerable observation is the amount of street level frontage required to access the existing structures, and the affect that this has on the street edge and public realm. Access to the buildings and street level parking makes for an inconsistent street level experience where vehicle and pedestrian uses cross paths.

2.0 | RESIDENTIAL VARIETY ALONG EASTLAKE AVE



- KEY**
- PROJECT SITE
 - NINE BLOCK SITE LINE
 - RESIDENTIAL
 - GREEN BUFFER



1 MULTIFAMILY RESIDENTIAL



2 MULTIFAMILY RESIDENTIAL



3 MULTIFAMILY RESIDENTIAL



4 MULTIFAMILY & SINGLE FAMILY

CS2 CONTEXT AND SITE: URBAN PATTERN AND FORM

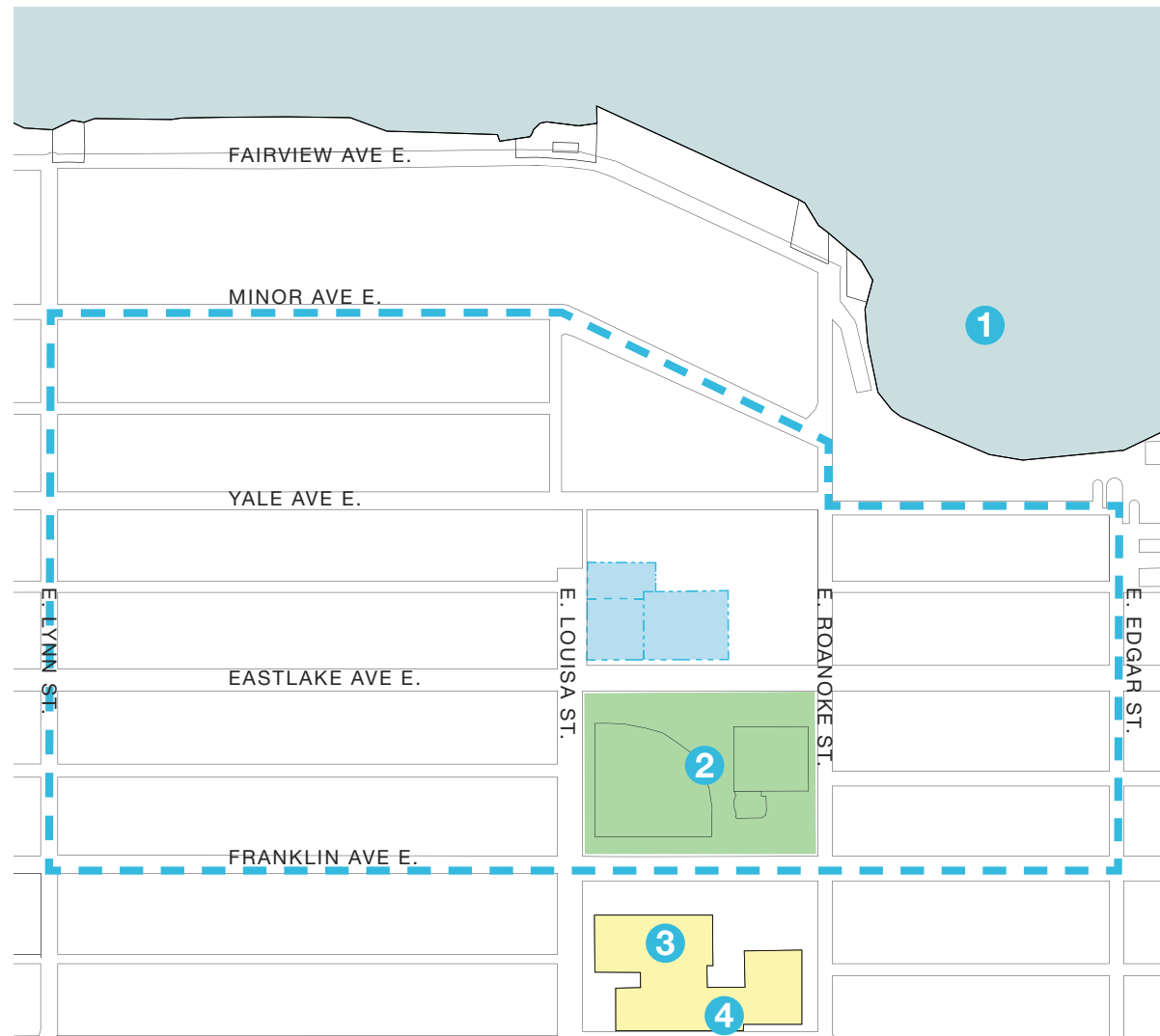
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OBSERVATION:

In addition to the larger mixed-use structures found along Eastlake Ave E, there are a number of smaller scaled residential structures. The presence of these structures are typically associated with a layer of “green buffering” of landscape elements between the street and structures.

2.0 | PUBLIC & CIVIC VARIETIES



KEY

- PROJECT SITE
- NINE BLOCK SITE LINE
- PARK
- SCHOOL



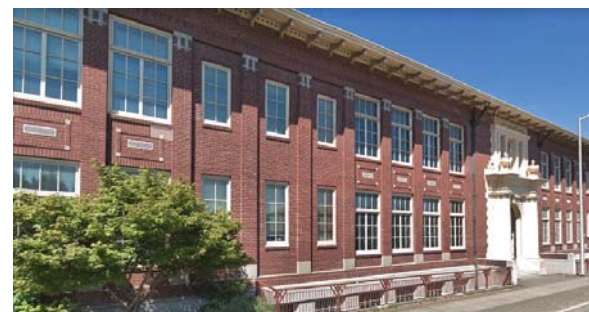
1 LAKE UNION



2 ROGERS PARK



3 TOPS K-8 SCHOOL



4 TOPS K-8 SCHOOL

CS2 CONTEXT AND SITE: URBAN PATTERN AND FORM

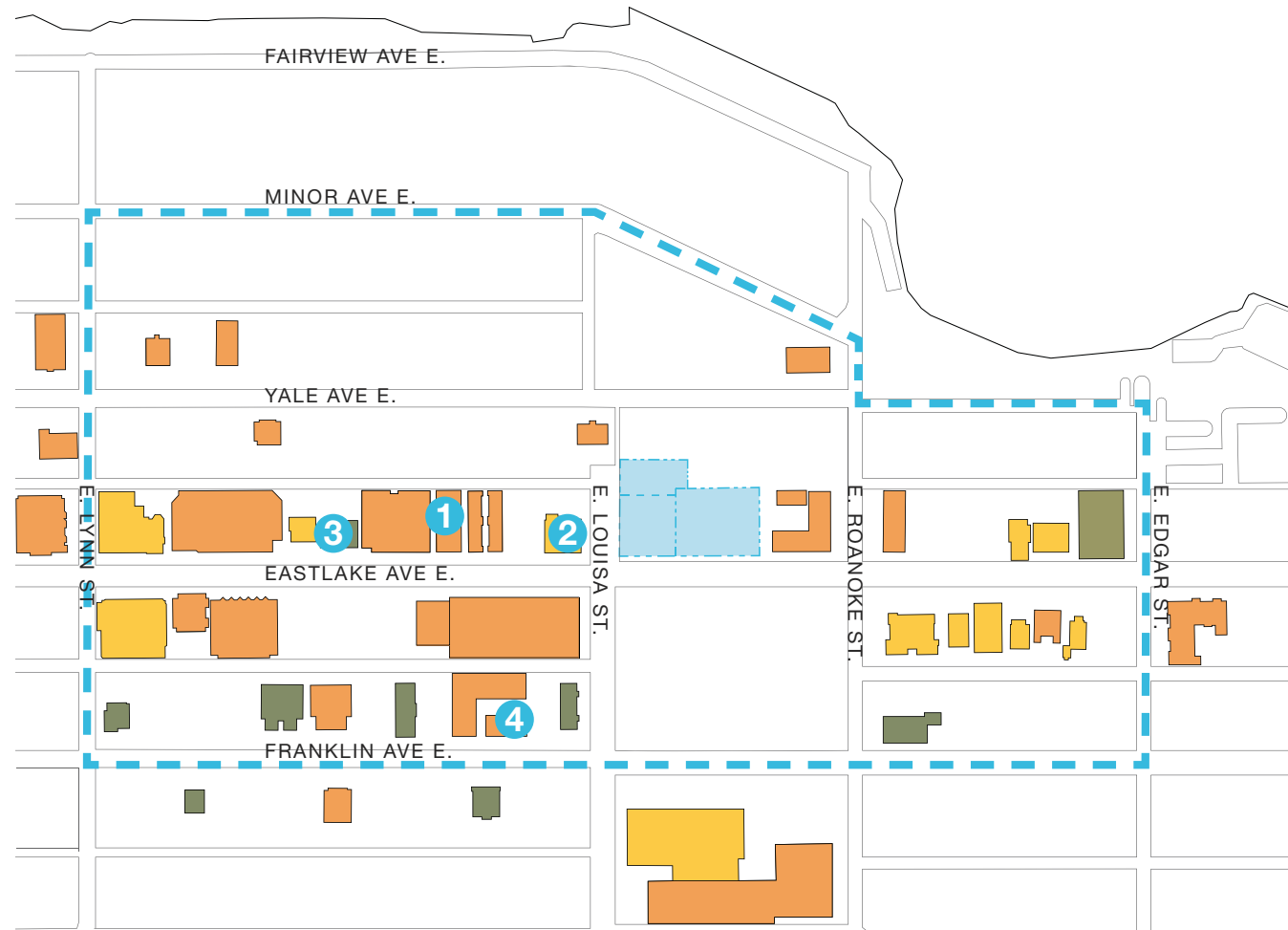
A. Location in the City and Neighborhood.

2. 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.

OBSERVATION:

In the east | west direction there is a string of public structures (TOPS K-8 School), spaces (Rogers Park) and the central natural feature for the neighborhood - Lake Union. Also part of this neighborhood condition at the pedestrian level is a small linkage called the E Louisa St Arbor way, a pedestrian path connecting E. Louisa Street with Yale Ave East. This feature bounds the south edge of the site and is a cue for how to consider the south edge of the site.

2.0 | NEIGHBORING MATERIAL PALETTE ANALYSIS



KEY

- PROJECT SITE
- NINE BLOCK SITE LINE
- MASONRY
- WOOD
- PANELIZED



1 MASONRY - APARTMENT BUILDING



2 WOOD SIDING - MIXED-USE

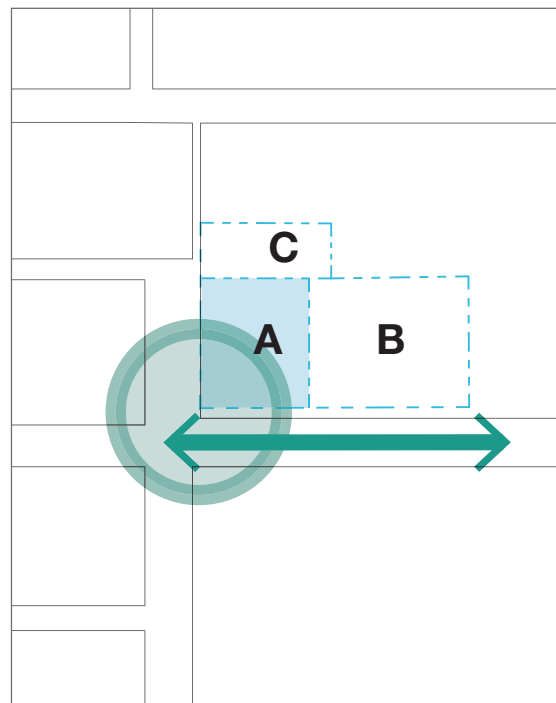


3 PANELIZED - OFFICE BUILDING

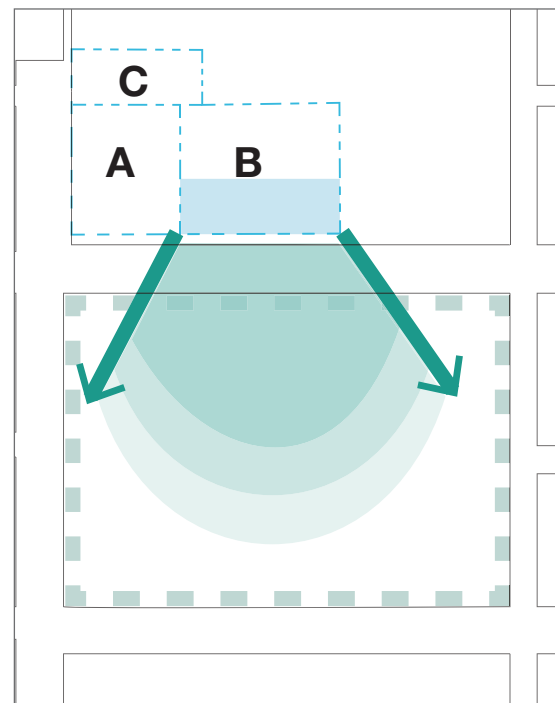


4 MASONRY - APARTMENT BUILDING

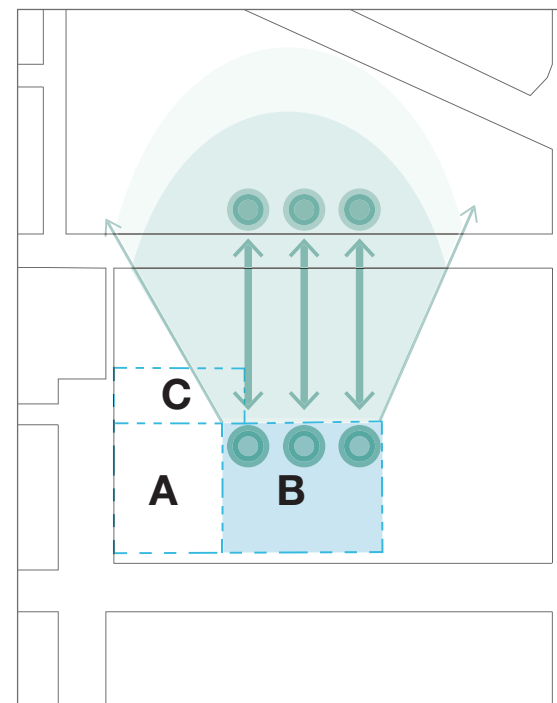
2.0 | DESIGN CONCEPT



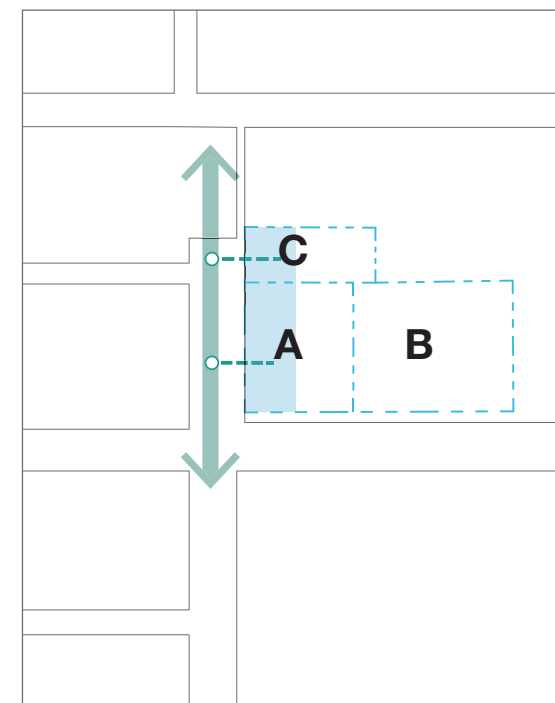
CORNER ANCHOR



PARK VIEW FRAME



RESIDENTIAL BAYS



ARBOR WAY EDGE

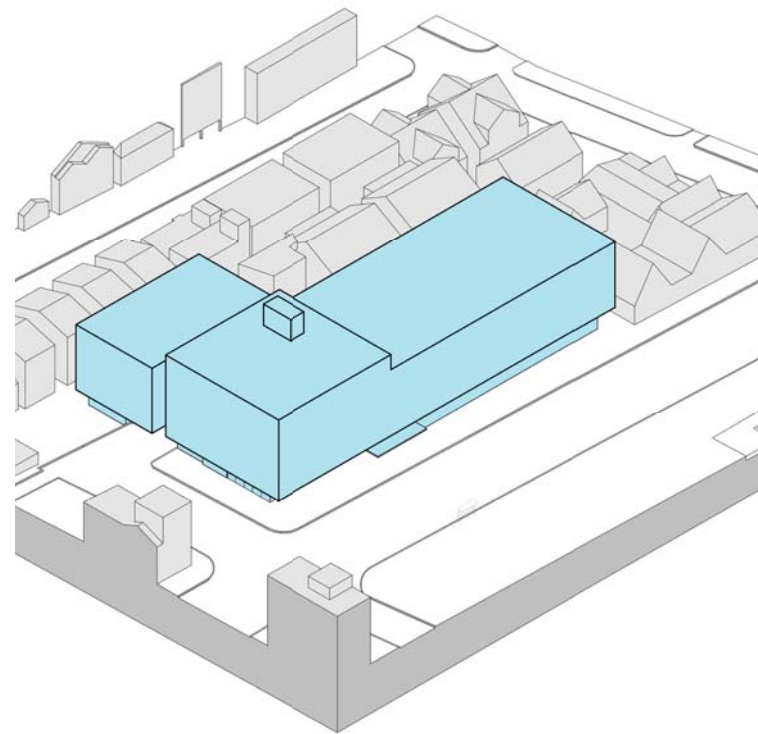
“EDGE EVENTS” CONCEPT

The following analysis of the site and nearby area suggests a variety of diverse conditions. Each condition supports different “events” that occur day-to-day around the site. Some events are more public and stimulating, like visiting a corner cafe while others are private and quieter, such as the small residential outdoor spaces found along the west edge of the site.

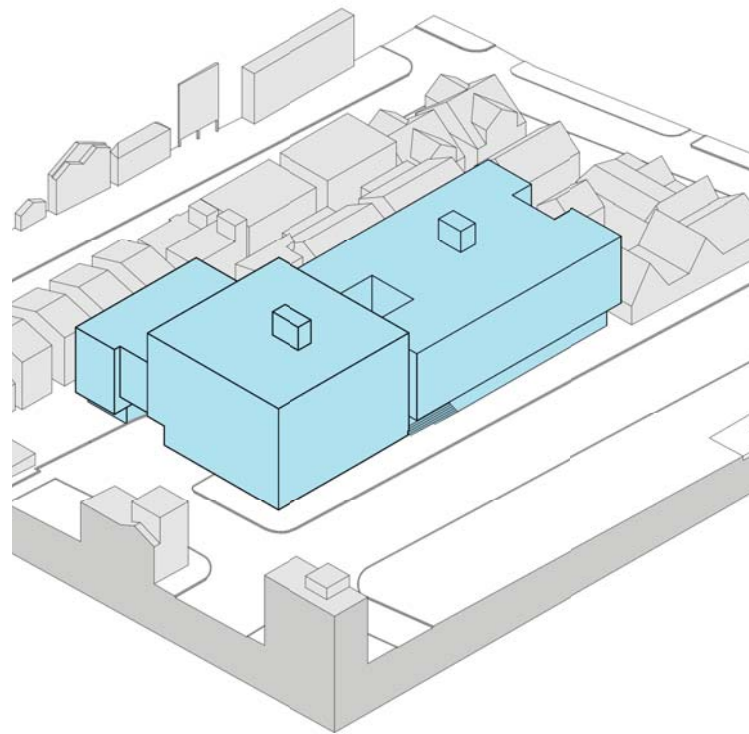
The architectural concept considers four expressions - one for each side of the site. They are intended to compliment the different events or experiences found at those edges. On the left are a description of 4 concepts matched to the variety of experiences (events) around the site.

2.0 | EDG CONCEPT OVERVIEW

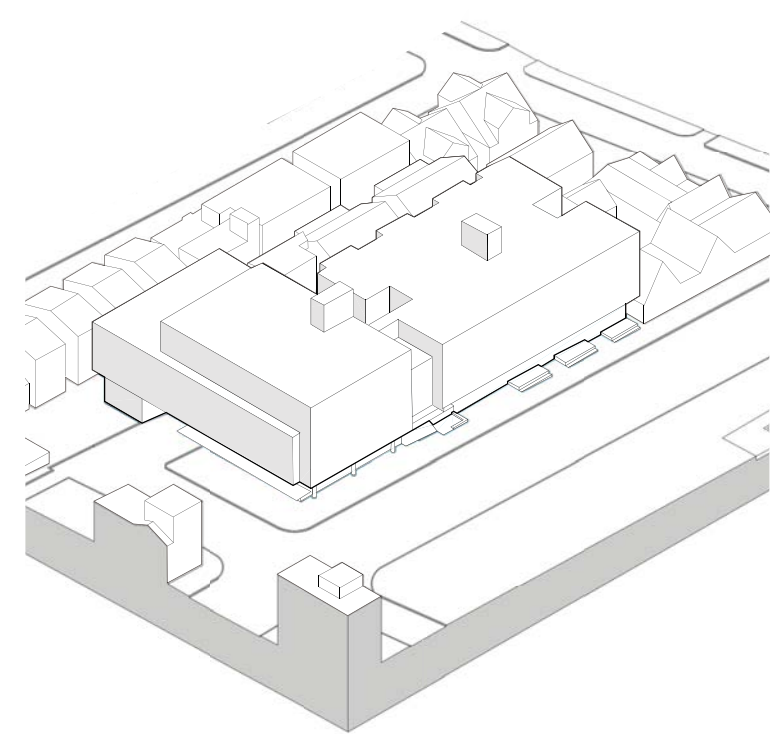
ALTERNATIVE 1
Two-Part-L



ALTERNATIVE 2
Puzzle



ALTERNATIVE 3
Preferred | Edge Events



3.0

EARLY DESIGN GUIDANCE DIRECTION

3.0 | EDG PRIORITIES AND BOARD RECOMMENDATIONS

1. MASSING SCHEMES

a. The Board supported Option C and agreed that the idea of smaller forms combined in a larger whole could be an effective strategy for breaking down the scale of this large project. (CS2-D)

DESIGN RESPONSE

+ The concept of smaller forms combined to create a large whole is maintained. Relationships between the different parts of the composition considered facade development, material choices and detailing. Please see pp. 22-25 for additional information.

b. The Board expressed concern regarding how this scheme responds to context, particularly where it abuts zone changes and along E. Louisa Street. (CS2, DC2)

DESIGN RESPONSE

+ Please see pp. 46-57 for additional information regarding the development and Board direction of the East Louisa Street “Arbor Way Edge”.

2. DOWNHILL (WEST) EDGE

a. Echoing public comment, the Board identified this edge and zone transition as a critical project element and agreed that the combination of topography and less -intensive zoning presented a unique challenge that would require careful composition. (CS2-D, CS2-D)

DESIGN RESPONSE

+ The west (“downhill”) edge also described as the “Residential Bays Edge Event” at the EDG meeting proposed a massing strategy and facade development that considered the smaller scaled urban fabric to the west of the site. Proposed are a series of angled or “inflected” bays, with additional setbacks than required by zoning. For additional information on the design response, please see pp. 58-66.

b. The Board supported the modulation of the project where it abuts Parcel (B) and agreed that further modulation and development would be required along Parcel (C) to provide the scale mitigation required at this zone transition. (CS2, CS3)

DESIGN RESPONSE

+ The modulation of Parcel B’s west facade at the EDG meeting proposed (4) 5-story vertical bays while Parcel C’s west facade was a 3-story horizontal bar. In order to integrate a similar strategy for both parcels, a series of “inflected bays” is proposed. Please see pp. 58-65.

c. The Board noted that a solution for this edge Parcel (C) could potentially inform the development of the related scale-mitigation strategy at East Louisa. (CS2, CS3)

DESIGN RESPONSE

+ The inflected bays proposed along East Louisa Street are proposed to wrap the corner of Parcel C. Please see pp. 53,57,58,62 for additional information.

3.0 | EDG PRIORITIES AND BOARD RECOMMENDATIONS

3. ARCHITECTURAL CONCEPT

a. The Board expressed general support for the design concept of smaller identifiable forms coming together as an integrated whole but agreed that they did not yet see a clear relationship between the pieces. (DC2-B)

DESIGN RESPONSE

+ The proposed design concept “Edge Events” presented at the EDG meeting remains as an idea that the structure could express the variety of adjacent site conditions. A relationship between the pieces developed by finding similar approaches to massing and facade development such as “inflected bays” and choosing appropriate exterior materials commonly found nearby. Please see p. 22-25 for an overview of the concept development.

b. The Board supported the two-part articulation of the massing along Eastlake Avenue and gave guidance to strengthen this move by further recessing the residential entry, ideally as a fully glazed element with light and views to the courtyard beyond. (DC2, CS3)

DESIGN RESPONSE

+ The residential entry proposes a clearly defined stair leading up to a covered, glazed entry. A view through the entry to an internal courtyard with landscaping is provided. Please see p. 42-43 for additional information.

c. The Board noted several unsuccessful nearby projects with similar compositional approaches and agreed that a simple composition of a few high-quality materials would likely be more effective. (DC2, CS3)

DESIGN RESPONSE

+ For an overview of the proposed exterior materials please see p. 77-85.

3.0 | EDG PRIORITIES AND BOARD RECOMMENDATIONS

4. EASTLAKE AVE EAST

a. The Board supported the development of double-height direct entry units along Eastlake avenue and gave guidance to further develop this edge architecturally

DESIGN RESPONSE

+ The double height direct entry units remain as presented at the EDG meeting. Level 02 bays, nicknamed “tree-houses” were introduced as a result of the guidance provided by the board at the EDG meeting. Please see pp. 34-41 for additional information.

b. The Board agreed that this edge would be one of the most important to neighbors and pedestrians and offered preliminary support for a departure from development standards in support of the best solution possible

DESIGN RESPONSE

+ The south section of the Eastlake Ave East (Parcel A) is requesting a departure from development standards. Please see pp 31-32 for an overview of the development of the street frontage and pp. 118 for departure request information.

c. The Board agreed that they did not see a connection between the ground floor base and the massing above and identified the resolution of this issue as of primary importance. (DC2, PL3)

DESIGN RESPONSE

+ The south section of Parcel A (Corner Anchor) grounds the upper brick massing element to the base with the addition of brick piers offset from the corner. Please see p. 31-32, 43 for addition information and views of the ground level at the Corner Anchor.

d. The Board noted the unique condition at the north east corner of the project and requested that complete details of a context-appropriate solution be provided for the next meeting. (DC1, CS2)

DESIGN RESPONSE

+ The “tree-house” bays along Eastlake Ave E provide a series of smaller scale elements to the street experience that compliments the residential context to the north. Please see pp. 38-40, 45 for additional information describing the street level development of the proposal and how it relates to the neighbors.

4. EASTLAKE AVE EAST

e. The Board expressed concern regarding the representation of a single commercial space and agreed that the street edges should be developed to support demising into multiple smaller spaces. (PL3-C)

DESIGN RESPONSE

+ The commercial space allows for the potential of one to three separate spaces. In addition the proposal creates the ability for three locations for accessible entries around the sloping corner of E. Louisa and Eastlake Ave. E. Please see pp. 31-32 for additional information.

f. The Board agreed that the changing grade along Eastlake Avenue presented a challenge to maintaining this as an active and connected edge and provided guidance to make the resolution of these issues a priority. (CS1, PL2, PL3)

DESIGN RESPONSE

+ Accessible ramp connecting to the residential entry is integrated with the landscaping and provides additional site features such as seating areas and plantings. Please see pp. 42-43 for additional information.

g. The Board supported the schematic thinking behind Park View Frame concept, making particular reference to the precedents provided in the packet. The Board agreed that the success of this scheme would depend on making a meaningful connection between the residential units and Rogers Park and encouraged the design team to develop this edge with a high percentage of glazing and occupiable exterior space in deep recesses. (DC2, PL1)

DESIGN RESPONSE

+ For information regarding the development of the Park View Frame, please see pp. 33-35, 40-41.

3.0 | EDG PRIORITIES AND BOARD RECOMMENDATIONS

5. EAST LOUISA STREET

a. The Board did not support the massing proposed for this edge, agreeing that the large cantilevered mass of the upper levels did not seem to be an appropriate response to context. (CS2, DC2)

DESIGN RESPONSE

+ The length of the massing along E. Louisa was reduced. In addition, vertical “inflected bays” were introduced. Please see pp. 48-50.

b. The Board took particular note of the unique smaller-scaled and vernacular character of this section of E. Louisa Street and agreed that a more nuanced approach to the massing and modulation would be required and that high quality materials and careful detailing would be critically important in relating to the pedestrian scale of this street. (CS2-A.1, CS-3)

DESIGN RESPONSE

+ The concept along E. Louisa Street was described at the EDG meeting as the “Arbor Way Edge.” The concept was to use the pedestrian path between connecting E Louisa street and Yale Ave as a design cue for the facade. The development of the E Louisa facade proposes “inflected bays” angled toward the pedestrian path to add variety to the experiences while reducing the scale of the massing as proposed at the EDG meeting. Please see pp. 48-57 for additional information.

6. THE CORNER

a. The Board noted that the very different conditions on Eastlake Avenue and East Louisa presented a unique problem at this corner and gave guidance to explore further options to resolve this issue and create the corner anchor described in the packet. (CS2, CS3)

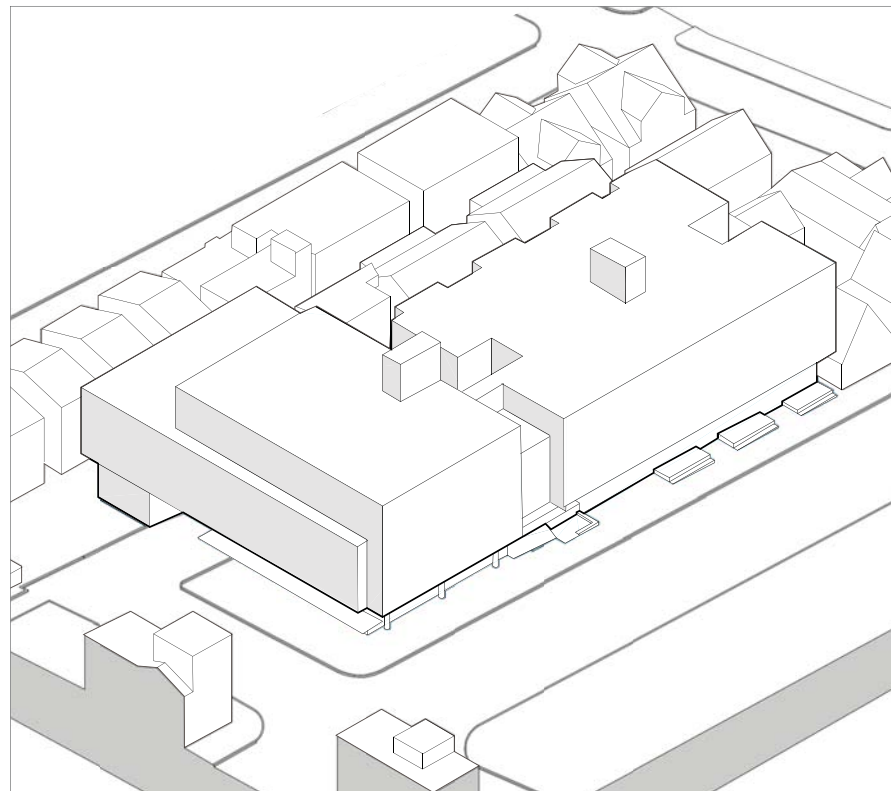
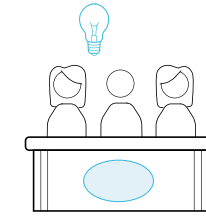
DESIGN RESPONSE

+ Please see pages 27-32 for additional information regarding the development of the “Corner Anchor” concept.

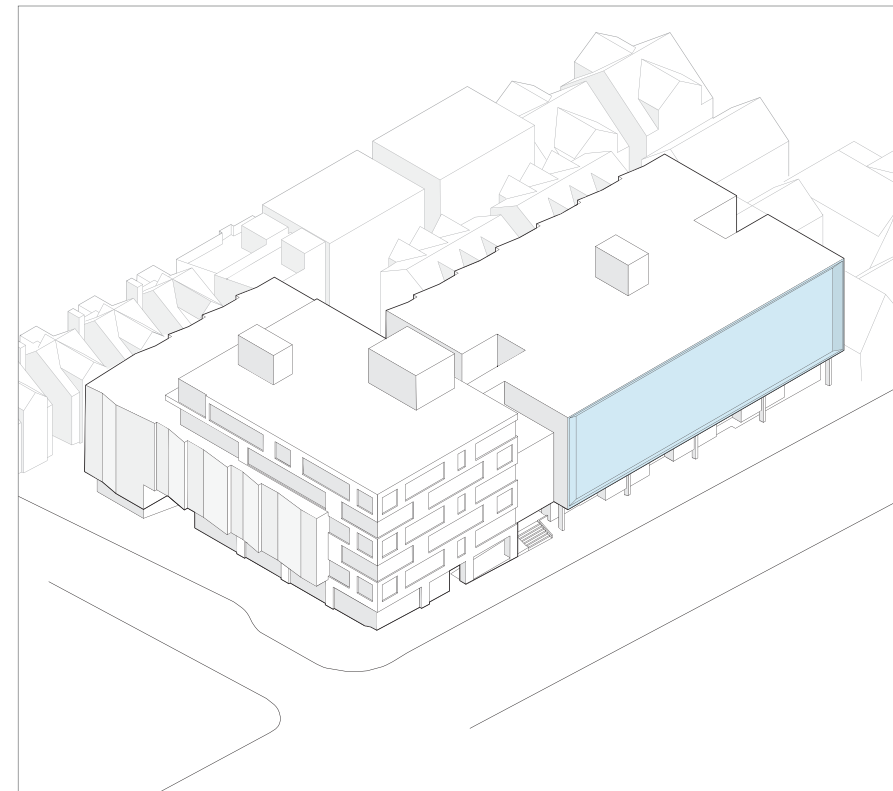
4.0

DESIGN PROPOSAL

4.0 | EDG RESPONSE: ARCHITECTURAL CONCEPT



ALTERNATIVE 3
Preferred | Edge Events



RECOMMENDATION MEETING
Edge Events

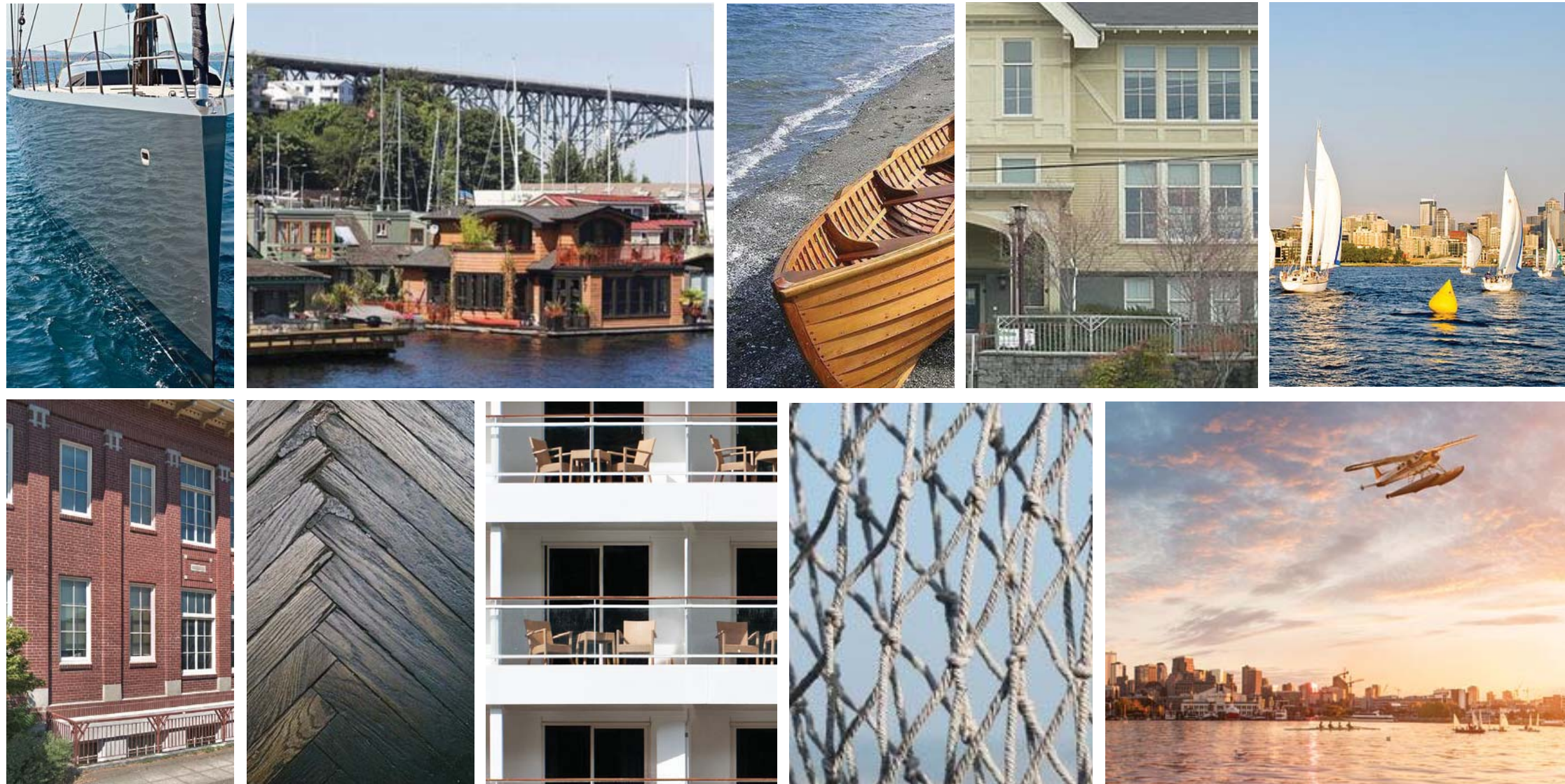
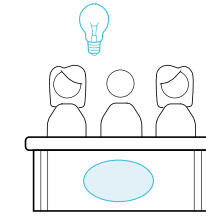
DESIGN REVIEW BOARD DIRECTION:
3a. The Board expressed general support for the design concept of smaller identifiable forms coming together as an integrated whole but agreed that they did not yet see a clear relationship between pieces. (DC2-B)

DESIGN RESPONSE

+ The proposal maintains a concept of creating a composition of small identifiable forms. The intention is to balance the identity of the “parts” with shared materials, building elements and facade arrangements to create a collective whole. Each “Edge Event” is intended to be a response to its adjacent conditions as described at the Early Design Guidance meeting. The corner Anchor, Park View Frame, Residential Bays and Arbor-way Edge all remain as separate elements in order to reduce the scale, bulk and to be compatible with its surroundings. For the project to have a clear relationship between the pieces the project considered:

- The existing residential and mixed-use character of the neighborhood.
- The aspirational qualities Lake Union and the neighborhoods natural conditions offers.
- Ways the “pieces” of the project could express the above in common ways though material selections, facade arrangements and expression.

4.0 | EDG RESPONSE: NEIGHBORHOOD QUALITIES & DESIGN CUES

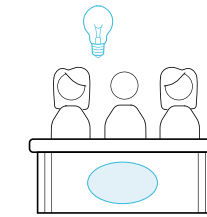
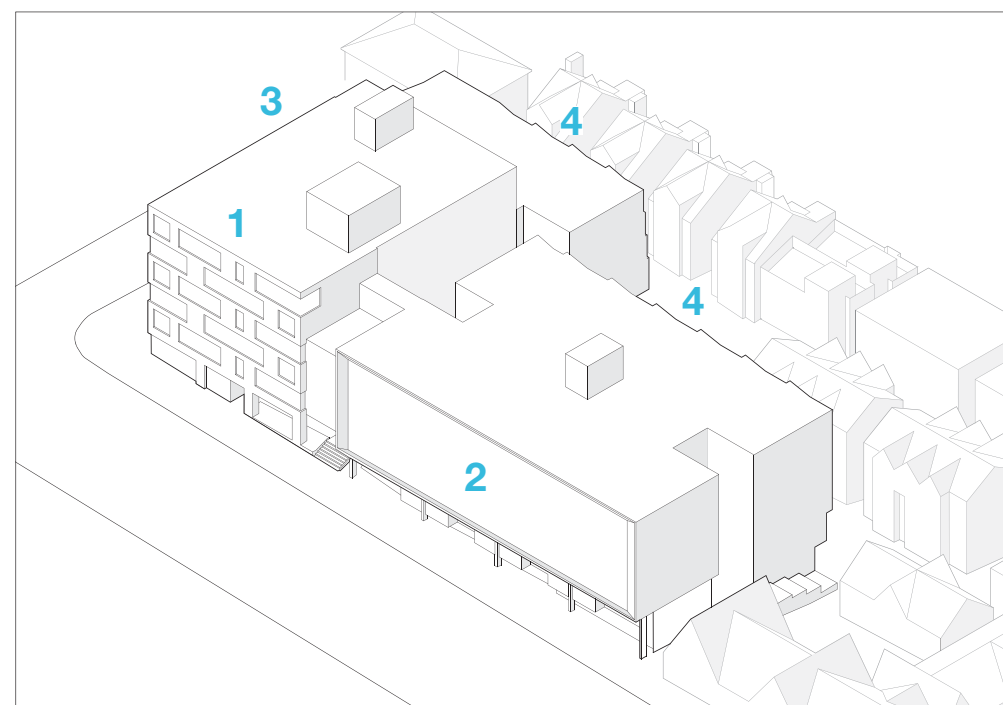
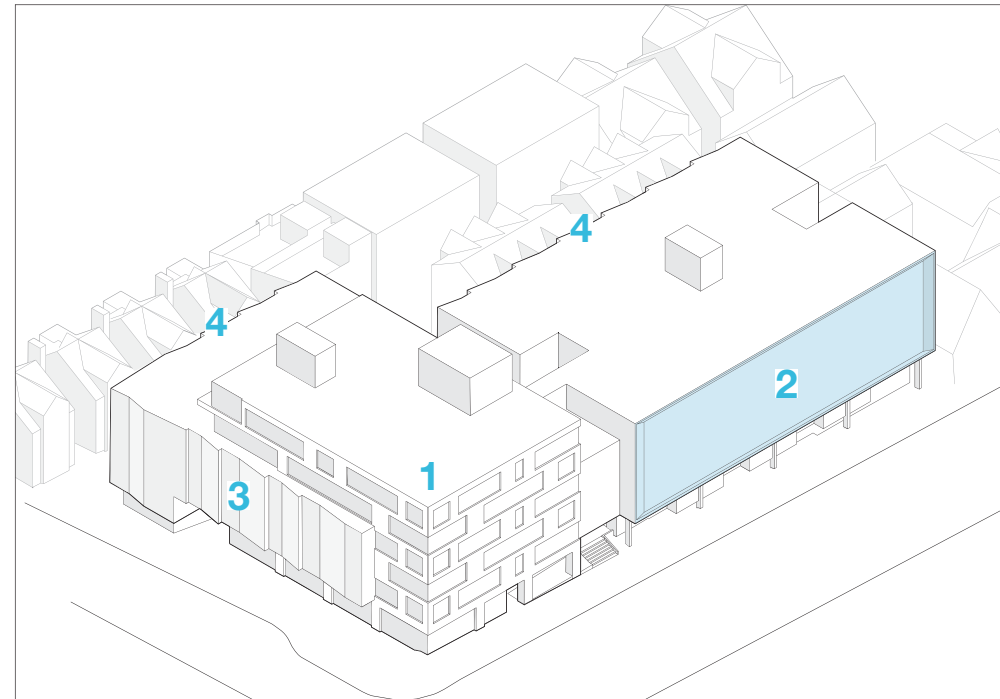
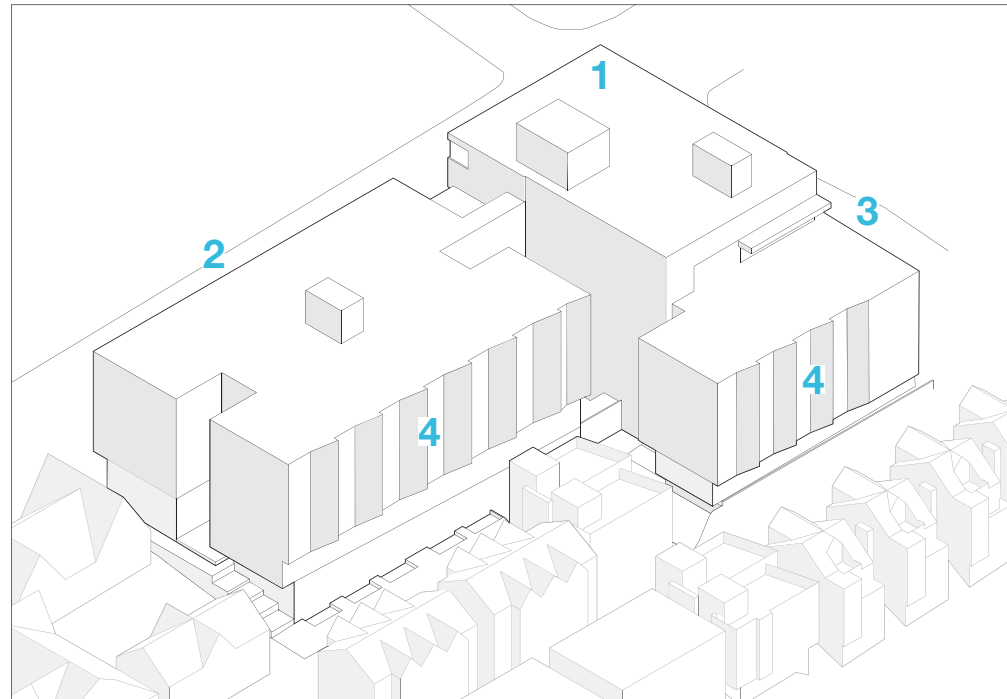


DESIGN REVIEW BOARD DIRECTION:
3a. The Board expressed general support for the design concept of smaller identifiable forms coming together as an integrated whole but agreed that they did not yet see a clear relationship between pieces. (DC2-B)

DESIGN RESPONSE

+ The aspirational imagery to the left are to suggest ideal experiences, conditions and qualities that are characteristic of the neighborhood. These qualities could be found in vistas across Lake Union, the topography stepping down to the water, reflections on the water, the construction of wooden boats or boat houses and fishing gear. These elements provide design cues for the proposal's facade development, material choices and details. The intention is to have the architectural concept of smaller identifiable forms come together through common elements which relate to the spirit of the neighborhood.

4.0 | EDG RESPONSE: ARCHITECTURAL CONCEPT



DESIGN REVIEW BOARD DIRECTION:
 1a. The Board supported Option C and agreed that the idea of smaller forms combined in a larger whole could be an effective strategy for breaking down the scale of this large project. (CS2-D)

DESIGN RESPONSE

+ The massing concept “Edge Events” as presented at EDG remains.

DESIGN REVIEW BOARD DIRECTION:
 3a. The Board expressed general support for the design concept of smaller identifiable forms coming together as an integrated whole but agreed that they did not yet see a clear relationship between pieces. (DC2-B)

DESIGN RESPONSE

+ The massing concept is made up of smaller parts that took their cues from immediate surroundings. The “Corner Anchor, Park View Frame, Arbor Way and Residential Bays” were four massing and facade concepts presented at the EDG Meeting. The Corner Anchor and Park View Frame respond to the larger context to the west - Roger’s Play field and the Aries Building. The Arbor Way and Residential Bay concepts relate to a smaller context with a more refined serrated “inflected bay” condition.

+ The elements have their separate identities to add variety and a small scale. An integrated composition of the elements occur through secondary architectural features materials that reflect positive qualities of the neighborhood. (Please p. 120 for additional summary information).

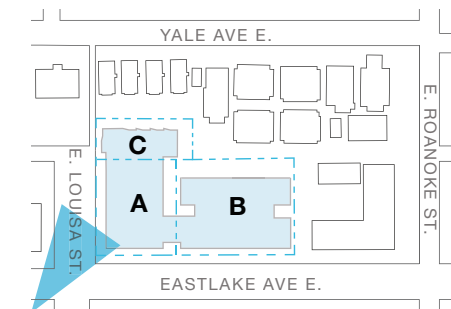
- 1. CORNER ANCHOR
- 2. PARK VIEW FRAME
- 3. ARBOR WAY
- 4. RESIDENTIAL BAYS

4.0 | EDG RESPONSE: ARCHITECTURAL CONCEPT

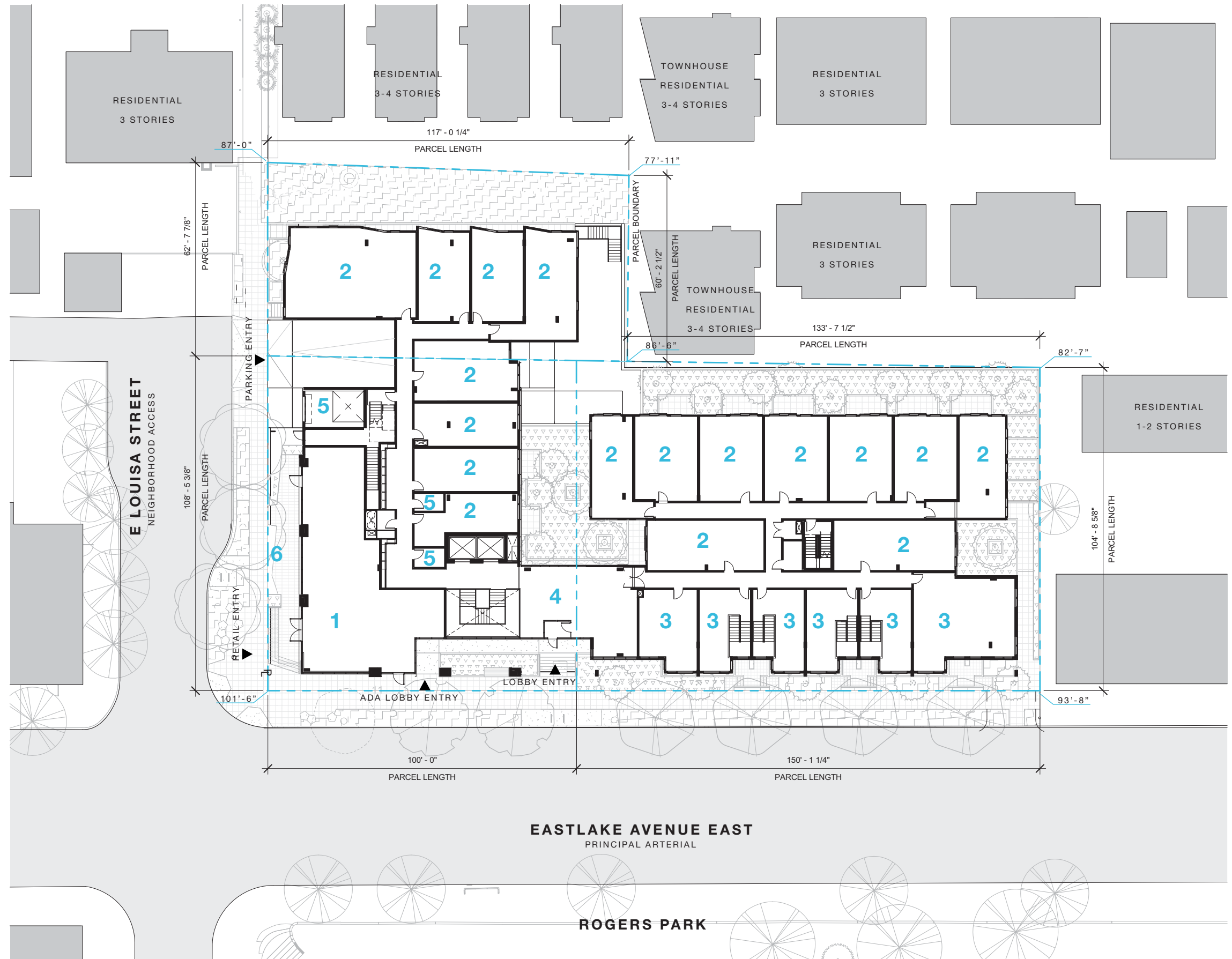


DESIGN RESPONSE

+ The concept of smaller forms combined to create a large whole is maintained.

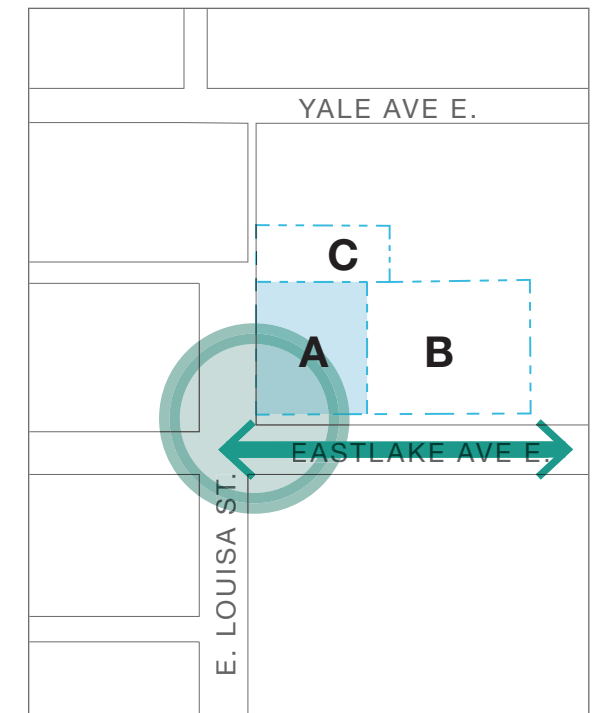
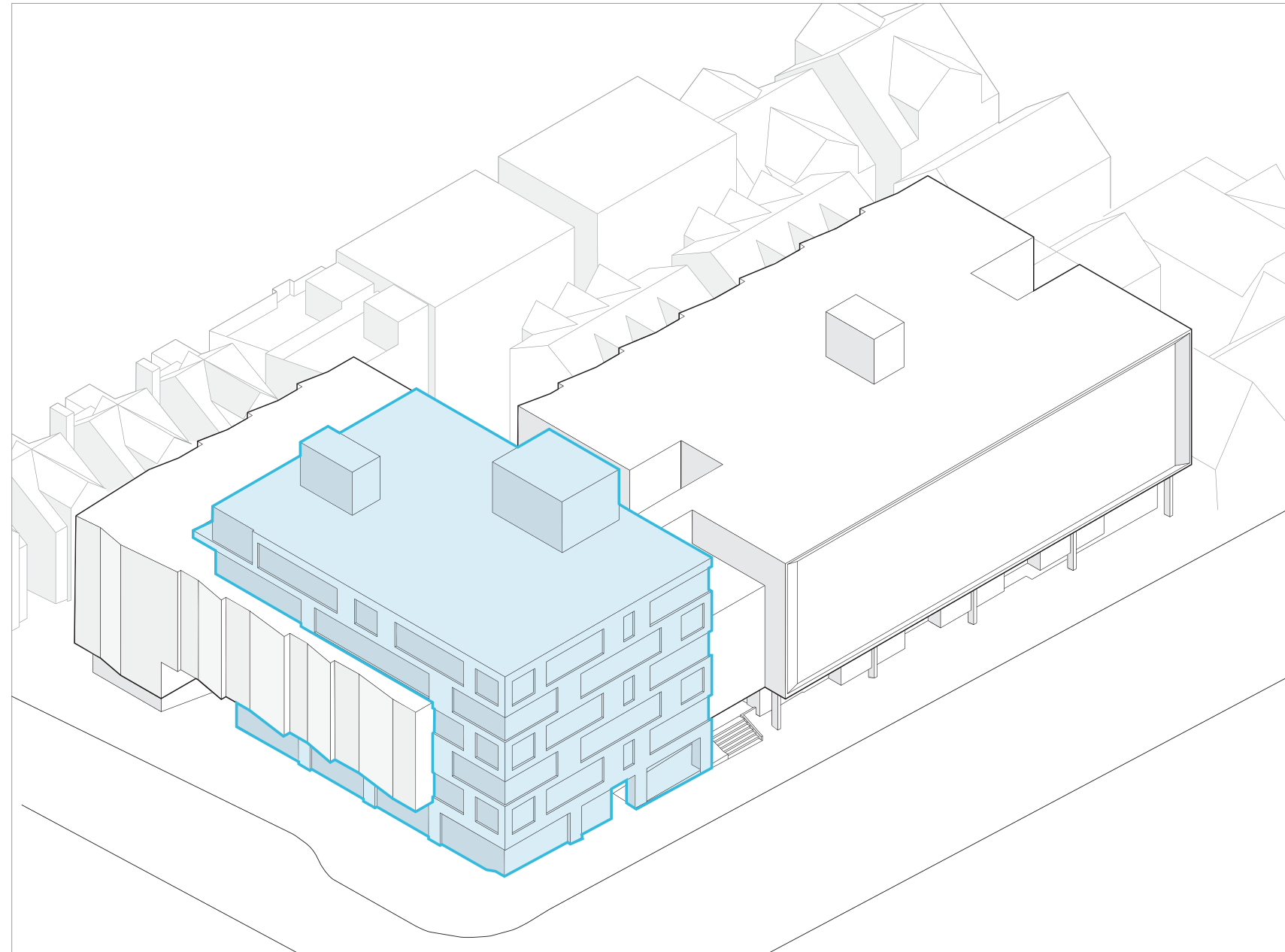


4.0 | SITE PLAN



- 1. COMMERCIAL
- 2. UNITS
- 3. MULTI-STORY UNITS
- 4. RESIDENTIAL LOBBY
- 5. BACK OF HOUSE
- 6. COMMERCIAL TERRACE

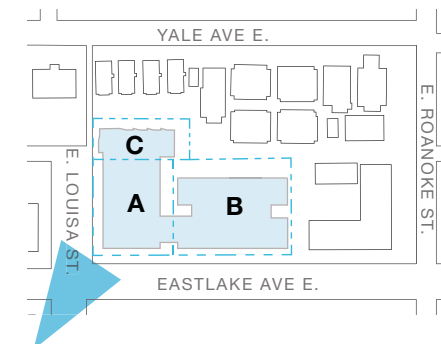
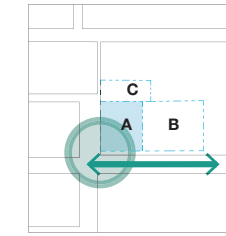
4.0 | EDG RESPONSE: CORNER ANCHOR



CORNER ANCHOR

Parcel A, opposite of Rogers Park, has the opportunity to provide a clearly defined mixed-use street corner different in scale and character than the other elements on the site.

4.0 | EDG RESPONSE: CORNER ANCHOR



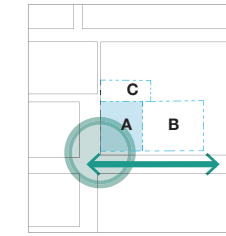
4.0 | EDG RESPONSE: CORNER ANCHOR



Existing “EASTLAKE” billboard signage is proposed to be re-purposed to the southeast corner (*pending zoning / signage approval)

A “woven” composition of two layers, one being brick and the other layer of windows and cementitious panels

The street level corner is glazed and without a brick pier at grade



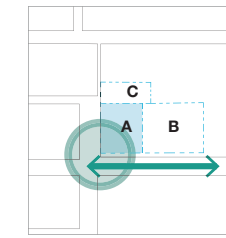
DESIGN REVIEW BOARD DIRECTION:
6a. The Board noted that the very different conditions on Eastlake Avenue and East Louisa presented a unique problem at this corner and gave guidance to explore further options to resolve this issue and create the corner anchor described in the packet. (CS2, CS3)

DESIGN RESPONSE

+ The corner anchor balances its mixed-use condition with the residential character of the other “edge event” pieces of the proposal through:

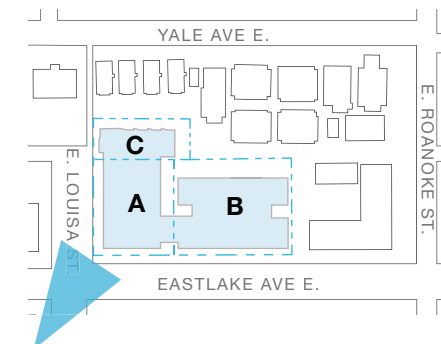
- Size and scale of the “Corner Anchor” relates to the size of Roger’s Play field to the east and the Aires Building to the SE of the site.
- A “woven” composition of two layers, one being brick and the other layer of windows and cementitious panels. These layers express the individual residential homes and creates a smaller scaled texture.
- The street level corner is glazed and without a brick pier at grade. This provides a visible commercial space at the corner. Overhead weather protection wraps the corner above the street.
- Existing “EASTLAKE” letters to be re-purposed as a public art feature and located on the outside corner of the structure. (It currently is arranged within an inside corner on the site).

4.0 | EDG RESPONSE: CORNER ANCHOR

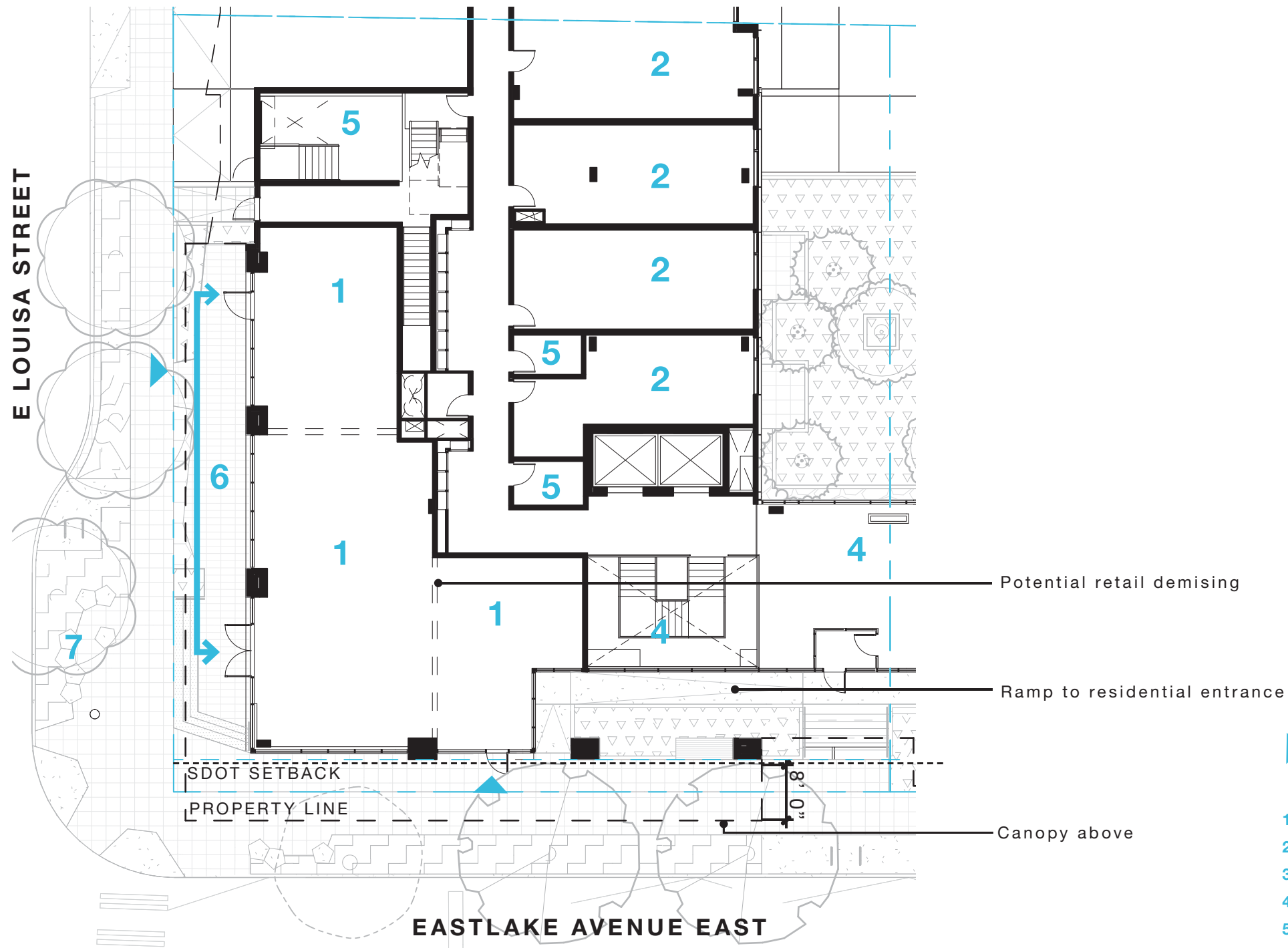


EDG | 05.29.2019

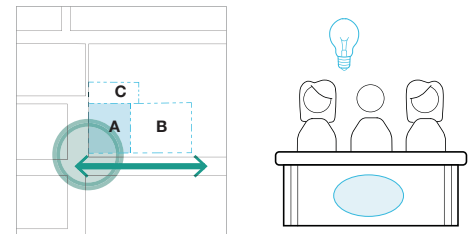
RECOMMENDATION | 12.18.19



4.0 | EDG RESPONSE: CORNER ANCHOR



- ▶ AT GRADE ACCESSIBLE ENTRY LOCATIONS
- 1. COMMERCIAL
- 2. UNITS
- 3. MULTI-STORY UNITS
- 4. RESIDENTIAL LOBBY
- 5. BACK OF HOUSE
- 6. OUTDOOR COMMERCIAL TERRACE
- 7. SITE FURNITURE

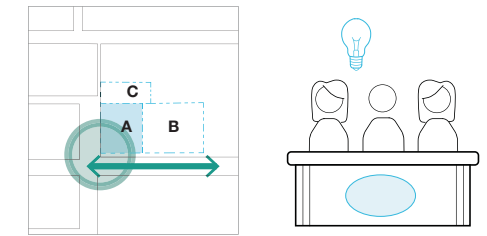


DESIGN REVIEW BOARD DIRECTION:
 4e. The Board expressed concern regarding the representation of a single commercial space and agreed that the street edges should be developed to support demising into multiple smaller spaces. (PL3-C)

DESIGN RESPONSE

- + The retail space at the corner of East Louisa Street and Eastlake Ave East presents the opportunity of up to three retail spaces.
- + In addition to the potential for a variety of retail spaces, an outdoor, south facing terrace adds to area potential for retail and adds to the variety of active pedestrian level spaces.
- + All entrances are accessible.

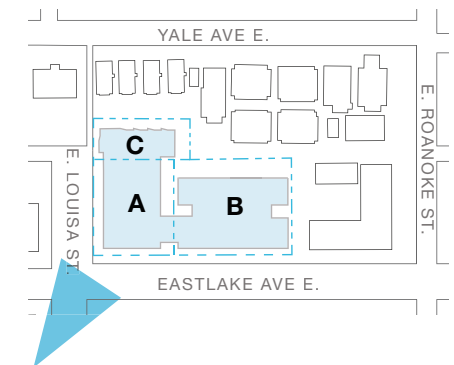
4.0 | EDG RESPONSE: CORNER ANCHOR



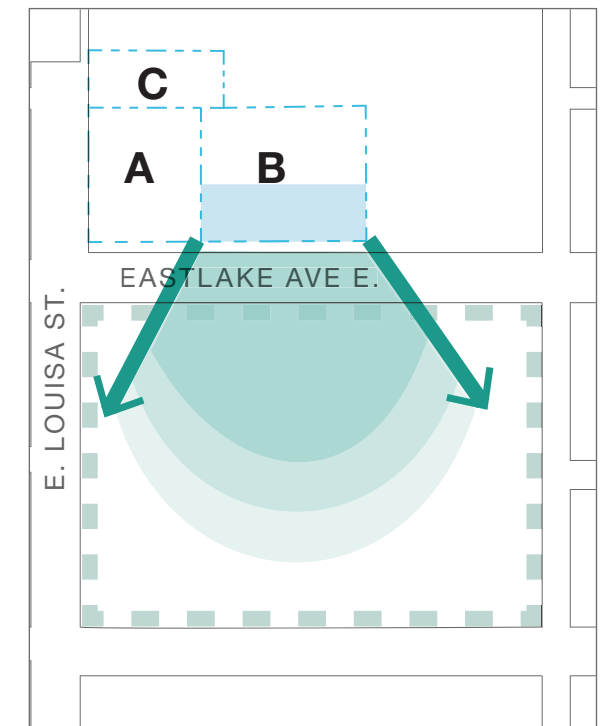
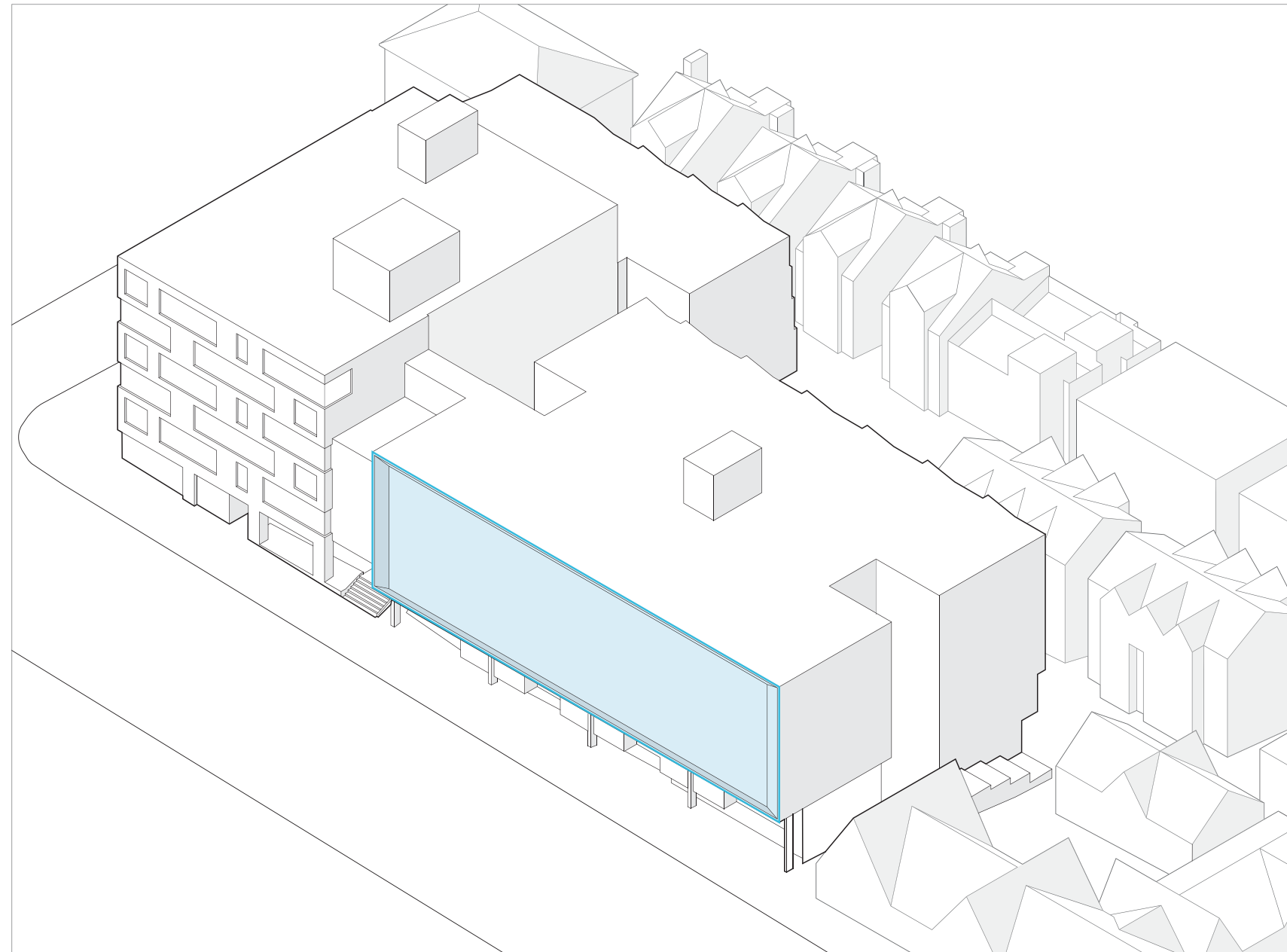
DESIGN REVIEW BOARD DIRECTION:
b. The Board agreed that this edge would be one of the most important to neighbors and pedestrians and offered preliminary support for a departure from development standards in support of the best solution possible.

DESIGN RESPONSE

- + For street level use departure request information, please see p.117.
- + The corner of Eastlake Ave East and East Louisa Street proposes a curb bulb, site furniture, additional overhead weather protection, a transparent retail corner and a south facing outdoor terrace. These elements contribute to the street experience.



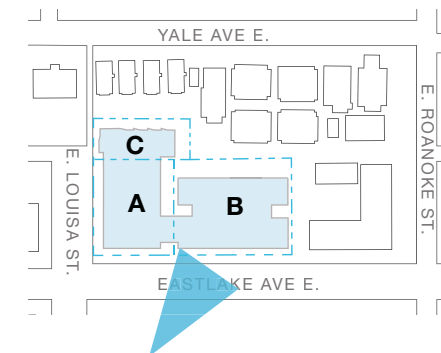
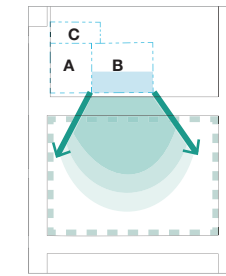
4.0 | EDG RESPONSE: PARK VIEW FRAME



PARK VIEW FRAME

Parcel B has the opportunity for a clear expression of a series of residential apartment homes fronting the park.

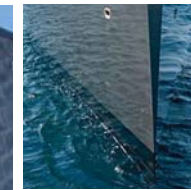
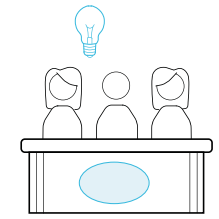
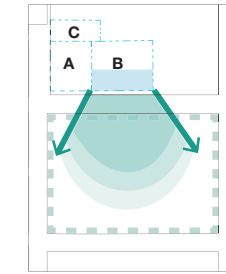
4.0 | EDG RESPONSE: PARK VIEW FRAME



4.0 | EDG RESPONSE: PARK VIEW FRAME



Metal shingles express the Park View Frame concept reflecting the qualities of the park with a residential character.



DESIGN REVIEW BOARD DIRECTION:
 4g. The Board supported the schematic thinking behind Park View Frame concept, making particular reference to the precedents provided in the packet. The Board agreed that the success of this scheme would depend on making a meaningful connection between the residential units and Rogers Park and encouraged the design team to develop this edge with a high percentage of glazing and occupiable exterior space in deep recesses. (DC2, PL1)



Opportunities for residents to personalize balconies as they see fit.

DESIGN RESPONSE

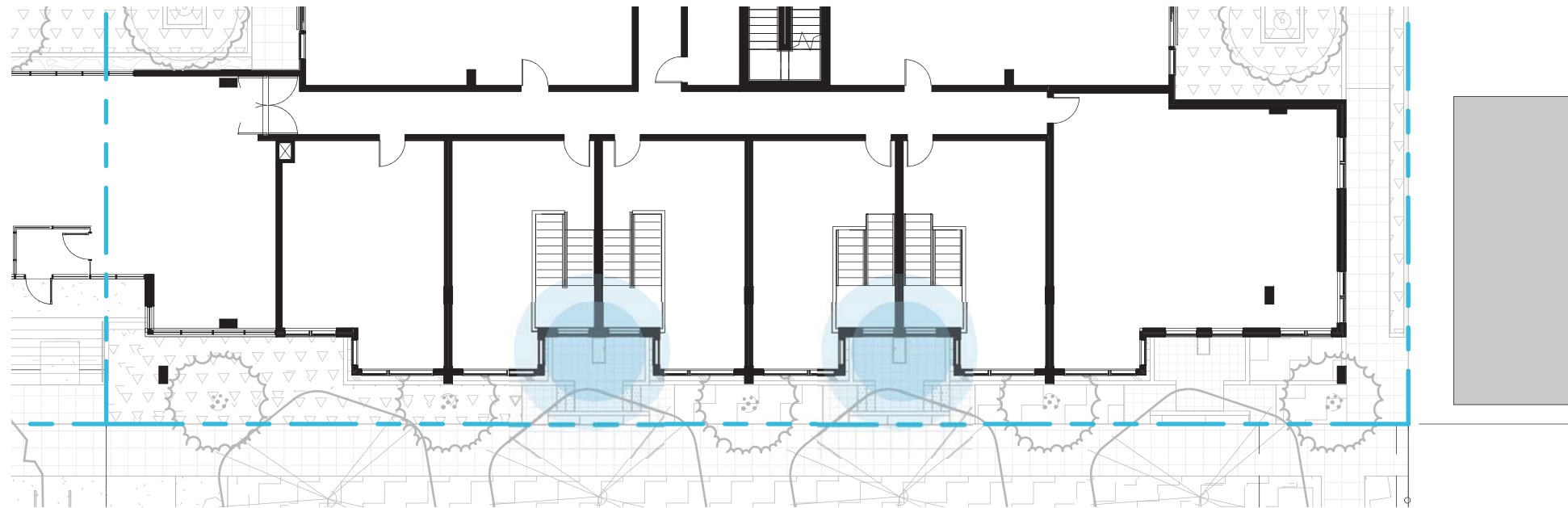
+ The park view frame balances residential character with street activation through:

- Materiality of park view frame is an aluminum metal shake shingle which is intended to reflect the liveliness and greenery of Rogers park.
- The street level “tree houses” bays add to the variety of the street experience and pedestrian scale.
- Sliding doors and a combination of flush and Juliette balconies add to the residential expression of the facade that fronts the Park.

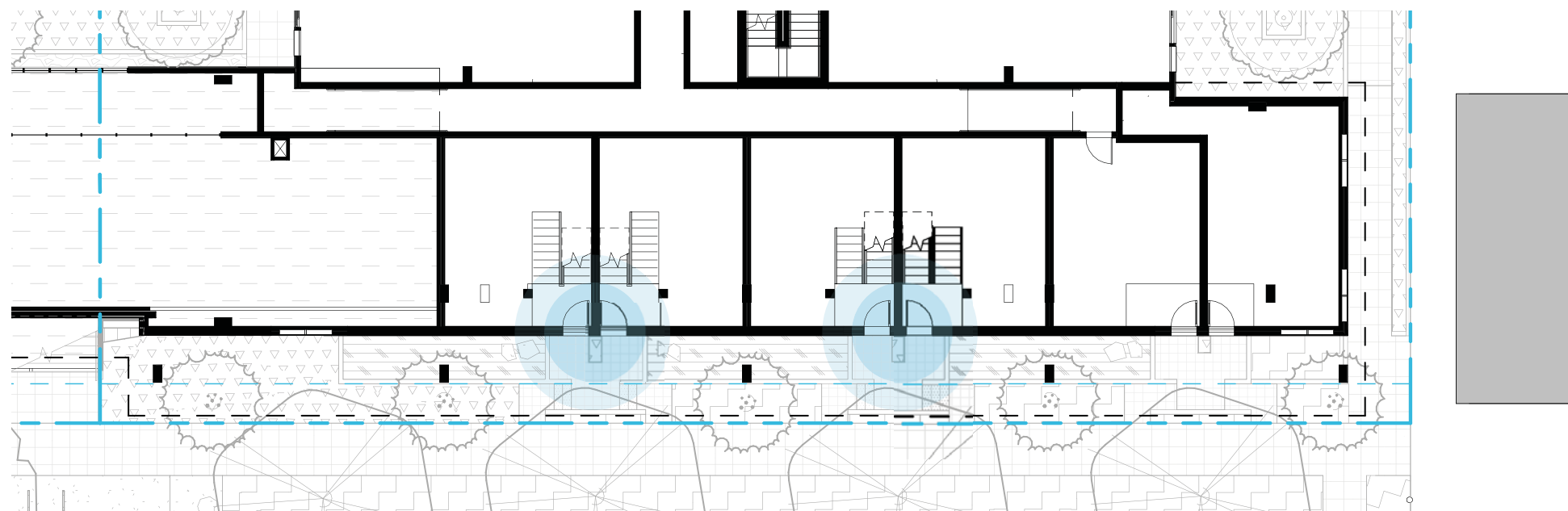
Sliding doors and alternating Juliette balconies provide a residential expression and depth to the facade

Flush balconies add variety to the facade’s composition

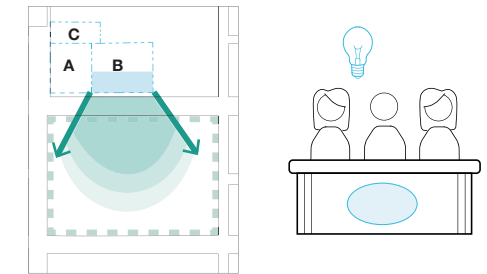
4.0 | EDG RESPONSE: PARK VIEW FRAME



2ND LEVEL OF TREEHOUSES



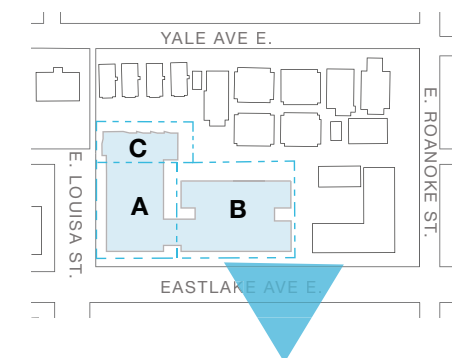
TREEHOUSE ENTRANCES



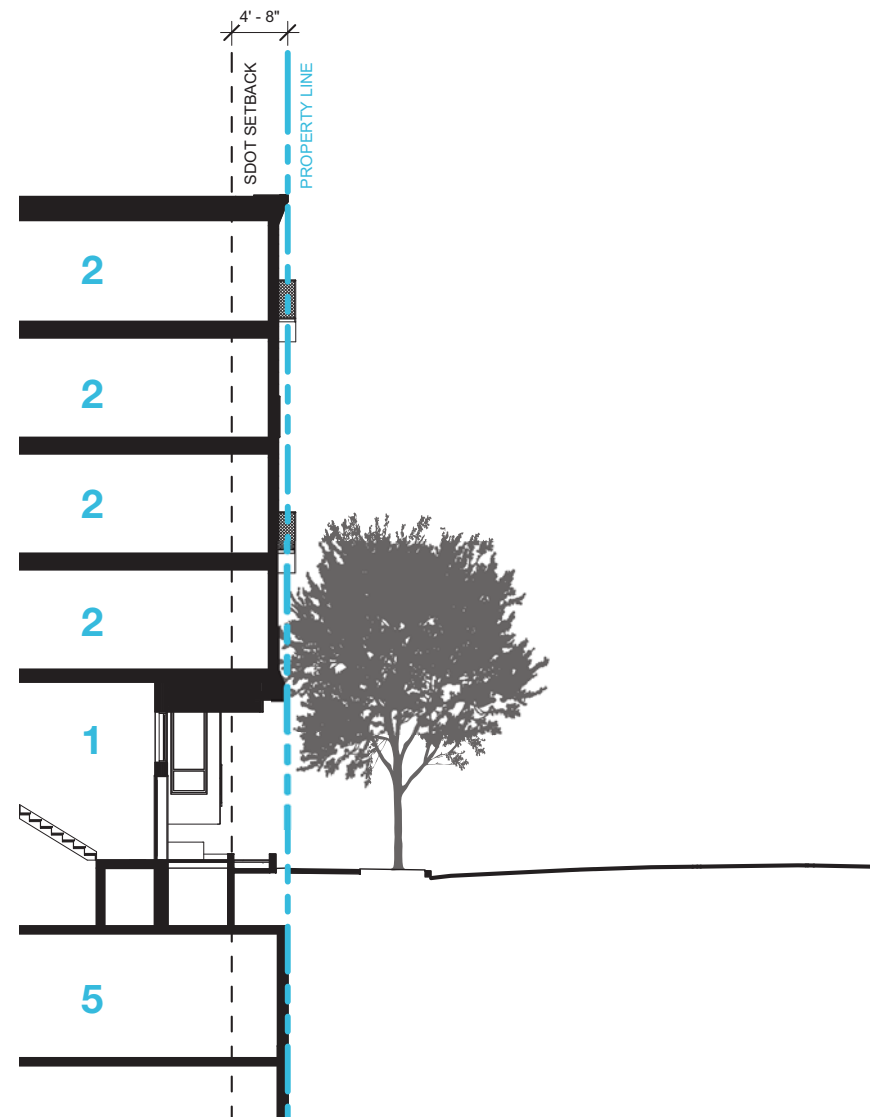
DESIGN REVIEW BOARD DIRECTION:
 4a. The Board supported the development of double-height direct entry units along Eastlake avenue and gave guidance to further develop this edge architecturally.

DESIGN RESPONSE

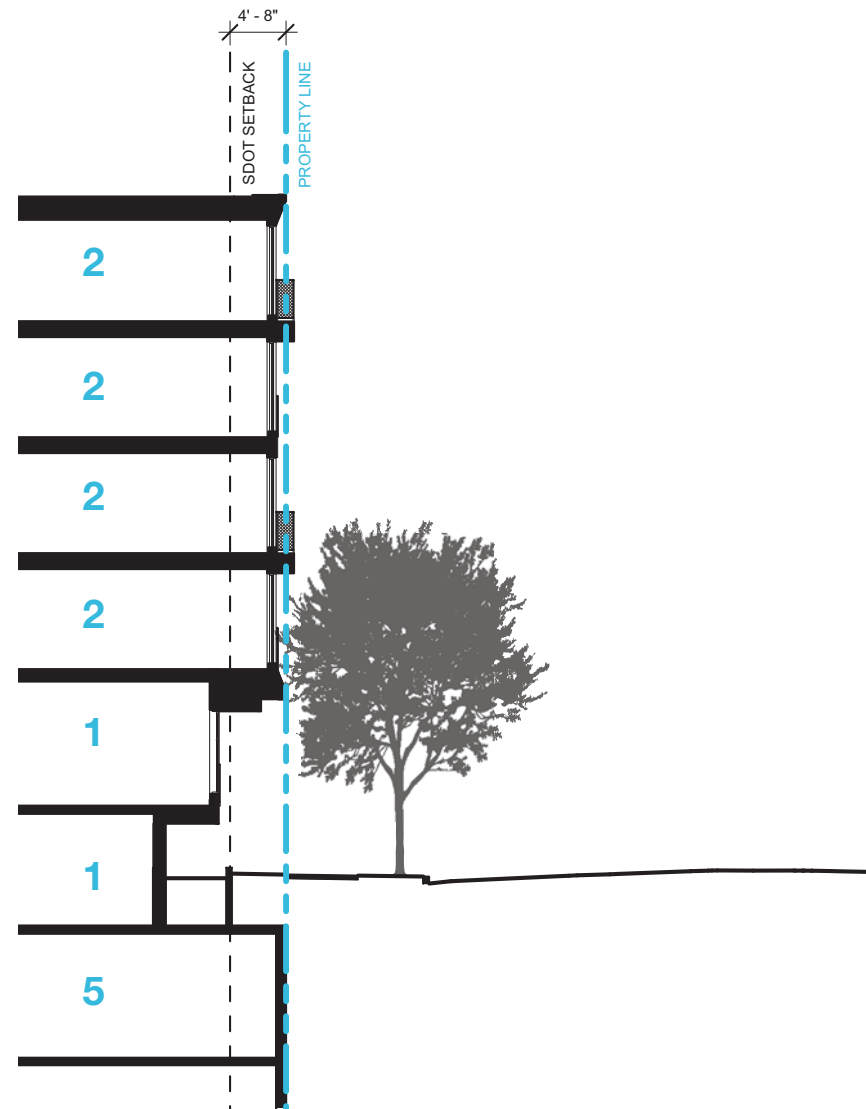
+ To the left are partial plans showing the relationship of the street, planting areas and direct access residential units.



4.0 | EDG RESPONSE: PARK VIEW FRAME

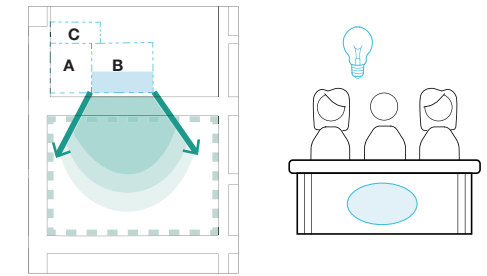


B. TREE HOUSE SECTION



A. LOBBY SECTION

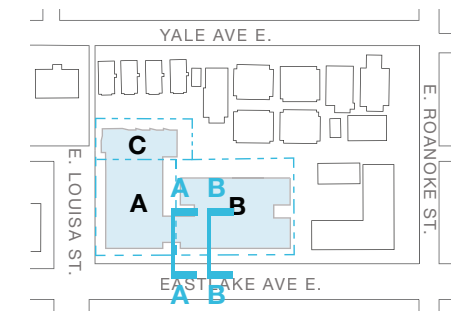
- 1. TOWNHOUSE
- 2. UNIT
- 3. PARKING



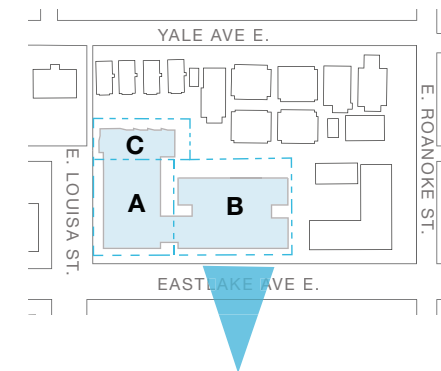
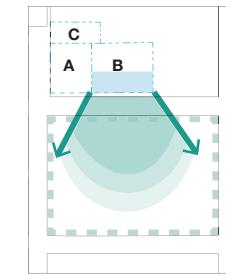
DESIGN REVIEW BOARD DIRECTION:
 4a. The Board supported the development of double-height direct entry units along Eastlake avenue and gave guidance to further develop this edge architecturally.

DESIGN RESPONSE

+ To the left are sections at the direct access residential units at the street and the “tree-house” bays of the living areas above the sidewalk level looking over to the park.



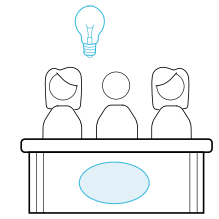
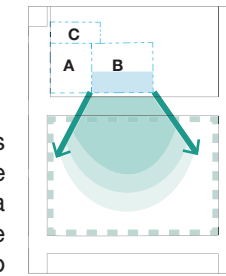
4.0 | EDG RESPONSE: PARK VIEW FRAME



4.0 | EDG RESPONSE: PARK VIEW FRAME



The park view frame cladding is a reflective metal shingle. The mitered angle represents the idea of a frame with a subtle echo of the pitched roofs of the neighbors to the north.



DESIGN REVIEW BOARD DIRECTION:
 3c. The Board noted several unsuccessful nearby projects with similar compositional approaches and agreed that a simple composition of a few high-quality materials would likely be more effective. (DC2, CS3)

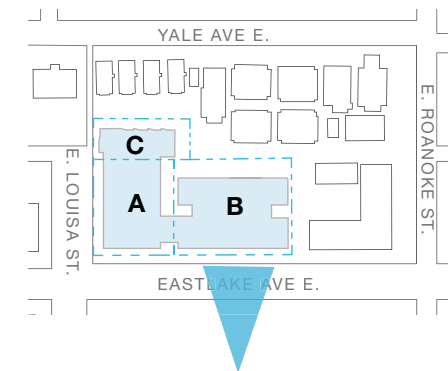
DESIGN RESPONSE

+ To the left are ways the facade is composed at the street to relate to the adjacent neighbor to the north, The smaller “tree house” bay windows over planted areas and under the sloped frame above echoes the smaller residential character to the north. Please see p. 45 for additional information.

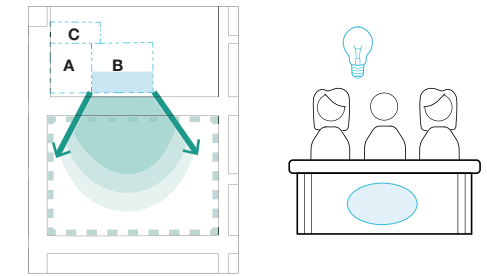
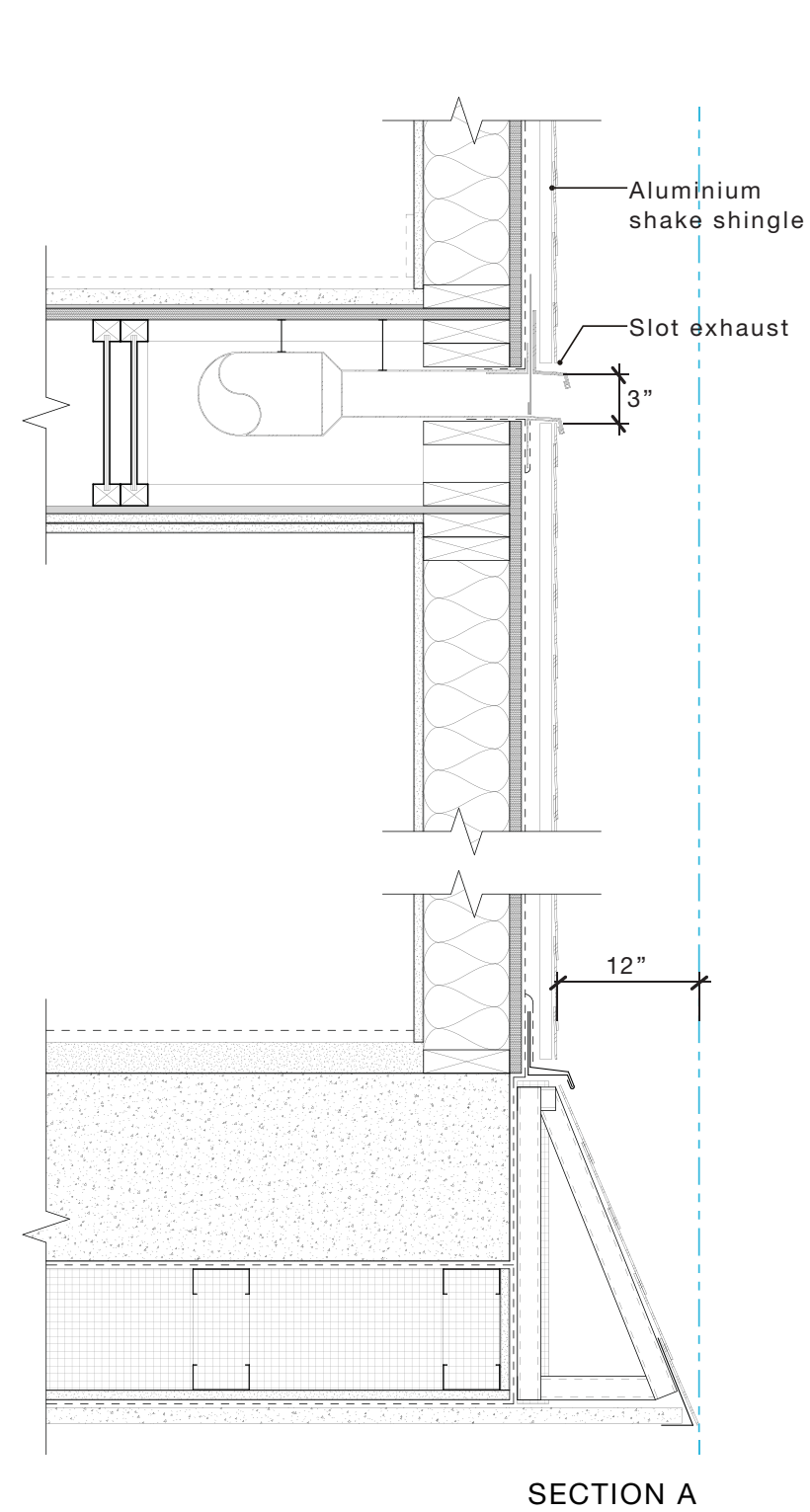


Brick veneer

‘Tree houses’ respond to the grade on site, scale of the neighbors to the north and adds variety to the pedestrian experience.



4.0 | EDG RESPONSE: PARK VIEW FRAME

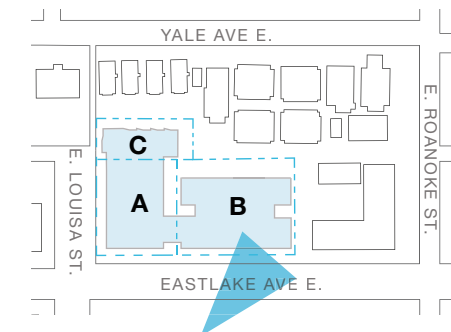


DESIGN REVIEW BOARD DIRECTION:
 4g. The Board supported the schematic thinking behind Park View Frame concept, making particular reference to the precedents provided in the packet. The Board agreed that the success of this scheme would depend on making a meaningful connection between the residential units and Rogers Park and encouraged the design team to develop this edge with a high percentage of glazing and occupiable exterior space in deep recesses. (DC2, PL1)

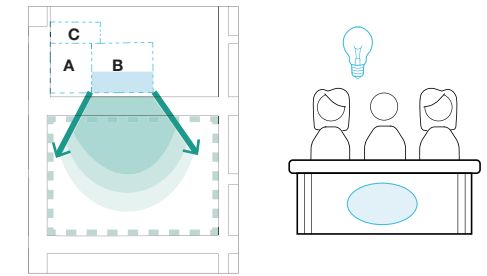
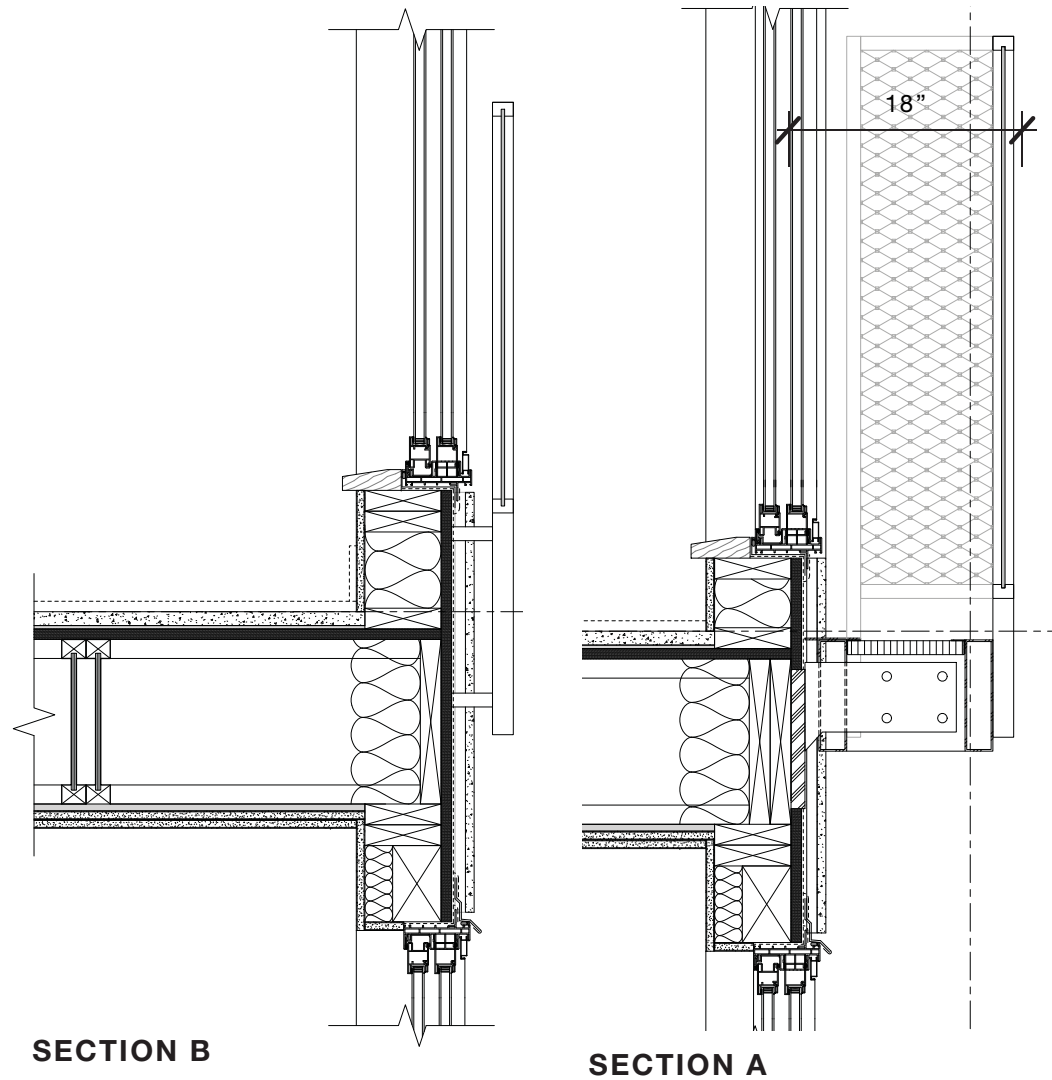
DESIGN RESPONSE

+ The cut-away view and wall section details highlight the elements of the Park View Frame:

- Variety of flush and Juliette balconies to promote a residential presence.
- 12" deep angled / flair of aluminum shake shingle cladding to reflect qualities of the park across the street
- 3" wide exhaust slots to minimize the presence of mechanical elements on the facade.



4.0 | EDG RESPONSE: PARK VIEW FRAME

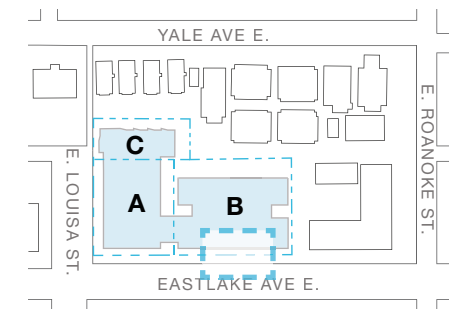


DESIGN REVIEW BOARD DIRECTION:
 4g. The Board supported the schematic thinking behind Park View Frame concept, making particular reference to the precedents provided in the packet. The Board agreed that the success of this scheme would depend on making a meaningful connection between the residential units and Rogers Park and encouraged the design team to develop this edge with a high percentage of glazing and occupiable exterior space in deep recesses. (DC2, PL1)

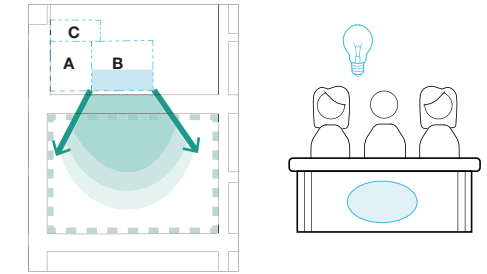
DESIGN RESPONSE

+ To the left is a detail of the proposed flush and Juliette balconies on the Park View Frame. The in-fill panels are proposed as cable-mesh to suggest some of the aspirational qualities of the neighborhood adjacent to the lake. (Please see p. 23 for additional information)

metal guardrail with cable/mesh in-fill



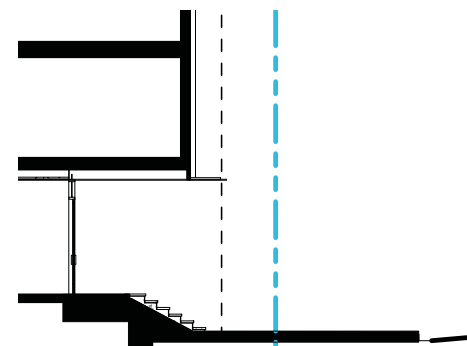
4.0 | EDG RESPONSE: PARK VIEW FRAME



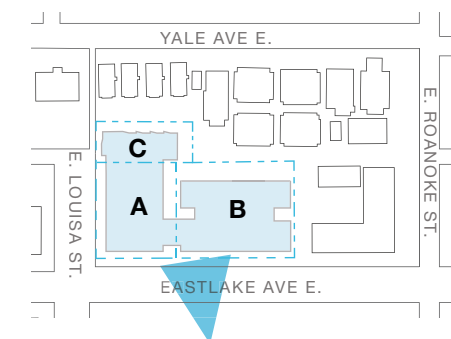
DESIGN REVIEW BOARD DIRECTION:
 3b. The Board supported the two-part articulation of the massing along Eastlake Avenue and gave guidance to strengthen this move by further recessing the residential entry, ideally as a fully glazed element with light and views to the courtyard beyond. (DC2, CS3)

DESIGN RESPONSE

+ The residential lobby is proposed to be glazed on the east and west sides. A single run stair leads up to the lobby as if on a small plinth. Beyond, through glazing on the west side of the lobby is a view of a residential courtyard and planting. Overhead, a warm soffit of horizontal wood like decor slats reinforces the entry.



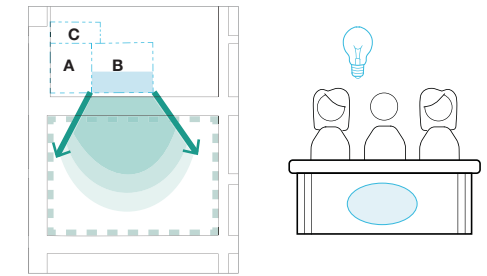
EDG precedent image of a glazed entry looking beyond to an exterior courtyard space



4.0 | EDG RESPONSE: PARK VIEW FRAME



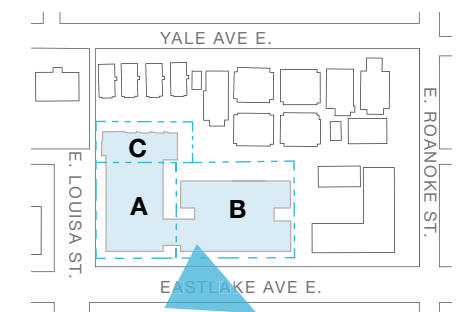
Planting a seating to soften the street scape
 At grade entry for residential lobby



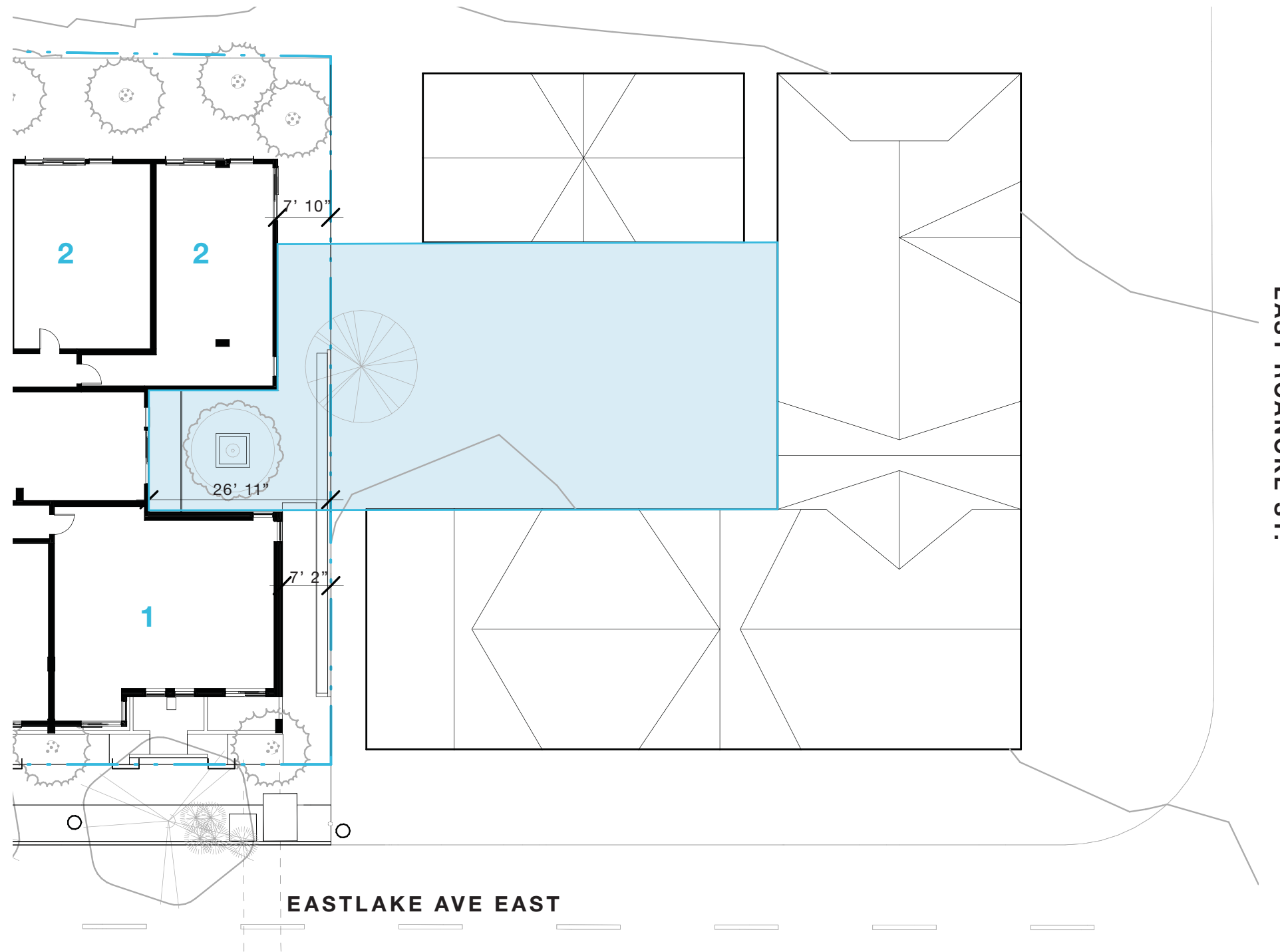
DESIGN REVIEW BOARD DIRECTION:
 4f. The Board agreed that the changing grade along Eastlake Avenue presented a challenge to maintaining this as an active and connected edge and provided guidance to make the resolution of these issues a priority. (CS1, PL2, PL3)

DESIGN RESPONSE

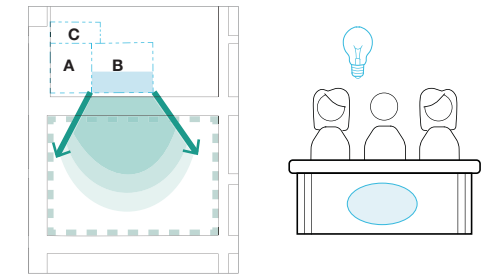
+ To provide accessible connections to the residential lobby entry, a ramp further to the south is proposed. This ramp is integrated with planting and seating to further add site features to activate the street edge. A clearly defined entry is proposed with a direct, single run stair suggesting a lobby on a plinth with a warm wood decor soffit overhead.



4.0 | EDG RESPONSE: PARK VIEW FRAME



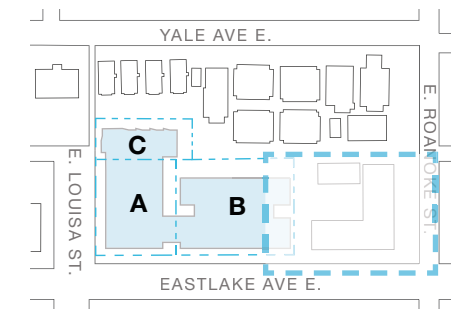
- 1. TOWNHOUSE
- 2. UNIT



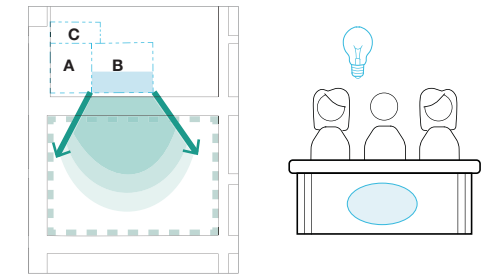
DESIGN REVIEW BOARD DIRECTION:
 4d. The Board noted the unique condition at the north east corner of the project and requested that complete details of a context-appropriate solution be provided for the next meeting. (DC1, CS2)

DESIGN RESPONSE

- + The existing curb cut and driveway entry is removed and replaced with a landscaped buffer between the proposal and 2523 Eastlake Ave E.
- + The proposal's north facade has deep, vertical notch to reduce the scale for a reasonable comparability with the neighbors to the north.
- + At the base, the notch is aligned with the courtyard at 2523 Eastlake Ave E.



4.0 | EDG RESPONSE: PARK VIEW FRAME

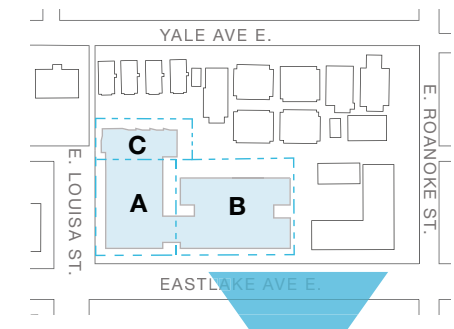


DESIGN REVIEW BOARD DIRECTION:
 4d. The Board noted the unique condition at the north east corner of the project and requested that complete details of a context-appropriate solution be provided for the next meeting. (DC1, CS2)

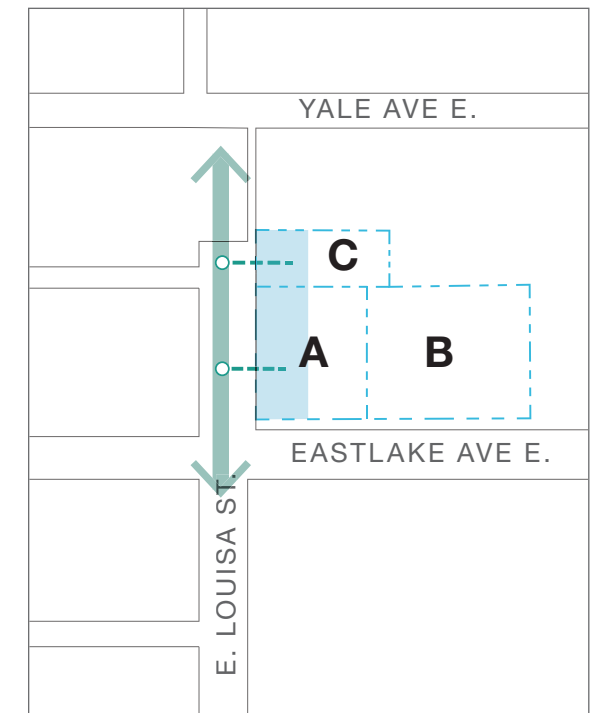
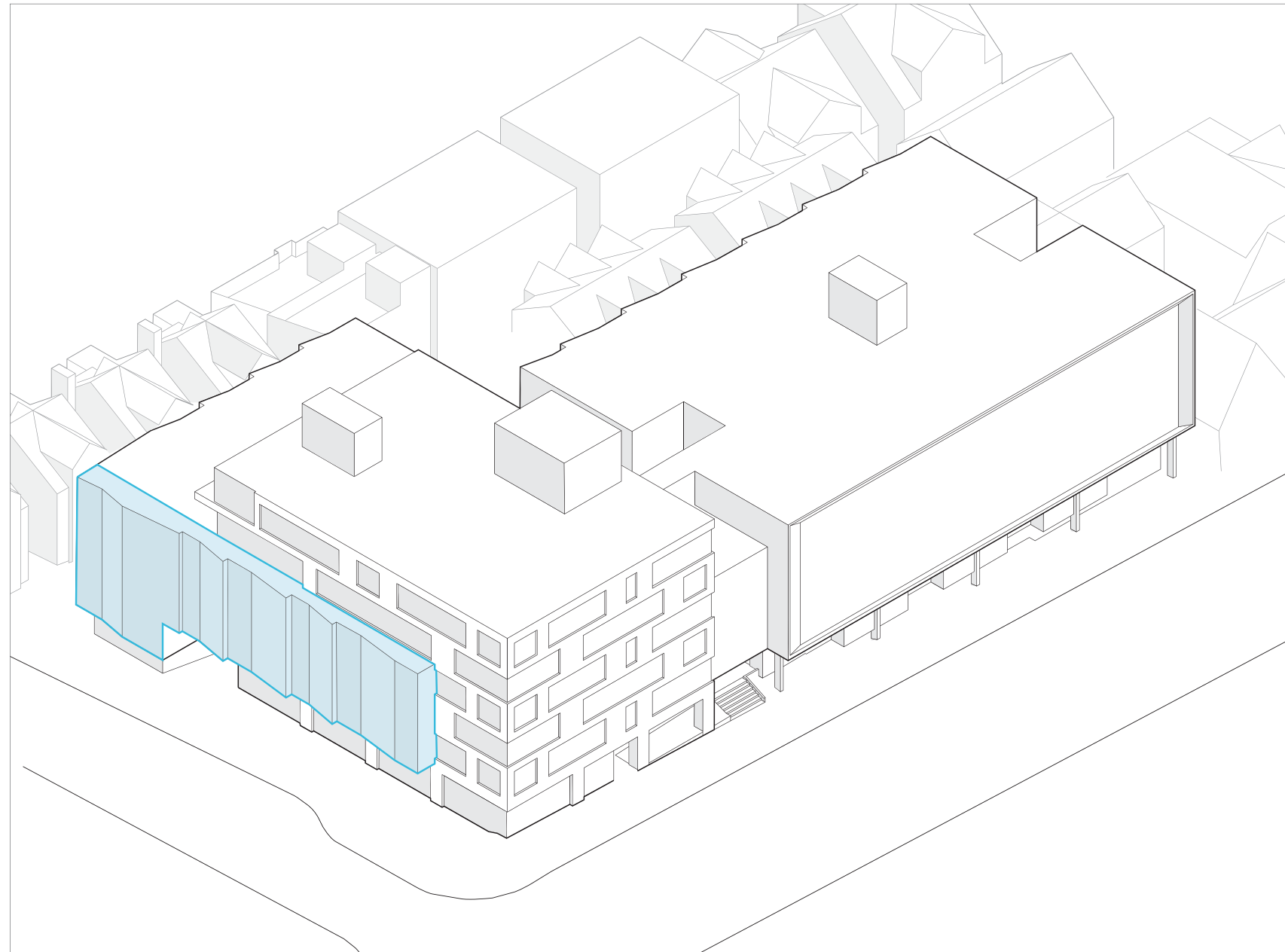
DESIGN RESPONSE

The “tree houses” below the Park View Frame responds the size and scale of Roger’s Play field across Eastlake Ave E. The metal shingles reflect and highlight the foliage across the street while using a common residential cladding material.

The brick veneer at the base, slope of the frame and portions of the tree house bays echoes residential qualities with the neighbors to the north.



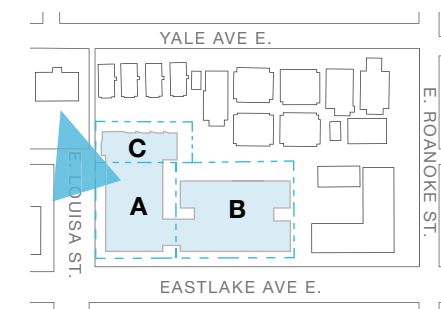
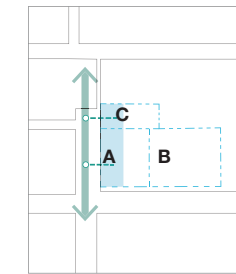
4.0 | EDG RESPONSE: ARBOR WAY EDGE



ARBOR WAY EDGE

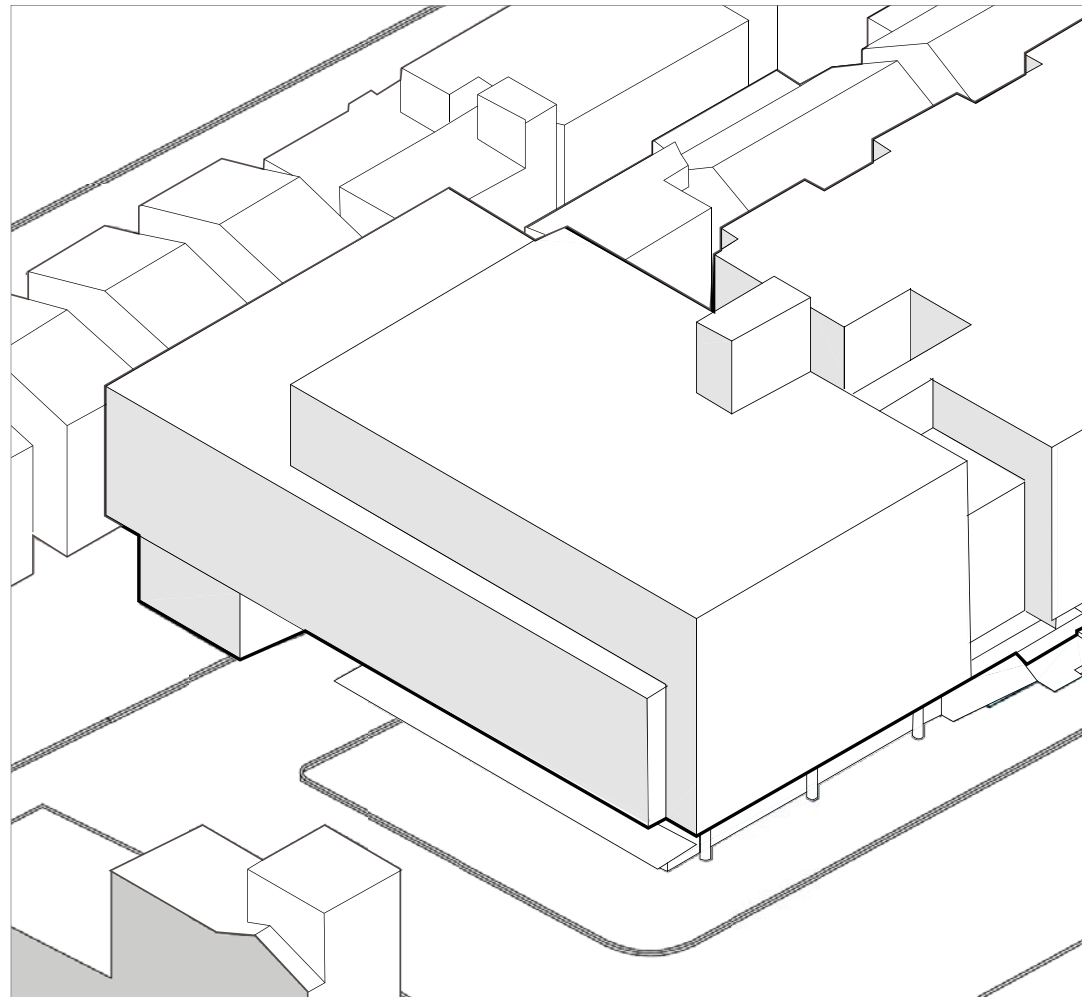
The south portions of parcels A and C have the opportunity to mark and support the E Louisa Arbor way, a small vegetated and quiet pedestrian path connecting a smaller scaled residential experience with the larger scaled mixed-use conditions along Eastlake Ave E.

4.0 | EDG RESPONSE: ARBOR WAY EDGE

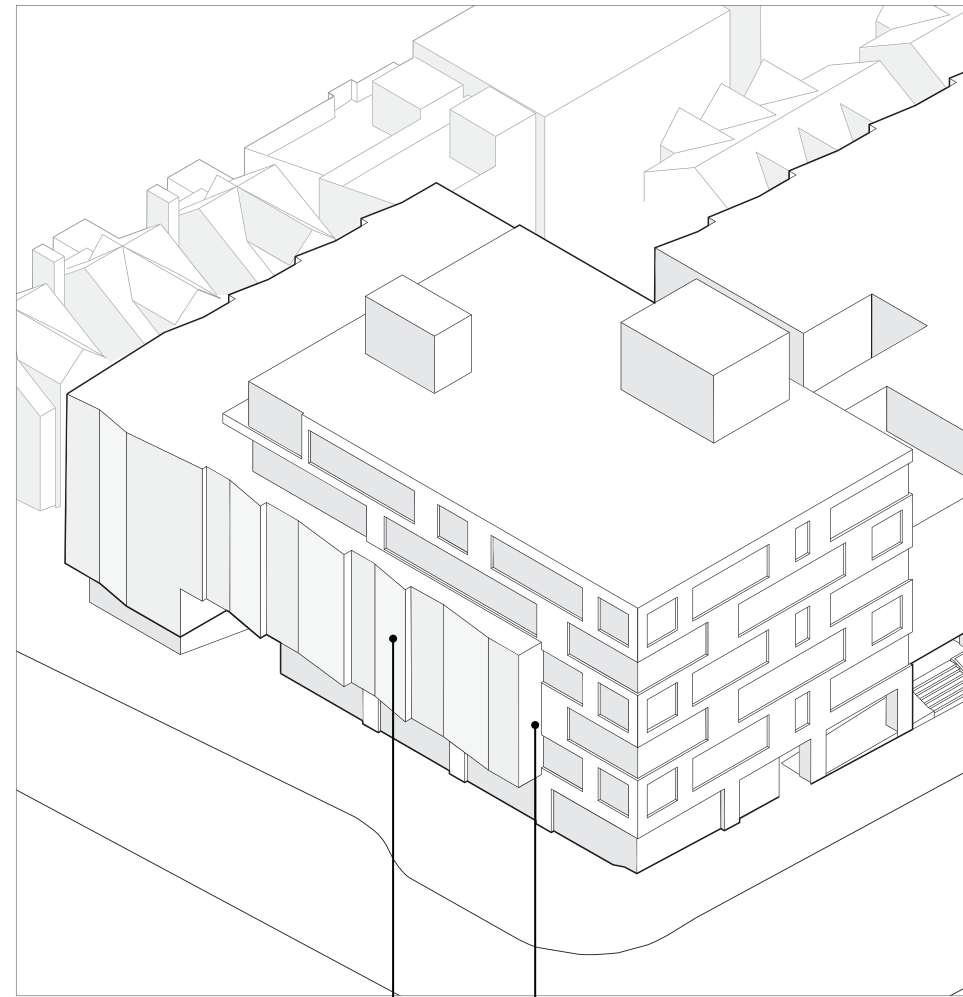


4.0 | EDG RESPONSE: ARBOR WAY EDGE

EDG | 05.29.2019

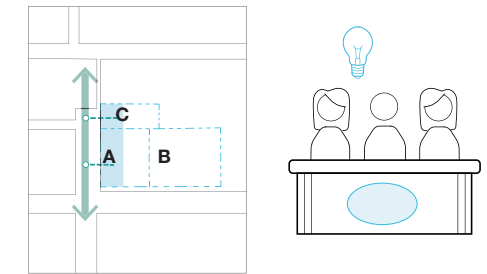


RECOMMENDATION | 12.18.19



Horizontal bar reduced in length

Vertical inflected bays
expressing a residential scale



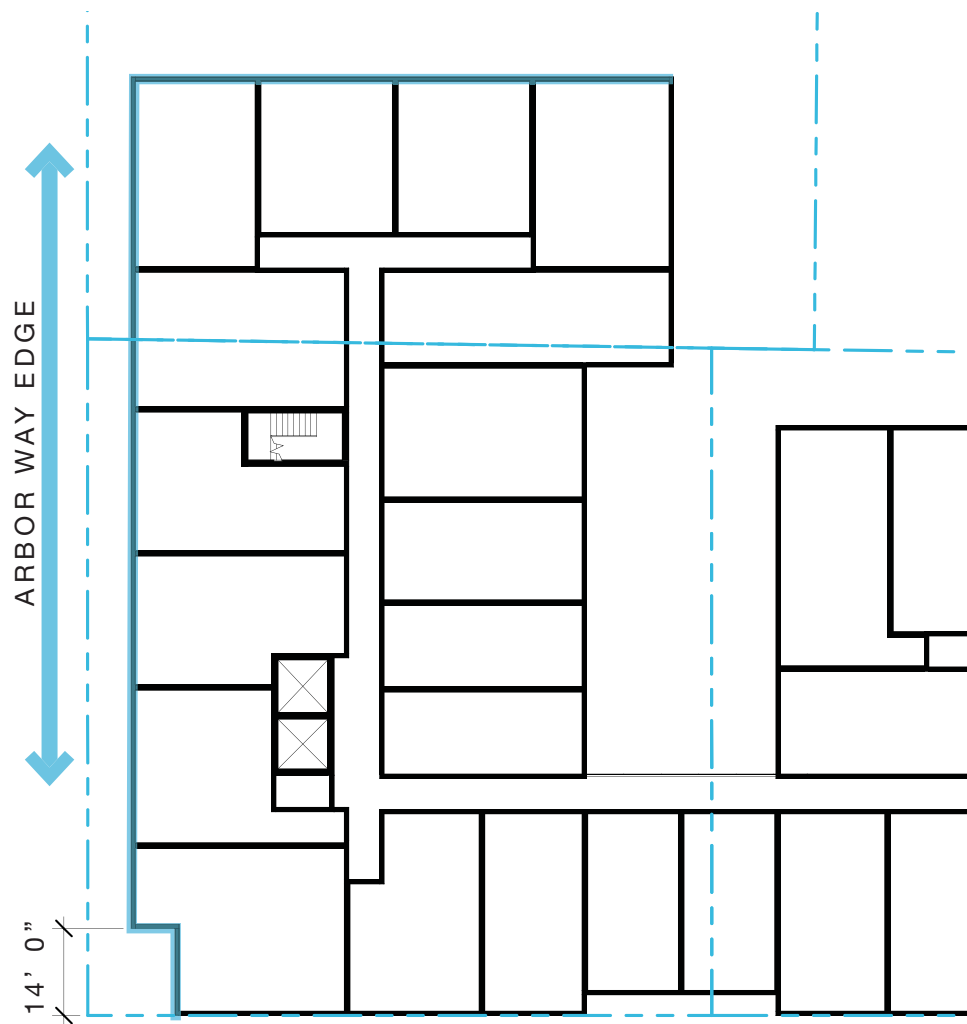
DESIGN REVIEW BOARD DIRECTION:
5a. The Board did not support the massing proposed for this edge, agreeing that the large cantilevered mass of the upper levels did not seem to be an appropriate response to context. (CS2, DC2)

DESIGN RESPONSE

+ Horizontal mass at level 02-04 was reduced in length at the SE corner, revealing a clearer corner condition at the street intersection. The massing proposed at EDG as a horizontal bar is now composed as a series of vertical bays expressing the scale residential homes. Each bay has angled inflections creating a relationship with the other "Edge Events" such as the same inflected bays on the west facade and the mitered park view frame.

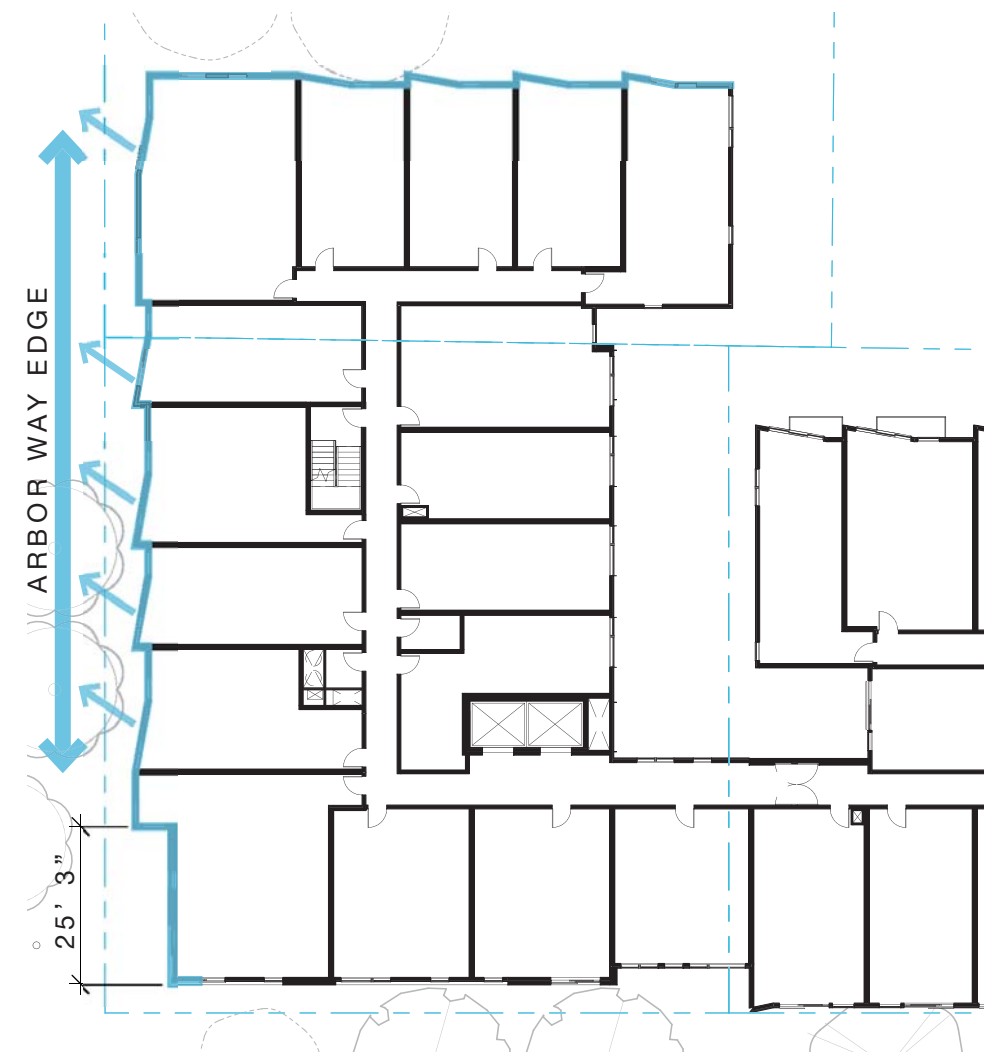
4.0 | EDG RESPONSE: ARBOR WAY EDGE

EDG | 05.29.2019

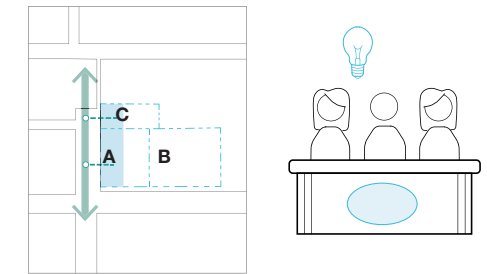


EDG L03 PLAN

RECOMMENDATION | 12.18.19



DRB L03

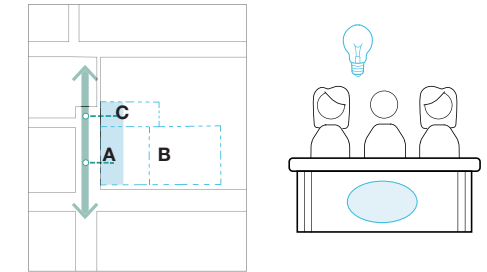


DESIGN REVIEW BOARD DIRECTION:
 5a. The Board did not support the massing proposed for this edge, agreeing that the large cantilevered mass of the upper levels did not seem to be an appropriate response to context. (CS2, DC2)

DESIGN RESPONSE

- + The comparative plan diagrams to the left between the EDG and the Recommendation proposal show proposed inflected bays on the south facade angling toward the arbor way pedestrian path, and away from the neighbors to the west on the west facade. These bays are intended to add a residential presence to the pedestrian experience along the arbor way.
- + The “inflected bays” wrap the southwest corner to angle away from the neighbors to the west and add modulation of a smaller “grain” to the facade.

4.0 | EDG RESPONSE: ARBOR WAY EDGE

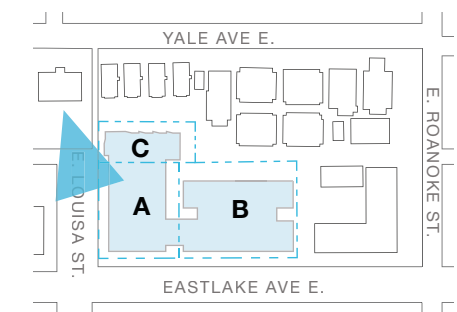


DESIGN REVIEW BOARD DIRECTION:
 5b. The Board took particular note of the unique smaller-scaled and vernacular character of this section of E. Louisa Street and agreed that a more nuanced approach to the massing and modulation would be required and that high quality materials and careful detailing would be critically important in relating to the pedestrian scale of this street. (CS2-A.1, CS-3)

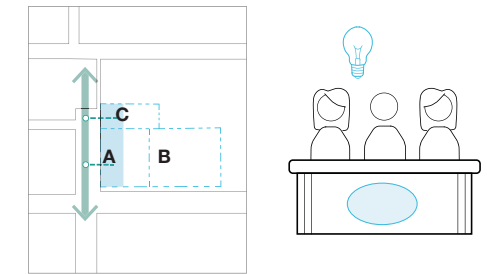
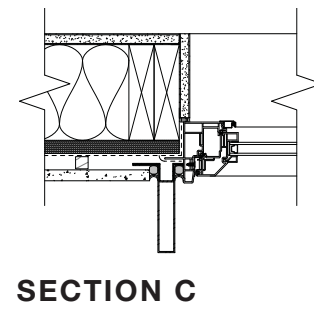
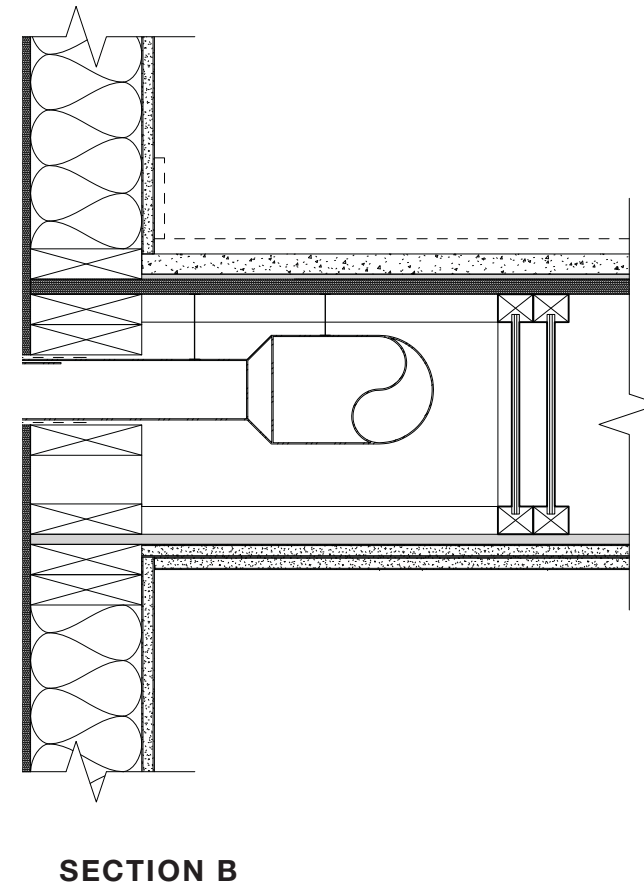
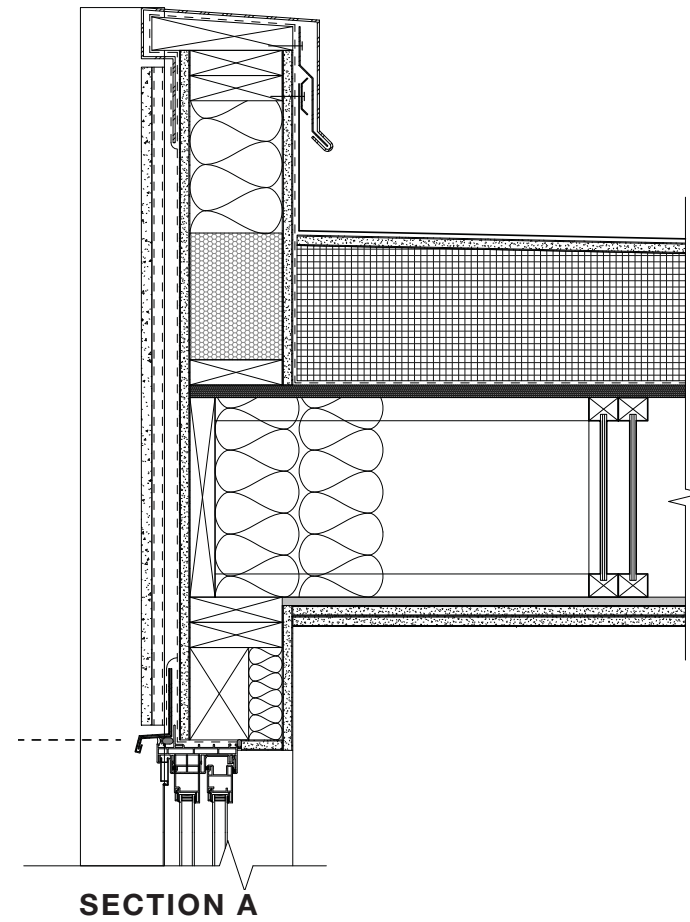
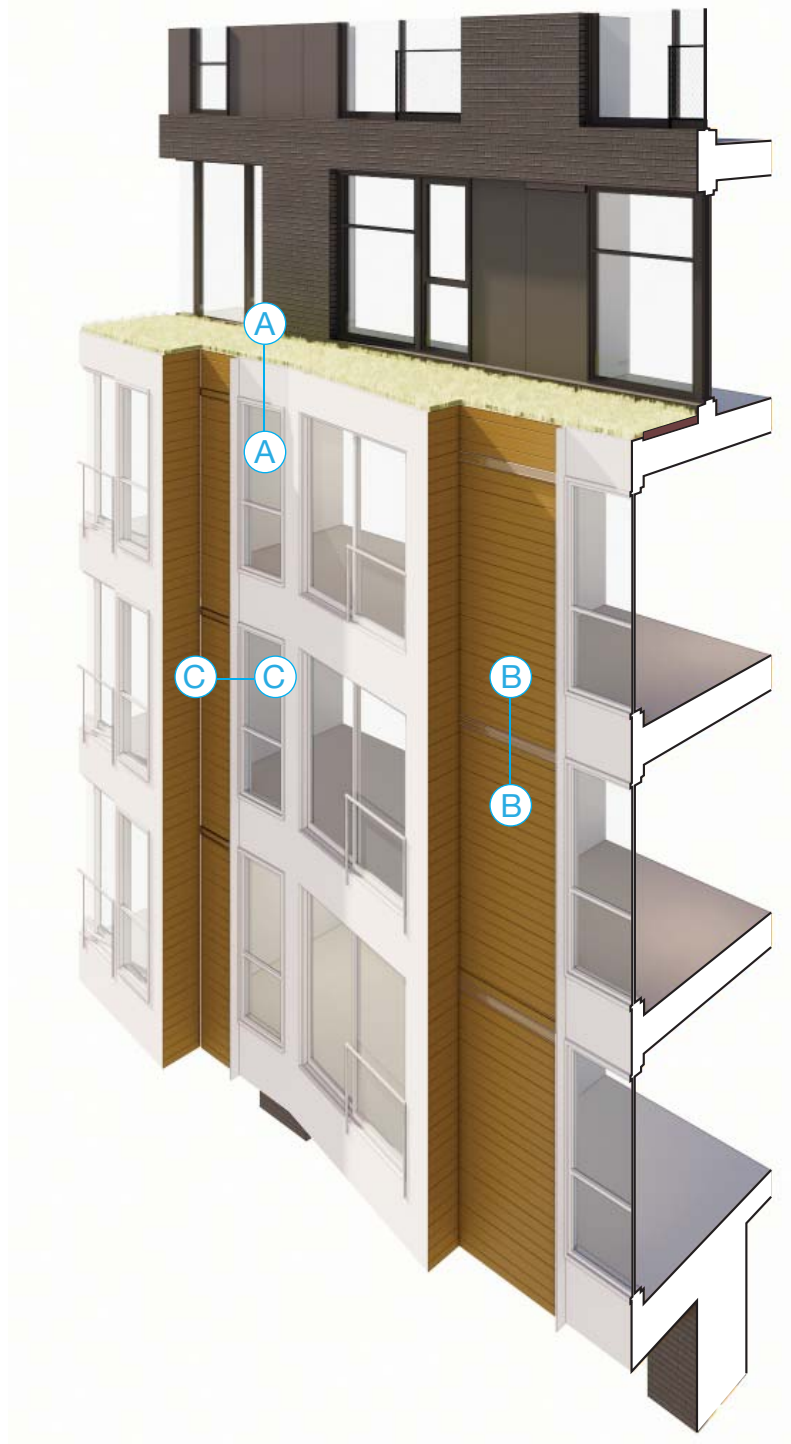
DESIGN RESPONSE

A pedestrian scale and vernacular character of the facade on E. Louisa Street is created by:

- Setbacks at level 02 (street level), 06 and 07.
- Inflected bays tilting toward the westerly path of the arbor way pedestrian path - please see p. 56 for additional information
- Flush balconies to add a residential presence to the street.
- Secondary architectural features such as 5/8" lap siding and vertical batten window trims introduce a version of a vernacular character found near by as with the TOPS K-8 school.



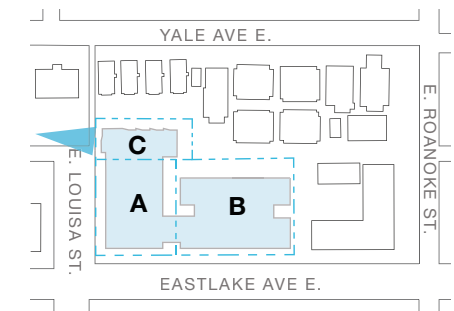
4.0 | EDG RESPONSE: ARBOR WAY EDGE



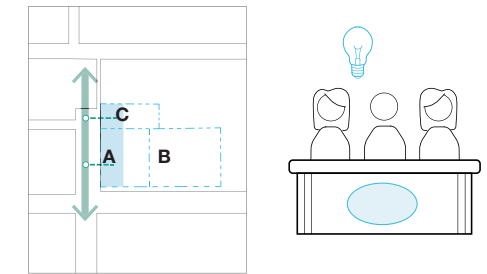
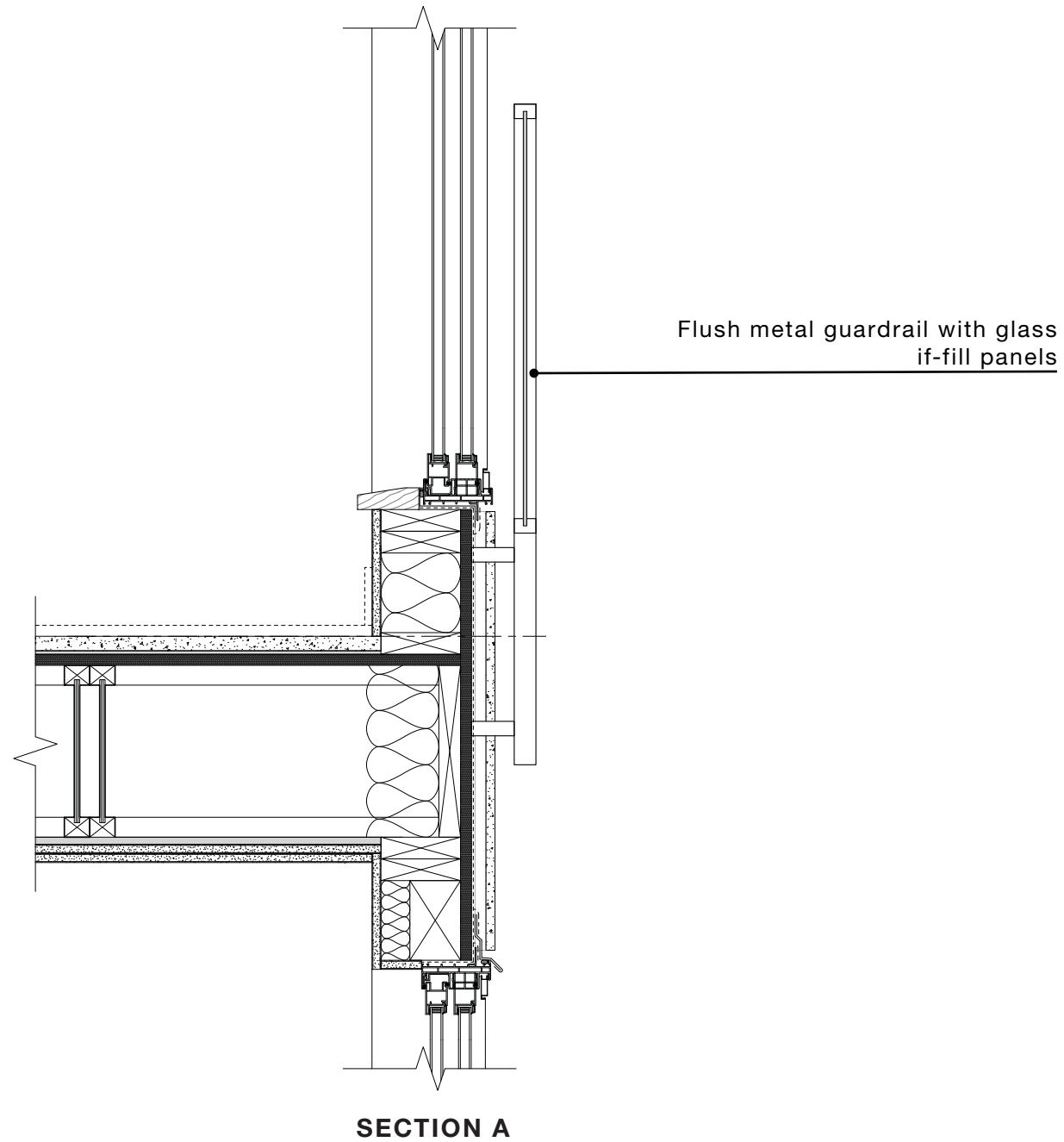
3c. The Board noted several unsuccessful nearby projects with similar compositional approaches and agreed that a simple composition of a few high-quality materials would likely be more effective. (DC2, CS3)

DESIGN RESPONSE

- + The exterior cladding of the arbor way is refined to express a residential character with a facade composed of angular “inflected bay” window groupings. The angular quality of the bays are continued with the use of 5/8” thick lap siding to provide a horizontal texture to balance the vertical bays.
- + Concealed 3” slot exhaust vents are integrated with the horizontal lap siding.
- + The window groupings are accented with a vertical batten. The brick veneer, lap siding and battens suggest similar details found on the west section of the TOPS K-8 school.



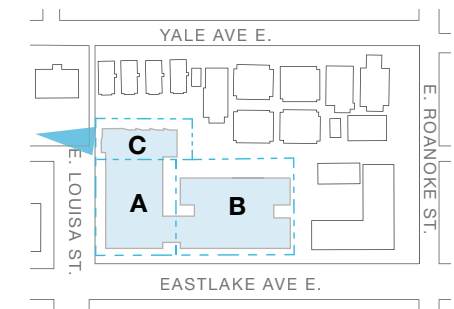
4.0 | EDG RESPONSE: ARBOR WAY EDGE



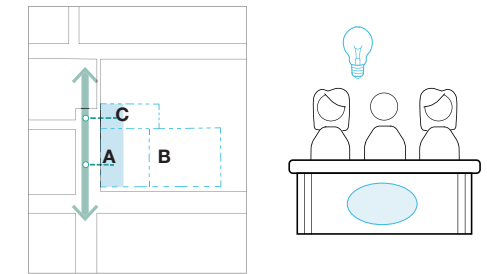
3c. The Board noted several unsuccessful nearby projects with similar compositional approaches and agreed that a simple composition of a few high-quality materials would likely be more effective. (DC2, CS3)

DESIGN RESPONSE

+ Flush metal balconies with glass in-fill add to the facade composition as described on the previous page.



4.0 | EDG RESPONSE: ARBOR WAY EDGE

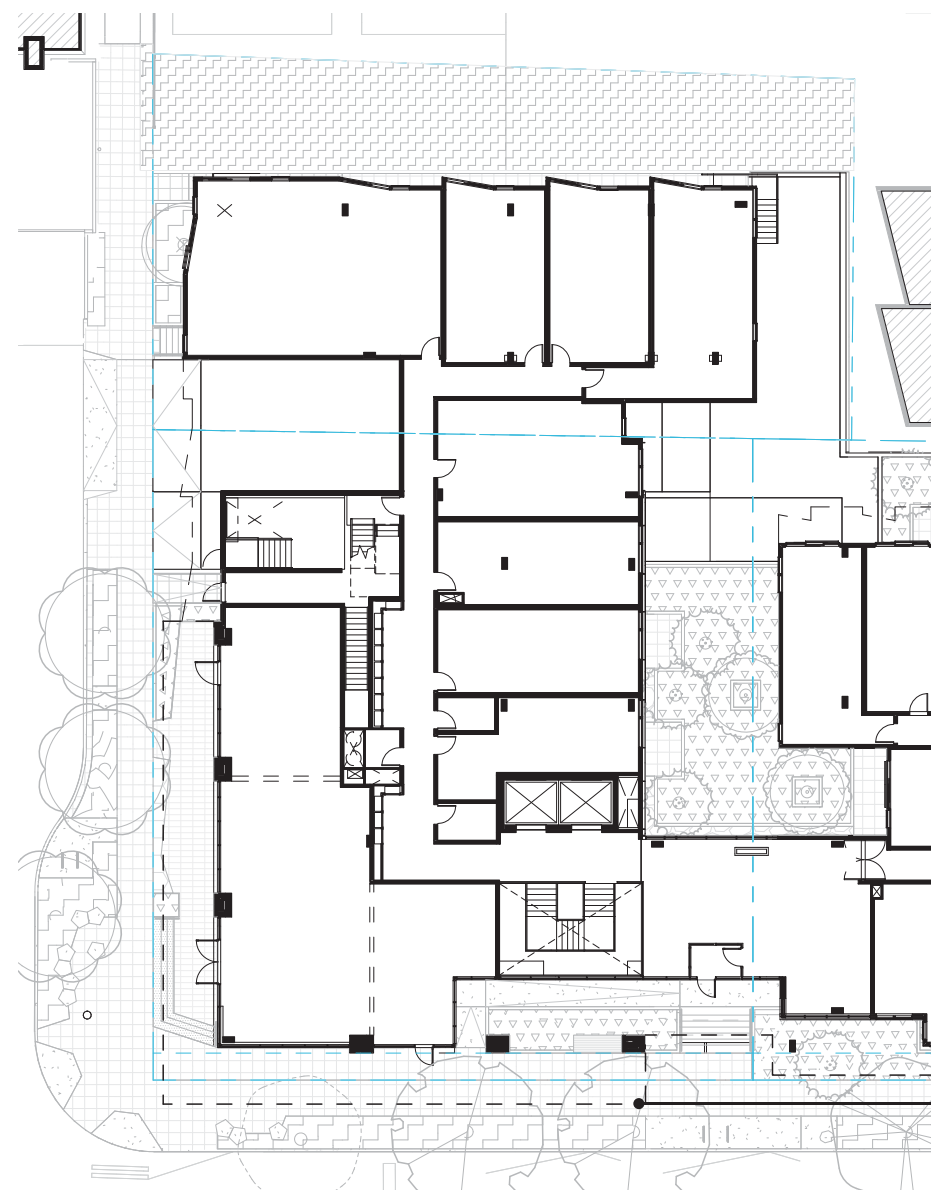


DESIGN REVIEW BOARD DIRECTION:
 5b. The Board took particular note of the unique smaller-scaled and vernacular character of this section of E. Louisa Street and agreed that a more nuanced approach to the massing and modulation would be required and that high quality materials and careful detailing would be critically important in relating to the pedestrian scale of this street. (CS2-A.1, CS-3)

DESIGN RESPONSE

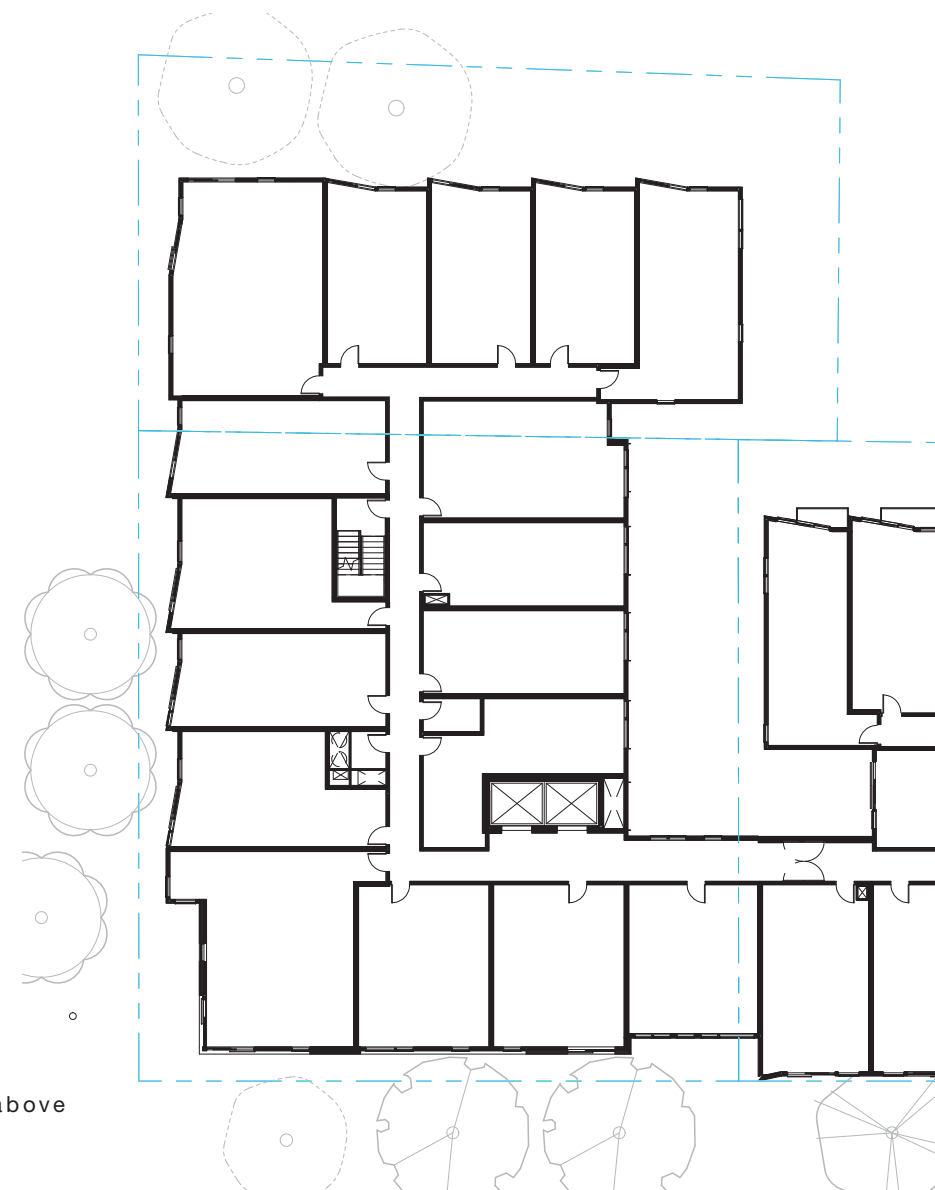
+ A pedestrian scale and vernacular character of the facade on E. Louisa Street is created by:

- Street level setback on the south facade of a minimum of five feet.
- South facing outdoor seating area for the retail space. Please see landscape plans and details for additional information regarding site features contributing to the pedestrian experience.
- Inflected bays tilting toward the westerly path of the arbor way pedestrian path - please see p. 56 for additional information.



L01

Canopy above

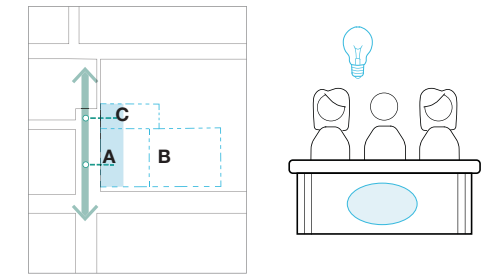


L03

4.0 | EDG RESPONSE: ARBOR WAY EDGE

EDG | 05.29.2019

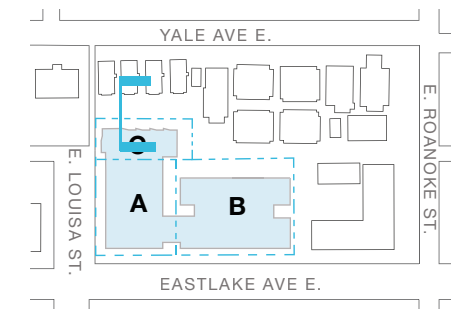
RECOMMENDATION | 12.18.19



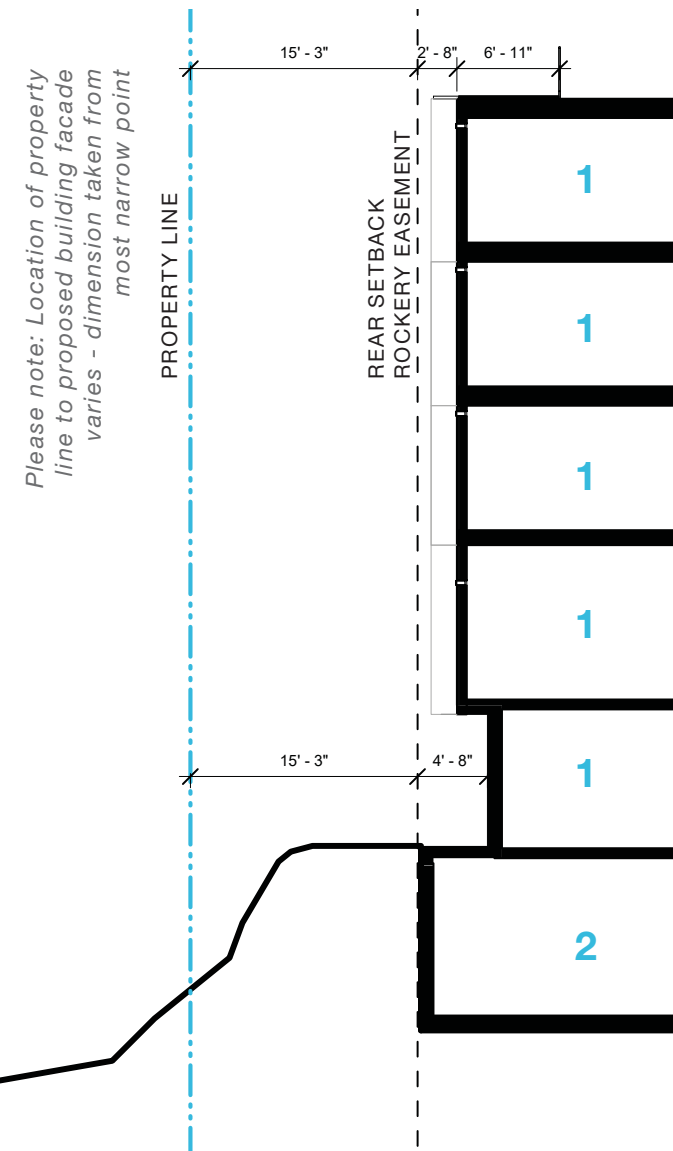
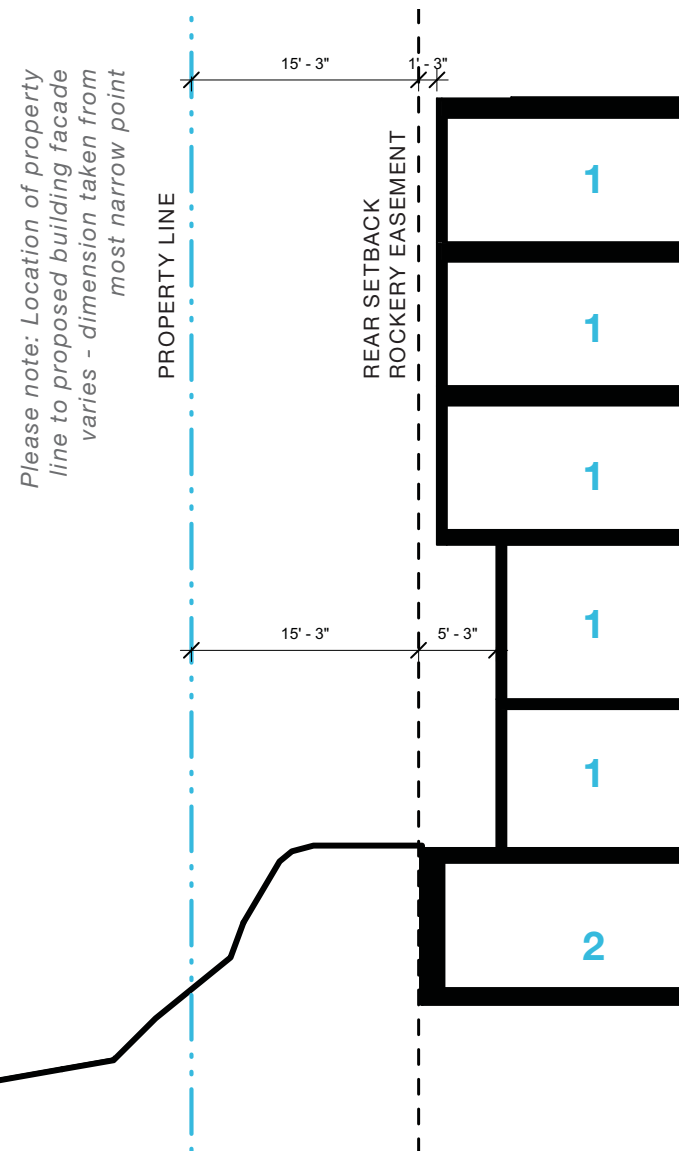
DESIGN REVIEW BOARD DIRECTION:
 2b. The Board supported the modulation of the project where it abuts Parcel (B) and agreed that further modulation and development would be required along Parcel (C) to provide the scale mitigation required at this zone transition. (CS2, CS3)

DESIGN RESPONSE

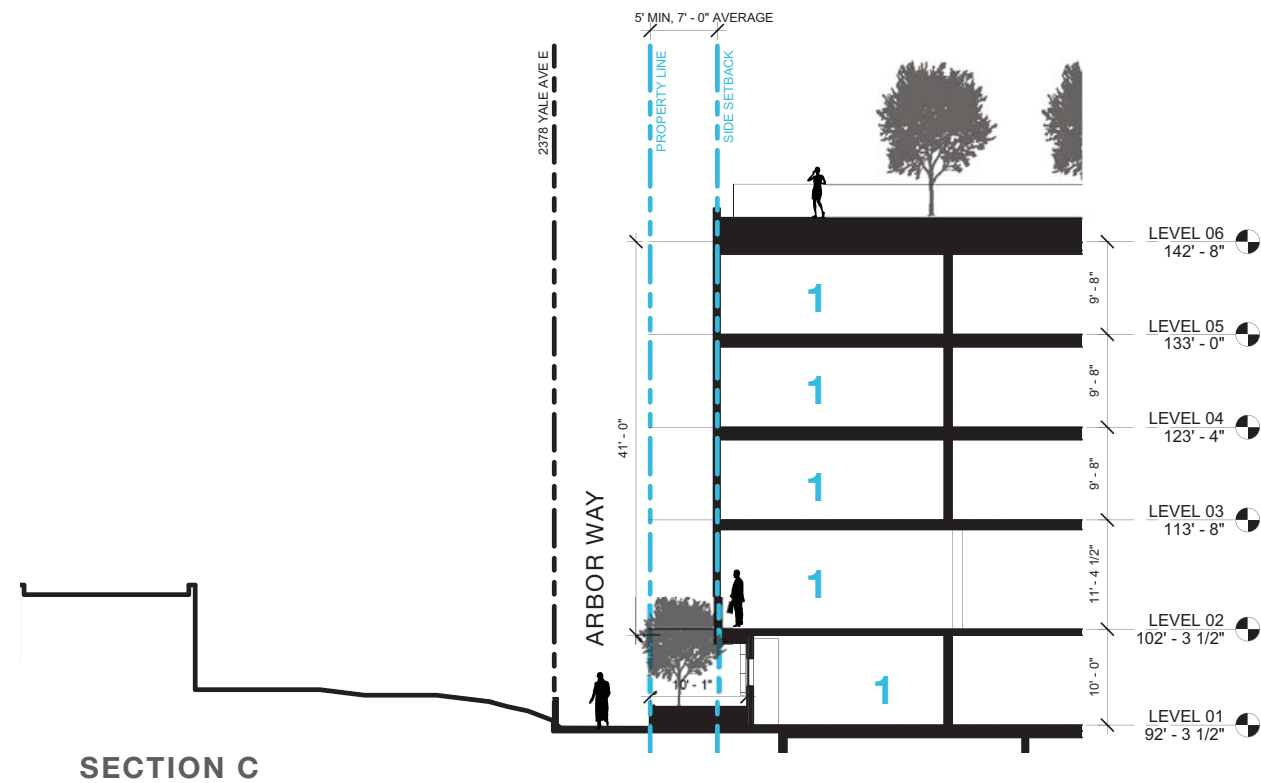
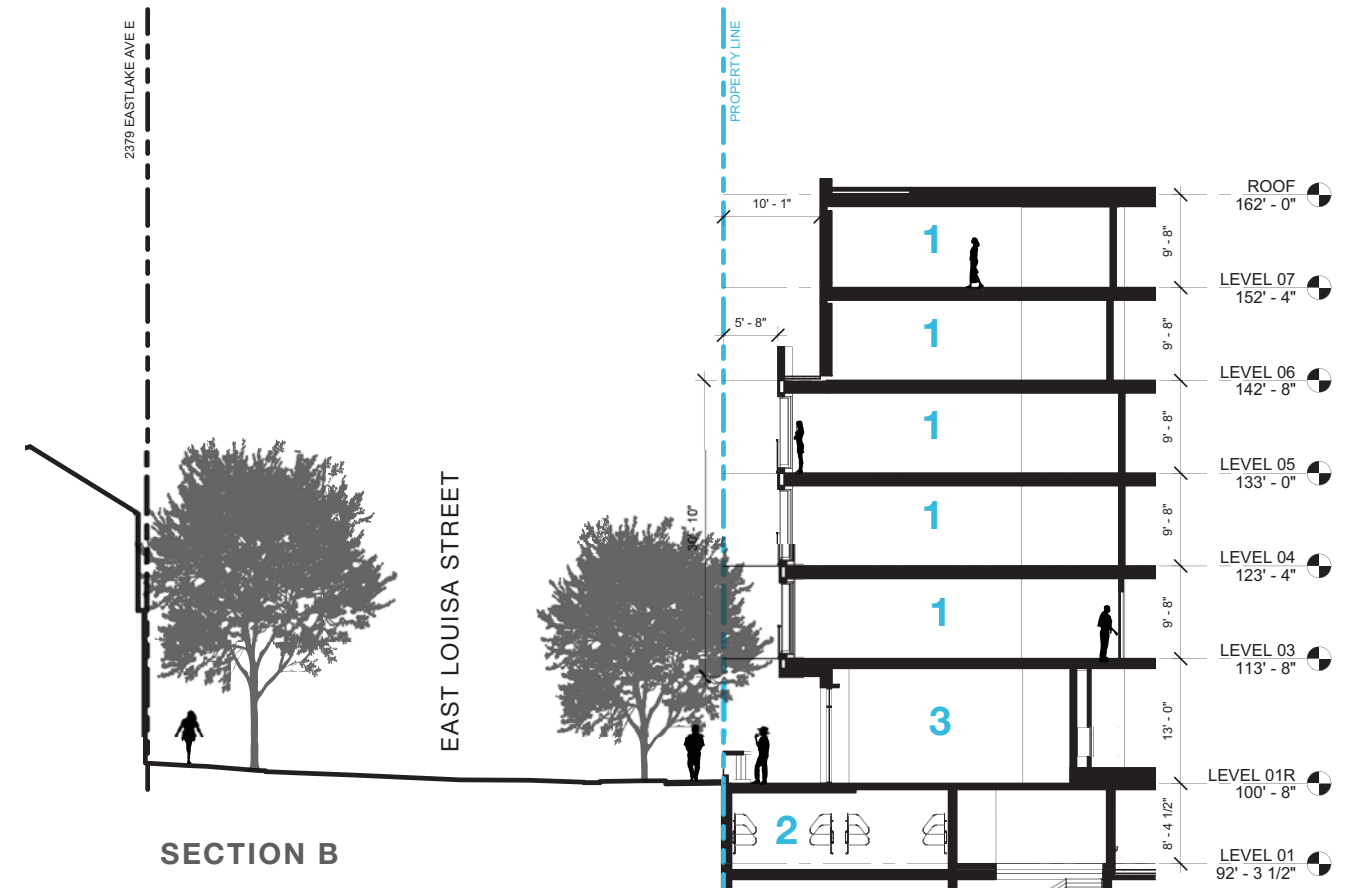
- + Both Parcel C and the adjacent property to the west are the same intensity as both are within the LR-3 zone.
- + The proposed use adjacent to the property is residential and compatible with the adjacent use.
- + The proposed setback from the property line is 19'-11," exceeding the required zoning setback of 15'-0".
- + "Inflected bays" are proposed to angle away from the adjacent properties below.
- + Roof top amenities are set back from the roof edge and buffered with planting, please see p. 107 for additional information on the roof development.



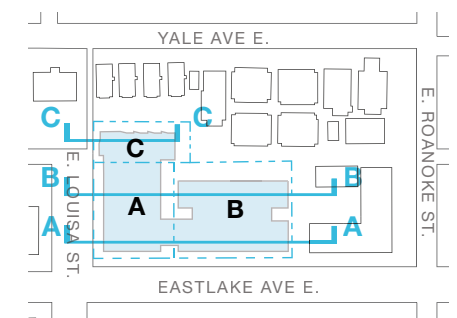
- 1. UNIT
- 2. BACK OF HOUSE



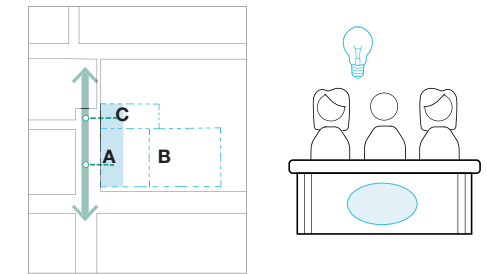
4.0 | EDG RESPONSE: ARBOR WAY EDGE



- 1. UNIT
- 2. STORAGE
- 3. COMMERCIAL
- 4. BACK OF HOUSE



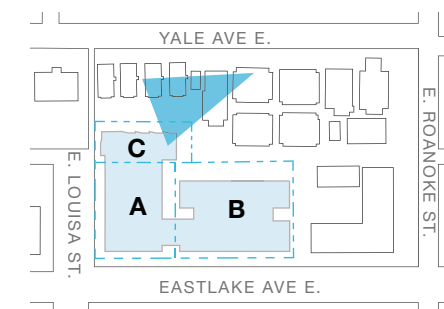
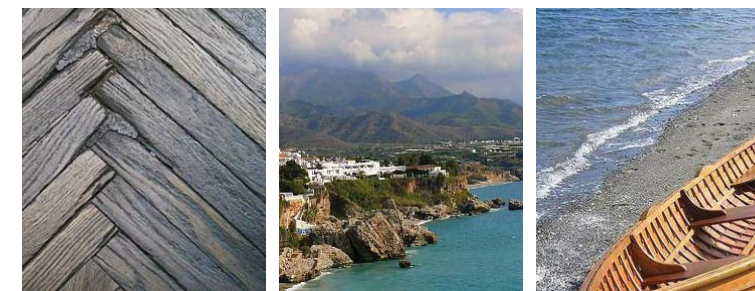
4.0 | EDG RESPONSE: ARBOR WAY EDGE



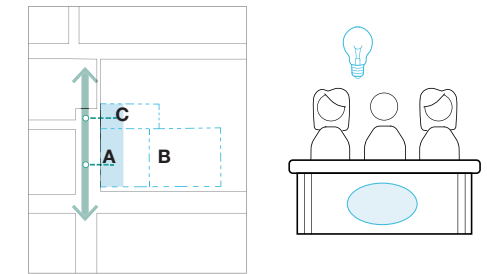
DESIGN REVIEW BOARD DIRECTION:
 5a. The Board did not support the massing proposed for this edge, agreeing that the large cantilevered mass of the upper levels did not seem to be an appropriate response to context. (CS2, DC2)

DESIGN RESPONSE

+ View of the pedestrian experience along the Arbor way at E. Louisa Street. The inflected bays tilt toward the pedestrian path thereby activating the edge. The Ship lap stepping in the massing at the SW corner steps out toward E Louisa Street and then steps back, away from the neighbors to the west.



4.0 | EDG RESPONSE: ARBOR WAY EDGE

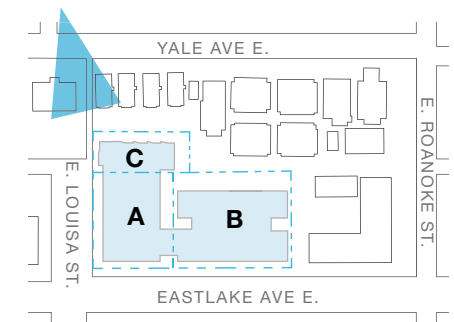


DESIGN REVIEW BOARD DIRECTION:
 2b. The Board supported the modulation of the project where it abuts Parcel (B) and agreed that further modulation and development would be required along Parcel (C) to provide the scale mitigation required at this zone transition. (CS2, CS3)

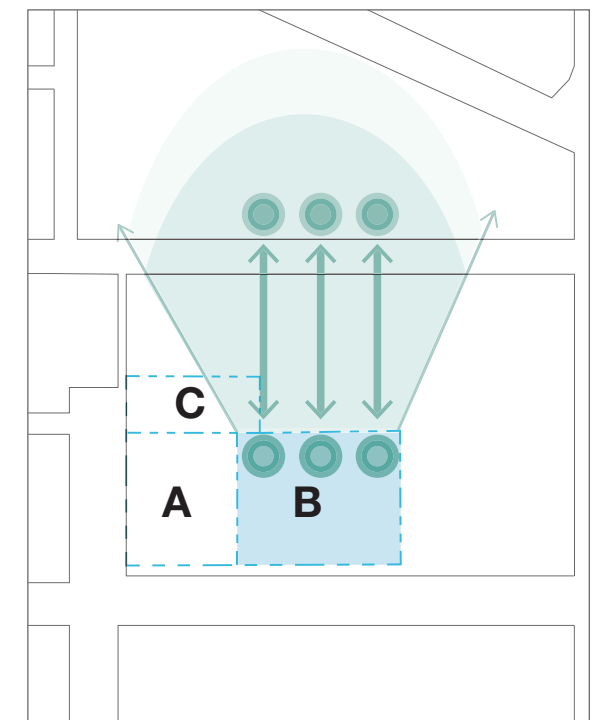
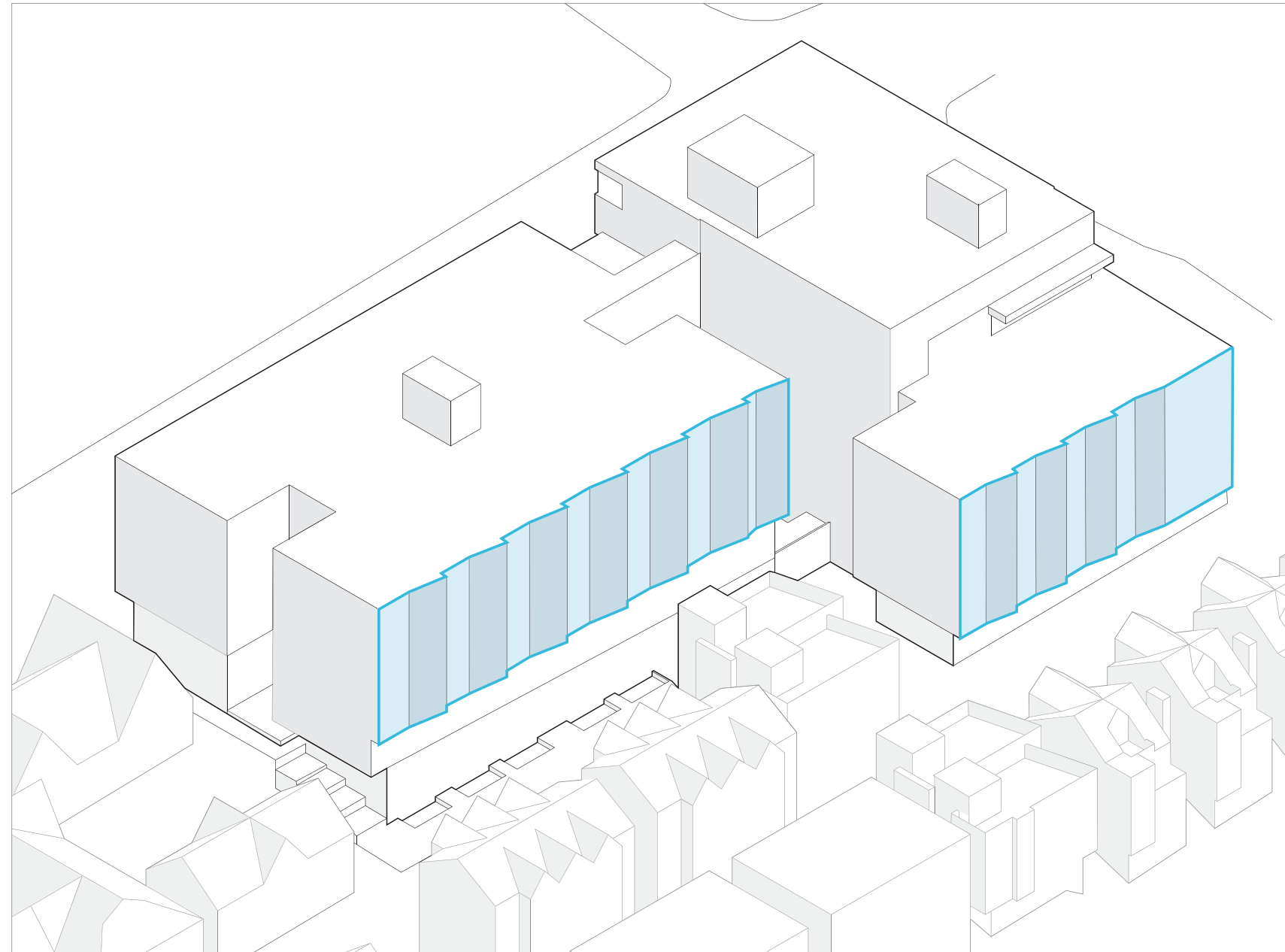
DESIGN RESPONSE

+ The corner sign brick veneer, lap siding clad units above the amenity room setback from the west edge of the structure provides a stepping in the massing reflecting the topography of the site as it slopes downward to the west.

+ For additional information regarding the facade development, please see p. 54.



4.0 | EDG RESPONSE: RESIDENTIAL BAYS



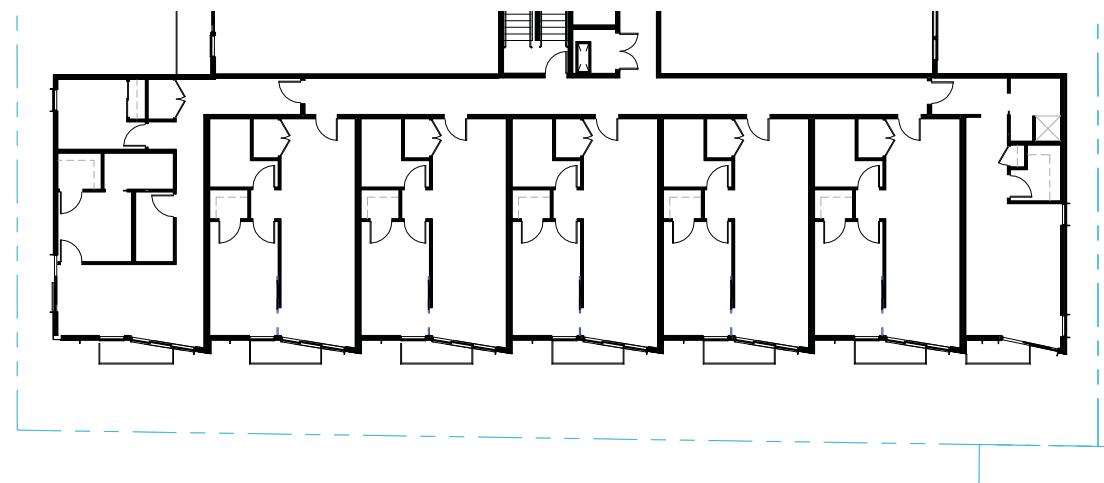
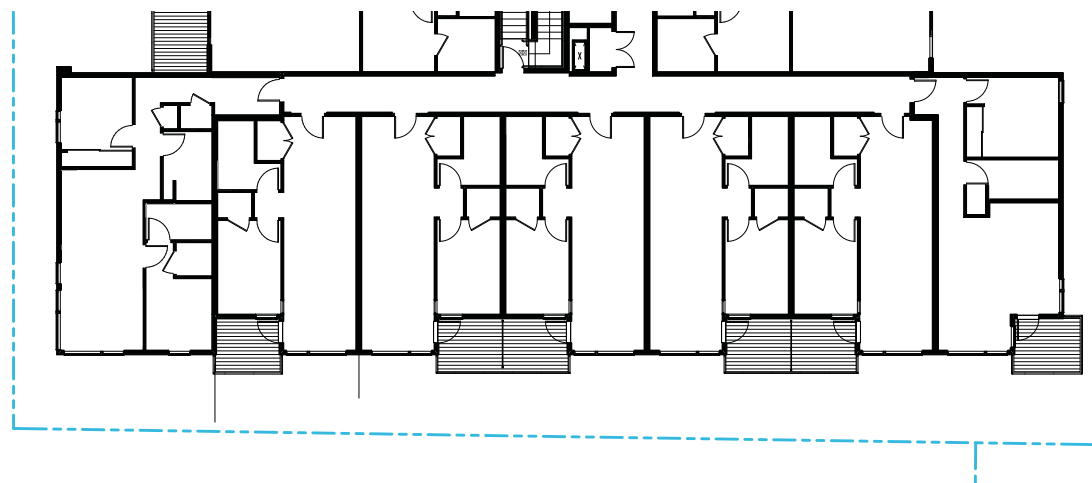
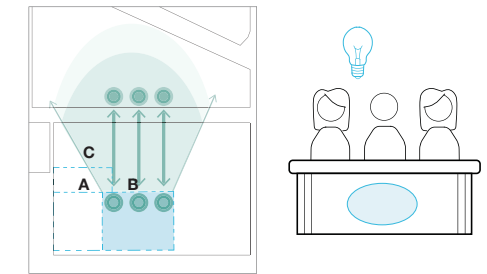
RESIDENTIAL BAYS

The west edge of Parcel B has the opportunity to reflect the scale of the town homes to the west with a series of modulated residential apartment bays.

4.0 | EDG RESPONSE: RESIDENTIAL BAYS

MUP | 08.05.2019

RECOMMENDATION | 12.18.19



DESIGN REVIEW BOARD DIRECTION:
 2a. Echoing public comment, the Board identified this edge and zone transition as a critical project element and agreed that the combination of topography and less-intensive zoning presented a unique challenge that would require careful composition. (CS2-D, CS2-D)

DESIGN RESPONSE

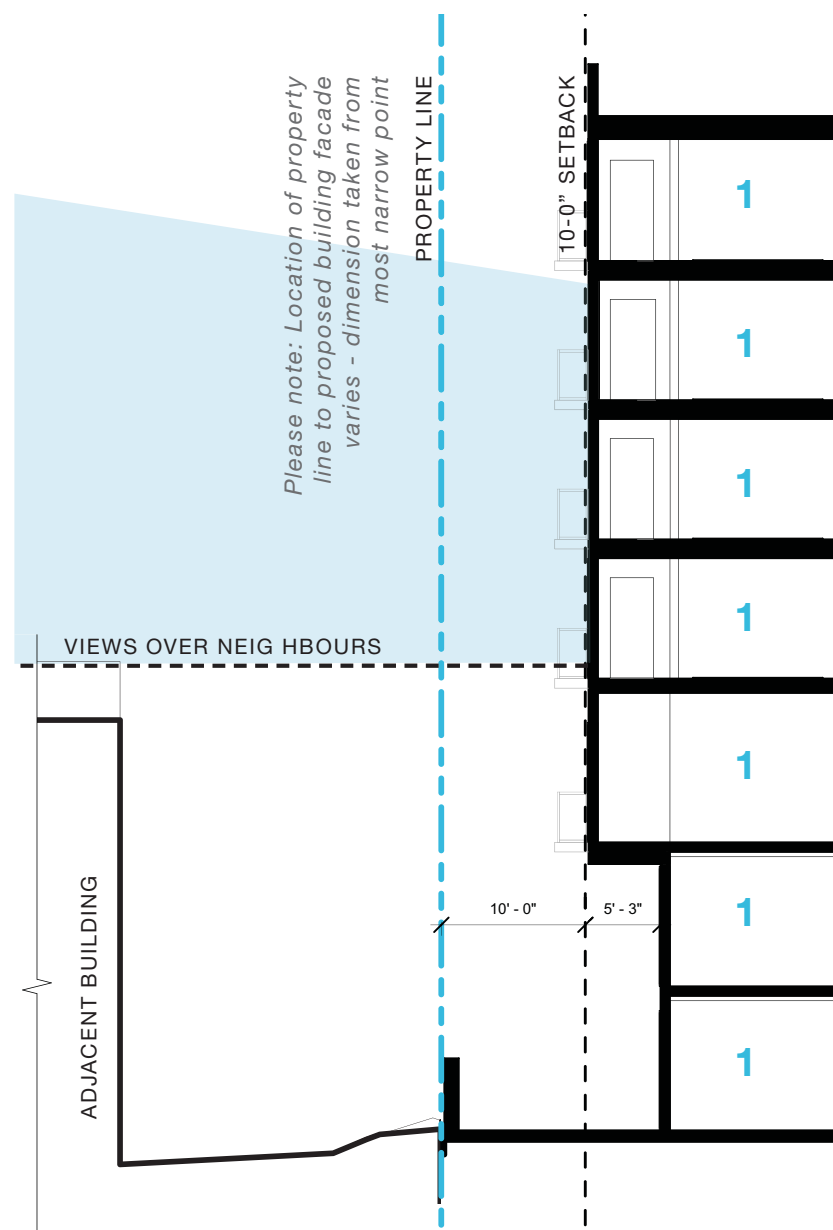
+ Since the EDG and MUP permit submittal the west facade at parcel B has been further refined to address the sensitivity of this edge as directed by the board by:

- Bays are not introduced until level 04 and above the roof line of the neighbors; levels below are all setback over 15' thereby adding more relief opposite the neighbors than proposed at EDG and MUP submittal.
- Balancing the actual building mass and perceived bulk of the building created by the proposed balconies between the conventional bays presented at the EDG meeting. The perceived mass of the proposed structure is further setback than what was presented at the EDG meeting.
- Further reduce the scale of the facade by introducing inflected angled bays that turn their focus slightly away from the neighbors.
- Inflected bays echo other facade arrangements of the Arbor Way and angular qualities of the Park View frame.

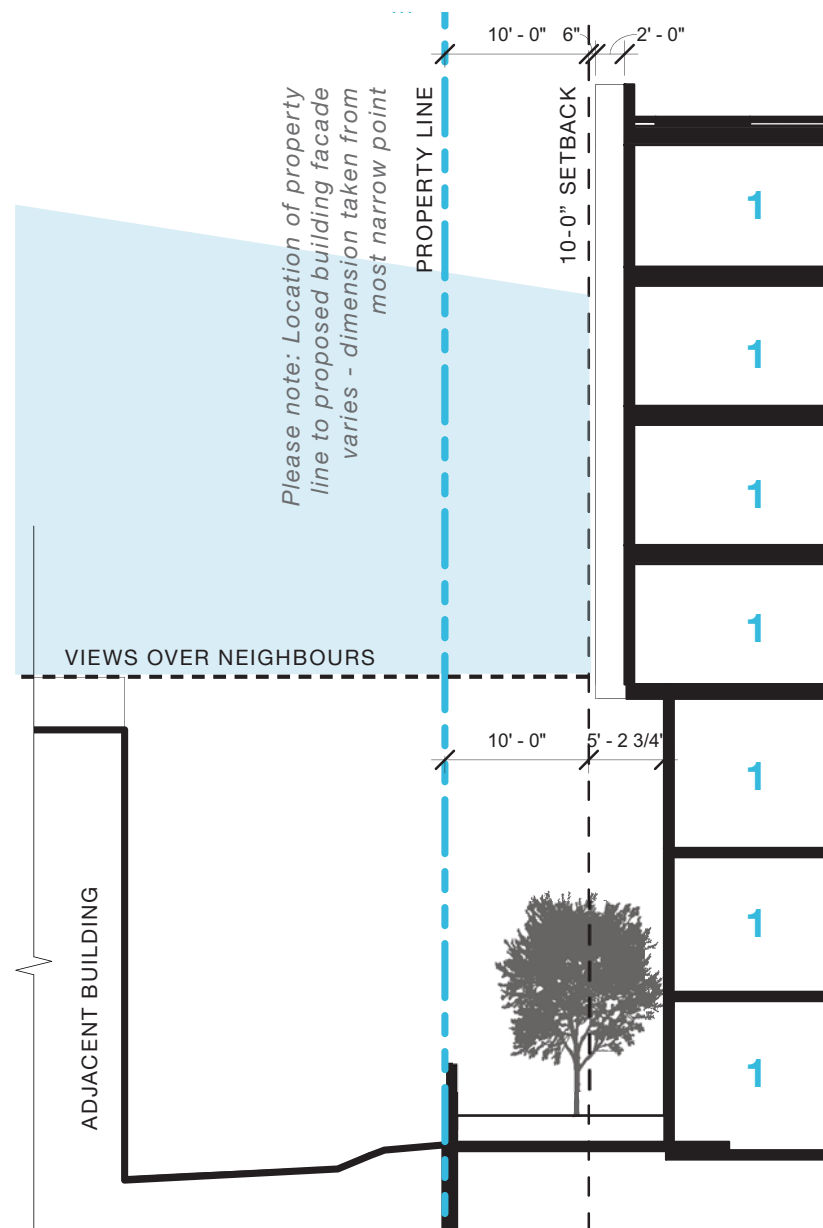


4.0 | EDG RESPONSE: RESIDENTIAL BAYS

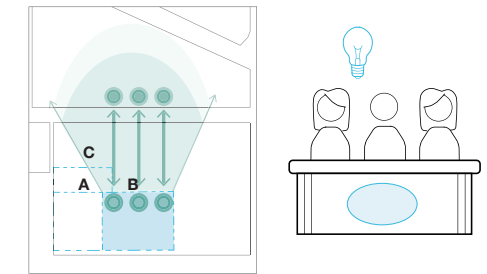
EDG | 05.29.2019



RECOMMENDATION | 12.18.19



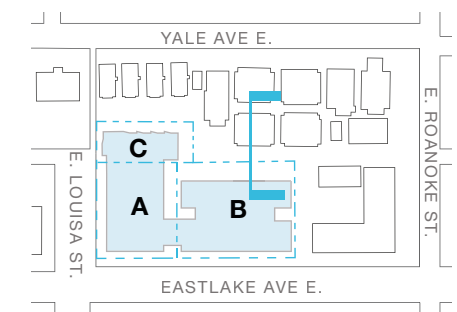
1. UNIT



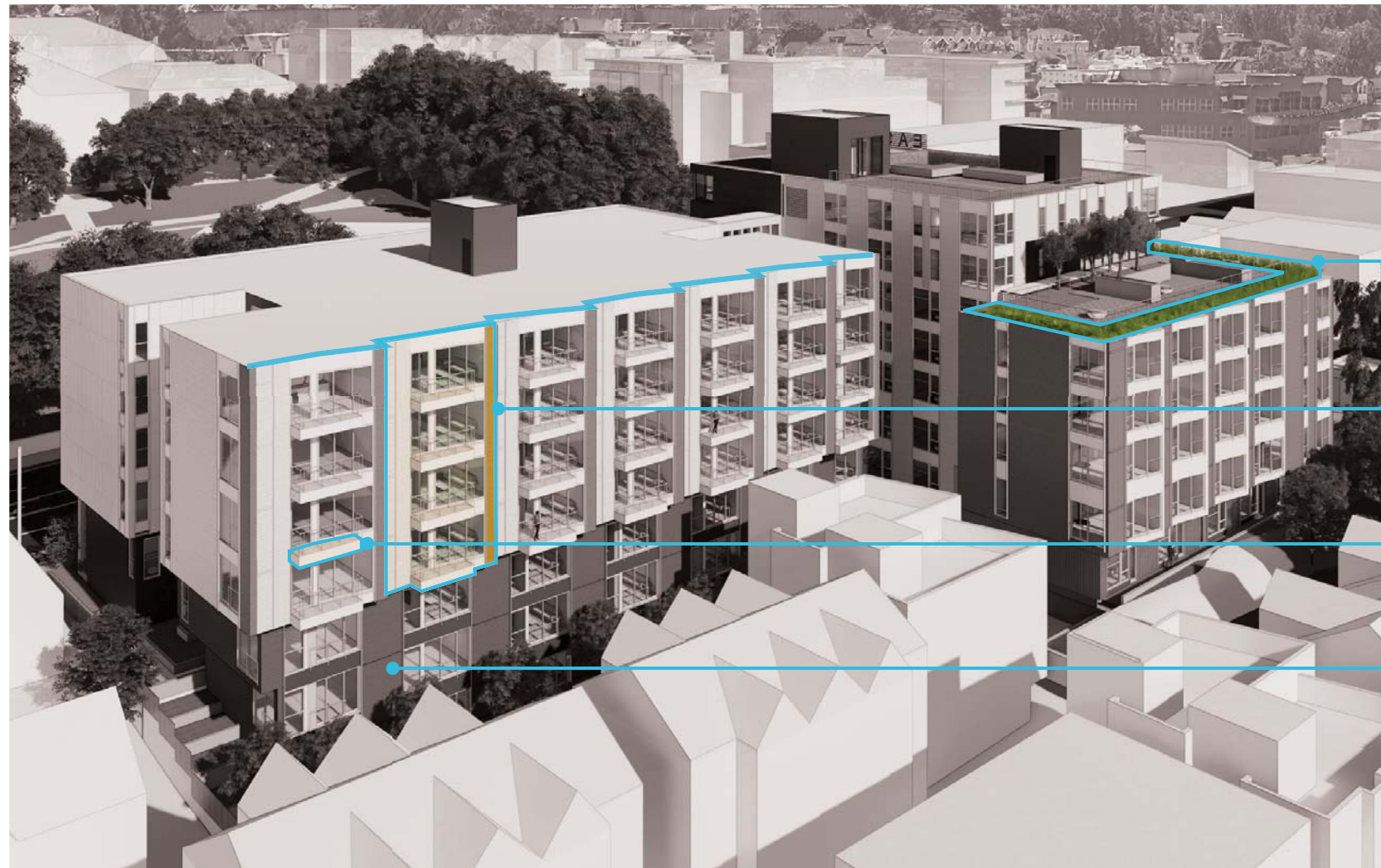
DESIGN REVIEW BOARD DIRECTION:
 2a. Echoing public comment, the Board identified this edge and zone transition as a critical project element and agreed that the combination of topography and less-intensive zoning presented a unique challenge that would require careful composition. (CS2-D, CS2-D)

DESIGN RESPONSE

+ In addition to the comparison plans on p. 59, a comparison of walls sections between the EDG and Recommendation proposal shows a greater degree of setback above and below the roof line of the neighbors. These setbacks exceed the zoning requirement.



4.0 | EDG RESPONSE: RESIDENTIAL BAYS

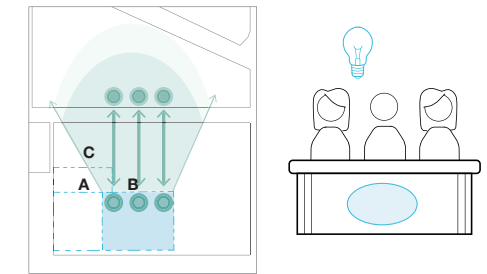


Greenery on the roof top amenity and the occupied area setback away from the roof's west edge creates a buffer between the proposal and the west neighbors

"Inflected bay windows" diagonally angle towards to the northwest and provide a facade with a focus that deflects away from the west neighbors, providing further massing relief and privacy

Small but efficient balconies with glass in-fill panels serve as a means to provide residential identity, facade articulation and shadow lines on the west facade.

15' setback below the roof line of the west neighbors



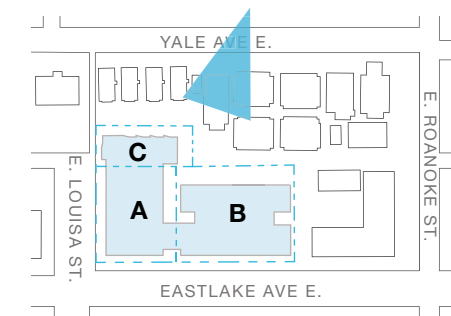
DESIGN REVIEW BOARD DIRECTION:
2a. Echoing public comment, the Board identified this edge and zone transition as a critical project element and agreed that the combination of topography and less -intensive zoning presented a unique challenge that would require careful composition. (CS2-D, CS2-D)

DESIGN RESPONSE

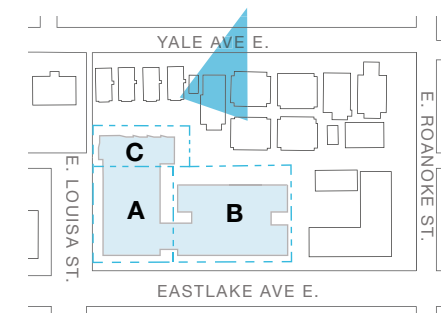
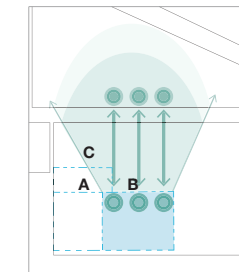
+ Since the EDG and MUP permit submittal the west facade at parcel B has been further refined to address the sensitivity of this edge as directed by the board by:

Balancing the actual building mass and perceived bulk of the building created by the proposed balconies between the conventional bays presented at the EDG meeting.

Further reduce the scale of the facade by introducing inflected angled bays that turn their focus slightly away from the neighbors.

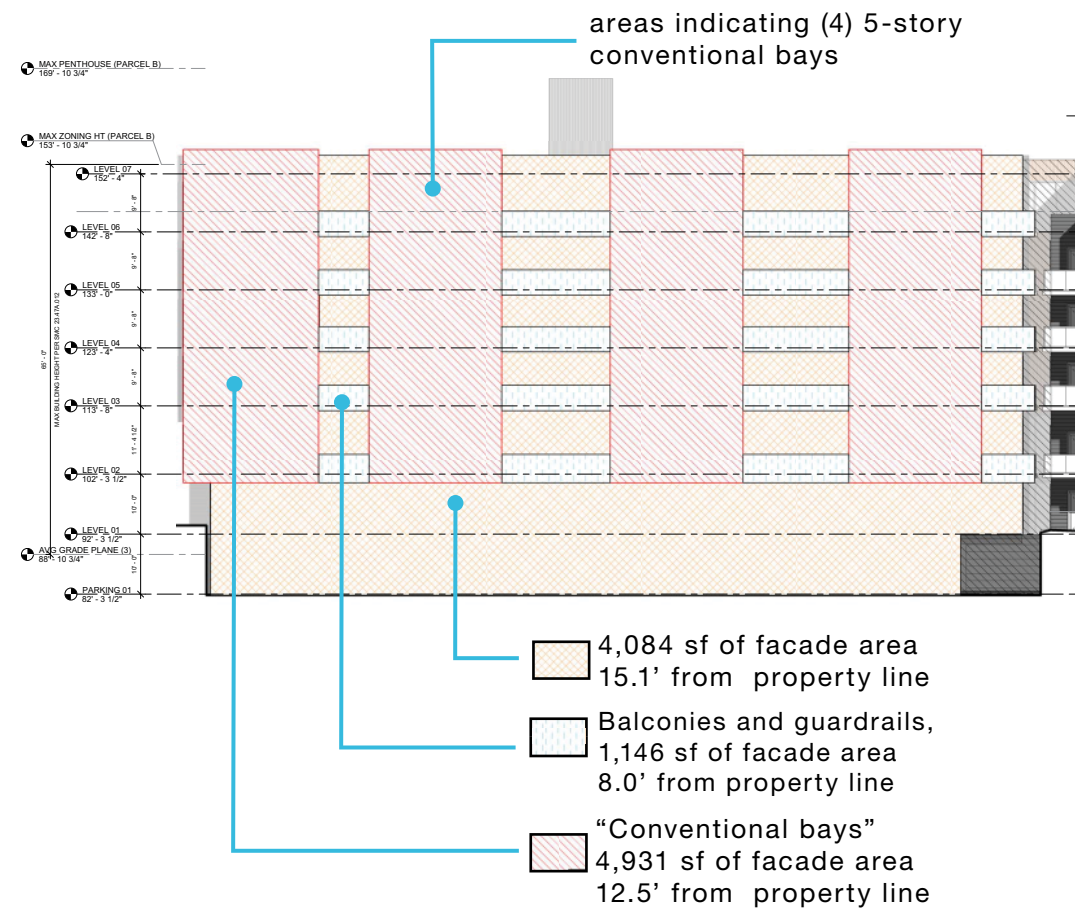


4.0 | EDG RESPONSE: RESIDENTIAL BAYS



4.0 | EDG RESPONSE: RESIDENTIAL BAYS | AVE FACADE DISTANCE DIAGRAMS

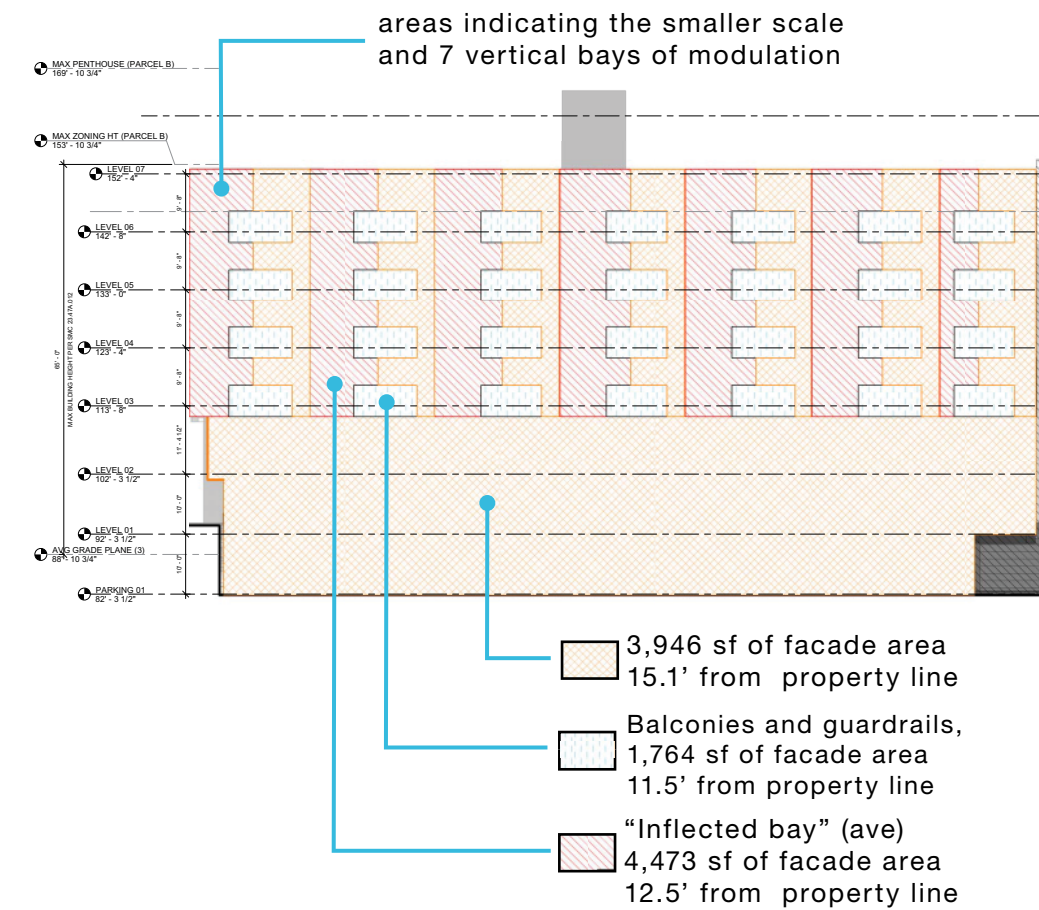
MUP | 08.05.2019



Weighted average of facade distance from property line

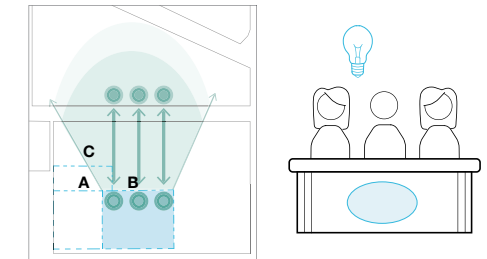
$$\frac{(4,931 \text{ sf} \times 12.5') + (1,146 \text{ sf} \times 8.0') + (4,084 \text{ sf} \times 15.1')}{10,161 \text{ sf}} = 11.6'$$

RECOMMENDATION | 12.18.19



Weighted average of facade distance from property line

$$\frac{(4,473 \text{ sf} \times 12.5') + (1,764 \text{ sf} \times 11.5') + (3,946 \text{ sf} \times 15.1')}{10,183 \text{ sf}} = 13.3'$$



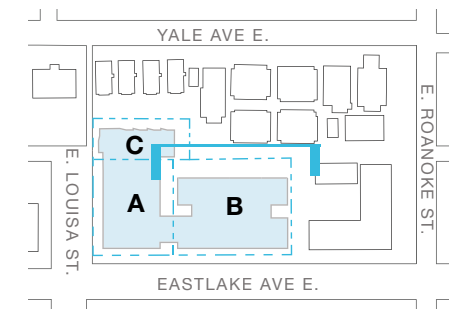
DESIGN REVIEW BOARD DIRECTION:
 2a. Echoing public comment, the Board identified this edge and zone transition as a critical project element and agreed that the combination of topography and less-intensive zoning presented a unique challenge that would require careful composition. (CS2-D, CS2-D)

DESIGN RESPONSE

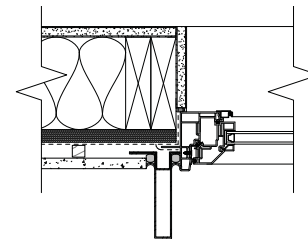
+ Parcel B is a Neighborhood commercial zone adjacent to an less intensive LR zone to the west

+ The development of the proposed facade is a more sensitive to the adjacent parcel because:

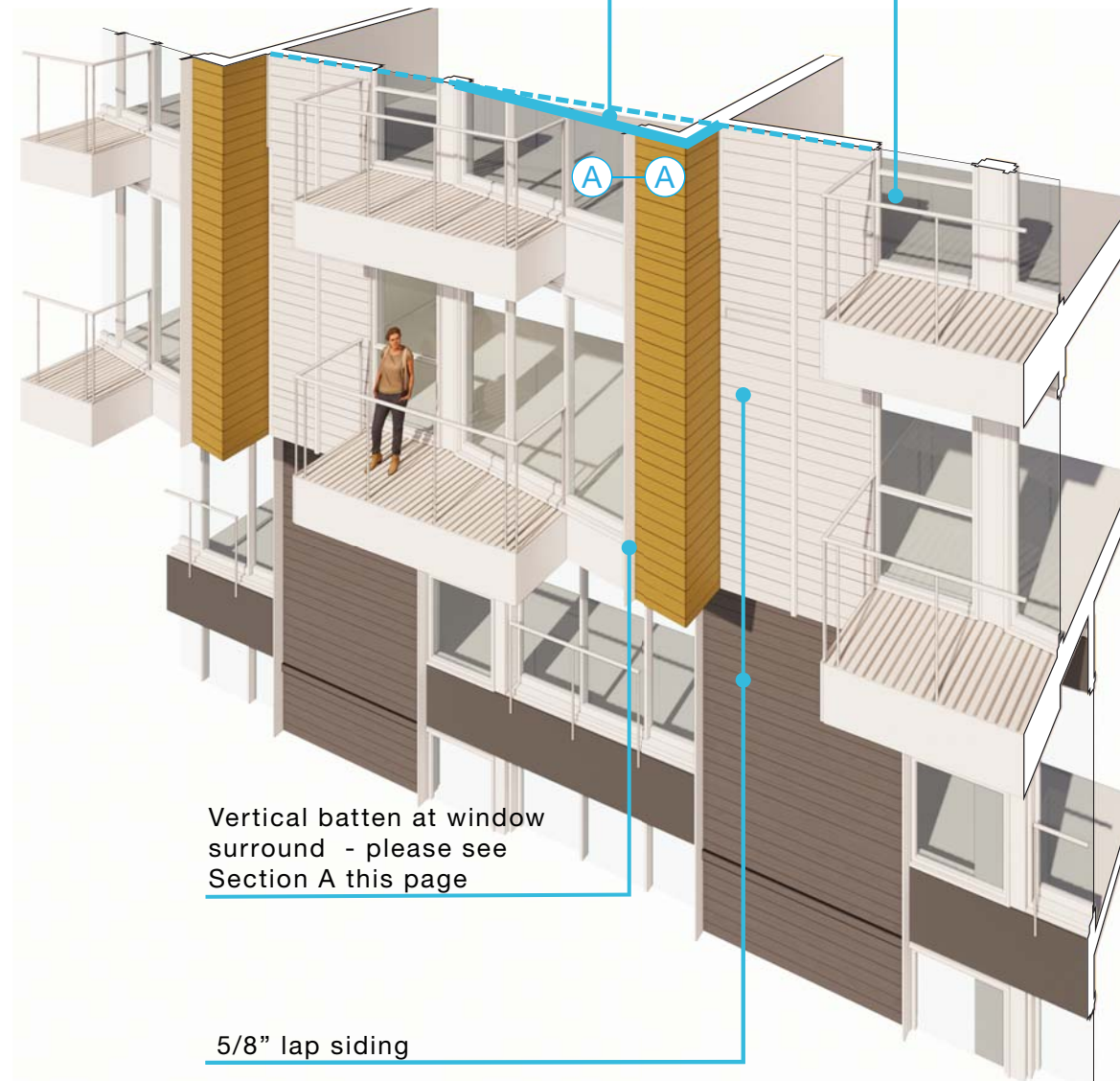
- The proposed average facade area distance from the property line is greater than the EDG version (13.3')
- The 13.3' average facade distance exceeds the required 10'-0" setback per zoning.
- The 7, 4-story tall "inflected bays" provide more modulation at a smaller scale than the 5-story tall vertical "conventional bays"
- No portion of the facade or balconies are within the setback, the EDG / MUP version proposed balconies 8.0' from the property line
- The balconies of the proposed are smaller in depth than the EDG / MUP balconies
- Additional story of 15.2' of setback below the roofline of the neighbors



4.0 | EDG RESPONSE: RESIDENTIAL BAYS

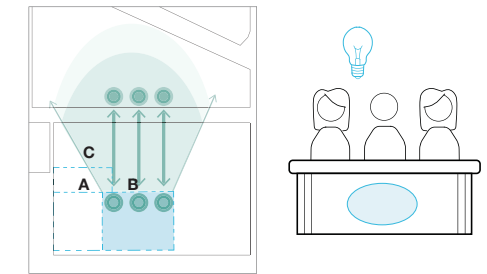


SECTION A



Vertical batten at window surround - please see Section A this page

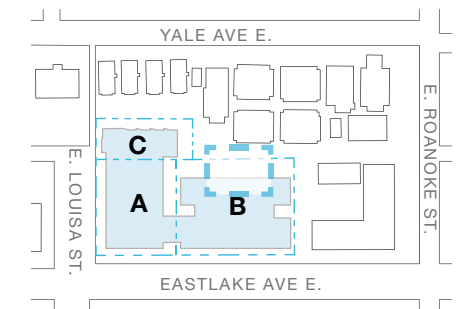
5/8" lap siding



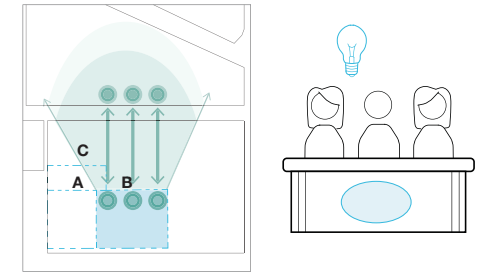
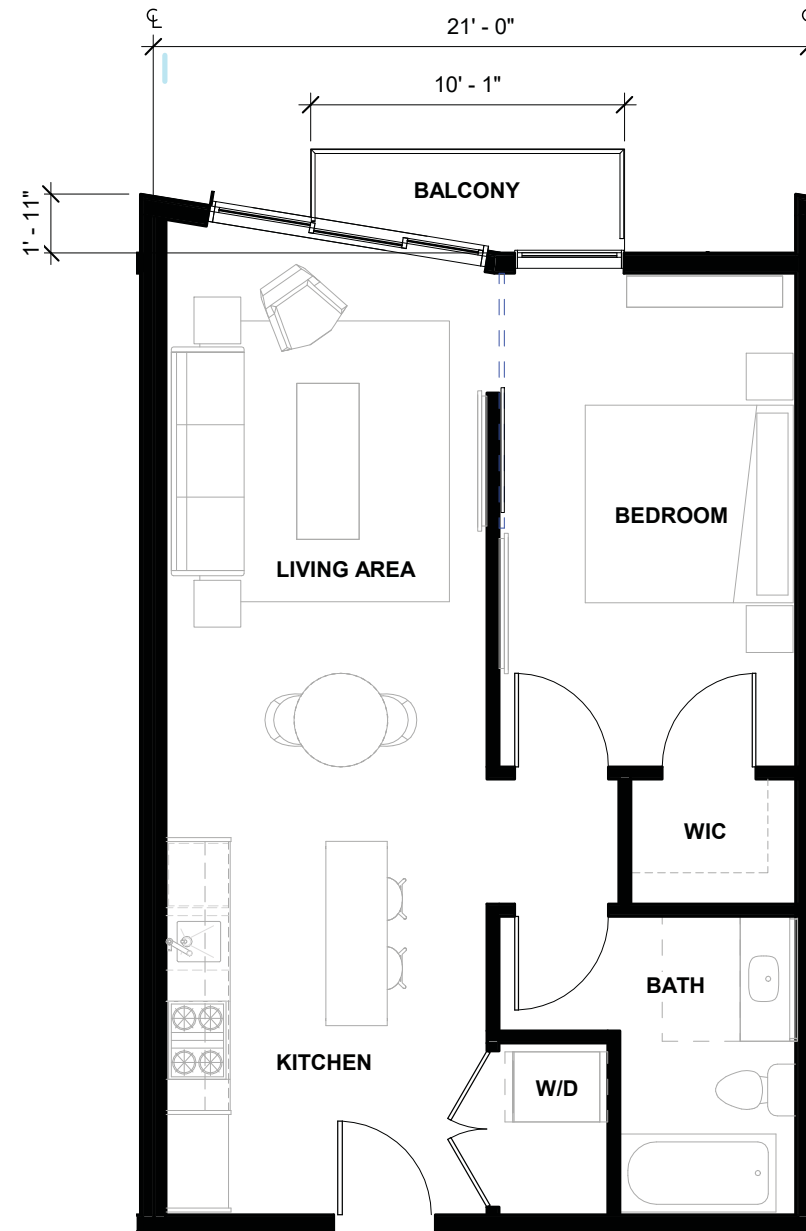
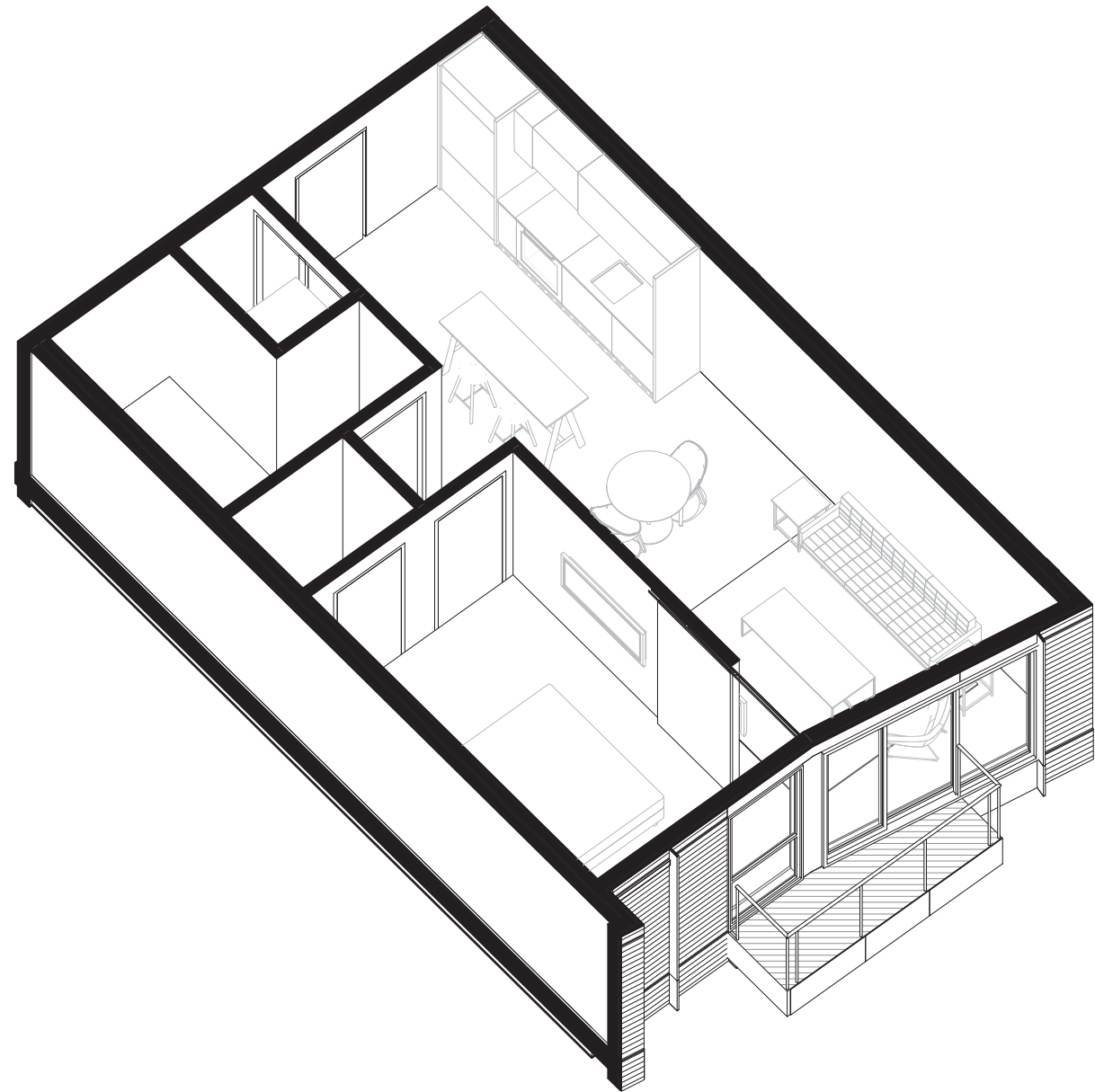
DESIGN REVIEW BOARD DIRECTION:
 2b. The Board supported the modulation of the project where it abuts Parcel (B) and agreed that further modulation and development would be required along Parcel (C) to provide the scale mitigation required at this zone transition. (CS2, CS3)

DESIGN RESPONSE

+ The inflected bays, window surrounds with a vertical batten, balconies, lap siding with vertical accents of a warmer tone create a layered facade. The layering of the facade elements reduces the scale with building materials and components with a residential quality similar to its neighbors.



4.0 | EDG RESPONSE: RESIDENTIAL BAYS



DESIGN REVIEW BOARD DIRECTION:
 2b. The Board supported the modulation of the project where it abuts Parcel (B) and agreed that further modulation and development would be required along Parcel (C) to provide the scale mitigation required at this zone transition. (CS2, CS3)

1a. The Board supported Option C and agreed that the idea of smaller forms combined in a larger whole could be an effective strategy for breaking down the scale of this large project. (CS2-D)

DESIGN RESPONSE

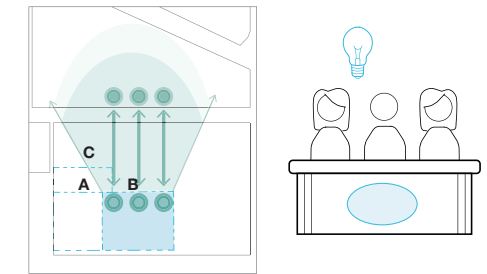
+ To the left is a typical unit of parcel B showing the inflected bay proposed to provide scale mitigation and facade articulation.

4.0 | EDG RESPONSE: RESIDENTIAL BAYS

EDG | 05.29.2019



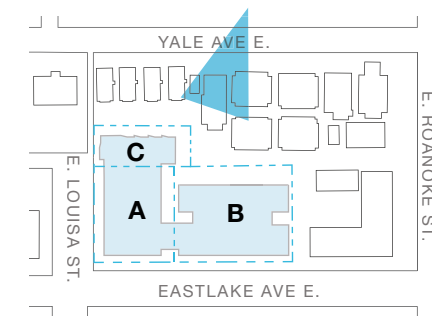
RECOMMENDATION | 12.18.19



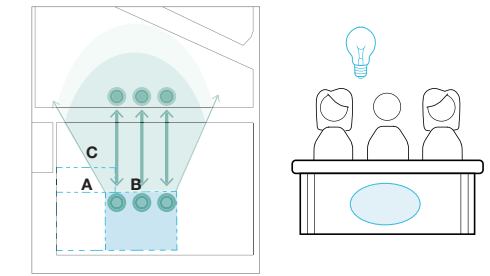
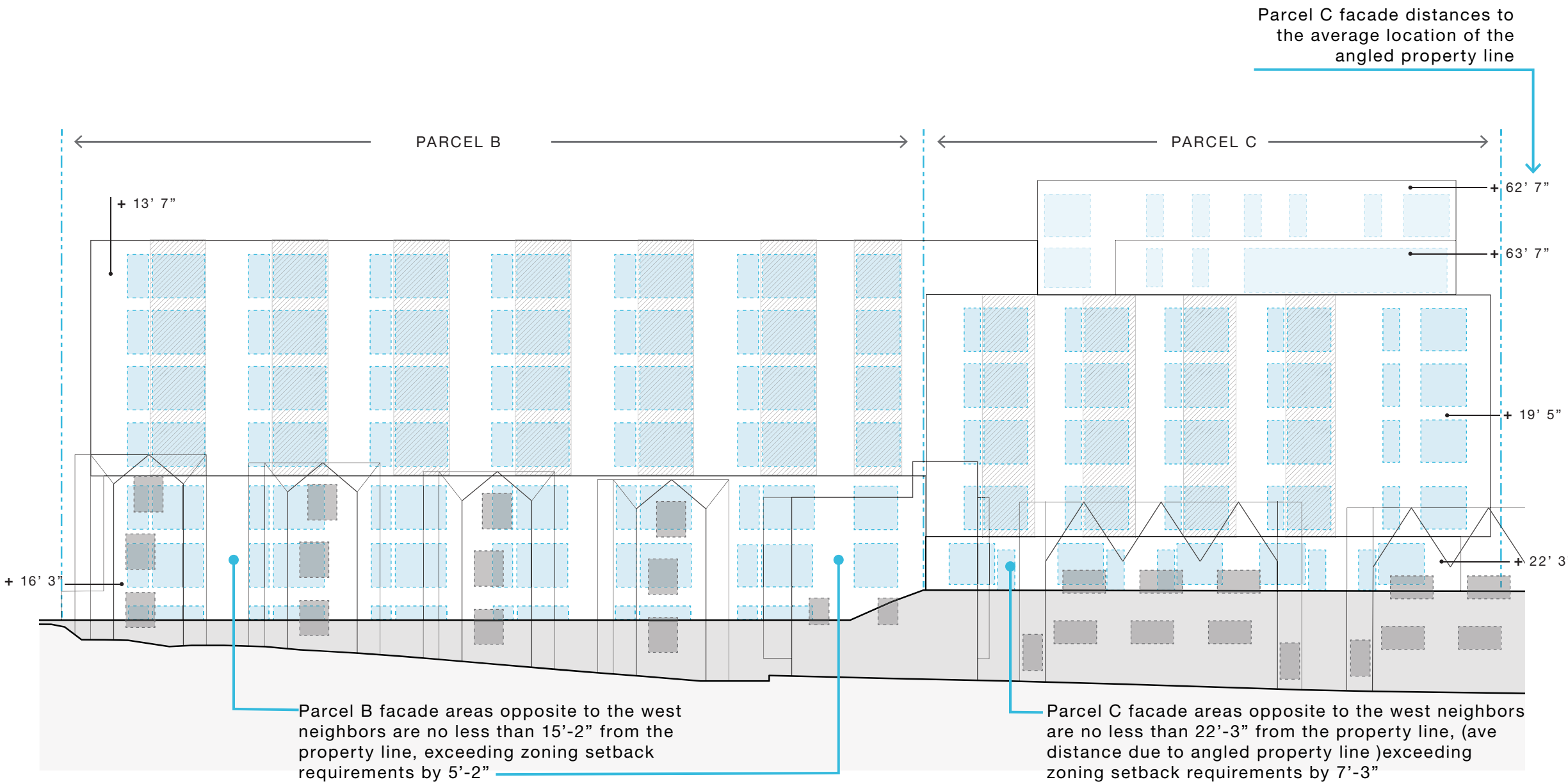
DESIGN REVIEW BOARD DIRECTION:
 2a. Echoing public comment, the Board identified this edge and zone transition as a critical project element and agreed that the combination of topography and less-intensive zoning presented a unique challenge that would require careful composition. (CS2-D, CS2-D)

DESIGN RESPONSE

- + The facade development of Parcel C now more closely relates to Parcel B. Both propose inflected bays that orient their facades to the northwest.
- + Parcel C is primary clad with horizontal lap siding of warm accent tone and flush “net guardrails.” Parcel B has a lighter 4 story series of inflected bays with vertical accents to highlight the inflected bays and relate it to Parcel C.
- + Both west facades (Parcels B & C) create a composition to reduce their scale and express a residential character. A collection of building elements such as bay windows, balconies and fenestration along with a variety of setbacks connect tot he finer grain of the urban pattern and form to the west.



4.0 | EDG RESPONSE: RESIDENTIAL BAYS

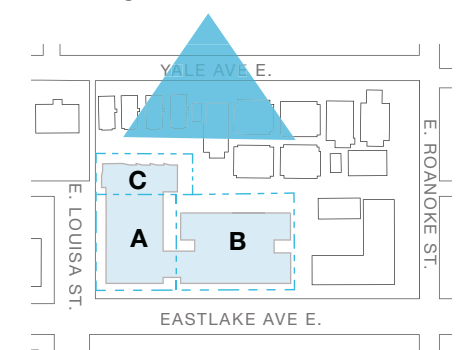


DESIGN REVIEW BOARD DIRECTION:
 2.a. Echoing public comment, the Board identified this edge and zone transition as a critical project element and agreed that the combination of topography and less-intensive zoning presented a unique challenge that would require careful composition. (CS2-D, CS2-D)

- DESIGN RESPONSE**
- + Reasonable compatibility of uses - Residential to residential.
 - + Three piece layered massing to reduce the scale differences between the structures. Upper level with significant setback.
 - + Proposal is at a higher elevation with an overall significant offset between the structures.
 - + Facade areas with windows opposite the neighbors are no less than 15'-2" for Parcel B and 19'-11" for Parcel C from the property line; minimal overlap of vision glass between the structures.

KEY	
	2517 EASTLAKE INFLECTED BAYS
	2517 EASTLAKE GROUND PLANE
	2517 EASTLAKE WINDOWS
	NEIGHBORING GROUND PLANE
	NEIGHBORING WINDOWS

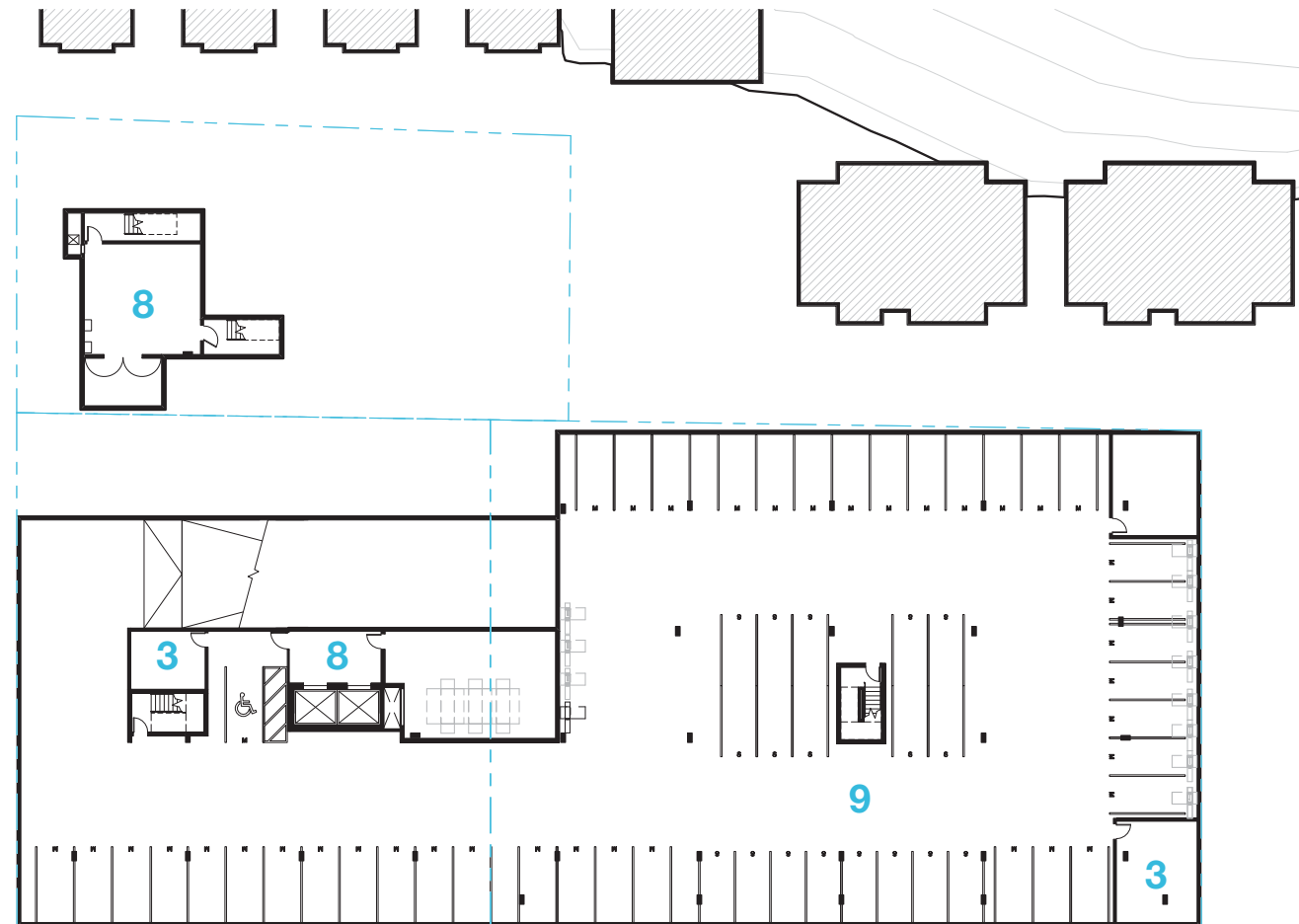
Please note: Location of property line to proposed building facade varies - dimension taken from most narrow point



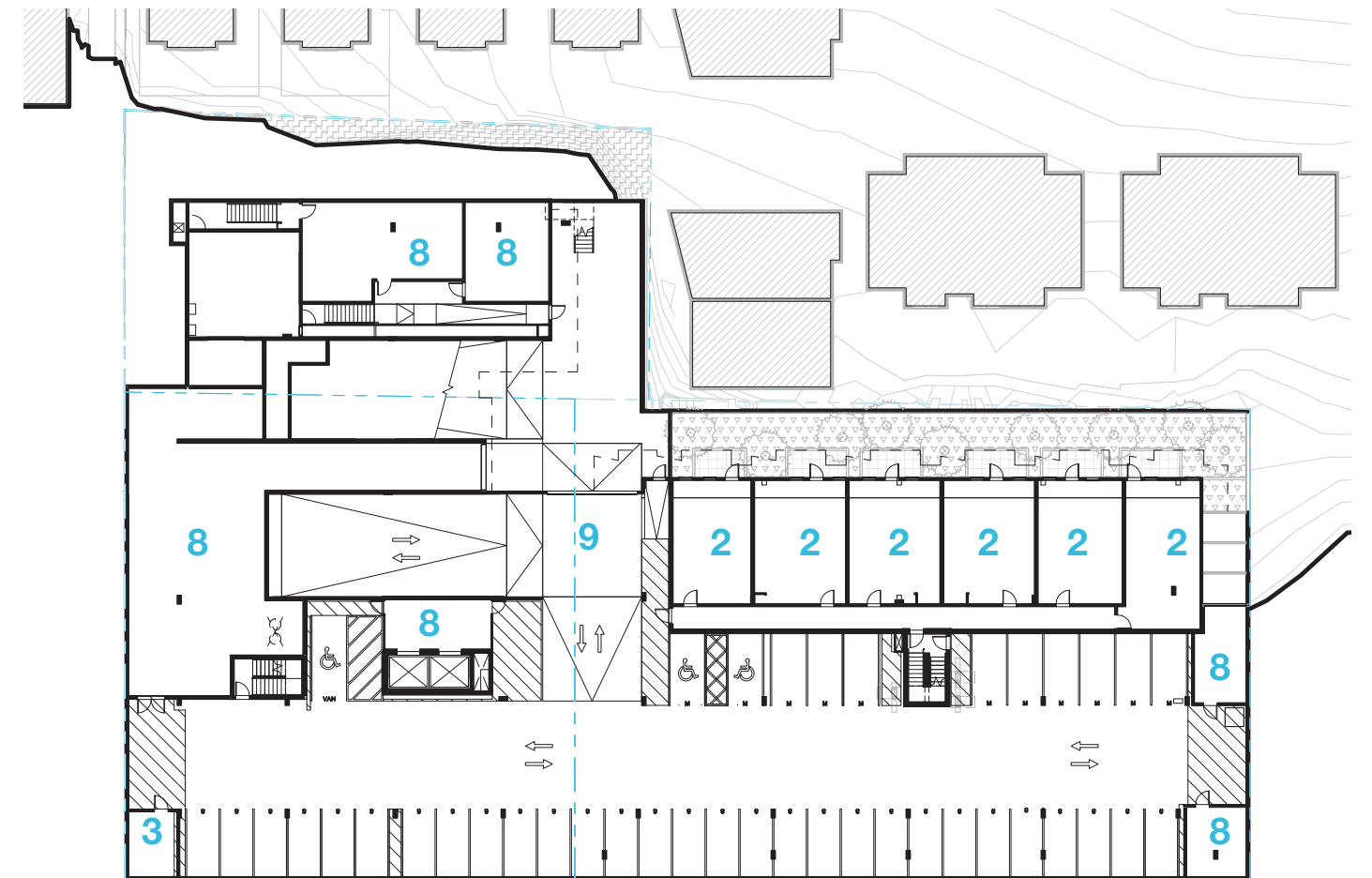
5.0

FLOOR PLANS

5.0 | FLOOR PLANS



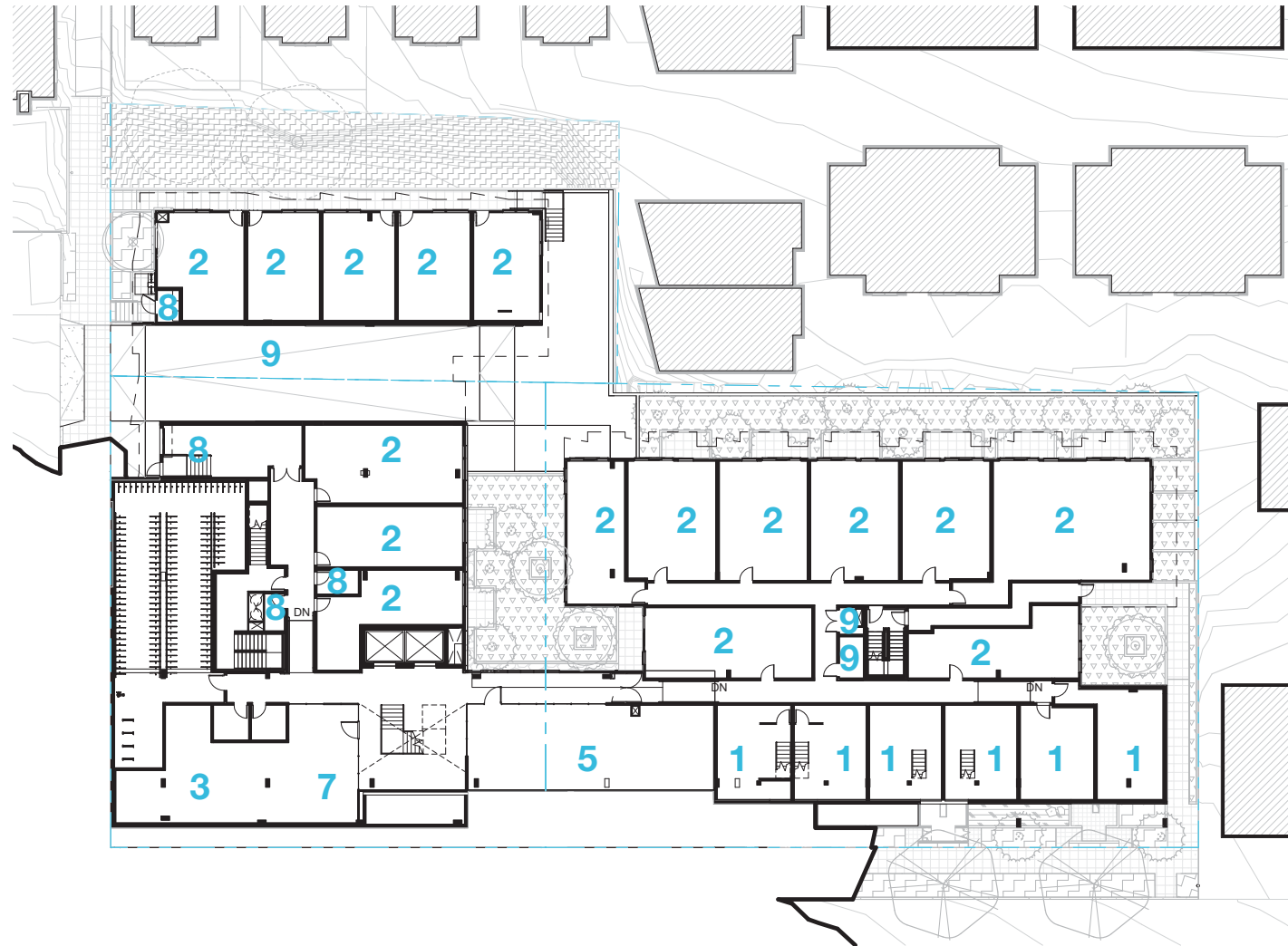
PARKING LEVEL 02



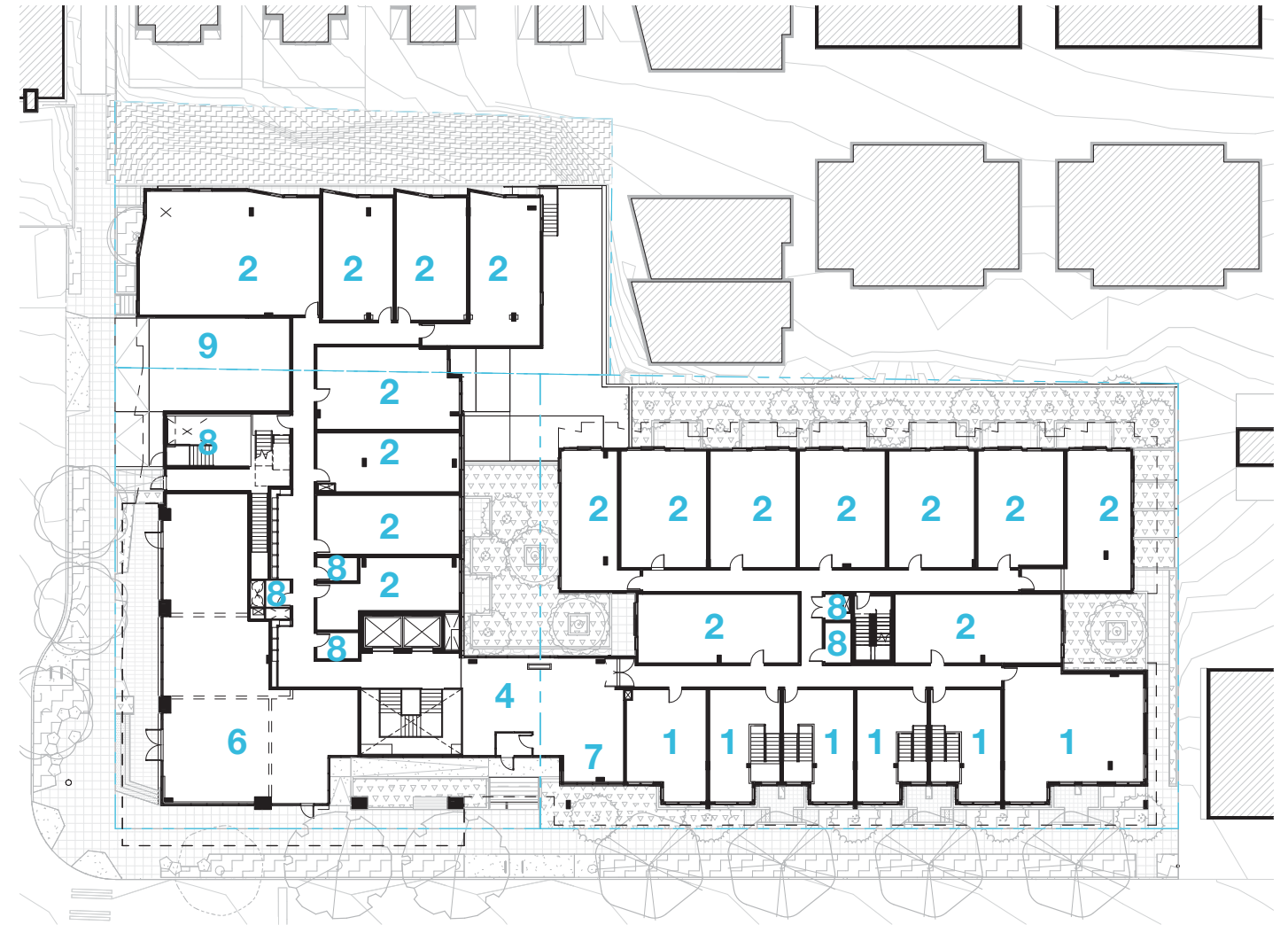
PARKING LEVEL 01

- 1. TOWNHOUSE
- 2. UNIT
- 3. STORAGE
- 4. LOBBY
- 5. AMENITY
- 6. COMMERCIAL
- 7. OFFICE
- 8. BACK OF HOUSE / MECH
- 9. PARKING

5.0 | FLOOR PLANS



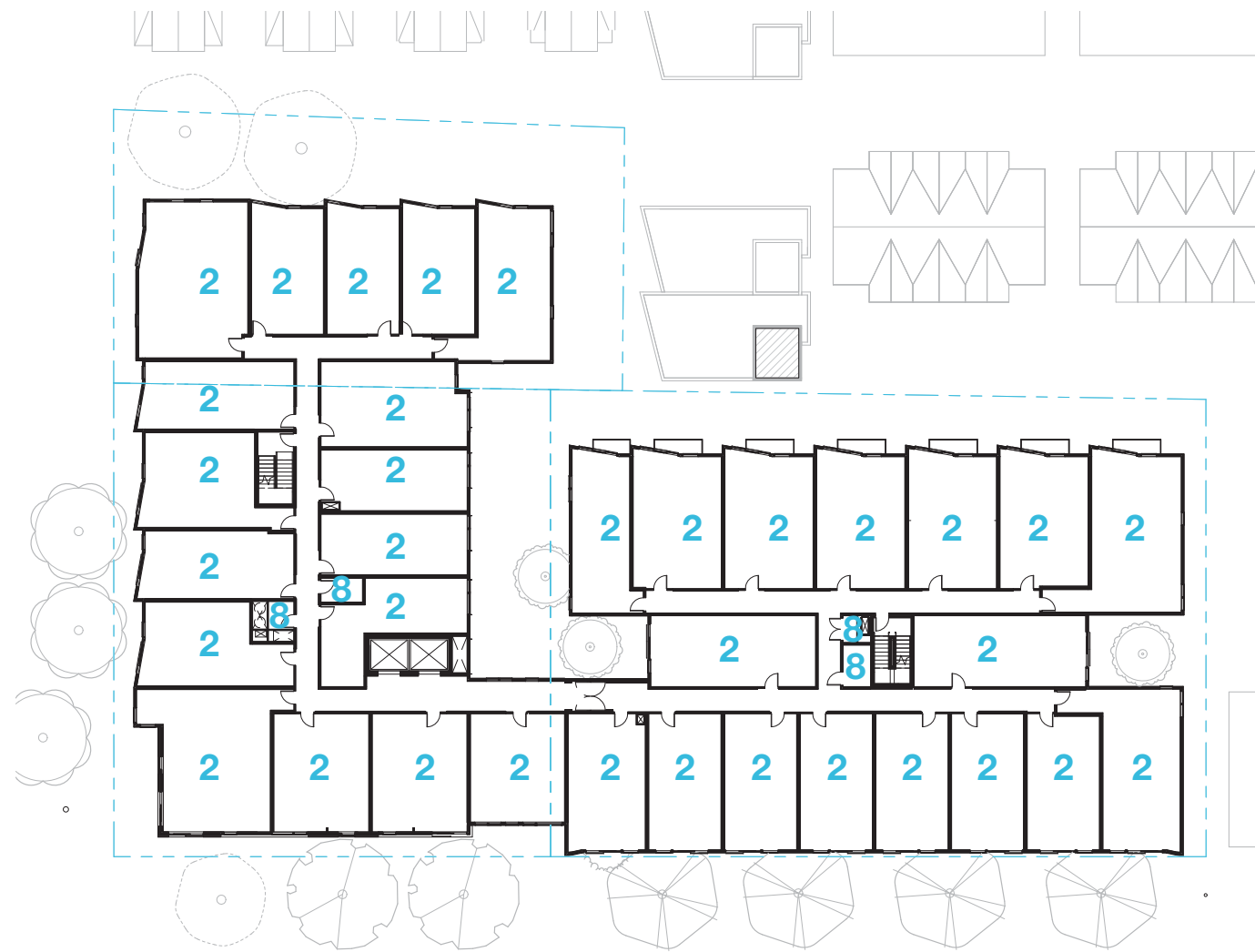
LEVEL 01



LEVEL 02

- 1. TOWNHOUSE
- 2. UNIT
- 3. STORAGE
- 4. LOBBY
- 5. AMENITY
- 6. COMMERCIAL
- 7. OFFICE
- 8. BACK OF HOUSE / MECH
- 9. PARKING

5.0 | FLOOR PLANS



LEVEL 03



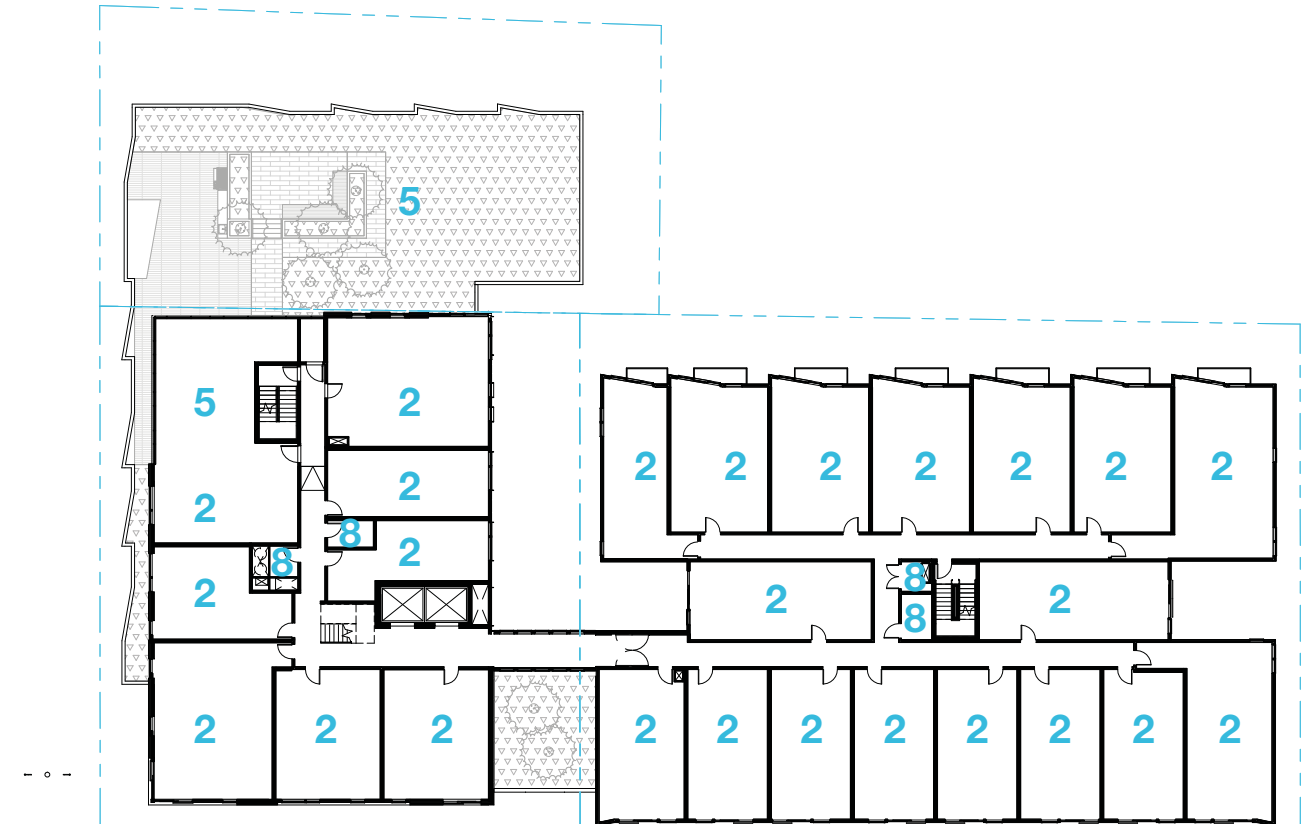
LEVEL 04

- 1. TOWNHOUSE
- 2. UNIT
- 3. STORAGE
- 4. LOBBY
- 5. AMENITY
- 6. COMMERCIAL
- 7. OFFICE
- 8. BACK OF HOUSE / MECH
- 9. PARKING

5.0 | FLOOR PLANS



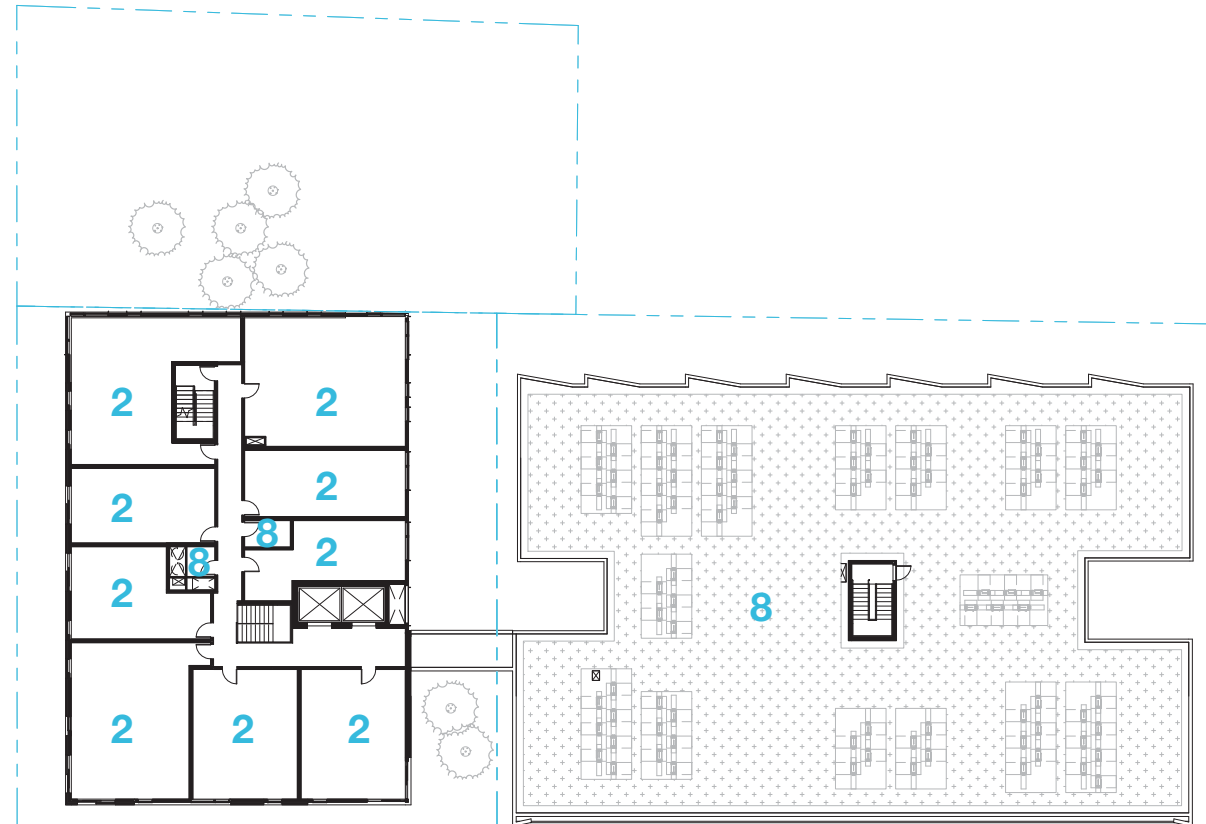
LEVEL 05



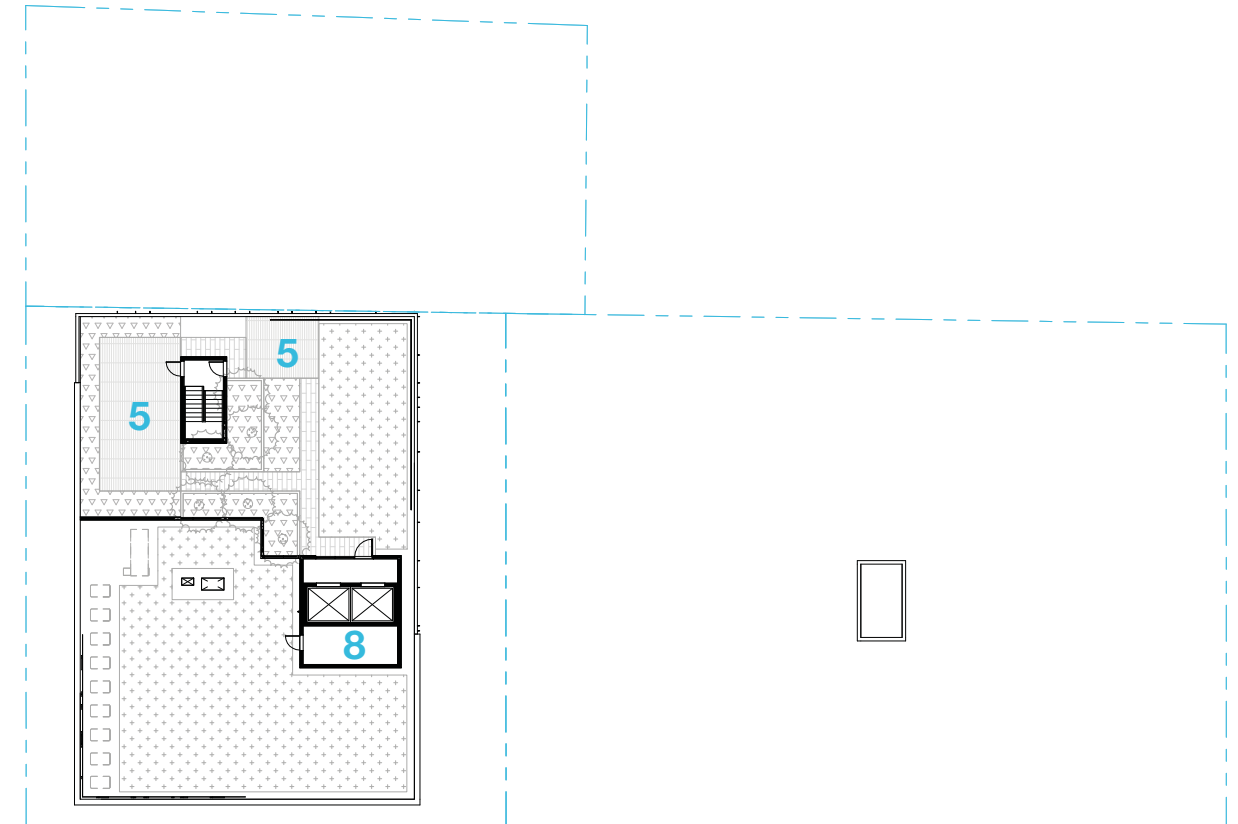
LEVEL 06

- 1. TOWNHOUSE
- 2. UNIT
- 3. STORAGE
- 4. LOBBY
- 5. AMENITY
- 6. COMMERCIAL
- 7. OFFICE
- 8. BACK OF HOUSE / MECH
- 9. PARKING

5.0 | FLOOR PLANS



LEVEL 07



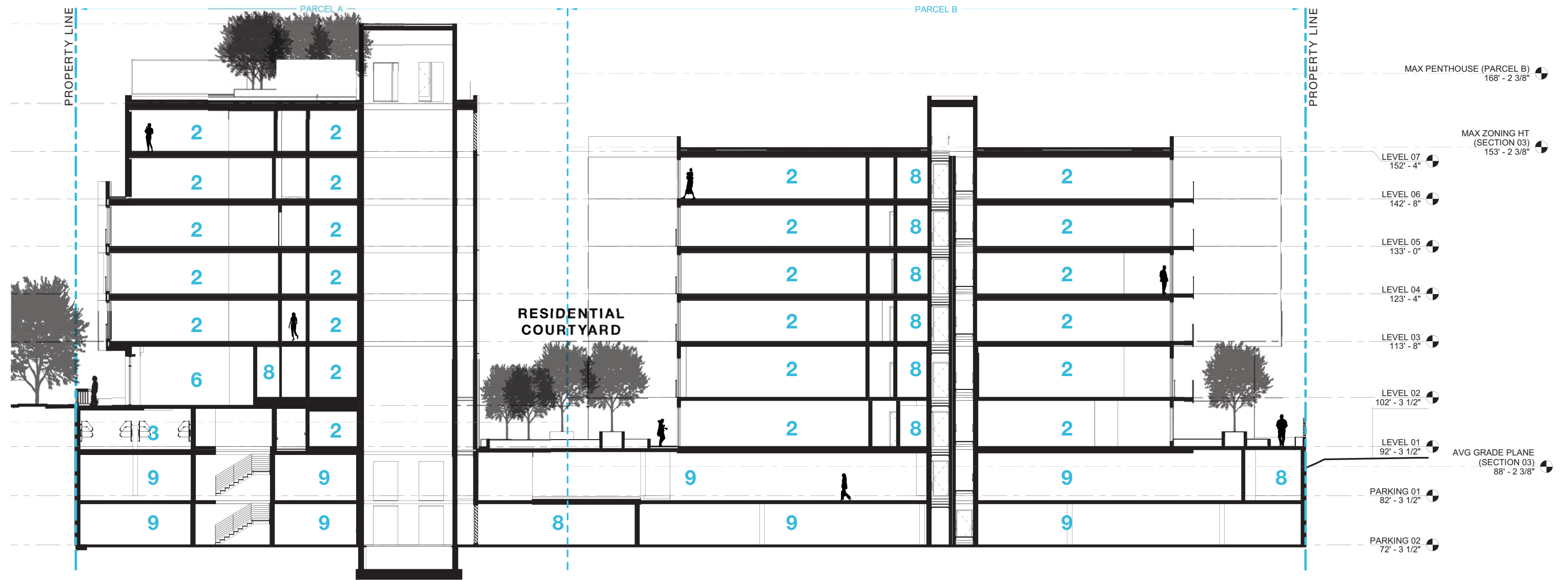
ROOF

- 1. TOWNHOUSE
- 2. UNIT
- 3. STORAGE
- 4. LOBBY
- 5. AMENITY
- 6. COMMERCIAL
- 7. OFFICE
- 8. BACK OF HOUSE / MECH
- 9. PARKING

6.0

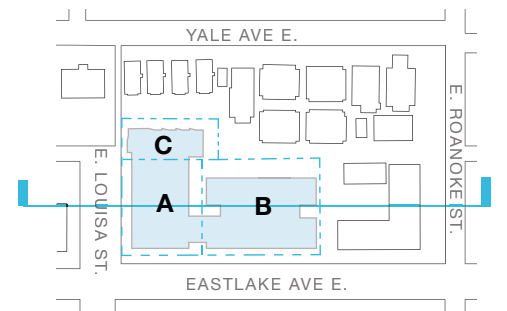
BUILDING SECTIONS

6.0 | BUILDING SECTIONS

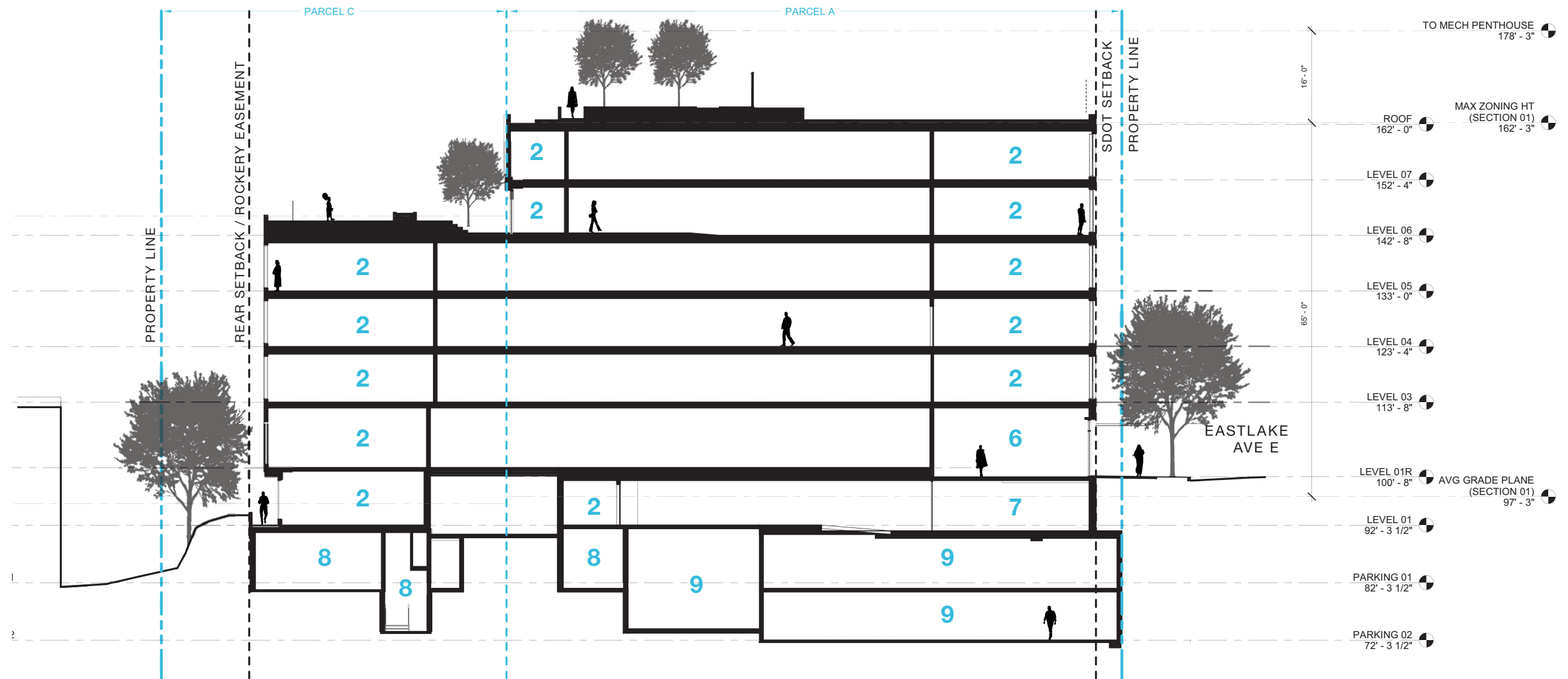


N-S SECTION 2

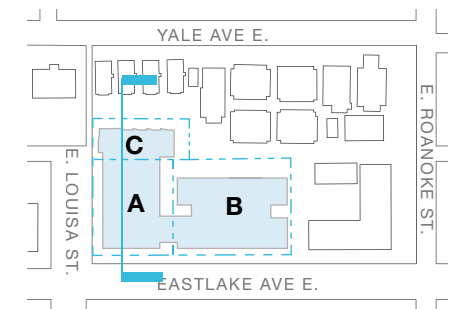
- 2. UNIT
- 6. COMMERCIAL
- 7. OFFICE
- 8. BACK OF HOUSE
- 9. PARKING



6.0 | BUILDING SECTIONS



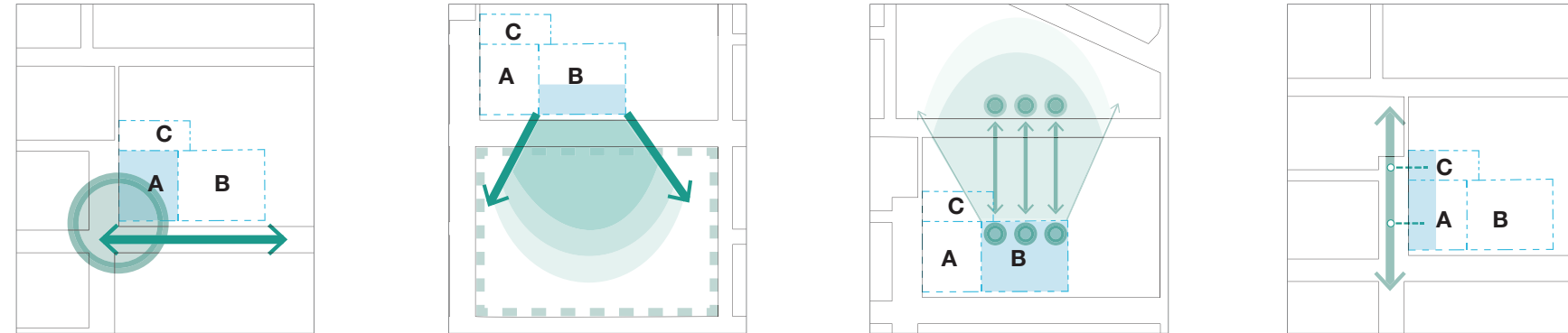
- 2. UNIT
- 6. COMMERCIAL
- 7. OFFICE
- 8. BACK OF HOUSE
- 9. PARKING



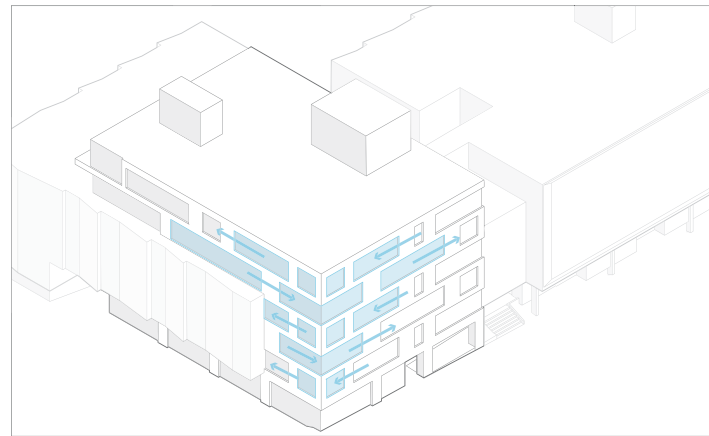
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ELEVATIONS + MATERIALS

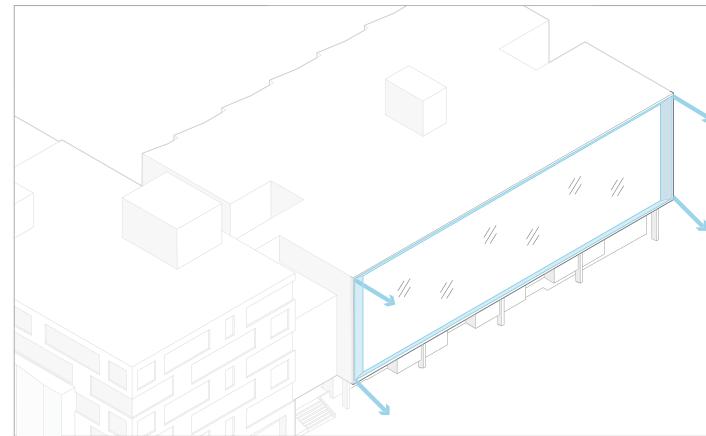
7.0 | MATERIAL + ELEVATIONS | CONCEPTS



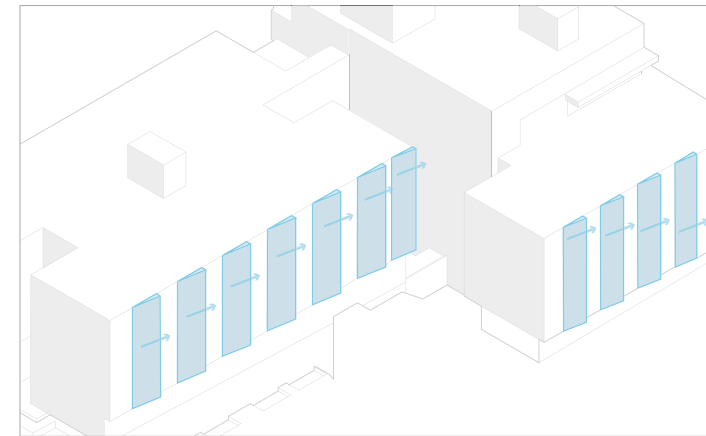
CORNER ANCHOR



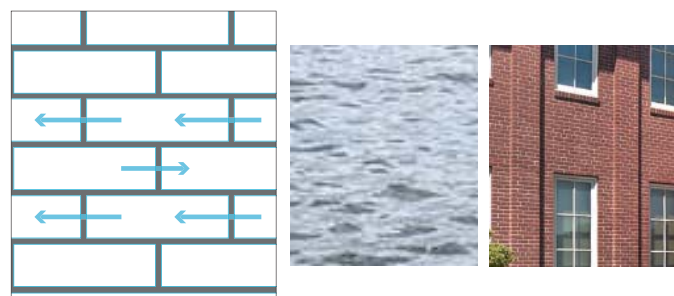
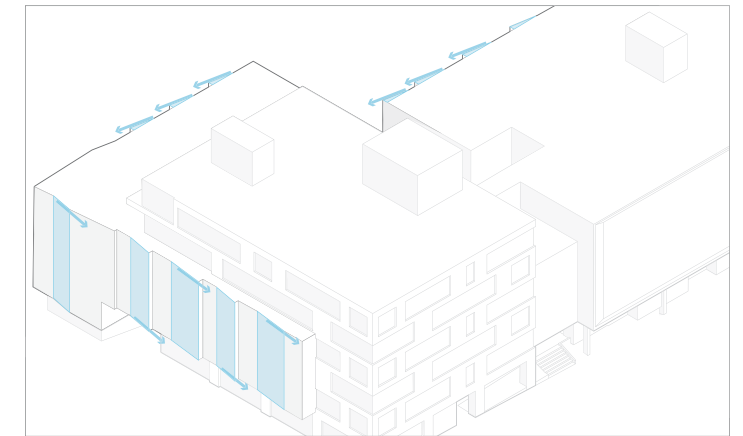
PARK VIEW FRAME



RESIDENTIAL BAYS

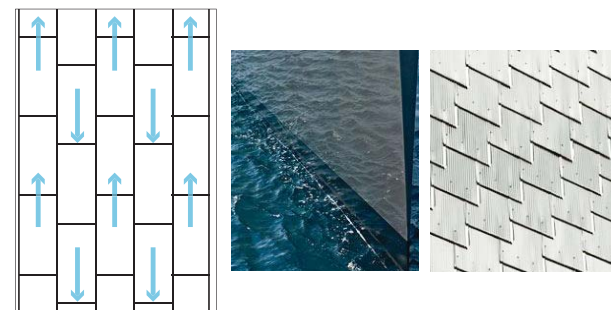


ARBOR WAY EDGE



Common Bond

+ Animated facade composition / with movement, expression of residential units rather than a commercial “grid facade”.



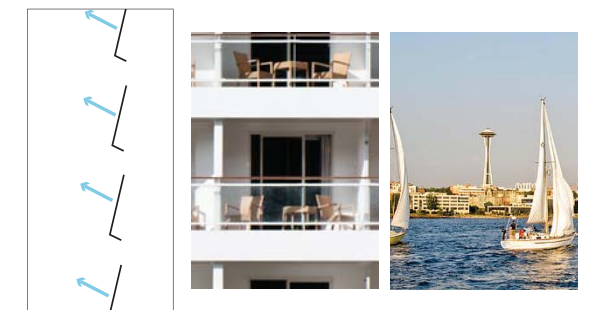
Park View Frame

+ The cladding material that recalls a shake shingle that can be found in nearby context (TOPS+K-8; Boathouses.) An aluminum material intends to animate the facade by reflecting the foliage of the park across the street.



Residential Bays

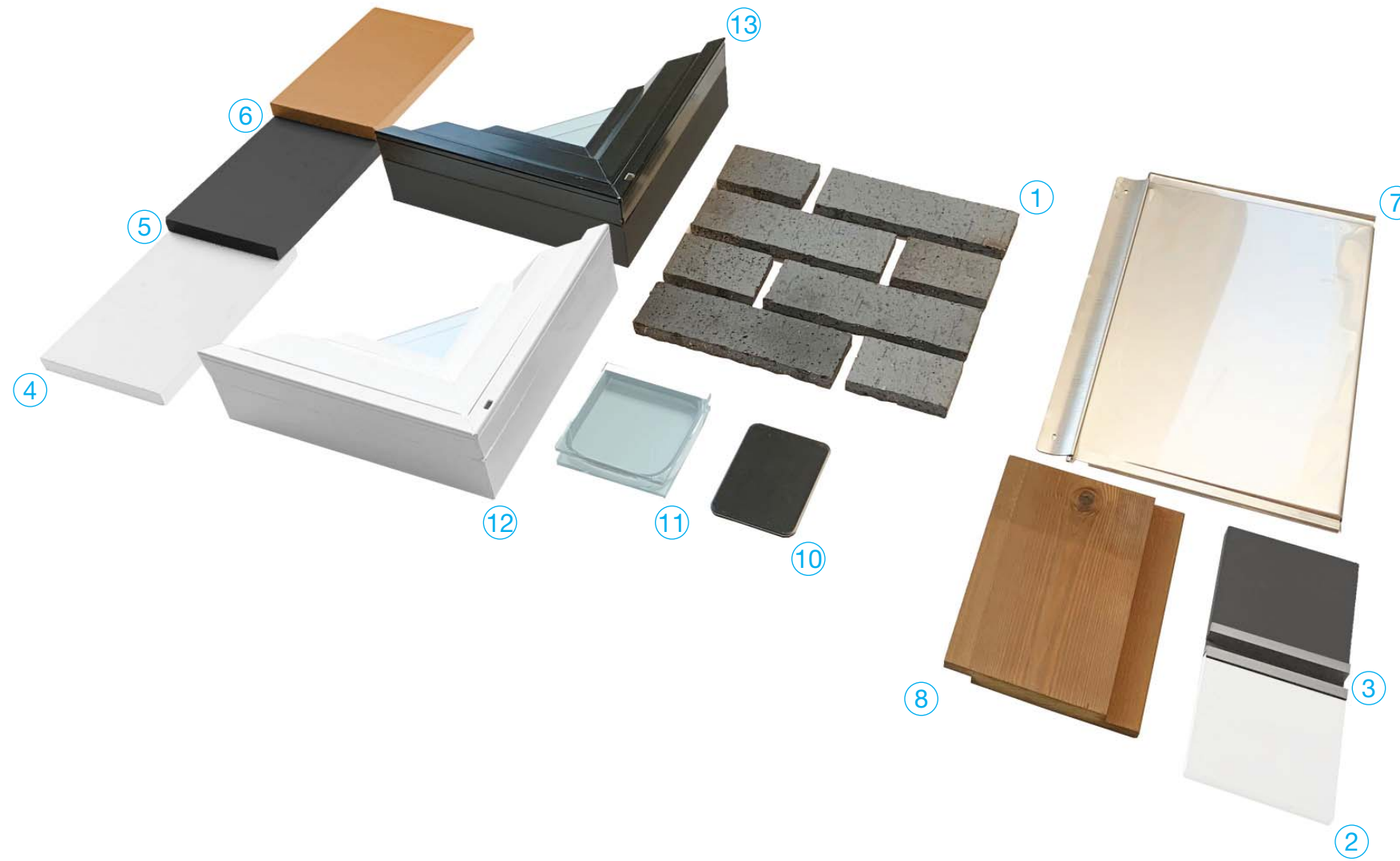
+ “Inflected bays” angle to reduce the scale of the massing and echo similar elements characteristic of the neighborhood.



Arbor Way Edge

+ Response here.

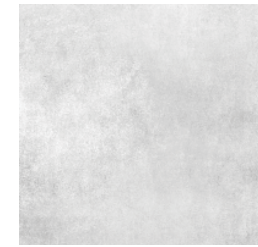
7.0 | MATERIAL BOARD



7



14



9



15



4 5/8" Lap Siding example

1 Brick Wall Assembly - Dark Grey

6 5/8" Lap Siding - Accent

11 Vision Glass - Clear

2 Cementitious Panel - White

7 Metal Shake Shingle

12 Vinyl Window - White

3 Cementitious Panel - Black

8 Wood Plank Wall Cladding

13 Vinyl Window - Black

4 5/8" Lap Siding - White

9 Cast-in-Place Concrete

14 Metal Guardrail with Metal Cable/mesh in-fill

5 5/8" Lap Siding - Dark Grey

10 Storefront Window Assembly-Black

15 Metal Guardrail with Glass in-fill Panel

7.0 | EAST ELEVATION



① Brick Wall Assembly - Dark Grey

② Cementitious Panel - White

③ Cementitious Panel - Black

④ 5/8" Lap Siding - White

⑤ 5/8" Lap Siding - Dark Grey

⑥ 5/8" Lap Siding - Accent

⑦ Metal Shake Shingle

⑧ Wood Plank Wall Cladding

⑨ Cast-in-Place Concrete

⑩ Storefront Window Assembly-Black

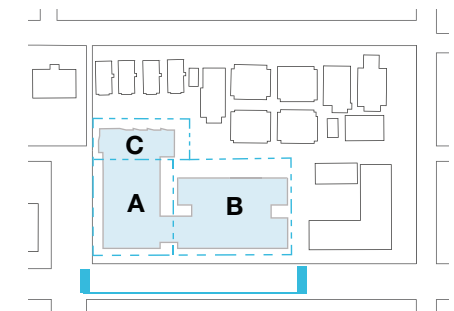
⑪ Vision Glass - Clear

⑫ Vinyl Window - White

⑬ Vinyl Window - Black

⑭ Metal Guardrail with Metal Cable/mesh in-fill

⑮ Metal Guardrail with Glass in-fill Panel



7.0 | NORTH ELEVATION - PARCEL B



① Brick Wall Assembly - Dark Grey

② Cementitious Panel - White

③ Cementitious Panel - Black

④ 5/8" Lap Siding - White

⑤ 5/8" Lap Siding - Dark Grey

⑥ 5/8" Lap Siding - Accent

⑦ Metal Shake Shingle

⑧ Wood Plank Wall Cladding

⑨ Cast-in-Place Concrete

⑩ Storefront Window Assembly - Black

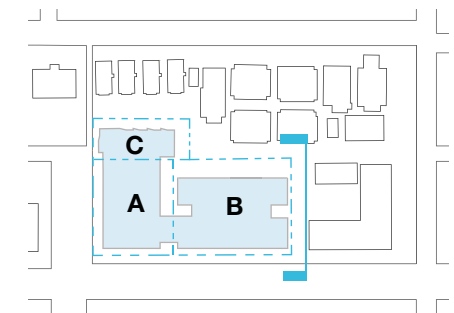
⑪ Vision Glass - Clear

⑫ Vinyl Window - White

⑬ Vinyl Window - Black

⑭ Metal Guardrail with Metal Cable/mesh in-fill

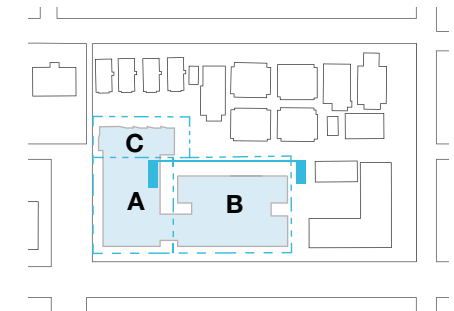
⑮ Metal Guardrail with Glass in-fill Panel



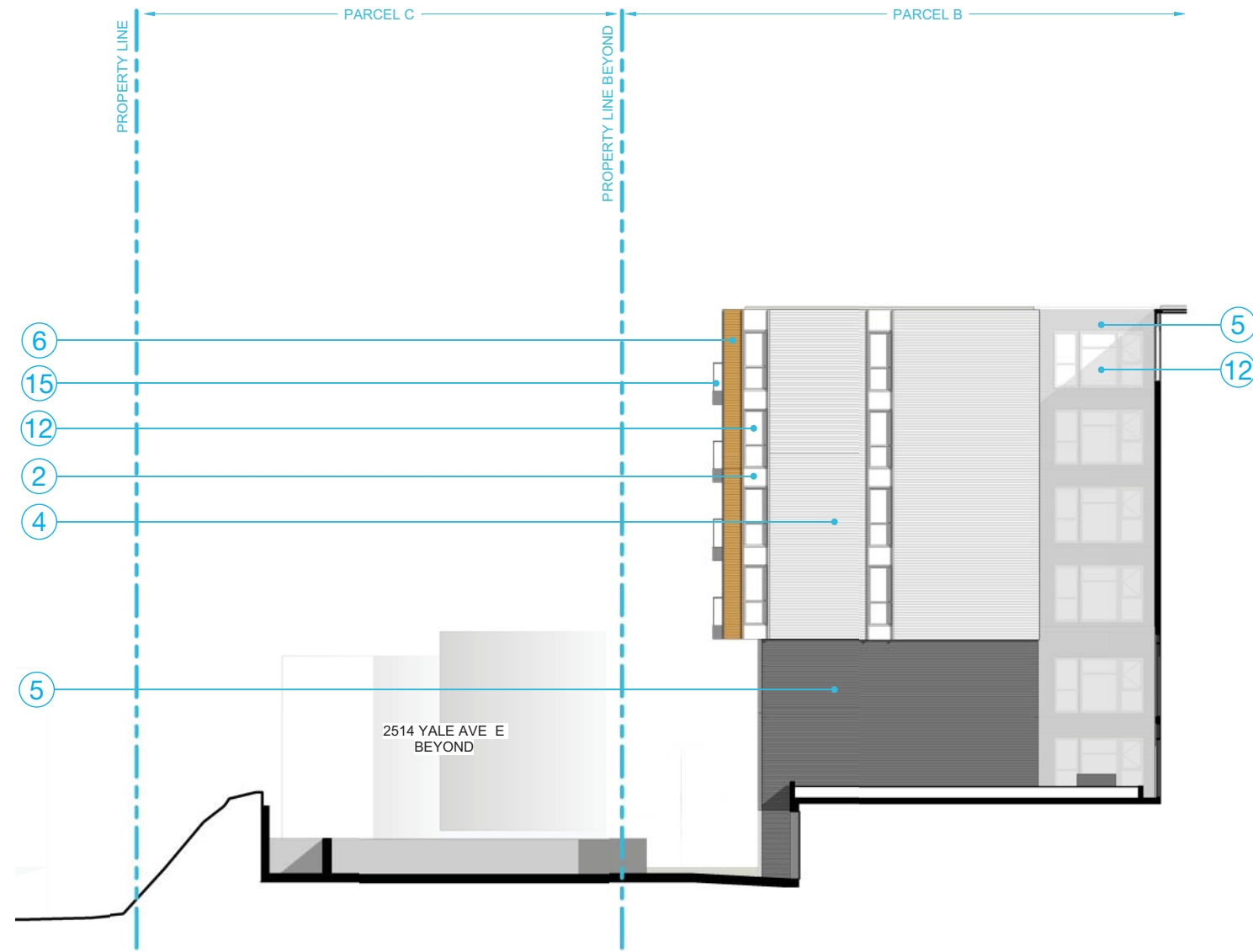
7.0 | WEST ELEVATION - PARCEL B



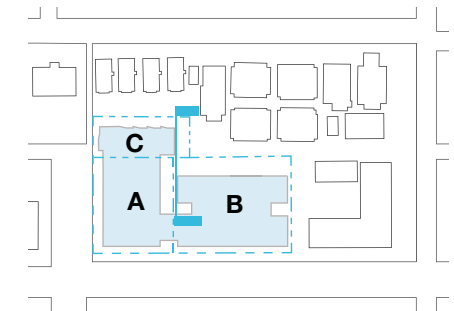
- | | | |
|-----------------------------------|------------------------------------|---|
| ① Brick Wall Assembly - Dark Grey | ⑥ 5/8" Lap Siding - Accent | ⑪ Vision Glass - Clear |
| ② Cementitious Panel - White | ⑦ Metal Shake Shingle | ⑫ Vinyl Window - White |
| ③ Cementitious Panel - Black | ⑧ Wood Plank Wall Cladding | ⑬ Vinyl Window - Black |
| ④ 5/8" Lap Siding - White | ⑨ Cast-in-Place Concrete | ⑭ Metal Guardrail with Metal Cable/mesh in-fill |
| ⑤ 5/8" Lap Siding - Dark Grey | ⑩ Storefront Window Assembly-Black | ⑮ Metal Guardrail with Glass in-fill Panel |



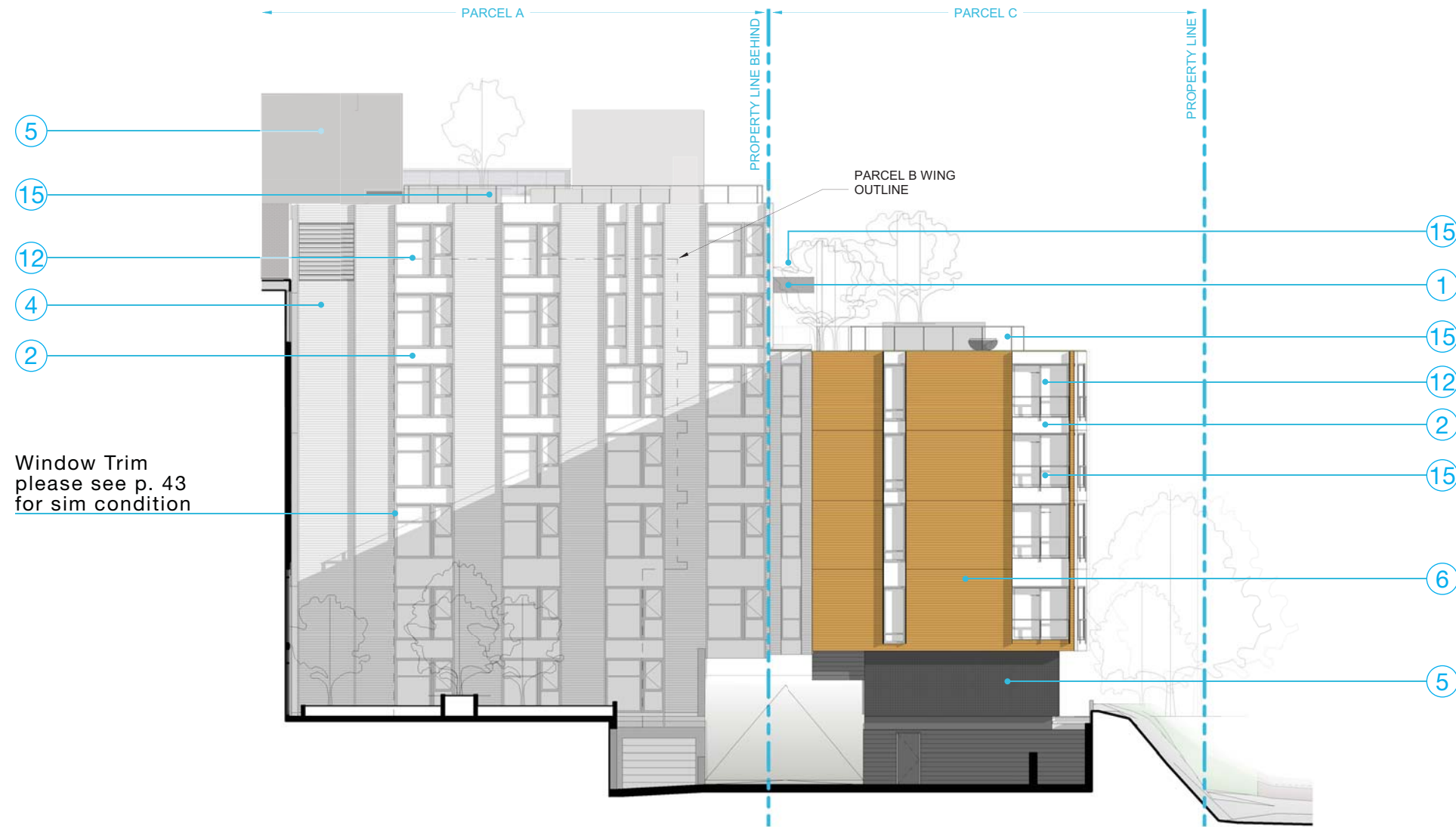
7.0 | SOUTH ELEVATION - PARCEL B



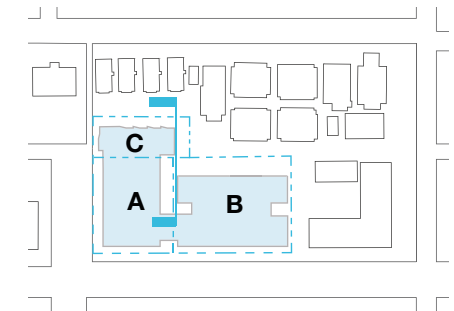
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| ① Brick Wall Assembly - Dark Grey | ⑥ 5/8" Lap Siding - Accent | ⑪ Vision Glass - Clear |
| ② Cementitious Panel - White | ⑦ Metal Shake Shingle | ⑫ Vinyl Window - White |
| ③ Cementitious Panel - Black | ⑧ Wood Plank Wall Cladding | ⑬ Vinyl Window - Black |
| ④ 5/8" Lap Siding - White | ⑨ Cast-in-Place Concrete | ⑭ Metal Guardrail with Metal Cable/mesh in-fill |
| ⑤ 5/8" Lap Siding - Dark Grey | ⑩ Storefront Window Assembly-Black | ⑮ Metal Guardrail with Glass in-fill Panel |



7.0 | NORTH ELEVATION - PARCEL C



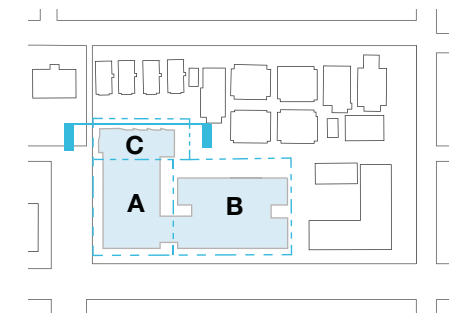
- ① Brick Wall Assembly - Dark Grey
- ② Cementitious Panel - White
- ③ Cementitious Panel - Black
- ④ 5/8" Lap Siding - White
- ⑤ 5/8" Lap Siding - Dark Grey
- ⑥ 5/8" Lap Siding - Accent
- ⑦ Metal Shake Shingle
- ⑧ Wood Plank Wall Cladding
- ⑨ Cast-in-Place Concrete
- ⑩ Storefront Window Assembly- Black
- ⑪ Vision Glass - Clear
- ⑫ Vinyl Window - White
- ⑬ Vinyl Window - Black
- ⑭ Metal Guardrail with Metal Cable/mesh in-fill
- ⑮ Metal Guardrail with Glass in-fill Panel



7.0 | WEST ELEVATION - PARCEL C



- | | | |
|-----------------------------------|------------------------------------|---|
| ① Brick Wall Assembly - Dark Grey | ⑥ 5/8" Lap Siding - Accent | ⑪ Vision Glass - Clear |
| ② Cementitious Panel - White | ⑦ Metal Shake Shingle | ⑫ Vinyl Window - White |
| ③ Cementitious Panel - Black | ⑧ Wood Plank Wall Cladding | ⑬ Vinyl Window - Black |
| ④ 5/8" Lap Siding - White | ⑨ Cast-in-Place Concrete | ⑭ Metal Guardrail with Metal Cable/mesh in-fill |
| ⑤ 5/8" Lap Siding - Dark Grey | ⑩ Storefront Window Assembly-Black | ⑮ Metal Guardrail with Glass in-fill Panel |



7.0 | SOUTH ELEVATION



① Brick Wall Assembly - Dark Grey

② Cementitious Panel - White

③ Cementitious Panel - Black

④ 5/8" Lap Siding - White

⑤ 5/8" Lap Siding - Dark Grey

⑥ 5/8" Lap Siding - Accent

⑦ Metal Shake Shingle

⑧ Wood Plank Wall Cladding

⑨ Cast-in-Place Concrete

⑩ Storefront Window Assembly - Black

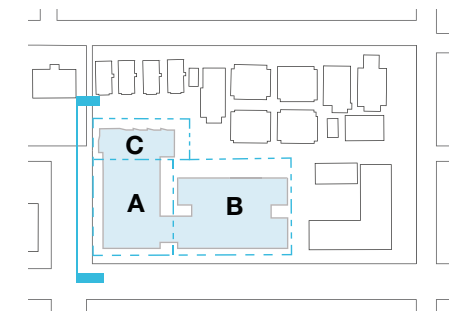
⑪ Vision Glass - Clear

⑫ Vinyl Window - White

⑬ Vinyl Window - Black

⑭ Metal Guardrail with Metal Cable/mesh in-fill

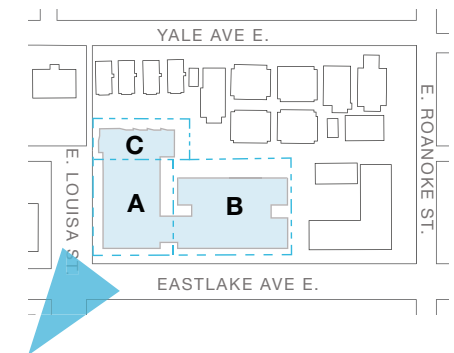
⑮ Metal Guardrail with Glass in-fill Panel



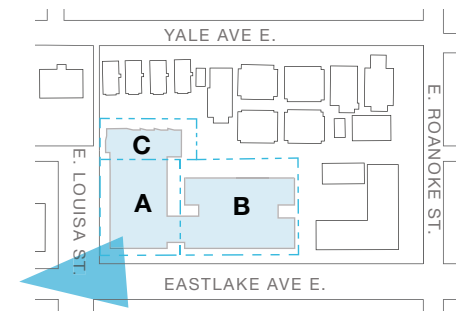
7.1

OVERALL RENDERINGS

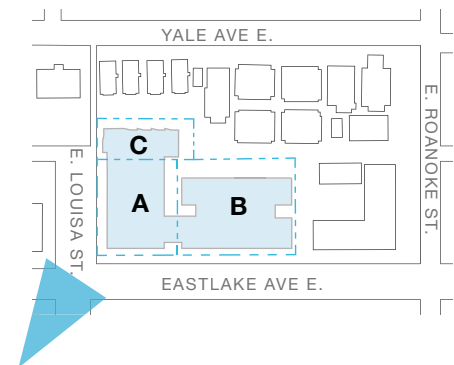
7.1 | RENDERINGS



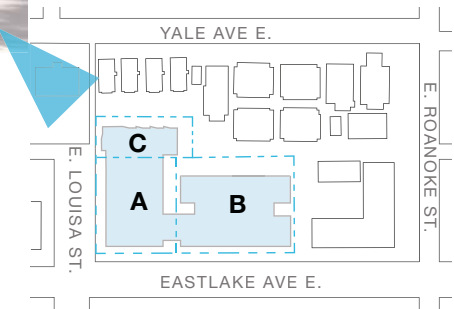
7.1 | RENDERINGS



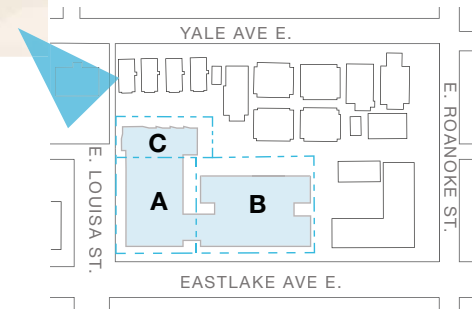
7.1 | RENDERINGS



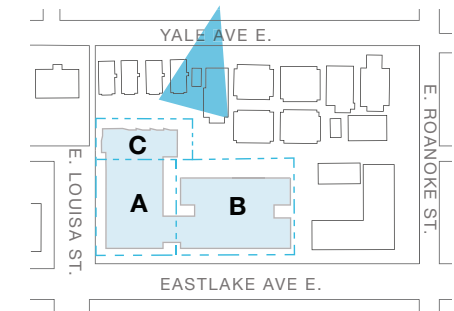
7.1 | RENDERINGS



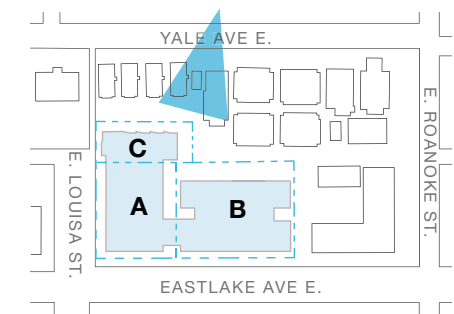
7.1 | RENDERINGS



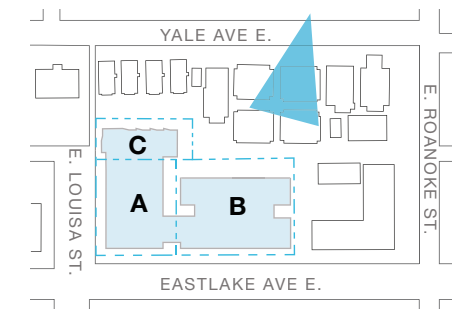
7.1 | RENDERINGS



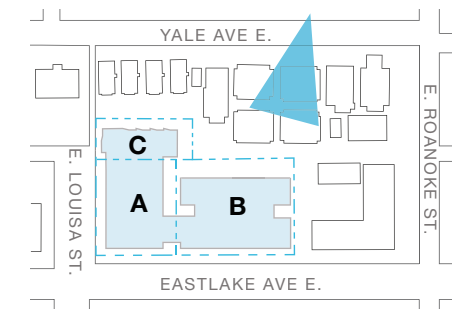
7.1 | RENDERINGS



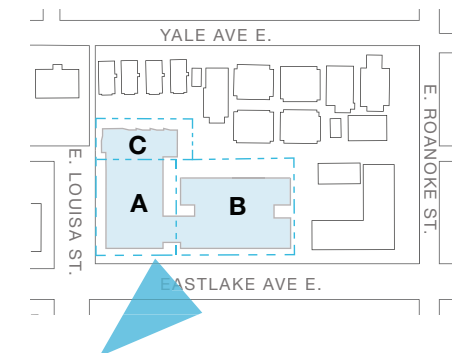
7.1 | RENDERINGS



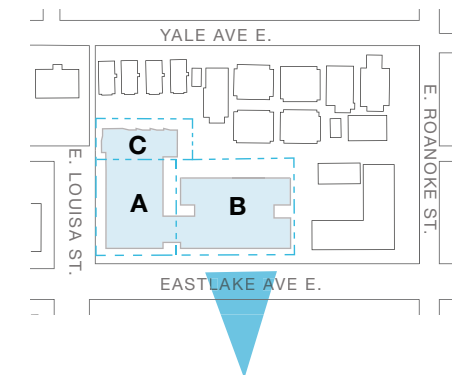
7.1 | RENDERINGS



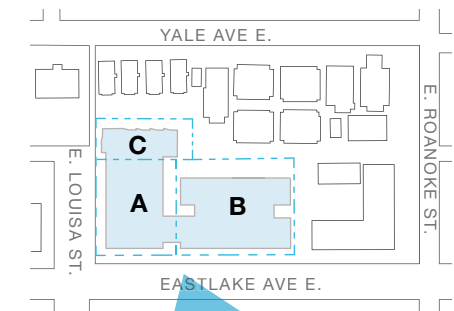
7.1 | RENDERINGS



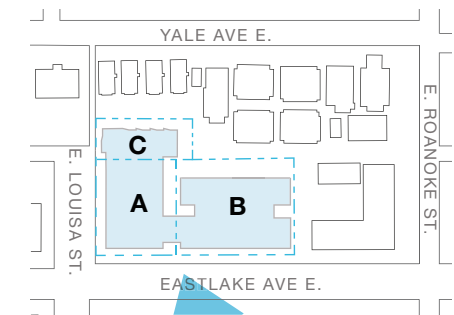
7.1 | RENDERINGS



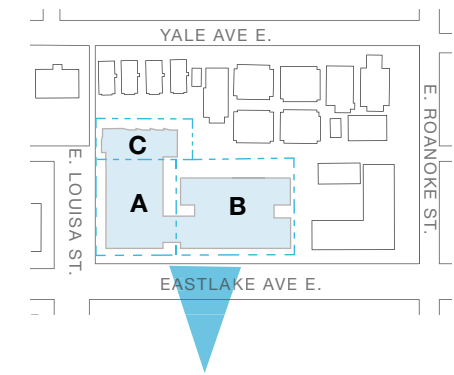
7.1 | RENDERINGS



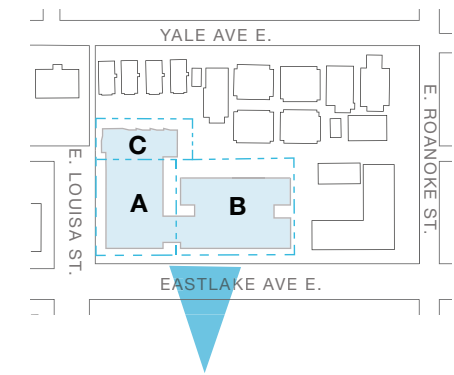
7.1 | RENDERINGS



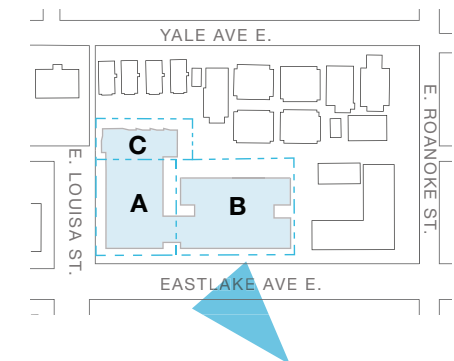
7.1 | RENDERINGS



7.1 | RENDERINGS



7.1 | RENDERINGS



8.0

LANDSCAPE PLANS

8.0 | LANDSCAPE PLANS



Sculptural Seating in ROW



Sidewalk Edge Countertop



Wood Seating



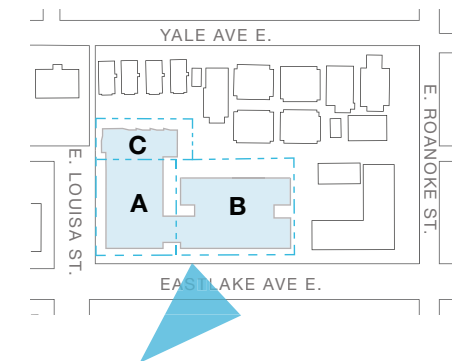
Greenwall System



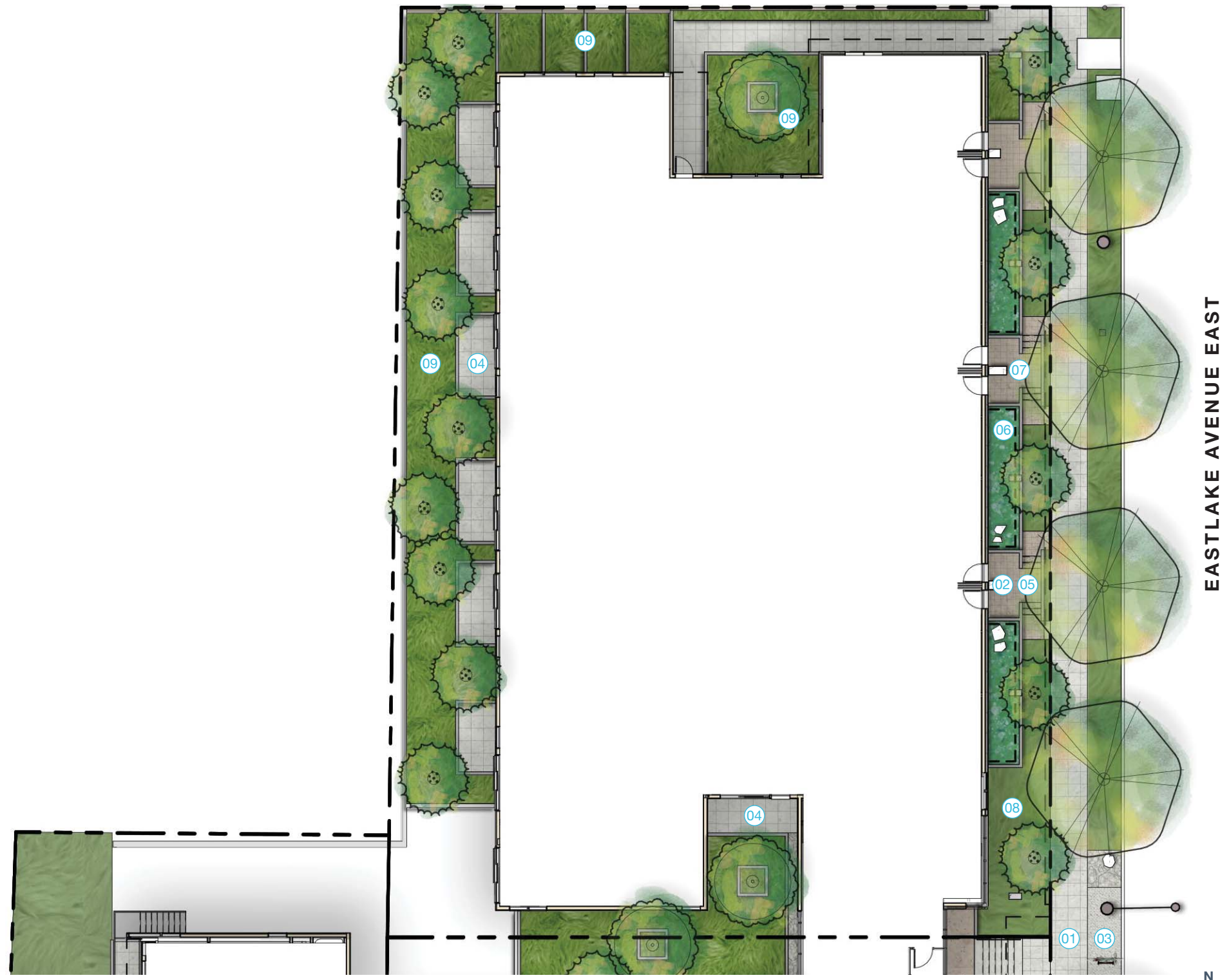
Lit Specimen Tree

- 01 STANDARD 2'X2' SIDEWALK
- 02 SPECIALTY CONCRETE PAVING
- 03 FLEXIBLE POROUS PAVING
- 04 UNIT PATIOS
- 05 CONCRETE STAIRS W/ METAL HANDRAILS & INTEGRAL LIGHTING
- 06 SLOPING PLANTER W/ +/- 6" CURB
- 07 RAISED PLANTER
- 08 SCULPTURAL SEATING IN ROW
- 09 SIDEWALK EDGE COUNTERTOP
- 10 WOOD SEATING
- 11 BIKE RACKS
- 12 PET RELIEF AREA
- 13 GREEN WALL SYSTEM
- 14 LIT SPECIMEN TREE

8.0 | LANDSCAPE PLANS



8.0 | LANDSCAPE PLANS



EASTLAKE AVENUE EAST



Standard 2'x2' Concrete Sidewalk



Stoops Above Bioretention Planters



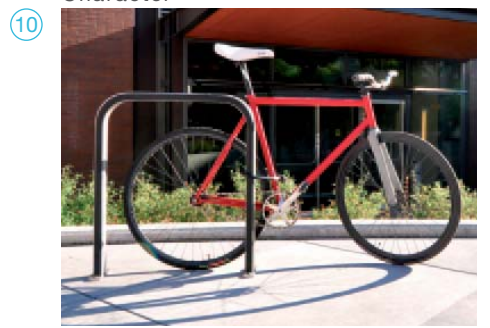
Concrete Paving



Raised Planters / Courtyard Character



Stoops



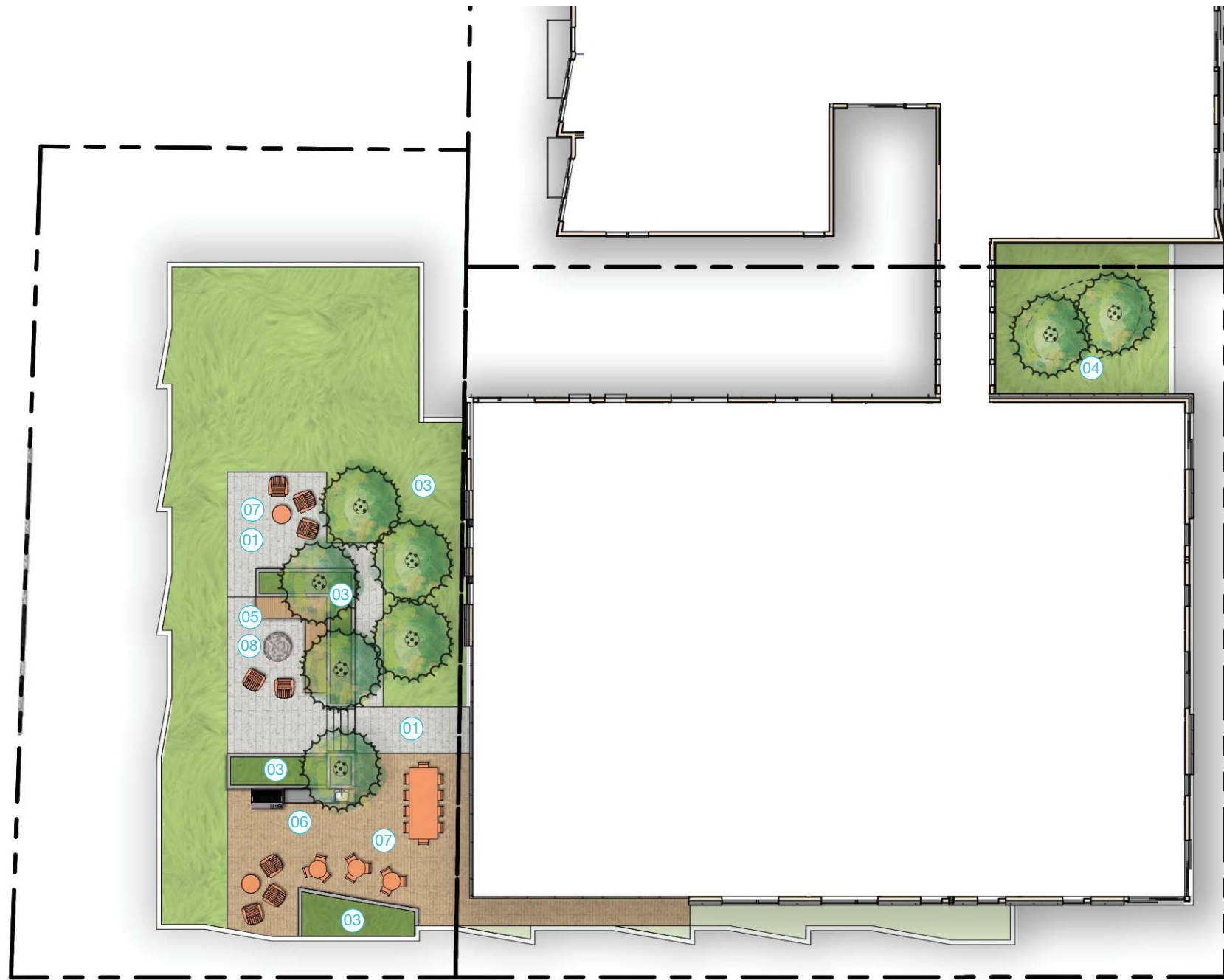
Bike Racks

- 01 STANDARD 2'X2' SIDEWALK
- 02 CONCRETE PAVING
- 03 FLEXIBLE POROUS PAVING
- 04 UNIT PATIOS
- 05 STOOPS W/ CONCRETE STEPS & +/- 12" CONCRETE WALL
- 06 BIORETENTION PLANTER W/ SPLASH ROCKS
- 07 METAL PLANTERS
- 08 FLUSH PLANTING AREA
- 09 RAISED PLANTER
- 10 BIKE RACKS
- 11 PET RELIEF AREA

AT GRADE LANDSCAPE PLAN - NORTH



8.0 | LANDSCAPE PLANS



01 Precast Concrete Pavers



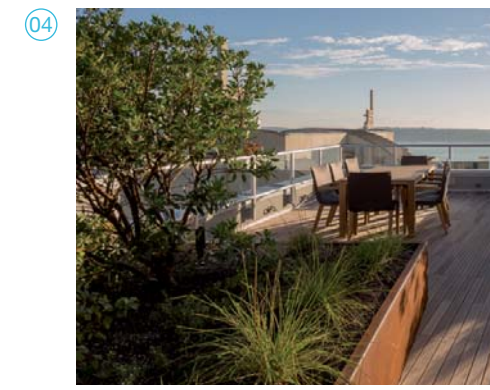
06 Integrated Wood Seating



02 Wood Tile Pavers



08 Movable Furniture



04 Intensive Planting Areas

01 PRECAST CONCRETE PAVERS ON PEDESTALS

02 WOOD TILE PAVERS ON PEDESTALS

03 INTENSIVE PLANTING AREAS

04 MOUNDED PLANTING AREA

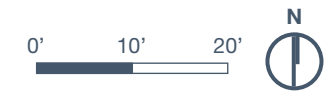
05 INTEGRATED WOOD SEATING

06 OUTDOOR KITCHEN

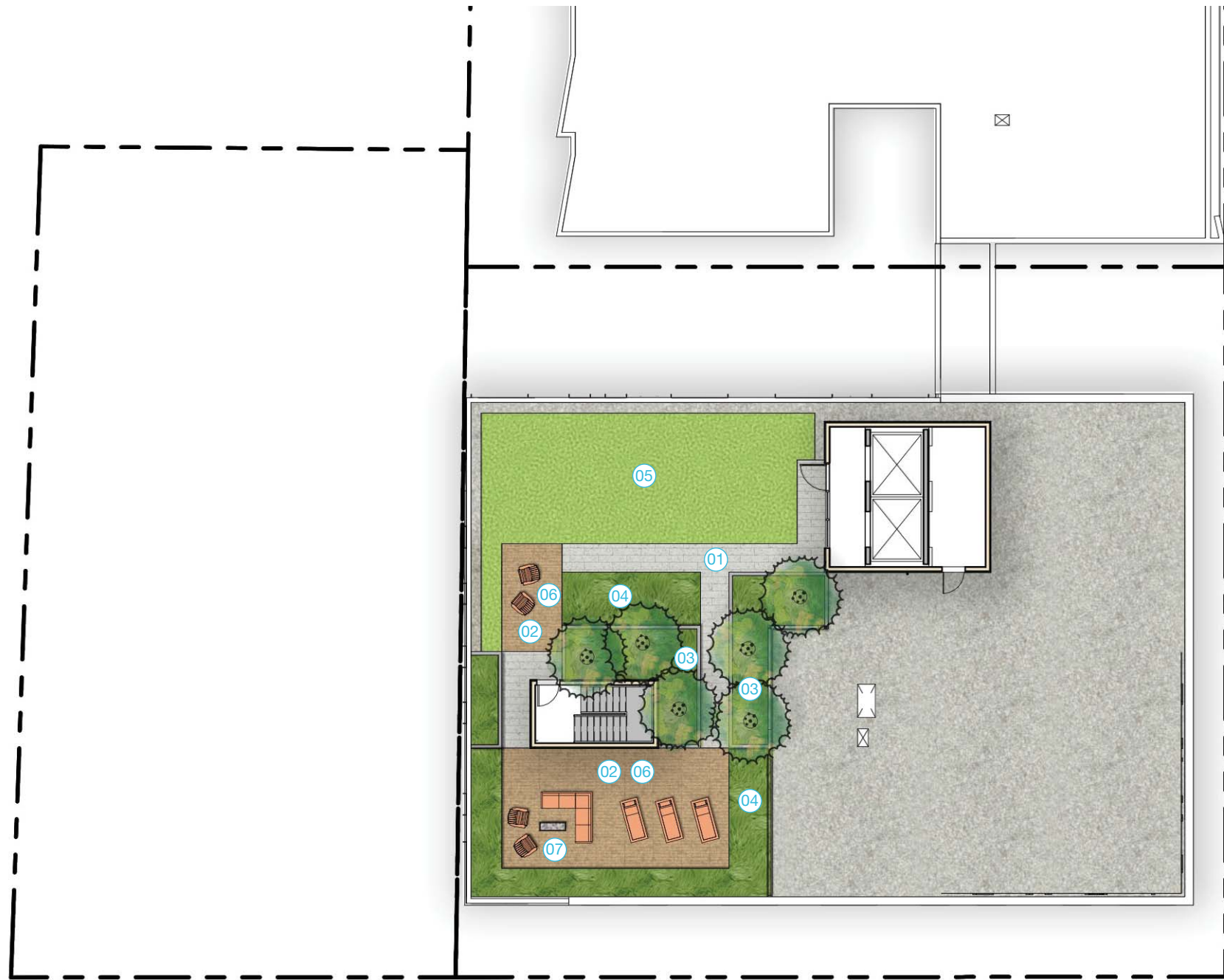
07 MOVABLE FURNITURE

08 FIRE BOWL

L06 LANDSCAPE PLAN



8.0 | LANDSCAPE PLANS



01



Precast Concrete Pavers

05



Extensive Sedum Green Roof

02



Wood Tile Pavers

06



Movable Furniture

04



Intensive Planting Areas

01 PRECAST CONCRETE PAVERS ON PEDESTALS

06 MOVABLE FURNITURE

02 WOOD TILE PAVERS ON PEDESTALS

07 FIRE TABLE

03 RAISED PLANTERS

04 INTENSIVE PLANTING AREAS

05 EXTENSIVE SEDUM GREEN ROOF SYSTEM

L07 LANDSCAPE PLAN



8.0 | LANDSCAPE PLANS

REPRESENTATIVE PLANTING



STRUCTURE
Raphiolepis umbellata 'Minor'
Dwarf Yeddo hawthorn



Clethra alnifolia 'Hummingbird'
Sweet pepperbush



FIELD
Prunus laurocerasus 'Mount Vernon'
Mount Vernon English Laurel



ACCENT
Perovskia atriplicifolia 'Little Spire'
Compact Russian sage



STRUCTURE
Scenecio greyi
Daisy bush



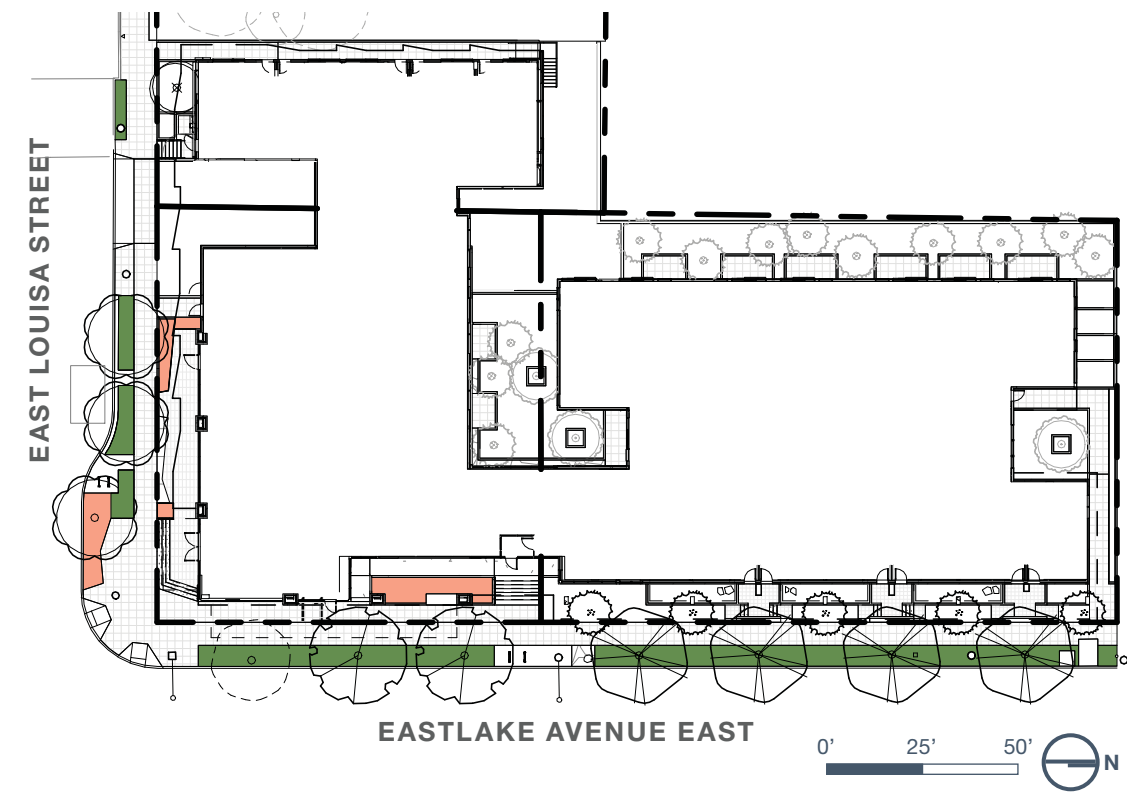
Mahonia eurybracteata
Soft Caress Mahonia




FIELD
Rubus calcynoides
Creeping bramble



Liriope 'Big Blue'
Big Blue lilyturf




 Cercidiphyllum japonicum
Katsura



 Quercus coccinea
Scarlet oak



 Zelkova serrata 'green vase'
Japanese zelkova

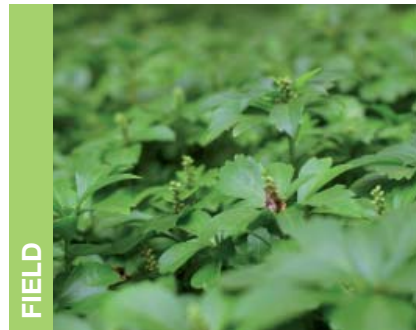
8.0 | LANDSCAPE PLANS

REPRESENTATIVE PLANTING



STRUCTURE

Itea virginica 'Sprich' Little Henry
Little Henry Virginia sweetspire



FIELD

Pachysandra terminalis
Japanese spurge



Prunus laurocerasus 'Mount Vernon'
Mount Vernon English Laurel



VINES

Holboellia coriacea 'Cathedral Gem'
Cathedral Gem Sausage Vine



BIORETENTION

Camassia quamash
Common camas



Iris pallida 'variegata'
Dwarf hardy fuchsia



ACCENT

Hydrangea paniculata 'Little Lime'
Little Lime Hardy Hydrangea




Rudbeckia hirta
Black-eyed Susan




BIORETENTION

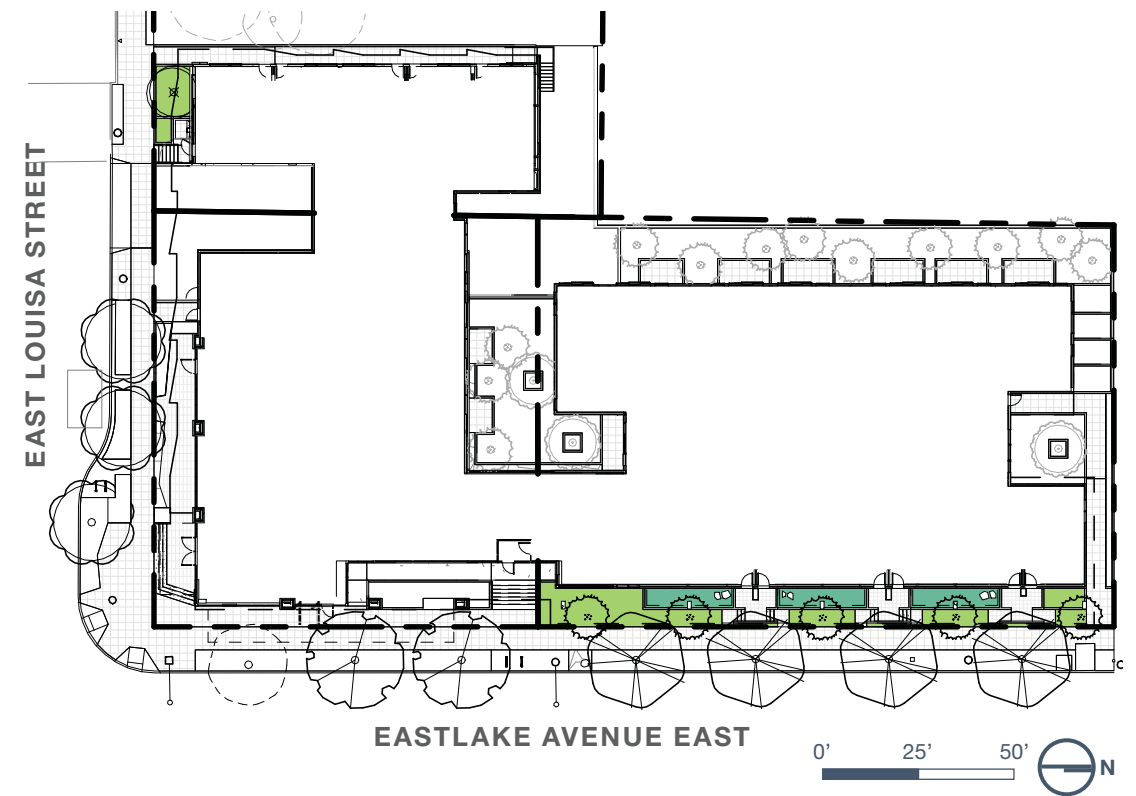
Juncus patens 'Elk Blue'
Elk Blue California gray rush



 *Amelanchier x grandiflora* 'Autumn Brilliance'
Autumn Brilliance Apple Serviceberry



 *Lagerstroemia indica x fauriei* 'Natchez'
Natchez crape myrtle



8.0 | LANDSCAPE PLANS

REPRESENTATIVE PLANTING



Lonicera pileata
Box leaf honeysuckle



Cistus x hybridus
Rockrose



Carex testacea
Oragne New Zealand sedge



Rubus calcynoides 'emerald carpet'
Emerald carpet creeping raspberry



Anemone x hybrida 'Honorine Jobert'
Honorine Jobert windflower



Schizostylis coccinea
Crimson flag lily



Pennisetum alopecuroides 'little bunny'
Little bunny fountain grass




Extensive Green Roof
Sedum spp.



 Acer palmatum
Japanese maple



 Acer ginnala
Amur maple



9.0

LIGHTING + SIGNAGE

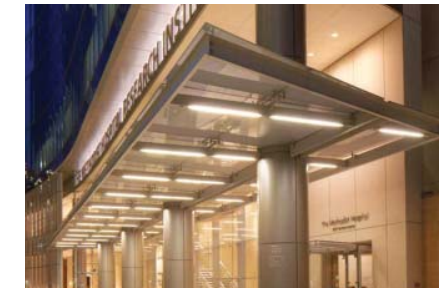
9.0 | LIGHTING CONCEPT



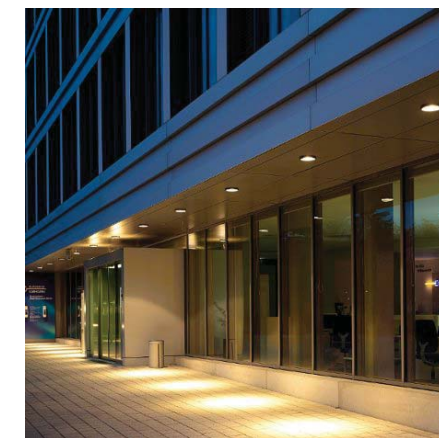
L01 LIGHTING PLAN



① LED RECESSED LINEAR DOWN LIGHT



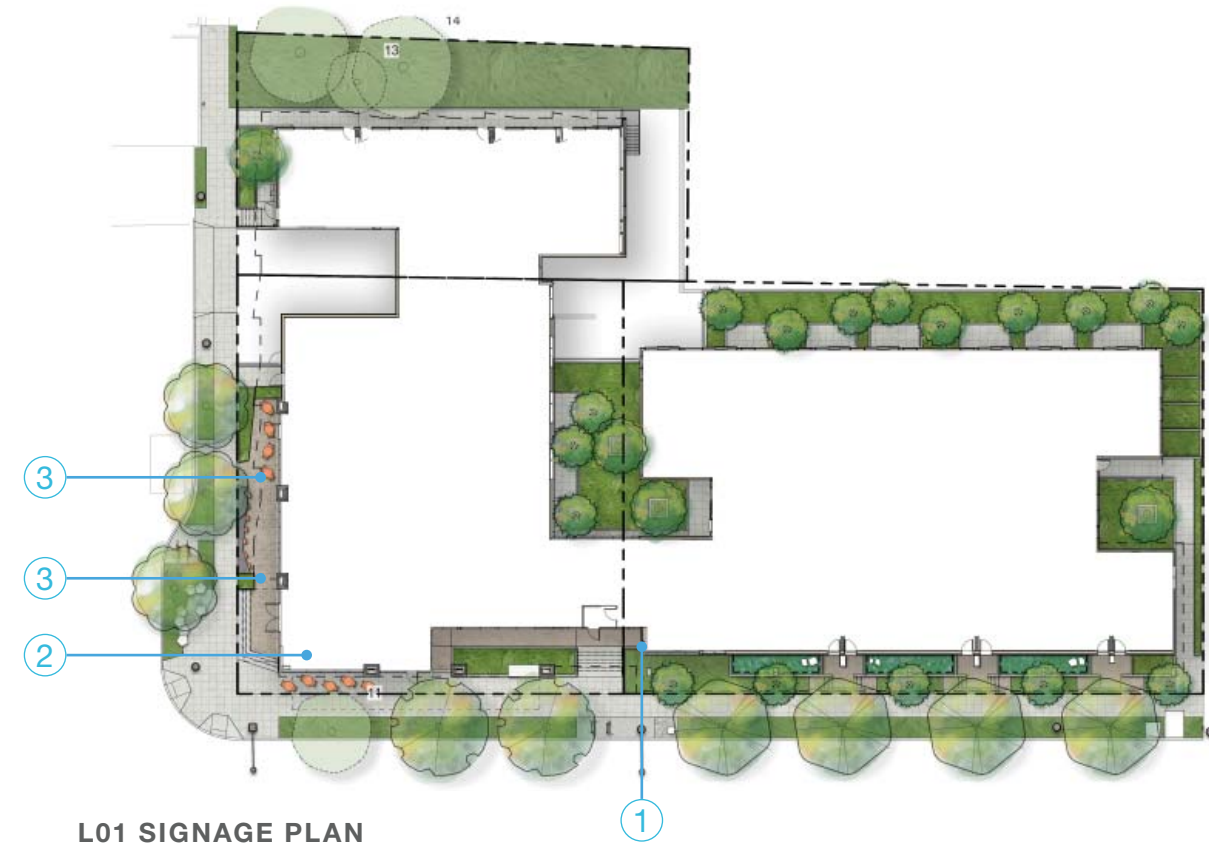
② LED RECESSED DOWN LIGHT



③ LED ROUND RECESSED DOWN LIGHT



9.0 | SIGNAGE CONCEPT



L01 SIGNAGE PLAN



WEST ELEVATION



EAST (ALLEY) ELEVATION

10.0

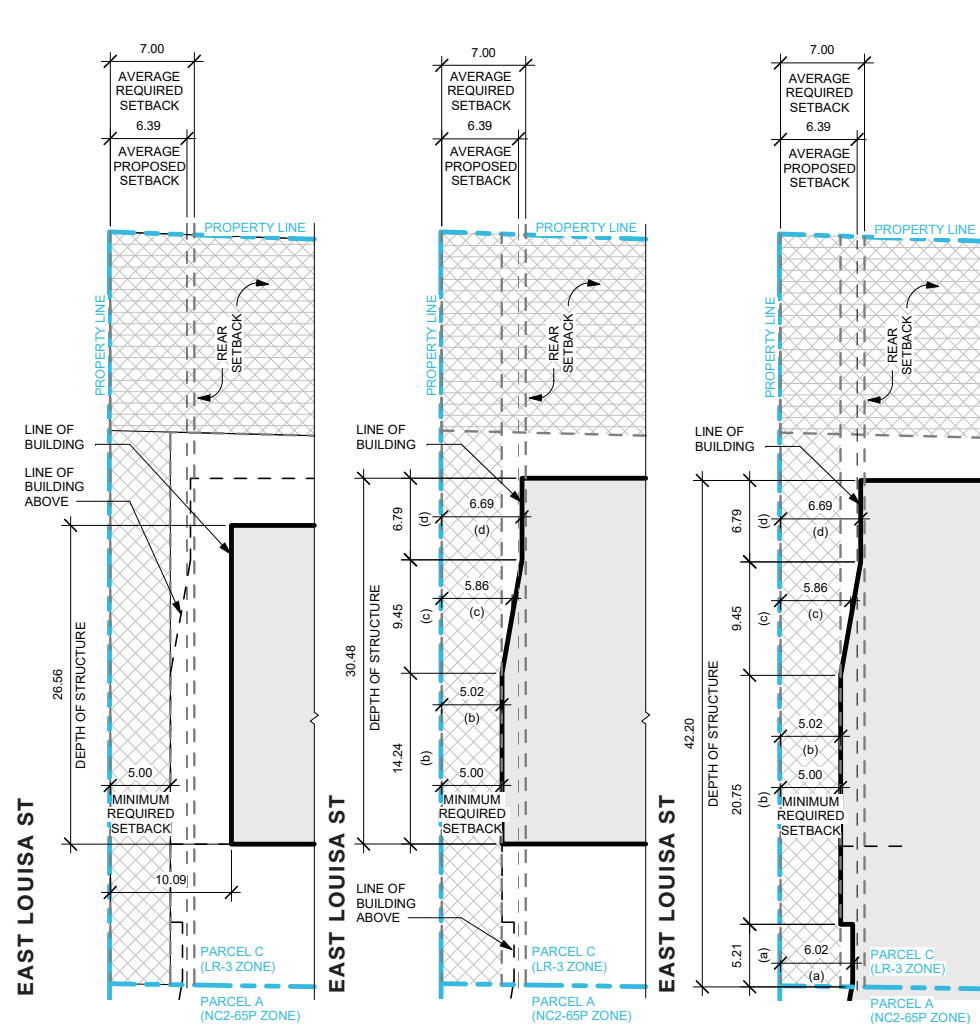
DEPARTURE REQUESTS

10.0 | DEPARTURE REQUESTS

	ZONING CODE	REQUIREMENT	PROPOSED	DEPARTURE JUSTIFICATION	DESIGN REVIEW GUIDELINES
1	SMC 23.54.030 PARKING SPACE + ACCESS STANDARDS	When more than five parking spaces are provided, a minimum of 60 percent of the parking spaces shall be striped for medium vehicles. The minimum size for a medium parking space shall also be the maximum size.	52% medium stalls provided	Provide the most efficient parking layout	SEATTLE DESIGN GUIDELINES
2	SMC 23.45.518 SETBACK + SEPARATIONS	Per table A for apartments, a side setback of 7 average and 5' minimum is required for facades greater than 40 feet in length.	Minimum setback of 5' and average setback of 6.43' is proposed at south facade of LR3 parcel.	Design Review Board encouraged increased modulation on the south face of the project to break up the mass and suggested the solution for the west edge of parcel C could inform the south edge at E. Louisa St.	SEATTLE DESIGN GUIDELINES CS2-B-1. Site Characteristics: Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing. CS2-B-2. Connection to the street: identify opportunities for the project to make a strong connection to the street and public realm. CS3-A-4. 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
3	SMC 23.47A.005	Residential uses may occupy no more than 20% of the street level facing facade in a pedestrian-designated zone, facing a designated principal pedestrian street. Note: This requirement only applies to the south portion of the east facing lot frontage which is the parcel A frontage along Eastlake Ave.	42% of residential/lobby use and 58% of retail/commercial use facing Eastlake Avenue East is proposed.	Commercial space has been redistributed to focus on the corner and East Louisa Street. This allows for a south facing cafe terrace for the commercial space and more gradual ramping to the residential lobby.	SEATTLE DESIGN GUIDELINES CS1-B-2. Daylight and Shading: Maximize daylight for interior and exterior spaces CS1-C-2. Elevation Changes: Use the existing site topography when locating structures and open spaces on the site CS2-B-1. Sense of Place: Emphasize attributes that give Seattle, the neighborhood and/or the site its distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists and create a sense of place where the physical context is less established.

10.0 | DEPARTURE REQUESTS

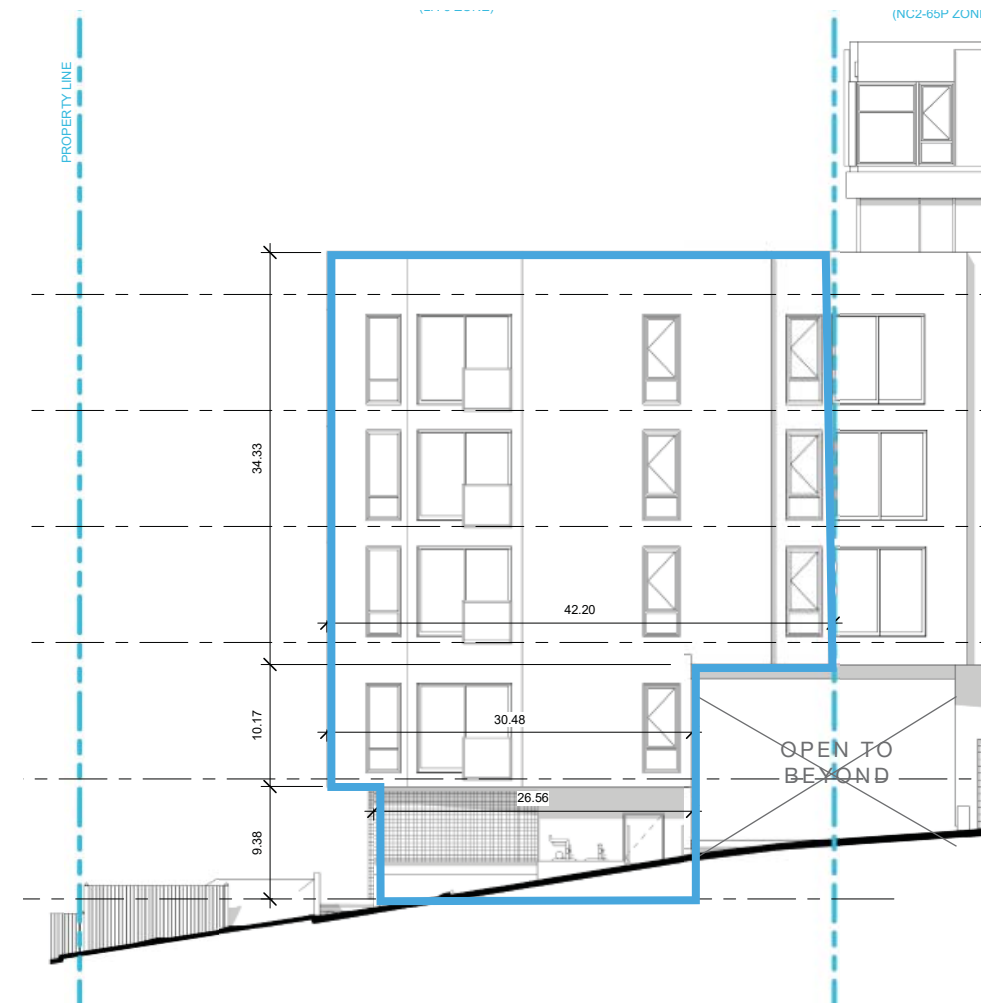
ZONING CODE	REQUIREMENT	PROPOSED	DEPARTURE JUSTIFICATION	DESIGN REVIEW GUIDELINES
<p>SMC 23.45.518</p> <p>SETBACK + SEPARATIONS</p>	<p>Per table A for apartments, a side setback of 7 average and 5' minimum is required for facades greater than 40 feet in length.</p>	<p>Minimum setback of 5' and average setback of 6.43' is proposed at south facade of LR3 parcel.</p>	<p>Design Review Board encouraged increased modulation on the south face of the project to break up the mass and suggested the solution for the west edge of parcel C could inform the south edge at E. Louisa St.</p>	<p>SEATTLE DESIGN GUIDELINES</p> <p>CS2-B-1. Site Characteristics: Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.</p> <p>CS2-B-2. Connection to the street: identify opportunities for the project to make a strong connection to the street and public realm.</p> <p>CS3-A-4. 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.</p>



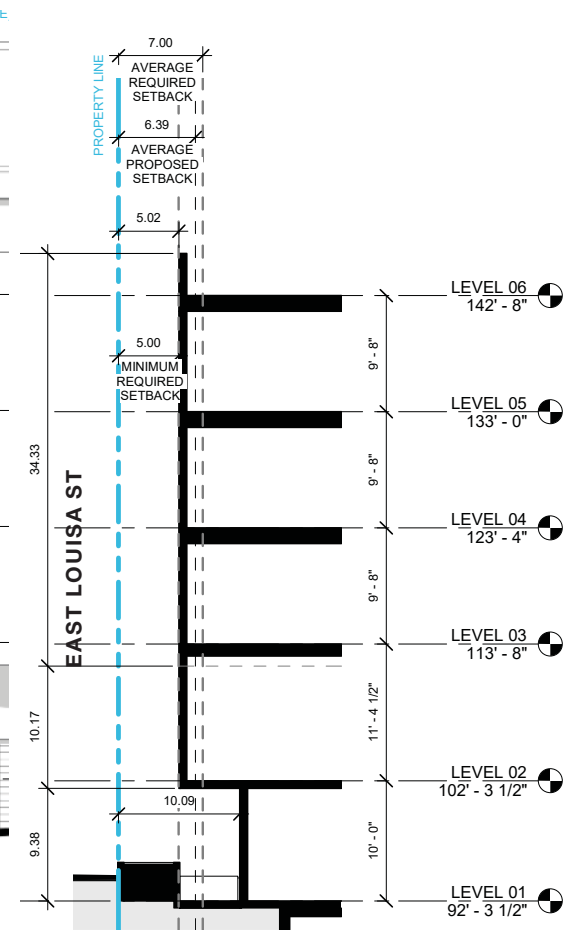
LEVEL 01 PLAN
 AVERAGE SETBACK AT LEVEL L1 = 10.09'

LEVEL 02 PLAN
 AVERAGE SETBACK AT LEVEL L2 = 5.65'
 $b(14.24 \times 5.02) + c(5.86 \times 9.45) + d(6.79 \times 6.69) / 30.48$

LEVEL 03 PLAN
 AVERAGE SETBACK AT LEVEL L3-L5 = 5.60'
 $a(6.02 \times 5.21) + b(20.75 \times 5.02) + c(9.45 \times 5.86) + d(6.79 \times 6.69) / 42.2$



SOUTH ELEVATION
 AVERAGE SETBACK ALL LEVELS = 6.39'
 $L03 (5.60 \times 34.33) + L02 (5.65 \times 10.17) + L01 (10.09 \times 9.38) / 53.88$



SECTION

LEVEL 06 142' - 8"

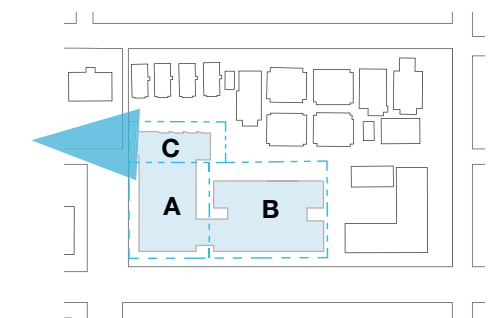
LEVEL 05 133' - 0"

LEVEL 04 123' - 4"

LEVEL 03 113' - 8"

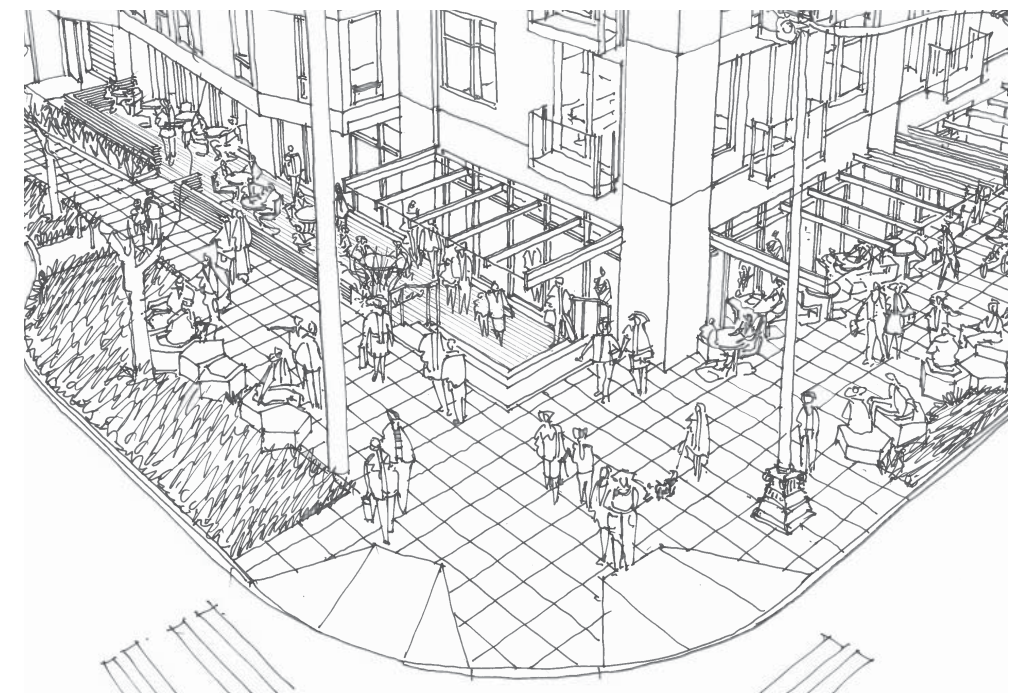
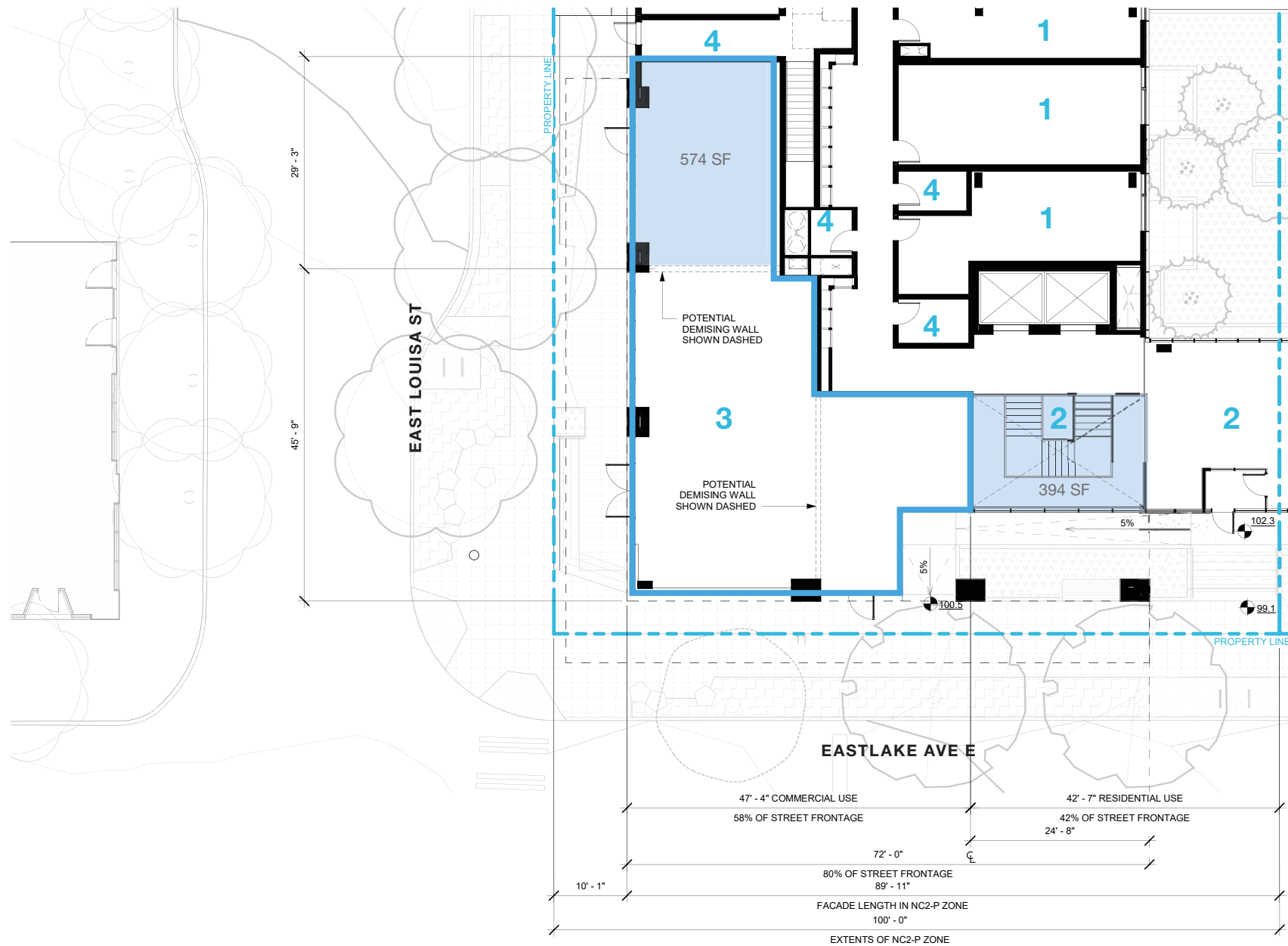
LEVEL 02 102' - 3 1/2"

LEVEL 01 92' - 3 1/2"

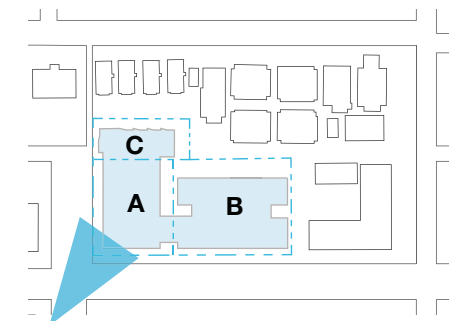


10.0 | DEPARTURE REQUESTS

ZONING CODE	REQUIREMENT	PROPOSED	DEPARTURE JUSTIFICATION	DESIGN REVIEW GUIDELINES
3	<p>SMC 23.47A.005</p> <p>Residential uses may occupy no more than 20% of the street level facing facade in a pedestrian-designated zone, facing a designated principal pedestrian street.</p> <p>Note: This requirement only applies to the south portion of the east facing lot frontage which is the parcel A frontage along Eastlake Ave.</p>	<p>42% of residential/ lobby use and 58% of retail/commercial use facing Eastlake Avenue East is proposed.</p>	<p>Commercial space has been redistributed to focus on the corner and East Louisa Street. This allows for a south-facing cafe terrace for the commercial space and more gradual ramping leading up to the residential lobby.</p>	<p>SEATTLE DESIGN GUIDELINES</p> <p>CS1-B-2. Daylight and Shading: Maximize daylight for interior and exterior spaces.</p> <p>CS1-C-2. Elevation Changes: Use the existing site topography when locating structures and open spaces on the site.</p> <p>CS2-B-1. Sense of Place: Emphasize attributes that give Seattle, the neighborhood and/or the site its distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists and create a sense of place where the physical context is less established.</p>



- 1. UNIT
- 2. LOBBY
- 3. COMMERCIAL
- 4. BACK OF HOUSE



11.0

SUMMARY

11.0 | SUMMARY

DEVELOPMENT GOALS SINCE THE EDG MEETING:

Since the Board's Early Design guidance meeting approval of the "Edge Events" concept, the proposal followed the board's direction. The project creates smaller identifiable forms that can come together as an integrated whole. (DC2-B)

Each "Edge Event" developed their own identities within an integrated composition by:

- + Taking design cues from associations with the natural features of Lake Union that has a working history.
- + Refining the massing elements to be compatible with a moderately sloped site, lined with eclectic and urban dense patterns that has a variety of uses and building characters.
- + Exploring facade expressions and material choices to echo building characters that are compatible with, and commonly found with nearby. Building elements such as stick-built boathouses, docks, lap siding, wood shake shingles and brick veneers were considered. These elements were reinterpreted into the composition reflect its surroundings.

Lake Union is an indelible feature of the Eastlake neighborhood. It provides a focus for the appealing qualities of living near a body of water with a working history.

The elements of the natural features and the built environment of the neighborhood informed the design. They offered cues for creating a variety of street level experiences, a refined massing with expressive facades and complimentary building characters. The proposal is a reflection of the site's surroundings and therefore an expression of the values contained in the design guidelines. The intention is this expression can reflect the spirit of the neighborhood.



12.0

APPENDIX

12.0 | ADDITIONAL ALTERNATIVES STUDIES & REJECTED

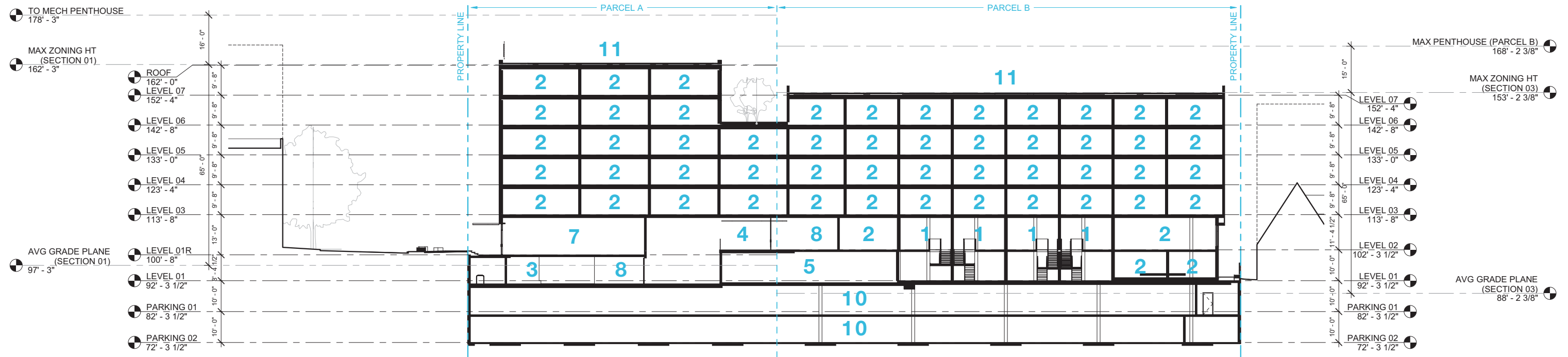
	DEVELOPMENT STRATEGY		OUTDOOR AMENITIES	DEPARTURES REQUESTED
	<p>Lack of modulation on west side, reduced sidewalk depth at e. Louisa street, concept is not evident in massing, double loaded corridor results in long deep units.</p>		<p>Roof terrace at level 06</p>	<p>None</p>
	<p>Lack of modulation on west side, reduced sidewalk depth at Louisa</p>		<p>Roof terrace at level 06</p>	<p>None</p>
	<p>Overly complicated massing, interior courtyards too many units without views, lack of modulation on eastlake</p>		<p>Roof terraces at Levels 05 and 06</p>	<p>None</p>

12.0 | SURROUNDING USES



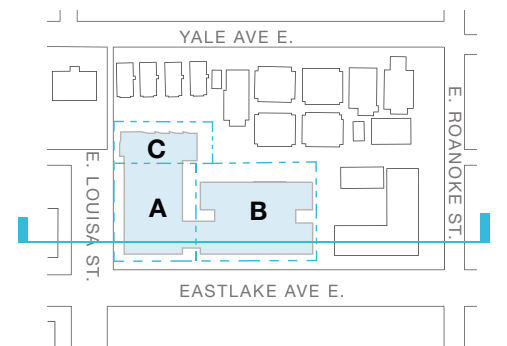
- KEY**
- ▬ NINE BLOCK SITE LINE
 - PUBLIC PARK
 - PARKING
 - RETAIL / OFFICE
 - RETAIL / RESIDENTIAL
 - RETAIL
 - RESIDENTIAL

12.0 | SECTIONS

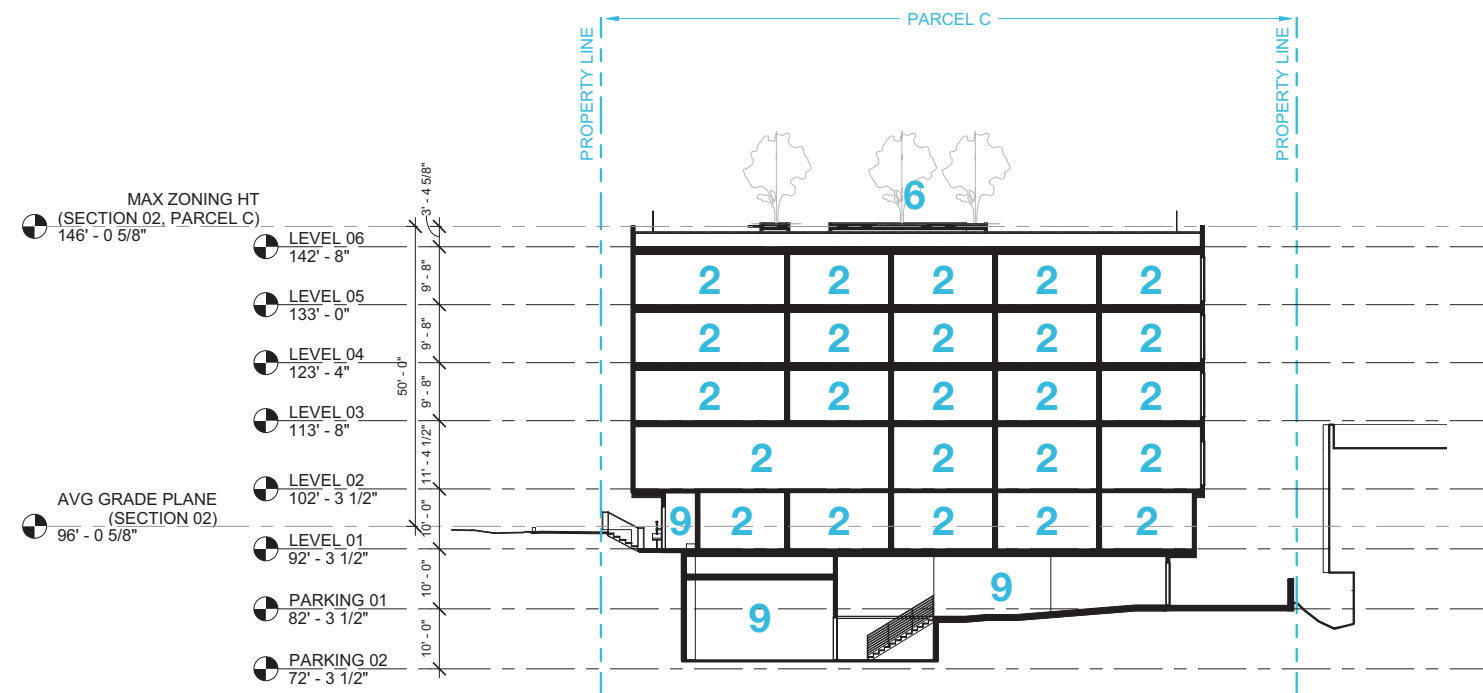


N-S SECTION 1

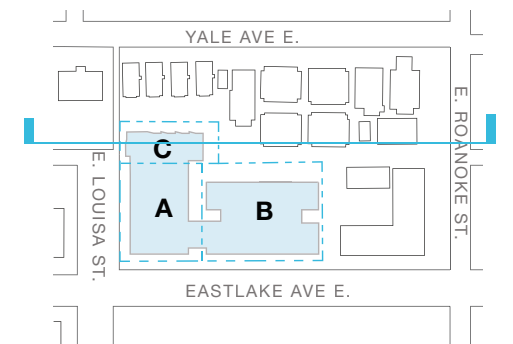
- 1. TOWNHOUSE
- 2. UNIT
- 3. STORAGE
- 4. LOBBY
- 5. AMENITY
- 6. OUTDOOR AMENITY
- 7. COMMERCIAL
- 8. OFFICE
- 9. BACK OF HOUSE
- 10. PARKING
- 11. ROOF TOP MECHANICAL



12.0 | SECTIONS



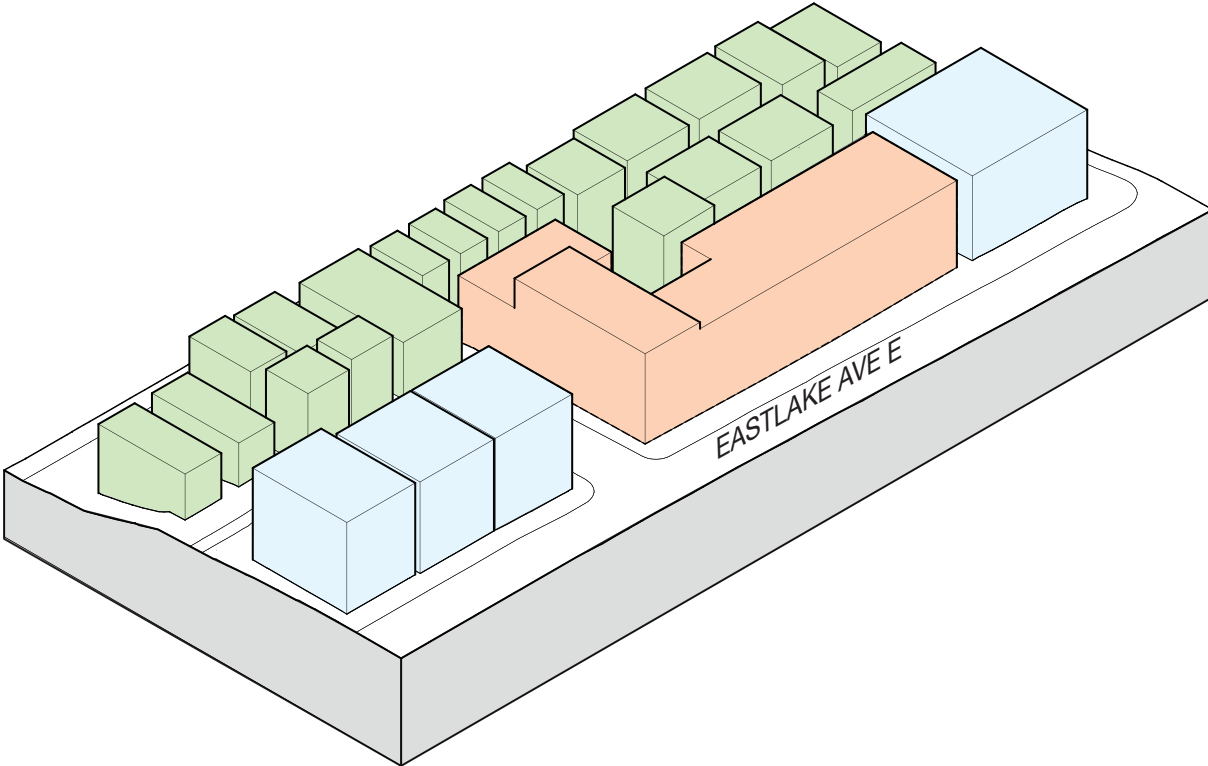
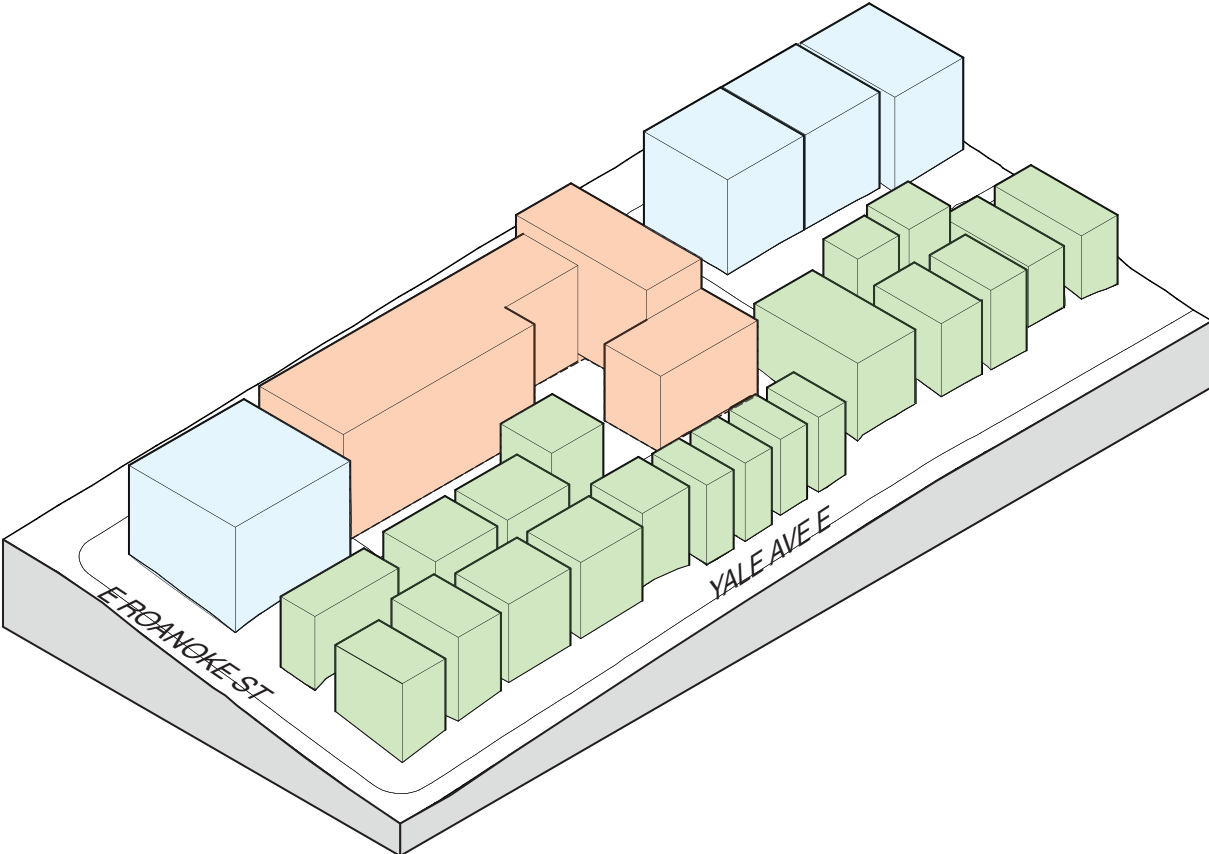
- 1. TOWNHOUSE
- 2. UNIT
- 3. STORAGE
- 4. LOBBY
- 5. AMENITY
- 6. OUTDOOR AMENITY
- 7. COMMERCIAL
- 8. OFFICE
- 9. BACK OF HOUSE
- 10. PARKING
- 11. ROOF TOP MECHANICAL



12.0 | SURVEY



12.0 | ZONING DIAGRAMS



KEY

- POTENTIAL ZONING ENVELOPE FOR 2517 EASTLAKE AVE E
- POTENTIAL ZONING ENVELOPE FOR OTHER NC-65 PARCELS ON THE BLOCK
- POTENTIAL ZONING ENVELOPE FOR OTHER LR03 PARCELS ON THE BLOCK

12.0 | DESIGN GUIDELINES

ARCHITECTURAL EXPRESSION

CS1 NATURAL SYSTEMS & SITE FEATURES: TOPOGRAPHY

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

C.1 Land Form

Use the natural topography and/or other desirable land forms or features to inform the project design

DESIGN RESPONSE:

+ The south edge if the property is adjacent to a prominent east/west path connecting large scale natural elements, namely Rogers Park to the east and Lake Union to the west. A single prominent design element along this axis could reinforce this path.

The topography of the site is significant enough to address with design. Grade planes have been calculated in sections in order to step the massing down from the SE corner, which is the high point of the site, towards the north and west.

CS2 URBAN PATTERN AND FORM: HEIGHT BULK AND SCALE

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

D.3 Zone Transitions

For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Parcels should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.

DESIGN RESPONSE:

+ The preferred massing concept increases modulation and presents a smaller scale to the building elements on the west edge of the site as the zoning becomes a less intense zone to the west. Rogers Park to the west represents a larger scale element, which the preferred massing concept addresses.

CS2 URBAN PATTERN AND FORM: RELATIONSHIP TO THE BLOCK

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

C.1 Corner Sites

Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances. Consider using a corner to provide extra space for pedestrians and a generous entry.

DESIGN RESPONSE:

+ Alternative 3 applies a clearly defined mixed-use street corner at the intersection of E. Louisa Street and Eastlake Ave. E. The on p.14 and is described as a “Corner Anchor” on the architectural vision p.14.

PL3 STREET LEVEL INTERACTION: RETAIL EDGES

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

C.1 Porous Edge

Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.

DESIGN RESPONSE:

+ The sidewalks along East Louisa and Eastlake Avenue E are intended to be activated at the Southeast corner with the replacement of the Mammoth Sandwich Shop (or Similar), and the public entry to the apartment lobby and residential unit entries.

12.0 | DESIGN GUIDELINES

ARCHITECTURAL EXPRESSION

DC1 PROJECT USES & ACTIVITIES: ARRANGEMENT OF INTERIOR USES

Optimize the arrangement of uses and activities on site

A.4 Views and Connections

Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses, particularly activities along sidewalks, parks or other public spaces.

DESIGN RESPONSE:

+ The interior commercial spaces will open onto and activate the sidewalk and right-of-ways of East Louisa and Eastlake Avenue East. Parking will be located below grade, within the building envelope and out of view from the street edge.

DC2 ARCHITECTURAL CONCEPT: SCALE AND TEXTURE

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

D.2 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.

DESIGN RESPONSE:

+ This proposal seeks to identify the variety of diverse site conditions and apply compatible architectural responses to these the conditions. (Please see architectural vision page.)

DC3: OPEN SPACE CONCEPT OPEN SPACE USES AND ACTIVITIES

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

B.3 Connections to Other Open Space

Site and design project-related open spaces should connect with, or enhance, the uses and activities of other nearby public open space(s) where appropriate. Look for opportunities to support uses and activities on adjacent properties and/or the sidewalk.

DESIGN RESPONSE:

+ The site's prominent location along the west edge of the Rogers Playground and within view of TOPs K-8 school creates a unique opportunity for place making. The proposal seeks to reinforce the edge of the Park along Eastlake Avenue East and provide both visual and pedestrian connections to the park. The existing pedestrian connection patterns are reinforced by incorporating an enlarged curb bulb and landscape elements along E Louisa St continuing to the corner of Eastlake Ave E.

