

2210 EASTLAKE AVENUE EAST

Project #: #3036247-EG, 3036179-LU

Administrative Design Review (ADR)
Recommendation Packet

Applicant Team: Cohen Properties,
Developer

b9 architects
Architect

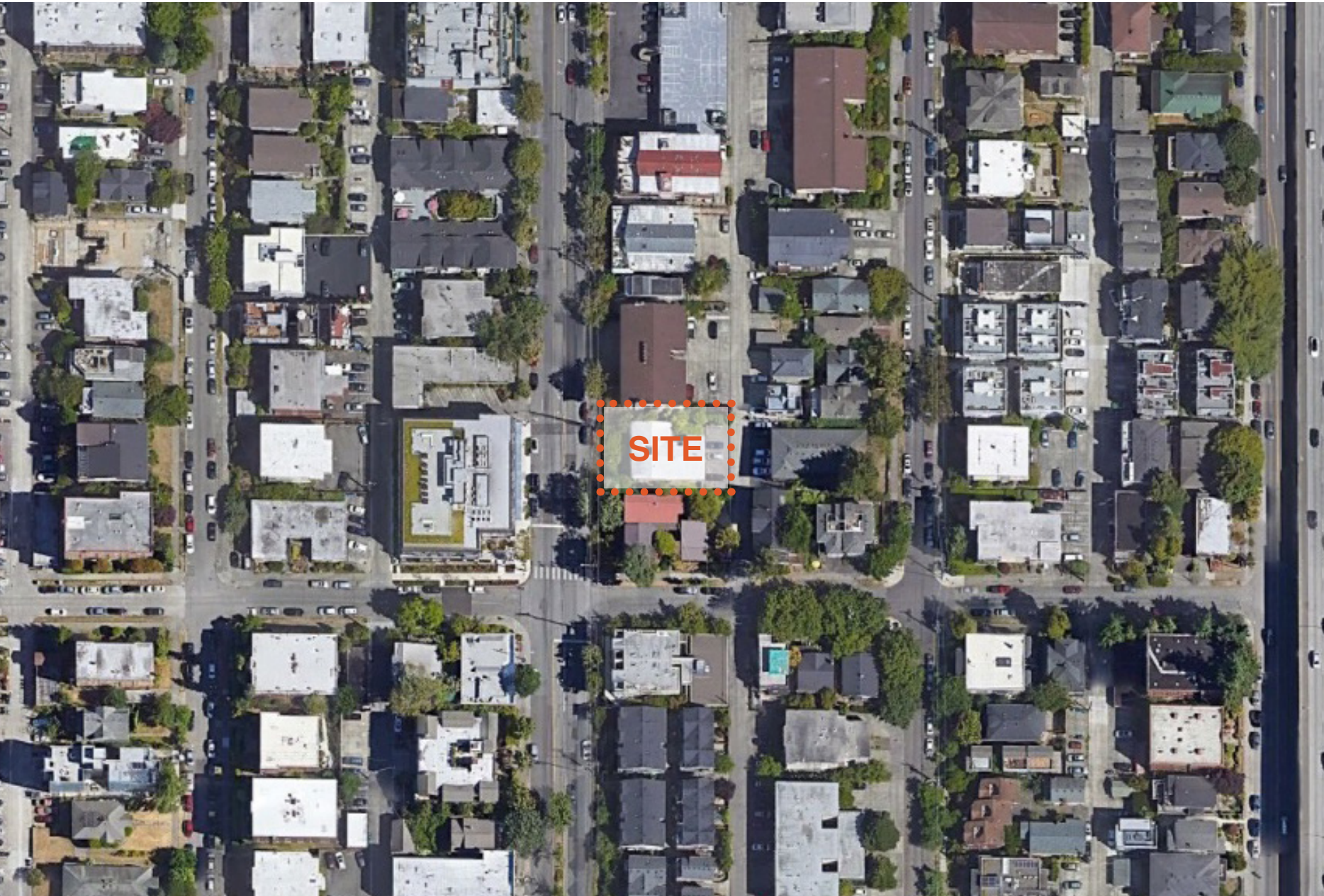


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OBJECTIVES



Yale Ave E

Eastlake Ave E

Franklin Ave E

Boylston Ave E



Construct a residential apartment structure with 8 stories above street level. The structure will have approximately (56) residential units and one commercial space at grade. The alley provides additional access to the site as well as solid waste pickup. The existing structure will be demolished.

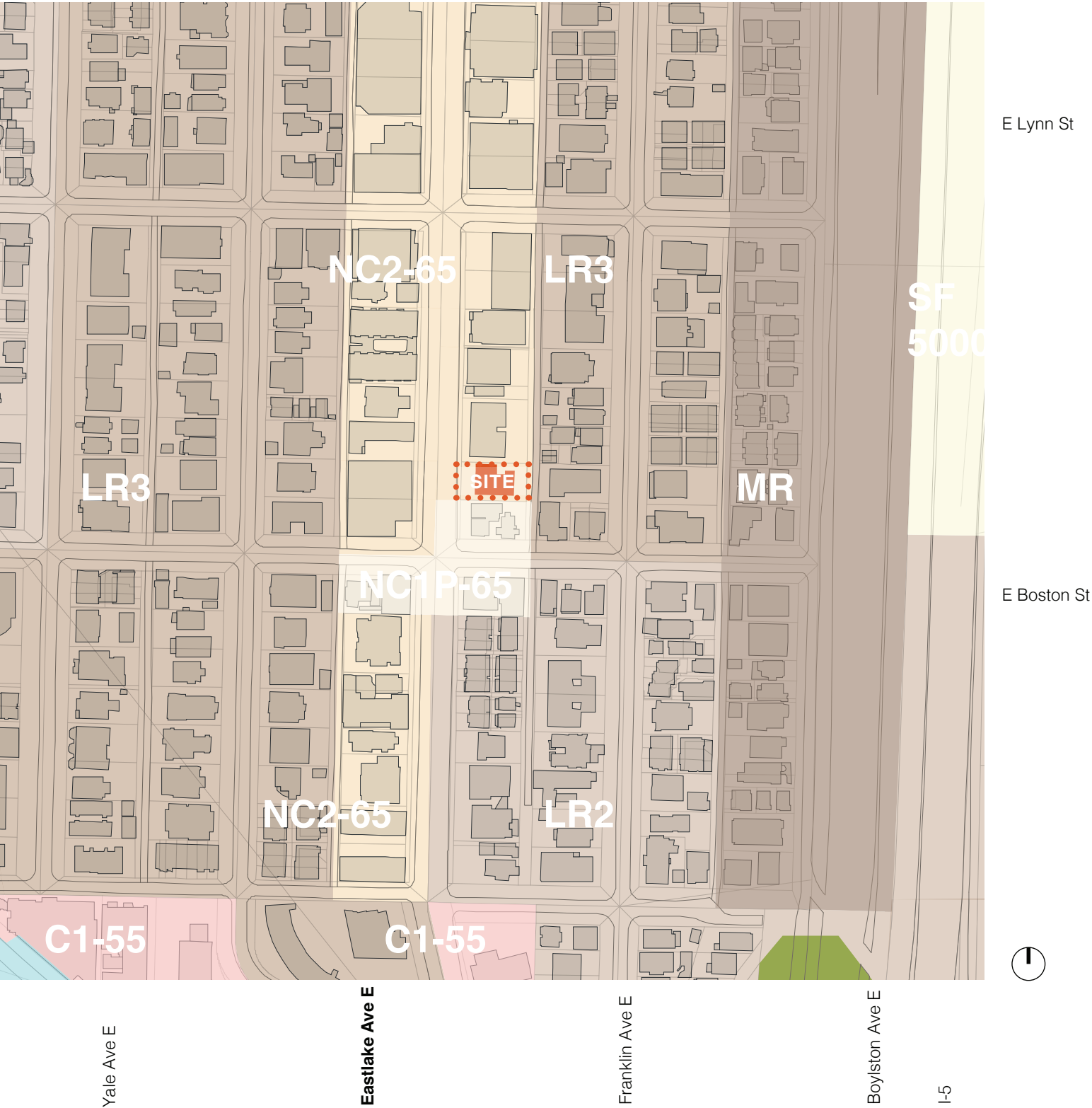
Project Overview

The proposed building is compliant with all current zoning and land use regulations. The proposal includes strategies that reduce the height, bulk and scale of the proposal. First, the project massing steps with the existing topography, to be lower at the front along Eastlake Avenue E and higher at the rear along the alley. Second, modulation of varying degrees is proposed on all facades, including an upper level setback to the street, and carved recesses on the other three facades, to the smaller structure to the south. In addition, the project team proposes architectural elements such as massing modulation, material texture and horizontal datums that will add scale and visual interest to all four facades.

Total Gross Building Area	35,147 sf
Number of Residential Units	Approx. 57
Number of Commercial Units	1
Commercial Area	Approx. 1,356 sf
Number of Parking Spaces	0
Number of long term Bike Parking Spaces	Approx. 57
Number of short term Bicycle Parking Spaces	Approx. 4

Sustainability
The project aspires to create a highly sustainable building. Focus will be placed on providing an energy efficient building design that prioritizes the building envelope, to reduce the building’s ecological footprint.

ZONING MAP



ADDRESS

2210 Eastlake Avenue East

LOT SIZE

Total: 6,135 SF

ZONE

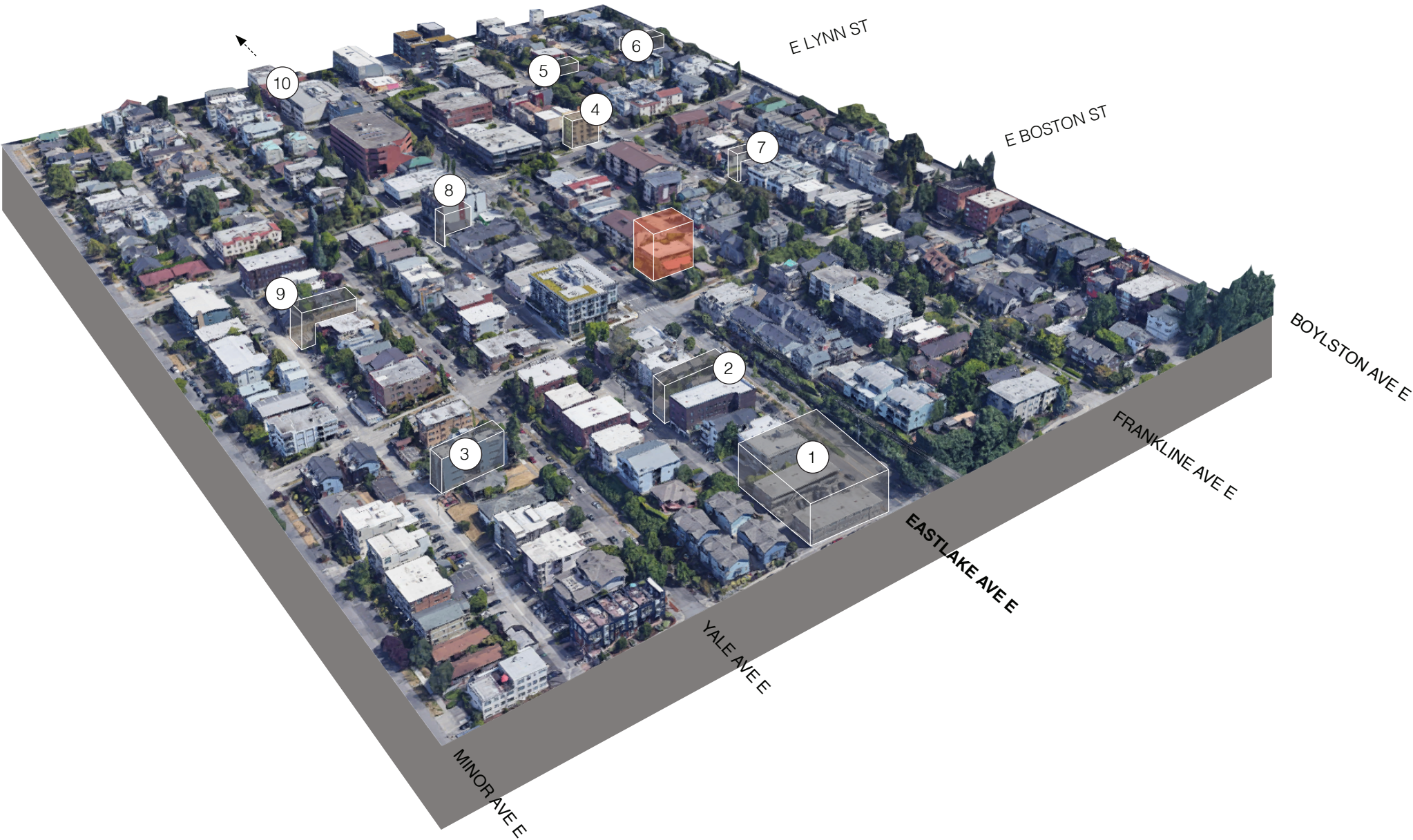
NC2-65


URBAN VILLAGE OVERLAY

Eastlake Urban Village

- NC2 - 65
- NC1P - 65
- LR3
- LR2
- MR
- SF - 5000
- C1 - 55

3D VICINITY MAP



-  SITE
-  NEW DEVELOPMENT
- 1

Master Use Permit under Project #3036011-LU to construct a 90 unit apartment building.
- 2

Early Design Guidance Project #3034459-EG to review one, six story apartment building.
- 3

Recently constructed Project under address 2037 Yale Ave E adding 27 small efficiency dwelling units.
- 4

Construction Use Permit under Project #6481821-CN to construct a 4 story apartment building with 16 small efficiency dwelling units.
- 5

Construction Use Permit under Project #6684002-CN to construct a 3 story apartment building with 56 small efficiency dwelling units.
- 6

Construction Use Permit under Project #6775438-CN to construction a new 4 story 14 unit apartment building.
- 7

Master Use Permit under Project #3019412-LU to construct a four story 64 unit apartment building.
- 8

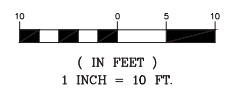
Master Use Permit under Project #3035109-LU to construct a five story mixed use building.
- 9

Early Design Guidance Project #3023021-EG to review one, four story 33 unit apartment building.
- 10

Land Use Application under Project #3033787-EG to allow a 7 story, 182-unit apartment building.

SITE SURVEY

LEGEND		
	BENCHMARK	BLDG BUILDING
	ASPHALT SURFACE	C.C. CENTER CHANNEL
	BOLLARD	CB CATCH BASIN
	BUILDING	CED CEDAR
	CENTERLINE ROW	CONC CONCRETE
	CONCRETE SURFACE	COR CORNER
	RETAINING WALL	DEC DECIDUOUS
	DECK	ELEV ELEVATION
	FENCE LINE (CHAIN LINK)	FF FINISH FLOOR
	FENCE LINE (WOOD)	HLY HOLY
	GAS LINE	MON MONUMENT
	GRAVEL SURFACE	OHP OVERHEAD POWER
	MONUMENT IN CASE (FOUND)	PROP PROPERTY
	NAIL AS NOTED	(R) RECORD DATA
	POWER (OVERHEAD)	SSMH SANITARY SEWER MANHOLE
	POWER POLE	SSS SANITARY SIDE SEWER
	PRIVATE INLET	SF SQUARE FEET
	ROCKERY	
	SEWER LINE	
	SEWER MANHOLE	
	STEEP SLOPE AREA	
	TELEPHONE (OVERHEAD)	
	TREE (AS NOTED)	
	WATER LINE	
	WATER METER	
	PARKING SPACES	

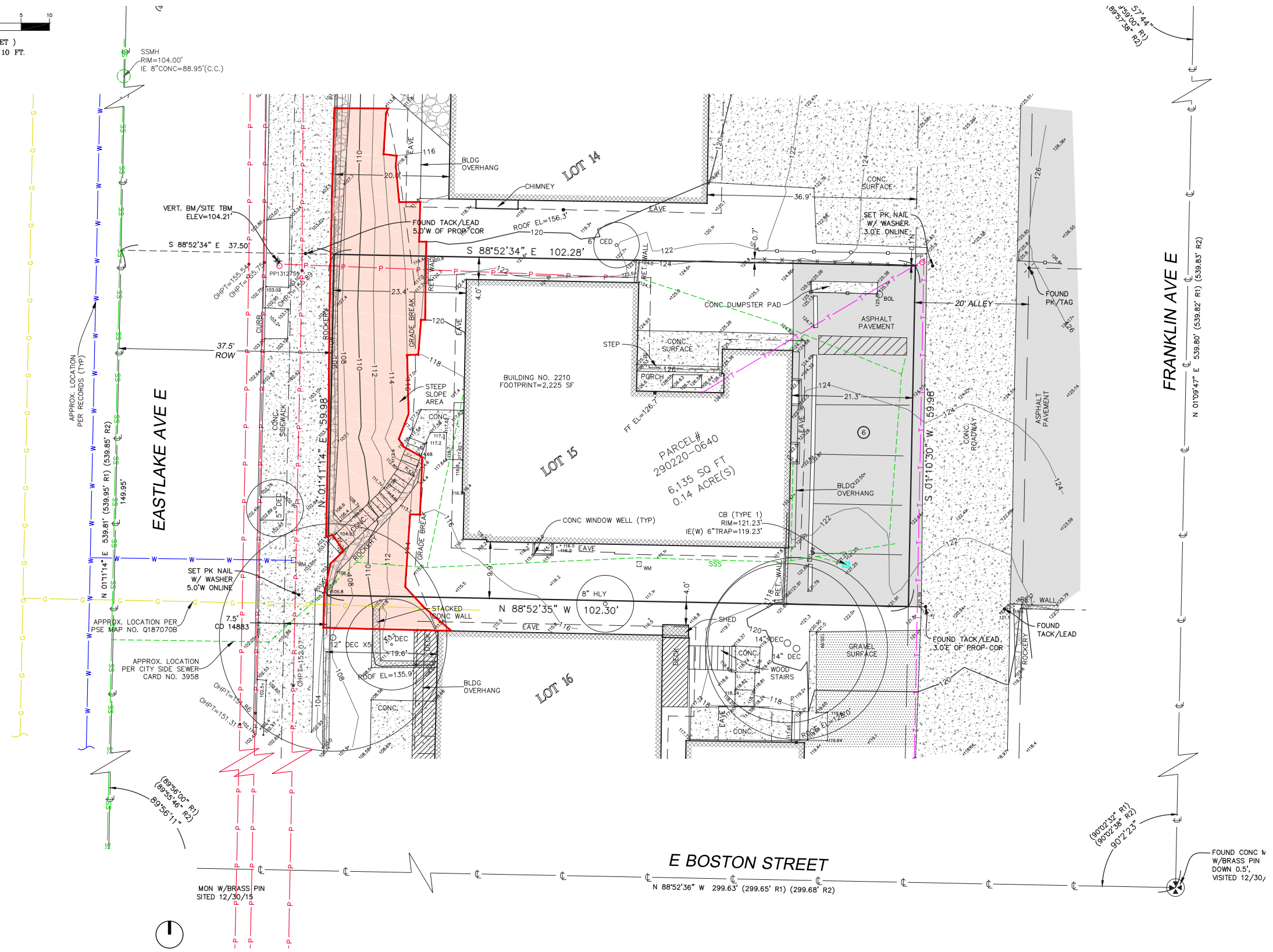


PARCEL #
290220-0640

LEGAL DESCRIPTION
Lot 15, Block 9, Greene's addition to the city of Seattle, According to the plat thereof recorded in volume 2, page 73, records of King County, Washington;

Except the West 7.50 feet thereof condemned for Eastlake Avenue in King County Superior Court Cause No. 56815, under ordinance number 14883 of The City of Seattle.

LOT SIZE
6,135 SF



ADJACENT USES



1 Mid-rise apartment complex on Eastlake Avenue East



2 Restaurant on Eastlake Avenue East and East Boston Street



③ Mid-rise Condominium on the East side of Eastlake Avenue East



④ Offices on East Lynn Street



⑤ Townhouses on Eastlake Avenue East



⑥ Small Commercial Market on Eastlake Avenue East and East Lynn Street



⑦ Commercial storefronts on Eastlake Avenue East and East Lynn Street



⑧ Rogers Playground on Eastlake Avenue East and East Louisa Street

EXISTING CONDITIONS

- The site, approximately 60 feet north-south by 102 feet east-west, currently contains a three-story, six-unit, apartment structure. The east area of the site is currently a small surface parking lot that is accessed from the alley.
- Multi-family structures bound the site to the north and west. To the north, the existing three-story over garage at street level, 12-unit, apartment structure provides a 10-foot setback. The five-story, forty-five unit, mixed-use apartment structure across Eastlake Avenue E to the West was completed in 2017. To the south is a one-story office building, designed by Gene Zema and built in 1953. It is lifted above the street on both sides at the corner of Eastlake Avenue E and E Boston Street.
- The site is accessed by and directly abuts Eastlake Avenue E to the west, and a paved alley to the east.
- The site is located on the east side of Eastlake Avenue E, mid-block between E Lynn Street and E Boston Street. The site's topography slopes down over 20 feet, at approximately 19 percent, from east to west.
- The development proposes to remove the existing structure and parking surface and construct a new apartment building.



① View of site looking Northeast on Eastlake Avenue East and East Boston Street



② View of East property edge looking North



③ View of East property edge looking South



④ View of West street edge looking North



⑤ View of North Property edge looking East



⑥ View of existing stair



⑦ View of South property edge looking East



⑧ View of South East Property edge looking West



⑨ View of North East property edge looking West

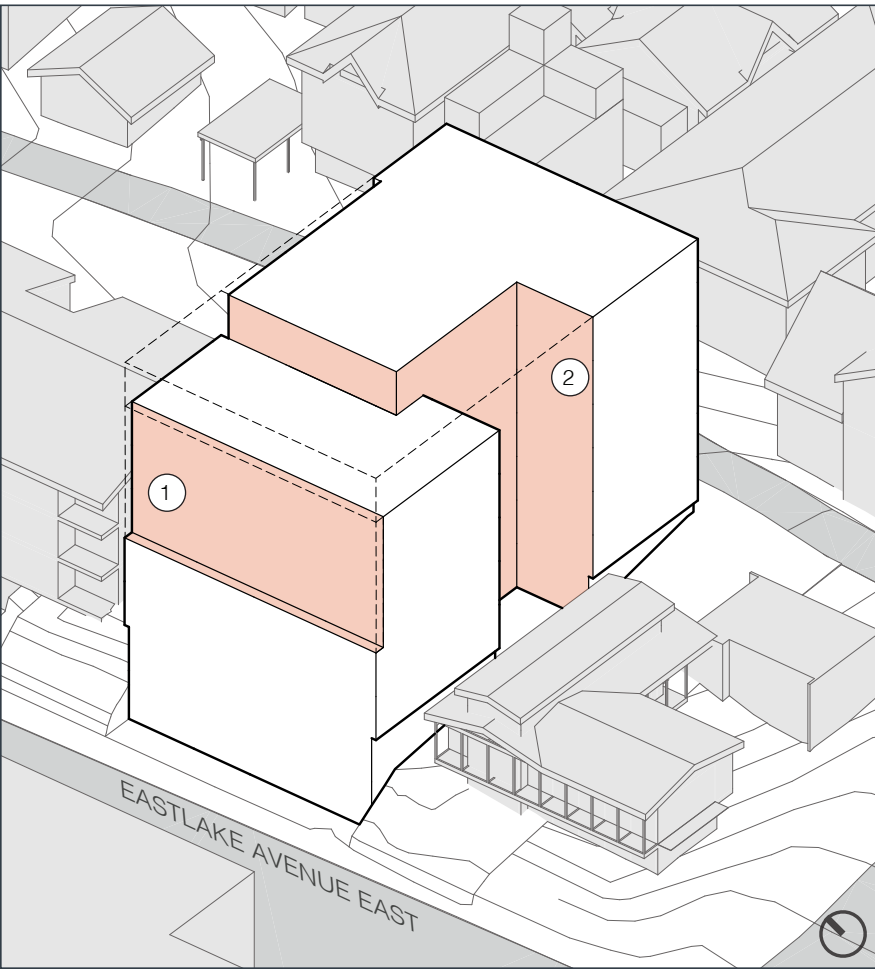


⑩ View of North Property edge looking West

PROJECT EVOLUTION

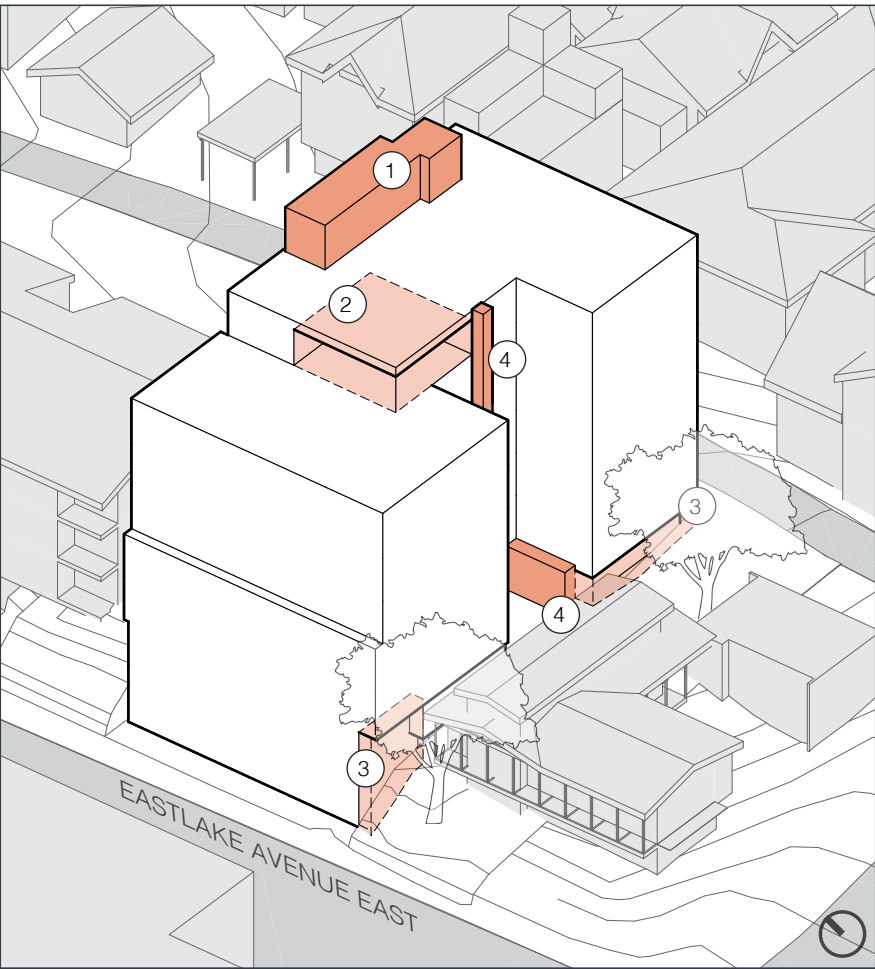
ALTERNATIVE 3

- ① Provides continuous upper setback across the Eastlake Avenue E facade, to reduce the height and bulk along Eastlake Avenue E and to create a facade that is responsive to the scale of the existing adjacent fabric.
- ② Central Southern courtyard to reduce bulk of structure and to respect adjacent site. Courtyard also increases access to light and air to central units.



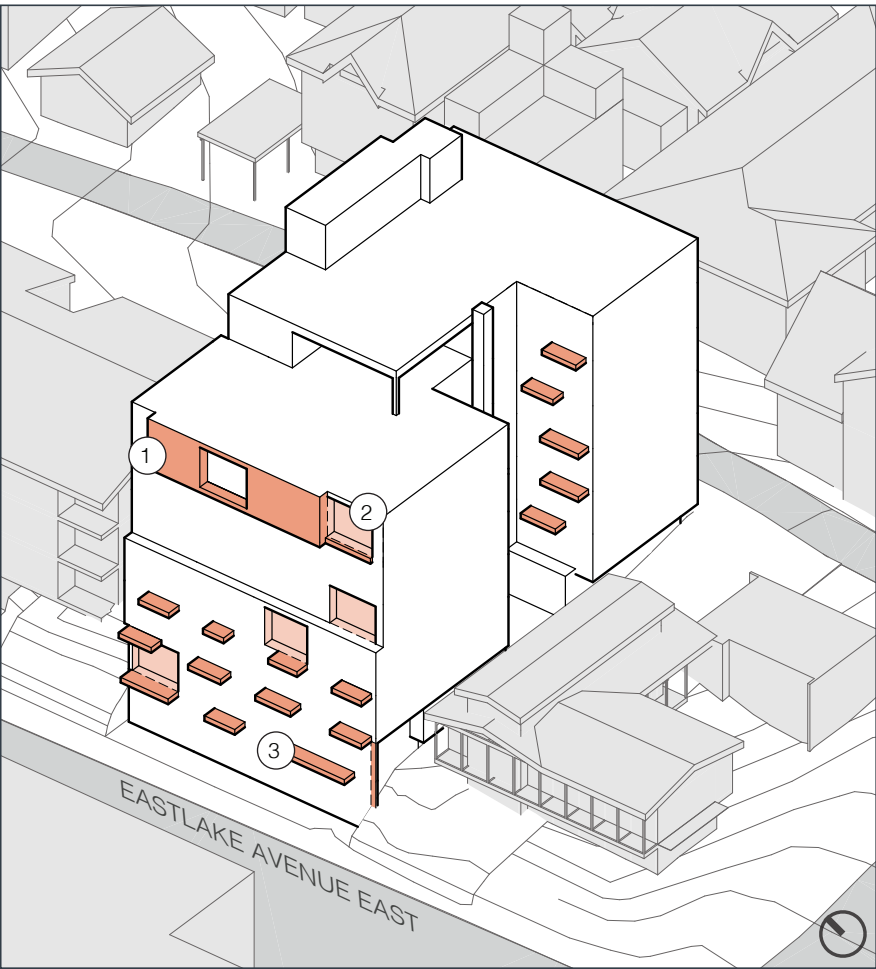
MODULATION

- ① Roof Access
- ② Covered Roof Amenity
- ③ Tree Protection
- ④ Courtyard Modulation



FURTHER ARTICULATION

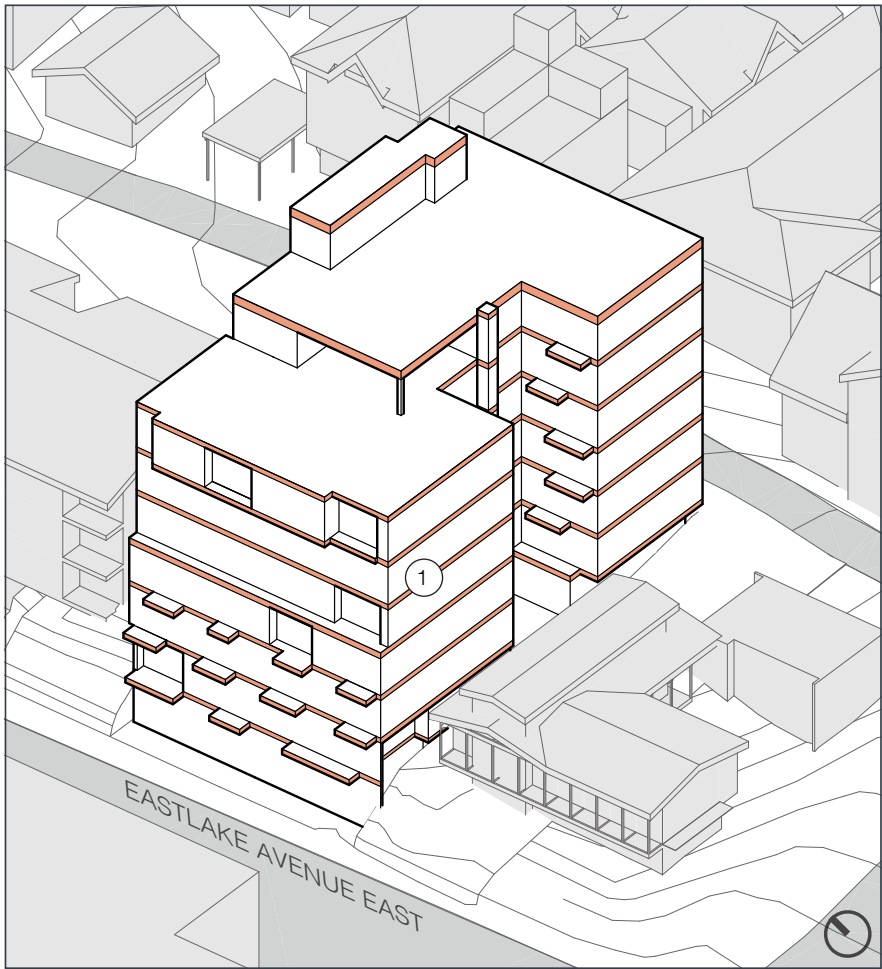
- ① Extruded Bay
- ② Carved Recess
- ③ Projected Decks



PROJECT EVOLUTION

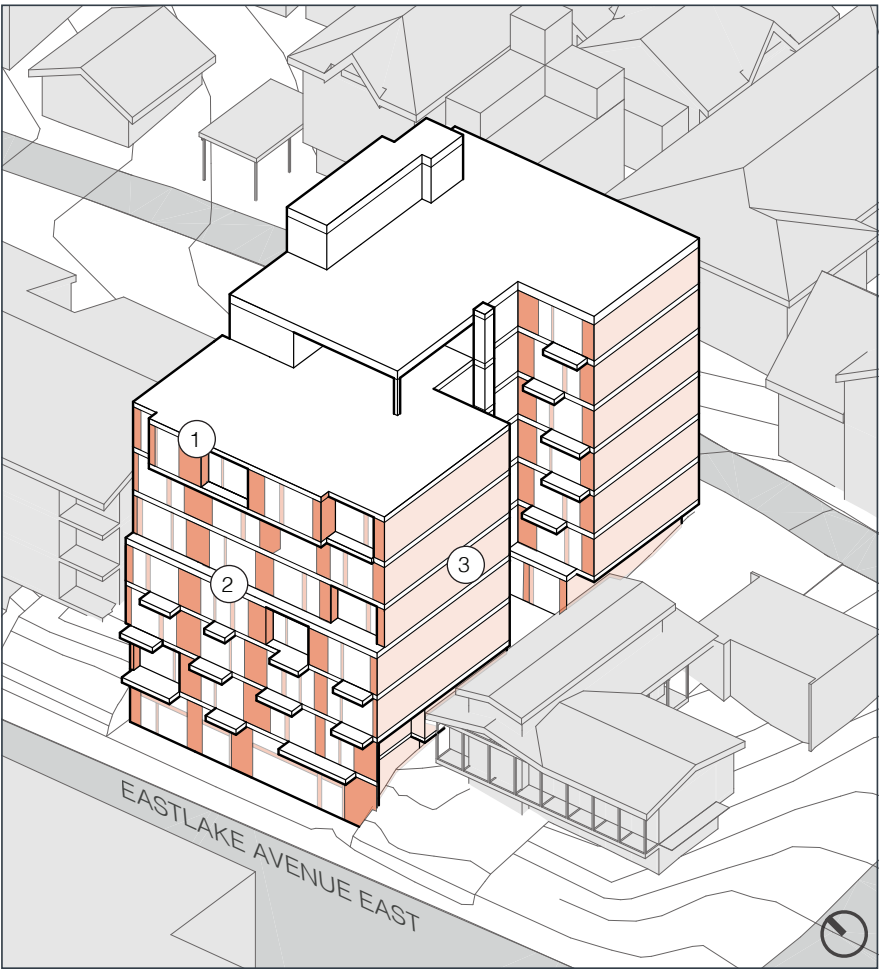
HORIZONTAL DATUMS

- ① • Unifying cladding element adding texture and scale



MATERIALITY

- ① • Vertical Shou Sugi Ban Siding
- ② • Vertical Red Infill Panels
- ③ • Charcoal Gray Corrugated Metal Siding



FINAL EXPRESSION

- Combination of modulation, articulation, scale, texture, and materiality results in a holistic solution at all building facades.



SUMMARY OF GUIDANCE

EXCEPTIONAL TREE AND ALLEY

The applicant indicates that there is a Exceptional 20” Common Hawthorn tree on the north side of the property to the south. The canopy of this tree extends over the subject property. The excerpt from the arborist’s report included in the EDG packet indicates that the drip line is 12’ and the inner root zone is 6’. With the Master Use Permit (MUP) application, upload the full arborist’s report, include the following information and incorporate the following guidance:

- a. Identify the location of the critical root zone on this site and show the tree protection area on the site and floor plans.
 - b. If it is found that the tree will be significantly impacted by the proposed design and substantial modifications are required to the design proposal, the applicant may have to return for EDG guidance.
- a. The arborist report has been included in the Master Use Permit application, refer to Sheet A0.16. The report’s recommendations for the tree protection areas have been incorporated into the plans and the proposed structure does not impede on those areas. The exceptional 20” Common Hawthorn, which is south of the project’s southern property line, has a tree protection area in the southwest corner of the project site which has been accommodated for in the proposed design. The western most portion of the south facade modulates at the ground floor and first floor in order to provide an adequate buffer for the exceptional tree. CS1-D-1



MASSING

Staff acknowledges the complexity of the site; its existing context and zoning, the single-story historic character building to south, the grade difference from the street to the alley; and appreciates the initial moves made to address them in Massing Options 2 and 3. Staff does not support the development of Massing Option 1. Moving forward, Staff recommends developing either Massing Option 2 or 3, with the following guidance:

If option 2 is developed, moving forward:

- a. Further develop the horizontal modulation and articulation implied in this option. Provide architectural parti and concept diagrams.
- b. The visible vertical circulation cores should be integrated into the overall building massing concept. Study ways in which to reduce the perceived height, bulk, and scale of this element by extending the same material treatment from the west side over the core, reducing the visible core height to 2 stories. The step on the two-story penthouse box helps reinforce the top floor setback.
- c. Delete the notches along the south property line.

- a. The design team chose to develop and move forward with Alternative 3. The design has explored massing, material articulation, and secondary architectural features, as a way of incorporating a holistic design concept that is further described in section 3 below. The vertical circulation core is expressed as a single mass and is differentiated from the rest of the north facade by change in plane. The massing moves are further articulated by a change in materiality, breaking down the overall height, bulk, and scale of the north facade. The notches at the south property line are responsive to the required Tree Protection Area for the neighboring exceptional trees described in the Arborist report. This modulation is minimal and only expressed at the ground floor and the first floor. The visibility of this modulation will be mostly covered by existing and new vegetation proposed on the site. DC2-A-2, DC2-B-2,DC2-C-1,DC2-D-2, CS1-D-1



FACADE DESIGN AND MATERIAL TREATMENT

Staff appreciates the included façade articulation sketches and material inspiration images which further illustrate how the massing might evolve and how materials and fenestrations might work to provide texture, depth, and variation. If the façade design includes elements from the 6 categories discussed in the EDG packet, and the following guidance is addressed, either massing option 2 or 3 could be developed successfully:

- a. Staff appreciates the clear massing and modulation. Thoughtfully develop each façade and provide a clear architectural concept for how the various parts of the form will be composed using fenestration, extent of glazing, and other secondary architectural elements. DC2-B-1, DC2-C-1, DC2-C-2

The design proposal expresses a holistic design concept that incorporates strong horizontal banding offset by vertical articulation, all composed in a subtle material palette.
- b. The applicant should pay special attention to the development of the Eastlake Ave E facade. Whether the massing move is vertical or horizontal, the articulation of the façade should complement the architectural concept. Provide character sketches showing the exploration of this façade. DC2-A-2, DC2-B-1
- c. Staff encourages the applicant to look at varying the window types to help further enhance the major massing moves. Provide architectural concept diagrams or sketches to help explain the façade design. CS3-A-1, DC2-B-1, DC2-C-3.
- d. Although the building is well modulated, provide studies introducing recessed balconies or other secondary architectural elements to provide more residential texture to the facades, specifically those that face Eastlake Ave E and the alley. Staff strongly discourages exterior mounted balconies. CS2-D-5, DC2-B-1, DC2-C-1, DC2-D-1.
- e. The east and west façade treatment should extend around the north side of the building. DC2-B-1
- f. Pay special attention to the material treatment of the blank wall condition on the south side of the building as this faces the single-story historic character building to the south. This façade should serve as the backdrop to the building to south and the materials should rely on consistent texture rather than large scale pattern or color application. DC2-B-2.

- g. Staff strongly recommends that the material palette used on this building should not match materials used on the building to the south so that the proposed building does not look like an addition. Staff encourages the applicant to utilize similar architectural strategies to achieve pattern, depth, and variation as shown on page 37 of the EDG packet. DC2-B-1, DC2-D-2, DC4-A-1
- h. Materials should be applied to the massing in a way that helps reinforce the architectural concept. The applicant is strongly encouraged to avoid the use of strong colors or other façade treatments that are one-dimensional. DC2-B-1, DC2-C-3
- i. Staff recommends looking at the treatment of the various parapets around the building. To add texture and smaller detail elements, study the use of open railing to contrast with solid parapet which will help mitigate the height bulk and scale of the building further. CS2-D-1, DC2-A-2
- j. Staff strongly supports the use of smaller scaled high-quality materials to provide perceived texture and visual depth along the street frontage. DC2-B-1, DC2-C, DC2-D-2, DC4-A-1, DC2-C-3, CS3-A-1

SUMMARY OF GUIDANCE

- a. The West and East facades expresses a singular architectural concept derived from an exploration of the facade composition. Texture variation, depth, and movement was prioritized to develop the proposed facade designs. These facades incorporate shifting planes composed of vertical Shou Sugi Ban wood siding, colored panels, and large rhythmic fenestration that are bound by an articulated horizontal datum at each floor. Modulation and deck projections are integrated into the facade in a dynamic patterned application to further highlight the depth and texture of the facade. The West and East facades transition to the North and South facades, continuing tone and texture in the siding and the horizontal datums. The circulation core on the north facade is recessed from the rest of the north facade and clad in a regular patterned panel system. This differentiation reduces the overall height, bulk and scale of the core element. Along the south facade, a recessed plane that bounds the courtyard introduces a similar organized fenestration and siding pattern. This contrasts with the dynamic and textured designs of the West and East-facing facades. DC2-B-1, DC2-C-1, DC2-C-2
- b. The design priority of the proposal is to create a singular architectural expression. The modulation proposed at the west facade adds depth to the architectural expression, rather than distinguish particular modulated areas with a specific material application. The depth is created through a consistent and subtle material palette and a system of recessed and projecting planes and balconies. DC2-A-2, DC2-B-1
- c. The proposed design incorporates a mixture of varying window types and sliding doors at the East and West facades. These windows are shifted along the horizontal plane of the facade to create visual movement and intrigue. At the south facing courtyard facade, a more regular window pattern is proposed to contrast the east and west facades and to correspond to the regular material expression of the circulation core to the north. CS3-A-1, DC2-B-1, DC2-C-3
- d. The proposed design integrates recessed balconies into the west facing facade in order to provide more depth and texture. They have been placed strategically in combination with deck projections in order to create a dynamic facade composition and texture. The alley facing facade takes a similar approach by incorporating deck projections as well in order to achieve a similar effect of the street facing facade. Small strips of color complement this texture along the east and west facades, with the tone of the railing and window/door frames matching the dark tones of the Shou Sugi Ban siding. CS2-D-5, DC2-B-1, DC2-C-1, DC2-D-1
- e. The east and west facades visually wrap around the north side of the building to be expressed as a singular element. The material at the east and west facades will transition from the vertical wood siding to a vertical corrugated metal panel or similar textured element, which will visually maintain the tone and texture of the front facade. This is then offset by the recessed circulation core, a lighter colored panelized siding. DC2-B-1
- f. The texture of the vertical Shou Sugi Ban wood siding of the west and east facades transitions to a vertical corrugated metal siding on the south facade. This presents a consistent vertical texture that provides a backdrop to the adjacent structure to the south of the site. The horizontal datums from the east and west facades will continue around to the south to maintain a continuous architectural expression. DC2-B-2
- g. The project proposes a bold solution for the Eastlake neighborhood that utilizes a subtle material palette to complement the neighboring building to the south. The project aims to achieve a combination of high quality and textured materials at the West and East facades, consisting of Shou Sugi Ban wood siding and minimal amounts of colored panel siding. The composition of these siding materials creates a facade composition that is textured with pattern and depth, that is integrated with recessed decks, balcony projections, and glazing. DC2-B-1, DC2-D-2, DC4-A-1
- h. The material palette reinforces the design team's commitment to create a singular forward looking architectural expression for the project described above. This palette primarily includes Shou Sugi Ban vertical wood siding and glass on the east and west facing facades, with minimal accents of color to complement the wood tones. Additionally, complementary black painted balcony projections, railings and horizontal banding elements add to the palette. The north and south facades present subtle material variations and maintain the horizontal datums. DC2-B-1, DC2-C-3
- i. The lower roof deck will be set back from the western parapet wall, which will make the railing of that deck non-visible from street level. The roof deck and the unit decks will incorporate a pre-finished metal railing. In all other locations, parapets will be minimized where possible. CS2-D-1, DC2-A-2
- j. The street facing facade will incorporate high-quality materials including Shou Sugi Ban wood siding and glass with small areas of colored panel. The application of these materials will be prioritized in public facing locations and will extend from street level up the entire facade. DC2-B-1, DC2-C, DC2-D-2, DC4-A-1, DC2-C-3, CS3-A-1



SUMMARY OF GUIDANCE

SITE PLANNING, GROUND FLOOR, STREET EDGES

- a. The residential lobby and commercial entrance are set back from the sidewalk edge well beyond the rockeries at the north and south properties and will not be easily seen when approaching from the north and south. Integrate elements such as canopies and other architectural features that will help enhance the entry sequence and wayfinding. This street frontage should remain transparent as indicated on the floor plans for both options 2 and 3. PL2-B-1, PL3-B-2, PL3-B-3, PL3-B-4
 - b. It is unclear from the site plans provided for option 2 and 3 in the EDG packet how the area in front of the residential lobby and commercial spaces will be treated. The design of this space and the facades should encourage interaction and activation of the street. Study ways to incorporate seating and other elements that promote interaction. CS2-B-2, PL1-A-2, PL1-B-3, PL3-A-1, PL3-C
 - c. Because of the SDOT required setback along Eastlake Ave E, work with SDOT and the landscape architect to make a gentle transition from the rockeries at the north and south ends of the site. Avoid tall retaining walls if possible. CS1-C-1, CS2-D-2
 - d. It is unclear from the building sections provided in the EDG packet if the ground level residential units facing the alley are set back from the property line. Clarify if there are below-grade units with light wells. If this is the case, provide further information showing the height, width and depth, and the condition along the edge of the alley. PL3-B-1, PL3-B-2
- a. The street-level street-facing facade incorporates canopies that highlight the residential and commercial entries and wayfinding. The street frontage has remained transparent by incorporating large areas of glazed storefront into the design. Low planters will be used to stitch the recessed entry to the adjacent grade. PL2-B-1, PL3-B-2, PL3-B-3, PL3-B-4
 - b. The proposed design provides a dynamic and engaging streetscape by incorporating planters, canopies, seating, and transparency of the facade. The planters terrace from the retaining wall, providing a softening transition from the slope along the Eastlake Ave E. The configuration of these terraced planters create a public space in front of the structure. This space is required by code based on the width of the existing Eastlake Avenue E right-of-way. CS2-B-2, PL1-A-2, PL1-B-3, PL3-A-1, PL3-C
 - c. The project proposes a gentle transition from the rockeries and slopes to the north and south of the site. As described above, retaining walls follow the slope and transition to low planters along the sidewalk. CS1-C-1, CS2-D-2
 - d. The project proposed two units that are below the alley level. The units are set back from the east property line at the alley in order to incorporate private patios which also serve as light wells for the units. The provided sections in the plan set demonstrate the dimensional conditions of these units. PL3-B-1, PL3-B-2



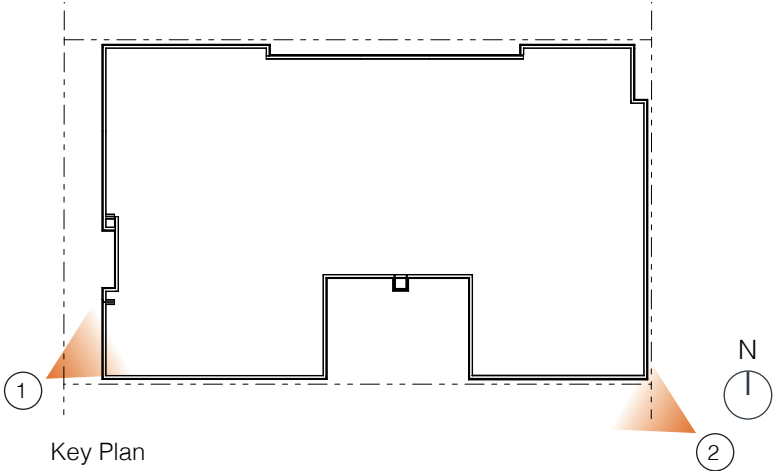
EXCEPTIONAL TREE AND ALLEY

RESPONSE TO GUIDANCE

- The arborist report has been included in the Master Use Permit application, refer to Sheet A0.16. The report's recommendations for the tree protection areas have been incorporated into the plans and the proposed structure does not impede on those areas. The exceptional 20" Common Hawthorn, which is south of the project's southern property line, has a tree protection area in the southwest corner of the project site which has been accommodated for in the proposed design. The western most portion of the south facade modulates at the ground floor and first floor in order to provide an adequate buffer for the exceptional tree.

SUPPORTED GUIDELINES

CS1-D-1: On-Site Features



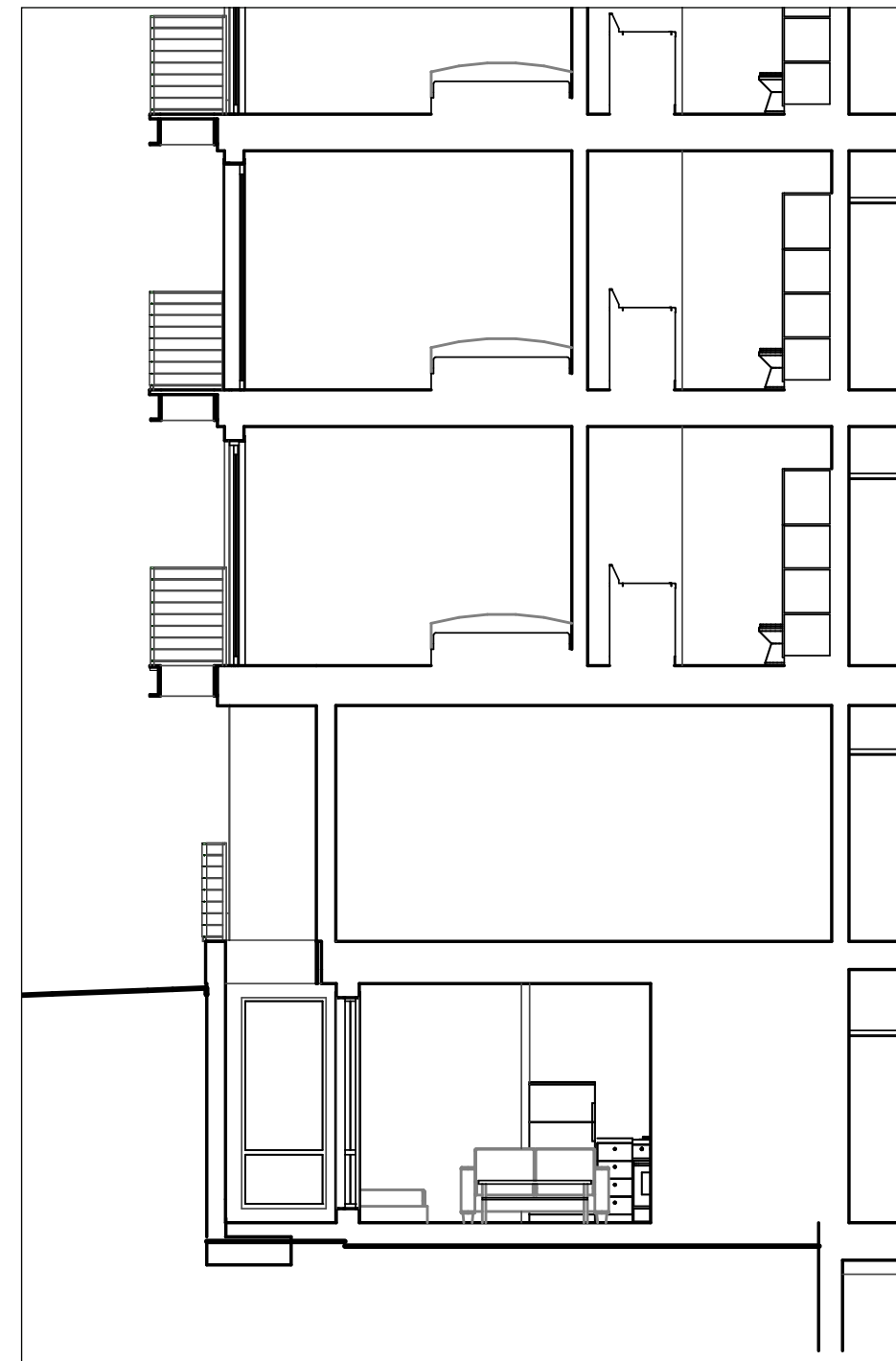
Key Plan



1 Pedestrian View Looking Northeast from Eastlake Avenue East



② Pedestrian View from Alley Looking Northwest



③ Wall Section Looking South through Alley Unit 102

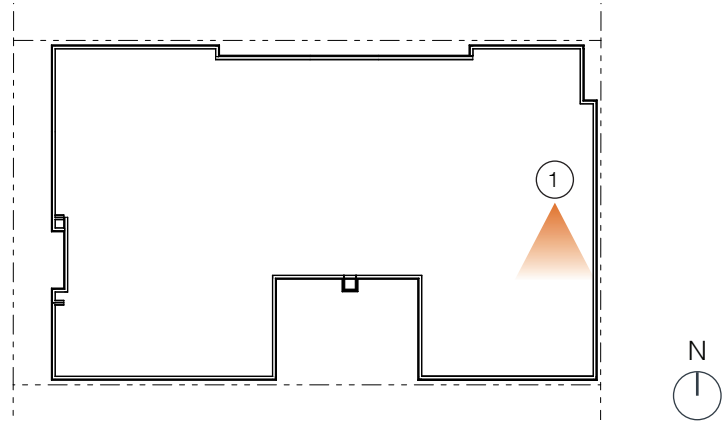
EXCEPTIONAL TREE AND ALLEY

RESPONSE TO GUIDANCE

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SUPPORTED GUIDELINES

CS1-D-1: On-Site Features



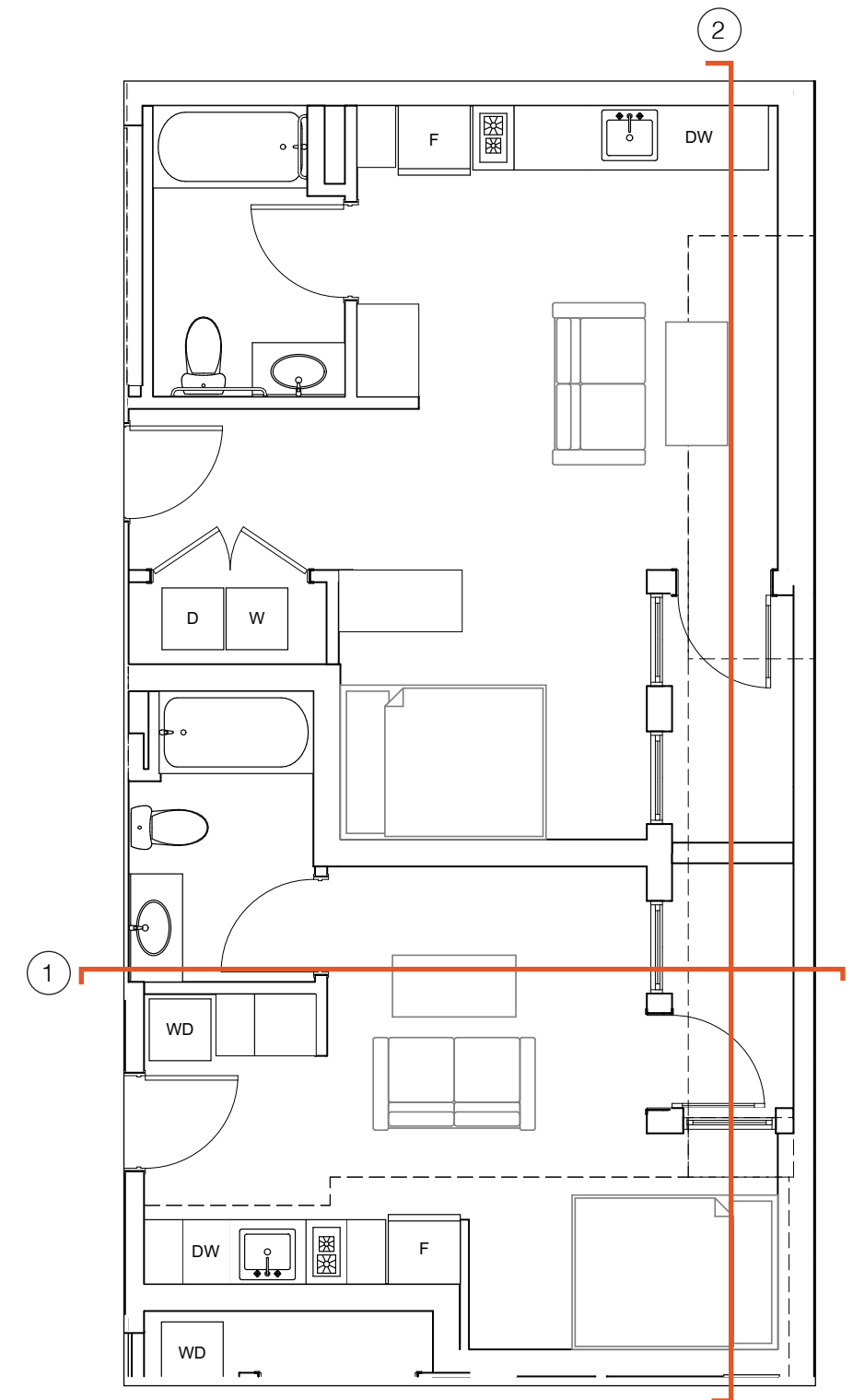
Key Plan



1 Section Perspective Looking South through Alley Unit 102



② Transverse Section Looking West through Alley Units



③ Enlarged Alley Unit Plans

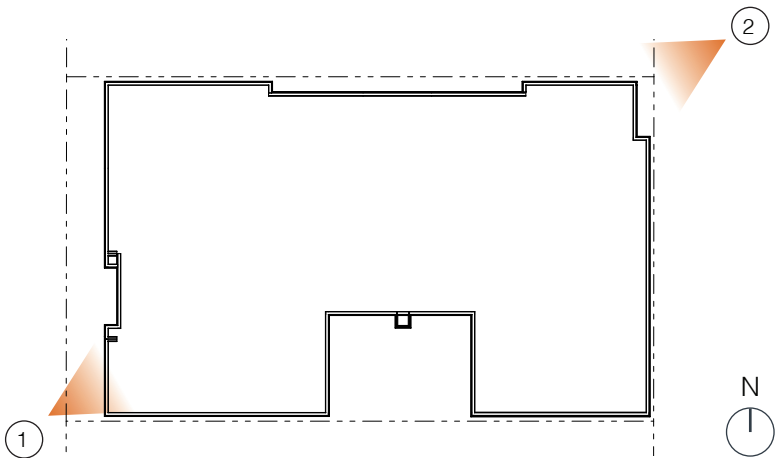
MASSING

RESPONSE TO GUIDANCE

- The design team chose to develop and move forward with Alternative 3. The design has explored massing, material articulation, and secondary architectural features, as a way of incorporating a holistic design concept that is further described in section 3 below. The vertical circulation core is expressed as a single mass and is differentiated from the rest of the north facade by change in plane. The massing moves are further articulated by a change in materiality, breaking down the overall height, bulk, and scale of the north facade. The notches at the south property line are responsive to the required Tree Protection Area for the neighboring exceptional trees described in the Arborist report. This modulation is minimal and only expressed at the ground floor and the first floor. The visibility of this modulation will be mostly covered by existing and new vegetation proposed on the site.

SUPPORTED GUIDELINES

- DC2-A-2: Reducing Perceived Mass
- DC2-B-2: Blank Walls
- DC2-C-1: Visual Depth and Interest
- DC2-D-2: Texture
- CS1-D-1: On-Site Features



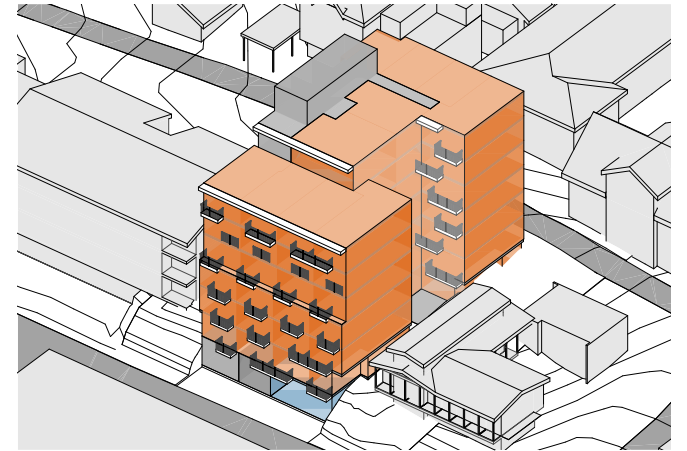
Key Plan



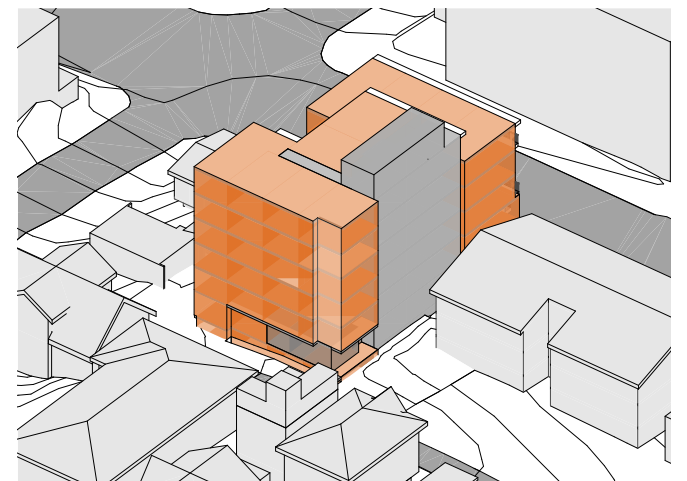
1 Aerial Looking Northeast



2 Aerial Looking Southwest



Aerial Looking Northeast at EDG



Aerial Looking Southwest at EDG

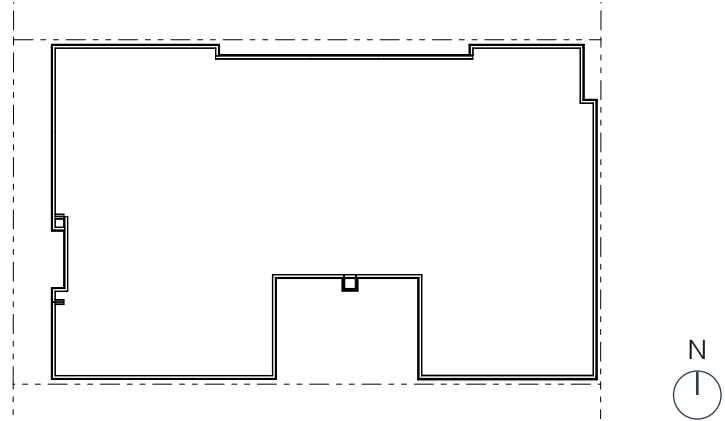
MASSING

RESPONSE TO GUIDANCE

- The design team chose to develop and move forward with Alternative 3. The design has explored massing, material articulation, and secondary architectural features, as a way of incorporating a holistic design concept that is further described in section 3 below. The vertical circulation core is expressed as a single mass and is differentiated from the rest of the north facade by change in plane. The massing moves are further articulated by a change in materiality, breaking down the overall height, bulk, and scale of the north facade. The notches at the south property line are responsive to the required Tree Protection Area for the neighboring exceptional trees described in the Arborist report. This modulation is minimal and only expressed at the ground floor and the first floor. The visibility of this modulation will be mostly covered by existing and new vegetation proposed on the site.

SUPPORTED GUIDELINES

- DC2-A-2: Reducing Perceived Mass
- DC2-B-2: Blank Walls
- DC2-C-1: Visual Depth and Interest
- DC2-D-2: Texture
- CS1-D-1: On-Site Features



Key Plan



1 View Looking Northeast from Eastlake Avenue E

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FACADE DESIGN AND MATERIAL TREATMENT

RESPONSE TO GUIDANCE

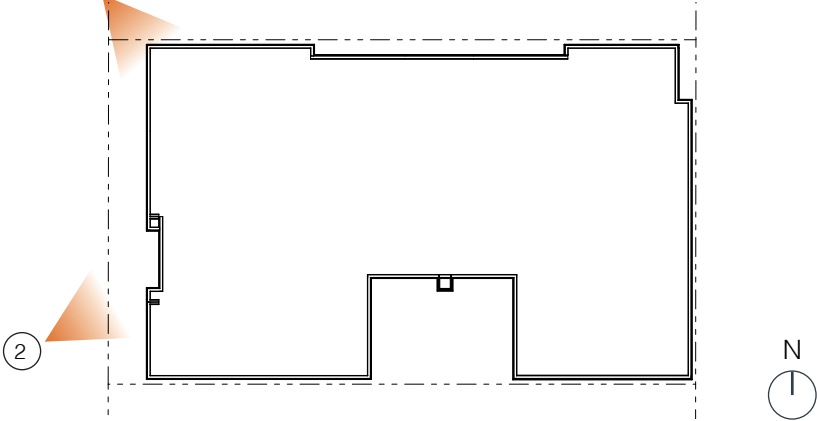
- The West and East facades express a singular architectural concept derived from an exploration of the facade composition. Texture variation, depth, and movement was prioritized to develop the proposed facade designs. These facades incorporate shifting planes composed of vertical Shou Sugi Ban wood siding, colored panels, and large rhythmic fenestration that are bound by an articulated horizontal datum at each floor. Modulation and deck projections are integrated into the facade in a dynamic patterned application to further highlight the depth and texture of the facade. The West and East facades transition to the North and South facades, continuing tone and texture in the siding and the horizontal datums. The circulation core on the north facade is recessed from the rest of the north facade and clad in a regular patterned panel system. This differentiation reduces the overall height, bulk and scale of the core element. Along the south facade, a recessed plane that bounds the courtyard introduces a similar organized fenestration and siding pattern. This contrasts with the dynamic and textured designs of the West and East-facing facades.

SUPPORTED GUIDELINES

- DC2-B-1: Facade Composition
- DC2-C-1: Visual Depth and Interest
- DC2-C-2: Fit with Neighboring Buildings



1 View Looking Southeast from Eastlake Avenue E at EDG



Key Plan



1 View Looking Southeast from Eastlake Avenue E



② View Looking Northeast from Eastlake Avenue E

FACADE DESIGN AND MATERIAL TREATMENT

RESPONSE TO GUIDANCE

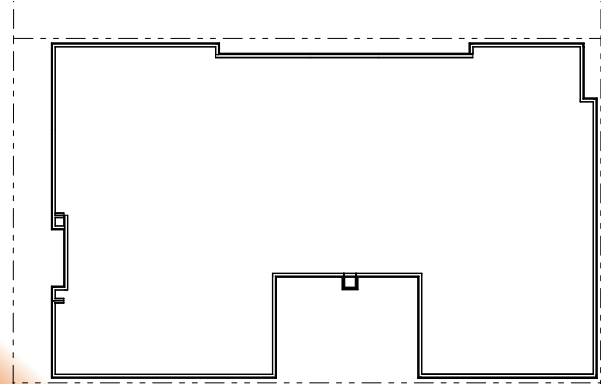
- The design priority of the proposal is to create a singular architectural expression. The modulation proposed at the west facade adds depth to the architectural expression, rather than distinguish particular modulated areas with a specific material application. The depth is created through a consistent and subtle material palette and a system of recessed and projecting planes and balconies. DC2-A-2, DC2-B-1

SUPPORTED GUIDELINES

DC2-A-2: Reducing Perceived Mass
DC2-B-1: Facade Composition



View Looking Northeast from Eatlake Avenue E at EDG



1 Key Plan



1 View Looking Northeast from Eatlake Avenue E



② View Looking Northwest from E Boston St

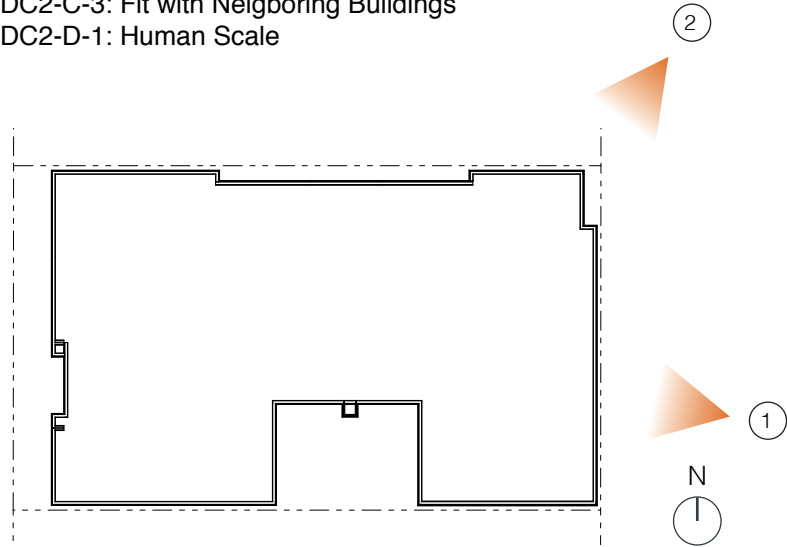
FACADE DESIGN AND MATERIAL TREATMENT

RESPONSE TO GUIDANCE

- The proposed design incorporates a mixture of varying window types and sliding doors at the East and West facades. These windows are shifted along the horizontal plane of the facade to create visual movement and intrigue. At the south facing courtyard facade, a more regular window pattern is proposed to contrast the east and west facades and to correspond to the regular material expression of the circulation core to the north. CS3-A-1, DC2-B-1, DC2-C-3
- The proposed design integrates recessed balconies into the west facing facade in order to provide more depth and texture. They have been placed strategically in combination with deck projections in order to create a dynamic facade composition and texture. The alley facing facade takes a similar approach by incorporating deck projections as well in order to achieve a similar effect of the street facing facade. Small strips of color complement this texture along the east and west facades, with the tone of the railing and window/door frames matching the dark tones of the Shou Sugi Ban siding. CS2-D-5, DC2-B-1, DC2-C-1, DC2-D-1

SUPPORTED GUIDELINES

- CS3-A-1: Fitting Old and New Together
- CS2-D-5: Respect for Adjacent Sites
- DC2-B-1: Facade Composition
- DC2-C-1: Visual Depth and Interest
- DC2-C-3: Fit with Neighboring Buildings
- DC2-D-1: Human Scale



Key Plan



1 View Looking West from the Alley



② View from Alley Looking Southwest

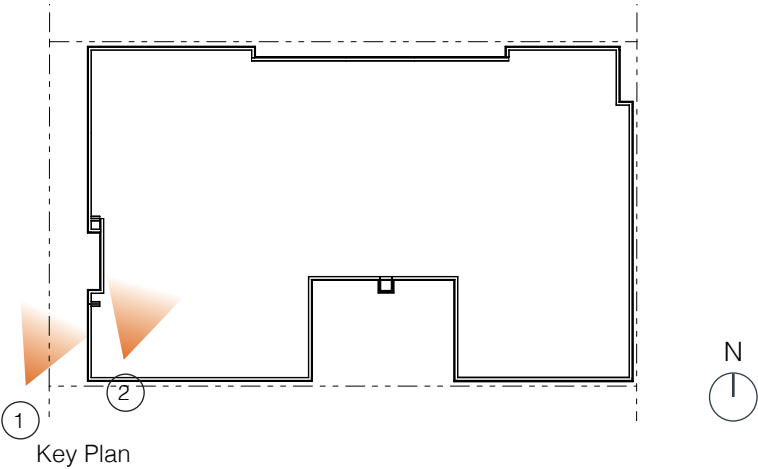
SITE PLANNING. GROUND FLOOR. STREET EDGES

RESPONSE TO GUIDANCE

- The street-level street-facing facade incorporates canopies that highlight the residential and commercial entries and wayfinding. The street frontage has remained transparent by incorporating large areas of glazed storefront into the design. Low planters will be used to stitch the recessed entry to the adjacent grade. PL2-B-1, PL3-B-2, PL3-B-3, PL3-B-4
- The proposed design provides a dynamic and engaging streetscape by incorporating planters, canopies, seating, and transparency of the facade. The planters terrace from the retaining wall, providing a softening transition from the slope along the Eastlake Ave E. The configuration of these terraced planters create a public space in front of the structure. This space is required by code based on the width of the existing Eastlake Avenue E right-of-way. CS2-B-2, PL1-A-2, PL1-B-3, PL3-A-1, PL3-C

SUPPORTED GUIDELINES

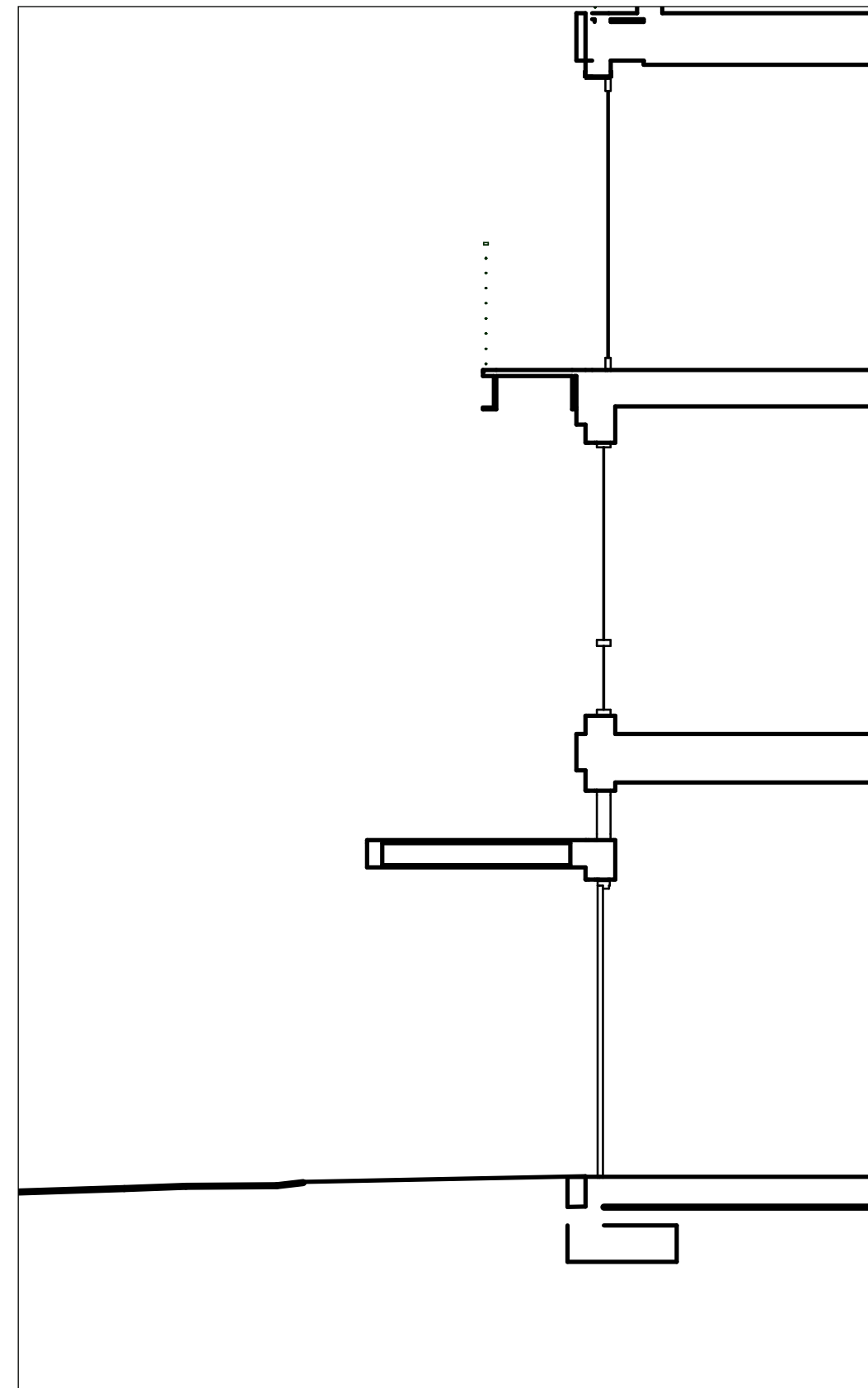
- PL1-A-2: Adding to Public Life
- PL1-B-3: Pedestrian Amenities
- PL2-B-1: Eyes on the Street
- PL3-A-1: Design Objectives
- PL3-B-2: Ground-Level Residential
- PL3-B-3: Buildings with Live/Work Uses
- PL3-B-4: Interaction
- PL3-C: Retail Edges
- CS2-B-2: Connection to the Street



1 Pedestrian View Looking Northeast from Eastlake Avenue E



② Perspective Section through the Streetscape and Street Front



③ Section through the Streetscape and Street Front

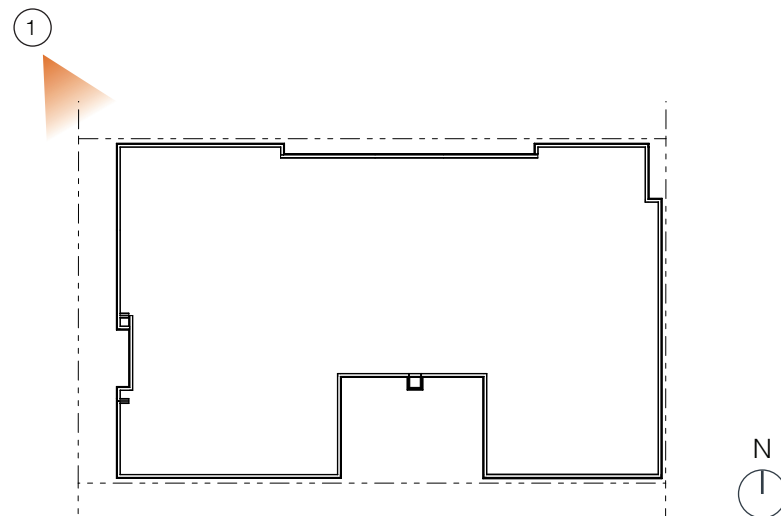
SITE PLANNING. GROUND FLOOR. STREET EDGES

RESPONSE TO GUIDANCE

- The project proposes a gentle transition from the rockeries and slopes to the north and south of the site. As described above, retaining walls follow the slope and transition to low planters along the sidewalk. CS1-C-1, CS2-D-2
- The project proposed two units that are below the alley level. The units are set back from the east property line at the alley in order to incorporate private patios which also serve as light wells for the units. The provided sections in the plan set demonstrate the dimensional conditions of these units. PL3-B-1, PL3-B-2

SUPPORTED GUIDELINES

CS1-C-1: Land Form
CS2-D-2: Existing Site Features
PL3-B-1: Security and Privacy
PL3-B-2: Ground Level Residential



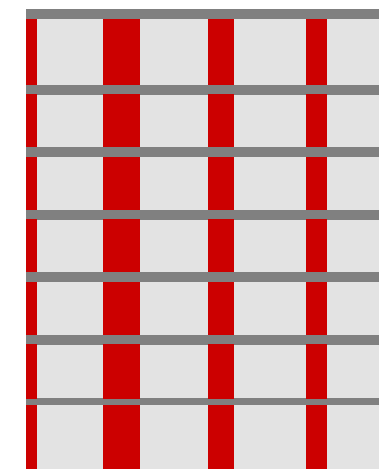
Key Plan



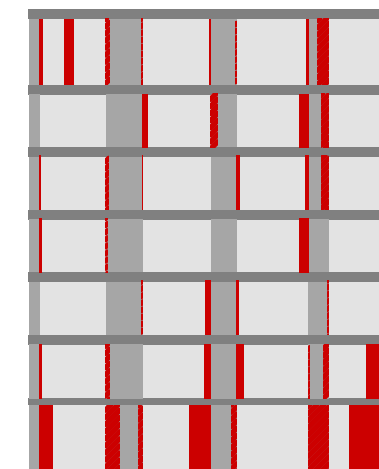
1 Pedestrian View Looking Southeast from Eastlake Avenue E



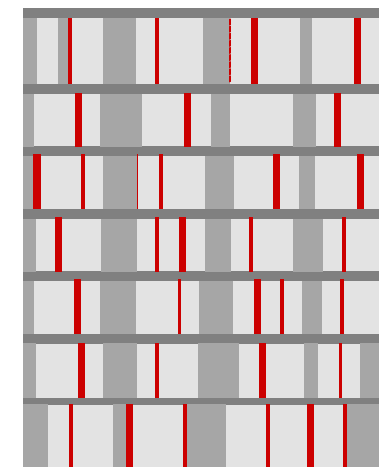
Horizontal Datums at Floors



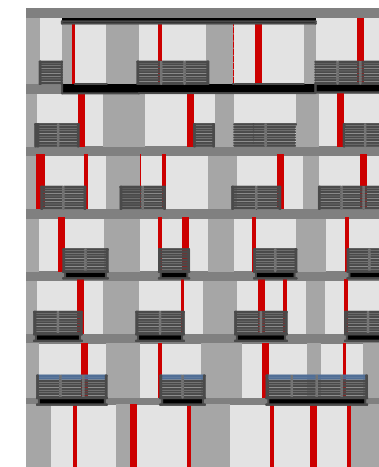
Vertical Rhythm for Openings



Pattern Elements Shift Horizontally



Vertical Accent Elements add Scale



Balcony Projections and Julietts add Texture



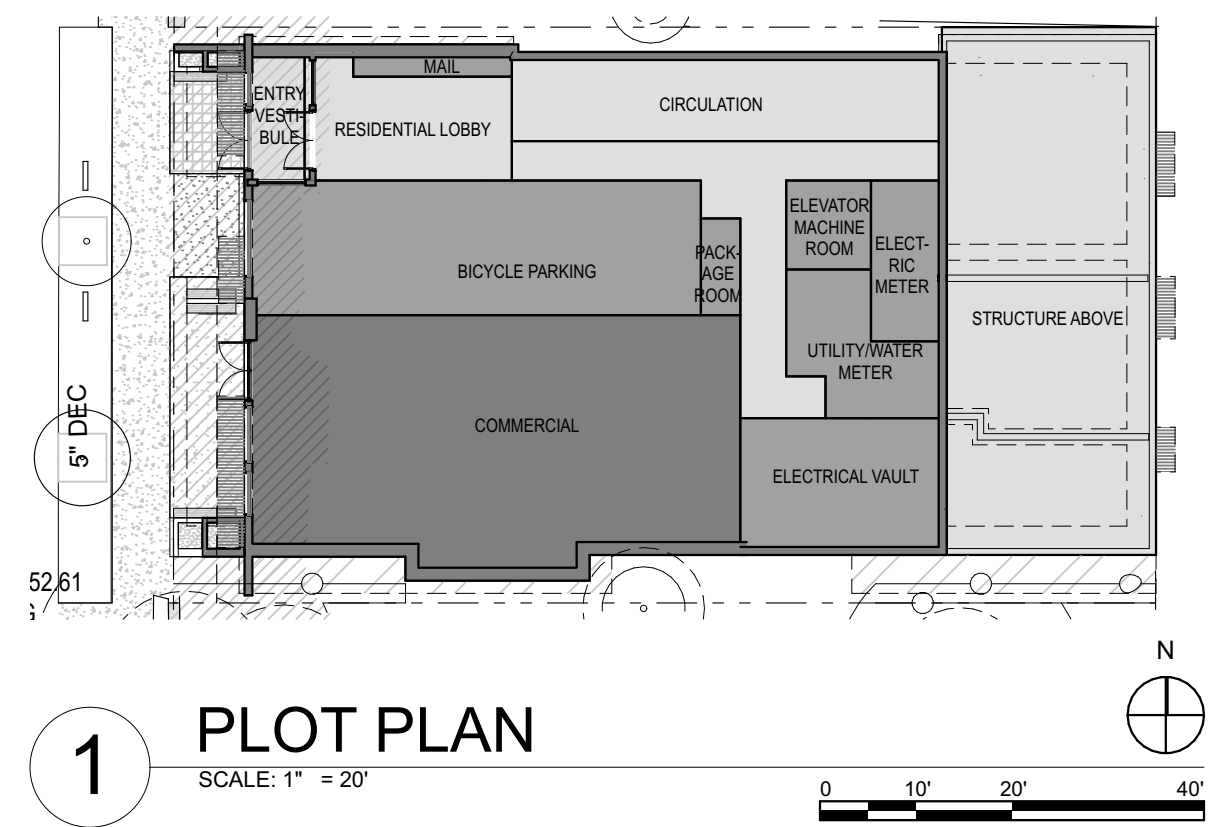
Final West Elevation

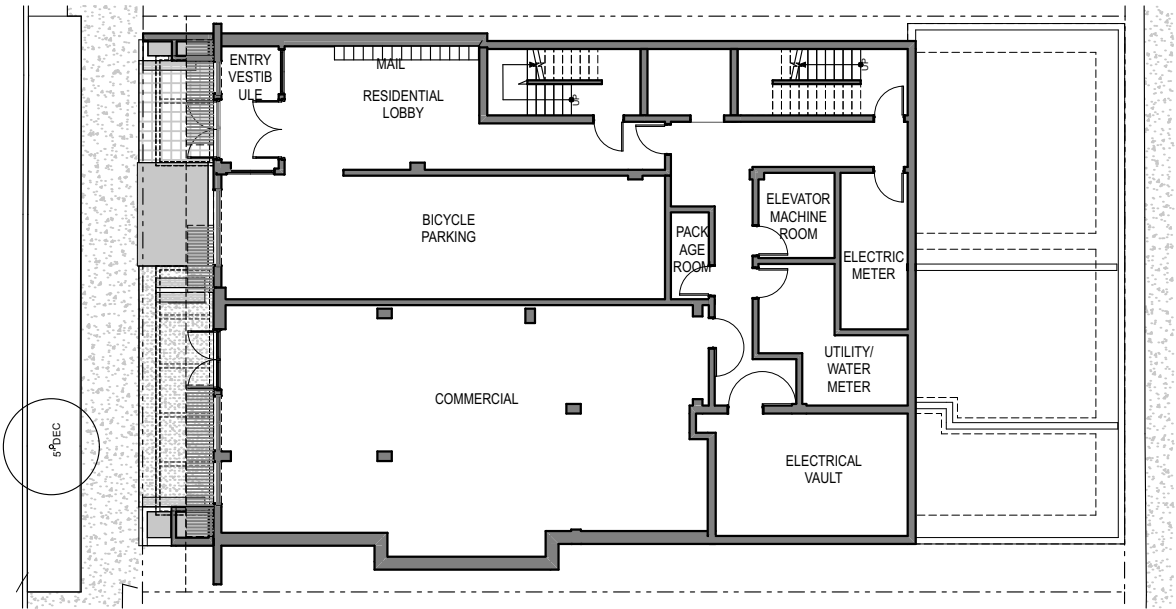
LEGEND

- ① • Shou Sugi Ban Siding
- ② • Vertical Red Infill Panels
- ③ • Unifying cladding element adding texture and scale
- ④ • Vertical Gray Fiber Cement Panel Siding

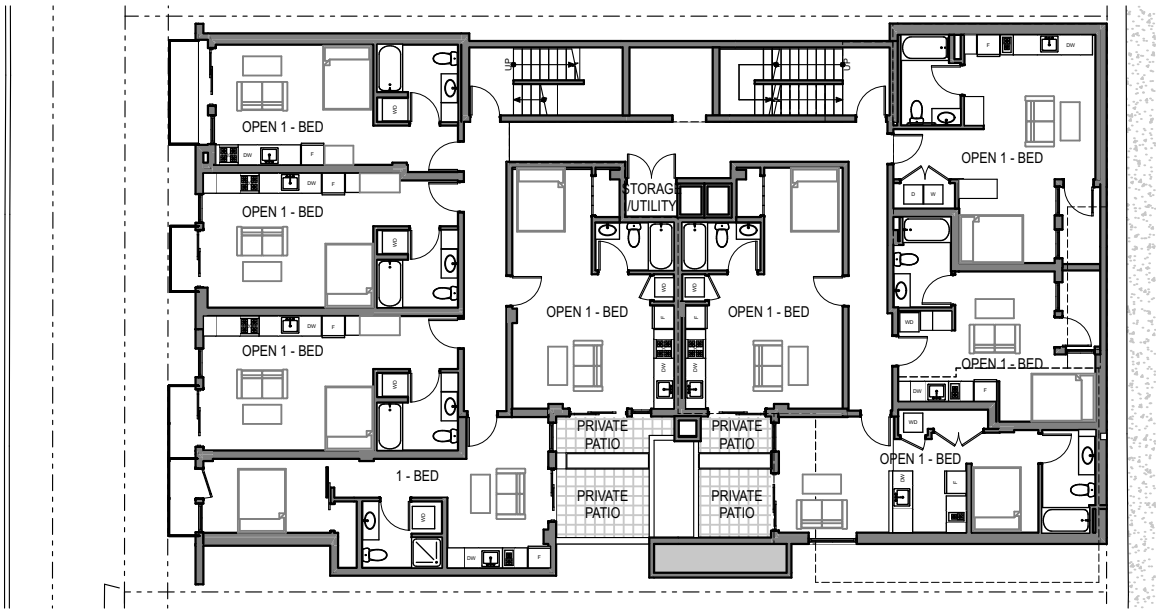
② Enlarged Rendered West Elevation

RENDERED SITE PLAN



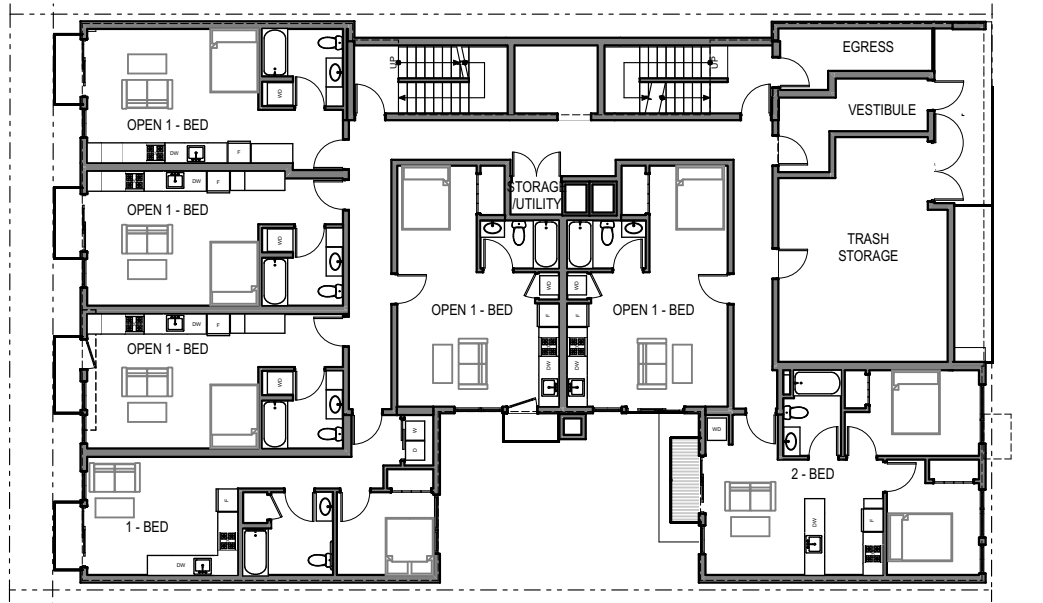


2 GROUND FLOOR PLAN
SCALE: 1" = 20'

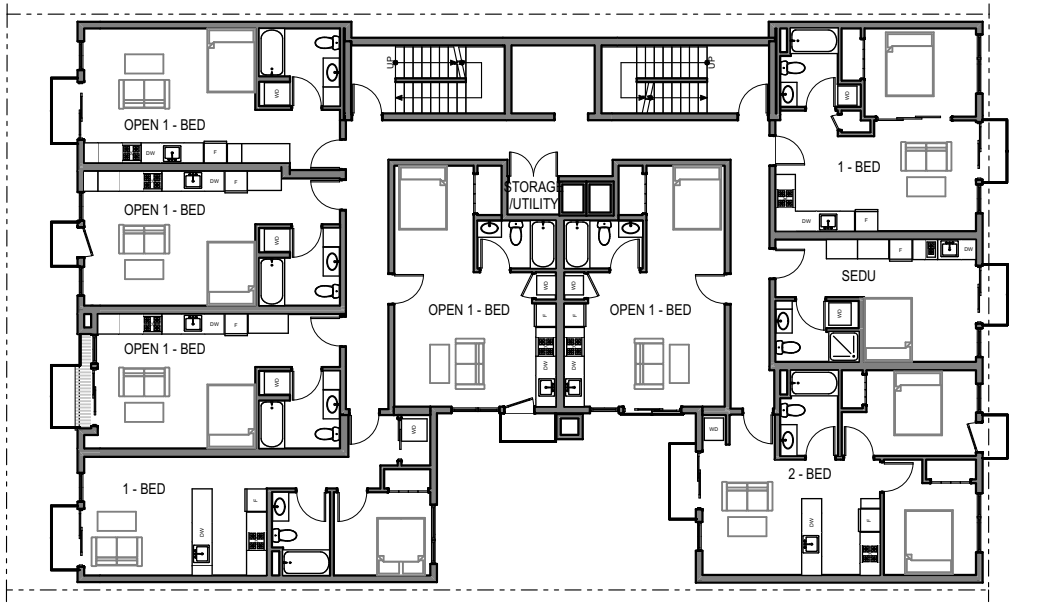


3 FIRST FLOOR PLAN
SCALE: 1" = 20'

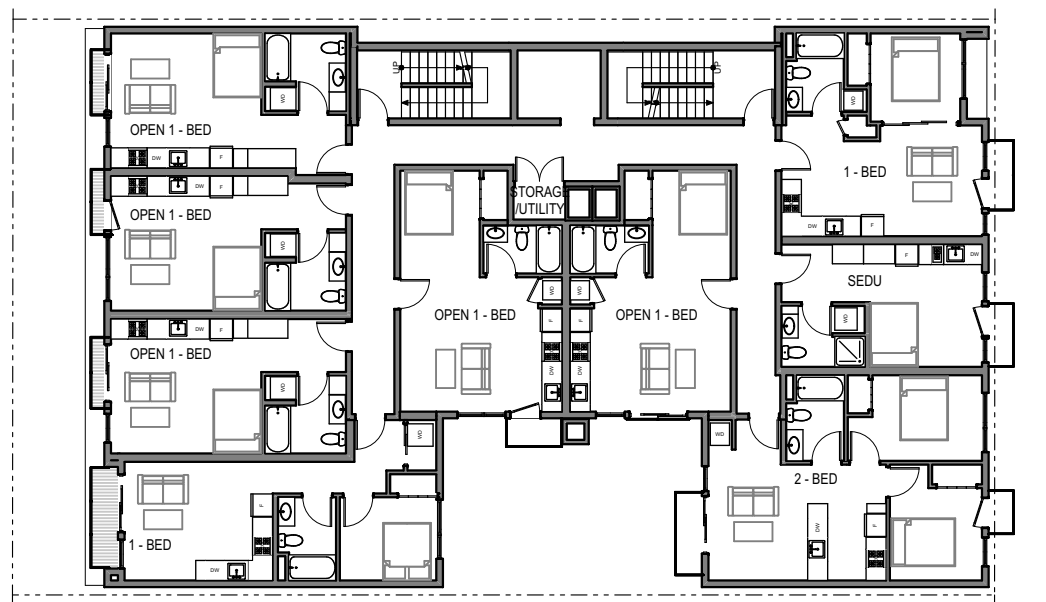
PROPOSED PLANS



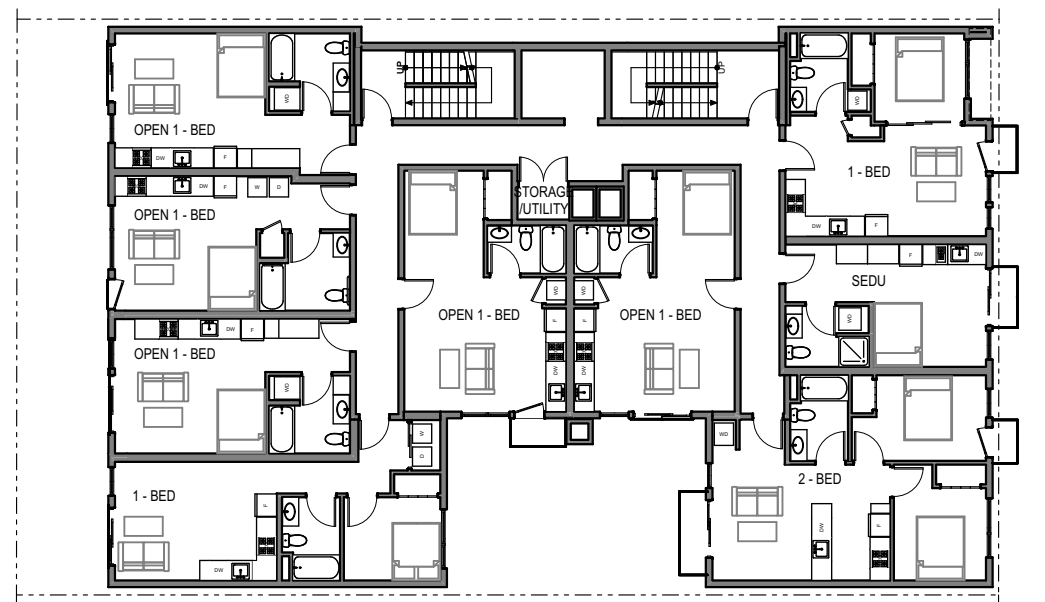
4 SECOND FLOOR PLAN
SCALE: 1" = 20'



5 THIRD FLOOR PLAN
SCALE: 1" = 20'

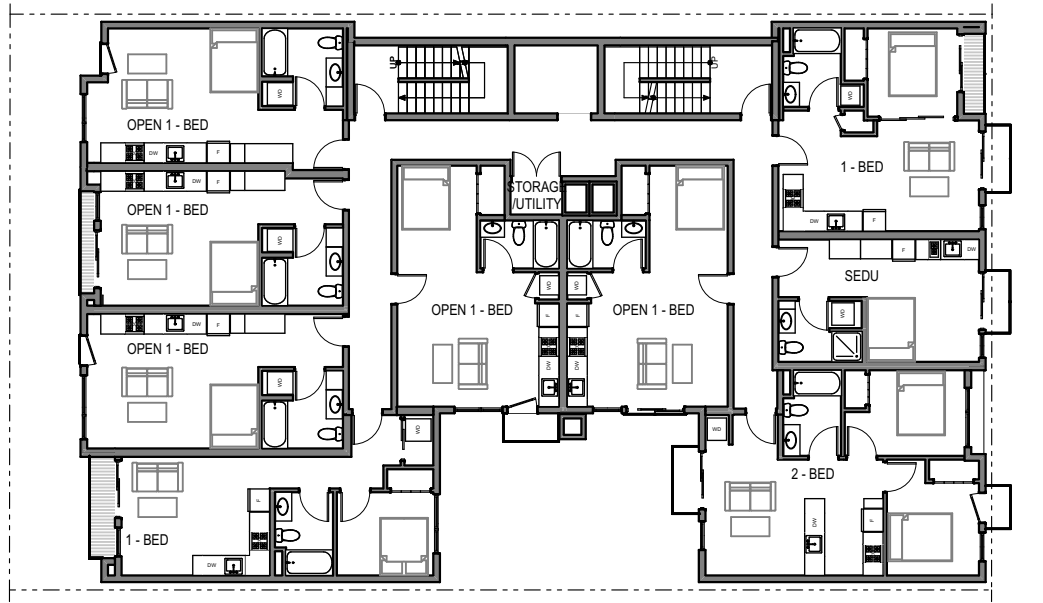


6 **FOURTH FLOOR PLAN**
 SCALE: 1" = 20'
 0 10' 20' 40'

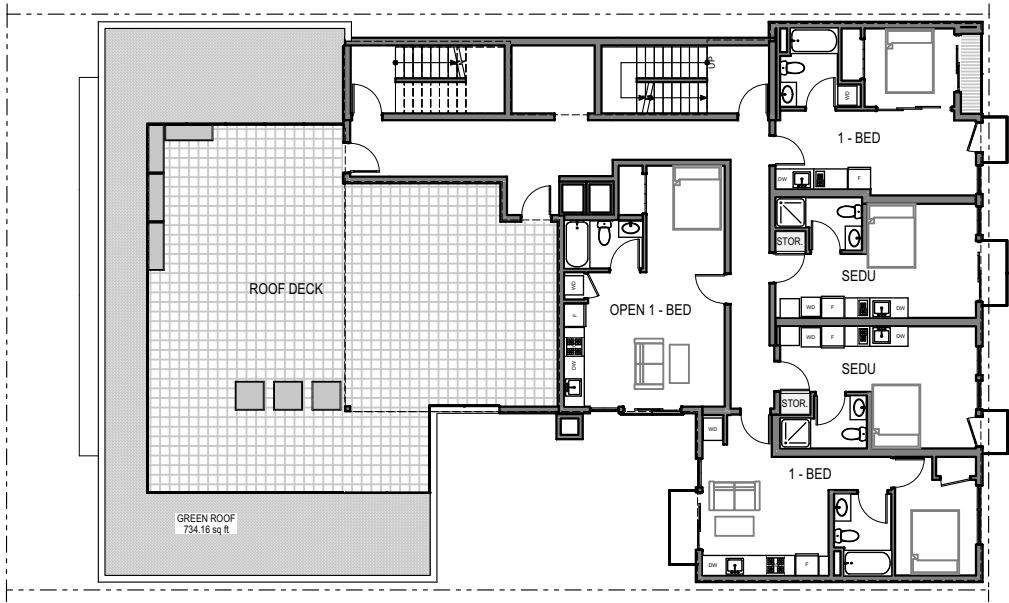


7 **FIFTH FLOOR PLAN**
 SCALE: 1" = 20'
 0 10' 20' 40'

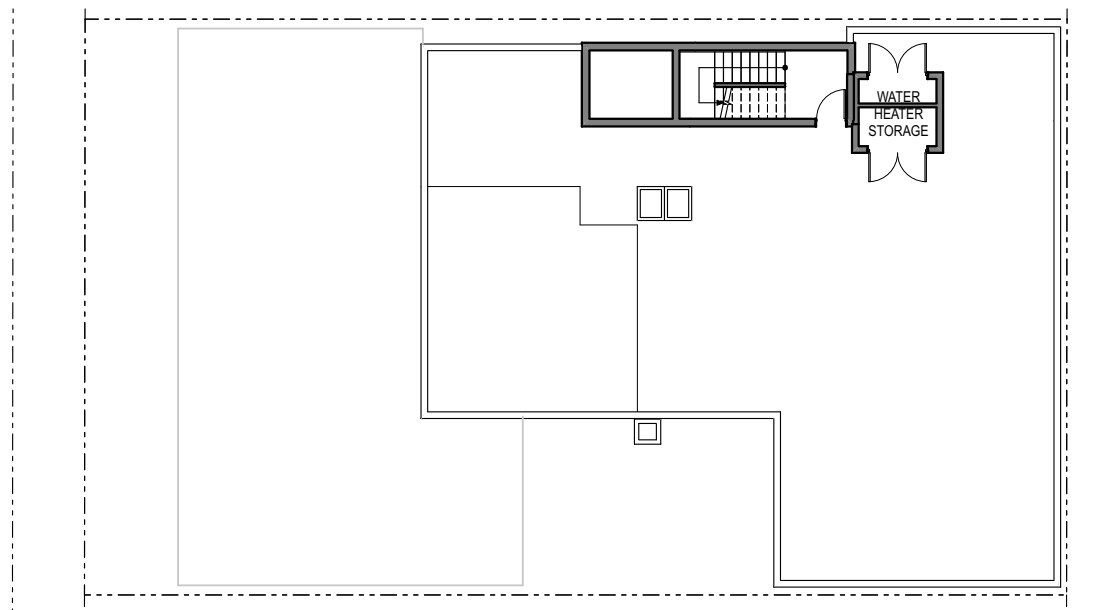
PROPOSED PLANS



8 SIXTH FLOOR PLAN
SCALE: 1" = 20'



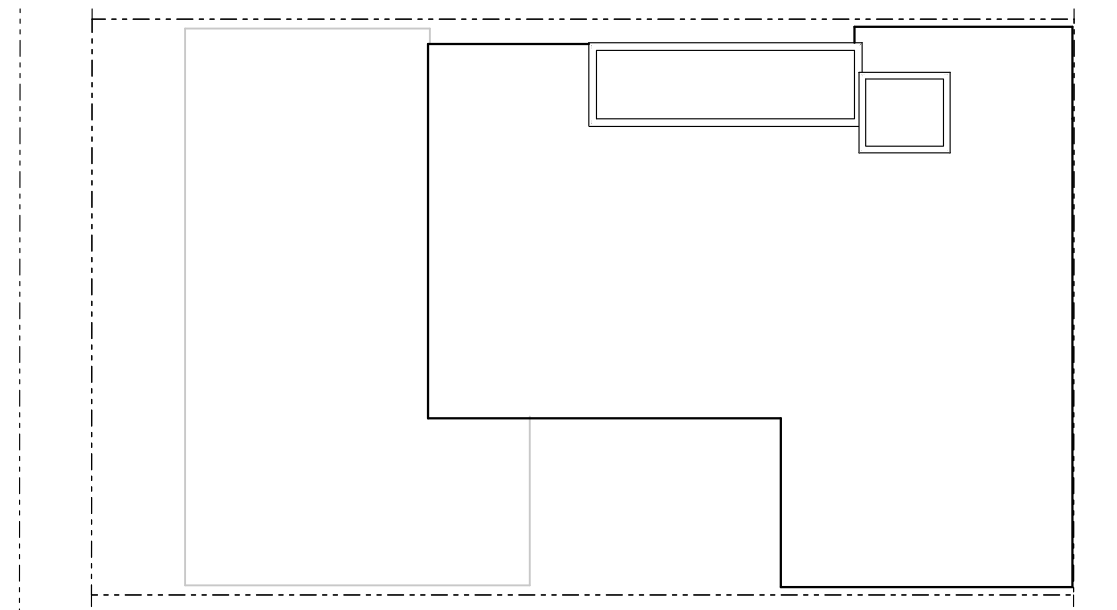
9 SEVENTH FLOOR PLAN
SCALE: 1" = 20'



10 **UPPER ROOF PLAN**
 SCALE: 1" = 20'

0 10' 20' 40'

N

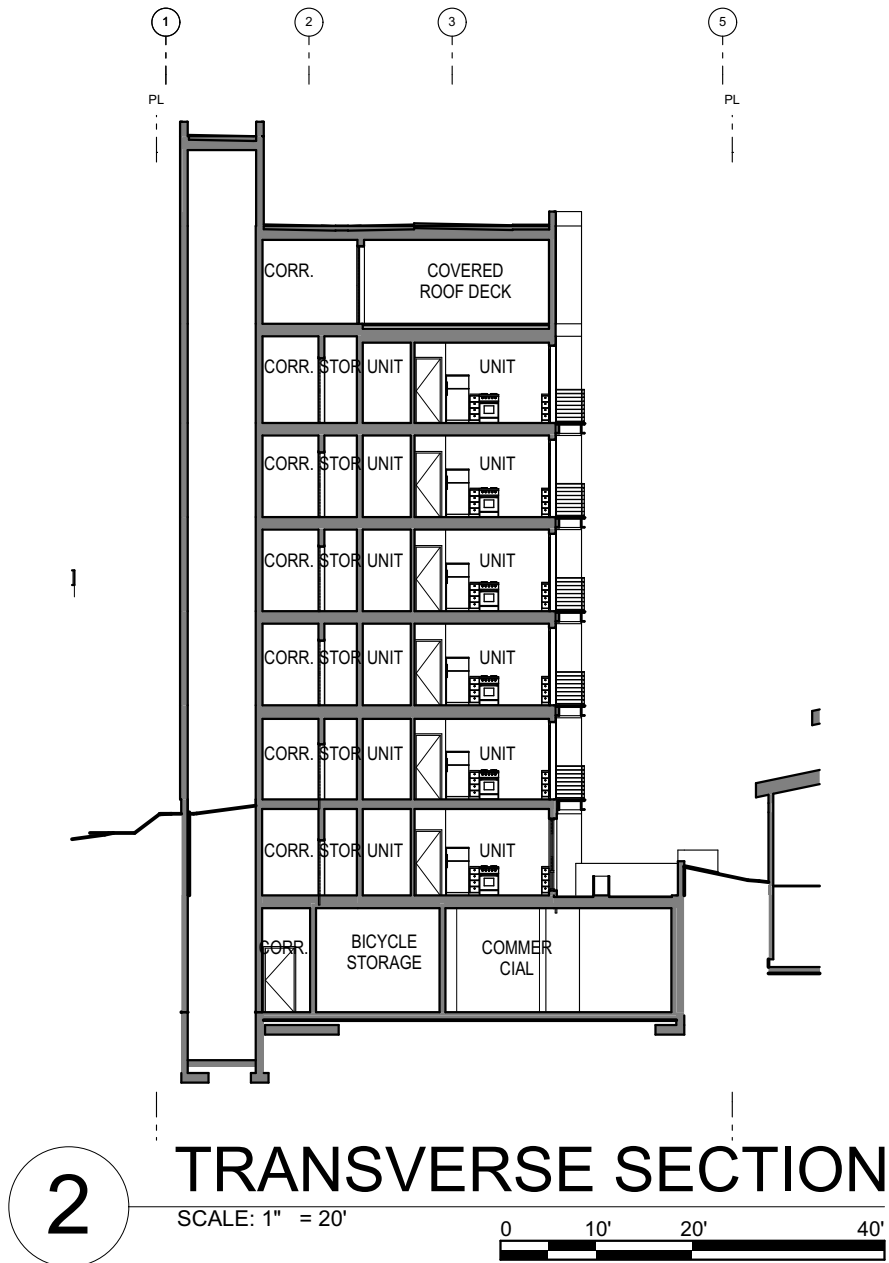
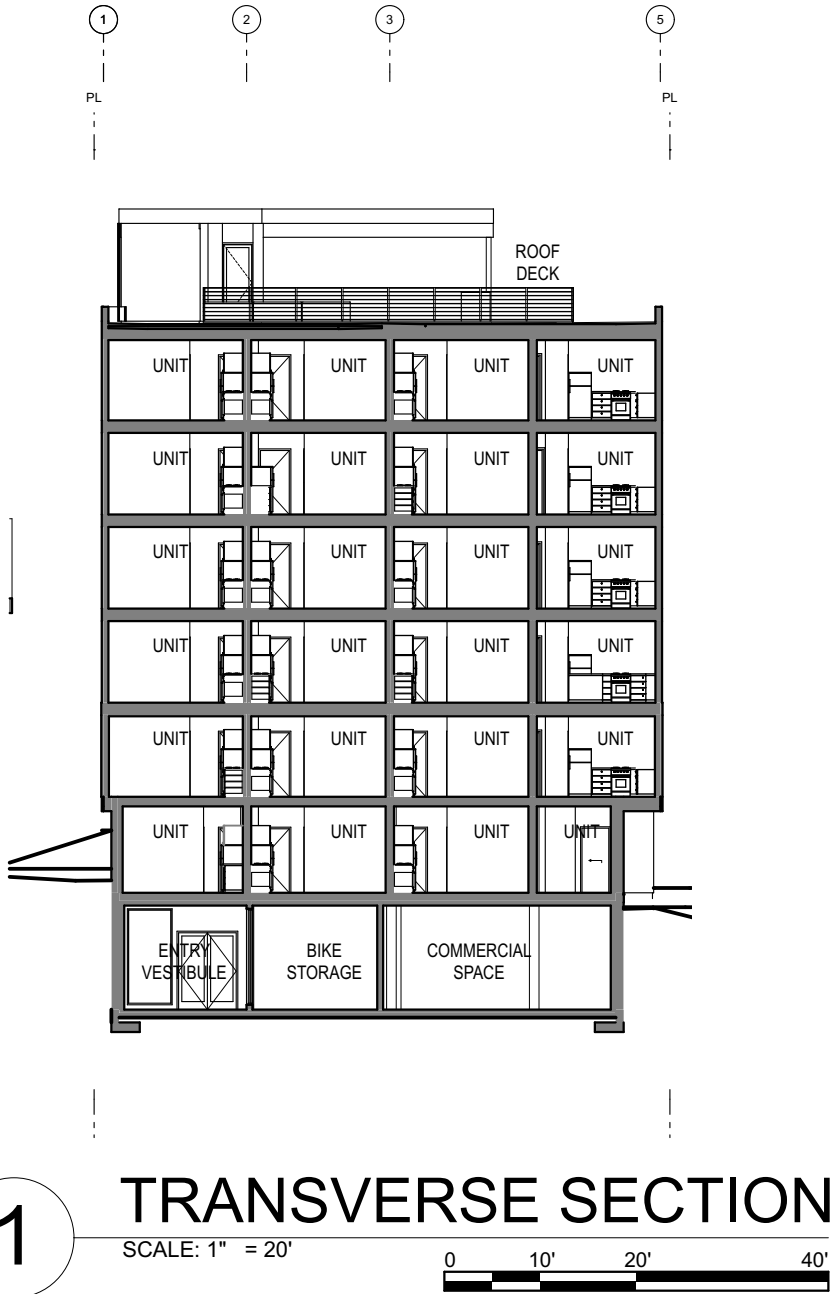
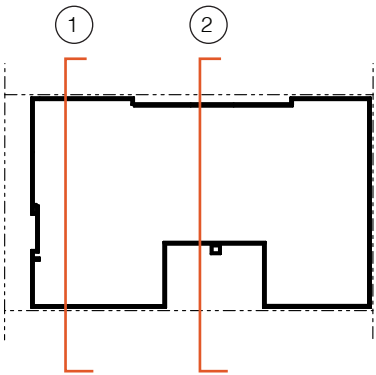


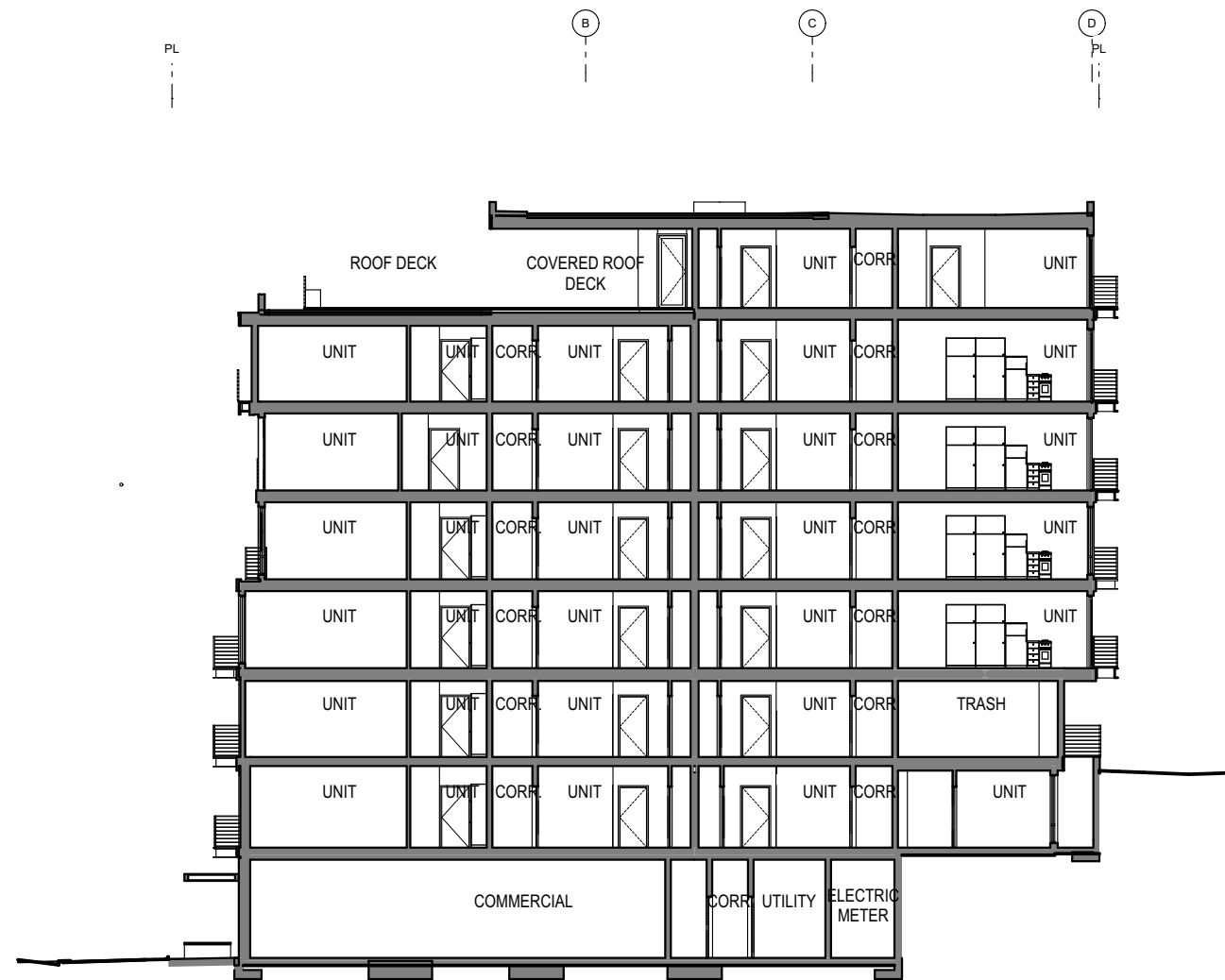
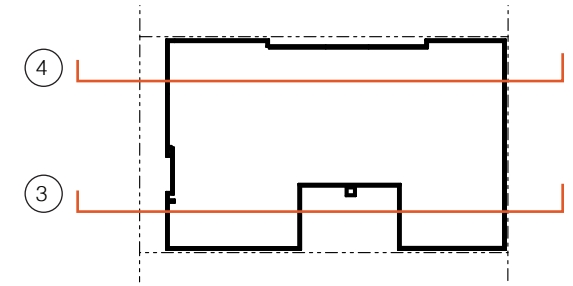
11 **PENTHOUSE ROOF PLAN**
 SCALE: 1" = 20'

0 10' 20' 40'

N

BUILDING SECTIONS

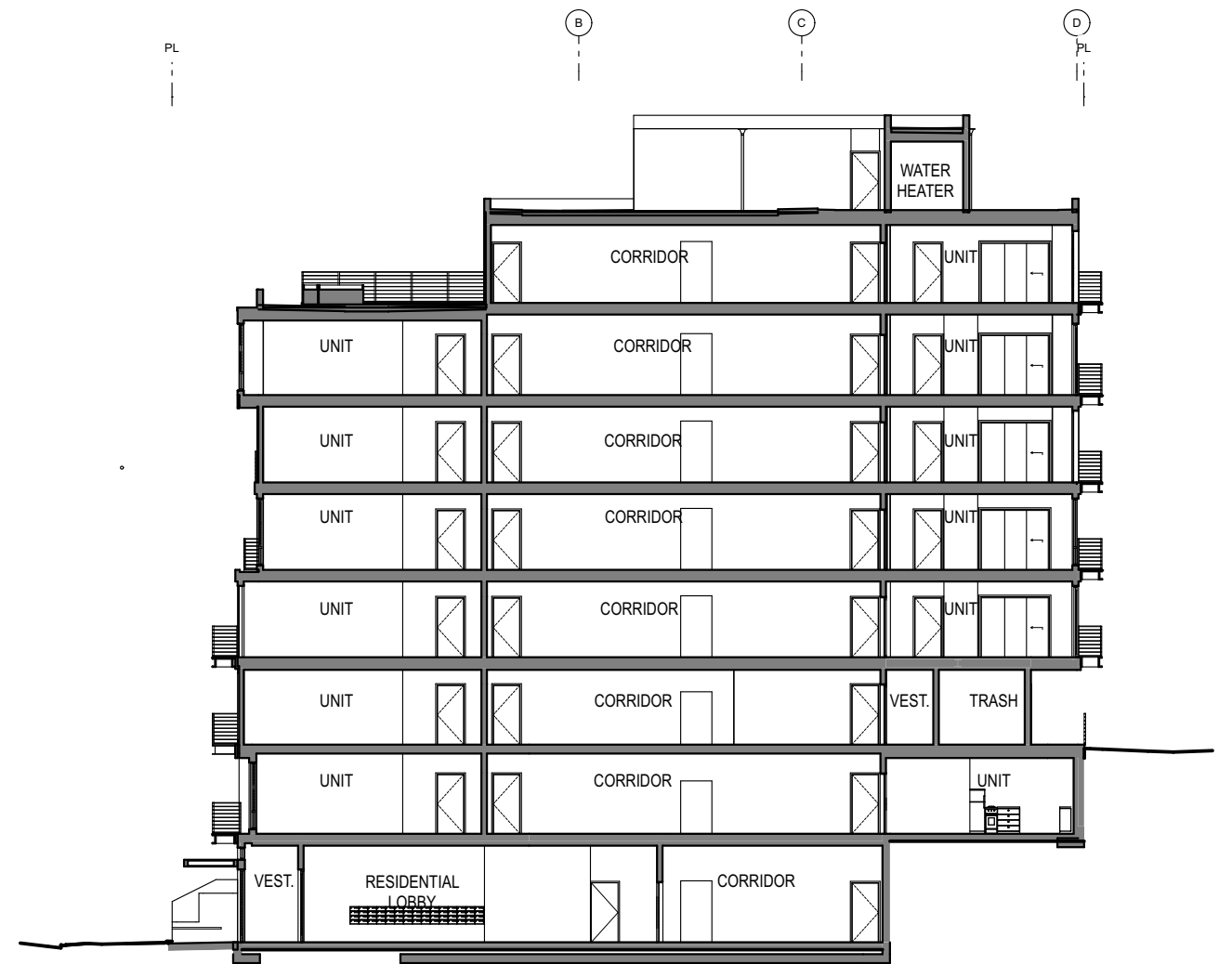
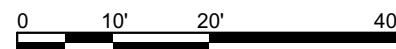




3

LONGITUDINAL SECTION

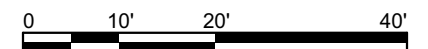
SCALE: 1" = 20'



4

LONGITUDINAL SECTION

SCALE: 1" = 20'



RENDERED ELEVATIONS

MATERIAL LEGEND

1

FIBER-CEMENT PANEL
120" VERTICAL SHEETS
VARIES
SW 6328 FIREWEED RED
WINDOWS

11

WHITE VINYL

2

FIBER-CEMENT PANEL
48" X 120" VERTICAL
SW 7064 PASSIVE
WOOD

12

CEDAR TONGUE AND
GROOVE SOFFIT

3

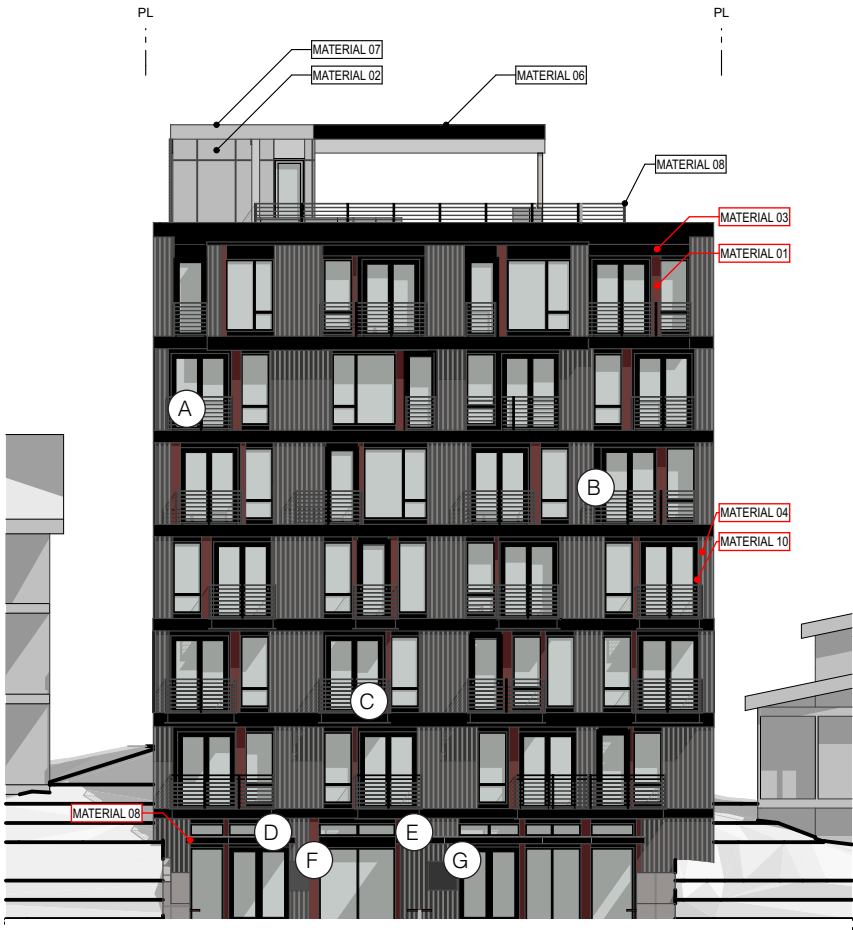
FIBER-CEMENT PANEL
48" X 120" VERTICAL
SW 7069 IRON ORE

4

WOOD
SHOU SUGI BAN
POTENTIAL VARIETY

5

METAL
34 2/3" METAL
CORRUGATED
PREFINISHED GUNMETAL



1

WEST ELEVATION

SCALE: 1" = 20'

0 10' 20' 40'



2

EAST ELEVATION

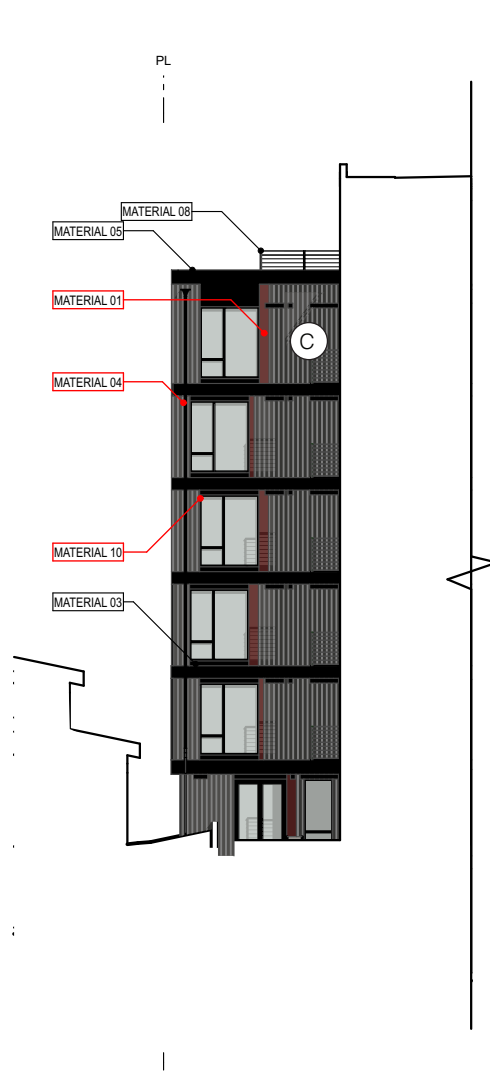
SCALE: 1" = 20'

0 10' 20' 40'

6	METAL FLASHINGS PREFINISHED METAL FLASHING BLACK OR SIM	7	METAL FLASHINGS PREFINISHED METAL FLASHING BLACK OR SIM	8	METAL FEATURES PREFINISHED POWDER COATED METAL BLACK OR SIM	9	CANOPY PREFINISHED POWDER COATED METAL OYSTER WHITE OR SIM	10	WINDOWS BLACK VINYL
---	--	---	--	---	--	---	---	----	------------------------

LEGEND

A	Juliet Balcony	B	Recessed Balcony	C	Projected Balcony	D	Residential Canopy	E	Commercial Canopy	F	Residential Signage	G	Commercial Signage
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3

EAST COURTYARD ELEVATION

SCALE: 1" = 20'

0 10' 20' 40'



4

SOUTH ELEVATION

SCALE: 1" = 20'

0 10' 20' 40'

RENDERED ELEVATIONS

MATERIAL LEGEND

1

FIBER-CEMENT PANEL
120" VERTICAL SHEETS
VARIES
SW 6328 FIREWEED RED
WINDOWS

11

WHITE VINYL

2

FIBER-CEMENT PANEL
48" X 120" VERTICAL
SW 7064 PASSIVE
WOOD

12

CEDAR TONGUE AND
GROOVE SOFFIT

3

FIBER-CEMENT PANEL
48" X 120" VERTICAL
SW 7069 IRON ORE

4

WOOD
SHOU SUGI BAN
POTENTIAL VARIETY

5

METAL
34 2/3" METAL
CORRUGATED
PREFINISHED GUNMETAL

5

WEST COURTYARD ELEVATION

SCALE: 1" = 20'






0 10' 20' 40'

6

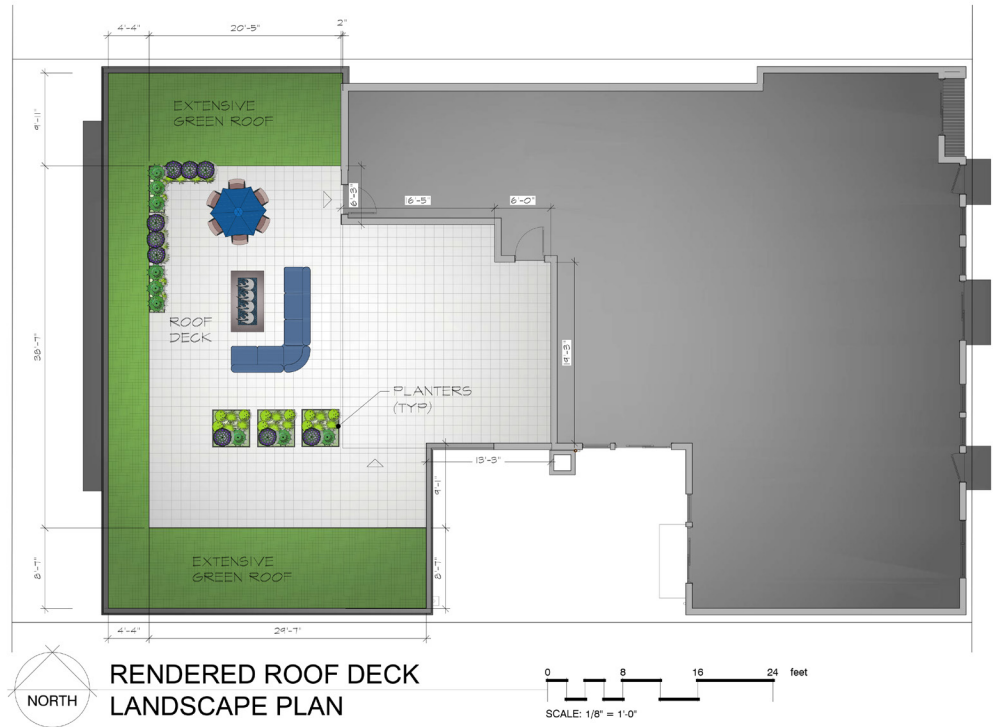
NORTH ELEVATION

SCALE: 1" = 20'

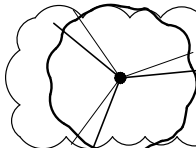
















0 10' 20' 40'

6		METAL FLASHINGS PREFINISHED METAL FLASHING BLACK OR SIM	7		METAL FLASHINGS PREFINISHED METAL FLASHING BLACK OR SIM	8		METAL FEATURES PREFINISHED POWDER COATED METAL BLACK OR SIM	9		CANOPY PREFINISHED POWDER COATED METAL OYSTER WHITE OR SIM	10		WINDOWS BLACK VINYL
LEGEND														
A	Juliet Balcony	B	Recessed Balcony	C	Projected Balcony	D	Residential Canopy	E	Commercial Canopy	F	Residential Signage	G	Commercial Signage	

LANDSCAPE



PLANT SCHEDULE *

TREES	BOTANICAL / COMMON NAME	SIZE	DROUGHT TOLERANT
	<i>Carpinus caroliniana</i> 'JFS-KW6' TM / Native Flame American Hornbeam Street Tree	2"- 2.5" Cal	No
SHRUBS	BOTANICAL / COMMON NAME	SIZE	DROUGHT TOLERANT
	<i>Acorus gramineus</i> 'Ogon' / Golden Variegated Sweetflag	1 gal	Yes
	<i>Carex oshimensis</i> 'Everillo' / Everillo Japanese Sedge	1 gal	Yes
	<i>Carex testacea</i> / Orange Sedge	1 gal	Yes
	<i>Ceanothus thyrsiflorus</i> 'Diamond Heights' / Diamond Heights Ceanothus	1 gal	Yes
	<i>Gaultheria shallon</i> / Salal	1 gal	Yes
	<i>Ilex crenata</i> 'Sky Pencil' / Sky Pencil Japanese Holly	20" Ht min	Yes
	<i>Lavandula angustifolia</i> 'Hidcote Blue' / Hidcote Blue Lavender	1 gal	Yes
	<i>Mahonia repens</i> / Creeping Oregon Grape	1 gal	Yes
	<i>Nandina domestica</i> 'Gulf Stream' TM / Heavenly Bamboo	2 gal	Yes
	<i>Polystichum munitum</i> / Western Sword Fern	1 gal	Yes
	<i>Prunus laurocerasus</i> 'Mount Vernon' / Mount Vernon Laurel	2 gal	Yes
	<i>Vaccinium ovatum</i> / Evergreen Huckleberry	1 gal	Yes
BIORETENTION	BOTANICAL / COMMON NAME	SIZE	DROUGHT TOLERANT
	<i>Carex obnupta</i> / Slough Sedge	1 gal	Yes
	<i>Cornus alba</i> 'Gouchaultii' / Goldenleaf Dogwood	5 gal	Yes
	<i>Cornus sericea</i> 'Kelseyi' / Kelseyi Dogwood	3 gal	Yes
	<i>Juncus inflexus</i> 'Blue Arrow' / Blue Arrow Juncus	1 gal	Yes

LANDSCAPE



Blue Arrow Jun



Creeping Oregon Grape



Diamon Heights Ceanothus



Evergreen Huckleberry



Everillo Japanese Sedge



Goldenleaf Varigated Sweetflag



Goldenleag Dogwood



Heavenly Bamboo Gulf Stream



Hidcote Blue Lavender



Kelseyi Dogwood



Mount Vernon Laurel



Native Flame American Hornbeam



Orange Sedge



Salal



Japanese Sky Pencil Holly



Slough Sedge



Western Sword Fern

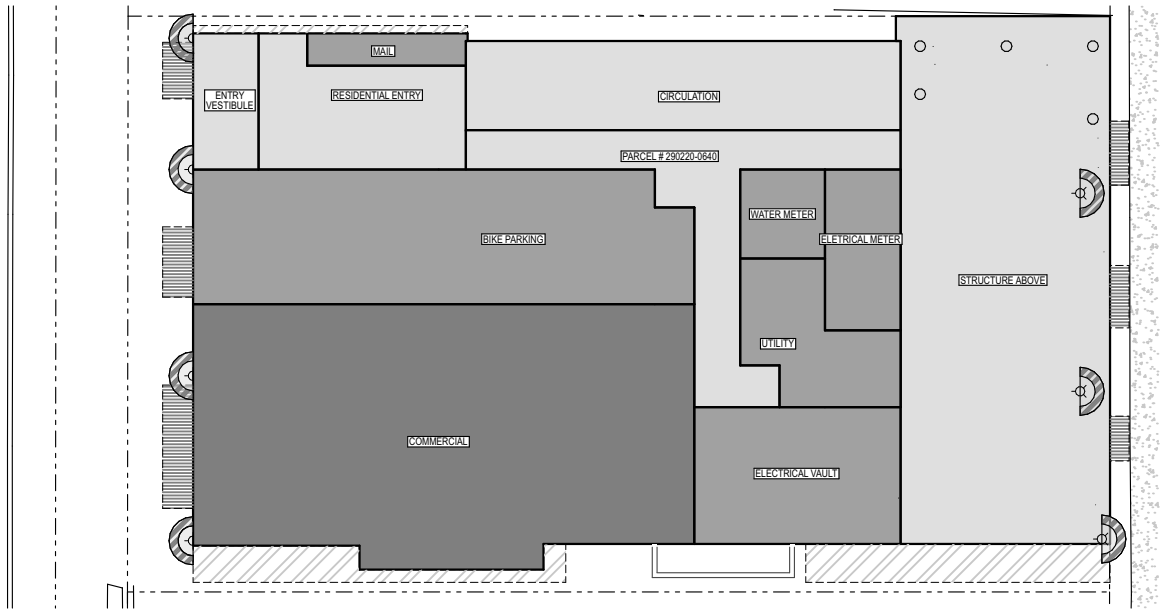
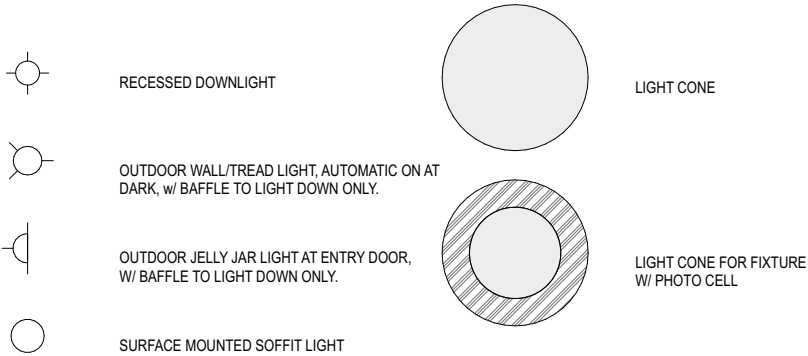
LIGHT AND GLARE



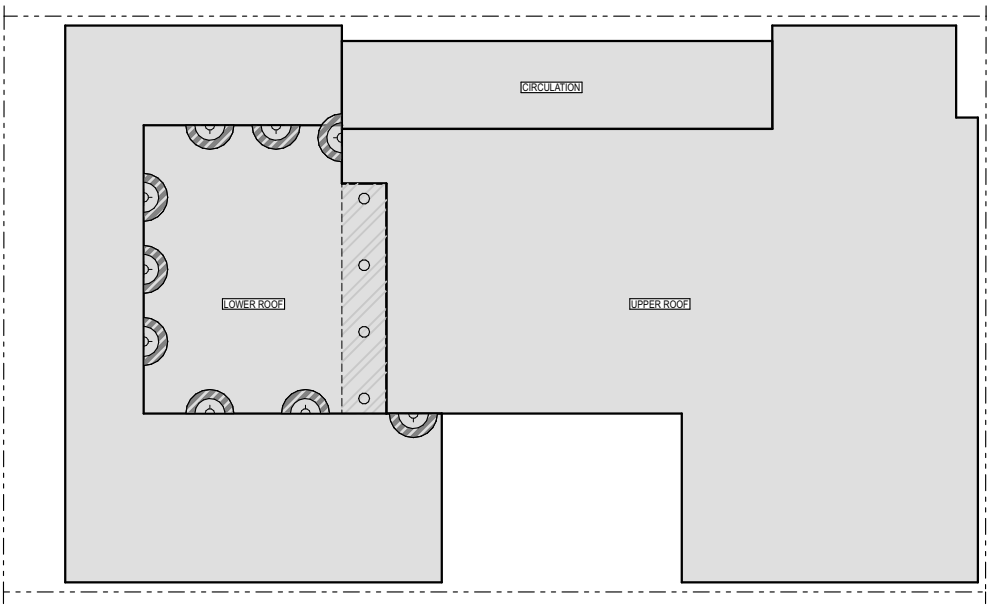
Outdoor Jelly Jar Light with baffle light down only



Mini LED Step Light Outdoor wall/tread light



1 LIGHT / GLARE PLAN
SCALE: 1" = 20'



1 LIGHT / GLARE ROOF PLAN
SCALE: 1" = 20'

SIGNAGE

LEGEND

- ① • Residential Entrance Signage
- ② • Commercial Entrance Signage



1 Pedestrian View Looking Southwest at Street Signage

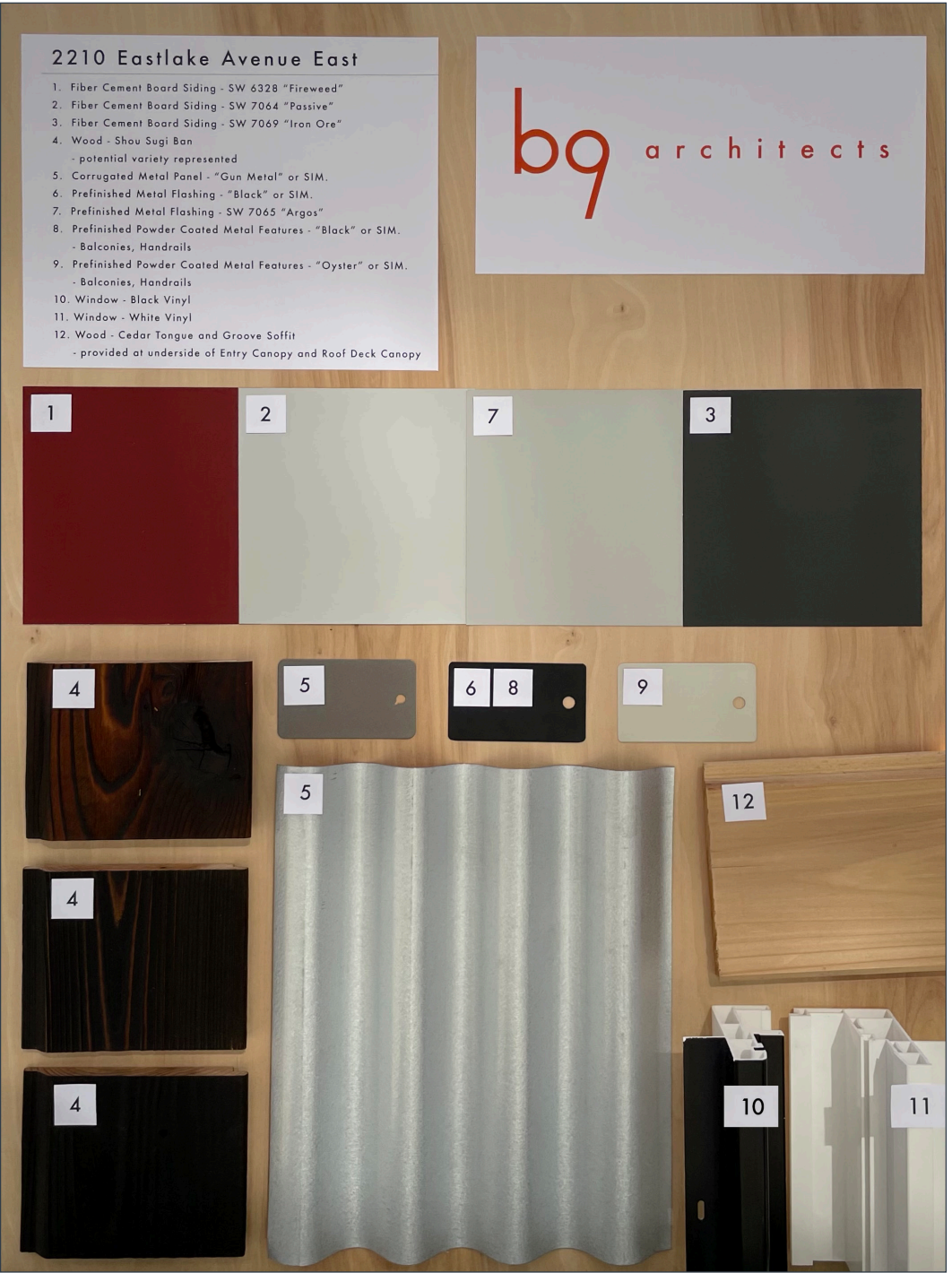


② Pedestrian View Looking Northeast at Street Signage

MATERIAL BOARD



1 Material Board in Direct Daylight



2 Material Board in Shade and Indirect Daylight

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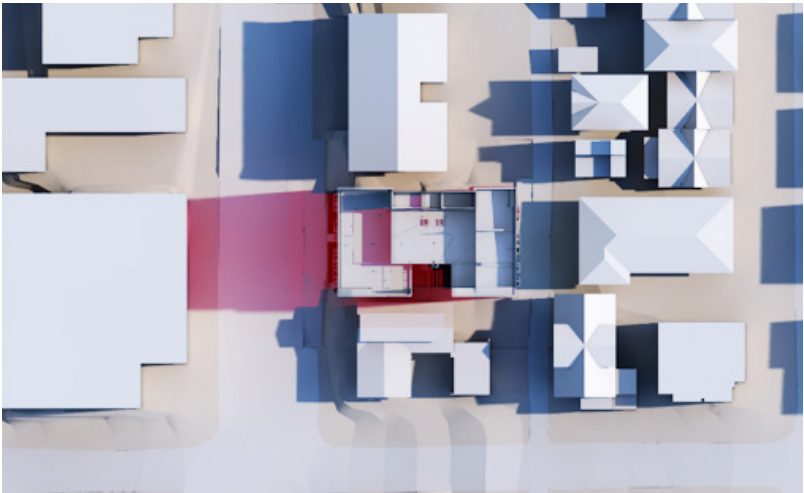
SHADOW STUDIES

MARCH

JUNE

DECEMBER

10 am



1 pm

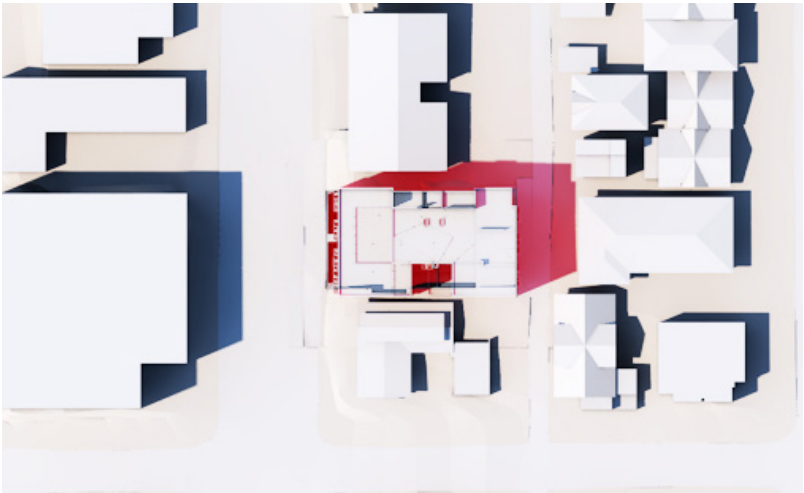


MARCH



4 pm

JUNE



DECEMBER



COMPLETED WORK b9 ARCHITECTS



121 12th Avenue East by b9 architects in Capitol Hill



748 11th Avenue East by b9 architects in Capitol Hill



1601 North 45th Street by b9 architects in Wallingford

WORK IN PROGRESS b9 ARCHITECTS



Mixed-Use Apartment by b9 architects in Fremont



Apartment Building by b9 architects in the Central District



Mixed Use Apartment by b9 architects in Roosevelt