

## 2210 EASTLAKE AVENUE EAST

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**Project #:** #3036247-EG

**Meeting Type:** Administrative Design Review (ADR)

**Applicant Team:** Cohen Properties,  
*Developer*

b9 architects  
*Architect*



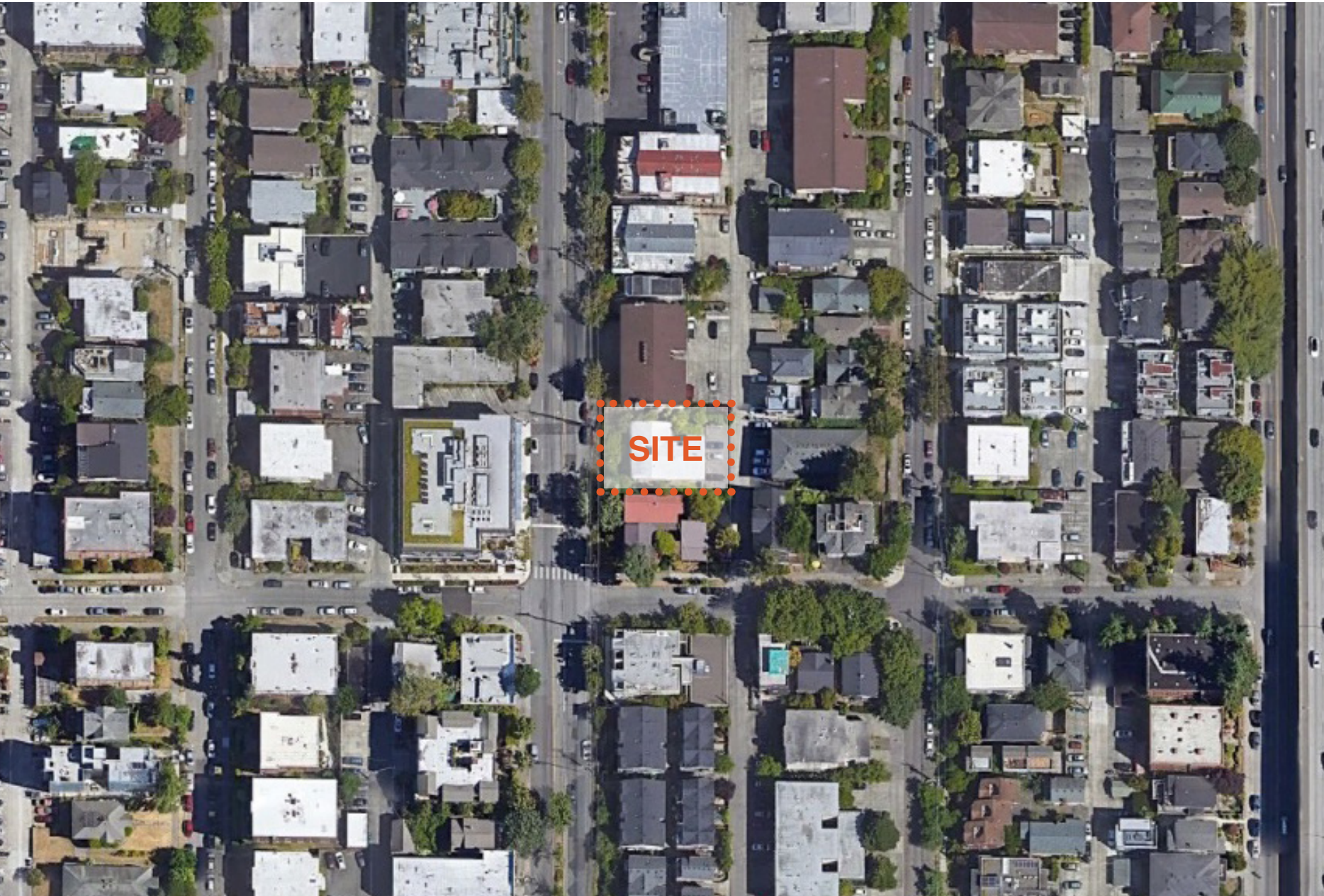
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OBJECTIVES



Yale Ave E  
Eastlake Ave E  
Franklin Ave E  
Boyleston Ave E

E Boston St



Construct a residential apartment structure with 8 stories above street level. The structure will have approximately (64) 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 project is designed to the current zoning, based on the city of Seattle's Mandatory Housing Affordability [MHA] mandate, and therefore is larger than the existing context surrounding it. The potential impacts resulting from these zoning changes were analyzed through an EIS process that was a part of the City's MHA policy development process. The EIS produced for the MHA up zones concluded, "no significant unavoidable adverse impacts are anticipated. In the urban context of a rapidly growing city, such changes are substantial but are also subjective in nature and are not necessarily significant impacts pursuant to SEPA. Nevertheless, some residents may perceive such changes as adverse."

The proposed building is compliant with all current zoning and land use regulations. Based on our interest to address concerns and create a responsive project design, 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, with the largest proposed in Alternative 3 to the smaller structure to the south. In addition, the project team has identified design precedents that serve as an inspiration that feature 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	34,986 sf
Number of Residential Units	Approx. 64
Number of Commercial Units	1
Commercial Area	Approx. 1,178 sf
Number of Parking Spaces	0
Number of long term Bike Parking Spaces	Approx. 64
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.



# EARLY COMMUNITY OUTREACH SUMMARY

B9 Architects has completed Early Community Outreach required for 2210 Eastlake Avenue E per Director’s Rule 4-2018/1-2018, and Ordinance CB 119769 temporarily modifying and suspending procedures in Seattle Municipal Code due to Governor Jay Inslee’s “Stay Home, Stay Healthy” Initiative.

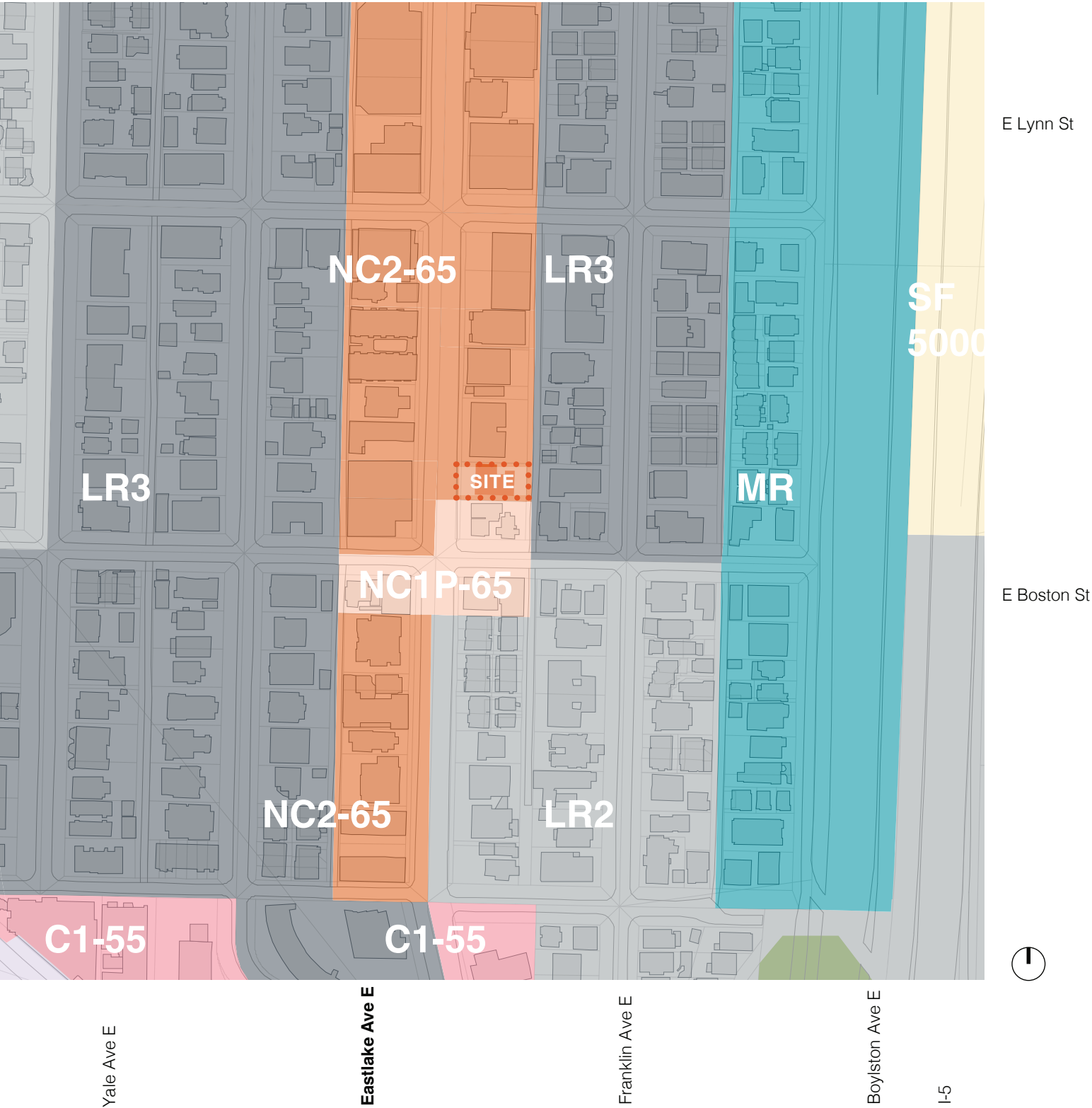
As the applicant for a proposal at 2210 Eastlake Avenue E, b9 architects conducted and completed Early Community Outreach requirements. Outreach included posters displayed on Eastlake area utility poles posted twice, once on 2/28/2020, and again on 5/12/2020. It also included an interactive project website, and a digital survey available online. The applicant received comment via the project website, and the project email via the community flyers.

Per the SDCI Director’s Rule 4-2018/DON Director’s Rule 1-2018 VI.E.- Documentation: Early Design Guidance

*Applicants shall include a summary of the design-related feedback they heard during their community outreach as part of their final EDG packet. While collaborative approach is encouraged between the applicant and the community, the applicant is not required to incorporate any specific community feedback into the project’s design. Comments and discussion presented at the Design Review meetings should focus on compliance with the established design guidelines. Applicants may, at their discretion, respond directly to the community about any feedback that is not related to Design Review.*

	OUTREACH METHOD	DATE IMPLEMENTED	# OF COMMENTS RECEIVED	DESIGN-RELATED COMMENTS
1	Printed Outreach Posters hung in minimum of 10 local businesses, community centers, or other publicly-accessible venues, located within approximately a half mile from the proposed site. At least half of the posters must be visible from the sidewalk	February 28, 2020	0	
2	Digital Outreach Interactive project webpage	February 12, 2020	2	<ul style="list-style-type: none"><li>• How does the height, bulk, and scale of the building fit in with the neighborhood?</li><li>• What will be impacts on access to sunlight?</li></ul>
3	Digital Outreach Internet Survey	May 8, 2020	0	

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



# ZONING SUMMARY

The proposed development is located on a single infill lot zoned NC2-65 and borders both zones LR3 and NC1P-65 . The site has access to an alley that is split between NC2-65, NC1P-65, and LR3.

**23.47A.004 PERMITTED USES:**

- Residential use permitted outright

**23.47A.008 STREET LEVEL DEVELOPMENT:**

- Blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width and may not exceed 40 percent of the width of the facade of the structure along the street.
- For structures with street-level nonresidential uses in NC zones sixty percent of the street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent. Transparent areas of facades shall be designed and maintained to allow unobstructed views from the outside into the structure or, in the case of live-work units, into display windows that have a minimum 30-inch depth.
- Non-residential uses shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level street-facing facade.
- Nonresidential uses at street level shall have a floor-to-floor height of at least 13 feet.
- Street-level, street-facing facades shall be located within 10 feet of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided
- Street-facing facades containing a residential use shall have a visually prominent pedestrian entry
- The floor of a dwelling unit located along the street-level, street-facing facade shall be at least 4 feet above or 4 feet below the sidewalk grade or be set back at least 10 feet from the sidewalk.
- The maximum width and depth of a structure is 250 feet.
- 

**23.47A.012 STRUCTURE HEIGHT:**

- Base max height for NC2-65 zones = 65'-0"
- Open railings, planters, skylights, clerestories, greenhouses, solariums, parapets, and firewalls may extend 4 feet above the maximum height limit
- Insulation material, rooftop decks and other similar features, or soil for landscaping located above the structural roof surface may exceed the maximum height limit by up to 2 feet if enclosed by parapets or walls that comply with this subsection 23.47A.012.C.2
- Solar collectors may extend up to 7 feet above the otherwise applicable height limit, with unlimited rooftop coverage
- Solar collectors, mechanical equipment, play equipment and open mesh fencing at least 15 feet from the roof edge, wind-driven power generators, and minor communication utilities may extend up to 15 feet above the applicable height limit, as long as the combined total coverage of all features gaining additional height including weather protection does not exceed 20 percent of the roof area, or 25 percent of the roof area if the total

- includes stair or elevator penthouses or screened mechanical equipment
- Stair and elevator penthouses may extend up to 16 feet above the applicable height limit

**23.47A.013 FLOOR AREA RATIO:**

- NC Zone: FAR is 4.5.
- NC Zone: 4.5 X 6,135 = 27,608 square feet
- The following floor area is exempt from FAR limits:
  - All stories or portions of stories that are underground,
  - All portions of a story that extend no more than 4 feet above existing or finished grade, whichever is lower, excluding access,
  - The floor area of required bicycle parking for small efficiency dwelling units.

**23.47A.014 SETBACKS AND SEPARATIONS:**

- Rooftop features are not allowed in setbacks, except that for upper-level setbacks
- Open railings may extend up to 4 feet above the height at which the setback begins.
- Parapets may extend up to 2 feet above the height at which the setback begins.
- A triangular setback is required where a lot abuts the intersection of a side lot line and front lot line of a lot in a residential zone.
- For a structure containing a residential use, a setback is required along any side or rear lot line that abuts a lot in a residential zone. The setback is 15 feet for portions of structures above 13 feet in height to a maximum of 40 feet and for each portion of a structure above 40 feet in height, additional setback at a rate of 2 feet for every 10 feet in additional height.
- Decks with open railings may extend into the required setback

**23.47A.016 LANDSCAPING:**

- A Green Factor Score of 0.3 or greater is required for any lot with development containing more than four new dwelling units.
- Street trees are required when any development is proposed. Existing street trees shall be retained unless the Director of Transportation approves their removal.
- If it is not feasible to plant street trees in a right-of-way planting strip, a 5-foot setback shall be planted with street trees along the street property line or landscaping other than trees shall be provided in the planting strip, subject to approval by the Director of Transportation.

**23.47A.022 LIGHT AND GLARE:**

- Exterior lighting shall be shielded and directed away from adjacent properties
- Interior lighting in parking garages must be shielded to minimize nighttime glare affecting nearby uses.
- Driveways and parking areas for more than two (2) vehicles shall be screened from adjacent properties by a fence or wall between five (5) feet

- and six (6) feet in height, or solid evergreen hedge or landscaped berm at least five (5) feet in height.
- In zones with a forty (40) foot or greater height limit, exterior lighting on poles is permitted up to a height of forty (40) feet from finished grade, provided that the ratio of watts to area is at least twenty (20) percent below the maximum exterior lighting level permitted by the Energy Code.

**23.47A.024 AMENITY AREA**

- Amenity areas are required in an amount equal to 5 percent of the total gross floor area in residential use. Gross floor area, for the purposes of this subsection 23.47A.024.A, excludes areas used for mechanical equipment and accessory parking. For the purposes of this subsection 23.47A.024.A, bioretention facilities qualify as amenity areas.
- Common amenity areas shall have a minimum horizontal dimension of 10 feet, and no common amenity area shall be less than 250 square feet in size.
- Private balconies and decks shall have a minimum area of 60 square feet, and no horizontal dimension shall be less than 6 feet
- All residents shall have access to a common or private amenity area.

**23.54.015 AND 23.54.030 VEHICLE PARKING**

- No minimum requirement for all residential uses in commercial, RSL, and multifamily zones within urban villages that are not within the urban cetner of the Station Overlay District, if the residential use is located within a frequent transit service area
- Commercial use less than 1500 square feet is exempt from parking requirements

**23.54.015.K BICYCLE PARKING:**

- Long Term parking requirement: 1 per dwelling unit and 1 per small efficiency dwelling unit
- Short Term parking requirement: 1 per 20 dwelling units, rounds up to the nearest even number
- Bicycle parking required for small efficiency dwelling units and congregate residence sleeping rooms is required to be covered for full weather protection.

**23.54.040 SOLID WASTE**

- Mixed use development that contains both residential and nonresidential uses shall meet the storage space requirements shown in Table A for 23.54.040 for residential development, plus 50 percent of the requirement for nonresidential development. In mixed use developments, storage space for garbage may be shared between residential and nonresidential uses, but separate spaces for recycling shall be provided.
- Residential units: 51 - 100 units = 375 square feet of storage area,plus 4 square feet for each additional unit above 50.

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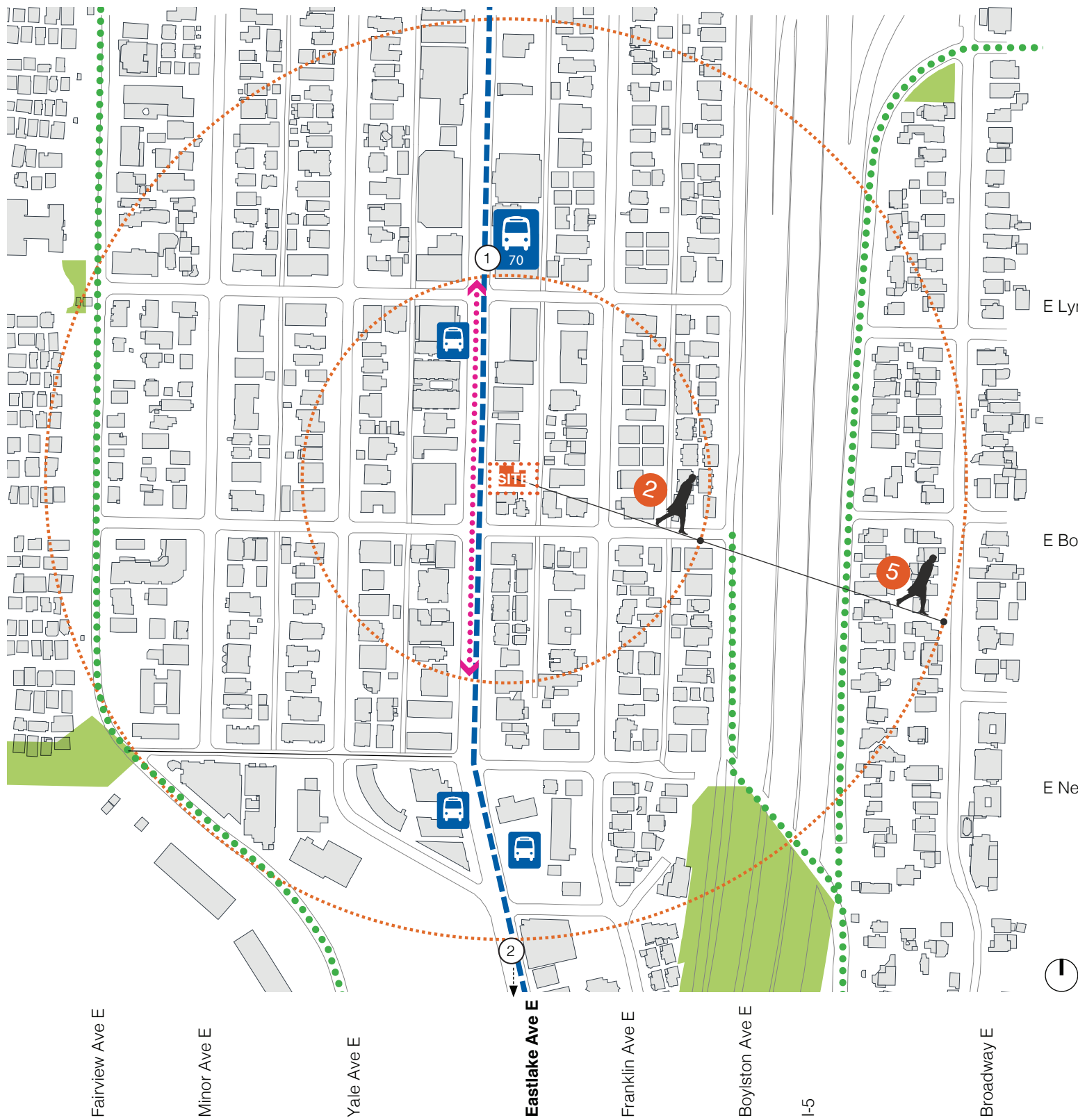
# ZONING ENVELOPE VICINITY MAP

# LEGEND



-   NC2-65
-  NC1P - 65
-  LR3
-  LR2
-  MR

TRANSIT & ACCESS





This site is served by one bus line, route 70 with future plans to incorporate a Roosevelt Rapid Ride. The route helps facilitate travel to other Seattle neighborhoods, including South Lake Union, Downtown, University District, and eventually Roosevelt.

Bicycle routes connect the site to South Lake Union, Downtown, and the University District. There are two trails within 2 miles of the site. The first is the Burke Gilman Trail to the north, which connects west to Ballard and east to the University District and beyond. The second is Interlaken Boulevard, which connects to the Arboretum, Madison Valley, and Lake Washington Boulevard. A new separated bike lane is planned along Eastlake Avenue E.

**2** MINUTES  
Serafina  
Armistice Coffee  
Son of a Butcher  
Eastlake Market

**5** MINUTES  
Starbucks  
Pecado Bueno  
Pete's Supermarket  
Terry Pettus Park  
The Lake Union Dock  
Zoo Tavern  
Eastlake Coffee & Cafe  
Lynn Street Mini Park  
Tops At Seward School  
Cheshiahud Lake Union Loop

-  Bike Route
-  Bus Stop & Route



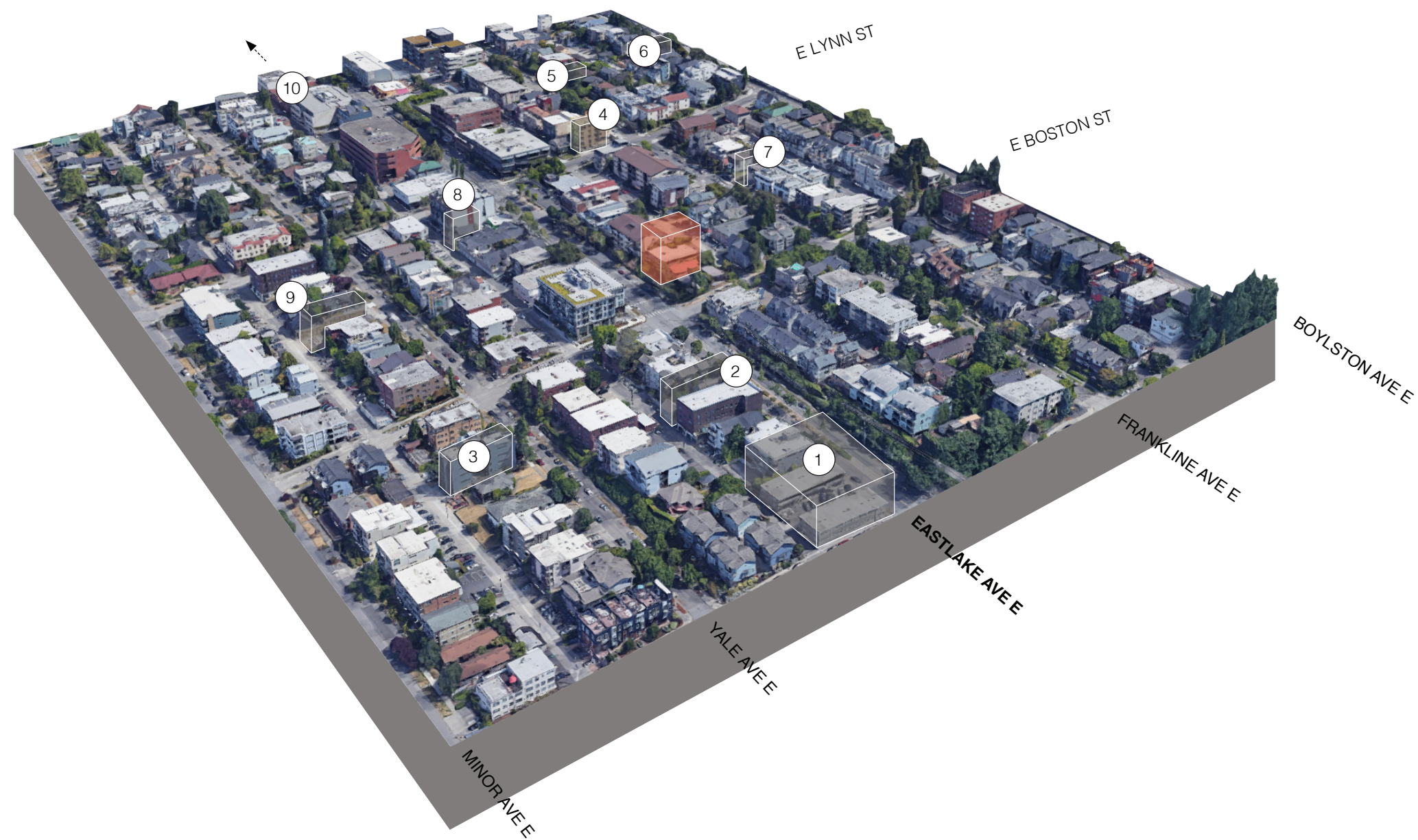
① Eastlake Avenue East and East Lynn Street Bus Stop



② Protected bicycle lane on Eastlake Avenue East



## 3D VICINITY MAP



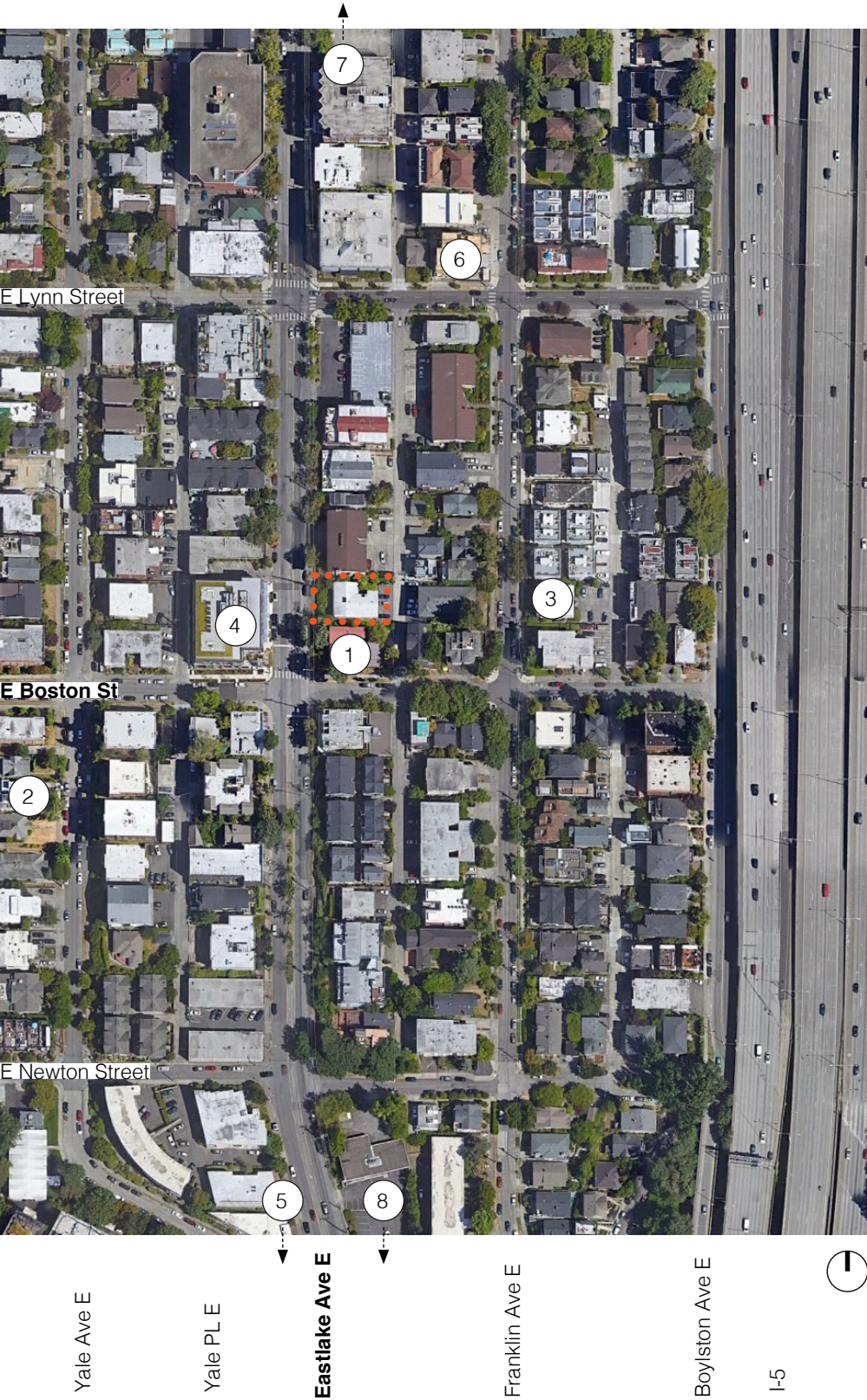
■ SITE

■ 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.



ARCHITECTURAL CONTEXT



- The architectural context in the neighborhood contains a mix of turn of the century and contemporary building types. The immediate neighborhood includes a variety of single family structures, townhouse developments, condominiums, apartments, multi-family mixed use and small commercial spaces. The neighborhood has experienced a number of low and mid-rise developments recently.
- There is a concentration of commercial and office spaces located to the North of the site along Eastlake Avenue E. Structures typically include small retail uses, cafes, bars, as well as restaurants. One such structure is the small commercial mall at 2240 Eastlake Avenue E housing Son of A Butcher BBQ.
- Eastlake Avenue E consists mainly of Apartments, Condominiums, and commercial spaces. These typologies define the street and neighborhood.
- Serafina, a local favorite dine-in spot is located half a block south of the site on Eastlake Avenue E. There is also the neighborhood tavern, Zoo Tavern located a block north of the site, also on Eastlake Ave E.
- Balconies, transparent store fronts, horizontal datums, planted streetscapes, and simple massing define the structures.
- Commercial programs are contained to their perimeters, but planted sidewalks work to create a more pleasant pedestrian experience.
- Lastly, there is significant contemporary mixed-use development in the neighborhood, both recently finished and in process (7). These buildings are often a composition of rectilinear volumes, sided with brick, or colorful panels. All of the above creates a context that is deeply layered, and continues to evolve.



1 Office by Gene Zema  
200 East Boston Street  
Built: 1953  
Photo Courtesy of: Google Maps

Relevance: Designed by prominent local architect Gene Zema, layers of textures composed of natural material.



2 Yale Studios  
2037 Yale Avenue East  
Built: 2018, 27 units  
Photo Courtesy of:  
2037 Yale Studios

Relevance: Vertical and horizontal delineation breaking up the facade.



3 Franklin House Apartment  
2210 Franklin Avenue East  
Built: 1964, 7 units

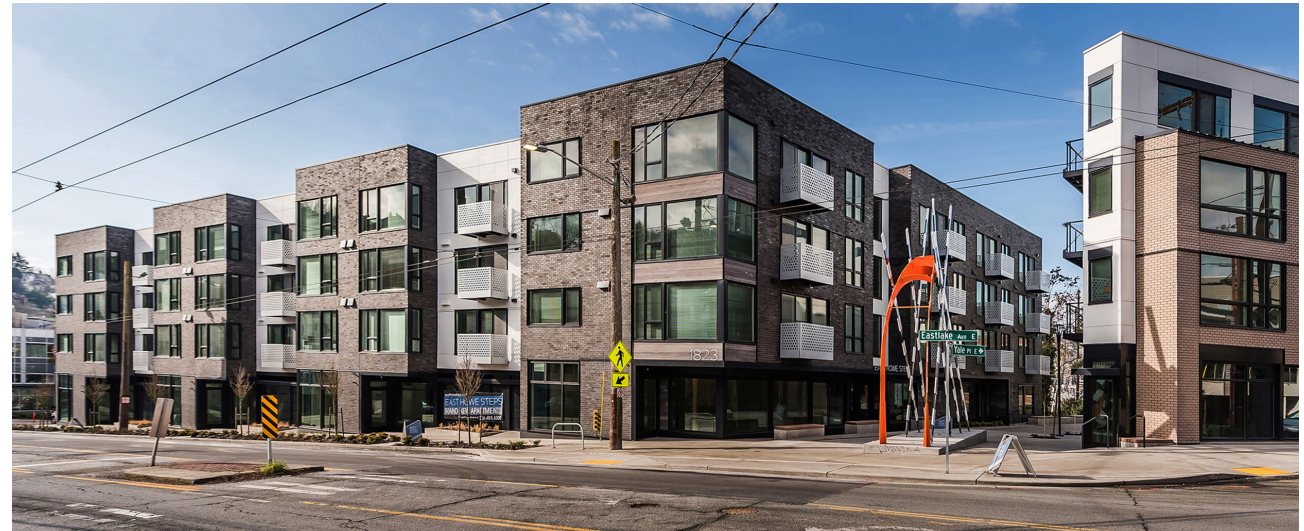
Relevance: Projecting decks and pronounced horizontal datums.





4 Waterton Apartments  
2201 Eastlake Avenue East  
Built: 2017, 45 units

Relevance: Adjacent 5 story mixed use building, architecture is horizontally striated with fenestration and deck pattern.



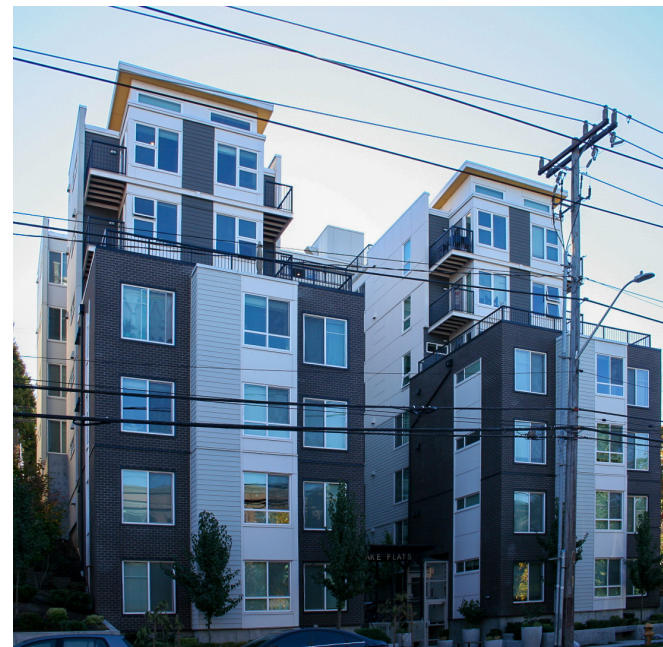
5 East Howe Steps  
1823 Eastlake Avenue East  
Built: 2016, 62 units  
Photo Courtesy of: BUSHNAQ STUDIO

Relevance: 4 Story mixed use building with contemporary material palette and rhythmic modulation.



6 Franklin Station  
2303 Franklin Avenue East  
Built: 2018, 22 units

Relevance: Contemporary apartment building with bold color palette and modulation.



7 Eastlake Flats  
2820 Eastlake Ave E  
Built: 2016, 110 Units  
Photo Courtesy of: SJS Mechanical Services

Relevance: Contemporary 7-Story apartment building with material variation that adds scale at facade.



8 Equinox Apartments  
1524 Eastlake Avenue East  
Built: 2009, 204 units  
Photo Courtesy of: ForRent.com

Relevance: 8 Story mixed use building with a subtle upper level setback and material variation.



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



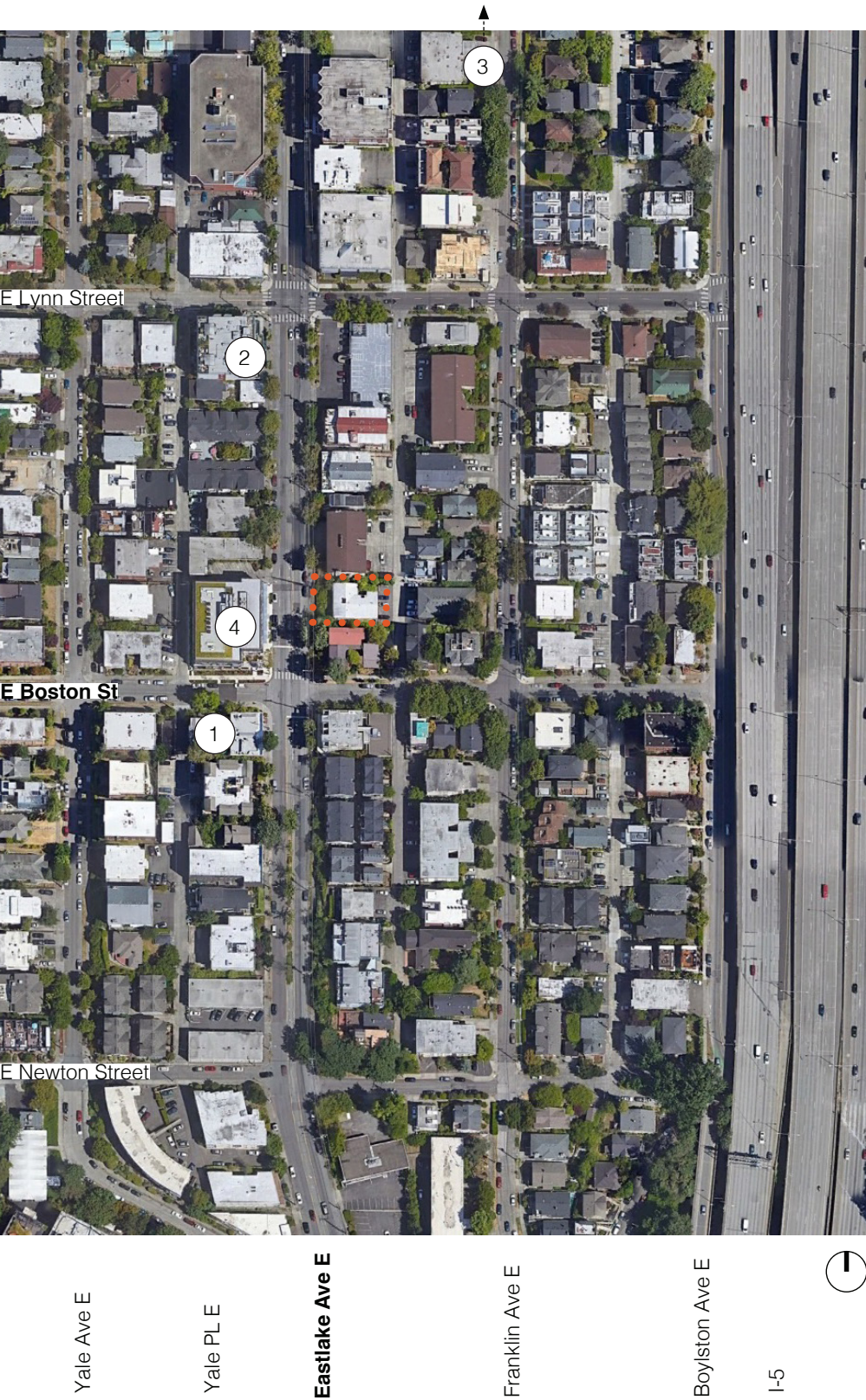
7 Commercial storefronts on Eastlake Avenue East and East Lynn Street



8 Rogers Playground on Eastlake Avenue East and East Louisa Street



STREET SCAPE ACTIVATION



- The site is situated along Eastlake Avenue E, an important corridor between South Lake Union and the University of Washington. The site is also near the corner of Eastlake Avenue E and E Boston Street, which is bounded by neighborhood staples like Serafina, the Gene Zema office building, and Armistice Coffee.
- The future Roosevelt Rapid Ride is proposed to run past the site.
- A future protected bicycle lane will also run along Eastlake Avenue E, in front of the site.
- Public Comments in response to other project proposals in the neighborhood have specifically mentioned creating a pleasant pedestrian experience along the street frontage.
- The streetscape is currently defined by a variety of commercial and residential conditions. Due to the topography that slopes primarily down towards the west and Lake Union, many properties are separated from the streetscape. Future development has the potential to create strong steetscape connections to Eastlake Avenue E.



Terraced landscaping responds to site topography.



1 Restaurant  
121 East Boston Street

Canopy provides weather protection and connection to entry and commercial uses



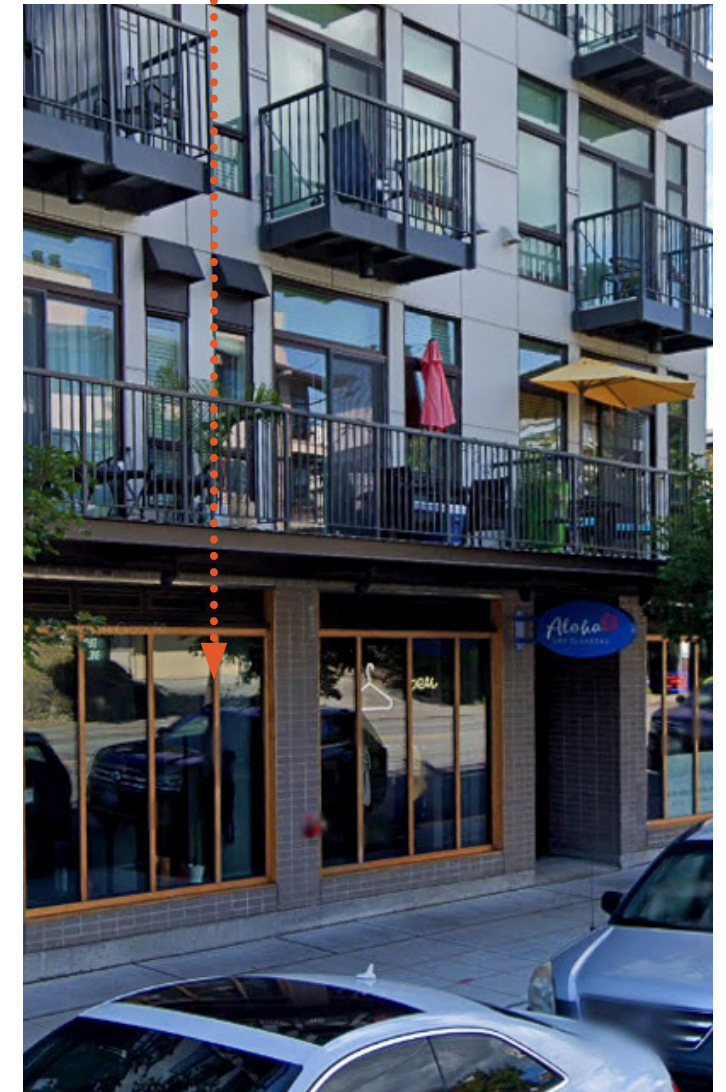
2 Mixed Use Storefront Small Commercial Space  
2241 Eastlake Avenue East  
Commercial: 2341 sf

Landscape adjacent to sidewalk creates a pleasant pedestrian experience.



3 Apartment Entry  
2359 Franklin Avenue East

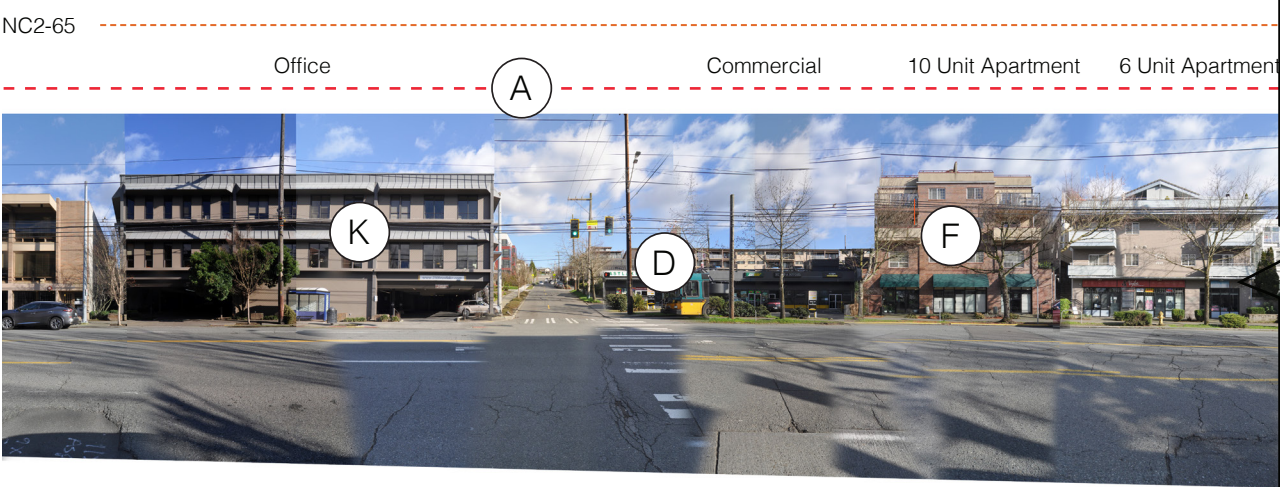
Street level commercial space and transparency.



4 Mixed Use Storefront Small Commercial Space  
2228 Eastlake Avenue East  
Commercial: 3341 sf  
Image Courtesy of Google Maps



STREET PANORAMAS



1 East side of Eastlake Avenue East

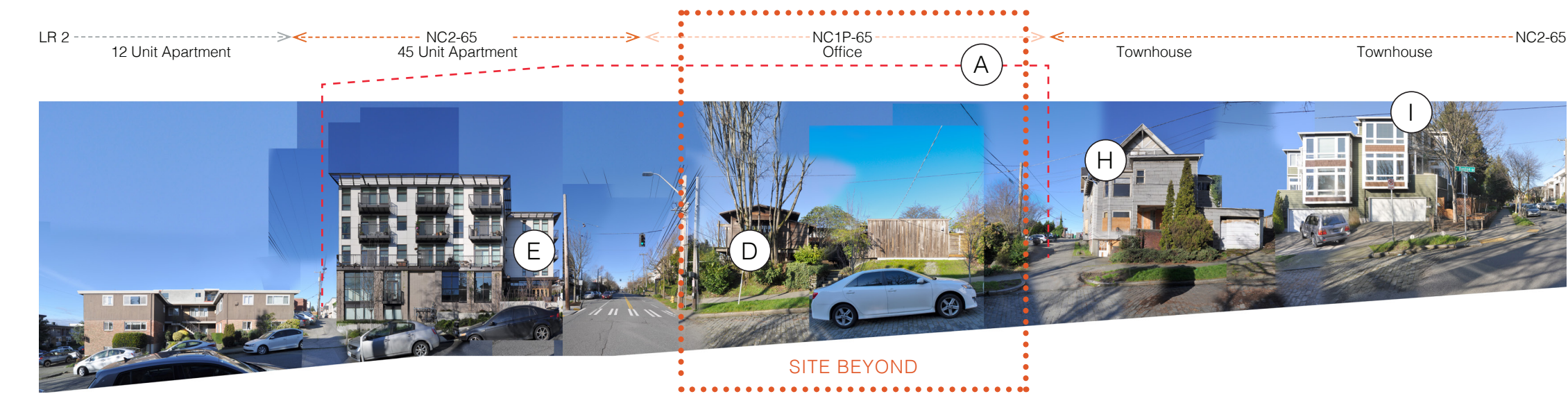


2 West side of Eastlake Avenue East

LEGEND

- |  |   |
|--|---|
| (A) 65' Feet allowable zoning envelope.          | (G) Building is isolated from right of way. |
| (B) Regular window pattern.                      | (H) Gabled roof form.                       |
| (C) Dynamic window pattern.                      | (I) Flat roof form.                         |
| (D) Street facing 1 - 2 story volume.            | (J) Irregular roof form.                    |
| (E) Structure with larger street facing setback. | (K) Horizontal Datums.                      |
| (F) Mid block multi-story multi family building  |   |

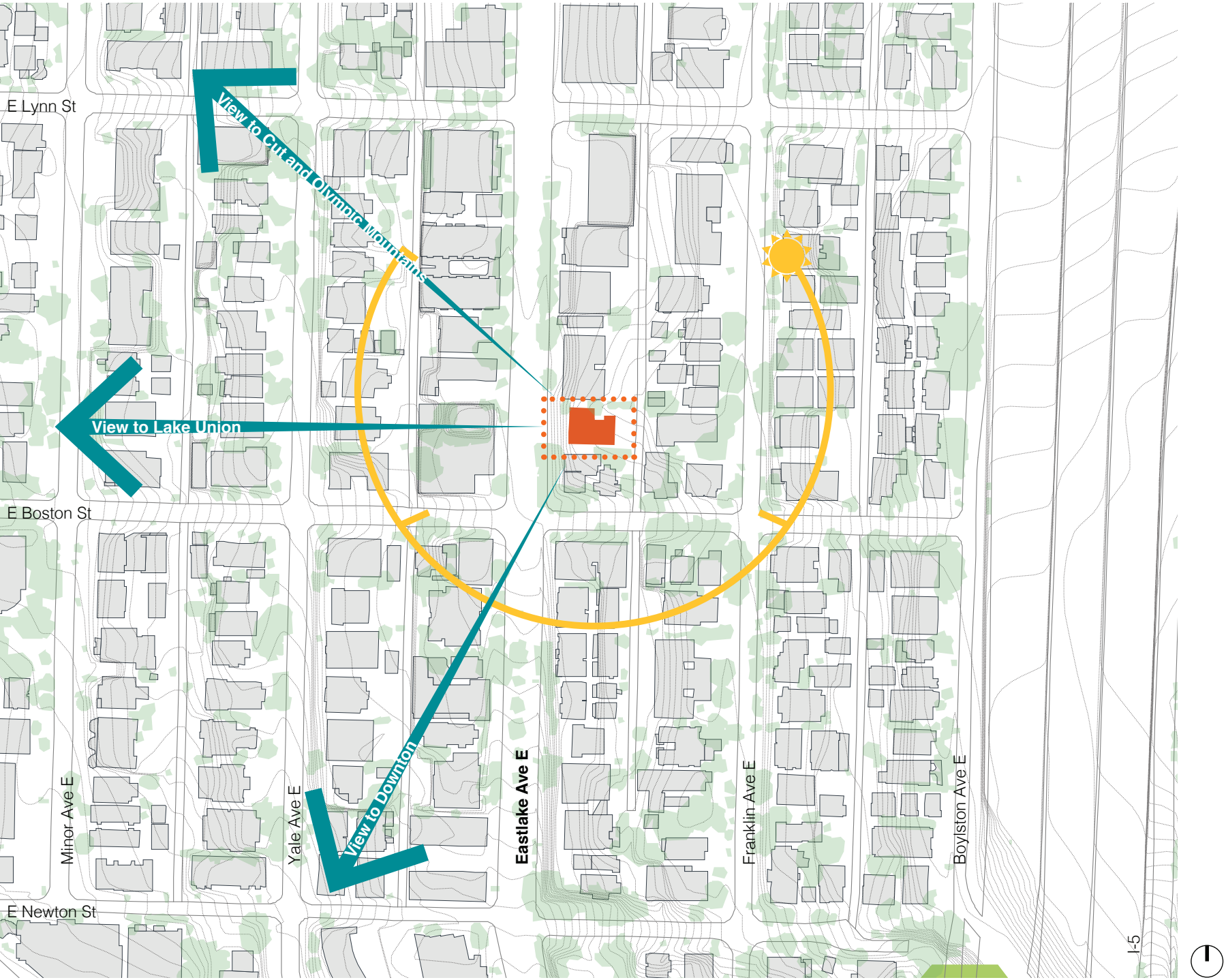




③ North side of East Boston Street



# SITE CONDITIONS & CONSTRAINTS



Immediate neighborhood

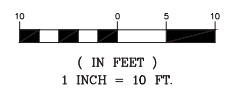
## CONSTRAINTS

- Eastlake Avenue E is a principal arterial that connects north to the University District and south to South Lake Union and Downtown.
- The site is located mid-block between E Boston Street and E Lynn Street, separated from E Boston Street the commercial lot south of it. Eastlake Avenue E is relatively flat between these streets.
- The site is located on the east, uphill, side of Eastlake Avenue E so that the existing structure is lifted above the sidewalk.
- An alley, twenty-two feet above Eastlake Avenue E, along the east property line connects to E Boston Street and E Lynn Street. The alley slopes down to the south towards E Boston Street.
- E Boston Street, slopes down from west to east, connecting to the alley at the rear of the site.
- The site is accessed at two distinct levels, from Eastlake Avenue E and the alley.
- The site is bordered by a one-story office building to the south, and a 12 unit apartment building to the north. The one-story commercial building to the south is a mid-century structure designed by predominant regional architect Gene Zema. The immediate adjacency to this structure has influenced the design team project goals to create a responsive and well articulated building. Please refer the design diagram and precedent analysis page 36-37, illustrating a commitment from the project team to create a textured and well scaled exterior design.



# 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)	HL	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		

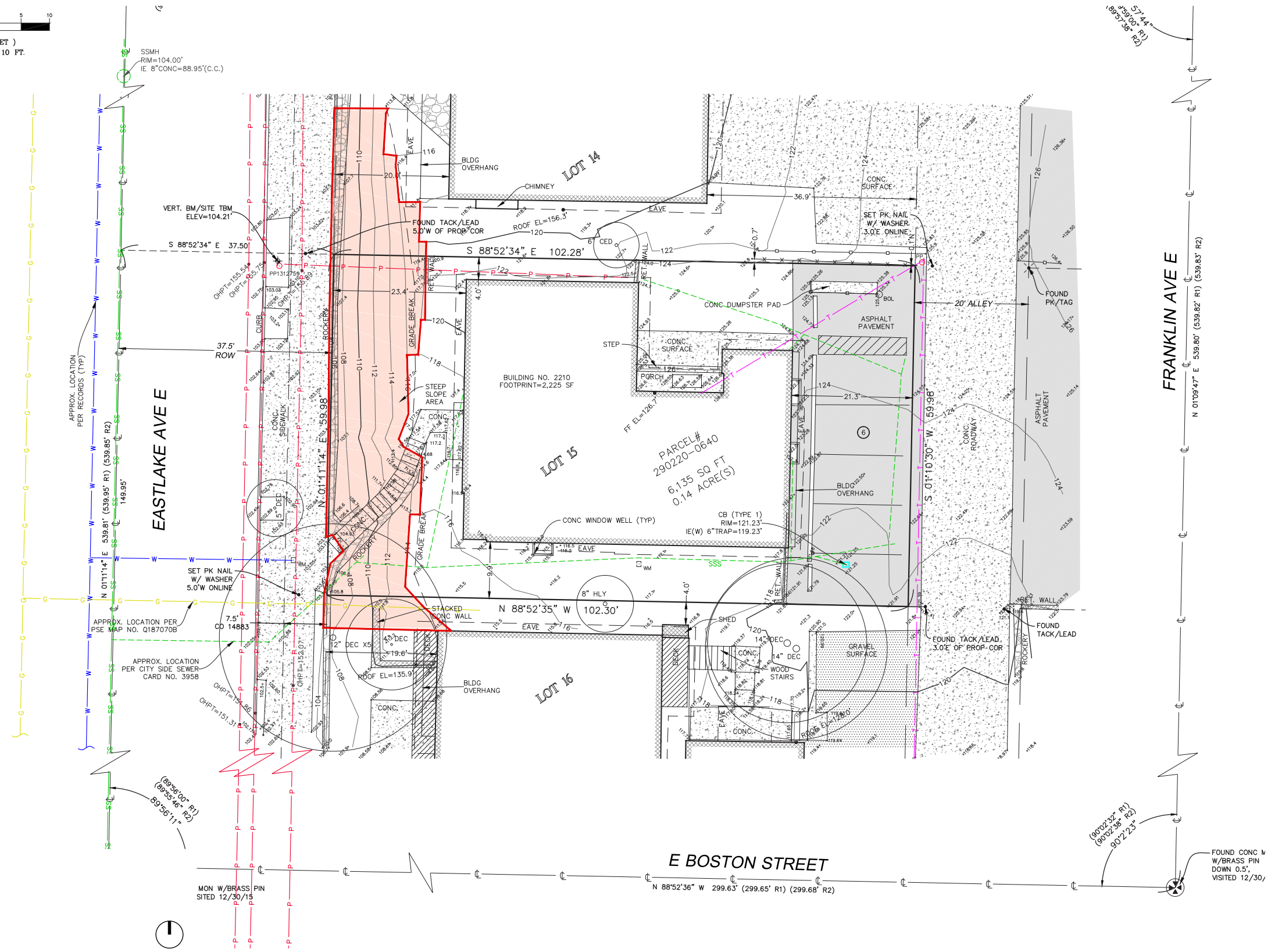


**PARCEL #**  
290220-0640

**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





ARBORIST REPORT



Andrew Lyon,  
ISA Certified Arborist, PN-6446A  
ISA Tree Risk Assessment Qualified

10016 Edmonds Way Ste C 227,  
Edmonds WA 98020  
206-734-0705



Andrew Lyon,  
ISA Certified Arborist, PN-6446A  
ISA Tree Risk Assessment Qualified

10016 Edmonds Way Ste C 227,  
Edmonds WA 98020  
206-734-0705

3/11//2020

Arborist Inventory Report for:  
2210 Eastlake Ave E  
Seattle WA

Scope- This report includes all trees 6" Diameter at Breast Height (DBH) or larger on or overhanging the lot. According to the Directors Rule 2008 there are no exceptional trees on this lot. There is one exceptional tree slightly overhanging this lot. There are no groves on or overhanging this lot. The trees are numbered and located according to the attached Tree Location Map and further described in the itemized section below. Any trees that are retained and protected with the prescribed tree protection measures are expected to survive the proposed development project and continue growing normally.

Methods- Diameter at Breast Height, or DBH, for trees was determined by measuring the circumference of the tree at the narrowest point below 4.5' above grade and dividing by 3.14 and rounding off to the nearest inch. Multi stemmed tree's total DBH was calculated by squaring the DBHs of the individual trunks, adding them together and taking the square root of the sum and rounding to the nearest inch.

All Tree Protection Measures are in accordance with current Best Management Practices and shall be in place prior to breaking ground on the project.

1. Bigleaf Maple *Acer macrophyllum* 28" DBH (4, 14" trunks), 45' tall with a 15" drip line and a 7' 6" inner root zone. This tree is in good health and condition and is to be retained and protected. A protection area shall be created by fencing an area on the lot. The area shall be a 2' wide area rectangle that starts at the along the south west corner of the lot and runs along the south property line to the point that is 15' from the tree. Fencing shall be minimum of 4' tall orange construction fencing and shall be posted with SDOT tree protection signage. There shall be no site disturbance, traffic, storage of materials or washing of materials within this fenced area throughout the development project. Any excavation done within 2' of the fenced area shall be done by hand with shovels with care taken to prune or cleanly cut any encountered roots and not to rip or tear them.
2. Italian Plumb *Prunus cocomilia* 6" DBH, 12' tall with an 8' drip line. This tree is in good condition and is to be retained and protected. It will be protected in the protection area described for tree #1.
3. English Holly *Ilex aquifolium* DBH 8", 15' tall with a 6' drip line. This tree is to be retained and protected. A protection area shall be created by fencing the area on the lot that is within 4' of this tree. Fencing shall be minimum of 4' tall orange

Trees teach us that it's important to have roots, grow where you're planted, and be flexible. If you really believe in something, don't be afraid to go out on a limb ☺

construction fencing and shall be posted with SDOT tree protection signage. There shall be no site disturbance, traffic, storage of materials or washing of materials within this fenced area throughout the development project. Any excavation done within 2' of the fenced area shall be done by hand with shovels with care taken to prune or cleanly cut any encountered roots and not to rip or tear them.

4. Common Hawthorn *Crataegus laevigata* 20" DBH (2, 14" trunks), 15' tall with a 12' drip line and a 6' inner root zone. This exceptional tree is in good health and fair condition. It leans to the south and 80% of its canopy is south of the trunks. It is to be retained and protected. All of its inner root zone and at least 2/3ds of its outer root zone will be protected. Fencing shall be run from the south east property corner to the west along the south property line for 20' and posted with SDCI tree protection signage. There shall be no site disturbance, traffic, storage of materials or washing of materials south of this fence throughout the development project. Any excavation done within 2' of the fence shall be done by hand with shovels with care taken to prune or cleanly cut any encountered roots and not to rip or tear them.
5. English Laurel *Prunus Laurocerasus* 8" DBH, 9' tall with a 6' drip line. There are 7 of these shrubs along the east half of the south property line. Any of them that are on the lot will be removed. Any that are on the lot to the south will be retained.
6. Emerald Green Arborvitae *Prunus Laurocerasus* 7" DBH, 15' tall with a 3' drip line. This tree is in good health and condition. It is to be retained and protected. A tree protection area shall be created by fencing the area on the lot that is within 4' of this tree and posted with SDCI tree protection signage. There shall be no site disturbance, traffic, storage of materials or washing of materials south of this fence throughout the development project. Any excavation done within 2' of the fence shall be done by hand with shovels with care taken to prune or cleanly cut any encountered roots and not to rip or tear them.

If you have any questions about these trees, please feel free to contact me. This report was prepared by:

Andrew Lyon

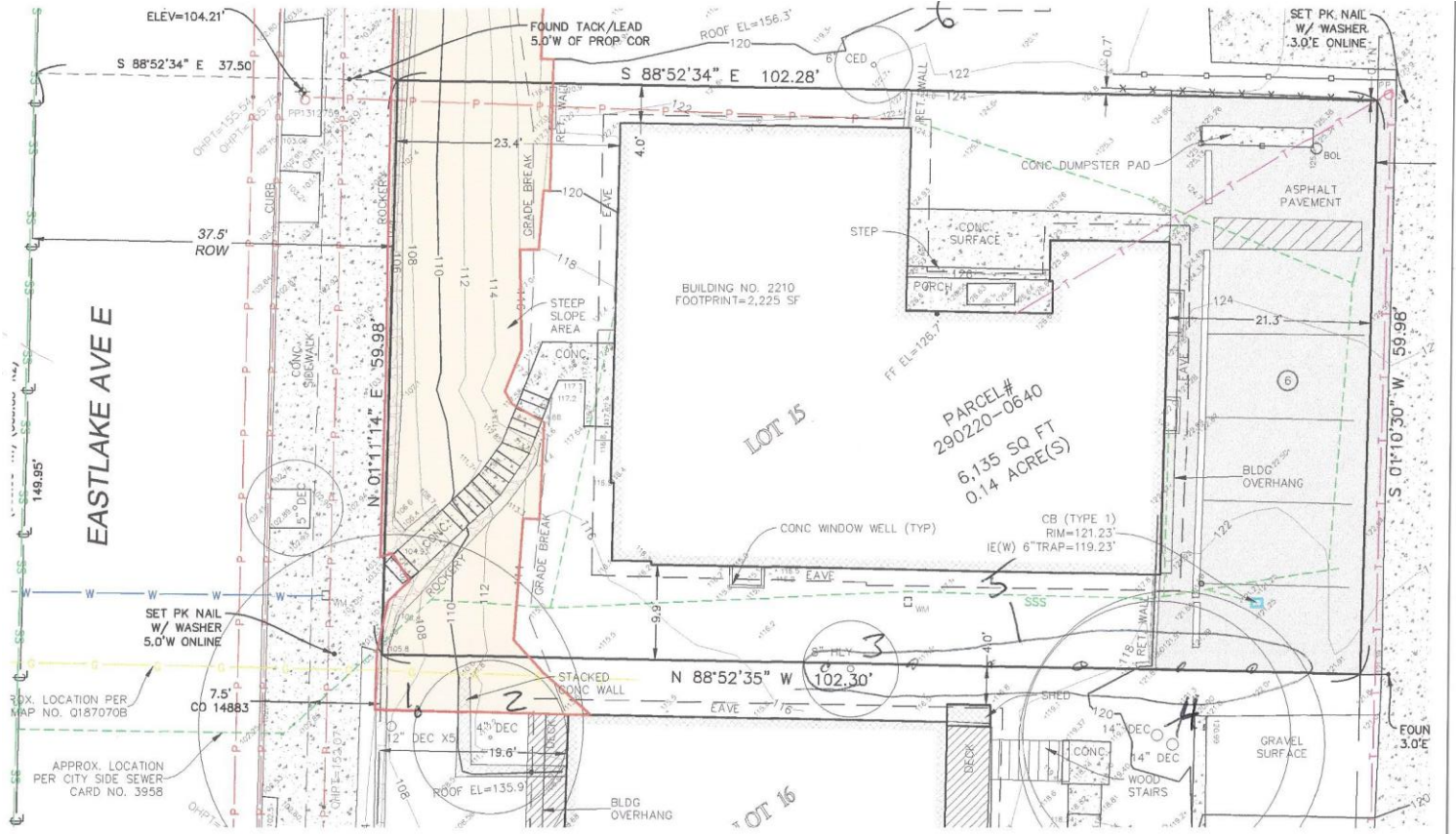
Andrew Lyon  
ISA Certified Arborist PN-6446A  
Tree Risk Assessment Qualified CTRA #512

Trees teach us that it's important to have roots, grow where you're planted, and be flexible. If you really believe in something, don't be afraid to go out on a limb ☺



Tree Chart for 2210 Eastlake Ave E, Seattle WA

Tree #	Tree Name	DBH in inches	Drip Line in Ft	On Site?	Exceptional?	Retain or Remove
1	Big-leaf Maple	28	15	No	No	Retain and Protect
2	Italian Plumb	6	8	No	No	Retain and Protect
3	English Holly	8	6	No	No	Retain and Protect
4	Common Hawthorn	20	12	No	Yes	Retain and Protect
5	English Laurel	8	6	Some	No	Onsite- Remove Offsite - Retain
6	Emerald Green Arborvitae	7	3	No	No	Retain and Protect





# 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



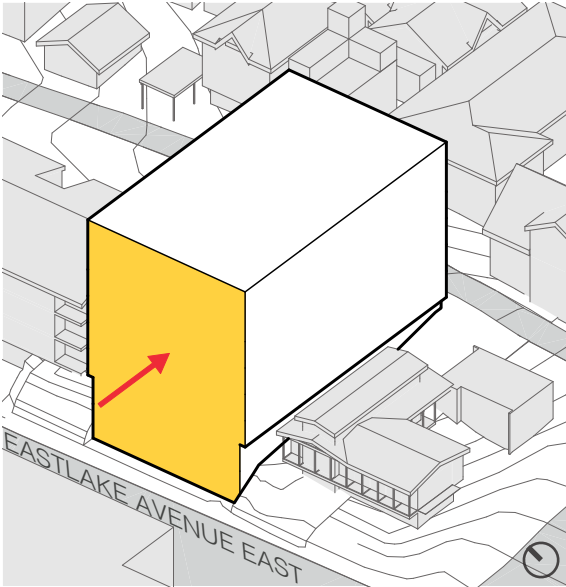
⑩ View of North Property edge looking West



PROJECT EVOLUTION

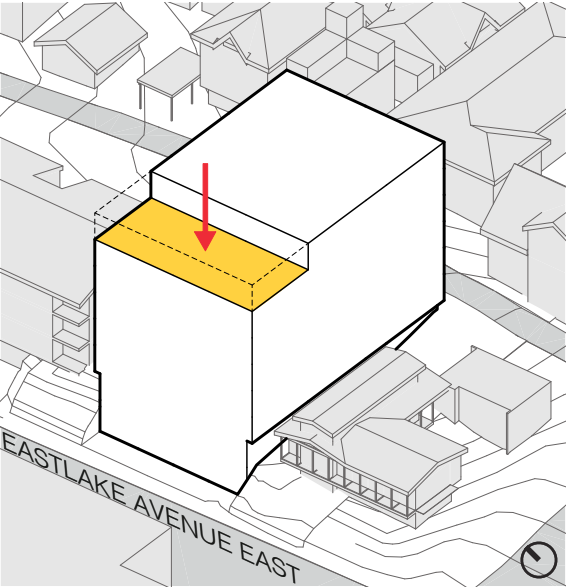
ZONING ENVELOPE

- Allowable Building envelope with required 4.5-foot front setback along Eastlake Avenue East.



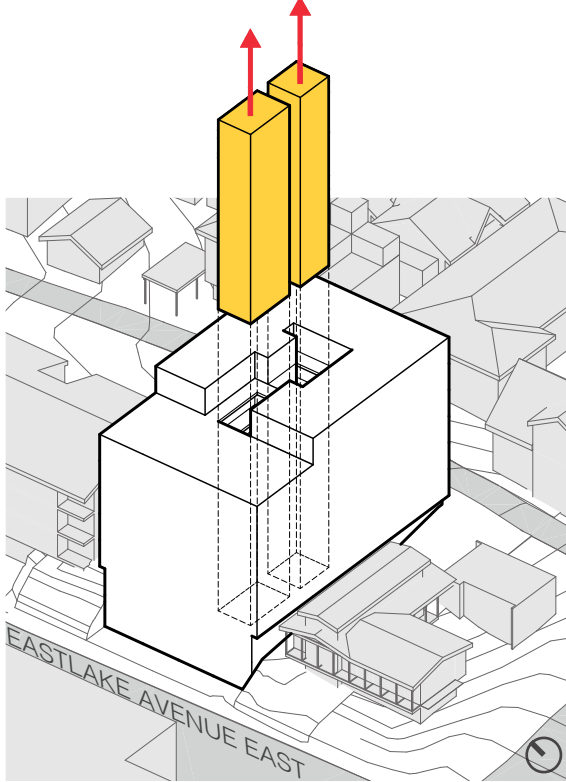
RESPONSE TO TOPOGRAHY

- Stepped massing expression responds to existing site topography.



ALTERNATIVE 1

- Massing is removed to create a central courtyard with exterior walkways and provide access to light and air.



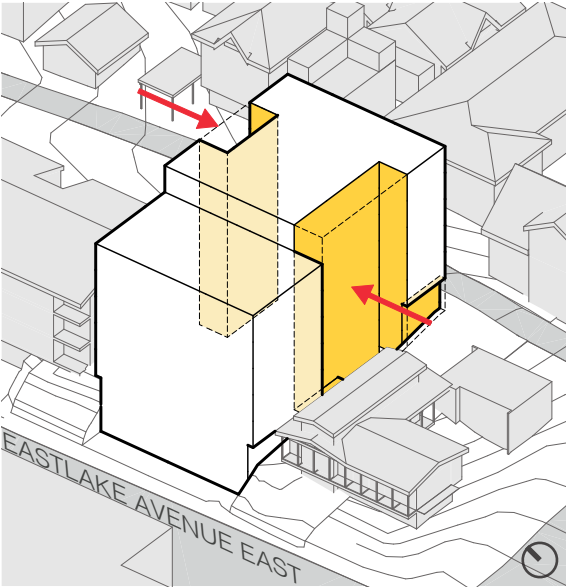
COMMERCIAL:  
COURTYARD :  

ALTERNATIVE 1  
ENCLOSED OUTSIDE  
AREA: 845 SQFT  
NO COMMERCIAL SPACE  
LINEAR ENCLOSED  
OUTSIDE SPACE.



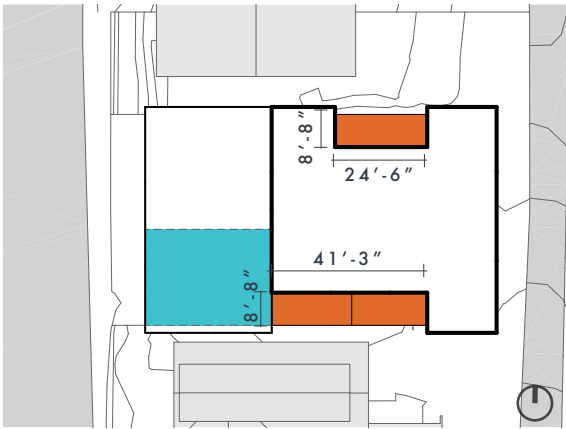
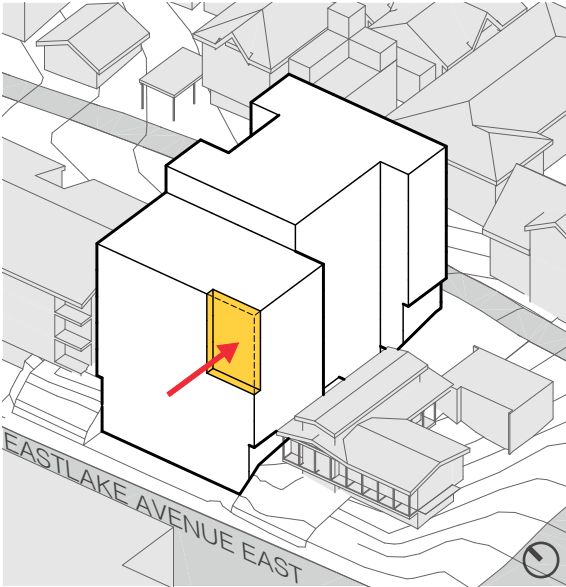
SIDE FACADE MODULATION

- Side facades are modulated to respond to adjacent context and create access to light and air for the proposed structure. Instead of a single central internal space, this approach creates two shallower exterior spaces.



ALTERNATIVE 2

- Street facade responds to the adjacent structure to the south with a partial upper setback adjacent to it.

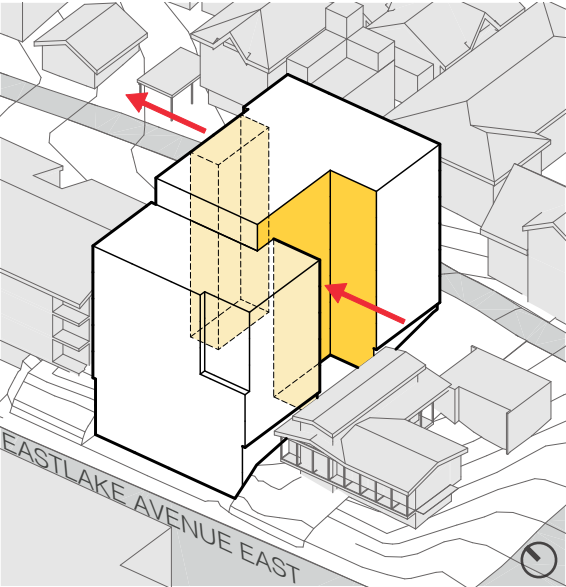


ALTERNATIVE 2  
ENCLOSED OUTSIDE  
AREA: 570 SQFT

COMMERCIAL SPACE SEPERATED  
NORTH AND SOUTH ENCLOSED  
OUTSIDE SPACE.

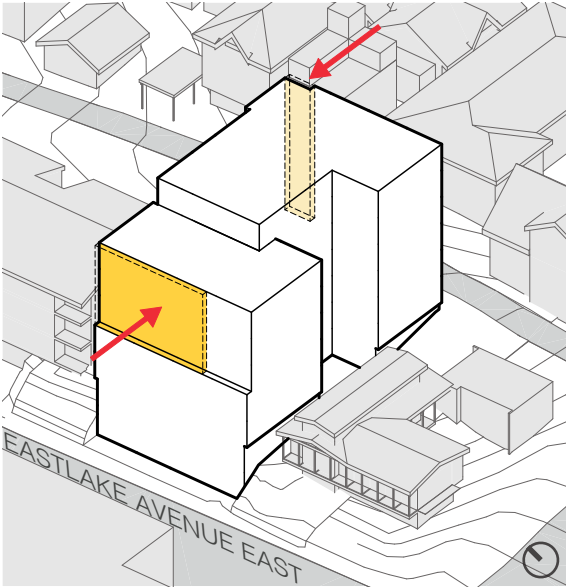
SOUTH FACING COURTYARD

- Massing is shifted to create a larger, single south-facing courtyard. Provides relief along the south facade and responds to the adjacent smaller structure to the south as well as more significant modulation and access to light.



ALTERNATIVE 3

- 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.
- Modulation introduced along the alley facade consistent with other more visible sides.

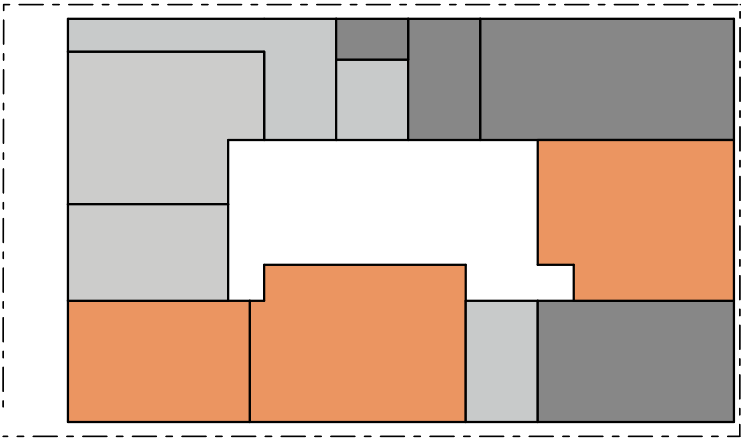


ALTERNATIVE 3  
ENCLOSED OUTSIDE  
AREA: 484 SQFT

COMMERCIAL SPACE UNDERLAPPING  
BELOW SOUTH FACING ENCLOSED  
OPEN SPACE.



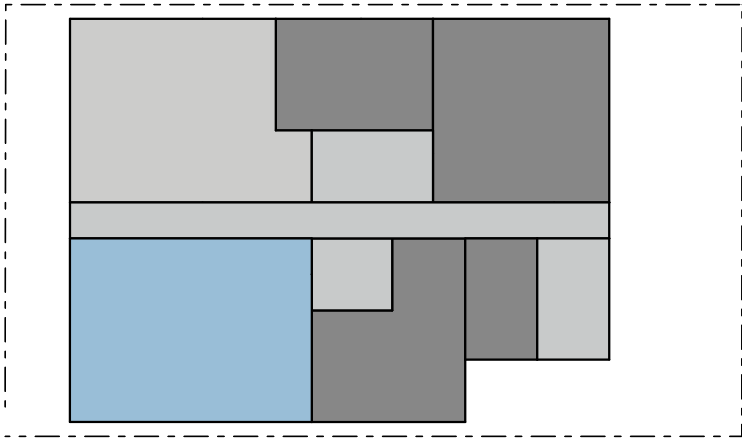
ALTERNATIVE 1



GROUND FLOOR PLAN



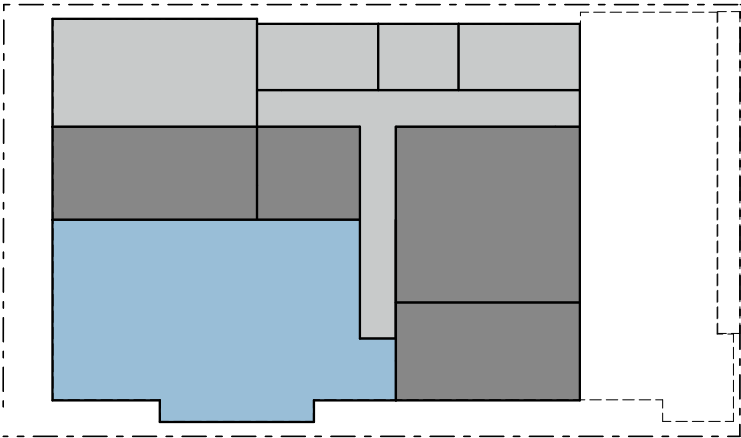
ALTERNATIVE 2



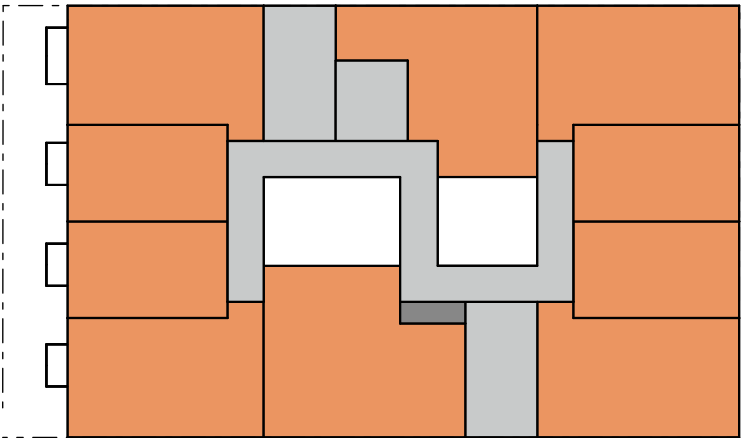
GROUND FLOOR PLAN



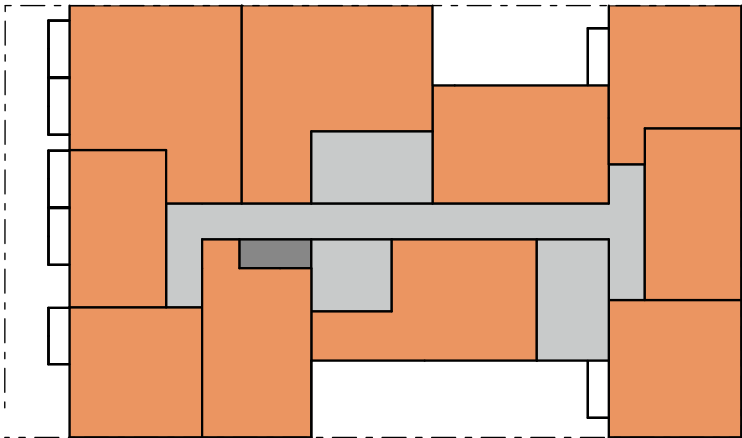
ALTERNATIVE 3 (PREFERRED)



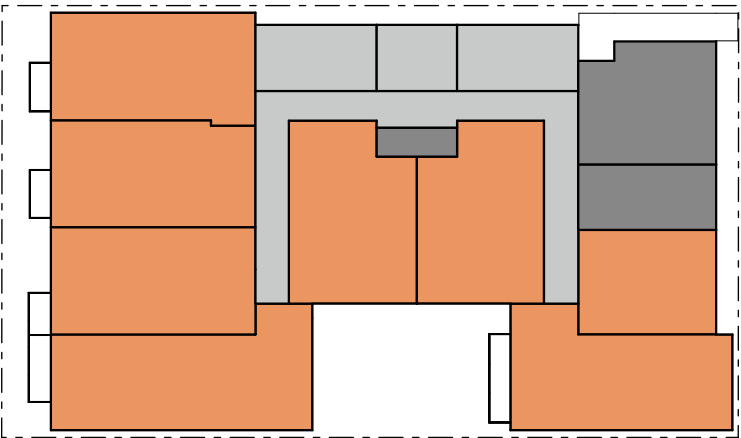
GROUND FLOOR PLAN



TYPICAL FLOOR PLAN



TYPICAL FLOOR PLAN



TYPICAL FLOOR PLAN





# DESIGN PROPOSAL ALTERNATIVES

## ALTERNATIVE 1

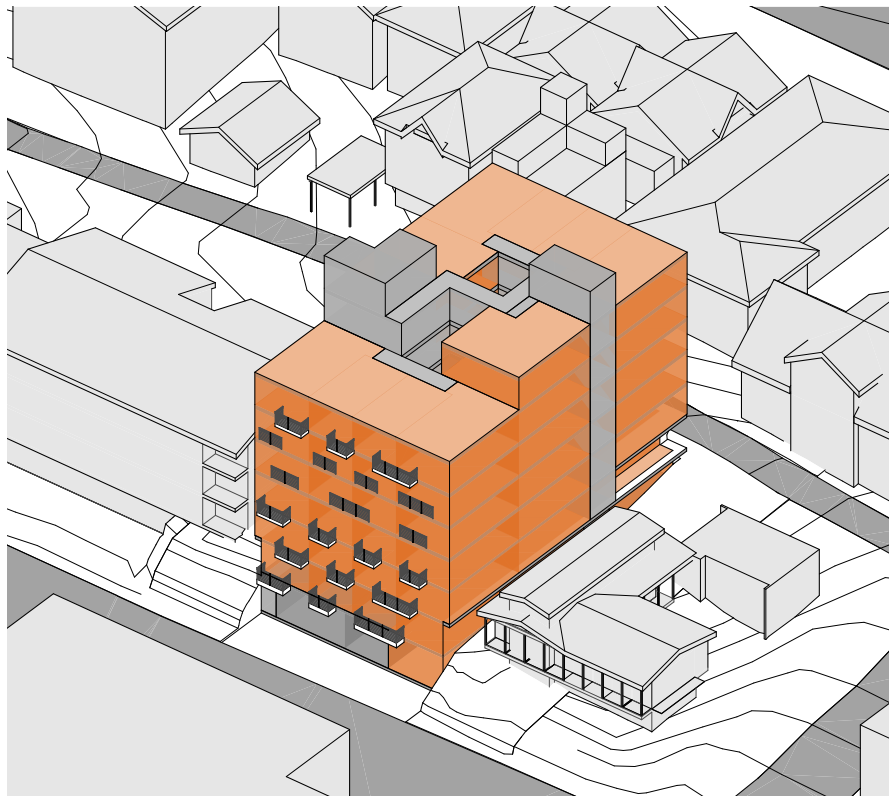
Gross Floor Area - 33,451 SF  
# of Units - 67  
# of Parking Stalls - 0

### Advantages:

- Code compliant scheme.
- Steps overall building massing to follow topography.
- Features internal courtyard for access to light and air.
- Provides continuous setback at street facing facade at all floors.

### Issues

- Completely internal courtyard shifts all massing to edges.
- No commercial space provides limited engagement with the existing street-scape.
- Zero Setbacks along side lot lines.
- Long side facades provide no relief along the north and south property lines.



View looking Northeast

## ALTERNATIVE 2

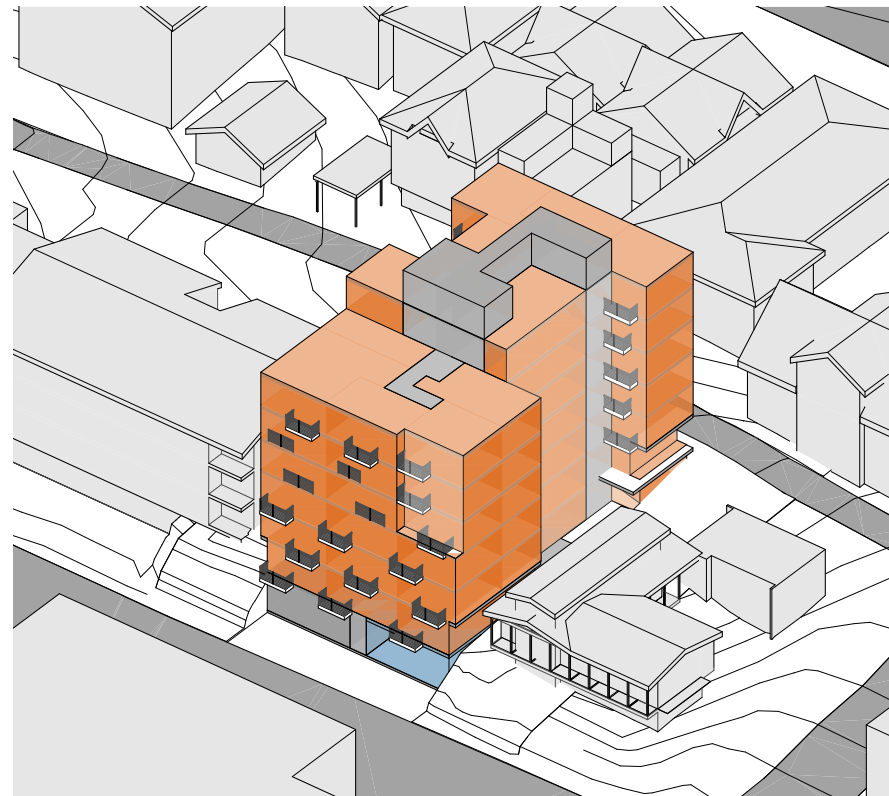
Gross Floor Area - 34,986 SF  
# of Residential Units - 63  
# of Commercial Units - 1  
# of Parking Stalls - 0

### Advantages:

- Code compliant scheme
- Steps overall building massing to follow topography.
- Features modulated north and south side facades for access to light and air.
- Provides continuous setback at street facing facade at all floors.
- Provides a small additional upper setback adjacent to the south neighbor.
- Street-level, street facing commercial space.

### Issues

- A number of units face adjacent sites, creating privacy concerns.
- Narrow side recesses are less effective at bringing light into the proposed development and creates units that look out at adjacent properties to the north and south.



View looking Northeast

## ALTERNATIVE 3 (PREFERRED)

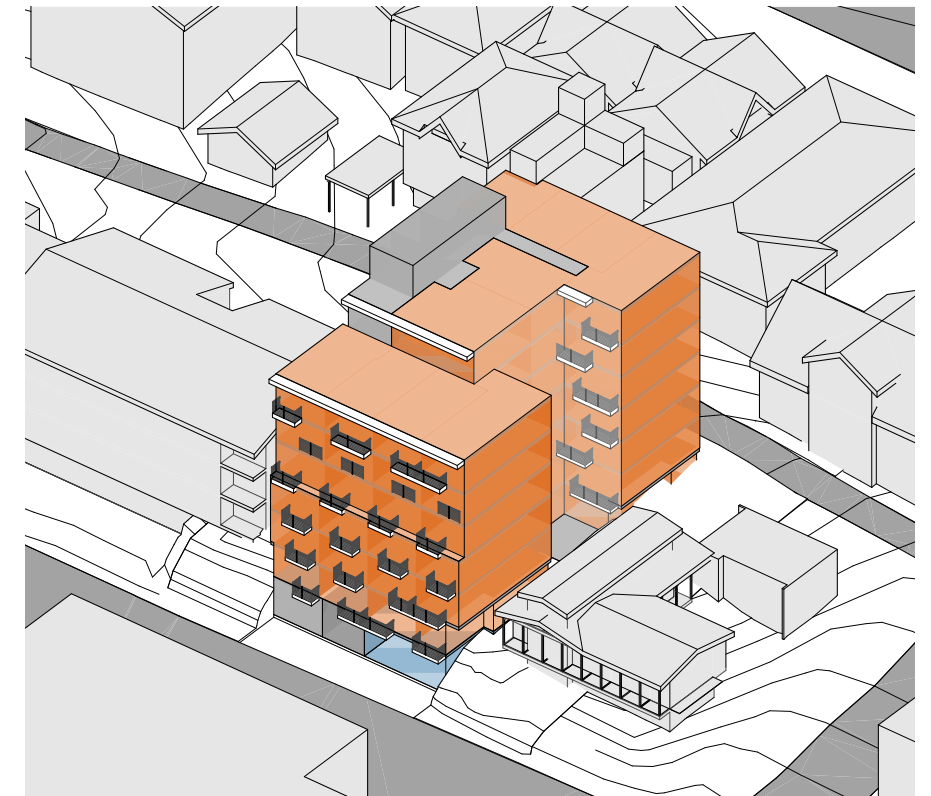
Gross Floor Area - 34,761SF  
# of Residential Units - 64  
# of Commercial Units - 1  
# of Parking Stalls - 0

### Advantages:

- Code compliant Scheme.
- Steps overall building massing to follow topography.
- Features a larger south facing courtyard and modulation along the South facade for access to light and air.
- Engages the sidewalk with a smaller setback at the lower four floors at the street facing facade.
- Provides continuous upper level setback above the fourth floor at the street facing facade.
- Street level, street facing commercial space.
- Privacy is maintained for adjacent sites with no windows oriented to north and larger recess to south.
- Modulation provided in the northwest corner along the alley facade.

### Issues

- Modulation is reduced along the north side facade.



View looking Northeast



ALTERNATIVE 1 (CODE COMPLIANT)

Gross Floor Area - 33,029 SF

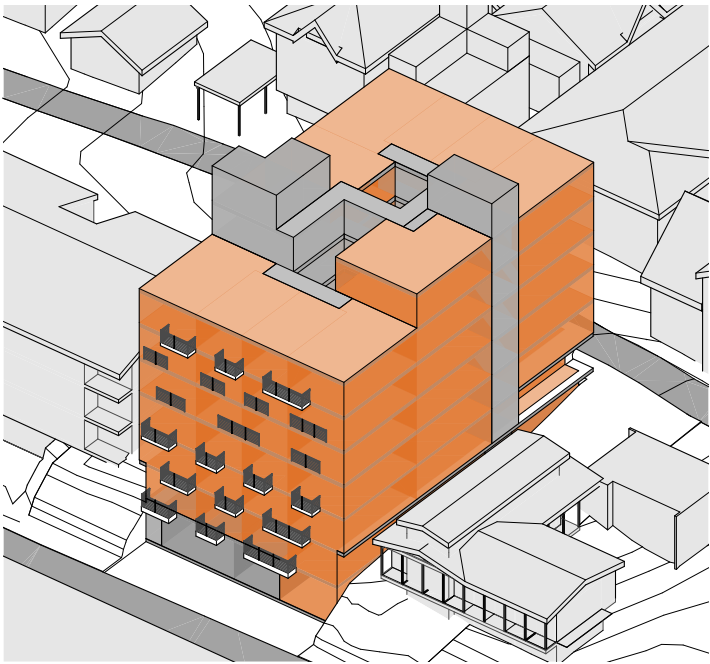
- Above Ground Area - 26,233 sf
- Below Ground Area -7,218 sf
- # of Units - 67, 26 SEDU's, 32 Studios, and 9 1-Bedroom apartments
- Commercial Space - N/A
- # of Parking Stalls - 0
- # of Bicycle Parking Spaces - 70

Advantages:

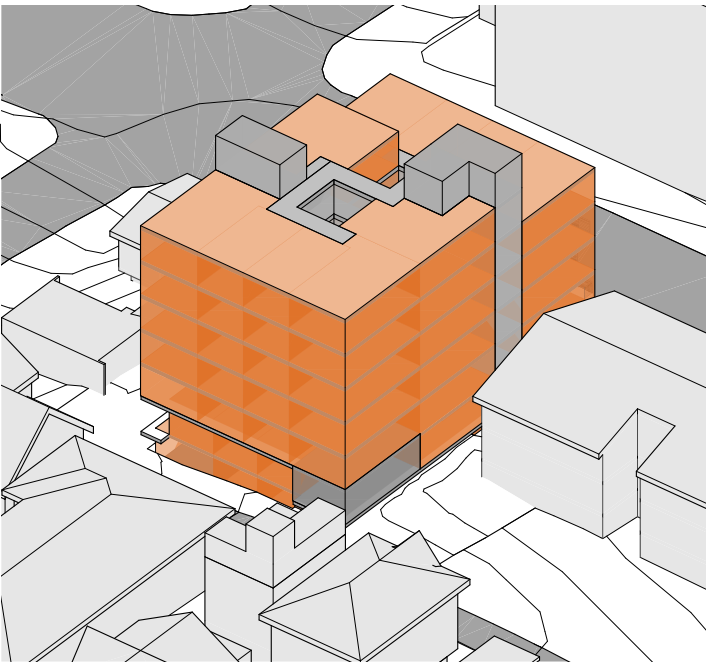
- Code compliant scheme.
- Steps overall building massing to follow topography.
- Features internal courtyard for access to light and air.
- Provides continuous setback at street facing facade at all floors.

Issues

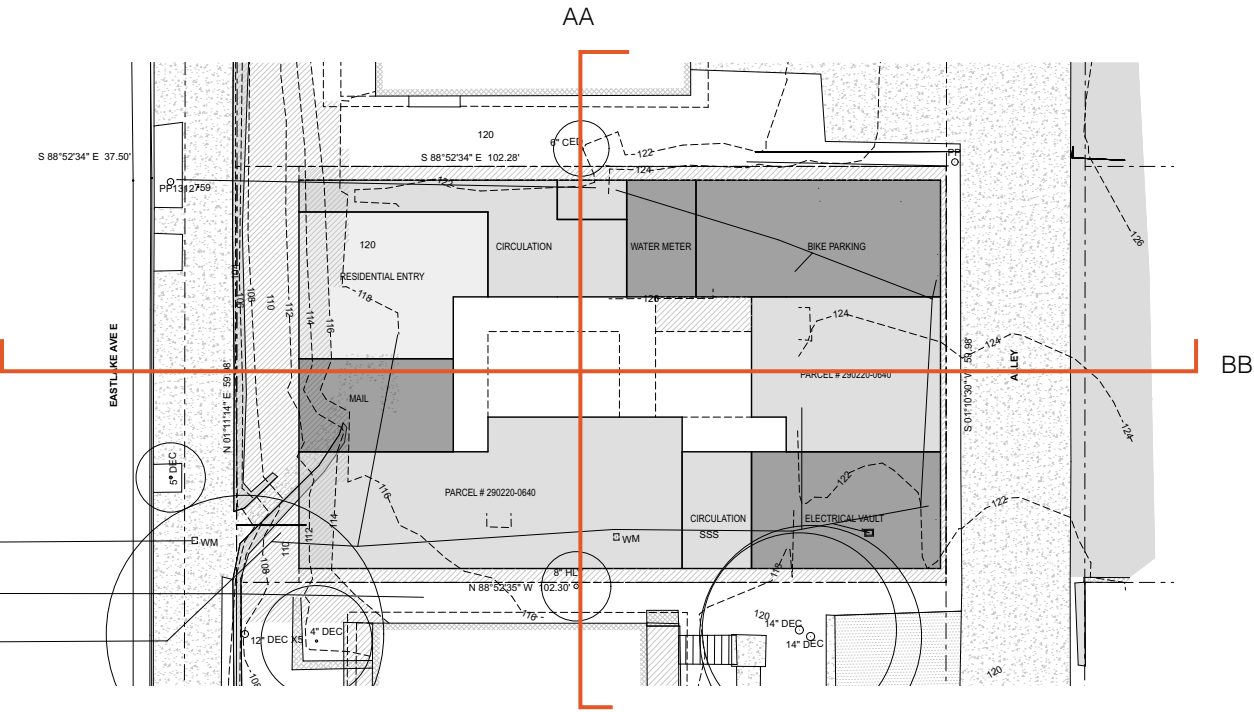
- Completely internal courtyard shifts all massing to edges.
- No commercial space provides limited engagement with the existing street-scape.
- Zero Setbacks along side lot lines.
- Long side facades provide no relief along the north and south property lines.



1 Aerial view looking Northeast



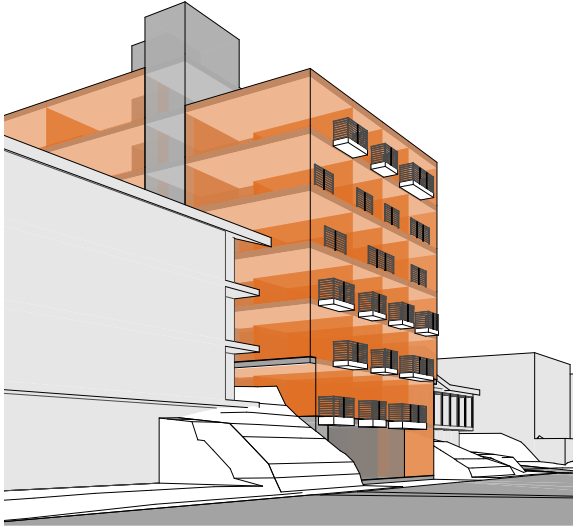
2 Aerial view looking Southwest



Plot Plan

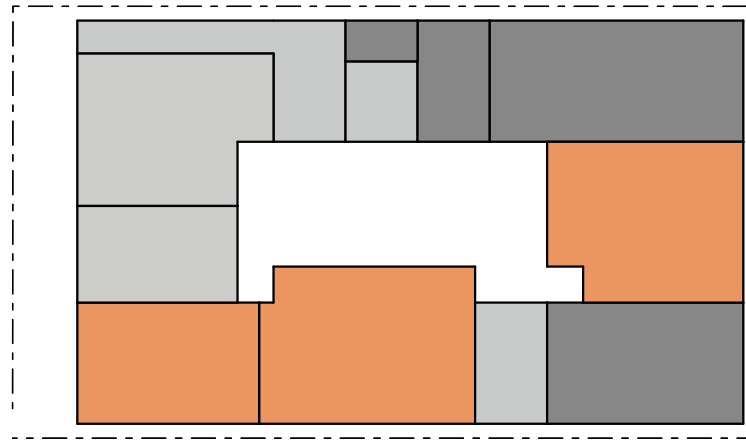


3 Street view looking Northeast

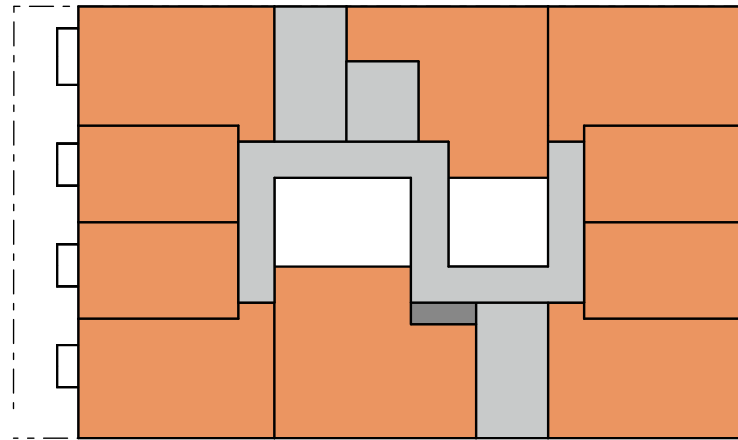


4 Street view looking Southeast

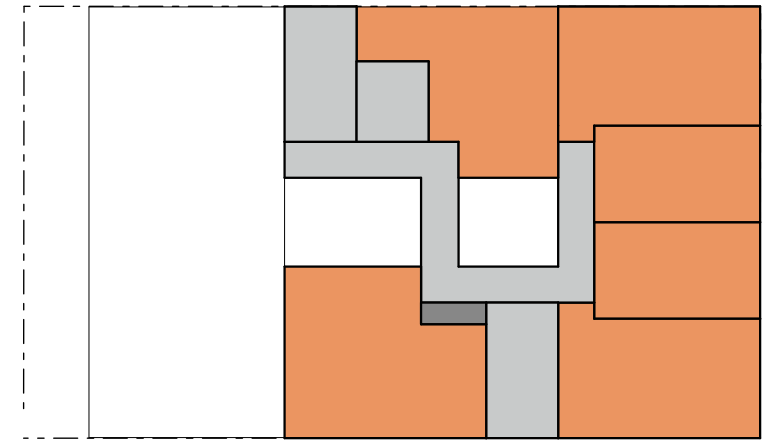




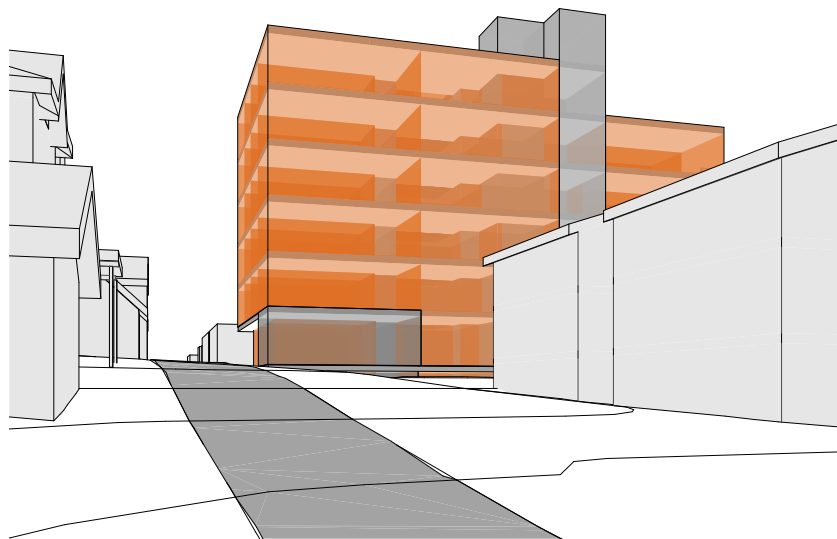
Ground Floor Plan



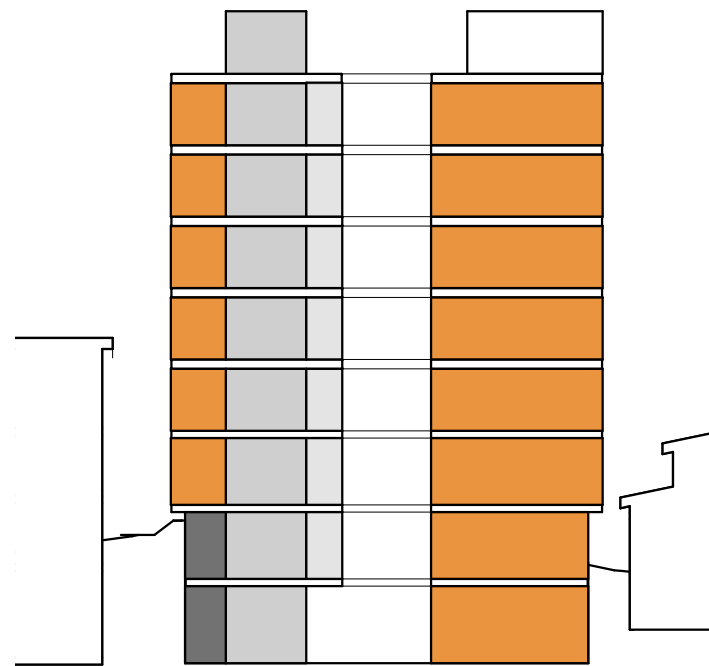
First through Sixth Floor Plans



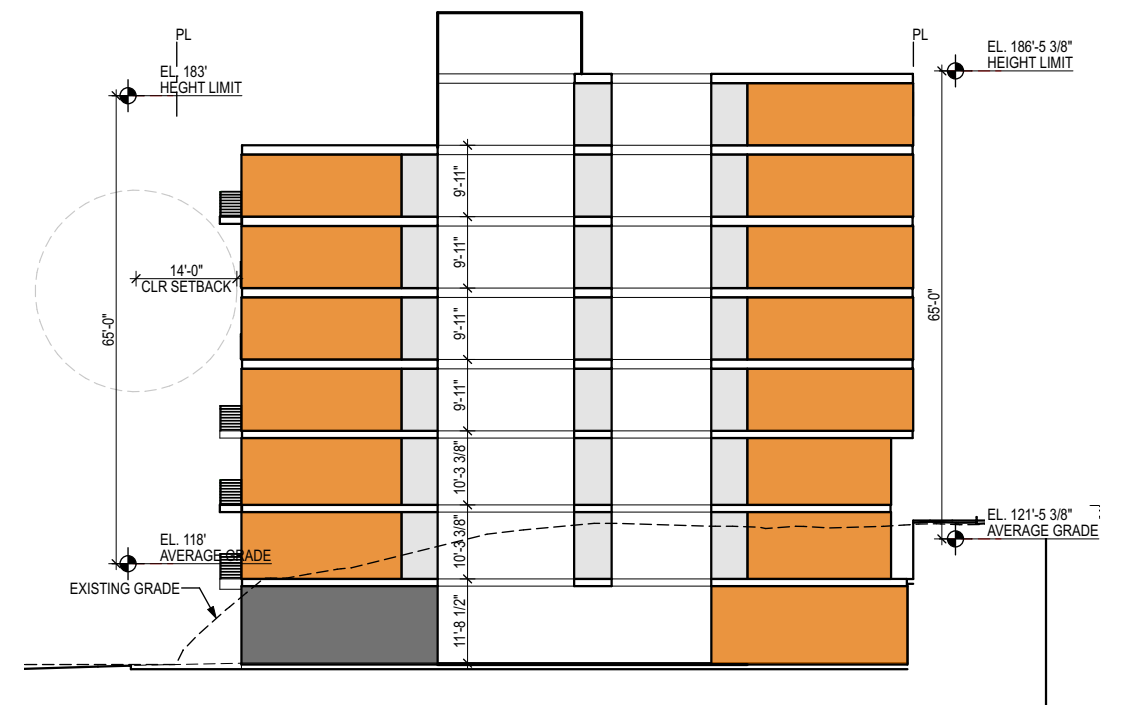
Seventh Floor Plan



5 Alley view looking Southwest



AA Transverse Section looking East



BB Longitudinal Section looking North



ALTERNATIVE 2 (CODE COMPLIANT)

Gross Floor Area - 34,986 SF

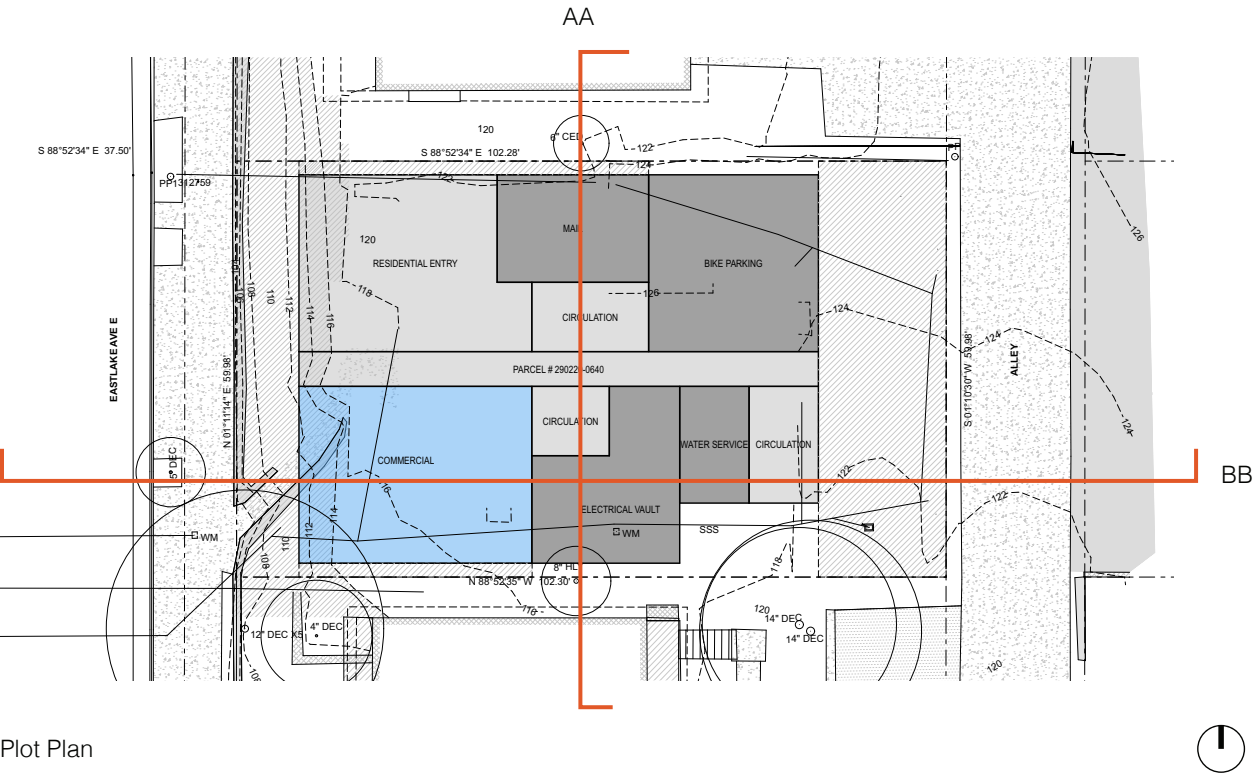
- Above Ground Area - 27,453 sf
- Below Ground Area - 7,553 sf
- # of Units - 63, 29 SEDU's, 7 EDU, 14 Studios, and 13 1-Bedroom apartments
- Commercial Space - 856 sf
- # of Parking Stalls - 0
- # of Bicycle Parking Spaces - 67

Advantages:

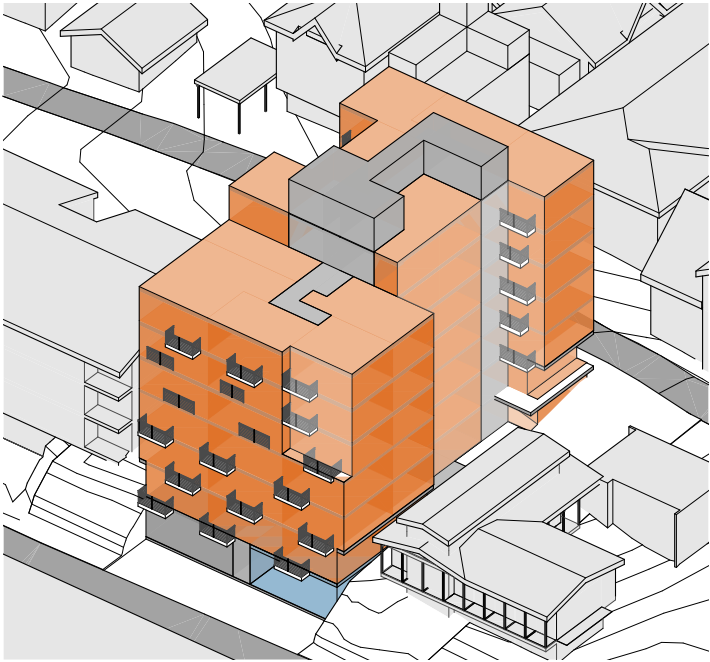
- Code compliant scheme
- Steps overall building massing to follow topography.
- Features modulated north and south side facades for access to light and air.
- Provides continuous setback at street facing facade at all floors.
- Provides a small additional upper setback adjacent to the south neighbor.
- Street-level, street facing commercial space.

Issues

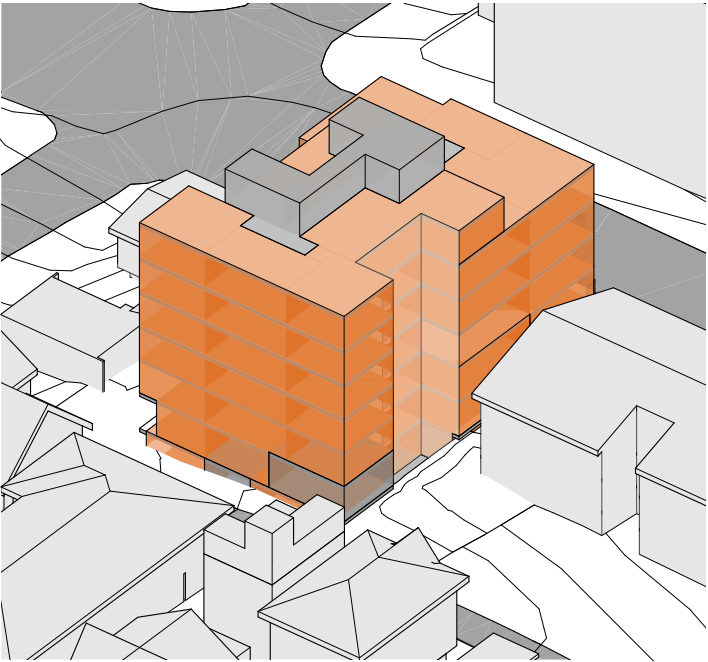
- A number of units face adjacent sites, creating privacy concerns.
- Narrow side recesses are less effective at bringing light into the proposed development and creates units that look out at adjacent properties to the North and South..



Plot Plan



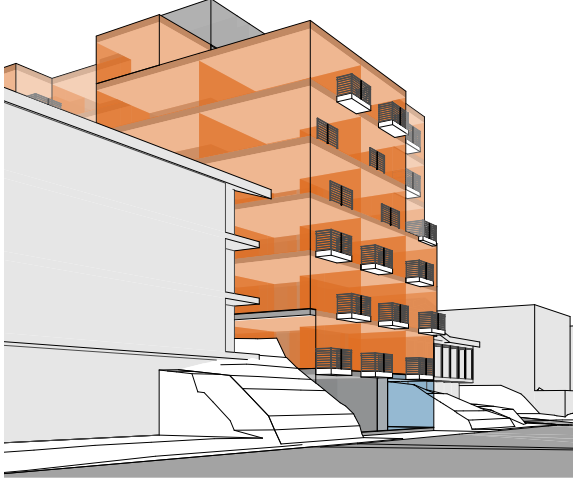
1 Aerial view looking Northeast



2 Aerial view looking Southwest

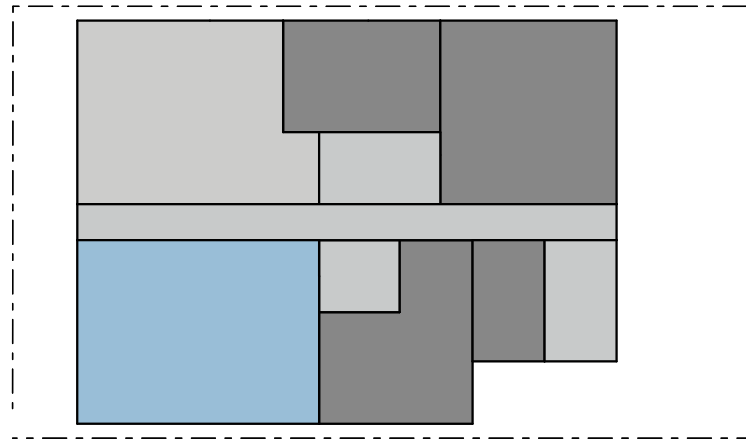


3 Street view looking Northeast

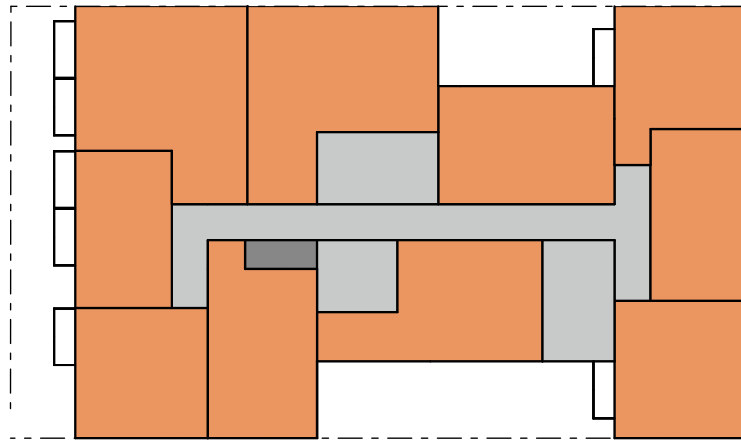


4 Street view looking Southeast

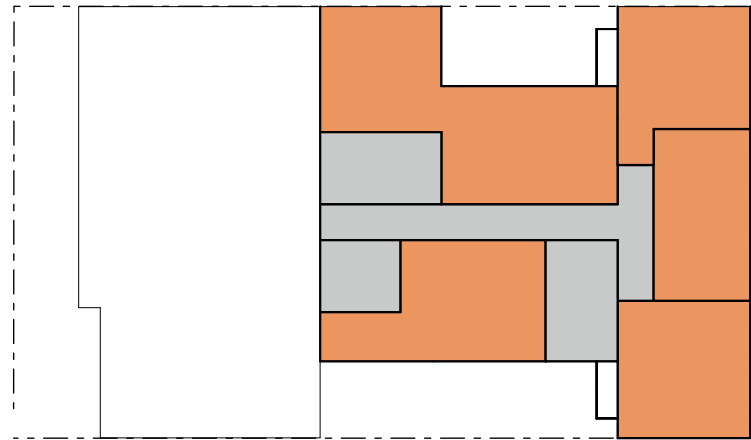




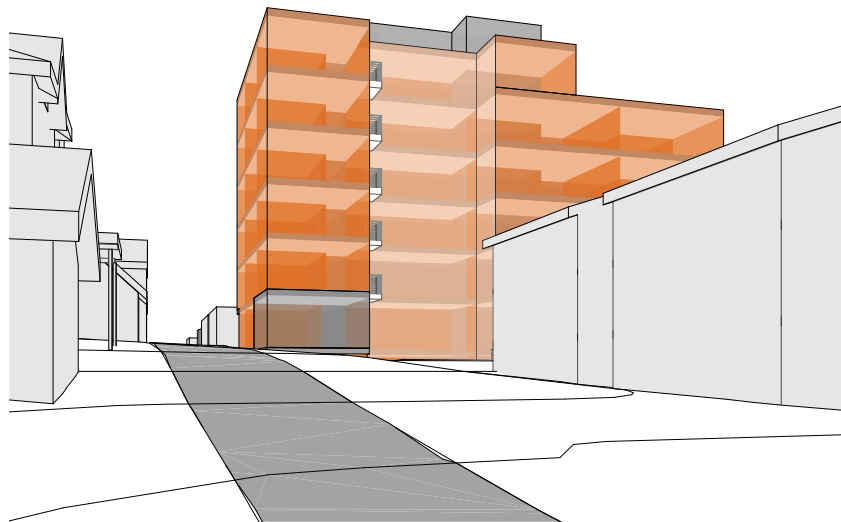
Ground Floor Plan



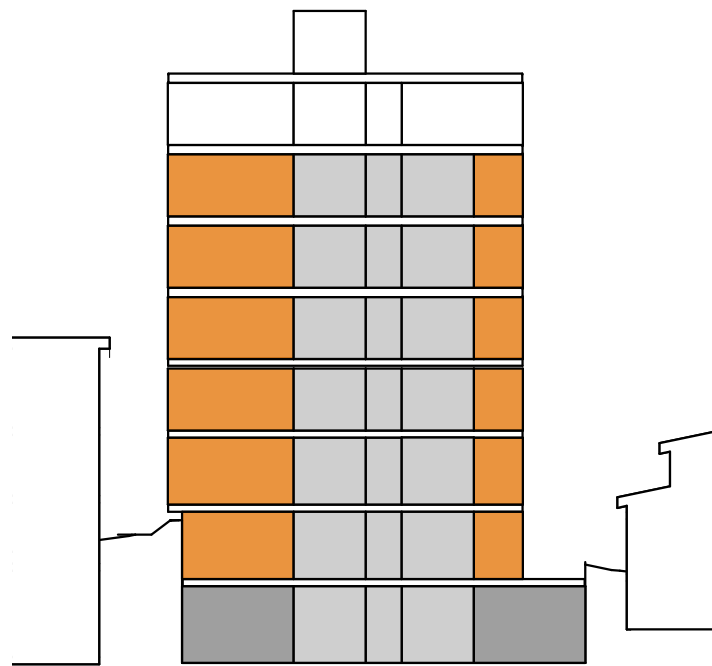
First through Sixth Floor Plans



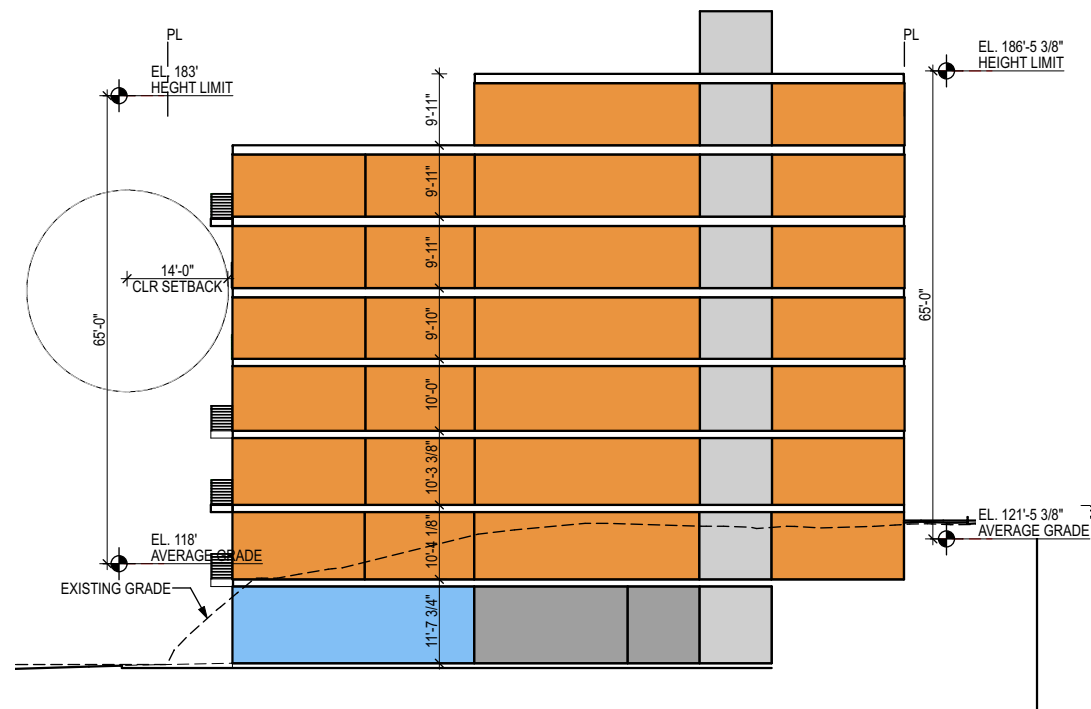
Seventh Floor Plan



5 Alley view looking Southwest



AA Transverse Section looking East



BB Longitudinal Section looking North



ALTERNATIVE 3 (PREFERRED)

Gross Floor Area - 34,761 SF

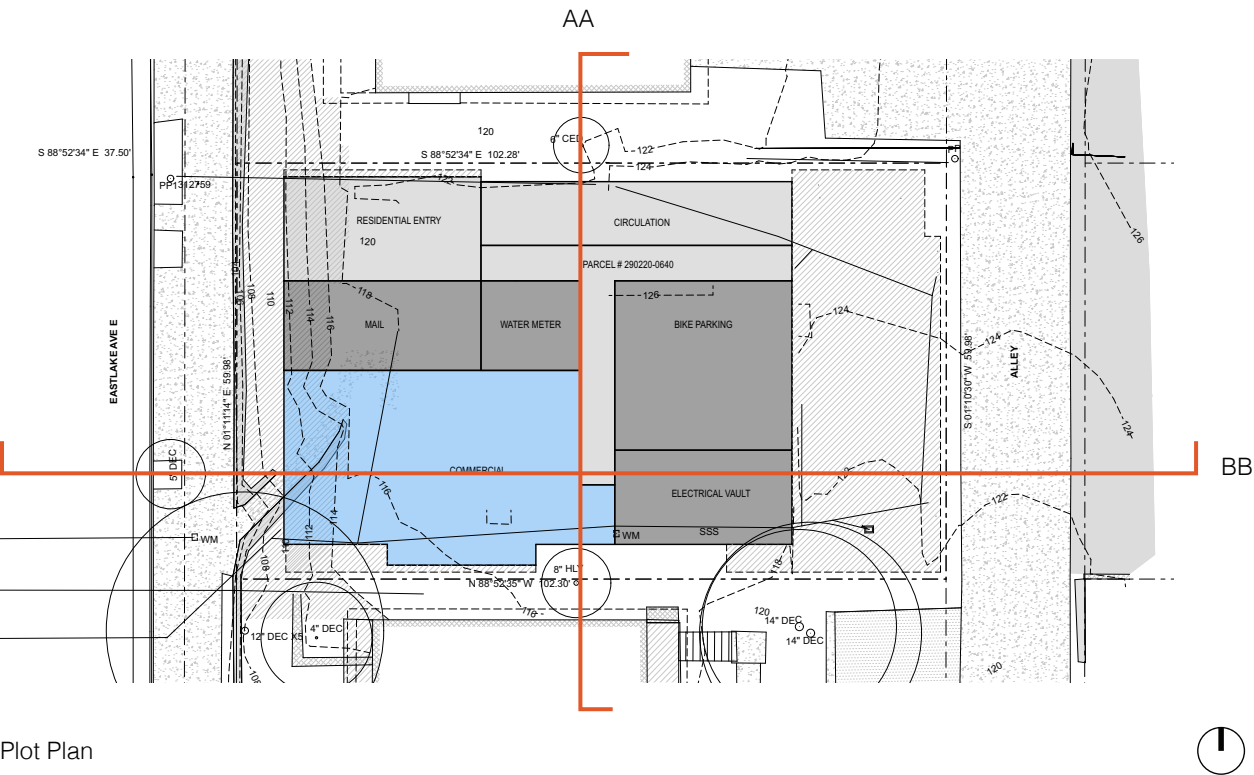
- Above Ground Area - 27,436 sf
- Below Ground Area - 7,325 sf
- # of Units - 64, 19 SEDU's, 33 Open 1 Bedroom's, and 12 1-Bedroom apartments
- Commercial Space - 1,178 sf
- # of Parking Stalls - 0
- # of Bicycle Parking Spaces - 68

Advantages:

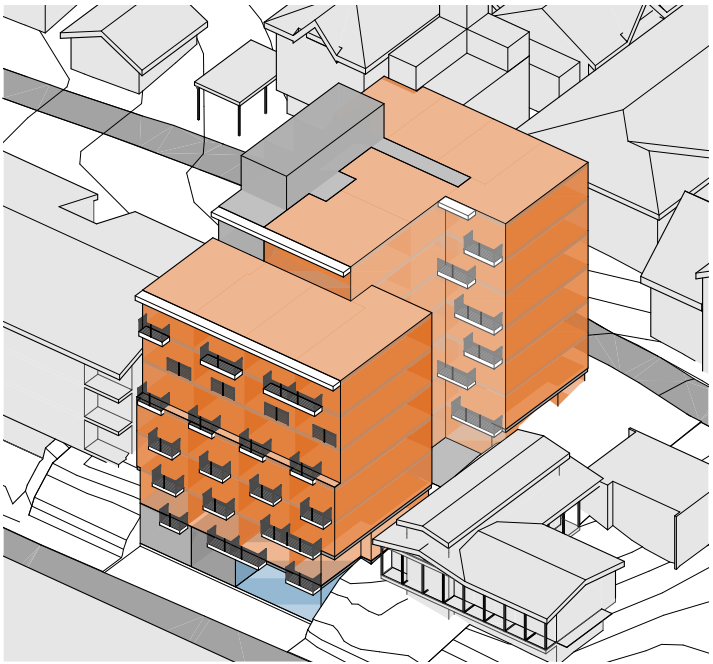
- Code compliant Scheme.
- Steps overall building massing to follow topography.
- Features a larger south facing courtyard and modulation along the South facade for access to light and air.
- Engages the sidewalk with a smaller setback at the lower four floors at the street facing facade.
- Provides continuous upper level setback above the fourth floor at the street facing facade.
- Street level, street facing commercial space.
- Privacy is maintained for adjacent sites with no windows oriented to north and larger recess to south.
- Modulation provided in the northwest corner along the alley facade.

Issues

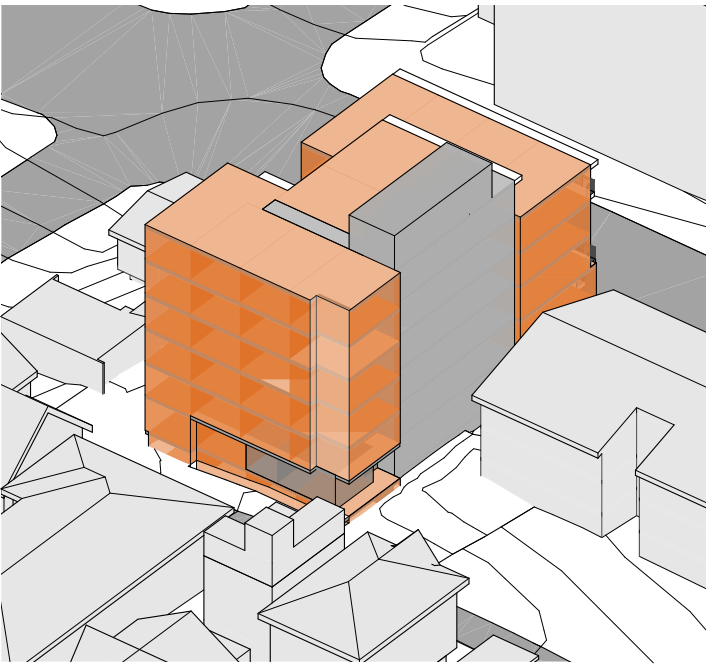
- Modulation is reduced along the north side facade.



Plot Plan



1 Aerial view looking Northeast



2 Aerial view looking Southwest

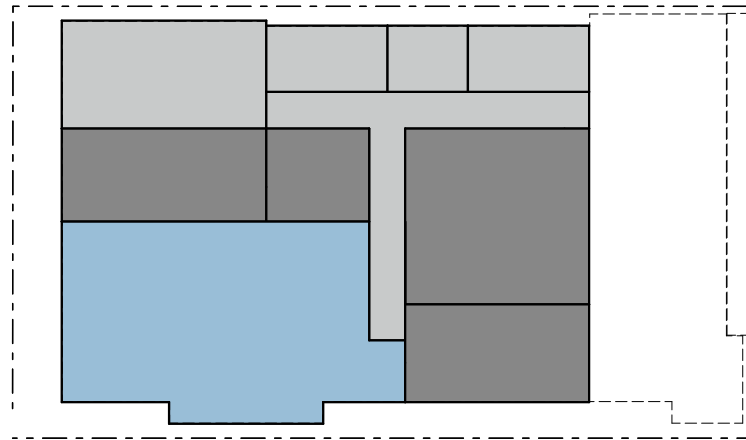


3 Street view looking Northeast

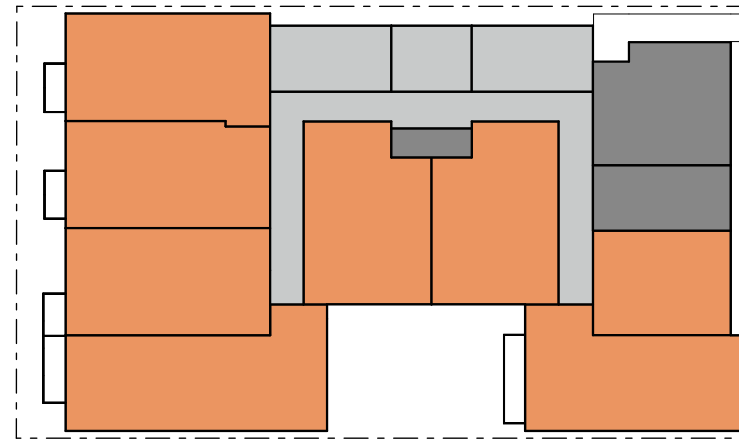


4 Street view looking Southeast

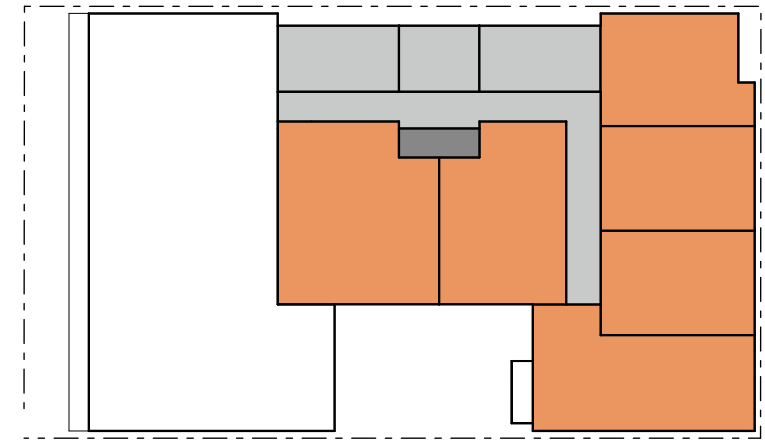




Ground Floor Plan



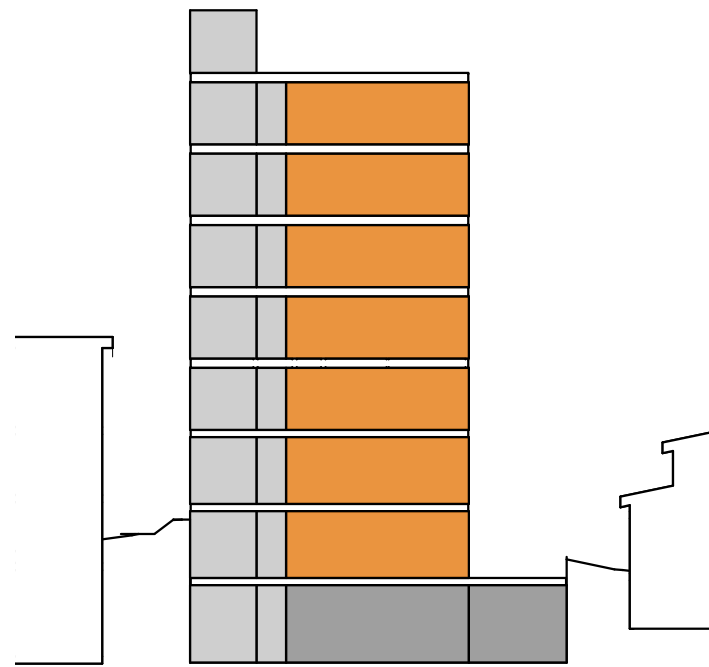
First through Sixth Floor Plans



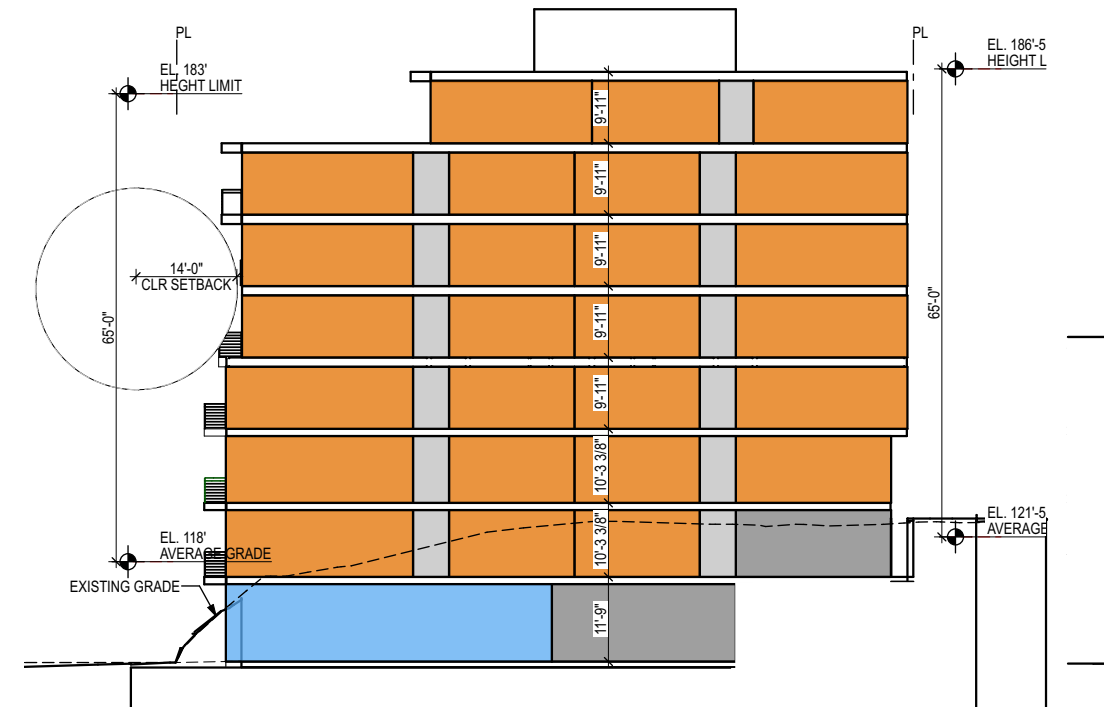
Seventh Floor Plan



5 Alley view looking Southwest



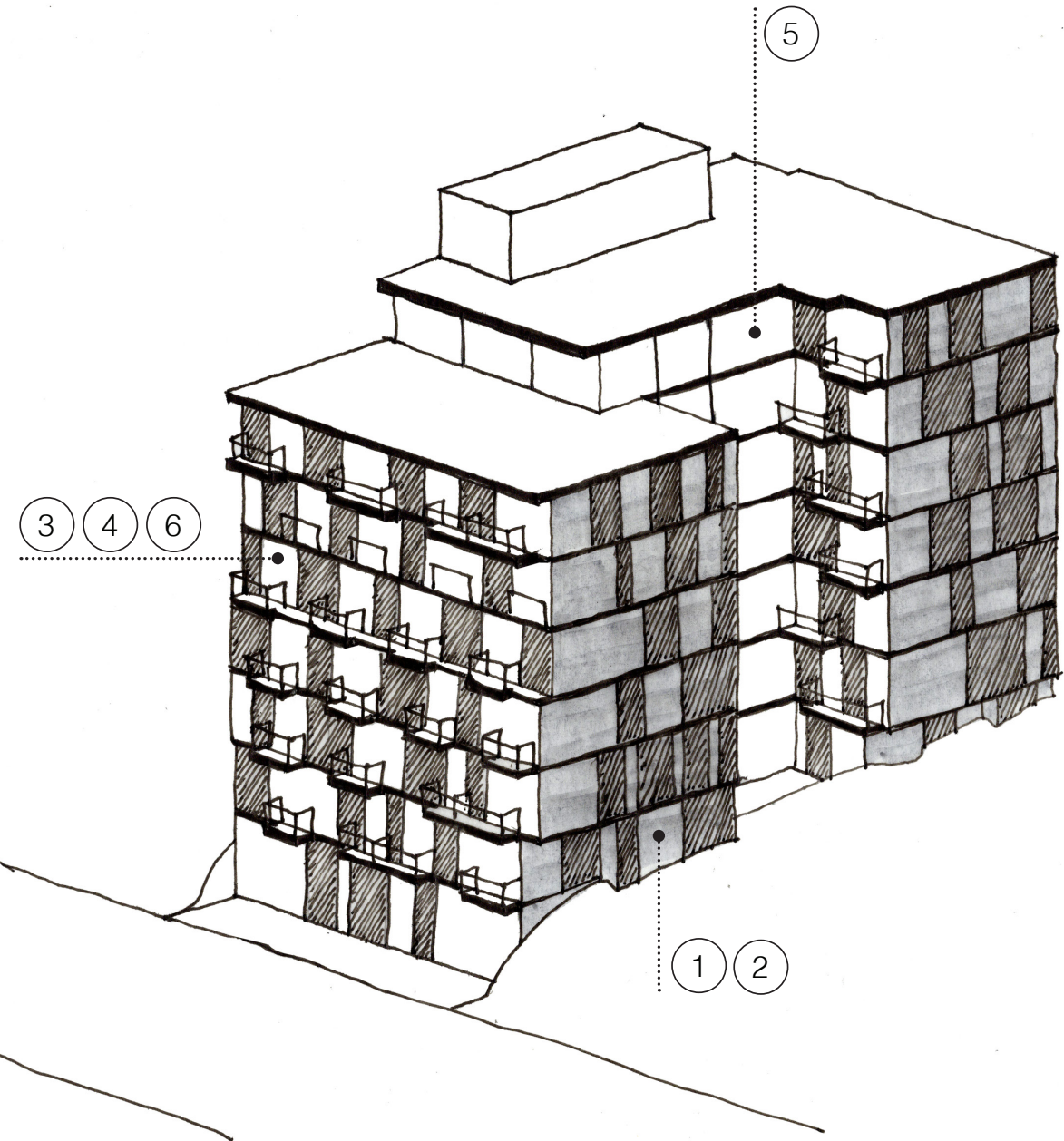
AA Transverse Section looking East



BB Longitudinal Section looking North

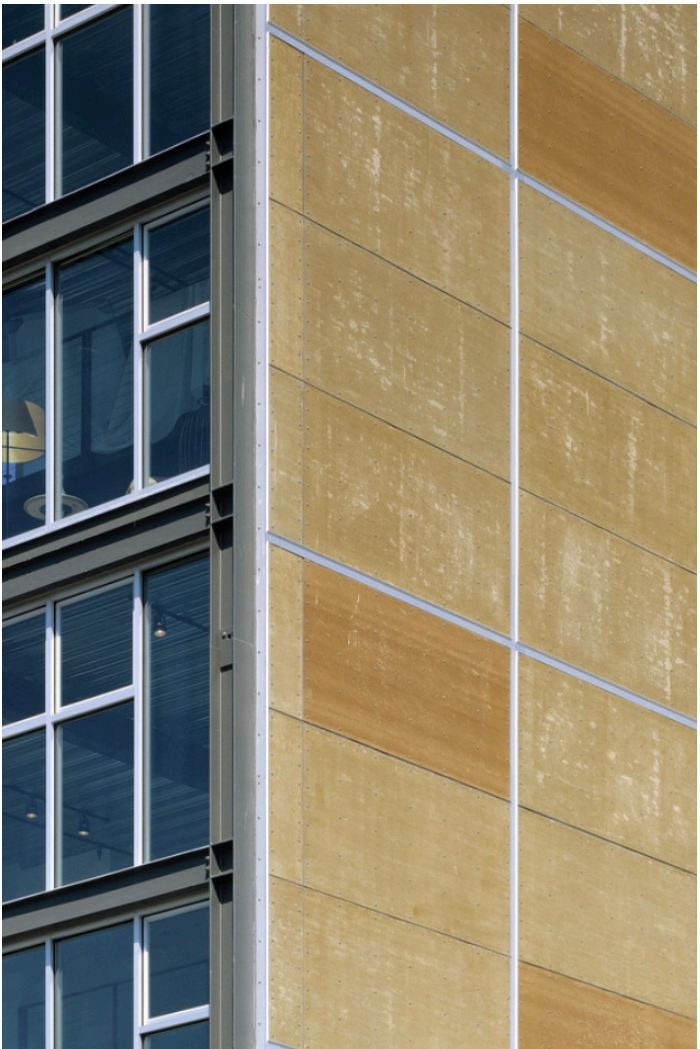


FACADE ARTICULATION



1/  
TEXTURED MATERIAL AND ORDERED  
BLANK WALL TREATMENT

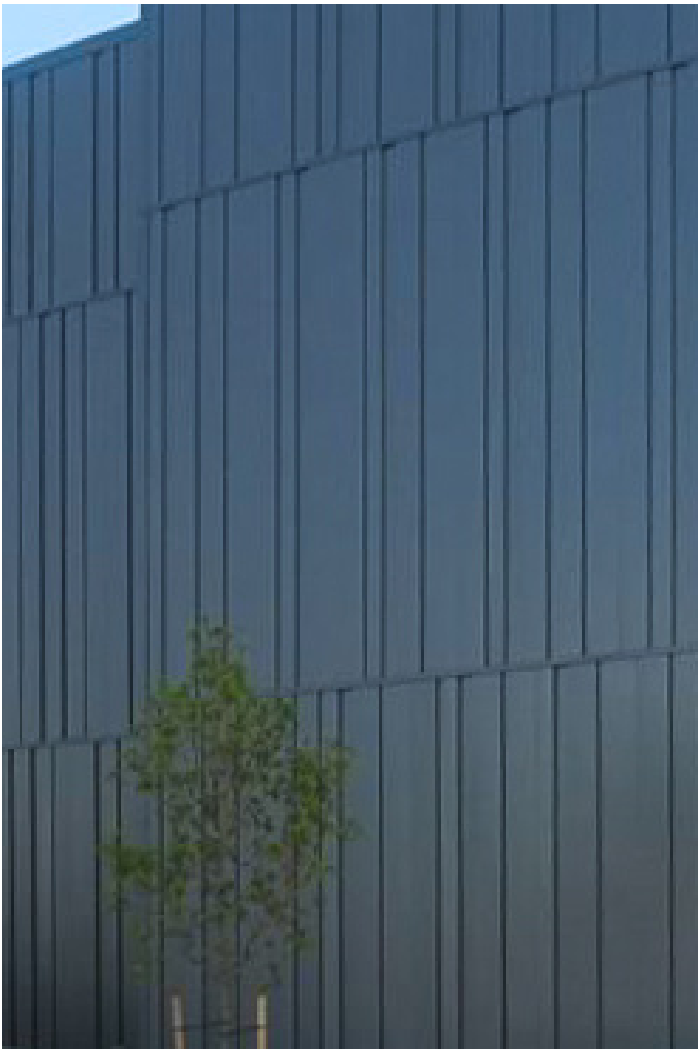
Material expression along side facades will be incorporated with the overall project design concept.



1 1310 East Union  
Miller|Hull Partnership  
Seattle, Washington  
Condominiums  
2001

2/  
DYNAMIC BLANK WALL TREATMENT

Irregular texture, supportive of a holistic design concept creates a visually dynamic blank facade.

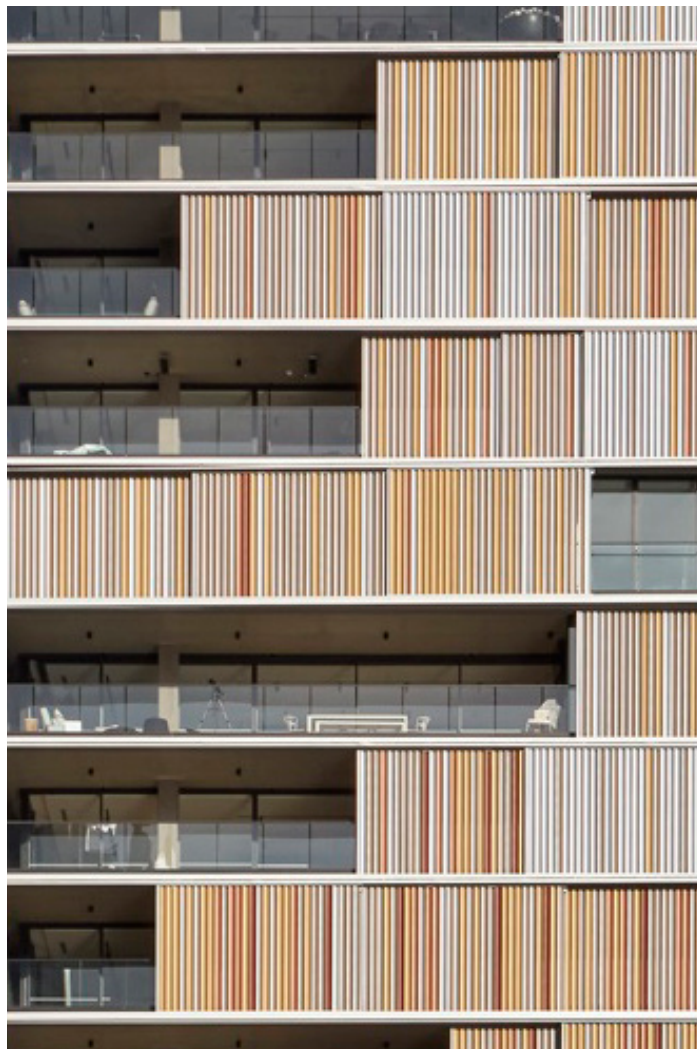


2 Portland Water Bureau  
mwa architects  
Portland, Oregon  
Institution  
2016



### 3/ TEXTURED FACADE ADDS RHYTHM AND DEPTH

Finer texture and depth activate the street and alley facing facades, creating occupiable exterior spaces in certain locations.



③ Walan Residential Development  
bureau^proberts  
Kangaroo Point, Australia  
Apartments  
2018

### 4/ OVERLAP OF TEXTURE AND GRID CREATES DEPTH

Overlaying grid and texture creates opportunities for organization of the facade material elements.



④ Shutterflats Apartment  
Delmule Delmule Architekten  
Waregem, Berlin  
Apartments  
2016

### 5/ VARIATION WITHIN A GRID

Variation of texture adds visual interest and scaled elements to the facades.



⑤ Jesus College  
Niall McLaughlin Architects  
Cambridgeshire, United Kingdom  
College  
2017

### 6/ LAYERING CREATES SCALE AND TEXTURE

Specifically the Gene Zema building adjacent to the project site utilizes these strategies identified to create layering and texture. Vertical material expression and patterning will be explored on the proposed project.



⑥ Eastlake Office  
Gene Zema  
Seattle, Washington  
Office  
1962



SHADOW STUDIES

MAR / SEPT21    ALTERNATIVE 1

ALTERNATIVE 2

ALTERNATIVE 3

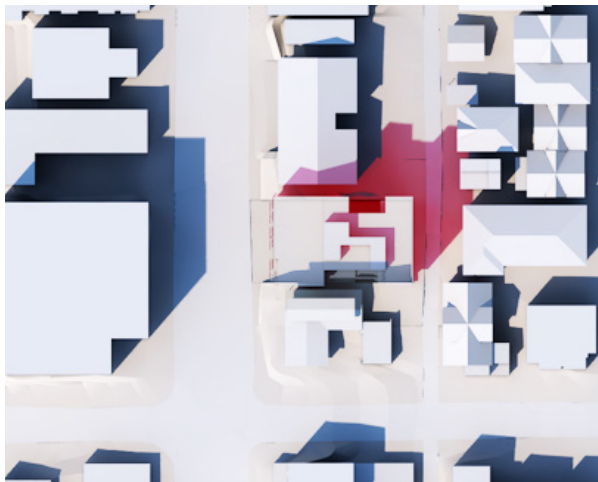
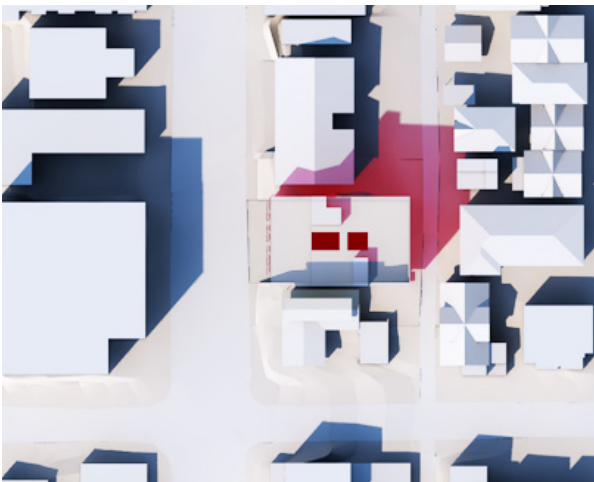
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# SHADOW STUDIES

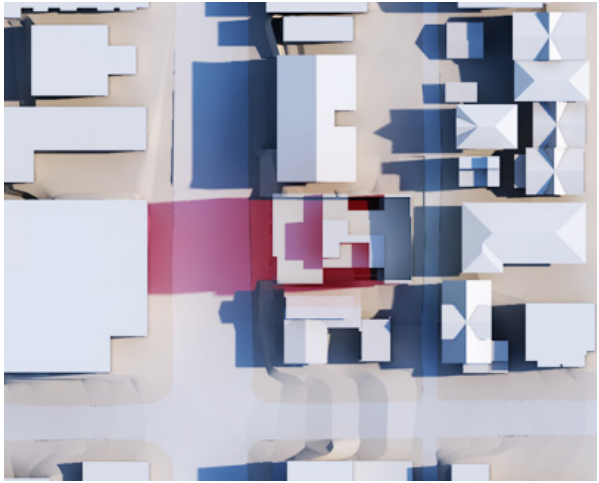
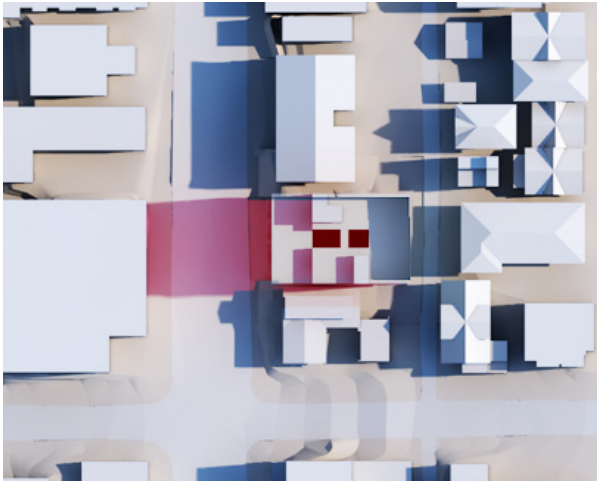
JUNE 21

ALTERNATIVE 1

ALTERNATIVE 2

ALTERNATIVE 3

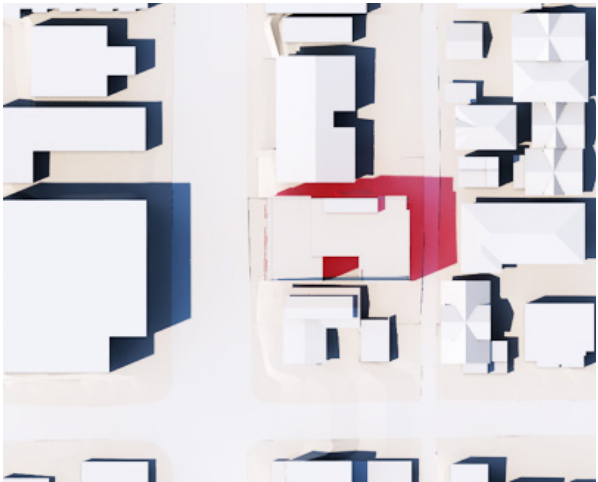
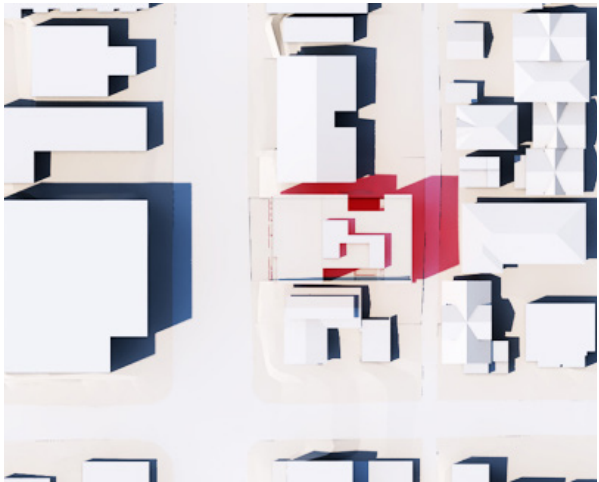
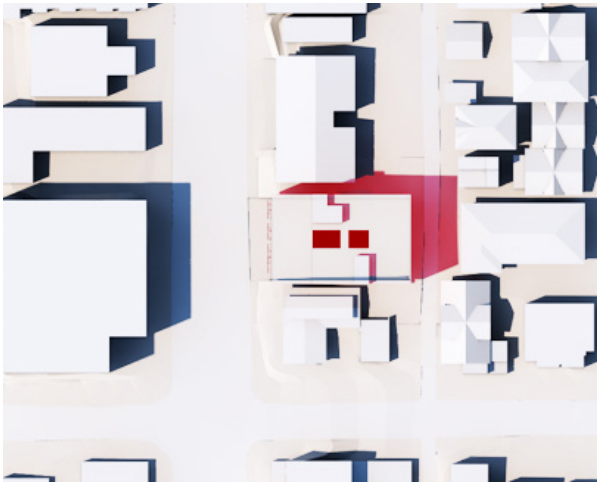
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SHADOW STUDIES

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DESIGN GUIDELINES

CONTEXT AND SITE

CS1 NATURAL SYSTEMS & SITE FEATURES

CS1.C.2 - Topography : Elevation Changes

- The preferred alternative responds to the natural topography of the site, which slopes significantly up from Eastlake Avenue E at the west property line to the alley at the east property line. The massing of the structure responds to the slope, stepping down towards the street. The proposal is modulated strategically so residential units can access light and air.
- The preferred alternative will incorporate landscape features at the street level where the proposed structure will engage the Eastlake Avenue E frontage and cut through the existing sloping topography. These features will create a transition between adjacent grades at the street level.

CS2 URBAN PATTERN & FORM

CS2.A.1 - Location in the City and Neighborhood : Sense of Place

- Located on Eastlake Avenue E with a mix of turn of the century buildings and contemporary developments, this project will incorporate specific elements inspired by the neighborhood to contribute to the sense of place along Eastlake Avenue E. Specific elements referenced include horizontal datums and material expression, private balconies, a small transparent commercial space at street level, upper-level setbacks, and weather protection. Through this the proposal will contribute to the existing urban fabric and create a precedent for future developments in the area.

CS2.B.2 - Character of Open Space : Connection to the Street

PL1.B.3 - Walkways and Connections : Pedestrian Amenities

- The proposed project is located near the corner of Eastlake Avenue E and E Boston Street, a corner anchored by the neighborhood staple Serafina and the recent development, Waterton. In response to these neighborhood precedents, the project will improve the streetscape paving and landscaping. The design will connect the site to the corner and extend a positive pedestrian experience on the other side of the block.
- Landscaping and lighting will activate the sidewalk and enhance the pedestrian experience. The residential and commercial entries will include transparency and connect directly to the street .

CS2 URBAN PATTERN & FORM

CS2.C - Relationship to the Block : Mid-Block Sites

- The proposed structure is located mid-block on the east side of Eastlake Avenue E. It is flanked by a four-story apartment structure to the north and a one-story commercial structure to the south. Both adjacent structures provide a setback to Eastlake Avenue E that include substantial vegetation. The preferred alternative provides an upper level setback that reduces the perceived mass of the building, while acknowledging a horizontal datum on the adjacent apartment structures immediately adjacent to the north and across Eastlake Avenue E to the west. The proposal will incorporate a landscape and sidewalk design that engages the existing streetscape.

CS2.D.1 - Height, Bulk and Scale : Existing Development and Zoning

CS2.D.3 - Height, Bulk, and Scale : Zone Transitions

- The proposed massing Alternatives feature modulation of varying degrees. Alternative 3 includes modulation on all facades, including a setback at the three upper three floors along the street facade. The proposal includes precedent images that suggest examples of how the design will be further articulated into distinct architectural elements to further break down the scale of the facades and respect the scale of the existing context.
- The site is bordered with two other zones, NC1P-65 to the south and LR3 uphill to the east. A Zoning Envelope Vicinity Map, on page 9 of this packet, shows the areas and allowable height. A strip of LR3 zoning that is one block wide abuts the site to the east across the alley. The height difference between NC2-65 and LR3 is 15 feet, which translates to approximately one story.

PUBLIC LIFE

PL2 WALKABILITY

PL2.B - Safety and Security: Street-Level Transparency  
PL2.C - Weather Protection

- The proposed project will create safe and secure conditions at its Eastlake Avenue E and alley frontages. Transparency and lighting will encourage visibility and connections to interior spaces where appropriate..
- Continuous weather protection coupled with down lighting will be provided at the street level along Eastlake Avenue E.

PL3 STREET-LEVEL INTERACTION

PL3.A.1.B Entries : Retail Entries

PL3.A.1.C Entries : Common Entries to Multi-Story Residential Buildings

PL3.A.2 Street-Level Interaction : Entries : Ensemble of Entries

PL3.C.1 - Retail Edges : Porous Edge

PL3.C.2 Street-Level Interaction : Retail Edges : Visibility

- The proposed structure orients entries to directly engage Eastlake Avenue E at sidewalk level. The commercial entry is proposed at the south end of the site, closest to the corner opposite recent development. The residential entry and lobby will provide a connection from the streetscape to the proposed structure. Transparency and lighting will enhance the opportunities for connection. Canopies, windows, and doors will enhance and unify the entry experiences.
- Landscaping and street level transparency will contribute to the vibrancy of the streetscape. The full width of the site's frontage on Eastlake Avenue E will feature the residential lobby functions and the commercial space. All service uses will be accessed from the alley.

PL4 ACTIVE TRANSPORTATION

PL4.B.2 - Bike Facilities

PL4.B.1 - Planning Ahead for Bicyclists : Early Planning:

PL4.C.1 - Planning Ahead for Transit : Influence on Project Design

- The proposed design incorporates direct access to bicycle parking through the residential lobby at street level. The site is situated next to the future Eastlake protected bicycle lane connecting the city's north and central corridors.
- The new Roosevelt Rapid Ride will pass by the site, connecting downtown/ South Lake Union to the Roosevelt neighborhood.



## DESIGN CONCEPT

### DC1 PROJECT USES & ACTIVITIES

#### **DC1.A.3 - Arrangement of Interior Uses : Views and Connections**

#### **DC1.C.4 - Parking and Service Uses : Service Uses**

- The preferred alternative provides a direct connection between the Eastlake Avenue E sidewalk and the residential entry lobby and commercial space.
- All services uses are located adjacent to the alley or at the rear of the site, accessed from the residential lobby. Trash storage and pickup is along the alley at the third floor of the proposed structure with bicycle parking accessed directly from the sidewalk on Eastlake Avenue E for convenience for residents and visitors.

### DC2 ARCHITECTURAL CONCEPT

#### **DC2.A.2 - Massing : Reducing Perceived Mass**

#### **DC2.B.1 - Architectural and Facade Composition : Facade Composition**

#### **DC2.C.1 - Secondary Architectural Features : Visual Depth and Interest**

#### **DC2.C.3 - Fit with Neighboring Buildings**

- All three Alternatives propose massing that responds to the site's topography and by stepping the overall massing down the slope in order to reduce the perceived mass of the structure. The three Alternatives demonstrate a progression, utilizing different strategies to modulate the massing in order to create access to light and air and respect adjacent sites.
- The facade of the proposed alternative draws inspiration from a number of architectural precedents shown in this packet, including the adjacent commercial structure by Gene Zema. These precedents utilize strong horizontal datums and changes in grain and texture to break up and visually activate the facade.
- Drawing from the existing architectural fabric of the neighborhood, the proposal includes balconies projections and juliet balconies to connect units to the exterior and to access views of Lake Union, Downtown and the Olympic Peninsula beyond.
- In addition, a combination of elements such as balconies, julets, eaves and other forms of weather protection will contribute to a textured facade.

### DC2 ARCHITECTURAL CONCEPT

#### **DC2.D - Scale and Texture : Texture**

- The proposal will incorporate horizontal projections and textured materials such as metal, glass, and wood in response to the precedent and neighborhood architectural analysis. Colors and tones will respect the existing neighborhood fabric, while also looking to bridge a connection between current context and future development.
- The cladding and projections will combine a selection of elements and textures to provide different grains and levels of depth.

### DC3 OPEN SPACE CONCEPT

#### **DC3.B.4 - Open Spaces Uses and Activities : Multi-family Open Space**

- The design alternatives represent a progression of design strategies that incorporate daylight and amenity space in the development. Alternative 1 starts with an internal central courtyard, evolving into a south facing external courtyard that is proposed in Alternative 3.
- Alternative 3 reduces the structure's overall massing and shifts it towards the north property line. This is done to respect the small respected commercial structure adjacent to the south property line. It also increases daylighting potential for the middle units.
- Alternative 3 also provides a roof deck with a shared amenity space for the residents that accesses views to Downtown, Lake Union and the Olympic Peninsula beyond.

### DC4 EXTERIOR ELEMENTS AND FINISHES

#### **DC4.A.1 - Building Materials : Exterior Finish Materials**

- The proposal will use durable and high quality materials throughout the project with attention to the facades visible from Eastlake Avenue E.
- The material palette will respond to the existing context, featuring elements that create texture and depth in the facades.

#### **DC4.D.1 - Trees, Landscape and Hardscape Materials**

- Trees, landscape, and hardscape materials will help provide a quality pedestrian experience along Eastlake Avenue E and the alley frontage.
- A selection of landscape elements will complement architectural elements in the courtyard and roof deck.



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