



PROJECT TEAM

Owner:

2240 Eastlake LLC
10400 NE 4th Street, Suite 2225
Bellevue, WA 98004
Contact: Alex Heijer
aheijer@grancorp.com
425.443.6227

Architect:

Jensen Design Architects
7730 Leary Way NE
Redmond, WA 98052
Contact: Larry Johnson
larryj@jd-arch.com
206.276.5210

Civil Engineer:

The BlueLine Group
25 Central Way, Suite 400
Kirkland, WA 98033
Contact: Mary Koutrelakos
mkoutrelakos@thebluelinegroup.com
425.250.7271

Structural Engineer:

DCI Engineers
818 Stewart Street, Suite 1000
Seattle, WA 98101
Contact: Roger Heeringa
rheeringa@dc-engineers.com
206.332.1900

Landscape Architect:

Root of Design
P.O.Box #232
Stanwood, WA 98292
Contact: Devin Peterson
devin@rootofdesign.com
206.491.9545

Surveyer:

Terrane
10801 Main Street, Suite 102
Bellevue, WA 98004
Contact: David Livingston
davidl@terrane.net
425.233.6087

Interior Designer:

Jensen Design Architects
7730 Leary Way NE
Redmond, WA 98052
Contact: Yezi Han
yezih@jd-arch.com
425.216.0318 x316



SHEET INDEX

1	Cover
2	Project Team Sheet Index
3	Project Objective
4	Early Community Outreach Summary
5	Vicinity Maps
6	Existing Site Conditions- Context Photos
7	Urban Design Analysis- Neighborhood Context
8	Existing Site Conditions- Existing Survey
9	Existing Site Conditions- Site Photos
10	Existing Site Conditions- Existing Streetscape Eastlake Avenue E
11	Existing Site Conditions- Existing Streetscape East Lynn Street
12	Existing Site Conditions- Existing Streetscape Alley
13	Summary Context Analysis- Zoning Map & Typologies
14	Existing Site Conditions- Vicinity Access / Walkability + Transit
15	Zoning Standards 1
16	Zoning Standards 2
17	Priority Design Guidelines 1
18	Priority Design Guidelines 2
19	Architectural Massing Options- Comparison
20	Architectural Massing Options- Building Constraints
21	Architectural Massing Option 1
22	Architectural Massing Option 1 - Site Plan
23	Architectural Massing Option 1 - Floor Plans + Section
24	Architectural Massing Option 2
25	Architectural Massing Option 2 - Site Plan
26	Architectural Massing Option 2 - Floor Plans + Section
27	Architectural Massing Option 3 Preferred
28	Architectural Massing Option 3 Preferred - Site Plan
29	Architectural Massing Option 3 Preferred - Floor Plans
30	Architectural Massing Option 3 Preferred - Building Section
31	Exterior Design- Concept Images
32	Street Frontage- Concept Images
33	Massing within Context
34	Renderings at Street Level 1
35	Renderings at Street Level 2
36	Sun / Shadow Analysis - Option 1
37	Sun / Shadow Analysis - Option 2
38	Sun / Shadow Analysis - Option 3 Preferred
39	Departures- Summary Matrix
40	Departures- Supporting Exhibit: Parking Garage Demonstration
41	Representative Projects Work in progress by JDA
42	Representative Projects Owner projects in Eastlake + Seattle





PROJECT OBJECTIVE

To construct a residential apartment building with six (6) stories above street level. The structure will have approximately seventy (70) residential units with two (2) levels of below grade parking accessed from the alley. Retail space will be available along Eastlake as well as the leasing office and an additional residential lobby. Trash will also be accessed along the alley. The existing building on the site will be demolished.

The project will activate the streetscape with retail along Eastlake Avenue East and will also have a residential lobby and leasing office on the street frontage for convenience for the residents. The northwest corner will have a “carved area” that mirrors the building across the street. This plaza will be a wonderful community asset as it will incorporate seating for neighbors and residents to enjoy.

The existing building on the site has two curb cuts along Eastlake Avenue. However, the new project proposes to eliminate both along the pedestrian-friendly Eastlake Avenue and Lynn Streets and put all vehicular traffic along the alley. Short term surface parking stalls, access to the garage parking and the trash access will all be from the alley-- keeping Eastlake free from additional traffic.

The building will not be maximizing its building height in respect to its neighbors and will have a stepped massing to further reduce its bulk and scale. The sidewalk along Eastlake will be extra wide with integrated landscaping.

The building will have many amenities for its residents-- including balconies overlooking the sweeping views of Lake Union, a plethora of bike parking, fitness room, and solarium(s) on the rooftop deck with a generous outdoor patio.

Approximately 14 units (20%) of the project will be made affordable through the Multifamily Property Tax Exemption (MFTE) program.

PROJECT OVERVIEW

Total Gross Building Area	74,722 SF
Number of Residential Units	Approximately 70 Units
Number of Commercial Units	2
Commercial Area	1,330 SF
Number of Parking Spaces	Approximately 37 Stalls
Number of Long Term Bike Parking	72
Number of Short Term Bike Parking	2

SUSTAINABILITY

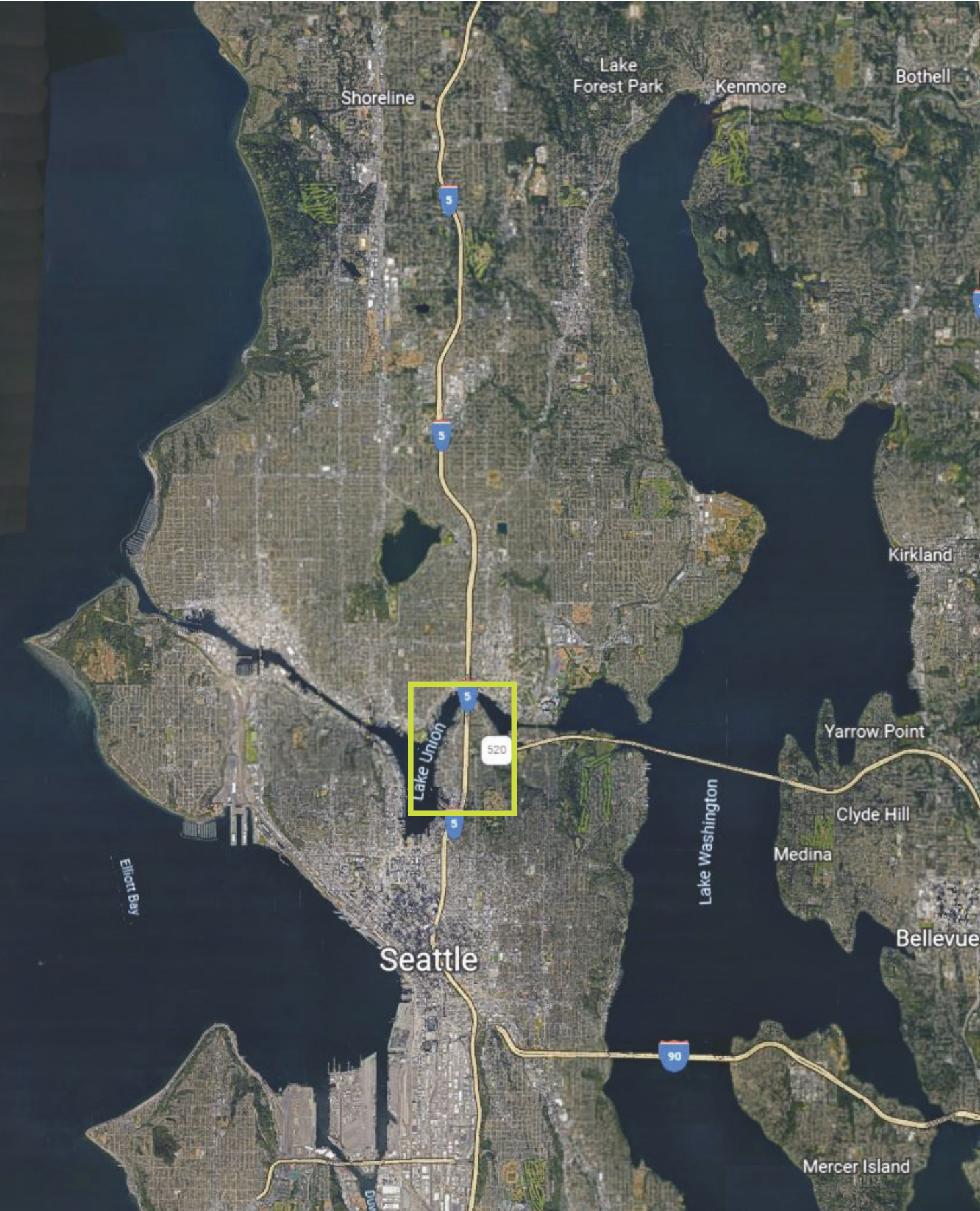
This project is will achieve LEED Silver certification while striving for Gold through energy efficiency and community connection. It will balance the sites ecological impact with tenant comfort and well-being to create a site that is healthy for both the environment and the people who live there.

SUMMARY OF OUTREACH METHODS

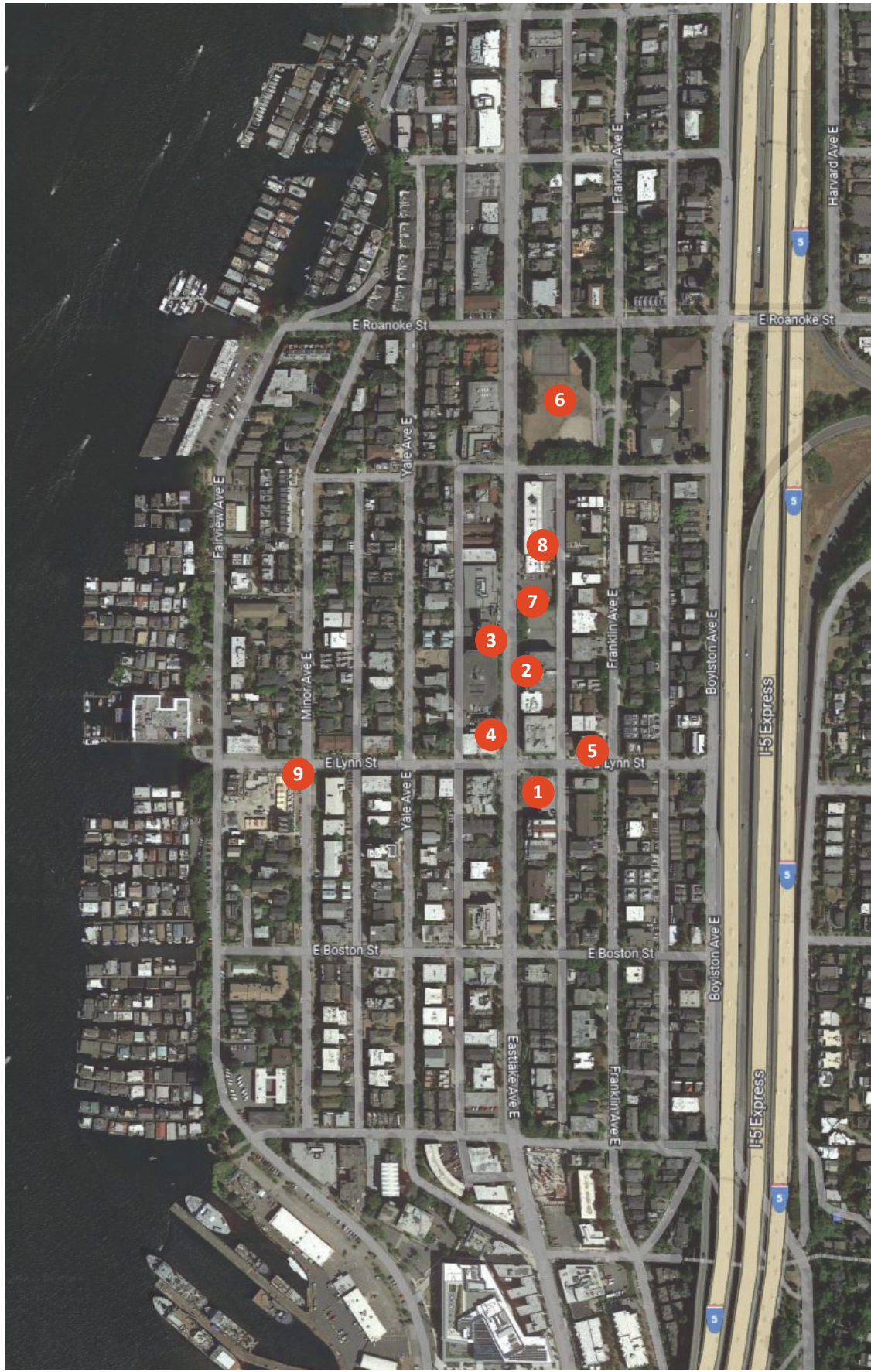
METHOD	MEDIA	ACTION
(1) Printed Outreach	Posters (High-Impact)	Posters have been posted within a half-mile from the proposed site / photos of posters have been sent to Amanda Hohlfeld (DON)
(2) Electronic/Digital Outreach	Project Website (High-Impact)	Project website has been established and publicized through the printed outreach / posters. Project information was provided on the website and a survey was made available for public commenting and monitored daily.
(3) Electronic/Digital Outreach	Survey (High-Impact)	Online survey was made available for public comments & feedback on the website advertised through the posters. Survey feedback was monitored daily.
(4) In-person Outreach	Zoom Meeting (High-Impact)	Zoom meeting with Eastlake Community Council members to present our project and gather their feedback.

SUMMARY OF COMMENTS/QUESTIONS

TYPE OF COMMENT/QUESTION		CONCERN
Printed Outreach	Posters have been posted within a half-mile from the proposed site/ photos have been sent to Amanda Hohlfeld (DON).	The posters had information about the project and also the website and survey. Responses to the survey increased after the posters were posted.
Electronic/Digital Outreach	Project Website (High-Impact)	The website provided information about the project and also a link to the survey. Survey was made available from April 27 to June 15, 2022.
Electronic/Digital Outreach	Survey (High-Impact)	<p>The survey provided different types of questions to find out what type of individual was taking the survey and also what type of concerns they had about the project.</p> <p>Some concerns from survey:</p> <ul style="list-style-type: none">- Public areas are good for pedestrians- That the project looks good and fits the neighborhood- New retail space to replace the corner store / restaurant- Sustainability- Construction noise/impact- Project might be out of scale with other buildings nearby- Project provides enough parking- Project provides places to sit- That the project does not create more traffic and parking issues- Attractive building materials at street-level
In-person Outreach	Zoom Meeting (High-Impact)	<p>Some concerns brought up by members of Eastlake Community Council:</p> <ul style="list-style-type: none">- Traffic on Lynn- Providing places where people can gather / benches- Good looking facades along the alley as much as the public facing facades- High-quality building materials- Providing retail along Eastlake



VICINITY MAPS



1 Existing Buildings On Site



2 Existing Office Building



3 Existing Office Building



4 Zoo Tavern & Carrot Cafe



5 Franklin Station Apartments



6 Rogers Playground



7 Starbucks



8 Areis Building & Pecado Bueno



9 Waterside Condominiums

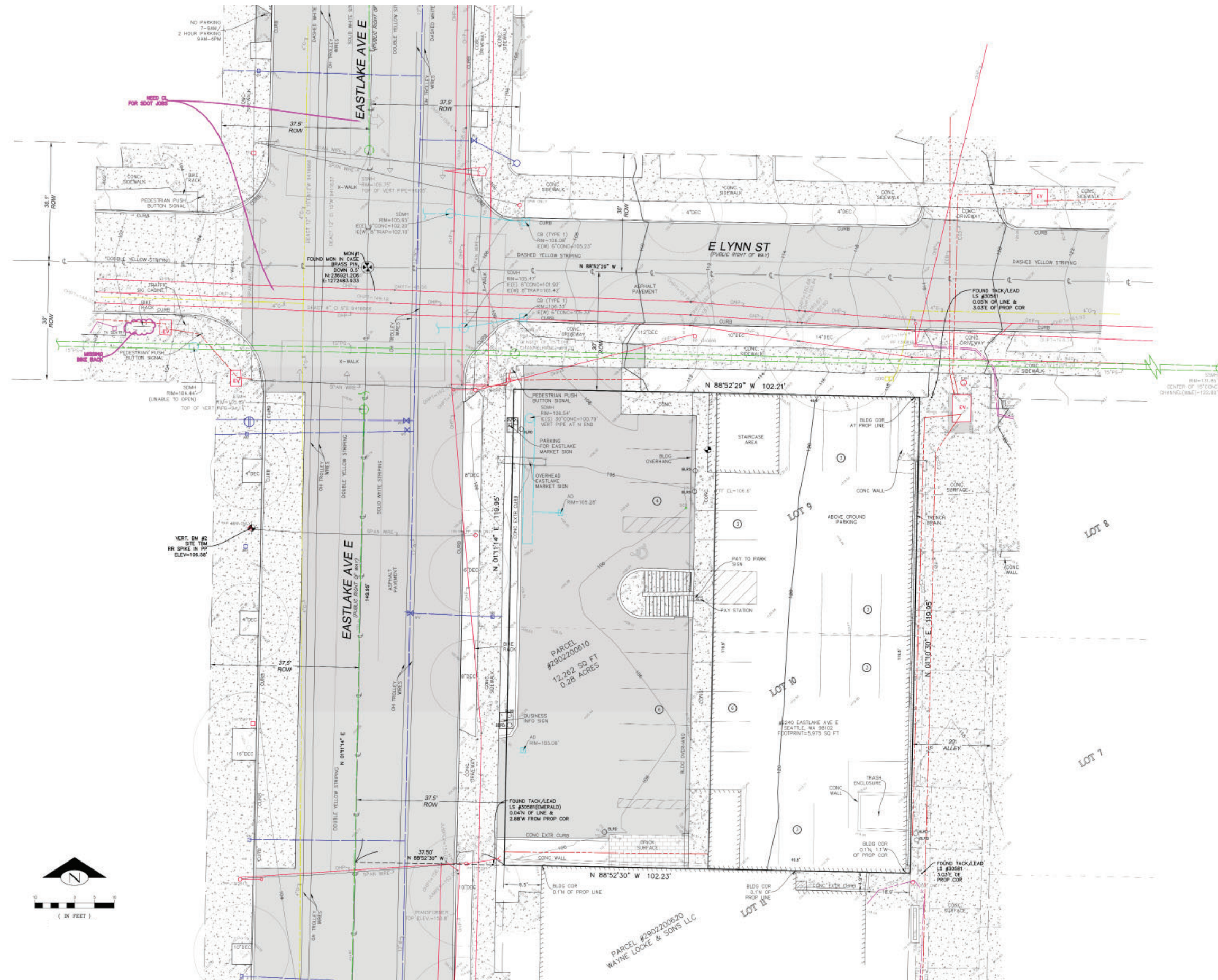
EXISTING SITE CONDITIONS - CONTEXT PHOTOS



NEW NEIGHBORHOOD CONTEXT

The surrounding area around our site is undergoing a lot of development as seen in the aerial map shown on the left (new development has been highlighted). New development consists mostly of mixed-used residential projects which will add density, bulk and scale to the neighborhood.

- 1 PROJECT SITE | 2240 Eastlake Ave E**
- 2210 Eastlake Avenue E | Project #3036179-LU
57-unit apartment building. No parking provided.
- 2311/2313 Yale Avenue E | Project #3039399-LU
4-story, 3-unit townhouse building;
parking for 3 vehicles.
- 2328/2334 Franklin Avenue E | Project #3037757/58-EG
Proposal has been updated to include two buildings.
The current proposals are for two 4-story buildings on
each of the lots with 5 each.
- 2335 Boylston Avenue E | Project #3034692
6-story congregate residence building with 72 rooms.
No parking provided.
- 2372 Franklin Avenue E | Project #3037203-EG
8 row houses with 7 accessory dwelling units; 5 parking.
- 78 E Lynn Street | Project #3038019-LU
5-story, 15-unit apartment building. 15 parking stalls.
- 2310 Fairview Ave E | Project #3032848-EG
Shoreline Substantial Development to allow two, 3-story
townhouse buildings (7-units total). 7 parking stalls.
- 2031 Eastlake Avenue E | Project #3034459-EG
6-story plus basement, mixed-use structure. The proposed
structure has one commercial space on ground floor with
30 SEDUs with no parking.
- 2029 Yale Avenue E | Project #3036910-EG
8 townhouses with 9 parking stalls.
- 2001 Eastlake Avenue E | Project #3036011-LU
6-story 109-apartment building (SEDU) with retail.
13 parking stalls.



LEGEND	
	AREA DRAIN
	ASPHALT SURFACE
	BENCHMARK
	BOLLARD
	BRICK SURFACE
	BUILDING
	CENTERLINE ROW
	CLEANOUT (SEWER)
	CONCRETE SURFACE
	FIRE HYDRANT
	GAS LINE
	GAS METER
	GUY ANCHOR
	ELECTRIC MANHOLE
	CATCH BASIN (TYPE I)
	TRAFFIC SIG POLE
	MONUMENT (IN CASE, FOUND)
	PARKING SPACES
	POWER HAND HOLE
	POWER (OVERHEAD)
	POWER (UNDERGROUND)
	POWER POLE
	POWER POLE W/ LIGHT
	POWER VAULT
	PROPERTY LINE (SUBJECT)
	PROPERTY LINES (ADJACENT)
	RETAINING WALL
	RIGHT-OF-WAY LINES
	SEWER LINE
	SEWER MANHOLE
	SIGN (AS NOTED)
	STORM DRAIN LINE
	STORM MANHOLE
	TRAFFIC SIGNAL
	TV SENTRY
	TREE (AS NOTED)
	UTILITY LINE
	WATER GATE VALVE
	WATER LINE
	WATER METER
	WATER VALVE

Site Address:

2240 Eastlake Avenue East
Seattle, WA 98102

Parcel #:

290220-0610

Legal Description:

GREENES ADD LESS ST
Plat Block: 9
Plat Lot: 9-10

Lot Size:

12,262 SF



1 Corner of Eastlake Ave E & E Lynn Street looking towards site



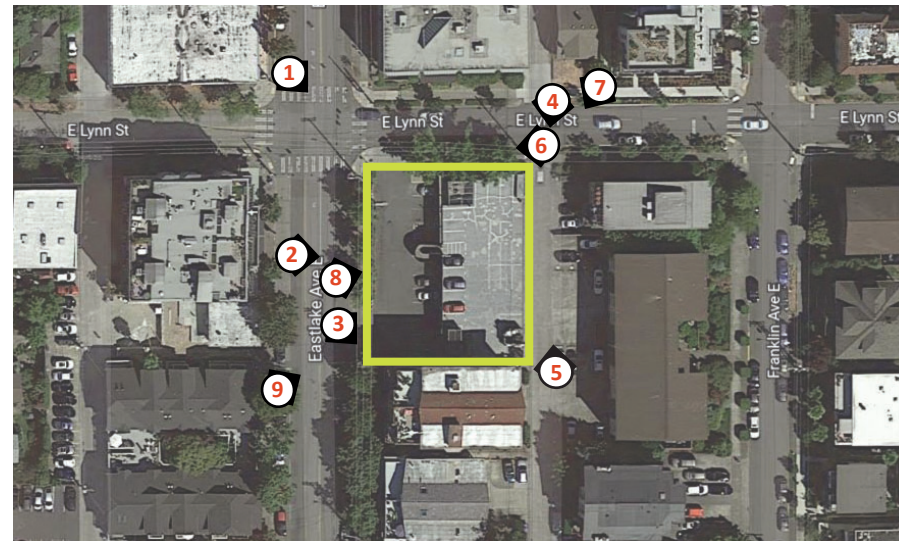
2 Looking at site directly from Eastlake Avenue East towards east



3 Neighboring Vinemable apartments to south



4 View looking down alley towards south



5 Looking north down alley



6 Looking west down E Lynn Street



7 View of northeast corner of site from across E Lynn Street



8 Looking at site from sidewalk towards northeast



9 View of site from across Eastlake Avenue E from across street

EXISTING SITE CONDITIONS - SITE PHOTOS



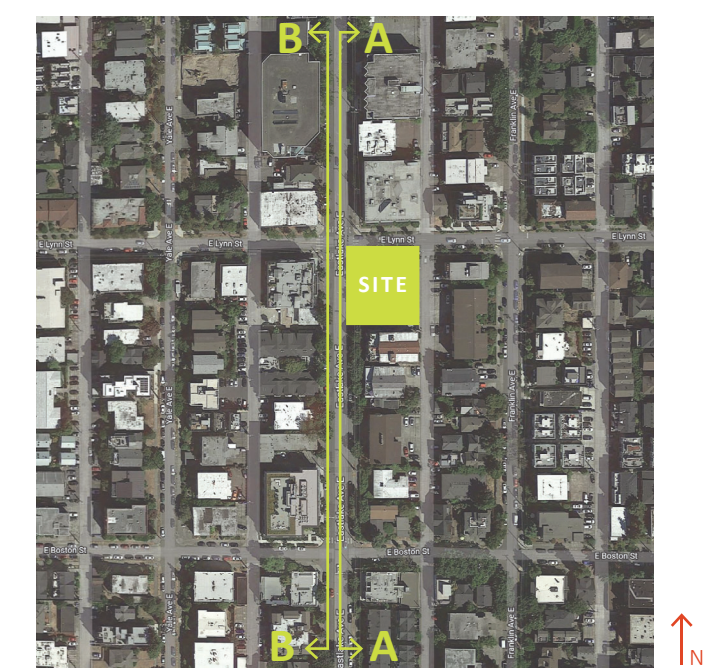
A | EASTLAKE AVENUE EAST | Looking East

PROJECT SITE
2240 Eastlake Avenue East



B | EASTLAKE AVENUE EAST | Looking West

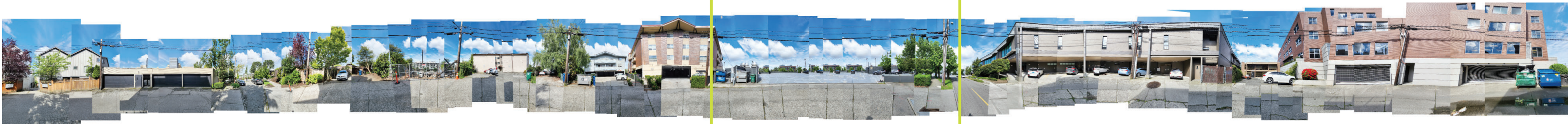
Opposite of Project Site



EXISTING SITE CONDITIONS - EXISTING STREETSCAPE | Eastlake Avenue East



EXISTING SITE CONDITIONS - EXISTING STREETSCAPE | East Lynn Street



E | ALLEY | Looking West



PROJECT SITE
2240 Eastlake Avenue East



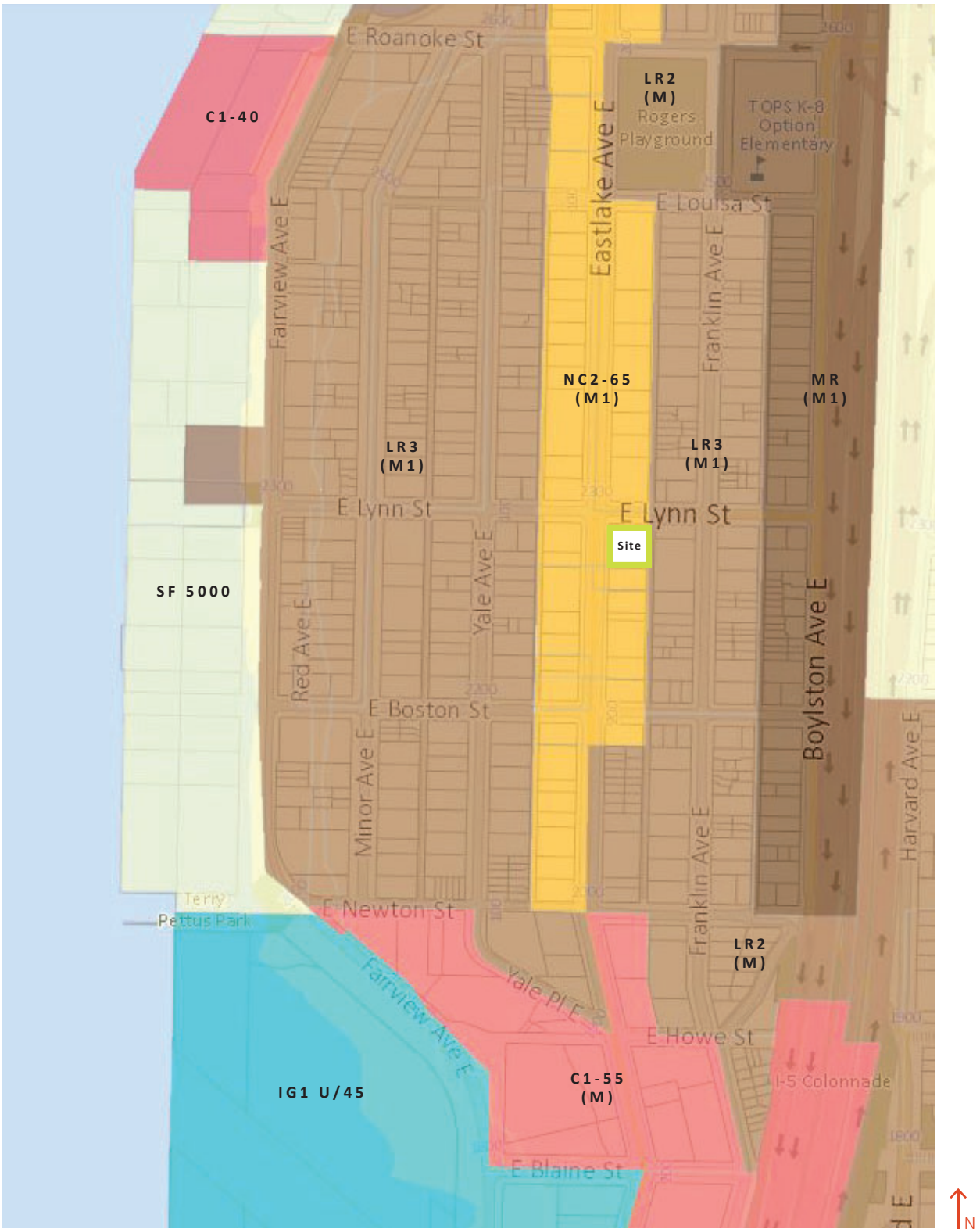
F | ALLEY | Looking East



Opposite of Project Site

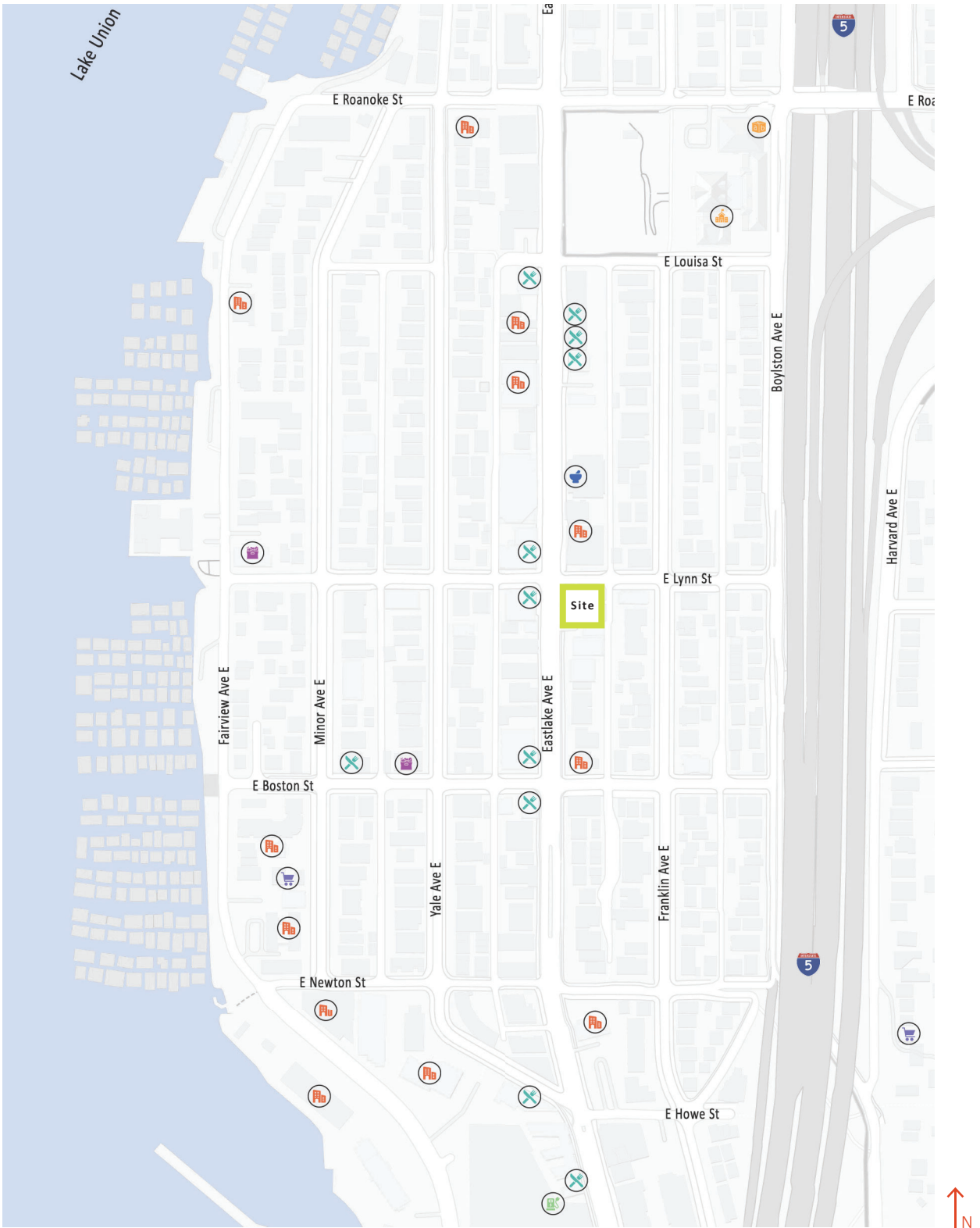


EXISTING SITE CONDITIONS - EXISTING STREETSCAPE | Alley



Zoning Map - Current

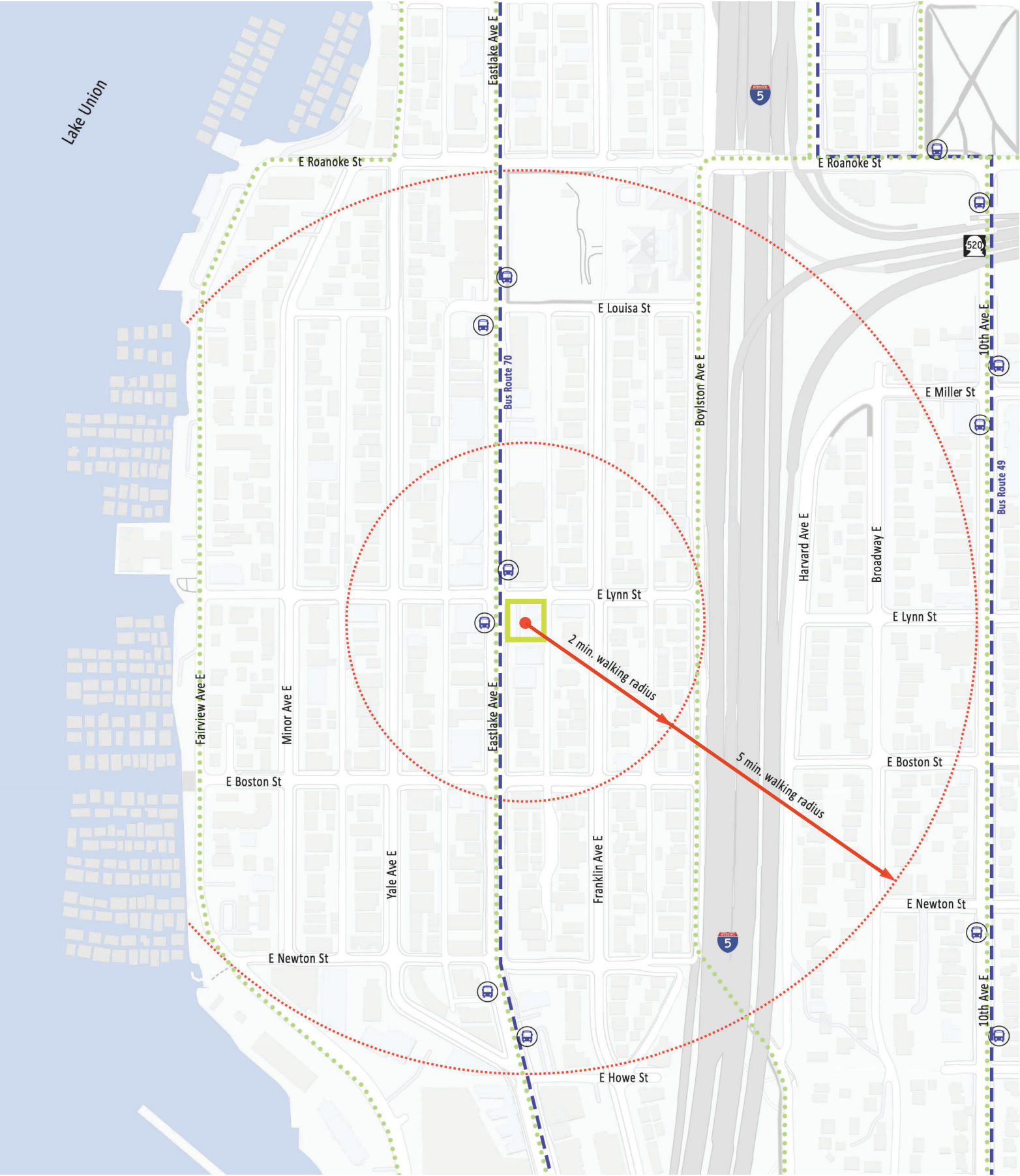
The site lies within a stretch of NC2-65 (M1) zoning at the corner of Eastlake Avenue E and E Lynn Street. The site is surrounded by LR3 zoning to the west and east with some MR zoning further to the east and some C1 zoning to the south. Further to the project’s east, there are mostly single family zones.



Typologies / Usages

The project is within a neighborhood that is predominantly zoned commercial and surrounded by low-rise residential and single family zones further out around Eastlake Avenue East. Eastlake Avenue East is peppered with different commercial uses.

- Legend**
- Residential
 - Retail
 - Grocery
 - Food | Beverage
 - Office
 - School
 - Childcare
 - Pharmacy
 - EV Station



TRANSPORTATION

The site is served by two (2) bus lines, Route 70 and 49, running NORTH and SOUTH along Eastlake Avenue East and 10th Avenue East.

Additionally, the Rapid Line | J-Line and improved bike lanes are proposed along Eastlake and will be completed by 2026.

Many businesses and destinations are walkable from our site-- as are parks and the waterfront.


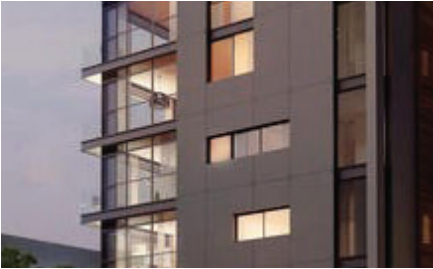

Legend





- Bus Routes
- Walking Radius
- Bike Lanes

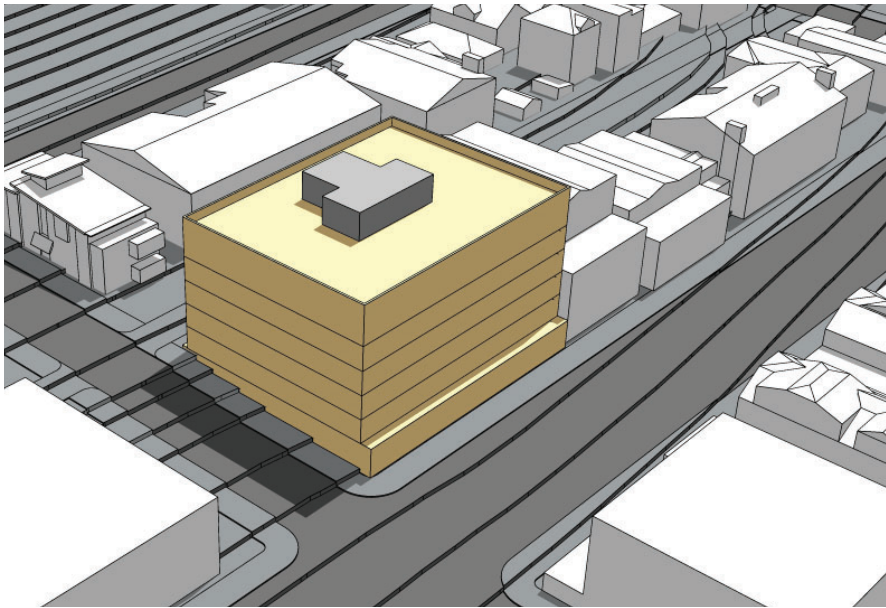
ZONING STANDARDS

SEATTLE LAND USE CODE SUMMARY		
Parcel #	290220-0610	
Lot Area	12,262 sf	
Zoning	NC2-P 65 (M1) / Medium MHA	
Overlay	Urban Village Overlay	
Permitted and prohiited uses 23.47A.004 / Table A	Residential Uses (permitted outright) Commercial Uses Eating and drinking establishments (conditionally permitted / limited to 25,000 sf) Restaurants (permitted / limited to 25,000 sf) Offices (permitted / limited to 25,000 sf) Sales and serves, general (permitted / limited to 25,000 sf)	Will comply
Street-level uses 23.47A.005	C. Residential uses at street level 1. In all NC and C zones, residential uses may occupy, in the aggregate, no more than 20 percent of the street-level street-facing facade D. in pedestrian-designated zones the locations of uses are regulated as follows: J. Offices, provided that no more than 30 feet of the street-level, street-facing facade of a structure may contain an office use	Will comply
Street-level development standards 23.47A.008	A. Basic street-level requirements 2b. Blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width. c. The total of all blank facade segments may not exceed 40 percent of the width of the facade of the structure along the street. 3. 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. B. Non-residential street-level requirements 2.a Sixty percent of the street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent. 3.a Non-residential uses greater than 600 square feet shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level, street-facing facade. 3b. In pedestrian designated zones, non-residential uses less than 600 square feet in size shall extend an average depth of at least 20 feet and a minimum depth of 10 feet from the street-level, street-facing facade. 4. Non-residential uses at street level shall have a floor-to-floor height of at least 13 feet. C.4. Overhead weather protection a. Continuous overhead weather protection (i.e. canopies, awnings, marquees, and arcades) is required along at least 60 percent of the street frontage of a structure on a principal pedestrian street b. The covered area shall have a minimum width of 6 feet, unless there is a conflict with existing or proposed street trees or utility poles c. The overhead weather protection must be provided over the sidewalk, or over a walking area within 10 feet immediately adjacent to the sidewalk.	Will comply
Structure Height 23.47A.012	Maximum structure height in zone NC2-P 65: 65 Ft C. Rooftop Features 2. Open railings, planters, skylights, clerestories, greenhouses, solariums, parapets, and firewalls may extend as high as the highest ridge of a pitched roof permitted by subsection 23.47A.012.B. or up to 4 feet above the otherwise applicable height limit, whichever is higher. 4. Solar collectors and mechanical equipment may extend up to 15 feet above the applicable height limit, as long as the combined total coverage gaining additional height does not exceed 20 percent of the roof area and 25 percent if mechanical is screened. - Stair and elevator penthouses may extend above the applicable height up to 16 feet. 6. Rooftop features listed in this subsection 23.47A.012.C.6 shall be located at least 10 feet from the north lot line unless a shadow diagram is provided that demonstrates that locating such features within 10 feet of the north lot line would not shade property to the north on January 21 at noon more than would a structure built to maximum permitted height and FAR.	Will comply

Floor area ratio (FAR) 23.47A.013	Floor Area Ratio: Base FAR limit: 4.5 B. The following gross floor area is not counted toward FAR: 1. All stories, or portions of stories, that are underground; 2. All portions of a story that extend no more than 4 feet above existing or finished grade, whichever is lower, excluding access.	12,262 sf x 4.5 = 55,179 SF maximum Will comply
Setbacks 23.47A.014	A. Rooftop features are not allowed in setbacks, except that for upper-level setbacks: 1. Open railings may extend up to 4 feet above the height at which the setback begins. 2. Parapets may extend up to 2 feet above the height at which the setback begins B. Setback requirements for lots abutting or across the alley from residential zones 1. An upper-level setback is required along any rear or side lot line that abuts a lot in an LR, MR, or HR zone or that abuts a lot that is zoned both commercial and LR, MR, or HR if the commercial zoned portion of the abutting lot is less than 50 percent of the width or depth of the lot, as follows: a. Ten feet for portions of structures above 13 feet in height to a maximum of 65 feet	Will comply
Landscaping and screening standards 23.47A.016	A.2. Landscaping that achieves a Green Factor score of 0.3 or greater B.2. Street trees are required when any development is proposed. Existing street trees shall be retained unless the Director of Transportation approves their removal. C.1. Screening shall consist of fences, walls, or landscaped areas, including bioretention facilities or landscaped berms.	Will comply
Light and Glare 23.47A.022	A. Exterior lighting must be shielded and directed away from adjacent uses. B. Interior lighting in parking garages must be shielded to minimize nighttime glare affecting nearby uses.	Will comply
Amenity Area 23.47A.024	A. Amenity areas are required in an amount equal to 5 percent of the total gross floor area in residential use. B. Required amenity areas shall meet the following standards, as applicable: 4. 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. 5. Private balconies and decks shall have a minimum area of 60 square feet, and no horizontal dimension shall be less than 6 feet.	Will comply
Parking 23.54.015	Table B for 23.54.015 II. Residential use for requirements for specific areas M. All residential uses in commercial, RSL and multifamily zones within urban villages that are not within urban center or the Station Area Overlay District, if the residential use is located within a frequent transit service area ---> No minimum requirement.	Project will be providing approximately 37 parking stalls. Due to site constraints, we will be asking for several design departures related to making the parking garage possible. See design departures requested on page 37.

SEATTLE DESIGN GUIDELINES		GUIDELINE RESPONSES	
<div data-bbox="136 197 509 223"> CS2 Urban Pattern and Form </div> <div data-bbox="136 258 683 348"> <p>Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.</p> </div>	<div data-bbox="745 197 1625 223"> B.2. ADJACENT SITES, STREETS, AND OPEN SPACES: Connection to the Street </div> <div data-bbox="745 258 1802 409"> <p>Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm. Consider the qualities and character of the street-- its physical features (sidewalk, parking, landscape strip, street trees, travel lanes, and other amenities) and its function (major retail street or quieter residential street)-- in siting and designing the building.</p> </div> <div data-bbox="745 626 1289 653"> C.1. RELATIONSHIP TO THE BLOCK: Corner Sites </div> <div data-bbox="745 687 1811 808"> <p>Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances. Consider using a corner to provide extra space for pedestrians and a generous entry, or build out to the corner to provide a strong urban edge to the block.</p> </div> <div data-bbox="745 1054 1423 1080"> D.5. HEIGHT, BULK, AND SCALE: Respect for Adjacent Sites </div> <div data-bbox="745 1114 1790 1175"> <p>Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.</p> </div>	<div data-bbox="1880 197 2508 439"> <p>Response: The proposed sidewalk for our project will be 10 feet wide and will maintain the existing street trees and landscape buffer. Along with a lobby to the apartment at Eastlake, for resident convenience and connectivity to street-level functions, most uses along the street will be for the public such as retail. All vehicular funtions have been sited towards the alley and away from street-facing portions of the project.</p> </div> <div data-bbox="1880 626 2514 838"> <p>Response: The building directly across our site has an open plaza carved at its corner and as a responding gesture, our project will also mirror the carved corner at Eastlake and Lynn as well. The open plaza will provide additional space for a generous entry to the residential lobby located at that corner and will be a great space for residents to sit and enjoy their coffee and have conversations with neighbors.</p> </div> <div data-bbox="1880 1054 2501 1175"> <p>Response: Where possible, the proposed project minimizes the number of windows at the adjacent property to the south by placing punched opening rather than expansive window walls.</p> </div>	<div data-bbox="2582 205 2993 520">  <div data-bbox="2582 530 2924 556"> Vehicular functions towards alley side </div> </div> <div data-bbox="2582 633 2993 893">  <div data-bbox="2582 903 2993 953"> Corner plaza concept / our project will have a covered plaza </div> </div> <div data-bbox="2582 1030 2993 1286">  <div data-bbox="2582 1296 2918 1322"> Punched openings vs Expansive glass </div> </div> <div data-bbox="2582 1453 2993 1768">  <div data-bbox="2582 1778 2961 1828"> Seating integrated into landscaping along sidewalk along Eastlake </div> </div>
<div data-bbox="136 1453 376 1479"> PL1 Connectivity </div> <div data-bbox="136 1514 671 1604"> <p>Complement and contribute to the network of open spaces around the site and connections among them.</p> </div>	<div data-bbox="745 1453 1370 1479"> A.2. NETWORK OF OPEN SPACES: Adding to Public Life </div> <div data-bbox="745 1514 1811 1665"> <p>Seek opportunities to foster human interaction through an increase in the size and/or quality of project-related open space available for public life. Consider features such as widened sidewalks, recessed entries, curb bulbs, courtyards, plazas, or through-block connections, along with place-making elements such as trees, landscape, art, or other amenities, in addition to the pedestrian amenities listed in PL1.B3.</p> </div>	<div data-bbox="1880 1453 2486 1604"> <p>Response: The sidewalk along Eastlake Avenue East will be generous at ten feet wide and will have pedestrian-friendly amenities such as a public plaza at the building corner with seating and a landscape buffer with street trees along the entire sidewalk.</p> </div>	

SEATTLE DESIGN GUIDELINES		GUIDELINE RESPONSES	
<p>PL2 Walkability</p> <p>Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.</p>	<p>C.1. WEATHER PROTECTION: Locations and Coverage</p> <p>Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops. Address changes in topography as needed to provide continuous coverage the full length of the building, where possible.</p>	<p>Response: The entire length of the western facade along Eastlake Avenue East, which fronts the retail portion of the project, will have a weather protection for pedestrians.</p>	 <p>Continuous canopy at street level</p>
<p>PL3 Street-Level Interaction</p> <p>Encourage human interaction and activity at the street-level with clear connections to building entries and edges.</p>	<p>A.1.c ENTRIES: Common entries to multi-story residential buildings</p> <p>Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street. Scale and detail them to function well for their anticipated use and also to fit with the building of which they are a part, differentiating residential and commercial entries with design features and amenities specific to each.</p> <p>Common entries to multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors. Design features emphasizing the entry as a semi-private space are recommended and may be accomplished through signage, low walls and/or landscaping, a recessed entry area, and other detailing that signals a break from the public sidewalk.</p>	<p>Response: Entries to retail spaces will be within clear lines of sight and lobbies will be visually connected to the street. Retail/commercial spaces will be differentiated with the lobby and the residential entry will be provided with a sense of security and privacy using a recessed entry area and other details that differentiates it with the public functions/spaces.</p>	 <p>Commercial and residential spaces will be differentiated from one another</p>
<p>DC2 Architectural Concept</p> <p>Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.</p>	<p>B.1. ARCHITECTURAL AND FACADE COMPOSITION: Facade Composition</p> <p>Design all building facades-- including alleys and visible roofs-- considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement. On sites that abut an alley, design the alley facade and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing facade around the alley corner of the building.</p>	<p>Response: The proposed project will located on a prominent corner with three street frontages (including the alley) and will have well thought through and articulated facades on all three sides using plane offsets, cantilevers and deck areas. These will cohesively work together to soften the overall massing of the structure. Metal siding, brick and wood are the primary exterior materials which contribute to the high quality exterior palette.</p>	 <p>High-quality materials</p>
<p>DC3 Open Space Concept</p> <p>Integrate open space design with the design of the building so that each complement the other.</p>	<p>A.4. ARRANGEMENT OF INTERIOR USES: Views and Connections</p> <p>Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction. Some examples include areas for gardening, children’s play (covered and uncovered), barbecues, resident meetings, and crafts or hobbies.</p>	<p>Response: Common spaces within the resident amenity spaces will be designed for interaction. There will be a rooftop deck on the roof that will have one or two solarium(s) with an outdoor area between them for lots of different types of resident activities all year round.</p>	 <p>Concept for solarium interior</p>

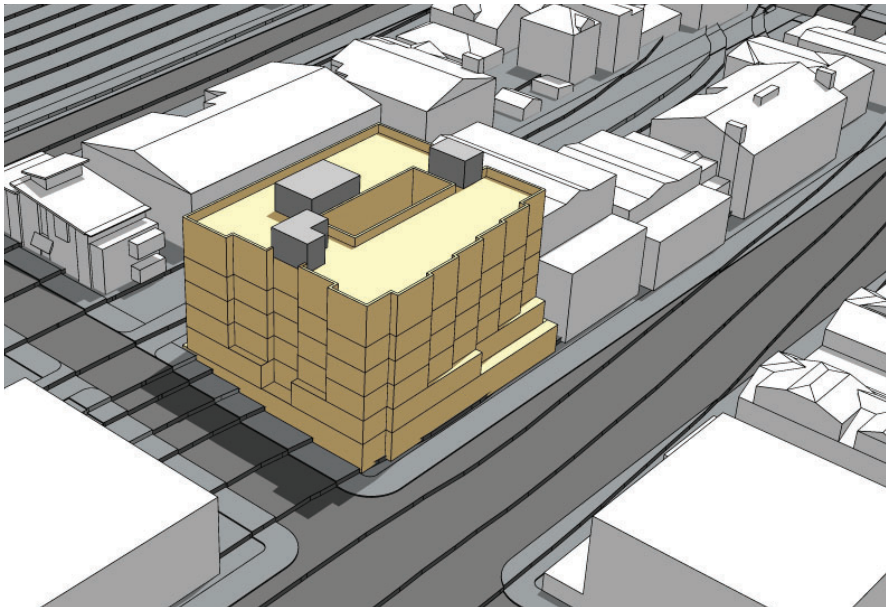


OPTION 1 - The Cube

Stories	Eastlake: 6 above grade Alley: 5 above grade
Floor Area	Total FAR Area: 55,170 SF (55,179 SF Max) Total GSF Area: 60,725 SF
Unit Count	72 units
Parking	4 stalls off alley

PROS	<ul style="list-style-type: none">Maximizes unit count and rentable SF.
CONS	<ul style="list-style-type: none">Massing is boxy.North and west facades are highly visible but have very little articulation in this scheme.

Potential Departures: None; Code-compliant.

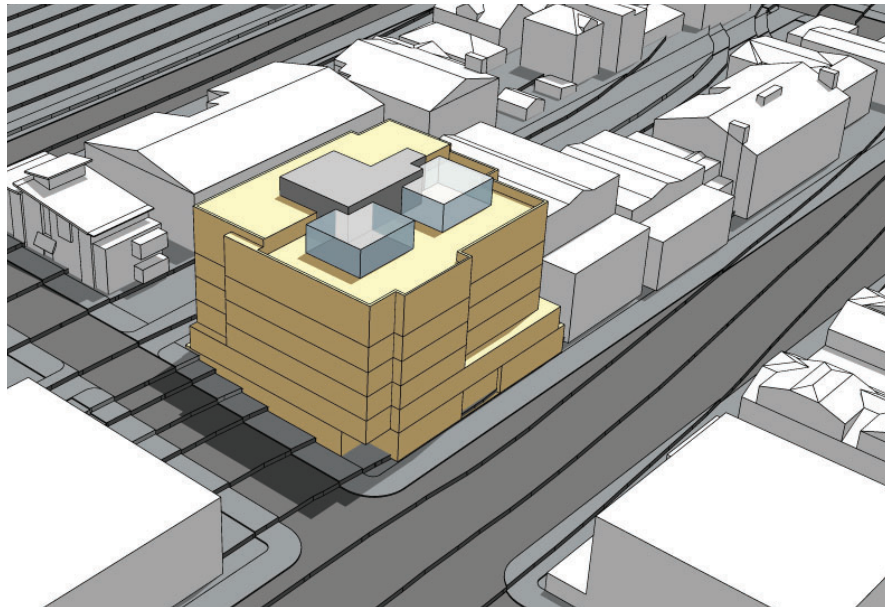


OPTION 2 - Stepped Facades

Stories	Eastlake: 6 above grade Alley: 5 above grade
Floor Area	Total FAR Area: 47,204 SF Total GSF Area: 50,571 SF
Unit Count	51 units
Parking	6 stalls off alley

PROS	<ul style="list-style-type: none">Street-facing facades are articulated with stepped bays to provide visual interest.Center courtyard allows natural light into center of building.
CONS	<ul style="list-style-type: none">Least amount of units.Articulation may be a bit busy.

Potential Departures: None, Code-compliant.



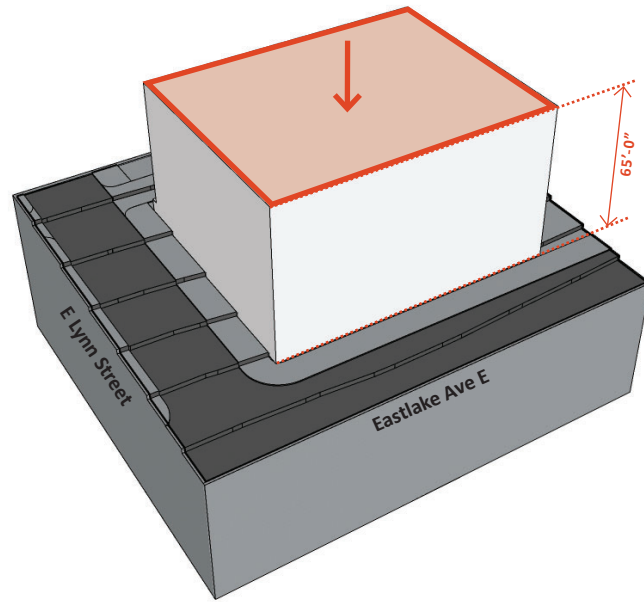
OPTION 3 - Eroded Corners | Preferred

Stories	Eastlake: 6 above grade, 1 below grade Alley: 5 above grade, 2 below grade
Floor Area	Total FAR Area: 55,175 SF Total GSF Area: 74,722 SF
Unit Count	71 units
Parking	33 below grade stalls; 4 stalls off alley 37 total parking stalls

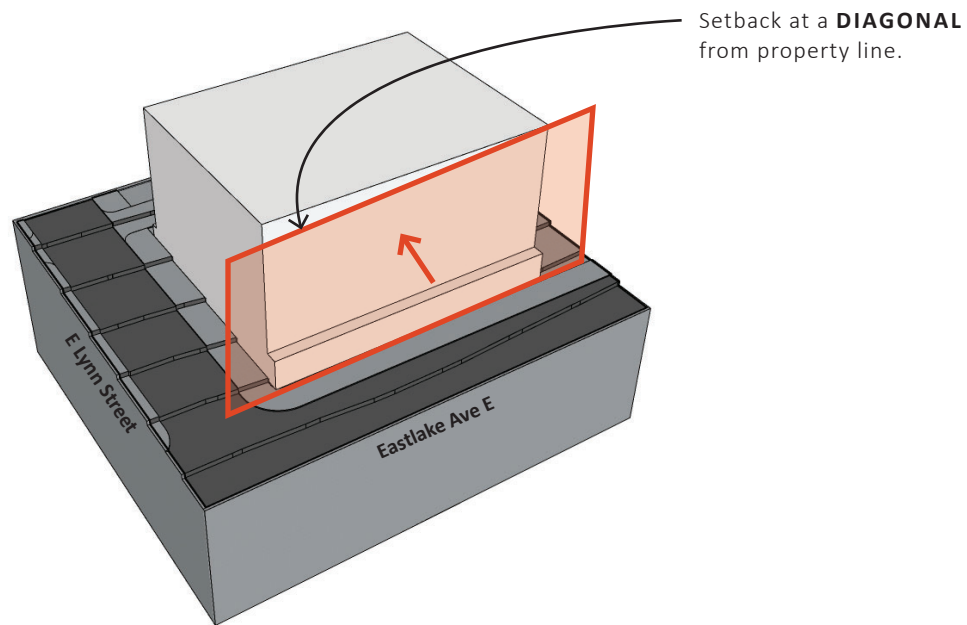
PROS	<ul style="list-style-type: none">Carved corner at project site as a gesture to the existing project across Eastlake.Stepped height of building helps to diminish overall bulk of massing.Eroded corners help to soften edges of building and to provide view corridors for existing neighbors that are adjacent to the project.
------	--

Potential Departures: (1) Parking stall sizes
(2) Driveway turning radius

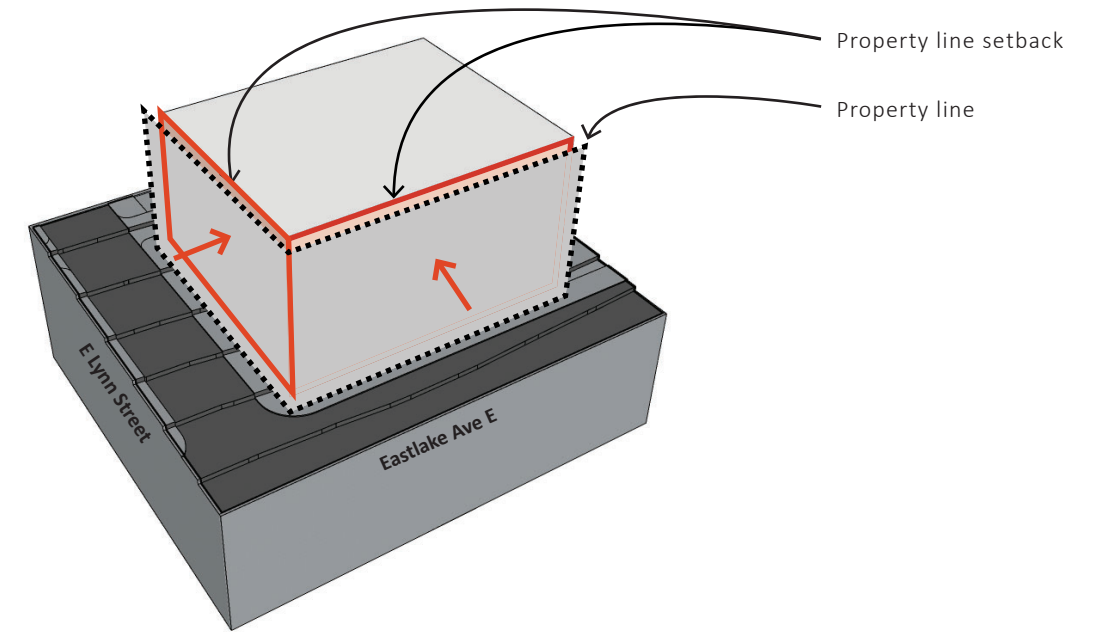
See departure requests on page 38.



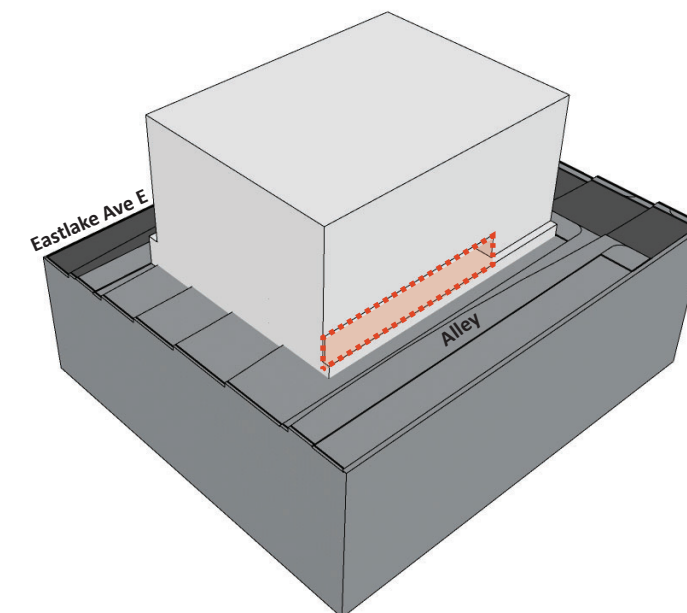
A **HEIGHT LIMIT:** Maximum building height 65'-0."



C **POWER LINE SETBACK:** Building cannot extend beyond power line setback that is set diagonal along Eastlake Avenue East.

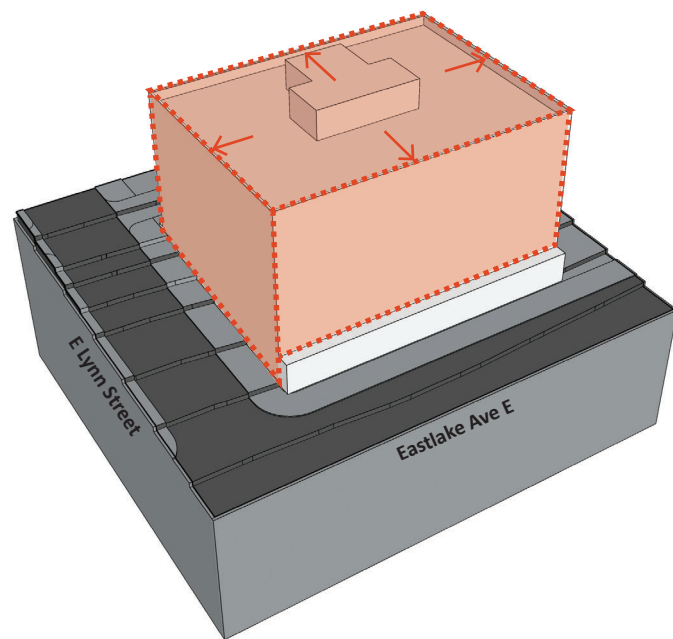
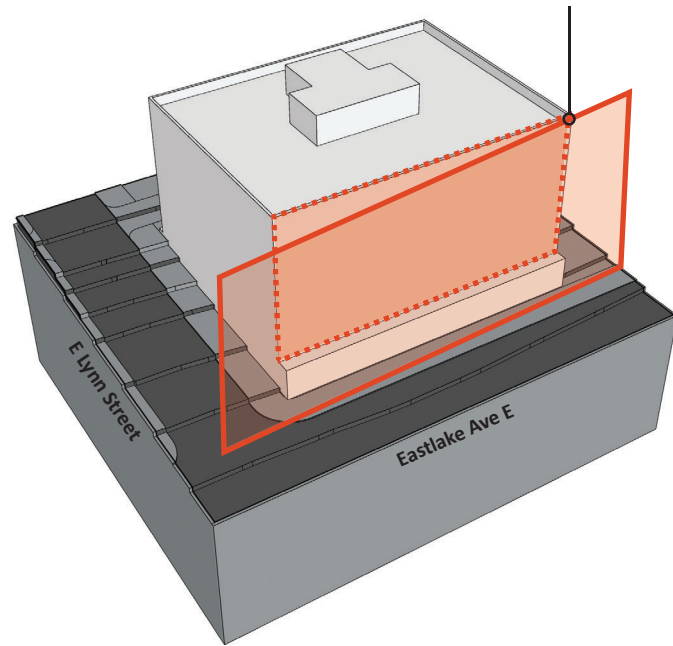


B **PROPERTY LINE SETBACKS:** Building is maximized to the allowable building envelope with required 4'-6" front setback along Eastlake Avenue East and 3-6" along East Lynn Street.



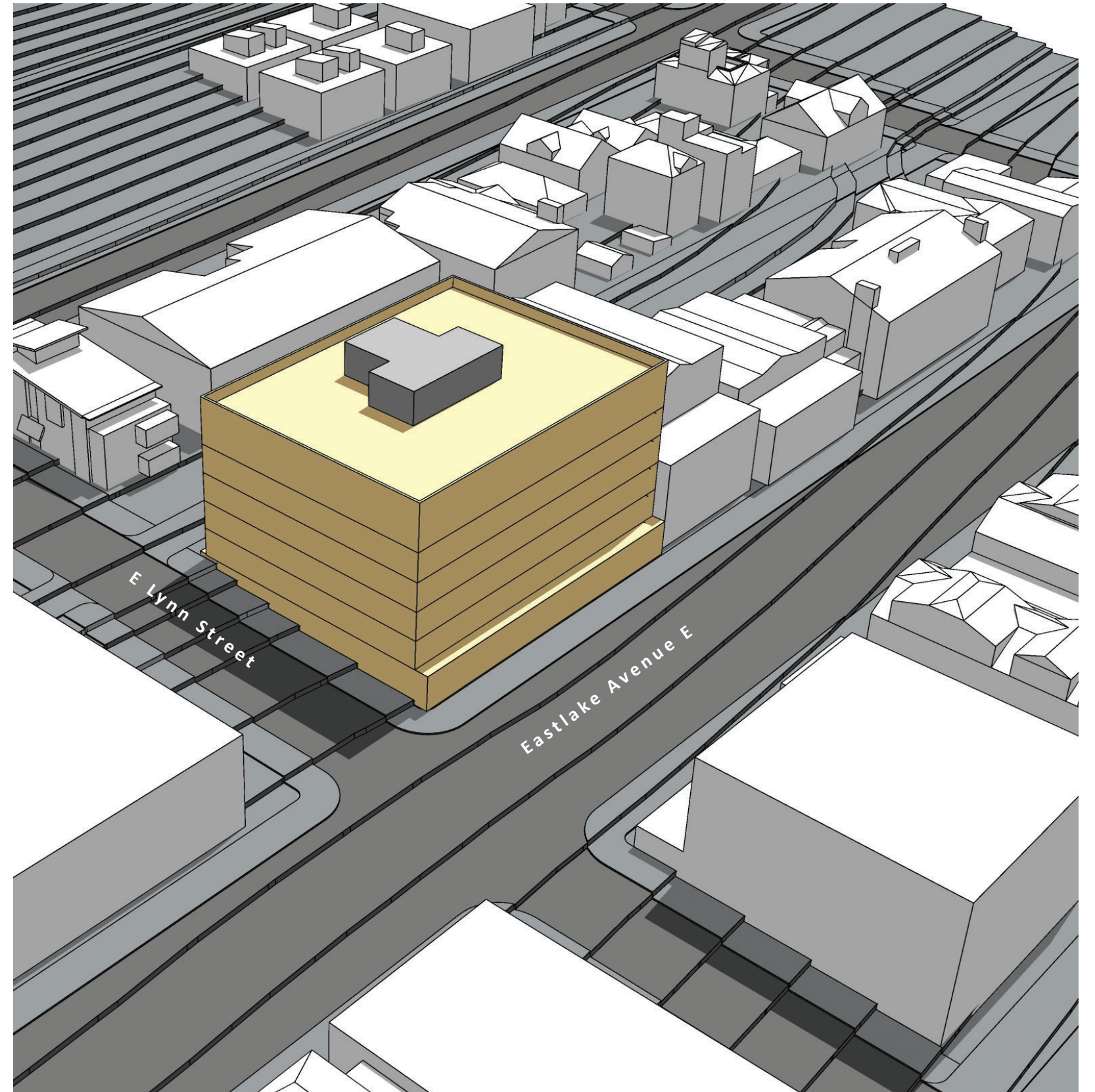
D **ALLEY:** All vehicular functions off alley way- such as trash and parking.

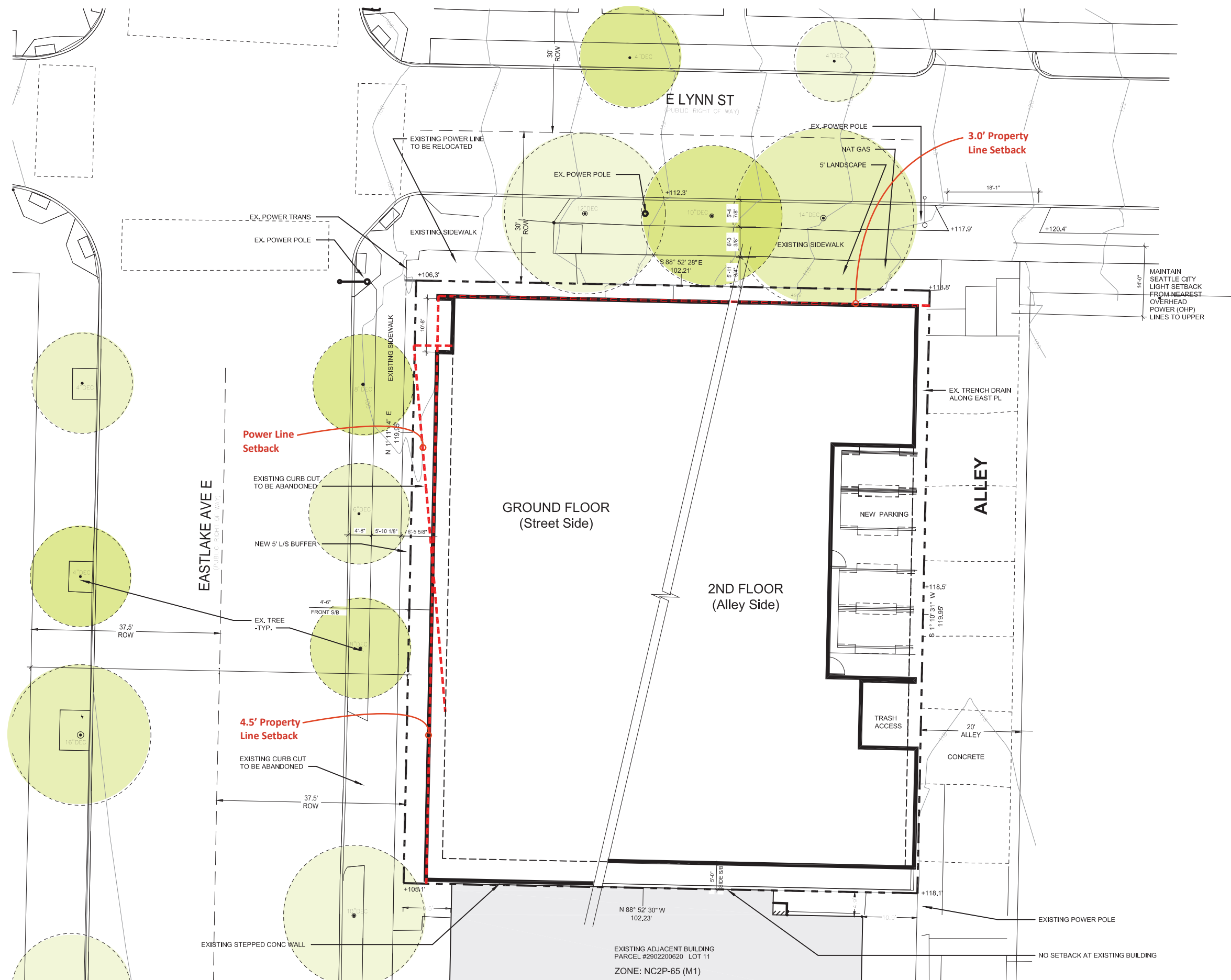
Maximum point where building facade can extend towards Eastlake Avenue as a flat facade



CONCEPT

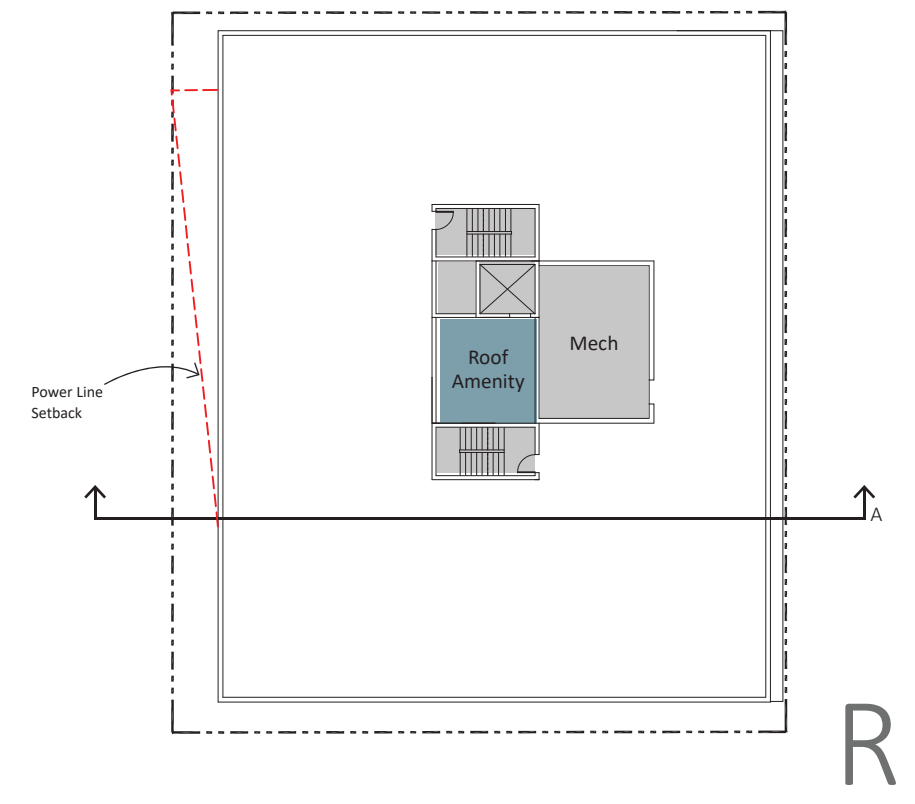
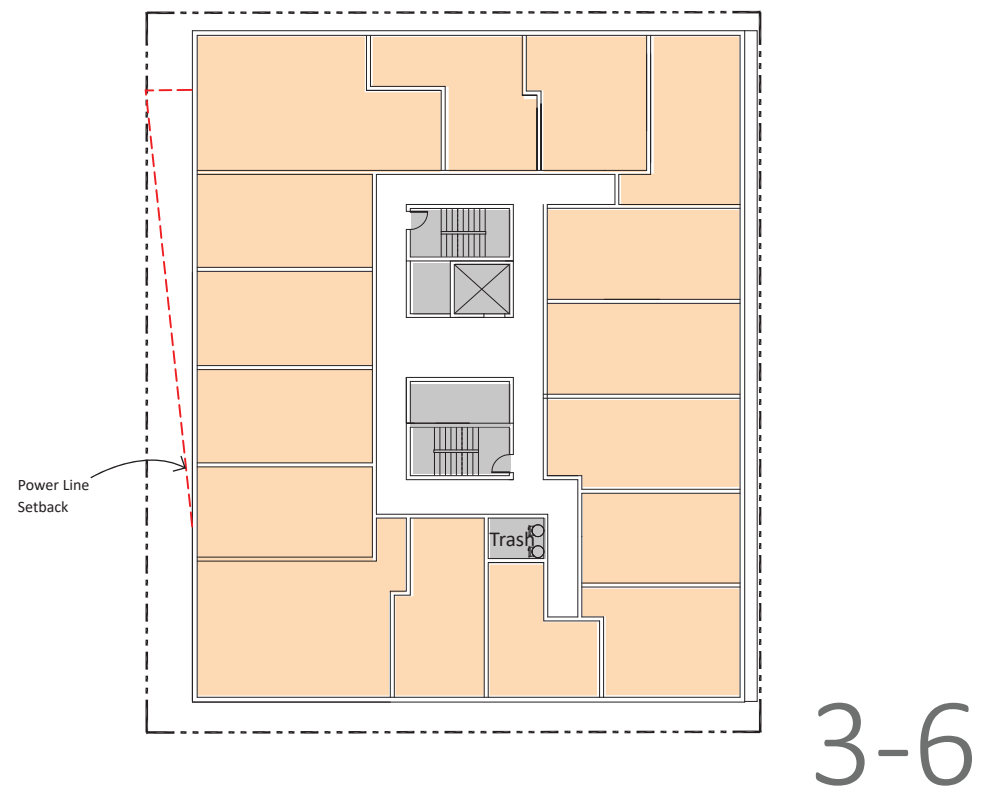
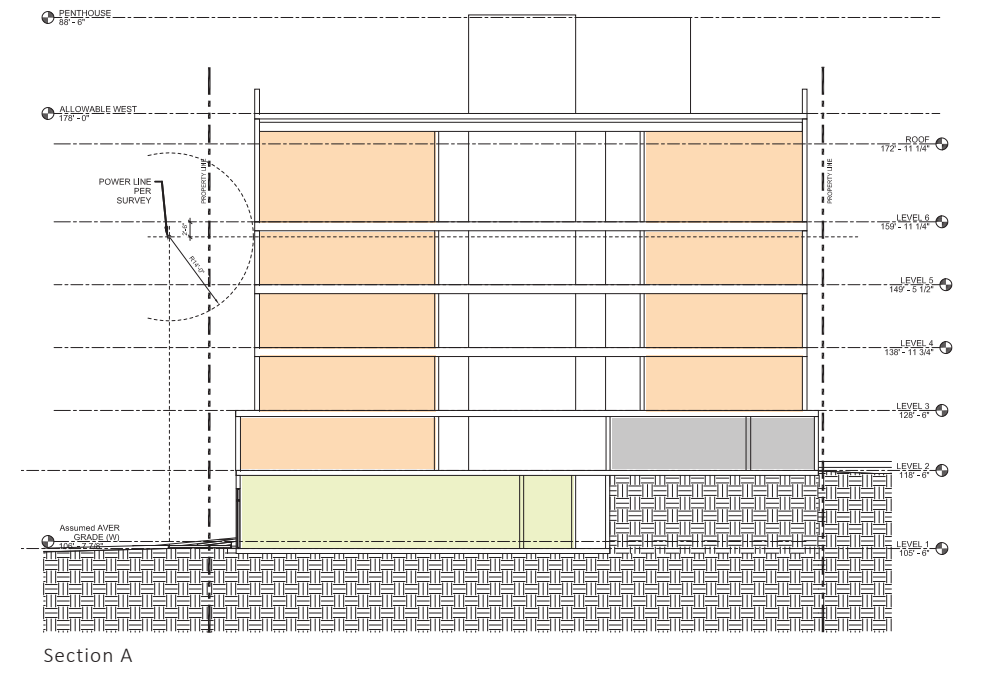
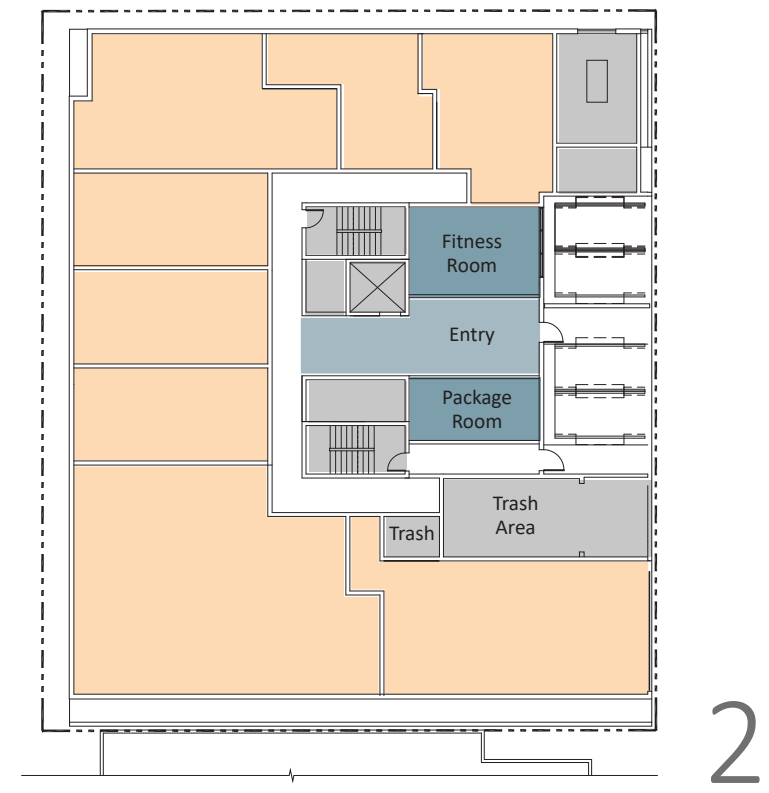
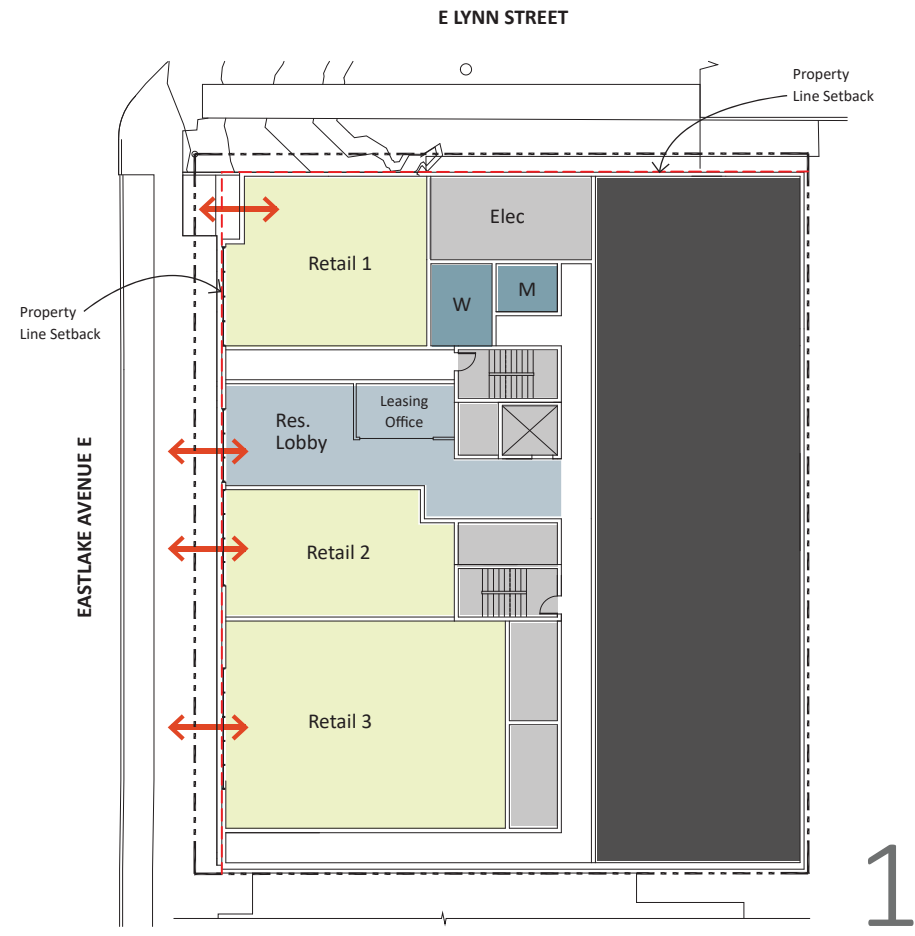
Building built out to the maximum volume within building constraints as a cube.



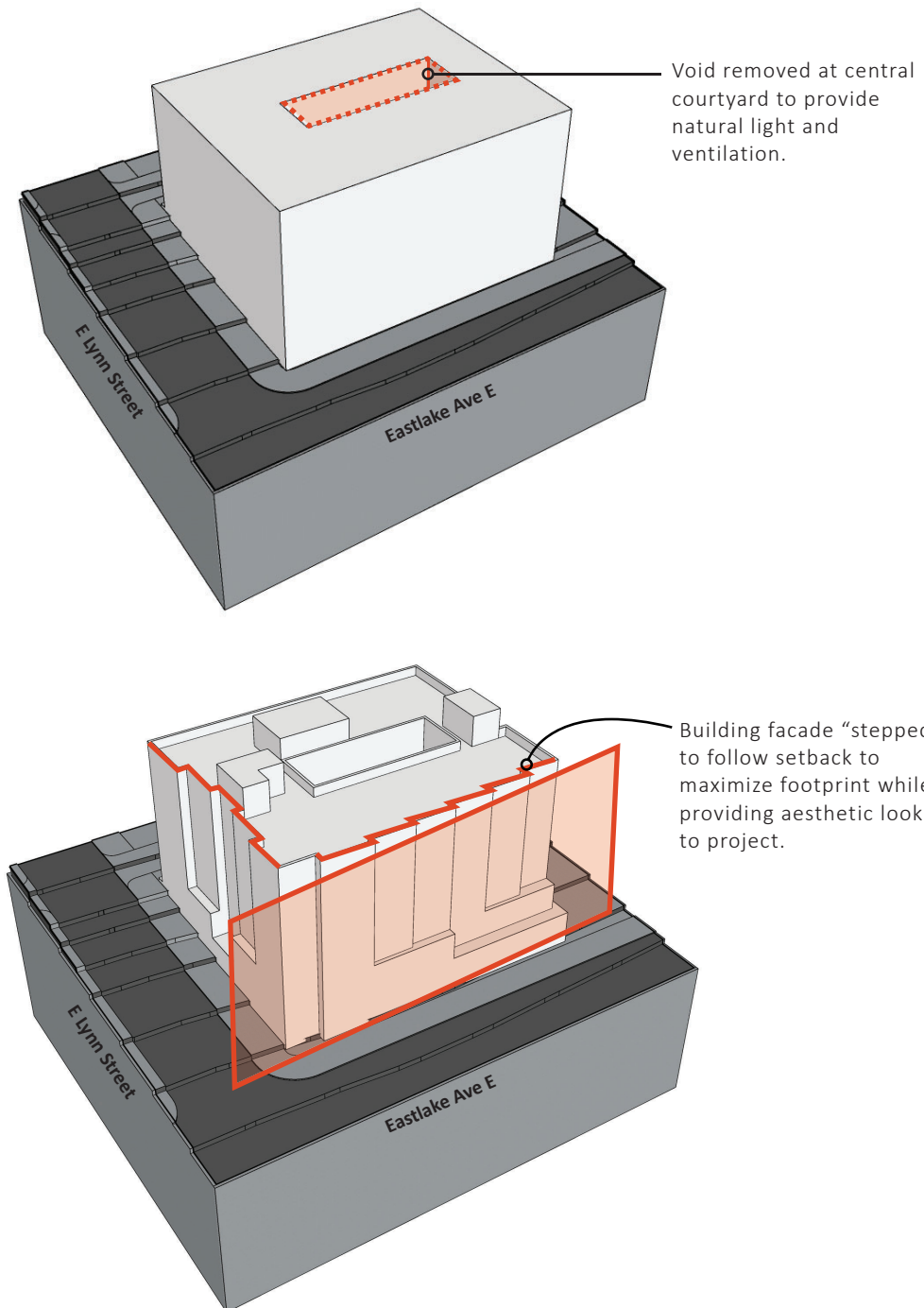


ARCHITECTURAL MASSING **OPTION 1** - SITE PLAN

scale: 1" = 20'-0"



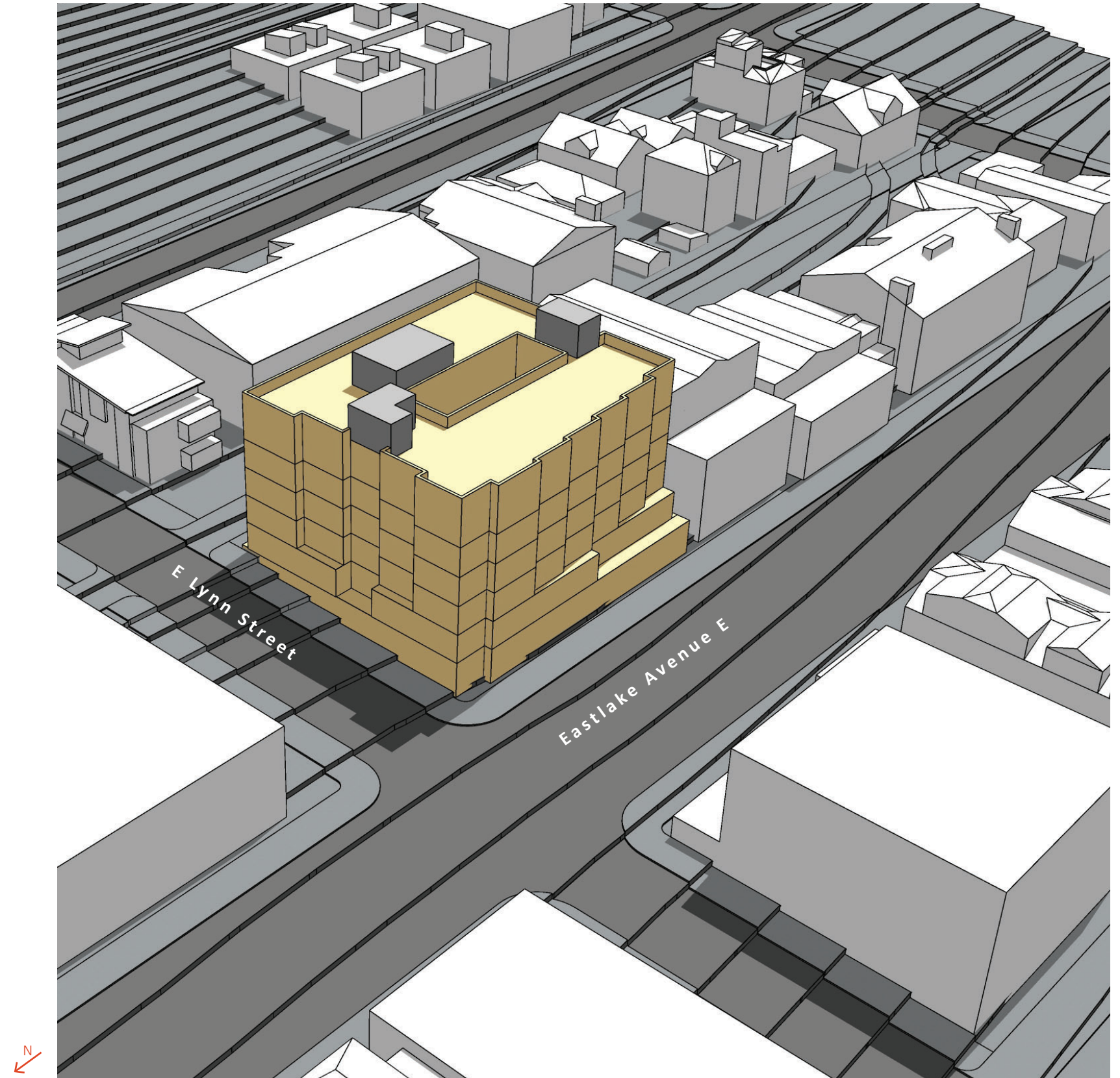
- Legend**
- Residential Entry
 - Residential Amenity
 - Residential Units
 - Retail
 - Parking/Mech/Core
 - Fill



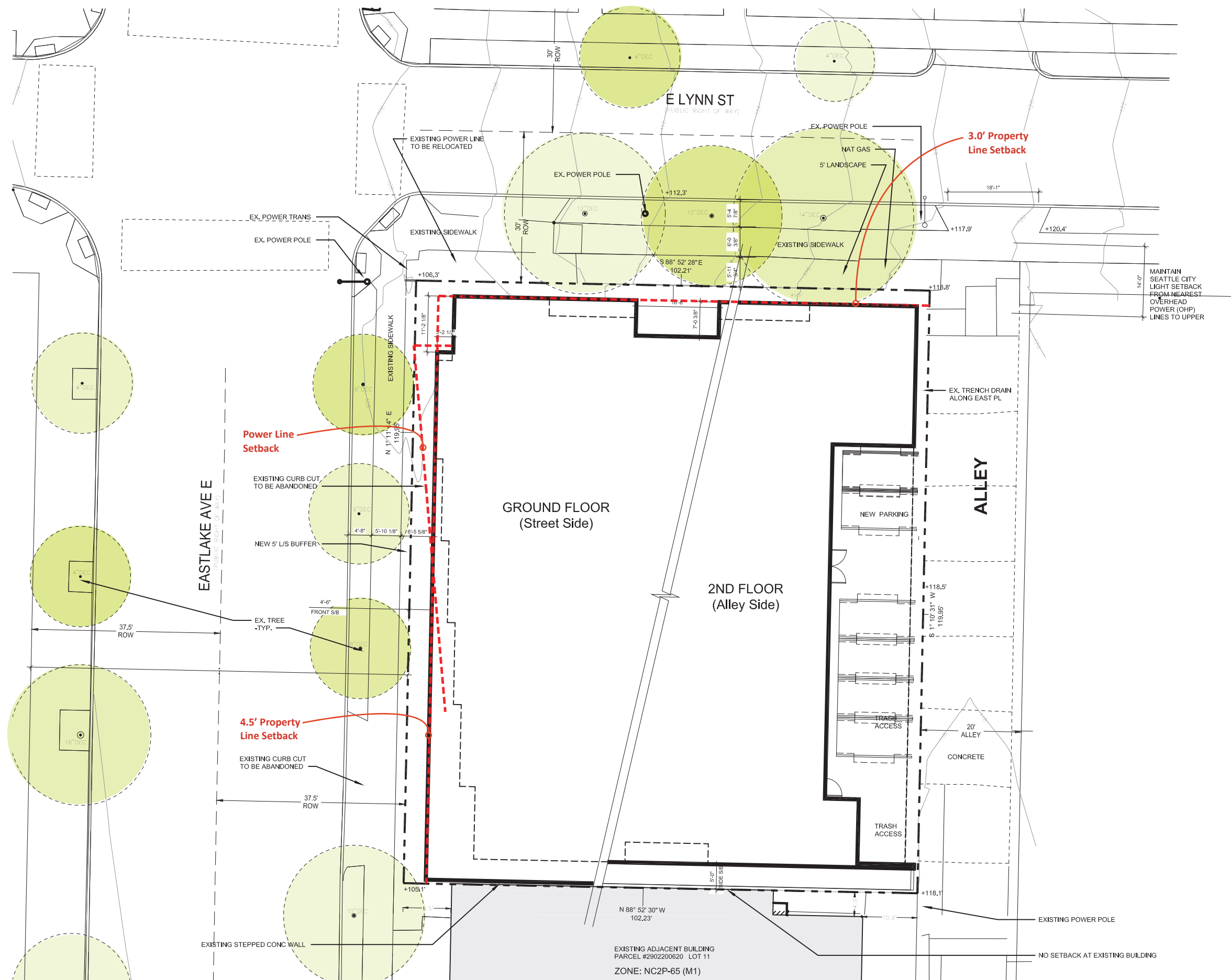
CONCEPT

Building facade stepped within the confines of the setback boundaries to provide a visually interesting building at the street-facing sides of the project. This concept strives to maximize the unit square footage by bringing the units out so that it is stepped diagonally along the setback.

This building massing is also distinct in that it has a central courtyard carved out to allow for natural light and air.



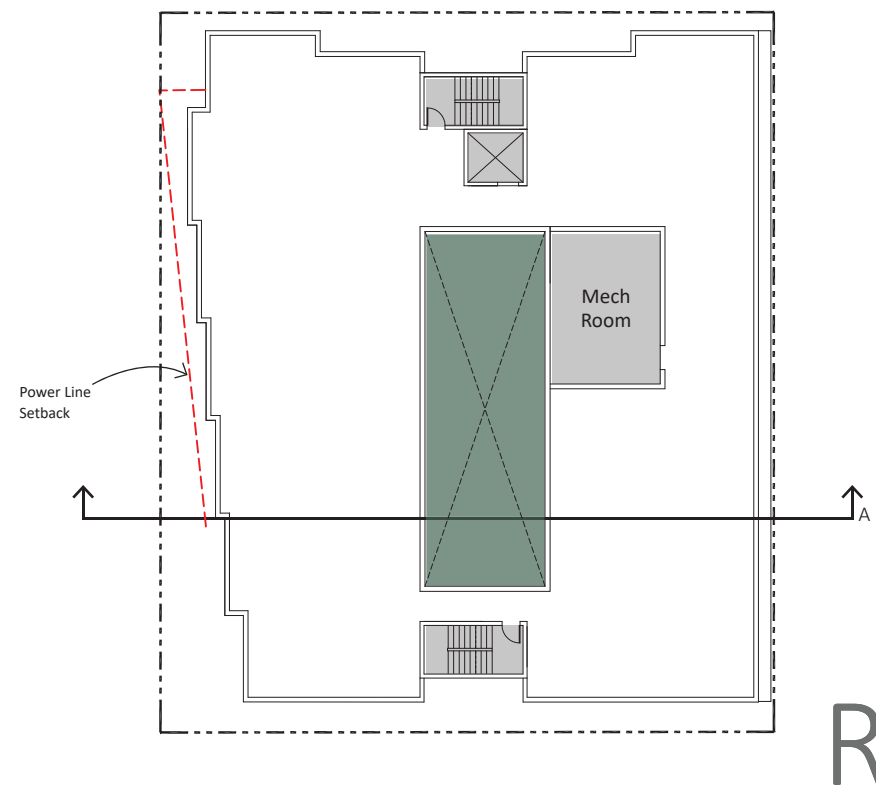
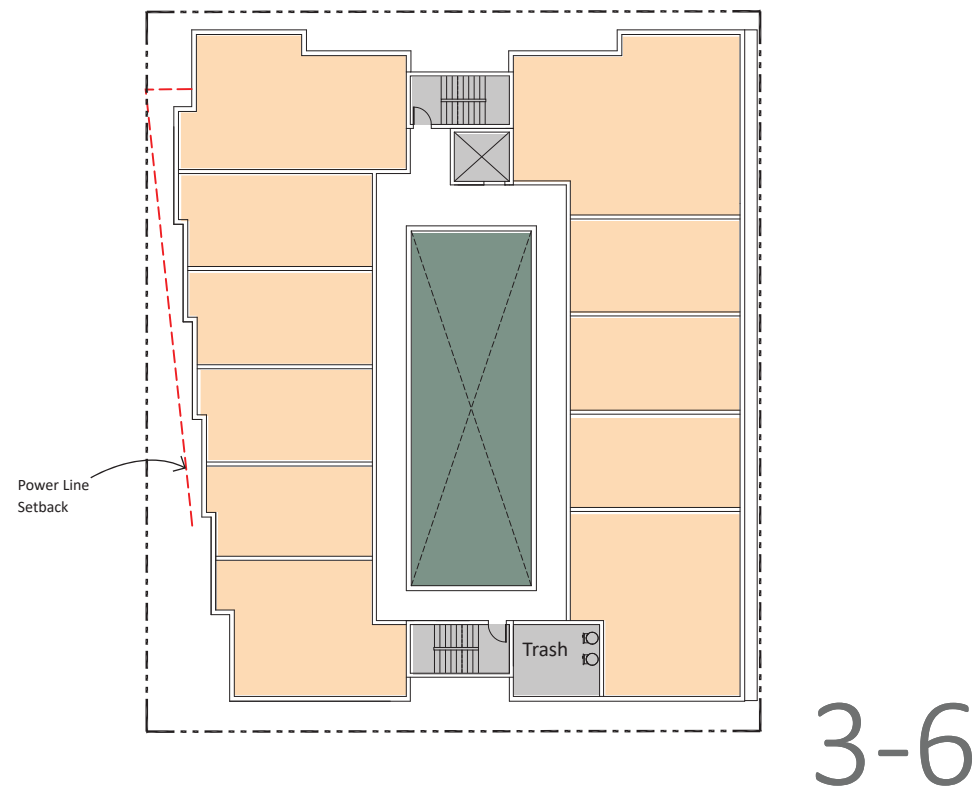
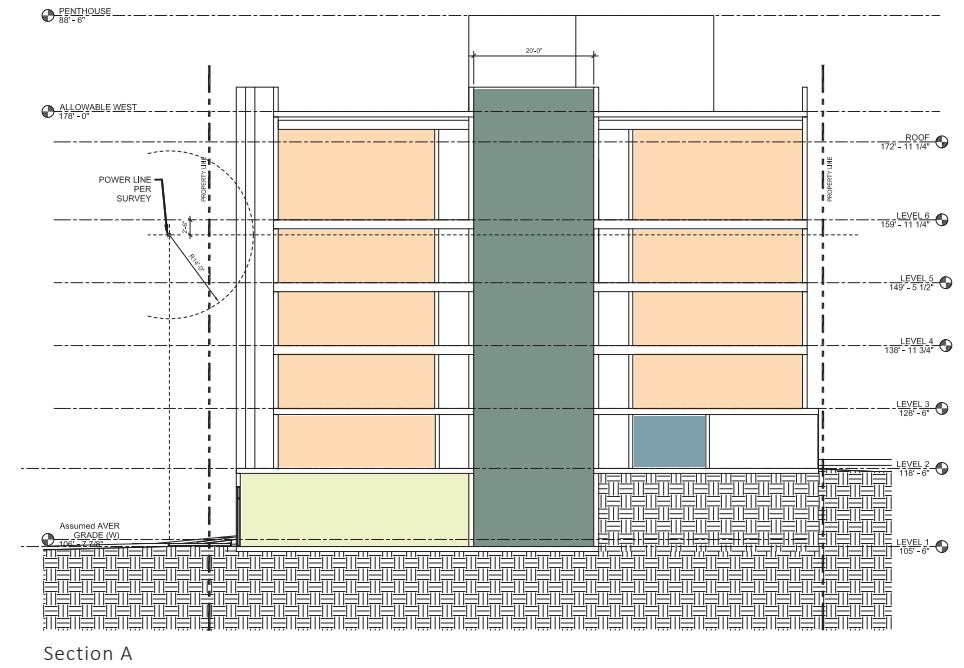
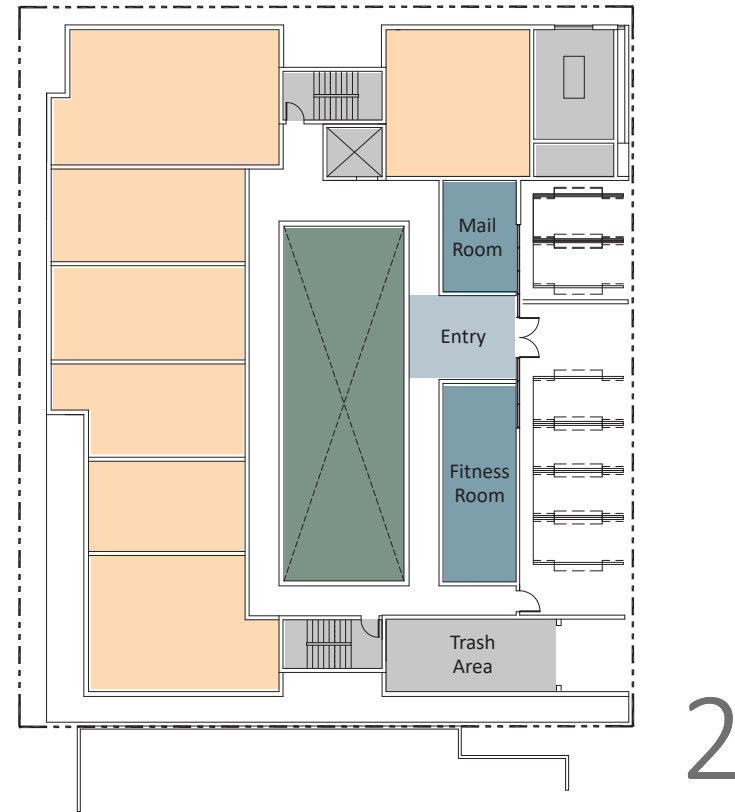
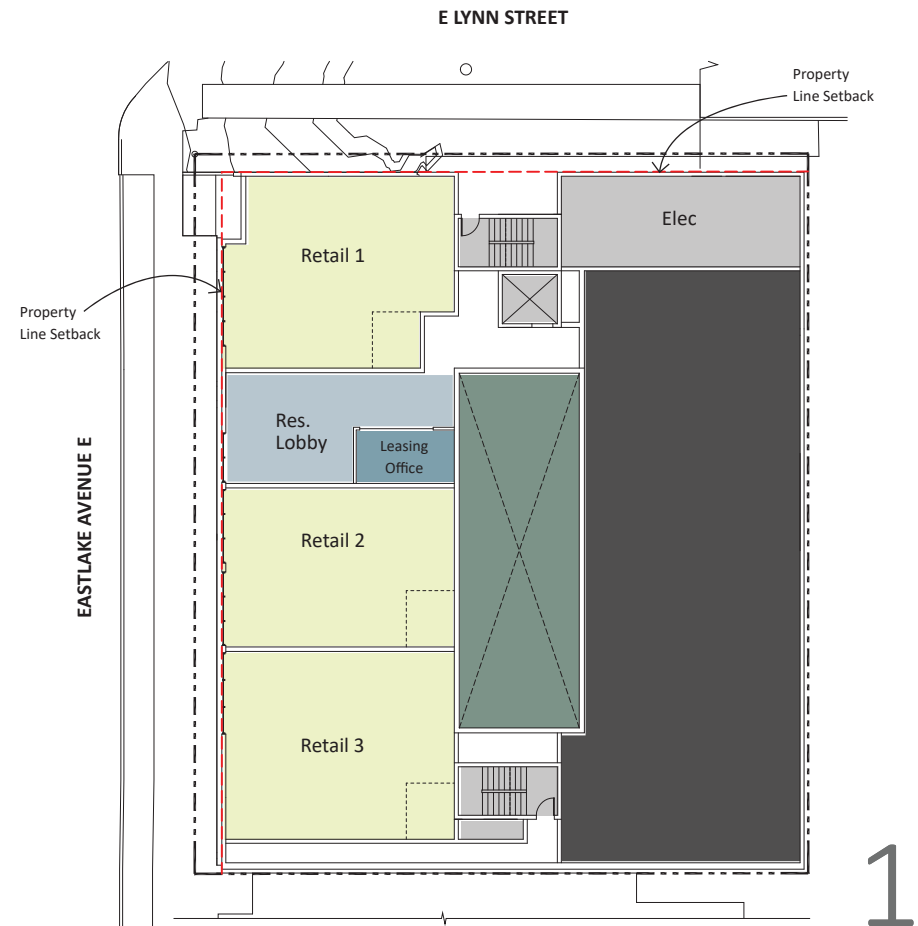
ARCHITECTURAL MASSING **OPTION 2** - Stepped Facades



ARCHITECTURAL MASSING **OPTION 2** - SITE PLAN

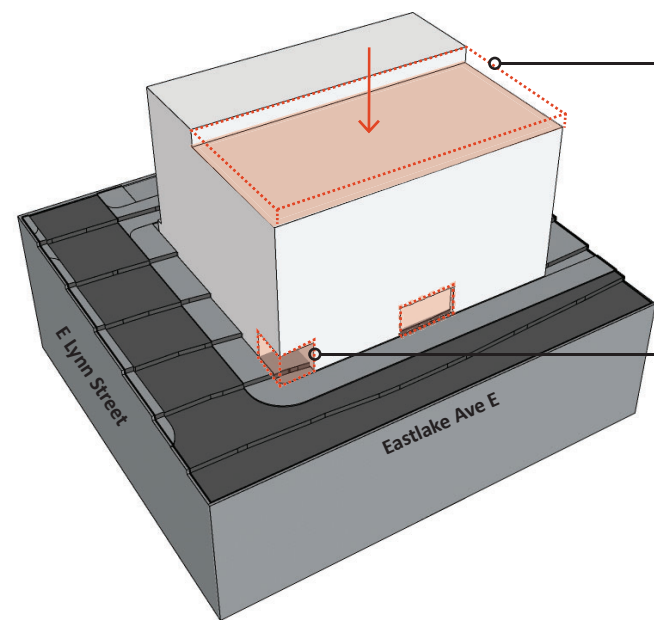


scale: 1" = 20'-0"

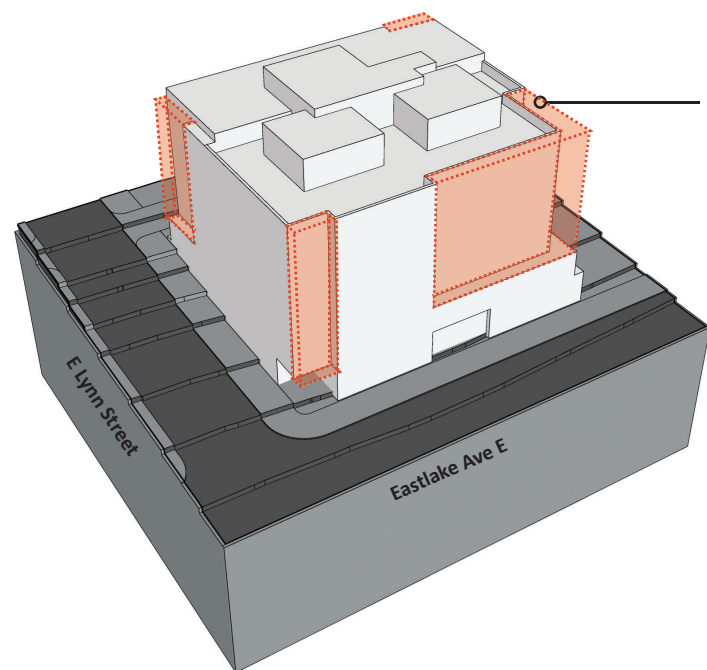


- Legend**
- Residential Entry
 - Residential Amenity
 - Residential Units
 - Retail
 - Parking/Mech/Core
 - Courtyard
 - Fill

ARCHITECTURAL MASSING **OPTION 2** - FLOOR PLANS + SECTION



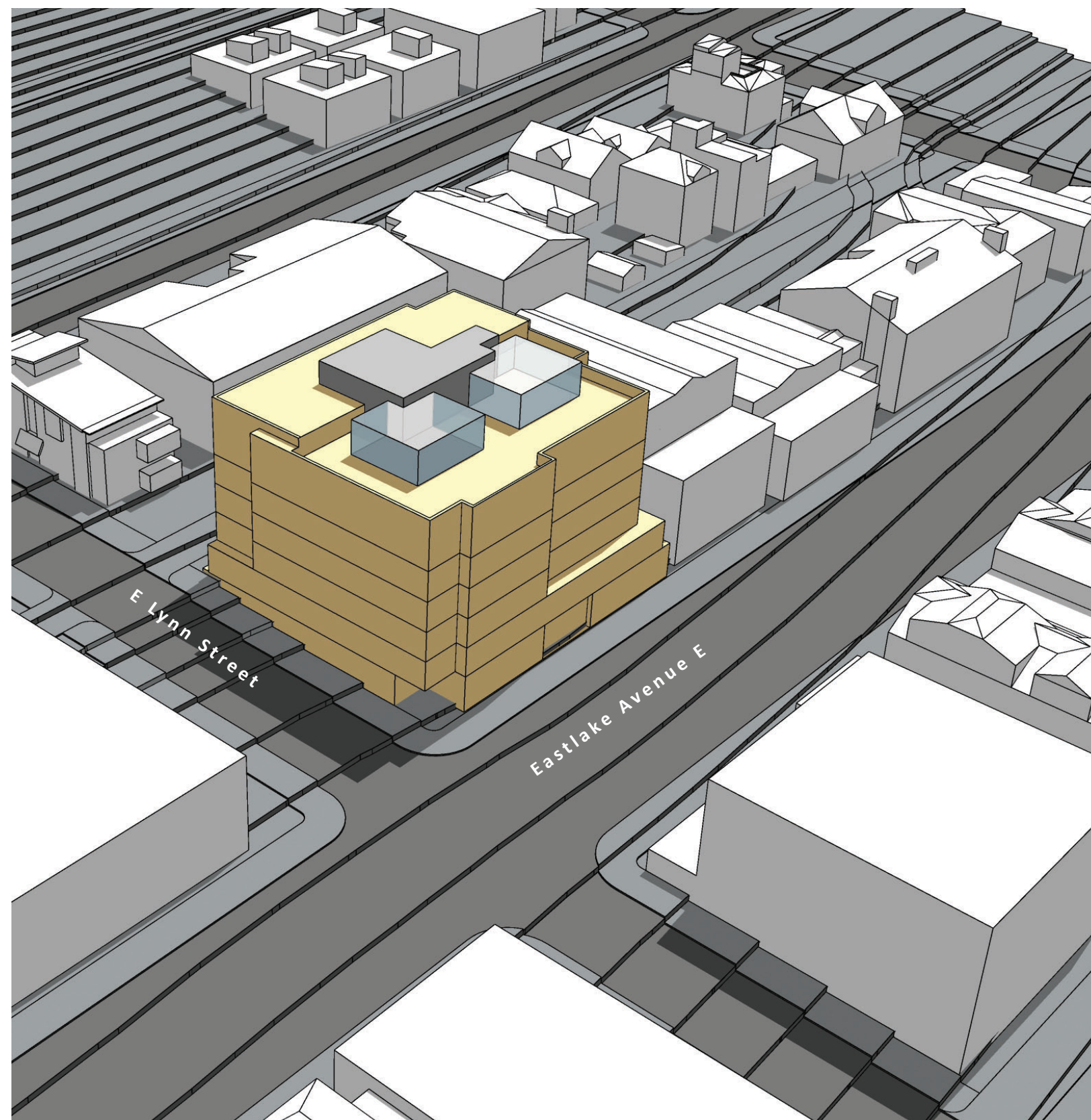
Building is also stepped down from maximum building height to reduce massing height and scale.

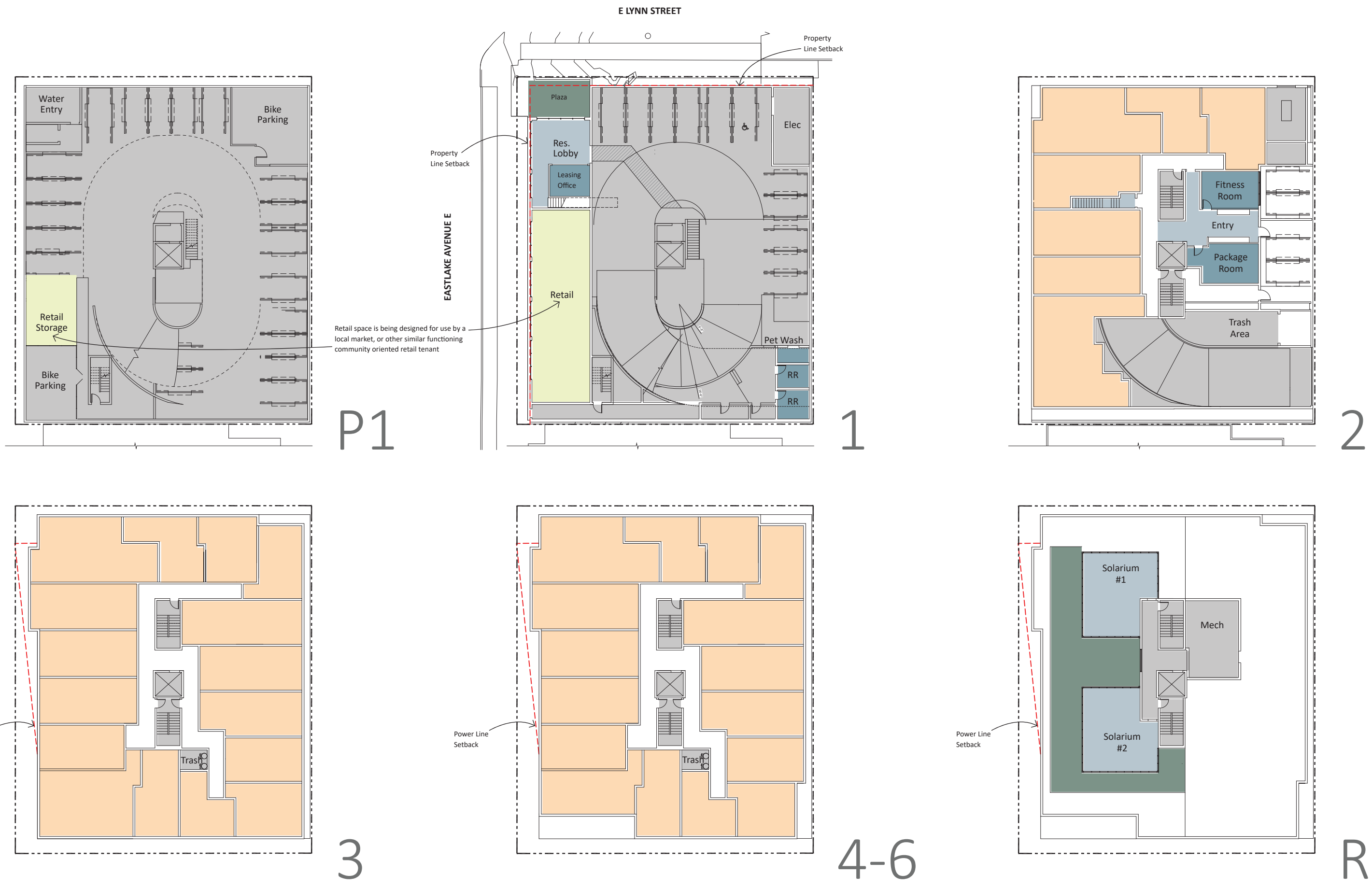


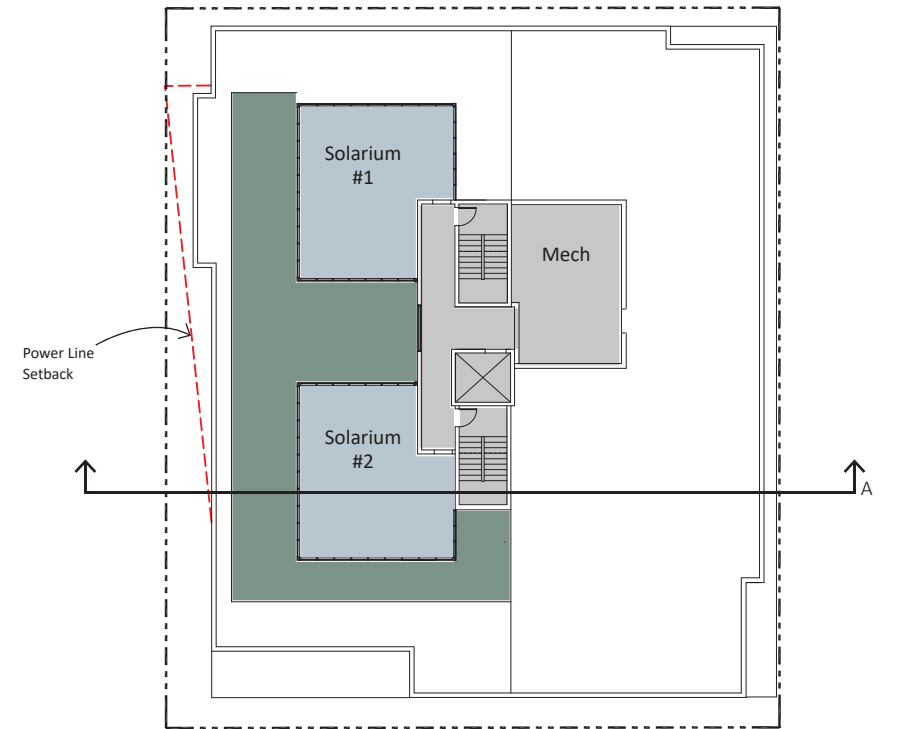
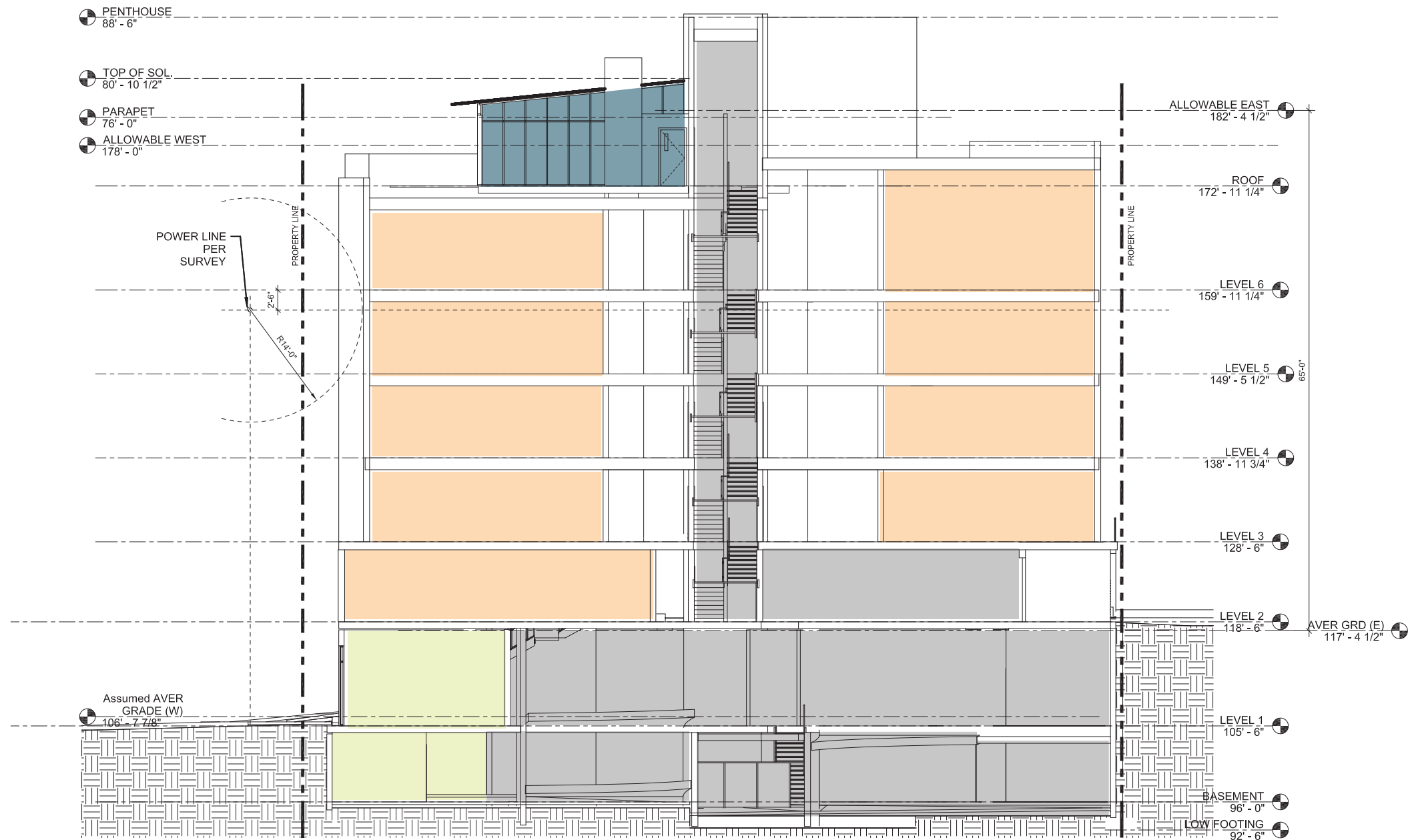
Corners "eroded" to reduce building bulk and scale- and to provide view corridors to existing neighbors.

CONCEPT

Building corners are carved out and "eroded" to soften the corners of the building and to provide view corridors to existing neighboring buildings. The eroded corners help to reduce the bulk and scale of the building within the neighborhood context.







Legend

- Residential Entry
- Residential Amenity
- Residential Units
- Retail
- Parking/Mech/Core
- Outdoor Amenity
- Fill

ARCHITECTURAL MASSING **OPTION 3** | Preferred - BUILDING SECTION

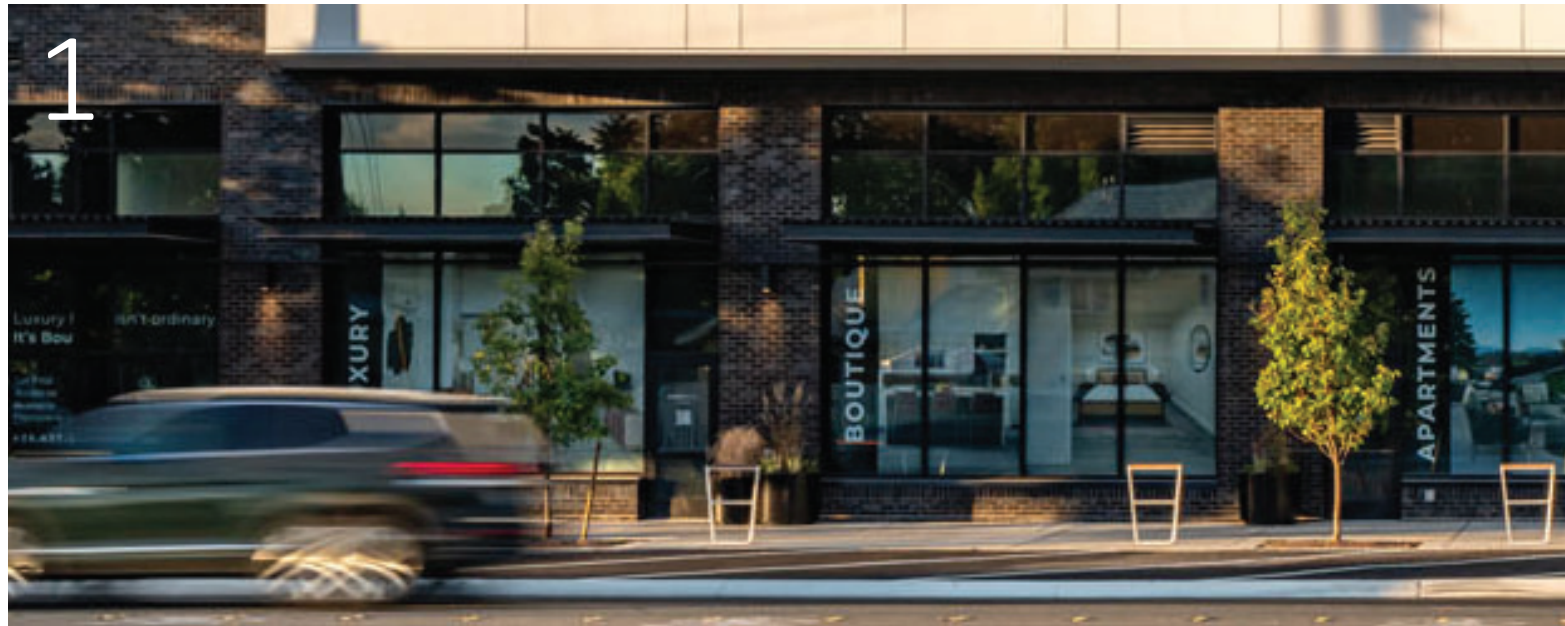
scale: 1/16" = 1'-0"



- 1 The use of solid materials and glass for positive and negative space.
- 2 Solarium inspiration.
- 3 Use of solid materials versus glass and color.
- 4 Use of a more solid facade where glazing is not necessary and not possible.
- 5 Use of windows/glass with solid planes to offset the building as a "lantern."
- 6 Interior of solarium concept.



EXTERIOR DESIGN - CONCEPT IMAGES



STREET FRONTAGE - CONCEPT IMAGES



Aerial view of building in neighborhood context looking southeast



Aerial view of building in neighborhood context looking northeast



Aerial view of building in neighborhood context looking northwest



Aerial view of building in neighborhood context looking southwest

MASSING WITHIN CONTEXT



Looking at proposed building along Eastlake Avenue E towards east



Looking down Eastlake Avenue East towards southeast



Looking down Eastlake Avenue East towards northeast



Looking down East Lynn Street towards southwest

RENDERINGS AT STREET LEVEL 1



Looking down sidewalk along Eastlake Avenue East towards south



Looking up sidewalk at East Lynn Street towards east



Looking down sidewalk along Eastlake Avenue East towards north



Looking down alley towards north

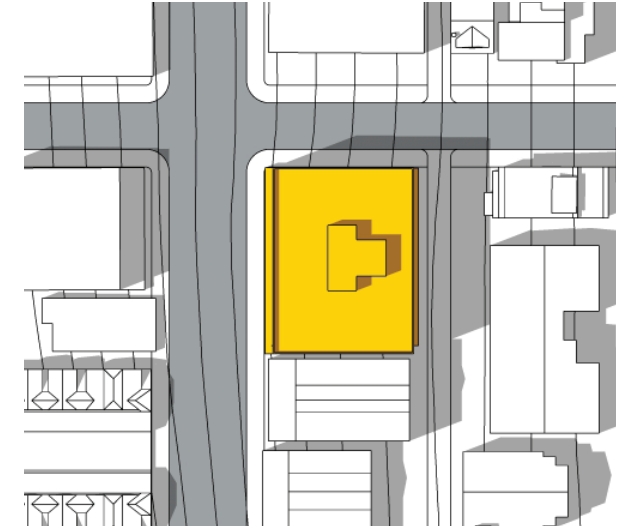
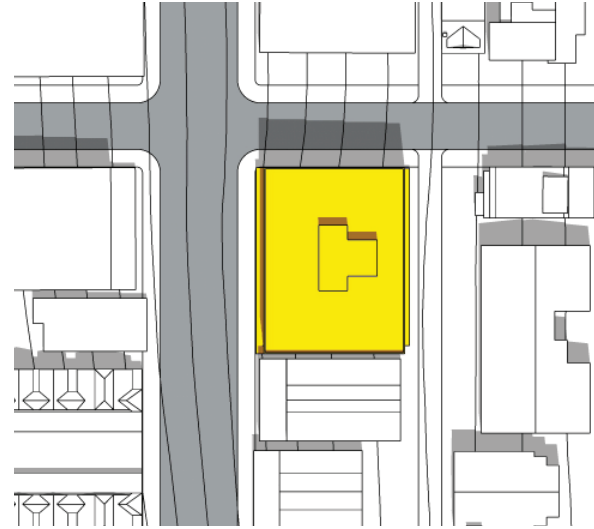
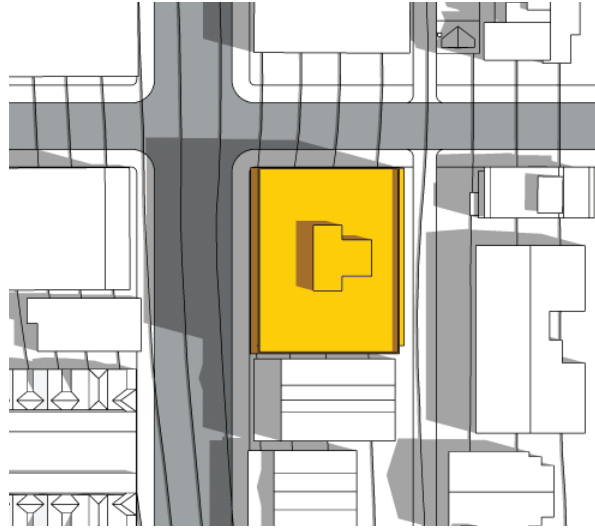
RENDERINGS AT STREET LEVEL 2

9 AM

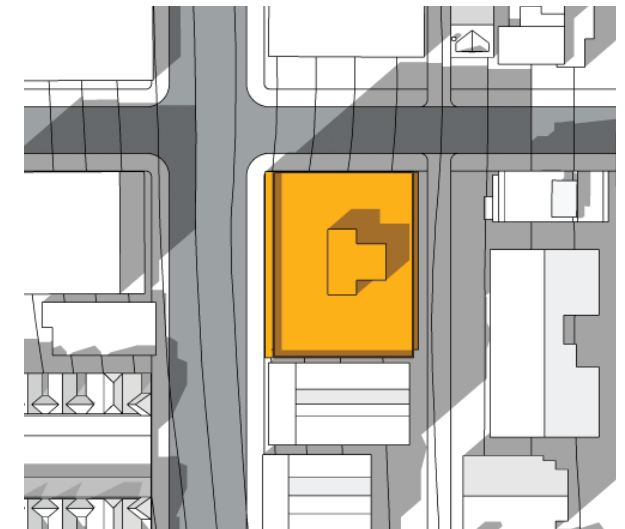
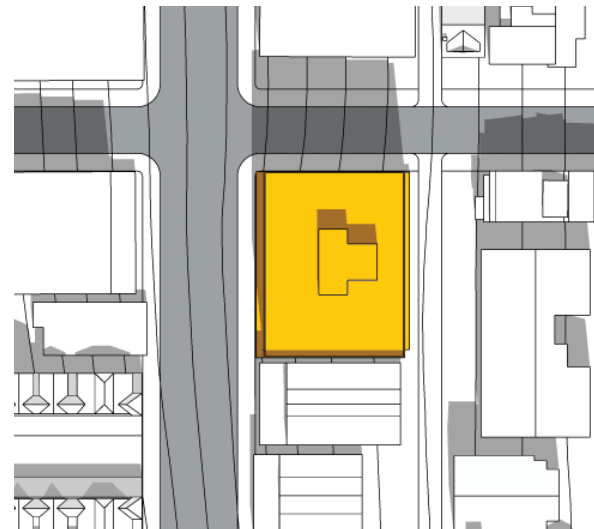
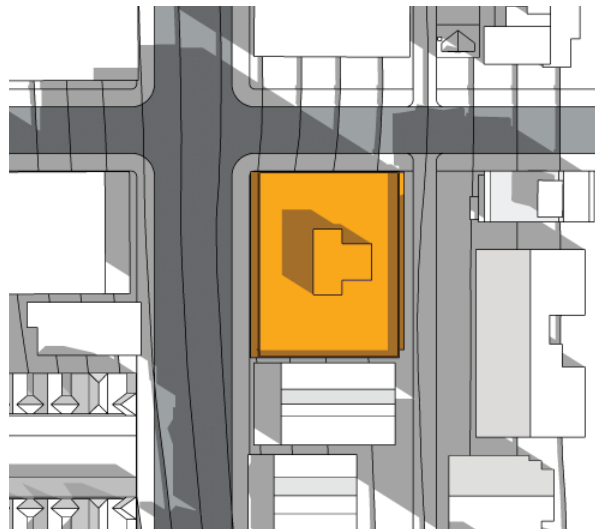
12 PM

3 PM

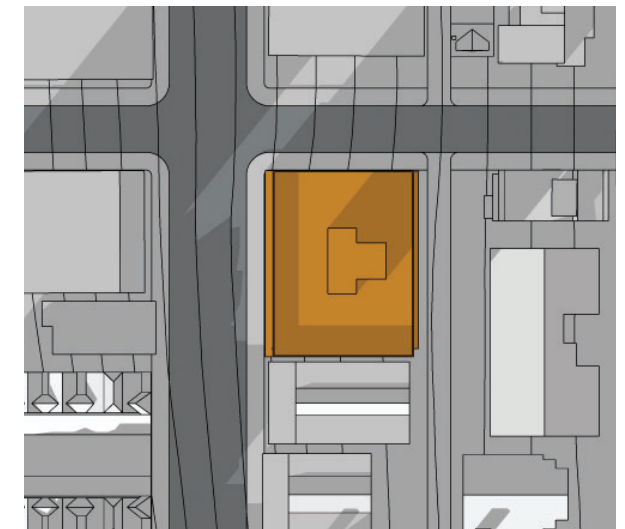
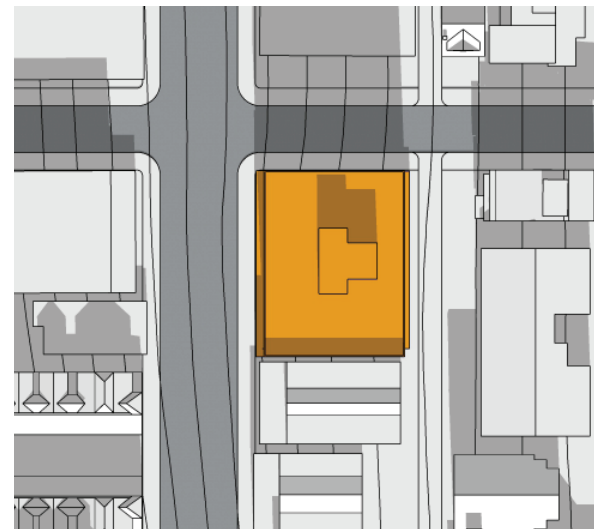
JUNE 21



MARCH / SEPTEMBER 21



DECEMBER 21



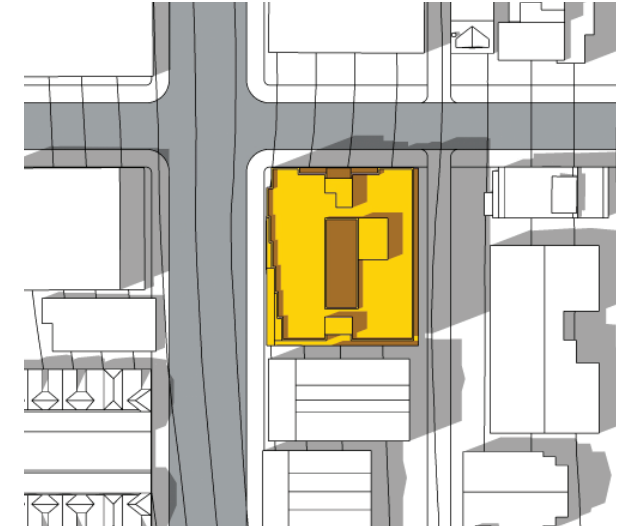
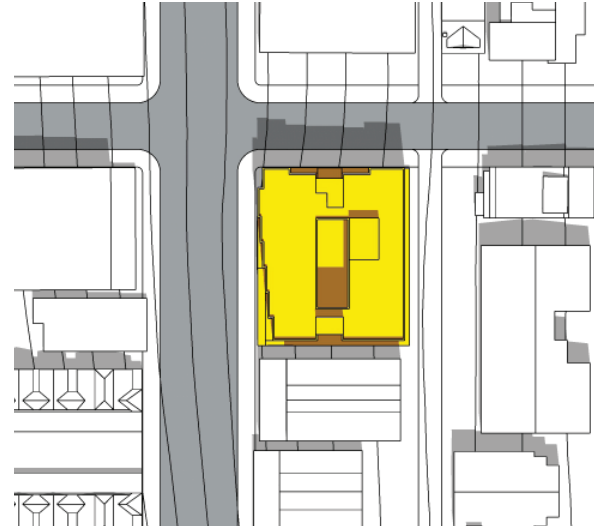
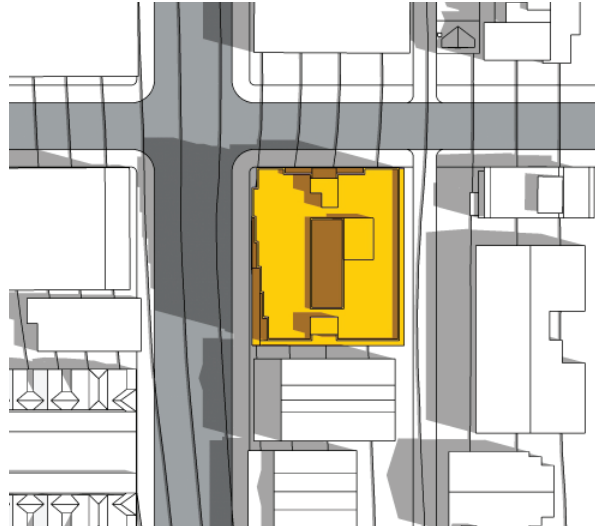
SUN / SHADOW ANALYSIS - **OPTION 1**

9 AM

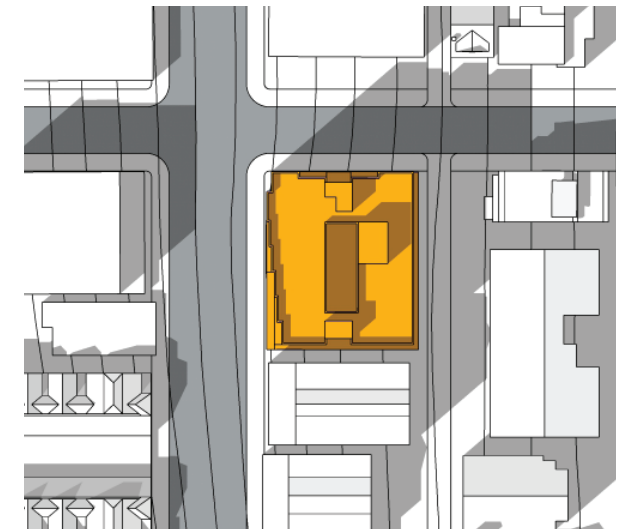
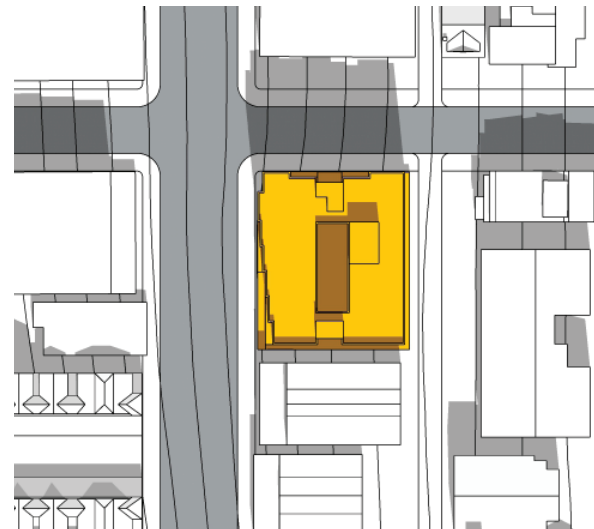
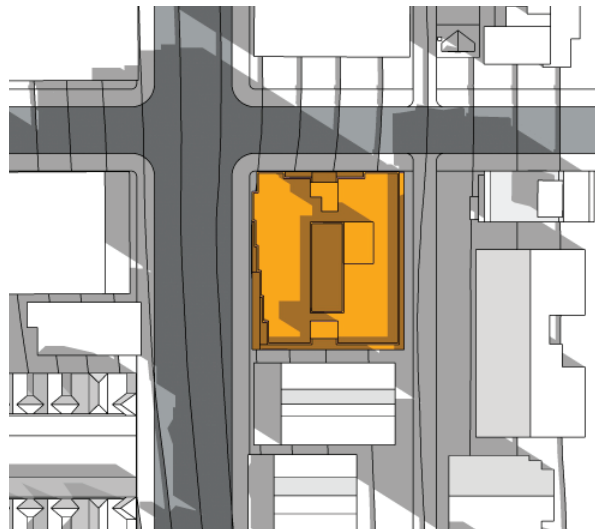
12 PM

3 PM

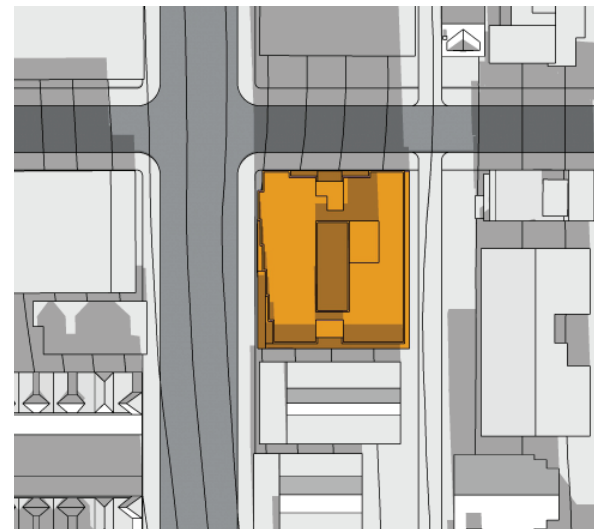
JUNE 21



MARCH / SEPTEMBER 21



DECEMBER 21



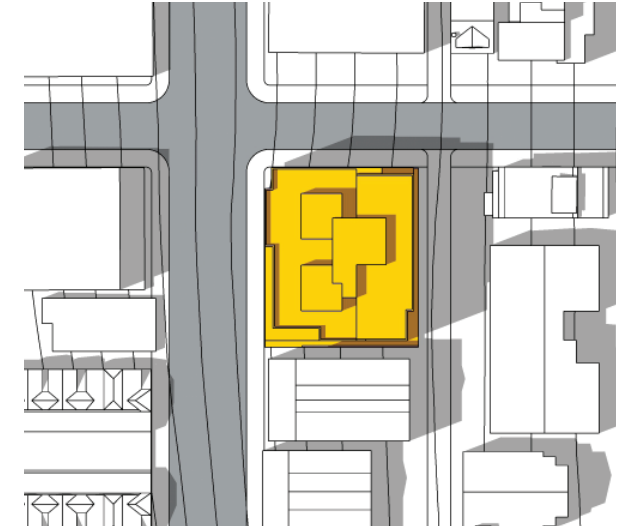
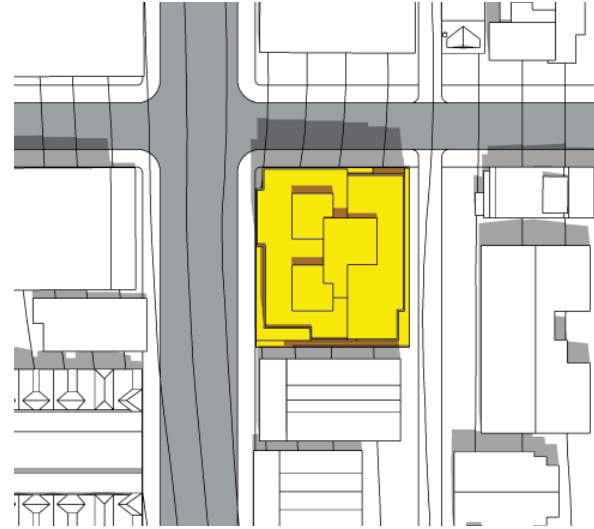
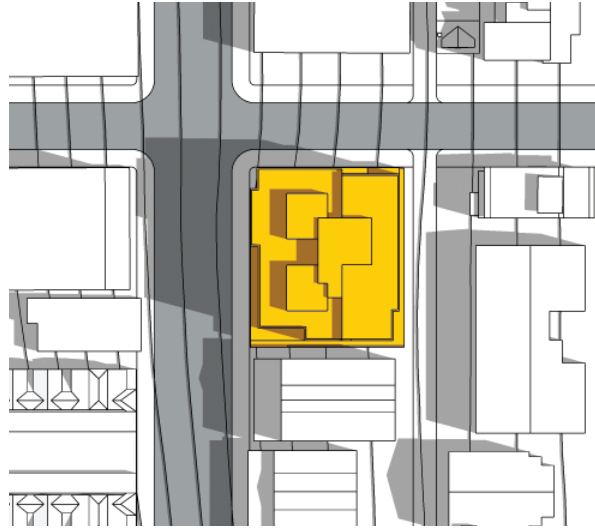
SUN / SHADOW ANALYSIS - **OPTION 2**

9 AM

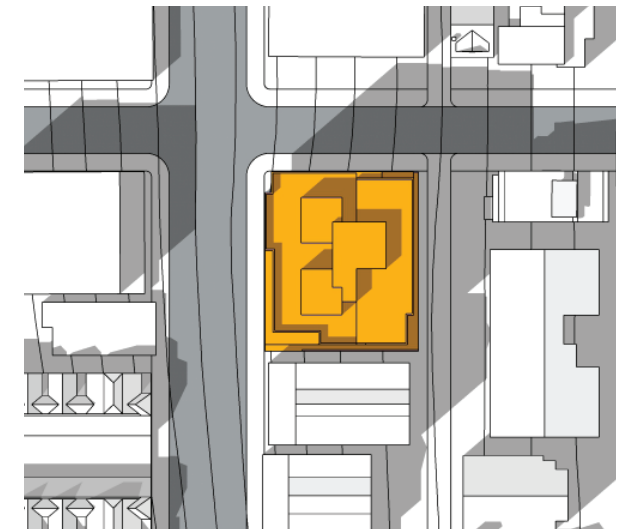
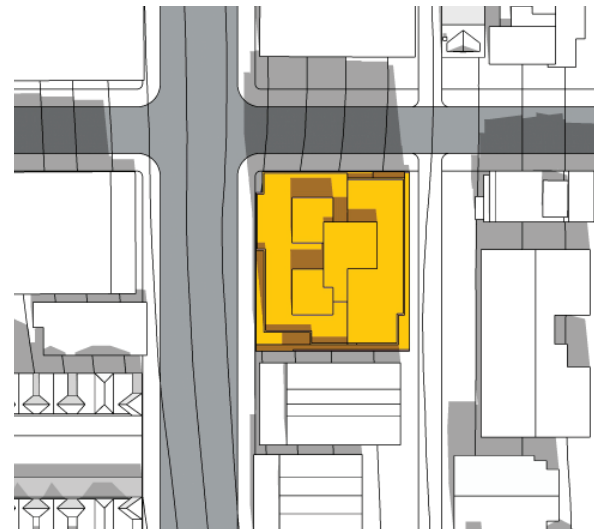
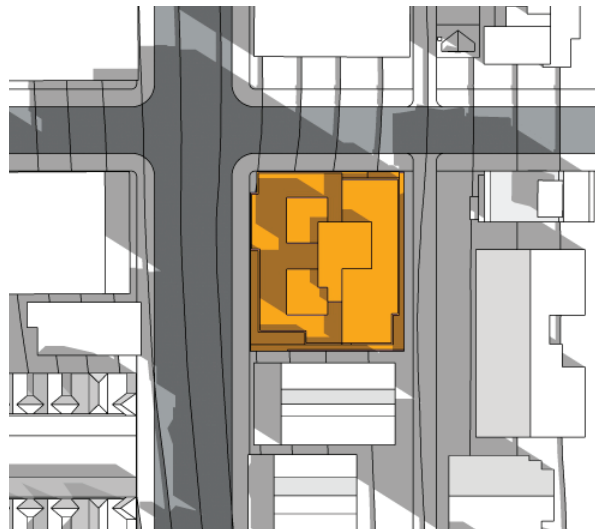
12 PM

3 PM

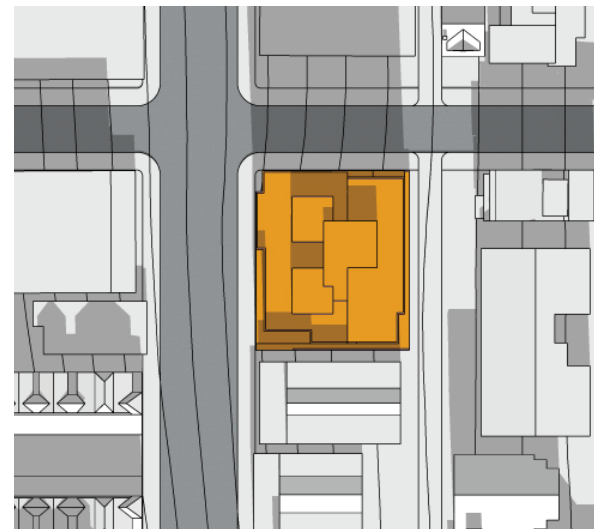
JUNE 21



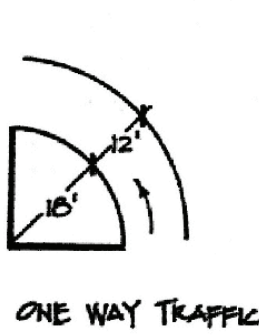
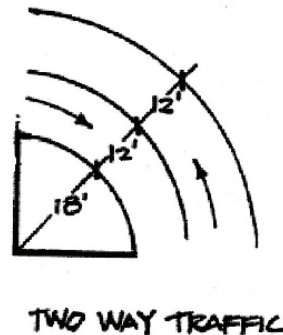
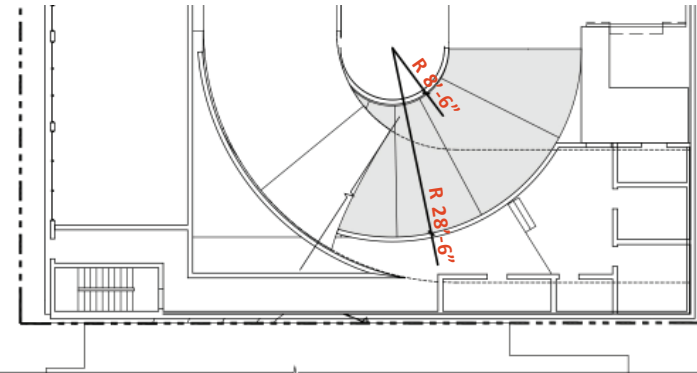
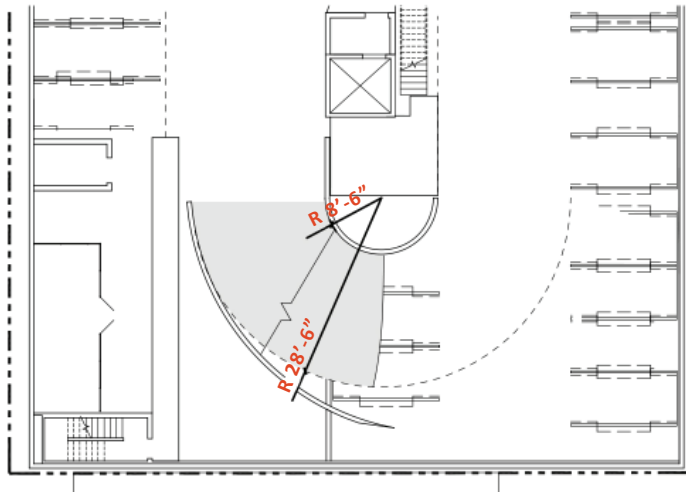
MARCH / SEPTEMBER 21

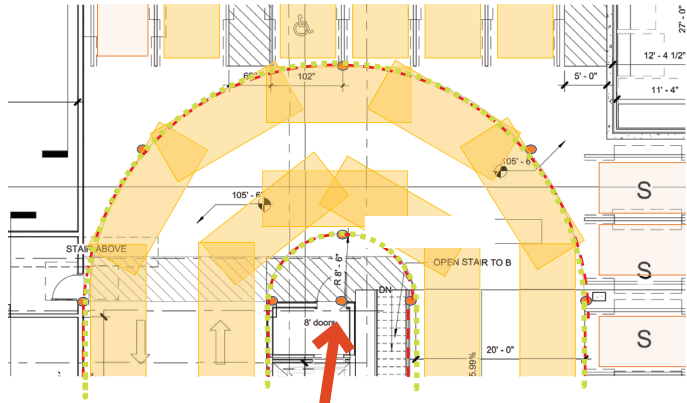


DECEMBER 21



SUN / SHADOW ANALYSIS - **OPTION 3** | **PREFERRED** ↑_N

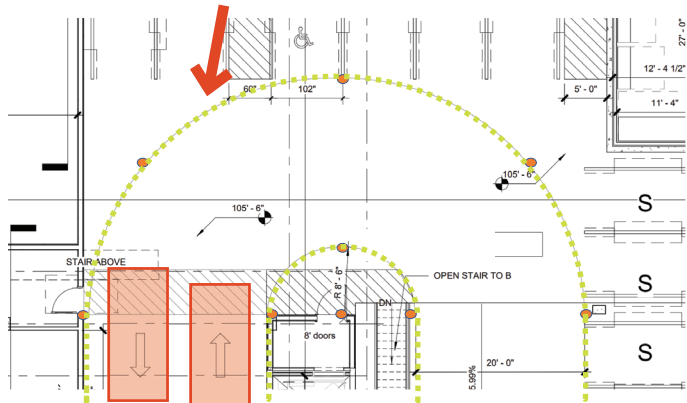
DEPARTURE #	CODE SECTION	CODE REQUIREMENT	REQUESTED DEPARTURE	DESIGN RATIONALE						
1	23.54.030.A Parking Space and access standards Parking space dimensions	b. When more than five parking spaces are provided, the minimum of 60 percent of the parking spaces shall be striped for medium vehicles. The minimum size for a medium parking space shall also be the maximum size. Forty percent of the parking spaces may be striped for any size category in subsection 23.54.030.A, provided that when parking spaces are striped for large vehicles, the minimum required aisle width shall be as shown for medium vehicles.	REQUESTED DEPARTURE: No parking is required. We are providing: <table><tr><td>24 Small</td><td>66.7% Small</td></tr><tr><td>0 Medium</td><td>0% Medium (22 required) → 100% deviation</td></tr><tr><td>12 Large</td><td>33.3% Large</td></tr></table> 36 Total We are not providing any medium-sized parking stalls which is a 100% deviation from the requirement for parking stalls. However, parking is not required for our project and all stalls are extraneous to the requirement.	24 Small	66.7% Small	0 Medium	0% Medium (22 required) → 100% deviation	12 Large	33.3% Large	DEPARTURE IMPACT: We have decided to provide parking for our project/residents even though our project does not require any parking per zoning. We feel providing an efficient layout and maximizing the number of stalls in the parking garage was crucial for our project. Please see design rational below for further elaboration.
24 Small	66.7% Small									
0 Medium	0% Medium (22 required) → 100% deviation									
12 Large	33.3% Large									
2	23.54.030.D.1.e Parking Space and access standards Driveways	e. Driveways with a turning radius of more than 35 degrees shall conform to the minimum turning path radius shown in Exhibit B for 23.54.030 (see below).  	REQUESTED DEPARTURE: We request a departure from this code section due to the limited width of the site and building which requires us to have an inside radius of 8.5’ on some of the interior parking garage curved ramps. <table><tr><th>Provided</th><th>Required</th><th></th></tr><tr><td>8’-6” R</td><td>18’-0” R → 47.2% deviation</td><td></td></tr></table>  	Provided	Required		8’-6” R	18’-0” R → 47.2% deviation		DEPARTURE IMPACT: A driveway into the underground parking is not possible without this requested departure for the driveway radius. During the community outreach, it was brought up on more than one occasion that those that live in the neighborhood are concerned for the lack of parking in the area and would want the project to have parking. In order to provide parking in such a small lot, some departures are needed to make the underground parking possible. Design guideline DC1.C.1 indicates that a projects should strive to locate parking below grade wherever possible. Where a surface parking lot is the only alternative, locate the parking in rear or side yards, or on lower or less visible portions of the site. Our project is proposing to provide below grade parking for its residents and to do this, the two departures requested on this sheet are necessary in order to make this possible on our small and constrained site. CS2.B.2. states that projects should find opportunities to make strong connections to the street and provide ways for the building to interact with the public realm. The project proposes to eliminate the two existing curb cuts and also the existing surface parking lot while widening the sidewalk to ten feet along Eastlake Avenue East. The entire street level will be activated with retail, as well as a new corner plaza that residents and the public can enjoy. The new below grade parking will not be accessed from Eastlake as the existing parking was but will now be accessed from the alley. Please see supporting exhibit on page 39 that demonstrates how this proposed turning radius will work.
Provided	Required									
8’-6” R	18’-0” R → 47.2% deviation									



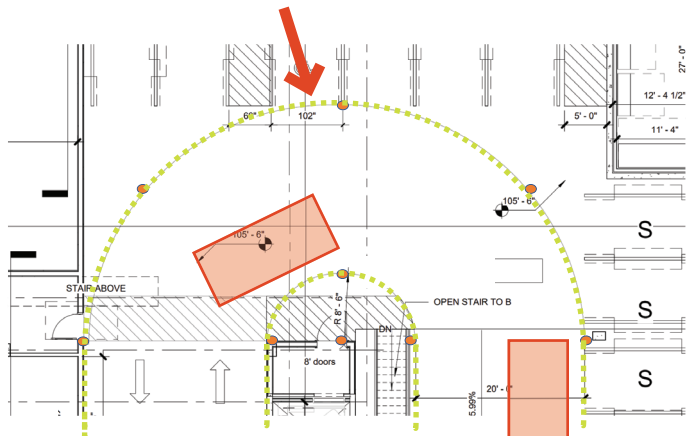
1



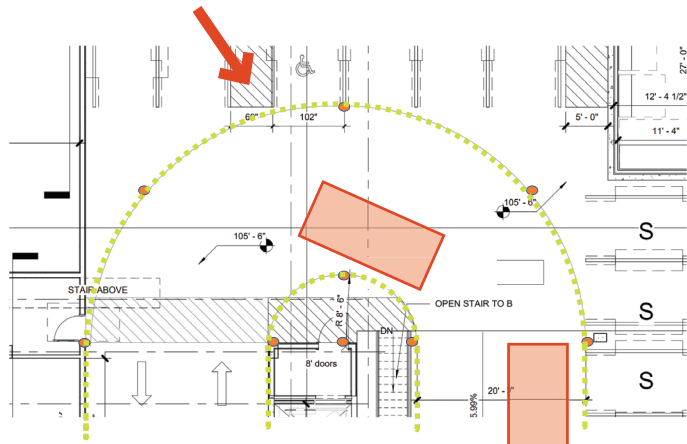
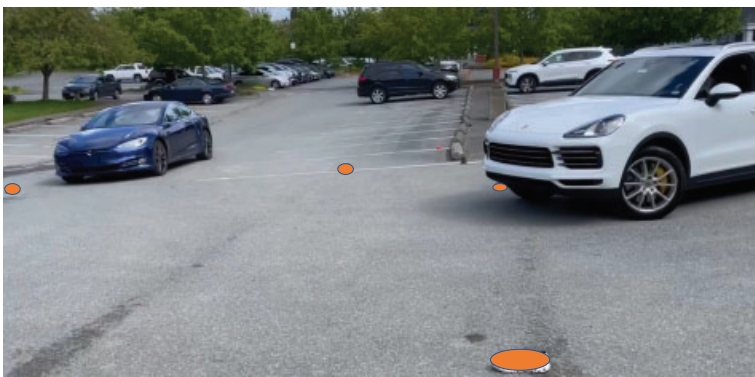
DEMONSTRATION SETUP: Markers were set up in a parking lot to the radius/dimensions of our proposed parking garage.



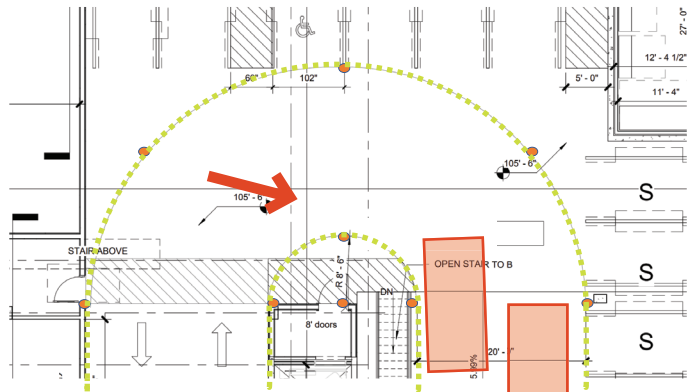
2



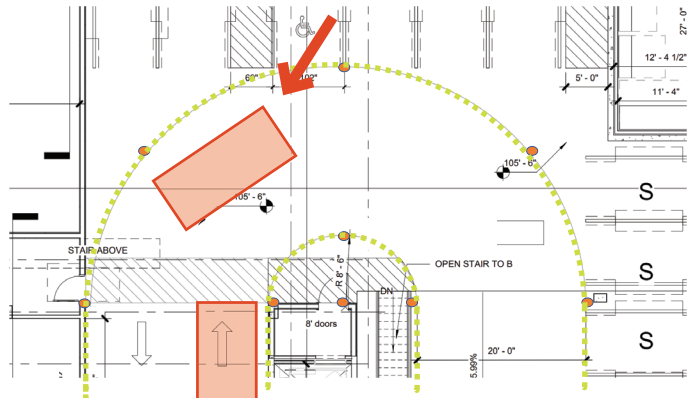
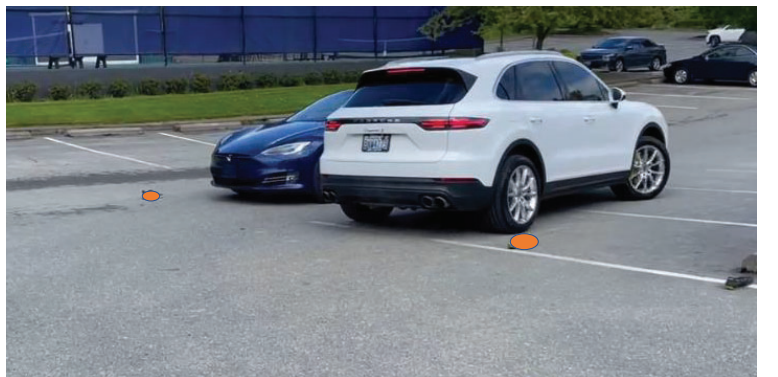
3



4



5



6





- 1 **Pixel Apartments** | Redmond, WA
- 2 **Thompson Hotel** | Seattle , WA
- 3 **Harbor Avenue Condominiums** | Seattle, WA
- 4 **Astra Hotel** | South Lake Union, WA



- 1 **Robin's Nest Apartments** | Eastlake, WA
- 2 **AW Larson Building** | Eastlake, WA
- 3 **Union Bay Lofts** | Eastlake, WA
- 4 **Odessa Apartments** | Lake Union, WA

REPRESENTATIVE PROJECTS | Owner projects in Eastlake + Seattle