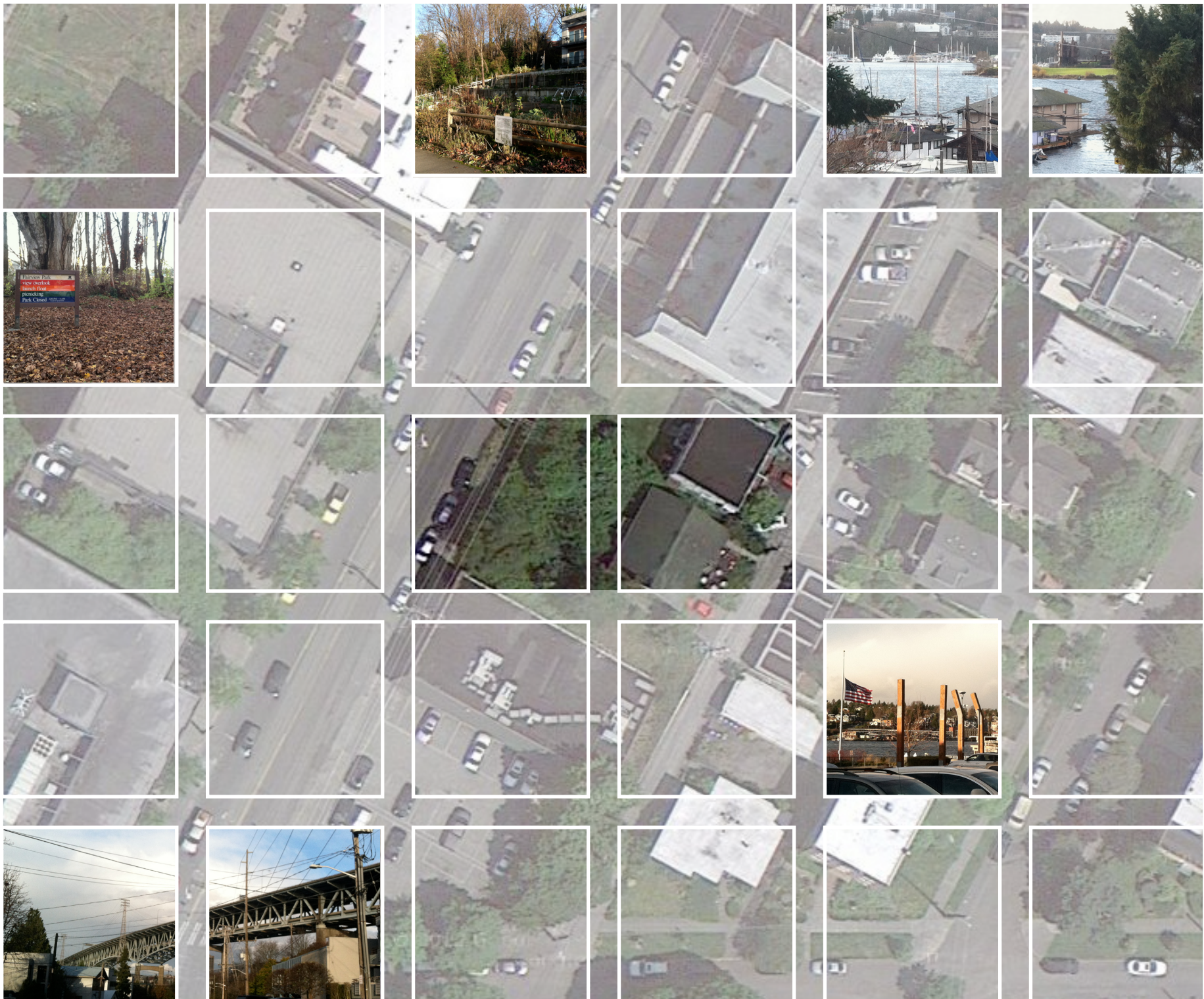


DESIGN OBJECTIVES

Provide quality, affordable **work-force housing** opportunities to a diverse community

Create a positive contribution to the built environment through **design, craft and sensibility** to the surrounding context

Continue our commitment to strategic, sustainable, affordable **Built-Green 4 star** development



This proposal is addressing a need for affordable housing within the city's urban neighborhoods. Labeled "workforce housing" by many, the objective is to provide an opportunity for those with limited income or with needs for a safe, simple, efficient living environment, to find residence within our urban village. This achieves several objectives such as reduced commuting or live-where-you work opportunities; keeping people and their contributions in the city rather than outlying suburbs; all the while utilizing the cities pre-established systems.

On the outside, the proposal will not resemble anything different than a traditional apartment building and is compatible with the zoning and neighborhood contextual uses. Internally, our projects function slightly different than market-rate apartments. Our residents seek efficient, stream-lined living environments without unnecessary, un-programmed space and the increased rent associated with it. Private homes are organized around central common areas that provide cooking facilities, laundry or multipurpose common space. The homes have private sleeping/living areas, bathing facilities, and a convenience center (kitchenette).

The project proposes approximately 115 of these residential units.

Parking is not required and not proposed as a high percentage of our residents don't own or use a private vehicle and utilize mass transit instead.

Several conclusions were drawn from the following analysis:

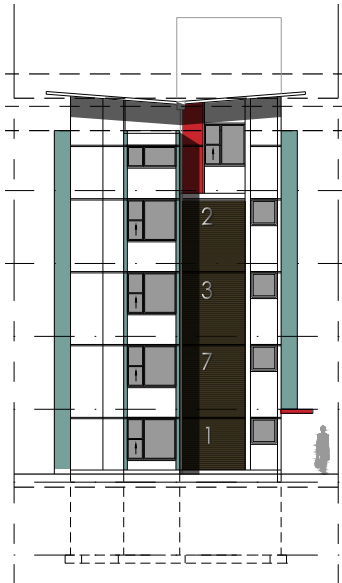
- The neighborhood is eclectic and without any one predominant archetype, use or character
- The scale of the neighborhood is low-rise up the hill from the lake, but substantially higher along the Eastlake corridor. An urban building presence/expression along Eastlake would be appropriate.
- The success of street front uses varies widely. Many pre-established uses such as surface parking cut the pedestrian off from the core activity of the building. Several of the developments with sidewalk retail or office uses are vacant or disengaged and disconnected from the street level, manifested by pulled blinds, opaque fencing, etc. Our site is on a stretch of Eastlake, north of Hamlin to the I-5 bridge, where street level commercial uses are marginally successful with some exceptions (Sushi Kappo Tamaru)
- Our site has low-rise residential to the east and commercial or high density multifamily in the other directions. Sensitivity to the eastern uses should be taken into account with the height, bulk and scale.
- Due to the severe topography of the site, it is challenging, but appropriate, to distribute the building program to the western (downhill) portion of the site towards Eastlake vs. towards the alley and the low-rise uses to the east.
- Residential uses at the lower levels of the site should be set back from the busy corridor to offer prospect and refuge and a more compatible living environment. This will afford an opportunity to landscape the front yard and enhance the coming home experience as well as the view from the passer by.

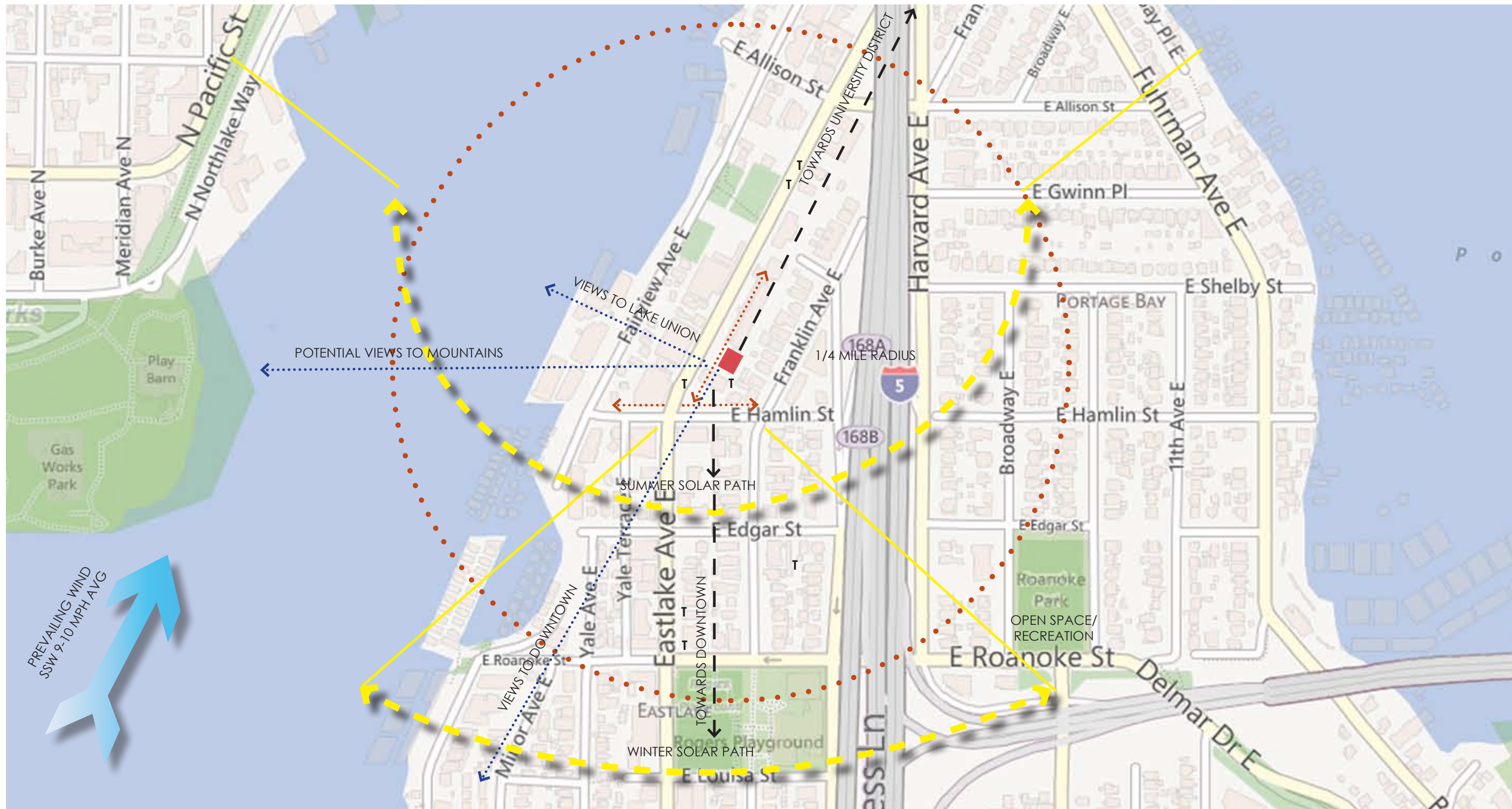
PREVIOUS WORK EXAMPLES

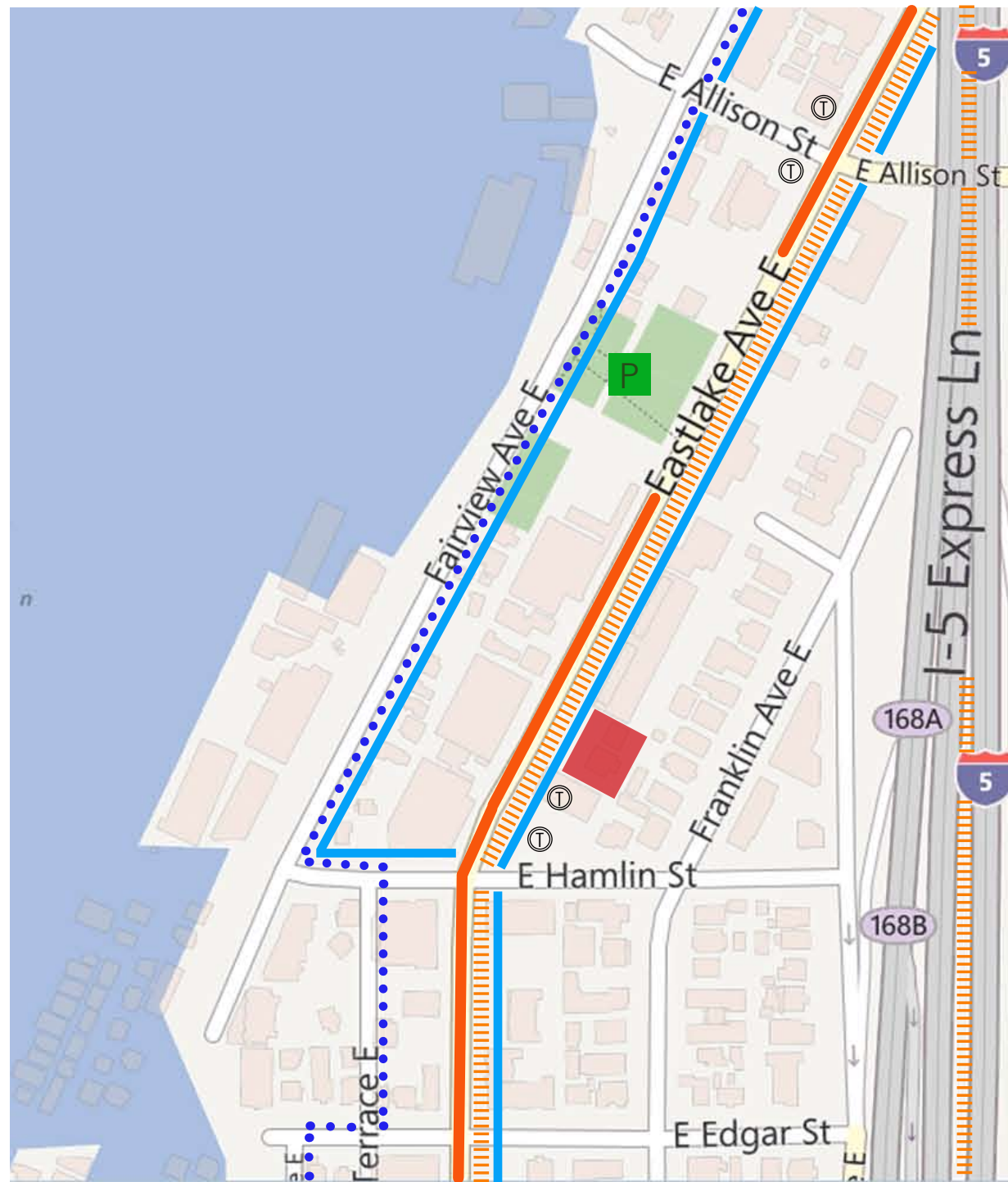
JANETTE APD | ARCHITECT



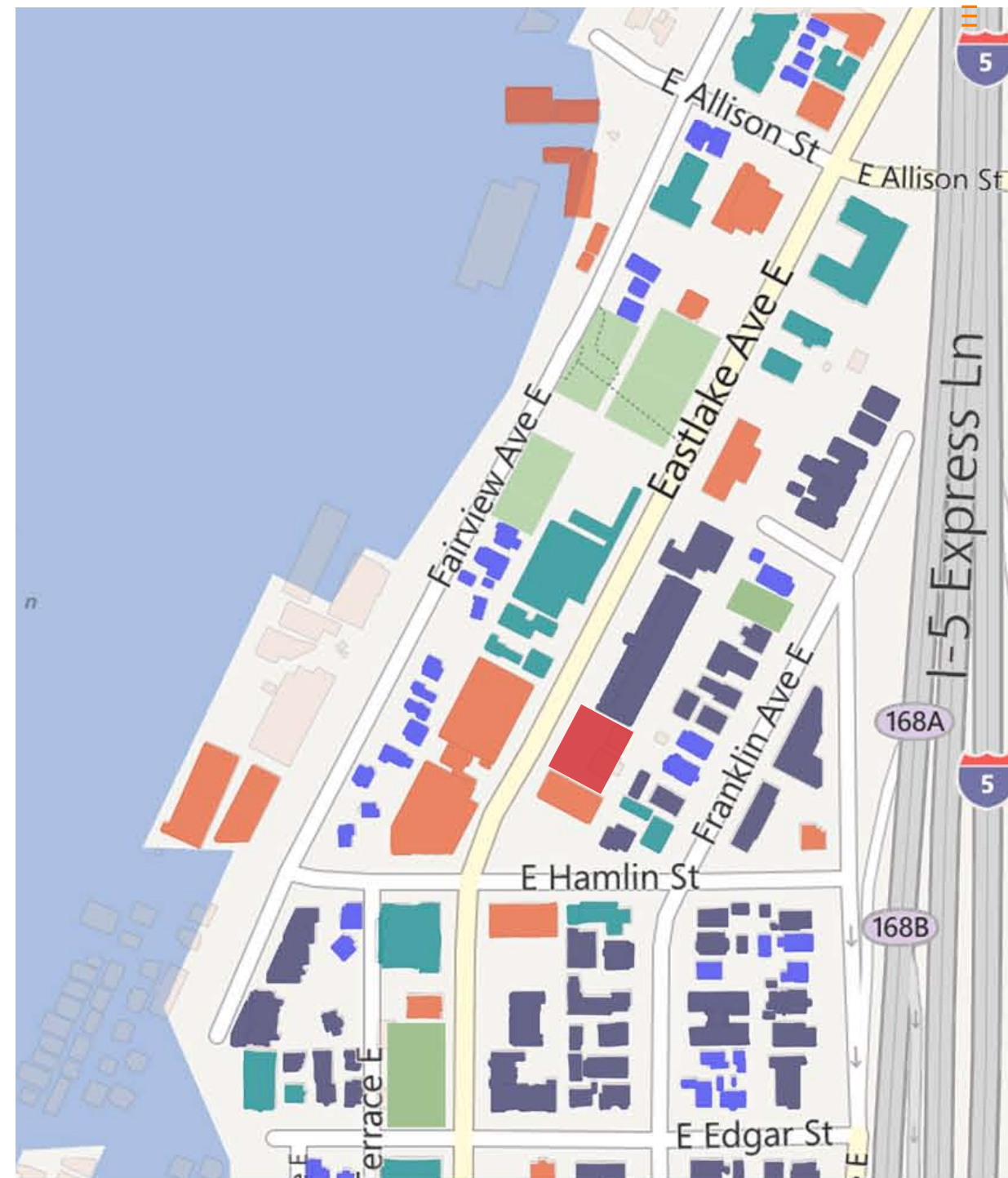
JOHNSON CARR LLC | DEVELOPER



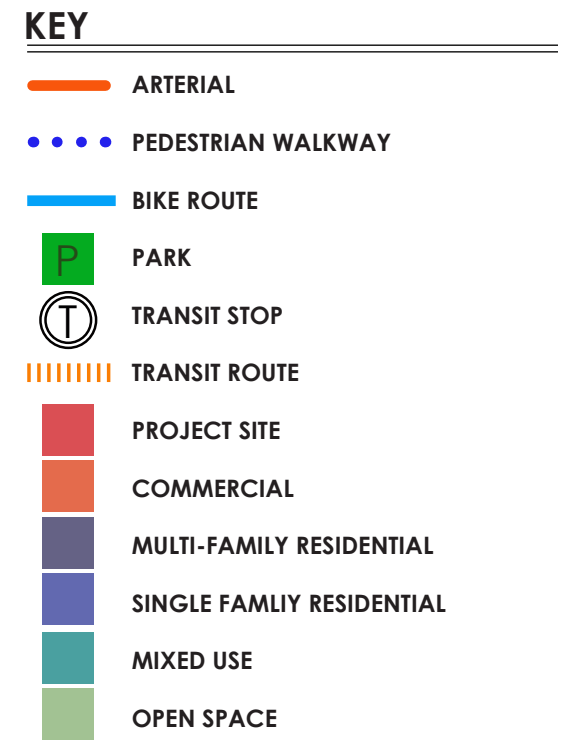


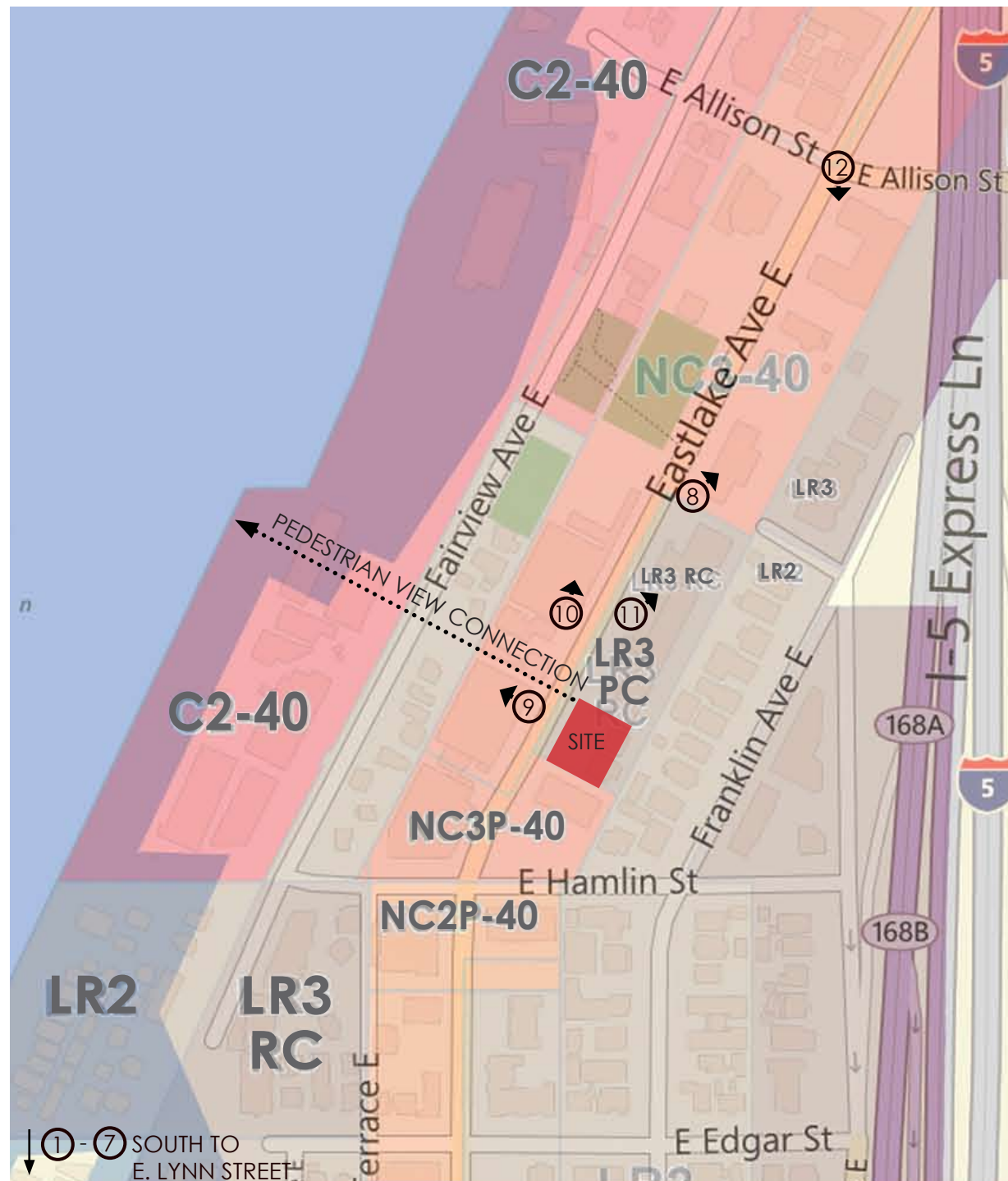


CIRCULATION AND TRANSIT



SURROUNDING USES





VICINITY AND SURROUNDING ZONING MAP

NEIGHBORHOOD CONTEXT ANALYSIS | CONCLUSION

Many of the buildings along Eastlake Ave. E. have no established pattern, and they demonstrate numerous ways of engaging the street level, creating an eclectic built environment. Many of the existing street level commercial spaces are vacant or appear vacant due to visual barriers (pulled blinds, opaqued windows) closing off the connection with the street. Residential uses at the ground level do not appear common and when they do exist, do not result in activated street fronts.

Should residential uses be applied at the street level, they should be raised up off the street or set back to create a buffer that promotes prospect and refuge.

JOHNSON CARR LLC

Janette
architecture
planning
design

EASTLAKE RESIDENTIAL COMMUNITY
2820 EASTLAKE AVE E

SITE ANALYSIS
NEIGHBORHOOD CONTEXT AND ZONING

NEIGHBORHOOD CONTEXT | E. ALLISON STREET TO E. LYNN STREET



- ① **2245 EASTLAKE AVE. E**
Voxx Coffee
-Moments of craft and detail
-Visual interest
-Solid design



- ② **2300 EASTLAKE AVE. E**
-Horizontal datums, but no dominant architectural patterns between separate buildings



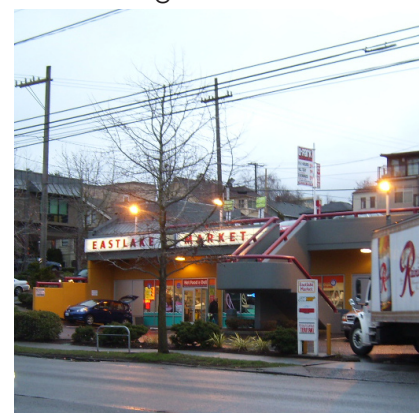
- ③ **2301 EASTLAKE AVE. E.**
Eastlake Zoo Tavern
-Local landmark
-Small scale
-Nightlife, energetic



- ④ **2226 EASTLAKE AVE. E.**
-Existing small scale commercial
-Multi-family residential above



- ⑤ **2237 EASTLAKE AVE. E.**
Patrick's Fly Shop
-Unique small scale commercial



- ⑥ **2244 EASTLAKE AVE. E.**
Eastlake Market
-No defined street engagement
-Mix of surface parking



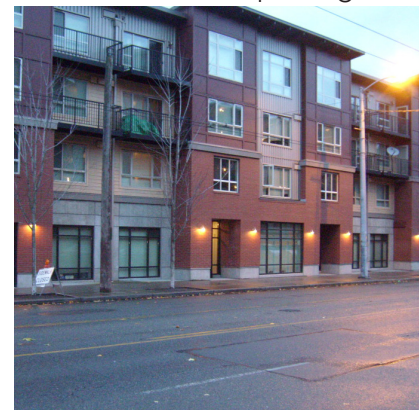
- ⑦ **2234 EASTLAKE AVE. E.**
Vinemable
-Vacant street level retail
-Simple forms for residential architecture above.



- ⑧ **2900 EASTLAKE AVE. E.**
-Surface parking
-Brutal/cold street engagement



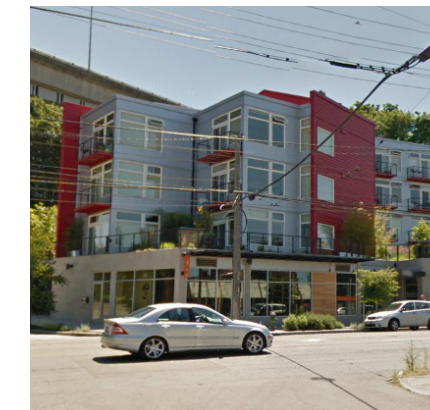
- ⑨ **2825/2851 EASTLAKE AVE. E.**
-View to Lake Union
-Opportunity to create a visual pedestrian connection from site



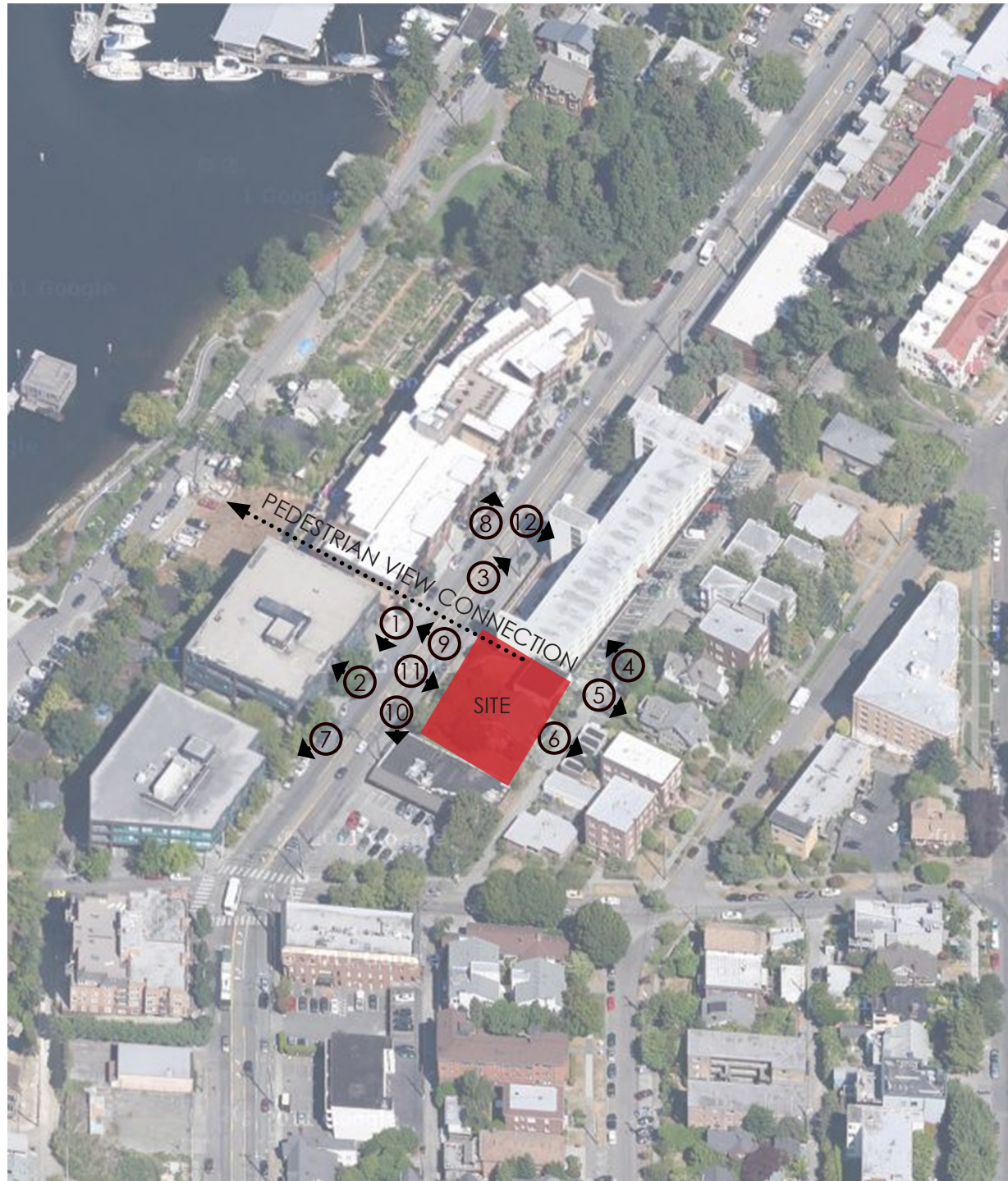
- ⑩ **2851 EASTLAKE AVE. E.**
-Live/work
-Non-activated/disengaged street level (closed blinds)



- ⑪ **2840 EASTLAKE AVE. E.**
CORONADO APARTMENTS
-Surface parking
-Brutal fencing inhibiting street engagement



- ⑫ **2960 EASTLAKE AVE. E.**
RUBY CONDOS
-Moments of craft/detail
-Engaging street level use
-Visual interest/bold colors



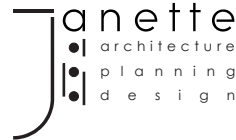
VICINITY MAP

SITE CONTEXT ANALYSIS | CONCLUSION

There are a mix of multi-family, residential and commercial buildings adjacent to the site. Many of the commercial spaces are vacant, and have varying levels of successful street activation. The mix of architectural styles includes single family craftsman, early 20th century brick apartments, mid-century modern and contemporary blends of office building vernaculars and mixed-use podium buildings.

The applicant should adhere to rational design principles that provide a balanced solution of proportion, scale, rhythm, material & texture. The dominant contextual forms (shed roofs, bold colors, bay modulation) may offer design cues.

JOHNSON CARR LLC



EASTLAKE RESIDENTIAL COMMUNITY
2820 EASTLAKE AVE E

SITE ANALYSIS
SITE PHOTOS

SITE CONTEXT | E. ALLISON STREET TO E. HAMLIN STREET



① 2825 EASTLAKE AVE. E
-Commercial



② 2825 EASTLAKE AVE. E
-Commercial



③ 2828 EASTLAKE AVE. E.
-Multi-family residential



④ 2828 EASTLAKE AVE. E.
-Multi-family residential
-Surface parking



⑤ 2811 FRANKLIN AVE. E.
-Residential
-Surface parking



⑥ 2807 FRANKLIN AVE. E.
-Multi-family residential
-Covered parking



⑦ 2825 EASTLAKE AVE. E.
-Commercial
-Central courtyard



⑧ 2851 EASTLAKE AVE. E.
-Mixed use



⑨ 2825/2851 EASTLAKE AVE. E.
-Commercial
-Mixed use



⑩ 2810 EASTLAKE AVE. E.
-Commercial



⑪ 2820 EASTLAKE AVE. E.
-Multi-family residential



⑫ 2828 EASTLAKE AVE. E.
Coronado Apartments
-Multi-family residential
-Surface parking

SEATTLE MUNICIPAL CODE TITLE 23.
REQUIREMENTS FOR LOWRISE 3 (LR3) ZONES:

SMC 23.45.504 PERMITTED USES:
RESIDENTIAL USES ARE PERMITTED OUTRIGHT

SMC 23.45.514 STRUCTURE HEIGHT:
MAXIMUM HEIGHT APARTMENTS: 40' + 4' (SECTION F) +
3' (SECTION E) = 47'

SMC 23.45.510 (TABLE A) FLOOR AREA RATIO:
MAXIMUM F.A.R. APARTMENTS: 2.00
PROPOSED: 2.00

SMC 23.45.512 DENSITY LIMITS:
BASE ALLOWABLE APARTMENTS: 1/800
BUILT GREEN 4+: NO LIMIT

SMC 23.45.518 SETBACK REQUIREMENTS:
APARTMENTS:
FRONT: 5' MINIMUM
REAR: 5' MIN.
SIDE @>40' FACADE: 5'
SIDE @<40' FACADE: 5' MIN (7' AVG.)

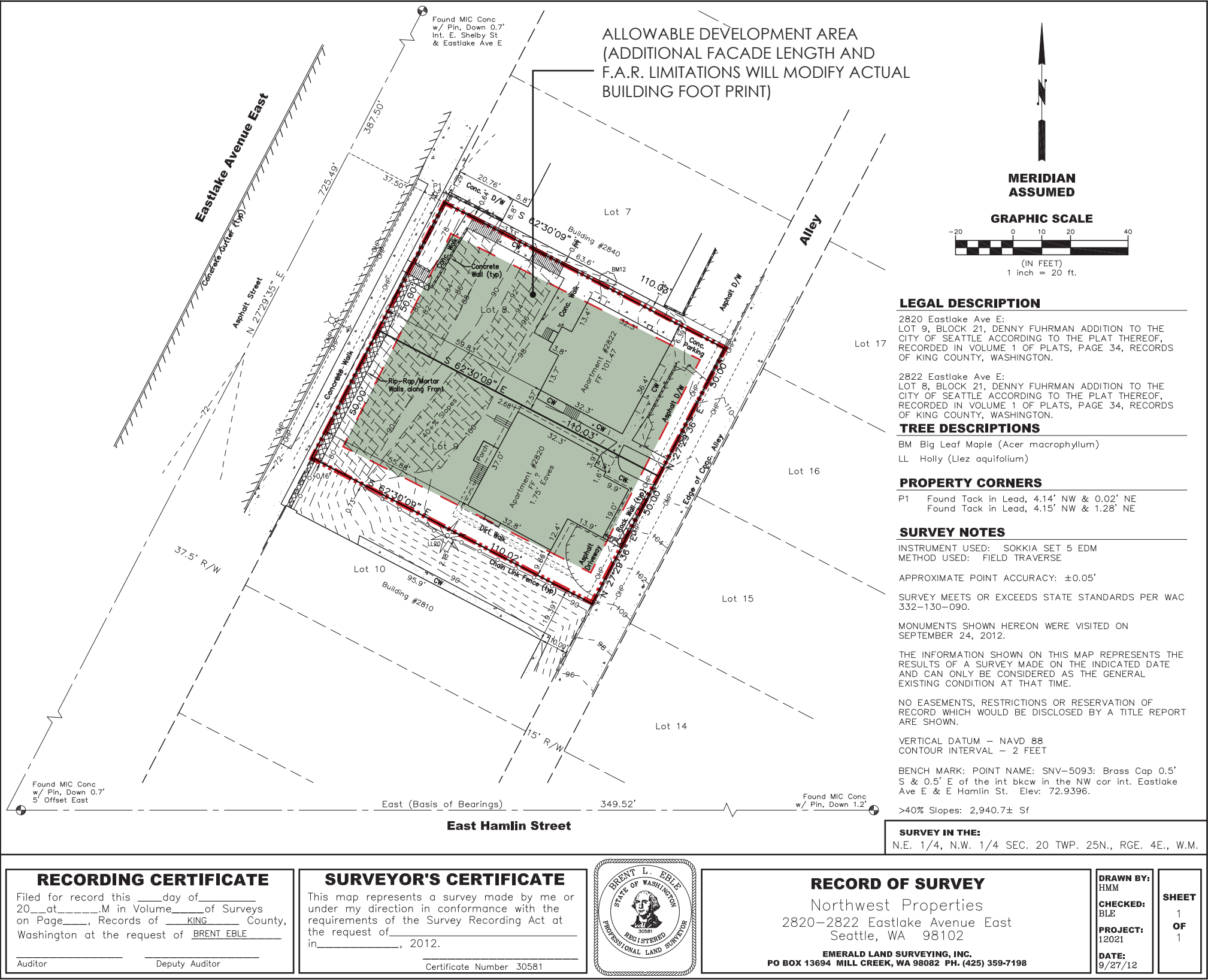
SMC 23.45.522 RESIDENTIAL AMENITY AREAS: 25% OF LOT AREA
AMENITY AREAS SHALL BE REQUIRED FOR ALL APARTMENTS IN AN
AMOUNT EQUAL TO 25% OF THE LOT AREA. 50% OF REQUIRED COMMON
AMENITY AREA SHALL BE AT GROUND LEVEL EXCEPT THAT AMENITY
AREA MAY BE PROVIDED ON THE ROOF STRUCTURE THAT MEETS THE
PROVISIONS OF SUBSECTION 23.45.510.E.5. APARTMENTS AMENITY AREA
AT GROUND LEVEL SHALL BE COMMON AREA.

SMC 23.54.015
REQUIRED PARKING IN LOWRISE ZONES WITHIN AN URBAN VILLAGE:
NOT REQUIRED, PER TABLE B FOR SMC 23.54.015: SECTION II ITEM "M".

SMC 23.45.524 LANSCAPES STANDARDS:
GREEN FACTOR SCORE OF .6 OR GREATER IS REQUIRED

SMC 23.45.527 STRUCTURE WIDTH AND FACADE LENGTH LIMITS:
APARTMENTS: 150'
65% OF LOT LINE WITHOUT 15' SIDE LOT LINE MODULATION

SMC 23.45.529 DESIGN STANDARDS:
FACADE OPENINGS @ STREET: 20% OF FACADE SHALL CONSIST OF
WINDOWS AND DOORS
FACADE ARTICULATION: 250 SF MINIMUM AND 500 SF MAXIMUM PLANES
SHALL BE PROVIDED



A. Site Planning

- A-1 Responding to Site Characteristics – The siting of buildings should respond to specific site conditions and opportunities such as non-rectangular lots, location on prominent intersections, unusual topography, significant vegetation and views or other natural features.
- A-2 Streetscape Compatibility – The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.
- A-3 Entrances Visible from the Street – Entries should be clearly identifiable and visible from the street.
- A-4 Human Activity – New development should be sited and designed to encourage human activity on the street.
- A-5 Respect for Adjacent Sites – Buildings should respect adjacent properties by being located on their sites to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings.
- A-6 Transition Between Residence and Street – For residential projects, the space between the building and the sidewalk should provide security and privacy for residents and encourage social interaction among residents and neighbors.
- A-7 Residential Open Space – Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.

B. Height, Bulk and Scale

- B-1 Height, Bulk and Scale Compatibility – Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to near-by, less-intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zones.

C. Architectural Elements and Materials

- C-1 Architectural Context – New buildings proposed for existing neighborhoods with a well-defined and desirable character should be compatible with or complement the architectural character and siting pattern of neighboring buildings.
- C-2 Architectural Concept and Consistency – Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept. Buildings should exhibit form and features identifying the functions within the building. In general, the roofline or top of the structure should be clearly distinguished from its façade walls.
- C-3 Human Scale – The design of new buildings should incorporate architectural features, elements and details to achieve a good human scale.
- C-4 Exterior Finish Materials – Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

D. Pedestrian Environment

- D-1 Pedestrian Open Spaces and Entrances – Convenient and attractive access to the building's entry should be provided. To ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.
- D-2 Blank Walls – Buildings should avoid large blank walls facing the street, especially near sidewalks. Where blank walls are unavoidable, they should receive design treatment to increase pedestrian comfort and interest.
- D-6 Screening of Dumpsters, Utilities and Service Areas – Building sites should locate service elements like trash dumpsters, loading docks and mechanical equipment away from the street front where possible. When elements such as dumpsters, utility meters, mechanical units and service areas cannot be located away from the street front, they should be situated and screened from view and should not be located in the pedestrian right-of-way.
- D-7 Personal Safety and Security – Project design should consider opportunities for enhancing personal safety and security in the environment under review.
- D-8 Treatment of alleys- The design of alley entrances should enhance the pedestrian street front
- D-12 Residential Entries and Transitions – For residential projects in commercial zones, the space between the residential entry and the sidewalk should provide security and privacy for residents and a visually interesting street front for pedestrians. Residential buildings should enhance the character of the streetscape with small gardens, stoops and other elements that work to create a transition between the public sidewalk and private entry.

E. Landscaping

- E-1 Landscaping to Reinforce Design Continuity with Adjacent Sites– Where possible, and where there is not another overriding concern, landscaping should reinforce the character of neighboring properties and abutting streetscape.
- E-2 Landscaping to Enhance the Building and/or Site – Landscaping including living plant material, special pavements, trellises, screen walls, planters, site furniture and similar features should be appropriately incorporated into the design to enhance the project.
- E-3 Landscape Design to Address Special Site Conditions – The landscape design should take advantage of special on-site conditions such as high-bank front yards, steep slopes, view corridors, or existing significant trees and off-site conditions such as greenbelts, ravines, natural areas, and boulevards.

OPTION A | PREFERRED

Option A is designed to help re-establish and activate an urban street front, with entry plaza opportunities from the street level. Option A creates a softer presence and relationship with the low-rise residential to the east.

ADVANTAGES:

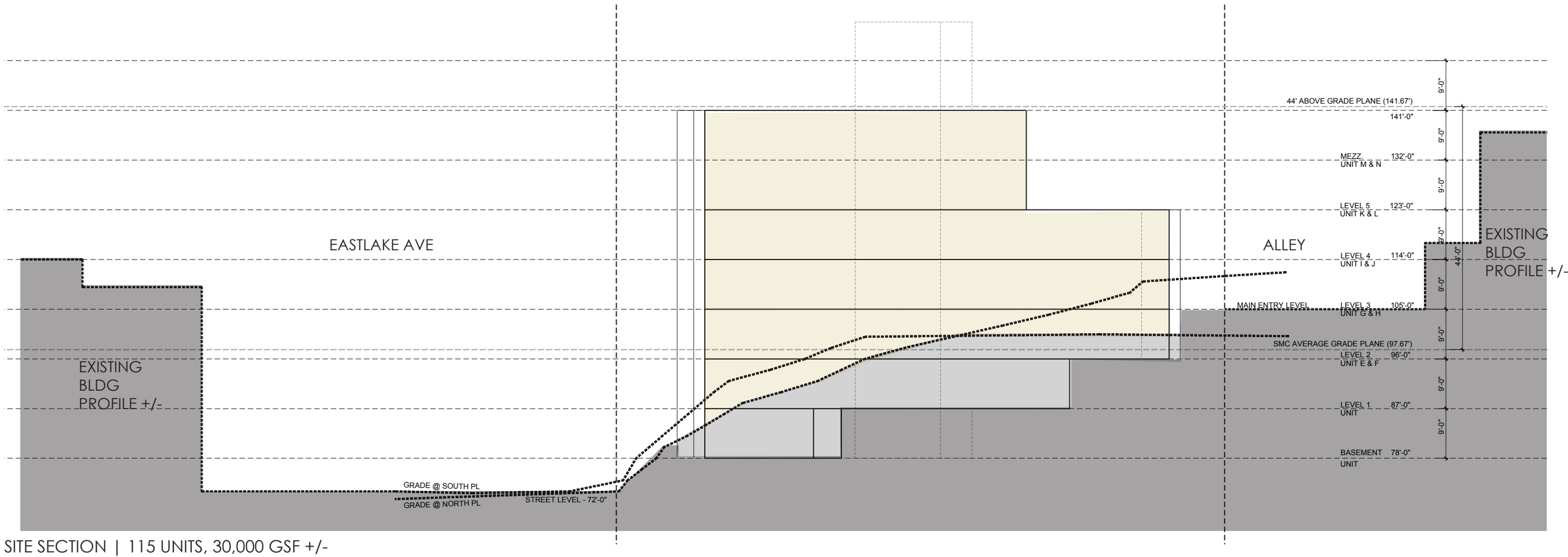
- Puts the mass of the building towards the street front to support the existing urban infrastructure
- Creates a softer relationship with the low-rise residential to the east
- Courtyard parti breaks the overall mass into two bays
- Courtyard parti maximizes view potential

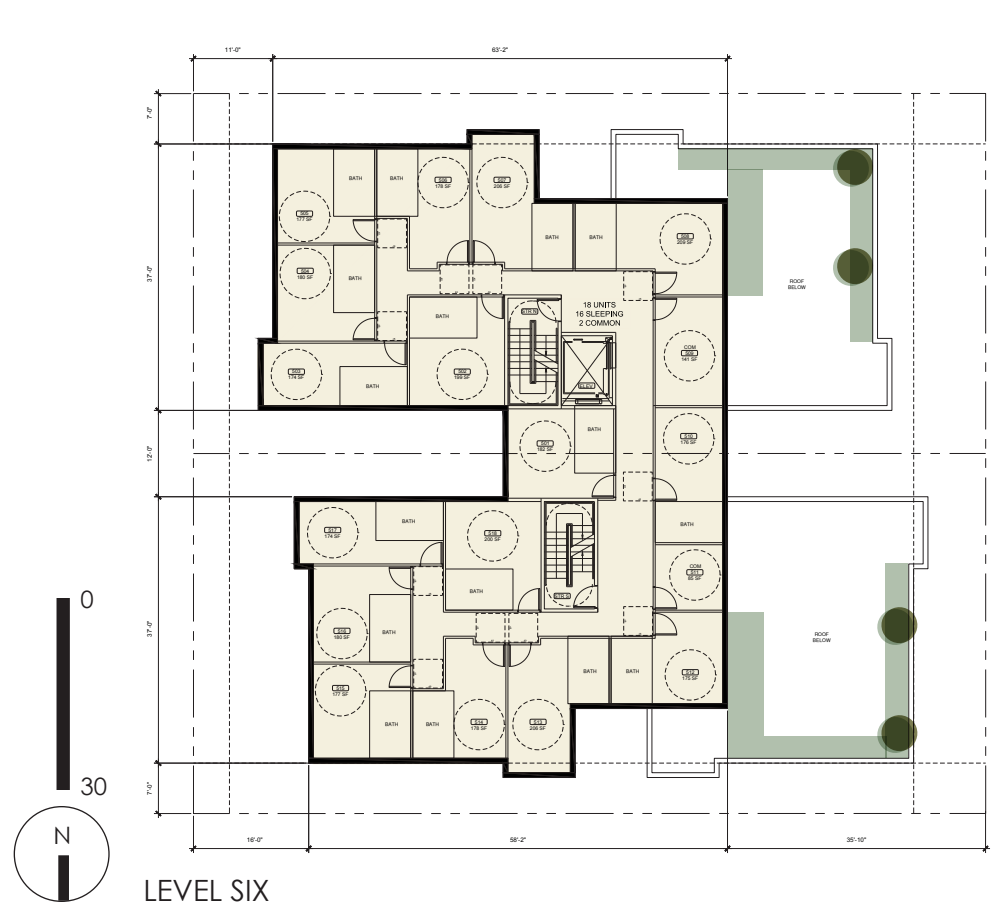
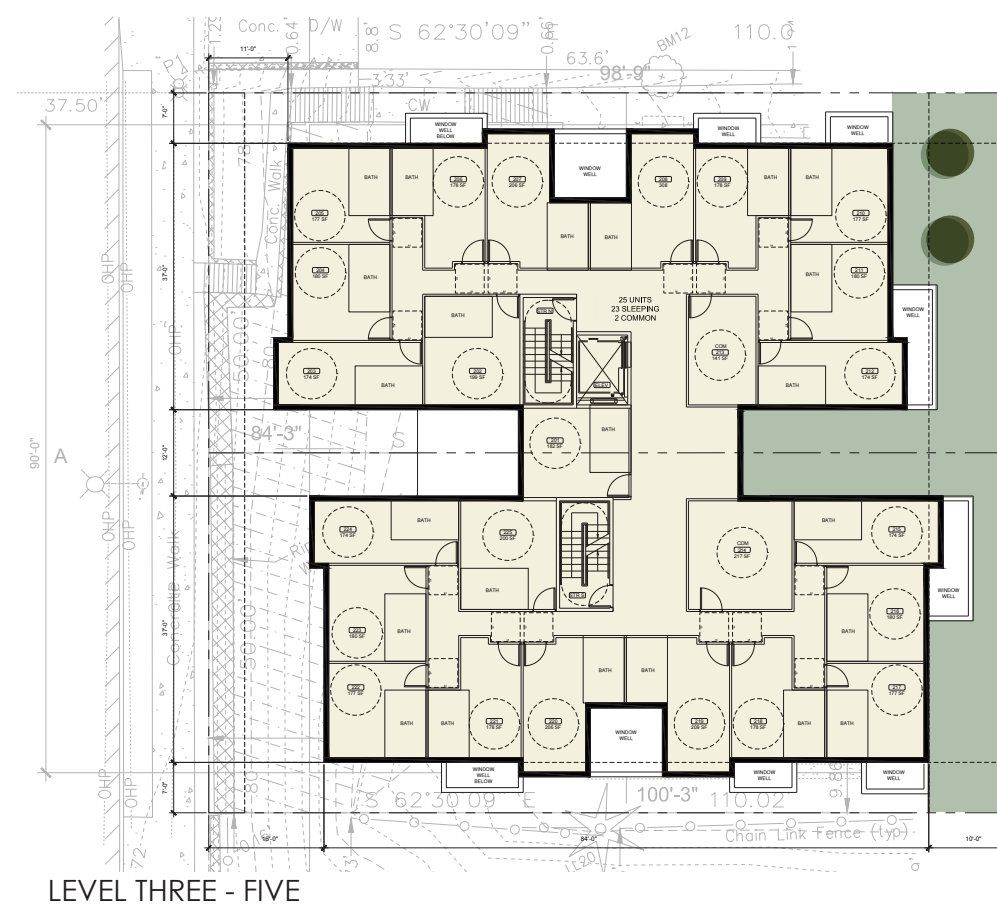
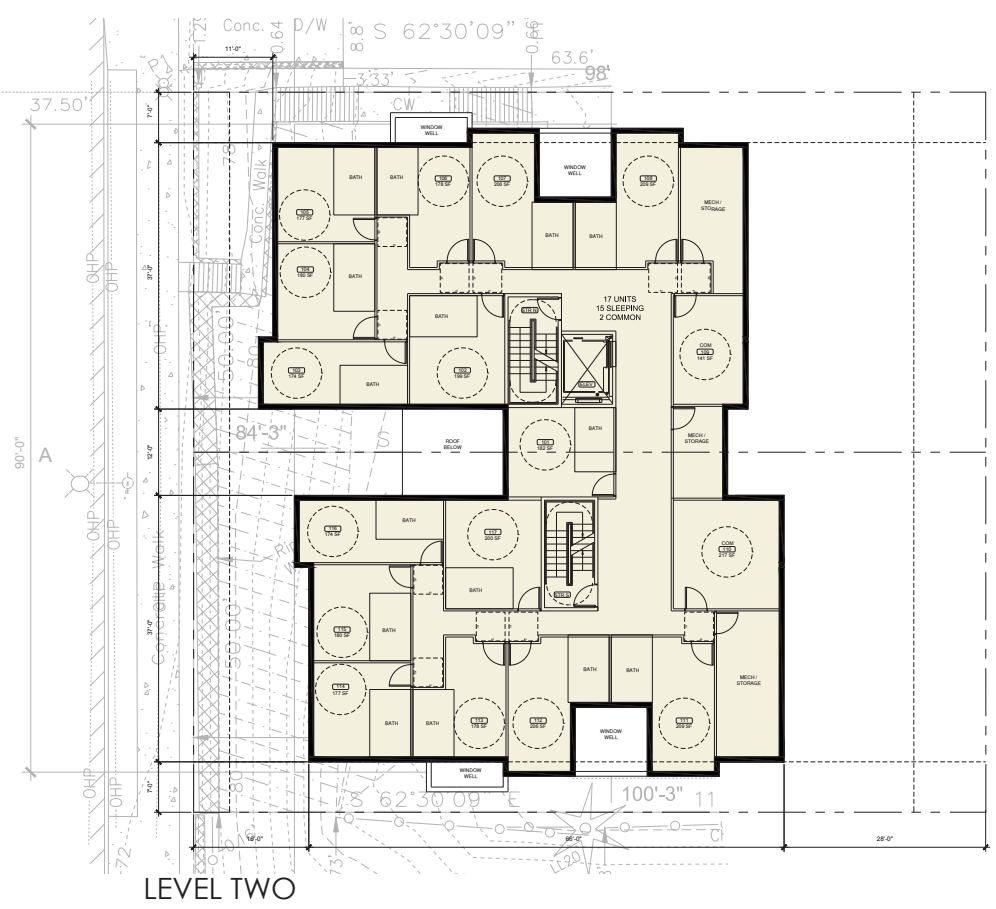
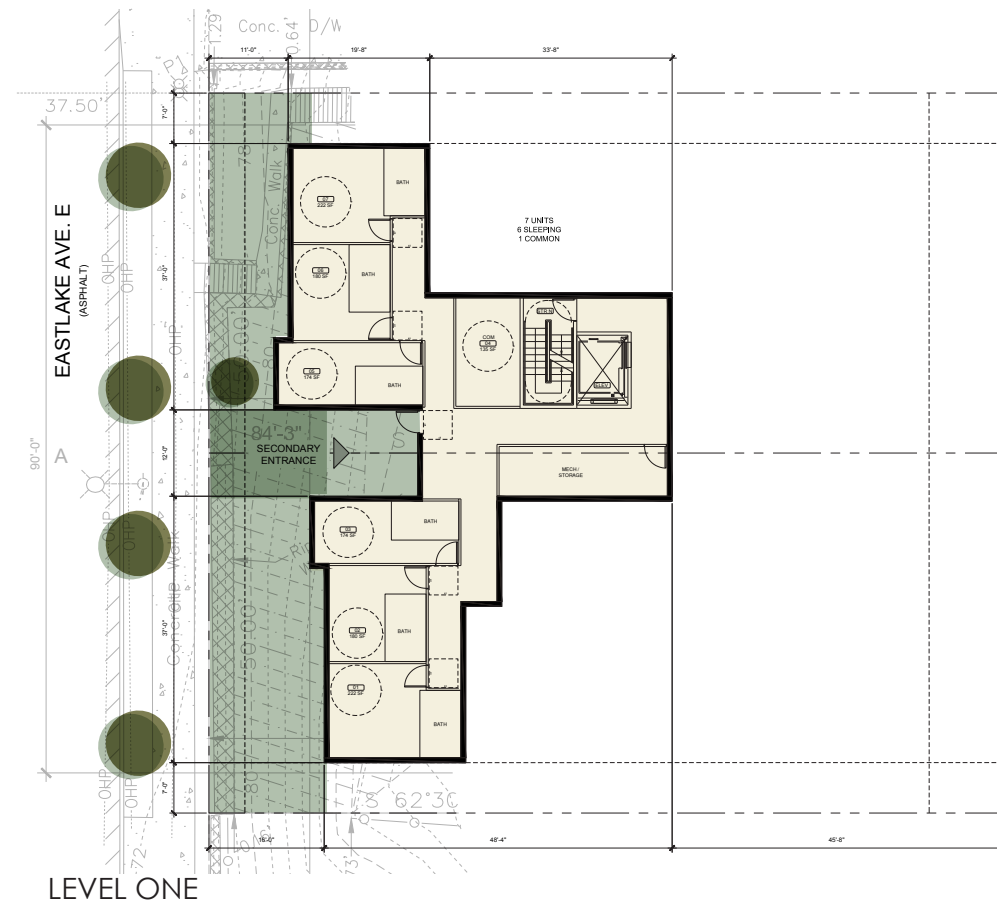
DISADVANTAGES:

- Roof deck opportunity is limited to the alley, rather than facing towards Lake Union

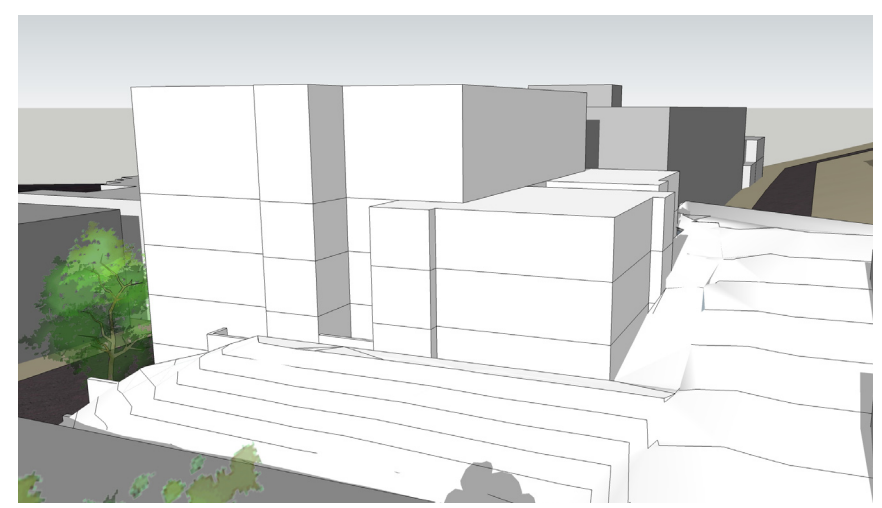


AERIAL

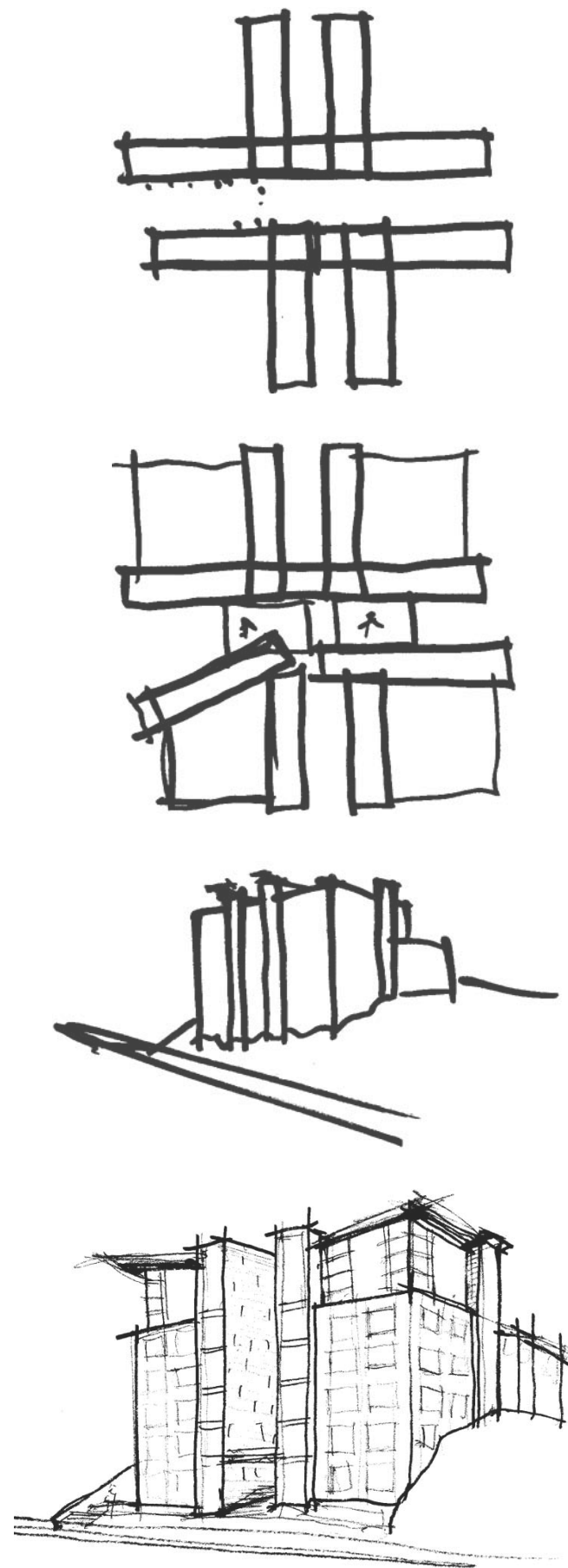




VIEW ONE | FROM STREET



VIEW TWO | FROM ALLEY



OPTION B

Option B is designed to generate multiple view and outdoor space opportunities. A central spine on the upper levels is organized with lower outdoor deck spaces at the lower level roofs

ADVANTAGES:

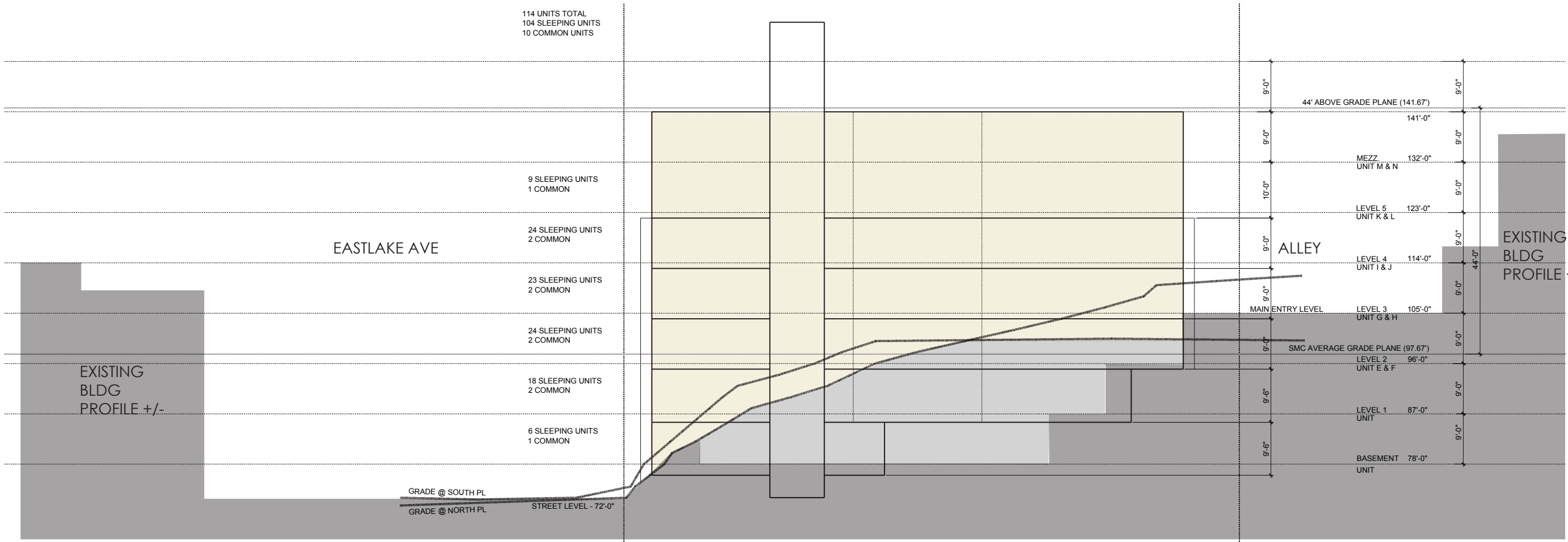
- Minimizes the mass at the upper stories, preserving more views up hill from the site.
- Orientation of the building maximizes solar exposure

DISADVANTAGES:

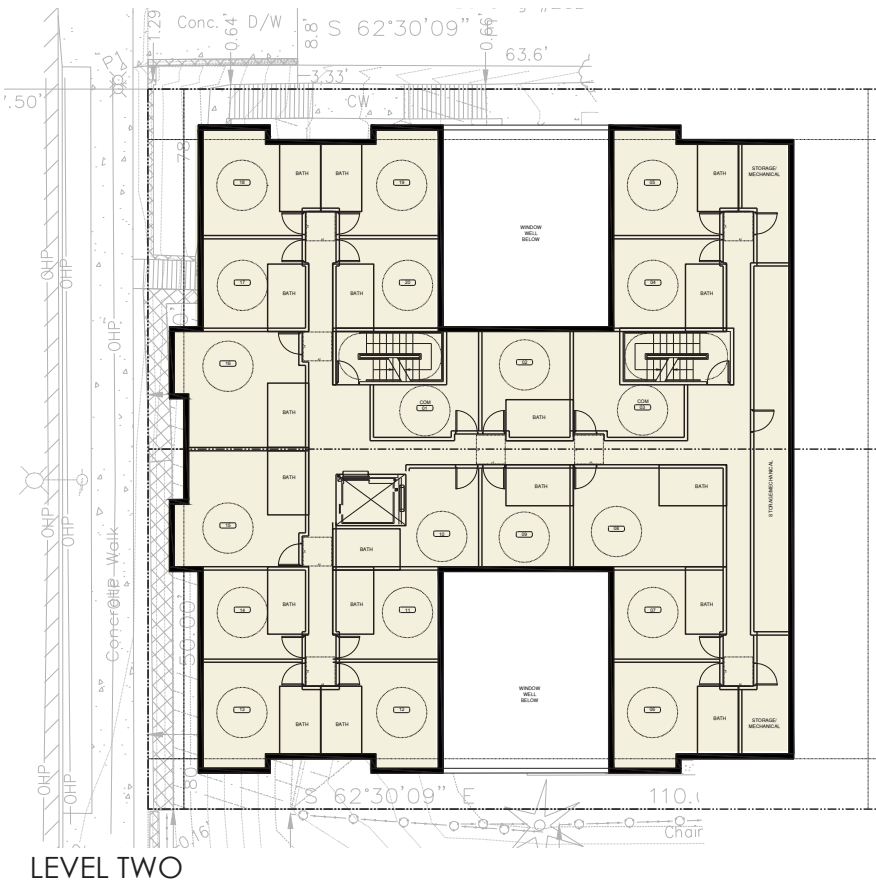
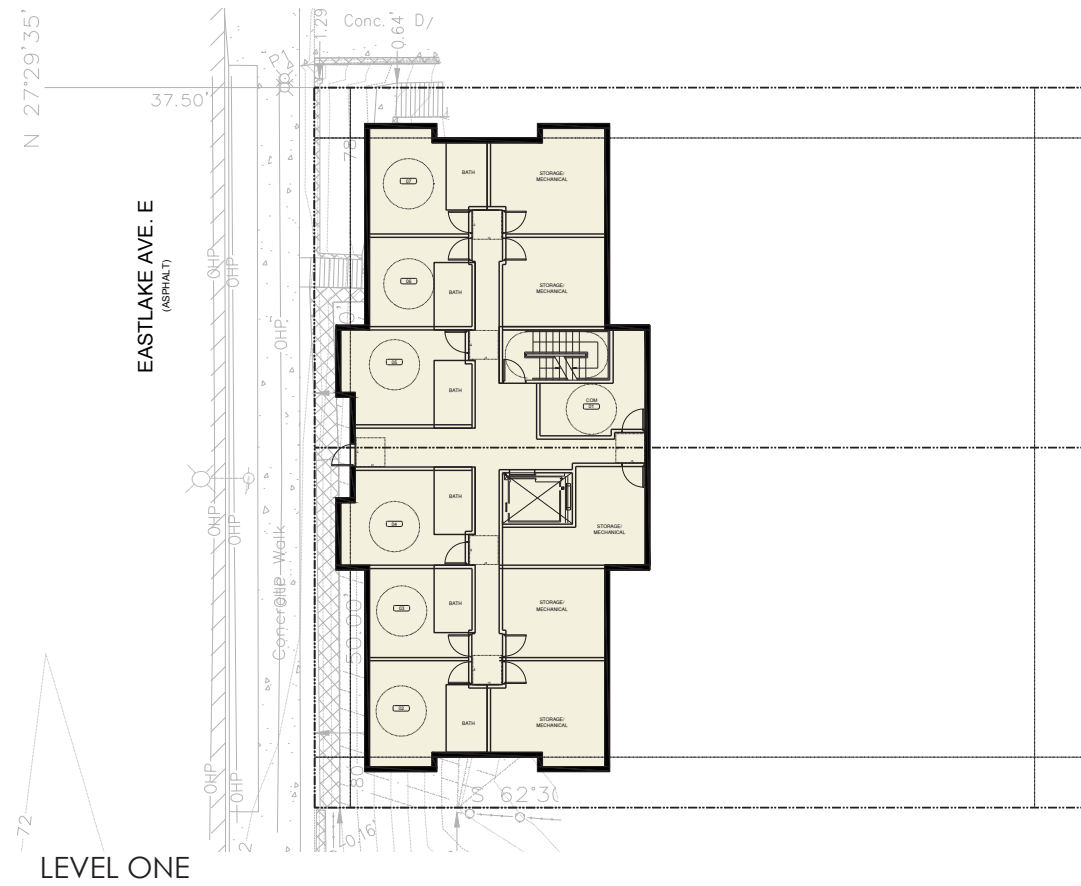
- The massing along the alley is higher relative to the multifamily buildings across the alley.



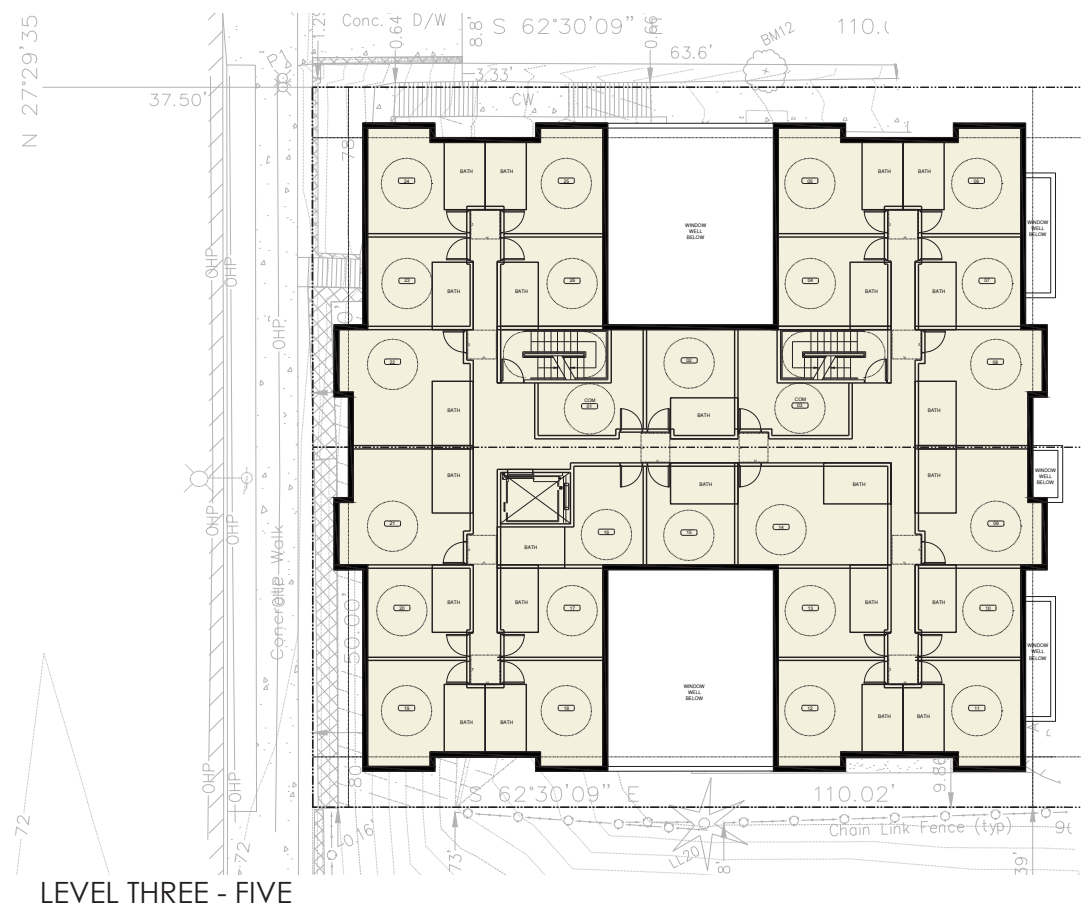
AERIAL



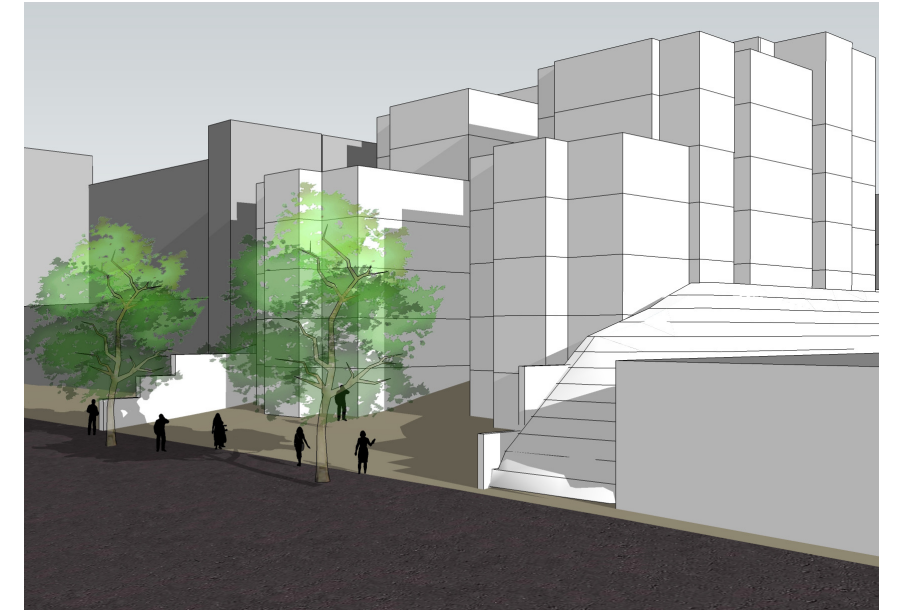
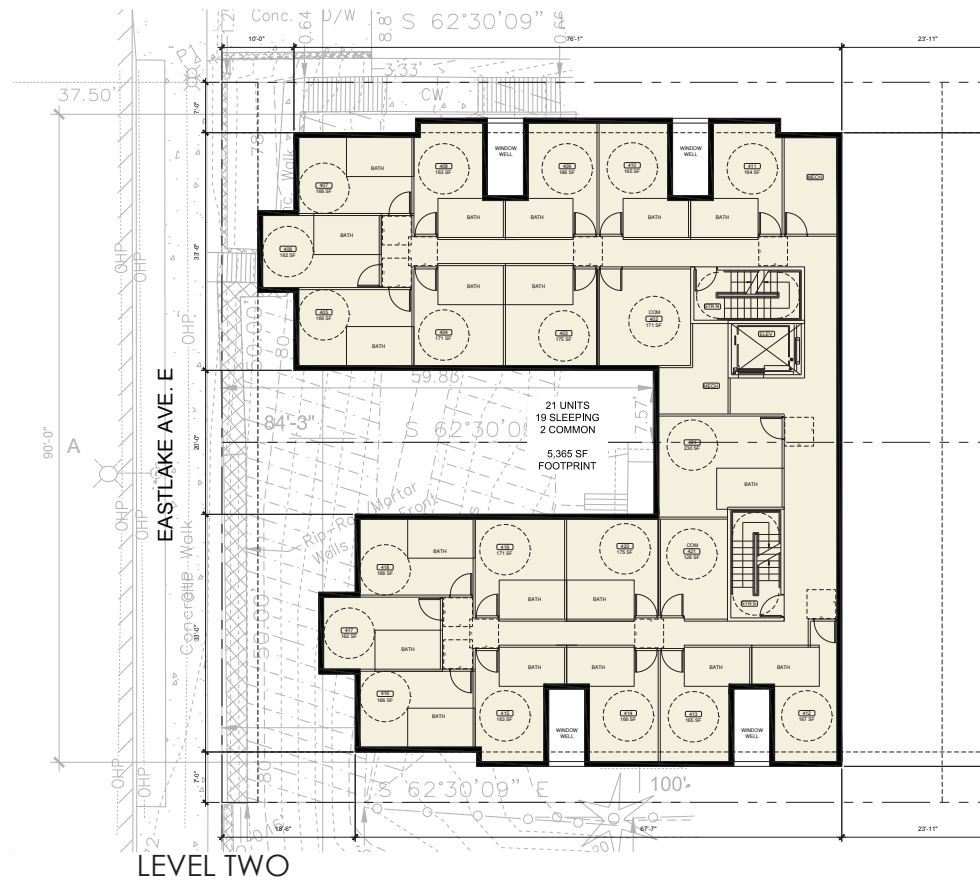
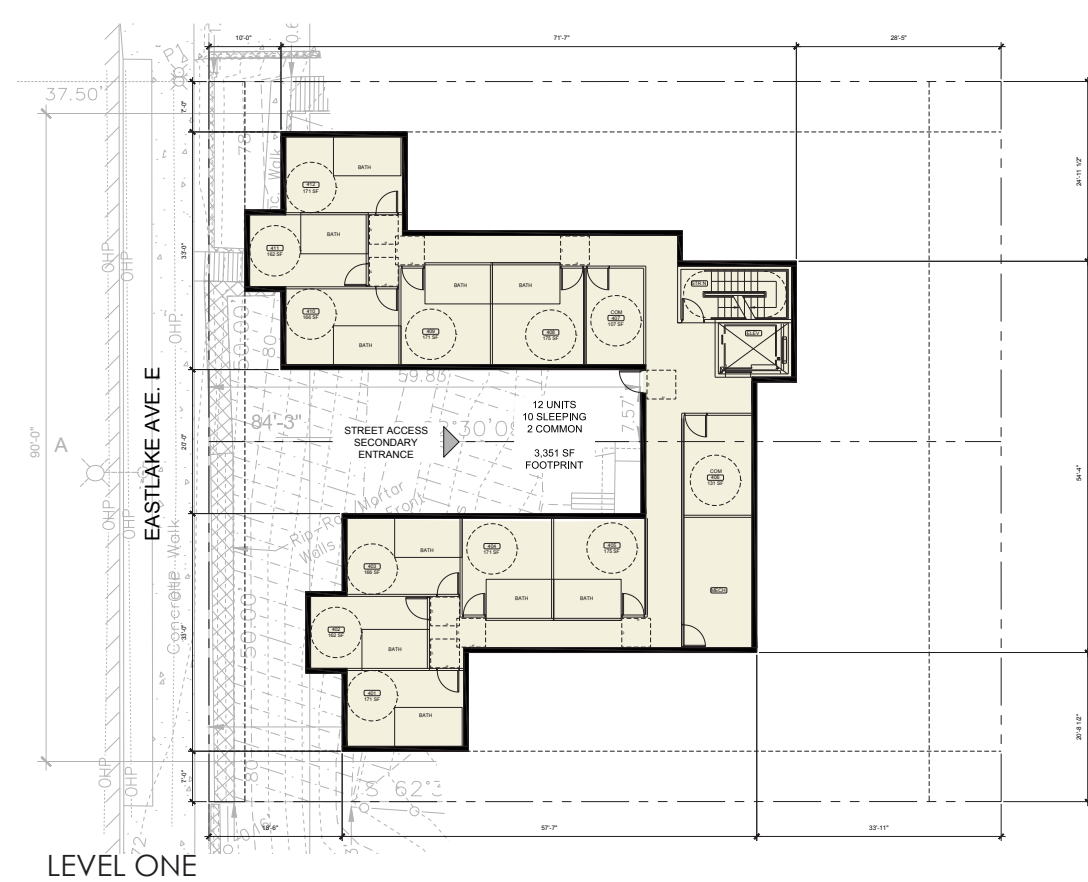
SITE SECTION | 115 UNITS, 30,000 GSF +/-



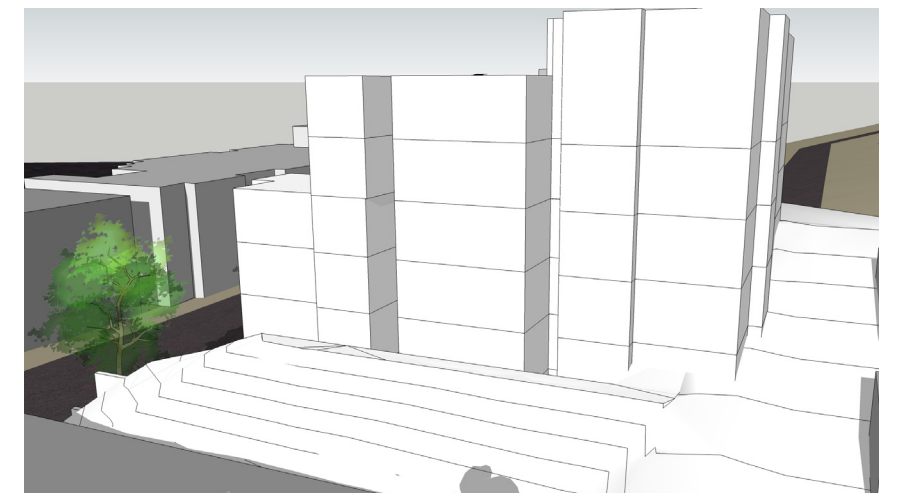
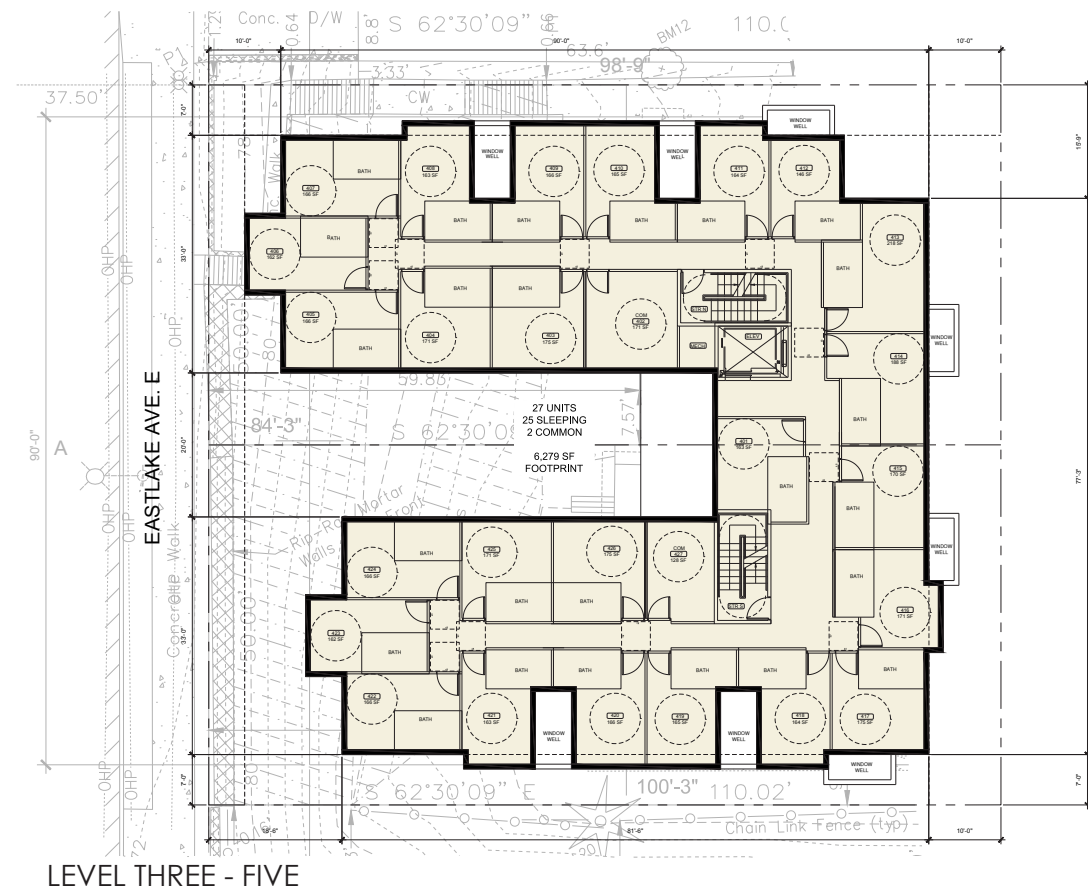
VIEW ONE | FROM STREET



VIEW TWO | FROM ALLEY



VIEW ONE | FROM STREET



VIEW TWO | FROM ALLEY