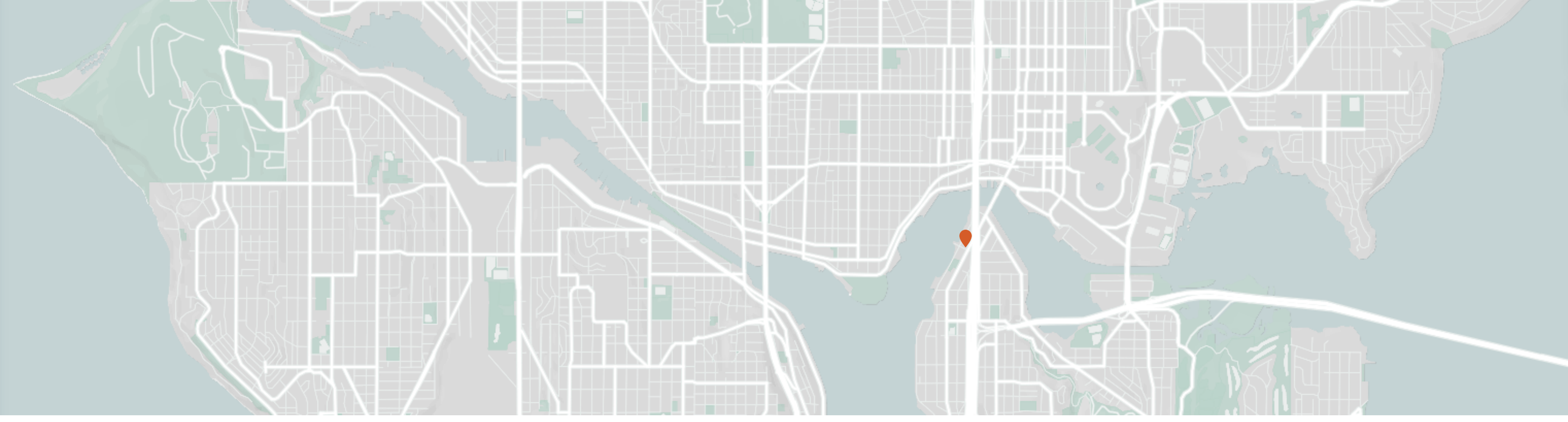


CLARK
BARNES

AUGUST 28, 2020

RECOMMENDATION PACKAGE

3101 EASTLAKE AVE E, SEATTLE, WA 98102

PROJECT #:3034445-LU

TABLE OF CONTENTS

CLARK
BARNES



APPLICANT TEAM

OWNER: Pryde Development Co.
3417 NE 68th Street
Seattle, WA 98117

ARCHITECT: CLARK | BARNES
1401 West Garfield St.
Seattle, WA 98119

PROJECT DESCRIPTION

The proposed mixed use development includes ground floor retail off Eastlake Avenue East, 104 residential units with a mix of SEDU's and residential dwelling units. There is one level of parking with 36 parking stalls, accessed from the existing alley.

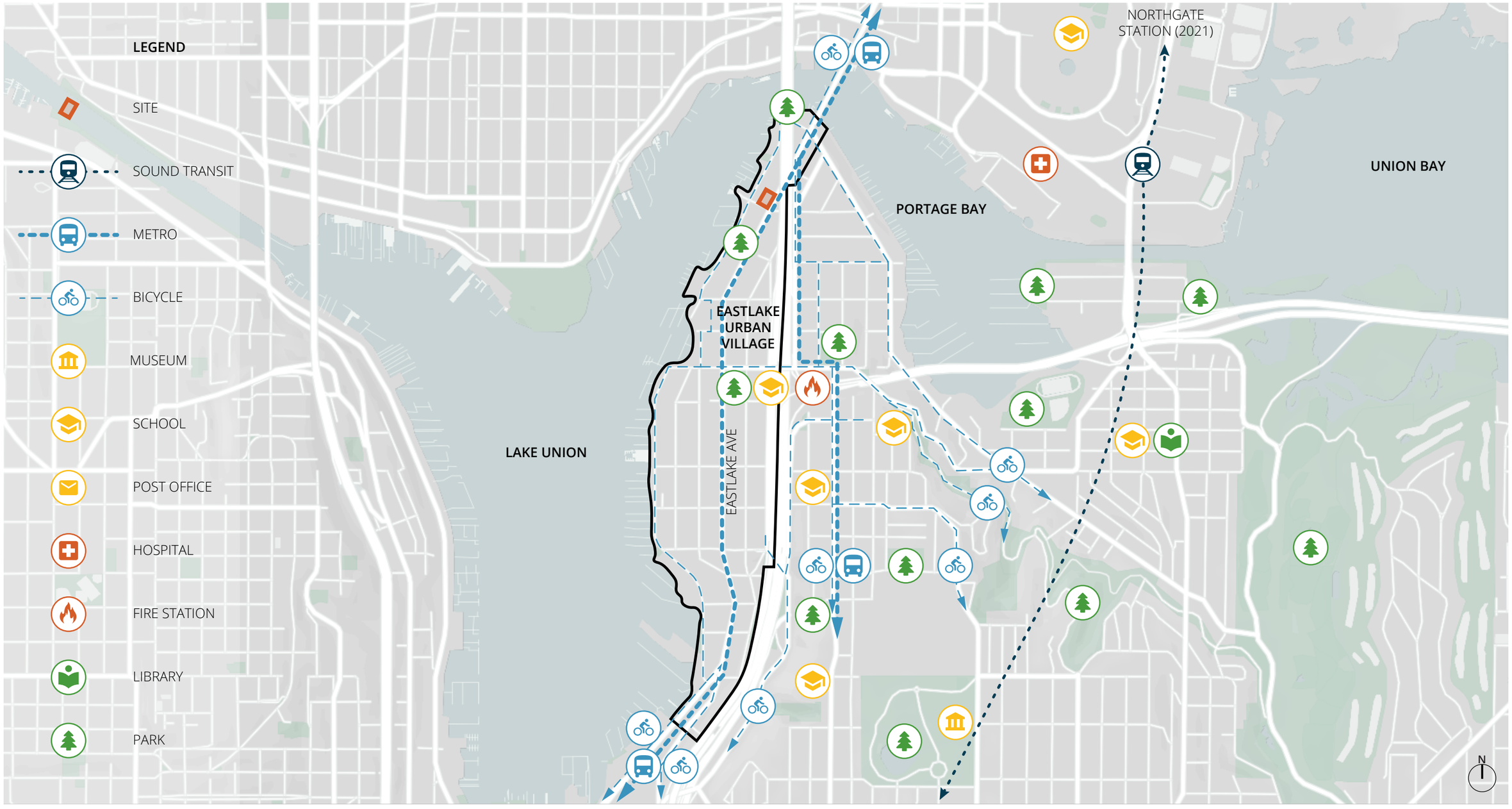
The site, located at the corner of Eastlake Avenue East and East Allison Street, slopes dramatically from Eastlake down to the alley, with Lake Union located to the west. The grades along Eastlake are gradual and allow for multiple retail entrances, as well as the primary residential entrance.

TABLE OF CONTENTS

VICINITY MAP 3
AXONOMETRIC 4
ZONING MAP 5
URBAN DESIGN ANALYSIS: SITE SECTIONS [5.5] 6
URBAN DESIGN ANALYSIS: STREETSCAPE [5.7] 7
ZONING DATA 8
ZONING DATA - SETBACKS 9
SITE PLAN 10
EDG RESPONSE - MASSING 11
EDG RESPONSE - MASSING 12
EDG RESPONSE - NORTH FACADE 13
EDG RESPONSE - NORTH FACADE 14
EDG RESPONSE - INTERIOR USES 15
EDG RESPONSE - STREET FRONTAGE 16
EDG RESPONSE - STREET FRONTAGE 17
EDG RESPONSE - STREET FRONTAGE 18
EDG RESPONSE - STREET FRONTAGE 19
EDG RESPONSE - STREET FRONTAGE 20
EDG RESPONSE - FACADE DEPTH 21
EDG RESPONSE - LAKE UNION BEACON 22
EDG RESPONSE - INTERIOR USES 23
EDG RESPONSE - SERVICE USES 24
EDG RESPONSE - SUSTAINABILITY 25
FLOOR PLAN - LEVEL 1 26
FLOOR PLAN - LEVEL 2 27
FLOOR PLAN - LEVEL 3 28
FLOOR PLAN - LEVEL 4/5 29
FLOOR PLAN - LEVEL 6 30
FLOOR PLAN - LEVEL 7 31
LANDSCAPE PLAN 32
LANDSCAPE PLAN 33
LANDSCAPE 34
LANDSCAPE 35
LANDSCAPE 36
LANDSCAPE 37
PLANT SCHEDULE 38
EAST ELEVATION 39
NORTH ELEVATION 40
SOUTH ELEVATION 41
WEST ELEVATION 42
MATERIAL AND COLOR PALETTE [12.0] 43
RENDERINGS 44
RENDERINGS 45
RENDERINGS 46
RENDERINGS 47
RENDERIGNS 48
EXTERIOR LIGHTING PLAN 49
SIGNAGE CONCEPT PLAN 50
BUILDING SECTIONS 51
BUILDING SECTIONS 52
BUILDING SECTIONS 53
DEPARTURE - NON-RESIDENTIAL USE DEPTH 54
DEPARTURE - COMMERCIAL FACADE WIDTH 55
DEPARTURE - OVERHEAD WEATHER PROTECTION 56

VICINITY MAP

CLARK
BARNES



AXONOMETRIC

CLARK
BARNES



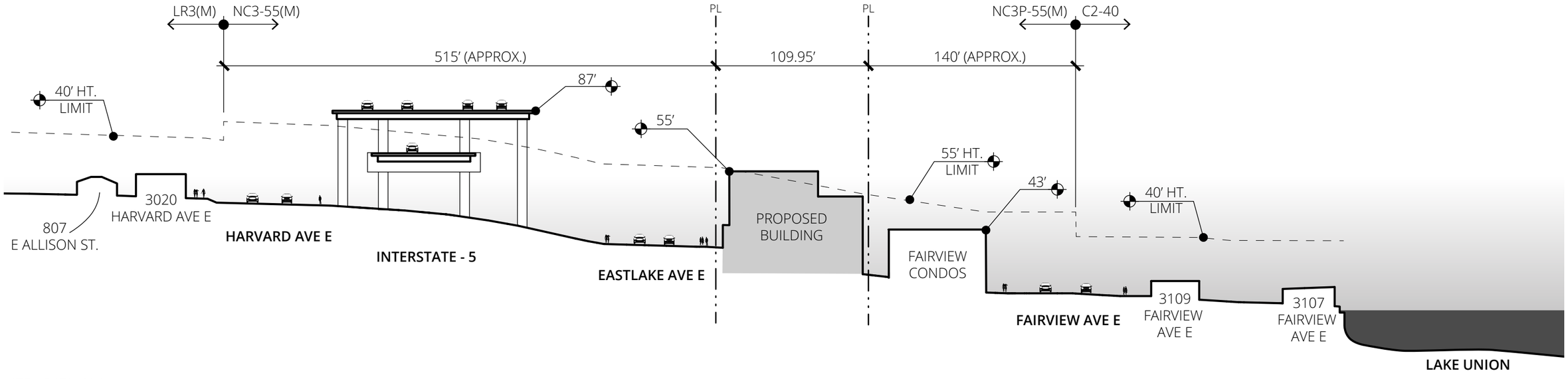
ZONING MAP

CLARK
BARNES

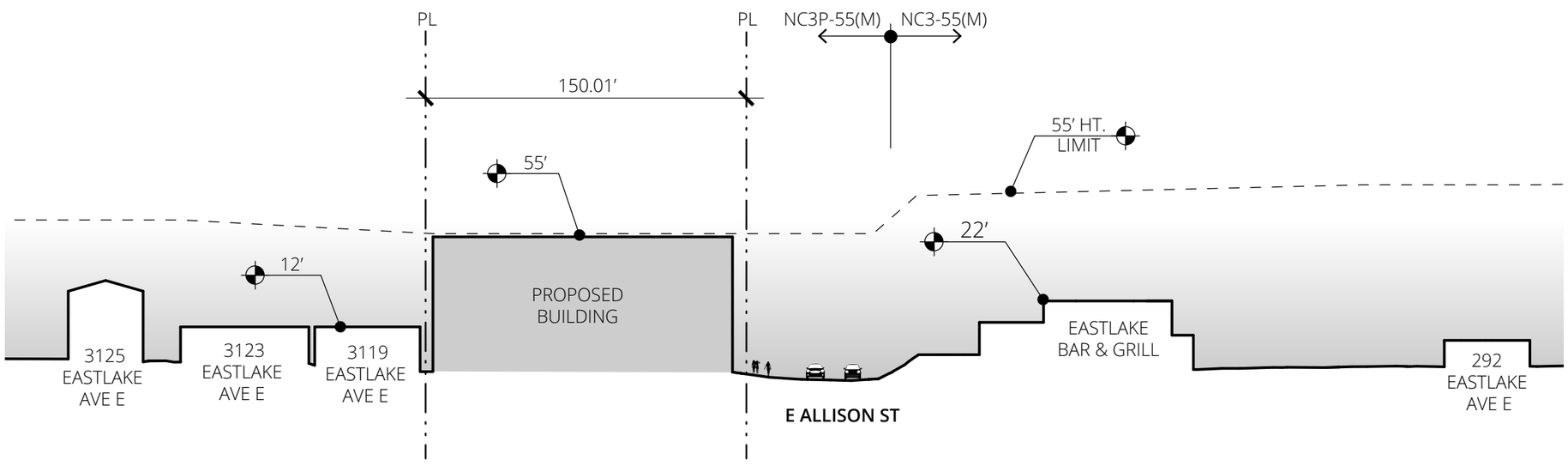


URBAN DESIGN ANALYSIS: SITE SECTIONS [5.5]

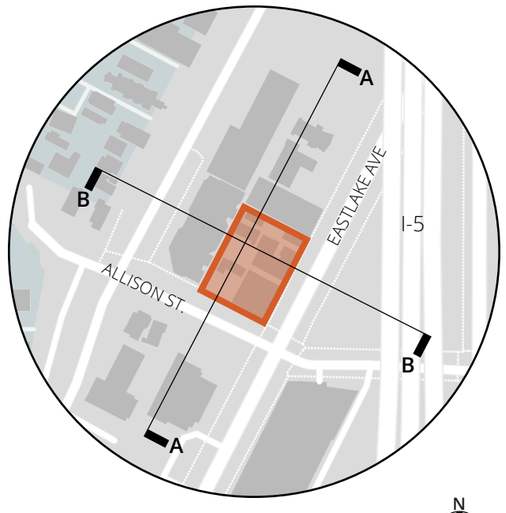
CLARK
BARNES



SITE SECTION A



SITE SECTION B



URBAN DESIGN ANALYSIS: STREETSCAPE [5.7]

CLARK
BARNES



















ZONING DATA

CLARK BARNES

ADDRESS 3101 & 3107 Eastlake Avenue E

ZONE NC3P-55(M)
Residential Urban Village

PERMITTED USES Residential, Commercial, Parking

STRUCTURE HEIGHT (23.47A.012)

Base height limit = 55 feet

Proposal complies with 55' height limit.

FLOOR AREA RATIO (23.47A.013)

FAR 3.75 = 61,853 SF

Proposal complies with FAR.

BLANK FACADES (23.47A.008.A)

Blank segments of the street-facing facade between 2' and 8' above the sidewalk may not exceed 20' in width. The total of all blank facade segments may not exceed 40% of the width of the facade.

Proposal complies with blank facade requirements.

TRANSPARENCY (23.47A.008.B)

60% of the street-facing facade between 2' and 8' above the sidewalk shall be transparent

Proposal complies with transparency requirements.

PEDESTRIAN ZONES (23.47A.008.C)

80% of the width of a structure's street-level street-facing facade facing a pedestrian street shall be occupied by commercial uses

See departure sheet for proposed street-level street-facing facade commercial use.

NON-RESIDENTIAL STREET-LEVEL DEPTH PROVISIONS (SMC 23.47A.008.B.3)

Non-residential uses shall extend an average depth of 30' minimum from the street-level, street-facing façade.

See departure sheet for non-residential use depth at the street-level street facing facade.

OVERHEAD WEATHER PROTECTION (23.47A.008.C.4)

Overhead weather protection of 6' over the sidewalk or over a walking area within 10' immediately adjacent to the sidewalk. The lower edge of the overhead weather projection shall be a min. of 8' and a maximum of 12' above the sidewalk.

See departure sheet for proposed overhead weather protection, as supported by the board at EDG.

LANDSCAPING STANDARDS (23.47A.016)

Required green factor score = 0.3 min.
*Existing street trees shall be retained

Proposal complies with green factor requirement

AMENITY AREA (23.47A.024)

Required amenity area = 5% total gross SF
Required amenity area = 5% of 61,978 GSF = 3,099 SF
*Gross floor area excludes areas for mechanical equipment and accessory parking
*Bioretention facilities qualify as amenity areas

Proposal complies with amenity area requirements.

PARKING ACCESS (23.47A.032)

Access to parking shall be from alley in NC zones.

Proposal complies with parking access requirements.

ALLEY IMPROVEMENT (23.53.030)

20' right-of-way width
2'-6" property dedication required along alley

Proposal complies with alley improvement requirements.

PARKING QUANTITY EXCEPTIONS (23.54.015)

All residential uses in commercial 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 1,320' of a street with frequent transit service area: No minimum requirement

Parking is not required for this development, but parking is being provided off of the alley.

SOLID WASTE AND RECYCLABLE STORAGE (23.54.040)

575 SF + 4 SF for each additional unit above 100

Proposal complies with waste and recyclable storage requirement.

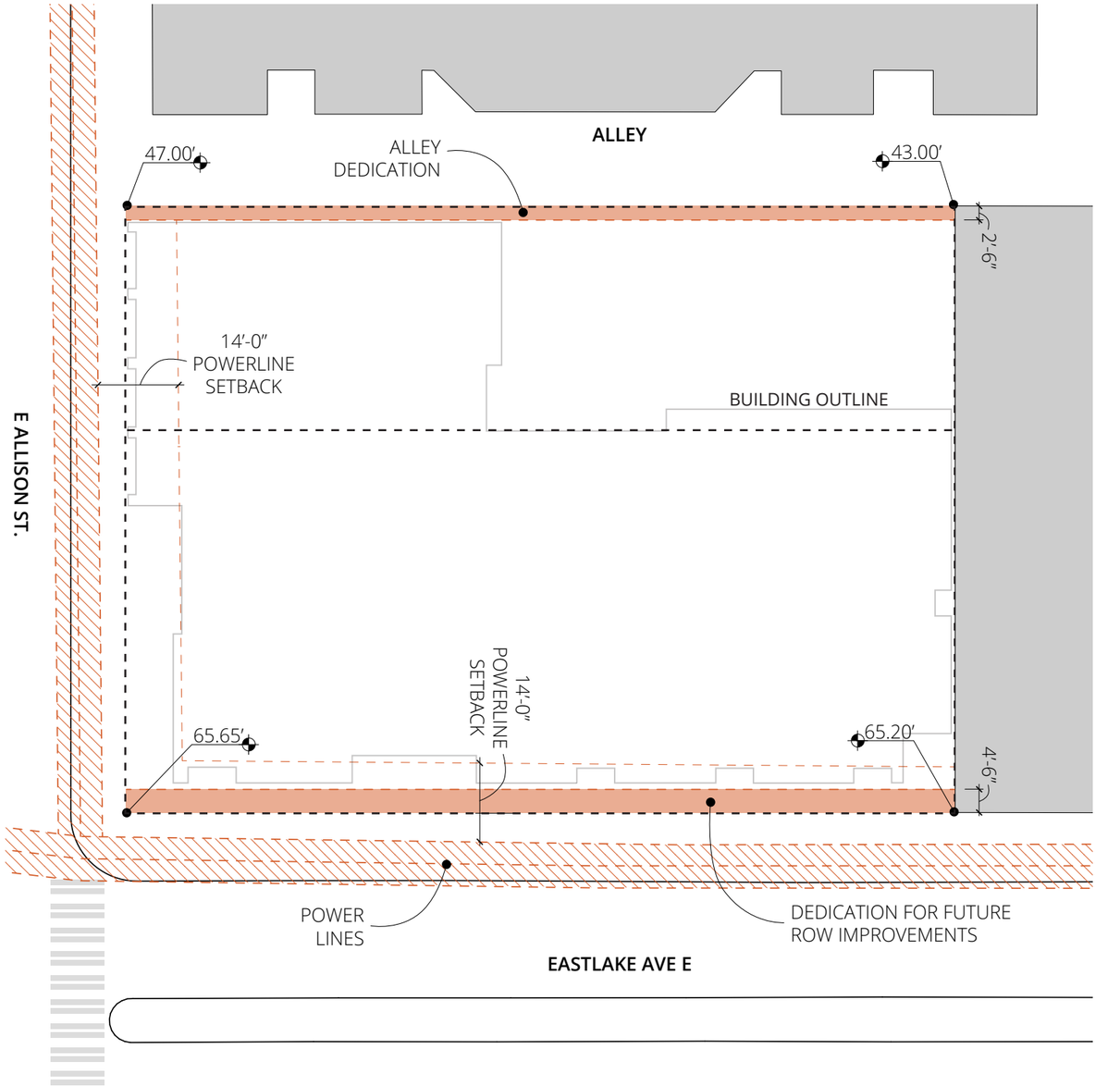
SCL POWERLINE SETBACK

14' Setback from nearest abutting powerline.

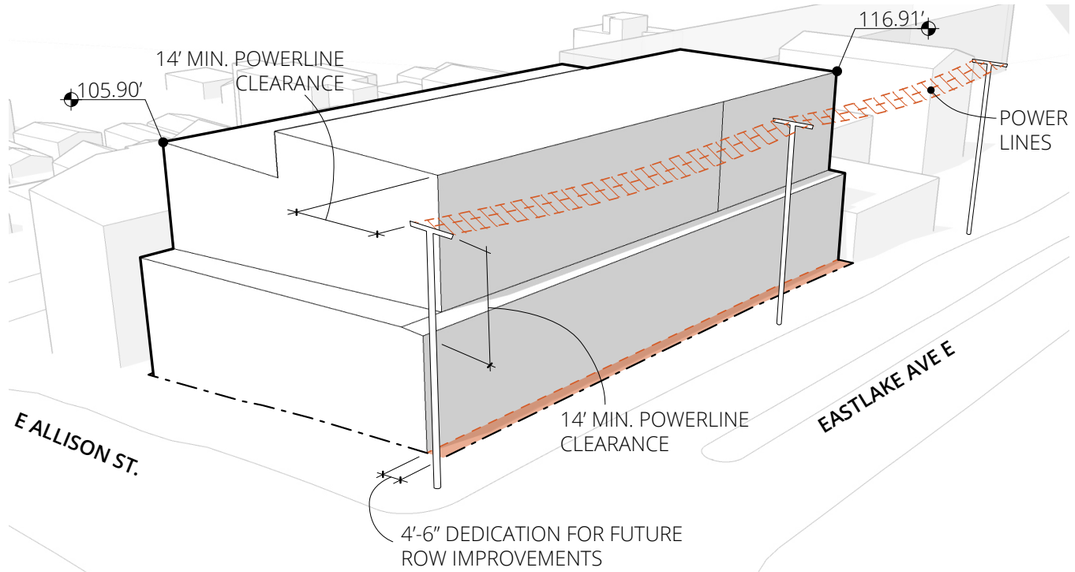
Proposal complies with powerline setback requirements.

ZONING DATA - SETBACKS

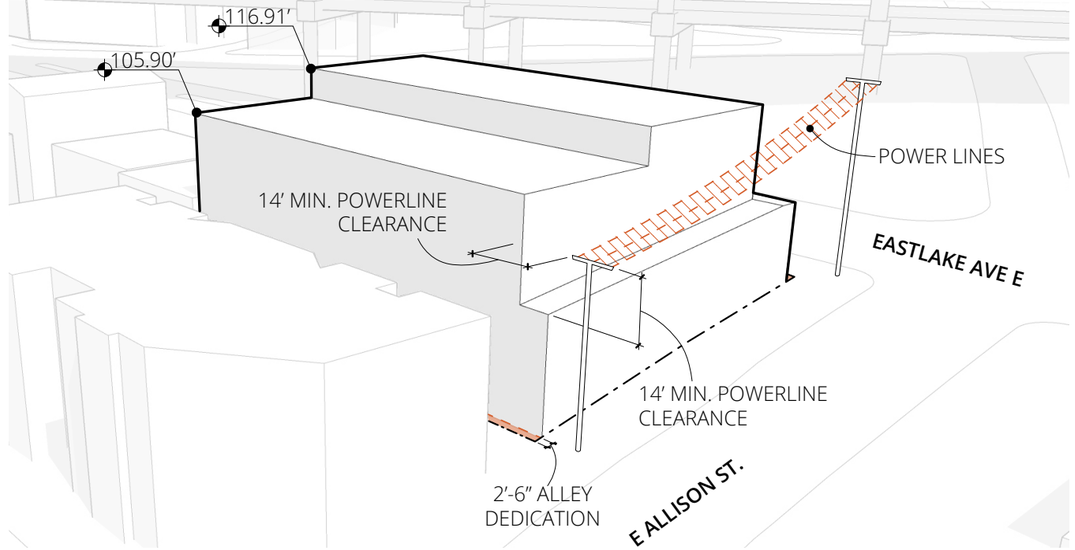
CLARK
BARNES



SETBACK DIAGRAM



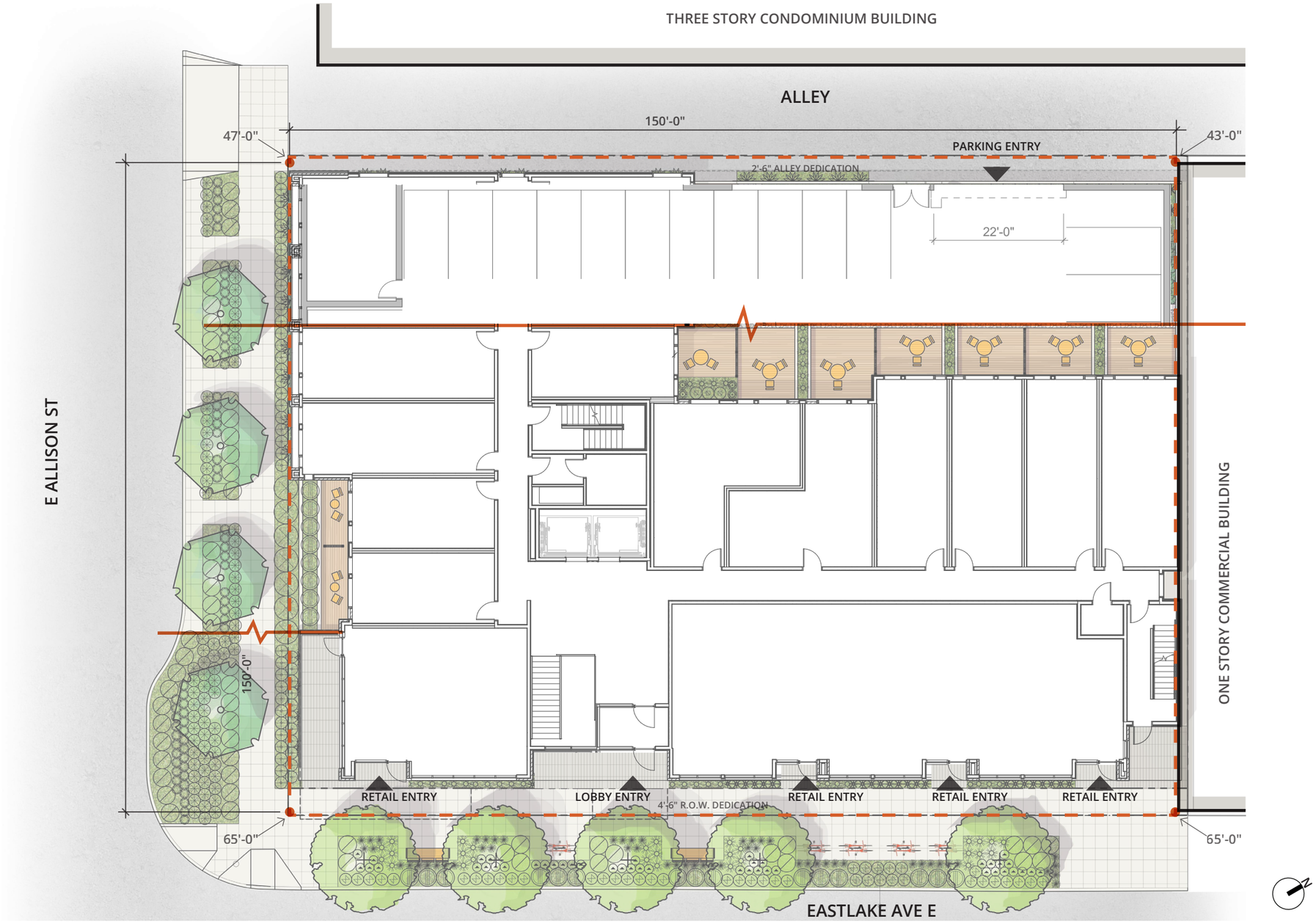
ZONING ENVELOPE



ZONING ENVELOPE

SITE PLAN

CLARK
BARNES



EDG RESPONSE - MASSING

CLARK
BARNES

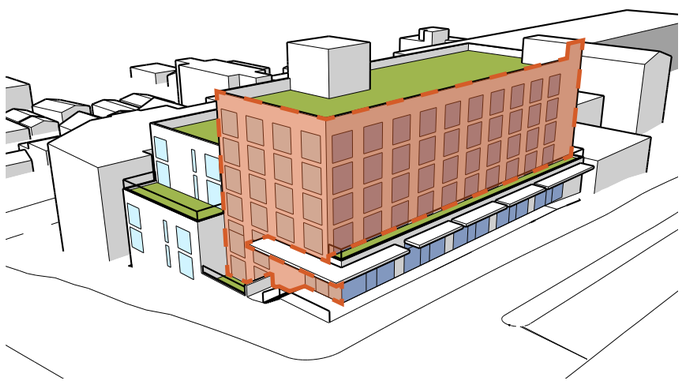
URBAN PATTERN & FORM (CS2.B)

The Board supported further development of Option C, the applicant's preferred scheme; however, the Board identified several elements from Options A and B that should be integrated into the proposal. These elements are discussed in further detail throughout this report.

URBAN PATTERN & FORM (CS2.B)

The Board supported the "terraced" massing moves of Option C, which respond to the site's steep topography and provide increased access to light, air, and scenic views for more units. The board agreed that bringing the building to the sidewalk on the E. Allison Street façade, as shown on Option C, resulted in a better streetscape condition than having the amenity area at this location, as depicted on Option A.

The project has been developed with the terraced massing from Option C and the mid-block residential entry and the corner commercial space from Option B.



MASSING 'C' FROM EDG (09/11/2019)



PROPOSED DRB

EDG RESPONSE - MASSING

CLARK BARNES

ARCHITECTURAL CONCEPT (DC2.A, DC2.B, DC2.C)

The Board was concerned with the width of the Eastlake Avenue E façade will result in a monolithic structure. The Board pointed to the recess shown on the Eastlake Avenue E façade for Options A and B and directed the applicant to integrate a similar element into the proposal to help mitigate the width of this façade.

The stepped massing concept has been incorporated along Eastlake Ave E to break down the massing. The recessed portion signifies the residential entry.

URBAN PATTERN & FORM (CS2.C.1, PL3.A, DC1.A.1)

The Board preferred the location of the residential lobby in Option B and stressed the importance of locating commercial uses at the corners.

The mid-block residential entry, proposed in Option B has been incorporated into the proposed plans. Commercial uses are located at the corner.



MASSING 'C' FROM EDG (09/11/2019)



PROPOSED DRB

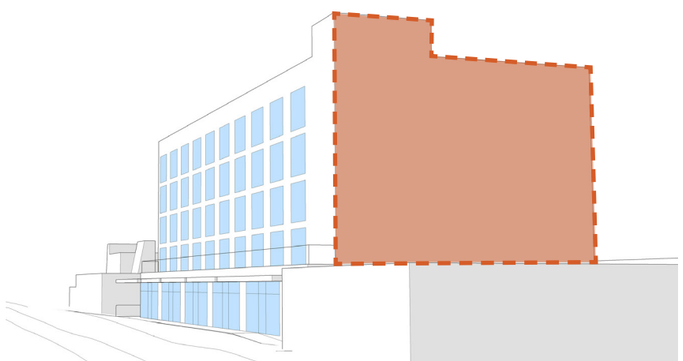
EDG RESPONSE - NORTH FACADE

CLARK BARNES

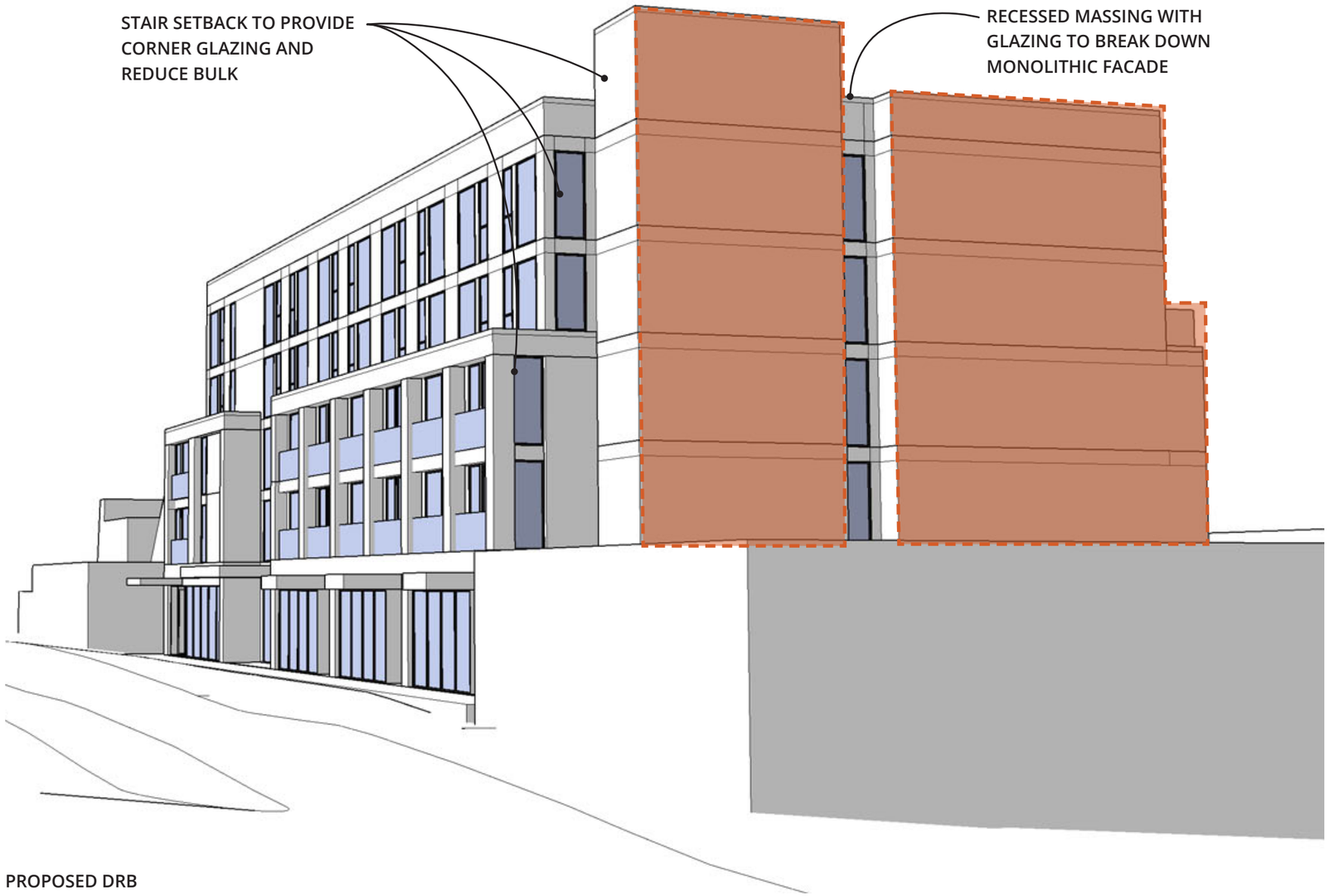
URBAN PATTERN & FORM (DC2.B)

The Board stated that the location of the stair core on Eastlake Avenue E adds extra height and bulk to the façade and should either be relocated or expressed as an intentional design feature.

The stair core along Eastlake Avenue has been recessed to provide articulation in the massing along Eastlake Avenue East and creates window opportunities at the returned exterior wall.



MASSING 'C' FROM EDG (09/11/2019)



PROPOSED DRB

EDG RESPONSE - NORTH FACADE

CLARK
BARNES

ARCHITECTURAL CONCEPT (DC2.B)

The Board was concerned about the highly visible blank wall condition proposed at the northern façade. Introduce some mitigating element to add visual interest and reduce the perceived bulk of this façade.

The blank wall at the northern façade has been articulated with a recessed wall segment including a window to bring natural light into the building corridors. The egress stair core has been recessed to provide an additional window for the Northern residential unit facing Eastlake Ave.

The stair tower is articulated with vertical corrugated metal panel with flat panel horizontal banding.



EDG RESPONSE - INTERIOR USES

CLARK
BARNES

INTERIOR USES (CS1.B)

The Board supported Option C in part because it provides better access to light and air than Option B, although Option A appeared to be the best in this regard. The Board directed the applicant to prioritize improvements to light and air as the design is refined, particularly for the alley-facing units at the basement level.

The narrow condition at the interior courtyard presented with Option 'C' at EDG has been eliminated to maximize natural light and air into all units at the courtyard.

In addition, the units along the alley have been removed and the parking has been expanded along the alley.



MASSING 'C' FROM EDG (09/11/2019)



EDG RESPONSE - STREET FRONTAGE

CLARK
BARNES

URBAN PATTERN & FORM (CS3.A, PL2.B.4, DC3.A)

The Board noted that semi-private outdoor amenity space in the form of balconies porches, and patios are common in the Eastlake neighborhood and ought to be integrated to some degree in the proposal. The board observed that second floor terrace along Eastlake Avenue East serves this purpose and suggested that an additional layer of outdoor space could be added at the third floor without encroaching into powerline setbacks.

The terraces along Eastlake Avenue have been pulled out to align with the ground level below. Recessed Juliette balconies have been added to the terraced street facing masses to maintain continuity with the greater Eastlake neighborhood.

ARCHITECTURAL CONCEPT (DC2.B, DC2.C)

The Board directed the applicant to add depth and texture to the façade and stated that the glazing does not need to be as rigid and regular as depicted in the massing model.

Juliette balconies were incorporated to create depth and maximize usability of the outdoor spaces. Glazing pattern at the brick has depth, while the metal panel and fiber cement facades are more planer to further articulate and differentiate the massing.



EDG RESPONSE - STREET FRONTAGE

CLARK BARNES

ARCHITECTURAL CONCEPT (PL3.A, DC2.E)

The Board stated that the retail entry and commercial spaces need to be differentiated so that their function is easily understood by passerby. Use materials, landscaping, signage, and other elements to clearly distinguish between the two uses.

In addition to recessing the residential entry, which is defined by the single canopy (see departures), the retail spaces are further defined with brick cladding and large expanses of storefront windows.

STREET LEVEL EXPERIENCE (PL3.C)

The Board stated that ground level activation is an important design consideration and directed the applicant to seek out opportunities for activity to spill out into the public realm. Operable storefronts and / or sidewalk café seating were suggested as potential solutions.

In addition to large expanses of easily customizable storefront windows, 18' wide side-walks along Eastlake Ave and the proposed patio along Allison create opportunities for a porous retail interaction with the right-of-way.



EDG RESPONSE - STREET FRONTAGE

CLARK
BARNES

ARCHITECTURAL CONCEPT (PL3.A, DC2.E)

The Board stated that the retail entry and commercial spaces need to be differentiated so that their function is easily understood by passerby. Use materials, landscaping, signage, and other elements to clearly distinguish between the two uses.

In addition to recessing the residential entry, which is defined by the single canopy (see departures), the retail spaces are further defined with brick cladding and large expanses of storefront windows.



EDG RESPONSE - STREET FRONTAGE

CLARK BARNES

STREET LEVEL EXPERIENCE (PL2.C, PL3.A)

The Board suggested setting back the residential lobby in lieu of overhead weather protection at this location. The Board indicated support for a departure, if needed to accomplish this.

The massing was revised to recess at the residential entry, to differentiate the residential entry from the commercial uses. Overhead weather protection has been proposed at the commercial space entries and the residential entry.

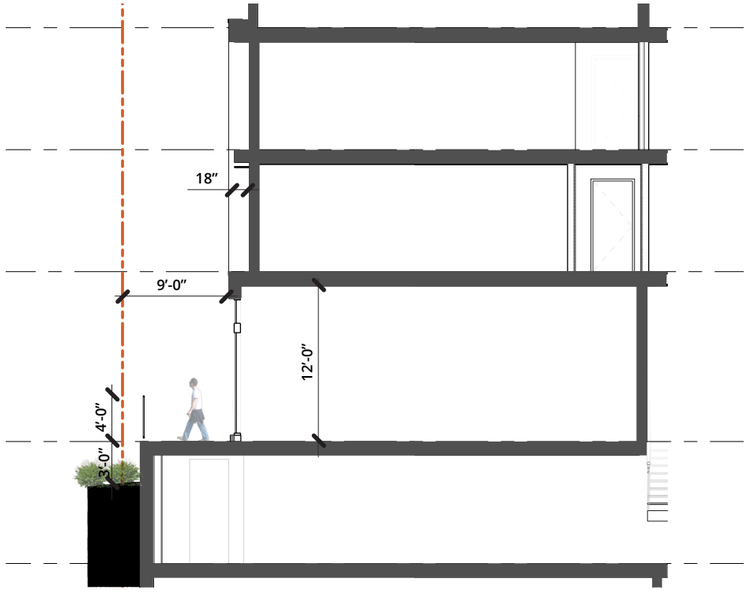
ARCHITECTURAL CONCEPT (CS1.B, PL3.C.2)

The Board was concerned about the interior amenity space that does not have any access to natural light. The Board suggested a double height or mezzanine type arrangement for the amenity and / or retail spaces to assist with access to natural light as well as bringing the "terrace" concept into the building, resulting in a more cohesive and holistic concept.

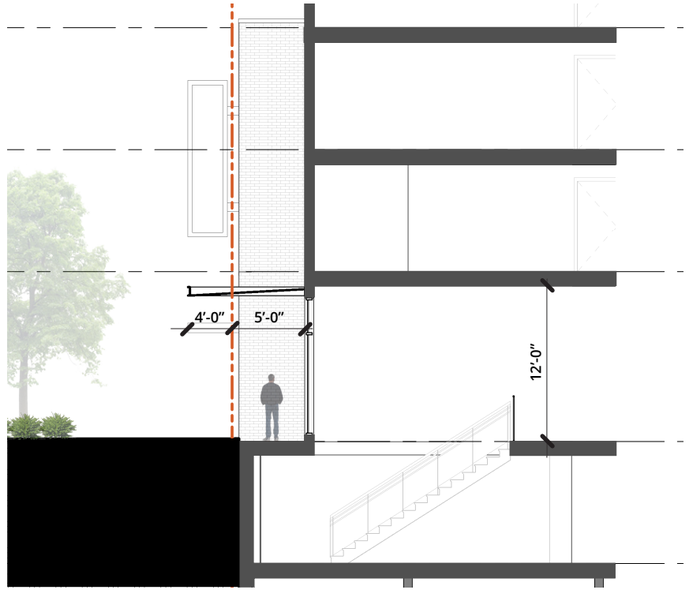
The project incorporated a double height opening from the residential lobby to help bring natural light into the level below.



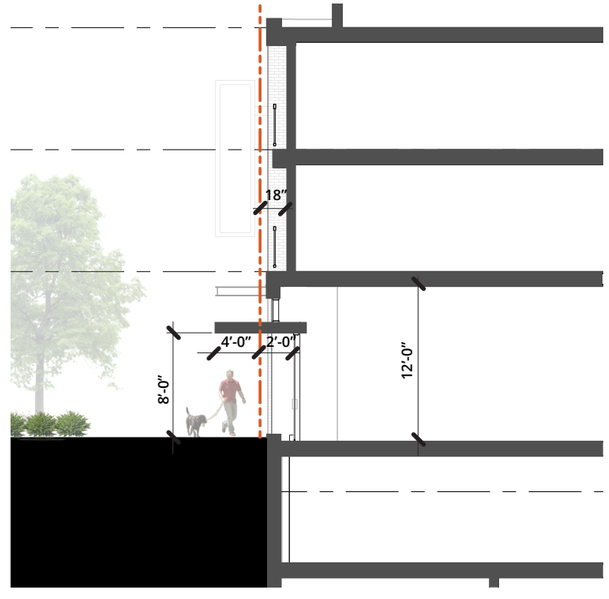




1 - SECTION - COMMERCIAL OUTDOOR AREA



2 - SECTION - RESIDENTIAL ENTRY



3 - SECTION - COMMERCIAL ENTRY

EDG RESPONSE - STREET FRONTAGE

CLARK
BARNES



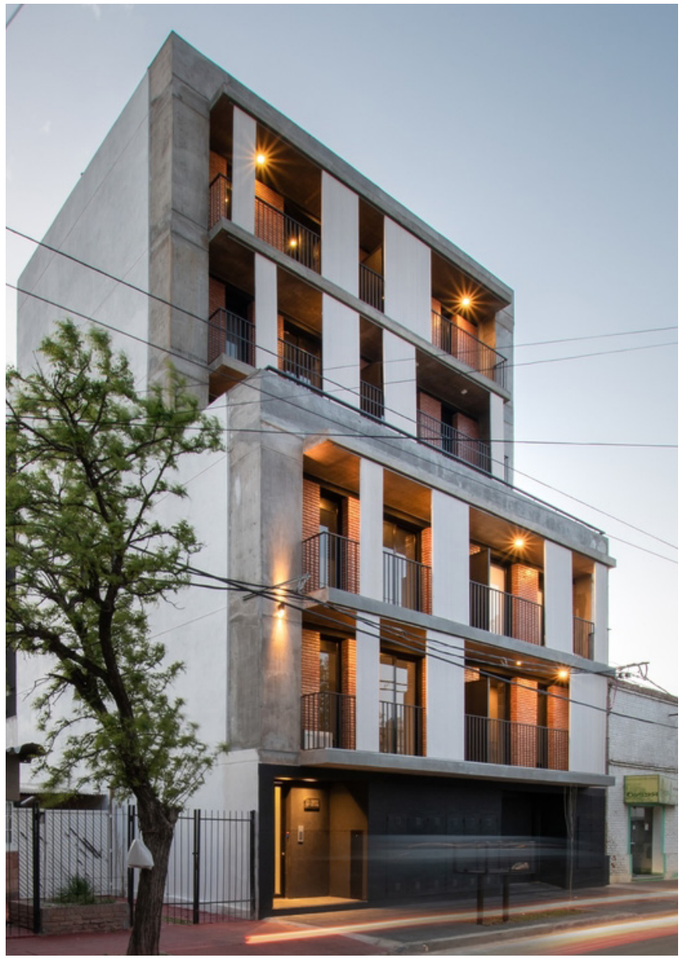
EDG RESPONSE - FACADE DEPTH

CLARK
BARNES

ARCHITECTURAL CONCEPT (DC2.B, DC2.C)

The Board directed the applicant to erode the mass of the building and pointed to the precedent image on page 18 of the EDG packet as a good example to follow.

The depth represented in precedent image on page 18 of the EDG package was used to develop the façade depth within the brick elements along Eastlake Avenue E and E Allison St.





EDG RESPONSE - LAKE UNION BEACON

CLARK BARNES

ARCHITECTURAL CONCEPT (CS2.A)

The Board appreciated the applicant's stated "Lake House" concept for the design, which references the proposal's location near Lake Union and gives a sense of place. The Board encouraged the applicant to continue with this concept and to clearly express it in the design.

Lake Houses are known for outdoor spaces that take advantage of water views, maximizing glazing toward the views, and natural/rustic elements. The light massing is articulated with a metallic champagne metal panel that will shimmer in the western sunlight., seen from Lake Union.

URBAN PATTERN & FORM (CS2.A)

The board noted the proposal's high visibility from outside of the immediate context due to topography and lake union. The board directed the applicant to consider and carefully design all sides of the façade, with specific consideration of how the building would look from public open spaces such as Gas Works Park.

ARCHITECTURAL CONCEPT (DC2.B, DC3.A)

The Board stated that the expression of the stair penthouses should be designed to be attractive and integrated into the open space concept at the roof level.

The terraced massing concept is continued to the western façade. Outdoor amenity spaces are located at the upper terraces with visual connection to Lake Union.

The southern stair penthouse has been designed at the upper floors with glazing to act as a beacon to Lake Union.



VIEW FROM LAKE UNION



VIEW FROM THE WEST SIDE OF LAKE UNION



VIEW FROM GASWORKS PARK

EDG RESPONSE - INTERIOR USES

CLARK
BARNES

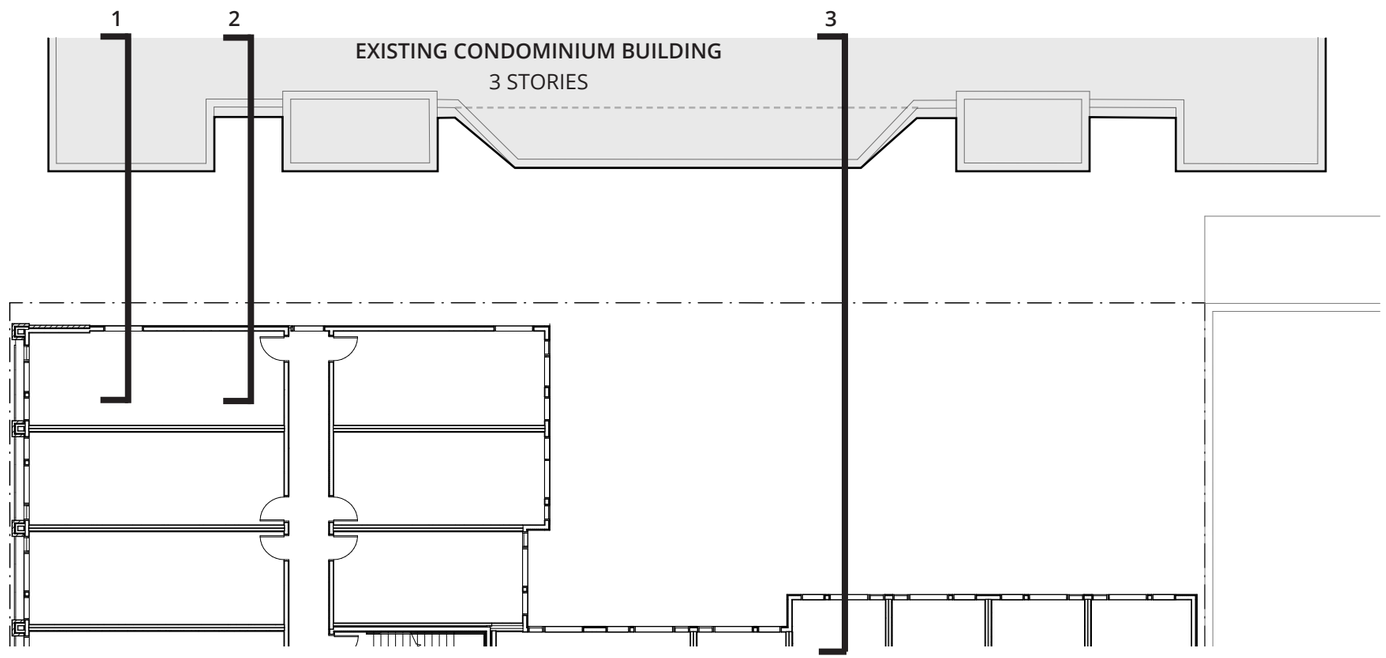
INTERIOR USES (CS2.D.5)

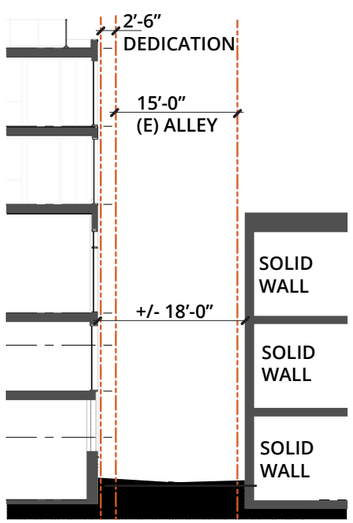
The Board requested that a privacy study be included at the Recommendation phase.

The units adjacent to the west property line have been re-oriented to have the primary window north or south. The condo building to the west does not have unit facing windows oriented east, as illustrated in the photograph below, therefore privacy issues have been mitigated.

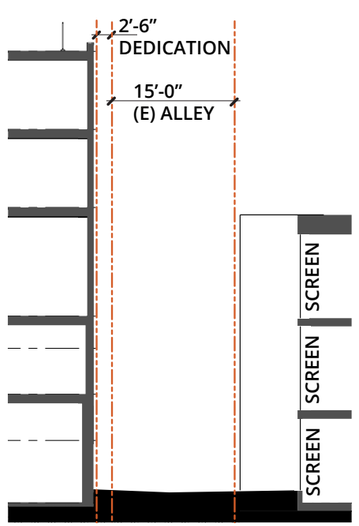


PHOTOGRAPH OF THE CONDO BUILDING

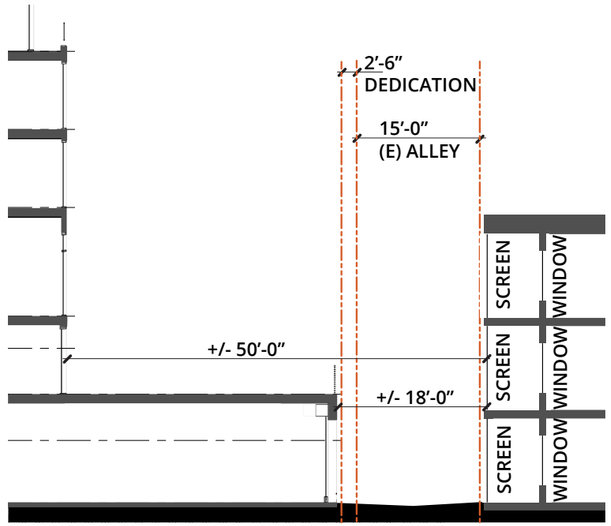




1 - SECTION THROTUGH ALLEY



2 - SECTION THROTUGH ALLEY



3 - SECTION THROTUGH ALLEY

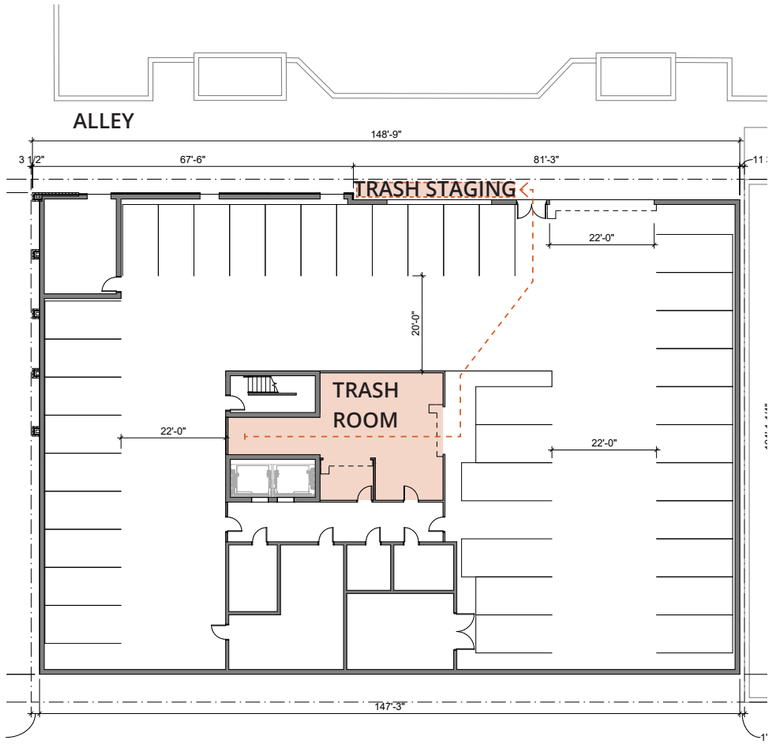
EDG RESPONSE - SERVICE USES

CLARK
BARNES

SERVICE USES (DC1.C)

The Board supported the proposed location of waste storage and parking area, which are largely screened from public view while remaining easily accessible.

Waste storage and parking area are accessed off of the alley, screened from the public.



LEVEL 1 PLAN (ALLEY FRONTAGE)



VIEW ALONG ALLISON @ THE ALLEY ENTRANCE

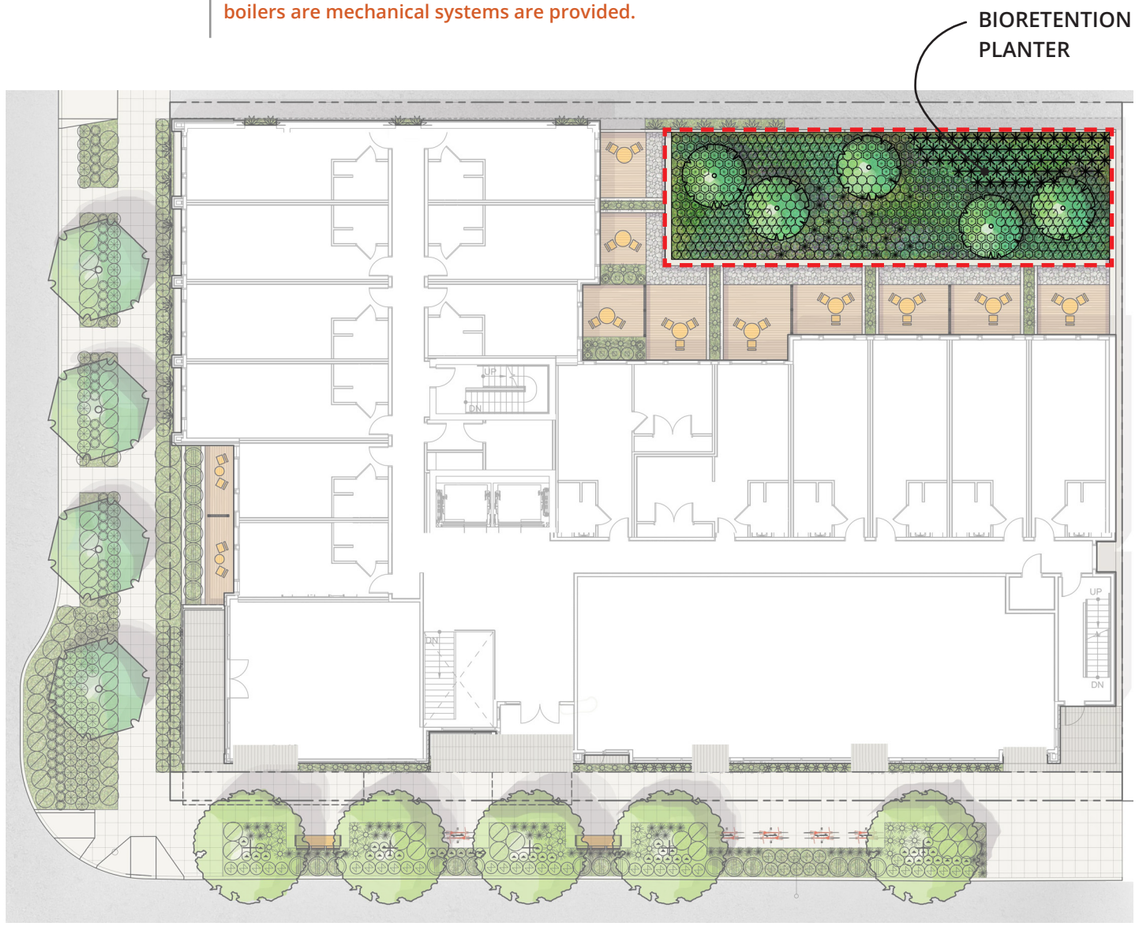
EDG RESPONSE - SUSTAINABILITY

CLARK
BARNES

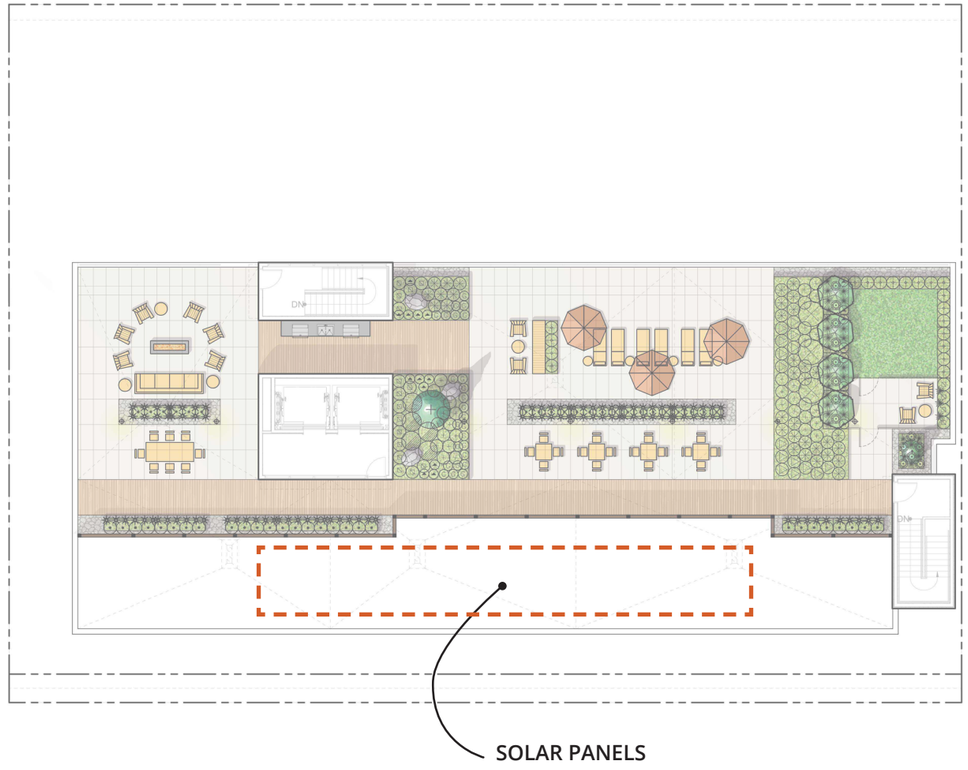
SUSTAINABILITY (CS1.DC4.E)

The Board encouraged the inclusion of sustainable features in the project. Consider how any such sustainable features can be expressed as part of the architectural concept and be prepared to discuss at the recommendation meeting.

Bioretention planter is provided at L2 for stormwater management. Solar panels are provided at the roof. In addition, high efficiency boilers are mechanical systems are provided.



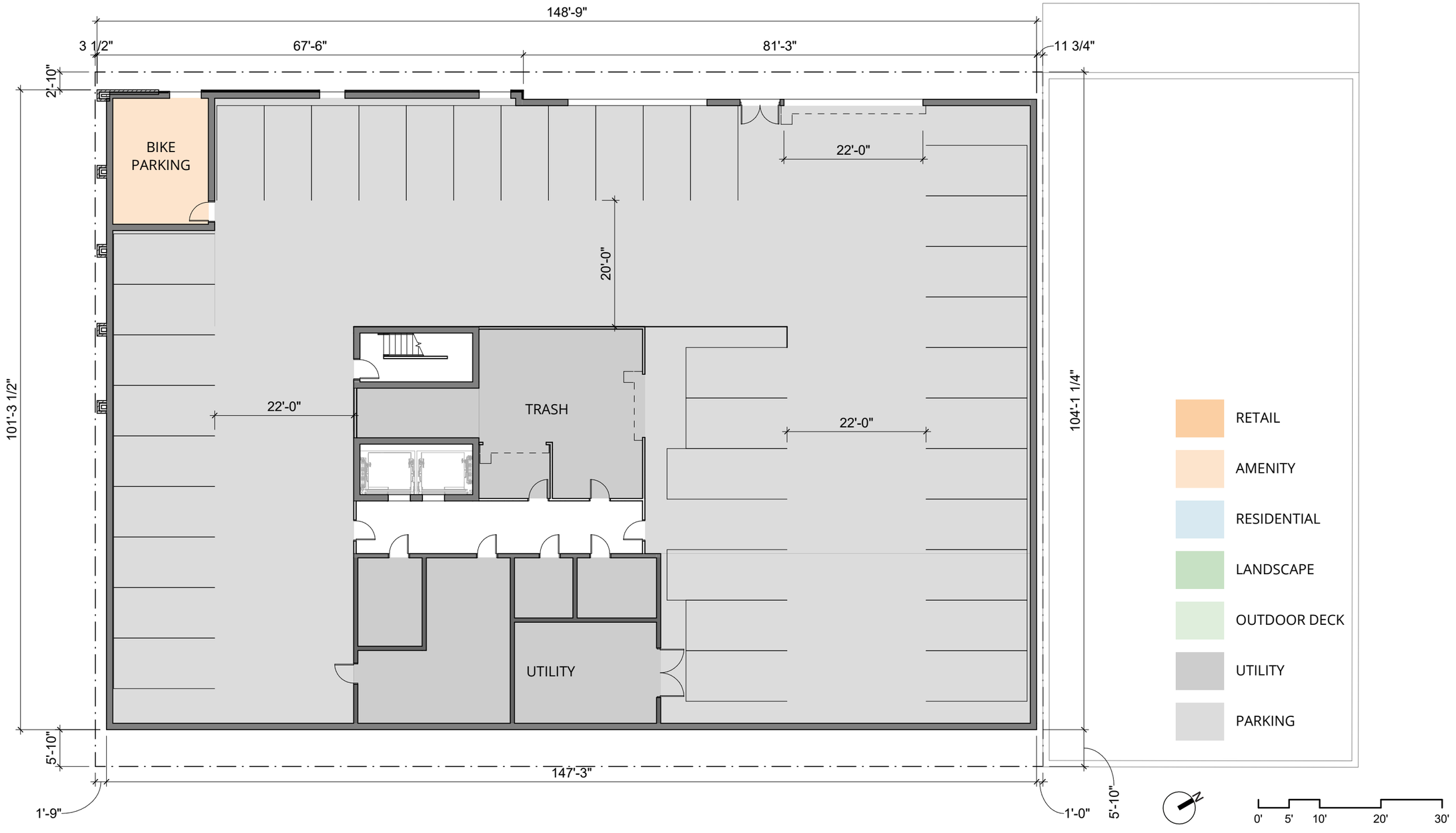
LANDSCAPE GROUND FLOOR PLAN



LANDSCAPE ROOF PLAN

FLOOR PLAN - LEVEL 1

CLARK
BARNES



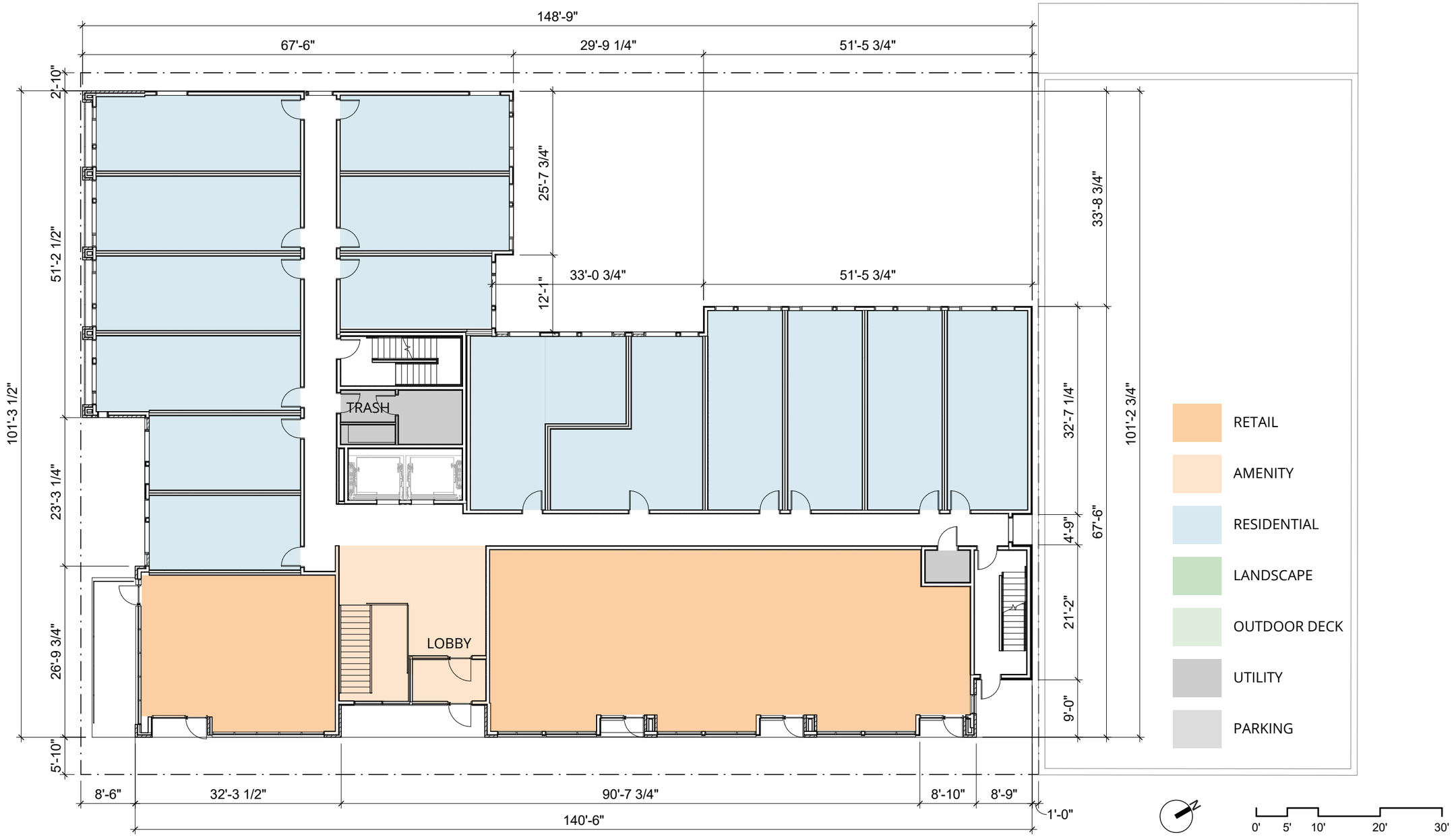
FLOOR PLAN - LEVEL 2

CLARK
BARNES



FLOOR PLAN - LEVEL 3

CLARK
BARNES



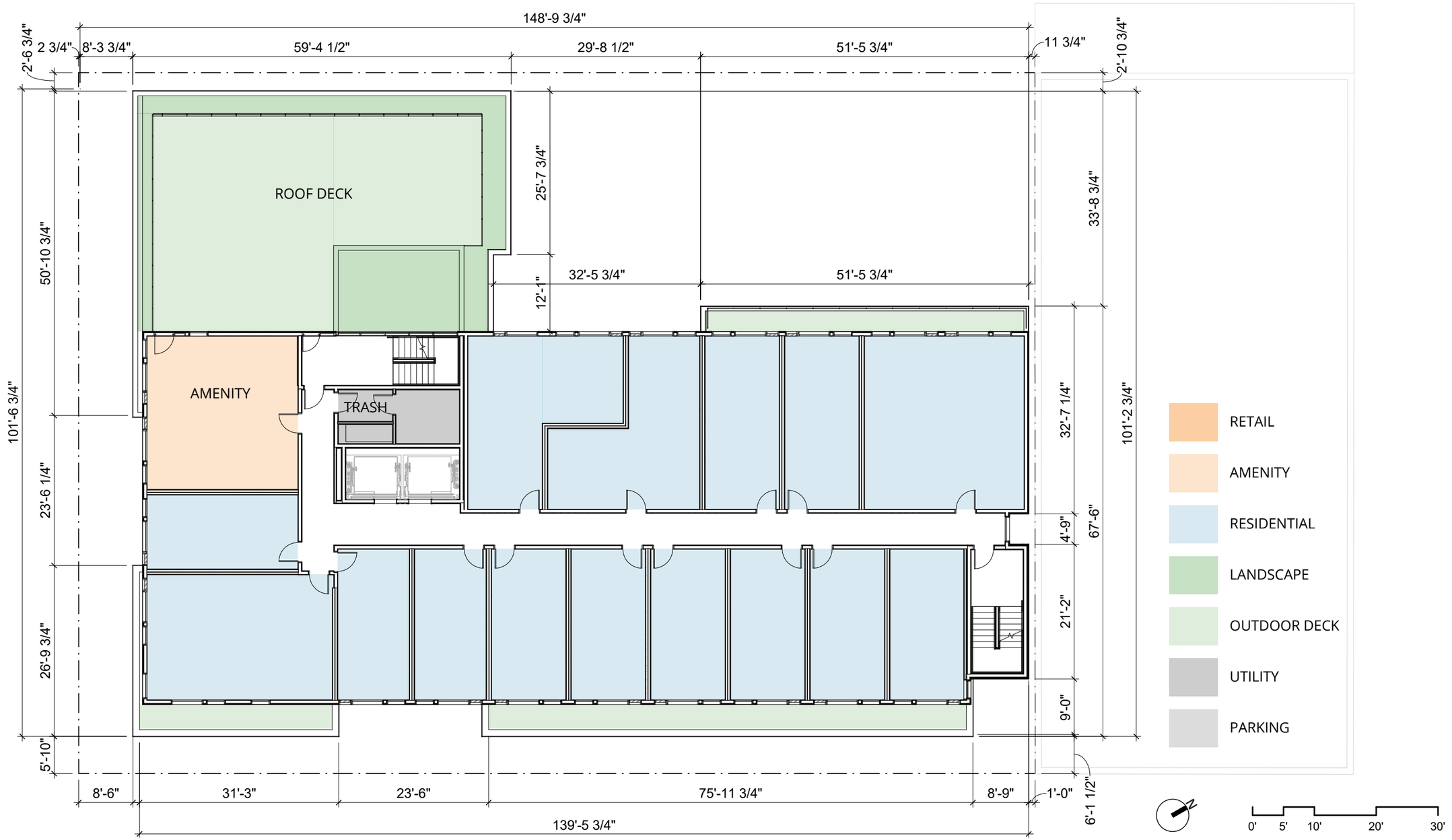
FLOOR PLAN - LEVEL 4/5

CLARK
BARNES



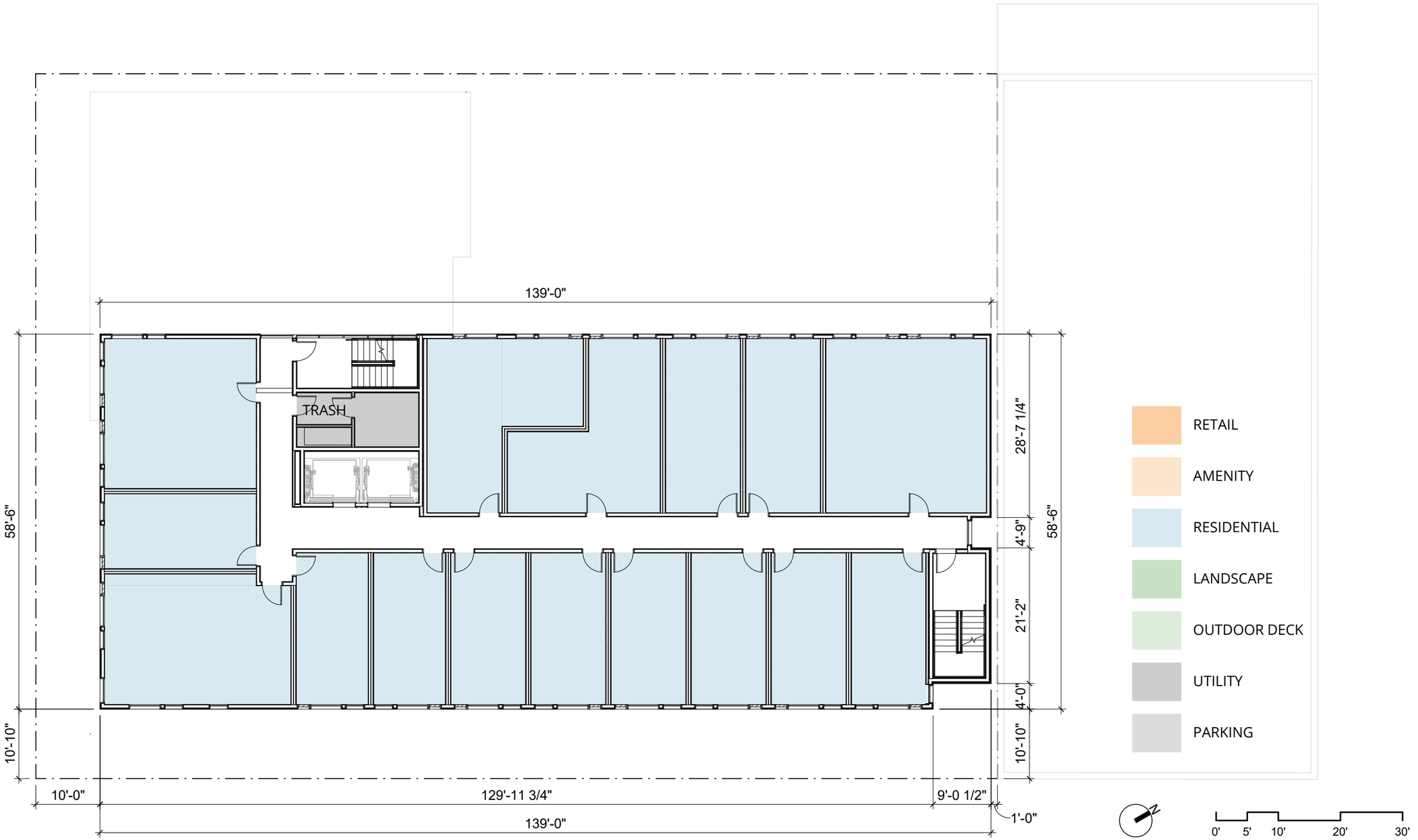
FLOOR PLAN - LEVEL 6

CLARK
BARNES



FLOOR PLAN - LEVEL 7

CLARK
BARNES

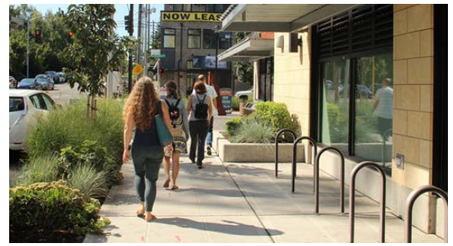


LANDSCAPE PLAN

CLARK
BARNES



OVERALL - STREET LEVEL



A **STREETSCAPE**



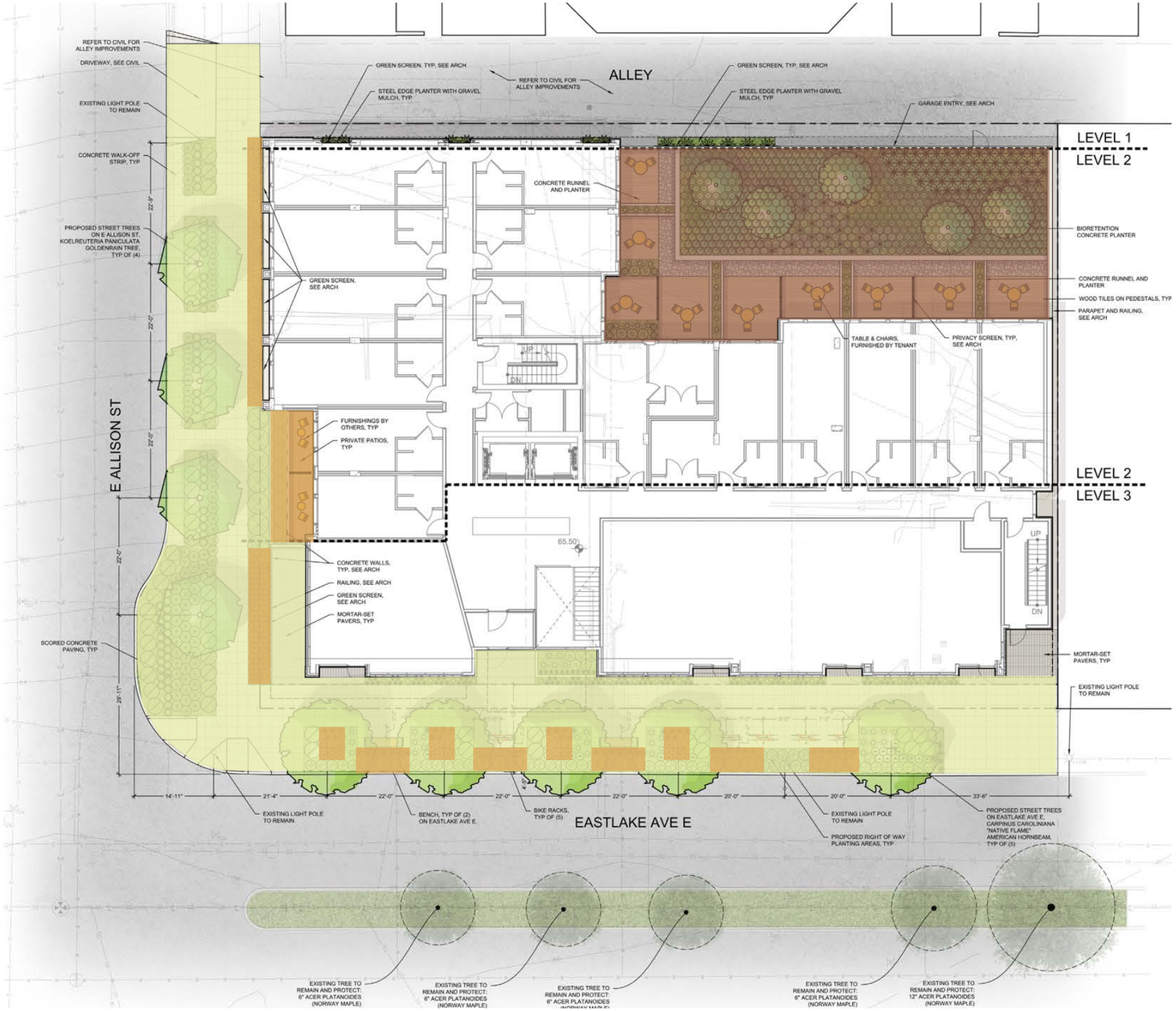
B **PRIVATE PATIOS**



C **BIORETENTION**

LANDSCAPE PLAN

CLARK
BARNES



PLANTING ZONES - STREET LEVEL

PEDESTRIAN FRIENDLY STREETSCAPE

TRANQUIL MOMENTS

BIORETENTION PLANTER

PLANTING ZONES

PEDESTRIAN FRIENDLY STREETSCAPE

TRANQUIL MOMENTS



Koelreuteria paniculata
GOLDEN RAIN TREE



Carpinus caroliniana 'Native flame'
NATIVE FLAME AMERICAN HORNBEAM



Lonicera nitida 'Baggesen's gold'
BOXLEAF HONEYSUCKLE



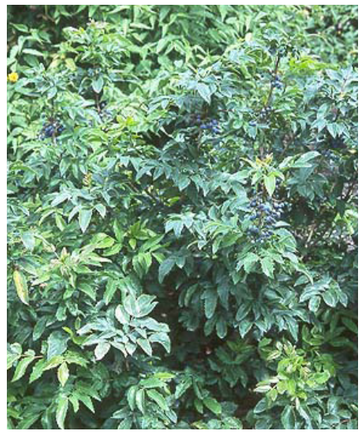
Viburnum davidii
DAVID VIBURNUM



Anemone x hybrida 'Honorine jobert'
HONORINE JOBERT JAPANESE ANEMONE



Calamagrostis x acutiflora 'Karl foerster'
FEATHER REED GRASS



Mahonia aquifolium 'Compacta'
COMPACT OREGON GRAPE



Nandina domestica 'Lemon lime'
LEMON LIME NANDINA



Spiraea betulifolia 'Tor gold'
GOLD BIRCHLEAF SPIREA



Carex oshimensis 'Evergold'
VARIEGATED JAPANESE SEDGE



Heuchera x 'Plum pudding'
CORAL BELLS



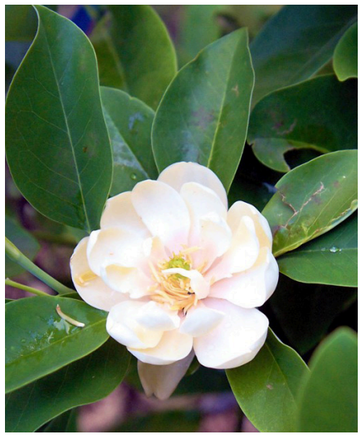
Miscanthus sinensis 'Little kitten'
LITTLE KITTEN EULALIA GRASS

PLANTING ZONES

BIORETENTION PLANTER



Magnolia virginiana
SWEET BAY





Nandina domestica 'Lemon lime'
LEMON LIME NANDINA





Geum x 'Blazing sunset'
BLAZING SUNSET GEUM



Iris tenax
OREGON IRIS



Carex testacea
ORANGE SEDGE



Carex obnupta
SLOUGH SEDGE



Juncus effusus
SOFT RUSH



Polystichum munitum
SWORD FERN



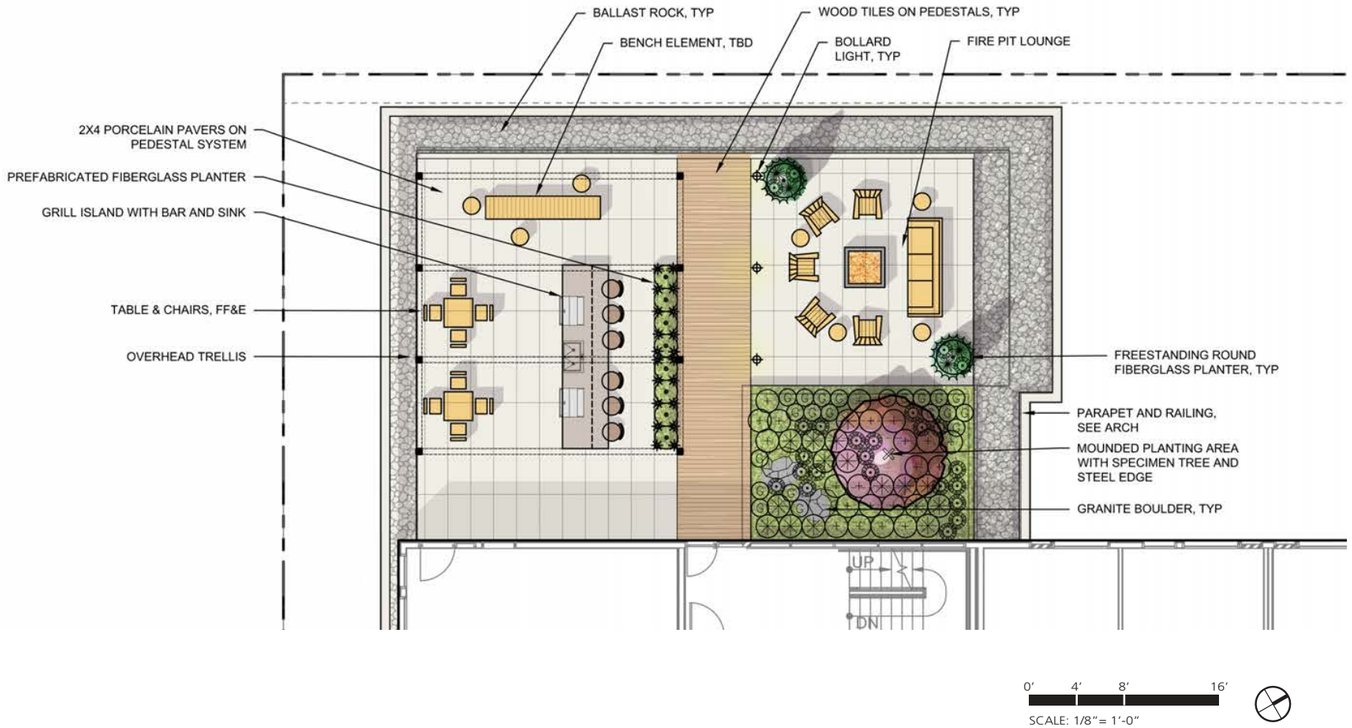
Juncus patens 'Elk blue'
SPREADING RUSH



Ophiopogon planiscapus 'Nigrescens'
BLACK MONDO GRASS

CLARK
BARNES

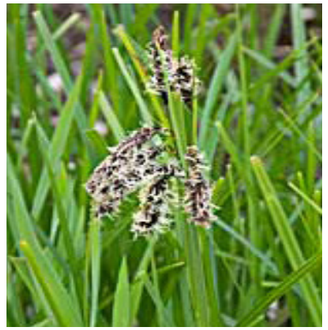
TERRACE LEVEL



TERRACE PLANTING



Pinus thunbergii 'Thunderhead'
THUNDERHEAD SCOTCH PINE



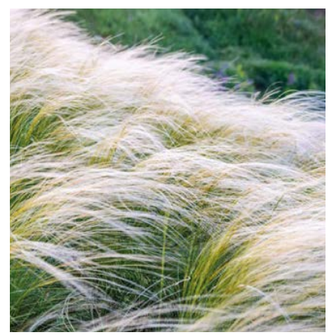
Carex obnupta
SLOUGH SEDGE



Phyllostachys aurea
GOLDEN BAMBOO



Carex oshimensis 'Evergold'
VARIEGATED JAPANESE SEDGE



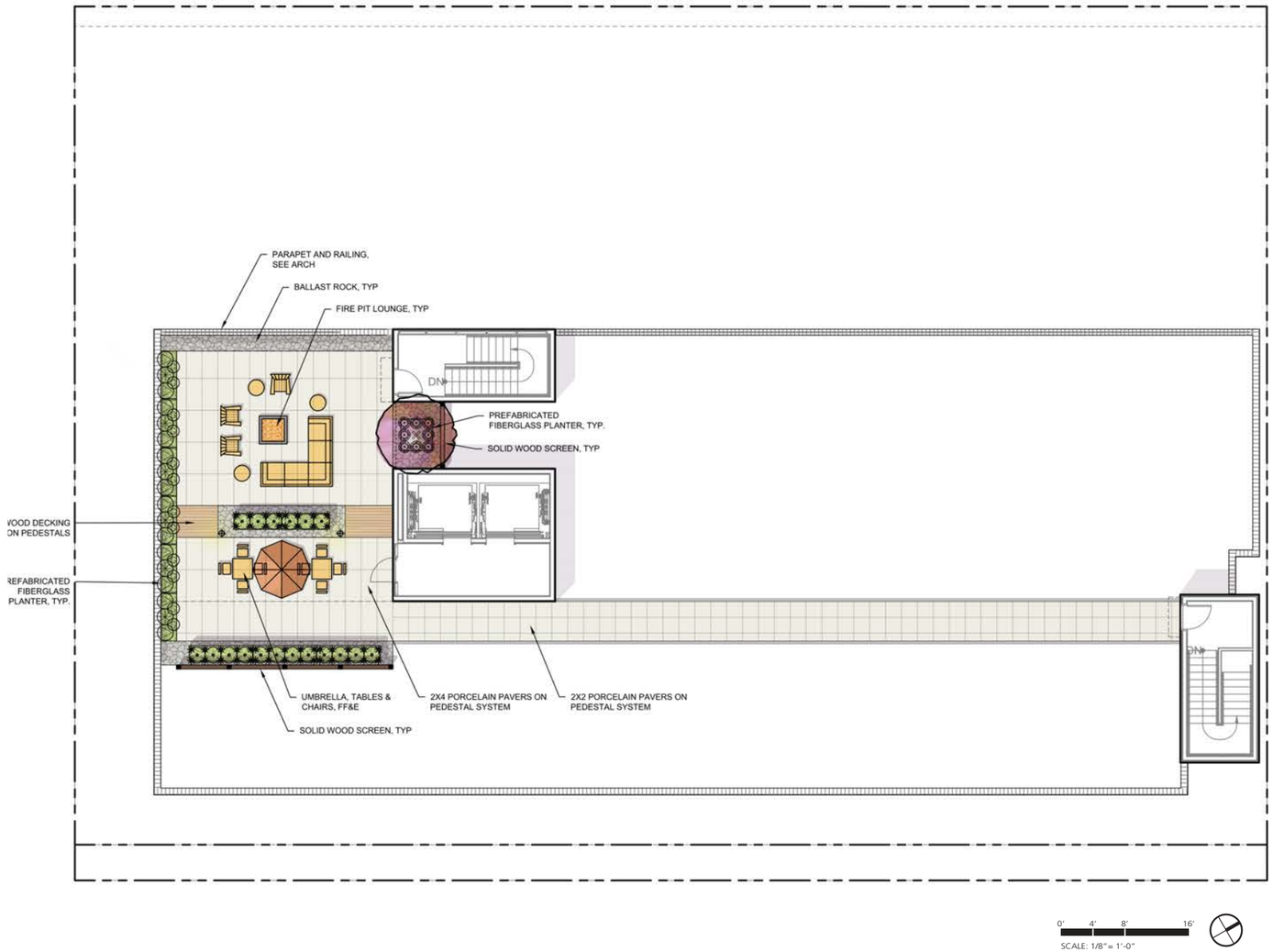
Nassella tenuissima 'Pony tails'
MEXICAN FEATHERGRASS



Liriope muscari
LILY TURF

CLARK
BARNES

ROOF DECK



ROOF PLANTING



Acer palmatum 'Bloodgood'
RED JAPANESE MAPLE



Phyllostachys aurea
GOLDEN BAMBOO



Calluna vulgaris 'Spring torch'
SPRING TORCH HEATHER



Geum x 'Blazing sunset'
BLAZING SUNSET GEUM



Miscanthus sinensis 'Little kitten'
LITTLE KITTEN EULALIA GRASS

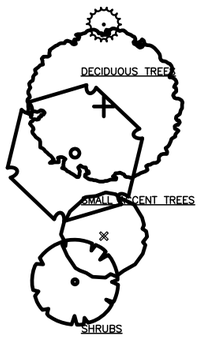


Ophiopogon planiscapus 'Nigrescens'
BLACK MONDO GRASS

PLANT SCHEDULE

CLARK
BARNES

PLANT SCHEDULE



CONIFEROUS TREES	BOTANICAL / COMMON NAME	SIZE	CONDITION/REMARKS	QTY
	PINUS THUNBERGII 'THUNDERHEAD' THUNDERHEAD SCOTCH PINE	2" CAL. MIN., 10–12' HT., MATCHED, B&B OR CONT.	MATCHED, B&B., WELL BRANCHED	2
DECIDUOUS TREES	**BOTANICAL / COMMON NAME**	**SIZE**	**CONDITION/REMARKS**	**QTY**
	CARPINUS CAROLINIANA 'NATIVE FLAME' NATIVE FLAME AMERICAN HORNBEAM	2" CAL. MIN., 10–12' HT., MATCHED, B&B OR CONT.	MATCHED, B&B., WELL BRANCHED	5
	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	2" CAL. MIN., 10–12' HT., MATCHED, B&B OR CONT.	MATCHED, B&B., WELL BRANCHED	4
SMALL ACCENT TREES	**BOTANICAL / COMMON NAME**	**SIZE**	**CONDITION/REMARKS**	**QTY**
	ACER PALMATUM 'BLOODGOOD' BLOODGOOD JAPANESE MAPLE	(3) 1" CAL. TRUNKS, MIN. 8'–10' HT	MATCHED, B&B., WELL BRANCHED	2
	MAGNOLIA VIRGINIANA SWEET BAY	MIN. 2" CAL., 10'–12' MIN. HT.	MATCHED, B&B., WELL BRANCHED ABOVE 6'HT.	5
SHRUBS	**BOTANICAL / COMMON NAME**	**SIZE**	**CONDITION/REMARKS**	**QTY**
	CALLUNA VULGARIS 'SPRING TORCH' SPRING TORCH HEATHER	MIN. 15"–18" HT./SPD.	FULL & BUSHY, SPACING AS SHOWN ON PLAN	12
	CAREX OBNUPTA SLOUGH SEDGE	MIN. 2 GAL. CONTAINER	FULL & BUSHY, SPACING AS SHOWN ON PLAN	111
	JUNCUS PATENS 'ELK BLUE' SPREADING RUSH	MIN. 2 GAL. CONTAINER	FULL & BUSHY, SPACING AS SHOWN ON PLAN	235
	LONICERA NITIDA 'BAGGESEN'S GOLD' BOXLEAF HONEYSUCKLE	MIN. 24"–30" HT.	FULL & BUSHY, SPACING AS SHOWN ON PLAN	7
	MAHONIA AQUIFOLIUM 'COMPACTA' COMPACT OREGON GRAPE	MIN. 18"–24" HT.	FULL & BUSHY, SPACING AS SHOWN ON PLAN	56
	NANDINA DOMESTICA 'LEMON LIME' LEMON LIME NANDINA	MIN. 18"–24" HT.	FULL & BUSHY, SPACING AS SHOWN ON PLAN	10
	PHYLLOSTACHYS AUREA GOLDEN BAMBOO	MIN. 30"–36" HT.	FULL & BUSHY, SPACING AS SHOWN ON PLAN	26
	SPIRAEA BETULIFOLIA 'TOR GOLD' GOLD BIRCHLEAF SPIREA	MIN. 18"–24" HT./SPD.	FULL & BUSHY, SPACING AS SHOWN ON PLAN	42
	VIBURNUM DAVIDII DAVID VIBURNUM	MIN. 18"–24" HT.	FULL & BUSHY, SPACING AS SHOWN ON PLAN	23

PERENNIALS, FERNS AND GRASSES	BOTANICAL / COMMON NAME	SIZE	CONDITION/REMARKS	QTY
	ANEMONE X HYBRIDA 'HONORINE JOBERT' HONORINE JOBERT JAPANESE ANEMONE	MIN. 1 GAL. CONTAINER	FULL & BUSHY, SPACING AS SHOWN ON PLAN	61
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS	MIN. 2 GAL. CONTAINER	FULL & BUSHY, SPACING AS SHOWN ON PLAN	54
	CAREX OSHIMENSIS 'EVERGOLD' VARIEGATED JAPANESE SEDGE	MIN. 2 GAL. CONTAINER	FULL & BUSHY, SPACING AS SHOWN ON PLAN	58
	CAREX TESTACEA ORANGE SEDGE	MIN. 2 GAL. CONTAINER	FULL & BUSHY, SPACING AS SHOWN ON PLAN	193
	GEUM X 'BLAZING SUNSET' BLAZING SUNSET GEUM	MIN. 12"–15" HT./SPD.	FULL & BUSHY, SPACING AS SHOWN ON PLAN	33
	HEUCHERA X 'PLUM PUDDING' CORAL BELLS	MIN. 1 GAL. CONTAINER	FULL & BUSHY, SPACING AS SHOWN ON PLAN	43
	IRIS TENAX OREGON IRIS	MIN. 2 GAL. CONTAINER	FULL & BUSHY, SPACING AS SHOWN ON PLAN	23
	JUNCUS EFFUSUS SOFT RUSH	MIN. 2 GAL. CONTAINER	FULL & BUSHY, SPACING AS SHOWN ON PLAN	64
	LIRIOPE MUSCARI LILY TURF	MIN. 1 GAL. CONTAINER	FULL & BUSHY, SPACING AS SHOWN ON PLAN	177
	MISCANTHUS SINENSIS 'LITTLE KITTEN' LITTLE KITTEN EULALIA GRASS	MIN. 2 GAL. CONTAINER	FULL & BUSHY, SPACING AS SHOWN ON PLAN	100
	NASSELLA TENUISSIMA 'PONY TAILS' MEXICAN FEATHERGRASS	MIN. 18"–24" HT.	FULL & BUSHY, SPACING AS SHOWN ON PLAN	21
	OPHIOPOGON PLANISCAPUS 'NIGRESCENS' BLACK MONDO GRASS	MIN. 2 GAL. CONTAINER	FULL & BUSHY, SPACING AS SHOWN ON PLAN	38
	POLYSTICHUM MUNITUM WESTERN SWORD FERN	MIN. 2 GAL. CONTAINER	FULL & BUSHY, SPACING AS SHOWN ON PLAN	82
VINES	**BOTANICAL / COMMON NAME**	**SIZE**	**CONDITION/REMARKS**	**QTY**
	CLEMATIS ARMANDII EVERGREEN CLEMATIS	MIN. 24"–30" HT.	FULL & BUSHY, SPACING AS SHOWN ON PLAN	4
	TRACHELOSPERMUM JASMINOIDES CHINESE STAR JASMINE	MIN. 24"–30" HT.	FULL & BUSHY, SPACING AS SHOWN ON PLAN	20

EAST ELEVATION

CLARK
BARNES



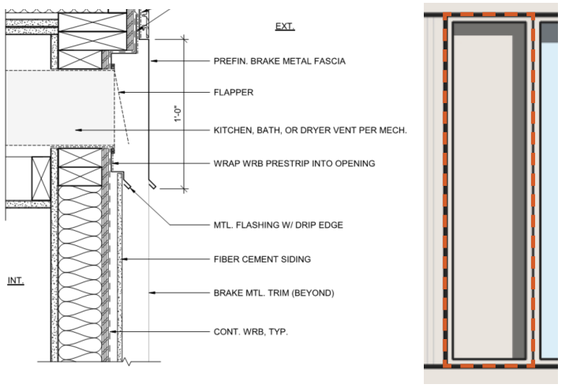
NORTH ELEVATION

CLARK
BARNES



SOUTH ELEVATION

CLARK
BARNES



1 VENTING DETAIL



WEST ELEVATION

CLARK
BARNES



MATERIAL AND COLOR PALETTE [12.0]

CLARK
BARNES

ARCHITECTURAL CONCEPT (DC2.D, DC4.A)

The Board stated that the success of the architectural concept will rely on quality materials and careful detailing. The applicant was advised to consider venting, draining, and other service elements now, to ensure that they are well integrated into the design.

High quality brick and metal panel finish materials, visible from each frontage provide visual depth, texture, and interest. Unit venting has been integrated into the metal panel, adjacent to the window module, in lieu of typical metal shrouds. The residential lobby will incorporate exposed heavy timber elements visible through tall storefront windows.



1 24-GAUGE METAL PANEL SIDING
AEP SPAN FLEX SERIES
COLOR: "COOL METALLIC CHAMPAGNE"



2 3 5/8" X 2 3/4"(H) X 7 5/8"(L)_ BRICK
MUTUAL MATERIALS - COAL CREEK



3 1/2-INCH FIBER CEMENT SIDING
PAINTED HARDI PANEL
COLOR: SW 9600 ARMORY



4 VINYL WINDOWS
COLOR: "BLACK"



SOUTH ELEVATION



WEST ELEVATION

RENDERINGS

CLARK
BARNES



RENDERINGS

CLARK
BARNES



RENDERINGS

CLARK
BARNES



RENDERINGS

CLARK
BARNES



RENDERINGS

CLARK
BARNES



EXTERIOR LIGHTING PLAN

CLARK
BARNES



LEVEL 1 (ALLEY) / LEVEL 2 (COURTYARD) / LEVEL 3 (EASTLAKE GROUND FLOOR) LIGHTING PLAN



1 RECESSED WALL SCONCE



2 RECESSED LIGHT



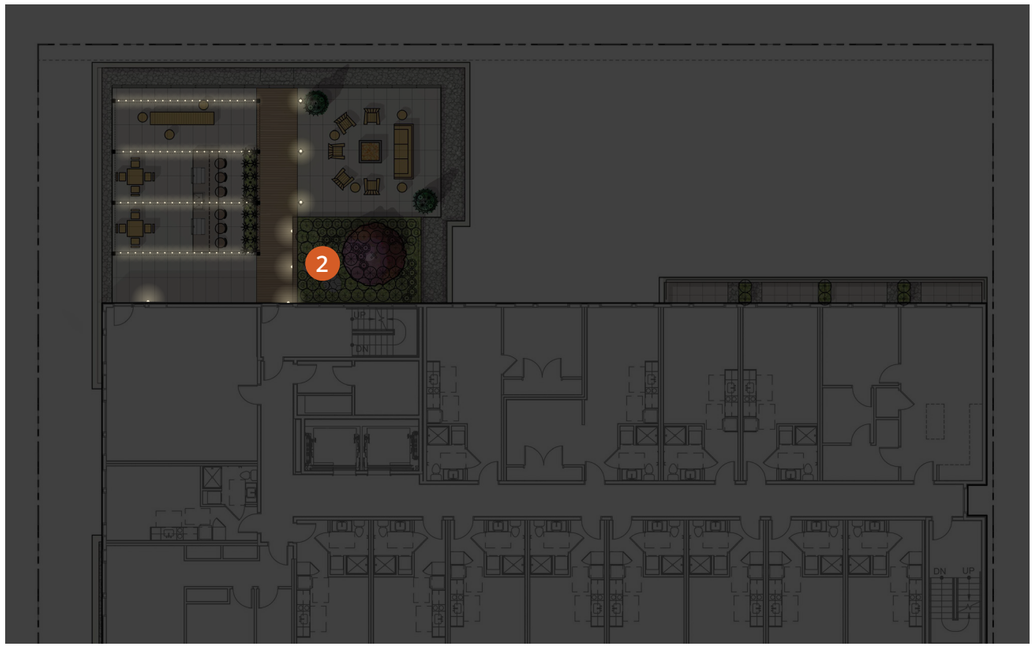
3 WALL SCONCE



4 **ILLUMINATED BOLLARD**



5 **FESTOON LIGHTING**



LEVEL 6 ROOF - LIGHTING PLAN



ROOF - LIGHTING PLAN

SIGNAGE CONCEPT PLAN

CLARK
BARNES





1 ENTRY CANOPY SIGN IDEAS





2 BLADE SIGN IDEAS



3 WALL SIGNAGE IDEAS



SOUTH ELEVATION



EAST ELEVATION

BUILDING SECTIONS

CLARK
BARNES

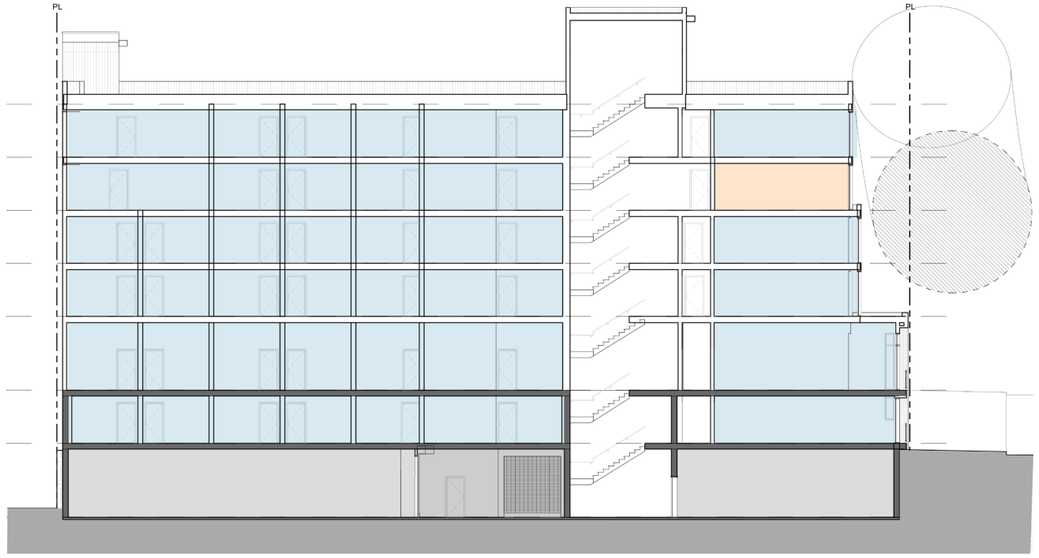
URBAN PATTERN & FORM

The board asked that adjacent buildings be added to sections when the project returns for recommendation. The Board also requested a cross section through the alley.

The neighboring buildings have been added to elevation and section drawings.

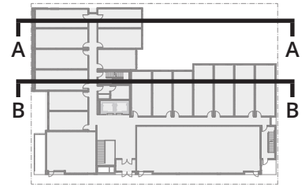


SECTION AA



SECTION BB

RETAIL
AMENITY
RESIDENTIAL
UTILITY
PARKING

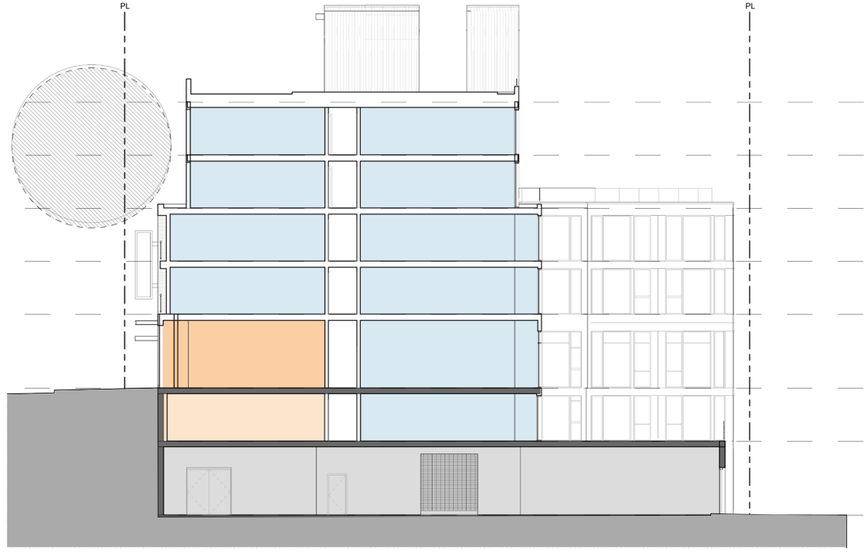


BUILDING SECTIONS

CLARK
BARNES



SECTION CC



SECTION DD

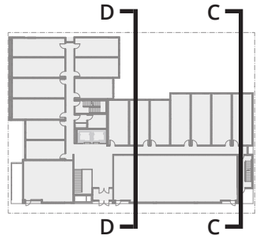
RETAIL

AMENITY

RESIDENTIAL

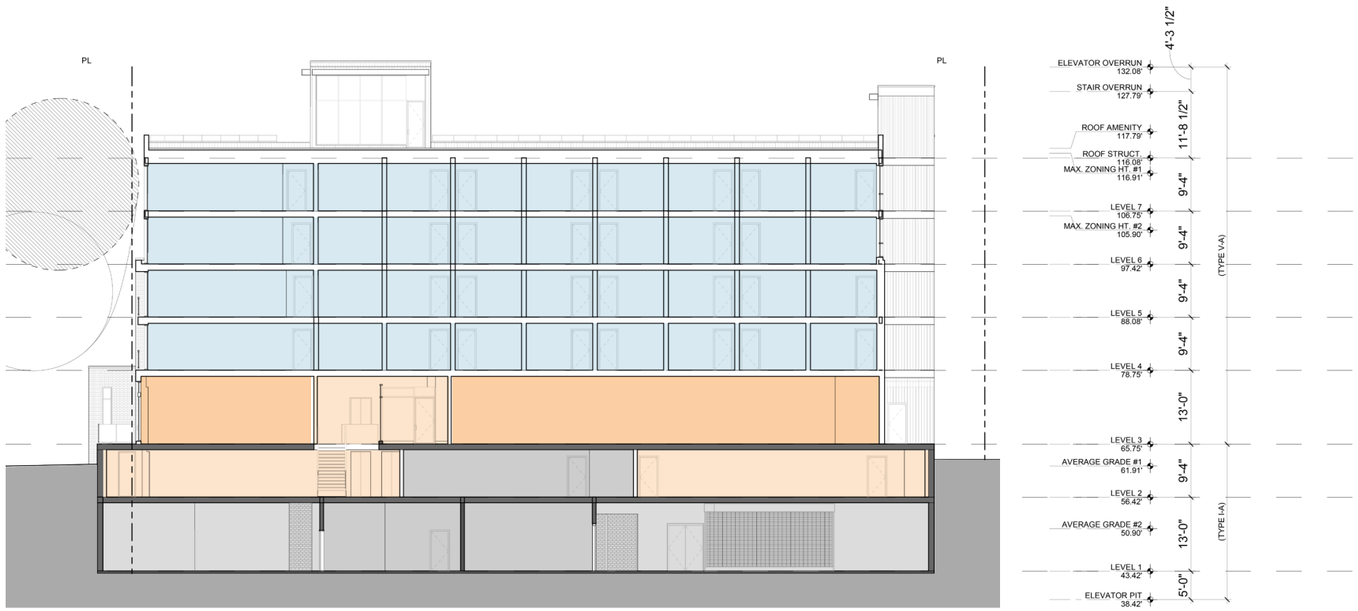
UTILITY

PARKING



BUILDING SECTIONS

CLARK
BARNES



SECTION EE



SECTION FF

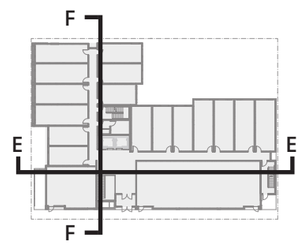
RETAIL

AMENITY

RESIDENTIAL

UTILITY

PARKING



DEPARTURE - NON-RESIDENTIAL USE DEPTH

CLARK BARNES

(SMC 23.47.008.B.3)

THE CODE REQUIRES THAT:

Non-residential uses shall extend an average depth of 30' and a minimum depth of 15' from the street-level, street-facing facade.

THE APPLICANT PROPOSES THAT:

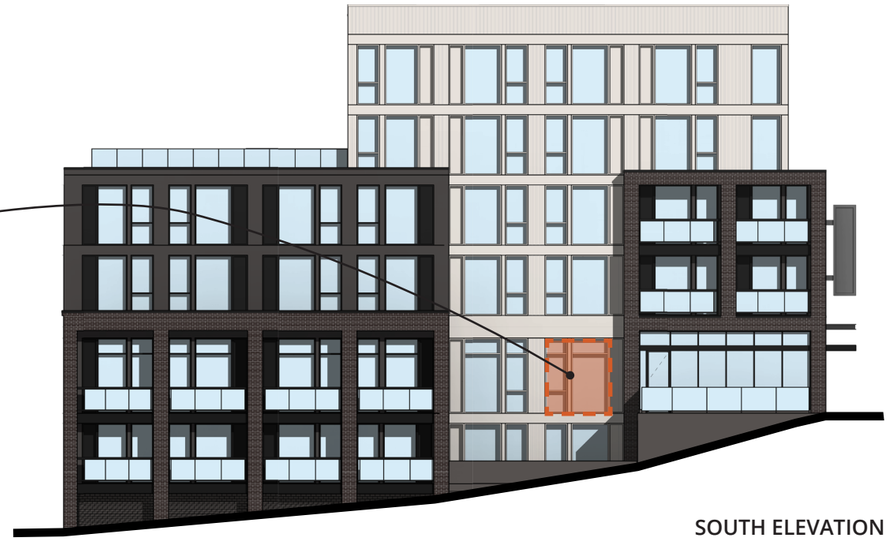
Commercial space 'A' provides a minimum depth of 22.98' and an average depth of 24.55'. Commercial space 'B' provides a minimum space of 21.92' and an average depth of 29.09'.

THE GUIDELINES BETTER MET:

DC2.B.1 Facade Composition
The exterior facade composition and preferred step massing at the south elevation includes residential window articulation at the setback. Extending the windows would create irregular facade composition. In addition, the brick massing to the east cannot be extended to the west due to conflicting overhead powerlines.

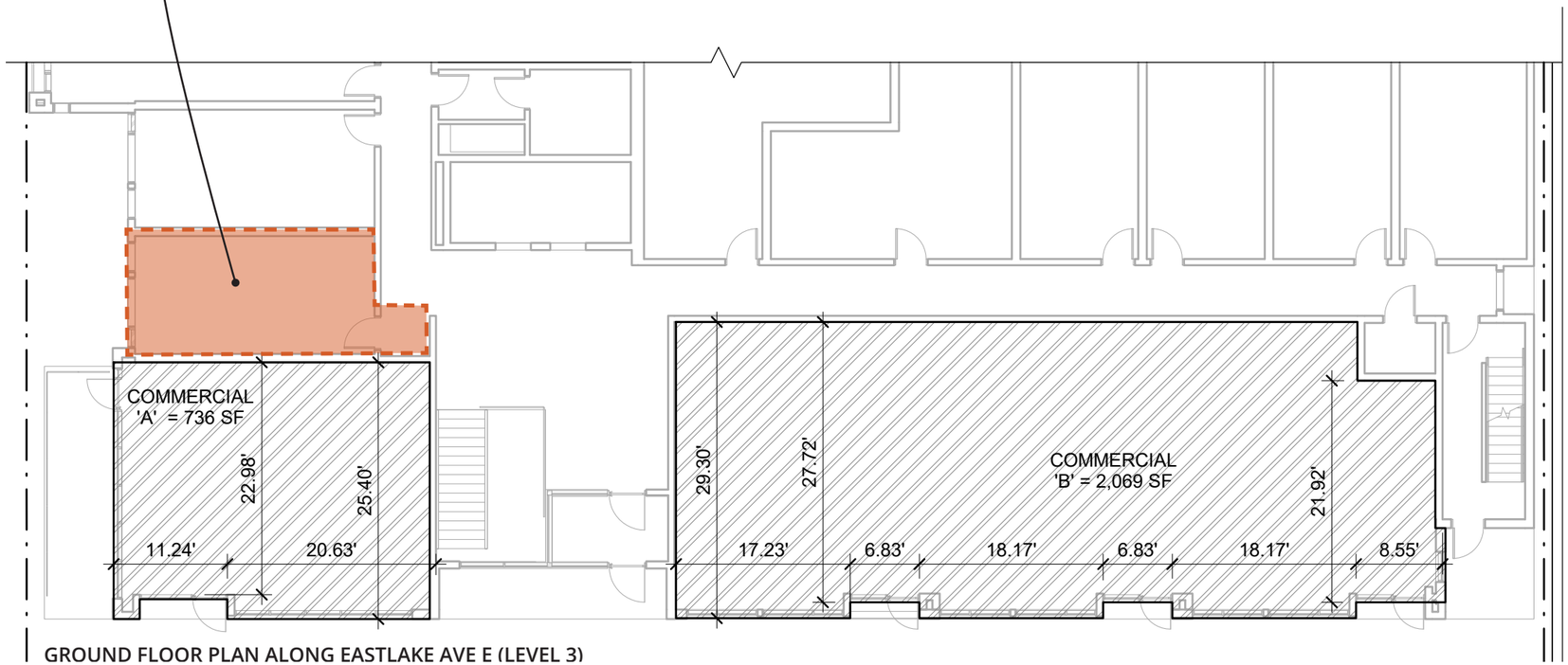
CS1.C.2 Topography
There is over 20' of grade change between Eastlake Avenue E down to the alley. The grade change has resulted in a stepped average grade plane and a stepped massing strategy, therefore limiting the depth of the commercial space along Eastlake.

THE EXTERIOR FACADE COMPOSITION AND STEPPED MASSING INCLUDES RESIDENTIAL WINDOW ARTICULATION, CONSISTENT WITH THE WINDOWS ABOVE.



SOUTH ELEVATION

TO PROVIDE AN AVERAGE COMMERCIAL DEPTH OF 30', 1 RESIDENTIAL UNIT WOULD BE ELIMINATED TO MEET THE COMMERCIAL DEPTH REQUIREMENT.



GROUND FLOOR PLAN ALONG EASTLAKE AVE E (LEVEL 3)

DEPARTURE - COMMERCIAL FACADE WIDTH

CLARK BARNES

(SMC 23.47.008.C.1)

THE CODE REQUIRES THAT:

A minimum of 80% of the width of the structure's street-level, street-facing façade facing a principal pedestrian street shall be occupied by commercial uses. The remaining 20% of the street frontage may contain other permitted uses and/or pedestrian entrances.

THE APPLICANT PROPOSES THAT:

The building provides commercial uses for 77.78% of the Eastlake facade.

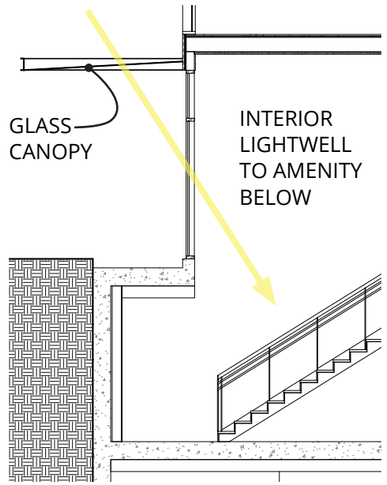
THE GUIDELINES BETTER MET:

DC2.B.1 Facade Composition
The commercial space has been maximized along Eastlake Avenue E, per the intent of the code in pedestrian designated zones. The residential lobby has been minimized to less than 20% of the building frontage and the residential lobby aligns with the building modulation and massing of the upper floors. The egress stair is located at the northeast corner to provide discharge along Eastlake Avenue E. The egress stair width plus the width of the residential lobby exceeds the 20% residential use.

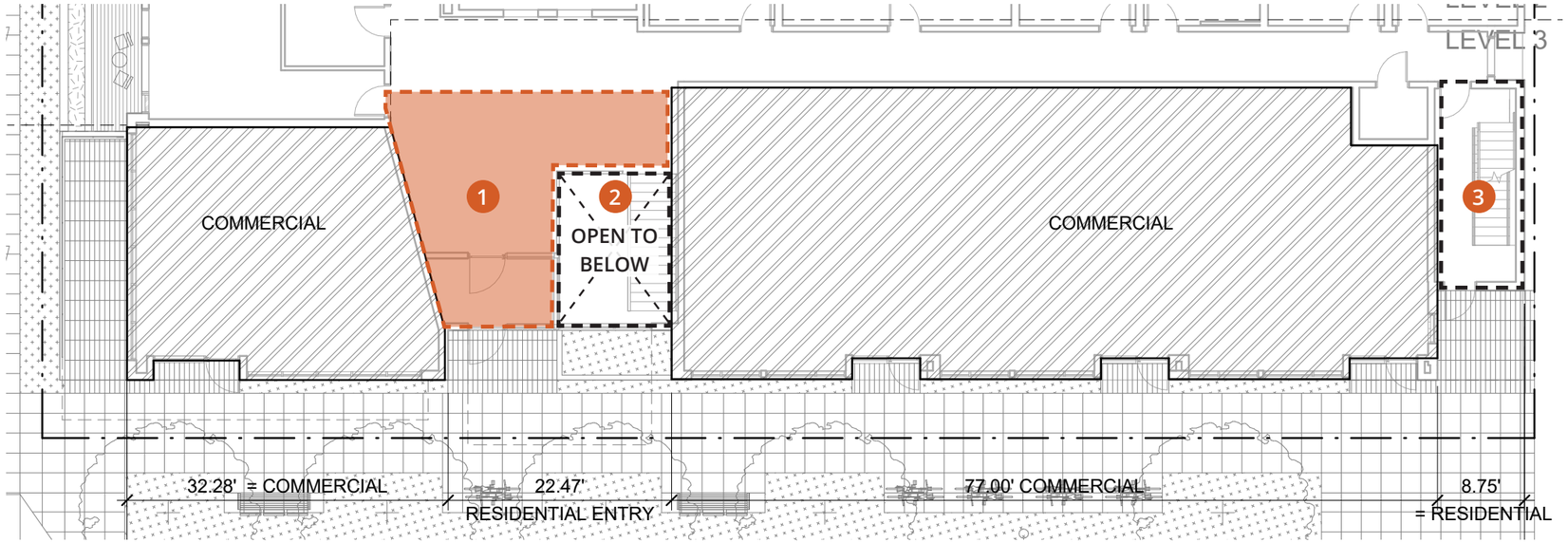
1. **RESIDENTIAL ENTRY/LOBBY TAKES UP ~8.7% OF THE FRONTAGE**
2. **PER THE BOARD'S SUGGESTION AT EDG, STAIR AND LIGHT WELL WAS INCORPORATED INTO THE RESIDENTIAL LOBBY TO PROVIDE NATURAL LIGHT AT THE LOWER AMENITY, WHICH TAKES UP ~8.2% OF THE FRONTAGE**
3. **EGRESS STAIR TAKES UP ~6.2% OF THE FRONTAGE**



ENTRY ELEVATION



SECTION A-A



GROUND FLOOR PLAN ALONG EASTLAKE AVE E (LEVEL 3)

DEPARTURE - OVERHEAD WEATHER PROTECTION

CLARK BARNES

(SMC 23.47.008.C.4)

THE CODE REQUIRES THAT:

A continuous overhead weather protection is required along at least 60% of the street frontage of a structure on a principal pedestrian street.

THE APPLICANT PROPOSES THAT:

The building provides 34% overhead weather protection along Eastlake Avenue E, per the Board's suggestion at EDG.

THE GUIDELINES BETTER MET:

PL3.A.1 Street-Level Entries
Canopies have been provided at the corner retail space and the residential entry. Canopies have not been included at the northern retail spaces to not overwhelm the street level entries, per direction from the Board at EDG.



EAST ELEVATION