



#3034459-EG
2031 Eastlake Avenue East
Early Design Guidance / Administrative Design Review
Date 11/25/2019
47 North Development + SHW

ADDRESS

2031 Eastlake Avenue East Seattle WA 98102
SDCI# 3034459-EG

PROJECT TEAM

Owner	2031 Eastlake Ave E, LLC
Architect	SHW
Landscape	Root of Design
Surveyor	Terrane
Arborist	Layton Tree Consulting

PROJECT INFO

Zoning	NC2-65 (M1)
Overlays	Residential Urban Village Parking Flexibility Area
Lot Area	3,339 SF
Proposed Units	30
Commercial	790 SF
Vehicle Parking	None
Bicycle Parking	31 Long Term / 3 Short Term

PROJECT BRIEF

The proposed project involves the demolition of an existing SFR and Garage and the construction of a new 6-story plus basement, mixed-use structure. The proposed structure has one commercial space on Level 1 and 30 SEDUs with no parking.

PRIORITY GUIDELINES

CS2.A.2 Location in City and Neighborhood: Buildings that contribute to a strong street edge, especially at the first three floors, are particularly important to the creation of a quality public realm that invites social interaction and economic activity.

- Proposal creates a strong street edge, incorporating design detail, articulation and quality materials.

CS2.C.2 RELATIONSHIP TO THE BLOCK / MID-BLOCK SITES: Continue a strong street-edge where it is already present. Where adjacent properties are undeveloped or underdeveloped, design the party walls to provide visual interest through materials, color, texture, or other means.

- The property to the South creates strong street edge. Proposed massing continues that edge.
- Properties to North and South are underdeveloped. The north and south zero lot line walls will be visible. To provide visual interest on party walls, they are broken up with indentations, raised planter, and special material treatment

CS3.A.4 Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

- Eastlake neighborhood is evolving with updated zoning & height limits. Proposal explores way to meet development potential and establish a positive context for others to build upon in future.

CS2.D.5 RESPECT FOR ADJACENT SITES: Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.

- All units face away from adjacent buildings and the only windows facing neighboring properties are staggered and along the core/hallway.

PL3.A.1.c ENTRIES / COMMON ENTRIES TO MULTI-STORY RESIDENTIAL BUILDINGS: 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.

- Residential entry is recessed and accessed through breezeway and separated from commercial entry

PL3.C.1 RETAIL EDGES / POROUS EDGE: Engage passersby with opportunities to interact visually with the building interior using glazing and transparency.

- The Commercial space engages with pedestrians at street level by providing lots of glazing and weather protection. The commercial entry has direct access from sidewalk while the residential entry is setback and separated.

DC1.C.4 C. PARKING AND SERVICE USES / SERVICE USES: Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.

- Trash pick up and mechanical services are located in the basement and accessed from the Alley away from primary pedestrian view.

DC2.A.2 MASSING / REDUCING PERCEIVED MASS: Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies

- Recessed decks (on west facade), Window boxes (on east facade), indentations in building envelope (on north and south facade) reduce perceived mass.

DC2.B.2 ARCHITECTURAL AND FAÇADE COMPOSITION / BLANK WALLS: Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale: use raised planters; wall setbacks or other indentations.

- The north and south zero lot line walls are broken up with indentations, raised planter, and special material treatment

DC2.C.1 SECONDARY ARCHITECTURAL FEATURES / VISUAL DEPTH AND INTEREST: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design.

- On the east facade, window boxes on the upper levels, overhangs and a recessed residential entry at the street level create depth. On the west facade an upper level setback with recessed decks create depth and visual interest.

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ZONING SUMMARY

Zone:	NC2-65 (M1)	
Overlays:	Residential Urban Village; Parking Flexibility	
23.41.004.A	Design Review Threshold	Administrative Design Review = 8,000 GFA but less than 35,000 GFA
23.47.A.004	Permitted Uses	Residential & Commercial Use
23.47A.008	Street Level Development	Minimize blank facades and maximize transparency at sidewalk level
23.47A.012	Structure Base Height	65' above average grade
23.47A.013 / 23.47A.017	FAR /MHA	Outside of Station Overlay District at 65' height limit, Max FAR 4.5: 15,025.5
23.47A.014	Setbacks	East: 1'-6" per SDOT
23.47A.016	Landscape & Screening	Landscaping that achieves a Green Factor score of 0.3 or greater,
23.47A.022	Light & Glare	Exterior lighting must be shielded and directed away from adjacent uses
23.47A.024	Amenity Area	5% total gross area of residential use. 10' min dimension, no less than 250 sf
23.54.015.tbl B	Required Parking	Urban Village + Frequent Transit = no parking required
23.54.015.K	Bicycle parking	Commercial: 1 per 5,000 sf (long term) 1 per 1,000 (short)
		Dwelling Unit: 1 per unit (30 units = 30 bicycle spots)
		Short-term: 1 per 20 unit (30/20 = 2 bicycle spots)
		Total required spots = 31 long term / 3 short term
23.54.040.A	Waste & Recycling Storage	Mixed Use - Residential: 375 sf (26-50 dwelling units) + Commercial:
23.54.040.D	Waste & Recycling Storage	50% of 82 sf = Total 416sf
		Minimum horizontal dim of 12'
23.58 B-C	MHA	N/A

PUBLIC OUTREACH - DESIGN RELATED COMMENTS

City of Seattle Required Early Outreach for Design Review. Summary of Comments Heard at the Community Outreach meeting on July 15, 2019 Per Addendum A of the Outreach Packet

- Scale of the project not appropriate for the block
- Provide visual interest on the blank wall facing the adjacent buildings
- Concerned about privacy for neighboring windows facing our property
- Blocked views from people looking down from the roof deck to neighboring property



Figure - Ground



Zoning

The site is zoned NC2-65 (M1) with LR3 (M) zoning to the west of the project across the alley and LR2 (M) zoning to the east of the project across Eastlake Avenue. North of the project are a variety of NC-65 zones and in the blocks to the south there is LR3 (M) and C1-55 (M).

The site sits in a Parking Flexibility Area and within the Eastlake Residential Urban Village.



- | | | | | |
|---------------|--------------|-------------|-----------------|------------|
| Single Family | Mixed-Use | Educational | Houseboat | Site |
| Commercial | Multi-Family | Office | New Development | Bike Route |
| | | | | Bus Route |

Adjacencies & Circulation

The site is in a high-density residential area, with the majority of buildings in the surrounding blocks being multi-family buildings. Along Eastlake Ave E there are a few shops and restaurants and the Eastlake dock is 4 blocks away. To the south is a mix of offices and labs and larger apartment complexes. There is currently a lot of new development in the area, nearly all of it multi-family or mixed-use housing.

RECENT + PROPOSED DEVELOPMENT IN VICINITY



1818 Fairview Ave E (Perkins + Will)



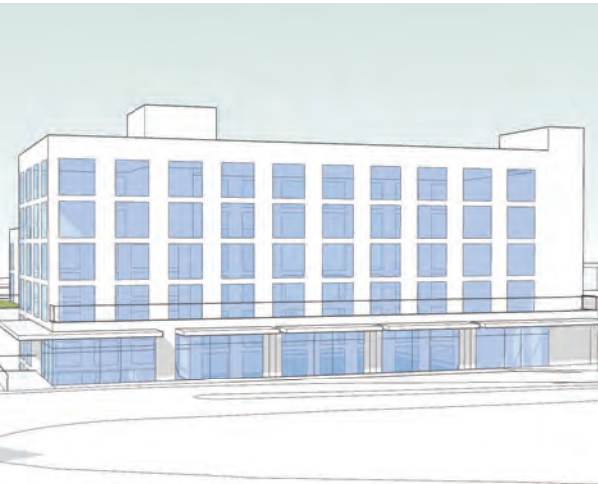
1903 Yale Pl E



1916 Eastlake Ave E (Ankrom Moisan Architects)



2334 Franklin Ave E (Neiman Taber Architect)



3101 Eastlake Ave E (Clarke I Barnes)



2201 Eastlake Ave E



2227 Yale Ave E (Neiman Taber Architect)



2303 Franklin Ave E



STREETSCAPE

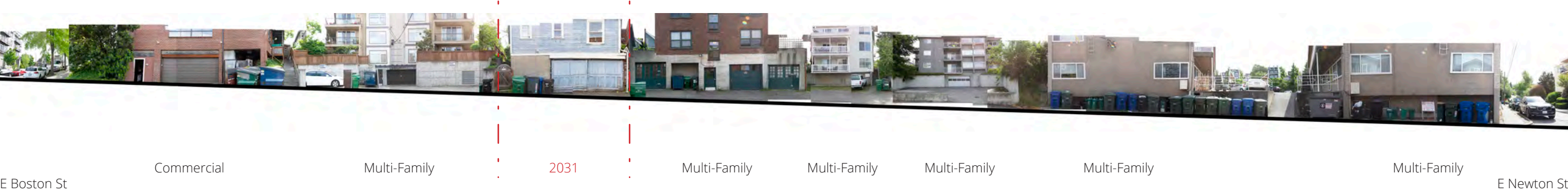
1. Eastlake Avenue Looking West



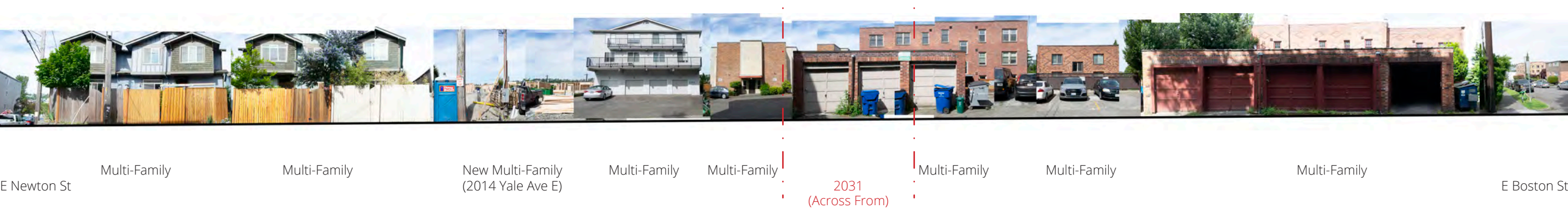
2. Eastlake Avenue Looking East



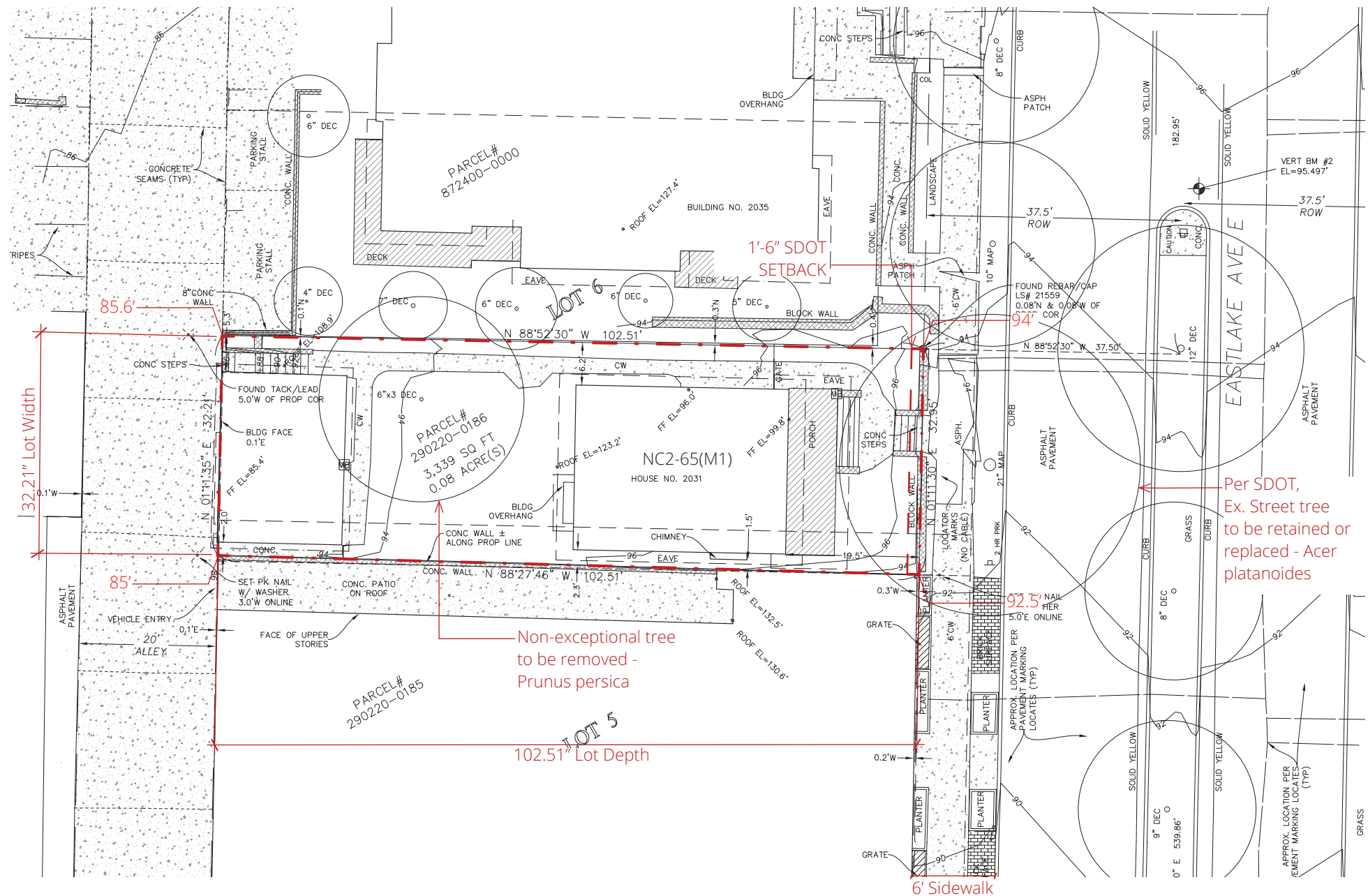
1. Alley West of Property Looking East



2. Alley West of Property Looking West



EXISTING CONDITIONS - SURVEY



Legal Description

Tax Parcel No. 290220-0186

The North 6 feet of Lot 5, and the South 27 feet of Lot 6, Block 3, Greene's Addition to the City of Seattle, according to the plat thereof recorded in Volume 2 of Plats, page 73, Records of King County, Washington;

Except the East 7-1/2 feet thereof condemned for street,

And except that portion of the North 6 of said Lot 5, described as follows:

Beginning at the southeast corner of said North 6 feet; thence west along the south line thereof, to the southwest corner of said North 6 feet; thence north along the west line thereof, 9-1/2 inches; thence easterly in a straight line to the place of beginning.

Surveyor: Terrane

Date:06/06/2019

--- • --- • Property Line

Per SDOT,
Ex. Street tree
to be retained or
replaced - Acer
platanoides

Exceptional Trees: Per arborist report prepared 06/08/2019, no exceptional trees were identified on or adjacent to the site.



View from Eastlake looking southwest



View from Eastlake looking northwest



On site - view of northeast corner



View from Eastlake looking west



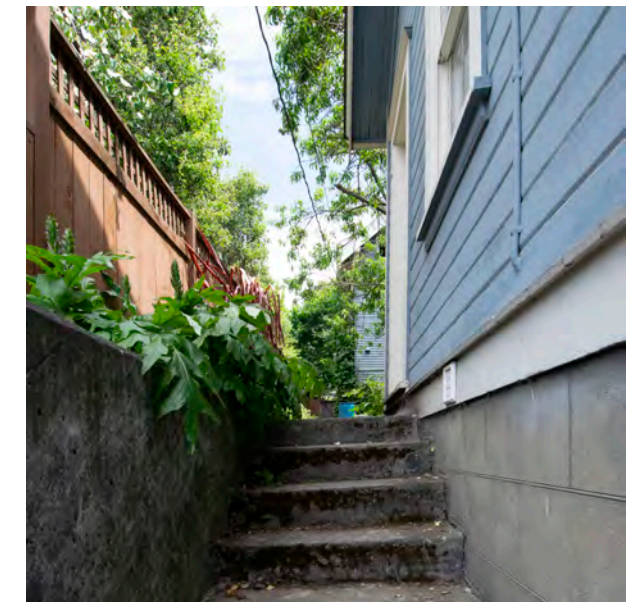
View from alley looking northeast



View from alley looking southeast

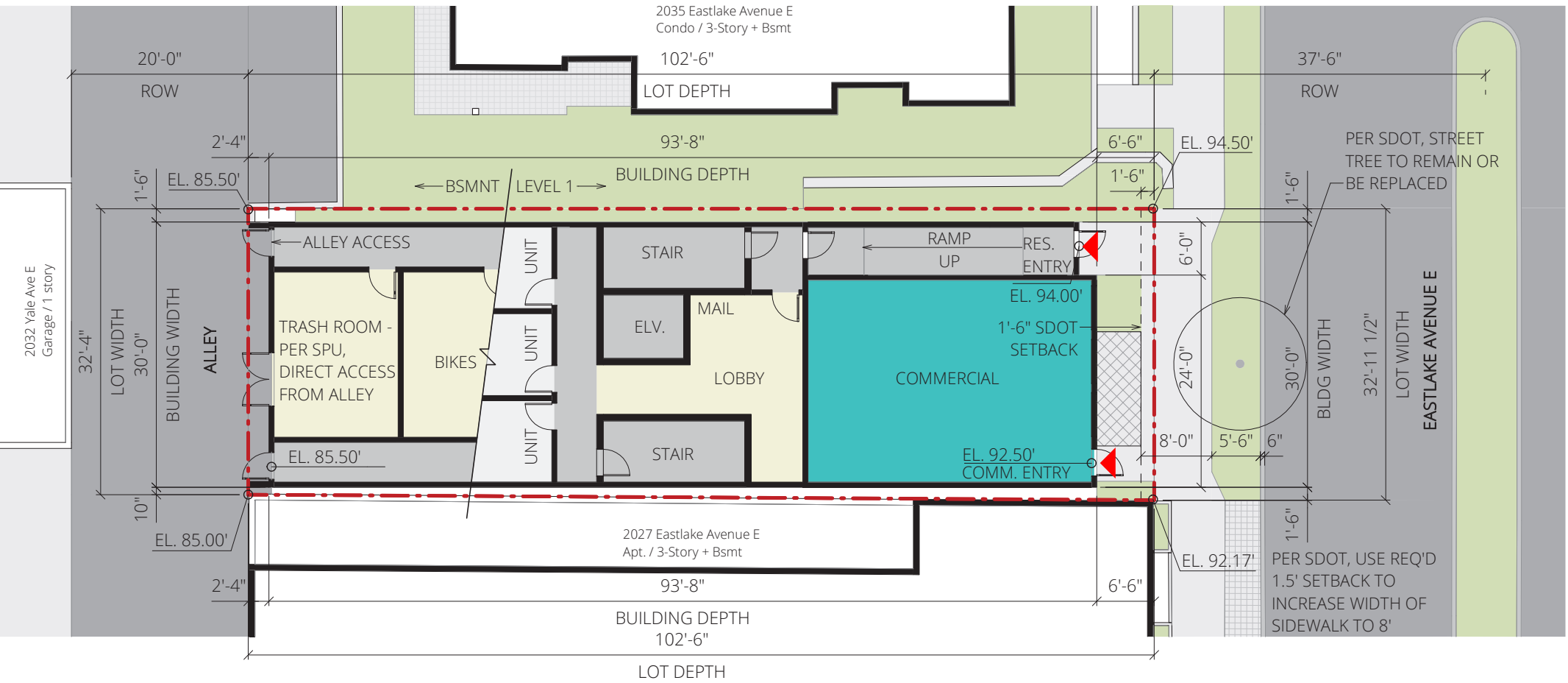


View from alley looking east



On site - view of northwest corner

SITE PLAN - SCHEME A: COMPLIANT



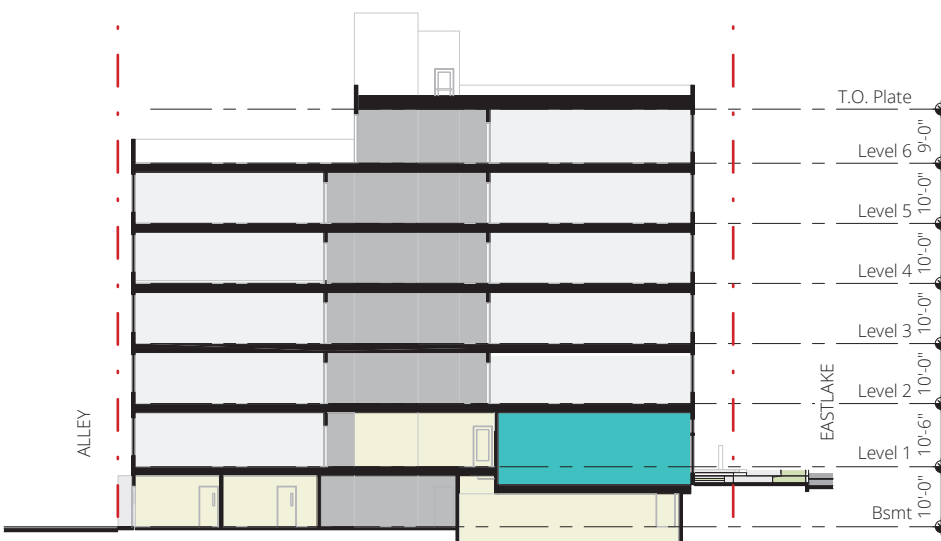
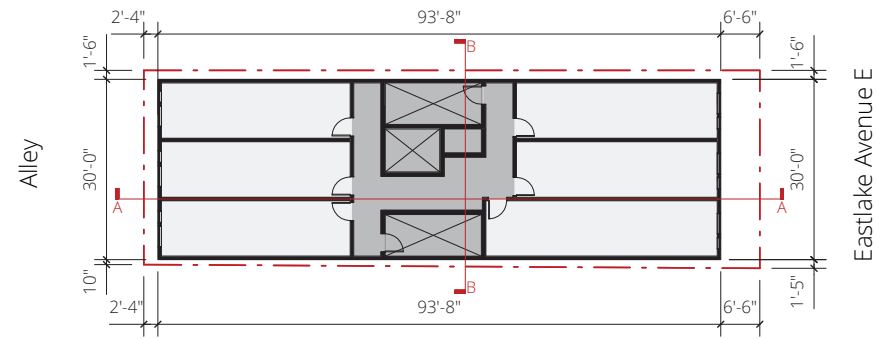
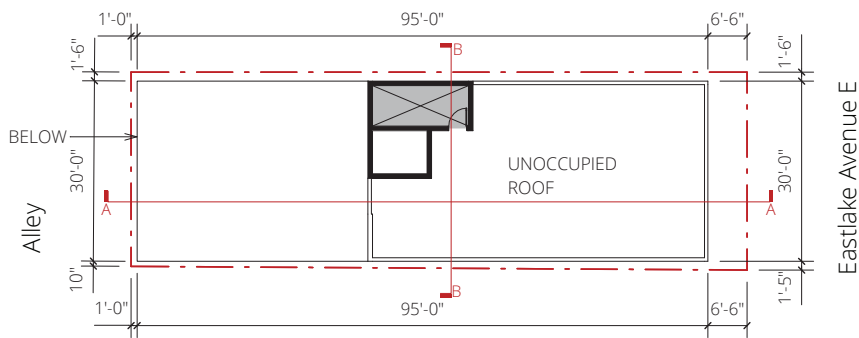
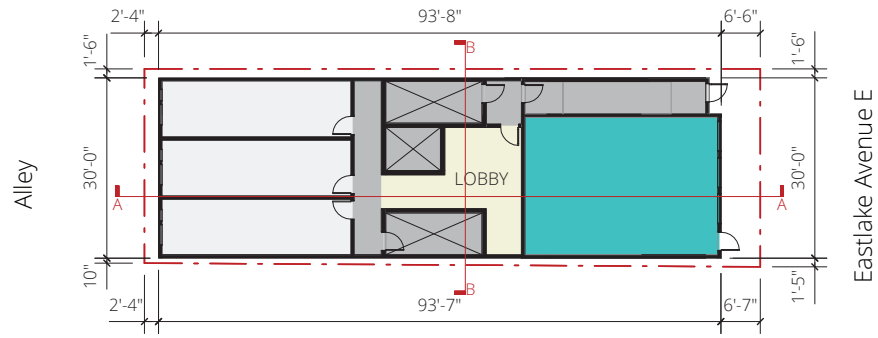
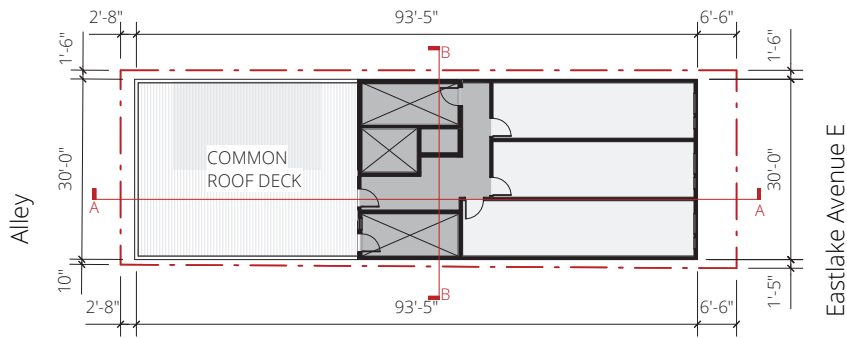
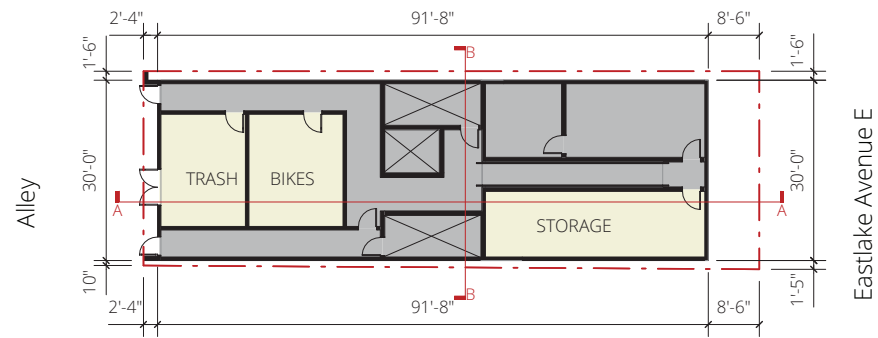
Units: 30
FAR: 15,020
GFA: 17,633 SF (FAR + Exempt Basement)
GSF: 18,629 SF

- Pros:
- Front setback provides greater at grade space
 - Large Upper level setback at Level 6 along west facade. Reduces scale along the alley where grade drops off
 - All units oriented east and west, facing towards views and eliminating privacy conflicts
 - Common amenity area facing west towards views

- Cons:
- No side setbacks, creating unbroken zero lot line walls facing neighbors to the north and south
 - Stair penthouse located along zero lot line, adding significant height along north property line
 - No variation in unit type

- PRIMARY ENTRY
- COMMERCIAL
- BUILDING SERVICES / COMMON
- CORE / MECH
- RESIDENTIAL

SCALE: 1/32" = 1'-0"

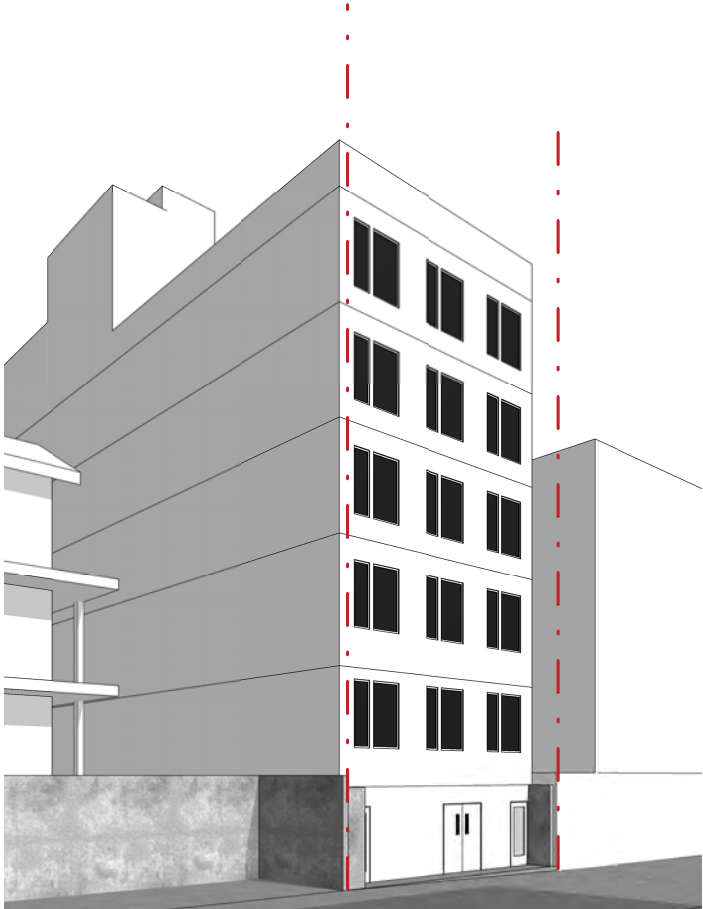


- COMMERCIAL
- BUILDING SERVICES / COMMON
- CORE / MECH
- RESIDENTIAL

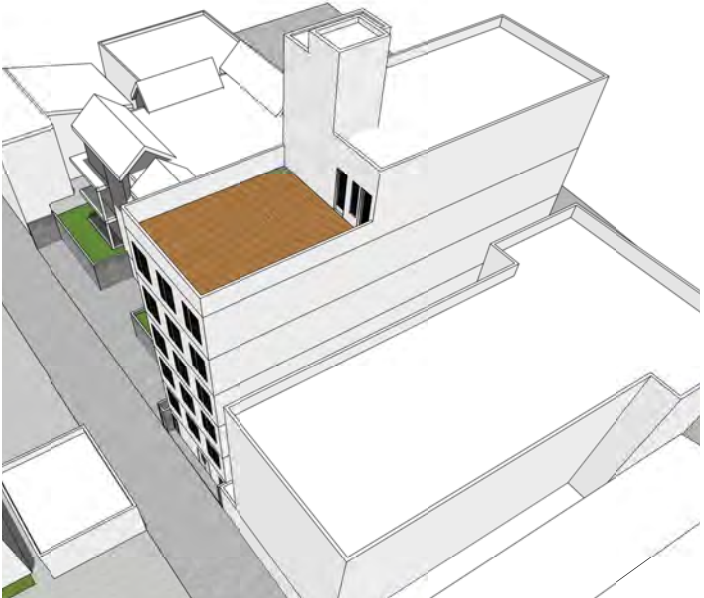
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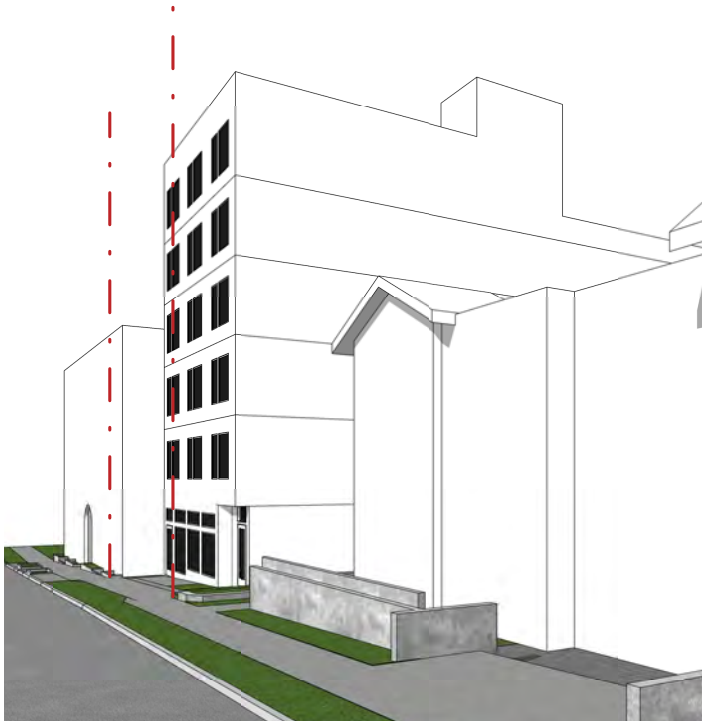
View from Eastlake Ave E of East facade



View from Alley of Northwest Corner



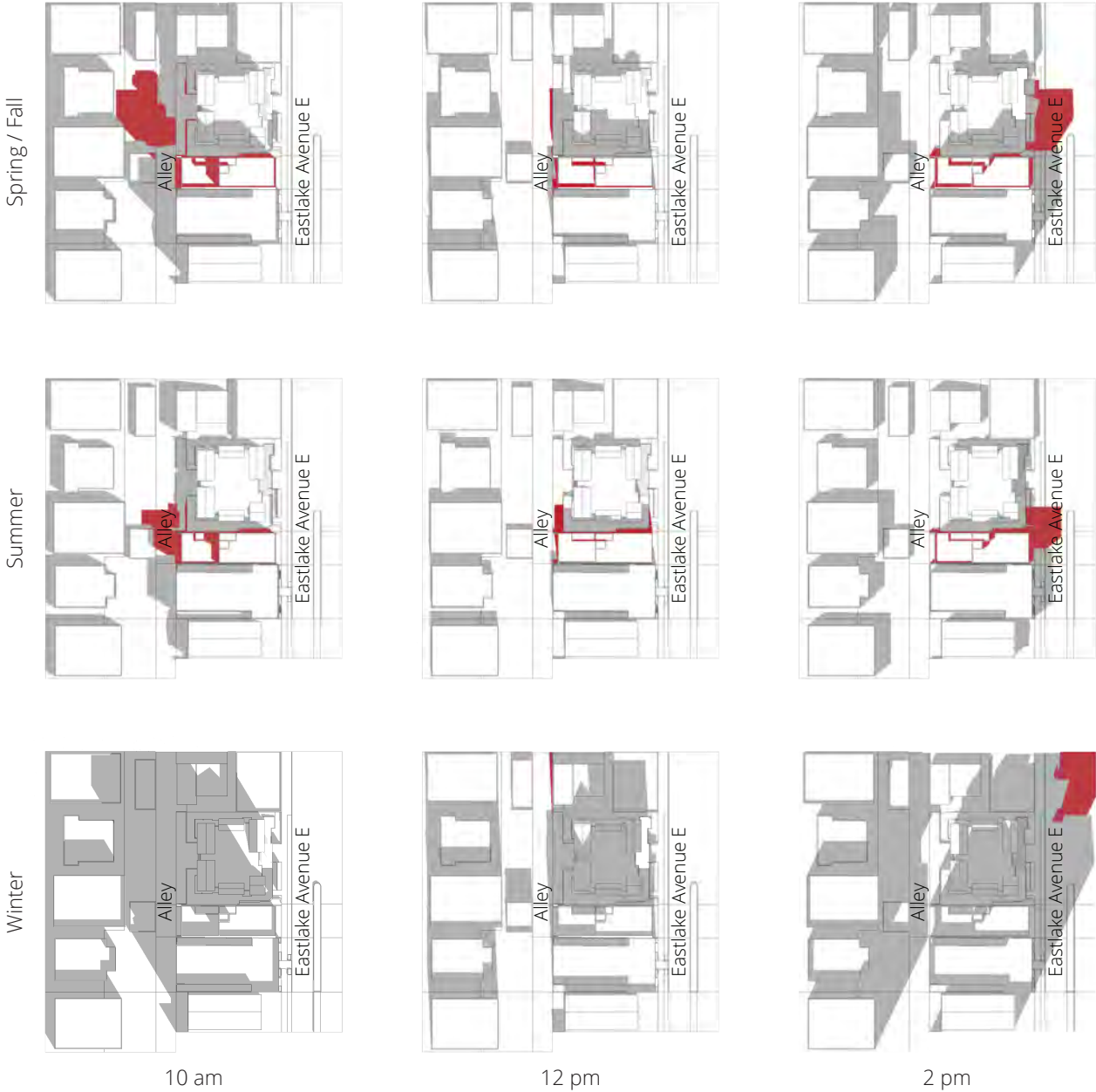
Birdseye View from Southwest corner



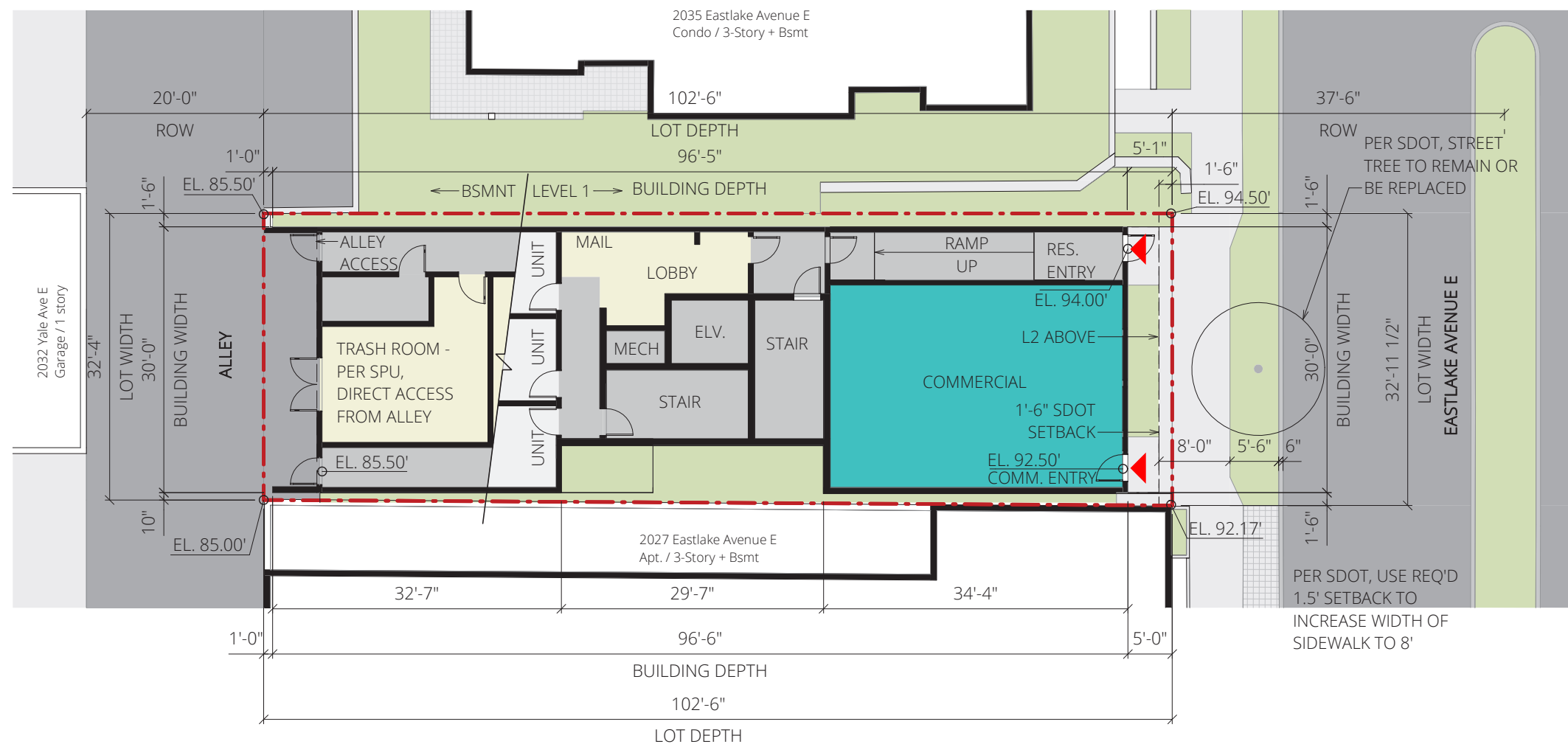
View from Eastlake Ave E of Northeast Corner



View from Eastlake Ave E of Southeast Corner



SITE PLAN - SCHEME B: COMPLIANT



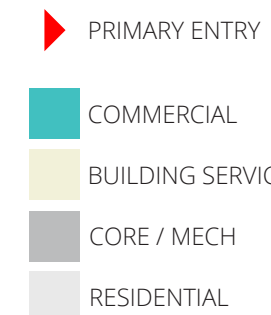
Units: 30
FAR: 15,017
GFA: 17,621 SF (FAR + Exempt Basement)
GSF: 18,652 SF

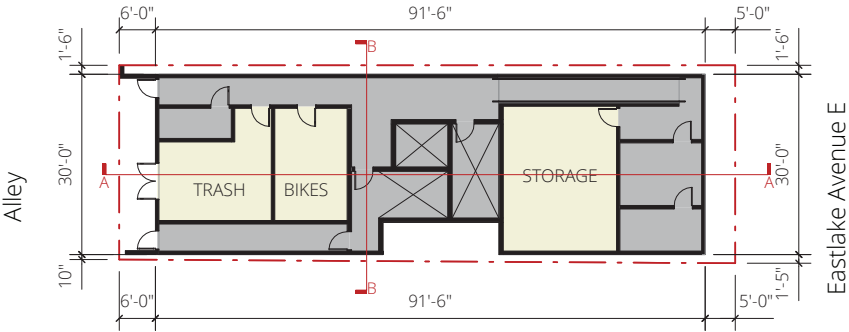
Pros:

- Side setback notched into south facade, breaks up zero lot line wall where adjacent building is closest
- Variation in unit type at L6, allows for modulation and private decks
- All units oriented east and west, facing towards views and eliminating privacy conflicts with neighbors to the north and south
- Common amenity area facing south west towards views of Lake Union and Downtown

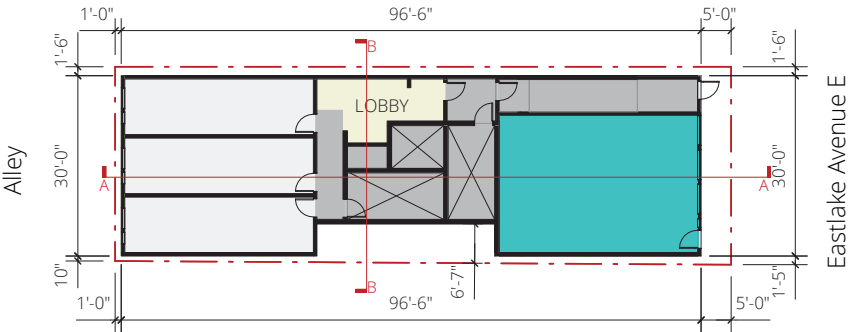
Cons:

- Upper level setback along Eastlake Avenue E reduces the street presence and creates a wedding cake style building
- Smaller side setback notched into north façade, not far enough from property line to allow openings

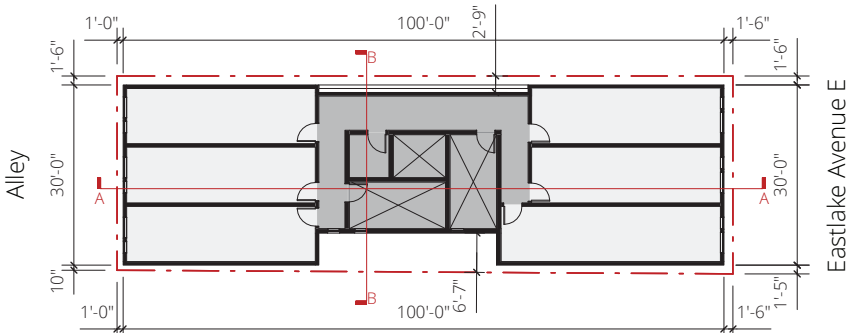




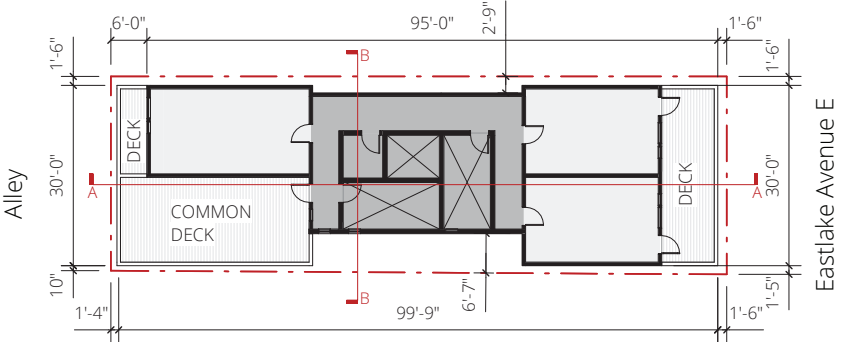
Basement



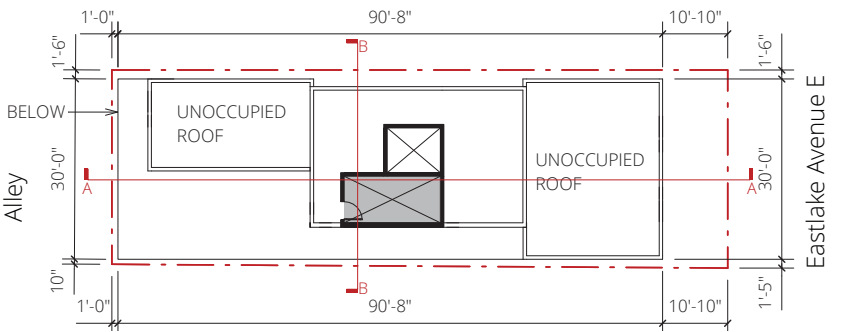
Level 1



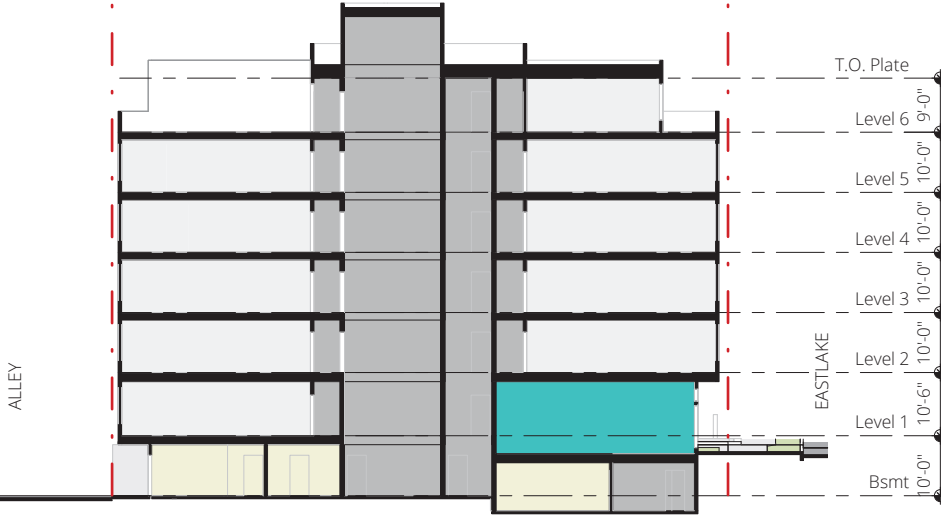
Level 2 - 5



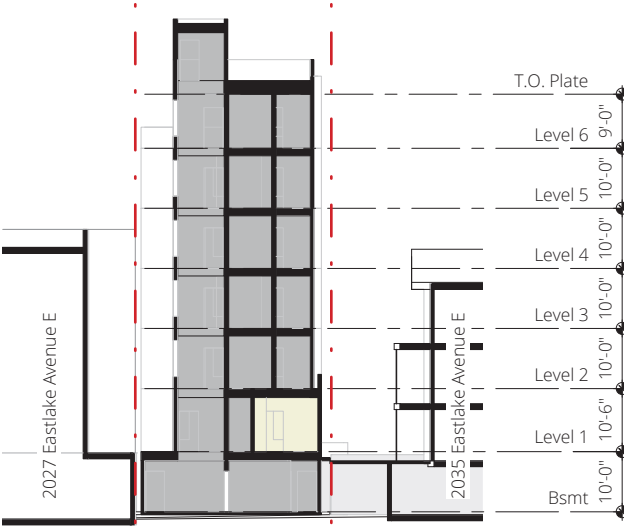
Level 6



Roof



Section - A



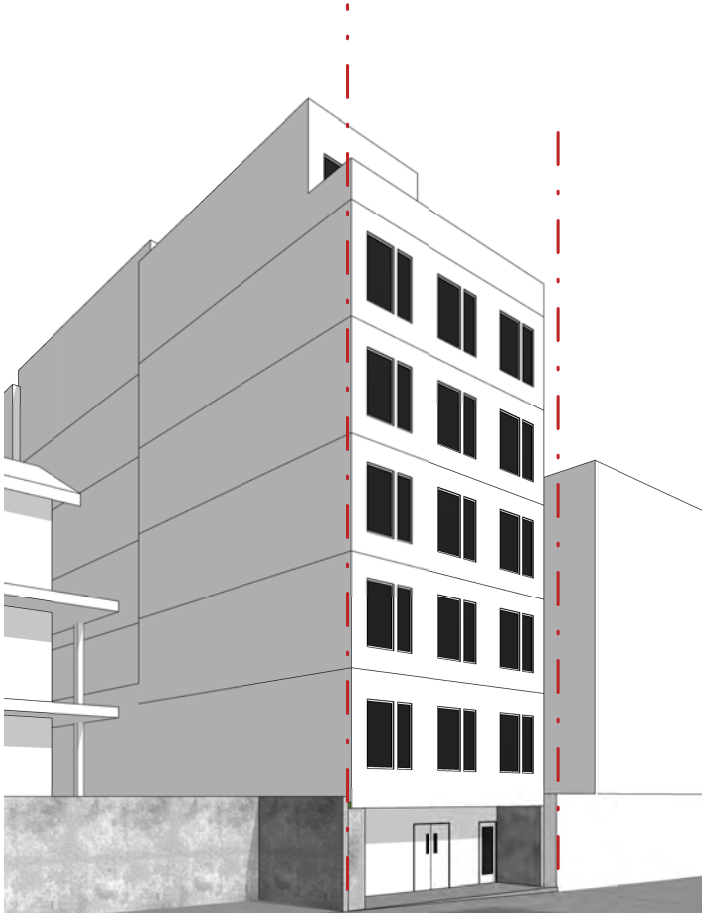
Section - B



SCALE: 1/32" = 1'-0"



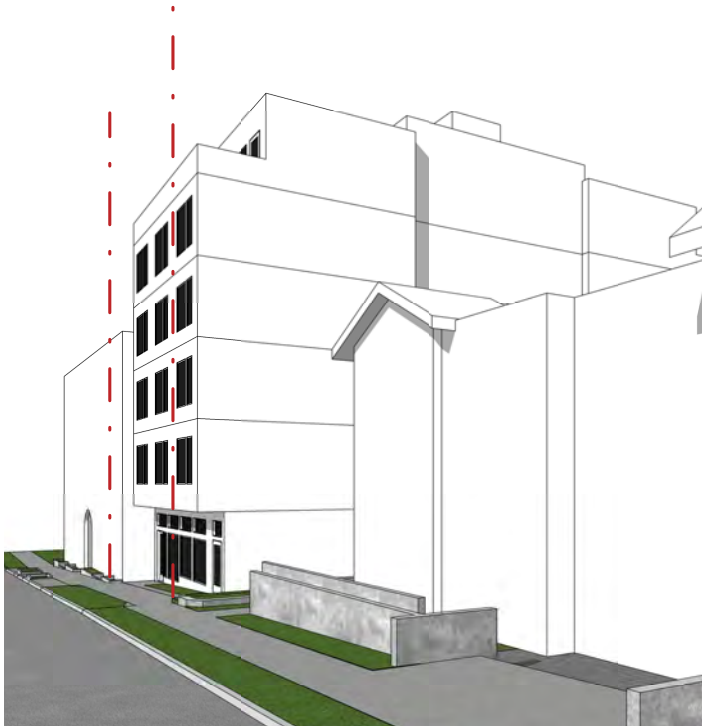
View from Eastlake Ave E of East facade



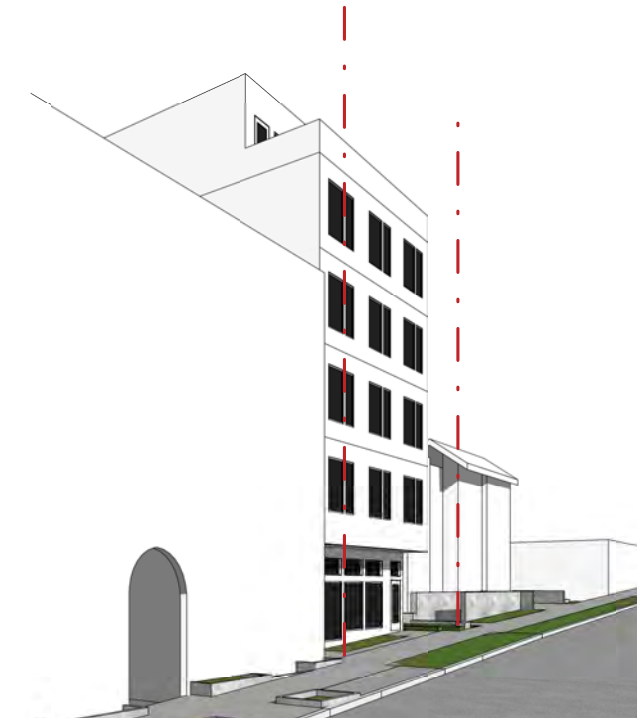
View from Alley of Northwest Corner



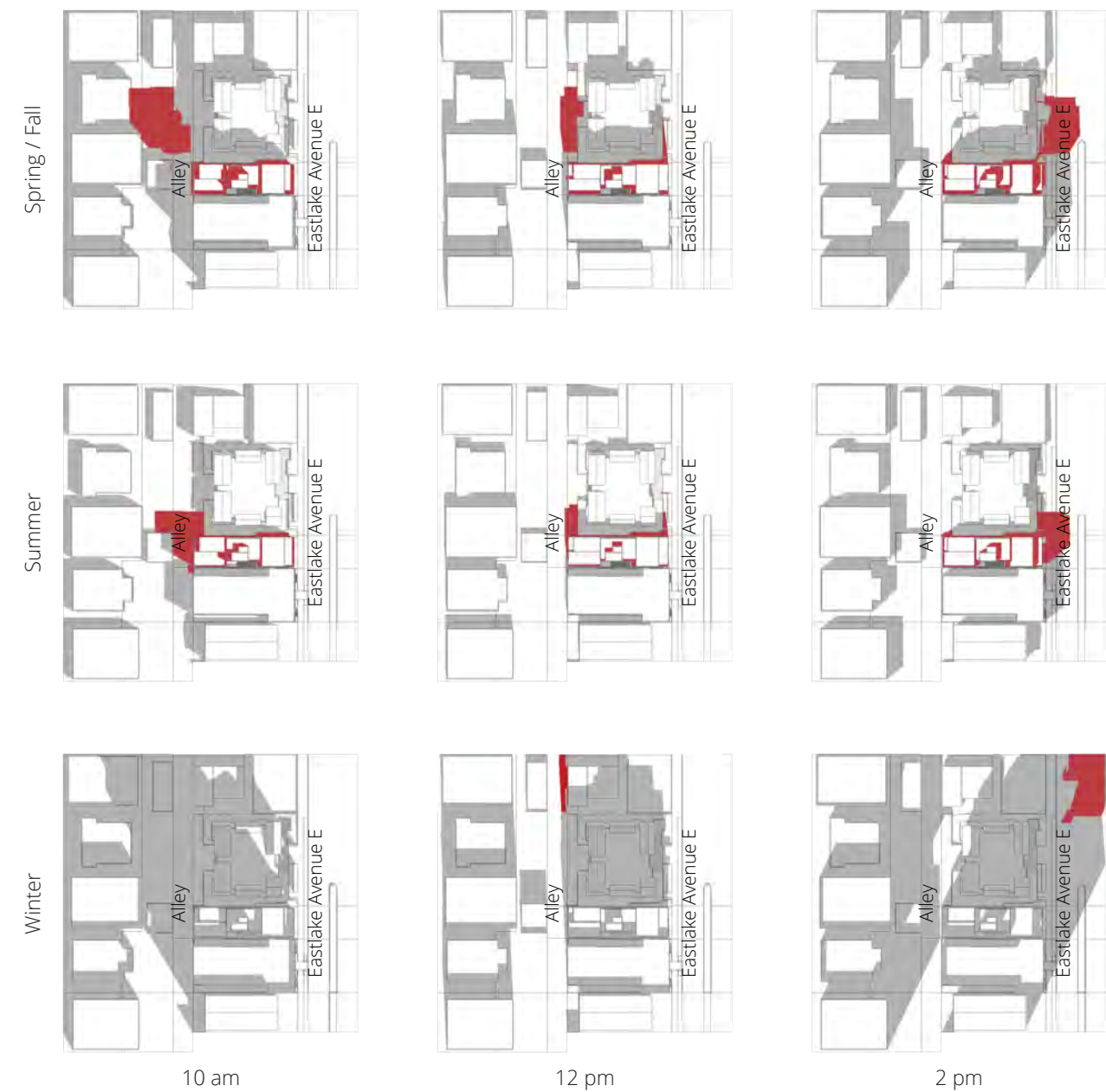
Birdseye View from Southwest corner



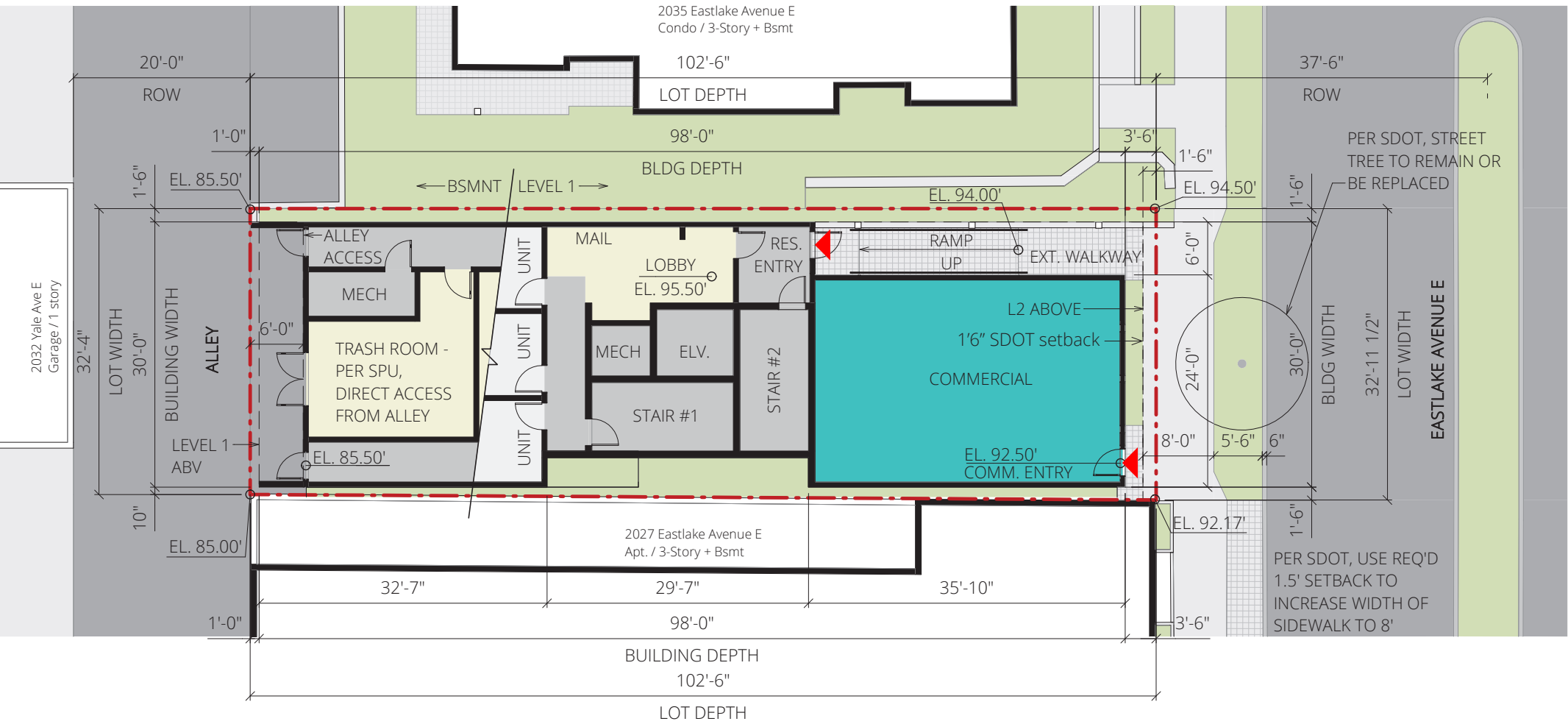
View from Eastlake Ave E of Northeast Corner



View from Eastlake Ave E of Southeast Corner



SITE PLAN - SCHEME C: COMPLIANT / PREFERRED

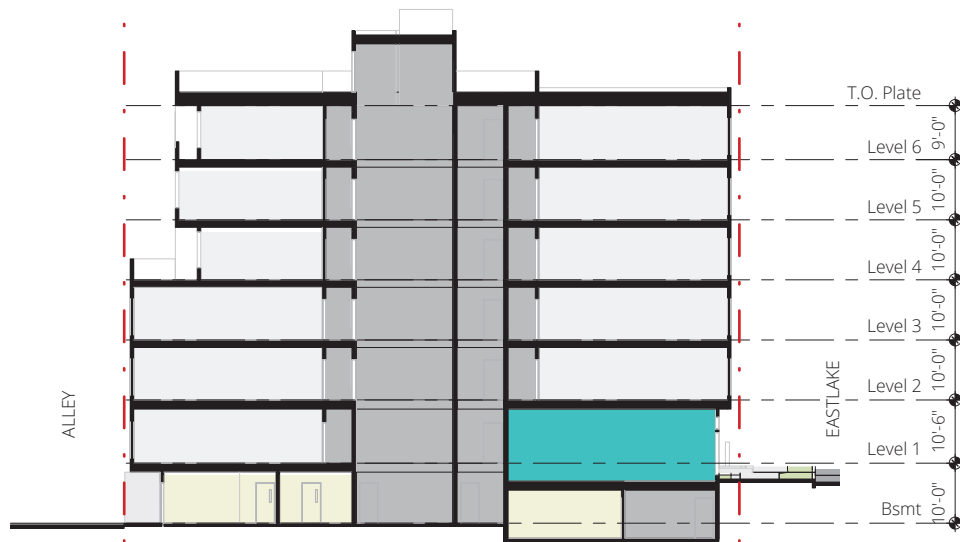
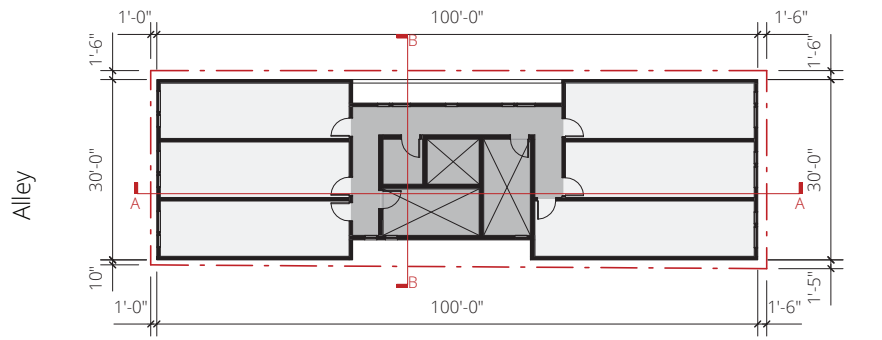
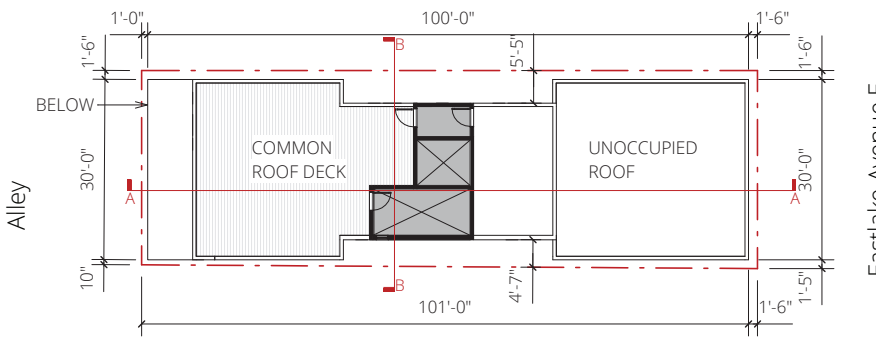
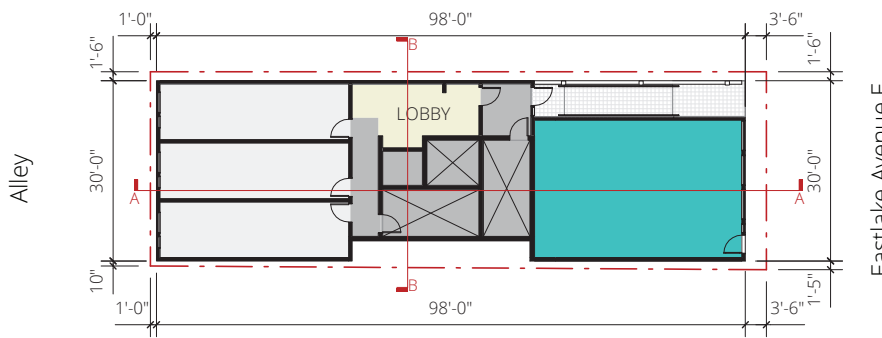
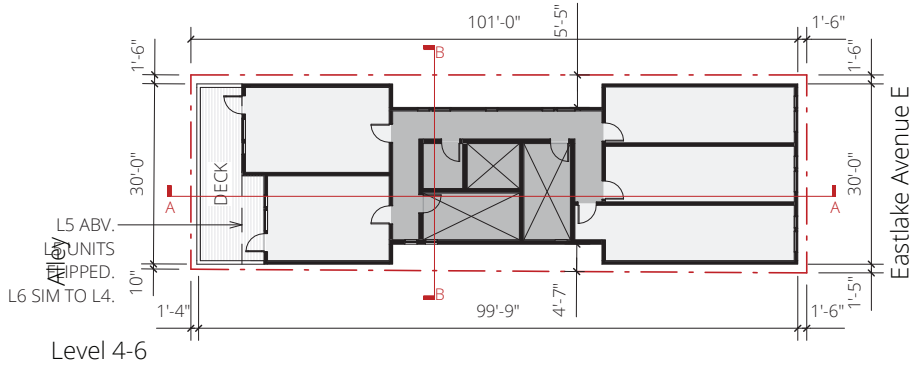
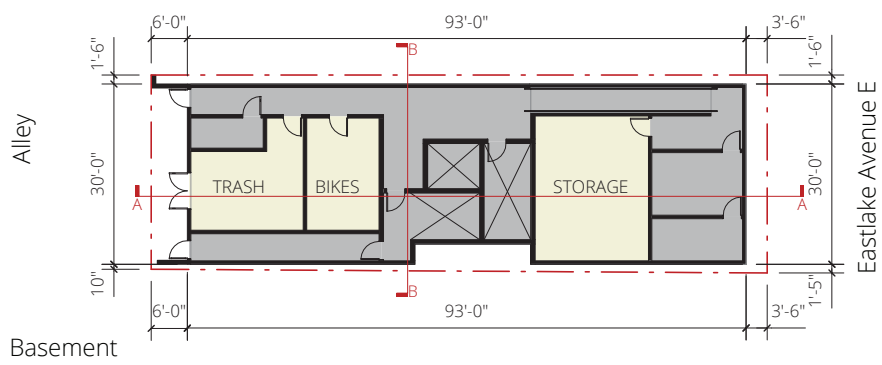


- Units: 30
FAR: 14,926 SF
GFA: 17,512 SF (FAR + Exempt Basement)
GSF: 18,586 SF
- Pros:
- Upper level setback on West facade on Level 4-6, reduces scale of massing along alley where grade drops off
 - Large side setbacks notched into north and south facades, breaks up zero lot line walls that face neighbors. Setback on both sides allows for fenestration along hallway and core
 - Residential entry setback with exterior breezeway. Commercial and residential entries are clearly separated and differentiated
 - Variation in unit type at L4-L6, allows for modulation in west façade and private decks
 - All Units oriented east and west, facing towards views and eliminating privacy conflicts with neighbors to the north and south
 - Large rooftop common amenity area facing views
 - Can vent out side setbacks

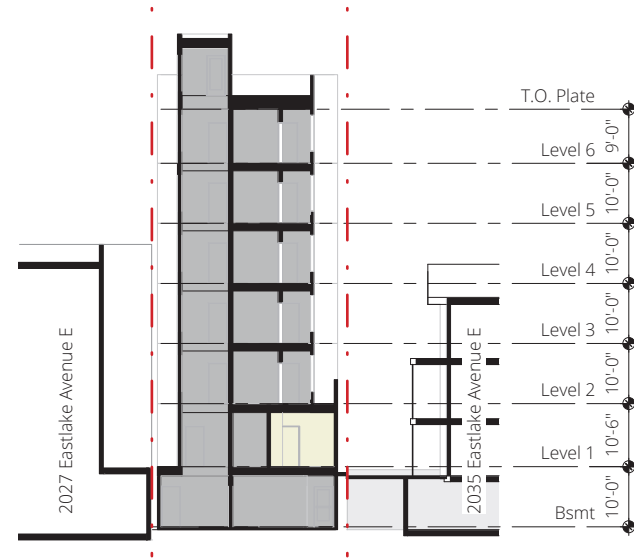
- Cons:
- None in comparison to Schemes A & B

- PRIMARY ENTRY
- COMMERCIAL
- BUILDING SERVICES / COMMON
- CORE / MECH
- RESIDENTIAL

SCALE: 1/32" = 1'-0"



Section - A



Section - B

- COMMERCIAL
- BUILDING SERVICES / COMMON
- CORE / MECH
- RESIDENTIAL

SCALE: 1/32" = 1'-0"



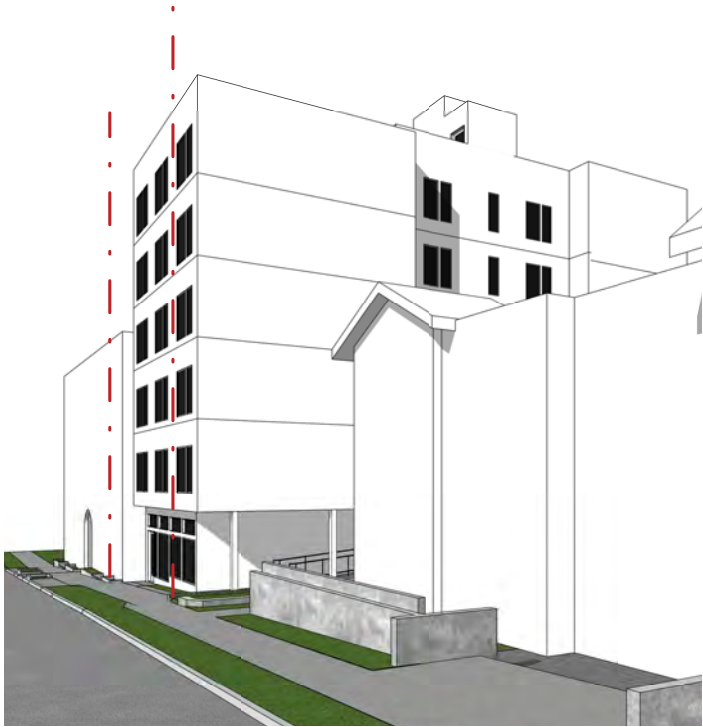
View from Eastlake Ave E of East facade



View from Alley of Northwest Corner



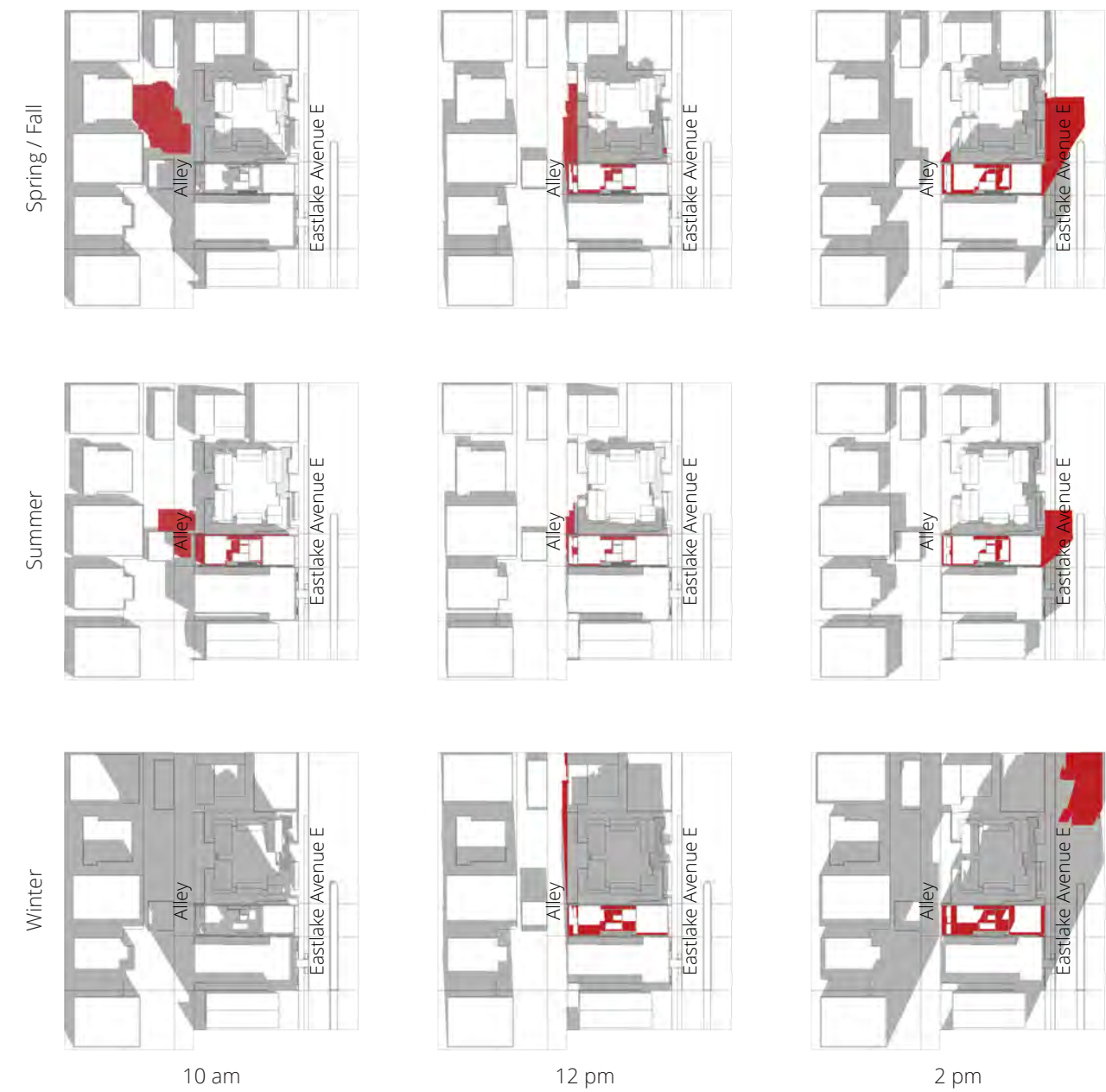
Birdseye View from Southwest corner



View from Eastlake Ave E of Northeast Corner



View from Eastlake Ave E of Southeast Corner



SCHEME COMPARISON - MASSING

Scheme A: Compliant

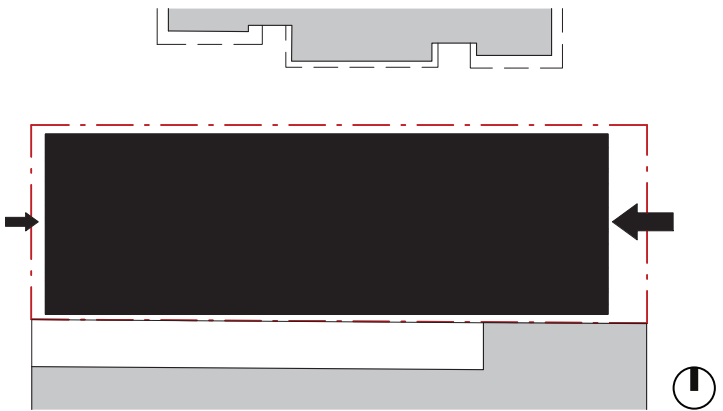
- Front setback provides greater at grade space
- Large Upper level setback at Level 6 along west facade. Reduces scale along the alley where grade drops off
- All units oriented east and west, facing towards views and eliminating privacy conflicts
- Common amenity area facing west towards views



View from Eastlake Ave E of Northeast Corner



View from Alley of Northwest Corner



Scheme A: Primary Massing

Scheme B: Compliant

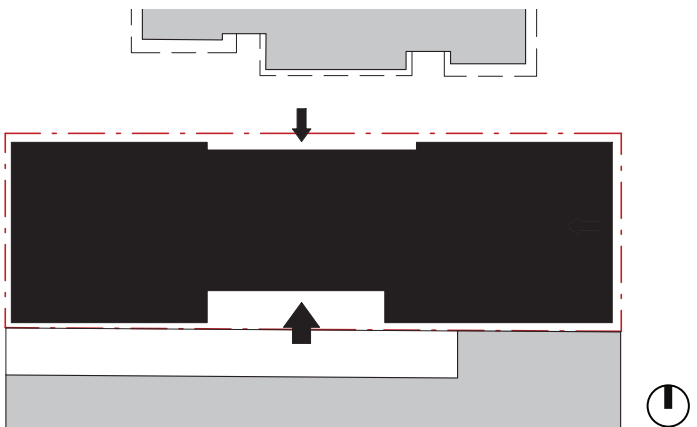
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- Common amenity area facing south west towards views of Lake Union and Downtown



View from Eastlake Ave E of Northeast Corner



View from Alley of Northwest Corner



Scheme B: Primary Massing

Scheme C: Compliant / Preferred

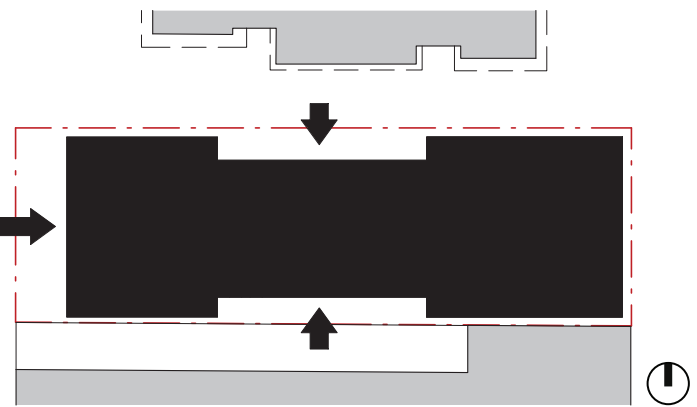
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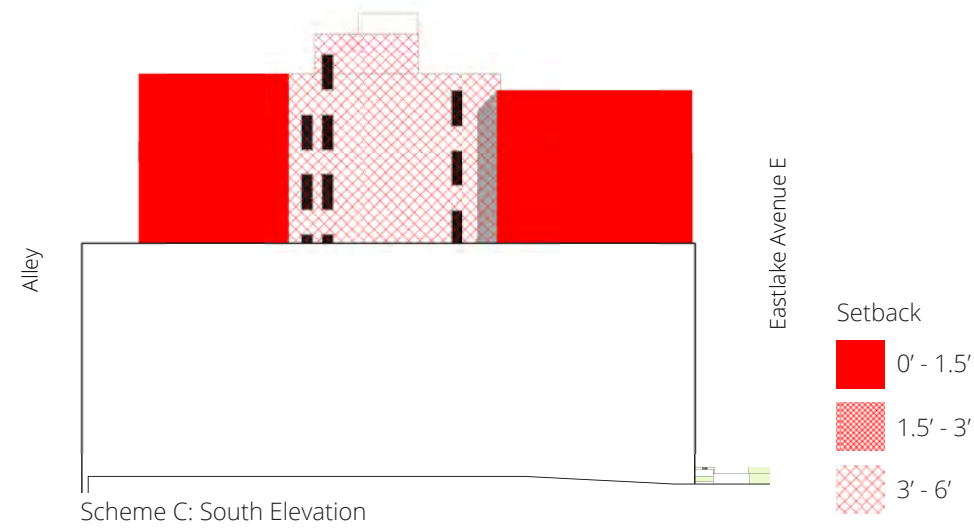
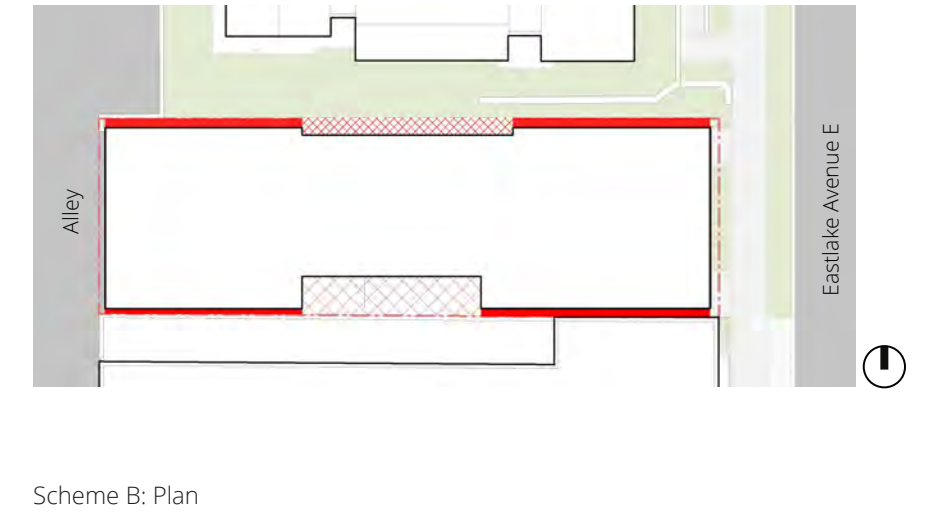
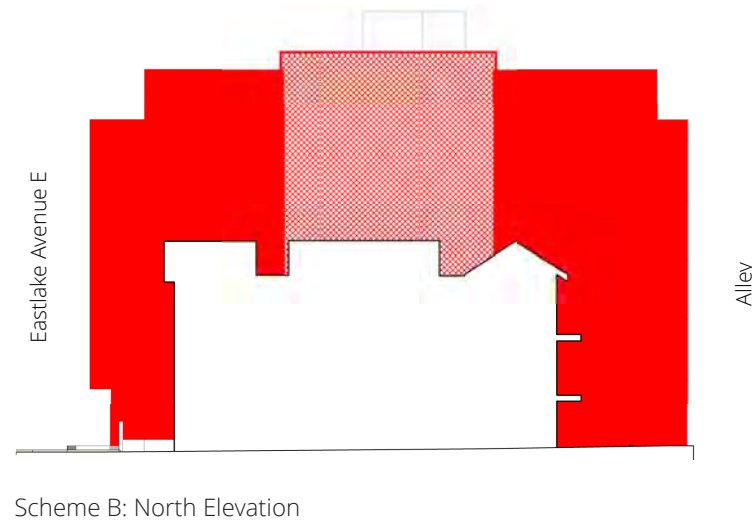
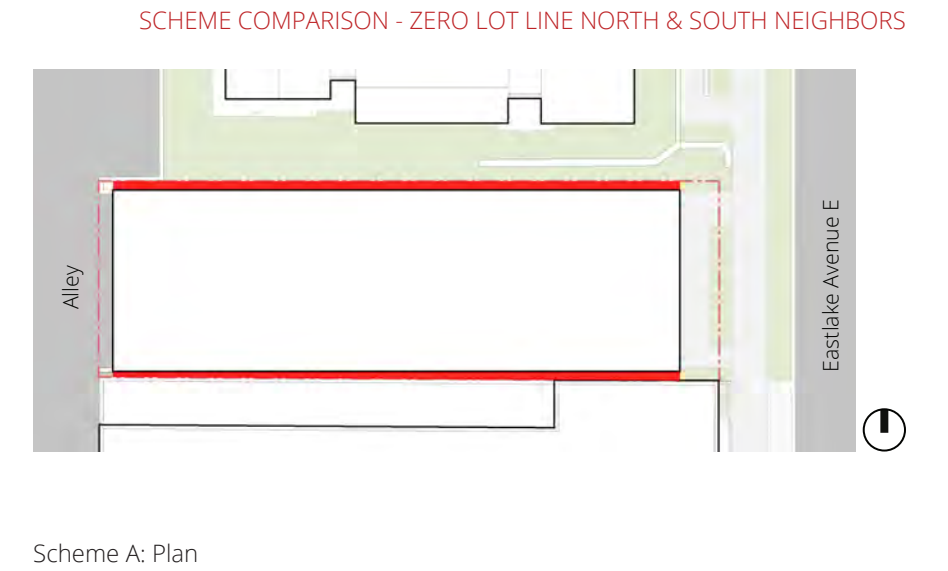
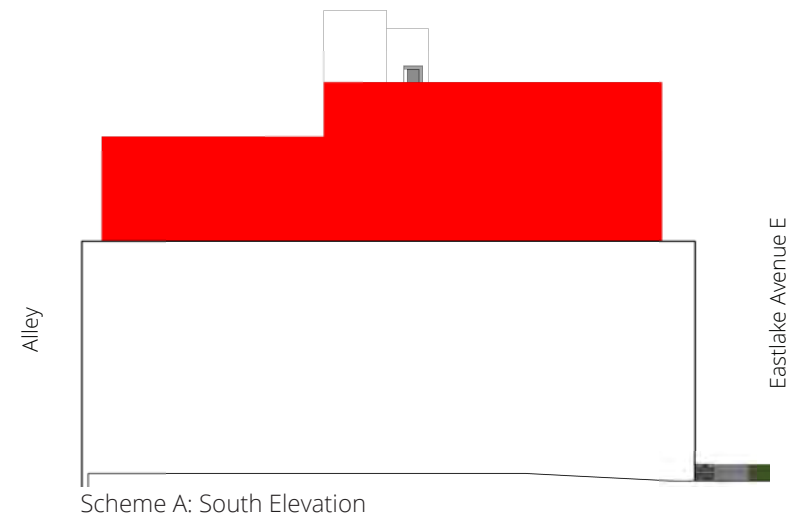
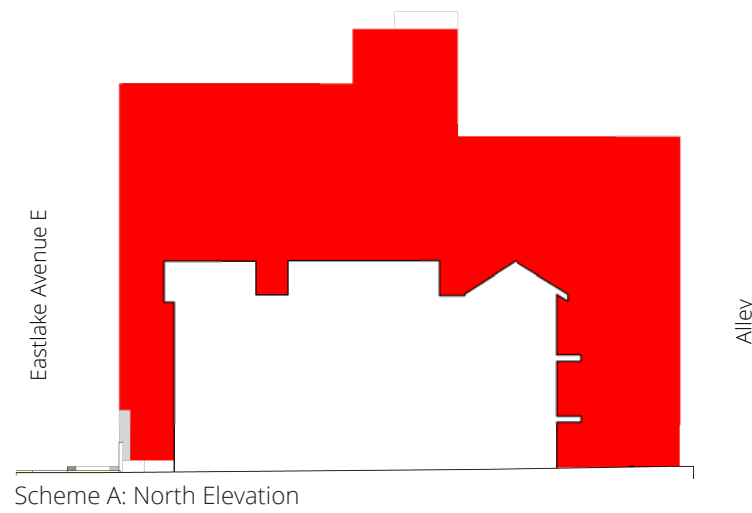
View from Eastlake Ave E of Northeast Corner



View from Alley of Northwest Corner

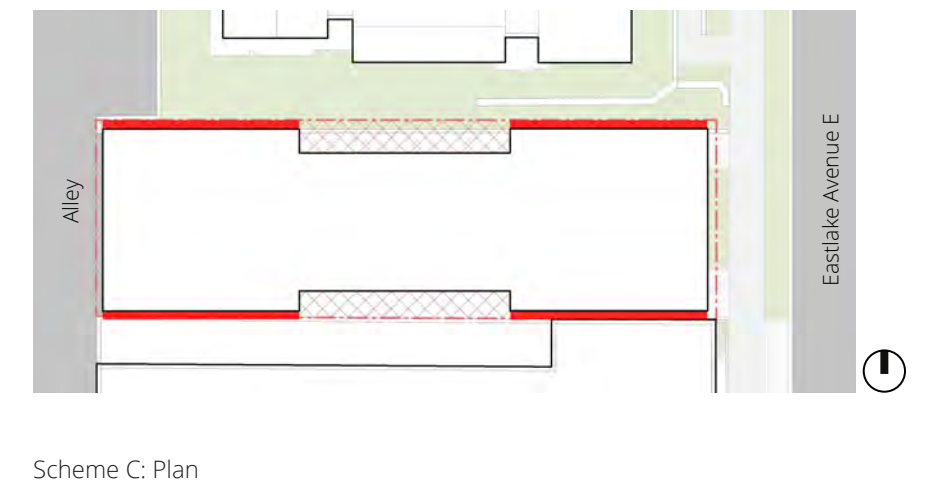


Scheme C: Primary Massing

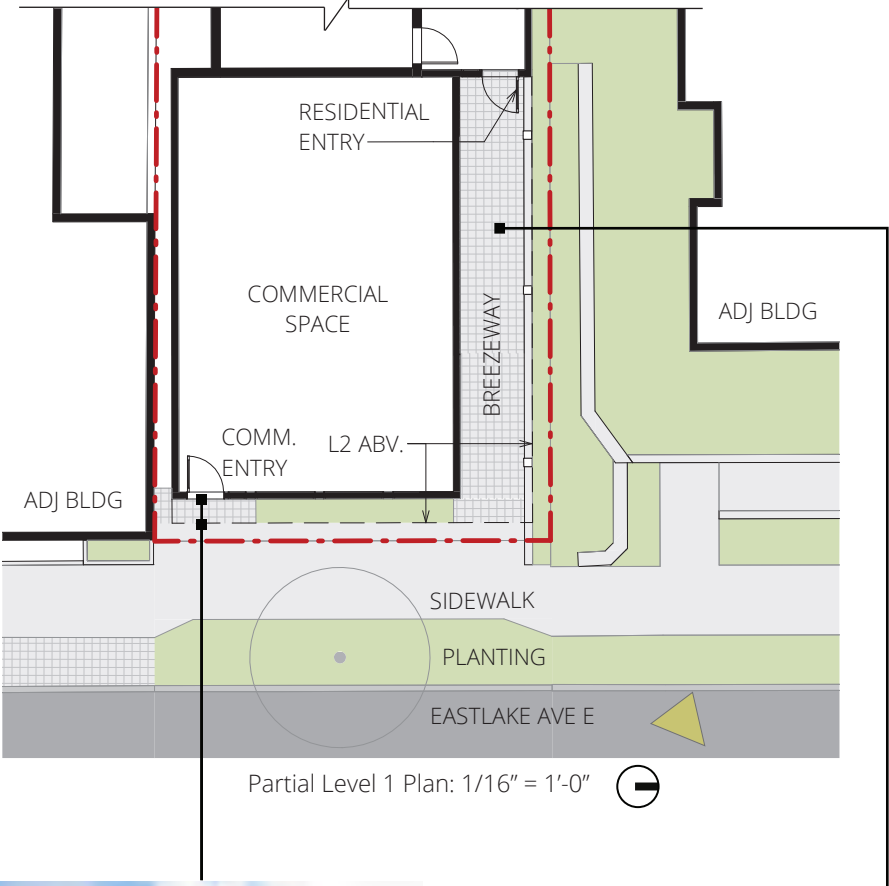


Setback

- 0' - 1.5'
- 1.5' - 3'
- 3' - 6'



CONCEPT DEVELOPMENT: EAST EDGE
STREET WALL ALONG EASTLAKE



Street Edge
CS2.A.2 Street Edge & CS3.A.4
Evolving Neighborhoods: Eastlake
neighborhood is evolving with updated
zoning & height limits. By creating a
strong street edge, the proposal meets
development potential and establishes
a positive context for others to build
upon in future.



Street Entries
PL3.A.1.c: Differentiate Residential and
Commercial entries using recessed
breezeway.
PL3.C.1 Porous commercial edge uses
glazing and transparency to engage
passersby.



View from Eastlake Ave E of East facade



Facade Composition
DC2.B.1: use fenestration and panel
breaks to create dynamic composition



Window Boxes
DC2. C.1: Visual depth and interest with
secondary architectural features



Accent Material at Recessed Entry
DC2.D.2: thoughtful application of
texture at street level



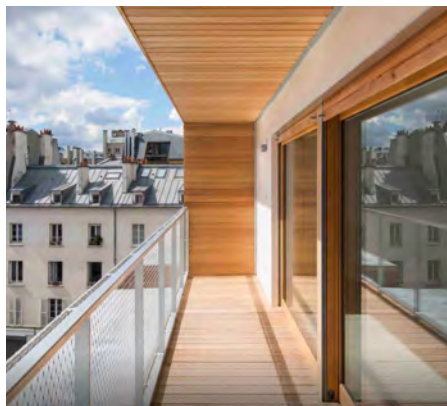
Recessed Balconies

DC2. C.1: Visual depth and interest with secondary architectural features



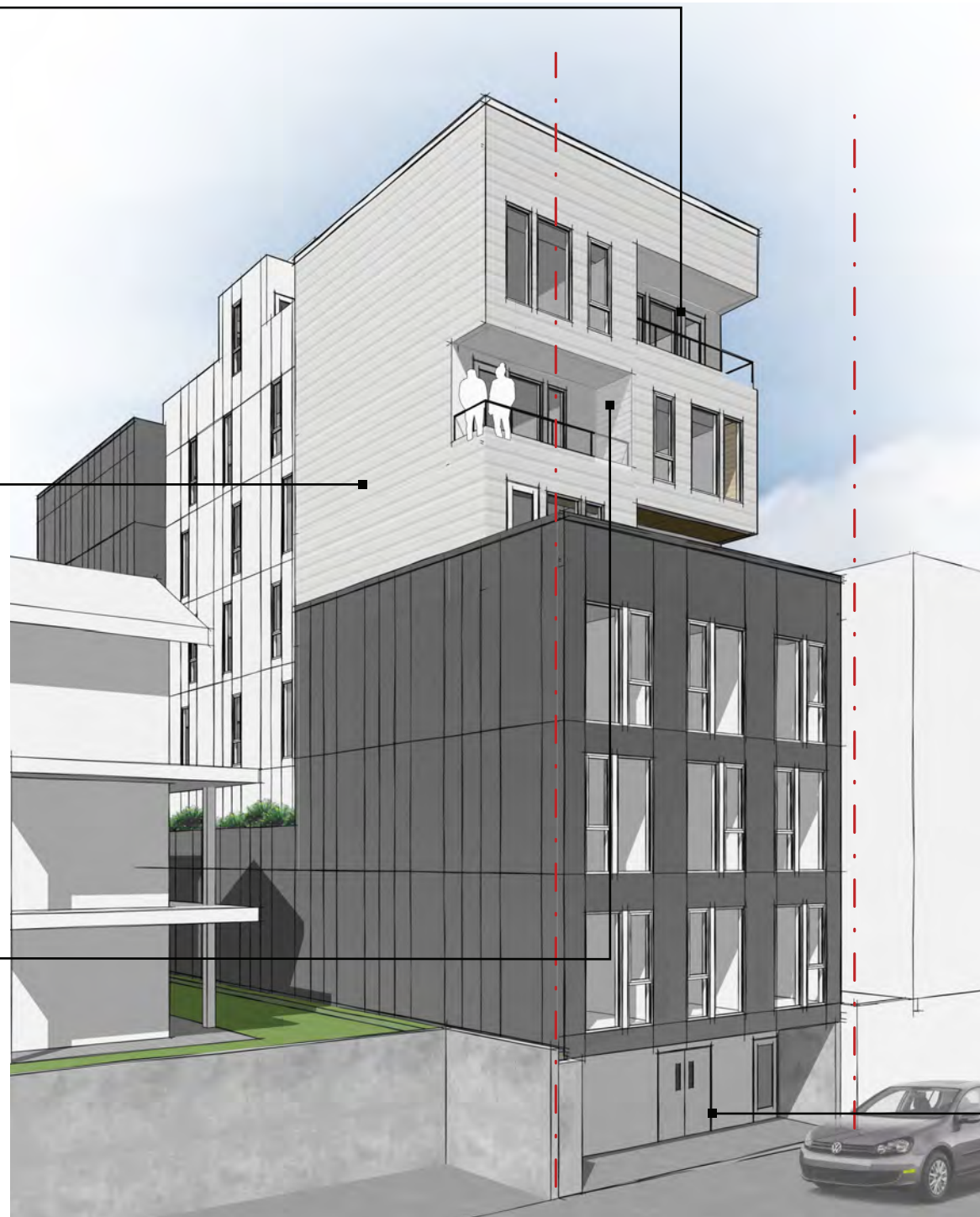
Material

CS2.A.2 Accentuate architectural massing with change in material & texture



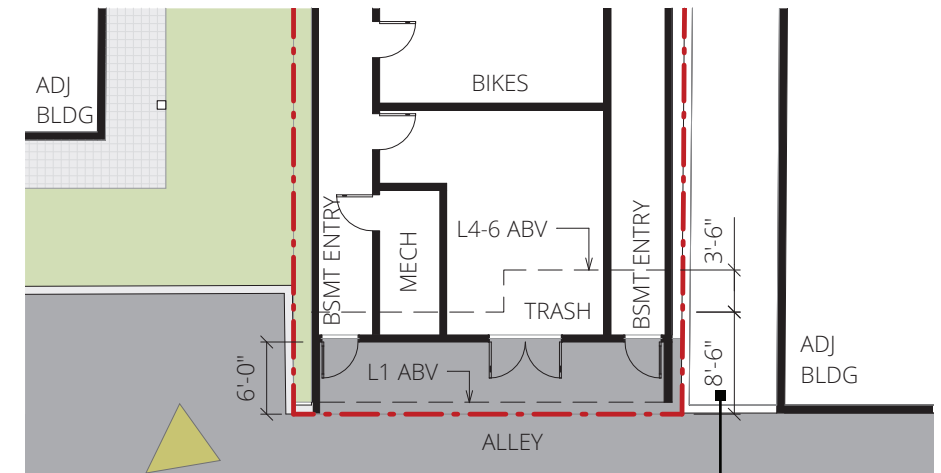
Accent Material at Balconies

DC2.D.2: Use accent material to highlight architectural feature



View from Alley of Northwest Corner

CONCEPT DEVELOPMENT: WEST EDGE CAPTURING VIEWS & STEPPING BACK



Partial Basement Plan:
1/16" = 1'-0"

Upper Level Setback

DC2.A.2 Reduce perceived mass, on alley side where grade drops off, with setback at upper stories and recessed decks.

Service Uses / Alley Access

DC1.C.4 C: Trash room and mechanical services are located inside the basement and accessed from the Alley, away from primary pedestrian view

CONCEPT DEVELOPMENT: NORTH AND SOUTH EDGES
ZERO LOT LINE CONDITIONS



North Facade from Eastlake Ave



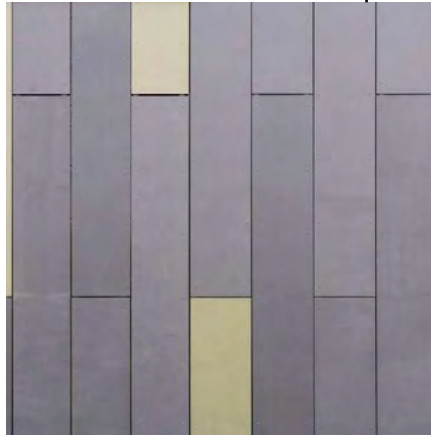
South Facade from Alley



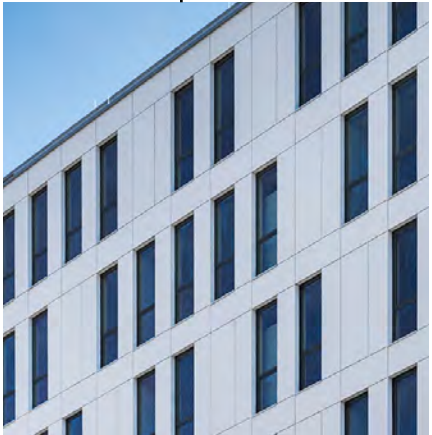
Articulation at Zero Lot Line
DC2.A.2 Reduce perceived mass with indentation / light well at zero lot line wall



Raised Planter at Bldg Edge
DC2.B.2 Blank walls - design treatments that have human scale like raised planters

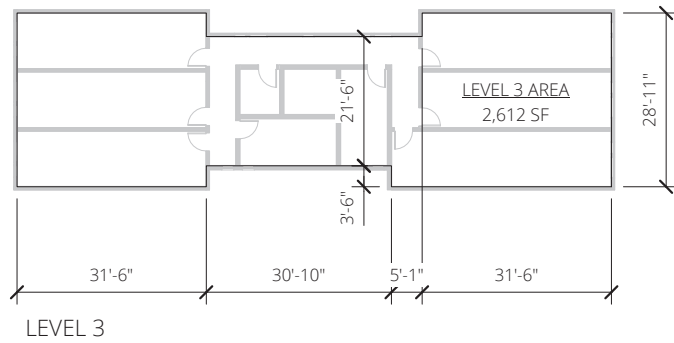
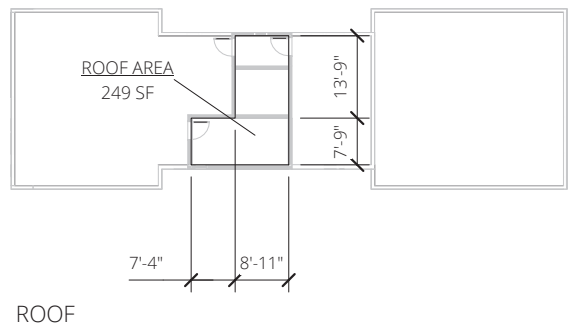


Pattern
CS2.C.2 Mid-Block Sites: Design the party walls to provide visual interest through materials & color



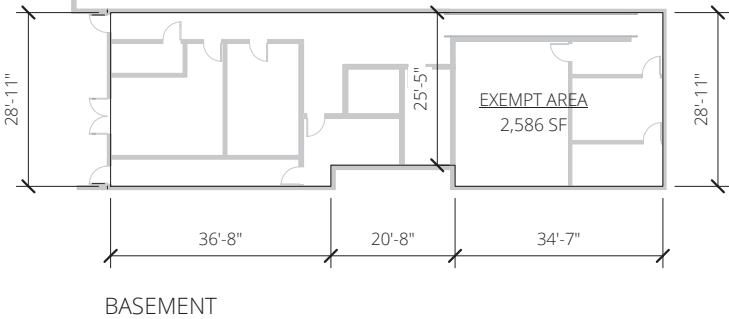
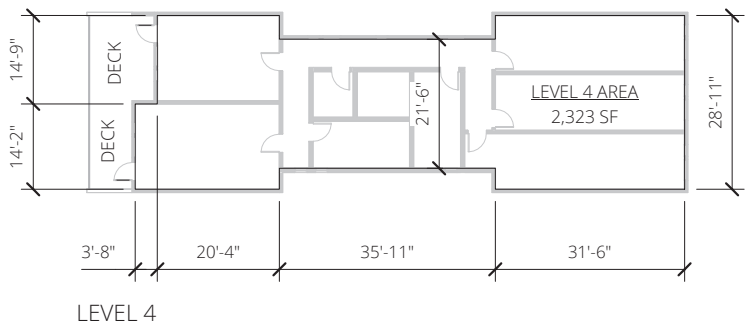
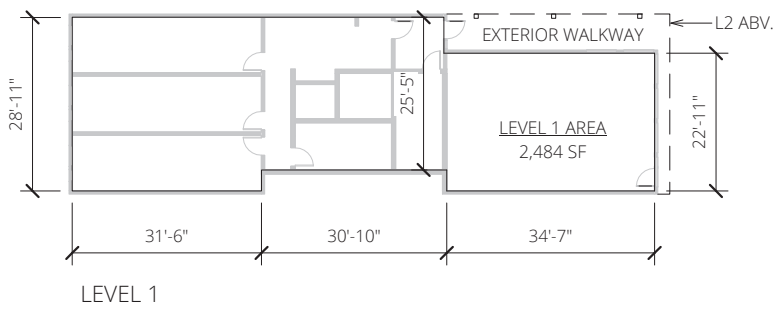
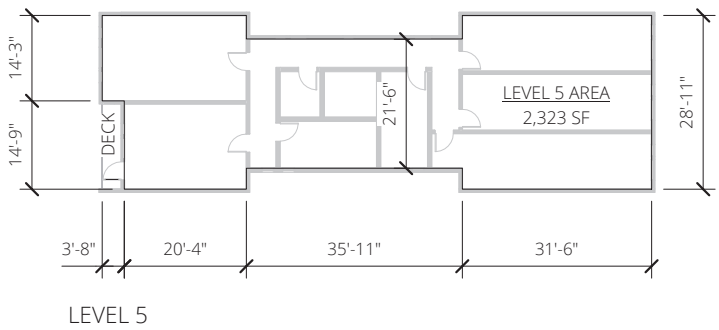
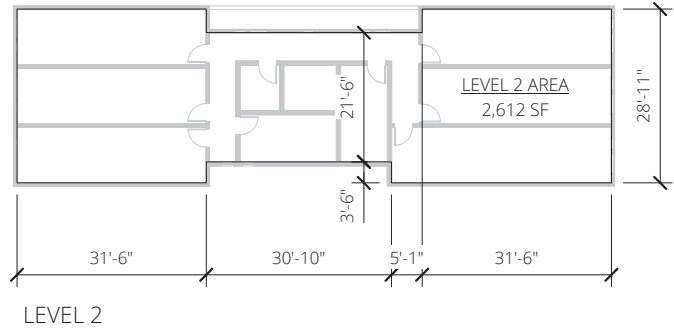
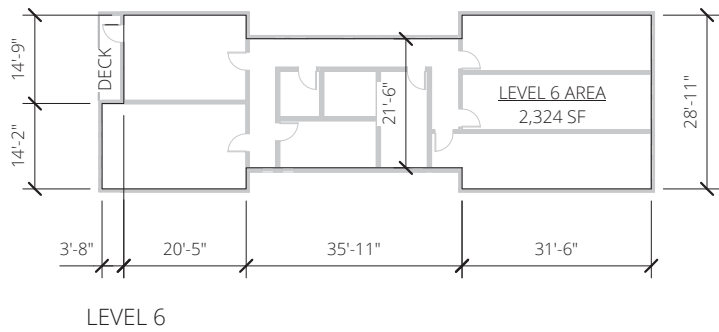
Playful Fenestration:
CS2.D.5: Minimize privacy conflicts with staggered windows, which only occur along core/hallway. Unit windows face ROW.

SCHEME C: FAR DIAGRAMS



Lot Size: 3,339 sf
Allowable FAR: 15,025.5 SF (4.5)
Provided FAR: 14,926 SF (4.47)

Basement: 2,586 sf (Below Grade Exempt):
Level 1: 2,484 sf
Level 2: 2,612 sf
Level 3: 2,612 sf
Level 4: 2,323 sf
Level 5: 2,323 sf
Level 6: 2,324 sf
Roof: 249 sf



SCALE: 1/32" = 1'-0"

RECENT WORK



4710 20th Ave NE (Under Construction)



5902 22nd Ave NW



5201 Rainier Ave S



600 E Howell St (Under Construction)



1806 23rd Ave



420 Boylston Ave E



800 5th Ave N (Under Construction)



1728 12th Ave E



2418 NW 58th St



6301 15th Ave NW (Under Construction)



1715 12th Ave E



1404 Boylston Ave