



EARLY DESIGN GUIDANCE

2001 Eastlake Avenue East Seattle, WA 98102

SDCI PROJECT NO:

3035396-EG

MEETING DATE:

03/25/2020

APPLICANT CONTACT:

Andrew Kluess, Project Manager
Caron Architecture
andrewkluess@caronarchitecture.com
206.367.1382
2505 3rd Ave Suite 300C Seattle 98121

CARON

CARON REF #2019.018



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PROJECT TEAM

OWNER
Gramor Development Washington, LLC
Cory Shelest

CARON ARCHITECTURE CONTACT
Andrew Kluess, Project Manager
andrewkluess@caronarchitecture.com
206.367.1382
Caron Reference No.: 2019.018

SITE INFORMATION

ADDRESS:
2001 Eastlake Ave. E Seattle, WA 98102

SDCI PROJECT NO.:
3035396-EG

PARCEL(S):
2902200165 & 2902200170

SITE AREA:
12,300 SF (6,150 x 2)

OVERLAY DESIGNATION:
Eastlake Residential Urban Village,
Parking Flexibility Area

PARKING REQUIREMENT:
None

LEGAL DESCRIPTION:
GREENES ADD LESS ST

DEVELOPMENT STATISTICS

ZONING:
NC2-65 (M1)

BUILDING HEIGHT:
65 Feet

FAR:
4.50

ALLOWABLE FAR:
55,350 SF

PROPOSED FAR:
55,185 SF

RESIDENTIAL UNITS:
113

PARKING STALLS:
15

BIKE PARKING STALLS:
128

3.0 DEVELOPMENT OBJECTIVES

DEVELOPMENT OBJECTIVES

This proposal includes a six-story mixed-use residential building with ground-floor commercial space and one level of underground parking. The street frontage will be comprised of ground level commercial space along the majority of Eastlake Avenue E and ground floor dwelling units along a portion of E Newton Street and the adjacent alley. Parking access is also proposed along the alley while both residential and commercial access is proposed on the corner of Eastlake Avenue E and E Newton Street. A small courtyard is proposed near the residential entrance to soften the building’s corner and to provide public seating space for the neighborhood. The development aims to become a welcomed addition to the Eastlake community and a desirable place to call home for dozens of new neighbors. The objective is to create an aesthetically pleasing facility that also functions for the neighborhood and its residents in equal measure.

SITE DESCRIPTION & ANALYSIS

The site is composed of two parcels on the southeast end of the block at the intersection of Eastlake Avenue E and E Newton Street, and is presently occupied by two 2-story apartment buildings and surface-grade parking. The lot has a moderate slope with Eastlake Avenue E sloping down roughly three feet from north to south and the sidewalk along E Newton Street sloping down roughly four feet from east to west. The alley has a similar slope to Eastlake Avenue E and sits roughly four feet lower than Eastlake Avenue E when viewed from the south. Alley has been widened and improved to SDOT standards and is not in the scope of work for this project. West of the alley, several 2-story townhouses sit across the site and views to Lake Union are available for floors that can see over their rooflines. Overhead powerlines also exist across the alley on the northwest corner of the site, and have a minimal impact regarding setbacks for the proposed building. Despite the powerlines proximity, electricity for the project will be accessed from overhead lines running along the east side of Eastlake Avenue E. SDOT is currently in the planning stages of improving a large section of Eastlake Avenue E and includes the section running past the parcel. Coordination with SDOT will be made to ensure improvements on the site fit with their plans.

ZONING ANALYSIS

As of early 2019, the site has been upzoned from LR3 to NC2-65 (M1). This means that the site has a maximum building height of 65’ and mandatory housing affordability (MHA) standards are in effect. Multifamily residential and commercial uses are allowed as well as on-site parking. However, no parking is required due to the sites location in the Eastlake Residential Urban Village and its proximity to public transportation routes. In addition to the aforementioned SDOT street improvements planned along Eastlake Avenue E, a 1.3’ dedication and 5’ setback are required along E Newton Street.

TRANSPORTATION

Eastlake Avenue E is a principal arterial street and is served by Route 70, the only route to run through the neighborhood. The line runs southbound to downtown and northbound to University District, and the stop nearest the site lies to the south across E Newton Street. Transportation by bicycle is a popular means of conveyance for the neighborhood and is most commonly seen along Eastlake Avenue E. A dedicated bike lane along the arterial is included in SDOT’s plans for Eastlake Avenue E which will facilitate travel during the street’s most heavily trafficked times.

NEIGHBORHOOD CONTEXT

The site sits in the south end of Eastlake’s residential core along the largest thoroughfare for the neighborhood. Eastlake Avenue E also serves as the community’s largest commercial street and is home to many businesses along its length. Eastlake, like many surrounding neighborhoods, is quickly densifying and is seeing an influx of townhouses, apartments, and mixed-use developments in the near vicinity. The neighborhood south of the site is seeing development of its own with the influx of office developments including the newly built Life Sciences Campus. The site rests between these two growing neighborhoods which will equally benefit from the project’s proposed residences and ground-floor commercial space.

DEVELOPMENT SUMMARY (PREFERRED OPTION 3)

LEVEL	GROSS SF	FAR SF	RESIDENTIAL GSF	COMMERCIAL GSF	RESIDENTIAL UNIT COUNT	PARKING STALLS	BIKE STALLS
ROOF	517	517	517	-	-	-	-
6	8,939	8,939	8,939	-	22		
5	8,939	8,939	8,939	-	22	-	-
4	8,939	8,939	8,939	-	22	-	-
3	8,939	8,939	8,939	-	22	-	-
2	8,939	8,939	8,939	-	22	-	-
1	9,801	9,801	6,122	3,679	3	-	8
P1	10,110	172	10,110	-	-	15	120
TOTAL	64,798 SF	55,185 SF	61,063 SF	3,679 SF	113 Units	15 Stalls	128 Stalls



VIEW OF PREFERRED OPTION 3 FROM SOUTHEAST CORNER

3.0 SUMMARY OF DESIGN COMMENTS DURING PUBLIC OUTREACH

COMMUNITY OUTREACH SUMMARY

As part of the Department of Neighborhoods requirements for community outreach, the design team opted to engage in a ‘high-impact’ method to spread awareness of the proposed project. This method includes a printed, digital, and in-person means to discuss the project with its neighbors and to gain valuable insight on any concerns they have and what they’d like to see in the development.

METHOD 1: PRINTED

Flyers were mailed to every resident and business in a 500 foot radius around the site to inform the neighborhood about the site, information pertaining to its proposed development, a link to an online survey, and the date to a community outreach meeting.

METHOD 2: DIGITAL

An online survey was created to accompany the distributed flyers and in-person meeting and remained open from October 8th to October 31st, 2019. 55 people responded to the survey with the majority of comments pertaining to the amount of proposed parking and blocked views to Lake Union.

QUESTIONS

- Will housing be affordable / implement MHA
- Where will trash / parking be accessed from

CONCERNS

- Not enough proposed parking
- Eastlake will lose more parking stalls due to the new RapidRide line and street improvements of Eastlake Avenue E
- Concerned about view blockages
- Concerned with loss of community
- Concerned about high volume of people, traffic, and bikes moving through neighborhood

COMMENTS

- Would like to see a ground floor commercial retailer
- Neighborhood is in need of a grocery store
- Would like a good looking building without wild colors

METHOD 3: IN-PERSON

An in-person meeting took place on October 29th, 2019 at the AW Larson Building to discuss the project with members of the community. The meeting was attended by several people and the items in the meeting are summarized below:

QUESTIONS

- From where trash / parking be accessed

CONCERNS

- Concerns about blocked views to Lake Union
- Concerned that not enough parking is being proposed
- Concerns about 6-story height for building
- Concerned with loss of community

COMMENTS

- Would like to see a restaurant or grocery store in neighborhood
- Would like to see more 2 and 3 bedrooms units in neighborhood
- Would like to see an attractive design without wild colors

METHOD (HIGH-IMPACT)

PRINTED	C	Direct mailings to all residences and business within approximately 500 ft. radius of the proposed site.
DIGITAL	A	Online survey
IN-PERSON	C	Hosting or co-hosting a community meeting

OUTREACH PROPOSED

Send out direct mailings to all residences and business within 500 ft of project site. Addresses to come from King County GIS Map info. Promote survey and public meeting on the direct mailers.

Create online survey with project description and min. 3 questions. Survey will be available for min. 21 days.

We will host a community event to be held at a local neighborhood venue. Date and time for the event will be provided on both direct mailer and the survey. Will provide 14 days notice.

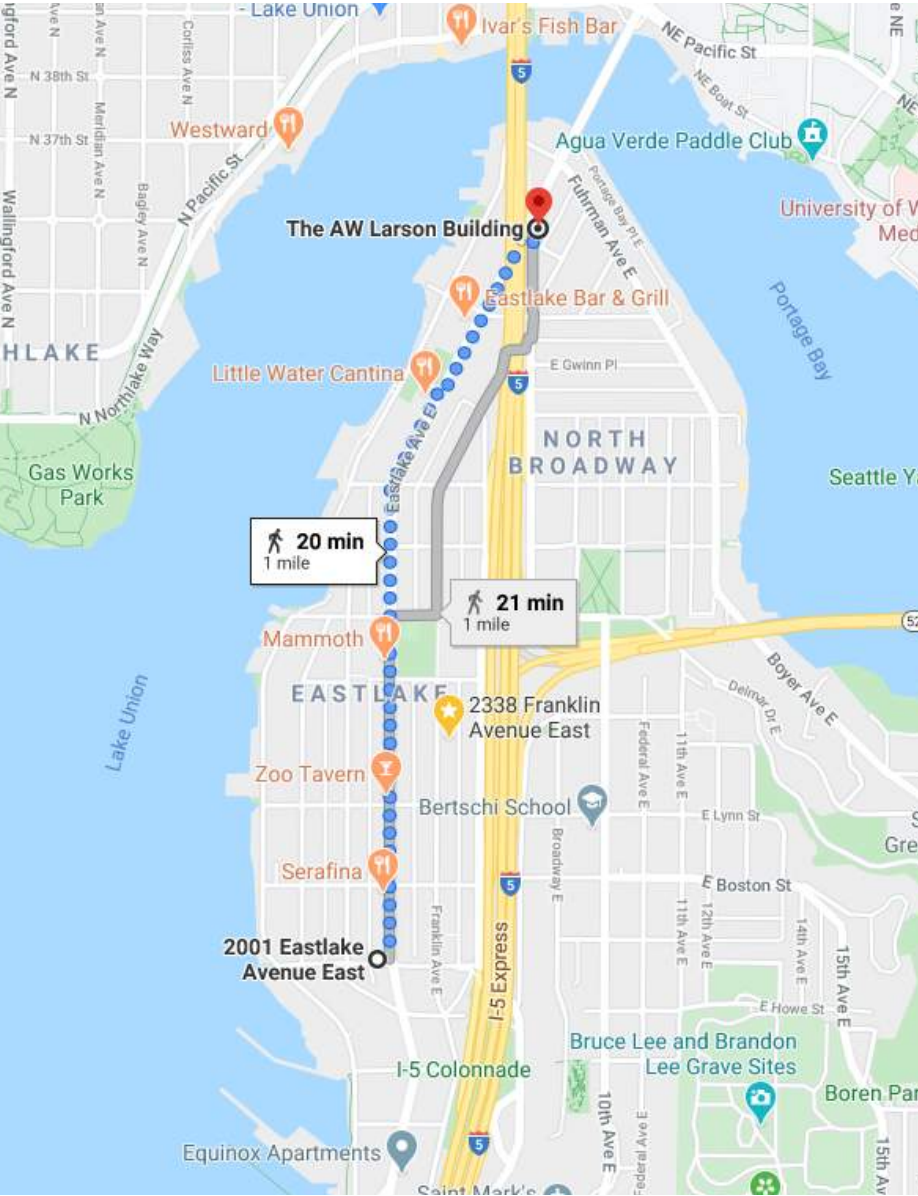
OUTREACH CONDUCTED

October 8th, 2019

October 8th - October 31st, 2019

October 29th, 2019

PUBLIC MEETING LOCATION AND DIRECTION



COMMUNITY OUTREACH MAILER



Project Introduction

Eastlake 23, LLC and Caron Architecture are partnering on the redevelopment of 2001 Eastlake Ave E, Seattle, WA 98102. The proposal is to create a 6 story building with approximately 80 apartments on the existing property, with 19 parking stalls and bike parking available for each unit.

If you would like to provide feedback on the project, you can do so at our survey link on the right. This survey will be open from October 8th to October 31st. After that, we'll start preparing for the City's Design Review process and other permitting steps.

To find out more about this project and track our progress through the permitting process, search the project address / project number "2001 Eastlake Ave E, Seattle, WA 98102 / 002661-19PA" in the Design Review Calendar and the Seattle Services Portal.

This information is being collected by Eastlake 23, LLC and Caron Architecture but may be submitted to the City of Seattle. Therefore, personal information entered in the survey may be subject to disclosure to a third-party requestor pursuant to the Washington Public Records Act. The public's data is collected in conducting Early Community Outreach through the City of Seattle's Department of Neighborhoods requirements. We understand how important this information is. We do not sell information we collect, and only share it when required by law.

CARON

Additional Information

ADDRESS:
2001 Eastlake Ave E, Seattle, WA 98102

SDCI PROJECT NUMBER:
002661-19PA

CONTACT PERSON:
Andrew Kluess
Andrew.Kluess@caronarchitecture.com

SURVEY LINK:
<https://www.surveymonkey.com/r/2001Eastlake>

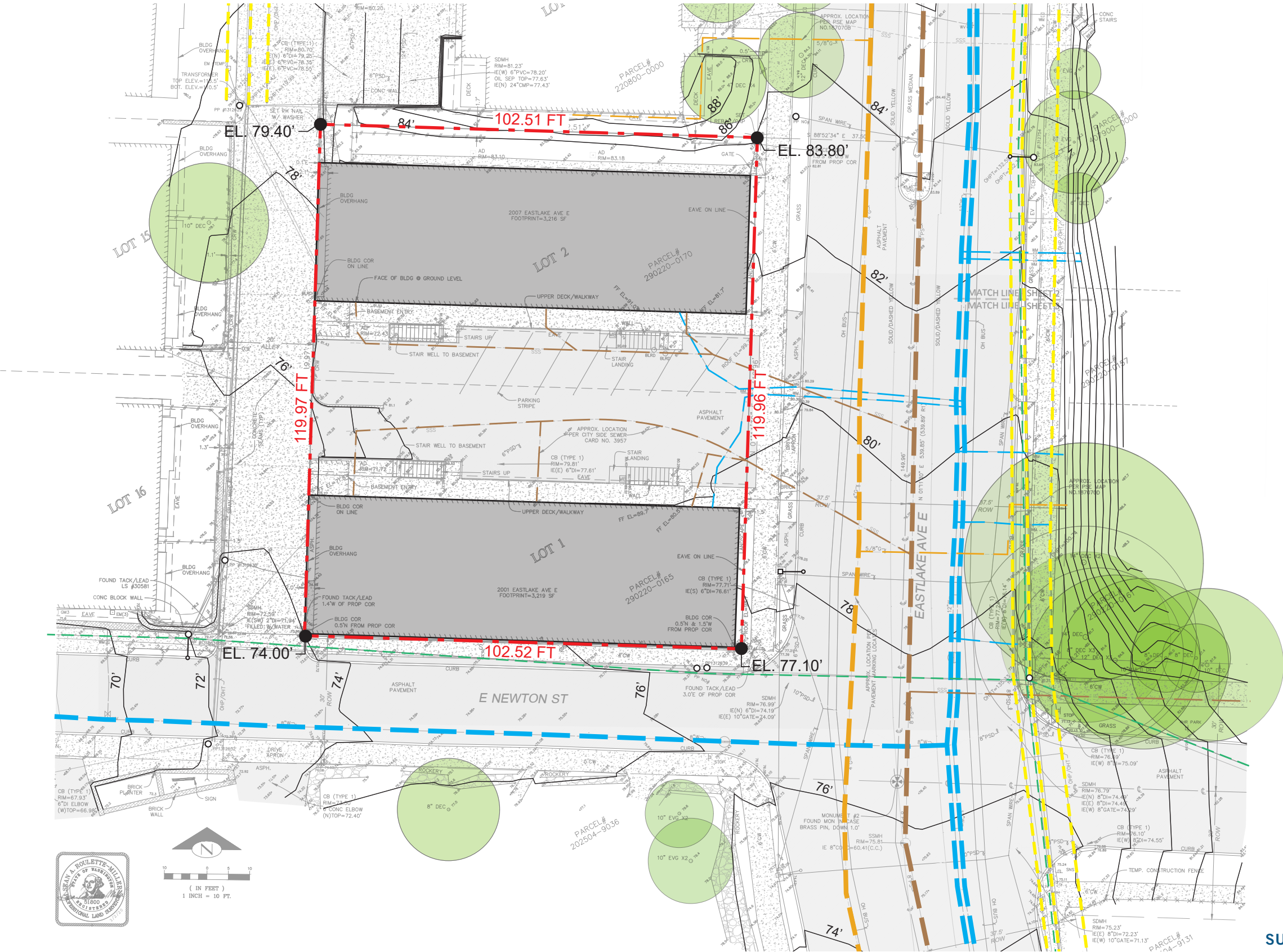
COMMUNITY OUTREACH MEETING:
Date: Tuesday, October 29th, 2019
Time: 6-7 PM
Location: AW Larson building Room 105
3206 Harvard Ave E, Suite 105, Seattle, WA 98102 (parking available nextdoor at 3218 Eastlake Ave E)

MORE DETAILS ABOUT THE EARLY COMMUNITY OUTREACH FOR DESIGN REVIEW:
www.seattle.gov/neighborhoods/outreach-and-engagement/design-review-for-early-outreach

4.0 SURVEY / TREE SURVEY

KEY

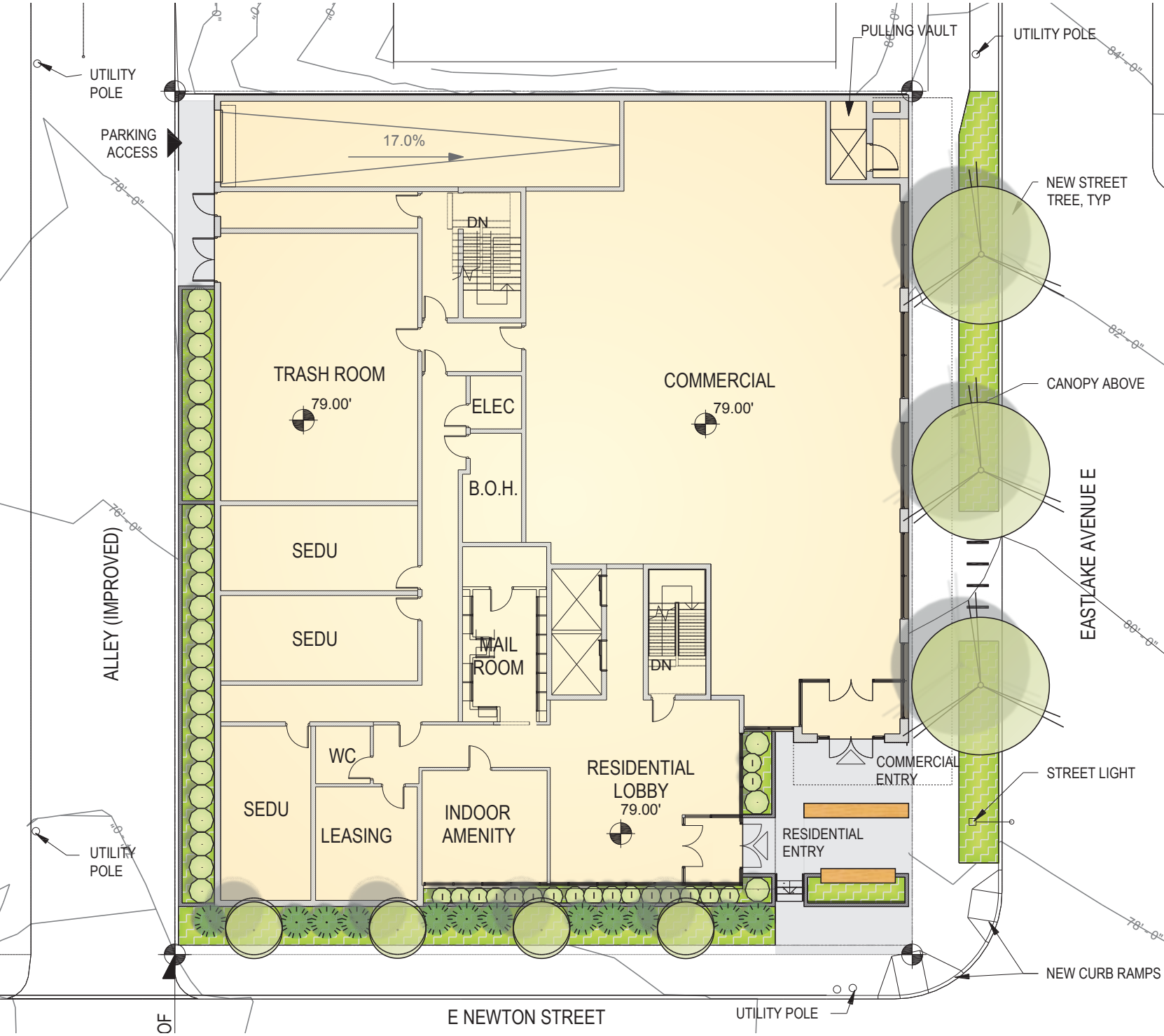
- Existing Buildings
- Existing Trees
(Not on Site)
- Property Lines
- Overhead Power lines
- Water Lines
- Sewer Lines
- Natural Gas Lines
- Data Lines
- Utility Pole



4.0 SITE PLAN - PREFERRED OPTION 3



8.0 PREFERRED OPTION 3 | CONCEPTUAL LANDSCAPE PLAN



GROUND LEVEL

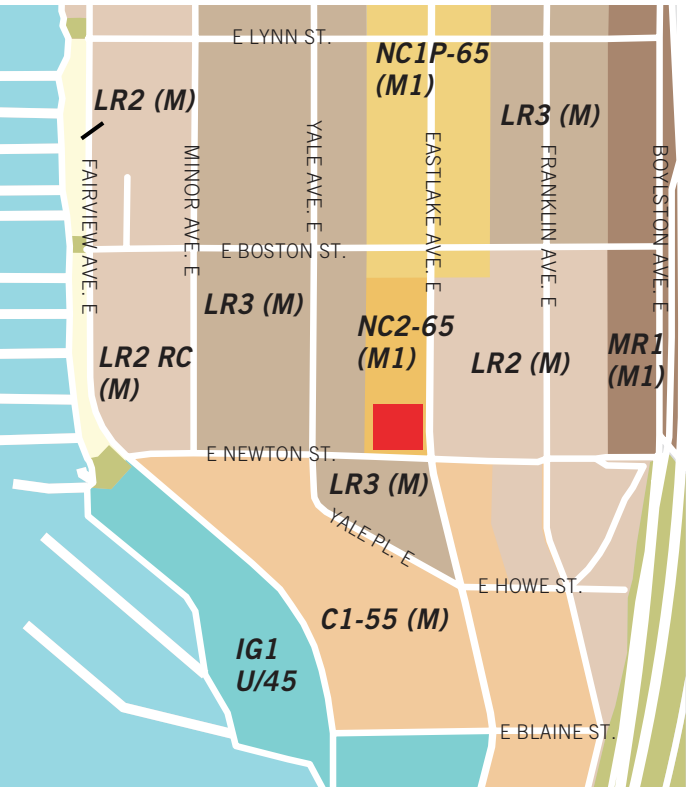
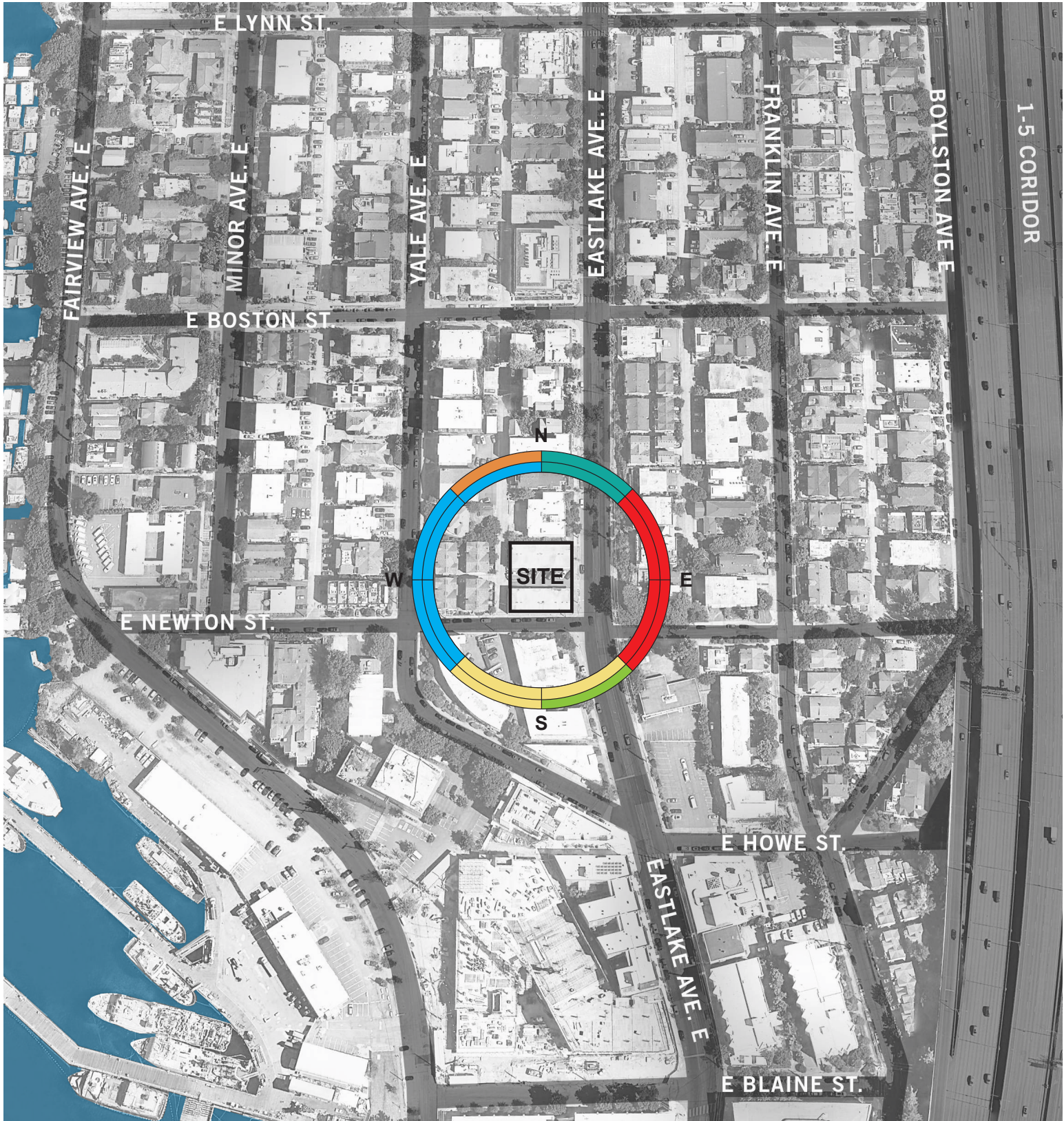


LEVEL 2 / ROOF

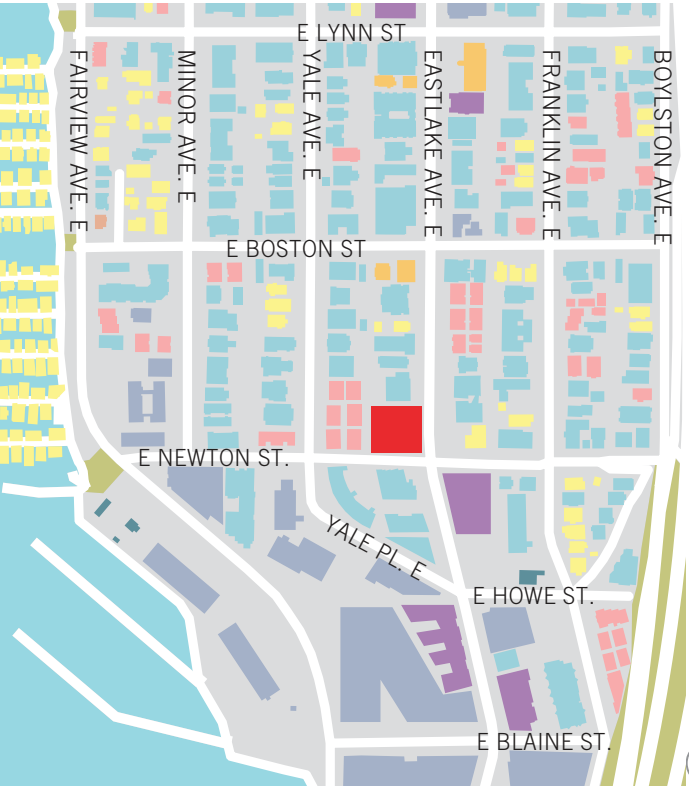


5.0 URBAN DESIGN ANALYSIS

- KEY
- View of Lake Union
 - Views of Downtown
 - St. Marks Cathedral
 - I-5 Corridor
 - Views of UW
 - Gasworks Park



- ZONING
- Project Site
 - SF 5000
 - LR2 / LR3
 - MR1
 - IG1 U/45
 - C1-55
 - NC1P-65
 - Park



- SURROUNDING USES
- Project Site
 - Mixed-Use
 - Multi-Family
 - Commercial
 - Townhouse / Duplex
 - Service Building
 - Office / Warehouse
 - Parking
 - Single Family
 - Vacant Building

5.0 URBAN DESIGN ANALYSIS

COMMUNITY NODES / LANDMARKS

Eastlake is home to a wide array of commercial and residential buildings that range from local coffee shops to research centers; from mixed-use complexes to floating homes. The neighborhood is also home to several parks such as Rogers Playground and micro-parks such as Terry Pettus Park, which is found along the water’s edge. Arguably the largest landmark for Eastlake is Lake Union, as the majority of the neighborhood has clear views out to the water.



1 SEATTLE LIFE SCIENCE CAMPUS
(0.2 MILES FROM SITE)



2 TERRY PETTUS PARK
(0.2 MILES FROM SITE)



3 FLOATING HOME COMMUNITY
(0.2 MILES FROM SITE)



4 I-5 COLONNADE
(0.2 MILES FROM SITE)



5 ZOO TAVERN
(0.2 MILES FROM SITE)



6 PETE'S SUPERMARKET
(0.3 MILES FROM SITE)



7 ROGERS PLAYGROUND
(0.4 MILES FROM SITE)



8 SEWARD SCHOOL / TOPS K-8 SCHOOL
(0.4 MILES FROM SITE)

5.0 URBAN DESIGN ANALYSIS

DEVELOPMENT CONTEXT

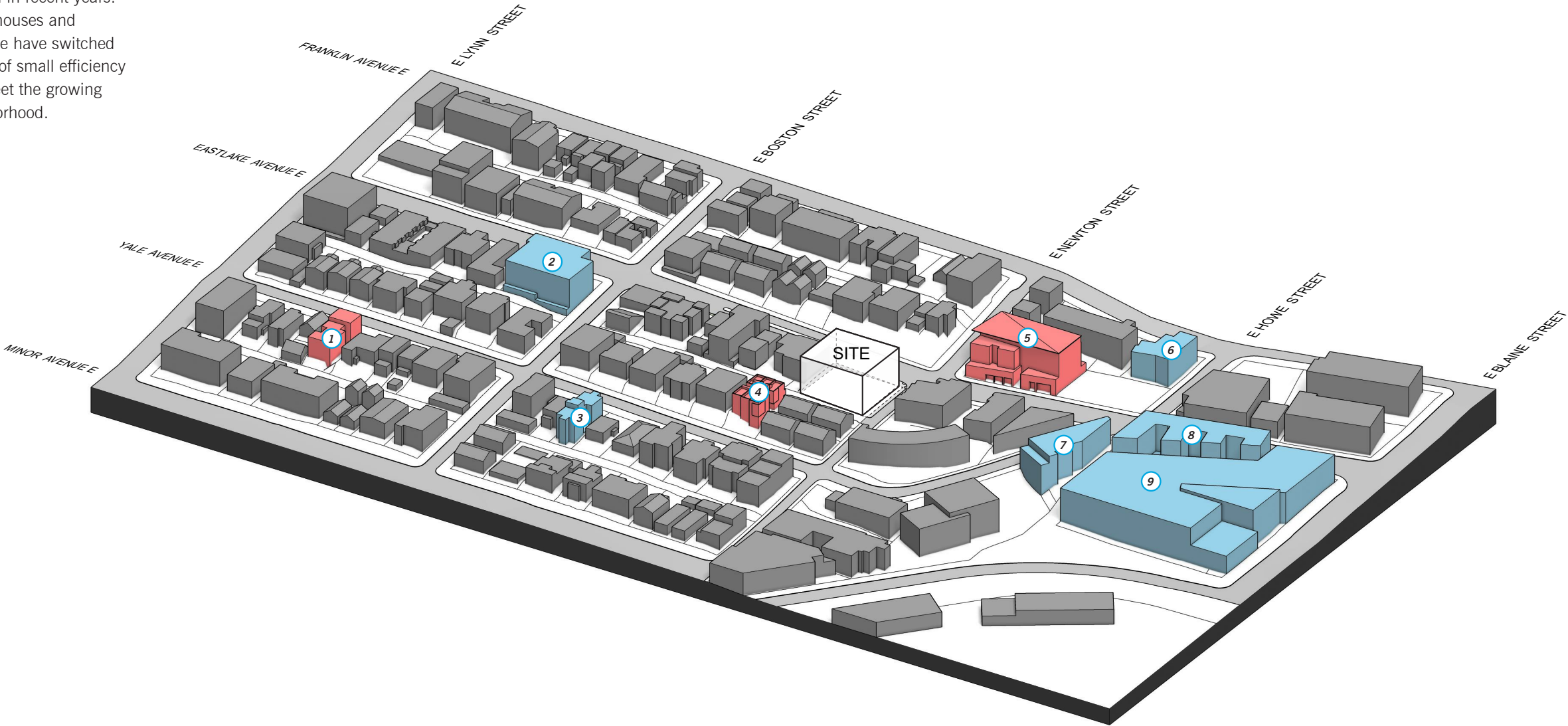
The Eastlake neighborhood is rapidly densifying with more multifamily developments having been proposed in recent years. Single-family residences have switched to townhouses and multifamily residences with no commercial space have switched to mixed-use developments. Projects consisting of small efficiency dwelling units have also been constructed to meet the growing demand for housing in the ever-growing neighborhood.

- 1 2227 YALE AVENUE E
#3023021
- 2 2201 EASTLAKE AVENUE E
#3016024
- 3 2037 YALE AVENUE E
#3022641
- 4 2014 YALE AVENUE E
#3026201
- 5 1920 EASTLAKE AVENUE E
#3023368
- 6 1901 FRANKLIN AVENUE E
#3023286
- 7 1903 YALE PLACE E
#3015480
- 8 1823 EASTLAKE AVENUE E
#3014468
- 9 1818 FAIRVIEW AVENUE E
#3012732

KEY

Projects Under Construction

Projects Recently Completed



MULTIFAMILY PROJECTS:



2 2201 EASTLAKE AVENUE E
MIXED-USE | 45 UNITS



5 1920 EASTLAKE AVENUE E
ASSISTED LIVING FACILITY | 77 UNITS



6 1901 FRANKLIN AVENUE E
MULTIFAMILY | 42 SEDU UNITS



7 1903 YALE PLACE E
MIXED-USE | 32 UNITS & 1 LIVE/WORK UNIT

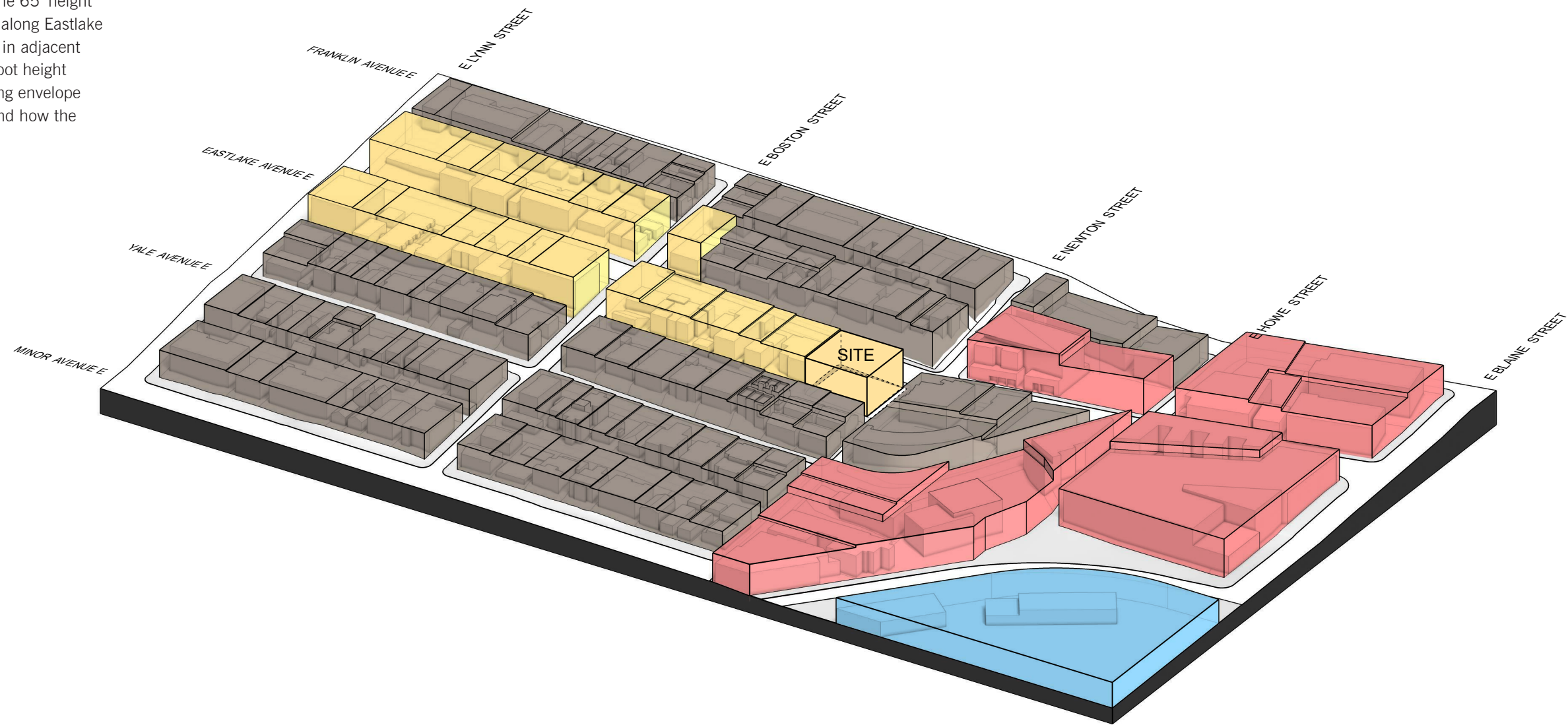


8 1823 EASTLAKE AVENUE E
MIXED-USE | 58 UNITS & 4 LIVE/WORK UNITS

5.0 URBAN DESIGN ANALYSIS

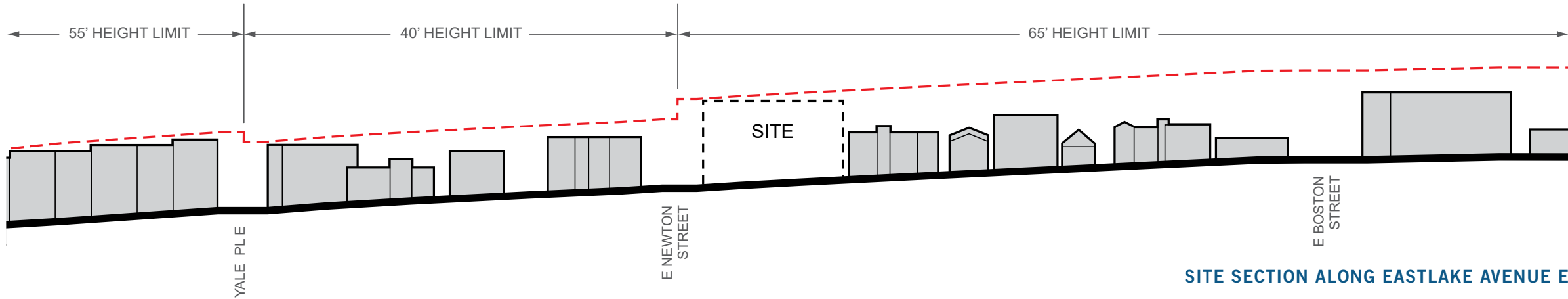
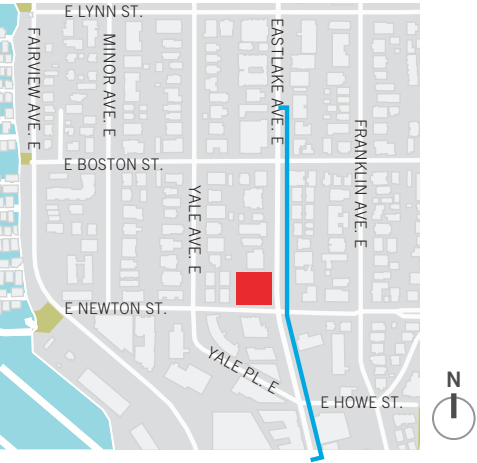
ZONING CONTEXT

The site is located in an area of Eastlake that is comprised of multiple zones and a variety of height limits. The 65' height limit on which the site sits is commonly found along Eastlake Avenue E while 40' height limits can be found in adjacent low rise zones. Commercial zones with a 55' foot height limit can be found south of the site. Each zoning envelope represents its parcel's development potential and how the proposed project compares relatively.



KEY

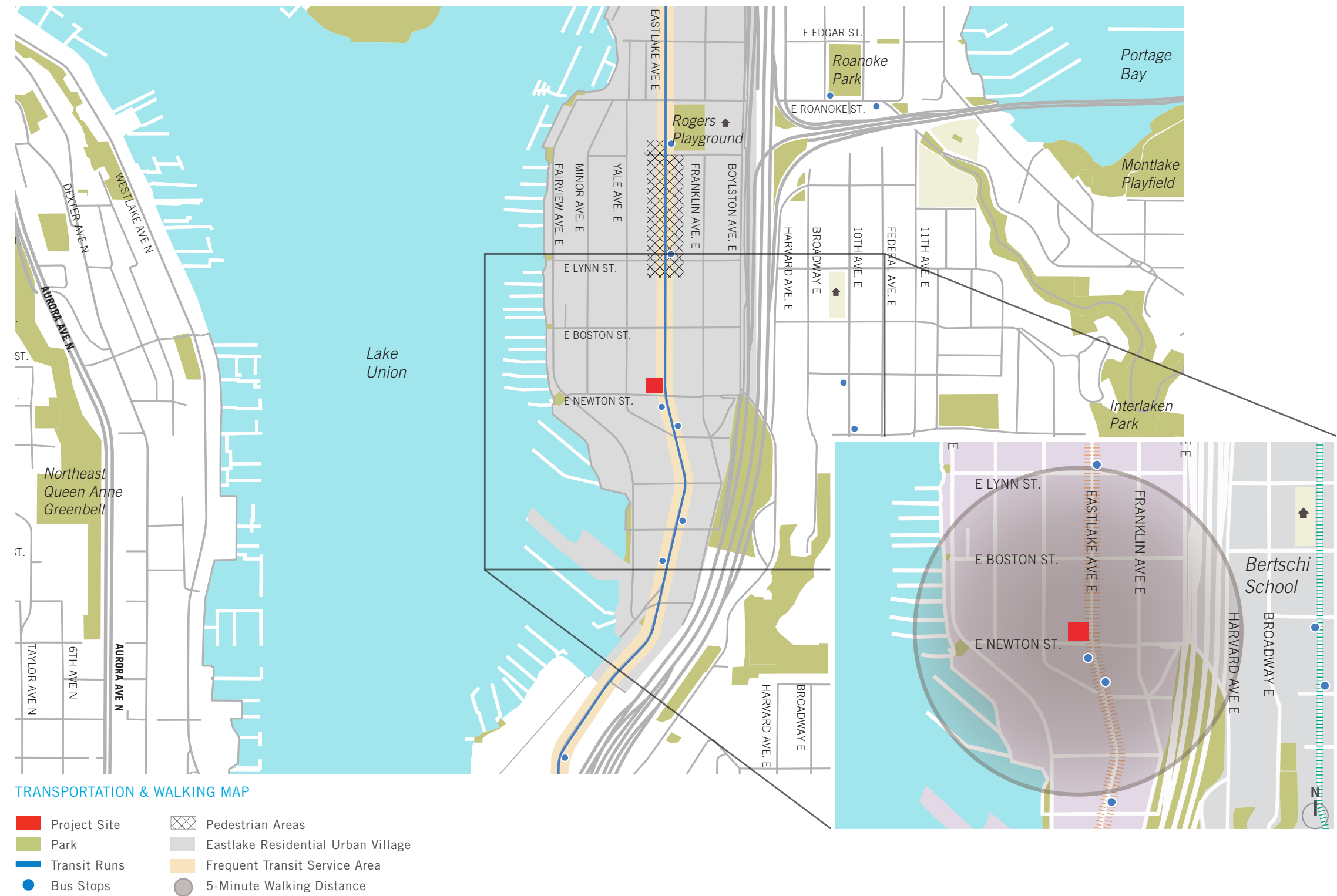
- 65' Height Limit (NC Zone)
- 55' Height Limit (Commercial Zone)
- 45' Height Limit (Industrial Zone)
- 40' Height Limit (Low Rise Zone)



5.0 VICINITY MAP & TRANSPORTATION

TRANSPORTATION

The proposed development lies in the Eastlake Residential Urban Village overlay and is in a frequent transit area. Eastlake Avenue E is the neighborhood’s primary transit corridor running south to downtown and north to University District and is served by route 70. Bus stops for both the southbound and northbound lines lie south of the site across E Newton Street and are within a five minute walk.



5.0 VICINITY MAP & TRANSPORTATION

EASTLAKE IMPROVEMENT PLANS

SDOT is currently in the planning stages for improving the entire length of Eastlake Avenue E extending south to downtown and north to U-District. In addition to infrastructure improvements, street improvements such as dedicated bike lanes and curb ramps are proposed on the site's corner and adjacent corners. The new RapidRide J Line is also planned to run through the traffic corridor with RapidRide stations being proposed north of the site near E Lynn Street. As the project develops, further coordination with SDOT will be made to ensure street improvement goals are met.



STREET IMPROVEMENT MASTERPLAN (PROVIDED BY SDOT)

5.0 DESIGN CUES

DESIGN CUES

Eastlake is host to a variety of architectural styles and design periods with two of the most common elements found amongst all residential projects being the use of horizontality and facade modulation. Exterior elements such as balconies, sun shading devices, and bay windows commonly express varying building’s unique program while similarly sharing their common interest for views out to Lake Union.

HORIZONTALITY



1 CONTINUOUS DECKING EMPHASIZES HORIZONTALITY

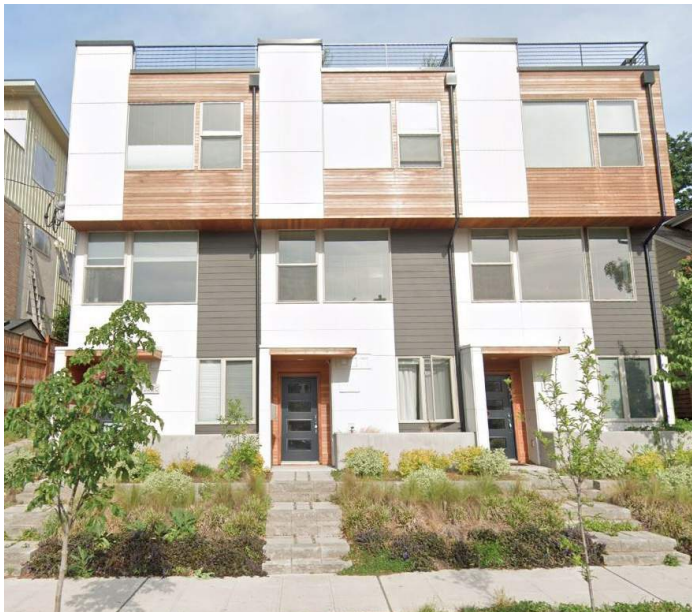


2 BALCONIES AND CORNICE EMPHASIZE HORIZONTALITY

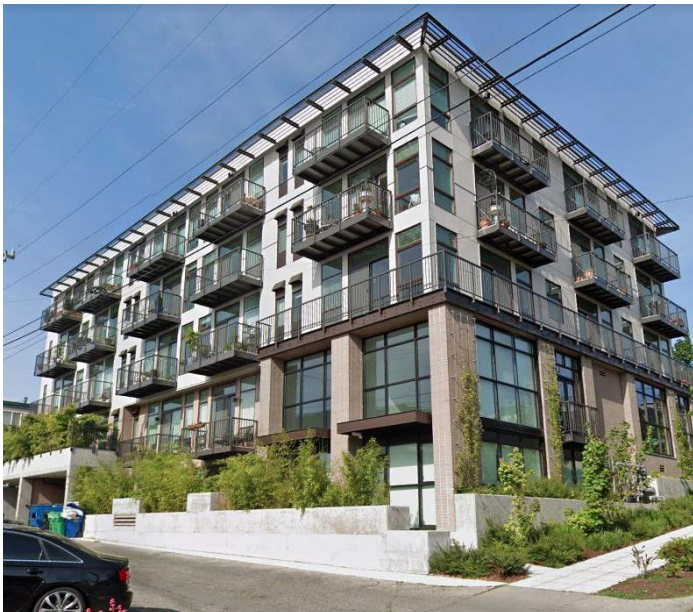


3 HORIZONTAL PLANES DRAMATIZE EXPANSIVE VIEWS

MODULATION



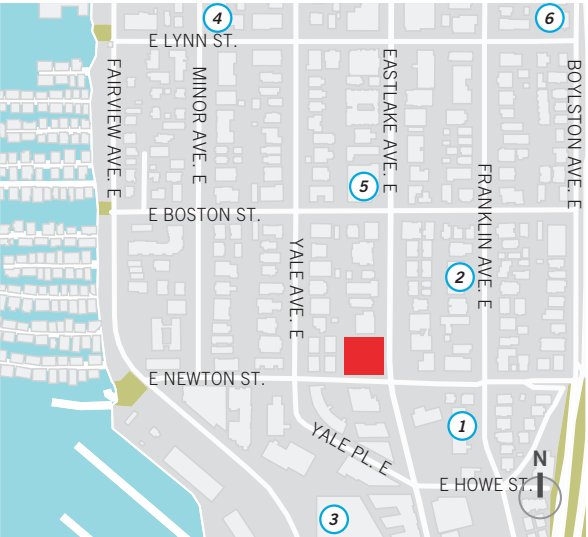
4 MODERN TOWNHOUSE DESIGN COMMON IN AREA



5 EXPOSED BALCONIES GIVE DEPTH TO FACADE



6 BAY WINDOWS AND BALCONIES ALONG QUIET ALLEY



MAP KEY

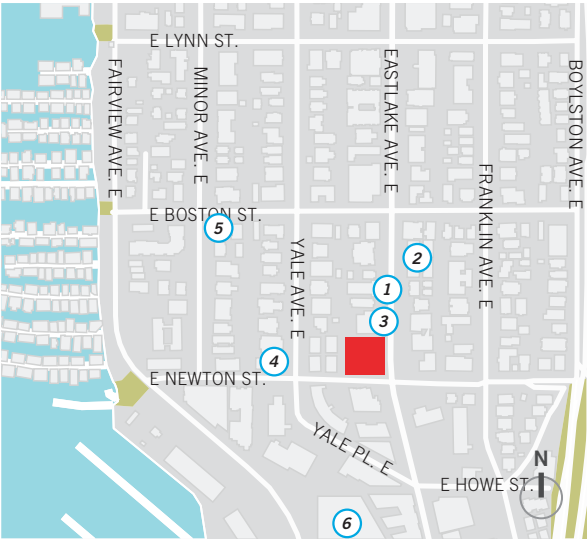
- Project Site
- View

5.0 DESIGN CUES

DESIGN CUES

Complimentary to Eastlake’s variety of architectural styles, the neighborhood makes use of an array of materials and finishes that vary from traditional to modern. Brick and wood are found on older buildings and newer buildings alike, while plaster and EIFS is found on buildings developed in the late 20th century. Larger commercial buildings have embraced glass and metal paneling as their materials of choice and are most commonly found south of the site where there is fewer residential influence.

Eastlake’s collective materiality and coloration is much more subdued than other Seattle neighborhoods and opt to use natural materials or earth-tone colors over bold, trendier options. From this analysis, it is clear that the use of high quality and timeless materials is most beneficial for the Eastlake neighborhood as cheaper and trendier options can artificially date the project and quickly become a disservice for the community.



- MAP KEY
- Project Site
 - View

MATERIALITY



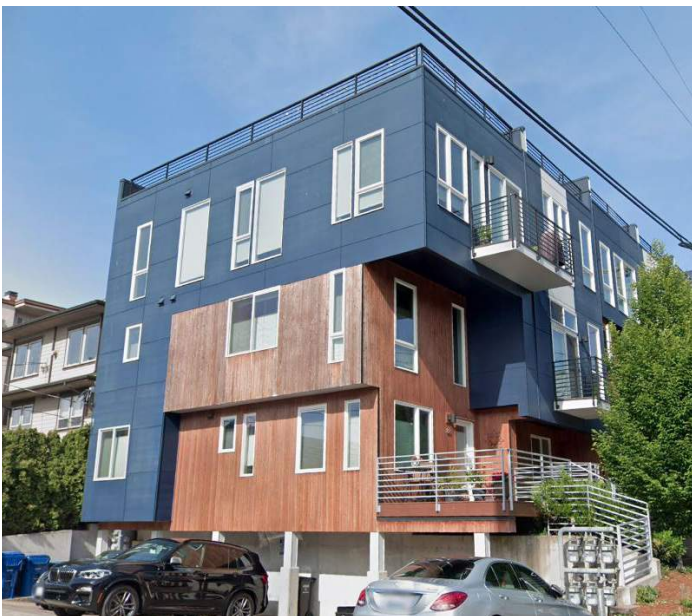
1 BRICK WITH TERRA COTTA ORNAMENTATION



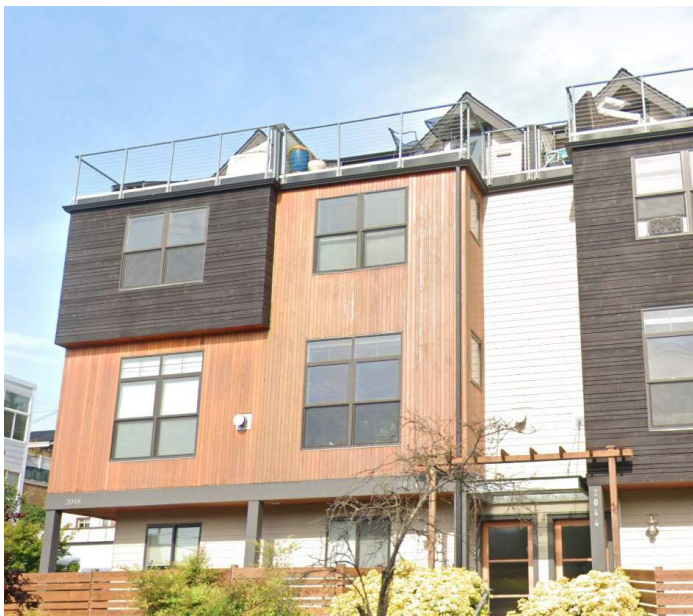
2 TRADITIONAL SHIPLAPPED WOOD SIDING



3 PLASTER / EIFS



4 FIBER CEMENT PANELING



5 MODERN WOOD SIDING



6 GLASS AND METAL PANEL

5.0 SITE PHOTOS

OPPORTUNITIES / CONSTRAINTS

The site has a prominent position along Eastlake Avenue E and E Newton Street which makes it ideal for activating the street front with ground-floor commercial space. E Newton Street, while a major access point to the site, has a narrow right of way and will need to be widened via a setback to accommodate pedestrian traffic. A planting strip between the sidewalk and building would also be desirable to enhance the pedestrian experience. The site sits adjacent to an improved alley and will serve as its access point to parking and trash collection. A few utility poles surround the site, the most prominent of which lies across the alley in the northwest corner of the site and is shown in the lower middle image.



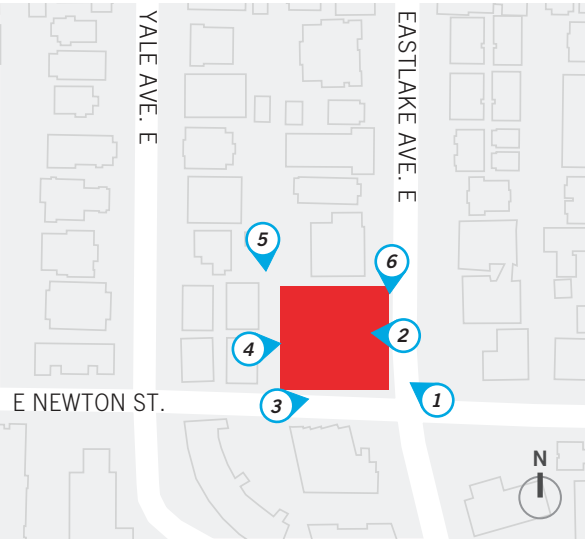
1 PROJECT SITE FROM EASTLAKE AVENUE E



2 INTERIOR COURTYARD AND PARKING OF PROJECT SITE FROM EASTLAKE AVENUE E



3 VIEW OF SIDEWALK ALONG E NEWTON STREET



MAP KEY

Project Site

View



4 WEST BORDER OF PROPERTY FROM ALLEY



5 ADJACENT PROPERTY TO THE NORTH FROM ALLEY



6 SIDEWALK ALONG EASTLAKE AVENUE E LOOKING SOUTH

5.0 STREETSCAPES

1 E NEWTON STREET LOOKING NORTH



2 E NEWTON STREET LOOKING SOUTH

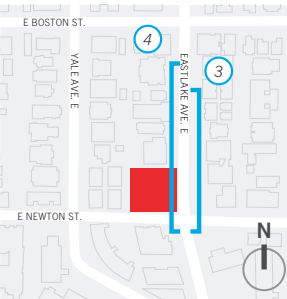
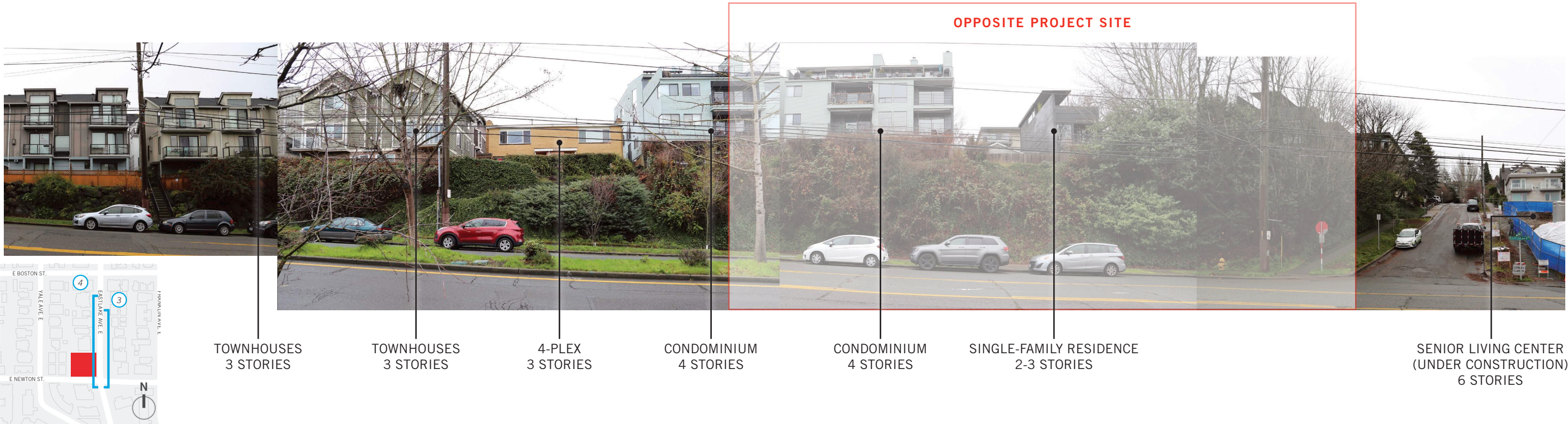


5.0 STREETSCAPES

3 EASTLAKE AVENUE E LOOKING WEST



4 EASTLAKE AVENUE E LOOKING EAST



6.0 ZONING DATA

APPLICABLE ZONING	SMC-SECTION	SUB-SECTION	REQUIREMENT	OPTION 1	OPTION 2	OPTION 3 (PREFERRED)
Uses Permitted	23.47A.004	Table A	Residential Uses, Eating and Drinking Establishments, Retail: Permitted	√	√	√
Street Level Uses	23.47A.005	C.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 in the following circumstances or locations: a. Facing a designated principal pedestrian street	√	√	√
Street-Level Development Standards	23.47A.008	A.2.b.	Blank street facing facades between 2 feet & 8 feet shall not be more than 20 feet in length	√	√	√
		A.2.c.	Total blank facades shall not exceed 40% of the width of the street facing facade of the structure	√	√	√
		A.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.2.a.	60% of street facing facades between 2 feet & 8 feet shall be transparent			
		B.3.	Depth provisions for new structures or new additions to existing structures. Non-residential uses shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level street-facing facade. If the combination of the requirements of Sections 23.47A.005 or 23.47A.008 and this depth requirement would result in a requirement that an area greater than 50 percent of the structure's footprint be dedicated to non-residential use, the Director may modify the street-facing facade or depth requirements, or both, so that no more than 50 percent of the structure's footprint is required to be non-residential.	√	√	√
		B.4	Height provisions for new structures or new additions to existing structures. Non-residential uses at street level shall have a floor-to-floor height of at least 13 feet.	√	√	√
		D.1.	At least one of the street-level, street-facing facades containing a residential use shall have a visually prominent pedestrian entry; and	√	√	√
		D.2.	The floor of a dwelling unit located along the street-level, street-facing facade shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk.	√	√	√
Structure Height	23.47A.012	C.4	Rooftop features: Except as provided below, the following rooftop features may extend up to 15 feet above the applicable height limit, as long as the combined total coverage of all features gaining additional height listed in this subsection 23.47A.012.C.4, including weather protection such as eaves or canopies extending from rooftop features, does not exceed 20 percent of the roof area, or 25 percent of the roof area if the total includes stair or elevator penthouses or screened mechanical equipment: f. Stair and elevator penthouses may extend above the applicable height limit up to 16 feet.	√	√	√
Floor Area Ratio	23.47A.013	Table A	FAR limit outside Station Area Overlay District: 4.5 Min FAR: 2	√	√	√
		B.7	The floor area of required bicycle parking for small efficiency dwelling units or congregate residence sleeping rooms, if the bicycle parking is located within the structure containing the small efficiency dwelling units or congregate residence sleeping rooms. Floor area of bicycle parking that is provided beyond the required bicycle parking is not exempt from FAR limits.	√	√	√
Landscaping	23.47A.016	A.2.	Green factor of 0.3 required	√	√	√
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, except as otherwise specifically provided in this Chapter 23.47A.	√	√	√
Required Parking	23.54.015	Table A, K.	Non-residential uses in urban villages that are not within an urban center or the Station Area Overlay District, if the non-residential use is located within a frequent transit service area. = No minimum requirement	√	√	√
		Table B, 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	√	√	√
Required Bicycle Parking	23.54.015	Table D, A.1.	Sales and services, general: Long-term = 1 per 4,000 sf, Short-term = 1 per 2,000 sf (Required spaces: 1 long-term, 2 short-term; Provided spaces: 2 long-term, 4 short-term) Multi-family structures: Long-term = 1 per dwelling unit, Short-term = 1 per 20 dwelling units (Required spaces: 114 long-term, 6 short-term; Provided spaces: 118 long-term, 6 short-term [Option 3])	√	√	√
Trash Storage	23.54.040	Table A	Residential development: More than 100 dwelling units = Minimum of 575 sf + 4 sf for each additional unit above 100 Non-residential development: 0-5,000 sf = Minimum of 82 sf (Total minimum required: 713 sf; Provided: 857 sf [Option 3])	√	√	√
		E.	Trash storage shall not be between building and the street	√	√	√

7.0 DESIGN GUIDELINES

CS2 – URBAN PATTERN AND FORM

C.1. RELATIONSHIP TO THE BLOCK: CORNER SITES

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.

ARCHITECT RESPONSE:

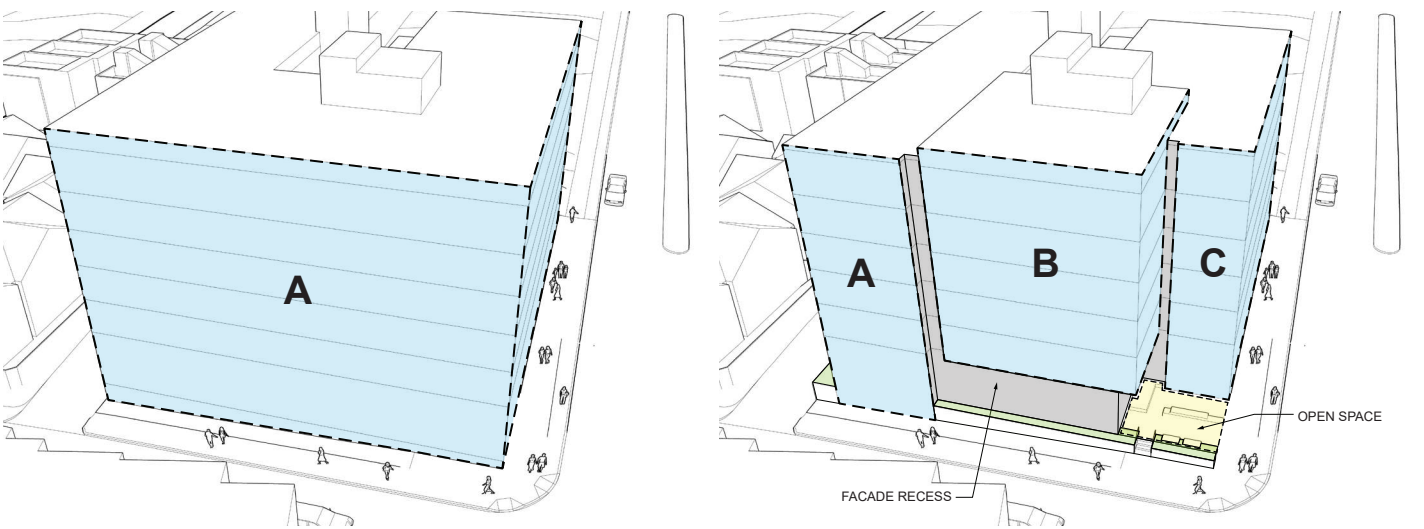
A large setback is proposed on the corner of Eastlake Avenue E and E Newton Street to provide a softer corner condition for pedestrians and to reduce the building’s dominant presence at the intersection. The setback also allows for a small plaza at the corner which will provide more room for seating and landscaping.

D.3. HEIGHT, BULK, AND SCALE: ZONE TRANSITIONS

For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.

ARCHITECT RESPONSE:

The west facade faces an adjacent low-rise zone across the alley. A large setback from the property line is proposed to reduce the building’s overbearing presence for the adjacent residences while also providing room for a landscaping strip which will aid mitigating ground-level privacy concerns.



CS2.C.1. Potential massing without facade modulation

CS2.C.1. Proposed facade modulation and green space on corner

CS3 – ARCHITECTURAL CONTEXT AND CHARACTER

A.4. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES: 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.

ARCHITECT RESPONSE:

Eastlake is a rapidly evolving neighborhood that shares a unique range of residential structures including single-family houses, townhouses, mixed-use complexes, and floating homes. Additionally, no common design style or architectural period is present in the neighborhood as buildings range in scale, age, and materiality. Brick, masonry, and wood are commonly found on older structures while cement paneling, concrete, and metal can be found on newer structures. Finding an architectural style and building materials that remain timeless is essential for one of Seattle’s oldest and most diverse neighborhoods.

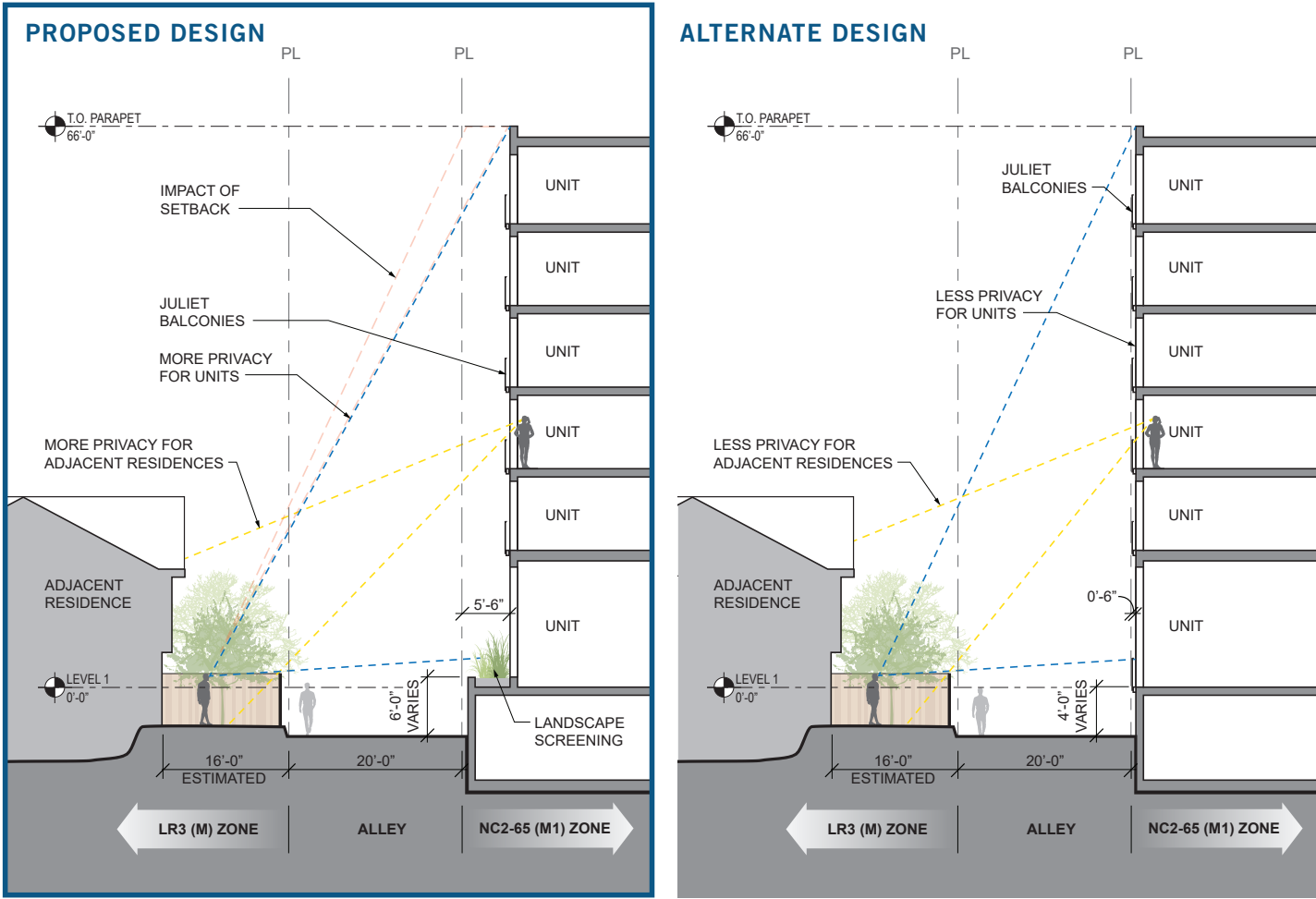
PL2 – WALKABILITY

B.1. SAFETY AND SECURITY: EYES ON THE STREET

Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies and street-level uses.

ARCHITECT RESPONSE:

Safety and security is a primary concern for any project and one of the most effective ways to dissuade crime is to keep as many units facing the street and alley as possible. The preferred option manages this best by placing units along both street-fronts and the alley with visual access out in each direction. Ground-floor units along E Newton Street and the alley will further aid in providing more passive security for the neighborhood.



CS2.D.3. The preferred design is set 5'-6" back from the property line to help reduce its presence for adjacent residences in the adjacent low-rise zone.

PL3.B.2. Setting the facade away from the alley helps to provide more distance and privacy for adjacent residences. Juliet balconies are still preferred over traditional balconies to retain this distance.

7.0 DESIGN GUIDELINES

PL3 – STREET-LEVEL INTERACTION

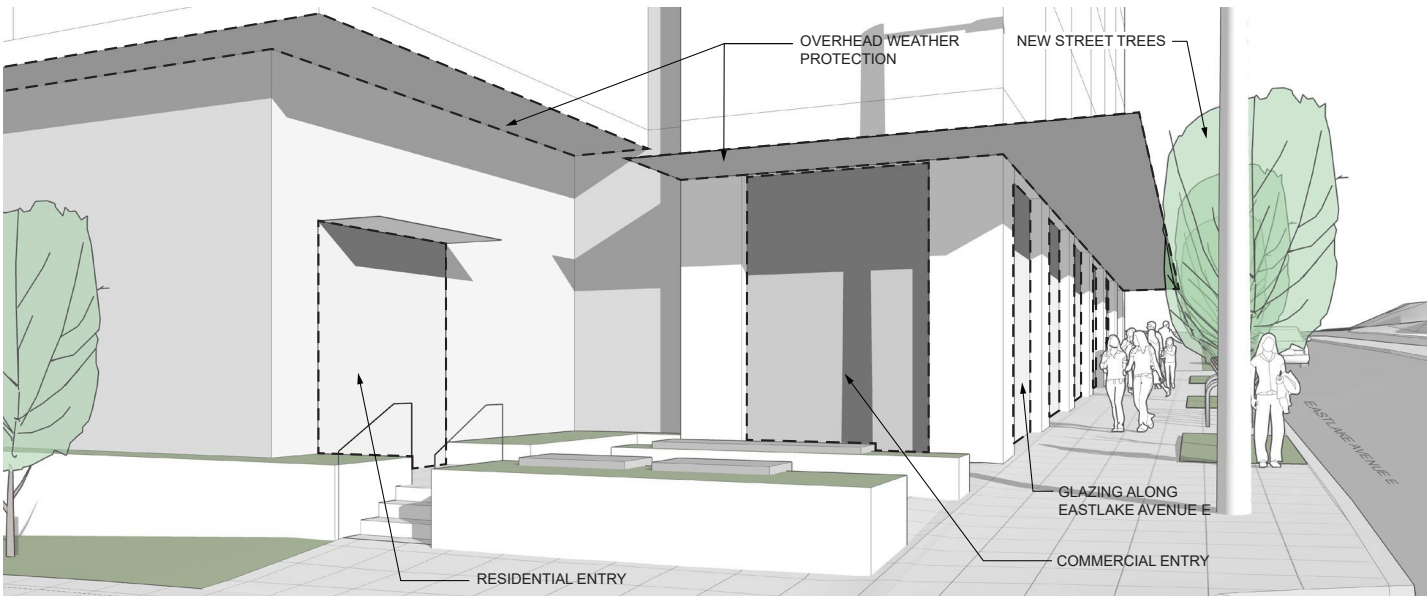
B.2. RESIDENTIAL EDGES: GROUND-LEVEL RESIDENTIAL

Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street and sidewalk. Consider providing a greater number of transition elements and spaces, and choose materials carefully to clearly identify the transition from public sidewalk to private residence.

ARCHITECT RESPONSE:

The project's commercial and residential entrances are designed to be clearly delineated along Eastlake Avenue E and indicated by both signage and by the building's larger design moves. Residential units are proposed on the ground floor along E Newton Street and the alley which will help with security concerns as it will place more eyes on the street. Any concerns regarding privacy for the ground-floor units are mitigated by raising the units above grade and by separating them from any sidewalks with a landscaping strip. This will also act as a transition space between the proposed commercial space along Eastlake Avenue E and low-rise zoning to the west and south.

The site sits across the alley from a low-rise zone which is occupied by four 2-3-story high townhouses. Careful consideration was taken in the proposed design to ensure privacy concerns for the adjacent zone are mitigated and any proposed balconies are Julietts. This will reduce the amount of views downward towards the townhouses as well as place more distance between them and the proposed building.



PL2.B.1. Overhead weather protection, ground-floor transparency, and new street trees help create a safer and more pedestrian-friendly environment.

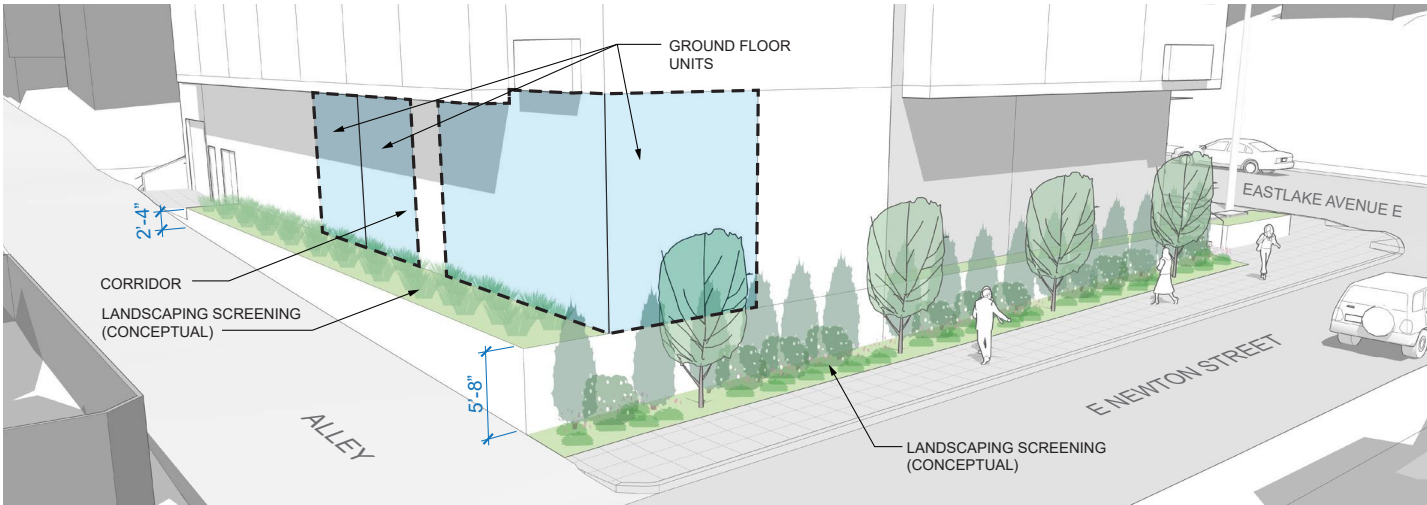
PL3 – STREET-LEVEL INTERACTION

C.2. RETAIL EDGES: VISIBILITY

Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.

ARCHITECT RESPONSE:

Commercial space is proposed along the length of Eastlake Avenue E to help engage passersby with opportunities to visually interact with the streetscape. Large storefronts with overhead weather protection add to the ground floor's visual transparency.



PL3.B.2. Ground floor units facing the alley and E Newton Street are raised at least 4'-0" above grade to reduce any privacy concerns.

DC2 – ARCHITECTURAL CONCEPT

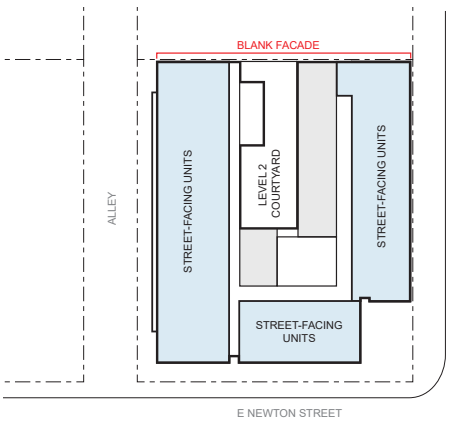
A.2. MASSING: REDUCING PERCEIVED MASS:

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 or other elements; and/or highlighting building entries.

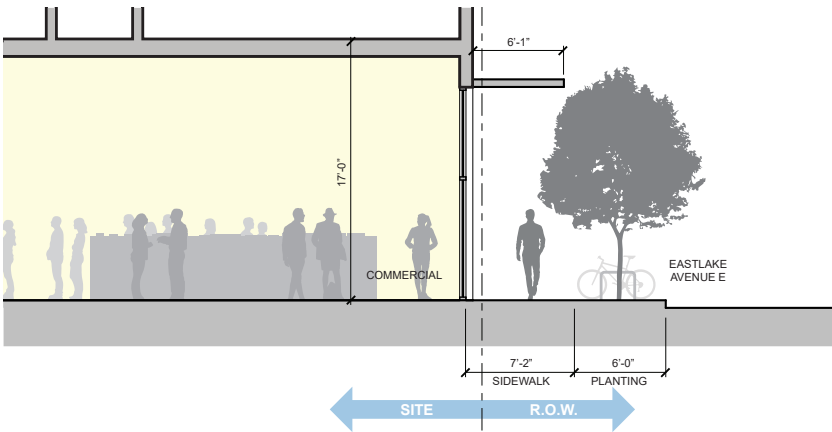
ARCHITECT RESPONSE:

A second set of refinement is given to large and bulky masses through the use of recesses, balconies, and/or setbacks to help scale the forms back while also helping to simplify their architectural character.

An adjacent multifamily building sits north of the site and has several south-facing windows looking towards the project. Care was taken in ensuring the building retains as much light as feasible as well as ensure any privacy concerns are mitigated. The preferred option manages this best by locating the courtyard to the north while also removing the possibility of having any direct views towards the adjacent building.

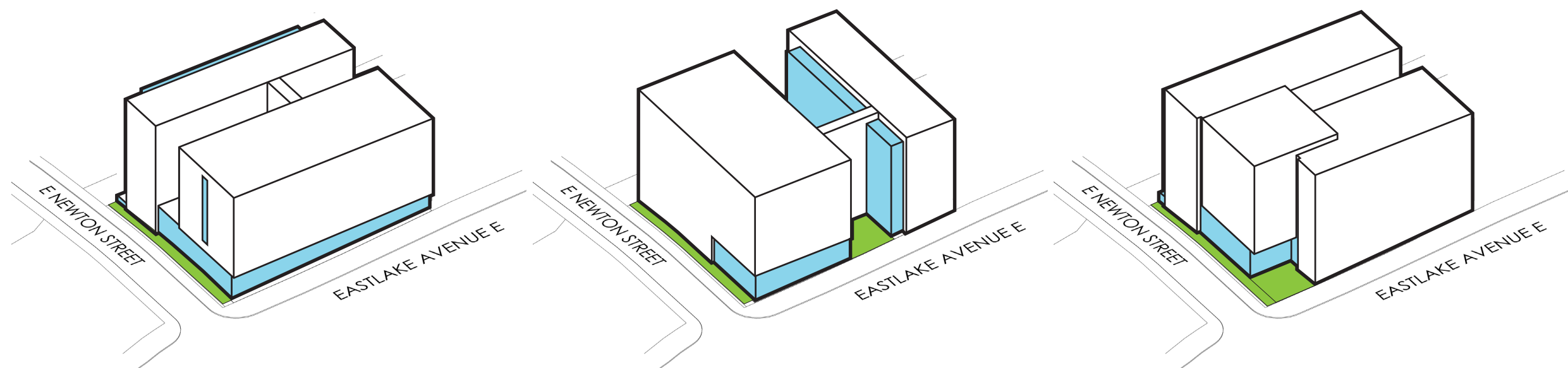


PL2.B.1. The proposed design reinforces safety on the street by providing direct views outward on both street-fronts and the alley. The north facade is also abutted to the north property line so no dead-space condition will be formed on the ground-floor.



PL3.C.2. The pedestrian experience along Eastlake Avenue E is enhanced with ample commercial space with a tall floor to floor height, a planting strip between the street and the sidewalk, and overhead weather protection along its length.

8.0 ARCHITECTURAL MASSING CONCEPTS



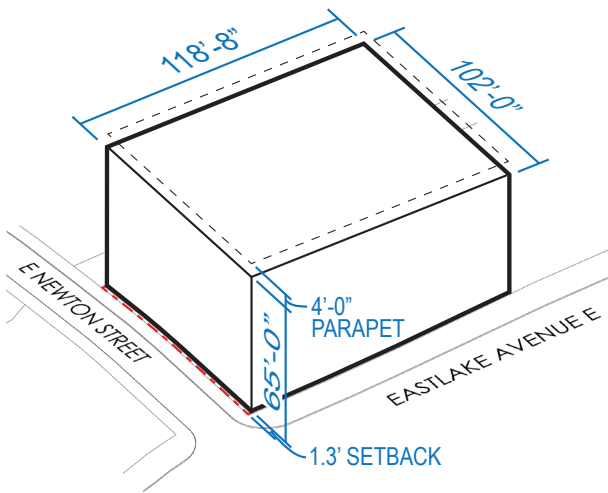
	Option 1	Option 2	Option 3 (Preferred)
CONCEPT:	2 Bars, North/South	2 Bars, East/West	U Bar
# UNITS:	116	114	113
AMENITY AREA SF	3,538	5,476	3,865
COMMERCIAL RETAIL SF:	3,296	3,037	3,679
PARKING STALLS:	12	14	15
BIKE STALLS:	128	119	128
FAR SF:	54,598	53,623	55,185
RESIDENTIAL FAR SF:	51,302	50,586	51,506
OPPORTUNITIES:	• Direct views to Lake Union and to Eastlake Avenue E • Minimal privacy concerns for interior-facing units • Blank facade along north lot line broken by interior courtyard	• Views to Lake Union or to Eastlake Avenue E for most units • Good solar exposure for most units • Clear sense of entry at ground floor; Room for outdoor seating	• Direct views for units facing both street fronts and Lake Union • Good solar orientation for most units • Clear sense of entry at ground floor; Room for outdoor seating • Minimal privacy concerns for interior-facing units • Large commercial space along ground floor • Blank facade along north lot line broken by interior courtyard
CONSTRAINTS:	• Inefficient solar exposure for units • Poor view for interior-facing units • Parking entrance located nearer to alley entrance than other options	• Few units directly facing Eastlake Avenue E • Less efficient floor plan than other options; Longer path of travel for residents • Privacy concerns for interior-facing units • Blank facade along entire length of north lot line	• Commercial entrance doesn't directly face Eastlake Avenue E
CODE COMPLIANCE:	Yes, code compliant	Yes, code compliant	Yes, code compliant

8.0 ARCHITECTURAL MASSING CONCEPTS

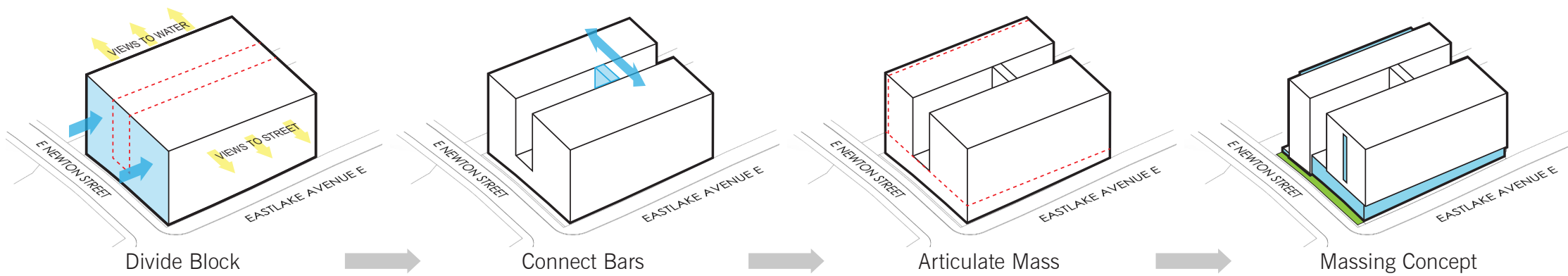
MASSING CONCEPTS

The steps shown illustrate how each proposed design was reached starting from the site's zoning envelope. Each massing option takes design cues from surrounding site context, site constraints, and the modular nature of SEDU units. Retaining views out towards Lake Union and towards both street-fronts while minimizing the number of interior units are critical design elements that have shaped each massing option into three distinct buildings. Creating pedestrian-friendly street-level facades along E Newton Street and Eastlake Avenue E are also critical design goals involved in each option's massing and refined articulation.

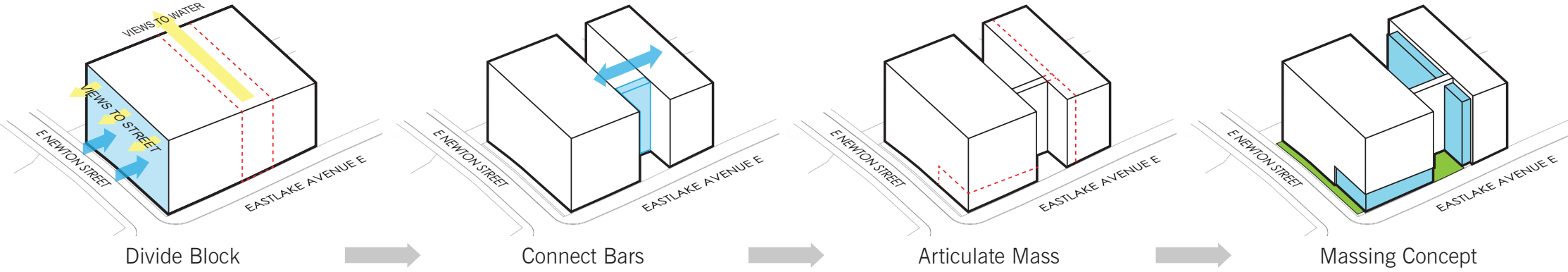
ZONING ENVELOPE



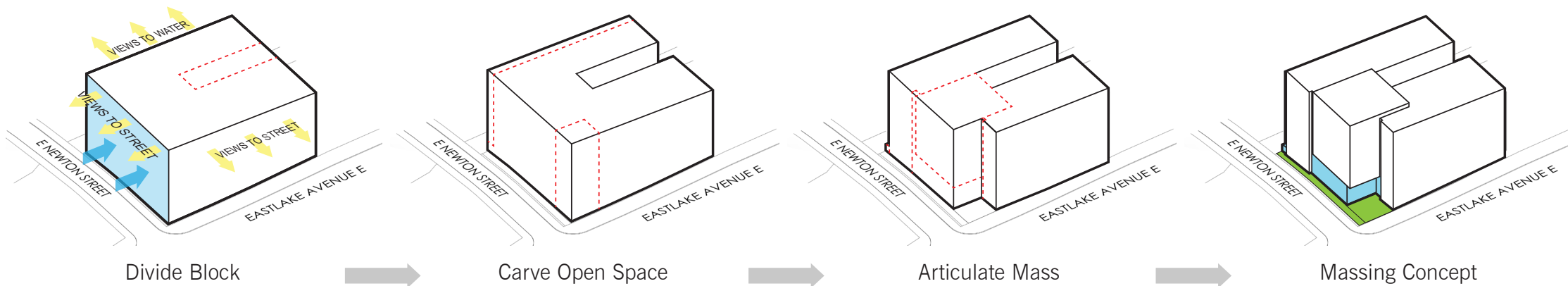
OPTION 1 | '2 BARS, NORTH / SOUTH'



OPTION 2 | '2 BARS, EAST / WEST'



PREFERRED OPTION 3 | 'U BAR'



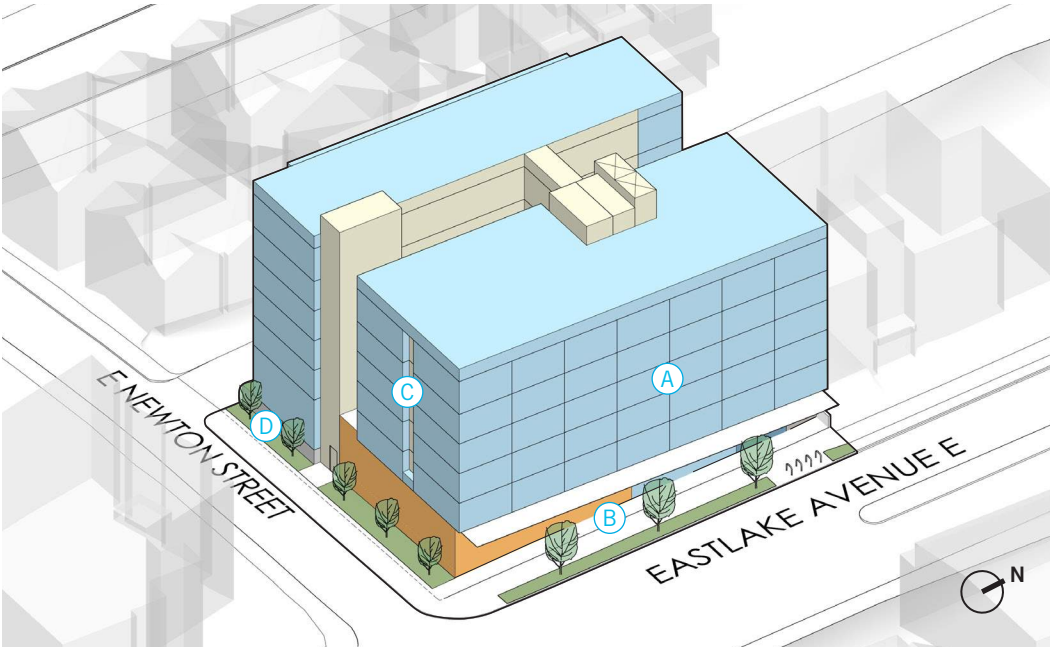
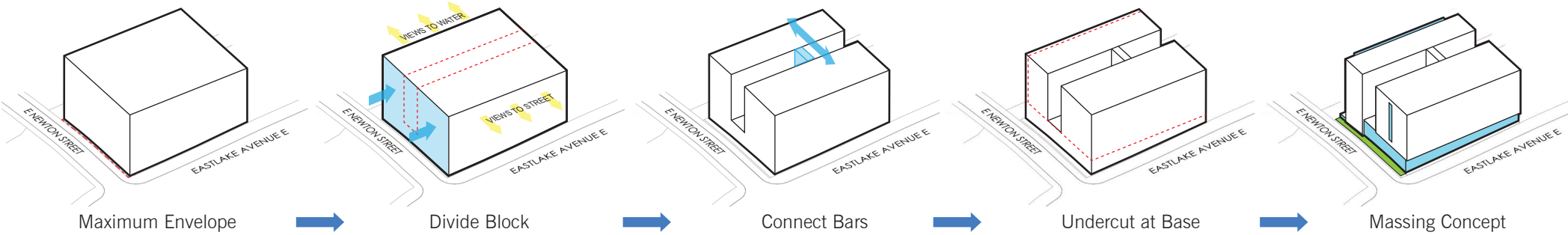
8.0 OPTION 1

OPTION 1 | '2 BARS, NORTH / SOUTH'

Inspiration for the building's form is taken from the desire to retain maximum views out to Lake Union and back towards Eastlake Avenue E. The resulting form is two rectangular bars running north to south with a linear courtyard separating the two. While some units face into the center of the site, due to the bars' orientation, southern and western solar exposure is still achieved. Privacy is also achieved for interior units due to none facing in on one another.

Ground floor commercial space is proposed on the corner of Eastlake Avenue E and E Newton Street while the building's residential entrance and interior amenity space are proposed further north along Eastlake Avenue E. The ground floor storefront is set back five feet from the property line to provide a more generous right of way and more comfortable pedestrian experience. Ground floor units are proposed along the alley and are raised at least 4' above grade to mitigate any privacy concerns.

CONCEPT DIAGRAMS



SOUTHEAST AXONOMETRIC



NORTHWEST AXONOMETRIC

- (A) Units face street

(B) Widened sidewalk provided
- (C) Modulation in facade

(D) Landscape privacy screening

DESIGN INSPIRATION

KEY

- | | |
|-------------|---------------------|
| Commercial | Planting Strip |
| Units | Residential Amenity |
| Utility/BOH | Parking/Garage |
| Circulation | Leasing Office |



Regularly spaced units inform the building's facade and larger design moves.



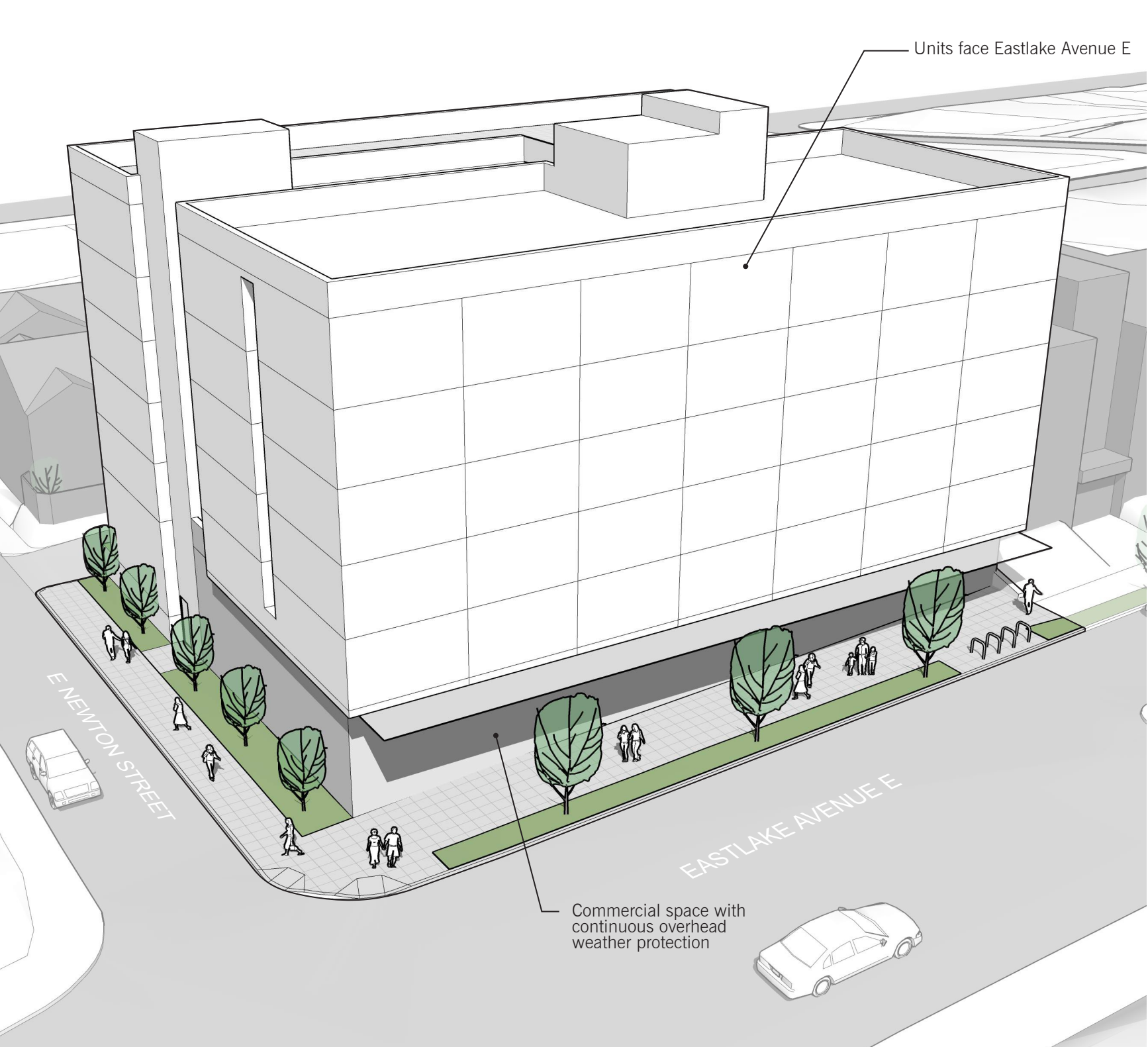
A glassy corridor connects two buildings on several floors



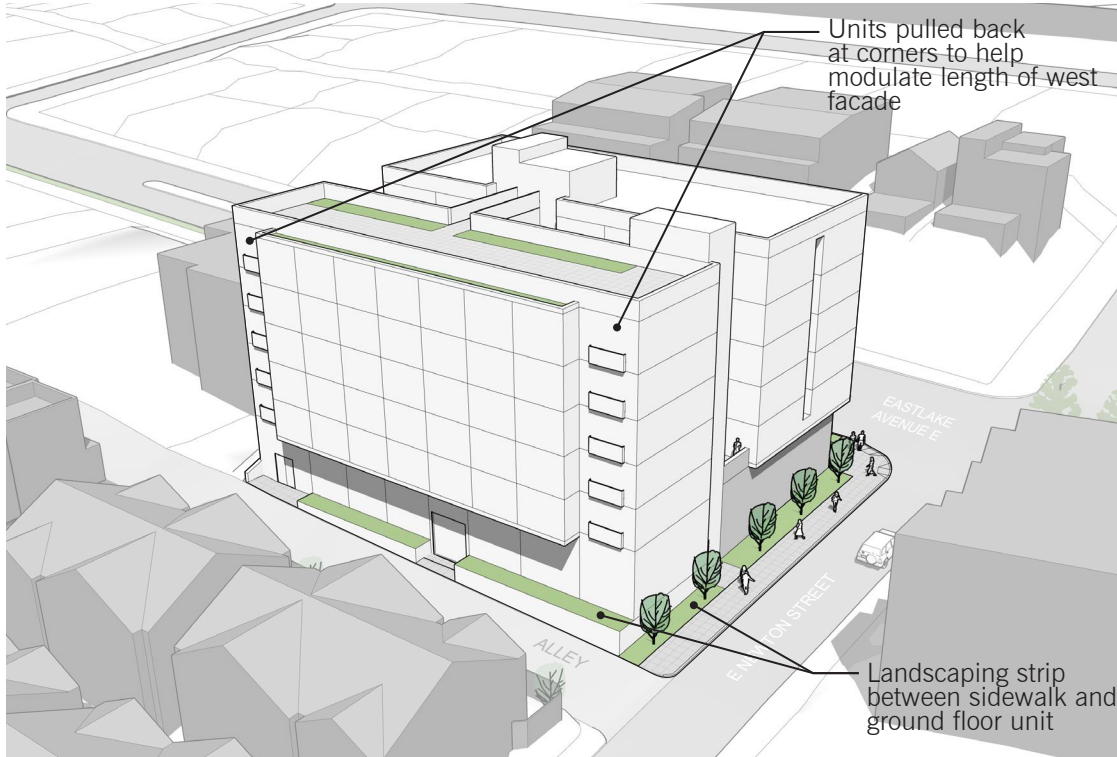
The facade shown plays with the stacked and regularly spaced units by varying its window locations. This increases visual depth to the facade's gridded form.

8.0 OPTION 1 | MASSING

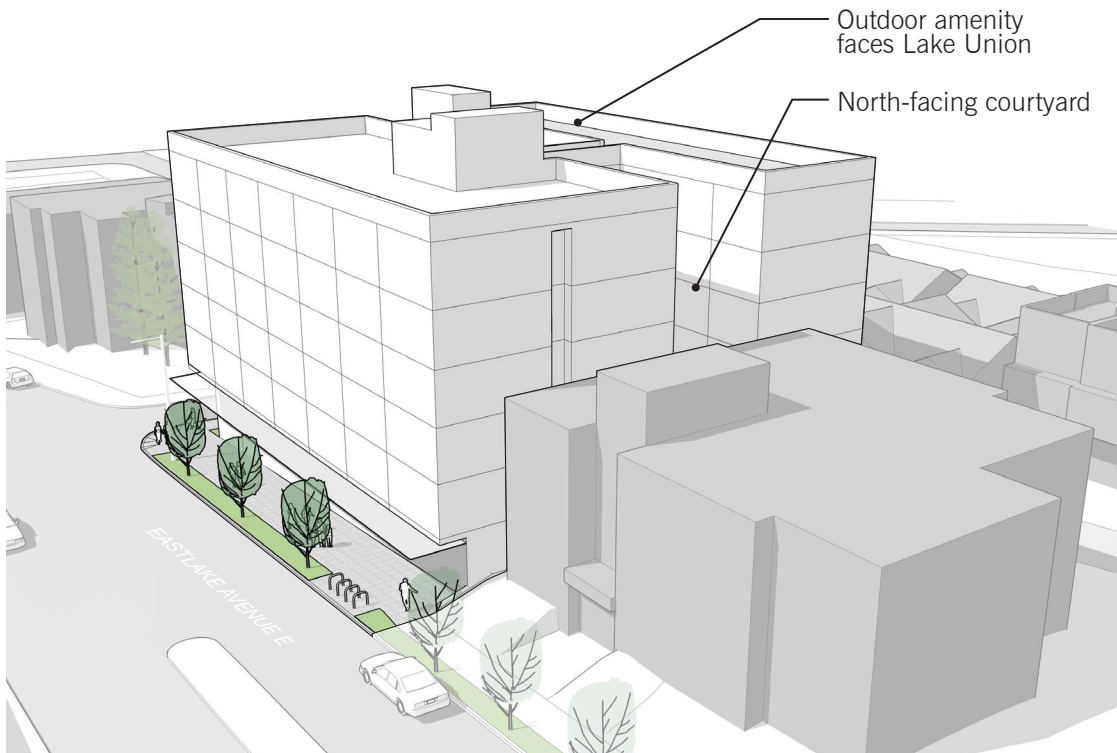
DESIGN ANALYSIS



AERIAL VIEW FROM SOUTHEAST



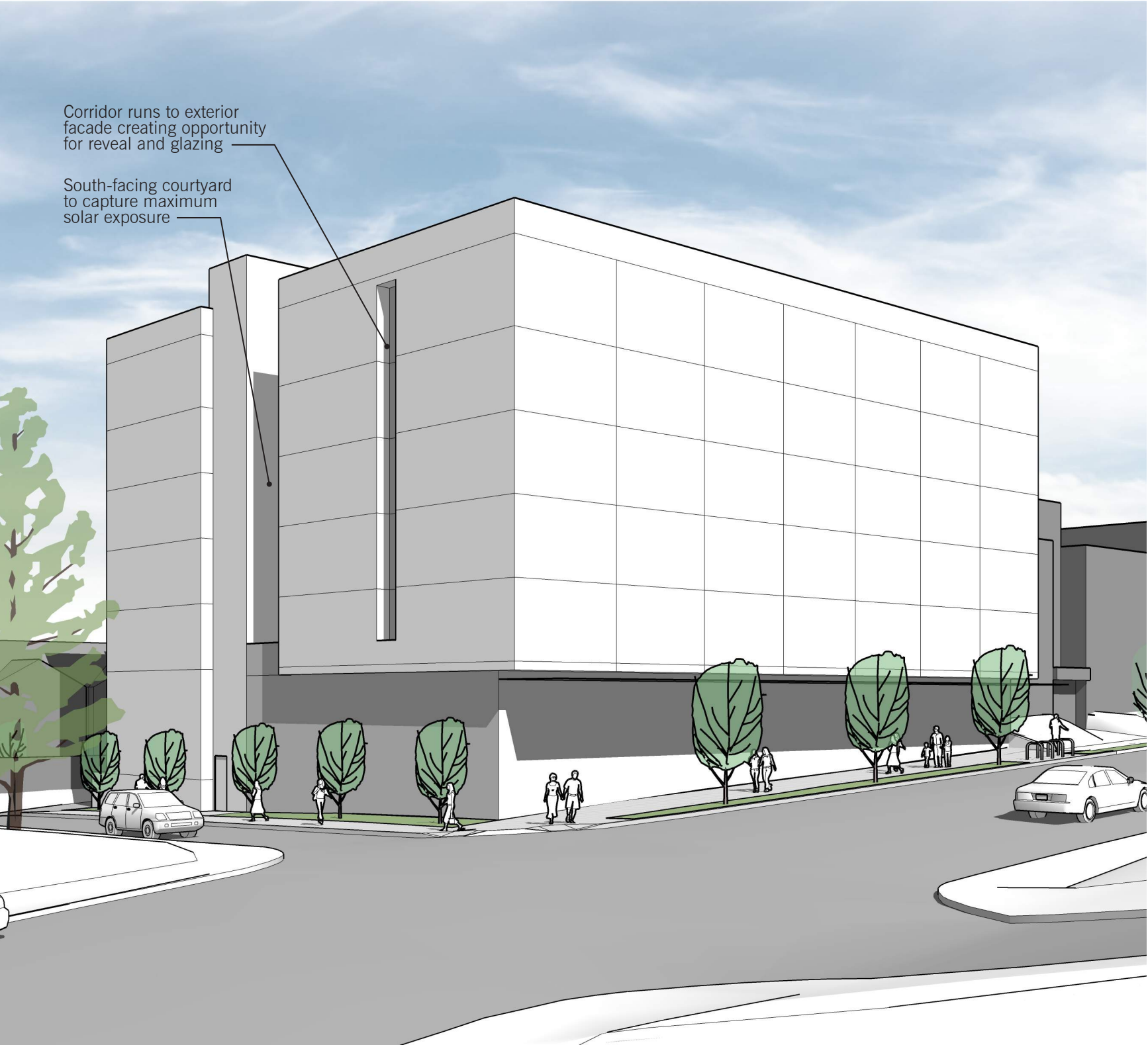
AERIAL VIEW FROM SOUTHWEST



AERIAL VIEW FROM NORTHEAST

8.0 OPTION 1 | MASSING

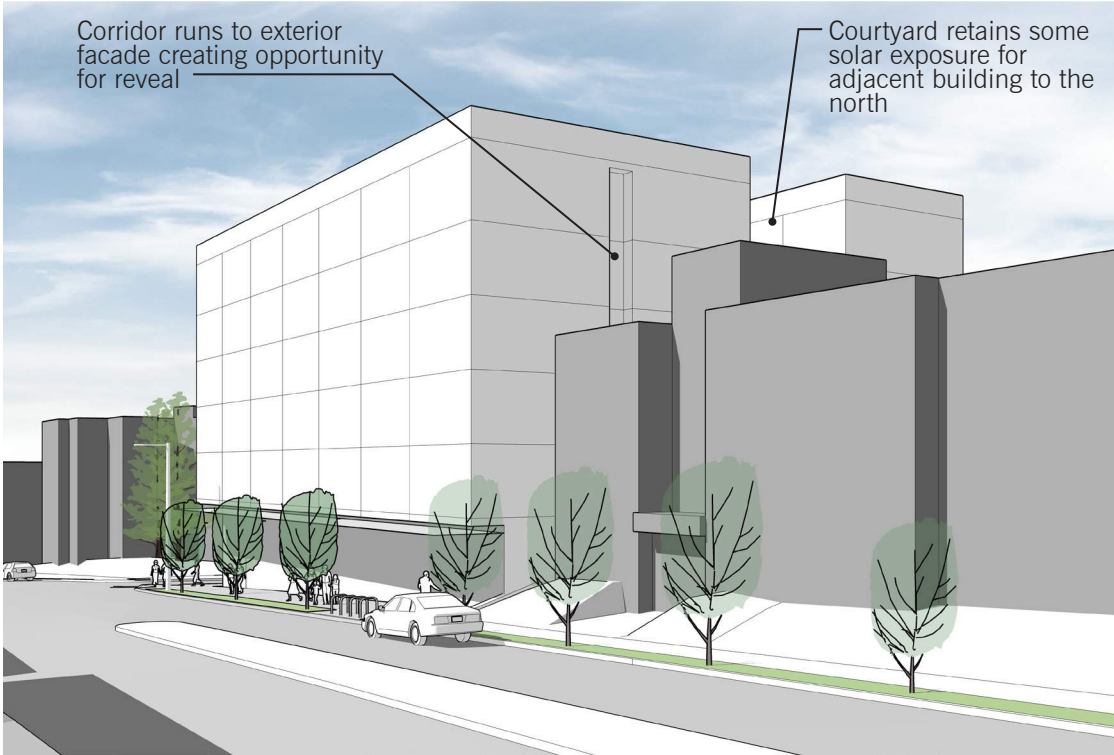
DESIGN ANALYSIS



Corridor runs to exterior facade creating opportunity for reveal and glazing

South-facing courtyard to capture maximum solar exposure

VIEW FROM SOUTHEAST



Corridor runs to exterior facade creating opportunity for reveal

Courtyard retains some solar exposure for adjacent building to the north

VIEW FROM NORTHEAST

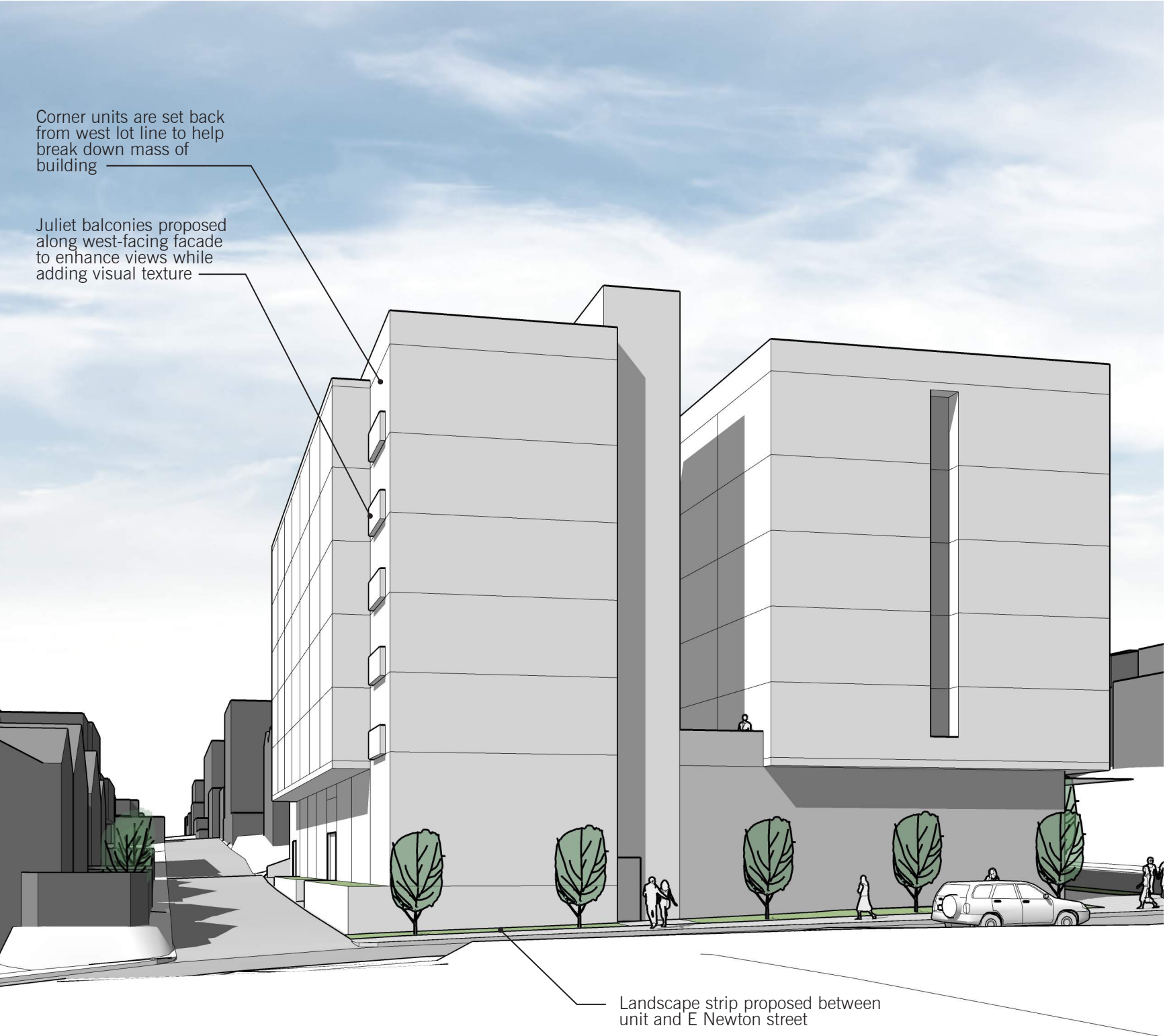


Continuous canopy with setback at street creates a welcoming pedestrian experience

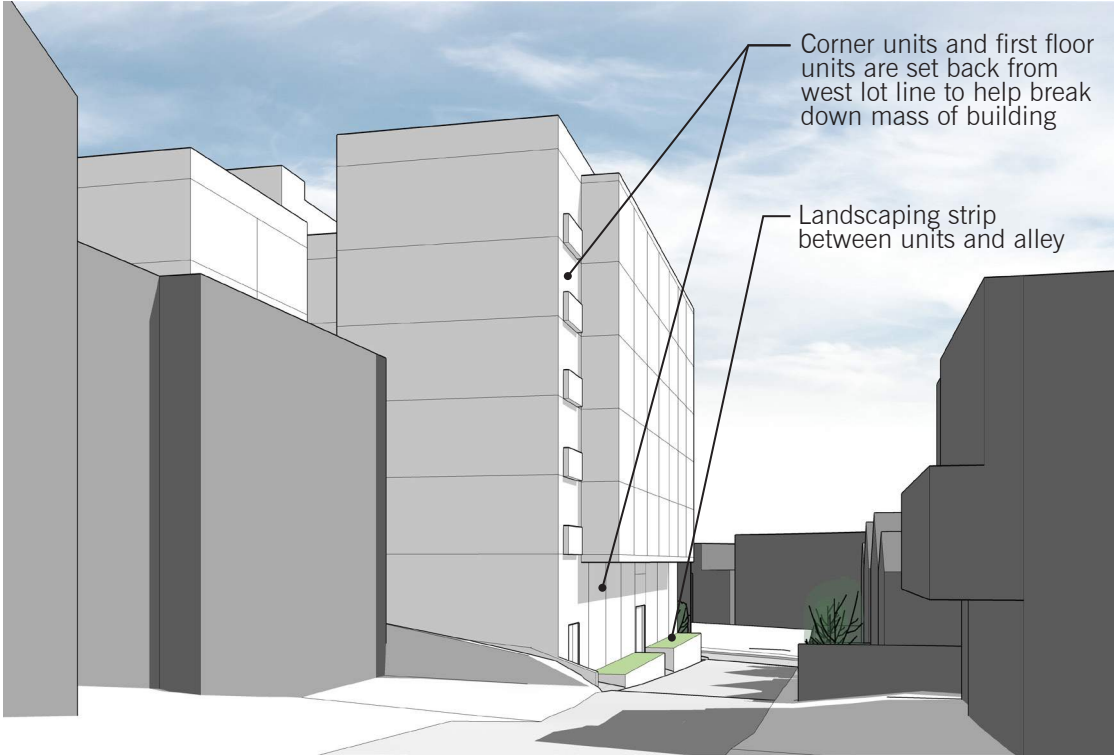
VIEW OF SOUTHEAST CORNER

8.0 OPTION 1 | MASSING

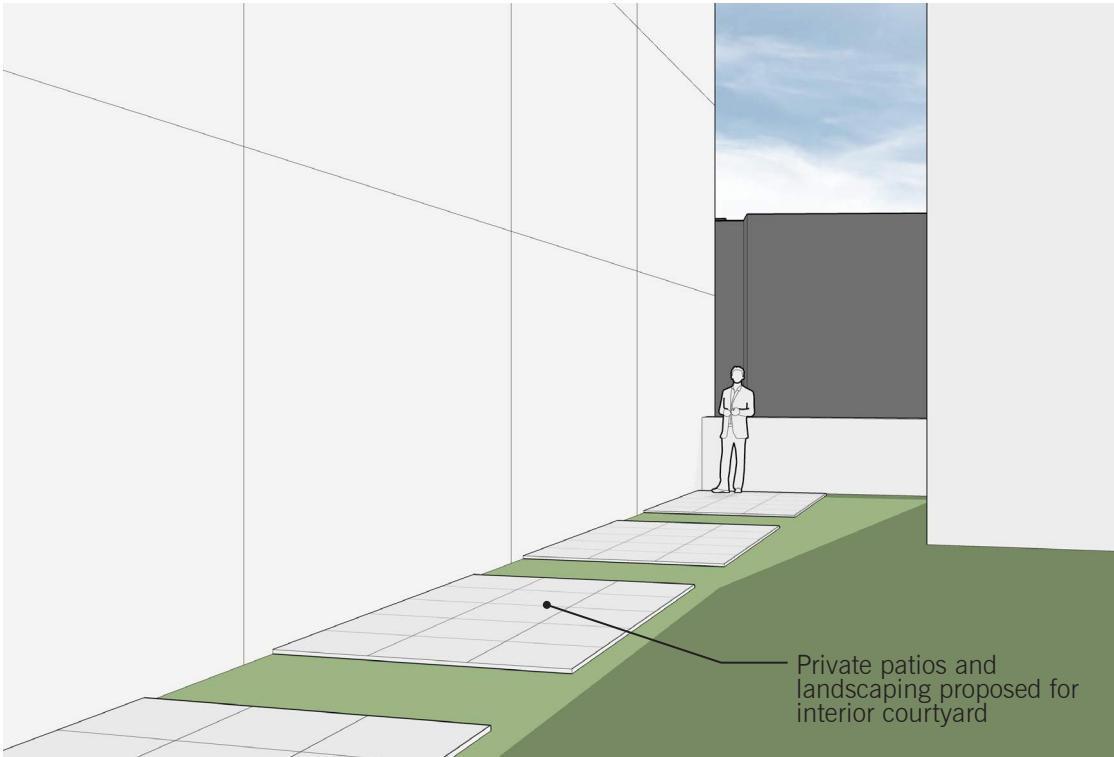
DESIGN ANALYSIS



VIEW FROM E NEWTON STREET



VIEW FROM ALLEY



VIEW FROM LEVEL 2 COURTYARD

8.0 OPTION 1 | FLOOR PLANS

KEY

- Commercial

Units

Utility/BOH

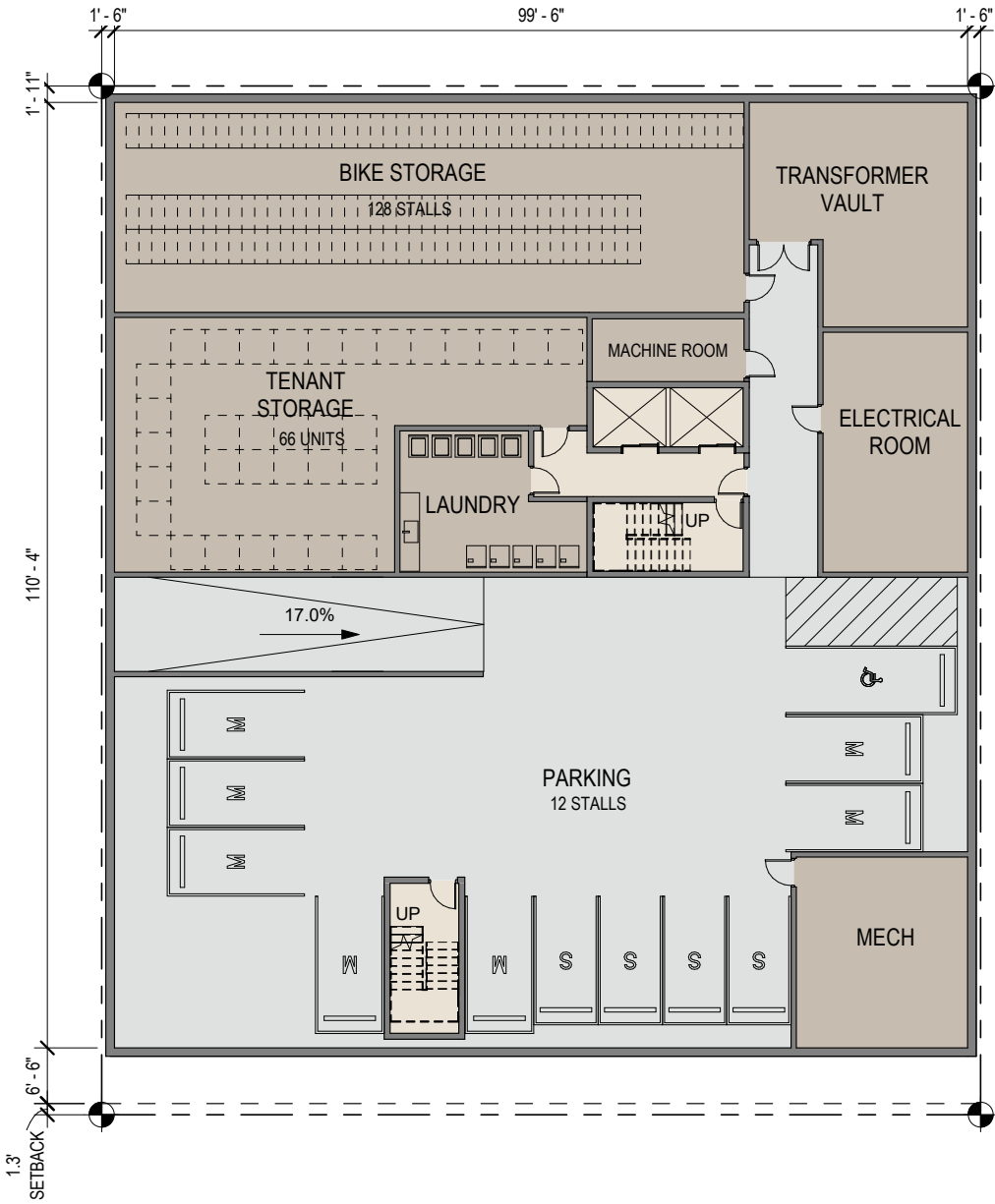
Circulation

Planting Strip

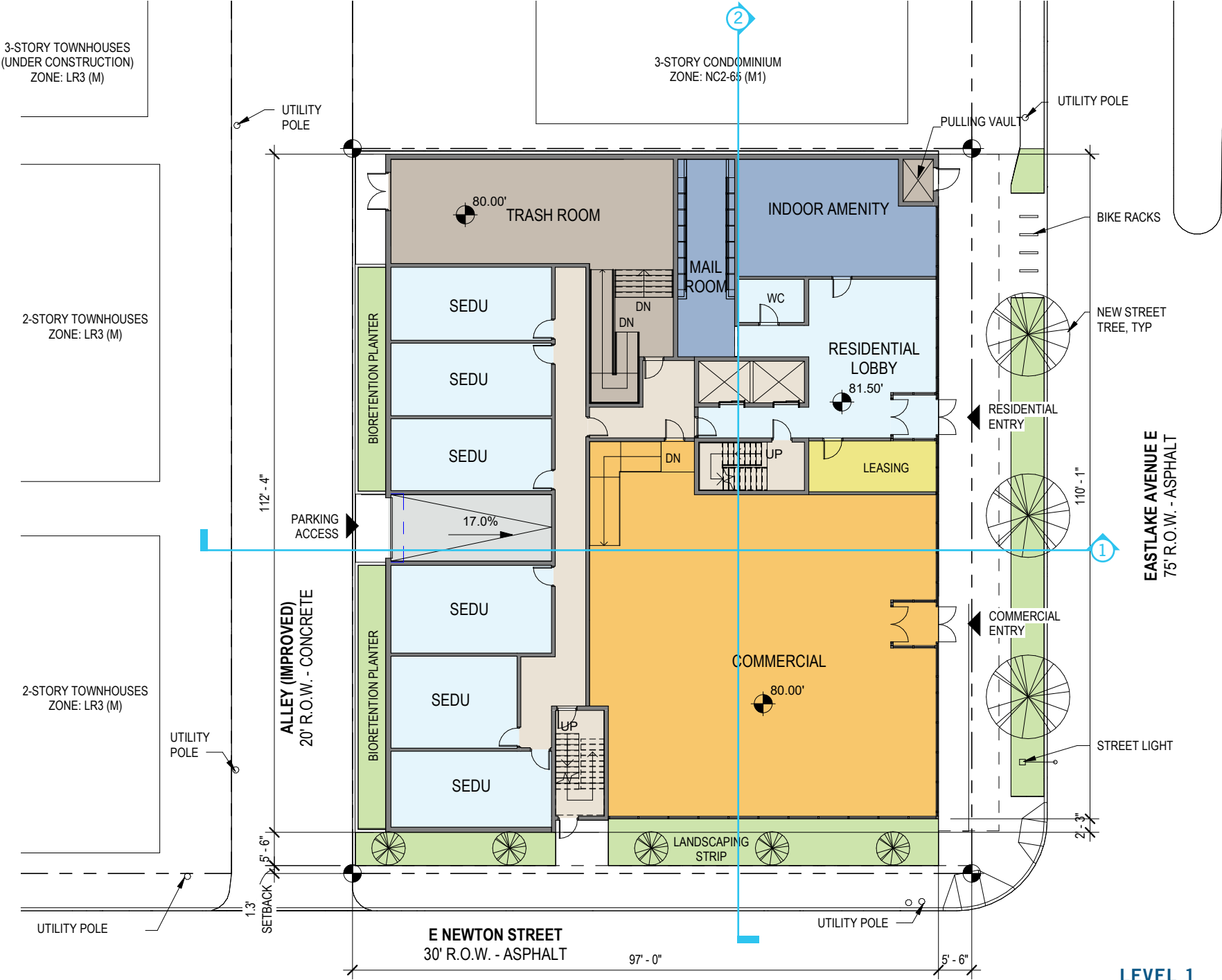
Residential Amenity

Parking/Garage

Leasing Office



LEVEL P1



LEVEL 1

8.0 OPTION 1 | FLOOR PLANS

KEY

- Commercial

Units

Utility/BOH

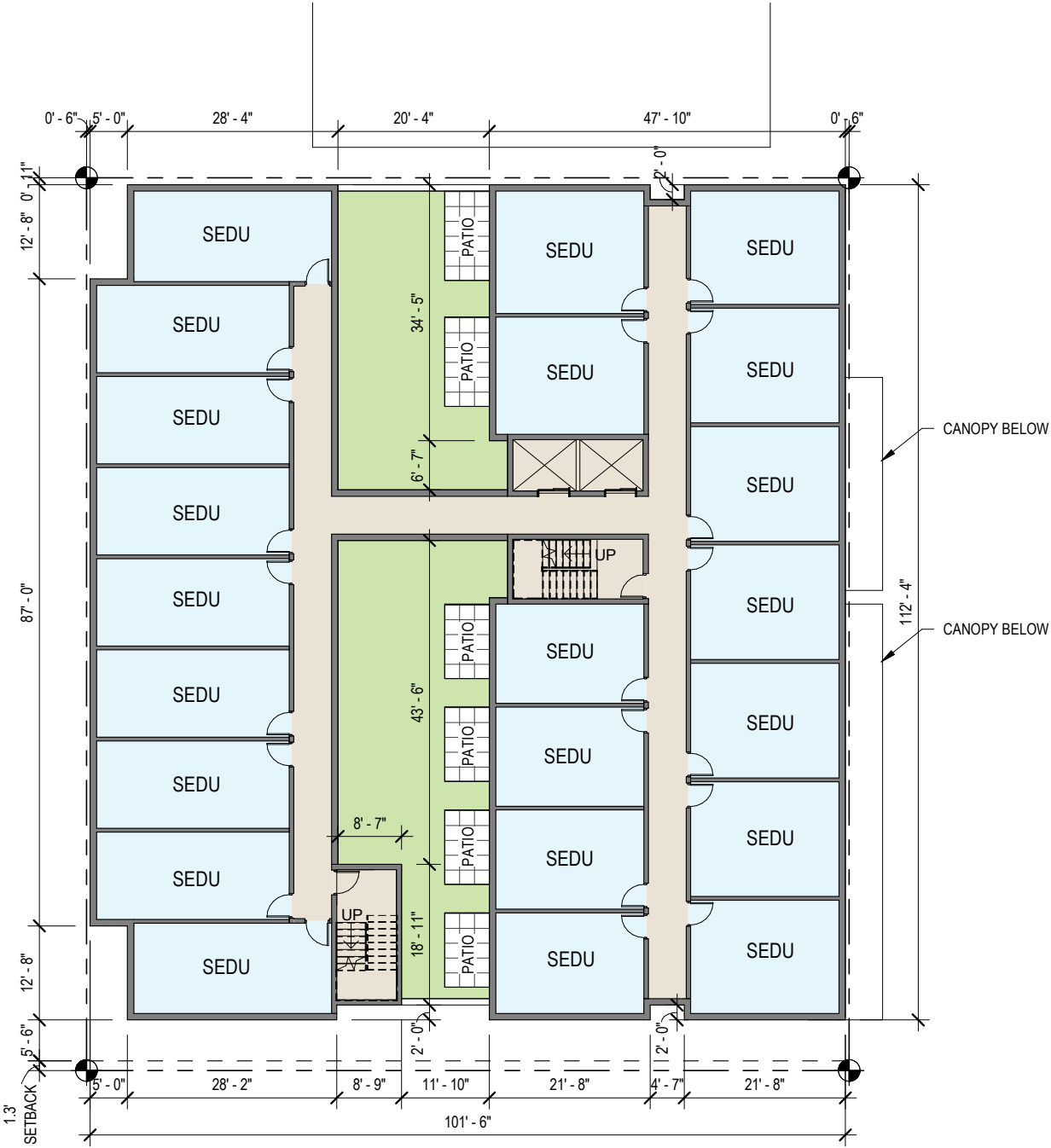
Circulation

Planting Strip

Residential Amenity

Parking/Garage

Leasing Office



LEVEL 2



LEVEL 3-6



8.0 OPTION 1 | FLOOR PLANS

KEY

Commercial

Units

Utility/BOH

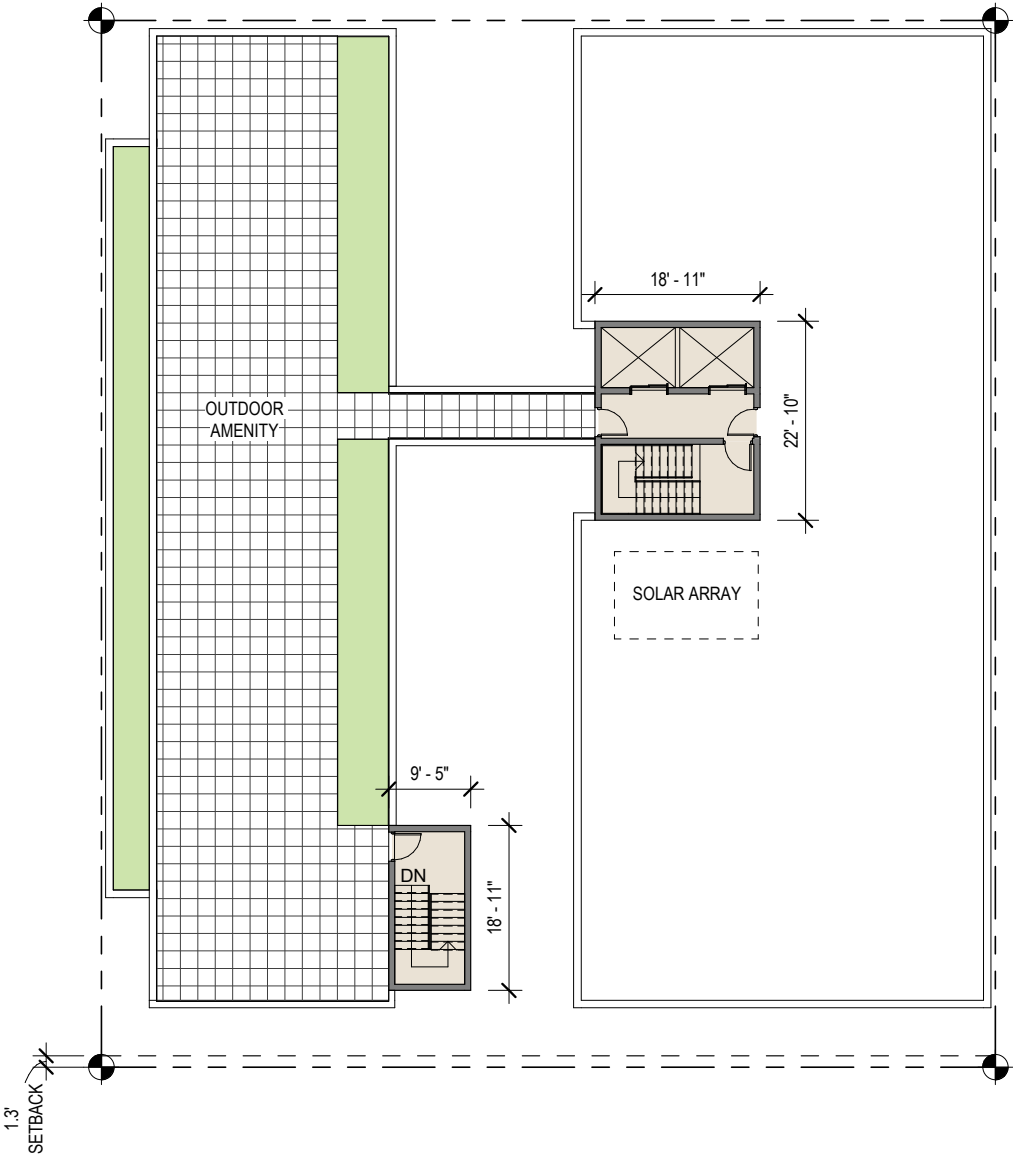
Circulation

Planting Strip

Residential Amenity

Parking/Garage

Leasing Office

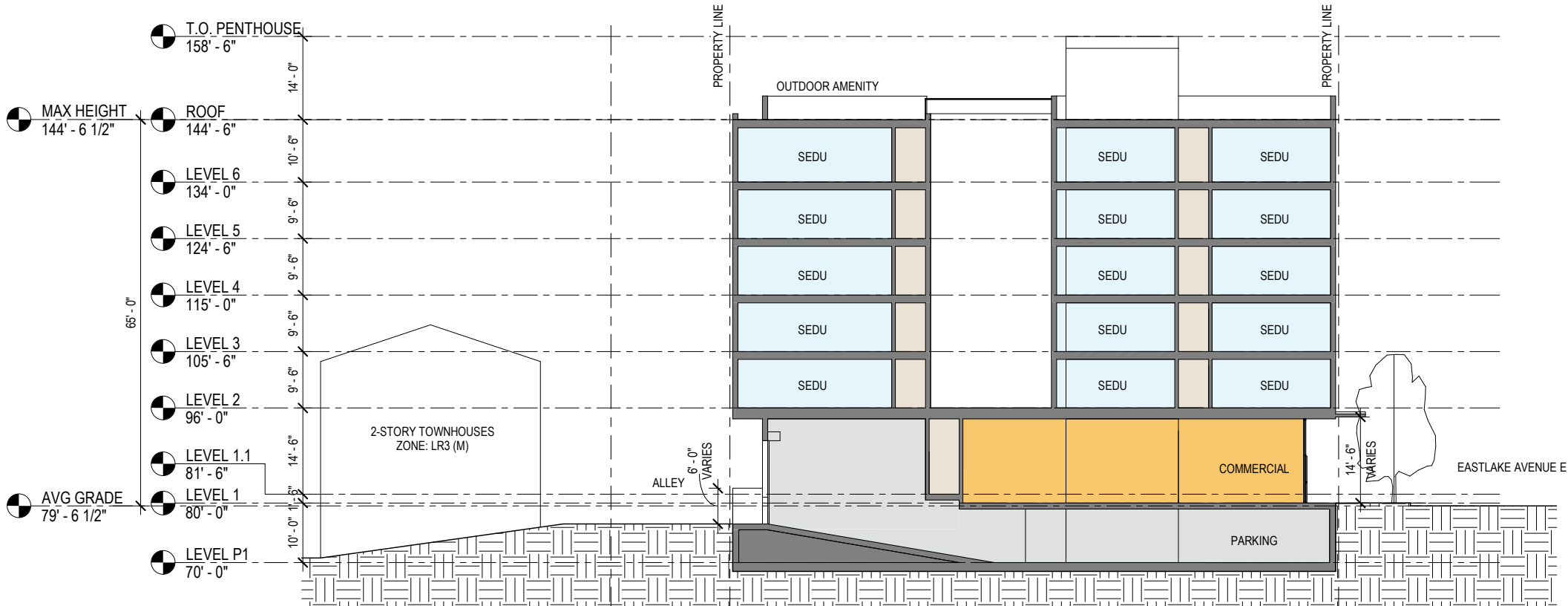


ROOF



8.0 OPTION 1 | SECTION

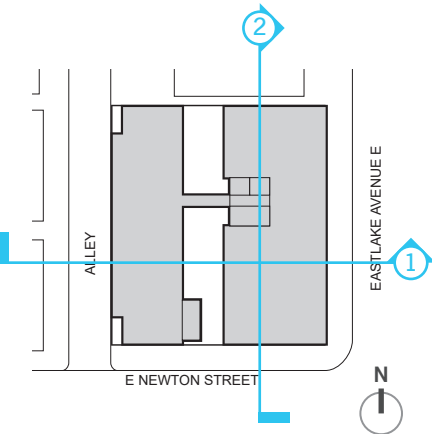
- KEY
- Commercial
 - Units
 - Utility/BOH
 - Circulation
 - Planting Strip
 - Residential Amenity
 - Parking/Garage
 - Leasing Office



SECTION 1



SECTION 2



8.0 OPTION 1 | SHADOW STUDY



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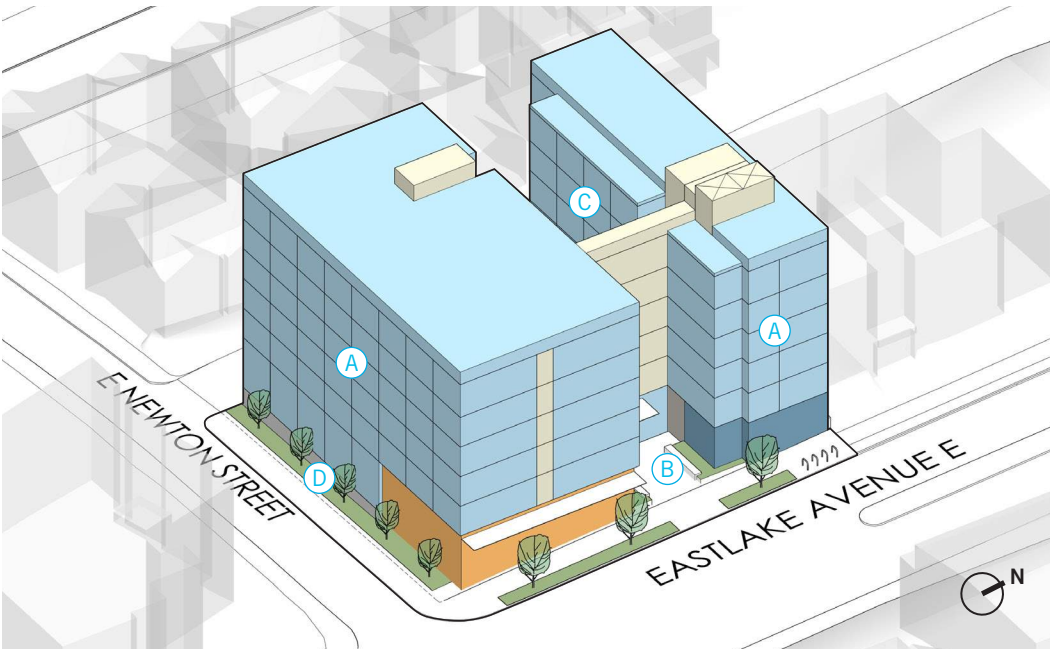
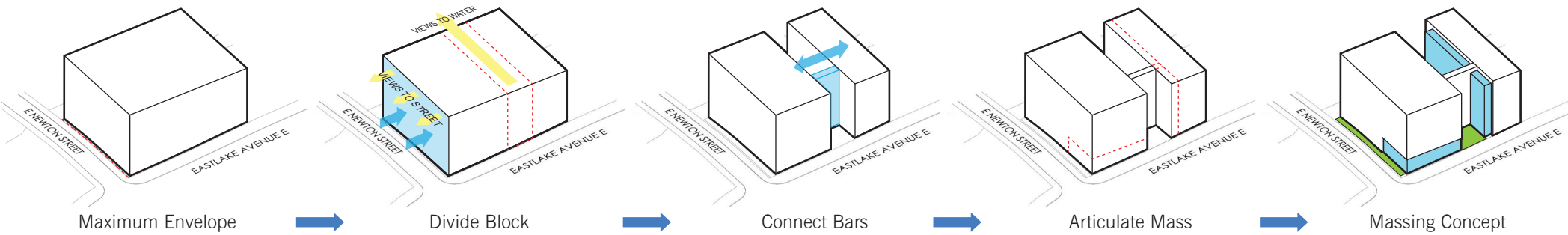
8.0 OPTION 2 | SUMMARY

OPTION 2 | '2 BARS, EAST / WEST'

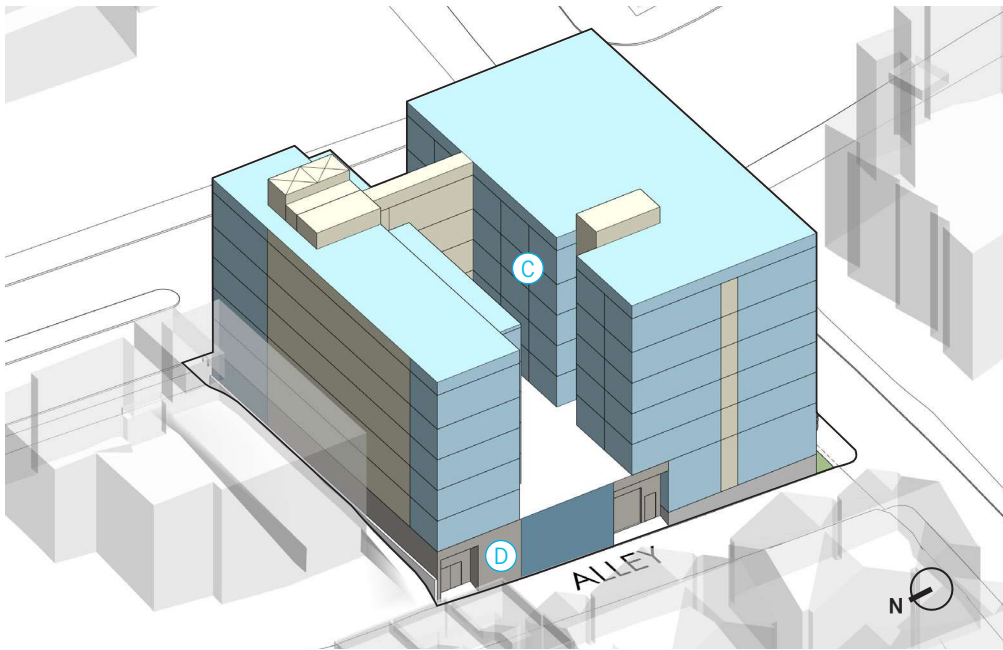
The building form for Option 2 expands upon the 2-bar orientation for Option 1 by rotating the masses 90 degrees so each bar runs from east to west. In doing so, most units will have a southern orientation and almost all units will have views out to Lake Union. This new form dramatically shapes the street presence along Eastlake Avenue E due to the heavy facade modulation from the two bars.

Commercial space is proposed on the corner to be as visually accessible as possible while residential functions are proposed further north along Eastlake Avenue E. A small courtyard with public seating is proposed in front of the residential entrance to serve as a public amenity and to further articulate the building's design. Ground floor units are proposed along E Newton street and the alley and are raised above grade to help with any concerns regarding privacy.

CONCEPT DIAGRAMS



SOUTHEAST AXONOMETRIC



NORTHWEST AXONOMETRIC

- (A) Units face street
- (B) Open space provided along street
- (C) Units face interior courtyard
- (D) Landscape privacy screening

DESIGN INSPIRATION



Ground floor commercial space extends to the corner of the site which creates a lively addition to the streetscape.



A glassy corridor connects two buildings on several floors

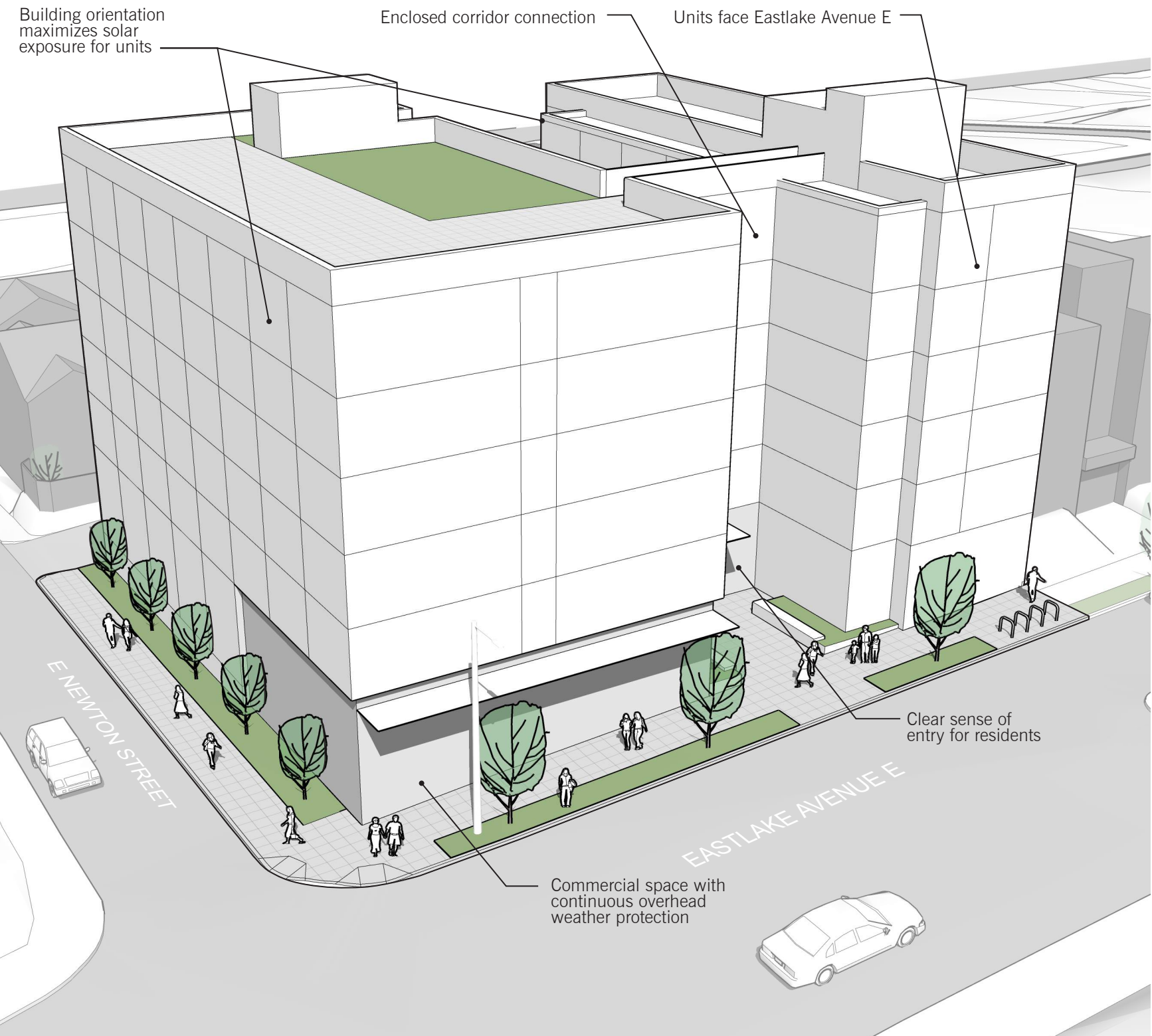


By orienting the courtyard east to west, each facade has a view outward and shared experience of the western horizon.

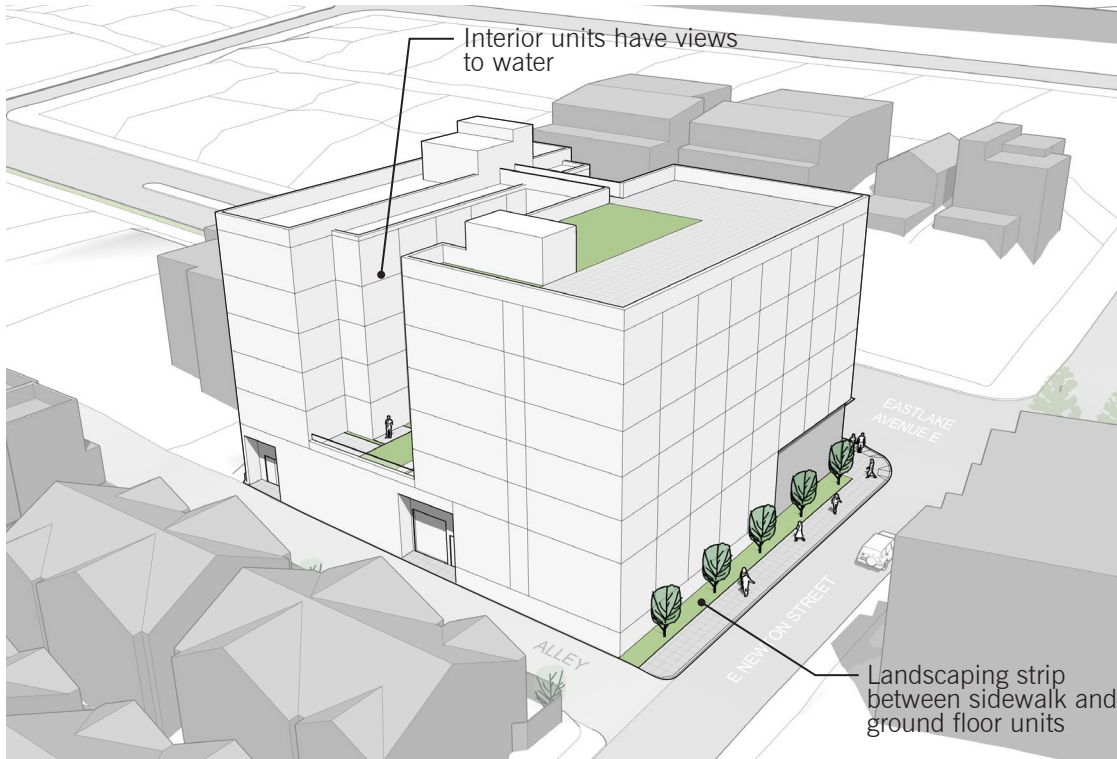
- KEY
- | | |
|-------------|---------------------|
| Commercial | Planting Strip |
| Units | Residential Amenity |
| Utility/BOH | Parking/Garage |
| Circulation | Leasing Office |

8.0 OPTION 2 | MASSING

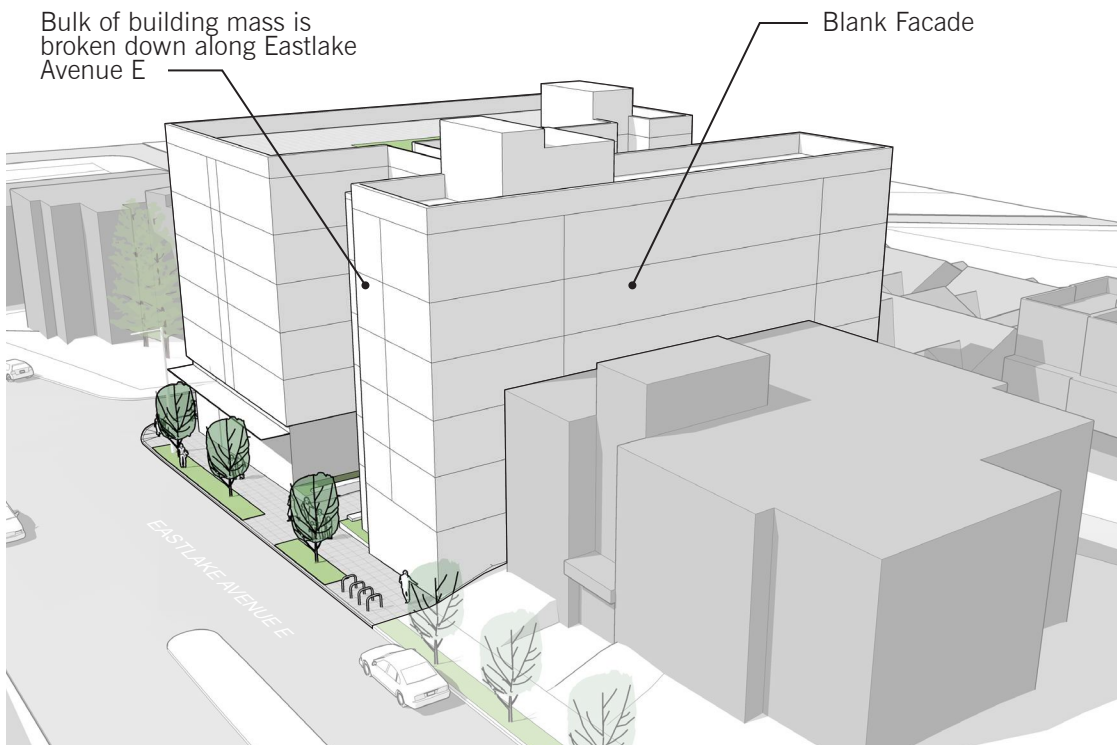
DESIGN ANALYSIS



AERIAL VIEW FROM SOUTHEAST



AERIAL VIEW FROM SOUTHWEST



AERIAL VIEW FROM NORTHEAST

8.0 OPTION 2 | MASSING

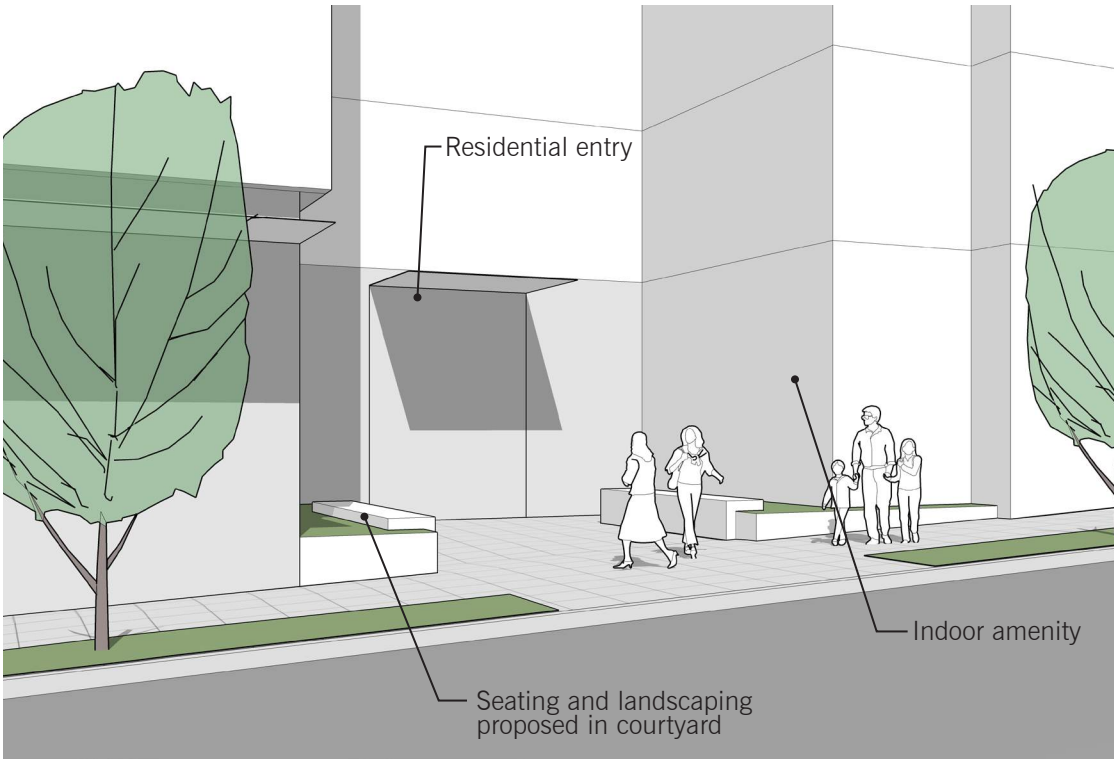
DESIGN ANALYSIS



VIEW FROM SOUTHEAST



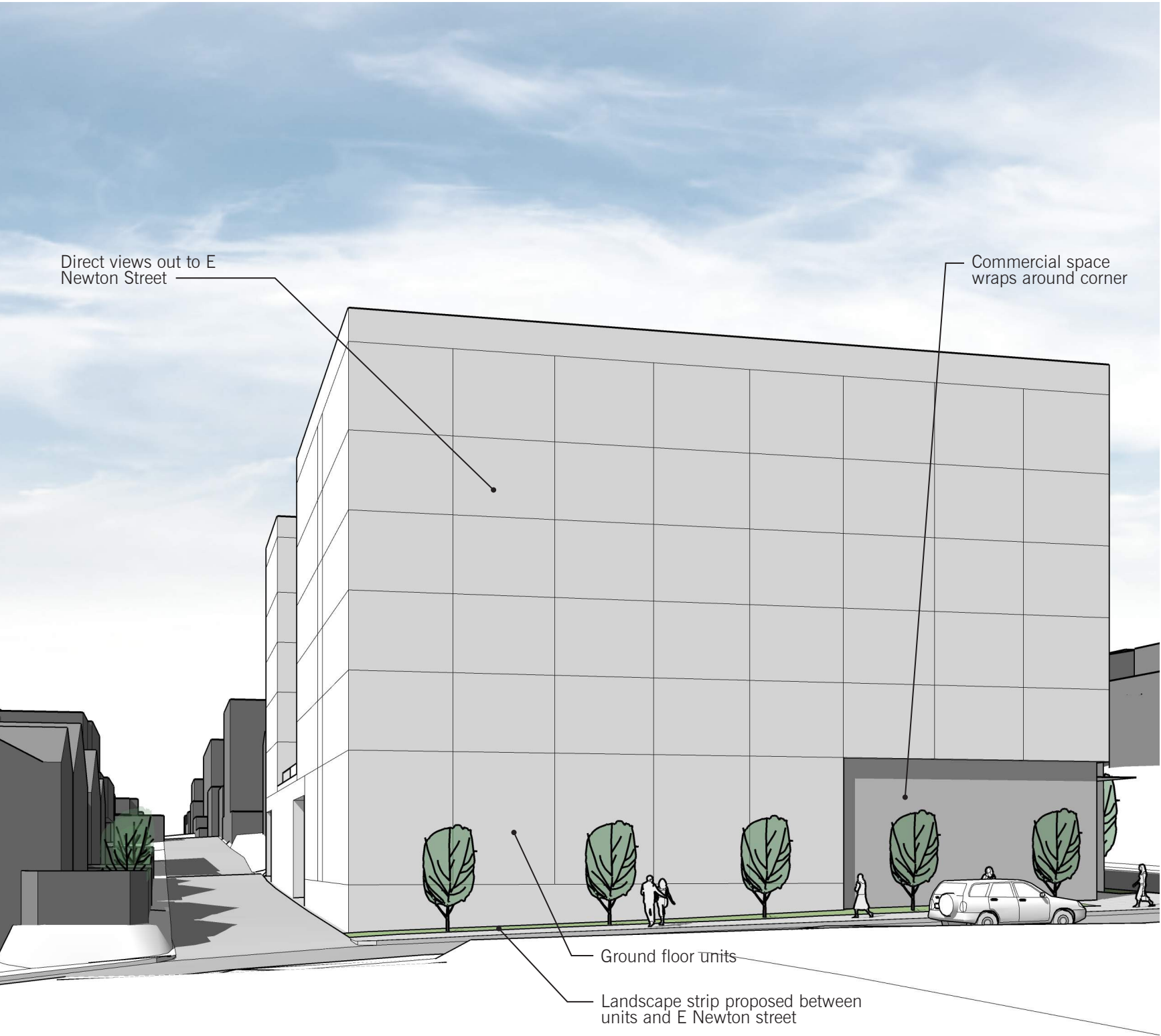
VIEW FROM NORTHEAST



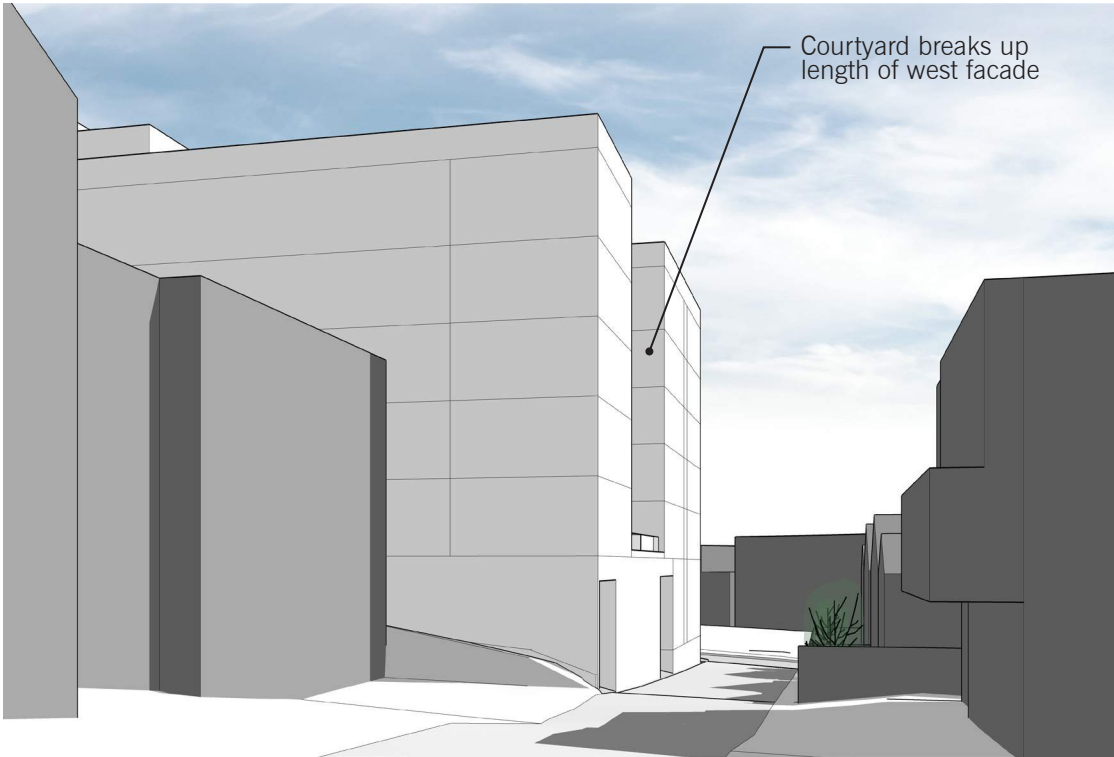
VIEW OF MID-BLOCK COURTYARD

8.0 OPTION 2 | MASSING

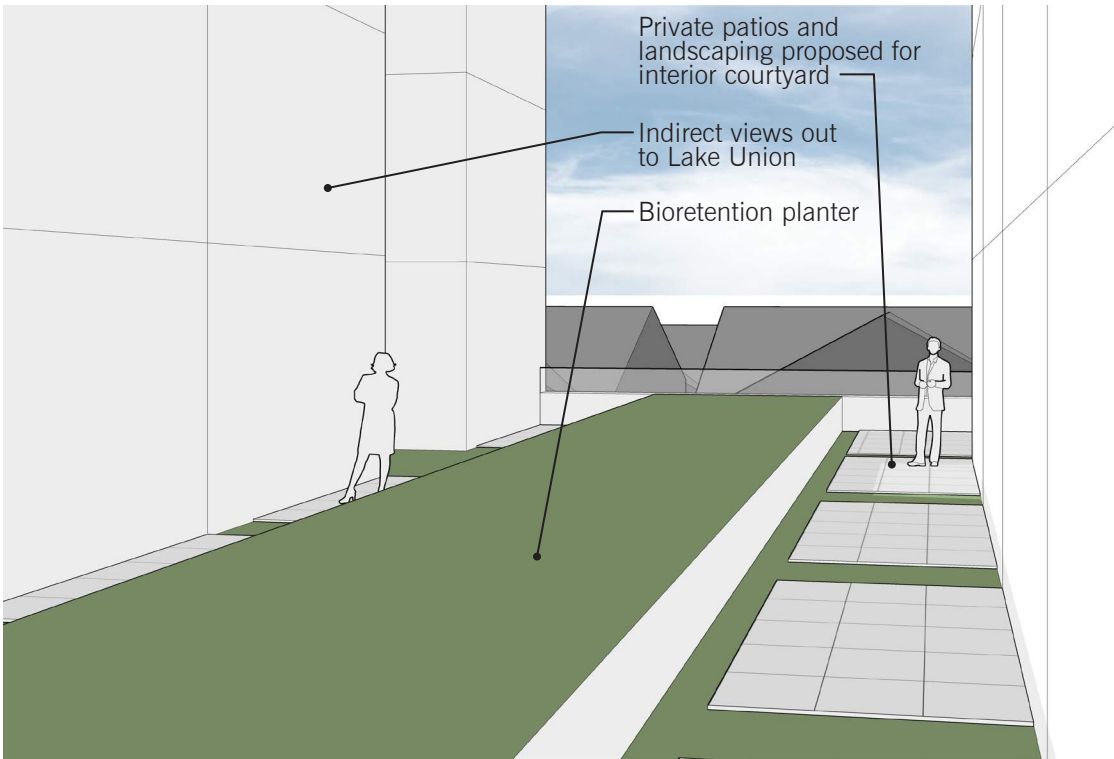
DESIGN ANALYSIS



VIEW FROM E NEWTON STREET



VIEW FROM ALLEY



VIEW FROM LEVEL 2 COURTYARD

8.0 OPTION 2 | FLOOR PLANS

KEY

- Commercial

Units

Utility/BOH

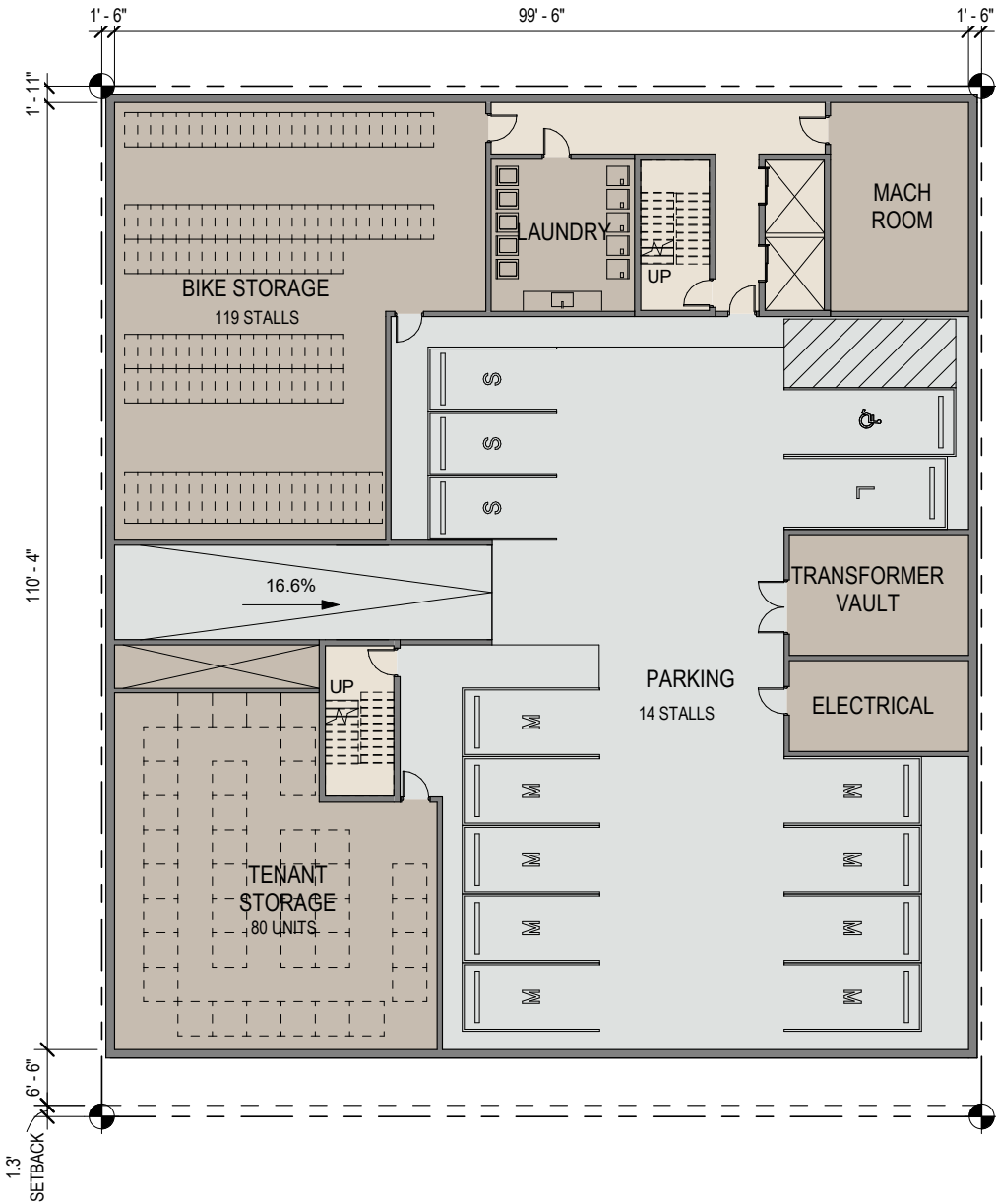
Circulation

Planting Strip

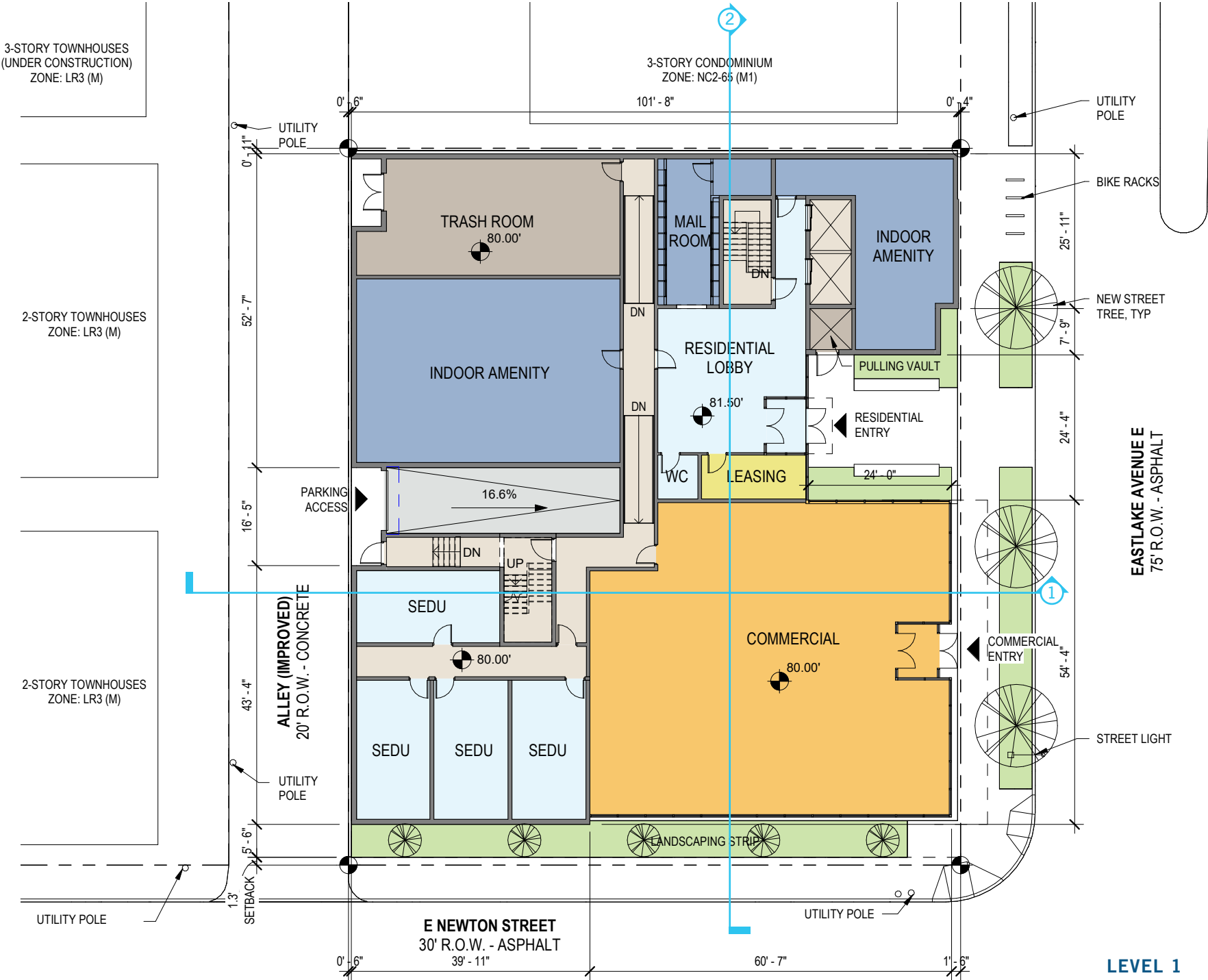
Residential Amenity

Parking/Garage

Leasing Office



LEVEL P1



LEVEL 1



8.0 OPTION 2 | FLOOR PLANS

KEY

Commercial

Units

Utility/BOH

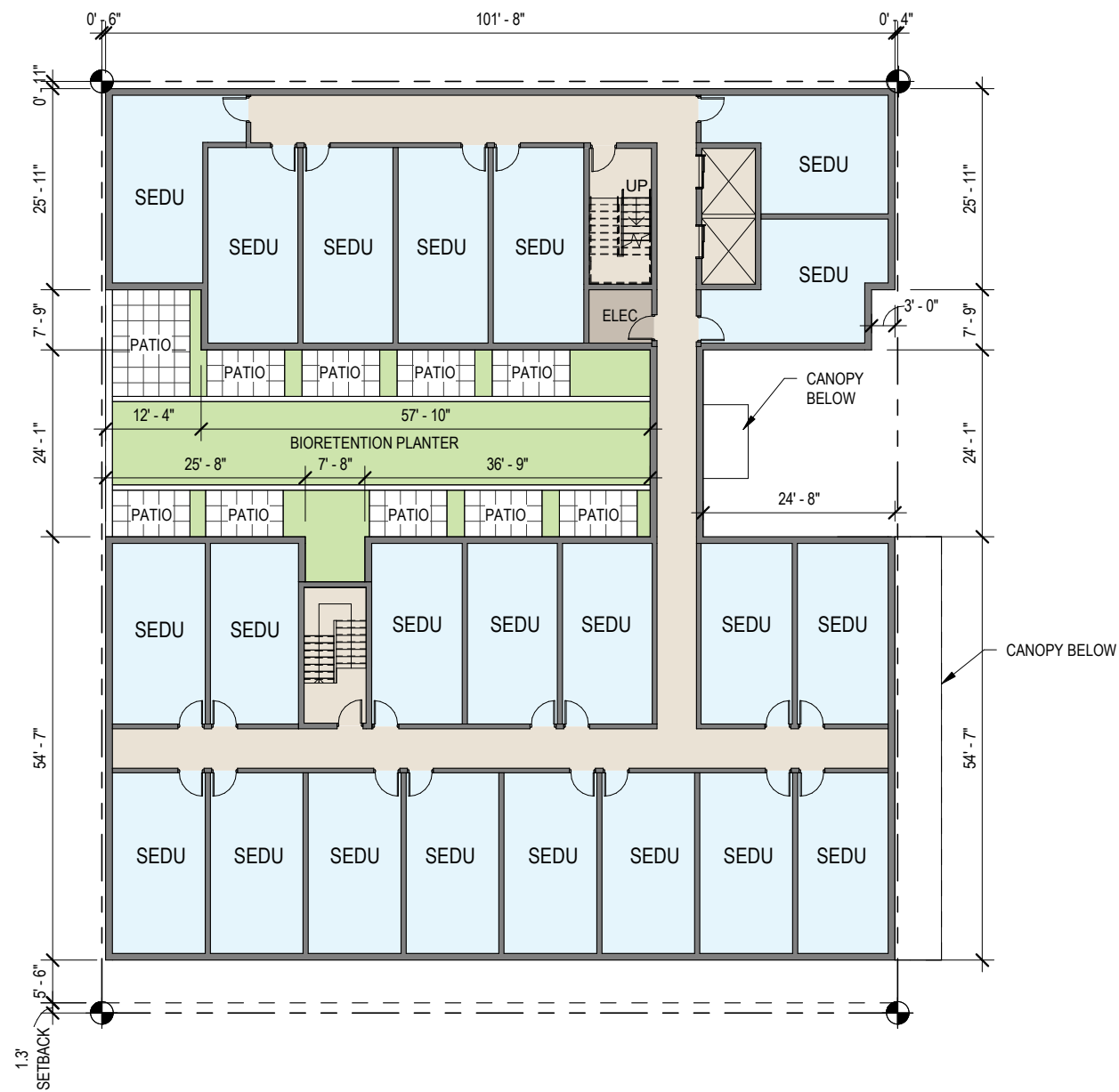
Circulation

Planting Strip

Residential Amenity

Parking/Garage

Leasing Office



LEVEL 2



LEVEL 3-6



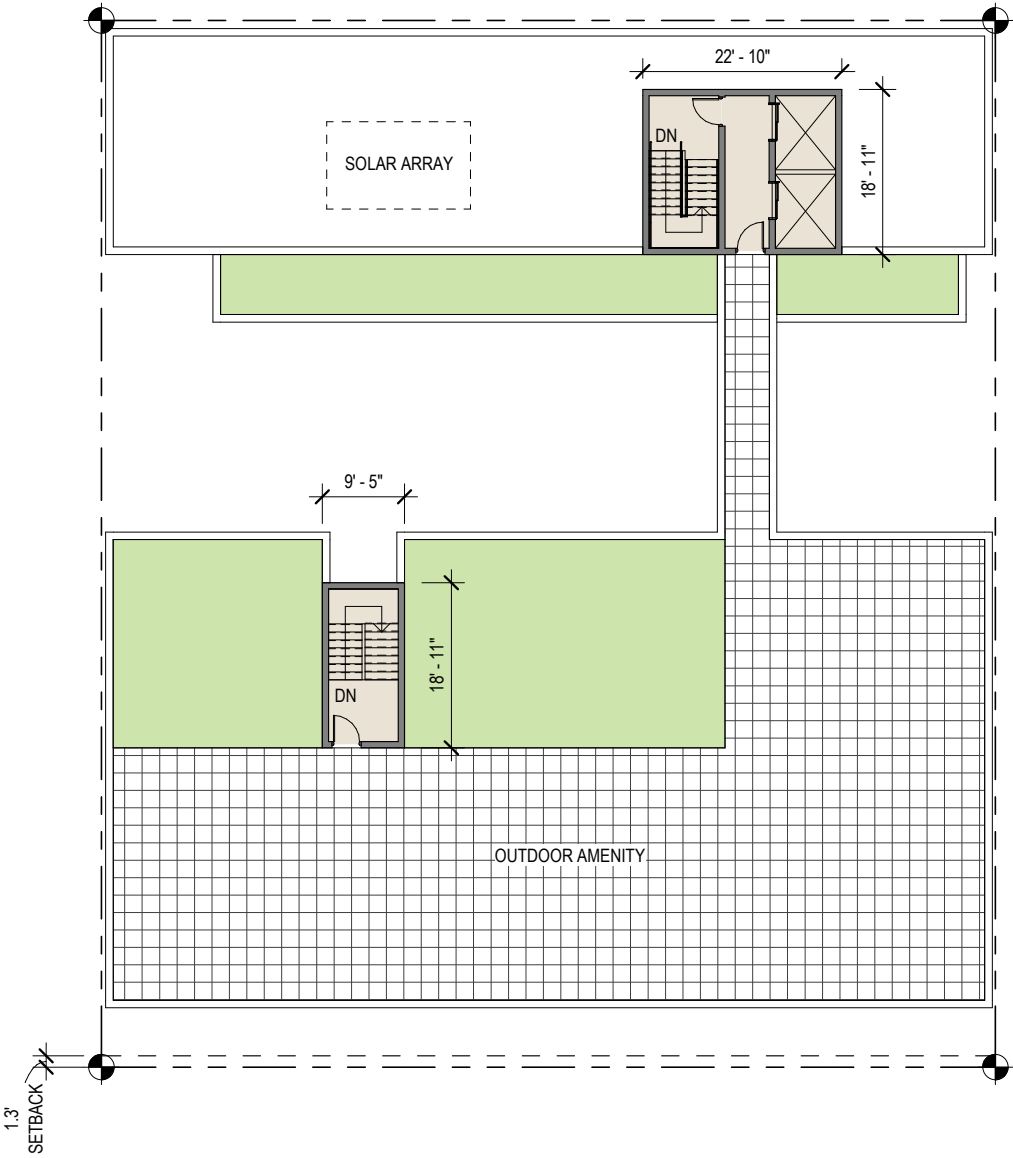
8.0 OPTION 2 | FLOOR PLANS

KEY

Commercial

Units

Utility/BOH

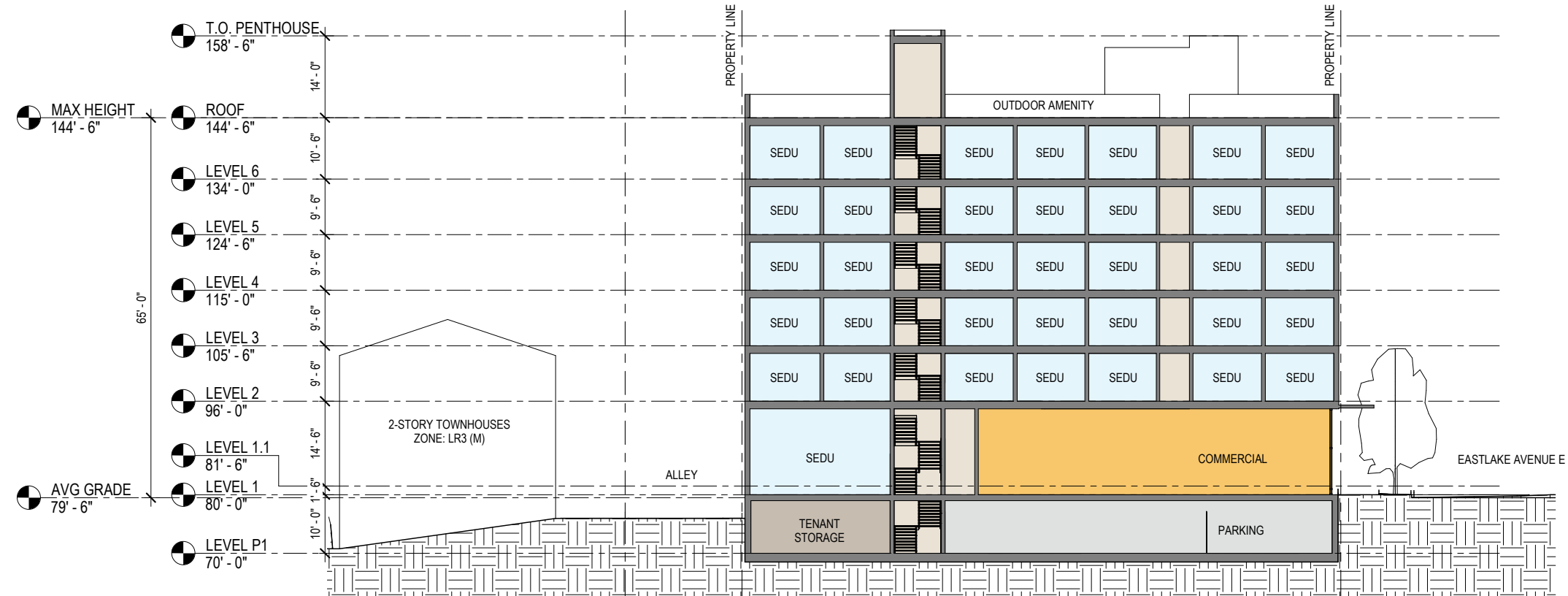
CirculationPlanting StripParking/Garage

ROOF

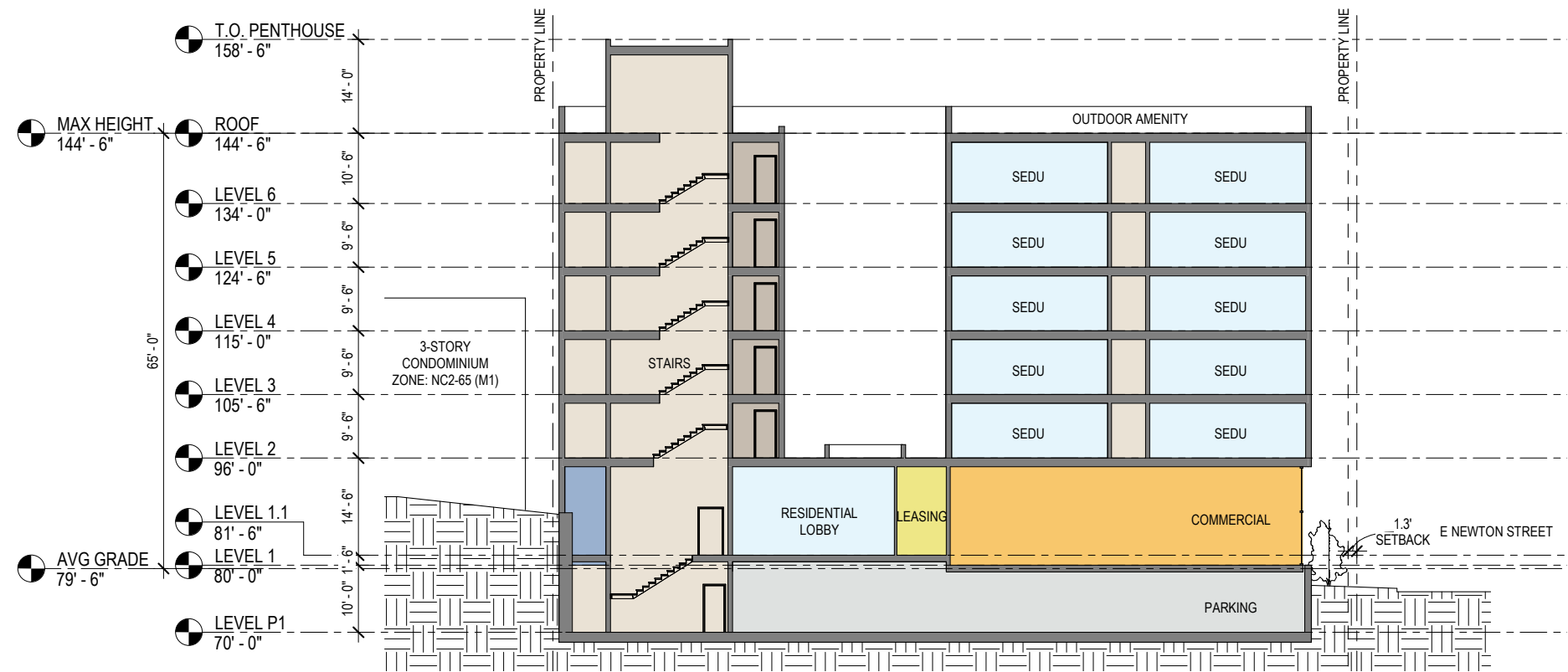


8.0 OPTION 2 | SECTION

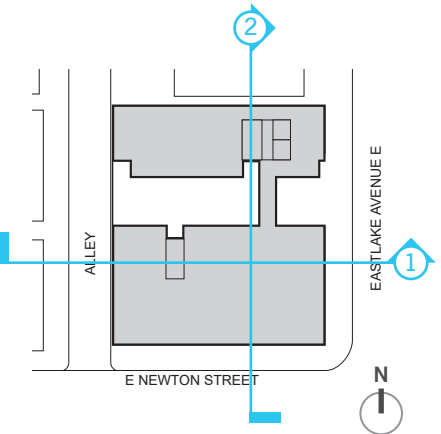
- KEY
- Commercial
 - Units
 - Utility/BOH
 - Circulation
 - Planting Strip
 - Residential Amenity
 - Parking/Garage



SECTION 1



SECTION 2



8.0 OPTION 2 | SHADOW STUDY



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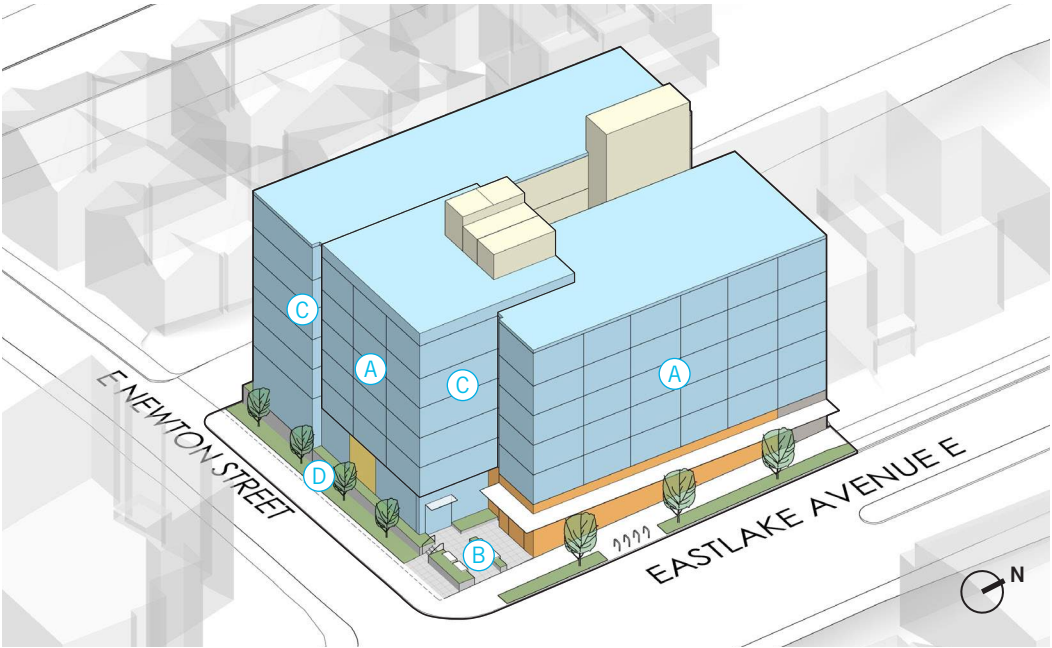
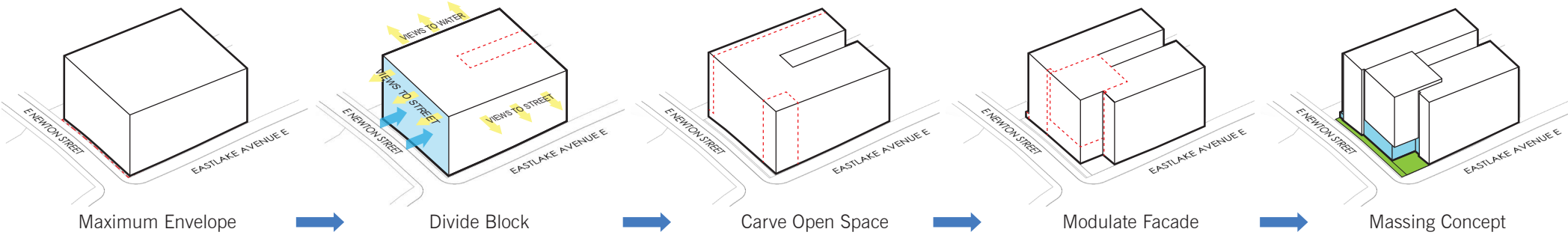
8.0 PREFERRED OPTION 3 | SUMMARY

PREFERRED OPTION 3 | ‘U BAR’

The preferred design option takes inspiration from the program’s desire to maximize views outwards to Lake Union and to its two fronting streets. This creates a U-shaped form that minimizes the amount of units exposed to the interior of the site and omits the need for a bridge to connect two separate bars as seen in the first two options. A courtyard with public seating is proposed on the southeast corner at the intersection of Eastlake Avenue E and E Newton Street to provide a clear sense of entry for both the residential and commercial spaces while also helping to breakup the hard edge of the building corner. This massing move is enhanced with further facade articulation.

Ground floor commercial space is proposed along Eastlake Avenue E with the commercial entrance and residential entrance sharing the courtyard at the corner. Ground floor units are proposed along the alley and are raised at least 4’ above grade to mitigate any privacy concerns.

CONCEPT DIAGRAMS



SOUTHEAST AXONOMETRIC



NORTHWEST AXONOMETRIC

- (A) Units face street
- (B) Open space provided at corner
- (C) Modulation in facade
- (D) Landscape privacy screening

DESIGN INSPIRATION

- KEY
- Commercial
 - Units
 - Utility/BOH
 - Circulation
 - Planting Strip
 - Residential Amenity
 - Parking/Garage
 - Leasing Office



The building sets back from the corner and provides room for outdoor seating.



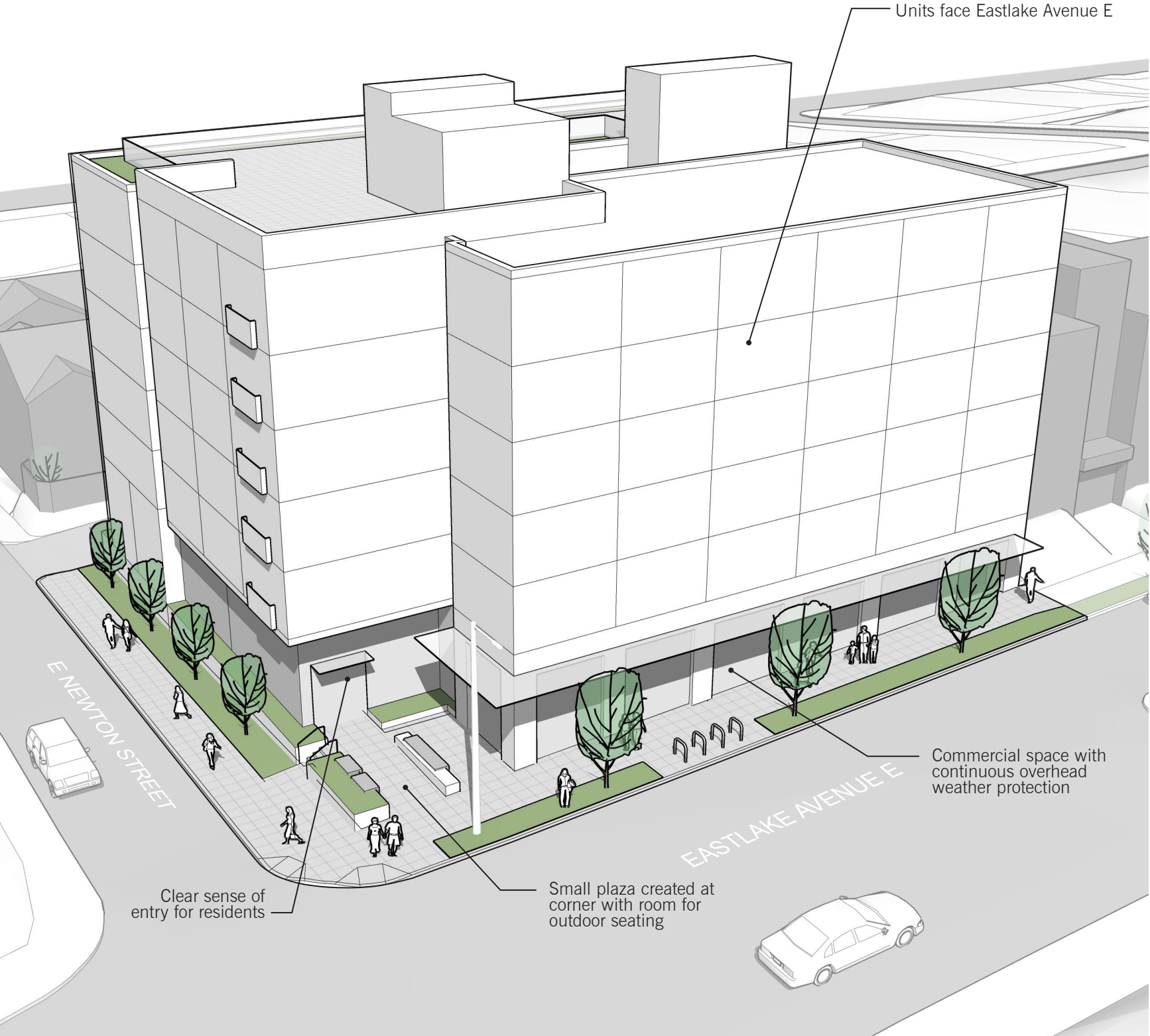
A modular and textural facade expression is shown for both the residential units and the ground floor storefront



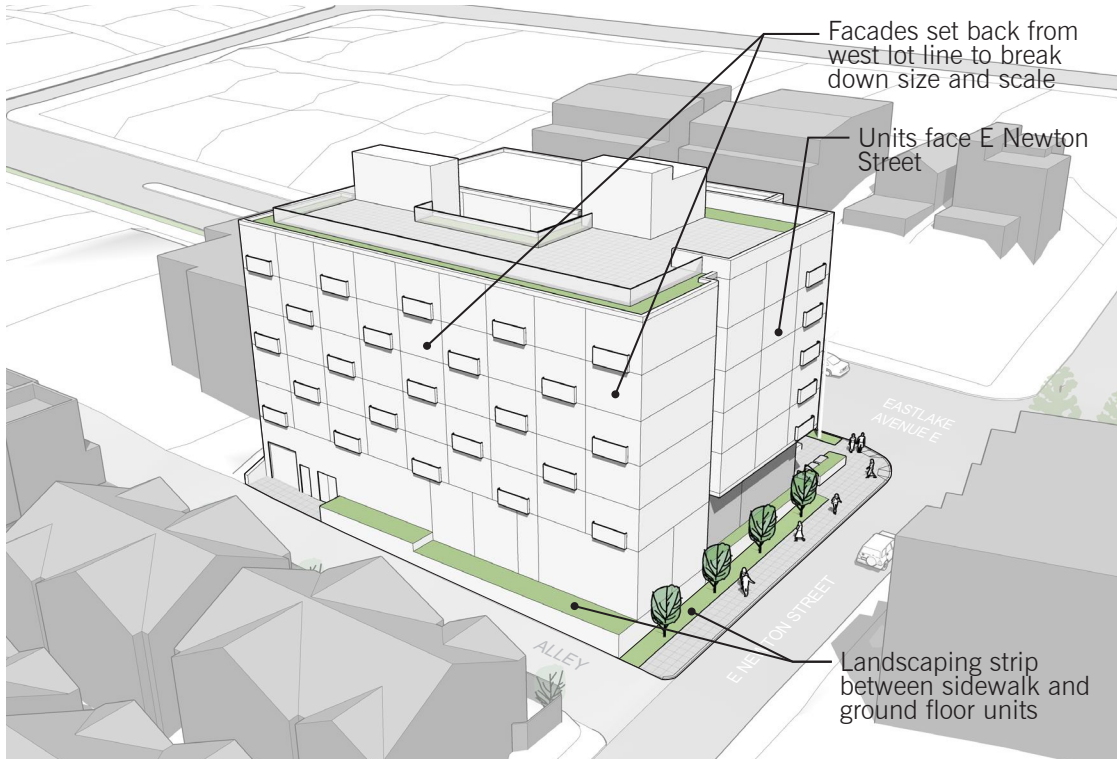
Intersecting masses float above the ground floor and provide a clear and dramatic sense of entry.

8.0 PREFERRED OPTION 3 | MASSING

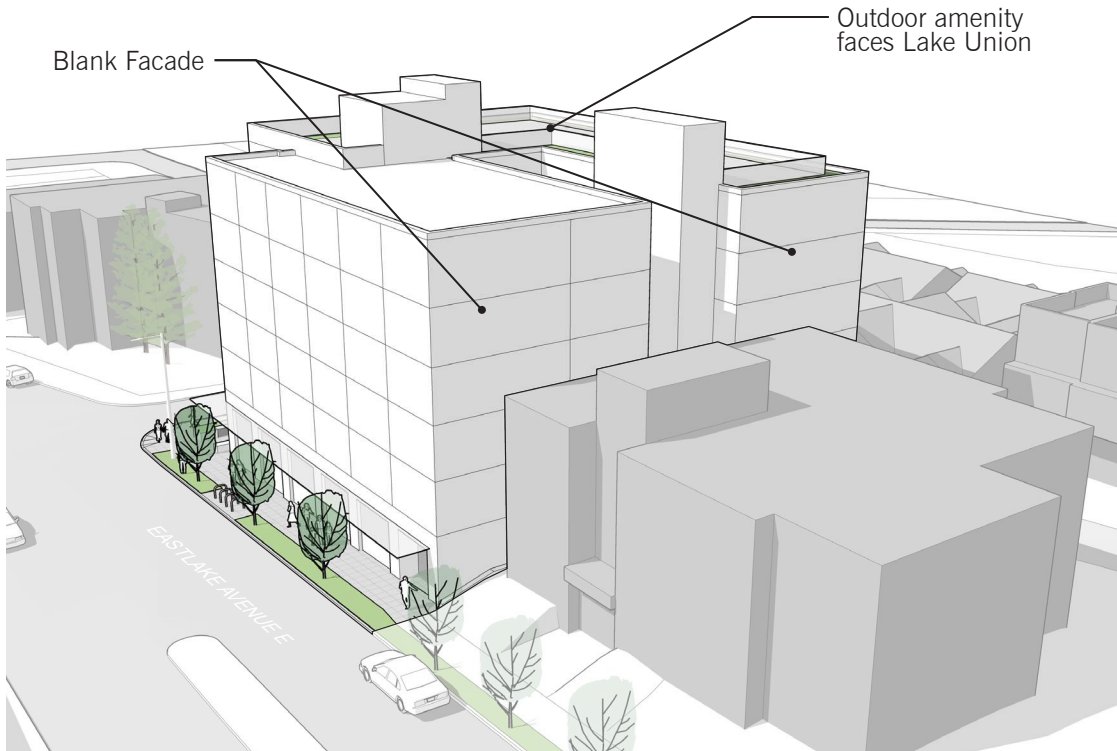
DESIGN ANALYSIS



AERIAL VIEW FROM SOUTHEAST



AERIAL VIEW FROM SOUTHWEST



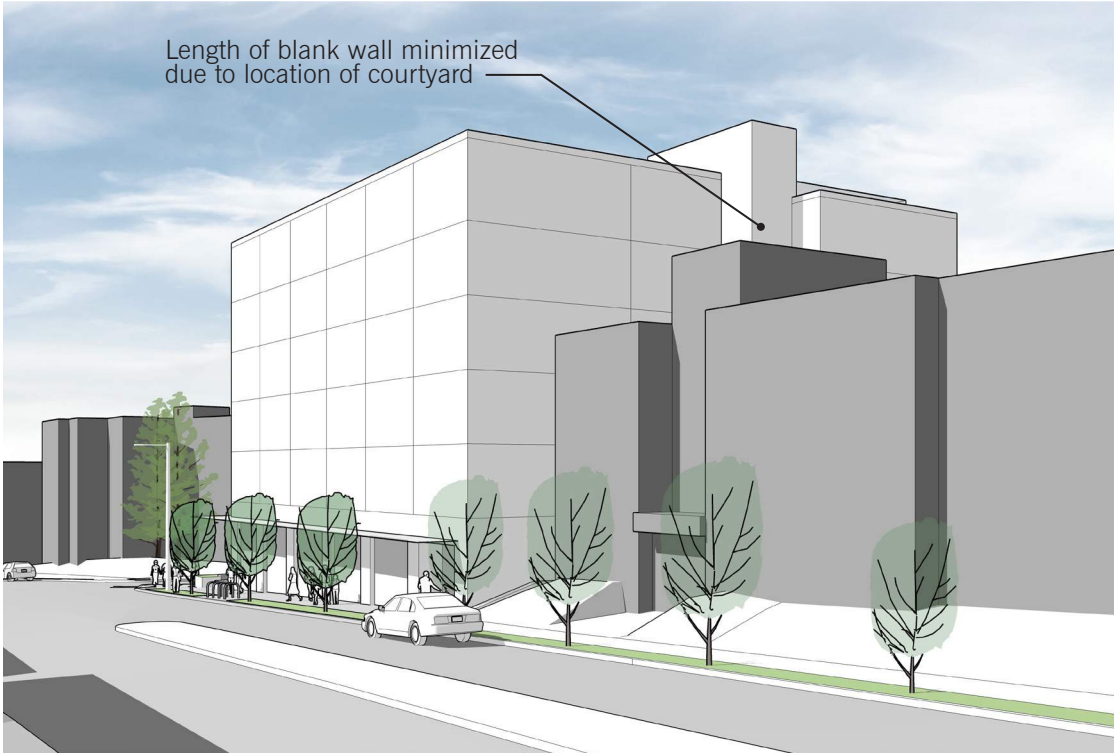
AERIAL VIEW FROM NORTHEAST

8.0 PREFERRED OPTION 3 | MASSING

DESIGN ANALYSIS



VIEW FROM SOUTHEAST



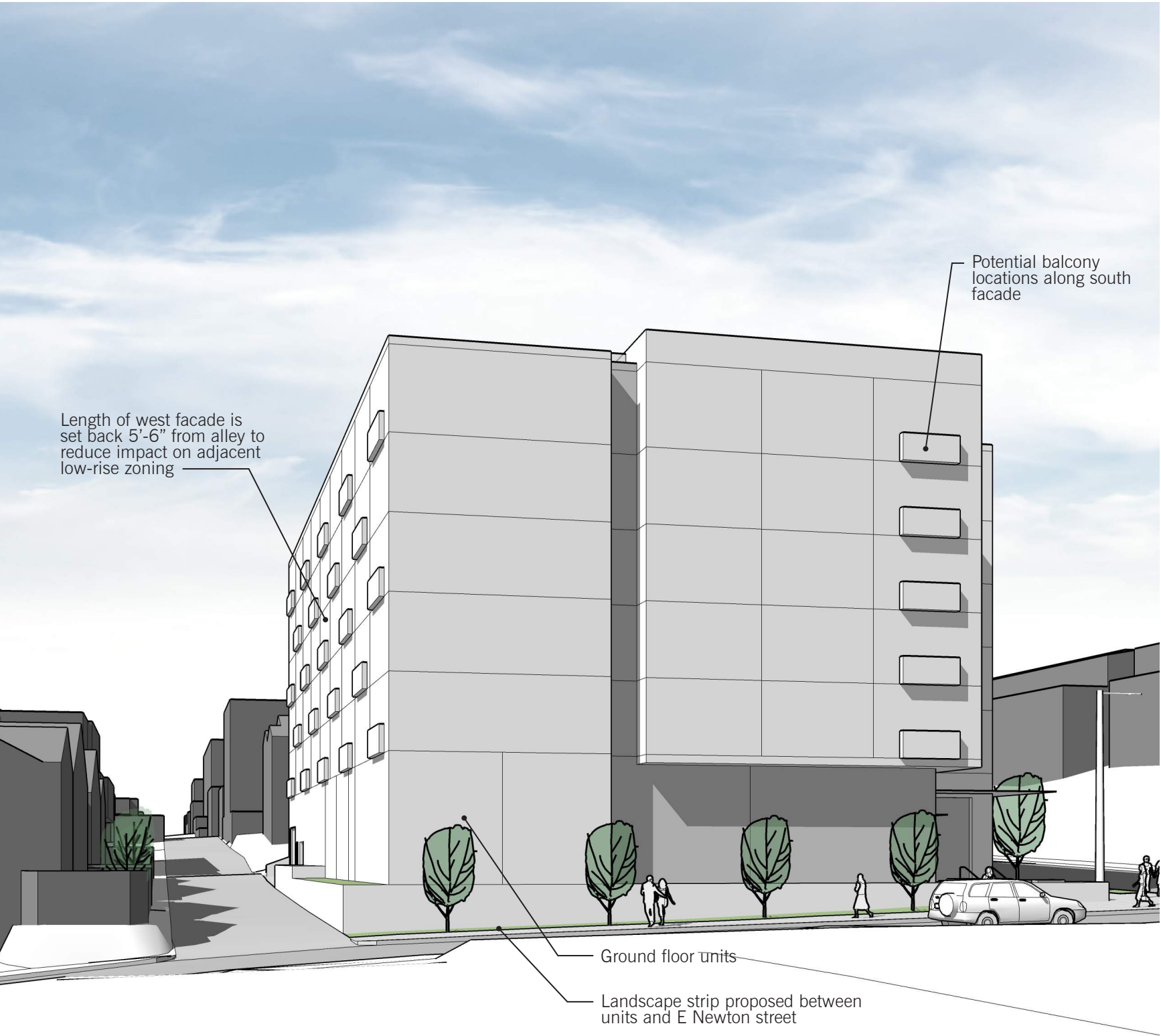
VIEW FROM NORTHEAST



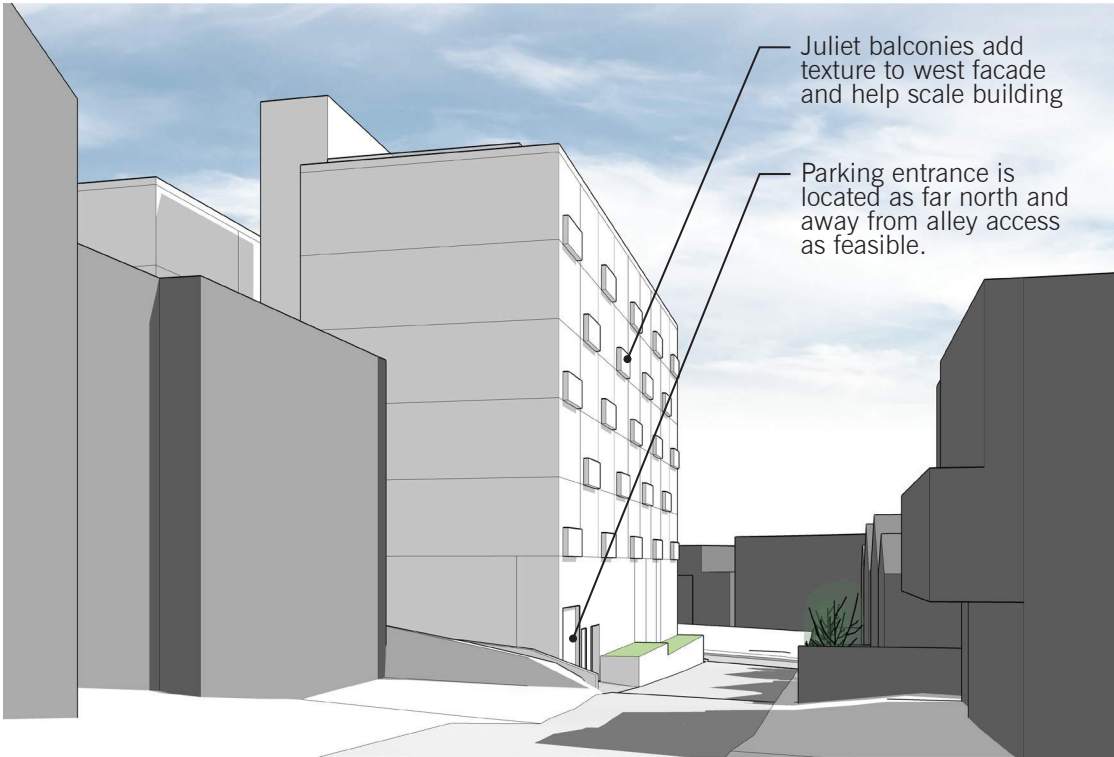
VIEW OF SOUTHEAST CORNER

8.0 PREFERRED OPTION 3 | MASSING

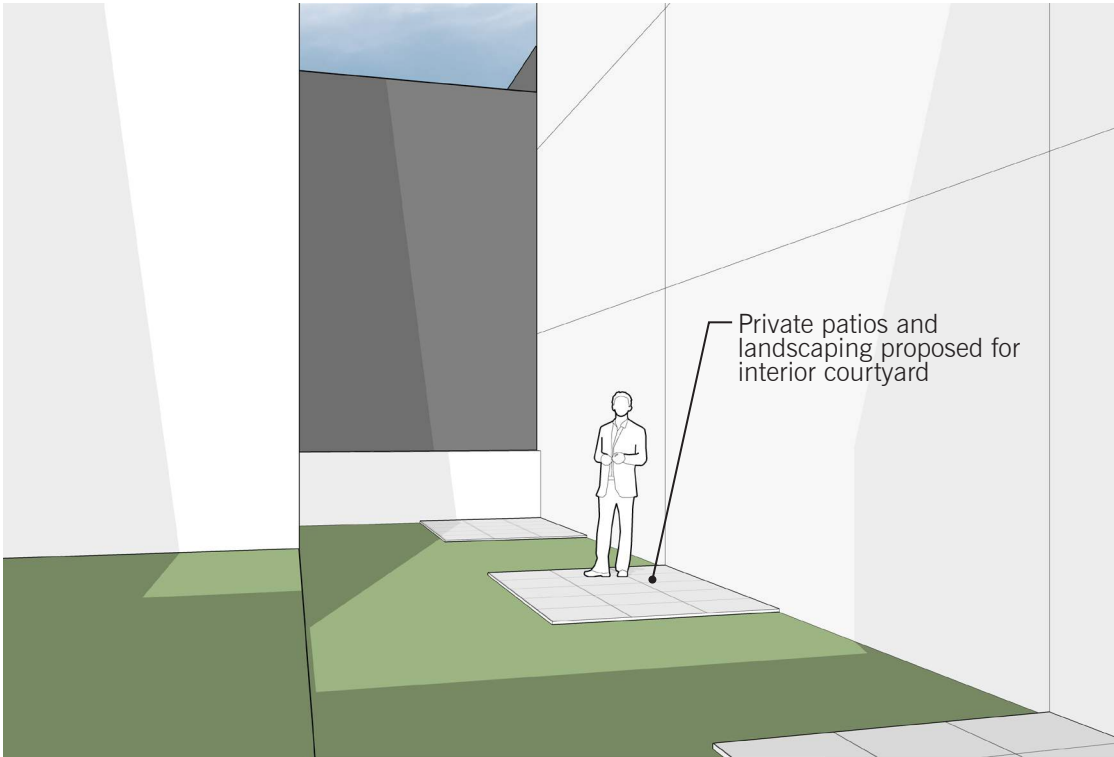
DESIGN ANALYSIS



VIEW FROM E NEWTON STREET



VIEW FROM ALLEY



VIEW FROM LEVEL 2 COURTYARD

8.0 PREFERRED OPTION 3 | FLOOR PLANS

KEY

Commercial

Units

Utility/BOH

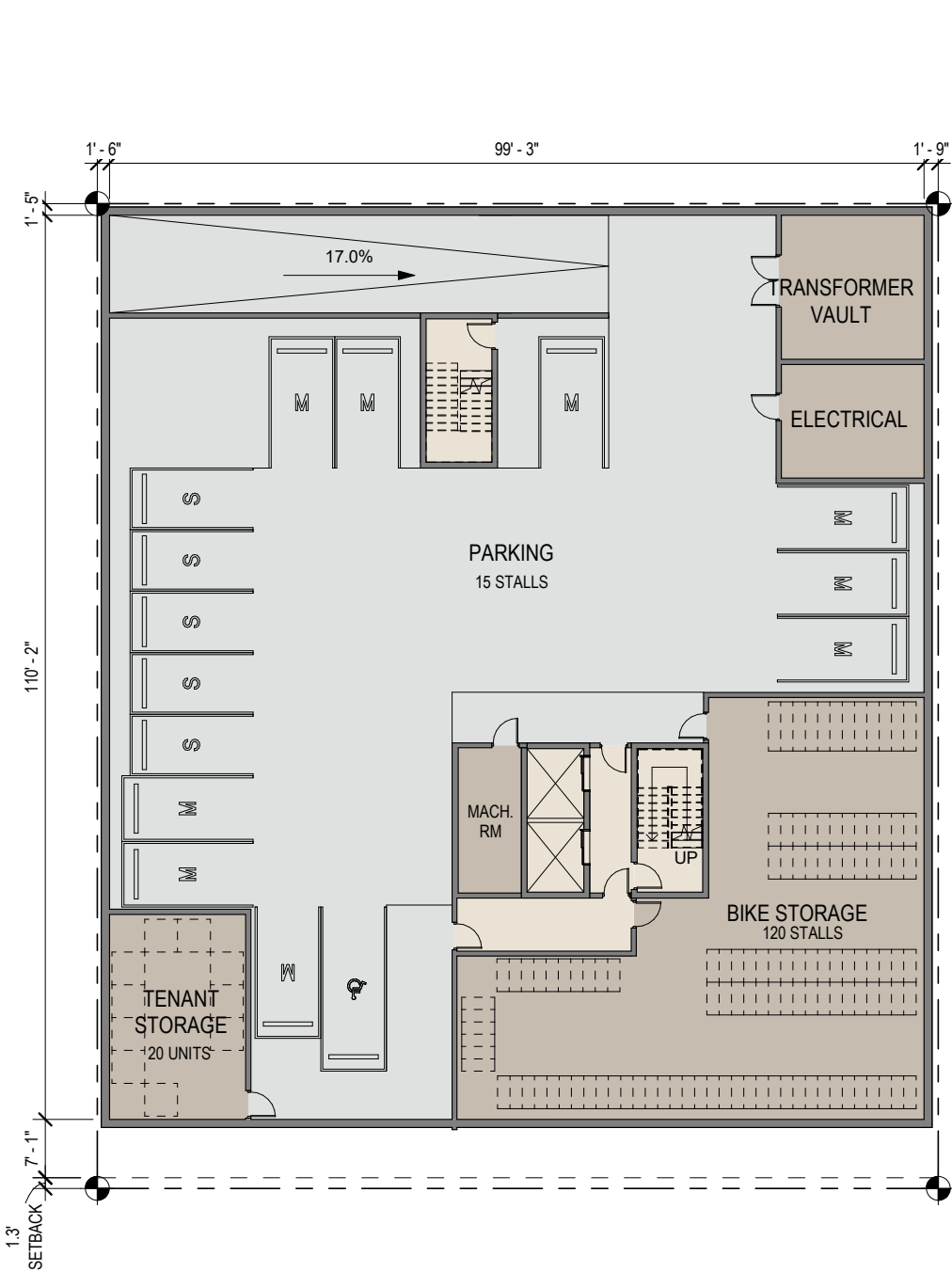
Circulation

Planting Strip

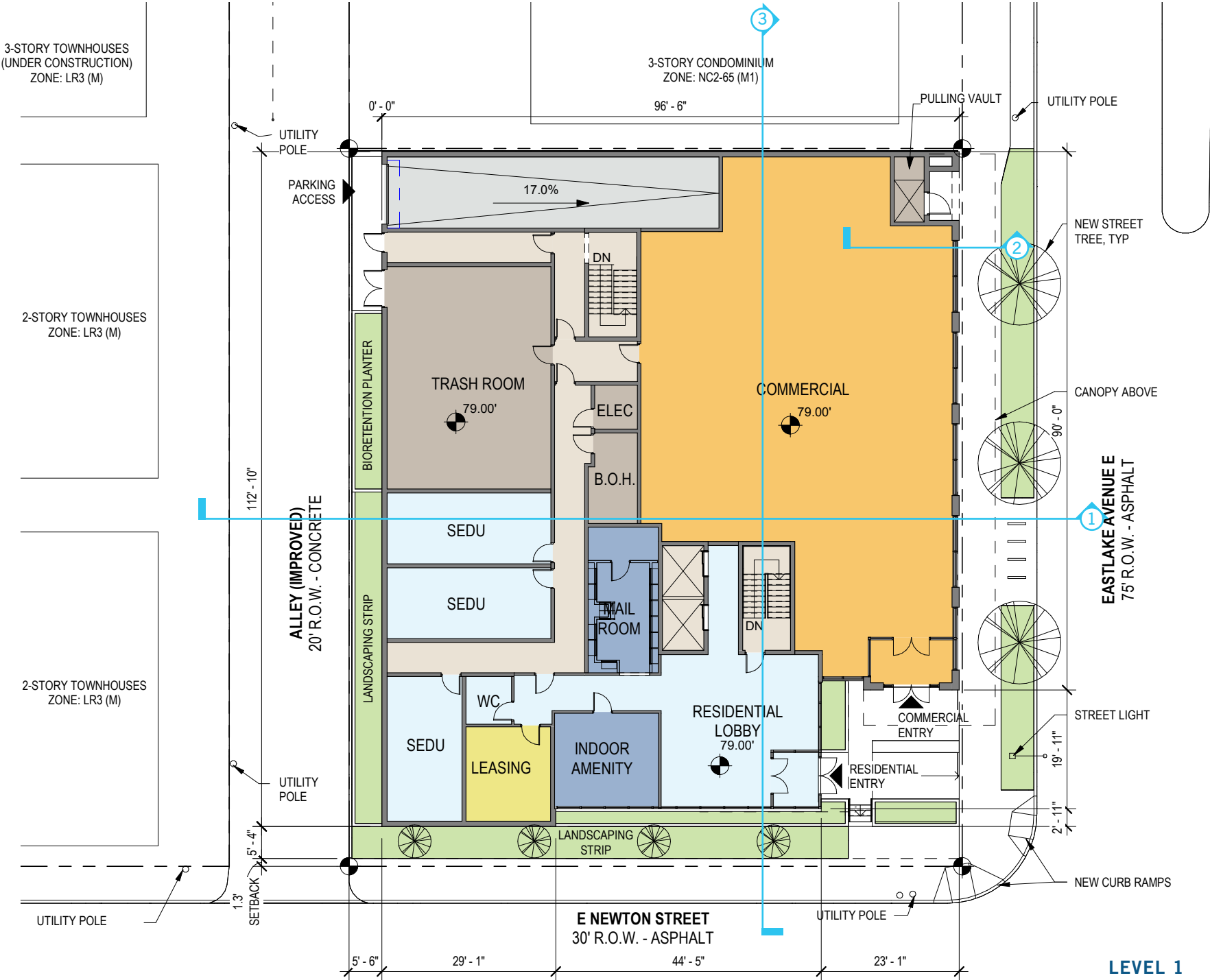
Residential Amenity

Parking/Garage

Leasing Office



LEVEL P1



LEVEL 1



8.0 PREFERRED OPTION 3 | FLOOR PLANS

KEY

Commercial

Units

Utility/BOH

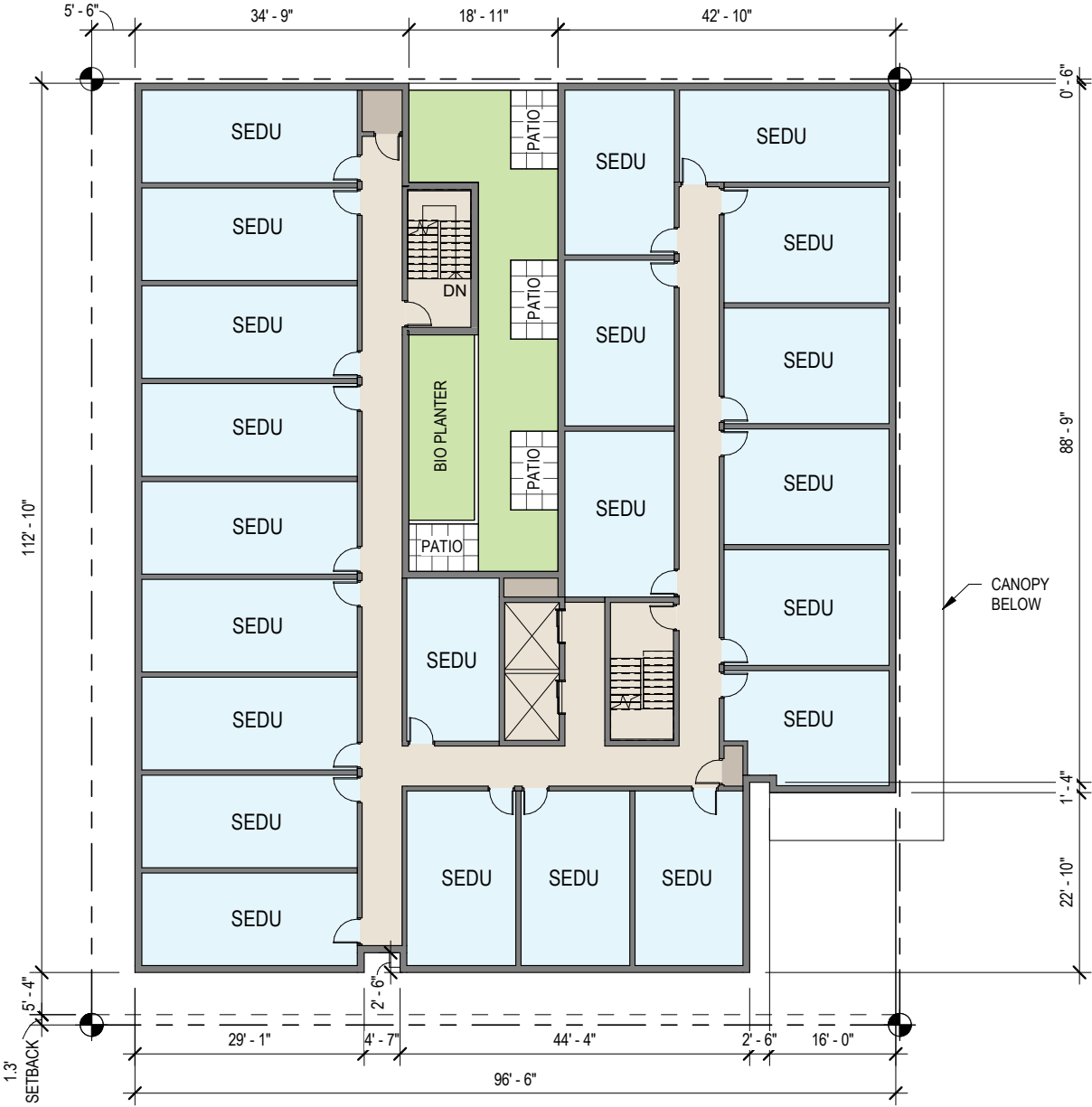
Circulation

Planting Strip

Residential Amenity

Parking/Garage

Leasing Office



LEVEL 2



LEVEL 3-5



8.0 PREFERRED OPTION 3 | FLOOR PLANS

KEY

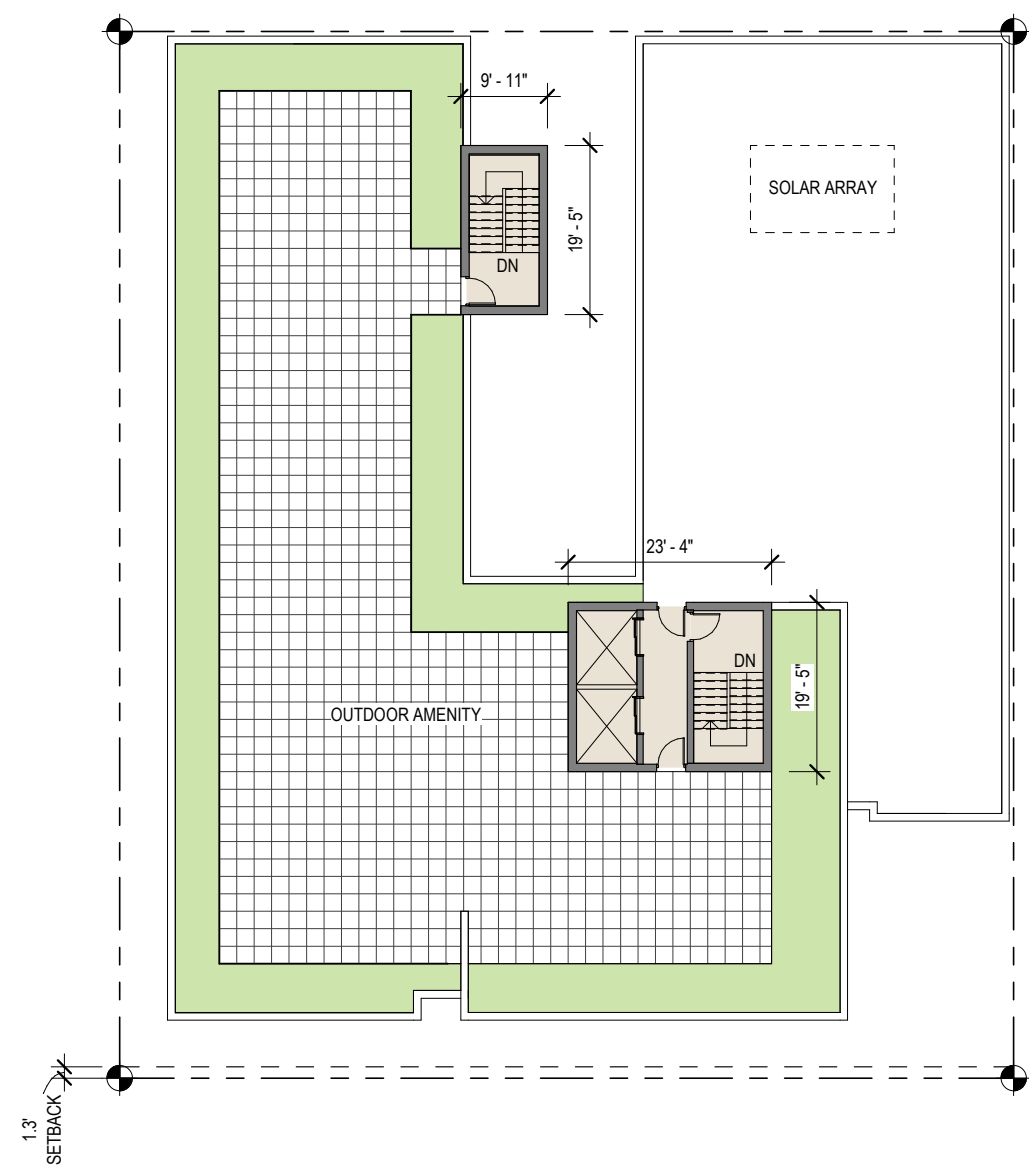
Commercial

Units

Utility/BOH

CirculationPlanting StripResidential AmenityParking/GarageLeasing Office

LEVEL 6

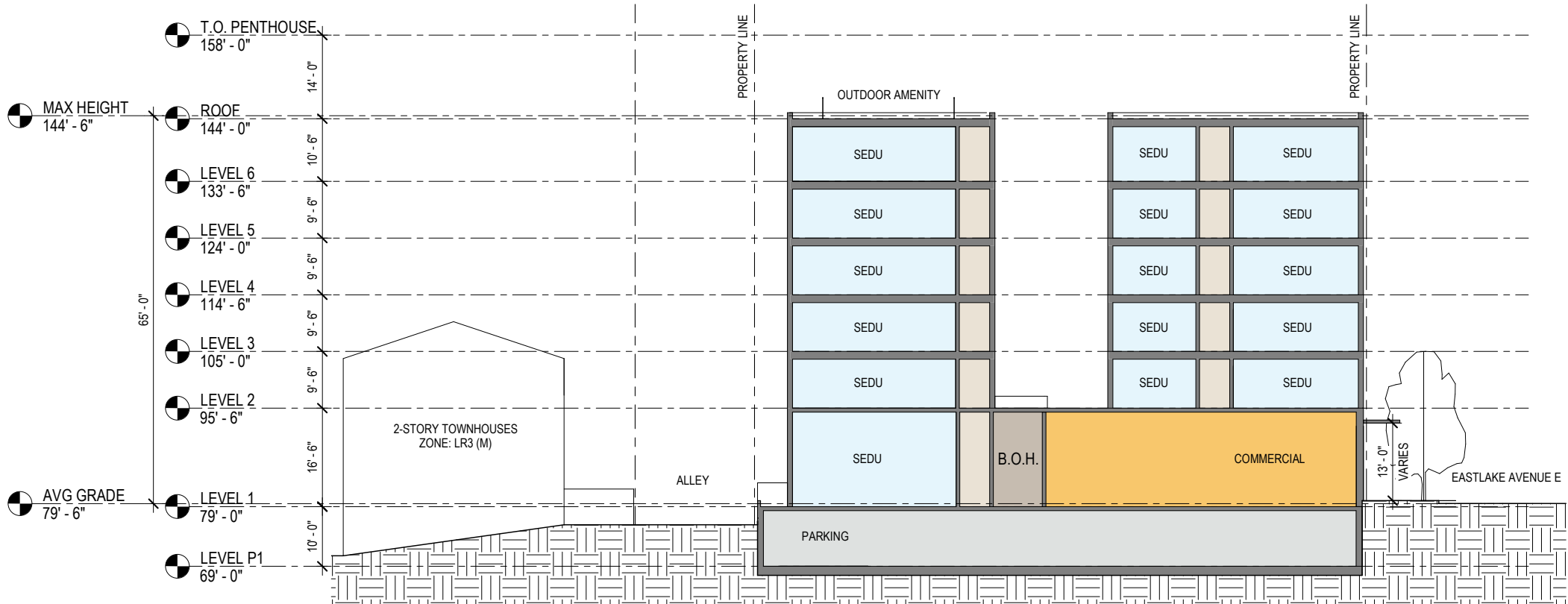


ROOF

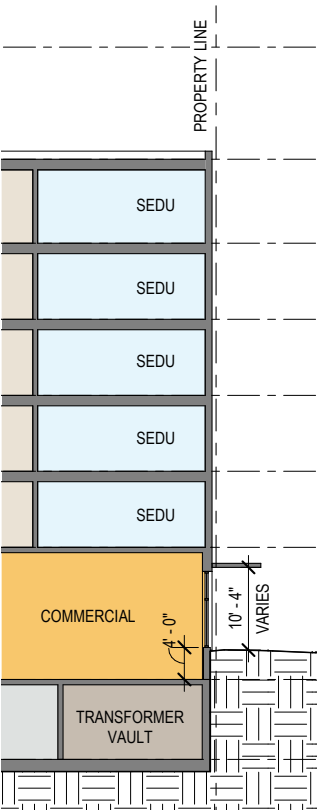


8.0 PREFERRED OPTION 3 | SECTION

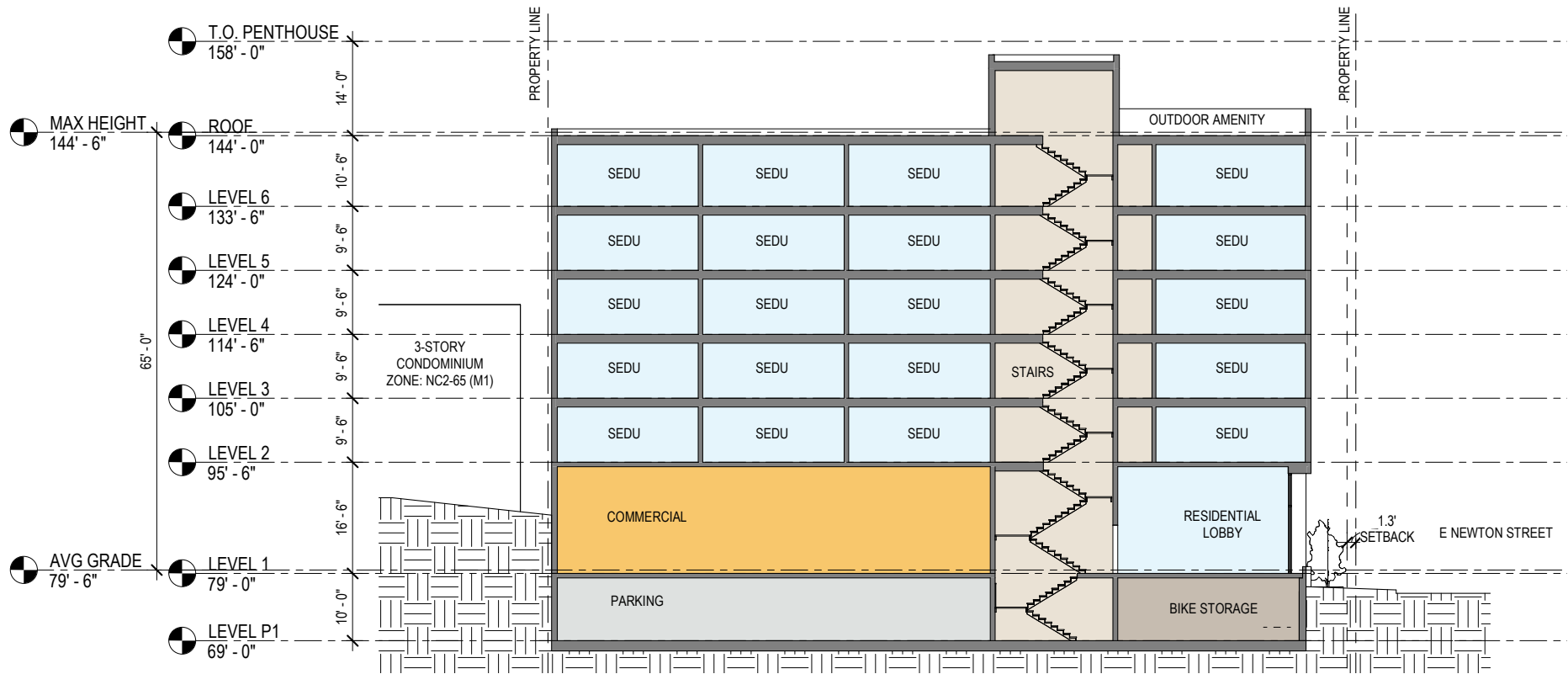
- KEY
- Commercial
 - Units
 - Utility/BOH
 - Circulation
 - Planting Strip
 - Residential Amenity
 - Parking/Garage
 - Leasing Office



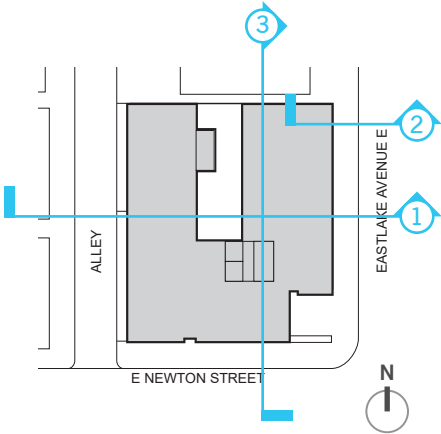
SECTION 1



SECTION 2



SECTION 3

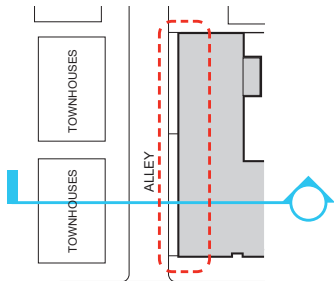
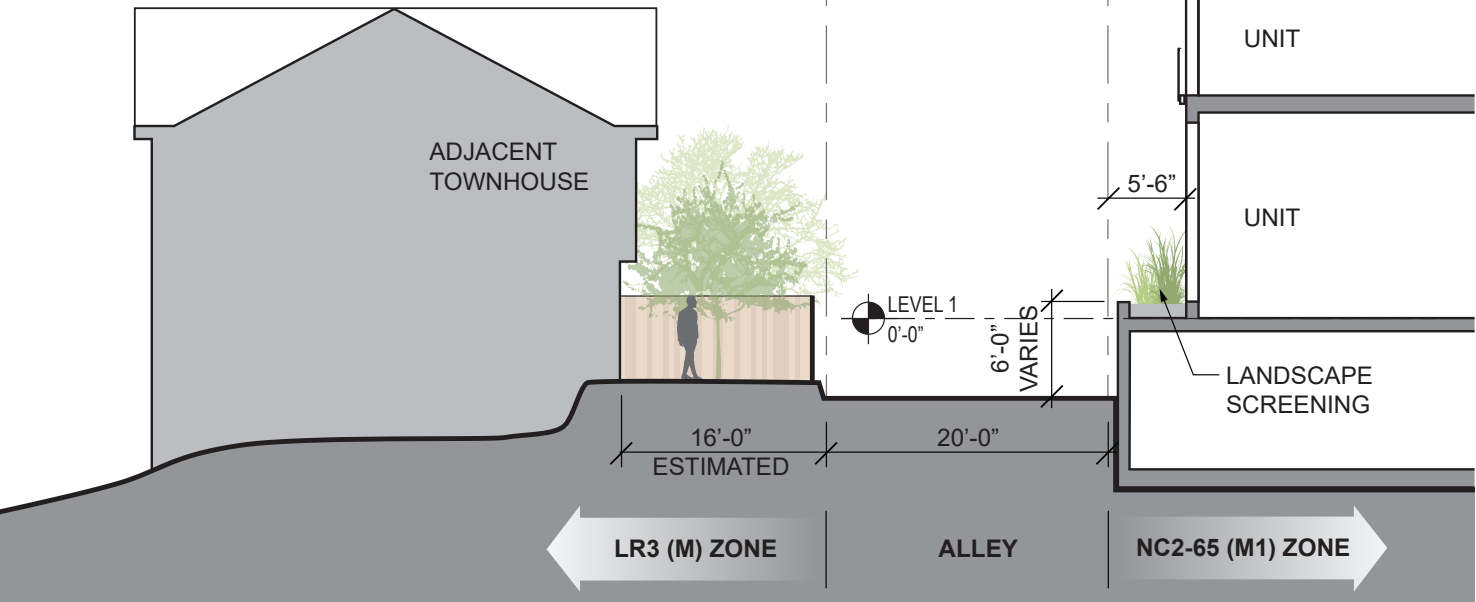


8.0 PREFERRED OPTION 3 ALTERNATE I MASSING

TRANSITION TO LOW-RISE ZONE

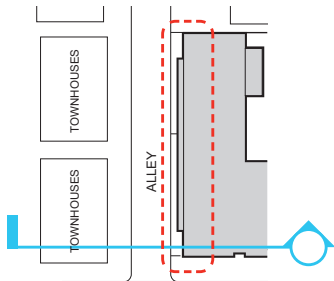
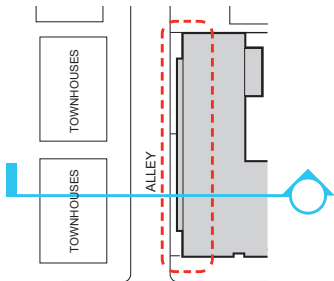
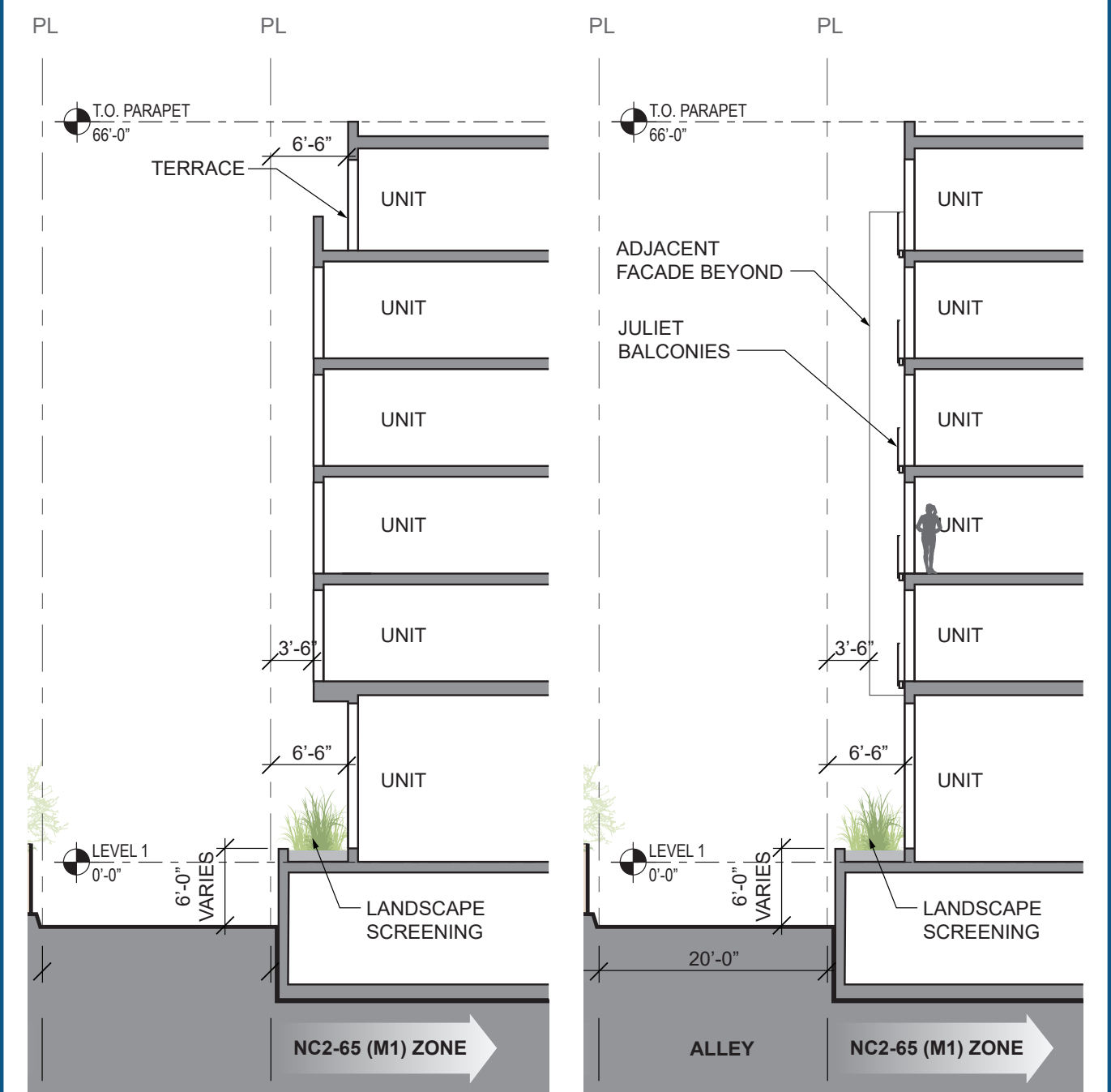
The west facade was studied in further detail to help scale back the proposed design from adjacent townhouse developments west of the site. The preferred scheme achieves this by pulling the facade away from the west lot line and adding texture with balconies and landscaping. This is ideal given the internal constraints regarding small efficiency units. An alternate scheme proposes an additional setback on levels 1 and 6, but pulls levels 2-5 closer to the property line. While the upper mass steps back further than the preferred scheme, more units are pulled closer to the adjacent townhouses.

The team believes that the preferred option will create a cleaner design that relinquishes as much space to the zone transition as feasible without compromising the building's programmatic requirements.



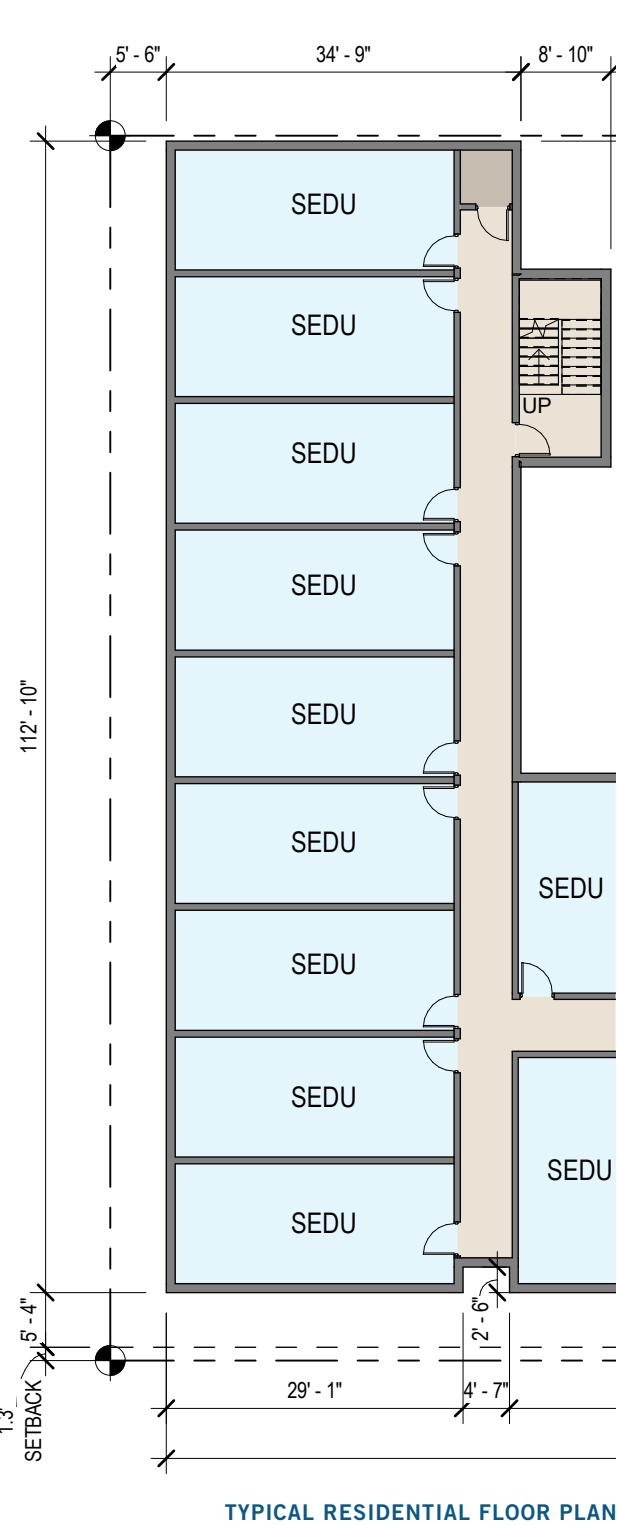
PROPOSED WEST FACADE DESIGN

ALTERNATE WEST FACADE DESIGN

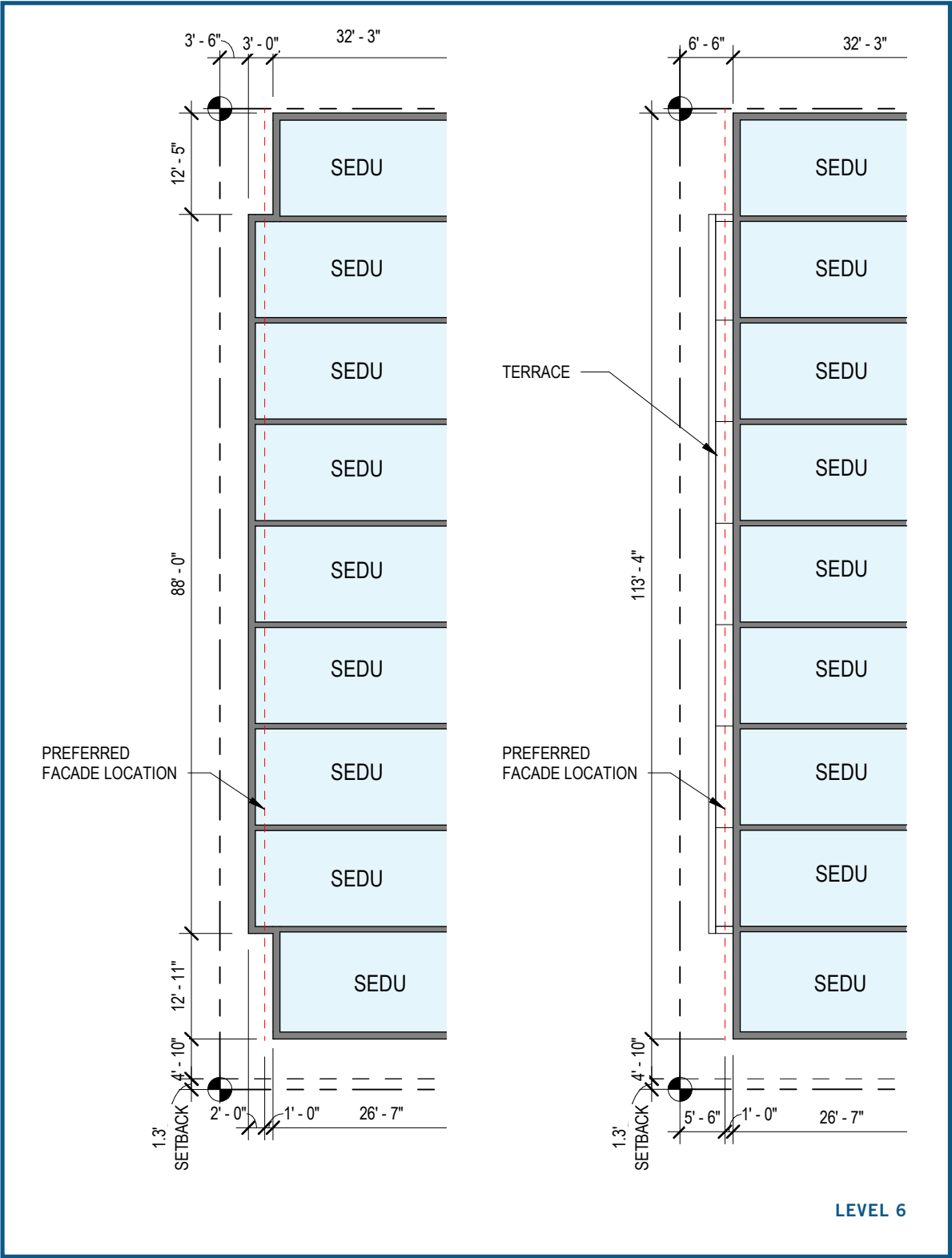


8.0 PREFERRED OPTION 3 ALTERNATE I MASSING

PROPOSED WEST FACADE DESIGN



ALTERNATE WEST FACADE DESIGN



PREFERRED WEST FACADE DESIGN



ALTERNATE WEST FACADE DESIGN



AERIAL VIEW FROM SOUTHWEST

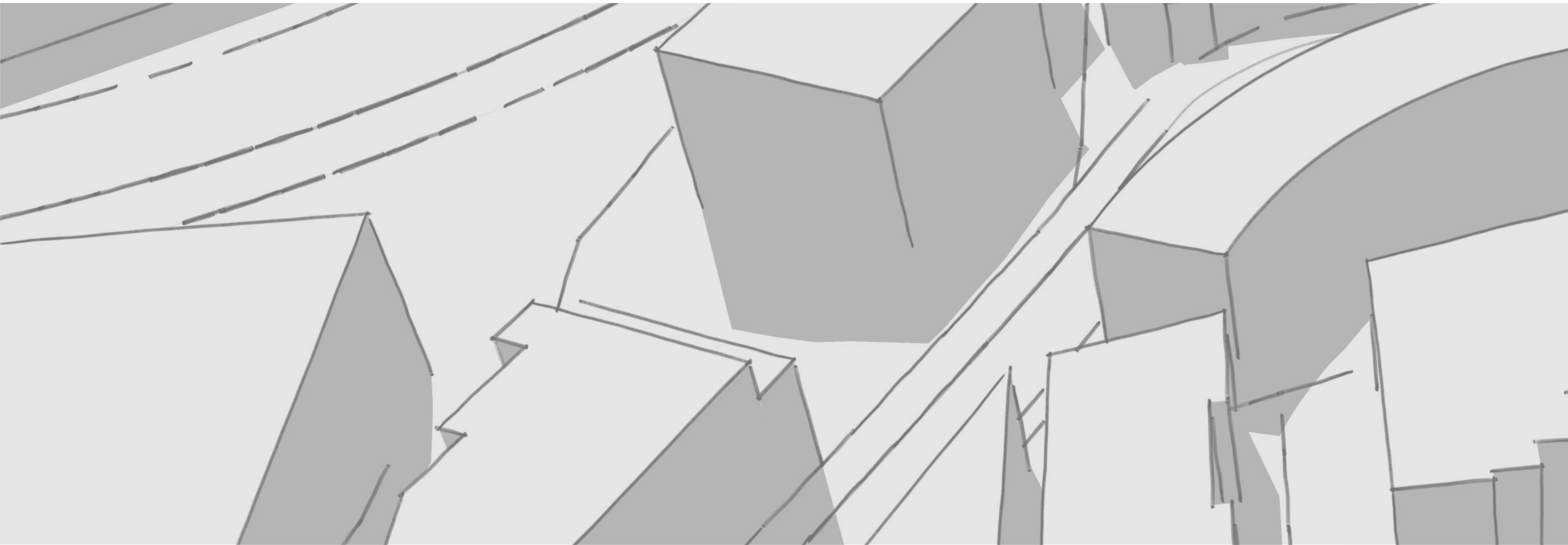
8.0 PREFERRED OPTION 3 | SHADOW STUDY

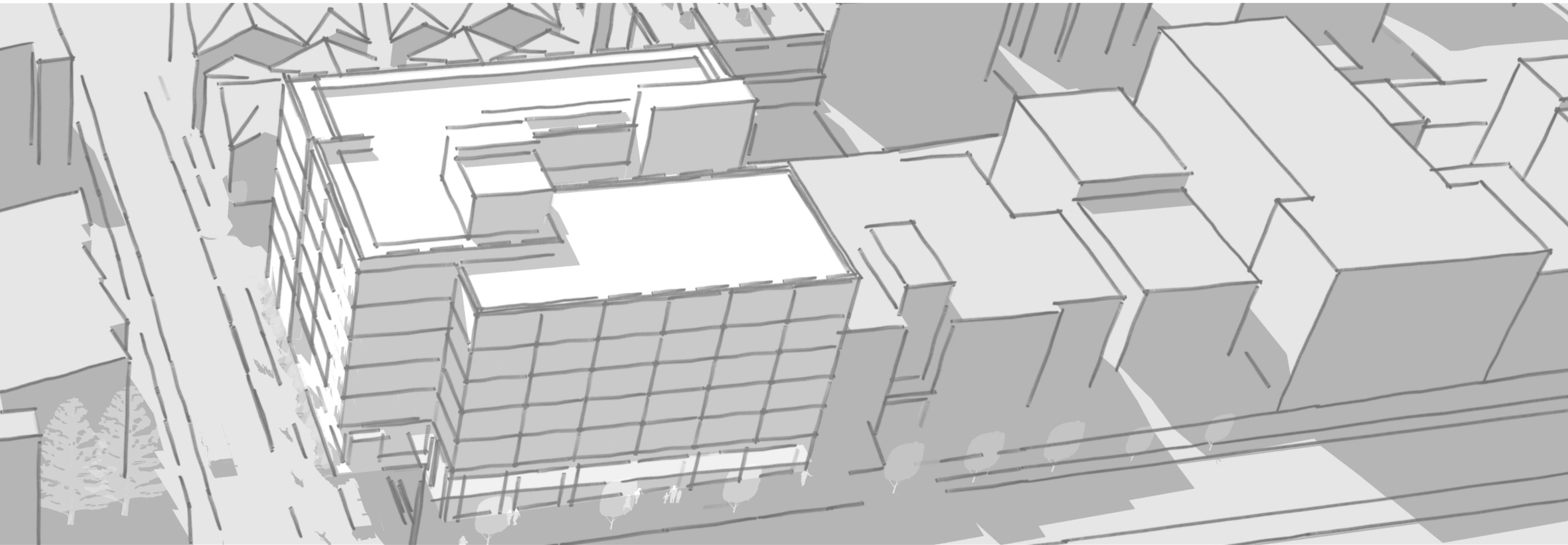


9.0 DEPARTURES

NO DEPARTURES ARE REQUESTED

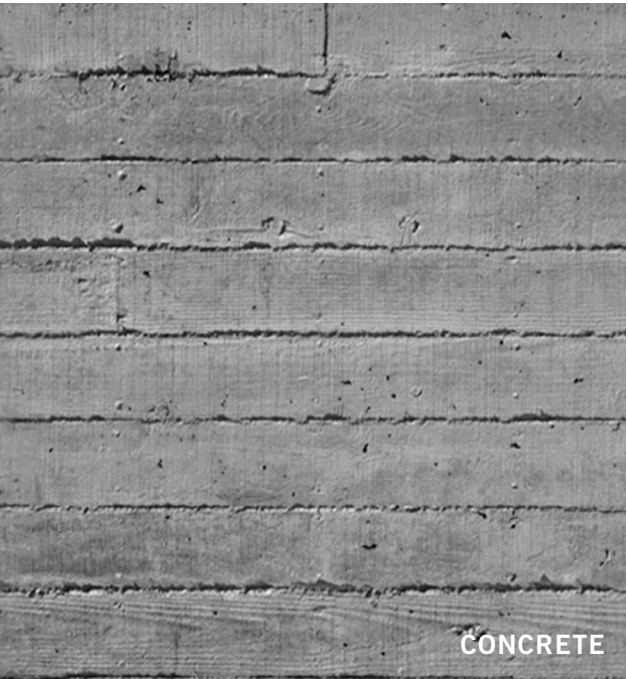
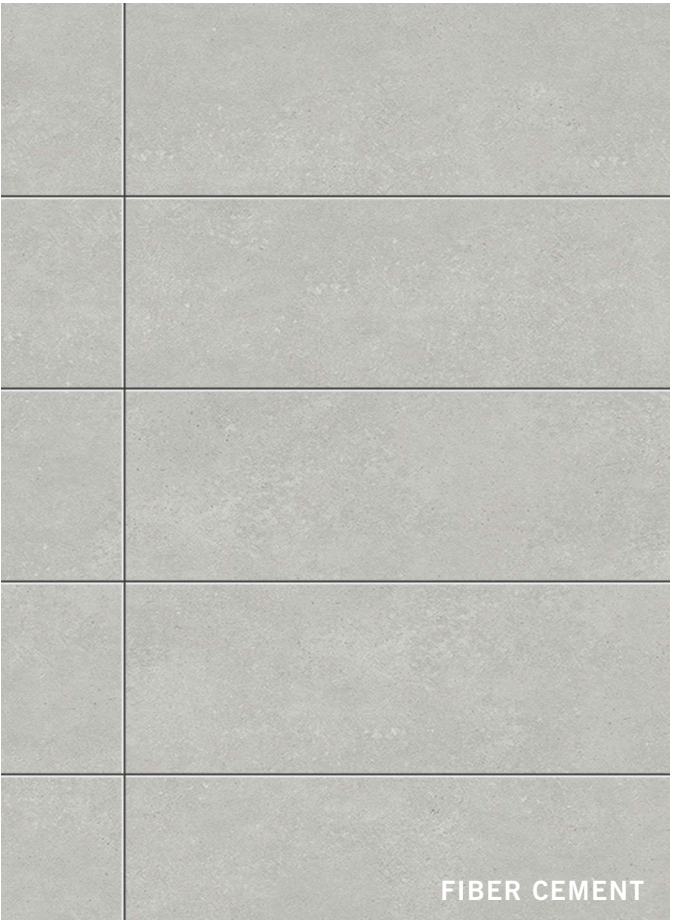
THANK YOU!





CARON

10.0 APPENDIX | MATERIAL STUDIES



10.0 APPENDIX I BLANK FACADE STUDIES



10.0 APPENDIX | ARCHITECT & CLIENT / PROJECTS PORTFOLIO

