

2621 Eastlake Ave E
Seattle Washington



RECOMMENDATION

#3036894-EG

#3037251-LU

April 20th, 2022

BLUEPRINT

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Thank You

Project Information

Property Address:	2621 Eastlake Ave E. Seattle, Washington
Development Plan:	Project includes demolition of the existing single story office building and construction of a new multi-family apartment building.
Owner:	AJ5 Ventures LLC
Architect/Applicant:	Blueprint Capital Services LLC PO Box 16309, Seattle, WA 98116
Landscape Architect:	Root of Design - Devin Peterson 7104 265th St. NW., Stanwood, Washington
Lot Area:	5,517 Sq. Ft.
Zoning	NC2-65 (M1) Mandatory Housing Affordability (MHA) Area: Medium
Urban Village:	Eastlake (Residential Urban Village)
Gross Floor Area:	24,494 SF
Stories:	7 stories total. 5-Stories above Eastlake Ave E & 2-Story below grade fronting on the abutting alley, following grade
Unit Count:	53 SEDU units, 1 live / work, total of 54 units.
Parking Count:	0 Parking is proposed; project site occurs within the Eastlake Residential Urban Village and is within the frequent transit service area.
Environmental Critical Areas:	40% Steep Slope & Archaeological Buffer. Note: The mapped 40% Steep Slope areas occur within developed portions of the existing site and has been deemed exempt per SDCI Engineering Services document 6801032-EX (Approved Relief from Prohibition on Steep Slope Property).

Project Location

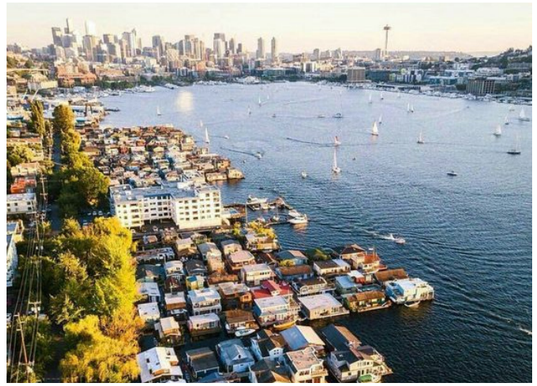
The project site is located in the Eastlake neighborhood of Seattle. The site is located on the thoroughfare of Eastlake Ave E. near the heart of activity in the neighborhood.

Eastlake is a neighborhood that is situated in an ideal location with easy access to a variety of hot spots in Seattle including downtown Seattle and South Lake Union to the South; the UW campus to the North; and the popular Capitol Hill neighborhood to the East.

The overall neighborhood provides the community with an outstanding variety of restaurants, shopping, living, music and working hubs that make it an attractive destination for residents and visitors alike. The site is also close in proximity to other neighborhood amenities such as parks, grocery stores, and good access to bicycle routes and public transit.



Throughout Eastlake's history, the neighborhood has been defined as "the working lake," being home to many residents who lived and worked on Lake Union. Home to Boeing's first assembly plant and local economy dominated by lumber, Eastlake has always been defined as vibrant and involved community with access to local amenities, businesses, and housing. As the neighborhood started to change from an industrial focused area to a residential one, recreational water activities and marinas started to emerge which allowed Eastlakers to work and play near home.







Development Objectives

- Provide high quality rental housing for Seattle residents seeking a low impact urban lifestyle.
- Provide positive urban connections to the neighboring community including transit, outdoor amenities, and social lifestyle.
- Build a structure with materiality and form that compliments the neighborhood.

Neighborhood Objectives

- Enhance spaces so that they are "Eastlake" centric.
- Integrate the work and play culture of the neighborhood.
- Activate the street-scape through detailed design and transparency between the public and private realms.
- Provide opportunity for social interaction.

Design Objectives

- Encourage connection to public and bicycle transportation.
- Inject a vibrancy and energy to the neighborhood by the way of increased neighborhood population.
- Maintain a level of connectivity to nature with urban level landscaping.

Walk-ability

The site has a good walk-ability, transit and bike-ability according to Walk Score.com.

Walk Score: **71**

- Most errands can be accomplished on foot.
- The walk score is based on the close proximity to Dining/Drinking establishments, groceries, shopping, errands, and a higher ranking for parks and schools.

Transit Score: **58**

- Many nearby public transportation options.

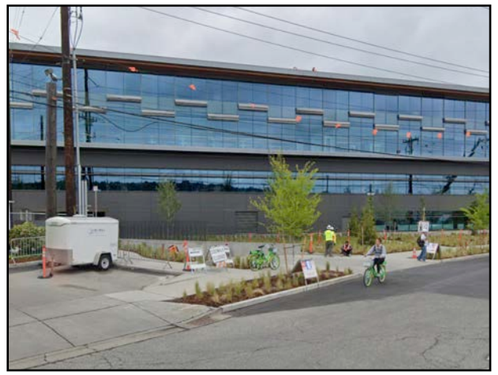
Bike Score: **66**

- Some hills, some bike lanes.
- A 66 is considered bike-able with some bike infrastructure.



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Transit & Bike Routes



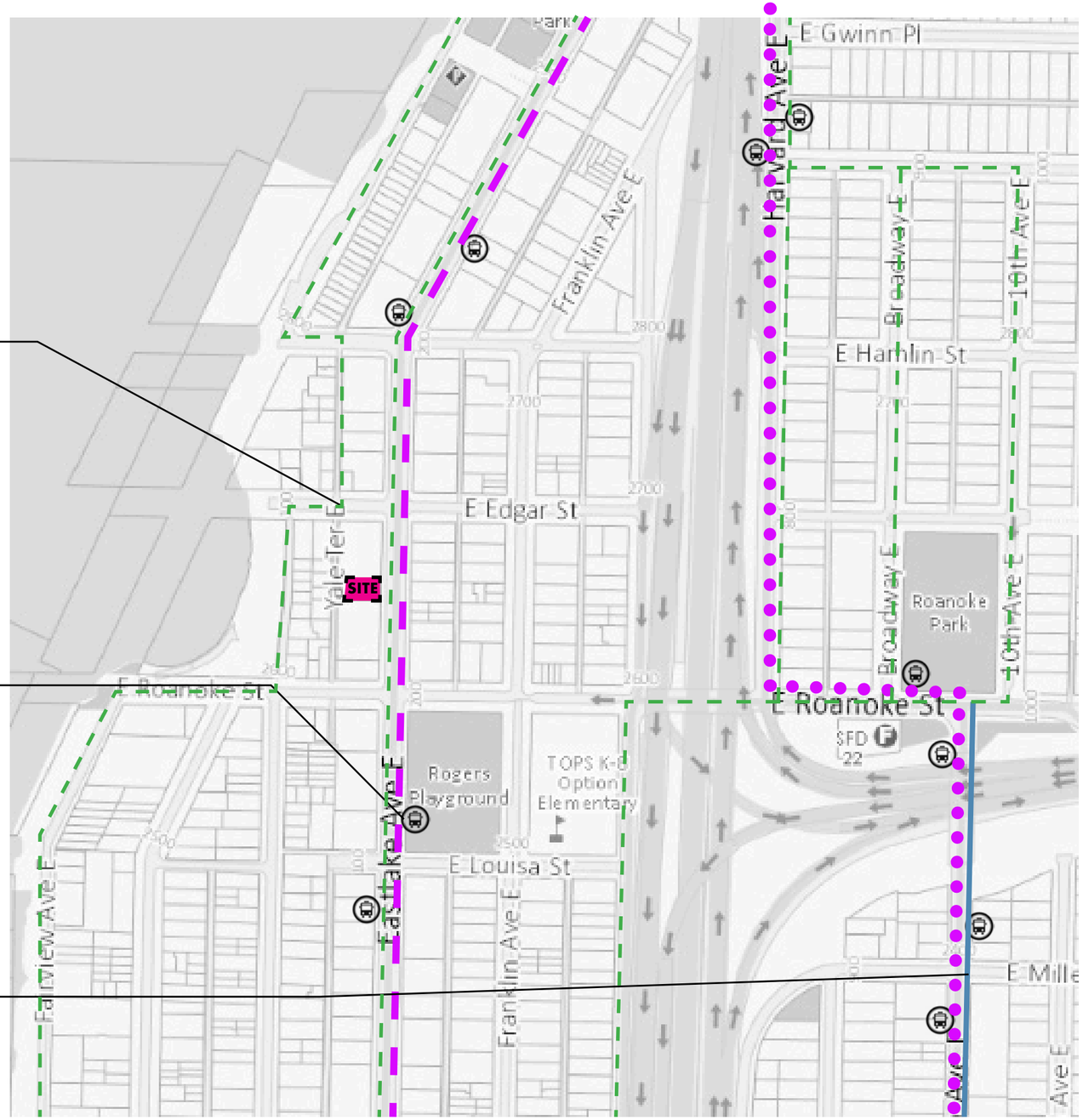
GREENWAY BELT BIKE PATH



ROUTE 70 @ Eastlake Ave & E Lousia St



GREENWAY BELT BIKE PATH



TRANSIT / BIKE ROUTE MAP

Transit & Access

The site is located in a convenient location approximately a block away from bus lines that takes you either north to the University District or south into the South Lake Union neighborhood and downtown Seattle.

King County Metro is currently planning to upgrade Route 70 which runs north and south on Eastlake Ave E with the new Rapid Ride Line 'J'. Budget restraints due to the Covid-19 pandemic have delayed the project, but is expected to be completed by 2024.

LEGEND

- FREQUENT KING COUNTY METRO BUS LINE 70 (SOON TO BE THE RAPID RIDE LINE J)
- FREQUENT BUS - LINE 49
- BUS STOP

Bicycle & Pedestrian Routes

The site is located directly adjacent to a greenway path surrounding the neighborhood that is both pedestrian & bike friendly. This route connects the neighborhood to the Burke Gilman Trail to the north and the southern I-5 Colonnade. Also to the east is a protected bike lane providing access to the Capitol Hill neighborhood.

The surrounding streets are pedestrian friendly providing good access to pocket parks along the lake to the West. Also, the I-5 Colonnade to the east includes a leisurely pedestrian path connection to the Capitol Hill neighborhood.

LEGEND

- NEIGHBORHOOD GREENWAY & BIKE PATH
- PROTECTED BIKE LANE (ON 10TH AVENUE NW)

Surrounding Uses

The neighborhood supports a variety of residential types, from houseboats to single family, to apartments, to condos predominately to the east and west. Apartments, restaurants and markets reside North and South along Eastlake Ave E with access to several pocket parks and a nearby school.

LEGEND

- PARKING
- OFFICE
- APARTMENT
- MIXED USE APARTMENT
- CONDOMINIUM
- SINGLE FAMILY
- DUPLEX / TRIPLEX
- TOWNHOUSE
- HOUSEBOAT
- RESTAURANT / RETAIL
- GAS STATION
- SCHOOL
- COMMUNITY CENTER
- CHURCH
- PARK



SURROUNDING USES



1 | ROGER'S PLAY FIELD

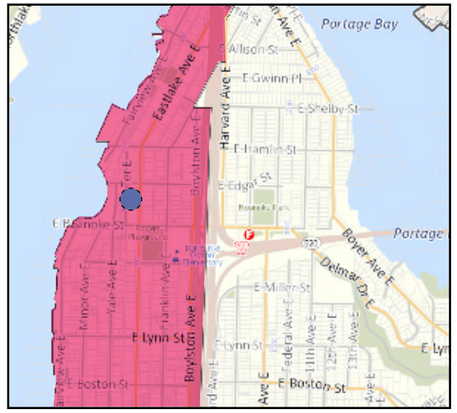


2 | LOUISA'S CAFE

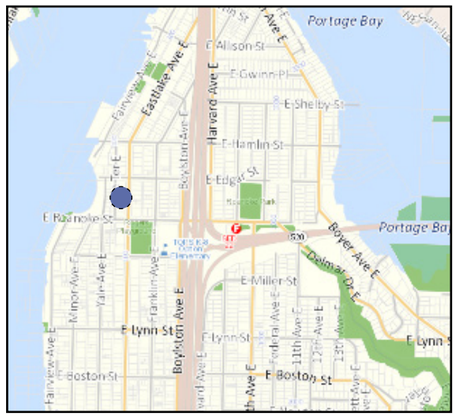


3 | SEWARD SCHOOL

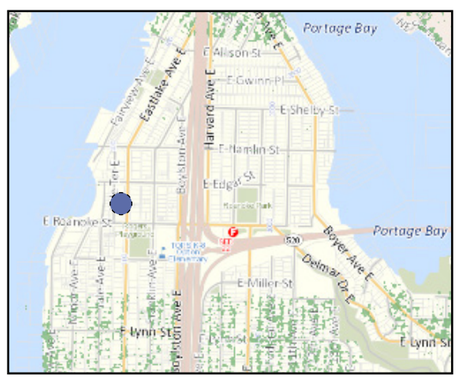
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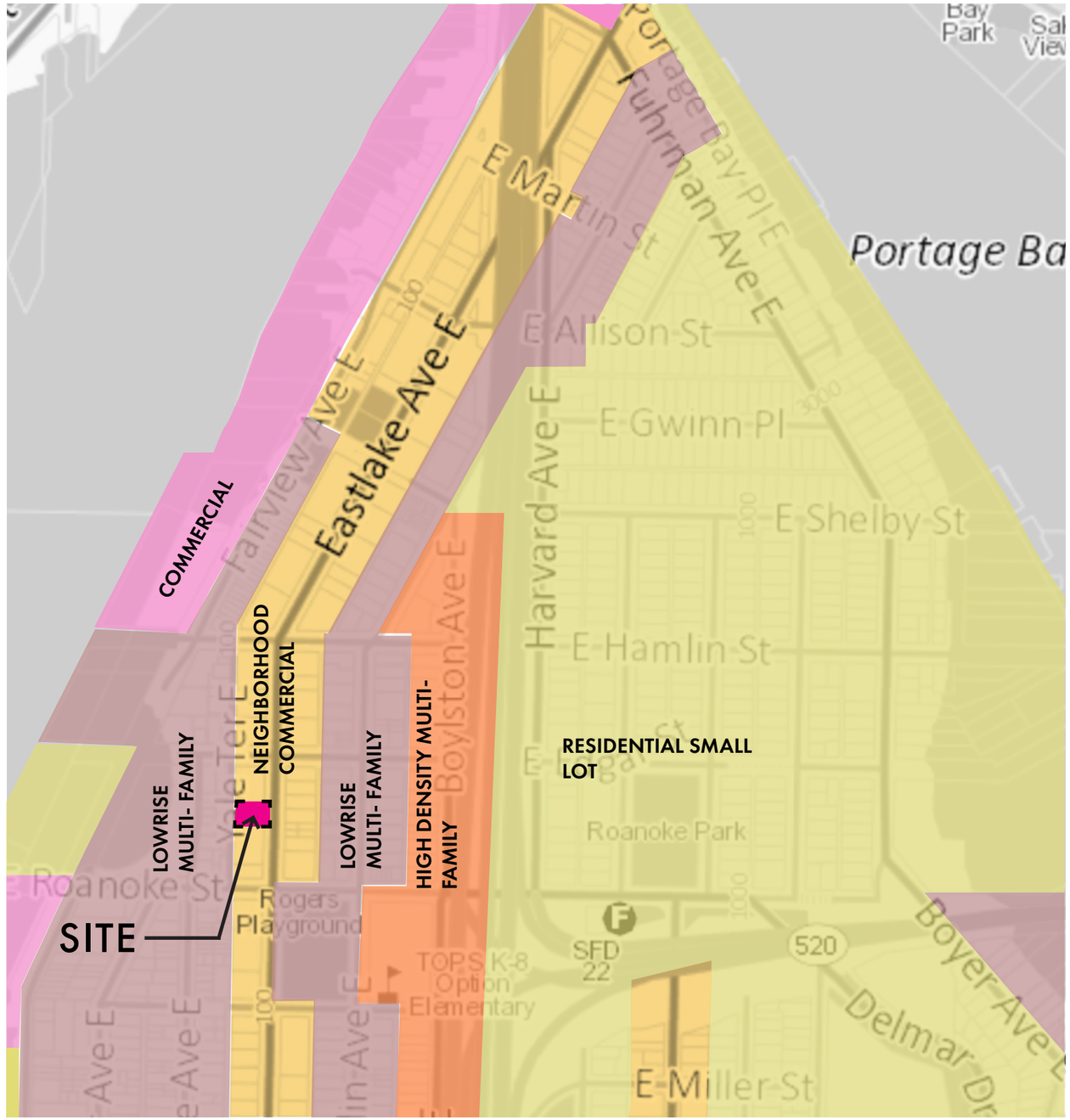
EASTLAKE URBAN CENTER



ADJACENT PARKS



TREE CANOPY



ZONING MAP

Neighborhood Zoning

The site is within the Eastlake (Residential Urban Village) as shown on the map located on the far left side of this page.

The site is zoned NC2-65 (M1) and abuts identical zoning designations to the north, south, and across Eastlake Ave N to the east.

The side borders an LR2-(M) residential zone across the alley to the west.

Zoning designations farther away from the site include commercial specific zoning along the Elliott Bay waterfront, more low-rise for beyond Eastlake Ave E, high density multi-family abutting against I-5 to the east, and single-family zoning beyond that to the east.

LEGEND

- NEIGHBORHOOD COMMERCIAL
- LOWRISE MULTI FAMILY
- INDUSTRIAL
- COMMERCIAL
- HIGH DENSITY MULTI FAMILY
- RESIDENTIAL SMALL LOT

Streetscapes

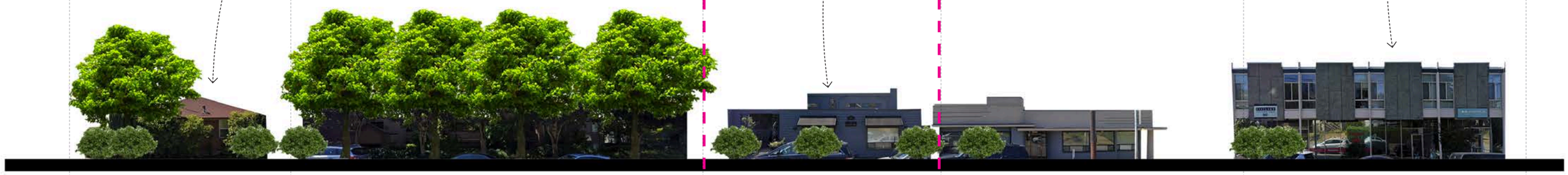


NEIGHBORHOOD PLAN









E ROANOKE ST

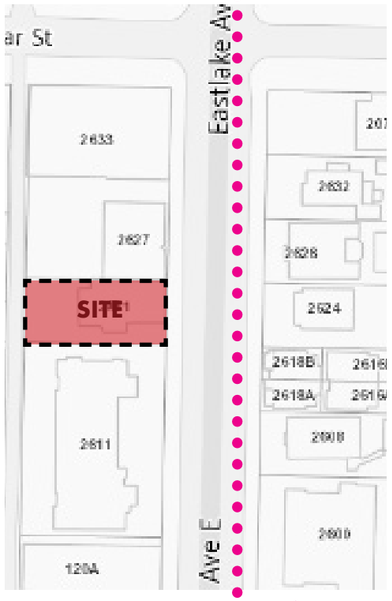
SITE

PARKING

E EDGAR ST

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Streetscapes

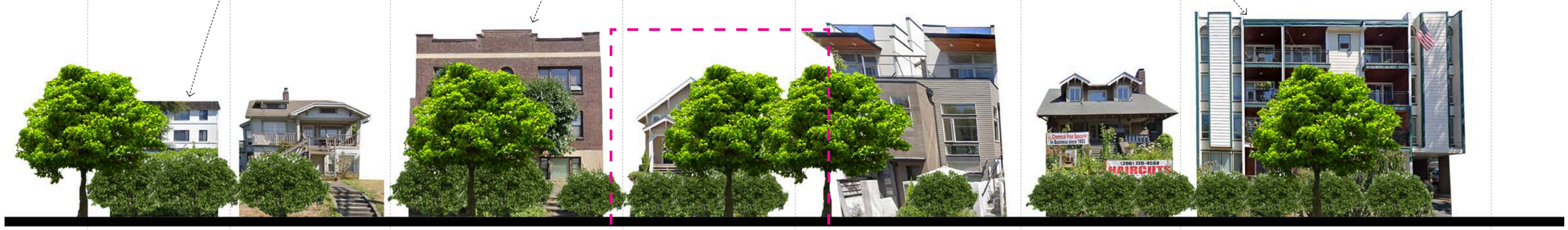


NEIGHBORHOOD PLAN









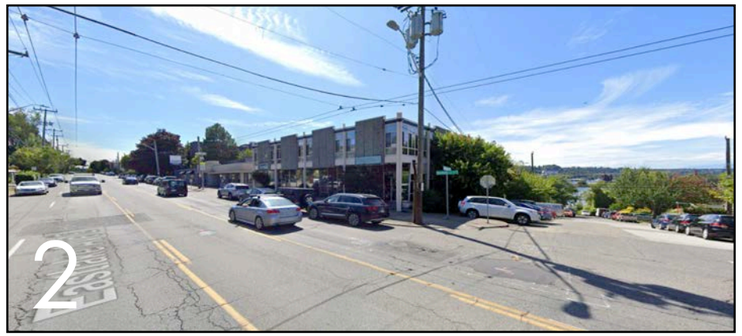
E EDGAR ST

SITE ON OPPOSITE SIDE OF EASTLAKE AVE E

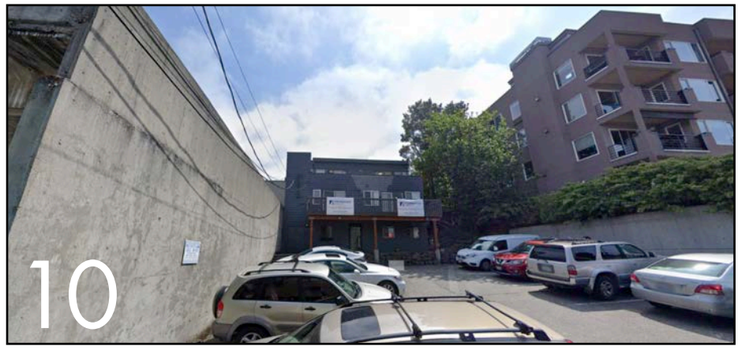
E ROANOKE ST

Site & Surrounding Site Photos

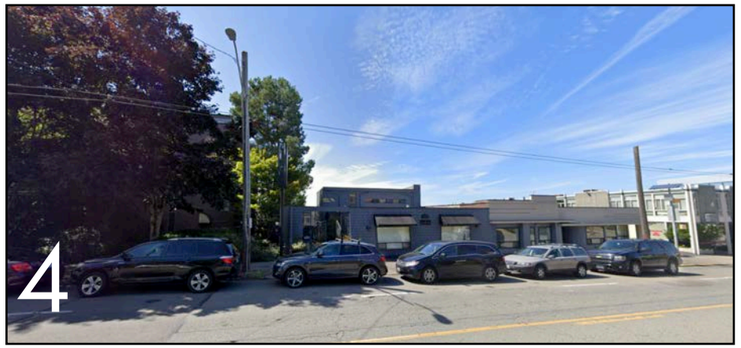




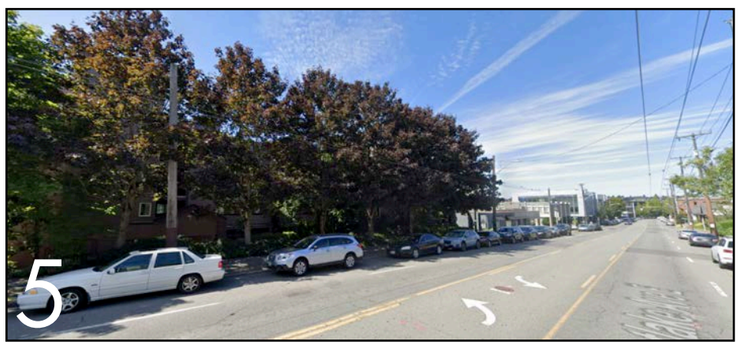


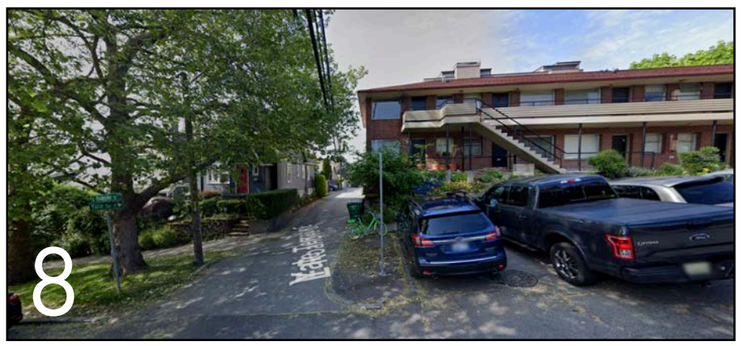


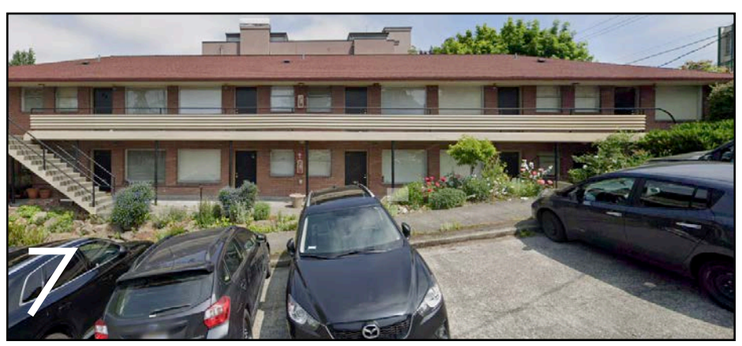








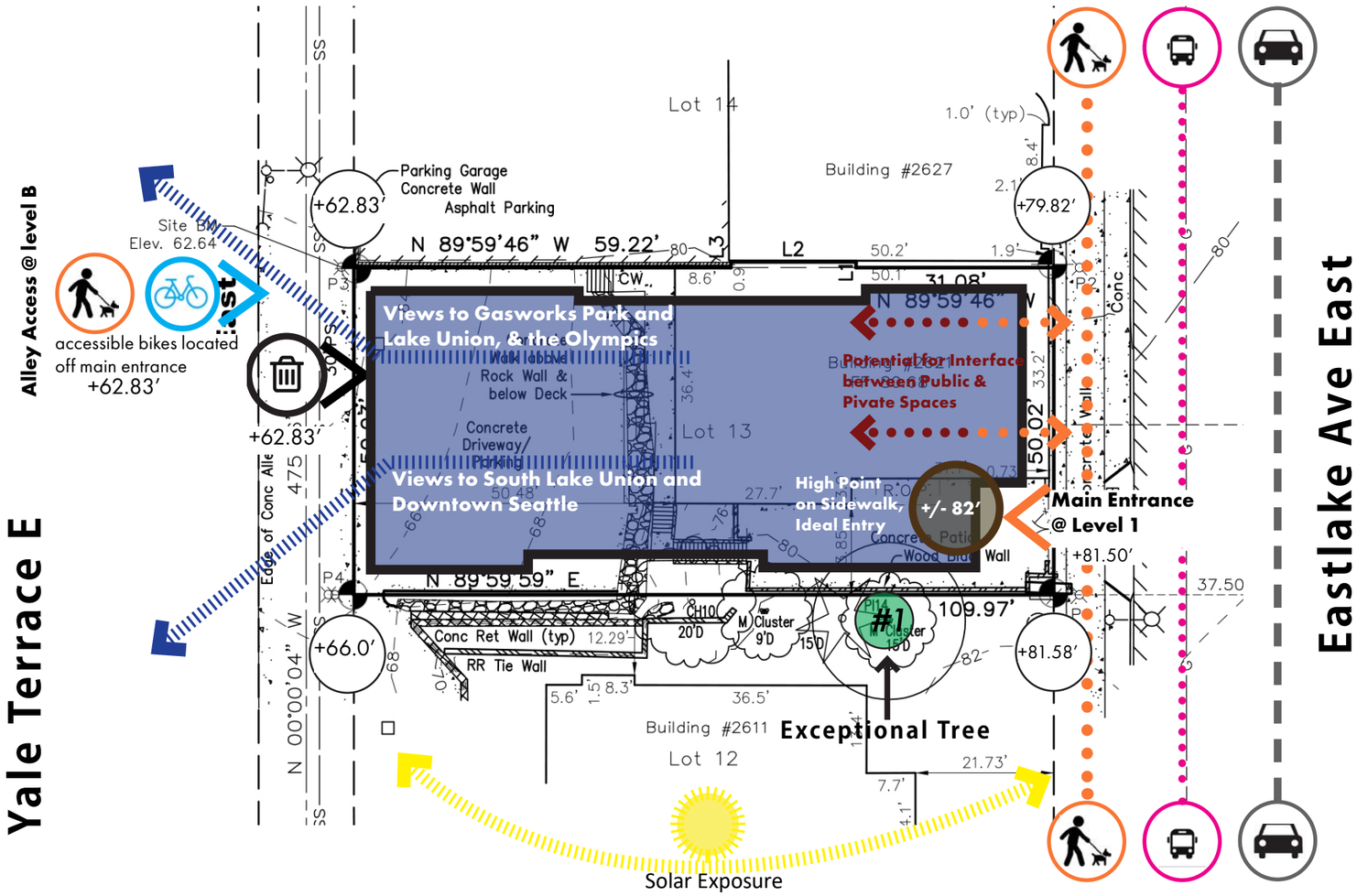






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Property Survey & Info



Topography

The existing topography of site has the grade along Eastlake Ave E approximately 18′ higher than those found in the named alley (Yale Terrace East). The grades along Eastlake Ave E vary from roughly 80′ to 82′ above sea level with the highest point occurring in the southeast corner. The grades in the alley vary between roughly 63′ to 66′ above sea level. The alley being low makes for an ideal location of service and trash access for the new structure.

Existing Development

The site is currently occupied by an existing 1-story office building which was built in 1949. The existing building is to be demolished as part of the new development plan.

Exceptional Tree

There are four existing trees on the neighboring property to the south of the subject site. One of these tree, the one closest to Eastlake Ave E, is an exceptional tree per the arborist report provided by John Kenney of Steep Slope Tree Consulting. There are no exceptional trees on the subject site.

Tree Inventory

- #1 15″ Japanese Maple Exceptional Threshold 12″ / **Yes** Fair Condition

Design Options Introduction

Option A | Maximized Zoning



Pros
- Maximizes development capacity of the site.
- Full width street facing facades.

Cons
- Solution creates multiple blank wall conditions on the north and south elevations.
- Blank wall locations do not allow the addition of any windows on the north or south elevations.
- Limited open space along Eastlake Ave E.
- This solution requires additional pruning of the neighboring exceptional tree.
- Lobby relates to the elevator location to the north and ignores neighboring exceptional tree.
- Blank wall conditions do not address neighboring structures
- Constructibility issues due to building proximity to side yards.

Departures
- none.

Option B | Southern Lobby



Pros
- Side yard setbacks have been introduced providing breathing room and landscape opportunity.
- Windows can occur at south and north walls.
- Lobby has been moved south with views of the exceptional tree on the neighboring property to the south
- Small entry way amenity space on Eastlake Ave E frontage.

Cons
- Internal circulation has moved to related to the lobby location and created a south facing blank-wall condition.

Departures
- none.

Option C | Central Lobby & Entry Court (Preferred by SDCI Staff)



Pros
- Side yard setbacks have been introduced providing breathing room and landscape opportunity.
- Windows can occur at south and north walls
- Lobby has been moved to the center of the site allowing the introduced covered outdoor open-space lobby entry court.
- Outdoor lobby entry court provides minimal impact to the exceptional tree on the neighboring property to the south
- Internal circulation is better and allows mid-site units with windows facing north and south.

Departures
- none.

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Project at EDG



Alley



Street

Project at Recommendation

Notable Evolutions:

1 | Additional Lower Level @ Alley

Due to stair clear height constraints, an additional level was added in between the alley and level 1. Six additional units have been added. The Level 1 elevation remained the same and this shift did not add additional overall height to the building.

2 | More Activity at Street Facade

Instead of having the corridor meet the street facing façade, the live work has been expanded so that there is more activity facing the sidewalk and provides a greater retail component for the prospective business. This creates more activity, more visibility, and engages with pedestrians in an enhanced way.

3 | Consolidated Entrance

The live work entry used to be on the north side of the site which created competing hierarchy between the live work entrance and main entryway. There was also additional ramping that occurred to meet the live work entrance. Now, the main entrance and live work entrance has been consolidated to share one pathway and canopy; this resolves additional ramping and preserves green space, it creates easier accessibility into the building, and it creates a stronger hierarchy at the entrance.

4 | Street Facing Balconies

The upper balconies over the entry were built out to be flush with the street façade. Even though some mass was set back to respond to the residential nature of the southern neighbor, it was felt that the setback wasn't strong enough to truly respond to the south residential neighbor. Proposed now are balconies independent of the street façade to promote more setback off the neighbor. The entry was also pulled out from under the building and is now street facing; promoting higher visibility and more daylight at the entrance.

5 | Materiality & Scale Refinement

The staff had recommended to thoughtfully consider datum lines, materials and changes emphasizing a strong concept, and proportionally and attractive facades. Therefore, the material choices that were modern, clean, met the ground directly, and predominantly white have now been updated to more traditional materials seen in the neighborhood that provide warmth and texture. A strong horizontal datum taking cues from the adjacent commercial building has been picked up, further refining the parti diagram in mass and high quality materiality, creating pedestrian friendly scales. The base now shows brick at the street and alley masses on the lower floors. Metal panel is proposed for the upper floors with varying types of ribbing and channeling for depth and visual interest. A datum channel has been added to differentiate the upper, lower, and penthouse floors. These materiality changes and horizontal datum additions work together to further refine the quality of the design proposed.

6 | Preservation of the Exceptional Tree

Even though the initial proposal met code compliance for exceptional tree protection, after review with engineers and contractors, it was felt that the basement running the full length of the property was too risky for maintaining the health of the exceptional tree during construction. Therefore, the basement was pulled back farther from the tree, giving more than the code required space for the tree, to maintain health and integrity.



"Staff appreciates the overall placement of the building on the applicant's Option C (preferred), with its thoughtful response to the site, its frontage along the alley and Eastlake Ave E, and the sensitivity to the Exceptional tree on the adjacent property to the south. The intentional setting back of the massing on the north and south sides successfully provides modulation, and more distance from the property lines which will allow more light and air for the mid-lot residential units."

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Priorities & Board Recommendations

Public Comment

SDCI staff did not receive any design related comments in writing. SDCI received non-design related comments concerning parking and unit size and "concerns with off-street parking, traffic and construction impacts are reviewed as part of the environmental review conducted by SDCI and are not part of this review."

1| Massing Options & Exceptional Tree

Staff appreciates the overall placement of the building on the applicant's Option C (preferred), with its thoughtful response to the site, its frontage along the alley and Eastlake Ave E, and the sensitivity to the Exceptional tree on the adjacent property to the south. The intentional setting back of the massing on the north and south sides successfully provides modulation, and more distance from the property lines which will allow more light and air for the mid-lot residential units. Moving forward, Staff recommends developing Massing Option C in response to the following guidance:

a. Staff appreciates the **simple massing parti** on Eastlake Ave E with its street edge reinforcing mass and recessed modulation with balconies and the straight forward articulation of the alley mass. The massing and modulation, however, **on the north and south sides are less clear as they relate to the roof penthouse and bulkhead.** Resolve the massing and provide architectural concept diagrams that help explain the overall approach for the building. CS2-C-2, CS2-D-1, CS2-D-5, DC2-A-1, DC2-4

b. It appears from the diagrammatic floor plans that the intent is to build the east third of the building at grade with **minimal excavation to protect the root zone of the Exceptional tree** to the south. **Provide further sectional information** explaining how the proposed exterior patio is intended to be built (including foundation information) as it relates to the existing terrace on the site and the elevation of the exceptional tree roots. CS1-D-1, CS2-D-5

c. Based on dimensions provided on the floor plans for Option C, the east third of the building will be built 4' from the south property line. It is unclear, based on information provided, what **impact this will have on the canopy of the Exceptional tree** on the property to the south. **Provide further section information** showing how the construction of the building above the first floor will relate to the existing canopy of the tree. CS1-D-1, CS2-D-5

2| Facade Design & Material Treatment

a. Option C massing images start to suggest an approach to the fenestration treatment of the various masses. The inspirations images on pages 43 of the packet show a very clean and rational design approach that will enhance the massing moves. They imply a **variety of window sizes, groupings, and combinations** with recessed windows and deep balconies. Of concern, **what is shown on the massing images is not in line with the inspiration images** and Staff recommends moving forward with the **design evolution** based on the images and narrative provided on page 43 of the packet. Provide architectural concept diagrams or sketches to help **explain the proposed façade design and material application**. CS3-A-1, DC2-B-1, DC2-C-3. CS3-1, DC2-4

b. It appears that the ceiling heights of the basement and ground floors are taller than the floors above, yet the window types and heights are the same as those used on the floors above. In some cases, the windows stack and in others they do not align because of programmatic differences between floors. Staff recommends the applicant **thoughtfully take into consideration datum lines** and other elements implied in the design or those nearby to enhance the façade design. Study **reinforcing this difference in height with a material change, frieze, or other architectural treatments.** PL2-B-3, PL3-A-2, DC2-B-1, DC2-C-1, DC2-D-1

c. **Materials** should be applied to the massing in a way **that helps reinforce the architectural concept**. The applicant is strongly encouraged to avoid the use of strong accent colors or other façade treatments that are one-dimensional. DC2-B-1, DC2-D-2

d. Staff strongly supports the use of **smaller scaled high-quality materials**, as illustrated by the images on page 43 of the packet, to provide perceived texture and visual depth along the street frontage. The use of large-scale patterned materials should be reserved for portions of the building set back from the property lines. **Details and materials should emphasize a strong design concept.** DC2-B-1, DC2-C,

e. This project will be **highly visible until the adjacent property to the north is developed**; therefore, design this façade to be **attractive and well-proportioned**. **Provide a strong composition of elements**, including fenestrations, material placement, and secondary architectural features. DC2-B.1, DC2-B.2, DC2-C

3| Site Planning, Ground Floor & Street Edges

a. Staff **questions the necessity for such a deep outdoor lobby** access court when the canopy of the Exceptional tree on the adjacent property to the south is higher than the first floor. It is recommended by Staff that the applicant **increase the amount of active amenity space** facing the street and to infill the area and the southeast corner and bring the east wall out towards the right-of-way while still **maintaining a forecourt for the entry.** The walls of this space should be transparent so that **residents can appreciate the landscape along the property line and the Exceptional tree** on the property to the south. PL2-B, PL3-C

b. Staff is concerned that **the main residential entry is not visible** or discernable from the live/work entry along the street frontage. Continue **developing the entry hierarchy** in conjunction with the guidance given in item (3a) above, and using secondary architectural features or other means to increase wayfinding. PL1-B-3, PL2-B-3, PL2-D-1, PL3-A, PL3-1 thru 4, PL3-2

c. Further develop the landscape design within the planted areas in front of the ground-related units along the **alley to provide a layered buffer** with attention to height and seasonal interest. DC4-A

d. Further develop the **landscape design in front of the live/work unit** on Eastlake Ave E to help **activate the public realm** and **continue the commercial feel** that is prevalent to the north. Look at providing potential spill out space for the unit or other ways of promoting interaction. PL3-B-3, DC3-A-1, DC3-C-2

e. It appears from the sections that some of the north facing residential units will be facing retaining walls or the side of the adjacent building. **Provide more information on these conditions along the property line and what types of plants will be proposed. Confirm that landscaping will survive** in these below grade conditions and study whether outdoor terraces or other treatments are necessary to ensure that these spaces will be successful both for the existing condition as well as potential redevelopment of the site to the north. DC1-A-4, DC4-D-1

Departures

No departures requested

NOTEWORTHY CONCEPTS



CONTEXT & PRESENSE

The project is in a transitional location merging commercial and residential contexts. The design response to this includes continuing the commercial street front presence from the north by bringing the façade up to the street, enhancing prominence and activity. The height responds to the potential commercial development (although is ~10 ½ feet lower than allowed to respect the residential context). Given the height, pedestrian scale datums are carried across the façade with high quality materials that respond and deep recesses that break down the scale even further, activating the street presence and live work program proposed (pink). Responding to the residential context to the south, the massing steps back to give visual relief from the street edge. This response gives visual hierarchy towards the building's entrance, creates a procession relating to that of a "front porch", and continues the adjacent landscaping while respecting the abutting exceptional tree. Regarding the alley presence, keeping the overall height lower than what is allowed maintains scale and encourages future development to do the same. Vegetation at the roof deck edge also helps buffer High quality materials and horizontal datums are continued in a very similar way as the street, so as not to give the impression of "the back of the building".

SOCIAL & COHESIVE

The design maintains cohesive qualities that inform everything from the parti diagram and materials down to the details and complimenting landscape and lighting. The design makes the most of the street interaction by creating a live work space across the extent of the pedestrian realm. Recessed portals with high visibility help activate the space and the sidewalk. A strong horizonal datum relating to the commercial one helps create a comfortable scale for passersby's emphasized with high quality materials like brick and black metal. Both live work and main entrances enter off of the main pathway, creating a singular hierarchy around the entrance, enhanced accessibility for users, and creates more landscaping to flank the sidewalk and entry path. While the live work is programmed to engage and provide use for the public, the same design integrity is carried out to the amenity deck for private use, taking advantage of the sweeping views of South Lake Union, Gas Works Park, and downtown.





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1 | MASSING OPTION & EXCEPTIONAL TREE

Response to Guidance



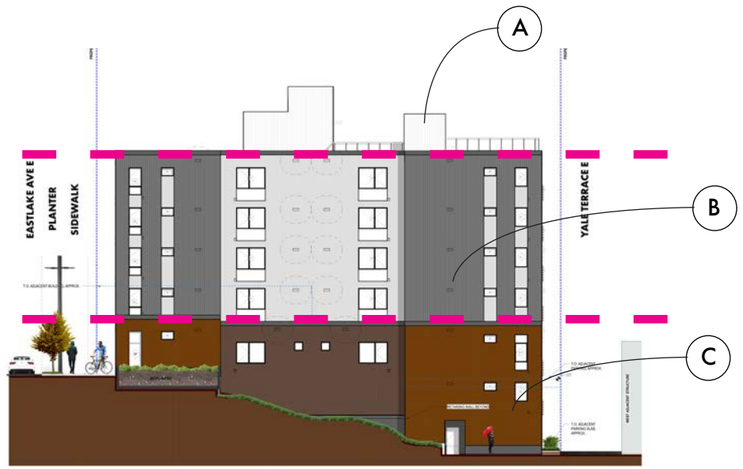
a. Staff appreciates the **simple massing parti** on Eastlake Ave E with its street edge reinforcing mass and recessed modulation with balconies and the straight forward articulation of the alley mass. The massing and modulation, however, **on the north and south sides are less clear as they relate to the roof penthouse and bulkhead.** Resolve the massing and provide architectural concept diagrams that help explain the overall approach for the building. CS2-C-2, CS2-D-1, CS2-D-5, DC2-A-1, DC2-4



SE View | Primary massing & overall parti



South Elevation | Secondary massing



North Elevation | Secondary massing

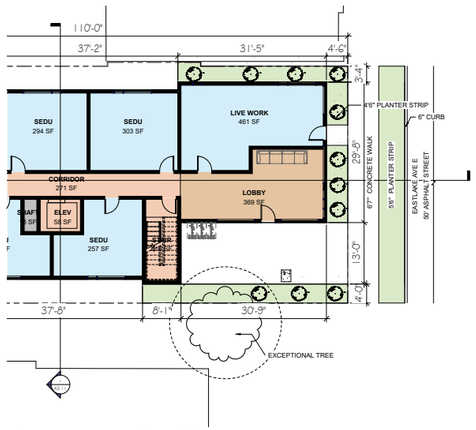
RESPONSE:

a. The overall parti diagram breaks the massing into three distinct volumes; the east mass which responds to activity on the street (1.a), the middle mass which responds to the adjacent neighbors by pulling that mass inward (2), and the west mass which responds to the alley and has similar goals of the east mass for activating the alley (1.b). Given the height of the project relative to the lower potential development, a horizontal datum has been added with the materiality, breaking the parti diagram into further upper (B) and lower (C) level treatments. The upper transition from the building to the penthouse (A) also have a similar banding treatment so that the penthouses can take on a lighter materiality resulting in a differentiation between the main masses in the parti and the penthouses to create an additional breakdown of the perceived scale.

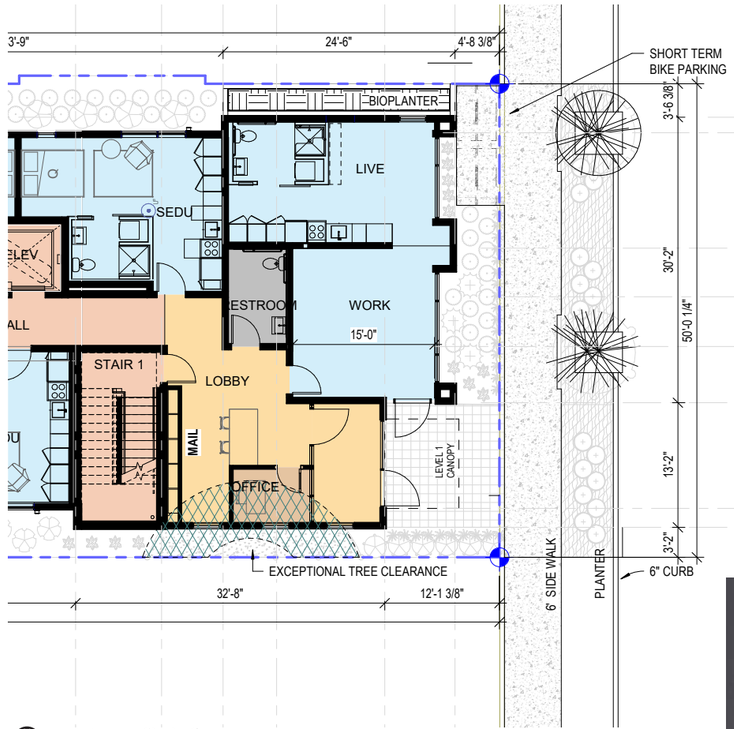
b. It appears from the diagrammatic floor plans that the intent is to build the east third of the building at grade with **minimal excavation to protect the root zone of the Exceptional tree** to the south. **Provide further sectional information** explaining how the proposed exterior patio is intended to be built (including foundation information) as it relates to the existing terrace on the site and the elevation of the exceptional tree roots. CS1-D-1, CS2-D-5

EDG DESIGN GUIDANCE:

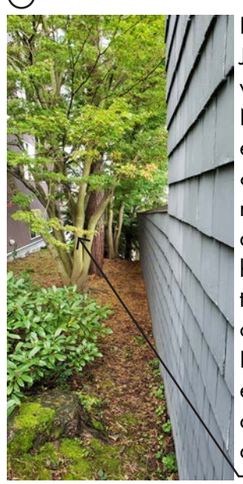
c. Based on dimensions provided on the floor plans for Option C, the east third of the building will be built 4′ from the south property line. It is unclear, based on information provided, what **impact this will have on the canopy of the Exceptional tree** on the property to the south. **Provide further section information** showing how the construction of the building above the first floor will relate to the existing canopy of the tree. CS1-D-1, CS2-D-5



LEVEL 1 @ EDG

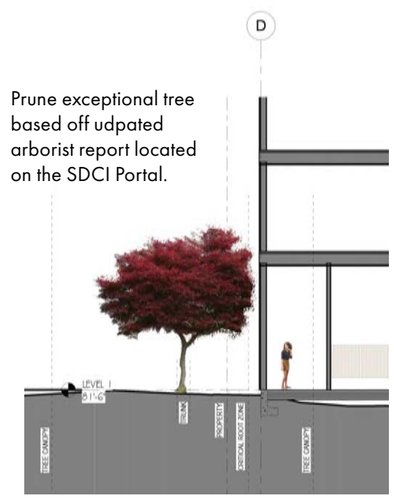


LEVEL 1 @ REC



Exceptional Tree: Japanese Maple with multiple trunks. Note proximity to existing site fence & foundation. Also note that the tree is approximately 2′ higher in grade than the paving surface on the subject site. Removal of the existing site wall could help the health of the tree.

EXCEPTIONAL TREE @ EXISTING FENCE



Prune exceptional tree based off udpated arborist report located on the SDCI Portal.

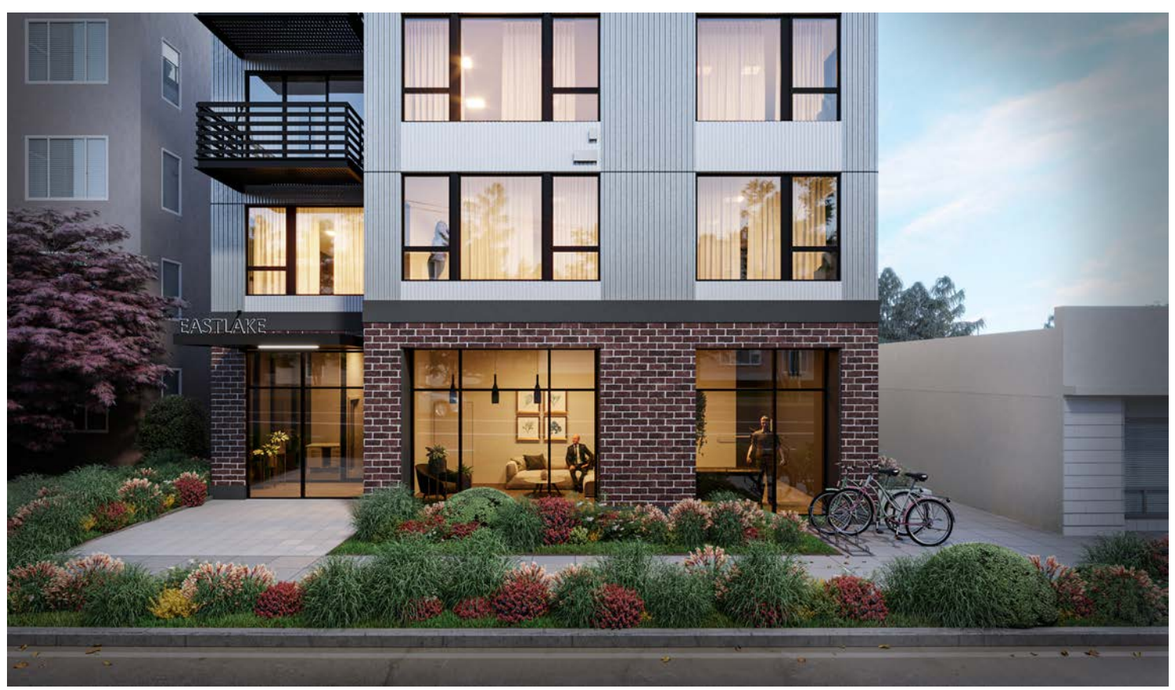
TREE @ PROPERTY LINE

Currently, there is concrete on the site up to the property line inhibiting root grown in the critical root zone. The project is proposing to demolish the adjacent concrete giving the tree an additional 3′ 2″ for root growth opportunity. The foundation has been designed to keep disturbance clear of the tree.

RESPONSE:

b. Correctly addressed, the plan at grade minimizes the impact of the adjacent exceptional tree and does several other design moves to enhance pedestrian realm. The entrance is pulled back, creating a procession emphasizing entry, scales back to the adjacent residential program, and gives more visibility to the exceptional tree and connecting to nature. The entrance is on grade at the high point of the site, elevating the entry and allowing for easy accessibility off the entry. The live-work unit entrance has been relocated off the main entry as well to further activate the procession, discussed in detail further in the presentation. The design allows for the shoring to be held back, allowing the integrity of the tree to be maintained.

c. The design of the recessed canopy proposed in the EDG has been reprogrammed so that there is a more prominent street-facing entryway and usable program that provides more activity. While there is more built area at level 1, the foundation slab and upper levels remained the same. Given the canopy overlap starts higher up the proposed building as called out in SDCI staff recommendation 3.a, enclosing level 1 at this location doesn't affect the canopy. The current building's foundation lies directly on the property line while the proposed foundation is pulled back, giving the tree more root growth opportunity. The tree canopy does overlap some over the proposed structure and an arborist report has been updated to include pruning protocol, allowed as the building is outside the critical dripline requirement. Additionally, signage will be posted during construction to maintain the integrity of the tree.



MAIN ENTRANCE & LIVE WORK

2 | Facade Design & Material Treatment

Response to Guidance



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d. Staff strongly supports the use of **smaller scaled high-quality materials**, as illustrated by the images on page 43 of the packet, to provide perceived texture and visual depth along the street frontage. The use of large-scale patterned materials should be reserved for portions of the building set back from the property lines. **Details and materials should emphasize a strong design concept.** DC2-B-1, DC2-C, DC2-D-2, DC4-A-1, DC2-C-3, CS3-A-1, DC4-1

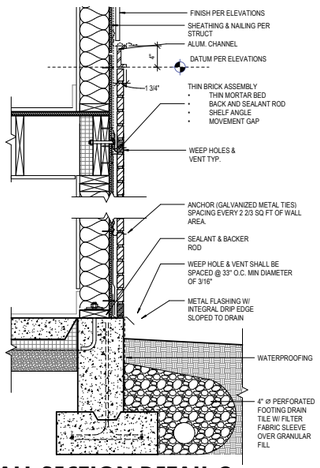
EDG DESIGN GUIDANCE:

a. Option C massing images start to suggest an approach to the fenestration treatment of the various masses. The inspirations images on pages 43 of the packet show a very clean and rational design approach that will enhance the massing moves. They imply a **variety of window sizes, groupings, and combinations** with recessed windows and deep balconies. Of concern, **what is shown on the massing images is not in line with the inspiration images** and Staff recommends moving forward with the **design evolution** based on the images and narrative provided on page 43 of the packet. Provide architectural concept diagrams or sketches to help **explain the proposed façade design and material application**. CS3-A-1, DC2-B-1, DC2-C-3. CS3-1, DC2-4

b. It appears that the ceiling heights of the basement and ground floors are taller than the floors above, yet the window types and heights are the same as those used on the floors above. In some cases, the windows stack and in others they do not align because of programmatic differences between floors. Staff recommends the applicant **thoughtfully take into consideration datum lines** and other elements implied in the design or those nearby to enhance the façade design. Study **reinforcing this difference in height with a material change, frieze, or other architectural treatments.** PL2-B-3, PL3-A-2, DC2-B-1, DC2-C-1, DC2-D-1



SW PERSPECTIVE @ ALLEY



WALL SECTION DETAIL @ HORIZONTAL CHANNEL



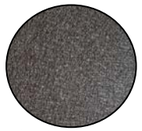
MAIN ENTRANCE @ STREET



Zactique II Metal Panel



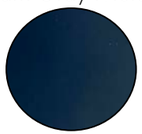
Metalic Silver Metal Panel



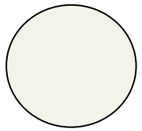
Dark Walnut Metal Panel



Dark Gray Metal Panel



Matt Black Metal Panel



Regal White Metal Panel



Running Bond Brick



Cedar Painted Black

RESPONSE:

d. The design responds to the precedent imagery by using darker textured materials for the base and lighter softer textures for the upper mass. At the entry, large storefront windows with black frames give the entry and live work an industrial quality while promoting high visibility and activity into the building. Given the play on texture, relief, color, and scale for the materials the proposal avoids large flat facades.

a. After reviewing further the context of the neighborhood, materiality of the precedent images, and the simple design moves that enhanced the parti diagrams a more refined concept to massing has been proposed; The parti of the three massing moves has been maintained with the addition of two horizontal datums. They break down the perceived scale between the base, upper floors, and penthouses. The horizontal datums ensure a relatable pedestrian scale at all facades. Taking cues from the precedent imagery the horizontal bands allow for rational material changes of high quality dark textured materials for the base, lighter colors and soft textures for the upper mass, and balconies that create visual interest and connection to nature. At the street, the balconies are suspended over the building entrance to provide an emphasis over the entryway. At the alley, Juliet balconies provide visual interest across the façade and are treated similar in design to those at the street.

b. To account for the floor height at level 1, the windows have been designed to include additional fenestration that responds accordingly. Between the material changes and the taller windows at the base the design becomes more prominent at the pedestrian realm, emphasizing hierarchy at the entrance level.

e. This project will be **highly visible until the adjacent property to the north is developed**; therefore, design this façade to be **attractive and well-proportioned**. **Provide a strong composition of elements**, including fenestrations, material placement, and secondary architectural features. DC2-B.1, DC2-B.2, DC2-C

EDG DESIGN GUIDANCE:

c. **Materials** should be applied to the massing in a way **that helps reinforce the architectural concept**. The applicant is strongly encouraged to avoid the use of strong accent colors or other façade treatments that are one-dimensional. DC2-B-1, DC2-D-2



EDG |
VIEW LOOKING SOUTH DOWN EASTLAKE AVE E

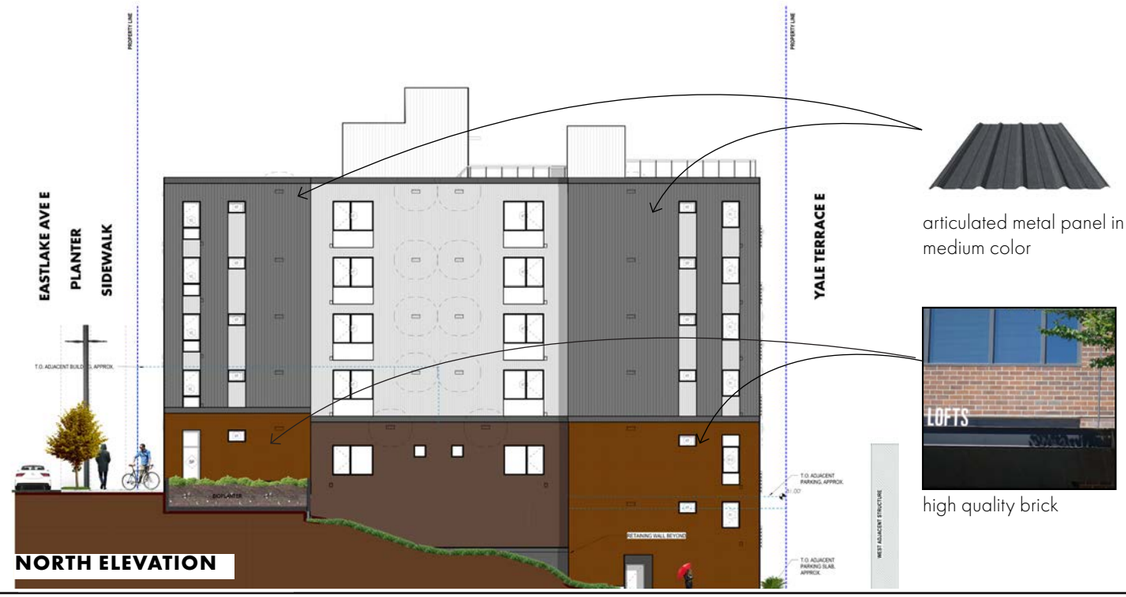


REC | VIEW LOOKING SOUTH DOWN EASTLAKE AVE E

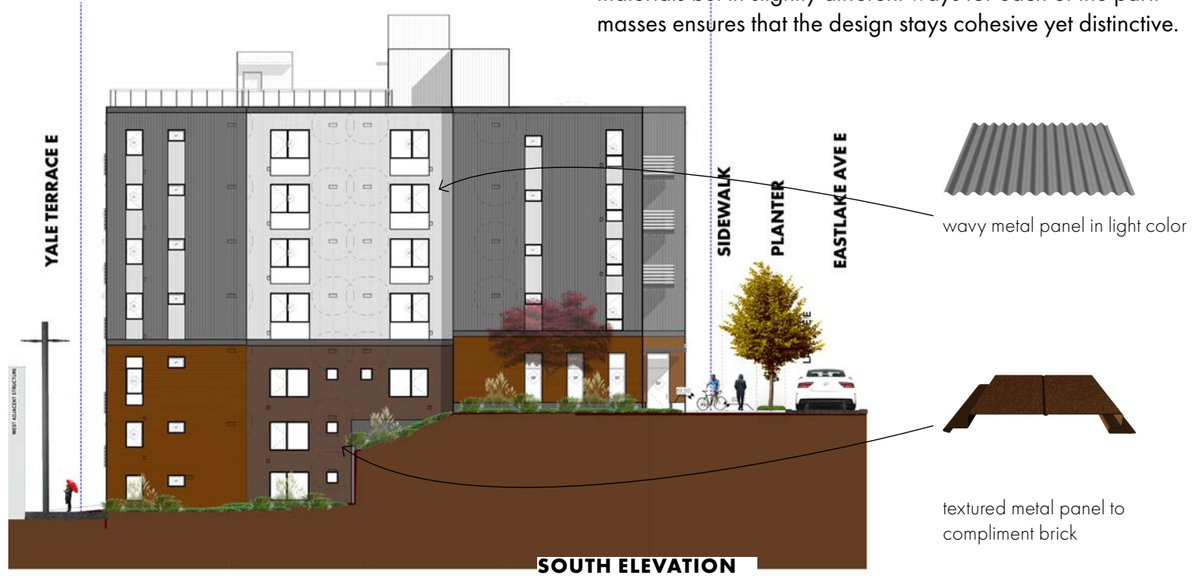
RESPONSE:

e. The façade design for the north and south elevations take on a unique design in that the proportions become more residentially scaled vs the industrial scale previously proposed. Similar material treatments and details are carried across all facades and are further articulated into vertical datums in the form of massing and horizontal datums created by material changes. The base material takes on a high quality masonry aesthetic, the upper floors take on lighter play-on-textures approach, and the penthouses take on a white materiality which aids in breaking down the perceived height.

c. For the street and lower levels dark brick is proposed to provide visual weight and articulated texture at the base. For the upper mass medium colored metal panels with ribs provide a lighter aesthetic with an undulating pattern. At the street and alley facades, lighter accent panels are proposed with a smaller articulated pattern. For the upper middle masses, the accent panels that were used at the street and alley become the main material providing the smaller articulated pattern. Accent panels of white are introduced to add visual interest. The upper penthouses are white metal so that they read lighter. The combination of using the same materials but in slightly different ways for each of the parti masses ensures that the design stays cohesive yet distinctive.



NORTH ELEVATION



SOUTH ELEVATION

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3 | Site Planning, Ground Floor, & Street Edges
Response to Guidance

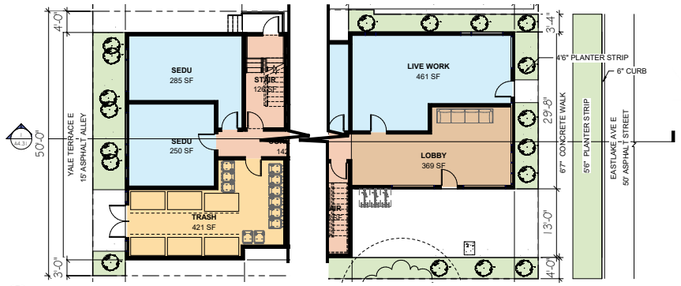


d. Further develop the **landscape design in front of the live/work unit** on Eastlake Ave E to help **activate the public realm** and **continue the commercial feel** that is prevalent to the north. Look at providing potential spill out space for the unit or other ways of promoting interaction. PL3-B-3, DC3-A-1, DC3-C-2

EDG DESIGN GUIDANCE:

c. Further develop the landscape design within the planted areas in front of the ground-related units along the **alley to provide a layered buffer** with attention to height and seasonal interest. DC4-A

e. It appears from the sections that some of the north facing residential units will be facing retaining walls or the side of the adjacent building. **Provide more information on these conditions along the property line and what types of plants will be proposed. Confirm that landscaping will survive** in these below grade conditions and study whether outdoor terraces or other treatments are necessary to ensure that these spaces will be successful both for the existing condition as well as potential redevelopment of the site to the north. DC1-A-4, DC4-D-1



EDG | LANDSCAPE PLAN



REC | LANDSCAPE PLAN

RESPONSE:

d. Reorienting the live/ work entry to the same location as the main entry helps activate, consolidate, and creates a single hierarchy at both entrances. This gives opportunity for more landscaped edges at either side of the sidewalk. Due to security concerns of additional doors and open patios would cause and not knowing the type of business occupying the unit, large storefront windows overlooking landscape and public zone were designed to visibly activate the street and give the pedestrian realm a commercially scaled presence.

c. A planter has been added to provide a privacy buffer for the units at the alley. This allows for tiered landscaping that includes taller plantings in back, shorter plantings in front, and seasonal interest.

e. The lower level units have been rearranged to take the most potential of natural daylight and air. The below grade units have been oriented to the south on Level B, taking advantage of the most daylight. Landscaping rocks have been added for aesthetic purposes and to help light bounce into these units. For the north units, those have been raised so they occupy above grade space on the site, low light landscaping has been designed to be directly outside those windows.

shade tolerant - goshiki holy

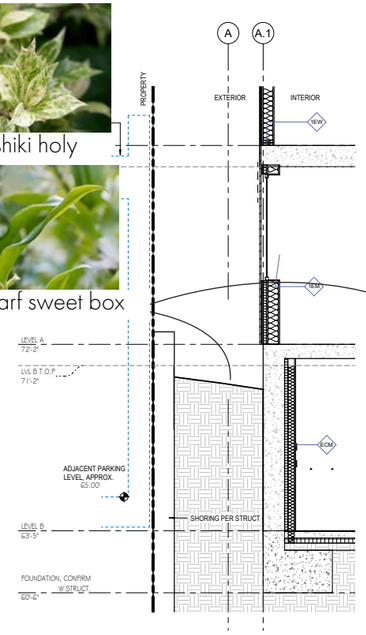


shade tolerant - dwarf sweet box

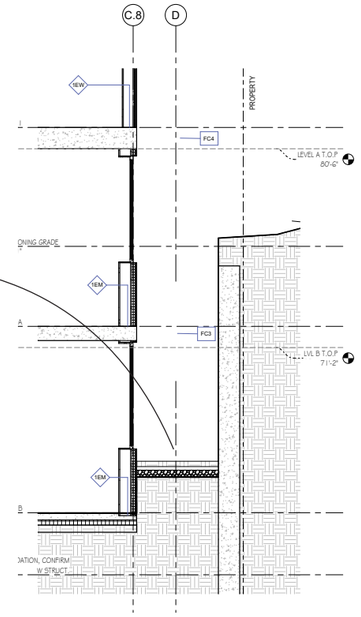


ALLEY PERSPECTIVE

STREET PERSPECTIVE



WALL SECTION NORTH WALL



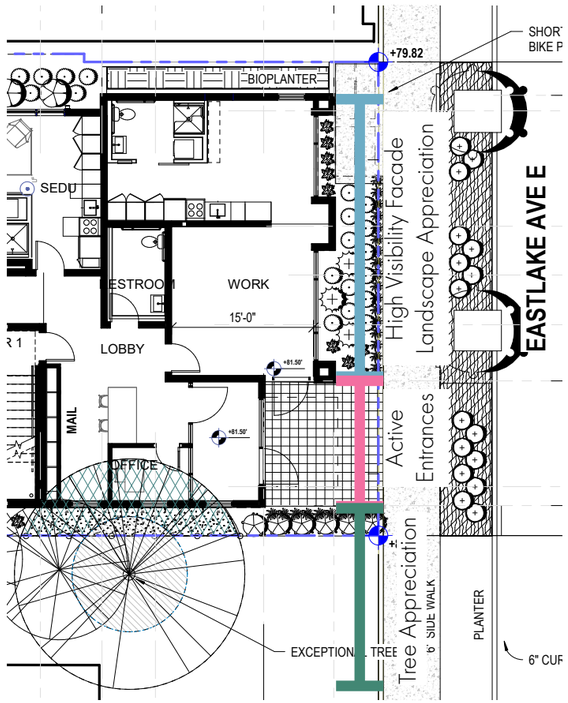
WALL SECTION SOUTH WALL

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a. Staff **questions the necessity for such a deep outdoor lobby** access court when the canopy of the Exceptional tree on the adjacent property to the south is higher than the first floor. It is recommended by Staff that the applicant **increase the amount of active amenity space** facing the street and to infill the area and the southeast corner and bring the east wall out towards the right-of-way while still **maintaining a forecourt for the entry.** The walls of this space should be transparent so that **residents can appreciate the landscape along the property line and the Exceptional tree** on the property to the south. PL2-B, PL3-C

EDG DESIGN GUIDANCE:

b. Staff is concerned that **the main residential entry is not visible** or discernable from the live/work entry along the street frontage. Continue **developing the entry hierarchy** in conjunction with the guidance given in item (3a) above, and using secondary architectural features or other means to increase wayfinding. PL1-B-3, PL2-B-3, PL2-D-1, PL3-A, PL3-1 thru 4, PL3-2



LEVEL 1 STREET PROGRAM



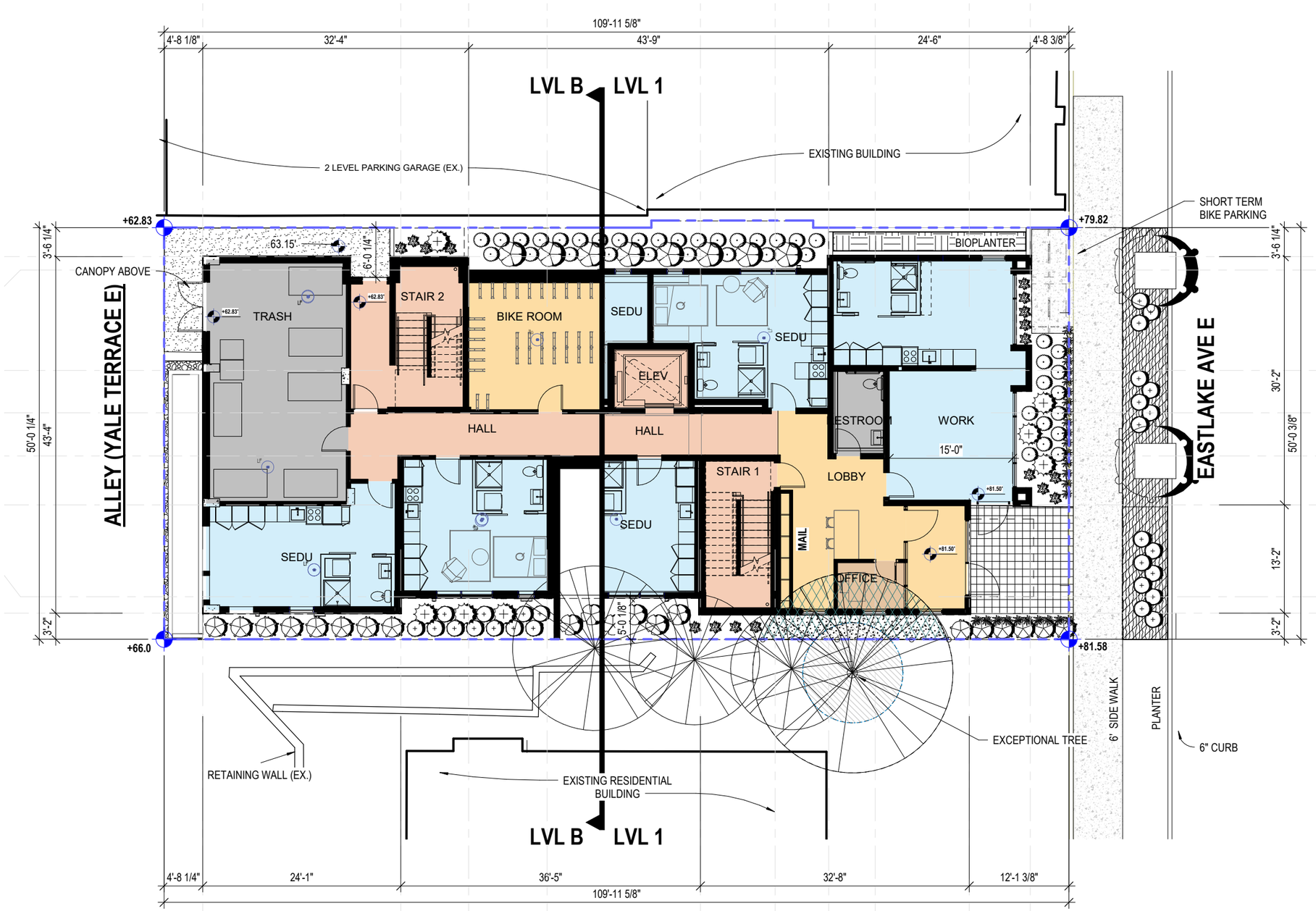
EAST ELEVATION @ STREET

RESPONSE:

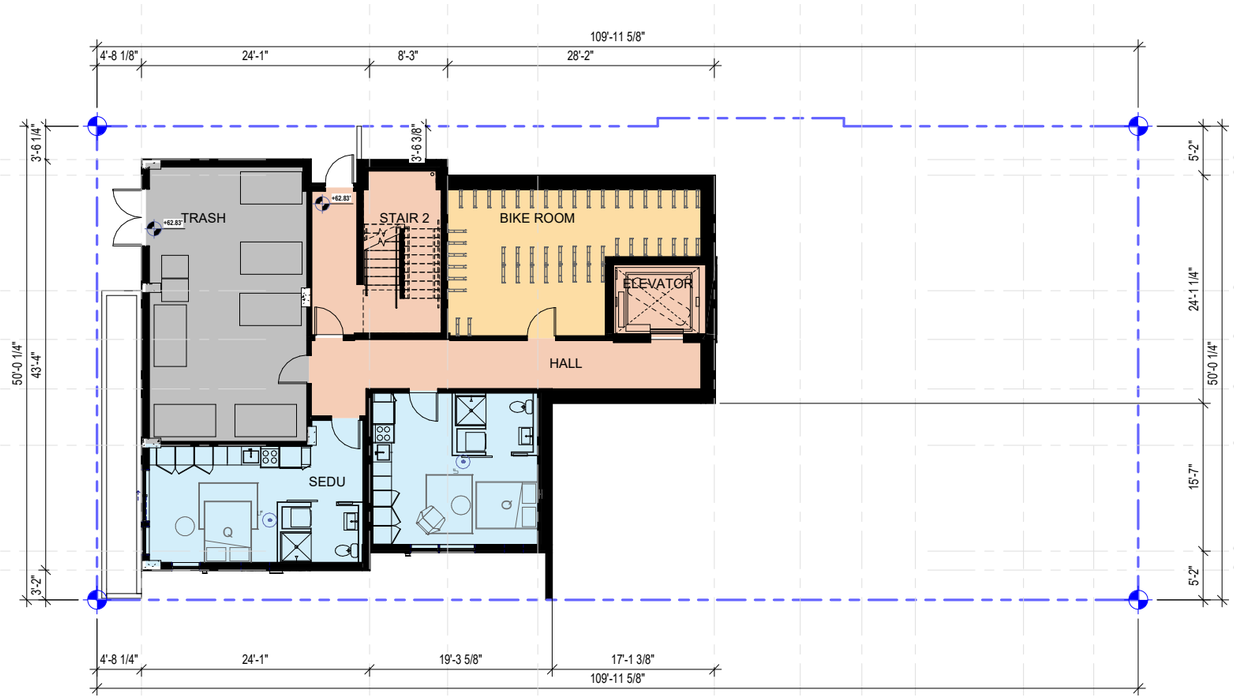
a & b Instead of a sideways entry under a dark canopy, the entrance has been relocated so that it faces the street, giving the entrance more prominence and visibility. The visual weight of the built out decks above have been pulled back from EDG and proposed as bolt on decks. This creates more light and air into the entryway (this design move also alleviates visual weight from the southern residential neighbor). The balconies situated only over the entryway create a focal point for wayfinding into the entry. The program of the lobby and live work have been redesigned from EDG so that there is more activity visible from the street; the live work area has increased making the live work more functional and provides more activity based visibility into the building. In EDG the entrances between the live work and main entry competing with each other. Now both entrances have been located off the main entry path for enhanced visibility, easier wayfinding, and is easily accessed. A smaller scored entry paving spills out from the entrance to the curb to further promote the entryway. Windows have been placed along the entry south wall so the exceptional tree and complementary landscaping can be seen from within the interior of the building entry.

Architectural Drawings

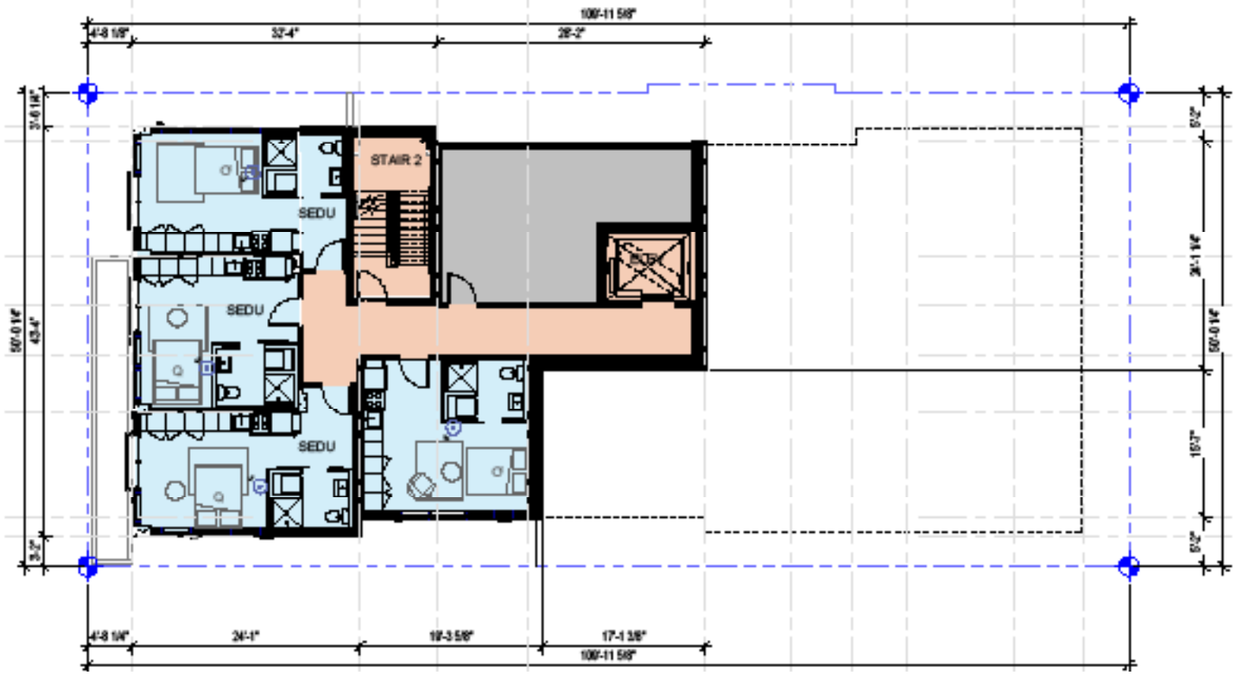



109'-11 5/8"
4'-8 1/8"
32'-4"
43'-9"
24'-6"
4'-8 3/8"
LVL B
LVL 1
2 LEVEL PARKING GARAGE (EX.)
EXISTING BUILDING
SHORT TERM
BIKE PARKING
+62.83
+79.82
63.15'
6'-0 1/4"
3'-6 1/4"
CANOPY ABOVE
ALLEY (YALE TERRACE E)
50'-0 1/4"
43'-4"
TRASH
STAIR 2
BIKE ROOM
SEDU
ELEV
HALL
BIOPLANTER
WOMEN'S RESTROOM
WORK
15'-0"
LOBBY
STAIR 1
MAIL
OFFICE
EASTLAKE AVE E
30'-2"
50'-0 3/8"
13'-2"
3'-2"
+66.0
+81.58
5'-0 1/8"
RETAINING WALL (EX.)
EXISTING RESIDENTIAL
BUILDING
EXCEPTIONAL TREE
6' SIDE WALK
PLANTER
6" CURB
4'-8 1/4"
24'-1"
36'-5"
32'-8"
12'-1 3/8"
109'-11 5/8"

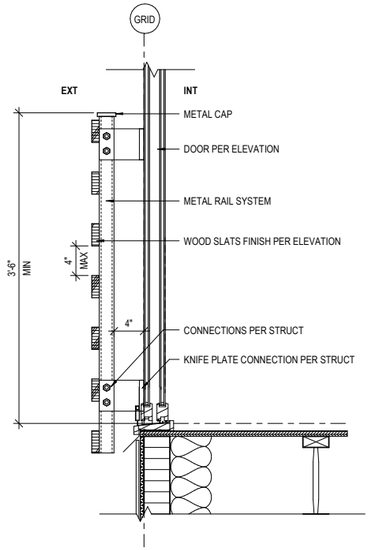
SITE PLAN



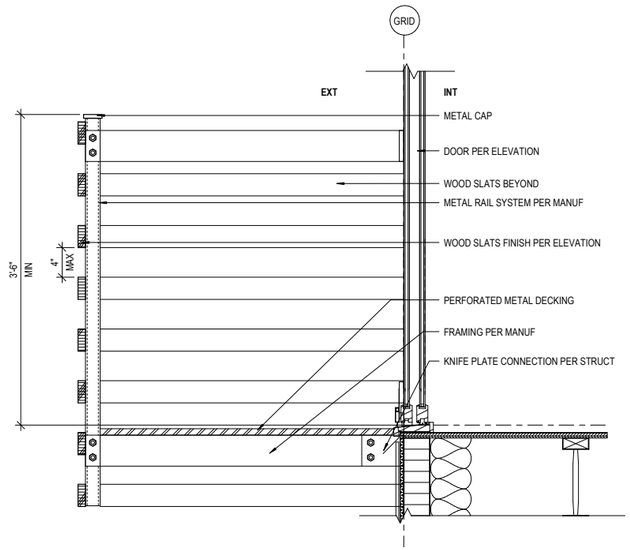
LEVEL B(ALLEY)



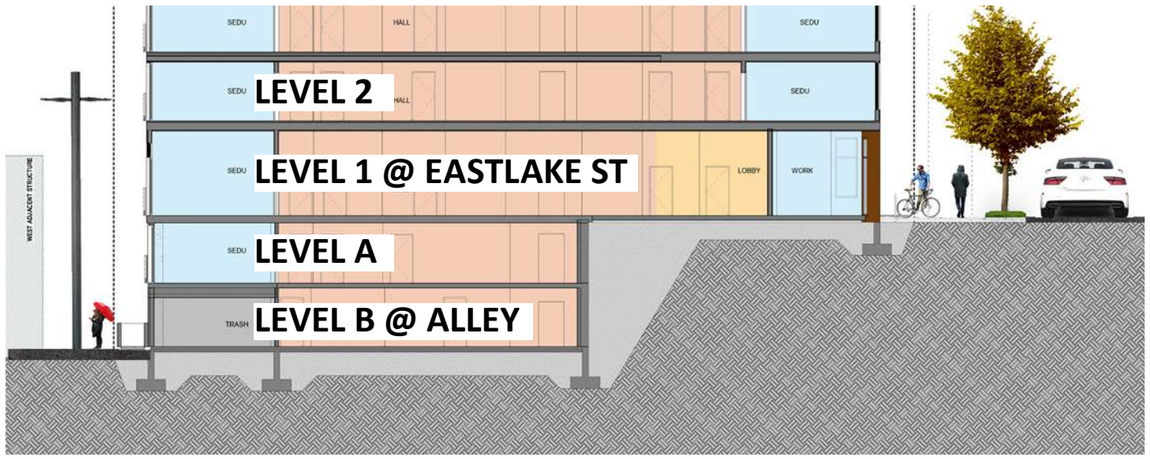
LEVEL A



GUARDRAIL @ ALLEY



GUARDRAIL @ STREET ABOVE ENTRY

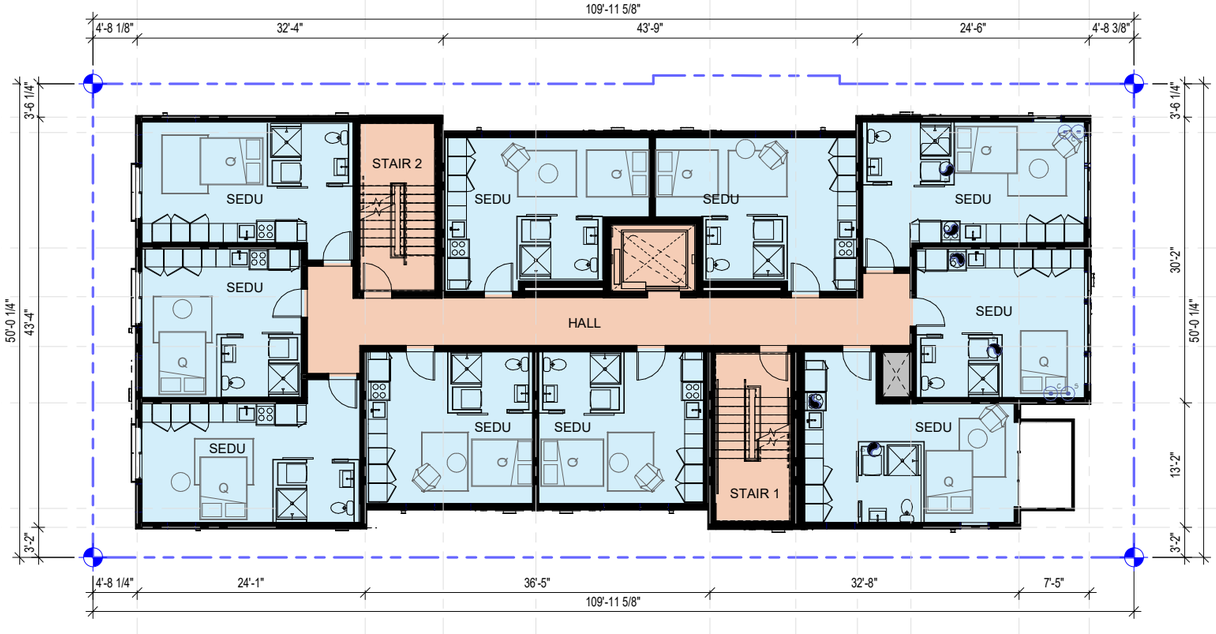


SECTION DIAGRAM

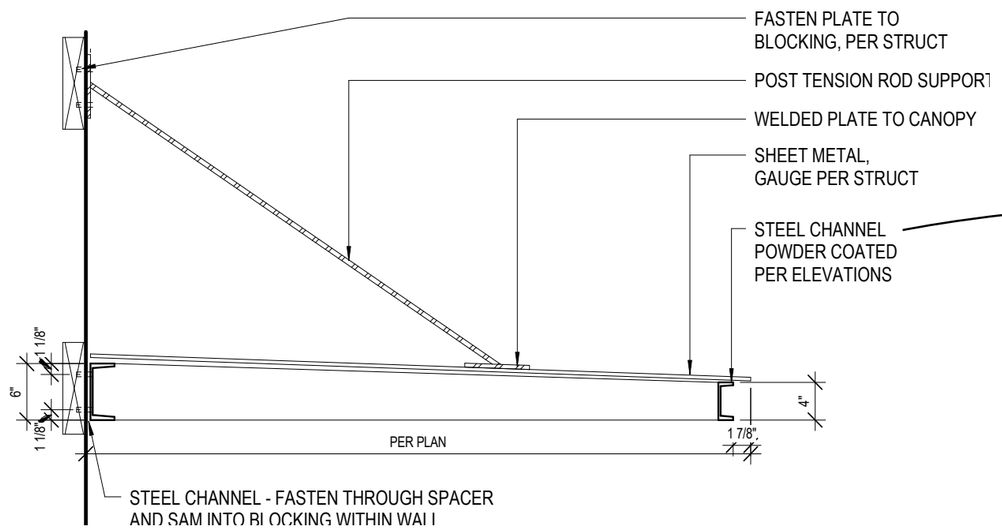
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LEVEL 1 (EASTLAKE AVE E)



LEVEL 2-4 TYP.

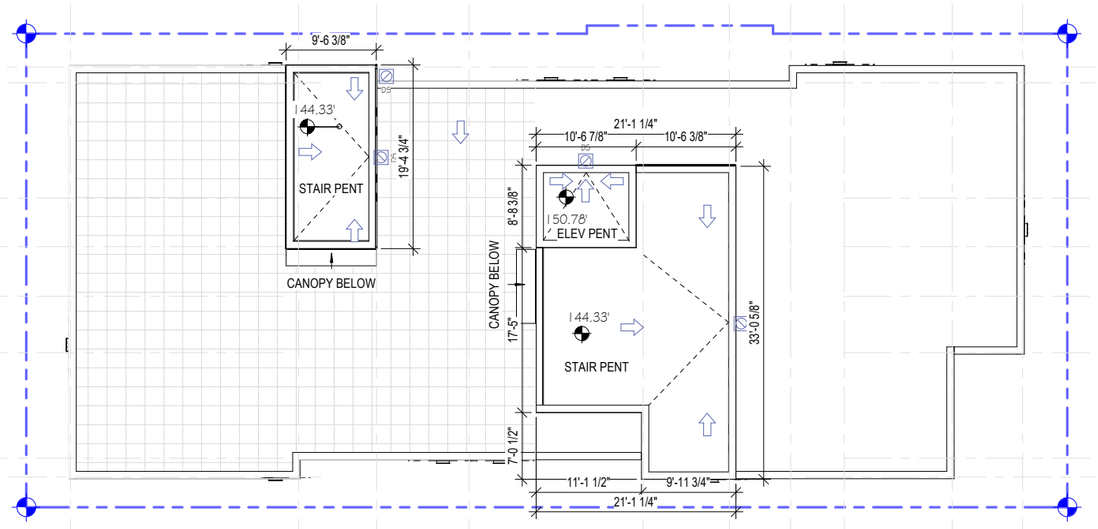


ENTRANCE CANOPY DETAILS

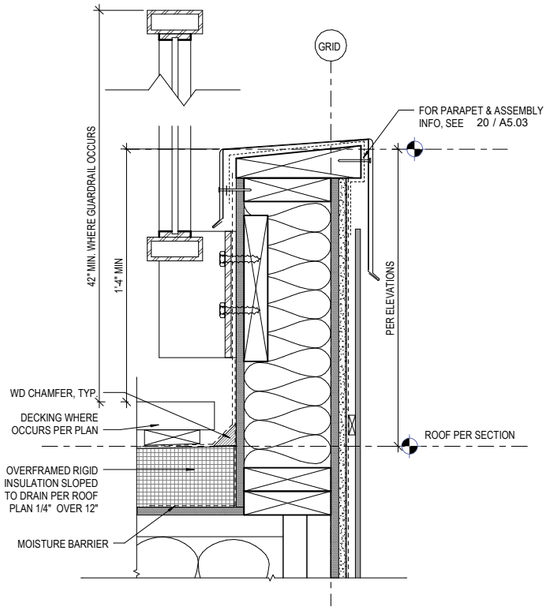




ROOF PLAN



PENTHOUSE PLAN

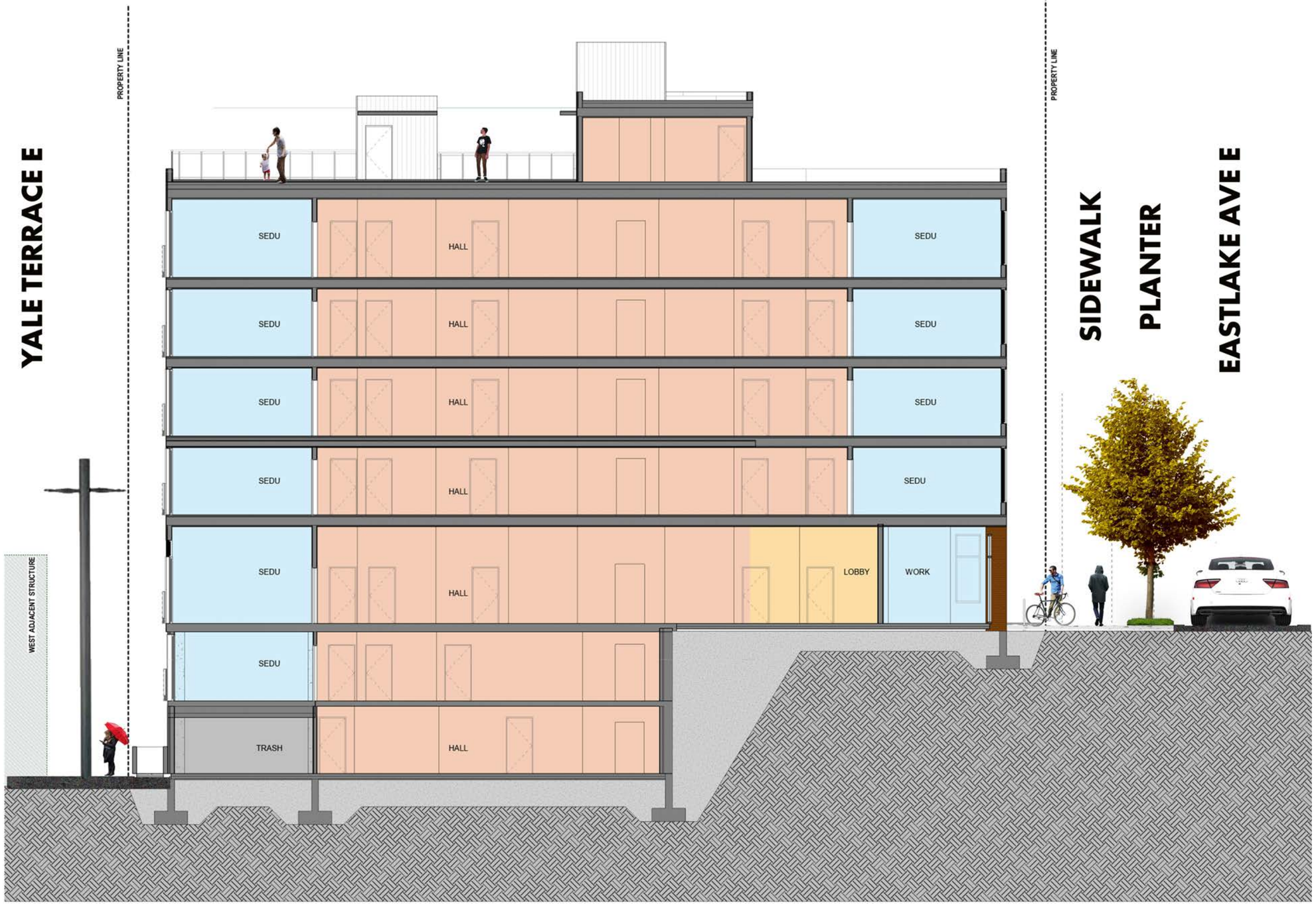


ROOD DECK RAILING DETAIL



ROOF DECK SECTION

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EAST/WEST SECTION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



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2621 Eastlake Ave E | Street View



Metal Panel | Prestige 1" Reveal |Rawhide Dark Walnut
AEP Span
lower central mass (physical photo)



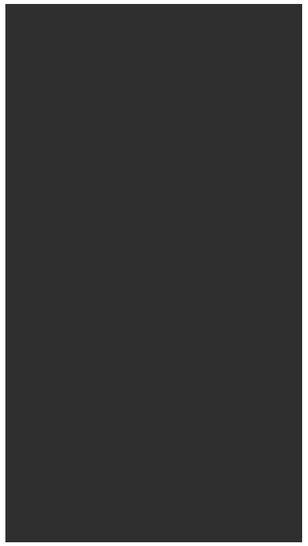
Running Bond Brick | Forest Blend
Mutual Materials
lower level masses at street and alley

Materials

Metal Panel | Regal White
AEP Span
Mid massing accents, penthouse



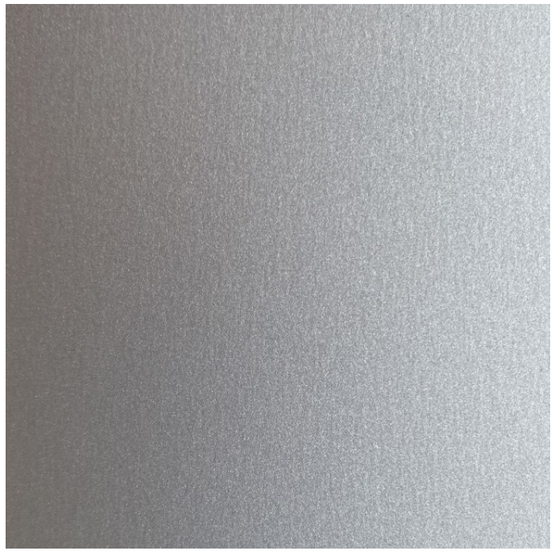
Concrete
Planters



Cedar Guardrail | Painted Tricorn Black
Sherwin Williams 6258



Metal Panel-Matte Black
AEP Span
Accent Elements
(physical photo)



Metal Panel |Nu-Wave in Metalic Silver
AEP Span
Upper level accents at street and alley, main cladding @ middle upper levels (physical photo)



Metal Panel | Slate Gray
AEP Span
C channel horizontal datum
(physical photo)



Metal Panel | Delta Rib III Zactique II
AEP Span
Upper level cladding @ street and alley massing

Materials & Scale



EAST ELEVATION @ STREET



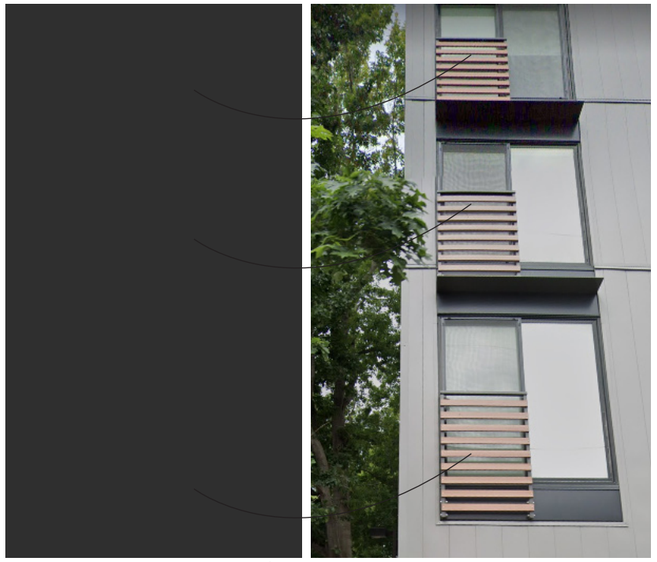
WEST ELEVATION @ ALLEY



Running Bond Brick | Forest Blend
Mutual Materials
Forest Blend install @ Mosler Lofts in Belltown



Metal Panel-Matte Black
AEP Span
Accent Elements
(physical photo)



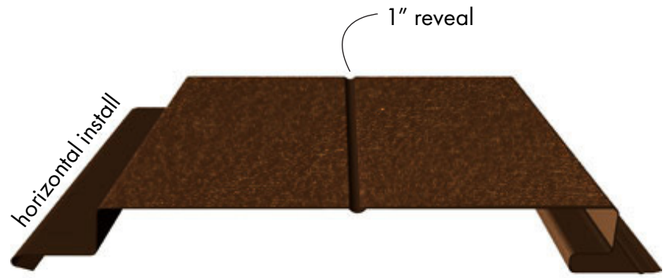
Cedar Guardrail | Painted Tricorn Black
Sherwin Williams 6258
Install photo of the juliette balcony from a prior Blueprint project, painted black



vertical install

Metal Panel |Nu-Wave in Metalic Silver
AEP Span
panel articulation & install from manufacturer website

Materials



Metal Panel | Prestige 1" Reveal |Rawhide Dark Walnut
AEP Span
panel articulation from manufacturer website

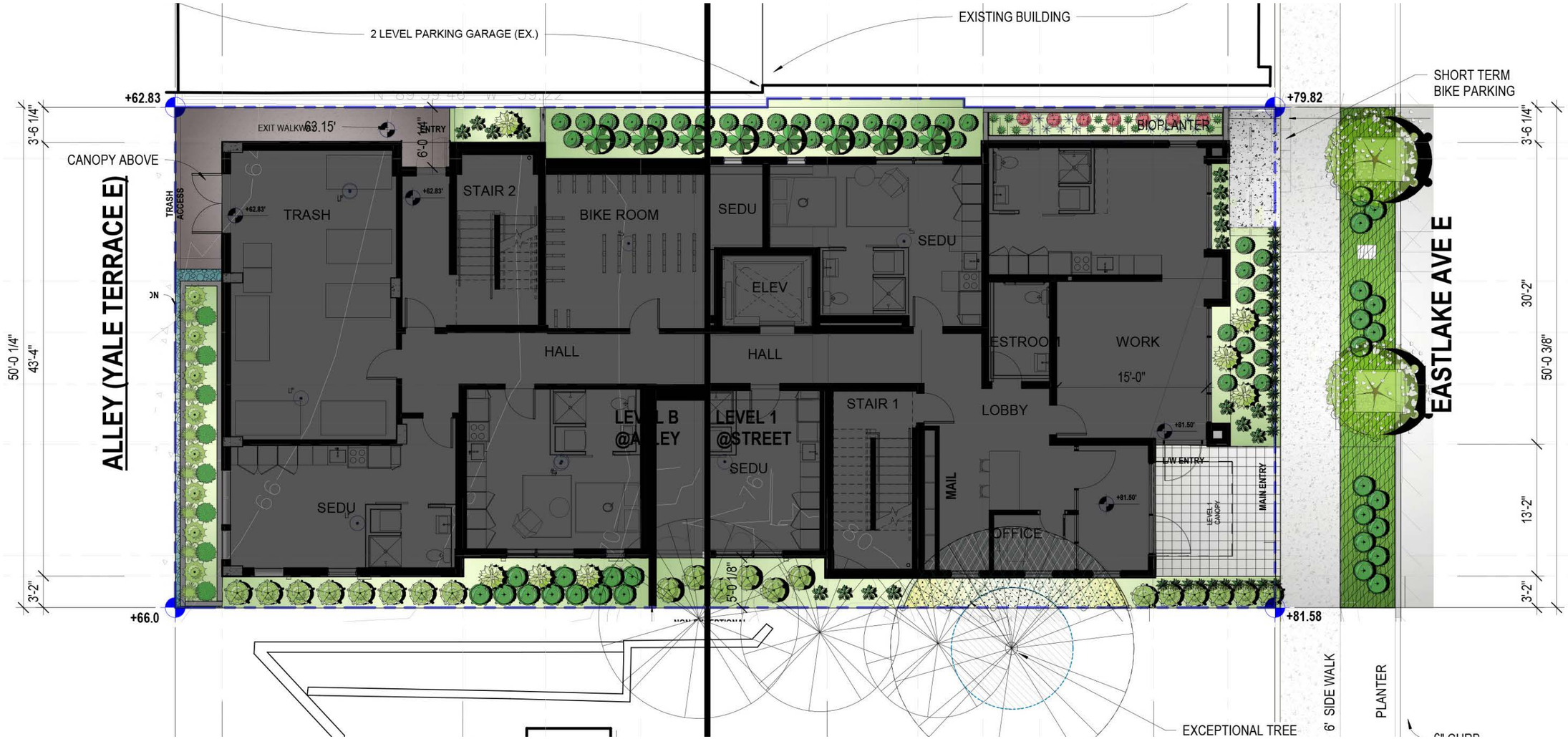


Metal Panel | Slate Gray
AEP Span
C channel horizontal datum at material transitions



Metal Panel | Delta Rib III Zactique II
AEP Span
panel articulation from manufacturer website

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LANDSCAPE PLAN @ GRADE


shade tolerant - goshiki holy


shade tolerant - dwarf sweet box


greenspire upright euonymus


italian oak street tree


blue arrow juncus


slough sedge


mahonia


big blue lily turf


mount vernon laurel


creeping rasberry


oriental fountain grass



LANDSCAPE PLAN @ ROOF


bloodgood japanese maple


purple bergenia


black mondo grass

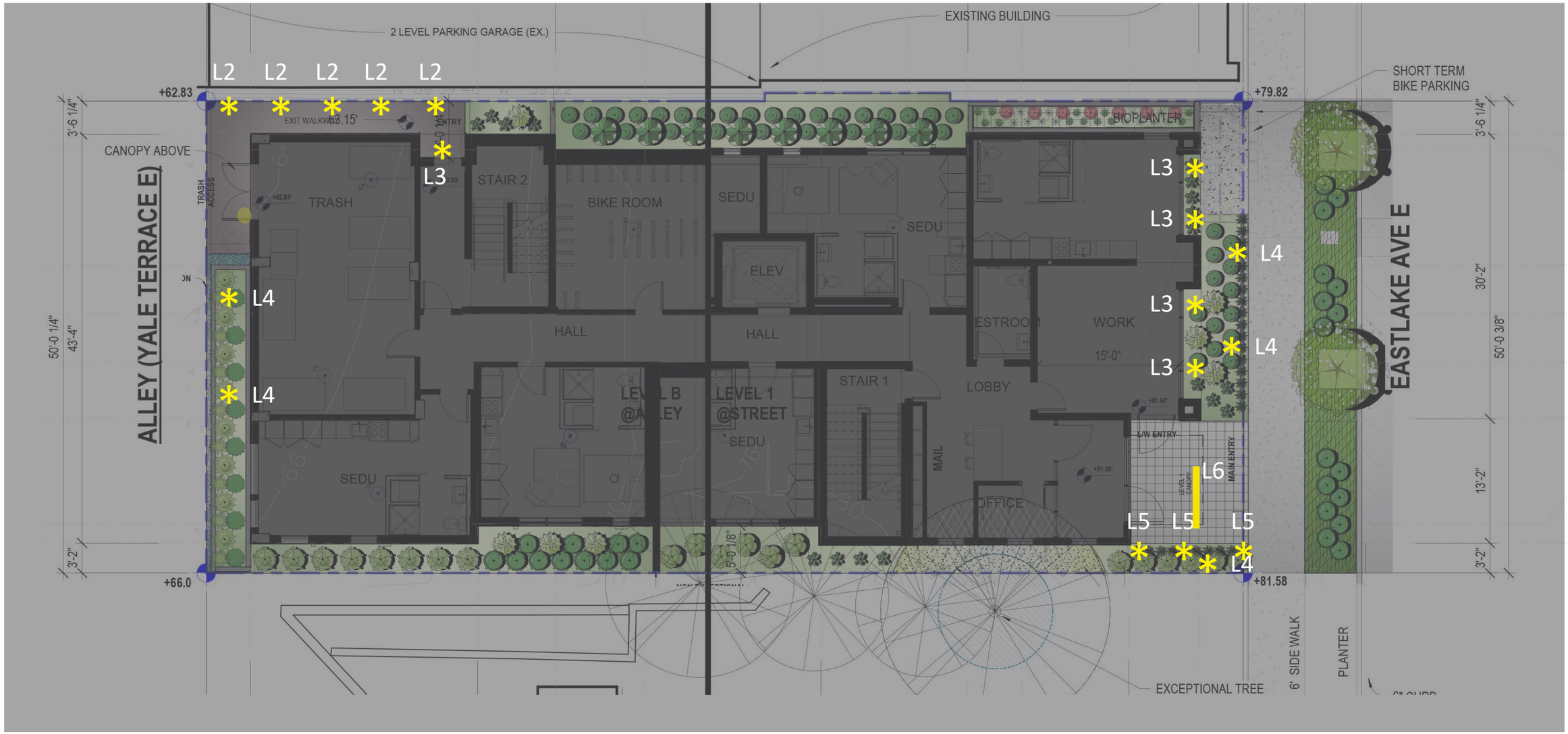

feather reed grass


japanese sedge


heavenly bamboo


orange sedge

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L1 - WALL SCONCE



L2 - PATH LIGHTING



L3 - RECESSED DOWN LIGHT



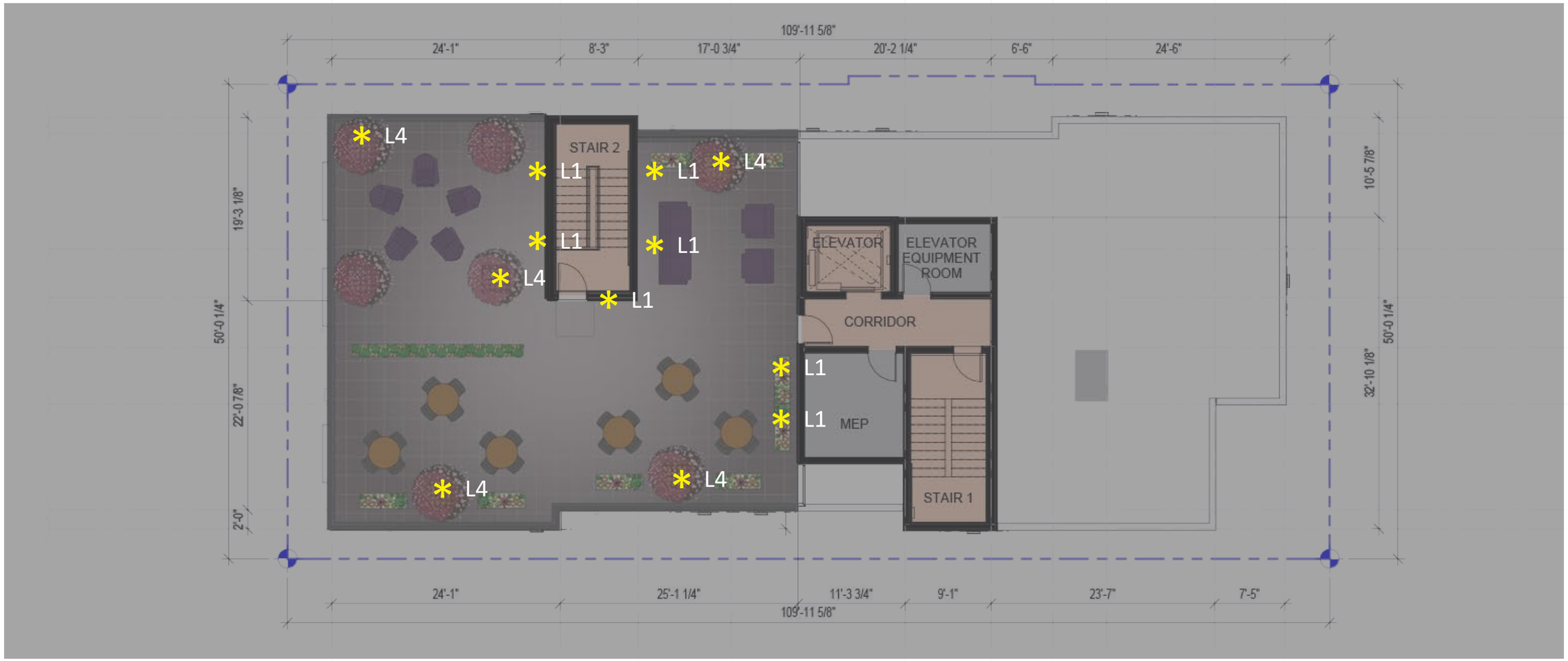
L4 - LANDSCAPE LIGHTING



L5 - PATH LIGHTING



L6 - BACKLIT CANOPY SIGNAGE (PRECEDENT REFERENCE ONLY)



LANDSCAPE PLAN @ ROOF



L1 - WALL SCONCE



L2 - PATH LIGHTING



L3 - RECESSED DOWN LIGHT



L4 - LANDSCAPE LIGHTING



L5 - PATH LIGHTING

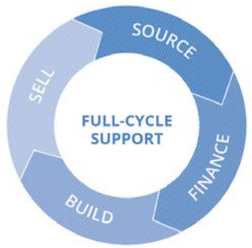


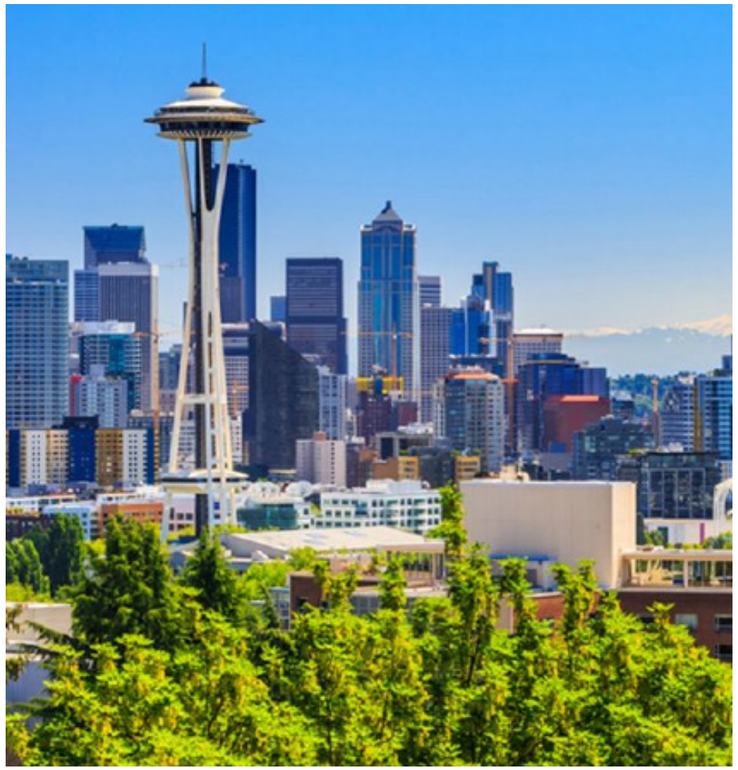
L6 - BACKLIT CANOPY SIGNAGE (PRECEDENT REFERENCE ONLY)

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Blueprint Capital
Who We Are

Here at Blueprint Capital, we offer a unique approach to building communities in our great city of Seattle. Blueprint was originally founded in 2009 to help local builders finance and create small scale residential housing. The first part of our thesis was clear; to create a better lending model to serve the Seattle market. The second part of our thesis was that by helping local builders with more than just financing it would produce better results for them and for the community we serve. By offering a full-cycle of support of sourcing, financing, permitting, and building unique to our economic market we are able to streamline the process and help contribute to housing demands due to population and job growth in Seattle.







Blueprint is committed to building strong communities. We're your neighbors, and we want the same things you do: quality, environmentally-efficient homes that reflect our Northwest lifestyle and values. Seattle's strong job and housing market has experienced rapid growth, and although change is sometimes tough, growth is good. It means we're a place where people want to live and raise their families, contribute to the economy, and add to our unique culture. We respect our neighborhoods and want to ensure new families join our community in homes that maintain our commitment towards community, diversity, affordability, and sustainability.

Blueprint Projects



SPUDS | 6860 E Green Lake Way North



ALLOY | 800 5th Ave N



CLAY | 600 E Howell St



YALE | 2037 Yale Ave E



VEGA | 4528 44th Ave SW



LUNA | 6921 Roosevelt Way NE



TRACK 66 | 836 NE 66th St



VAL ANNE | 800 Queen Anne Ave N (Renovation)

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THANK YOU