



Lemons Architecture PLLC

Franklin South
2328 Franklin Ave E
SDCI # 3037758-EG

Streamlined Design Review Package

2021.07.19

Project Information

Project Description: Construction of 8 Townhouses with 5 Parking Stalls.

Address: 2328 Franklin Ave E, Seattle, WA 98102

Parcel #: 2902200831

Legal Description: THE SOUTH 15 FT. OF LOT 21 AND THE NORTH HALF OF LOT 22, BLOCK 11, GREENE'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 73, RECORDS OF KING COUNTY, WA .

Site Area: 4,946sf

Zoning: LR3 (M)

Overlays: Eastlake (Residential Urban Village).

Misc: Medium MHA Area (M), Frequent Transit Service Area, Parking Flex Area

ECA: None

Existing Use: Existing House

FAR Limit: 2.3 FAR x 4,946sf Site = 11,375.8sf Allowed

Density Limit: No Limit

Height: 50'

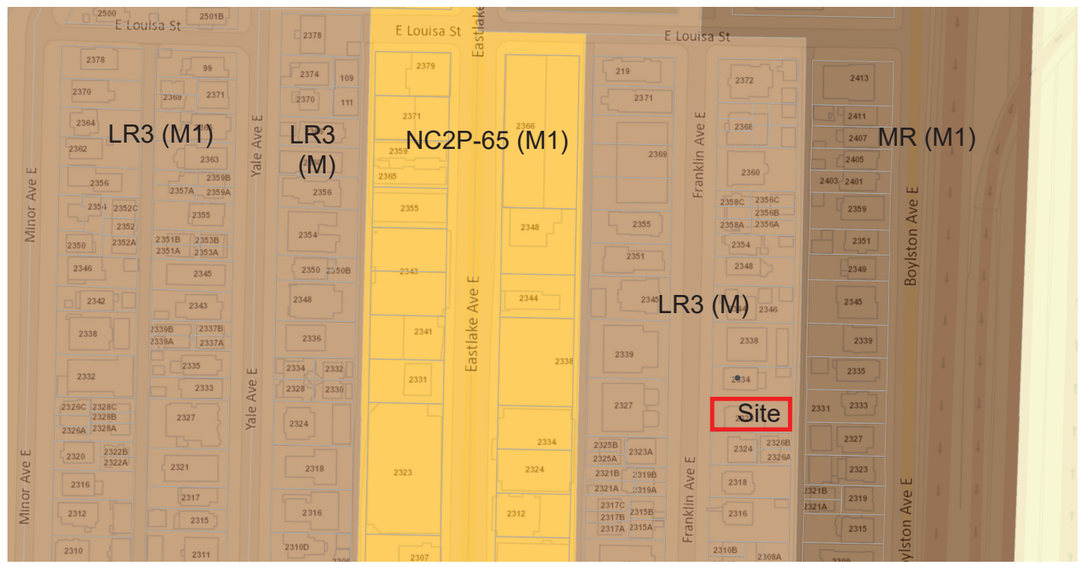
Parking: None Req'd

Gross Floor Area Proposed: 10,280sf

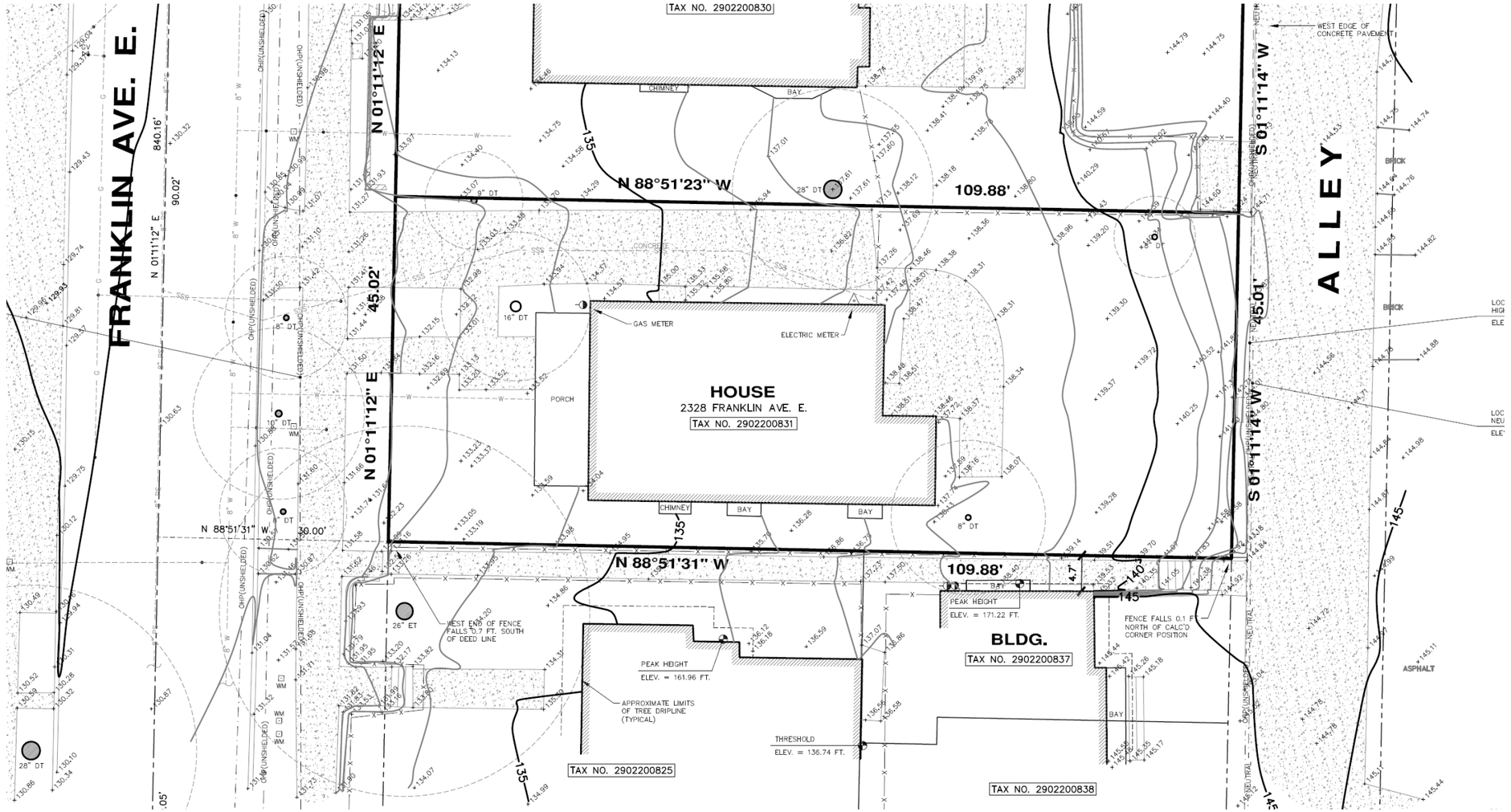
FAR: 10,280sf < 11,375.8sf, Complies

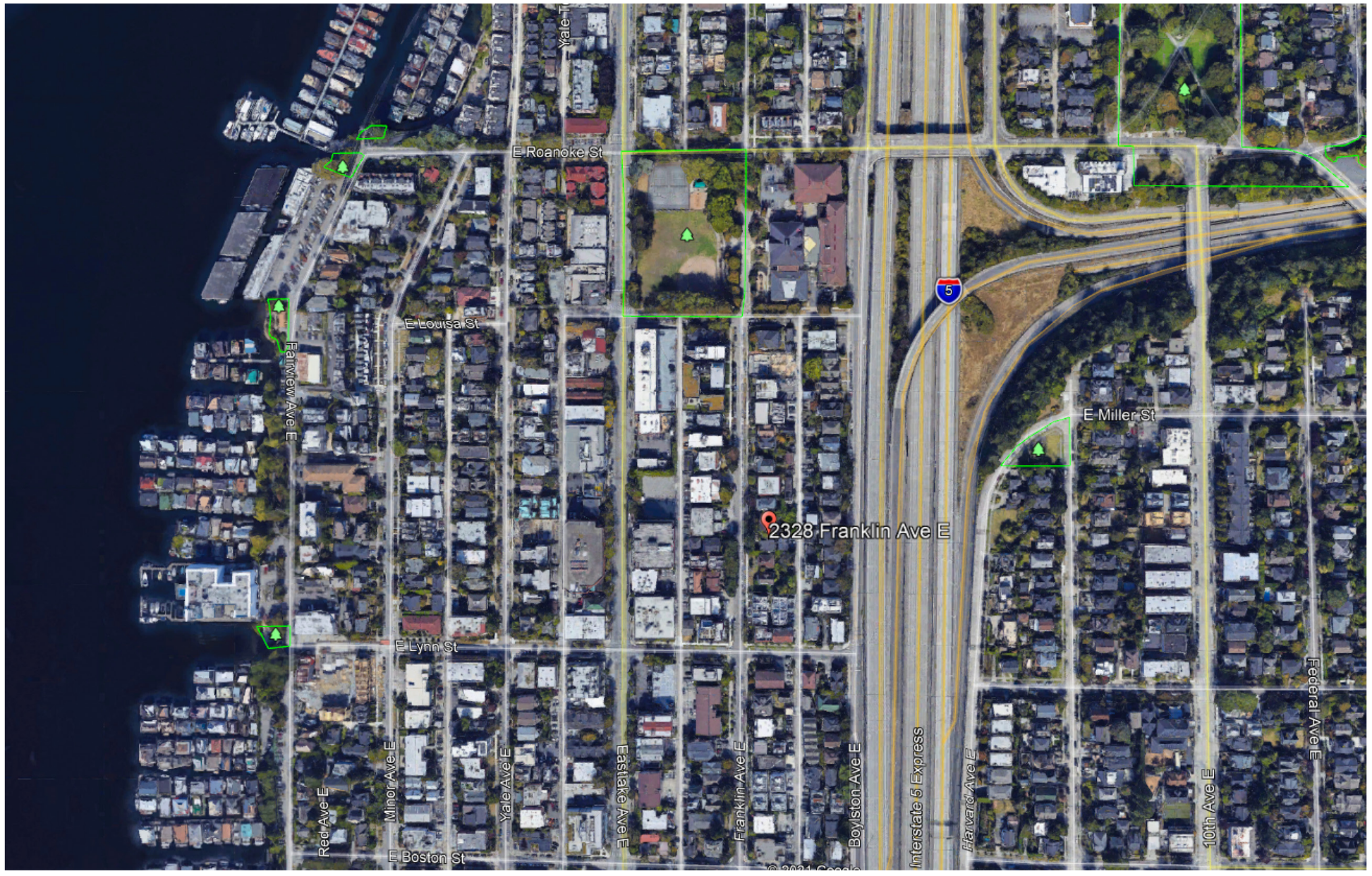


Aerial Context



Zoning


FRANKLIN AVE. E.
N 01°11'12" E
840.16'
90.02'
N 01°11'12" E
45.02'
N 01°11'12" E
S 01°11'14" W
45.01'
ALLEY
WEST EDGE OF CONCRETE PAVEMENT
TAX NO. 2902200830
CHIMNEY
BAY
N 88°51'23" W
109.88'
CONCRETE
GAS METER
ELECTRIC METER
HOUSE
2328 FRANKLIN AVE. E.
TAX NO. 2902200831
PORCH
CHIMNEY
BAY
BAY
N 88°51'31" W
30.00'
N 88°51'31" W
109.88'
BAY
PEAK HEIGHT
ELEV. = 171.22 FT.
BLDG.
TAX NO. 2902200837
FENCE FALLS 0.1 FT. NORTH OF CALC'D CORNER POSITION
WEST END OF FENCE FALLS 0.7 FT. SOUTH OF DEED LINE
PEAK HEIGHT
ELEV. = 161.96 FT.
APPROXIMATE LIMITS OF TREE DRIPLINE (TYPICAL)
THRESHOLD
ELEV. = 136.74 FT.
BAY
TAX NO. 2902200825
TAX NO. 2902200838
BRICK
BRICK
ASPHALT
OHP(UNSHIELDED)
8" W
SSS
WM
135
140
145


E Roanoke St
E Louisa St
Fairview Ave E
E Miller St
5
2328 Franklin Ave E
E Lynn St
E Boston St
Red Ave E
Minor Ave E
Yale Ave E
Eastlake Ave E
Franklin Ave E
Boylston Ave E
Interstate 5 Express
Harvard Ave E
10th Ave E
Federal Ave E



Looking East on Franklin



Looking NW on Franklin



Looking NE on Franklin



Looking SW on Franklin



Looking SE on Franklin

Community Outreach - Feedback Collected

Via Phone Hotline:

1. Ian Morris (206.915.8443): Hi, my name is Ian Morris from Seattle, Washington and I'm calling to say I very much support the Franklin project because people need more places to live and we have got a housing shortage in Seattle. Thank-you and have a nice day.

Via Email:

1. Evan Lovell (EvanJLovell@Outlook.com): I am a homeowner on Franklin Ave E and love the idea of building new townhomes on Franklin in place of the blight that currently exist on the lot. The current dwelling attracts transient individuals rundown vehicles and trash in the alleyway and front yard, along with zero upkeep of the property by the owners. I do however, would like to express my concern of having 8, six story townhomes with only 5 parking spaces and size of the units. Eastlake already has an issue with limited parking, by building more units with less parking does not solve any parking issues. Given the size of the lot; 8 units at six stories does not add up. I simply do not see how a townhouse could be six stories with eight units on the sot. What are the square footage of these units? As a homeowner in the neighborhood, I would like to see the design proposal of this project to provide further feedback. It would be great to see 4-6 larger townhomes with ample parking for each dwelling that are large enough for single families to purchase given our family friendly neighborhood and close by schools.

2. Peter Haley (PatU@NWRain.com, 206.713.5115, 2301 Fairview Ave E #214): Make sure there is one parking space per unit, and I'll be happy with the proposal.

Seattle Design Guidelines	Design Response
CS1. Natural Systems and Site Features A. Energy Use	This project will utilize Built Green Certification and meet SDCI Priority Green Requirements.
CS2. Urban Pattern and Form A. Location in the City and Neighborhood B. Adjacent Sites, Streets, and Open Spaces	This site will maintain the existing street character of Franklin Ave E through opening up the street level units to the sidewalk and landscaped garden with open glass corner lofts. Couryards line the site from East to West in the procession uphill from the street to the alley to better enrich the pedestrian landscape. At the alley, the building opens up its corners again above the parking area to create outdoor decks overlooking the back of the site also.
CS3. Architectural Context and Character A. Emphasizing Positive Neighborhood Attributes	Being located in Eastlake near Lake Union at the West, we wanted to express the layers of the site hoizontally in this stacked procession of volumes flowing from East to West. As these stacked volumes flow Westwards towards the views and water, at the base they open up their corner lofts towards the street, gardens, and sidewalk. At the uppermost levels, the highest volume frames bedroom and deck views to the West and open up at these corners again as well towards its lake and city views.
PL1. Connectivity B. Walkways and Connections	This site is creating connections to the alley from the street along the North and South pathways. As the building terraces down to the street from the alley and unit entrances, couryards line these pathways to enhance this character and landscape.
PL2, PL3, PL4. Walkability, Street Level Interaction, Active Transit PL2.B. Safety and Security PL3.A. Entries PL3.C. Residential Edges PL4.B. Planning Ahead for Bicyclists	It is very important for this project to build a strong connection to the street and alley at the pedestrian pathway entrances. All 4 of these corners of the building are expressed in corner glass loft conditions to better maintain visitibility and create a greater feeling of openness on the site. These lofted corners open to the street at the street condition, and at the rear alley they open to a balcony above the parking level. Unit entries occur along these pathways to overlap circulation elements and create opportunities for people to interact as well. With many people in this neighborhood working nearby or in Seattle, bike parking has also been located in the alley. Soffits are also wood-framed to highlight their appearance and create greater warmth for the pedestrian environment on-site.
DC2. Architectural Concept A. Massing B. Architectural and Facade Composition C. Secondary Architectural Features D. Scale and Texture E. Form and Function	Conceptually, this project is expressed in 3 horizontal layers flowing Westwards towards the direction of Lake Union, Franklin Ave, and the site's primary views. At the massing corners facing the street and alley, the street level volume opens up with glass in lofted volumes for these 4 corners. At the top levels, these volumes also reach towards the water views and open up their corners towards the city views as well. A lighter textured composite panel is imagined for the base to create a warm and inviting pedestrian flow towards the site and unit entrances along these 2 primary circulation pathways. Roof decks terrace towards the city and water views at the top level of the massing. The indoor areas at this level are also recessed from the street and alley edges to better reduce this volume's appearance at ground level.
DC4. Exterior Elements and Materials A. Exterior Elements and Finishes C. Lighting D. Trees, Landscape and Hardscape Materials	The team is envisioning the use of very high-quality materials for this site. The base volume will be a textured, light gray composite panel which gives an immediate feeling of warmth to the pathway and entrances when combined with the lofted glass corner volumes. The uppermost voume is proposed as a durable, S-corrugated metal panel which will add a great amount of texture as well. These upper 2 volumes contrast to better create the appearance of the top volume as flowing towards the West and perched atop this lighter panelized volume. The landscape architect has worked hard to envision a beautiful concept for the ground level as well with her plantings and trees found within the neighborhood. At night, these new pathways and plantings will glow along with the building soffits and corners to create a very beautiful composition for this site. We are very eager and excited to see this project come to life and thank-you for your time!



Looking SE from Street



Looking NE from Street



Looking SW from Alley



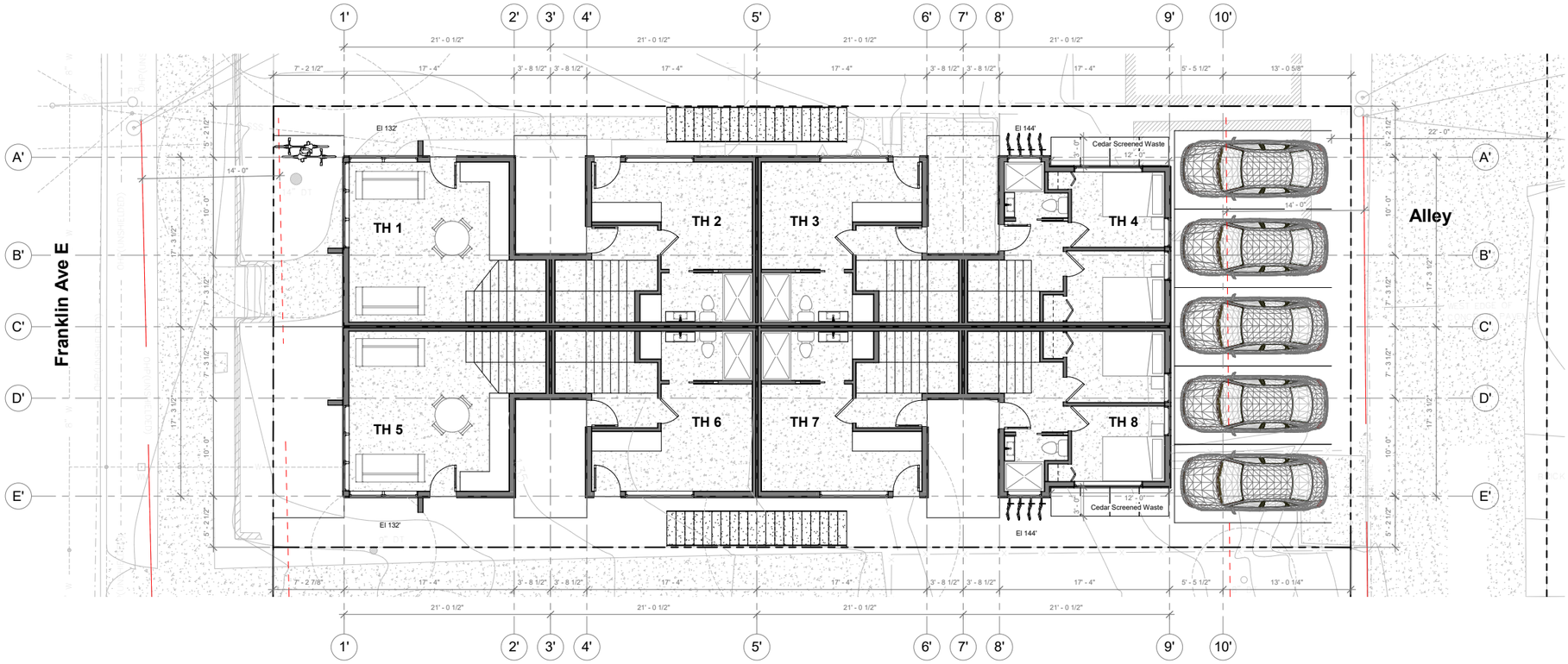
Looking NE from Street



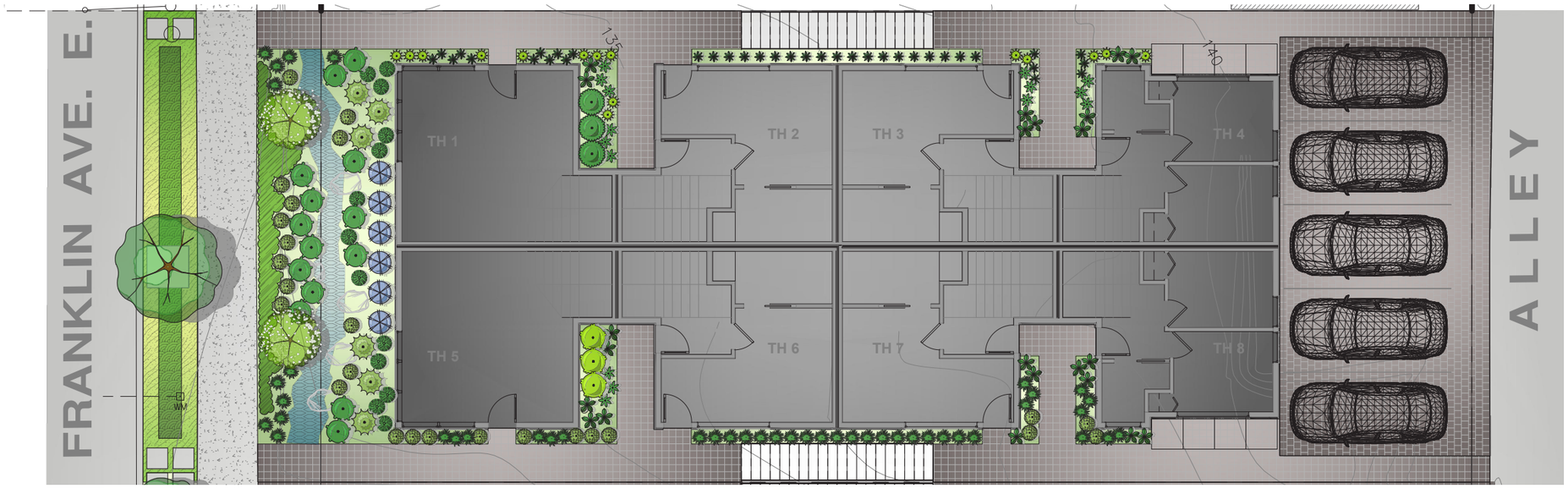
Looking NW from Alley



Section Perspective Looking North

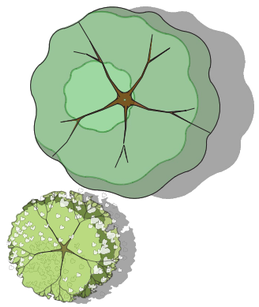

1'
2'
3'
4'
5'
6'
7'
8'
9'
10'
A'
B'
C'
D'
E'
Franklin Ave E
Alley
TH 1
TH 2
TH 3
TH 4
TH 5
TH 6
TH 7
TH 8
El 132'
El 144'
Cedar Screened Waste
21' - 0 1/2"
17' - 4"
3' - 8 1/2"
17' - 4"
21' - 0 1/2"
17' - 4"
21' - 0 1/2"
3' - 8 1/2"
3' - 8 1/2"
17' - 4"
21' - 0 1/2"
5' - 5 1/2"
13' - 0 5/8"
7' - 2 1/2"
14' - 0"
22' - 0"
10' - 0"
17' - 3 1/2"
5' - 2 1/2"
12' - 0"
5'
13' - 0 1/4"
7' - 2 7/8"

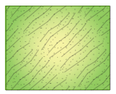
Site Plan



Landscape Plan

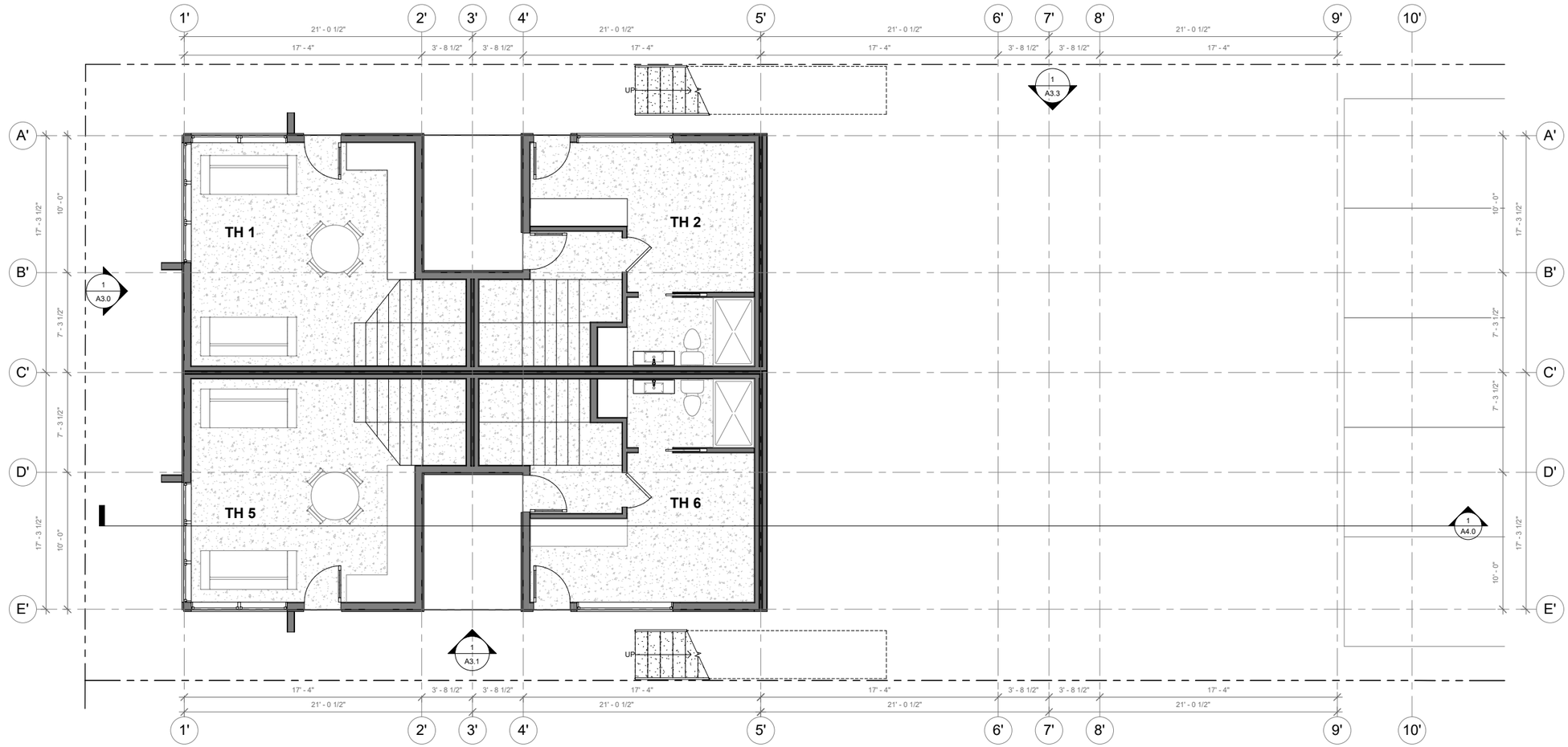
Plant Schedule

TREES	BOTANICAL / COMMON NAME
	Corylus colurna / Turkish Filbert Street Tree
	Quercus robur 'Fastigiata' / Skyrocket Oak

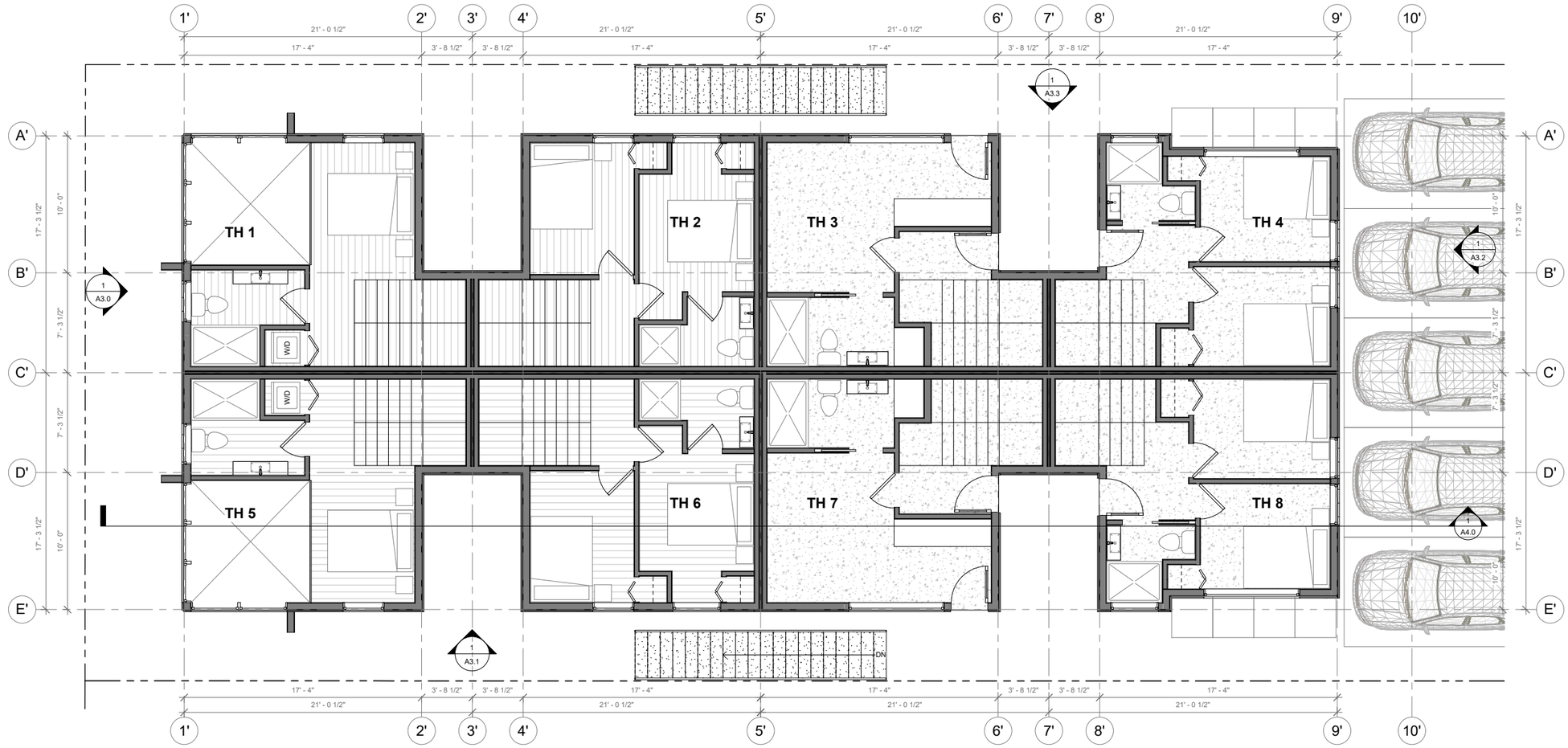
GROUND COVERS	BOTANICAL / COMMON NAME
	Lysimachia nummularia 'Aurea' / Golden Creeping Jenny
	Pachysandra terminalis / Japanese Spurge
	Vinca minor 'Bowles Blue' / Dwarf Periwinkle

SITE	BOTANICAL / COMMON NAME
	Cobble 1"-3"

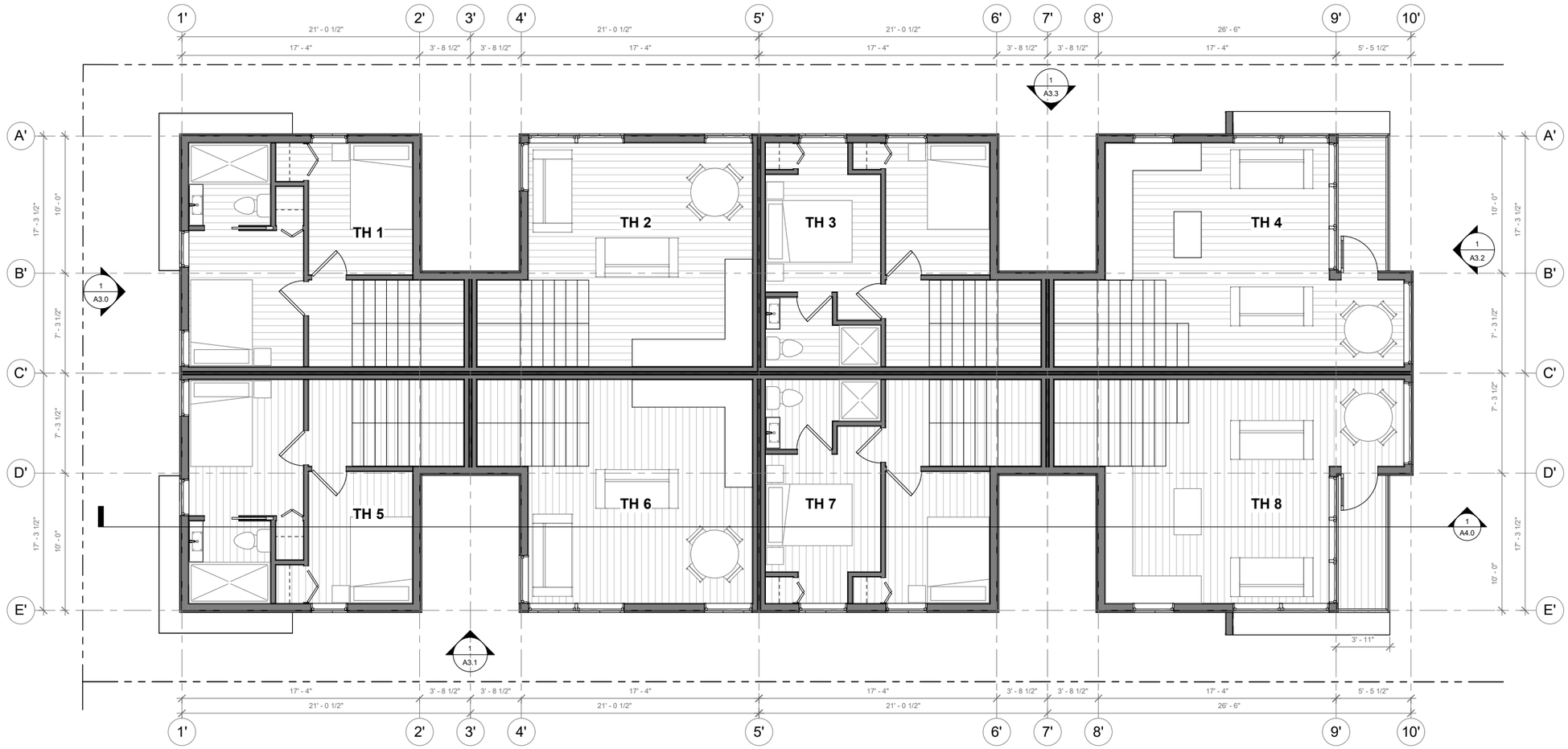
SHRUBS	BOTANICAL / COMMON NAME
	Bergenia cordifolia 'Winterglut' / Winterglow Bergenia
	Blechnum spicant / Deer Fern
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass
	Calluna vulgaris 'Wickwar Flame' / Wickwar Flame Heather
	Carex morrowii 'Ice Dance' / Ice Dance Japanese Sedge
	Carex oshimensis 'Everillo' / Everillo Japanese Sedge
	Euonymus fortunei 'Emerald 'n' Gold' TM / Golden Wintercreeper
	Juniperus virginiana 'Skyrocket' / Skyrocket Juniper
	Miscanthus sinensis 'Strictus' / Porcupine Grass
	Nandina domestica 'Sienna Sunrise' / Heavenly Bamboo
	Polystichum munitum / Western Sword Fern
	Prunus laurocerasus 'Mount Vernon' / Mount Vernon Laurel
	Sarcococca ruscifolia / Fragrant Sarcococca


1'
2'
3'
4'
5'
6'
7'
8'
9'
10'
21' - 0 1/2"
17' - 4"
3' - 8 1/2"
A'
B'
C'
D'
E'
17' - 3 1/2"
10' - 0"
7' - 3 1/2"
TH 1
TH 2
TH 5
TH 6
UP
1
A3.0
1
A3.1
1
A3.3
1
A4.0

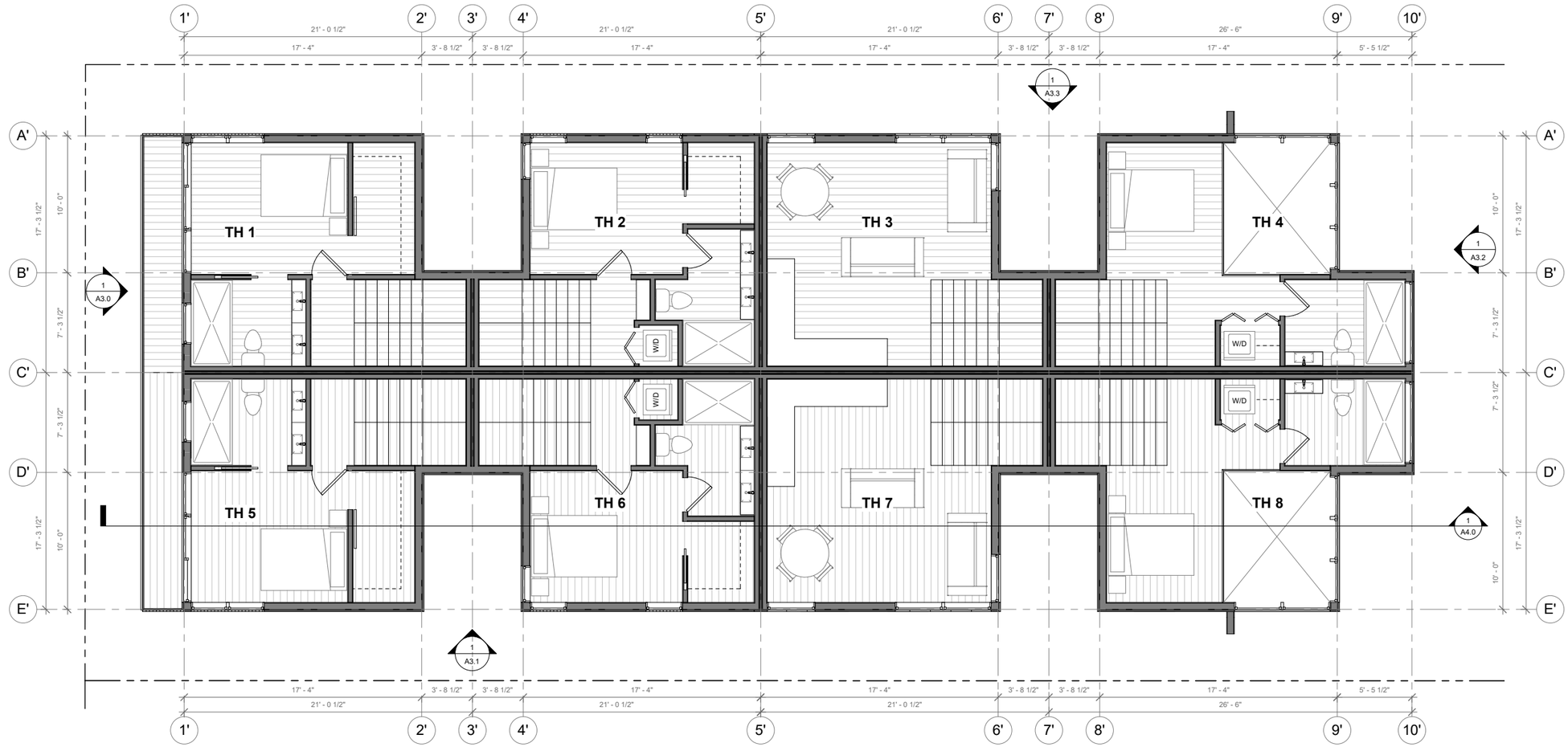
West L1 Plan



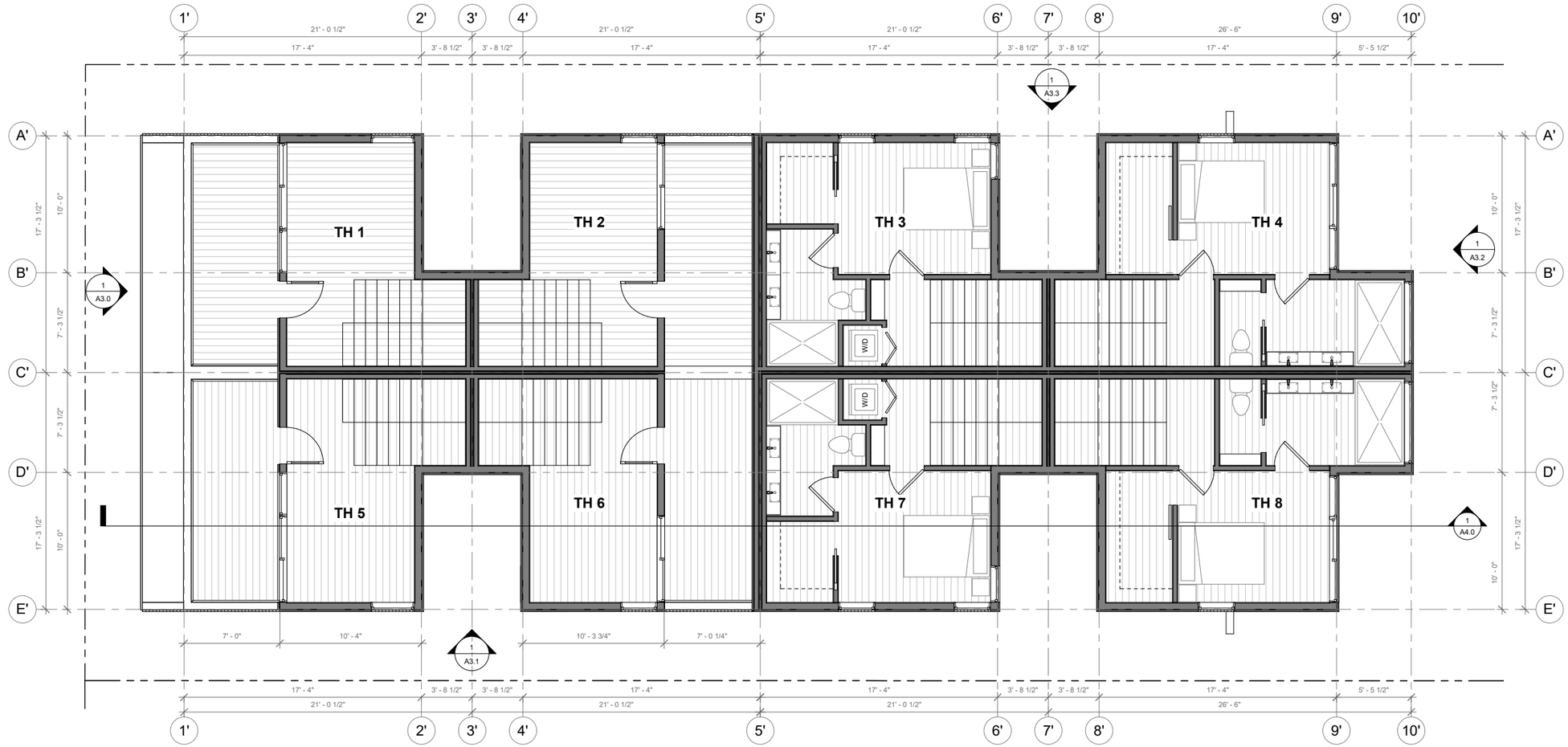
West L2 / East L1 Plan



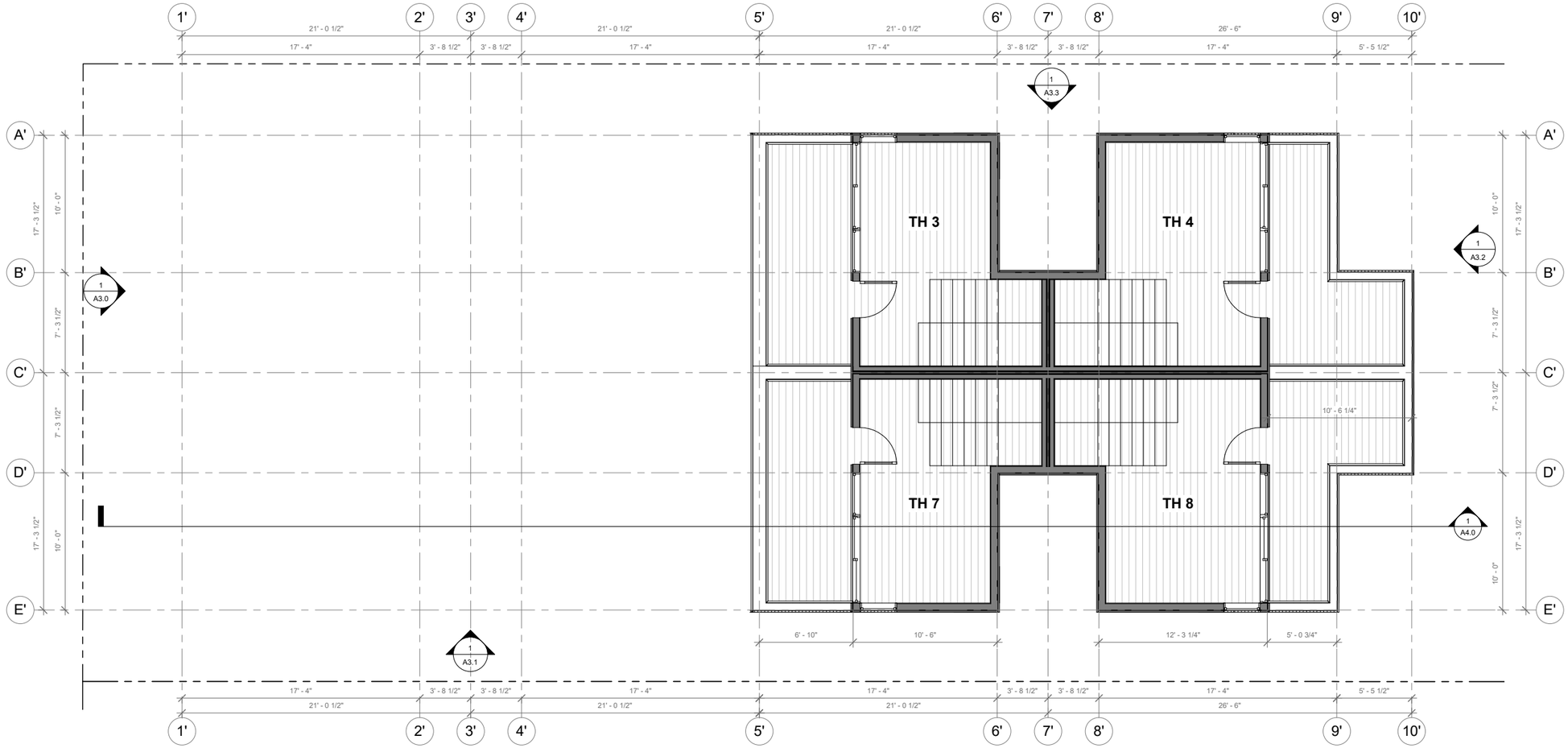
West L3 / East L2 Plan



West L4 / East L3 Plan



West Roof Deck / East L4 Plan



East Roof Deck Plan

Material Legend

1. Matte Black AEP Span Nu-Wave 22 Gauge Min. Metal Panel Rainscreen. Prefin Mtl Flashing, Thru-Wall Flashing at Each Level, & 1” Min. Drip Edge, Typ

2. Light Gray Cembrit Patina Signature Textured Panel Rainscreen (2’ Tall Max x 10’ Wide Max Panels) w/ Prefin Mtl Flashing, Thru-Wall Flashing at Each Level, & 1” Min Drip Edge.

3. White Fibercement Panel Rainscreen (2’ Wide Max x 10’-0” Tall Max Panels) w/ Prefin Mtl Flashing, Thru-Wall Flashing at Each Level, & 1” Min Drip Edge (Color: Sherwin Williams SW7004 Snowbound)

4. Clear-Sealed Cedar Board Rainscreen Soffit w/ Prefin Mtl Flashing, Thru-Wall Flashing at Each Level, & 1” Min Drip Edge, Stain & Seal All 6-Sides Prior to Install.

5. Black Vinyl Window, Min 6” Sill, Typ

6. Cast-In-Place Concrete per Struct w/ WP Sealer per Spec

7. Black Powder-Coated, Thin Metal Door Canopy, Attach per Struct, Typ. Slope Min 1/4” Per 1’ Away From Bldg, Typ.

8. Black Powder-Coated Aluminum Guardrail. 42” A.F.F. Min and 4” Sphere Shall Not Pass Through, Typ. Attach per Struct.



West Elevation

Material Legend

1. Matte Black AEP Span Nu-Wave 22 Gauge Min. Metal Panel Rainscreen. Prefin Mtl Flashing, Thru-Wall Flashing at Each Level, & 1” Min. Drip Edge, Typ

2. Light Gray Cembrit Patina Signature Textured Panel Rainscreen (2’ Tall Max x 10’ Wide Max Panels) w/ Prefin Mtl Flashing, Thru-Wall Flashing at Each Level, & 1” Min Drip Edge.

3. White Fibercement Panel Rainscreen (2’ Wide Max x 10’-0” Tall Max Panels) w/ Prefin Mtl Flashing, Thru-Wall Flashing at Each Level, & 1” Min Drip Edge (Color: Sherwin Williams SW7004 Snowbound)

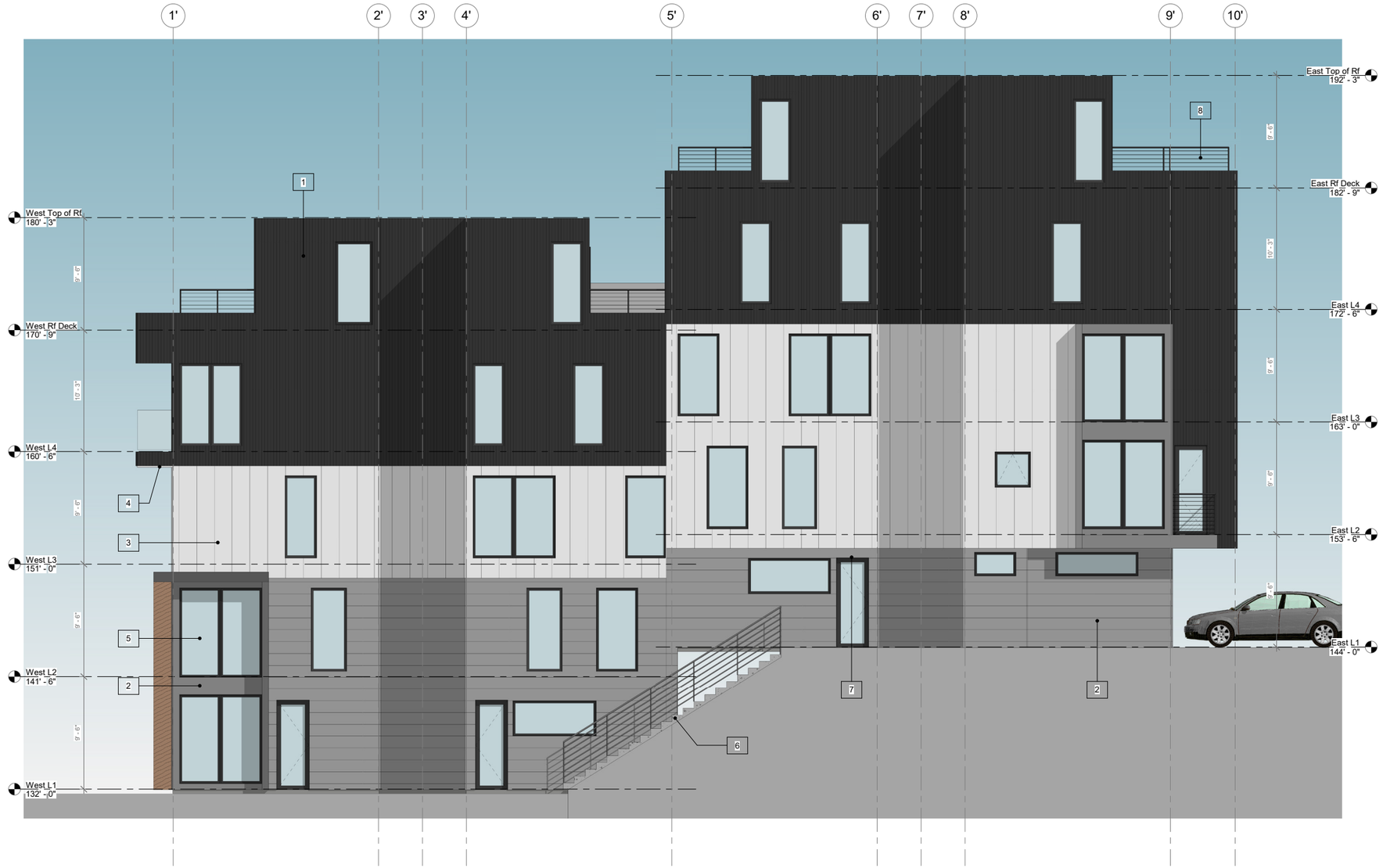
4. Clear-Sealed Cedar Board Rainscreen Soffit w/ Prefin Mtl Flashing, Thru-Wall Flashing at Each Level, & 1” Min Drip Edge, Stain & Seal All 6-Sides Prior to Install.

5. Black Vinyl Window, Min 6” Sill, Typ

6. Cast-In-Place Concrete per Struct w/ WP Sealer per Spec

7. Black Powder-Coated, Thin Metal Door Canopy, Attach per Struct, Typ. Slope Min 1/4” Per 1’ Away From Bldg, Typ.

8. Black Powder-Coated Aluminum Guardrail. 42” A.F.F. Min and 4” Sphere Shall Not Pass Through, Typ. Attach per Struct.



South Elevation

Material Legend

1. Matte Black AEP Span Nu-Wave 22 Gauge Min. Metal Panel Rainscreen. Prefin Mtl Flashing, Thru-Wall Flashing at Each Level, & 1” Min. Drip Edge, Typ

2. Light Gray Cembrit Patina Signature Textured Panel Rainscreen (2’ Tall Max x 10’ Wide Max Panels) w/ Prefin Mtl Flashing, Thru-Wall Flashing at Each Level, & 1” Min Drip Edge.

3. White Fibercement Panel Rainscreen (2’ Wide Max x 10’-0” Tall Max Panels) w/ Prefin Mtl Flashing, Thru-Wall Flashing at Each Level, & 1” Min Drip Edge (Color: Sherwin Williams SW7004 Snowbound)

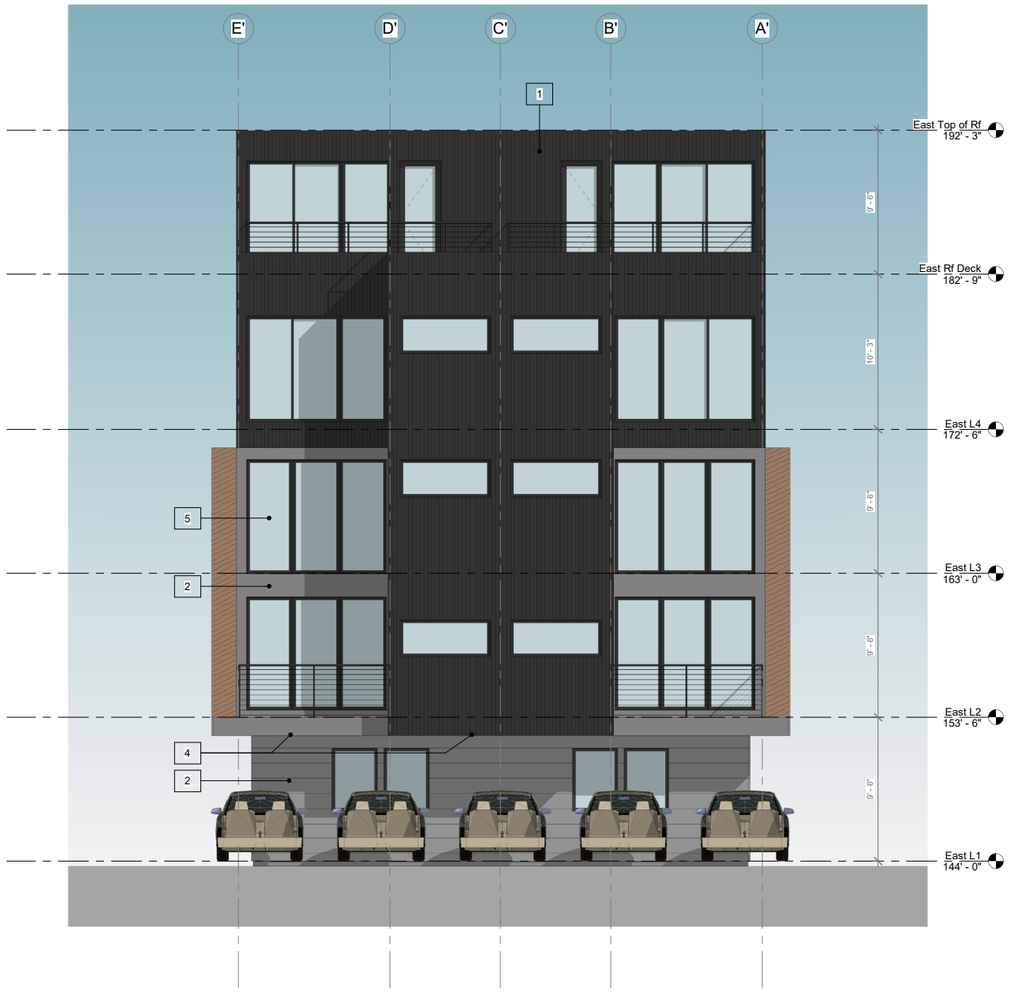
4. Clear-Sealed Cedar Board Rainscreen Soffit w/ Prefin Mtl Flashing, Thru-Wall Flashing at Each Level, & 1” Min Drip Edge, Stain & Seal All 6-Sides Prior to Install.

5. Black Vinyl Window, Min 6” Sill, Typ

6. Cast-In-Place Concrete per Struct w/ WP Sealer per Spec

7. Black Powder-Coated, Thin Metal Door Canopy, Attach per Struct, Typ. Slope Min 1/4” Per 1’ Away From Bldg, Typ.

8. Black Powder-Coated Aluminum Guardrail. 42” A.F.F. Min and 4” Sphere Shall Not Pass Through, Typ. Attach per Struct.



East Elevation

Material Legend

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2. Light Gray Cembrit Patina Signature Textured Panel Rainscreen (2’ Tall Max x 10’ Wide Max Panels) w/ Prefin Mtl Flashing, Thru-Wall Flashing at Each Level, & 1” Min Drip Edge.

3. White Fibercement Panel Rainscreen (2’ Wide Max x 10’-0” Tall Max Panels) w/ Prefin Mtl Flashing, Thru-Wall Flashing at Each Level, & 1” Min Drip Edge (Color: Sherwin Williams SW7004 Snowbound)

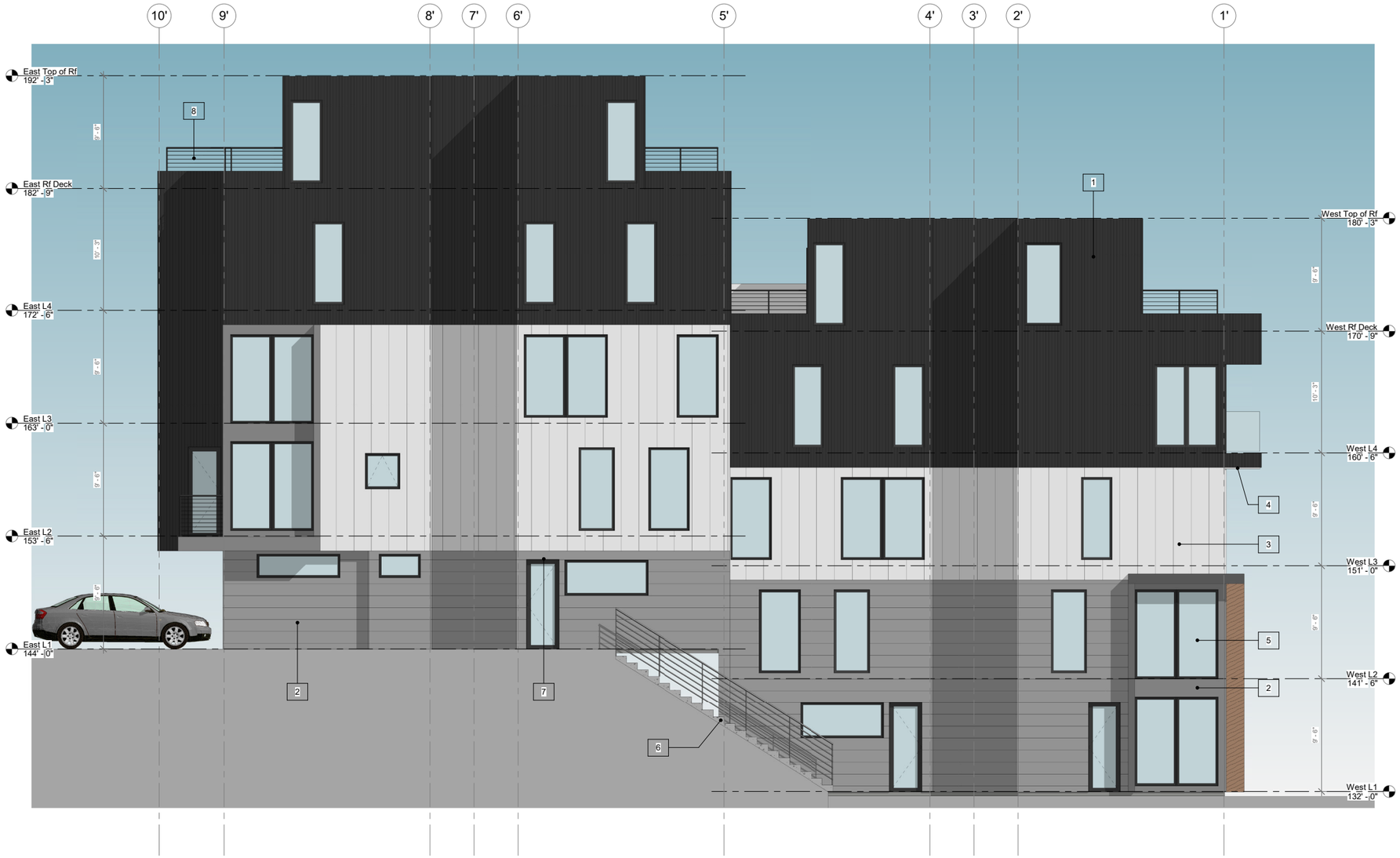
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5. Black Vinyl Window, Min 6” Sill, Typ

6. Cast-In-Place Concrete per Struct w/ WP Sealer per Spec

7. Black Powder-Coated, Thin Metal Door Canopy, Attach per Struct, Typ. Slope Min 1/4” Per 1’ Away From Bldg, Typ.

8. Black Powder-Coated Aluminum Guardrail. 42” A.F.F. Min and 4” Sphere Shall Not Pass Through, Typ. Attach per Struct.



North Elevation



East-West Section

Material Legend

1. Matte Black AEP Span Nu-Wave 22 Gauge Min. Metal Panel Rainscreen. Prefin Mtl Flashing, Thru-Wall Flashing at Each Level, & 1” Min. Drip Edge, Typ

2. Light Gray Cembrit Patina Signature Textured Panel Rainscreen (2’ Tall Max x 10’ Wide Max Panels) w/ Prefin Mtl Flashing, Thru-Wall Flashing at Each Level, & 1” Min Drip Edge.

3. White Fibercement Panel Rainscreen (2’ Wide Max x 10’-0” Tall Max Panels) w/ Prefin Mtl Flashing, Thru-Wall Flashing at Each Level, & 1” Min Drip Edge (Color: Sherwin Williams SW7004 Snowbound)

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6. Cast-In-Place Concrete per Struct w/ WP Sealer per Spec

7. Black Powder-Coated, Thin Metal Door Canopy, Attach per Struct, Typ. Slope Min 1/4” Per 1’ Away From Bldg, Typ.

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