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PROJECT INFORMATION

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TABLE OF CONTENTS

Development Objectives	05
Urban Design Analysis	08
Existing Site Plan	11
Context Analysis	16
Zoning Data	24
Design Guidelines	26
Proposed Site Plan	29
Base Building Diagrams	30
Architectural Massing Concept(s)	33
Landscape Plan	57

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Project Location

The project site is 27,505-sf or approximately 0.63-acres. Located on a corner lot bounded by Eastlake Avenue East to the east and East Allison Street to the north, the site is zoned NC3-55 (M) - Neighborhood Commercial with a 55-foot height limit and is subject to the requirements for MHA- Mandatory Housing Affordability. It is located within the Eastlake Residential Urban Village. The western portion of the site is also subject to a Shoreline Zone with a 30-foot height limit.

The site is surrounded by a variety of building types, upcoming and existing, including 1-2-story office buildings, lowrise multifamily, and single family housing to the west. This is contrasted with 4-story mixed-use apartment projects to the east. The higher density development holds a strong urban edge across Eastlake Avenue East and is activated by commercial character at the ground floor. This typology will continue to the north of the project site, across East Allison Street, with a new development at 3101 Eastlake Avenue East. A single story commercial building separates the site from Fairview Park to the south, while one block west is Lake Union water access near The College Club and Thunderbird Marina.

Project Overview

The site's unique topography, with elevation changes of 30' from east to west along the south property line and almost 10' from north to south along the alley, drives a building massing that transitions from a 5-story building along Eastlake Avenue East to an 8-story building along the alley.

The site straddles the 200' shoreline setback. That portion of the property within the 200' setback is subject to a 30-foot height limit while the area beyond (along Eastlake Avenue East) is subject to the 55-foot height limit of the NC3-55 (M) zone. The proposed building is located almost entirely outside of the shoreline setback allowing for the west edge of the site to act as a buffer between the higher zoning along Eastlake Avenue East and the lower heights of the buildings on properties to the west within the setback. Because of the contrasting site conditions, buffers in the form of building massing, landscaping, and hardscape must be implemented to appropriately respond to the distinct duality of the site.

The residential levels will have approximately **131 apartments** comprised of a mixture of two-bedroom, one-bedroom, open one-bedroom, and studio flats that are distributed from Levels P1-5. An on-site leasing and management office and associated building support spaces will be located at street level and below-grade. Residential amenities will be located primarily at Level B1 and Level P1 with the exception of an amenity room located on Level 5 and an exterior residential roof terrace. Commercial spaces include **4 live-work units**, approximately 3,350 sf, and a **restaurant**, approximately 2,865 sf, located on Level 1.

Parking is not required, but approximately **88 parking spaces** (*for the preferred EDG concept) will be provided underground at Levels P1 and P2.

Development Objectives

- **Massing:** Develop a massing that -
 - Responds appropriately to existing and upcoming development in the neighborhood
 - Emphasizes the strong urban edge and commercial corridor to the east along Eastlake Avenue East
 - Respects the lower density to the west while taking advantage of water views
 - Acts as a transition between the busier commercial corridor to the east and quieter lowrise development to the west
- **Public Life:** Develop a ground floor that -
 - Is inspired by the Eastlake Bar & Grill with a prominent commercial corner along Eastlake Avenue East and East Allison Street
 - Engages the streetscapes along Eastlake Avenue East and East Allison Street adding to the public life of the area
- **Open Space:** Develop amenity areas that -
 - Strategically use topographic elevation changes to locate structure and associated open spaces
 - Act as transition zones to reduce the appearance of bulk and scale

COMMUNITY OUTREACH

SUMMARY OF OUTREACH METHODS

OUTREACH METHOD	MEDIA	ACTION
Printed Outreach	Posters (High Impact)	Posters were mailed to 753 residences and businesses and shared with 2 neighborhood community groups.
Electronic / Digital Outreach	Project Website (High Impact)	Project website established and publicized via poster. Monitored daily for comments from the Website. Developed an interactive project website with project information and a public commenting function.
Electronic / Digital Outreach	Survey (High Impact)	Online survey established and publicized via poster with link to survey featured on project website.

COMMUNITY COMMENTS / QUESTIONS

DESIGN-RELATED COMMENTS	COMMENTS / QUESTIONS	RESPONSE
Design	64% of survey respondents noted relationship to neighborhood character and parking are most important about the design of a new building on this property; 45% said environmentally-friendly feature; 9% said attractive materials and unique design. Several respondents encouraged the project team to use high-quality construction; consider cleverness, unexpectedness and imagination in designs; retain the history of the founders, and keep Eastlake local by having the new buildings flow with the area.	DRAFT
Exterior	70% of survey respondents said lighting and safety features were the most important consideration for the exterior space of the property; 50% said landscaping; 40% said seating options and places to congregate; and 10% said bike parking. One respondent inquired what will happen to the large tress on the downslope of East Allison Street.	
Height & Scale	Numerous respondents inquired how tall the proposed new building will be, and encourage that it not be too high so it doesn't block a lot of natural light or cause neighbors to lose their views of Lake Union and thus the value of their homes. One respondent noted that it would be great if the building was not higher than four stories.	
Security	A few respondents encouraged the project team to take steps for personal safety including creating fully-visible places without blind spots where people could camp and have trash containers that are not accessible to non-residents.	

COMMUNITY COMMENTS / QUESTIONS

NON DESIGN-RELATED COMMENTS	COMMENTS / QUESTIONS	RESPONSE
Retail	67% of survey respondents said new places for coffee or breakfast are the retail components they are most interested in for this location; 58% said new restaurants or bars; and 50% said new stores for shopping. 58% of survey respondents said great people and service most inspire them to return when visiting a new building, office, restaurant, or retailer; 50% said local businesses and small businesses; 33% said a sense of openness and natural light; 33% said thoughtful design that is open and welcoming; 25% said calm, restful places to reflect and relax; and 16% said bustling, exciting energy and color and materials used in design. A few respondents noted this would be a great site for a small grocery store and one noted that new retail outlets filling the gap between the University Bridge and Mercer Street will be well-used. One respondent noted they would like to see more restaurants and another inquired whether a list of businesses who will occupy the retail spaces is available.	<p style="font-size: 2em; color: #e91e63; margin: 0;">DRAFT</p>
Parking, Traffic & Street Improvements	Numerous respondents expressed concern about inadequate parking, given that there will be retail and commercial as well as residential, and because there are numerous apartments and business in the area already (without their own parking) and street parking in the area is a challenge. One respondent strongly discouraged the project team from constructing a new project without adequate parking. Another inquired whether improvements will be made to Eastlake Avenue East as it is significantly worn due to high traffic. One respondent noted that traffic noise from I-5 overhead is overwhelming at the very north end of Eastlake.	
Density	A few respondents noted that Eastlake is relatively quiet and calm with a small, local feeling, and expressed concern that another building will detract from the neighborhood’s charm. Another respondent supported less postulation density, less people, and more nature.	
Project Impacts	A few respondents inquired about project impacts- including whether an environmental impact statement had been completed; what the construction hours will be and how the crews will minimize dust; whether an impact study will be conducted for homeowners who will have their view obstructed; and if compensation will be provided to those homeowners.	
Project Timeline	A couple of respondents inquired when the project will start and finish.	
Existing Residents	One respondent encouraged the project team to have respect of the people and communities who live in Eastlake already, and not displace anyone or anything.	
Units	One respondent inquired whether the team can lower the number of units to half of what is now planned.	