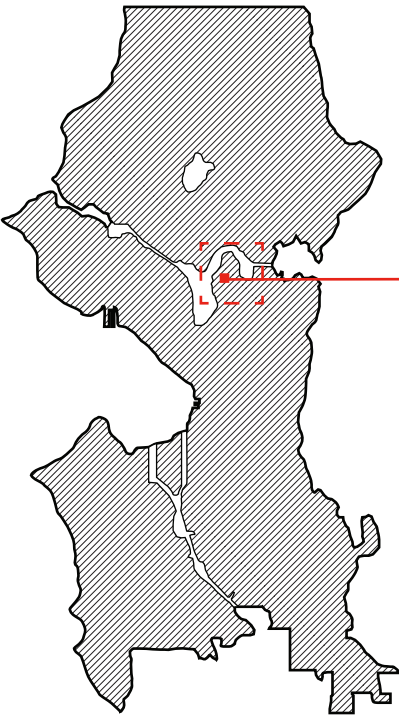
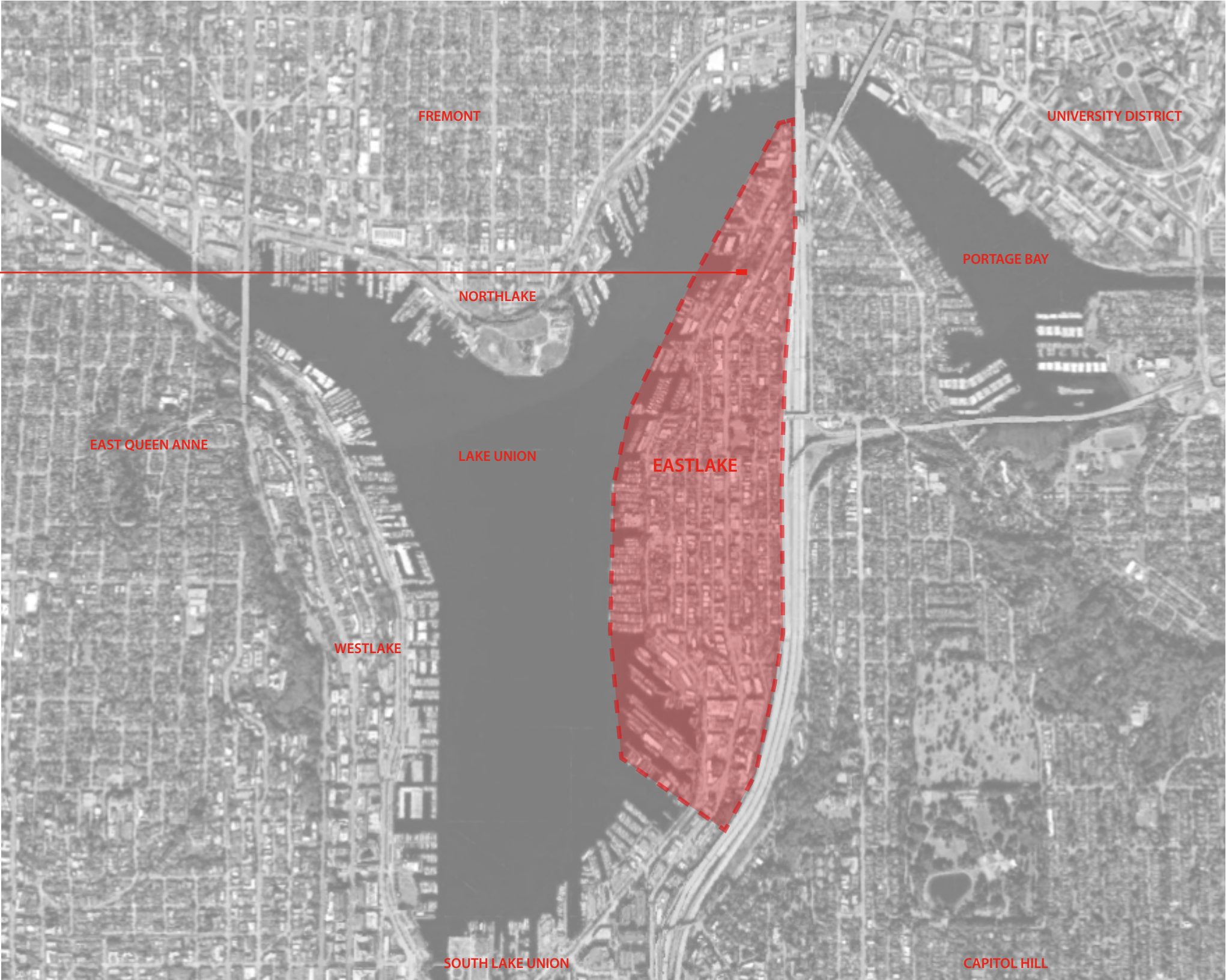
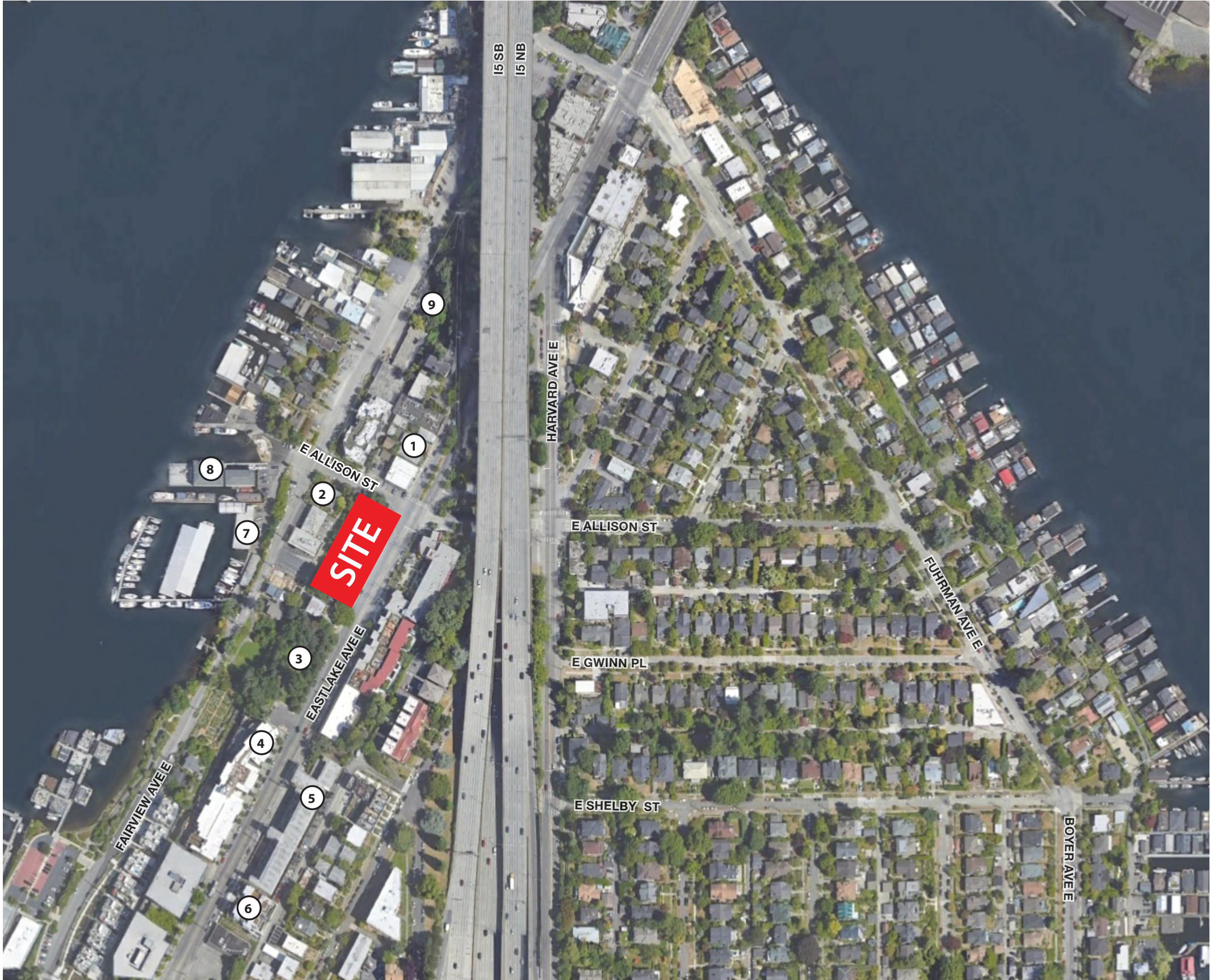


URBAN DESIGN ANALYSIS: CITY CONTEXT



SITE





NEIGHBORHOOD CONTEXT

- 1. New Development- 3101 Eastlake Ave E
- 2. New Development- 117 E Allison
- 3. Fairview Park
- 4. Little Water Cantina
- 5. Corando Apartments
- 6. Eastlake Flats
- 7. Thunderbird Marina
- 8. College Club Seattle
- 9. New Development- 3150 Fairview Ave E

URBAN DESIGN ANALYSIS: NEIGHBORHOOD CONTEXT

The immediate vicinity around the project is undergoing a tremendous amount of change. New developments consisting of primarily mixed-use buildings will create greater density with commercial spaces activating the ground level. East Allison Street will see the most impact with (3) new developments, street re-grading, and a new park that will aid in its connection to Lake Union.

NEW NEIGHBORHOOD CONTEXT

- Project Site**
- 117 East Allison Street, Seattle, WA 98102
 - Combine (2) existing parcels. New mixed use project with retail at ground floor and multifamily housing above.
- 3101 Eastlake Avenue East, Seattle, WA 98102
 - New 7-story building with 104 residential units and retail. Parking for 36 vehicles proposed.
- 3150 Fairview Avenue East, Seattle, WA 98102
 - New 5-story building with 103 residential units. Parking for 37 vehicles proposed. 2-story portion of existing building to remain for offices.
- 100 R East Allison Street, Seattle, WA 98102
 - Shoreline Substantial Development Application to allow open space at the end of East Allison Street. Project to include landscaping, seating, and improved access to water.

LEGEND

- Site** 
- Unbuilt 



EXISTING SITE PLAN

PARCEL NUMBERS:

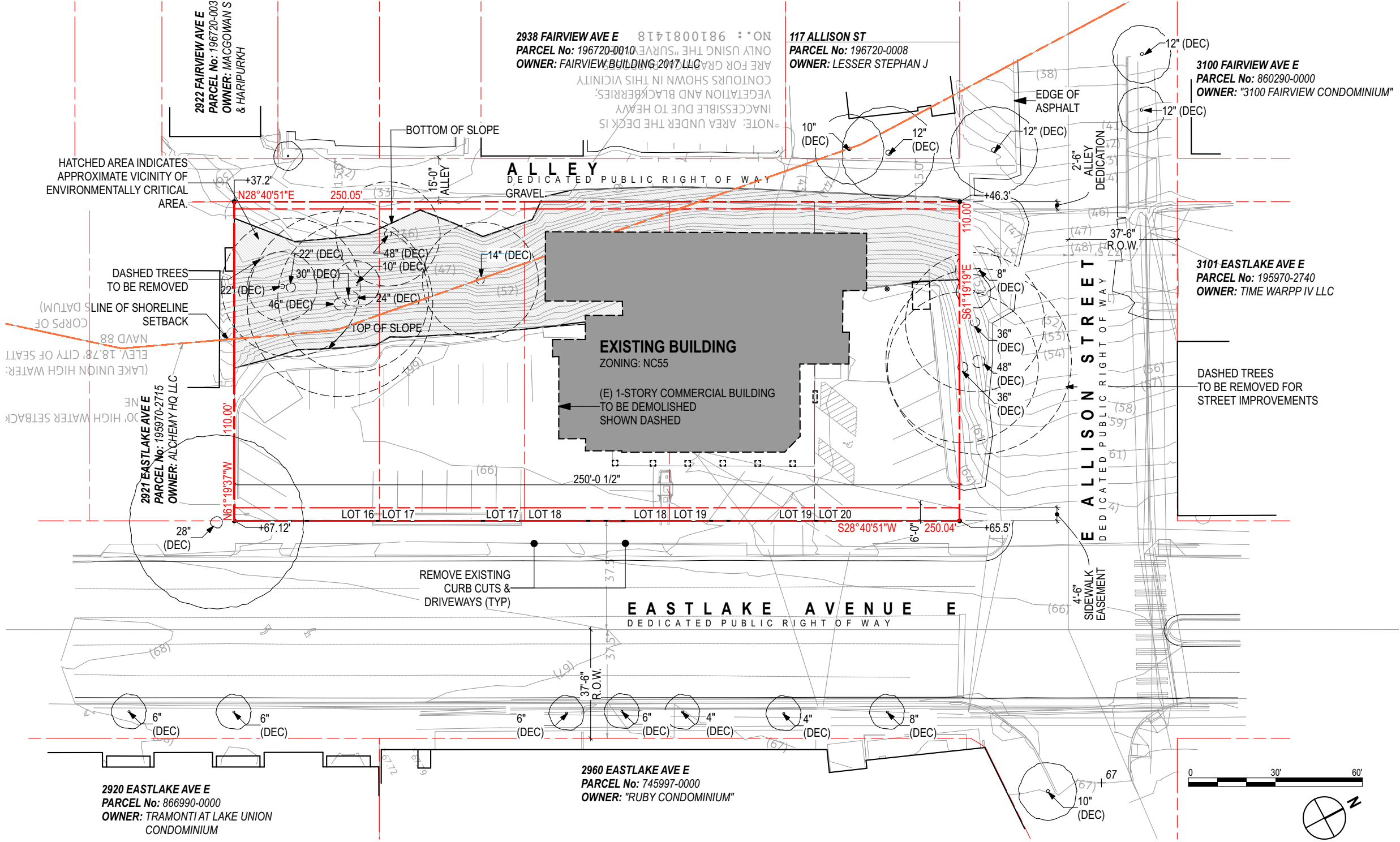
1959702735-02

LEGAL DESCRIPTION

Lots 16, 17, 18, 19 AND 20 IN BLOCK 35 OF DENNY FUHRMAN ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 7 OF PLATS AT PAGE 34, IN KING COUNTY, WASHINGTON.

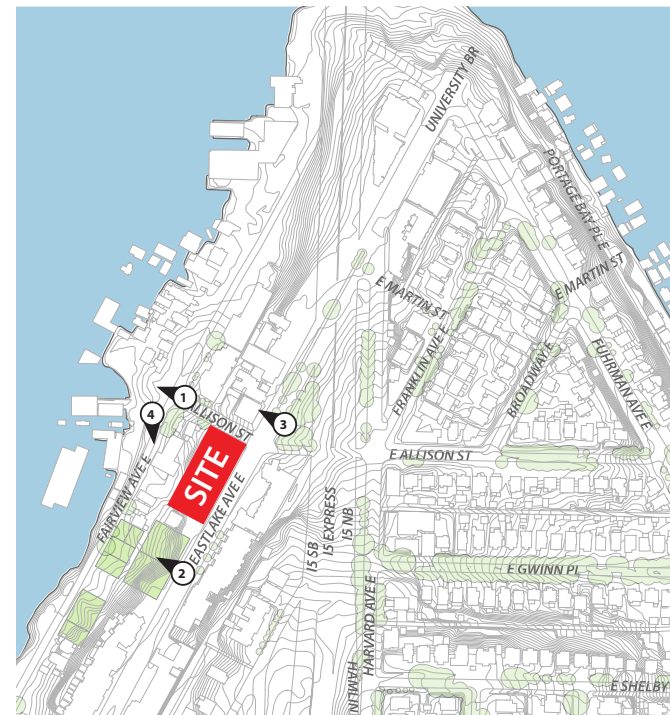
TREES

DASHED TREES TO BE REMOVED. REFER TO ARBORIST REPORT FOR TREE CONDITIONS.



URBAN DESIGN ANALYSIS: NEIGHBORHOOD CHARACTER

The character of the buildings immediately surrounding the project site depend on their proximity to Lake Union. To the west, a mixture of single family, lowrise commercial, and lowrise apartment buildings live within the shoreline setback. In contrast, a strong urban edge is held on both sides of Eastlake Avenue East, broken up only by Fairview Park to the south of the site. The project has an opportunity to be welcoming as one transitions from the bustling public life of Eastlake Avenue East to the quiet near the water. It will be especially important to activate the east, north, and west sides of the project with building, open space, and landscape to aid in this transition.



① COLLEGE CLUB SEATTLE
11 East Allison Street



② FAIRVIEW PARK
2900 Fairview Avenue East



③ E-CLIPS HAIR STUDIO, EASTLAKE MASSAGE
3101, 3105 Eastlake Avenue East



④ NW APARTMENTS, METRO PROPERTY SERVICES LLC
2940 Fairview Avenue



① SHIP CANAL BRIDGE



② RUBY, MAY SALON, SUSHI KAPPO TAMURO
2960, 2958, 2938 Eastlake Avenue East

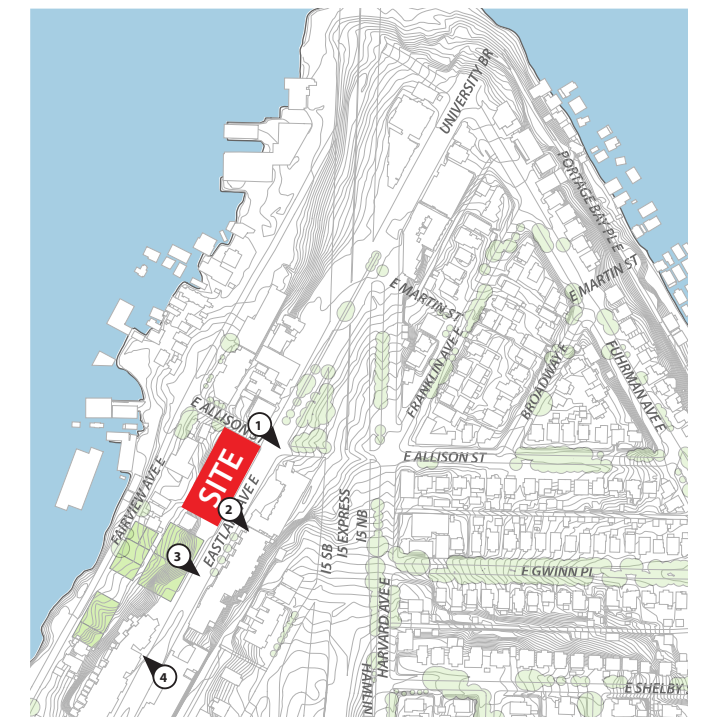


③ TRAMONTI CONDOS, EASTLAKE PERFORMANCE, SEATTLE CAVIAR, GREY CITY
2926, 2922, 2920 Eastlake Avenue East



④ EASTLAKE 2851 APARTMENTS
2851 Eastlake Avenue East

Along Eastlake Avenue East, 4-story mixed-use apartment projects consistently form a strong urban edge on both sides of the street, interrupted only by Fairview Park. The immediate proximity and overwhelming scale of the I-5 Ship Canal Bridge approach is a formidable presence along this portion of Eastlake Avenue East, effectively separating this area from the lower density neighborhood to the east. The jarring scale differential between the bridge approach and the low rise development along the water to the west is somewhat mitigated by the mid-rise development along the Eastlake corridor.

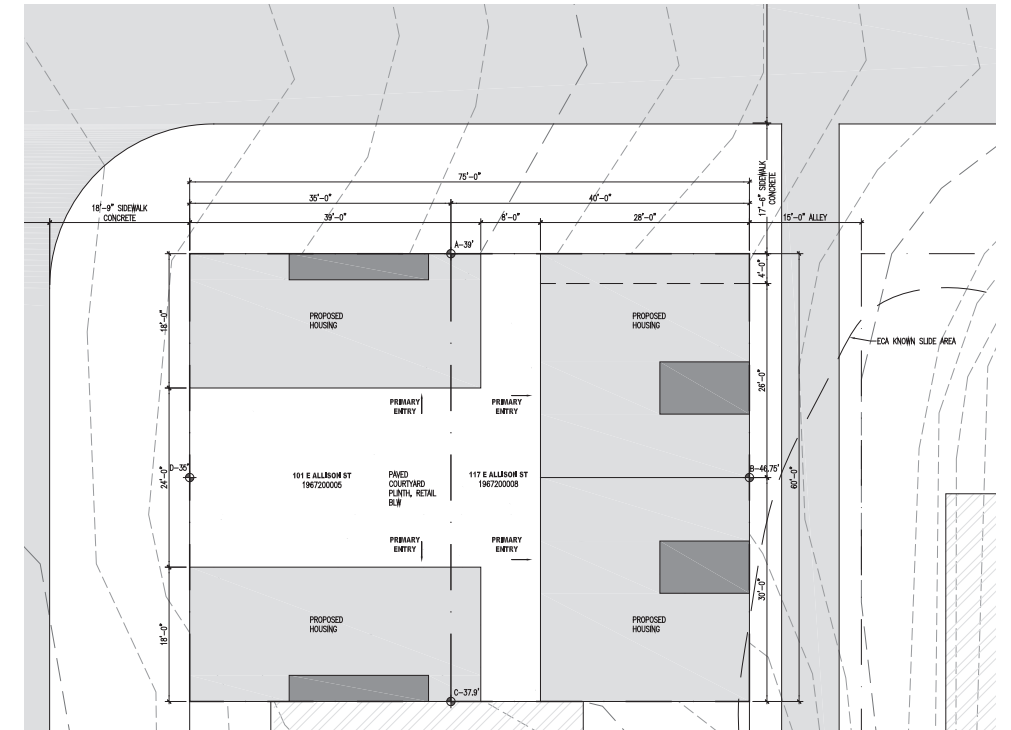


URBAN DESIGN ANALYSIS: PROPOSED NEIGHBORING BUILDINGS

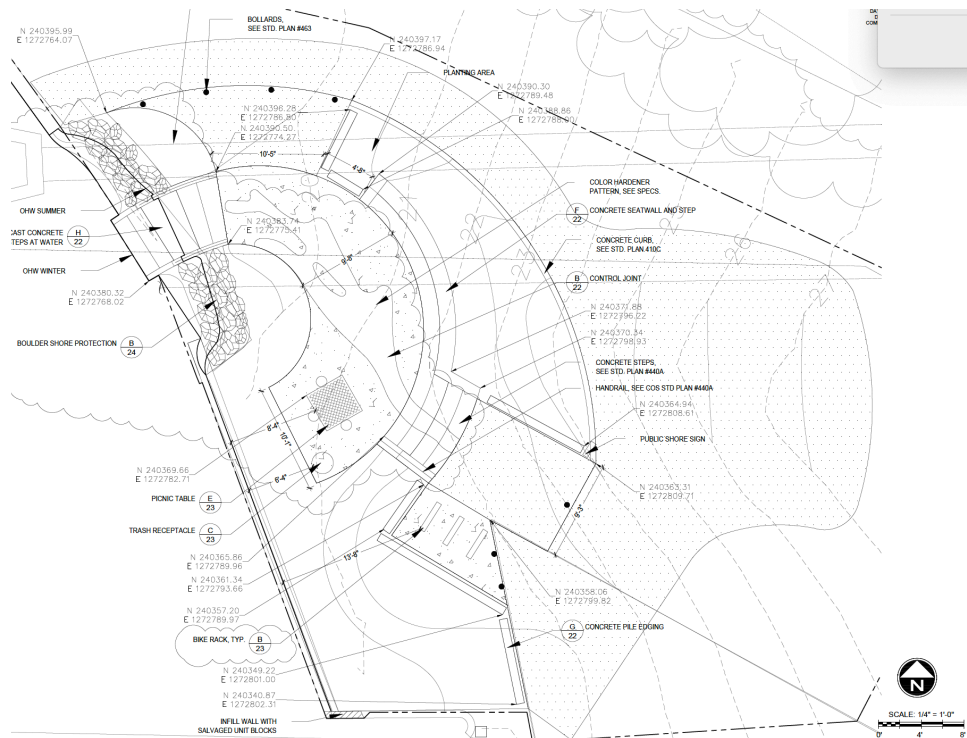
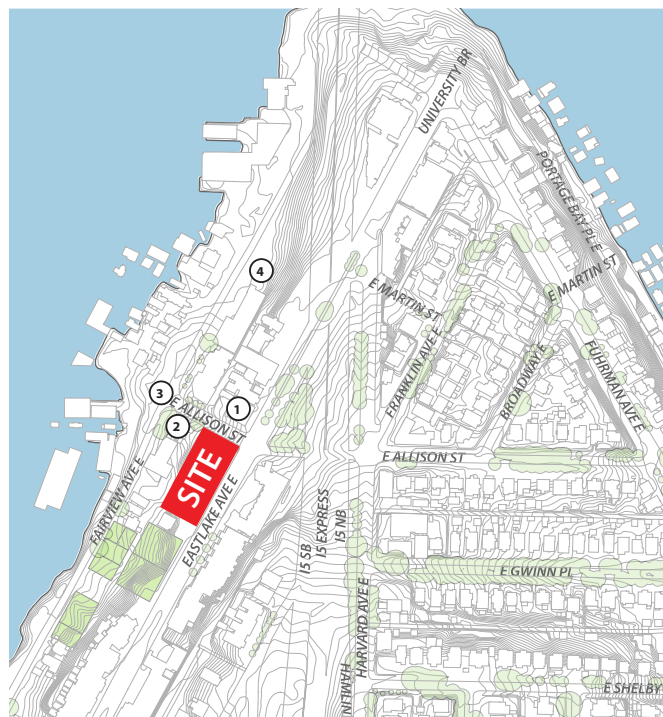
Newer development in the area is happening in close proximity to the site. **1.** A 7-story building with 104 residential units and retail is proposed across the street to the north of East Allison Street, while **2.** a new mixed-use project with retail at the ground floor and multifamily housing above is proposed across the alley to the west. **3.** A Shoreline Substantial Development Application to allow open space at the end of East Allison Street is also being proposed, which will include landscaping, seating, and improved access to Lake Union.



1 3101 EASTLAKE AVENUE EAST



2 117 EAST ALLISON STREET



3 100 R EAST ALLISON STREET



4 7150 FAIRVIEW AVENUE EAST