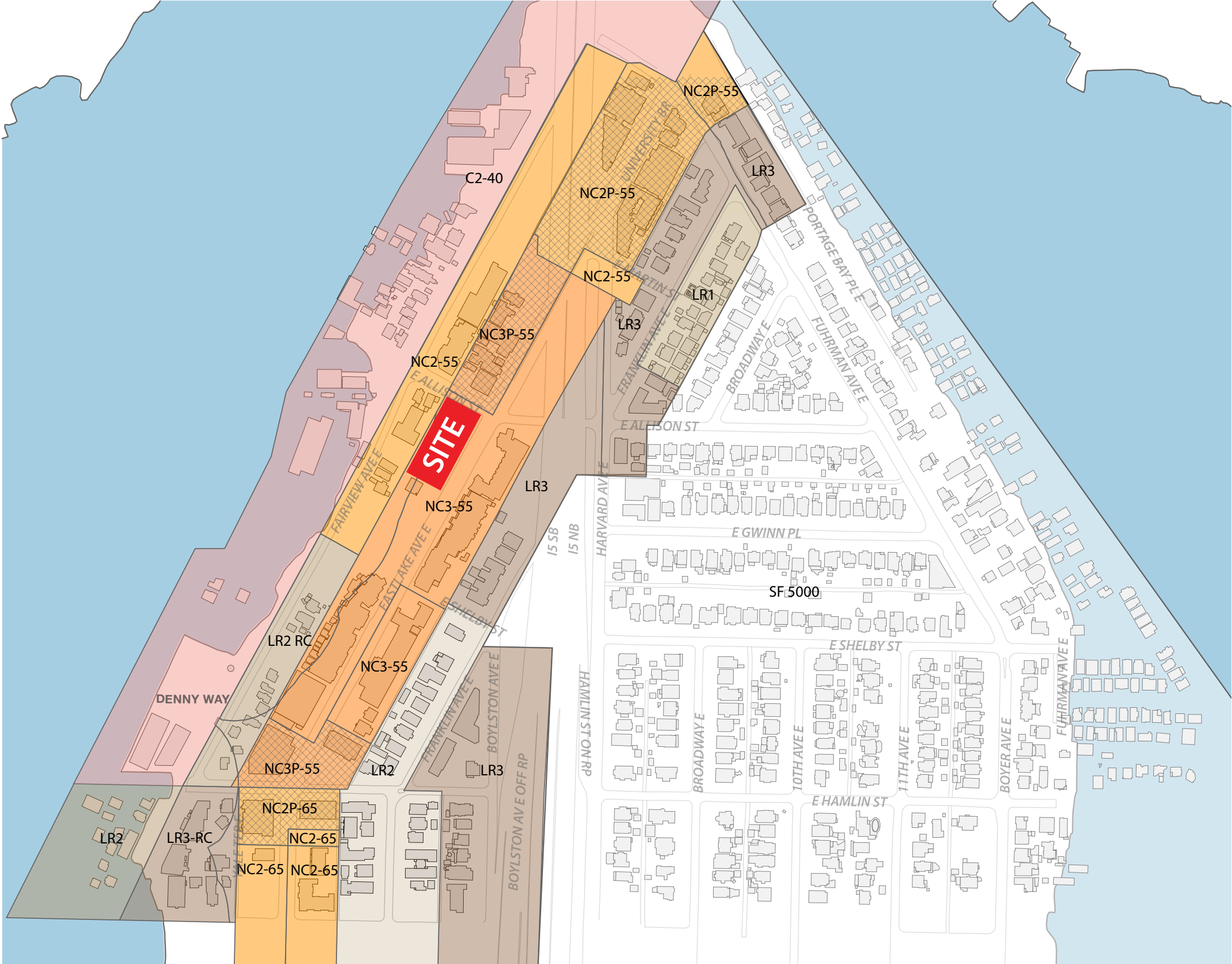


CONTEXT ANALYSIS: EXISTING ZONING

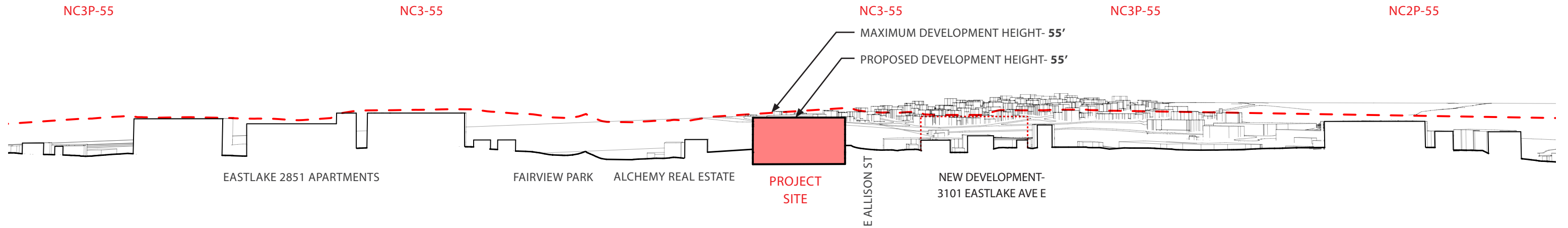


LEGEND

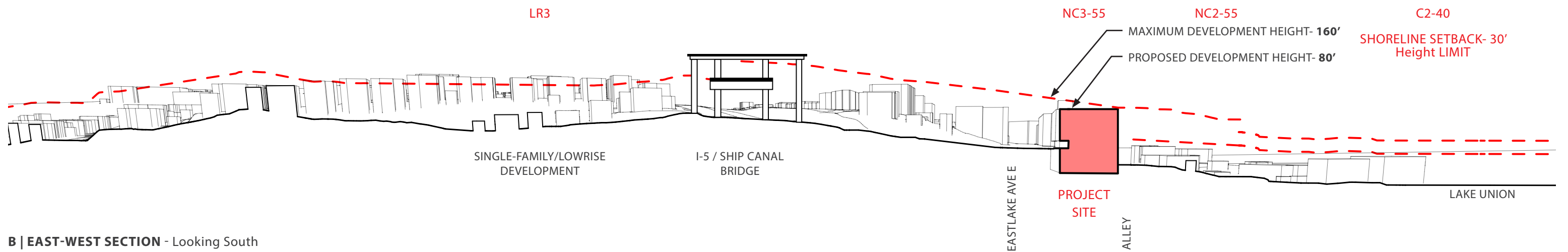
- NC3P-55/ NC3-55
- NC2P-65/ NC2-55/65
- C2-40
- LR3-RC/ LR3
- LR2-RC/ LR2
- LR1
- SF 5000
- Zone Boundaries



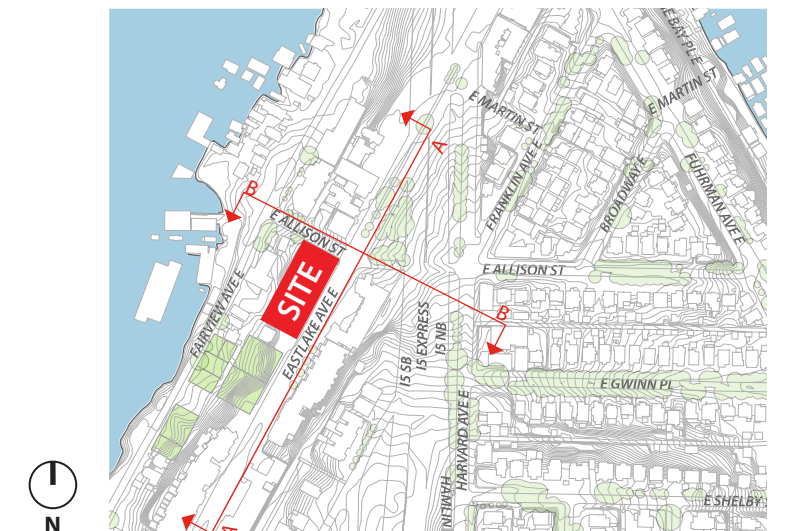
CONTEXT ANALYSIS: ZONING ENVELOPE



A | NORTH-SOUTH SECTION - Looking East



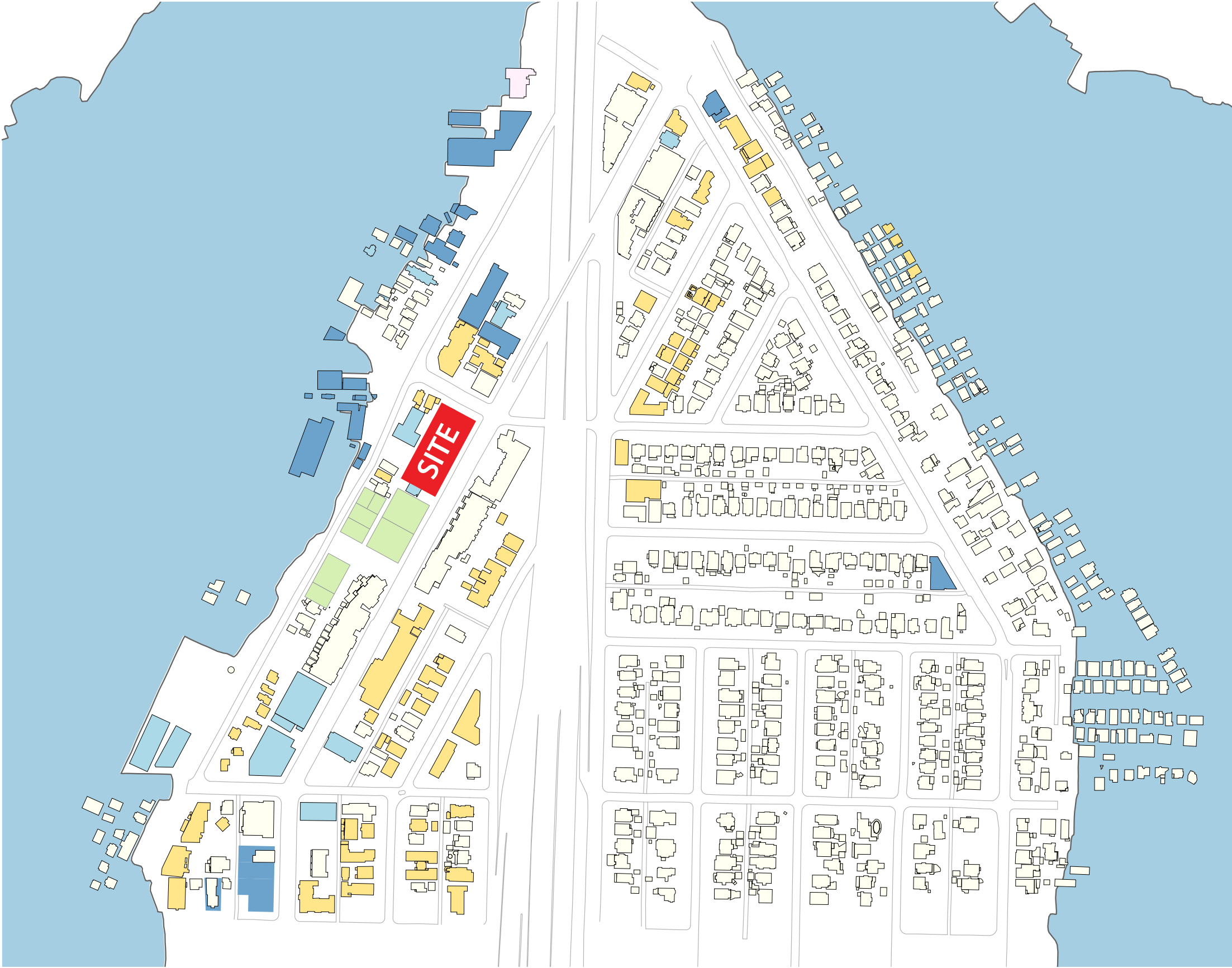
B | EAST-WEST SECTION - Looking South

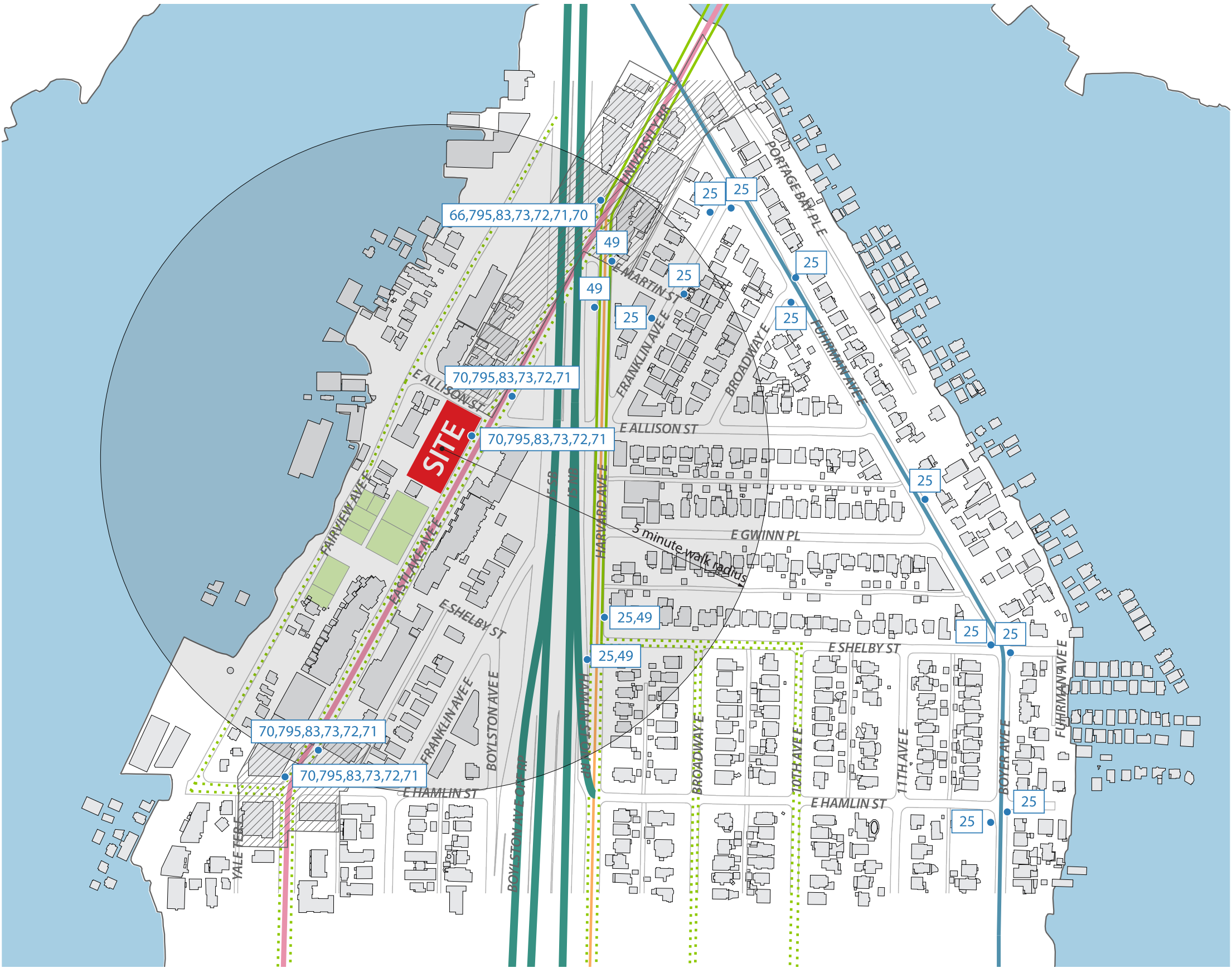


CONTEXT ANALYSIS: CURRENT USE

LEGEND

- Single Family
- Multi Family
- Mixed-Use
- Office
- Retail
- School/Institutional
- Religious
- Utility
- Parks/Open Space
- Site





LEGEND

Aurora Ave N	
99 Tunnel	
Green Street	
Principal Arterial	
Minor Arterial	
South Lake Union Streetcar	
Bus Routes	
Bus Numbers	
Bicycle Dedicated Lanes	
Bicycle Friendly Roads	
5 Minute Pedestrian Walkshed (approx.)	



CONTEXT ANALYSIS: EASTLAKE AVENUE EAST



A | NORTH-SOUTH SECTION
- Looking West

Performance Rehab
2819 Eastlake Avenue East

Academy Mortgage, Gallagher Insurance
2825 Eastlake Avenue East

Eastlake 2851 Apartments
2851 Eastlake Avenue East

Little Water Catina
2865 Eastlake Avenue East

Fairview Park



B | NORTH-SOUTH SECTION
- Looking East

OPPOSITE OF **PROJECT SITE**
Ruby- 2958 Eastlake Avenue East

Tramonti Condos
2920 Eastlake Avenue East

PROTEC17, Village Reach
2900 Eastlake Avenue East



Alchemy Real Estate
2921 Eastlake Avenue East



A | NORTH-SOUTH SECTION
- Looking West - Continued

PROJECT SITE
2947 EASTLAKE AVENUE EAST

E Clips Hair, Eastlake NE Massage, Patchwerks LLLP, Psychic Reader
New Development- 3101 Eastlake Avenue East

Lake Union Cafe, LUC Custom Florals
3119 Eastlake Avenue Est

Studio DIAA
3125 Eastlake Avenue East



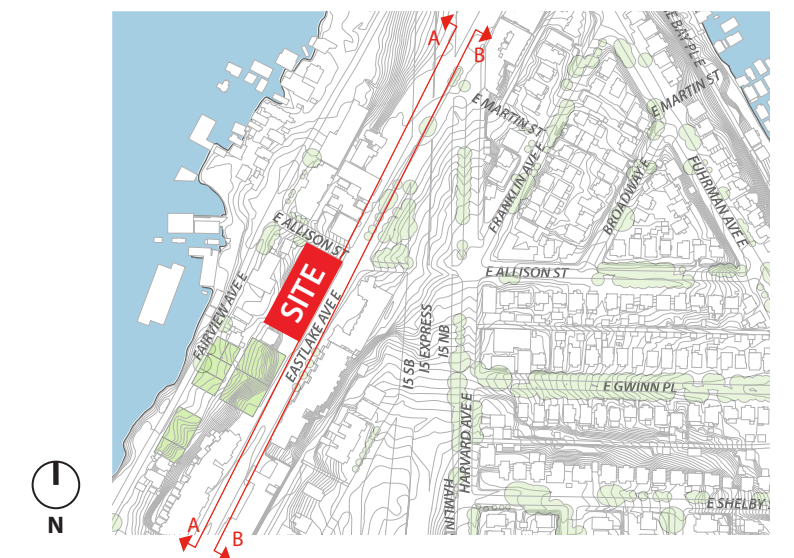
B | NORTH-SOUTH SECTION
- Looking East - Continued

2852 Eastlake Avenue East

Coronado Apartments
2840 Eastlake Avenue East

Eastlake Flats
2820 Eastlake Avenue East

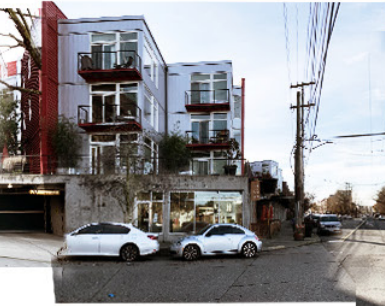
Metro Property Services LLC, Custom Mechanical Solutions
2810 Eastlake Avenue East



CONTEXT ANALYSIS: EAST ALLISON STREET



Ship Canal Bridge



Sushi Kappo Tamusa
2968 Eastlake Avenue East



PROJECT SITE
2947 EASTLAKE AVENUE EAST



New Development
117 East Allison Street

College Club Seattle
11 East Allison Street

C | EAST-WEST SECTION - Looking South





Lake Union

3101 Fairview Avenue East

Ship Canal Bridge

OPPOSITE OF **PROJECT SITE**
E-Clips- 3101 Eastlake Avenue East

D | EAST-WEST SECTION
- Looking North

