

# ZONING DATA

## SEATTLE LAND USE CODE SUMMARY

<b>Parcel Nos</b>	1959702735-02	
<b>Lot Area</b>	27,505-sf (±0.63-acres)	
<b>Zoning</b>	NC3-55 (M)	
<b>Overlay</b>	Eastlake Residential Urban Village, Parking Flexibility Area	
<b>Permitted Uses</b>	Residential uses permitted outright.	Will comply
<b>Street Level Uses</b>	x	Does not apply
<b>Street Level Standards</b>	- x	Will comply
<b>Structure Height</b>	Maximum structure height as zoned: 55-ft	Will comply
<b>FAR</b>	Floor Area Ratio: - Base FAR limit: 3.75	Will Comply
<b>Setbacks</b>	4.5' sidewalk easement along east property line, 2.5' Alley Dedication along the west property line, shoreline setback	
<b>Landscaping And Screening</b>	x	
<b>Light and Glare</b>	Exterior lighting to be shielded and directed away from adjacent uses	Will comply
<b>Parking</b>	No parking required for residential in urban centers  Bicycle parking required for multi-family structures as follows: - 1 space per DU long-term - 1 space per 20 DUs short-term - For residential uses, after first 50 parking spaces provided rate is reduced to 3/4 the ratio specified	No parking required  Will comply

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# PRIORITY DESIGN GUIDELINES

## SEATTLE DESIGN GUIDELINES

<p><b>CS1 Natural Systems and Site Features</b></p> <p>Use natural systems and features of the site and its surroundings as a starting point for project design.</p>	<p><b>C.1. Topography, Land Form</b></p> <p>Use the natural topography and/or other desirable land forms or features to inform the project design.</p> <p><b>C.2. Topography, Elevation Changes</b></p> <p>Use the existing site topography when locating structures and open spaces on the site. Consider “stepping up or down” hillsides to accommodate significant changes in elevation.</p>	
<p><b>CS2 Urban Pattern and Form</b></p> <p>Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.</p>	<p><b>C.1. Relationship to the Block, Corner Sites</b></p> <p>Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances. Consider using a corner to provide extra space for pedestrians and a generous entry, or build out to the corner to provide a strong urban edge to the block.</p> <p><b>D.1. Height, Bulk, and Scale, Existing Development and Zoning</b></p> <p>Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition. Note that existing buildings may or may not reflect the density allowed by zoning or anticipated by applicable policies.</p>	
<p><b>CS3 Architectural Context and Character</b></p> <p>Contribute to the architectural character of the neighborhood.</p>	<p><b>A.4. Emphasize Positive Neighborhood Attributes, Evolving Neighborhoods</b></p> <p>In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.</p>	
<p><b>PL1 Connectivity</b></p> <p>Complement and contribute to the network of open spaces around the site and the connections among them.</p>	<p><b>B.1. Walkways and Connections, Pedestrian Infrastructure</b></p> <p>Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.</p>	
<p><b>PL2 Walkability</b></p> <p>Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features .</p>	<p><b>B.1. Safety and Security, Eyes on the Street</b></p> <p>Create a safe environment by providing lines of sight and</p> <p><b>B.3. Safety and Security, Street-Level Transparency</b></p> <p>Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways. Choose semi-transparent rather than opaque screening.</p>	

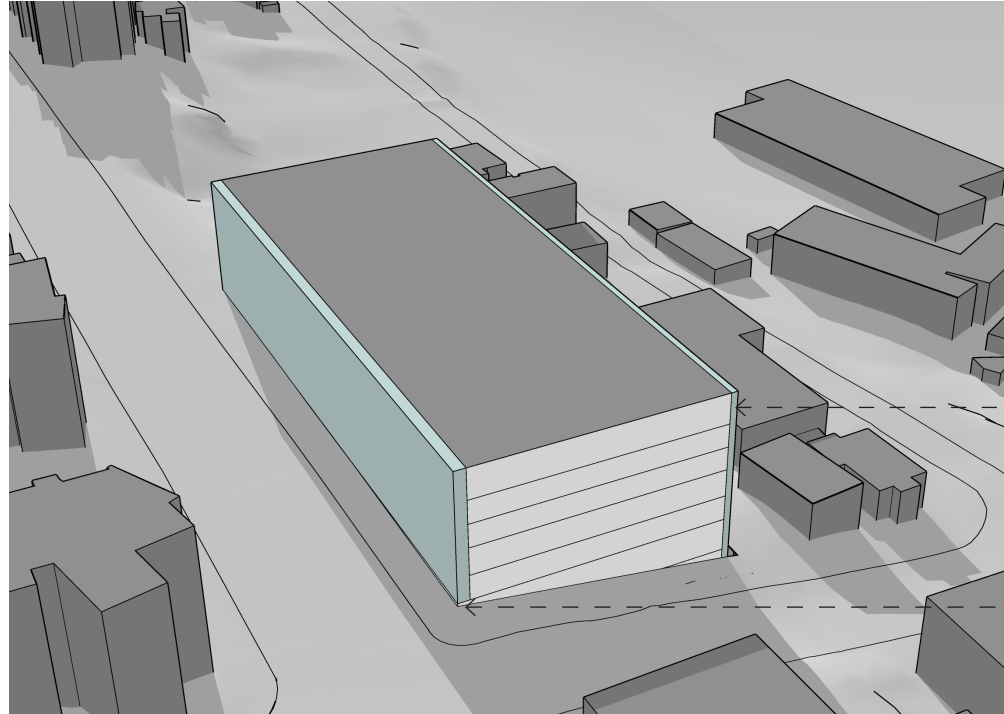
<p><b>DC1 Project Uses and Activities</b> Optimize the arrangement of uses and activities on site.</p>	<p><b>A.4. Arrangement of Interior Uses, Views and Connections</b> Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses, particularly activities along sidewalks, parks or other public spaces.</p>	
<p><b>DC2 Architectural Concept</b> Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.</p>	<p><b>A.1. Massing, Site Characteristics and Uses</b> Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space. In addition, special situations such as very large sites, unusually shaped sites, or sites with varied topography may require particular attention to where and how building massing is arranged as they can accentuate mass and height.</p> <p><b>A.2. Massing, Reduce Perceived Mass</b> Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries.</p> <p><b>B.1. Architectural and Facade Composition, Facade Composition</b> Design all building facades-including alleys and visible roofs- considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned through the placement and detailing of all elements, including bays, fenestrations, and materials, and any patterns created by their arrangement. On sites that abut an alley, design the alley facade and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing facade around the alley corner of the building.</p> <p><b>C.3. Secondary Architectural Features, Fit With Neighboring Buildings</b> Use design elements to achieve a successful fit between a building and its neighbors, such as: a. considering aspects of neighboring buildings through architectural style, roof line, datum line detailing, fenestration, color or materials; b. using trees and landscaping to enhance the building design and fit with the surrounding context, and/or; c. creating a well-proportioned base, middle and top to the building in locations where this might be appropriate. Consider how surrounding buildings have addressed base, middle, and top, and whether those solutions-or similar ones- might be a good fit for the project and its context.</p>	
<p><b>DC3 Open Space Concept</b> Integrate open space design with the design of the building so that each complements the other</p>	<p><b>A.1. Building-Open Space Relationship, Interior/Exterior Fit</b> Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.</p>	

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# BASE BUILDING ENVELOPE

## 1. REQUIRED DEDICATIONS & EASEMENTS

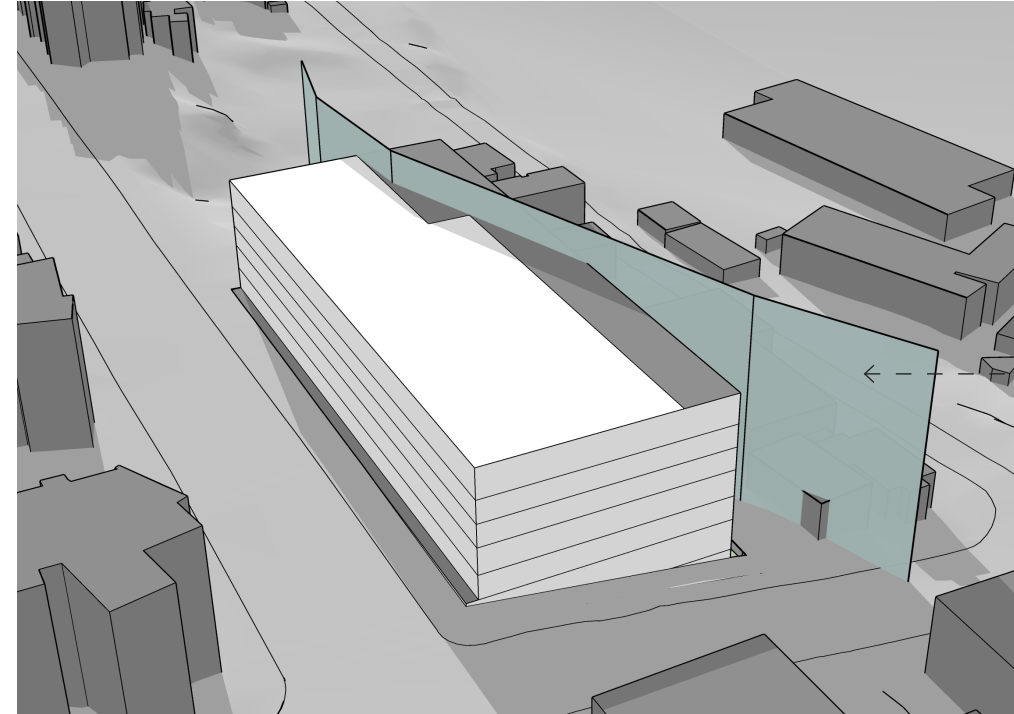


There are two required setbacks, a 4.5' Sidewalk Easement that affects Levels 1-5 along the east property line, and a 2.5' Alley Dedication along the west property line.

2.5' Alley Dedication

4.5' Sidewalk Easement

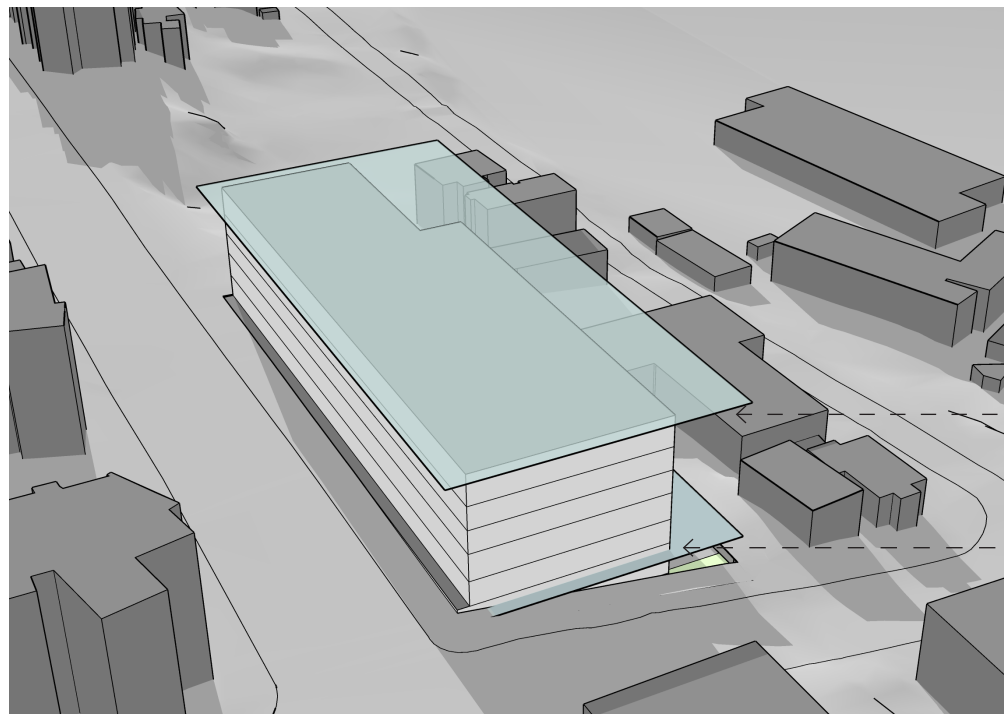
## 2. SHORELINE SETBACK



A shoreline setback overlaps the southwest corner of the property.

Shoreline Setback 30' Height Limit

## 3. AVERAGE GRADE PLANE

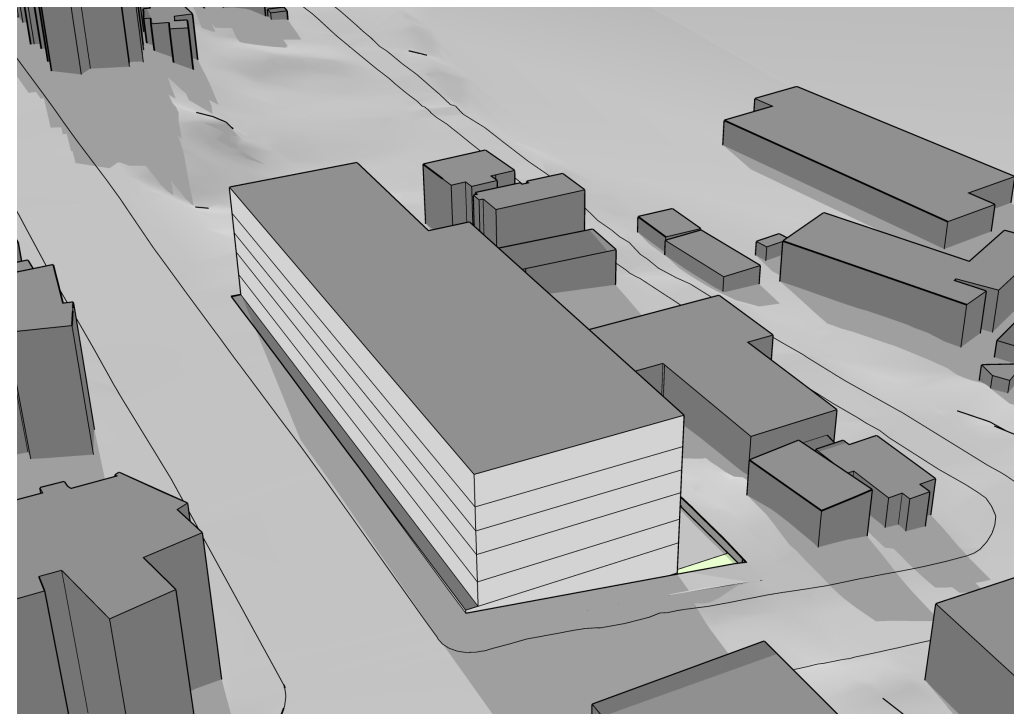


Because of significant elevation change on the property, the average grade plane must be carefully set in order to allow 5 levels along Eastlake Avenue East.

55' Height Limit

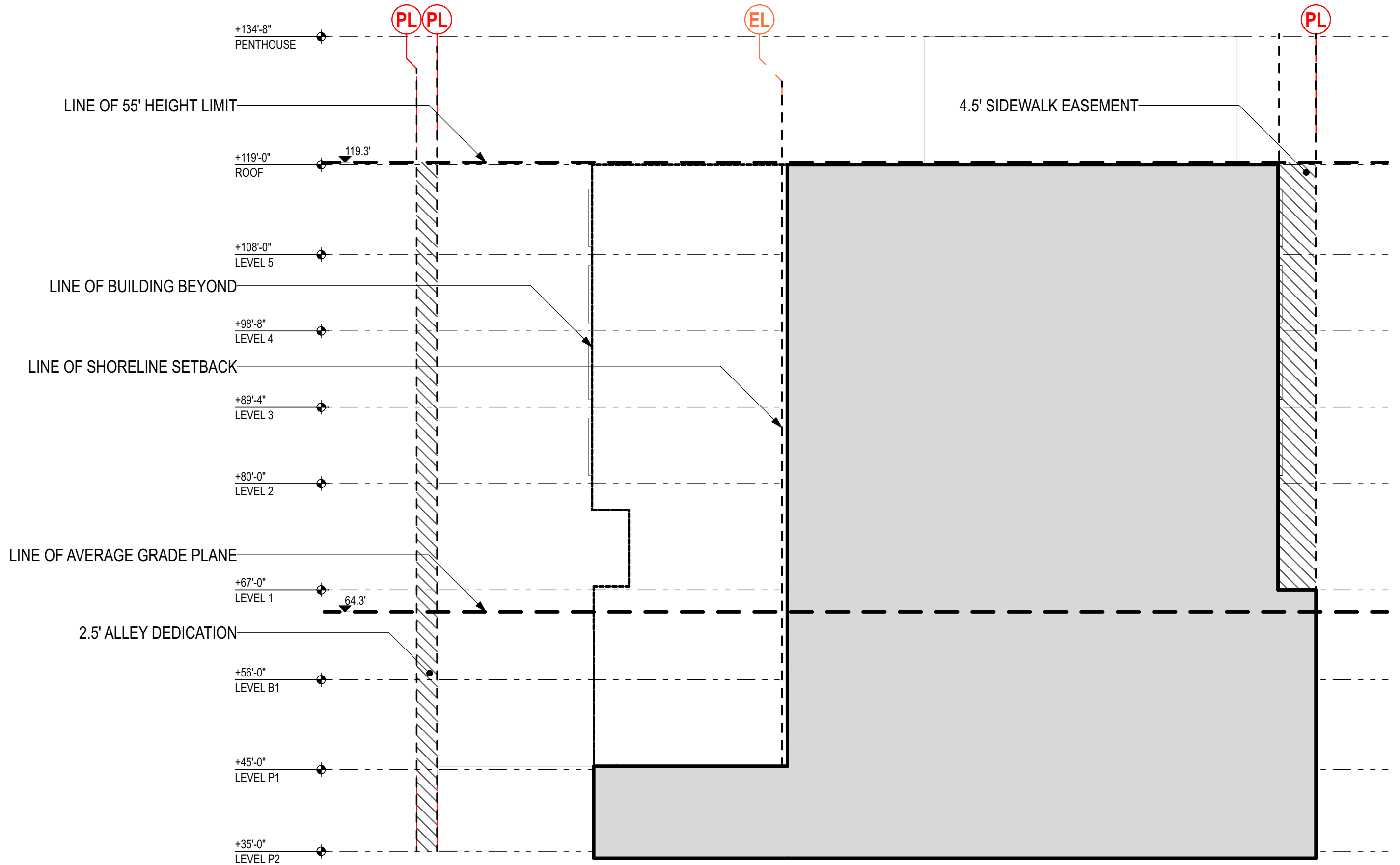
Average Grade Plane

## 4. BASE BUILDING ENVELOPE



Combining the required setbacks, shoreline considerations, and the challenging topography, a base building envelope is formed as a jumping off point for massing alternatives for the project.

# BASE BUILDING ENVELOPE- SECTION





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## CONCEPT 1

Stories	Eastlake- 5 above-grade, 3 partial below-grade Alley- 7/8 above-grade
Floor Area	Total FAR Area: 103,110-sf Total GSF Area: 147,779 sf
Unit Count	135 apartments 4 live-works
Parking	88 parking stalls
Potential Departures	None
Advantages	- x
Disadvantages	- x



## CONCEPT 2

Stories	Eastlake- 5 above-grade, 3 partial below-grade Alley- 7/8 above-grade
Floor Area	Total FAR Area: 103,140-sf Total GSF Area: 148,114-sf
Unit Count	136 apartments 5 live-works
Parking	76 parking stalls
Potential Departures	None
Advantages	- x
Disadvantages	- x



## CONCEPT 3 (PREFERRED)

Stories	Eastlake- 5 above-grade, 3 partial below-grade Alley- 7/8 above-grade
Floor Area	Total FAR Area: 100,455-sf Total GSF Area: 144,830-sf
Unit Count	131 apartments 4 live-works
Parking	88 parking stalls
Potential Departures	None
Advantages	- x
Disadvantages	- x

# 8.0 ARCHITECTURAL MASSING CONCEPT 1

## CONCEPT 1

Overall, each massing concept aims to:

- 1. Massing:** Take advantage of unique site features and the corner lot condition as a gateway and transition point
- 2. Public Life:** Focus on opportunities for the project to make strong connections to adjacent streetscapes and their character
- 3. Open Space Concept:** Use elevation changes to strategically locate structure and associated open spaces

**Massing-** The primary massing moves for this concept explore the implications of the required project setbacks, the first being the 4.5' sidewalk easement along Eastlake Avenue East which affects Levels 1-5 along the east facade, the second being the shoreline setback that creates the primary massing shift for the west facade along the alley. An undercut is introduced along the east facade, while more refined massing in the form of inset decks is starting to be explored along the west facade. This not only helps maximize water views to Lake Union, but also helps reduce the appearance of bulk and scale.

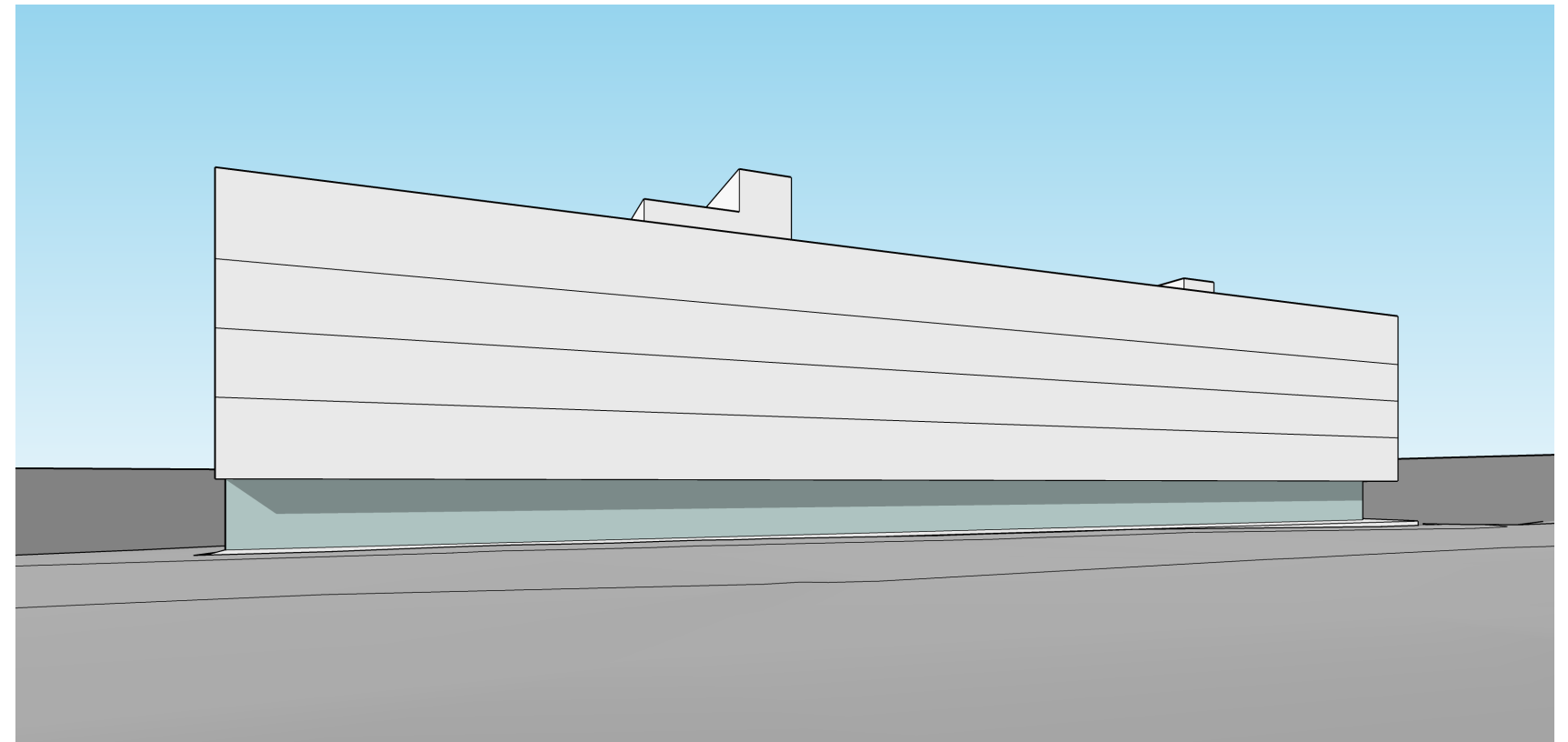
**Public Life-** The main residential lobby is located at the ground level, Level 1, on the southernmost corner

along Eastlake Avenue East. 4 live-work units with individual entries march north along the east façade, and finally the proposed restaurant is located on the northeast corner of the site, with its main entrance just slightly south of that corner. The restaurant's location and size is maintained through all 3 massing concepts as it is strategically placed to maximize its views to the west, much like the Eastlake Bar & Grill before it. Working with the grade, a secondary residential entrance is located off of East Allison Street with direct access to Level B1.

**Open Space Concept-** Significant grade on site transforms a 5-story massing along Eastlake Avenue East to a 7/8-story massing along the alley. Retaining, parking access to the P1 and P2 levels, and at grade amenity to west facing units on Level P1 help reduce the apparent height, bulk, and scale transition on this side of the building down to the lower development.

The primary downsides of this concept are:

- The unmodulated facade along Eastlake Avenue East maintains the urban edge but is otherwise unremarkable.
- The west façade appears, too, relentless and bulky even with the carving out of decks.
- The north and south facades are highly visible, but have little articulation in this scheme.



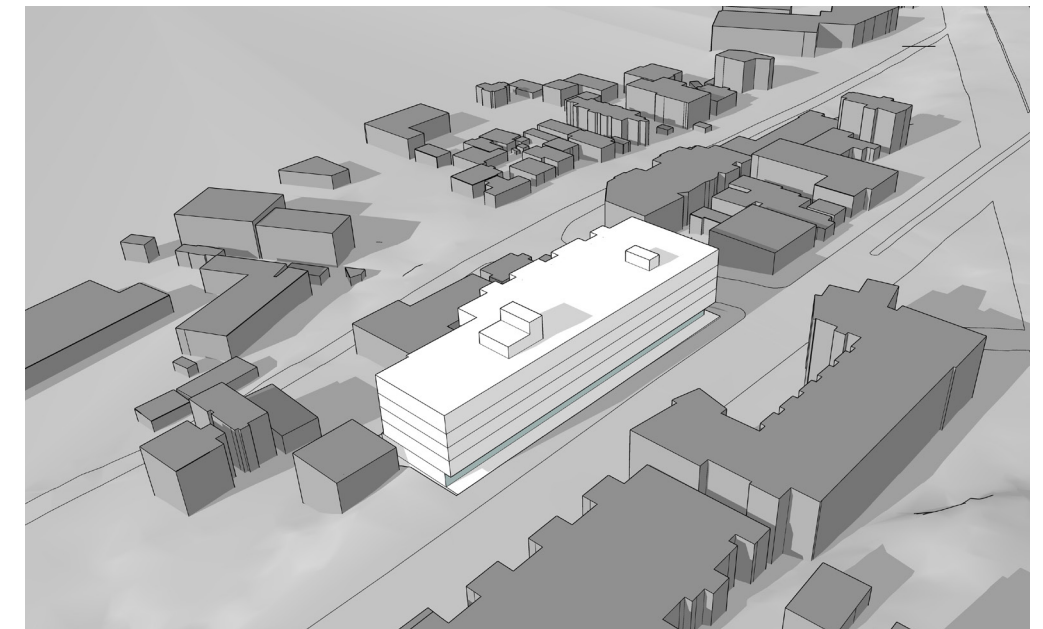
View from Eastlake Avenue East, looking east



Looking southwest



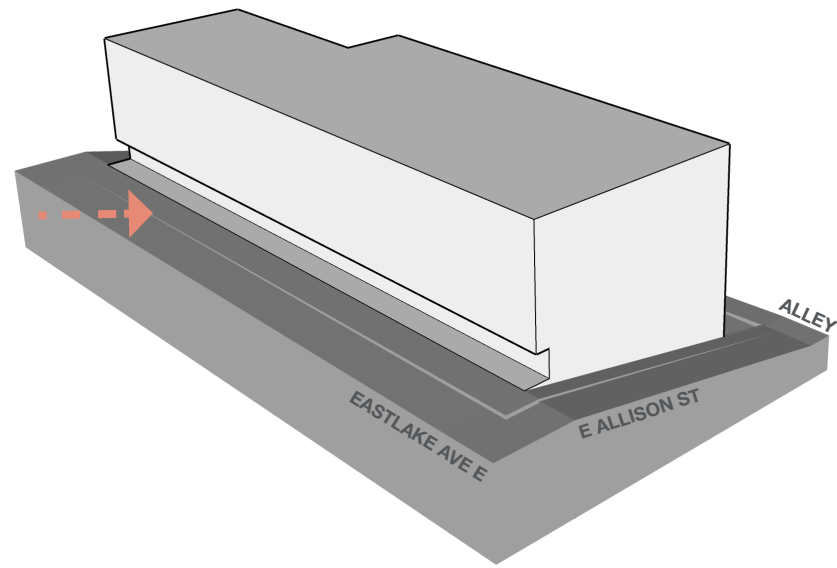
Looking northeast



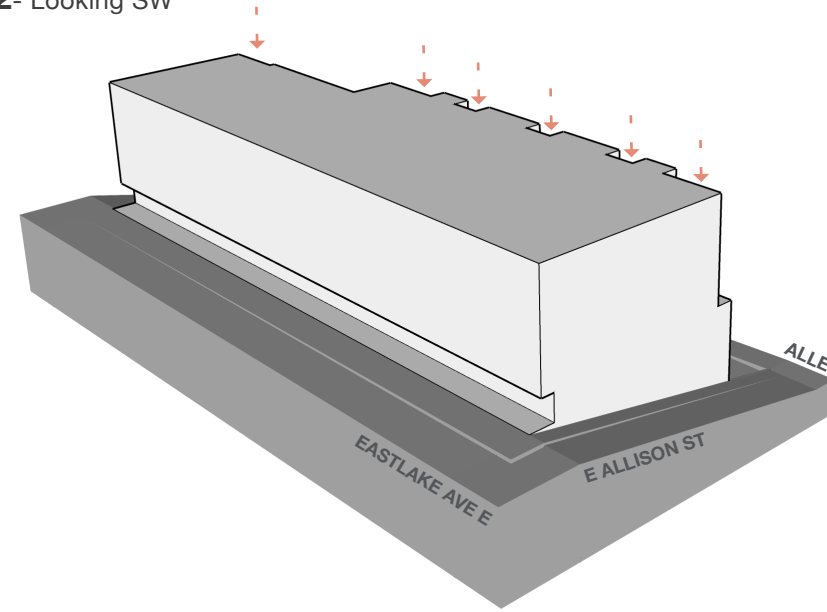
Looking northwest

# 8.0 ARCHITECTURAL MASSING CONCEPT 1

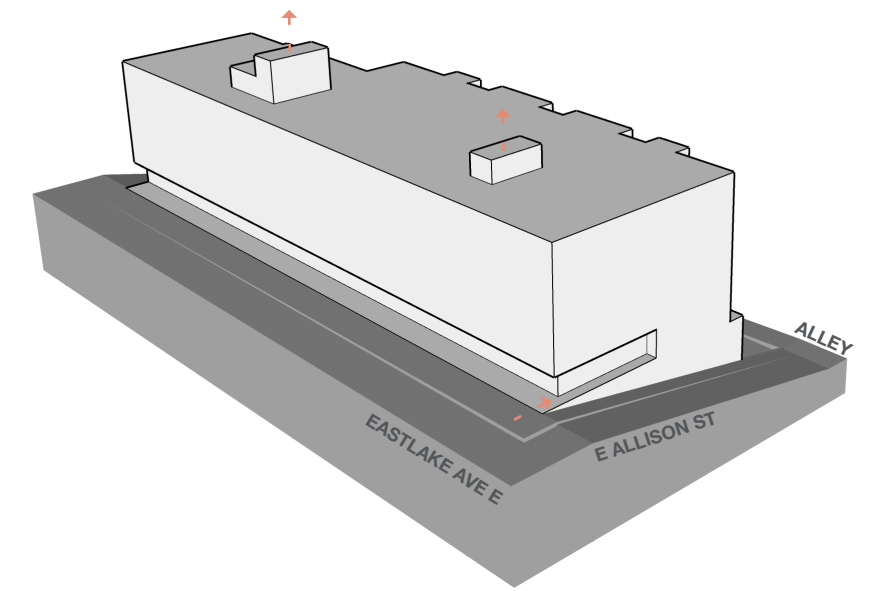
**STEP 1- Looking SW**



**STEP 2- Looking SW**



**STEP 3- Looking SW**

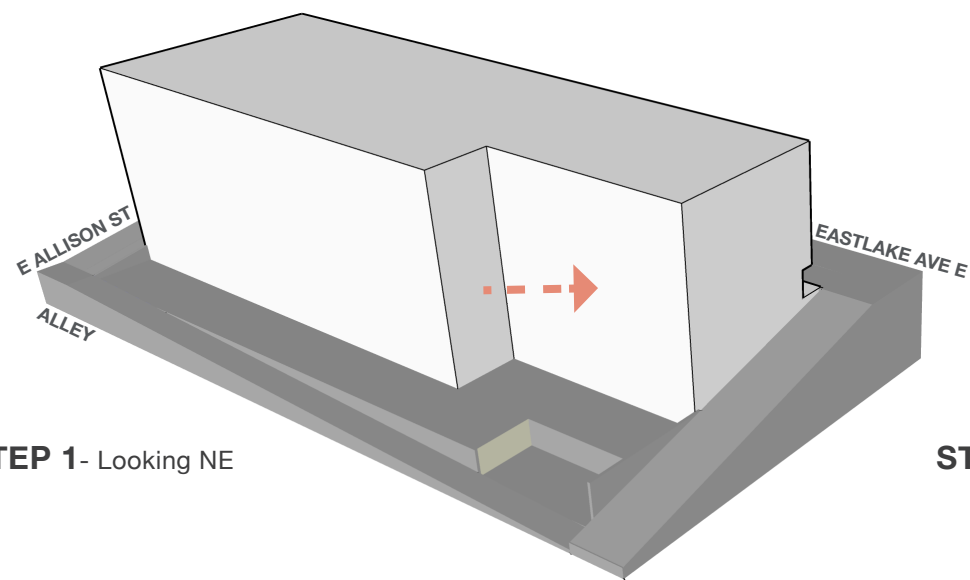


① The building has two required massing setbacks- the first off of the east facade along Eastlake Avenue East for right-of-way improvements at the ground level, the second due to the shoreline setback on the property which breaks up the west facade along the alley into 2 primary volumes.

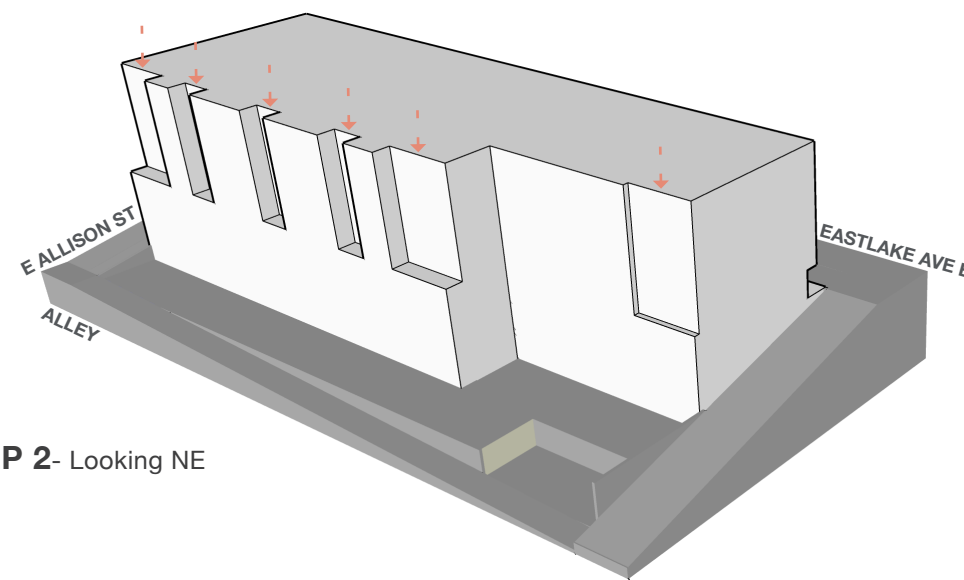
② The volume along the east facade is undisturbed in order to explore highlighting the urban edge along Eastlake Avenue East. The larger volume along the west facade is subdivided using inset decks to help reduce the bulk of the building and avoid the shoreline setback.

③ A gasket is added on the northeast and north west corner to further emphasize the restaurant program. Penthouses are extruded off of the primary circulation cores, which are set back from all the facades and are not disruptive of the volume.

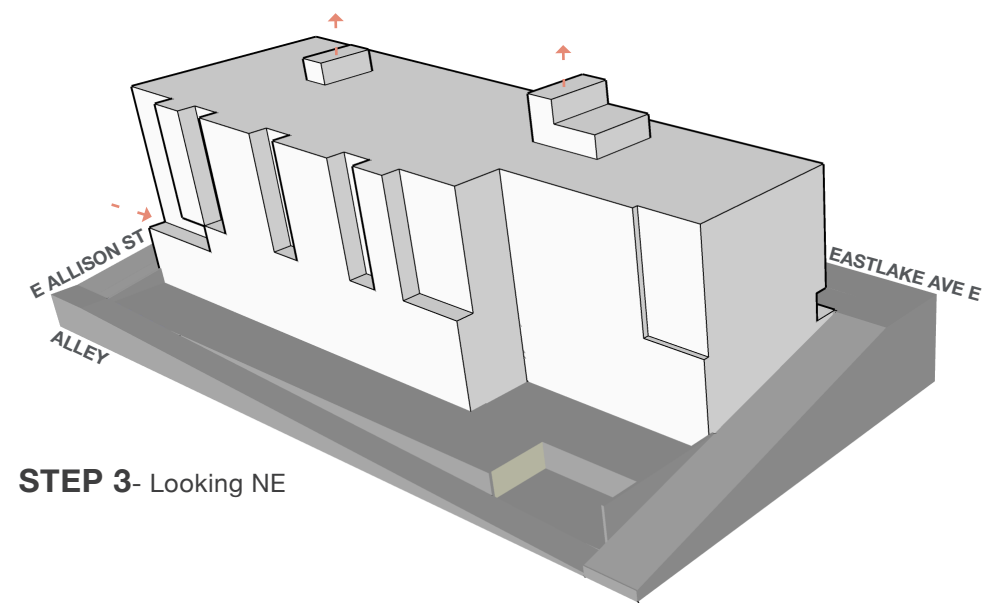
**STEP 1- Looking NE**



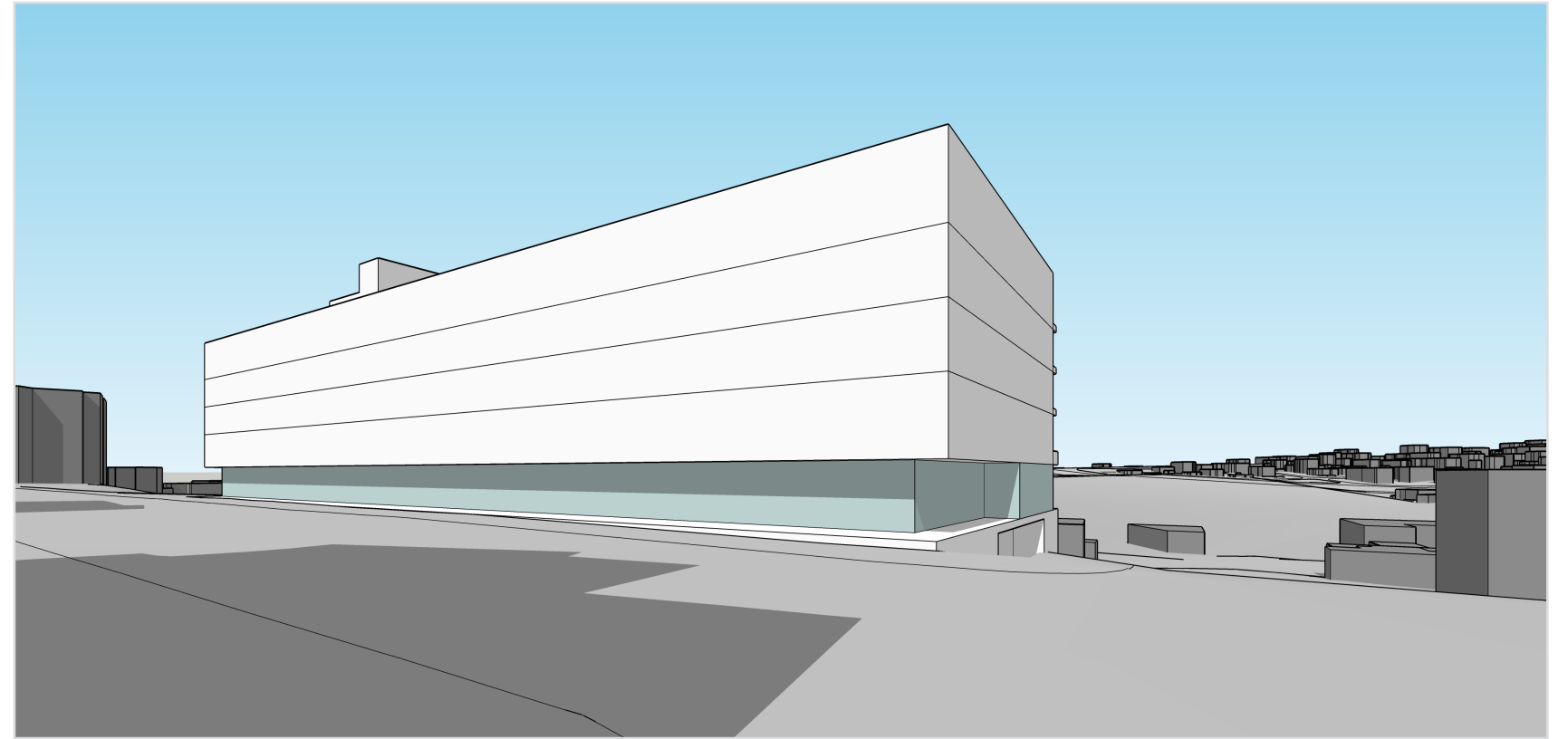
**STEP 2- Looking NE**



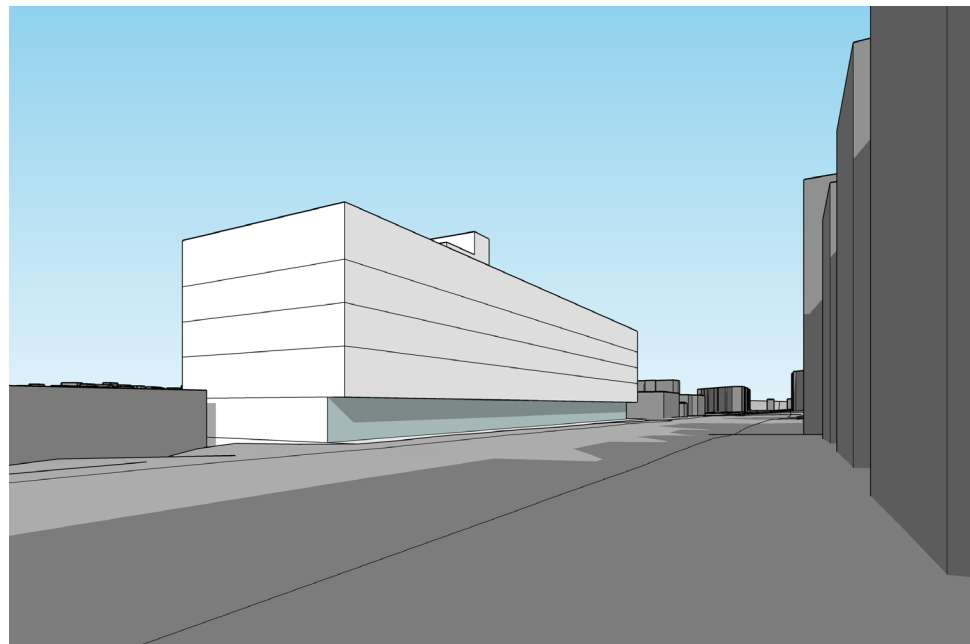
**STEP 3- Looking NE**



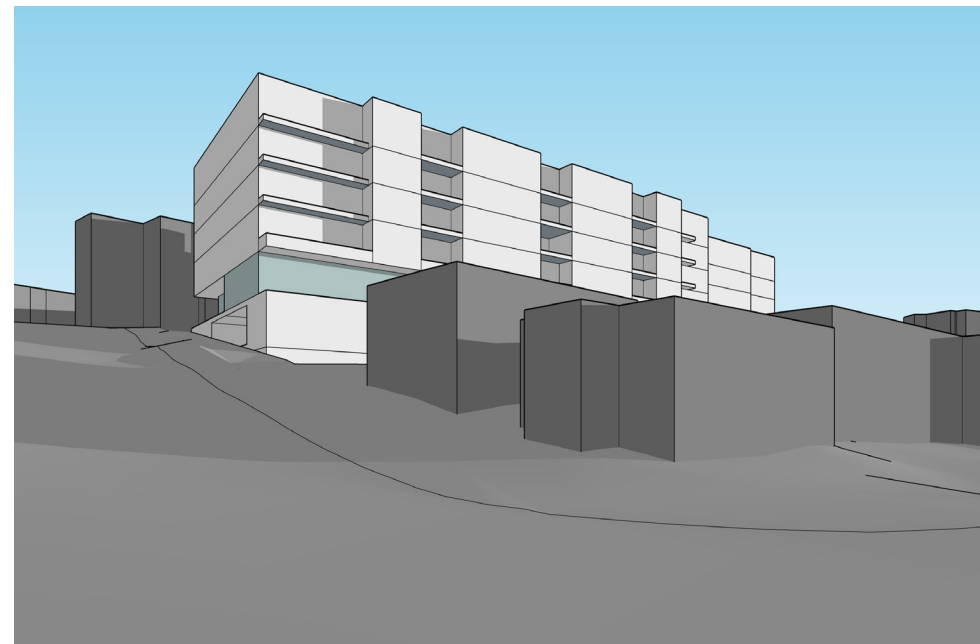
## 8.0 ARCHITECTURAL MASSING CONCEPT 1



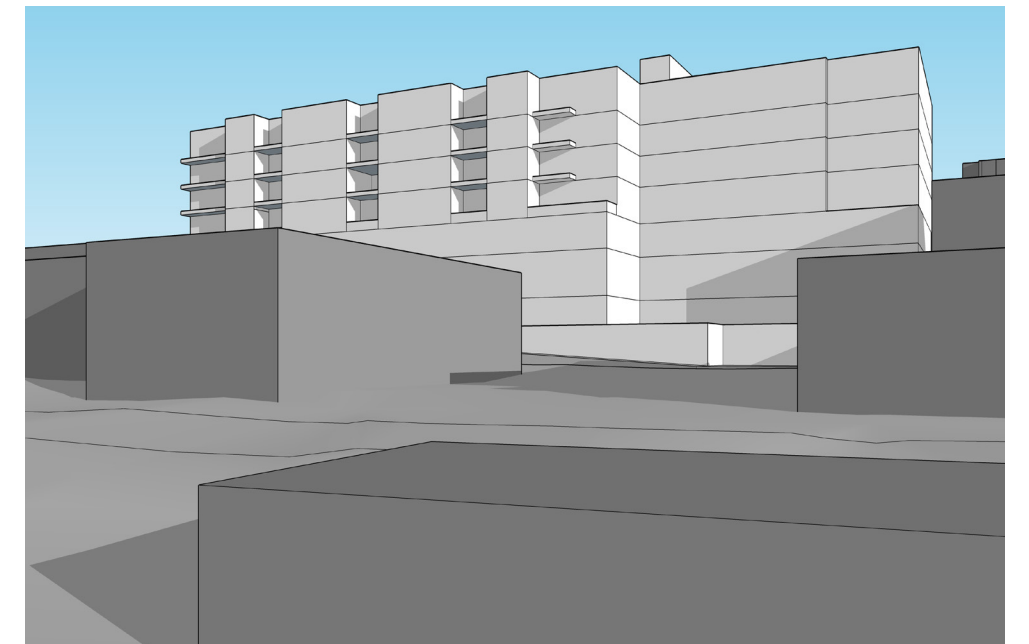
View from Eastlake Avenue East, looking southwest



View from Eastlake Avenue East, looking northwest



View from Fairview Avenue East, looking southeast



View from Fairview Avenue East, looking northeast

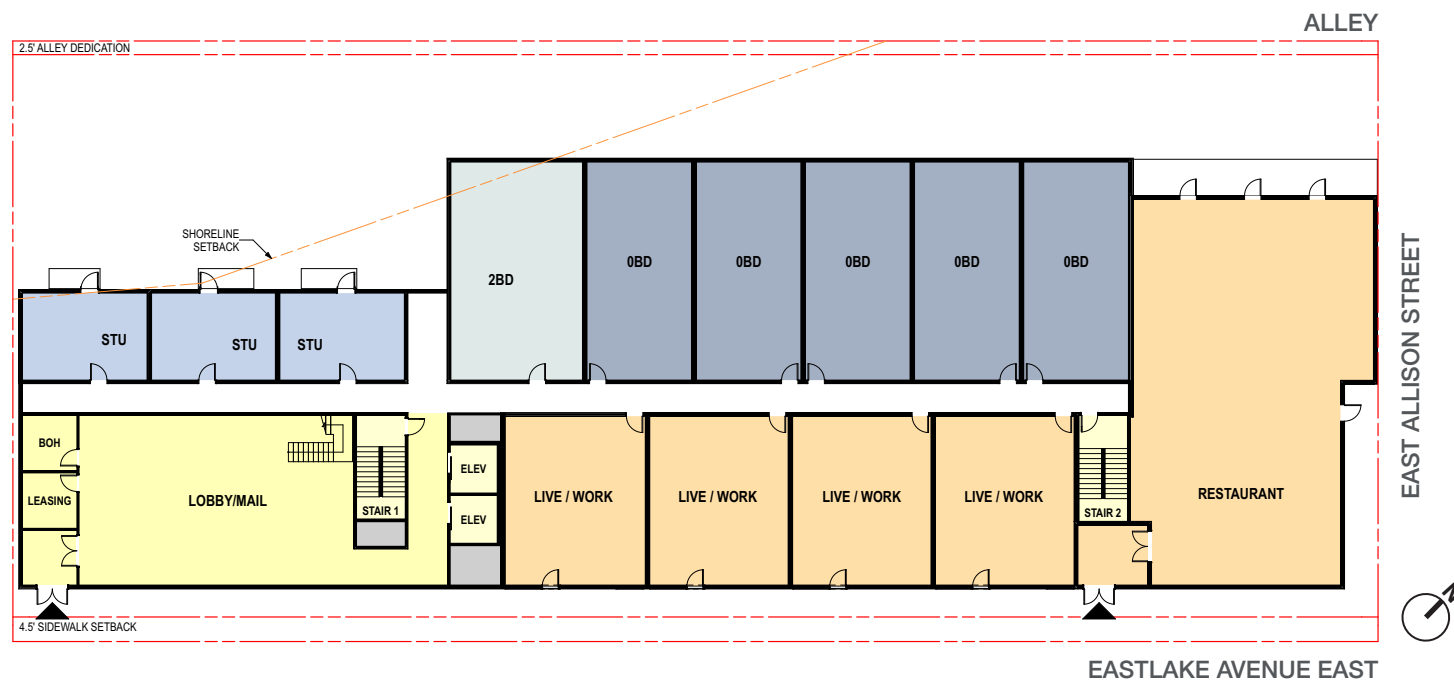
## LEVEL P1 PLAN



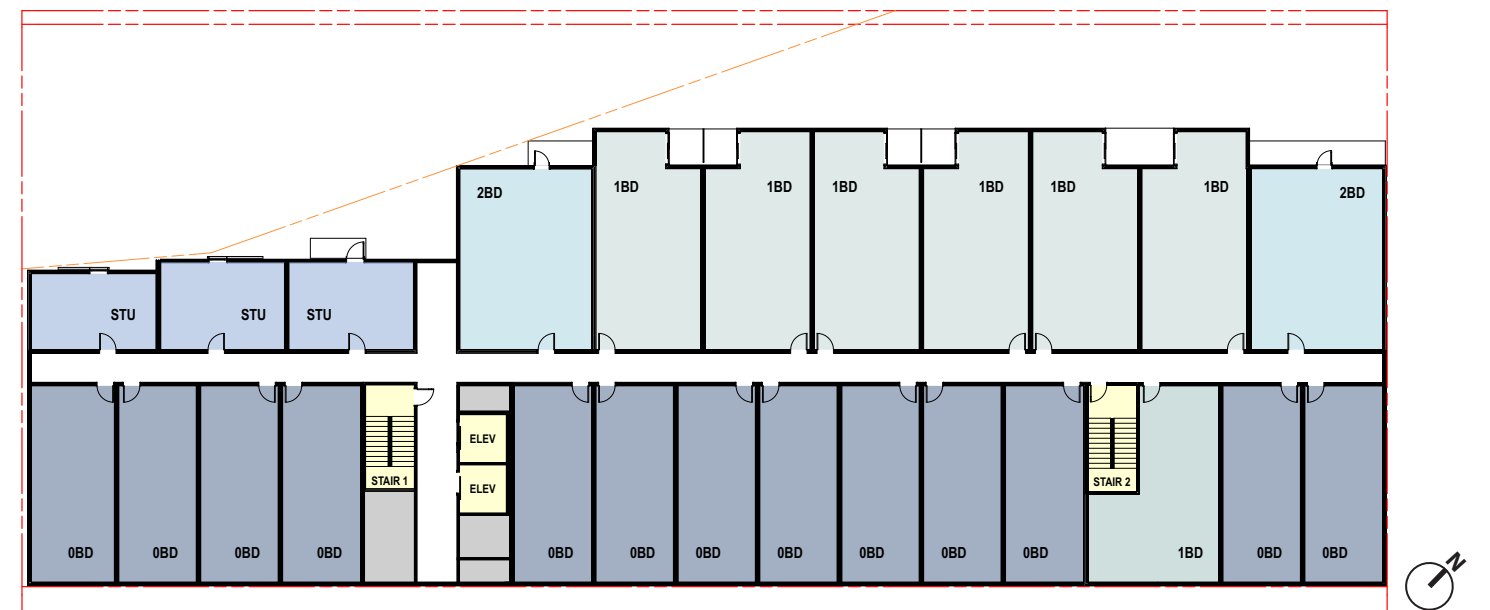
## LEVEL B1 PLAN



## LEVEL 1 PLAN



## TYPICAL RESIDENTIAL PLAN (L2-L5)



# 8.0 ARCHITECTURAL MASSING CONCEPT 2

## CONCEPT 2

Overall, each massing concept aims to:

- 1. Massing:** Take advantage of unique site features and the corner lot condition as a gateway and transition point
- 2. Public Life:** Focus on opportunities for the project to make strong connections to adjacent streetscapes and their character
- 3. Open Space Concept:** Use elevation changes to strategically locate structure and associated open spaces

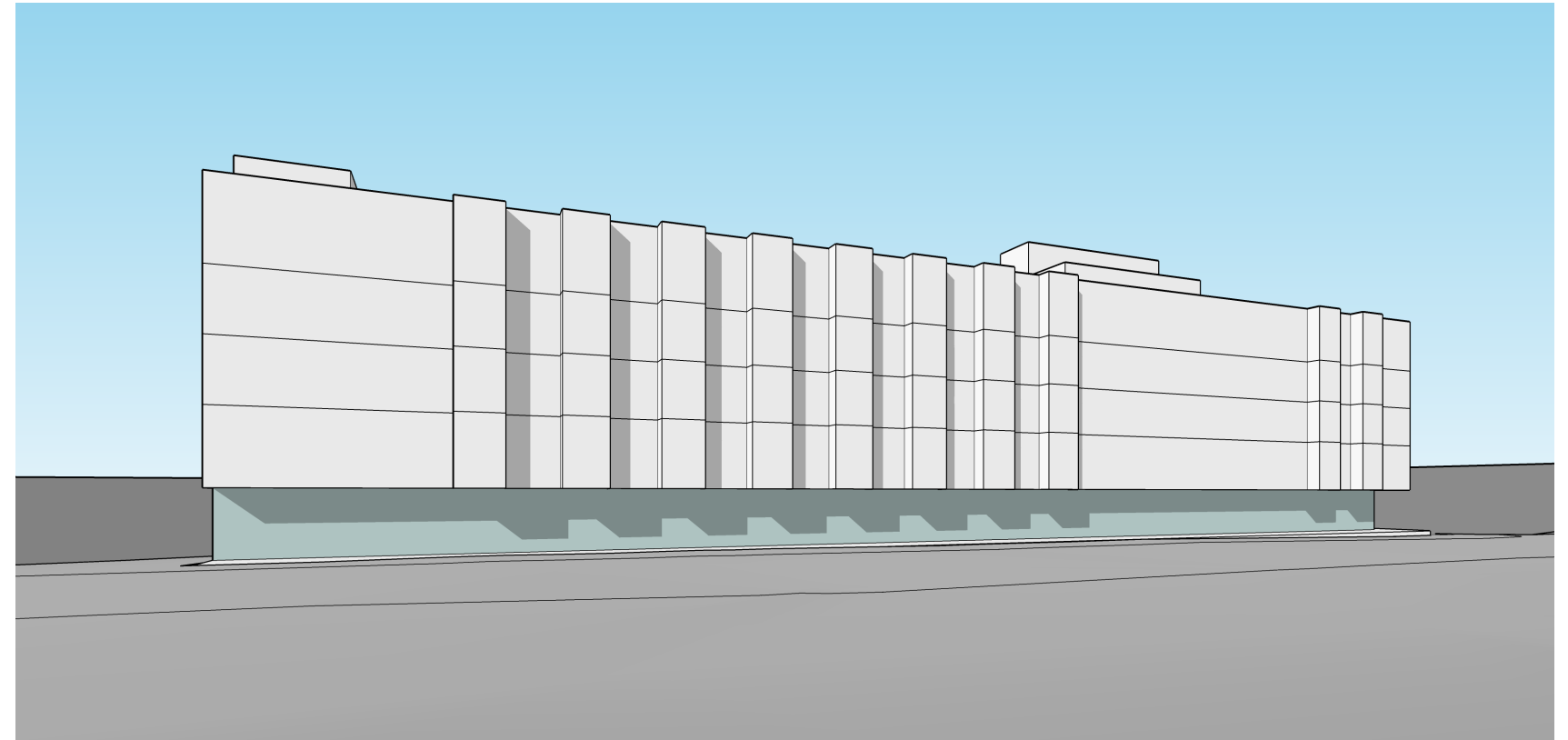
**Massing-** The massing moves for Concept 2 work to further refine the required and site driven project setbacks while understanding that all project facades will be highly visible due the site location, site grading, and existing building adjacencies. Along the east façade, the main lobby and main commercial entry are gained together within an undercut. Bays are introduced to the upper volume to explore more modulation along Eastlake Avenue East, clearly differentiating the ground level from the massing above. Inset decks are again incorporated along the west façade. Gaskets are beginning to be incorporated within the north and south volumes to break down their massing on these visible facades.

**Public Life-** The main residential lobby is now being placed to the north of the site and is combined and emphasized with the restaurant entry. 5 live-work units with individual entries are directly south of this entrance. With challenging grade along East Allison Street, a similarly located secondary residential entrance is located off East Allison Street which direct accesses to Level B1. This location will be further refined as the re-grading of East Allison Street is developed.

**Open Space Concept-** Retaining, parking access to the P1 and P2 levels, and at grade amenity to west facing units on P1 continue to help in aiding the height, bulk, and scale transition on the west façade.

The primary downsides of this concept are:

- While the east façade now has more modulation, it is disconnected with the massing moves implemented on west elevation.
- The west façade appears again as bulky. More refinement is needed to truly break down the scale of this facade



View from Eastlake Avenue East, looking east



Looking southwest



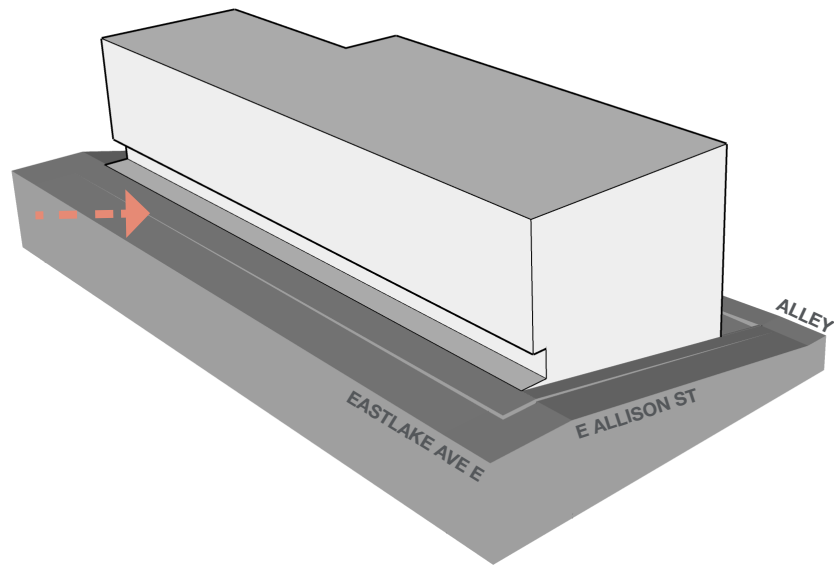
Looking northeast



Looking northwest

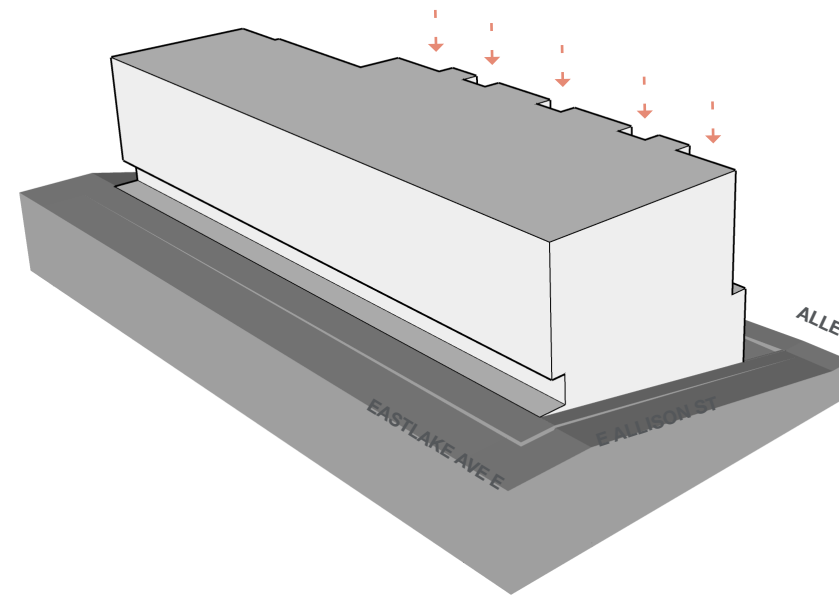
# 8.0 ARCHITECTURAL MASSING CONCEPT 2

**STEP 1- Looking SW**



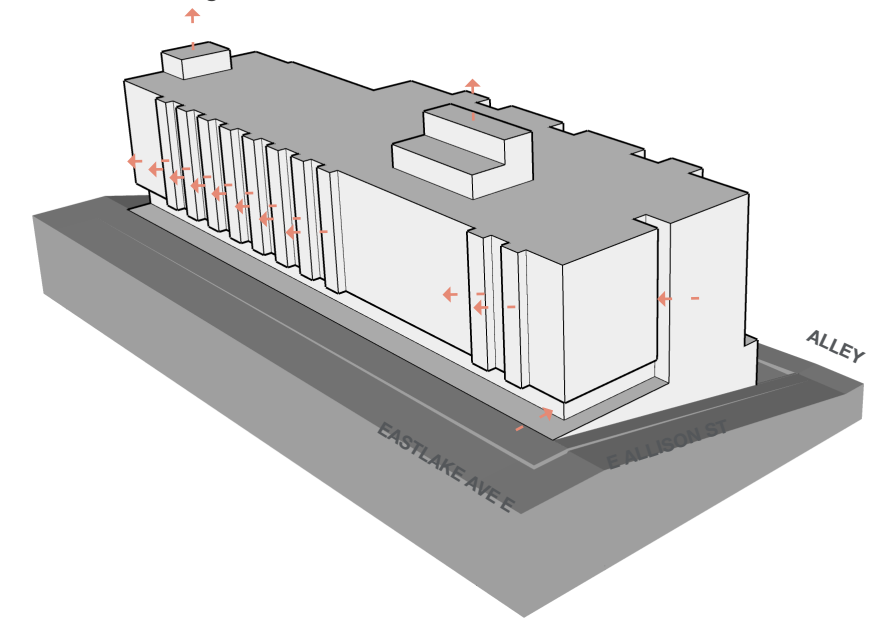
① The building has two required massing setbacks- the first off of the east facade along Eastlake Avenue East for right-of-way improvements at the ground level, the second due to the shoreline setback on the property which breaks up the west facade along the alley into 2 primary volumes.

**STEP 2- Looking SW**



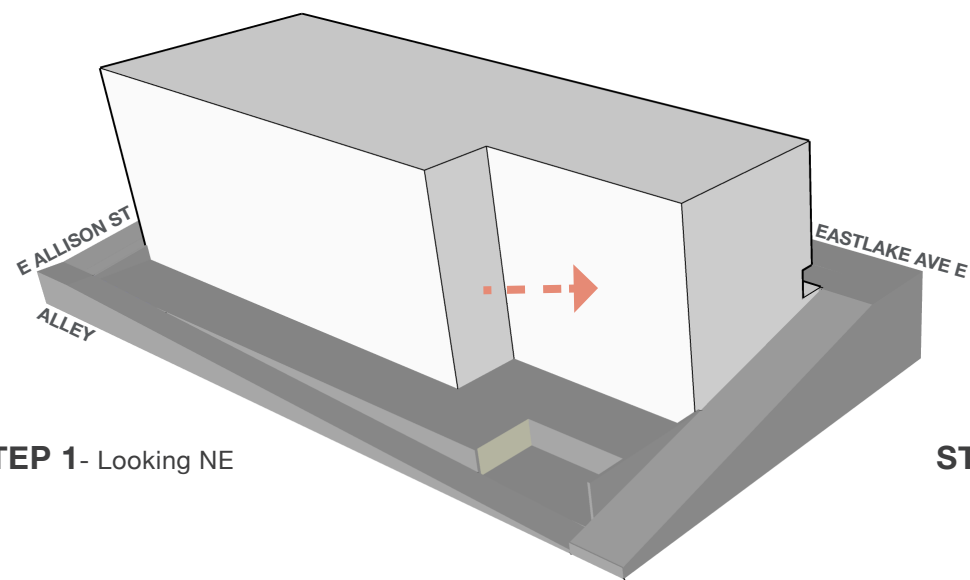
② The larger volume along the west facade is again subdivided to introduce decks, avoid the shoreline setback, and alleviate the scale of the 7/8-story facade.

**STEP 3- Looking SW**

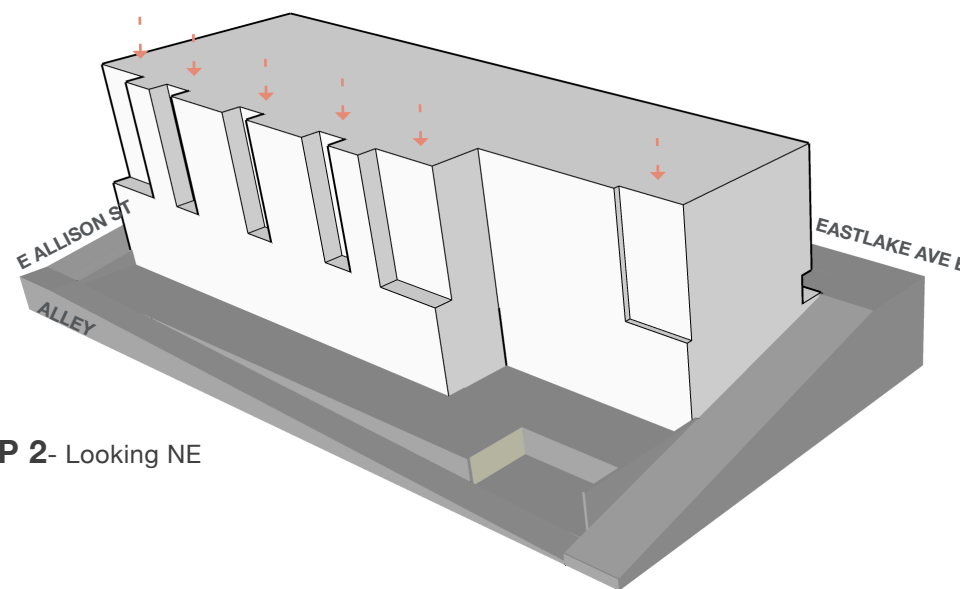


③ Bays are introduced to further define the upper volume on the east elevation. A gasket is again added on the northeast and northwest corner to define the restaurant program. This is now paired gaskets on the north and south facades. Penthouse extrusions are starting to better align with the carving of the volume.

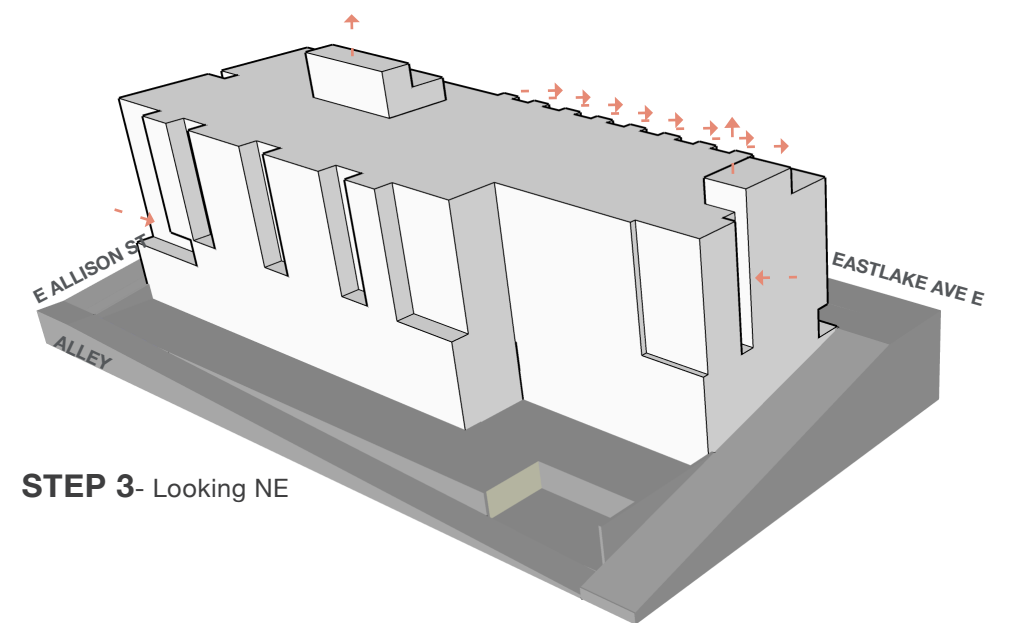
**STEP 1- Looking NE**



**STEP 2- Looking NE**

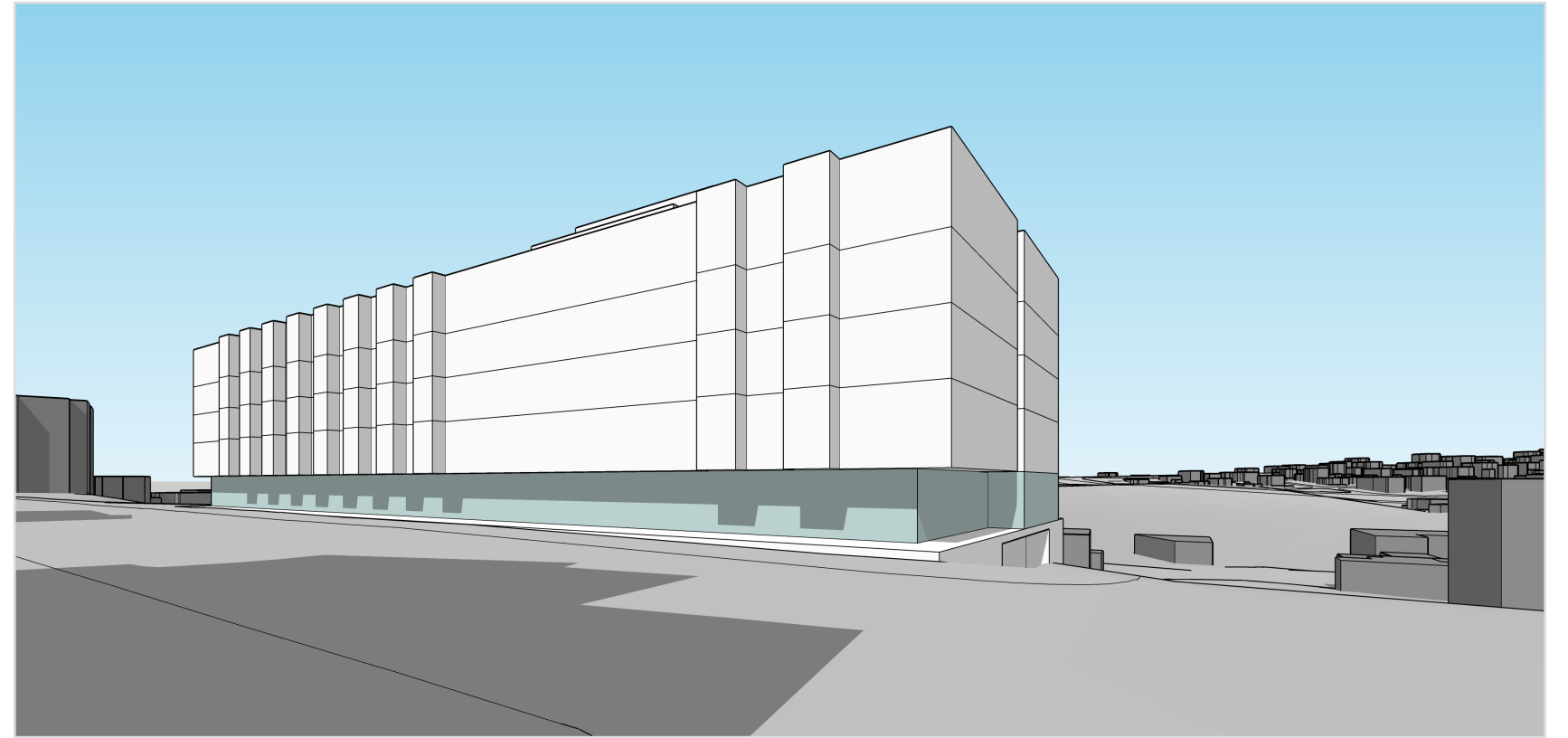


**STEP 3- Looking NE**





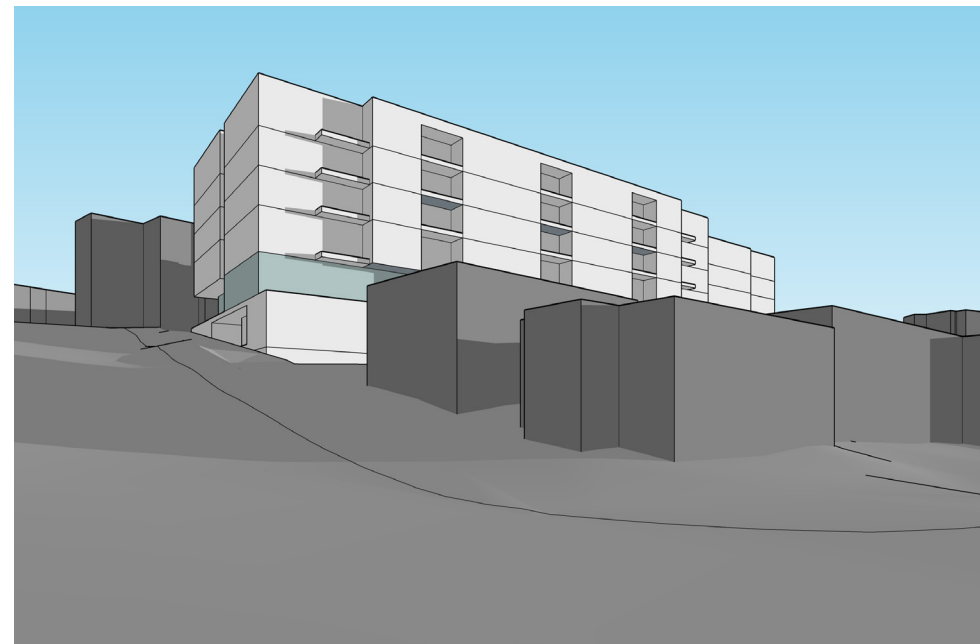
## 8.0 ARCHITECTURAL MASSING CONCEPT 2



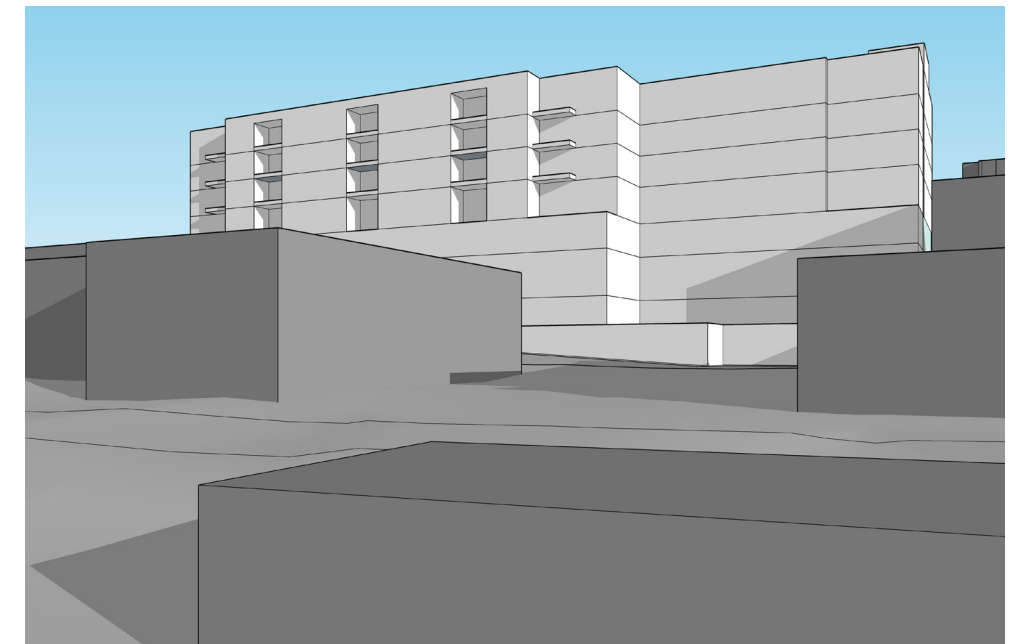
View from Eastlake Avenue East, looking southwest



View from Eastlake Avenue East, looking northwest



View from Fairview Avenue East, looking southeast

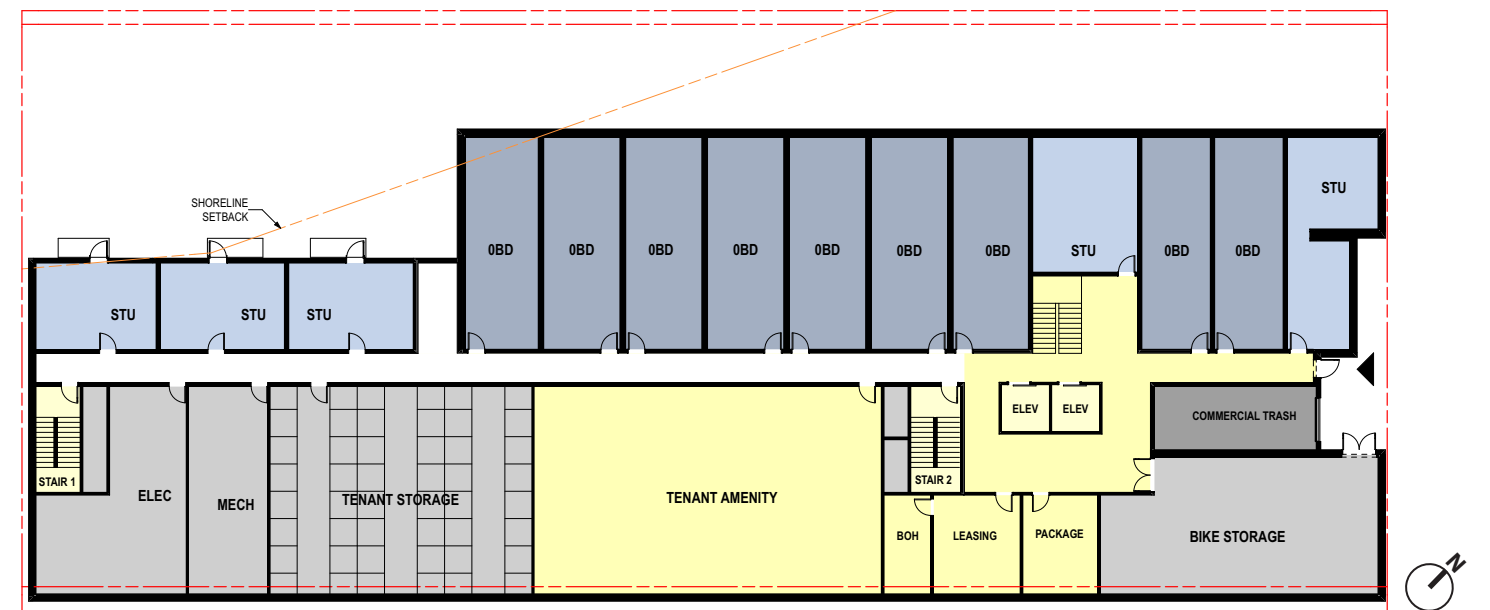


View from Fairview Avenue East, looking northeast

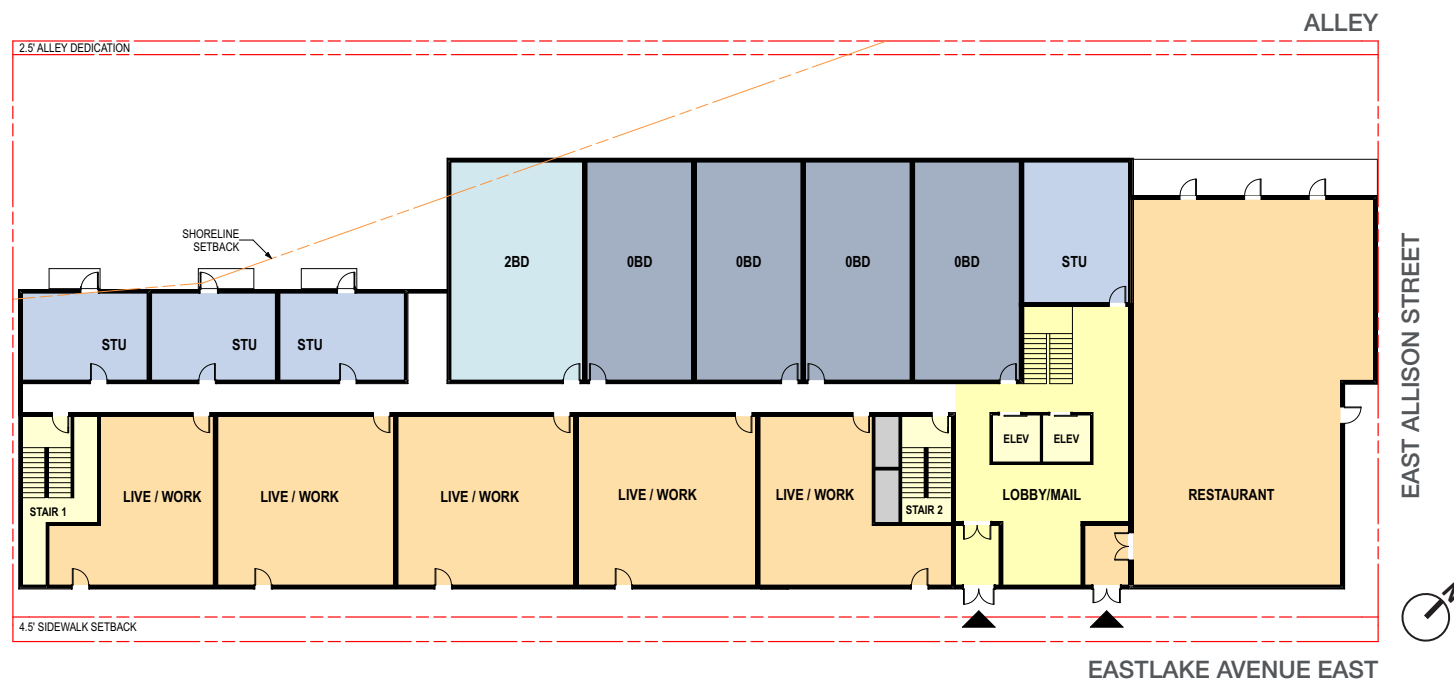
LEVEL P1 PLAN



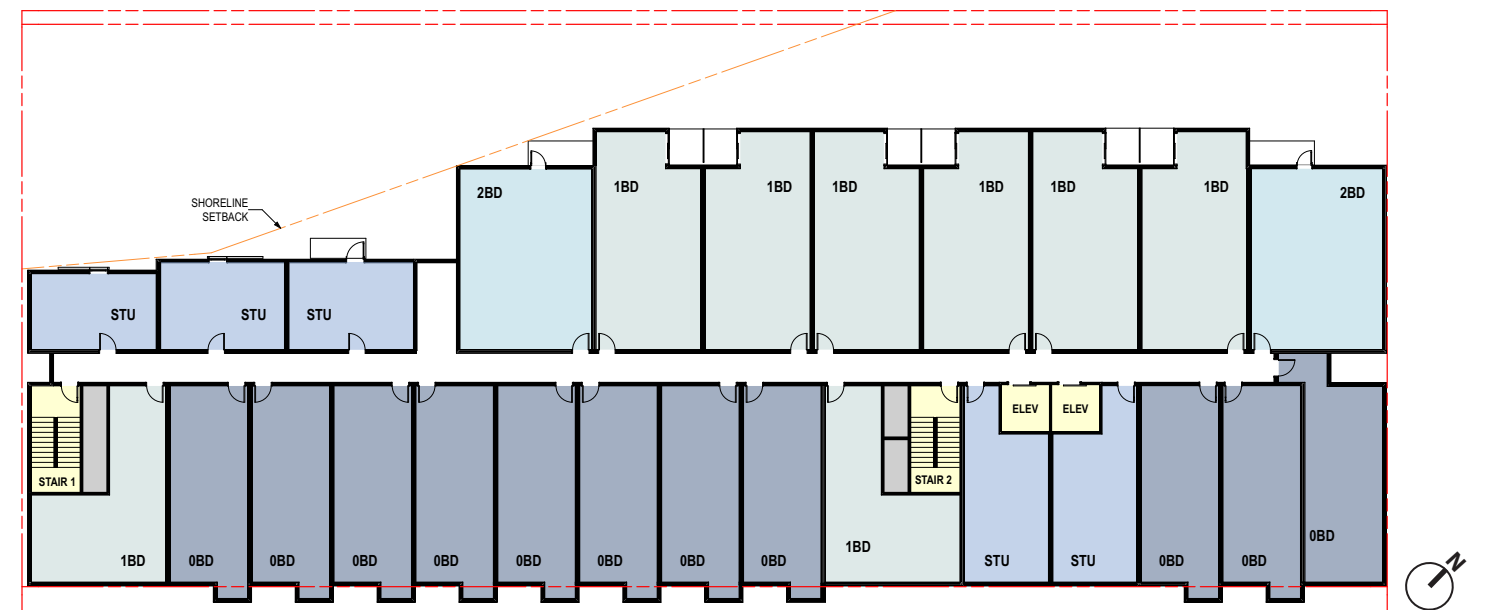
LEVEL B1 PLAN



LEVEL 1 PLAN



TYPICAL RESIDENTIAL PLAN (L2-L5)



# 8.0 ARCHITECTURAL MASSING CONCEPT 3

## CONCEPT 3

Overall, each massing concept aims to:

- 1. Massing:** Take advantage of unique site features and the corner lot condition as a gateway and transition point
- 2. Public Life:** Focus on opportunities for the project to make strong connections to adjacent streetscapes and their character
- 3. Open Space Concept:** Use elevation changes to strategically locate structure and associated open spaces

**Massing-** The massing moves for Concept 3 proportionally break up the volume on the east and west facades while maintaining a cohesive, well-proportioned building on all building elevations. Along the east façade, the separated residential and commercial lobby are highlighted through Levels 2-5, breaking up the upper volume into three well-proportioned sections. Penthouses are strategically placed to highlight this massing move further, emphasizing the separate building entries. Along the west façade, more carving is implemented to break up the larger volume. Gaskets are incorporated to help further emphasize these major massing moves, defining a clear “base” at Level 1 which is now also identifiable along the west facade. The continuation of the gasket

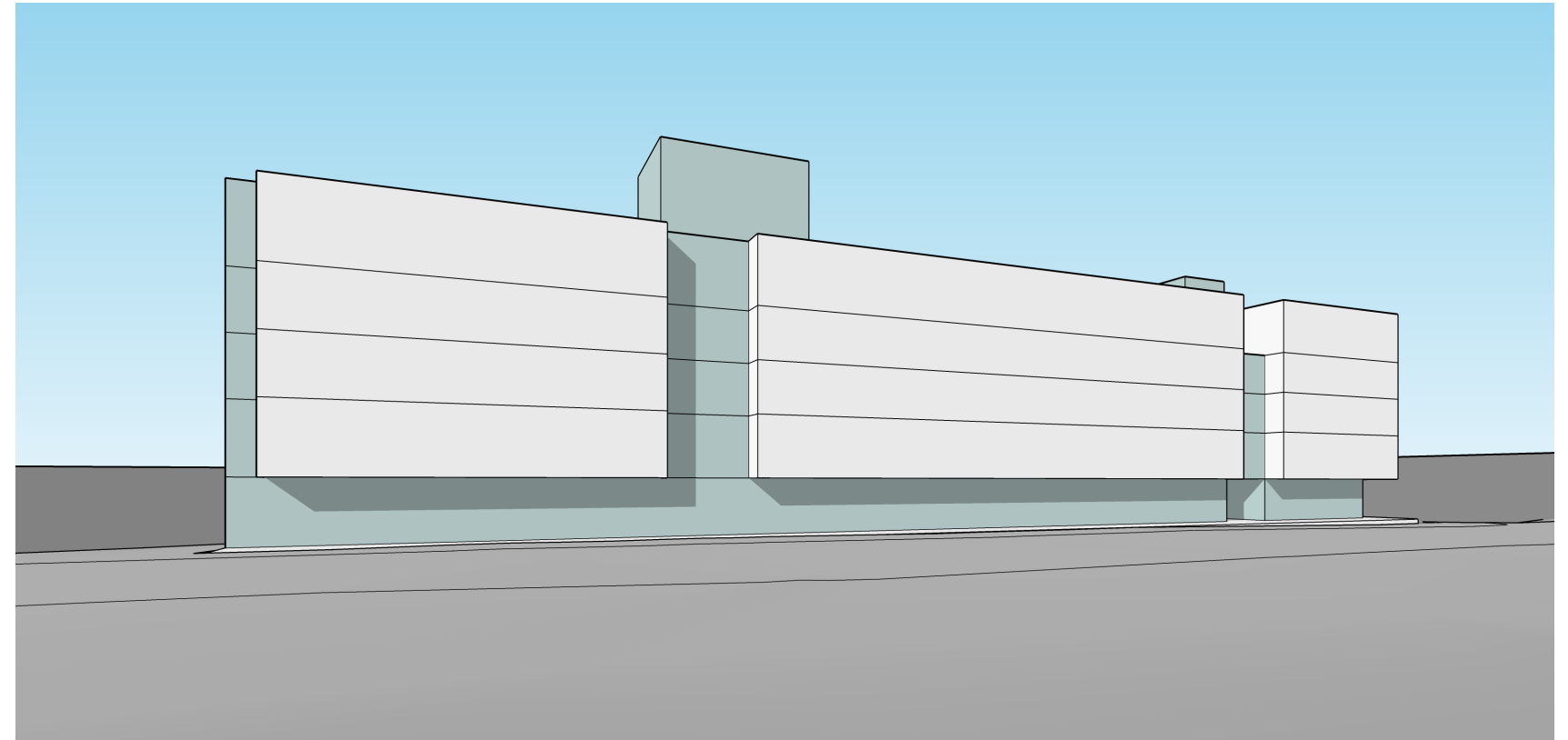
along the west elevation helps delineate the “top” and “base” of the building, and breaks the long facade into identifiable, yet cohesive breaks.

**Public Life-** The main residential lobby, now located slightly north of the southern property edge, is separated from the restaurant’s maintained main entrance, activating both ends of the building along Eastlake Avenue East. 4 well-proportioned live works now span in between the two entrances, each with an individual entry. Like the other massing concepts, an entry into B1 is strategically placed based on assumed regrading of East Allison Street.

**Open Space Concept-** This area has been further refined to address the height, bulk, and scale transition of the west façade. Glazing, patios, and stepped bioretention help alleviate the grade and activate the alley with a variety of uses. Reference sheets 48 and 49 for more detail.

The primary upsides of this concept are:

- Massing moves help diminish the appearance of bulk of the building on all facades while maintaining cohesiveness.
- The distribution of commercial and residential access helps activate the building in a balanced, lively way. Reference sheet 50 for more detail.



View from Eastlake Avenue East, looking east

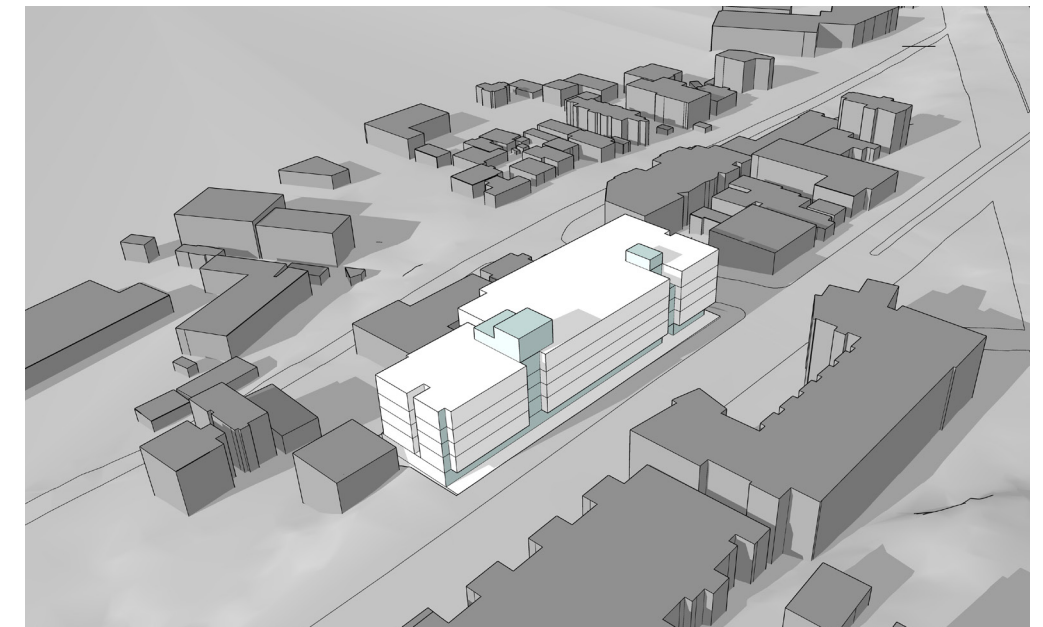
## MASSING- AERIAL VIEWS



Looking southwest



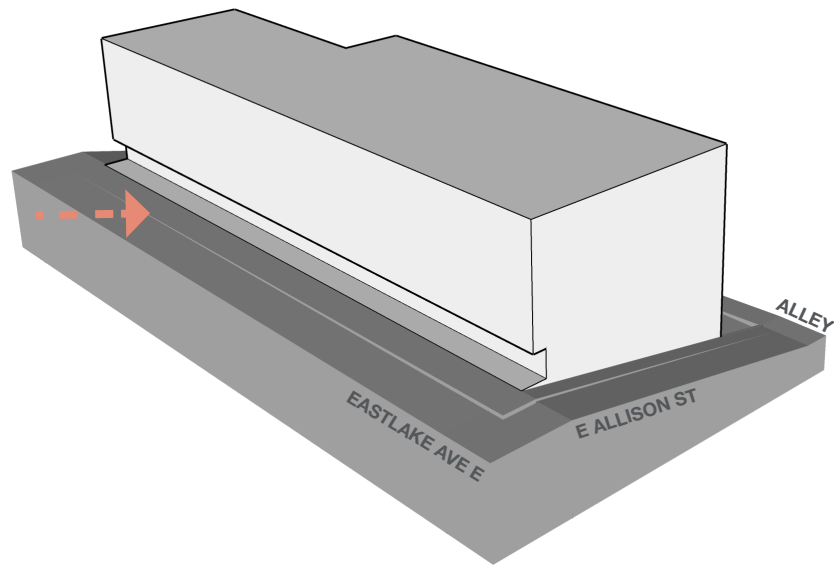
Looking northeast



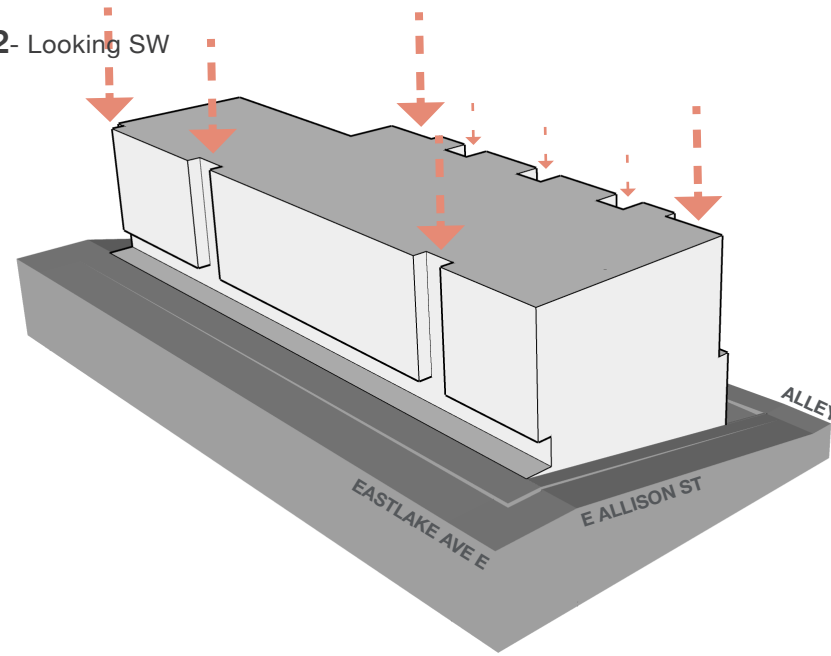
Looking northwest

# 8.0 ARCHITECTURAL MASSING CONCEPT 3

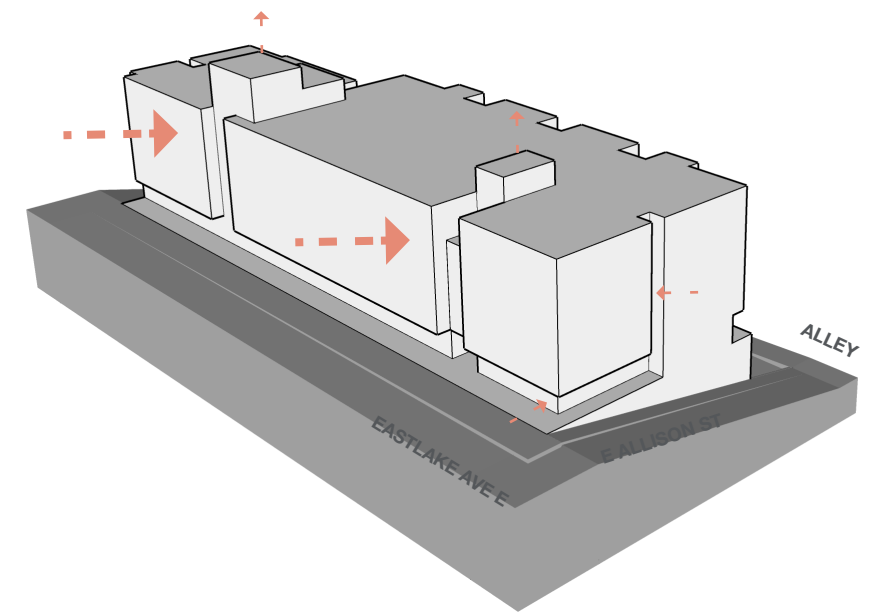
**STEP 1- Looking SW**



**STEP 2- Looking SW**



**STEP 3- Looking SW**

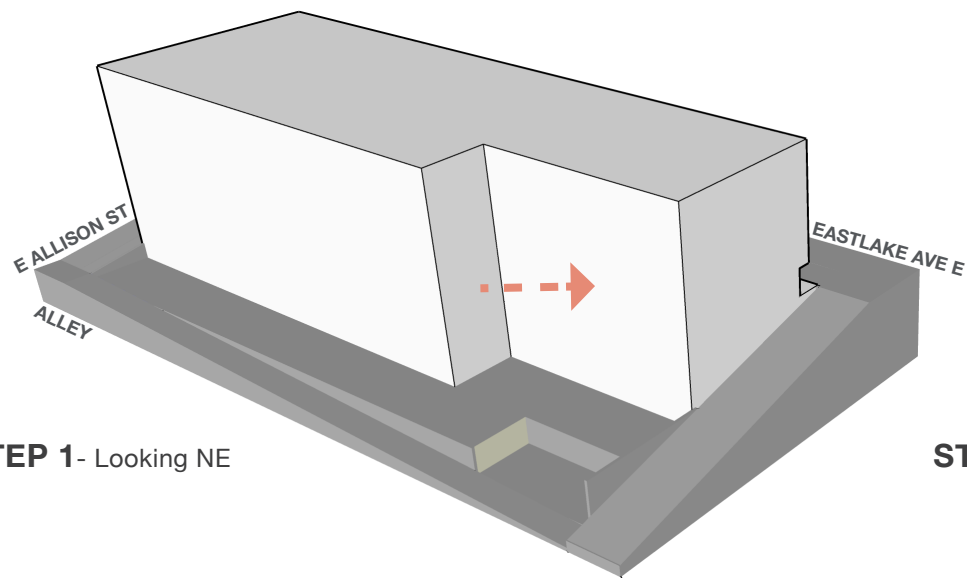


① The building has two required massing setbacks- the first off of the east facade along Eastlake Avenue East for right-of-way improvements at the ground level, the second due to the shoreline setback on the property which breaks up the west facade along the alley into 2 primary volumes.

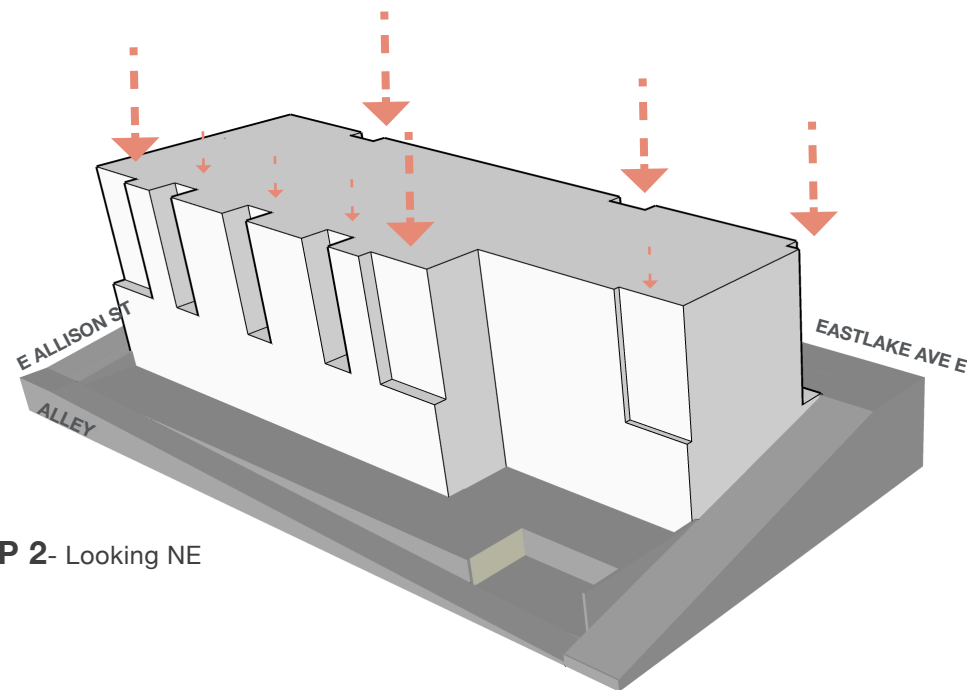
② The main residential and commercial entries are defined in massing, breaking up the massing into three primary sections along Eastlake Avenue East. For the rear, slots are incorporated to introduce decks, avoid the shoreline setback, and alleviate the scale of the 7/8-story facade.

③ Gaskets now better aid in emphasizing the main massing moves, defining a clear “base” at level one. The continuation of the gasket along the west elevation helps delineate the “top” and “base” of the building, and sections out the long facade into identifiable, yet cohesive pieces.

**STEP 1- Looking NE**



**STEP 2- Looking NE**



**STEP 3- Looking NE**

