

2720 - 2722 EASTLAKE AVE E

DESIGN REVIEW DRAFT PACKET

DATE 4/2/2021

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NAVIX ENGINEERING

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PROJECT PROPOSAL

The neighborhood is an eclectic mix of old industrial, new high tech , residential buildings of various sizes and ages, with established neighborhood commercial amenities confined by topography and Interstate 5. This site sits on a corner within an under utilized section of Eastlake avenue East. This is a great opportunity to restore the street edge condition and natural contours along Eastlake Avenue while promoting activity and connectivity within the community.

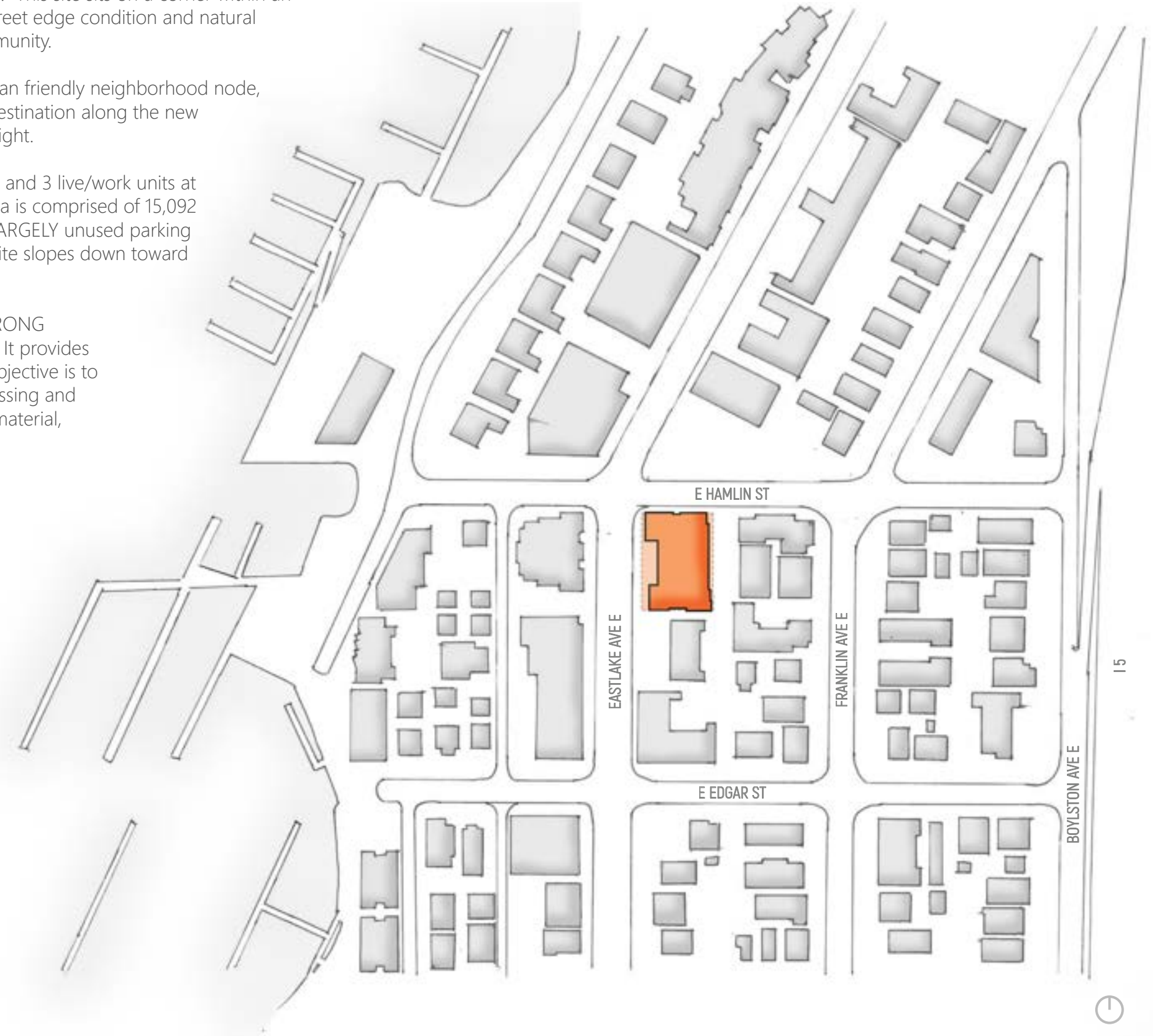
This context has defined the project objectives: enhance the corner into a viable, pedestrian friendly neighborhood node, establish connection/interaction with adjacent areas of neighborhood activity, provide a destination along the new Eastlake rapid transit line, and CREATE residential units with substantial views and natural light.

This project proposes a 7 story, mixed-use apartment building, consisting of 95 residential and 3 live/work units at grade located at the corner of Eastlake avenue and east hamlin street. The project site area is comprised of 15,092 sf that slopes down 10' from east to west. The site is bordered by an alley to the east, a LARGELY unused parking lot to the north, and 4 story mixed-use apartment buildings to the south and west. The site slopes down toward lake union which provides unobstructed views of the city.

The project contributes to its context by reinforcing the street edge AND CREATING A STRONG URBAN CORNER ALONG the intersection of EASTLAKE avenue east AND HAMLIN street. It provides opportunity for localized retail amenities and mitigates the specific site constraints. The objective is to have a cohesive, yet simple solution focusing on massing, composition, and materials. Massing and composition is created through large, calculated moves with thoughtful use of color and material, creating continuity throughout the elevations.

PROJECT DATA

SITE AREA	15,092 SF
GROSS FLOOR AREA	67,153 SF
RESIDENTIAL UNITS	88
LIVE / WORK UNITS	3
COMMERCIAL FLOOR AREA	APPROX. 4220 SF
PARKING SPACES	34



CONTEXT ANALYSIS

The project site is located in the Eastlake neighborhood. The property is Zoned in the Neighborhood Commercial 2 zone with a Majority of the site having a Pedestrian Overlay. It is located along Eastlake Avenue East which provides a strong flow of traffic for vehicles, pedestrian, bike and public transit in the north/south direction; the site has ample opportunity to connect residents to nearby amenities via all modes of transportation.

 EASTLAKE URBAN DISTRICT / NEIGHBORHOOD COMMERCIAL

 SITE LOCATION

 PUBLIC PARKS

 LOW-RISE MULTI-FAMILY

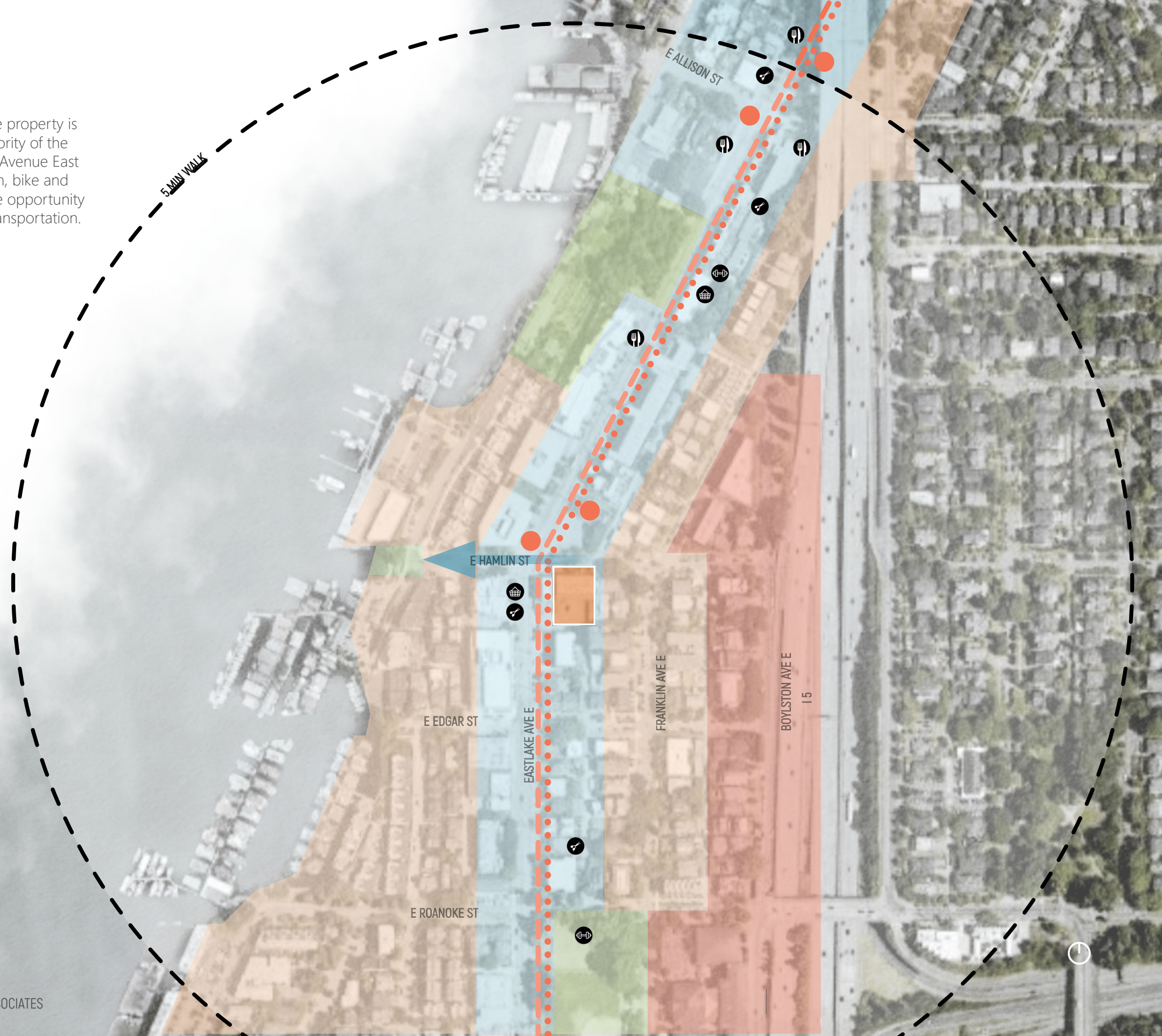
 HIGH-DENSITY MULTI-FAMILY

 BUS STOP

 FREQUENT TRANSIT ROUTE

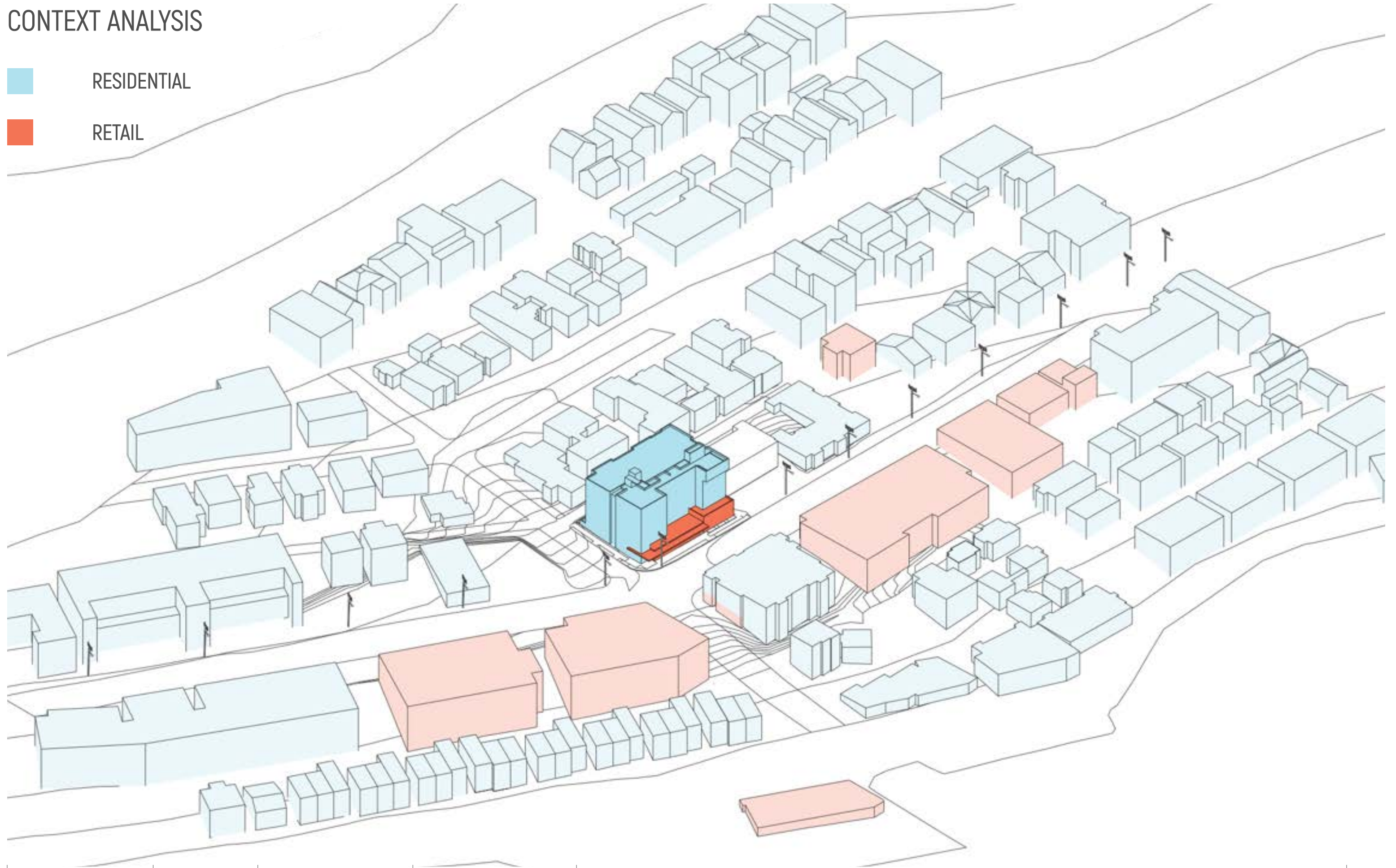
 FUTURE BIKE ROUTE

 VIEW CORRIDOR



CONTEXT ANALYSIS

- RESIDENTIAL
- RETAIL



EXISTING SITE CONDITIONS

9-BLOCK MAP OF ZONING, EXISTING USES AND STRUCTURES.



1 LOOKING NORTH ON EASTLAKE AVENUE EAST



2 CORNER OF EAST HAMLIN STREET AND EASTLAKE AVENUE EAST



3 NORTH FACADE OF THE EXISTING BUILDING AND THE ALLEY ENTRY ALONG EAST HAMLIN STREET



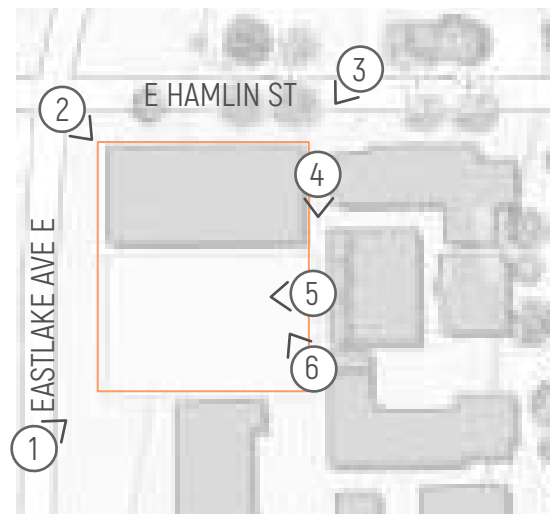
4 SOUTH FACING VIEW DOWN THE ALLEY



5 LOOKING WEST OVER THE PARKING LOT FROM THE ALLEY



6 VIEW OF THE EXISTING BUILDING FROM THE ALLEY LOOKING NORTH-WEST



ZONING DATA

PERMITTED USES - SMC 23.47A.004

Uses Permitted Outright: Commercial, Residential

STREET LEVEL USES - STREET FACING FAÇADE - RESIDENTIAL USE - SMC 23.47A.005.C.1(A)

In all NC and C zones, residential uses may occupy maximum 20 percent of the street-level street-facing facade in the following circumstances or locations in a pedestrian-designated zone, facing a designated principal pedestrian street.

STREET LEVEL USES - STREET FACING FAÇADE - COMMERCIAL USE - SMC 23.47A.005.D.1(M) & SMC 23.47A.008.C.1

Along designated principal pedestrian streets, one or more of the permitted uses shall be a minimum of 80% of the street-level facing facade (in accordance with 23.47A.008.C.D.1(m): Sales and services, general, provided that no more than 40' of the street-level, street-facing facade of a structure along Eastlake Ave E contains a customer service office.

STREET-LEVEL DEVELOPMENT STANDARDS - BLANK FACADES - SMC 23.47A.008.A.2

(b) Blank facade facing the street shall not exceed 20' in width (facade shall be calculated between 2' and 8' above the sidewalk)
(c) The total of all blank facade segments shall not exceed 40% of the wide of the facade along the street.

STREET-LEVEL DEVELOPMENT STANDARDS - MIN SETBACK - SMC 23.47A.008.A.2

Street-level, street-facing facades shall be located within 10 feet of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided.

NON-RES STREET-LEVEL REQUIREMENTS TRANSPARENCY - SMC 23.47A.008.B.2

Non Residential Uses - Sixty percent of the street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent.

NON-RES STREET-LEVEL REQUIREMENTS DEPTH PROVISIONS - SMC 23.47A.008.B.3

Non-Residential uses greater than 600 sf shall extend to an average depth of at least 30' and a minimum depth of 15 feet from the street-level street-facing facade.

NON-RES STREET-LEVEL REQUIREMENTS HEIGHT PROVISIONS - SMC 23.47A.008.B.4

Height provisions for new structures or new additions to existing structures. Non-residential uses at street level shall have a floor-to-floor height of at least 13 feet.

ADDITIONAL PROVISIONS IN PEDESTRIAN ZONES. OVERHEAD WEATHER PROTECTION - SMC 23.47A.008.C.4

(A) Continuous overhead weather protection is required along at least 60% of the street frontage along Eastlake Ave E.
(b) Minimum 6' width
(c) Provide over the sidewalk, or over a walking area within 10' adjacent to the sidewalk
(d) Lower edge of protection must be a minimum 8' and max 12' above the sidewalk for projections extending a max of 6'. For projections over 6', lower edge of protection must be a minimum of 10' and max 15' above the sidewalk.

STRUCTURE HEIGHT - SMC 23.47A.012

Structure Height: 65' above average grade.

ROOFTOP FEATURES DISTANCE FROM NORTH PROPERTY LINE - SMC 23.47A.012.C.6

Solar collectors, planters, clerestories, greenhouses and solariums, minor communication facilities, non-firewall parapets and play equipment shall be located at least 10' away from the north lot line unless a shadow diagram is provided per 23.47A.012.C.6

ROOFTOP FEATURES HEIGHT LIMIT - SMC 23.47A.012.C.2 & SMC 23.47A.012.C.4

Open railings, planters, skylights, clerestories, green houses, solariums, parapets and firewalls may extend up to 4' above the height limit. Insulation, rooftop decks, soil and landscaping above the structural roof surface may exceed the height limit by 2' if enclosed by parapets that comply with 23.47A.012.C

Rooftop features may extend up to 15 feet above the applicable height limit, as long as the combined total coverage of all features gaining additional height, including weather protection such as eaves or canopies extending from rooftop features, does not exceed 20 percent of the roof area, or 25 percent of the roof area if the total includes stair or elevator penthouses or screened mechanical equipment.

FAR - SMC 23.47A.013.A TABLE A & TABLE C

Floor area ratio (FAR) limit outside of the Station Area Overlay District - Max: 4.5 - Min: 2

LANDSCAPING AND SCREENING - SMC 23.47A.016.A.2

Minimum green factor score: 0.30 Street trees required.

LIGHT AND GLARE STANDARDS - SMC 23.47A.022.A

Exterior lighting must be shielded and directed away from adjacent uses

AMENITY AREAS - SMC 23.47A.024.A & SMC 23.86.032

Amenity areas are required in an amount equal to 5 percent of the total gross floor area in residential use, except as otherwise specifically provided in this Chapter 23.47A. Gross floor area, for the purposes of this, excludes areas used for mechanical equipment and accessory parking.

REQUIRED PARKING - SMC 23.54.015 TABLE A & TABLE B

Commercial Use:

General Retail Space:

Section D.2: No parking required for first 1,500 sf in pedestrian designated zones

Table A - Line B.10: One space for each 500 feet

Live/Work Units:

Table A - Line D: 0 spaces required for units with 1,500 sf or less)

PARKING LOCATION AND ACCESS - 23.47A.032.A

Access to parking shall be from the alley if the lot abuts an alley improved to the standards of subsection 23.53.030.C (right-of-way width = 16 feet) Parking within the structure at street level must be separated from the street by another use.

BICYCLE PARKING - SMC 23.54.015 & 23.54.015.K.4

Commercial (General Retail); Line A.6

- Long term bicycle parking - 1 per 4,000 sf
- Short term bicycle parking - 1 per 2,000 sf

Residential; Line D.2

- Long term bicycle parking - 1 per dwelling unit
*After 50 spaces, additional spaces are required at 75% ratio
- Short term bicycle parking - 1 per 20 units

Bicycle Parking required for Small Efficiency Dwelling Units are required to be covered for full weather protection. If the required parking is located inside the building that contains Small Efficiency Dwelling Units, the space required to provide the required bicycle parking shall be exempt from Floor Area Ratio limits.

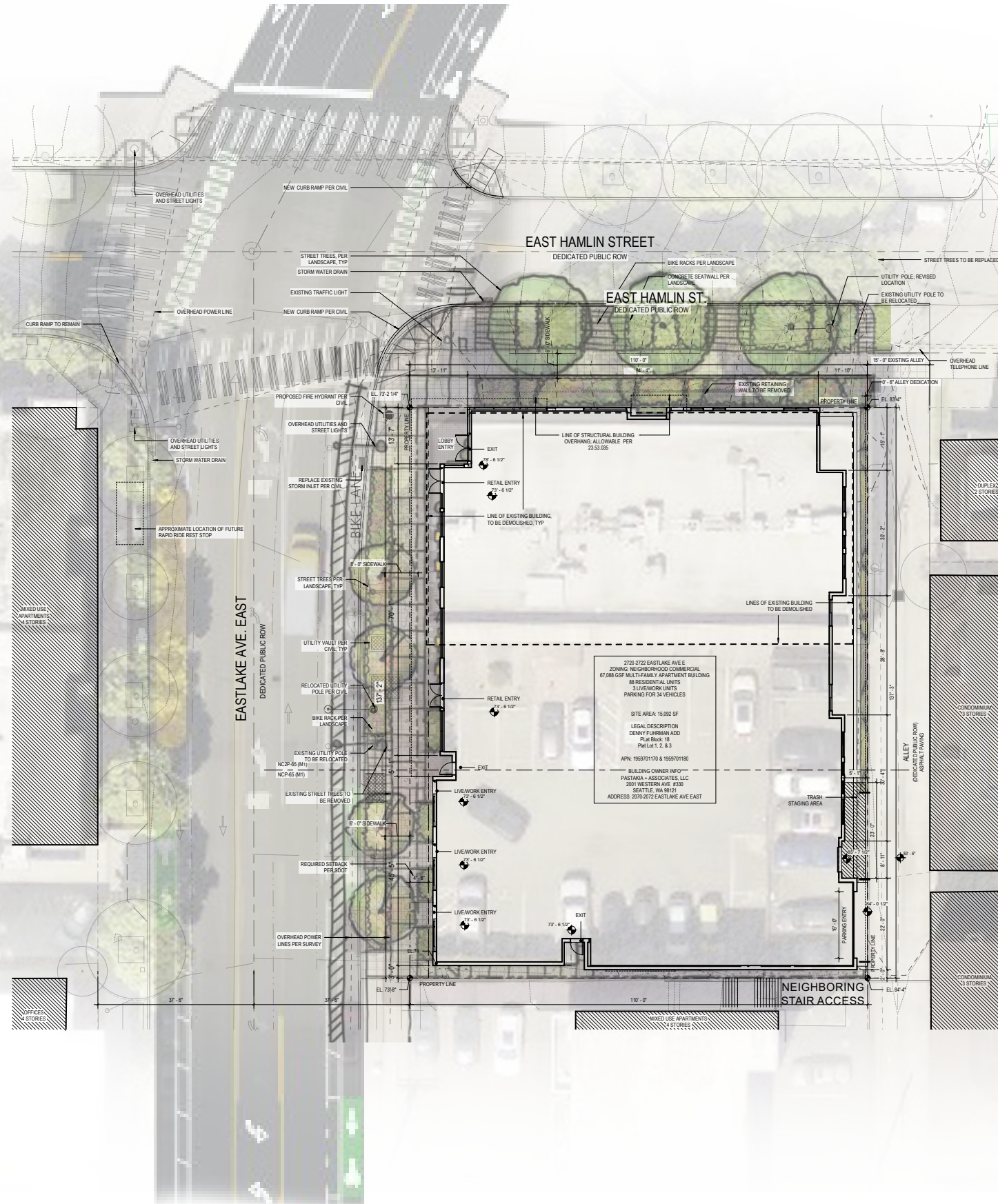
SOLID WASTE AND RECYCLABLE MATERIALS STORAGE AND ACCESS - 23.54.040 TABLE A & 23.54.040.3.B

Residential 51-100 dwelling units - 375 sf plus 4 sf for each additional unit above 50

Non-Residential: 0-5000 square feet = 82 square feet

NOTE: In mixed use developments, storage space for garbage may be shared between residential and non-residential uses, but separate spaces for recycling shall be provided.

COMPOSITE SITE PLAN



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SHADOW STUDY WITH MASSING CHANGES

The proposed project height is taller than neighboring properties in a Low-Rise Multi-Family zone. In an effort to be more amenable towards these properties a top level step back was studied. From these shadow studies it can be determined that while a 10' stepback from the property line affects the units within the project, it makes minimal changes to the overall shadows cast by the project. Therefore, the step-back does not make enough of a change to the shadows experienced on neighboring properties to justify creating less desirable units.

TOP LEVEL STEP DOWN

(SEPT. 21)



TOP LEVEL PUSHED BACK
10' FROM PROPERTY LINE

(SEPT. 21)



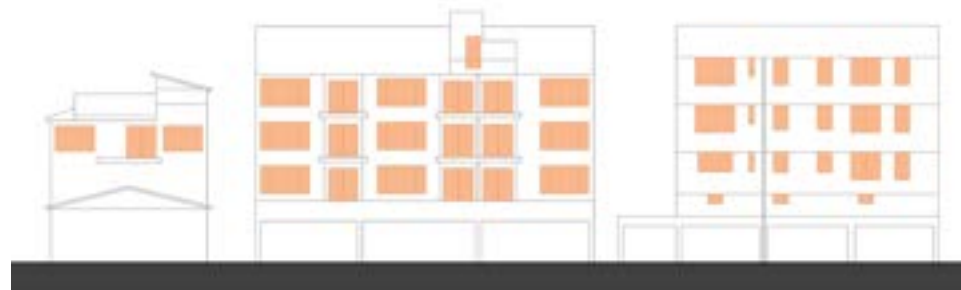
PRIVACY DIAGRAMS

In order to ensure privacy between the project and neighboring properties window locations were studied. The diagrams below show the proposed project window locations in blue and the neighboring windows in orange. Places where these overlap are highlighted in red. Overall, the goal is to have a minimal amount of overlap in both the proposed project and existing properties.

PROPOSED PROJECT WINDOW LOCATIONS



OPPOSING BUILDINGS' WINDOW LOCATIONS

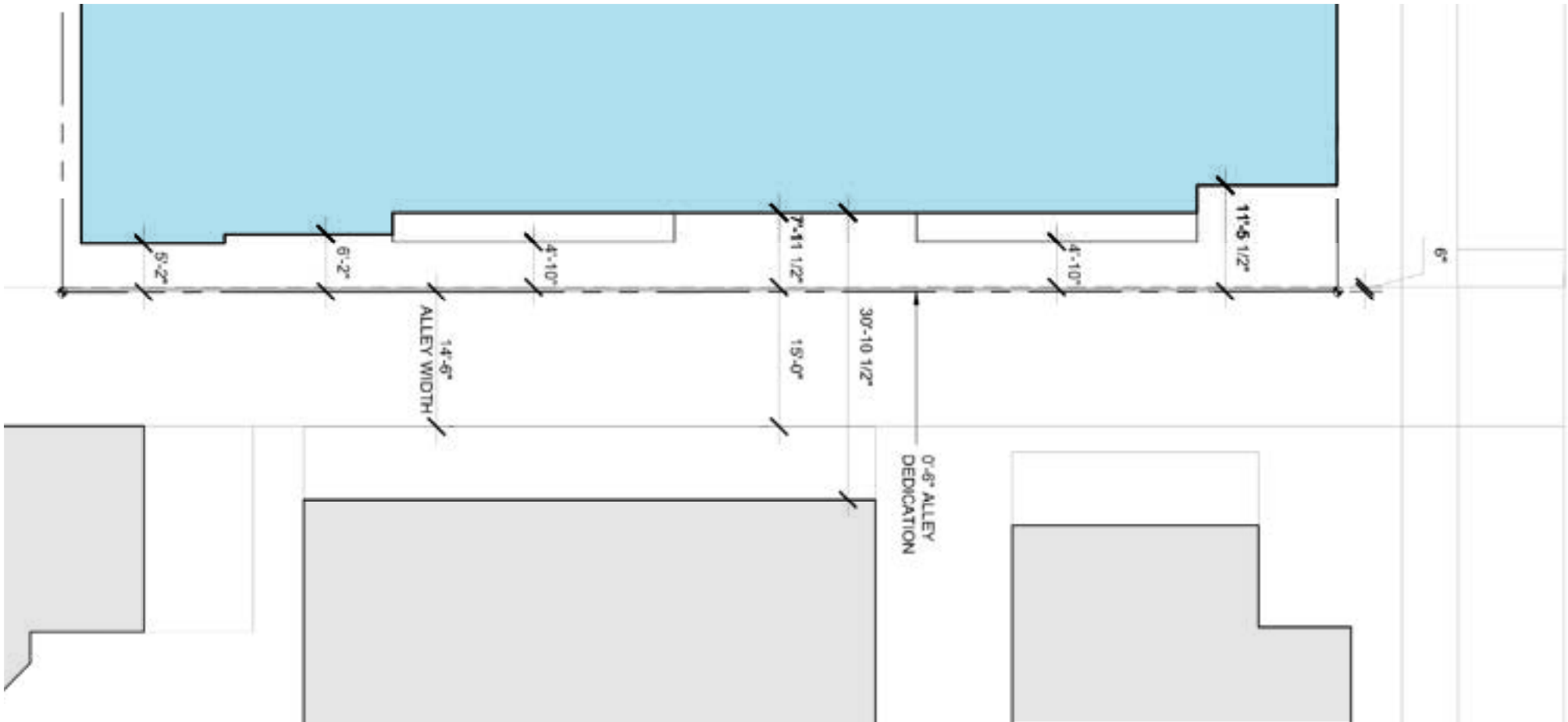


OVERLAPPING SECTIONS OF WINDOWS (RED)



ALLEY TRANSITIONS

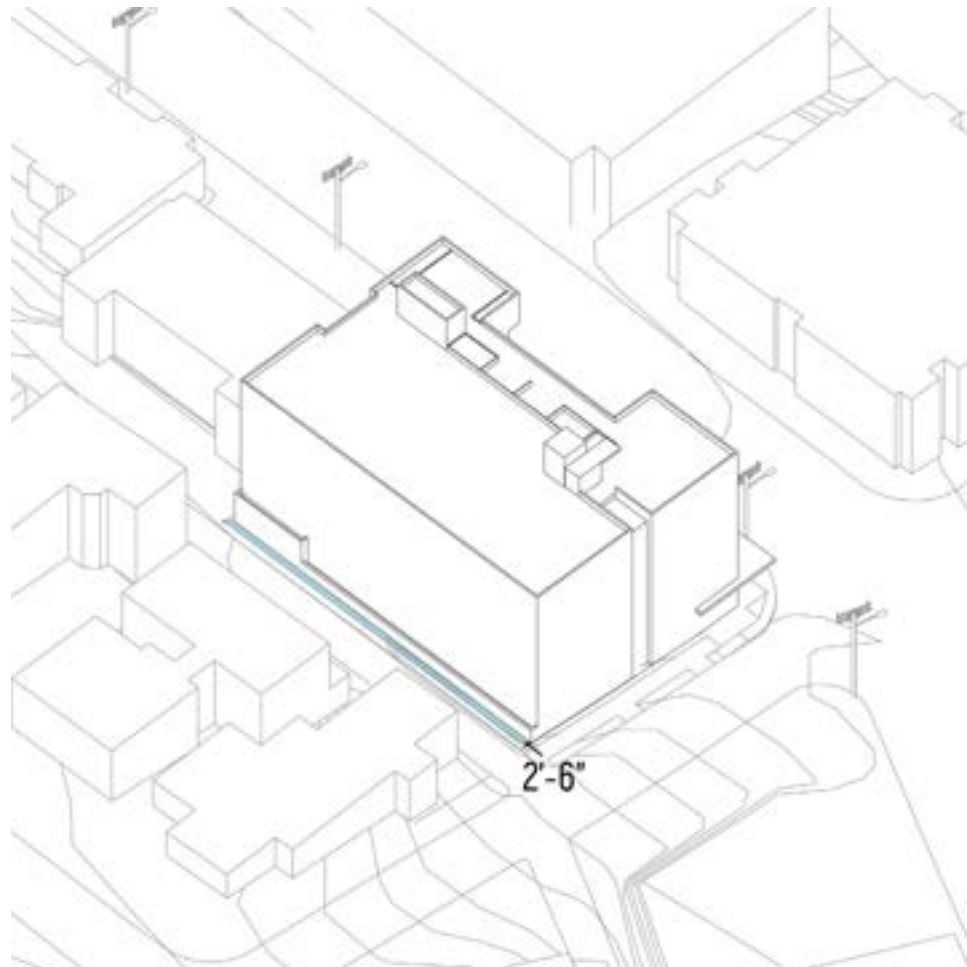
Instead of focusing only on the top level, the design steps back from the alley in several areas. These setbacks are dictated by unit layouts and overall massing. Additionally, they add extra interest to the facade facing the alley.



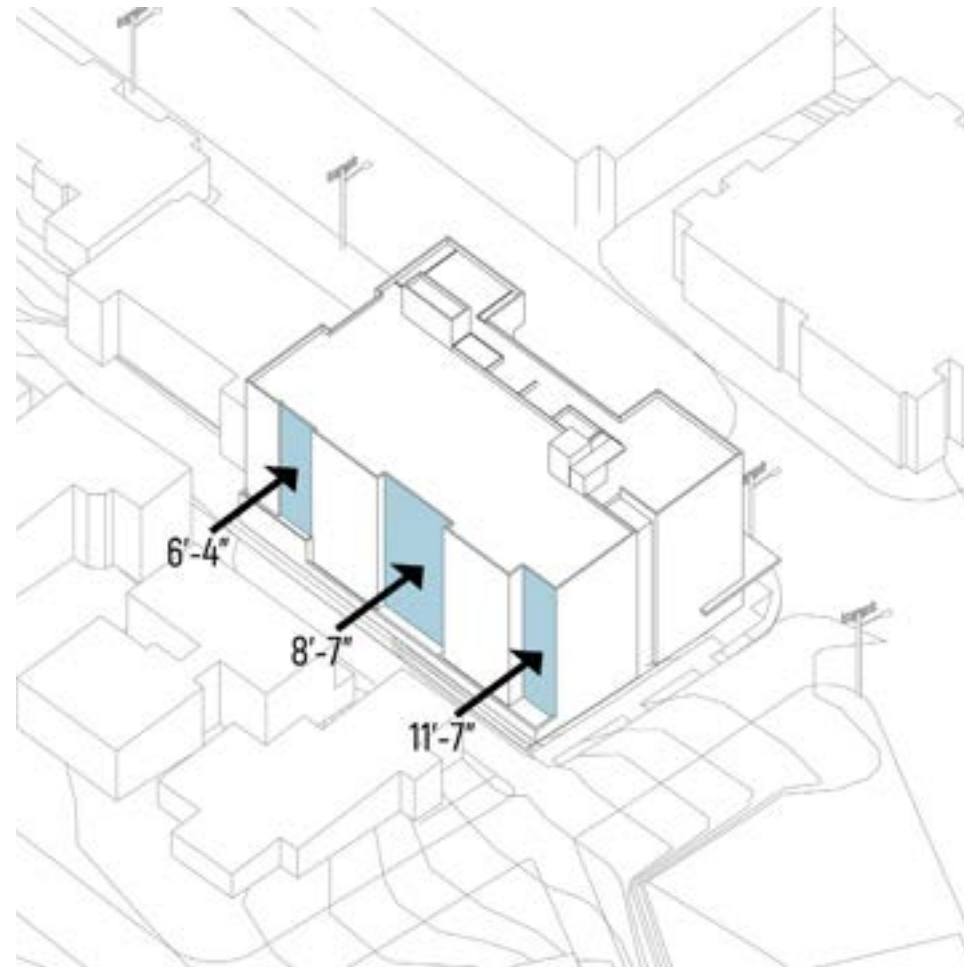
ALLEY TRANSITIONS

The first stepback is 2'-6" from the property line for any portion of the building. This includes a 6" alley dedication. Then units stepback 5 to 11' depending on unit layouts. Finally, the top two levels have been pushed down to match neighboring heights where minimal stepbacks occurred on lower levels.

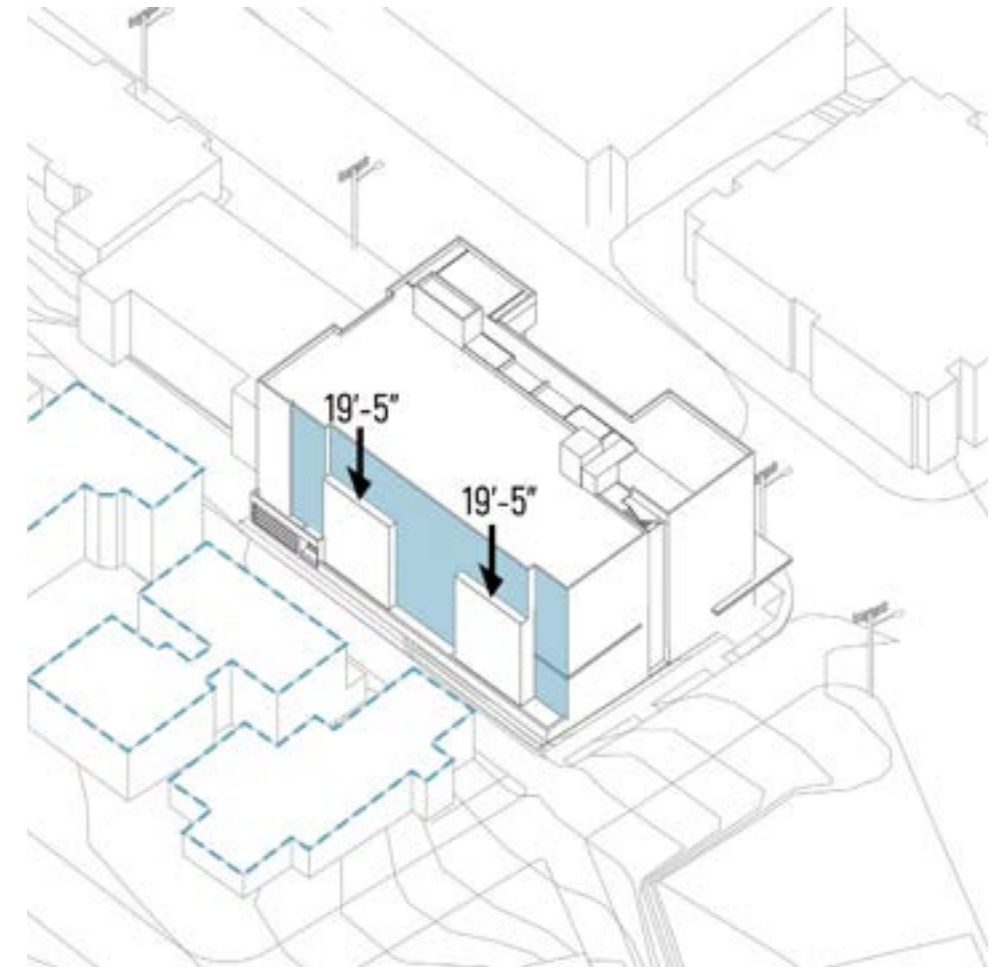
STARTING POINT WITH 2' - 6" SETBACK



PUSH BACK FURTHER



PUSH DOWN TO MATCH ADJACENT HEIGHT



ALLEY CONDITIONS



LOWRISE ZONE TRANSITION

REDUCING SCALE ON HAMLIN, TREATING LOWER LEVEL UNITS LIKE LOFT UNITS WITH MATERIALS.



LOBBY TREATMENT



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PRESERVING EASTLAKE AVE'S CHARACTER

EXISTING COMMERCIAL CONDITIONS



PRESERVING EASTLAKE AVE'S CHARACTER

INTERPRETATION OF EASTLAKE COMMERCIAL SPACE



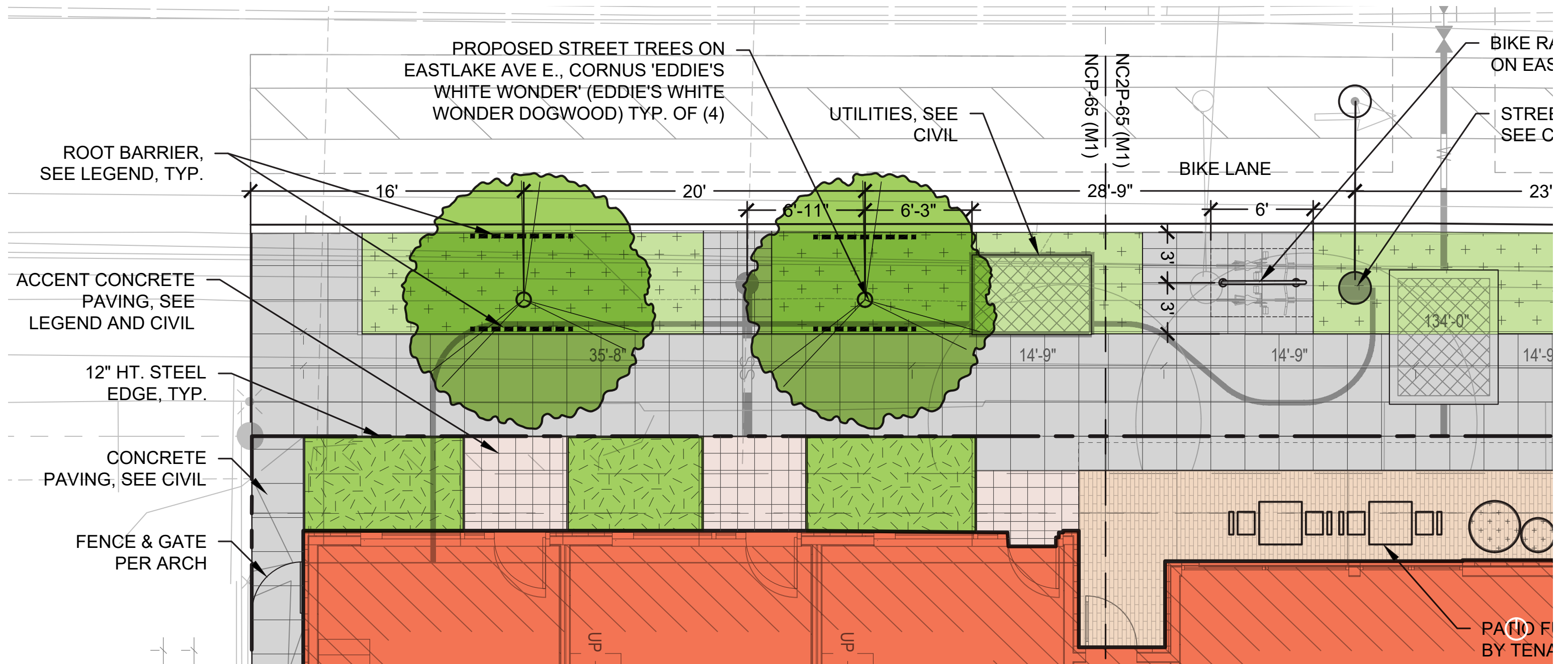
LIVE/WORK UNITS

Individual store frontages with large window for display or signage

landscaping creates boundary between units and sidewalk

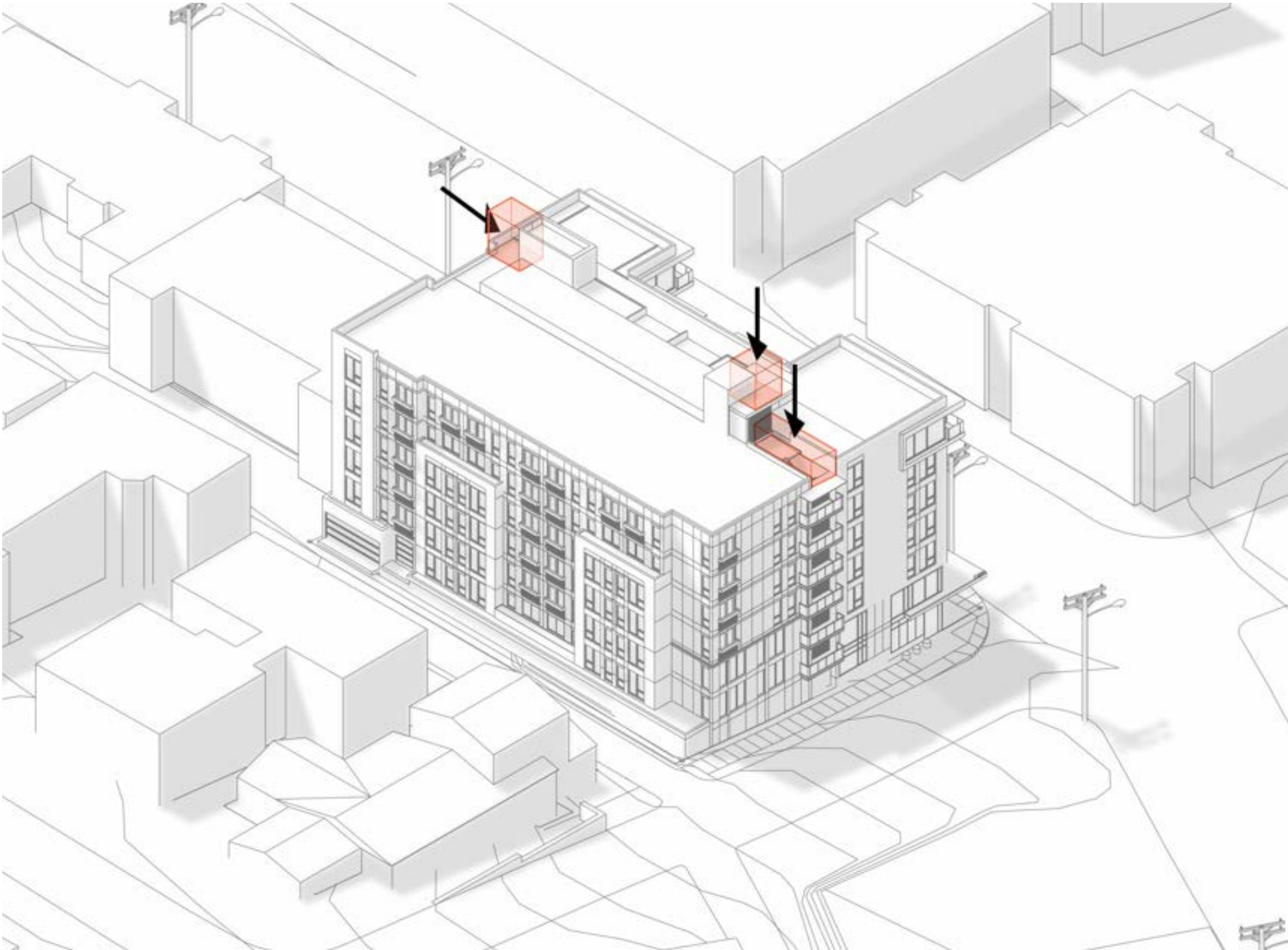


LIVE/WORK UNITS



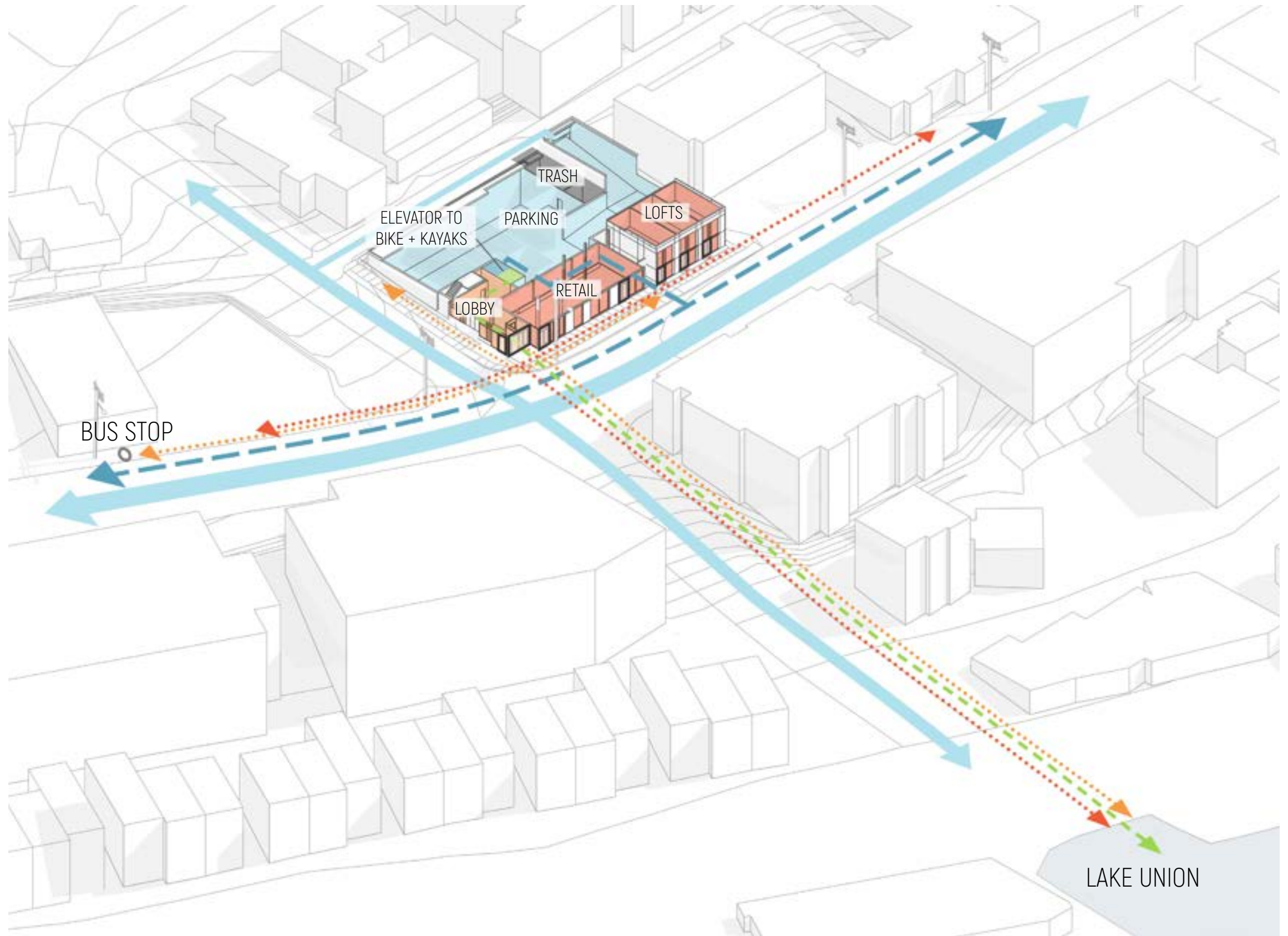
STAIR CORE PLACEMENT

Circulation cores have been moved towards the center of the building in order to minimize their viewing from the street. Where the Cores could not be moved toward the center they have been shifted a level down. This is made possible by using an exterior stair, and only having the need for one elevator.



CIRCULATION

- RESIDENTS
- RETAIL PATRONS
- KAYAKS + PADDLEBOARDS
- BICYCLES
- VEHICLES
- ENTRIES

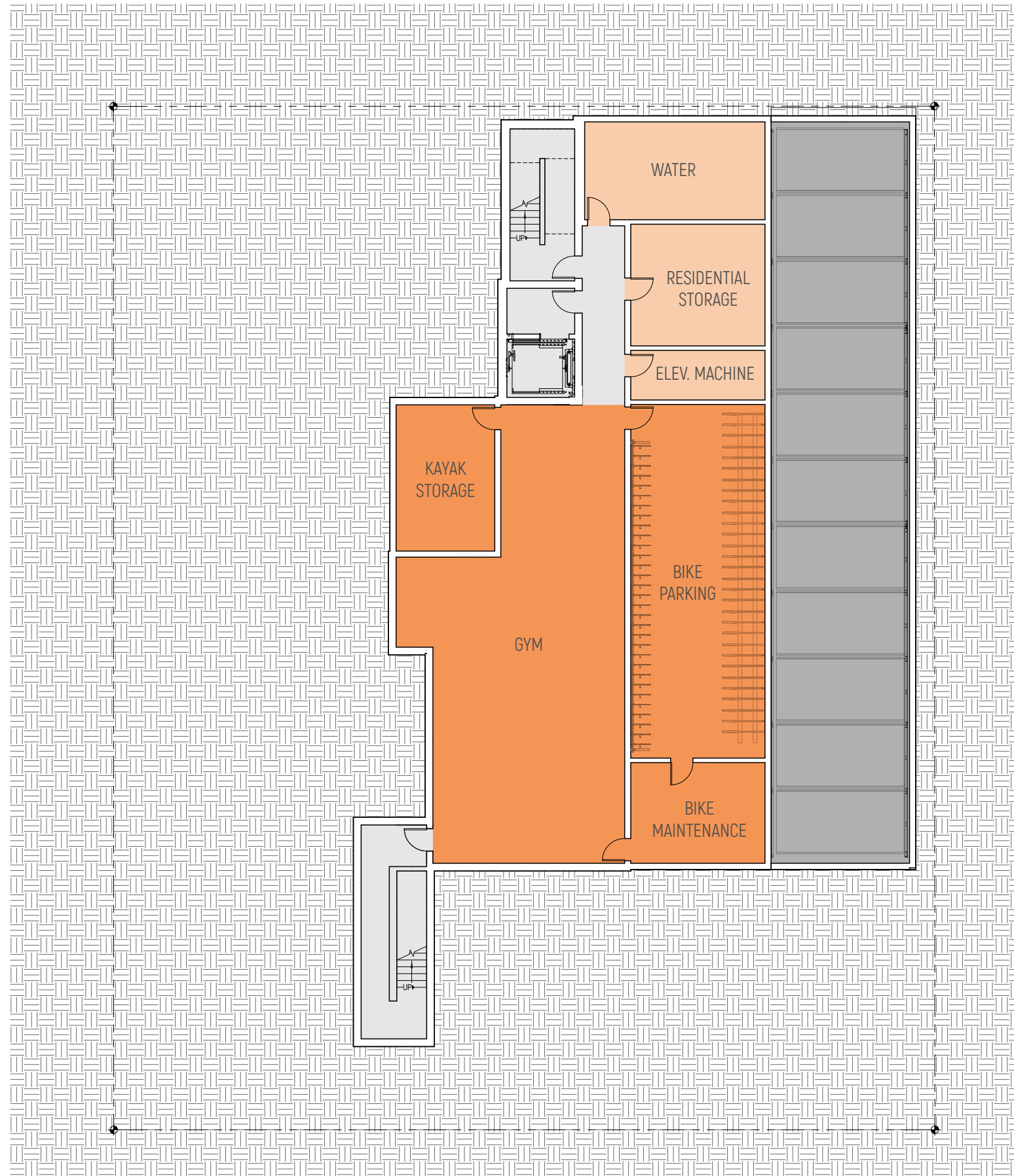


LEVEL B1

NOTES ABOUT PLAN?

NUMBER OF PARKING STALLS?

- COMMERCIAL
- RESIDENT COMMON
- BACK OF HOUSE
- RESIDENTIAL UNITS
- CIRCULATION
- PARKING



LEVEL 1

REITERATE CIRCULATION

ADDRESS EFFICIENCIES OF PLAN

HIGHLIGHT HOW BIKE STORAGE AND GYM AMENITIES HAVE BEEN RAISED TO THIS LEVEL

- COMMERCIAL
- RESIDENT COMMON
- BACK OF HOUSE
- RESIDENTIAL UNITS
- CIRCULATION
- PARKING



LEVEL 2

HIGHLIGHT ALLEY DIMENSIONS

GARAGE ENTRY

ADDRESS PRIVATE PATIOS?

COMMERCIAL

RESIDENT COMMON

BACK OF HOUSE

RESIDENTIAL UNITS

CIRCULATION

PARKING



LEVEL 3

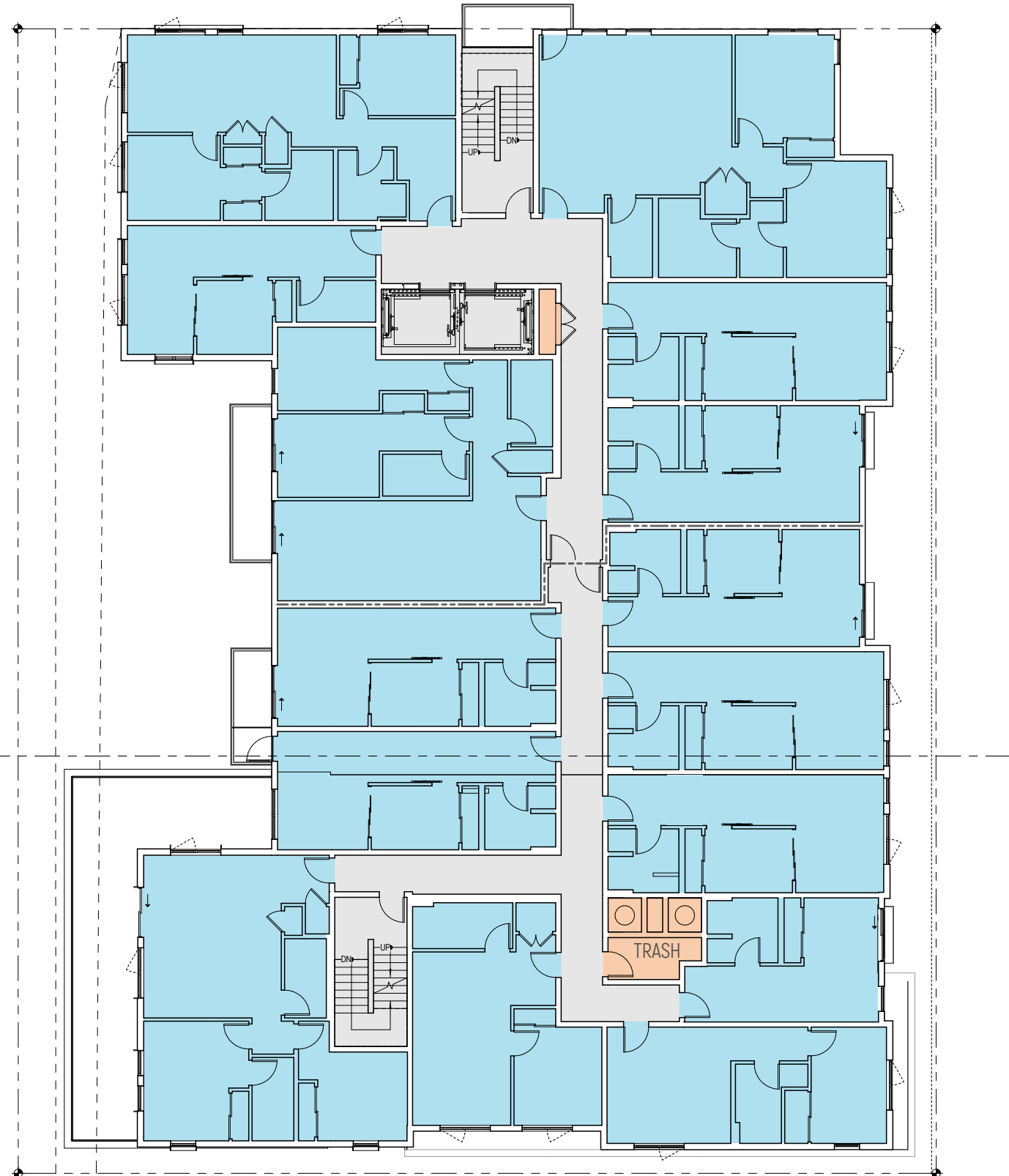
TYPICAL UNIT LAYOUT,

UNITS ARE MAXIMIZING WEST VIEWS

MINIMIZING SOUTH FACING UNITS

- COMMERCIAL
- RESIDENT COMMON
- BACK OF HOUSE
- RESIDENTIAL UNITS
- CIRCULATION
- PARKING

NC2P-65 (M1)
NC2-65 (M1)



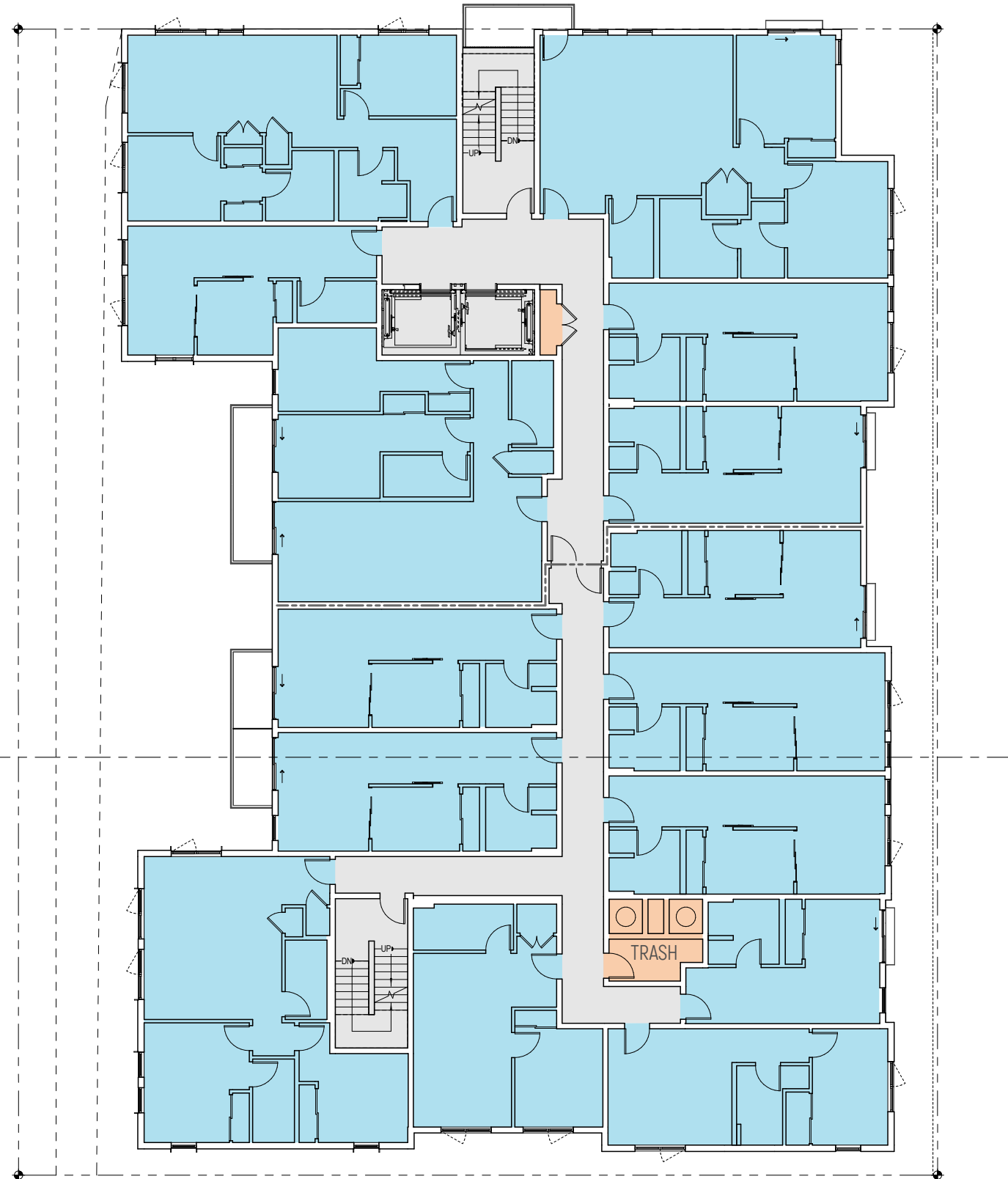
LEVELS 4-5

ADDING PRIME UNITS TO TOP LEVEL

ADDING COMMON AMENITY (LOUNGE) WITH DECK/VIEWS

- COMMERCIAL
- RESIDENT COMMON
- BACK OF HOUSE
- RESIDENTIAL UNITS
- CIRCULATION
- PARKING

NC2P-65 (M1)
NC2-65 (M1)



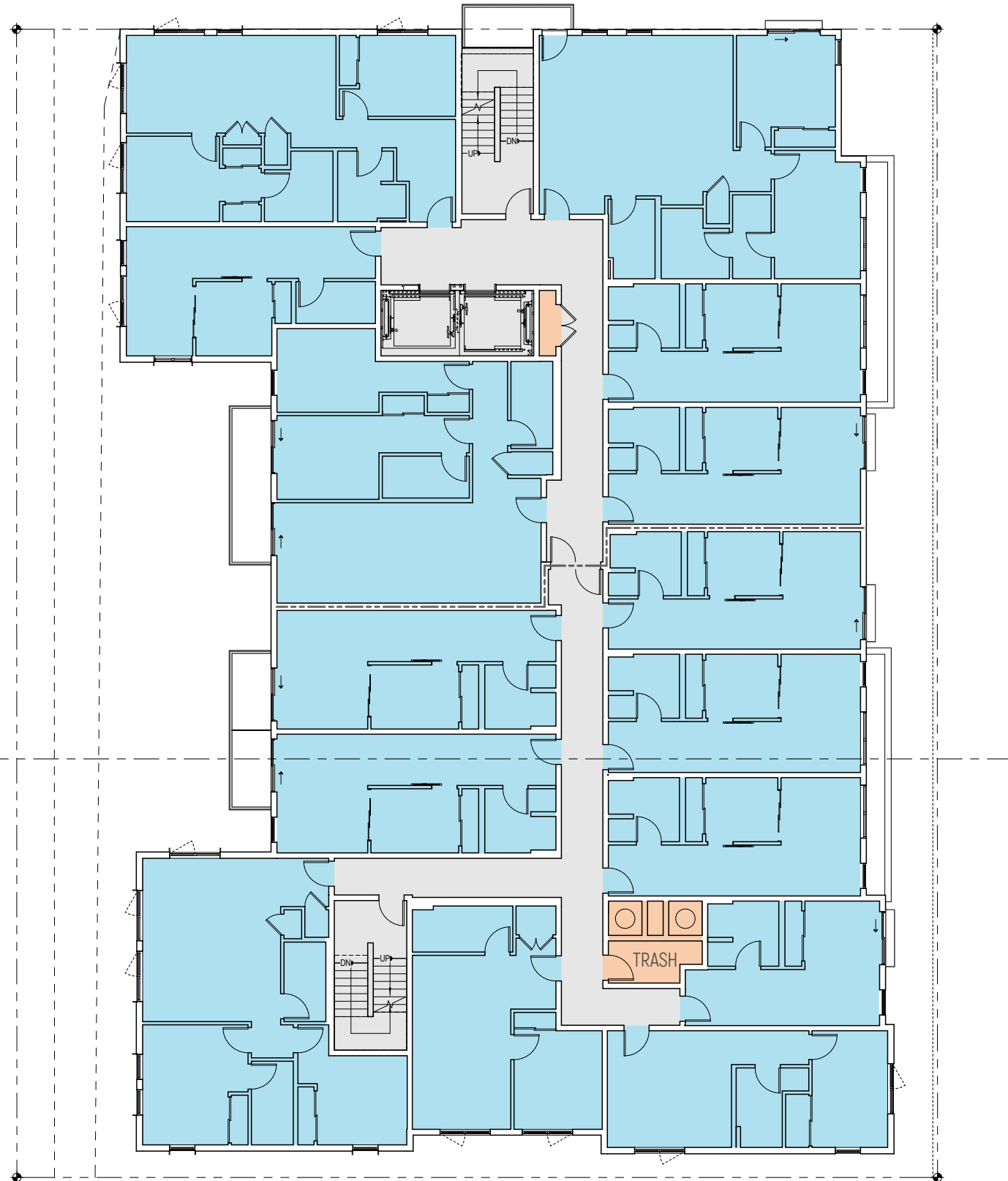
LEVEL 6

ADDING PRIME UNITS TO TOP LEVEL

ADDING COMMON AMENITY (LOUNGE) WITH DECK/VIEWS

- COMMERCIAL
- RESIDENT COMMON
- BACK OF HOUSE
- RESIDENTIAL UNITS
- CIRCULATION
- PARKING

NC2P-65 (M1)
NC2-65 (M1)



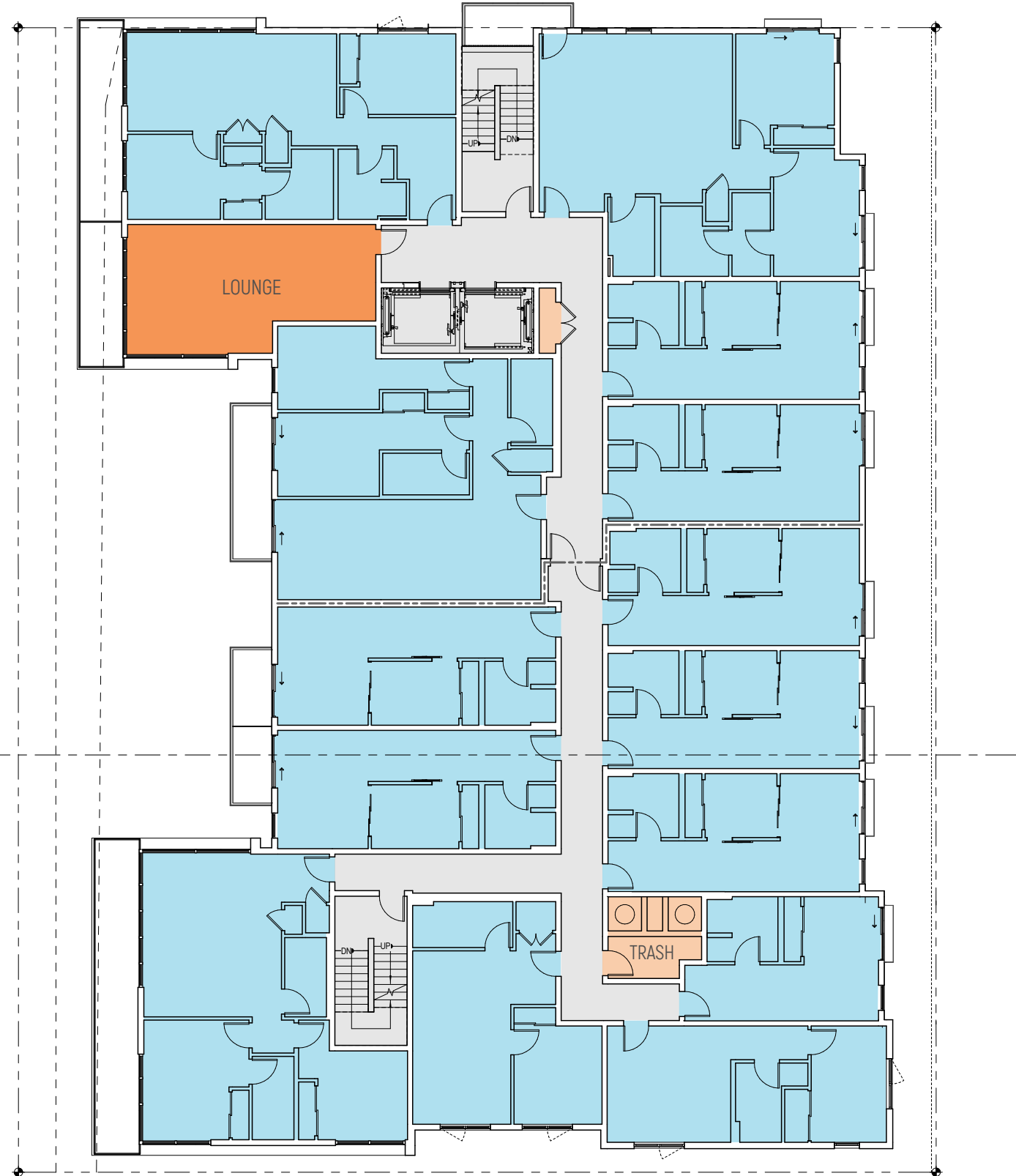
LEVEL 7

ADDING PRIME UNITS TO TOP LEVEL

ADDING COMMON AMENITY (LOUNGE) WITH DECK/VIEWS

- COMMERCIAL
- RESIDENT COMMON
- BACK OF HOUSE
- RESIDENTIAL UNITS
- CIRCULATION
- PARKING

NC2P-65 (M1)
NC2-65 (M1)



ROOF PLAN

VEGETATION

ADDITIONAL AMENITY

ACTIVITY FOCUSED ON WEST

CIRCULATION CORES AWAY FROM EDGES. (REITERATE)

COMMERCIAL

RESIDENT COMMON

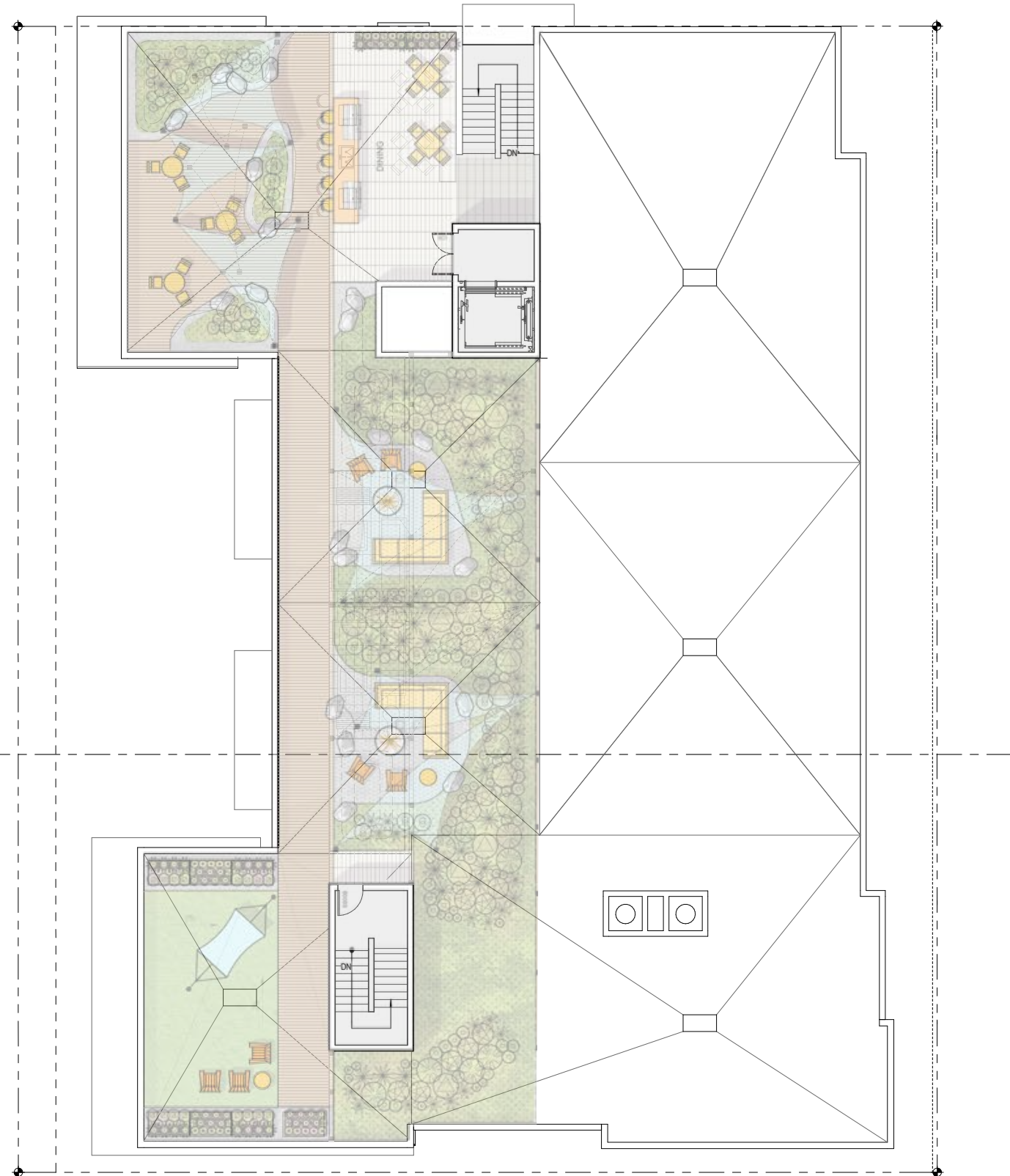
BACK OF HOUSE

RESIDENTIAL UNITS

CIRCULATION

PARKING

NC2P-65 (M1)
NC2-65 (M1)



SECTION A

COMMERCIAL

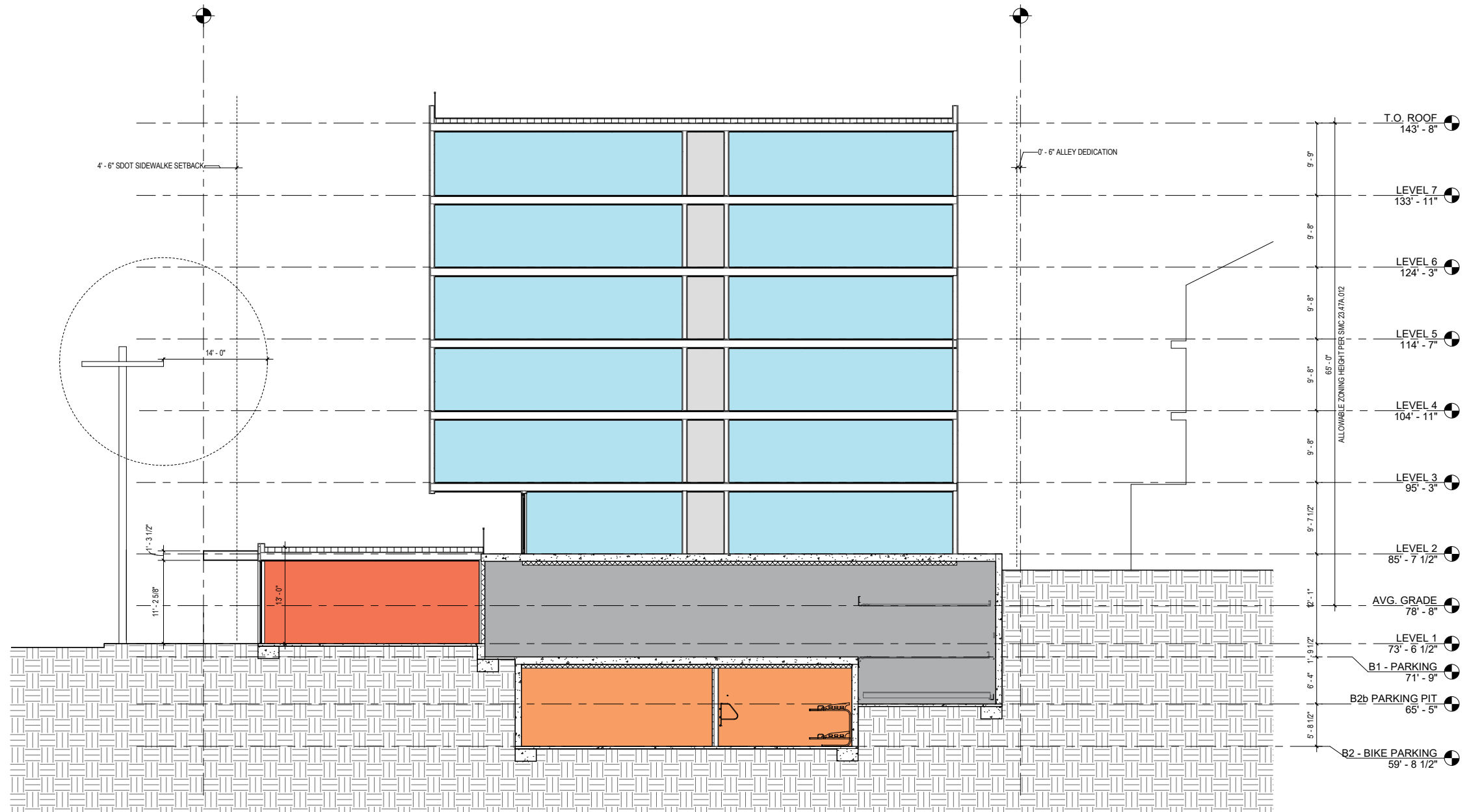
RESIDENT COMMON

BACK OF HOUSE - MECHANICAL

RESIDENTIAL UNITS

CIRCULATION

PARKING



SECTION B

COMMERCIAL

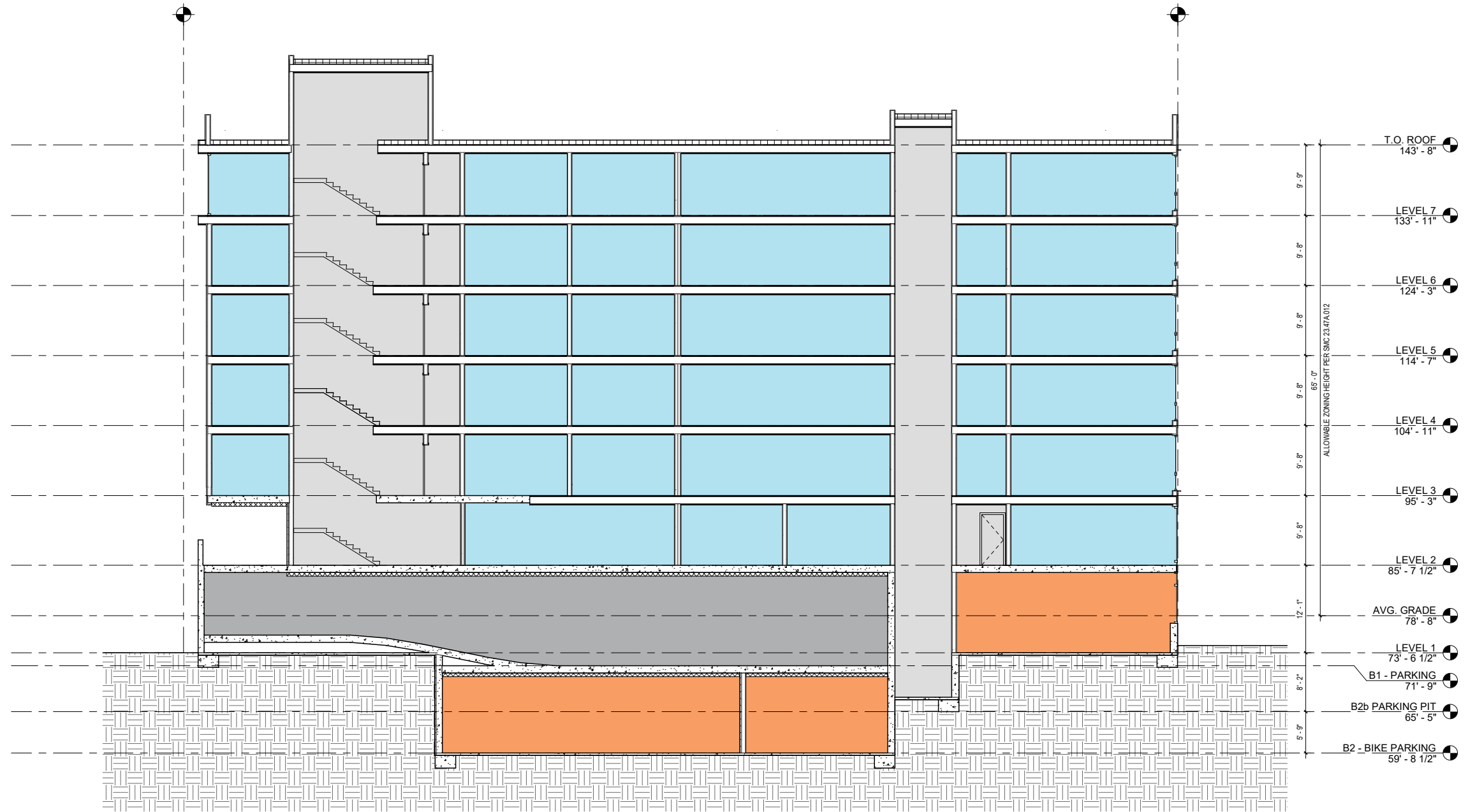
RESIDENT COMMON

BACK OF HOUSE - MECHANICAL

RESIDENTIAL UNITS

CIRCULATION

PARKING



MATERIAL PALETTE

FIBER CEMENT LAP SIDING



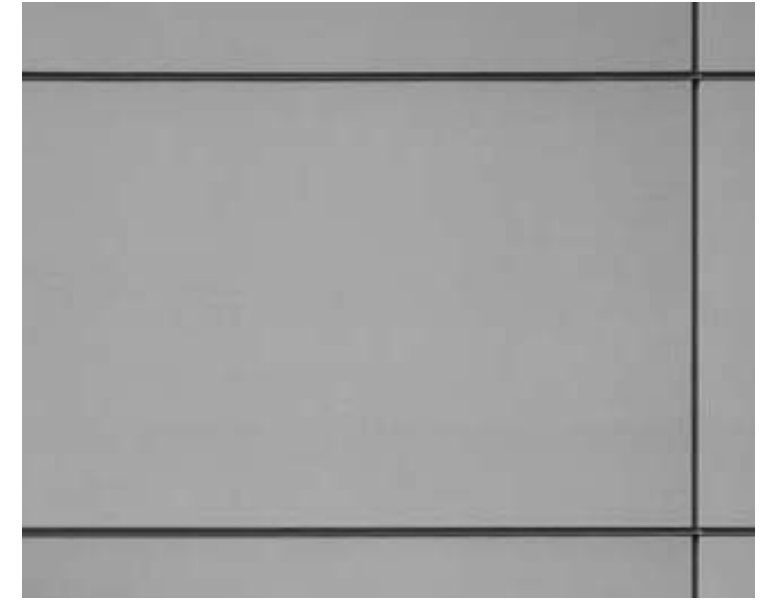
WEATHERED STEEL



WOOD VENEER COMPOSITE PANEL



FIBER CEMENT PANEL



MATERIAL TREATMENT/PLACEMENT

FIBER CEMENT LAP SIDING



WOOD VENEER COMPOSITE PANEL



WEATHERED STEEL



FIBER CEMENT PANEL

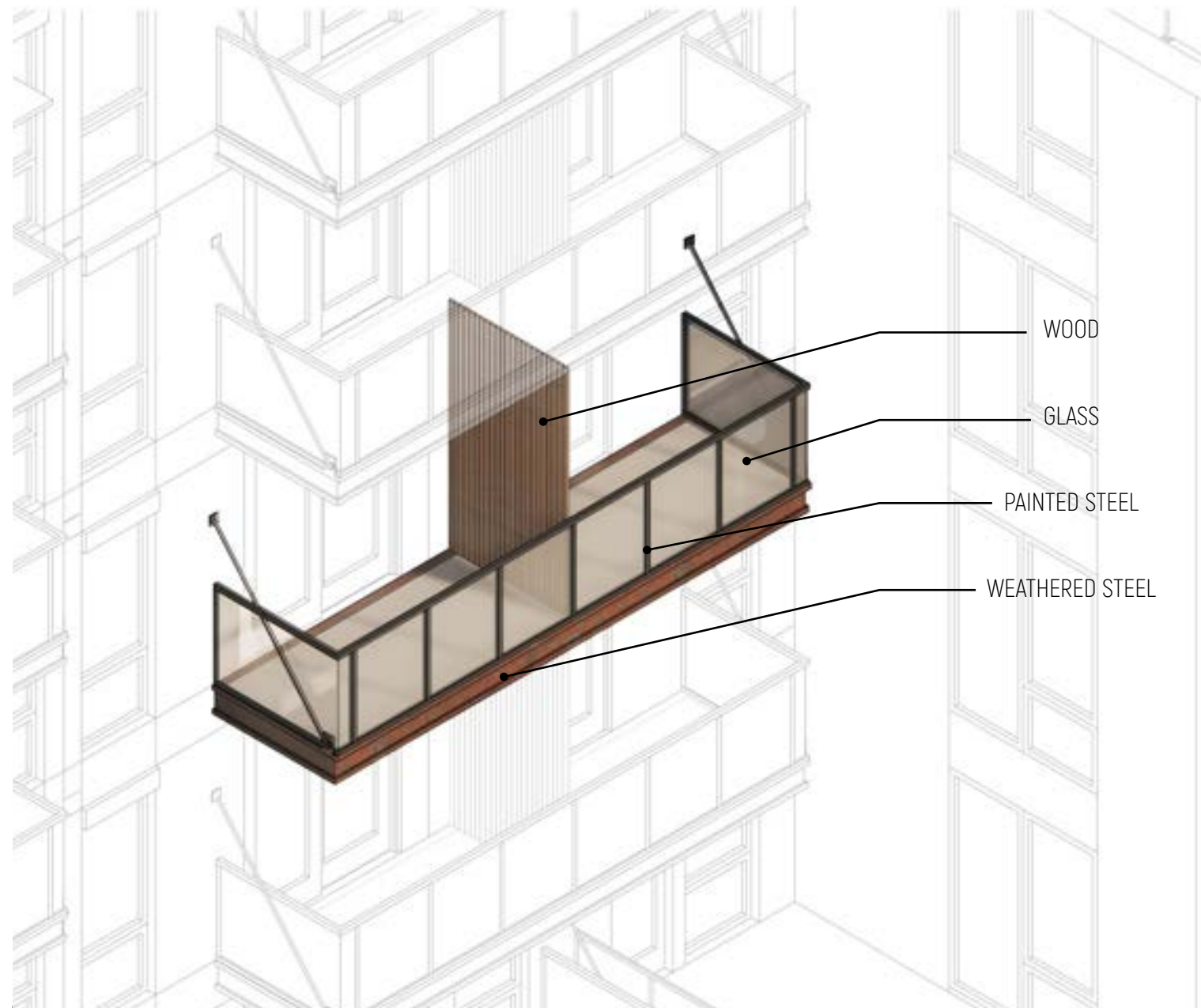


MATERIALS: WINDOWS

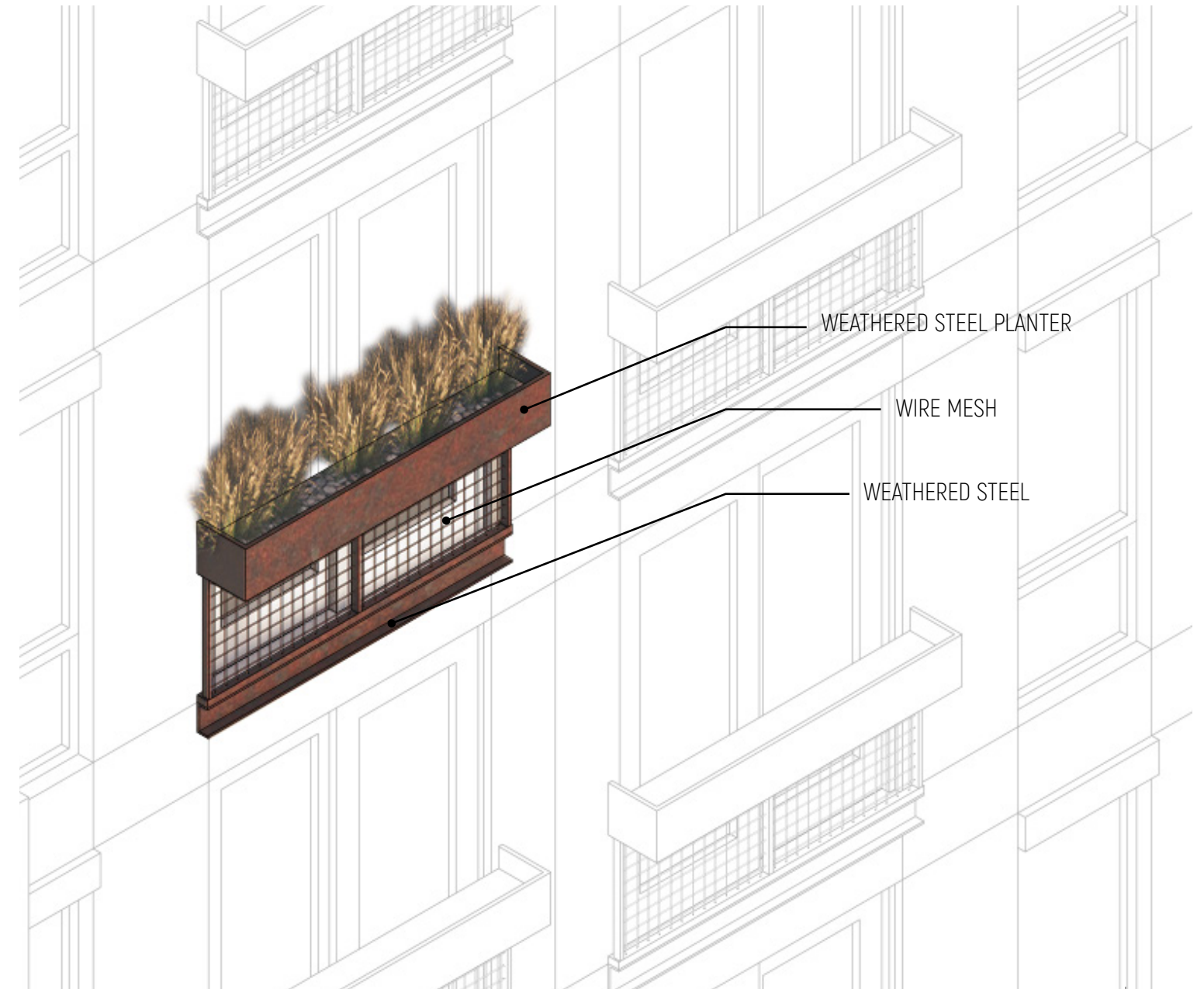
- WINDOWS
 - * STOREFRONT
 - * VINYL

MATERIALS: BOLT ON DECKS

TYPICAL BOLT ON DECKS



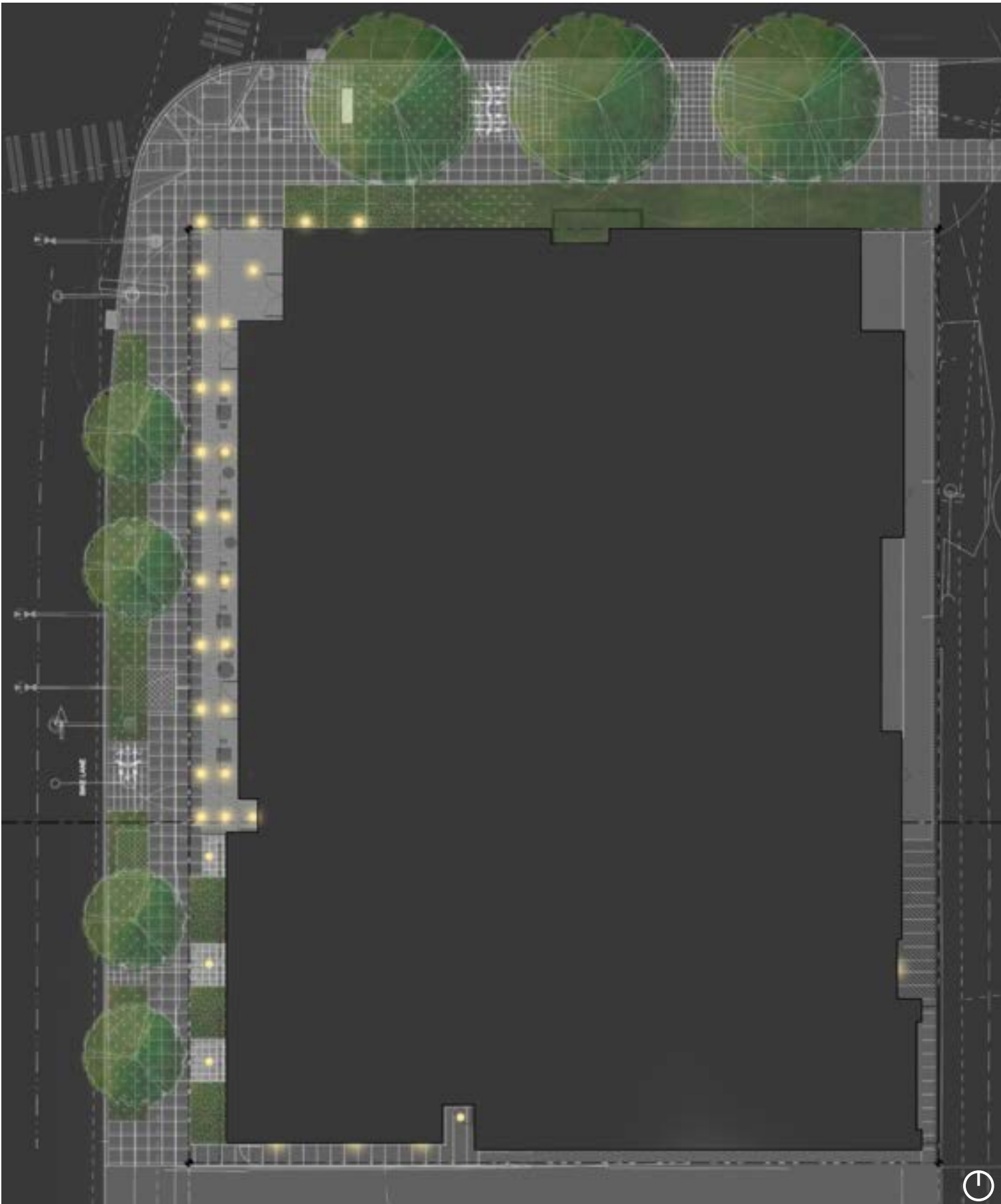
'PLANTER' BOLT ON DECKS



EXTERIOR LIGHTING

REDUCE LIGHT POLLUTION

PROVIDE SAFE STREETSAPES



SIGNAGE CONCEPT



ELEVATIONS - NORTH



ELEVATIONS - EAST



ELEVATIONS - SOUTH

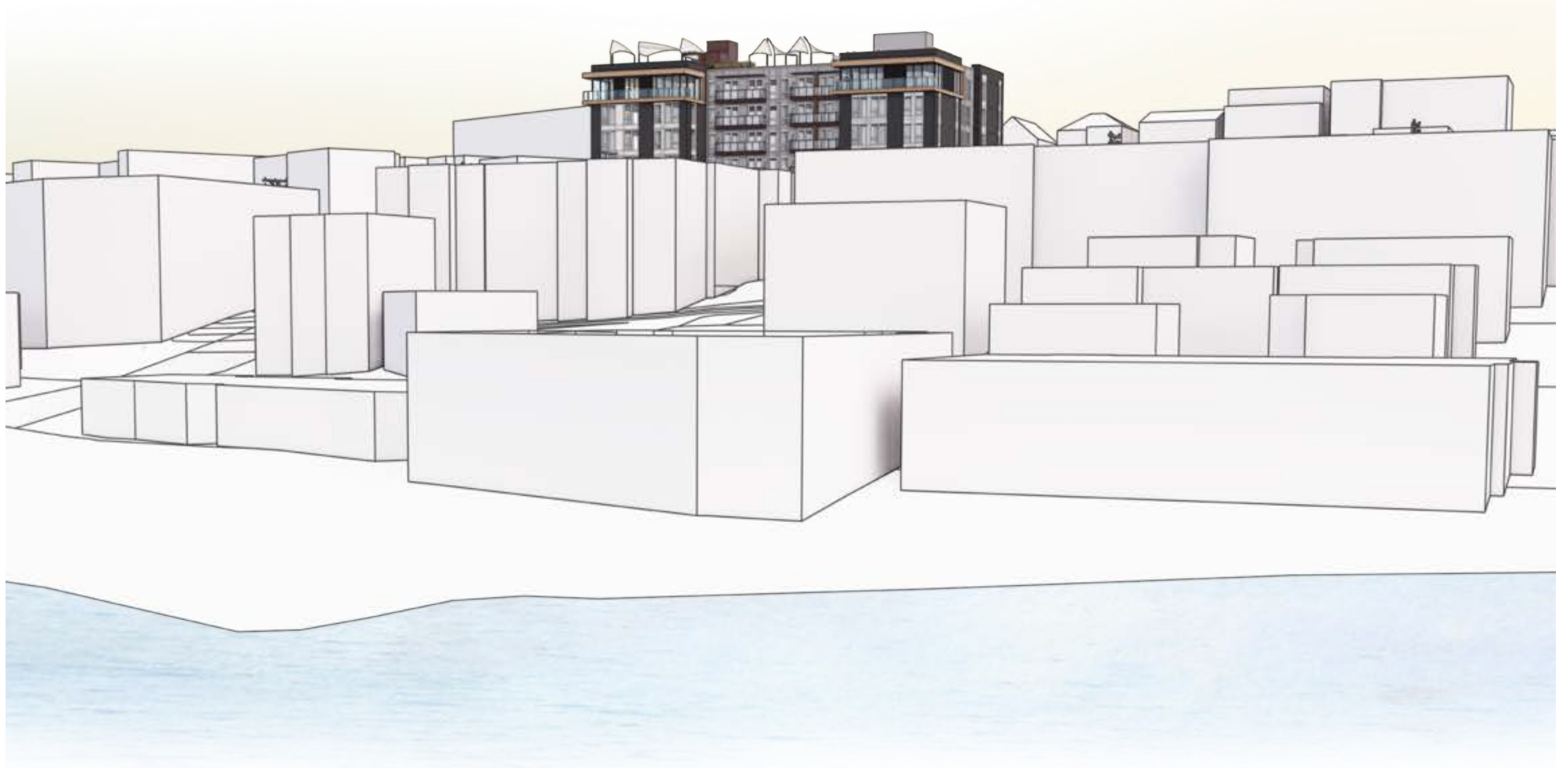


ELEVATIONS - WEST











LANDSCAPE

SUMMARY

The primary goal of the landscape concept is to strengthen the Eastlake neighborhood's identity and its relationship with the water. With partial views of the lake from every level of the building, the design speaks volumes with its planting and materials palettes. Wood, gravel and corten accents, and loose playful plantings highlight the building's proximity to the shore, while beckoning passersby to pause and enjoy.

Street trees and hardy planting are located along the Eastlake Ave E. and Hamlin St. frontages buffering pedestrians from traffic. The Eastlake Ave E. frontage features grassy plantings with flowering accents and bike parking, and retail seating opening up to the sidewalk and corner. The north side of the building is comprised of sloped planting beds with a shade-tolerant, mostly native planting palette, public benches and bike parking and stepped raised planters outside of the building's retail space. Both streetscapes incorporate dog relief areas adjacent to the sidewalk for public use.

A rooftop deck will serve the building's residents with amenities such as bbq dining, lounge seating, firepits and dune-inspired planting to evoke time spent at the shore. Together with the interior amenity space, the residents will be able to take full advantage of spectacular views.

Generally, the planting will be selected to provide a variety of color and texture year-round with plenty of grasses and sturdy flowering perennials nodding in the wind. An emphasis will be placed on using native plants and / or drought resistant ornamental plants that have proven to be adapted and successful in the Puget Sound climate. Green roof and bioretention planters will be used to capture and mitigate stormwater on site.



LANDSCAPE

STREET LEVEL



A WEATHERED WOOD BENCHES



B LUSH STREETScape PLANTINGS



C DOG RELIEF AREAS



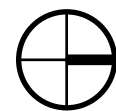
D BOLD-COLORED BIKE RACKS WITH ACCENT PAVING



E CAFE SEATING

LANDSCAPE

ROOF LEVEL



0' 10' 20' 40'
SCALE: 1" = 20'-0"



A FIRE PIT LOUNGE AREA



B BEACH-INSPIRED PLANTINGS



C BBQ AREA WITH BAR AND TABLE SEATING



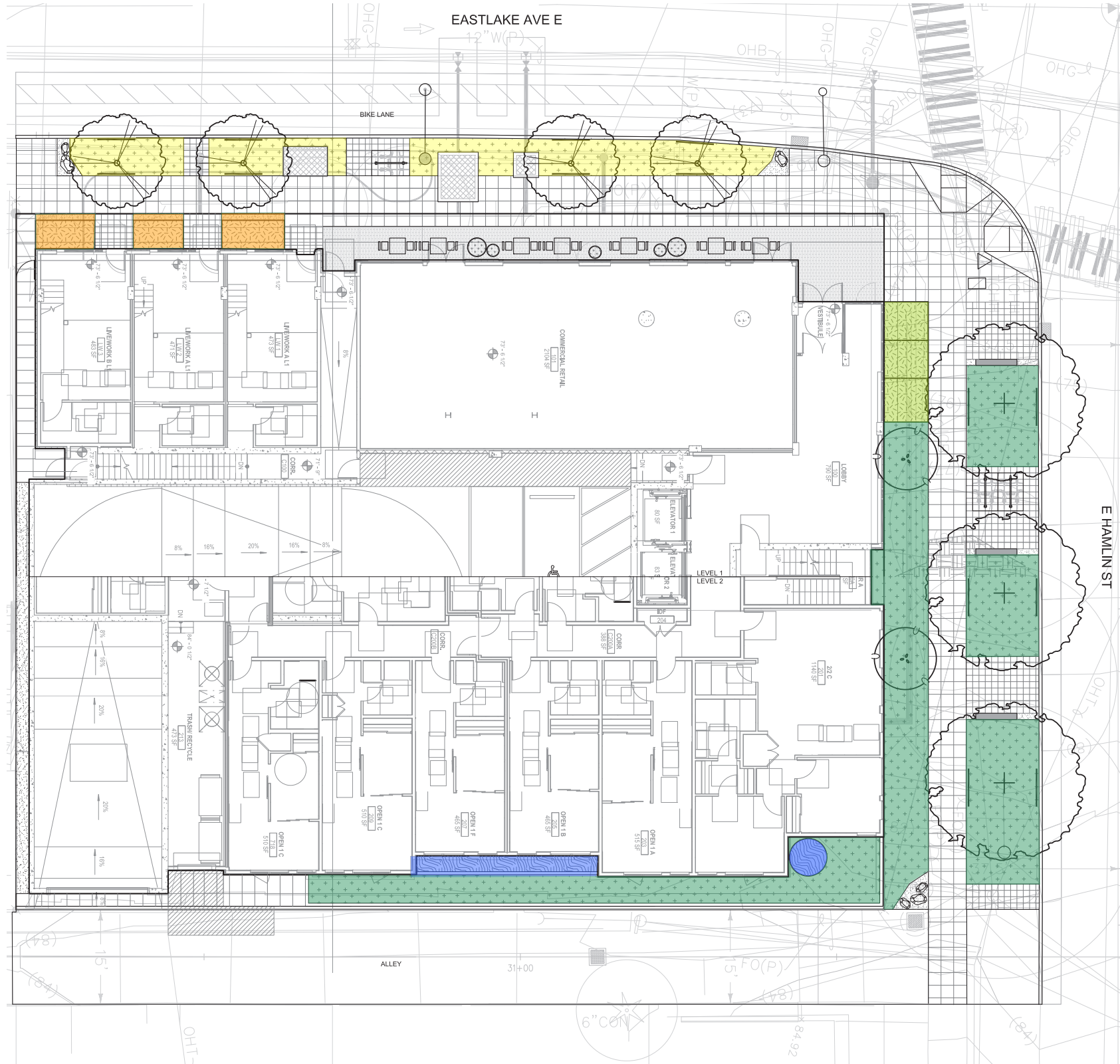
D OVERHEAD SHADE STRUCTURE



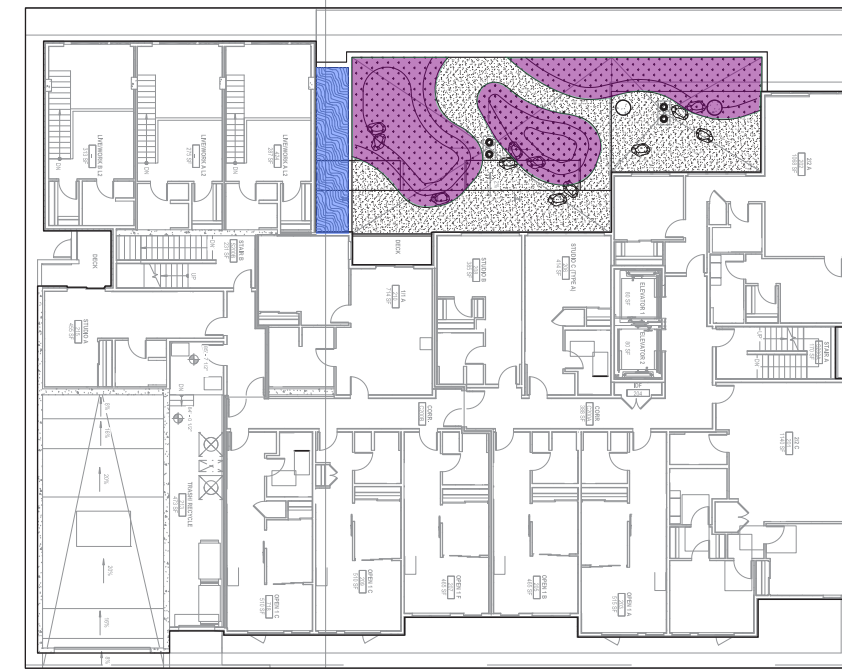
E ACTIVITY LAWN (SYNTHETIC)

LANDSCAPE

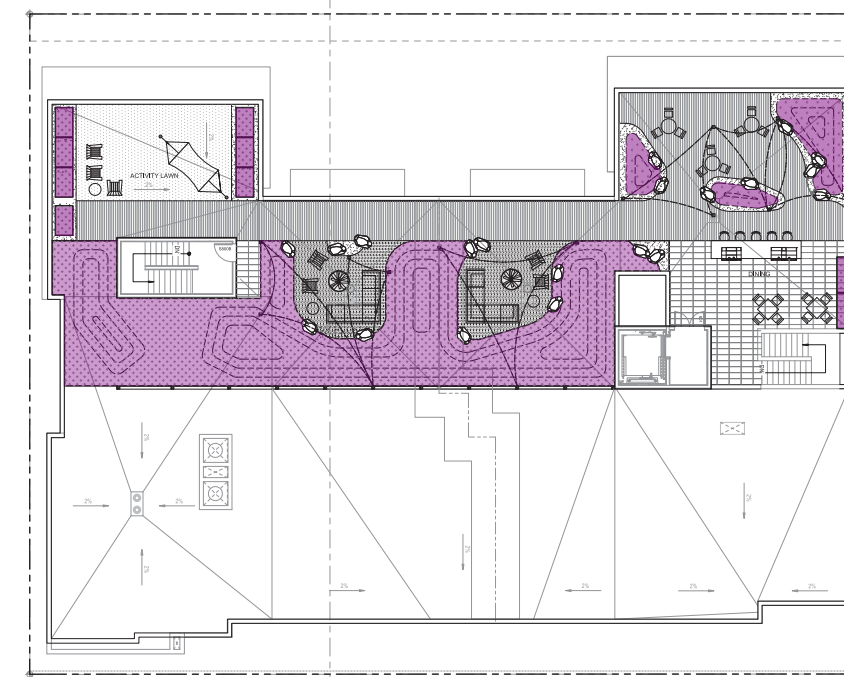
STREET LEVEL



LEVEL 2



ROOF



BEACH TRAIL

BEACH ACCENT

UPLAND TRAIL

UPLAND ACCENT

BIORETENTION

FLOWERING DUNES



LANDSCAPE

BEACH TRAIL



Carpinus caroliniana 'Palisade'
AMERICAN HORNBEAM



Senecio greyi
DAISY BUSH



Rosa 'Nearly Wild'
'NEARLY WILD' HYBRID ROSE



Mahonia repens
CASCADE OREGON GRAPE



Miscanthus si. 'Yaku Jima'
'YAKU JIMA' EULALIA GRASS



Elymus glaucus
BLUE RYE GRASS

BEACH TRAIL



Eryngium pl. 'Blue Glitter'
SEA HOLLY



Anaphalis margaritacea
PEARLY EVERLASTING

BEACH ACCENT



Pinus contorta 'Spaan's Dwarf'
DWARF SHORE PINE



Leucothoe 'Zablid' Scarletta
'SCARLETTA' FETTERBUSH



Sesleria autumnalis
AUTUMN MOOR GRASS



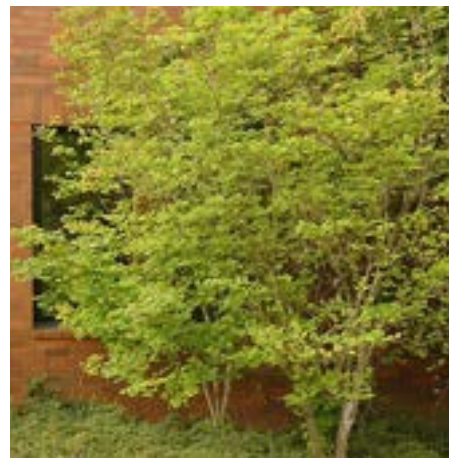
Sisyrinchium bellum
WESTERN BLUE EYED GRASS

LANDSCAPE

UPLAND TRAIL



Ulmus americana 'Princeton'
PRINCETON ELM



Acer circinatum
VINE MAPLE



Mahonia x 'Marvel'
'MARVEL' HYBRID MAHONIA



Vaccinium ovatum
EVERGREEN HUCKLEBERRY



Symphoricarpos albus
SNOWBERRY



Mahonia repens
CASCADE OREGON GRAPE



Cornus sericea 'Kelsey'
KELSEY DOGWOOD



Elymus glaucus
BLUE RYE GRASS



Carex obnupta
SLOUGH SEDGE



Polystichum munitum
SWORD FERN



Anaphalis margaritacea
PEARLY EVERLASTING

UPLAND ACCENT



Leucothoe 'Zablid' Scarletta
'SCARLETTA' FETTERBUSH



Sesleria autumnalis
AUTUMN MOOR GRASS



Ligularia 'Bottle Rocket'
'BOTTLE ROCKET' LIGULARIA



Sisyrinchium bellum
WESTERN BLUE EYED GRASS