

**Attachment 1**Project No. 3039424-LU

City of Seattle

# Response to Guidelines: MUP Application for Design Review

**(Attach additional sheets as needed)**

1. Please describe the proposal in detail, including types of uses; size of structure(s), location of structure(s), amount, location and access to parking; special design treatment of any particular physical site features (e.g., vegetation, watercourses, slopes), etc

SOLA Apartments is an approx 71,800 sf proposed mixed use commercial and apartment community of 71 units which includes Studios, 1 Bedrooms, and 2 Bedroom apartment homes. The grade level commercial space is in two areas totalling 1,461 sf with one space connected to a corner plaza amenity. The residential use area is 50,865 sf and includes Lobby and Leasing office, Fitness room, Package and Mail room, Dog Wash and Bicycle Storage for 72 bikes and a bike repair space. The site slopes to the east. East Alley access is provided to the garage ramps. A 459 sf Trash room is provided accessed from the alley. Amenity spaces include two glass roof top solariums with five outdoor roof terrace/patio areas. Most units will have balconies. Below grade parking is provided for 36 stalls. The existing 5,975 sf building with roof top parking is to be demolished.

2. Please describe in narrative text and on plans any specific requests for development standard departures, including specific rationale(s) and a quantitative comparison to a code-complying scheme. Include in the MUP plan set initial design response drawings with at least four (4) colored and shadowed elevation drawings and site/landscape plan.

Please see drawing G103.0 for Departures requested. See color elevations on drawings A201.0-A204.0. Color landscape plans are included.

Departures include:

1. A reduction the number of Medium parking stalls from standard percentage,
2. A 12.5 foot floor to floor (versus 13') at corner street level commercial space,
3. Parking ramp radius less than the standard,

3. Please describe how the proposed design responds to the Early Design Guidance.

The project has been designed with height, bulk and scale in mind per the design guidelines. Building corners have been eroded to help to soften edges and to provide view corridors for existing neighbors that are adjacent to the project. (CS2. D5)

A carved plaza at the main corner of the project acts as a gesture to the existing project across Eastlake Avenue East. (CS2.C1)

The sidewalk along Eastlake Avenue East will be generous at ten feet wide and will have pedestrian-friendly amenities such as a public plaza at the building corner with seating and a landscape buffer with street trees along the entire sidewalk. (PL1. A2)

The proposed project will located on a prominent corner with three street frontages (including the alley) and will have well thought through and articulated facades on all three sides using plane offsets, cantilevers and deck areas. These will cohesively work together to soften the overall massing of the structure. High quality materials will be used on all three sides of the public-facing facades (including the alley). (DC2. B1)

Please see pages 17 and 18 of our EDG packet for additional priority design guidelines.