STREAMLINED DESIGN REVIEW

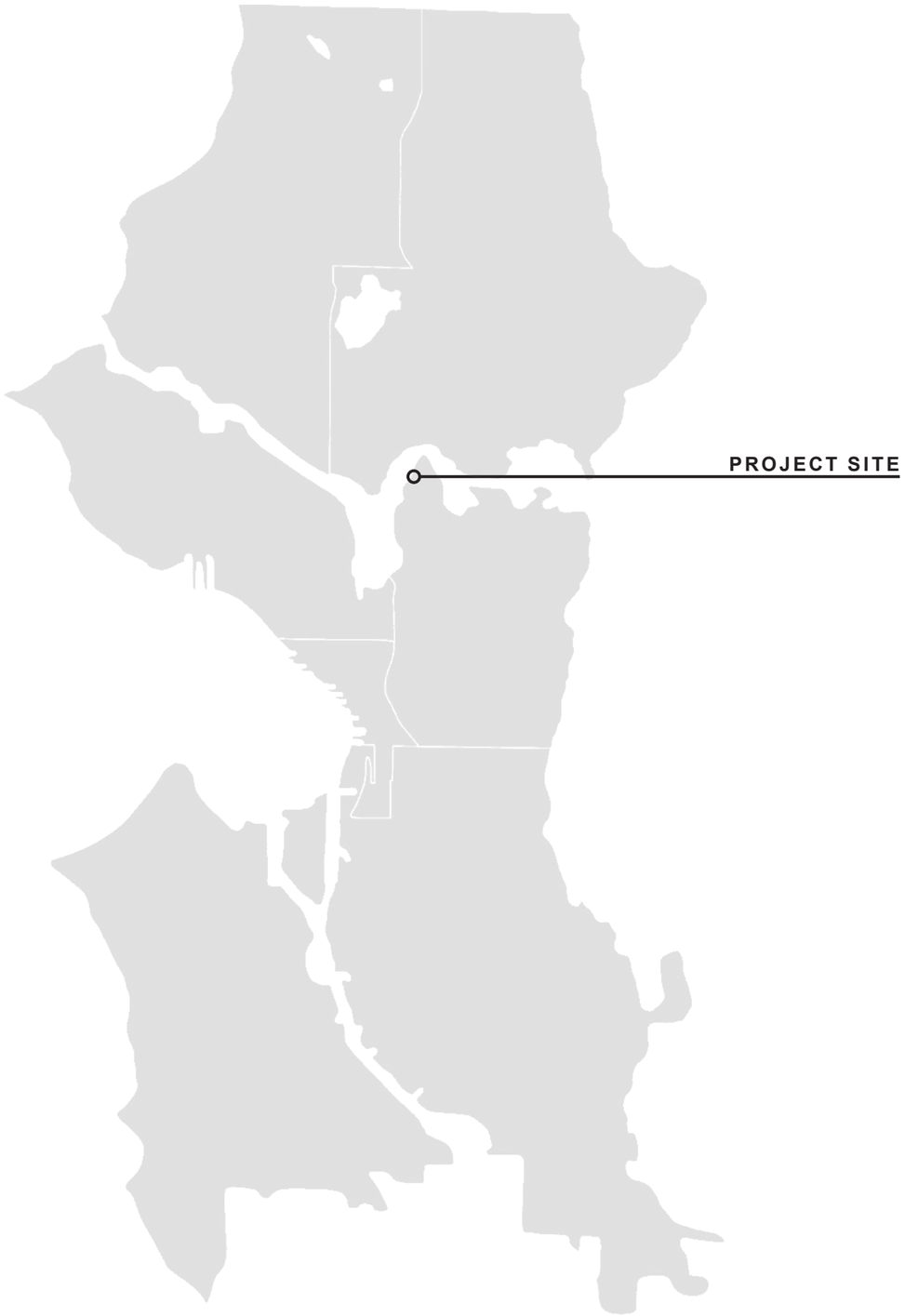
DCI #3040067-EG
2854 Fairview Ave E
Seattle, WA 98102

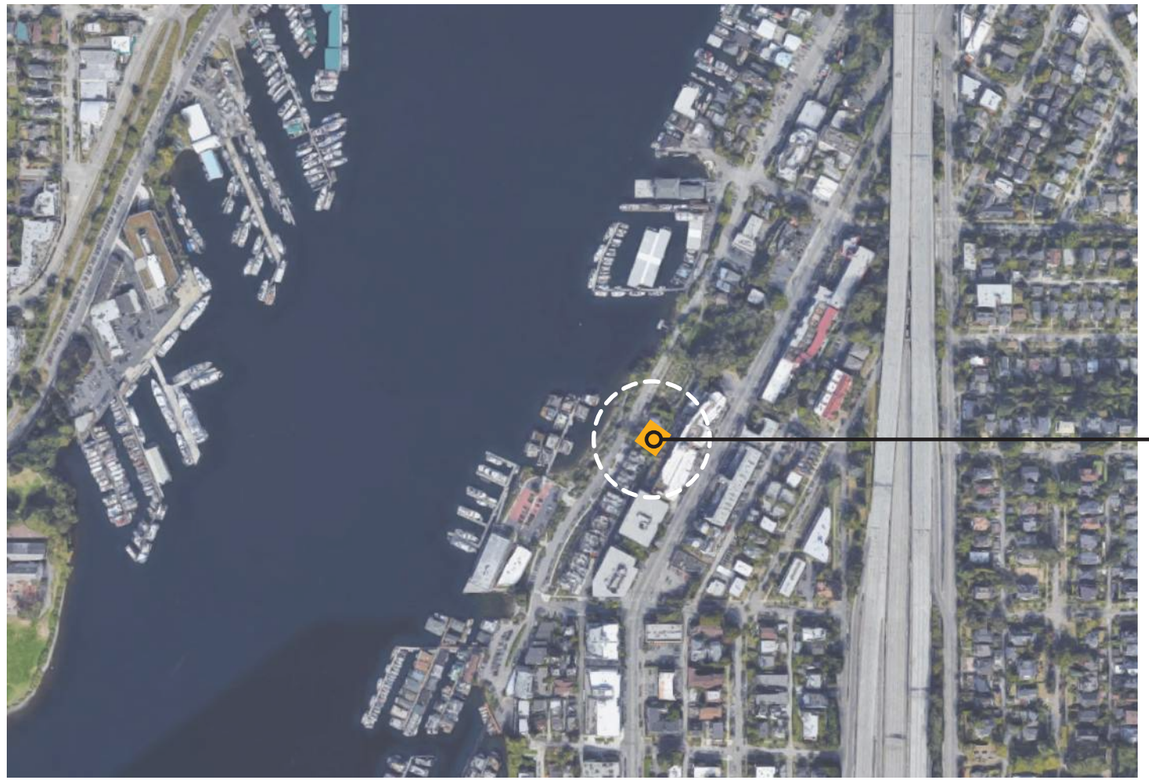
Applicant:
Cone Architecture, LLC
1319 N 49th St
Seattle, WA 98103
Contact: Emily Morgan

Owner:
Greencity Development
14231 Lake Rd, Suite 300
Lynnwood, WA 98087

Landscape Architect:
Roof of Design
2020 Maltby Rd
Ste 7, PMB 370
Bothell, WA 98021

SDCI Contact:
Scott Reynolds
scott.reynolds@seattle.gov
(206) 930-5953





EXISTING SITE

The project site is parcel #1966200025 located at 2854 Fairview Ave E between E Hamlin St and E Shelby St. The lot measures roughly 75’-0" deep by 73’-0” wide, and is approximately 5,485 SF. The site is bordered by an unimproved alley on the east side. Currently, there is a single-family structure on the site that will be removed for the proposed project. The site is positioned in the Lowrise Residential-Commercial Zone. The parcel to the north is a single-family residence located within the Lowrise Residential-Commercial Zone. The parcel to the south is a multi-family residence also located within the Lowrise Residential-Commercial Zone. The parcel to the east is a six-story mixed-use apartment building located within the Neighborhood Commercial Zone.

There is a large grade change between Fairview ave E and Eastlake Ave E. The proposed project responds to this by stepping up the existing grade, providing sweeping views of Lake Union.

ZONING AND OVERLAY DESIGNATION

The project parcel is zoned LR2 RC (M), as are its north and south abutting parcels. The parcels to the east across the alley is zoned Neighborhood Commercial (NC3-55). The parcels to the west across Fairview Ave E are zoned Mixed-Use (C2-40). This property is part of the Eastlake Residential Urban Village. Due to the overlay of Urban Village's proximity to transportation systems of the frequent transit zone overlay, no vehicular parking is required. This property is also within the Shoreline Environment Urban Commercial Overlay.

DEVELOPMENT OBJECTIVES

The project proposes the construction of three new multi-family residential buildings, providing a total of 7 residences. The existing single-family residence will be demolished under this proposal. Four units will be approximately 1100 SF, and three units will be approximately 1600 SF.

No parking is required for residential uses in multifamily zones within urban villages that are frequent transit service areas. The parcel is located within Eastlake Residential Urban Village and a frequent transit zone. Although parking is not required, the project addresses neighborhood concerns about parking issues and provides a solution of 6 on-site parking spaces. The project provides 7 new residences, in a dense urban setting while fitting in with the existing fabric of the neighborhood.

NEIGHBORHOOD CUES

The subject parcel is located in a developing portion of the Eastlake Residential Urban Village and is located in lowrise residential-commercial zoning. A prime location for increased density, the neighborhood offers high walking scores and access to commercial areas in Eastlake as well as close proximity to Lake Union. Public transportation is readily available being so close to Downtown Seattle. Surrounding the proposed project site is predominantly three to four-level townhomes, multi-family apartment buildings, houseboats, and commercial spaces. The neighborhood is in transition with multiple townhouse and apartment projects currently under development in the neighborhood. As the neighborhood increases in density, the precedents found include a variety of architectural styles including roof forms and material choices.

VICINITY MAP

SITE LOCATION
2854 Fairview Ave E
Seattle, WA 98102

ZONING SUMMARY
ZONE: LR2 RC (M)
ECA: Steep Slope
Liquefaction Zone
Archeological Buffer

PROJECT PROGRAM
Site Area: 5,485 SF
Number of Residential Units: 7
Number of Parking Stalls: 5
Allowable FAR: 1.4 (7,679 SF)
Proposed FAR: 1.4 (7,521 SF)

Address: 2854 Fairview Ave E., Seattle, WA 98102
Parcel #: 1966200025
Zoning: LR2 RC (M)
Overlays: Eastlake Residential Urban Village
Seattle Shoreline Environment - Urban Commercial
Site Area: 5,485 SF

23.45.504 Permitted Uses
Permitted outright: Residential Townhomes

23.45.504 & 23.60A.386 Permitted Uses
Permitted outright: Multifamily Residential

23.45.514 & 23.60A.386 Structure Height
Allowed Maximum Height: 30'-0"
4'-0" Parapet Height Bonus: 34'-0"
10'-0" Penthouse Height Bonus: 44'-0"

23.86.006 Structure Height Measurement
The height of a structure is the difference between the elevation of the highest point of the structure not excepted from applicable height limits and the average grade level. ("Average grade level" means the average of the elevation of existing lot grades at the midpoint, measured horizontally, of each exterior wall of the structure, or at the midpoint of each side of the smallest rectangle that can be drawn to enclose the structure.)

23.45.510 Floor Area Ratio
Maximum FAR: 1.4 (7,679 SF)

23.45.518 Setback Requirements
Front Setback: 7'-0" average, 5'-0" minimum
Side Setback: 5'-0" for facades 40'-0" or less in length
Rear Setback: 7'-0" average, 5'-0" minimum

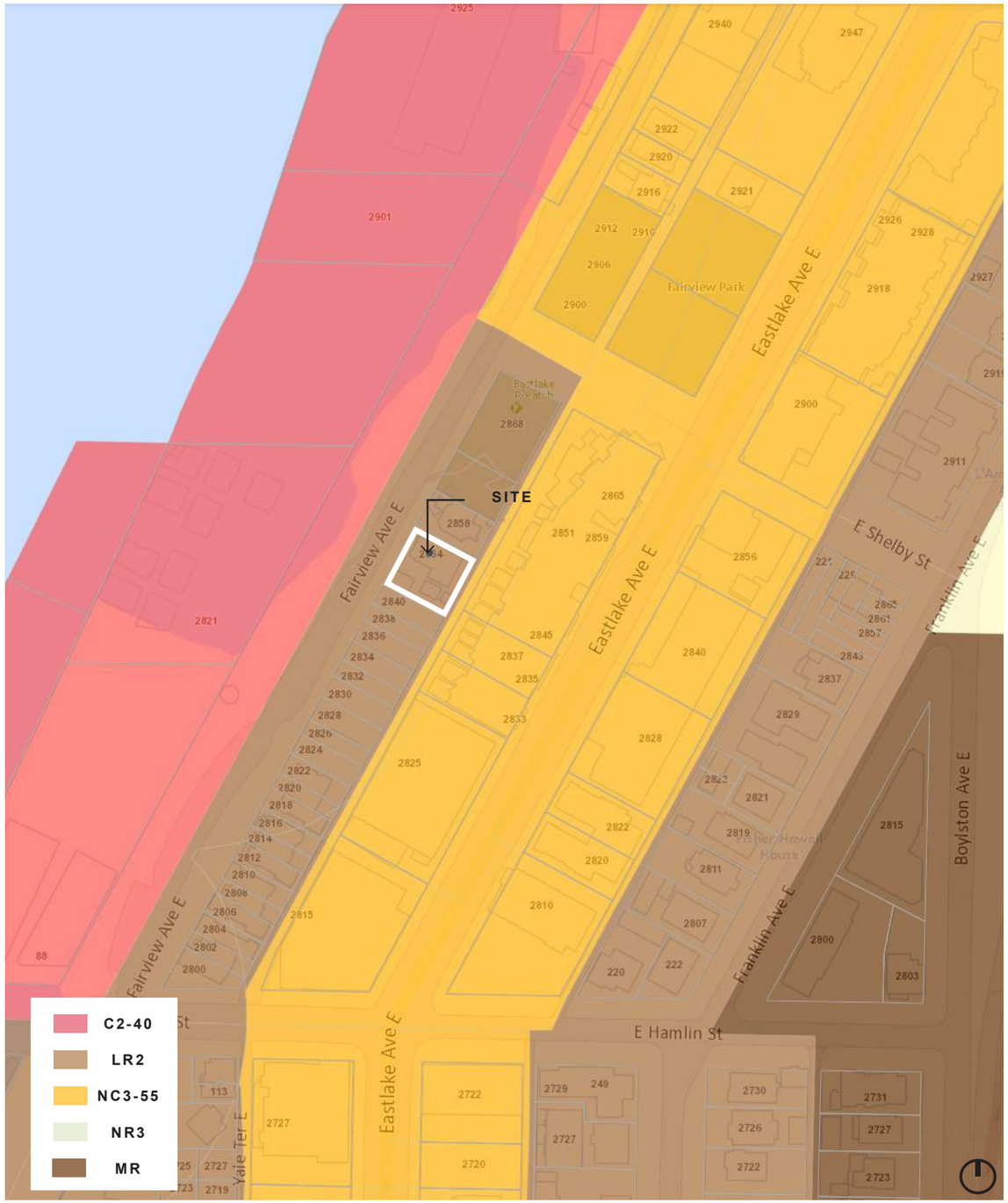
23.45.524 Landscaping and Screening Standards
Landscaping that achieves a Green Factor score of 0.6 or greater, determined as setforth in Section 23.86.019, is required for any lot within an LR zone if construction of more than one new dwelling unit or a congregate residence is proposed on the site. The addition of any new dwelling unit that does not increase the floor area on the site is exempt from the Green Factor requirement. Vegetated walls may not count towards more than 25 percent of a lot's Green Factor score.

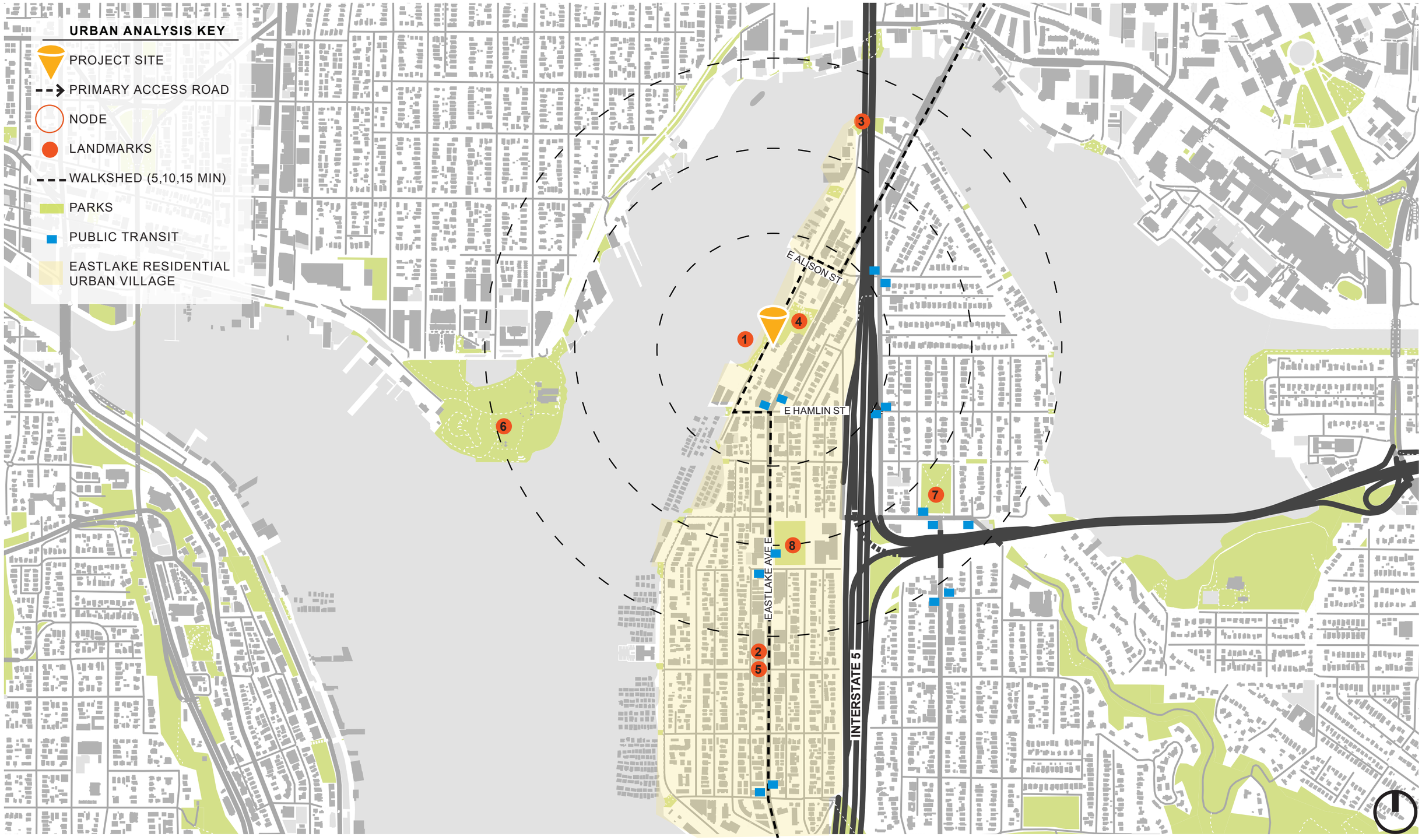
23.45.524 Street Tree Requirements
Street trees are required when any development is proposed, except as provided in subsection 23.45.524.B.2 and B.3 and Section 23.53.015.

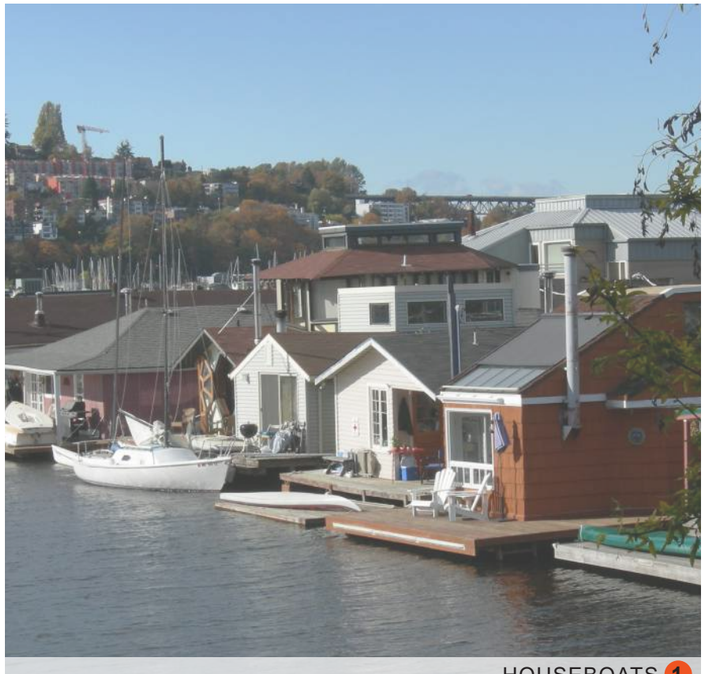
23.45.522 Amenity Area
Required: ~ 1371 SF (25% of Lot Area); ~ 685 SF (50%) minimum required at ground level

23.54.015 Required Parking
The project is located within an Urban Village and no parking is required for residential and non residential uses. Location qualifies for frequent transit designation.

23.54.040 Solid Waste & Recyclable Materials Storage and Access
Minimum area for shared storage space is 84 SF.



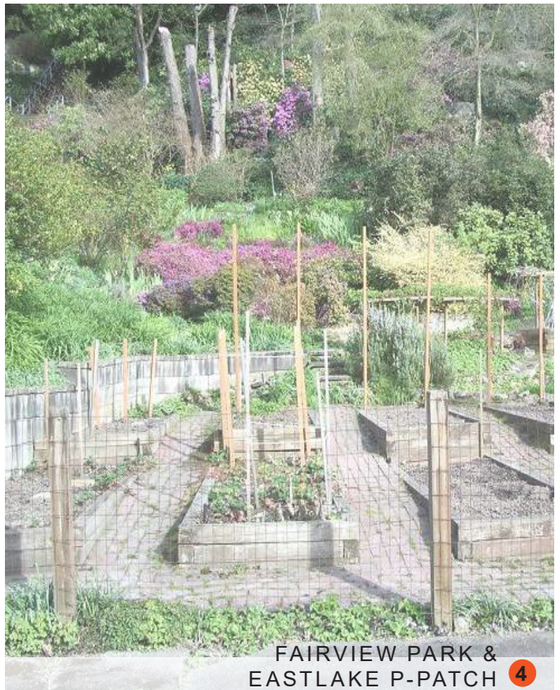

URBAN ANALYSIS KEY
PROJECT SITE
PRIMARY ACCESS ROAD
NODE
LANDMARKS
WALKSHED (5,10,15 MIN)
PARKS
PUBLIC TRANSIT
EASTLAKE RESIDENTIAL URBAN VILLAGE
E ALISON ST
E HAMLIN ST
EASTLAKE AVE E
INTERSTATE 5
1
2
3
4
5
6
7
8



HOUSEBOATS 1

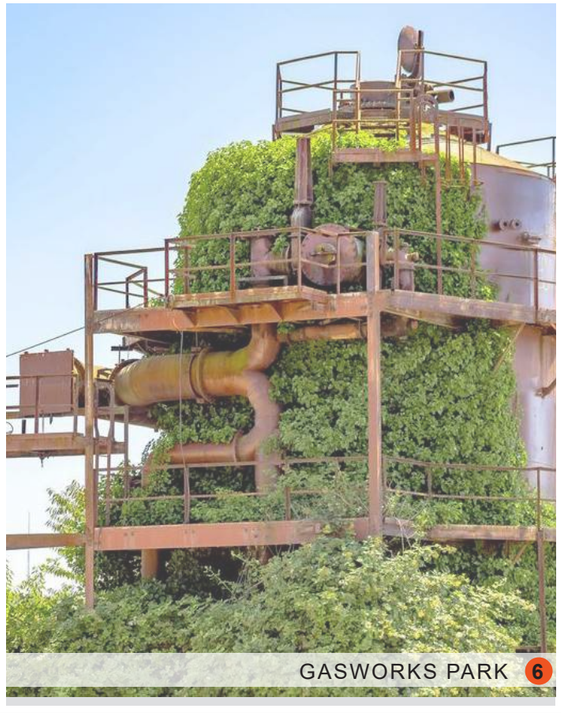
14 CARROT CAFE 2

SOUTH PASSAGE POINT PARK 3



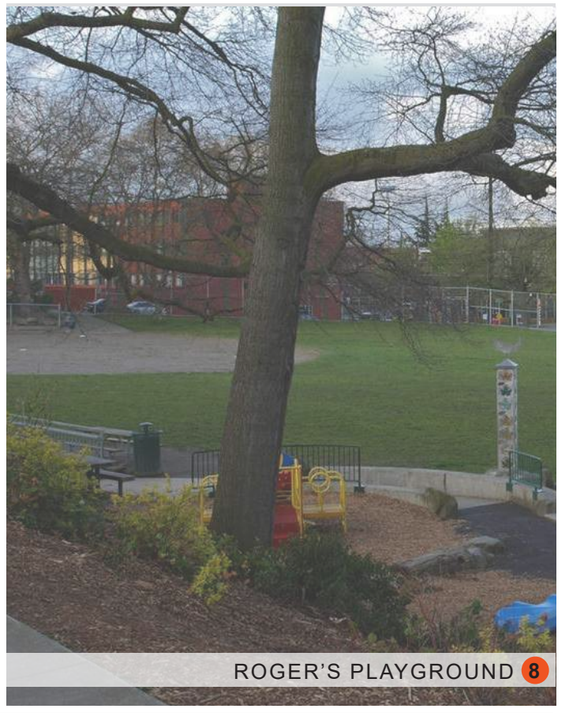
FAIRVIEW PARK & EASTLAKE P-PATCH 4

ZOO TAVERN 5



GASWORKS PARK 6

ROANOKE PARK 7



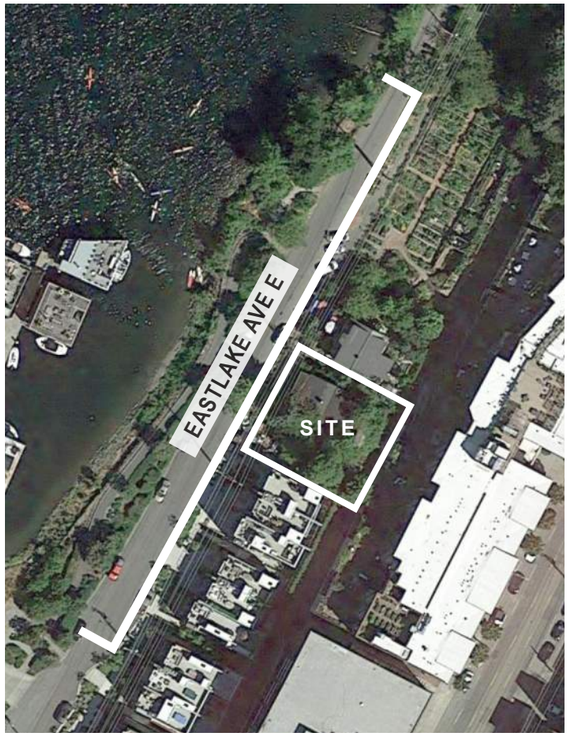
ROGER'S PLAYGROUND 8

SITE

E EDGAR STREET

E ROANOKE STREET

EASTLAKE AVE E LOOKING EAST



ACROSS FROM SITE

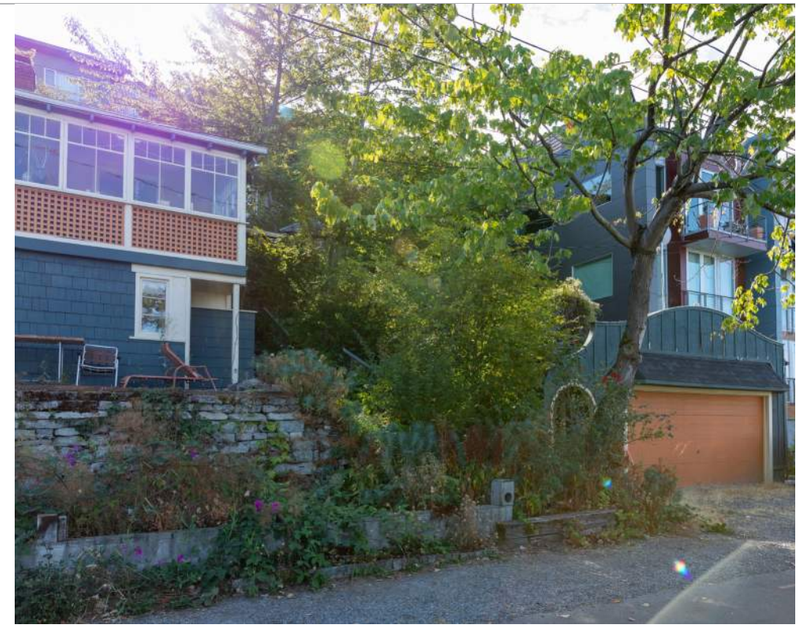
E HAMLIN ST

E ALLISON ST

EASTLAKE AVE E LOOKING WEST

PEDESTRIAN VIEW OF SITE FROM FAIRVIEW AVE E

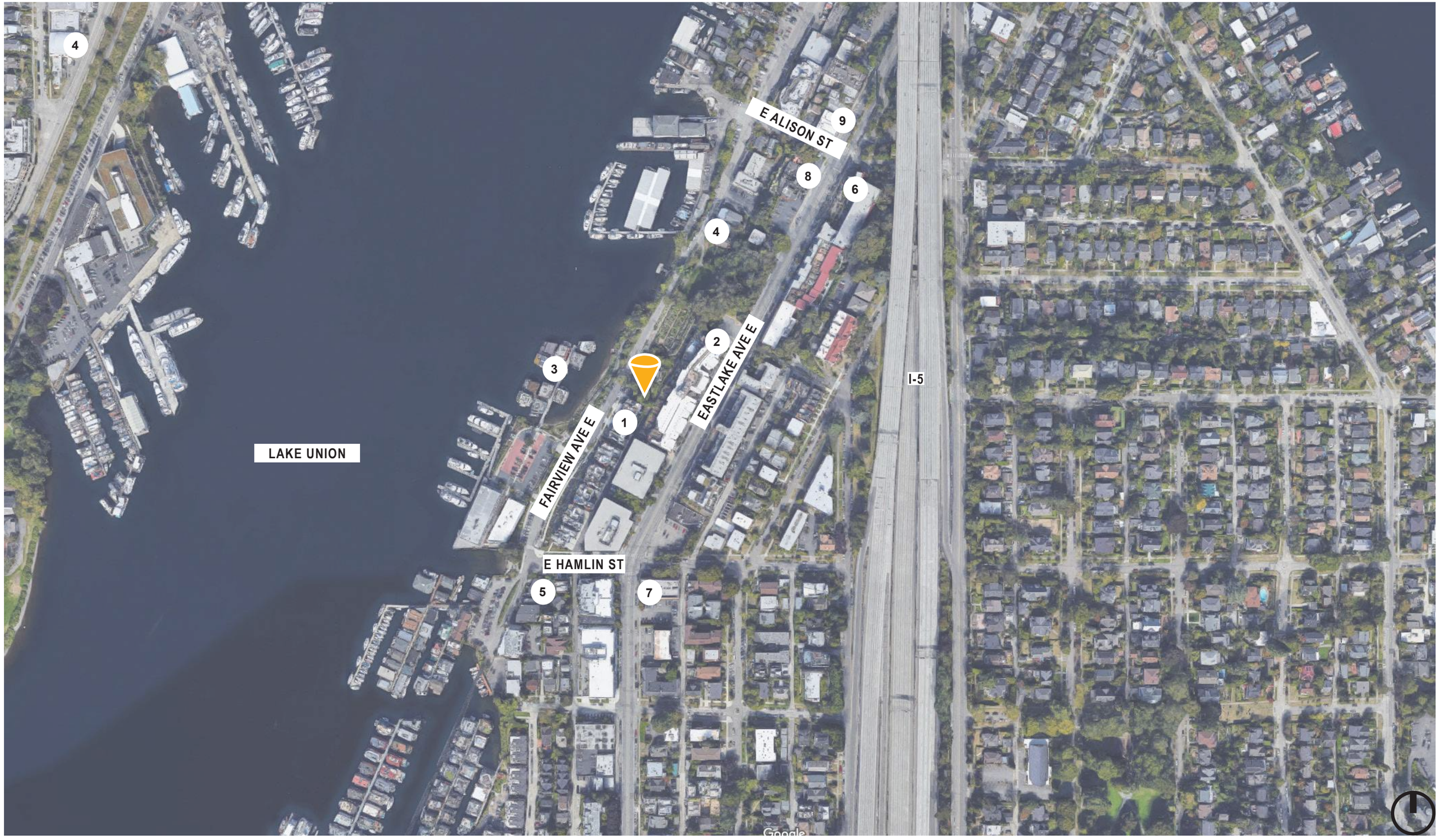
SITE FROM FAIRVIEW AVE E



SITE FROM FAIRVIEW AVE E

EXISITING SOUTH NEIGHBOR ALLEY CONDITION LOOKING NORTH

PEDESTRIAN VIEW OF SITE FROM FAIRVIEW AVE E


4
E ALISON ST
9
8
6
4
2
3
EASTLAKE AVE E
I-5
1
LAKE UNION
FAIRVIEW AVE E
E HAMLIN ST
5
7
Google

SURROUNDING MULTIFAMILY CONTEXT ANALYSIS

The Eastlake neighborhood offers residents a varied urban/suburban context. The neighborhood continues to grow, and there are various transitions between single-family, multifamily, and commercial spaces. The surrounding context contains contemporary apartment buildings alongside traditional established multi-story townmoes and houseboats. The residential characteristic has similar traditional roof shapes and massing approaches. This project proposes the use of high-quality material throughout the building along with glass railing, allowing transparency to the neighborhood and engaging with the pedestrian level. The focus of this project is to connect to the neighborhood character with special attention to detailing and street-facing design.


1 HEIGHT AND ROOF LINES


2 PRIORITIZING VIEWS TO LAKE UNION


3 WOOD & METAL SIDING


4 LARGE GLAZING TO PRIORITIZE VIEWS


5 HEIGHT AND MASSING


6 METAL SIDING AND DECKS


7 GLASS RAILINGS


8 WINDOW PATTERN


9 STEPPING WITH TOPOGRAPHY

NEIGHBORING USES

The neighborhood uses surrounding the site include a mix of single-family residential, mixed-use, and multi-family, along with commercial and office spaces. South of the site along Fairview Ave E, a series of lowrise multi-family developments are found, while single-family residences are interspersed among additional lowrise multi-family developments north of the site.

There are a mix of projects directly surrounding the site, including single-family to the north, multi-family to the south, and mixed-use to the east. 70 feet to the west is Lake Union, which is populated by several houseboats. Surrounding blocks to the east and north contain a majority of mixed-use and large multi-family developments, with several additional projects currently in design review.

COMMUNITY OUTREACH SUMMARY

1. Printed Outreach

Cone Architecture hung posters in 10 publicly accessible locations, within a half-mile of the proposed site, 2854 Fairview Ave E, Seattle, WA 98102. The poster that was hung provided the project address, SDCI record number, applicant name, brief description, reason for outreach, how to share thoughts and feedback with survey link, a project website link where additional information about the project can be found, and a site location map.

Date posters were posted: 10/31/2022

2. Electronic/Digital Outreach 1

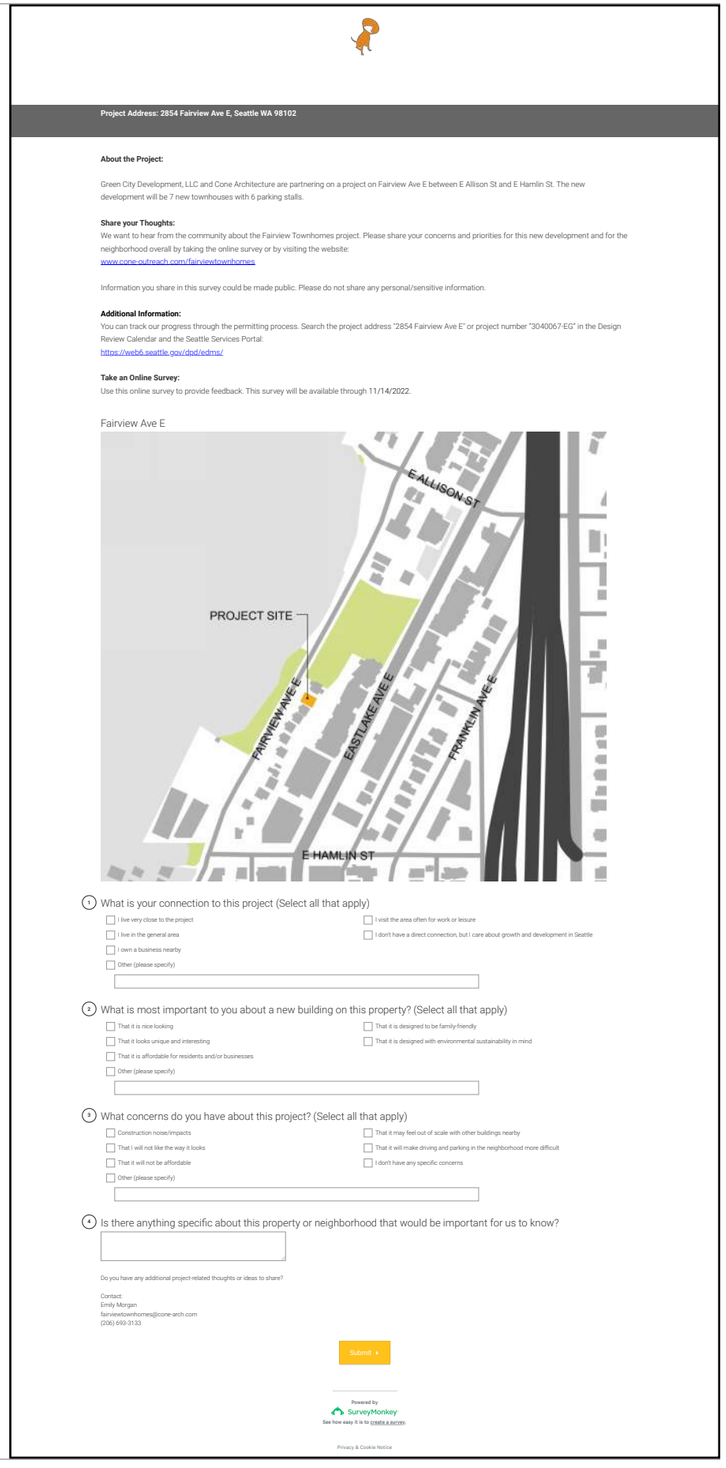
Cone Architecture designed an online survey that provided a brief summary, address of the project, SDCI record number, email address to provide feedback, where additional information can be found, a collection of information statement, a site plan, and four survey questions.

Public informed by: Printed Outreach Poster
Date Survey Accessible: 10/31/2022-11/14/2022
Link: https://www.surveymonkey.com/r/RBR7LXD

3. Electronic/Digital Outreach 2 (COVID replacement for In-Person)

Cone Architecture designed a project-specific website which presented the project via a site-location map, schematic site plan, and summary of the project. The website also provided project information including the project's address, SDCI record number, applicant name, and contact information for project feedback and inquiries. Additionally, the site provided a link to the Survey Monkey project site with a collection of information statement, noted where additional information can be found, and provided a comment box for any additional feedback.

Date Site Became Available: 10/14/2022
Link: www.cone-outreach.com/fairviewtownhomes



SUMMARY OF COMMUNITY RESPONSES:

Electronic/Digital Outreach 1: Cone Architecture received seven (7) responses to the survey that was created through Survey Monkey. All of the responses were in English, no other language responses were received. A summary of the responses received is as follows:

Q1 : What is your connection to this project? (Select all that apply)

(6) I live very close to the project.
(1) I live in the general area
(0) I own a business nearby
(0) I visit the area often for work or leisure
(0) I don't have a direct connection, but I care about growth and development in Seattle
(0) Other

Q2 : What is most important to you about a new building on this property? (Select all that apply)

(4) That it is nice looking
(0) That it looks unique and interesting
(5) That it is affordable for residents and/or businesses
(2) That it is designed to be family-friendly
(5) That it is designed with environmental sustainability in mind
(1) Other *The primary concerns include building within the applicable setbacks and height restrictions and continuing the sidewalk in front of the property.*

Q3: What concerns do you have about this project? (Select all that apply)

(5) Construction noise/ impact
(1) That I will not like the way it looks
(5) That it will not be affordable
(4) That it may feel out of scale with other buildings nearby
(4) That it will make driving and parking in the neighborhood more difficult
(1) I don't have any specific concerns
(1) Other *The primary concerns include construction impacts on the nearby P-Patch and on walkability and traffic.*

Q4 : Is there anything specific about this property or neighborhood that would be important for us to know?

Responses include consideration of parking availability, the size of the project in relation to the size of the parcel, affordability of the units, construction impact on the neighbors and P-Patch, and maximizing views from the within the units.

Electronic/Digital Outreach 2: Cone Architecture received two (2) responses to the interactive website that was provided for feedback. The feedback received address very similar concerns that were brought up in survey responses including:

- Affordability of the units
- Building height in relation to its neighbors

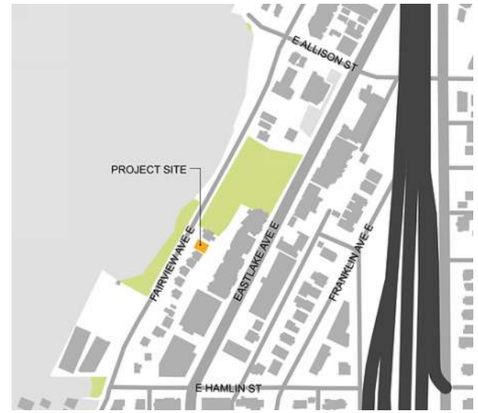
CONE
ARCHITECTURE

Fairview Townhomes
2854 Fairview Ave E, Seattle WA 98102
Early Outreach for Design Review

About the project

Green City Development, LLC and Cone Architecture are partnering on a project on Fairview Ave E between E Allison St and E Hamlin St. The new development will be 7 new townhouses with 6 parking stalls.

Address: 2854 Fairview Ave E, Seattle, WA 98102
SDCI Record Number: 3040067-EG
Applicant: Cone Architecture
Contact: Emily Morgan
fairviewtownhomes@cone-arch.com
(206) 693-3133



Take our survey

Use this online survey to provide feedback.

Information you share in this survey could be made public. Please do not share any personal/sensitive information.

This survey link will be available through 11/14/2022.

Take Survey

Additional information

You can track our progress through the permitting process. Search the project address "2854 Fairview Ave E" or project number "3040067-EG" in the Design Review Calendar and the Seattle Services Portal.

To find out more about early outreach for design review, visit the City of Seattle's Department of Neighborhood's web page.

Share your thoughts

Please share your concerns and priorities for this new development, and for the neighborhood overall, on the project website. Information you share in this survey could be made public. Please do not share any personal/sensitive information.

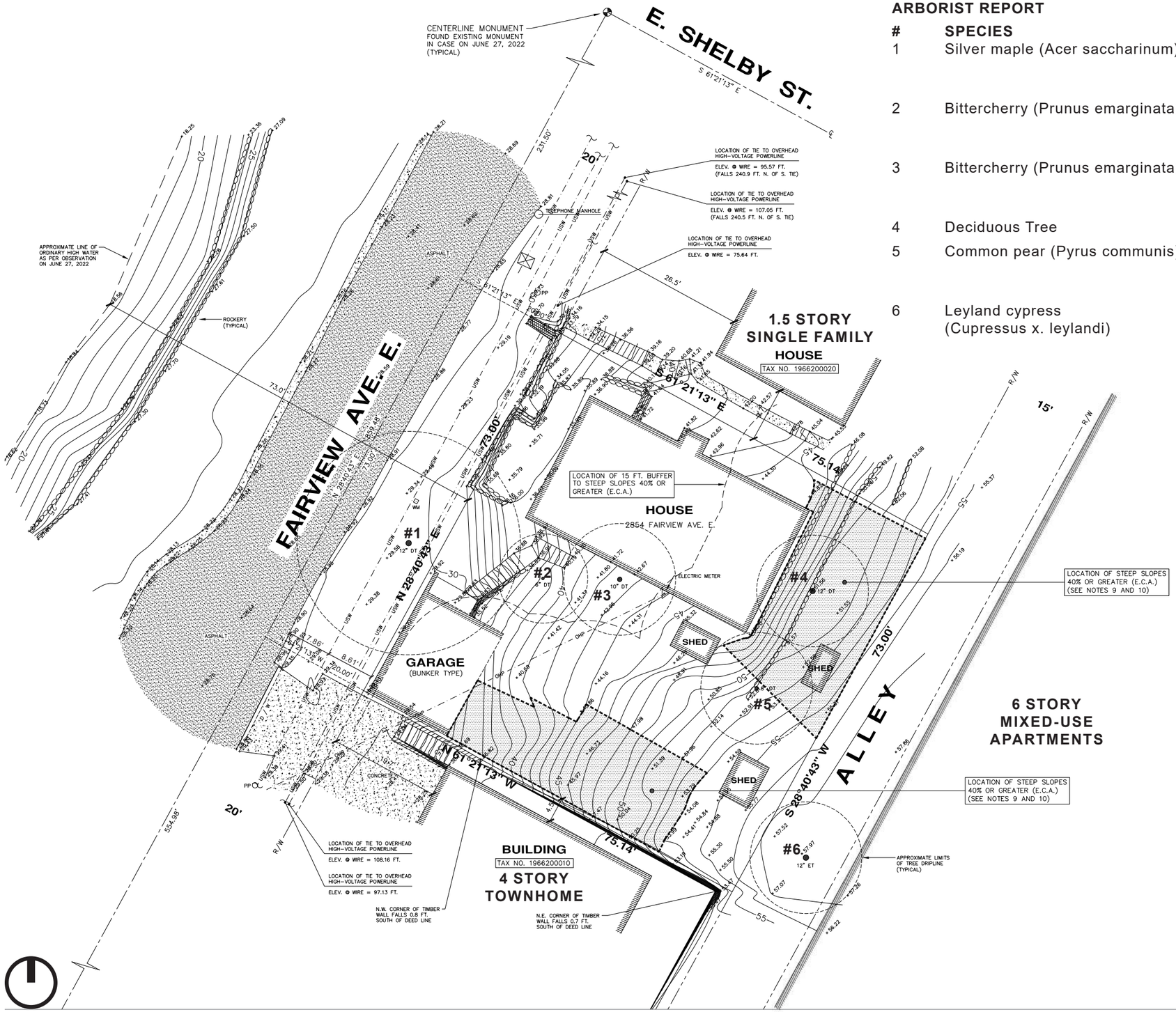
Name

Email or phone

Tell us more

Submit

CONE ARCHITECTURE



ARBORIST REPORT

#	SPECIES	DBH	CSD	CONDITION AND STATUS
1	Silver maple (Acer saccharinum)	14”	32’	Good condition and health. Does not meet the threshold diameter to be classified as exceptional. Located within the right-of-way.
2	Bittercherry (Prunus emarginata)	6”	28’	Good condition and health. Does not meet the threshold diameter to be classified as exceptional. Not required to be retained or protected.
3	Bittercherry (Prunus emarginata)	6”	28’	Good condition and health. Does not meet the threshold diameter to be classified as exceptional. Not required to be retained or protected.
4	Deciduous Tree	N/A	N/A	Dead tree.
5	Common pear (Pyrus communis)	10”	24’	Good condition and health. Does not meet the threshold diameter to be classified as exceptional. Not required to be retained or protected.
6	Leyland cypress (Cupressus x. leylandi)	16”	18’	Located off-site to the east. Does not meet the threshold diameter to be classified as exceptional.

PROPOSED PROJECT SITE
- Located mid-block along Fairview Ave E between E Alison St and E Hamlin St
- 1 existing single family residence on site
- Site area = 5,485 sf
- Measures 73’ wide by 75’ deep

TOPOGRAPHY
- Site has approx. 26’ of grade change from E to W

ADJACENT BUILDINGS AND USES
- North: 1.5-story SFR - 2,300 SF
- East: 6-story mixed-use apartments - 165,000 SF
- South: 4-story townhome - ~3,000 SF

TREES
- Per the arborist report, there are five trees on the property and one off-site within the alley. No trees on the property meet the threshold diameter to be classified as exceptional.

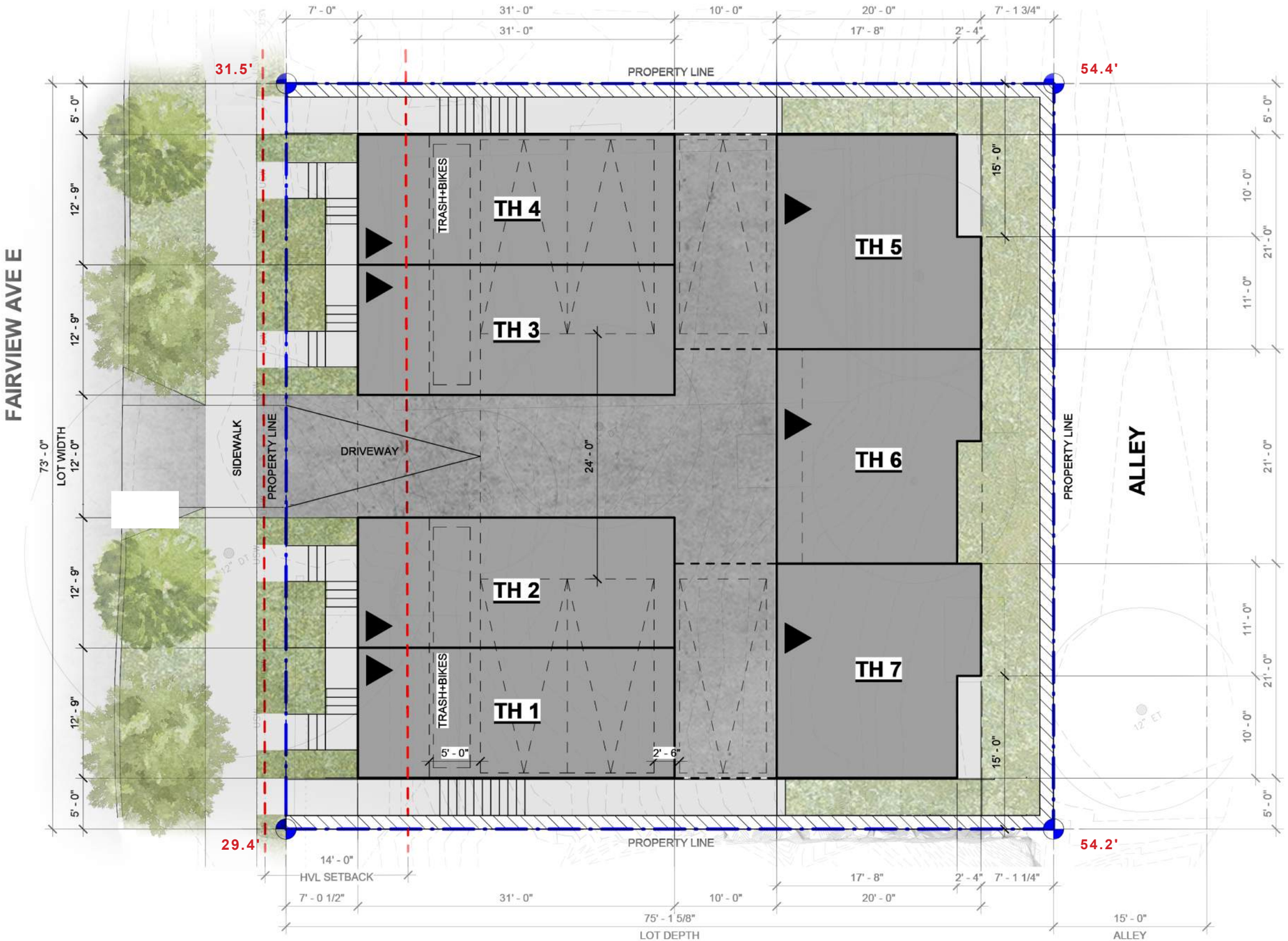
SITE CONSTRAINTS
- There are two ECAs on site. One located on the Northwest corner of the property and the other on the Southwest edge. a request for relief from prohibition on steep slope development application was submitted.
- The alleyway is abandoned and inaccessible based on an existing concrete retaining wall found at the south end of the alley. See images on page 9. A ROW Improvement Exception Request has been approved under 6926636-EX and is not required to be improved or accessed

LEGAL DESCRIPTION
DENNY FUHRMAN UNREC BLK 20
SLY 73 FT OF NELY 267 FT AKA LOT 5
PLat Block: 20

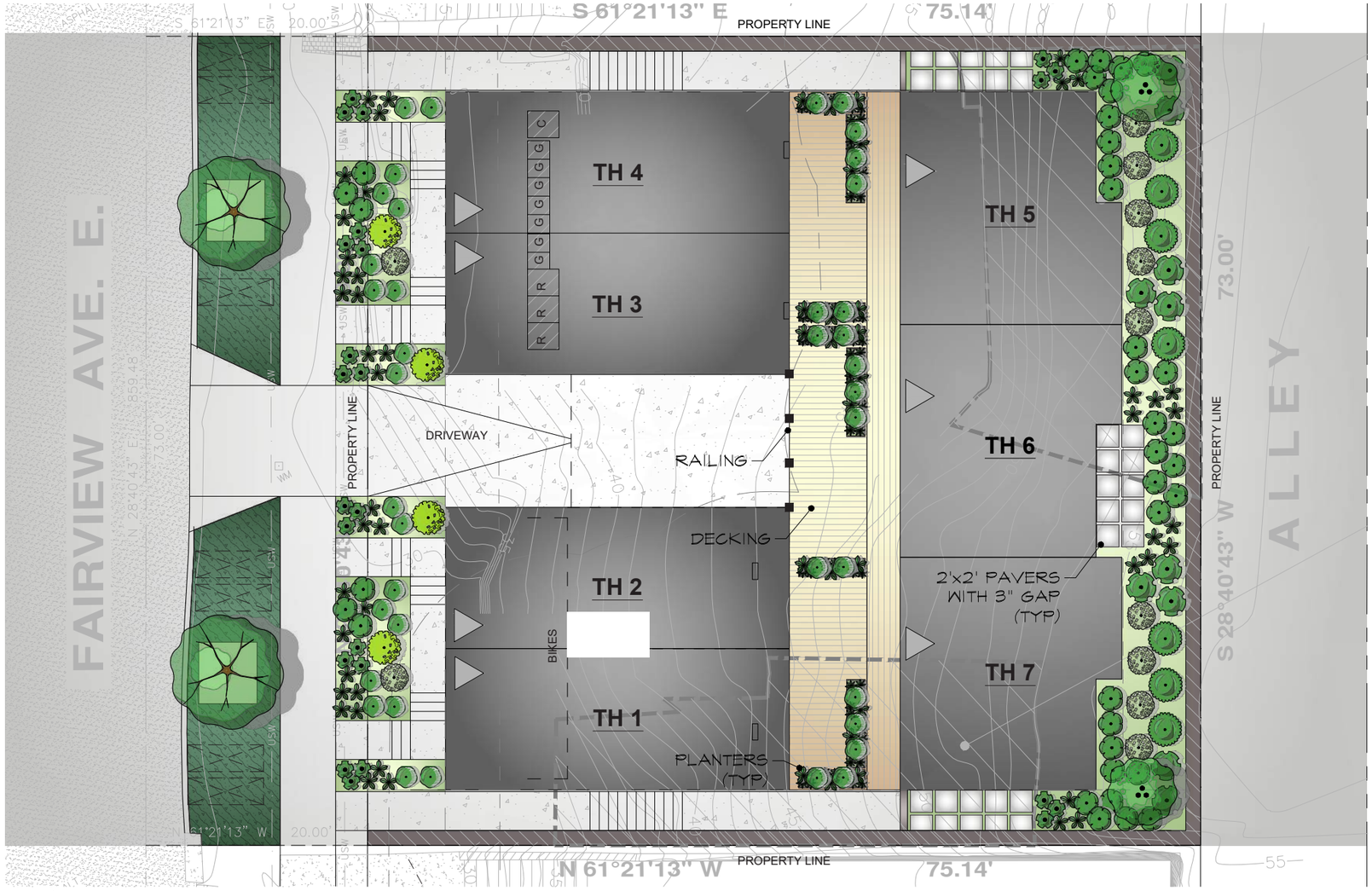
SITE PLANNING + LANDSCAPE APPROACH

The 7 proposed townhouse units are designed in three separate buildings with pathways to the north and south. Six parking stalls are located beneath the townhomes and is accessed from Fairview Ave E. The solid waste storage is also accessed from Fairview Ave E and is located underneath the townhomes. Townhouses 1-4 have a main street frontage and are accessed from the entrances off of Fairview Ave E. Townhomes 5-7 have their main entrances off of first-level decks that are accessible from the pathways to the north and south. There is communal bike parking located along the vehicle parking spaces.

Landscaping will be added with the intention of framing pathways and creating a generous landscape buffer to Fairview Ave E and landscape amenity space in the rear.



PROPOSED SITE PLAN



NORTH

RENDERED LANDSCAPE PLAN
SCALE: NTS

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME
	Acer circinatum / Vine Maple
	Cornus 'Eddie's White Wonder' / Eddie's White Wonder Dogwood Street Tree - Single leader

SHRUBS	BOTANICAL / COMMON NAME
	Gaultheria shallon / Salal
	Mahonia aquifolium 'Compacta' / Compact Oregon Grape
	Mahonia repens / Creeping Oregon Grape
	Polystichum munitum / Western Sword Fern
	Rhododendron macrophyllum / Pacific Rhododendron
	Ribes sanguineum / Red Flowering Currant
	Symphoricarpos albus / Compact Snowberry
	Vaccinium ovatum / Evergreen Huckleberry

GROUND COVERS	BOTANICAL / COMMON NAME
	Fragaria chiloensis / Beach Strawberry


Gaultheria shallon


Mahonia a. 'Compacta'


Polystichum munitum


Ribes sanguineum


Vaccinium ovatum


Symphoricarpos albus

PROPOSED LIGHTING PLAN

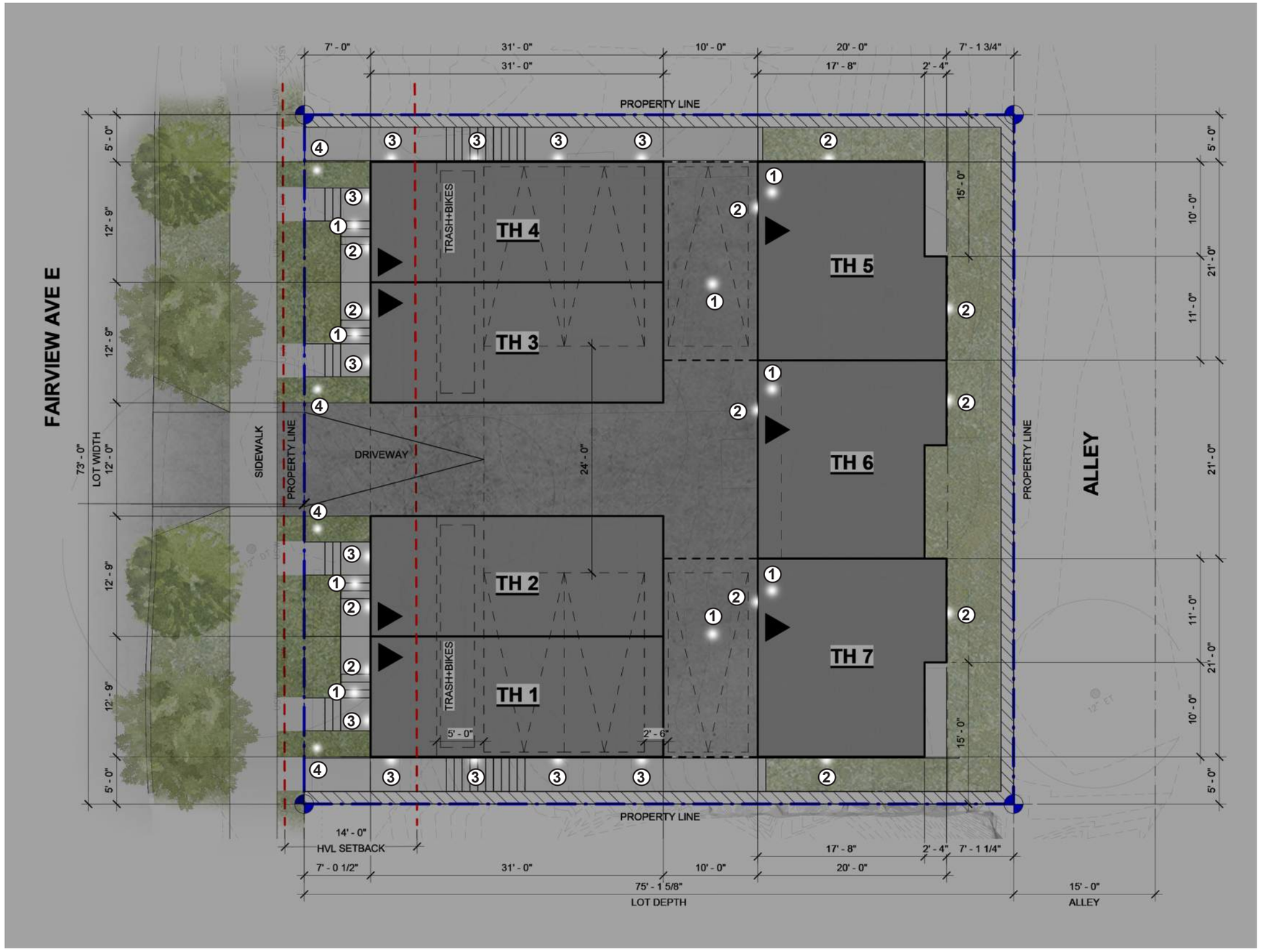
The lighting concept is intended to provide safety for pedestrians, facilitate easy way-finding for both residents and visitors, and enhance the form and features of the buildings. Primary lighting will be provided at all unit entries, along common pathways, and under cantilevers. Fixtures will be shielded to prevent interference with neighboring buildings.

① SOFFIT LIGHTING

② EXTERIOR SCONCE

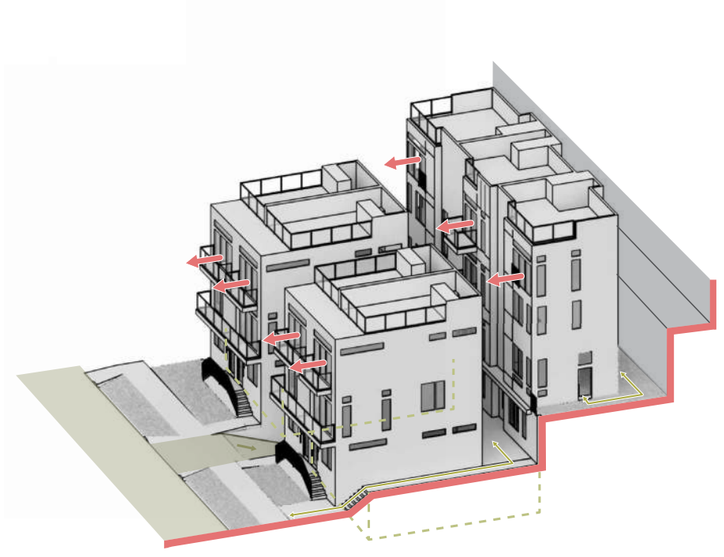
③ WALL MOUNTED PATHWAY DOWNLIGHT

④ PATHWAY LIGHTING



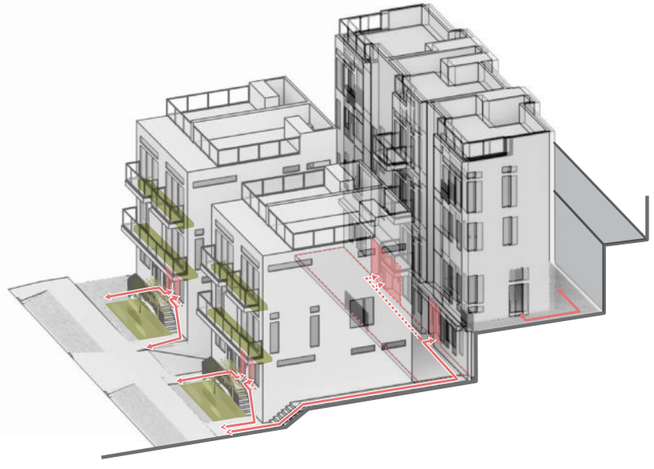
PROPOSED LIGHTING PLAN

1 - CS1.C TOPOGRAPHY



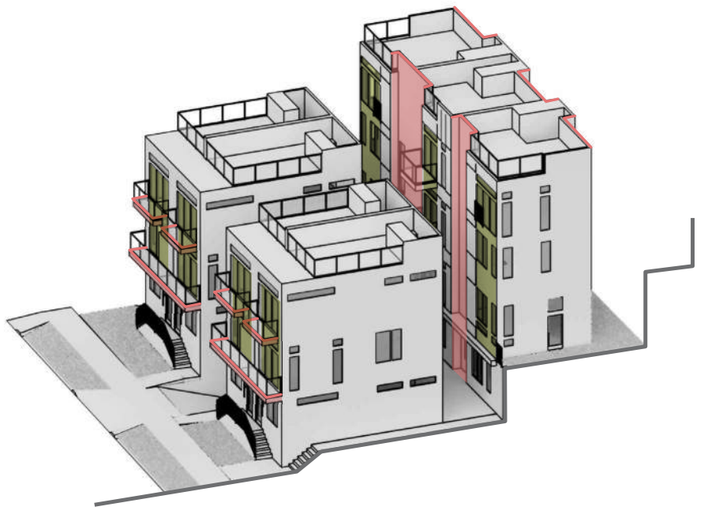
The building mass is strategically placed to enhance existing site features, specifically prioitizing views to Lake Union and stepping the building along the existing topography of the site. The rear units retain their visual connection to the lake by extending above the front units. Pedestrian paths move with the slope of the site, and amenity decks are accessed from a shared mid-point elevation on the site.

2 - PL3.A ENTRIES & PL3.B RESIDENTIAL EDGES



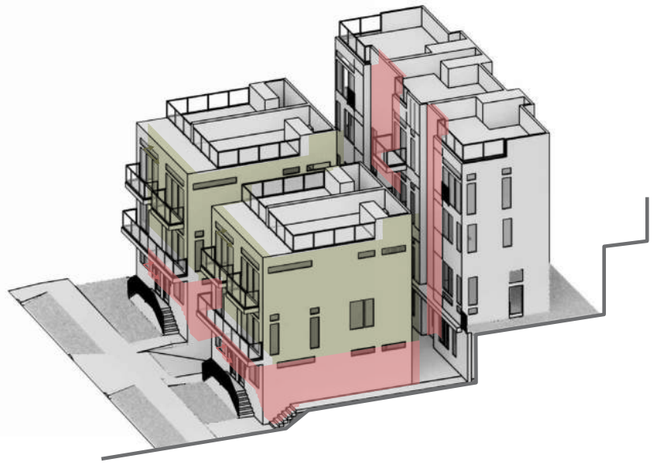
Entries are reinforced by overhead protection, signage, and lighting. Clear pedestrian paths separate pedestrians from vehicles. Exterior decks on the upper levels provide privacy from the street level while maintaining access to views. The front units have porches that are accessed from pathways in the building setback, which helps transtion from public to private spaces . This setback is also buffered with landscaping and planters. All entries are set above the street level to add privacy.

3 - DC2.B ARCHITECTURAL FACADE COMPOSITION



Special consideration was taken to provide clear facade articulation across the project. Facade modulations help define individual units and provide a clear material transition. A clear language is established through the repeated use of glazing strategies that prioritze views to Lake Union. These proporations are carried to other windows around the buildings, and materials further take cues from these window proportions.

4 - DC2.D SCALE AND TEXTURE



Building material selections were in response to the immediate context in Eastlake. Contrasting textures are utilized with standing seam metal and wood-textured siding. The high quality wood-texture provides a tactile warmth at the street level.

PRIORITY DESIGN GUIDELINES		INITIAL RESPONSE
CS1. NATURAL SYSTEMS AND SITE FEATURES PLANNER NOTES: Account for the grade difference and ensure the units work with the surrounding grades.	**C. TOPOGRAPHY** 1. Land Form: Use the natural topography and/or other desirable land forms or features to inform the project design. 2. Elevation Changes: 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.	The proposed design prioritizes views of Lake Union and is oriented to take advantage of the topography on the site. The rear units step up with the existing grades to enjoy views to Lake Union. Shoring provided on the edges of the site allows for sunken levels while minimizing the perceived height to the units. Pedestrian paths follow the existing slope of the site, and the rear units' entries are accessed from a shared mid-point elevation on the site.
PL3. STREET LEVEL INTERACTION PLANNER NOTES: Be sure all residential entrances are separated from vehicle access/maneuvering/auto courts and carry the same design language for all units.	**A. ENTRIES** 1. Design Objectives: Individual entries to ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry. The design should contribute to a sense of identity, opportunity for personalization, offer privacy, and emphasize personal safety and security for building occupants. 2. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.	Pedestrian paths are separated from vehicular traffic, and plantings are used to enforce this buffer. Main unit entries have awnings for overhead weather protection, and all units have lighting, addressing, and high-quality materials at the entry. Front unit entries are raised up 4 feet to allow a separation between the public and private spaces.
	B. RESIDENTIAL EDGES 2. Ground-level Residential: Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street and sidewalk. Consider providing a greater number of transition elements and spaces, and choose materials carefully to clearly identify the transition from public sidewalk to private residence. In addition to the ideas in PL3.B1.	The front units have raised stoops that are accessed from the sidewalk at Fairview Ave E, which helps transition from public to private spaces. The setback here is also buffered with landscaping and planters. All entries are set above the street level to add privacy. The main living level is on the second floor with large windows and sliding doors to access the deck, which allows for views of activity on the street while providing light and privacy for residents. Exterior decks provide modulation and privacy for the rooms inside.
DC2. ARCHITECTURAL CONCEPT PLANNER NOTES: Provide a clear context analysis with imagesand/or description in the packet. Provide clear architectural concept that the project is trying to achieve. Provide illustrations of height/bulk/ scale; modulate facades and address blank wall conditions. Consider proportion and facade composition. Apply Human Scale and Texture design guideline.	**B. ARCHITECTURAL AND FACADE COMPOSITION** 1. Façade Composition: 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 wellproportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement.	All street-facing walls are considerate of blank conditions, utilizing glazing to connect private and public spaces. As the entries are elevated above street level, landscaping is used to soften this edge. The high-quality materials at the main entries are continued throughout the proejct. The consistent pattern and proportions of the glazing provide a cohesive language. Exterior wall panels are aligned with these fenestrations to reinforce the pattern. Facade modulations at the rear units help define individual units and provide a clear material transition. A base material expression with second-level decks covering the entries enhances the street level and keep the proportions to a human scale.

PRIORITY DESIGN GUIDELINES		INITIAL RESPONSE
DC2. ARCHITECTURAL CONCEPT PLANNER NOTES: Provide a clear context analysis with imagesand/or description in the packet. Provide clear architectural concept that the project is trying to achieve. Provide illustrations of height/bulk/ scale; modulate facades and address blank wall conditions. Consider proportion and facade composition. Apply Human Scale and Texture design guideline.	**C. SECONDARY ARCHITECTURAL FEATURES** 1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).	Decks are used on multiple levels to provide facade modulation, and consistent railing types and proportions unify these outdoor spaces. The decks also provide overhead protection at front unit entries, and sliding glass doors at the balconies above provide daylight and views to interior spaces. Building material selections are in response to the immediate neighborhood contex. We propose standing seam metal and wood-texture siding to provide a variety of textures. The roof datums continue those established by the neighboring townhome project. Lush landscaping in the front setback and the continuation of the sidewalk take cues from the neighboring townhomes as well.
DC2. ARCHITECTURAL CONCEPT PLANNER NOTES: Provide a clear context analysis with imagesand/or description in the packet. Provide clear architectural concept that the project is trying to achieve. Provide illustrations of height/bulk scale; modulate facades and address blank wall conditions. Consider proportion and facade composition. Apply Human Scale and Texture design guideline.	**D. SCALE AND TEXTURE** 1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept. Pay special attention to the first three floors of the building in order to maximize opportunities to engage the pedestrian and enable an active and vibrant street front. 2. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture,” particularly at the street level and other areas where pedestrians predominate.	Glazing has been planned with operability intended, with large 9-foot wide sliding doors towards Fairview Ave E. Decks on the second and third floors provide modulation and scale to the building while reinforcing active street fronts. The wood-grain texture at the ground level provides a smaller scale and warmth, complimenting the larger scaled metal siding used on the upper floors.
DC4. EXTERIOR ELEMENTS AND FINISHES PLANNER NOTES: Provide high quality material that connects to the architectural concept and modulation that help breaks down massing. Please provide a landscape plan/ illustration and description of outdoor areas. Design bicycle and waste facilities to be cohesive in form and material with the overall development.	**A. EXTERIOR ELEMENTS AND FINISHES** 1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.	Materials were chosen with maintenance and durability in mind. Standing seam metal siding has integral color and detailing to provide a high-quality finish for many years. The wood-grain textured plank siding was also chosen to reduce maintenance, especially with the proximity to Lake Union. Balconies use glass railings to remove visual clutter and to maximize views of Lake Union.
	D. TREES, LANDSCAPE AND HARDSCAPE MATERIALS 1. Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials. Choose plants that will emphasize or accent the design, create enduring green spaces, and be appropriate to particular locations taking into account solar access, soil conditions, and adjacent patterns of use. Select landscaping that will thrive under urban conditions.	Landscape areas in the setback use a variety of plants to create a layered and lush edge at the sidewalk. This landscaping also helps transition from public to private space and soften the edge between the right of way and the new homes.

VIEW FROM FAIRVIEW AVE E

PEDESTRIAN VIEW OF FRONT UNIT ENTRY

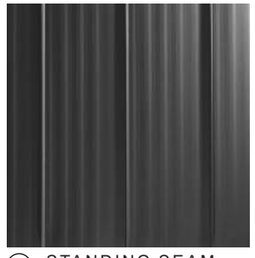
NORTH VIEW FROM FAIRVIEW AVE E

VIEW OF AMENITY DECKS

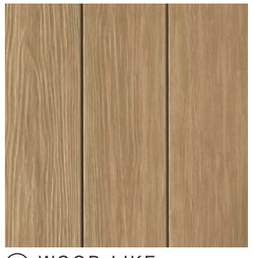
VIEW FROM DRIVE AISLE

TH 1-4 EAST ELEVATION

TH 1-4 WEST ELEVATION



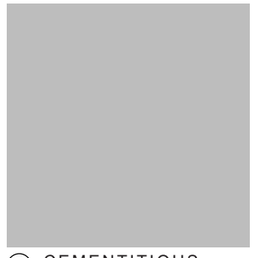
① STANDING SEAM METAL SIDING



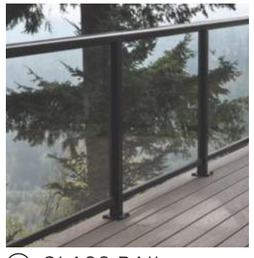
② WOOD-LIKE SIDING

③ BLACK VINYL WINDOWS

④ CEMENTITIOUS PANEL AND INFILL - DARK GREY



⑤ CEMENTITIOUS PANEL AND INFILL - LIGHT GREY



⑥ GLASS RAIL

PROPOSED MATERIALS

Materials have been chosen to complement the neighborhood and introduce a high level of texture and detailing. Standing seam metal siding relates to several buildings in the area which utilize this durable material. Vertical siding with wood-textured panels provides a warm texture at the pedestrian level and main entries. Cementitious panels are used as infill between windows to continue the pattern established by the glazing and at the rear building. Black vinyl windows will be used throughout. Metal and glass railings will be used at balconies and the roof to maximize views.

① STANDING SEAM METAL SIDING

② WOOD-LIKE SIDING

③ BLACK VINYL WINDOWS

④ CEMENTITIOUS PANEL AND INFILL - DARK GREY

⑤ CEMENTITIOUS PANEL AND INFILL - LIGHT GREY

⑥ GLASS RAIL

SOUTH ELEVATION

① STANDING SEAM METAL SIDING

② WOOD-LIKE SIDING

③ BLACK VINYL WINDOWS

④ CEMENTITIOUS PANEL AND INFILL - DARK GREY

⑤ CEMENTITIOUS PANEL AND INFILL - LIGHT GREY

⑥ GLASS RAIL

NORTH ELEVATION

① STANDING SEAM METAL SIDING

② WOOD-LIKE SIDING

③ BLACK VINYL WINDOWS

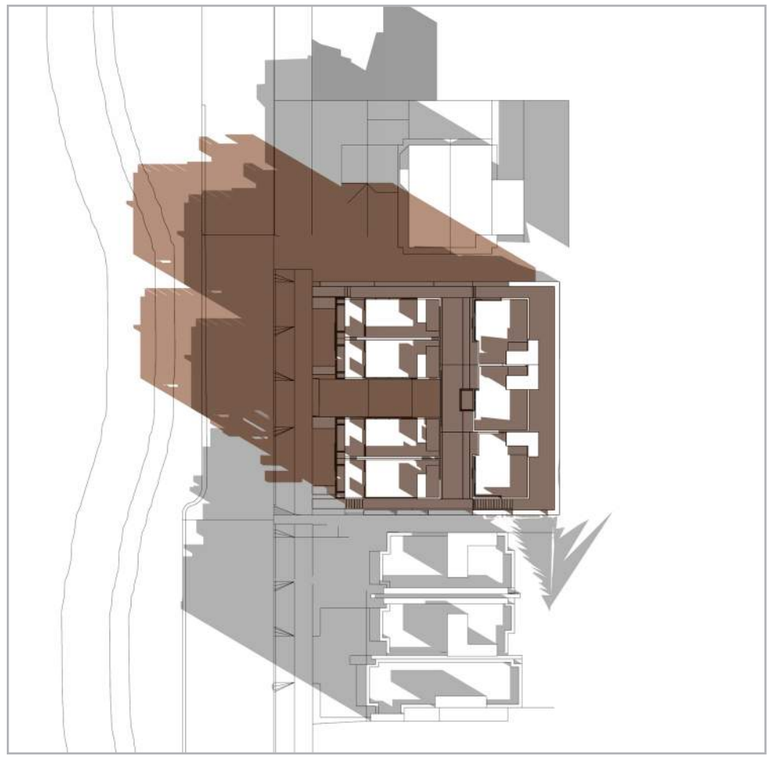
④ CEMENTITIOUS PANEL AND INFILL - DARK GREY

⑤ CEMENTITIOUS PANEL AND INFILL - LIGHT GREY

⑥ GLASS RAIL

TH 5-7 EAST ELEVATION

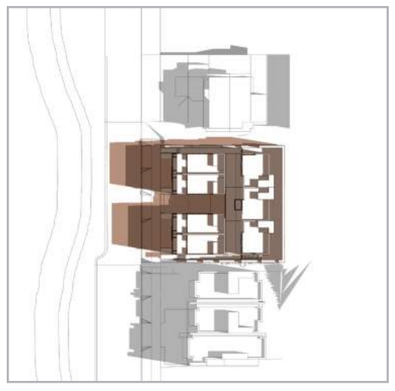
TH 5-7 WEST ELEVATION



MARCH / SEPTEMBER 21, 9 AM

MARCH / SEPTEMBER 21, 12 PM

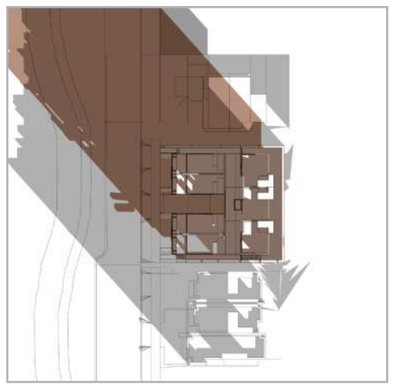
MARCH / SEPTEMBER 21, 3 PM



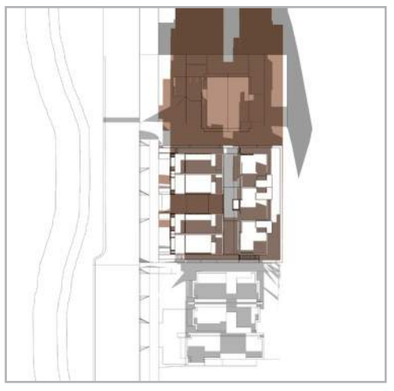
JUNE 21, 9 AM

JUNE 21, 12 PM

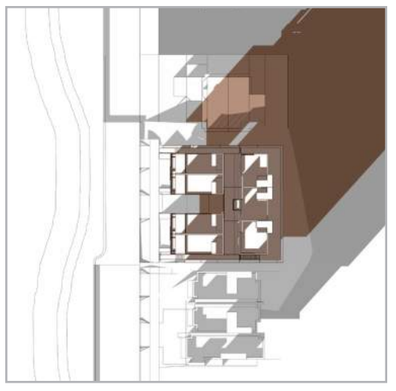
JUNE 21, 3 PM



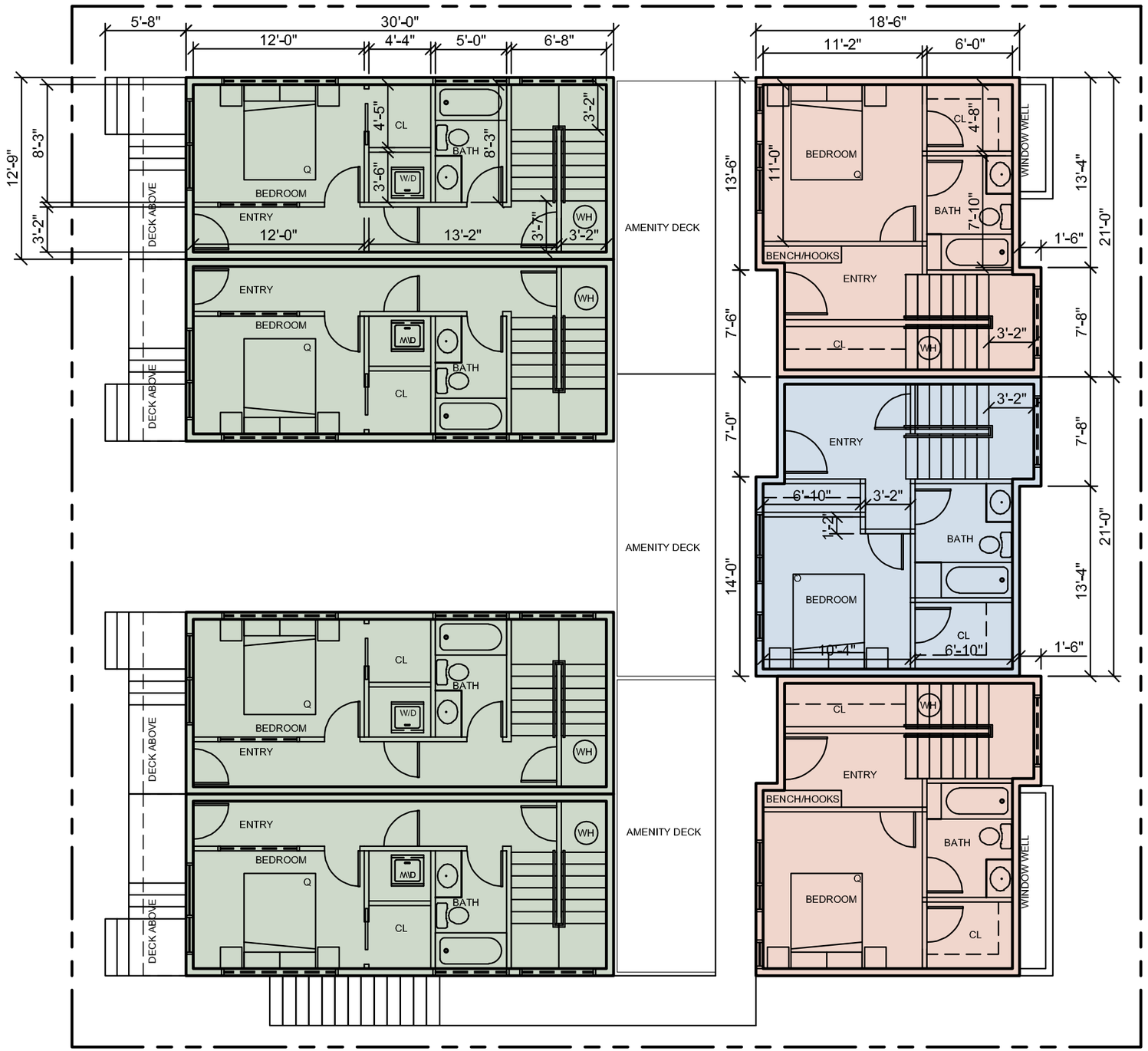
DECEMBER 21, 9 AM



DECEMBER 21, 12 PM

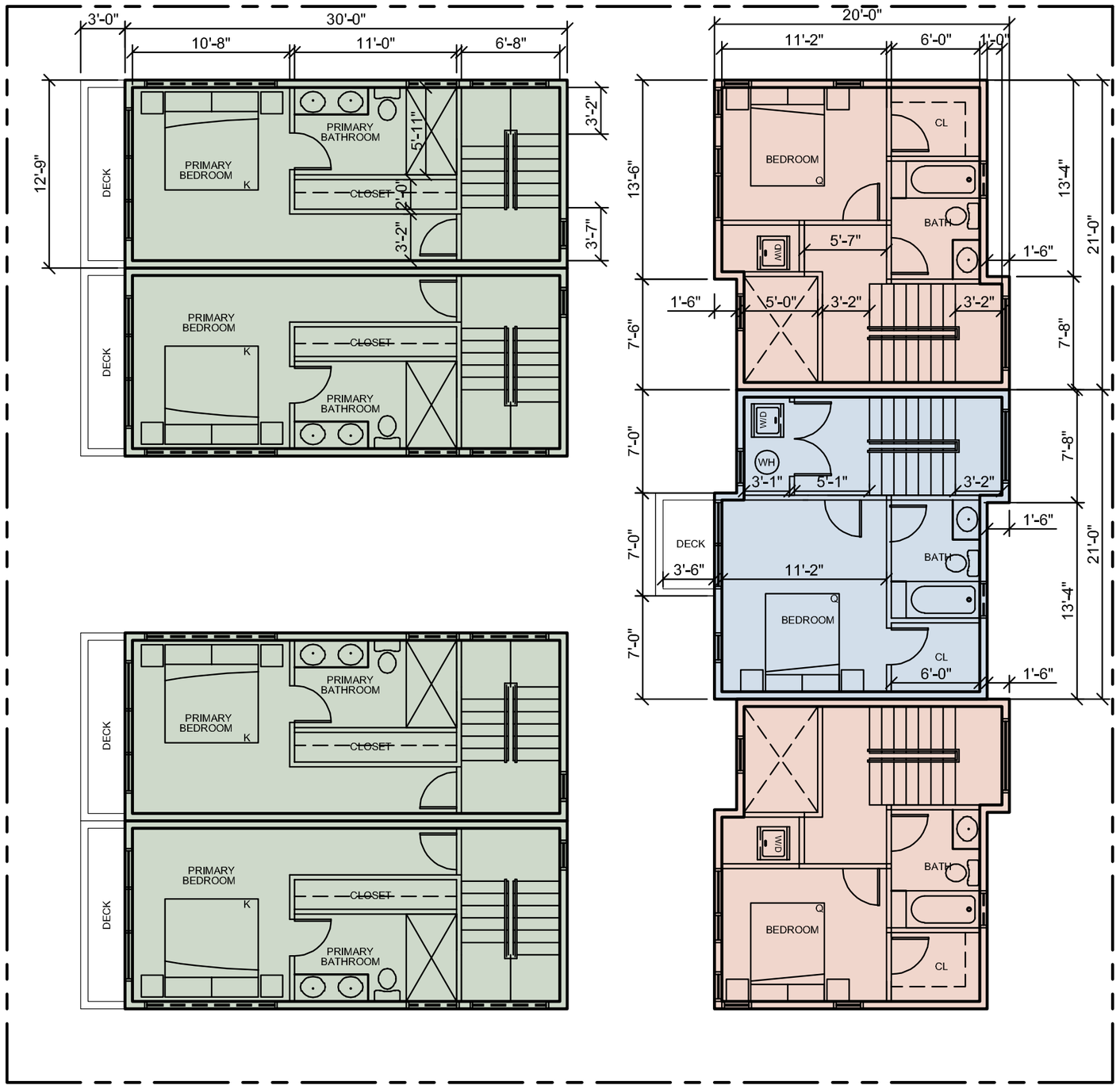


DECEMBER 21, 3 PM



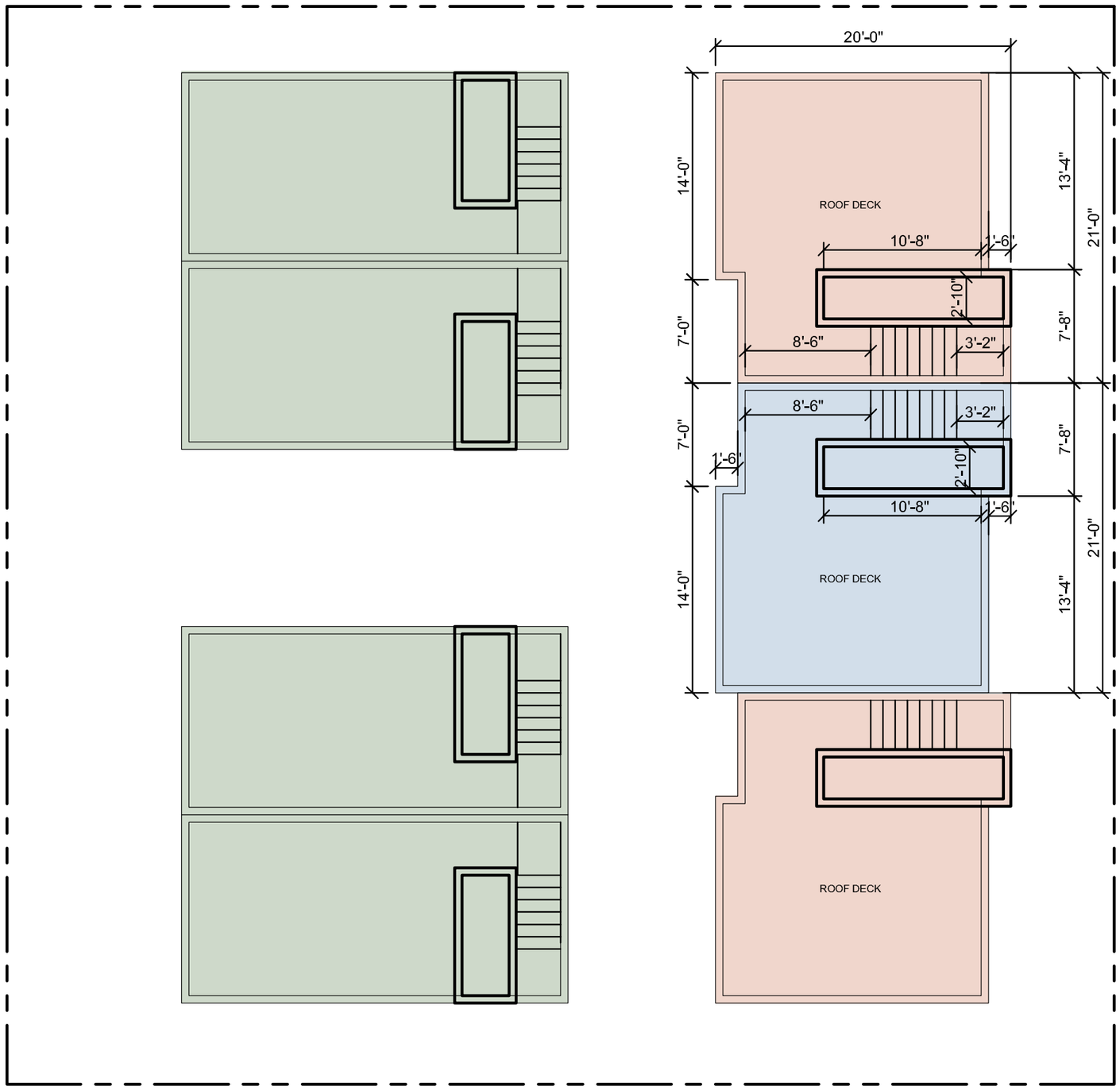
LEVEL 1 FLOOR PLAN

LEVEL 2 FLOOR PLAN

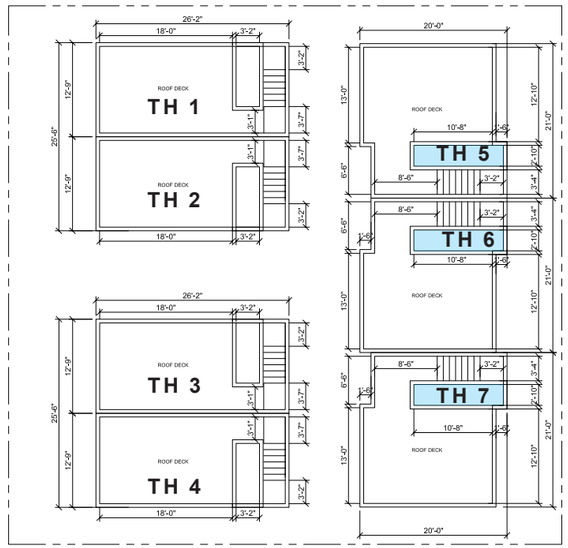


LEVEL 3 FLOOR PLAN

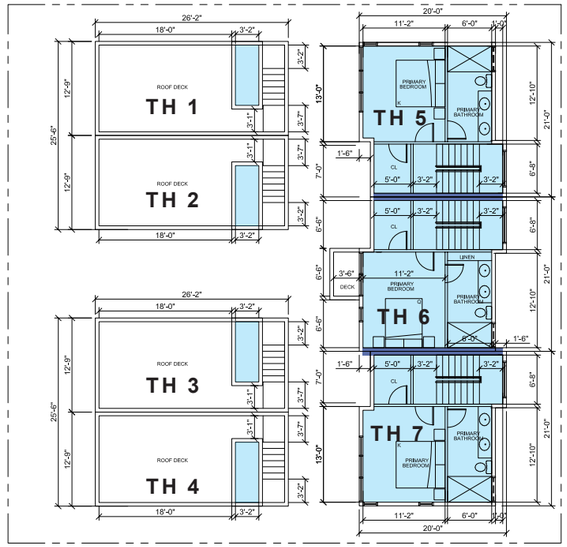
LEVEL 4 FLOOR PLAN


20'-0"
14'-0"
ROOF DECK
10'-8"
1'-6"
2'-10"
13'-4"
21'-0"
7'-0"
8'-6"
3'-2"
7'-8"
7'-0"
8'-6"
3'-2"
1'-6"
2'-10"
7'-8"
10'-8"
1'-6"
21'-0"
14'-0"
ROOF DECK
13'-4"
ROOF DECK

ROOF PLAN



ROOF PLAN



LEVEL 4 FLOOR PLAN

FAR & GFA DIAGRAMS

ALL FAR MEASUREMENTS SHALL BE MEASURED TO THE FACE OF EXTERIOR WALLS WHICH INCLUDES DRYWALL PER DR. 4-2019

FLOOR AREA INCLUDED IN BOTH FAR CALCULATIONS AND GFA CALCULATIONS FOR MHA FEES

FLOOR AREA INCLUDED ONLY IN GFA CALCULATIONS FOR MHA FEES

GFA CALCULATION

UNIT 1-4:

FIRST FLOOR	355.25 SQ. FT.
SECOND FLOOR	355.25 SQ. FT.
THIRD FLOOR	355.25 SQ. FT.
PENTHOUSE	25.86 SQ. FT.
TOTAL	1090.86 x 4 = 4,363.44 SQ. FT.

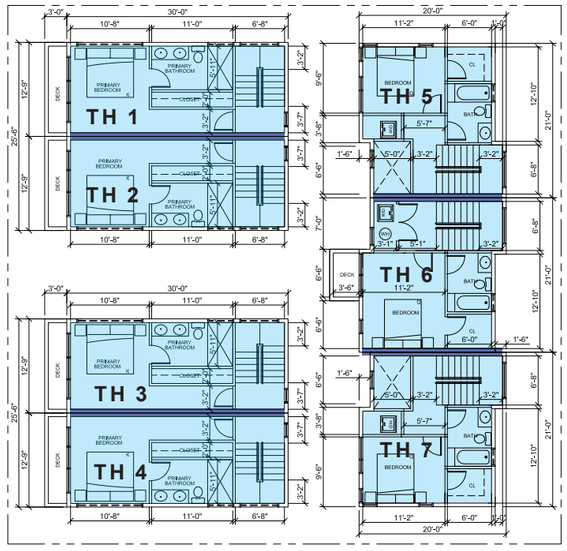
UNIT 5 +7:

FIRST FLOOR	42.3 SQ. FT.
SECOND FLOOR	358.00 SQ. FT.
THIRD FLOOR	358.00 SQ. FT.
FOURTH FLOOR	358.00 SQ. FT.
PENTHOUSE	34.47 SQ. FT.
TOTAL	1,150.77 x 2 = 2,301.54 SQ. FT.

UNIT 6:

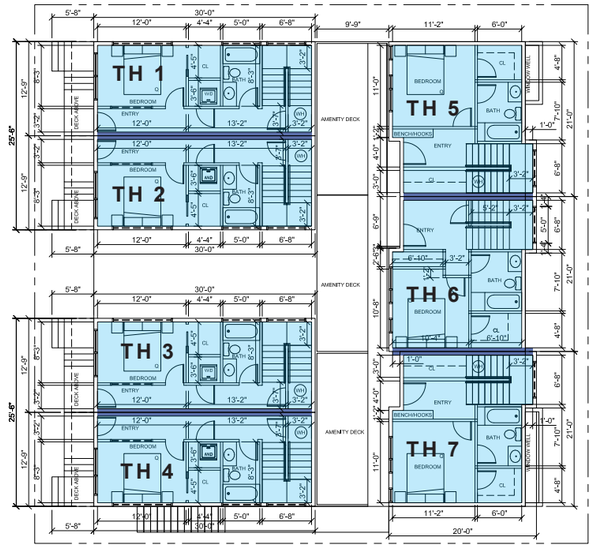
FIRST FLOOR	EXCLUDED
SECOND FLOOR	358.00 SQ. FT.
THIRD FLOOR	358.00 SQ. FT.
FOURTH FLOOR	358.00 SQ. FT.
PENTHOUSE	34.47 SQ. FT.
TOTAL	1,138.47 SQ. FT.

TOTAL GFA: 7,803.45 SQ. FT.



LEVEL 3 FLOOR PLAN

LEVEL 2 FLOOR PLAN



LEVEL 1 FLOOR PLAN

FAR CALCULATION

UNIT 1-4:

FIRST FLOOR	340.75 SQ. FT.
SECOND FLOOR	340.75 SQ. FT.
THIRD FLOOR	340.75 SQ. FT.
PENTHOUSE	25.86 SQ. FT.
TOTAL	1048.11 x 4 = 4,192.44 SQ. FT.

UNIT 5 +7:

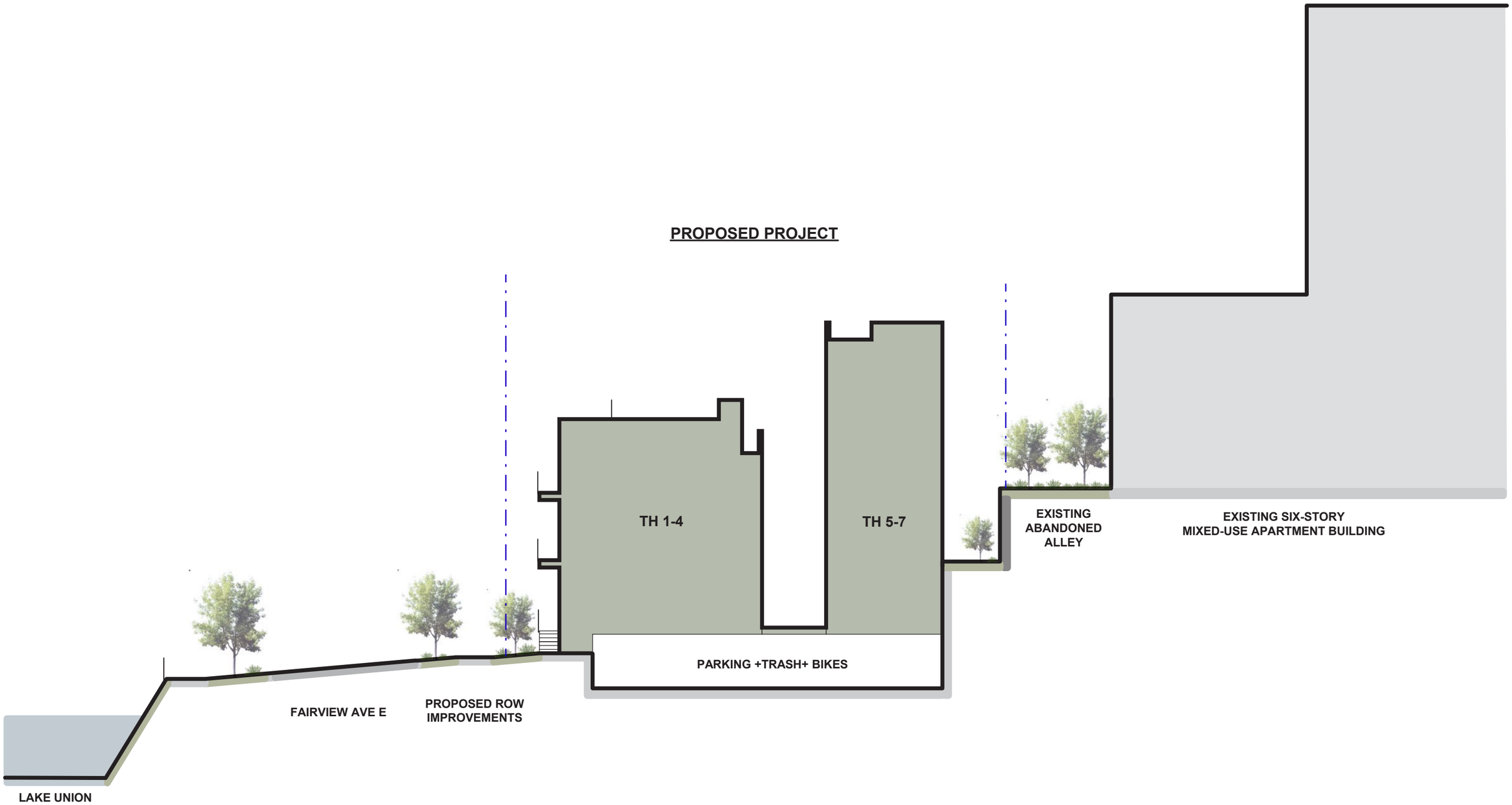
FIRST FLOOR	42.3 SQ. FT.
SECOND FLOOR	348.75 SQ. FT.
THIRD FLOOR	348.75 SQ. FT.
FOURTH FLOOR	348.75 SQ. FT.
PENTHOUSE	34.47 SQ. FT.
TOTAL	1,123.02 x 2 = 2,246.04 SQ. FT.

UNIT 6:

FIRST FLOOR	EXCLUDED
SECOND FLOOR	349.50 SQ. FT.
THIRD FLOOR	349.50 SQ. FT.
FOURTH FLOOR	349.50 SQ. FT.
PENTHOUSE	34.47 SQ. FT.
TOTAL	1,082.97 SQ. FT.

TOTAL FAR: 7,521.45 SQ. FT.

MAX ALLOWABLE FAR = 7,679 SQ. FT.
UNDER BY 157.55 SQ. FT.


PROPOSED PROJECT
TH 1-4
TH 5-7
PARKING +TRASH+ BIKES
EXISTING ABANDONED ALLEY
EXISTING SIX-STORY MIXED-USE APARTMENT BUILDING
FAIRVIEW AVE E
PROPOSED ROW IMPROVEMENTS
LAKE UNION