

**2621 Eastlake Ave E  
Seattle Washington**

**EARLY DESIGN GUIDANCE PACKAGE  
SEATTLE #3036894-EG**

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**October 28, 2020**



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Project Information

Property Address:	2621 Eastlake Ave E. Seattle, Washington
Development Plan:	Project includes demolition of the existing single story office building and construction of a new multi-family apartment building.
Owner:	AJ5 Ventures LLC
Architect/Applicant:	Blueprint Capital Services LLC PO Box 16309, Seattle, WA 98116
Landscape Architect:	Root of Design - Devin Peterson 7104 265th St. NW., Stanwood, Washington
Lot Area:	5,517 Sq. Ft.
Zoning	NC2-65 (M1) Mandatory Housing Affordability (MHA) Area: Medium
Urban Village:	Eastlake (Residential Urban Village)
Project Gross Area:	Between 22,000 and 26,000 Sq. Ft.
Stories:	5-Stories above Eastlake Ave E & 1-Story below grade fronting on the abutting alley. 6-Stories total.
Unit Count:	Approximately 52 Units.
Parking Count:	0 Parking is proposed; project site occurs within the Eastlake Residential Urban Village and is within the frequent transit service area.
Environmental Critical Areas:	40% Steep Slope & Archaeological Buffer. Note: The mapped 40% Steep Slope areas occur within developed portions of the existing site and has been deemed exempt per SDCI Engineering Services document 6801032-EX (Approved Relief from Prohibition on Steep Slope Property).

# Project Location

The project site is located in the Eastlake neighborhood of Seattle. The site is located on the thoroughfare of Eastlake Ave E. near the heart of activity in the neighborhood.

Eastlake is a neighborhood that is situated in an ideal location with easy access to a variety of hot spots in Seattle including downtown Seattle and South Lake Union to the South; the UW campus to the North; and the popular Capitol Hill neighborhood to the East.

The overall neighborhood provides the community with an outstanding variety of restaurants, shopping, living, music and working hubs that make it an attractive destination for residents and visitors alike. The site is also close in proximity to other neighborhood amenities such as parks, grocery stores, and good access to bicycle routes and public transit.



Throughout Eastlake’s history, the neighborhood has been defined as “the working lake,” being home to many residents who lived and worked on Lake Union. Home to Boeing’s first assembly plant and local economy dominated by lumber, Eastlake has always been defined as vibrant and involved community with access to local amenities, businesses, and housing. As the neighborhood started to change from an industrial focused area to a residential one, recreational water activities and marinas started to emerge which allowed Eastlakers to work and play near home.



## Development Objectives

- Provide high quality rental housing for Seattle residents seeking a low impact urban lifestyle.
- Provide positive urban connections to the neighboring community including transit, outdoor amenities, and social lifestyle.
- Build a structure with materiality and form that compliments the neighborhood.

## Neighborhood Objectives

- Enhance spaces so that they are “Eastlake” centric.
- Integrate the work and play culture of the neighborhood.
- Activate the street-scape through detailed design and transparency between the public and private realms.
- Provide opportunity for social interaction.

## Design Objectives

- Encourage connection to public and bicycle transportation.
- Inject a vibrancy and energy to the neighborhood by the way of increased neighborhood population.
- Maintain a level of connectivity to nature with urban level landscaping.



# Walk-ability

The site has a good walk-ability, transit and bike-ability according to Walk Score.com.

Walk Score: 71

- Most errands can be accomplished on foot.
- The walk score is based on the close proximity to Dining/Drinking establishments, groceries, shopping, errands, and a higher ranking for parks and schools.

Transit Score: 58

- Many nearby public transportation options.

Bike Score: 66

- Some hills, some bike lanes.
- A 66 is considered bike-able with some bike infrastructure.





# Transit & Bike Routes

## Transit & Access

The site is located in a convenient location approximately a block away from bus lines that takes you either north to the University District or south into the South Lake Union neighborhood and downtown Seattle.

King County Metro is currently planning to upgrade Route 70 which runs north and south on Eastlake Ave E with the new Rapid Ride Line 'J'. Budget restraints due to the Covid-19 pandemic have delayed the project, but is expected to be completed by 2024.

LEGEND

FREQUENT KING COUNTY METRO BUS LINE 70  
(SOON TO BE THE RAPID RIDE LINE J)

FREQUENT BUS - LINE 49

BUS STOP

## Bicycle & Pedestrian Routes

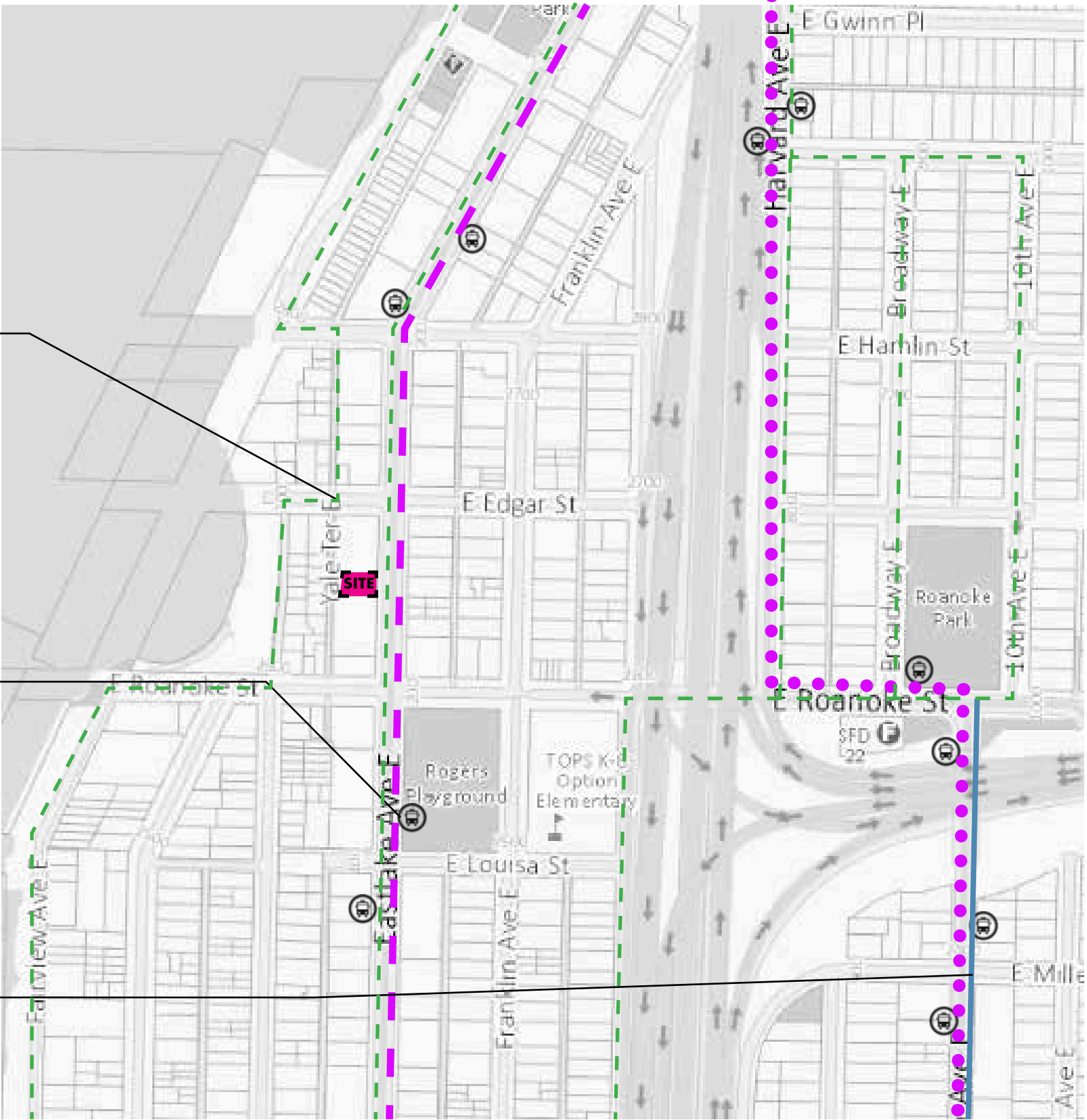
The site is located directly adjacent to a greenway path surrounding the neighborhood that is both pedestrian & bike friendly. This route connects the neighborhood to the Burke Gilman Trail to the north and the southern I-5 Colonnade. Also to the east is a protected bike lane providing access to the Capitol Hill neighborhood.

The surrounding streets are pedestrian friendly providing good access to pocket parks along the lake to the West. Also, the I-5 Colonnade to the east includes a leisurely pedestrian path connection to the Capitol Hill neighborhood.

LEGEND

NEIGHBORHOOD GREENWAY & BIKE PATH

PROTECTED BIKE LANE (ON 10TH AVENUE NW)



① TRANSIT / BIKE ROUTE MAP



GREENWAY BELT BIKE PATH



ROUTE 70 @ Eastlake Ave & E Louisa St



GREENWAY BELT BIKE PATH

Surrounding Uses

The neighborhood supports a variety of residential types, from houseboats to single family, to apartments, to condos predominately to the east and west. Apartments, restaurants and markets reside North and South along Eastlake Ave E with access to several pocket parks and a nearby school.

LEGEND

PARKING

OFFICE

APARTMENT

MIXED USE APARTMENT

CONDOMINIUM

SINGLE FAMILY

DUPLEX / TRIPLEX

TOWNHOUSE

HOUSEBOAT

RESTAURANT / RETAIL

GAS STATION

SCHOOL

COMMUNITY CENTER

CHURCH

PARK



① SURROUNDING USES



1 | ROGER'S PLAYFIELD



2 | LOUISA'S CAFE



3 | SEWARD SCHOOL



Greater Context & Landmarks



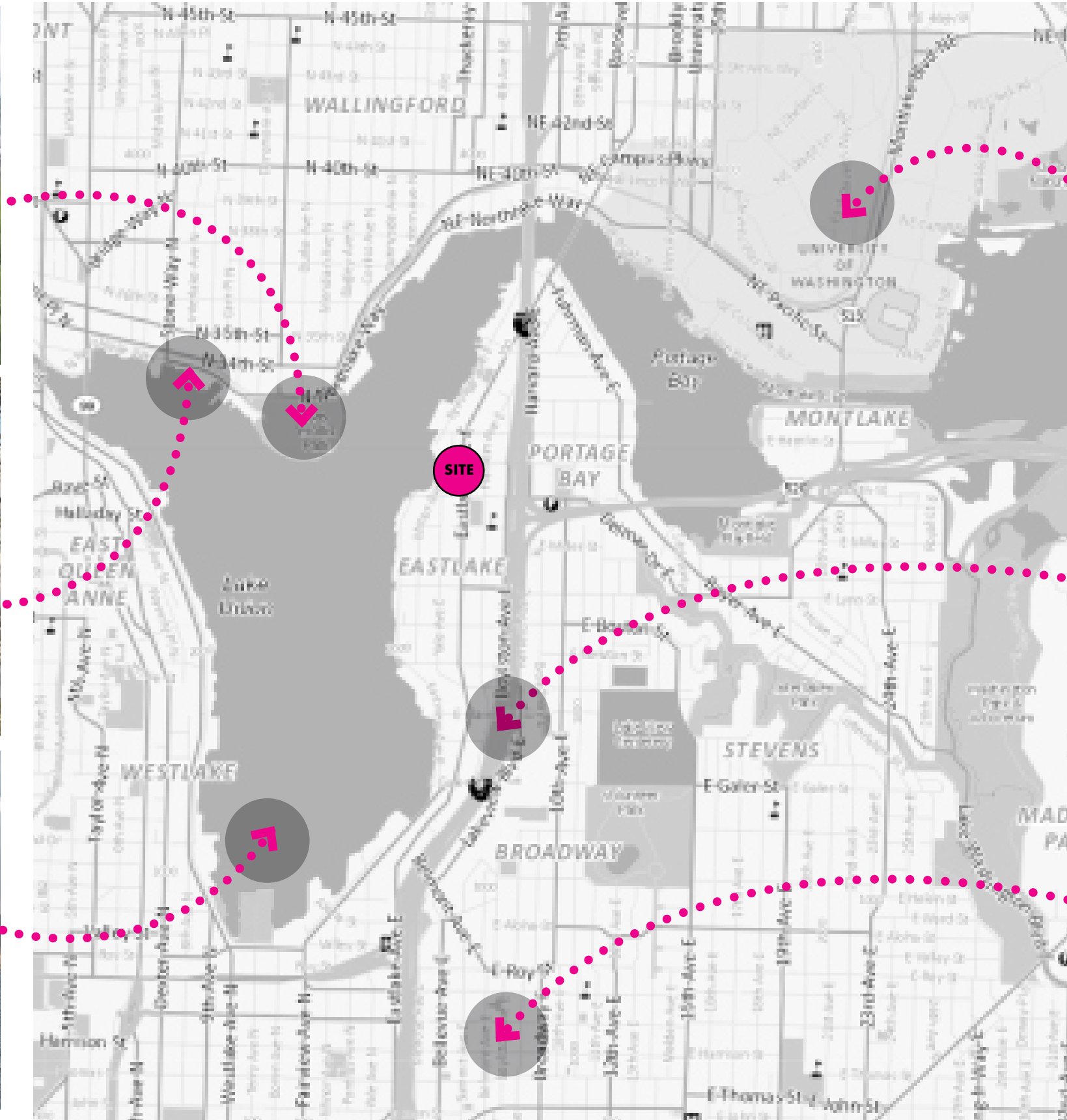
Gas Works Park



Burke Gilman Trail



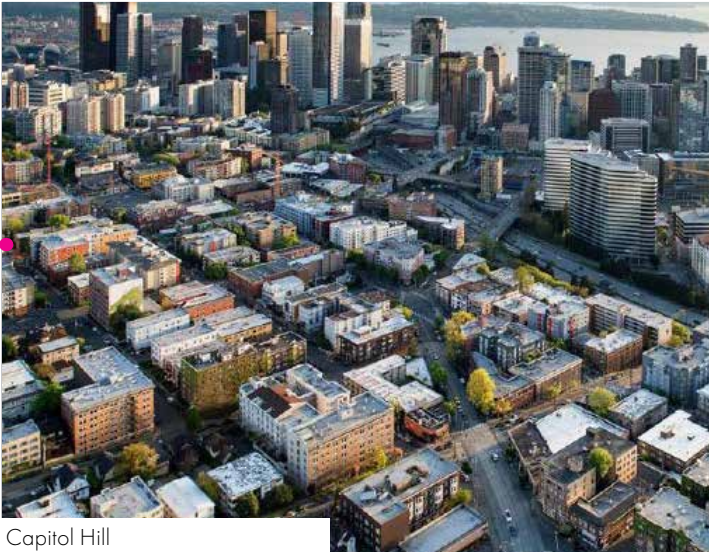
Lake Union Downtown & SLU Beyond



UW Campus



I-5 Colonnade



Capitol Hill



Architectural Context & Design Cues



FLOATING HOMES



L'AMOURITA APARTMENTS (LANDMARK)



2334 YALE AVE E - TOWNHOMES



MULTI-FAMILY PROJECT AT 2571 EASTLAKE AVE E - PERMIT IN PROCESS



SHELTON EASTLAKE



AIMS INSTITUTE - MEDICAL CLINIC



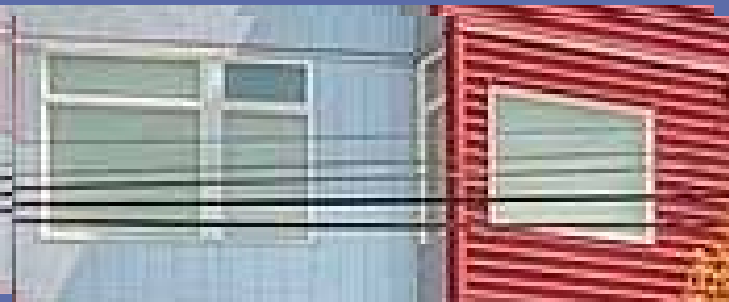
STEAM PLANT BUILDING



ZOO TAVERN



Storefront with Covered Entryways



Painted Siding with Colorful Accents



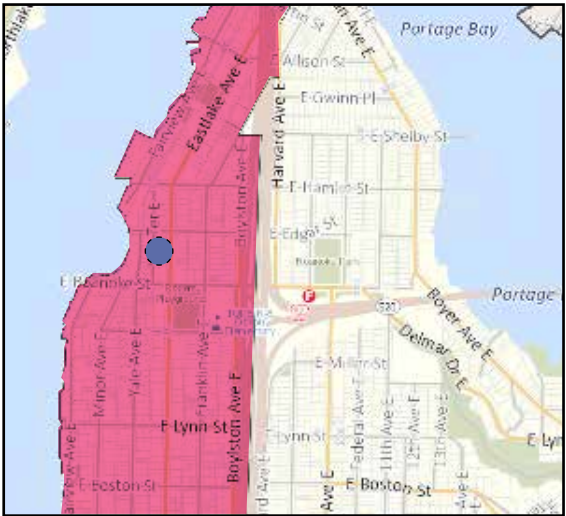
Brick Veneer & Metal Details



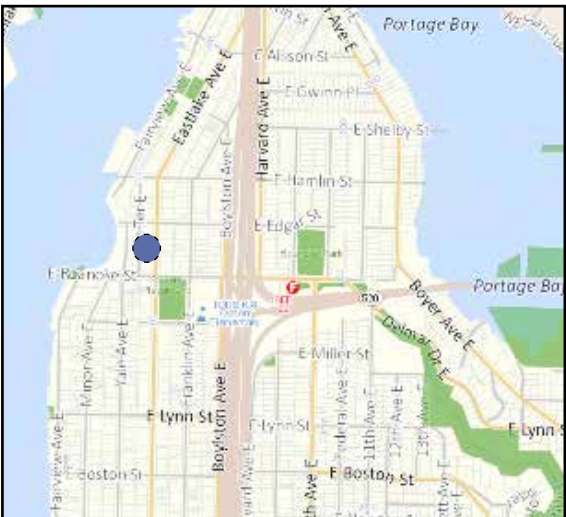
Natural Wood with Painted Contrasts

Architectural Materials

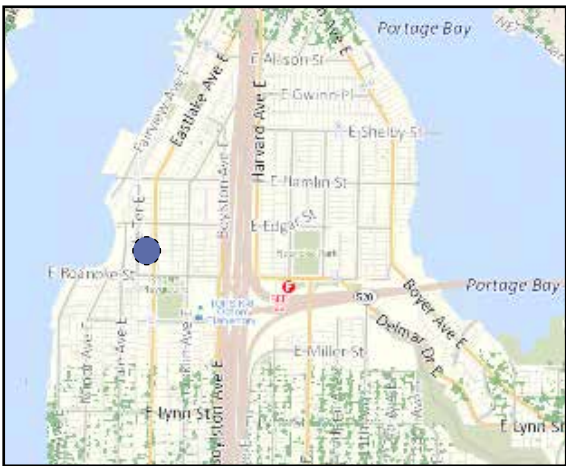




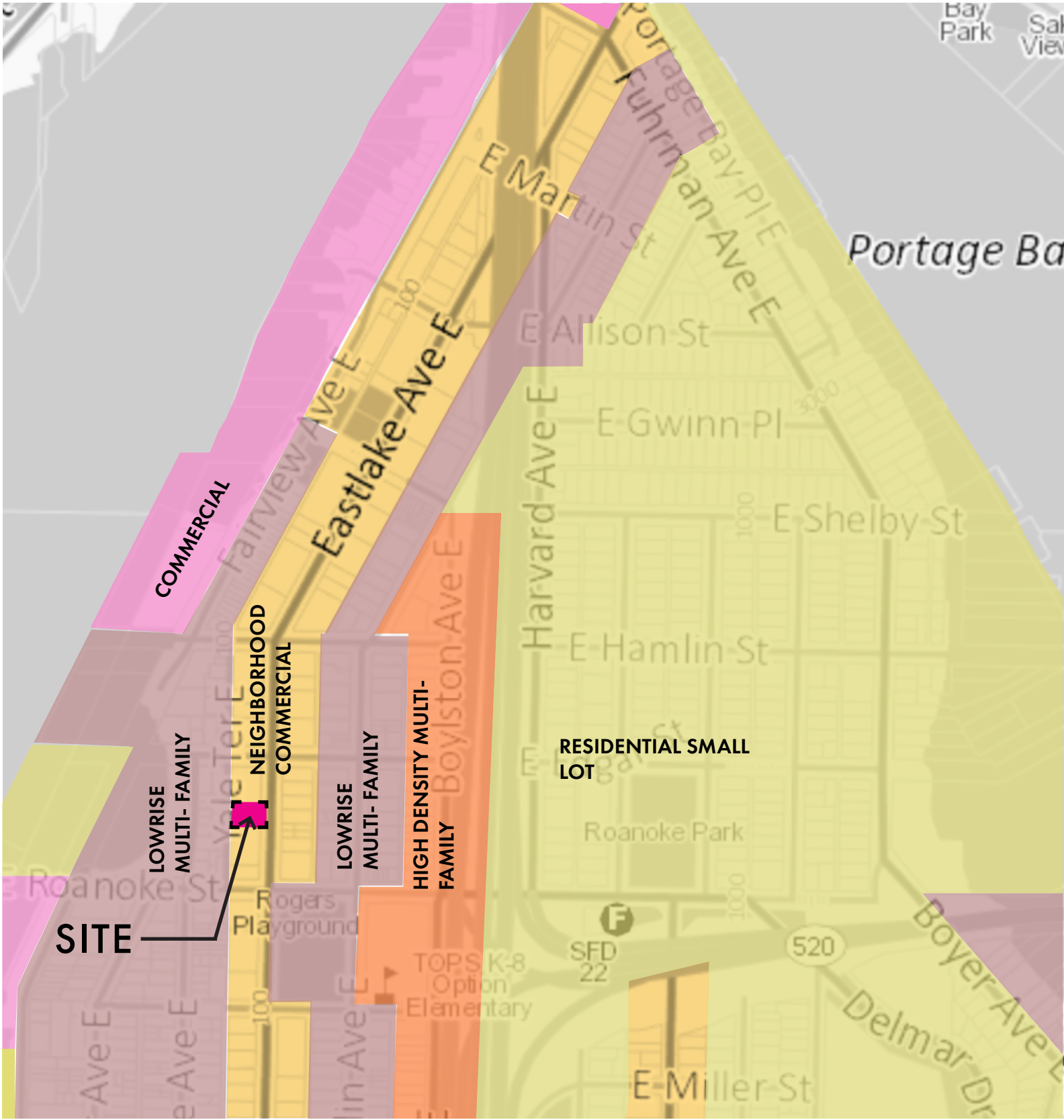
EASTLAKE URBAN CENTER



ADJACENT PARKS



TREE CANOPY



① ZONING MAP

## Neighborhood Zoning

The site is within the Eastlake (Residential Urban Village) as shown on the map located on the far left side of this page.

The site is zoned NC2-65 (M1) and abuts identical zoning designations to the north, south, and across Eastlake Ave N to the east.

The side borders an LR2-(M) residential zone across the alley to the west.

Zoning designations farther away from the site include commercial specific zoning along the Elliott Bay waterfront, more low-rise for beyond Eastlake Ave E, high density multi-family abutting against I-5 to the east, and single-family zoning beyond that to the east.

### LEGEND

- NEIGHBORHOOD COMMERCIAL
- LOWRISE MULTI-FAMILY
- INDUSTRIAL
- COMMERCIAL
- HIGH DENSITY MULTI-FAMILY
- RESIDENTIAL SMALL LOT



Zoning Summary

CODE REFERENCE	REQUIREMENT	PROPOSAL
Zone	NC2-65 (M-1)	No proposed change to current zoning designation. M-1 designation signifies that MHA (Mandatory Housing Affordability) applies to the site; the site is designated a 'medium' MHA area.
Overlay	Eastlake Residential Urban Village / Frequent Transit Service Area	
ECA	40% Steep Slope and Archaeological Buffer	Steep Slope has been exempted by SDCI Engineering Services per 6801032-EX.
23.45.504 Permitted Uses	Permitted outright: Residential	Residential Use.
23.45.510 Floor Area Ratio	FAR: 4.5	Site Area: 5,517 Sq. Ft. Total Allowable Above Grade Area (FAR) = 24,826 Sq. Ft.
23.45.514 table B Structure Height	Base Maximum Height Limit: 65'-0" as measured from the zoning average grade plane. <ul style="list-style-type: none"><li>4' additional height allowed for structures with non-residential uses at street level and with a floor to floor height of at least 13': 69'-0"</li><li>4' additional allowed for open railings, planters, skylights, clerestories, greenhouses, solariums, firewalls, and parapets: 73'-0"</li><li>16' additional allowed for stair &amp; elevator penthouses: 85'-0"</li></ul>	Proposed building heights vary per design option. <ul style="list-style-type: none"><li>All options assume the 4' additional height for structures with non-residential uses at street level and with a floor to floor height of at least 13'.</li><li>Design Option A maximizes the zoning height with a general structure built to 69' above the average grade plane.</li><li>Options B &amp; C are both approximately 2' lower the Option A due to preferred construction methods.</li></ul>
23.45.518 table B Setback Requirements	Front and side setback from street lot lines: <ul style="list-style-type: none"><li>0' Minimum</li><li>SDOT is requiring a 4'-6" setback along Eastlake Ave E for future potential improvements.</li></ul> Side setback from interior lot line: <ul style="list-style-type: none"><li>0' Minimum.</li></ul> Rear setback (alley): <ul style="list-style-type: none"><li>0' Minimum.</li></ul> Additional Setback Notes: <ul style="list-style-type: none"><li>Eaves, cornices, and gutters projecting no more than 18" from the facade may project into required setbacks.</li><li>Decks with open railings may extend into the required setback, but are not permitted within 5' of a lot in a residential zone.</li><li>Fences, free-standing walls, and other similar structures 6' or less in height above existing or finished grade whichever is lower, are permitted in required setbacks.</li></ul>	Proposed building setbacks vary per design option. <ul style="list-style-type: none"><li>Design Option A maximizes the development capacity of the site by proposing 0' setbacks.</li><li>Options B &amp; C are both setback approximately 3' to 5' due to preferred construction methods; and the desire for window opportunities on the north and south elevations and design space between the subject property and the neighboring properties.</li></ul>



Zoning Summary

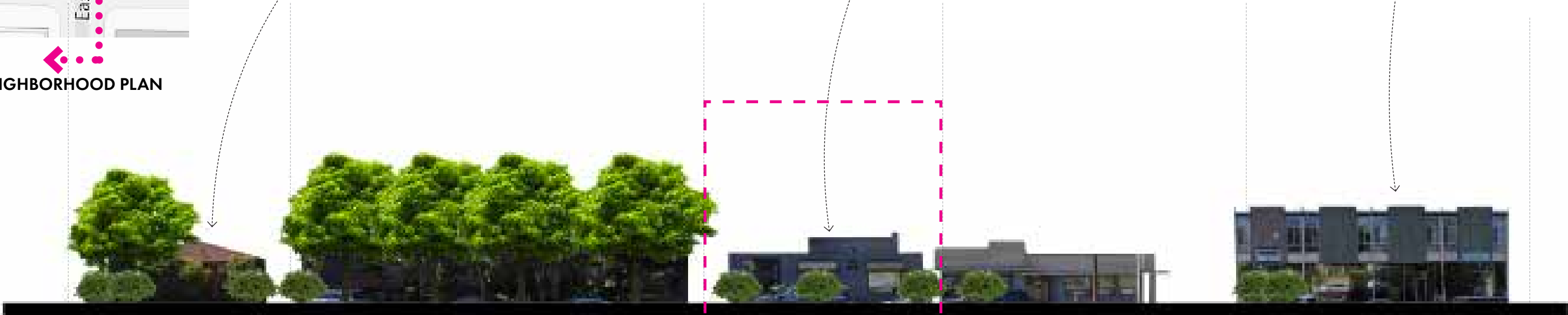
CODE REFERENCE	REQUIREMENT	PROPOSAL
23.45.522 Amenity Area	Required: 5% of gross floor area in residential use General requirements: <ul style="list-style-type: none"><li>All residents shall have access to at least one private or common amenity area</li><li>Amenity areas shall not be enclosed.</li><li>Parking area, vehicular access easements, and driveways do not qualify as amenity areas.</li><li>Common amenity areas shall have a minimum horizontal dimension of 10', and no common amenity area shall be less than 250 sq. ft. in size.</li><li>Private balconies and decks shall have a minimum area of 60 sq. ft., and no horizontal dimension shall be less than 6'.</li><li>Rooftop areas excluded because they are near minor communication utilities and accessory communication devices do not qualify as amenity areas.</li></ul>	Proposed amenity area varies per design option. All options propose the required amount of amenity at the roof level in excess of the required 5%.
23.45.524 Landscaping	Green Factor score minimum 0.3 required	Final landscape design plans will provide a Green Factor of 0.3.
23.54.015 Required Parking	All residential uses in commercial zones within urban villages and located within a frequent transit service area: No minimum requirement.  Bicycle long-term parking: 1 long term bike space per dwelling unit plus 1 short term bike space for every 20 units.	Parking stalls proposed : 0 stalls Bike parking proposed: 53 bike spaces.
23.54.040 Solid Waste & Recyclable Materials Storage	For 51-100 units: <ul style="list-style-type: none"><li>375 Sq. Ft. plus 4 sq. ft. for each additional unit above 50.</li><li>Solid waste &amp; recyclable materials storage design solution to reviewed and approved by Seattle Public Utilities prior to issuance of the Master-Use Permit.</li></ul>	Approximately 52 units proposed Refuse room size: 375 Sq. Ft. plus 8 Sq. Ft. = 383 Sq. Ft.



Streetscapes



🕒 NEIGHBORHOOD PLAN



E ROANOKE ST

SITE

PARKING

E EDGAR ST



Streetscapes



① NEIGHBORHOOD PLAN



E EDGAR ST

SITE ON OPPOSITE SIDE  
OF EASTLAKE AVE E

E ROANOKE ST

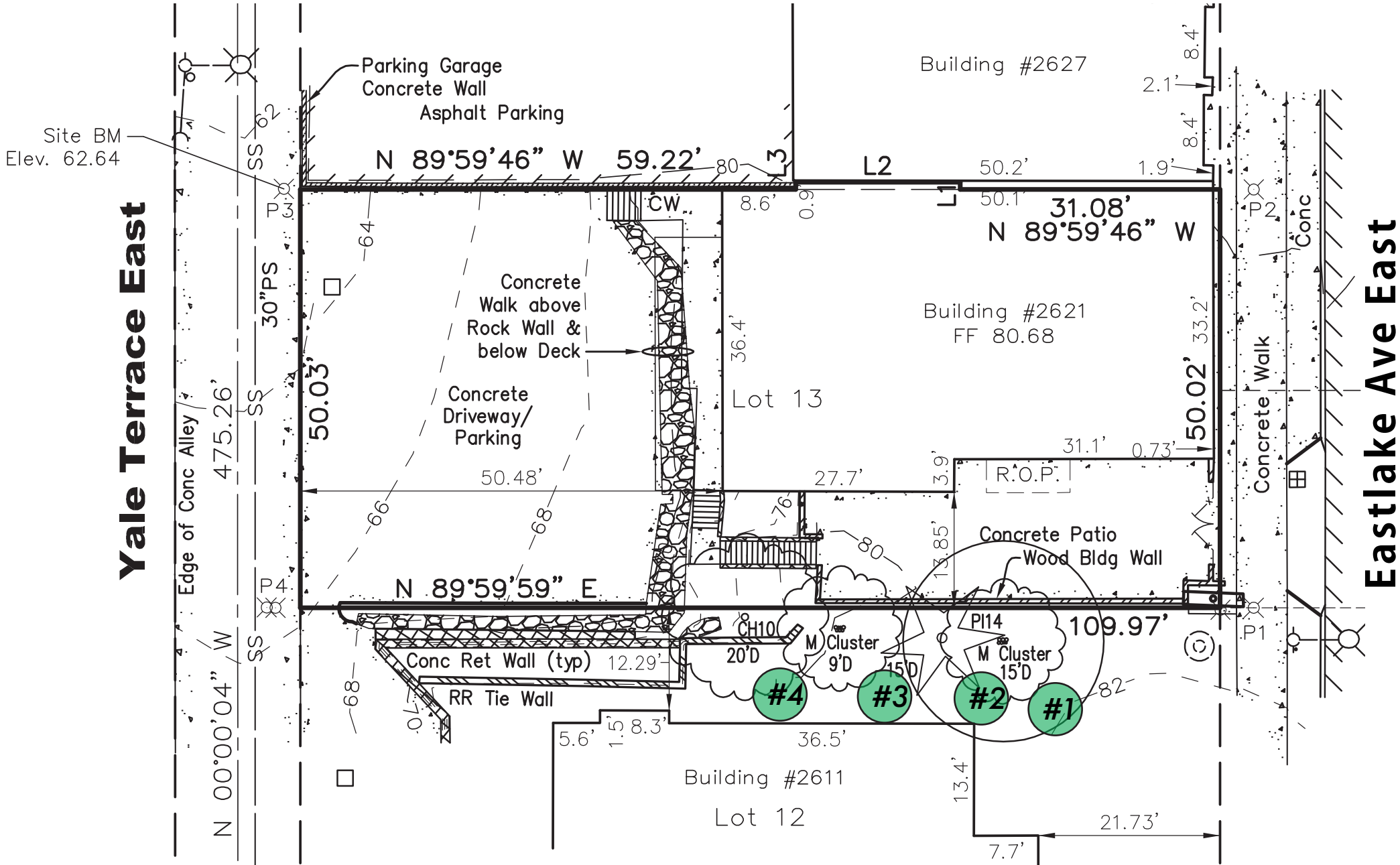


Site & Surrounding Site Photos





Property Survey & Info



Topography

The existing topography of site has the grade along Eastlake Ave E approximately 18' higher than those found in the named alley (Yale Terrace East). The grades along Eastlake Ave E vary from roughly 80' to 82' above sea level with the highest point occurring in the southeast corner. The grades in the alley vary between roughly 63' to 66' above sea level. The alley being low makes for an ideal location of service and trash access for the new structure.

Existing Development

The site is currently occupied by an existing 1-story office building which was built in 1949. The existing building is to be demolished as part of the new development plan.

Exceptional Tree

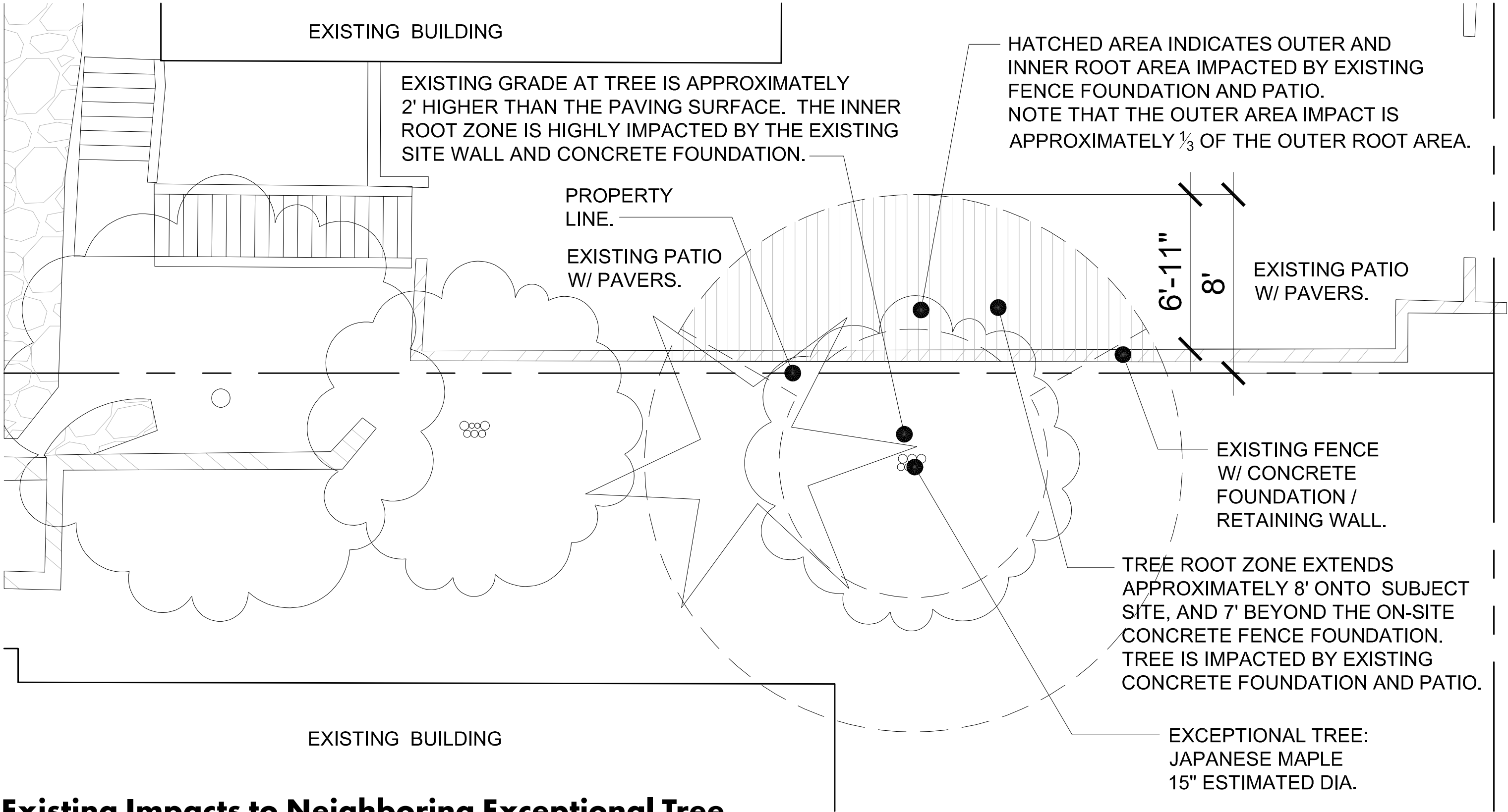
There are four existing trees on the neighboring property to the south of the subject site. One of these tree, the one closest to Eastlake Ave E, is an exceptional tree per the arborist report provided by John Kenney of Steep Slope Tree Consulting. There are no exceptional trees on the subject site.

Tree Inventory

• #1	15" Japanese Maple	Exceptional Threshold 12" / Yes	Fair Condition
• #2	14" Austrian Pine	Exceptional Threshold 24" / No	Fair Condition
• #3	9.6" Japanese Maple	Exceptional Threshold 12" / No	Fair Condition
• #4	13" Flowering Cherry	Exceptional Threshold 23" / No	Fair Condition



# Neighboring Exceptional Tree Information



## Existing Impacts to Neighboring Exceptional Tree





VIEW OF SITE FENCE FROM THE NORTH



DETAIL VIEW SHOWING RELATION OF EXCEPTIONAL TREE TO THE EXISTING SITE FENCE



DETAIL VIEW OF SITE FENCE FROM THE NORTH

Existing site wall / fence with solid concrete foundation / retaining wall.

Note solid concrete foundation at site wall.

## Neighboring Exceptional Tree Information

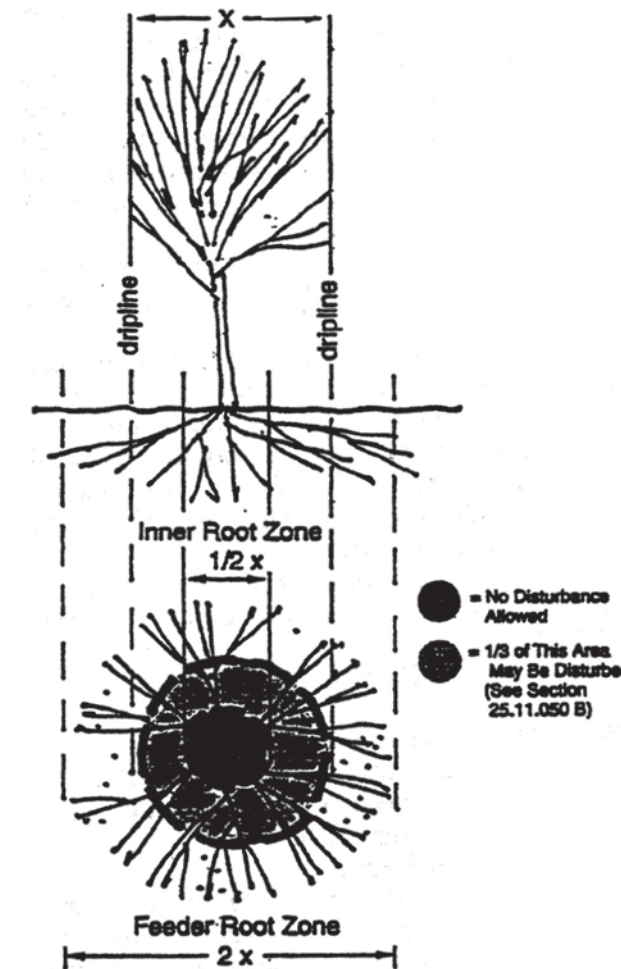


EXHIBIT 25.11.050B

### 25.11.020 Definitions:

"Drip Line" means an area encircling the base of a tree, the minimum extent of which is delineated by a vertical line extending from the outer limit of a tree's branch tips down to the ground.

"Feeder Root Zone" means an area encircling the base of a tree equal to twice the diameter of the drip line.

"Inner Root Zone" means an area encircling the base of a tree equal to one-half ( $\frac{1}{2}$ ) the diameter of the drip line.

Per SMC 25.11.020, the basic tree protection area shall be the area within the drip line of the tree. The tree protection area may be reduced if approved by the Director according to a plan prepared by a tree care professional. Such reduction shall be limited to one-third of the area within the outer half of the area within the drip line. In no case shall the reduction occur within the inner root zone. (See Exhibit 25.11.050 B.)

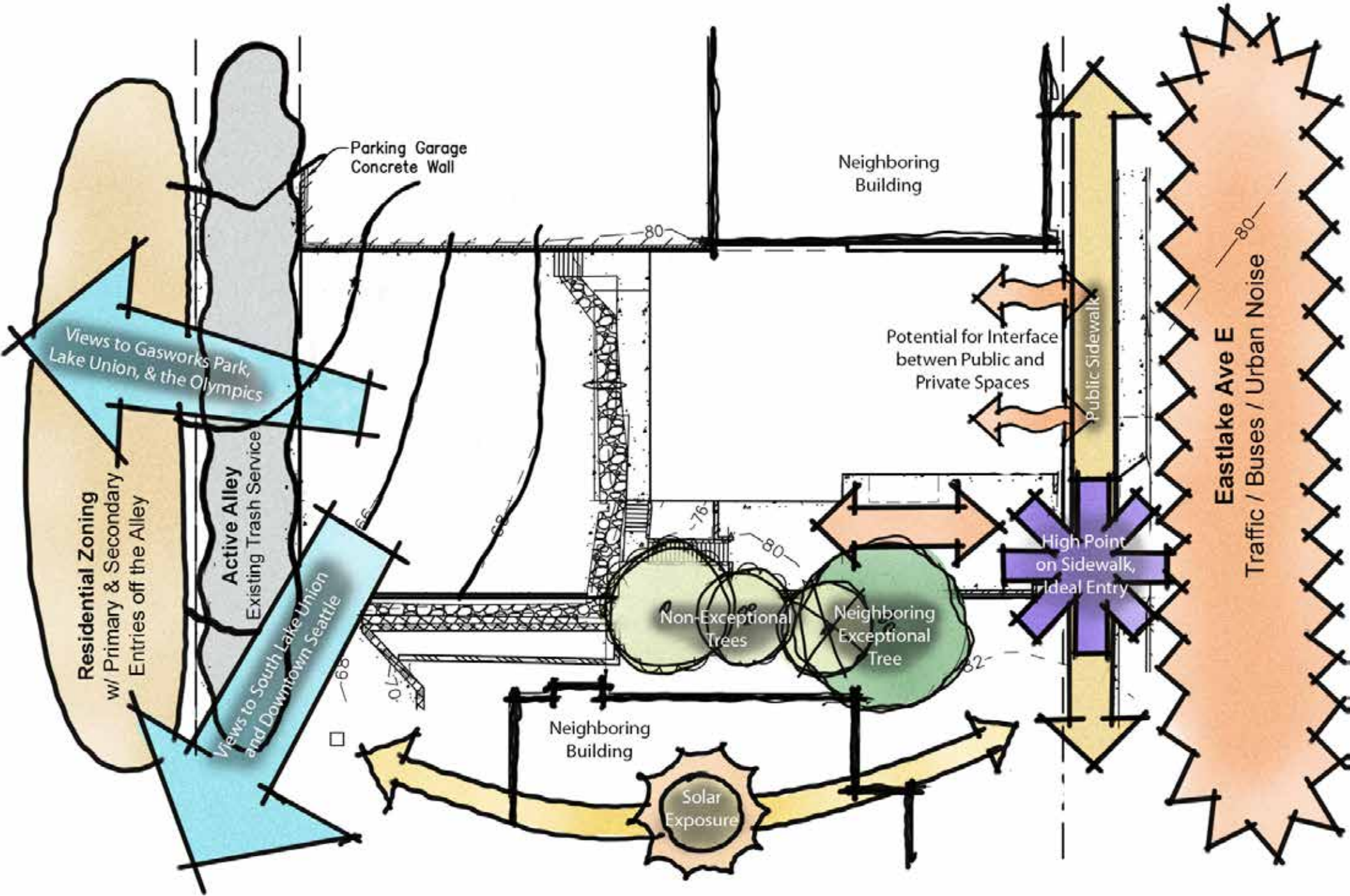
All of this is negated by the fact that both the outer root zone and inner root zone of the existing exceptional tree is already impacted by the existing site fence, concrete foundation, concrete pavers, and grade delta between the two properties.

## Exceptional Tree Summary:

An exceptional tree exists on the neighboring property to the south of the subject site. The outer and inner root zones are impacted by the existing site fence, concrete foundation, and courtyard paving that occurs on the subject site. The tree is also roughly 2' higher in grade than the paving on the subject site; removal of this wall could impact the health of the tree. With all that said, the tree is healthy and in fair condition. The preferred design option shown later in this packet proposes to maintain the current encroachment on the outer and inner root zones and further maintain an open air zone around the tree canopy in order to help this tree, as well as the abutting non-exceptional trees, survive.



# Graphic Site Analysis



## Opportunities & Constrains

The site is influenced by its immediate adjacencies.

To the east is the urban nature of Eastlake Ave E with a moderate level of traffic and bus service which creates an acceptable level of urban noise. Also on Eastlake Ave E is the highest level of pedestrian interaction with the site. This pedestrian environment provides the opportunity for interface with the public realm and sets the stage for the most likely location of the main entry to the new structure.

To the west is the opportunity for territorial views to Gasworks Park, Lake Union, the Olympic Mountains on a clear day, the South Lake Union Neighborhood, and downtown Seattle. Also to the west is residential zoning which is separated from the subject site with a named alley (Yale Terrace East). The alley will align in elevation with the proposed lower level of the new building thus providing an ideal location for trash and recyclables collection. The alley will also provide a secondary access for tenants of the building as well as access to the bike storage room.

To the north and south are existing structures. The property to the south includes a small grouping of tree; one of these trees is considered an exceptional tree. See the exceptional tree information elsewhere in this packet for more information about this neighboring tree to the south.



CS1 Natural Systems and Site Features

Use natural systems and features of the site and its surroundings as a starting point for project design.

C. TOPOGRAPHY

**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.

Response:

The site is sloped downward from Eastlake Ave E to the alley by roughly 18’. The site has previously been developed which has essentially established development nature of the site. The new structure will match this existing condition by providing primary access to the building at the high point on Eastlake Ave E while services and quieter residential spaces are proposed at the lower elevations in the alley.

CS2 Urban Pattern and Form

Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

A. LOCATION IN THE CITY AND NEIGHBORHOOD

**2. Architectural Presence:** Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly. A site may lend itself to a “high-profile” design with significant presence and individual identity, or may be better suited to a simpler but quality design that contributes to the block as a whole. Buildings that contribute to a strong street edge, especially at the first three floors, are particularly important to the creation of a quality public realm that invites social interaction and economic activity. Encourage all building facades to incorporate design detail, articulation and quality materials.

Response:

The existing structure to be demolished is only a 1-story building which does not provide massing along that street edge. The new proposed structure will be 5-stories facing the street which will provide a better presence on the street and create a catalyst for abutting development. We anticipate an appropriate level of design detail, articulation and quality materials as part of the new structure.

Preliminary Responses to the Seattle Citywide Design Guidelines

B. ADJACENT SITES, STREETS, AND OPEN SPACES

**1. Site Characteristics:** Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.

Response:

The site essentially solves itself due to its mid-block location, existing conditions, and relationship to abutting existing structures. The new proposed design will maintain this relationship to the street grid and topography.

**2. Connection to the Street:** Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm. Consider the qualities and character of the streetscape— its physical features (sidewalk, parking, landscape strip, street trees, travel lanes, and other amenities) and its function (major retail street or quieter residential street)—in siting and designing the building.

Response:

The proposed project includes a great opportunity for connection with the street edge along Eastlake Ave E as well as the alley. A higher level of transparency is proposed on Eastlake Ave E due to its relationship to the pedestrian sidewalk while the alley will be more quiet and private while still providing good eyes on the alley.

C. RELATIONSHIP TO THE BLOCK

**2. Mid-Block Sites:** Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge where it is already present, and respond to datum lines created by adjacent buildings at the first three floors. Where adjacent properties are undeveloped or underdeveloped, design the party walls to provide visual interest through materials, color, texture, or other means.

Response:

The site is a mid-block site with existing abutting structures although these structures have not necessarily established a datum line of historic development. We propose to create a single story base datum that will tie in with the existing conditions as well as create a catalyst for future development.

D. HEIGHT, BULK, AND SCALE

**1. Existing Development and Zoning:** 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.

Response:

The new proposed structure is within the allowable zoning envelope while the preferred design is considerably smaller than allowed by zoning code. The preferred design option exceeds applicable setback requirements. As a result, the design responds well to the height, bulk, scale of the neighborhood and the zone transition to the east.

**3. Zone Transitions:** For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development. Factors to consider:

- a. Distance to the edge of a less (or more) intensive zone;
- b. Differences in development standards between abutting zones;
- c. The type of separation from adjacent properties (e.g. separation by property line only, by an alley or street or open space, or by physical features such as grade change);
- d. Adjacencies to different neighborhoods or districts; adjacencies to parks, open spaces, significant buildings or view corridors; and
- e. Shading to or from neighboring properties.

Response:

The project includes a zone transition across the alley to the west. The alley provides good separation at this transition. The preferred design option proposes a 6’-2” setback at the alley plus half the alley width for a total setback of 13’-8” per SMC 23.47A.014-B.4. A 0’ setback is required. As a result, the design responds well to the height, bulk, scale of the neighborhood and the zone transition to the east. Note also that the trash storage is to be enclosed within the new proposed structure which will provide additional sensitivity at the alley and zone transition.



# Preliminary Responses to the Seattle Citywide Design Guidelines (Continued)

**4. Massing Choices:** Strive for a successful transition between zones where a project abuts a less intense zone. In some areas, the best approach may be to lower the building height, break up the mass of the building, and/or match the scale of adjacent properties in building detailing. It may be appropriate in other areas to differ from the scale of adjacent buildings but preserve natural systems or existing features, enable better solar exposure or site orientation, and/or make for interesting urban form.

**Response:**  
The project includes a zone transition across the alley to the west. The alley provides good separation. The proposed structure proposes to build out to the alley right-of-way while respecting the neighboring residential use by providing new residential use and enclosing trash storage within the new proposed structure.

**5. Respect for Adjacent Sites:** Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.

**Response:**  
The project includes existing adjacent properties although the privacy disruption issue may not be as elevated due to the relationship and uses related with the abutting structures. The new proposed structure intends to respect neighboring conditions. Note that an exceptional tree along with 3 other non-exceptional trees exist on the neighboring property to the south and it is the full intent of the proposed project to have controlled minimal impact to the neighboring trees.

## CS3 Architectural Context and Character

Contribute to the architectural character of the neighborhood.

### A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

**1. Fitting Old and New Together:** Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

**Response:**  
The site is surrounded by structures built at various times over the last 90 years. Due to the hodge-podge of eclectic architecture and spaces it is somewhat difficult to gravitate to any particular design motif. As a result, the proposed structure plans to use contemporary materials and construction methods which will link to structures both within the local neighborhood and the overall city.

**2. Contemporary Design:** Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

**Response:**  
The proposed structure plans to use contemporary materials and construction methods which will link to structures both within the local neighborhood and the overall city.

**4. Evolving Neighborhoods:** 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.

**Response:**  
The site is surrounded by structures built at various times over the last 90 years. Due to the hodge-podge of eclectic architecture and spaces it is somewhat difficult to gravitate to any particular design motif. As a result, the proposed structure plans to use contemporary materials and construction methods which will link to structures both within the local neighborhood and the overall city.

## PL2 Walkability

Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

### A. ACCESSIBILITY

**1. Access for All:** Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door. Refrain from creating separate “back door” entrances for persons with mobility limitations.

**Response:**  
The proposed project will have a primary accessible entry off the Eastlake Ave E sidewalk. All tenants and guests will access the building at this accessible location while the interior of the building will be served by an elevator serving all units and common areas.

### B. SAFETY AND SECURITY

**1. Eyes on the Street:** Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies and street-level uses.

**Response:**  
The new proposed structure will greatly increase the level of eyes on the street related to the existing condition. These eyes on the street include both views out onto Eastlake Ave E as well as the alley.

**2. Lighting for Safety:** Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

**Response:**  
Proposed lighting will provide adequate pathway lighting in and around the proposed structure without providing glare onto neighboring sites. Security lighting will be provided in the alley, but measures will be taken to eliminate glare onto the neighboring residential uses.

**3. Street-Level Transparency:** 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.

**Response:**  
The proposed project includes a good relationship to the street and sidewalk associated with Eastlake Ave E. The proposed design will include a higher level of transparency along this facade at street-level while the preferred scheme proposes an open-space lobby transition that will provide a greater level of transparency along this frontage.



# Preliminary Responses to the Seattle Citywide Design Guidelines (Continued)

## C. WEATHER PROTECTION

**1. Locations and Coverage:** Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops. Address changes in topography as needed to provide continuous coverage the full length of the building, where possible.

**Response:**  
The preferred design scheme includes a covered entry area at the lobby access area. The area is proposed to be covered by building above.

**3. People-Friendly Spaces:** Create an artful and people-friendly space beneath building canopies by using human-scale architectural elements and a pattern of forms and/or textures at intervals along the facade. If transparent canopies are used, design to accommodate regular cleaning and maintenance.

**Response:**  
The preferred design scheme includes a covered entry area at the lobby entry that will provide both weather protection for pedestrians, good way-finding to the lobby, as well as a human scaled element along the Eastlake Ave E facade.

## D. WAYFINDING

**1. Design as Wayfinding:** Use design features as a means of wayfinding wherever possible, and provide clear directional signage where needed.

**Response:**  
The preferred design scheme includes a covered entry area at the lobby entry that will provide both weather protection for pedestrians, good way-finding to the lobby, as well as a human scaled element along the Eastlake Ave E facade. Building signage will also be incorporated at the lobby area which will contribute to building way-finding.

## PL3 Street-Level Interaction

Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

### A. ENTRIES

**1. Design Objectives:** Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street. Scale and detail them to function well for their anticipated use and also to fit with the building of which they are a part, differentiating residential and commercial entries with design features and amenities specific to each.

c. Common entries to multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors. Design features emphasizing the entry as a semi-private space are recommended and may be accomplished through signage, low walls and/or landscaping, a recessed entry area, and other detailing that signals a break from the public sidewalk.

**Response:**  
The proposed design includes a street level facing facade with appropriate transparency and way-finding. This lobby space will also provide a level of secure access to the new structure by means of eyes on the street, daytime leasing office eyes, and secure keypad entry system at all times of the day.

### B. RESIDENTIAL EDGES

**3. Buildings with Live/Work Uses:** Maintain active and transparent facades in the design of live/work residences that are required to orient the nonresidential portions of the unit toward the street. Design the first floor so it can be adapted to other commercial use as needed in the future.

**Response:**  
The proposed design includes 1 or 2 Live/Work spaces along Eastlake Ave E depending on the design scheme. In all cases these units include good transparency and pedestrian relationship to the abutting sidewalk. These spaces can easily be adapted to commercial use over time.

## PL4 Active Transportation

Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.

### A. ENTRY LOCATIONS AND RELATIONSHIPS

**2. Connections to All Modes:** Site the primary entry in a location that logically relates to building uses and clearly connects all major points of access.

**Response:**  
The proposed design includes a lobby located directly on Eastlake Ave E which will create good connectivity to the local bus stops and passing vehicular traffic. Bicycles use will be byway of the lobby as well as through the alley access point which will provide good access to the bike routes that are closer to the waterfront.

### B. PLANNING AHEAD FOR BICYCLISTS

**2. Bike Facilities:** Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.

**Response:**  
Per zoning requirements, the project will include extensive bicycle storage facilities for the residents of the building. Public facilities will not be available other than short term bicycle parking.

### C. PLANNING AHEAD FOR TRANSIT

**3. Transit Connections:** Where no transit stops are on or adjacent to the site, identify where the nearest transit stops and pedestrian routes are and include design features and connections within the project design as appropriate.

**Response:**  
Transit stops exist within approximately a block from the site. Access to these bus stops will be from the new building lobby to the public sidewalk and onto the transit stop.



# Preliminary Responses to the Seattle Citywide Design Guidelines (Continued)

## DC1 Project Uses and Activities

Optimize the arrangement of uses and activities on site.

### A. ARRANGEMENT OF INTERIOR USES

**1. Visibility:** Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.

**Response:**

Due to the nature of a multi-family structure, the general public will not interact with the building at a high level although the limited Live/Work space and building lobby will generate some public interaction. Both of these situations are highly visible and prominent to the street frontage.

## DC2 Architectural Concept

Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

### B. ARCHITECTURAL AND FACADE COMPOSITION

**1. Facade 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 well proportioned through the placement and detailing of all elements, including bays, fenestration, 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.

**Response:**

The proposed design includes facades that are well designed and appropriate to the facade facing condition. The design will include a positive balanced use of materials which will wrap around to side facade conditions where appropriate.

**2. Blank Walls:** Avoid large blank walls along visible facades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians. These may include:

- a. newsstands, ticket booths and flower shops (even if small or narrow);

- b. green walls, landscaped areas or raised planters;
- c. wall setbacks or other indentations;
- d. display windows; trellises or other secondary elements;
- e. art as appropriate to area zoning and uses; and/or
- f. terraces and landscaping where retaining walls above eye level are unavoidable.

**Response:**

The proposed project includes a minimal street frontage width along Eastlake Ave E and the alley. Due to this limited condition, blank wall conditions are not anticipated although measure will be taken if such an occurrence arises.

### 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 facade 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). Detailing may include features such as distinctive door and window hardware, projecting window sills, ornamental tile or metal, and other high-quality surface materials and finishes.

**Response:**

It is anticipated that the final design will include fine grain detail elements which have not yet been addressed at the EDG level.

### 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.

**Response:**

The preferred design scheme includes a covered entry area at the lobby entry that will provide both weather protection for pedestrians, good way-finding to the lobby, as well as a human scaled element along the Eastlake Ave E facade.

**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.

**Response:**

It is anticipated that the final design will include fine grain detail elements which have not been addressed at the EDG level.

### E. FORM AND FUNCTION

**1. Legibility and Flexibility:** Strive for a balance between building legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.

**Response:**

Due to the multi-family nature of the structure, it is anticipated that the use of the building will be maintained for a considerable amount of time although as with all structures, the building could be re-adapted at anytime without impact to the primary building structure.

## DC3 Open Space Concept

Integrate open space design with the design of the building so that each complements the other.

### B. OPEN SPACE USES AND ACTIVITIES

**4. Multifamily Open Space:** Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction. Some examples include areas for gardening, children’s play (covered and uncovered), barbecues, resident meetings, and crafts or hobbies.

**Response:**

The proposed design includes a rooftop common terraces that will be accessed by all tenants and their guests. This space has not been programmed yet, but is anticipated to be more of a quiet space to view the neighboring attractions plus barbecue area and potential pea patches.



# Preliminary Responses to the Seattle Citywide Design Guidelines (Continued)

## C. DESIGN

**2. Amenities and Features:** Create attractive outdoor spaces well-suited to the uses envisioned for the project. Use a combination of hardscape and plantings to shape these spaces and to screen less attractive areas as needed. Use a variety of features, such as planters, green roofs and decks, groves of trees, and vertical green trellises along with more traditional foundation plantings, street trees, and seasonal displays.

**Response:**

The proposed design includes a rooftop common terraces that will be accessed by all tenants and their guests. This space has not been programmed yet, but is anticipated to be more of a quiet space to appreciate the neighboring views, use the barbecue, or garden in the potential pea patches. At ground level, the design is more of an urban solution although perimeter landscaping and a combination of hardscape and landscape along Eastlake Ave E in anticipated.

## DC4 Exterior Elements and Finishes

Use appropriate and high quality elements and finishes for the building and its open spaces.

### A. BUILDING MATERIALS

**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.

**Response:**

Although final exterior materials have not been selected, we assume that we will be using a combination of metal siding, painted accent panels, naturally finished wood siding, vinyl windows, storefront, brick, and metal accents all of which are highly maintainable, create an attractive combination of materials, and lend themselves to a high quality outcome.

**2. Climate Appropriateness:** Select durable and attractive materials that will age well in Seattle’s climate, taking special care to detail corners, edges, and transitions. Highly visible features, such as balconies, grilles and railings should be especially attractive, well crafted and easy to maintain. Pay particular attention to environments that create harsh conditions that may require special materials and details, such as marine areas or open or exposed sites.

**Response:**

Seattle is a wet climate and the site is located close to the fresh water of Lake Union which can produce its own micro-climate at times. We plan to use exterior finishes that response to these conditions such as metal siding; note that all balcony elements are to be made of painted aluminum which will further the durability of the building in this environment.

### B. SIGNAGE

**1. Scale and Character:** Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and its environs. Signage should be compatible in character, scale, and locations while still allowing businesses to present a unique identity.

**Response:**

We anticipate that signage will be limited to building identification signage, address signage and modest signage for Live/Work units. All signage will be compatible with the neighborhood.

### C. LIGHTING

**1. Functions:** Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.

**Response:**

Proposed lighting will provide adequate pathway lighting in and around the proposed structure without creating glare onto neighboring sites. Security lighting will be provided in the alley, but measures will be taken to eliminate glare onto the neighboring residential uses. Lighting will be modest and limited to pathway lighting, respectful security lighting, and potential accent lighting of building elements or building identification signage.

**2. Avoiding Glare:** Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.

**Response:**

Light fixtures will be selected that do not impose glare on the neighborhood or the immediate abutting structures.

### 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.

**Response:**

Due to the urban nature of the site, landscaping will be limited to plant material within the volunteer setbacks, the public street edge and planter strip, and the rooftop terrace. We plan to select plant species that will accent the building design, create visual interest, and thrive in urban environments.

**2. Hardscape Materials:** Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.

**Response:**

Due to the small site, hardscape surfaces will be limited to the building entry walkway, the walkway access to Live/Work, and the rooftop terrace. We plan to select hardscape material that is common in the construction industry, will accent the landscape and building design, and be permeable where possible.

**4. Place Making:** Create a landscape design that helps define spaces with significant elements such as trees.

**Response:**

Due to the small site, it may be difficult to provide trees that promote placemaking. We do plan to provide street trees per SDOT standards and recognize the exceptional tree that exists on the neighboring property to the south. This exceptional tree is a Japanese Maple and exists near our proposed building entry court.

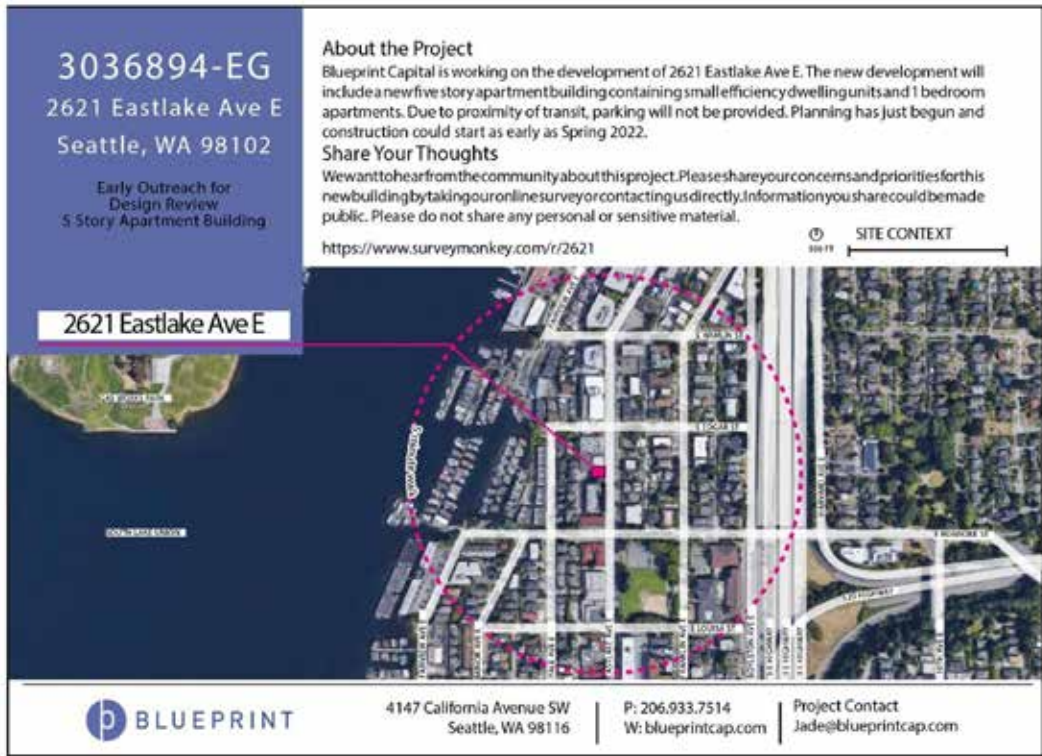


# Approved Public Outreach Summary

## 1. High Impact - Printed Outreach:

Requirement: Direct mailings to residences and businesses within approximately 500 ft radius of the proposed site

What we did: Mailed 5x7 postcards to addresses within a 500' radius of the project using the platform postcards.com (see appendix for receipt and mailing list). The postcards had a project map of the location, gave a brief project description, and referenced an online survey. Information on how to track the project was also included. Postcards were received on August 19th, 2020. From the postcards mailed we received two comments.



MAILING CARD SAMPLE

## 2. High Impact Method – Online Survey:

Requirement: Online survey to be publicly available for a minimum of 21 days.

What We Did: Blueprint Capital designed an online survey through Survey Monkey 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, site plan, and five questions.

Survey link: <https://www.surveymonkey.com/r/2621>

Public informed by: printed postcards

Survey Launched: August 6th, 2020

Survey Closed: October 8th, 2020 with the following note, "This survey is currently closed. If you would like to track the project process you can search the project address or project number 3036894-EG in the Design Review Calendar or the Seattle Services Portal. If you'd like to provide additional comment you can do so by emailing [prc@seattle.gov](mailto:prc@seattle.gov) or contacting the project manager at [jade@blueprintcap.com](mailto:jade@blueprintcap.com)."

## 3. Multi-Prong Method – Email distribution & post on local blogs:

Requirement: Email to distribution list that includes community organizations identified by the Department of Neighborhoods (DON) and post on local blog or in digital newsletter that includes information on how to submit comments directly to the project applicant.

What We Did: Blueprint Capital received the Eastlake distribution list and blog information from the Department of Neighborhoods and emailed everyone listed on September 15th 2020. For blog purposes, we included a pdf of the postcard for graphic purposes as well as the link to the online survey. We had received no email responses.

### Summary of Community Responses:

1. High Impact - Printed Outreach: Blueprint Capital received two responses from the printed outreach. Both participants commented on lack of parking. Additional items brought up were concerns about open trash, a request to use quality materials and landscaping, and to set the building back off the alley given that resident doors are along the alley.

2. High Impact Method – Online Survey: Blueprint Capital received 2 responses from the online survey. Below is a summary of the responses received:

Both participants live very close to or in the general area of the project.

When asked about what aspects would be the most important to the community, they responded that the project prioritize an aesthetically pleasing building and to have sustainability in mind. Out of the written responses they addressed concern for no proposed parking and to pull the facade back at the alley.

When asked about the community's concerns, both responded with driving impacts and parking. Other major concerns were construction, that the building would not be aesthetically pleasing, and issues with dumpsters off their front door.

When asked about additional information the community would like us to know they pointed out that there are several homes that use the alley for access. They'd like to see "interesting, thoughtful design" and would like the project to incorporate "brick and wood and plenty of landscaping." They want the project to not treat the alley like the back of a building and want it to consider their views onto this site.

When asked if they'd like to be contacted with project progress, 2 people responded with their email.

Multi-Prong Method – Email distribution & post on local blogs: Blueprint Capital had sent the following message out to the distribution list and blogs for Ballard (imagery of postcards were also included for blogs):

My name is Jade Aramaki and I am the lead designer at Blueprint Capital, a local developer and architecture firm. We are working on a proposed development located at 2621 Eastlake Ave E. The new development will include a new five story apartment building containing small efficiency dwelling units and one bedrooms, no parking proposed.

I'm reaching out because I want to hear from you, the community, about this project. You can engage with this process a couple of ways. First, you can fill out the survey located here. Second, you can email me directly with any questions you may have; I'd be happy to have a dialogue with you. Third, if you live in close proximity you should have received a postcard with ways to engage. I have attached a digital copy of this information, feel free to post this on blogs, print out on bulletins, etc. Note that any information you share could be made public, so please refrain from sharing personal or sensitive information.

Due to the nature of our current environment with the stay-home order in place there will be no in-person outreach or public meeting. Therefore your input is even more important and appreciated.

I'm looking forward to collaborating with you on this project, stay safe and healthy,

Jade

There were no responses from blog outreach.



Design Options Introduction

Option A | Maximized Zoning



57 Residential Units  
278 Sq. Ft. Average (Gross)

Max FAR:	24,826 Sq. Ft.
Proposed FAR:	24,826 Sq. Ft.
Gross Building Area:	29,267 Sq. Ft.
Vehicular Parking:	0 Stalls
Bike Parking:	57 Long-term Stalls Req'd & Provided
Amenity Area:	1,257 Sq. Ft. Req'd, 3,628 Sq. Ft. Provided

Pros

- Maximizes development capacity of the site.
- Full width street facing facades.

Cons

- Solution creates multiple blank wall conditions on the north and south elevations.
- Blank wall locations do not allow the addition of any windows on the north or south elevations.
- Limited open space along Eastlake Ave E.
- This solution requires additional pruning of the neighboring exceptional tree.
- Lobby relates to the elevator location to the north and ignores neighboring exceptional tree.
- Blank wall conditions do not address neighboring structures
- Constructibility issues due to building proximity to side yards.

Departures

- none.

Option B | Southern Lobby



52 Residential Units  
309 Sq. Ft. Average (Gross)

Max FAR:	24,826 Sq. Ft.
Proposed FAR:	23,091 Sq. Ft.
Gross Building Area:	26,439 Sq. Ft.
Vehicular Parking:	0 Stalls
Bike Parking:	52 Long-term Stalls Req'd & Provided
Amenity Area:	1,154 Sq. Ft. Req'd, 3,672 Sq. Ft. Provided

Pros

- Side yard setbacks have been introduced providing breathing room and landscape opportunity.
- Windows can occur at south and north walls.
- Lobby has been moved south with views of the exceptional tree on the neighboring property to the south
- Small entry way amenity space on Eastlake Ave E frontage.

Cons

- Internal circulation has moved to related to the lobby location and created a south facing blank-wall condition.

Departures

- none.

Option C | Central Lobby & Entry Court



50 Residential Units - (Preferred Option)  
292 Sq. Ft. Average (Gross)

Max FAR:	24,826 Sq. Ft.
Proposed FAR:	21,090 Sq. Ft.
Gross Building Area:	24,655 Sq. Ft.
Vehicular Parking:	0 Stalls
Bike Parking:	50 Long-term Stalls Req'd & Provided
Amenity Area:	1,054 Sq. Ft. Req'd, 2,670 Sq. Ft. Provided

Pros

- Side yard setbacks have been introduced providing breathing room and landscape opportunity.
- Windows can occur at south and north walls
- Lobby has been moved to the center of the site allowing the introduced covered outdoor open-space lobby entry court.
- Outdoor lobby entry court provides minimal impact to the exceptional tree on the neighboring property to the south
- Internal circulation is better and allows mid-site units with windows facing north and south.

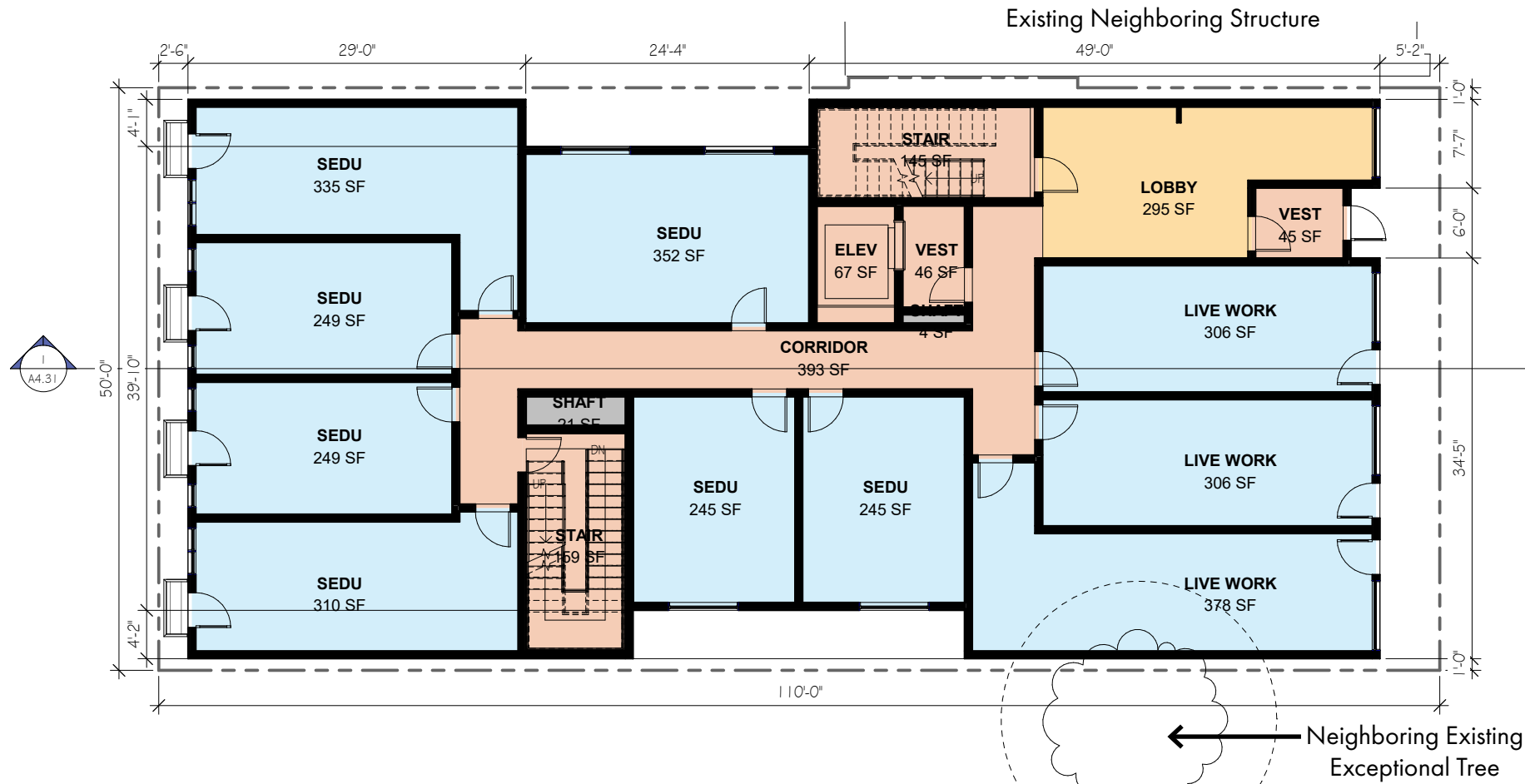
Departures

- none.



Option A | Maximized Zoning

57 Residential Units  
Proposed FAR 24,826 Sq. Ft. (Max.)



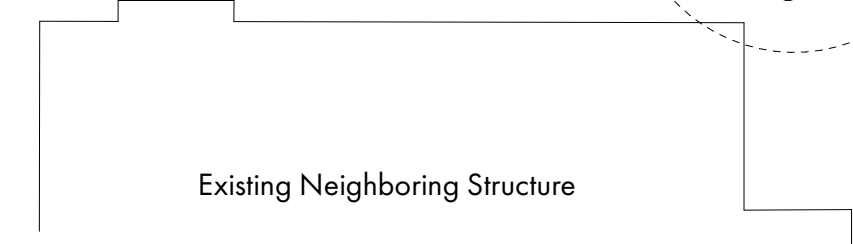
1 GROUND LEVEL PLAN / LEVEL 1

Pros

- Maximizes Development Capacity of the Site
- Full width street facing facade.

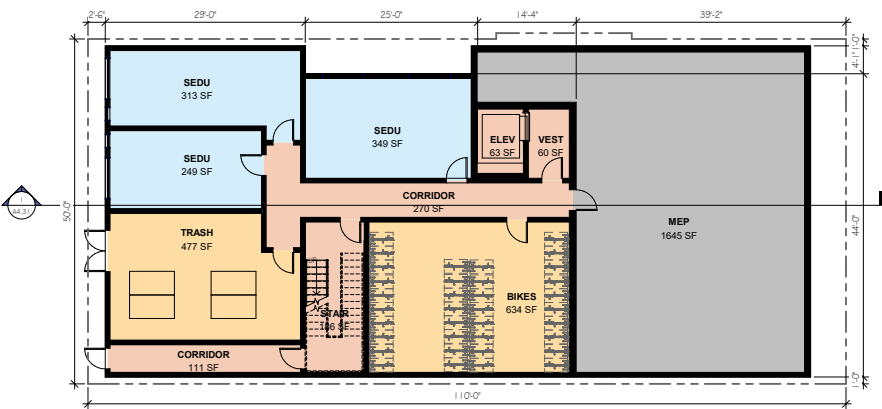
Cons

- Solution creates multiple blank wall conditions on the north and south elevations.
- Blank wall locations do not allow the addition of any windows on the north or south elevations.
- Limited open space along Eastlake Ave E.
- This solution requires additional pruning of the neighboring exceptional tree.
- Lobby relates to the elevator location to the north and ignores neighboring exceptional tree.
- Blank wall conditions do not address neighboring structures.
- Constructibility of the project is negatively impacted by building proximity to side lot lines.

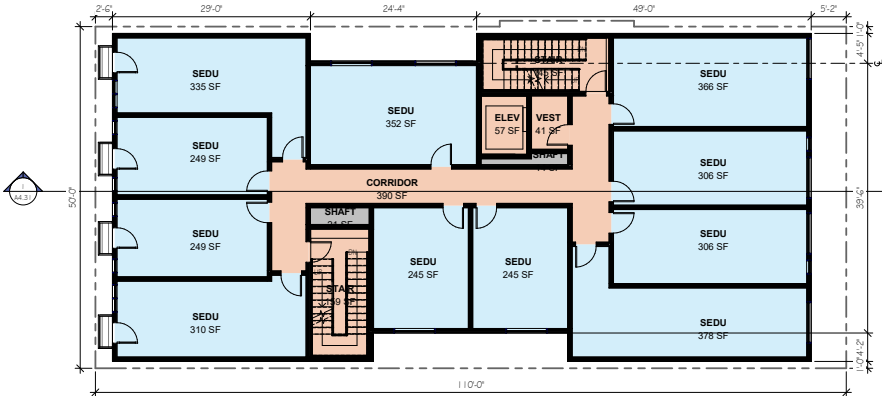


Maximum Development Capacity Study:

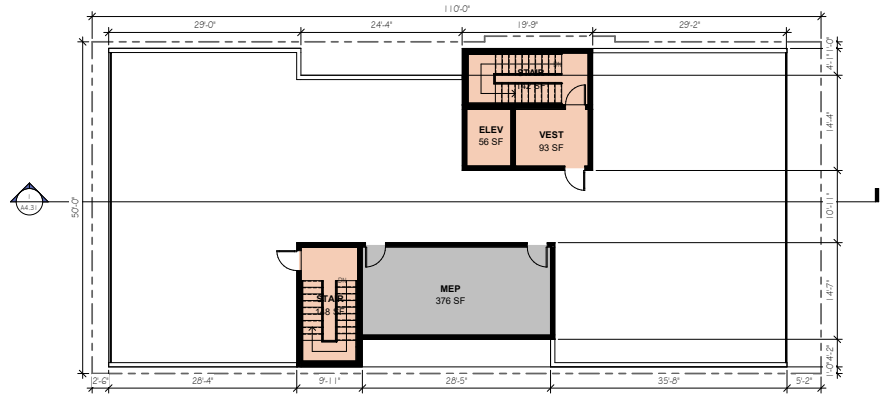
This design option studies the full development capacity of the site both in regards to allowable floor area ratio (FAR) and height limit. Although entirely constructible and viable as a solution, the design team feels that this approach is too massive of a solution for the immediate neighborhood and does not relate positively with the neighboring existing structures to the north and south. The option also does not provide any true open space at the building entry nor does it address the exceptional tree that exists on the neighboring property to the south.



LEVEL A (BASEMENT)



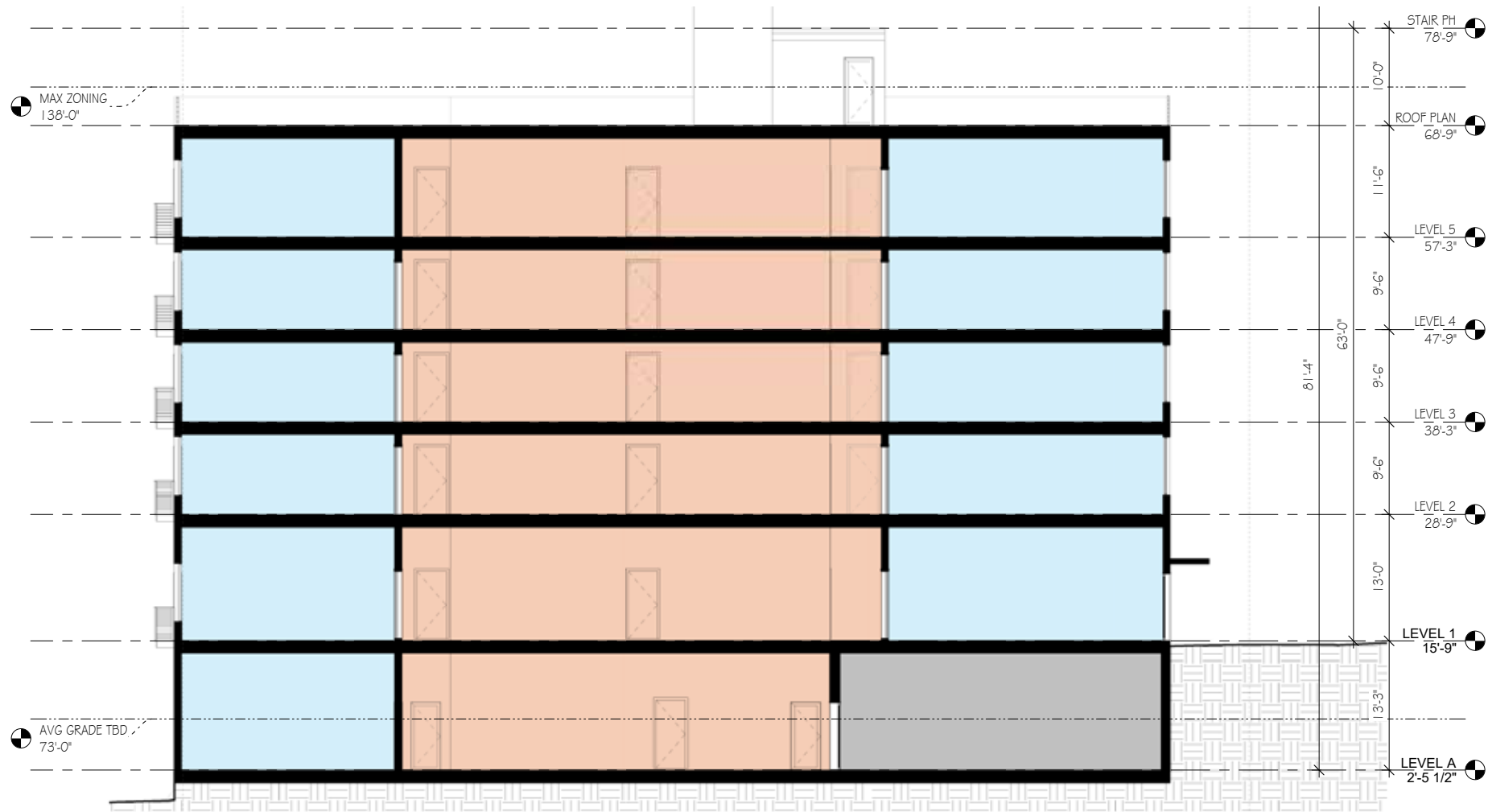
LEVEL 2-5



ROOF LEVEL



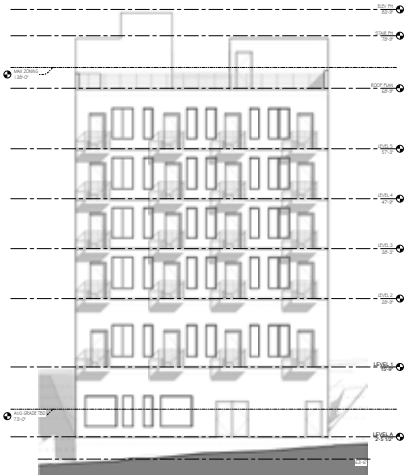
Option A | Maximized Zoning



NORTH / SOUTH SECTION



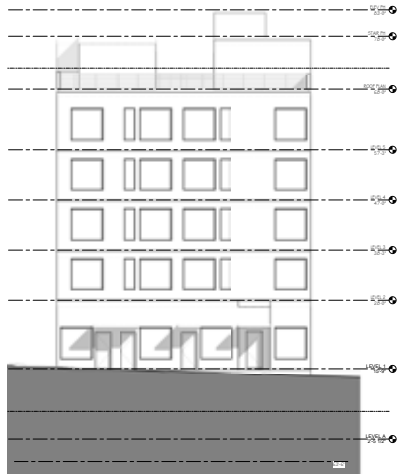
SOUTH ELEVATION



WEST ELEVATION (ALLEY)



NORTH ELEVATION



EAST ELEVATION



Option A | Maximized Zoning



View from Eastlake Ave E - Looking Northwest



View from Eastlake Ave E - Looking Southwest



View from the Alley - Looking Northeast



View from the Alley - Looking Southeast



Main Facade View on Eastlake Ave E



Option A |Maximized Zoning  
Shadow Analysis



9:00 AM

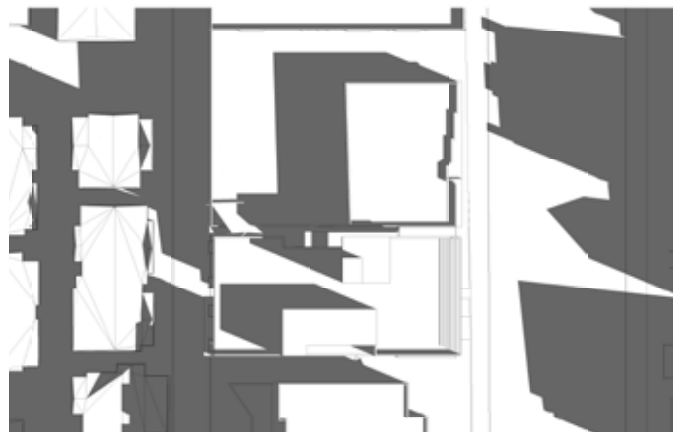


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SUMMER SOLSTICE



9:00 AM



12:00 PM



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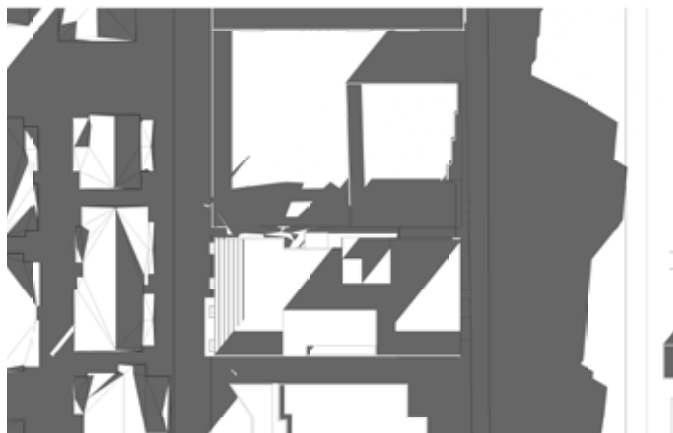
EQUINOX



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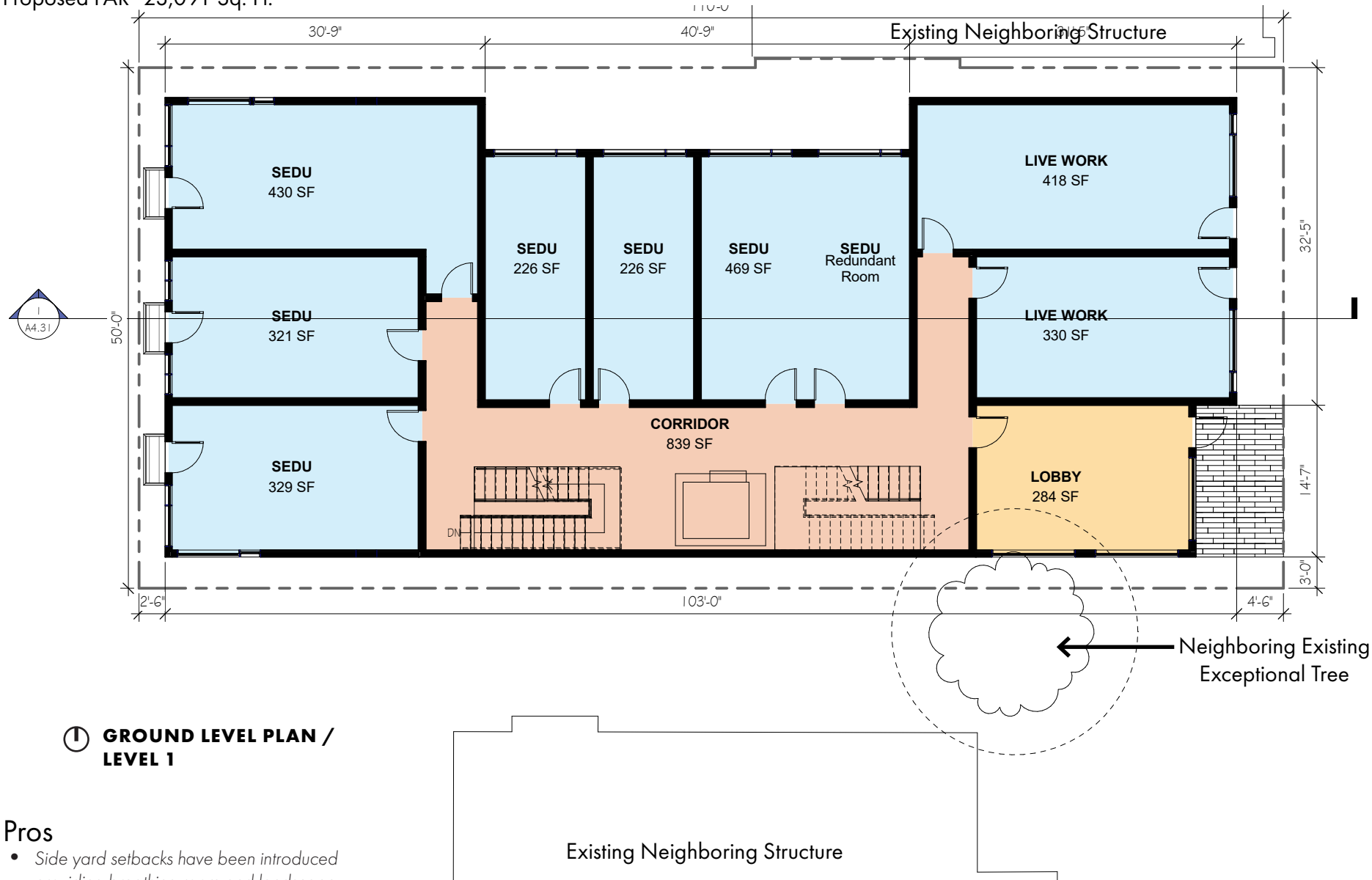
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WINTER SOLSTICE



Option B | Southern Lobby & Circulation

52 Residential Units  
Proposed FAR 23,091 Sq. Ft.



Pros

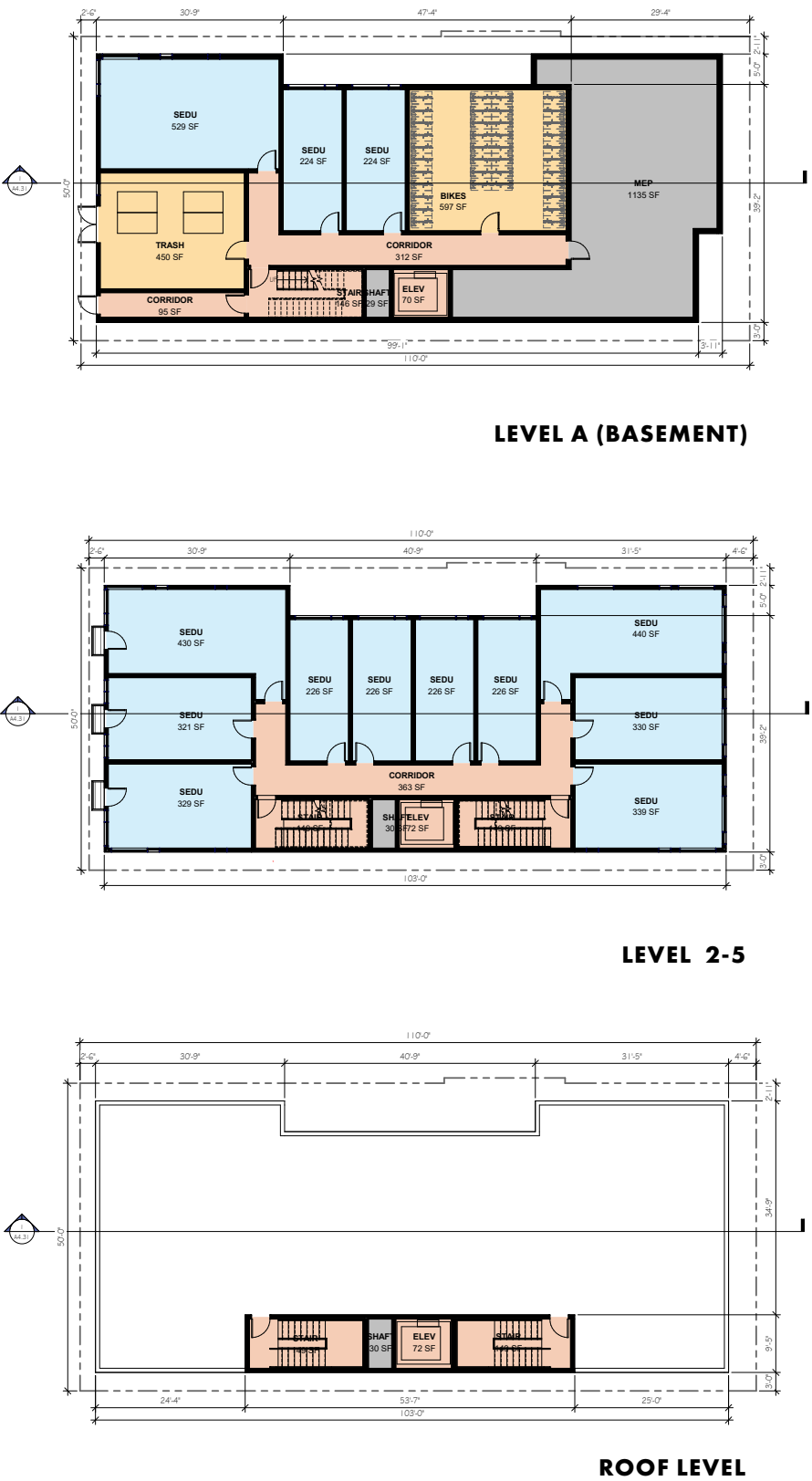
- Side yard setbacks have been introduced providing breathing room and landscape opportunity.
- Windows can occur at south and north walls.
- Lobby has been moved south with views of the exceptional tree on the neighboring property to the south
- Small entry way amenity space on Eastlake Ave E. frontage.

Cons

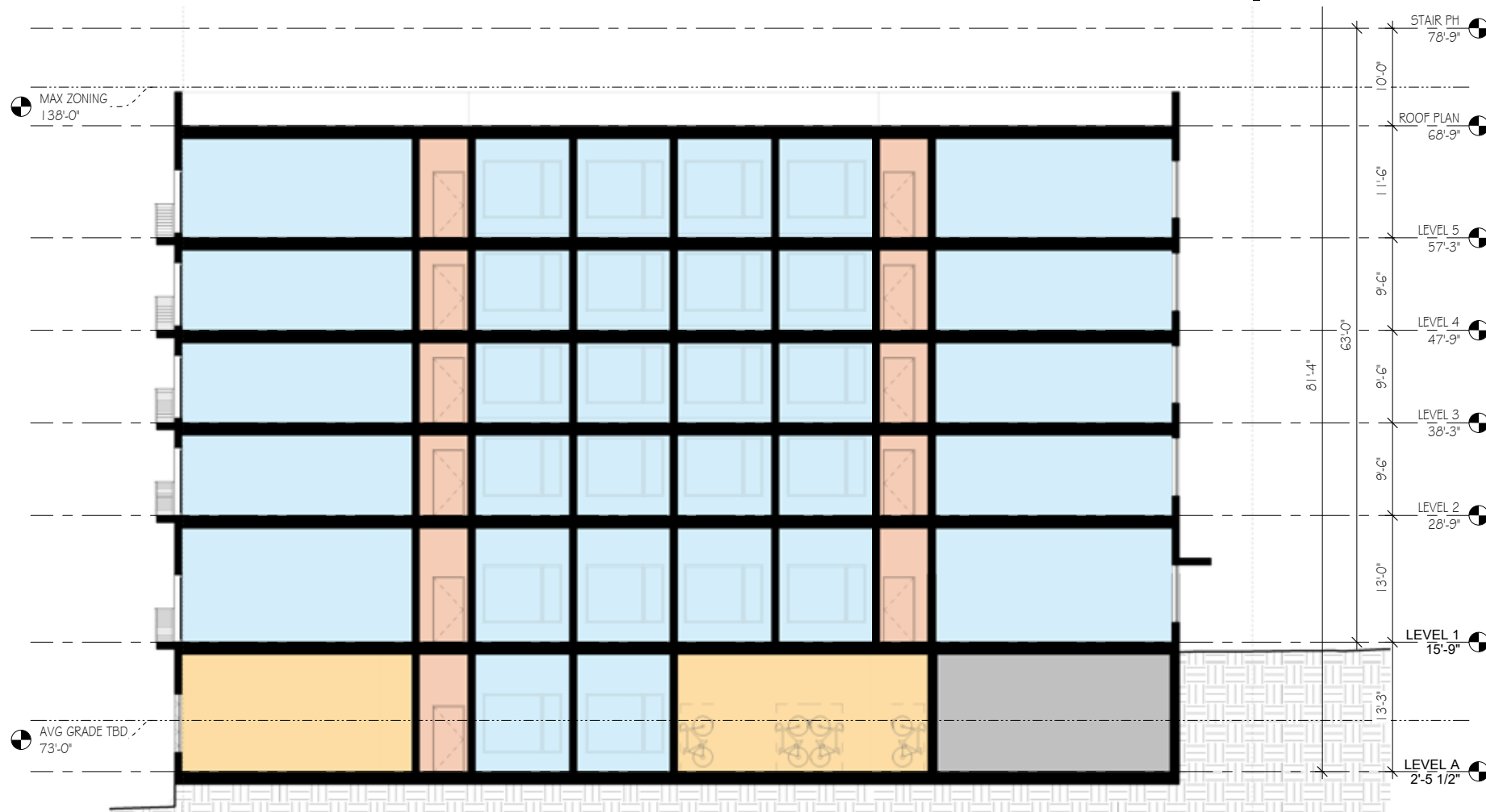
- Internal circulation has been moved to relate to the lobby location and created a south facing blank-wall condition.
- Mid-building units face north.

Southern Lobby Study:

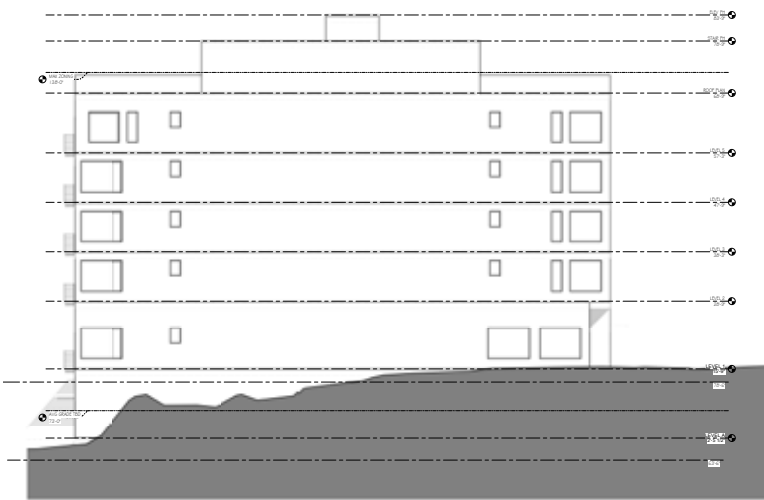
This design option studies the idea of moving the main entry lobby to the south where the sidewalk grades are higher and to relate to the exceptional tree on the property to the south. This option also introduces side yard setbacks in order to provide some breathing room between abutting parcels and related ground level landscaping opportunities. This option is considerably smaller than the maximum zoning and height limit study shown as Option A. Note that the plan option cannot simply be mirrored horizontally to create south facing residential units since the elevator and stair penthouses would cast shadows onto the neighboring property to the north in violation of zoning code requirements.



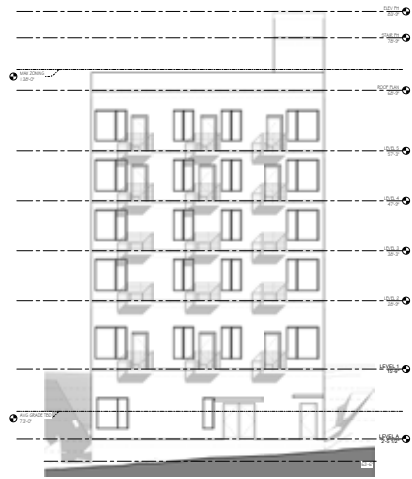
Option B | Southern Lobby & Circulation



NORTH / SOUTH SECTION



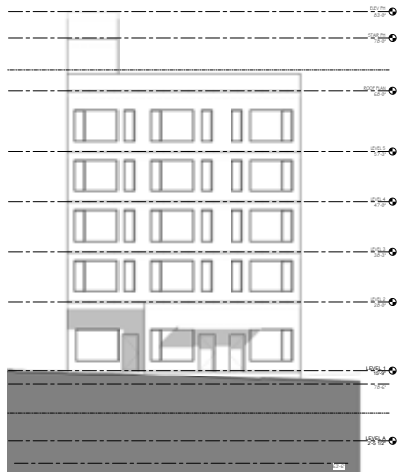
SOUTH ELEVATION



WEST ELEVATION (ALLEY)



NORTH ELEVATION



EAST ELEVATION



Option B | Southern Lobby & Circulation



View from Eastlake Ave E - Looking Northwest



View from Eastlake Ave E - Looking Southwest



View from the Alley - Looking Northeast



View from the Alley - Looking Southeast

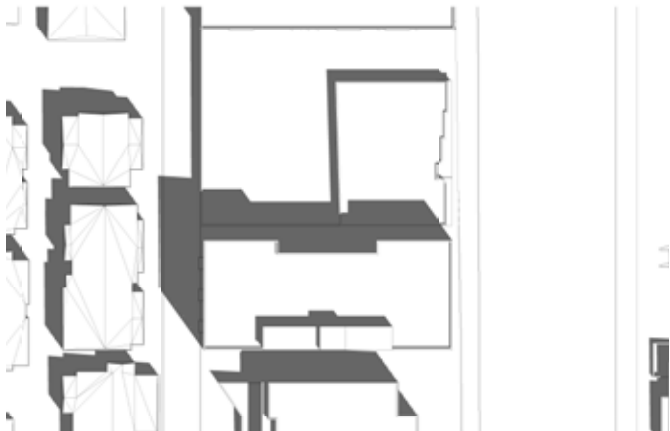


Main Facade View on Eastlake Ave E

Option B |Southern Lobby & Circulation  
Shadow Analysis



9:00 AM

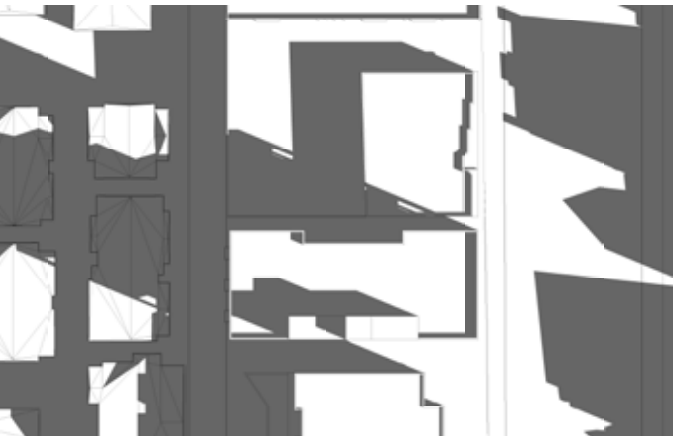


12:00 PM



4:00 PM

SUMMER SOLSTICE



9:00 AM



12:00 PM

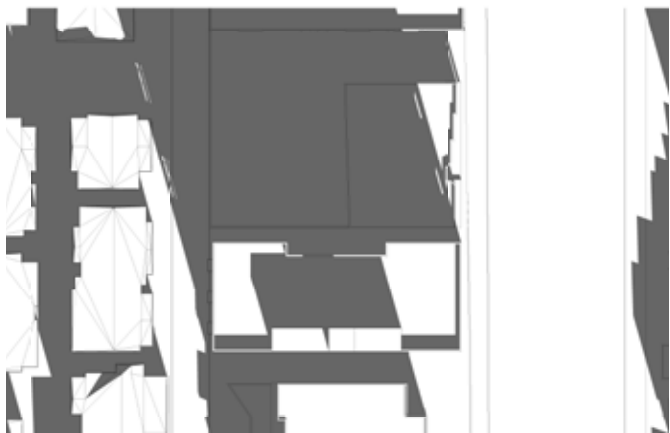


4:00 PM

EQUINOX



9:00 AM



12:00 PM



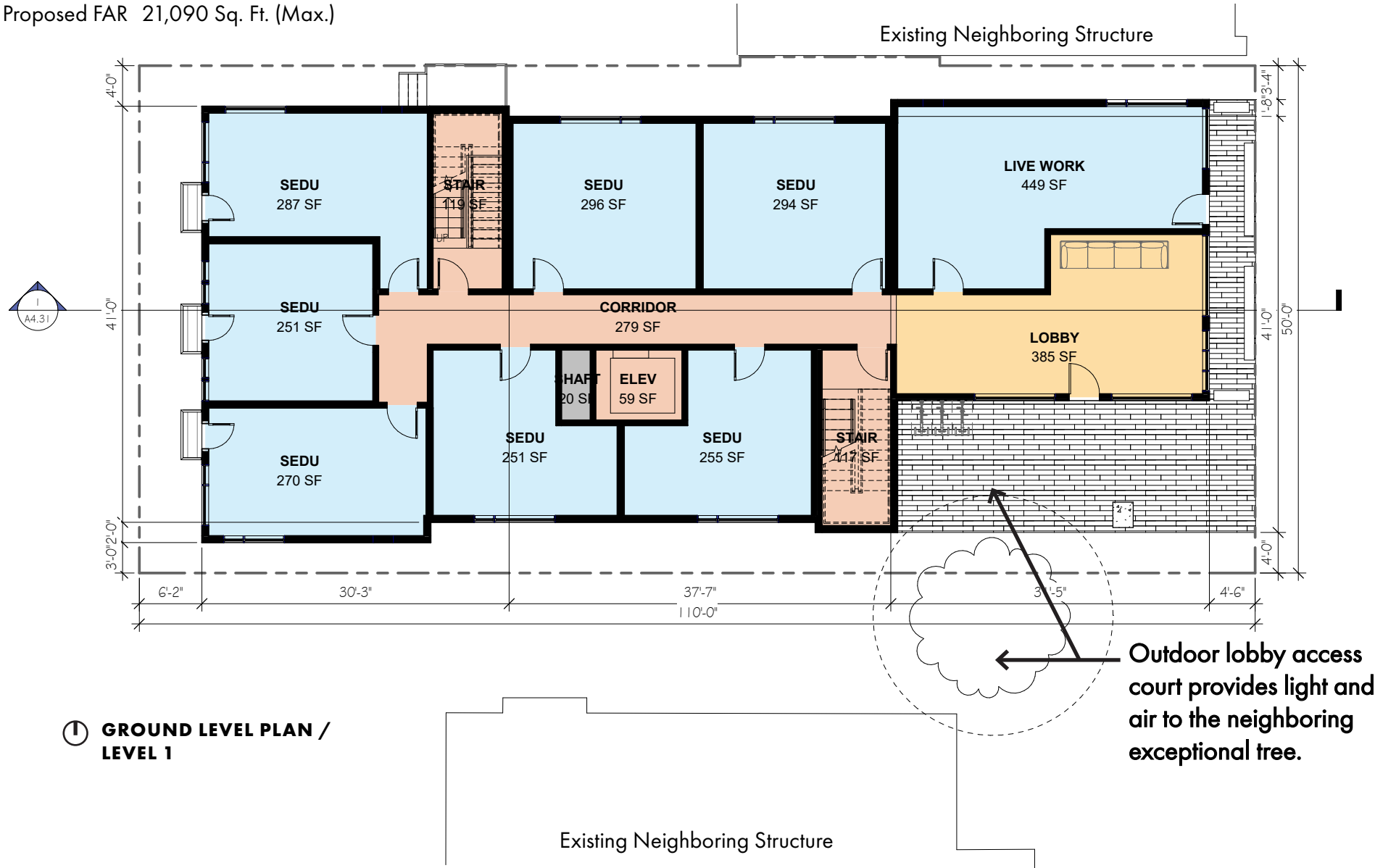
4:00 PM

WINTER SOLSTICE



Option C | Central Lobby & Entry Court (Preferred)

50 Residential Units  
Proposed FAR 21,090 Sq. Ft. (Max.)

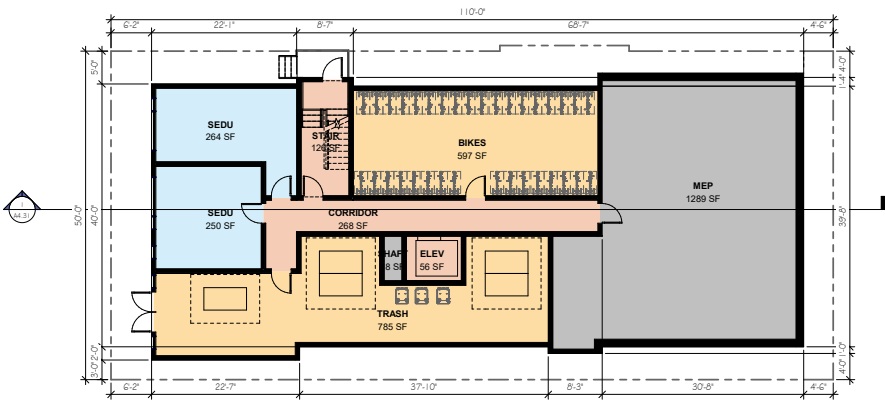


① GROUND LEVEL PLAN / LEVEL 1

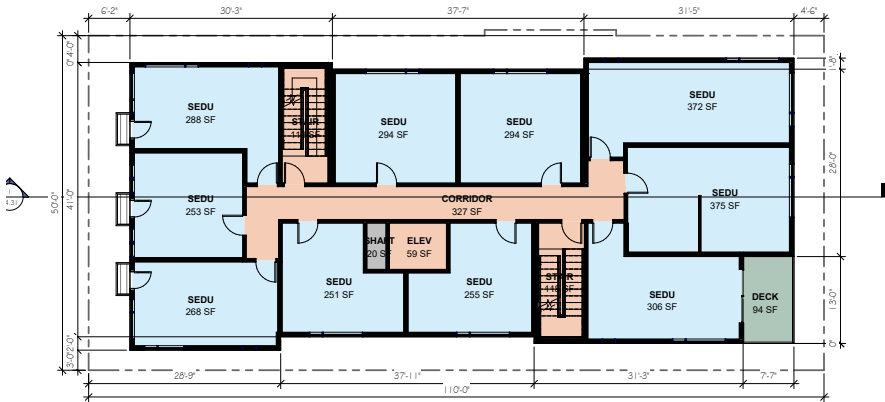
Pros

- Side yard setbacks have been introduced providing breathing room and landscape opportunity.
- Windows can occur at south and north walls
- Lobby has been moved to the center of the site allowing the introduced covered outdoor open-space lobby access court.
- Outdoor lobby access court provides minimal impact to the exceptional tree on the neighboring property to the south
- Internal circulation is better and allows mid-site units with windows facing both north and south.

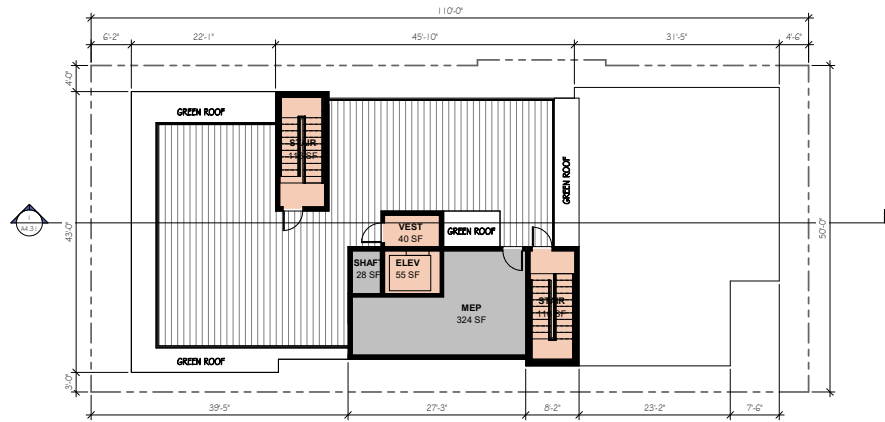
**Central Lobby & Entry Court Study:**  
This design option studies the idea of moving the main entry lobby to the middle of the Eastlake Ave E frontage. By sacrificing a Live/Work Unit, the option introduces an outdoor covered overhang entry access court. This entry court provides good way-finding access to the entry lobby and minimizes impact to the exceptional tree on the neighboring property to the south. This option includes the side yard setbacks shown in Option B. This option is considerably smaller than the maximum zoning and height limit study shown as Option A.



LEVEL A (BASEMENT)

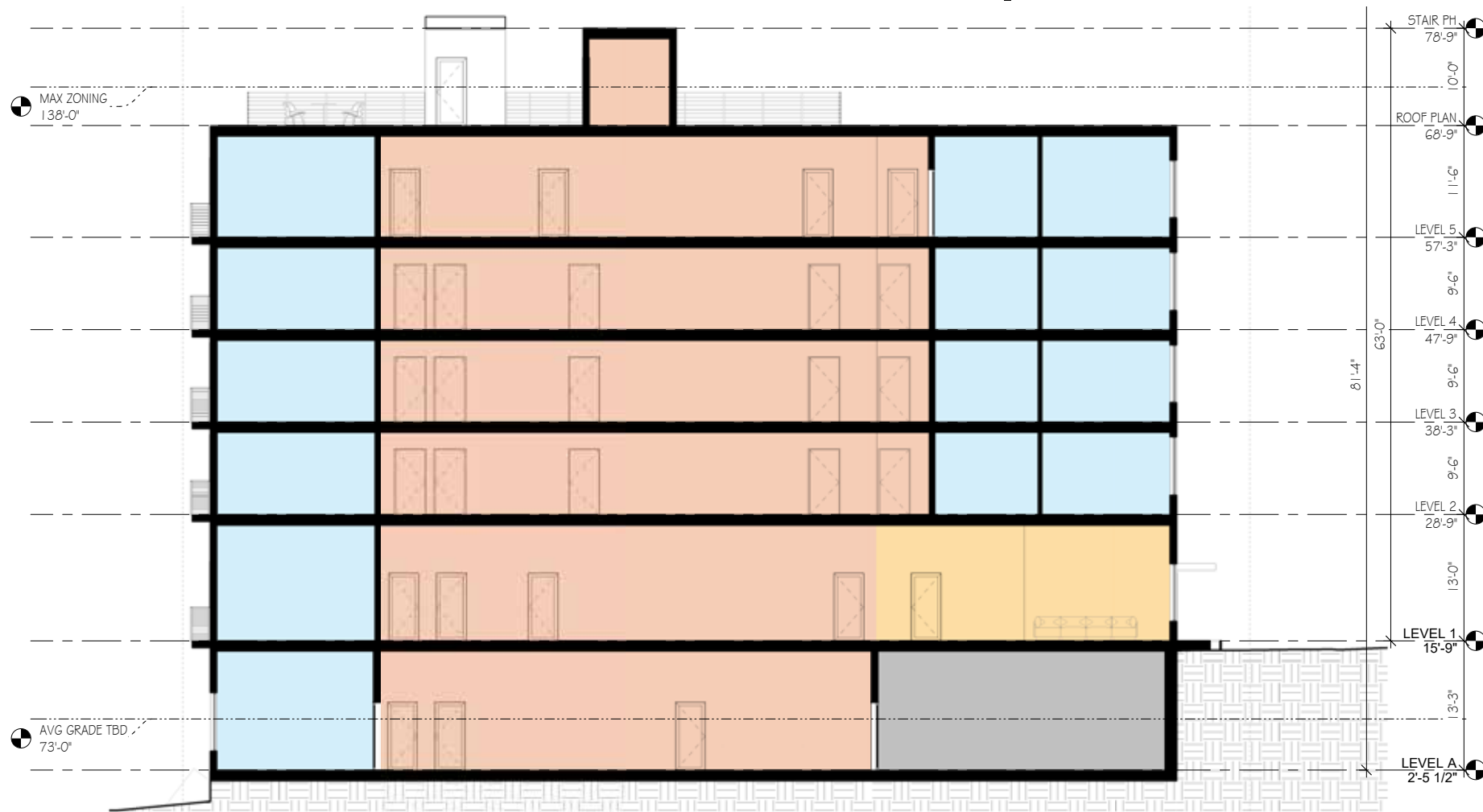


LEVEL 2-5



ROOF LEVEL

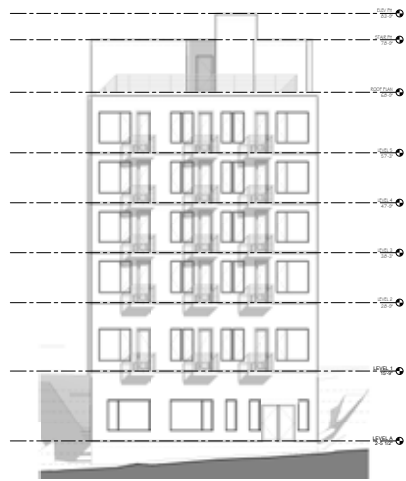
Option C | Central Lobby & Entry Court (Preferred)



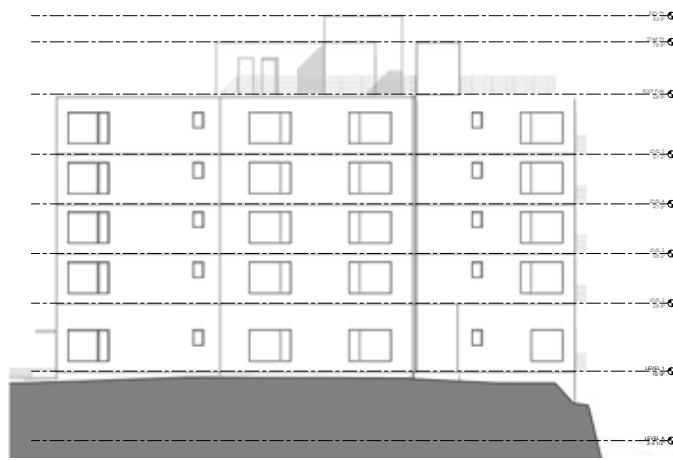
NORTH / SOUTH SECTION



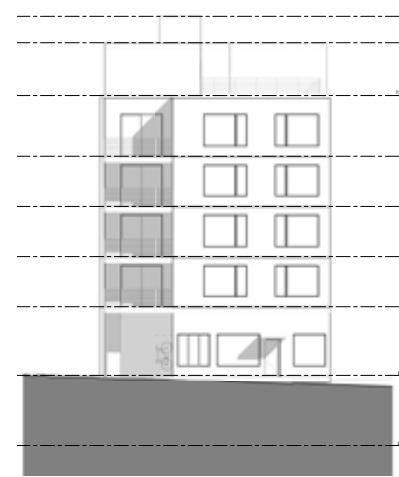
SOUTH ELEVATION



WEST ELEVATION (ALLEY)



NORTH ELEVATION



EAST ELEVATION



Option C | Central Lobby & Entry Court (Preferred)



View from Eastlake Ave E - Looking Northwest



View from Eastlake Ave E - Looking Southwest



View from the Alley - Looking Northeast



View from the Alley - Looking Southeast



Main Facade View on Eastlake Ave E

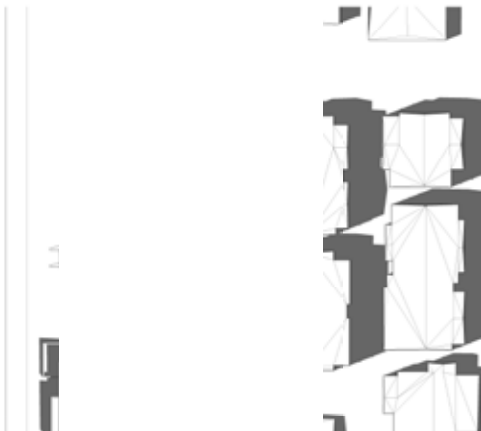
Option C | Central Lobby & Entry Court (Preferred)  
Shadow Analysis



9:00 AM



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SUMMER SOLSTICE



9:00 AM



12:00 PM

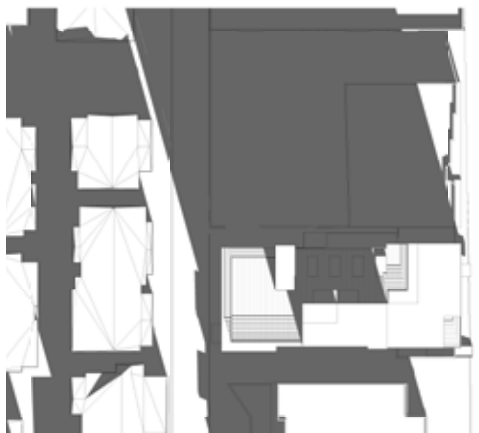


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EQUINOX



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WINTER SOLSTICE



# Preliminary Landscape Study

Due to the urban environment and commercial zoning of the property, the new proposed structure will occupy a large portion of the site. In this particular case, the design team is preferring a design option that provides some setback from the side yard property lines. These voluntary setbacks will provide some breathing room between properties and also an opportunity for ground related landscaping.

The other location and opportunity for landscaping area is the frontage along Eastlake Ave E. The existing site includes a curb cut accessing the site which will be removed and replaced with standard city sidewalk and planter strip. Street trees will remain as an important part of the landscaping program. The building itself has been setback from the east property by 4'-6" as required by SDOT which provides another opportunity for additional landscaping along the edge of the public sidewalk. Also, the covered building overhang associated with the lobby entry in the preferred scheme will provide another opportunity for both landscaping features, hardscape design, and room for the exceptional tree on the neighboring property to the south.

The alley will receive landscaping at the setback gaps between the neighboring parcels plus we have an opportunity to provide additional landscaping in the voluntary rear yard setback that will soften the alley environment. Note that trash & recyclable storage will be accessed from the alley. Due to the placement of the trash & recycling room, staging dumpsters in the alley will not be required.



SECTION DIAGRAM OF MAIN ENTRY

The main entrance to the new building will be activated by pedestrian activity along Eastlake Ave E. To create a welcoming and weather protected environment at the main entry, the preferred design option includes a building overhang at the entry lobby. This outdoor area will provide another opportunity for on-site landscaping. This open area also provides good breathing room for the exceptional tree on the neighboring property to the south as well as a strong connection to the street related landscape.



① PRELIMINARY GROUND LEVEL LANDSCAPE PLAN



① PRELIMINARY ROOF LEVEL LANDSCAPE PLAN



# Design Evolution & Next Steps

## EDG MASSING:

The massing studies illustrated in this book are intended to look at massing and programming options for the site. We realize that the images are somewhat stoic and do not have any design character, but that is only because the design team has not gone through the rigorous task of selecting materials for the building, refining how materials get applied to the project and how those materials transition to each other. Our next step is to dive into the design and look at material options and start applying some character to the massing. The images shown on this page are for inspirational purposes and represent elements of the upcoming design such as window patterning and proportions; window trim; small residential scaled balconies; and outdoor amenity features.

## TEXTURE & MATERIALITY:

Although final finish materials have not been selected yet, the design team has a good platform to work from based on our experience and knowledge of materials available in the contemporary marketplace. We anticipate that the materials at the ground level will have a higher level of durability and possibly texture such as brick, tile, or other panel system that reflects a quality of craftsmanship. The upper levels of the building can be lighter in texture but still durably strong such as metal siding, painted cementitious siding, or natural wood siding. Window systems will comprise of aluminum storefront at the lower level while energy efficient vinyl windows and doors will be essential at the residential levels.

## DESIGN DETAIL REFINEMENT:

Buildings of this nature include a wide range of small detail elements that contribute greatly to the overall character of the structure. These elements include window trim, metal railing designs, door hardware, exterior wall finish transition detailing, parapet coping, signage, lighting fixtures, glass tones, landscape species, and more. These detail 'jewels' will create a high quality example of good architecture that will be appreciated for an extended period of time.

## LANDSCAPE & THE ALLEY:

The site is located in a semi-urban environment which requires a landscape plan that responds both to the urban nature of the site as well as provides a natural connection to the outdoors for the people who experience the site. We see a great opportunity for landscaping and hard-scape design at the Eastlake Ave E frontage with elements of landscaping down the side yard setbacks. Landscape lighting will also play a key role in the display of the landscape design.

The project includes a named alley (Yale Terrace E.) The alley will provide good service access to the enclosed trash room as well as secondary tenant access to the building and the bike storage room. The preferred design option includes a voluntary setback in the alley; we see this as an opportunity to provide some landscaping in the alley to enhance the existing tertiary pedestrian environment.







View from Eastlake Ave E Showing Existing Development Conditions

## Potential Neighboring Development Study:

It's difficult to look into the future and predict what development could possibly occur on any given site in Seattle, but considering the amount of re-development that has occurred in the past 15 years, the amount that continues to be built, the amount of people moving to the Seattle area, and the predicted amount of people expected to move to Seattle in the next 20 plus years, we can reasonably assume that some if not all the abutting properties along Eastlake Ave E will be re-developed at some time in the near future.

For this study, we have assumed that the condominium project to the south of the site will not be immediately re-developed since the structure is relatively new and the ownership of the project is complicated. Likewise, the structures in the alley are smaller than allowed by zoning, but their single-family nature and ownership status implies that they most likely will not be re-developed anytime soon.

On the other-hand the parcels to the north of the site are underdeveloped by current zoning designation and both structures are older and possibly ready for re-development. The two graphics to the left on this page illustrate the allowable zoning envelop for these parcels in an attempt to show how the design of the subject site will both fit in with this potential future development as well as provide a catalyst for future development.

## Potential Neighboring Future Development



View from Eastlake Ave E Showing Potential Development to the North of the Site.



View from Eastlake Ave E Looking Northwest Showing Potential Development to the North of the Site.



# Blueprint Capital

## Who We Are

Here at Blueprint Capital, we offer a unique approach to building communities in our great city of Seattle. Blueprint was originally founded in 2009 to help local builders finance and create small scale residential housing. The first part of our thesis was clear; to create a better lending model to serve the Seattle market. The second part of our thesis was that by helping local builders with more than just financing it would produce better results for them and for the community we serve. By offering a full-cycle of support of sourcing, financing, permitting, and building unique to our economic market we are able to streamline the process and help contribute to housing demands due to population and job growth in Seattle.





DENSITY



SUSTAINABILITY



AFFORDABILITY



DIVERSITY



TRANSPORTATION

**B**lueprint is committed to building strong communities. We’re your neighbors, and we want the same things you do: quality, environmentally-efficient homes that reflect our Northwest lifestyle and values. Seattle’s strong job and housing market has experienced rapid growth, and although change is sometimes tough, growth is good. It means we’re a place where people want to live and raise their families, contribute to the economy, and add to our unique culture. We respect our neighborhoods and want to ensure new families join our community in homes that maintain our commitment towards community, diversity, affordability, and sustainability.



**Jade Aramaki**  
Senior Design Associate



**Lucas Deherrera**  
Land Use & Permitting Manager



**Steve Fischer**  
Project Manager

## Meet the Team that Makes it Happen



Blueprint Projects



SPUDS | 6860 E Green Lake Way North



ALLOY | 800 5th Ave N



CLAY | 600 E Howell St



YALE | 2037 Yale Ave E



VEGA | 4528 44th Ave SW



LUNA | 6921 Roosevelt Way NE



TRACK 66 | 836 NE 66th St



VAL ANNE | 800 Queen Anne Ave N (Renovation)





**THANK YOU**