





## Project Information

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**Project Description:** Construction of 8 Townhouses with 9 Parking Stalls.

**Address:** 2029 Yale Ave E, Seattle, WA 98102

**Parcel #:** 2902200271

**Site Area:** 5,500sf

**Zoning:** LR3 (M)

**Overlays:** Eastlake (Residential Urban Village). SEPA Threshold of 200 Units

**Misc:** Medium MHA Area (M), Frequent Transit Service Area, Infiltration Eval Not Req'd, Parking Flex Area

**ECA:** Archaeological Buffer

**Existing Use:** Existing SFR

**FAR Limit:** 2.3 FAR x 5,500sf Site = 12,650sf Allowed

**Density Limit:** No Limit

**Height:** 50'

**Parking:** None Req'd

**DR:** None Below 8k sf, SDR 8k-15k sf

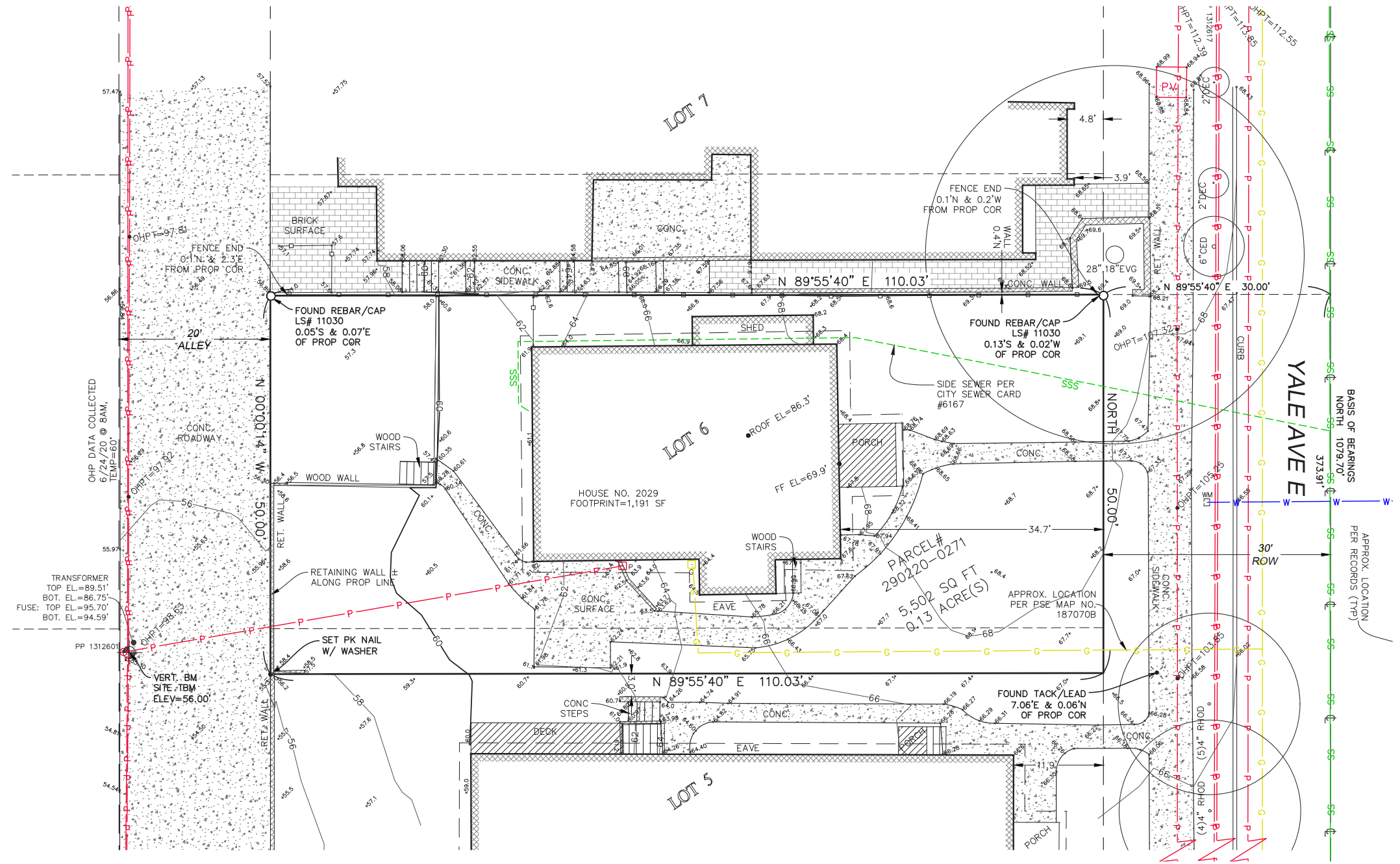
**Proposed FAR:** 11,628sf < 12,650sf, Complies



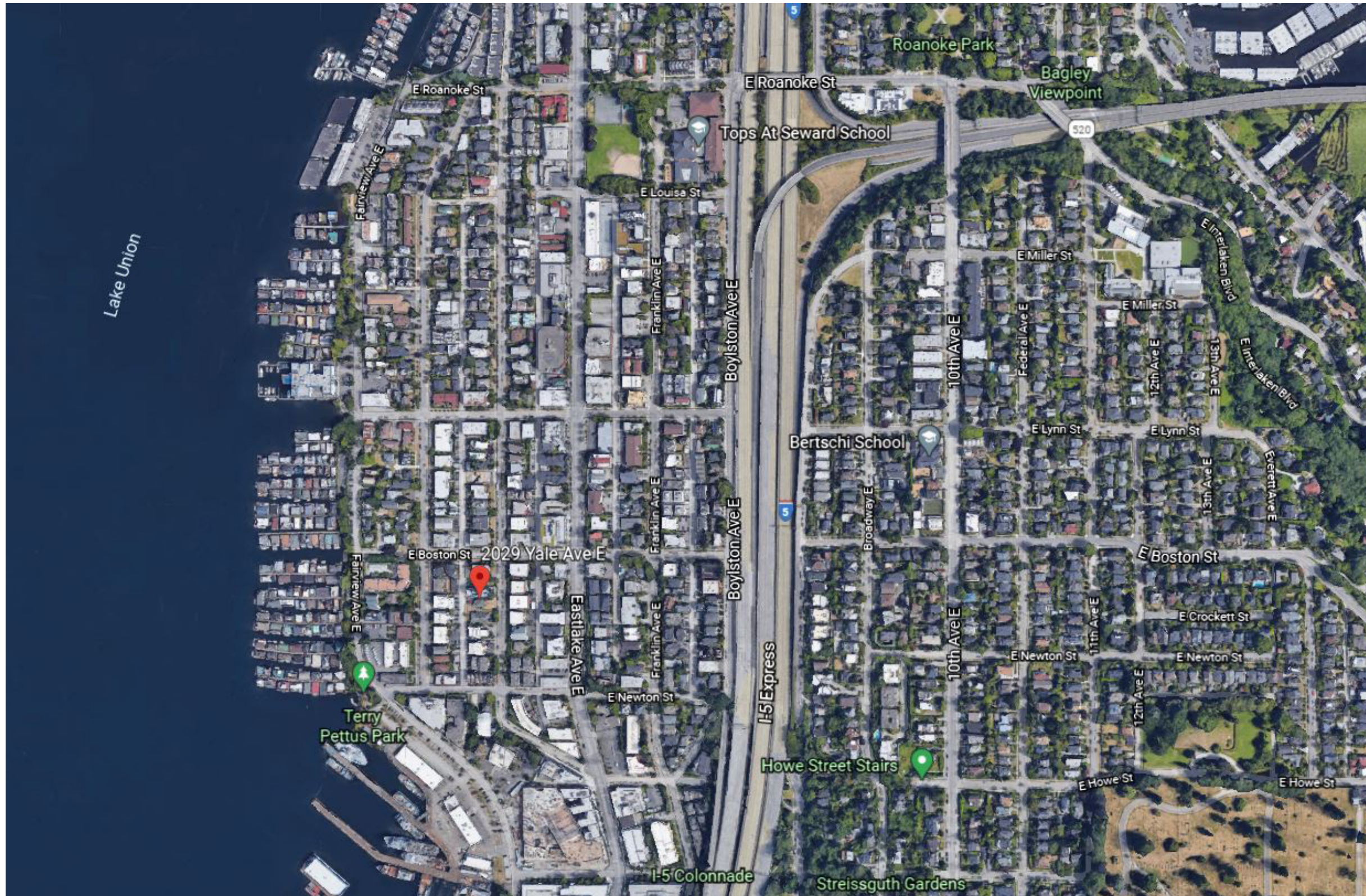
Aerial Context



Zoning











Looking West on Yale at Existing Site and SFR





Looking NE on Yale



Looking SE on Yale



Looking SW on Yale



Looking NW on Yale



## Seattle Design Guidelines

## Design Response

<b>CS1. Natural Systems and Site Features</b> C. Topography	This project was able to take parking access from the alley and bury it under the building to better minimize its presence. The buildings terrace down from the street to the parking area to work with the existing grades.
<b>CS1. Natural Systems and Site Features</b> D. Plants and Habitat	The project is organized at the street by a generous open space for the adjacent exceptional tree to the NE. This offset creates a large front yard for the units, a beautiful landscape area at the street for pedestrians, and a wide courtyard area for all residents between the 2 buildings.
<b>CS2. Urban Pattern and Form</b> A. Location in the City and Neighborhood	Being located in Eastlake, there is strong existing architectural character in this neighborhood. The building's expression of red brick is found within the fabric of the existing block and street. It is expressed as a light brick frame and infilled with warm, analogous wood and panels to create a positive and sensitive response to this existing architectural character.
<b>CS2. Urban Pattern and Form</b> C. Relationship to the Block	The large courtyard at the center of the site and large planting areas at the front of the site provide generous open spaces for this mid-block site. Primary circulation is located on the edges of these open spaces along the N and S property lines.
<b>CS2. Urban Pattern and Form</b> D. Height, Bulk, and Scale	These buildings are expressed as 4-story frames with analogous infill panels. The upper roof deck level is also setback from the parapet wall to better minimize its appearance.
<b>CS3. Architectural Context and Character</b> A. Emphasizing Positive Neighborhood Attributes	Introducing the warm wood infill panels with the historic brick frames was a vibrant way to express the architectural character of this neighborhood. Projecting metal balconies at the street and alley towards the site's primary views further enhance these buildings with successful design elements found within this street and neighborhood.
<b>PL1. Connectivity</b> B. Walkways and Connections	At the street, the project is organized around a generous open space to the NE. This offset creates a large front yard for the units and a beautiful landscape area at the street for pedestrians.
<b>PL2. Walkability</b> B. Safety and Security C. Weather Protection	This project uses a great amount of glazing for safety and light, while still providing privacy at key areas for residents near the side lot lines. Thin, metal door canopies are located above each of the entrances to the units for overhead weather protection throughout.
<b>DC2. Architectural Concept</b> A. Massing	This building is divided into 2 smaller buildings instead of a single mass. These buildings articulate their first 4 stories as a frame, and then the roof deck level steps back from the parapet to better reduce the perceived mass.
<b>DC2. Architectural Concept</b> B. Architectural and Façade Composition C. Secondary Architectural Features	The primary facade composition at the street and alley is a light brick frame with warm wood and glass infill panels. This light frame is expressed at each floor spandrel as well to better scale and articulate the facade composition. At the courtyard, these materials are lightened to create greater warmth in this mid-block location while maintaining the same proportions of the frame elsewhere. Metal balconies projecting towards the street and alley further enhance these facades and add visual depth.
<b>DC4. Exterior Elements and Materials</b> A. Exterior Elements and Finishes	High-quality materials are proposed for this project and they will add to this neighborhood's architectural character. The proposed brick and wood panels are durable materials that will help this building age gracefully.





Looking West on Yale





Looking West on Yale





Looking North





Section Perspective Looking South





Courtyard Looking North





Looking East from Alley





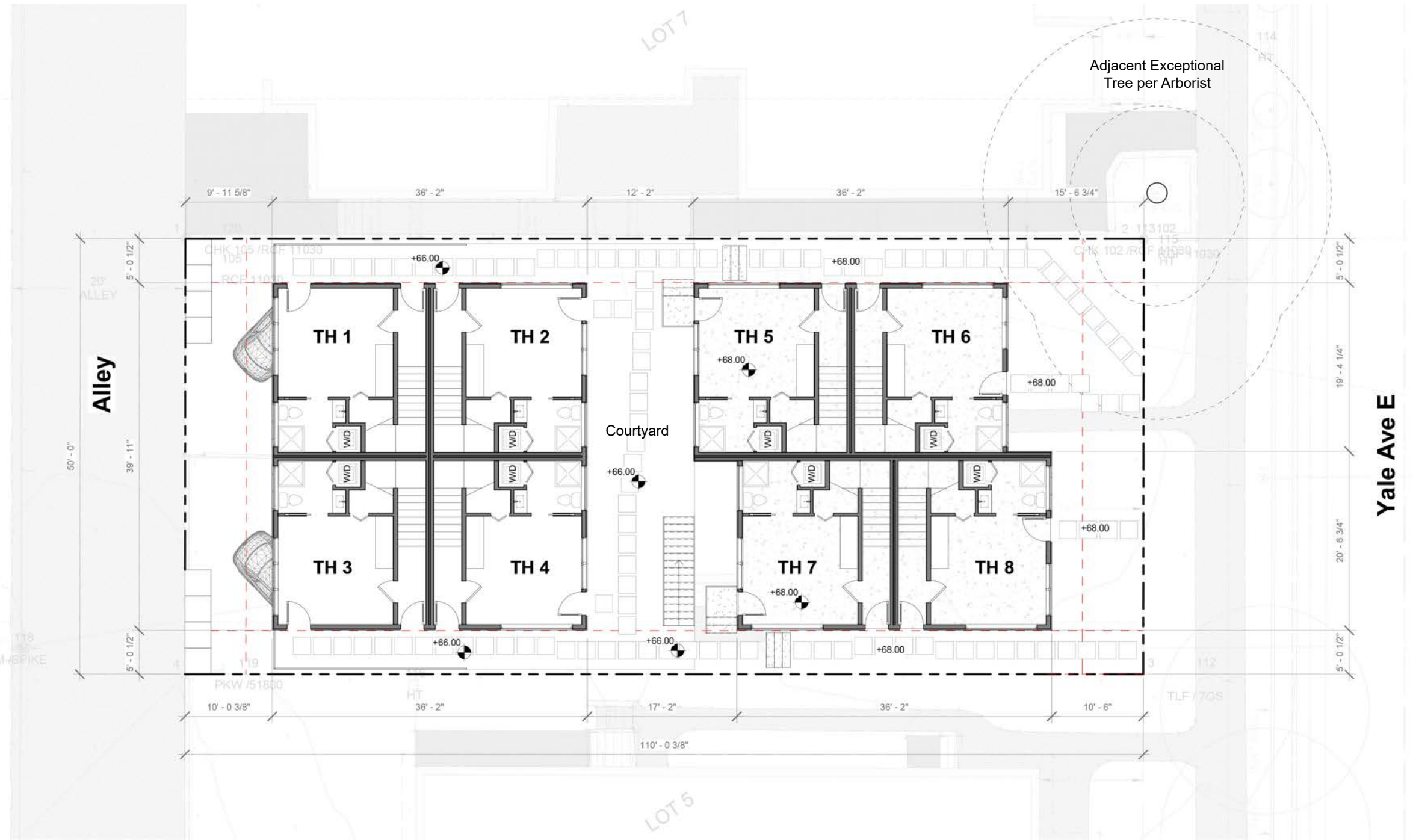
Looking South





Upper Roof Decks





Site Plan







**Landscape Plan**



2' x 2' Pavers



Lavender Cotton



Juniper Tree



Mexican Feather Grass



Wood Bench



Powder-Coated Alum Bike Rack

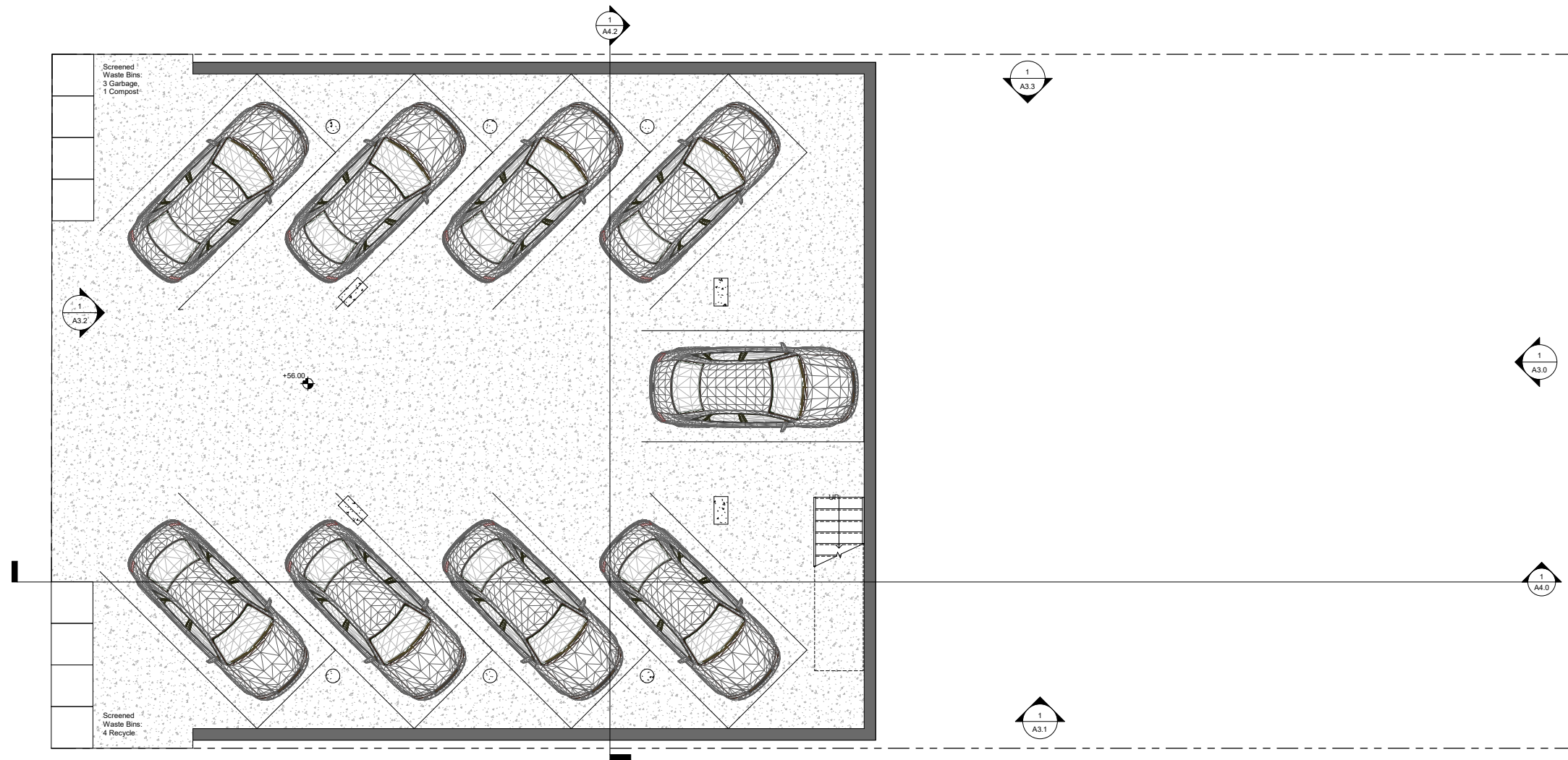


Moon Bay Nandina



Winter Gem Japanese Boxwood

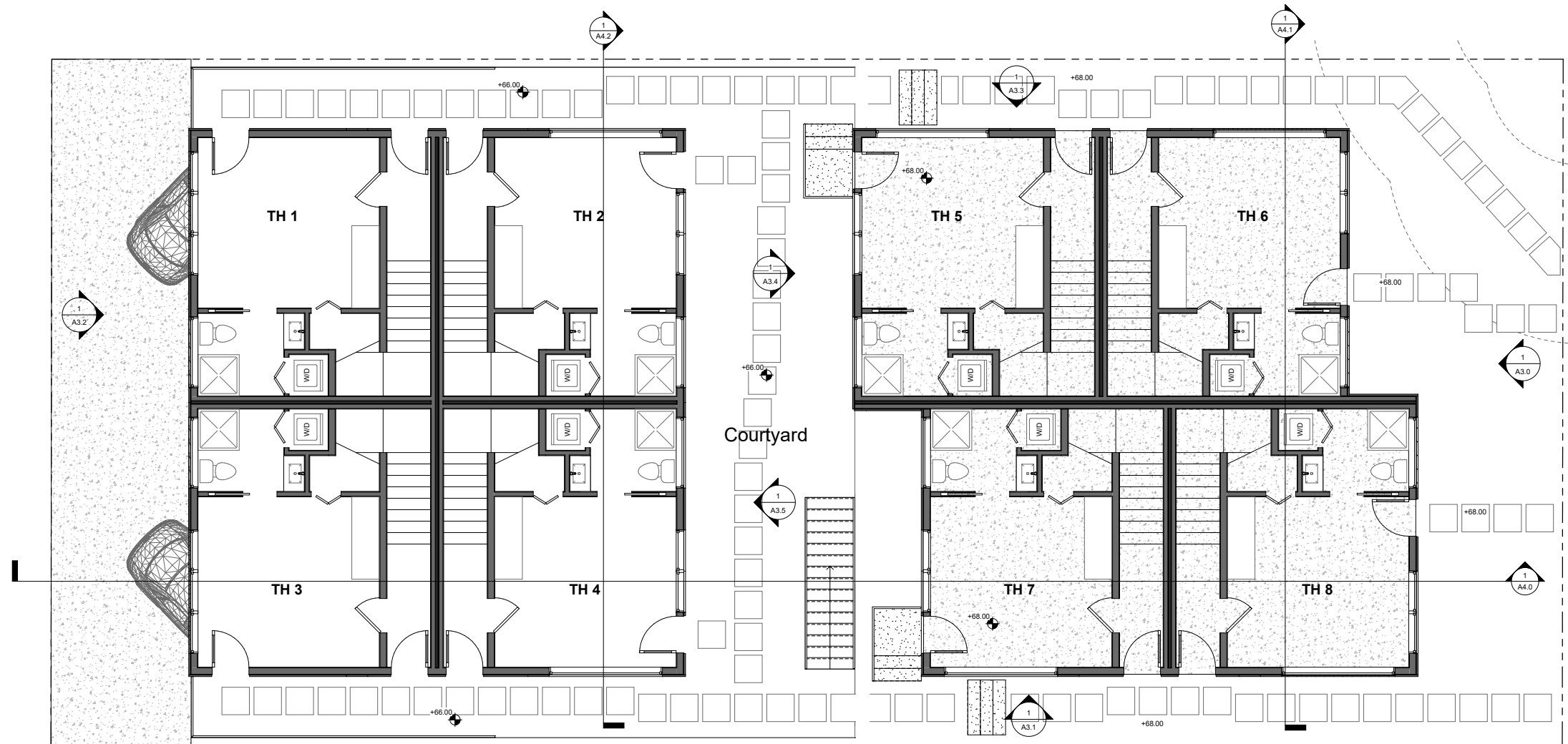




**Level P1 Plan**



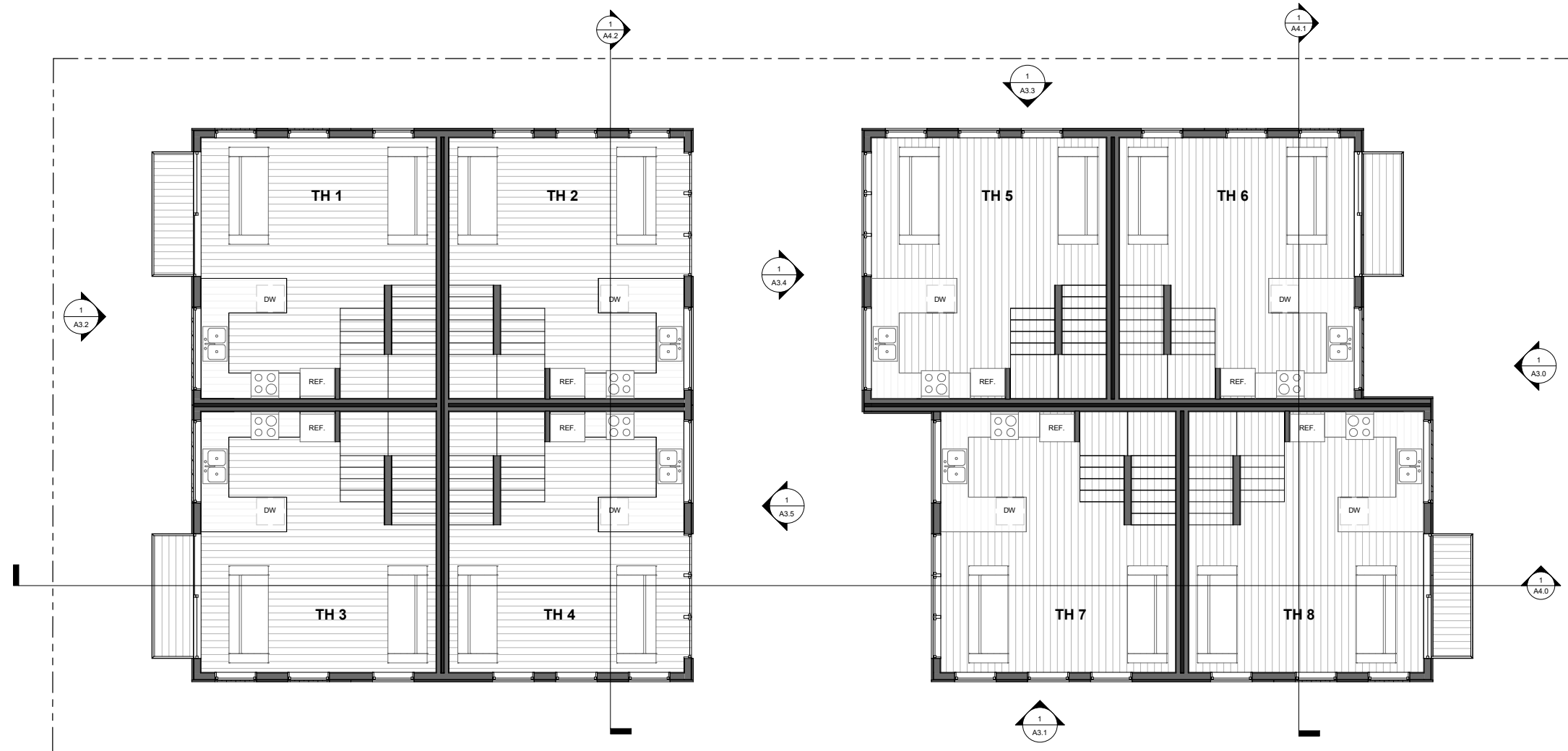




**Level 1 Plan**



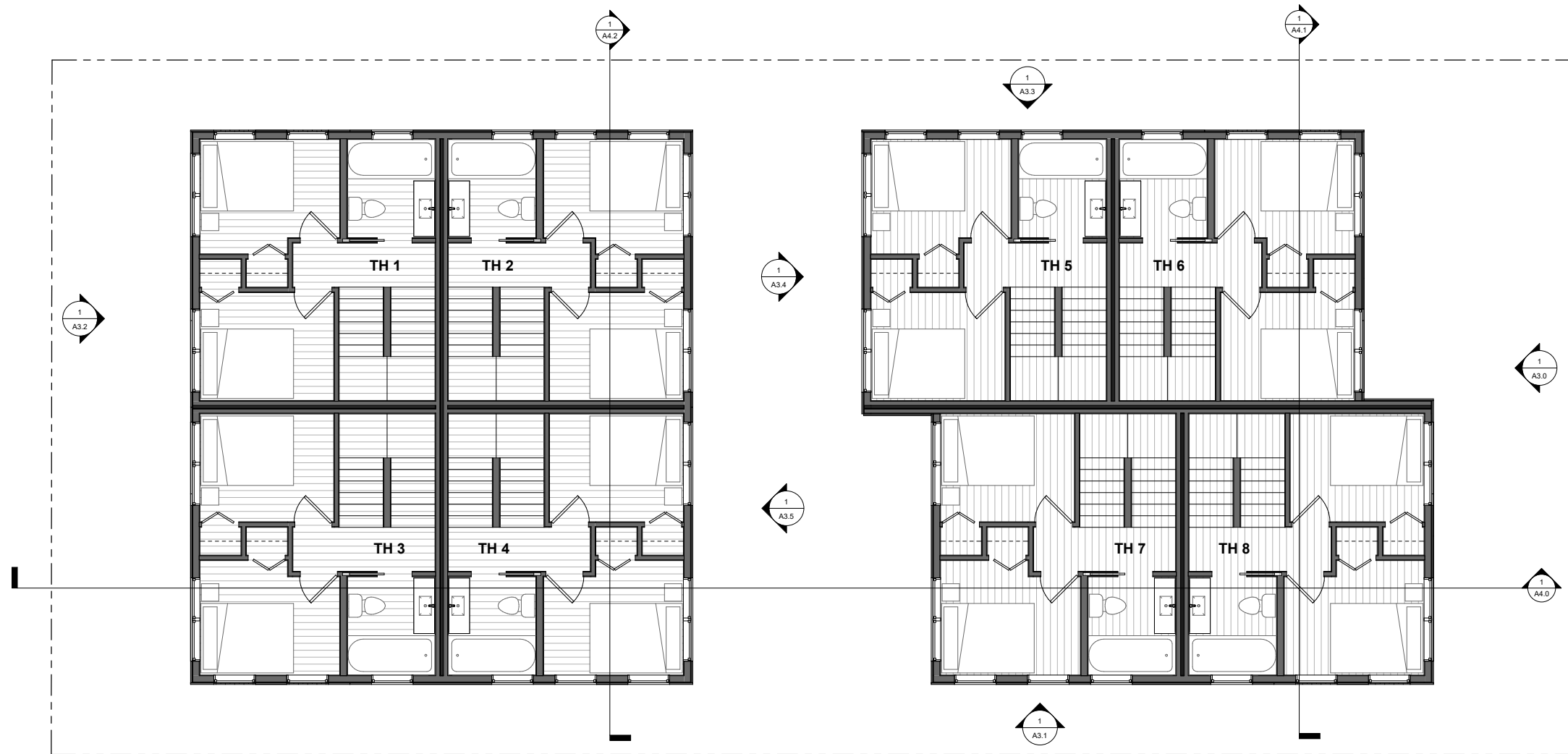




**Level 2 Plan**

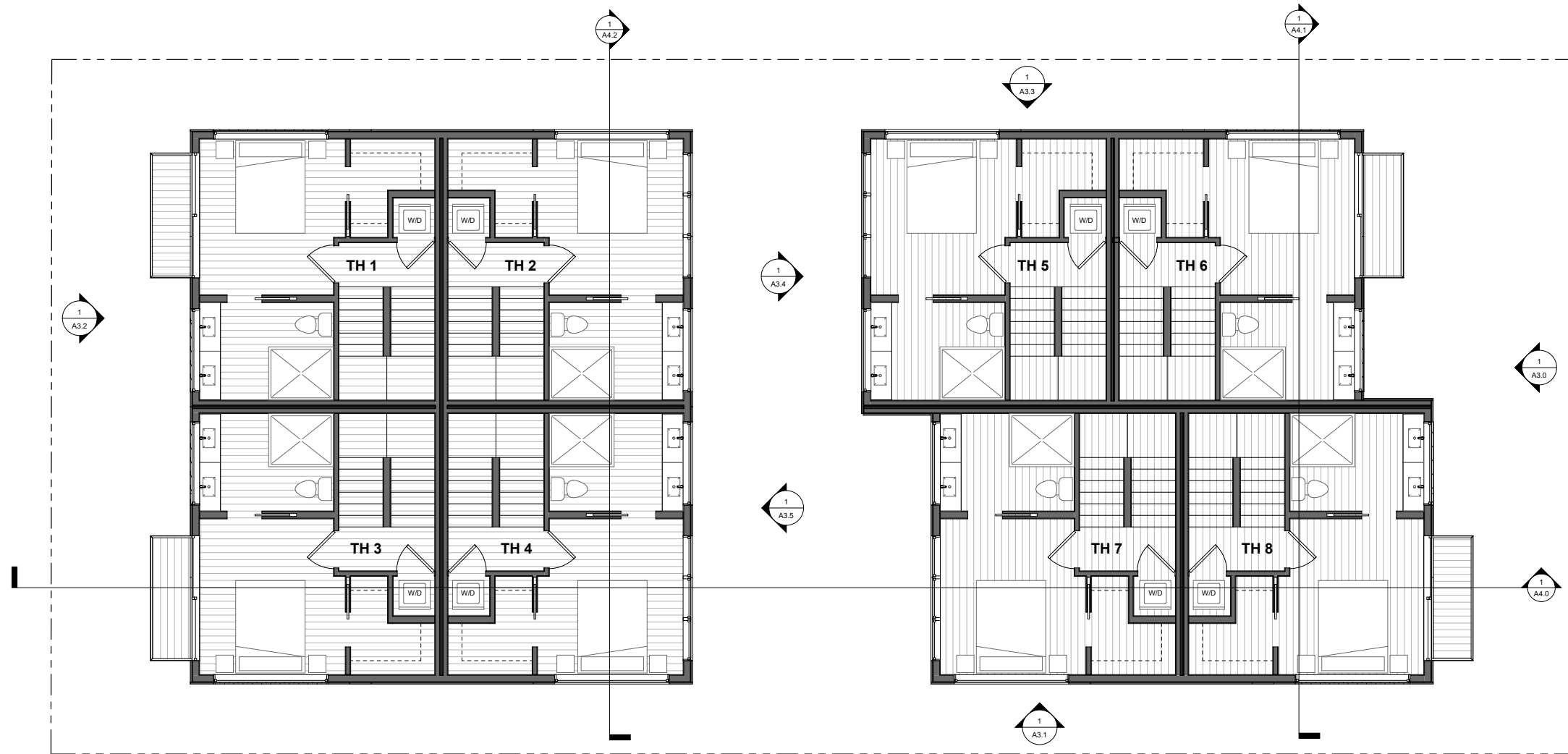






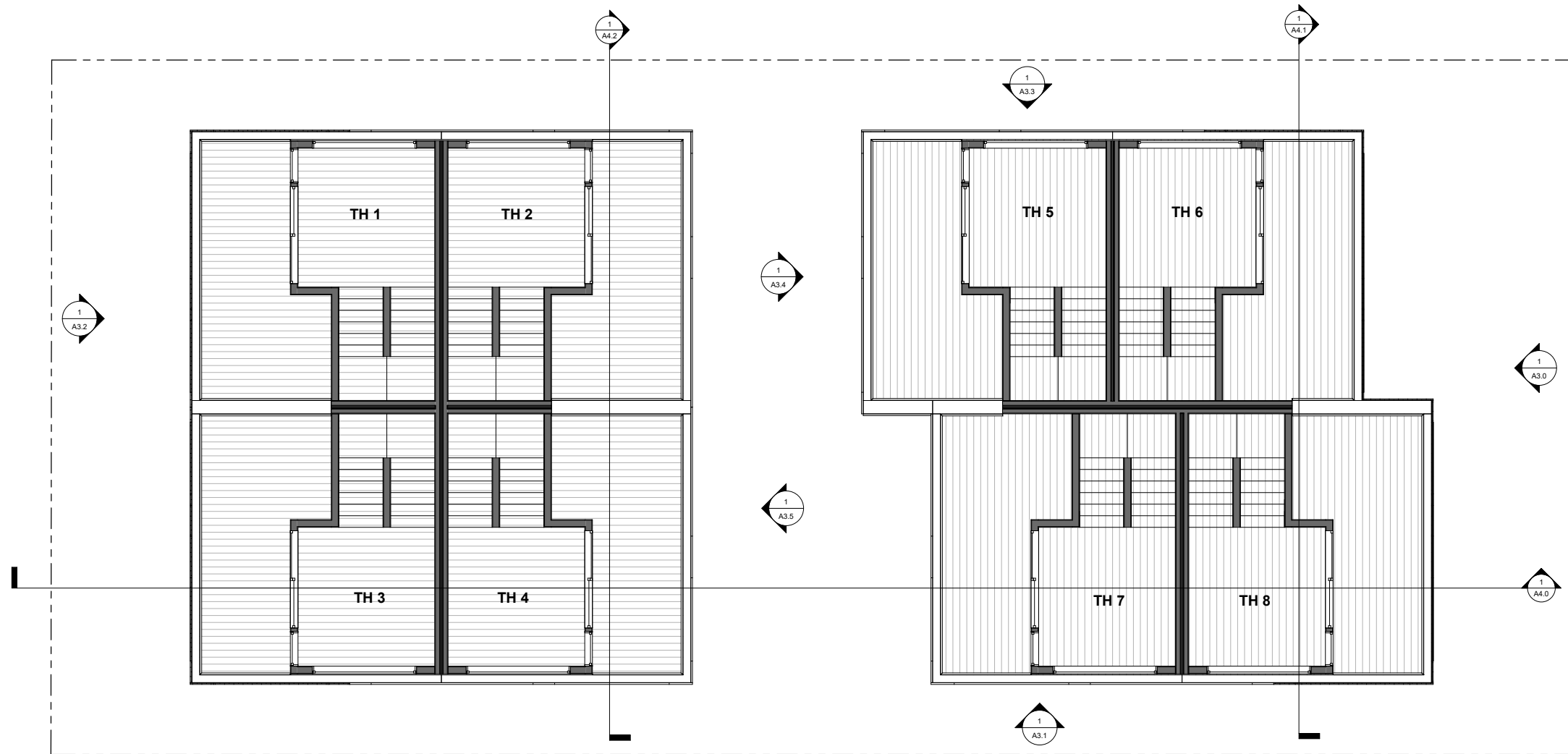
**Level 3 Plan**





**Level 4 Plan**





**Roof Deck Plan**





**MATERIAL LEGEND**

- 1. Sienna Red Mutual Materials SlimBrick Veneer Rainscreen w/ Prefin MI Flashing, Thru-Wall Flashing at Each Level, & 1" Min Drip Edge, Typ.
- 2. Light Brown Wood Proforma Rainscreen Panels w/ Vertically Oriented Wood Grain, Prefin MI Flashing, Thru-Wall Flashing at Each Level, & 1" Min Drip Edge, Typ.
- 3. Light Gray/White Fibercement Panel Rainscreen (4'-0" Wide x 10'-0" Tall Max) w/ Prefin MI Flashing, Thru-Wall Flashing at Each Level, & 1" Min Drip Edge (Color: Sherwin Williams SW7070 Site White)
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- 6. Black Vinyl Window
- 7. Cast-In-Place Concrete per Struct w/ WP Sealer Per Spec
- 8. Black Powder-Coated Aluminum Bolt-On Balcony, Attach per Struct, 42" A.F.F. Min Black Powder-Coated Aluminum Guardrail and 4" Sphere Shall Not Pass Through, Typ.
- 9. Black Powder-Coated, Thin Metal Door Canopy, Attach per Struct, Typ. Slope Min 1/4" Per 1' Away From Bldg, Typ.
- 10. Black Powder-Coated Aluminum Guardrail, 42" A.F.F. Min and 4" Sphere Shall Not Pass Through, Typ.



**East Elevation**





South Elevation

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- 1. Sierra Red Mutual Materials SlimBrick Veneer Rainscreen w/ Prefin MI Flashing, Thru-Wall Flashing at Each Level, & 1" Min Drip Edge, Typ.
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**West Elevation**





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**North Elevation**



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**Courtyard Elevation: Looking East**



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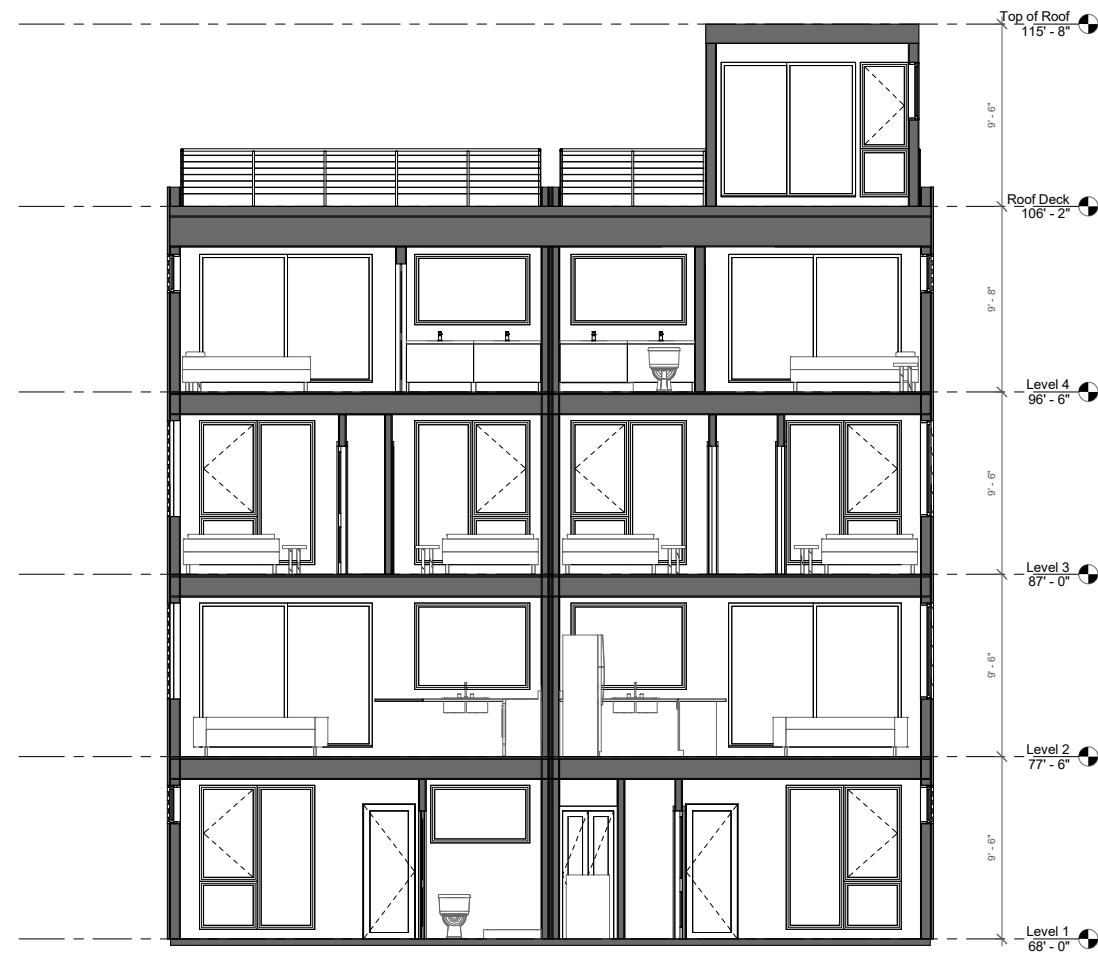
**Courtyard Elevation: Looking West**





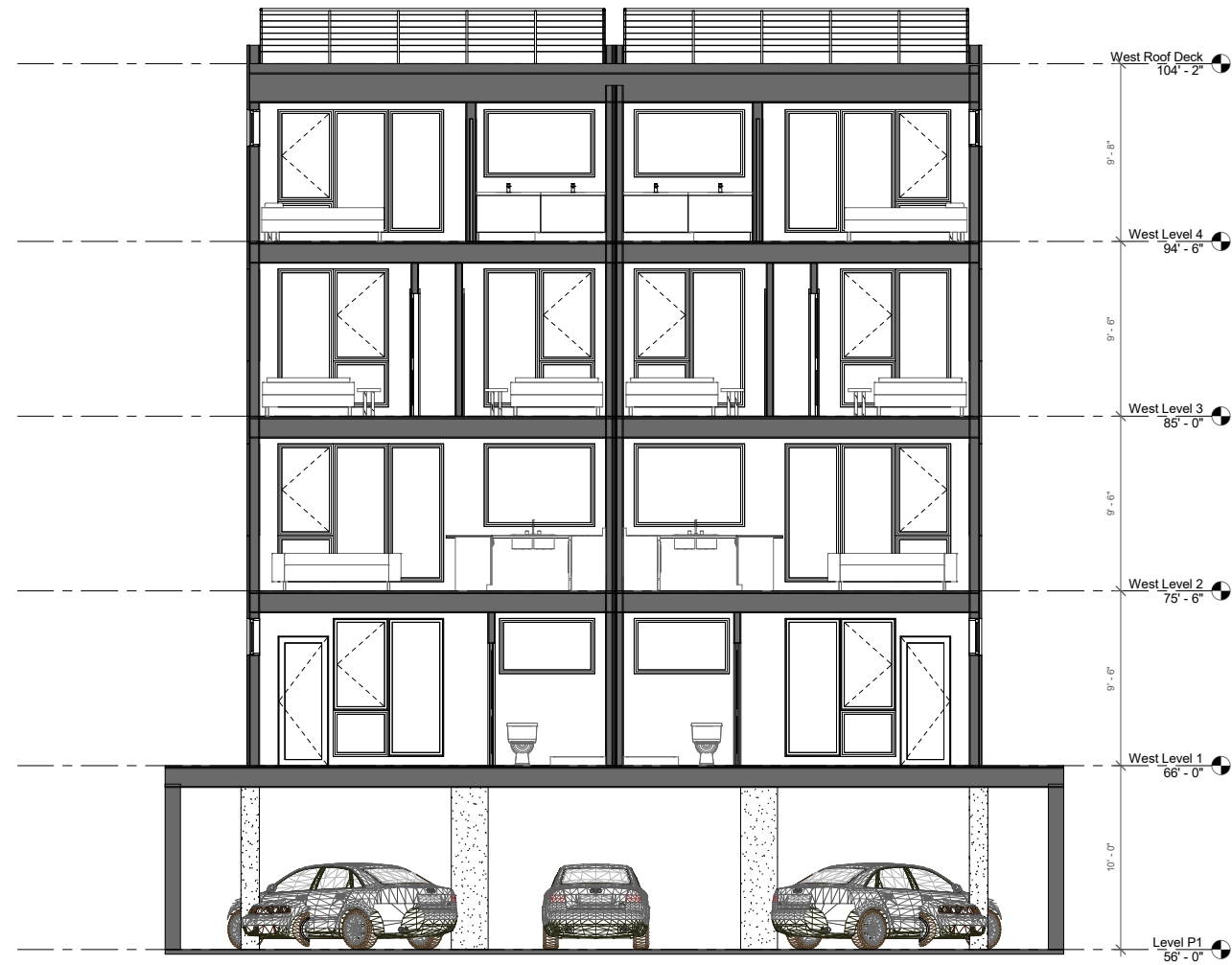
**East-West Section 1**





**North-South Section 1**





**North-South Section 2**



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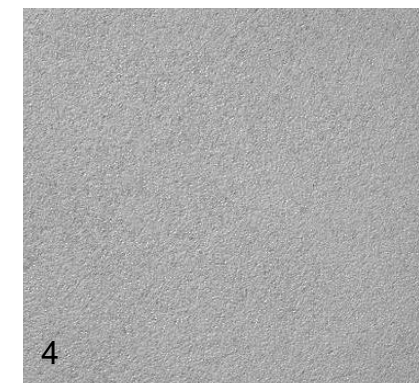
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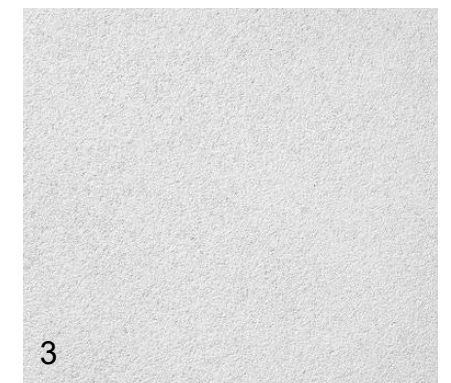
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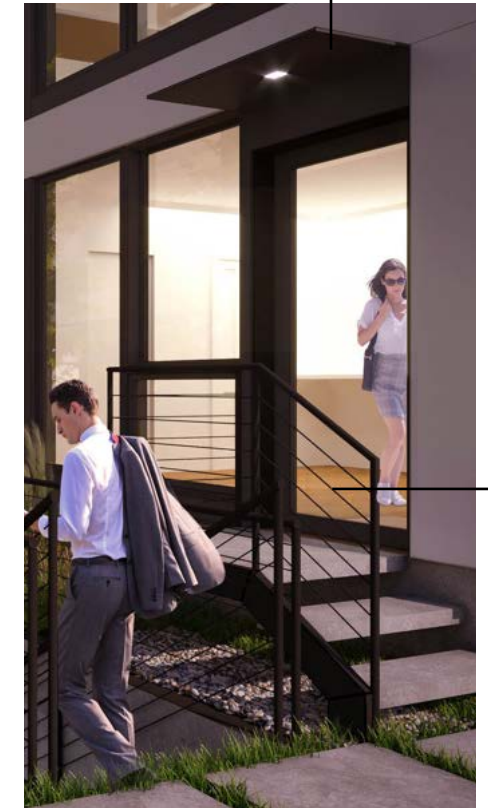
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