ADDRESS
2310 FAIRVIEW AVE E
SDCI# 3032848-EG

PROJECT TEAM
OWNER
ARCHITECT
STRUCTURAL
LANDSCAPE
SURVEYOR
2300 FAIRVIEW AVE E, LLC
SHW, LLC
FRANK CO.
ROOT OF DESIGN
CHADWICK & WINTERS

PROJECT INFO
ZONING
LOT SIZE
FAR
ALLOWABLE FAR
PROPOSED FAR
PROPOSED UNITS
PARKING STALLS
BICYCLE PARKING
LR2 RC (M)
7,013 sf
1.4
9,818
9,620
7
7
8

PROPOSAL
This project involves the demolition of two existing multi-family buildings and the construction of 7 new townhomes in two buildings with 7 parking stalls.

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EASTLAKE

Eastlake is home to a variety of building types and uses ranging from the vibrant commercial establishments along Eastlake Ave E to the marine uses along the shore of Lake Union including floating homes and moorages. Eastlake is home to numerous small parks which contribute to the overall walkability of the neighborhood. Fairview Ave E in particular hosts several parks which invite the public to enjoy the water’s edge.
The project parcel is zoned LR2 RC (M). LR2 RC (M) zoning continues directly to the south and north for several blocks, and transitions to LR2 (M) immediately to the east. Further to the east, the neighborhood transitions to LR3 (M1). Along Eastlake Ave E the zoning shifts to NC2P-65 (M1). The floating homes directly to the west are zoned SF 5000. The subject parcel is within the Eastlake Residential Urban Village and is mapped as Frequent Transit. A portion of the site falls within a Shoreline District (UR - Urban Residential).
The surrounding area contains a mix of multi-family apartment buildings, single-family residences, and small commercial buildings. There is a lively commercial area two blocks east along Eastlake Ave E.

Eastlake is serviced by bus route 70 providing access to Downtown, South Lake Union, and the U-district. The area is pedestrian friendly with numerous restaurants, bars, shops and offices within walking distance of the site. There are also several mini parks in the immediate area, as well as other recreational spaces such as the I-5 Colonnade and Roger’s Playground.
The east street elevation of Fairview Ave E features low-rise multifamily apartments and townhomes with one mixed-use building immediately south of the proposed development. Parking is a mix of street parking, on-site open parking, and garage parking. The west street elevation features open parking for the entrances to floating home communities and access to public parks along the waterfront.
The portion of Fairview Ave E surrounding the project contributes to Eastlake’s overall character of inviting public spaces and walkable streets. The shores along Fairview Ave E are punctuated with a number of miniparks such as Lynn Street Mini Park, Roanoke Street Mini Park, and Good Turn Park.
EXISTING CONDITIONS
2310 Fairview Ave E is currently occupied by two single family buildings, a shed and an above grade deck. The lot is mostly paved with parking for 7 vehicles. The western portion of the lot gently slopes up from the street with retained planting at the north property line. At approximately 100’ feet from the front lot line, the terrain abruptly rises 6’-7’ and then returns to a gentle slope up. Grade at the east end of the lot is retained by concrete walls along the south property line. The south property line abuts an open parking lot used for a 3-story mixed-use building further to the south. To the north, a multi-family building sits approximately 5’ beyond the property line. Pavement on the lot blends into the R.O.W. with no clear delineation. There is no sidewalk, planting strip or curb in front of the lot.

LEGAL DESCRIPTION
GREENES ADD N 20 FT OF W 60 FT OF LOT 2 & S 30 FT OF W 60 FT OF LOT 3 BLK 15 & POR OF N 20 FT OF LOT 2 OF S 30 FT OF LOT 3 BLK 16 E OF FAIRVIEW AVE & VAC ST ADJ
EXISTING CONDITIONS: SITE
LEVEL 2 FLOOR PLAN

SCALE: 3/32" = 1'-0"
ROOF PLAN

SCALE: 3/32" = 1'-0"
WEST ELEVATION
SCALE: 3/32" = 1'-0"

CMU BLOCK
VERTICAL PLANK, CHARRED WOOD
FIBER CEMENT PANEL, WHITE
FIBER CEMENT PANEL, LIGHT GRAY
BLACK VINYL WINDOWS
METAL CANOPY, BLACK
CONCRETE, SMOOTH FINISH

PETE'S MARKET PARKING
(BUILDING 2 BEYOND)
NORTH ELEVATION
SCALE: 3/32" = 1'-0"

PROPERTY LINE

BUILDING 1

PROPERTY LINE

BUILDING (BEYOND)

BUILDING 2

1. CMU BLOCK
2. VERTICAL PLANK, CHARRED WOOD
3. FIBER CEMENT PANEL, WHITE
4. FIBER CEMENT PANEL, LIGHT GRAY
5. STANDING SEAM METAL SIDING
6. BLACK VINYL WINDOWS
7. CONCRETE, SMOOTH FINISH

SHW 2310 FAIRVIEW AVE E STREAMLINED DESIGN REVIEW SDCI# 3032848-EG 15
EAST ELEVATION

SCALE: 3/32" = 1'-0"

1. CMU BLOCK
2. STANDING SEAM METAL SIDING
3. BLACK VINYL WINDOWS
4. CONCRETE PERMEABLE PAVERS
5. METAL CAP FLASHING, BLACK
6. FIBER CEMENT PANEL, BLACK
7. FIBER CEMENT PANEL, WHITE

PROPERTY LINE

UNION HARBOR CONDOMINIUMS (BEYOND)
INTERIOR WEST ELEVATION

SCALE: 3/32" = 1'-0"

1. CMU BLOCK
2. VERTICAL PLANK, CHARRED WOOD
3. FIBER CEMENT PANEL, WHITE
4. FIBER CEMENT PANEL, LIGHT GRAY
5. BLACK VINYL WINDOWS
6. METAL GUARDRAIL
7. CONCRETE, SMOOTH FINISH
SMC | REQUIREMENT | PROPOSED
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23.45.504 | Permitted and Prohibited Uses | Residential use permitted outright.
23.45.510 | Floor Area Ratio (FAR) Limits | MHA suffix allows FAR of 1.4. Lot Area: 7,013.2 SF. Max Floor Area Allowed: 9,818 SF (7,013.2 X 1.4). Proposed: 9,620 SF
23.45.510.C | C.1. The structure will meet green building performance standards by earning LEED Silver rating or a Built Green 4-Star rating. | Proposed: Built Green 4-Star
23.45.512 | Density Limits | Compliant: 7 dwelling units proposed, MHA suffix allows for no density limit.
23.45.514 | Structure Height | Compliant: See elevation and section drawings with height diagram. Height calculated by averaging midpoints of facades.
23.45.522 | Amenity Area | Proposed: 2259 SF. 1012 SF at grade. 1247 SF at roof deck.
23.45.524 | Landscaping | Compliant: Green Factor greater than 0.6 proposed, new street trees proposed.
23.45.527 | Structure Width and Facade Length Limits | Total Maximum Structure Width: 40'-0". Compliant. Facade Length: 91'-0". Compliant.
23.54.015 | Required Parking | Compliant: 7 medium parking spaces provided. 7 permanent bicycle spaces provided and 2 temporary bicycle spaces provided.
23.54.040 | Solid Waste Storage and Access | Compliant: (7) 2.5'x6' storage areas proposed.
RECENT WORK

SHW

A 14TH AVE NW TOWNHOMES
5806 14TH AVE NW / SEATTLE, WA

B 5902 ROWHOUSES
5902 22ND AVE NW / SEATTLE, WA

C 225 HOUSE
225 27TH AVE E / SEATTLE, WA

D 2418 BALLARD APARTMENTS
2418 NW 58TH ST / SEATTLE, WA

E 16TH AVE TOWNHOMES
1114 16TH AVE / SEATTLE, WA

F E HAMLIN DUPLEX
111 E HAMLIN ST / SEATTLE, WA