



Downtown Design Review

June 2020

DRB Meeting Date- October 24, 2024

Project Name: Eaterly Phase 2
Project File Number: 24-4519
Contact Email: josh@carvarch.com

Project Address: 909 Eastside Street SE
Contact Name: Josh Gobel
Contact Phone: 360-226-1945

Downtown Design Criteria ([Chapter 18.120 OMC](#)) Design Review Application Narrative

This form is for applicants to describe how the proposed project has been designed to meet the Downtown Design Criteria. Information provided will be used to assist staff and the Design Review Board in its review. Links to code sections are provided. It is anticipated that applicants will review the code and applicable requirements to address those issues in their responses.

SECTION A – PROJECT INFORMATION

Downtown Design Sub-District: See [Figure 18.120.130.A.1](#) for designation. *Note: Where two or more Sub-Districts are indicated, the applicant selects which Sub-District will apply. All regulations for that Sub-District will then apply. See 18.120.130(B) for sub-district descriptions.*

- Art/Tech
- Business Corridor
- Core
- Entertainment
- North Capitol Way
- Residential Neighborhood
- Waterfront

Street Type(s): See [Figure 18.120.140.A.1](#) for designation. Check all that apply. See 18.120.140 for descriptions of the various street types.

- Type A
- Type B
- Type C
- Waterfront
- Downtown Entry

Per [Figure 18.120.140.A.1](#), is this property designated as a High Visibility Street Corner?

- Yes
- No

SECTION B – SITE PLANNING

Street Fronts ([18.120.220](#))

For lots with multiple street fronts, please address each street front separately. Street front standards address things like façade details, ground floor uses, ground floor setbacks, street wall definition, driveways, upper story setbacks, sidewalk access, outdoor display areas, and the location of surface parking areas. Describe how the proposed project meets the Street Fronts requirements applicable to the proposal (based on adjacent street designation types such as A, B, C, Waterfront, Entry): [Phase two of the Easterly Apartments continues the design of the phase 1 while adding additional detail](#)

requirements for the residential district. Ground floor apartments have direct access to the sidewalk through raised front yards and elevated front stoops. Landscaping is continued between the sidewalk and residential scale fencing providing separation between pedestrians and residents. This landscaping wraps the corner along and terminates at the Southern entry to the building. The building's massing and materiality continues the rhythms of tall narrow gables extending out from the main volume of the building.

Pedestrian Circulation (18.120.230)

Describe the measures taken to ensure the project meets the pedestrian circulation requirements: Phase 1 provided a clear covered entry with accessible ramp and access to the North and south ends of the building. Phase 2 retains the main entry lobby with reorganized accessibility and adds a new south entrance. The building is surrounded by new frontage including sidewalks along the ROW and leading the three main access points. Behind the building to the west is the lower-level entrance centrally located at eh parking lot. Here you have access to the elevator and central circulation tower.

Ground Related Residential Uses (18.120.240)

Ground-related residential uses are not allowed on Type A Pedestrian Oriented Streets or in the Waterfront Sub-District. Are any ground related residential uses proposed? Yes No

If yes, describe how the design meets the requirements for ground related residential uses, including street access, privacy, thresholds, outdoor space, and driveways widths/garage access: Ground related residential uses have direct access to the sidewalk, are elevated for privacy and provided with covered entries and small yards.

Multiple Buildings and Multi-Block Sites (18.120.250)

In all downtown design subdistricts, a development that includes two or more buildings must be based on a unified site plan. Are two or more buildings proposed? Yes No

If yes, describe how the design meets the requirements for multiple buildings and multi-block sites: Phase 2 is the second building and will be connected to phase 1. A BLA will be submitted for the combination of the two buildings and site into a single property.

Solid waste facilities, service areas, and mechanical equipment (18.120.260)

Service areas, mechanical equipment areas, and solid waste facilities must be carefully addressed. Describe how the project was designed to address the requirements for location and screening: Existing solid waste facilities were designed for the full build out. Added carts and collection times are to be coordinated with Waste Services.

Multifamily Open Space (18.120.270)

All new multifamily buildings with five or more residential units must provide open space. Does the proposed project provide five or more new residential units: Yes No

If yes, describe the amount and type(s) of open space provided: Open space is provided immediately adjacent to the lower units, at the rear and North ends of the combined properties. Exterior paved area allows for viewing of the wetland on the existing building. Large entry patio provides a covered gathering space. Additional open space is located within the basement of the new building where planned amenities include a gym/exercise facility.

Security (18.120.280)

Designing projects to consider security is required. This includes avoiding entrapment areas, increasing visibility of certain areas, preventing visual obstructions, enhancing motorist’s views, providing for passive surveillance, controlling access, providing for territorial definition, and addressing maintainability and use of vandal-resistant materials. Describe the measures proposed to address security: *All building entrances are visible from the public way, are well lighted, and secured. The residential design ensures that there is clear and abundant visibility from the units to the exterior providing a sense of “eyes on” the street and property. Basic principals of CPTED have been followed.*

SECTION C – SITE ELEMENTS AND DESIGN

Parking Areas (18.120.320)

Describe how this proposal provides for adequate walkways through parking areas: *The parking area is small and striping is provided to denote pedestrian circulation.*

When angled or perpendicular parking stalls abut walkways a paved area must be provided to prevent the bumper overhang from reducing the walkway width. Describe how this project meets the requirement: *N/A*

Pedestrian Oriented Open Space (18.120.330)

When provided, Pedestrian Oriented Open Space must meet certain requirements regarding location, surfacing, seating, landscaping, screening, fencing, blank wall treatments, and exclusion of vehicles. Is this type of open space proposed in this project? YES NO

If yes, describe how the proposed project meets each of the standards: [TYPE HERE]

Landscaping (18.120.340)

Landscaping requirements are specific to the Design Sub-District the project is located within. Provide a narrative explaining how this proposal meets each of the landscaping requirements for the applicable Design Sub-District, noting if there were any conflicts with the landscaping chapter requirements, and if there were identify how the conflict was addressed: *Landscaping is designed to be continuous and complementary to the existing Phase 1 balding. Planting beds are immediately adjacent to the sidewalk and building foundation. The ground floor units have elevated landscaped yards to provide relief and separation from the pedestrian way.*

Perimeter landscaping requirements for parking lots is required in all Design Sub-Districts. How does this proposal satisfy the requirements: *Perimeter landscaping is existing and to be unchanged.*

Walkways and Circulation Elements (18.120.350)

There are standards for internal walkways for widths, safety, enhancements, for when building facades face parking areas, and to provide for separation for ground related residential uses. Describe how does the proposed project meets the requirements: *NA*

Lighting (18.120.360)

Lighting is an important component of safety and design. Describe how each of the following are addressed in this proposal: site lighting levels; light quality, height, and shielding; architectural lighting;

and the character of the light fixtures and mounting: [Site lighting existing, new building lighting to match phase 1. See lighting diagram sheets. Lighting is provided along the building façade and at all entries through wall sconces and ceiling lights. Street lighting is provided along Eastside and 10th Ave.](#)

Other Site Features ([18.120.370](#))

Other site features include improvements such as fences, walls, poles and vertical elements, and alcoves. Describe how this proposal addresses other site features: [Fences are provided along the front yards adjacent to Eastside Street. large, covered entry stoop is existing and to be retained.](#)

SECTION D – BUILDING DESIGN

Building Character ([18.120.420](#))

Some building character provisions apply to all projects in all Design Sub-Districts. Provide a narrative about how the proposal meets the Design Character of Building Elements and Details requirements: [The character of phase 2 of the Easterly is reminiscent of its award-winning phase 1 predecessor in its massing, function, quality of interior and exterior craftsmanship, and amenities for residents. The careful massing of intersecting perpendicular volumes coupled with judicious fenestration and abundant landscaping diminishes the perceived scale of the structure allowing the composition of the project to meld into the context of the surrounding neighborhoods. The distinct articulation of the natural toned gabled volumes and their crisp counterparts empowers the dominant facades to present clearly and the secondary visually independent materials to retreat from observation both minimizing the impact of the structure and yielding an experience in harmony with adjacent single-family residences. Materiality is carefully considered for color, texture and tactility. Chosen material considerations are balanced with studied performance, maintenance and life cycling durability. The outdoor spaces of ground related units are enclosed by low fencing and landscaping as outlined in development standards providing privacy and security while fostering a positive pedestrian experience between residents and the community. Setback requirements of “front” 10’, “rear” 10’, and “side flanking” 10’, noted in the pre submission comments, have been adhered to in the design. Egress is handled with the addition of an egress tower on the south end of the structure opening directly to the exterior at 10th Ave., and the existing three points of egress included in phase 1. Entry is designed to utilize the lobby, mailroom and vertical circulation of phase 1. The lower entry rooflines with horizontal soffits at the public entrances on Eastside Ave, 10th Ave, the west existing parking, and private entrances on Eastside Ave highlight the comfort of the human scale. The existing primary Eastside St phase 1 entry’s accessibility has been reworked to maintain compliance while augmenting the arrival and entry sequence for all residents and visitors alike. A well-planned lighting arrangement bolsters the evening experience while providing safety and security for residents, community members and the additional short term bicycle parking introduced at the Eastside Ave entry.](#)

Provide a narrative about how the proposal meets the Compatibility with Architectural Character of Design Sub-District requirements: [See description above.](#)

Remaining requirements are specific to the Design Sub-District. Describe how the proposed project meets those requirements by identifying each of the menu options that were selected for the proposal: [The distinct articulation of the natural toned gabled volumes and their crisp counterparts empowers the dominant facades to present clearly and the secondary visually independent materials to retreat from observation both minimizing the impact of the structure and yielding an experience in harmony with adjacent single-family residences.](#)

Registered Historic District and Sites (18.120.430)

Is the property located in a Historic District: YES NO

Is the property a designated historic site: YES NO

As defined in this code section, is a substantial alteration proposed?: YES NO

As defined in this code section, is a minor alteration proposed?: YES NO

Architectural Composition, Massing, and Articulation (18.120.440)

The requirements of this section are intended to reduce the perceived scale of large buildings and add visual interest, encourage development of a compatible architectural scale, create a skyline that is visually interesting, create clear and welcoming building entries, add visual interest to buildings, protect designated landmark views, and to maintain light and air circulation. Describe how the proposal addresses the code requirements for:

Façade articulation (commercial and mixed-use buildings): N/A

Façade articulation (residential buildings, residential portion of mixed-use): Building massing is composed of 16' bays with protruding gable roofs, and siding variation to break up massing and accent fenestration.

Maximum façade width: Phase 2 East and West Facades are 86' in width. South Façade is 65'-10" North Façade is 65'10" wide but internal to the whole development.

Roofline modulation: Intersecting volumes to continue the design character of phase 1. Primary gable forms repeat at intervals along the West and East facades.

New buildings in Residential Sub-District: Building is adjacent to public ROW and wetland areas. No immediate adjacent buildings surround The Easterly.

Modulation to enhance views: N/A site is in no adopted view areas.

If required, how has vertical articulation been addressed: N/A site is in no adopted view areas.

Building Siding (multiple sides visible to public): Yes, and siding is varied and complementary to phase 1 consisting of board and batt, medal, and lap siding of residential character.

Human Scale Building Elements and Details (18.120.450)

These requirements are intended to enhance the human scale of buildings by providing attractive and welcoming façades and pedestrian environments, enhancing the quality of building façades, and adding interest to the building and streetscape. Describe how the proposed project has been designed to address:

Human Scaled Elements: The massing and design of the building is residential in Character with articulated façade relating to building entries and pedestrian engagement. Fences and walls are placed long the pedestrian way and include site landscaping to help soften the edges of the development and relate the surrounding context.

Building Entries: Three entries with the main entry centrally located rising from the sidewalk to a large, covered stoop. With doors and windows divided into a grid of multiple panes. Multi-paned windows on upper stories and accented vertically with siding and trim detailing.

Façade Details: A variety of details that enhance the building volumes and fenestration. Varied siding styles, trim and lovely lighting.

Window Design: Lots of windows well balanced within the façade. Windows are arranged in a distinctive pattern. Multi-paned windows (more than four panes per window), and visually significant window trim and siding accented to tie fenestration together.

High Visibility Street Corners: NA

Pedestrian Oriented Façades and Weather Protection (18.120.460)

For projects located on Type A or B Pedestrian Oriented Streets and for buildings on sites directly fronting on the waterfront, certain provisions are required to provide a better pedestrian environment. Describe how the proposal satisfies requirements for the following: [Not applicable due to street classification.](#)

Transparent window areas/window displays:

Building entry location and orientation:

Weather protection:

Ground floor height:

Materials and Colors (18.120.470)

These requirements are intended to encourage the use of durable, high quality, and urban building materials, promote the use of a distinctive mix of materials, and to place the highest priority for the quality and detailing of materials on the first two to three stories of the building. Describe how the proposed projects addresses the following:

Quality building materials: [see DRB submittal materials include lap siding, metal siding, board and batt siding, black glazing and storefront. Exposed concrete and wood slat fencing.](#)

Flood proofing: [N/A](#)

Specific material limitations: [Metal siding is used to enhance the gable volumes. It is recessed from the primary facades and related to the volumes of the building.](#)

Sub-District specific materials: [Blankwall treatment is dealt with through vertical landscaping at the South elevation. See landscaping plan for details.](#)

Blank Wall Treatments (18.120.480)

Limiting blank walls and requiring blank wall treatments will ensure large expanses of walls visible from a public street or public park do not detract from the Downtown environment and add interest to local streetscapes. New blank walls facing a public street, pedestrian oriented space, common open space areas, or pedestrian pathways are prohibited, unless treated. Blank walls are defined as *“Any wall or portion of a wall that has a surface area of 400 square feet of vertical surface without a window, door, or building modulation or other architectural feature or any ground level wall surface or section of a wall over 4 feet in height at ground level that is longer than 15 feet as measured horizontally without having a ground level window or door lying wholly or in part within that 15-foot section.”*

What design elements (e.g. use of display windows, use of a trellis with climbing vegetation, building details, use of artwork) have been provided to address blank walls:

[Blank wall treatment is dealt with through vertical landscaping at the south elevation. see landscaping plan for details.](#)

Above-Grade Structured Parking (18.120.490)

These requirements are intended to minimize negative visual impacts of parking garages or above grade structured parking in buildings. Describe how the proposed project has been designed to address the following: [N/A](#)

Obscure the view from the ground of parked cars: [Type here]

Provide pedestrian environment enhancements (within 10 feet of sidewalk): [Type here]

Provide articulation treatments: [Type here]

Use of light shielding from street level/sidewalk: [Type here]