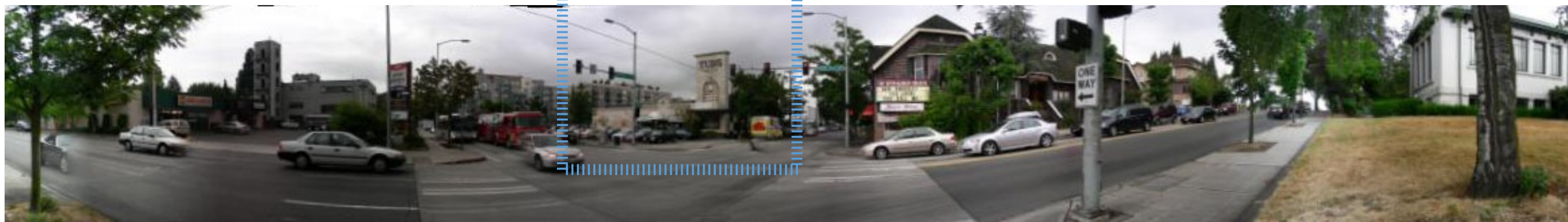


Roosevelt & 50th



NC3

Neighborhood Commercial 3

A larger pedestrian-oriented shopping district serving the surrounding neighborhood and a larger community, citywide or regional clientele; allowing comparison shopping among a range of retail businesses

Typical Land Uses

Supermarkets, restaurants, offices, hotels, clothing shops, business support services, and residences that are compatible with the area's mixed-use character.

Building Types

Single purpose commercial structures office buildings, multi-story mixed-use and residential structures. Non-residential uses typically occupy the street front.

Street-level Uses

Same as NC1 zone.

Street-level Non-residential Design

Same as NC1 zone.



Street-level Residential Design

Same as NC1 zone.

Maximum Size of Commercial Use

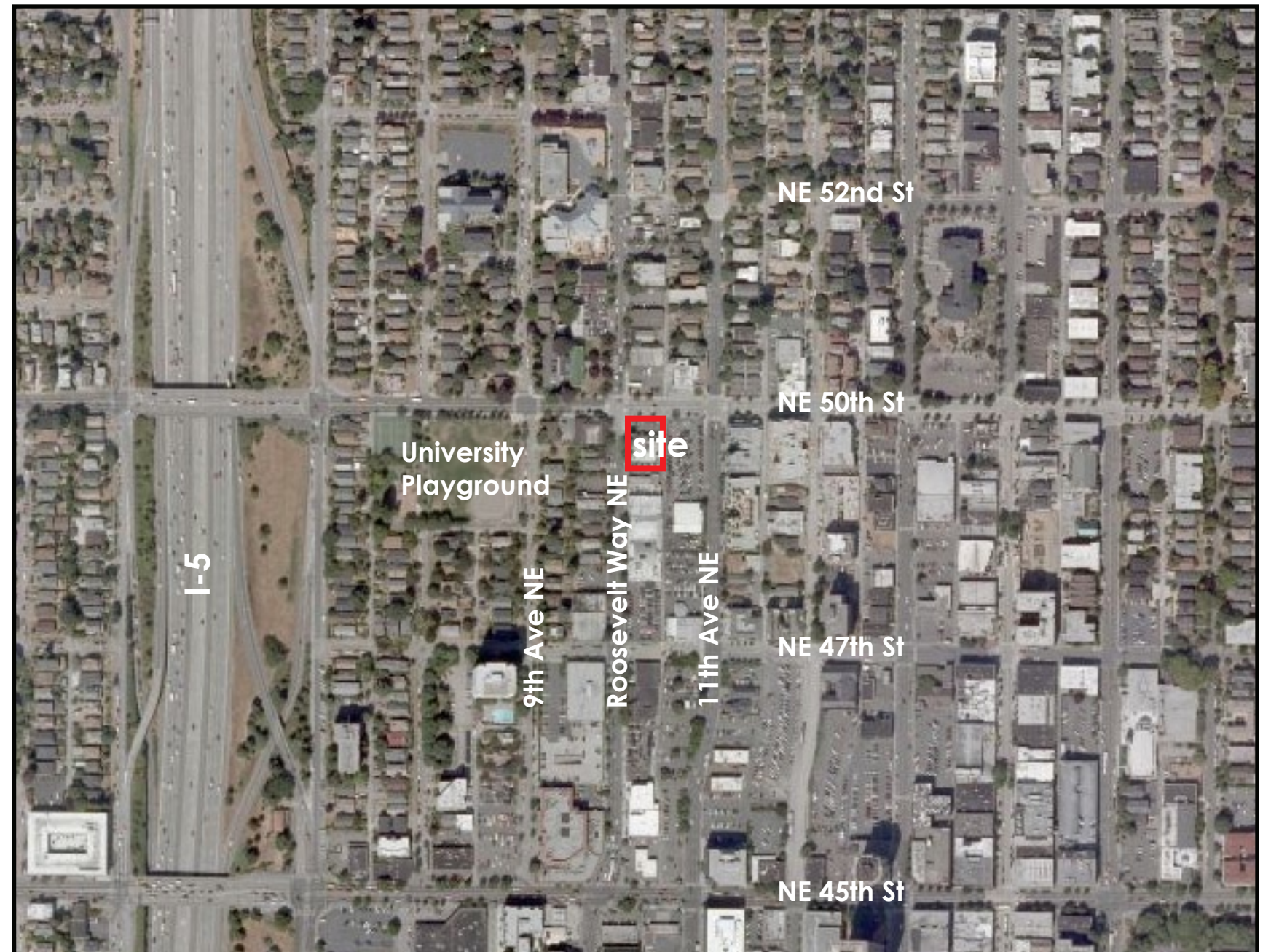
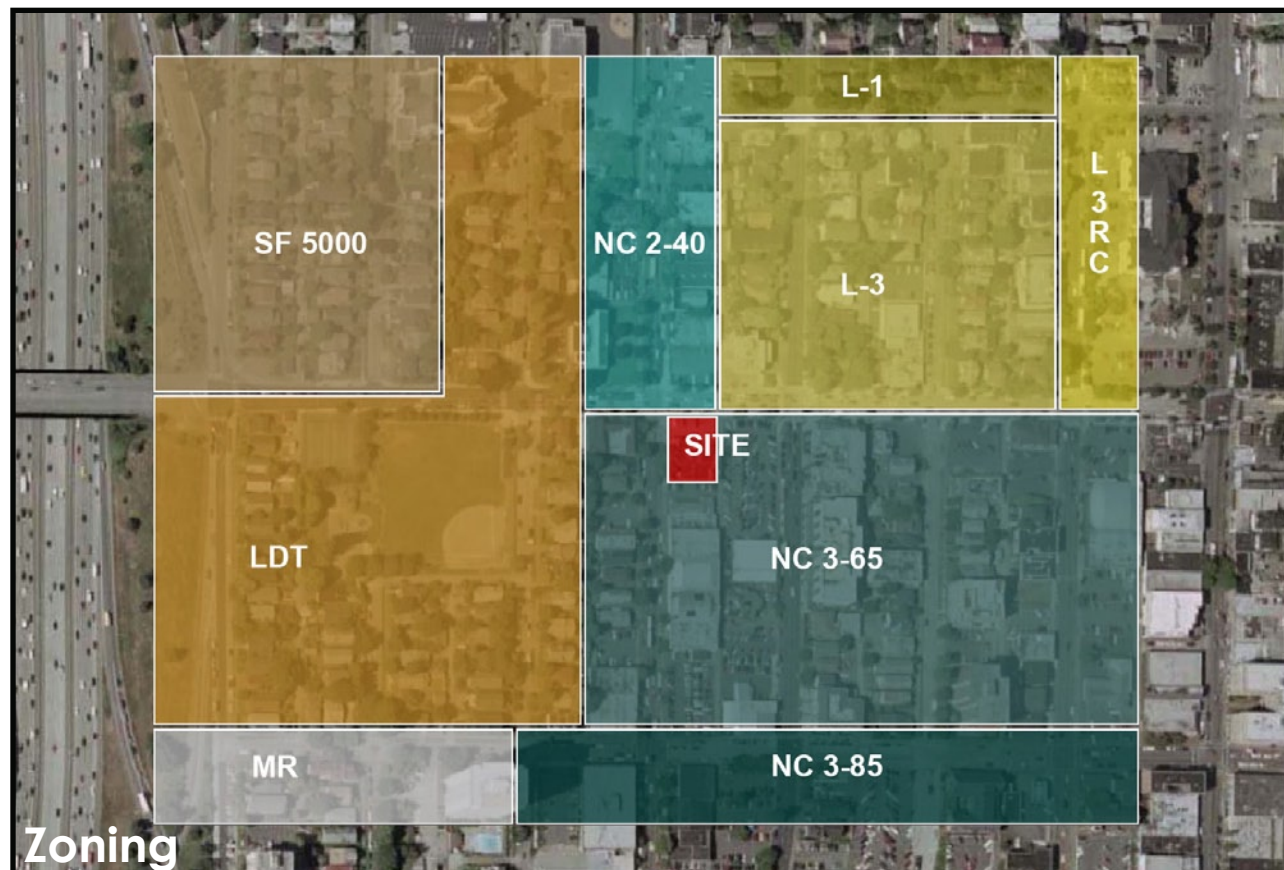
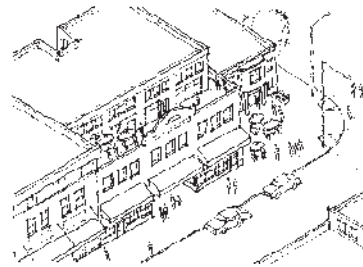
No size limits for most uses; 25,000 square feet for wholesaling, light manufacturing and warehouse uses.

Parking Location

Same as NC1 zone.

Parking Access

Same as NC1 zone.



Site Address: 4750 Roosevelt Way NE



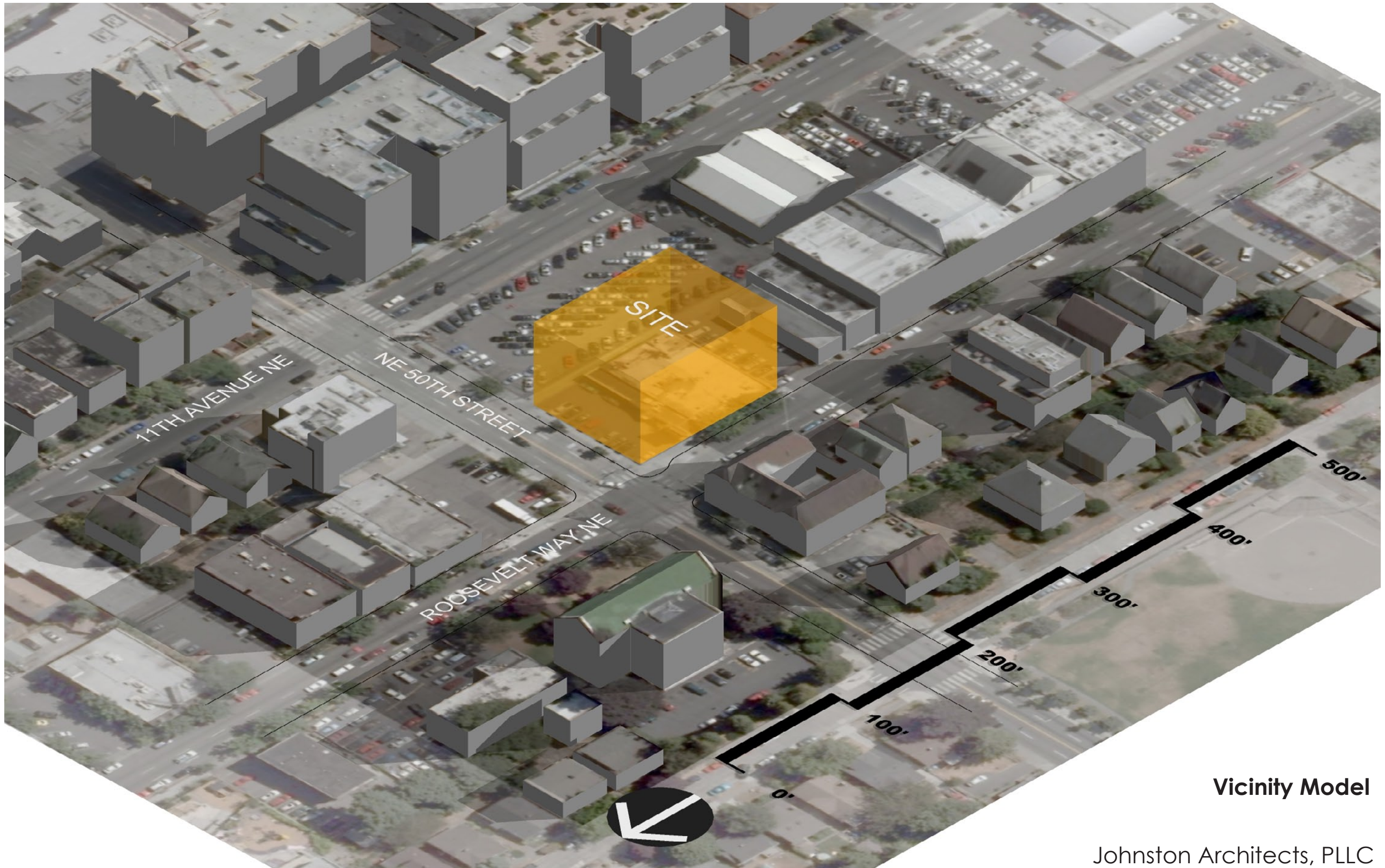
Vicinity Map

- LDT = Lowrise/Duplex/Triplex
- L = Lowrise
- NC = Neighborhood Commercial
- MR = Mid Rise
- RC = Residential Commercial
- SF = Single Family

Johnston Architects, PLLC



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p. 206.523.6150 f. 206.523.9382



Vicinity Model

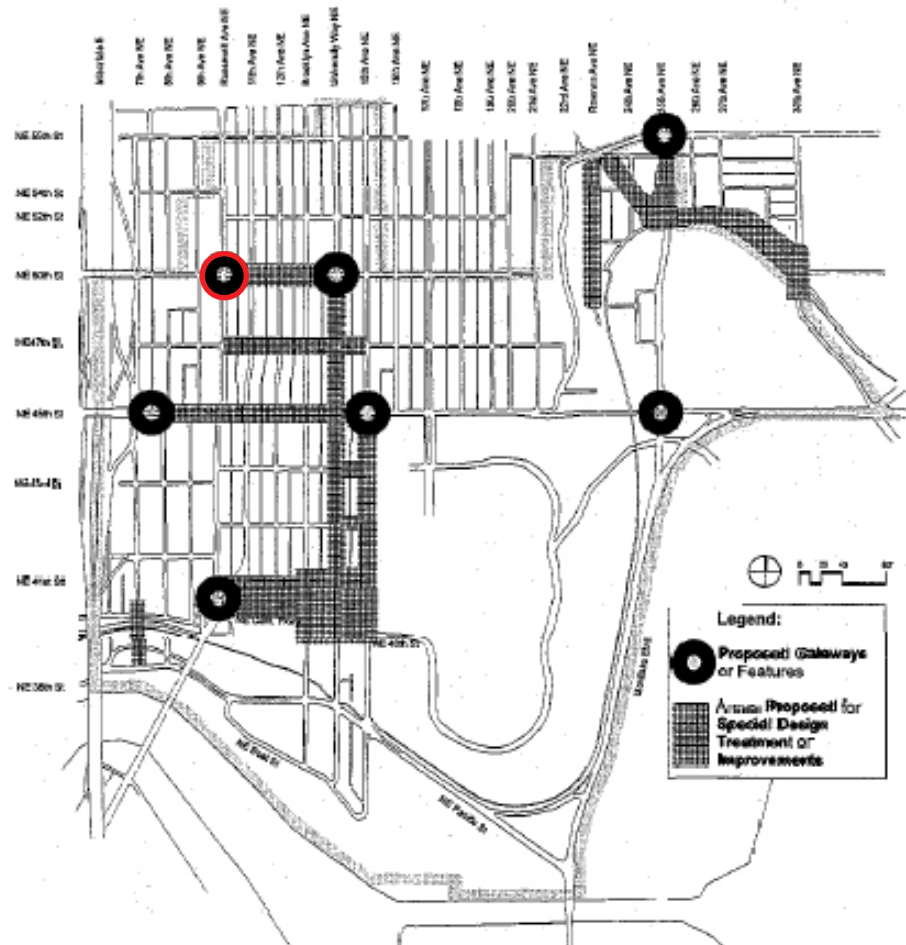


Figure 11-8: Schematic Map Illustrating Primary Visual Improvement Initiatives

University Community Design Guidelines

showing this site as a "gateway" location



Urban Analysis



Existing Uses

The site currently consists of a single use building with parking on the north section with access on NE 50th Street and Roosevelt Way NE. To the east there is an alley which separates the site from a parking lot associated with a car dealership. The south side of the lot is also a parking lot associated with the same type of neighbor.

Topography:

The site is level, with a slope down of less than 1% from east to west.

Access:

The site is accessible by two busy streets; NE 50 Street and Roosevelt Way NE as well as from the alley on the east side. Interstate 5 is within close proximity to the west. An alley to the west could provide potential access to the back of the building which could include parking and access to retail.

Trees:

Street trees line on NE 50th street and Roosevelt Way NE. The site does not contain any trees.



Site Analysis



① Panorama looking from Northeast to Southwest



② Panorama looking from Northwest to Southeast

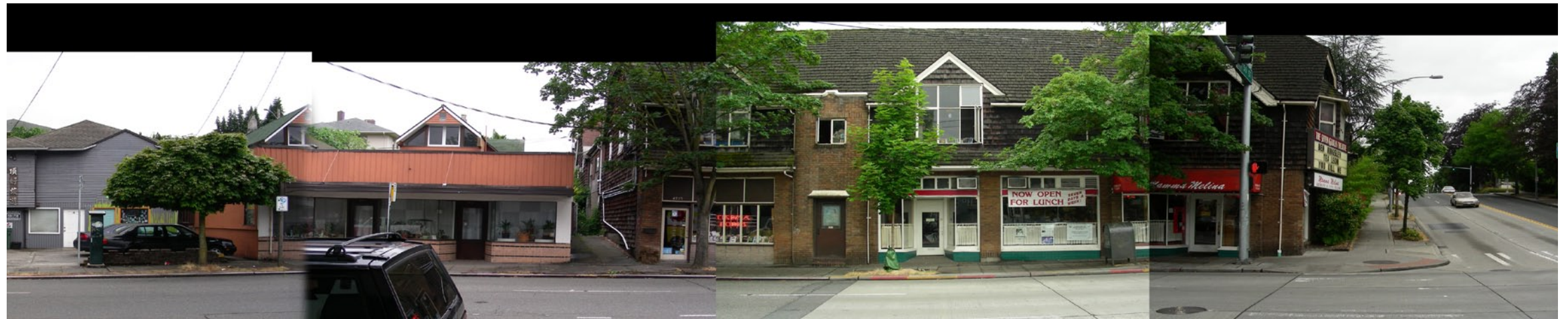


③ Elevation looking East at site

Site Photographs



① Elevation looking South at site



② Elevation looking West from site



③ Elevation looking North from site

Site Photographs

Design Guidelines Most Applicable to this Project:

A-2 Streetscape Compatibility

Reinforce existing streetscape characteristics of pedestrian oriented businesses and shops at ground level, corner entries and consistent building edge abutting the sidewalk.”

A-3 Entrances Visible from the Street

A-4 Human Activity

“Livelier street edges make for safer streets”

A-8 Parking and Vehicle Access

“Minimize the impact of automobile parking and driveways on the pedestrian environment”

A-10 Corner Lots

“Oriented to the corner and public street front”

C-2 Architectural Concepts and Consistency

“Well-proportioned and unified building form and exhibit and overall architectural concept”

C-4 Exterior Finish Materials

“Materials that have texture, pattern or high quality of detailing are encouraged”

D-1 Pedestrian Open Spaces

“Covered entries, canopies and direct access to public sidewalk”

D-8 Treatment of Alleys

“Alley entrances should enhance the pedestrian street front”



Architect: David Baker

example of “gateway building” per University Community Design Guidelines



Architect: GGLO Image from Design Review Guidelines

A-10 “Corner Building”



Architect: Johnston Architects

C-4 “Exterior Finish Materials”



A-4 “Human Activity”

Design Guidelines and Examples

Description

6 story building with approximately 60 apartments (35 studios, 4 single bedroom units, and 20 dual bedroom units) over approximately 5000 square feet of street level retail with 2 level underground parking garage (48 stalls).

Advantages

Strong corner creates a gateway landmark

Building up to the sidewalk defines the street and orients retail entrances to the street

Setback at alley improves views and light for alley side units when adjacent site is developed.

Challenges

Corner element and mass must be articulated by window and siding patterns.



Axonometric Model

Scheme 1 - setback 3' from streets

Description

6 story building with 60 apartments over grade retail with 2 level parking garage underground (48 stalls).

Advantages

Less bulk at the sidewalks

Challenges

Costly structure

Costly units which do not stack well

No strong corner

Street wall is not well defined



Axonometric Model

Scheme 2 - stepped back pyramid

Description

6 story building with 60 apartments over grade retail with 2 level parking garage underground (48 stalls).

Advantages

Strong corner creates a gateway landmark

Building up to the sidewalk helps define the street wall.

Challenges

Alley side units will have limited light + views when adjacent site is developed.



Axonometric Model

Scheme 3 - maxed out block

Description

6 story building with 60 apartments over grade retail with 2 level parking garage underground (48 stalls).

Advantages

Allows more light and air along Roosevelt Way

Challenges

Alley side units will have limited light and views when adjacent site is developed

Set back on Roosevelt does not reinforce the street wall



Axonometric Model

Scheme 4 - setback 11' from streets



① 7 story corner apartment building on busy street intersection. Large mass with refined window pattern. Strong gateway landmark.



④ Contemporary corner building at Roosevelt Way and 12th Avenue. Shallow bay windows. Contrasting color and textures.



② Street front retail along Roosevelt Way. Columns separate storefront windows.



③ Eclectic style and variety in the street fronts on University Way. 12' wide sidewalks with street trees.

Local Context Informing the Design



David Baker + Partners Architects

1. Example Design

13' wide sidewalk with continuous retail street fronts.
 14' tall retail ceilings. Narrow concrete columns, painted or stained.
 Lightweight metal canopy with diverse signage.
 Corner entry to be recessed 10' in from building edge.

Design Vision

"A contemporary urban corner building over vibrant retail storefronts."



David Baker + Partners Architects

2. Example Design

Energetic, eclectic, contemporary design.
 Strong articulated corner as gateway landmark at Roosevelt and 50th street.
 Contrasting textures and colors, shallow bay windows.
 Refined window fenestration patterns.



David Baker + Partners Architects



3. Example Design

Colorful and durable materials.
 Veneered plywood panels, colored concrete, and metal panel.
 Bright accent colors against neutral backgrounds.