Roosevelt & 50th

Project Number: 300 8147
(7-21-2008)

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p.1 Design Review - Roosevelt & 50th [4750 Roosevelt Way NE]

Vicinity Model

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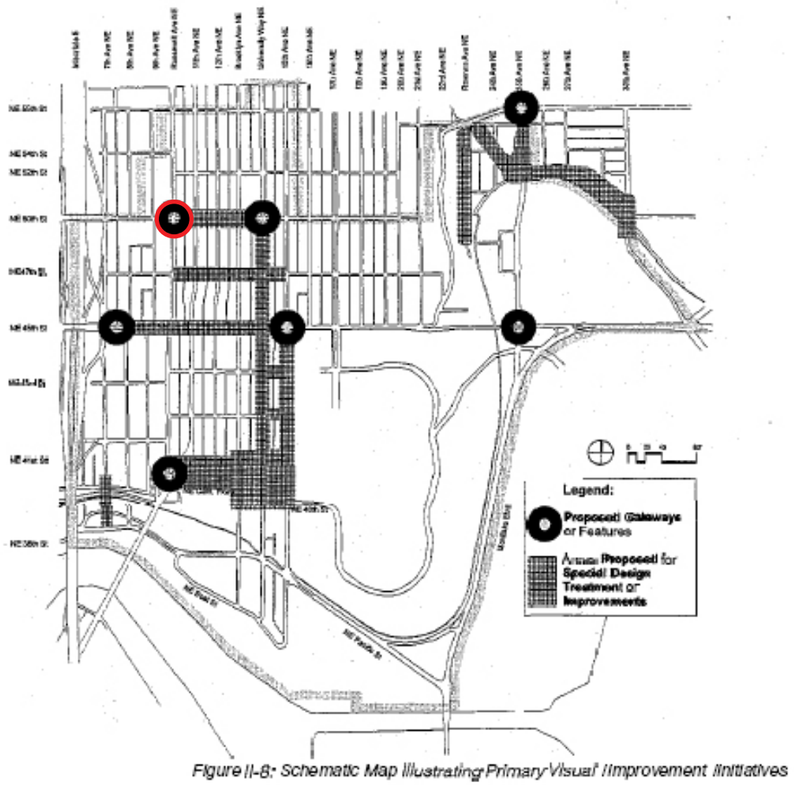

Figure II-8: Schematic Map Illustrating Primary Visual Improvement Initiatives

University Community Design Guidelines

showing this site as a "gateway" location

Urban Analysis

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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

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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

Massing in Site Context

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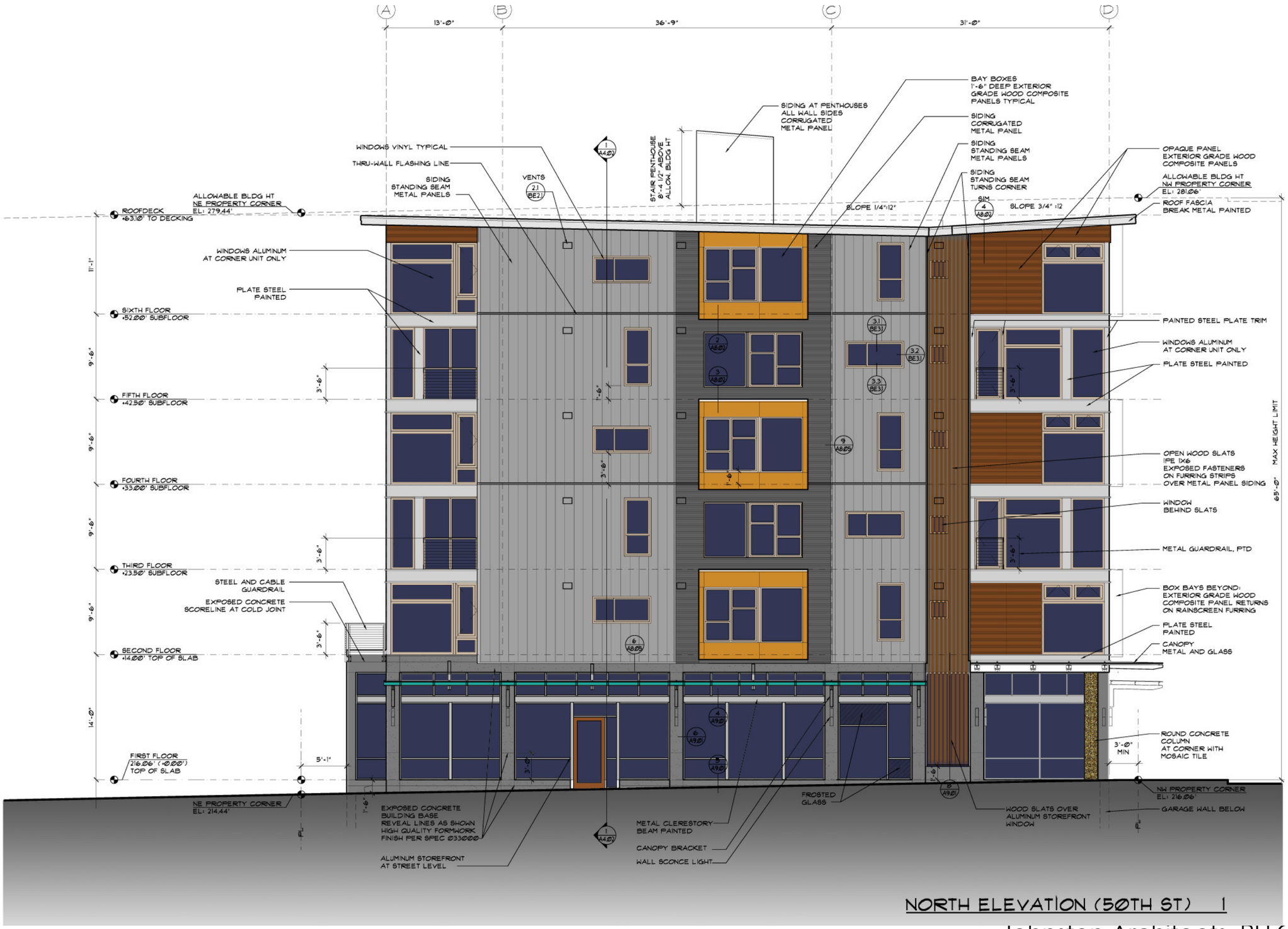

NORTH ELEVATION (50TH ST) 1

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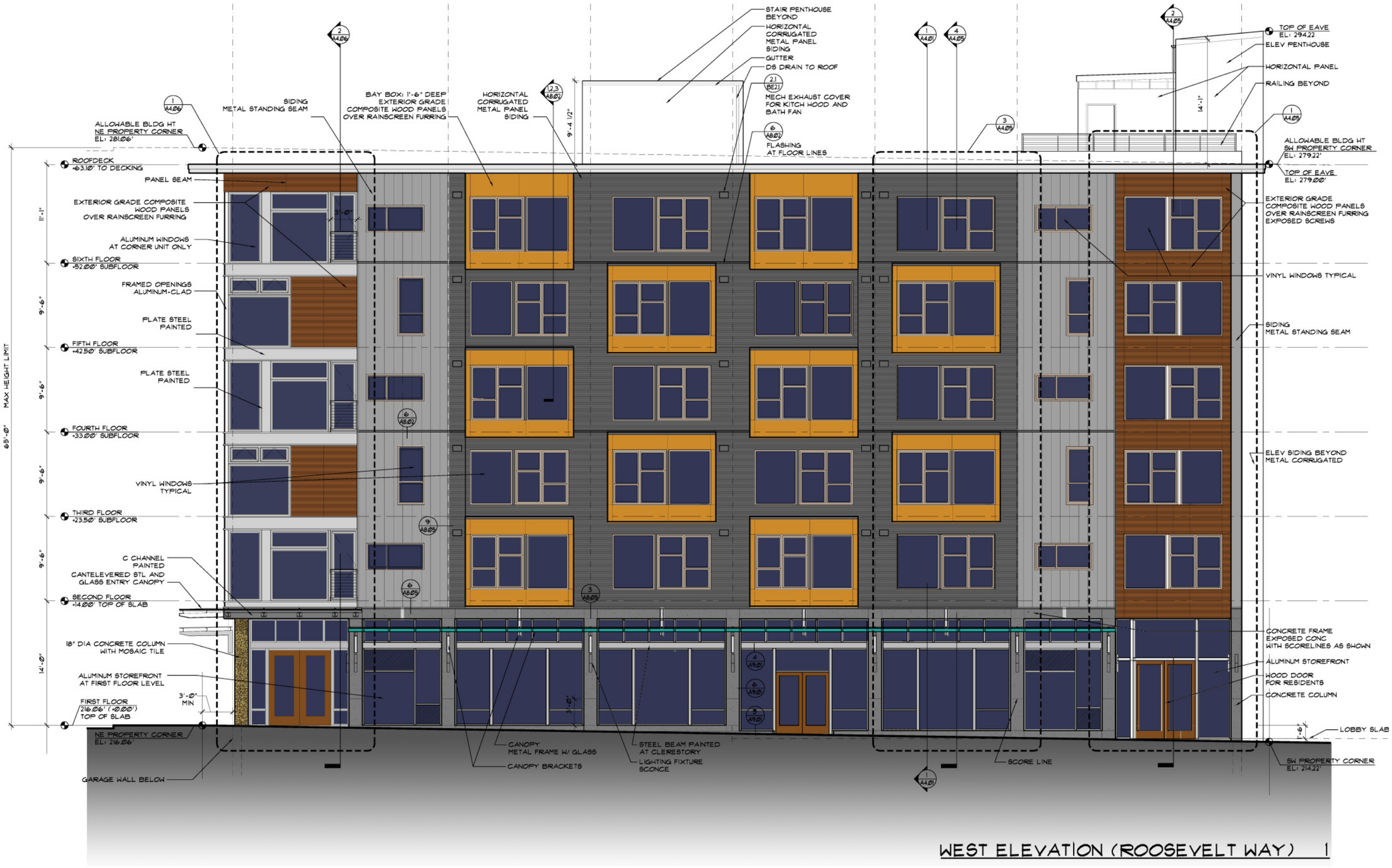

WEST ELEVATION (ROOSEVELT WAY) 1

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FLR	WALL AREA	GLAZING AREA	% GLAZING
6TH	781 SF	118 SF	15 %
5TH	781 SF	118 SF	15 %
4TH	781 SF	118 SF	15 %
3RD	781 SF	118 SF	15 %
2ND	781 SF	118 SF	15 %
1ST	1194 SF	183.5 SF	15 %

WINDOW AREA LIMITED TO 15% PER SBC 704.8 SEE CALC CHART

D C B A

31'-0" 36'-9" 13'-0"

T.O. ELEVATOR EL: +77.10'

ROOFDECK +63.10' TO DECKING

SIXTH FLOOR +52.00' SUBFLOOR

FIFTH FLOOR +42.50' SUBFLOOR

FOURTH FLOOR +33.00' SUBFLOOR

THIRD FLOOR +23.50' SUBFLOOR

SECOND FLOOR +14.00' TOP OF SLAB

FIRST FLOOR 216.06' (+0.00') TOP OF SLAB

15'-0" 11'-1" 9'-6" 9'-6" 9'-6" 14'-0" 65'-0"

ALLOWABLE BLDG HT SW PROPERTY CORNER EL: 279.22'

ALLOWABLE BLDG HT SE PROPERTY CORNER EL: 279.46'

TOP OF ROOF DECK EL: 279.00'

GREEN SCREEN PANELS ABOVE PLANTING STRIP ATTACHED TO WALL (8 A8.01)

VENTS @ KITCHEN (2.1 BE2.1)

15'-1" (15'-0" MAX.) REF SMC 23.47A.012 D4 ELEVATOR PENTHOUSE

12" 3/4" (5.7 BE3.2)

SIDING PANELS METAL STANDING SEAM ZINC OR SIMILAR (3.1 BE3.1, 3.2 BE3.1, 3.3 BE3.1)

SIDING PANELS CORRUGATED METAL

BAY BEYOND EXTERIOR GRADE WOOD COMPOSITE PANEL SIDING (9 A8.05, 12 A8.05)

CORRUGATED METAL SIDING PANELS

CORRUGATED METAL TURNS CORNERS

STAIR PENTHOUSE

FLAT MTL PANEL SPANDRELS

SLOPE 1:12 (1 A4.01)

9'-1 1/2" 8'-2 1/2"

ROOF DECK FLOOR PAVERS ON PEDESTALS BEYOND

PARAPET W/ GUARD RAIL

1'-6" 3'-6"

VINYL WINDOWS TYP

CORRUGATED METAL SIDING PANELS

VENTS

THROUGH-WALL FLASHING LINE, TYP SEE 6/A8.02

ALUMINUM STOREFRONT WINDOW AT BEYOND

GUARD RAIL METAL WITH CABLE RAILS

3'-6"

ALUMINUM STOREFRONT WINDOW

ALUMINUM STOREFRONT WINDOW

OPEN

FL

1'-7 1/2" 1'-7 1/2"

1'-6" TO LOBBY SLAB

SW PROPERTY CORNER EL: 214.22'

3'-0" MIN

GREEN SCREEN PANELS ABOVE PLANTING STRIP ATTACHED TO WALL

5 A9.01 2'-6"

GREEN SCREEN PANELS ABOVE PLANTING STRIP ATTACHED TO WALL

SE PROPERTY CORNER EL: 214.46'

SOUTH ELEVATION 1

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EAST ELEVATION (ALLEY) 1

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Project Land Use number: #3008147
Address: 4750 Roosevelt Way NE
Applicant: Johnston Architects for
Eric Sun (50th & Roosevelt LLC)
DPD staff: Jess Harris

Attachment B
Response to Guidelines:
MUP Application for Design Review Feb 4, 2008

1. Proposal description:
A 6-story building with 60 apartments (35 studio, 5 one-bedroom, and 20 two-bedroom units), approx. 5000 square feet of street level retail and parking for 44 vehicles in 2 levels of underground parking. Access to the parking is from the alley at the southeast corner. The residential lobby entrance is on Roosevelt Way NE at the southwest.

The streetscape design has 20 to 60 foot deep storefront retail along both street facades . Floor to floor heights at the ground floor range from 14 to 16 feet. The parking access ramp does not interfere with the retail.

The green factor is met primarily by providing a green roof, enhancement of the right of way planting strip, green walls, and planters on the roof deck.

2. Design departure:
Depature #1:
A bay window rectangular shape departure is shown on drawing sheet A0.06 Departures.
This is shown in relation to complying bay window shapes.
This rectangular geometry is more consistent with the Architectural concept and consistency (Design guideline C-2)

Departure #2:
A portion of the roof eave extends beyond the SMC code limit.
This is shown on sheet A0.06 Departures.
This extended overhang helps reinforce the modulation break below and differentiate the different street facades.

Also provided are (4) elevations with color and shadow and (1) site/landscape plan.

3. How the design responds to the early design guidance provided by the Design Review Board:

A Site Planning:

A-2 Streetscape Compatibility
- As requested by the board, the North and West facades are differentiated by a vertical modulation break in the massing along 50th street. This gives the Roosevelt Way façade a long horizontal frontage and the 50th Street façade a more segmented, narrow, and tall massing. The long Roosevelt façade is playfully articulated with a checkerboard pattern of window bays. The butterfly roof line with a break at the valley and an extended eave reinforces this break in the massing.

- The south façade is unique due to the vertical elevator shaft massing, the vertical window strip, and the green walls. The East façade is recessed above the retail level and articulated with decks. Descending vine screens are mounted at the 7 to 16 foot level.

A-3 Entrances visible from the street
Three retail entries are provided, at the main NW corner, along NE 50th St., and along Roosevelt Way NE. Each storefront bay is designed to allow an entry door. Each entry has a unique door which can be painted by the tenant. Above each storefront bay is a clerestory beam which can also be painted a unique color.

-The residential entry is at the southwest end of the site. It is recessed (4) feet to create a transition area.

A-7 Residential open space
-The roof deck has a canopy for weather protection

A-10 Corner lots
The strong corner is expressed as a tower with alternating window patterns. These corner windows are high performance frames with painted aluminum framework. The combination of large glass areas and colorful alternating framework creates a dynamic landmark which will glow at night. Earlier design studies of this corner are also included in the attached drawings.

C Architectural Elements and materials
C-1 Architectural context
-Concrete columns at the street retail are tightly spaced (16 feet) to reflect the older neighborhood building fabric and relate to human scale. The concrete is painted or stained.

C-2 Architectural concept and consistency
-The massing creates a well proportioned, unified building with carefully articulated windows
-The roof line is distinguished from the façade walls

C-4 Exterior Materials:
- Metal panels have a "neutral color tone and matted finish"

-Wood veneer panels at the bay windows have clear and stained finishes which are are bright and lively.

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D Pedestrian Environment:
D-1 Pedestrian open space and entrances
-The retail entry at the main NW corner is recessed (15) feet to create a large open space extension to the sidewalk corner.

D-2 Blank walls
-There are no large blank walls
- Green ivy walls enhance blank walls

D-12 Residential entries and transitions
The residential entry is set back (4) feet with landscaping that turns the corner to the South façade. It has an indoor waiting area with South facing windows. The South façade is set back (3) feet to allow windows and a green wall.

-Canopies provide weather protection along both retail street fronts and break the building down in scale.

-Lighting fixture sconces are provided at each column to light the sidewalk and canopy. Retail signage blade signs hang off of the canopy brackets.

E Landscaping:
E-2 Landscaping to enhance building or site
-Existing street trees will be protected per city standards or replaced by an equal or larger tree. The planter strips will be re-planted with low maintenance ground cover. The sidewalk has concrete color banding to activate and demarcate the entry areas (per DOT approval).
-The roof is a green roof.

End

Project Land Use number:	#3008147
Address:	4750 Roosevelt Way NE
Applicant:	Andrew Russin of Johnston Architects for Eric Sun (50th & Roosevelt LLC)
DPD staff:	Jess Harris

(5-14-08) JA Response to DRB questions dated (4-14-08)

1. Concrete color and texture.
The ground floor exterior concrete will be treated with staining, sandblasting, and or sealing to give it a more refined , finished surface. Multiple score-lines are used to break up the concrete and create a pattern. Concrete columns are limited to 1'-6 wide columns so there is no large expanse of concrete along the street fronts. The corner column at the street intersection will be veneered in mosaic tiles.

2. Façade colors.
We have multiple color samples for the composite wood panels and also the metal panels that we are bringing to the next DRB meeting.

3. South façade future building.
A future building, if built right to the property line, will block views from the minor bedrooms of the south corner units. The living room windows will not be affected and these minor bedrooms would still get indirect light.

4. Relating to traditional context.
The storefront bays are only 16 feet wide to relate to the storefronts across Roosevelt Way NE. The storefront windows have an upper clerestory band of smaller window frames similar to older storefronts. Entry doors will be made of wood similar to traditional doors.

50th and Roosevelt
Departures From Development Standards

#	Code requirement	Proposed	Rationale
1	SMC 23.53.035 Structural building Overhangs. The max. length of each bay window in the public right of way shall be 15 ft, but bay is required to angle back on each bay end. Bay may only encroach to the full extent into the ROW for a length of 9 ft.	Bays are only 1'-6" deep but the chamfered ends are eliminated	To provide articulation of the façade with shallow bays. (Russ Bauder of SDOT has reviewed this)
2	SMC 23.53.035 Structural building Overhangs At roof level, the projections may extend not more than 3 feet horizontally.	A portion of the North façade roof eave projects 5 feet into the ROW	To reinforce the vertical modulation strip along the North face, breaking up the whole into smaller parts.(Russ Bauder of SDOT has reviewed this.)
3	SMC 23.47A.008 D.2 Residential Street Level Requirements Residential façade shall be set back at least 10 ft from the sidewalk.	Residential façade is set back 4'-6" .	The Design Review board prefers a shallow setback for safety reasons, especially since the façade width is only 14 ft.

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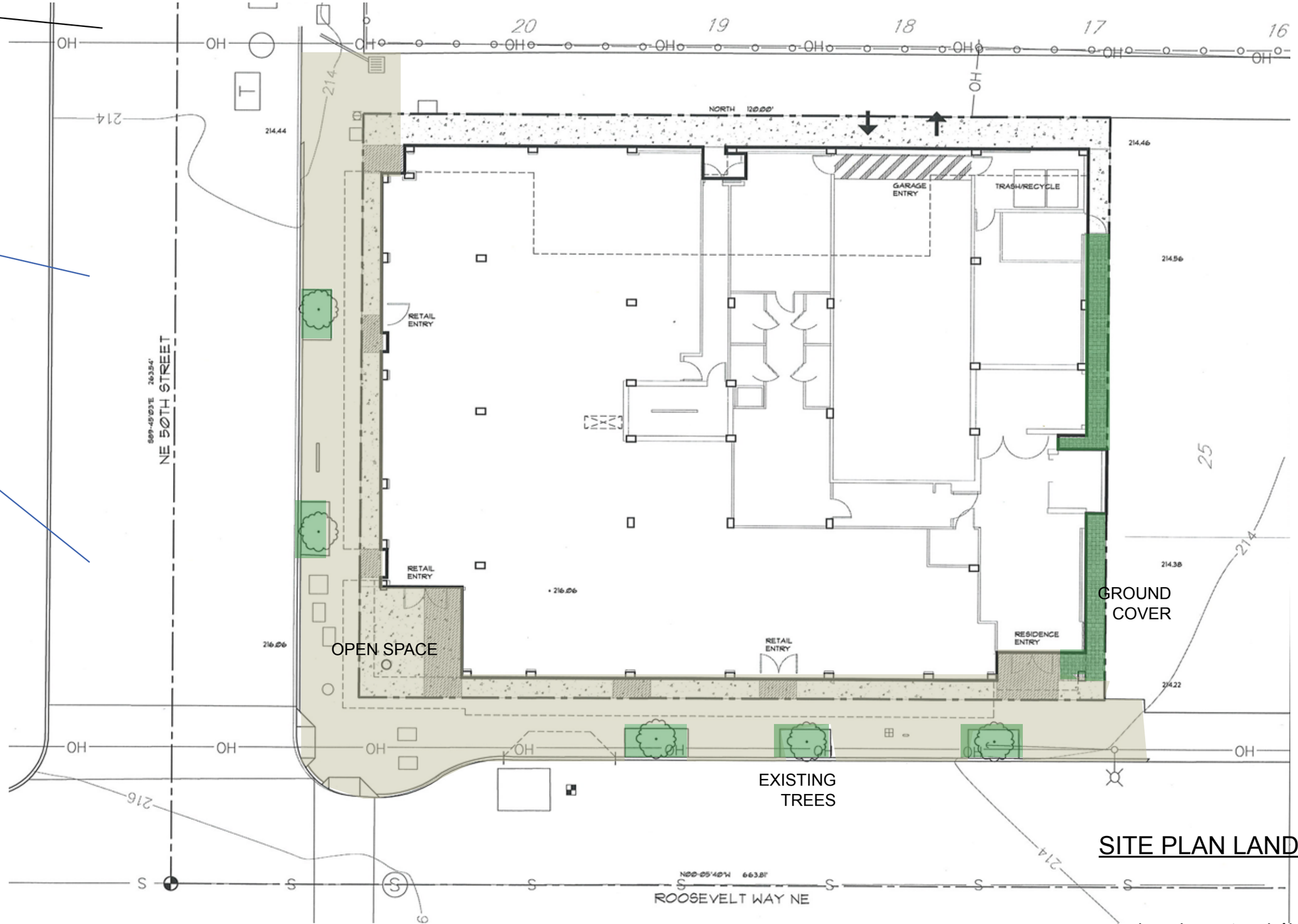

SITE PLAN LANDSCAPE

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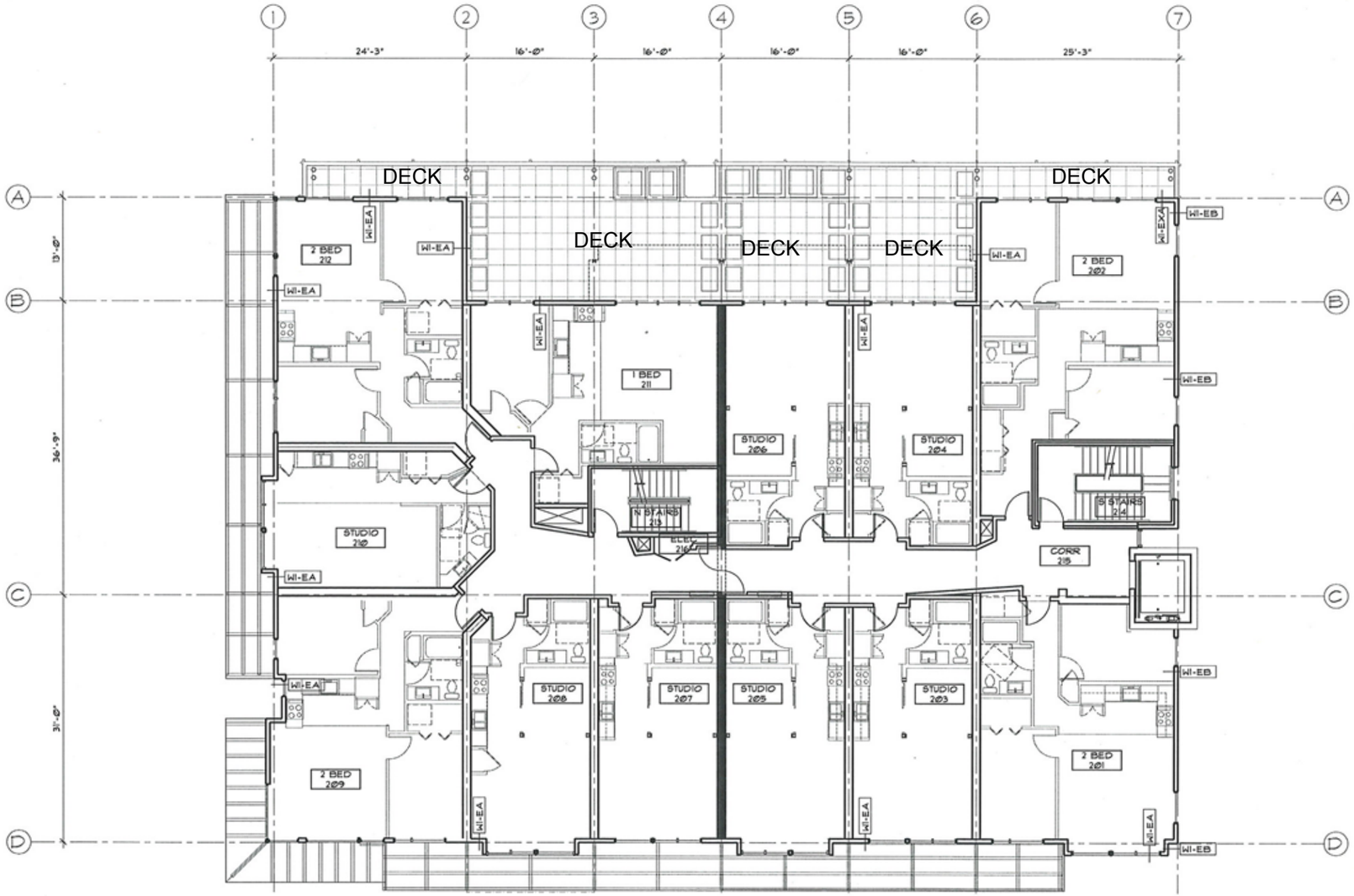

2ND FLOOR PLAN

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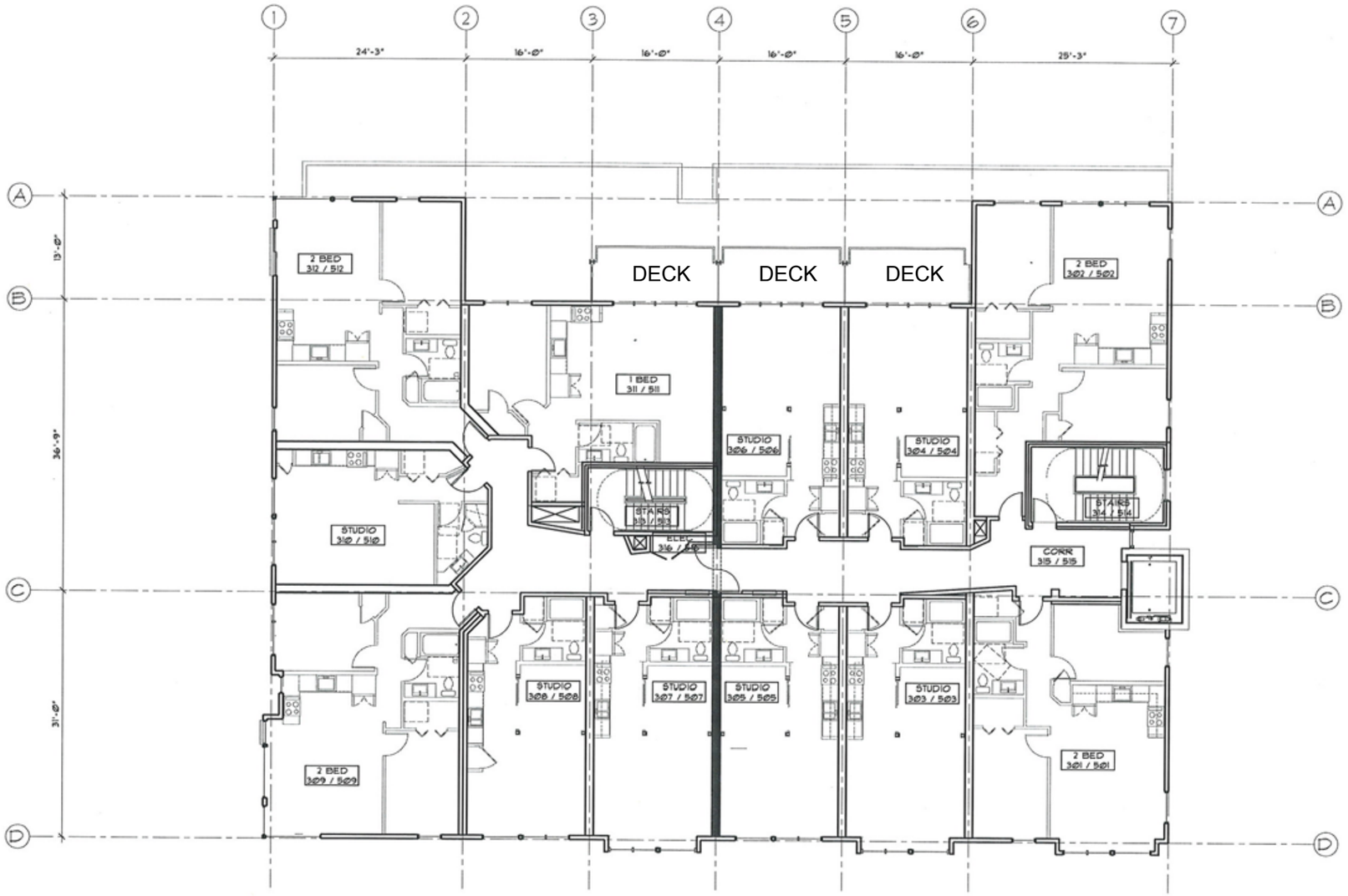

TYPICAL FLOOR PLAN

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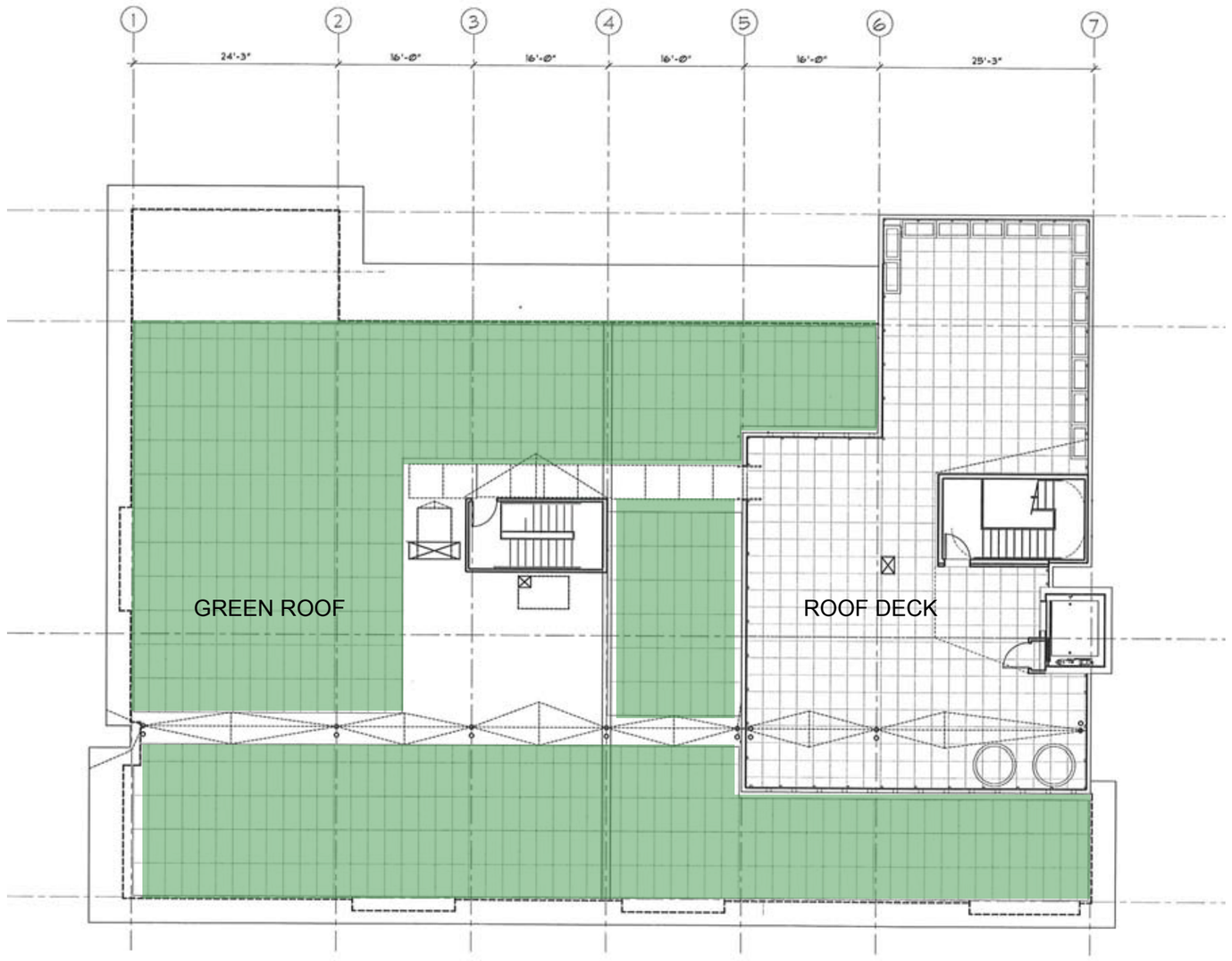

ROOF PLAN

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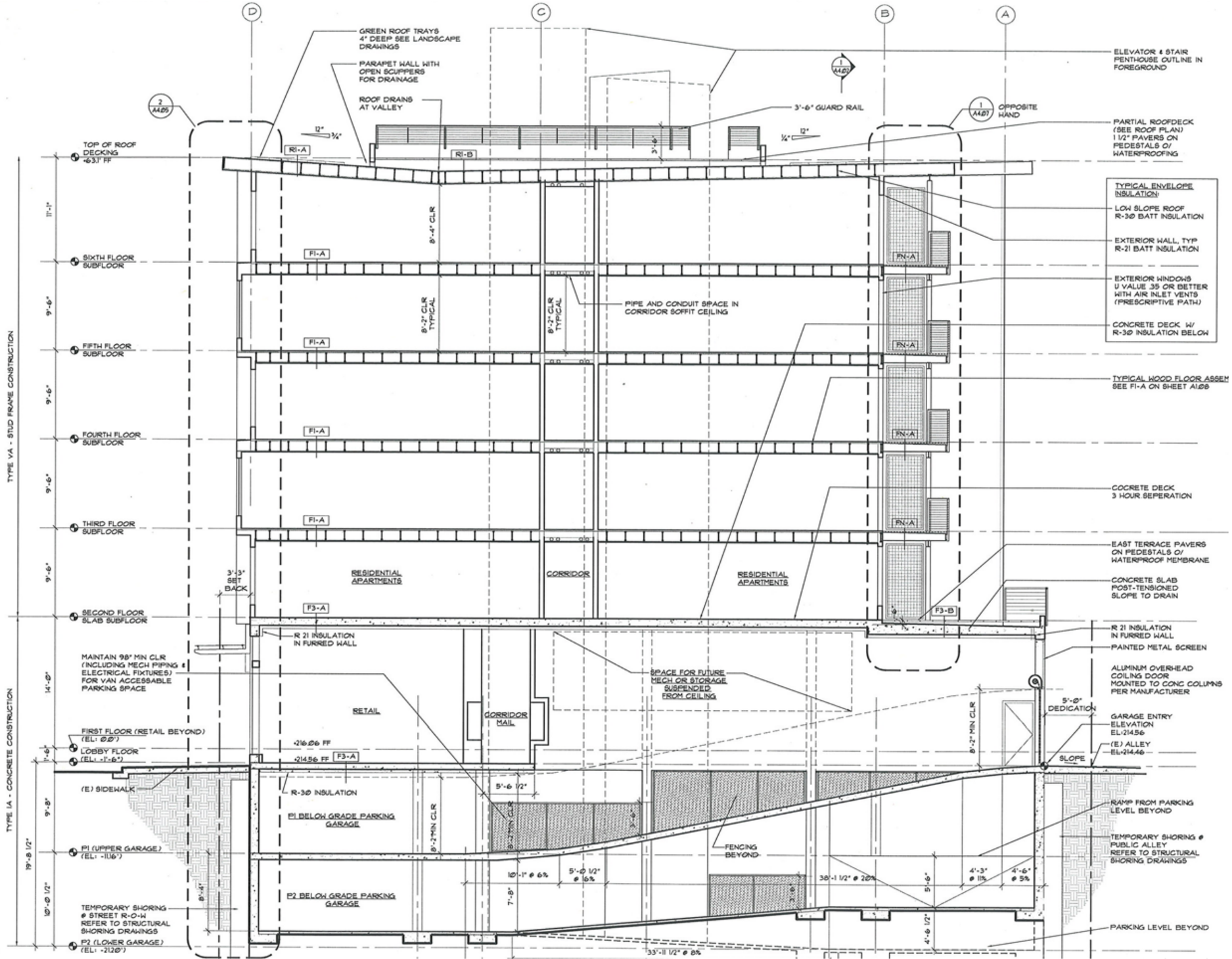

BUILDING SECTION

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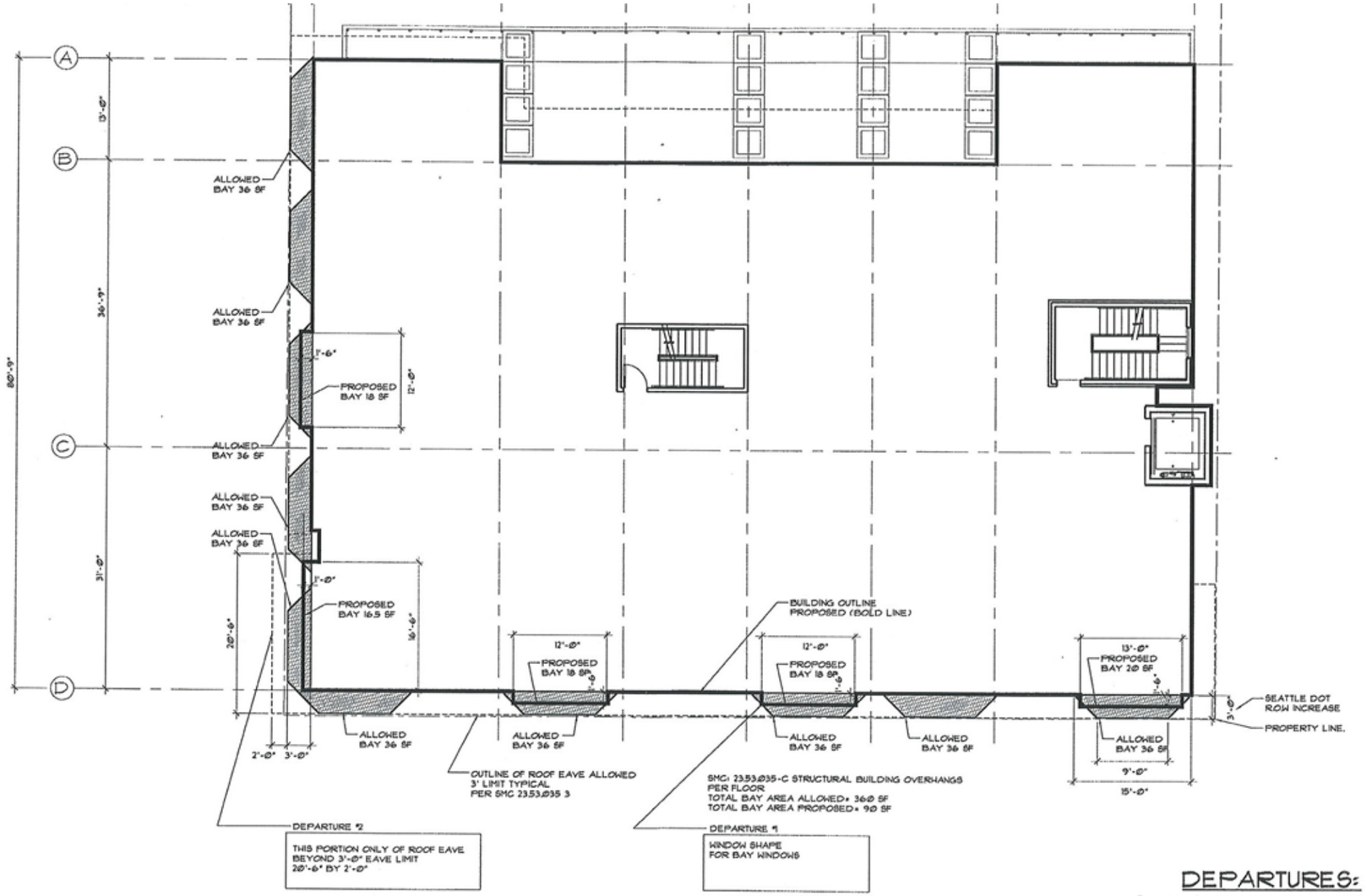

DEPARTURES:
2nd FLOOR PLAN
3RD, 4TH, 5TH, 6TH SIMILAR

DEPARTURES

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