

Aerial Looking West

Neighborhood Context: Land Uses
 The Roosevelt Avenue corridor is an eclectic mix of uses, predominantly commercial with a mixture of single and multi-family homes, small or medium retail, restaurants, and auto dealerships. The majority of the lots are underdeveloped, with uses in older houses with on-grade parking or auto dealerships with on-grade parking. Examples include the Momma Melina Restaurant and University Volkswagen across Roosevelt Way to the east.

To the north along Roosevelt is the Seven Gables building at the corner of 50th Street and to the south at the corner of 47th Street are a couple of traditional shop buildings including Half Price

Books. Several newer 6-story residential-over-retail buildings have been built to the east along 11th Avenue.

Across Roosevelt at the corner of 50th Street is a proposed 6-story residential-over-retail building on the former Tubs Site. The remainder of the east side of Roosevelt Way is University Volkswagen with an older single story service building and surface parking or auto display area. To the north, land uses are essentially the same in addition to the historic University Library and the Fire Station # 17 along 50th Street. The land uses on the block to the south are denser, with a mixture of non-descript newer two-story office-over-retail buildings, bank, etc.

Neighborhood Context: Architecture
 The architecture, like the land use, varies widely. The majority of the older buildings typically are in poor condition with little design significance. Typically these structures, often converted houses, underutilize their sites and are being held for future development.

Newer apartment buildings to the east along 11th Avenue are conservative and tasteful with no memorable features or architectural style and are clad in shades of stucco. The newer apartment buildings further east are more adventurous with bay modulation, which is complemented with a variety of siding materials.

The Audi and Volkswagen dealerships are new prototype corporate modern designs clad in stucco and metal with a distinctive automotive aesthetic.

Community Landmarks
 Landmarks include the classical University Library and Deco-inspired Fire Station. The Seven Gables Theater with its rustic Tudor lodge style is not considered a landmark, but is well known and serves as a gateway from the north and west. The University YMCA building on the corner of 12th Avenue and 50th Street is a nicely restored example of 1950s Suburban Modern.

Neighborhood Context: Topography and Views
 The area slopes down from the west to the east from 9th Avenue to Roosevelt Way. Because of the gradual slope to the south of Roosevelt, the site may capture some views to the south, but will most likely only have territorial views to the east and west.



Acacia Court Apartments
4707 12th Avenue NE



Park Modern Condominium
5611 University Way NE



Ellipse Apartments
4744 12th Avenue NE



Sunrise Cascade Apartments
1100 NE 47th Street



Wahana University Plaza Apartments
5233 University Way NE



Helix Apartments
4751 12th Avenue NE

Commercial (converted house)
2 Stories

Commercial (converted house)
2 Stories

Apartments (converted house)
3 Stories

Project Site:
4737 Roosevelt Way NE

Apartments (converted house)
3 Stories

House
2 Stories

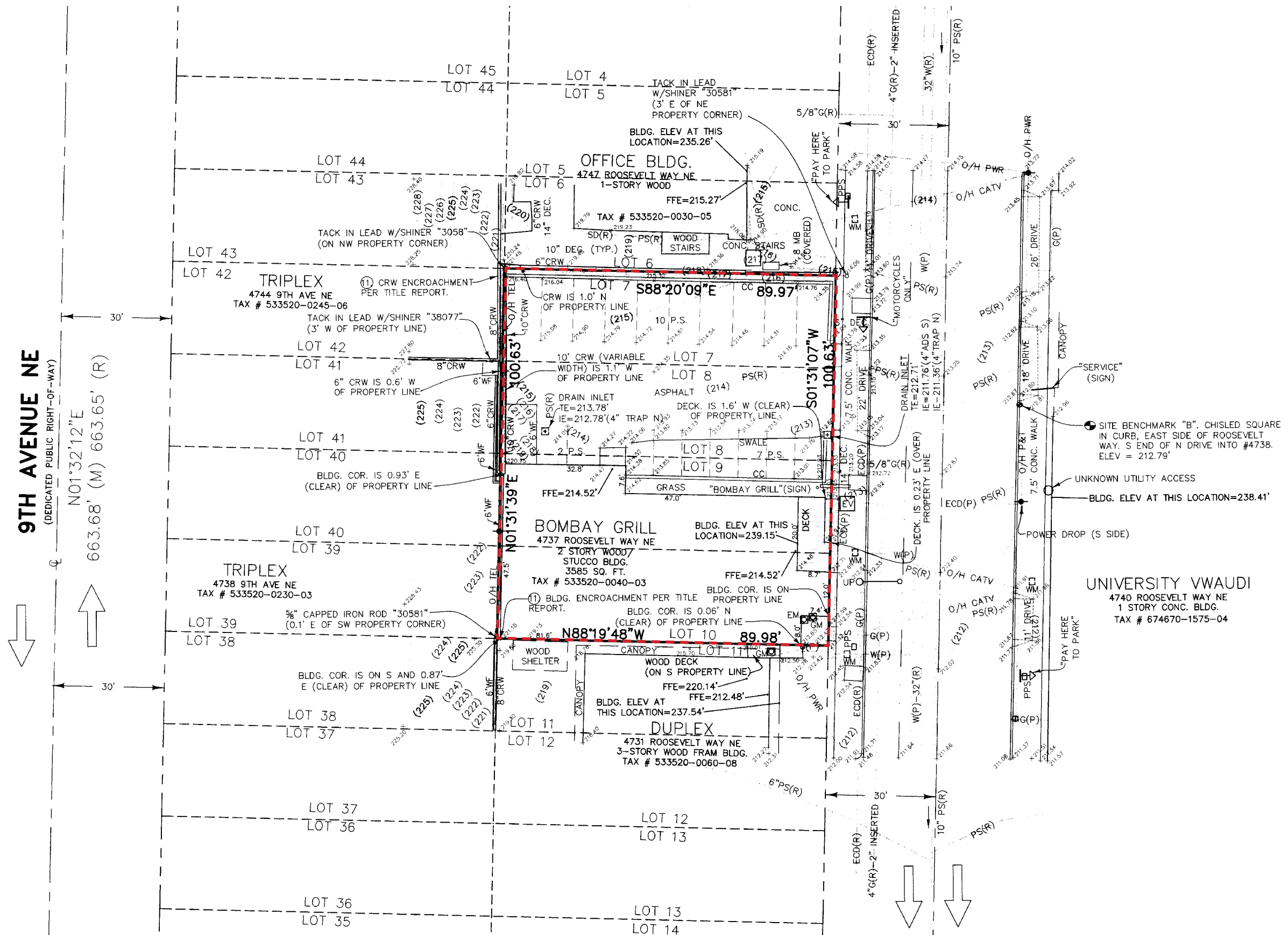
Commercial (converted house)
3 Stories

House
2 Stories

Proposed Mixed-Use Development
(Tubs site)

University VW
Service Department







View of site from the west



View of site from the east



View of site from the southeast



View of site from the street

Existing Site Conditions

Uses

The site is located mid-block along the east side of Roosevelt Way NE between NE 47th Street and NE 50th Street. The southern portion of the site contains the former Bombay Grill restaurant with a parking lot to the north.

Topography

The site is relatively flat with a slight rise from east to west and low retaining along the north and south property lines. Along the west property line is an approximate 10-foot high retaining wall. The residential properties to the west continue to rise approximately 10 feet to the west up to 9th Avenue NE. There are no alleys adjacent to this site.

Access

The site abuts Roosevelt Way, which is the only pedestrian and vehicular access opportunity.

Development Plans

Objectives

Our objective is to construct a well-designed building that creates excellent urban housing and contributes to the character of its surroundings by:

- Adding to the retail activity and character of Roosevelt Way NE
- Creating residential units that provide convenient access to nearby transit systems
- Making light-filled units that create great spaces for urban living
- Defining and activating the street edge

Approximate Structure Size

The zoning allows a 65-foot height, and the design intent is to use the full height for five residential stories over a single-story mixed-use base. The residential portion will step back along the rear lot line to provide more separation from the adjacent residential zone.

Retail

This site along a prominent arterial is well suited to street-level retail use.

Residential

Five floors of residential units are proposed above the retail level. The following factors inform the configuration of the residential units:

- small, rectangular lot
- one property line facing an arterial street edge
- three lot lines adjoining neighboring parcels
- setback requirements along the rear lot line adjacent to a residential zone
- smaller unit size appropriate to the apartment market in this neighborhood

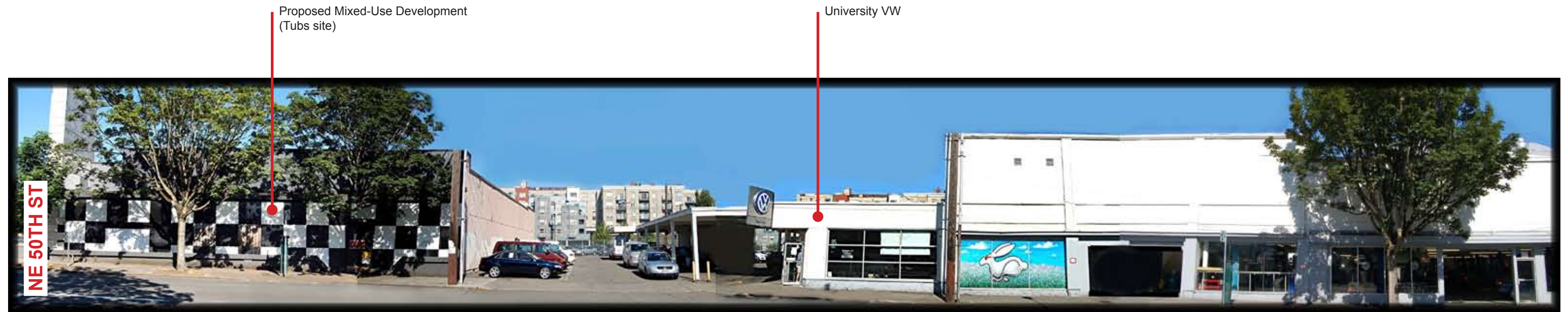
The overall massing is essentially predetermined by the zoning envelope. The design intent is to have light-filled units with an advantageous solar orientation, and a building massing that reinforces the urban street edge.

Access and Parking

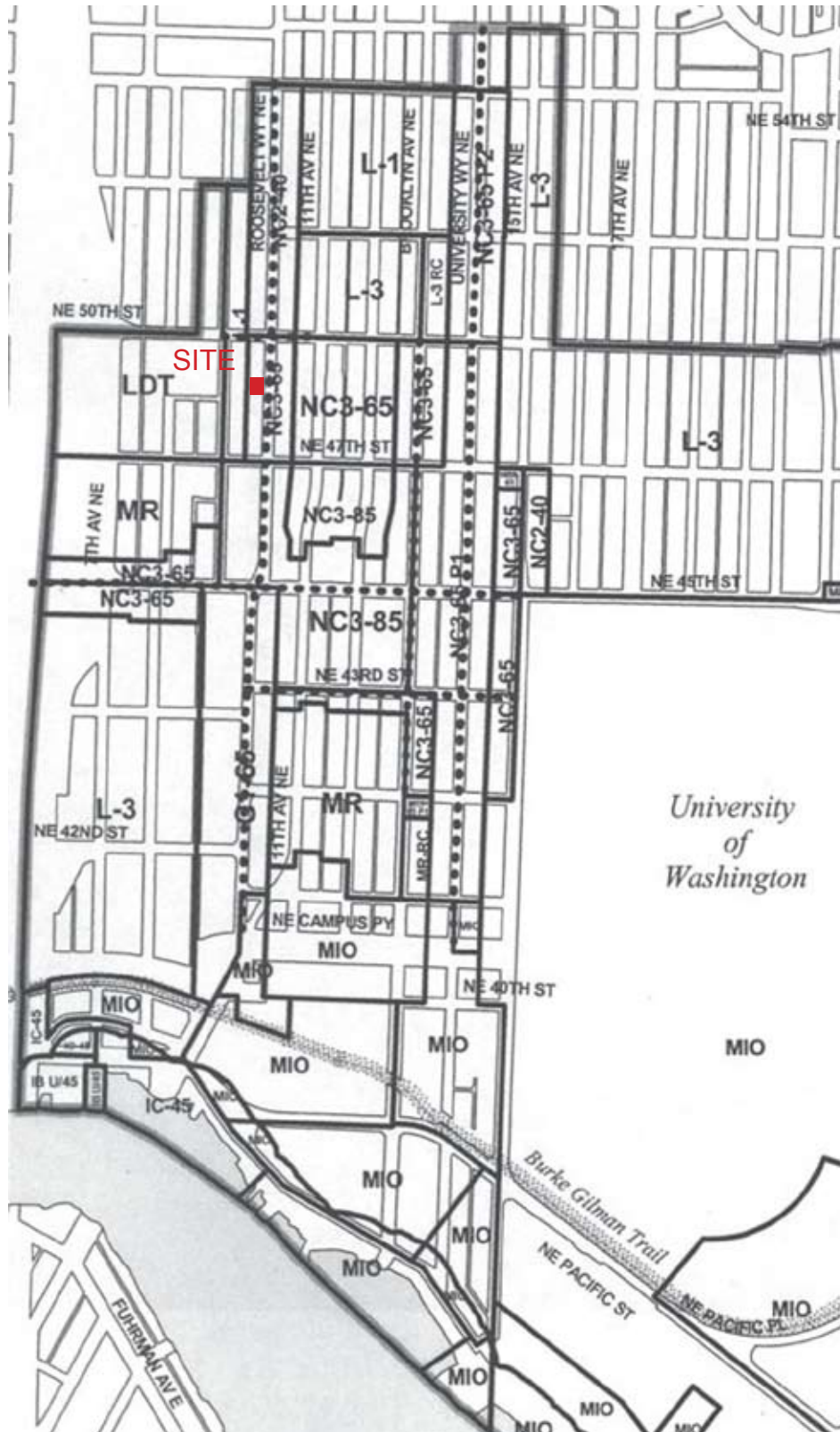
Access off Roosevelt is proposed along the south property line to maximize the distance from intersections. Market trends indicate that some parking is required for the residential units, but not all of the units require parking due to the proximity of current and future transit systems, the location in an Urban Center Village, and the small footprint of the residential studio units.



Roosevelt Way NE - West Side



Roosevelt Way NE - East Side



Mixed-Use Corridors

Guideline - Solar Orientation

- Minimize shadow impacts onto adjacent streets, especially important on blocks with narrow rights-of-way. Maintain low- to medium-rise character of the streetscape.
- Reinforce the pedestrian streetscape.

Guideline - Entrances Visible from the Street

- On Mixed Use Corridors, primary business and residential entrances should be oriented to the commercial street.
- At least one building entrance, preferably the main one, should be prominently visible from the street.

Guideline - Human Activity

On Mixed Use Corridors, where narrow sidewalks exist (less than 15' wide), consider recessing entries to provide for pedestrian activities. Pedestrian orientation and activity should be emphasized, particularly along Mixed Use Corridors. Consider recessing first floor to provide wider sidewalks while extending the upper floors to the property line.

Guideline - Respect for Adjacent Sites

Special attention should be paid to projects in the zone edge. Particularly important where a building's back side, service areas or parking lots could impact adjacent residential uses.

Guideline - Residential Open Space

The ground-level open space should be designed as a plaza, courtyard, play area, mini-park, pedestrian open space, garden, or similar occupiable site feature. The quantity of open space is less important than the provision of functional and visual ground-level open space.

Guideline - Height, Bulk and Scale Compatibility

In order to reduce the impacts of apparent building height, bulk at specified zone edges, as described in the left hand column, the following alternatives should be considered:

- Along zone edges and specified streets, step back upper floors above 40', or modify the roofline to reduce the negative effects of the allowable height limit.
- Along specified corridors, a gradual setback of the building's facade above 40' in height from the street, alley or property line may be considered.
- In exchange for setting back the building facade, the Board may allow a reduction in the open space requirement.

Guideline - Architectural Context

- Although no single architectural style or character emerges as a dominant direction for new construction in the University Community, project applicants should show how the proposed design incorporates elements of the local architectural character.
- On Mixed Use Corridors, consider breaking up the facade into modules of not more than 50 feet (measured horizontally parallel to the street) on University Way and 100 feet on other corridors, corresponding to traditional platting and building construction.

- When the defined character of a block, including adjacent or facing blocks, is comprised of historic buildings, or groups of buildings of local historic importance and character, as well as street trees or other significant vegetation, the architectural treatment of new development should respond to this local historical character.

Guideline - Exterior Materials

New buildings should emphasize durable, attractive, and well-detailed finish materials, including:

- brick (especially appropriate); concrete (if it features architecturally treated texture or color, other refined detailing, and/or complementary materials); cast stone; natural stone; tile; stucco and stucco-like panels; art tile; wood, especially appropriate in residential structures; sculptural cast stone and decorative tile are particularly appropriate because they relate to campus architecture and Art Deco buildings.

New buildings should avoid:

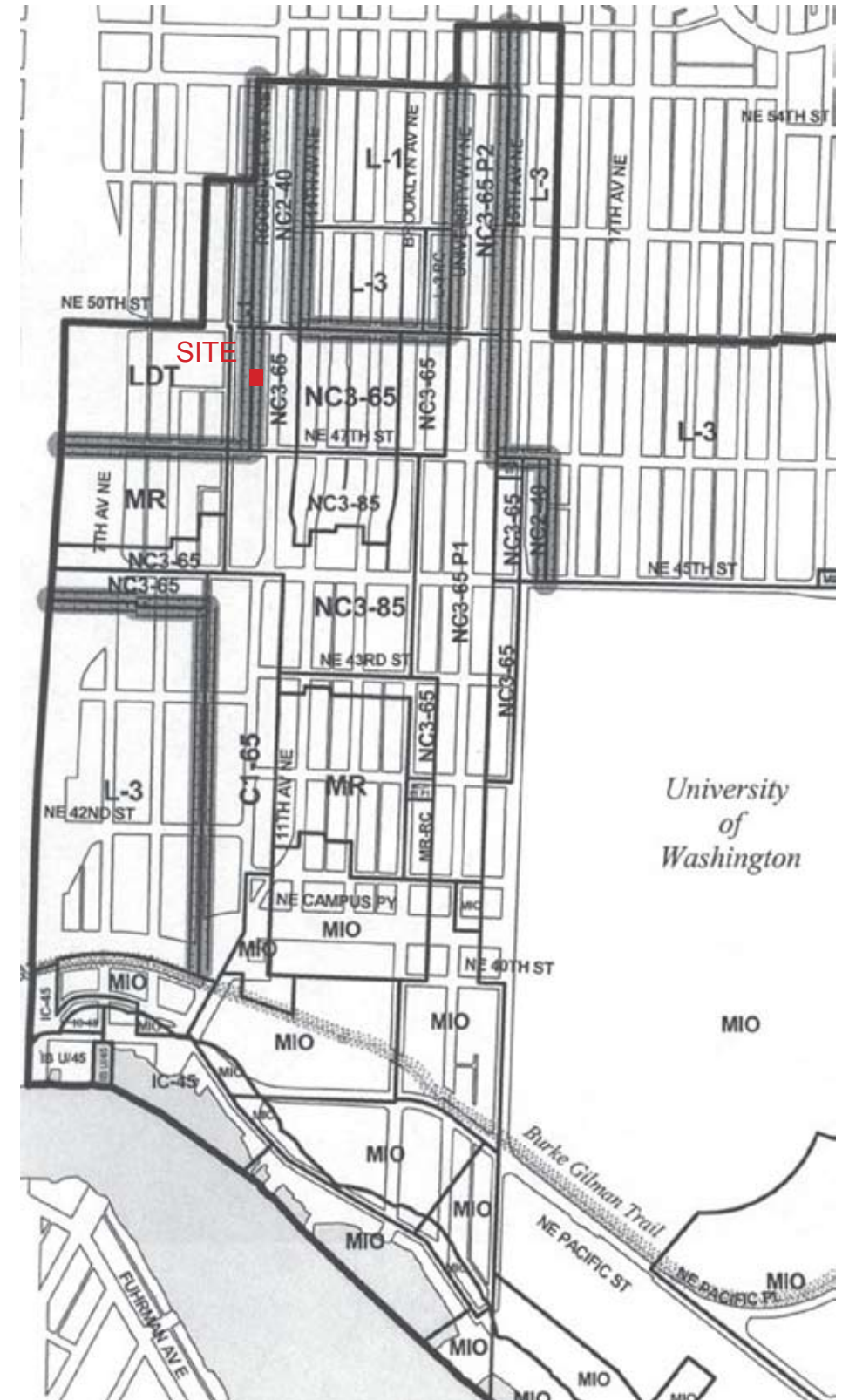
- Masonry units. If concrete blocks are used for walls that are visible from a public street or park, then the concrete or concrete block construction should be architecturally treated in one or more of the following ways: textured; use of colored mortar; use of other masonry types, such as brick, glass block, or tile, in conjunction with; provided with substantial wood or metal trellis and maintained plantings.
- Metal siding. If metal siding is used as a siding material over more than 25% of a building's facade, the metal siding should have a matted finish in a neutral or earth tone and should include visible window and door trim painted or finished in a complementary color and corner and edge trim that covers exposed edges of the sheet metal panels.
- Wood siding and shingles, except on upper stories or on smaller-scale residential projects.

Guideline - Pedestrian Open Spaces and Entrances

- On Mixed Use Corridors, consider setting back a portion of the building to provide small pedestrian open spaces with seating amenities. The building facades along the open space must still be pedestrian-oriented. Pedestrian-oriented open spaces should meet the objectives in the Design Guidelines. Required open space may be reduced up to 50% if a substantial amount of the street-level open space (on the order of at least 200 square feet), meet the objectives in the Design Guidelines.
- On Mixed Use Corridors, entries to upper floor residential uses should be accessed from, but not dominate, the street frontage.

Guideline - Landscaping

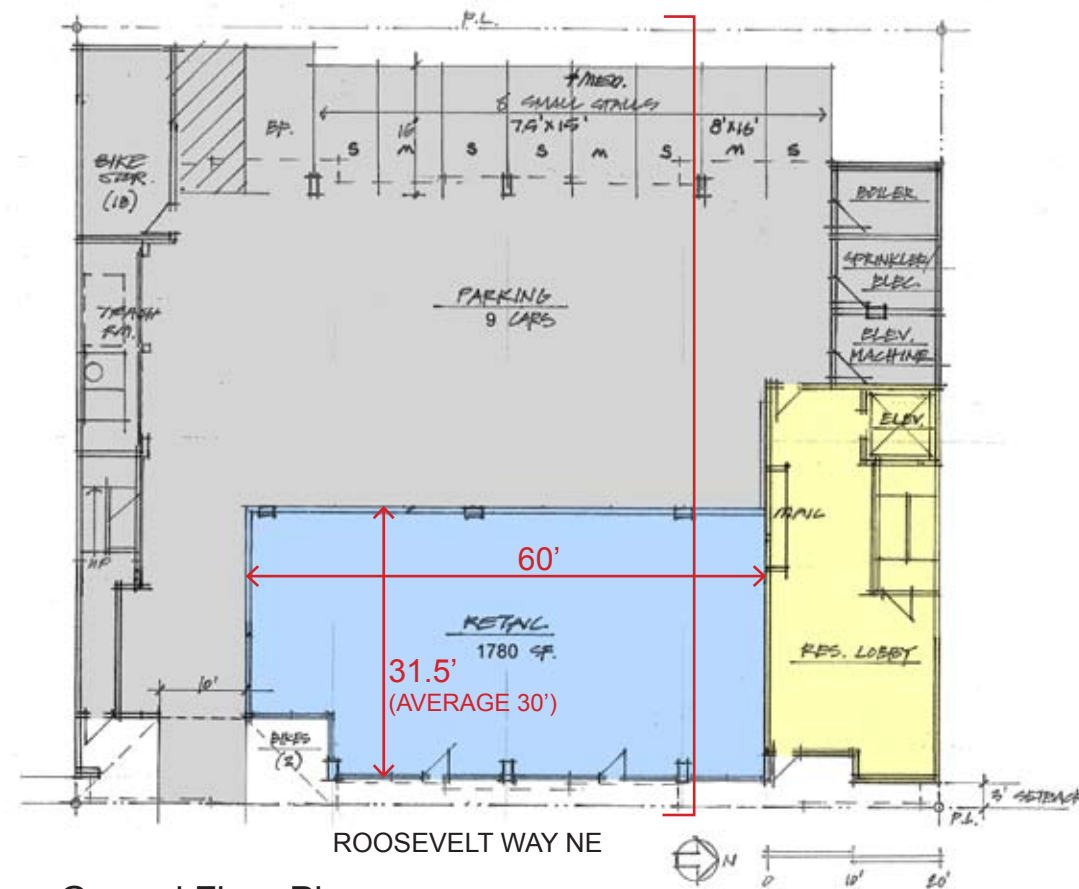
Retain existing large trees wherever possible. This is especially important on the wooded slopes in the Ravenna Urban Village.



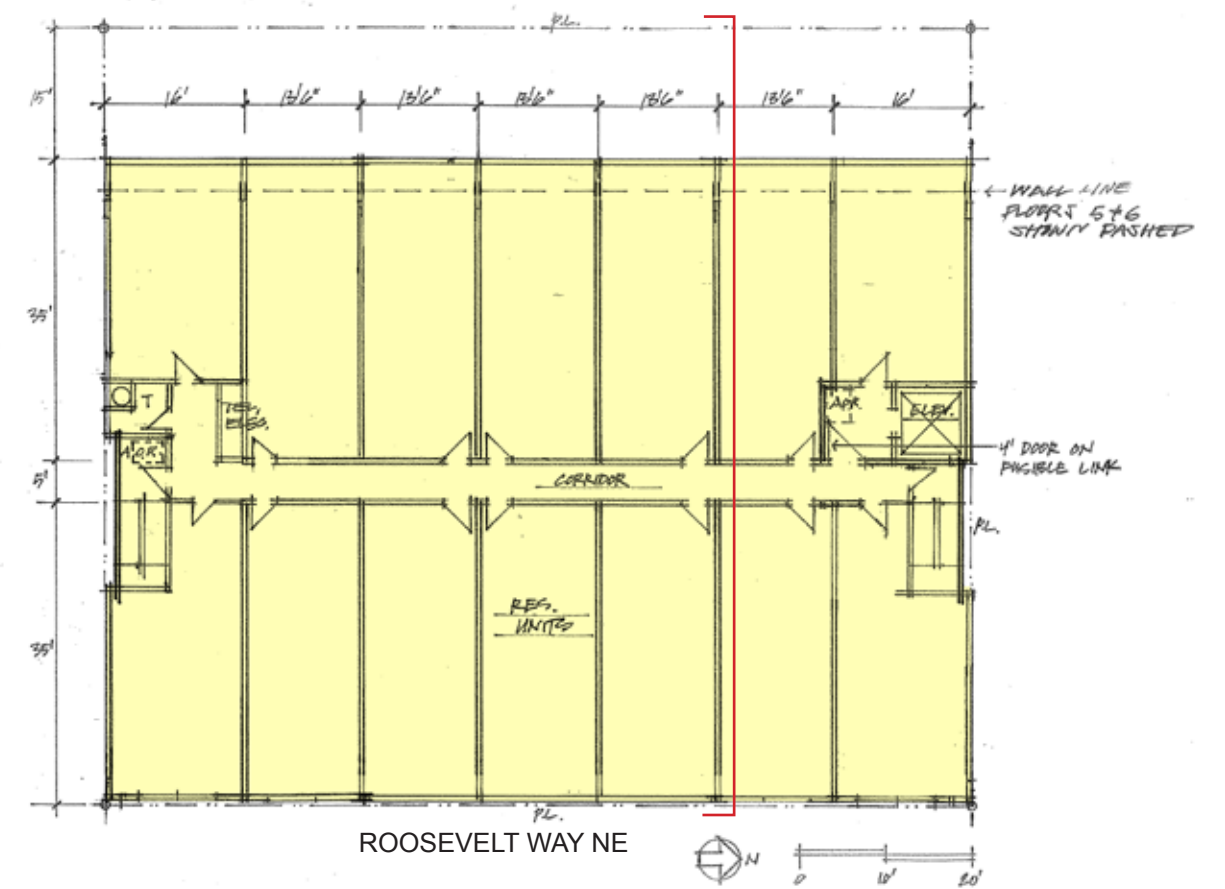
Height, Bulk, and Scale

Roosevelt Mixed-Use University District, Seattle, Washington

University Community Design Guidelines Early Design Guidance, September 3, 2008



Ground Floor Plan



Upper Floor Plans

Street Level

Retail shop space along Roosevelt Way with residential entrance and lobby to north and parking access to south. Parking garage and service rooms are behind front uses under residential podium. The base façade is recessed to provide sidewalk widening and modulated to provide small open spaces along the retail frontage as well as the residential entrance.

Upper Levels

Double-loaded corridors with residential units facing east and west. Units look out over common rear yard and Roosevelt Way. The west facade is set back 15 feet from the property line and continues to step back an additional 4 feet on the 5th and 6th levels.

Open Space

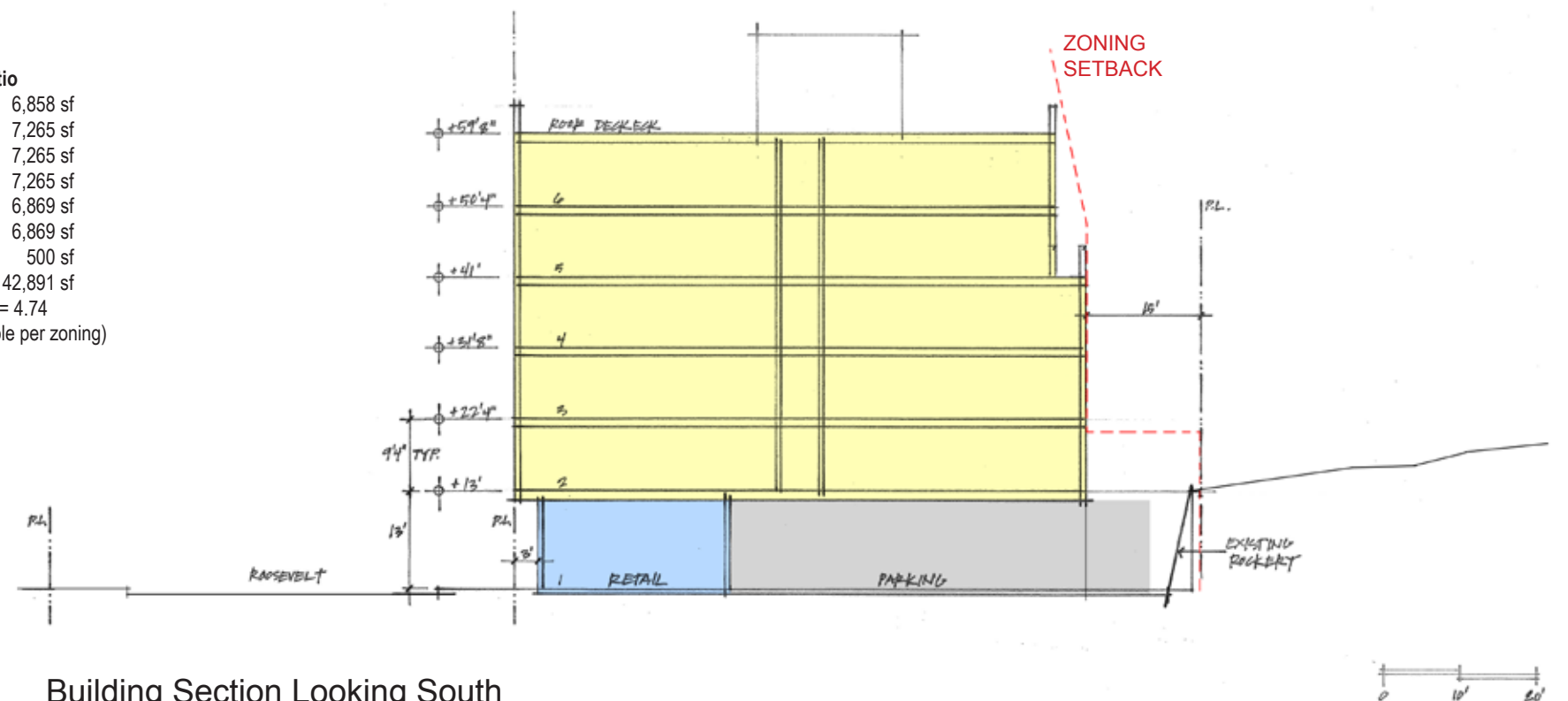
Provided on the roof of the residential building.

Upper Level Modulation

The upper level east and west facades are straight in accordance with the Design Guidelines. The upper level north and south facades are modulated twice with 1.5-foot offsets at the stair locations.

Floor Area Ratio

L1:	6,858 sf
L2:	7,265 sf
L3:	7,265 sf
L4:	7,265 sf
L5:	6,869 sf
L6:	6,869 sf
L7 (roof):	500 sf
Total:	42,891 sf
$42,891 / 9,054 = 4.74$	
$(< 4.75 \text{ allowable per zoning})$	



Building Section Looking South



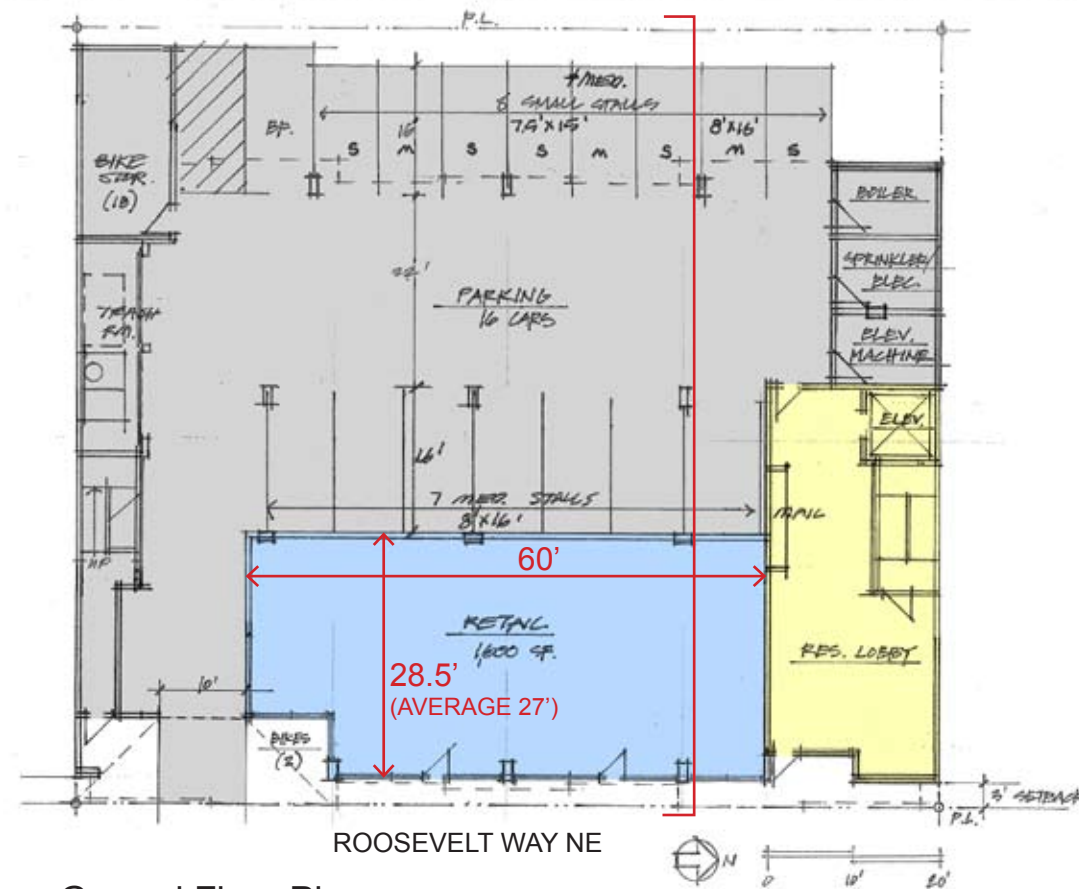
View From Northeast



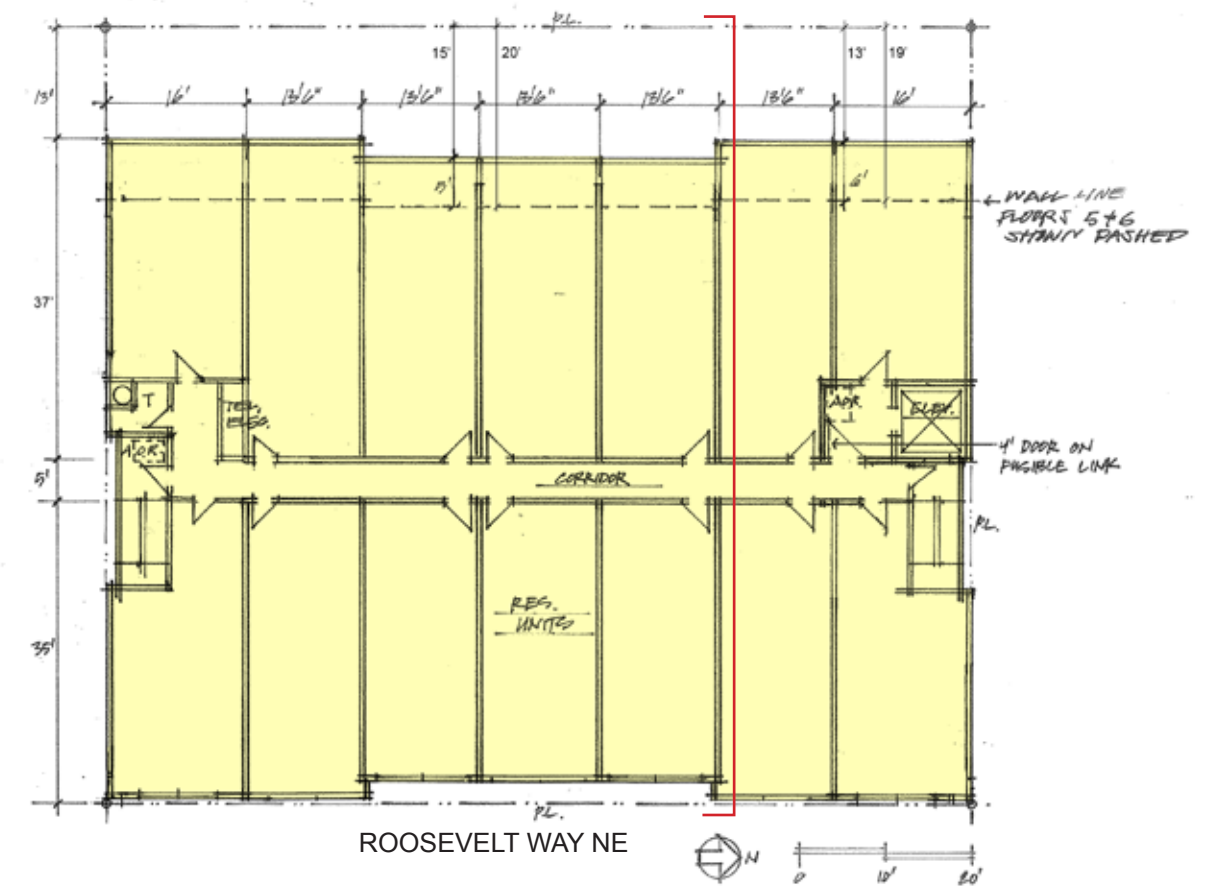
View From Southeast



View From Northwest



Ground Floor Plan



Upper Floor Plans

Street Level

Retail shop space along Roosevelt Way with residential entrance and lobby to north and parking access to south. Parking garage and service rooms are behind front uses under residential podium. The base façade is recessed to provide sidewalk widening and modulated to provide small open spaces along the retail frontage as well as the residential entrance.

Upper Levels

Double-loaded corridors with residential units facing east and west. Units look out over common rear yard and Roosevelt Way. Portions of the west façade are set back 13 and 15 feet from the property line and continue to step back an additional 5 and 6 feet on the 5th and 6th levels.

Open Space

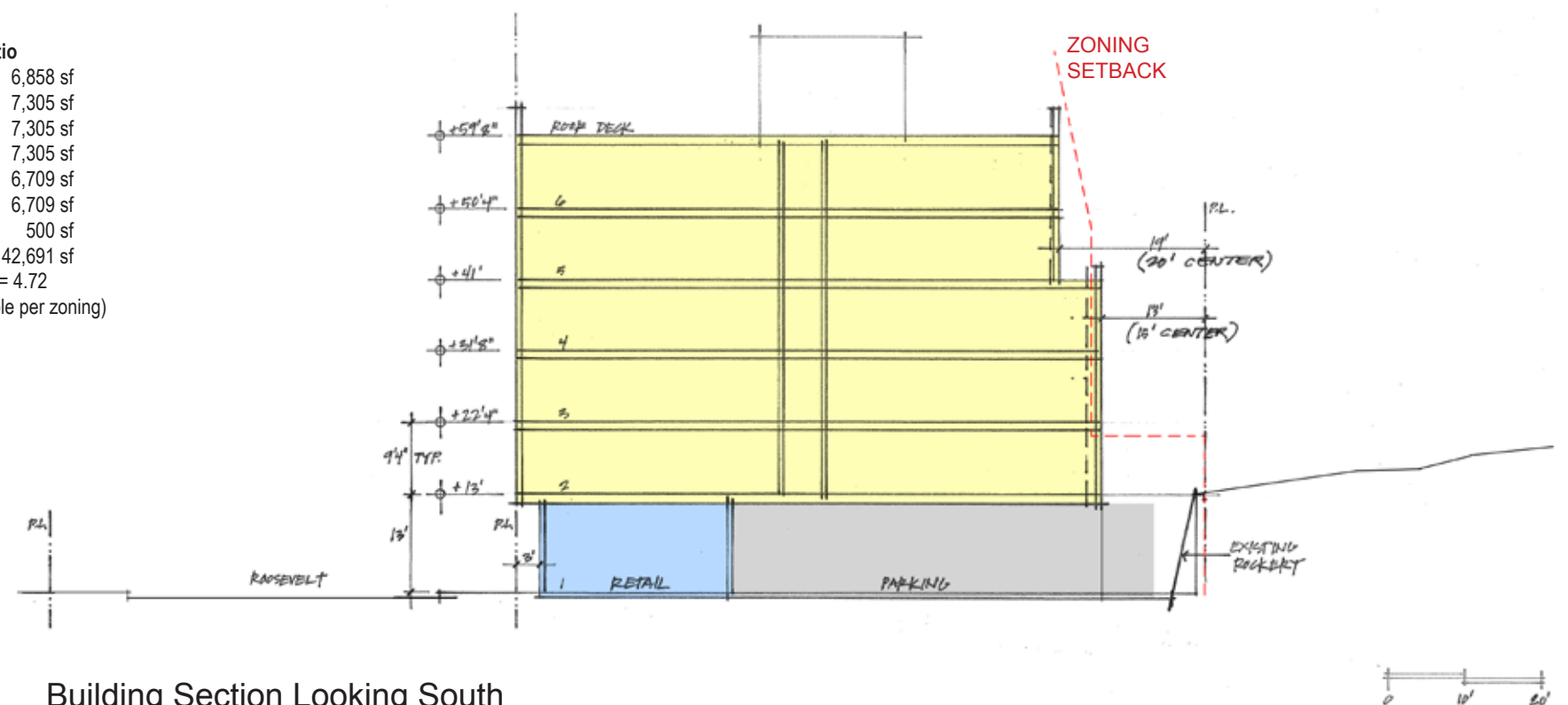
Provided on the roof of the residential building.

Upper Level Modulation

The upper level east and west façades are modulated twice with 2-foot offsets. The upper level north and south façades are modulated twice with 1.5-foot offsets at the stair locations.

Floor Area Ratio

L1:	6,858 sf
L2:	7,305 sf
L3:	7,305 sf
L4:	7,305 sf
L5:	6,709 sf
L6:	6,709 sf
L7 (roof):	500 sf
Total:	42,691 sf
$42,691 / 9,054 = 4.72$	
(< 4.75 allowable per zoning)	



Building Section Looking South



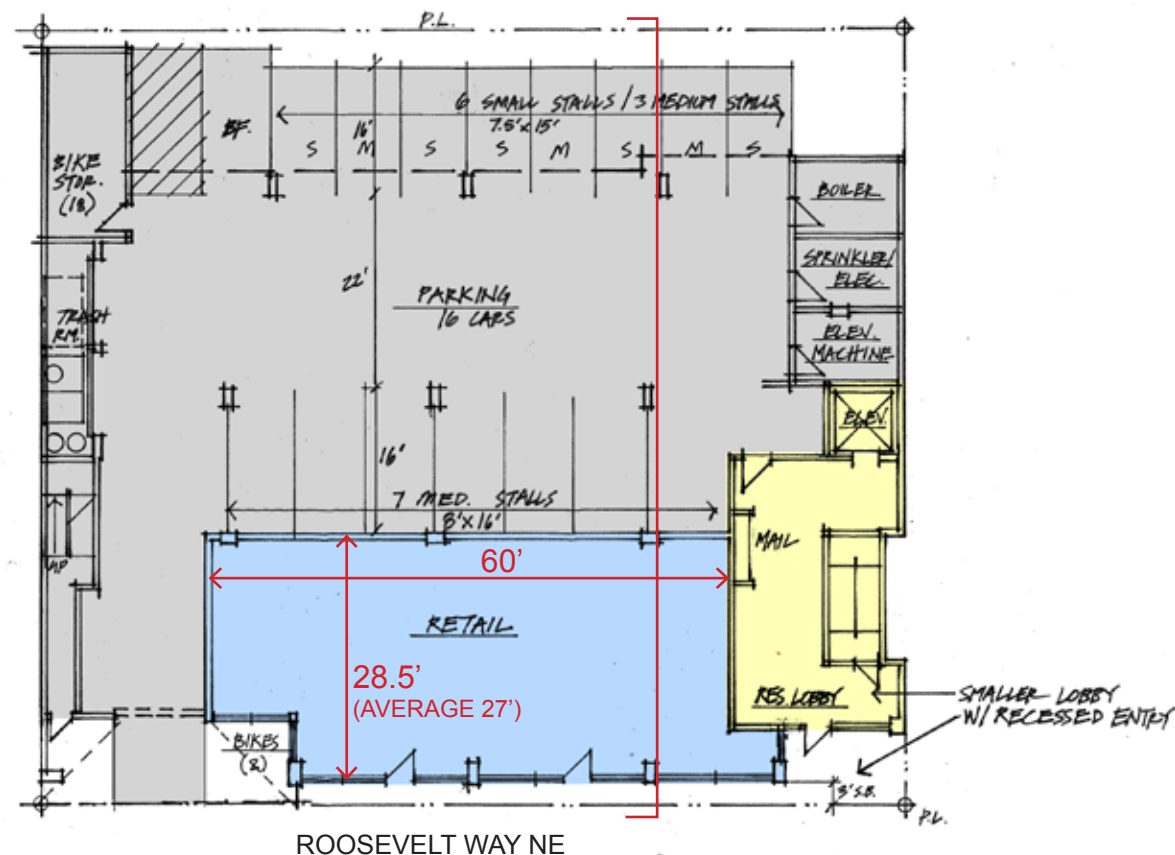
View From Northeast



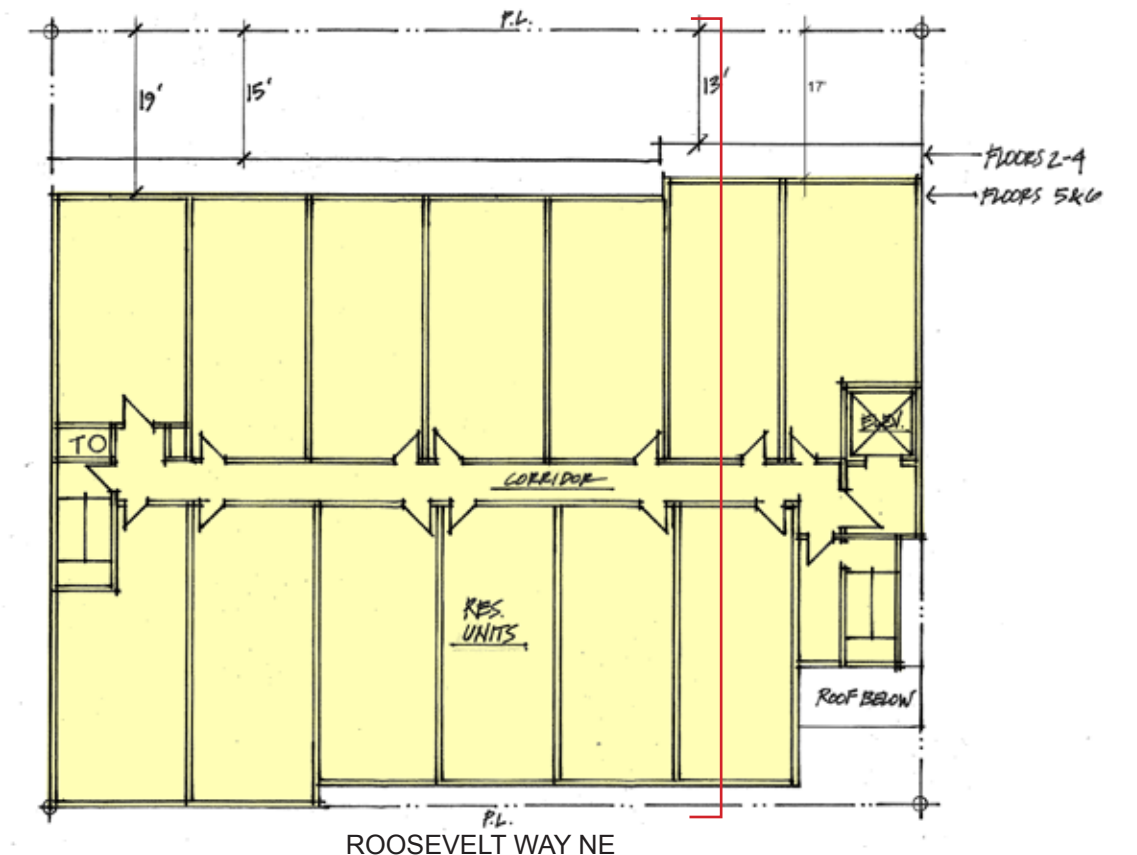
View From Southeast



View From Northwest



Ground Floor Plan



Upper Floor Plans

Street Level

Retail shop space along Roosevelt Way with residential entrance and lobby to north and parking access to south. Parking garage and service rooms are behind front uses under residential podium. The base façade is recessed to provide sidewalk widening and modulated to provide small open spaces along the retail frontage as well as a larger open space adjacent to the residential entrance.

Upper Levels

Double-loaded corridors with residential units facing east and west. Units look out over common rear yard and Roosevelt Way. Portions of the west façade are set back 13 and 15 feet from the property line and continue to step back an additional 4 feet on the 5th and 6th levels.

Open Space

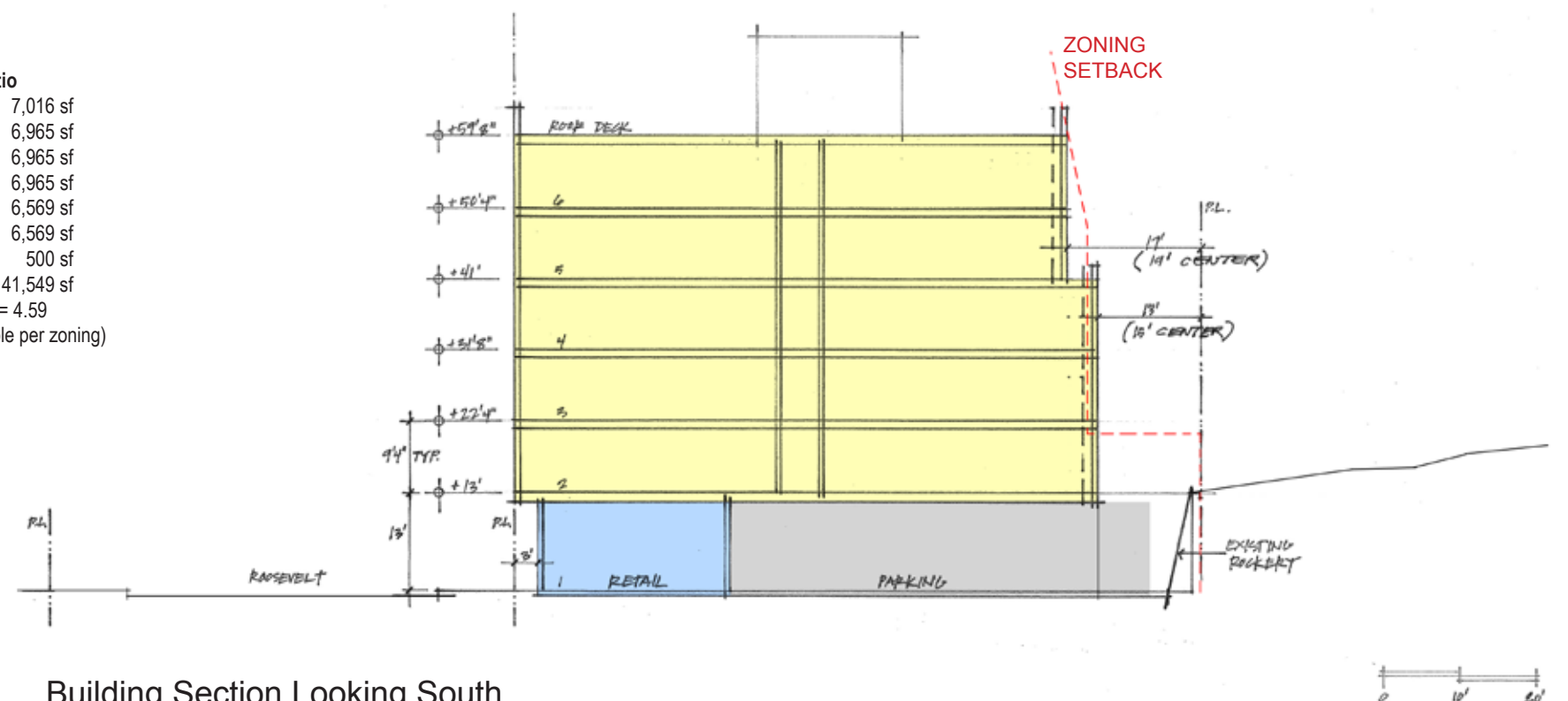
Provided on the roof of the residential building.

Upper Level Modulation

The upper level east and west façades are modulated with 2-foot offsets. The northeast corner is cut out to express the form of the residential core and provide visual interest northeast along Roosevelt. The upper level south façade is straight in accordance with the guidelines.

Floor Area Ratio

L1:	7,016 sf
L2:	6,965 sf
L3:	6,965 sf
L4:	6,965 sf
L5:	6,569 sf
L6:	6,569 sf
L7 (roof):	500 sf
Total:	41,549 sf
$41,549 / 9,054 = 4.59$	
$(< 4.75 \text{ allowable per zoning})$	



Building Section Looking South



View From Northeast



View From Southeast



View From Northwest



Massing Option One

Advantages

- Units have either east or west orientation for ample daylight.
- Roof top open space is common to all residents.
- The majority of the open space is protected from high-traffic streets.
- Creates a strong street edge along Roosevelt Way.
- Upper west façade steps back to reduce bulk and relate to scale of adjacent residences to east.

Challenges

- Meets minimum modulation standards but not as visually interesting from surrounding properties and street.

Departures

See note below regarding landscape buffer and parking screening*



Massing Option Two

Advantages

- Units have either east or west orientation for ample daylight.
- Roof top open space is common to all residents.
- The majority of the open space is protected from high-traffic streets.
- Creates a strong street edge along Roosevelt Way.
- Upper west façade steps back to reduce bulk and relate to scale of adjacent residences to east.

Challenges

- None.

Departures

1. Allow average retail space depth of 27' instead of the required 30' to accommodate additional parking and mechanical space behind it.
2. Reduce the Residential Amenity Space required from approximately 1827 sf to 749 sf, to reduce the structural loading on the roof and increase the area available for rooftop landscaping.
3. On the west side, portions of levels two through four extend two feet into the zoning setback, to allow for a six foot offset on the top two levels, per input received from the Roosevelt Neighborhood Association.

See note below regarding landscape buffer and parking screening*



Massing Option Three

Advantages

- Units have either east or west orientation for ample daylight.
- Roof top open space is common to all residents.
- The majority of the open space is protected from high-traffic streets.
- More visual interest from traffic travelling south on Roosevelt.
- Upper west façade steps back to reduce bulk and relate to scale of adjacent residences to east.

Challenges

- Five fewer residential units (65 instead of 70)

Departures

1. Allow average retail space depth of 27' instead of the required 30' to accommodate additional parking and mechanical space behind it.
2. Reduce the Residential Amenity Space required from approximately 1827 sf to 749 sf, to reduce the structural loading on the roof and increase the area available for rooftop landscaping.
3. On the west side, portions of all residential levels extend two feet into the zoning setback, to allow for the notch in the northeast corner while retaining leaseable depths in the residential units.

See note below regarding landscape buffer and parking screening*

* Allow existing rockery along the west property line to remain instead of the required 5-foot landscape area adjacent to the neighboring residential zone, and waive the requirement for screening of the parking from adjacent property due to the grade change. According to DPD's Pre-Application Conference Notes:

Regarding the parking abutting the residential lot at the rear, DPD Staff indicated that the parking appears to be below grade due to the significant grade change between the properties, and if so, then SMC 23.47A016 D2 n. would not apply. (The residential neighbors would view the terraced area above the parking, and not parking, so the goal of the Code would be met.) So, the design proposed by Applicant does not appear to need a departure.