

1012 - 1022 NE 63rd STREET MULTIFAMILY HOUSING

EDG MEETING • DPD #3012241
September 12, 2011

SITE

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R Runberg Architecture Group, PLLC
Michele Wang
One Yesler Way, Suite 200
Seattle, WA 98104

Developer:
IS Property Investments
Lis Soldano
419 Occidental Avenue South, Suite 300
Seattle, WA 98104

Attachment A

City of Seattle

Application for Early Design Guidance

PART I: CONTACT INFO

1. Property Address: **1012-1022 NE 63rd Street**

2. Project number: **3012241**

3. Additional related project number(s): **none**

4. Owner/Lessee Name: **IS Property Investments**

5. Contact Person* Name: **Lis Soldano**

Firm: **IS Property Investments**

Mailing Address: **419 Occidental Ave S, Suite 300**

City State Zip: **Seattle, WA 98104**

E-mail: **liss@intra-corp.com**

6. Applicant's Name: **Michele Wang**

Relationship to Project: **Architect**

7. Design Professional's Name: **Runberg Architecture Group, PLLC**

Address: **1 Yesler Way Suite 200, Seattle, WA 98104**

Phone: **(206) 956-1970**

E-mail address: **contact: Michele Wang, michelew@runberg.com**

PART II: SITE AND DEVELOPMENT INFO

1. Please describe the existing site, including location, existing uses and/or structures, topographical or other physical features, etc.

The site is located in the Roosevelt neighborhood at 1012-1022 NE 63rd St. The site occupies four lots and is surrounded on the east, north, and west by alleys. The south edge is bounded by NE 63rd. The site is relatively flat and slopes upward 4 feet from the southwest corner to the northeast corner (2-3% grade). Existing structures on the site are four single family 1 1/2 story homes of wood frame construction.

2. Please indicate the site's zoning and other overlay designations, including applicable neighborhood specific guidelines.

The site is zoned NC3-65' and is located in the Roosevelt Urban Village, within the "Commercial Core." The site is located a few blocks from the future light rail station and would be located in the future Station Area Overlay. This proposal proposes to conform to the current zoning.

3. Please describe neighboring development and uses, including adjacent zoning, physical features, existing architectural and siting patterns, view, community landmarks, etc.

Adjacent zoning is as follows: across the alley to the east is LR2-RC; across the alley to the north is the same zoning, NC3-65'; across the alley to the west is NC3P-65'; and across NE63rd Street to the south is NC2-40'. The site is located at a transitional edge, from commercial to low-rise residential on

the east. Townhouses have been constructed fairly recently to the east. Whole Foods Grocery store is located one block to the north and the site immediately to the north of the site is used as a surface parking lot. To the west, single-story commercial buildings face Roosevelt, which is an arterial in the neighborhood. Cowen Park is located within walking distance. Buses offer frequent transit service to downtown and the University District.

4. Please describe the applicant's development objectives, indicating types of desired uses, structure height (approx), number of residents (approx), amount of commercial square footage (approx) and number of parking stalls (approx). Please also include potential requests for departure from development standards.

The applicant's development objective is to provide the highest and best use for the site with a high-density residential development located close to mass transit in a highly walkable neighborhood. The proposed project is a 6 story, 65 foot structure that will provide approximately 108 apartment units, 4 live/work units, and 70 parking stalls located inside the building.

1.0 PROJECT DATA

1.1 Location: 1012 - 1022 NE 63rd St
 1.2 Site Area: 15,644 approx.
 1.3 Zone: NC3-65
 adjacent zoning: NC3P-65, NC2-40, LR2-RC
 Roosevelt Urban Village
 2009 Seattle Amendments to International Bldg. Code (IBC), sprinklered
 Mixed Use

1.4 Building Code:

1.5 Proposed Use:

1.7 Occupancy Classification / Separations

Commercial	M	1	1	2
Residential	R-2	1	1	2
Parking	S-2	2	2	2

1.8 Gross Floor Area:

Fir. Lev.	PKG (gsf)	VERT CIRC	LOBBY/CORE/MECH	COMMER. (gsf)	leaseable storage	common amenity	RESID. (gsf)	TOTAL (gsf)	roof ctyds	compliant open spc	FAR calc
Level P2								0			
Level P1	13,725	455						14,180			
Level L1	6,448	476	2692	2525				12,141			11519
Level L2		476	1237		203	72	11,050	13,038		660	12390
Level L3		476	1237		203	72	11,050	13,038			12390
Level L4		476	1237		203	72	11,050	13,038			12390
Level L5		476	1237		203	72	11,050	13,038			12390
Level L6		476	1254		203	843	10,262	13,038			12390
Roof		476	663			364		1,503	2,700	2,700	834
Subtotal	20,173	3,787	9,557	2,525	1,015	1,495	54,462	93,014	2,700	3,360	74,303

average 54,462 / 108 = 504 gsf per unit average EXCL L/W
 4.013 for any single use w/in mixed use

1.9 Unit Distribution

Unit Distribution per floor **at feasibility/SD phase**

	L/W	Studio	Open 1-BR	1 BR	1+DEN	2 BR	total
L1	4						4
L2		6	12				22
L3		6	12				22
L4		6	12				22
L5		6	12				22
L6		4	12				20
L7							0
L8							0
	4	28	60	0	0	20	112

Unit Type	# Units	%
L/W	4	3.6%
Studio	28	25.0%
Open 1-BR	60	53.6%
1 BR	0	0.0%
1+DEN	0	0.0%
2 BR	20	17.9%
Totals	112	1

Average Unit Size		
Res	# of Units	Avg. GSF
56,987	112	509

INCL L/W

2.0 ZONING DATA

2.1 Use: SMC 23.47A.004
 Residential Permitted
 General Sales/Svc Permitted

2.2 Street Development Standards:

SMC 23.47A.008.A.2
 Blank facades permitted: no segment longer than 20 ft total blank facade < 40%
 Provided: _____
 Provided: _____

SMC 23.47A.008.A.3
 Setbacks: Street-level facades must be within 10 ft of lot line unless wider sidewalks, plazas, or other approved landscaping or open space is provided.

SMC 23.47A.008.B.2
 Transparency required: 60%
 Provided: _____

SMC 23.47A.008.B.3
 Depth of nonres.: average 30 ft, minimum 15 ft
 Height of nonres.: 13 ft floor-to-floor
 Provided: _____
 Provided: POSSIBLE DEPARTURE FOR LIVE/WORK UNITS

SMC 23.47A.008.D.2.c
 Residential use at street: maximum 20% of facade
 Provided: _____

2.3 Outdoor Activities: SMC 23.47A.011.D, E

Outdoor storage prohibited
 Outdoor sales/service of food or beverages prohibited within 50 ft of residentially-zoned lot

2.4 Structure Height:

Max. Allowed: SMC 23.47A.012 A 65' height of underlying zone
 Projections allowed above height limit: clerestories, guardrails, elevator/stairs overruns

2.5 Floor Area Ratio

SMC 23.47A.013.B
 Allowed: 4.75 for mixed use
 Lot Area: 15,644 SF
 Total Floor Area (excluding below grade): 74,303 SF
 FAR provided: 4.75 compliant

Allowed: 4.25 for any single purpose within mixed use
 Lot Area: 15,644 SF
 Total Floor Area in Residential Use: 62,784 SF
 FAR provided: 4.01 compliant

2.6 Setbacks

SMC 23.47A.014.B.3
 North property line: 0 alley dedication: 2 ft
 East property line: 0 alley dedication: 5 ft
 South property line: 0 sidewalk easement: 2 ft
 West property line: 0 alley dedication: 5 ft
 Site triangle for abutting residential zones?
 Projections permitted into setback: exterior balconies, decks

2.7 Required Landscaping:

SMC 23.47A.016.A
 Required: Seattle Green Factor 0.30 Provided: Refer to Landscape Plans
 Required: street trees Provided: Refer to Landscape Plans

2.8 Noise Generators:

When noise generators located outdoors (heat exchangers, refrigeration, etc.) acoustic report shall be provided describing measures to be taken so that noise complies with standards

2.9 Residential Amenity Area:

SMC 23.47A.024.A
 Required: 5% gross bldg. in resid. use: 5% of 65,190 = 3,260 sf
 Provided: at upper floors 660 sf
 at roof deck 2,700 sf
 3,360 sf

SMC 23.47A.024.B
 Required: minimum dimension 6 ft (private) or 10 ft (common)

2.10 Solid Waste:

SMC 23.54.040 Table A
 Required for mixed use, 100+ units: min 575 sf plus (16 x 4sf) plus 1/2 commercial (82 x 0.5) 664 sf
 No dimension less than 12 ft (for over 9 units)

2.11 Parking Location / Access:

SMC 23.47A.032
 One curb cut permitted
 Parking may not be located between structure and street lot line
 Parking may not be located inside a structure adjacent to street-level street-facing facade

SMC 23.54.030.D.2
 Driveway: For non-residential uses: driveways for one-way traffic 12-15 ft; two-way traffic 22-25 ft
 Proposed driveway width =

SMC 23.54.030.F.2
 Curb cuts: For non-residential uses: driveways for one-way traffic 12-15 ft; two-way traffic 22-25 ft
 Proposed curb cut =

2.12 Required Parking:

SMC 23.54.015 Chart A, Chart B
 Urban Village, Frequent Transit Service = zero code-required parking
 Provided Parking

Bicycle Parking	SMC 23.54.015 Chart E	LONG TERM	SHORT TERM	LONG	SHORT
		Bicycle Pkg Ratio	Bicycle Pkg Ratio	Required	Required
Residential	116 units	1/4		29	n/a

Loading berth: low to medium demand use (general commercial sales, medical services) less than 10,000 sf no loading berth required



Single Story Commercial



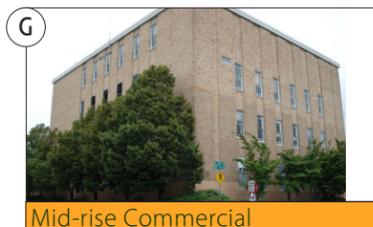
Parking Lot



Single Story Commercial



Low-rise Commercial



Mid-rise Commercial



Low-rise Commercial



Mid-rise Commercial



Single-Family Residential



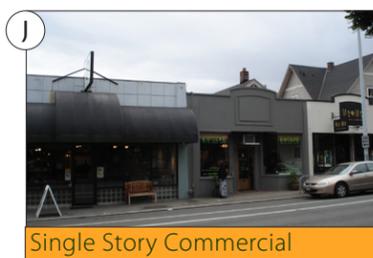
Ravenna Park



Parking Lot



Single-Family Residential



Single Story Commercial



Low-rise Commercial



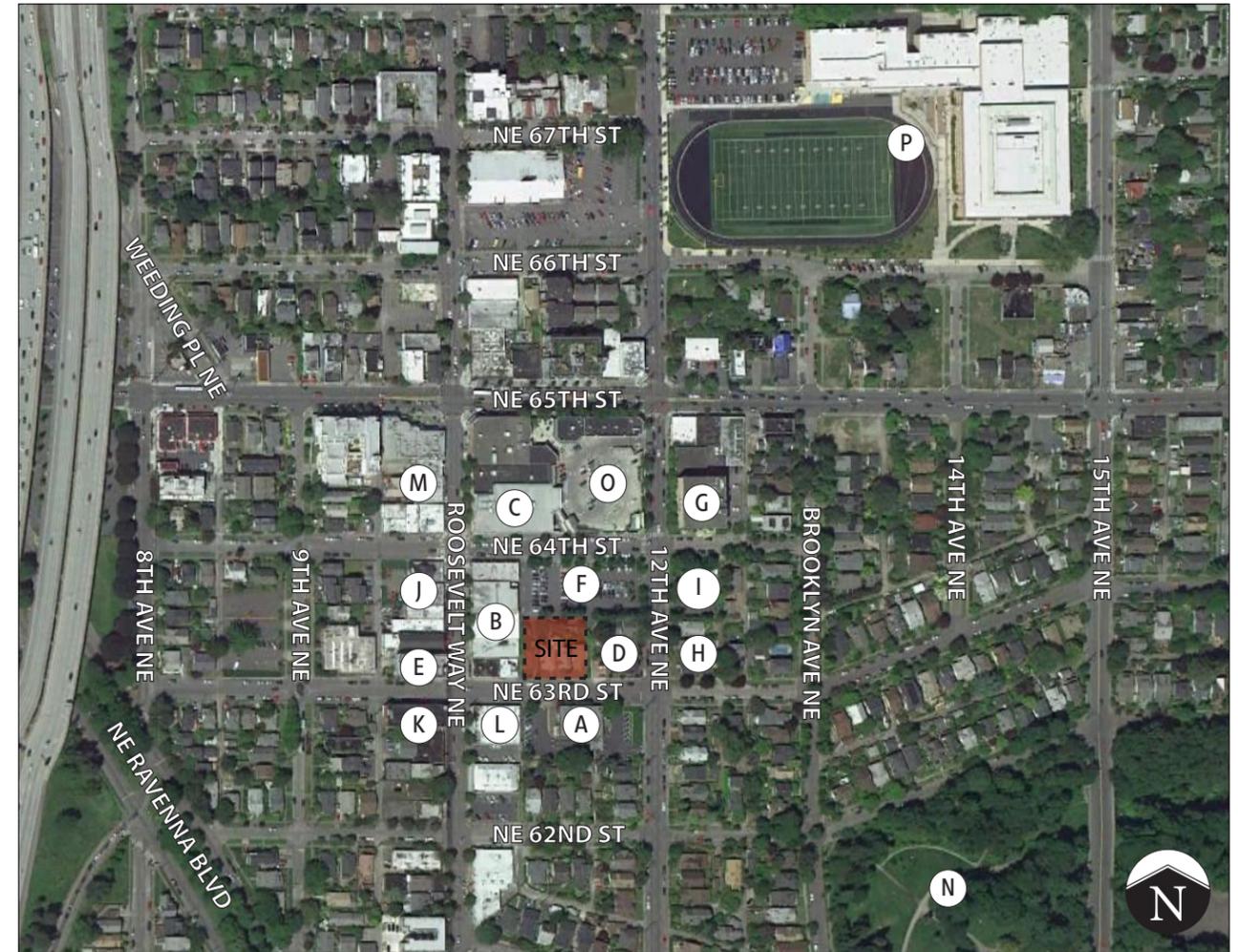
Mid-rise Residential



Mid-rise Residential

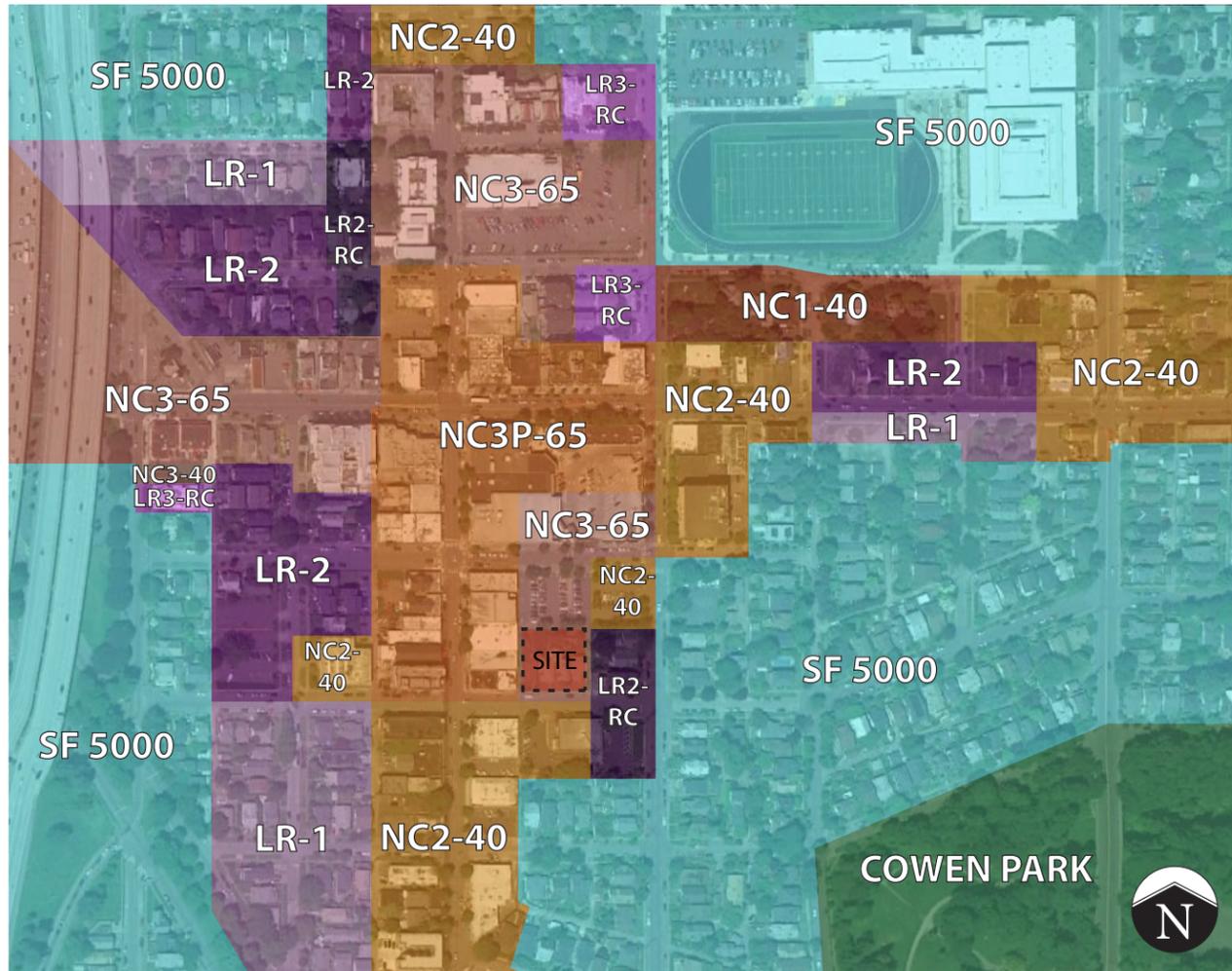


Mid-rise Community



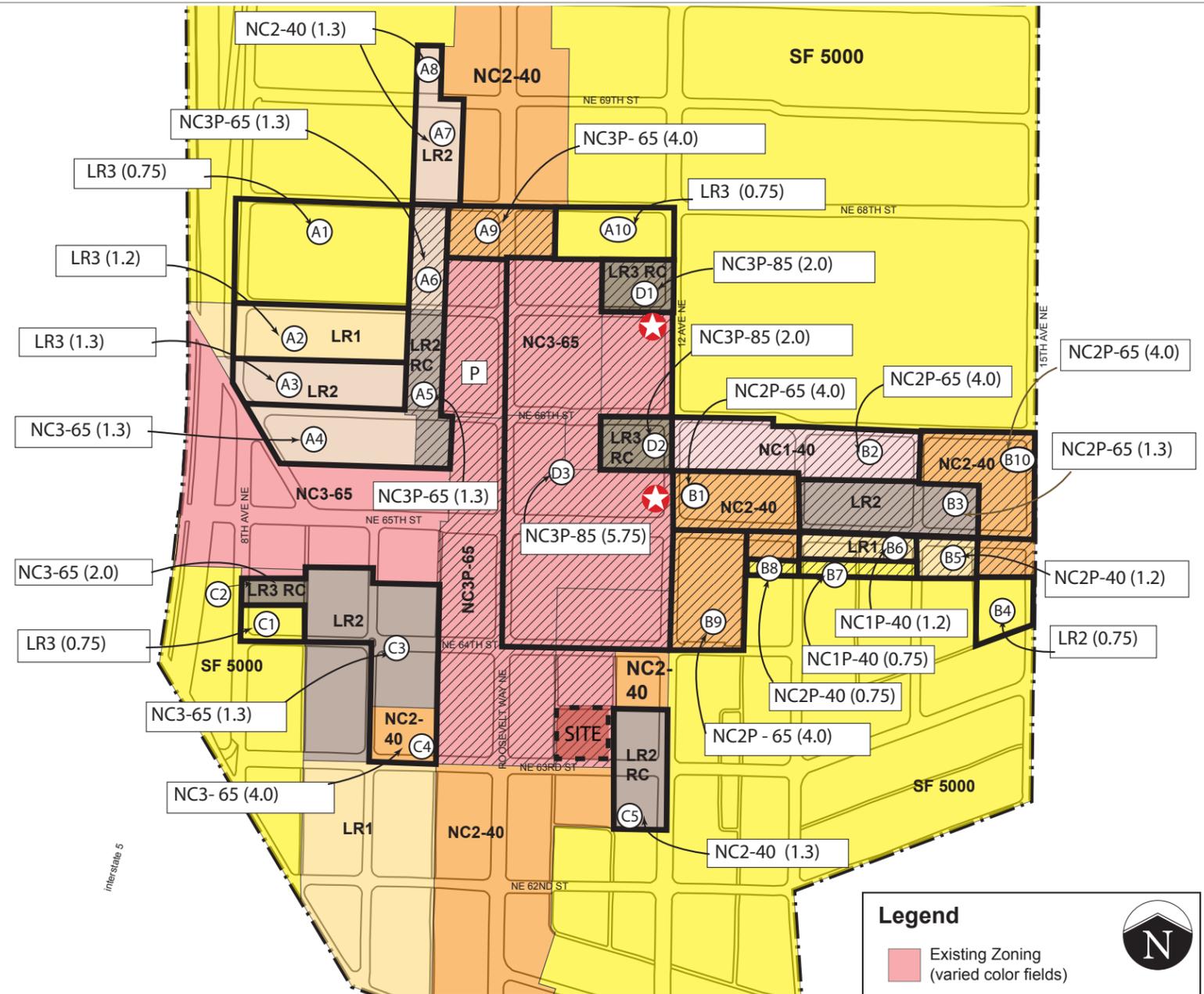
SURROUNDING USES

- Residential
- Commercial
- Parking Lot
- Civic/Recreation



ZONING MAP (CURRENT)

- Residential, Multifamily, Lowrise
- Neighborhood Commercial
- Single Family 5000
- Park



ROOSEVELT URBAN VILLAGE ZONING PROPOSAL (FUTURE)

Legend

- Existing Zoning (varied color fields)
- Proposed Rezone Area with label. (If only a "P" is shown the only change is to add a Pedestrian designation.)
- A1 Rezone area label (For DPD rezoning analysis)
- LR3 (0.75) Zone designation (incentive zoning base F.A.R.)
- Expanded Pedestrian designation.
- ★ Future light rail station entrance

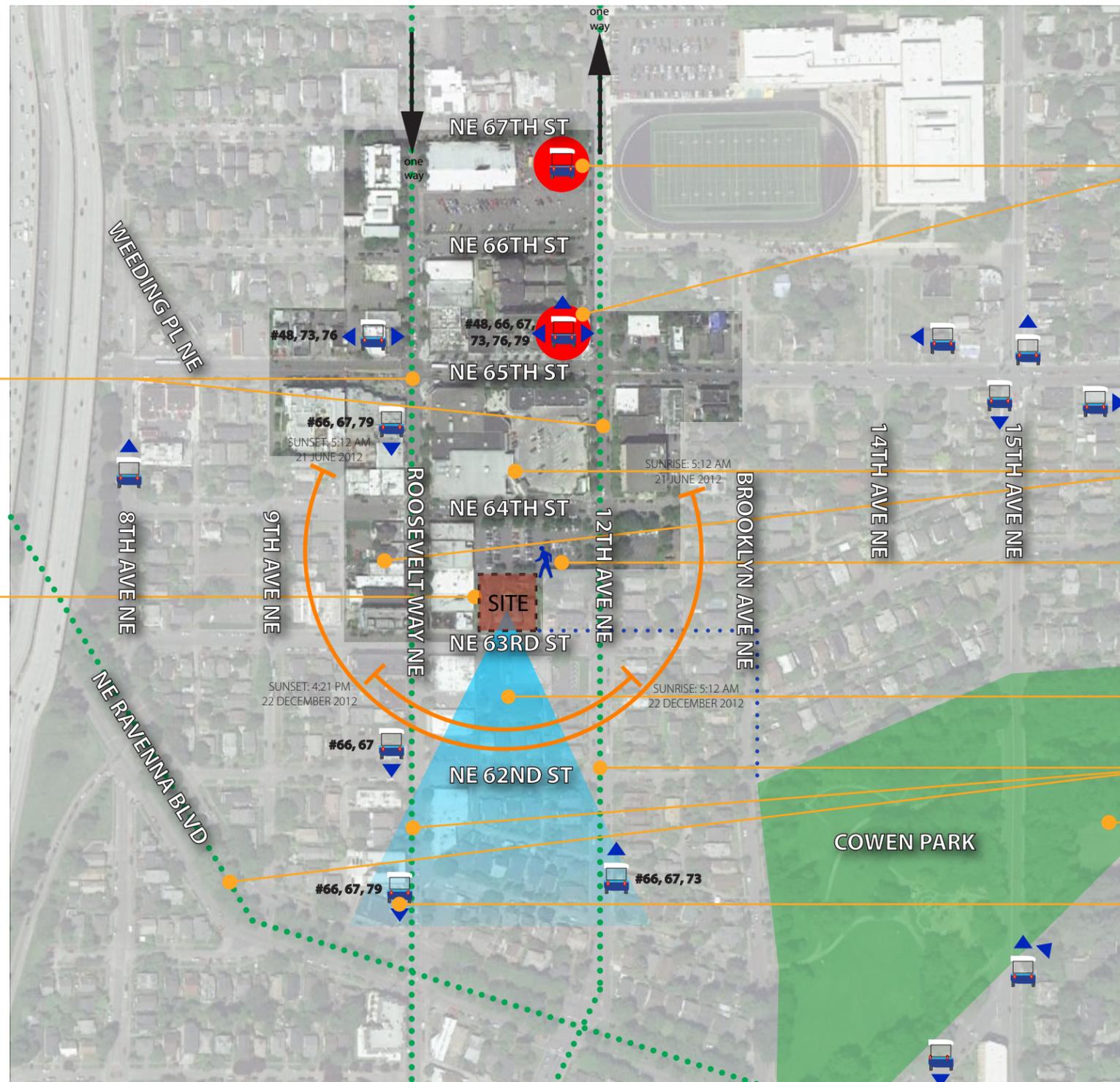
0 300 600 feet

CONSTRAINTS

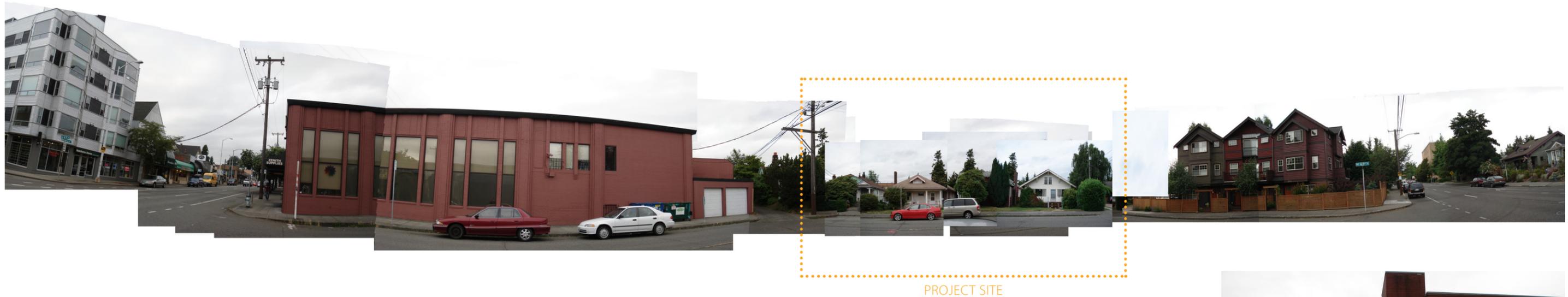
- Potential traffic and noise from Roosevelt and 12th Ave.
- Lack of cohesive architectural context.
- Tight vehicular alley.

OPPORTUNITIES

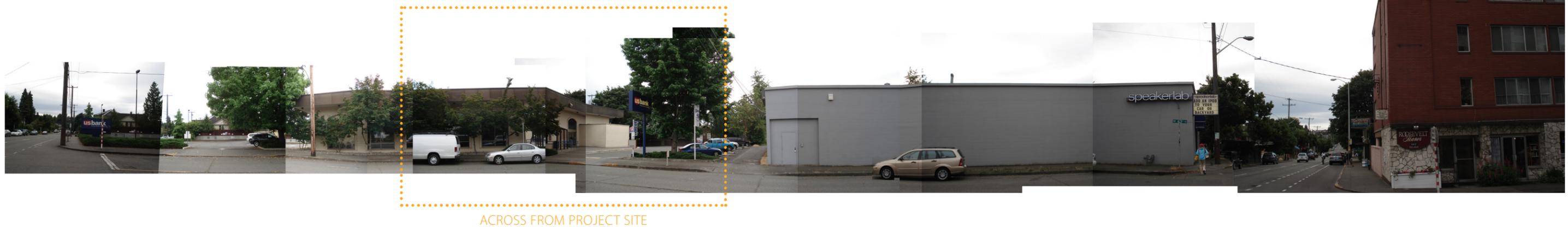
- Fast connections to Downtown, University of Washington, and Northgate Shopping Center via future Link Light Rail Line.
- Future density expected.
- Close proximity to neighborhood node: Whole Foods and local shops and cafes.
- Popular pedestrian connections.
- Territorial and city views, especially for upper floors.
- Bicycle pathways.
- Walking distance to parks and recreation facilities
- Connection to Downtown and University of Washington via Metro bus routes.



NE 63RD ST - LOOKING NORTH



NE 63RD ST - LOOKING SOUTH

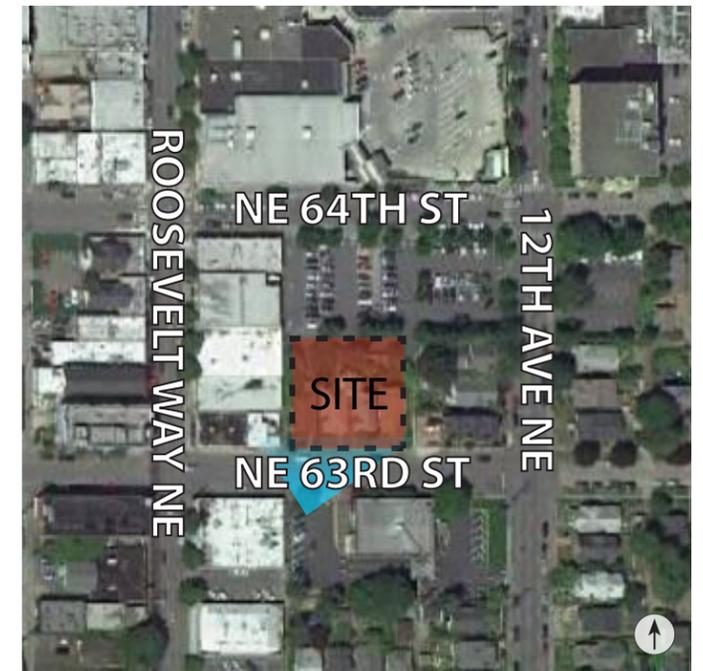


NE 64TH ST - LOOKING SOUTH





VIEW FROM SOUTH





VIEW OF SITE FROM 12 AVE NE



VIEW OF ADJACENT BUILDING TO EAST



VIEW OF BUILDING ACROSS STREET ON NE 63RD ST



VIEW OF SITE FROM VEHICULAR ALLEY

SITE PLANNING

A-1 Responding to Site Characteristics

The siting of buildings should respond to specific site conditions and opportunities....

Roosevelt Urban Village - specific supplemental guidance:

In addition to solar orientation and building siting, two other methods that can help minimize shadow impacts on public sidewalks include:

- Upper level building setbacks
- Setbacks along the building base

Example: For NC-65' zones, a departure allowing greater height with greater upper level setbacks may be considered, where appropriate. This departure shall be limited to three (3') additional feet in height.

Design Response:

Incorporate setbacks into the building base as appropriate; study upper level setbacks.

A-2 Streetscape Compatibility

The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.

Roosevelt Urban Village - specific supplemental guidance:

Where building setbacks vary along the street due to required street dedications, new developments are encouraged to introduce elements that can help preserve the continuity of adjacent street facing building walls, especially within the Core Commercial Area.

1. Visually reinforce the existing street wall by placing horizontal or vertical elements in a line corresponding with the setbacks of adjacent building fronts. These could include trees, columns, planters, benches, overhead weather protection features or other building features.
2. Visually reinforce the existing street wall by using paving materials that differentiate the setback area from the sidewalk.

Design Response:

Develop design of setback at grade to define the space and to reinforce the existing street wall. Develop welcoming entrances for live/work units.

A-3 Entrances Visible from the Street

Entries should be clearly identifiable and visible from the street.

Design Response:

Develop main entrance centrally along the street facade with a strong connection to the landscaped plaza.

A-4 Human Activity

New development should be sited and designed to encourage human activity on the street.

Roosevelt Urban Village - specific supplemental guidance:

Roosevelt is looking for opportunities to encourage pedestrian activity along sidewalks within the Commercial Core. This is especially important because sidewalks along Roosevelt and 65th are considered too narrow. If not required with new development, applicants are encouraged to increase the ground level setback in

order to accommodate pedestrian traffic and amenity features.

Design Response:

Develop a street-level setback to accommodate pedestrian traffic. The units on the ground floor facing the street are live/work units, encouraging human activity along NE 63rd Street.

A-8 Parking & Vehicle Access

Siting should minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties and pedestrian safety.

Design Response:

Locate the parking entrance at existing vehicular alley, minimizing potential conflicts with pedestrians.

HEIGHT, BULK & SCALE

B-1 Height, Bulk & Scale Compatibility

Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to nearby, less-intensive zones.

Roosevelt Urban Village - specific supplemental guidance:

Zone Edge Condition: where an alley separates a commercially zoned lot (height limit of 40 feet or 65 feet) from the side or rear property line of a residentially zoned lot (height limit of 25-35 feet).

Examples of recommended design methods follow in order of preference:

1. Step back the upper floors or modify the roofline to reduce the overall building height;
2. Place commercial parking and access behind commercial buildings.

Design Response:

The design will be consistent with the proposed zoning changes to the neighborhood.

ARCHITECTURAL ELEMENTS & MATERIALS

C-2 Architectural Concept and Consistency

Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept.

Roosevelt Urban Village - specific supplemental guidance:

These architectural features are especially important for new commercial and mixed use developments in Roosevelt's commercial core:

- Courtyards
- Building base
- Attractively designed alley-facing building facades including architectural treatments, fenestration, murals, etc.

For buildings that are both set back from and taller than adjacent buildings, the street level portion should be differentiated from the upper floors through architectural design or building materials, textures, and/or colors.

Design Response:

The building base will be set back farther than the upper portions of the building will be differentiated from the upper levels through materials and colors.

C-3 Human Scale

The design of new buildings should incorporate architectural features, elements and details to achieve a good human scale.

Design Response:

Features such as planters, light fixtures, greenscreens will be designed to achieve good human scale.

C-5 Structured Parking Entrances

The presence and appearance of garage entrances should be minimized so that they do not dominate the street frontage of a building.

Design Response:

The parking garage entrance will be located along the existing vehicular alley facade.

PEDESTRIAN ENVIRONMENT

D-1 Pedestrian Open Spaces and Entrances

Convenient and attractive access to the building's entry should be provided. To ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open spaces should be considered.

Roosevelt Urban Village - specific supplemental guidance:

Pedestrian amenities are encouraged where appropriate along sidewalks within the Core Commercial Area. Providing for sufficient pedestrian movement is necessary in order to provide pedestrian amenities.

Design Response:

Live/work units will spill out to patio areas with plantings to create protected, defensible, attractive and welcoming spaces for pedestrians to enjoy. The patio areas will be sheltered by the overhang of the upper levels.

D-2 Blank Walls

Buildings should avoid large blank walls facing the street, especially near sidewalks. Where blank walls are unavoidable they should receive design treatment to increase pedestrian comfort and interest.

Design Response:

The street facade will have generous windows. Potential blank facade areas along the parking garage structure will be softened with greenscreens and landscaping.

D-7 Personal Safety and Security

Project design should consider opportunities for enhancing personal safety and security in the environment under review.

Design Response:

The live/work units at grade will provide increased "eyes on the street," and encourage pedestrian use of the alley. The building perimeter will be well lit. The increased pedestrian activity of the residents will contribute to greater security and safety for this site.

LANDSCAPING

E-1 Landscaping to Reinforce Design Continuity with Adjacent Sites

Where possible, and where there is not another overriding concern, landscaping should reinforce the character of neighboring properties and abutting streetscape.

Design Response:

Landscaping will be in keeping with the character of the neighboring properties and abutting streetscape. The landscaping concept for the east alley proposes to strengthen continuity with the adjacent residential low-rise zone and maintain the sense of pedestrian priority by enhancing the existing gravel strips with landscaping.

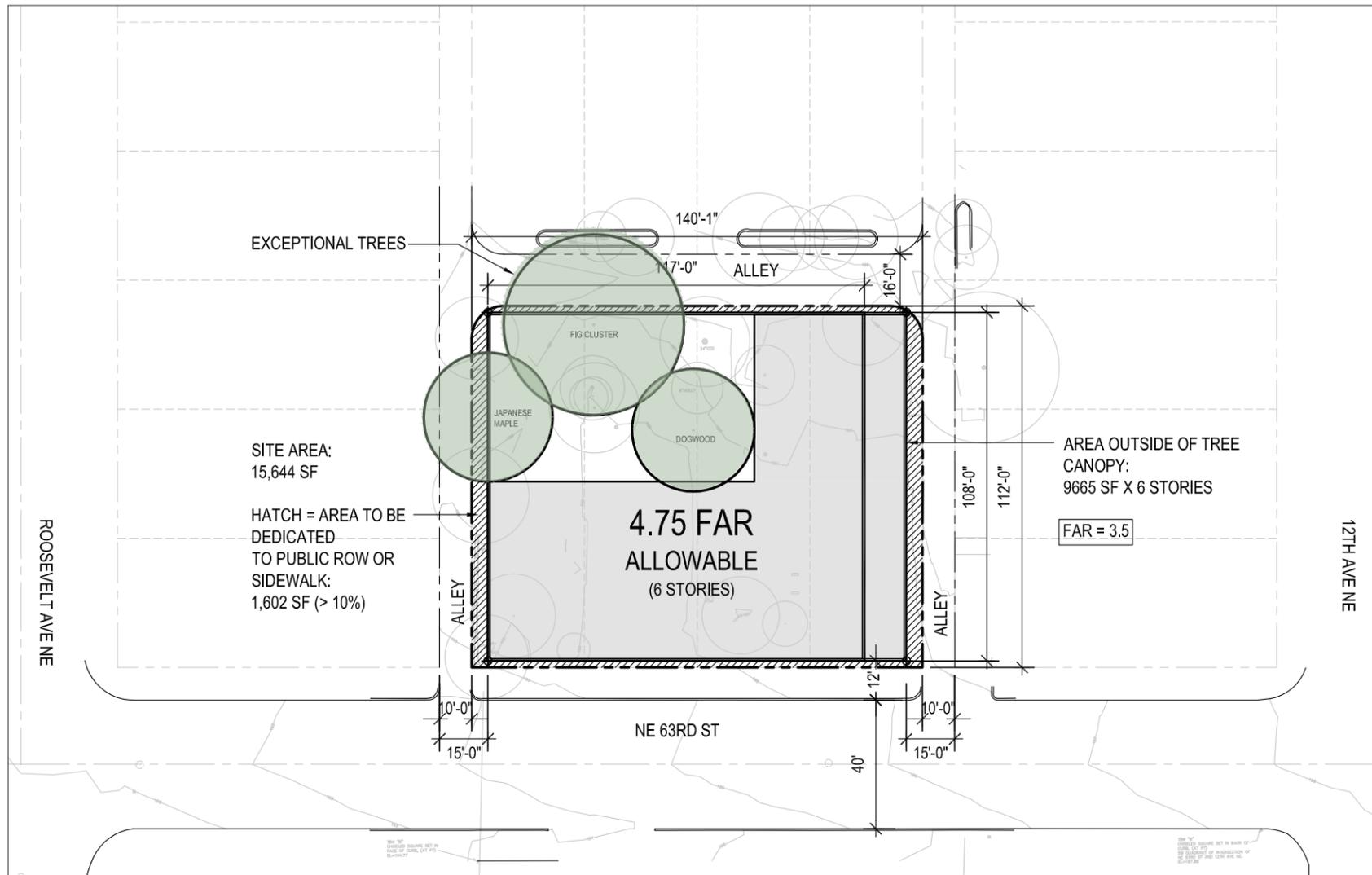
E-2 Landscaping to Enhance the Building and/or Site

Landscaping, including living plant material, special pavements, trellises, screen walls, planters, site furniture and similar features should be appropriately incorporated into the design to enhance the project.

Design response:

Living plant material, special pavements and planters have been appropriately incorporated into the design, primarily at the ground level along the street facade. The rooftop will be developed into an attractive common amenity space with planters, etc. to enhance the building.

MASSING OPTIONS

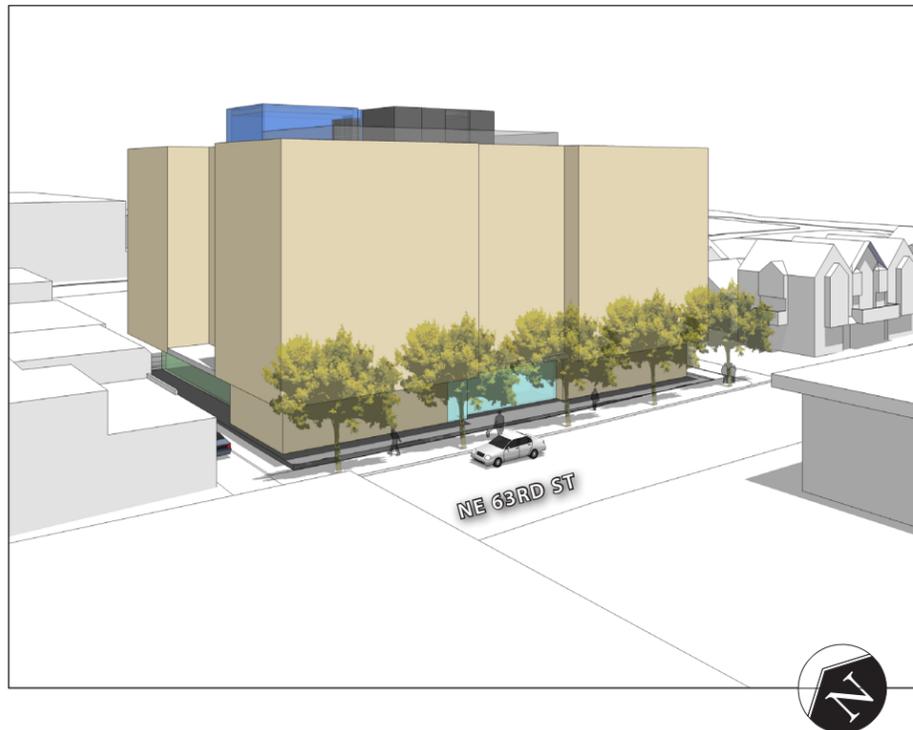


Goals:

- meet development objectives by developing site to full potential
- develop high-density housing for transit-oriented site
- provide cohesive design that provides a sense of scale at pedestrian level
- provide design that reads consistently since site is equally visible from nearby surface parking lots as from the street (NE 63rd)
- provide sensitive transition to low-rise zone at street level (at east)

Site Challenges:

- 10% of site is dedicated to public ROW and sidewalk
- in order to achieve 4.75 FAR on the developable portion of the site, not much flexibility remains (massing occupies 90% of remaining lot area)
- massing studies do not have much variety due to limited area
- exceptional trees: maintaining trees would limit useability of site to FAR 3.5, available departures would not help (project proposes to replace tree canopy elsewhere = 4,850 sf).



MASSING OPTION A
Cohesive Expression
65'-0" Building Height

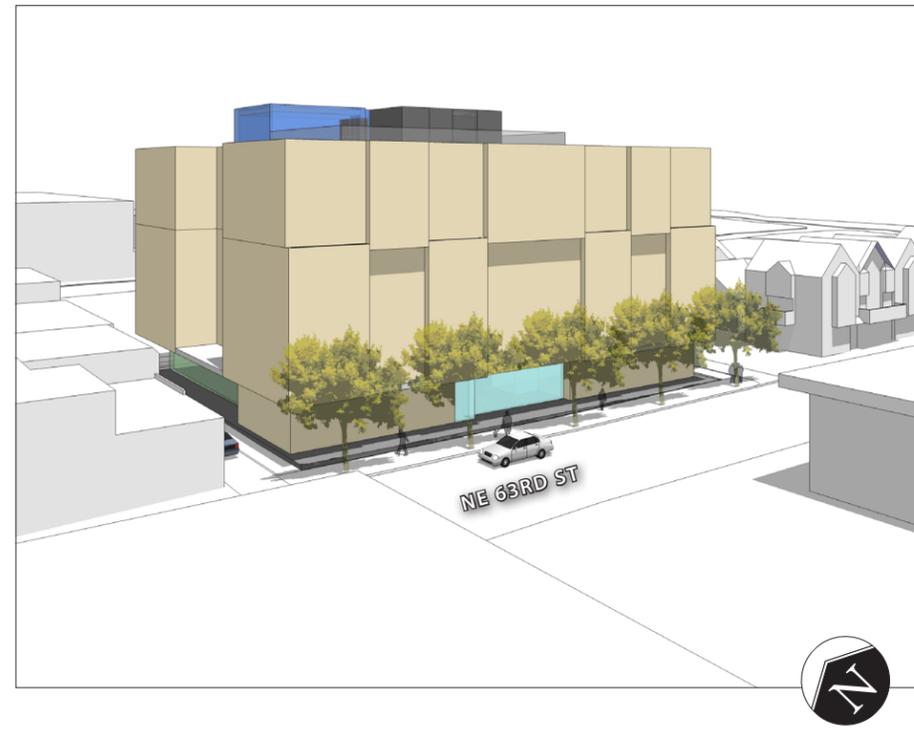
+/- 110 units + 4 Live/Work units
FAR: 4.75

Pros

- Cohesive design that reads consistently on all sides
- Massing is modulated at intervals of +/- 40 feet, a traditional module of development which lends itself well to a sense of scale
- Massing allows an "honest" facade expression which corresponds to residential units

Cons

- Horizontal lines do not relate to neighborhood context
- All sides read equivalently; building does not have strongly expressed "front" - this is also a "pro" on this site since it is so visible from the neighborhood commercial core.



MASSING OPTION B
Textured Facade
65'-0" Building Height

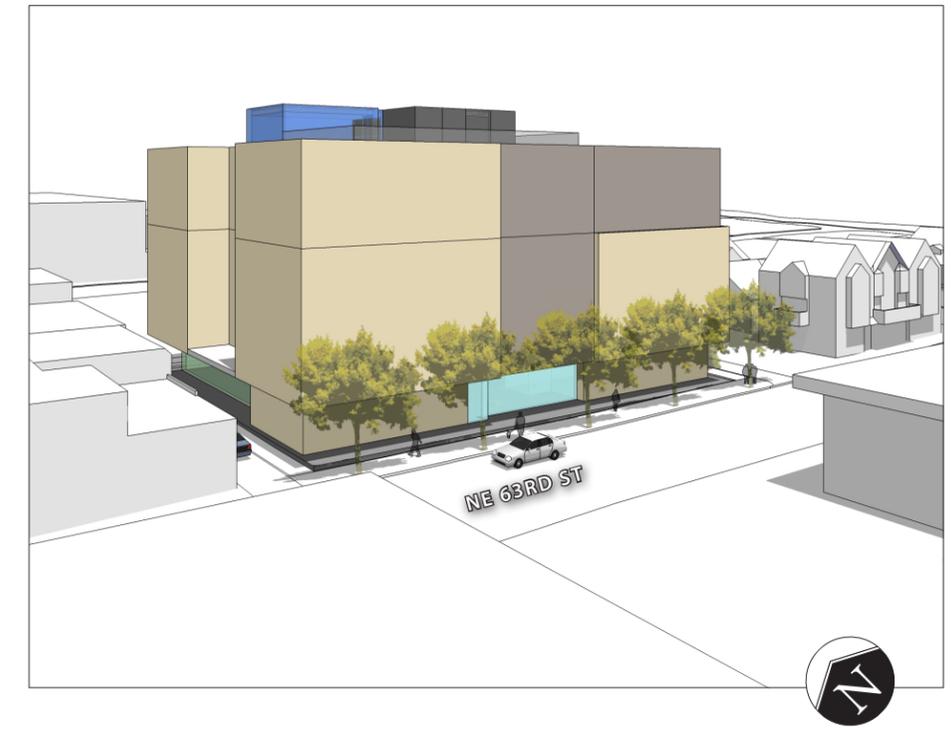
+/- 110 units + 4 Live/Work units
FAR: 4.75

Pros

- Massing is more highly articulated on NE 63rd St facade with composition of 1'-9" setbacks
- Additional overhangs provide shading to units on floor below

Cons

- Horizontal articulation does not correspond to neighborhood context and is not perceivable at street level
- Design prioritizes NE 63rd facade but does not carry around all sides.



MASSING OPTION C
Respond to Zone Edge:
65'-0" Building Height

+/- 110 units + 4 Live work units
FAR: 4.75

Pros

- Massing responds to lower height zone to the east and steps up to future more intensive zone to the west
- Asymmetry provides a strongly expressed front facade

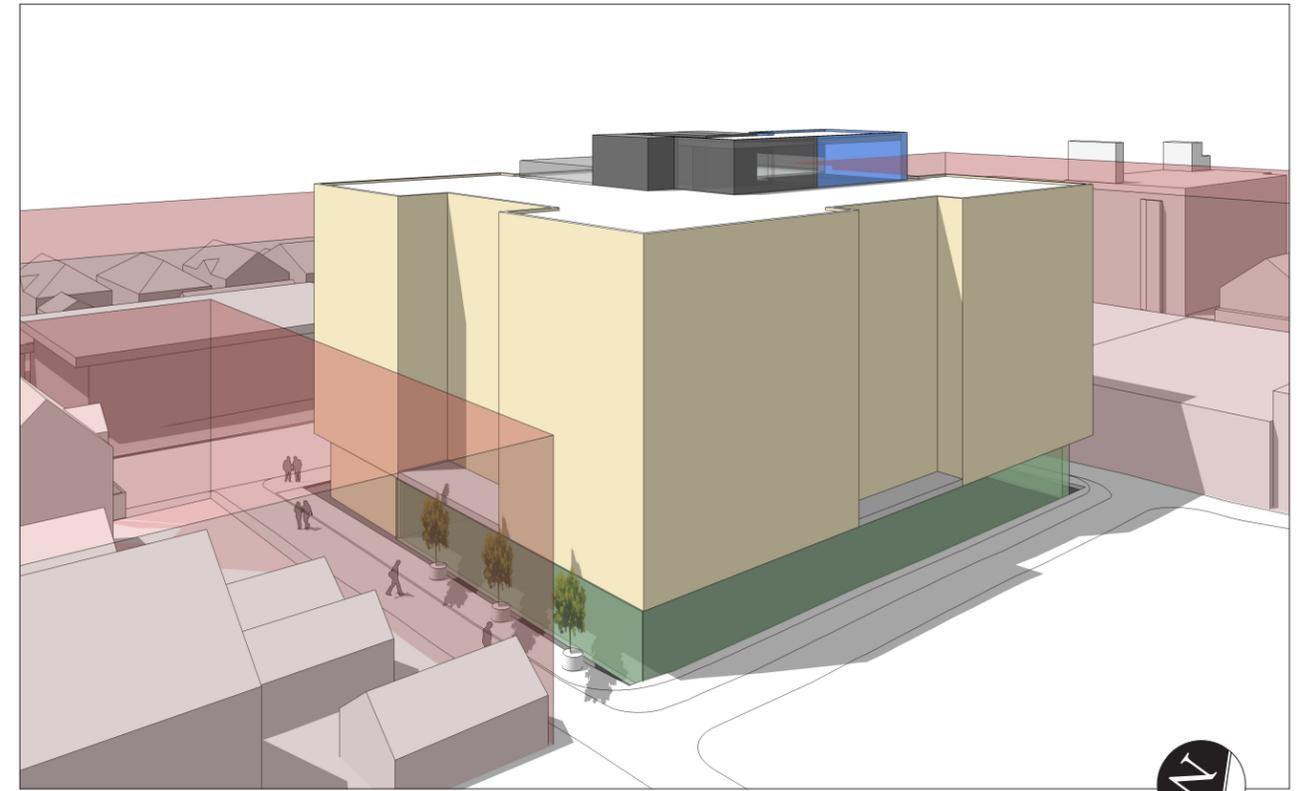
Cons

- Facade expression does not correspond to residential units
- Upper floor offset at corner does not permit units to stack
- Asymmetrical front facade does not correspond to neighborhood context

MASSING OPTION A - PREFERRED



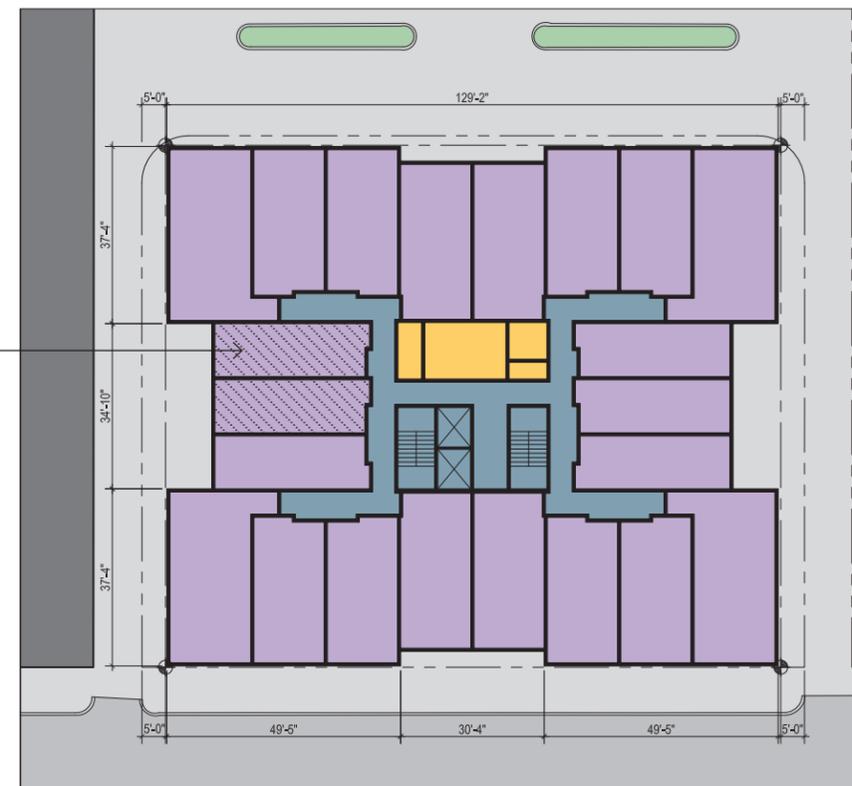
VIEW FROM SOUTHWEST



VIEW FROM NORTHEAST



GROUND FLOOR PLAN



TYPICAL UPPER FLOOR PLAN

- Residential
- Lobby/Circulation
- Parking
- Live/Work
- Storage/Trash/Tenant Amenity





VIEW FROM SOUTHEAST IN CONTEXT



PEDESTRIAN VIEW OF EAST ALLEY



VIEW FROM SOUTHEAST AT STREET LEVEL



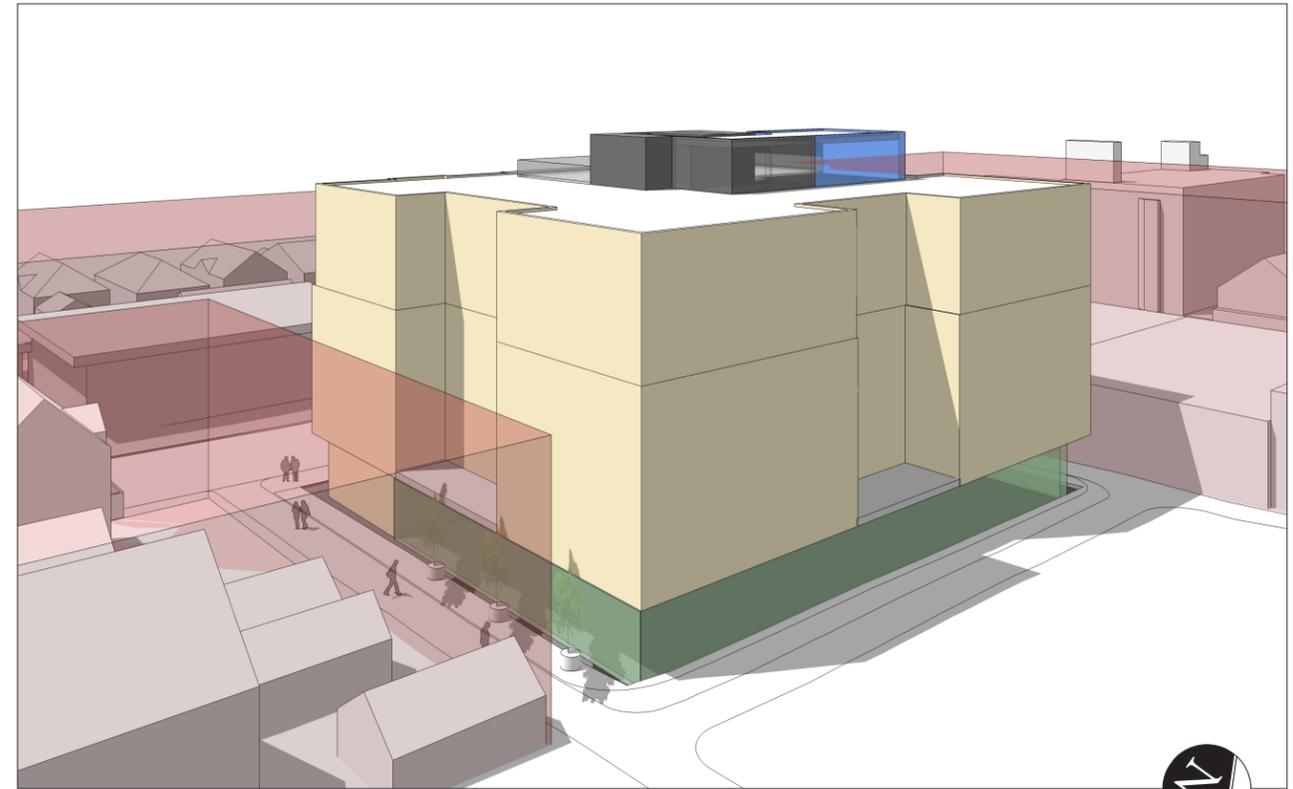
EXISTING CONDITIONS



MASSING OPTION B



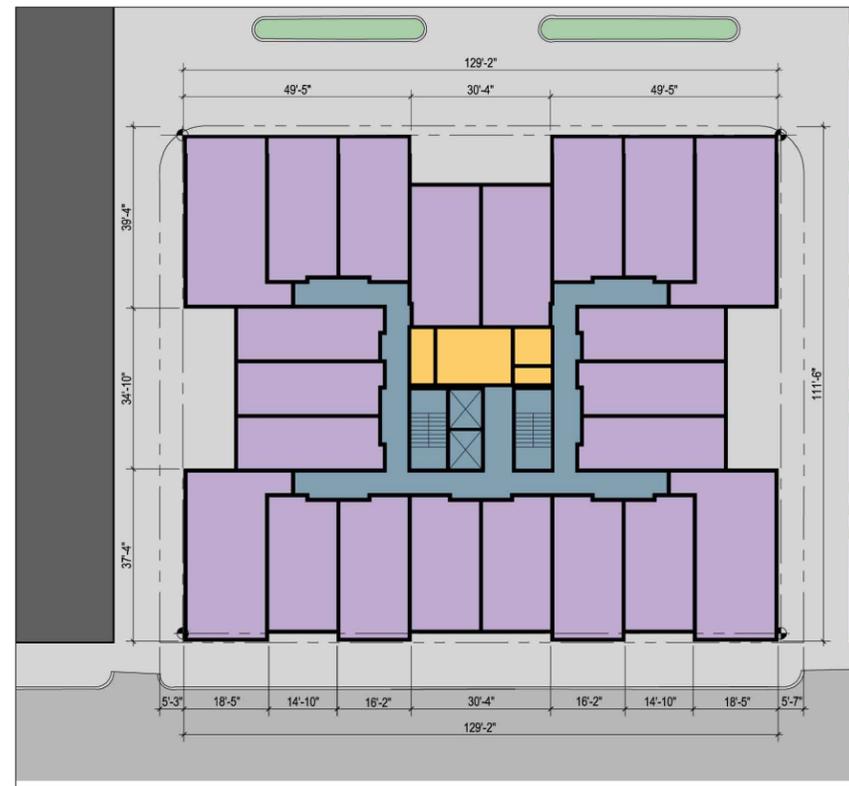
VIEW FROM SOUTHWEST



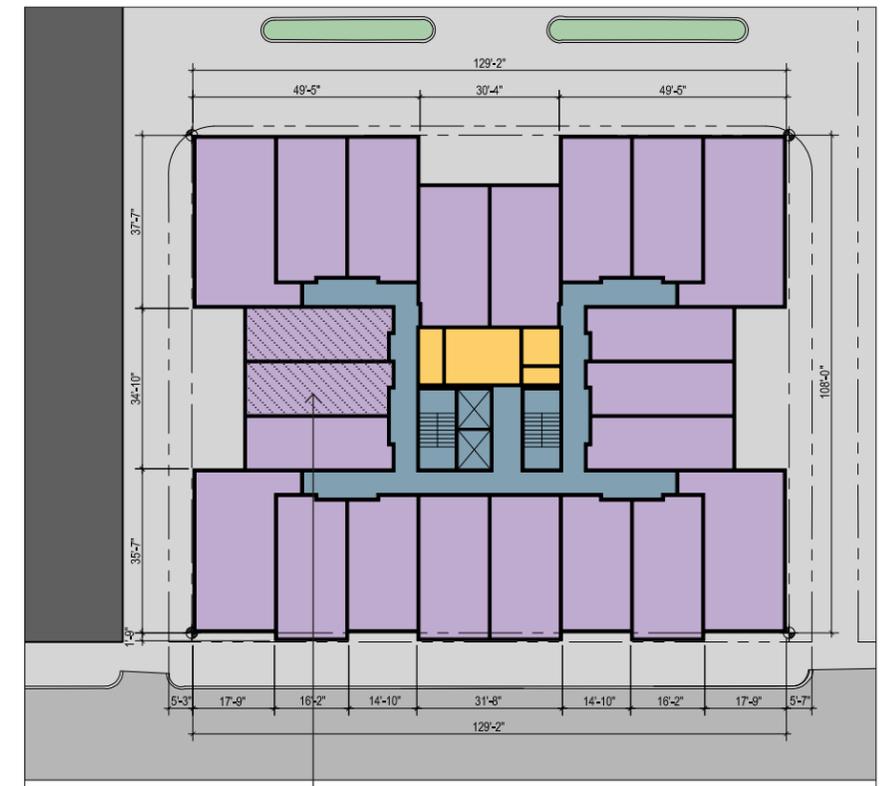
VIEW FROM NORTHEAST



GROUND FLOOR PLAN



Plans for Floors 2-4



Plans for Floors 5-6

- Residential
- Lobby/Circulation
- Storage/Trash/Tenant Amenity
- Live/Work
- Parking

Solarium replaces two units on Floor 6.



VIEW FROM SOUTHEAST IN CONTEXT



PEDESTRIAN VIEW OF EAST ALLEY



VIEW FROM SOUTHEAST AT STREET LEVEL



EXISTING CONDITIONS

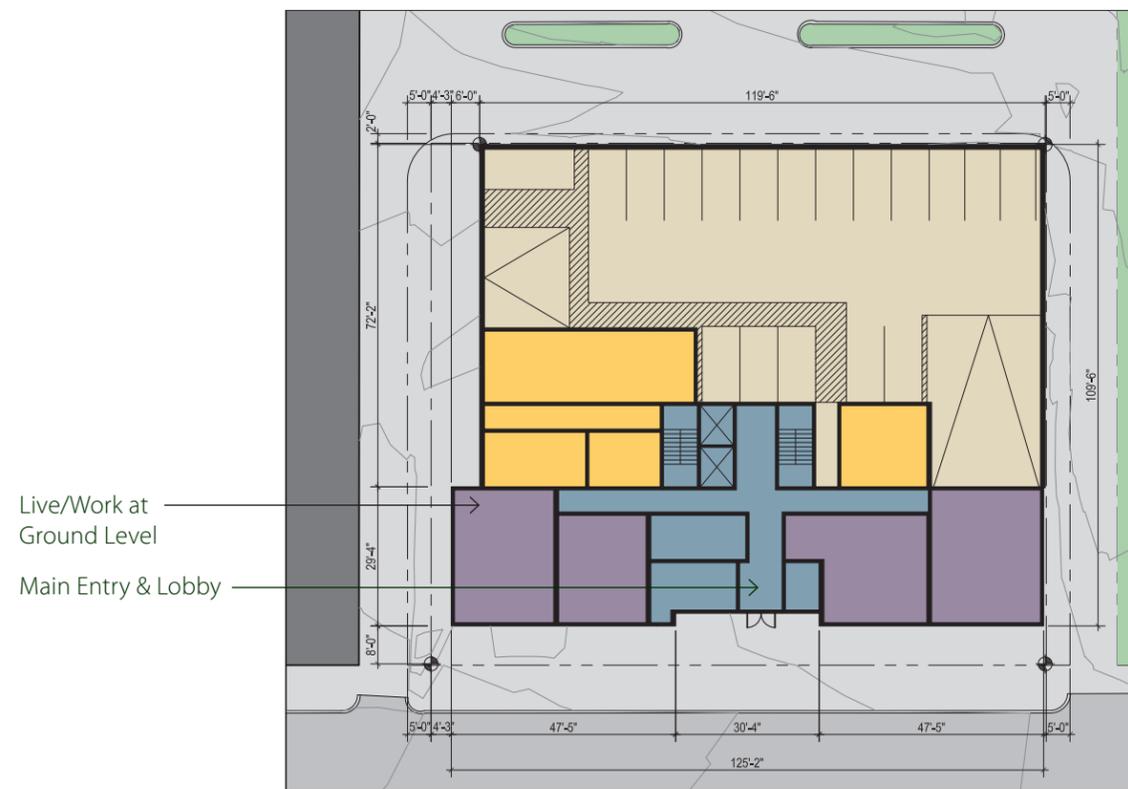
MASSING OPTION C



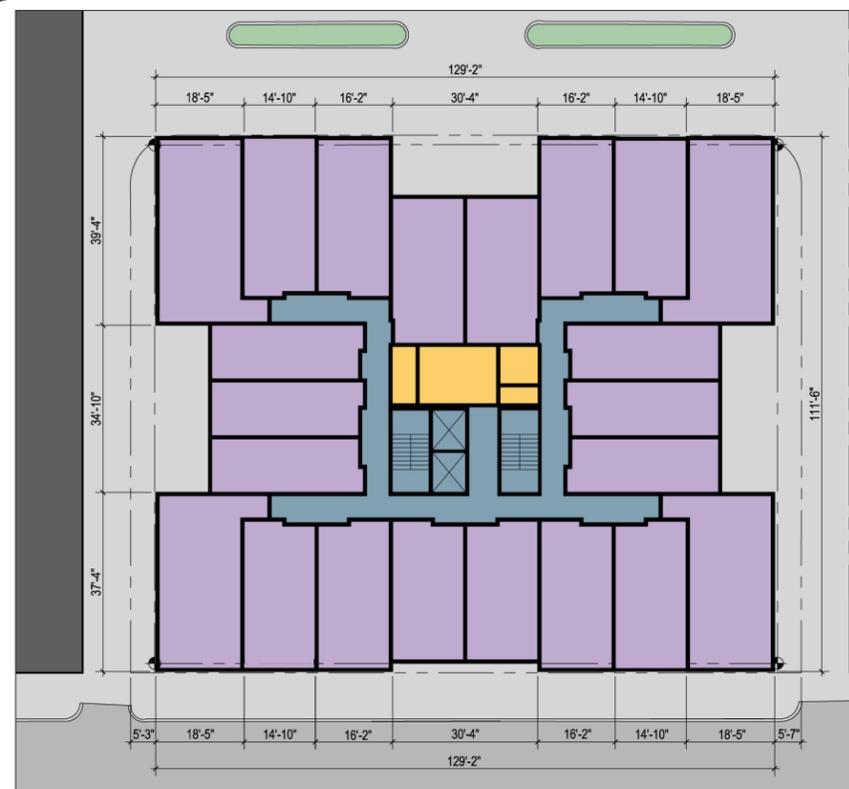
VIEW FROM SOUTHWEST



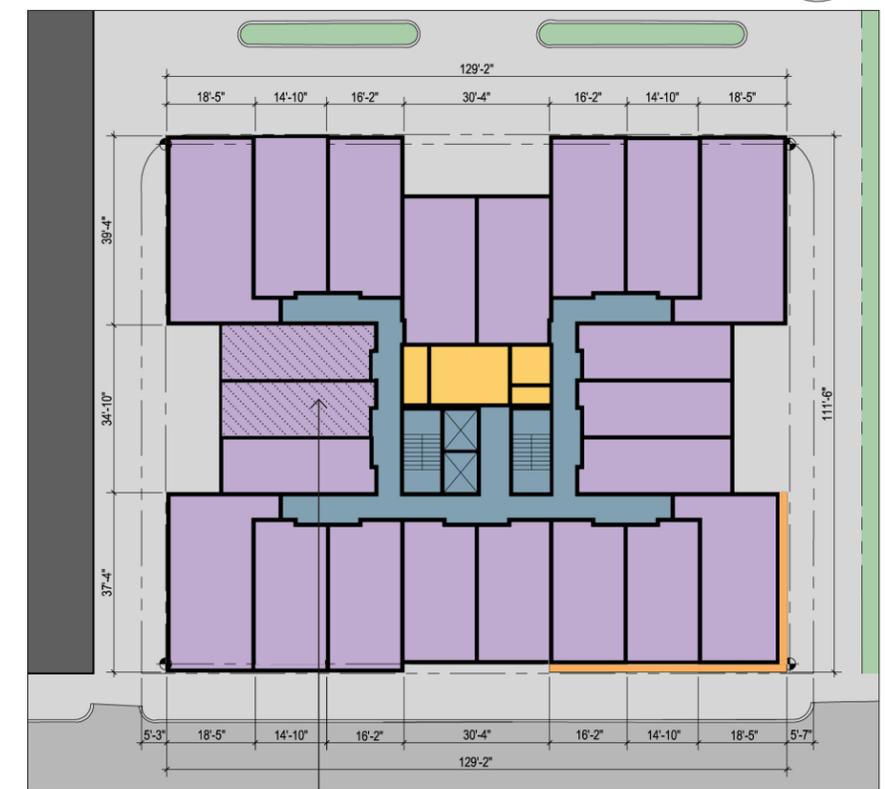
VIEW FROM NORTHEAST



GROUND FLOOR PLAN



Plans for Floors 2-4



Plans for Floors 5-6

- Residential
- Lobby/Circulation
- Storage/Trash/Tenant Amenity
- Live/Work
- Parking

Solarium replaces two units on Floor 6.





VIEW FROM SOUTHEAST IN CONTEXT



PEDESTRIAN VIEW OF EAST ALLEY



VIEW FROM SOUTHEAST AT STREET LEVEL



EXISTING CONDITIONS

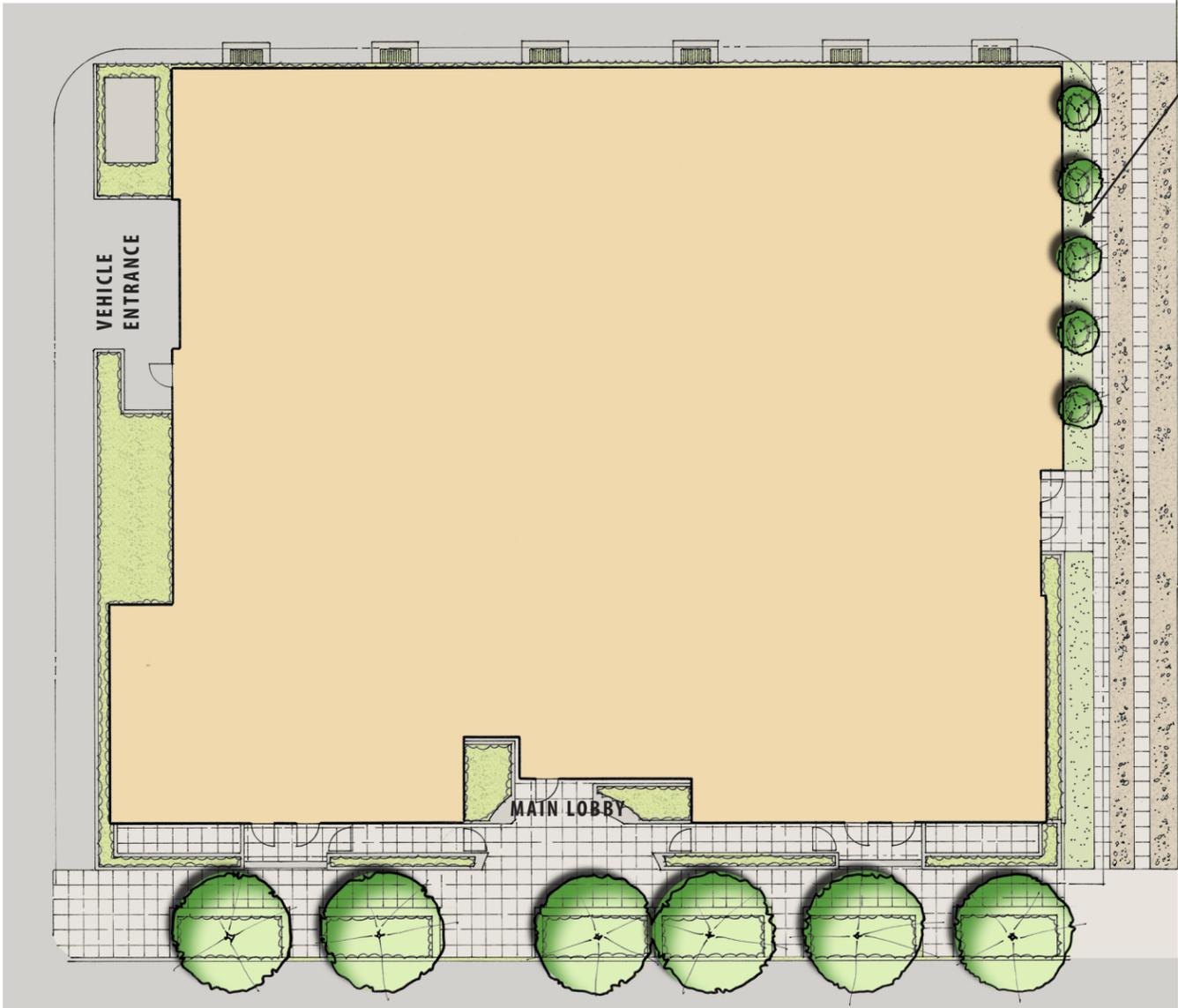


LANDSCAPE CONCEPT

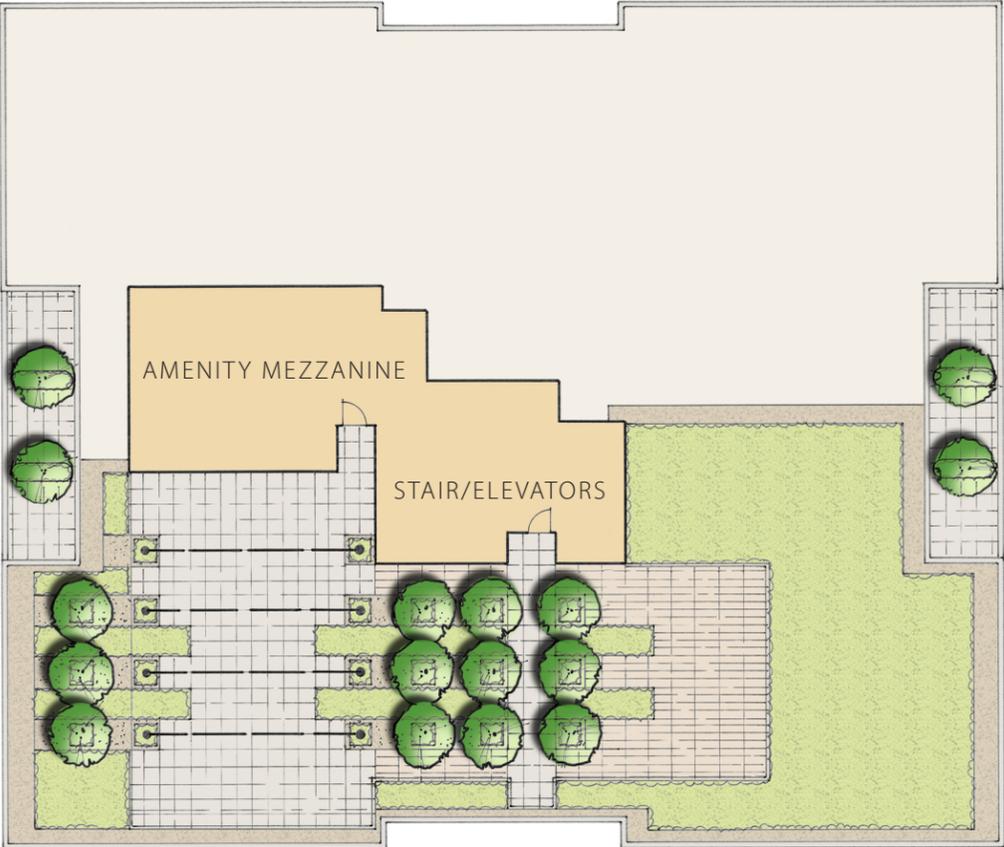
TREE GRATES FOR ALLEY PLANTINGS AND GREENSCREENS

MOVABLE PLANTERS
PENDING SPECIAL
SDOT APPROVAL

PEDESTRIAN-FRIENDLY
ALLEY WITH GRAVEL AND
WALKING STRIP



LANDSCAPE SITE CONCEPT



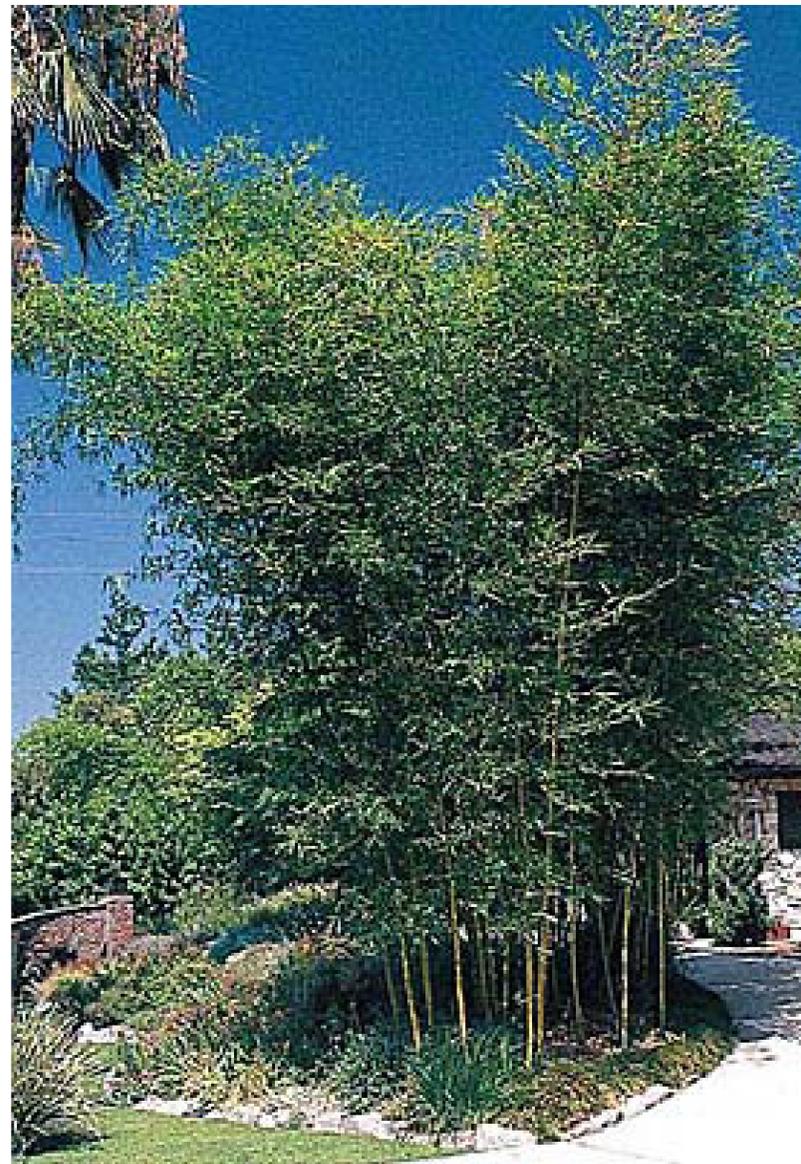
ROOFTOP DECK CONCEPT
(TOTAL LANDSCAPING TO COMPLY WITH SEATTLE GREEN FACTOR 0.3 REQUIREMENT)



Rosemary



Leatherleaf Mahonia



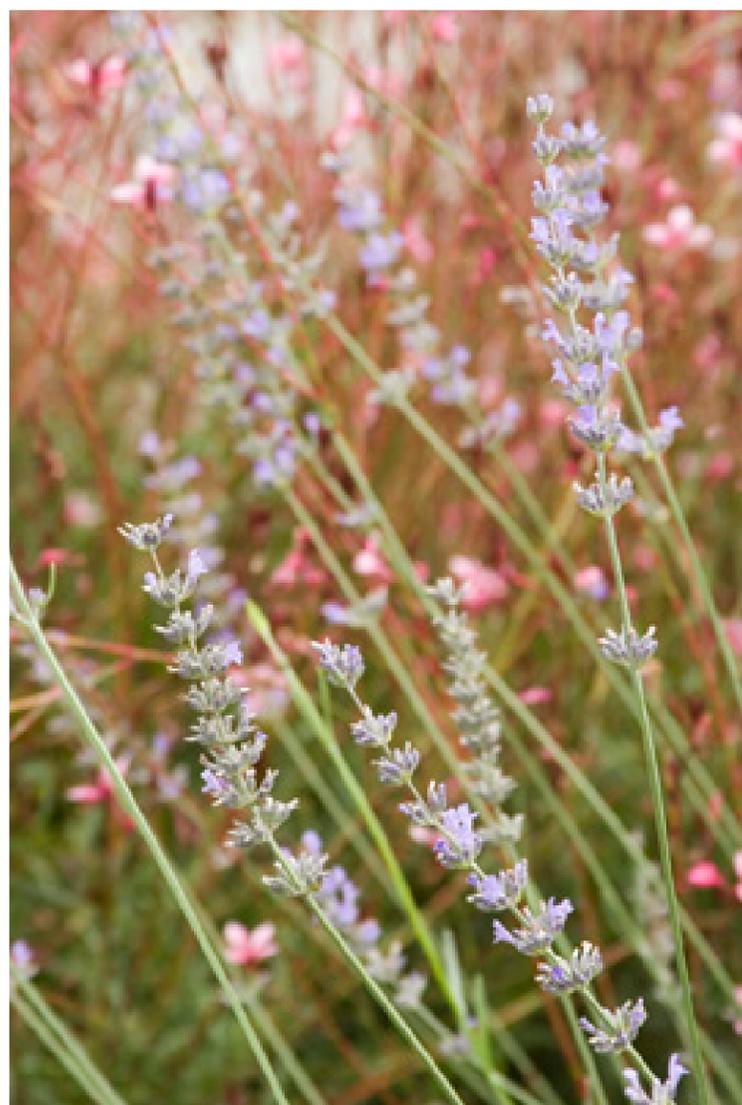
Bamboo



Sourwood



Anemone



Lavender



Boston Ivy



Tobira



Cranesbill



Bloodgrass

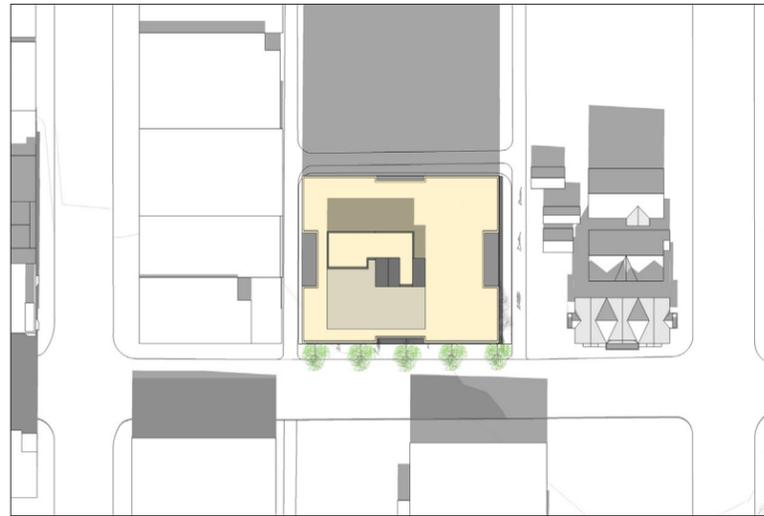
SHADOW STUDIES OPTION "A"

9:00 am

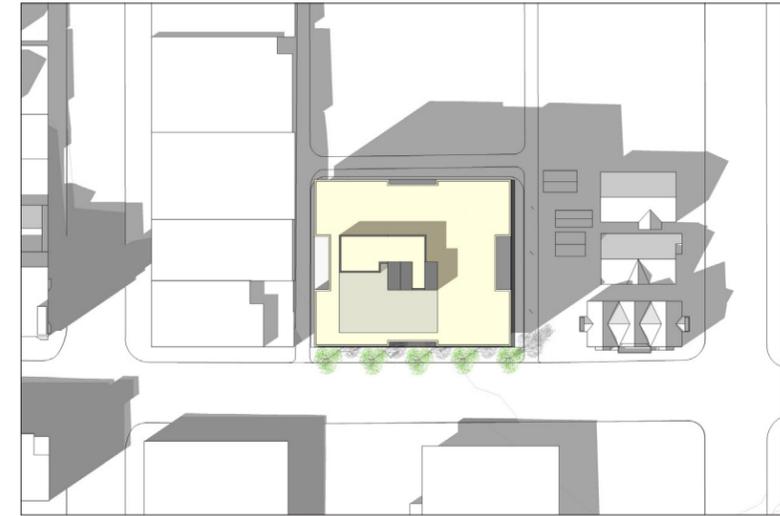
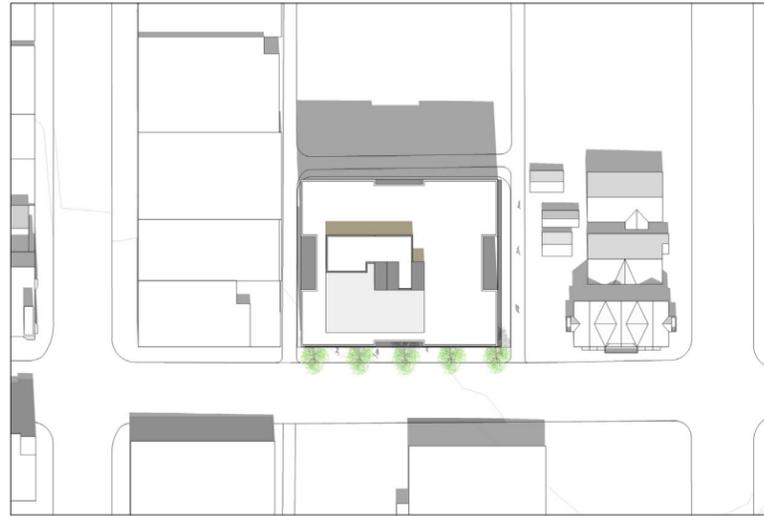
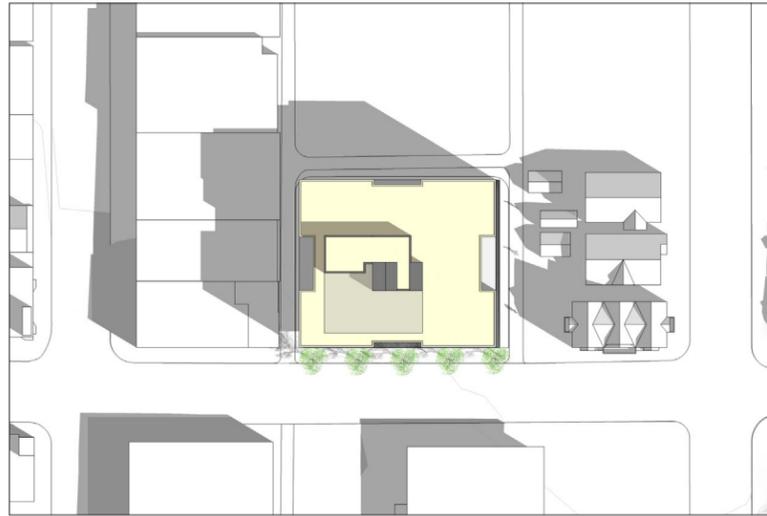
12:00 pm

3:00 pm

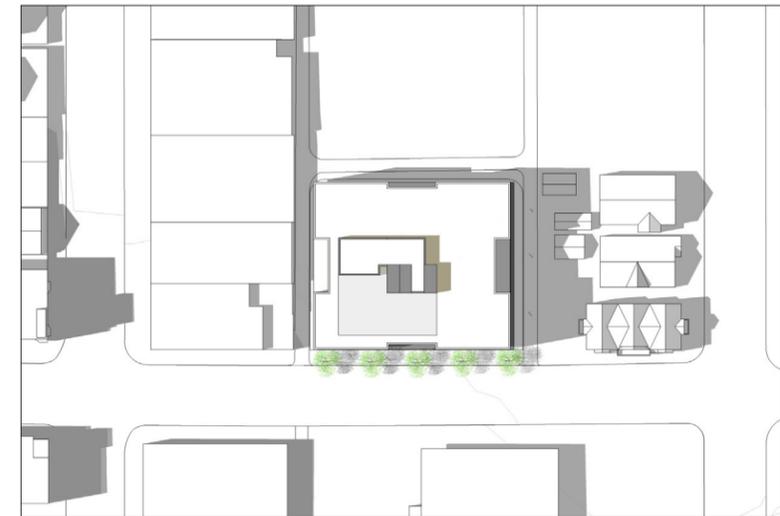
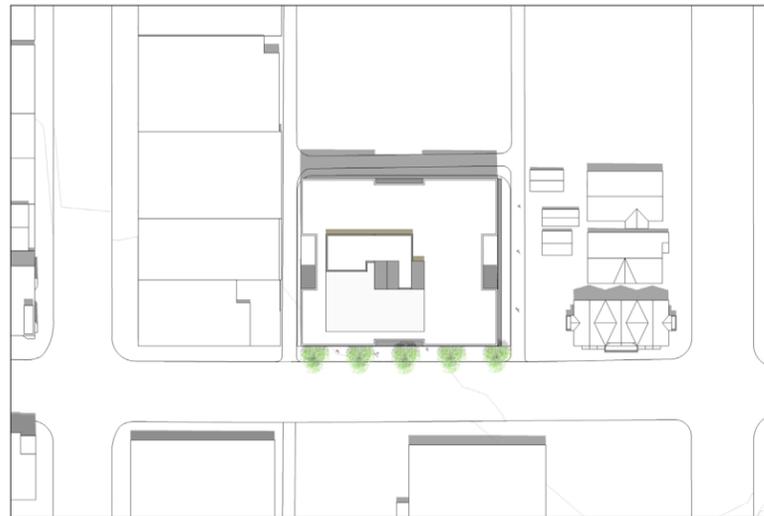
WINTER
SOLSTICE



EQUINOX



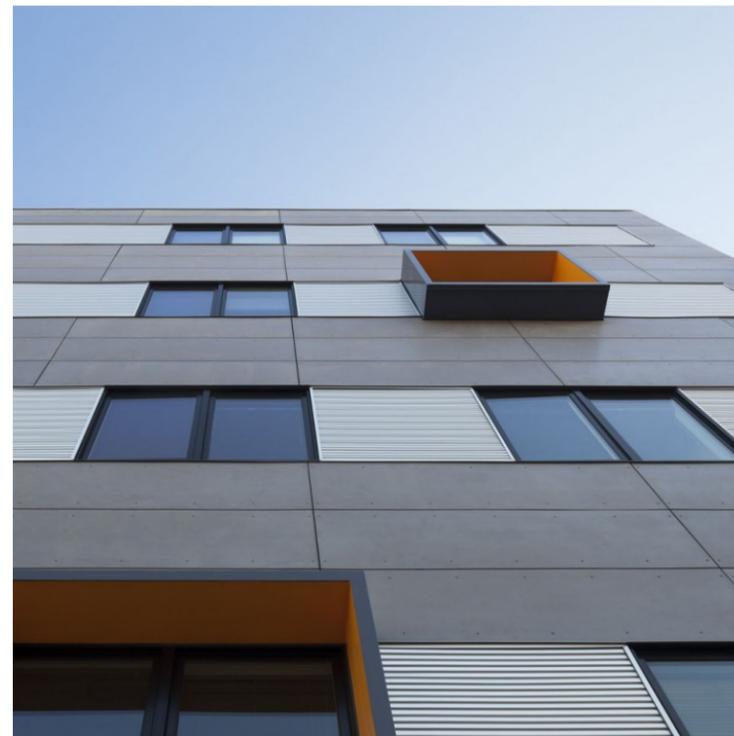
SUMMER
SOLSTICE



SCALE & SIMPLICITY OF FORM

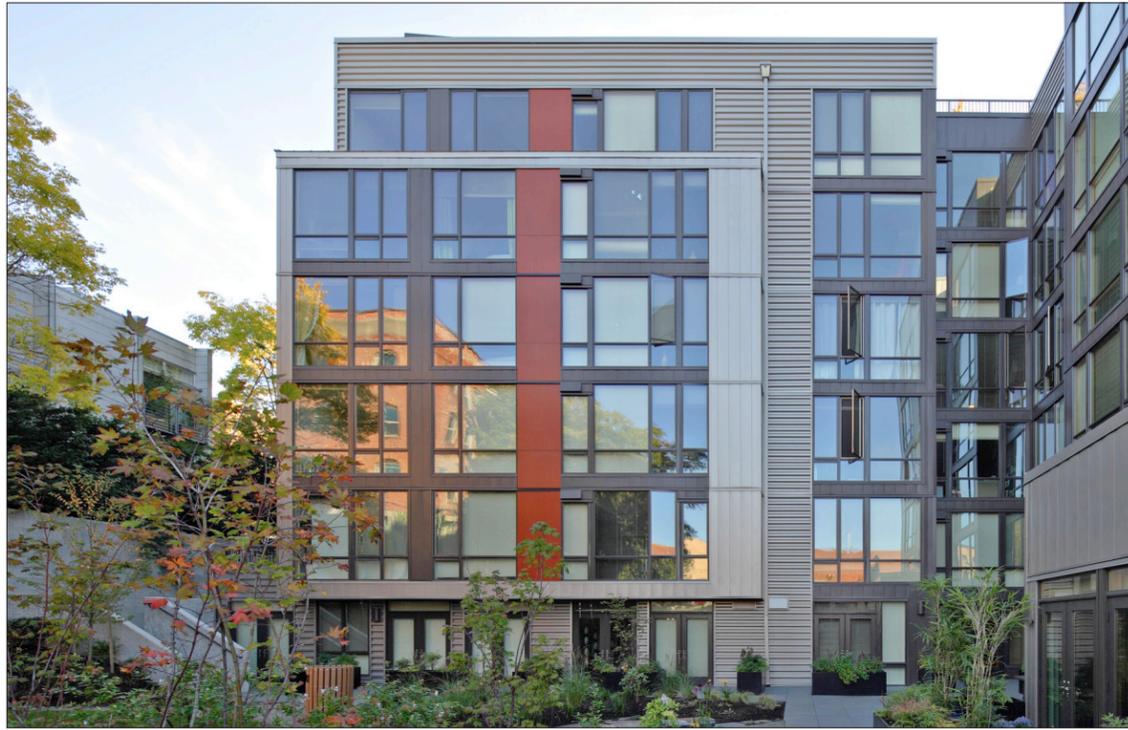


MATERIALITY & ARTICULATION



PRECEDENT IMAGES

RUNBERG ARCHITECTURE GROUP



INTRACORP



