



## DESIGN RECOMMENDATION MEETING

4041 ROOSEVELT WAY NE

DPD #3103235

DECEMBER 17, 2012



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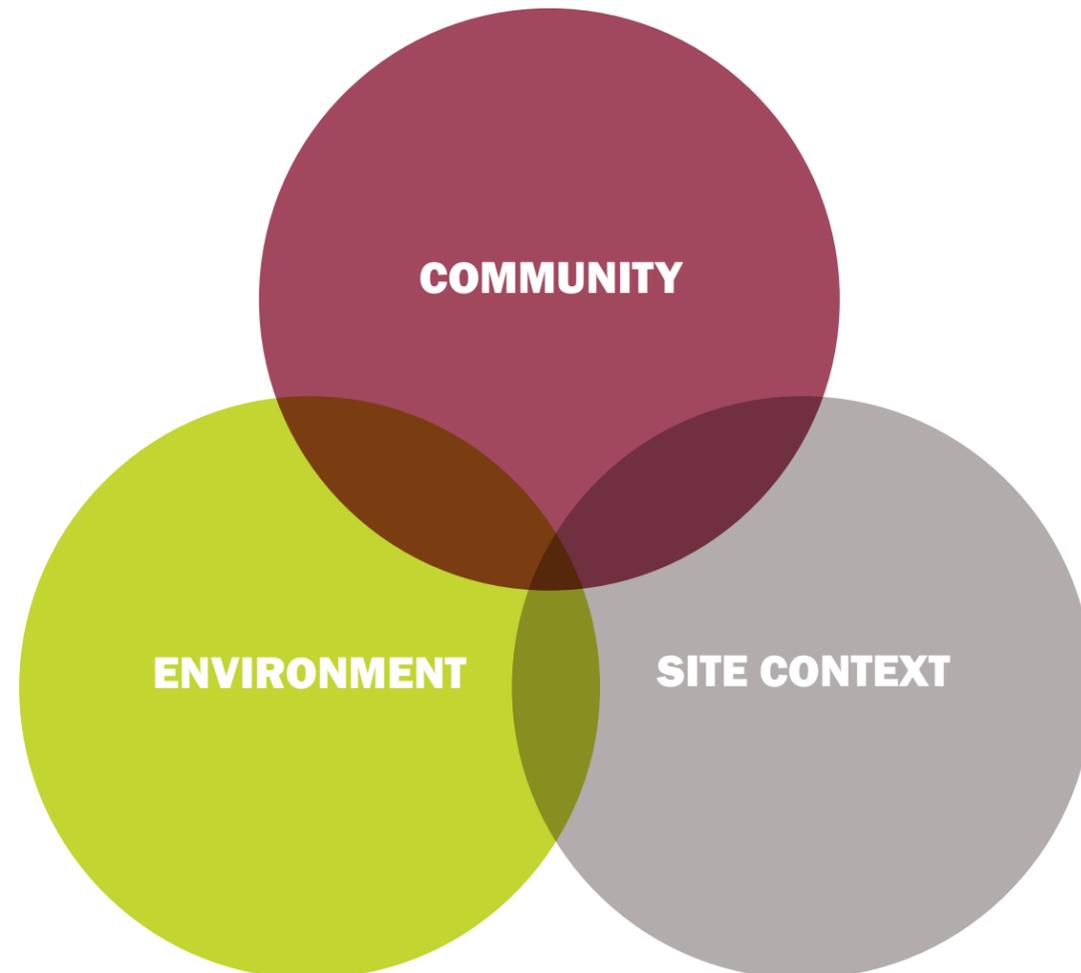
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## PROJECT VISION



PROJECT INTENDS TO APPLY FOR THE MULTIFAMILY TAX EXEMPTION PROGRAM TO SET ASIDE 20% OF THE UNITS FOR WORKFORCE HOUSING FOR HOUSEHOLDS AT OR BELOW 80% OF MEDIAN INCOME.

PROVIDE HOUSING FOR RENTERS BY CHOICE, YOUNG PROFESSIONALS, AND SERIOUS ACADEMICS WITH INNOVATIVE AMENITIES FOR WORK, STUDY, AND PLAY.

PROVIDE USABLE GROUND LEVEL RETAIL SPACES THAT ADD VALUE TO THE PEDESTRIAN EXPERIENCE ALONG ROOSEVELT WAY.

PROVIDE A GOOD PEDESTRIAN EXPERIENCE ALONG EACH STREET FRONTAGE

ACHIEVE LEED FOR HOMES SILVER RATING OR BETTER.

DESIGN SUSTAINABLE, LOW MAINTENANCE LANDSCAPING TO ENHANCE THE PUBLIC AND PRIVATE SPACES.

RESPOND TO THE UNIVERSITY DISTRICT COMMUNITY GUIDELINES FOR A "GATEWAY" BUILDING AT THE CORNER OF NE 40TH AND ROOSEVELT WAY NE.

VOLUNTARILY IMPROVE THE 40TH ALLEY PEDESTRIAN RIGHT OF WAY TO CITY OF SEATTLE STANDARDS.

IMPROVE VISIBILITY AND SAFETY FOR PEDESTRIANS AND VEHICLES AT THE CORNER OF 40TH AND ROOSEVELT.

EASE THE CORNER TURNING RADIUS AT NE 40TH AND 9TH AVENUE FOR VEHICLES TURNING NORTH.

RESPOND TO BOTH THE RESIDENTIAL CHARACTER ALONG 9TH AVE NE AND THE COMMERCIAL CHARACTER ALONG ROOSEVELT WAY NE. CREATE A TRANSITION ZONE CONNECTING THE TWO DISTINCT STREET USES.

## PROJECT DATA

### MIXED-USE RESIDENTIAL PROJECT WITH:

- APPROXIMATELY 216 RESIDENTIAL UNITS.

- APPROXIMATELY 3,607 SQUARE FEET OF VIABLE AND FLEXIBLE RETAIL AND

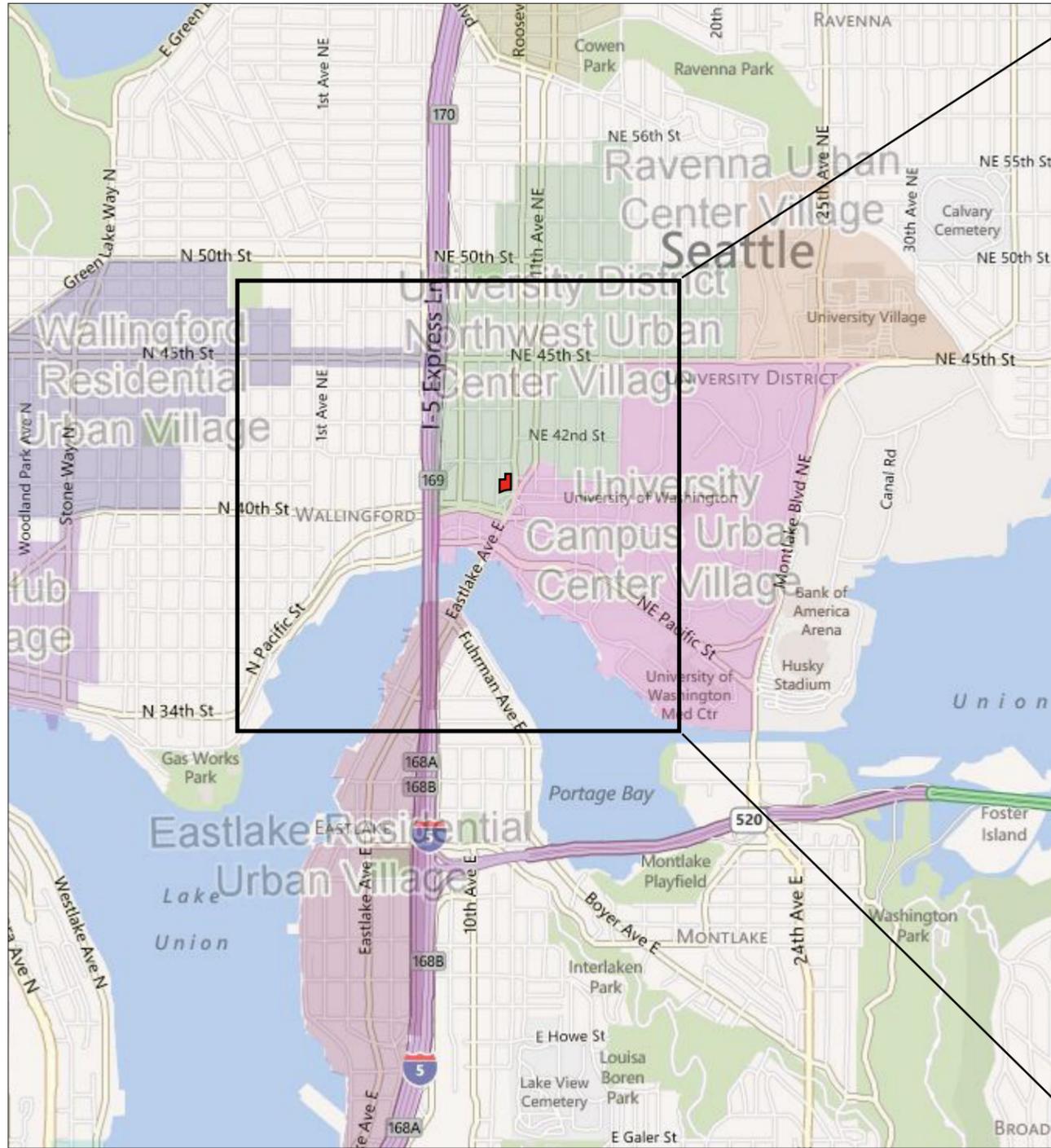
4,422 SQUARE FEET OF ACTIVE RESIDENTIAL AMENITY ON ROOSEVELT WAY

- APPROXIMATELY 150 STRUCTURED PARKING STALLS

- 5 FLOORS OF TYPE-V CONSTRUCTION (RESIDENTIAL UNITS AND AMENITIES) OVER 2 FLOORS OF TYPE-I CONSTRUCTION (RETAIL, LOBBY/ TENANT AMENITIES AND PARKING)

# SITE CONTEXT

## VICINITY MAP | URBAN VILLAGES

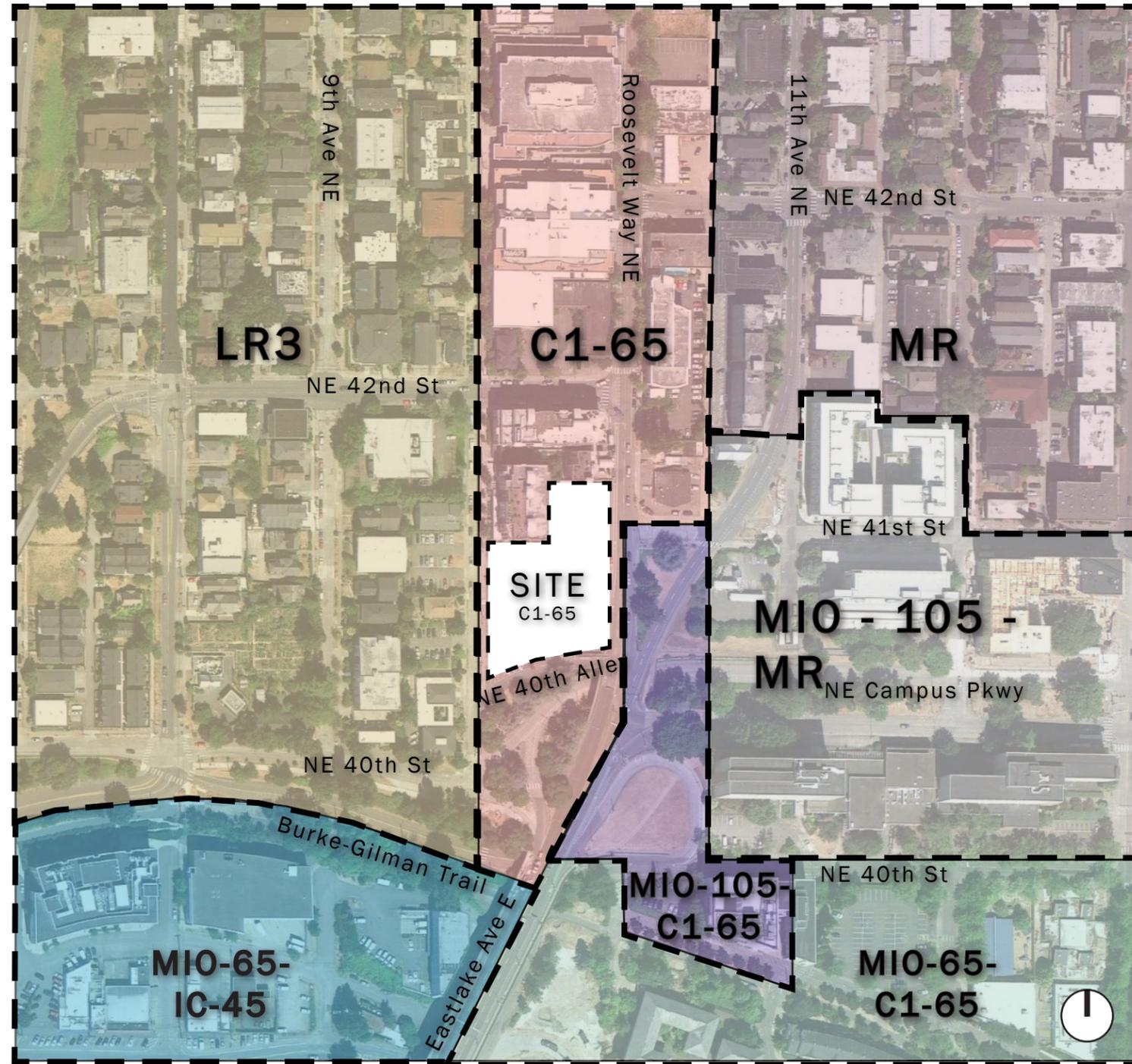


VICINITY MAP



URBAN VILLAGES

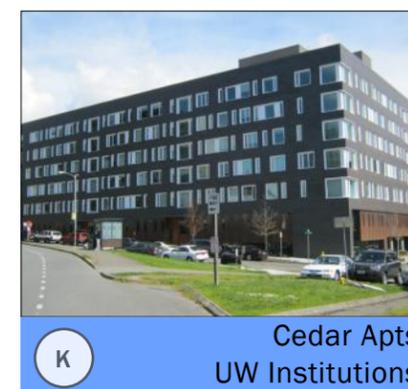
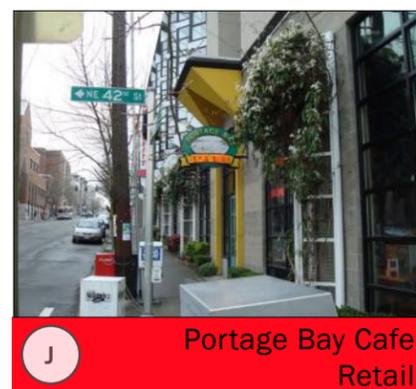
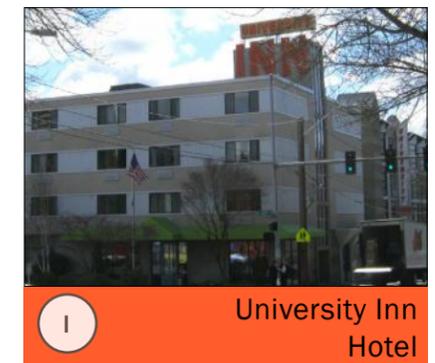
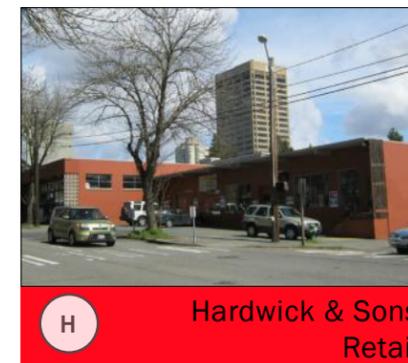
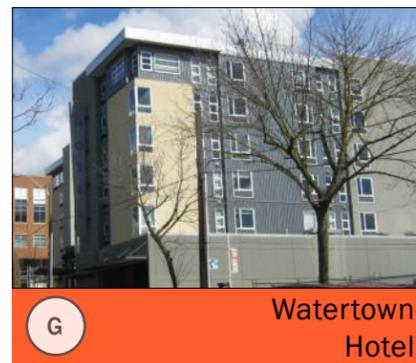
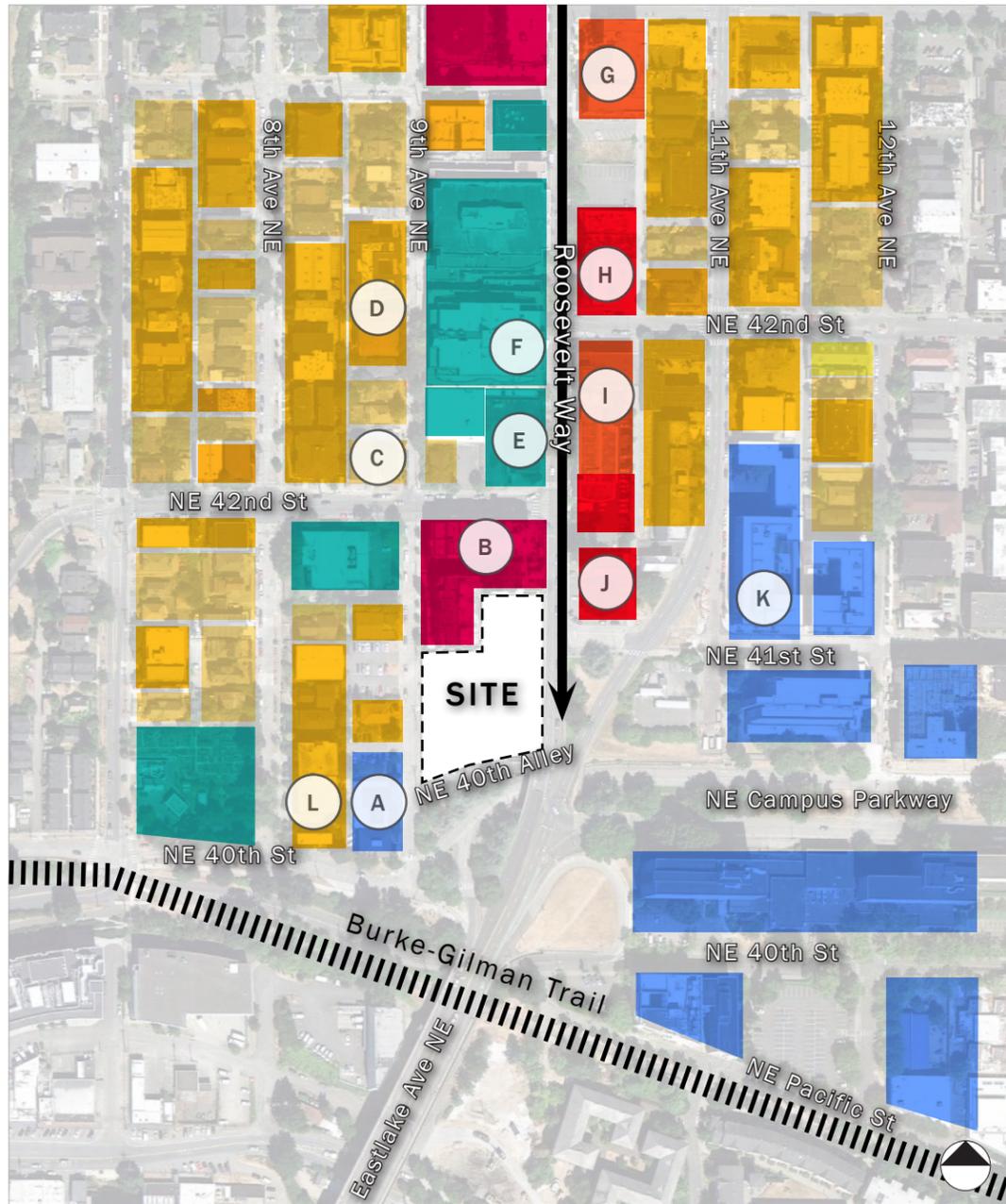
**SITE CONTEXT**  
ZONING MAP



- LR3: Residential, Multifamily, Lowrise 3
- C1-65: Commercial 1
- MR: Residential, Multifamily, Midrise
- MIO-105-MR: Major Institutions Overlay, Residential, Multifamily, Midrise
- MIO-65-C1-65: Major Institutions Overlay, Commercial 1
- MIO-105 -C1-65: Major Institutions Overlay, Commercial 1
- MIO-65-IC-45: Major Institutions Overlay, Industrial Commercial

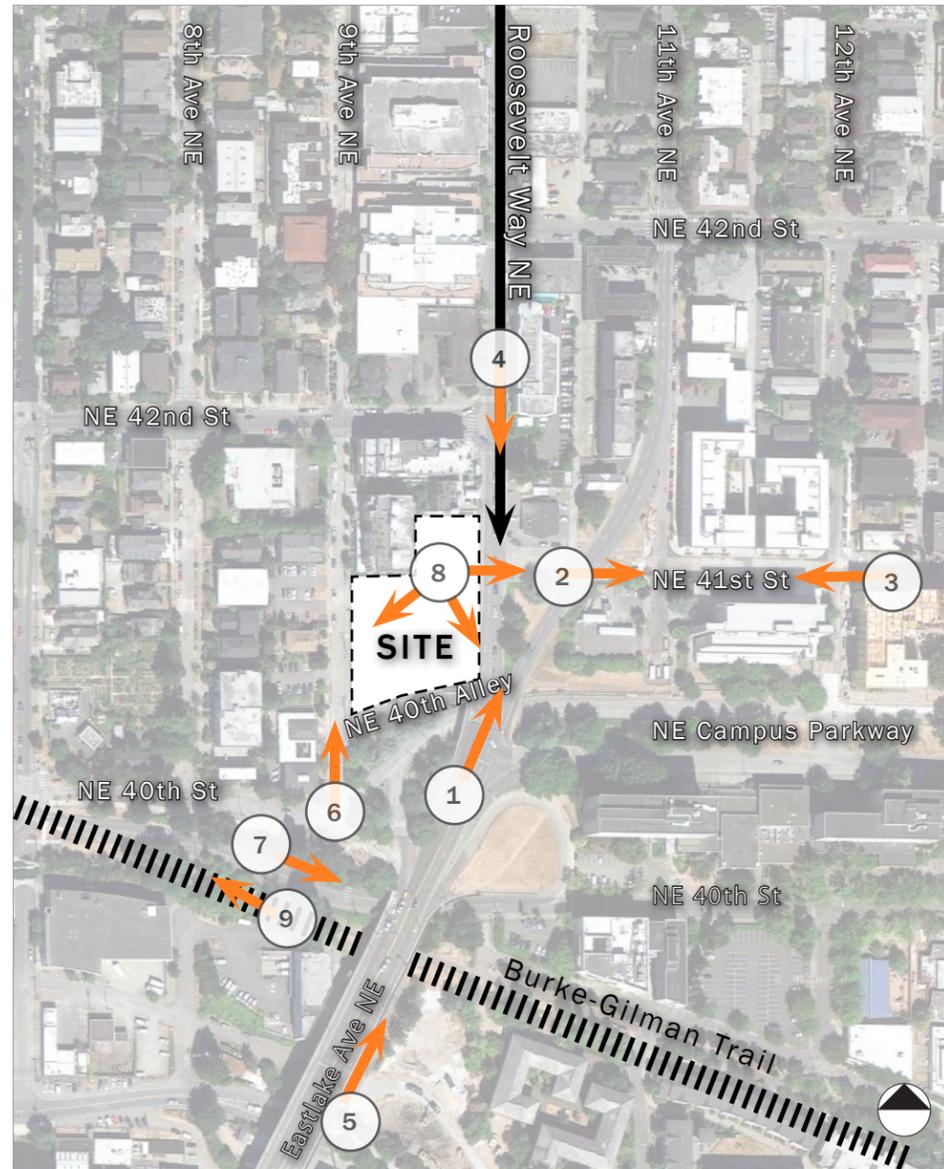
ZONING MAP

**SITE CONTEXT**  
SURROUNDING USES



# SITE CONTEXT

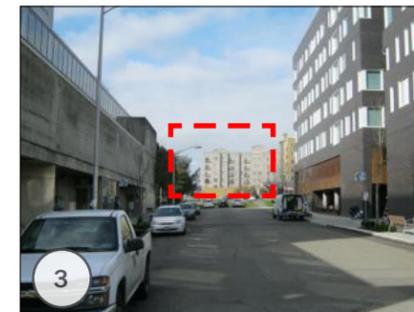
## SURROUNDING VIEWS



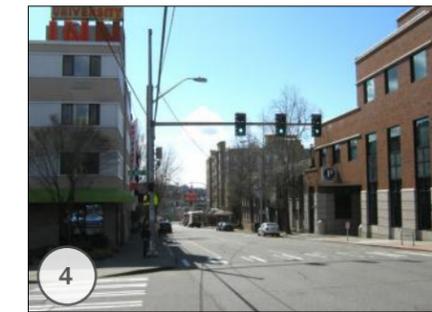
Eastlake Ave NE (Looking North)



NE 41st St (Looking East)



NE 41st St (Looking West)



Roosevelt Way NE (Looking South)



University Bridge



9th Ave NE (Looking North)



NE 40th St (Looking East)

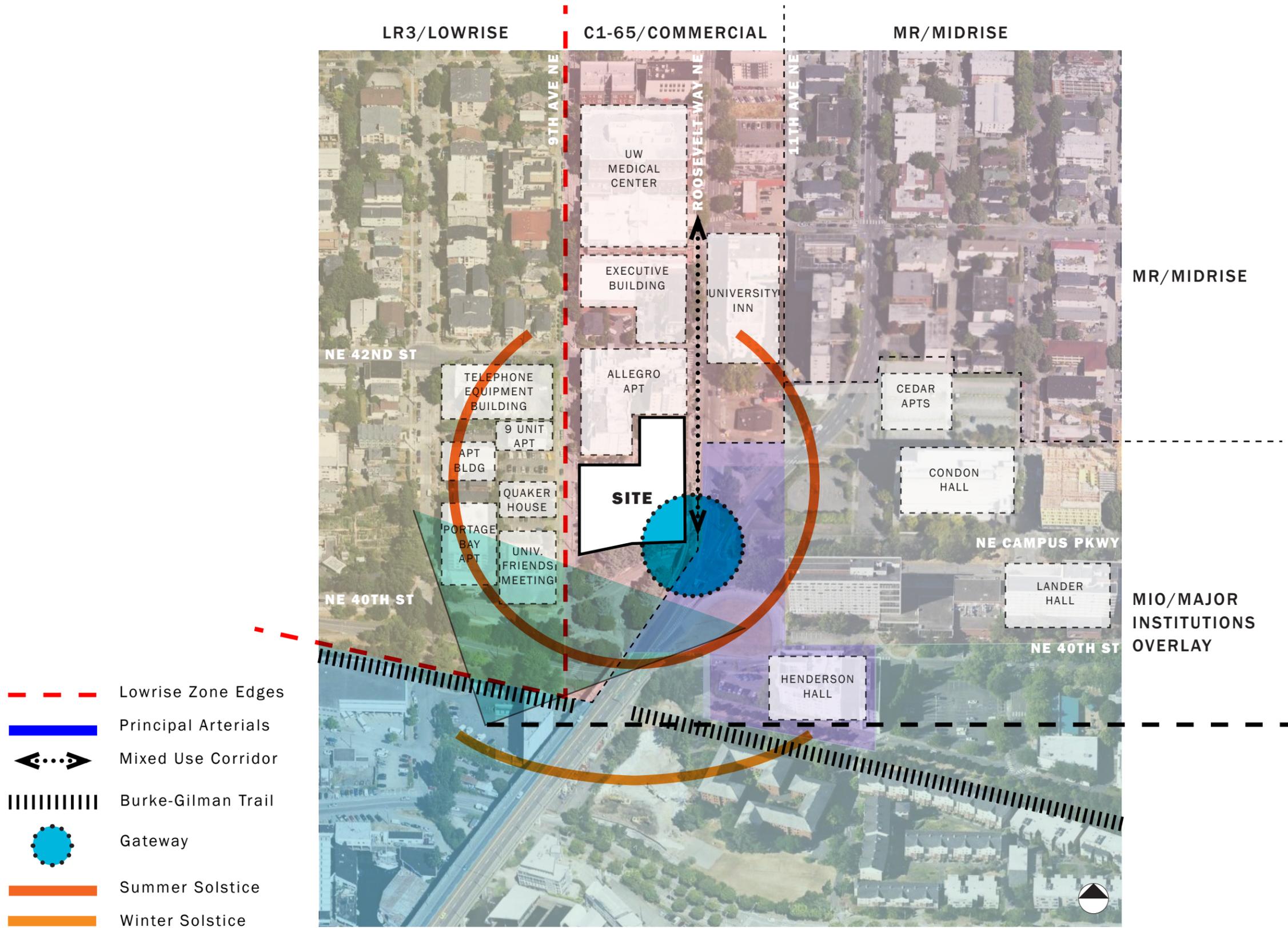


Views from the Site



Burke-Gilman Trail

**SITE CONTEXT**  
URBAN DESIGN ANALYSIS



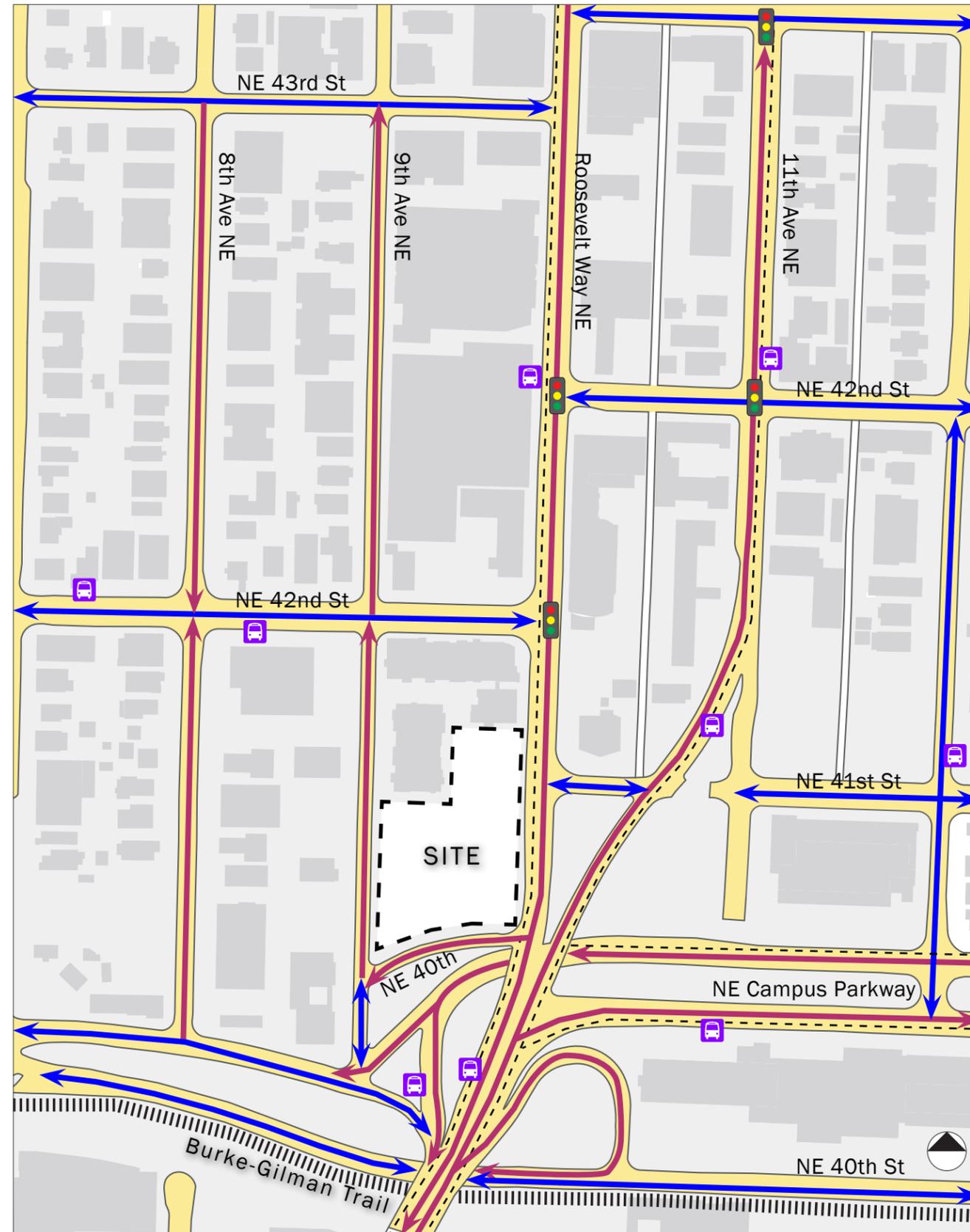
4041 ROOSEVELT WAY NORTHEAST - DPD #3103235

DESIGN RECOMMENDATION MEETING  
DECEMBER 17, 2012

**SITE CONTEXT**  
AERIAL VIEW OF THE SITE



**SITE CONTEXT**  
TRAFFIC ANALYSIS



-  Pedestrian Traffic
-  Vehicle Traffic | One-Way
-  Vehicle Traffic | Two-Way
-  On-Street Bicycle Lanes
-  Burke-Gilman Trail



STREET ELEVATIONS  
ROOSEVELT WAY NE

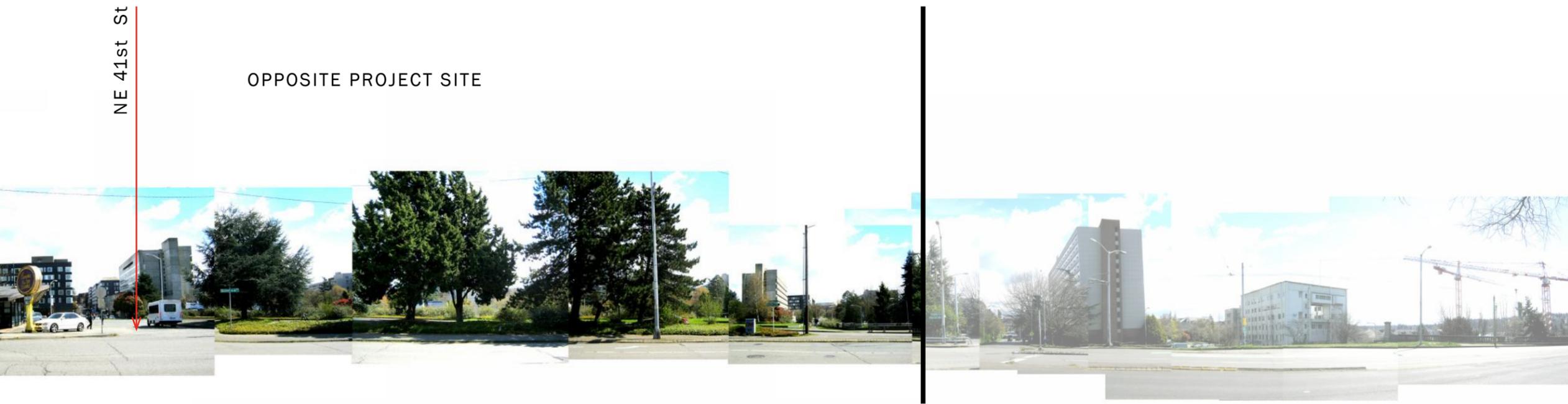


ROOSEVELT WAY NE - Looking West (toward site)



ROOSEVELT WAY NE - Looking East (away from site)

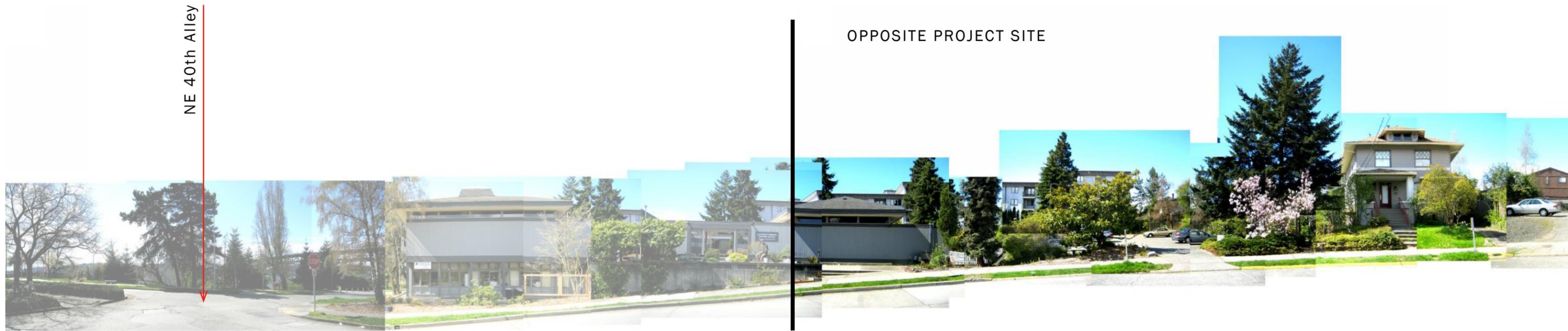
# STREET ELEVATIONS ROOSEVELT WAY NE



STREET ELEVATIONS  
9TH AVE NE



9TH AVE NE - Looking East (toward site)

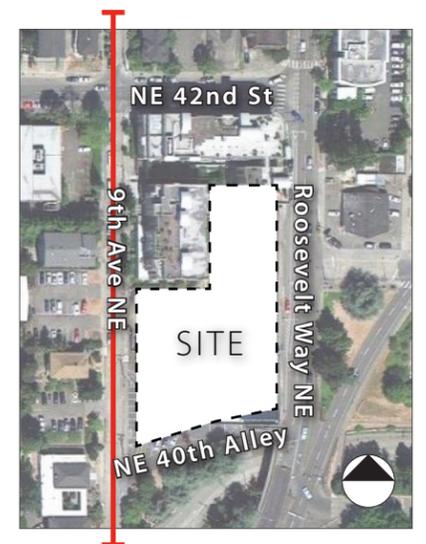
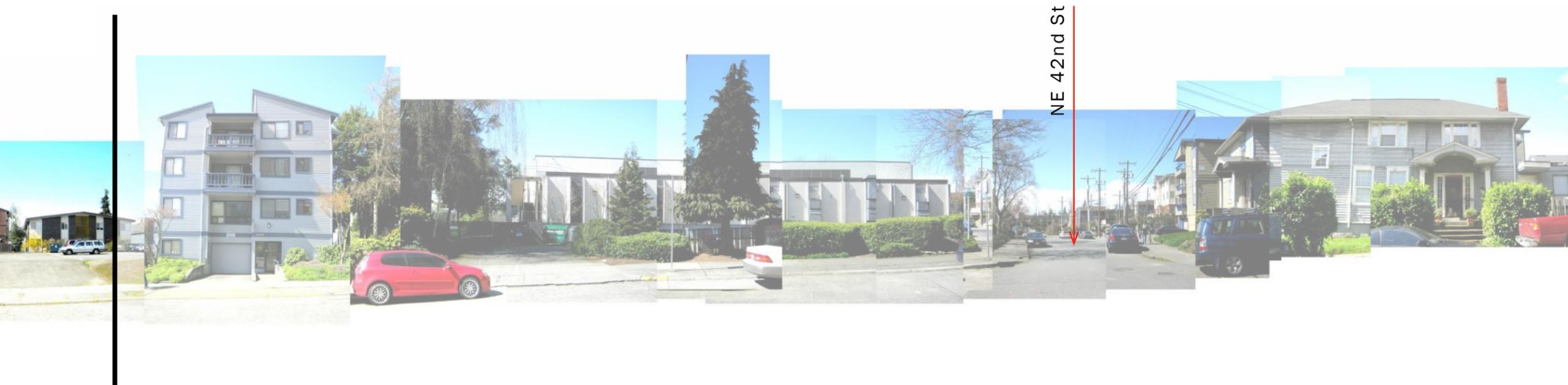


9TH AVE NE - Looking West (away from site)

# STREET ELEVATIONS

## 9TH AVE NE

PROJECT SITE



# SUMMARY OF EARLY DESIGN GUIDANCE

## KEY ISSUES

### A SITE PLANNING

#### A.1 RESPONDING TO SITE CHARACTERISTICS

##### GOAL

*The siting of buildings should respond to specific site conditions and opportunities such as non-rectangular lots, location on prominent intersections, unusual topography, significant vegetation and views or other natural features.*

##### GUIDANCE

*The Board directed the applicant to demonstrate at the Recommendation Meeting how the location of proposed uses, entries, open spaces, building massing, and articulation reflect the three different adjacent street characters. The building should respond directly to the surrounding character of uses on each street frontage.*

##### APPLICANT'S RESPONSE

The building responds directly to the specific character and proposed uses on each street through massing, materiality, and activity.

The residential uses on 9th Ave NE respond to the residential character of the street. The building develops interest and scale through appropriate detailing at the ground plane, modulation at the upper levels and generous setbacks along the entire street.

Varying setbacks along NE 40th act as a transition from the residential character along 9th Ave, to the commercial character at Roosevelt Way. The outdoor spaces along 40th respond to the changes in grade by creating a vertical buffer for the residential units, a welcoming landscaped court for the main entry, and a sheltered plaza for the retail at the corner of Roosevelt Way.

Double height retail spaces and active residential amenity spaces front Roosevelt Way. These spaces respond directly to the commercial character of the street and are enhanced with transparency, wide sidewalks, and landscaping. Each retail space has its own entrance, and there is a separate pedestrian access point to the ground floor commercial parking. Additionally, there is a generous pedestrian access point to the landscaped 2nd level, providing access to the building from Roosevelt Way.

Open spaces and building entries are located to take advantage of the existing topography and solar exposure while enhancing the pedestrian traffic patterns at the site.

(See pages 20, 25, 28, 29, 30, 34-37, 40, 42 and 45)

#### A.2 STREETScape COMPATIBILITY

##### GOAL

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

##### GUIDANCE

*The 9th Avenue NE façade should respond to the adjacent residential uses. The Board liked the idea of the proposed ground related units along the 9th Avenue Street level frontage. These ground level residential uses should be clearly distinguishable from the massing on the upper levels. Use fine grain details to create a human scale façade. Architectural features ought to include a variable setback for the ground level units, incorporation of stoops, and upper level setback to accentuate the ground level plane.*

##### APPLICANT'S RESPONSE

In response to the guideline for streetscape compatibility the building steps back at the upper level along NE 40th, Roosevelt Way and 9th Ave NE creating 3 distinct rooftop deck areas.

Additionally, the upper 5-stories of the building angle away from Roosevelt Way at the northern end of the property, reducing the perceived massing along Roosevelt Way and opening up views from the adjacent apartment building. The upper levels of the building also angle away from 9th Ave NE at NE 40th to increase the setback at this corner and significantly reducing the massing along 9th Ave NE.

In response to the Boards' direction along 9th Ave NE, residential units have been created at the ground level with a clearly distinguishable character from the upper level units. At the two lower levels a finer grain residential character is proposed with residential unit doors, lighting, canopies, stoops, and landscaping. This level of detail connects to a human scale and quietly activates this street.

(See Pages 20, 28, 30, 34-37, 40, 42, and 45)

#### A.3 ENTRANCES VISIBLE FROM THE STREET

##### GOAL

*Entries should be clearly identifiable and visible from the street.*

##### GUIDANCE

*Position the commercial and residential entries to directly correlate with the pedestrian circulation to the site.*

*Show how the grade change along the NE 40th Street property separates or combines the residential function to the west with the commercial uses to the east.*

*The siting of the commercial spaces to achieve maximum visibility particularly concerned the Board. Consider shifting the primary commercial entry from the NE 40th Street façade to the corner of Roosevelt and NE 40th Street. This corner location would then be visible to the pedestrian traffic along Roosevelt and the pedestrian traffic moving from the Urban Center to the west to the residential area to the east. The increased setback provided at this location should include the commercial outdoor courtyard. This location could be further maximized if the commercial space setback and 20' vertical clearance were incorporated into the corner gateway design.*

*The Board observed that the NE 41st Street corridor is the major corridor from the University of Washington campus to the site. The design of the building and pedestrian entries should use this visual corridor to attract more pedestrian traffic to the site.*

*The applicant must demonstrate that the entries are easily identifiable from the major pedestrian and vehicular corridors with the primary building entries acting as a natural terminus for the intended users.*

#### A.4 HUMAN ACTIVITY

##### GOAL

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

##### GUIDANCE

*The Board endorsed the increased setbacks provided on each street frontage. The wider sidewalks will accommodate the pedestrian traffic. The Board specifically requested additional ground-level setback along Roosevelt Way NE to provide a more generous sidewalk. The Board noted that the setback is not required to be uniform, but could be varied, similar to the movement and weaving proposed for the upper stories. The additional street level setback could incorporate landscape nodes that create a more humane streetscape.*

*The Board strongly encouraged the increased setback along the Roosevelt Way NE and NE 40th Street corner. This setback with 20 feet vertical clearance provides greater visibility for vehicular traffic while separating the pedestrian walkway from vehicular traffic.*

##### APPLICANT'S RESPONSE

The primary commercial entrances are clearly identifiable and oriented to Roosevelt Way in order to maximize visibility from the street and sidewalk. The primary residential entrance, located on the south elevation, is visually accessible from Roosevelt Way and prominent along NE 40th. The entrance may be accessed through the weather protected landscaped plaza from Roosevelt Way, or through an open, public courtyard from NE 40th.

The Level 2 courtyard entrance from Roosevelt Way is designed as a visual marker when viewed from the University of Washington campus on NE 41st. This entrance is designed as an integral part of the building, serving as a transition point for the massing.

Two visually prominent commercial entries are located along Roosevelt Way. A pedestrian entry to the commercial parking is located between the two commercial entries. Both commercial spaces have 16-18' ceiling heights.

The residential and commercial entries are easily identifiable from the site and public right of ways. Additional building signage will be integrated into the building design to create markers that further enhance pedestrian use.

(See Pages 40, 42, and 43)

##### APPLICANT'S RESPONSE

The ground level façade along Roosevelt Way is setback approximately 15' from the street, and 5' from the property line for the entire frontage. A combination of a wide sidewalk, landscaped planters, and overhead protection are utilized to enhance the pedestrian experience.

As suggested by the Board, the building at the corner of Roosevelt Way and NE 40th is setback and provides approximately 19 feet of vertical clearance below the overhang. This generous outdoor space will allow for greater visibility and safety for pedestrians and vehicles at this corner.

The passage to the Level 2 courtyard is setback additionally from Roosevelt Way, and the ground level at this location will provide additional space for pedestrian activity.

(See Pages 20, 28-29, 30, 35, and 40-43)

# SUMMARY OF EARLY DESIGN GUIDANCE

## KEY ISSUES

### A.5 RESPECT FOR ADJACENT SITES

#### GOAL

*Buildings should respect adjacent properties by being located on their sites to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings.*

#### GUIDANCE

*The Board supported the interior setback provided from the proposed building to the adjacent building to the north. The proposed setbacks range from 13 feet along the north facades and 16-20 feet along the shared property line between the east façade of the Allegro Apartment and the west façade of the proposed building. These generous setbacks should be maintained as the building massing evolves.*

#### APPLICANT'S RESPONSE

The building massing is designed to be respectful of the adjacent building to the north, maintaining some views through the property to the south, and setting back from Roosevelt to the north. The massing works to maintain and enhance the generous interior setbacks adjacent to the Allegro Apartments.

The setback from Allegro II along 9th Ave is between 13' and 16'. The setback from Allegro along Roosevelt Way is between 10' and 15'.

(See Pages 20, 28, 31, and 34-37)

### A.6 TRANSITION BETWEEN RESIDENCE AND STREET

#### GOAL

*For residential projects, the space between the building and the sidewalk should provide security and privacy for residents and encourage social interaction among residents and neighbors.*

#### GUIDANCE

*The Board discussed increasing the setbacks along 9th Avenue NE at the ground level, as well as, providing sensitive landscaping at the ground plane between the ground related units and the street. Use of stoops, landscaping or other fine grain architectural features was encouraged.*

#### APPLICANT'S RESPONSE

At the two lower levels along 9th Ave NE a finer grain residential character is proposed along with increased setbacks from the street. Features of this space will include residential unit doors, canopies, stoops, and landscaping. This contributes to a human scale and additional security along 9th Ave NE.

(See Pages 20, 30, 34-37, 41, and 43-44)

### A.7 RESIDENTIAL OPEN SPACE

#### GOAL

*Residential projects should be sited to maximize opportunities for creating usable, attractive, well integrated open space.*

#### GUIDANCE

*The Board appreciated the placement of the open space along the north south axis. This orientation incorporates the natural sunlight as a primary element in the open space design. Discussing the need to differentiate the private open space from the adjacent commercial courtyard, the Board recommended that the two spaces should read independent of one another. The private open space should be clearly identifiable by all users as residential in character and act as a terminus for residential pedestrian circulation.*

#### APPLICANT'S RESPONSE

The placement of the open space is oriented along the north-south axis to take advantage of the southern solar exposure. A large public plaza serves as the entry court at the southeastern ground level. This plaza has been designed to provide a weather protected open space for the public along Roosevelt Way and NE 40th. Additionally, this plaza opens up the sight lines from Roosevelt Way to the primary residential entrance and leasing offices to the west.

Landscaping and paving patterns have been used to distinguish between the "commercial plaza" and the "residential plaza" with the intention that the spaces may spill into each other as the building occupants require.

The Roosevelt plaza is intended as a respite for pedestrians from the busy traffic along Roosevelt Way and will act as a terminus for pedestrian circulation traveling south on Roosevelt Way.

(See Pages 20, and 34-37)

### A.8 PARKING AND VEHICLE ACCESS

#### GOAL

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

#### GUIDANCE

*The Board agreed that 9th Avenue NE was the preferred right-of-way for vehicular entry and strongly endorsed one driveway location as being safer and more pedestrian friendly. The applicant would need to provide convincing information justifying the site specific consideration to make two driveways necessary. The design of the driveway entry should minimize visual impacts from the 9th Avenue street frontage.*

#### APPLICANT'S RESPONSE

The garage is designed with a single entrance from 9th Ave NE. The entry minimizes the visual impacts from 9th Ave NE through an additional setback from the sidewalk.

(See Pages 20, 30 and 34)

### A.10 CORNER LOTS

#### GOAL

*Building on corner lots should be oriented to the corner and public street fronts. Parking and automobile access should be located away from corners.*

#### GUIDANCE

*The Roosevelt Way NE and NE 40th Street corner has been identified in the University District Guidelines as a gateway corner requiring additional design development or elaboration.*

*The Roosevelt facade incorporates a sense of movement into the façade by the alternating setbacks of each floor level creating an overall organic weaving of the façade. The Board directed the applicant to use this idea on the corner to create the required gateway. The gateway does not need to be a large iconic corner element, but, according to the Board, it could be effectively communicated with subtle design cues using architectural elements that emphasize movement and transition.*

#### APPLICANT'S RESPONSE

As the Board suggested, the Roosevelt façade incorporates a sense of movement through the use of color, overlapping and shifting masses, and materiality. Along Roosevelt Way this sense of movement is amplified by the contrast with the transparent geometry of the lower commercial levels and the angled residential massing near the Allegro apartments. South of this angle the upper level massing shifts out over the lower commercial levels creating overhead weather protection for much of Roosevelt Way.

This sense of organic color and motion created along Roosevelt Way continues around the corner at NE 40th and terminates approximately half way across the southwestern façade at a recess, where a material transition takes place.

The NE 40th elevation is seen as the primary "gateway" with the Roosevelt Way elevation enhancing and supporting the design. At the NE 40th elevation, the combination of a dramatic 19' overhang along Roosevelt, upper level setbacks at 9th, and 5 distinct massing components create an identifiable "gateway" when entering the University District neighborhood.

(See Pages 20, 28, 30, 35, 37, and 40-43)

# SUMMARY OF EARLY DESIGN GUIDANCE

## KEY ISSUES

### B HEIGHT, BULK, SCALE

#### B.1 HEIGHT, BULK AND SCALE COMPATIBILITY

##### GOAL

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 near-by, less intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk, and scale between anticipated development potential of the adjacent zones.

##### GUIDANCE

The 9th Avenue NE façade did little to respond to the adjacent residential uses and the University Design Guidelines. The Board recommended decreasing the overall building mass along 9th Avenue NE by reducing the height, using modulation, and increasing setbacks. An upper level setback above the street level units would reduce overall bulk while responding to the lower density, ground level character of units across the street in the LR3 zone. The upper level setback is specifically called out as an example for mitigation along a zone edge in the University District Guidelines.

In addition to use of modulation, the design should possess a smaller or finer grain of scale along the residential street. Incorporating architectural and landscape elements such as green screens would help to reduce the bulk of the structure.

The Board referred to massing Option B as an example of a technique to reduce massing. Option C incorporates open space by using the north/south axis orientation to maximize sun exposure. However, if the same large open space could be oriented along the east west axis, it would provide the needed break in the massing along 9th Avenue NE.

In sum, the Board recommended a 9th Avenue N. façade reduced in scale and bulk by reorienting the open space, using more modulation, varying the setback distances and providing greater articulation of the landscape and the lower residential facade in order to better respond to the residential context of 9th Avenue NE and the adjacent lowrise structures.

##### APPLICANT'S RESPONSE

The façade along 9th Ave NE uses a variety of techniques such as modulation, setbacks and detailing to reduce the height, bulk and scale of the proposal.

Significant modulation has been designed into the proposal along 9th Ave NE. At the southern end of the site the building angles away the street above Level 2, increasing the setback from 9th Avenue. The rooftop deck at the upper level provides additional modulation at the corner of 9th Ave NE and NE 40th.

Along 9th Ave NE the project is currently setback from between 10 feet and 14 feet at the ground levels, and between 9.5 feet and 25 feet at the upper levels. This results in a voluntary reduction of approximately 19,800 square feet of code allowed development potential along 9th Avenue NE.

Additionally, residential units with exterior entrance doors, canopies, stoops, and landscaping have been incorporated into the lower level façade, providing a finer grain of residential character to 9th Avenue NE.

Green screens have been designed where appropriate to add an additional layer of modulation and character to the facades.

In sum, the project uses the techniques the Board recommended to reduce the massing along 9th Avenue NE while developing the scheme that was approved in the Early Design Guidance meeting.

(See Pages 20, 28-31, 34-37, 40, 42, and 45)

### C ARCHITECTURAL ELEMENTS AND MATERIALS

#### C.2 ARCHITECTURAL CONCEPT AND CONSISTENCY

##### GOAL

Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept. Buildings should exhibit form and features identifying the functions within the building. In general, the roof line or top of the structure should be clearly distinguished from its facade walls.

##### GUIDANCE

Guidance reflects comments in response to A-1 and A-2.

##### APPLICANT'S RESPONSE

See response to A-1 and A-2.

#### C.3 HUMAN SCALE

##### GOAL

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

##### GUIDANCE

Guidance reflects comments in response to A-2, A-4, A-6 and B-1.

##### APPLICANT'S RESPONSE

See response to A-2 and A-4, A-6 and B-1.

#### C.4 EXTERIOR FINISH MATERIALS

##### GOAL

Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

##### GUIDANCE

At the Recommendation meeting, a materials and color board is required.

##### APPLICANT'S RESPONSE

A materials board with proposed colors and perspective renderings of the proposal will be presented at the DRB meeting. The use of color and materiality are important to the overall concept of the design.

Blade signs and building signage will be integrated with the building design.

(See Pages 20, 29, 40 and 42)

#### C.5 STRUCTURED PARKING ENTRANCES

##### GOAL

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

##### GUIDANCE

See A-8 guidance.

##### APPLICANT'S RESPONSE

See response to A-8.

The garage entrance and door has been integrated into the overall building design and recedes visually and literally from the pedestrian right of way.

(See Pages 20 and 34)

**D PEDESTRIAN ENVIRONMENT**

D.1 PEDESTRIAN OPEN SPACES AND ENTRANCES

GOAL

*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 space should be considered.*

GUIDANCE

*Guidance reflects comments in response to A-2, A-3 and B-1.*

APPLICANT'S RESPONSE

See response to A-2, A-3, and B-1.

The building is setback at the corner of Roosevelt Way and NE 40th, creating an entrance to a vibrant and active pedestrian oriented open space for the residents. Additionally a secondary entrance for the residents has been integrated into the design across from NE 41st.

The current design responds directly to the guideline which suggests that the main residential entry be accessed from the side street through a courtyard. The primary residential entrance to the building is accessed from a courtyard on NE 40th.

(See Pages 20, 28-30, 35, 44-45, and 62)

D.2 BLANK WALLS

GOAL

*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.*

GUIDANCE

*Minimize blank walls on each façade by using glazing (or other means of achieving transparency) along the Roosevelt Way NE street front for both commercial storefronts and the residential amenity area. Roosevelt Way NE is intended as an active commercial corridor. The design of the storefronts should support an active streetscape.*

APPLICANT'S RESPONSE

Blank walls have been minimized on all streets and are only located where necessary for the function of the building. Where blank walls do exist they are addressed with different treatments depending on the street character.

Roosevelt Way is primarily transparent commercial storefront, with specific punched openings for transparency in the concrete at the residential amenity area.

NE 40th is primarily transparent, reflecting the use of the leasing office, residential lobby, and commercial space along Roosevelt.

9th Avenue NE is primarily residential in character, with a finer grain of architectural detailing at the lower residential levels and transparency appropriate for ground level residential units.

(See Pages 20, 42 and 44)

D.7 PERSONAL SAFETY AND SECURITY

GOAL

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

GUIDANCE

*All entrances should be designed to provide safe entry and passage by incorporating various Crime Prevention Through Environmental Design (CPTED) techniques which may include secure entries, lighting, landscaping to allow increased visibility and incorporating natural surveillance from building residents.*

APPLICANT'S RESPONSE

All entrances to the building are well illuminated and visible from the street and sidewalk. Landscaping is designed to not impede visibility from the building residents or the public.

(See Pages 20, 30, 35, 41 and 43)

D.11 COMMERCIAL TRANSPARENCY

GOAL

*Commercial storefronts should be transparent, allowing for a direct visual connection between pedestrians on the sidewalk and the activities occurring on the interior of a building. Blank walls should be avoided.*

GUIDANCE

Guidance reflects comments in response to A-3 and D-2.

APPLICANT'S RESPONSE

See responses to A-3 and D-2.

(See Pages 20, 28, 40, 42 and 45)

D.12 RESIDENTIAL ENTRIES AND TRANSITIONS

GOAL

*For residential projects in commercial zones, the space between the residential entry and the sidewalk should provide security and privacy for residents and a visually interesting street front for pedestrians. Residential buildings should enhance the character of the streetscape with small gardens, stoops and other elements that work to create a transition between the public sidewalk and private entry.*

GUIDANCE

See A-2, A-3, A-6, A-7 and D-7 guidance.

APPLICANT'S RESPONSE

See responses to A-2, A-3, A-6, and D-7.

(See Pages 20, 28, 30, 34-37, 41, and 43-44)

**E LANDSCAPING**

E.2 LANDSCAPING TO ENHANCE BUILDING AND/OR SITE

GOAL

*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.*

GUIDANCE

Guidance reflects comments in response to A-6, A-7 and B-1.

APPLICANT'S RESPONSE

See A-6, A-7 and B-1

Landscaping is an integral part of the proposal and has incorporated paving patterns, site furniture and plant materials to enhance the pedestrian experience at ground level. The Level 2 courtyard incorporates landscaping to loosely define private residents space, and the Level 7 rooftop amenity deck will use a combination of green screen, potted plants and paving to enhance the user experience.

(See Pages 20, 34-37, 41-43 and 45)

**EDG IDENTIFIED SIX KEY ISSUES**  
DESIGN RESPONSES

**A. GARAGE ENTRY**

**A GARAGE ENTRY - A.2, A.8, C.5**

GARAGE ENTRIES HAVE BEEN REDUCED FROM TWO TO A SINGLE ENTRY ALONG 9TH AVENUE NE.

**B. 9TH AVE MASSING**

**B. 9TH AVE NE MASSING - A.1, A.2, A.5, A.6, A.7, B.1, C.3, D.12, E.2**

INCREASED MODULATION AND MASSING SETBACKS ALONG 9TH AVENUE NE TRANSITION TO THE L3 ZONE TO THE WEST.

GROUND RELATED RESIDENTIAL UNITS WITH A FINER GRAIN OF DETAILING AND FRONT STOOPS ALIGN WITH 9TH AVE NE AT THE LOWER LEVELS



**F. MIXED-USE CORRIDOR**

**F. MIXED-USE CORRIDOR - A.1, A.2, A.3, A.4, B.1, C.2, C.3, D.1, D.2, D.11, E.2**

AN IMPROVED PEDESTRIAN ENVIRONMENT WITH WIDER SIDEWALKS, LANDSCAPING AND INDIVIDUAL COMMERCIAL ENTRIES. COMMERCIAL FRONTAGE HAS BEEN SETBACK 15FT FROM ROOSEVELT WAY NE.

**E. BUILDING ENTRIES**

**E. BUILDING ENTRIES - A.3, A.4, A.6, A.10, C.3, D.1, D.7, D.12, E.2**

THE PRIMARY RESIDENTIAL ENTRY LOCATED OFF OF NE 40TH THROUGH A LANDSCAPED COURTYARD.

A SECONDARY ENTRANCE DESIGNED PRIMARILY FOR RESIDENTS IS LOCATED ON ROOSEVELT WAY AND NE 41ST. THIS IS DELINEATED AT THE GROUND PLANE WITH A RECESSED DECORATIVE GATE.

THIS ENTRANCE HAS A DIRECT VISUAL AND PHYSICAL CONNECTION FROM ROOSEVELT WAY NE TO THE LEVEL 2 COURTYARD.

**D. SE COMMERCIAL CORNER**

**D. SE COMMERCIAL CORNER - A.1, A.2, A.3, A.4, A.10, C.4, D.1, D.11**

SE CORNER MASSING SETBACK ALLOWS FOR A PEDESTRIAN TRANSITION AT THE CORNER WHILE TRAVELING SOUTHBOUND ON ROOSEVELT WAY NE. THE GROUND-LEVEL OPEN SPACE IS DESIGNED TO IMPROVE STREETScape CONTINUITY BETWEEN ROOSEVELT WAY NE AND NE 40TH.

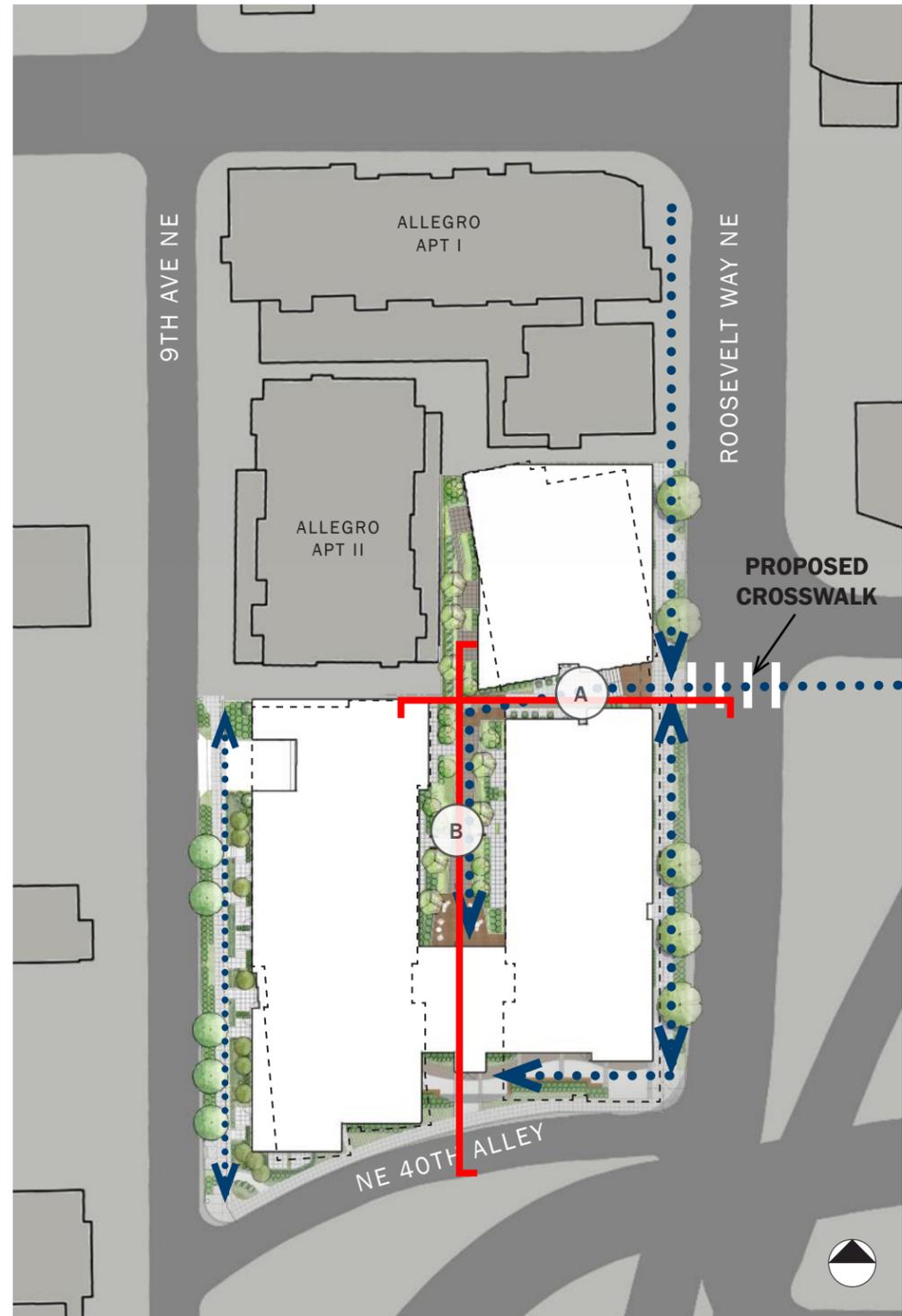
**C. GATEWAY MASSING**

**C. GATEWAY MASSING - A.1, A.10, B.1, C.4**

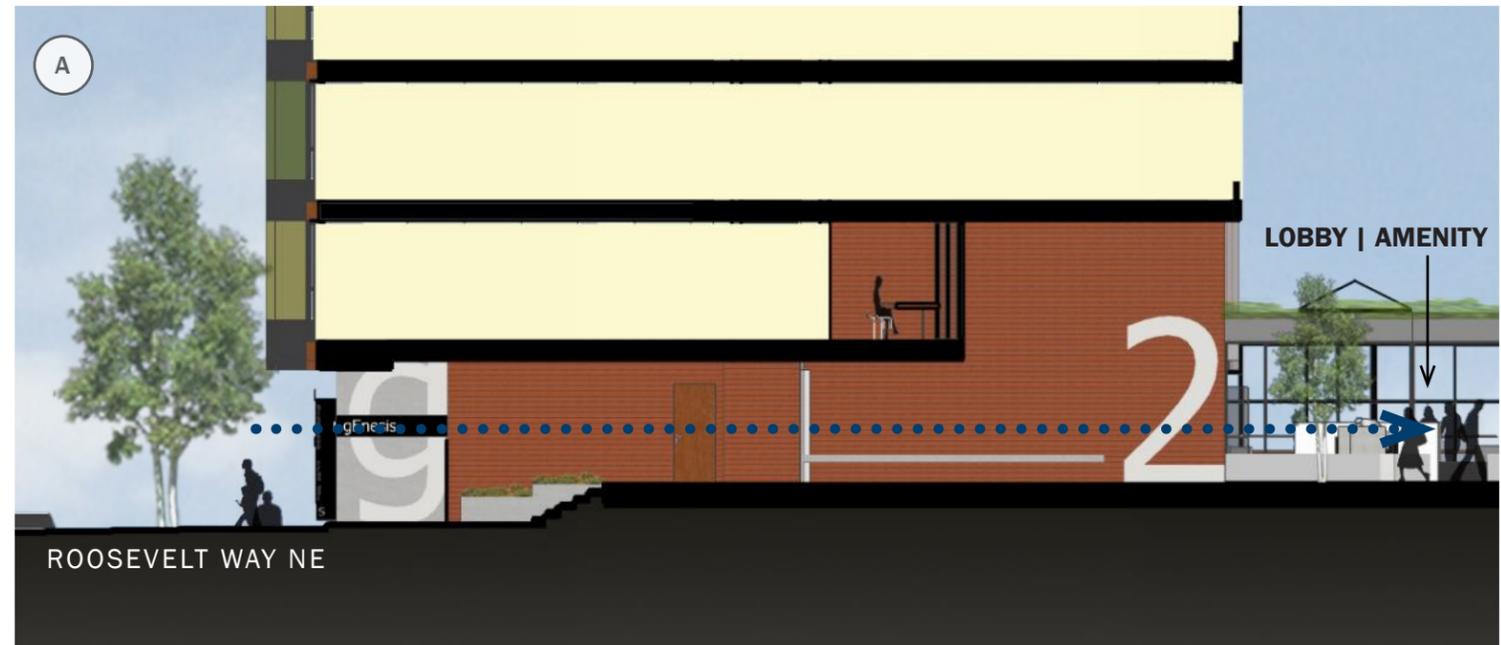
SE CORNER MASSING IS SETBACK TO ALLOW INCREASED VISIBILITY AND SAFETY AT THE INTERSECTION OF ROOSEVELT WAY NE AND NE 40TH ALLEY. THE BUILDING RESPONDS TO THE UNIVERSITY COMMUNITY DESIGN GUIDELINES FOR A GATEWAY GESTURE AT THIS INTERSECTION.

# CIRCULATION DIAGRAM

## PEDESTRIAN FLOW



PEDESTRIAN FLOW



A. PEDESTRIAN FLOW FROM ROOSEVELT WAY NE TO COURTYARD

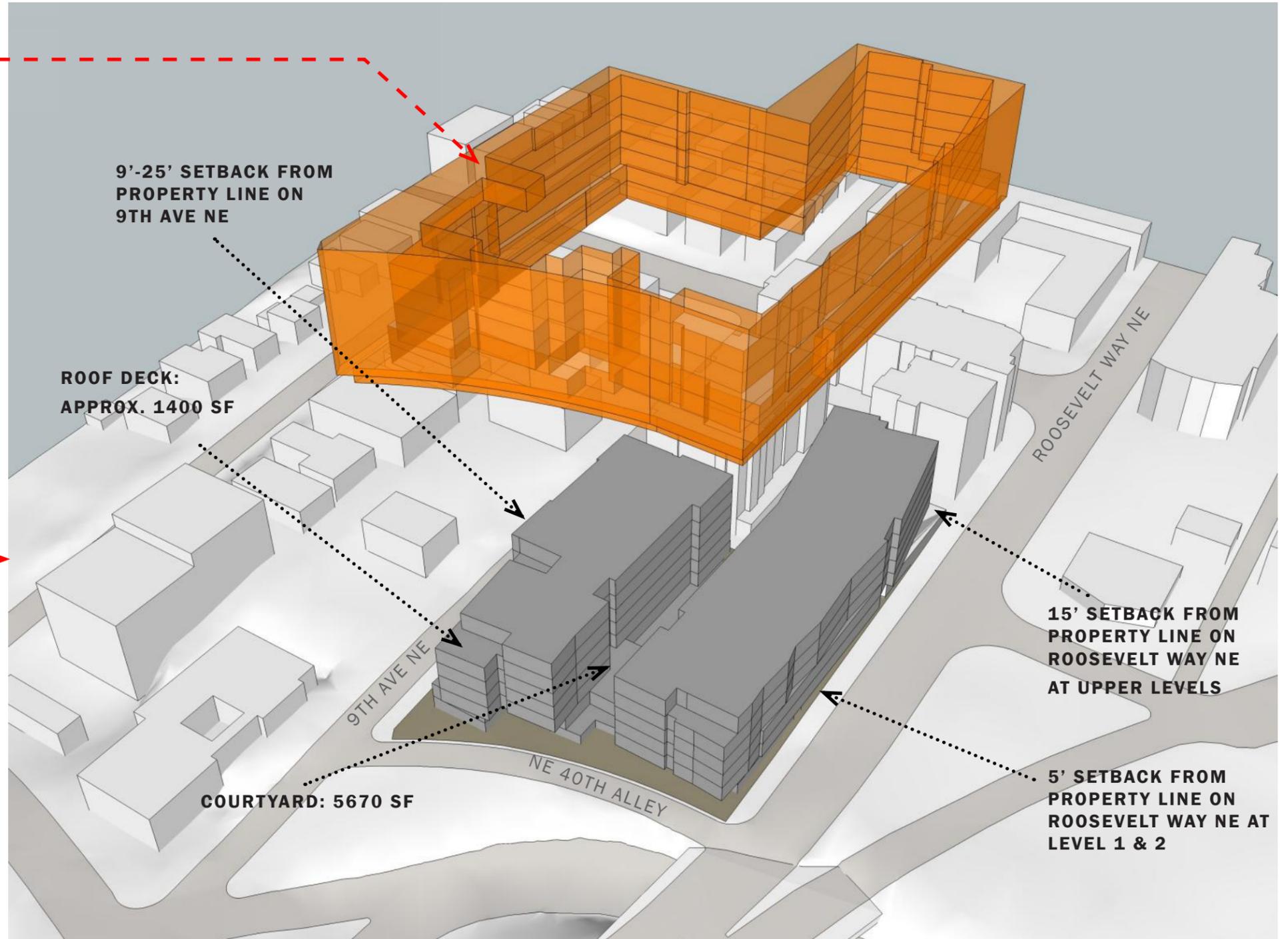
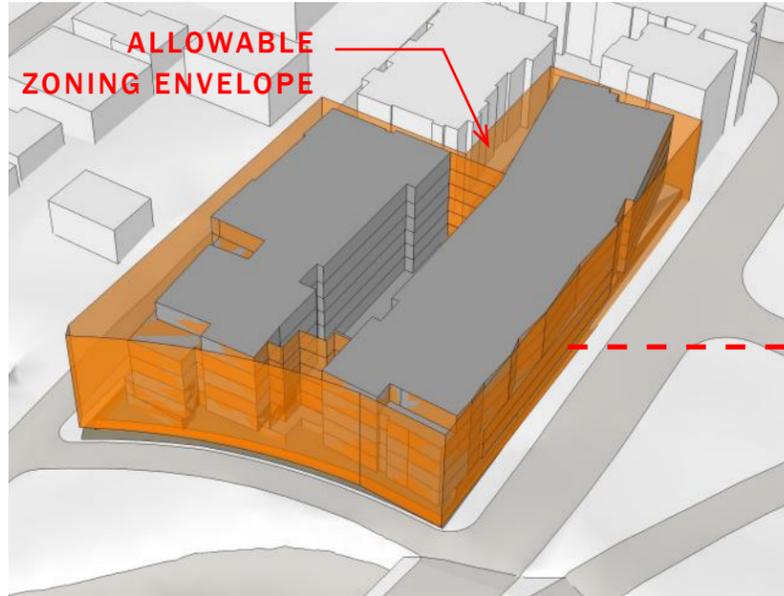


B. PEDESTRIAN FLOW THROUGH COURTYARD AND LOBBY | AMENITY

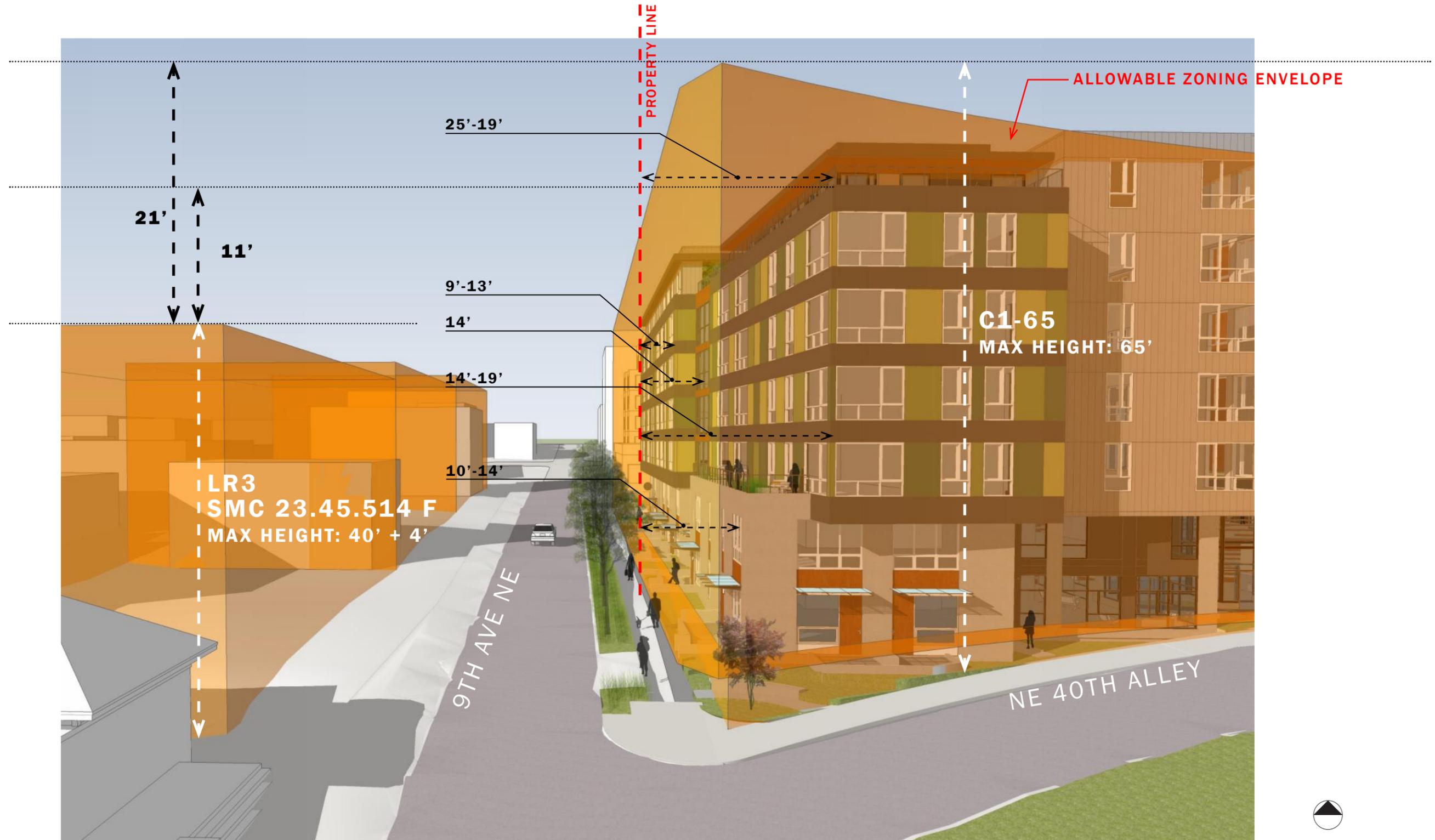
# ALLOWABLE ZONING ENVELOPE

## MASSING SETBACKS

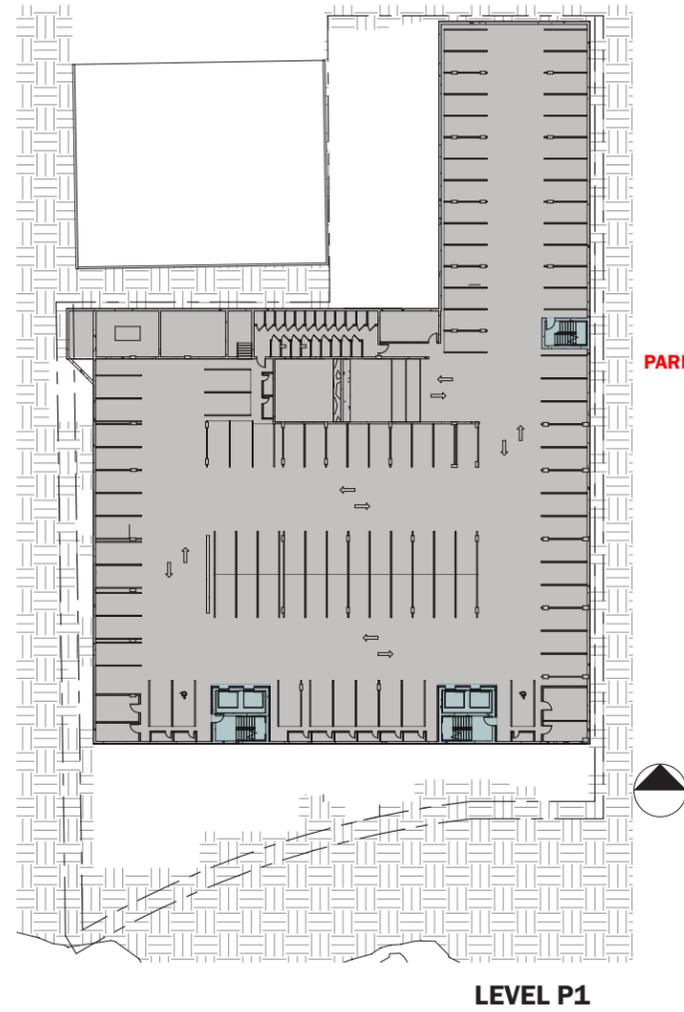
TOTAL EXTERIOR FACADE SETBACK  
AREA REDUCTION: APPROX. 60,900 SF



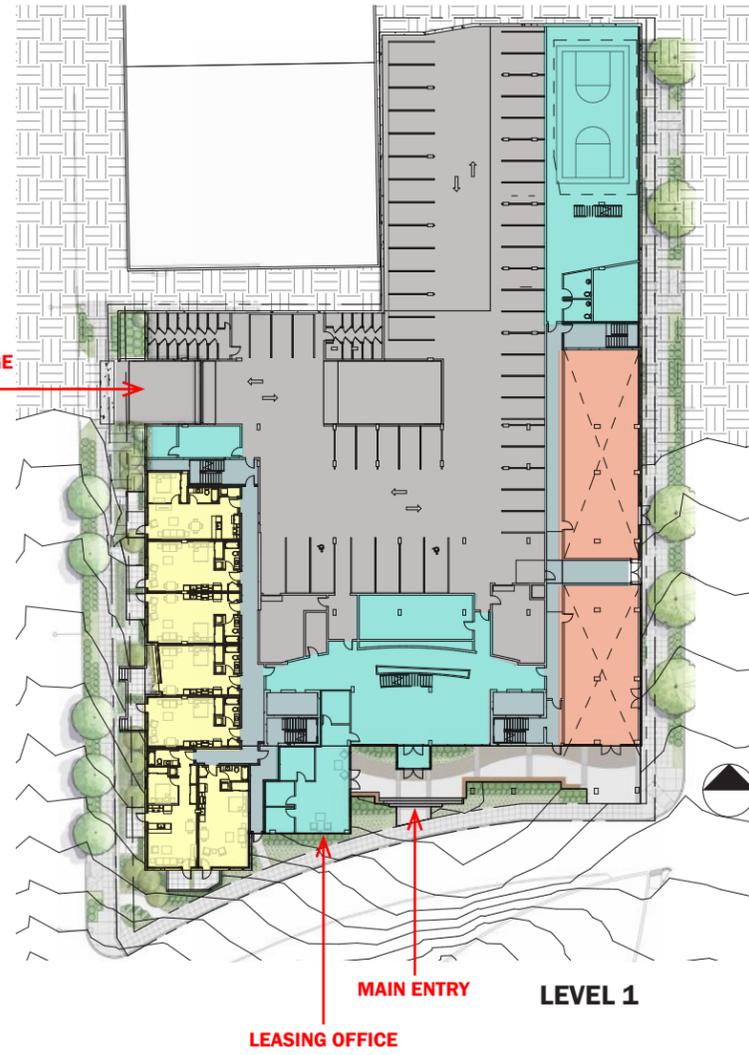
**MASSING SETBACKS**  
9TH AVE NE MASSING | SETBACKS



# BUILDING PLANS



**PARKING GARAGE  
ENTRY**



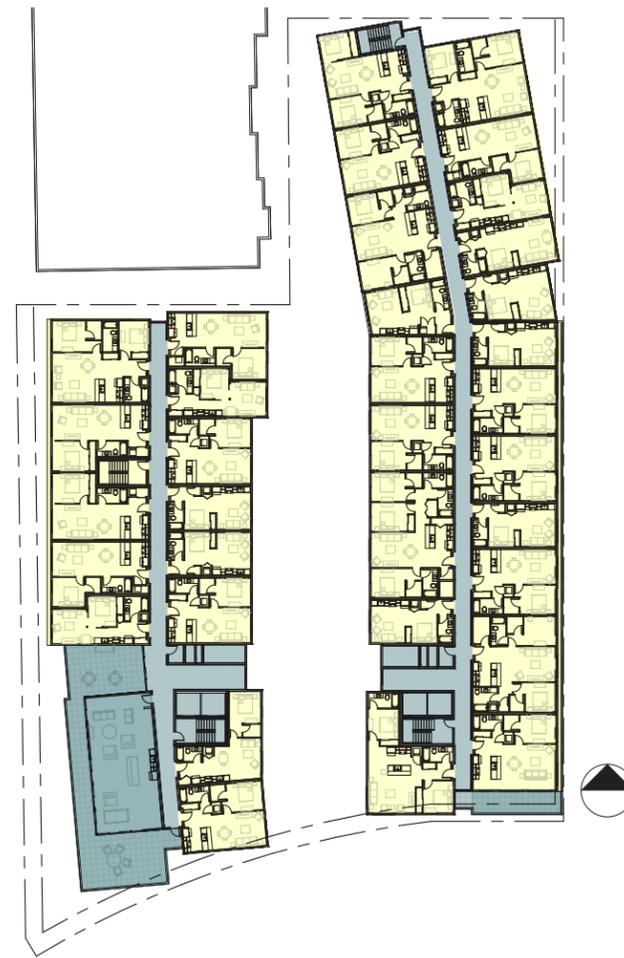
# BUILDING PLANS



LEVEL 3



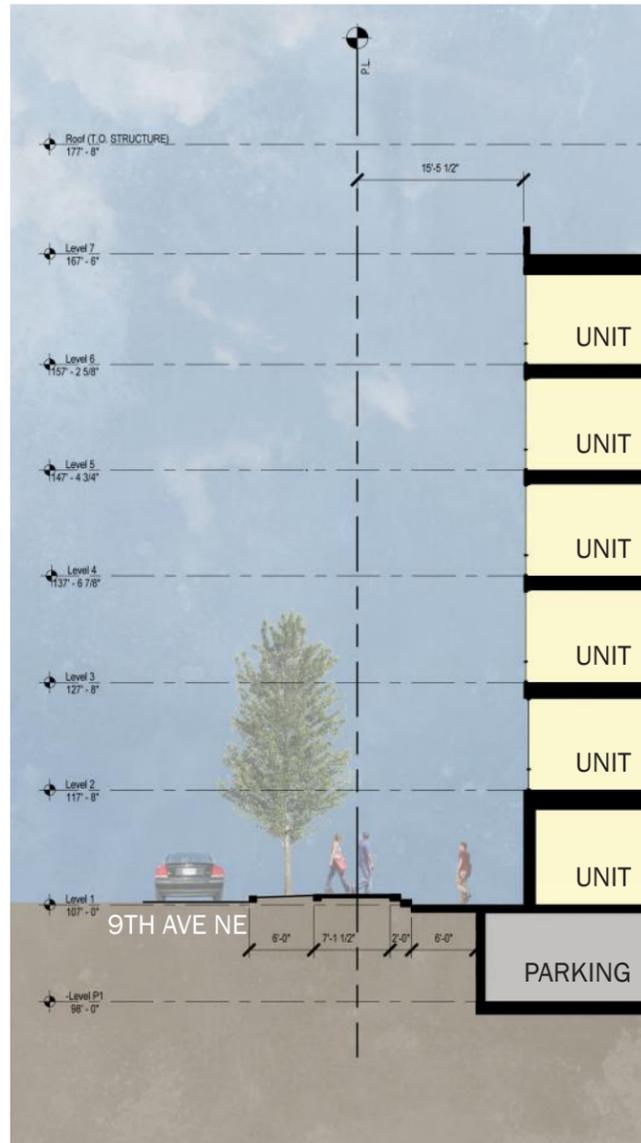
LEVEL 4 - 6



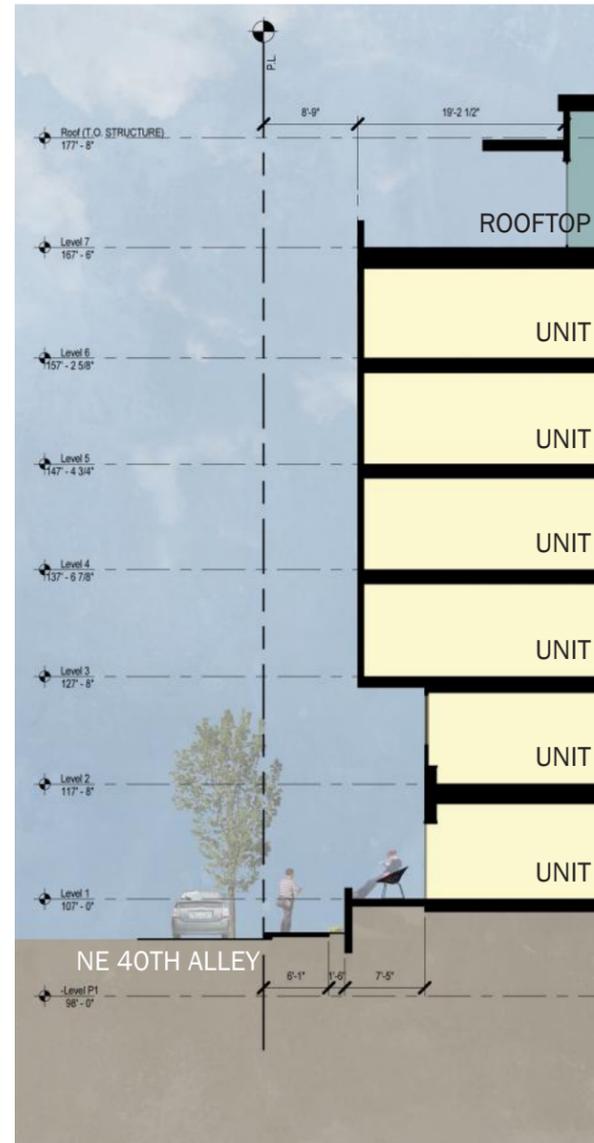
LEVEL 7

- PARKING
- CIRCULATION
- RESIDENTIAL
- RETAIL
- LEASING | COMMON AMENITY
- ROOFTOP

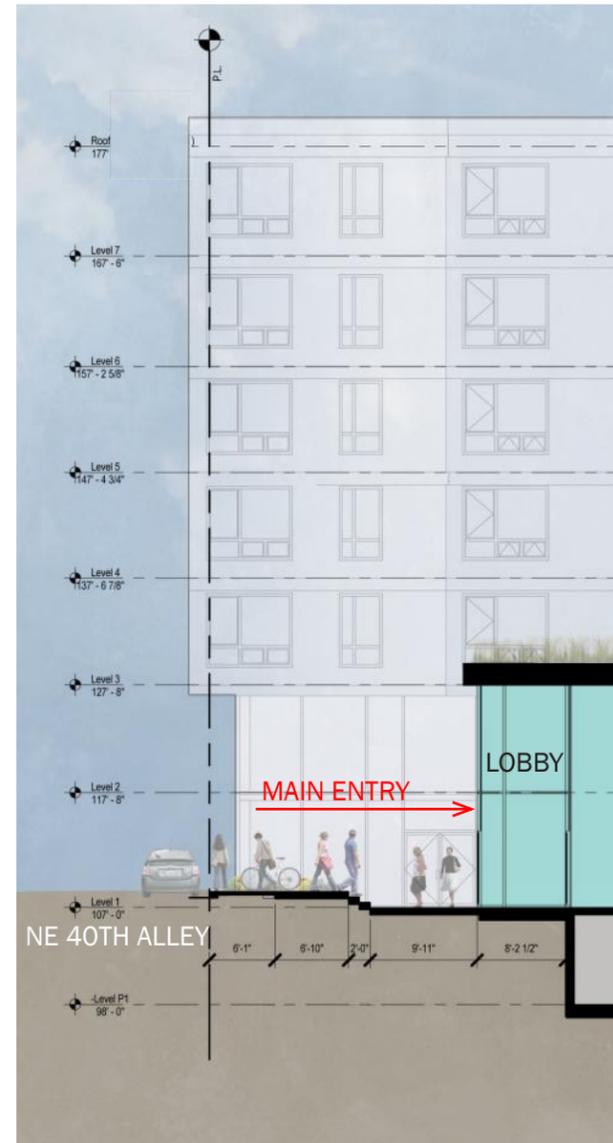
# STREET SECTIONS



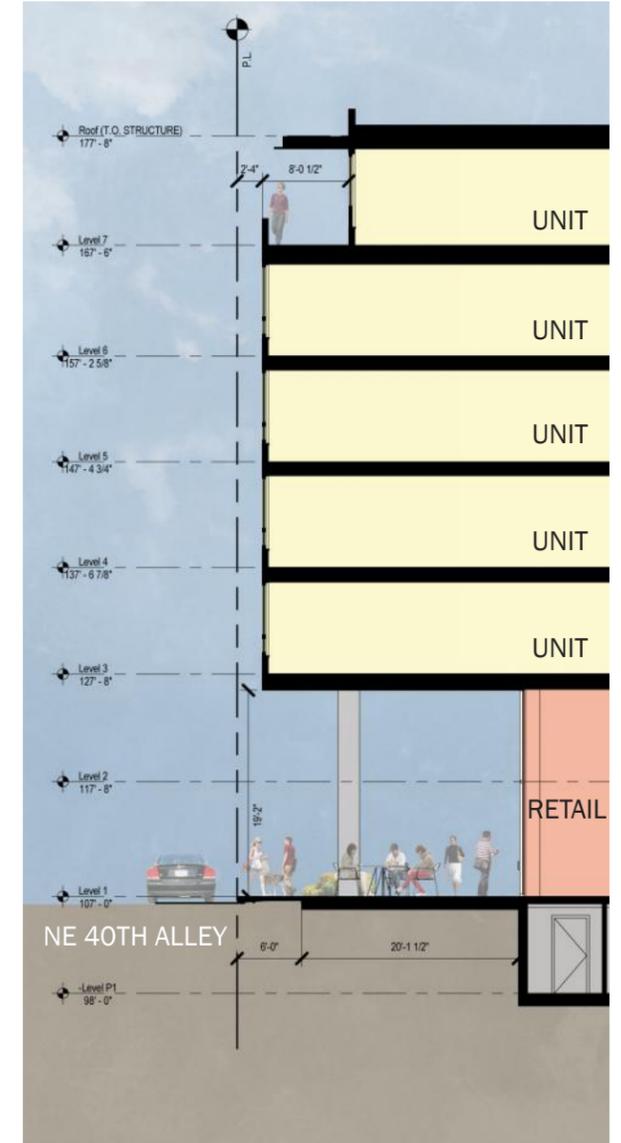
**A. 9TH AVENUE NE | RESIDENTIAL**



**B. NE 40TH ALLEY | RESIDENTIAL**

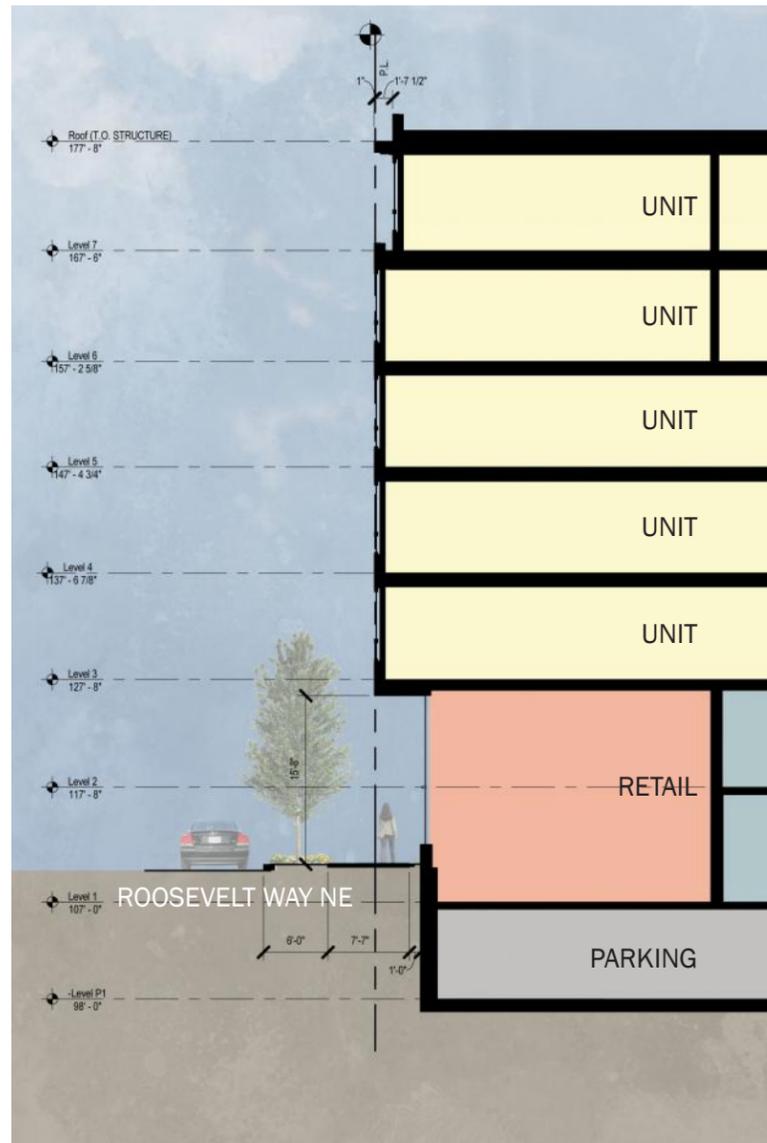


**C. NE 40TH ALLEY | LOBBY**

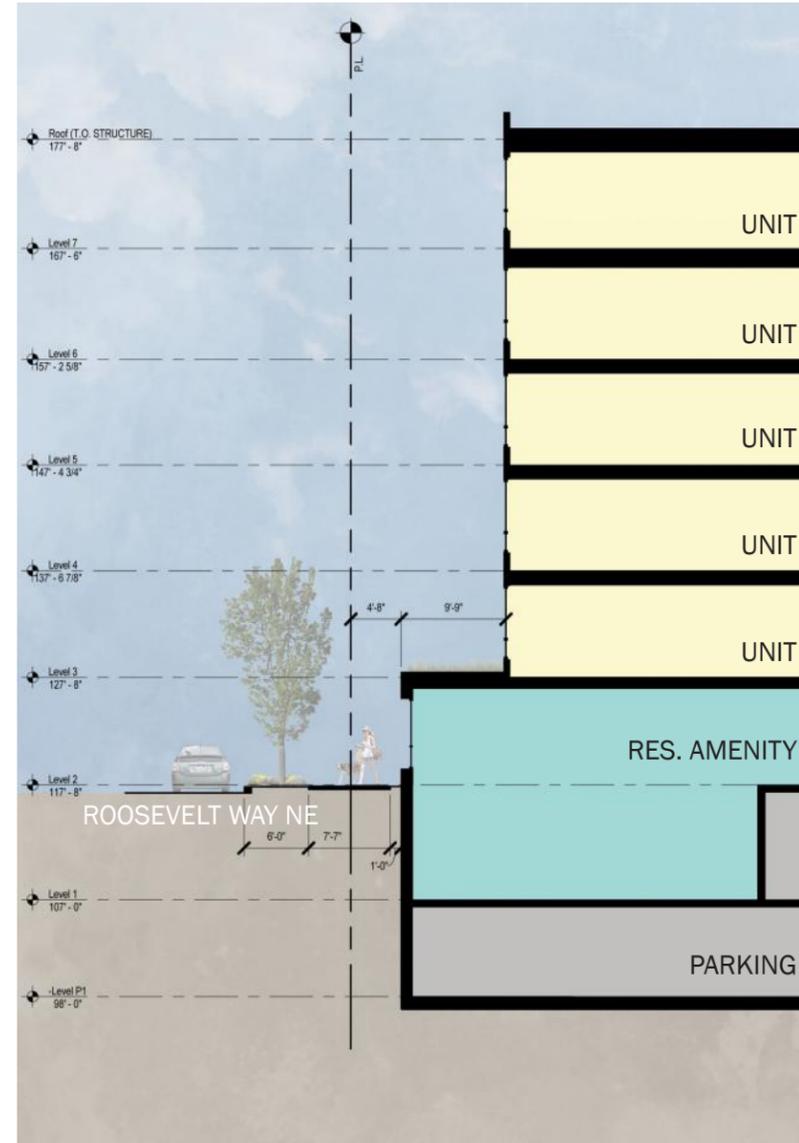


**D. NE 40TH ALLEY | RETAIL**

# STREET SECTIONS

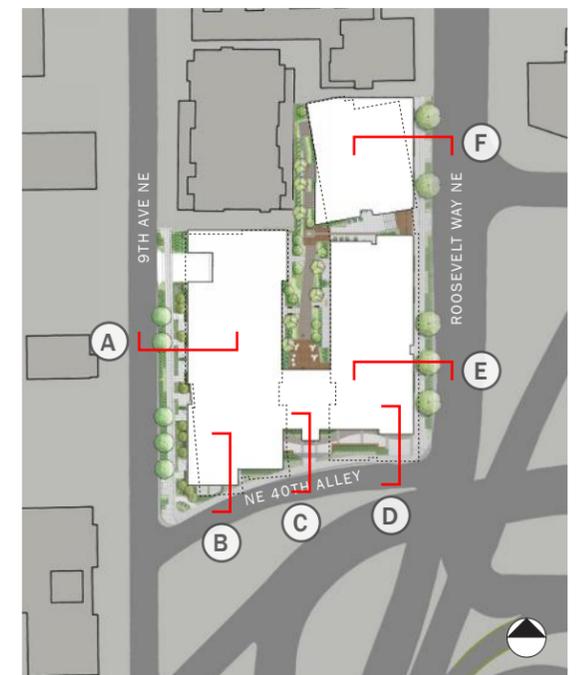


**E. ROOSEVELT WAY NE | RETAIL**



**F. ROOSEVELT WAY NE | AMENITY**

- PARKING
- CIRCULATION
- RESIDENTIAL
- RETAIL
- LEASING | COMMON AMENITY
- ROOFTOP



# BUILDING ELEVATIONS

EAST | ROOSEVELT WAY NE

**A.10, B.1**

UPPER LEVEL SETBACK AT CORNER TO BREAK DOWN THE MASSING AND ENHANCE THE "GATEWAY ELEMENT OF THE SOUTHERN FACADE

**A.3, B.1, D.12**

RECESSED ELEMENT TO PROVIDE A STRONG VISUAL TERMINUS AT NE 41ST STREET FROM THE UNIVERSITY

**A.5**

BUILDING SETBACK 10'-14' FROM ADJACENT APARTMENT



**A.4, A.10**

LEASING OFFICES VISIBLE FROM ROOSEVELT WAY THROUGH GROUND LEVEL PUBLIC PLAZA.

**A.3, D.11**

PRIMARILY TRANSPARENT COMMERCIAL SPACES WITH DISTINCT INDIVIDUAL ENTRANCES.

**A.1, A.2, A.3, D.1**

ACCESS TO THE LEVEL 2 COURTYARD WITH TRANSPARENT SECURITY GATE. (OWNER TO COORDINATE WITH ARTIST)

**A.1, A.2**

ACTIVE RESIDENTIAL AMENITY TO INCLUDE SPORTS COURT AND FITNESS CENTER FOR RESIDENTS.

# BUILDING ELEVATIONS

SOUTH | NE 40TH ALLEY

**A.1, B.1** - - -  
UPPER LEVEL AMENITY DECK FOR RESIDENTS.

**B.1, C.4** - - -  
RECESSES BREAK DOWN THE MASSING AND  
PROVIDE GOOD OPPORTUNITY TO CHANGE  
MATERIAL AND COLOR

**B.1** - - -  
COURTYARD ORIENTED TO MAXIMIZE SOLAR  
EXPOSURE, MASSING CONTRIBUTES TO  
"GATEWAY" ELEMENT



**A.1, B.1** - - -  
UPPER LEVELS ANGLE TO PROVIDE ADDITIONAL  
SETBACK ALONG 9TH AVE NE

**A.3, D.1** - - -  
PRIMARY BUILDING ENTRANCE, DOUBLE  
HEIGHT SPACE WITH STRONG CONNECTION TO  
NE 40TH AND TO LEVEL 2 COURTYARD

**A.4** - - -  
FEATURE WALL, OWNER TO COORDINATE WITH  
ARTIST.

# BUILDING ELEVATIONS

WEST | 9TH AVE NE

**A.10, B.1**

UPPER LEVEL STEPS BACK TO REDUCE THE MASSING ALONG 9TH AVE NE

**B.1**

SETBACK UPPER LEVEL CREATES MODULATION AND AN OUTDOOR AMENITY FOR RESIDENTS

**A.1, B.1**

RECESS BREAKS DOWN THE MASSING AND INTRODUCES ADDITIONAL TEXTURE TO FACADE

**A.1, B.1**

UPPER LEVEL SETBACK AT CORNER OF 9TH AVE NE AND NE 40TH ALLEY IN RESPONSE TO RESIDENTIAL BUILDINGS ALONG 9TH AVE NE



**A.8**

SINGLE GARAGE ENTRY

**B.1**

UPPER LEVELS ANGLE TO PROVIDE MORE SETBACK ALONG 9TH AVE NE

**A.2, A.4, A.6, D.1, D.7, D.12**

LOWER LEVEL RESIDENTIAL UNITS WITH STOOPS, APPROPRIATE DETAILING, AND LANDSCAPING

# BUILDING ELEVATIONS

## ALLEGRO APTS | NORTH



**A.5, B.1**  
MATERIALS FACING ALLEGRO SIMILAR TO THE  
PRIMARY ELEVATIONS



**B.1**  
SETBACK ALLOWS FOR LIGHT AND AIR TO  
ALLEGRO

**A.5**  
MATERIALS FACING ALLEGRO SIMILAR TO THE  
PRIMARY ELEVATIONS

AERIAL VIEW FROM SW



**VIGNETTE**  
9TH AVE NE



**9TH AVE NE MASSING - A.1, A.2, A.5, A.6, A.7, B.1, C.3, D.12, E.2**

RESIDENTIAL UNITS HAVE BEEN DEVELOPED WITH CANOPIES, LANDSCAPING, STOOPS, AND RESIDENTIAL UNIT DOORS. GENEROUS GROUND LEVEL SETBACKS WITH LANDSCAPING HAVE BEEN DESIGNED TO CREATE A RESIDENTIAL CHARACTER TO THE STREET FRONTAGE.

**GARAGE ENTRY - A.2, A.8, C.5**

GARAGE ENTRY HAS BEEN CONSOLIDATED TO ONE POINT OF ENTRY ALONG 9TH AVE NE.



**VIGNETTE**  
9TH AVE NE



**9TH AVE NE MASSING - A.1, A.2, A.5, A.6, A.7, B.1, C.3, D.12, E.2**

RESIDENTIAL UNITS HAVE BEEN DEVELOPED WITH CANOPIES, LANDSCAPING, STOOPS, AND RESIDENTIAL UNIT DOORS.

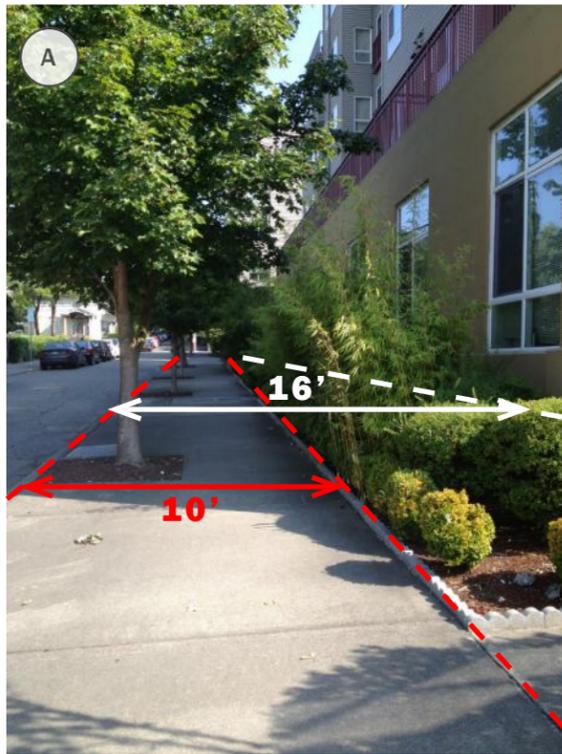
GENEROUS STREET LEVEL SETBACKS CREATE AN INVITING PEDESTRIAN ENVIRONMENT.

**BUILDING ENTRIES - A.3, A.4, A.6, A.10, C.3, D.1, D.7, D.12, E.2**

INDIVIDUAL CANOPIES, LIGHTING AND STOOP DESIGN MARK RESIDENTIAL ENTRIES ALONG 9TH AVE NE.



**VIGNETTE**  
9TH AVE NE



**EXISTING SIDEWALK CONDITION**  
ALLEGRO APT



**9TH AVE NE MASSING - A.1, A.2, A.5, A.6, A.7, B.1, C.3, D.12, E.2**

RESIDENTIAL UNITS HAVE BEEN DEVELOPED WITH CANOPIES, LANDSCAPING, STOOPS, AND RESIDENTIAL UNIT DOORS.

BUILDING HAS BEEN SETBACK AT THE GROUND LEVEL AN ADDITIONAL 8.5 FEET FROM THE ALLEGRO.



**VIGNETTE**  
9TH AVE NE

**A.10**  
UPPER LEVEL SETBACK AT CORNER OF 9TH AVE NE AND NE 40TH ALLEY FOR TRANSITION TO LOWRISE ZONE ALONG 9TH AVE NE

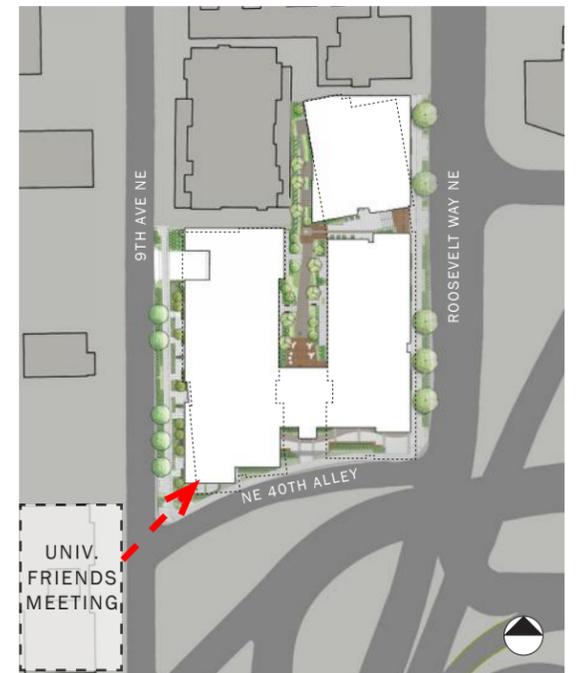


**A.10**  
UPPER LEVEL OVERHANG PROVIDES WEATHER PROTECTION FOR THE UNITS BELOW AND ADDITIONAL MODULATION ALONG 9TH AVE NE

**9TH AVE NE MASSING - A.1, A.2, A.5, A.6, A.7, B.1, C.3, D.12, E.2**

INCREASED MODULATION HAS BEEN PROVIDED AT THE UPPER LEVEL MASSING TO TRANSITION TO THE RESIDENTIAL LOWRISE ZONE.

PARTICULAR ATTENTION HAS BEEN PAID TO THE VIEW FROM THE UNIVERSITY FRIENDS MEETING HOUSE (SW OF THE SITE).



AERIAL VIEW FROM SE



**VIGNETTE**  
ROOSEVELT WAY NE



**A. EXISTING SIDEWALK CONDITION**  
NE 40TH ALLEY



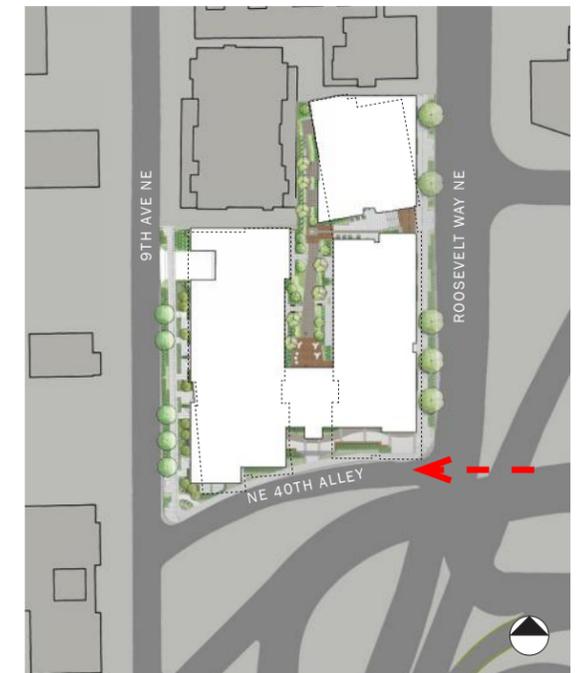
**GATEWAY MASSING - A.1, A.10, B.1, C.4**

THE SE CORNER MASSING IS SETBACK TO ALLOW INCREASED VISIBILITY AND SAFETY AT THE INTERSECTION OF ROOSEVELT WAY NE AND NE 40TH.

**SE COMMERCIAL CORNER - A.1, A.2, A.3, A.4, A.10, C.4, D.1, D.11**

SE CORNER MASSING SETBACK ALLOWS FOR INCREASED VISIBILITY AND SAFETY WHILE TRAVELLING SOUTHBOUND ON ROOSEVELT WAY NE.

THE GROUND-LEVEL OPEN SPACE IS DESIGNED AS A PUBLIC PEDESTRIAN PLAZA BETWEEN ROOSEVELT WAY NE AND THE PRIMARY RESIDENTIAL ENTRY AND LEASING OFFICES.



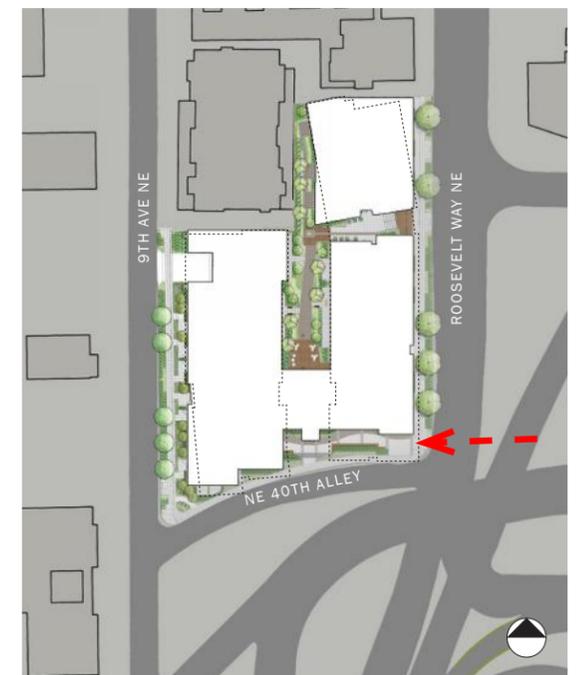
# VIGNETTE

## ROOSEVELT WAY NE



**BUILDING ENTRIES - A.3, A.4, A.6, A.10, C.3, D.1, D.7, D.12, E.2**

THE LEASING AND TENANT ENTRY ALONG NE 40TH IS IDENTIFIED WITH SIGNAGE AND IS HIGHLY VISIBLE FROM ROOSEVELT WAY NE.



**VIGNETTE**  
ROOSEVELT WAY NE



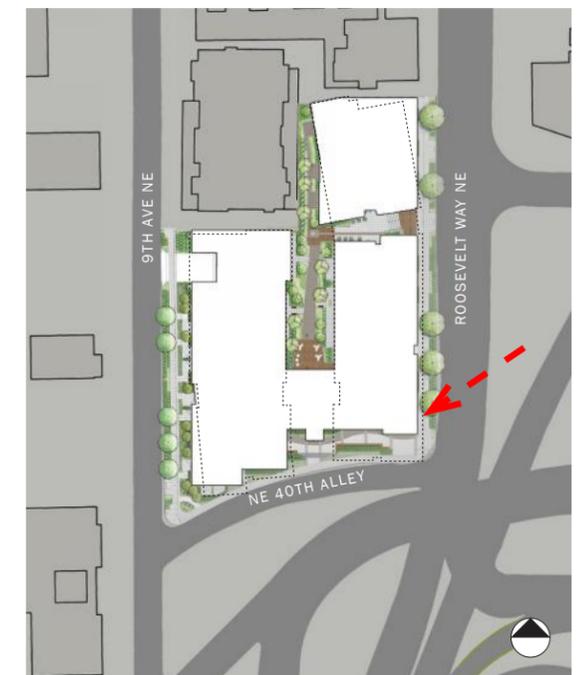
**SE COMMERCIAL CORNER - A.1, A.2, A.3, A.4, A.10, C.4, D.1, D.11**

SE COMMERCIAL CORNER CONSISTS OF A CONTINUOUS TRANSPARENT COMMERCIAL STOREFRONT SYSTEM, CREATING AN ACTIVE COMMERCIAL FRONTAGE ALONG ROOSEVELT WAY.

**MIXED-USE CORRIDOR - A.1, A.2, A.3, A.4, B.1, C.2, C.3, D.1, D.2, D.11, E.2**

INDIVIDUAL CANOPIES HAVE BEEN ADDED TO EACH COMMERCIAL ENTRY TO ARTICULATE THEIR LOCATIONS AND PROVIDE PEDESTRIAN SCALE TO THE STREETScape.

COMMERCIAL ENTRIES HAVE BEEN RECESSED AND ADDITIONAL 5FT FROM ROOSEVELT WAY NE TO PROVIDE MORE GRACIOUS PEDESTRIAN EXPERIENCE



# VIGNETTE

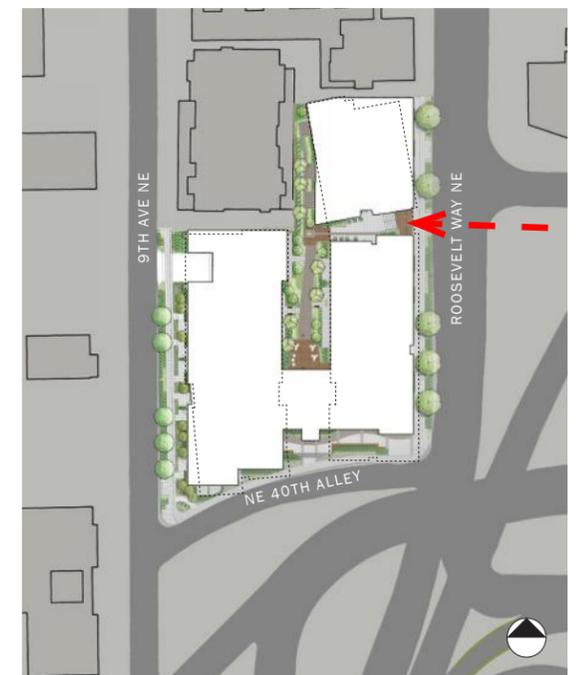
## ROOSEVELT WAY NE



### **BUILDING ENTRIES - A.3, A.4, A.6, A.10, C.3, D.1, D.7, D.12, E.2**

THE PEDESTRIAN ACCESS TO THE LEVEL 2 COURTYARD IS DELINEATED WITH A RECESSED LOW DECORATIVE GATE FACING ROOSEVELT WAY NE. (OWNER TO COORDINATE WITH ARTIST FOR GATE)

THIS VISUAL TERMINUS HAS A DIRECT VISUAL AND PHYSICAL CONNECTION FROM ROOSEVELT WAY NE TO THE COURTYARD.



**VIGNETTE**  
NE 41ST ST



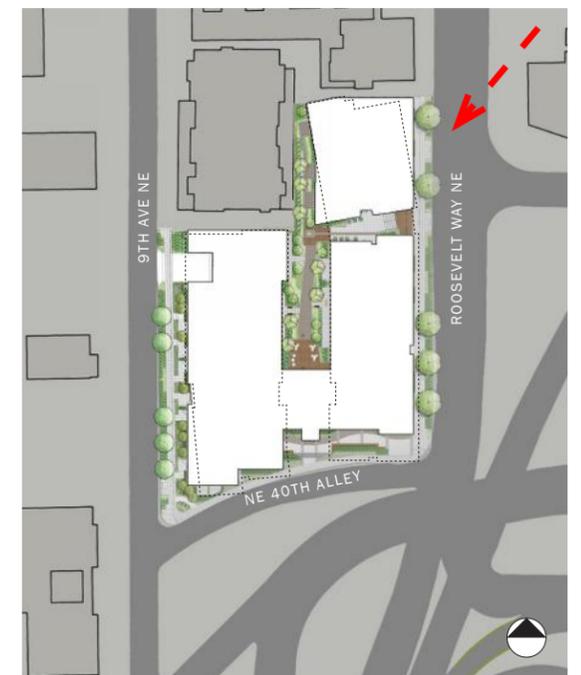
# VIGNETTE

## ROOSEVELT WAY NE



### MIXED-USE CORRIDOR - A.1, A.2, A.3, A.4, B.1, C.2, C.3, D.1, D.2, D.11, E.2

THE WINDOWS IN THE NORTH MASSING ELEMENT (OVERLOOKING THE RESIDENTIAL AMENITY SPORTS COURT) ARE RECESSED TO PROVIDE ADDITIONAL MODULATION ALONG THE SIDEWALK AND RELATE TO THE MASSING ABOVE. THESE OPENINGS ARE ENHANCED WITH LANDSCAPING AND MAY INCLUDE SEATING OPPORTUNITIES TO FURTHER ACTIVATE THIS STREET FRONTAGE.

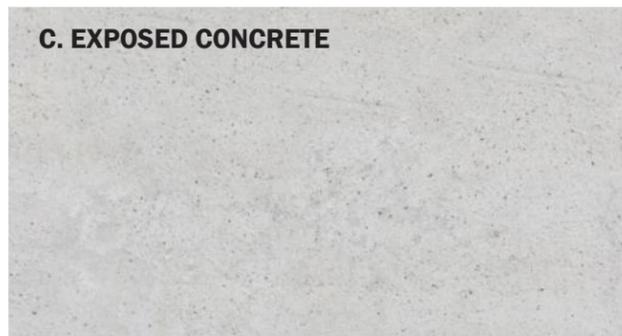


STREET VIEW FROM SE





**MATERIALS**  
MATERIAL PALETTE



**E. VINYL WINDOW**  
COLOR: WHITE

# MATERIALS

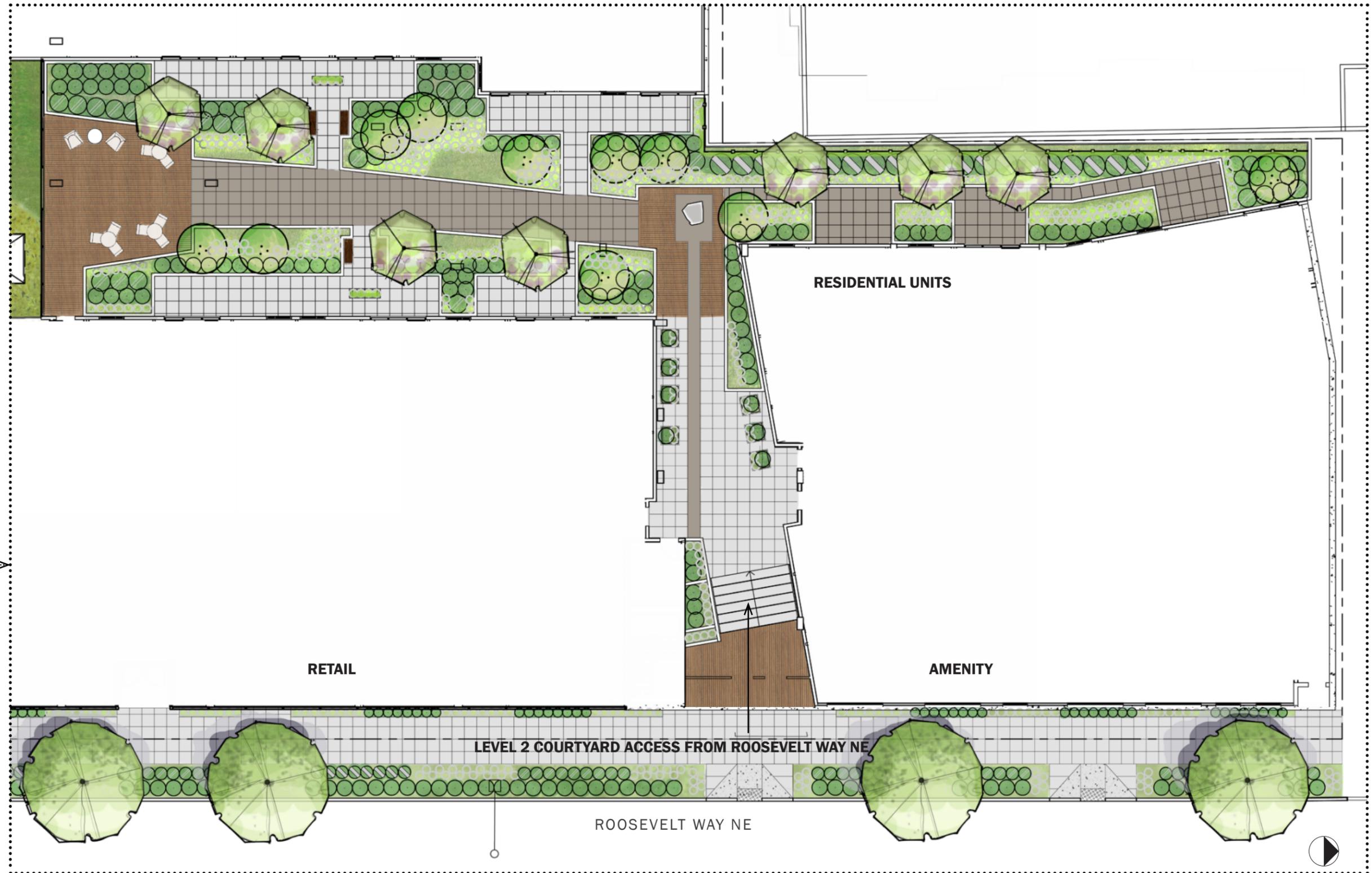
## MATERIAL PALETTE



**LANDSCAPE**  
LANDSCAPE PLAN



**LANDSCAPE**  
LEVEL 2 COURTYARD PLAN



LANDSCAPE  
IDEA IMAGES



DECIDUOUS AND CONIFER TREES



ACER GRISEUM / PAPERBARK MAPLE



FRAXINUS PENNSYLVANICA 'CIM�AM' / CIM�ERON ASH



PYRUS C. 'AUTUMN BLAZE' / COLUMNAR PEAR



ACER PALMATUM / JAPANESE MAPLE or OTHER SMALL ACCENT TREE



JUNIPERUS CHINENSIS VAR. TORULOSA



CHAMAECYPARIS OBTUSA / HINOKI CYPRESS

EVERGREEN SCREENING, FOUNDATION, AND ACCENT SHRUBS



VIBURNUM DAVIDII / DAVIDII VIBURNUM



VIBURNUM TINUS



BUXUS M. 'KOREANA' / KOREN BOXWOOD



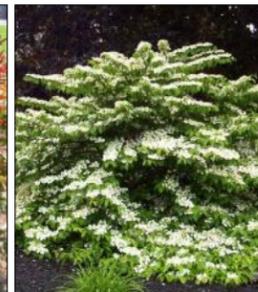
TAXUS X MEDIA 'DENSIFORMIS' / DENSE SPREADING YEW



MAHONIA REPENS / CREEPING MAHONIA



NANDINA DOMESTICA / HEAVENLY BAMBOO



VIBURNUM P. T. 'MARIESII' / MARIESII VIBURNUM



SPIREA B. 'ANTHONY WATERER' / SPIREA



CORNUS S. 'KELSEYII' / KELSEY DOGWOOD

DECIDUOUS ACCENT SHRUBS



DECIDUOUS ACCENT SHRUBS



EUONYMUS ALATA 'COMPACTA' / DWARF EUONYMUS



HYDRANGEA PANICULATA 'JANE' / LITTLE LIME HYDRANGEA



POLYSTICHUM MUNITUM / WESTERN SWORD FERN



MISCANTHUS SINENSIS / MAIDEN GRASS



LIRIOPE MUSCARI / LIRIOPE



SEDUM S. 'AUTUMN JOY' / AUTUMN JOY SEDUM



ASTILBE 'DEUTSCHLAND' / ASTILBE



HOSTA SIEBOLDIANA 'ELEGANS' / PLANTAIN LILY

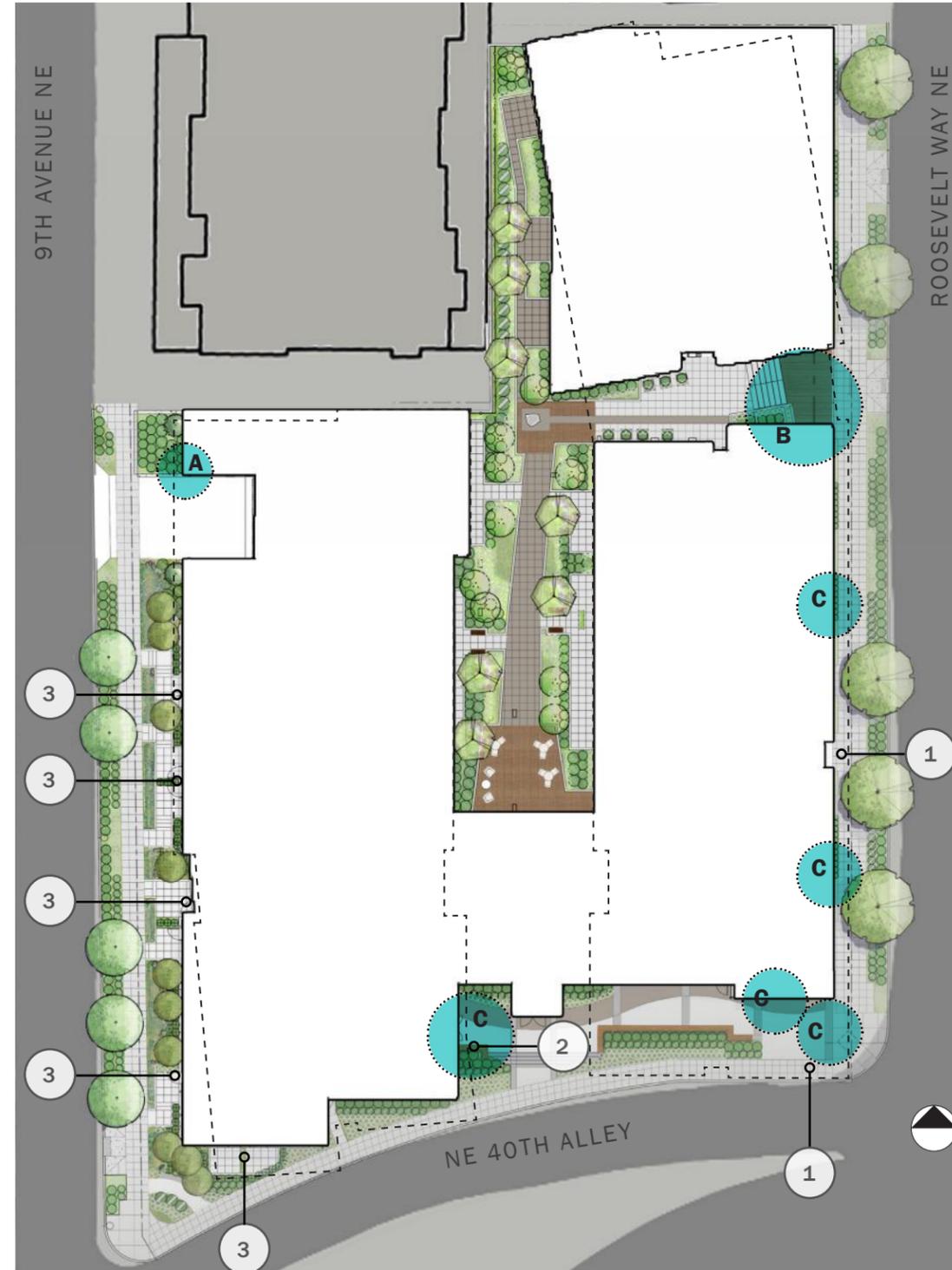


HEUCHERA V. 'CARAMEL' / CARAMEL CORAL BELLS

PERENNIALS AND GRASSES



# SIGNAGE AND CANOPY CONCEPT PLAN



## SIGNAGE

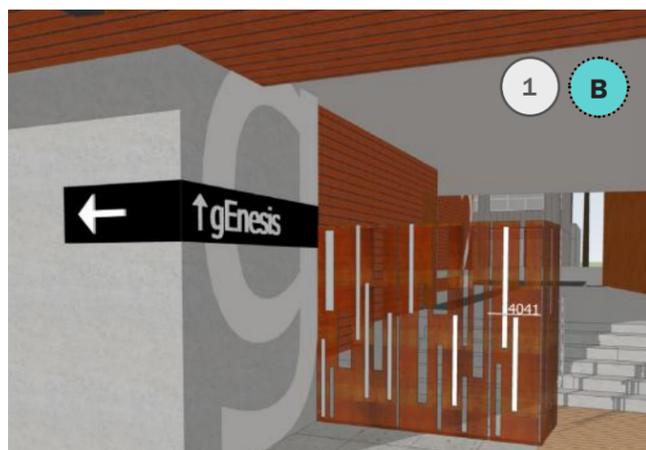
- A.** PARKING SIGN FOR WAY-FINDING
- B.** RESIDENTIAL SIGN FOR PEDESTRIANS TO IDENTIFY RESIDENTIAL ENTRY
- C.** COMMERCIAL SIGN FOR PEDESTRIANS TO IDENTIFY COMMERCIAL ENTRY

## CANOPY

- 1.** WOOD SOFFIT FOR PEDESTRIAN WEATHER PROTECTION
- 2.** SOLID CANOPY FOR PEDESTRIAN WEATHER PROTECTION
- 3.** INDIVIDUAL RESIDENTIAL DOOR CANOPY SYSTEM

# SIGNAGE AND CANOPY CONCEPT

IDEA IMAGES

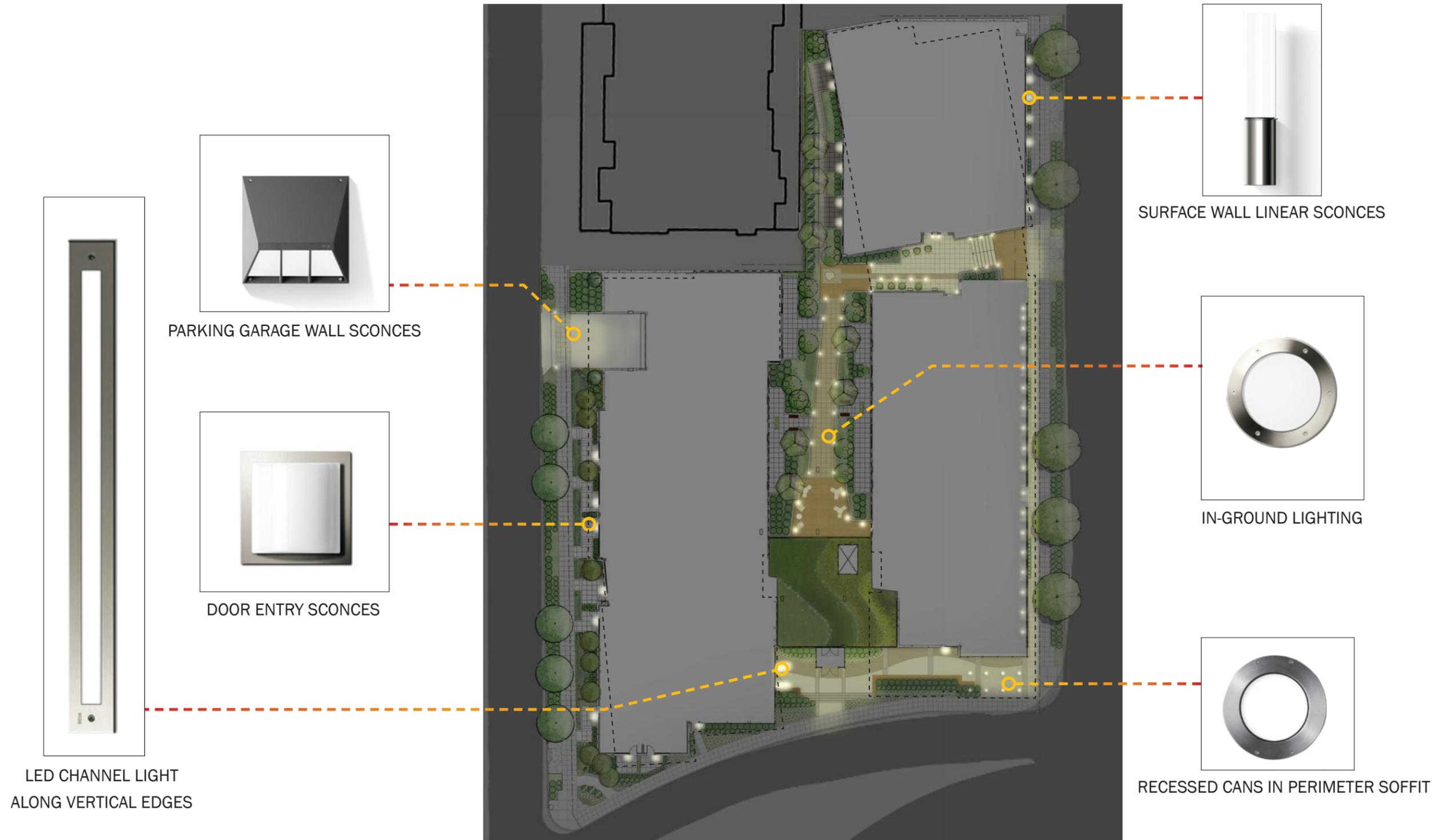


STREET VIEW FROM SE | NIGHT





**LIGHTING CONCEPT**  
LIGHTING PLAN





**ROOFTOP CONCEPT**  
BIRD'S EYE VIEW FROM NW



**ROOFTOP CONCEPT**  
BIRD'S EYE VIEW FROM SW



# DESIGN DEPARTURE REQUEST

## DESIGN DEPARTURE



### SMC 23.71.008.D.1

#### REQUIREMENT

RESIDENTIAL USES ARE LIMITED TO 20% OF THE STREET-LEVEL STREET-FACING FACADE.

#### REQUEST | PROPOSAL

THE PROJECT PROPOSES APPROXIMATELY 45% FOR RESIDENTIAL USE LOCATED AT STREET LEVEL ON ROOSEVELT WAY NE

#### JUSTIFICATION

THE RESIDENTIAL SPORTS COURT AND FITNESS AMENITY WILL SERVE AS AN ACTIVE AND VIBRANT HUMAN PRESENCE ALONG ROOSEVELT WAY NE. COMMERCIAL SPACE AT THIS LOCATION IS NOT A VIABLE OPTION BECAUSE THE LEVEL 1 FLOOR IS APPROXIMATELY 8' BELOW GRADE (SEE STREET SECTIONS). THE FACADE AT THIS LOCATION WILL BE COMMERCIAL IN CHARACTER, UTILIZING STOREFRONT WINDOWS TO PROVIDE AMPLE TRANSPARENCY.

THE ACCESS PASSAGE TO THE LEVEL 2 COURTYARD ALIGNS WITH A STRONG VERTICAL ELEMENT THAT CREATES A SIGNIFICANT BREAK IN THE FACADE ABOVE. THE MODULATION SERVES TO RELIEVE THE MASSING AS SEEN TRAVELING SOUTH ON ROOSEVELT WAY NE AND AS SEEN FROM THE UNIVERSITY OF WASHINGTON CAMPUS TO THE EAST. THIS PASSAGE WILL ALSO CREATE ADDITIONAL PEDESTRIAN ACTIVITY ALONG ROOSEVELT WA NE.

COMMERCIAL AND RESIDENTIAL AMENITY SPACES AVERAGE 31 FEET IN DEPTH ALONG ROOSEVELT WAY.



# COURTYARD ELEVATIONS

LOOKING WEST

**A.1, B.1**  
RECESS BREAKS DOWN THE MASSING AND INTRODUCES ADDITIONAL TEXTURE TO FACADE

**B.1**  
COURTYARD ORIENTED TO MAXIMIZE SOLAR EXPOSURE, MASSING CONTRIBUTES TO "GATEWAY" ELEMENT



**A.3, D.1**  
PRIMARY BUILDING ENTRANCE, DOUBLE HEIGHT SPACE WITH STRONG CONNECTION TO NE 40TH AND TO LEVEL 2 COURTYARD

# COURTYARD ELEVATIONS

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