

APPENDIX



SUPPLEMENTAL PACKAGE DESIGN RECOMMENDATION MEETING

4041 ROOSEVELT WAY NE
DPD #3103235
FEBRUARY 25, 2013

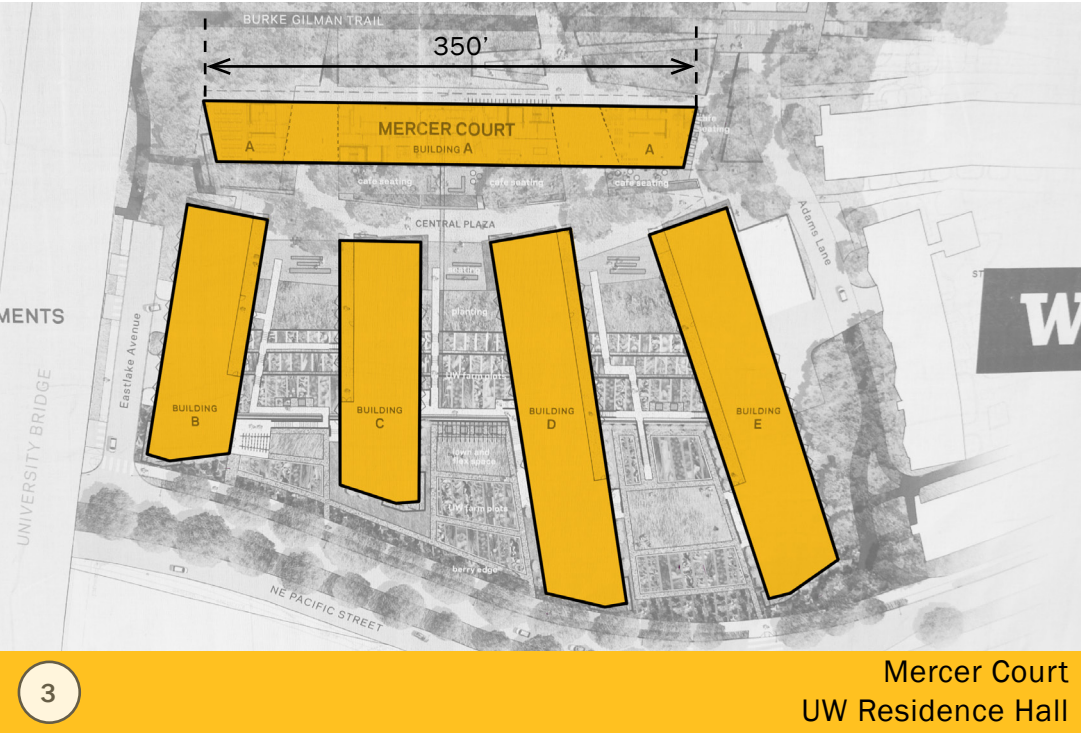
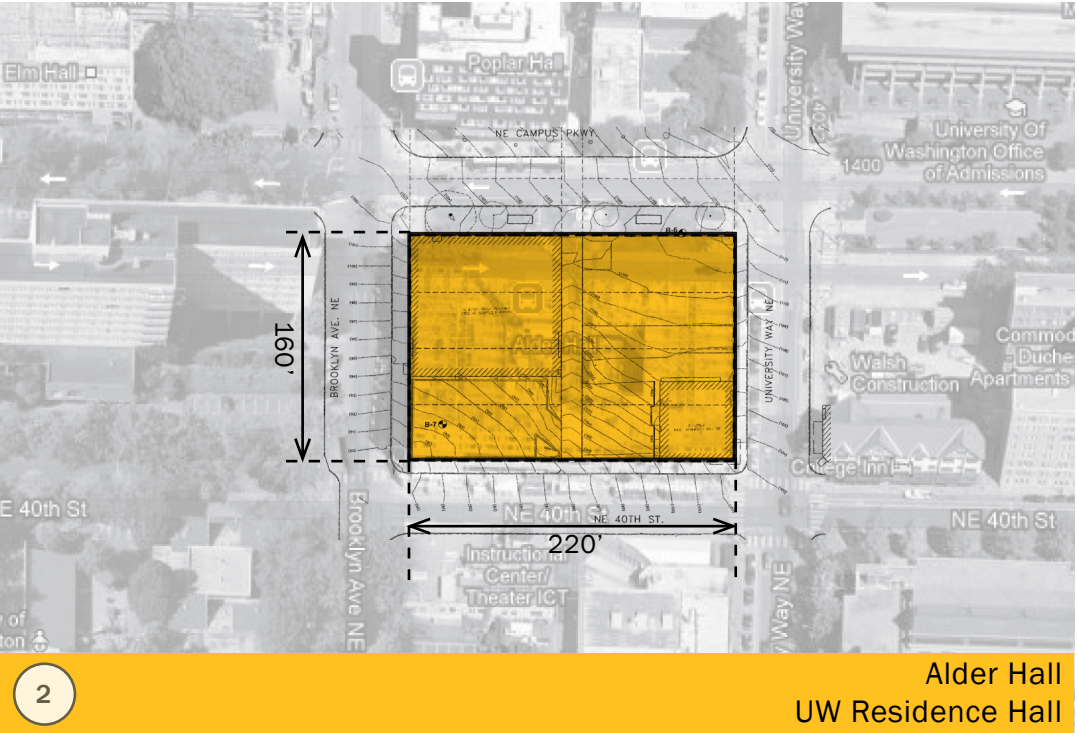
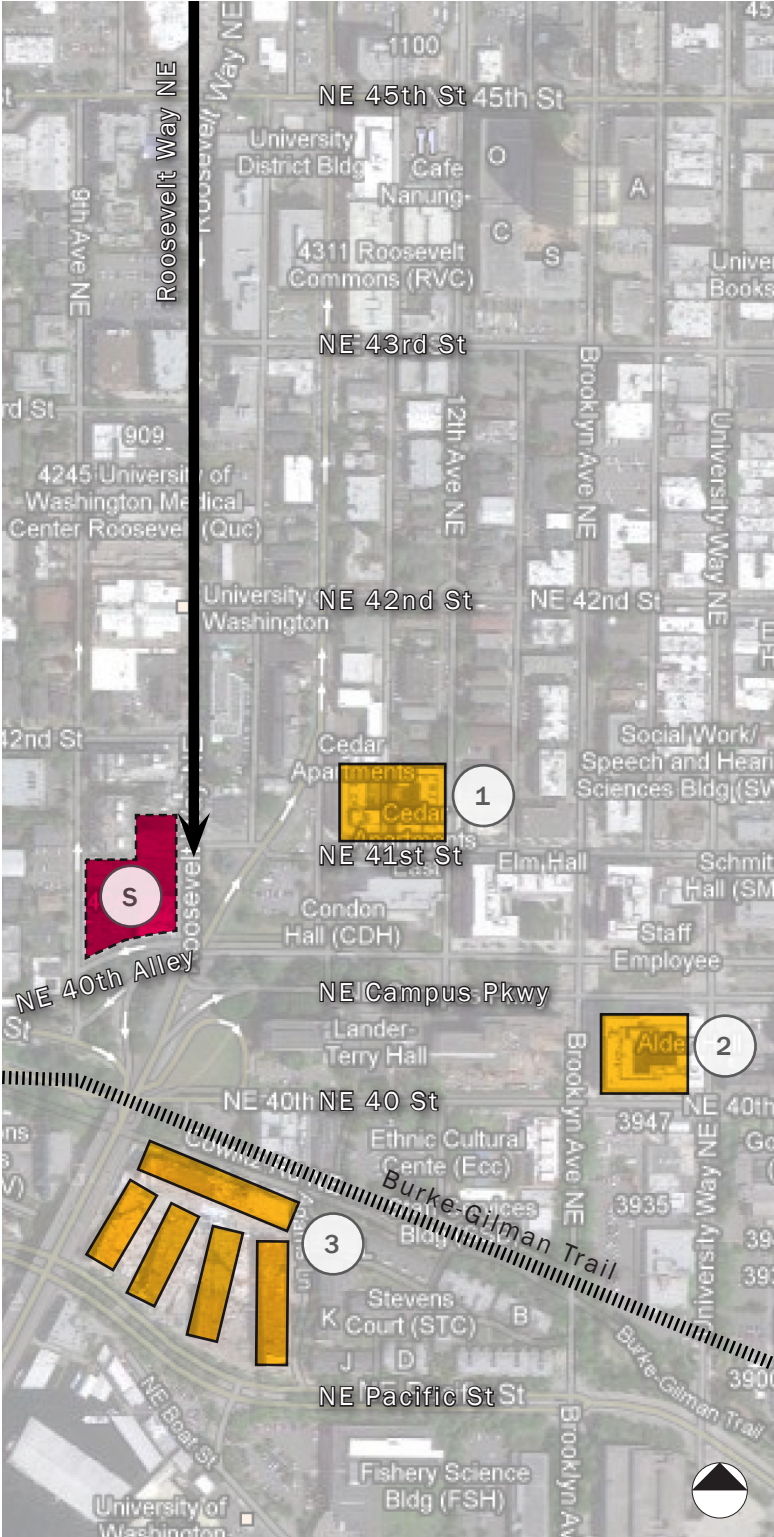


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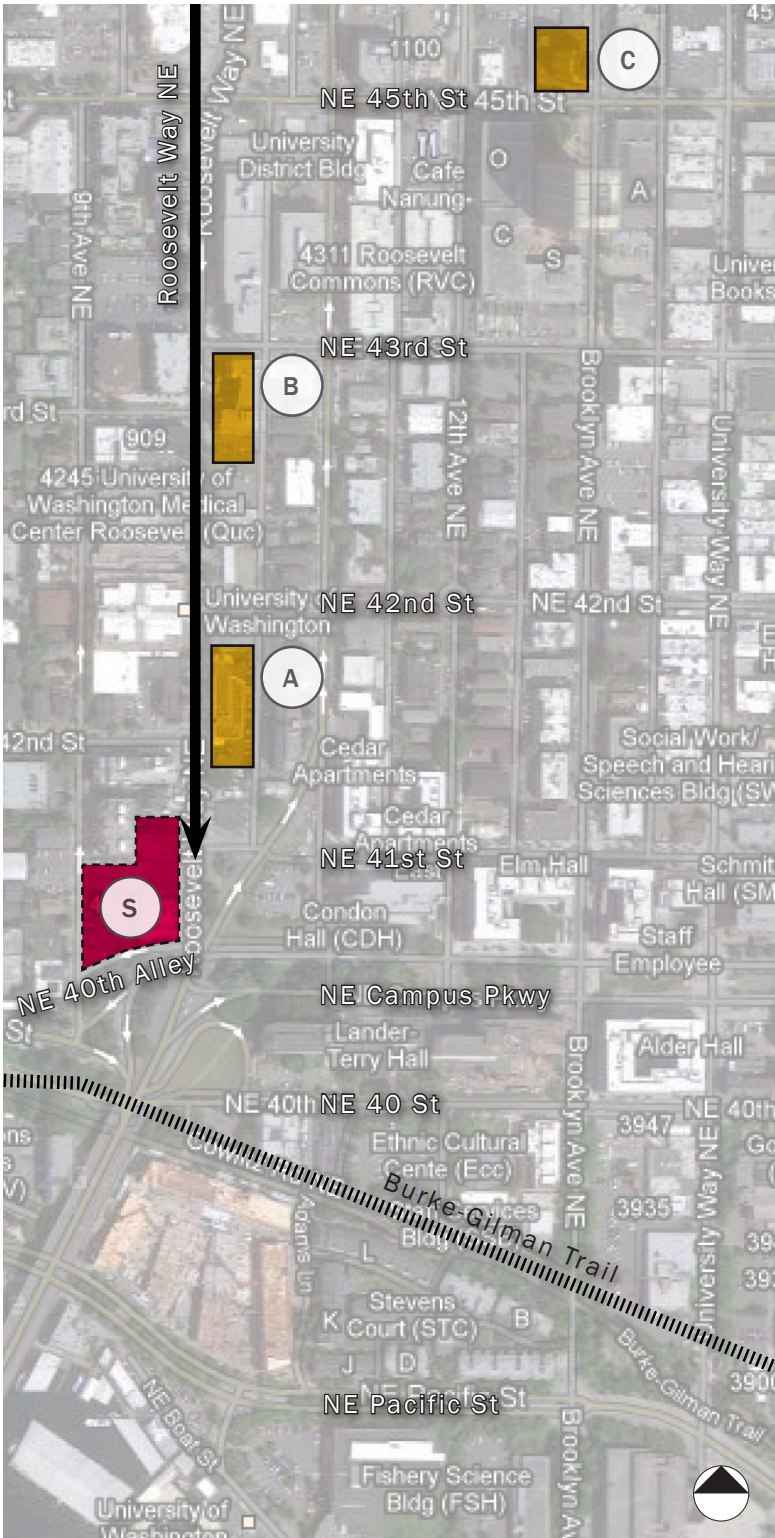
UNIVERSITY DISTRICT PRECEDENTS AND PROPOSED DESIGN
PLAN



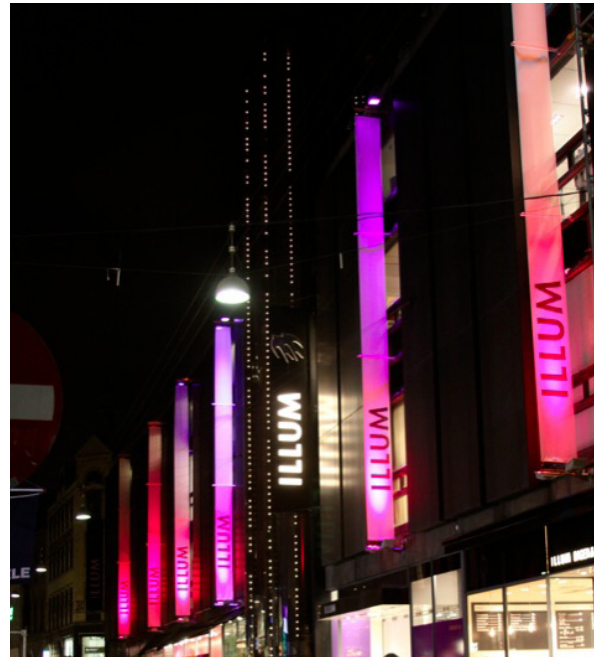
UNIVERSITY DISTRICT PRECEDENTS AND PROPOSED DESIGN
PERSPECTIVE



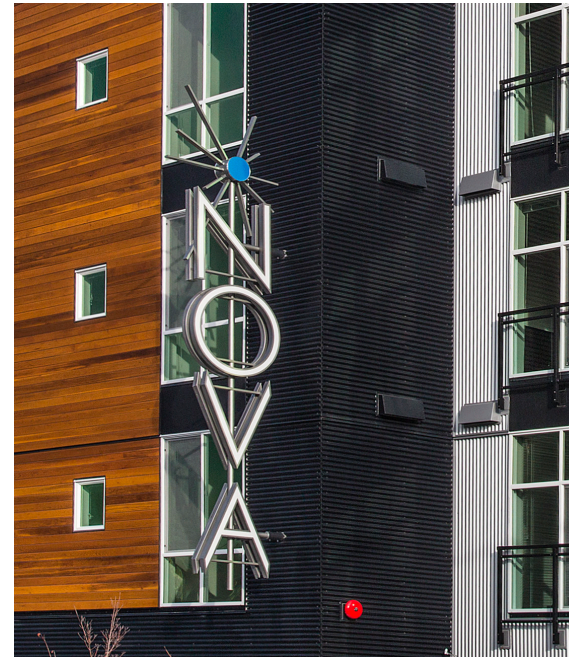
UNIVERSITY DISTRICT BLADE SIGN PRECEDENTS
ROOSEVELT WAY NE



URBAN SIGN PRECEDENTS



Illum, Copenhagen
Retail



Nova, Seattle
Residential



Expo, Seattle
Residential



Nordstrom, Seattle
Retail



Site

Proposed 4041 Roosevelt Way NE

EAST ELEVATION
ROOSEVELT WAY NE

Upper level setback at corner to break down the massing and enhance the “GATEWAY” element of the Southern facade.

Recessed element to break down the massing at SE corner and it marks the entrance to retail below

A vertical blade sign along Roosevelt way NE



“The massing creates a generous sheltered pedestrian space at the southern corner of the site which creates an opportunity to address the community design guideline of “gateway”. Rather than a vertical element such as a tower, the massing responds with a more subtle gesture and carves away at the massing as well as improves visibility at this difficult intersection.”

*In response to Design Guideline A-10, Corner Lots
(Early Design Guidance, June 4, 2012)*

27'
South Plaza

37' - 10"

Primarily transparent commercial spaces with distinct individual entrances

129' - 10"



Recessed element to break down the massing and to provide a strong visual terminus at the 41st Street from the University

ROOSEVELT WAY NE

gEnes

Secondary residential entry:
Access to the Level 2 Courtyard with
transparent security gate and canopy

Active residential amenity to include
sports court and fitness center for
residents

20'
Secondary Res. Entry

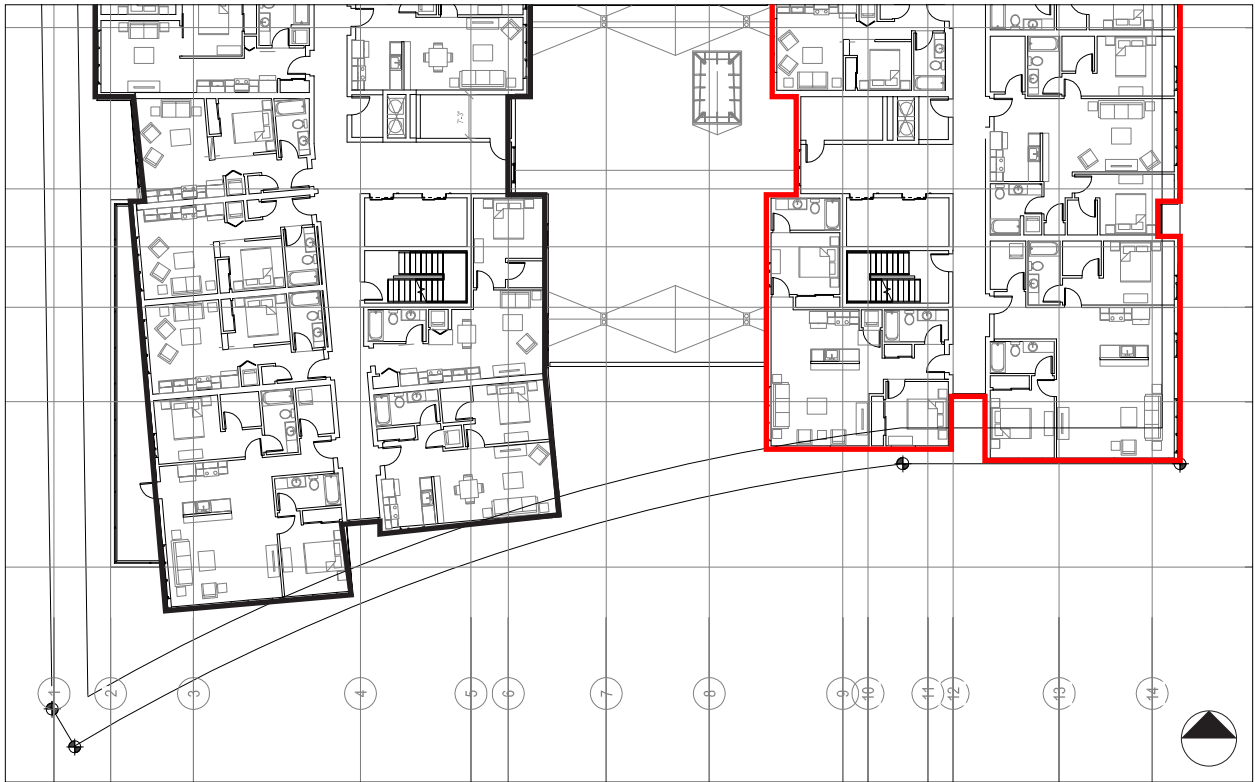
81' - 1"

REVISED DESIGN AT SE CORNER

ROOSEVELT WAY NE



Previous Plan, Upper Levels | December 17, 2012



Revised Plan, Upper Levels

“REVISING THE SOUTHEAST CORNER, **PARTICULARLY ABOVE THE BASE**, WOULD BOTH LEND RELIEF TO THE UNIFORMITY OF THE ROOSEVELT FACADE AND RESPOND TO THE COMMUNITY’S DESIRE FOR A GATEWAY AT THE CORNER.”

DESIGN REVIEW BOARD RECOMMENDATION (DECEMBER 17, 2012)

REVISED DESIGN AT SE CORNER ROOSEVELT WAY NE

Deliberations from the Board:

“The Board feels that pulling back the corner of the building overhead at the plaza is an appropriate way to mark the corner while also increasing visibility and easing the pedestrian flow along 40th. The marking of the corner should be a high priority, but it does not need to be a tower element. To enhance the “gateway”, study whether the south edge creates “flow” or acts as a catchment for pedestrians.”

(From Early Design Guidance, June 4th, 2012)



Previous SE Perspective | December 17, 2012

Upper level setback at corner to break down the massing and enhance the “GATEWAY” element of the Southern facade.

A vertical blade sign along Roosevelt way NE



Feature wall - opportunity to create interactive art wall

Recessed element to break down the massing at SE corner

SECONDARY RESIDENTIAL ENTRY
ROOSEVELT WAY NE

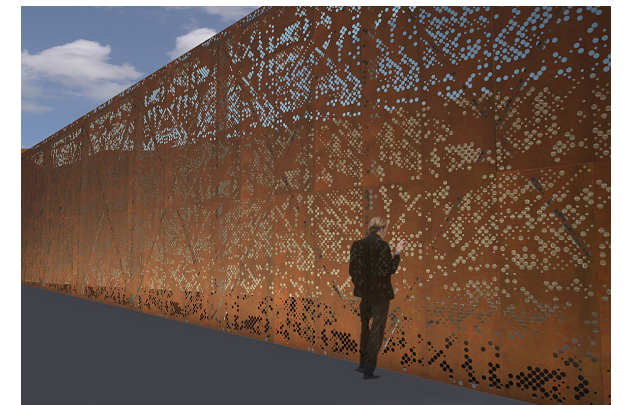


“ THE ENTRY TO THE PASSAGEWAY ON ROOSEVELT NEEDS MORE **“PUNCH AND CHARACTER”**.
THE BOARD ENCOURAGED THE ADDITION OF A CANOPY TO ENHANCE THE BUILDING’S PRESENCE ALONG
THE STREETScape. THE APPLICANT RECEIVED DIRECTION TO PROVIDE A REVISION TO THE ENTRY NOTCH OR
REVEAL THAT ALLOWS FOR AS MUCH TRANSPARENCY AS POSSIBLE AND, AT THE SAME TIME, MAINTAINS THE
BUILDING’S SECURITY.”

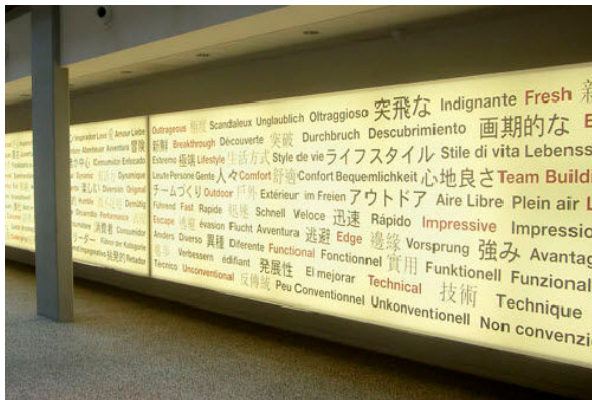
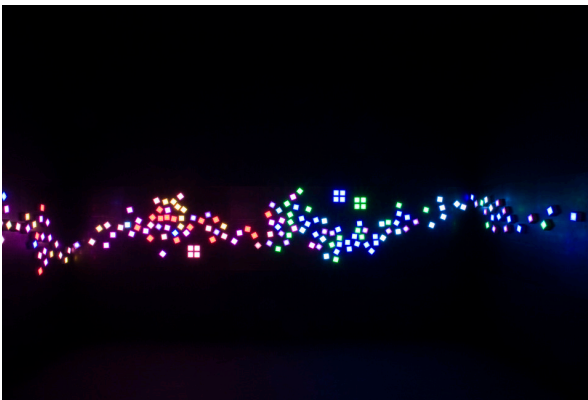
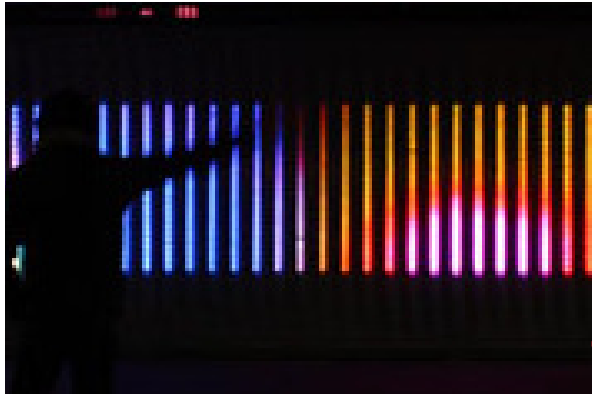
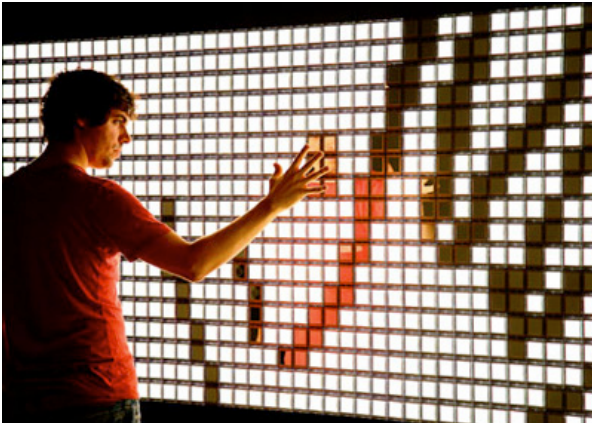
DESIGN REVIEW BOARD RECOMMENDATION (DECEMBER 17, 2012)

SECONDARY RESIDENTIAL ENTRY

CANOPY AND GATE CONCEPT



ART WALL IDEA IMAGES | SOUTHEAST PLAZA
ROOSEVELT WAY NE

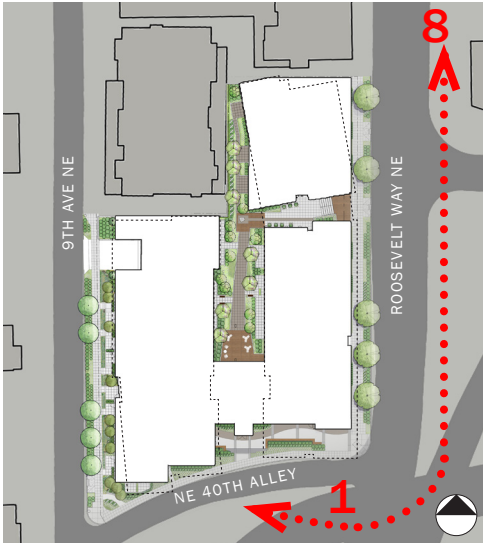


A SERIES OF VIEWS | ROOSEVELT WAY NE

A SERIES OF VIEWS
ROOSEVELT WAY NE



A SERIES OF VIEWS
ROOSEVELT WAY NE



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 ROOSEVEL WAY.

