



Project Address: 4737 Roosevelt Way NE
Seattle, WA 98105

Project Number: DPD# 3013751

Project Description:

The project consists of a mixed use building that will contain both multifamily and retail on a 9,000sf site with no alley access. The project will be 5 stories of multifamily residential over 1 level of retail and parking. There will be approximately 60 units, 1,400sf of Retail. and 14 parking stalls.

This project went through the EDG process with the N.E. DRB in September 2008 with the identical site and program as represented in this design package. The project went on hold due to the down turn of the economy and conflicts with the Seattle Public Utilities. The first three options in this booklet reflect what was shown to the DRB at that time; the current design incorporates key responses to the 2008 EDG guidance, in particular massing, modulation and other refinements that reflect subtle changes to the project's program.



Figure A: Seven Gables Theater



Figure B: University Library



Aerial Looking West

University Audi University VW Residential / Retail Developments **Project Site: 4737 Roosevelt Way NE** Proposed Mixed-Use Development (Tubs site) Seattle Fire Station #17



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.



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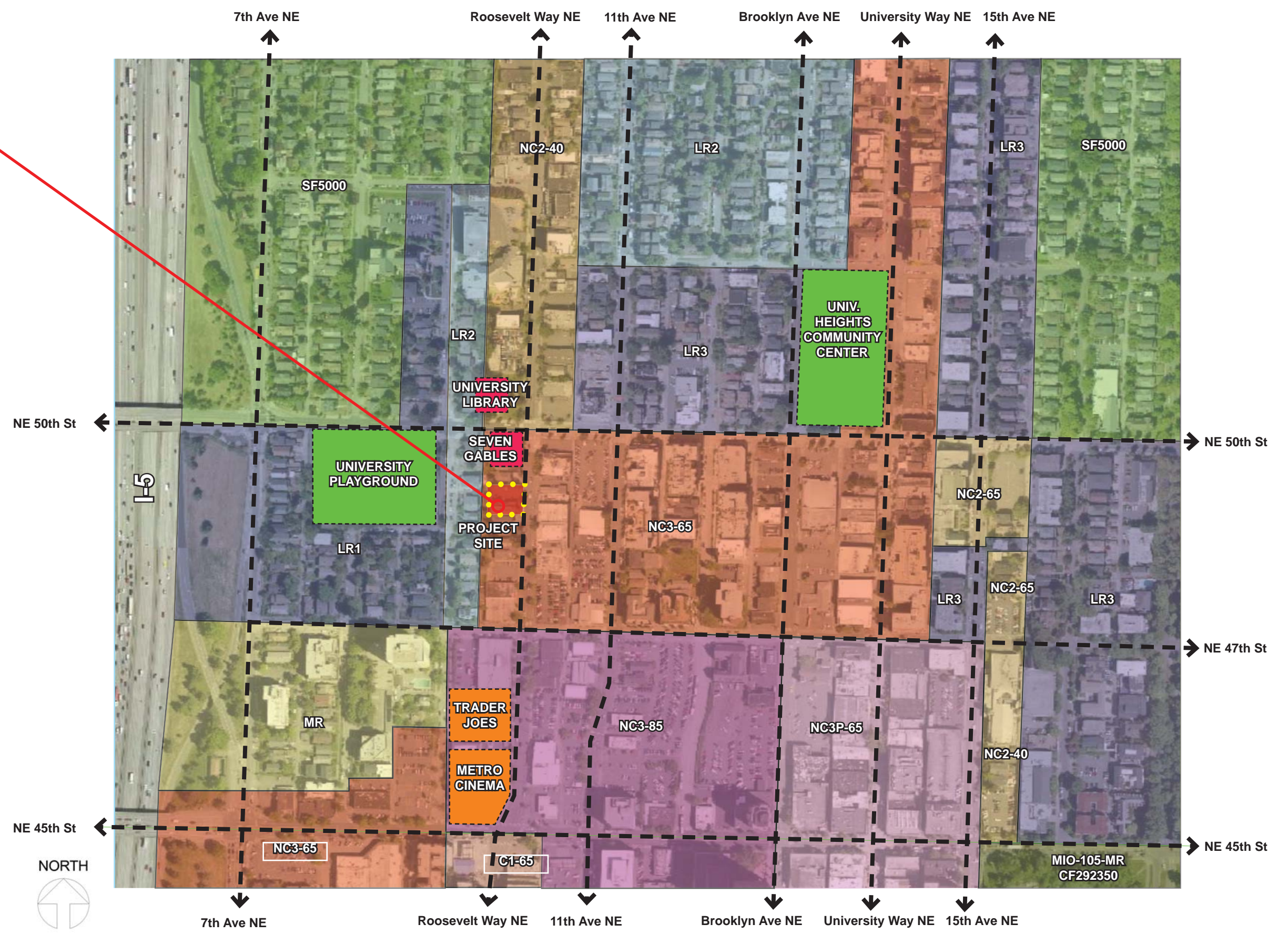
**Roosevelt Mixed-Use
University District, Seattle, Washington**

**Neighborhood
Early Design Guidance, September 23, 2013**

**Project Site:
NC3-65 Zoning**

**ADJACENT
ZONING & USES**

-  SF5000
-  C1-65
-  NC3-85
-  NC3P-65
-  NC3-65
-  NC2-40
-  NC2-65
-  LR1
-  LR2
-  LR3
-  MR



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WALLACE PROPERTIES



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

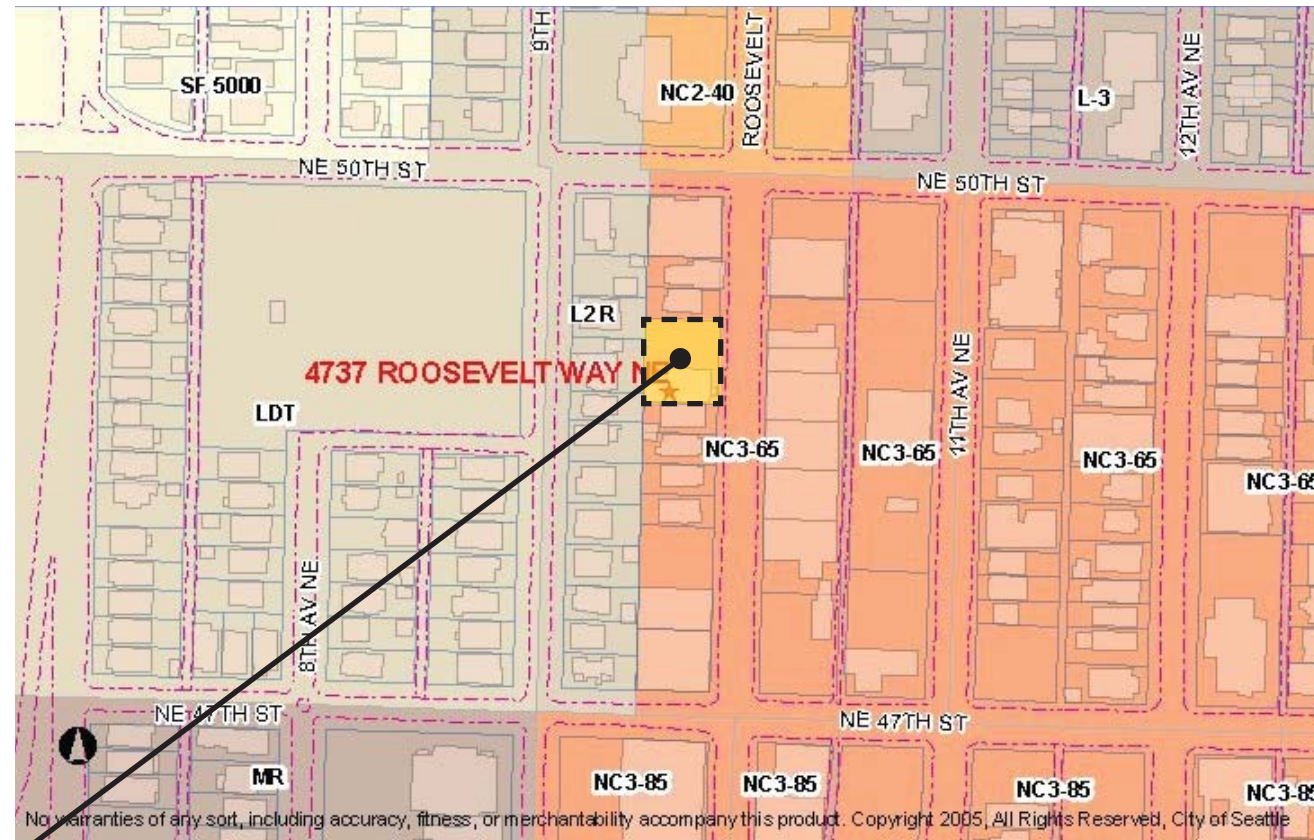
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WALLACE PROPERTIES

Roosevelt Mixed-Use
University District, Seattle, Washington

Relevant Neighborhood Developments
Early Design Guidance, September 23, 2013





Site Location
4737 Roosevelt Way NE
Seattle, WA 98105

Site Area
9,054 sf

Site Zoning
NC3-65
University District Northwest Urban Center Village

Adjacent Zoning
NC3-65 to the north, south, and east. L-R2 to the west.

SEPA Review
(CAM 208)
Required with construction of over 4 residential units in an NC zone (30 units within an Urban Center). Required with over 4,000 commercial sf in an NC zone, (12,000 sf in an Urban Center).

Permitted Uses
(23.47A.004)
Proposed uses are residential and retail sales and services; those are permitted outright in NC3.

Street-Level Uses
(23.47A.005)
Residential uses are permitted anywhere in the building, but residential use is limited to 20% of the street-level façade facing an arterial (Roosevelt Way NE). Parking and utility uses may not abut the street façade, and parking must be separated from the façade by another use.

Street-Level Development Standards
(23.47A.008)
Blank façade segments (measured 2-8 feet above the sidewalk) limited to less than 20 feet in length and may not exceed 40% of street-level façade in total. Maximum setback for street-level façade is 10 feet.

Nonresidential uses must be 60% transparent along street-level façade (measured 2-8 feet above the sidewalk), must average 30 feet in depth, and must have a floor-to-floor height of 13 feet minimum.

Residential uses must be set back 10 feet from the sidewalk or elevated 4 feet above the sidewalk.

Outdoor Activities
(23.47A.011)
Outdoor activities that are part of permitted commercial uses are allowed, subject to some size limits and restrictions.

Structure Height
(23.47A.012)
Height limit is 65 feet. Some additional height permitted for sloping lots. Some elements are allowed 4 feet above the limit, including open railings, clerestories, greenhouses, parapets, and firewalls. Some elements are allowed 15 feet above the limit, including stair and elevator penthouses and mechanical equipment, but are limited to 20% or 25% of the roof area.

Some elements, such as planters and parapets, must be located 10 feet min. from the north edge of the roof to avoid shadowing adjacent properties, but this does not apply to firewall parapets or stair and elevator penthouses.

Floor Area Ratio
(23.47A.013)
FAR for mixed-use buildings in 65 foot height zone = 4.75. Above-grade parking in included in FAR calculations. Gross floor area below existing or proposed grade level (whichever is lower) is exempt. Gross floor area is measured to inside face of exterior wall at the floor line.

Setback Requirements
(23.47A.014)
Setback abutting a residential zone (west lot line):
0 - 13 feet above grade: none
13 - 40 feet above grade: 15 feet
40+ feet above grade: additional 2 feet for every 10 feet above 40 feet

No entrance, window, or opening is permitted closer than 5 feet to a residential zone. Some building elements are allowed in required setbacks, including decks, eaves, cornices, gutters, barrier-free access elements, fences, retaining walls. Outdoor trash receptacles are not allowed within 10 feet of a residential zone and must be screened.

Landscaping and Screening
(23.47A.016)
Seattle Green Factor score of .30 or greater is required for developments with more than 4 dwelling units or 4,000 non-residential sf. Street trees will be required. Landscape screening will be required by blank street-facing facades, parking garages facing the street, or parking garages abutting a residential zone.

Noise Standards
(23.47A.018)
Refuse compacting and recycling must be within an enclosed structure. HVAC equipment is considered a major noise generator and will require a report by an acoustical consultant describing mitigation measures.

Odor Standards
(23.47A.020)
Venting shall be 10 feet min. above sidewalk grade and directed away from adjacent residential uses.

Light and Glare Standards
(23.47A.022)
Exterior lighting must be shielded and directed away from adjacent uses. Interior lighting in parking garages must be shielded.

Residential Amenity Areas
(23.47A.024)
Residential amenity areas must be provided, min. 5% of gross floor area in residential use (excludes mechanical equipment, parking, and residential amenity areas). May include decks, balconies, terraces, roof gardens, plazas, courtyards, play areas, sports courts, etc. All residents must have access to at least one area. Parking, driveways, and pedestrian building access do not count. Common recreation areas must have minimum horizontal dimensions of 10 feet and a minimum area of 250 sf. Private balconies must have minimum horizontal dimensions of 6 feet and a minimum area of 60 sf.

Solid Waste and Recyclable Materials
(23.47A.029)
Residential buildings with 51-100 units requires min. 200 sf front-loading space for trash and recycling. Non-residential building (or mixed use with more than 20% non-residential) with 0-5,000 sf requires min. 82 sf rear-loading space. Front-loading containers must have a 10 foot wide direct route to the ROW.

Parking and Loading
(23.47A.030 > 23.54)
No parking is required for uses in commercial zones in urban centers.

Parking space standards:
large = 8.5' x 19'
medium = 8' x 16'
small = 7.5' x 15'
barrier-free = 8' wide, 5' wide access aisle
van-accessible barrier-free = 8' wide, 8' wide access aisle
one barrier-free space must be 19' long

Residential parking: min. 60% of spaces must be medium sized. The remaining spaces may be any size. Two-way driveways must be 10 feet min. wide (if serving less than 30 spaces and less than 100 feet long), or 20 feet min. wide (if serving more than 30 spaces). All driveways and parking aisles must meet standard curvature, slope, and width requirements per code.

One two-way curb cut is permitted on an arterial street (Roosevelt Way NE). A width of 20-23 feet is allowed but not required for residential parking. Curb cut flare is max. 2.5 feet each side. A 10 foot sight triangle is required on both sides of a 10 foot driveway, measured from the sidewalk.

Residential use requires bicycle parking: 1 per 4 units (long term). Commercial use requires bicycle parking: 1 per 12,000 sf (long-term) and 1 per 2,000 sf (short-term).

Parking Location and Access
(23.47A.032)
As the lot does not abut an alley, and abuts only one street, access is permitted from the street, limited to one two-way curb cut. The street-facing façade may contain one garage door not to exceed the width of the curb cut. No parking permitted between the structure and the street lot line, or inside the structure abutting the street façade.

Transportation Concurrency LOS Standards
(23.47A.033 > 23.52)
A traffic study will be required.

Improvement Requirements for Existing Streets
(23.53.015)
The following street improvements may be required: pavement, curb and sidewalk, drainage, no-protest agreements, street trees and landscaping.

The min. ROW width shall be as specified in the ROW Improvements Manual. Roosevelt Way NE ROW is currently 60 feet wide but required to be 66 feet wide, which may impose a 3 foot setback along the street-facing lot line.

Starting at the curb line, there is a 4 foot landscape zone, then a 6 foot pedestrian zone (sidewalk).

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WALLACE PROPERTIES

Roosevelt Mixed-Use
University District, Seattle, Washington

Zoning Code Summary
Early Design Guidance, September 23, 2013



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.

Project Site:
4737 Roosevelt Way NE

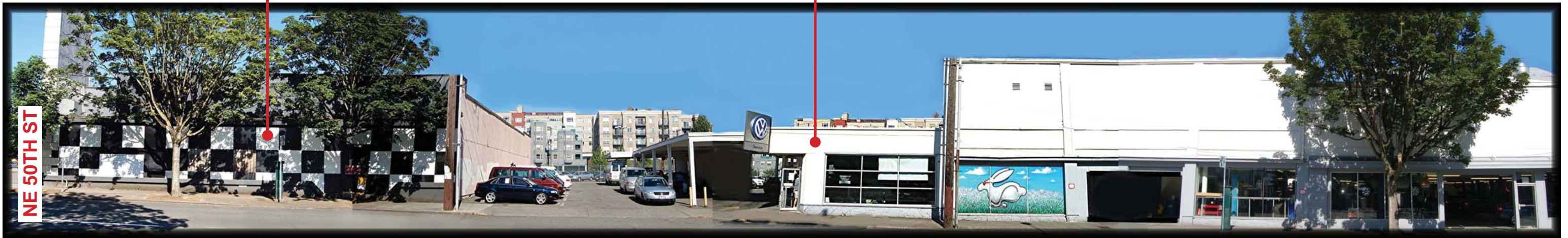
Seven Gables Theater /
Mamma Melina



Roosevelt Way NE - West Side

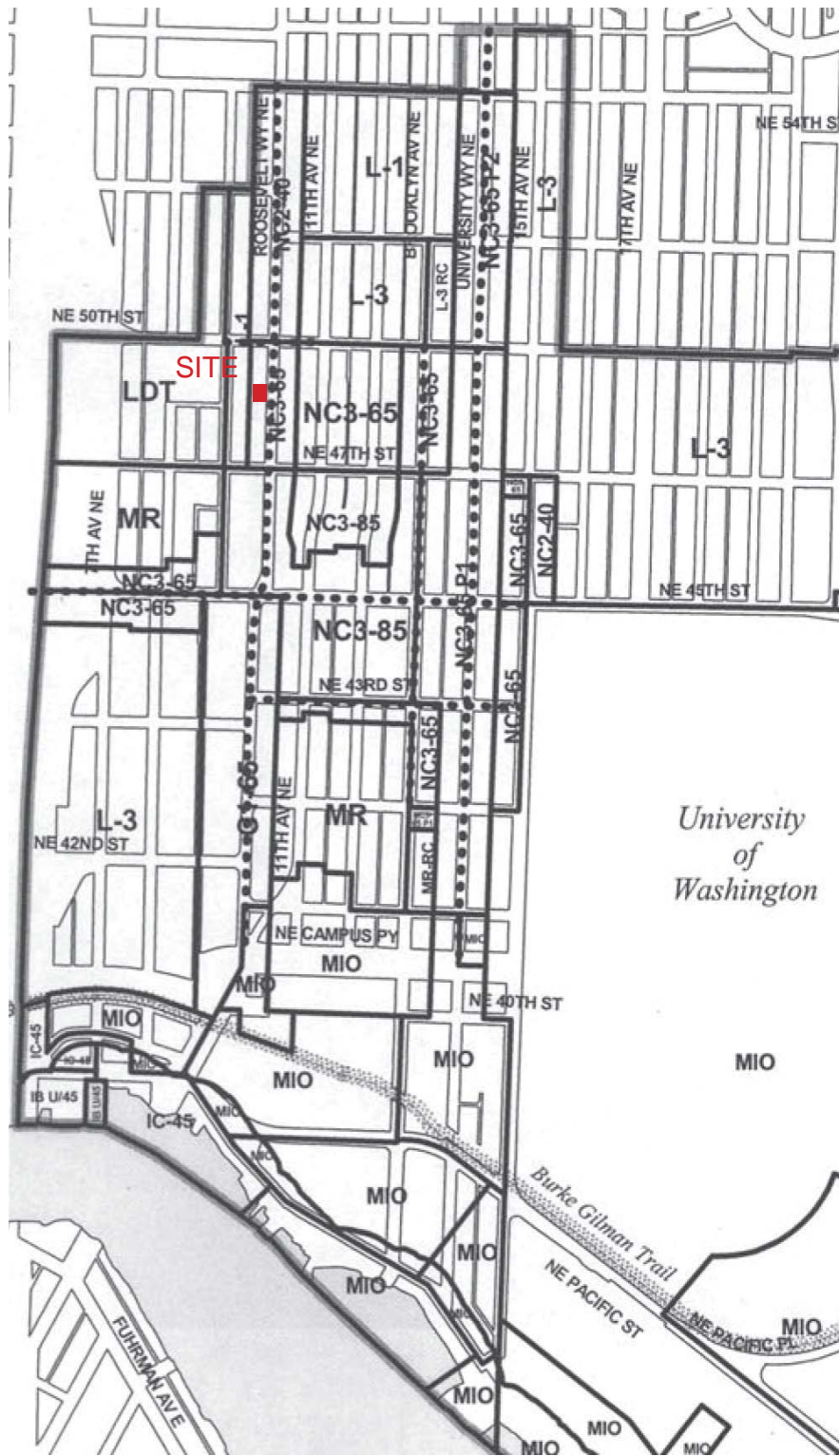
Proposed Mixed-Use Development
(Tubs site)

University VW



Roosevelt Way NE - East Side

Project Site Opposite



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.

Both the Residential and the Retail entrances are fronting onto Roosevelt. Both entrances have canopies to aid in providing a prominent and visible entrance.

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.

By providing a retail space with large storefront windows, a wider sidewalk and canopies along Roosevelt, the building creates a welcoming and active pedestrian environment.

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.

The project will be stepping back at the upper floors of the west elevation to help mitigate the building's scale compared to its neighboring residential properties. The east elevation has also been modulated by adding balconies, material changes and stepping back at the upper floors

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.

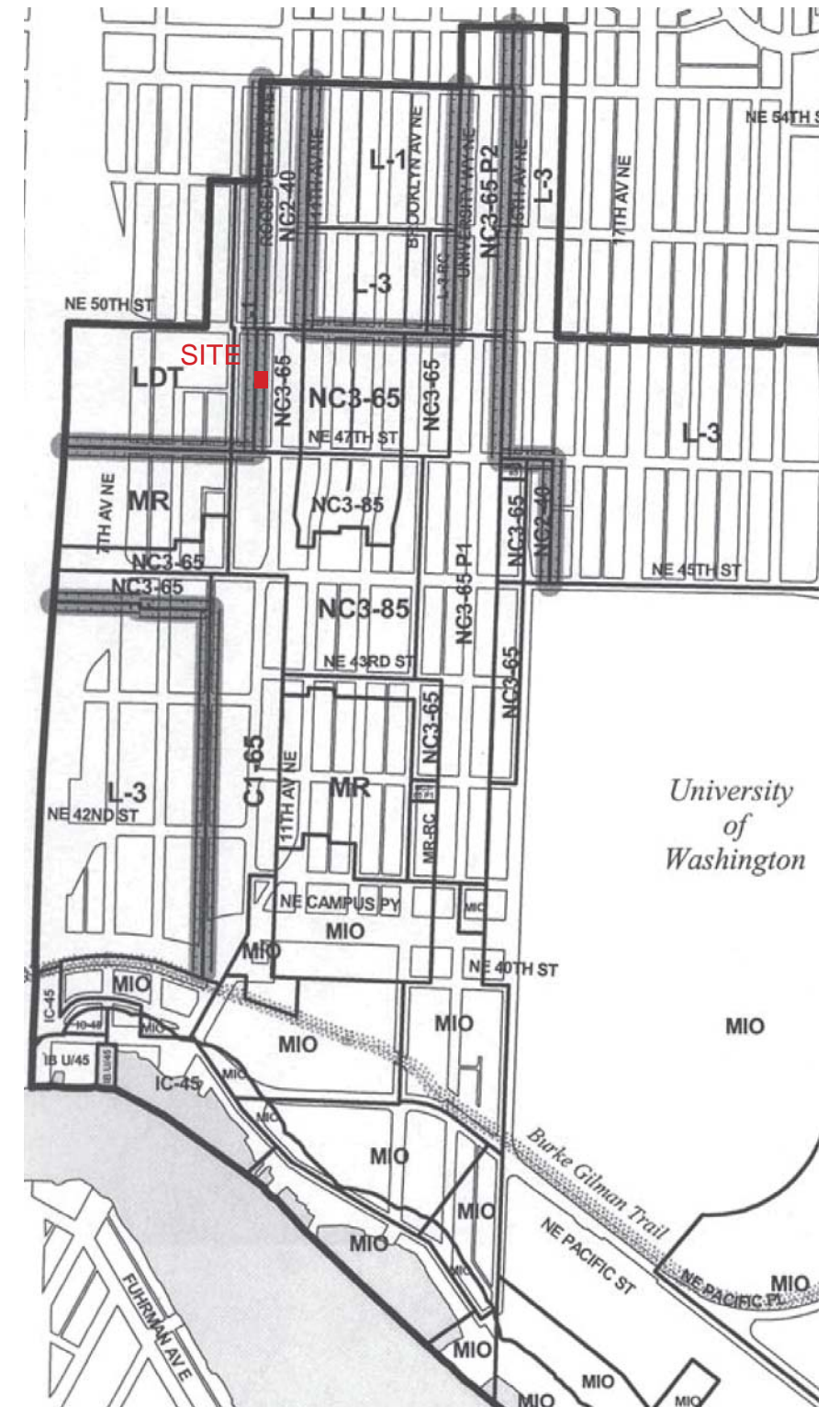
The project will use brick at the street level to provide an attractive and warm presence along Roosevelt. The brick reflects the character of the neighboring structures.

Guideline - Pedestrian Open Spaces and Entrances

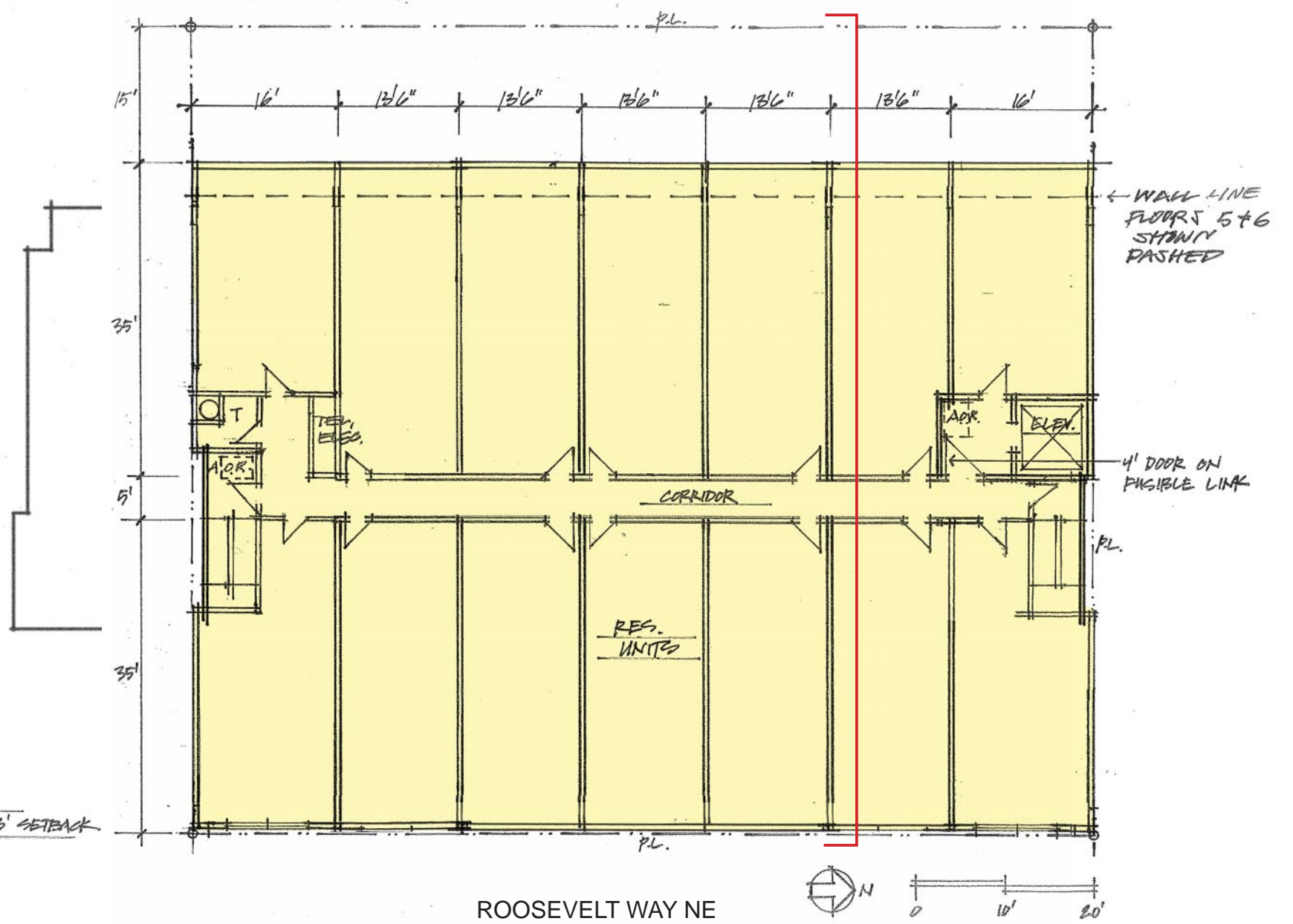
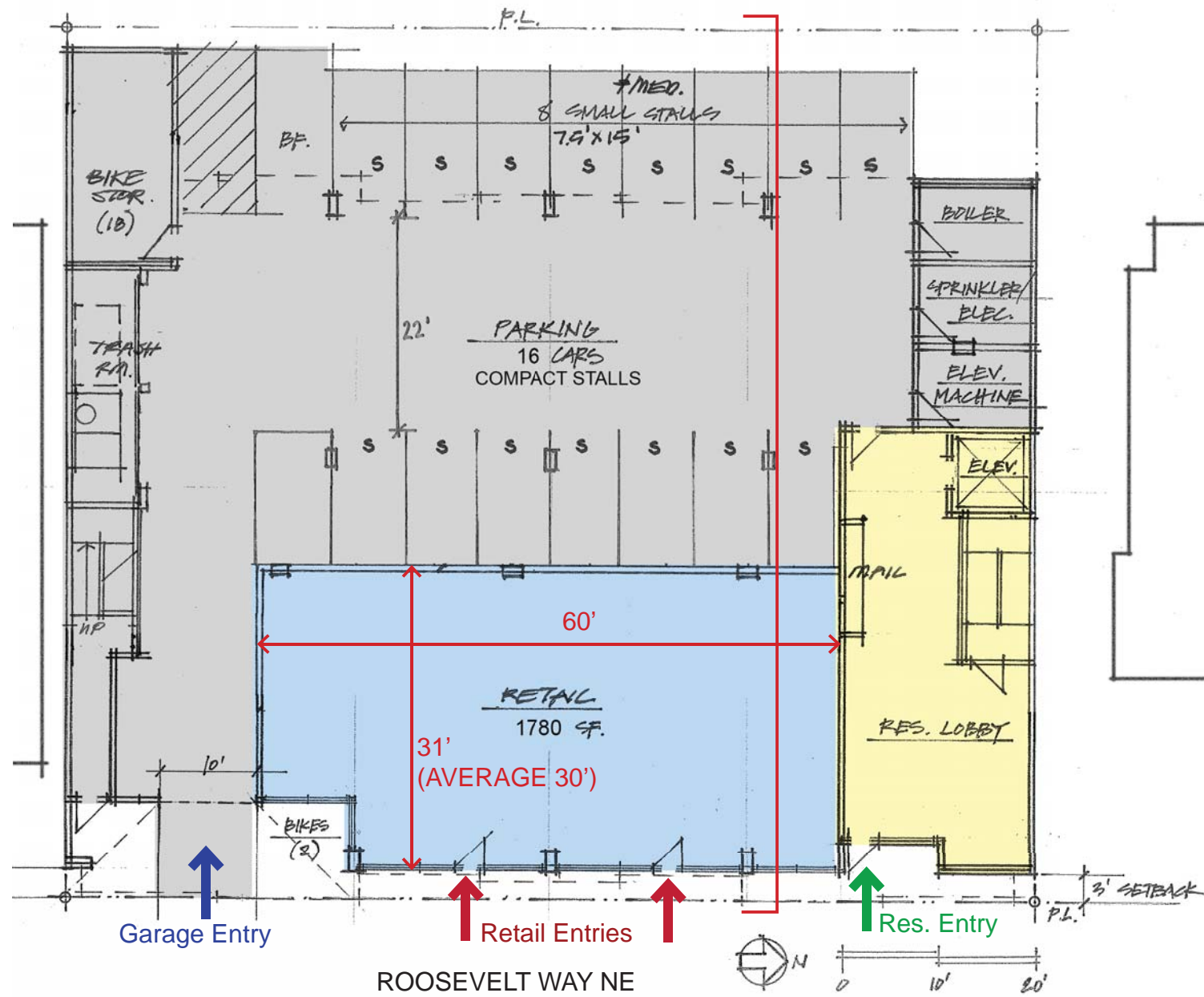
- On Mixed Use Corridors, consider setting back a portion of the building to provide small pedestrian open spaces with seating amenities. The building facades along the open space must still be pedestrian-oriented. Pedestrian-oriented open spaces should meet the objectives in the Design Guidelines. Required 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



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

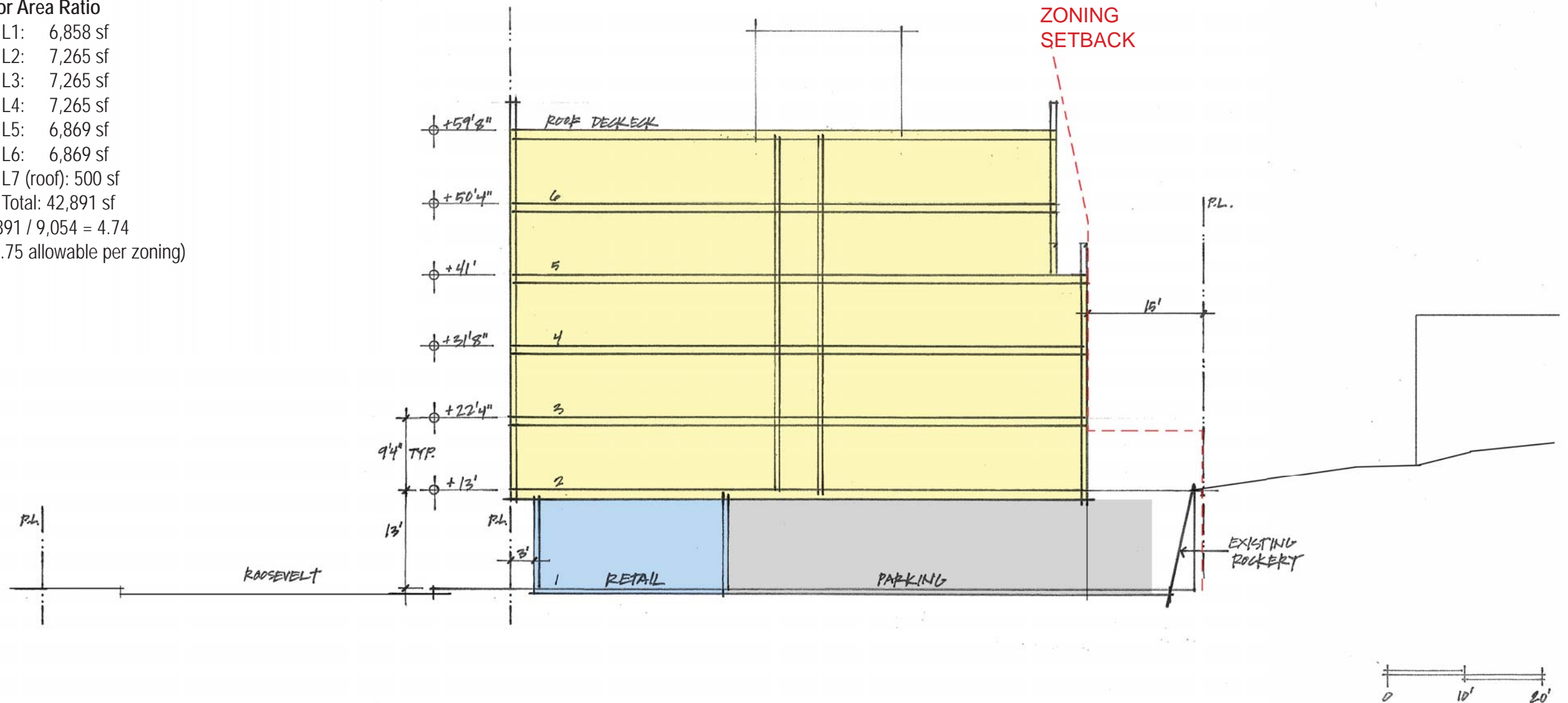
Provided on the roof of the residential building.

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 allowable per zoning)



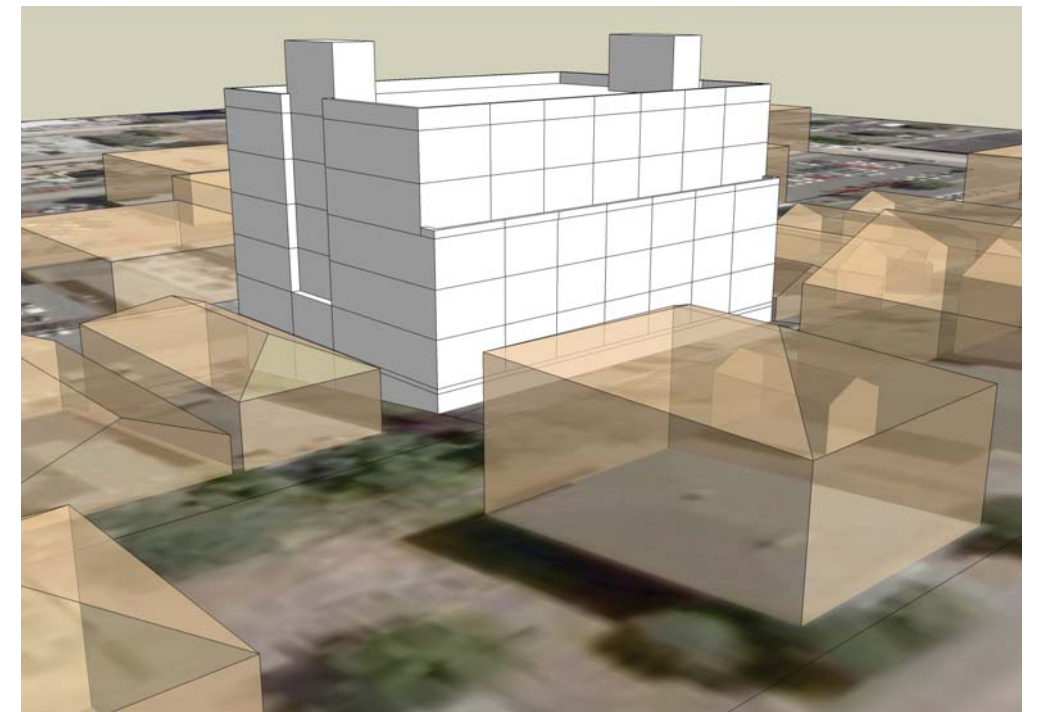
Building Section Looking South



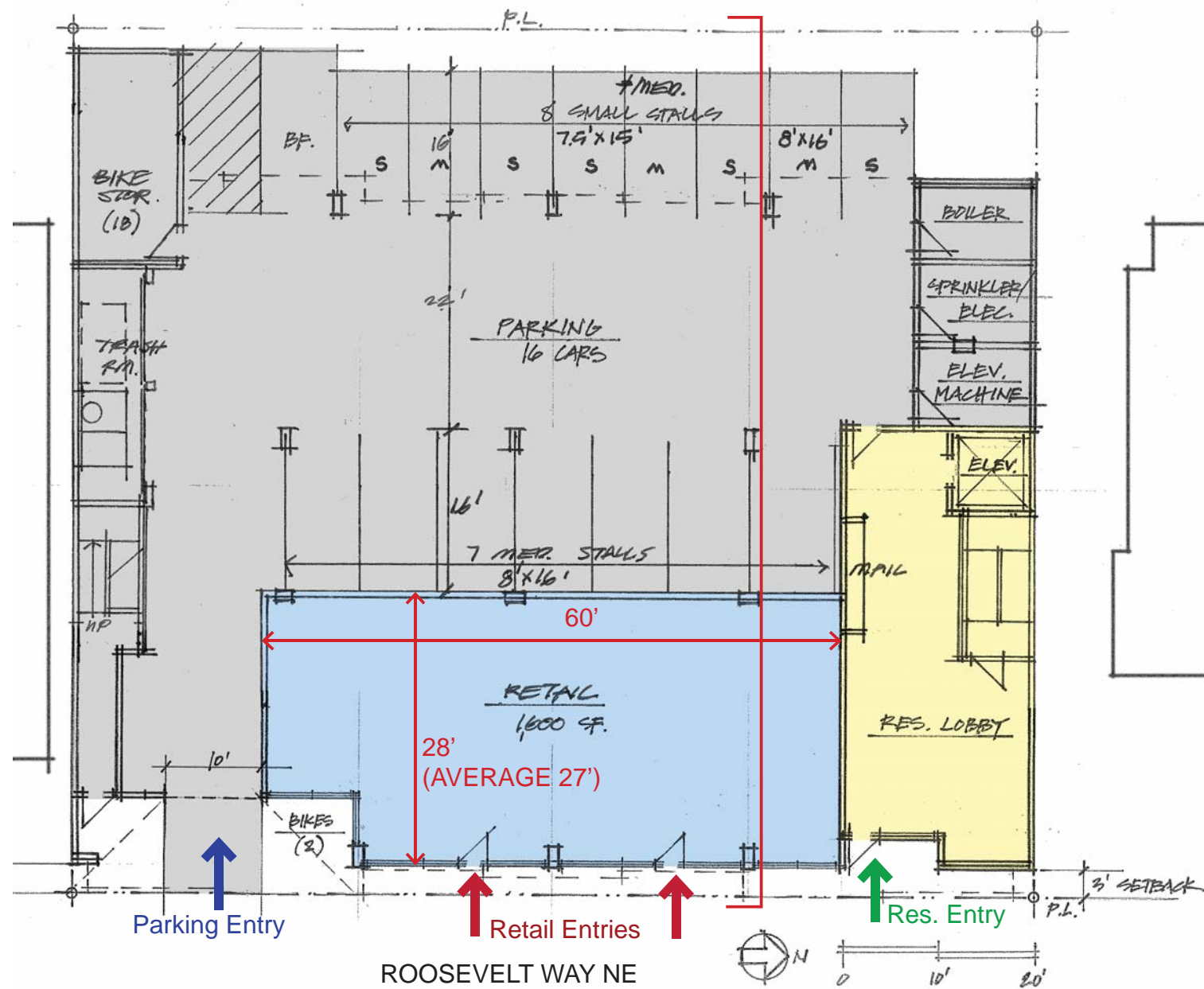
View From Northeast



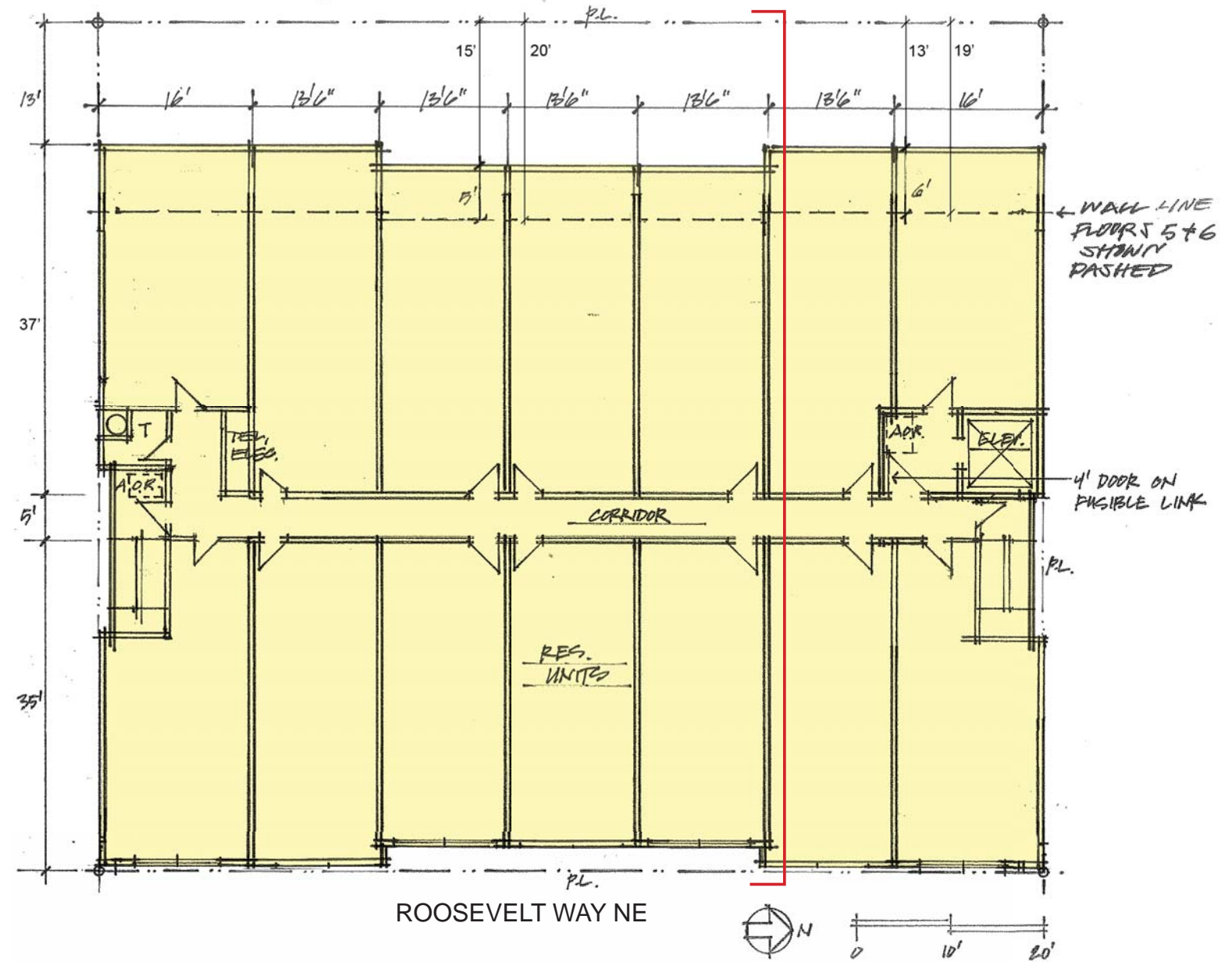
View From Southeast



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 facade 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.

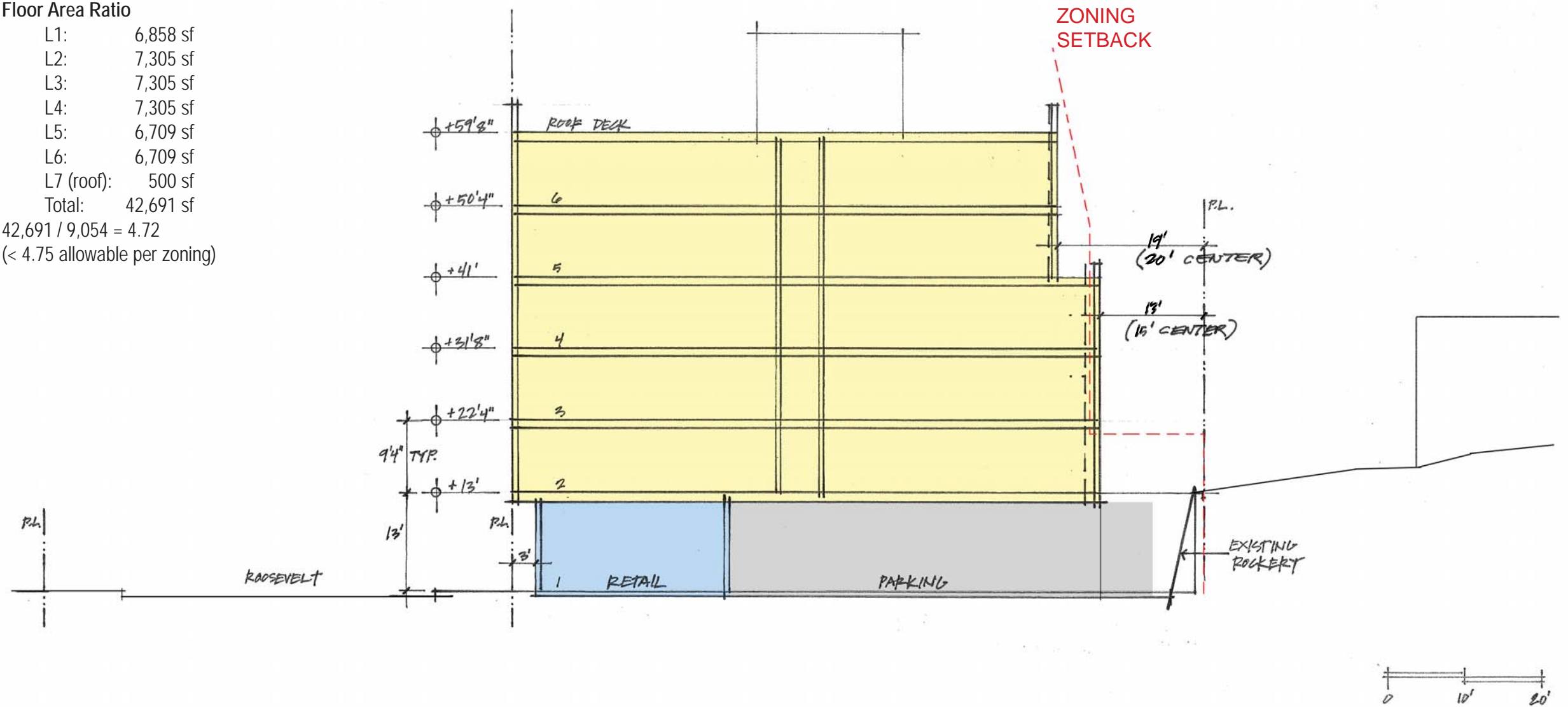
Upper Level Modulation

The upper level east and west facades are modulated twice with 2-foot offsets. 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:	7,305 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)



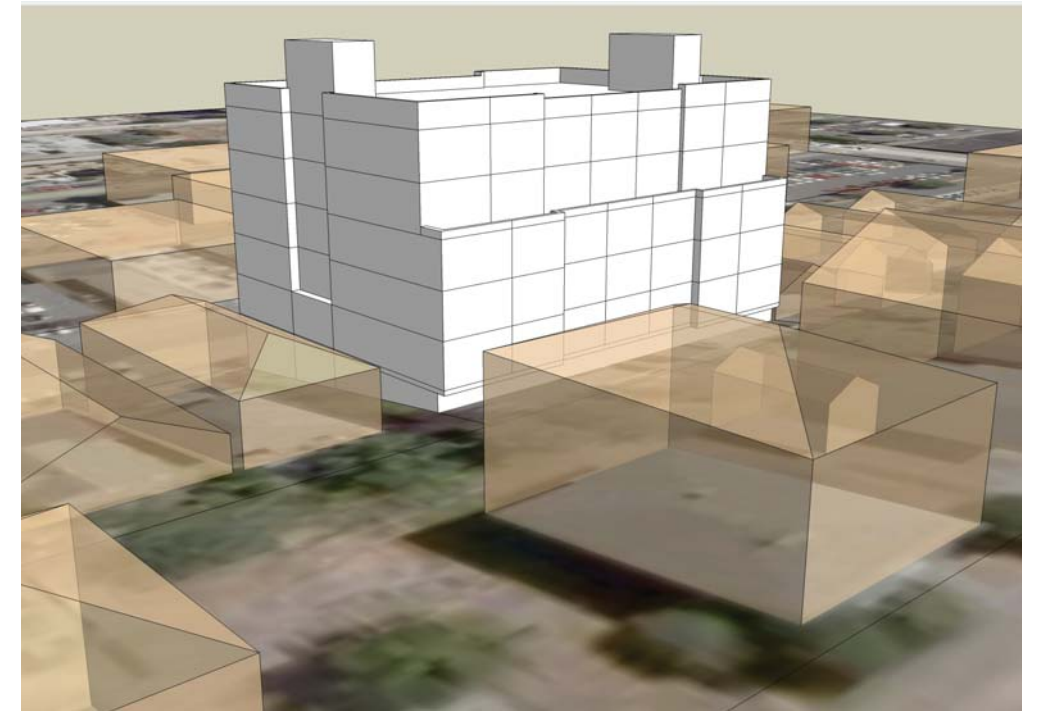
Building Section Looking South



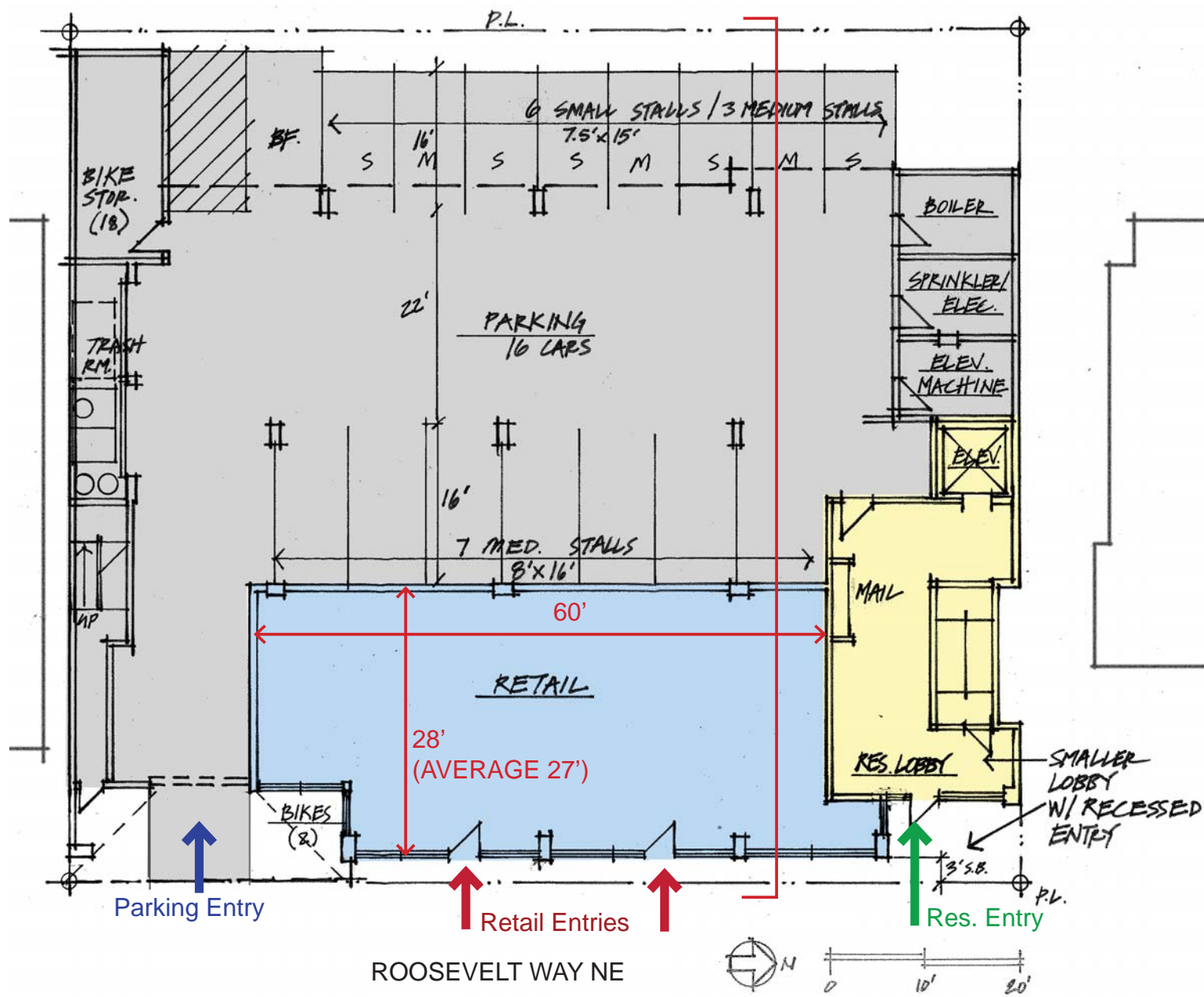
View From Northeast



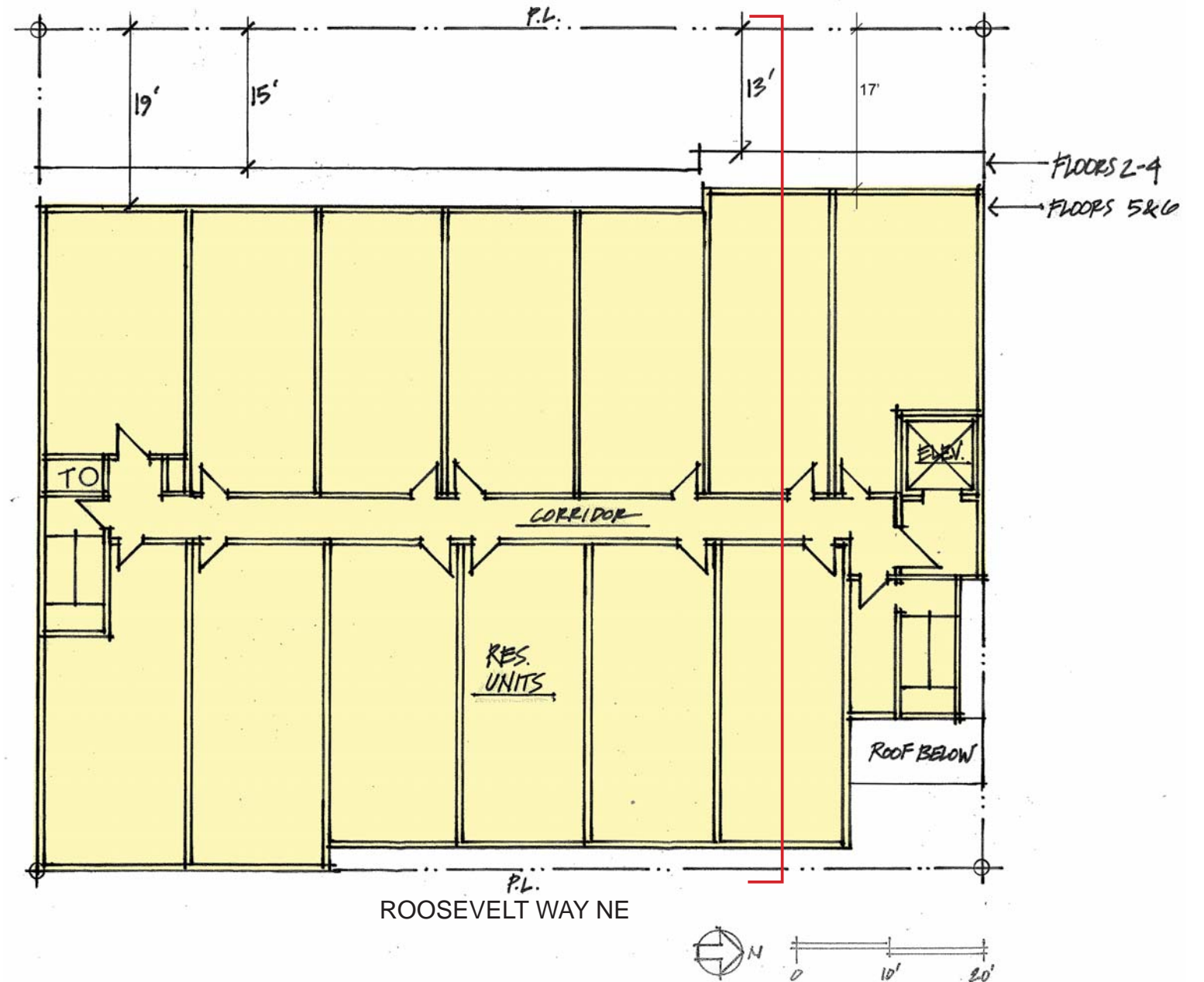
View From Southeast



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 facade 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

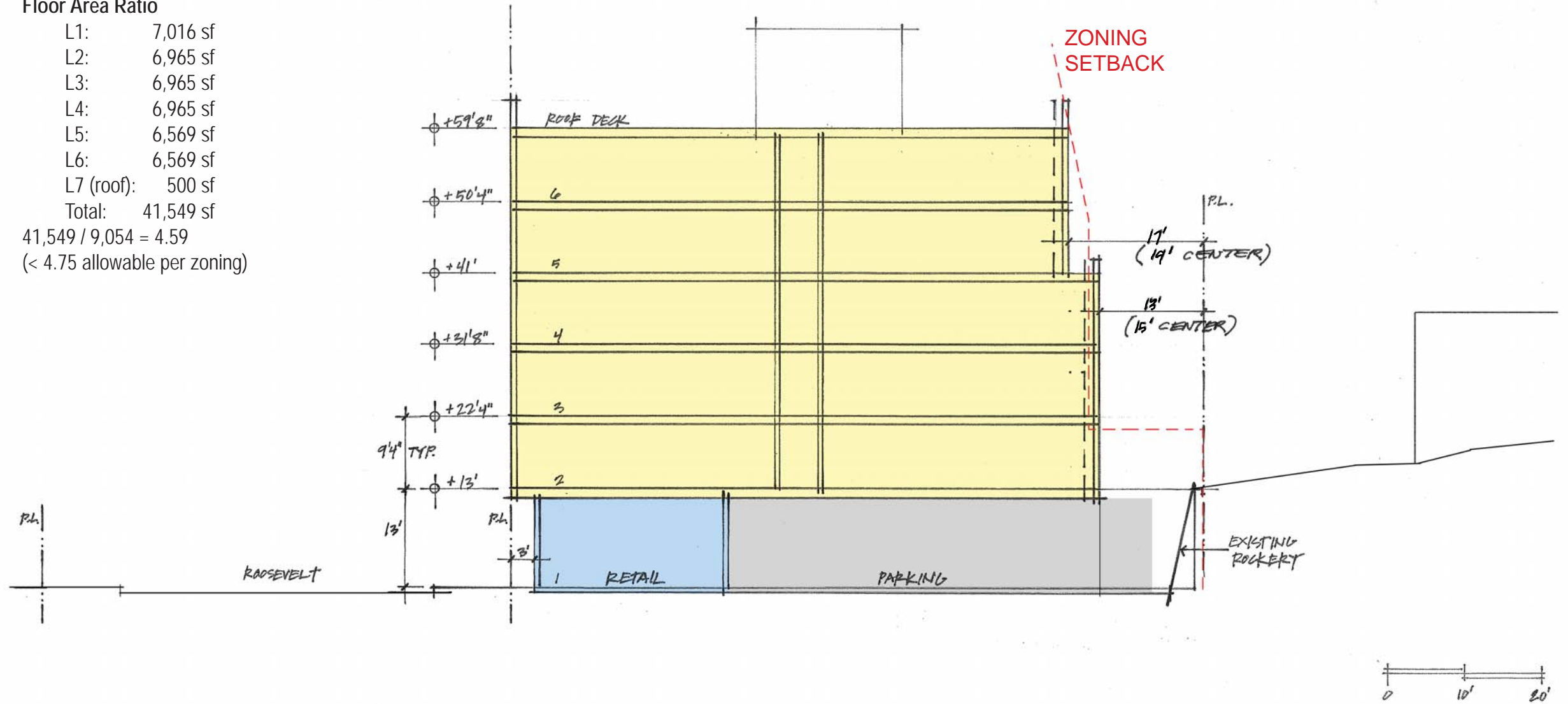
Provided on the roof of the residential building.

Upper Level Modulation

The upper level east and west facades are modulated with 2-foot offsets. The northeast corner is cut out to express the form of the residential core and provide visual interest along Roosevelt. The upper level south facade 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 allowable per zoning)	



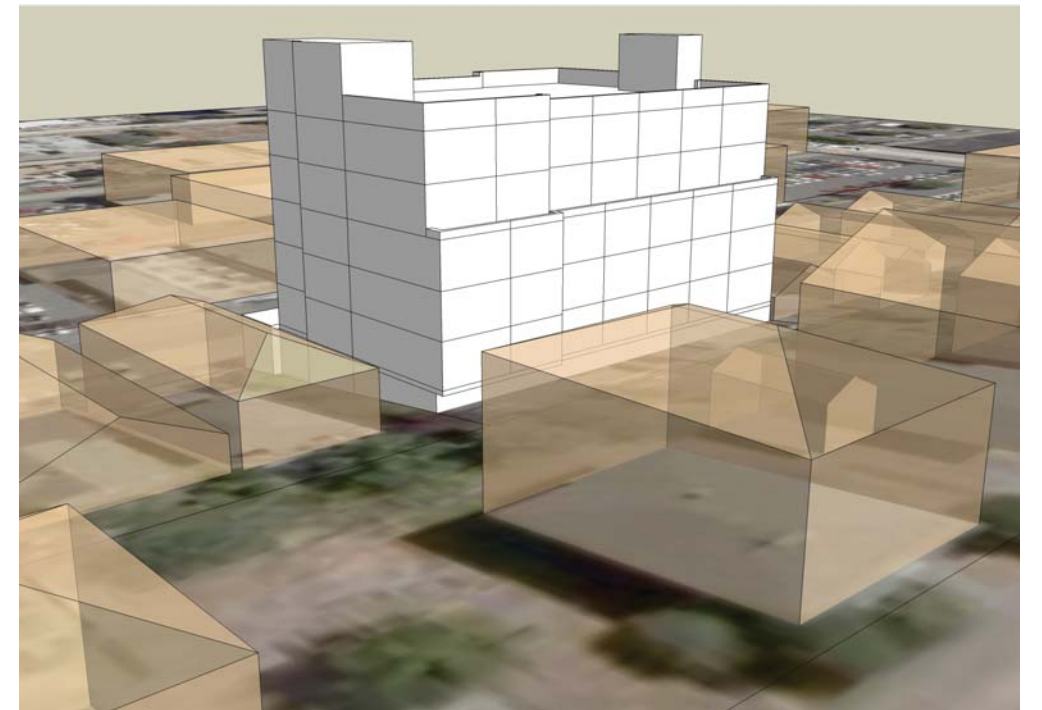
Building Section Looking South



View From Northeast



View From Southeast



View From Northwest



Massing Option One for 9-3-08 EDG

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*

* 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.



Massing Option Two for 9-3-08 EDG

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 28' instead of the required 30' to accommodate a better mix of parking stall sizes (to be in compliance with the residential parking code that requires 60% medium stalls).
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.
4. Use setback "averaging" as the method to calculate the building setback from the west property line. See note in option one regarding landscape buffer and parking screening*



Massing Option Three for 9-3-08 EDG

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 28' instead of the required 30' to accommodate a better mix of parking stall sizes (to be in compliance with the residential parking code that requires 60% medium stalls).
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.
4. Use setback "averaging" as the method to calculate the building setback from the west property line. See note in option one regarding landscape buffer and parking screening*

September 8th, 2008 EDG Meeting Minutes with current responses

A-7 Residential Open Space – Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.

The Board did not support the Applicant's proposed departure for the reduction in the residential amenity space required from approximately 1,827 square feet to 749 square feet. The Board would consider the proposed departure if the Applicant decreased the requested reduction and/or compensated for the reduction with other project amenities. An example of a mitigating amenity would be the use of Juliette balconies for some of the residential units. A possible approach to decreasing the reduction in Residential Amenity Space would be to incorporate the design of an indoor-outdoor community space on an upper floor.

- Response - The roof area will be modified so the project meets the required residential amenity space (1,735 SF required, 2,496 SF provided). In addition to the roof area, residential balconies have been added.

B-1 Height, Bulk and Scale Compatibility – Projects should be compatible with scale of developments anticipated by the applicable Land Use Polices for the surrounding area and should be sited and designed to provide a sensitive transition to nearby, less-intensive zones. Projects done on zone edges should be developed in a manner that creates a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zones.

The west wall of the Project should provide a sensitive transition to the adjacent, less-intensive L-1 land use district. The setbacks on the west wall should meet the minimum code requirements unless building forms are designed in a manner which better addresses the height, bulk and scale relationship to properties to the west than a code complying approach would. An example of such an approach would be a two to three foot encroachment into the setback at the lower levels being mitigated by a two to three foot additional setback at the upper levels. Presentation materials at the next meeting should show surrounding buildings.

- Response - The lower floors encroach 2' into the required 15' setback. This has been mitigated by stepping the upper floors (Fifth & Sixth) back an additional 6' (2' to 4' more than is required). Additional reduction in building massing has been made by moving the north & south perimeter walls approximately 3' away from the neighboring property lines.

C-1 Architectural Context - New buildings proposed for existing neighborhoods with a well-defined and desirable character should be compatible with or complement the architectural character and siting pattern of neighboring buildings.
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. Buildings should exhibit form and features identifying the functions within the building. In general, the roofline or top of the structure should be clearly distinguished from its facade walls.

The Board suggests that the massing of the building remain simple and bold. The Applicant is encouraged to utilize a design that uses elements of rhythm and scale to break down the overall massing of the building but avoids "clutter" and unnecessary or excessive modulation. The Board suggests that other design options incorporate a reduction in the size of the building be explored instead of the proposed notch in the northeast corner of Option Three. The incorporation of "Juliette Balconies" would serve well to provide a detailed residential appearance, create a rhythm and limit appearance of building mass.

- Response - The design and architectural expression of the proposed building follows current examples of other projects in the neighborhood. This project uses similar building materials (Metal, brick & glass) found in surrounding projects. Following the boards recommendations, the overall building massing and modulation has remained simple. The east facade has been modulated similar to the west elevation to provide more architectural consistency. The parking entry will be setback to minimize its impact on the street. The large retail display windows face the street and open onto the sidewalk. The residential lobby is pushed back from the street to create a residential "porch" along the sidewalk. The setback reinforces the separation of the retail and residential entries.

C-3 Human Scale – The design of new buildings should incorporate architectural features, elements and details to achieve good human scale.

The Board suggests that the design of the residential floors of the building incorporate architectural features and elements that provide human scale to the residential units. Juliette balconies on some of the units are an example of Human Scale. First floor canopies along Roosevelt are requested. Continuous overhead weather protection should be provided along the sidewalk frontage. A design rationale for the base needs to be developed which incorporates the northeast corner in a meaningful way.

- Response - Canopies along Roosevelt Way will be incorporated to provide shelter for pedestrians as well as create a separate identity for the retail and residential entry. The ground floor walls will incorporate either brick or colored concrete masonry to create a pedestrian friendly appearance. The upper floors will be modulated and balconies will be added to provide visual interest to the building.

C-4 Exterior Finish Materials - 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.

The Board called for quality storefront design and materials. Brick or colored concrete block for the ground floor retail were indicated as appropriate materials. The Board cautioned that raw concrete is generally not favored. Bring material and color palate to the recommendation meeting.

- Response - The ground floor exterior walls will be either brick or colored concrete masonry to create a pedestrian friendly appearance. The upper floors will be a combination of various flat panel, corrugated metal siding and panelized composite siding.

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.

Though the north and south walls are necessarily blank because of the potential development of the adjacent sites, the Board encourages the Applicant to take steps to minimize the temporary effects of such design on the surrounding area. This is an important issue.

Blank walls along the north and south property lines should be thoughtfully detailed, colored or patterned to reduce the appearance of bulk and to introduce a human scale on the façade.

- Response - Additional modulation will be provided on the north and south sides of the building. This was created by pulling the exterior walls 3' away from the north and south property lines. This also allowed windows and contrasting bays to be added to the building's corners.

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.

The Board would like the Applicant to provide more detail on the proposed landscaping plan for the building and/or site. The Board cited the northeast corner as a key area where landscaping should be included be appropriate.

- Response - Landscape drawings have been included in the submittal package. The existing landscaping along Roosevelt has been enhanced with the additions of street trees and planters. A large area of the roof has been designed to incorporate a "green roof" to enhance the residential amenity.

DEPARTURE REQUESTS

Option Two and Option Three both seek a departure for 28-foot deep retail spaces rather than 30-foot deep retail spaces as required by code. The Board indicated support for this departure because it would result in a project better fitting the development site.

Option Two and Option Three both seek a departure from the setback requirements for the west side of the building to allow the encroachment of portions of the lower residential levels in exchange for a greater setback of the upper residential levels. The Board was open to the concept of averaging the setback in this fashion provided additional details showing a particularly successful approach to limiting the appearance of height, bulk and scale are provided.

- Response - The requested zoning departures are as follows:
Retail depth
Retail bay depth reduced from the required 30' to 28' to accommodate parking.
Setbacks along west property line
Use setback averaging – encroach 2' into setback at lower levels but setback 6' at upper floors to mitigate encroachment (16.2' average setback provided – 15' required)



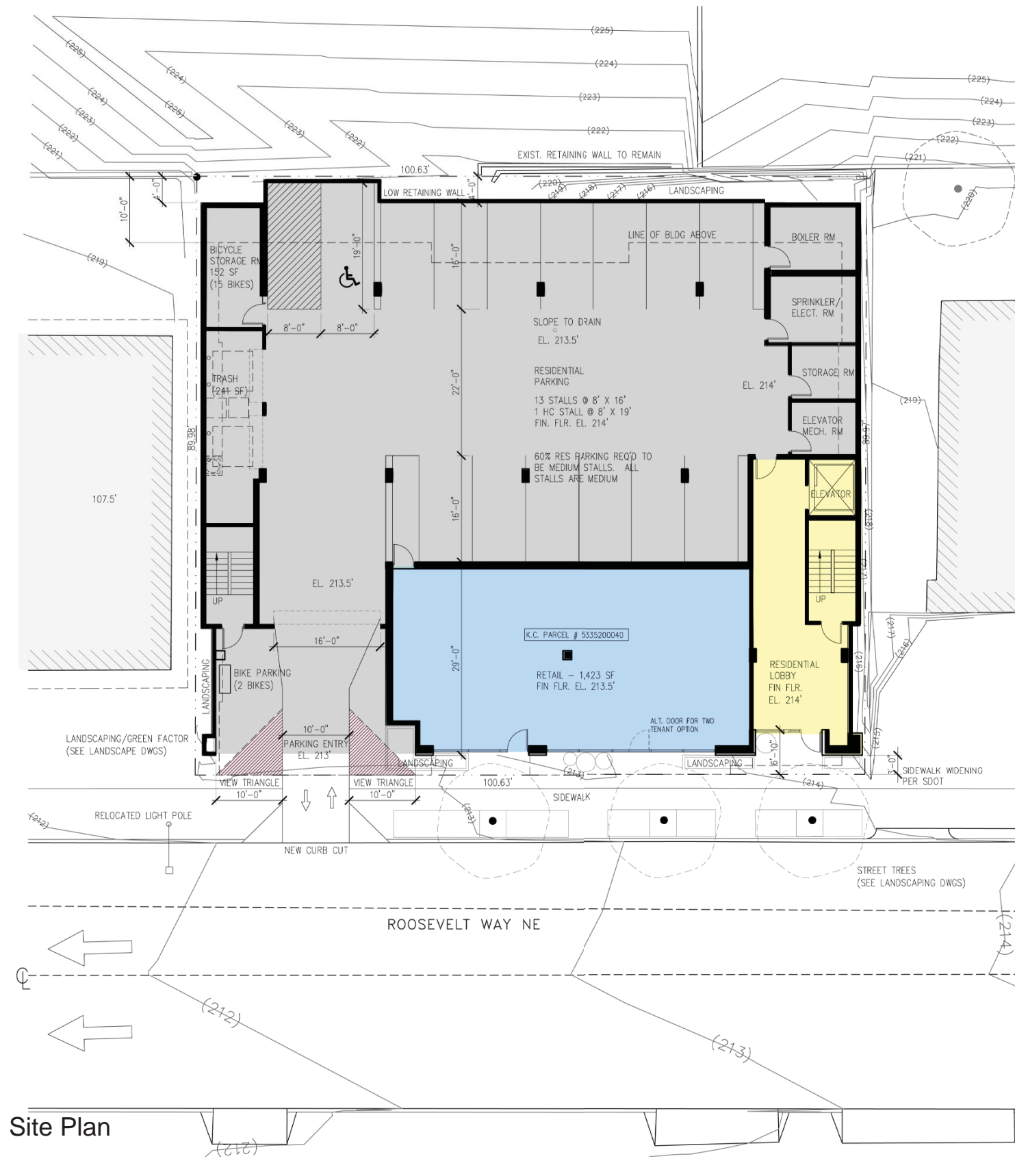
Street level view - Option #3



Street level view - Current Option

Design Evolution:

After the last EDG presentation in September, 2008, the NE Design Review board recommended to proceed to the MUP and DRB process with option #3. Since then, the building design has evolved from option #3 to the current more developed and fully rendered option as shown above. These design changes were the result of recommendations made by the Design Review Board. These include modulating the west façade, adding brick at the street level, adding canopies over the storefronts and adding julliett balconies at the upper residential floors. The board also recommended that the future design refinements look at simplifying the building's massing by eliminating the "notch" at the NE building corner. The corner was filled in with additional windows. By adding windows at all four corners the scale of the building's north and south walls was reduced. The building evolved further as a result of market conditions. The total number of units changed from 70 units to 60 units as a result of enlarging the individual units.



ANTICIPATED DEPARTURES FROM DEVELOPMENT STANDARDS

SMC 23.47A.008B3 Nonresidential uses shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level street-facing façade.

This project is not required by Seattle DPD to have parking. The project has proposed parking to be located behind the retail space with the intent to have a variety of parking stall sizes. We request that the retail space is allowed to be less than the required 30' depth to allow for a better mix of small and medium parking stalls. Multifamily residential projects require at least 60% medium stalls. A 30' retail width will only allow for a double row of 7' x 15' small stalls.

SMC 23.47A.016D1c2 Surface parking abutting or across an alley from a lot in a residential zone must have 6' high screening along the abutting lot line and a 5-foot-deep landscaped area inside the screening.

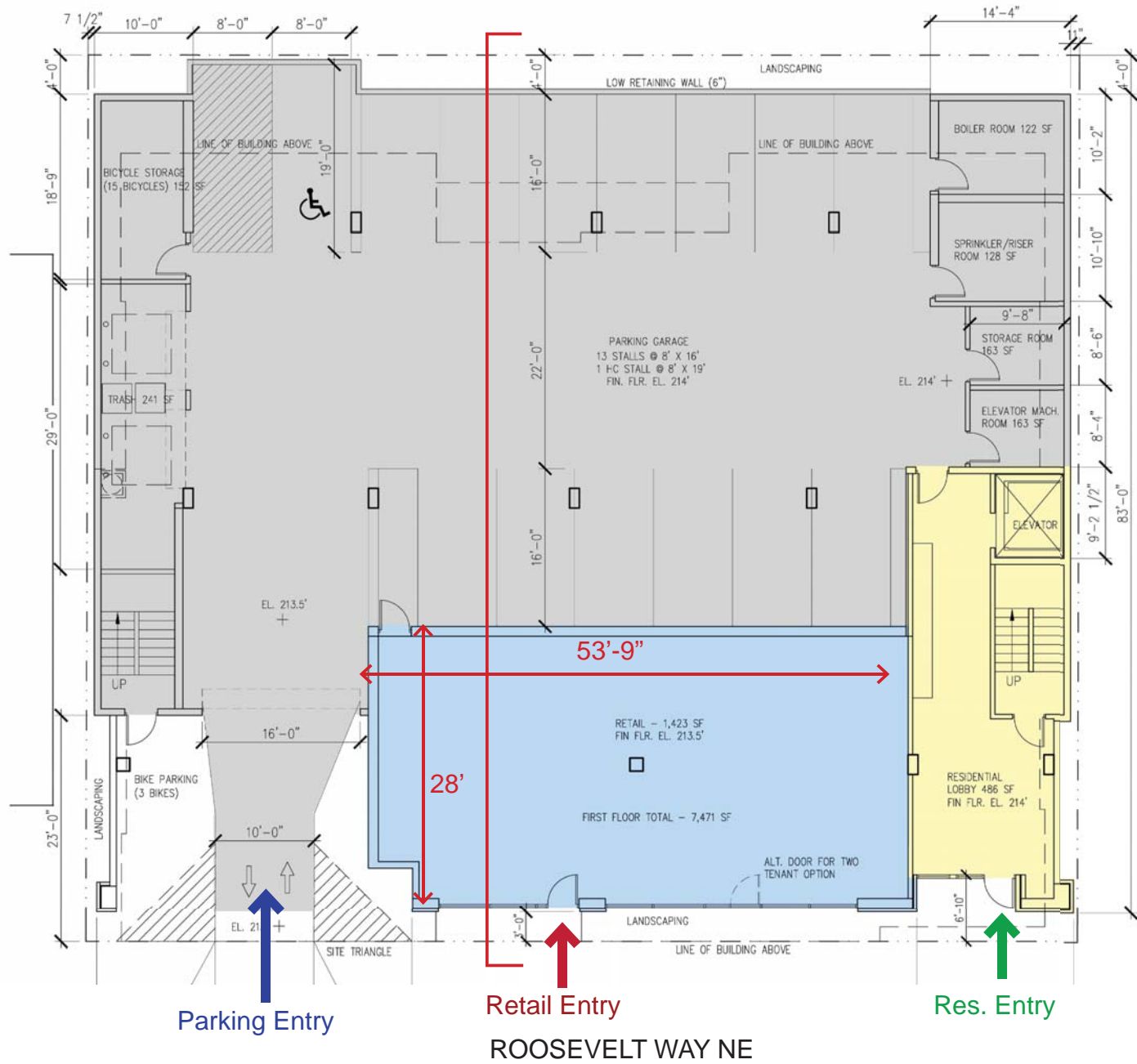
We are requesting a departure from the required 5' landscape buffer when adjacent to a residential zone and screening of a parking garage when abutting a residential zone in order to maintain existing retaining rockery at west property line (11' grade change). Proposed parking is approximately 15' below neighboring residential property. Therefore, we feel the natural grading provides adequate screening.

SMC 23.47A.014 - B Setback requirements for lots abutting or cross the alley from residential zones. Buildings with residential use, a setback is required along any side or rear lot line that abuts a lot in a residential zone ..., as follows: 15' for portions of a structure above 13' to a maximum of 40' and for each portion of a structure above 40' in height, additional setback at a rate of 2' of setback for every 10' by which the height of such portion exceeds 40'.

To follow the N.E. DRB's recommendations to modulate the west elevation, the N.W. and S.W. corners encroach into the 15' setback by 2'. However, due to the overall modulation of the west elevation, the average setback is 16.2'. We are requesting to average the setback along the west property line (see averaging diagram p#26) per Early Design Guidance meeting comments (9/8/08).

We believe these departures from the land use code requirements would result in a development that better meets the intent of the adopted guidelines.





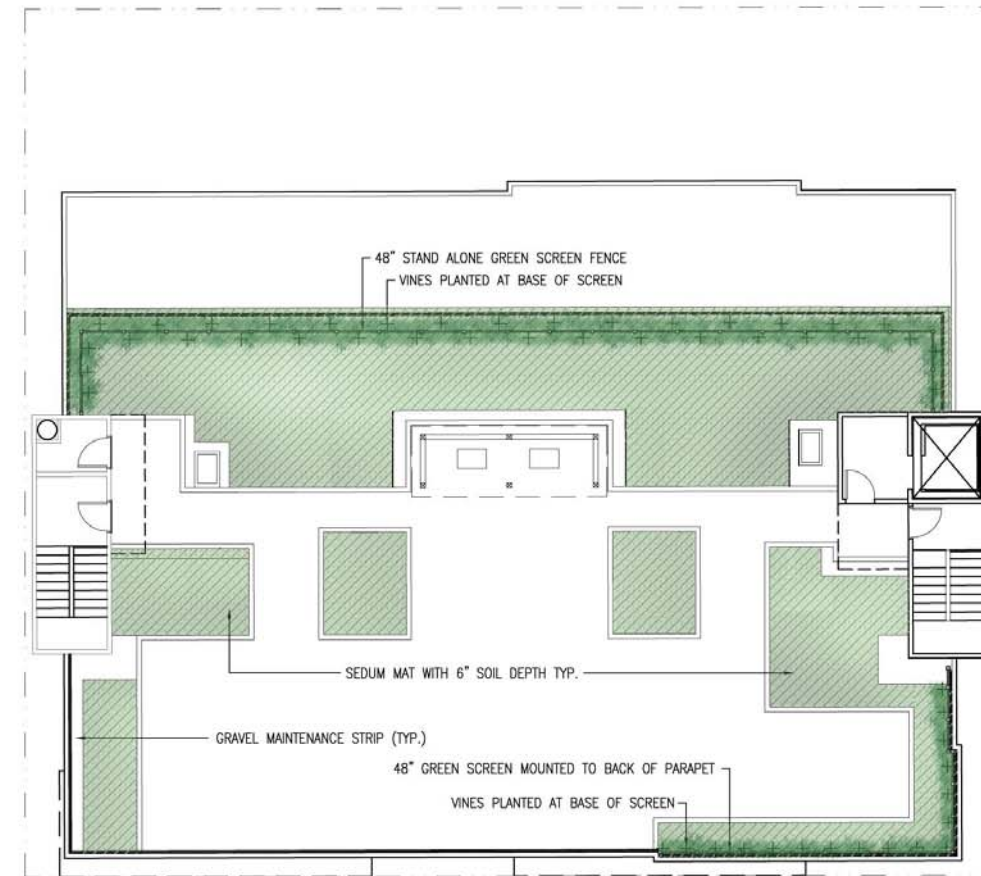
Ground Floor Plan



Upper Floor Plans



First Level Landscape Plan



Roof Landscape Plan

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 facade are set back 13 feet from the property line and continue to step back an additional 5-6 feet at the 4th thru 6th levels (at the corners) to help reduce the building's massing.

Open Space

A residential amenity space and landscaping is provided at the roof level.

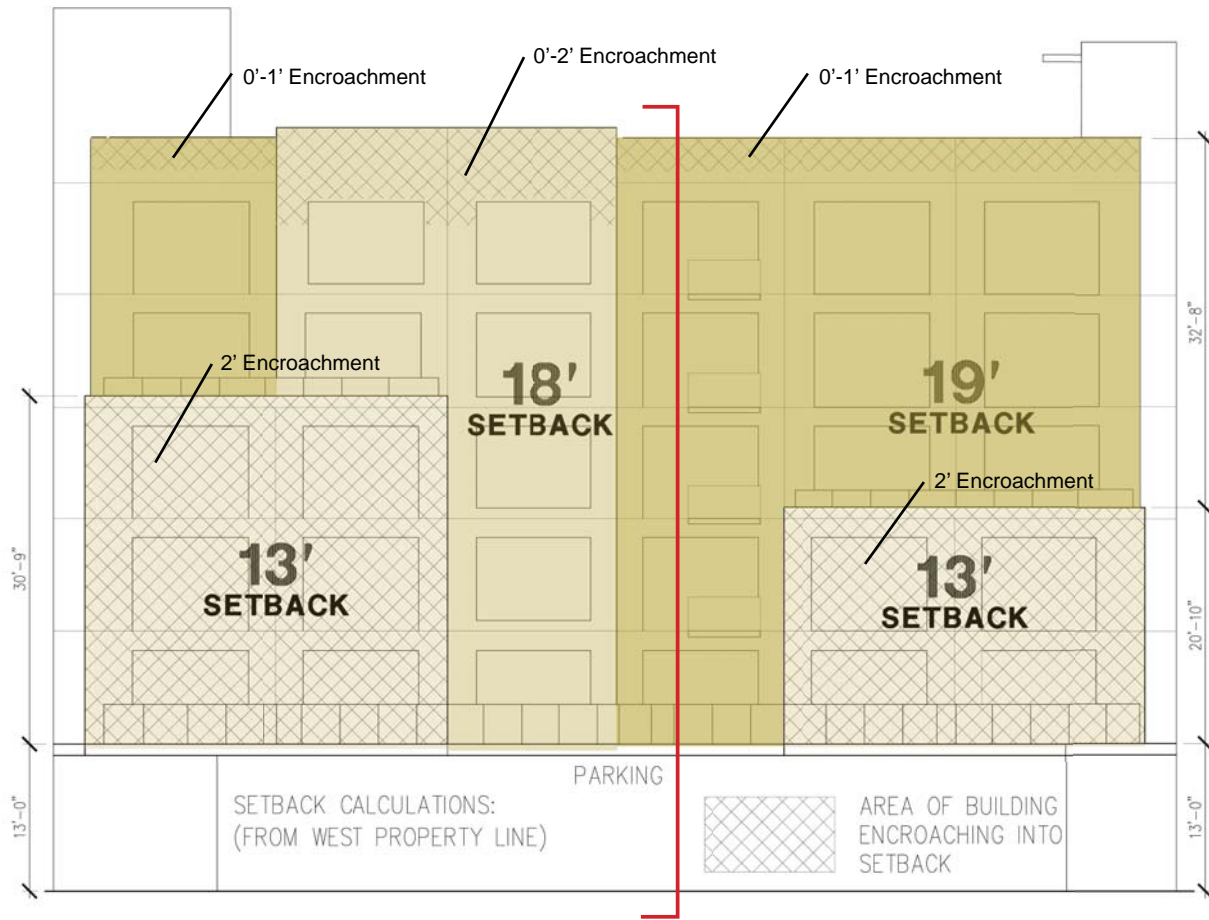
Building Modulation

Following the recommendations of the DRB to provide more visual interest and massing relief for the residential neighbors, the west elevation will be modulated with 5 to 6-foot offsets. The east elevation is modulated with 2-foot offsets to provide more visual interest along Roosevelt Way.

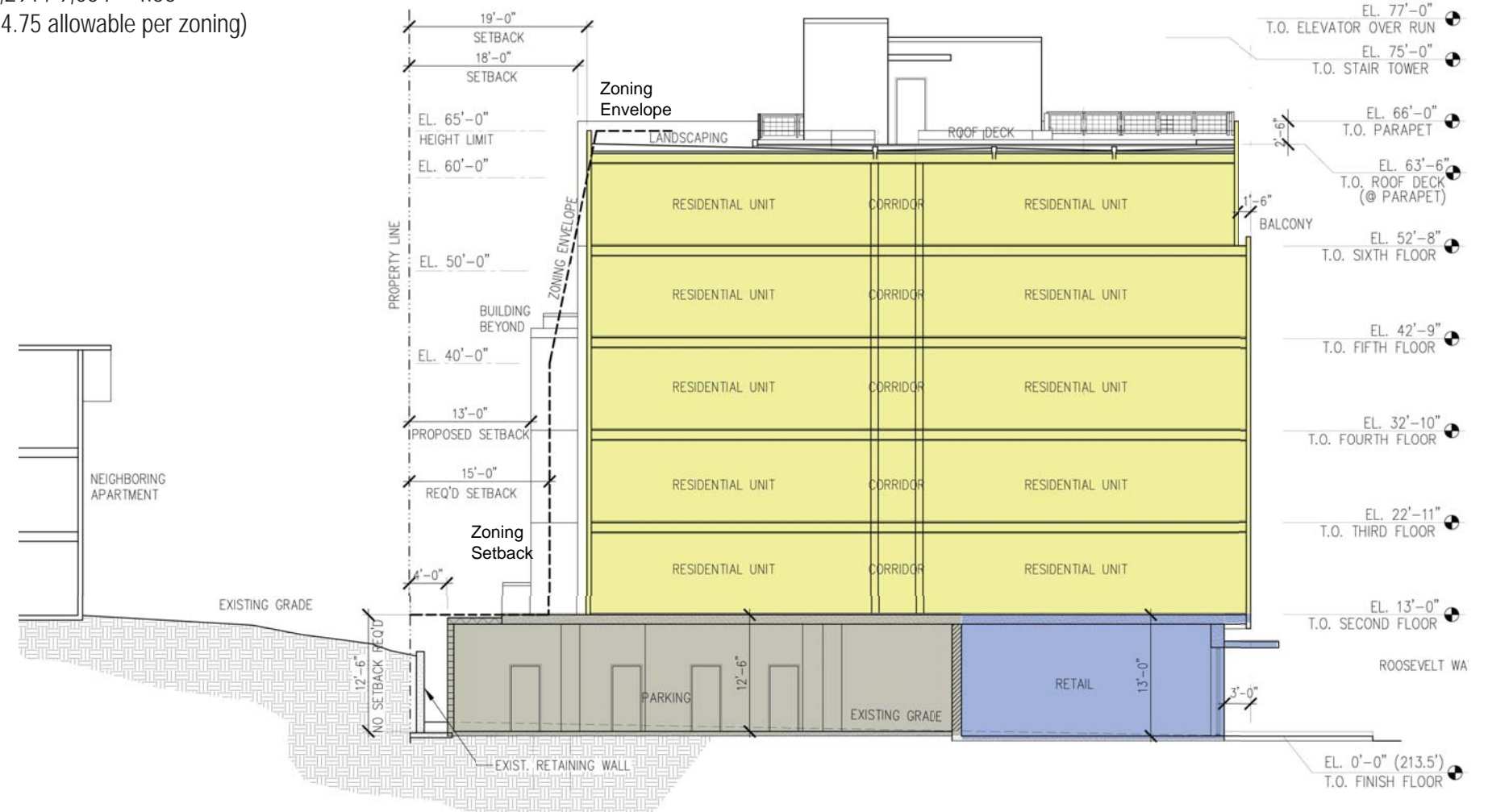
Floor Area Ratio

L1:	7,471 sf
L2:	6,934 sf
L3:	6,934 sf
L4:	6,745 sf
L5:	6,571 sf
L6:	6,452 sf
L7 (roof):	184 sf
Total:	41,291 sf

41,291 / 9,054 = 4.56
(< 4.75 allowable per zoning)



Setback/Building Modulation Diagram - West Elevation



Building Section Looking North



View From Northeast



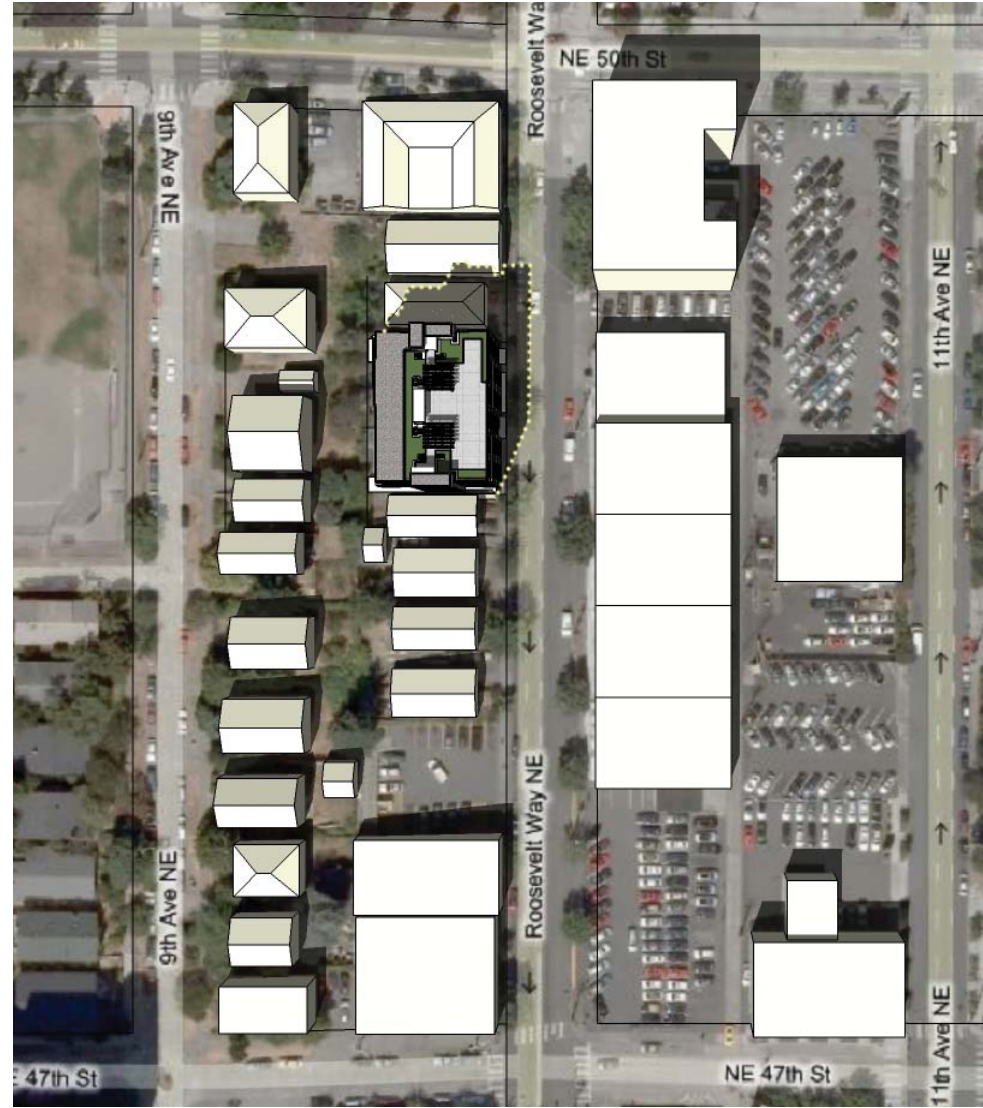
View From Southeast



View From Northwest



9 am



12 pm



3 pm



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 Tel. 206.682.6170



Roosevelt Mixed-Use
 University District, Seattle, Washington

Fuller / Sears Project Examples
 Early Design Guidance, September 23, 2013