

DESIGN RECOMMENDATION MEETING

JANUARY 2014
800 NE 67TH ST
68TH + 8TH MULTIFAMILY HOUSING

DPD PROJECT #3014586



View of 800 NE 67th St from the corner of NE 67th St and 8th Ave NE

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PROJECT OVERVIEW

ZONING DATA



RHINBERG
ARCHITECTURE
GROUP

Project Data: 800 NE 67TH STREET
Client: Mack Urban
Proposed Use: residential multifamily

2.0 ZONING DATA MR (0.75)

2.1 Potential Use: **SMC 23.45.504** **Midrise Zone**
 Residential Permitted
 Ground Floor Comm. (B,M,L-W) Permitted

2.2 Bonus Incentives:

SMC 23.45.516
 Lots in MR and MR/85 zones in Urban Villages, Urban Centers, and SAO are eligible for add'l residential area
 Lots in MR (not MR/85) zones in Urban Villages, Urban Centers, and SAO are eligible for add'l height allowance
SMC 23.45.526
 Projects gaining extra residential floor area and/or height shall earn LEED Silver Certification or Built Green 4-star
SMC 23.58A.014
 Bonus for Affordable Housing- provide low-income (80% median) for 14% Net Bonus Res. Area or very low-income (50% median) for 10% of 80% (or 8%) Net Bonus Res. Area
 Provide location and distribution within building of units meant for performance based application at MUP.
 Distribution will be throughout building and in same ratios for number of bedrooms.

Applies to project site
 Applies to project site

Project will apply for LEED Silver min.

Applicant is coordinating Incentive Zoning with Seattle Office of Housing
 See T0.4 for FAR Bonus Residential Area to be provided

Project is seeking max height limit of 75' with bonus incentive
 See A3- & A4- series drawings for height

2.3 Floor Area Ratio

SMC 23.86.007
 Measured to inside face of perimeter walls, including shafts, and above grade
SMC 23.45.510.E.4
 Can exclude portions of bldg within 4' of grade

Lot Area (pre-dedication):	57,144	sf
Base FAR:	0.75	
Allowable SF:	42,858	gsf
Proposed FAR:		
Level	Totals	
P2	3,679	
P1	14,899	
1	33,378	
2	35,908	
3	35,908	
4	35,908	
5	35,908	
6	33,969	
R	5,131	
Total SF actual	234,690	gsf
Total FAR proposed	4.11	See T0.4

Max. FAR (w/ incentives): 4.25 See T0.4
 Max Allow. SF (w/ incentives): 242,862 gsf See T0.4

Bonus Residential Area: 191,832 gsf See T0.4
 Area req'd. to be 80% AMI: 26,857 nsf See T0.4
 (300 nsf min.)

2.4 Structure Height:

SMC 23.45.514, Table B
 Base height limit of Zone: 60 ft
 Max. height limit (w/ Incentives): 75 ft Height Limit of Site (w/ Incentives) 75 ft
SMC 23.86.006 and Section 502 Definitions
 "Height of the structure" is the difference between the highest point and the average grade level.
 Average grade plane calculations per SMC 23.86.006 (DR 4-2012 Formula 2): 221.58' See T0.6
 Zoning Height Limit (w/ Incentives) (221.58'+75') = 296.58' See T0.6
 Projections allowed above height limit: clerestories, guardrails, elevator/stairs overruns:
 May project up to 15 ft above zoning height limit (if total combined coverage does not exceed 20 % of total roof):
 Stair Penthouses, Mechanical Equip., Chimneys, Sun and wind screens,
 Penthouse pavilions for the common use of residents, greenhouses and solariums
 Energy efficient elevators may go to 16'
 Solar Collectors: up to 10 ft. above zoning height limit or elevator limit. Max. % Rooftop Features Provided: 3.10% See T0.6

See A1.10 for roof height diagram and A3- and A4- series dwgs for indication of structure height

2.5 Setbacks

SMC 23.45.518 Table B
 Front and Side setback from street lot lines: 7 avg, 5 min ft Provided: 7'-2" Min. See T0.3
 Rear setback w/o alley: 15 ft Provided: N/A
 Rear setback w/ alley: 10 ft Provided: N/A
 Side setback from interior lot line (<42' above grade): 7 avg, 5 min ft Provided: 10'-6" See T0.3
 Side setback from interior lot line (>42' above grade): 10 avg, 7 min ft Provided: 10'-6" See T0.3
 Projections permitted into setbacks: varies
 Through lots - each setback abutting ROW shall be front setback, rear setbacks do not apply

2.6 Residential Amenity Area:

SMC 23.45.522
 Required: 5% gross bldg. in residential use: Residential Area: 241,683 gsf
 250 sf min. and 10' min dim on common amenity space Total Required Amenity Space: 12,084 gsf
SMC 23.45.522.D Total Provided Amenity Area: 19,511 gsf See T0.2
 no more than 50% shall be enclosed and this enclosed area must be common
 10' min. horizontal dim on private amenity space, Max. Interior Res. Amenity Allowed: 9,756 gsf
 IF it abuts a side, interior lot line Total Interior Res. Amenity Provided: 5,211 gsf See T0.2

2.7 Required Landscaping:

SMC 23.45.524
 Required: Seattle Green Factor 0.50 Provided: 0.502 See L3.00
 Street trees required and existing street trees required to remain

2.8 Structure Width and Depth:

SMC 23.45.528.A Max. Width of principal structure Allowed: 150 ft
 On MR lots > 9,000 sf: West Building Provided: 149'-5" See T0.3
SMC 23.45.528.B East Building Provided: 149'-4" See T0.3
 Width of principal structures shall not exceed 150 feet.
 1. Depth of principal structures shall not exceed 75 % of depth of lot, except as provided in subsection B.2.
 2. ...To allow for setback averaging...structure depth may exceed the limit set in subsection 23.45.528.B.1 if the total lot coverage resulting from the increased structure depth does not exceed the lot coverage that would have otherwise been allowed without...setback averaging.
 Max Depth Allowed: 154.5' See T0.3
 Max. Depth Provided: 191.9' See T0.3
 See T0.3 for lot coverage diagrams. Provided lot coverage in proposed design is 36,814 sf. This is 2,007 sf less than the comparison diagram measured per SMC 23.45.528.B.1.

2.9 Design Standards:

SMC 23.45.529
 Does not apply to projects undergoing the Design Review Process

2.10 Parking Location / Access:

SMC 23.45.536
 When in structure, no portion of garage that is 4 ft above grade shall project out toward the street lot line farther than any part of the first floor of the structure in which it is located
 Access shall be from the alley except as otherwise required or permitted in this section
 Access shall be from the street if there is no alley access or at the discretion of the Director
 Provided: Complies See A1.01 & A1.02
 No Alley access occurs on project site

DEPARTURE REQUEST

Parking shall be screened from view
 If screened by garage door facing street, then max 75 sq. ft. of garage door
 AND doors must be min 15' from street lot line
 Door size Provided: 164 sf ea. See T0.3
 Distance Provided: 32' & 35' See A0.1

SMC 23.54.020.M
 In Urban Centers or the Station Area Overlay District, NO VEHICLE PARKING IS REQUIRED for C and MF zones
SMC 23.54.030

For residential uses: driveways for one-way traffic min. 10 ft; Res. Parking P2 Access: 21'-0" ft See A0.1
 two-way traffic min. 20 ft Res. Parking P1 Access: 21'-4" ft See A0.1

Max. driveway slope is 15% unless there is a demonstrable hardship
 Res. Parking P2 Access: 13.9% max See A0.1
 Res. Parking P1 Access: 10.6% max See A0.1

SMC 23.54.030.F Table A
 For lots not located on a principal arterial, with Street Frontage of the Lot
 Greater than 160 feet up to 240 feet, 3 curb cuts are permitted
 Frontage Along 8th Ave NE: 206 ft See A0.1
SMC 23.54.030.F.1 b & c Proposed number of curb cuts: 2 See A0.1

Curb cut width. Curb cuts shall not exceed a maximum width of 10 feet except that the curb cut may be as wide as the required width of the driveway; and
 A curb cut may be less than the maximum width permitted but shall be at least as wide as the minimum required width of the driveway it serves.
 Provide minimum distance of 30 ft. between curb cuts.
 Res. Parking P2 Access: 21'-0" ft See A0.1
 Res. Parking P1 Access: 21'-4" ft See A0.1
 Distance b/w curb cuts provided: 59'-3" ft See A0.1

DEPARTURE REQUEST

For 2-way driveways <22 ft wide, Sight triangle shall be provided on both sides
 The sight triangle to be kept clear of obstructions in the vertical spaces
 between 32 inches and 82 inches from the ground.
 Res. Parking P2 Access: Departure Req. See T0.3
 Res. Parking P1 Access: Departure Req. See T0.3

2.11 Required Parking:

SMC 23.54.015 Table A
 M. All residential uses in urban villages that are not within an urban center or SAOD, if the res. use is located within 1,320 ft of a street with frequent transit service - No minimum requirement

	Residential	260 units	Required Parking Ratio	0.00 per unit	Required Parking	0.00
					subtotal	0

SMC 23.54.030
 Parking for residential uses provided in excess of the quantity required by Section 23.54.015 is exempt from the requirements of subsections 23.54.030A and 23.54.030B

Level	Non-Residential						Residential						Provided
	S	M	L	ADA	ADA van		S	M	L	ADA	ADA van		
P2							51	61		1		1	114
P1							43	60		3			106
Sub	0	0	0	0	0	0	94	121	0	4	1		
	#DIV/0!	#DIV/0!	#DIV/0!			0	43%	55%	0%			220	220

See A1.01 & A1.02

Bicycle Parking

SMC 23.54.015 Chart E

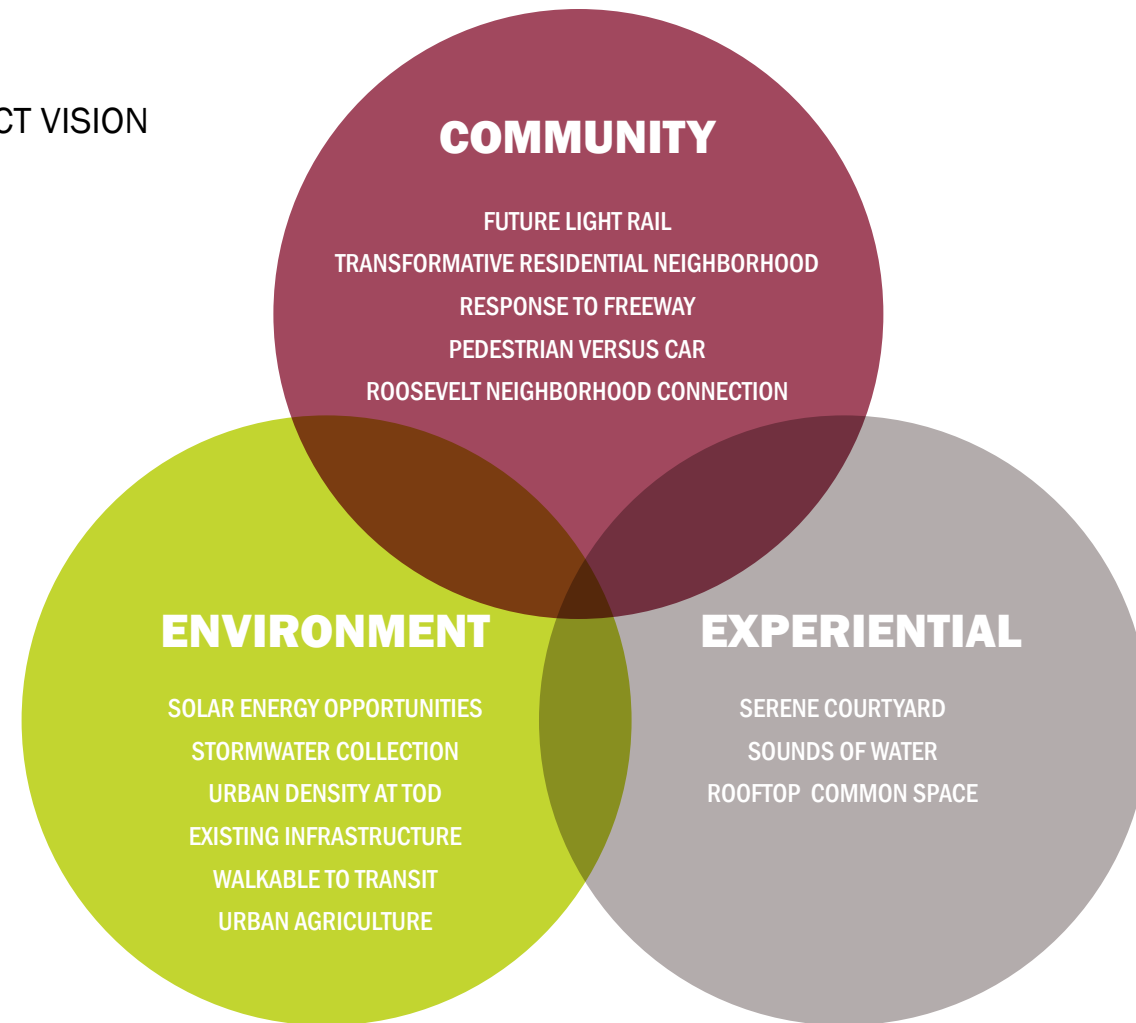
Use	Quantity	Required Bicycle Parking Ratio	Required	Provided
Residential	260 units	1/4		65.00
				90

See A1.01

2.12 Solid Waste:

SMC 23.54.040
 For more than 9 dwelling units, the min. horizontal dimension is 12'
 For >100 units, the Area may be reduced 15% if no hor. dimension less than 20'
 Residential Min. Required Size: 100+ units: 575 sf + 4sf/ea. add'l unit
 Number of Units: 260 units
 Required Trash Area: 1215 gsf
 Provided Trash Area: 1415 gsf See A1.01
 For containers larger than 2 cu yd & all compacted waste, gate or route to be min. 10' wide
 Direct access shall be provided from the alley or street to the containers;
 Provided: 10 ft See A0.1
 Provided: 8th Ave NE See A0.1

PROJECT VISION



Workforce Housing Incentive

Overview

- The City Council adopted [Ordinance \(122882\)](#)

The City is proposing amendments to the Land Use Code to expand the use of incentive zoning programs beyond their current application in Downtown. The Workforce Housing Incentive would apply when a significant increase in development capacity, in the form of additional height or floor area beyond that permitted outright on a lot, is allowed. The added floor area or structure height would be conditioned on an applicant including specific elements in a project that would provide a public benefit. The proposed program would apply in different parts of the city as development regulations are revised to incorporate incentive zoning.

PROJECT DATA

PROPERTY ADDRESS:
800 NE 67TH ST.

COMBINE 13 PARCELS:
6712, 6718, 6704, 6708 8TH AVE NE
812, 816, 818, 822, 824 NE 67TH ST
811, 815, 819, 823 NE 68TH ST

MULTIFAMILY PROJECT WITH:

- APPROXIMATELY 260 RESIDENTIAL UNITS.

- APPROXIMATELY 8,000 SQUARE FEET
OF ACTIVE RESIDENTIAL AMENITY ON
COURTYARD

- APPROXIMATELY 220 STRUCTURED PARKING
STALLS

- 5 FLOORS OF TYPE-VA CONSTRUCTION
(RESIDENTIAL UNITS AND AMENITIES) OVER
1 FLOORS OF TYPE-IA CONSTRUCTION
(LOBBY/ TENANT AMENITIES AND UNITS)
AND 2 FLOORS OF BELOW GRADE TYPE-1A
CONSTRUCTION (PARKING)

-PROJECT WILL PARTICIPATE IN THE CITY OF
SEATTLE WORKFORCE HOUSING INCENTIVE
PROGRAM TO PROVIDE A PORTION OF
RESIDENTIAL UNITS DESIGNATED AS
WORKFORCE UNITS; REQUIRES PROJECT TO
BE LEED SILVER OR BETTER

UNIQUE OPPORTUNITY

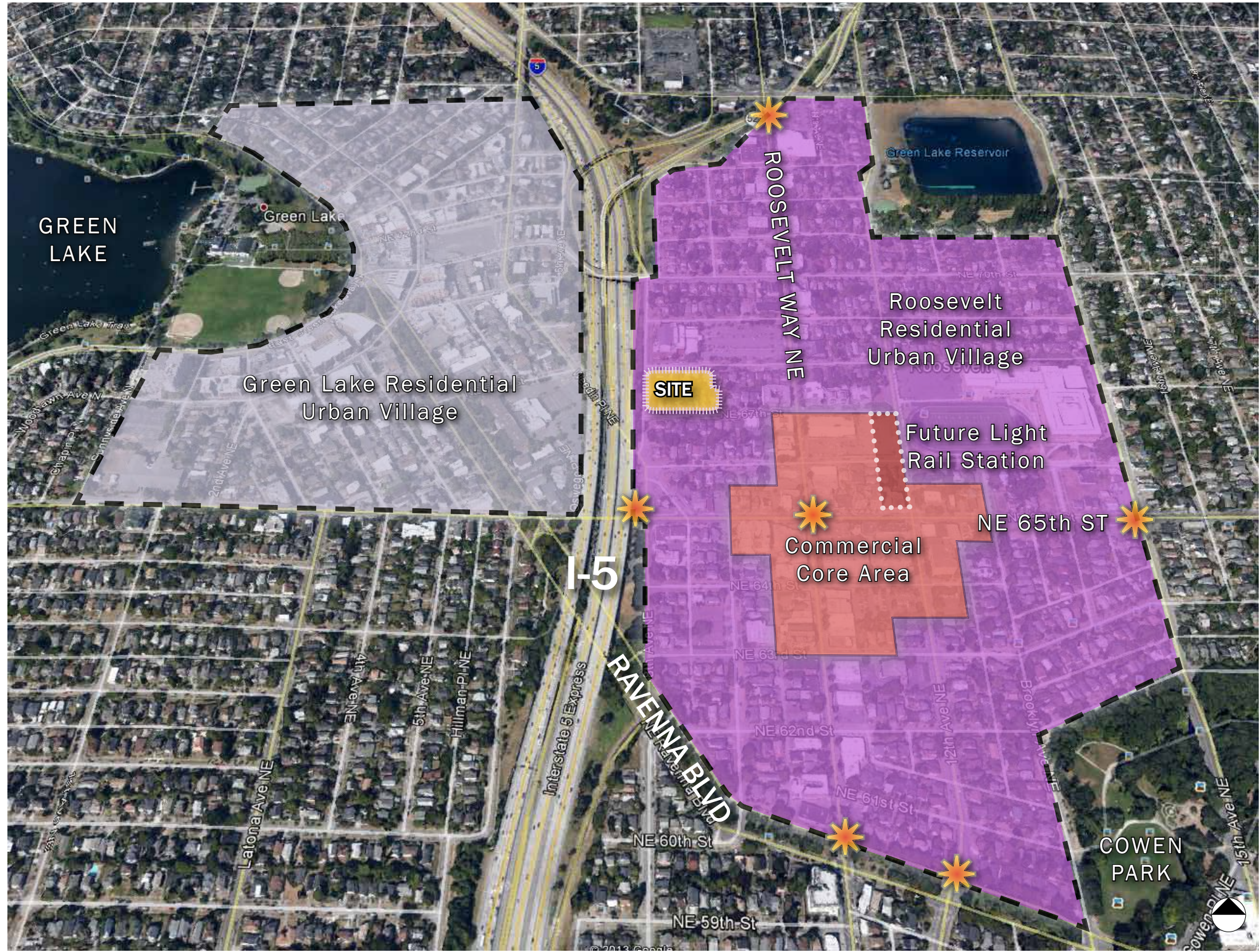
Since early development in the old growth forest north of Ravenna creek, this site has been carved and molded by natural and man-made influences. This site is located at the junction of the 1903 Olmsted master plan, 1960's I-5, and the anticipated 2021 Roosevelt Station.

In the present moment, the Roosevelt light rail station is transforming the surrounding area and will continue to influence future development. Multi-family density will be ever more necessary to support this public investment of infrastructure.

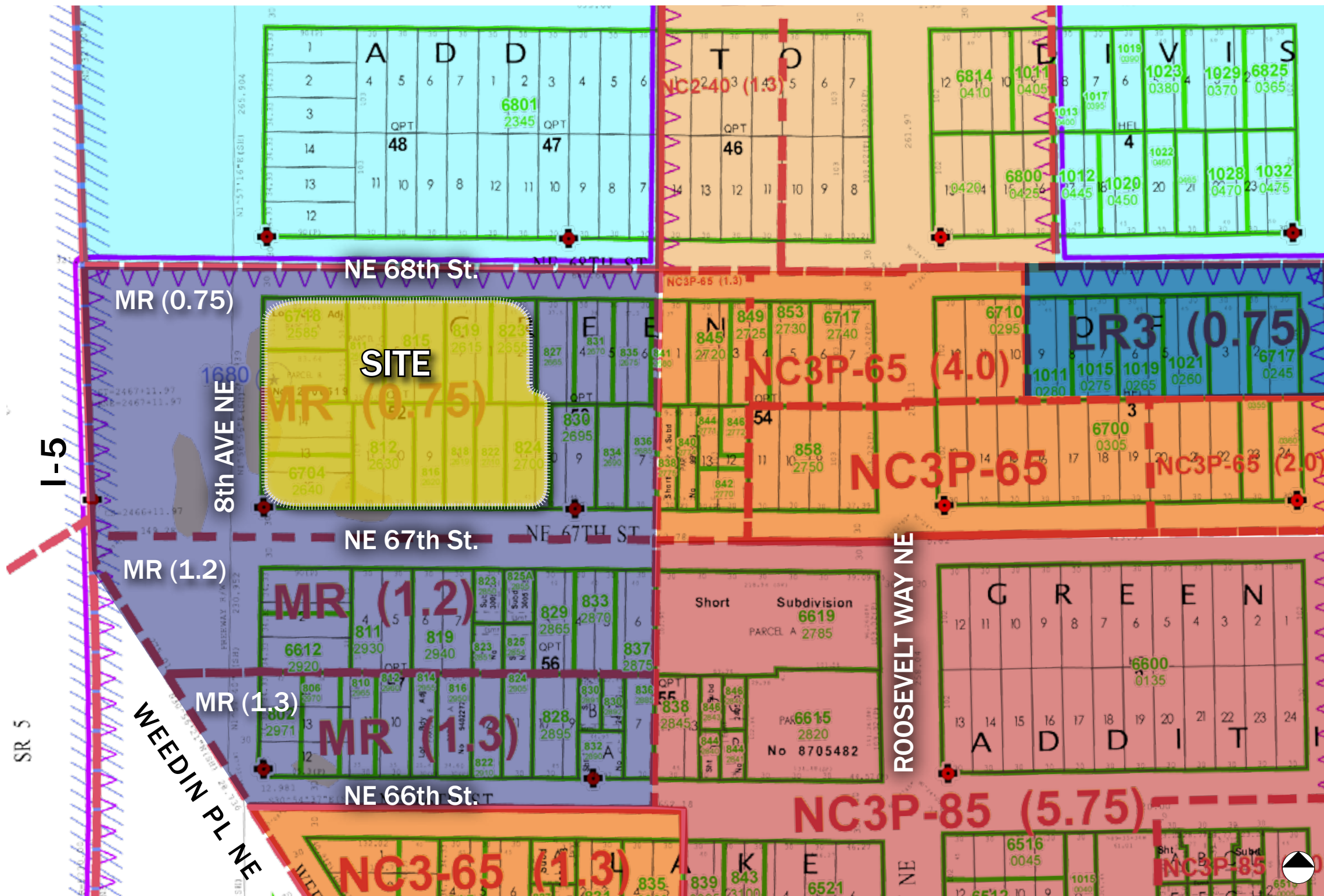
This is an opportunity to create responsive architecture that provides quality residential living spaces with extensive landscaped exterior spaces for the present and future residents of this growing urban village.

SITE CONTEXT & URBAN DESIGN ANALYSIS

RESIDENTIAL URBAN VILLAGES



★ Neighborhood Gateways identified by Roosevelt Neighborhood Guidelines



- MR
- NC3P - 65
- NC3P - 85
- NC2 - 40
- LR3
- SF-5000

SITE CONTEXT & URBAN DESIGN ANALYSIS

NEIGHBORHOOD DEVELOPMENT & USES



Single-Family
 Multi-Family
 Commercial
 Civic/Recreation
 I-5
 Parking Lot



SITE CONTEXT & URBAN DESIGN ANALYSIS

NEIGHBORHOOD DEVELOPMENT & USES

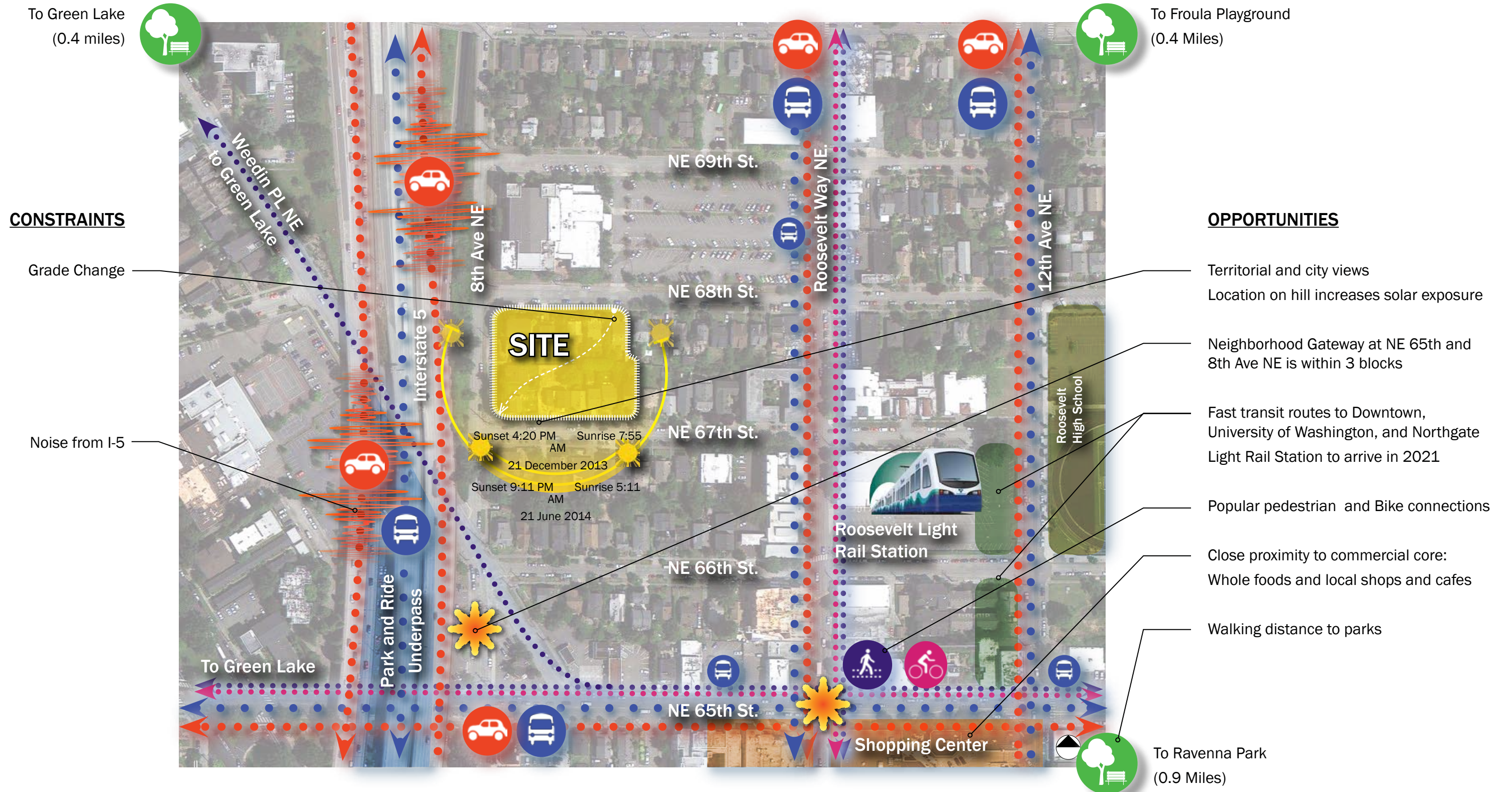


SITE CONTEXT
AERIAL VIEW OF SITE

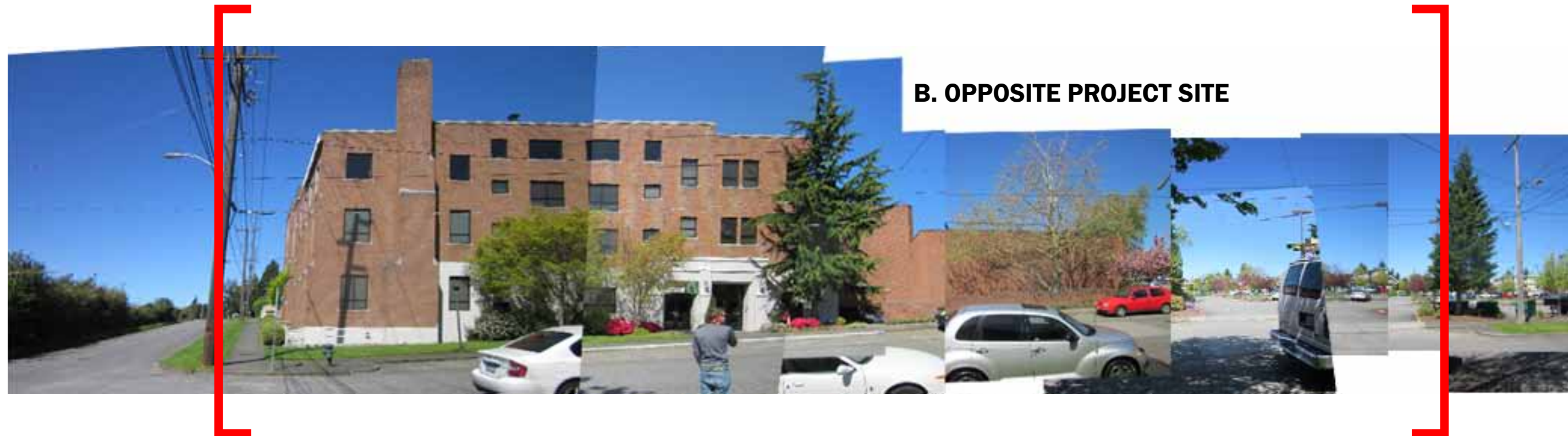


SITE CONTEXT & URBAN DESIGN ANALYSIS

CONSTRAINTS AND OPPORTUNITIES



SITE CONTEXT
STREETSCAPES - NE 68TH STREET



B. OPPOSITE PROJECT SITE

A. PROJECT SITE



SITE CONTEXT
STREETSCAPES - NE 67TH STREET



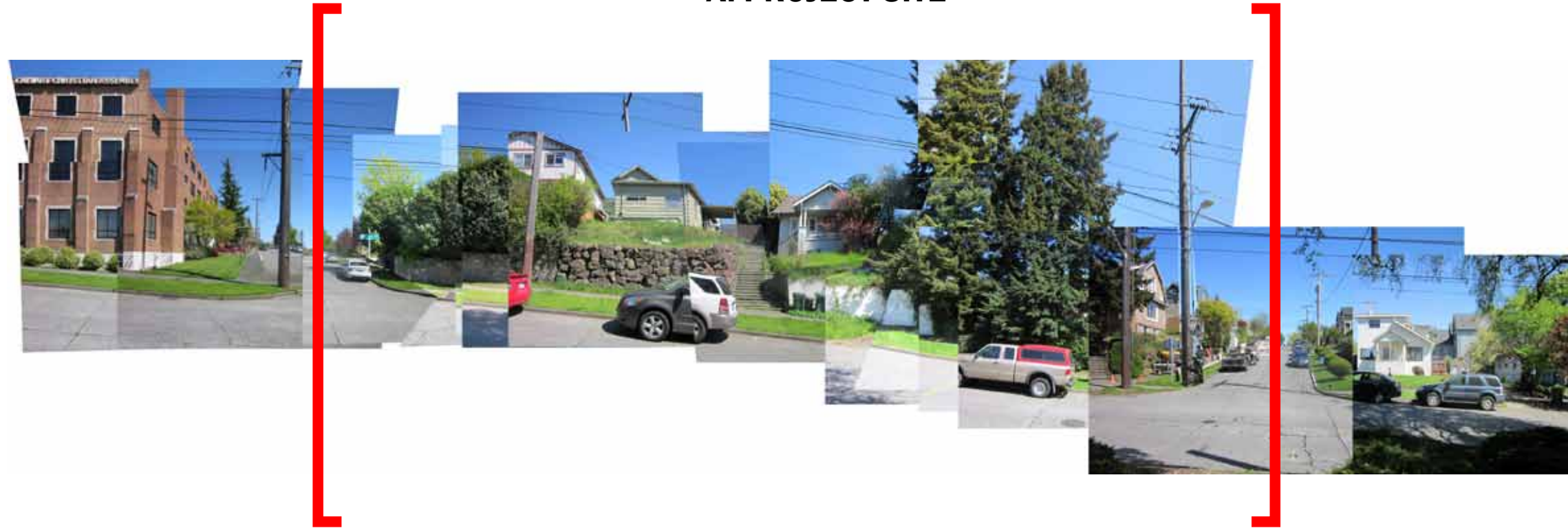


B. OPPOSITE PROJECT SITE



SITE CONTEXT
STREETSCAPES - 8TH AVENUE NE

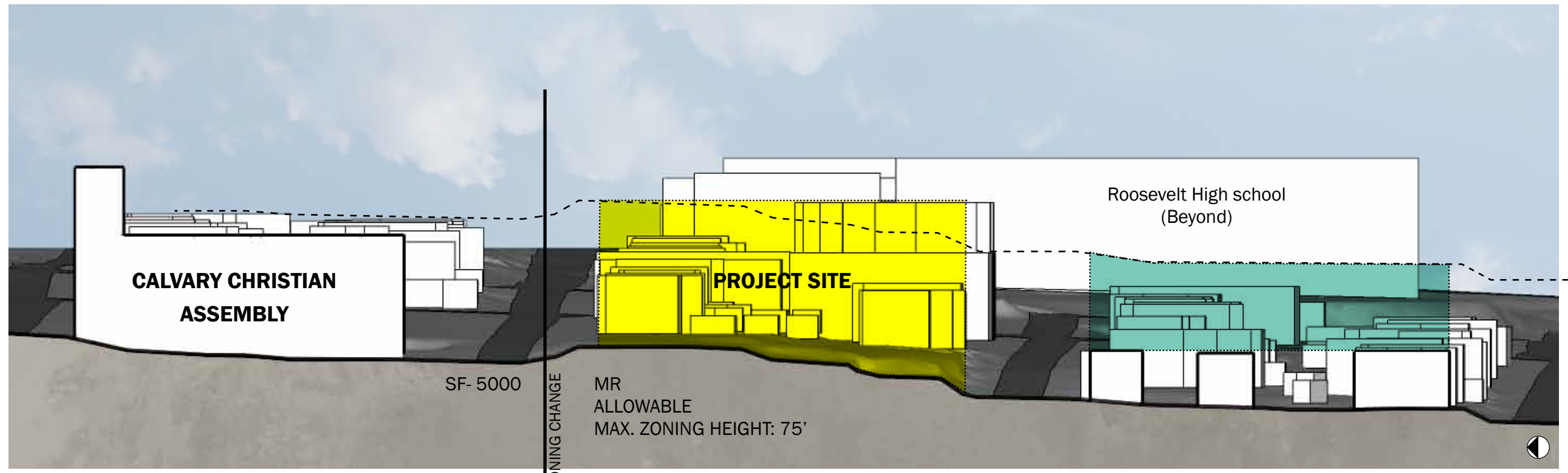
A. PROJECT SITE



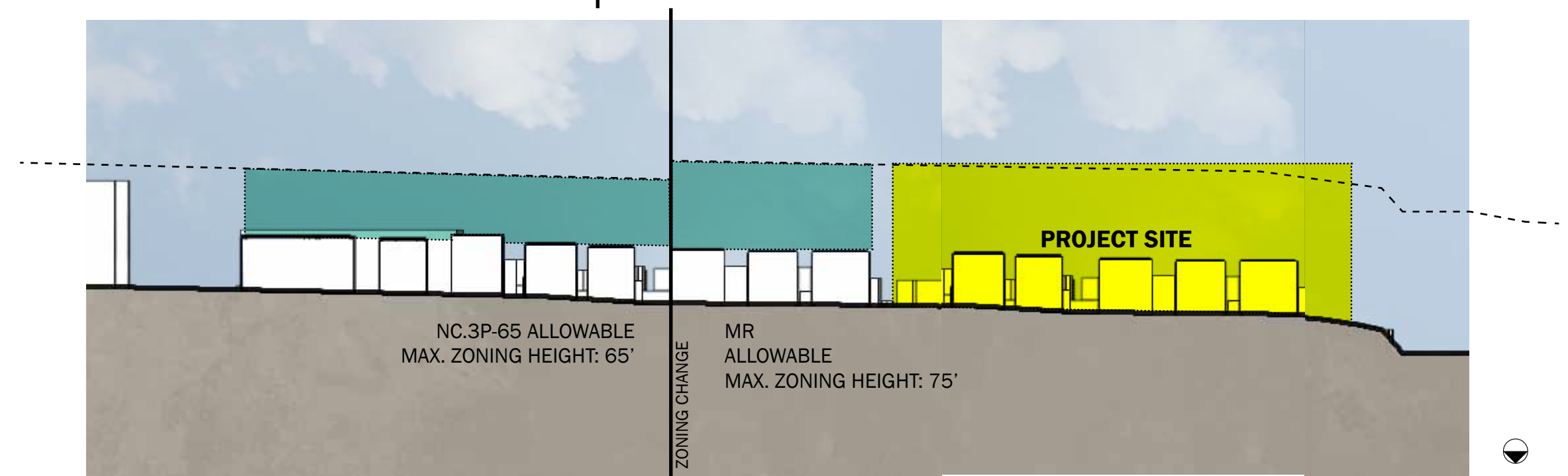
B. OPPOSITE PROJECT SITE



SITE CONTEXT
SITE SECTIONS



A. SITE SECTION - 8TH AVE NE LOOKING EAST



B. SITE SECTION -- NE 68TH STREET LOOKING SOUTH



SITE CONTEXT
EXISTING CONDITIONS NEARBY



LOOKING EAST ON NE 67TH STREET



8TH AVE NE LOOKING SOUTH TOWARDS PARK AND RIDE



I-5 LOOKING EAST TOWARDS PROJECT SITE

**SITE CONTEXT
EXISTING CONDITIONS**



8TH AVE NE LOOKING SE TOWARDS PROJECT SITE



8TH AVE NE LOOKING NE TOWARDS PROJECT SITE



LOOKING WEST ON NE 68TH STREET

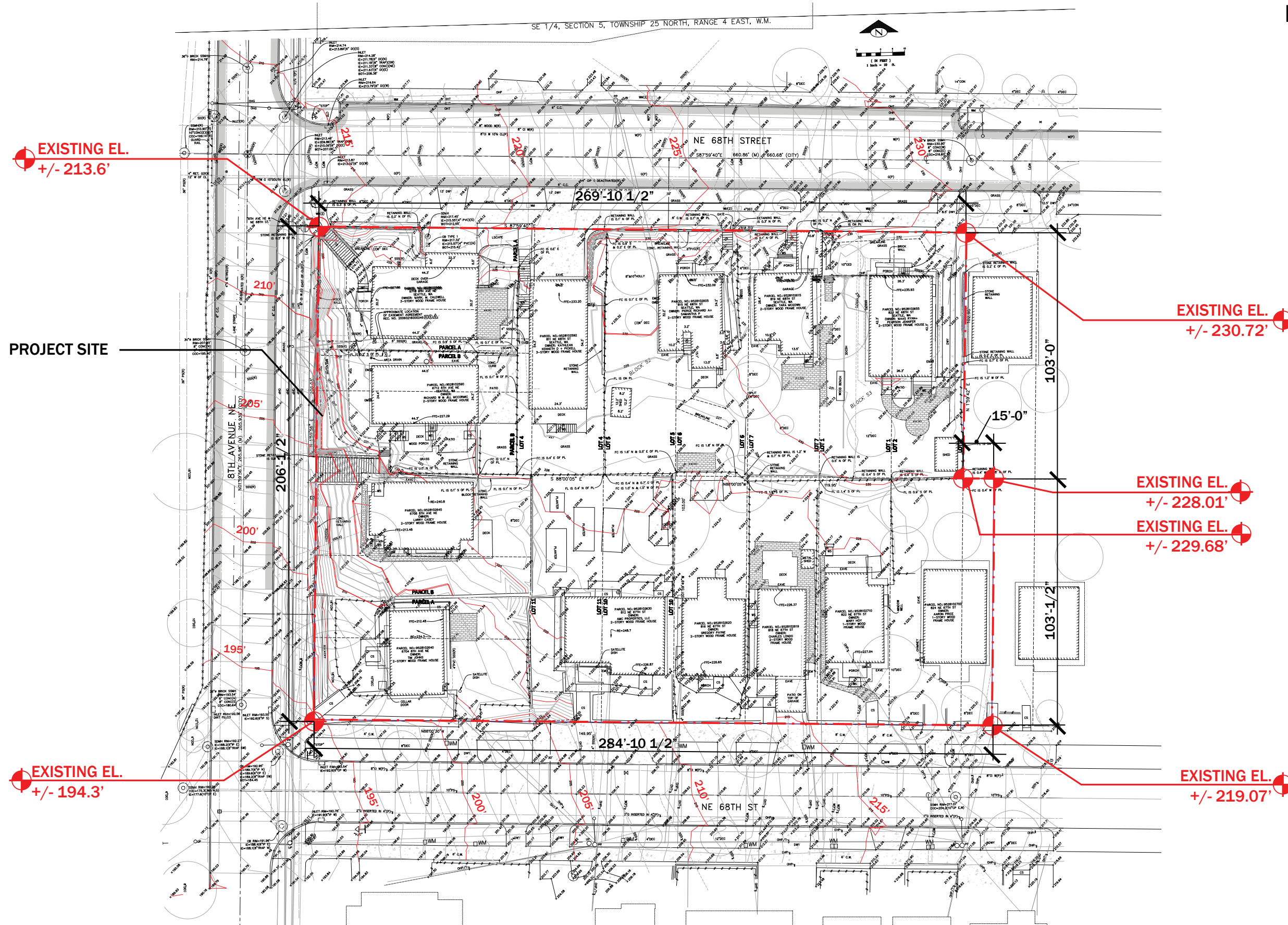


I-5 SOUTH BOUND LOOKING SOUTH



I-5 EXPRESS LANE LOOKING NORTH

SITE CONTEXT
EXISTING SITE SURVEY



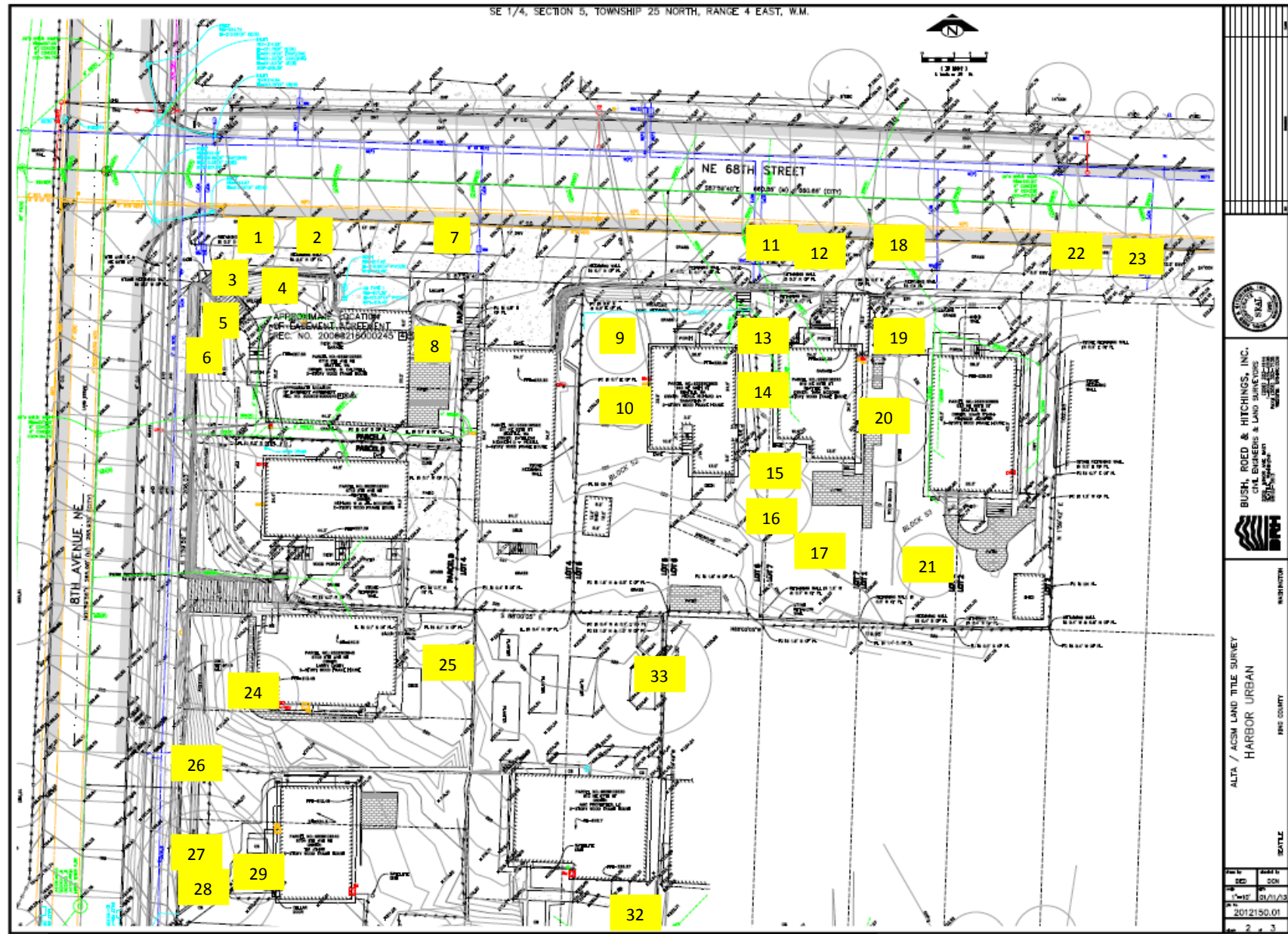
EXISTING TREE SURVEY

Table of Trees										Date of Inventory: 6-14-13
										Table Prepared: 6-17-13
Tree #	Scientific Name	Common Name	DSH (inches)	Height (feet)	Drip Line (N, S, E, W)	Condition	Exceptional	Recommended Actions	Notes	
1	<i>Prunus cerasifera</i>	Red Flowering plum	6	20.0	5 N	Fair	No	Retain	Street Tree, No mulch	
2	<i>Prunus cerasifera</i>	Red Flowering plum	6	20.0	5 N	Fair	No	Retain	Street Tree, No mulch	
3	<i>Prunus laurocerasus</i>	English laurel	13.4	20.0	10 W	Good	No	Remove	Multi-stem	
4	<i>Acer macrophyllum</i>	Big Leaf maple	13.6	24.0	12 N	Fair	No	Remove	Multi-stem	
5	<i>Prunus laurocerasus</i>	English laurel	6.8	15.0	8 W	Good	No	Remove	Multi-stem	
6	<i>Prunus laurocerasus</i>	English Laurel	13.2	20.0	9 W	Good	No	Remove	Multi-stem	
7	<i>Prunus cerasifera</i>	Red Flowering plum	6	20.0	9 N	Fair	No	Retain	Street Tree, No mulch	
8	<i>Robinia pseudoacacia</i>	Black locust	7	35.0	10 N	Good	No	Remove		
9	<i>Ilex aquifolium</i>	English holly	12.8	25.0	10 N	Good	No	Remove	Multi-stem	
10	<i>Crataegus sp.</i>	Hawthorn	11.1	35.0	15 W	Good	No	Remove	Multi-stem	
11	<i>Eleagnus angustifolia</i>	Oleaster	6	10.0	5 N	Fair	No	Retain	Street Tree, No mulch	
12	<i>Sorbus 'Wilfred Fox'</i>	Mountain ash	7	8.0	4 N	Good	No	Retain	Street Tree, No mulch	
13	<i>Cornus florida</i>	Flowering dogwood	6	25.0	6 W	Good	No	Remove	Next to foundation	
14	<i>Crataegus sp.</i>	Hawthorn	7	25.0	8 W	Good	No	Remove		
15	<i>Fagus sylvatica</i>	Common beech	8	30.0	15 N	Good	No	Remove		
16	<i>Betula papyrifera</i>	Paper birch	8.5	25.0	9 S	Fair	No	Remove	Double Trunk	
17	<i>Malus sp.</i>	Apple tree	6	7.0	4 N	Fair	No	Remove	Topped	
18	<i>Cercidiphyllum japonicum</i>	Katsura	12	30.0	10 N	Good	No	Retain	Street Tree, No mulch	
19	<i>Pinus monticola</i>	Western White pine	9	25.0	8 N	Fair	No	Remove	No mulch	
20	<i>Malus sp.</i>	Crab apple	8	35.0	10 N	Good	No	Remove		
21	<i>Pyrus calleryana</i>	Flowering Pear	11.3	20.0	10 N	Good	No	Remove		
22	<i>Cercidiphyllum japonicum</i>	Katsura	8.7	15.0	5 N	Fair	No	Retain	Street Tree, No mulch	
23	<i>Betula papyrifera</i>	Paper birch	8	40.0	10 N	Good	No	Retain	Street Tree, No mulch	
24	<i>Prunus cerasifera</i>	Red Flowering plum	11.4	20.0	10 W	Fair	No	Remove		
25	<i>Pyrus calleryana</i>	Flowering Pear	7	12.0	na	na	No	Remove	Dead	
26	<i>Pseudotsuga menziesii</i>	Douglas-fir	21	60.0	20 W	Good	No	Retain ?	Growing near utility lines, ivy on trunk	
27	<i>Pseudotsuga menziesii</i>	Douglas-fir	19	60.0	20 W	Good	No	Retain ?	Growing near utility lines, ivy on trunk	
28	<i>Pseudotsuga menziesii</i>	Douglas-fir	17.5	60.0	20 S	Good	No	Retain ?	Growing near utility lines, ivy on trunk	

Tree Solutions, Inc.
1058 N. 39th St. Seattle, WA 98103

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www.treesolutions.net
206-528-4670



EXISTING TREE SURVEY



Tree Solutions Inc. Consulting arborists

Table of Trees

Date of Inventory: 6-14-13
Table Prepared: 6-17-13

Tree #	Scientific Name	Common Name	DSH (inches)	Height (feet)	Drip Line (N, S, E, W)	Condition	Exceptional	Recommended Actions	Notes
29	<i>Camellia sp.</i>	Camellia	9.8	20.0	9 W	Good	No	Remove	
30	<i>Zelkova serrata</i>	Zelkova	7	25.0	12 S	Fair	No	Retain	Street Tree, No mulch
31	<i>Davidia involucrata</i>	Dove tree	6	12.0	6 S	Fair	No	Retain	Street Tree, No mulch
32	<i>Camellia sp.</i>	Camellia	10	35.0	15 W	Good	No	Remove	Multi-stem
33	<i>Corylus maxima</i>	Filbert nut	21.6	35.0	25 S	Good	No	Remove	Multi-stem
34	<i>Acer rubrum</i>	Red maple	6	9.0	5 S	Fair	No	Retain	Street Tree, No mulch
35	<i>Liquidambar styraciflua</i>	Sweet gum	8	20.0	10 S	Fair	No	Retain	Street Tree, No mulch
36	<i>Davidia involucrata</i>	Dove tree	6	10.0	7 S	Good	No	Retain	Street Tree, No mulch
37	<i>Cornus kousa</i>	Korean dogwood	9	20.0	10 S	Good	No	Remove	
38	<i>Cornus kousa</i>	Korean dogwood	8	20.0	9 S	Good	No	Remove	
39	<i>Sorbus 'Wilfred Fox'</i>	Mountain ash	6	12.0	6 S	good	No	Retain	Street Tree
40	<i>Prunus laurocerasus</i>	English laurel	13	20.0	10 S	Good	No	Remove	
41	<i>Betula papyrifera</i>	Paper birch	8	20.0	10 N	Good	No	Remove	
42	<i>Thuja plicata</i>	Western red cedar	13	35.0	15 S	Good	No	Remove	

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HISTORIC CONTEXT

OLMSTED'S RAVENNA BOULEVARD

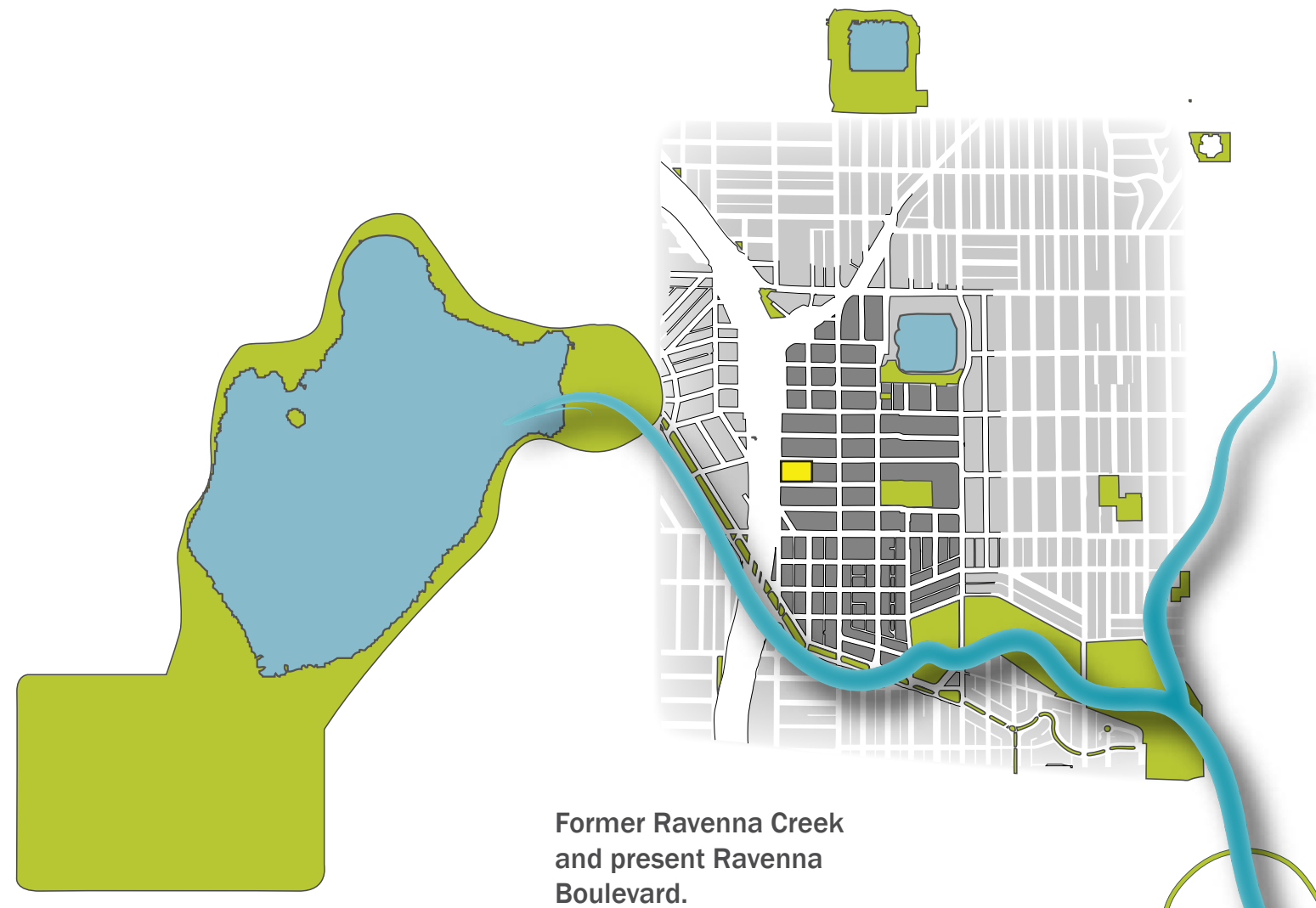


Images pictured (from left to right):
 Ravenna Park, 1912, UW Special Collections (Image No. SEA2076);
 Woman and old-growth tree, Ravenna Park, Seattle, ca. 1900, UW Special Collections (Image No. SEA0888)
 William W. Beck at entrance of Ravenna Natural Park, Seattle, n.d, Peter Blecha
 Cowen's University Park Division Map, Seattle ca. 1906, Charles Cowen
 Photograph of Ravenna Boulevard, Seattle 2012

What once was a private park of old growth Douglas Fir, Ravenna Park has shaped the surrounding neighborhoods and the city.

In 1903, the Olmsted Brothers created a master plan to create a network of parks throughout Seattle. As part of this network, Ravenna Boulevard was designed to run parallel to Ravenna Creek.

Even though the creek dried up after Green Lake was dropped seven feet to create almost 100 acres of additional land, the green boulevard remains a popular corridor that shapes the surrounding neighborhood and connects Green Lake to Cowen and Ravenna Park.



Former Ravenna Creek and present Ravenna Boulevard.

“... J. C. Olmsted's primary goal was to locate a park or a playground within one half mile of every home in Seattle”

Seattle Parks and Recreations



Images pictured (from left to right):
 Roosevelt Neighborhood, 1936 Aerial of site, King County Parcel Viewer
 Roosevelt Neighborhood (Street car routes in red), 1945 Kroll Map of Seattle,
 Apartment house at N.E. 68th Street and Weedon Place being moved prior to freeway construction, Seattle, 1960. (Seattlepi.com file/MOHAI)
 I-5 Construction, ca. 1962 WSDOT Archive Collection
 Roosevelt Neighborhood, 2009 Aerial of site, King County Parcel Viewer

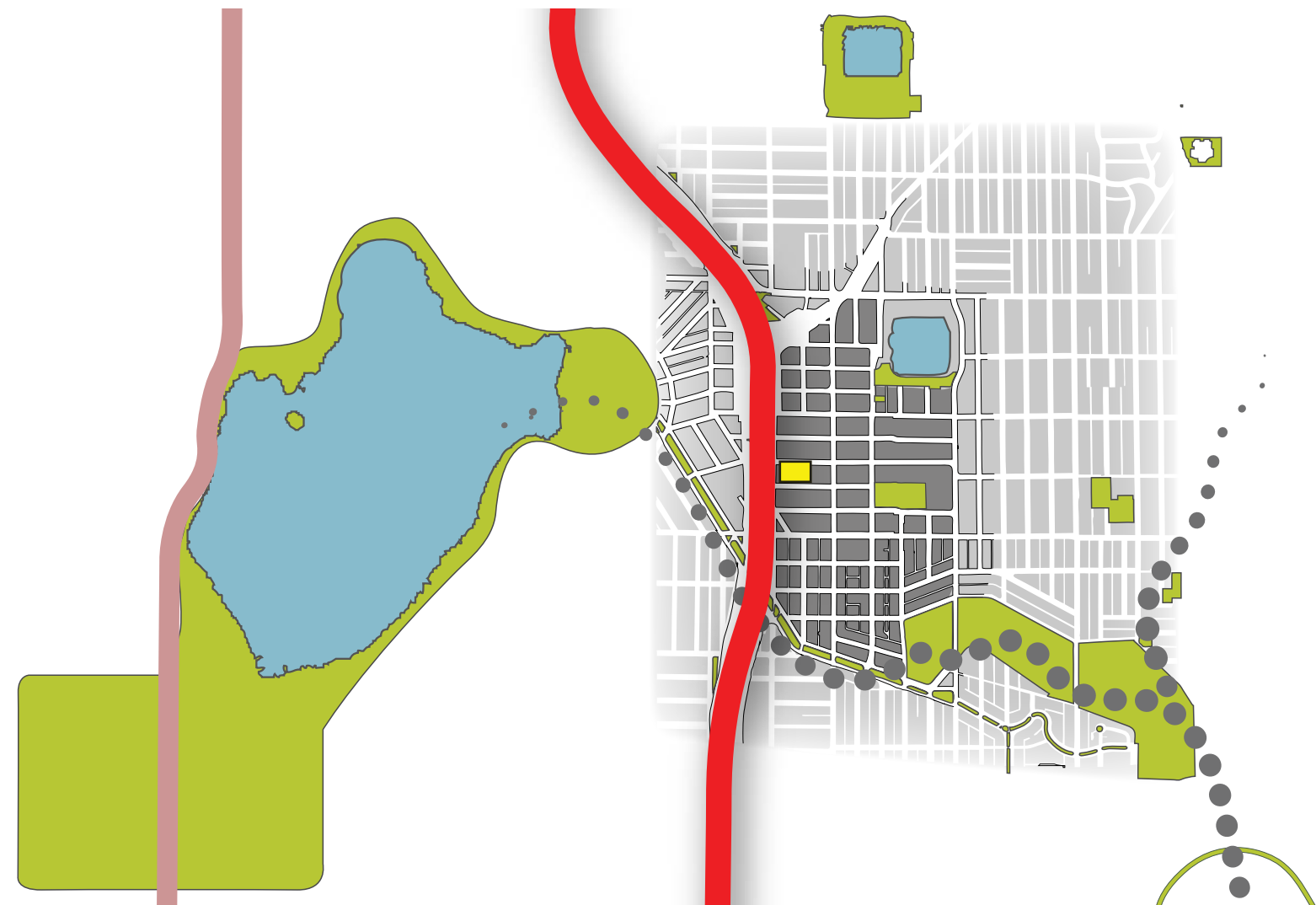
In 1965 a 19.7 mile section of I-5 was opened between Seattle and Everett.

This project took up 4,500 Seattle parcels and displaced many homes, including the apartment pictured above. This apartment was located on the corner of NE 68th St and Weedon Pl just a block west from the proposed site.

According to the 2012 annual traffic report, approximately 200,000 vehicles on I-5 pass by this site daily.

“It was with the Freeway, cutting through the very heart of the city, that Seattle began taking one of its wrong turns and started to lose its identity as a city.”

Architect, Paul Thiry, early 1970s

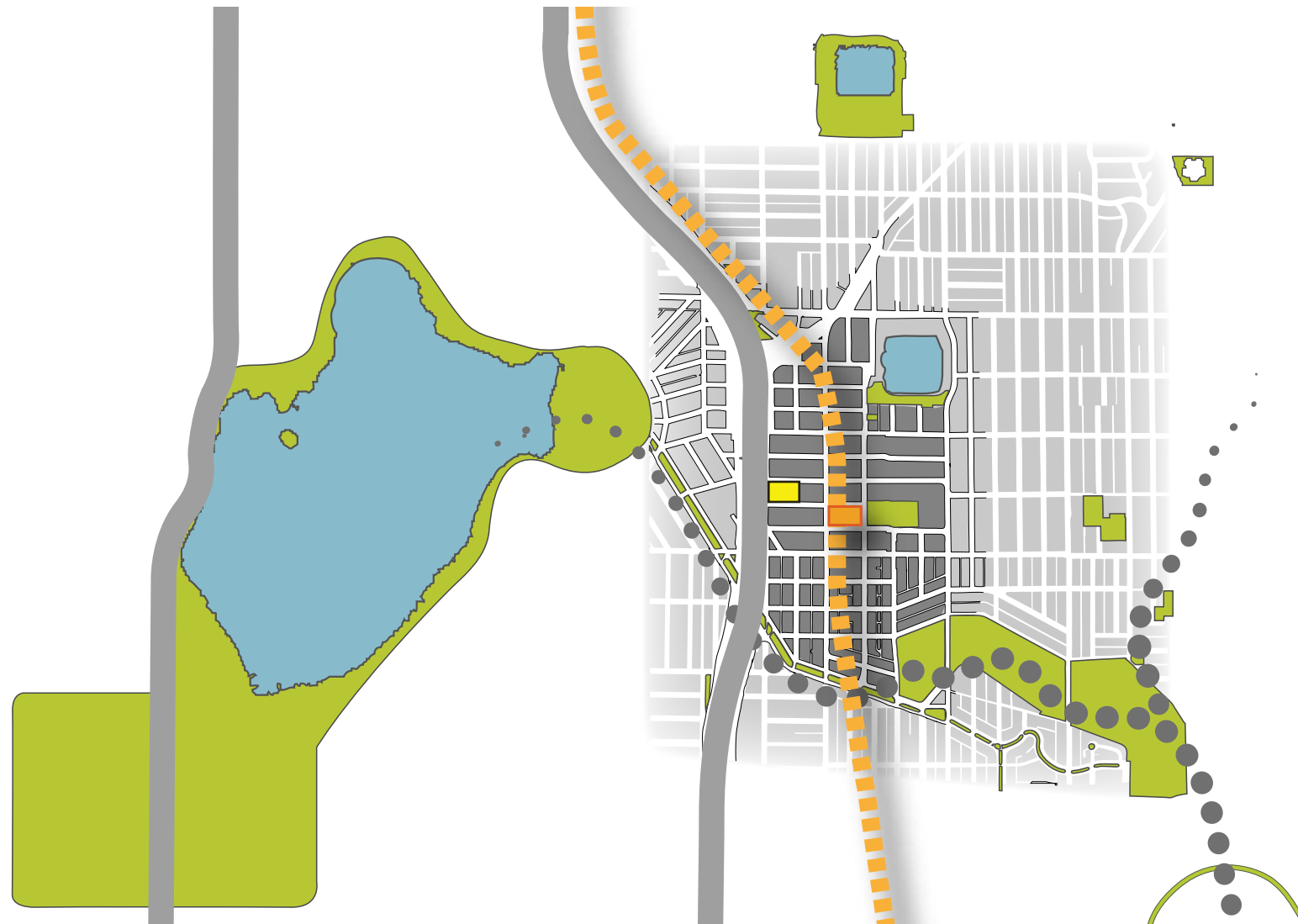


HISTORIC CONTEXT

ROOSEVELT LIGHT RAIL STATION



Images pictured (from left to right):
 Future Light Rail Map, Seattle, Sound Transit
 Townhome moves for Light Rail Station on Roosevelt and 12th Ave NE, Seattle, ca. 2012, KOMOnews
 Sound Transit Light Rail, Sound Transit
 Future Roosevelt Light Rail Station Rendering, Sound Transit
 Tunnel Boring Machine, nicknamed Togo, Capitol Hill, Seattle, 2012, Seattle PI



In 2005, it was announced that the Roosevelt Neighborhood would be the host of one of Seattle's Light Rail Stations. The light rail station will open in 2021 with entrances on 12th Ave NE and NE 65th St. and 12th Ave NE and NE 67th St .

As a result, Roosevelt has been identified as an urban village and a transit oriented community. Policies and zoning have adapted to promote growth and density in the community to support this public investment.

Density goals for Seattle Urban Villages are 40 units /acre. Current density for the Roosevelt neighborhood is just above 6 units/acre.

“If we’re going to make the most of the billions we’ve invested in light rail, then people should be able to live where they’ll use it”

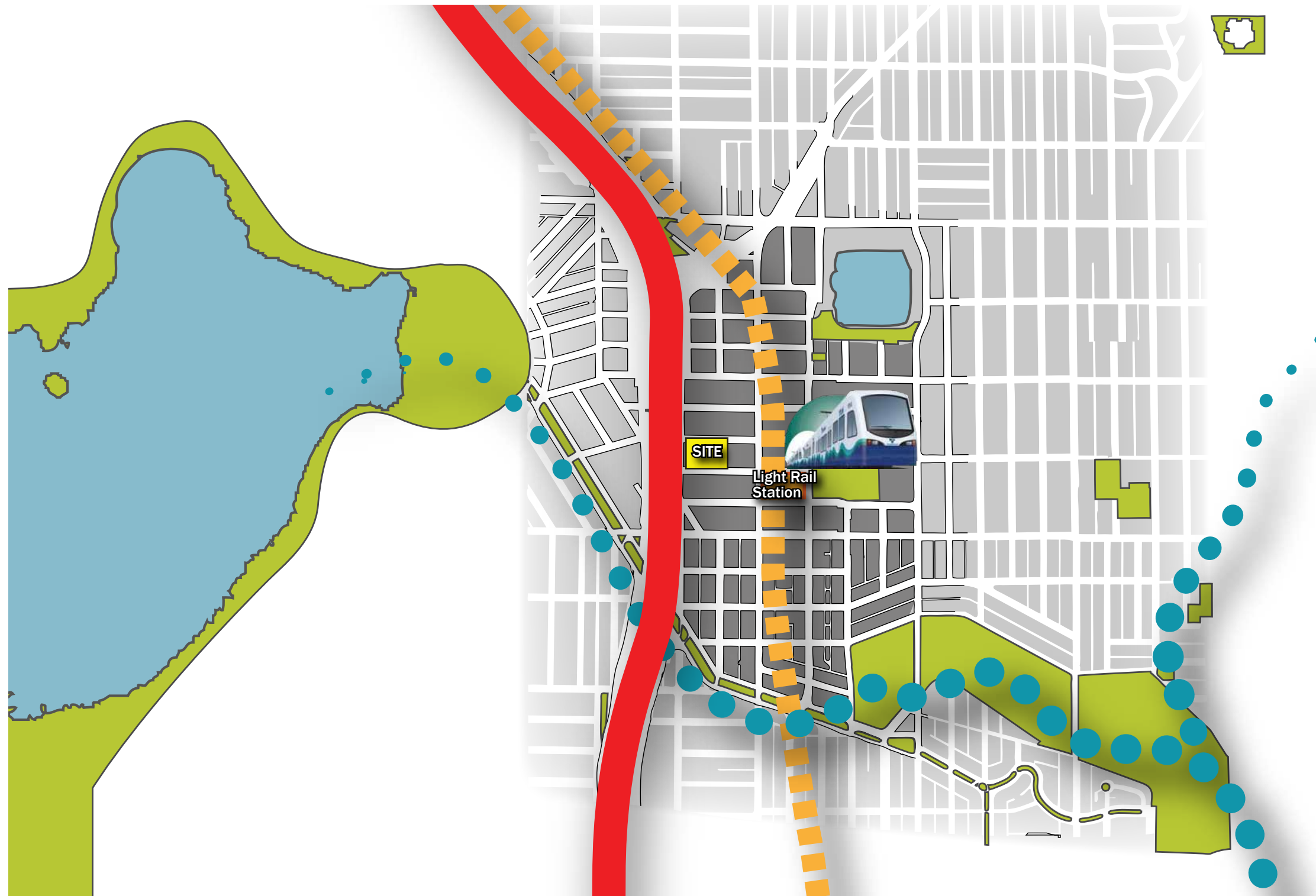
Rick Olson, Puget Sound Regional Council

HISTORIC CONTEXT

EVOLVING NEIGHBORHOOD

In the last century, the area surrounding the project site was first shaped by the natural environment and later, by a major transportation project for interstate travel (I-5) which separated the Green Lake and Roosevelt neighborhoods.

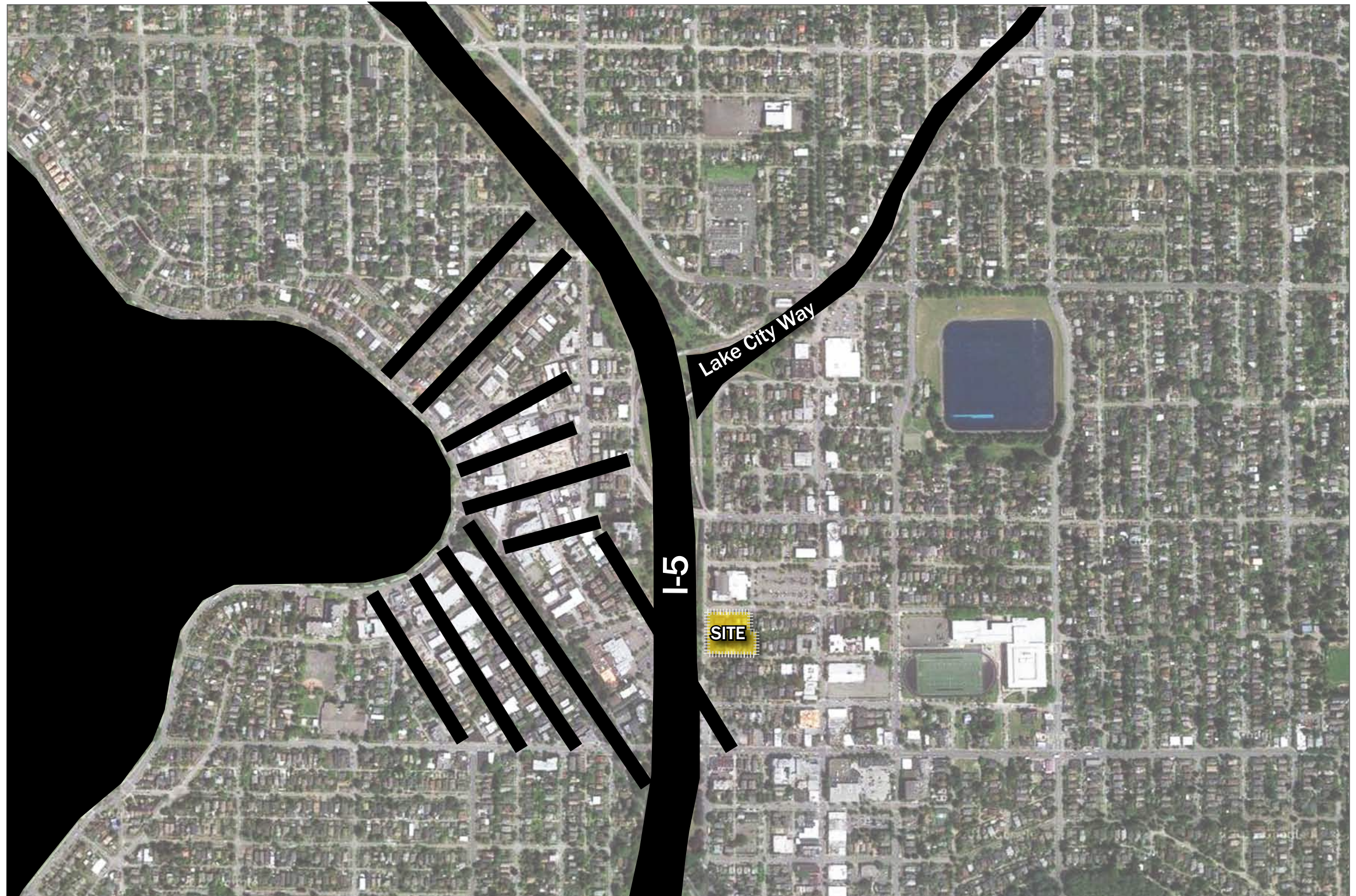
Most recently, the planned Sound Transit light rail, is reshaping the area in a positive way by linking neighborhoods and introducing appropriate density in the Roosevelt neighborhood to meet the future needs of the area.



SITE CONCEPT

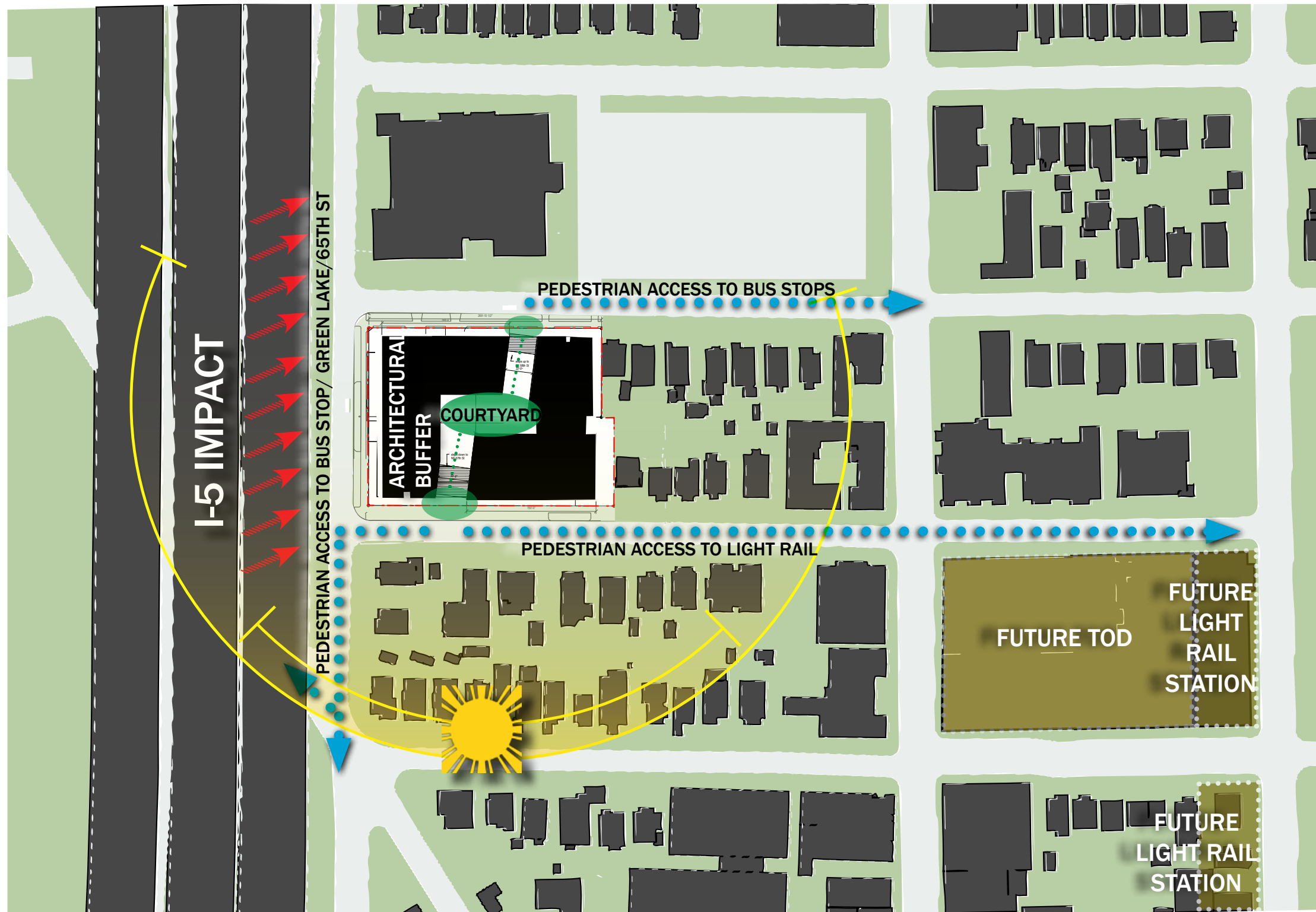
URBAN CONTEXT

Green Lake creates a shift in the orthogonal city grid that telegraphs through the Green Lake neighborhood and results in I-5 changing direction



SITE CONCEPT

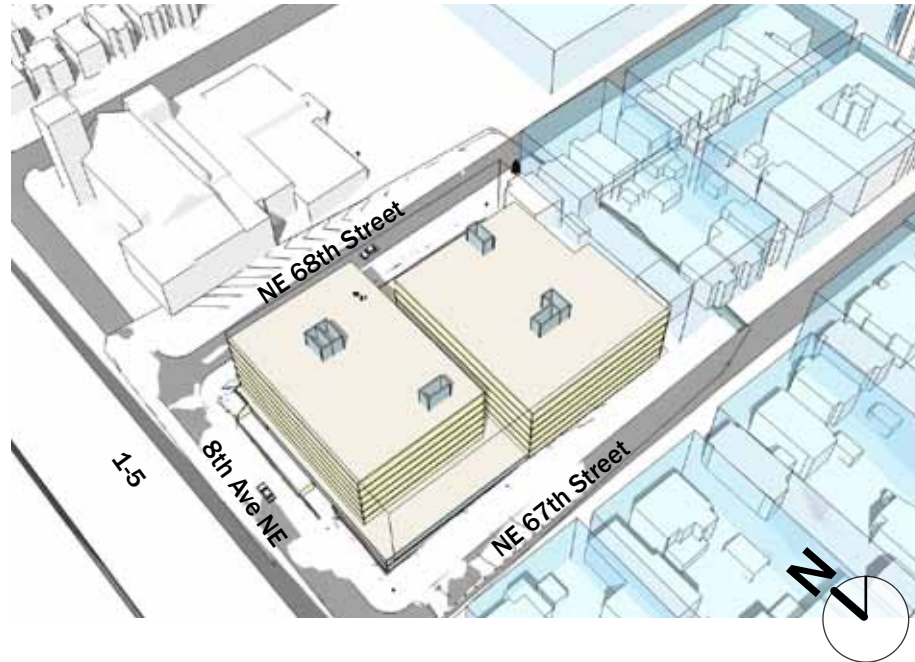
URBAN CONTEXT



Diagonal opening across site:

- Natural intervention into orthogonal site reflects the similar impact of Green Lake and Ravenna Creek (now Ravenna Blvd) to larger urban context
- Responds to site topography
- Responds to established parcel and building orientations in the vicinity: parcels and buildings are oriented north-south
- Maximizes light, air, and views to interior units,
- Creates an architectural buffer between I-5 and the neighborhood

MASSING ALTERNATIVES PRESENTED AT EDG



OPTION A

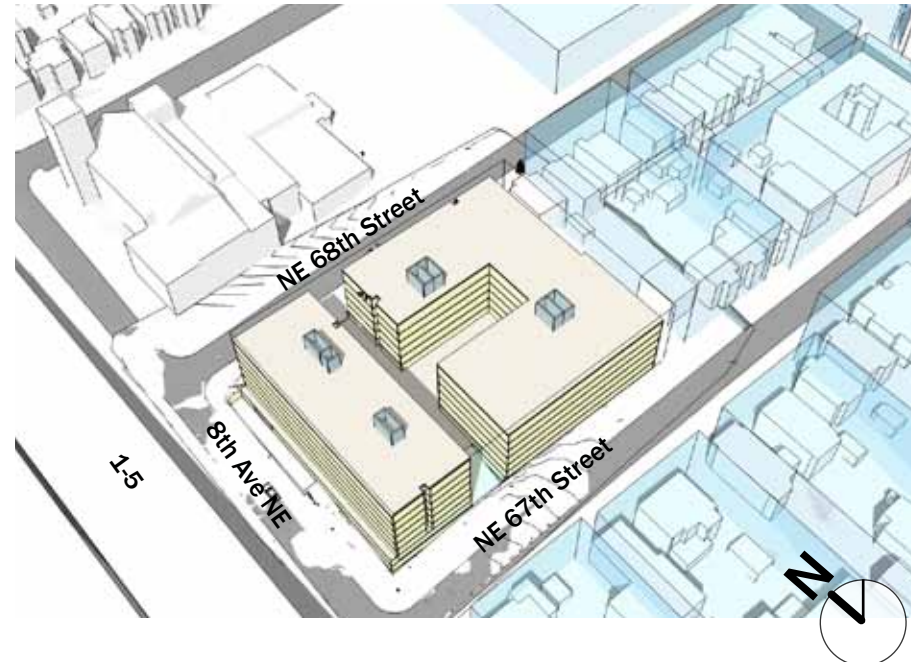
- FAR = 4.24 gsf (max allowable FAR = 4.25 gsf)
- 318,220 gsf total
- 243 units & 259 parking spaces

Pros:

- Code-compliant scheme
- Provides two large open space decks from street.
- Provides residential use along all rights of way at grade.

Cons:

- Large, solid massing with very narrow opening between buildings, may feel like one monolithic block.
- Courtyards not linked directly to public right of way.
- Monolithic in scale and proportion.
- Little architectural hierarchy / interest.
- No internal courtyard to provide relief from highway.
- Not efficient use of floor plate regarding unit quantity and mix.
- Internal loop corridor would be long and unfriendly.



OPTION B

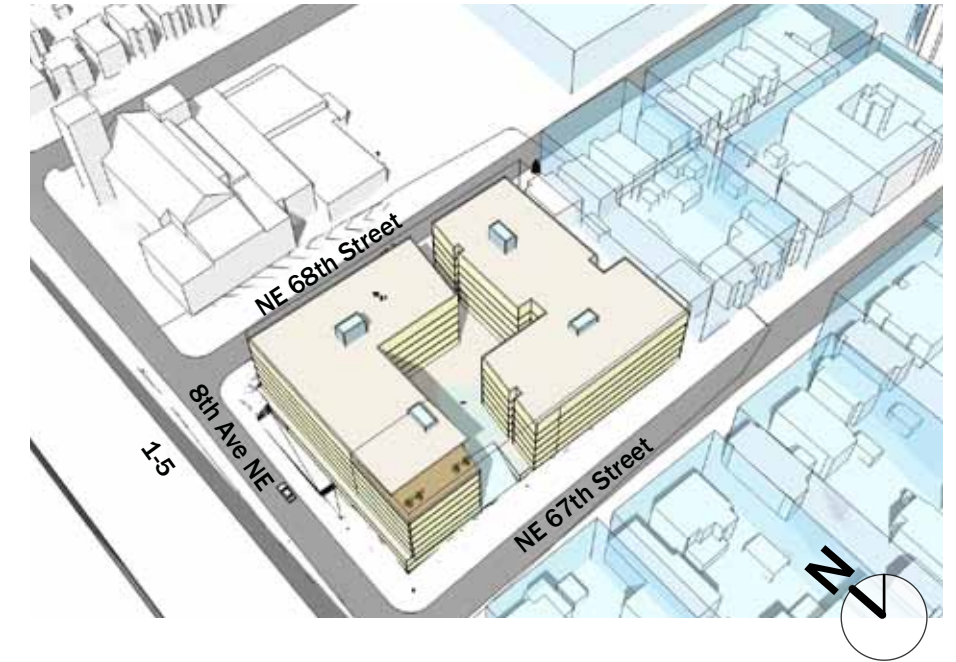
- FAR = 4.11 gsf (max allowable FAR = 4.25 gsf)
- 310,480 gsf total
- 267 units & 257 parking spaces

Pros:

- Code-compliant scheme
- Provides better quantity and mix of units.
- Internal courtyard protected from adjacent highway, provides light and air to more units.
- Courtyard connects to public right of way.
- Provides residential use along all rights of way at grade.

Cons:

- Monolithic in scale and proportion from exterior.
- Moderate architectural hierarchy / interest.
- Courtyard path does not react to the natural flow of foot traffic on site and does not fully capitalize on solar opportunities.



OPTION C - PREFERRED

- FAR = 4.06 gsf (max allowable FAR = 4.25 gsf)
- 307,505 gsf total
- 267 units & 254 parking spaces

Pros:

- Maximizes light and air for the maximum number of units
- Code-compliant scheme
- Provides best quantity and mix of units, efficient use of floor plate square footage.
- Internal courtyard protected from adjacent highway, provides light, air, and views to more units.
- Courtyard connects to right of way, follows natural flow of pedestrians and provides solar access deep into space.
- Modulation of building breaks down massing as it approaches residential sides of site.
- Provides residential use along all rights of way with stepping stoops and terraces.
- Better opportunity to bring natural light into upper level corridors.

DESIGN GUIDELINES

EDG MEETING KEY ISSUES

Attachment "B"
Application for Design Review
800 NE 67th Street
DPD #3014586

1. Please describe the proposal in detail, including types of uses; size of structure(s), location of structure(s), amount, location and access to parking; special design treatment of any particular physical site features (e.g., vegetation, watercourses, slopes), etc.

The site is located in the Roosevelt Residential Urban Village. The site is immediately east of I-5 (Interstate 5), 2 blocks north of 65th Street, and 3 blocks west of Roosevelt High School. The site measures approximately 206' x 270'. It is bounded by 8th Avenue NE to the west, NE 68th Street to the north, single family residential to the east and NE 67th Street to the south. The site slopes approximately 40 feet from the northeast to the southwest. The site consists of 13 parcels currently occupied by single family residences of one and two stories.

The project proposes to construct a 7-story multifamily housing building with 2 levels of below grade parking. The residential lobby entry will be located at the southwest corner of the project site and will connect to the residential courtyard on Level 1 and the fitness rooms on Level P1.

All parking will be accessed via 2 garage entries off 8th Ave N. The remainder of the street level use is proposed to be residential flats with patios and stoops off NE 67th St, 8th Ave N and NE 68th St. A swale element will run along the perimeter of the project site on NE 68th St, 8th Ave N and NE 67th St, carrying water to a rain garden at the corner of NE 67th St and 8th Ave N, immediately adjacent to the lobby. Residential amenity space is located off the residential lobby and will connect to the residential courtyard. There is also a two-story club room with roof deck proposed for BBQs on the southwest corner of the project site. Levels P1-6 will contain traditional residential apartment flats, with a mix of unit types, including open 1-bedroom (studios), traditional 1-bedroom units, and 2-bedroom units.

SUMMARY OF KEY ISSUES DISCUSSED AT EDG MEETING

1. Transition between the residential ground level units and the street to provide security and privacy but encourage activation of the street right-of-way along the sloping site through the use of residential stoops on all three sides.
2. Courtyard design and access across the site to be addressed as an opportunity for place-making and signal a welcoming entrance.
3. Explore utilizing the site and/or the southwest corner as a gateway element to the Roosevelt neighborhood
4. Respect for adjacent existing low-rise residential buildings to the east through modulation or careful window placement.
5. Locating residential parking access off 8th Ave NE was supported by the Board, however screening of dumpsters will need to be addressed in a thoughtful manner.
6. The Board supported simple, modern expression for the building and careful attention to the material and detailing.

EDG REPORT GUIDANCE & RESPONSE

CITY OF SEATTLE & NORTHEAST DRB

A. SITE PLANNING

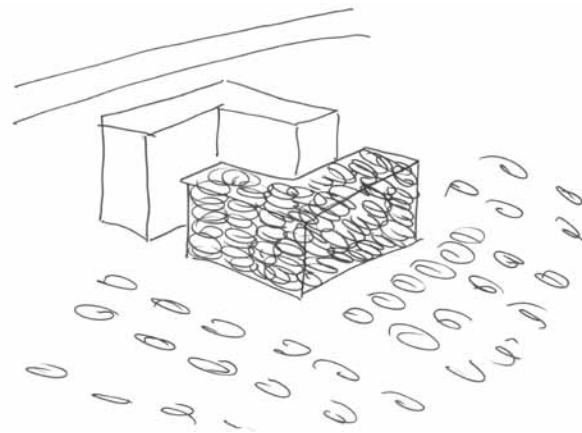
A-1 RESPONDING TO SITE CHARACTERISTICS

GOAL

Respond to specific site conditions and opportunities such as non-rectangular lots, location of prominent intersections, unusual topography, significant vegetation, and views of other natural features. The Roosevelt Neighborhood places significant importance on minimizing shadow impacts along Roosevelt Way and NE 65th Street, especially during the spring and summer months.

GUIDANCE

The board acknowledged that the stepped floor and unit plans successfully responded to the steep site. They preferred the massing of Option C, with the courtyard oriented to capture afternoon sun and the west building serving to block the majority of highway noise. The board agreed that any vehicle access should be located on 8th Avenue.



Sketch diagram showing how language of the west and east buildings relates to the adjacent context.

APPLICANT'S RESPONSE

The general massing and form of the building responds to the site by taking the form of two L-shaped buildings, The west building relates to the scale of the freeway and features a prominent horizontal roof form that reflects the horizontality of the I-5 bridge immediately to the SW of the site.

In contrast, the east building is the more grounded building and features modulation that steps down in relation to the existing low-rise residential buildings to the east of the project site.

A courtyard is created between the two "L"s that maximizes the amount of sunlight to penetrate the site and creates an urban oasis for the residential tenants. A series of steps will connect residents from NE 67th St to NE 68th St via the courtyard. To mitigate the approximately 40' grade change across the site, a series of swales and planters address the transition from the sidewalk to the face of the building. The swales will direct water to a rain-garden at the base of the residential lobby to further enhance the connection between the flow of water around and across the site and the residential circulation around the site.

The southwest corner is the lowest point of the site, providing an opportunity to culminate the landscape rainwater design at this low point. Furthermore, the principal common spaces, residential lobby and common deck occur at the southwest corner. A deck from the lobby will project out over the swale - providing an opportunity for tenants to occupy the space above the raingarden.



Photo of I-5 bridge immediately to the southwest of the project site.

A-3 ENTRANCES VISIBLE FROM THE STREET

GOAL

Entries should be clearly identifiable and visible from the street.

GUIDANCE

The board favored the main lobby's location near the southwest corner, its transparency, and the adjacent series of steps up to the courtyard. The board also acknowledged the need for a second residential entrance off of 68th Street. The board appreciated the stepped stoops at the ground level units, which respond appropriately to the slope of the site, while providing welcoming entrances along the streetscape.

APPLICANT'S RESPONSE

The main residential lobby access is located on the same axis as the courtyard opening. This allows for a generous entry court in front of the lobby entry and reinforces the circulation axis up into the courtyard.

The exterior staircase that connects residential tenants from NE 67th St to the residential courtyard on Level 1 is designed as a delicate steel steps that break away from the building face, which features the wrap around glazing at the fitness room on Level P1. Additionally the residential lobby and its associated spaces such as the leasing offices and fitness rooms will be highly transparent, further distinguishing the public spaces from the residential units along the street front.

A second residential entry has been introduced off NE 68th St to facilitate move-ins and pedestrian access for residents of the east building. This entry will be distinguished by a larger canopy and small outdoor sitting area.

The ground level unit patio spaces will be highly visible from the sidewalk, providing a visual connection from the building to the sidewalk. Where the opportunity exists to connect the exterior residential unit patio spaces to the right-of-way, steps and stoops are provided to a patio or balcony space. The residential unit patio doors have canopies for weather protection and identify the residential use at the street level. Stepped planter walls, low shrubs and plantings will transition from the sidewalk to the building wall.

A-4 HUMAN ACTIVITY

GOAL

New development should be sited and designed to encourage human activity on the street. The Roosevelt Neighborhood in particular wishes to encourage pedestrian activity along the sidewalks within the Commercial Core. Because the current sidewalks along Roosevelt and 65th are considered too narrow, new developments are encouraged to increase the ground level setbacks in order to accommodate pedestrian traffic and amenity features.

GUIDANCE

The board noted that the voluntary setback along 8th Ave NE remains important for creating a public-private hierarchy, providing an acoustical buffer, and mitigating traffic impacts. The board encouraged applying this layering to the remaining facades, but especially along NE 68th Street across from the church.

APPLICANT'S RESPONSE

The transition from the sidewalk to the building is an opportunity to connect the building to the right-of-way via active entries such as the residential lobby entry, the courtyard, and residential stoops and patios. The setback provided between the sidewalk and the building allows a transition to occur with landscaping elements that further break down the scale of the grading to the pedestrian level. The applicant has coordinated with SDOT to provide a 3'-0" wide planting strip between the sidewalk and the property line, to further enhance the building setback with plantings and small trees.

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 acknowledged that in this area, a simple massing could be appropriate, but additional modulation, strategic location of windows, and screening would help to mitigate privacy issues between the mid-rise and single family zones.

APPLICANT'S RESPONSE

The east building features modulation expressed through cohesive, simple forms that transition down in scale to acknowledge the existing low-rise buildings to the east of the project site. Screening strategies along the east property line include thoughtful placement of trees and other landscape elements to screen the project windows from adjacent open spaces.

A. SITE PLANNING

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. The Roosevelt Neighborhood especially endorses incorporating separate ground-related entrances and private open spaces between the residence, adjacent properties, and street for multi-family developments west of Roosevelt Way. To help achieve this, ground level landscaping can be used between the structure and the sidewalk.

GUIDANCE

The board appreciated the patios at the individual unit entrances on the ground level and the landscaping in the significant setbacks.

APPLICANT'S RESPONSE

See the description of the transition from the sidewalk to the building on A-3 and A-4. The intent is to provide individual outdoor spaces for a majority of ground related residential units In order to provide visual access from the unit outdoor spaces to the right-of-way, the setback is opened up with low plantings and shrubs. The setback from the right-of way provides defensible space between the residential unit and the right-of-way. Low shrubs and open rails reinforce the openness of the building.

EDG REPORT GUIDANCE & RESPONSE

CITY OF SEATTLE & NORTHEAST DRB

A-7 RESIDENTIAL OPEN SPACE

GOAL

Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space. The Roosevelt Neighborhood values places for residents to gather. For mixed developments, a provision of ground-related common open space in exchange for departures, especially to the maximum residential coverage limit is encouraged. Open space areas can also be achieved through: terraces on sloped sites, courtyards, front or rear yards, and rooftop spaces.

GUIDANCE

The board applauded the development's inclusion of three of the four strategies mentioned above. The courtyard serves to level the shared space, although universal access at the stepped portals will need to be addressed. The board expressed a desire that the courtyard be welcoming to the public during the day, even if it remains limited to resident access at night. The board appreciates the club room and roof deck at the southwest corner as providing an important social space, as well as a location for a voluntary setback that improves the massing of the building.



Photo of the boardwalk in the Yosemite National Park meadows. The circulation experience through the courtyard is meant to evoke the same relationship as the boardwalk in the meadows.

APPLICANT'S RESPONSE

Landscaping in the courtyard articulates the flow of water through the site through the circulation - a meandering raised deck that rises and drops and widens and narrows across the open space, echoing the flow of water or a stream. The deck will be situated above landscape plantings and rainwater gardens, similar to a meadow. At the south, where opportunity for solar exposure is greatest, the deck will widen to allow for seatings and gathering spaces.

Individual residential unit patios will also be provided off the courtyard. The grading and landscaping plantings will provide privacy for the unit patios.

The active outdoor spaces for barbecuing are programmed on the upper roof decks: A larger, more social outdoor space at the southwest roof deck on the west building and a smaller roof deck on the east building.

The courtyard will be accessed from the right-of-way by a series of steps off NE 67th St and NE 68th St. Security gates will be provided to allow building management to secure the courtyard at off hours. The rooftop deck and the courtyard can also be accessed internally through the building elevators.

A-8 PARKING & VEHICLE ACCESS

GOAL

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

GUIDANCE

At the Early Design Guidance Meeting, the Board discussed the existing traffic and sidewalk condition of 8th Avenue NE at length, agreeing it is the best location for parking and service curb cuts, but cautioning the design and street improvement plan to provide superior safety sightlines for pedestrians and vehicles

APPLICANT'S RESPONSE

The applicant team is working with Heffron Transportation, Coughlin Porter Lundeen civil engineers and Hewitt landscape architects to ensure that the right-off-way design along 8th Ave N will address pedestrian, bicycle and automobile safety as required by the SDOT street improvement permit process.

A-10 CORNER LOTS

GOAL

Buildings on corner lots should be oriented to the corner and public street fronts. Parking and automobile access should be located away from corners. Gateways to the Roosevelt Neighborhood are encouraged to enhance the prominent intersections identified below, through special paving or surface treatments, art, water features, landscaping, seating, kiosks, etc.

1. Roosevelt Way NE and NE Ravenna Blvd
2. Roosevelt Way NE and NE 75th St
- 3. NE 65th and 8th Ave NE**
4. NE 65th and 15th Ave NE
5. Roosevelt Way NE and NE 65th

GUIDANCE

The board supported the lobby location as a response to the building corner. The board acknowledged the building's proximity to the above, in bold, gateway intersection and it's visibility from I-5. The board suggested utilizing the southwest corner as a marker for the area through vertical expression. The roof deck comments from A-7 support this concept, and verticality at this location could serve as a counterpoint to the horizontality anticipated elsewhere.

APPLICANT'S RESPONSE

The gateway element is addressed in two scales: The scale of the freeway is addressed with a flying roof form on the west building and the scale of the pedestrian is addressed with the street level landscaping and highly transparent common space design at the southwest corner of the project site.

As previously noted, the southwest corner is the lowest point of the site, providing an opportunity to culminate the landscape rainwater design.

Furthermore, the principal common spaces, residential lobby and common deck occur at the southwest corner. A deck from the lobby will project out over the swale - providing an opportunity for tenants to occupy the space above the raingarden.

Vertical expression on the southwest corner was evaluated but ultimately abandoned due to concern the vertical expression would detract from the prominent horizontal roof form and imply a false spatial relationship (the southwest corner contains common lobby at the ground, five stories of residential units and a common roof deck above).

C. ARCHITECTURAL ELEMENTS & MATERIALS

C-2 ARCHITECTURAL CONCEPT & CONSISTENCY

GOAL

Building design elements, details, and massing should create a well-proportioned and unified building form and exhibit and 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. In the Roosevelt Neighborhood, and specifically surrounding the commercial core, the following features are especially important: multiple entries, courtyards, a building base, attractive alley facades with finestrations, murals, architectural treatments, etc..

GUIDANCE

The board noted that the interlocking "L" shapes of Massing Option C provide the strongest parti for the site and that the "cubic" massing clearly expresses the vision of the "New Roosevelt." Additionally, the board suggested that to offset the close-spaced walls and to provide privacy layering, the courtyard should be lushly landscaped and green.

APPLICANT'S RESPONSE

During the EDG meeting there was general support from the Board for a modern expression for the planned building. The design has continued to progress in this direction. Two simple and consistent expressions of skin are applied to the building form to address special site conditions such as I-5 and the site topography.

The west building expression consists of a strong roof form, a top story, a middle section and a base. The middle section is treated as a field condition - a series of windows organized across the facade. The roof form flares out and is further accentuated by loft units. This expression is applied to the west "L" in response to the scale of I-5, and particularity to reflect the strong horizontal form of the I-5 bridge immediately to the SW of the project site.

The east building expression is a more grounded approach, consisting of simple forms that break down in scale via the materials, the balconies and the roof overhang. These forms pop out from the overall building and are delineated by roof overhang and fin. The forms relate in material and scale to the existing low rise building to the east of the project site.

See A-7 for a description of the residential courtyard space.

C3 HUMAN SCALE

GOAL

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

GUIDANCE

The board acknowledged that this concept combined with A-4 will serve to create active, lively building entries, both common and private, at the ground floor.

APPLICANT'S RESPONSE

Please refer to A-4 for previously noted items relating to human scale. In addition to the extensive layering of scales and elements along the right-of-way, the building will feature overhead weather protection at the residential lobby entry, street trees, plantings, exterior lighting and signage to make the external design welcoming and inviting to the tenant and the neighborhood residents

DESIGN GUIDELINES - EDG

CITY OF SEATTLE & NORTHEAST DRB

C. ARCHITECTURAL ELEMENTS & MATERIALS

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. The Roosevelt Neighborhood encourages developments that provide signage consistent with the building's architectural character. Preferred sign types include:

1. Small signs incorporated into the architecture, possibly along a signage band, on awnings or marquees, in windows, or hung perpendicular to the facade are encouraged in the Commercial Core.
2. Neon signs are encouraged while larger box signs are not preferable.
3. Blade signs hung from beneath awnings or marquees are especially favored in the Commercial Core.

In general, large box signs, super-graphics, and back-lit awnings or canopies are less desirable, especially within the Commercial Core. Where they do occur, the light source should be screened to minimize glare impacts.

GUIDANCE

The board noted that the project's clear forms are desirable in lieu of fussy modulations and scale breaks, which are not needed in this context. Such simplicity requires high-quality materials and excellent detailing, especially at the ground-level, lobby, courtyard, and roof deck.

APPLICANT'S RESPONSE

Exterior finish materials proposed for this project include brick, metal siding panels, aluminum storefront, fiber cement panels, wood and/or recycled plastic decking, vinyl windows, aluminum break shaped metal, metal and glass canopies and balconies, and fiberglass bar grating for deck surfaces. The materials proposed, especially at the west façade, are high quality materials that require little maintenance and will resist the dirt produced by vehicles on I-5.

D. PEDESTRIAN ENVIRONMENT

D-1 PEDESTRIAN OPEN SPACES & 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. In the Roosevelt Neighborhood, pedestrian amenities are encouraged, where appropriate, along sidewalks in the Commercial Core. Providing for sufficient pedestrian movement is necessary in order to provide pedestrian amenities. Examples include: extending curbs to create opportunities for outdoor cafes or vending areas and placing amenities within setbacks along commercial streets. Features or other elements proposed within the public right-of-way should be explored with SEATRAN early in the design process.

GUIDANCE

The board noted that a sophisticated lighting plan will be required to ensure sufficient light at the courtyard and all sloped areas for safety concerns, without impacting the adjacent properties.

APPLICANT'S RESPONSE

There are opportunities for providing lighting in the courtyard to enhance the circulation and water flow while respecting the adjacent residential units. Likewise, lighting at the perimeter of the building can enhance the safety for pedestrians along the sidewalk, while limiting the light spill to the project site. Rooftop lighting can highlight the common rooftop spaces.

D-6 SCREENING OF DUMPSTERS, UTILITIES, & SERVICE AREAS

GOAL

Building sites should locate service elements like trash dumpsters, loading docks, and mechanical equipment away from the street front where possible. When such elements cannot be located elsewhere, they should be situated and screened from view, and should not be located in the pedestrian right-of-way.

GUIDANCE

The board agreed that the size of the site and the extensive parking area should allow for all trash, dumpsters, and service functions (including trash pick-up), to be relegated to the interior of the building. Additionally, the board requested a detailed plan of these specific items at the next meeting.

APPLICANT'S RESPONSE

Currently all trash and dumpsters will be contained within the building. On trash pickup days, trash and recycling dumpsters will be temporarily wheeled out to a screened trash holding area adjacent to the driveway to Level P2 residential parking garage. Once trash/recycling has been picked up, building maintenance will move the bins back into the parking garage.

E. LANDSCAPING

E-2 LANDSCAPING TO ENHANCE THE 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

The board supported the precedent images and conceptual landscape plan, but requested a complete presentation of the following design elements at the next meeting, as they remain crucial to the project.

- 1. All sloping stoop and lobby transitions to the sidewalk.**
- 2. The courtyard “urban oasis” including unit patio transitions and amenity features.**
- 3. The roof deck features.**
- 4. Any plantings or additional green elements at the roof.**

APPLICANT’S RESPONSE

The landscaping concept consists of pathways through the site for water and pedestrians. As described previously, a series of swales culminate in a rain garden adjacent to the residential lobby in the southwest corner.

Landscaping in the courtyard articulates the flow of water through the site through the circulation - a meandering raised deck that rises and drops and widens and narrows across the open space, echoing the flow of water or a stream. The deck will be situated above landscape plantings and rainwater gardens, similar to a meadow. At the south, where opportunity for solar exposure is greatest, the deck will widen to allow for seatings and gathering spaces.

Individual residential unit patios will also be provided off the courtyard. The grading and landscaping plantings will provide privacy for the unit patios.

The active outdoor spaces for barbecuing are programmed on the upper roof decks: A larger, more social outdoor space at the southwest roof deck on the west building and a smaller roof deck on the east building.

At the setback between the building and the right-of-way, built up grading and stoops provide defensible outdoor space for residential units along NE 68th St. As the swale marches down 8th Ave N and NE 67th St, landscaped grading and short retaining walls will transition from the sidewalk to the building. Where the opportunity exists to connect the exterior residential unit patio spaces to the right-of-way, steps and stoops are provided to a patio or balcony space.

E-3 LANDSCAPE DESIGN TO ADDRESS SPECIAL SITE CONDITIONS

GOAL

The landscape design should take advantage of special on-site conditions such as high-bank front yards, steep slopes, view corridors, or existing significant trees, and off-site conditions such as greenbelts, ravines, natural areas, and boulevards.

GUIDANCE

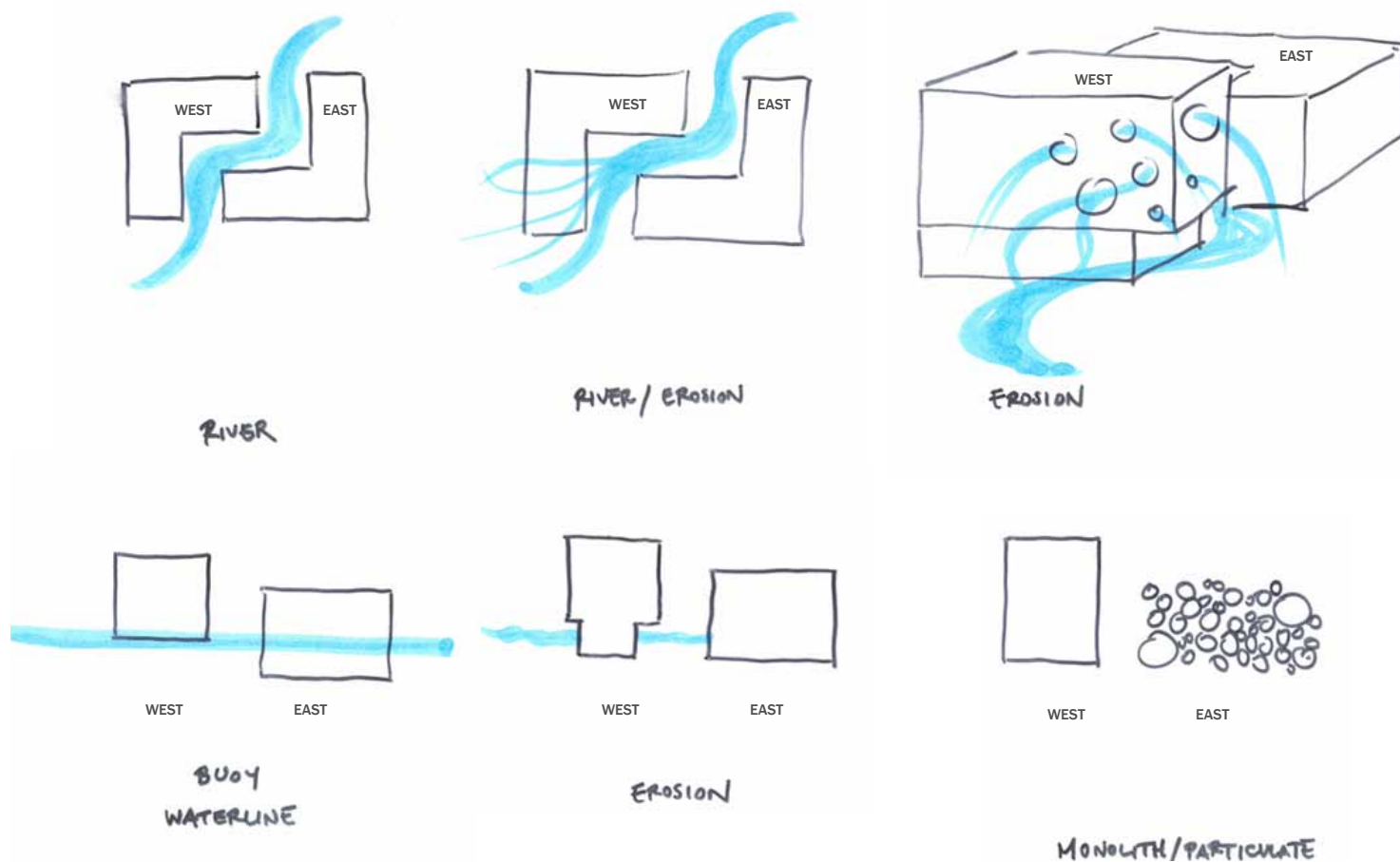
The board discussed the site-specific sloped edges and possible methods for mitigating any freeway noise while maintaining westerly views, especially at the roof deck; perhaps utilizing glass screens at this location.

APPLICANT’S RESPONSE

The applicant team is working with an acoustical engineer for the design of the southwest roof deck to ensure that the freeway noise is mitigated via sound dampening materials or other architectural features.



Images pictured (from left to right):
 Photo of two distinct river banks formed by the water forces
 Erosion of land mass by water, Lake Powell, Arizona
 Erosion of land mass by water, Grand Canyon, Arizona
 Inspiration for courtyard: Boardwalk at Yosemite National Park meadows
 Inspiration for courtyard: waterfall
 Photo of wood grain echoes old growth of Ravenna



The top row shows abstract sketches of how the west and east buildings interact with the courtyard (water).

The bottom row shows abstract south elevations sketches of how the west and east building begin to take on unique characteristics in relationship to their surroundings:

- The west building could be like a buoy that floats or indicates a waterline, while the east building is grounded.

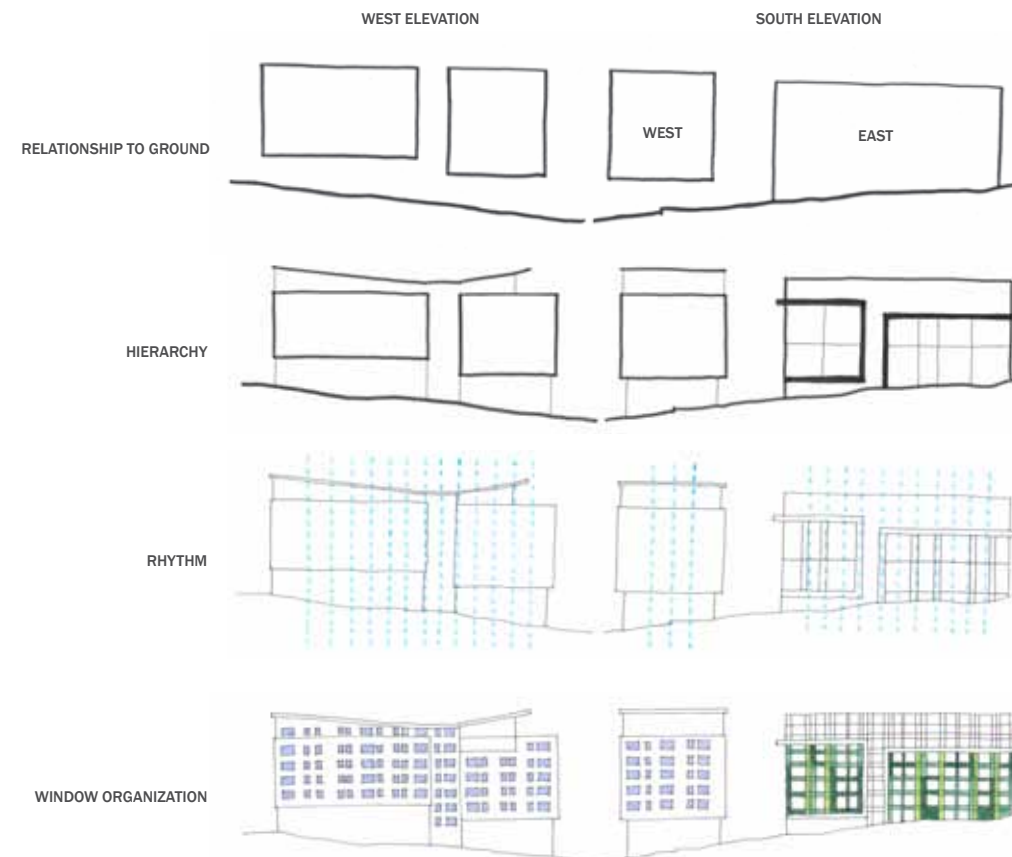
- The west building is monolithic form relating to I-5 while the east building is particulate, breaking down in scale to relate to the single family dwellings to the east.

ARCHITECTURAL CONCEPT

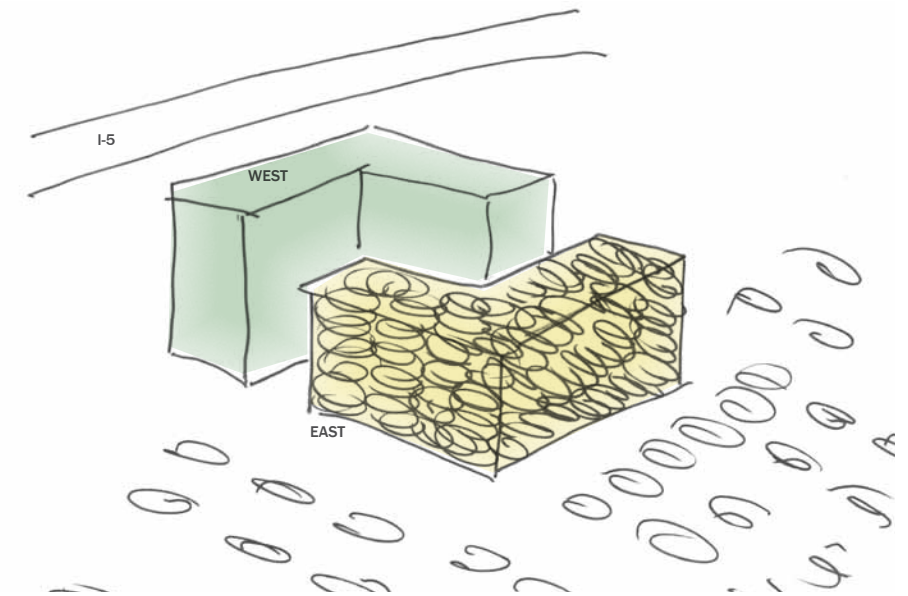


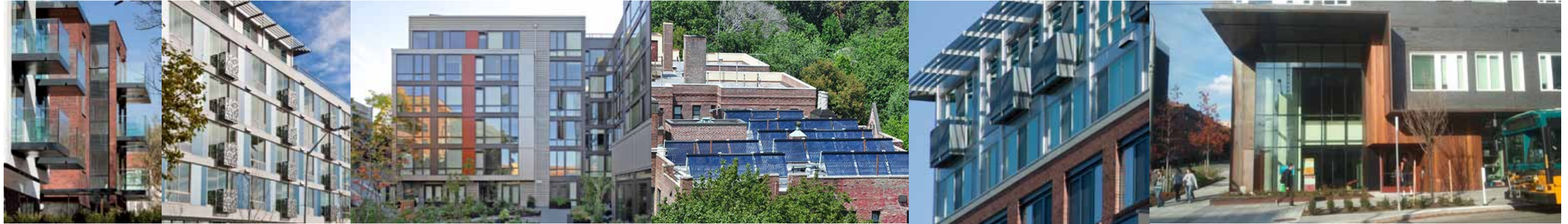
Images pictured (from left to right):
 Overhanging roof element and wood soffit: Hotel in Le Mans, France, Photo by David Bourreau
 Strong roof form for west building: Ballard Public Library
 Modulation and materials: L'Astrolabre social housing project in Paris, Photo by KOZ architectes
 Scale and window grouping: Social housing project in Paris by Philippon-Kalt Architects
 Roof overhang and monolithic nature: High Street Lofts in Shanghai by Kokai Studios

Facade Development Studies



Building Identity





Images pictured (from left to right):
 Balconies to create rhythm on facade: Trees Extra Care Housing in Highgate, UK by PRP Architects
 Scale and massing transition at top level: Expo Apartments, Seattle
 Window grouping and materials: Chloe Apartments, Seattle
 PV solar array on multifamily housing: Jamaica Plains, NY, Photo by NYCEDC
 Sunshades, balconies and material transition: Expo Apartments, Seattle
 Material relationships: between brick and wood accents: UW West Campus Student Housing

West Building Language

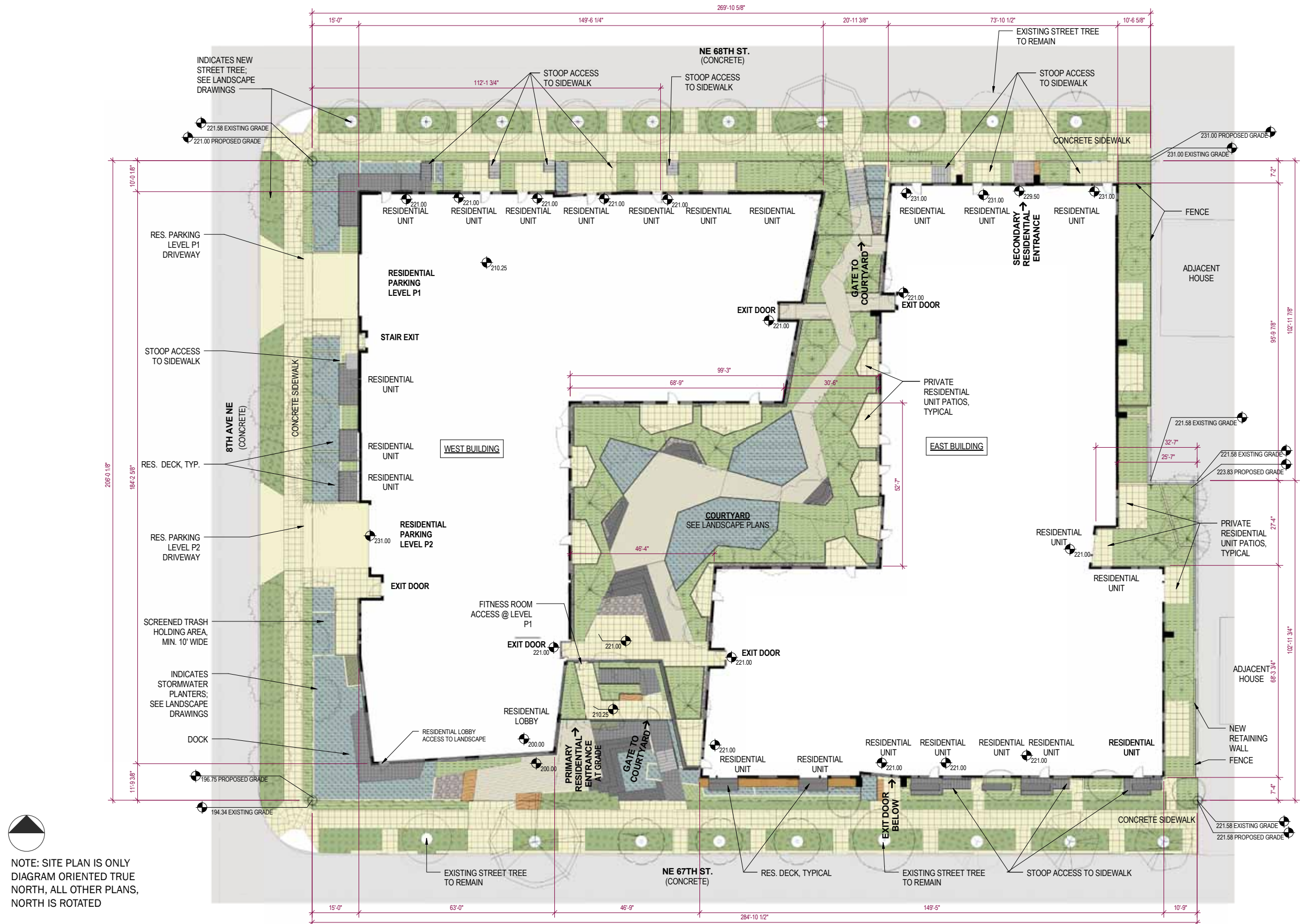
- Monolithic
- Scale relates to I-5
- Singular roof form
- Middle bay
- Brick at base
- Wood accents and balcony form are used to unite the west and east buildings



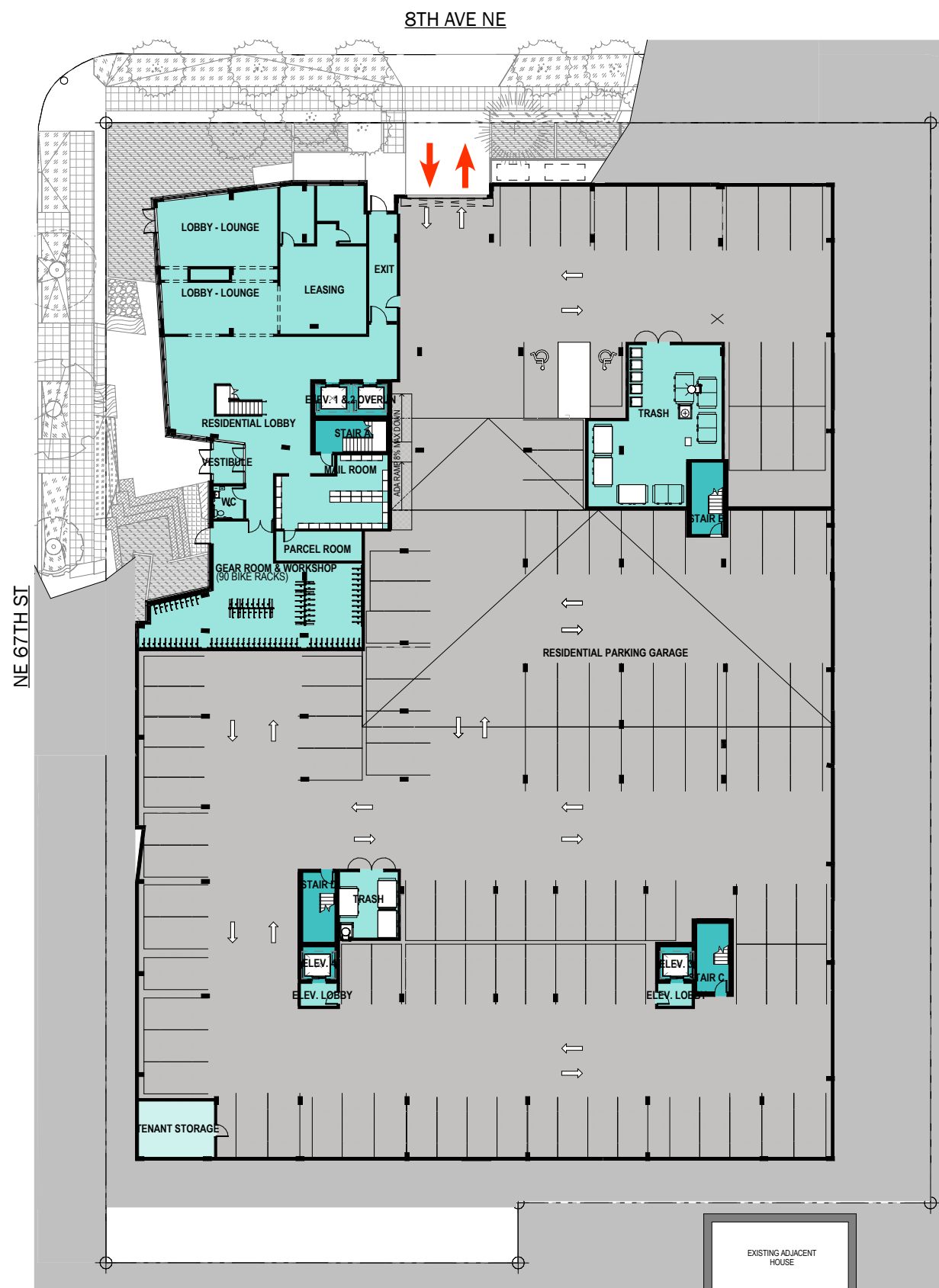
East Building Language

- Particulate
- Scale relates to east
- Forms break down towards east
- Grounded bays
- Wood accents and balcony form are used to unite the west and east buildings

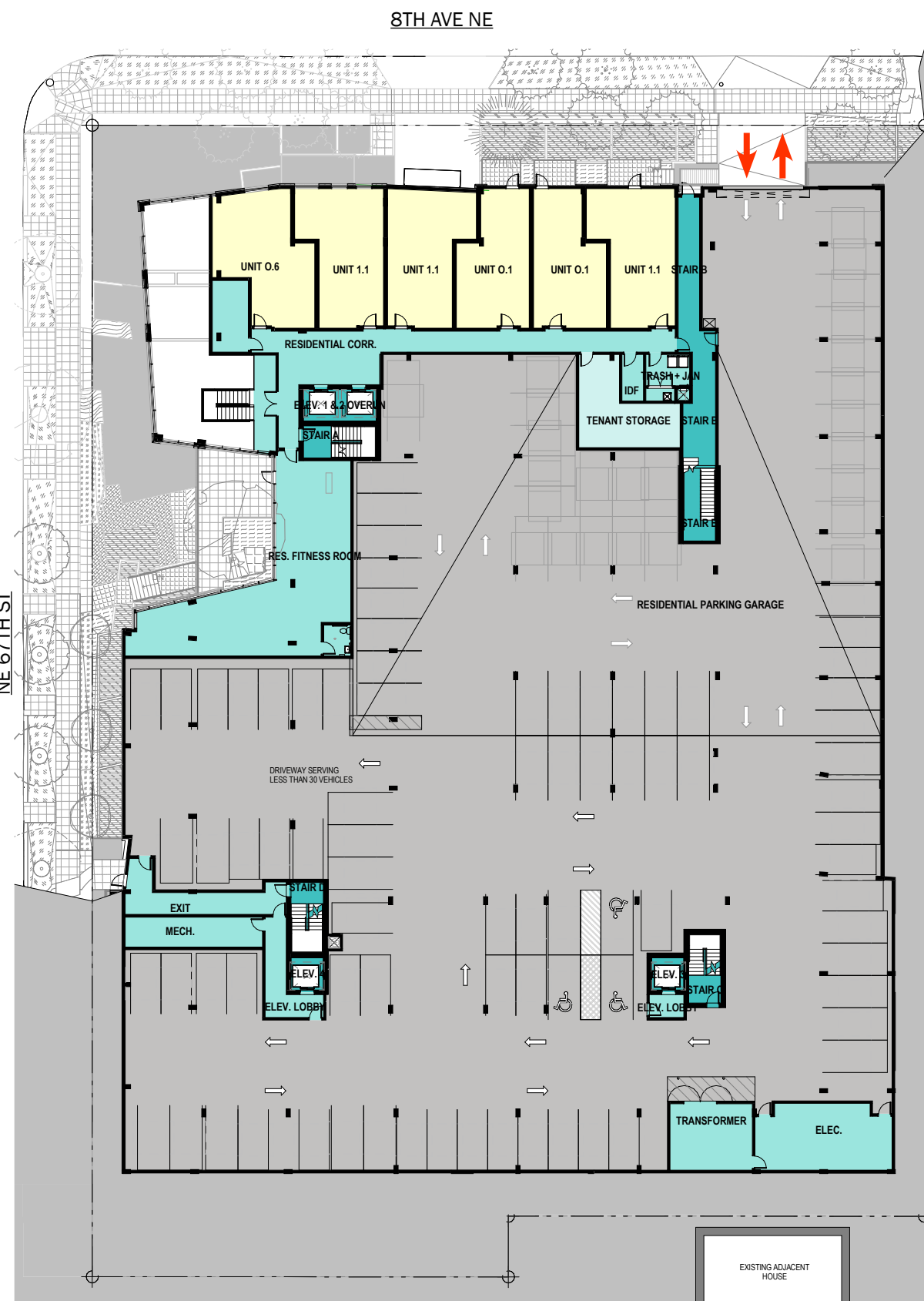
SITE PLAN



BUILDING PLANS LEVELS P2 & P1



Level P2



Level P1

- Parking
- Residential
- Vertical Circulation
- Lobby/Circulation
- Amenity/Storage
- Roof Deck



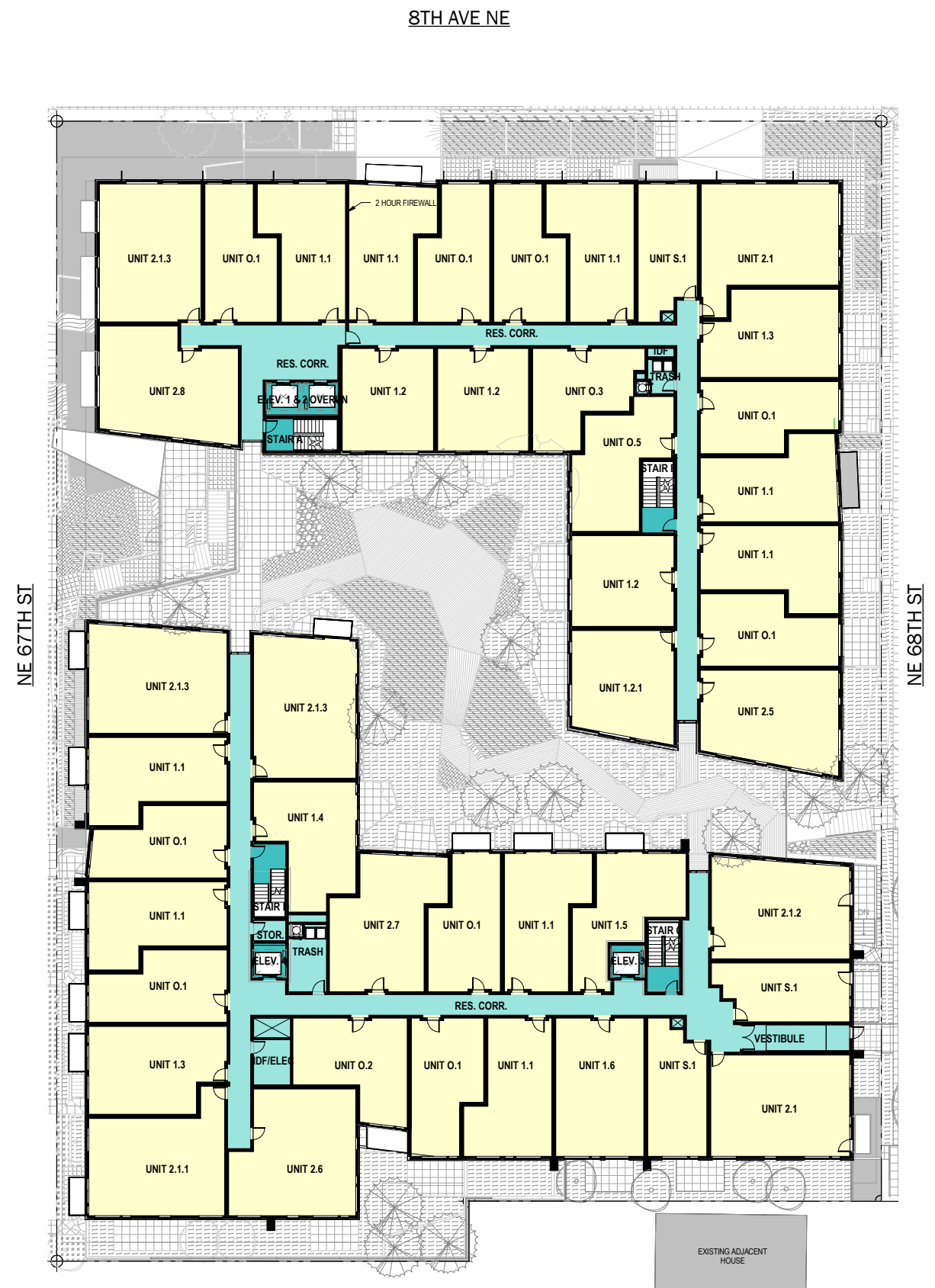
BUILDING PLANS

LEVELS 1 & 2

- Parking
- Residential
- Vertical Circulation
- Lobby/Circulation
- Amenity/Storage
- Roof Deck



Level 1



Level 2

BUILDING PLANS

LEVELS 3-5 & 6



Levels 3-5



Level 6

- Parking
- Residential
- Vertical Circulation
- Lobby/Circulation
- Amenity/Storage
- Roof Deck



BUILDING PLANS

LEVEL 6 MEZZANINE & ROOF

8TH AVE NE

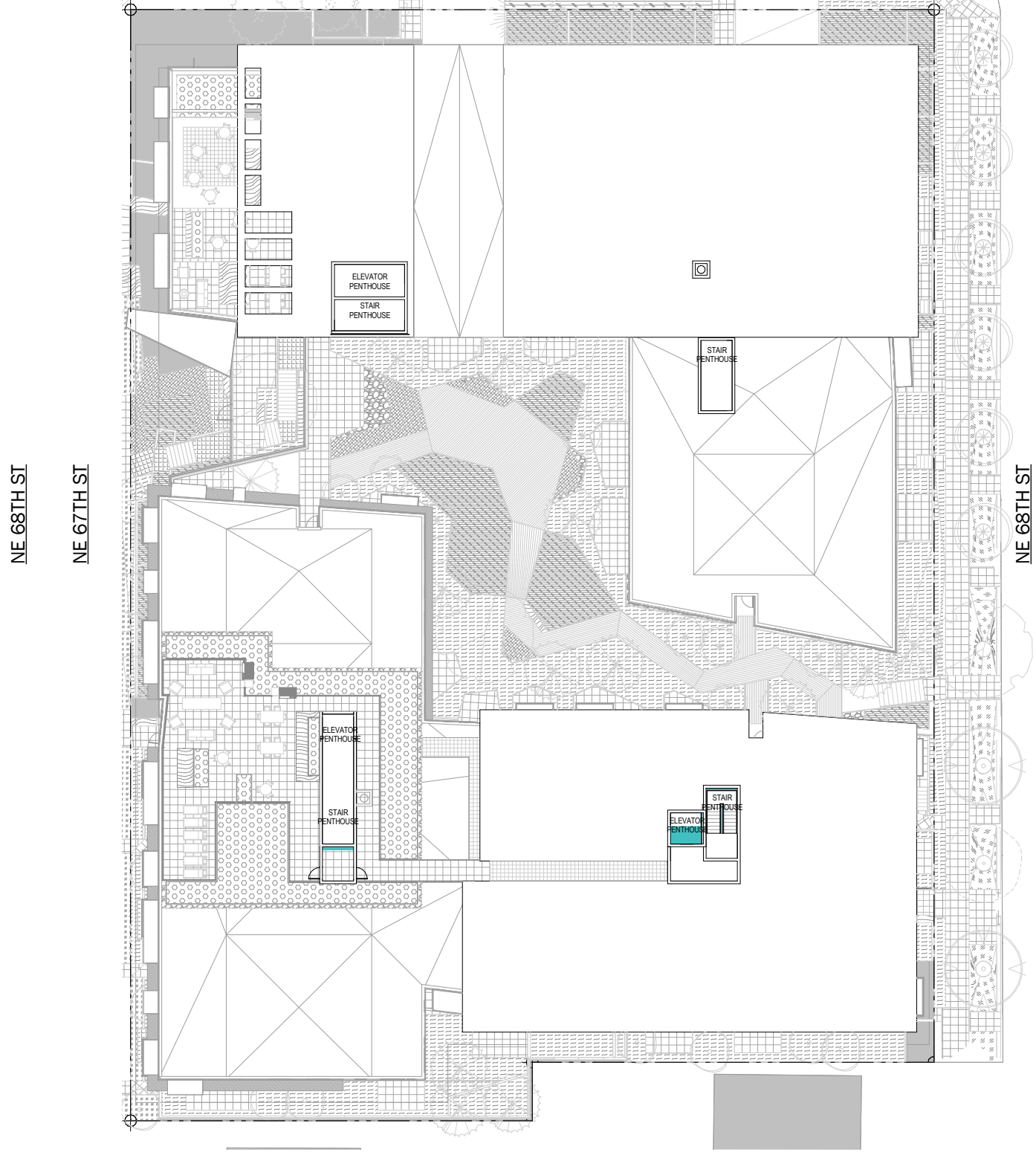


- Parking
- Residential
- Vertical Circulation
- Lobby/Circulation
- Amenity/Storage
- Roof Deck



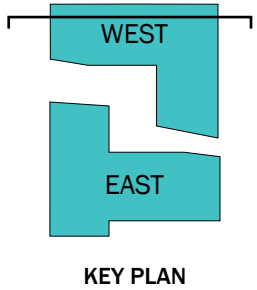
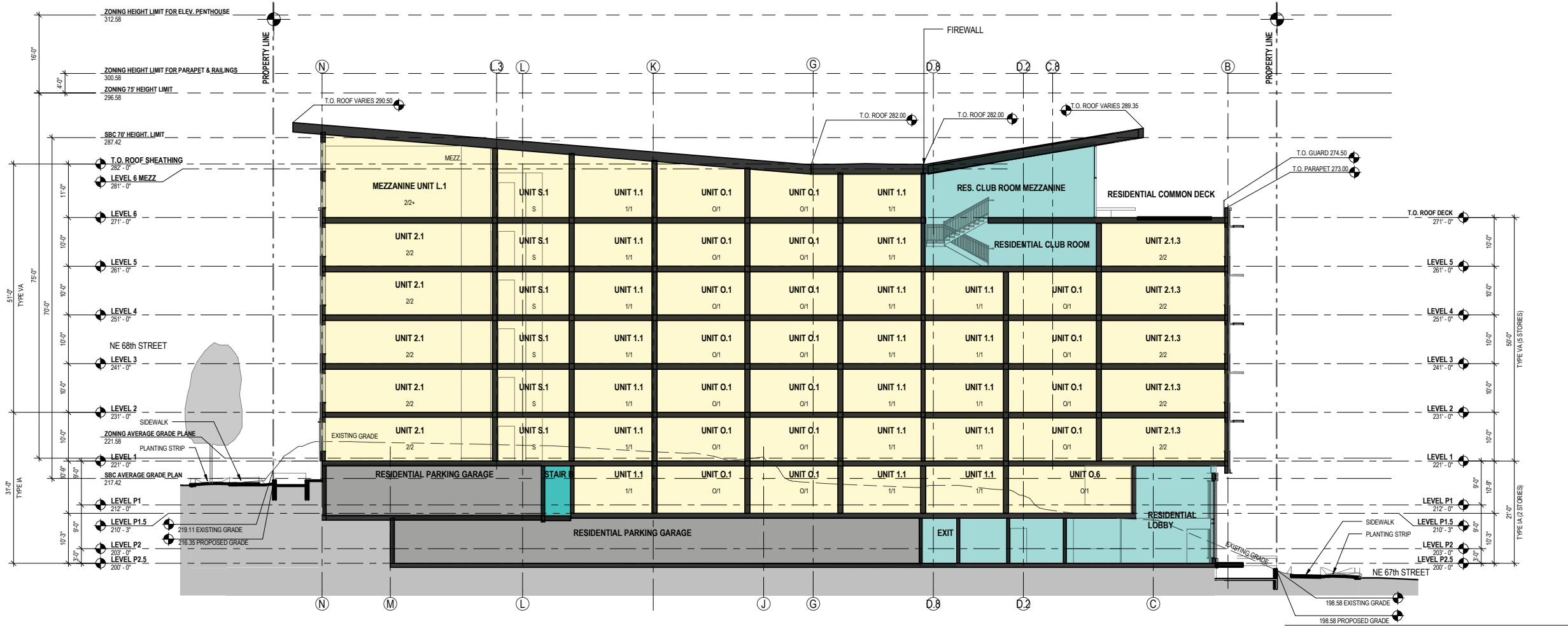
Level 6 Mezzanine

8TH AVE NE

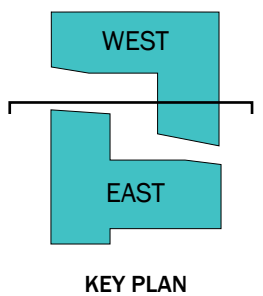
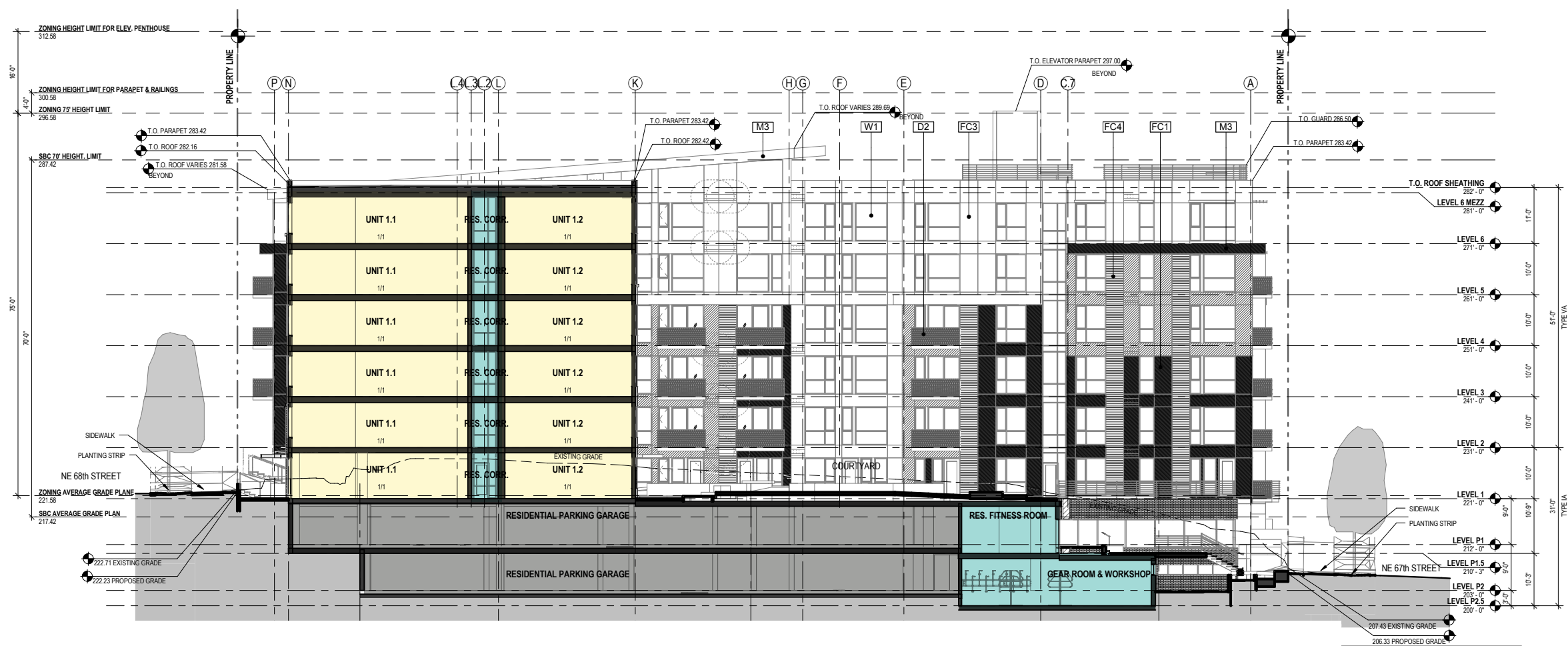


Roof Level

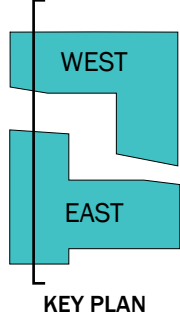
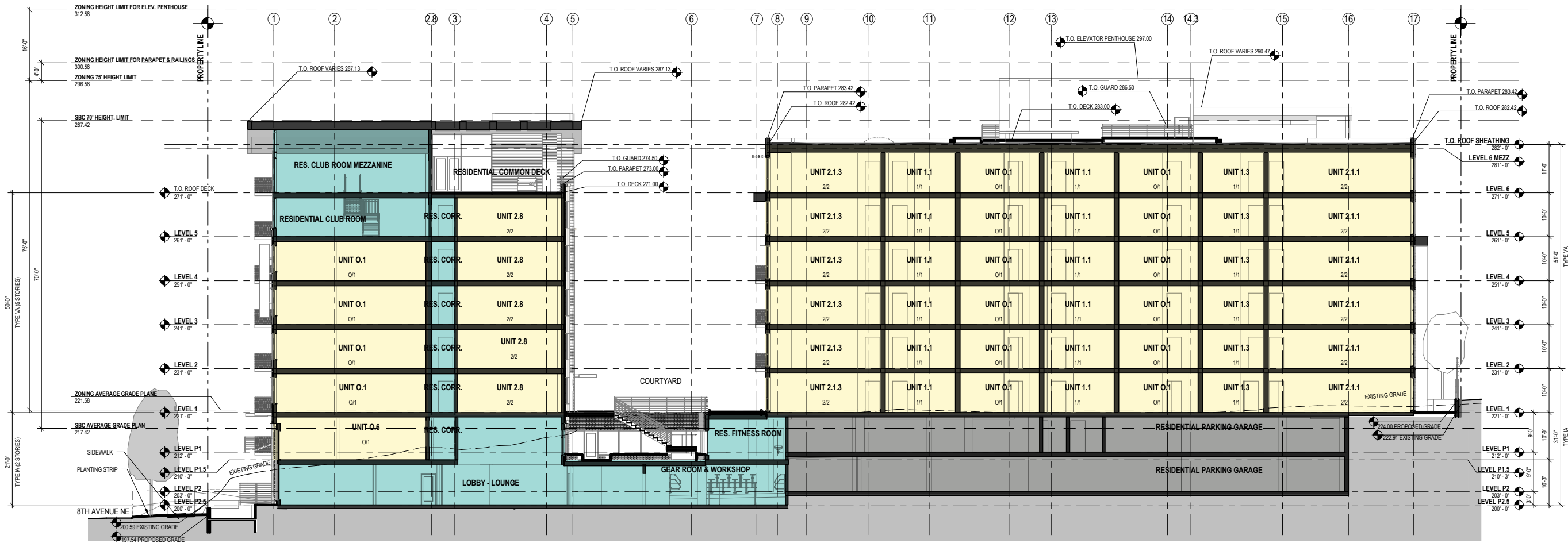
BUILDING SECTIONS NORTH - SOUTH



BUILDING SECTIONS NORTH - SOUTH



BUILDING SECTIONS WEST - EAST



MATERIAL PALETTE

WINDOWS



EAST BUILDING

Fiber Cement Panel Siding (FC3)
Color: Light Grey

Brake Shape Metal Roof & Accent Panel (M3)
Color: Dark Grey

Lap Siding: Certainteed Weatherboards (FC4)
Color: Maple

Fiber Cement Panel Siding (FC2)
Color: Medium Grey

Fiber Cement Panel Siding (FC1)
Color: Dark Grey

C1: Concrete, Architectural Finish

D8: Canopy, Residential Unit Entry, Atlantic Grey

D2: Balcony, Perforated Metal, Natural

D3: Horiz. Sunshade, Natural Metal

WEST BUILDING

Brake Shape Metal Roof & Accent Panel (M4)
Color: Midnight Blue

Soffit: Certainteed Weatherboards (S1)
Color: Maple

Metal Siding (M2): AEP Span Profile Boxed Rib
Color: Cool Zactique

Fiber Cement Panel Siding (FC5)
Color: Wood Look to Match FC4

Fiber Cement Panel Siding (FC1)
Color: Dark Grey

Metal Siding (M1): AEP Span Profile Prestige PS-12 12x1
Color: Champagne

Metal Siding (M2): AEP Span Profile Boxed Rib
Color: Cool Zactique

Metal Siding (M1): AEP Span Profile Prestige PS-12 12x1
Color: Champagne

Fiber Cement Panel Siding (FC7)
Color: To Match M2

Fiber Cement Panel Siding (FC6)
Color: To Match M1

Brick: Mutual Materials (B1)
Color: Ebony Mission

D1: Balcony, Perforated Metal, Atlantic Grey

D4: Horiz. Sunshade, Metal, Midnight Blue
D5: Vert. Sunshade, Metal, Midnight Blue

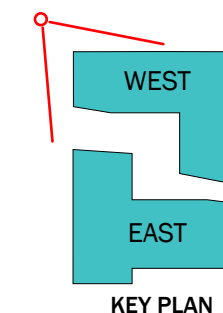
D6: Canopy, Lobby Entry, Atlantic Grey
D7: Canopy, Garage Entry, Atlantic Grey



A-1, A-10: The top of the west building draws on the linear qualities of the adjacent freeway through a strong, horizontal roof form. The shared roof deck at this location captures prime views and solar orientation, while reinforcing the importance of this corner.

A-4, A-8, D-6, E-2: Layered landscaping and a series of stoops help transition between the sidewalk and the building at the pedestrian scale. This tiered transition also contributes to the visibility of people, bicycles, and vehicles along the R.O.W. Service spaces, including trash collection rooms, are located within the garage, but on collection days, the bins will be temporarily brought outside to a screened holding area adjacent to the residential garage entrance. Keeping these unappealing aspects of the building inside allows the swales, stoops, and planters to continue along the perimeter, down 8th Ave, to the rain garden and dock off the SW corner of the main lobby.

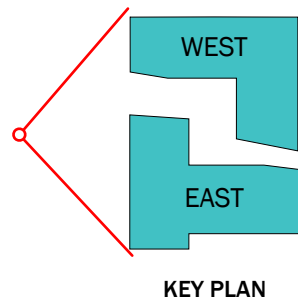
A-7: The courtyard provides significant open space for both the residents and the public. The walkway and terrace reflect the flow of water along the natural slope of the grade, an important feature of the site, while allowing for patios at the inner-facing units. The southern end of the courtyard widens to include seating areas where solar exposure is best.



KEY PLAN

ELEVATIONS

NE 67TH STREET (SOUTH)



A-1, A-5, A-10, C-2, C-3, C-4: Separating the buildings allows each structure to respond appropriately to the adjacent context. The west building serves as a bulwark for the site, by blocking the harsh qualities of the highway, and will be clad in materials that resist dirt and strong sun exposure. The east building transitions in both form and material to the smaller scale of the surrounding neighborhood. The massing also allows for a central courtyard, which maximizes the sunlight and air available to the courtyard units. Stairs and levels throughout the courtyard express the extreme grade change of the site, while swales and planters soften this change at the perimeter. A rain garden culminates the ground expression at the lowest point of the site, the SW corner, where the main lobby is located. Both the transparency and scale of the rain garden at the SW corner, mark it as distinct from the remainder of the site at the pedestrian scale. Stoops also help bring the scale down and reflect the welcoming vernacular of the neighborhood. At the east property line, landscaping and low dense trees help screen the proposed building from the existing homes.

RENDERING
VIEW FROM SOUTHWEST



KEY PLAN

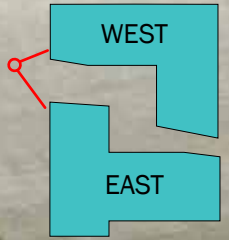
RENDERINGS

VIEW FROM SOUTH AT CORNER OF NE 67TH ST & 8TH AVE NE





A-3, C-4, D-1, E-2: The main entrance occurs between the lobby space and the beginning of the courtyard stairs, connecting the two with a generous entry court. A raingarden and terraced landscaping along both the sidewalk and up into the courtyard serve to extend the entrance sequence into the courtyard. The transparency of the lobby and other surrounding common spaces provides a counterpoint to the more protected residential fenestration above. Brick, glass, and metal cladding provide a variety of texture, reflection, and warmth at the building entrance. These attributes will be augmented by light fixtures that also respect the current state of the surrounding properties.

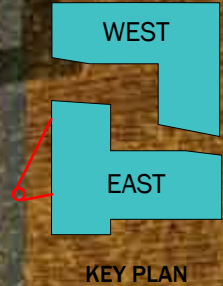


KEY PLAN

RENDERINGS

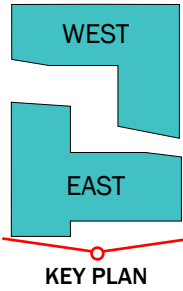
VIEW FROM SOUTHEAST CORNER





ELEVATIONS

EAST



ELEVATIONS

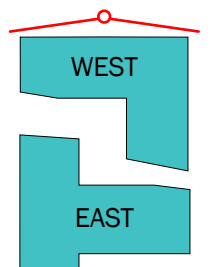
8TH AVENUE NE (WEST)



A-1, A-10: The top of the west building draws on the linear qualities of the adjacent freeway through a strong, horizontal roof form, a notable feature of the building within the scale of the neighborhood. The shared roof deck at this location captures prime views and solar orientation, while reinforcing the importance of this corner.

A-8, D-6: The landscape transitions contribute to the visibility of people, bicycles, and vehicles along the right-of-way. Service spaces, including trash collection rooms, are located within the garage, but on collection days, the bins will be temporarily brought outside to a screened holding area adjacent to the residential garage entrance. Keeping these unappealing aspects of the building inside allows the swales, stoops, and planters to continue along the perimeter to the rain garden and dock off the SW corner of the main lobby.

A-1, A-4: Tiered planters and swales step down the west facade to the rain garden at the southwest corner. These features serve to direct collected water to the southwest corner, while emphasizing the extreme grade change across the site. The layered landscaping and residential stoops further break down the scale of the building to the pedestrian level.

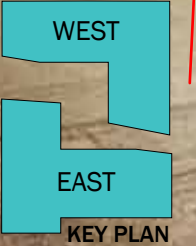


KEY PLAN

RENDERINGS

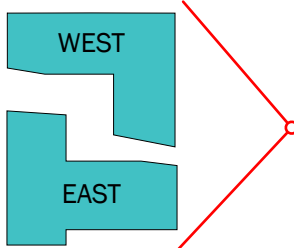
VIGNETTE AT RESIDENTIAL DECKS ALONG 8TH AVE NE





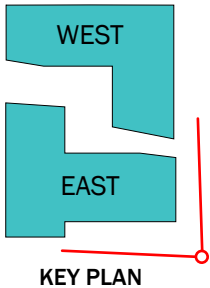
ELEVATIONS

NE 68TH STREET (NORTH)

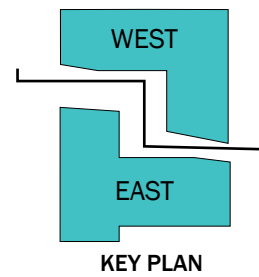


KEY PLAN

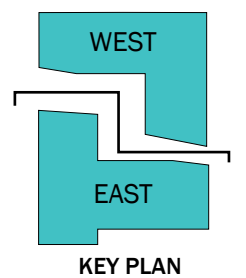
RENDERINGS
VIEW FROM NORTHEAST CORNER



COURTYARD ELEVATIONS FACING WEST



COURTYARD ELEVATIONS FACING EAST



KEY PLAN

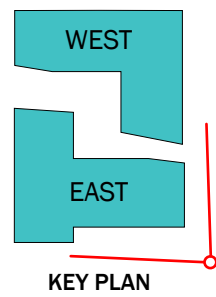
VIGNETTE - COURTYARD



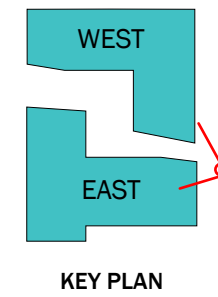
View of northeast corner of project site at NE 68th St right-of-way



Approaching courtyard from NE 68th St right-of-way



KEY PLAN



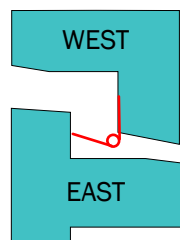
KEY PLAN



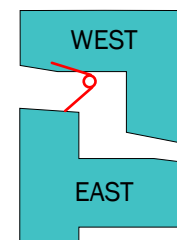
Middle of courtyard looking southwest towards NE 67th St



Looking south from courtyard towards NE 67th St



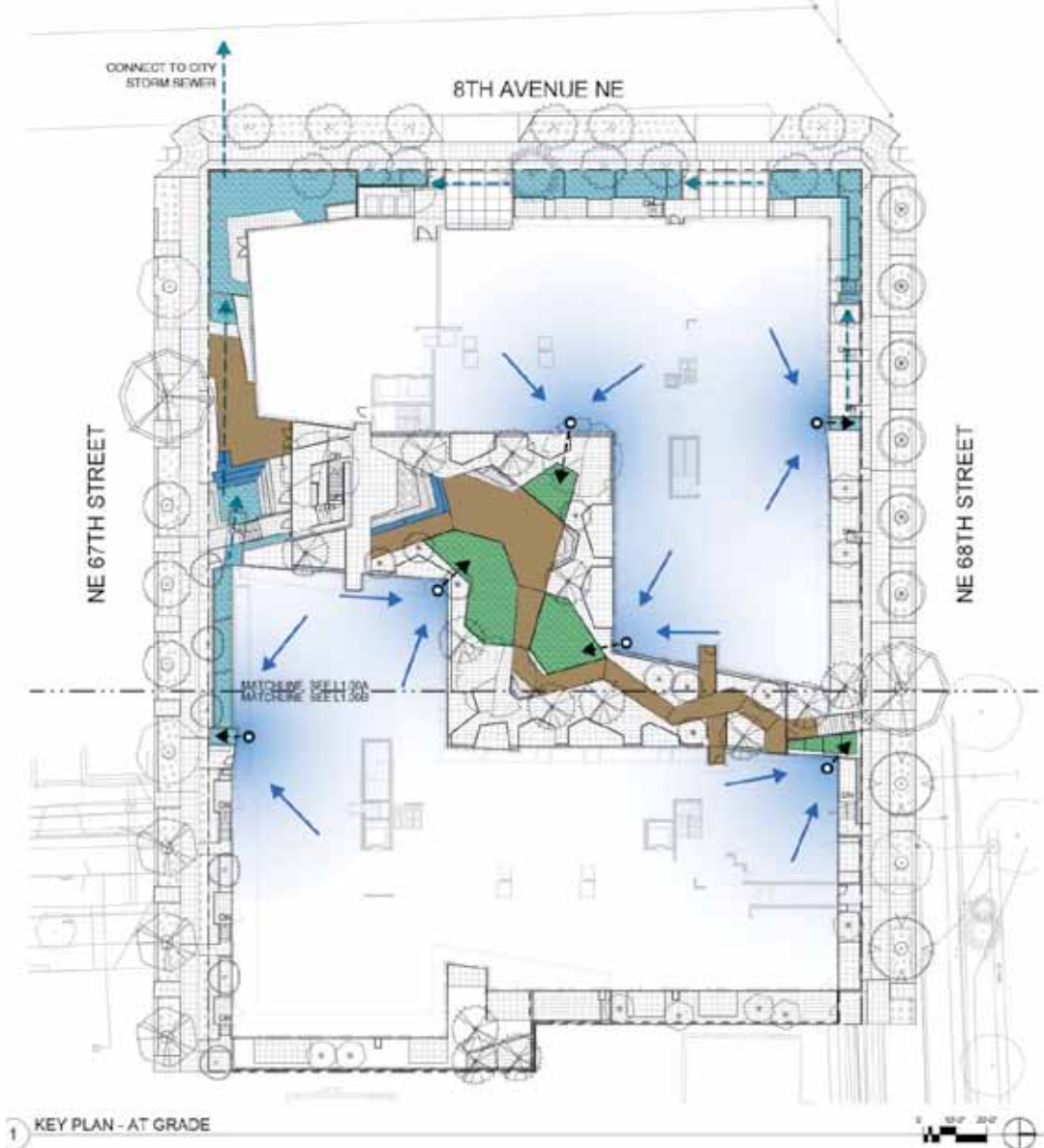
KEY PLAN



KEY PLAN

LANDSCAPE CONCEPT

Diagram of water flow through the site



- LEGEND**
- SUBGRADE CONVEYANCE
 - BIORETENTION PLANTERS
 - ROOF RUNOFF
 - DIRECTION OF ROOF FLOW
 - ROOF TO PLANTER CONVEYANCE
 - BIORETENTION PLANTERS
 - SIDEWALK
 - REGULATING WATER FEATURES










LANDSCAPE INSPIRATION



LANDSCAPE PLAN

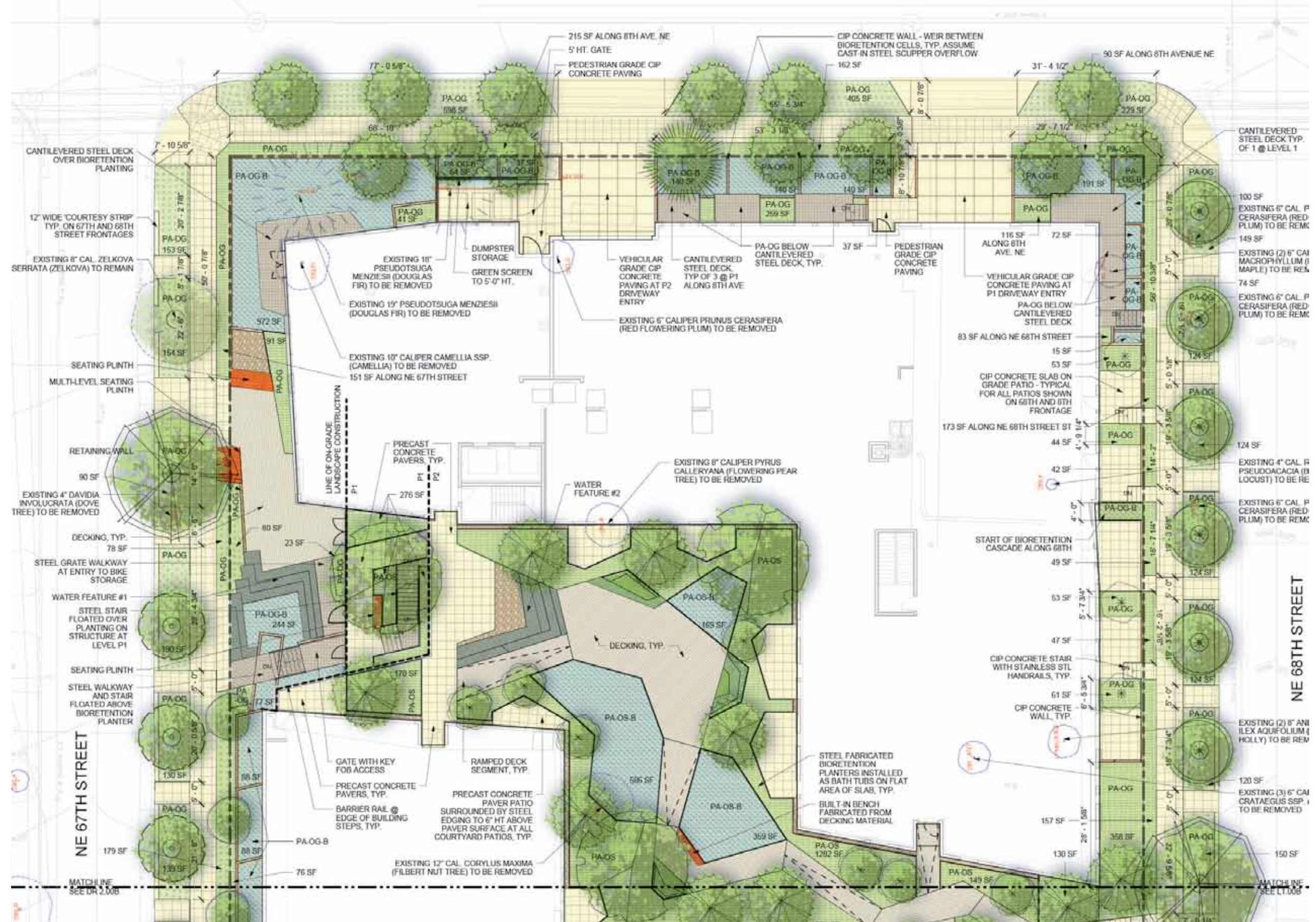
GROUND LEVEL WEST

LEGEND

-  DECKING
-  4" DEPTH DECORATIVE GRAVEL AT BUILDING EDGE
-  STEEL DECK / GRATING TYPICALLY CANTILEVERED
-  STONE PIECE AT WATER FEATURE, TYP.
-  SEATING PLINTH
-  COURTYARD PATIO OF PEDESTAL PAVERS AND EDGING
-  CONCRETE SIDEWALK WHERE ON GRADE, CONCRETE PEDESTAL PAVERS WHERE ON STRUCTURE

Activities & features of the courtyard

- Quiet place/ naturally protected grotto that offers relief from the highway
- Programmed for passive activities and will include movable furniture that people can arrange as the situation arises
- Roof deck will be programmed for more active spaces and include BBQ grills and outdoor dining



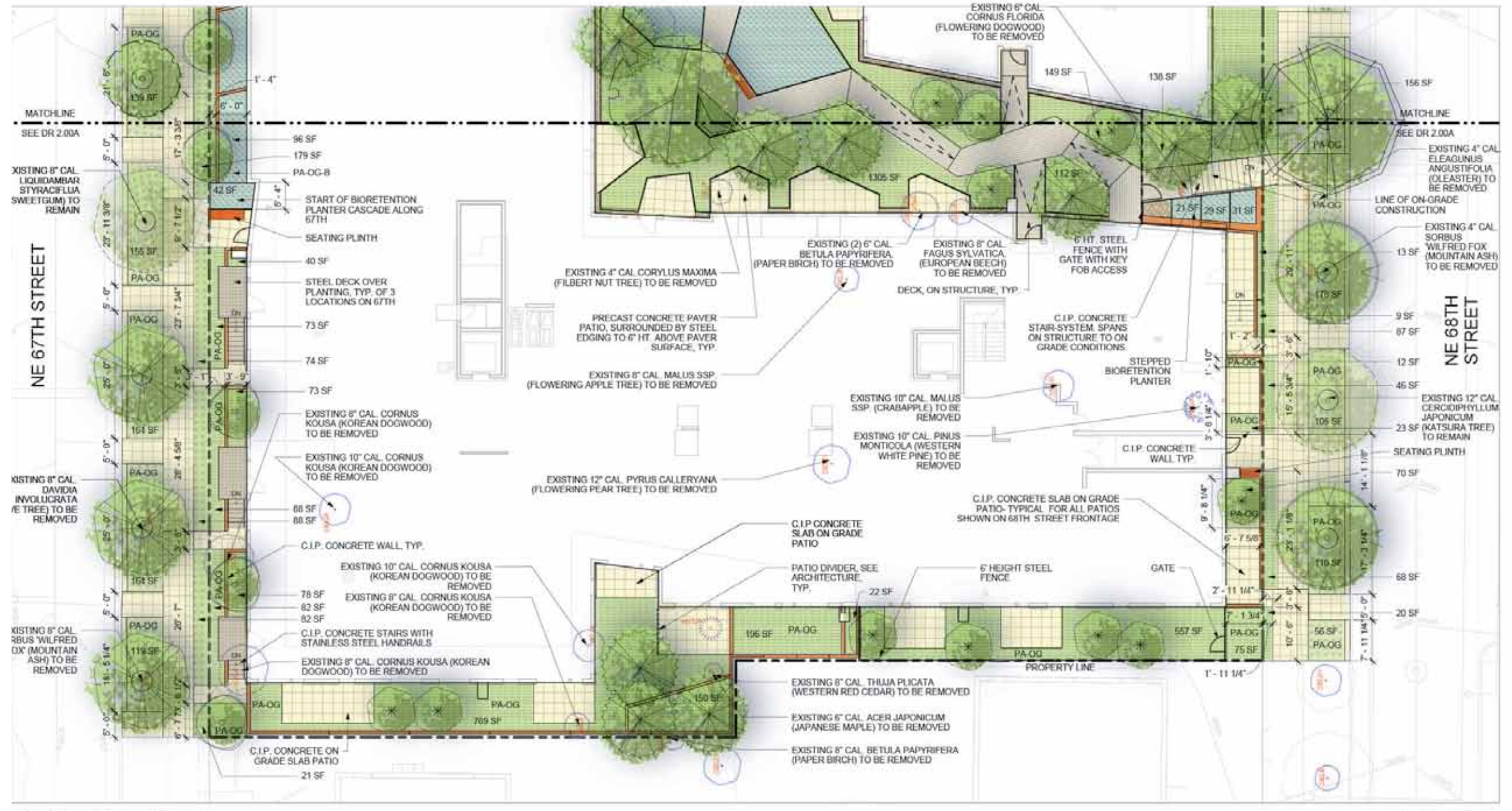
LANDSCAPE PLAN GROUND LEVEL EAST

PLANTING AREA DEFINITIONS

PA-OS: PLANTING AREA ON STRUCTURE
 PA-OG: PLANTING AREA ON GRADE
 PA-OS-B: PLANTING AREA ON STRUCTURE - BIORETENTION
 PA-OG-B: PLANTING AREA ON GRADE - BIORETENTION

LEGEND







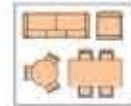
- DECKING
- 4" DEPTH DECORATIVE GRAVEL AT BUILDING EDGE
- STEEL DECK / GRATING TYPICALLY CANTILEVERED
- STONE PIECE AT WATER FEATURE, TYP.
- SEATING PLINTH
- COURTYARD PATIO OF PEDESTAL PAVERS AND EDGING
- CONCRETE SIDEWALK WHERE ON GRADE, CONCRETE PEDESTAL PAVERS WHERE ON STRUCTURE



LANDSCAPE PLAN

ROOF WEST

LEGEND

-  BBQ WITH STAINLESS STEEL COUNTER
-  24" HT WOOD SEATING PLINTH FABRICATED FROM HEAVY TIMBERS
-  4" DEPTH DECORATIVE GRAVEL
-  2x2' PRECAST CONCRETE PAVER, TYP.
-  1'x1' PRECAST CONCRETE PAVER (IN SCRABBLE BOARD PATTERN)
-  26" HT FABRICATED STEEL PLANTER. ASSUME 2" DEPTH MULCH, 18" DEPTH LIGHTWEIGHT PLANTING SOIL, AND 2" DEPTH OF DRAIN ROCK, WITH FOAM LEVELING BELOW. SET TOP EDGE 24" ABOVE ADJACENT WALKING SURFACE.
-  SITE FURNISHINGS, OWNER PROVIDED.

BUILDING OVERHANG, TYP.

SCRABBLE BOARD LAID OUT IN 1' X 1' PRECAST CONCRETE PEDESTAL PAVERS

BARRIER RAIL, TYP.

24" HT WOOD SEATING PLINTH, TYP.

36 S.F.

33 S.F.

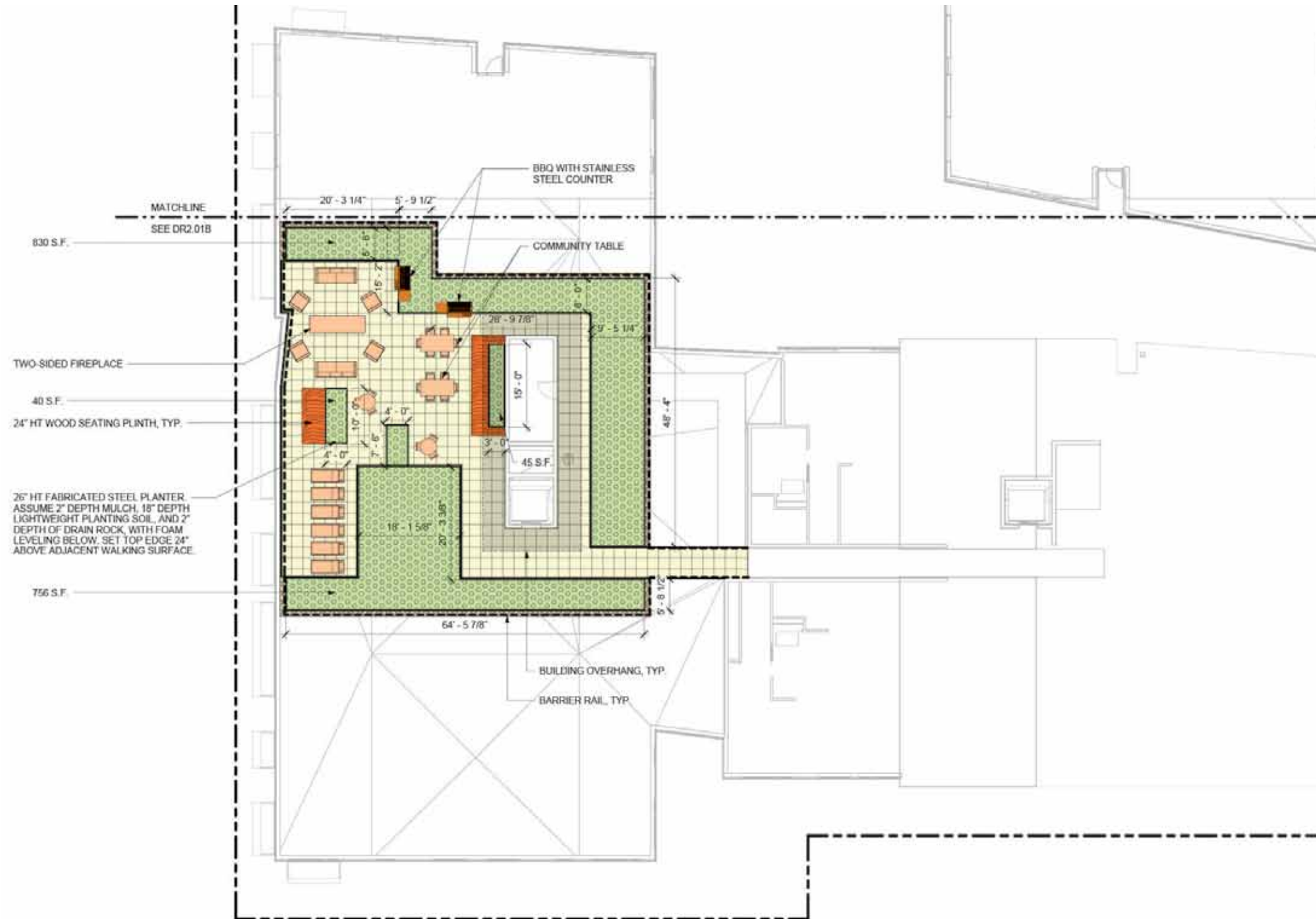
FIRE PIT

26" HT FABRICATED STEEL PLANTER. ASSUME 2" DEPTH MULCH, 18" DEPTH LIGHTWEIGHT PLANTING SOIL, AND 2" DEPTH OF DRAIN ROCK, WITH FOAM LEVELING BELOW. SET TOP EDGE 24" ABOVE ADJACENT WALKING SURFACE.

MATCHLINE
SEE DR2.01B



LANDSCAPE PLAN ROOF EAST



LIGHTING CONCEPT



LIGHTING CONCEPT



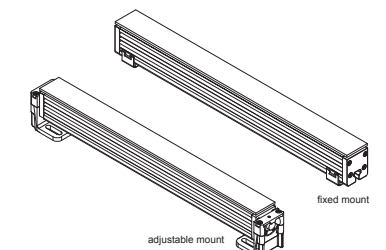
(A) Recessed downlight



(D) Unit entry



(B) Landscape uplight



(E) Grazer (CFL or LED strip)



(C) Landscape bollard



(F) Step light

SIGNAGE AND CANOPIES CONCEPT PLAN



① Address & secondary building sign

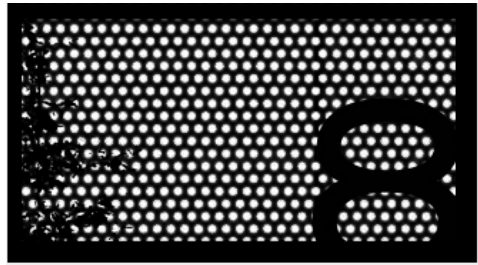


② Main entry canopy



③ Residential parking entry canopy

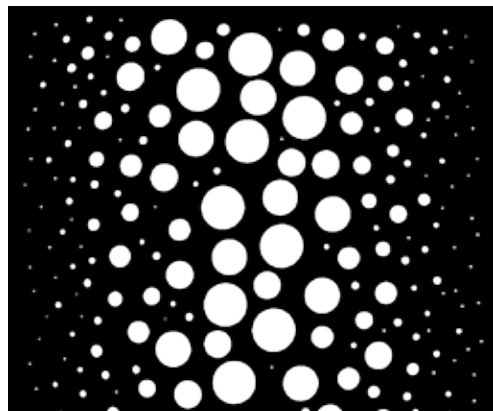
SIGNAGE AND CANOPIES CONCEPT IMAGES



4 Example of main building sign & west-facing balconies concept



Example of perforated metal pattern on deck rail



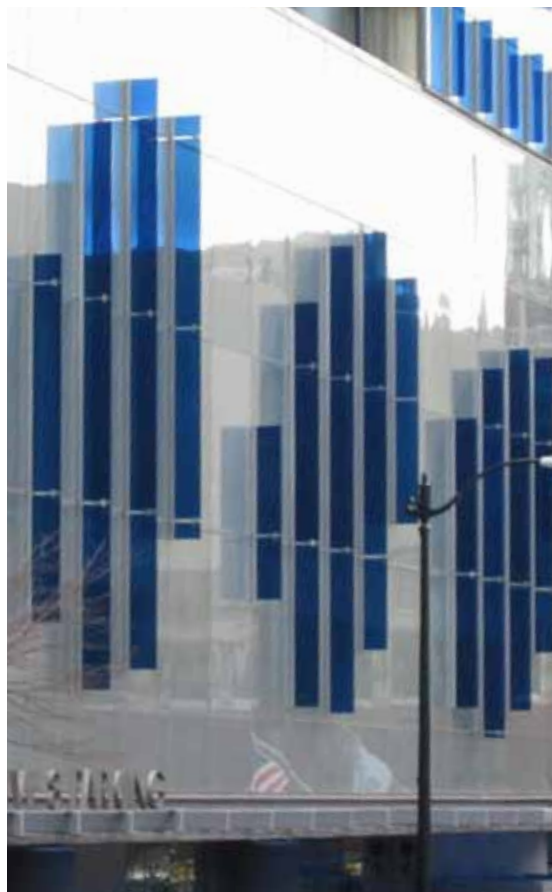
Gradient perforated metal pattern



Example of perforated metal pattern on deck rail



5 Example of residential unit entry canopies



6 Example of vertical fins



7 Example of horizontal sun shades



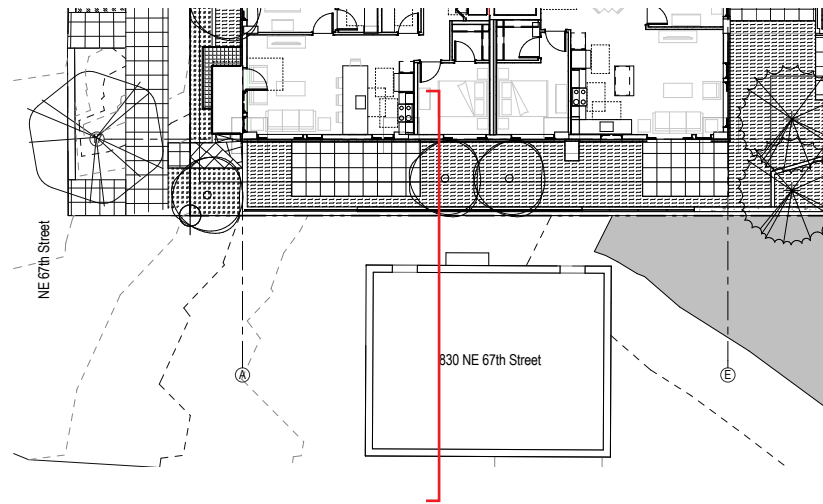
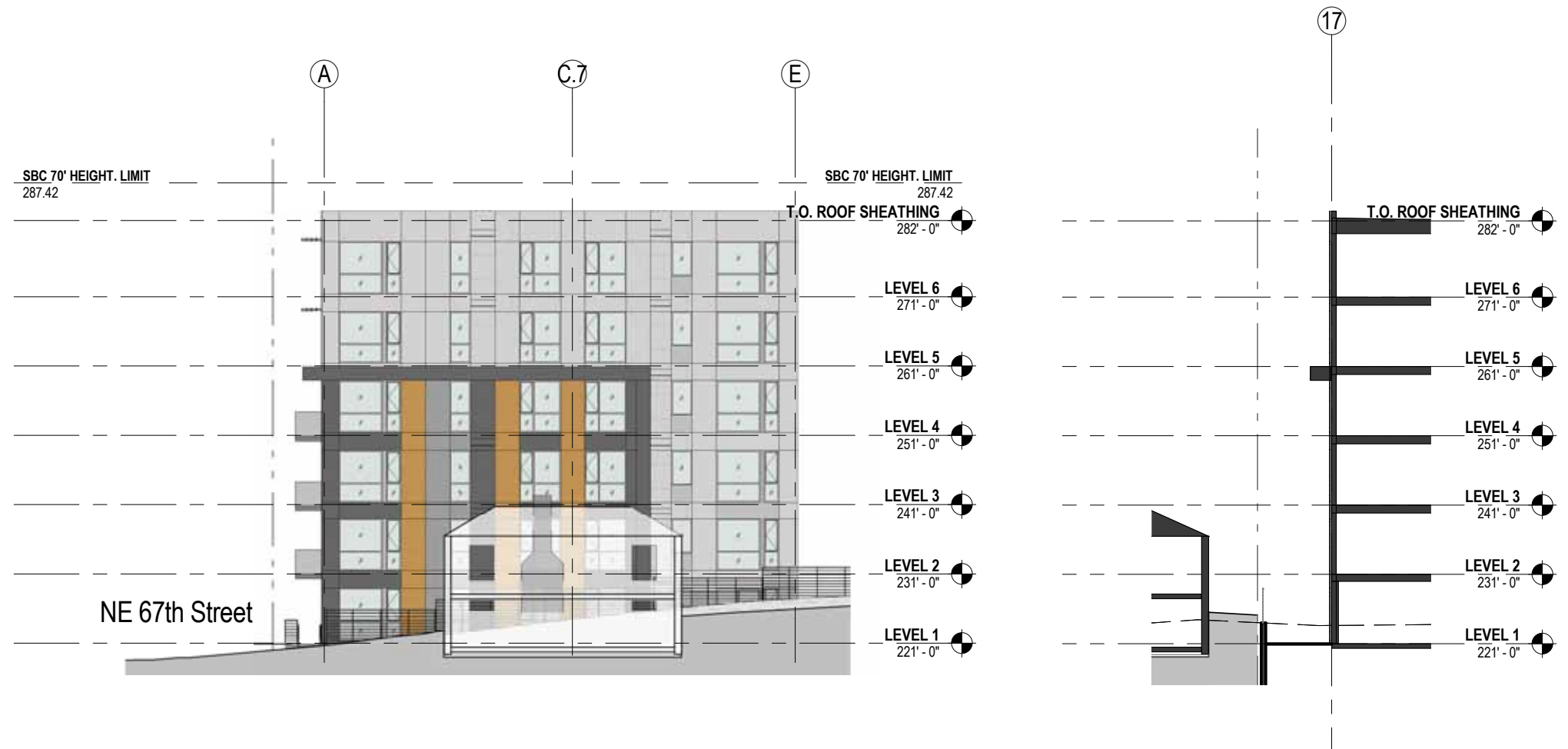
Example of horizontal sun shades



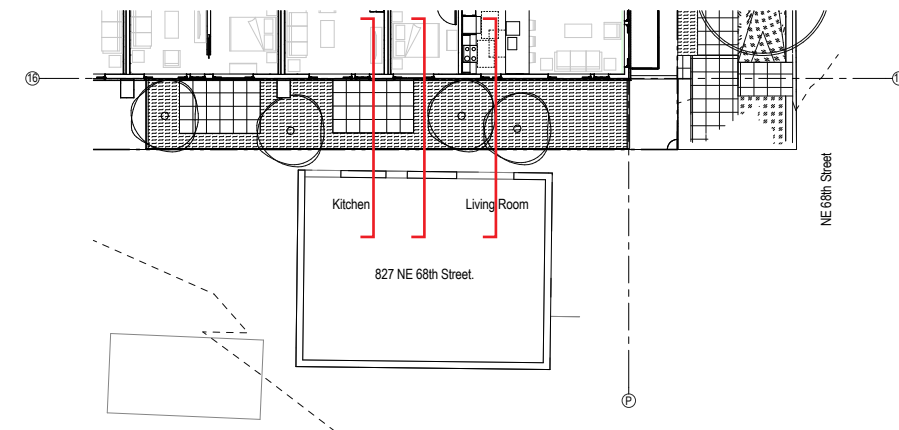
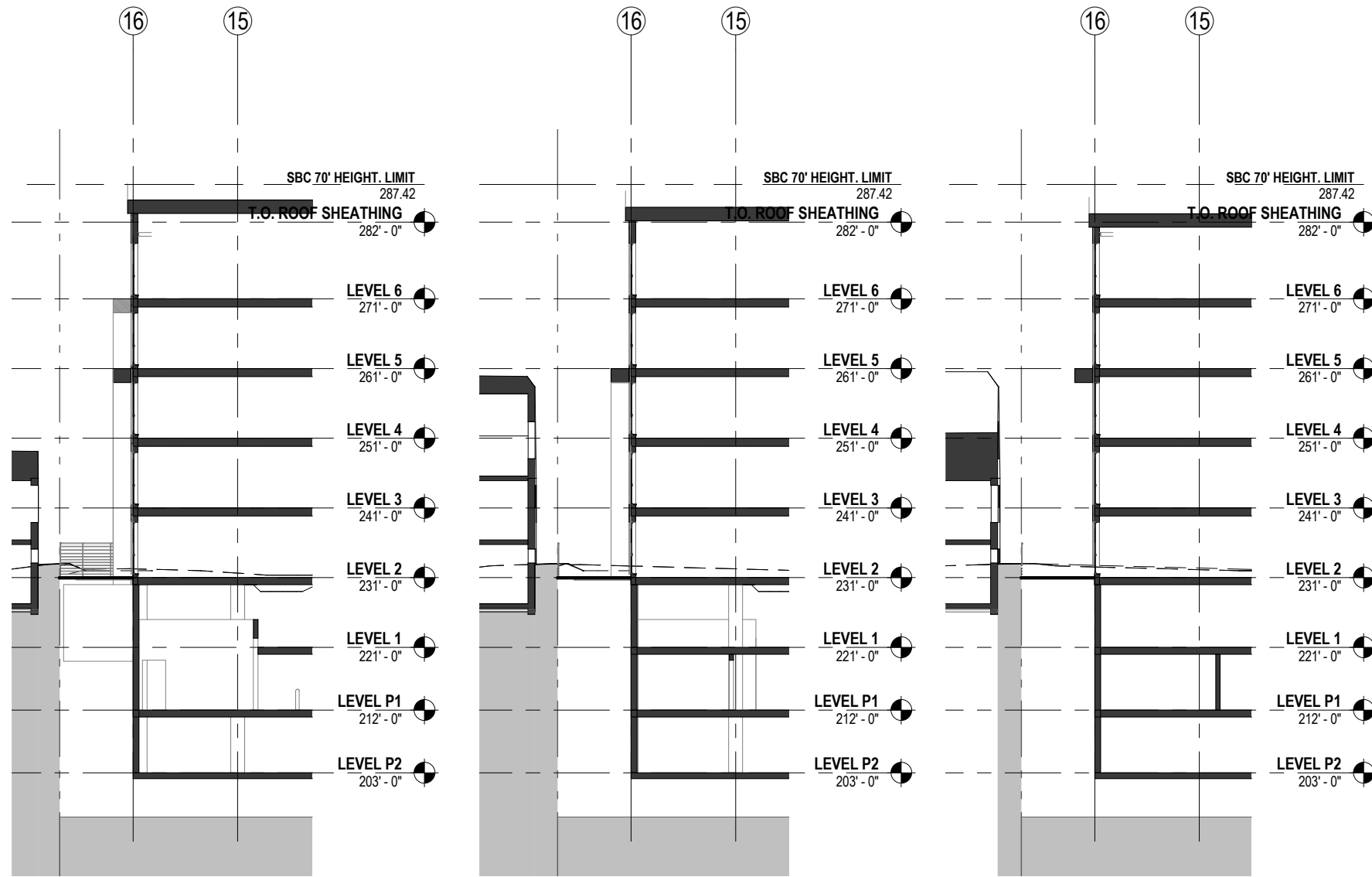
Example of horizontal sun shades with solar-panel



ADJACENCY STUDIES
830 NE 67TH STREET



ADJACENCY STUDIES 827 NE 68TH STREET



SHADOW STUDIES

EQUINOX

9 AM

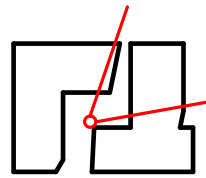
12 PM

3 PM

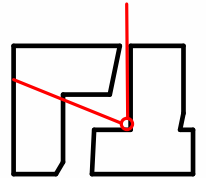
SITE PLAN



VIEW EAST



VIEW WEST



SUMMER SOLSTICE

SITE PLAN

9 AM



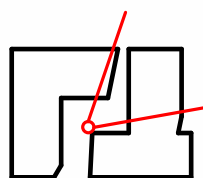
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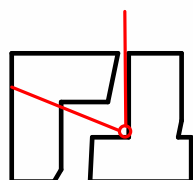
3 PM



VIEW EAST



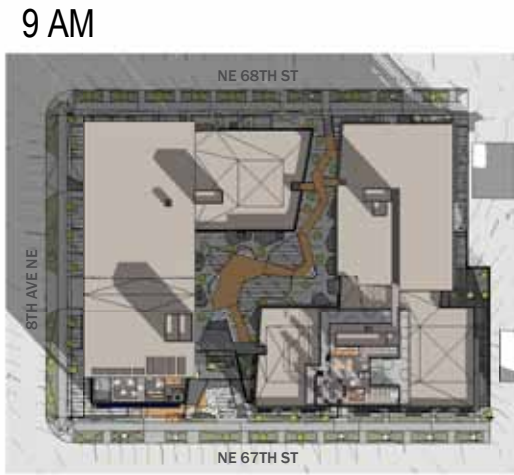
VIEW WEST



SHADOW STUDIES

WINTER
SOLSTICE

SITE PLAN



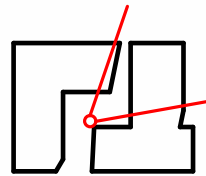
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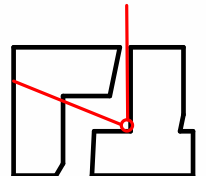
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VIEW EAST



VIEW WEST



DEPARTURE REQUESTS

DEPARTURE MATRIX

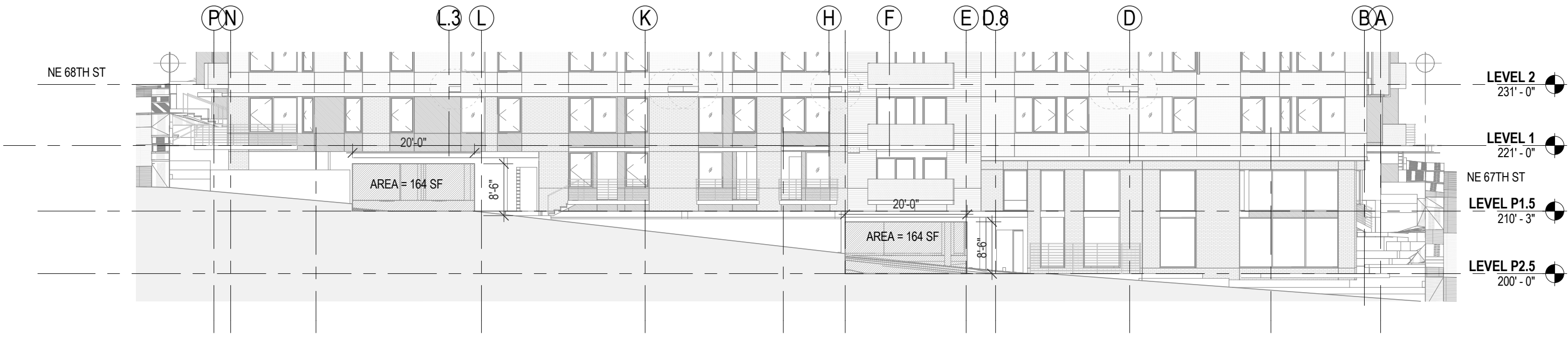
DEPARTURE #1

REQUIREMENT	REQUEST	JUSTIFICATION	DRB COMMENTS
<p>SCREENING OF PARKING SMC 23.45.536.D.3.a</p> <p>IF GARAGE DOOR(S) FACE STREET, THE FOLLOWING STANDARDS APPLY: a. GARAGE DOORS MAY BE NO MORE 75 SQUARE FEET IN AREA;</p>	<p>THE PROJECT PROPOSES GARAGE DOORS, THAT ARE APPROXIMATELY 164 SF EACH.</p>	<p>THE DRIVEWAYS REQUIRED FOR TWO WAY ACCESS TO GARAGES SERVING MORE THAN 30 CARS ARE REQUIRED TO BE 20 FEET WIDE MINIMUM BY SMC 23.54.030. BUILDING CODE REQUIRES VAN ACCESS TO A PORTION OF THE PARKING THAT MUST BE 8'2" CLEAR IN HEIGHT. RATHER THAN PROVIDING MULTIPLE SINGLE LANE DOORS AT 75 SQUARE FEET EACH WITH ADDITIONAL CURB CUTS, THE PROJECT PROPOSES LIMITING CURB CUTS AND PEDESTRIAN DISTURBANCE TO TWO (2) TWO-WAY DRIVEWAYS WITH DOORS SIZED TO ACCOMODATE THE DRIVEWAYS AND VAN HEIGHT.</p>	<p>None – This aspect of the design was not developed enough to know the need for this departure at the time of the EDG.</p>

DEPARTURE #2

REQUIREMENT	REQUEST	JUSTIFICATION	DRB COMMENTS
<p>SIGHT TRIANGLE SMC 23.54.030.G 3</p> <p>THE SIGHT TRIANGLE IS TO BE KEPT CLEAR OF OBSTRUCTIONS IN THE VERTICAL SPACES BETWEEN 32" AND 82" FROM THE GROUND.</p>	<p>REQUEST THAT A PORTION OF THE LANDSCAPING RETAINING WALL ENCROACHING INTO THE SIGHT TRIANGLE.</p>	<p>THE ENCROACHMENT IS ONLY 1% OF THE REQUIRED SIZE OF THE SIGHT TRIANGLE AND OCCURS DUE TO THE STEEP GRADE CONDITION OF THE SITE. THE LANDSCAPE PLANTER WALLS SERVE TO SOFTEN THE TRANSITION FROM THE SIDEWALK GRADE TO THE FACE OF THE BUILDING. THE WIDTH OF THE DRIVEWAY IS LARGER THAN THE MIN. WIDTH REQUIRED BY CODE. THE SIGHT TRIANGLE WOULD BE CODE COMPLIANT IF THE DRIVEWAY WERE 20' WIDE.</p>	<p>None – This aspect of the design was not developed enough to know the need for this departure at the time of the EDG.</p>

DEPARTURE REQUESTS
DEPARTURE #1 DIAGRAM

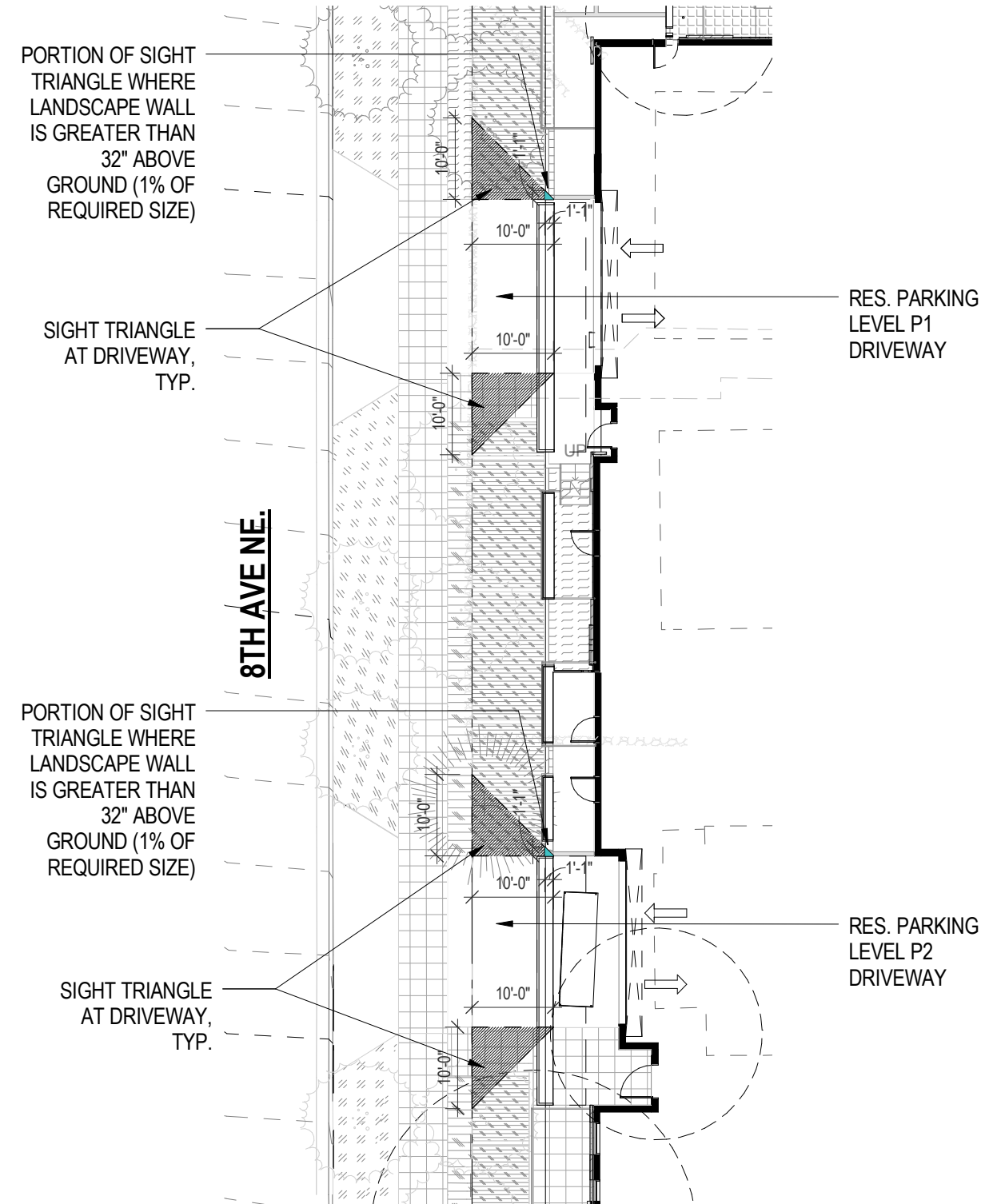


West elevation close up showing proposed size of garage doors at levels P1 and P2 residential garage entrances.



Examples of screened garage doors

DEPARTURE REQUESTS DEPARTURE #2 DIAGRAM



Site plan close up showing sight triangles and where the encroachment occurs.