

# EARLY DESIGN GUIDANCE MEETING

JANUARY 6, 2014

UNIVERSITY COMMONS  
DPD PROJECT #3015818

5019 ROOSEVELT WAY NE  
SEATTLE, WA 98105

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Contact:  
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1 Yesler Way - Suite 200  
Seattle, WA 98104



Contact:  
John Torrence  
Low Income Housing Institute  
2407 1st Avenue - Suite 200  
Seattle, WA 98121



Contact:  
Joe Gruber  
University District Food Bank  
1413 NE 50th Street  
Seattle, WA 98105



# PROPOSAL ATTACHMENT A

## CITY OF SEATTLE | APPLICATION FOR EARLY DESIGN GUIDANCE

### PART I: CONTACT INFO

1. Property Address: 5019 Roosevelt Way NE  
Seattle, Washington 98105

2. Project number: 3015818

Additional related project number(s):

4. Owner/Lessee Name Roosevelt Development LLLP

5. Contact Person\* Name John Torrence  
Firm Low Income Housing Institute  
Mailing Address 2407 1st Avenue - Suite 200  
City State Zip Seattle, WA 98121  
Phone (206) 957-8052  
E-mail address jtorrence@LIHI.org

6. Applicant's Name Kristen Johnson, AIA  
Relationship to Project Project Architect

7. Design Professional's Name Brian Runberg, AIA  
Runberg Architecture Group  
Address 1 Yesler Way- Suite 200  
Phone (206) 956-1970  
E-mail address brianr@runberg.com

8. Applicant's Signature \_\_\_\_\_ Date \_\_\_\_\_

\*Only the contact person will receive notice of the meeting. The contact person is responsible for informing other pertinent parties.

### PART II: SITE AND DEVELOPMENT INFO

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

The site is located in the University District Northwest Urban Center Village, approximately three blocks from Interstate 5, two blocks from University Playground and a half block north of Roosevelt Way NE and NE 50th Street gateway. The site measures approximately 131' x 100' with a total area of 13,610 square feet. It is bounded by a four story mixed use building to the north, Roosevelt Way NE to the east, the University Branch of the Seattle Public Library to the south, and single family homes to the west. The site slopes moderately from west to east +/- 14 feet (13%). The southwest portion of the site is currently occupied by a two story concrete base and wood framed structure currently operated as an auto showroom and service area with apartment units above. The parking lot on the east half of the site is used as auto storage and display.

**2. Please indicate the site's zoning and any other overlay designations, including applicable Neighborhood-Specific Guidelines.**

The zoning is NC2-40/LR2 (Neighborhood Commercial 2-40', Low Rise 2). It is located within the University District Northwest Urban Center Village, adjacent to the Roosevelt Way NE and NE 50th Street gateway. Roosevelt Way NE is an arterial street, requiring a three foot setback.

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

The site is surrounded by NC2-40 zoning to the north, east, and south and by LR2 to the west. The site has an 11'x45' portion in the southwest corner that lies within the LR2 zone. The street frontage is relatively level along Roosevelt Way NE, but slopes up quickly to the west within the block. Existing surrounding uses include market-rate housing, commercial office space, public and education facilities (including a library to the immediate south), and some local retail. Community landmarks include University Library to the south, Church of the Blessed Sacrament, University Child Development School, University Playground, University Heights Center, University Family YMCA and Seven Gables Theater. The University of Washington is less than a mile south of the site along Roosevelt Way NE. The site is well served by Roosevelt Way NE with buses and bike lanes connecting to the University District and beyond to downtown Seattle.

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

The applicant is considering the following development scheme:

4-story mixed-use development consisting of approximately 49 residential units, 6,225 square feet of ground floor retail - commercial use, and parking for 10 vehicles at grade.

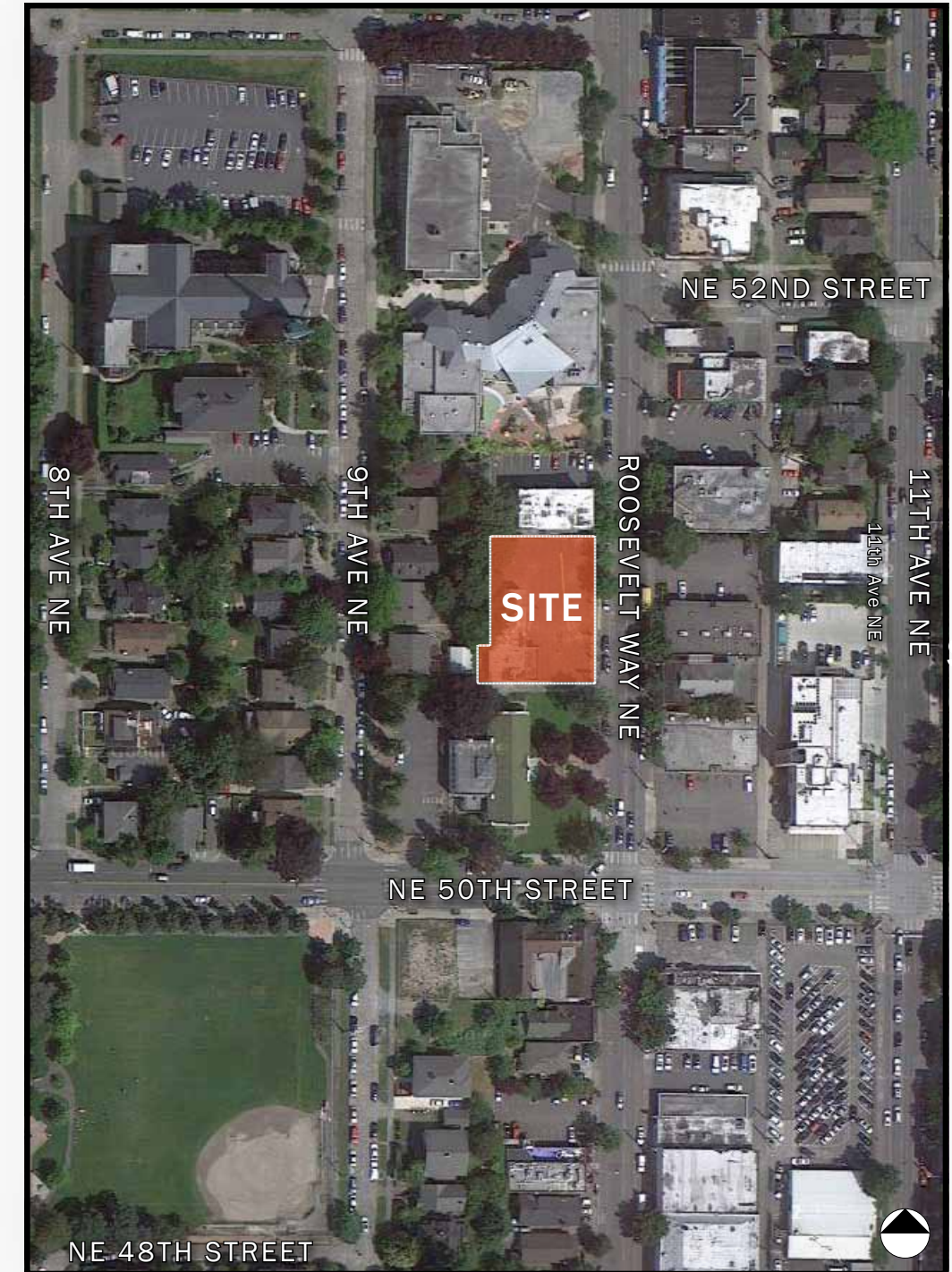
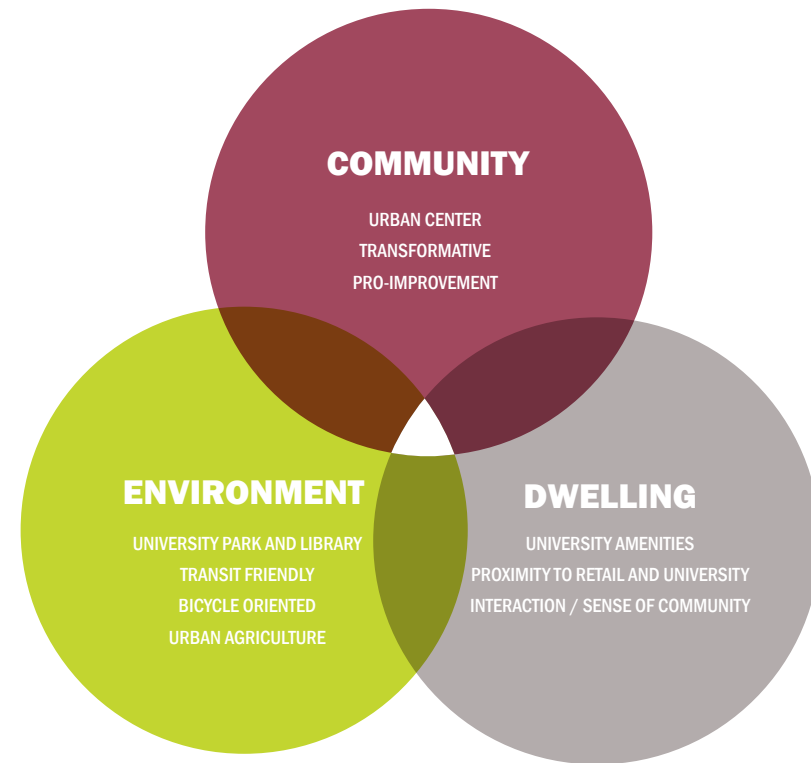
Departures:

Several departures associated with the parking/access in the preferred scheme may be required:

- Driveway and aisle width
- Street-level parking separated from street-facing facades
- Distribution of commercial parking stalls (small and large)
- 6' high screening of surface parking where abutting residential zone
- Relief from 15'-0" rear yard setback



**PROJECT VISION**



**PROJECT DATA**

PROPERTY ADDRESS:  
5019 ROOSEVELT WAY NE  
SEATTLE, WA 98105

4-STORY MIXED-USE BUILDING WITH:

- APPROXIMATELY 49 UNITS OF AFFORDABLE HOUSING
- APPROXIMATELY 6,225 SQUARE FEET OF OF COMMERCIAL SPACE
- APPROXIMATELY 10 PARKING STALLS

- 4 FLOORS OF TYPE-V CONSTRUCTION (3 FLOORS OF RESIDENTIAL UNITS AND AMENITIES ABOVE 1 FLOOR OF LOBBY, RETAIL, CAFE AND PARKING)



# CONTEXT ANALYSIS

## UNIVERSITY COMMUNITY URBAN CENTER

### GATEWAYS

According to the University Community Design Guidelines, gateways are the notable passages into and out of the neighborhood.

The site is located adjacent to a prominent gateway location on the corner of Roosevelt Ave NE and NE 50th Street.

### HEIGHT, BULK AND SCALE IMPACT

In many parts of the neighborhood, lower intensive zones are directly adjacent to higher intensive zones. These areas require special attention in terms of design and siting in order to maintain a lowrise character within the lowrise zone and maintain stability.

The site is located along a Potential Height, Bulk and Scale Impact Area on the alley between Roosevelt Way NE and NE 9th Ave, as defined by the University Community Design Guidelines, so the project will take these needs into account.

### LOWRISE ZONE EDGE IMPACT

Lowrise zones are impacted by new development within or adjacent to their zone, so new projects need to consider how they can maintain the lowrise character of these zones.

Our site is located adjacent to a Potential Impact Area for lowrise zone edges on the alley between Roosevelt Way NE and NE 9th Ave, as defined by the University Community Design Guidelines.

### MIXED-USE CORRIDORS

According to the University Community Design Guidelines, Mixed-Use Corridors are where residential and commercial activities and uses interface and create a lively, attractive and safe pedestrian environment.

Because the site sits along Roosevelt Way NE, a designated Mixed-Use Corridor, this will impact the projects design, particularly on this street front.

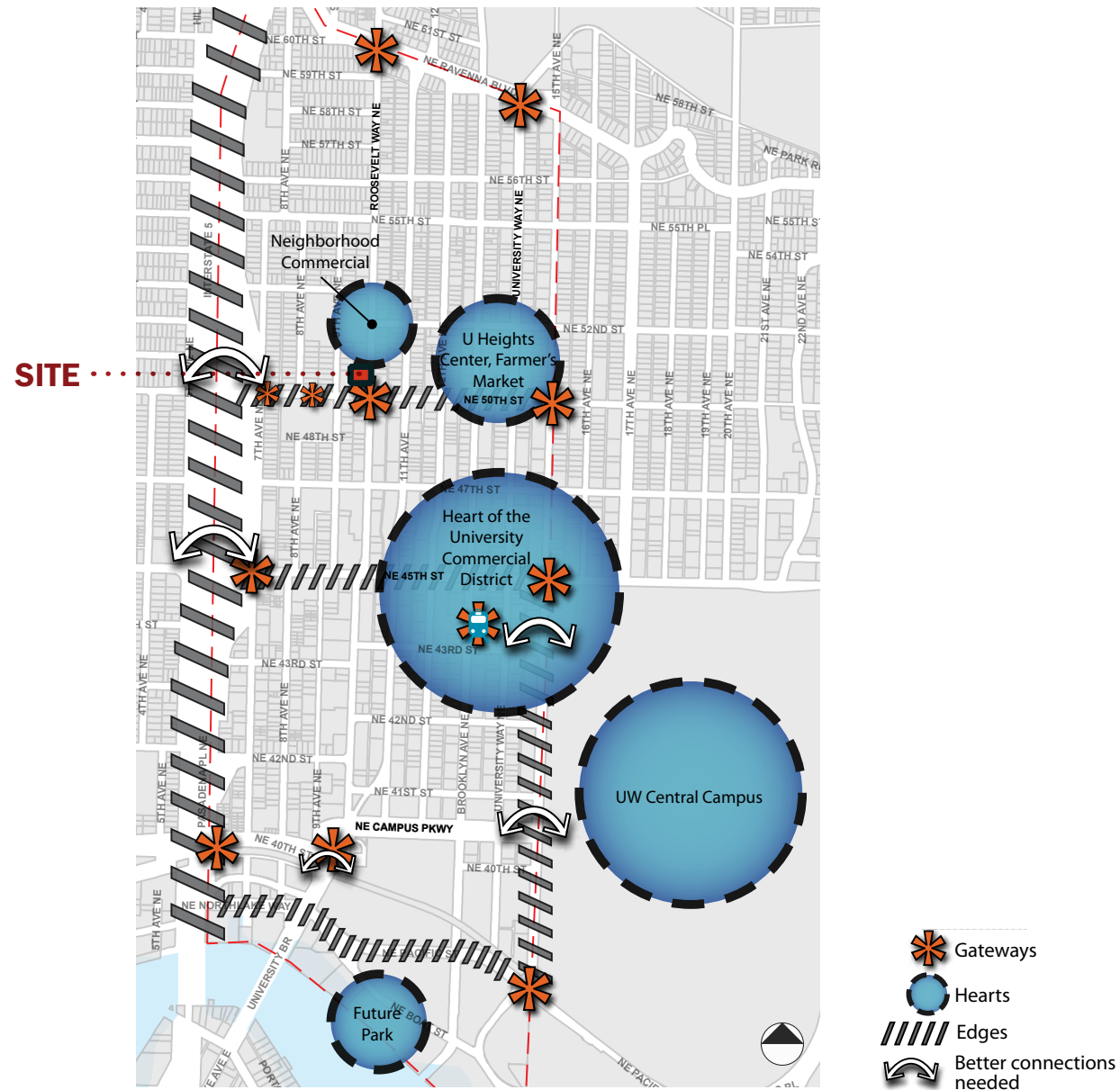


### URBAN CENTER AND SUB-AREAS

Our site is located within the University District Northwest subarea of the University Community Urban Center.

\*Base Map sourced from the University Community Design Guidelines





**GATEWAY, HEART AND EDGE LOCATIONS**

Gateways are points that mark an entry into the neighborhood and are transition points. A gateway is located at the intersection of NE 50th Street and Roosevelt Way, very close to the site.

Hearts are centers of activity in the neighborhood. The neighborhood commercial activity along Roosevelt Way near NE 52nd Street is one of these hearts.

Edges are built or natural barriers that cut-off the neighborhood from its surroundings. NE 50th Street is considered an edge.

\*Map sourced from the University District Urban Design Framework, June 2013



**DESIRED LAND USE CHARACTER**

Our site is located in an area designated for mixed neighborhood commercial and medium density residential, but also borders an area to the west where retaining lowrise residential is important.

\*Map sourced from the University District Urban Design Framework, June 2013



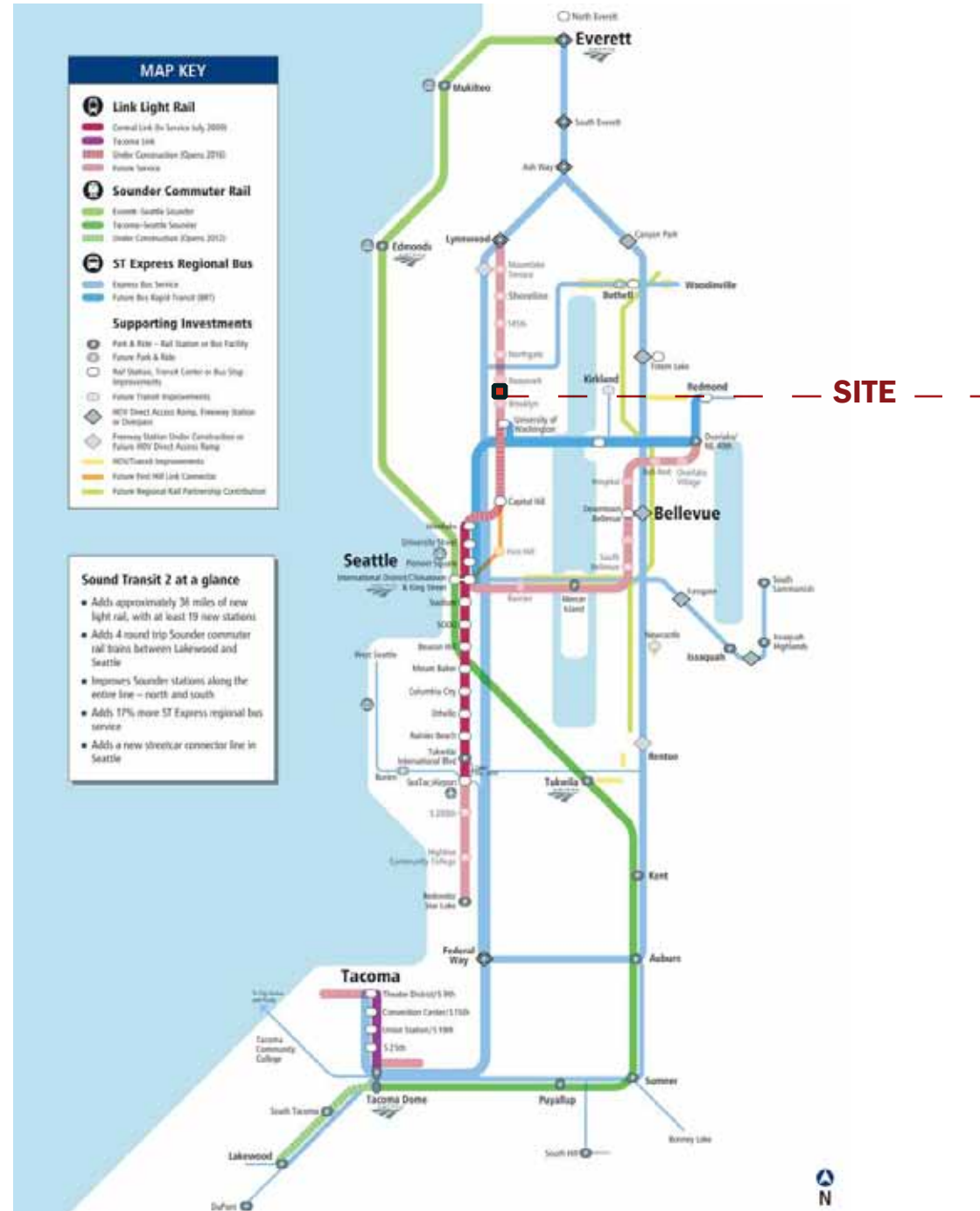
# CONTEXT ANALYSIS

## CIRCULATION

The site is located near a proposed Sound Transit Light Rail Station on Brooklyn Ave NE and NE 43rd Street. The station will help to connect the University District to the rest of the city and is scheduled to begin construction in 2013 and be completed by 2021.

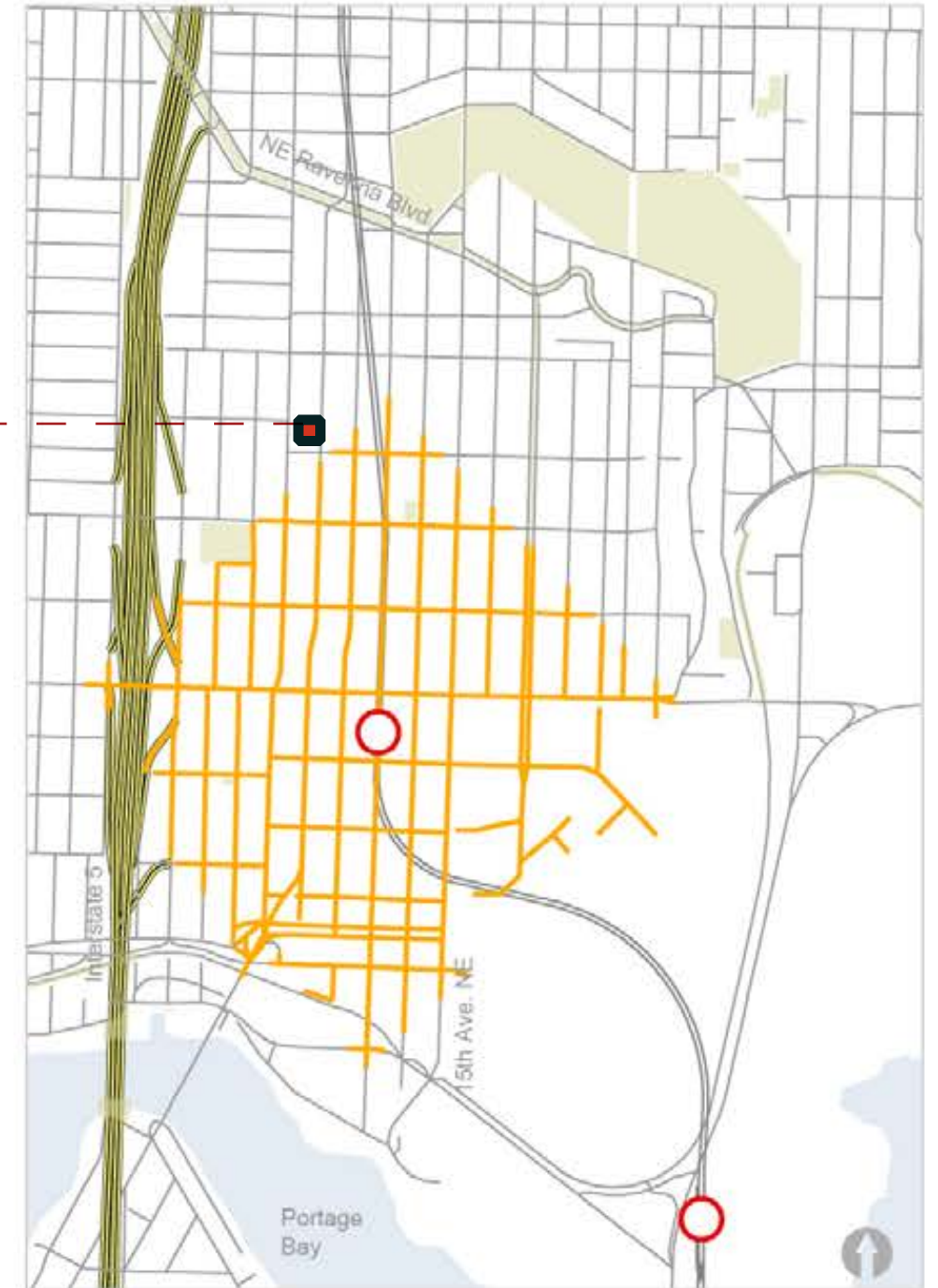
The site is on the edge of the ten-minute walk area of the proposed Light Rail station, meaning that in the near future, pedestrians and bicyclists will have a fast and effective means of connecting from the site to the rest of the city without needing to drive.

The site also sits adjacent to Roosevelt Way NE, a mixed-use street that contains on-street bicycle lanes as well as pedestrian and vehicle traffic.



REGIONAL TRANSIT FUTURE SYSTEM PLAN

\*Image Source: City of Seattle Department of Transportation Website ([www.seattle.gov/transportation/lighttrailmap.htm](http://www.seattle.gov/transportation/lighttrailmap.htm))



10-MINUTE WALK ZONE AROUND LIGHT RAIL STOP

\*Image Source: University District Urban Design Framework Existing Conditions Report Draft, June 2012



SITE



EXISTING BICYCLE ROUTES

\*Image Source: University District Urban Design Framework Existing Conditions Report Draft, June 2012

SITE



EXISTING STREETS

\*Image Adapted From: University District Urban Design Framework Existing Conditions Report Draft, June 2012



# CONTEXT ANALYSIS HISTORY



A

University of Washington moves from downtown Seattle to its current location in the University District



Seattle Public Library's University Branch opens with construction funding from Andrew Carnegie

Commercial area established and residential land is platted

University Village opens and damages commerce on the Ave, as does the newly built Northgate Mall just a few miles north of the district



The University Heights Farmer's Market opens and continues to thrive today. Other such community event, like the Street Fair draw visitors and connect the members of the community still.



The Alaska Yukon Exhibition brings both attention and new development to the area



B

By this date the Ave and numerous other streets has become commercial streets that included stores such as the University Bookstore, Bartell Drugs and J.C. Penney



C

University of Washington begins development of "South Campus," located south and east of the University.

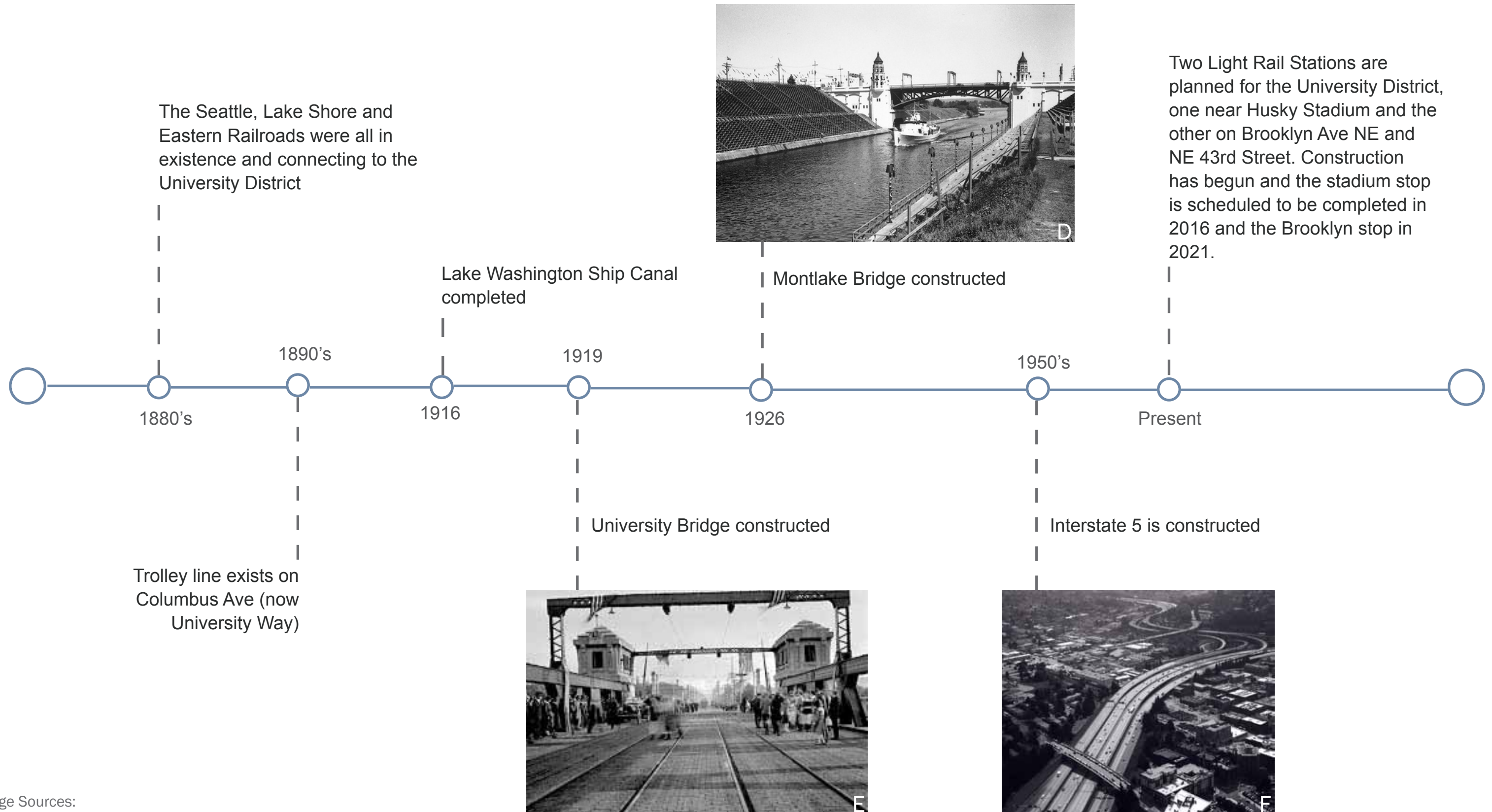
\*Information Sources: historylink.com ([http://www.historylink.org/index.cfm?DisplayPage=output.cfm&File\\_Id=3380](http://www.historylink.org/index.cfm?DisplayPage=output.cfm&File_Id=3380)).  
University District Historic Survey Report by Caroline Tobin and Sarah Sodt, September 2002.

\*Image Sources:  
A - Vintageseattle.org  
B - Historylink.com  
C - Puget Sound Regional Branch of the WA State Archives



# CONTEXT ANALYSIS

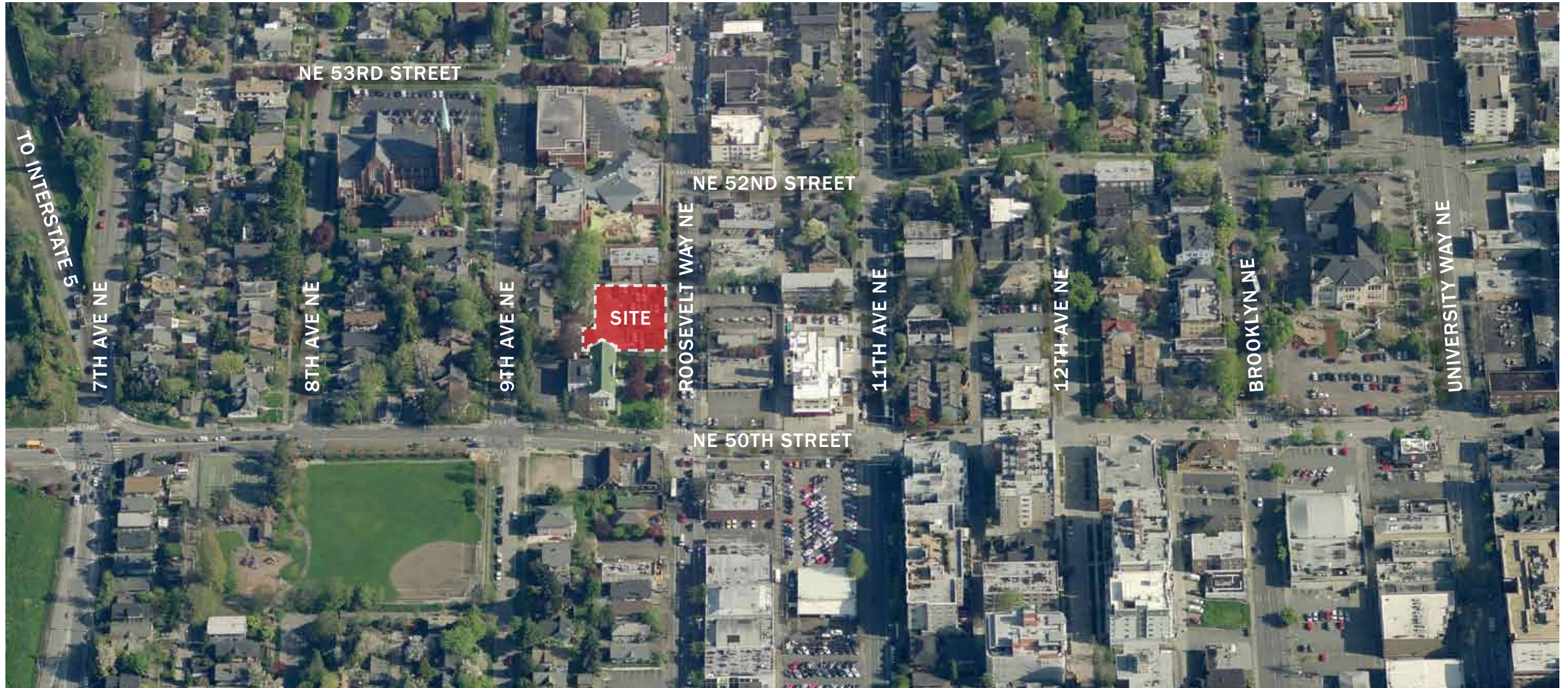
## TRANSPORTATION HISTORY



\*Image Sources:  
 D - Seattle Municipal Archives  
 E - MOHAI via Historylink.com  
 F - <http://www.pictorymag.com/showcases/infrastructure/>



CONTEXT ANALYSIS  
AERIAL VIEW OF SITE












# CONTEXT ANALYSIS

## ZONING SUMMARY



	SF 5000		LR3		UNIVERSITY DISTRICT NW URBAN CENTER BOUNDARY
	LR1		NC2-40		
	LR2		NC3-65		

**ZONE: NC2-40'**  
**OVERLAY: UNIVERSITY DISTRICT**  
**NORTHWEST URBAN CENTER VILLAGE**

### Street Development Standards:

- 23.47A.005.C.1: 20% max on residential use does not apply at this location
- 23.47A.008.A.2b: Blank segments of the street-facing facade between 2' and 8' above sidewalk may not exceed 20' in width.
- 23.47A.008.A.2c: Total of all blank facade segments may not exceed 40% of the width of the facade of the structure along the street.
- 23.48A.008.B.2a: 60% of the street-facing facade between 2' and 8' above the sidewalk shall be transparent.
- 23.48A.008.B.2b: Transparent areas of facades shall be designed and maintained to allow unobstructed views from the outside into the structure.
- 23.48A.008.B.3: Non-residential uses: 30 ft ave depth min, 13 ft floor-to-floor

### Structure Height: 23.47A.012.A.1

- NC2-40' = 40 ft + 4 ft due to commercial use at grade with 13 ft floor-to-floor (Measured from average grade plane)
- 23.47A.012.C.2: Open railings, planters, skylights, clerestories, greenhouses, solariums, parapets and firewalls may extend up to 4 ft above
- 23.47A.013.C.4.f: Stair and elevator penthouses may extend above the applicable height limit up to 16 ft as long as the combined total coverage of all features gaining additional height does not exceed 20% of the roof area.
- 23.47A.013.C.6: Greenhouses that are dedicated to food production are permitted to extend 15 feet above the applicable height limit if the combined coverage of all features gaining additional height does not exceed 50% of roof area and the greenhouse adheres to setback requirements in 23.47A.012.C.7 [10 ft from the north edge of the roof]

### FAR: 23.47A.013 - Table A

In 40 ft zone, max FAR = 3.25 for mixed-use

In calculating the FAR for the mixed-use building, we exclude the area of the site that is located in the LR2 zone

### Setbacks: 23.47A.014B.3: when the rear lot line abuts a residential zone, setback as follows (measured from existing grade):

- Below 13 ft - no setback required
- 13 ft - 40 ft - 15 ft setback
- Above 40 ft - additional setback at the rate of 2 ft of setback for every 10 ft of height
- 23.47A.014B.5: No entrance, window, or other opening is permitted closer than 5 ft to an abutting residentially-zoned lot. This requirement does not apply to openings on the same lot (i.e., from the commercial use into the LR2 zoned portion of the lot).
- 23.47A.014.E: Structures in required setbacks - no setback requirement below 13 feet, this section does not apply below 13 feet.
- 23.47A.014.E.5.c: Retaining walls permitted, with open guardrail above (if there is a fence, it must be set back 3 ft)
- 23.47A.014.E.8: Dumpsters and other trash receptacles are not permitted within 10 feet of any lot line that abuts a residential zone.

### Landscaping: 23.47A.016: SGF 0.30 or greater required

23.47A.016.D.1: surface parking for 3 stalls: 5 ft deep landscape screening area (6 ft high screening) required where abutting residential zone. - Departure might be requested.

Noise Stds: 23.47A.018.2: Exterior heat exchangers and similar (e.g. refrigeration) are considered major noise generators. When major noise generator proposed, report from an acoustical consultant shall be required to describe the measures to be taken by the applicant in order to meet noise standards of the area. (May apply to Retail refrigerator compressors. This can be addressed in the SEPA Checklist.)

Amenity: 23.47A.024: amenity area equal to 5% of gross floor area in residential use is required

### Parking: .. 23.47A.032: access from Roosevelt Way NE

23.47A.032.B.1.b: within a structure, street-level parking shall be separated from street-level street-facing facades by another permitted use. - Departure may be requested.

Several departures associated with the parking/access in the preferred scheme may be required see page 41.

23.54.015: Parking requirements - Commercial: NO PARKING REQ'D IN URBAN CENTER

23.54.015: Parking requirements - Residential: Table B, Item L: Residential uses within urban centers = no minimum requirement

### Bicycle Parking requirements - Commercial

Long term = 1/12,000 sf, Short term = 1/4000 sf, Residential: 1 / 4 units

Loading Berth = commercial use < 10,000 sf - no loading berth required



# CONTEXT ANALYSIS

## NEIGHBORHOOD DEVELOPMENT & USES



- Recreation / Open Space
- Multifamily / Mixed-Use Residential
- Commercial / Retail / Office
- Religious
- Hotel / Motel
- Public Facility
- Education
- Single Family Residential
- Future Development



# CONTEXT ANALYSIS

## NEIGHBORHOOD DEVELOPMENT & USES



A. University Library (Seattle Landmark)



B. University Child Development School



C. Church of the Blessed Sacrament (Seattle Landmark)



D. Firestation #17 (Seattle Landmark)



E. University Heights Center (Seattle Landmark)



F. University Playground



G. CURVe - Children's UW Workforce Housing



H. "The Ave" Commercial Street



I. Single Family Home Typical of the Area



J. University Family YMCA



K. Seven Gables Theater



L. University District Farmers Market



# CONTEXT ANALYSIS

## STREETSCAPES - ROOSEVELT WAY NE

NE 50TH ST



NE 52ND ST





**CONTEXT ANALYSIS**  
**STREETSCAPES - ROOSEVELT WAY NE**

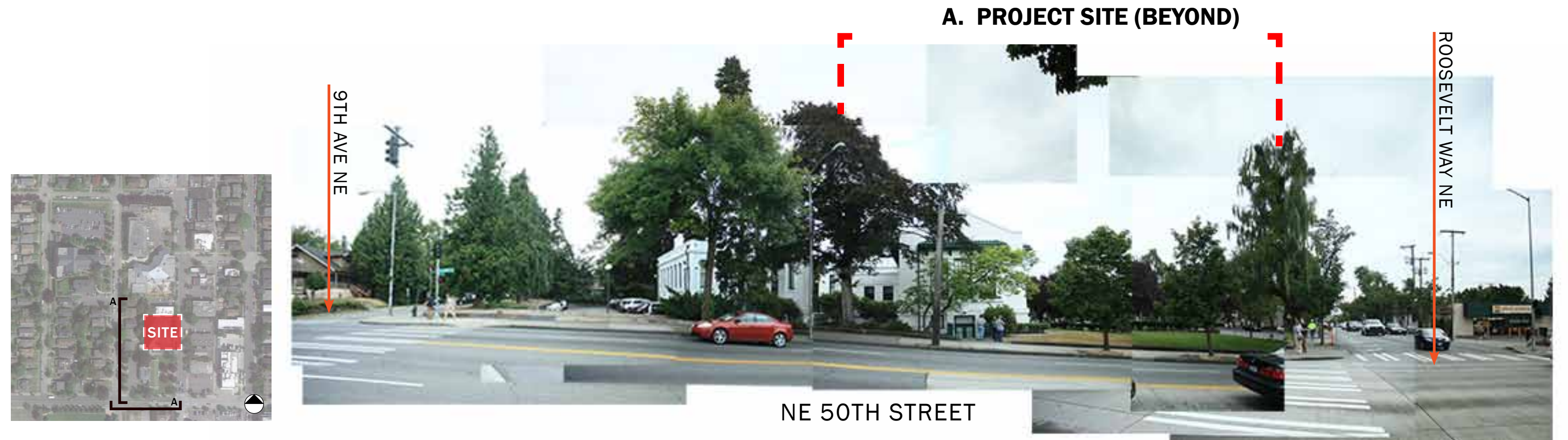


**B. OPPOSITE PROJECT SITE**













**CONTEXT ANALYSIS**  
**STREETSCAPES - 9TH AVENUE NE**





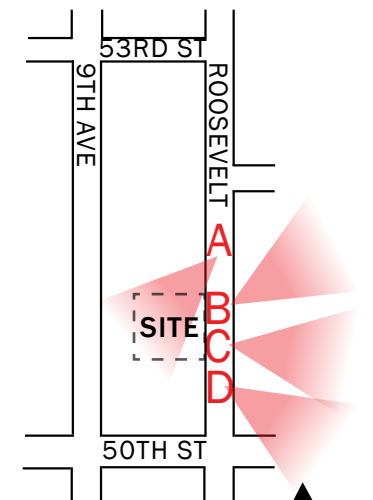
# EXISTING SITE CONDITIONS ACCESS CONSTRAINTS AND OPPORTUNITIES



-  Main Vehicular Route
-  Bus Route
-  Bicycle Route
-  Main Pedestrian Route
-  Park
-  Neighborhood Recreation
-  Stop
-  Neighborhood 'Gateway'

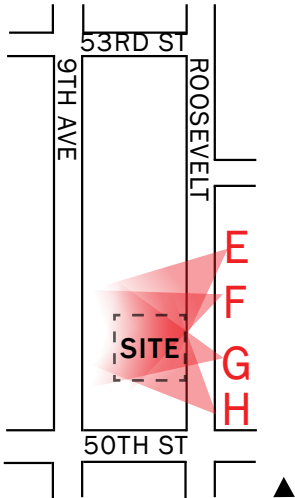


**EXISTING SITE CONDITIONS**  
**ADJACENT PROPERTY PHOTOS**





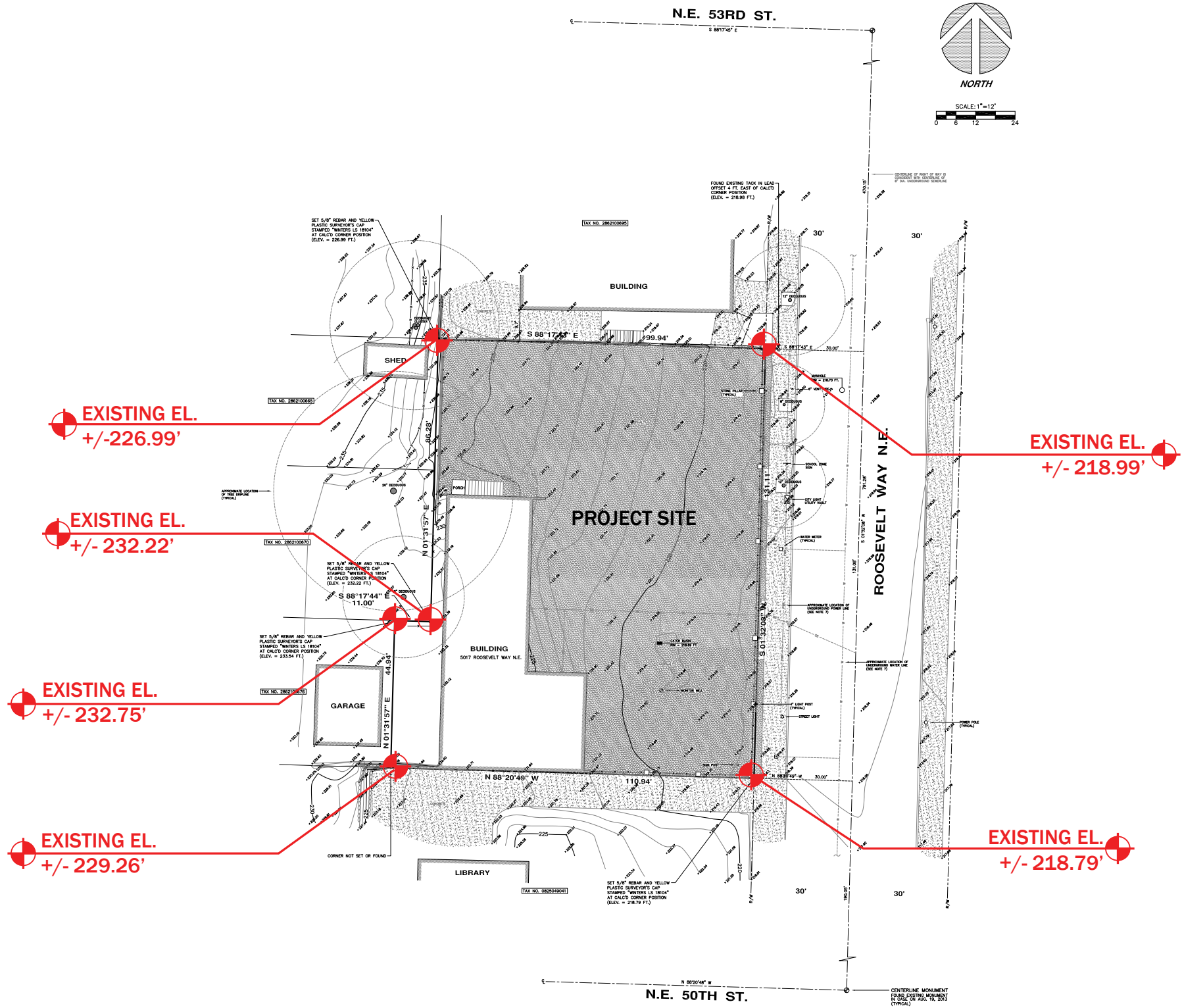
EXISTING SITE CONDITIONS  
SITE PHOTOS





# EXISTING SITE CONDITIONS

## EXISTING SITE SURVEY





# EXISTING SITE CONDITIONS TREE SURVEY



NOTE: DIAGRAM FOR  
ILLUSTRATIVE PURPOSES ONLY;  
TREE LOCATIONS ARE  
APPROXIMATE



# DESIGN GUIDELINES

## CITY OF SEATTLE AND NEIGHBORHOOD GUIDELINES



A-1 Site Characteristics

### A. SITE PLANNING

#### A-1 Responding to Site Characteristics

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

##### Gateways:

Gateways are transition locations that mark entry or departure points to the neighborhood. They provide a physical marker for the community to notice they are entering a special place. The intersection of NE 50th Street and Roosevelt Way NE (just southeast of the site) has been identified as a gateway.

#### A-2 Streetscape Compatibility

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

##### University Community- specific supplemental guidance:

Minimizing shadow impacts is also important in the University neighborhood. The design of the structure and its massing on the site can enhance solar exposure for the project and minimize shadow impacts onto adjacent public area.

#### A-3 Entrances Visible from the Street

Entries should be clearly identifiable and visible from the street.

##### University Community- specific supplemental guidance:

On Mixed-Use Corridors, primary business and residential entrances should be oriented to the street.

In residential projects it is generally preferable to have one walkway from the street that can serve several building entrances. At least one building entrance, preferably the main one, should be prominently visible from the street. To increase security, it is desirable that other entries also be visible from the street.

#### A-4 Human Activity

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

##### University Community- specific supplemental guidance:

Pedestrian orientation and activity should be emphasized in the University Community.

On Mixed-Use Corridors, where narrow sidewalks exist (less than 15' wide), consider recessing entries to provide small open spaces for sitting, street musicians, bus waiting, or other pedestrian activities. Recessed entries should promote pedestrian movement and avoid blind corners.



A-4 Human Activity



A-7 Residential Open Space

#### A-5 Respect for Adjacent Sites

The massing of the building should respond to the massing of adjacent buildings and views from adjacent units, providing greater setbacks where needed to maintain daylight for units in neighboring buildings.

##### University Community- specific supplemental guidance:

Special attention should be paid to projects in the zone edge areas to ensure impacts to Lowrise zones are minimized.

#### A-7 Residential Open Space

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

##### University Community- specific supplemental guidance:

**Small open spaces - such as gardens, courtyards, or plazas - that are visible or accessible to the public are an important part of the neighborhood's vision.**

**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 residential open space should reinforce positive streetscape qualities by providing a landscaped front yard, adhering to common setback dimensions of neighboring properties, and providing a transition between public and private realms. It should also provide for comfort, health and recreation of residents.

## B. HEIGHT, BULK & SCALE

#### B-1 Height, Bulk & Scale Compatibility

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

##### University Community- specific supplemental guidance:

**The residential areas are experiencing a change from houses to block-like apartments. Also, the proximity of lower intensive zones to higher intensive zones requires special attention to potential impacts of increased height, bulk and scale.**





B-1 Height, Bulk, and Scale Compatibility

## C. ARCHITECTURAL ELEMENTS & MATERIALS

### 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.

*University Community- specific supplemental guidance:*

**Because the University Community has and will continue to have an intense mix of uses, the spatial integration of neighboring structures is particularly important. Therefore, new projects should fit into a cohesive setting.**

**Although no single architectural style or character emerges as dominant direction for new construction in the University Community, project applicants should show how the proposed design incorporates elements of the local character especially when there are buildings of local or historical significance or landmark status in the vicinity.**



C-1 Architectural Context

## D. PEDESTRIAN ENVIRONMENT

### D-1 Pedestrian Open Spaces and Entrances

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

*University Community- specific supplemental guidance:*

**Convenient, attractive and protected pedestrian entries should be provided for both business and for upper story residential uses. Entries for residential uses on the street (rather than from the rear of the property) add to the activity on the street and allow for visual surveillance for personal safety.**

**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.**



D-1 Pedestrian Environment

## E. LANDSCAPING

### E-1 Reinforce Existing Landscape Character of Neighborhood

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

### 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.

## ROOSEVELT NEIGHBORS' ALLIANCE FUTURE NEIGHBORHOOD VISION

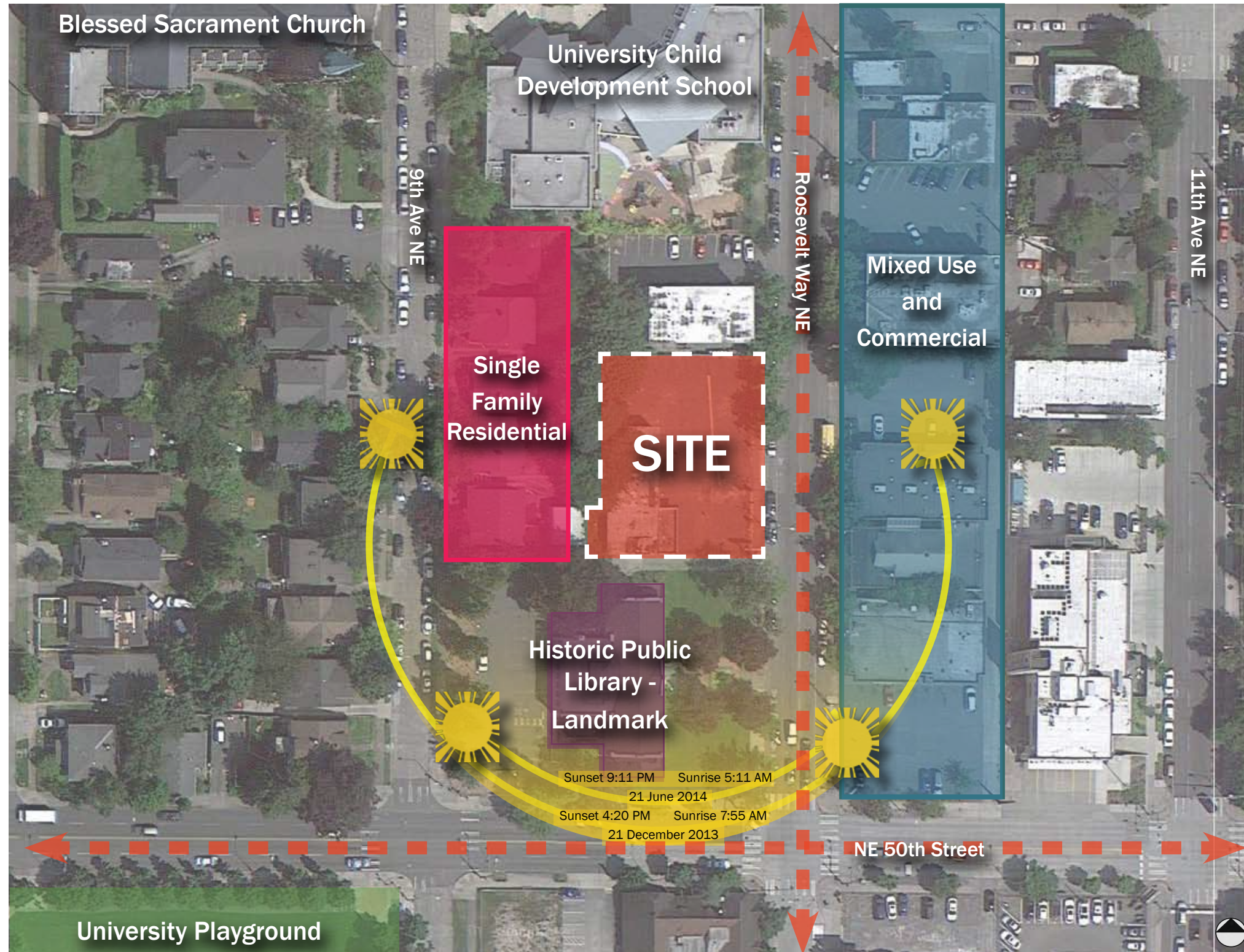
### Corresponding highlights within the proposed project:

- Diverse residential opportunities
- Avoid 3 and 4-story shoe box lot-line to lot-line buildings
- Encourage durable materials
- Discourage chain stores
- Wider sidewalks



# ARCHITECTURAL CONCEPT

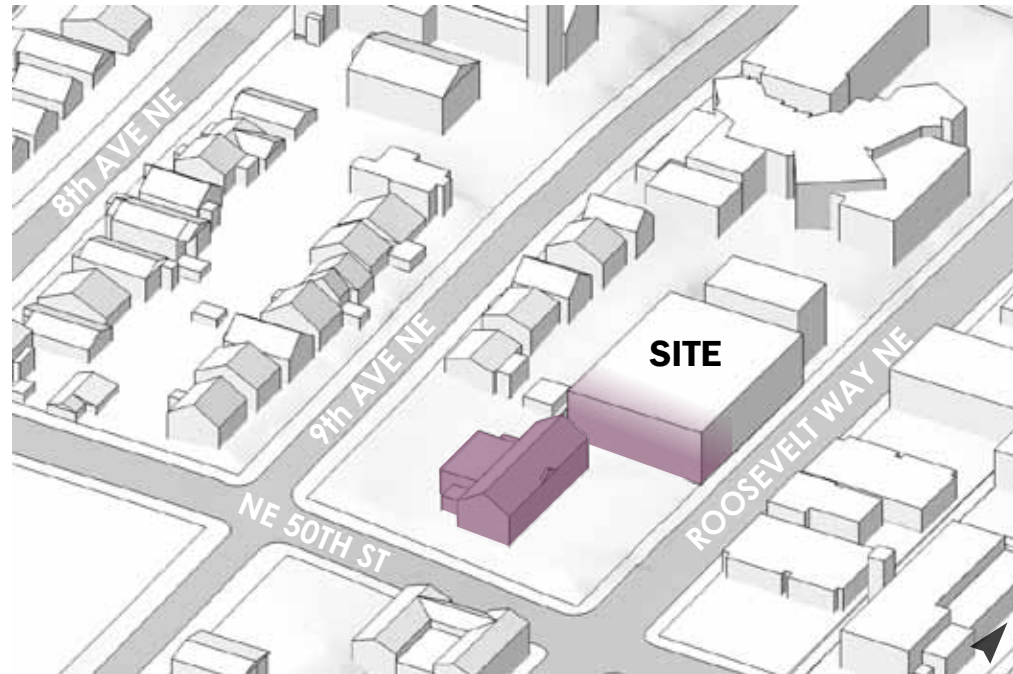
## DIAGRAMS - IMMEDIATE SITE CONSTRAINTS AND OPPORTUNITIES



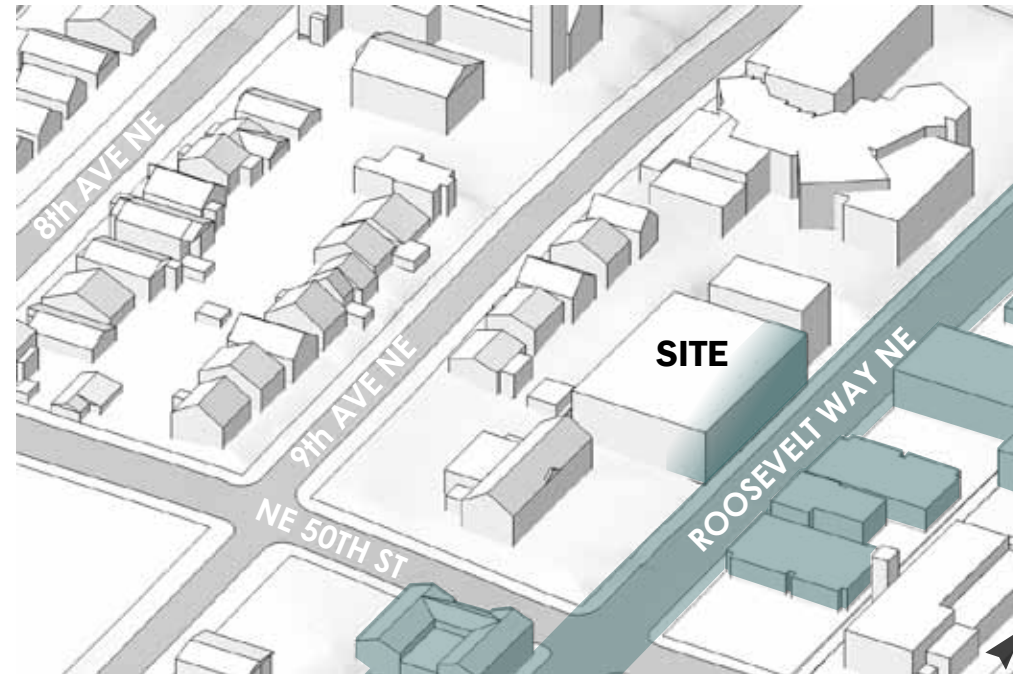


# ARCHITECTURAL CONCEPT DIAGRAMS - PRIMARY RESPONSES

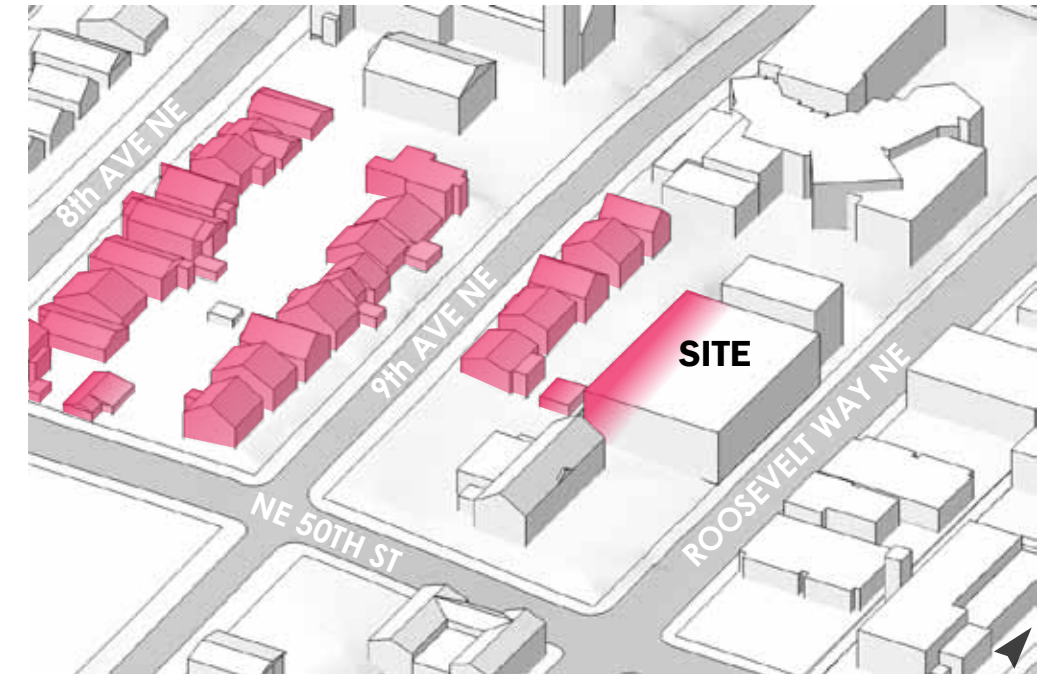
A number of site characteristics influenced the form of the massing alternatives. These six responses are of primary importance to the design of the project:



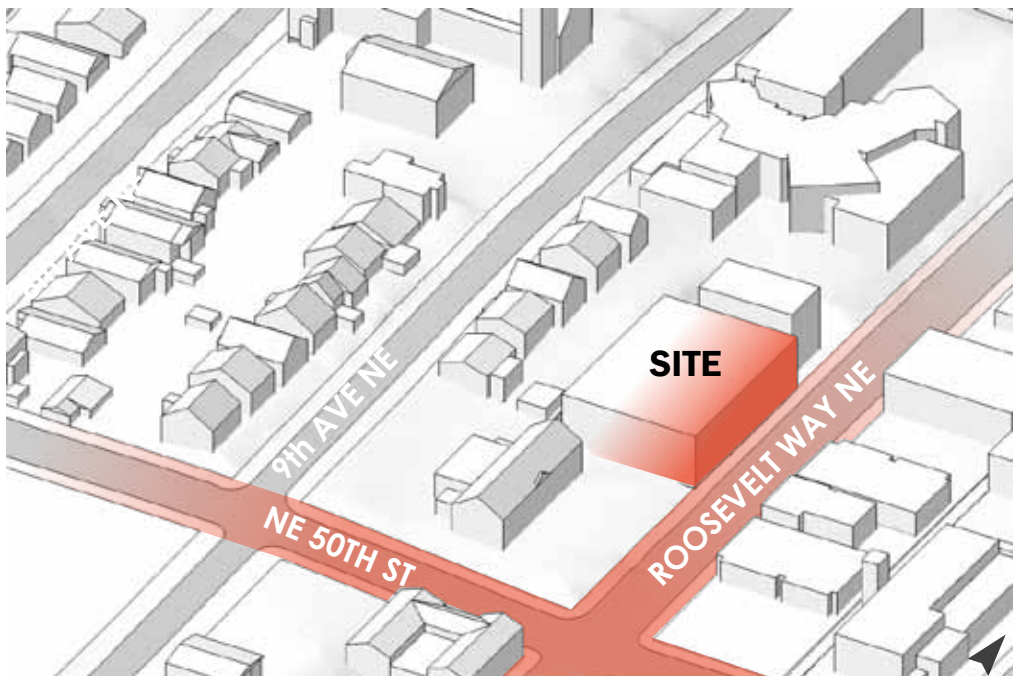
**RESPONSE TO HISTORIC PUBLIC LIBRARY**



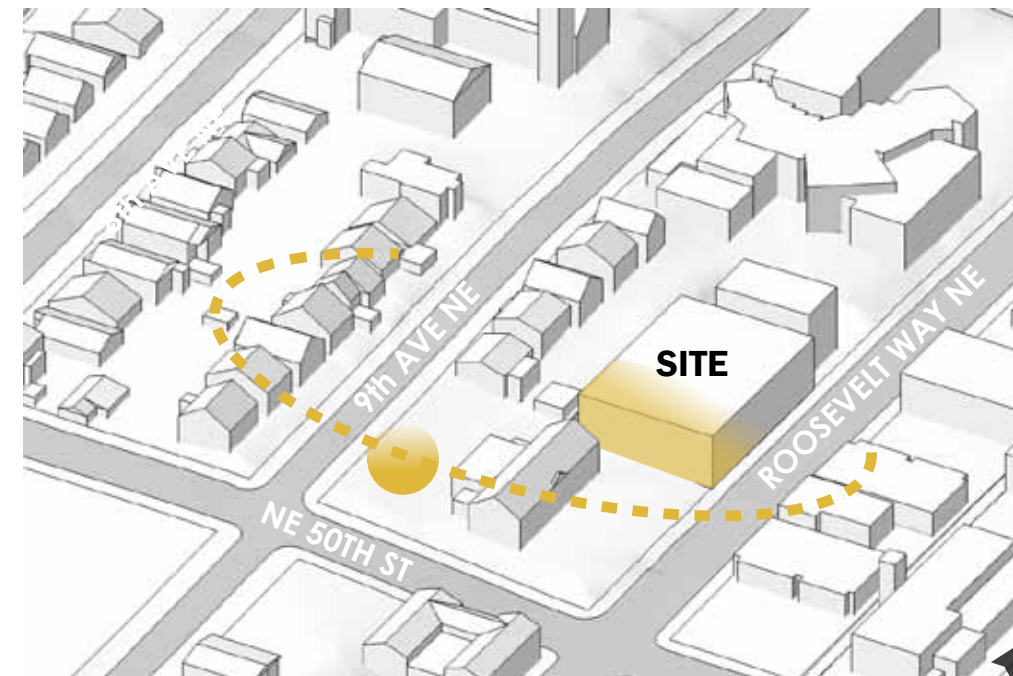
**RESPONSE TO COMMERCIAL CHARACTER OF ROOSEVELT WAY**



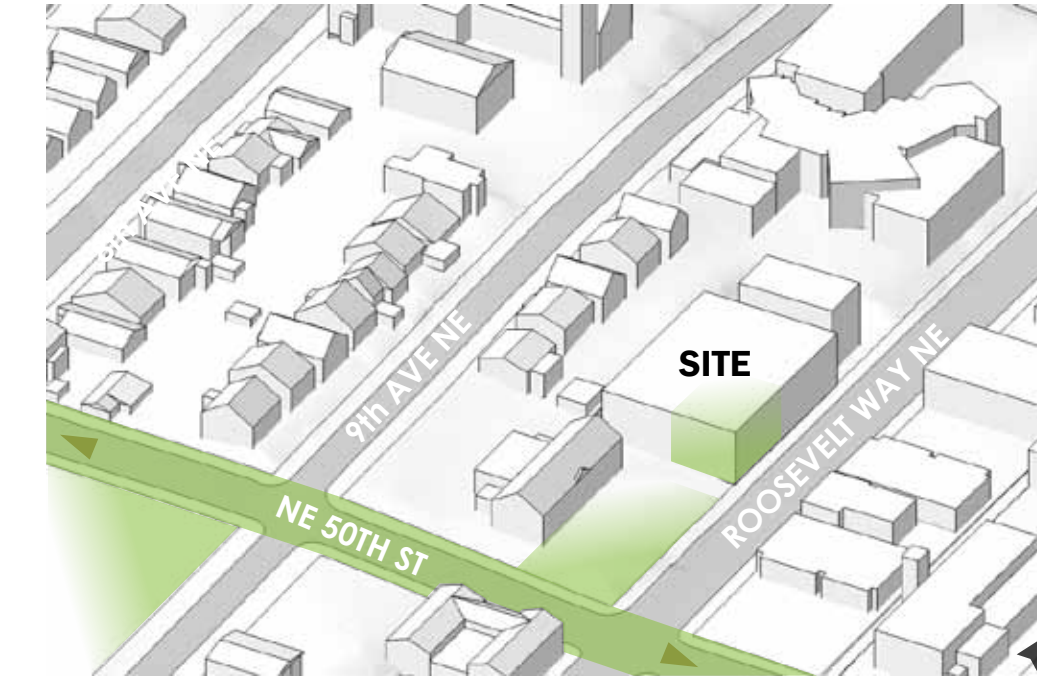
**RESPONSE TO THE RESIDENTIAL CHARACTER TO THE WEST**



**RESPONSE TO THE NEIGHBORHOOD TRANSIT GATEWAY OF  
50TH STREET AND ROOSEVELT WAY**



**RESPONSE TO SUN**



**RESPONSE TO THE CONNECTION OF 50TH STREET TO  
NEIGHBORHOOD RECREATION AND AMENITY SPACES**



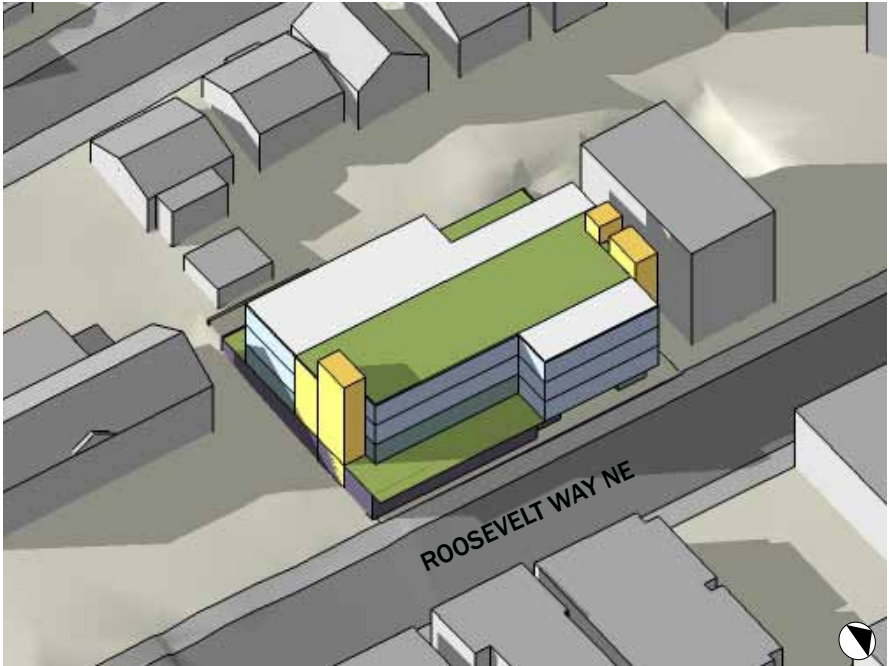
# ARCHITECTURAL CONCEPT

## MASSING ALTERNATIVES SUMMARY

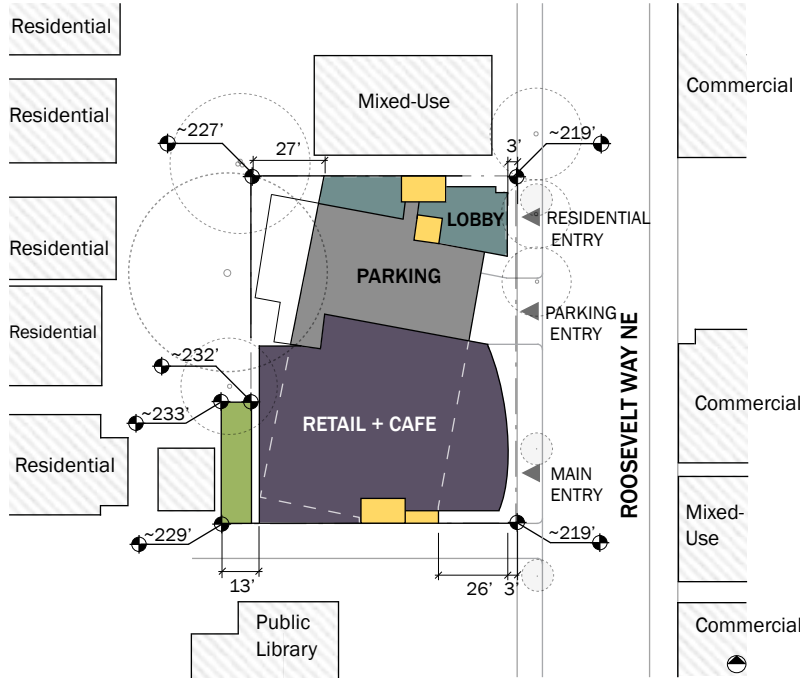
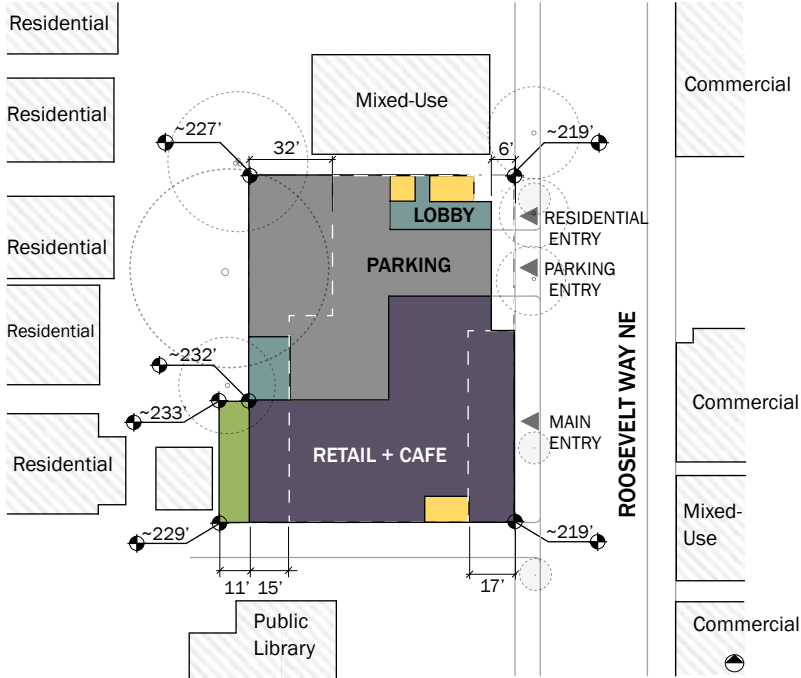
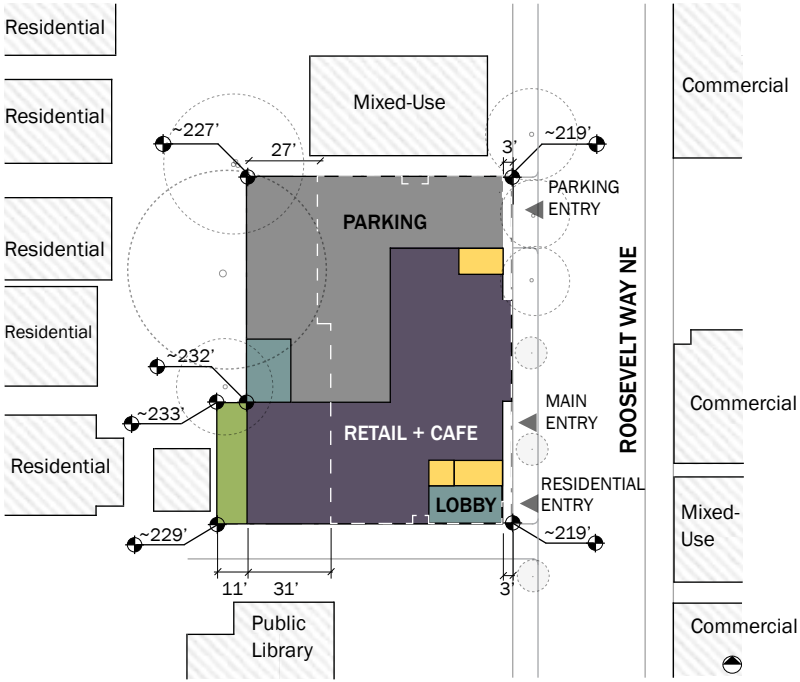
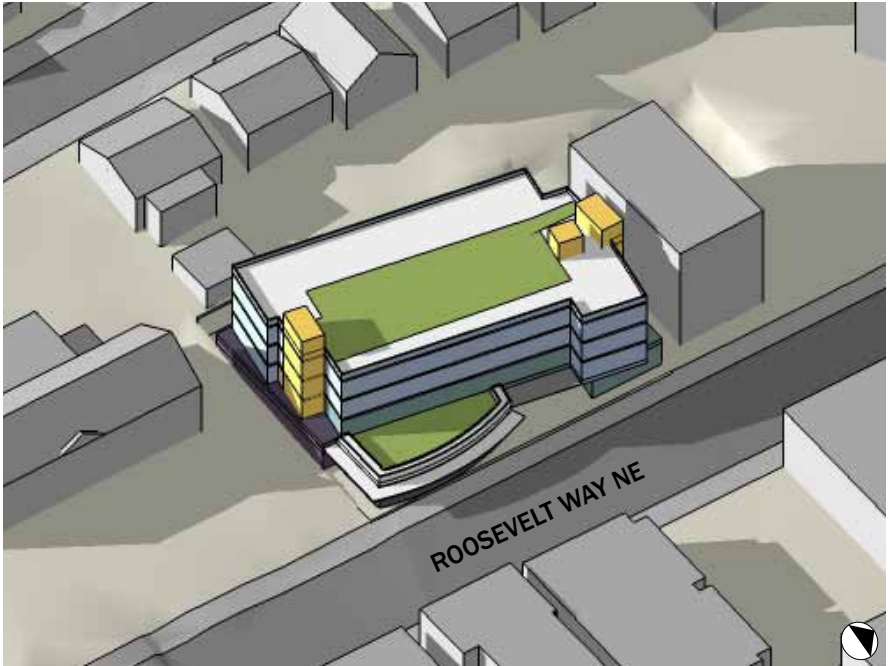
**OPTION A**



**OPTION B**



**OPTION C - PREFERRED**





# ARCHITECTURAL CONCEPT

## MASSING ALTERNATIVES SUMMARY

### OPTION A

#### Pros:

- Maximizes floor areas and rooftop garden space (A-4, A-7, E-2)
- Both residential and commercial entries are visible from the street (A-3)
- South-situated retail and cafe respects the adjacent public and commercial areas as well as the gateway condition at Roosevelt Way NE and NE 50th Street. The residential lobby to the north relates to the neighboring apartment complex (A-1, A-5)

#### Cons:

- Little response to the massing of adjacent buildings, particularly the University Public Library
- Massive blank walls facing historic library and neighbor to north
- Level 2 Garden has little visibility and relationship to the street
- Roosevelt Way Elevation is not broken up in mass
- This option creates the most shadow area along Roosevelt Way NE
- Provides little street-level open space for the public

### OPTION B

#### Pros:

- Roosevelt Way Elevation is broken up in mass (A-2, A-5, B-1)
- Both residential and commercial entries are visible from the street (A-3)
- West elevation addresses residential condition (A-5, B-1)
- Rooftop Garden on Level 2 is visible to the public from the street (A-7)
- South-situated retail and cafe respects the adjacent public and commercial areas as well as the gateway condition at Roosevelt Way NE and NE 50th Street. The residential lobby to the north relates to the neighboring apartment complex (A-1, A-5)

#### Cons:

- Blind corners created in interior hallways, creating an undesirable condition and awkward interior layout
- Blank walls still face south and north
- East Elevation along Roosevelt Way is in shade most of the day
- Level 2 has little sun exposure
- Mass stiffly addresses NE 50th Street and Roosevelt Way NE gateway
- Provides little street-level open space for the public

### OPTION C - PREFERRED

#### Pros:

- Building gestures towards the University Public Library through and the rotation of the upper levels and the rounded street-level commercial space (A-2, A-5, C-1)
- This option provides the most street-level covered open space for residents and the public (A-4)
- Roosevelt Way Elevation is broken up in mass (A-2, A-5, B-1)
- West elevation addresses residential condition (A-5, B-1)
- Building gestures towards the Neighborhood Gateway at NE 50th Street and Roosevelt Way NE through the rotation of the upper levels and the rounded street-level commercial space (A-1, A-2)
- Rooftop Garden on Level 2 is visible to the public from the street (A-7)
- Both residential and commercial entries are visible from the street (A-3)
- South-situated retail and cafe respects the adjacent public and commercial areas as well as the gateway condition at Roosevelt Way NE and NE 50th Street. The residential lobby to the north relates to the neighboring apartment complex (A-1, A-5)
- Most opportunity for integrated landscape at pedestrian interface (E-2)
- Angled geometry minimizes blank walls and allows for windows on north and south (A-5, B-1)

#### Cons:

- Requires Setback Departures - average setback would comply



ARCHITECTURAL CONCEPT  
OPTION A



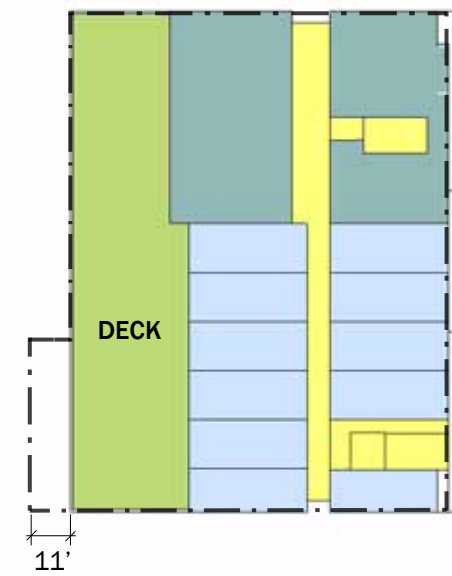
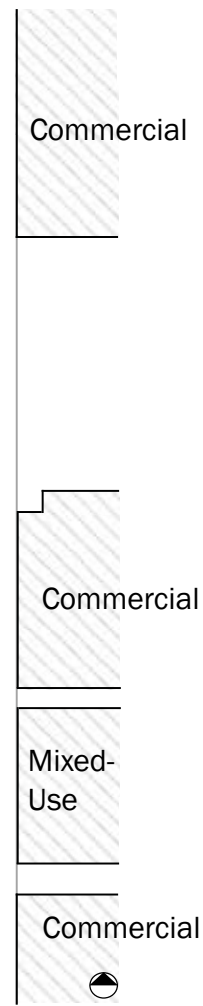
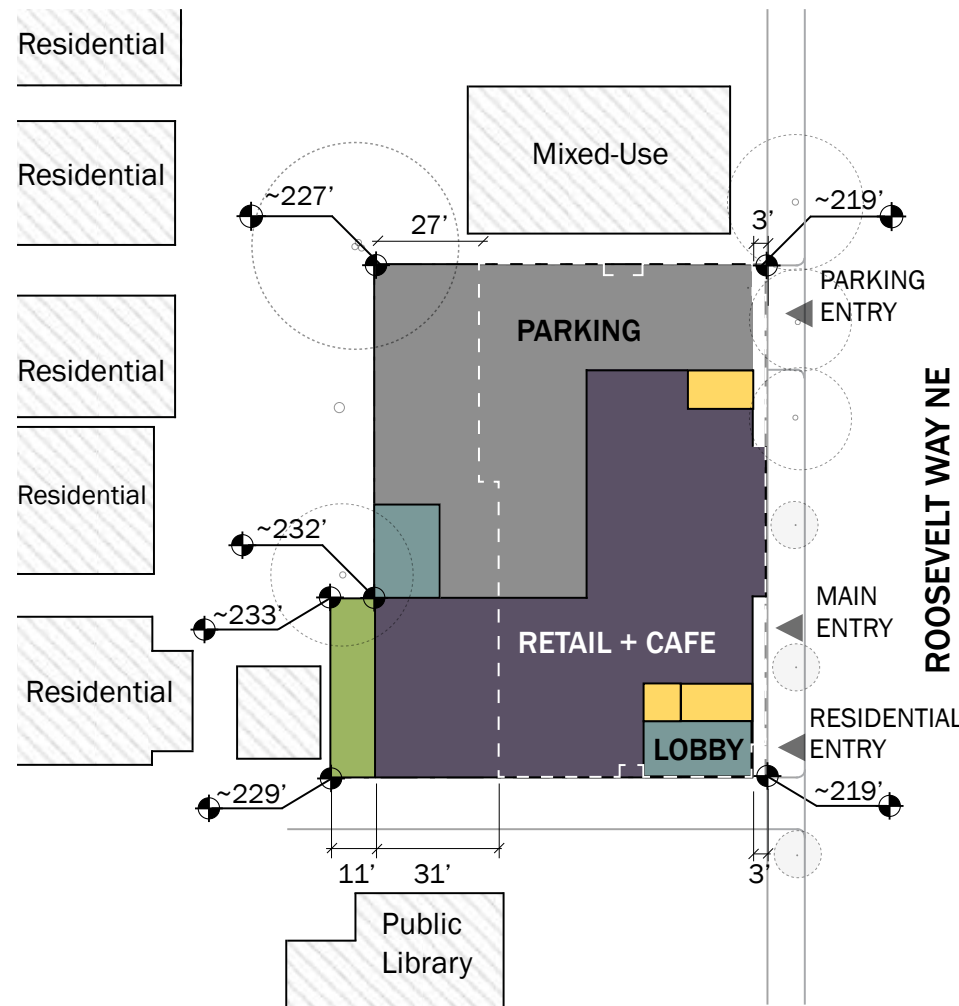
AERIAL VIEW TOWARDS THE NORTHEAST



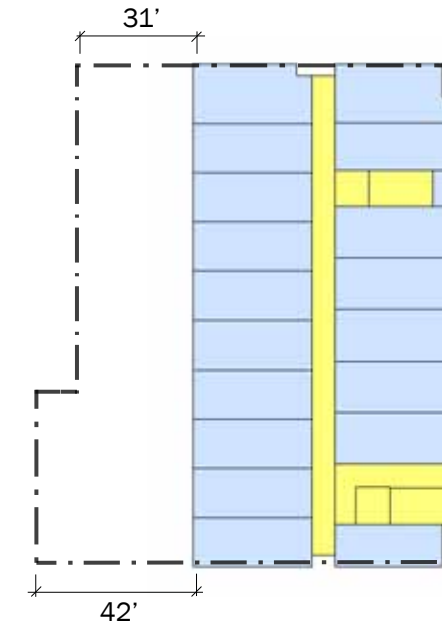
AERIAL PLAN



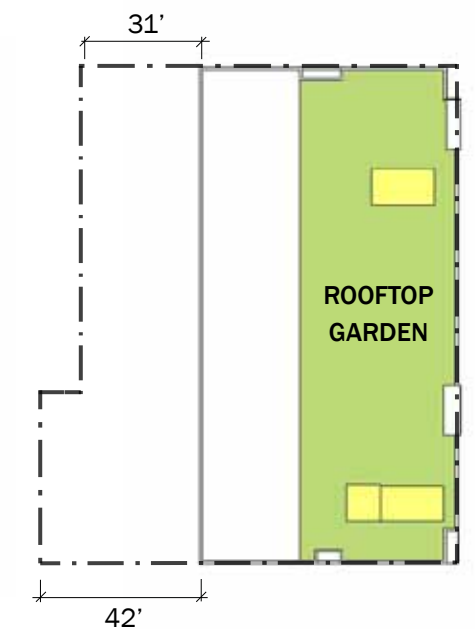
# ARCHITECTURAL CONCEPT OPTION A



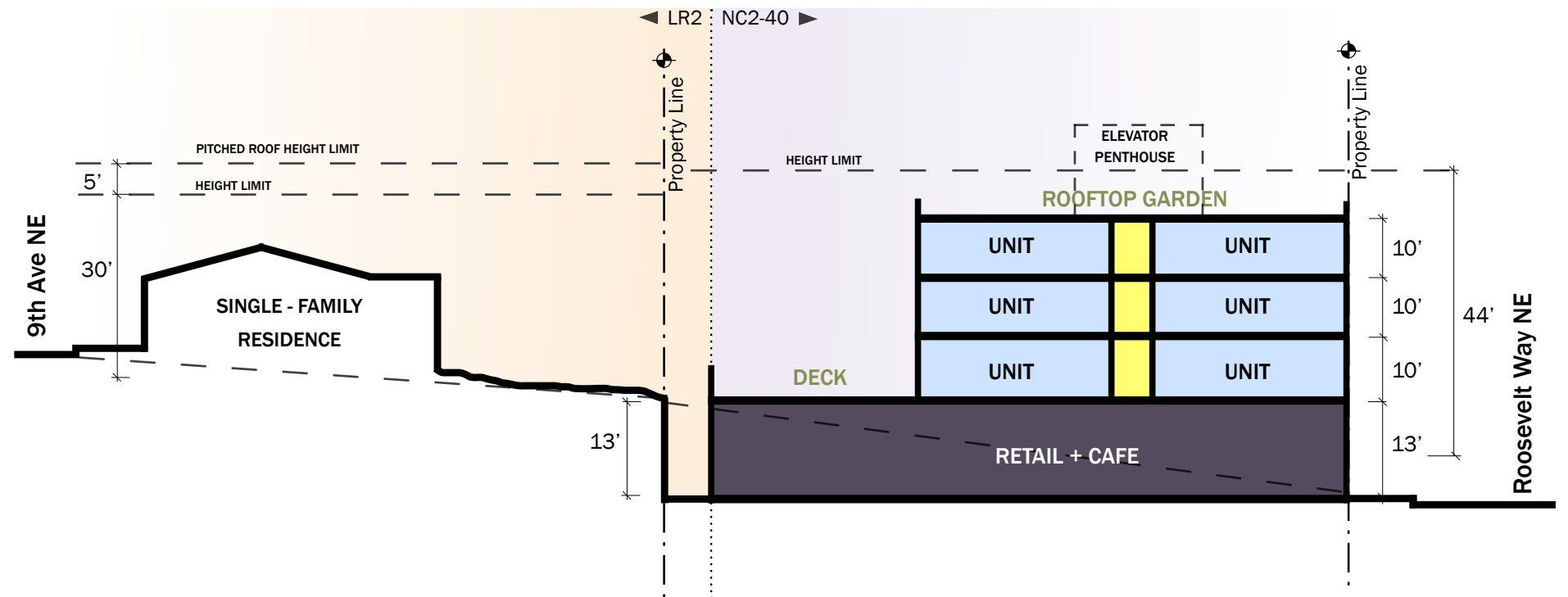
LEVEL 2



LEVEL 3-4



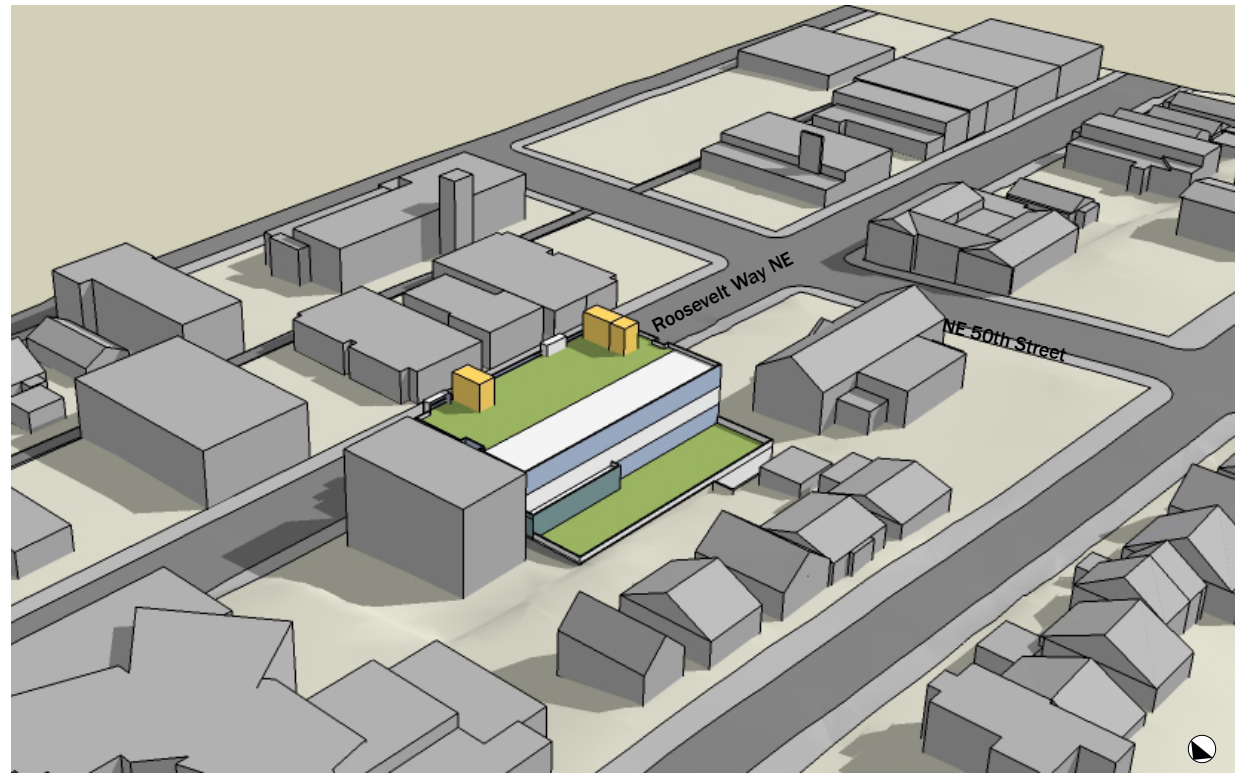
ROOF LEVEL



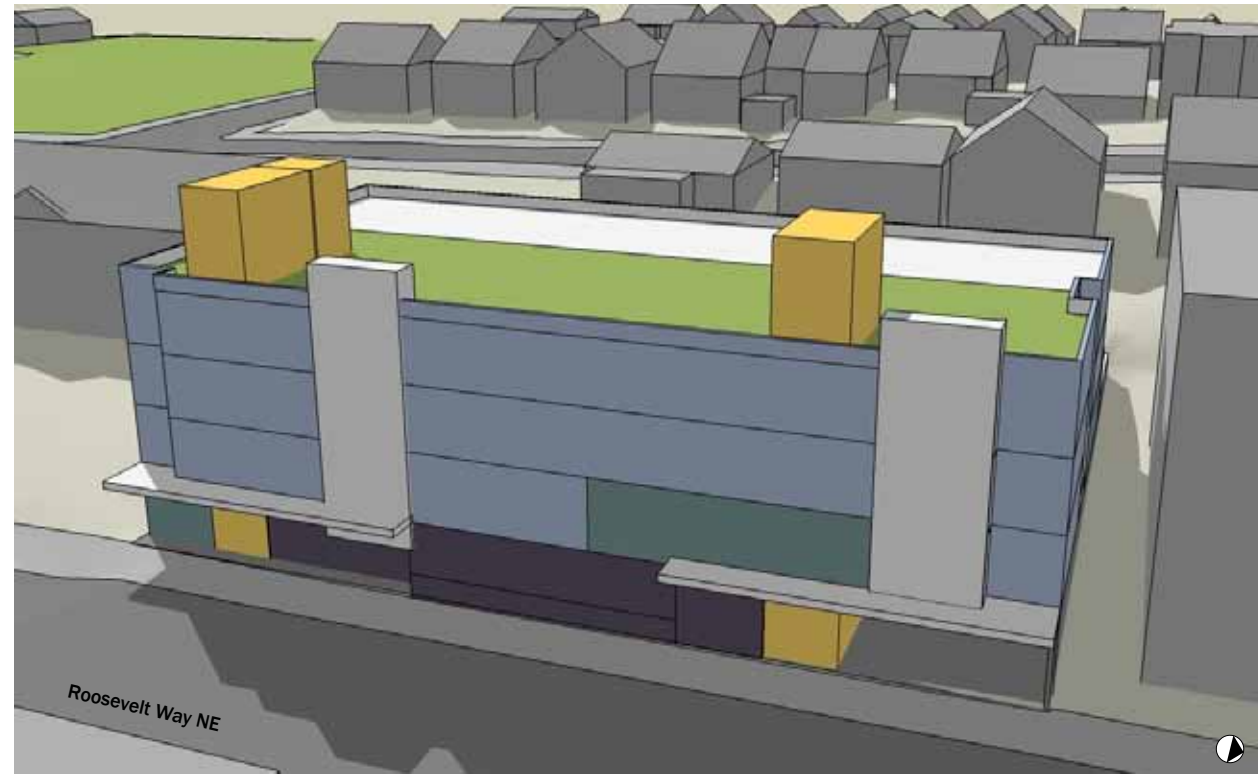


# ARCHITECTURAL CONCEPT

## OPTION A



AERIAL VIEW LOOKING SOUTHEAST



AERIAL VIEW LOOKING WEST



STREET LEVEL PERSPECTIVE LOOKING NORTH ON ROOSEVELT WAY NE



STREET-LEVEL PERSPECTIVE LOOKING SOUTH ON ROOSEVELT WAY NE



**SITE PLAN  
OPTION A**





ARCHITECTURAL CONCEPT

OPTION B



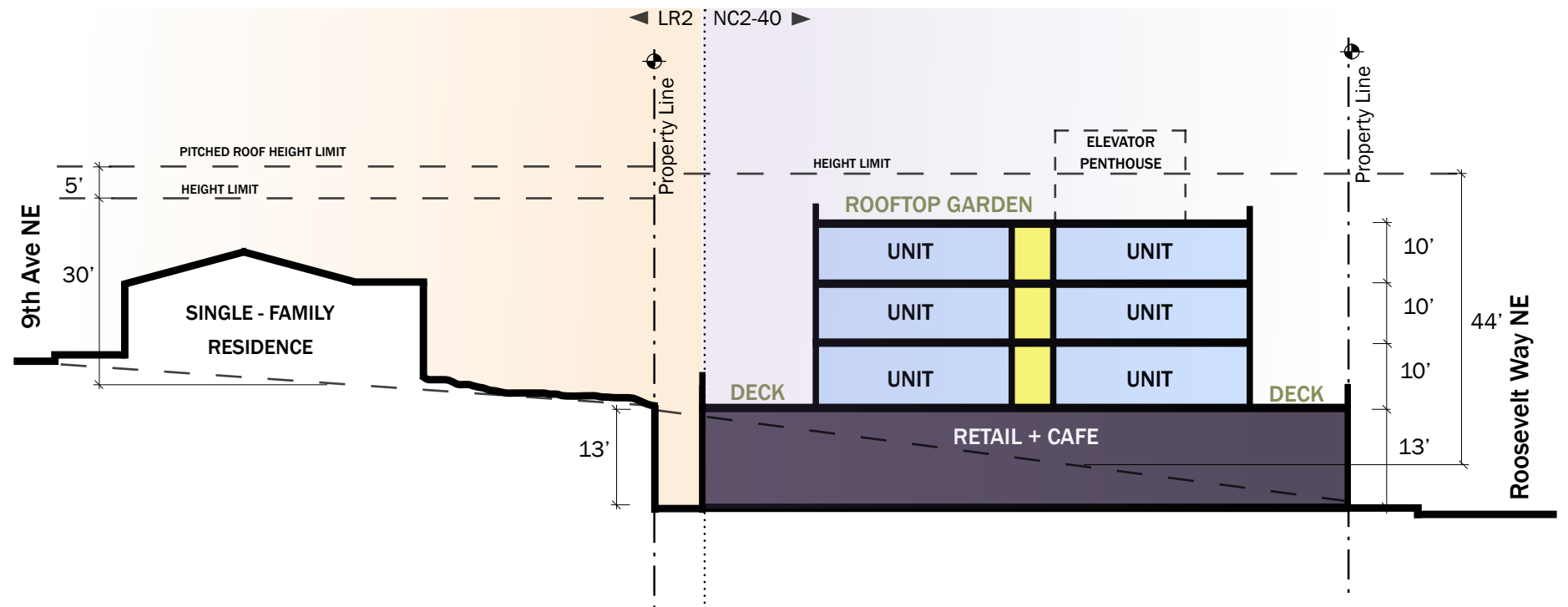
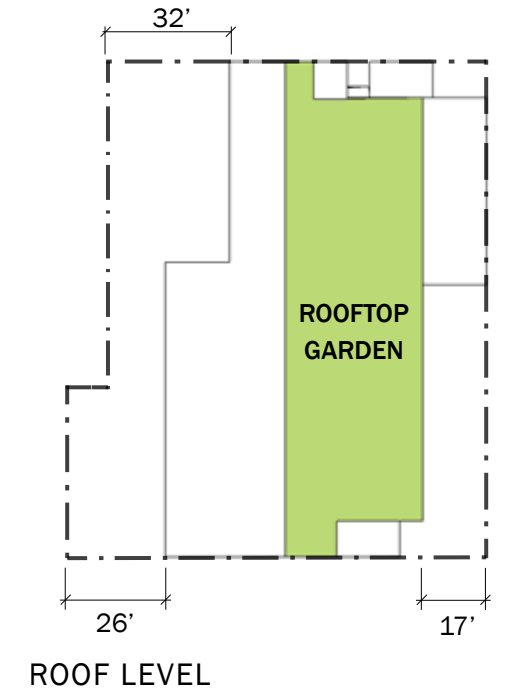
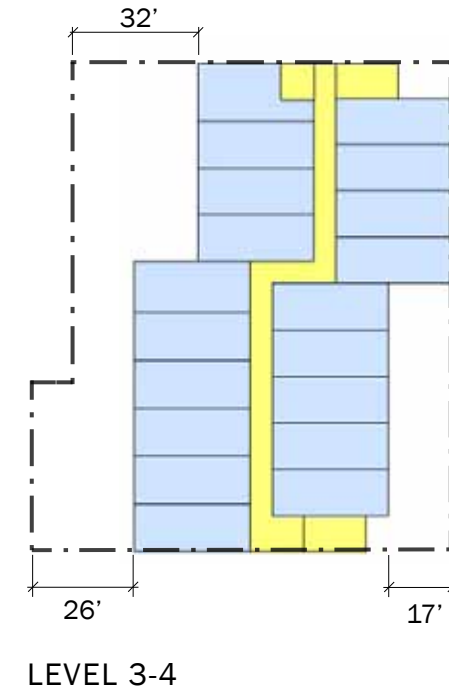
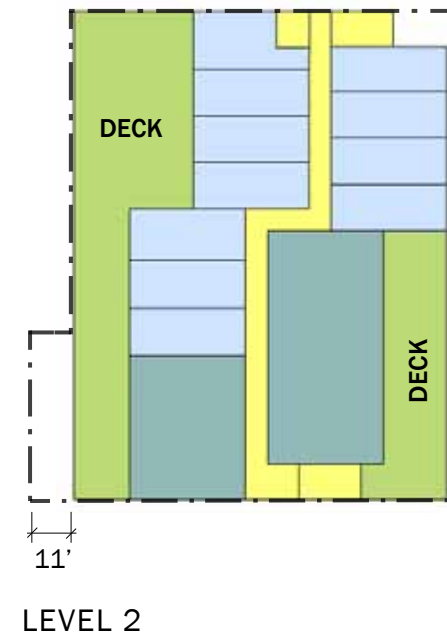
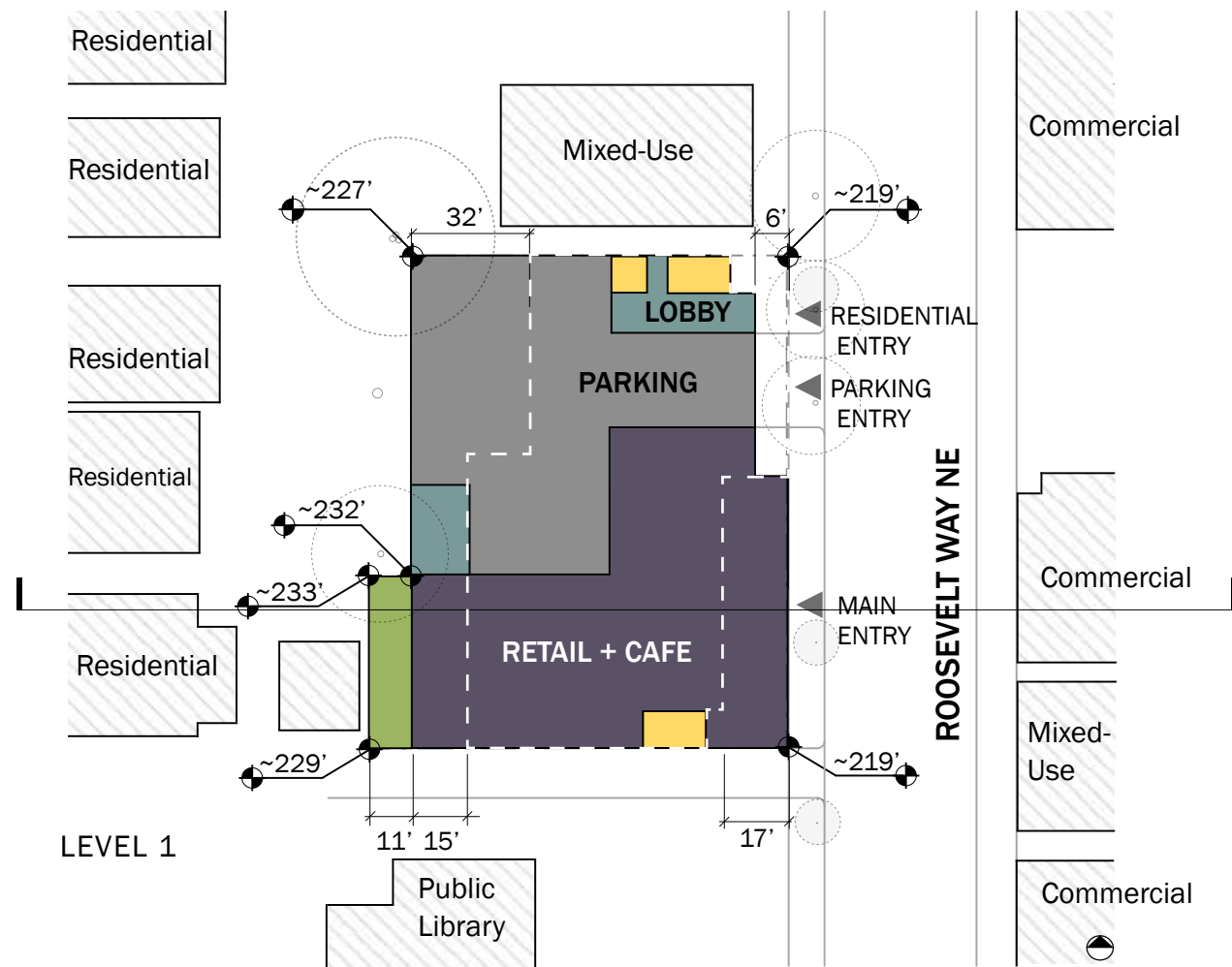
AERIAL VIEW TOWARDS THE NORTHEAST



AERIAL PLAN



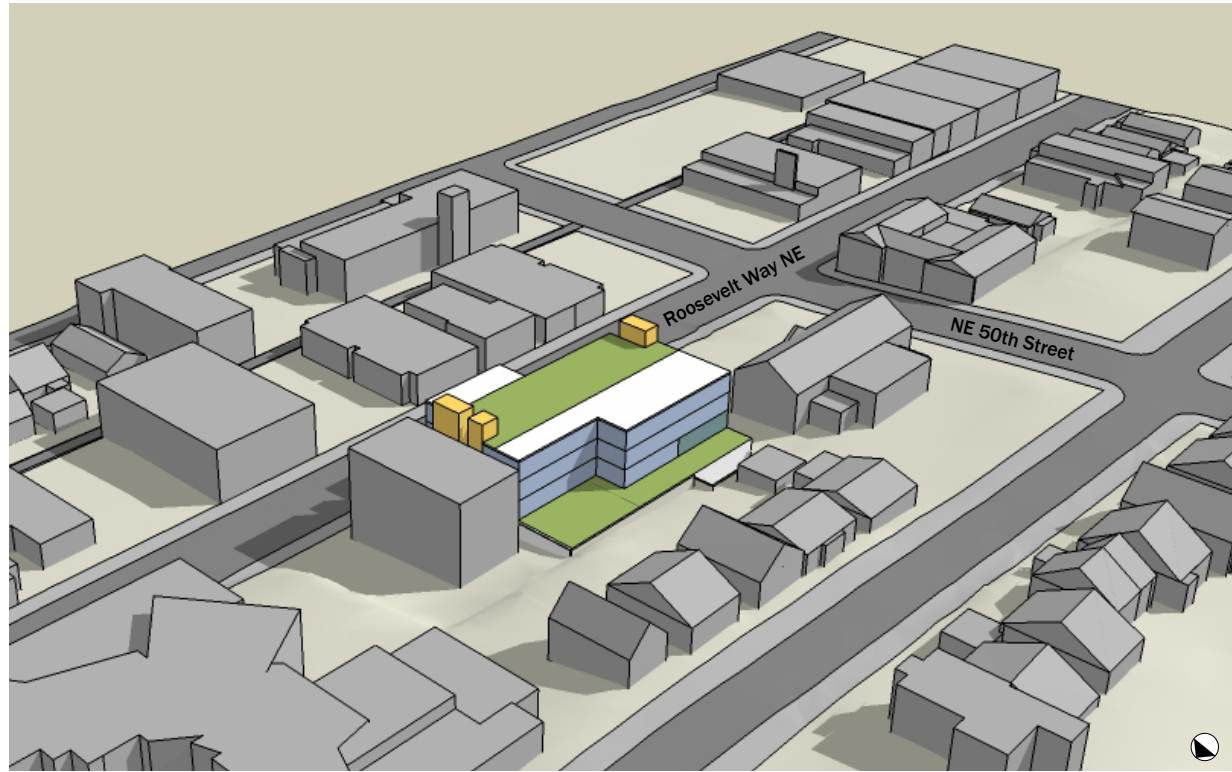
# ARCHITECTURAL CONCEPT OPTION B





# ARCHITECTURAL CONCEPT

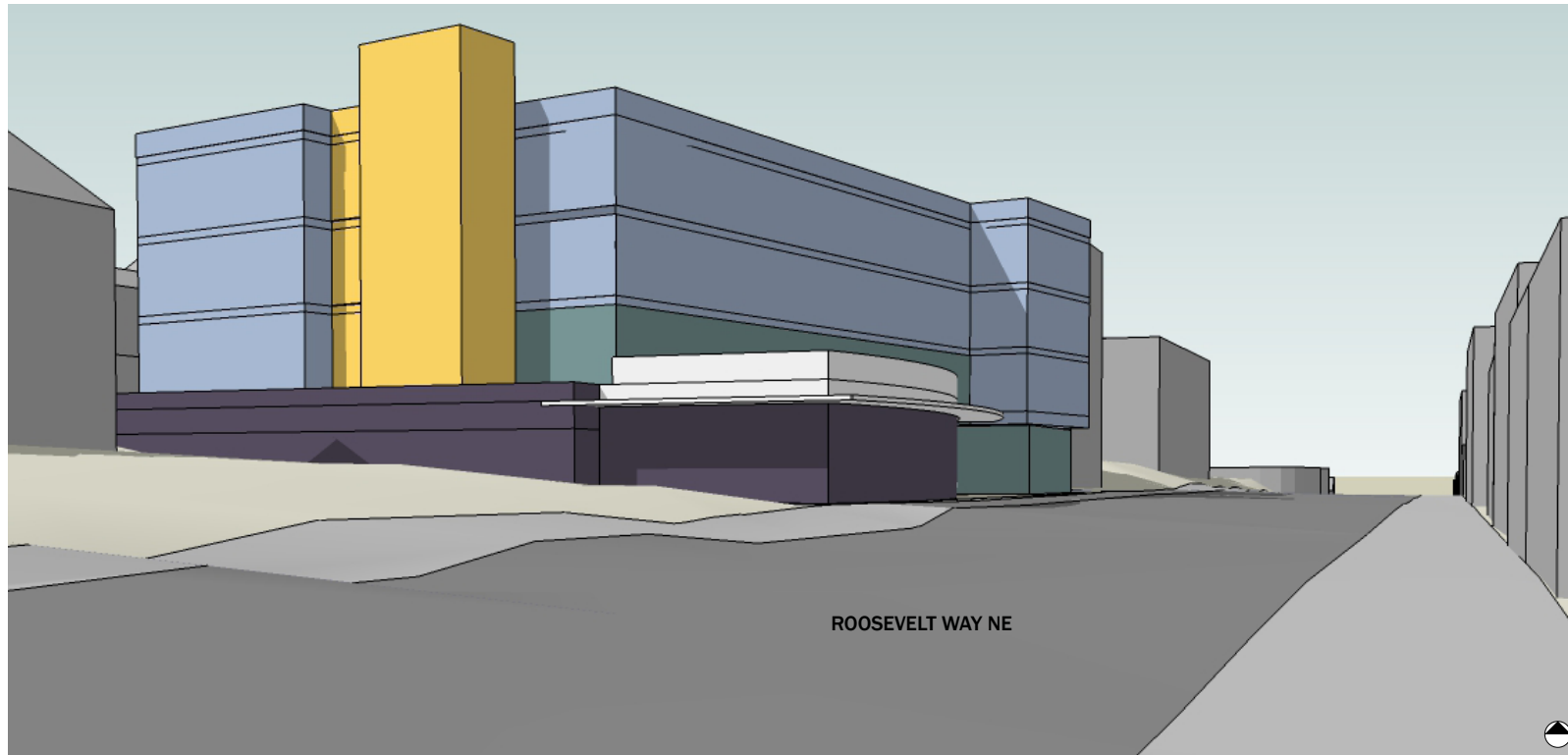
## OPTION B



AERIAL VIEW LOOKING SOUTHEAST



AERIAL VIEW LOOKING WEST



STREET LEVEL PERSPECTIVE LOOKING NORTH ON ROOSEVELT WAY NE



STREET-LEVEL PERSPECTIVE LOOKING SOUTH ON ROOSEVELT WAY NE



# SITE PLAN OPTION B





**ARCHITECTURAL CONCEPT**  
**OPTION C - PREFERRED**



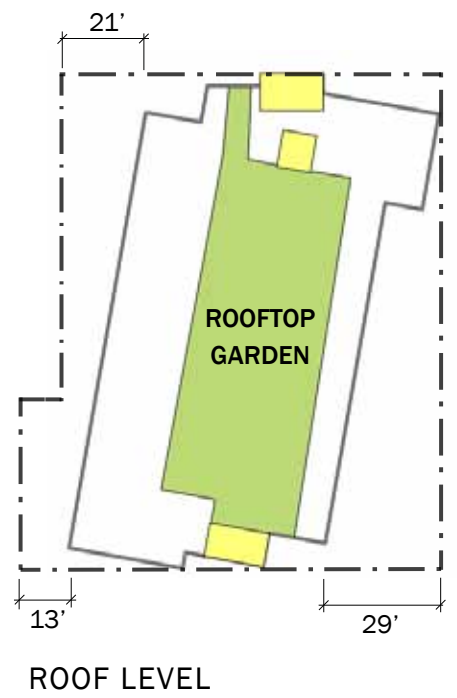
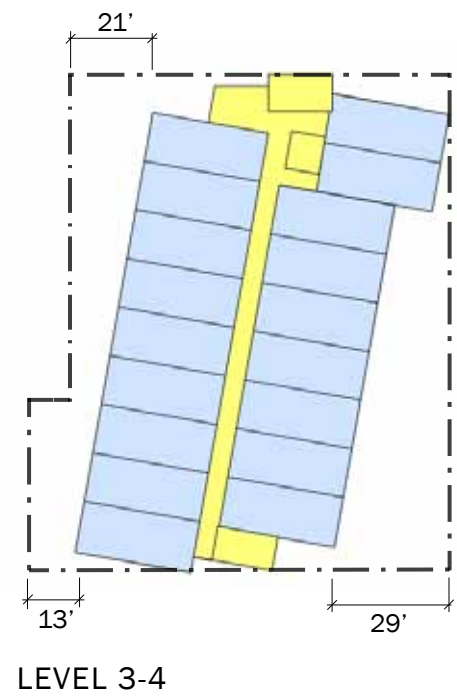
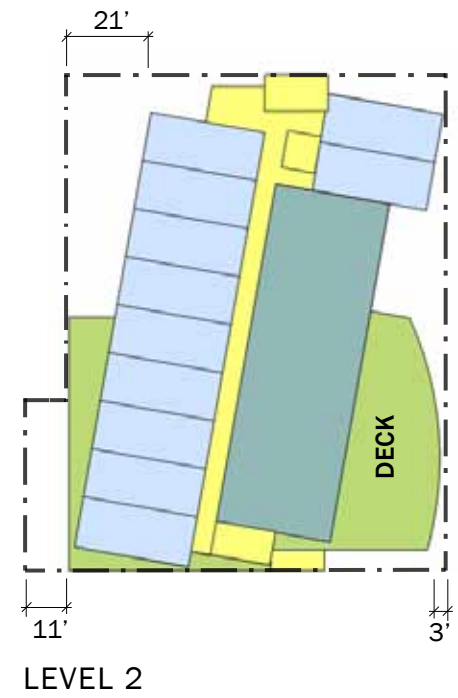
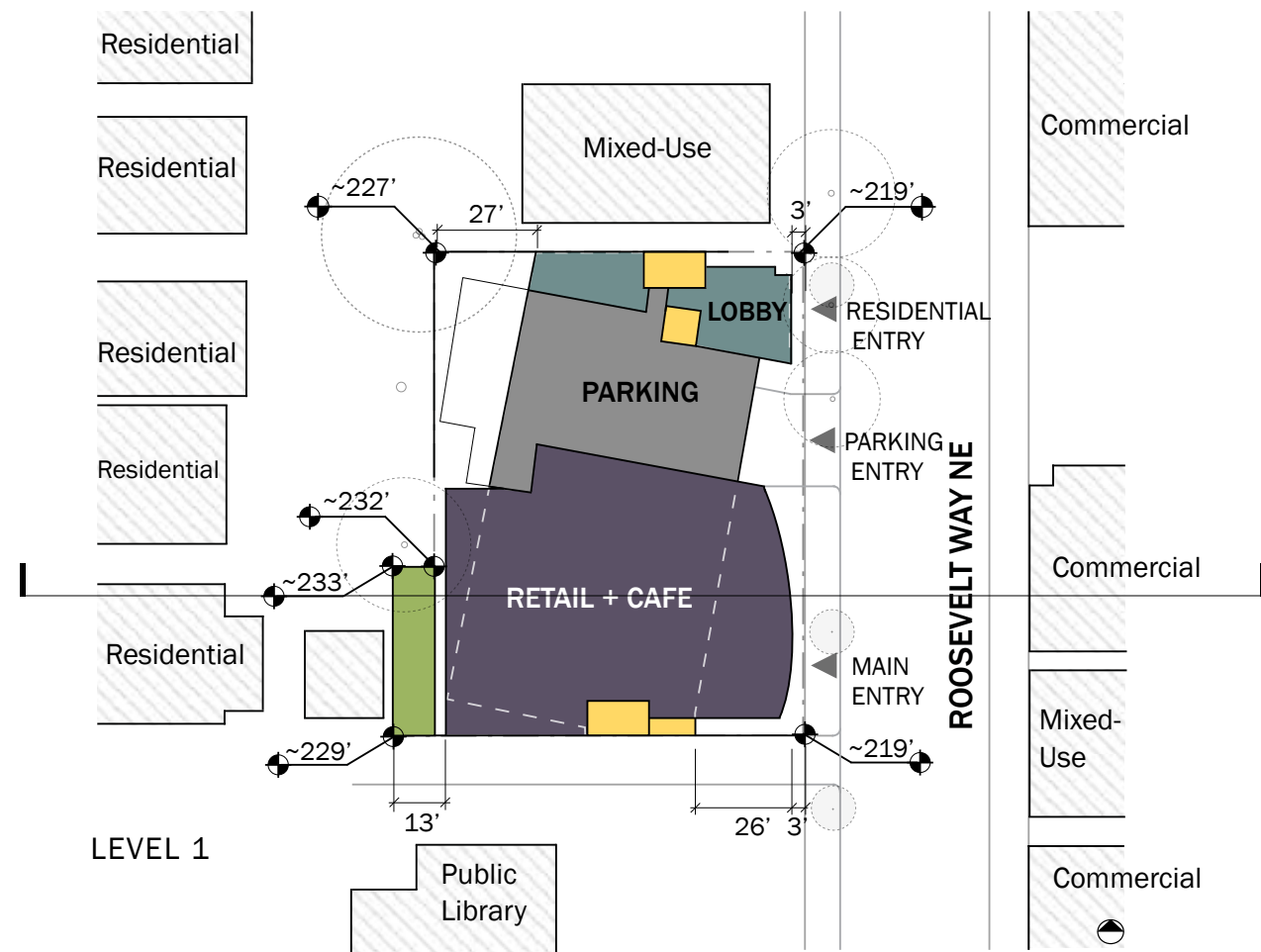
AERIAL VIEW TOWARDS THE NORTHEAST



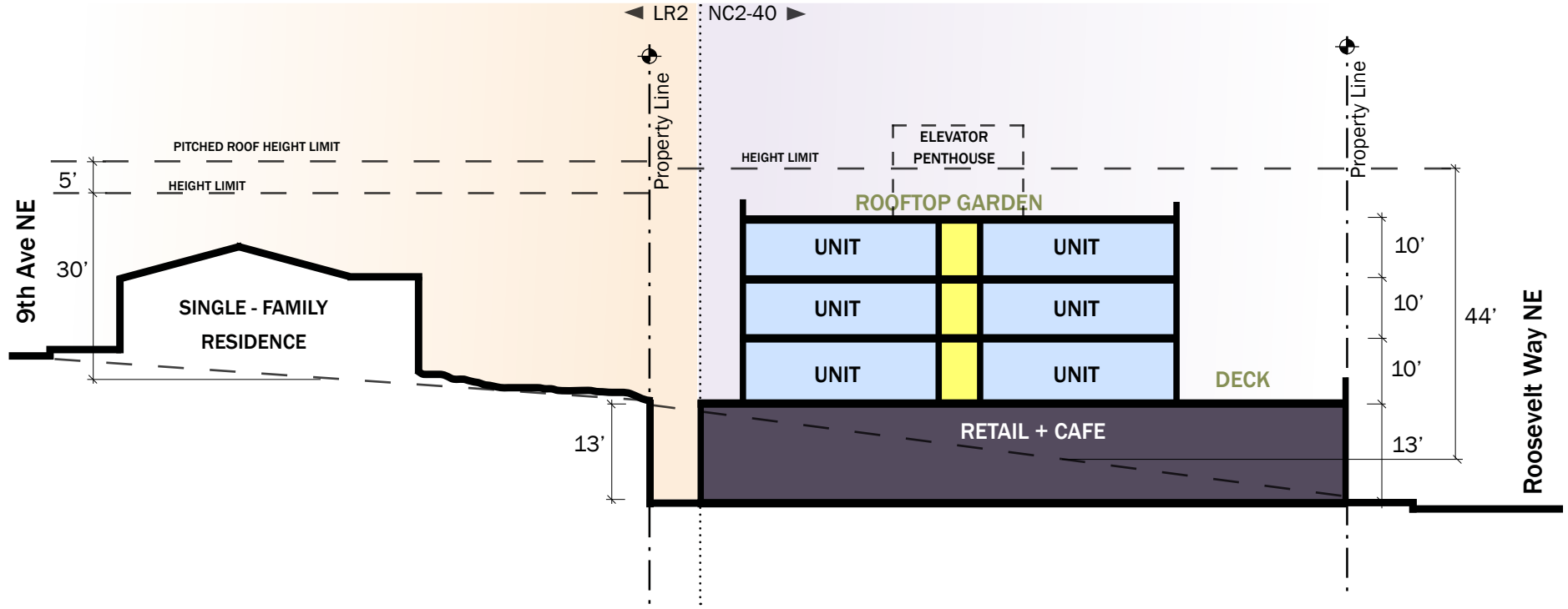
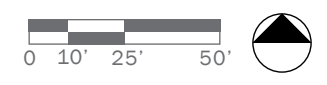
AERIAL PLAN



# ARCHITECTURAL CONCEPT OPTION C - PREFERRED



- Commercial
- Residential
- Amenities
- Circulation
- Parking
- Outdoor Space





# ARCHITECTURAL CONCEPT

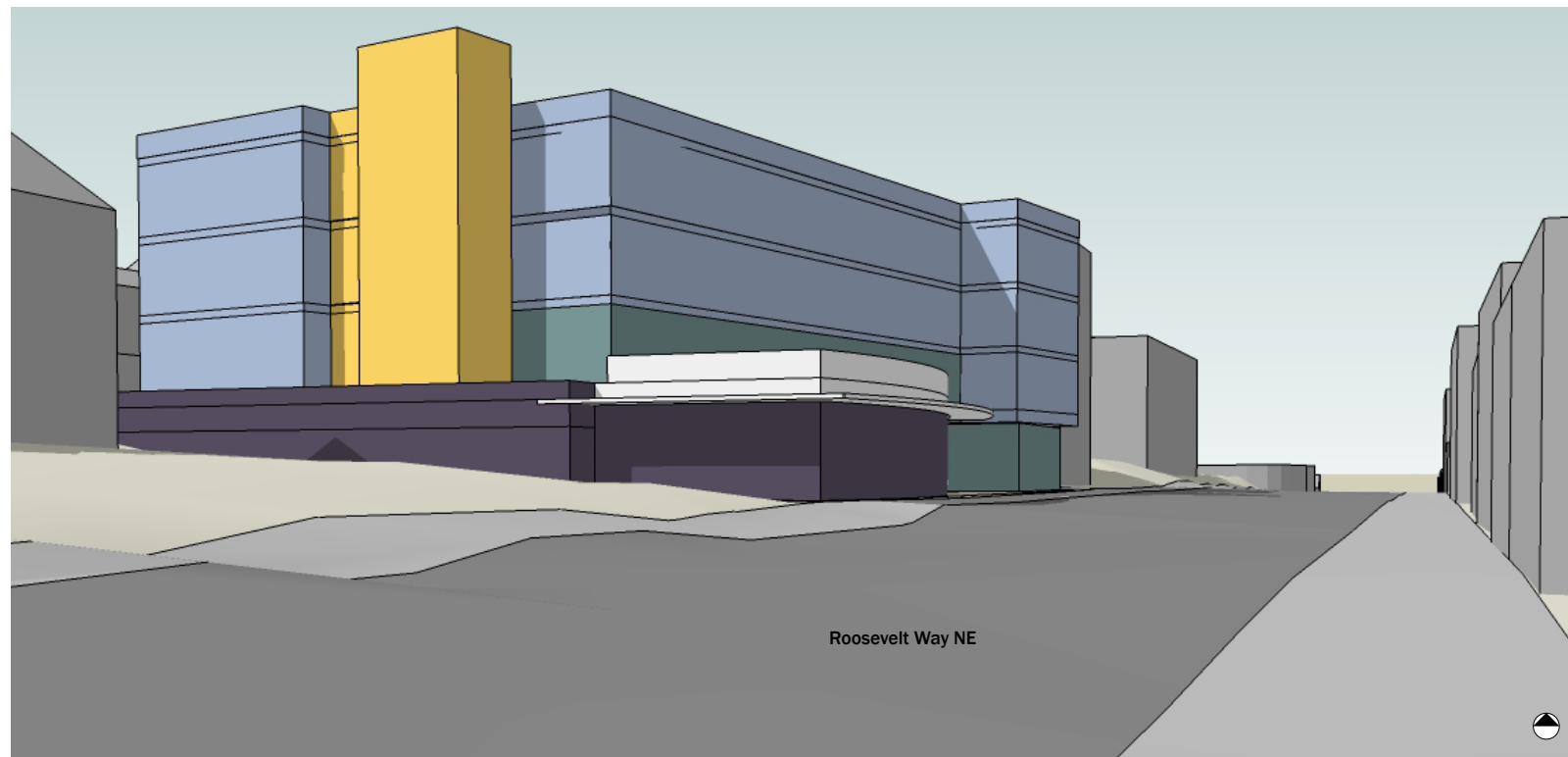
## OPTION C - PREFERRED



AERIAL VIEW LOOKING SOUTHEAST



AERIAL VIEW LOOKING WEST



STREET LEVEL PERSPECTIVE LOOKING NORTH ON ROOSEVELT WAY NE



STREET-LEVEL PERSPECTIVE LOOKING SOUTH ON ROOSEVELT WAY NE



# SITE PLAN OPTION C - PREFERRED



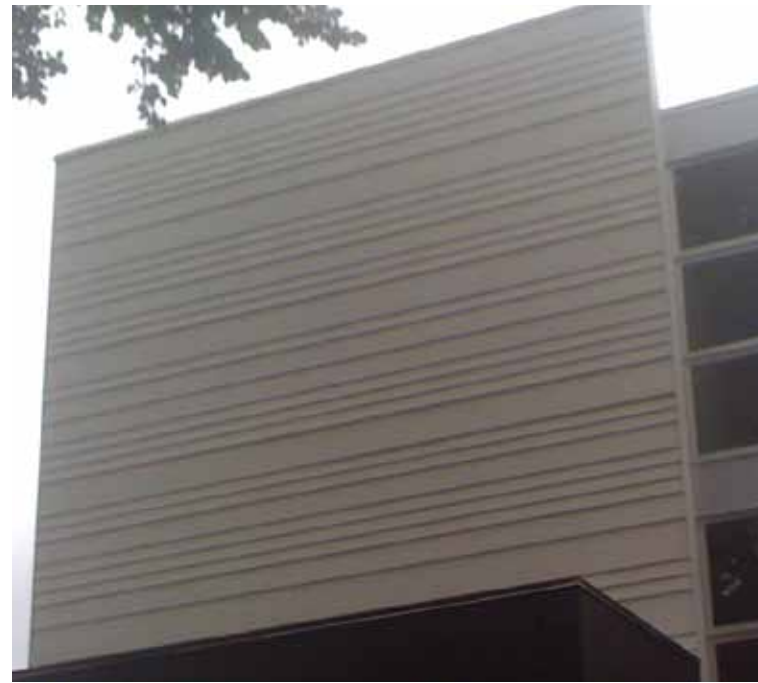


ARCHITECTURAL CONCEPT  
INSPIRATION IMAGES





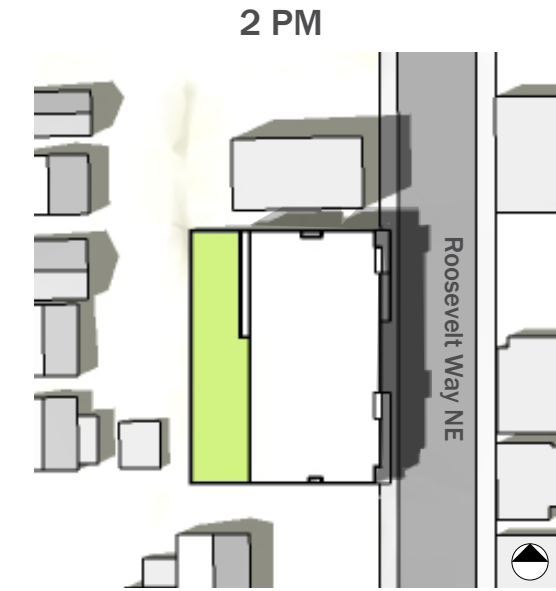
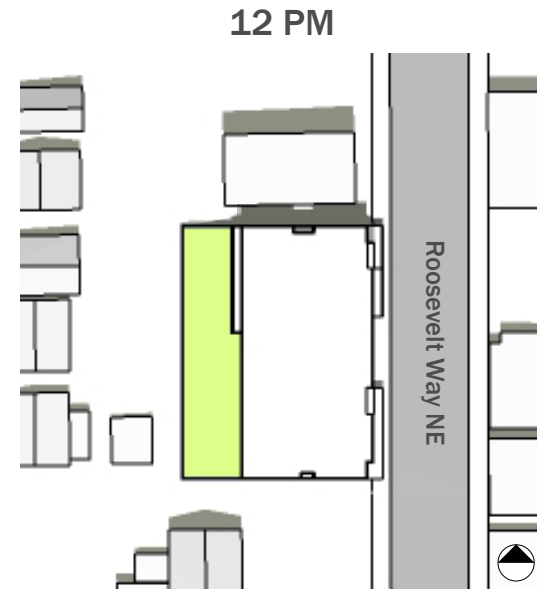
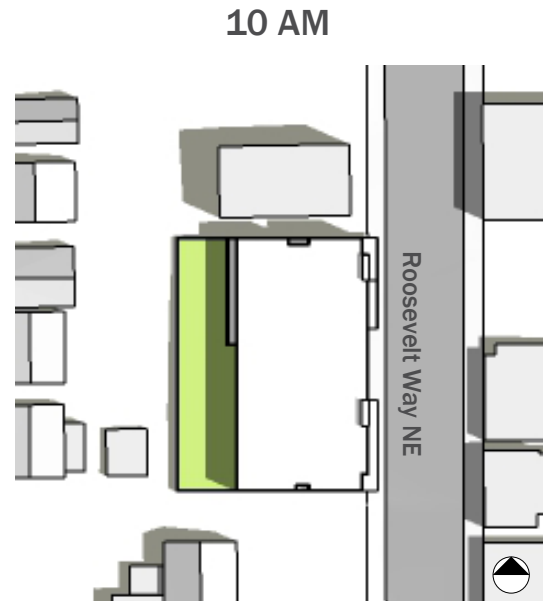
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INSPIRATION IMAGES



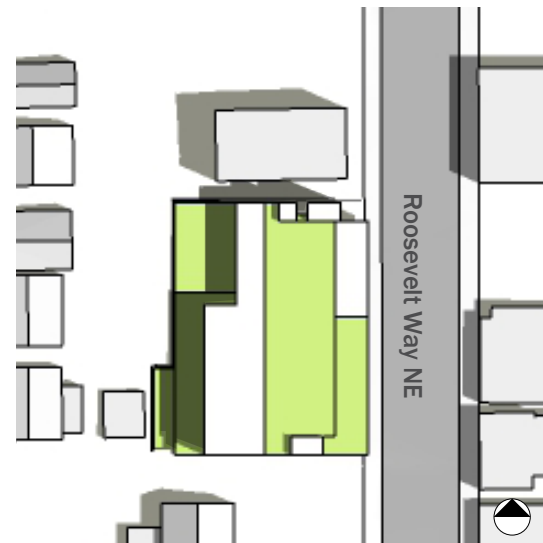


**SUN STUDIES**  
**SUMMER SOLSTICE**

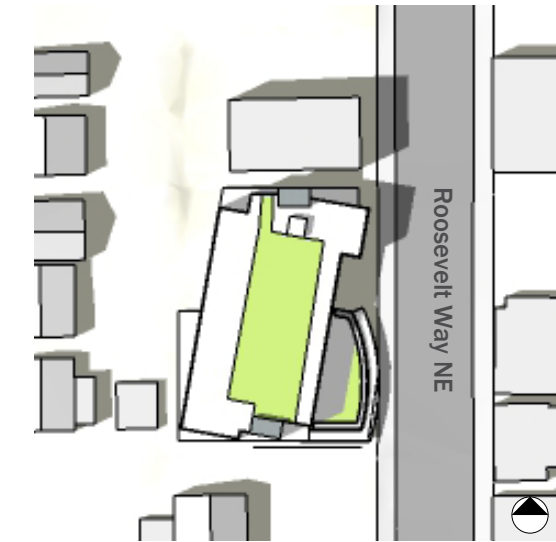
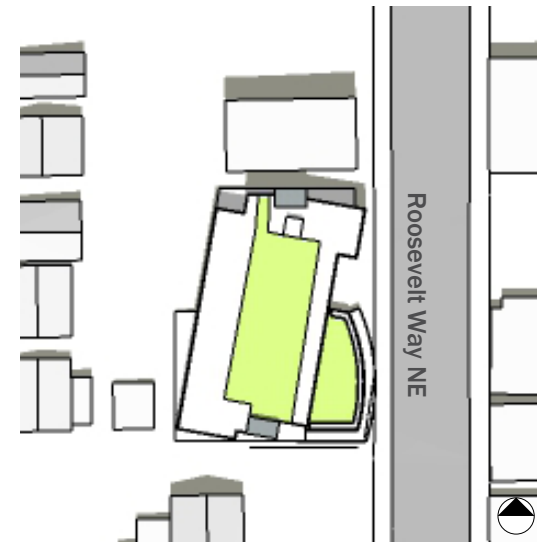
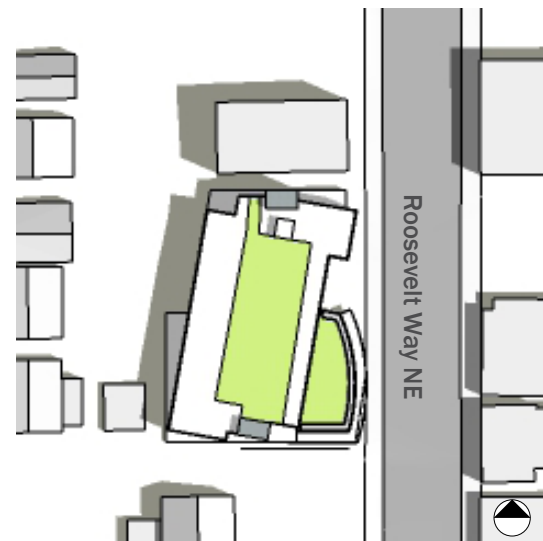
OPTION A



OPTION B



OPTION C -  
PREFERRED





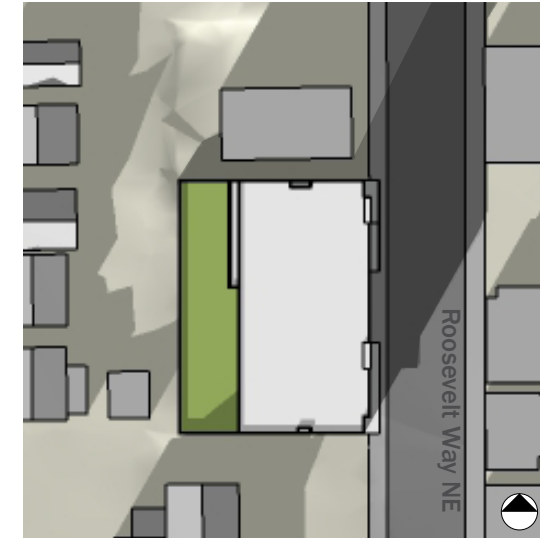
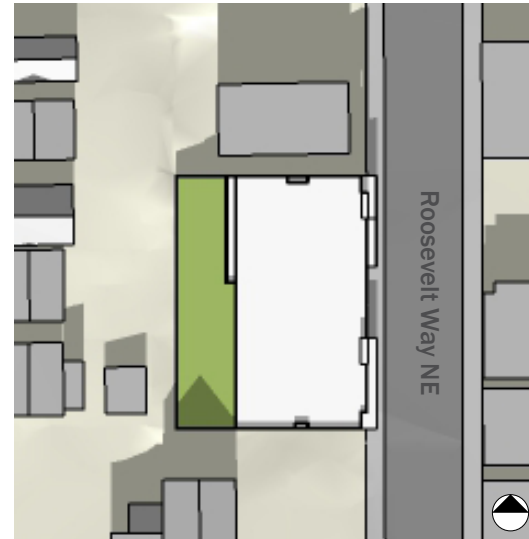
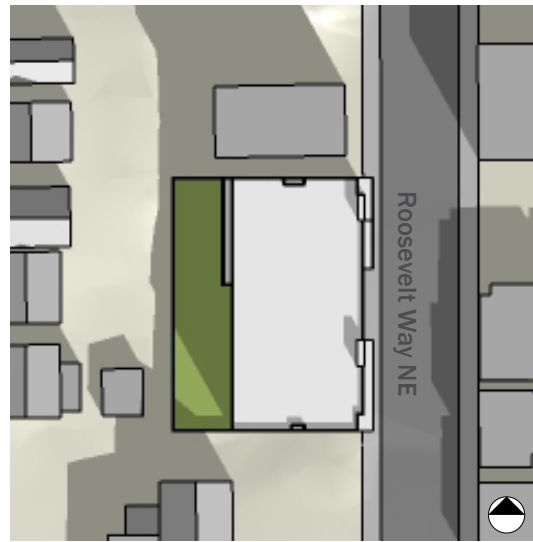
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WINTER SOLSTICE

10 AM

12 PM

2 PM

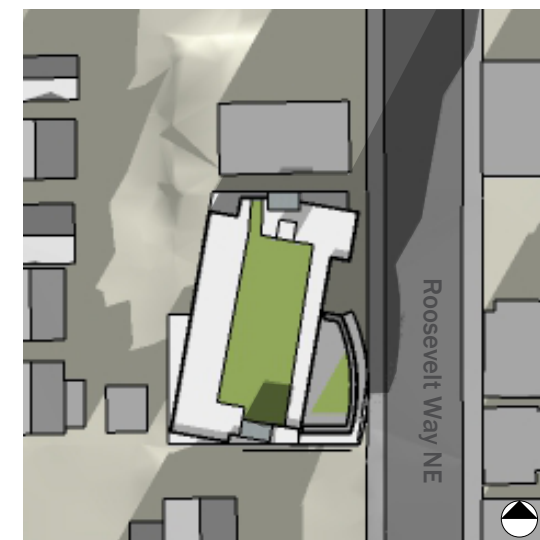
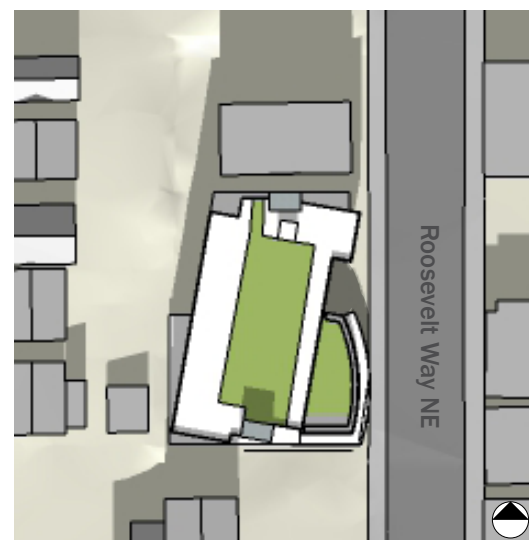
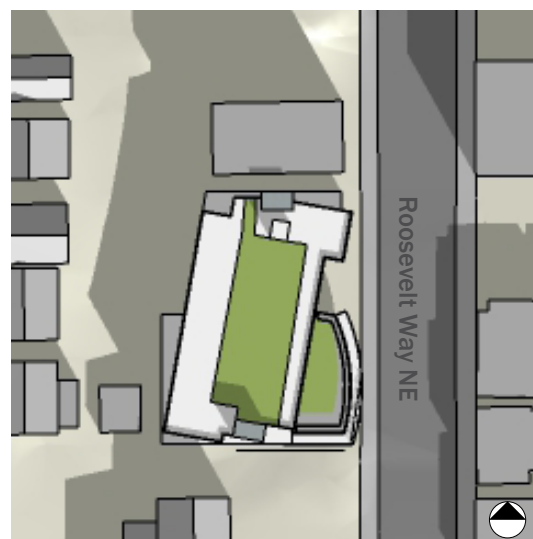
OPTION A



OPTION B



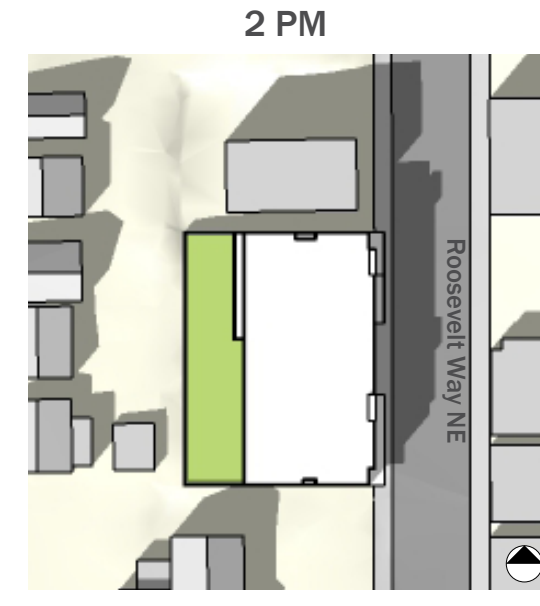
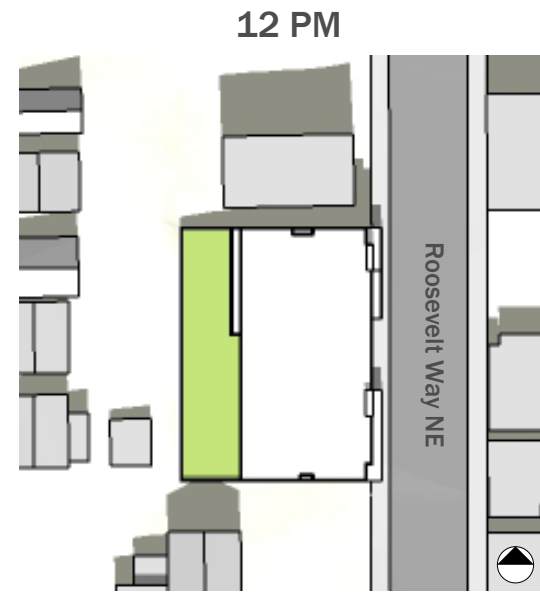
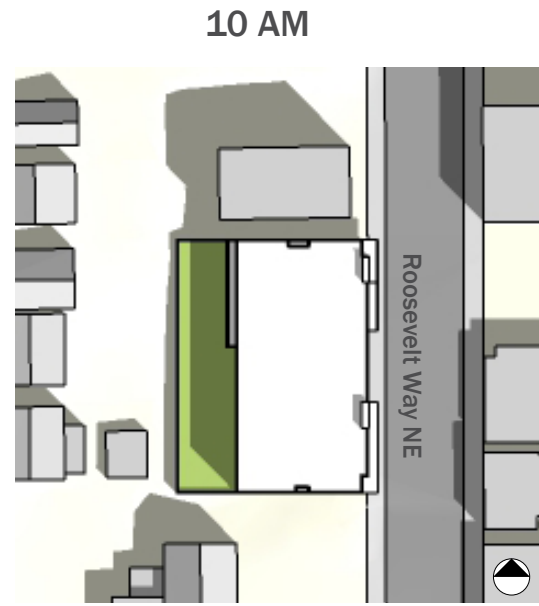
OPTION C -  
PREFERRED





SUN STUDIES  
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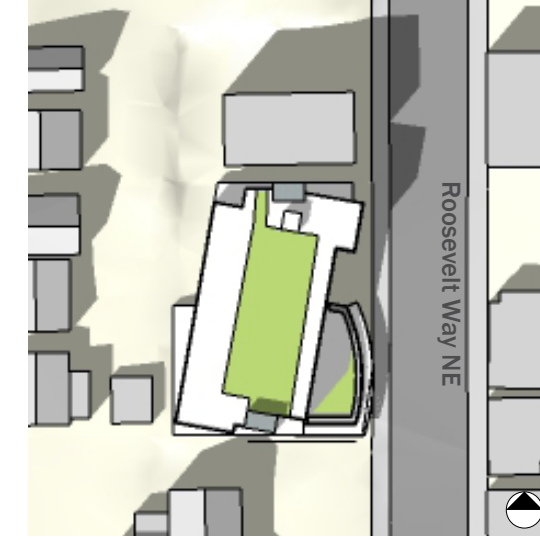
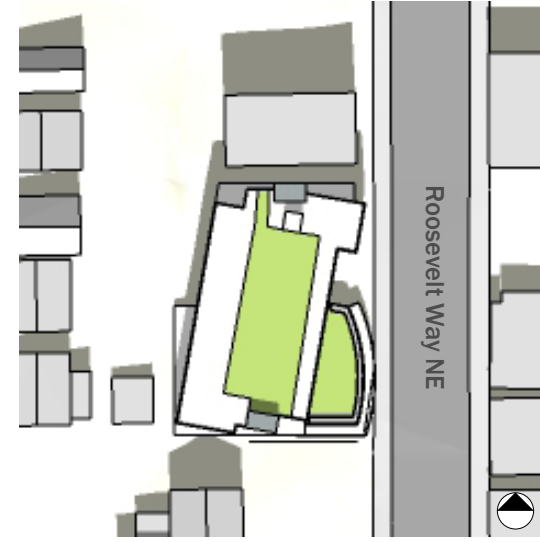
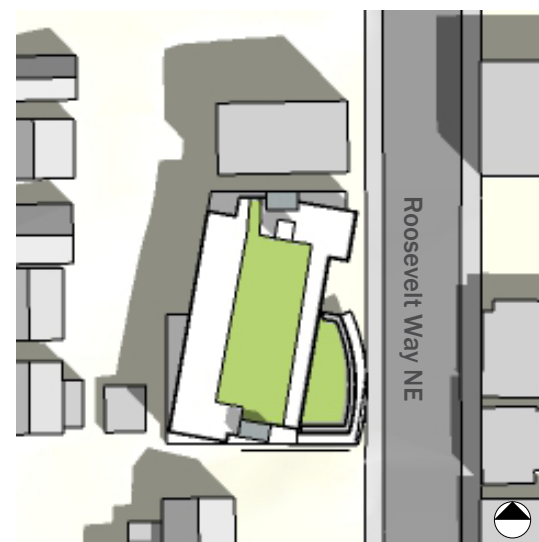
OPTION A



OPTION B



OPTION C -  
PREFERRED





Several departures associated with the parking/access in the preferred scheme may be required:

1. SMC 23.54.030.D.2.a - "The minimum width of driveways for two way traffic shall be 22 feet and the maximum width shall be 25 feet."

DESIRED DEPARTURE - Allowance for a 12'-0" drive aisle to access retail/commercial parking on the west side of the property, gaining the project 2 additional parallel parking spots in an area with convenient access to the retail/commercial space. See diagram to the top right.

2. SMC 23.54.030.B.2.a - "When ten or fewer parking spaces are provided, a maximum of 25 percent of the parking spaces may be striped for small vehicles. A minimum of 75 percent of the spaces shall be striped for large vehicles."

DESIRED DEPARTURE - Due to building geometry and the limited space available for parking on grade, maximum parking is greatest when more than 25 percent of parking spaces are striped for small vehicles. Furthermore, to meet various green standards, the small spaces will be encouraged to be used by fuel-efficient and hybrid vehicles.

3. SMC 23.47A.032.B.1.b - "Within a structure, street-level parking shall be separated from street-level, street-facing facades by another permitted use. This requirement does not apply to access to parking meeting the standards of subsection 23.47A.032.A."

DESIRED DEPARTURE - Street-level parking is accessed between two uses, but not separated by them. Parking is relegated to the west side of the lot at grade level instead of being in front of the building, preserving the urban edge and pedestrian access.

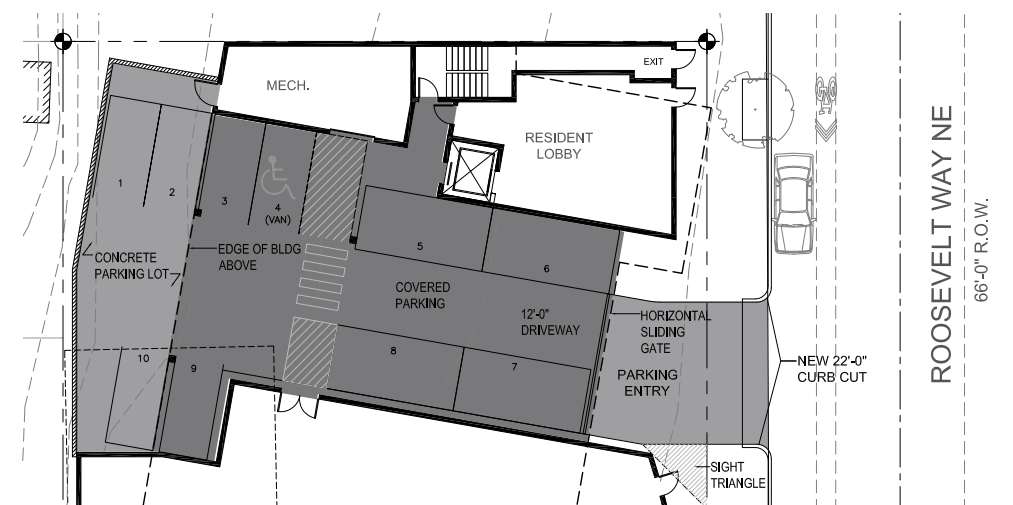
4. SMC 23.47A.016.D.3.m - "Circumstance - Unenclosed parking garage on lots abutting a lot in a residential zone. Minimum Requirement - A 5-foot-deep landscaped area and 6-foot-high screening along each shared lot line"

DESIRED DEPARTURE - Due to the limited space for parking on the lot, landscaping will be used in greater proportion in the southwest corner of the site to maintain adequate turning radii and backup space.

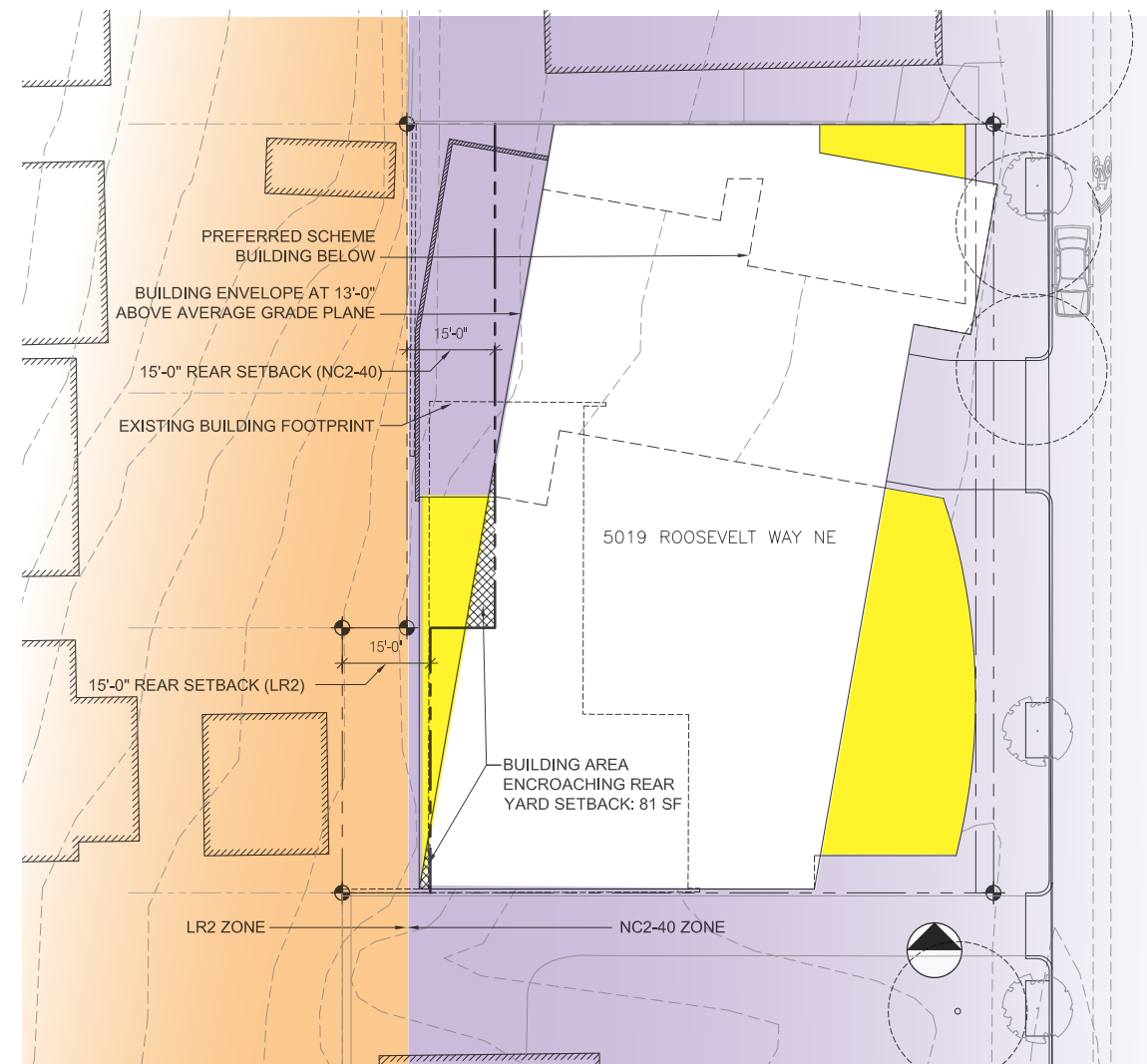
5. SMC 23.47A.014B.3 - "For a structure containing a residential use, a setback is required along any side or rear lot line that abuts a lot in a residential zone (LR2) or that is across an alley from a lot in a residential zone, as follows:
  - a. Fifteen feet for portions of structures above 13 feet in height to a maximum of 40 feet; and
  - b. For each portion of a structure above 40 feet in height, additional setback at the rate of 2 feet of setback for every 10 feet by which the height of such portion exceeds 40 feet

SMC 23.45.518.Table A - Required rear setbacks for the LR zone with Apartments is 15'-0" minimum if no alley is present.

DESIRED DEPARTURE - Allowance to encroach on 15' rear yard setback in NC2-40 and LR2 zones, where the new building envelope steps over the rear yard setback at a diagonal angle for a total encroachment footprint of approximately 81 square feet near the southwest portion of the site. See diagram to the bottom right.



DEPARTURE DIAGRAM - RELIEF FROM 22'-0" DRIVEWAY (SMC 23.54.030.D.2.A)



DEPARTURE DIAGRAM - RELIEF FROM 15'-0" REAR YARD SETBACK (SMC 23.47A.014.B.3)