

DESIGN RECOMMENDATION MEETING

SEPTEMBER 22, 2014
5019 ROOSEVELT WAY NE
UNIVERSITY COMMONS

DPD PROJECT #3015818



View of 5019 Roosevelt Way NE Looking Northwest

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PROJECT OVERVIEW

ZONING DATA



Project Data: University Commons
Client: LIHI
9/5/14
Proposed Use: affordable housing and food bank w/ café

2.0 ZONING DATA NC2-40' / LR2

Commercial Zone

2.1 Potential Use: SMC 23.47A.004
 Residential Permitted
 Eating/ Drinking Establishm't Conditional Use (max. 25,000 sf)
 Institutional Permitted (max. 25,000 sf)

2.2 Street Development Standards:

SMC 23.47A.008.A.2
 Blank facades permitted: no segment longer than 20 ft
 total blank facade < 40%
 Provided: 9'-3" max. See T0.3
 Provided: 16.5% See T0.3

SMC 23.47A.008.A.3
DEPARTURE REQUEST Street-level street-facing facades shall be located within 10' of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided.
 Provided: 18'-10" ft See A1.0

SMC 23.47A.008.B.2
 Transparency required: 60% min. for non-residential uses
 Provided: 60.4% See T0.3

SMC 23.47A.008.B.3
 Depth of nonres.: average 30 ft, minimum 15 ft
 Height of nonres.: 13 ft floor-to-floor
 Provided: 85 ft avg See A1.1
 Provided: 16'-4 1/2" See A4.0

SMC 23.47A.008.D
 1. At least one of the street-level street-facing facades containing a residential use shall have a visually prominent entry
 Residential lobby entry is visually prominent See A3.0

2.3 Structure Height:

SMC 23.47A.012.A.1
 Base height limit of zone: 40 ft
 Max height limit w/ min. 13' floor-to-floor for non-res. use at street level: 44 ft
 Height Limit of Site: 44 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):
 Average Grade Plane 224.00 EL See T0.2
 Zoning Height Limit 268.00 EL See T0.2

May project up to 4 ft above zoning height limit: open railings, planters, skylights, clerestories, parapets
 May project up to 15 ft above zoning height limit (if total combined coverage does not exceed 20% of total roof): solar collectors, mechanical equipment
 May project up to 16 ft above zoning height limit: stair and elevator penthouses

See A1.6 for roof height diagrams and A3- and A4- series dwgs for indication of structure height

2.4 Floor Area Ratio

SMC 23.86.007
 Measured to inside face of perimeter walls, including shafts, and above grade

SMC 23.47A.013.B
 Lot Area 13,602 SF
 Max. FAR for total mixed-use structure: 3.25
 Allowable FAR 44,207 SF
 Proposed FAR: 3.00
 Max. FAR for single use (Res): 3.00
 40,806 SF

	Totals		Totals
Level 1	10,928	Level 1	864
Level 2	8,239	Level 2	8,239
Level 3	8,239	Level 3	8,239
Level 4	8,239	Level 4	8,239
Roof	927	Roof	
Total SF actual	36,572	Res SF actual	25,581
Total FAR proposed	2.69	Res FAR proposed	1.88

See T0.3

2.5 Setbacks

SMC 23.47A.014
DEPARTURE REQUEST Rear or side lot line that abuts Res. Zone for structure containing res. use: (13'-40' above grade) 15 ft
 (>65' above grade) add'l 1:10 ft
 Provided: 76 SF of building projects into setback
 Min. building opening from Res.-zoned Lot 5 ft
 Projections permitted into setbacks: varies

2.6 Required Landscaping: SMC 23.47A.016.A
 Required: Seattle Green Factor 0.30
 Provided: 0.303 See L1.1

SMC 23.47A.016.D.1
 Required: surface parking - landscaped areas no requirement for < 20 spaces
 Required: surface parking - trees 1 tree for every 10 spaces

SMC 23.47A.016.D.3.m
DEPARTURE REQUEST Required: unenclosed parking abutting res. zone 5 ft deep buffer and 6 ft tall fence See T0.4

2.7 Residential Amenity Area: SMC 23.47A.024.A
 Required: 5% gross bldg. in residential use:
 Gross Building in Residential Use: 28,302 gsf
 Required Amenity Space (5% Gross Bldg. in Res. Use): 1,415 gsf
 Provided: 1,803 gsf See T0.2

SMC 23.47A.024.B
 Required: amenity areas shall not be enclosed
DEPARTURE REQUESTS common amenity: minimum dimension 10 ft, no area less than 250 SF
 private decks: minimum dimension 6 ft, no area less than 60 SF
 amenity areas shall not be enclosed.

2.8 Parking Location / Access: SMC 23.47A.032
DEPARTURE REQUEST Street-level parking shall be separated from street-level street-facing facades by another use.
 Parking may not be located inside a structure adjacent to street-level street-facing facade See T0.4

SMC 23.54.030
DEPARTURE REQUEST For non-res. uses: driveways for one-way traffic 12-15 ft; two-way traffic 22-25 ft
 Max. driveway slope is 15% unless there is a demonstratable hardship
 Max. no. of curb cuts is typically 1, but varies based on Arterial, length of street, and use
 For exit-only driveways and 2-way driveways <22 ft, Sight triangles required on both sides
 Two-Way Driveway
 Provided: 12 ft See T0.4
 Provided: 1 See A1.0
 See A1.0

2.9 Required Parking: SMC 23.54.015 Tables A,B,C
 In Urban Centers, no parking is required for Residential, Non-Residential (Café), or Institutional (Food Bank) uses.
 Provided: 10 See A1.1

SMC 23.54.030.B.2

Level	Non-Residential				TOTAL
	S	M	L	ADA van	
L1	5	2	2	1	10
	50%	20%	20%	10%	

25% max 75% min.

DEPARTURE REQUEST

Bicycle Parking SMC 23.54.015 Chart E

Use	Quantity	Required Bicycle Parking Ratio	Required	Provided
Community Center	5,472 sf	1/ 4000 long-term	1.37	2
		1/ 4000 short-term	1.37	1
Drinking Estab.	431 sf	1/ 12000 long-term	0.04	1
		1/ 2000 short-term	0.22	1
Residential	49 units	1/ 4 long-term	12.25	13

See A1.1
 See A1.1
 See A1.2, A1.3 & A1.4

SMC 23.54.035
 Loading berth: low to medium demand use (general commercial sales)
 less than 10,000 sf no loading berth required

2.10 Solid Waste: SMC 23.54.040
 Mixed-Use Developments: Area for Res. Dev. Plus 50% Area for Non Res Dev.
 For more than 9 dwelling units, the min. horizontal dimension is 12'

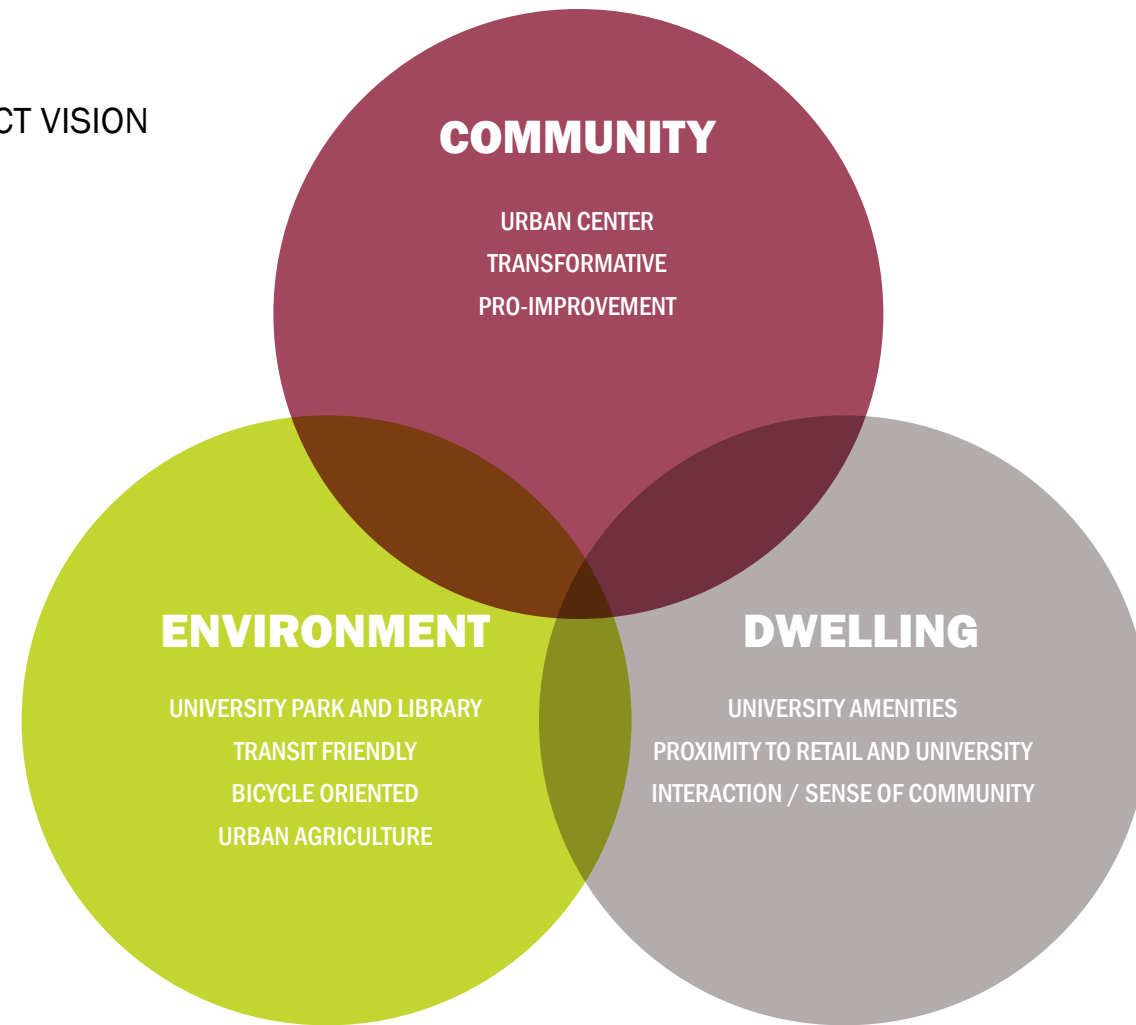
Residential: 26-50 units: 375 sf
 51-100 units: 375 sf + 4sf/ea. add'l unit
 100+ units: 575 sf + 4sf/ea. add'l unit
 Number of Units: 49 units
 Required Trash Area: 375 nsf
 Provided: 375 nsf See A1.1

Nonresidential: 0-5,000 sf 82 sf / 41sf for mixed-use
 5,001-15,000 sf 125 sf / 63 sf for mixed-use
 15,001-50,000 sf 175 sf / 88 sf for mixed-use
 Non-Residential Area: 5,903 nsf
 Required Trash Area: 63 nsf
 Provided: 65 nsf See A1.1

PROJECT OVERVIEW

PROJECT VISION | PROJECT DATA

PROJECT VISION



PROJECT DATA

PROPERTY ADDRESS:
5019 ROOSEVELT WAY NE
SEATTLE, WA 98105

4-STORY MIXED-USE BUILDING WITH:
- 49 UNITS OF AFFORDABLE HOUSING

- APPROXIMATELY 6,000 SQUARE FEET
OF COMMERCIAL SPACE

- 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

UNIQUE OPPORTUNITY

The program of the proposed building has been developed by the Low-Income Housing Institute in partnership with the University District Food Bank and YouthCare to provide low-income housing, counseling, and on-site employment training for residents; a new, larger space to serve Food Bank patrons; and a cafe to serve the local neighborhood.

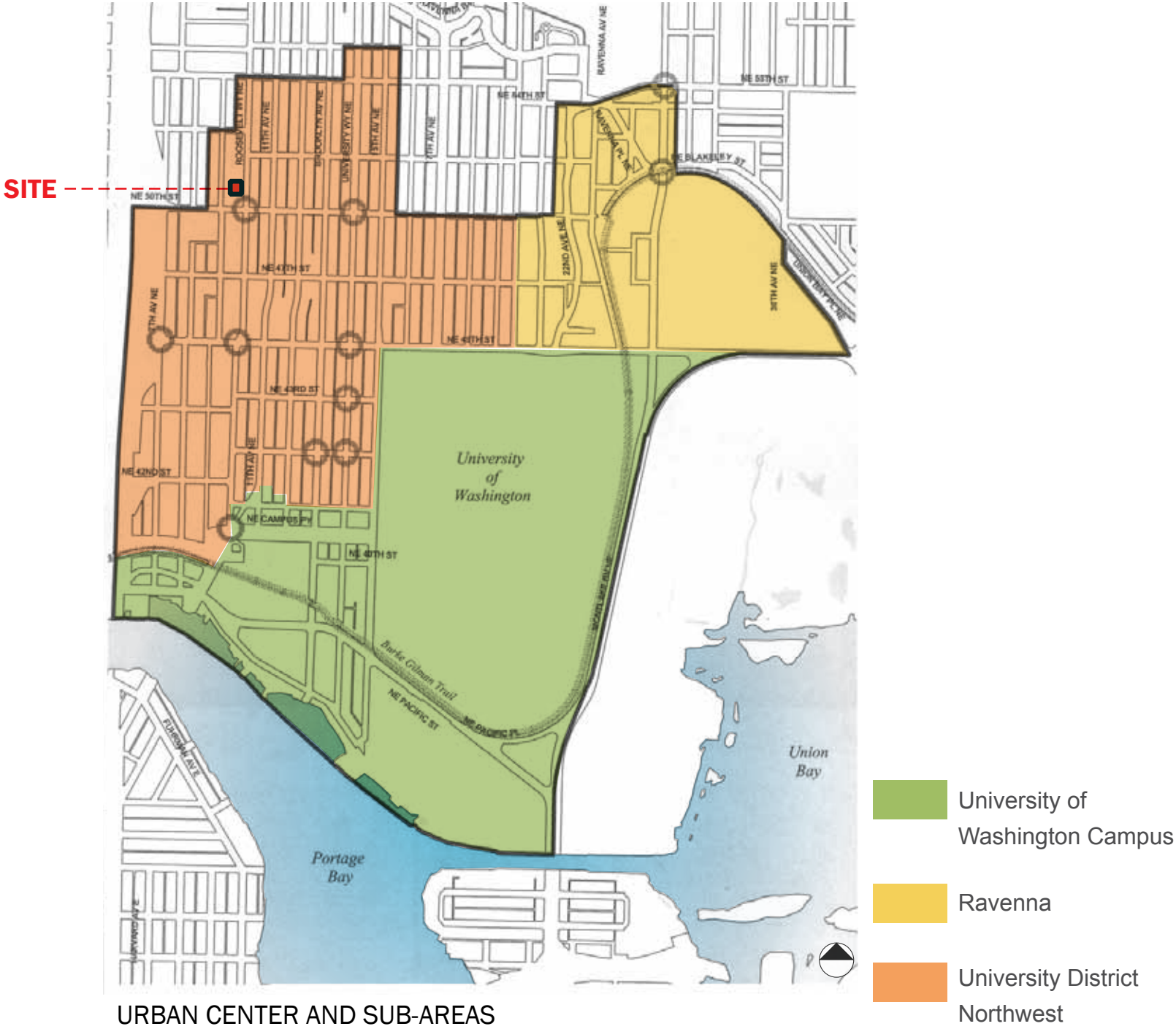
The site is on the edge of the ten-minute walk area of the proposed Sound Transit Light Rail station on Brooklyn Avenue NE and NE 43rd Street. In the near future, pedestrians and bicyclists will have a fast and effective means of connecting from the site to the rest of the city without needing to drive.

This is an opportunity to create responsive architecture that provides quality housing and much-needed community services in a growing urban village close to transit, public open space and commercial activity.



SITE CONTEXT & URBAN DESIGN ANALYSIS

RESIDENTIAL URBAN VILLAGES



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

SITE CONTEXT & URBAN DESIGN ANALYSIS

ZONING MAP



- | | | | | | |
|--|---------|--|--------|--|--|
| | SF 5000 | | LR3 | | UNIVERSITY DISTRICT NW
URBAN CENTER BOUNDARY |
| | LR1 | | NC2-40 | | ZONE: NC2-40' |
| | LR2 | | NC3-65 | | OVERLAY: UNIVERSITY DISTRICT
NORTHWEST URBAN CENTER VILLAGE |

SITE CONTEXT & URBAN DESIGN 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

SITE CONTEXT & URBAN DESIGN ANALYSIS

NEIGHBORHOOD DEVELOPMENT & USES



University Library (Seattle Landmark)



University Child Development School



Church of the Blessed Sacrament
(Seattle Landmark)



Firestation #17 (Seattle Landmark)



University Heights Center (Seattle Landmark)



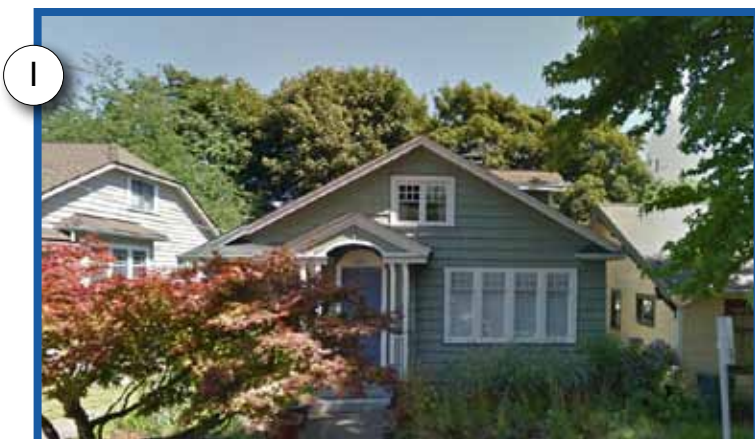
University Playground



CURVe - Children's UW Workforce Housing



"The Ave" Commercial Street



Single Family Home Typical of the Area



University Family YMCA



Seven Gables Theater



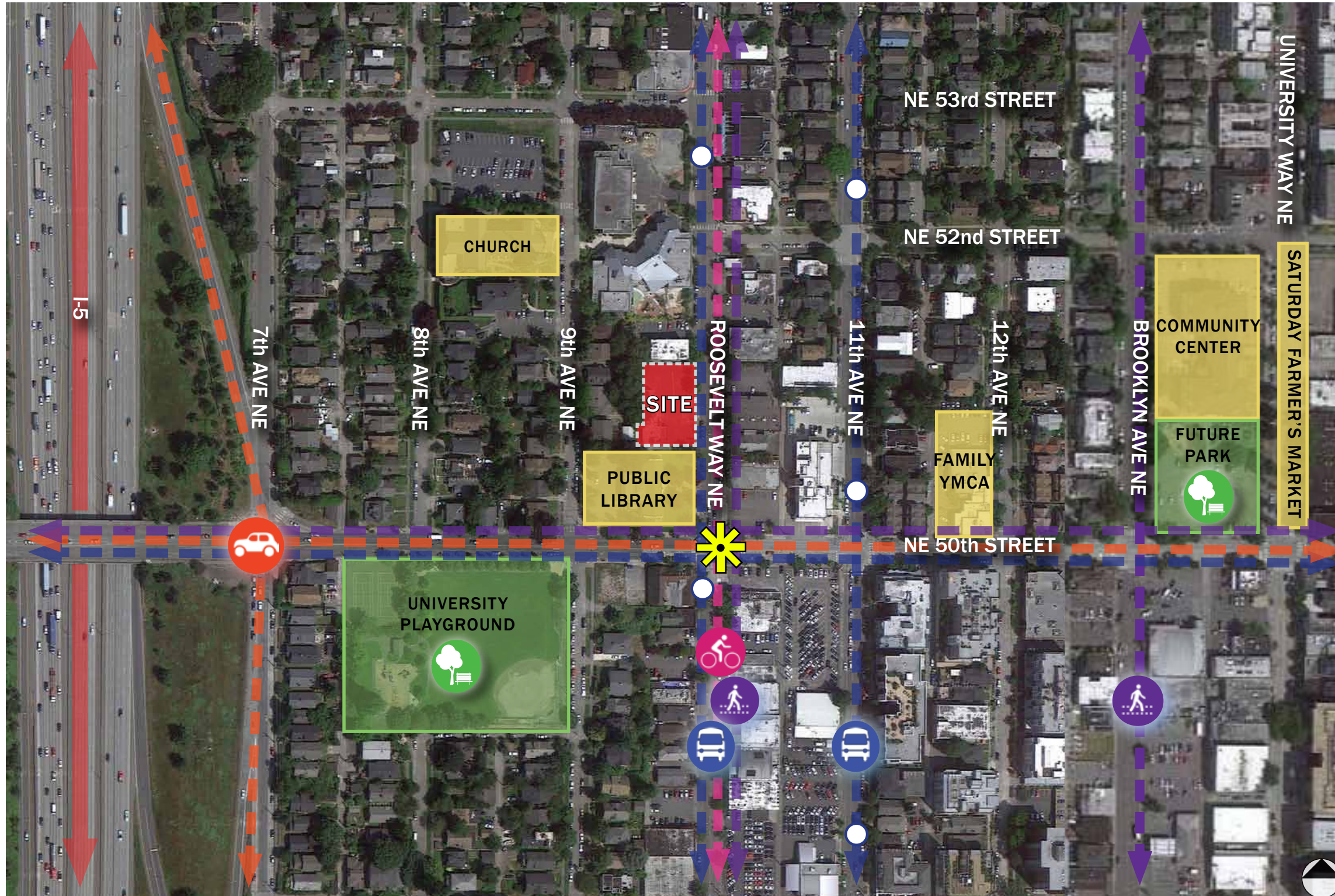
University District Farmers Market









SITE CONTEXT
AERIAL VIEW OF SITE



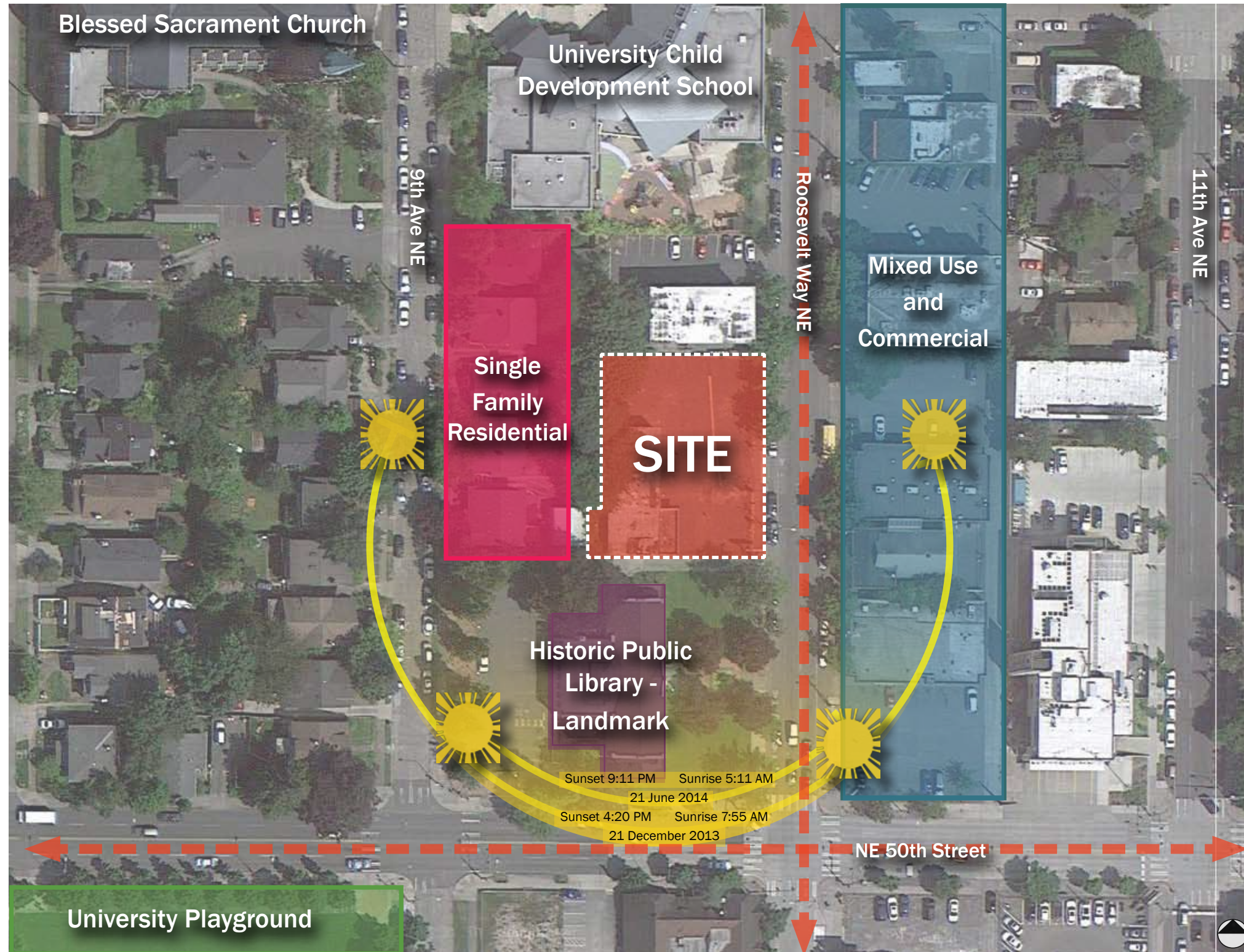
SITE CONTEXT & URBAN DESIGN ANALYSIS

ACCESS CONSTRAINTS AND OPPORTUNITIES



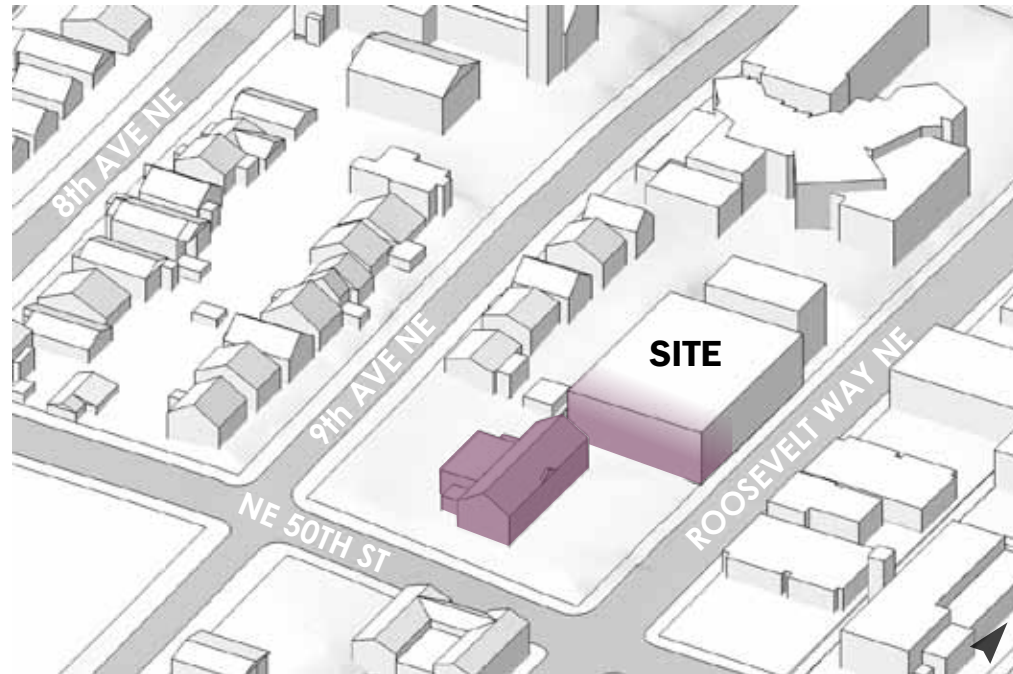
-  Main Vehicular Route
-  Bus Route
-  Bicycle Route
-  Main Pedestrian Route
-  Park
-  Neighborhood Recreation
-  Stop
-  Neighborhood 'Gateway'

SITE CONTEXT
IMMEDIATE SITE CONSTRAINTS AND OPPORTUNITIES

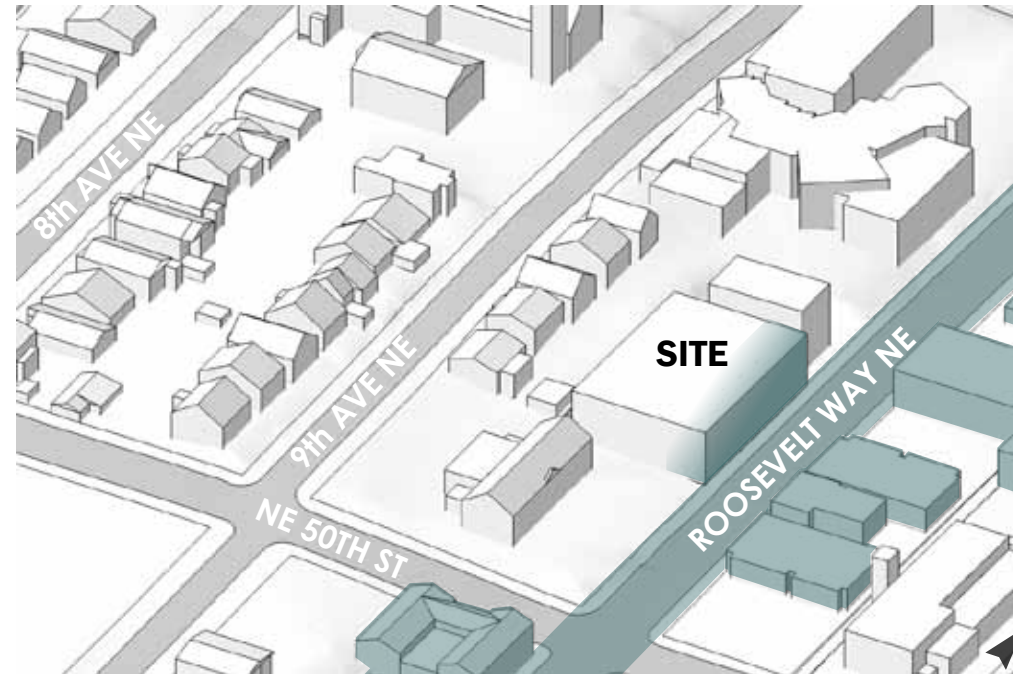


SITE CONTEXT
DIAGRAMS - PRIMARY RESPONSES

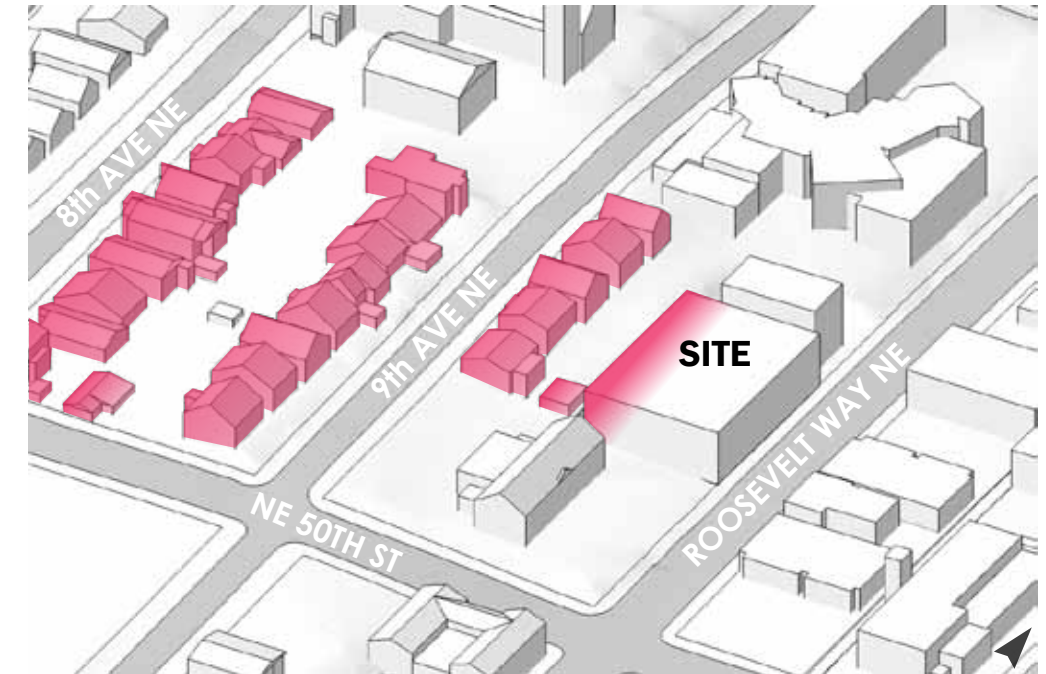
A number of site characteristics influenced the form of the massing alternatives. These six responses are of primary importance to the design of the project:



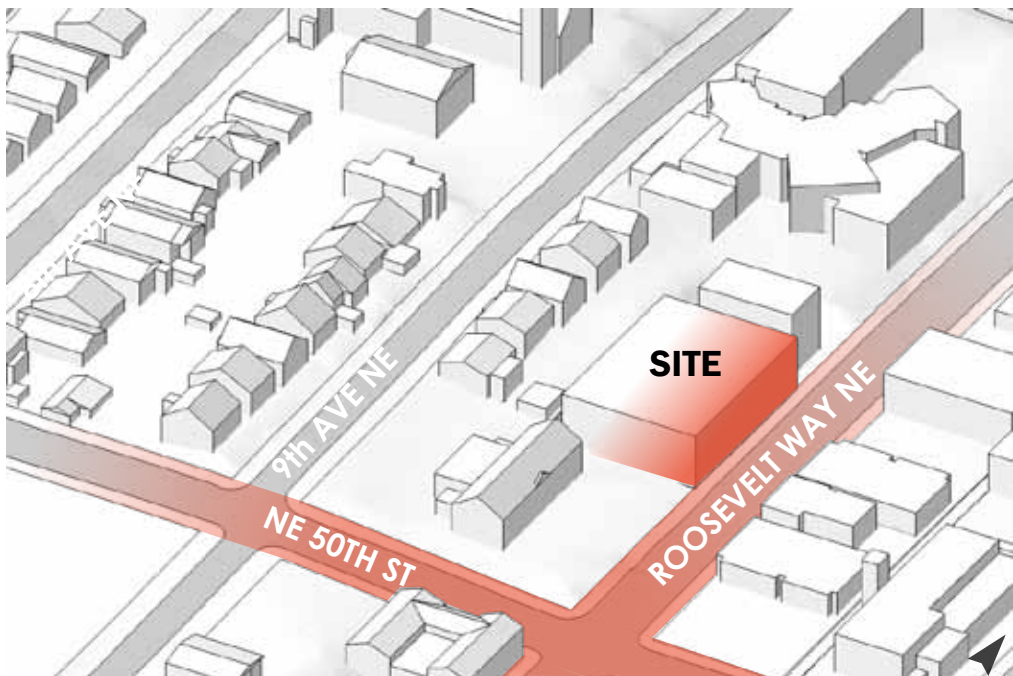
RESPONSE TO HISTORIC PUBLIC LIBRARY



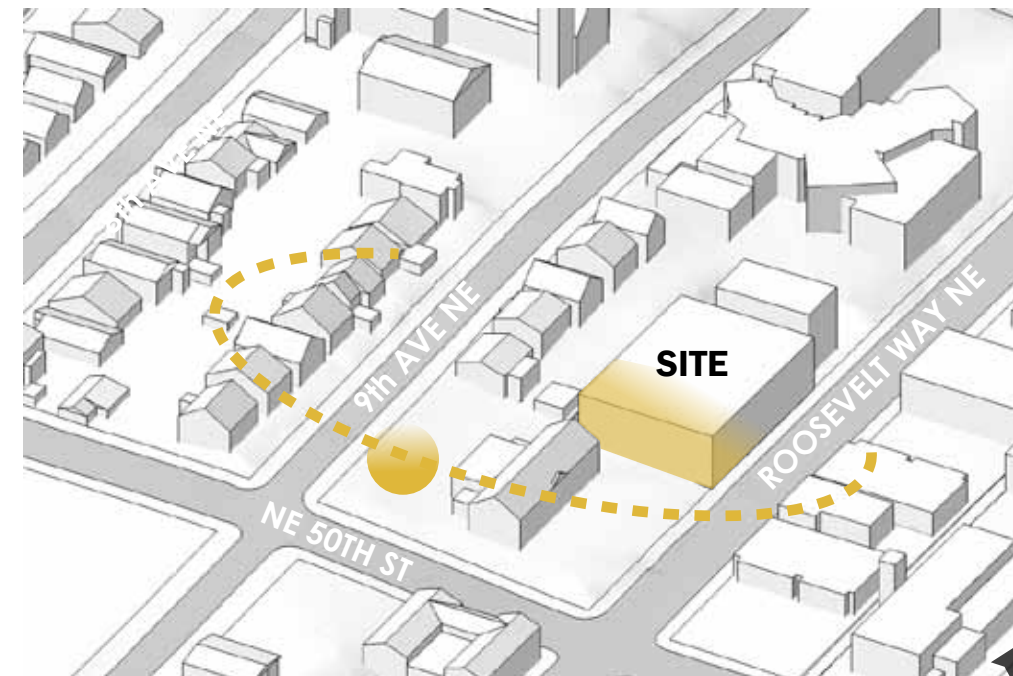
RESPONSE TO COMMERCIAL CHARACTER OF ROOSEVELT WAY



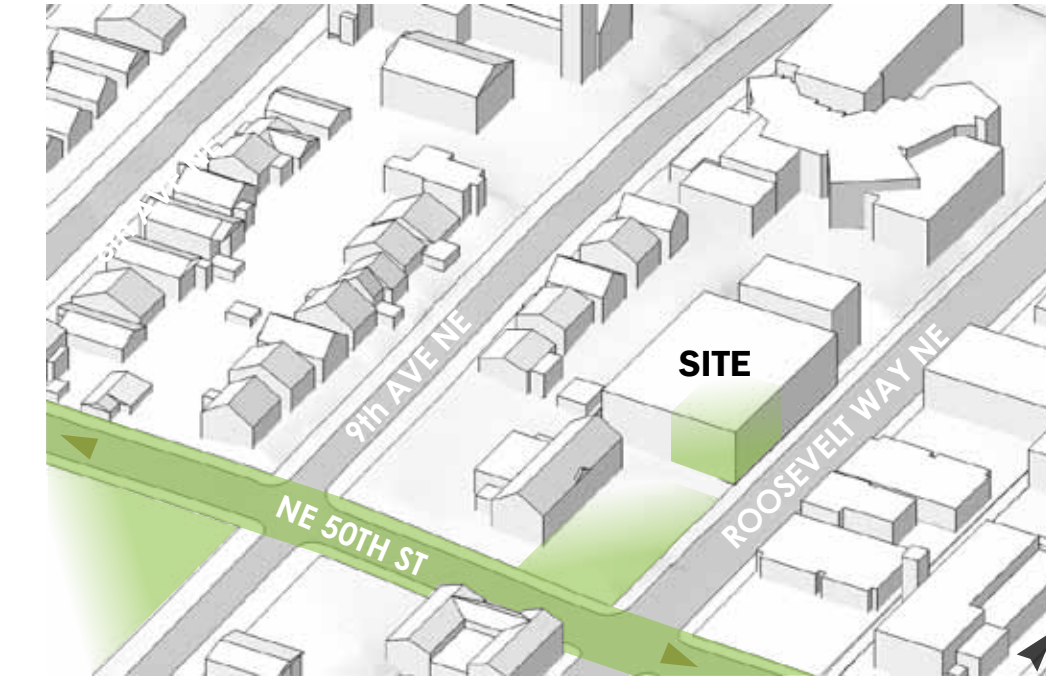
RESPONSE TO THE RESIDENTIAL CHARACTER TO THE WEST



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

SITE CONTEXT

STREETSCAPES - ROOSEVELT WAY NE

NE 50TH ST



A. PROJECT SITE

NE 52ND ST



SITE CONTEXT
STREETSCAPES - ROOSEVELT WAY NE

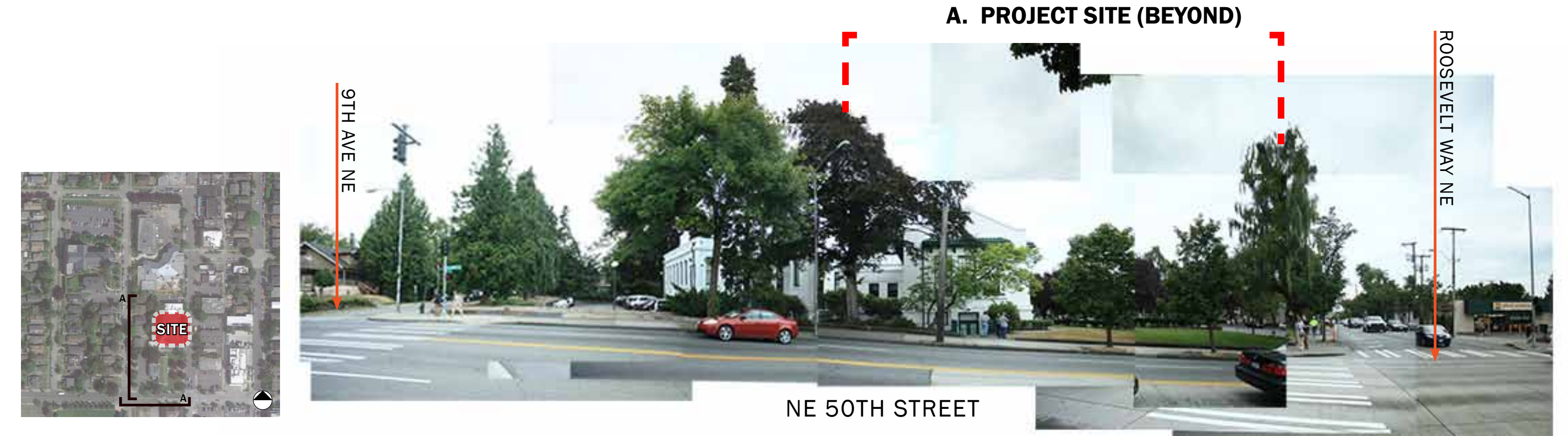


B. OPPOSITE PROJECT SITE

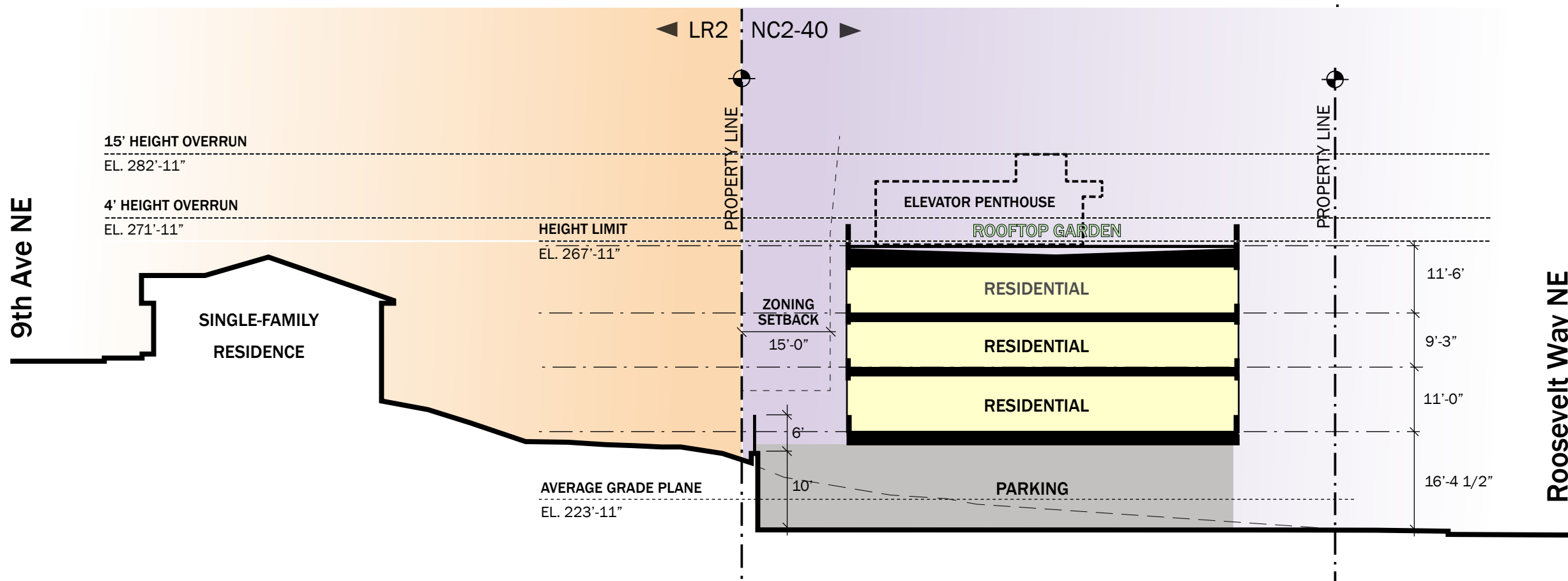
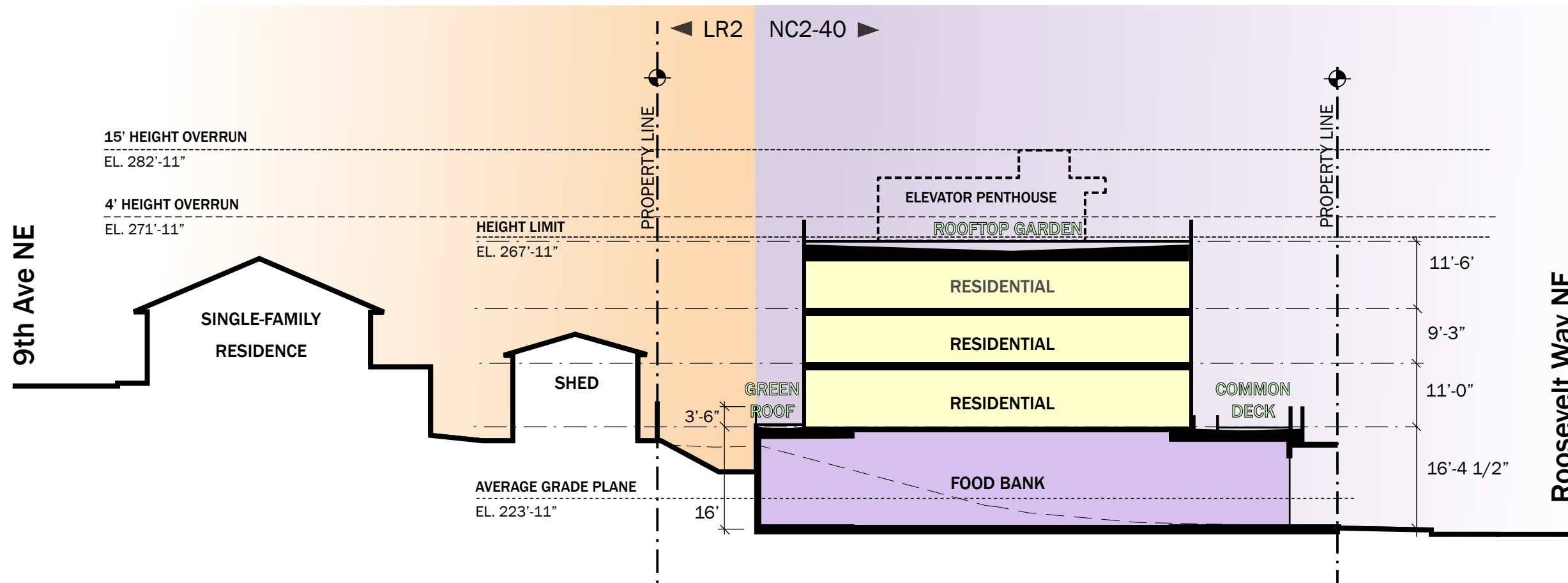


SITE CONTEXT

STREETSCAPES - 9TH AVENUE NE & NE 50TH STREET



SITE CONTEXT SITE SECTIONS



- Parking
- Residential
- Commercial



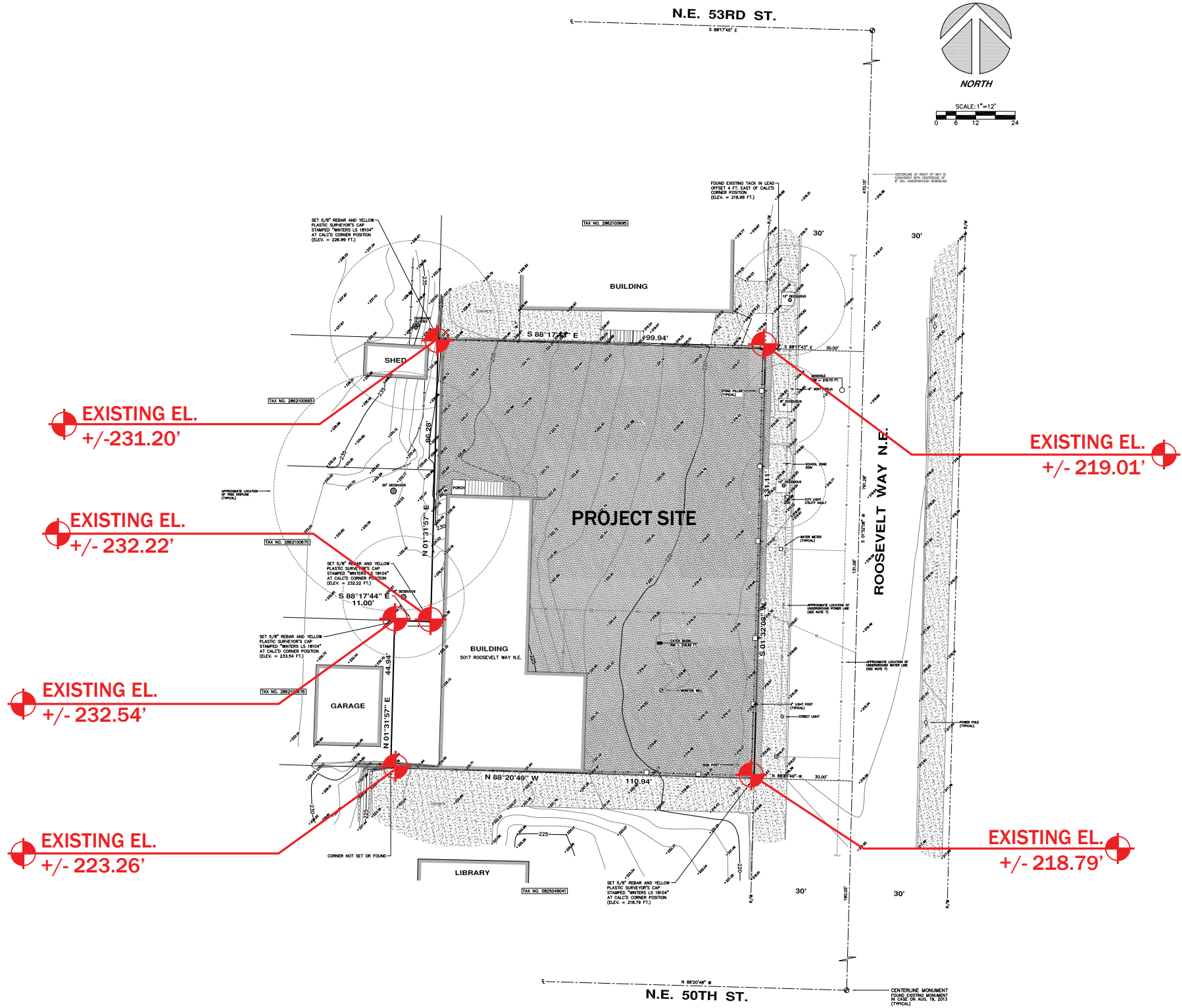
EXISTING SITE CONDITIONS
ADJACENT PROPERTY PHOTOS



EXISTING SITE CONDITIONS
SITE PHOTOS



EXISTING SITE CONDITIONS
EXISTING SITE SURVEY



EXISTING SITE CONDITIONS TREE SURVEY



- PROPOSED TREE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

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

STREET TREES REQUIRED. SPECIES, SPACING AND LOCATION TO BE APPROVED BY SDOT URBAN FORESTRY 684-TREE

MASSING ALTERNATIVES PRESENTED AT EDG



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



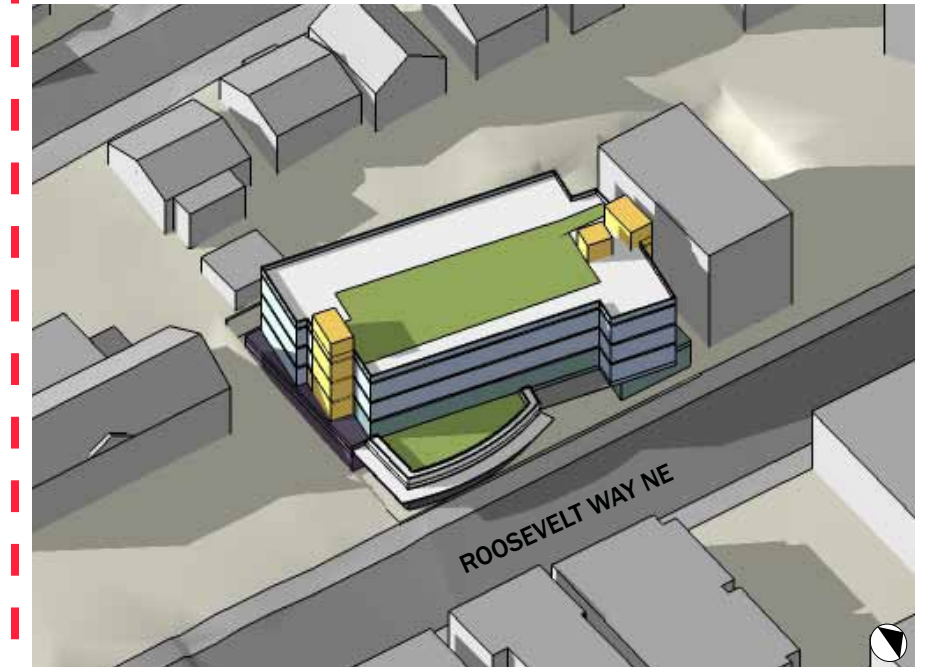
OPTION B

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 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

Attachment "B"
MUP Application for Design Review
5019 Roosevelt Way NE
DPD #3015818

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 proposal is for a 4-story, 37,957 SF mixed-use building containing 49 units of affordable housing, 5,903 SF of commercial use and parking for 10 vehicles. 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 13,602 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.

SUMMARY OF KEY ISSUES DISCUSSED AT EDG MEETING

- 1. Site Programming:** The Board felt additional analysis was necessary to show how the proposed uses would function on this tight infill site. The Board requested a visual analysis showing how pedestrian access, resident access, food bank queuing, parking and truck access, and the restaurant space would work in concert.
- 2. Residential Use:** The Board felt additional consideration should be given for the residential use within the building, including prominence of the residential entry and design of the podium roof deck amenity space.
- 3. Garage Entrance:** The Board felt the garage entrance was too prominent along the street façade. The driveway approach and structured parking entrance should be minimized to the greatest extent possible.
- 4. Privacy and West Property Line:** The Board noted the west and north façade treatment should consider and mitigate privacy impacts for the existing residential units to the north and west.
- 5. Material and Architectural Context:** The Board felt the architectural and material concept should be informed by existing building context, – especially the adjacent Landmark library – and the intended use of the site.
- 6. Trees and Landscaping:** The Board noted the trees located along the west property line had been reviewed during a site visit and the specimens did not warrant special site design or additional analysis. The Board requested additional details on the right-of-way landscaping, and felt that the tree species and location were important to the overall streetscape experience.

EDG REPORT GUIDANCE & RESPONSE

CITY OF SEATTLE & NORTHEAST DRB

A. SITE PLANNING

A-1 RESPONDING TO SITE CHARACTERISTICS

GOAL

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

The pedestrian-oriented street streetscape is perhaps the most important characteristic to be emphasized in the neighborhood. The University Community identified certain streets as “Mixed Use Corridors”. These are streets where commercial and residential uses and activities interface and create a lively, attractive, and safe pedestrian environment.

APPLICANT’S RESPONSE

The proposed design gestures towards the University Branch of the Seattle Public Library through the rotation of the upper levels. The resulting triangular-shaped upper setback opens to the large front lawn of the Library.

At street level, the building’s commercial space and café are situated to the south to respect the adjacent public and commercial areas, while the residential lobby is located to the north to relate to the neighboring apartment complex. At the Board’s suggestion, the design of the street-level massing was reconsidered to minimize the appearance of the parking entry. The current street-level rotation is intended to direct views from the Neighborhood Gateway at NE 50th Street and Roosevelt Way NE to the café and residential lobby. This rotation also provides a greater connection between the commercial and residential entries, and provides additional open space for residents and the public.

The current design uses thick concrete walls at the street-level facades with recessed storefronts. This demarcates space for Food Bank patrons or residents to gather or sit.



A-1 Site Characteristics

A-2 STREETScape COMPATIBILITY

GOAL

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

Reinforcing the pedestrian streetscape and protecting public view corridors are particularly important site planning issues. Stepping back upper floors allows more sunlight to reach the street, minimizes impact to views, and maintains the low- to medium rise character of the streetscape. Roof decks providing open space for mixed-use development can be located facing the street so that upper stories are, in effect, set back.

- *Minimizing shadow impacts is important in the University neighborhood. The design of a structure and its massing on the site can enhance solar exposure for the project and minimize shadow impacts onto adjacent public areas between March 21st and September 21st. This is especially important on blocks with narrow rights-of-way relative to other neighborhood streets, including University Way, south of NE 50th Street.*

APPLICANT’S RESPONSE

See the description of the street-level rotation in the response to A-1. The rotation of these facades creates sidewalk widths from the minimum 8’ at street tree plantings up to 25’ at the Food Bank exit.

A-3 ENTRANCES VISIBLE FROM THE STREET

GOAL

Entries should be clearly identifiable and visible from the street.

Another way to emphasize human activity and pedestrian orientation, particularly along Mixed Use Corridors, is to provide clearly identifiable storefront entries. In residential projects, walkways and entries promote visual access and security.

- *On Mixed Use Corridors, primary business and residential entrances should be oriented to the commercial street.*
- *In residential projects, except townhouses, it is generally preferable to have one walkway from the street that can serve several building entrances.*
- *When a courtyard is proposed for a residential project, the courtyard should have at least one entry from the street.*
- *In residential projects, front yard fences over four (4) feet in height that reduce visual access and security should be avoided.*

APPLICANT’S RESPONSE

Both residential and commercial entries are visible to the public from the street. As previously noted, the street-level facade rotation is intended to direct views from the Neighborhood Gateway at NE 50th Street and Roosevelt Way NE to the café and residential lobby, and also provides setback space for gathering outside the building entries.

At the Board’s suggestion, egress from the north stair has been incorporated into the residential lobby, making the residential entry more gracious.

A-4 HUMAN ACTIVITY

GOAL

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

Pedestrian orientation and activity should be emphasized in the University Community, particularly along Mixed Use Corridors. While most streets feature narrow sidewalks relative to the volume of pedestrian traffic, wider sidewalks and more small open spaces for sitting, street musicians, bus waiting, and other activities would benefit these areas. Pedestrian-oriented open spaces, such as wider sidewalks and plazas, are encouraged as long as the setback does not detract from the “street wall.”

- *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.*

APPLICANT’S RESPONSE

See the description of the street-level programming in the response to A-1.

At Roosevelt Way, the design at street level includes very active interior spaces (Food Bank, café, residential lobby and offices).

Large roll-up doors will be used at the south side of the café to encourage outdoor seating during warm weather. This activity will relate to public use of the Library’s front lawn.



A-4 Human Activity

EDG REPORT GUIDANCE & RESPONSE

CITY OF SEATTLE & NORTHEAST DRB

A. SITE PLANNING

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.

This Citywide Design Guideline is particularly important where a building's back side, service areas or parking lots could impact adjacent residential uses.

- Special attention should be paid to projects in the zone edge areas as depicted in Map 2 to ensure impacts to Lowrise zones are minimized as described in A-5 of the Citywide Design Guidelines.

APPLICANT'S RESPONSE

Based on review of plans for the apartment building to the north, few windows and no living spaces face the proposed building. The single family houses to the west are separated from the lot line of the proposed building by surface parking and existing trees. Plantings and railings will be used along this lot line to help screen proposed living spaces from the adjacent houses and to mitigate visual impacts on adjacent residents.

A 6' tall fence and plantings will be used on the west lot line at the depressed parking area to mitigate visual impacts on adjacent residents.

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.

APPLICANT'S RESPONSE

See the response to A-1 for a description of the street-level rotation which creates open space in front of the residential entrance for residents to gather. No street-level residences are proposed.

A-8 PARKING AND VEHICLE ACCESS

GOAL

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

In Lowrise residential developments, single-lane driveways (approximately 12 feet in width) are preferred over wide or multiple driveways where feasible.

APPLICANT'S RESPONSE

The applicant team is proposing the minimum allowable driveway width to make the parking entry as inconspicuous as possible, while still maintaining the required sight triangles for visibility and safety where pedestrians and vehicles mix. Metal screens and a sliding gate will be used at the parking entry to screen parking from public view. If budget permits, the applicant team hopes to work with a local artist to design decorative laser-cut metal screens for the parking entry to create a unique, decorative element related to the Food Bank's program and rooftop food production. Paving at the driveway and inside the sidewalk easement will be varied to add texture to the pedestrian environment.

C. ARCHITECTURAL ELEMENTS & MATERIALS

C-1 ARCHITECTURAL CONTEXT

GOAL

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.

Buildings in the University Community feature a broad range of building types with an equally broad range of architectural character. Because of the area's variety, no single architectural style or character emerges as a dominant direction for new construction. As an example, the University of Washington campus sets a general direction in architectural style and preference for masonry and cast stone materials, however, new buildings on and off campus incorporate the general massing and materials of this character, rather than replicating it.

- Although no single architectural style or character emerges as a dominant direction for new construction in the University Community, project applicants should show how the proposed design incorporates elements of the local architectural character especially when there are buildings of local historical significance or landmark status in the vicinity.
- On Mixed Use Corridors, consider breaking up the façade into modules of not more than 50 feet (measured horizontally parallel to the street) on University Way and 100 feet on other corridors, corresponding to traditional platting and building construction.
- When the defined character of a block, including adjacent or facing blocks, is comprised of historic buildings, or groups of buildings of local historic importance and character, as well as street trees or other significant vegetation (as identified in the 1975 Inventory and subsequent updating), the architectural treatment of new development should respond to this local historical character.

APPLICANT'S RESPONSE

The project is adjacent to the historic University Branch of the Seattle Public Library. As described previously, the rotation of the upper level massing gestures towards the large lawn of the Library. The neutral frame and colorful infill panels of this massing are intended to reflect the Library's materials and vertical fenestration as described further in the response to C-2. The project is also close to several recent, more modern developments and the proposed massing and materials reflect this context.

C-2 ARCHITECTURAL CONCEPT AND CONSISTENCY

GOAL

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

APPLICANT'S RESPONSE

The form of the building has been simplified since the EDG presentation. The Level 2 massing has been adjusted to match the massing above, so the building is clearly divided into a public base with a consistent residential mass above. This upper level massing creates a neutral frame for a colorful pattern of windows and vertical panels of varied widths and tones on the east and west facades. The colors and pattern of these offset vertical panels may be seen as a modern reflection of the tall, grouped windows in the adjacent historic Library.

At the Board's suggestion, the stair towers have been designed to appear as strong architectural elements, separate from the residential building mass. Because of the Library's large front lawn, the south facade and stair tower will be particularly visible from the street. The colorful infill panels wrap the southeast corner of the upper level massing to provide visual interest at the south facade. A colorful infill will also be used at the stair tower. In addition, the applicant team is pursuing an easement from the Library to allow windows along the south property line.



C-2 Height, Bulk, and Scale Compatibility

EDG REPORT GUIDANCE & RESPONSE

CITY OF SEATTLE & NORTHEAST DRB

C. ARCHITECTURAL ELEMENTS & MATERIALS

C-3 HUMAN SCALE

GOAL

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

APPLICANT'S RESPONSE

See the responses to A-1, A-4, A-8 and C-2 for a description of the architectural features and details that provide human scale. In particular, the design of the commercial and residential entry facades creates a seating space for Food bank patrons and residents separate from the flow of pedestrian traffic along Roosevelt Way NE.

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 University Neighborhood preferred exterior finish material types include:

- Durable, attractive, and well-detailed finish materials, including: Brick; Concrete; Cast stone, natural stone, tile; Stucco and stucco-like panels; Art tile; Wood.
- Sculptural cast stone and decorative tile are particularly appropriate because they relate to campus architecture and Art Deco buildings. Wood and cast stone are appropriate for moldings and trim.
- The materials listed below are discouraged and should only be used if they complement the building's architectural character and are architecturally treated for a specific reason that supports the building and streetscape character: Masonry units; Metal siding; Wood siding and shingles; Vinyl siding; Sprayed-on finish; Mirrored glass.
- Where anodized metal is used for window and door trim, then care should be given to the proportion and breakup of glazing to reinforce the building concept and proportions.
- Fencing adjacent to the sidewalk should be sited and designed in an attractive and pedestrian oriented manner.
- Awnings made of translucent material may be backlit, but should not overpower neighboring light schemes. Lights, which direct light downward, mounted from the awning frame are acceptable. Lights that shine from the exterior down on the awning are acceptable.
- Light standards should be compatible with other site design and building elements.

APPLICANT'S RESPONSE

Durable, low-maintenance materials are proposed. Cast-in-place concrete and aluminum storefronts are proposed at the ground level to withstand heavy daily traffic. A smooth metal panel in a neutral color is proposed for the main body of the residential mass with colorful fibercement infill panels. Vertical fibercement panels in a neutral color with an infill of boldly colored horizontal fibercement planks are proposed for the stair tower shells.

C-5 STRUCTURED PARKING ENTRANCES

GOAL

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

APPLICANT'S RESPONSE

See the description of the parking entry in the responses to A-1 and A-8.

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.

The University Community would like to encourage, especially on Mixed Use Corridors, the provision of usable, small open spaces, such as gardens, courtyards, or plazas that are visible and/or accessible to the public. Therefore, providing ground-level open space is an important public objective and will improve the quality of both the pedestrian and residential environment.

- On Mixed Use Corridors, consider setting back a portion of the building to provide small pedestrian open spaces with seating amenities. The building façades along the open space must still be pedestrian-oriented.
- On Mixed Use Corridors, entries to upper floor residential uses should be accessed from, but not dominate, the street frontage. On corner locations, the main residential entry should be on the side street with a small courtyard that provides a transition between the entry and the street.

APPLICANT'S RESPONSE

See the description of the building entry design in the responses to A-1, A-3 and A-4.

A 6' deep canopy will be provided along the full length of the street-level retail facade for weather protection. The residential entry is protected by the building overhang above.

D-6 SCREENING OF DUMPSTERS, UTILITIES, AND 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 elements such as dumpsters, utility meters, mechanical units and service areas cannot be located away from the street front, they should be situated and screened from view and should not be located in the pedestrian right-of-way.

APPLICANT'S RESPONSE

The trash storage room is located in the northwest corner of the site, away from the building entries. It is accessible from the parking area. On collection days, solid waste and recycling containers will be moved from the trash room by building maintenance staff and staged on the sidewalk north of the driveway curb cut. At least 6'-0" of clear sidewalk width will be maintained for pedestrian traffic while these bins are staged on the sidewalk. The building manager will coordinate the collection schedule with Cityscapes to minimize the amount of time that containers sit on the sidewalk. Solid waste and recycling pick up may also be staggered to reduce the number of bins on the sidewalk at any time.

Mechanical and utility areas will be located away from the street front as much as possible.

D-7 PERSONAL SAFETY AND SECURITY

GOAL

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

APPLICANT'S RESPONSE

The first floor plan has been developed to provide spaces with human activity on the street front and very transparent facades. The streetscape and ground floor will be well illuminated, but also shielded to avoid light spillage onto adjacent properties.

The parking entry gate on Roosevelt Way will be secured, as will doors from the garage into the interior. A 6' tall fence will be installed above the retaining wall at the parking area on the west lot line to discourage entry into the parking area from the west. Fences or guardrails will be also installed at the level 2 patios on the west lot line.

D. PEDESTRIAN ENVIRONMENT

D-10 COMMERCIAL LIGHTING

GOAL

Appropriate levels of lighting should be provided in order to promote visual interest and a sense of security for people in commercial districts during evening hours. Lighting may be provided by incorporation into the building façade, the underside of overhead weather protection, on and around street furniture, in merchandising display windows, in landscaped areas, and/or on signage.

APPLICANT'S RESPONSE

See the description of street-level illumination in the response to D-7.

Lighting will be incorporated into the building facades, overhangs and canopy.

D-11 COMMERCIAL TRANSPARENCY

GOAL

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

APPLICANT'S RESPONSE

See the description of the street-level design in the responses to A-4 and A-8.

The Food Bank, cafe and residential entry facades will have large glass storefronts to provide visual connection between indoor and outdoor activities.

The angled geometry of the proposed building minimizes blank walls and allows for windows on the north and south facades.

E. LANDSCAPING

E-2 LANDSCAPING TO ENHANCE BUILDING AND/OR SITE

GOAL

Landscaping, including living plant material, special pavements, trellises, screen walls, planters, site furniture, and similar features should be appropriately incorporated into the design to enhance the project.

APPLICANT'S RESPONSE

The landscape and design of the streetscape has been designed to strengthen and improve the existing character. Bill Ames at SDOT Urban Forestry has determined that the two existing street trees on Roosevelt Way NE are in marginal condition. Both will be removed and three new street trees will be provided. Species have been coordinated with SDOT.

Planting strips in the right-of-way along Roosevelt Way NE will provide significantly more living plant material than currently exists on the site. A bench will be provided at one of these planting strips near the Food Bank entry and bike racks will be provided near the residential entry.

The street-level rotation creates triangular setbacks at the Food Bank and residential entries, and the cafe facade is set back 8'-4" from the south lot line to provide a gathering space associated with each use. The sidewalk scoring pattern will be varied to further delineate these gathering spaces and suggest a separation from the flow of pedestrian traffic past the project on Roosevelt Way NE.

A large patio will be provided above the Food Bank on Level 2, providing outdoor amenity area for residents. Tall plantings and several trees will be located on this patio and will be visible from the street.

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.

The retention of existing, large trees is an important consideration in new construction, particularly on the wooded slopes in the Ravenna Urban Village. The 17th Avenue NE tree-lined boulevard is an important, visually pleasing streetscape.

APPLICANT'S RESPONSE

See the description of the proposed landscaping in the response to E-2.

ARCHITECTURAL CONCEPT



VIEW OF SOUTHEAST CORNER

C-2

The stair towers are strong elements separate from the residential building mass.

A-1

Rotation of upper level massing gestures towards adjacent library.

E-2

Patio with plantings provides outdoor amenity space for residents.

A-1, A-2, A-3, A-4, A-6

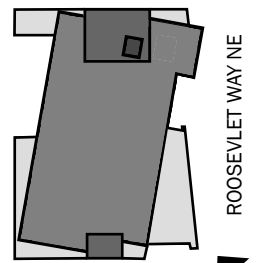
Street-level rotation directs views to cafe and residential entry, minimizes view of parking entry and creates setback for gathering space.

A-8, C-5

Proposed driveway width is minimum allowed. Required sight triangles are maintained to provide visibility and safety where pedestrians and vehicles mix.

A-3

Street level rotation creates visual connection between Food Bank and residential entry. Egress from the north stair is incorporated into the residential lobby.





Roosevelt Way NE Facade Showing Adjacent Landmark Library



Seattle Public Library, University Branch
East Elevation



Seattle Public Library, University Branch
View of Entry

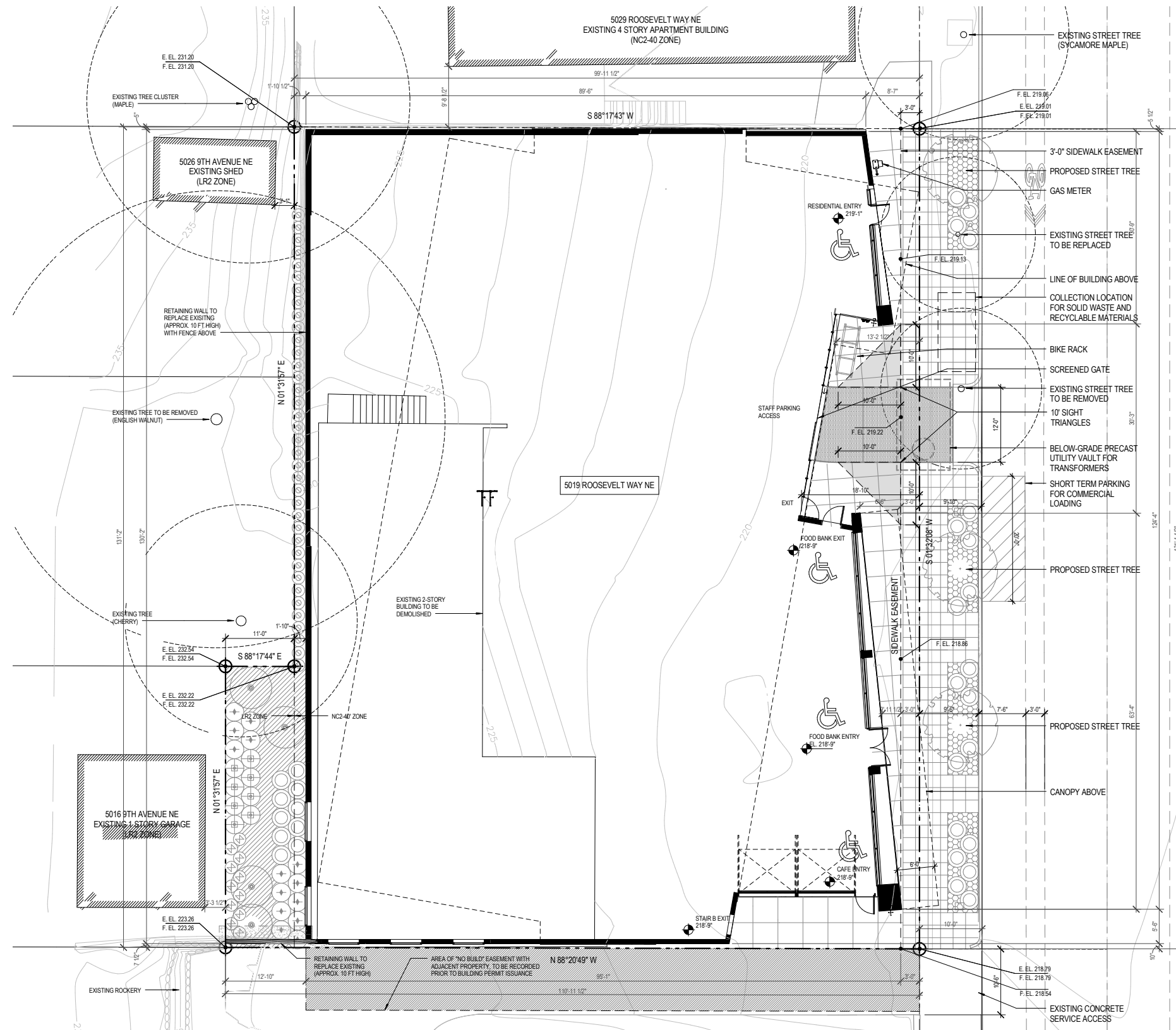


Seattle Public Library, University Branch
View of Northeast Corner and Service Drive

C-1, C-2

The upper level massing creates a neutral frame for a colorful pattern of windows and vertical panels of varied widths and tones. The color and proportion of these panels reflect the adjacent Library's materials and fenestration.

SITE PLAN



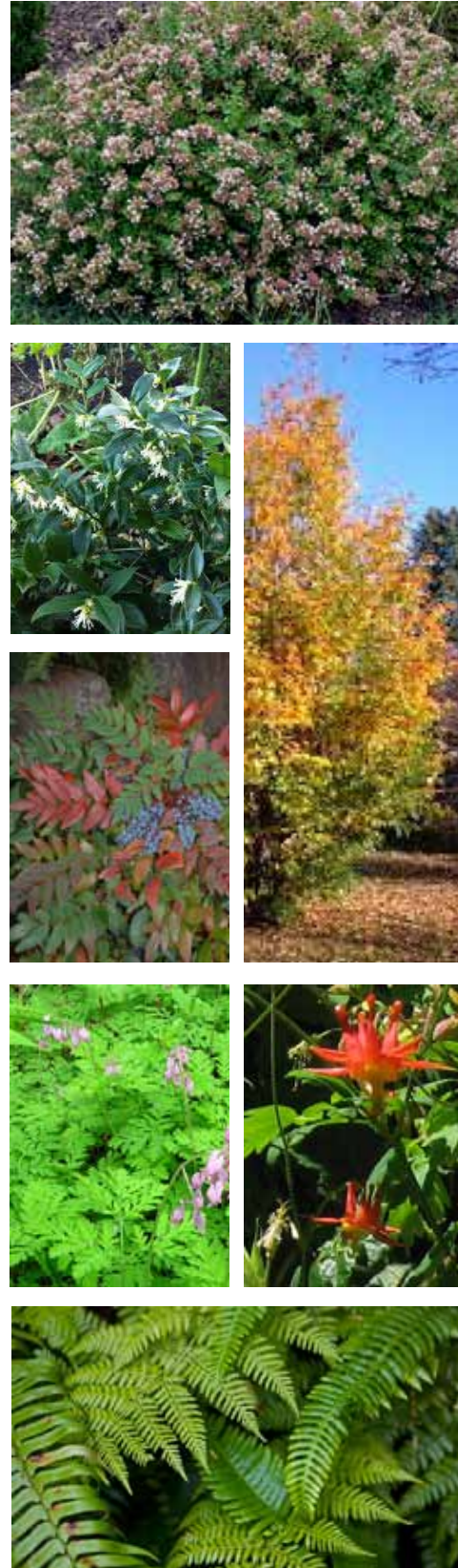
ROOSEVELT WAY NE

NOTE: STREET TREES
REQUIRED. SPECIES,
SPACING AND LOCATION
TO BE APPROVED BY SDOT
URBAN FORESTRY 684-TREE



LANDSCAPE PLAN LEVEL 1

Plantings at West Lot Line








Plantings in Right-of-Way



BUILDING PLANS

LEVEL 1

-  Parking
-  Vertical Circulation
-  Lobby/Circulation
-  Amenity/Storage
-  Commercial

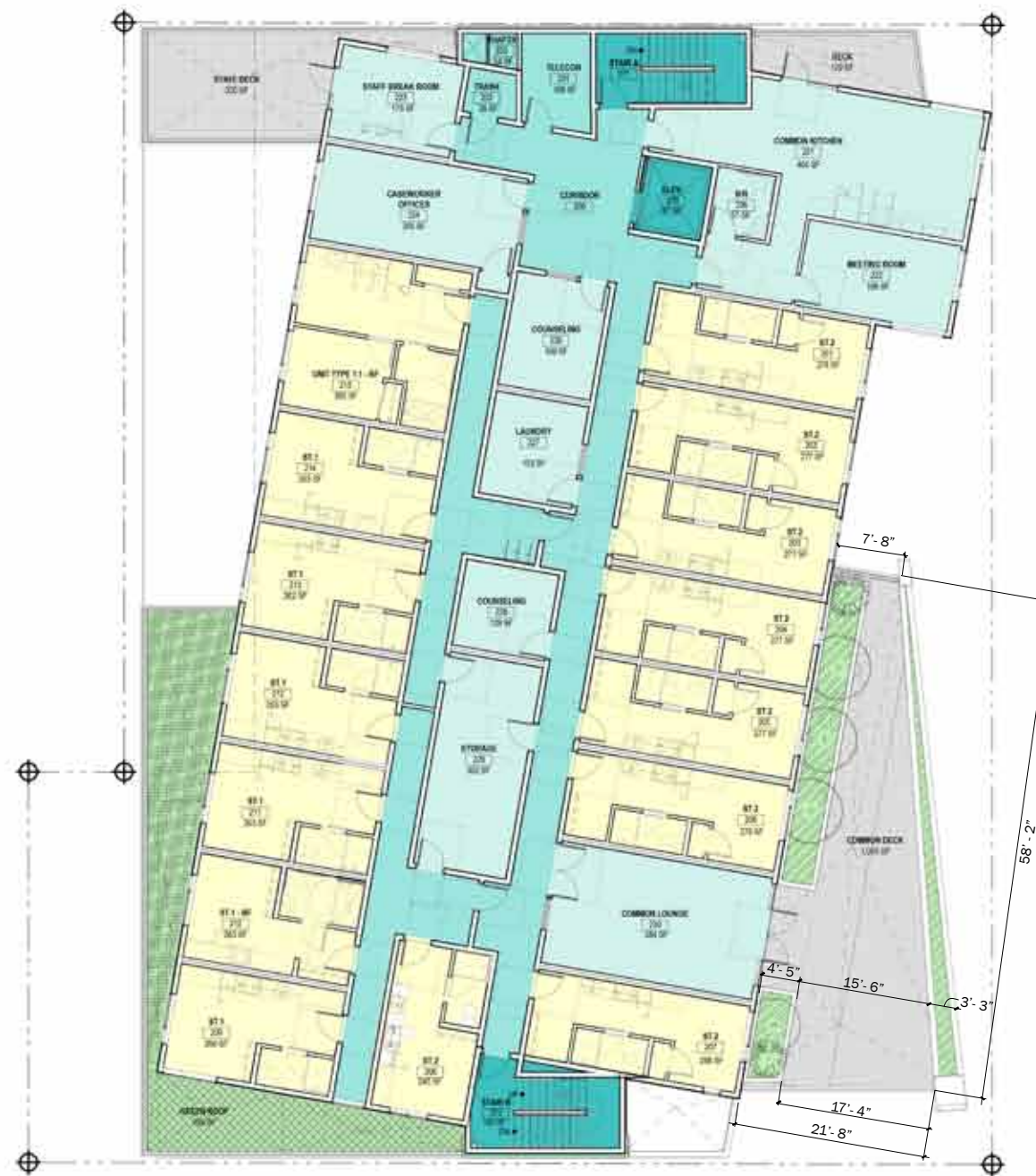
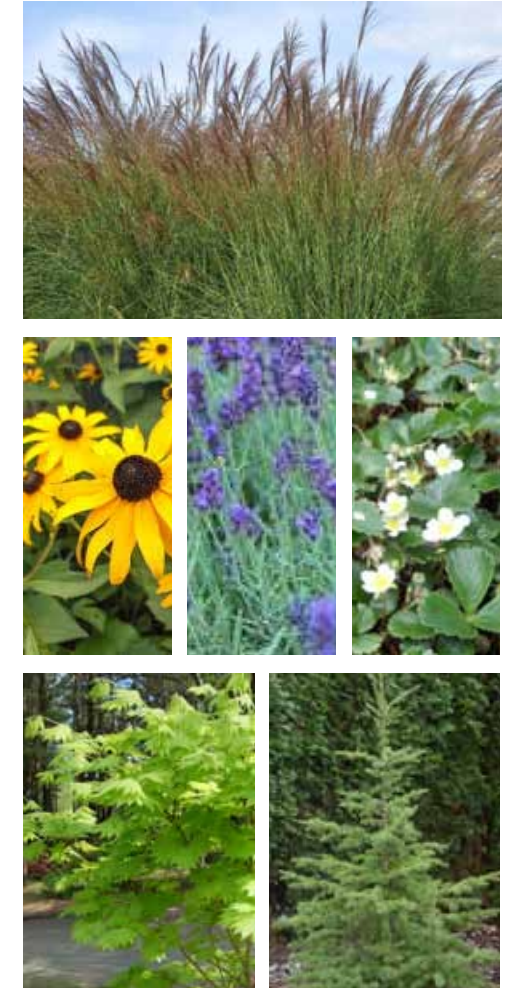


BUILDING PLANS LEVEL 2

Plantings at West L2 Patio



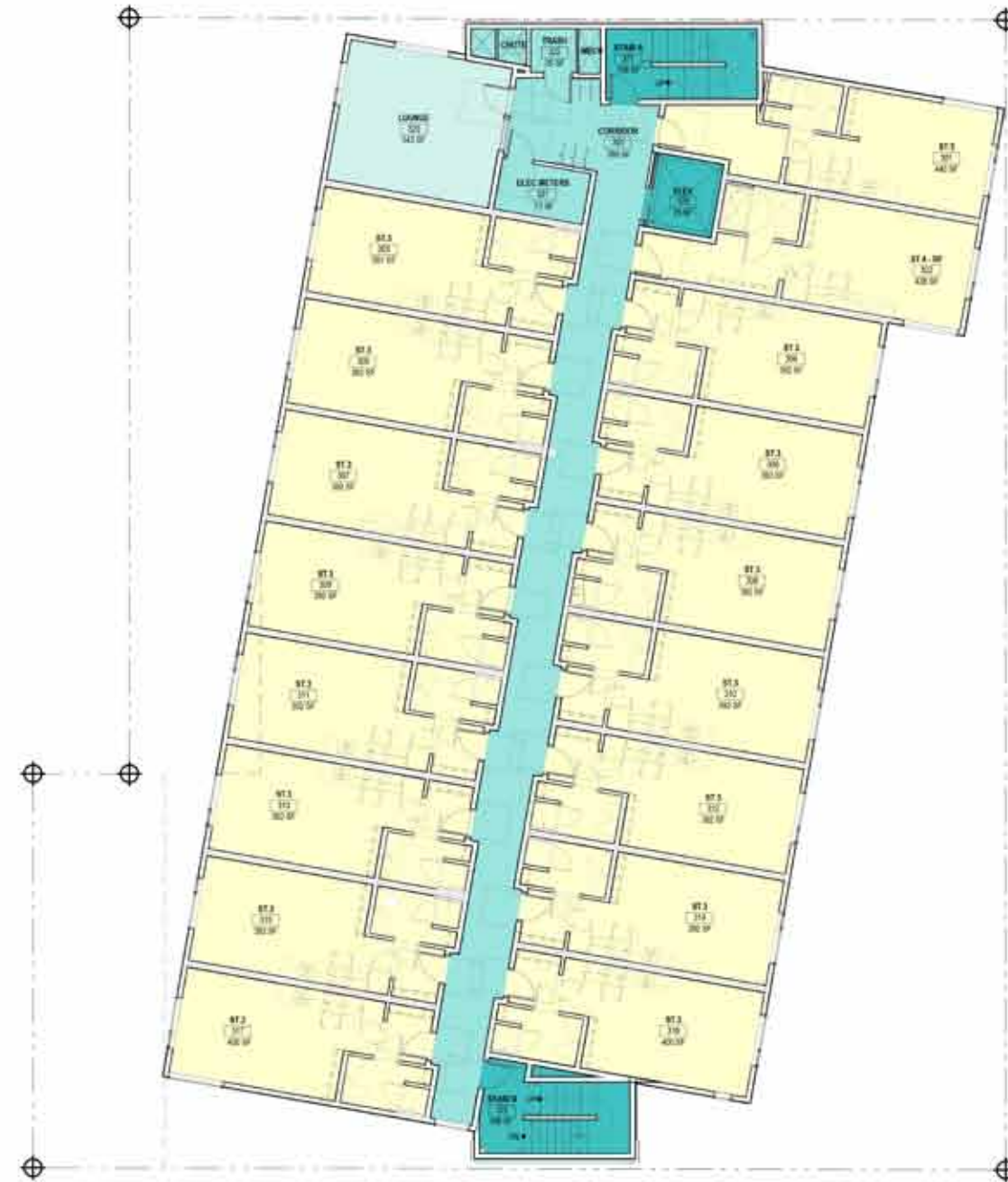
Plantings at East L2 Patio



- Residential
- Vertical Circulation
- Lobby/Circulation
- Amenity/Storage



BUILDING PLANS LEVELS 3






- Residential
- Vertical Circulation
- Lobby/Circulation
- Amenity/Storage



BUILDING PLANS

ROOF

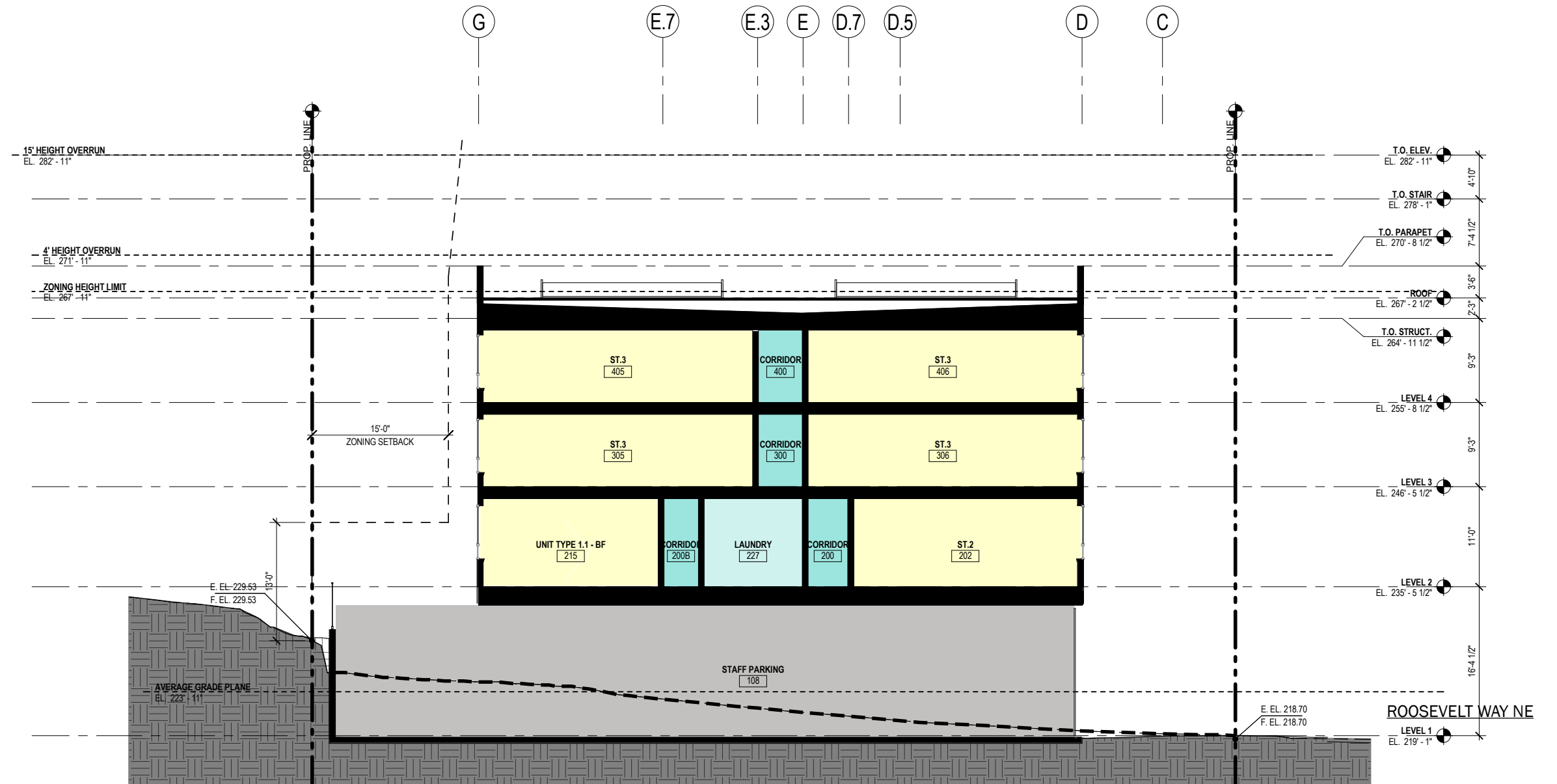


-  Vertical Circulation
-  Lobby/Circulation
-  Amenity/Storage

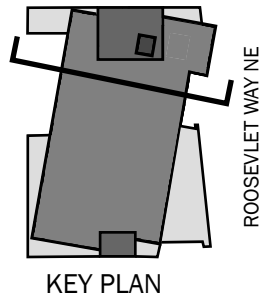


BUILDING SECTIONS

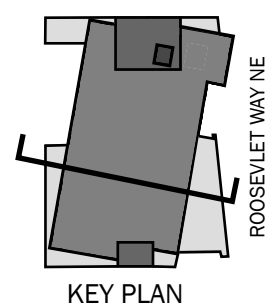
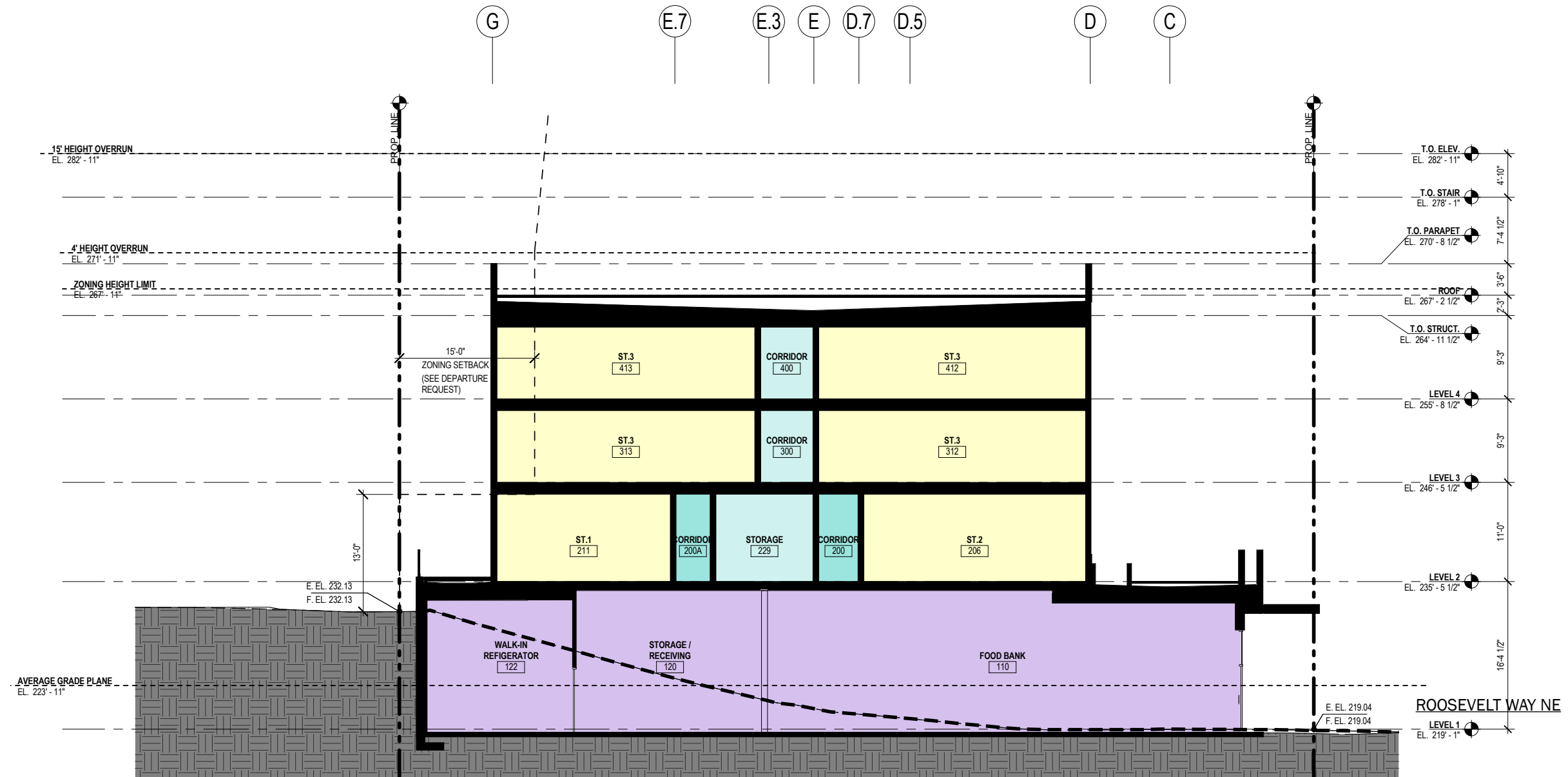
NORTH - SOUTH



- Parking
- Residential
- Lobby/Circulation
- Amenity/Storage

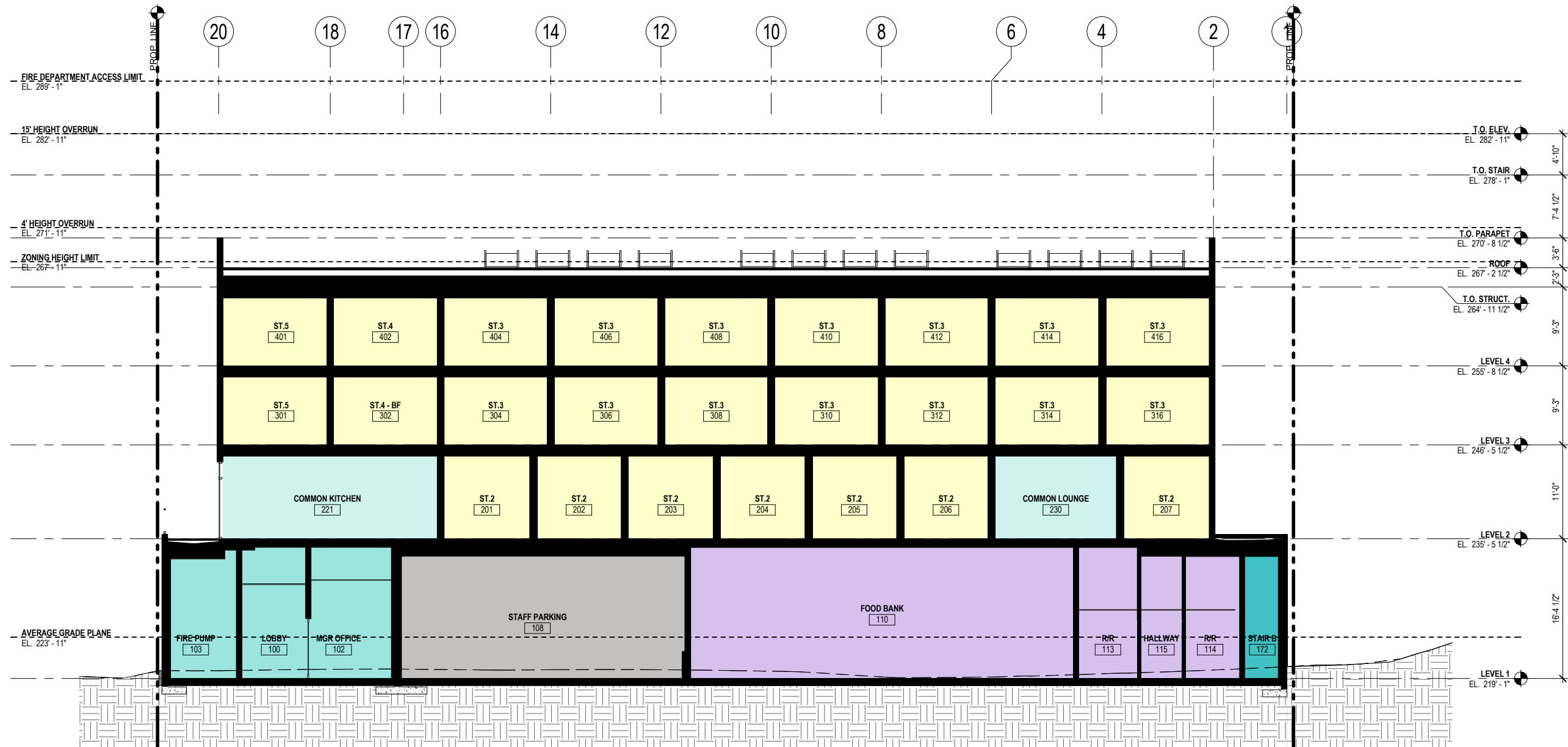


BUILDING SECTIONS NORTH - SOUTH

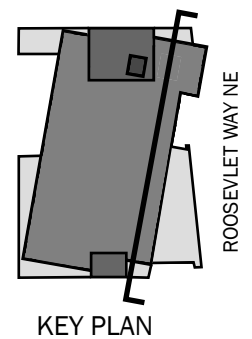


- Residential
- Lobby/Circulation
- Amenity/Storage
- Commercial

BUILDING SECTIONS NORTH - SOUTH



- Parking
- Residential
- Vertical Circulation
- Lobby/Circulation
- Amenity/Storage
- Commercial



Metal Panel Cladding (MC1)
AEP Span Profile Prestige
Color: Cool Zactique II

Metal Guardrail (M2)

Fiber Cement Plank Siding (FC2)
Color: Dark Green

Fiber Cement Panel Siding (FC1)
Color: Dark Grey

Aluminum Canopy (M1)
Accent Color: Red

Concrete, Architectural Finish (C1)

Metal Gate (M3)

Fiber Cement Panel Siding (FC1)
Color: White

Fiber Cement Panel Siding (FC1)
Color: Dark Green

Fiber Cement Panel Siding (FC1)
Color: Green

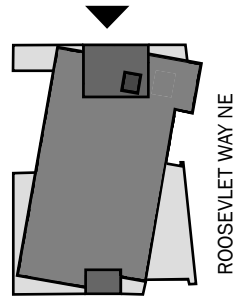
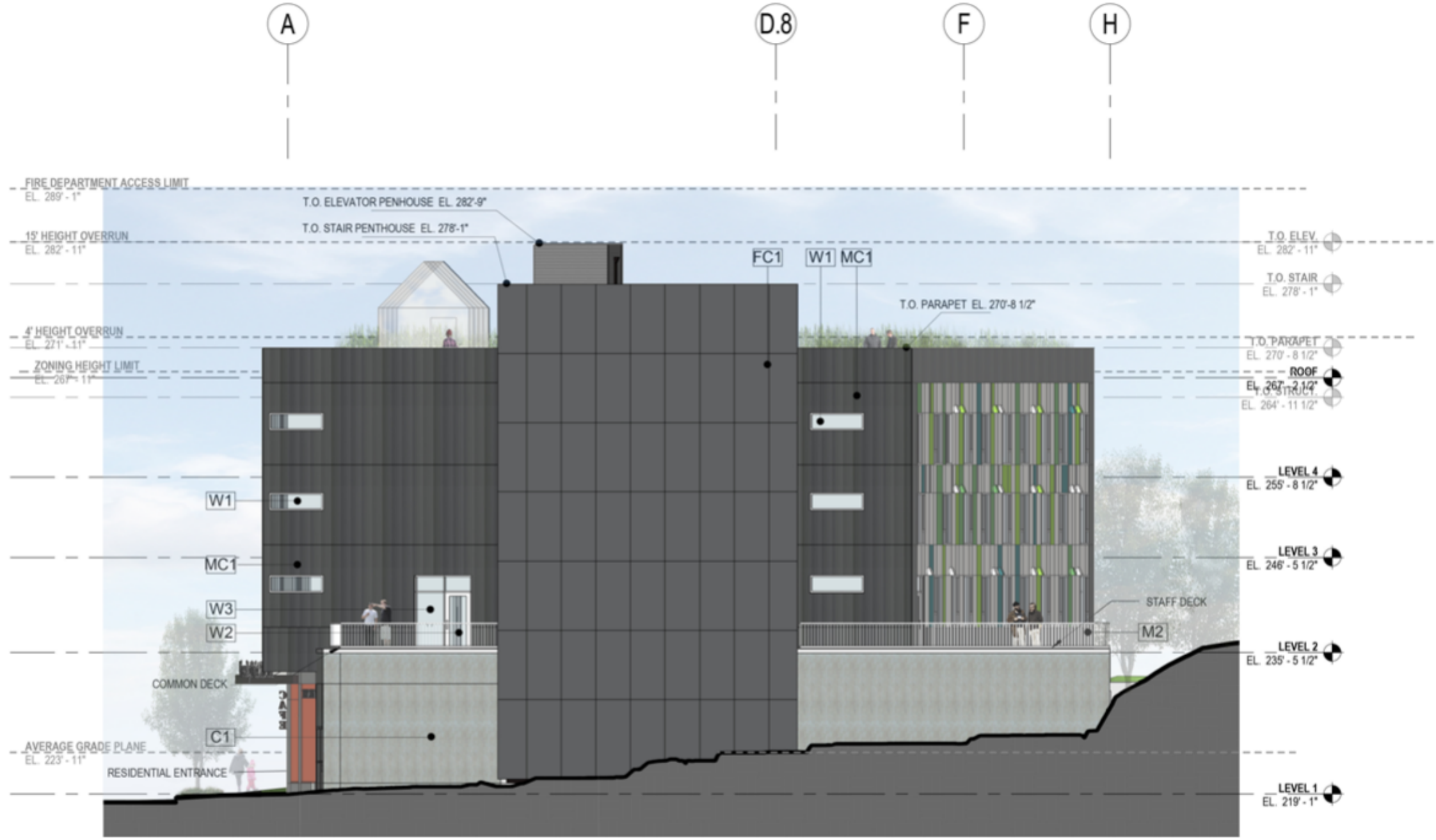
Fiber Cement Panel Siding (FC1)
Color: Yellow

Vinyl Window (W1)
Color: White

Aluminum Storefront (W2 &W3)
Color: Dark Bronze

The material palette collage features a central dark grey background. At the top left, a grey panel shows 'Metal Panel Cladding (MC1) AEP Span Profile Prestige Color: Cool Zactique II'. Below it, a small image of a white guardrail is labeled 'Metal Guardrail (M2)'. To the right, a vertical stack of four colored bars represents 'Fiber Cement Panel Siding (FC1)' in White, Dark Green, Green, and Yellow. Below these, a dark grey panel shows 'Fiber Cement Plank Siding (FC2) Color: Dark Green' and 'Fiber Cement Panel Siding (FC1) Color: Dark Grey'. A dark brown horizontal bar at the bottom left is labeled 'Aluminum Canopy (M1) Accent Color: Red'. The bottom left corner shows 'Concrete, Architectural Finish (C1)' and a 'Metal Gate (M3)' with a white polka-dot pattern. On the right side, a white vinyl window is labeled 'Vinyl Window (W1) Color: White', and a dark bronze aluminum storefront is labeled 'Aluminum Storefront (W2 &W3) Color: Dark Bronze'.

ELEVATIONS NORTH



KEY PLAN

ELEVATIONS EAST (ROOSEVELT WAY NE)



C-1, C-2
Color and proportion of vertical infill panels reflects adjacent historic building.

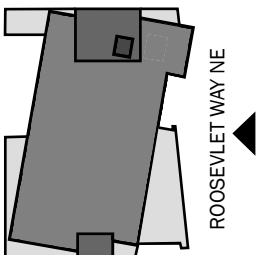
D-1
Canopy provides weather protection.

D-11
Large glass storefront provides visual connection between indoor and outdoor activities.

C-3
Recessed storefront provides sill for seating area.

A-8, C-5
Decorative gate screens parking.

D-1
Building overhang provides weather protection.

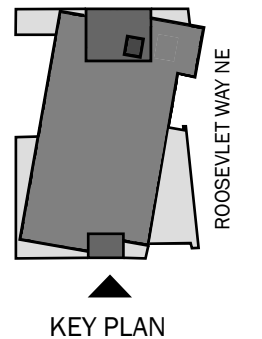


KEY PLAN

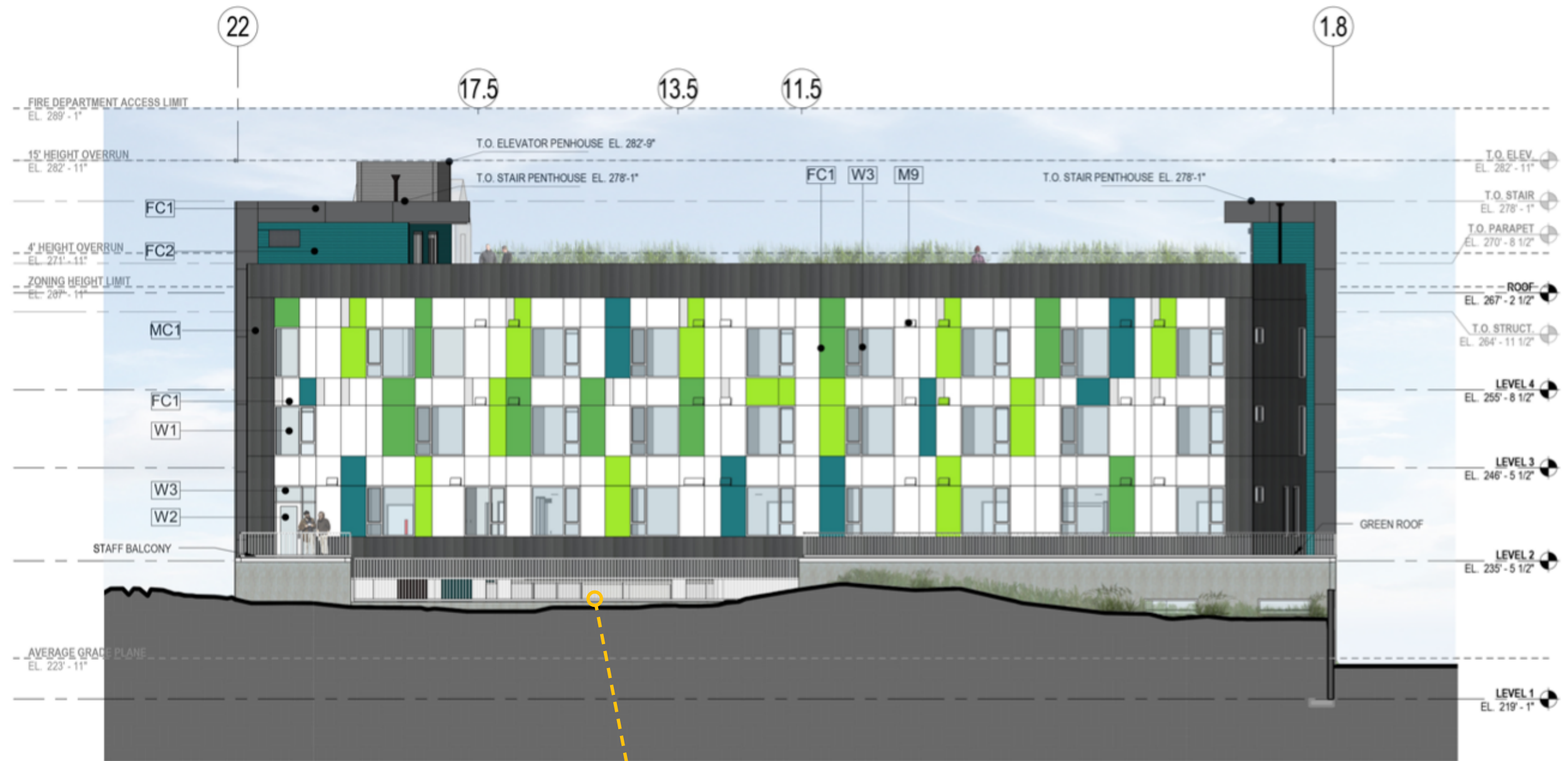
ELEVATIONS SOUTH



Large glass roll-up doors at cafe encourage outdoor seating during warm weather.

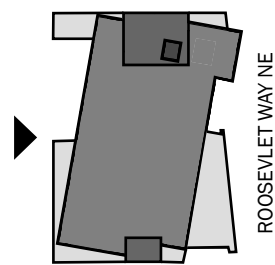


ELEVATIONS WEST



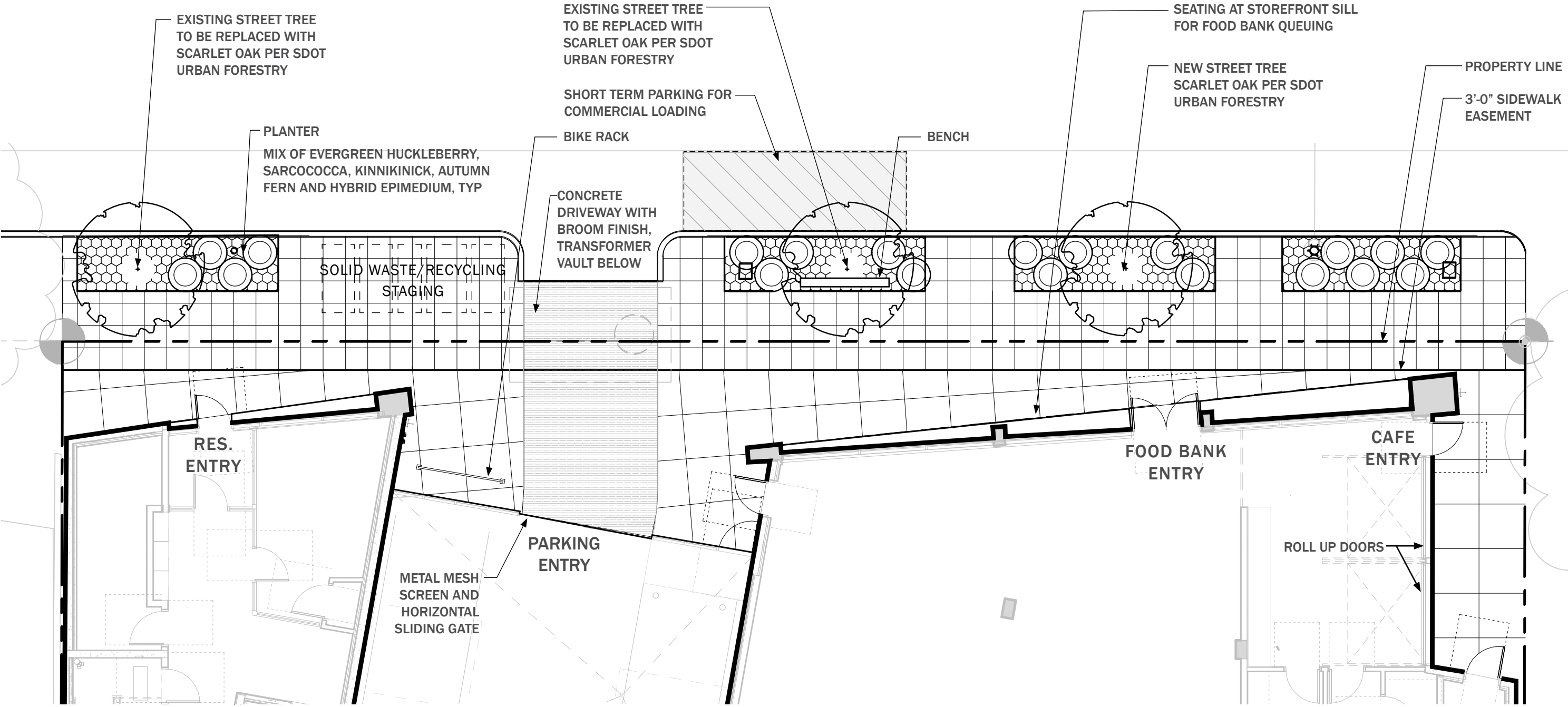
A-5, D-7

Plantings and railing mitigate visual impacts on adjacent residents and provide security.



KEY PLAN

SITE PROGRAMMING
RIGHT-OF-WAY PLAN





Outdoor cafe seating ; Food Bank patrons awaiting pick up and in-line for queuing



Glass roll up doors at cafe



Examples of perforated metal screens



Example of decorative gate

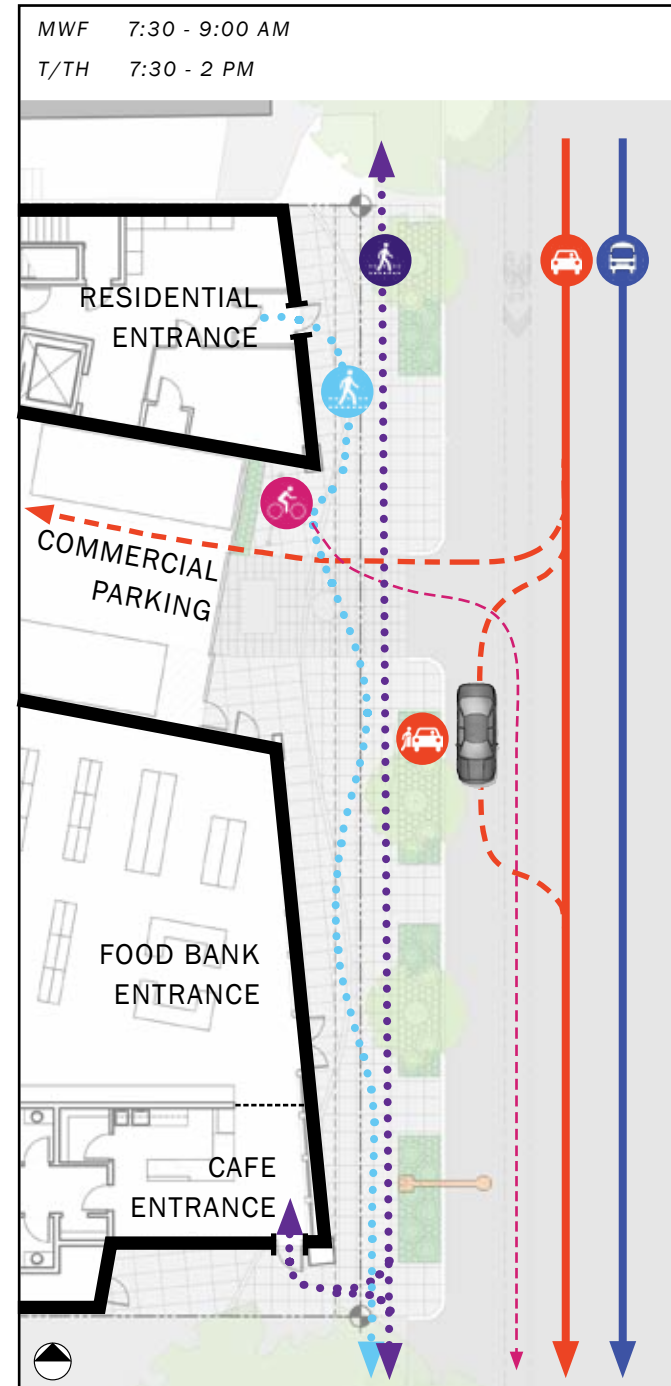
SITE PROGRAMMING

CIRCULATION DIAGRAMS

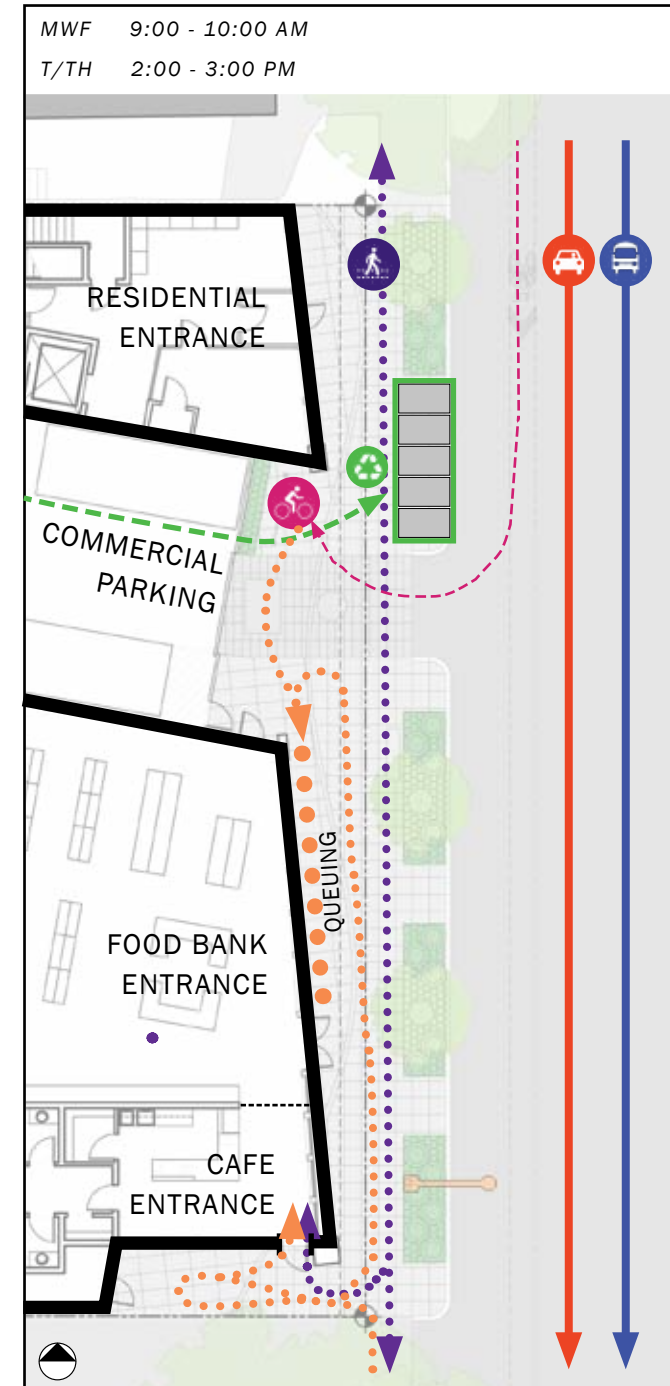


SITE PROGRAMMING CIRCULATION DIAGRAMS

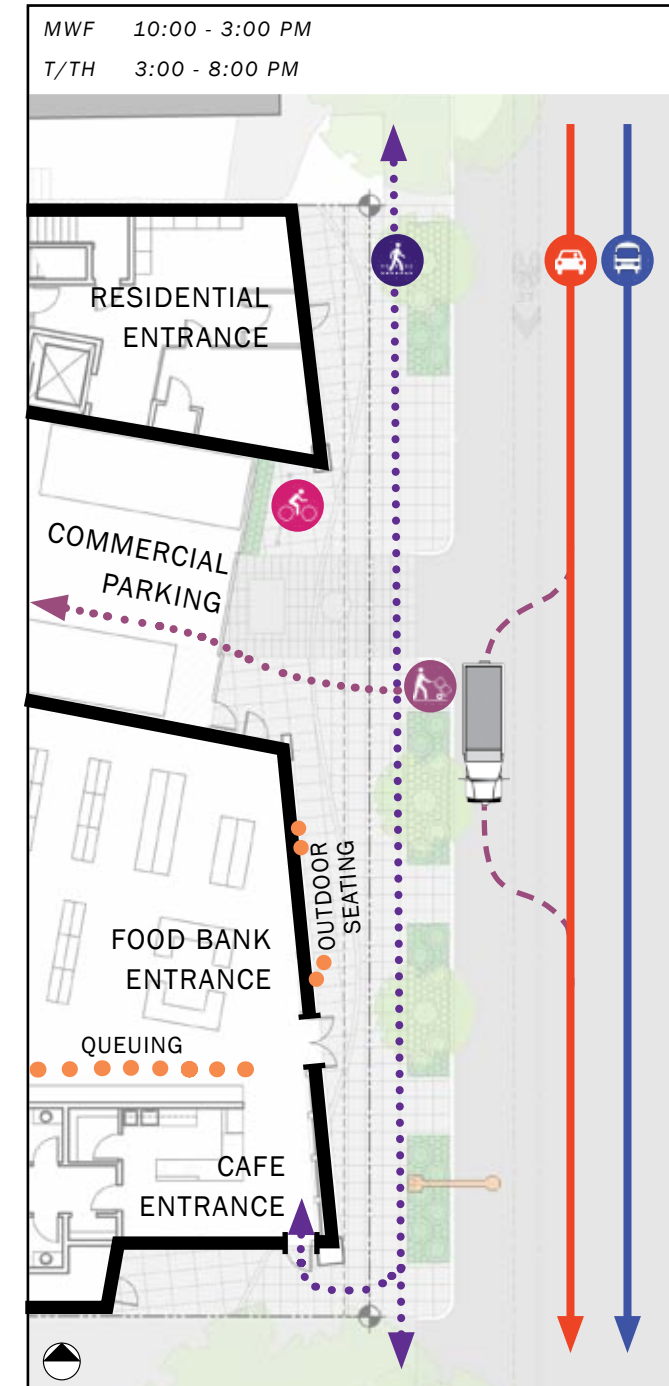
MORNING BEFORE FOOD BANK OPENS



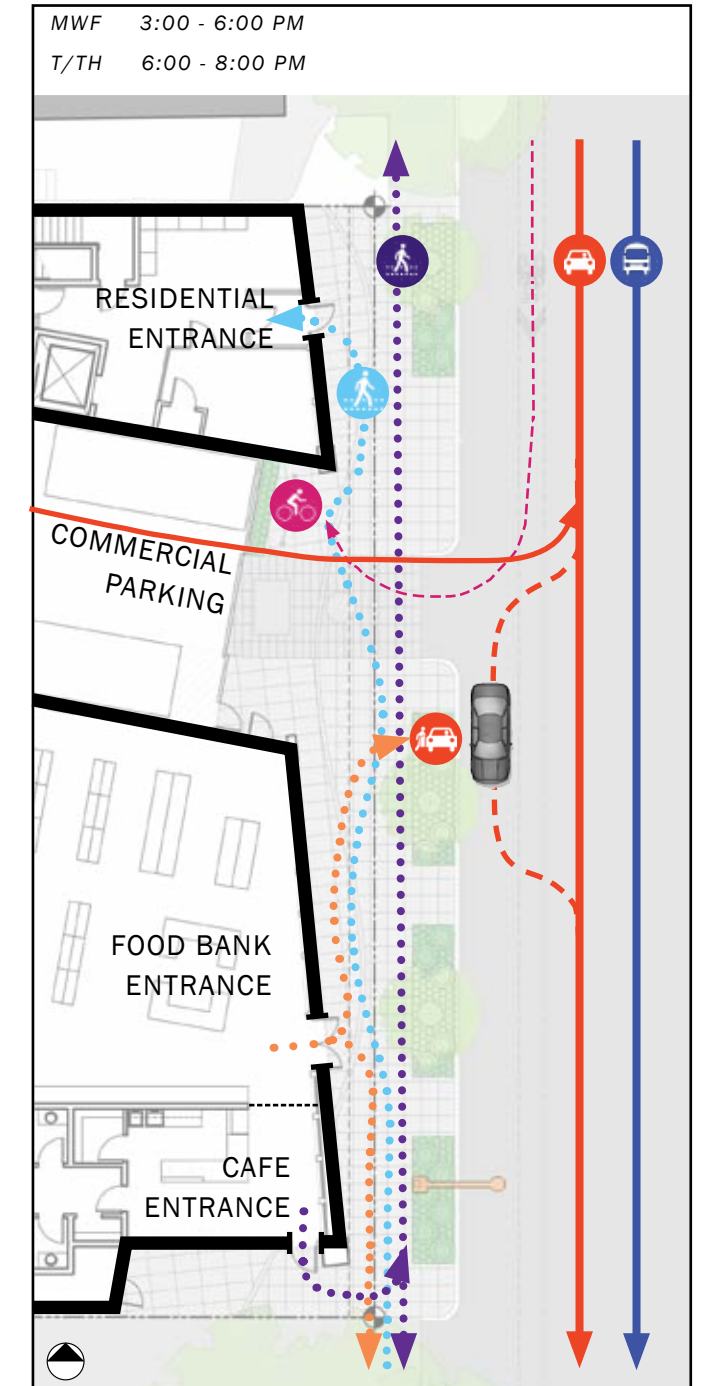
HOUR BEFORE FOOD BANK OPENS



DURING FOOD BANK HOURS



EVENING AFTER FOOD BANK CLOSES



CIRCULATION KEY

- Pedestrian / Cafe User
- Proposed Bike Parking
- Waste Management
- Vehicle
- Bus Route
- Resident
- Food Bank User
- Loading Zone
- Vehicle Pick-up and Drop-off

RENDERINGS

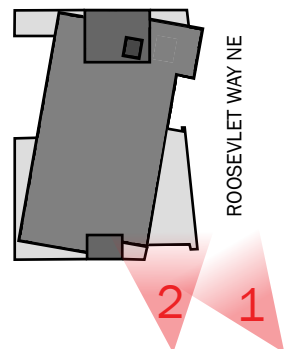
STREET VIEWS



1. VIEW OF PROPOSED BUILDING LOOKING NORTHWEST



2. VIEW OF PROPOSED BUILDING LOOKING NORTHWEST FROM SIDEWALK AT LIBRARY ENTRY

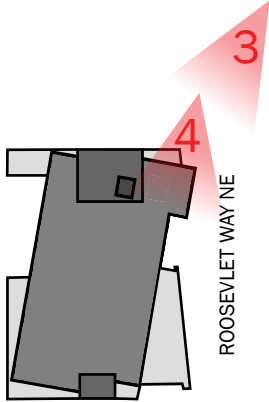




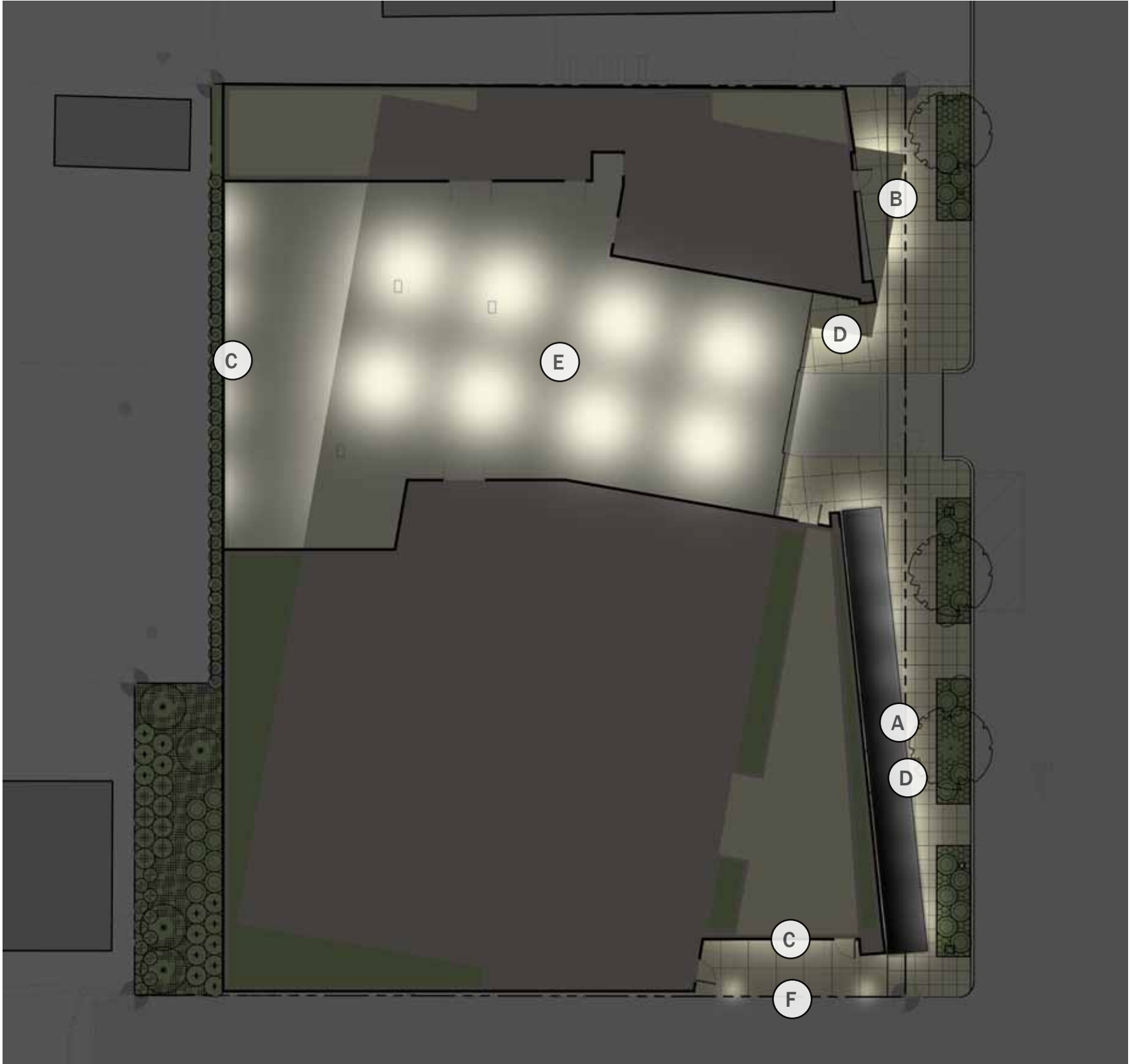
3. VIEW OF PROPOSED BUILDING LOOKING SOUTHWEST



4. VIEW OF PROPOSED BUILDING LOOKING SOUTHWEST AT RESIDENTIAL ENTRY



LIGHTING CONCEPT



A Canopy Light



B Recessed Downlights



C Exterior Wall Sconce



D Step Lights



E Parking Garage Lights



F Bollards

SIGNAGE AND CANOPIES CONCEPT PLAN



1 Commercial Canopy



2 Commercial Signage



3 Residential Signage



ADJACENCY STUDIES
9TH AVENUE NE RESIDENCES



WEST ELEVATION



1



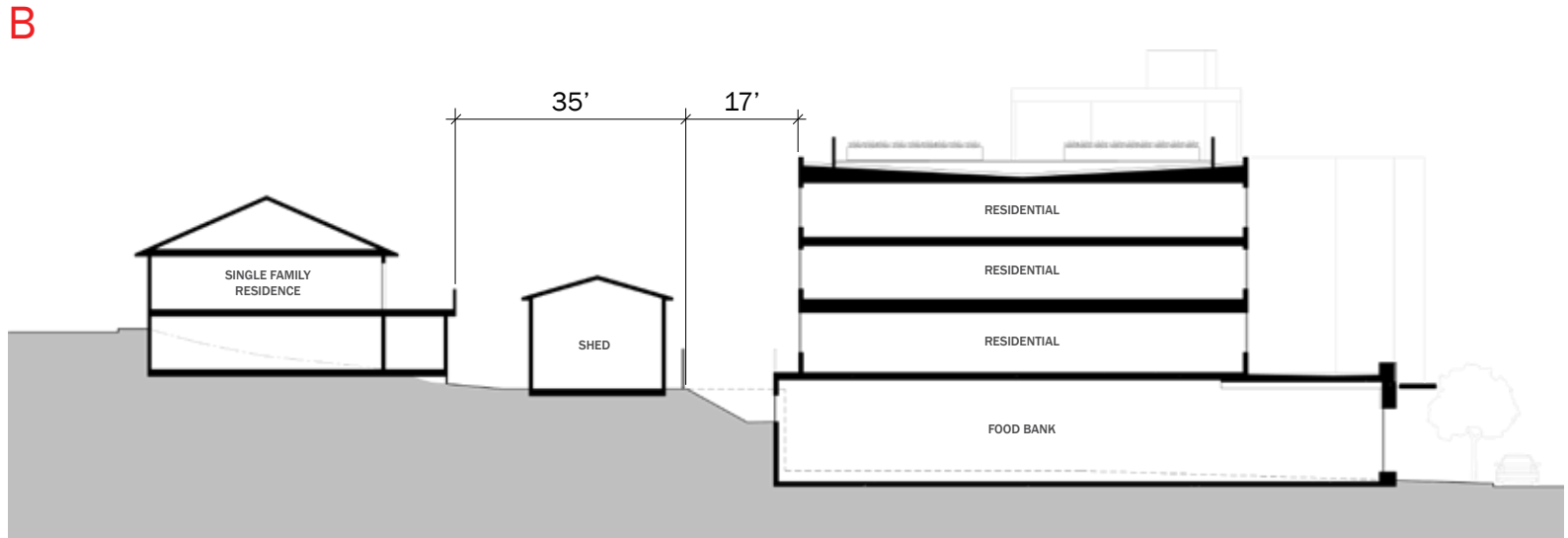
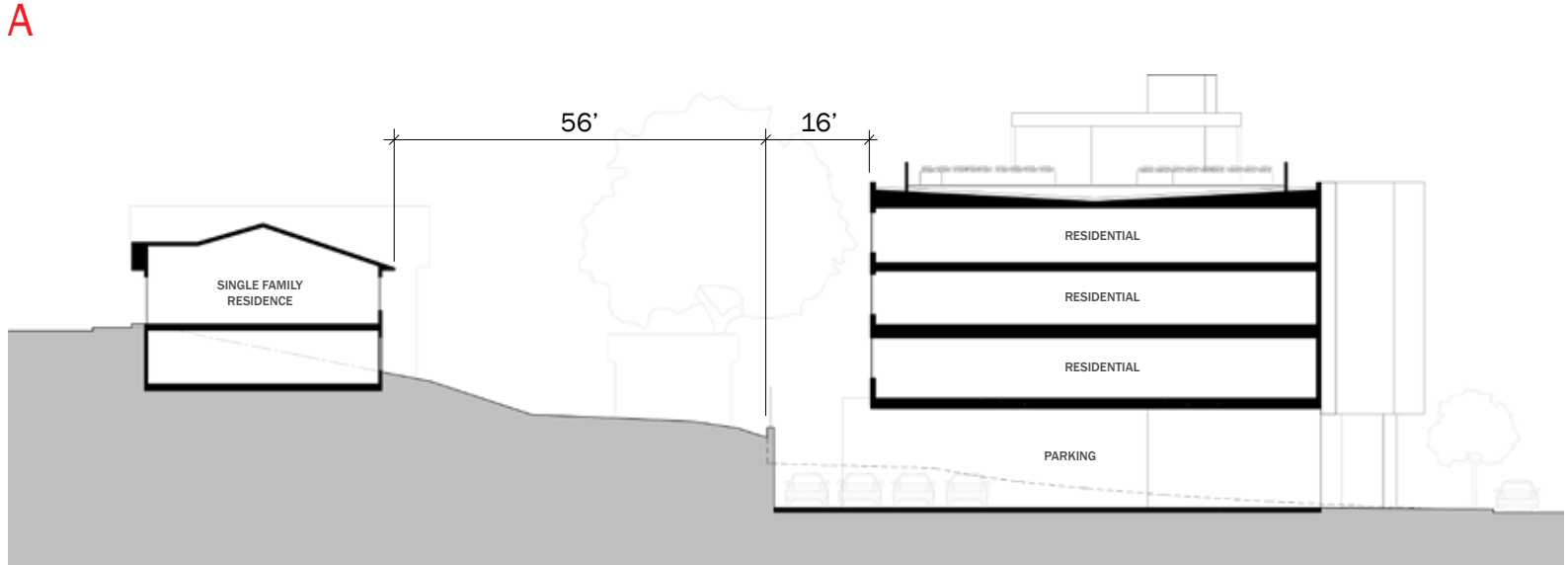
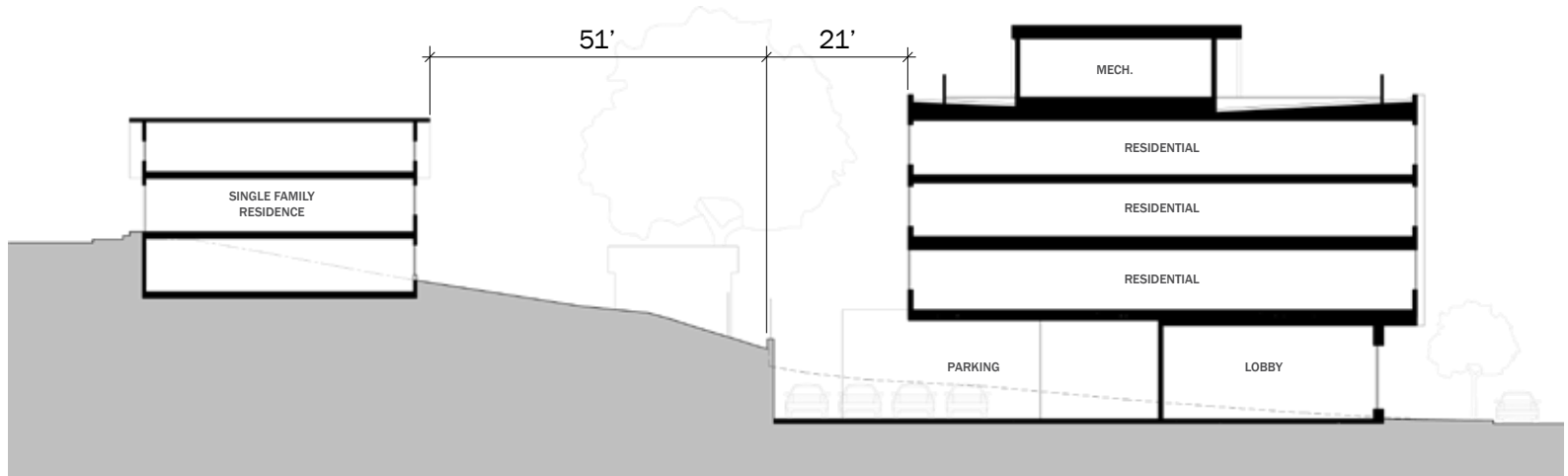
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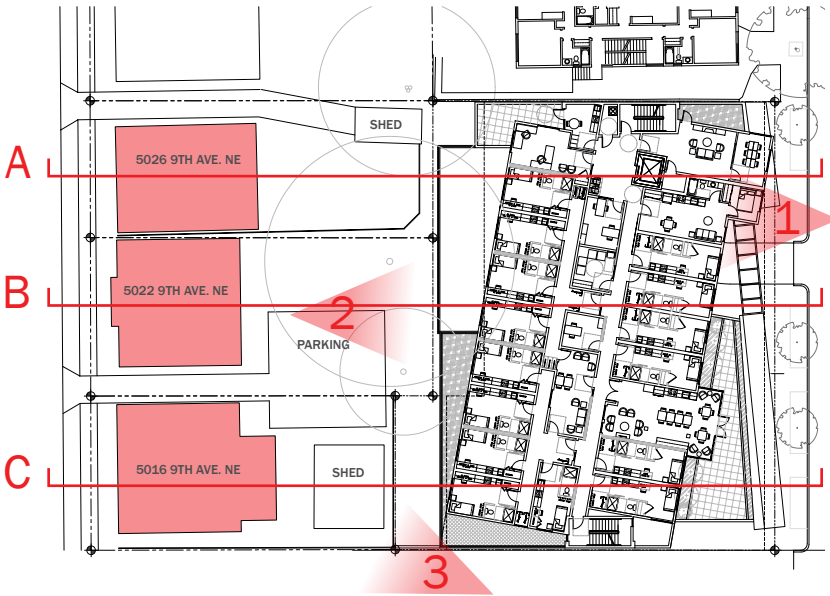
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ADJACENCY STUDIES

9TH AVENUE NE RESIDENCES

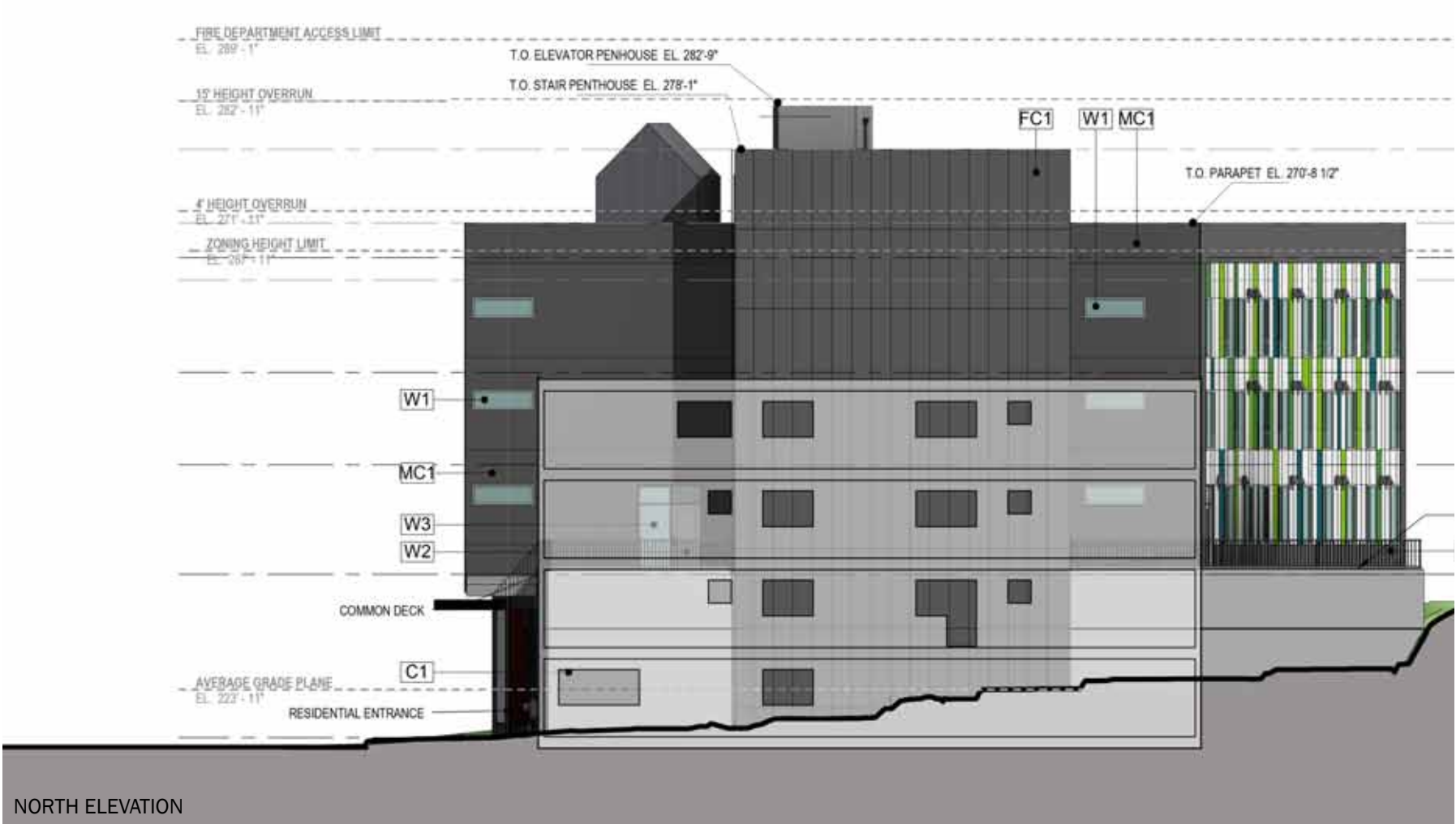


VIEW OF NORTHWEST CORNER



C

ADJACENCY STUDIES
5029 ROOSEVELT WAY NE



1



2



3

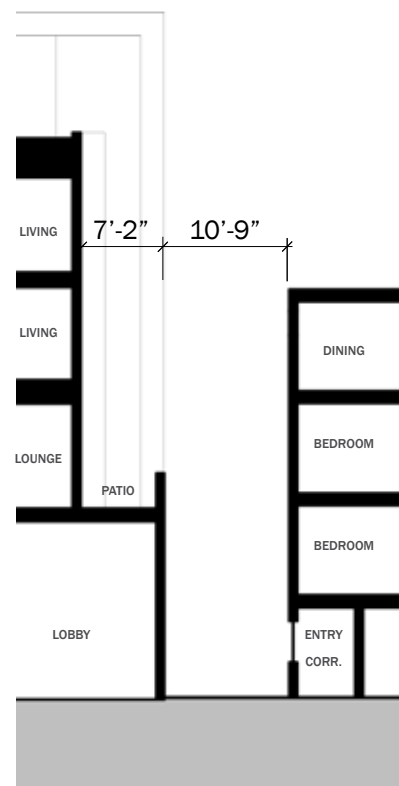


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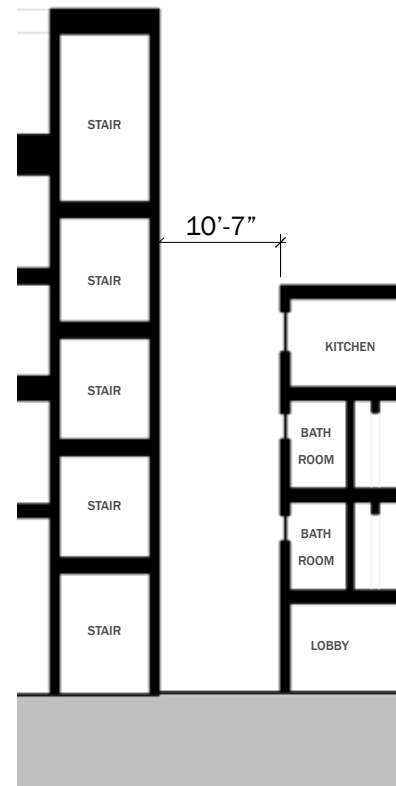
ADJACENCY STUDIES
5029 ROOSEVELT WAY NE



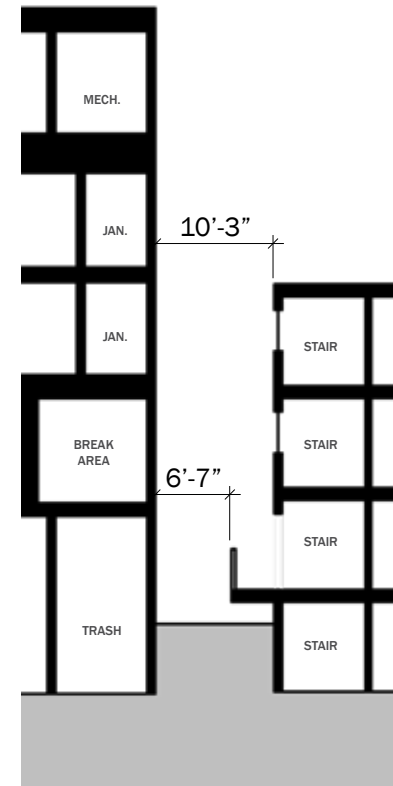
VIEW OF NORTHWEST CORNER



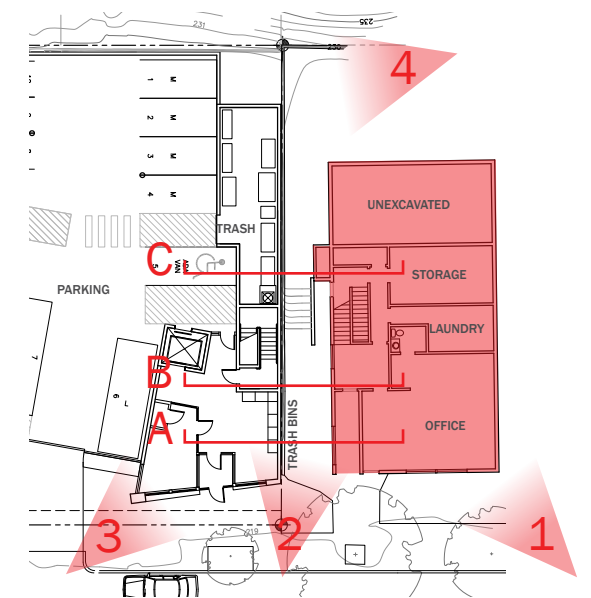
A

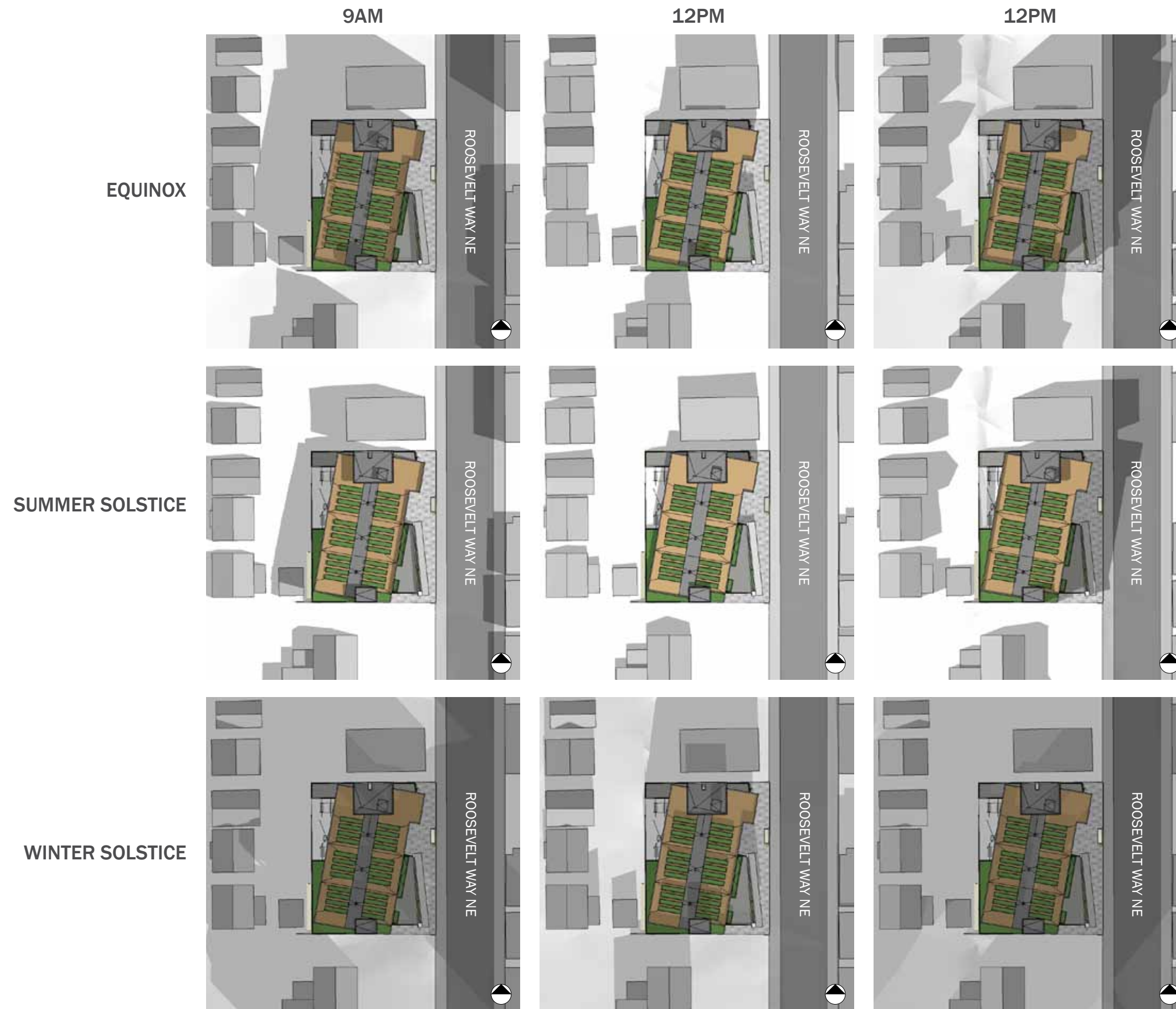


B



C



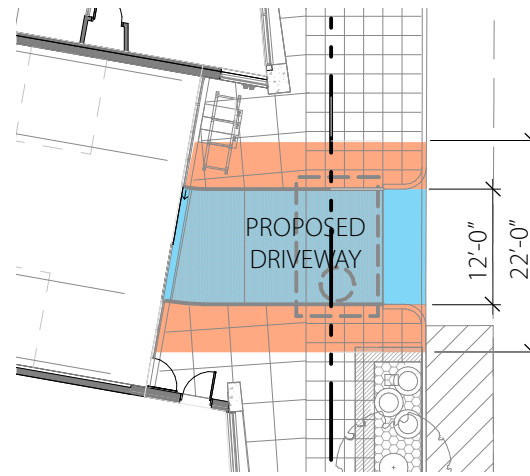


DEPARTURE REQUESTS

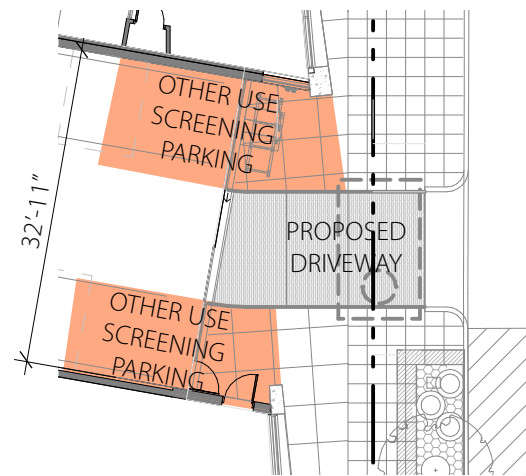
DEPARTURE MATRIX



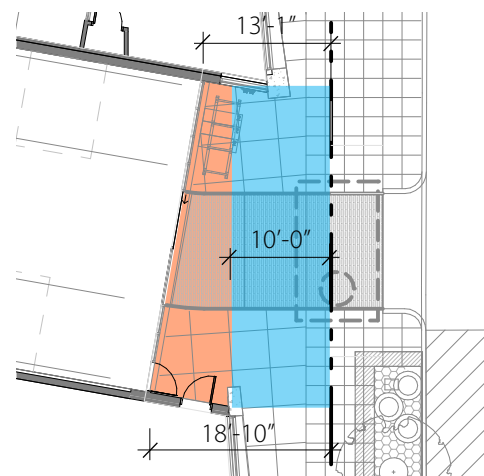
2. PARKING SPACE SIZES



1. DRIVEWAY WIDTH



3. LOCATION OF PARKING

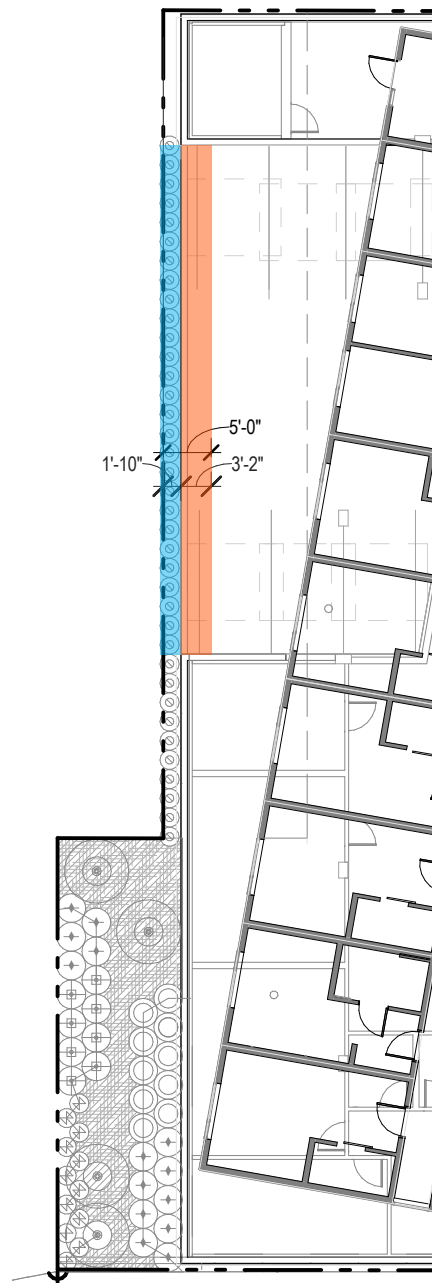


4. STREET-LEVEL DEV. STANDARDS

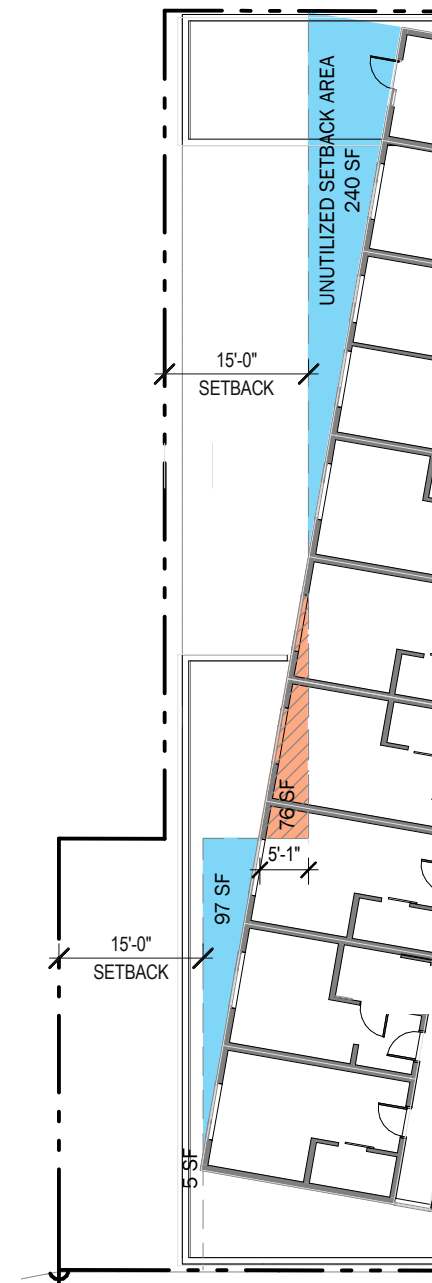
REQUESTED DEPARTURE
 CODE COMPLIANT

DEVELOPMENT STANDARD REQUIREMENTS	REQUEST/ PROPOSAL	JUSTIFICATION
1. Driveway Width (SMC 23.54.030.D.2.a.) For parking serving non-residential uses, the minimum width of driveways for two-way traffic shall be 22 feet.	The applicant is proposing a 12'-0" wide two-way driveway to access non-residential parking for building staff on the west side of the property.	Reduced driveway width will help reduce the visual prominence of the garage entry and impacts on the pedestrian environment (A-8). Parking will be used by staff only and traffic moving in 1 direction at a time will greatly increase pedestrian safety at the sidewalk (D-4, D-7) SMC code allows 10'-0" min. driveway width for driveways serving less than 30 residential parking stalls. Staff parking will be used by the same people every day, similar to residential parking.
2. Parking Space sizes (SMC 23.54.030.B.2.a.) When ten or fewer parking spaces are provided for non-residential use, a maximum of 25% of the parking spaces may be striped for Small vehicles and a minimum of 75% of the spaces shall be striped for Large vehicles.	The applicant is proposing: 50% Small vehicles. (5 stalls) 30% Large vehicles (3 stalls), incl. van stall 20% Medium vehicles (2 stalls)	No parking is required on this site. 10 parking stalls are being provided for building staff. The required program areas at ground level greatly limit the space available for parking and recessing the garage entry to reduce its visual prominence reduces the garage area even more (A-8). SMC 23.54.030 allows "parking for residential uses provided in excess of the quantity required" to be "exempt from the requirements of subsections 23.54.030.A and 23.54.030.B". Staff parking will be used by the same people every day, similar to residential parking.
3. Location of Parking (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.	The applicant is proposing a 32'-11" wide garage façade of perforated metal panel that includes the width of the driveway, two parallel parking stalls, and a man-door.	To reduce the prominence of the garage entry, the garage façade has been designed as a singular expression of decorative perforated metal panels spanning between the masses of the Food Bank and Residential Entry. The operable panels for the vehicle entry are incorporated into this façade such that they will not read as a garage door when they are closed. And the perforations will be small enough to obscure views into the garage.
4. Street-level development standards (SMC 23.47A.008.A.3) Street-level street-facing facades shall be located within 10'-0" of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided.	The applicant is proposing to recess the garage entrance and adjacent facades between 13'-1" and 18'-10" from the street lot line.	The façade of the parking entry (C-5) is aligned with the angled façade above and recessed to help express the two main masses at street level (Residential Lobby and Food Bank) and reduce the prominence of the garage façade and vehicle entry.

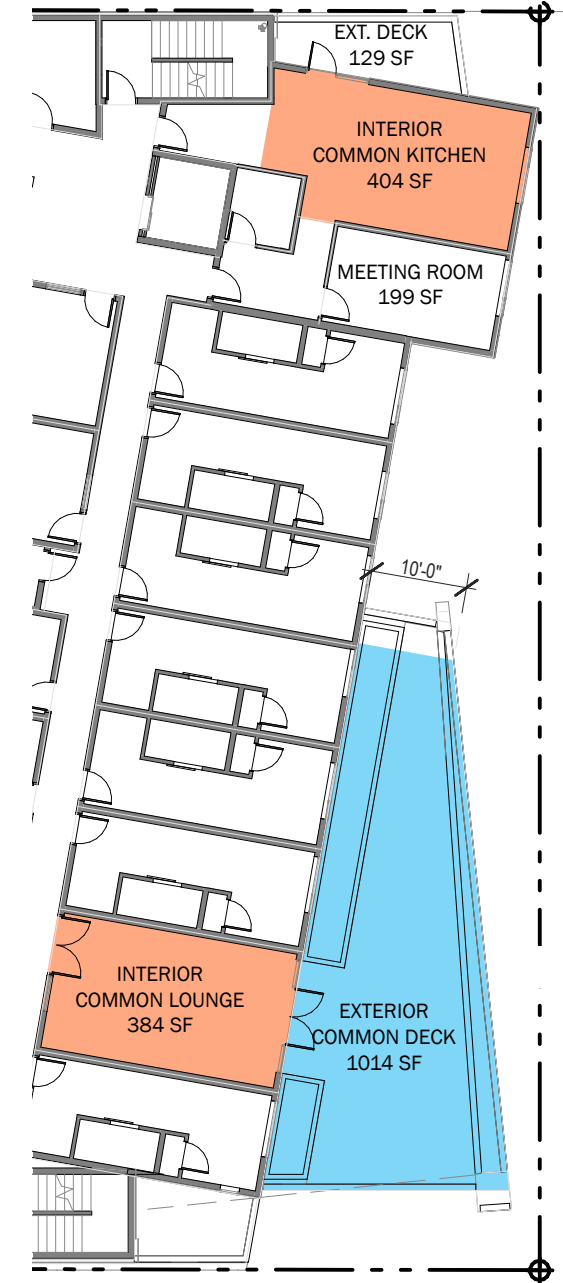
DEVELOPMENT STANDARD REQUIREMENTS	REQUEST/ PROPOSAL	JUSTIFICATION
<p>5. Landscape screening (SMC 23.47A.016.D.3.m.)</p> <p>Circumstance - Unenclosed parking garage on lots abutting a lot in a residential zone. Minimum Requirement - A 5-foot-deep landscaped area and 6-foot-high screening along each shared lot line</p>	<p>The applicant is proposing a 1'-4" wide planting strip and a 6' high fence to screen the parking area from the adjacent property to the West.</p>	<p>The existing site topography (A-1) puts the parking level will about 10' below the adjacent grade to the west. The proposed metal picket fence will both screen views into the garage (D-5) and provide much needed fall protection (D-7, A-5). The proposed strip of Abelia Grandiflora will add soft texture and color to the adjacent site. (E-3, A-5).</p>
<p>6. Setback requirements (SMC 23.47A.014.B.3.)</p> <p>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:</p> <ol style="list-style-type: none"> Fifteen feet for portions of structures above 13 feet in height to a maximum of 40 feet 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 	<p>A small triangular portion of the proposed building mass, about 81 square feet in plan, encroaches 5'-1" into the required setback along the West property line.</p>	<p>The proposed building mass angles on the site to enhance the large setback provided by the Library on the adjacent lot (A-5) and to keep the building bulk (B-1) away from the adjacent homes to the west (A-5).</p> <p>The remaining portions of the west façade are setback much more than required, up to about 24'-0" in the NW corner. The unutilized allowable setback area is approx. 337 square feet in plan.</p>
<p>7. Amenity area: enclosed areas (SMC 23.47A.024.B.2)</p> <p>All residents shall have access to a common or private amenity.</p> <p>Amenities shall not be enclosed.</p> <p>Common Amenity areas shall have a minimum horizontal dim. of 10 ft and not less than 250 sf.</p>	<p>The applicant is proposing to provide 44% of the required amenity area as common areas enclosed within the building.</p>	<p>The interior amenity spaces on Level 2 include a large shared kitchen, a classroom/ meeting room, and a computer lounge, all of which will be available to all residents.</p> <p>In Midrise and Highrise multi-family zones, the Land Use code allows up to 50 percent of the required common amenity area to be enclosed per SMC 23.45.522.D.2.b.</p> <p>There will be a large exterior common space on the east side of Level 2, accessed through the common lounge.</p> <p>The design avoided exterior occupied space on the west side of Level 2 to respect the privacy of the adjacent homes (A-5).</p> <p>The roof deck will be used by the Food Bank for urban farming and will not be accessible to residents.</p>



5. LANDSCAPE SCREENING



6. SETBACK REQUIREMENTS



7. AMENITY SPACE: ENCLOSED AREAS

REQUESTED DEPARTURE
 CODE COMPLIANT

DEPARTURE REQUESTS DEPARTURE MATRIX