

7011 Roosevelt Way Ne Early Design Guidelines Package

DPD PROJECT #3016208
DATE: JAN. 11. 2016

caron

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image credit: rooseveltseattle.org

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PROJECT CONTACT

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PROJECT INTRODUCTION



Site Data:

ADDRESS: 7011 ROOSEVELT WAY NE SEATTLE, WA 98115
 DPD PROJECT #: 3016208/ 6367421
 PARCEL(S): 913810-0481
 ZONING: NC2-40
 SITE AREA: 9,929 SF
 OVERLAY DESIGNATION: ROOSEVELT RESIDENTIAL URBAN VILLAGE, LIGHT RAIL STATION OVERLAY
 PARKING REQUIREMENT: NONE
 LEGAL DESCRIPTION:
 LOT 1, 2 AND THE EAST 20 FT. OF THE NORTH ONE-HALF OF LOT 3, AND THE SOUTH ONE-HALF OF LOTS 3 AND 4 ALL IN BLOCK 46, SUPPLEMENTAL PLAT OF BLOCKS 7, 8, 10, 11, 27, 28, 30, 45 AND 46 OF WALLINGFORD'S PARK DIVISION OF GREEN LAKE ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 80, IN KING COUNTY, WA.

EXCEPT THAT PORTION OF LOT 1 CONVEYED TO THE CITY OF SEATTLE BY DEED RECORDED UNDER AUDITOR'S FILE NO. 2300760.

Development Summary:

ZONING: NC2-40
 BUILDING HEIGHT MAX: 40 FT
 LOT SIZE: 9,929 SF
 FAR: 3.25
 ALLOWABLE FAR: 32,269 SF
 PROPOSED FAR: 32,250 SF
 REQUIRED PARKING: NONE
 PROPOSED PARKING: NONE
 BIKE STALLS: 12

PROJECT PROPOSAL

Development Objectives:

The proposed development will create a four-story residential building with approximately 48 market rate units at the corner of Roosevelt Way NE and NE 71st street. Residential lobby, live-work units and some residential units will be provided at ground level. Amenity space for residents will be provided on the rooftop deck. Parking is not required since the site is within Light Rail Station Overlay. The project aims to create a strong urban edge along Roosevelt Way NE with a gradual transition to residential scale as the building turns the corner onto NE 71st Street.

Site Description:

The site is located within a short walking distance to the major thoroughfare that is lined with numerous businesses, restaurants, and shops. It is also only a few blocks away from the future light rail station, which is to be located on 12th Ave. NE between NE 65th St. and NE 67th St. The site is zoned NC2-40 and is abutting SF 5000 zone at the south west corner. Commercial, mixed-use, and multifamily buildings run along Roosevelt Way NE.

The site is currently occupied by a structure on the southeast corner housing several businesses. The rest of the lot is gravel surface parking for the business establishments. Site is sloping down from NE to SW, approximately 10' across the site and about 6' along Roosevelt Way NE. No significant trees exist on the site, with exception of the large deciduous tree on the east property line. Along NE 71st street the adjacent structure due east is occupied by legal offices.

South of the property is another commercial structure and there is a 2 story apartment adjacent to the SW, however it is almost 10' lower than the site. All site property lines are irregular and skewed.

Currently the parking lot is accessed from NE 71st Street.



AERIAL 9 BLOCK MAP

Development Statistics:

LEVEL	GROSS SF	FAR SF	# UNIT	USE
ROOF	500	500	0	Amenity
4	7,300	7,300	12	Residential
3	7,400	7,400	12	Residential
2	7,400	7,400	12	Residential
1	7,100	7,100	8	Live-Work: 1700 sqft Residential: 5400 sqft
B1	4,300	2,550	4	Residential
TOTAL	34,000	32,250	48	

URBAN CONTEXT

Site Analysis:

The property is located at the south west corner of Roosevelt Way NE and NE 71st street, within walking distance to major thoroughfare that is lined with numerous businesses, restaurants, and shops.

Local amenities and landmarks include Green Lake Reservoir and Froula Park few blocks north east of the site, Roosevelt High School to the southeast, Roosevelt P-patch garden a block to the east, Calvary Christian Assembly couple blocks to the south, and future light rail station several blocks to the south.

Transportation:

Proposed development is located within Frequent Transit Corridors and Light Rail Station Overlay. The new light rail station will be within walking distance, located several blocks south of the project site. There are also number of bus stops near the project site. Bike lanes currently run north to south on Roosevelt Way NE and 12th Ave. NE and east to west on NE 70th Street

Future Light Rail Station Proximity:

The Roosevelt Link Light Rail Station is to be located on 12th Ave. NE between NE 65th St. and NE 67th St. The proposed development is located within walking distance, several blocks north of the new station. The station will provide quick access and a convenient link to Downtown as well as other metro neighborhoods, making this Roosevelt neighborhood inviting to small businesses and commuters. The Roosevelt Link Light Rail is scheduled for completion in 2019 with service commencing in 2021 with an estimated of 8,000 riders per day.



1. GREEN LAKE RESERVOIR

Biking Distance from Site: 3 min, 0.3 mi.
Walking Distance from Site: 5 min, 0.2 mi.



2. FROULA PARK

Biking Distance from Site: 3 min, 0.3 mi.
Walking Distance from Site: 5 min, 0.2 MI.



3. ROOSEVELT HIGH SCHOOL

Biking Distance from Site: 4 min, 0.2 mi.
Walking Distance from Site: 5 min, 0.2 MI.



4. ROOSEVELT P-PATCH GARDENS

Biking Distance from Site: 3 min, 0.3 mi.
Walking Distance from Site: 3 min, 0.1 MI.



5. CAVALARY CHRISTIAN ASSEMBLY

Biking Distance from Site: 1 min, 0.1 mi.
Walking Distance from Site: 2 min, 0.1 MI.



6. FUTURE LIGHT RAIL STATION

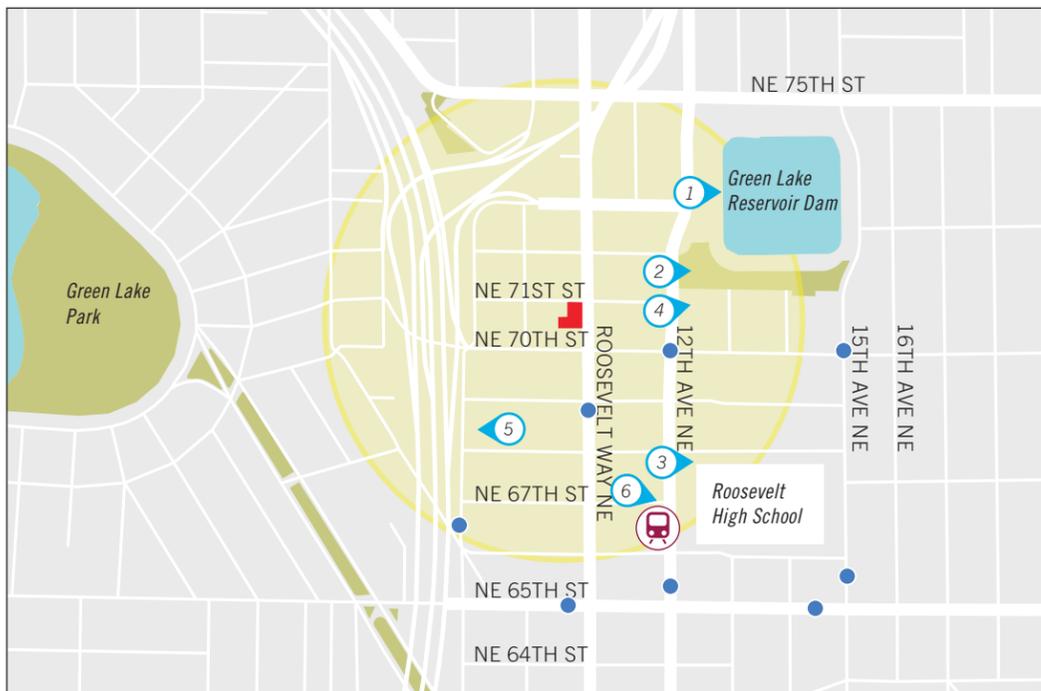
Biking Distance from Site: 3 min, 0.3 mi.
Walking Distance from Site: 5 min, 0.2 MI.

* photo from Sound Transit

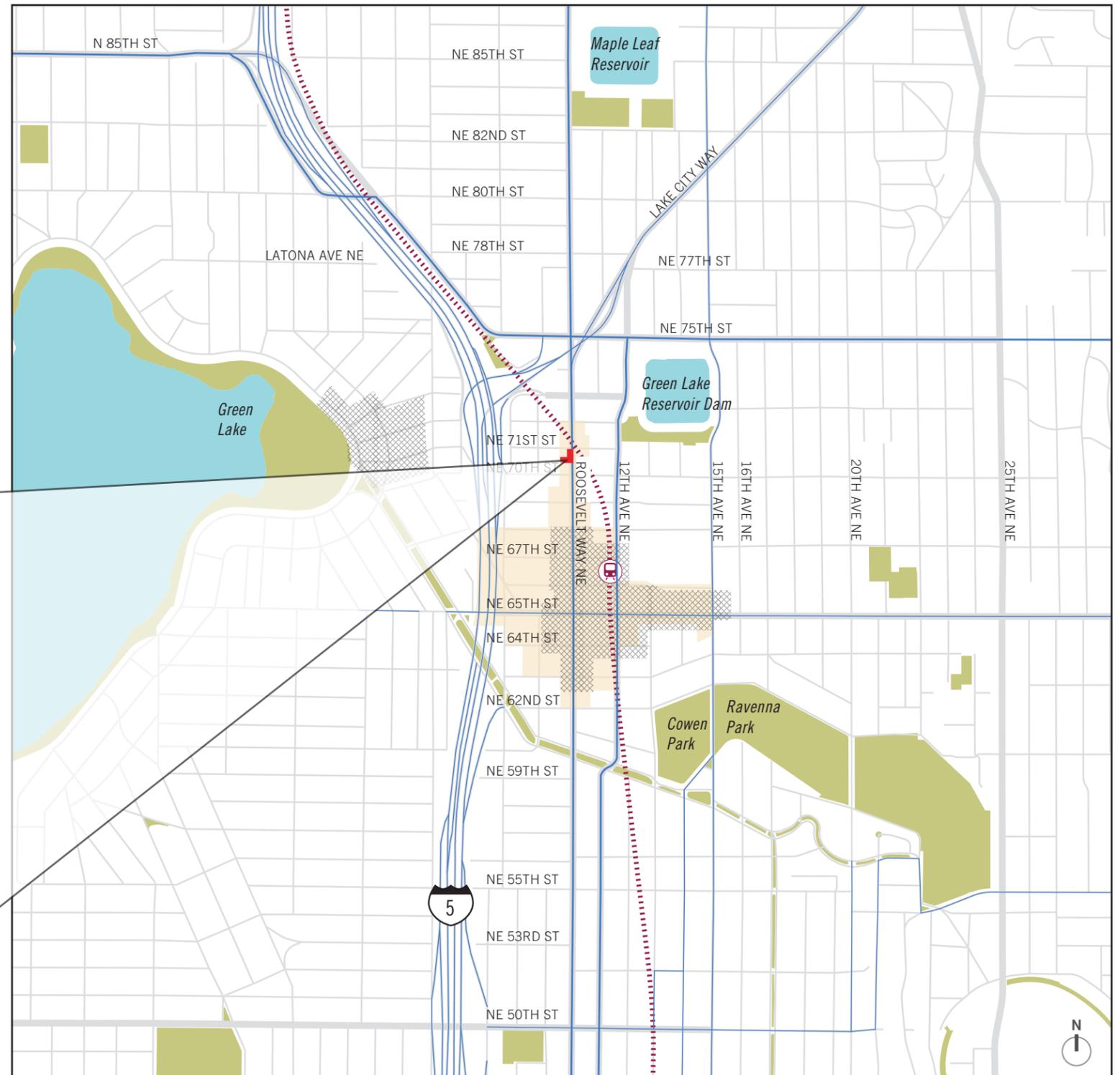
VICINITY MAP

VICINITY & WALKING MAP KEY

- Site
- Park
- Green Lake
- Pedestrian Area
- Frequent Transit Corridor
- Transit Runs
- Bus Stops
- Dedicated Bike Lanes
- 1 View*
- 5 Minute Walk
- L Light Rail Station



* VIEW IMAGES & INFORMATION ARE LOCATED ON PAGE 4

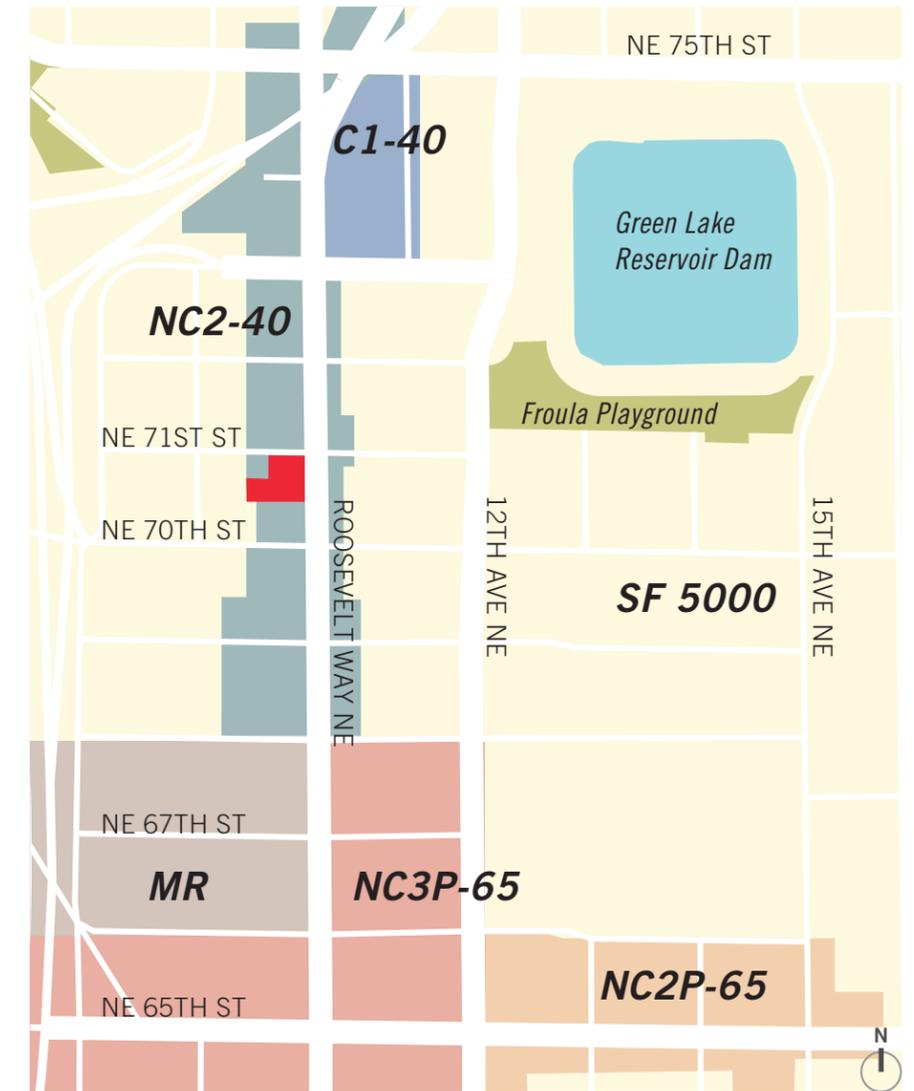


SURROUNDING USES & ZONING

Site Context

The site is zoned NC2-40, located on a commercial strip along Roosevelt Way NE. The site abuts SF 5000 zoning at the south west corner. There are buildings with various scale and uses surrounding the project site. The house at the NW corner of the site, directly West, is occupied by a legal office known as KL Mason PLLC. The structure to the north (across NE 71st street) is an apartment building with a tall blank wall facing NE 71st street. The structure to the east (across Roosevelt Way NE) is a one story auto electric shop. The structure to the south is a one story office.

The site slopes down approximately 8 feet from northeast corner to southwest corner, with potential view of Mt. Rainier to the south, and of Greenlake and the Olympics to the west.



SURROUNDING CONTEXT

Opportunities & Constraints

- Corner site with very distinctive characteristics on each street; Roosevelt Way NE has commercial characteristics, NE 71st Street has residential characteristics.
- Site is partially abutting residential zone at southwest corner; allows for south facing facade at the rear yard with maximum daylight.



1. INTERSECTION OF NE 71ST ST & ROOSEVELT WAY NE



2. WEST PROPERTY LINE OF SITE



3. FACING SITE FROM NE 71ST ST



4. PROPERTY LINE & NEIGHBORING OFFICE BUILDING



5. WEST PROPERTY LINE & TREES



6. SIDE YARD OF SITE



7. CURRENT CONDITIONS OF SITE

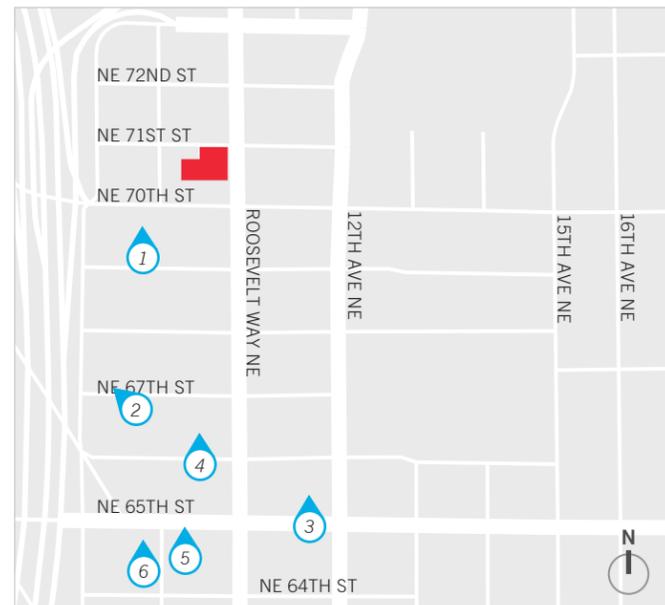


8. TREES & SIDEWALK FACING NE 71ST ST



9. STREET SIGNAGE NEXT TO SITE

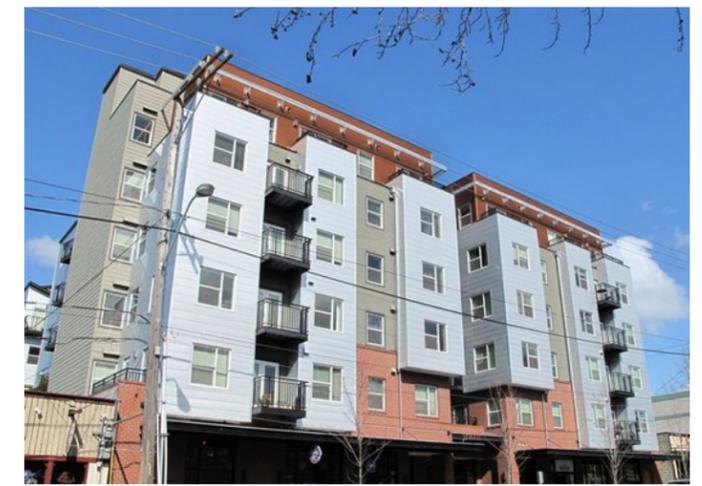
NEIGHBORHOOD DESIGN CUES



1. PLADHUS APARTMENTS AT 838 NE 69TH ST
Building with small perceived scale to fit with the adjacent SF 5000 zoning.



2. FUTURE ELEANOR APARTMENTS AT 800 NE 67TH ST
Upper level setbacks to reduce perceived massing.



3. DWELL ROOSEVELT CONDOS AT 1026 NE 65TH ST
Facade modulation to reduce perceived massing.



4. KAVELA APARTMENTS AT 845 NE 66TH ST
Corner feature serving as a focal point.

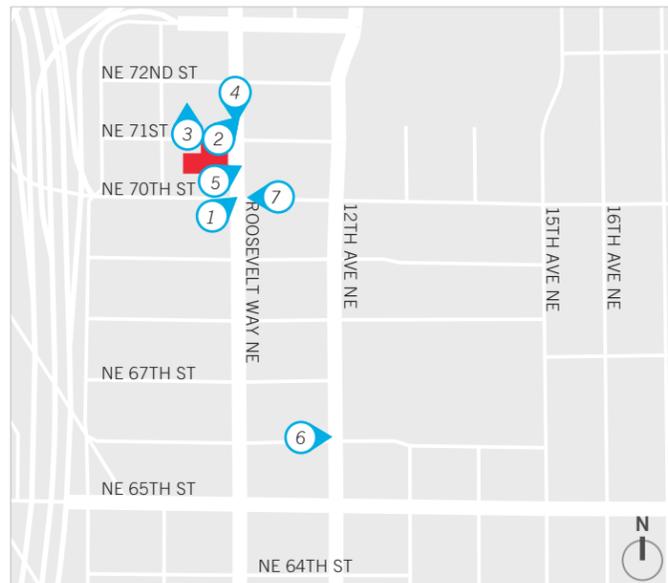


5. ROOSTER APARTMENTS AT 900 NE 65TH ST
Simple massing creating urban edge.



6. 6404 & 6406 9TH AVE NE (FUTURE APARTMENTS BY CARON)
Treatment of blank facade that creates interest.

NEIGHBORHOOD VICINITY PHOTOS



1. APARTMENTS, EAST OF SITE
 Located at 7000 Roosevelt Way NE. 17-unit apartment.



2. OFFICE / WAREHOUSE BUILDING
 Located at 7100 Roosevelt Way NE, 2-story building.



3. APARTMENTS NORTH OF SITE
 Located at 7101 Roosevelt Way NE, 26-unit apartment.



4. LOOKING SOUTH AT PROJECT SITE
 Intersection of Roosevelt Way NE and NE 71st St



5. WEDELL AUTO ELECTRIC
 Located at 7012 Roosevelt Way NE, East of Site



6. FUTURE ROOSEVELT LIGHT RAIL STATION
 Open for service in 2014, with approx. 8,000 daily riders by 2030.



7. MEDICAL OFFICE
 Roosevelt Vision located at 7001 Roosevelt Way NE

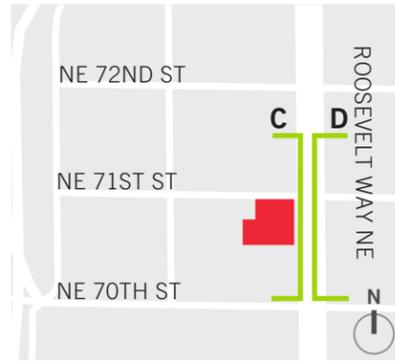
A. NE 71ST ST, LOOKING NORTH



B. NE 71ST ST, LOOKING SOUTH



C. ROOSEVELT WAY NE LOOKING WEST



- ROOSEVELT VISION SOURCE**
- MEDICAL / DENTAL OFFICE
 - 1- STORY

- APARTMENTS**
- 4-STORIES
 - 26-UNITS

D. ROOSEVELT WAY NE LOOKING EAST

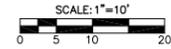
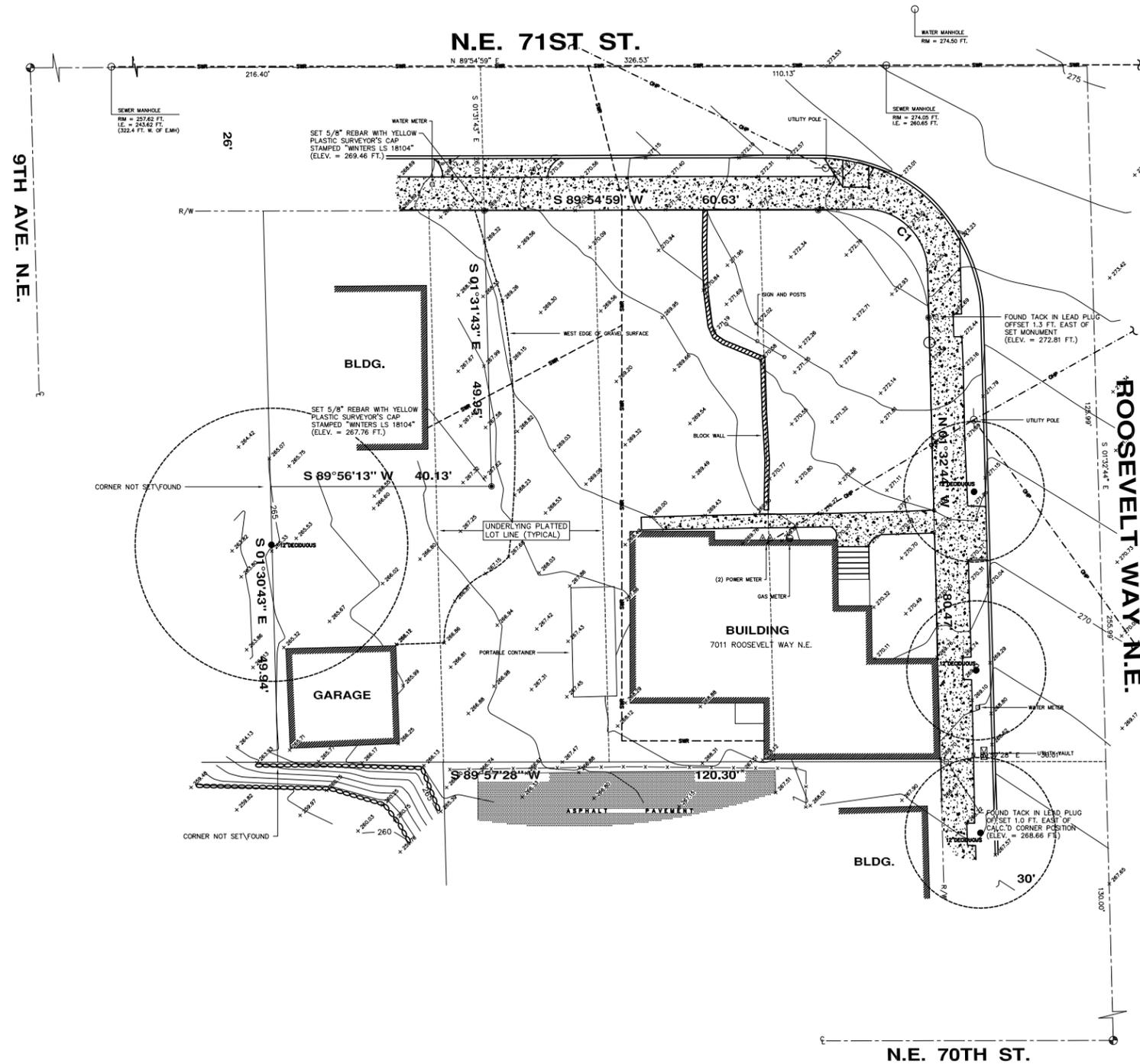


- WEDELL AUTO ELECTRIC**
- COMMERCIAL BUILDING
 - 1-STORY

- MIXED-USE APTS**
- 2-STORIES

- APARTMENTS**
- 4-STORIES
 - 17-UNITS

SURVEY



NOTES

1. THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE USING A 10 SECOND "TOTAL STATION" THEODOLITE SUPPLEMENTED WITH A 100 FT. STEEL TAPE. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC CHAPTER 332-130-090.
2. CONTOUR INTERVAL = 1 FT.
3. ELEVATION DATUM = NAVD'88 AS PER DIRECT OBSERVATION USING GPS EQUIPMENT ON FEBRUARY 13, 2013
4. PARCEL AREA = 9,929 SQ. FT.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THEREFORE EASEMENTS AFFECTING THIS SITE, IF ANY, ARE NOT DISPLAYED HEREON.
6. UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS APPROXIMATE ONLY AND IS BASE UPON CITY OF SEATTLE SEWER CARD NO. 2066 AND ALSO AS PER TIES TO ABOVE GROUND STRUCTURES.
7. TAX PARCEL NO. 9138100481

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
C1	20.00'	30.91'	88°32'16"

PROPERTY DESCRIPTION

LOT 1, 2 AND THE EAST 20 FT. OF THE NORTH ONE-HALF OF LOT 3, AND THE SOUTH ONE-HALF OF LOTS 3 AND 4 ALL IN BLOCK 46, SUPPLEMENTAL PLAT OF BLOCKS 7, 8, 10, 11, 27, 28, 30, 45 AND 46 OF WALLINGFORD'S PARK DIVISION OF GREEN LAKE ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 80, IN KING COUNTY, WA.

EXCEPT THAT PORTION OF LOT 1 CONVEYED TO THE CITY OF SEATTLE BY DEED RECORDED UNDER AUDITOR'S FILE NO. 2300760.

PROPOSED

KEY

- Units
- Live-Work
- Circulation
- Green Roof
- Roof Deck/ Landscaping
- Res Amenities
- BOH/Utility



PROPOSED SITE PLAN



CODE COMPLIANCE

APPLICABLE ZONING	SMC-SECTION	SUB-SECTION	REQUIREMENT	PROVIDED	OPTION A	OPTION B	OPTION C
Street-level Uses	23.47A.005	C	Residential Uses may occupy, in aggregate, no more than 20 percent of street-level, street-facing façade in a pedestrian-designated zone, facing a designated principal pedestrian street.	Parcel does not front on a pedestrian-designated zone. Residential use may occupy greater than 20% street-level street-facing façade.	✓	✓	✓
Street-level Development Standards	23.47A.008	A.2.b	Blank facades – between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width	Ample glazing will be provided at street level facing the street along Roosevelt Way NE & NE 71st St. Landscaping will also screen portions of the façade.	✓	✓	✓
		A.2.c	Blank facades may not exceed 40% of the width of façade of along the street	Ample glazing will be present on both street-facing facades	✓	✓	✓
		D.1	Where residential uses are located at street-level street-facing facades at least one street-level, street facing façade shall have a visually prominent entry	Main building entry and lobby is located either at the corner of the lot or centrally located facing NE 71st St.	✓	✓	✓
		D.2	Residential use at street-level street-facing façade – floor of dwelling unit shall min. 4 feet above or 4 feet below sidewalk grade or set back 10 feet from the sidewalk.	Residential use is set back >10 feet from the sidewalk along NE 71st St.	✓	✓	✓
Structure Height	23.47A.012	A.1.a	In zones mapped with a 30 or 40 foot height limit the height of a structure may exceed the otherwise applicable limit by up to 4 feet provided that the floor to floor height of 13ft or more is provided for non-residential uses at street level.	Structure will utilize additional 4ft and provide minimum 13ft floor to floor height for non-residential uses at street level.	✓	✓	✓
Rooftop Features		C.2	Open railings, planters, skylights, clerestories, greenhouses, solariums, parapets and firewalls may extend as high as the highest ridge of a pitched roof or 4 feet above the otherwise applicable height limit, whichever is higher.	Parapets and other rooftop additions are not anticipated to rise above the allowed 4 extra feet.	✓	✓	✓
		C.3.f	As long as the combined total coverage of all features gaining additional height listed in this subsection does not exceed 20 percent of the roof area, or 25 percent of the roof area if the total includes stair or elevator penthouses, than stair and elevator penthouses may extend above the applicable height limit up to 16 feet.	Rooftop structures are not anticipated to exceed 20% of rooftop area. Stair and elevator penthouses will remain within 16' of height limit	✓	✓	✓
FAR (Floor Area Ratio)	23.47A.013	Table A	Total FAR permitted for solely residential use in 40 foot height limit zone is 3.25	Structure is solely residential use and is under allowed square footage for FAR	✓	✓	✓
Setback Requirements	23.47A.014	B.3	15 ft for portions of structures above 13 ft in height to a maximum of 40 ft, and for each portion of a structure above 40 ft in height, additional setback at the rate of 2 ft of setback for every 10ft.	15 ft setback is provided all the way from the ground to small portion extending beyond 40ft in height.	✓	departure requested	departure requested
Landscaping & Screening	23.47A.016	A.2	Landscaping shall achieve a Green Factor score of 0.30 or greater	The project is committed to achieving the required Green Factor score	✓	✓	✓
Amenity Area	23.47A.024	A	Amenity Areas are required in an amount equal to 5 percent of the total gross floor area in residential use.	Amenity areas is located at the rooftop and will be accessible to all residents	✓	✓	✓
		B	Required amenity areas shall meet the following standards: all residents shall have access to at least one common or private amenity area; the amenity area shall not be enclosed; parking areas do not count as amenity areas; common amenity areas shall have a minimum horizontal dimension of 10 feet and shall not be less than 250 square feet in area; private amenity areas shall have no horizontal dimension less than 6 feet.	Amenity area is located at the rooftop and will be common and accessible to all residents.	✓	✓	✓
Required Parking	23.54.015	Table B	No parking required for residential uses in commercial and multifamily zones within urban villages that are not within urban centers if the residential use is located within 1,320 feet of a street with frequent transit service.	Parcel is located within Roosevelt station area overlay, no parking proposed.	✓	✓	✓
Bike Parking	23.54.015	Table D	For residential use, 1 bike parking stall per 4 dwelling units is required. No short-term bike parking required. For commercial use, 1 stall per 4000 sf short-term parking stalls required.	Required bike parking stalls are provided in the basement.	✓	✓	✓
Solid Waste Storage Area	23.54.040	Table A	Residential use containing between 26 and 50 units shall have a minimum area of 375 square feet of shared storage space.	A trash area of approx. 410 sf is provided.	✓	✓	✓

CONTEXT & SITE

CS1 NATURAL SYSTEMS AND SITE FEATURES

ROOSEVELT SUPPLEMENTAL GUIDELINES

II. Sunlight and Natural Ventilation

- ▶ **Response:** The proposed design option provides additional setback along both Roosevelt Way NE and NE 71st Street to minimize shadow impacts on the streets even though they are not on key public spaces.

SEATTLE DESIGN GUIDELINES

D. Plants and Habitat

1. On-Site Features

- ▶ **Response:** Existing trees to be retained to the extent possible. Setbacks on the streets provide opportunities for additional landscaping.

CS2 URBAN PATTERN AND FORM

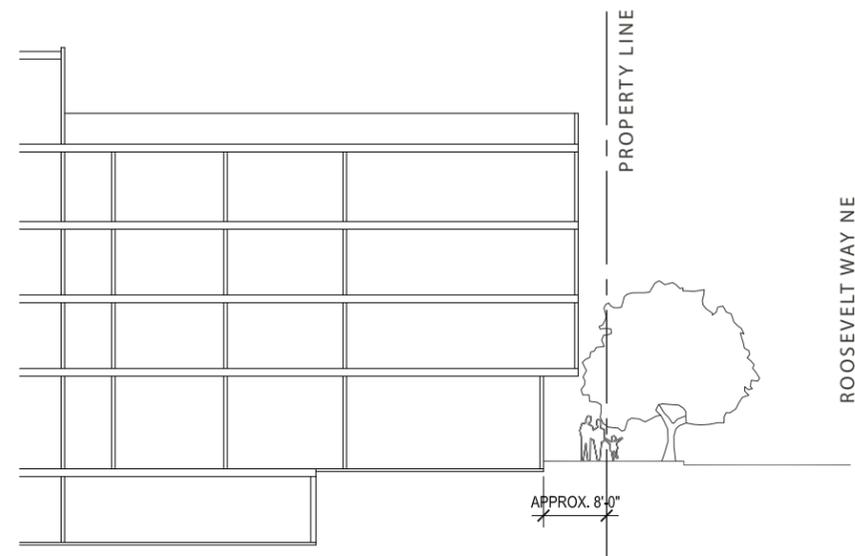
ROOSEVELT SUPPLEMENTAL GUIDELINES

II. Adjacent Sites, Streets and Open Spaces

- ▶ **Response:** Additional setback along Roosevelt Way NE is provided for wider sidewalk and additional landscaping. The proposed design will incorporate canopies, lighting and maximum glazing at ground level to enhance the pedestrian experience traveling on the commercial corridor along Roosevelt Way NE. Additional setback along NE 71st Street is provided for landscape buffer between the street and the ground level residences.

III. Height, Bulk, and Scale

iii. Multi-family/ Residential Zone Edges



- ▶ **Response:** Proposed design is set back along NE 71st Street to match with adjacent structures in residential zone, and to provide additional landscaping to act as buffer between the street and the ground level residences. The proposed massing option has two story massing facing NE 71st Street to reduce the perceived massing, with the upper level (4th floor) set further back. The massing facing NE 71st Street also has lowered parapet.

SEATTLE DESIGN GUIDELINES

C. Relationship to the Block

1. Corner Sites

- ▶ **Response:** The proposed design features a vertical transparent corner piece to act as a beacon at the corner. It also sets back from the corner to provide open space for pedestrians and a generous entry to the building.

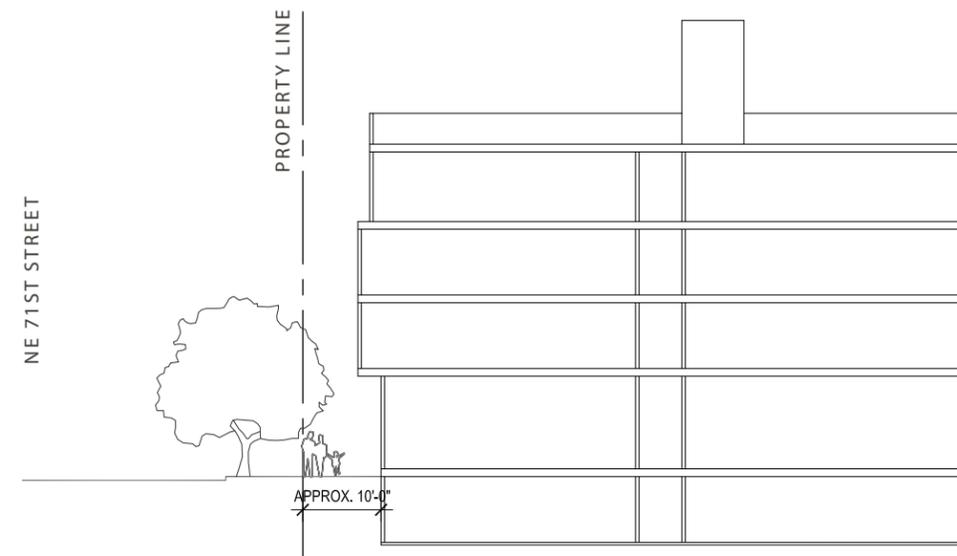
CS3 ARCHITECTURAL CONTEXT AND CHARACTER

ROOSEVELT SUPPLEMENTAL GUIDELINES

I. Emphasizing positive neighborhood attributes

ii. Reinforce a vibrant streetscape

- ▶ **Response:** The proposed design will incorporate continuous urban edge with ground level live-work units that have maximum glazing to enhance pedestrian experience.



PUBLIC LIFE

PL1 CONNECTIVITY

ROOSEVELT SUPPLEMENTAL GUIDELINES
I. A Network of Public Spaces

- ▶ Response: The proposed design provides street level setbacks that allow for wider sidewalks and additional landscaping.

PL2 WALKABILITY

ROOSEVELT SUPPLEMENTAL GUIDELINES
I. Pedestrian Experience

- ▶ Response: Pedestrian amenities such as canopies along Roosevelt Way NE, planting/landscaping, pedestrian scaled lighting and signage and/or street furniture will be provided.

PL3 STREET-LEVEL INTERACTION

ROOSEVELT SUPPLEMENTAL GUIDELINES
II. Human and Commercial Activity

- ▶ Response: Increased setback, landscaping, canopies and maximum glazing is provided along Roosevelt Way NE to enhance pedestrian experience along the commercial corridor. Increased setback with rich landscape buffer is provided for ground level residences along NE 71 st Street.



◀ DC2.II
Use of brick, aluminum storefront, canopy and signage to compliment the neighborhood’s historic architecture, as well as bringing human scale for pedestrian experience.

DESIGN CONCEPT

DC1 PROJECT USES AND ACTIVITIES

ROOSEVELT SUPPLEMENTAL GUIDELINES
I. Arrangement of Interior Spaces

- ▶ Response: The proposed design provides live-work units along Roosevelt Way NE to help bolster local businesses.

DC2 ARCHITECTURAL CONCEPT

ROOSEVELT SUPPLEMENTAL GUIDELINES
I. Massing

- ▶ Response: The proposed design has three story massing sitting on top of a transparent base along Roosevelt Way NE to create strong urban edge. As the building turns the corner to NE 71st Street, it scales down to transition to residential zone. Two story massing with the top level setting further back is proposed to reduce the perceived massing along 71st Street.

II. Architectural and Facade Composition

- ▶ Response: Maximum glazing for ground level live-work units and residential lobby are provided. The proposed design will incorporate brick on the ground floor to compliment the neighborhood’s historic architecture.

DC3 OPEN SPACE CONCEPT

ROOSEVELT SUPPLEMENTAL GUIDELINES

II. Street Planting & Landscape to Enhance the Building and/or Site

- ▶ Response: The proposed design will have rich landscaping on both Roosevelt Way NE and NE 71st Street to enhance the pedestrian experience.

DC4 EXTERIOR ELEMENTS AND FINISHES

ROOSEVELT SUPPLEMENTAL GUIDELINES

I. Exterior Finish Materials

- ▶ Response: The proposed design will incorporate brick and maximum glazing on the ground level.

DEPARTURE REQUESTED #1

SETBACK REQUIREMENTS

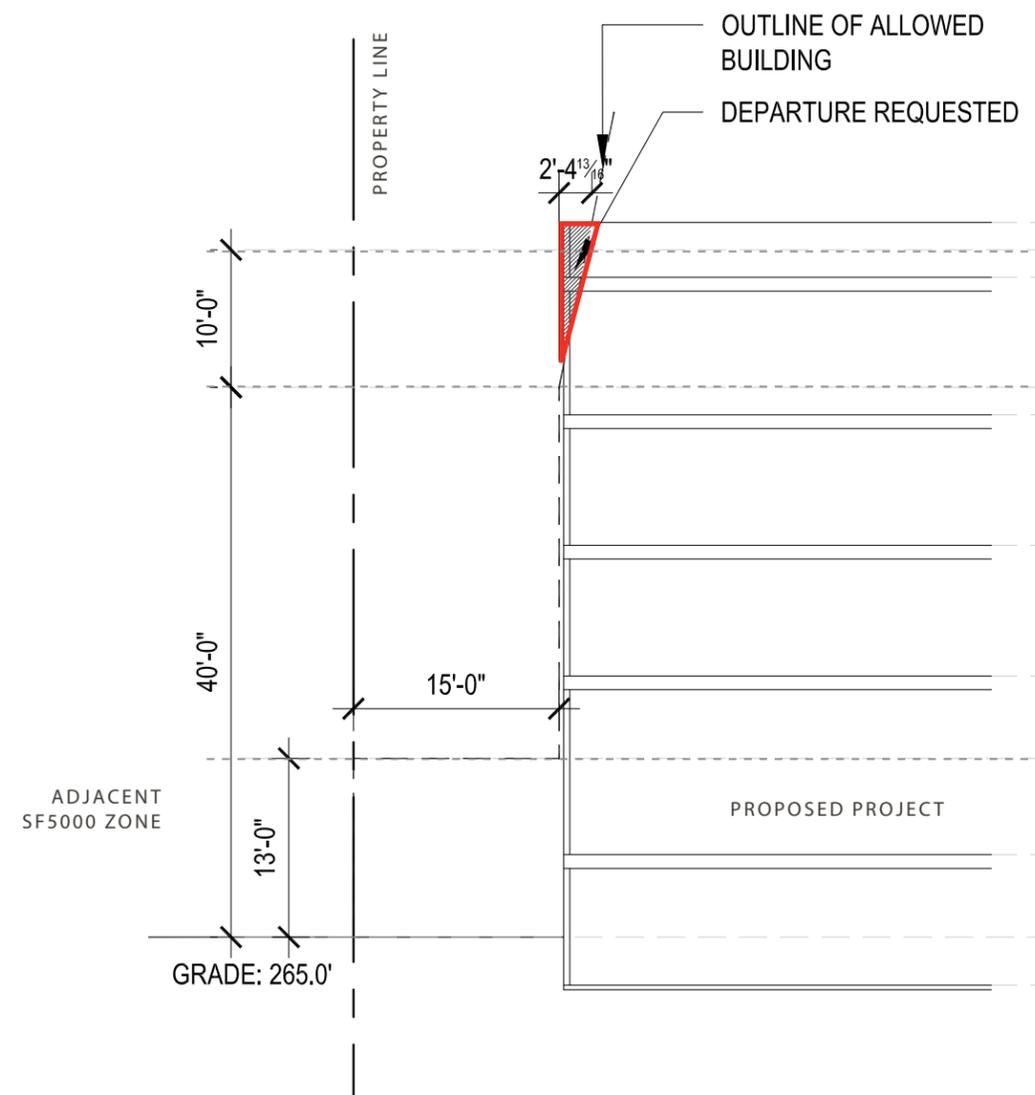
23.47A.014.B.3

For a structure containing a residential use, a set back is required along any side or rear lot line that abuts a lot in a residential zone or that is across an alley from a lot in a residential zone, or that abuts a lot that is zoned both commercial and residential if the commercial zone portion of the abutting lot is less than 50 percent of the width or depth of the lot, 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

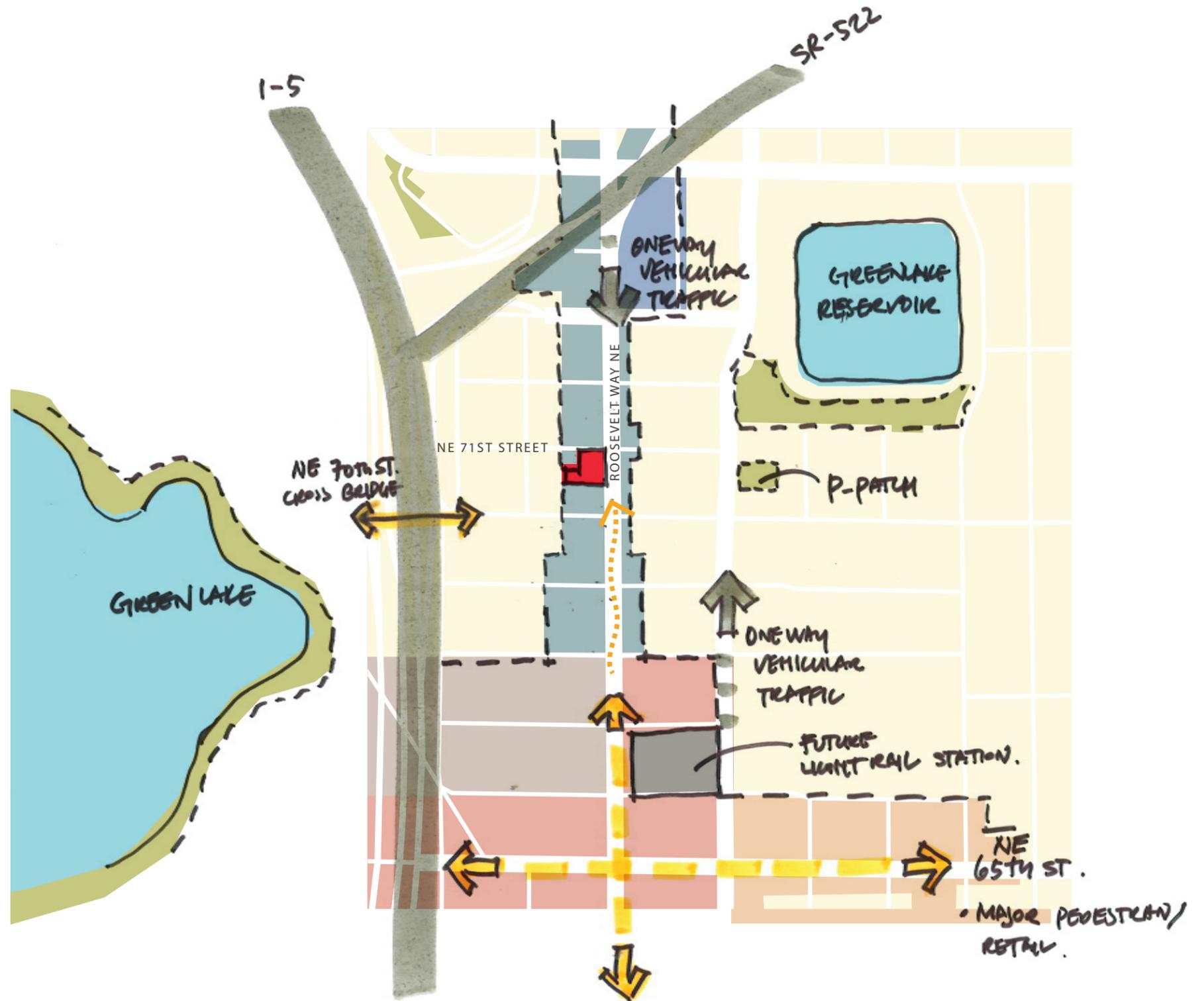
DEPARTURE REQUESTED:

Top most portion of the building along south west corner of the property extends beyond the allowable building envelope as shown in diagram. Departure is requested to allow building in that area in lieu of building to the property line in the bottom 13 feet from the ground.

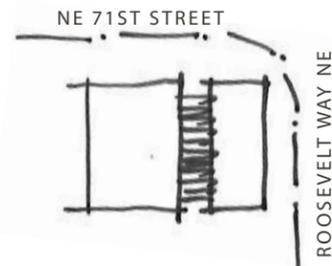


DESIGN CONTEXT

The site is zoned NC2-40, located on a commercial corridor along Roosevelt Way NE. The site abuts SF 5000 zoning at the south west corner. The site slopes down approximately 8 feet from northeast corner to southwest corner, with potential view of Mt. Rainier and the downtown to the south, and Greenlake and the Olympics to the west. The neighborhood's main pedestrian/ retail core lies 6 blocks south of the site, and the future light rail station lies 4 blocks south. There is anticipation for a significant increase of pedestrian traffic in this area. The proposed development aims to extend the pedestrian traffic north of the project site, and to create pleasant pedestrian experiences with proposed additional setback along the streets and other pedestrian amenities such as canopies, landscaping, lighting and maximum glazing on the ground level. Due to the proximity to single family zone along NE 71st Street, the proposed development also aims to create a building massing and facade that diminish in perceived scale, thus well integrated into the existing single family fabric of the street.



OPTION 1 - "BARS"



Simple flat box floating on top of transparent base to extend strong urban edge along Roosevelt Way NE.



2 Simple flat facade to create urban edge



1 Maximum glazing at ground level

OPTION 2 - "CHAMFER"



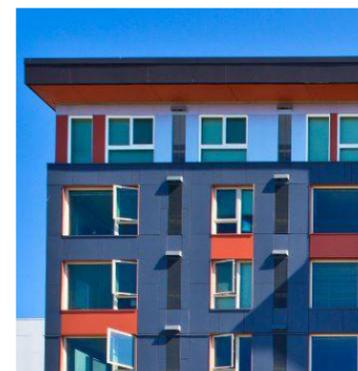
The massing has chamfered corner to respond to the rounded corner site. The chamfered corner allows gradual transition between the urban edge along Roosevelt Way NE to more residential scale along NE 71s Street.



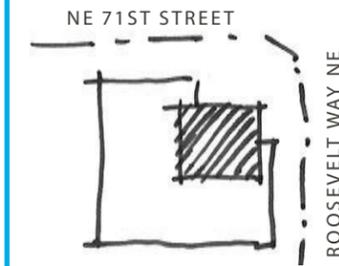
1 Simple flat facade to create urban edge



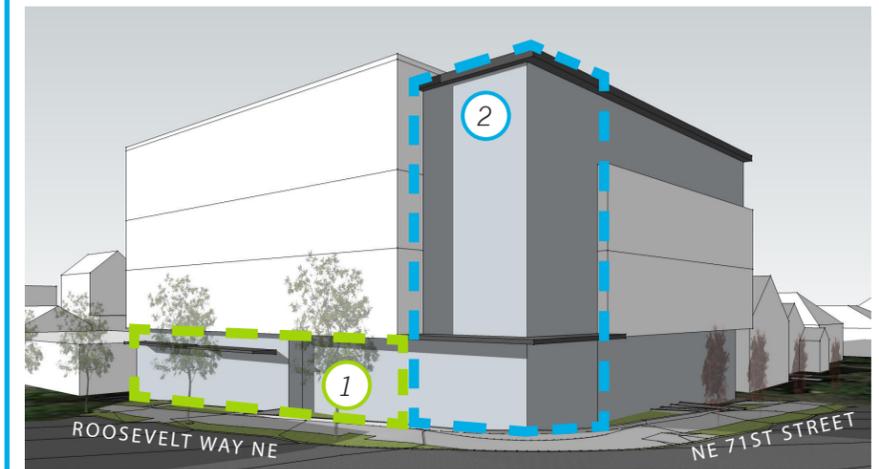
2 Upper level setback with roof/parapet overhang to achieve smaller perceived scale



OPTION 3 - "TRANSPARENT CORNER"



Corner site is emphasized by the transparent corner feature that would glow as a beacon. The corner feature also allows the transition between the urban edge along Roosevelt Way NE and the residential edge along NE 71st Street.

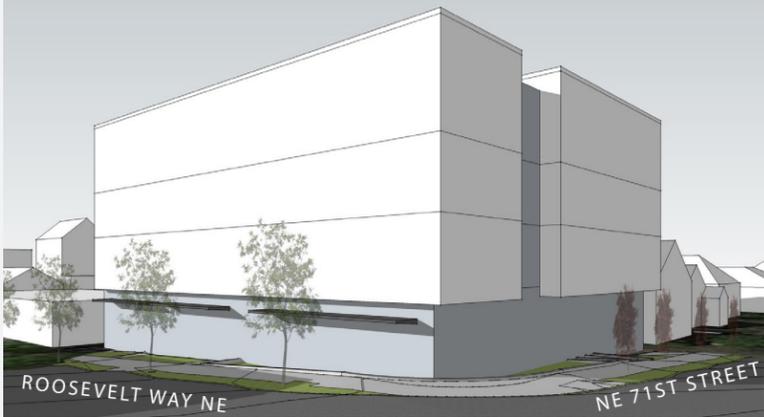


1 Use of brick on the ground level and storefront design to provide human scale to pedestrian experience



2 Vertical corner feature with maximum glazing



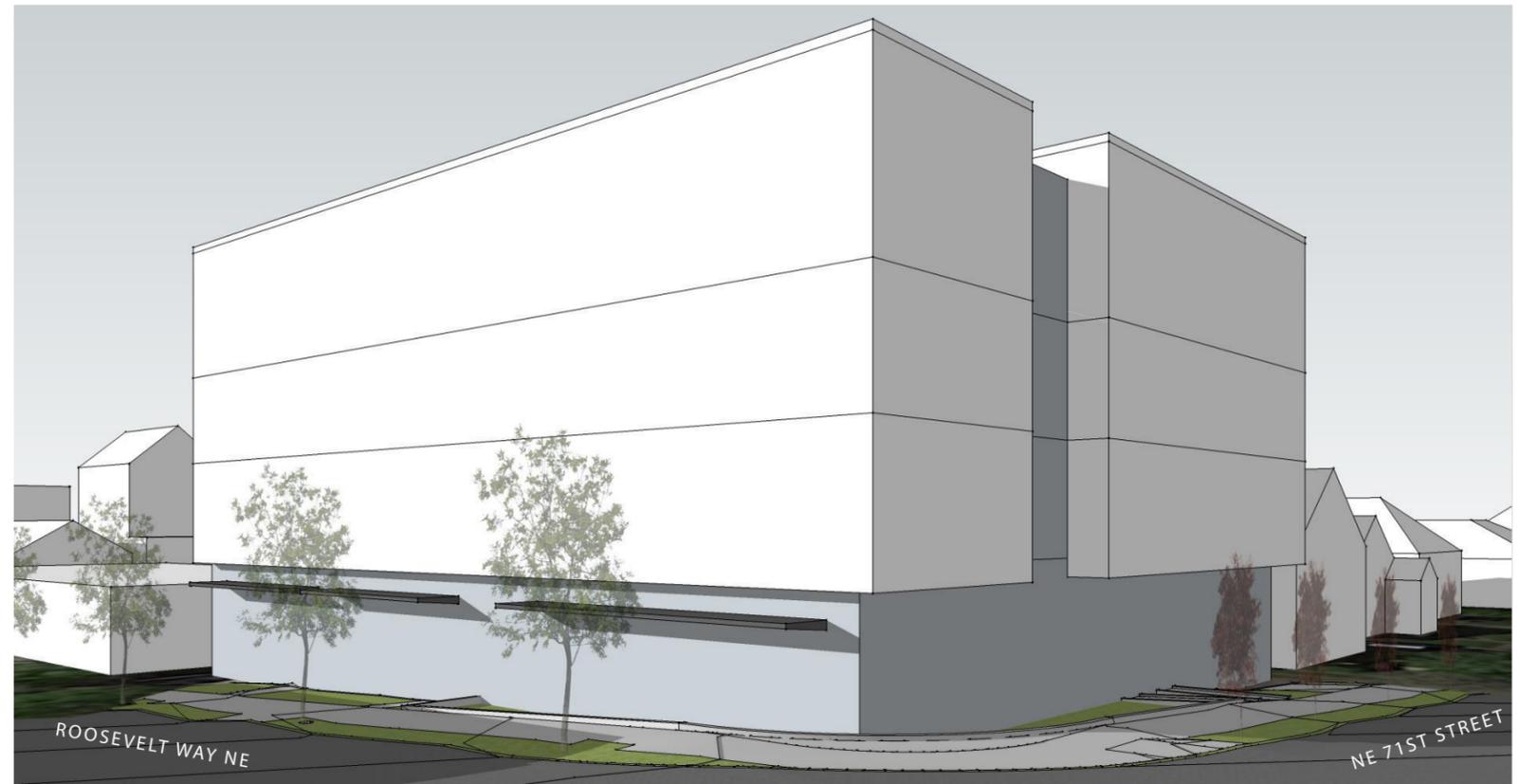
	OPTION 1	OPTION 2	PREFERRED OPTION 3
MASSING:			
# UNITS:	48	48	48
RESIDENTIAL AMENITY SF:	1,600 SF	1,605 SF	1,605 SF
COMMERCIAL RETAIL SF:	1,500 SF	1,500 SF	1,500 SF
PARKING STALLS:	0	0	0
BIKE STALLS:	12	12	12
FAR SF:	32,153 SF	32,068 SF	32,250SF
OPPORTUNITIES:	<ul style="list-style-type: none"> • Strong urban edge along Roosevelt Way NE. • Similar massing on both streets for unified design. 	<ul style="list-style-type: none"> • Chamfered corner to respond to rounded corner site, creating generous open space at the corner. • Massing scales down to 2 story with upper level setback to fit better with residential characteristics of NE 71st St. 	<ul style="list-style-type: none"> • Vertical corner feature with maximum glazing that creates perception of open corner. • Strong urban edge along Roosevelt Way NE. • Massing scales down to 2 story with upper level setback to fit with residential characteristics of NE 71st St. • Distinct residential entry.
CONSTRAINTS:	<ul style="list-style-type: none"> • Massing does not scale down for NE 71st St with residential characteristics. • No distinct residential entry. 	<ul style="list-style-type: none"> • Not a strong urban edge along Roosevelt Way NE. 	
CODE COMPLIANT:	Yes	NOT COMPLIANT - DEPARTURE REQUESTED	NOT COMPLIANT - DEPARTURE REQUESTED

OPTION 1 DESIGN OPTION ANALYSIS

Simple flat box floating on top of transparent base to extend strong urban edge along Roosevelt Way NE.



# UNITS:	48
# UNITS:	48
RESIDENTIAL AMENITY SF:	1,600 SF
COMMERCIAL RETAIL SF:	1,500 SF
PARKING STALLS:	0
BIKE STALLS:	12
FAR SF:	32,153 SF
OPPORTUNITIES:	<ul style="list-style-type: none"> • Strong urban edge along Roosevelt Way NE. • Similar massing on both streets for unified design.
CONSTRAINTS:	<ul style="list-style-type: none"> • Massing does not scale down for NE 71st St with residential characteristics. • No distinct residential entry.
CODE COMPLIANT:	Yes



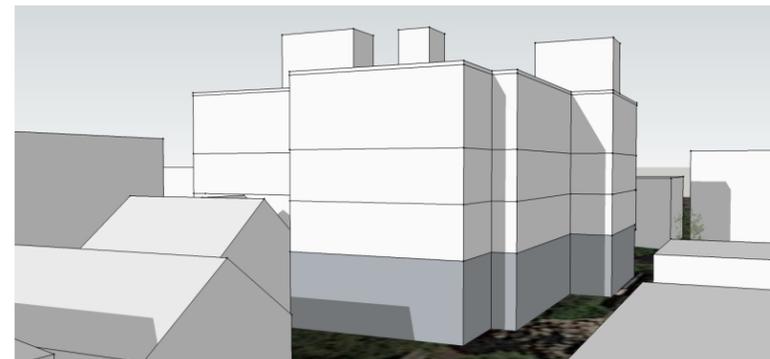
CORNER VIEW OF ROOSEVELT WAY NE & NE 71ST STREET



VIEW LOOKING EAST ON NE 71ST STREET



STREET VIEW LOOKING NORTH WEST ON ROOSEVELT WAY NE



REARYARD VIEW LOOKING NORTH EAST



STREET VIEW LOOKING SOUTH ON NE 71ST STREET

OPTION 1 FLOOR PLANS

KEY

- Units
- Live-Work
- Circulation
- Green Roof
- Roof Deck/ Landscaping
- Res Amenities
- BOH/Utility



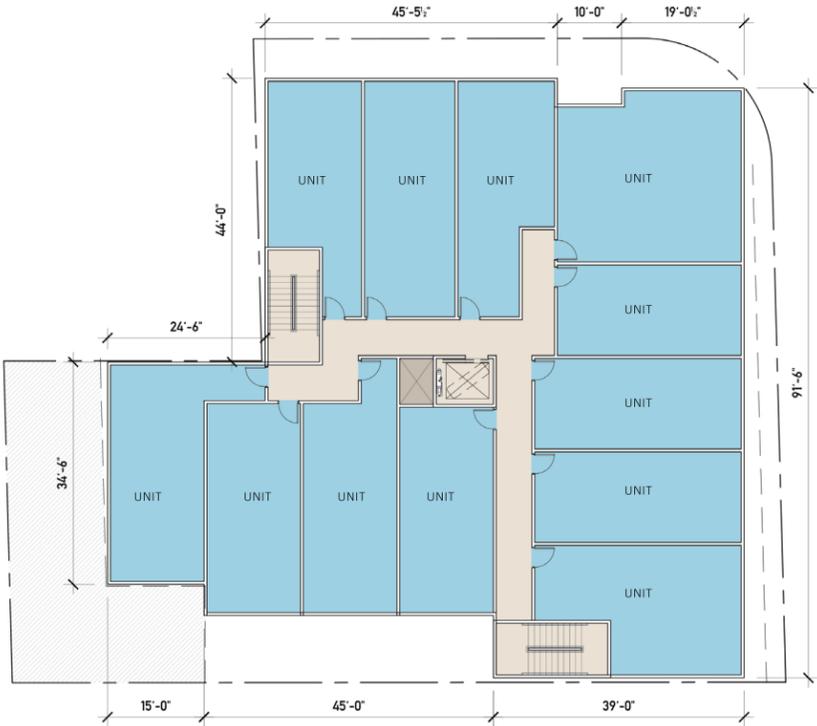
BASEMENT FLOOR PLAN



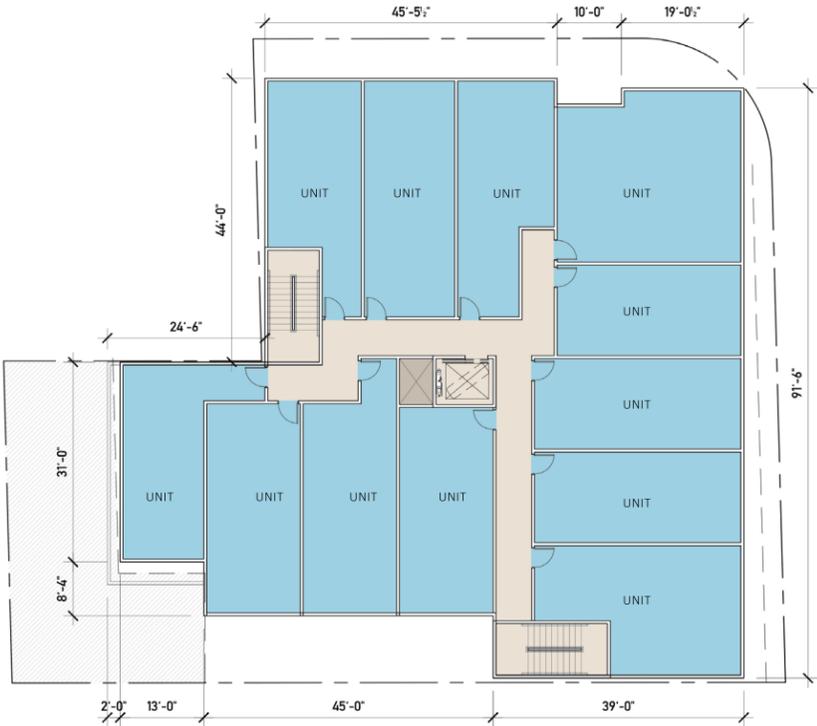
GROUND FLOOR PLAN

OPTION 1 FLOOR PLANS

- KEY
- Units
 - Live-Work
 - Circulation
 - Green Roof
 - Roof Deck/ Landscaping
 - Res Amenities
 - BOH/Utility



2ND AND 3RD FLOOR PLAN

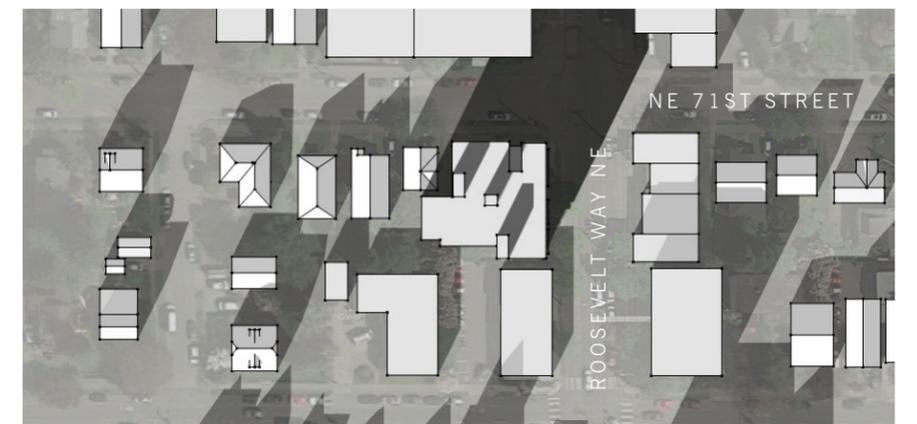
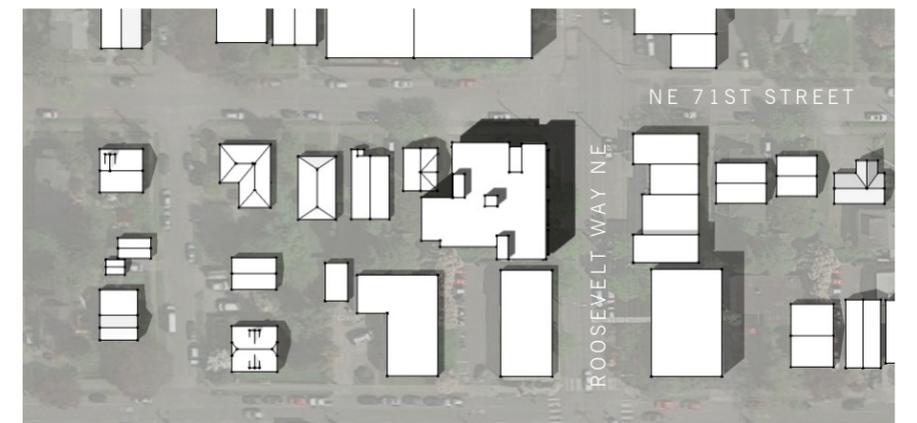
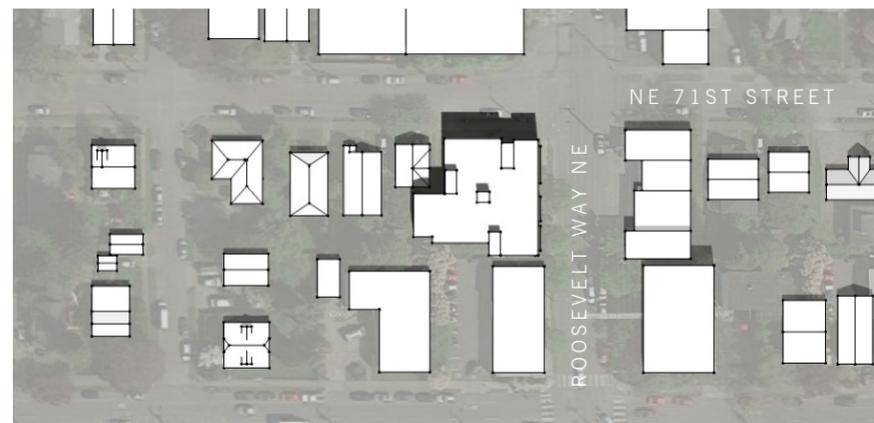
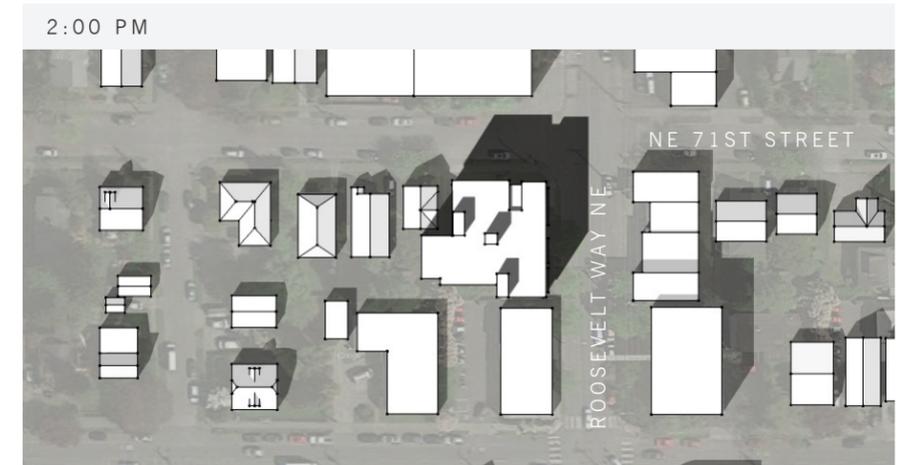


4TH FLOOR PLAN



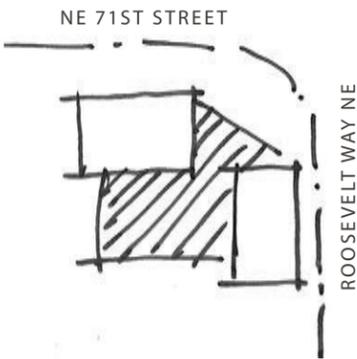
ROOF PLAN

OPTION 1 SHADOW STUDIES



OPTION 2 DESIGN OPTION ANALYSIS

The massing has chamfered corner to respond to the rounded corner site. The chamfered corner allows gradual transition between the urban edge along Roosevelt Way NE to more residential scale along NE 71s Street.



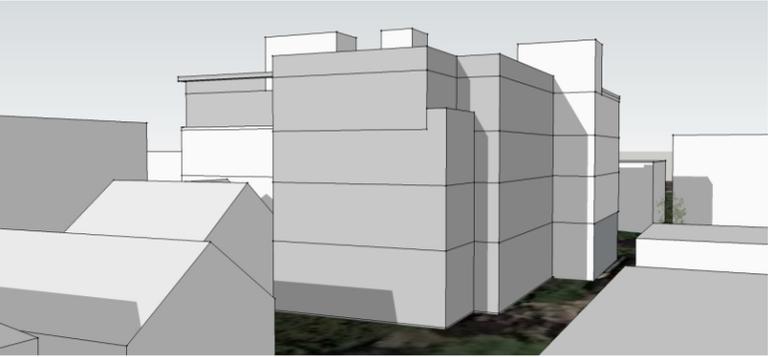
# UNITS:	48
RESIDENTIAL AMENITY SF:	1,605 SF
COMMERCIAL RETAIL SF:	1,500 SF
PARKING STALLS:	0
BIKE STALLS:	12
FAR SF:	32,068 SF
OPPORTUNITIES:	<ul style="list-style-type: none"> • Chamfered corner to respond to rounded corner site, creating generous open space at the corner. • Massing scales down to 2 story with upper level setback to fit better with residential characteristics of NE 71st St.
CONSTRAINTS:	<ul style="list-style-type: none"> • Not a strong urban edge along Roosevelt Way NE.
CODE COMPLIANT:	NOT COMPLIANT - DEPARTURE REQUESTED



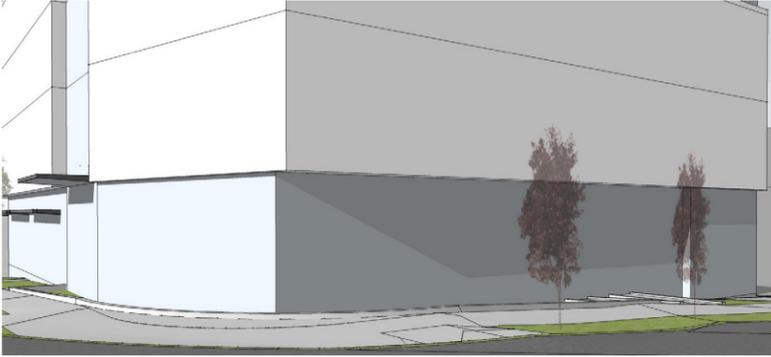
VIEW LOOKING EAST ON NE 71ST STREET



STREET VIEW LOOKING NORTH WEST ON ROOSEVELT WAY NE



REARYARD VIEW LOOKING NORTH EAST

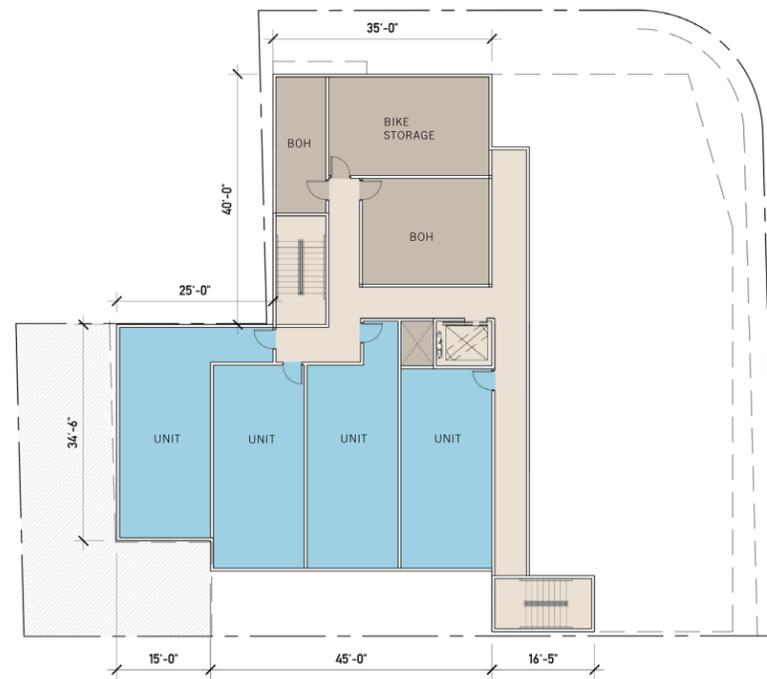


STREET VIEW LOOKING SOUTH ON NE 71ST STREET

OPTION 2 FLOOR PLANS

KEY

- Units
- Live-Work
- Circulation
- Green Roof
- Roof Deck/ Landscaping
- Res Amenities
- BOH/Utility



BASEMENT FLOOR PLAN

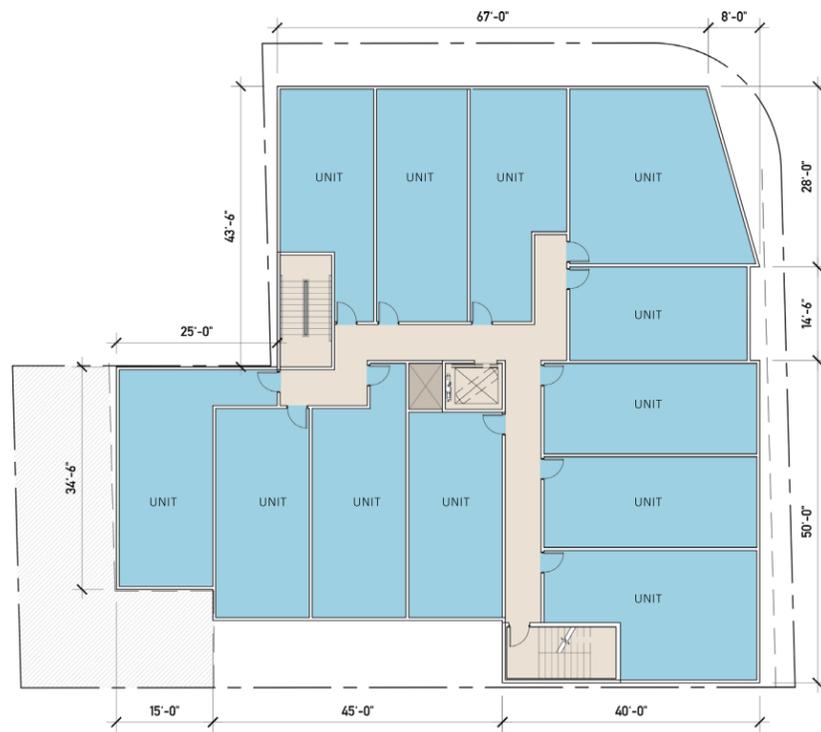


GROUND FLOOR PLAN

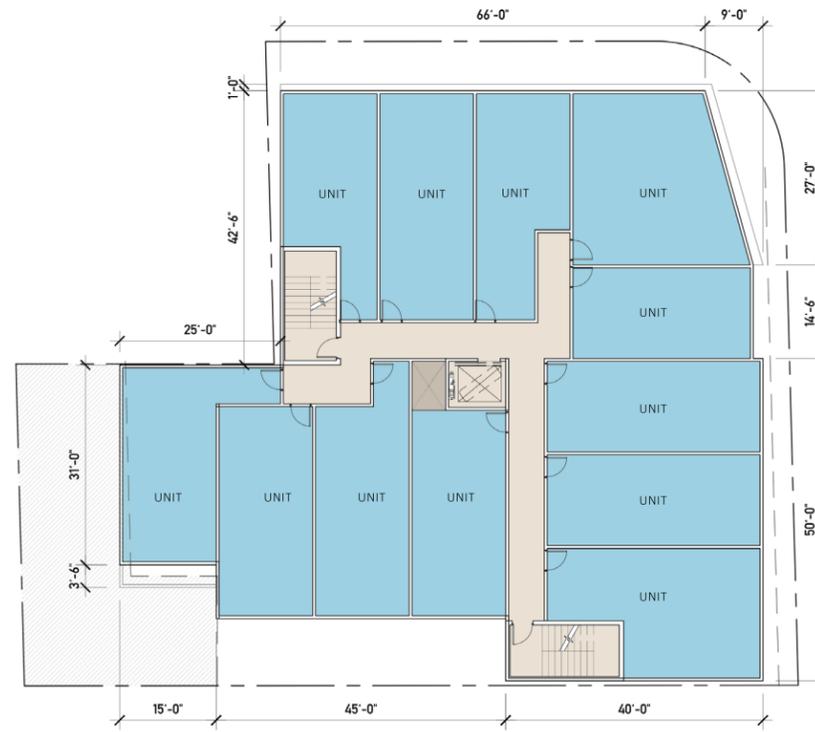
OPTION 2 FLOOR PLANS

KEY

- Units
- Live-Work
- Circulation
- Green Roof
- Roof Deck/ Landscaping
- Res Amenities
- BOH/Utility



2ND AND 3RD FLOOR PLAN 

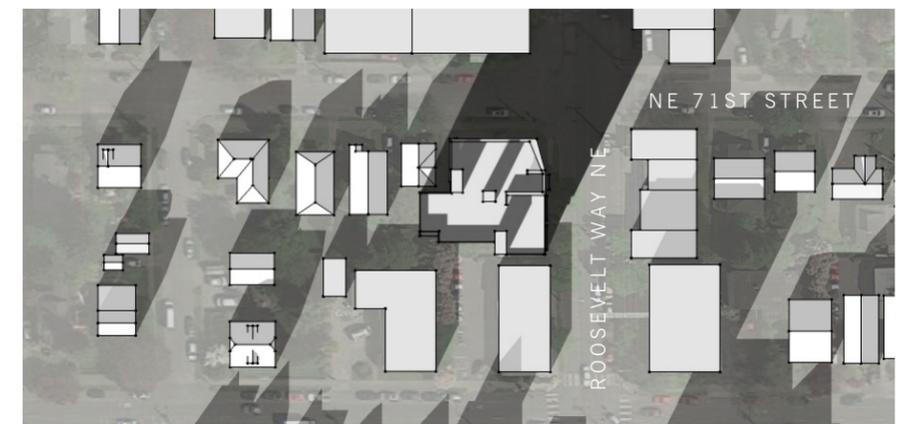
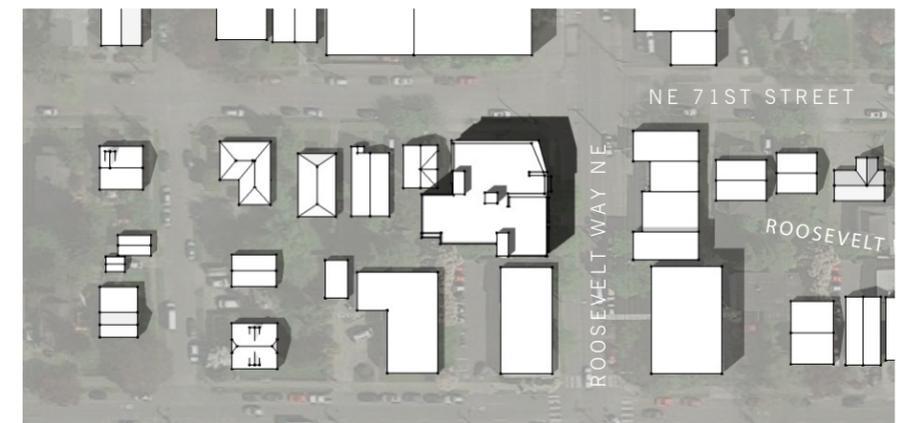
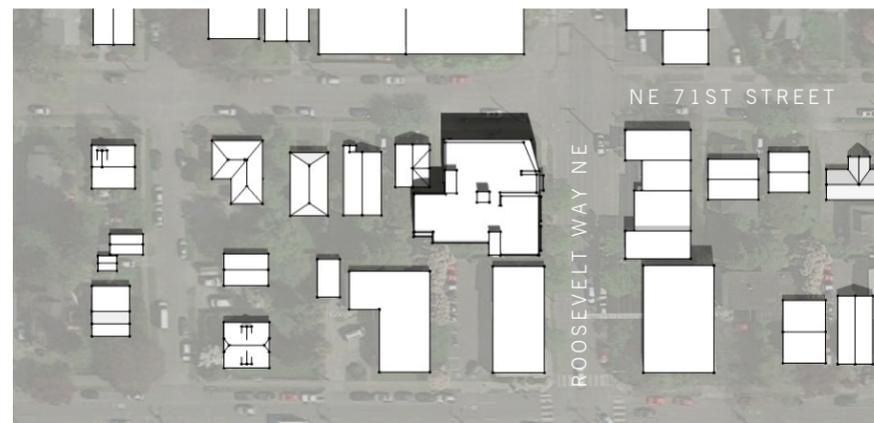


4TH FLOOR PLAN 



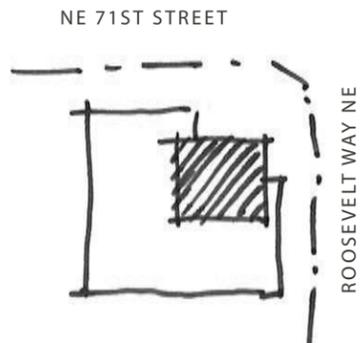
ROOF PLAN 

OPTION 2 SHADOW STUDIES



PREFERRED OPTION 3 DESIGN OPTION ANALYSIS

Corner site is emphasized by the transparent corner feature that would glow as a beacon. The corner feature also allows the transition between the urban edge along Roosevelt Way NE and the residential edge along NE 71st Street.



# UNITS:	48
RESIDENTIAL AMENITY SF:	1,605 SF
COMMERCIAL RETAIL SF:	1,500 SF
PARKING STALLS:	0
BIKE STALLS:	12
FAR SF:	32,118 SF
OPPORTUNITIES:	<ul style="list-style-type: none"> • Vertical corner feature with maximum glazing that creates perception of open corner. • Strong urban edge along Roosevelt Way NE. • Massing scales down to 2 story with upper level setback to fit with residential characteristics of NE 71st St. • Distinct residential entry.
CONSTRAINTS:	
CODE COMPLIANT:	NOT COMPLIANT - DEPARTURE REQUESTED



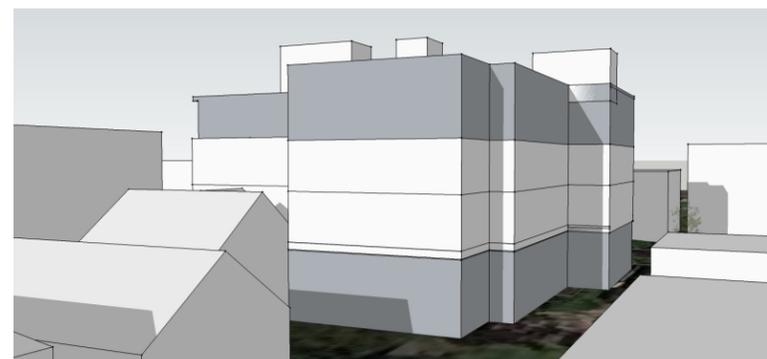
CORNER VIEW OF ROOSEVELT WAY NE & NE 71ST STREET



VIEW LOOKING EAST ON NE 71ST STREET



STREET VIEW LOOKING NORTH WEST ON ROOSEVELT WAY NE



REARYARD VIEW LOOKING NORTH EAST



STREET VIEW LOOKING SOUTH ON NE 71ST STREET

PREFERRED OPTION 3 FLOOR PLANS

KEY

- Units
- Live-Work
- Circulation
- Green Roof
- Roof Deck/ Landscaping
- Res Amenities
- BOH/Utility



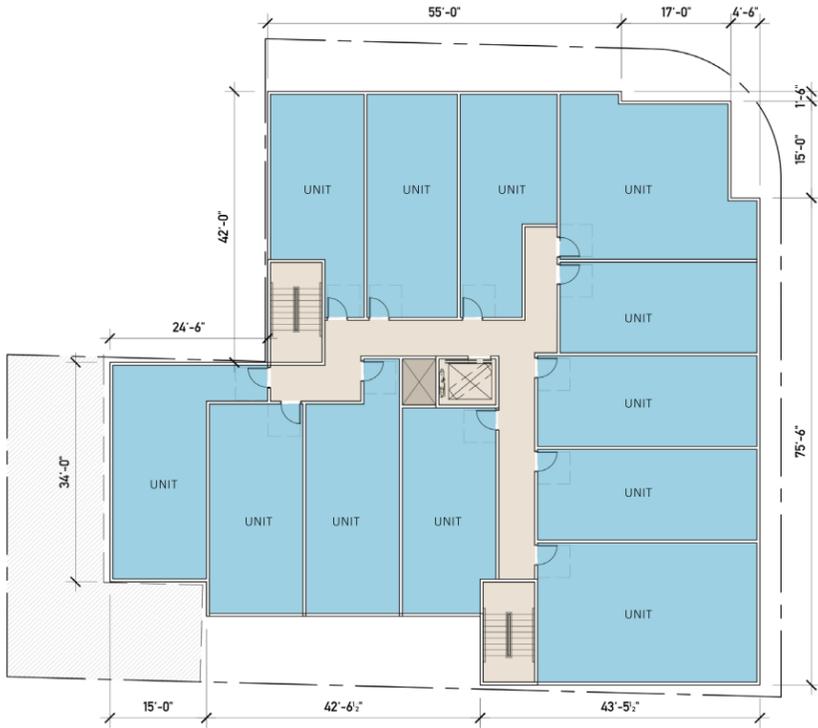
BASEMENT FLOOR PLAN



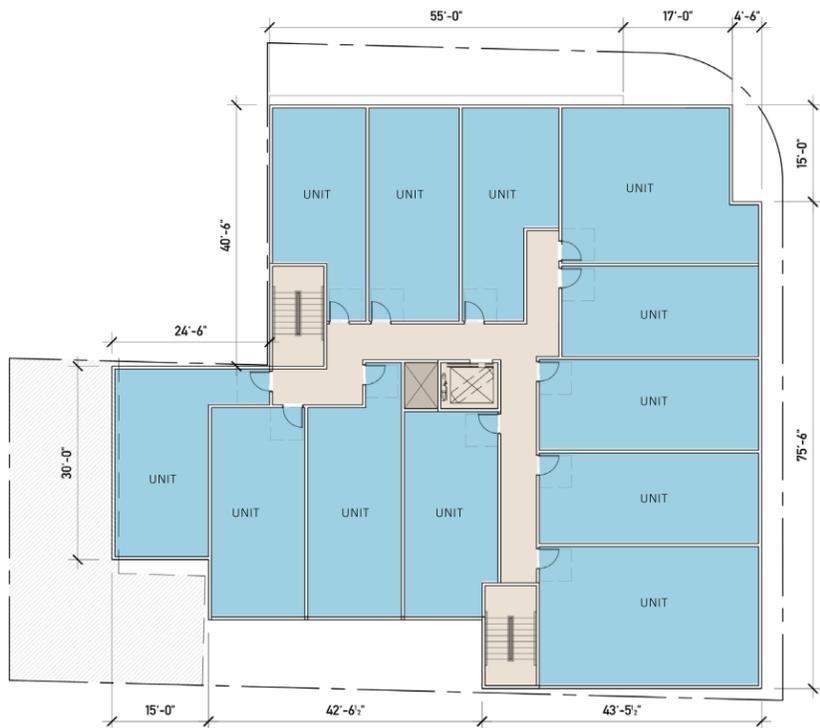
GROUND FLOOR PLAN

PREFERRED OPTION 3 FLOOR PLANS

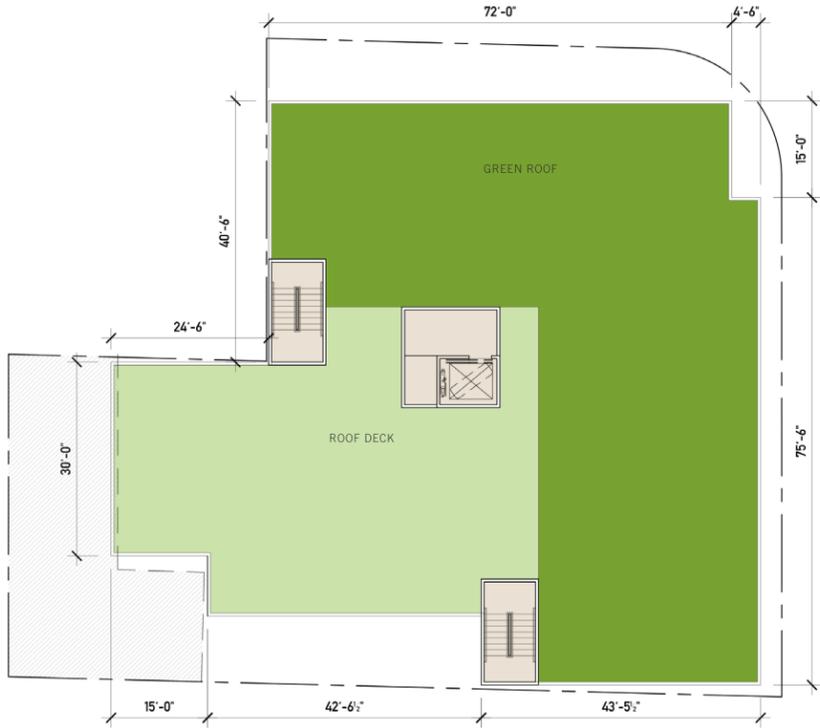
- KEY
- Units
 - Live-Work
 - Circulation
 - Green Roof
 - Roof Deck/ Landscaping
 - Res Amenities
 - BOH/Utility



2ND AND 3RD FLOOR PLAN 

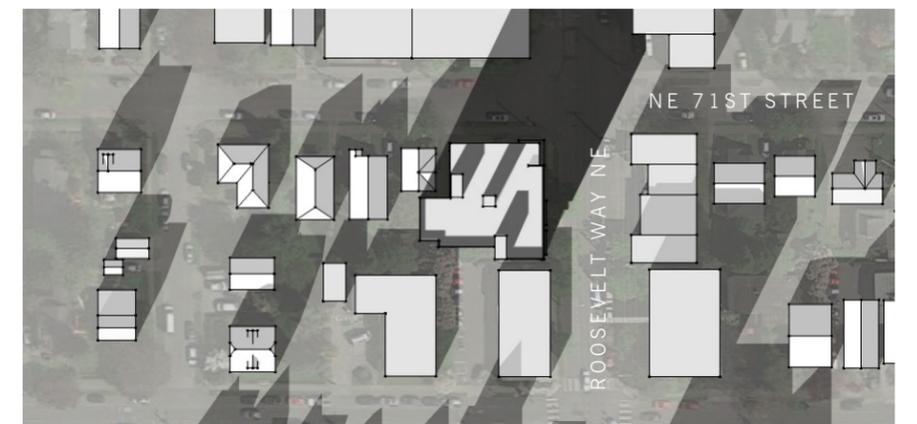
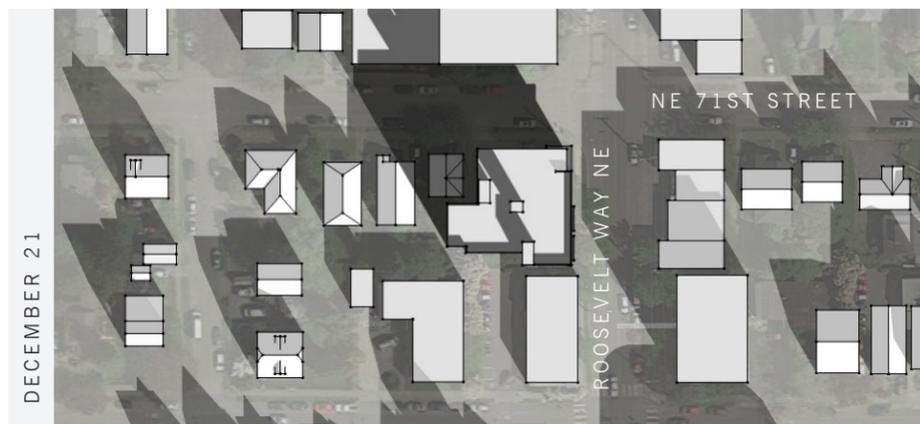
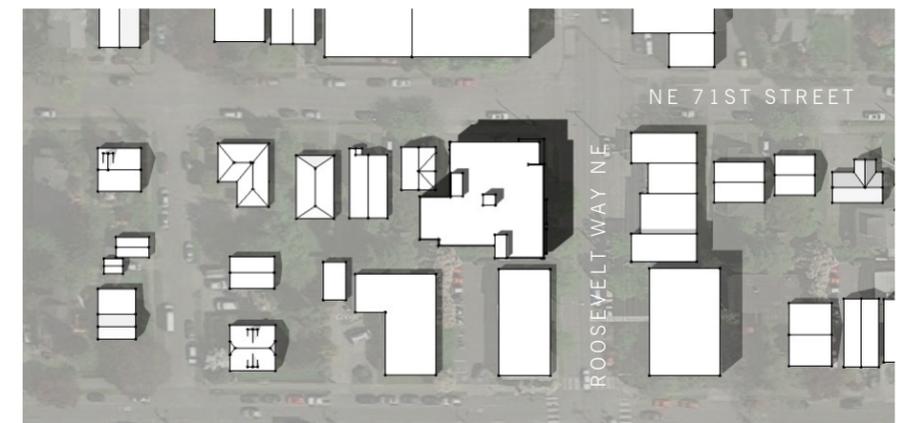
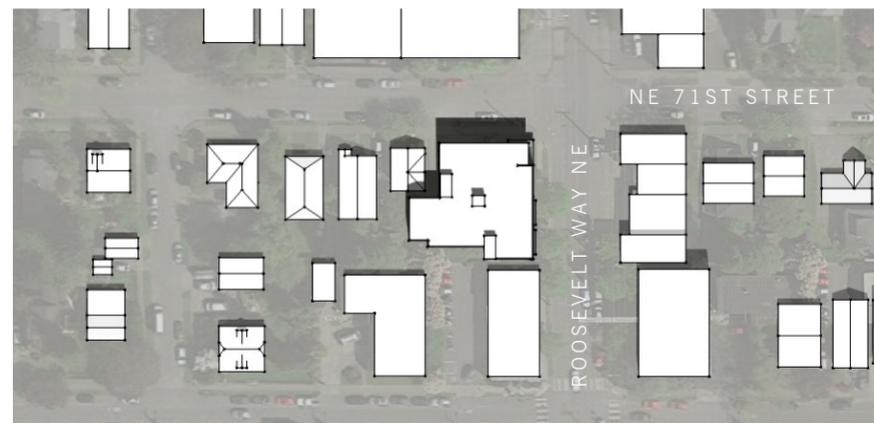


4TH FLOOR PLAN 



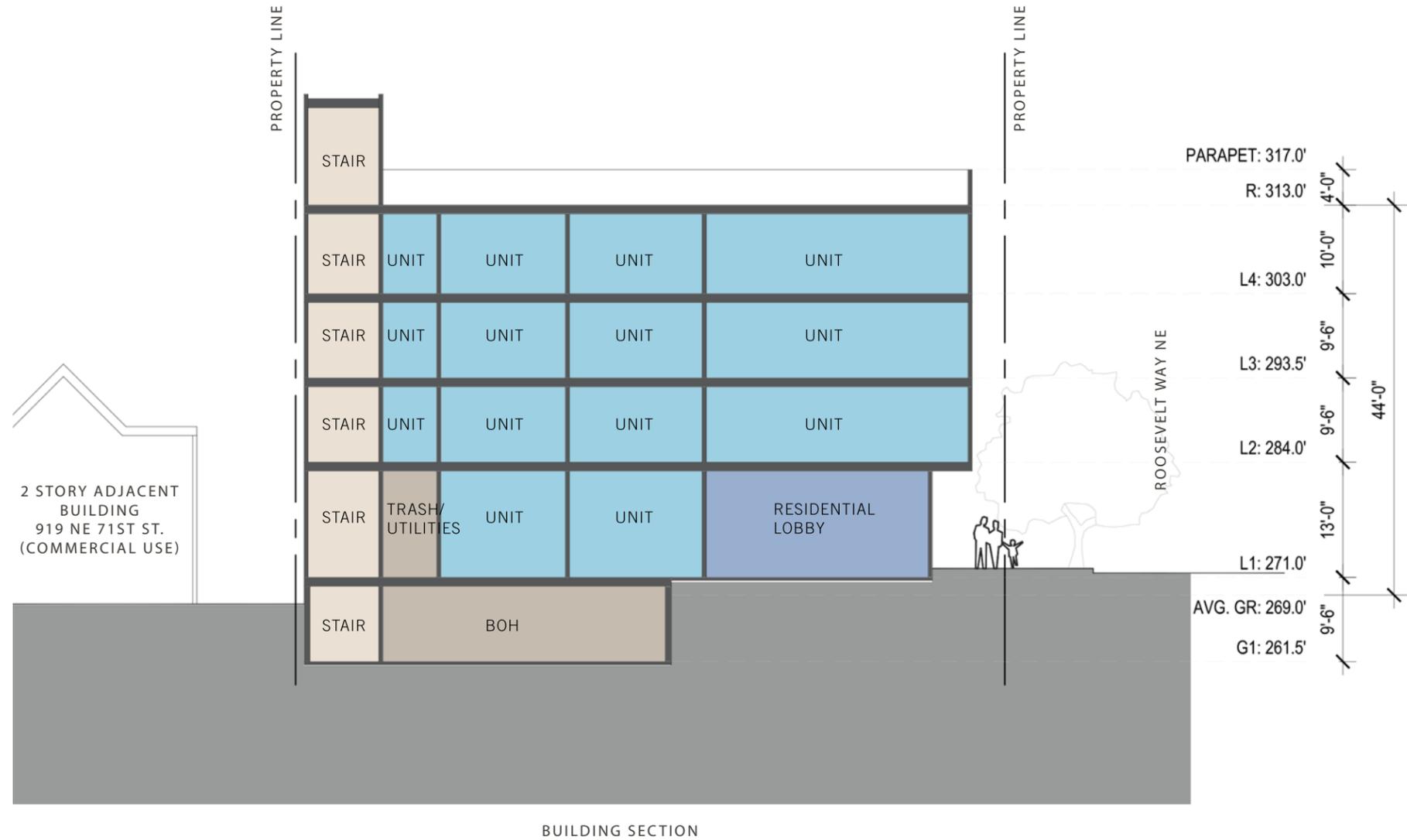
ROOF PLAN 

PREFERRED OPTION 3 SHADOW STUDIES

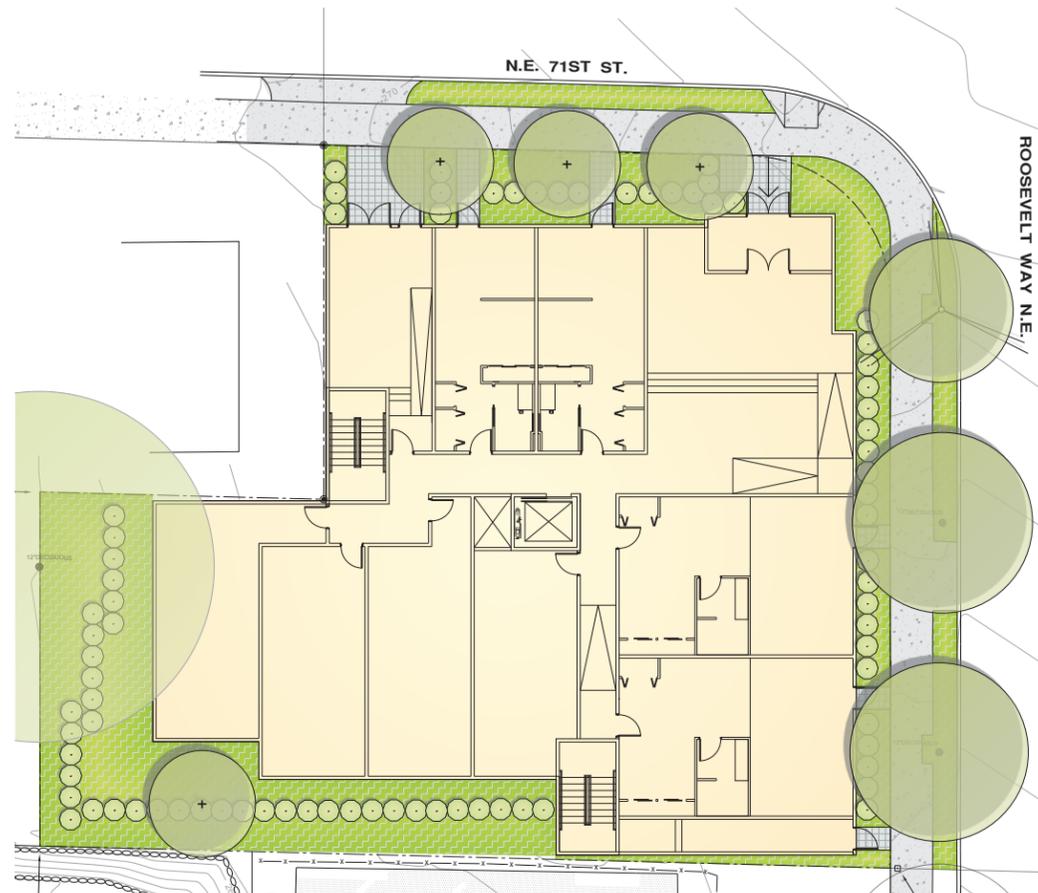


PREFERRED OPTION 3 SECTIONS

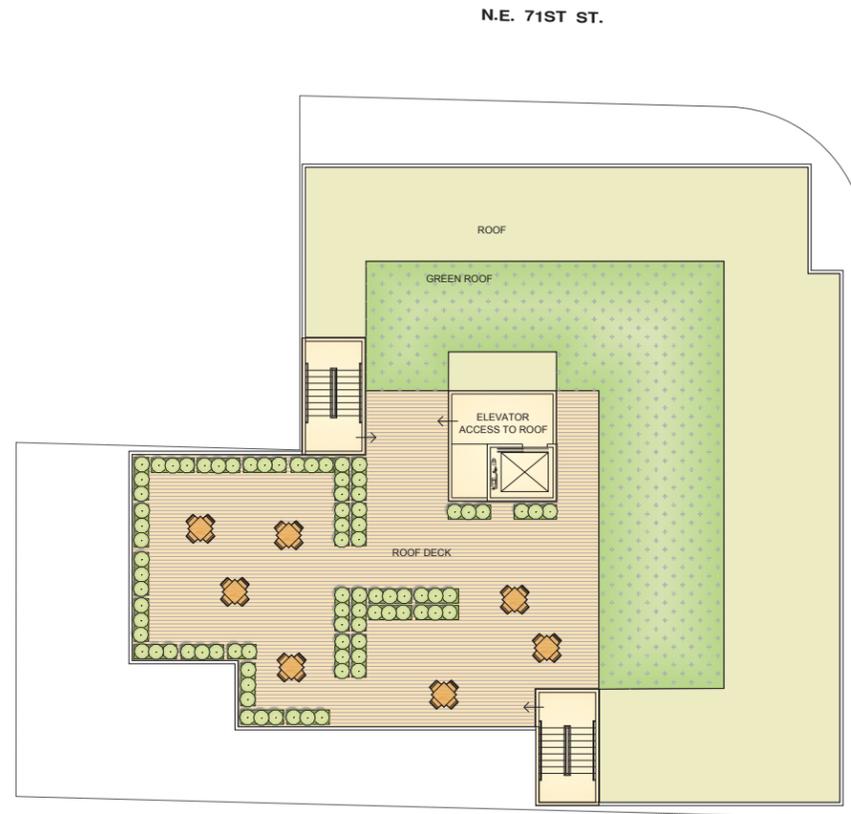
- KEY
- Units
 - Live-Work
 - Circulation
 - Green Roof
 - Roof Deck/ Landscaping
 - Res Amenities
 - BOH/Utility



PREFERRED OPTION 3 PROPOSED LANDSCAPE



GROUND FLOOR PLAN



ROOF PLAN

PLANT SCHEDULE

QUANT	BOTANICAL NAME	COMMON NAME	SIZE
4	MEDIUM SMALL TREES STREET TREE FORM		2.0' CAL
1	MEDIUM LARGE TREES STREET TREE FORM		2.0' CAL
2	EXISTING STREET TREES		
	SHRUB WITH MATURE HEIGHT OF AT LEAST 24"		
	PLANTING AREA, TYPICAL		
	GREEN ROOF TRAY PLANTING SYSTEM		

FOR EACH HATCH AREA PROVIDE AMOUNT OF PLANTINGS LISTED ADJACENT TO HATCH
 * SHRUB WITH A MATURE HEIGHT OF 24" OR GREATER, (FOR GREEN FACTOR CALCULATIONS)
 † PLANT SHRUBS AND GROUNDCOVERS A MINIMUM OF 18" FROM PAVED SURFACES
 ‡ DROUGHT TOLERANT SHRUB OR GROUNDCOVER, ONCE ESTABLISHED, NOTE SOME SPECIES ARE DRAUGHT TOLERANT WHEN GROWN IN SHADE AS THEY ARE ON THIS PLAN
 SEE ARCHITECTURAL PLANS FOR ALL RAILS AND RAILINGS
 COORDINATE ALL WORK WITH ARCHITECTURAL AND CIVIL DRAWINGS
 COORDINATE TREE LOCATIONS WITH UTILITY PLANS. TREES MUST BE 5' MINIMUM HORIZONTAL DISTANCE FROM UNDERGROUND UTILITIES. COORDINATE WITH OWNER AND LANDSCAPE ARCHITECT IF TREES NEED TO BE LOCATED SUBSTANTIAL DIFFERENT FROM LOCATIONS AS SHOWN ON PLANS.
 CONTACT SDOT URBAN FORESTRY (206-894-5693) TO COORDINATE STREET TREE SELECTION, AS WELL AS ANY OTHER WORK IN THE RIGHT OF WAY BEFORE WORK COMMENCES ON-SITE. ALSO CONTACT URBAN FORESTRY FOR INSPECTION AND APPROVAL OF NEW STREET TREES.
 EXISTING STREET TREES TO BE PROTECTED FROM CONSTRUCTION DAMAGE PER COS PLAN 142. EQUIPMENT IS NOT TO BE STORED OR DRIVEN OVER THE PLANTING STRIP WITHOUT CONSULTING WITH SDOT URBAN FORESTRY. SDOT URBAN FORESTRY WILL NEED TO INSPECT THE PROTECTION BEFORE SITE WORK BEGINS.

- TOURNESOL WILSHIRE PLANTER 2'x12'
- TOURNESOL WILSHIRE PLANTER 2'x6'2"
- PERMEABLE PAVERS OVER A MINIMUM OF 24" OF SOIL/GRAVEL
- CONCRETE OR ASPHALT PAVING, NOT COUNTED TOWARD GREEN FACTOR
- ROOF DECK
- DECK FURNITURE



PRECEDENT CARON ARCHITECTURE PROJECTS



1. BROOKLYN AVENUE NE STUDENT HOUSING



2. 306 QA APARTMENTS



3. VIBE FREMONT APARTMENTS



4. LIV SEATTLE STUDENT HOUSING



5. OTHELLO STATION NORTH



6. THE CENTRAL