



SECOND EARLY DESIGN GUIDANCE

7011 Roosevelt Way NE Seattle, WA

SDCI PROJECT NO.:
3016208

MEETING DATE:
05/09/2016

APPLICANT CONTACT:

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CARON

CARON REF #2015.026



NW CORNER PERSPECTIVE

CONTENTS

| | |
|----------------------|--------|
| 01 Proposal | pg. 3 |
| 02 Context Analysis | pg. 4 |
| 03 Existing Site | pg. 6 |
| 04 Site Plan | pg. 10 |
| 05 Landscape Plan | pg. 11 |
| 06 Zoning Data | pg. 12 |
| 07 Design Guidelines | pg. 13 |
| 08 Design Proposal | pg. 20 |
| Option 1 | pg. 21 |
| Option 2 | pg. 27 |
| Preferred Option 3 | pg. 33 |
| 09 Departures | pg. 40 |

PROJECT TEAM

OWNER

Michael Nelson
MRN Homes, LLC

CARON ARCHITECTURE CONTACT

Jan Hromada, Project Manager
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Caron Reference No.: 2015.026

SITE INFORMATION

ADDRESS:

7011 Roosevelt Way NE

SDCI PROJECT NO.:

3016208

PARCEL(S):

913810-0481

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 STATISTICS:

ZONING:

NC2-40

BUILDING HEIGHT:

40ft + 4ft bonus

FAR:

3.25

ALLOWABLE FAR:

32,269 SF

PROPOSED FAR:

31,740 SF

RESIDENTIAL UNITS:

57 units

PARKING STALLS:

None

BIKE STALLS:

1 per 4 dwelling units

Project Introduction

DEVELOPMENT OBJECTIVES

The proposed development will create a four-story residential building with 57 market rate units at the corner of Roosevelt Way NE and NE 71st St. At the ground level a residential lobby, live-work units and residential units will be provided. An amenity space for residents will be provided on the rooftop deck. The project site is within the Light Rail Station Overlay and thus parking is not required. 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 at NE 71st St.

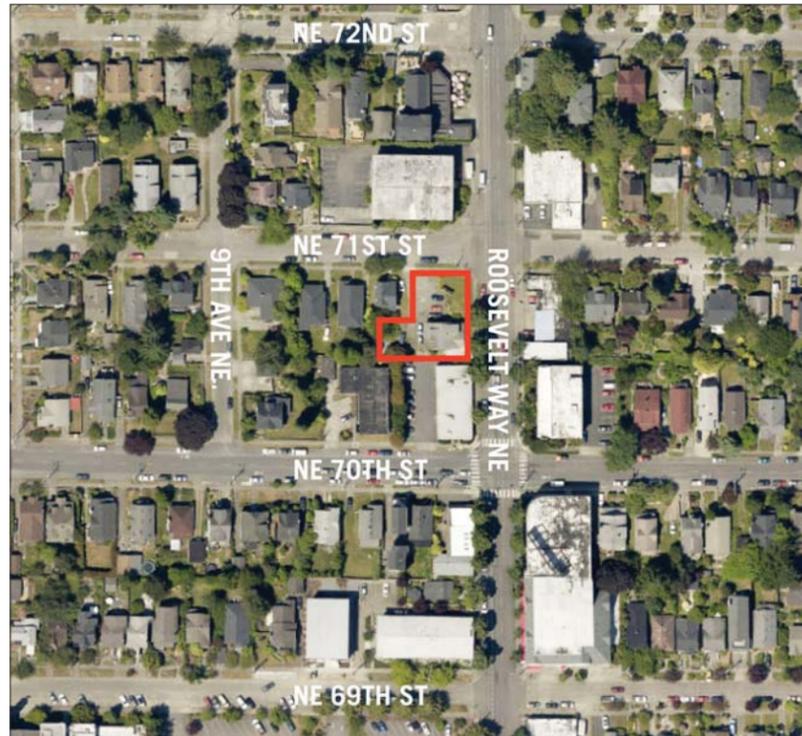
| LEVEL | GROSS SF | FAR SF | # UNIT | USE |
|--------------|------------------|------------------|-----------------|-------------|
| Roof | 500 SF | 500 SF | 0 | Residential |
| 4 | 7,135 SF | 7,135 SF | 14 | Residential |
| 3 | 7,135 SF | 7,135 SF | 14 | Residential |
| 2 | 7,135 SF | 7,135 SF | 14 | Residential |
| 1 | 4,695 SF | 4,695 SF | 10 | Residential |
| 1 | 2,140 SF | 2,140 SF | 3 | Commercial |
| B1 | 5,000 SF | 3,000 SF | 5 | Residential |
| Total | 33,740 SF | 31,740 SF | 57 Units | |

SITE DESCRIPTION & ANALYSIS

The site is located on a major thoroughfare that is lined with numerous businesses, restaurants, and shops. The proposed project within a short walking distance to bus stops and the future light rail station to be located on 12th Ave. NE between NE 65th St. and NE 67th St. The project site is zoned NC2-40 and is abutting SF 5000 zoning 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. The site slopes 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 St. the adjacent structure due west is occupied by legal offices.

South of the site, there is another commercial structure and a 2-story apartment adjacent to the SW that it is almost 10' lower than the average grade of the proposed project. In addition to the site slope, the boundaries of the site are irregularly shaped on not perpendicular at corners.

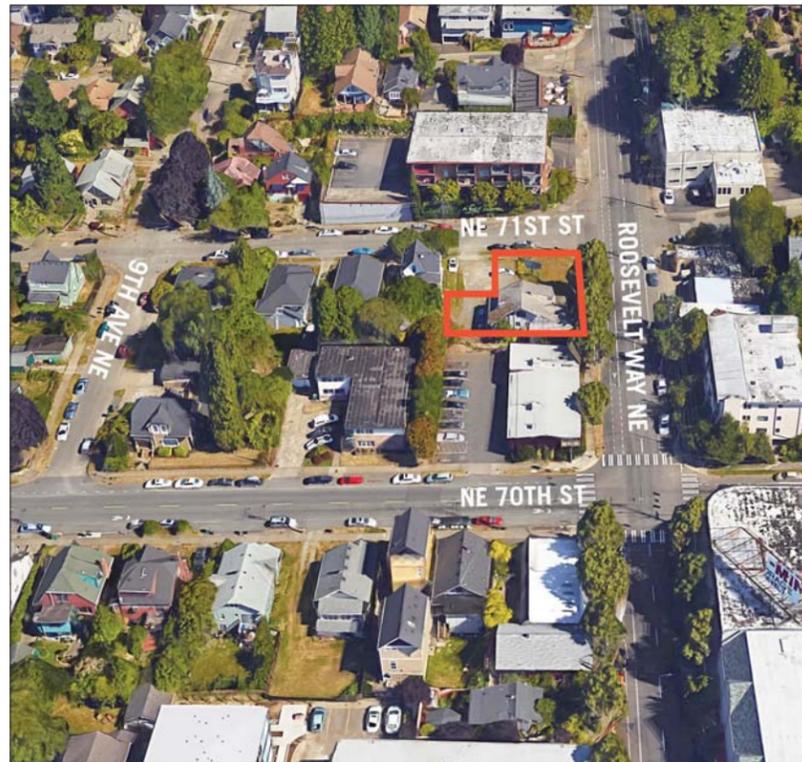


9-BLOCK AERIAL MAP

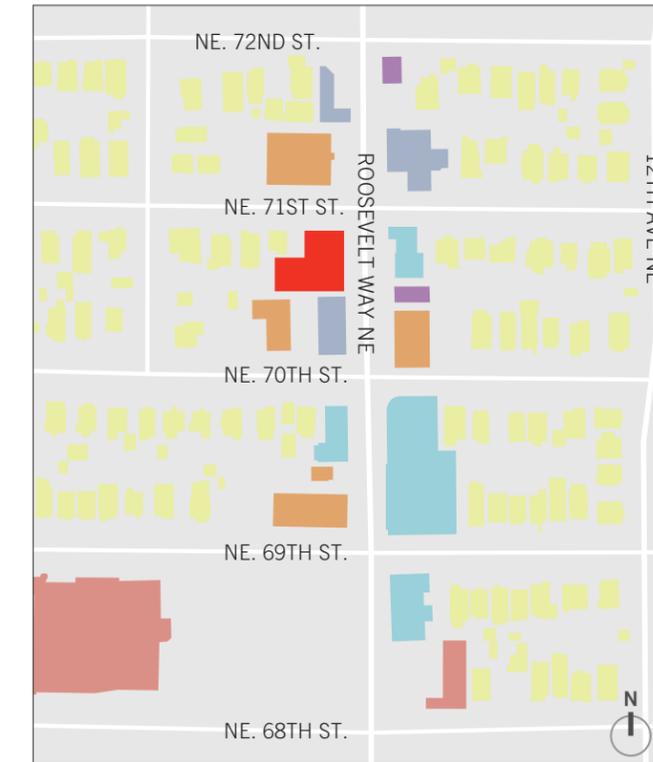


ZONING

- Project Site
- SF 5000
- MR
- NC2-40
- NC3P-65
- C1-40



AXONOMETRIC MAP (GOOGLE EARTH)



SURROUNDING USES

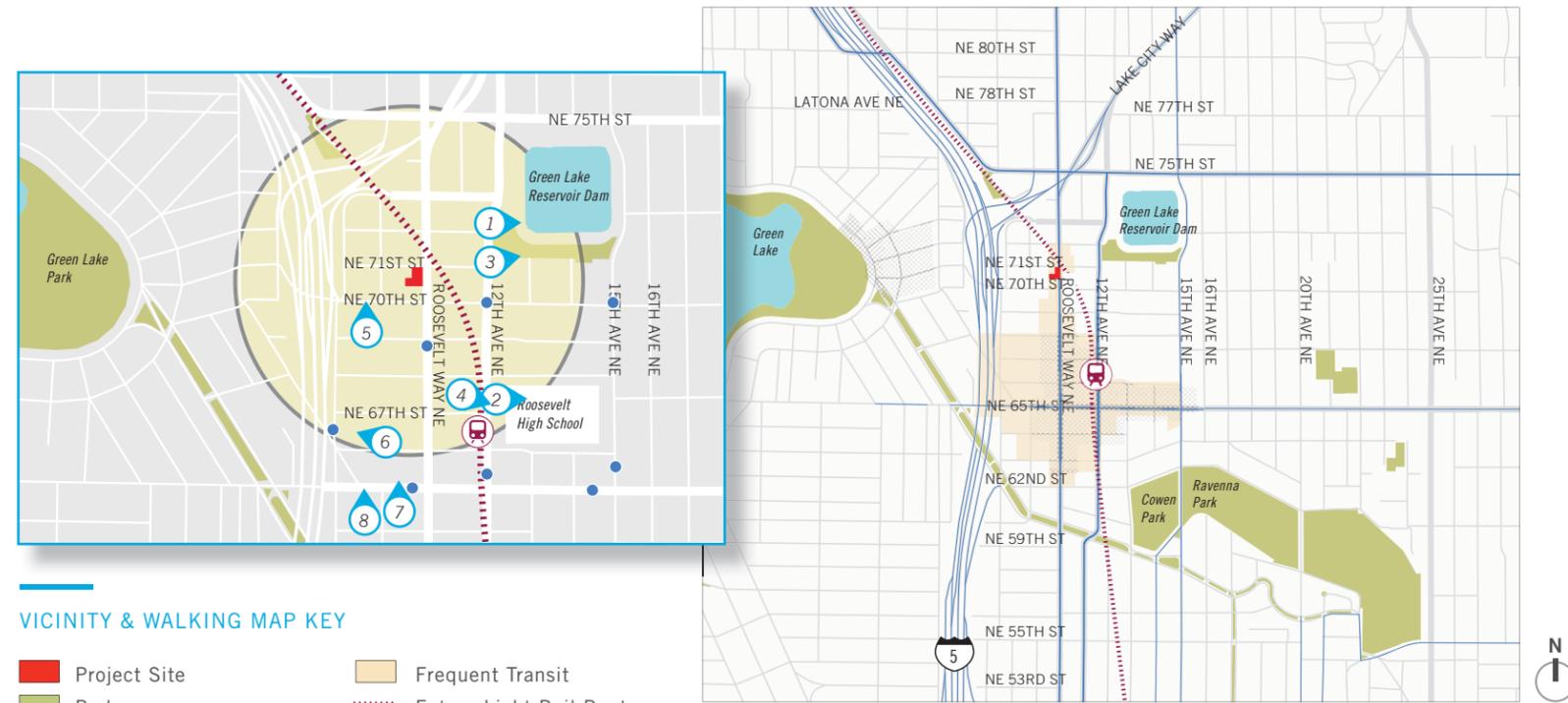
- Project Site
- Mixed-Use
- Multi-Family
- Commercial
- Service Building
- Office
- Single Family

Context & Urban Design Analysis

01
02 CONTEXT ANALYSIS
03
04
05
06
07
08
09

TRANSPORTATION

Proposed development is located within a Frequent Transit Corridor 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 a 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



VICINITY & WALKING MAP KEY

- Project Site
- Park
- Transit Runs
- Bus Stops
- Pedestrian Areas
- Frequent Transit
- Future Light Rail Route
- Future Light Rail Station
- 5-Minute Walking Distance
- View (ref. images)

COMMUNITY NODES/ LANDMARKS:

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



1 FROULA PARK
EAST OF SITE



2 ROOSEVELT HIGH SCHOOL
SOUTH EAST OF SITE



3 ROOSEVELT P-PATCH GARDEN
EAST OF SITE



4 FUTURE LIGHT RAIL STATION
SOUTH EAST OF SITE

* Photo from Sound Transit

NEIGHBORHOOD DESIGN CUES:
Surrounding buildings include a variety of two story businesses, restaurants, and mid to high-rise multi-family apartments, with townhomes and single-family houses in the neighborhood.



5 PLADHUS APARTMENTS/
838 NE 69TH ST

BUILDING WITH SMALL PERCEIVED SCALE TO FIT WITH THE ADJACENT SF 5000 ZONING..



6 ELEANOR APARTMENTS/
800 NE 67TH ST

UPPER LEVEL SETBACKS TO REDUCE PERCEIVED MASSING.

* Image credit Runberg Architecture



7 ROOSTER APARTMENTS/
900 NE 65TH ST

SIMPLE MASSING CREATING URBAN EDGE.

* Image credit Weinstein A+U

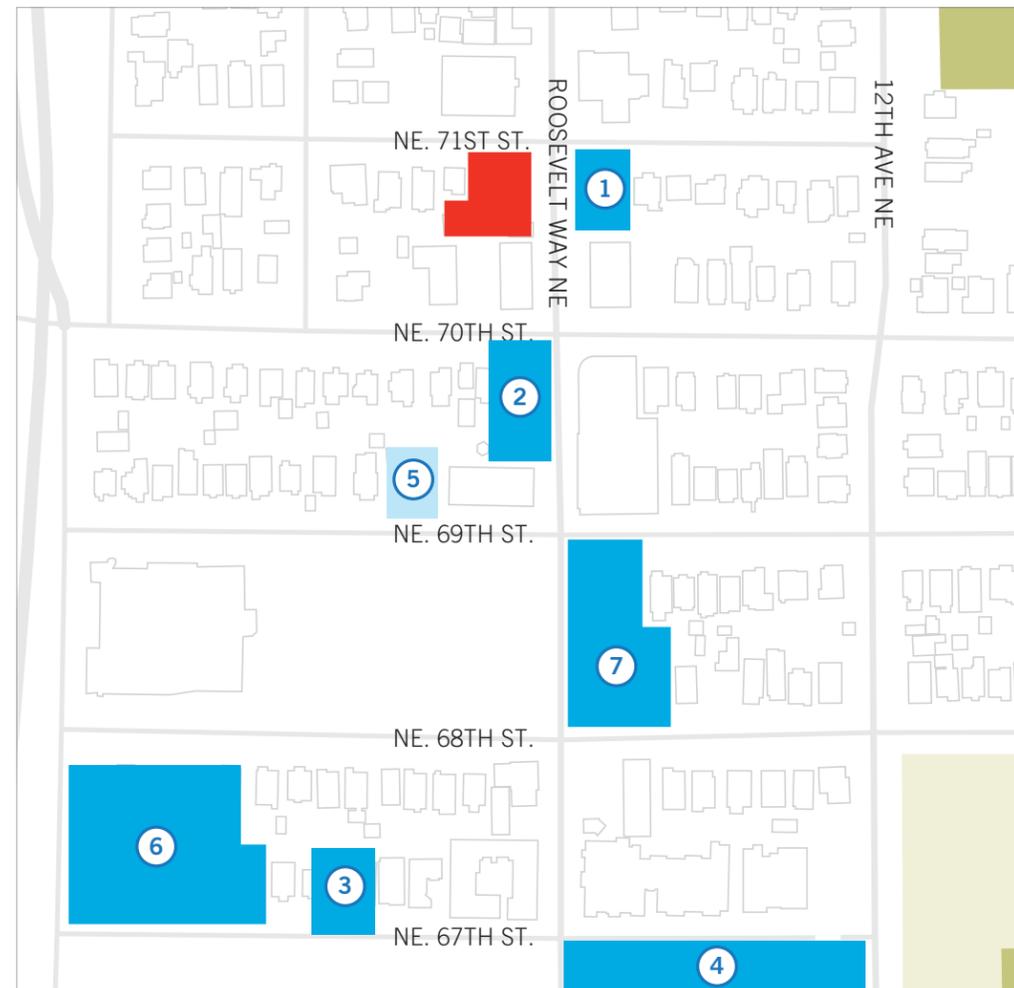


8 6404 9TH AVE NE APARTMENTS

TREATMENT OF BLANK FACADE TO CREATE INTEREST.

Projects Concurrently Under Design Review/Construction

ROOSEVELT NEIGHBORHOOD, SEATTLE, WA



PROJECT LOCATION KEY

- Site
- Under Review / Construction
- Recently Completed



5 PLADHUS APARTMENTS, 838 NE 69TH ST
SOUTH OF PROJECT SITE



1 7012 ROOSEVELT
4-STORY APARTMENT, 29 SMALL EFFICIENCY UNITS
** Image credit S+H Works*



2 ALCES APT, 6921 ROOSEVELT WAY NE
3-STORY APARTMENT WITH 72 SMALL EFFICIENCY DWELLING UNITS
** Image credit Cone Architecture*



3 836 NE 67TH AVE
7-STORY APARTMENT, 76 RESIDENTIAL UNITS
** Image credit Skidmore Janette Architecture*



4 FUTURE LIGHT RAIL STATION
SOUTH OF PROJECT SITE
** Photo from Sound Transit*



6 ELEANOR APARTMENTS
7-STORY MIXED-USE BUILDING W/ 260 UNITS
** Image credit Runberg Architecture*



7 6800 ROOSEVELT
5-STORY MIXED-USE APT W/ 79 RESIDENTIAL UNITS
** Image credit Runberg Architecture*

Site Photos

01
02
03 EXISTING SITE
04
05
06
07
08
09

OPPORTUNITIES / CONSTRAINTS

Corner site with very distinctive characteristics on each street; Roosevelt Way NE has commercial characteristics, NE 71st St. has residential characteristics.

Site is partially abutting residential zone at southwest corner; allows for south facing facade at the rear yard with maximum daylight.



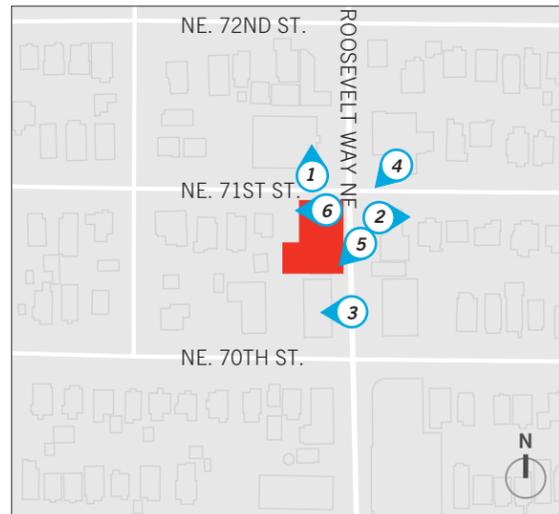
1 7101 ROOSEVELT WAY NE, NORTH OF SITE
26 UNIT APARTMENT



2 WEDELL AUTO ELECTRIC, 7012 ROOSEVELT WAY NE
EAST OF SITE, NEW 4-STORY APARTMENT UNDER REVIEW



3 ROOSEVELT VISION, 7001 ROOSEVELT WAY NE
SOUTH OF SITE, 1-STORY OFFICE BUILDING



MAP KEY

- Project Site
- 📍 View



4 PROJECT SITE
VIEW FROM INTERSECTION OF NE 71ST ST & ROOSEVELT WAY NE



5 EXISTING SIDEWALK CONDITION
LOCATED ALONG ROOSEVELT WAY NE AND EXISTING STRUCTURE
ON PROJECT SITE



6 919 NE 71ST ST
2-STORY SINGLE FAMILY STRUCTURE, WEST OF PROJECT SITE

Site Streetscapes

1 NE 71ST ST. LOOKING NORTH



Apartments

- 4-stories
- 26 units

Office / Warehouse

- 2-stories

2 NE 71ST ST. LOOKING SOUTH



Wedell Auto Electric

- Commercial building
- 1-story

Single Family Home

- 1-story

Single Family Home

- 1-story

Site Streetscapes

01
02
03 EXISTING SITE
04
05
06
07
08
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3 ROOSEVELT WAY NE. LOOKING WEST

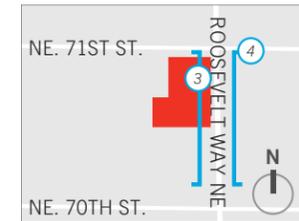


Roosevelt Vision Source

- Medical / Dental office
- 1-story

Apartments

- 4-stories
- 26-units



4 ROOSEVELT WAY NE. LOOKING EAST



Wedell Auto Electric

- Commercial building
- 1-story

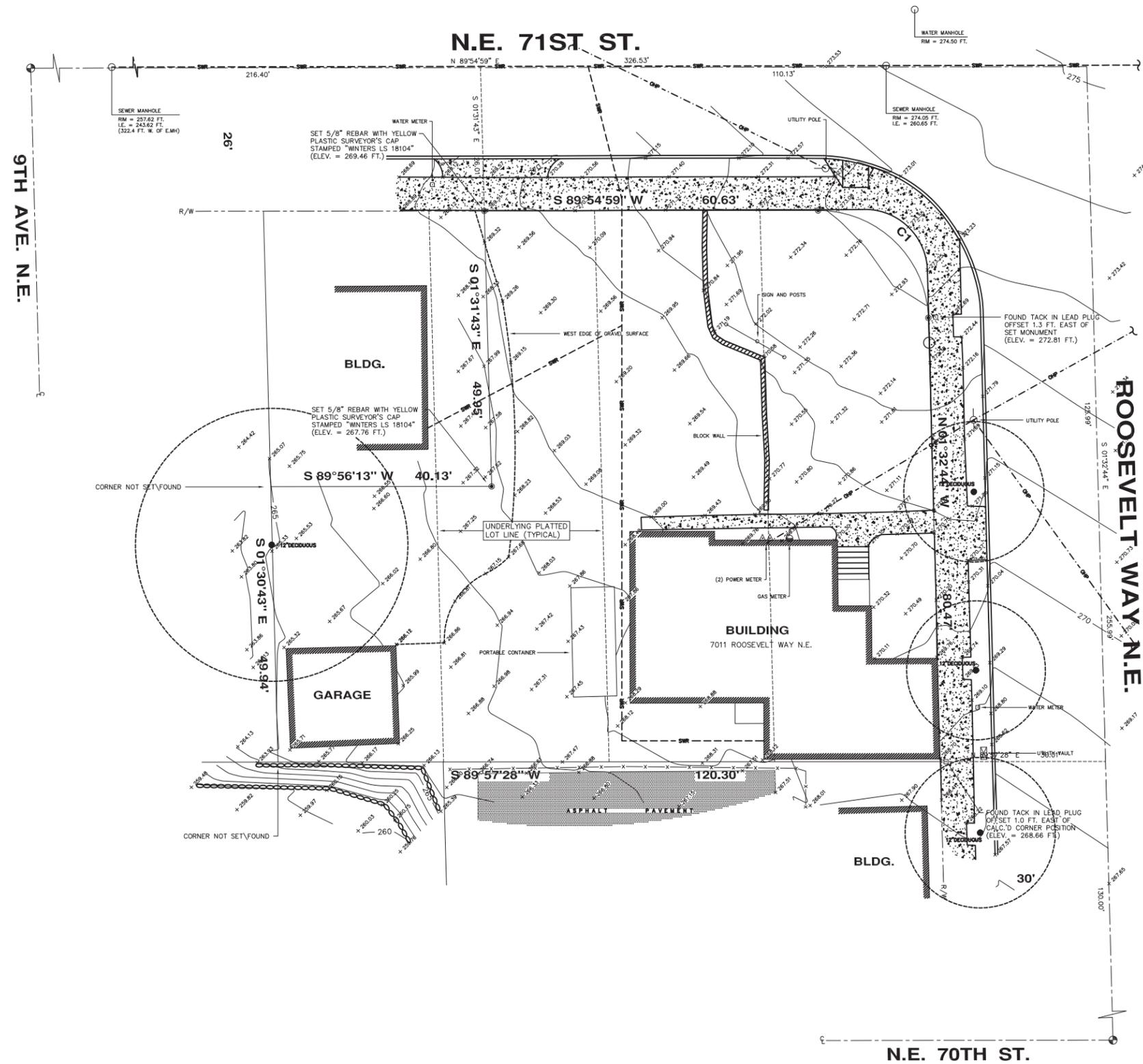
New 4 Story Apartment
under review

Mixed-Use Apartments

- 2-stories

Apartments

- 4-stories
- 17-units



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.

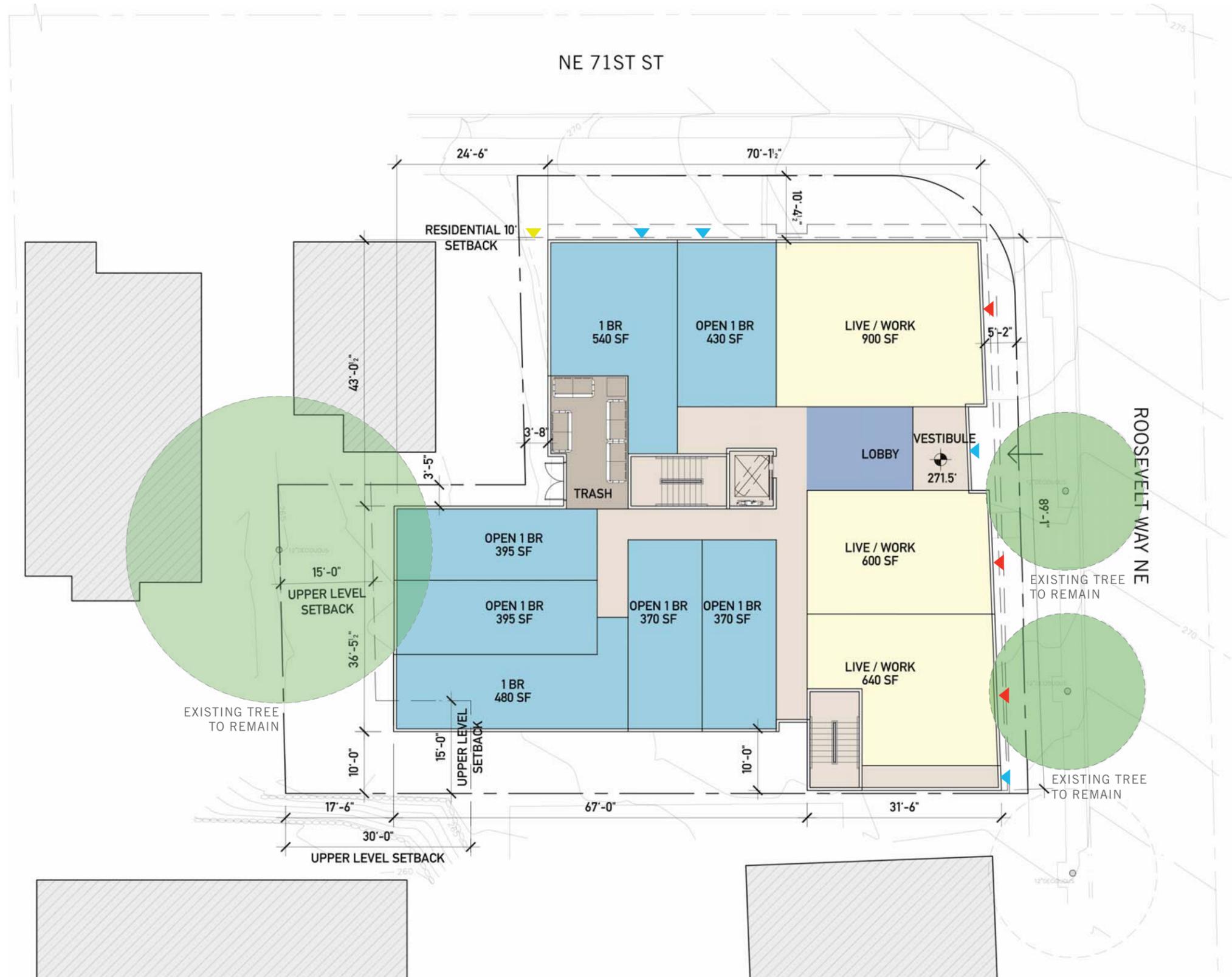
Site Plan

BASED ON PREFERRED OPTION 3

01
02
03
04 SITE PLAN
05
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07
08
09

KEY

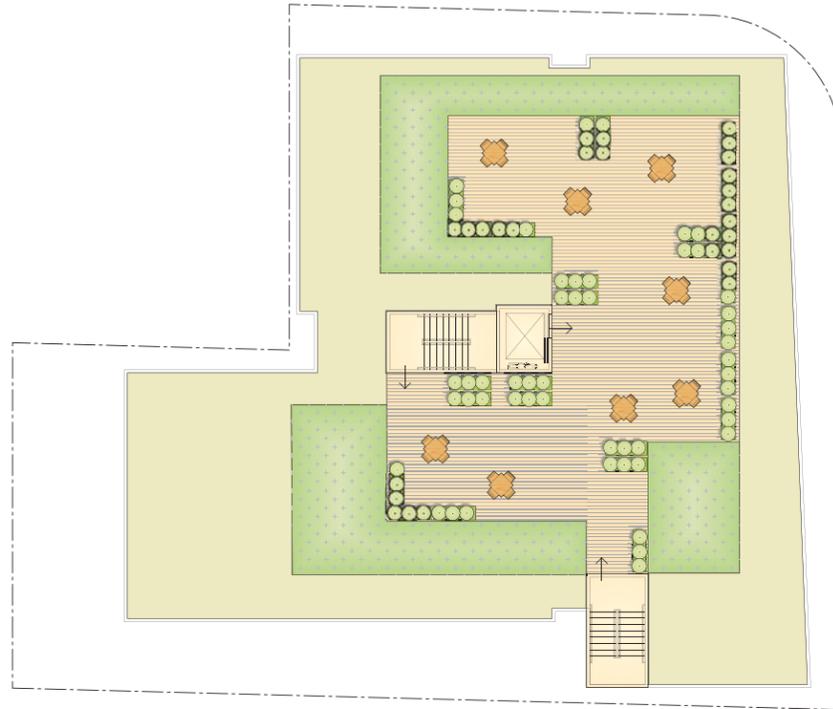
- Live / Work
- Units
- Utility / BOH
- Circulation
- Residential Amenity
- Pedestrian Access
- Residential Access
- Service Access



Landscape Plan



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 | | |
| * 85 # | 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 (206-684-5693) 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'x4'x2'
- TOURNESOL 'WILSHIRE' PLANTER 2'x6'x2'
- TOURNESOL 'WILSHIRE' PLANTER 3'x3'x2'
- TOURNESOL 'WILSHIRE' PLANTER 3'x3'x2'
- PERMEABLE PAVERS OVER A MINIMUM OF 24" OF SOIL/GRAVEL
- CONCRETE OR ASPHALT PAVING, NOT COUNTED TOWARD GREEN FACTOR
- ROOF DECK
- DECK FURNITURE
- 6" WOOD FENCE



Summary of Code Compliance

| APPLICABLE ZONING | SMC-SECTION | SUB-SECTION | REQUIREMENT | PROVIDED | OPTION 1 | OPTION 2 | OPTION 3 |
|------------------------------------|-------------|-------------|--|--|---|----------|---|
| Street-level Uses | 23.47A.005 | C | Residential Uses may occupy, in aggregate, no more than 20 percent of street-level, street-facing facade 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 facade. | √ | √ | √ |
| 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 facade. | √ | √ | √ |
| | | A.2.c | Blank facades may not exceed 40% of the width of facade of along the street. | Ample glazing will be present on both street-facing facades | √ | √ | √ |
| | | B.3 | Non-residential uses shall extend an average depth of at least 30 feet. | Live-work units have an average depth of 30ft. | | | DEPARTURE REQUESTED (SEE PG. 40) |
| | | D.1 | Where residential uses are located at street-level street-facing facades at least one street-level, street facing facade 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 facade – 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 (SEE PG. 40) | √ | DEPARTURE REQUESTED (SEE PG. 40) |
| Landscaping & Screening | 23.47A.016 | 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 | √ | √ | √ |
| Amenity Area | 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 | √ | √ | √ |
| | | 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. | √ | √ | √ |

Architectural Design Response

CS1. Natural Systems & Site Features

Use Natural systems / features of the site and its surroundings as a starting point for project design.

B. Sunlight & Natural Ventilation

- B.1 Sun & Wind: Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.

[ARCHITECT RESPONSE:](#)

All units will have operable windows to allow natural ventilation in addition to prescribed whole house fans. No cooling is provided for the project units.

- B.2 Daylight and Shading: Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.

[ARCHITECT RESPONSE:](#)

The project attempts to maximize natural daylight into the private and common interior spaces by providing large windows in all rooms. Solar gain and prevailing winds have been factored into the architectural design. By placing the roof deck adjacent to NE 71st St., light and views are available while respecting neighboring buildings.

- B.3 Managing Solar Gain: Manage direct sunlight falling on south and west facing facades through shading devices and existing or newly planted trees.

[ARCHITECT RESPONSE:](#)

The street facing fenestration and storefront faces north and east, avoiding afternoon sun. Morning sunlight on the east façade is mitigated by existing trees and overhead canopies.

D. Plants and Habitat

- D.1 On-Site Features: Incorporate on-site natural habitats and landscape elements into project design and connect those features to existing networks of open spaces and natural habitats wherever possible. Consider relocating significant trees and vegetation if retention is not feasible.

[ARCHITECT RESPONSE:](#)

Existing street trees to be retained to the extent possible. Setbacks on the streets provide opportunities for additional landscaping and open space. Existing trees adjacent to the property along Roosevelt Way NE will remain as well as a large tree at the south-west of the property. See Site Plan pg. 10.

- D.2 Off-Site Features: Provide opportunities through design to connect to off-site habitats such as riparian corridors or existing urban forest corridors. Promote continuous habitat, where possible, and increase interconnected corridors of urban forest and habitat where possible.

[ARCHITECT RESPONSE:](#)

Not applicable.

Roosevelt Supplemental Guidance

CS1-II. Sunlight & Natural Ventilation

- II.i Minimize shadow impacts on key public spaces and streetscapes. Such places include identified gateway intersections particularly NE 65th St. and Roosevelt Way NE; plaza spaces near the Light Rail station; Roosevelt High School grounds and athletic fields; and identified green streets and/or greenways.

[ARCHITECT RESPONSE:](#)

Proposed building is in close proximity to NE 65th St, Light Rail station and Roosevelt High School ground and athletic fields. It is not on a green street or greenways. Project building is located on the west side of Roosevelt Way NE, hence it will not project shadows on Roosevelt Way NE.

CS2. Urban Pattern & Form

Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

B. Adjacent Sites, Streets, & Open Spaces

- B.1 Site Characteristics: Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.

[ARCHITECT RESPONSE:](#)

We emphasize the character of each facade to correspond with its immediate context by providing additional setback and landscape buffer at the ground level. The upper stories maximizes daylight and views for the residential units while respecting the privacy of neighboring properties.

- B.2 Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.

[ARCHITECT RESPONSE:](#)

The project makes a strong connection to the street and pedestrian realm by providing two different landscape expression on each of the two facades. On Roosevelt Way, it provides Livework units with a vibrant and highly transparent storefront to strengthen the retail experience. On NE 71st St, residential units are pulled back from property line with stoops and rich landscaping relating to the single family homes to its west.

- B.3 Character of Open Space: Contribute to the character and proportion of surrounding open spaces.

[ARCHITECT RESPONSE:](#)

The proposed design pulls back from the main intersection and along NE 71st St to create more open spaces and a semi-private zone between the building and the public sidewalks. The proposed design is also pulled back from the SW property corner to create a buffer from the single family zone.

C. Relationship to the Block

- C.1 Corner Sites: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.

[ARCHITECT RESPONSE:](#)

The site is a corner site, but due to the jog at the north-west corner and the grade drop across the site, the typical corner expression would not be appropriate. The proposed design expression creates smaller perceived volumes and brings a feeling of lightness to the design.

D. Height, Bulk, & Scale

- D.1 Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.

[ARCHITECT RESPONSE:](#)

The proposed project respects adjacent zoning by pulling back further than the required setbacks: ten feet along the south side where no setback is required, 17'-6" at the south-west where 15' is required, and 3'-8" at the north-west where no setback is required.

- D.2 Existing Site Features: Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties.

[ARCHITECT RESPONSE:](#)

The project site slopes from the north east corner to the south west. The project takes advantage of this slopes by providing residential units in the southwest corner with a landscape buffer adjacent to single family zone. The proposed project does not exceed the maximum height limit and it is comparable to other building of similar uses in the proximity.

Architectural Design Response

D.3 Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.

ARCHITECT RESPONSE:

The proposed project adds to setbacks with additional buffers. Refer to Roosevelt Supplemental Guidelines CS2-III Height, Bulk and Scale architect responses for detail.

D.4 Massing Choices: Strive for a successful transition between zones where a project abuts a less intense zone.

ARCHITECT RESPONSE:

The proposed project does not exceed the maximum height limit and it is comparable to other building of similar uses in the proximity. In addition, the preferred option has a volumetric break at NE 71st Street to provide a transition to the single family houses to the west.

D.5 Respect for Adjacent Sites: Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties.

ARCHITECT RESPONSE:

The proposed design fits into the natural topography of the site and uses rich landscape as a buffer to adjacent zones at the southwest corner.

Roosevelt Supplemental Guidelines

CS2-I. Sense of Place

I.i Focus vibrant commercial uses and a strong continuous street wall facing the commercial arterials: NE 65th St., Roosevelt, Way NE, and 12th Ave NE (in the commercial areas).

ARCHITECT RESPONSE:

The proposal provides Livework units with vibrant storefront and overhangs from the upper level to provide horizontal delineation creating a 'flow' for pedestrian traffic on Roosevelt Way NE.

I.ii Develop a fabric of connected buildings through streetscapes rather than a series of isolated structures.

ARCHITECT RESPONSE:

The proposed project provides Livework units along Roosevelt Way NE that correspond to the existing retail use on Roosevelt Way NE. Residential units utilize stoops and rich landscaping along NE 71st St to relate to the single family homes to its west.

CS2-III. Height, Bulk and Scale

III.iii Multi-family / Residential Zone Edges: Careful siting, building design and building massing should be used to achieve an integrated neighborhood character in multi-family zones. Some of the techniques preferred in Roosevelt include: a. Increasing building setbacks from the zone edge at ground level; b. Reducing the bulk of the building's upper floors; c. Reducing the height of the structure; d. Use of landscaping or other screening (such as a 5-foot landscape buffer); e. Modulation of bays; f. Stepping down the height of structures to 40' – 45' at the zone edge to provide transition to the height of traditional single-family areas; and g. Minimizing use of blank walls.

ARCHITECT RESPONSE:

The NC2-40 zoning allows a 44 foot height limit. The project site is bounded by public right of way on the north, NE 71st St and Roosevelt Way NE to the east, where the properties across both streets are also zoned NC2-40. The west edge abuts two zones; to the northwest property line it abuts a single family house zoned NC2-40. To the southwest it abuts a multi-family building zoned SF 5000. The south edge also abuts two zones; to the southwest it abuts a multi-family building in a SF 5000 zone while the majority of the south boundary abuts a commercial building zoned NC2-40.

a. Per Seattle Landuse code, 23.47A.014.2 and Exhibit C, 0 feet setback is required at ground level where residential uses in a commercial building abuts a residentially-zone lot.

However at the ground level, the project proposes an additional setback of 3 feet 8 inches on the west edge where it abuts an existing building in the same NC2-40 zone. On the west edge where it abuts an existing building in the SF 5000 zone, the project propose 3 feet 8 inches to 2 feet 10 inches setback in addition to the 15 feet requirement, hence a average of 18 feet 2 inches setback is provided at this area. At the south edge, the project proposes a continuous 10 feet setback where it provides residential unit

The project proposes to volunteer an additional 10 feet of setback at the south boundary, except where it abuts a commercial building, to increase openness to the multi-family structure in the SF 5000 zone to the southwest. The project also proposes a three feet setback along Roosevelt Way NE to create more space for informal gathering and pedestrian uses.

b. Per Seattle Landuse code, 23.47A.14.2 and Exhibit C, 15 feet setback is required for portion of structure above 13 feet in height to a maximum of 40 feet, and for portion of 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.

The project proposes a 2,616 sqft of departure at the southwest corner of the structure, while providing a 23,170 sqft of unused allowable envelope along the south side of the project site and 4,057 sqft of unused allowable envelope along the south-west property line. Refer to 3D diagram below for clarity.

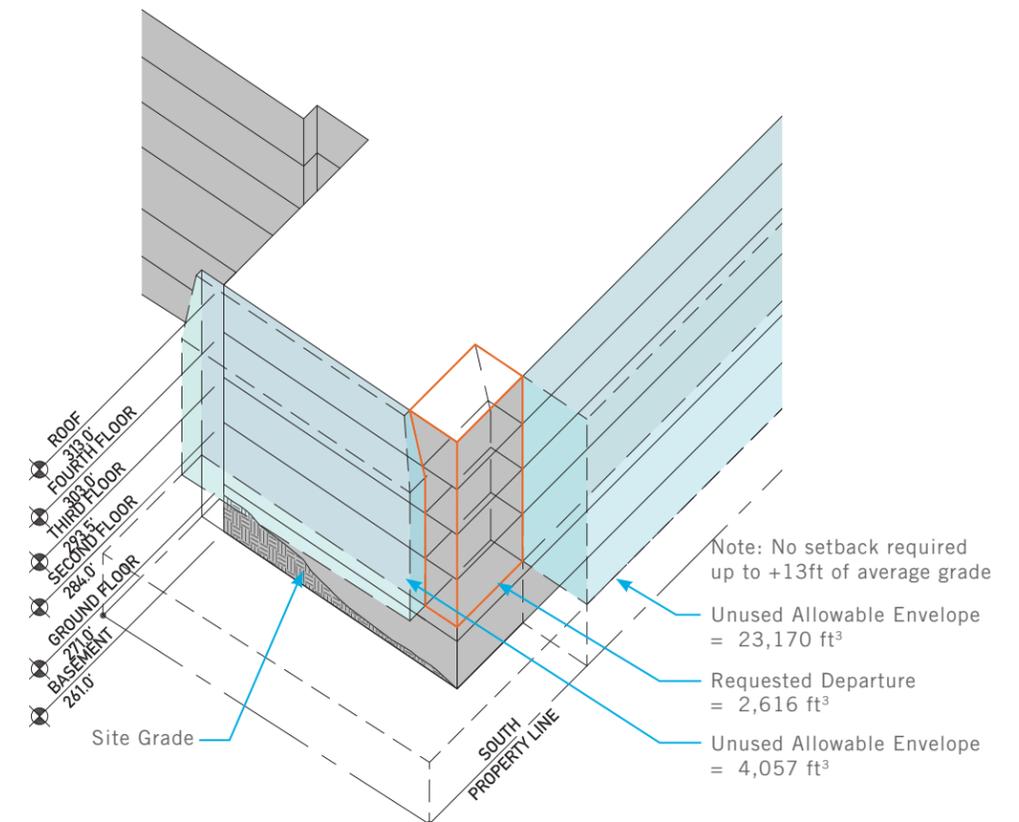
c. The propose project is within building height permitted by code.

d. The propose project provides landscape buffer of minimum 5 feet at the southwest corner where it abuts SF 5000 zone.

e. As the project develops, modulation and fenestration will be provided.

f. The propose project is within the 40'-45' recommendation, and in lieu of stepping down it provides an additional setback along the south and west boundaries where it abuts existing commercial and multi-family use in SF 5000 zones.

g. The project propose no blank facades. Fenestration design will be provided as project progresses.



Architectural Design Response

CS3. Architectural Context & Character

Contribute to the architectural character of the neighborhood.

A. Emphasizing Positive Neighborhood Attributes

- A.1 Fitting Old and New Together: Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

[ARCHITECT RESPONSE:](#)

The project proposes the use of fenestration and exterior detail to provide contextual blending while transitioning the site to match the growth potential of the area and to the new Light Rail station. The design will develop as the project progresses.

Roosevelt Supplemental Guidelines

CS3-I. Emphasizing Positive Neighborhood Attributes

- I.ii Reinforce a vibrant streetscape: a. Apply a pedestrian-oriented design; b. Include multiple recessed entries; and c. Considering offering commercial and residential units of different sizes and at a range of price points.

[ARCHITECT RESPONSE:](#)

- a. The project proposes setbacks with new rich landscape and planting strips along the right of way to increase visual interest and provide a sense of scale for pedestrians.
b. Multiple recessed entries are provided.
c. The proposed project provides a variety of units, Livework, street-facing Residential units with stoops, one bedroom and Open-one units.

PL1. Connectivity

Complement and contribute to the network of open spaces around the site and the connections among them.

B. Walkways & Connections

- B.1 Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

[ARCHITECT RESPONSE:](#)

The proposed project provides street level setbacks that allows for wider sidewalks and additional landscaping.

- B.2 Pedestrian Volumes: Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area.

[ARCHITECT RESPONSE:](#)

The proposed project provides street level setbacks that allows for wider sidewalks and additional landscaping.

- B.3 Pedestrian Amenities: Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered.

[ARCHITECT RESPONSE:](#)

The proposed project provides street level setbacks that allows for wider sidewalks and additional landscaping.

PL2 Walkability

Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

B. Safety & Security

- B.1 Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance.

[ARCHITECT RESPONSE:](#)

The proposed project provides street level setbacks that allows for wider sidewalks and additional landscaping. It also provides large vibrant storefronts on Roosevelt Way NE to increase line of sight for security.

- B.2 Lighting for Safety: Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

[ARCHITECT RESPONSE:](#)

The proposed project will provide on-site lighting to illuminate pathways for security and support human scale and uses of the program.

- B.3 Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.

[ARCHITECT RESPONSE:](#)

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

C. Weather Protection

- C.1 Locations and Coverage: Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops.

[ARCHITECT RESPONSE:](#)

Main residential entry is fully covered. Continuous overhead coverage will be provided above Livework units. Residential entries on NE 71st ST will have overhead coverage.

- C.2 Design Integration: Integrate weather protection, gutters and downspouts into the design of the structure as a whole, and ensure that it also relates well to neighboring buildings in design, coverage, or other features.

[ARCHITECT RESPONSE:](#)

As the design progresses, exterior details and features will be developed.

- C.3 People-Friendly Spaces: Create an artful and people-friendly space beneath building.

[ARCHITECT RESPONSE:](#)

The propose project provides street level setbacks that allows for wider sidewalks and additional landscaping to provide human scale and visual interest.

PL3 Street Level Interaction

Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

A. Entries

- A.1 Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

[ARCHITECT RESPONSE:](#)

The residential entry is a prominent element on Roosevelt Way NE. A secondary entry is provided at the south side of the building on Roosevelt Way.

- A.2 Common Entries: Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.

Architectural Design Response

ARCHITECT RESPONSE:

The residential entry is prominent on Roosevelt Way NE. A secondary entry is provided with overhang coverage on NE 71st ST. Both will be provided with inviting signage that fits into the context.

- A.3 Individual Entries: Ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry.

ARCHITECT RESPONSE:

The ground level unit will be buffered from the sidewalk by rich landscape and small individual stoop with coverage entries and identification numbers.

- A.4 Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

ARCHITECT RESPONSE:

The design will integrate design elements including landscaping, lighting and architectural features to provide street-level interaction at the building entry.

B. Residential Edges

- B.1 Security & Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.

ARCHITECT RESPONSE:

The west walls of the proposed building are pushed back to provide a buffer from neighboring residential and commercial buildings. Units along the street utilize a landscape buffer to provide privacy while orienting the units toward the street promotes surveillance and safety.

- B.2 Ground-level Residential: Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street.

ARCHITECT RESPONSE:

A landscaped buffer zone provides the ground level residential units privacy and security by defining the public edge.

- B.3 Buildings with Live/Work Uses: Maintain active and transparent facades in the design of live/work residences. Design the first floor so it can be adapted to other commercial use as needed in the future.

ARCHITECT RESPONSE:

The commercial spaces along Roosevelt Way NE and at the corner of Roosevelt Way NE and NE71st street are designed as Live-Work units to be adaptable and maintain a transparent facade.

- B.4 Interaction: Provide opportunities for interaction among residents and neighbors.

ARCHITECT RESPONSE:

The slight overhang of the upper volume over the Live-Work storefront provides an opportune area for residents and neighbors to interact.

C. Retail Edges

- C.1 Porous Edge: Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.

ARCHITECT RESPONSE:

The slightly recessed storefront along Roosevelt Way NE creates a visual a strong visual and physical connection with people experiencing the building at the commercial level.

- C.2 Visibility: Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.

ARCHITECT RESPONSE:

Large areas of storefront glazing will be applied along Roosevelt Way and at the corner of Roosevelt and NE 71st. In addition, the main entry of the building will feature storefront glazing. Operational glazed wall-sized doors will be considered.

- C.3 Ancillary Activities: Allow space for activities such as sidewalk vending, seating, and restaurant dining to occur. Consider setting structures back from the street or incorporating space in the project design into which retail uses can extend.

ARCHITECT RESPONSE:

Live-Work commercial spaces will be set back from the street and will provide a continuous transparent façade while overhead canopies allow for ancillary activities to occur at the sidewalk.

PL3. Roosevelt Supplemental Guidelines

PL3-II. Human & Commercial Activity

- I.i Provide opportunities for increased pedestrian activity along sidewalks with high pedestrian traffic within the Commercial Core by increasing setbacks; this is especially important because some sidewalks along Roosevelt Way and 65th Ave are considered too narrow. Increase the ground level setbacks in order to accommodate pedestrian traffic and amenity features.

ARCHITECT RESPONSE:

Live-Work commercial spaces will be set back from the street to accommodate pedestrian traffic and amenity features.

- I.ii Encourage the incorporation of private open spaces between the residential uses and the sidewalk, especially for multi-family development west of Roosevelt Way, and for the frontages of development in neighborhood commercial zones that face non-arterial streets. Ground-level landscaping should be used between the structure(s) and sidewalk.

ARCHITECT RESPONSE:

Ground level landscape buffers will be utilized. A 10'-4" buffer will be used along NE 71st street and a 4'-3" buffer will be used along the setback storefront along Roosevelt Way NE.

PL4. Active Transportation

Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.

A. Entry Locations & Relationships

- A.1 Serving all Modes of Travel: Provide safe and convenient access points for all modes of travel.

ARCHITECT RESPONSE:

The building Lobby and Vestibule is adjacent to the centrally located vertical circulation core. The main building access point is located between commercial spaces along Roosevelt Way NE. This allows an articulated access point while allowing for a transparent corner at Roosevelt Way NE and NE 71st St.

- A.2 Connection to All Modes: Site the primary entry in a location that logically relates to building uses and clearly connects all major points of access.

ARCHITECT RESPONSE:

See PL4 A.1

B. Planning Ahead for Bicyclists

- B.1 Early Planning: Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel.

Architectural Design Response

[ARCHITECT RESPONSE:](#)

The building Vestibule is set back from the face of the storefront to allow a place for temporary bicycle storage and to allow bicycles and pedestrians space for maneuvering and access to the building.

- B.2 Bike Facilities: Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.

[ARCHITECT RESPONSE:](#)

Bicycle storage and racks will be provided.

DC1. Project Uses & Activities

Optimize the arrangement of uses and activities on site.

C. Parking & Service Uses

- C.4 Service Uses: Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.

[ARCHITECT RESPONSE:](#)

Trash facilities are located at the west inside corner of the site, away from NE 71st St. The building is pulled back away from the north-west property line to allow access from the street to the trash facility.

DC1. Roosevelt Supplemental Guidelines

DC1-I. Arrangement of Interior Spaces

- I.ii A variety of residential unit types and sizes is encouraged, particularly family-friendly units and facilities/amenities, such as private open space/play areas, storage, accessible entries, and washer/dryer hook ups will make it possible for new families to live in this neighborhood.

[ARCHITECT RESPONSE:](#)

The proposal provides various open 1 bedroom apartments ranging from 370 sqft to 540 sqft. In addition, Live work units are provided ranging from 600 sqft to 900 sqft.

DC2. Architectural Concept

Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

A. Massing

- A.1 Site Characteristics & Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.

[ARCHITECT RESPONSE:](#)

The proposal takes responds to the site topology by creating 3 volumes. Each volume has two distinct facades which respond to the its immediate context. Individual volumes create continuity and identity that respond the toe use of the building.

- A.2 Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.

[ARCHITECT RESPONSE:](#)

By creating 3 volumes, the perceived mass of the building is reduced.

B. Architectural & Facade Composition

- B.1 Facade Composition: Design all building facades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.

[ARCHITECT RESPONSE:](#)

The building massing will foster an attractive and well proportioned facade that will utilize durable and appealing materials that fit in with the local climate.

- B.2 Blank Walls: Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

[ARCHITECT RESPONSE:](#)

The building massing works to avoid large areas of blank wall.

C. Secondary Architectural Features

- C.1 Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).

[ARCHITECT RESPONSE:](#)

The use of Juliet balconies, canopies and awnings will be studied and incorporated as the design develops. The use of canopies at the street level will be developed to foster and encourage active street life at commercial areas.

- C.2 Dual Purpose Elements: Consider architectural features that can be dual purpose—adding depth, texture, and scale as well as serving other project functions.

[ARCHITECT RESPONSE:](#)

The proposal includes a mix of different unit size and live-work units that combine different features and functions.

- C.3 Fit With Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbors.

[ARCHITECT RESPONSE:](#)

The proposed design breaks the building mass into 3 smaller elements. The scale of the elements addresses the commercial core that faces Roosevelt Way NE and the neighboring residential and commercial zones.

DC2. Roosevelt Supplemental Guidelines

II. Architectural & Facade Composition

- II.i Along Major Arterials: a. Maximize the retail and street-level transparency (commercial zones); b. Maximize the quality of exterior finish, especially at the base; c. Incorporate a series of storefronts along the commercial street frontages.

[ARCHITECT RESPONSE:](#)

Storefront is proposed along the commercial core. See Architect Response DC4 University Supplemental Guidelines.

- II.i Along Green Streets, Greenways, and Non-Arterial Streets: a. Maximize modulation, courtyards, human interaction; b. Incorporate high quality materials, a mix of informal planting, and integration of natural materials, especially at the entries.

[ARCHITECT RESPONSE:](#)

N.A.

Architectural Design Response

DC3. Open Space Concept

Integrate open space design with the building design so that they complement each other.

B. Open Space Uses & Activities

- B.1 Meeting User Needs: Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.

[ARCHITECT RESPONSE:](#)

Open spaces along the sidewalk are designed to encourage the pedestrian experience with weather protection, lighting and transparency while utilizing a landscaped buffer to provide screening and privacy. In contrast, the rooftop deck is designed to as a open space for the community of residents only

- B.2 Matching Uses to Conditions: Respond to changing environmental conditions such as seasonal and daily light and weather shifts through open space design and/or programming of open space activities.

[ARCHITECT RESPONSE:](#)

The project attempts to maximize natural daylight to the private and common interior spaces by providing large floor to ceiling windows in all rooms. Common areas within each unit have glass sliders behind juliets with glass guardrail and panels to allow more light into the interior space. Live-work units have awnings that serve as weather protection along the commerical cooridor.

- B.4 Multifamily Open Space: Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction.

[ARCHITECT RESPONSE:](#)

The proposal includes a rooftop deck adjacent to NE 71st St. as recommended by the Design Review Board.

DC3. Roosevelt Supplemental Guidelines

III. Residential Open Space

- III.i Include, where possible, open spaces at street-level for residents to gather.

[ARCHITECT RESPONSE:](#)

See Architect Response PL3-II.

DC4. Exterior Elements & Finishes

A. Trees, Landscape & Hardscape Materials

- A.1 Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

[ARCHITECT RESPONSE:](#)

As the proposed design is developed, exterior rain-screen materials will be utilized that are both durable and maintain an attractive appearance in Seattle's climate.

- A.2 Climate Appropriateness: Select durable and attractive materials that will age well in Seattle's climate, taking special care to detail corners, edges, and transitions.

[ARCHITECT RESPONSE:](#)

Ibid. With building permit submittal, rainscreen details at corners, edges and transitions will be provided to ensure the building envelope maintains an attractive appearance.

C. Lighting

- C.1 Functions: Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.

[ARCHITECT RESPONSE:](#)

Lighting will be utilized at building access points to increase safety.

- C.2 Avoiding Glare: Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.

[ARCHITECT RESPONSE:](#)

Lighting design will incorporate illuminated building entries and commercial entries. Up lighting that creates glare and light pollution will be avoided.

D. Trees, Landscape & Hardscape Materials

- D.1 Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials.

[ARCHITECT RESPONSE:](#)

The overall architectural design concept of Boundry is reinforced by the Landscaped buffer zones that include significant elements such as trees.

- D.2 Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.

[ARCHITECT RESPONSE:](#)

Although the ability to enliven public area through the use of distinctive and durable paving materials is debatable, the use of patterned paving is indicated at the building entry.

- D.3 Long Range Planning: Select plants that upon maturity will be of appropriate size, scale, and shape to contribute to the site as intended.

[ARCHITECT RESPONSE:](#)

Mature plants of appropriate size, scale and shape will be utilized, see Landscape Plan.

- D.4 Place Making: Create a landscape design that helps define spaces with significant elements such as trees.

[ARCHITECT RESPONSE:](#)

Landscape design will define space with elements such as trees and shrubs. See PL3 B.1 & 2.

DC4. University Supplemental Guidelines

I. Exterior Finish Materials

- I.ii The use of high-quality cladding materials, such as brick and terra cotta masonry; tile; natural and cast stone is strongly encouraged along commercial frontages, and scaled to pedestrian activity and scale, especially at the base and ground-levels. Concrete Masonry Units and high-quality concrete are also preferred over wood, metal, or cement-board claddings.

[ARCHITECT RESPONSE:](#)

Ground level cladding materials will be utilized in the design in areas scaled to pedestrian activity.

- I.iii Colors should be consistent with and chosen based on existing architectural cues and should be considered in terms of their relationship to neighboring structures.

[ARCHITECT RESPONSE:](#)

Colors will be chosen based on neighborhood context and will relate to the Architectural Concept and Facade Composition.

Architectural Design Response

- I.iv The use of more natural elements, such a brick, wood, etc. that feels welcoming to pedestrians (see Ballard Ave. as example) or high quality, durable modern elements is encouraged.

[ARCHITECT RESPONSE:](#)

High quality, durable materials will be utilized. In addition, familiar building materials will be used to enhance the pedestrian experience.

- I.v Transparent, rather than reflective, windows facing the street are preferred.

[ARCHITECT RESPONSE:](#)

The proposal intends to use transparent glazing.

- I.vi Use of transparent awnings is preferred in the commercial core.

[ARCHITECT RESPONSE:](#)

The proposal intends to utilize transparent awnings.

IV. Landscaping Materials

- IV.i Neighborhood plant choices should consider historical landscape elements.

[ARCHITECT RESPONSE:](#)

See Landscape sheets.

- IV.ii Preferred species for street trees are Tupelo ‘Afterburner’ or, in power line locations, Dogwood ‘White Wonder’ or Katsura.

[ARCHITECT RESPONSE:](#)

Preferred species of street trees will be determined as the Landscape design is developed with the building design.

- IV.iii Indigenous trees should be planted to maintain and reinvigorate a verdant tree canopy within the neighborhood.

[ARCHITECT RESPONSE:](#)

Indigenous tree species will be considered.

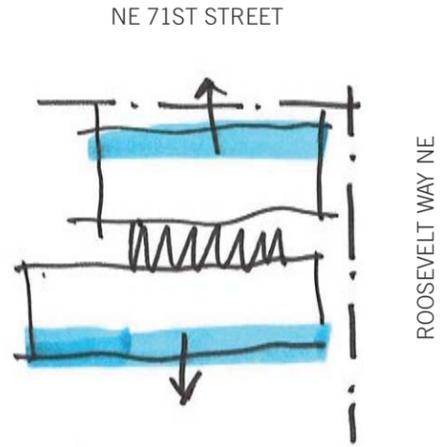
Design Options



| | Option 1 | Option 2 | Preferred Option 3 |
|-----------------------|--|--|---|
| CONCEPT: | Bars: By slitting the site into halves, two volumes are created to reduce the size perception from Roosevelt. The resulting two bars allows for two mirrored and different facades. The main façade will be urban along Roosevelt (West) to create a 'front door' and a second façade on NE 71st ST (North) and the South Façade will be more residential to connect to its surrounding. | Shift: This option is the result of site forces pushing and pulling with its contextual fabric. A focal corner to the northwest and a strong urban façade on the Roosevelt (West) is formed. The shift leads to a distinct setback from single family neighbor on NE 71st ST, and maximizes views to the East, South and West. | Boundary: This option responds to the site forces by creating three volumes each corresponds to its immediate context. Each volume has two distinct facades, together these three volumes work in concert to provide continuity and identity, individually each volume creates a connection where its boundaries foster a sense of place, a unique front yard to its context. |
| # UNITS: | 57 Units | 57 Units | 57 Units |
| # LIVE/WORK UNITS: | 2 Live / Work | 3 Live / Work | 3 Live / Work |
| RESIDENTIAL AREA SF | 31,620 SF | 31,435 SF | 31,600 SF |
| COMMERCIAL RETAIL SF: | 1,750 SF | 2,250 SF | 2,140 SF |
| PARKING STALLS: | None | None | None |
| BIKE STALLS: | 15 | 15 | 15 |
| FAR SF: | 31,340 SF | 31,785 SF | 31,740 SF |
| RESIDENTIAL FAR SF: | 29,787 SF | 29,787 SF | 29,600 SF |
| OPPORTUNITIES: | <ul style="list-style-type: none"> All units facing north/south orientation for optimal daylighting Residential lobby at corner for maximum transparency 2 live-work units with maximum transparency Tilted wall to allow minor fenestration and reduce the blank wall Street-level street-facing residential units with stoops and landscaping | <ul style="list-style-type: none"> Four story corner with maximum transparency Strong urban edge appropriate for commercial fabric of Roosevelt Way NE. Ground level colonade to add visual interest | <ul style="list-style-type: none"> Strong urban edge appropriate for commercial fabric of Roosevelt Way NE. Vibrant storefront with slight overhang of upper volume to provide horizontal delineation Accent material breaks up the massing No blank facade, there will be minor fenestration |
| CONSTRAINTS: | <ul style="list-style-type: none"> Units have minor fenestration along Roosevelt Way NE. Good for interior quality for minimal traffic noise. Not ideal for creating urban edge in exterior point of view | <ul style="list-style-type: none"> Blank walls can be seen from Roosevelt Way NE until the adjacent property gets re-developed Units have major fenestration towards SF 5000 zone | <ul style="list-style-type: none"> Blank walls can be seen from Roosevelt Way NE until the adjacent property gets re-developed |
| CODE COMPLIANCE: | Not Compliant | Yes, Code Compliant | Not Compliant, Departure Requested, see page 40 |

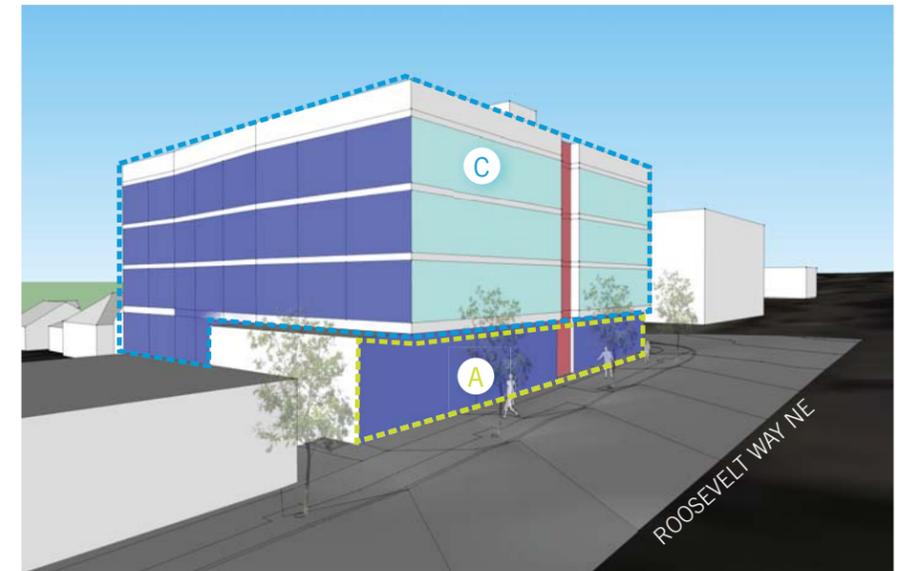
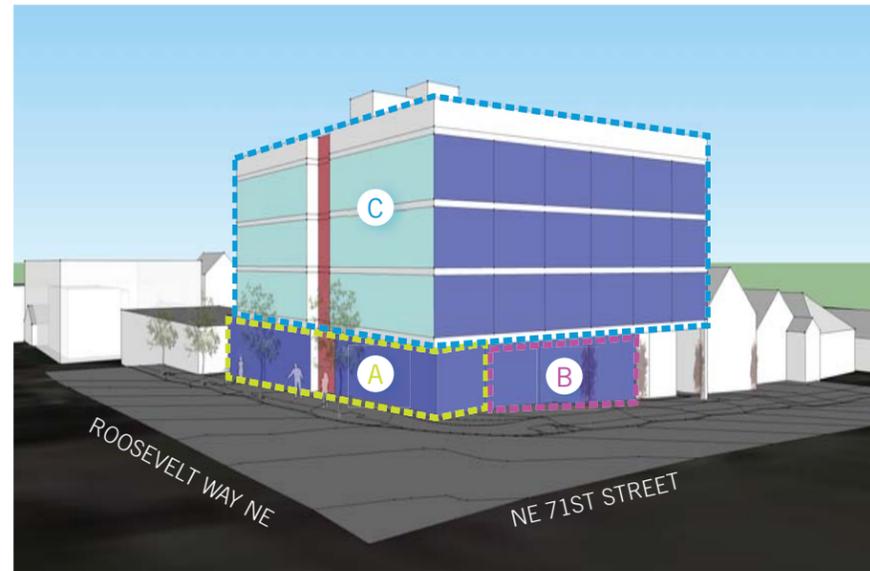
Option 1 | Summary

01
02
03
04
05
06
07
08 DESIGN PROPOSAL
09



| | |
|-----------------------|---------------|
| # UNITS: | 57 Units |
| # LIVE/WORK UNITS: | 2 Live / Work |
| RESIDENTIAL AREA SF | 31,620 SF |
| COMMERCIAL RETAIL SF: | 1,750 SF |
| PARKING STALLS: | None |
| BIKE STALLS: | 15 |
| FAR SF: | 31,340 SF |
| RESIDENTIAL FAR SF: | 29,787 SF |
| CODE COMPLIANCE: | Not Compliant |

CONCEPT DIAGRAMS



NE CORNER VIEW

- A** Live-work units encourage a connection to the street use by using large and vibrant storefront.
- B** A quieter street frontage, where the residential units are setback from the sidewalk with individual stoop and rich landscape to provide privacy for the units.
- C** Clean composition of two facades juxtaposed by different fenestration to creates a rich vibe for the project.

SE CORNER VIEW

DESIGN CUES



DESIGN CUE A:

Vibrant storefront with slight overhang of upper volume to provide horizontal delineation.



DESIGN CUE B:

Street-level street-facing residential units with stoops and rich landscape

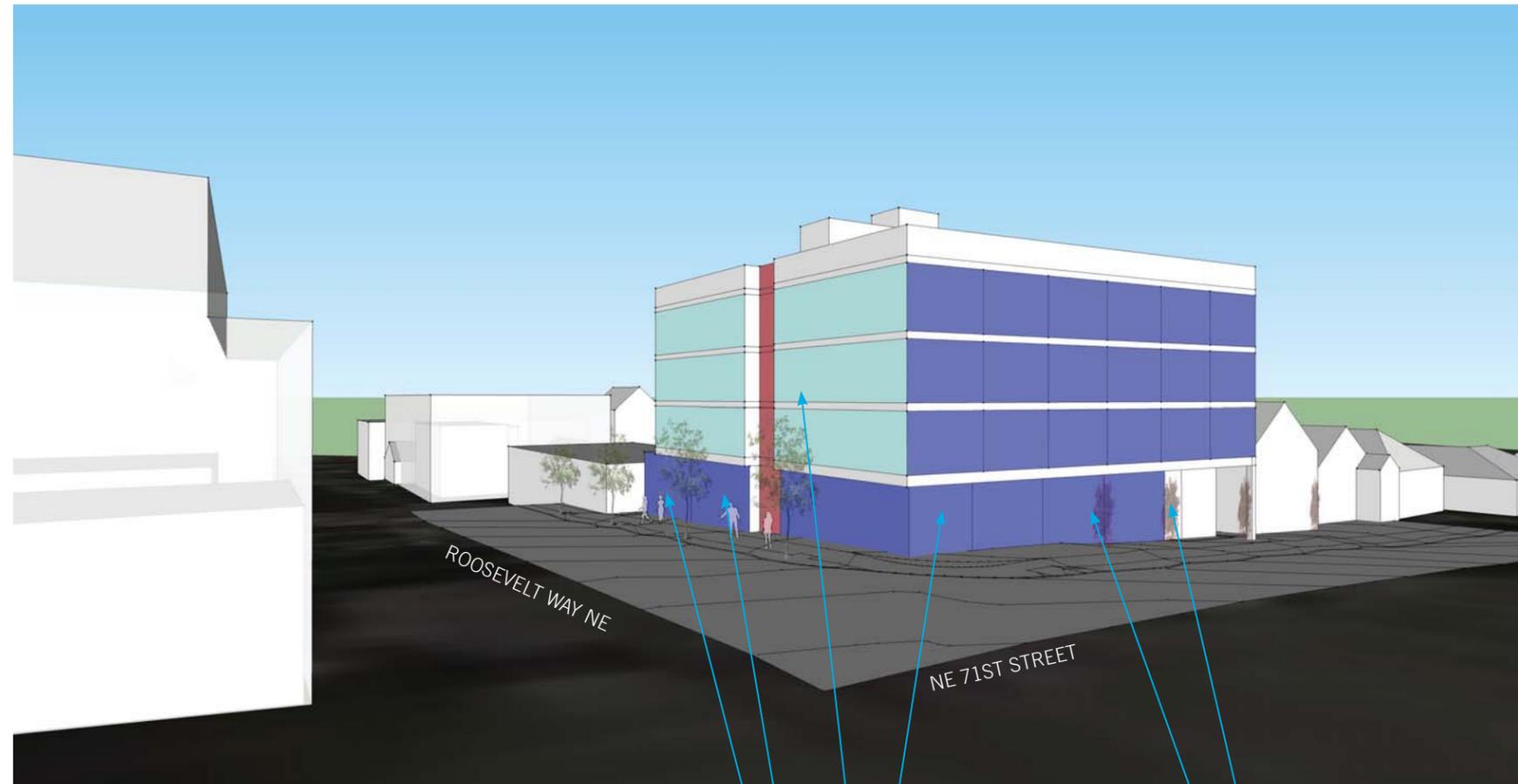


DESIGN CUE C:

Clean "bar" volumes with well-composed glazing

Option 1 | Massing Design Analysis

PROS & CONS



NE CORNER VIEW

DESIGN ANALYSIS KEY

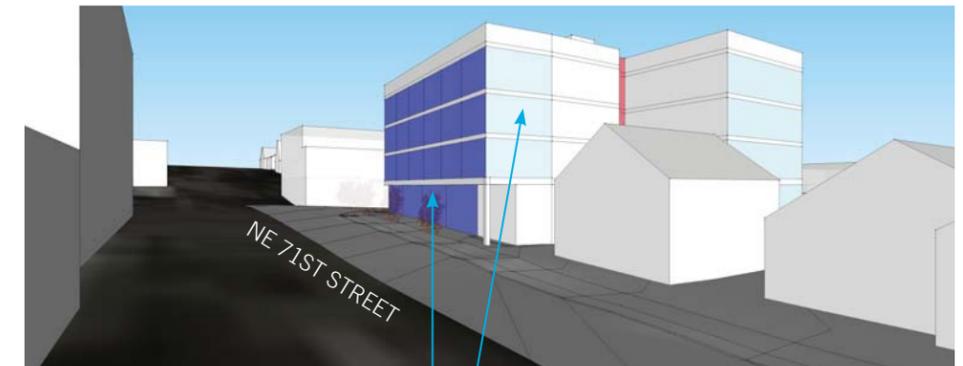
- Major Fenestration
- Minor Fenestration
- Accent Wall
- Blank Wall

- + Residential lobby at corner for maximum transparency
- +/- Units have minor fenestration along Roosevelt Way NE. Good for interior quality for minimal traffic noise. Not ideal for creating urban edge in exterior point of view
- + Two live-work units with maximum transparency
- Trash room and door facing the street
- + Three street-level street-facing residential units with stoops and landscaping to transition to more residential character of NE 71st Street



SE CORNER VIEW

- + All units facing north/south orientation for optimal daylighting



NW CORNER VIEW

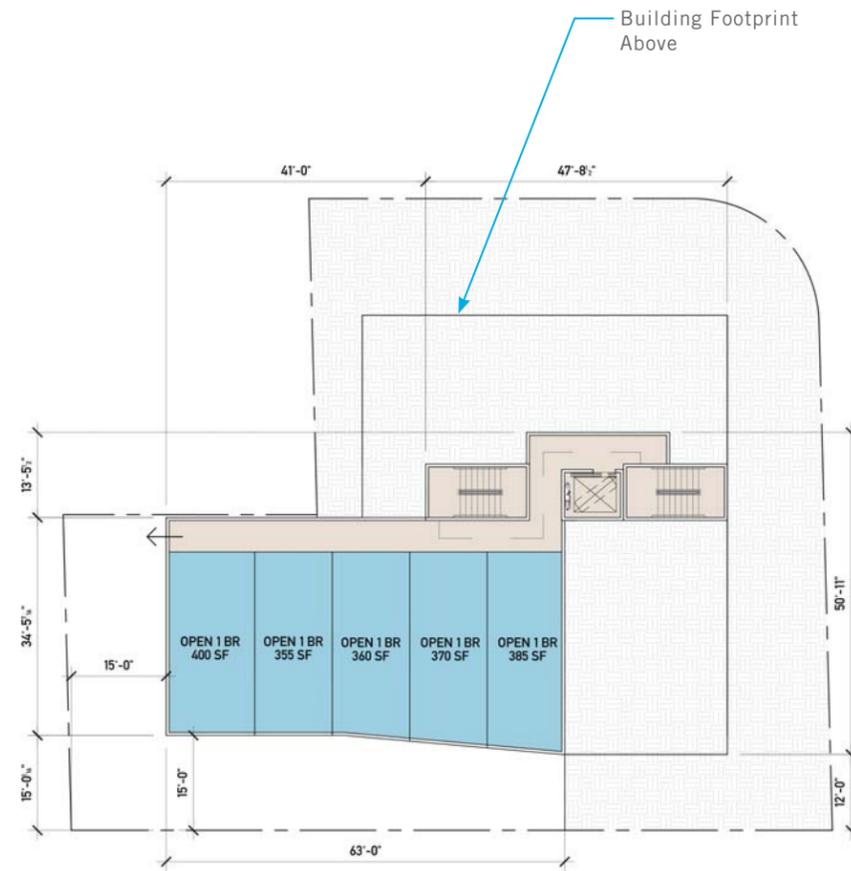
- + Tilted wall to allow minor fenestration and reduce the blank wall
- + Street-level street-facing residential units with stoops and landscaping



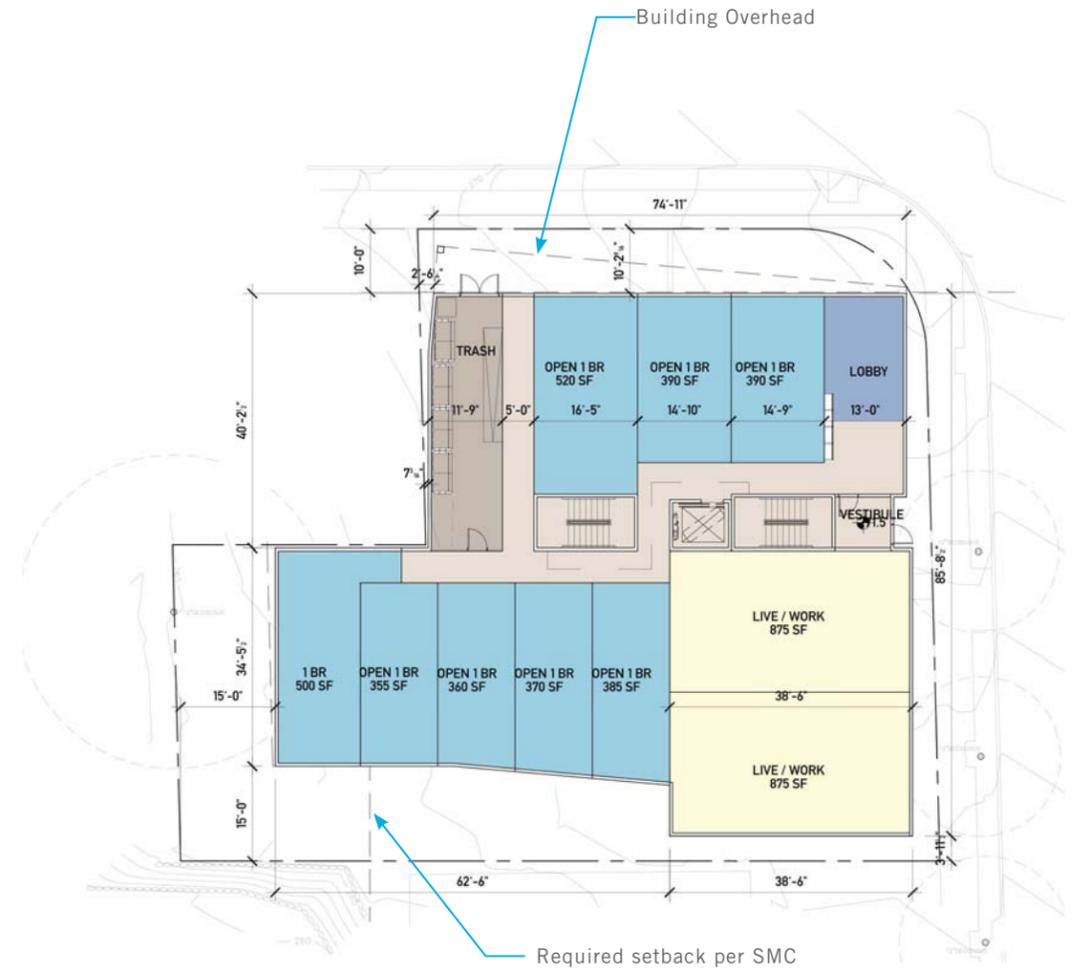
SW CORNER VIEW

- + Tilted wall to allow minor fenestration and reduce the blank wall

BASEMENT LEVEL



LEVEL 2-3

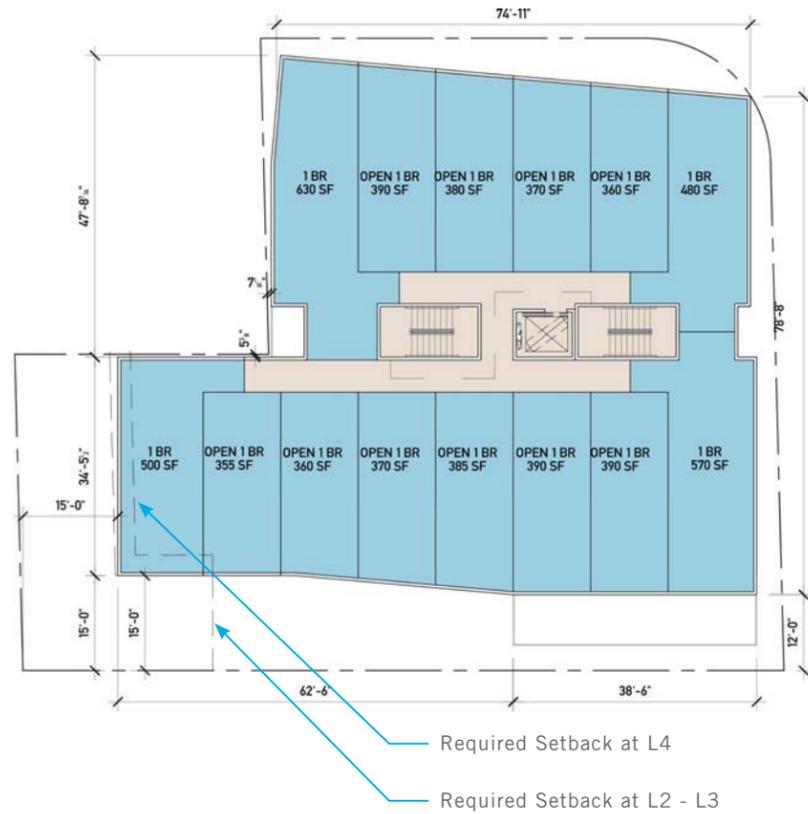


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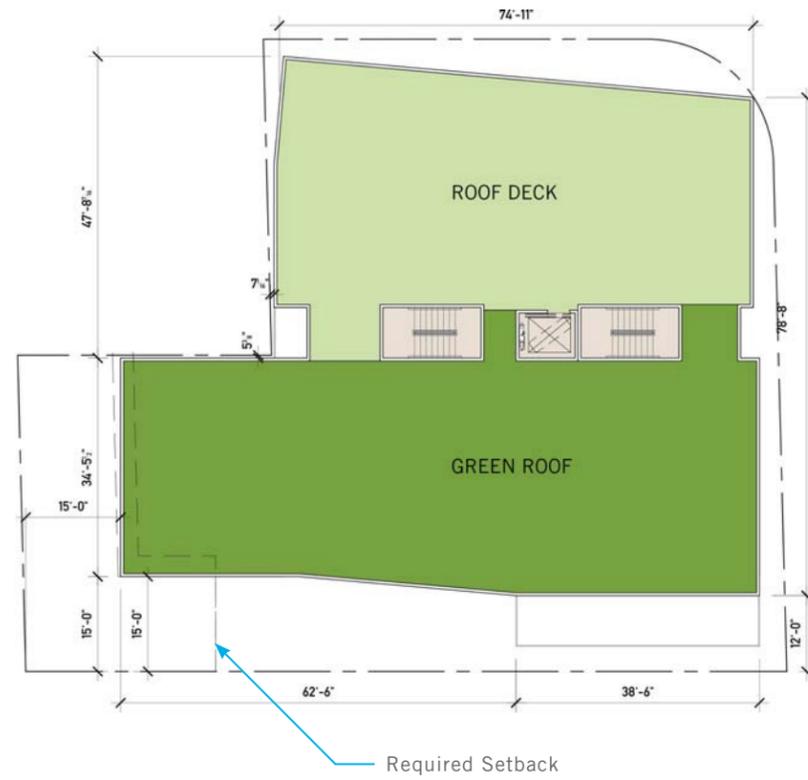
- Live / Work
- Units
- Utility/BOH
- Circulation
- Residential Amenity
- Roof Deck
- Green Roof

Option 1 | Floor Plans

LEVEL 2-4



ROOF LEVEL

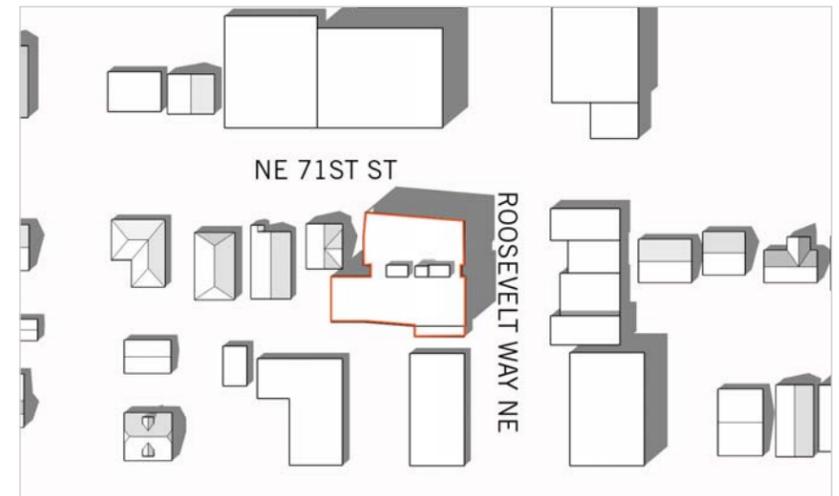
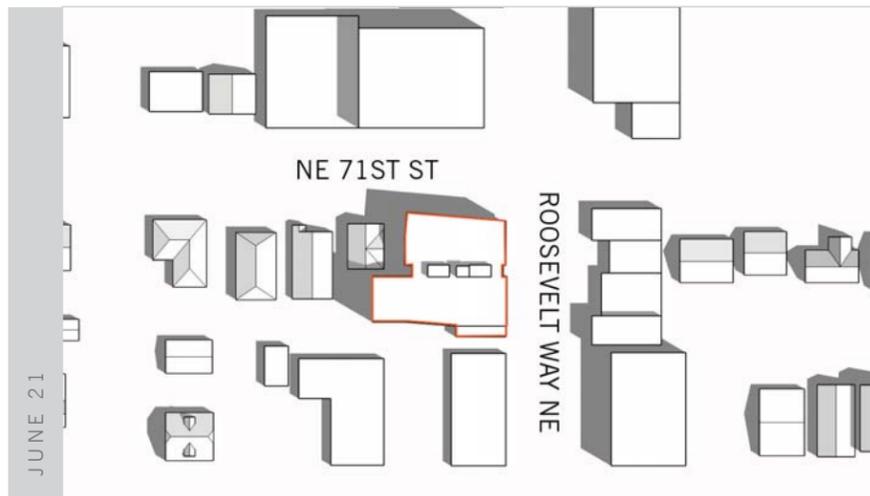
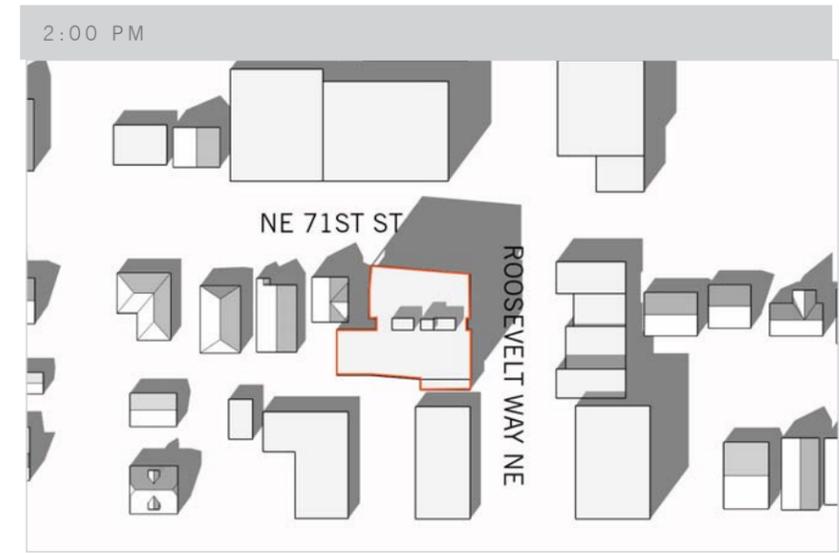
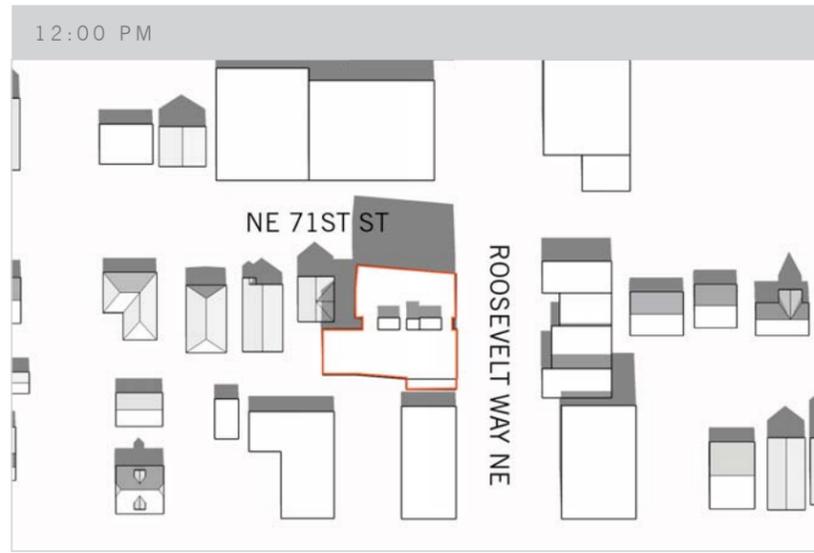


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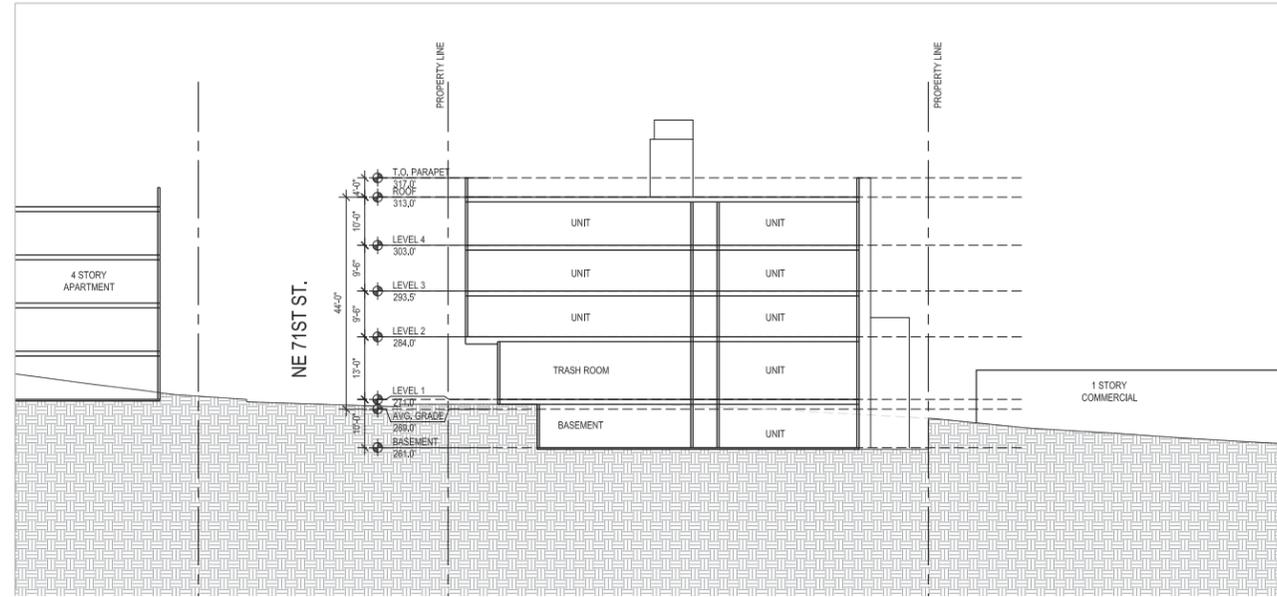
- Live / Work
- Units
- Utility/BOH
- Circulation
- Residential Amenity
- Roof Deck
- Green Roof

Option 1 | Shadow Study

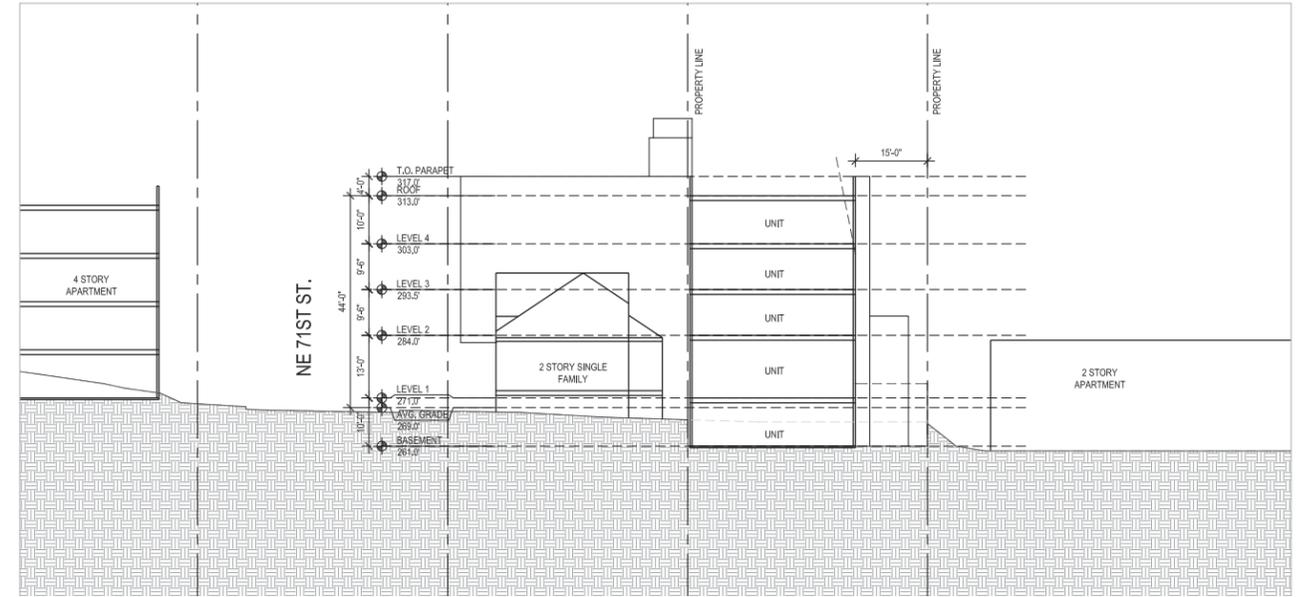
01
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08 DESIGN PROPOSAL
09



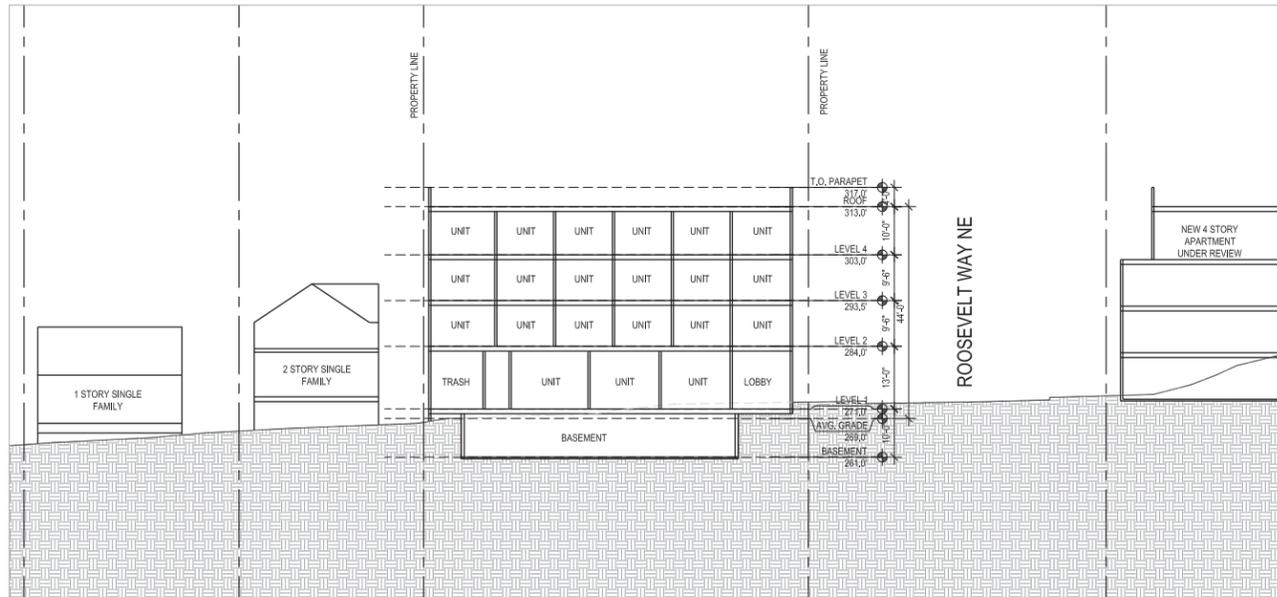
SECTION 1



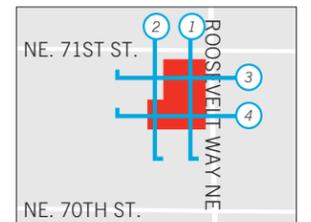
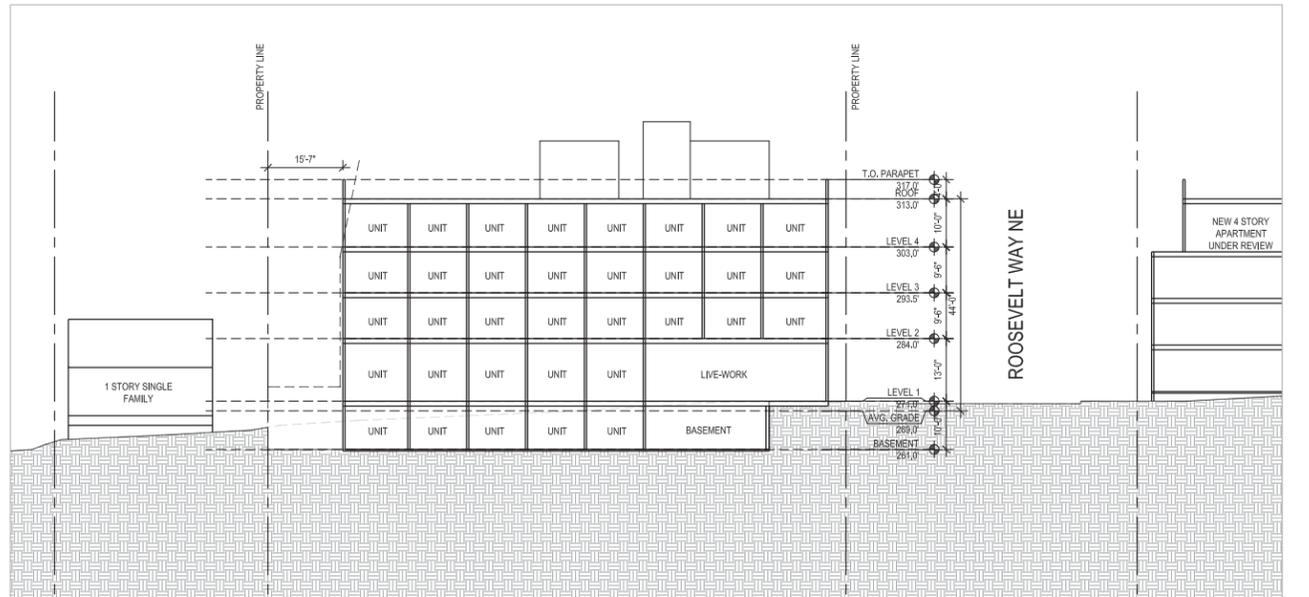
SECTION 2



SECTION 3

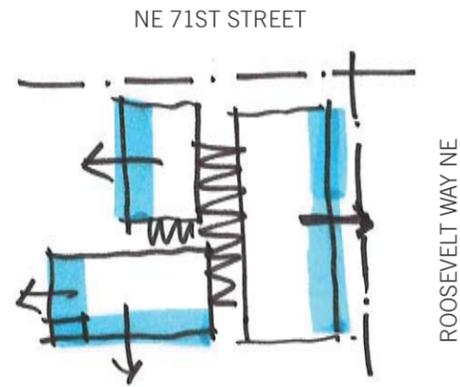


SECTION 4



Option 2 | Summary

01
02
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05
06
07
08 DESIGN PROPOSAL
09



| | |
|-----------------------|---------------------|
| # UNITS: | 57 Units |
| # LIVE/WORK UNITS: | 3 Live / Work |
| RESIDENTIAL AREA SF | 31,435 SF |
| COMMERCIAL RETAIL SF: | 2,250 SF |
| PARKING STALLS: | None |
| BIKE STALLS: | 15 |
| FAR SF: | 31,785 SF |
| RESIDENTIAL FAR SF: | 29,787 SF |
| CODE COMPLIANCE: | Yes, code compliant |

CONCEPT DIAGRAMS



NE CORNER VIEW

- A** A transparent corner serves as the focal point of this concept.
- B** A quieter street frontage, where the residential units are setback from the sidewalk with individual colonnade to add visual interest and delineate semi-privacy zone, where rich landscape will provide additional privacy for the units.
- C** A simple strong urban façade to reinforce an urban edge on main façade.



SE CORNER VIEW

DESIGN CUES



DESIGN CUE A:
Transparent corner



DESIGN CUE B:
Street-level street-facing residential units with colonnade in front to add visual interest



DESIGN CUE C:
Simple urban edge to reinforce commercial fabric of Roosevelt Way NE.

Option 2 | Massing Design Analysis

PROS & CONS



NE CORNER VIEW

DESIGN ANALYSIS KEY

- Major Fenestration
- Minor Fenestration
- Accent Wall
- Blank Wall

+ Strong urban edge appropriate for commercial fabric of Roosevelt Way NE.

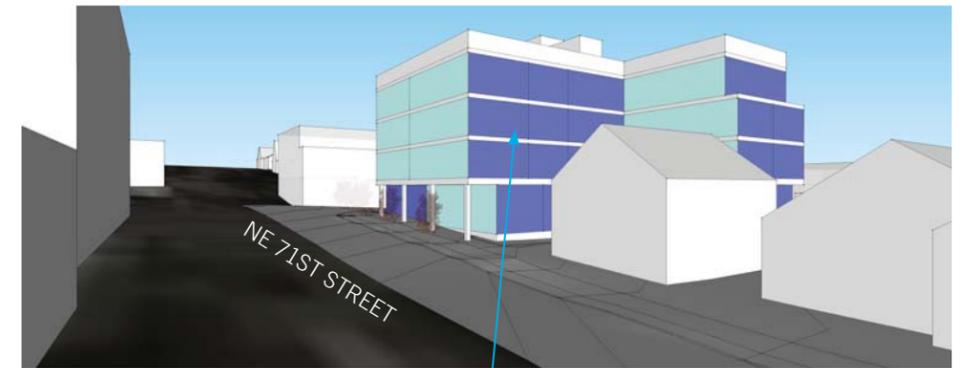
+ Ground level colonnade to add visual interest

+ Four story corner with maximum transparency



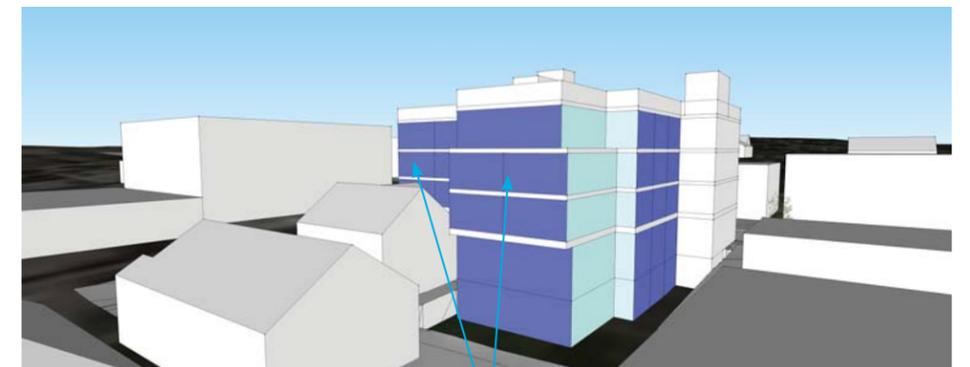
SE CORNER VIEW

- Blank walls can be seen from Roosevelt Way NE until the adjacent property gets re-developed



NW CORNER VIEW

+/- No blank facade, but all units have major fenestration towards SF 5000 zone

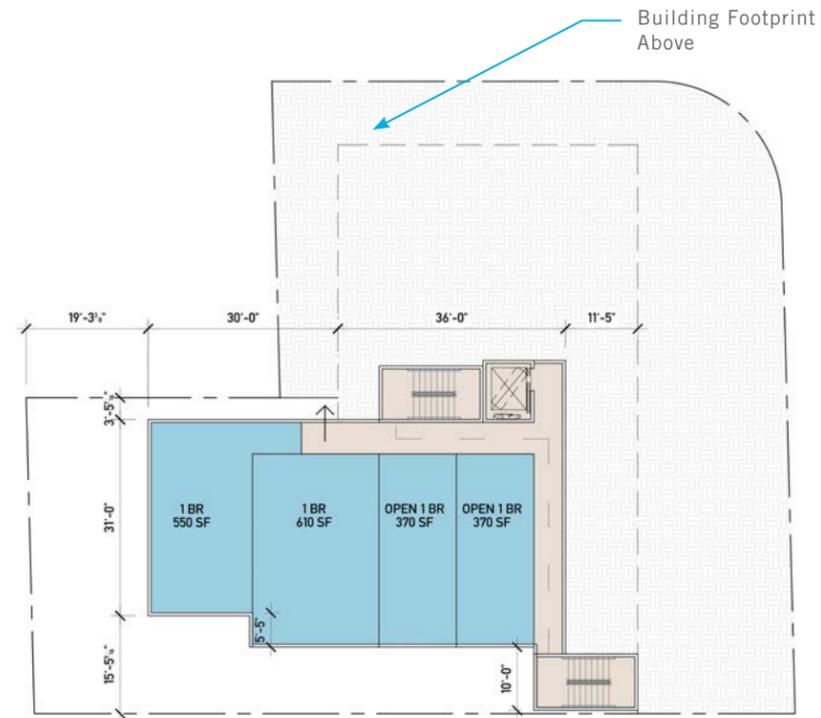


SW CORNER VIEW

- Units have major fenestration towards SF 5000 zone

Option 2 | Floor Plans

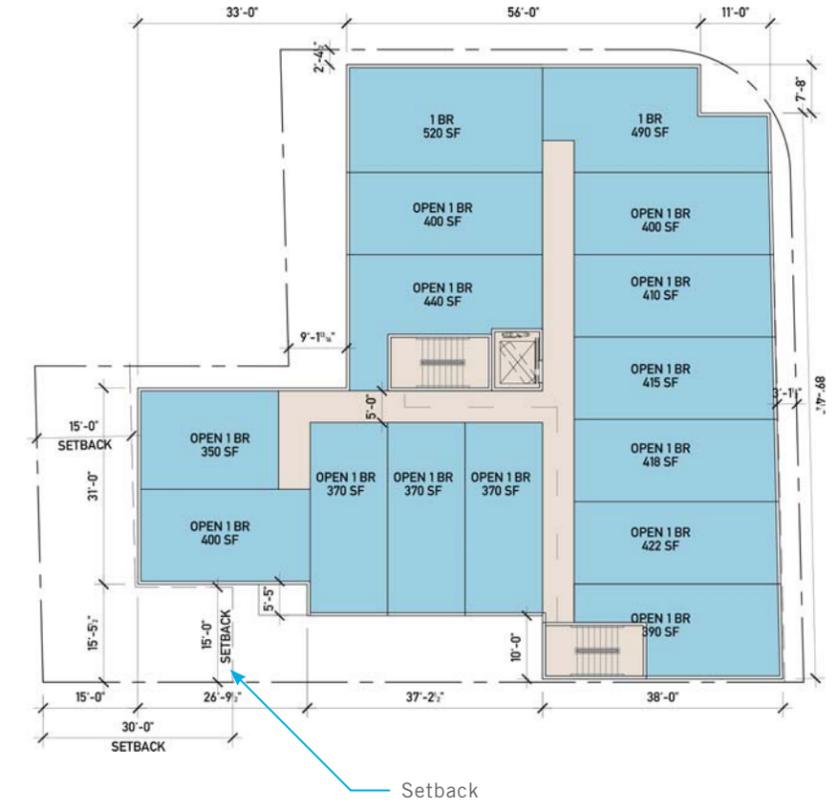
BASEMENT LEVEL



GROUND LEVEL



LEVEL 2-3

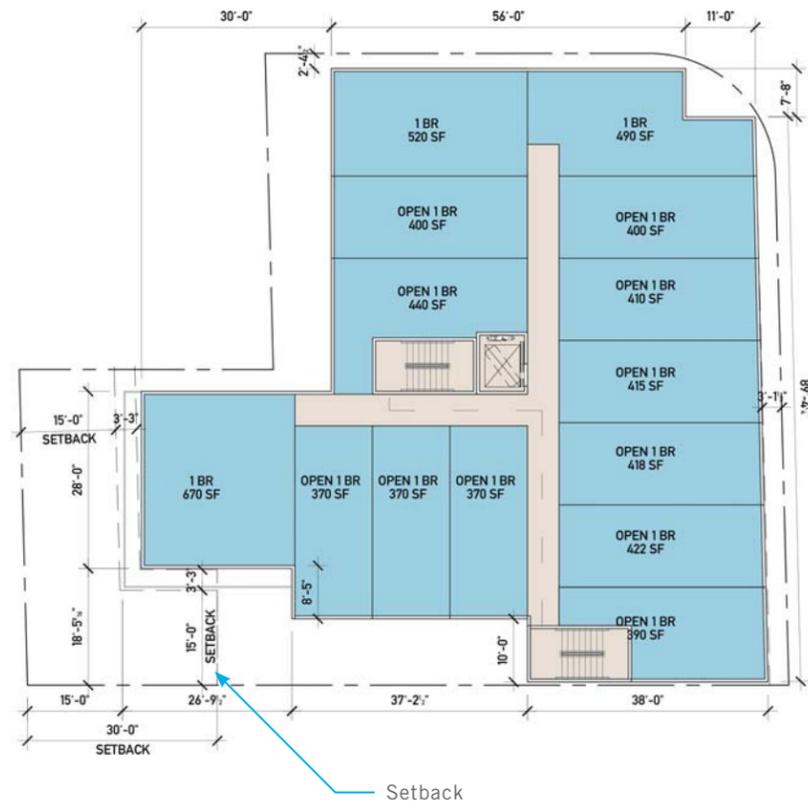


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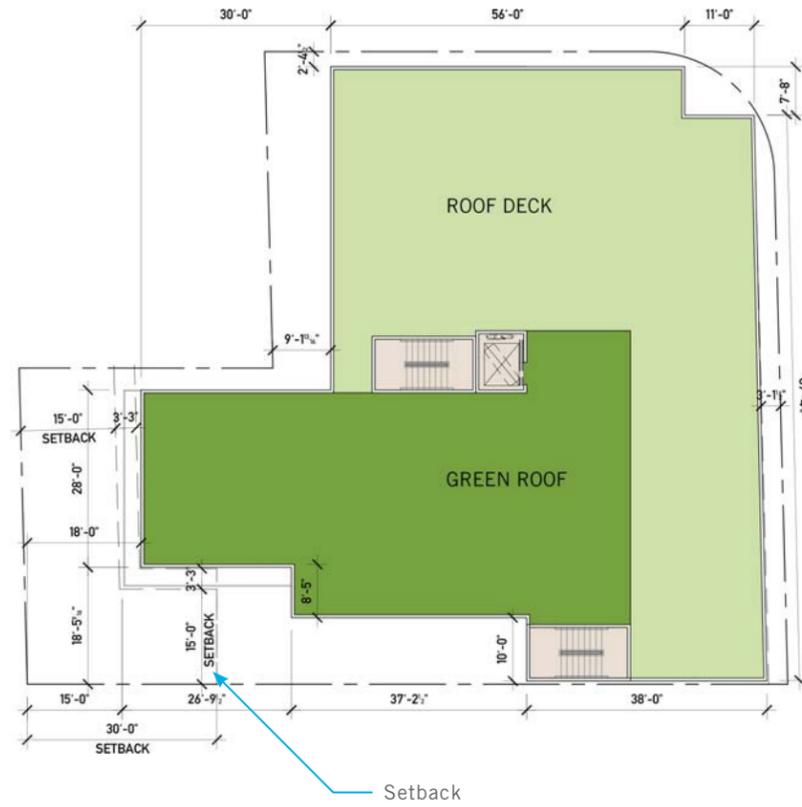
- Live / Work
- Units
- Utility/BOH
- Circulation
- Residential Amenity
- Roof Deck
- Green Roof

Option 2 | Floor Plans

LEVEL 4



ROOF LEVEL

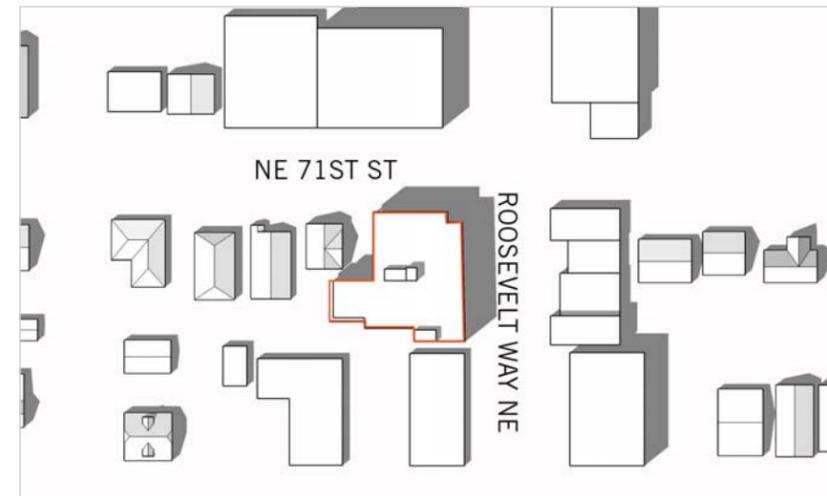
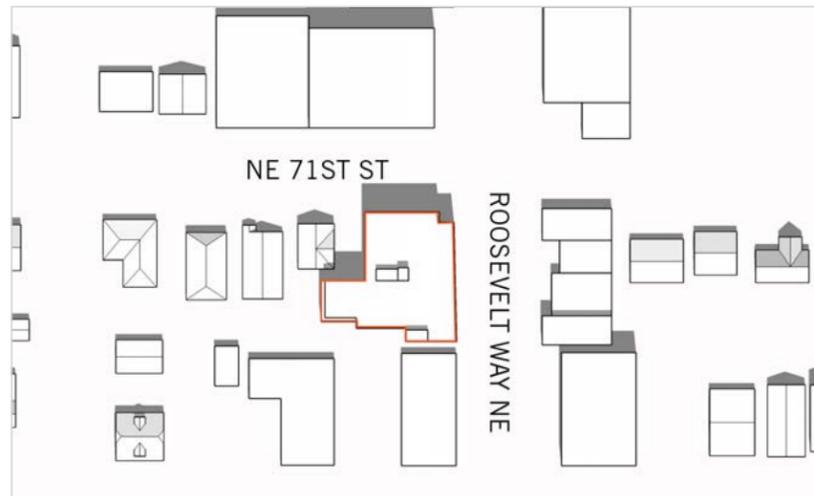
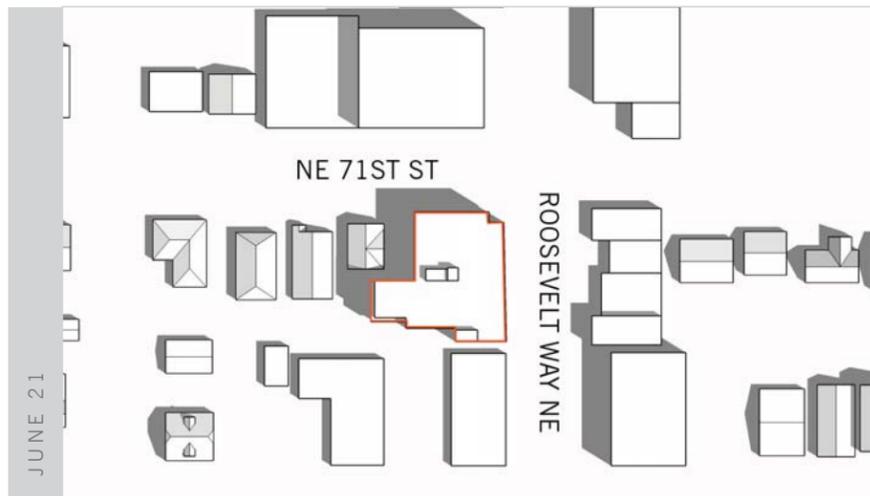
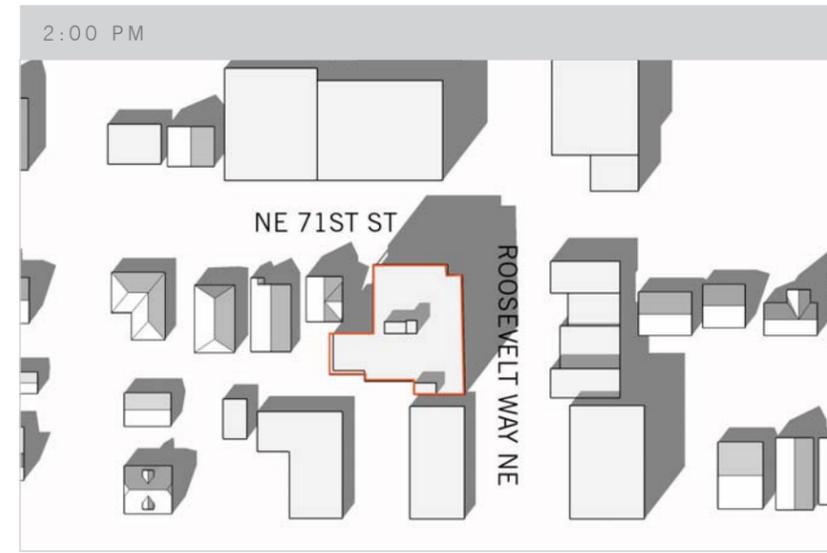
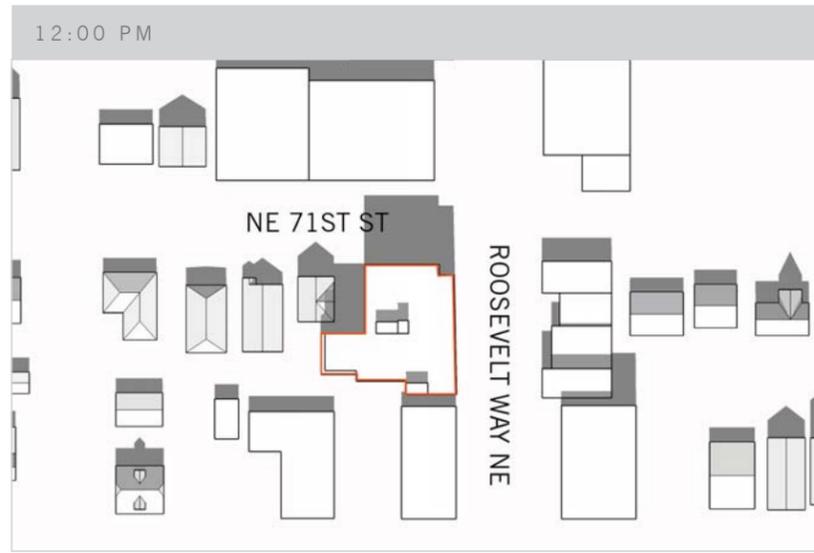
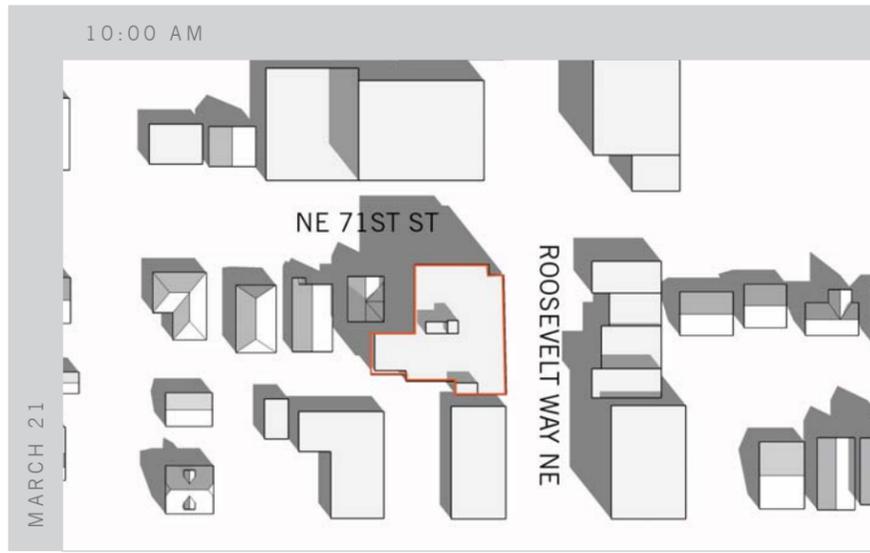


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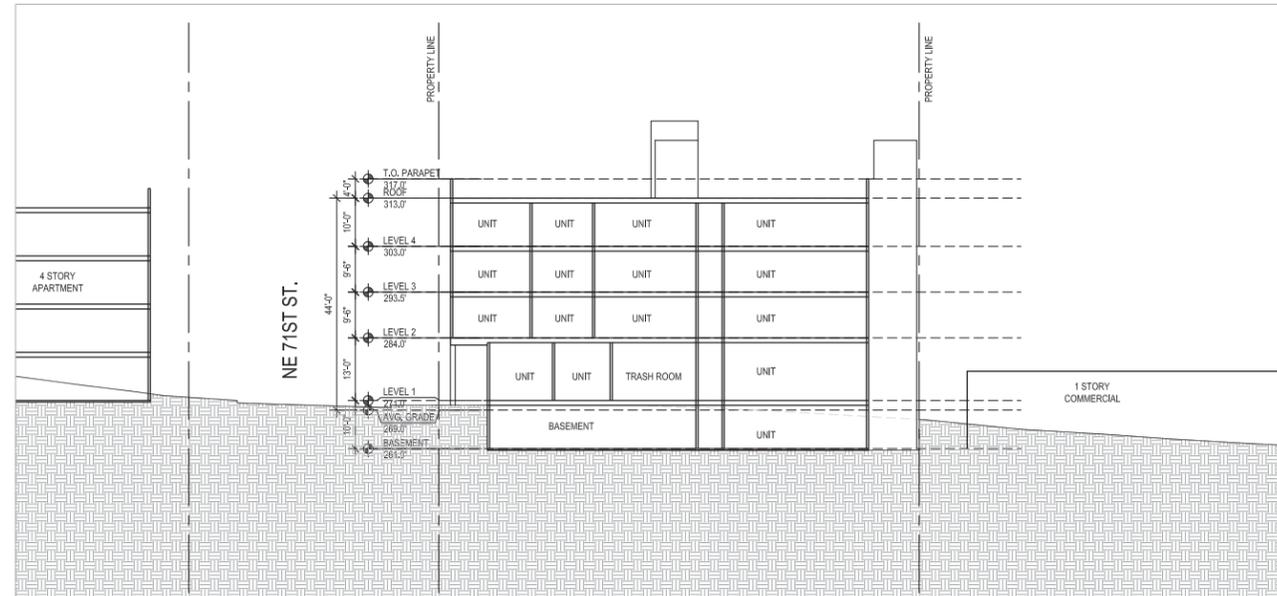
- Live / Work
- Units
- Utility/BOH
- Circulation
- Residential Amenity
- Roof Deck
- Green Roof

Option 2 | Shadow Study

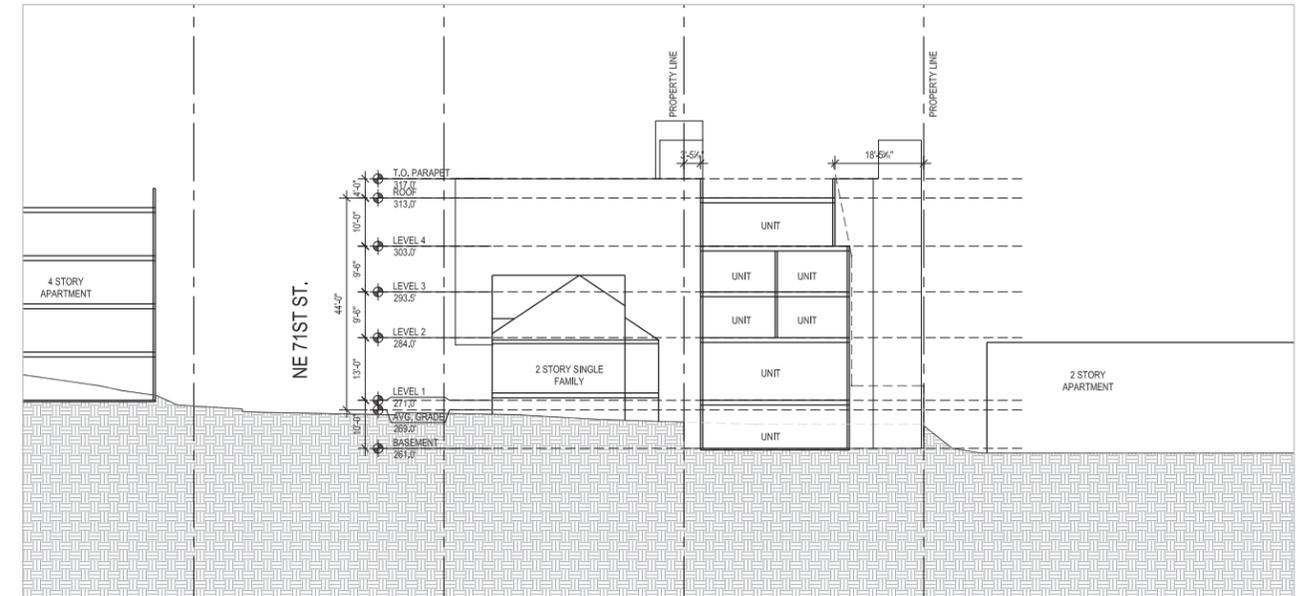
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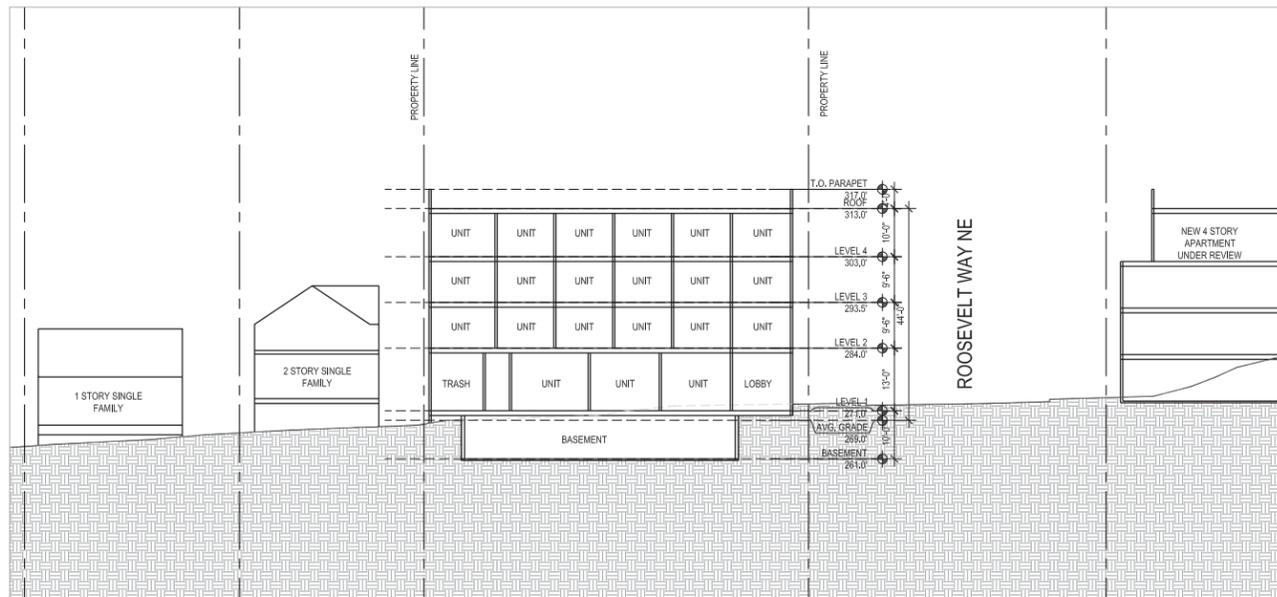
SECTION 1



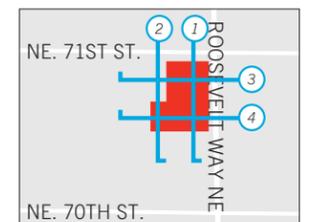
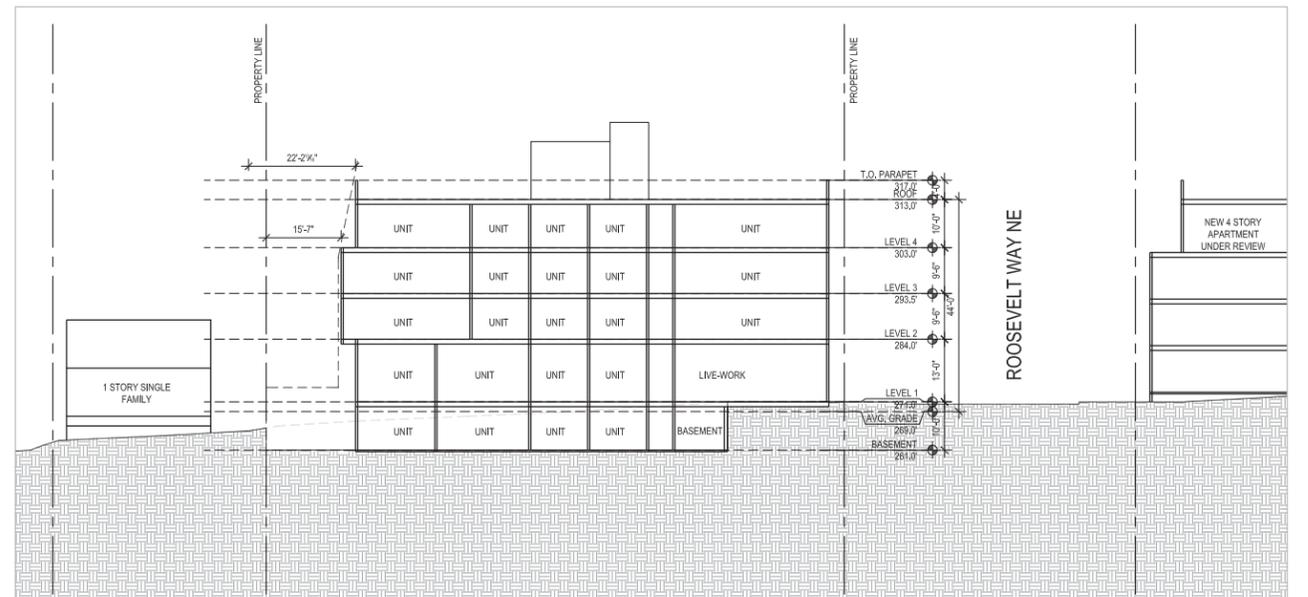
SECTION 2



SECTION 3

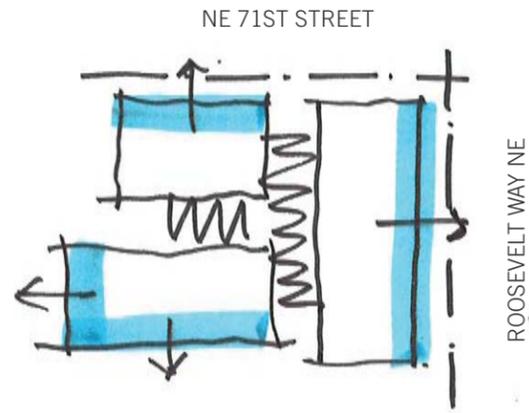


SECTION 4



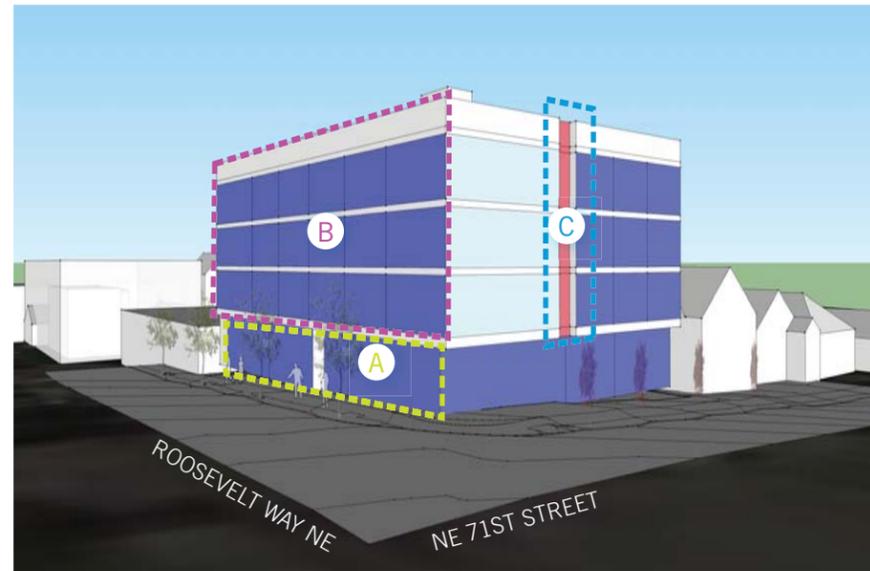
Preferred Option 3 | Summary

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08 DESIGN PROPOSAL
09



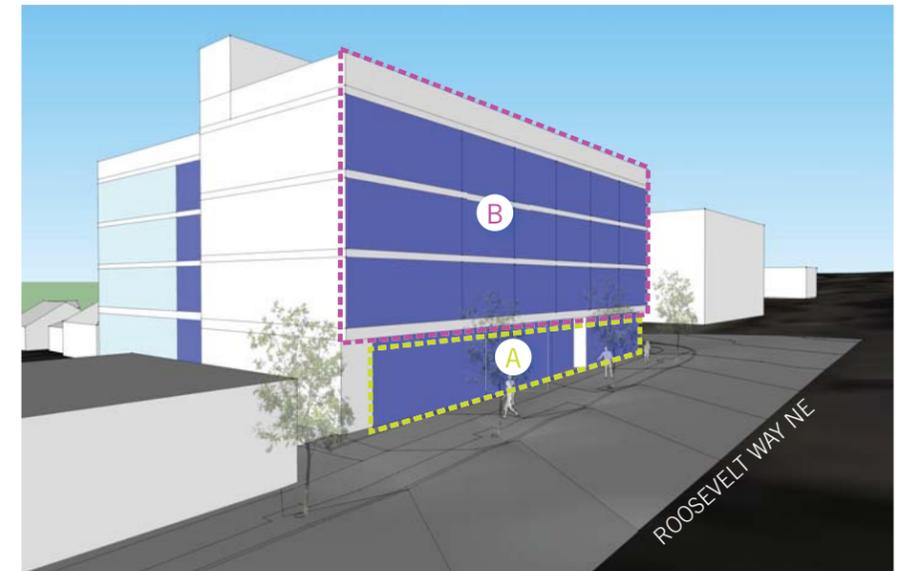
| | |
|-----------------------|---|
| # UNITS: | 57 Units |
| # LIVE/WORK UNITS: | 3 Live / Work |
| RESIDENTIAL AREA SF | 31,600 SF |
| COMMERCIAL RETAIL SF: | 2,140 SF |
| PARKING STALLS: | None |
| BIKE STALLS: | 15 |
| FAR SF: | 31,740 SF |
| RESIDENTIAL FAR SF: | 29,600 SF |
| CODE COMPLIANCE: | Not Compliant, Departure Requested (see pg. 40) |

CONCEPT DIAGRAMS



NE CORNER VIEW

- A** A setback street frontage, where the Livework units provides connection to the pedestrian and adjacent use by using large and vibrant storefront.
- B** A simple strong urban façade to reinforce an urban edge on main façade.
- C** An accent material to delineate the slits where the massing is split into three volumes. The accents will create visual interest and its repetition provides continuity to the design.



SE CORNER VIEW

DESIGN CUES



DESIGN CUE A:
Vibrant storefront with slight overhang of upper volume to provide horizontal delineation



DESIGN CUE B:
Simple urban edge to reinforce commercial fabric of Roosevelt Way NE.



DESIGN CUE C:
Accent material at inset to create visual interest

Preferred Option 3 | Massing Design Analysis

PROS & CONS



NE CORNER VIEW

DESIGN ANALYSIS KEY

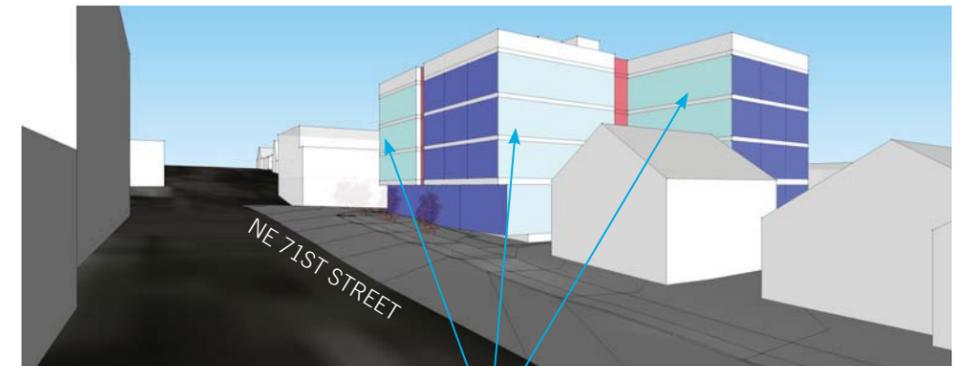
- Major Fenestration
- Minor Fenestration
- Accent Wall
- Blank Wall

- + Strong urban edge appropriate for commercial fabric of Roosevelt Way NE.
- + Vibrant storefront with slight overhang of upper volume to provide horizontal delineation
- + Accent material breaks up the massing



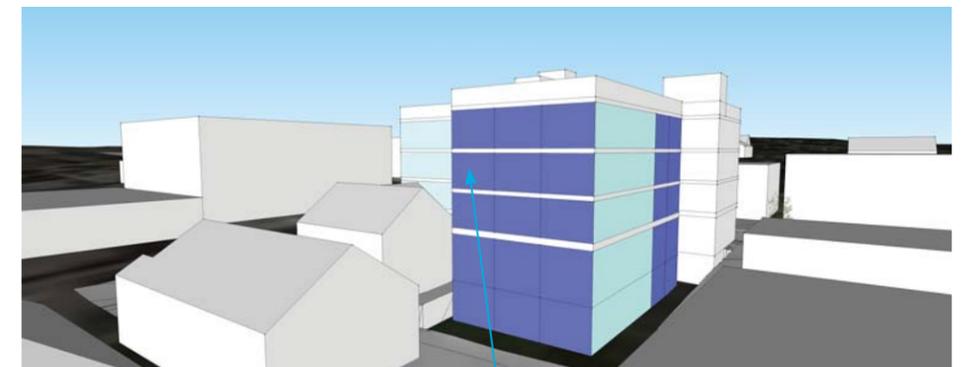
SE CORNER VIEW

- Blank walls can be seen from Roosevelt Way NE until the adjacent property gets re-developed



NW CORNER VIEW

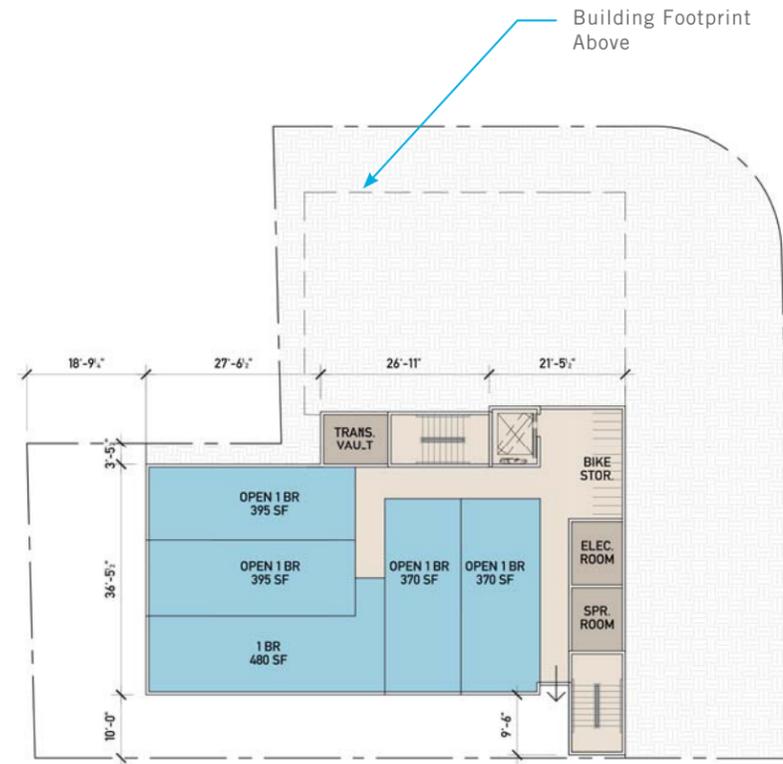
+ No blank facade, there will be minor fenestration



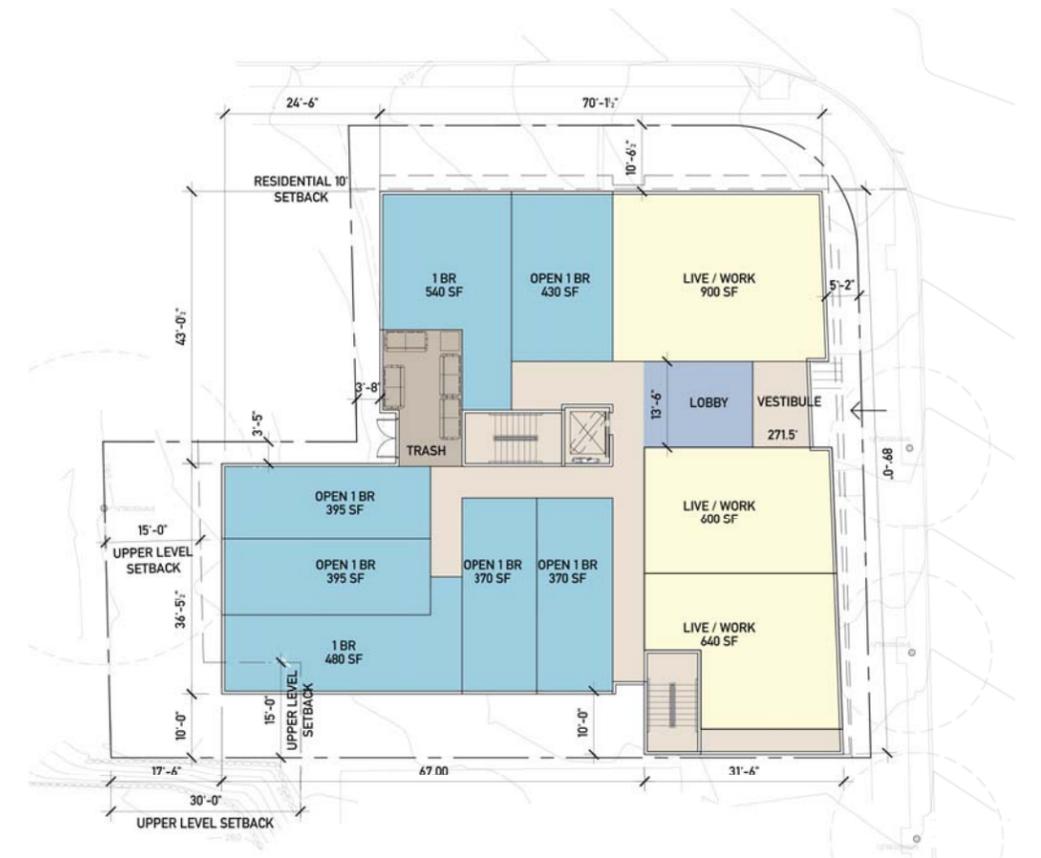
SW CORNER VIEW

+/- Units have major fenestration towards SF 5000 zone, but have greater setback than required

BASEMENT LEVEL



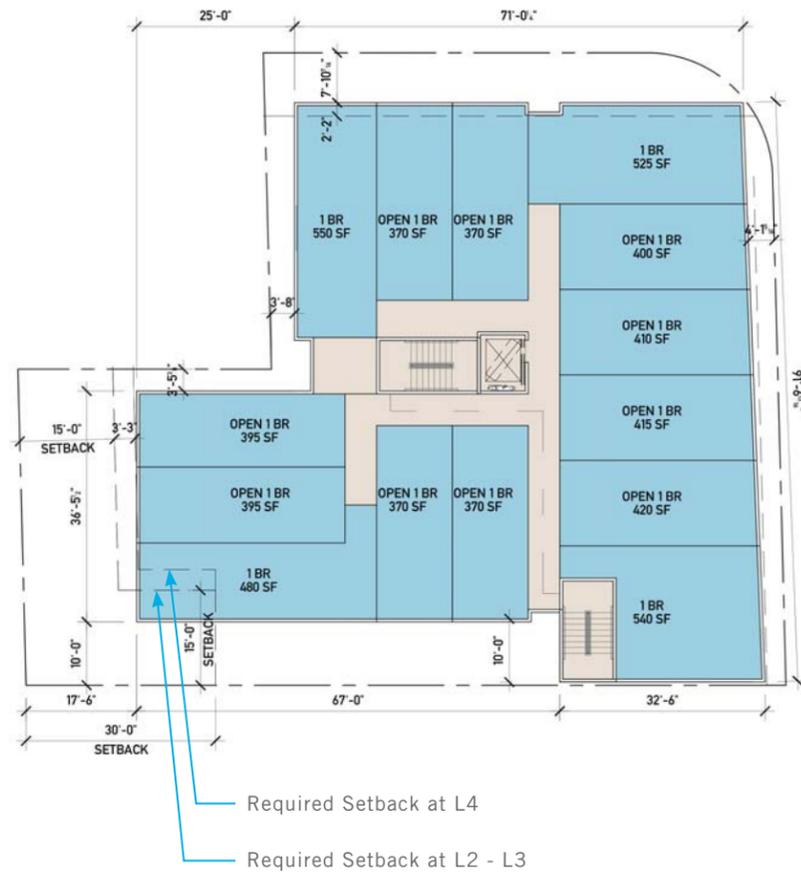
LEVEL 2-3



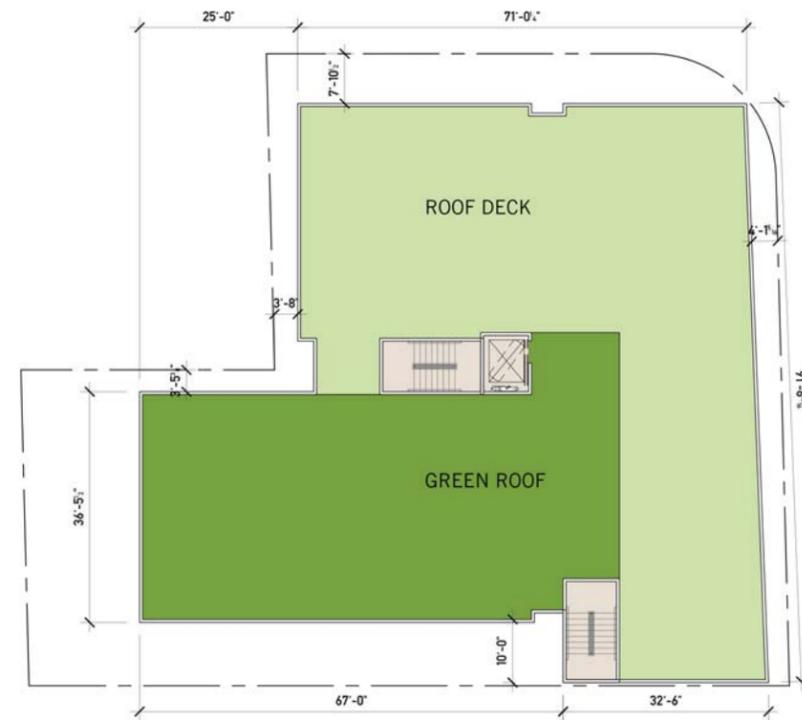
KEY

- Live / Work
- Units
- Utility/BOH
- Circulation
- Residential Amenity
- Roof Deck
- Green Roof

LEVEL 2-4



ROOF LEVEL

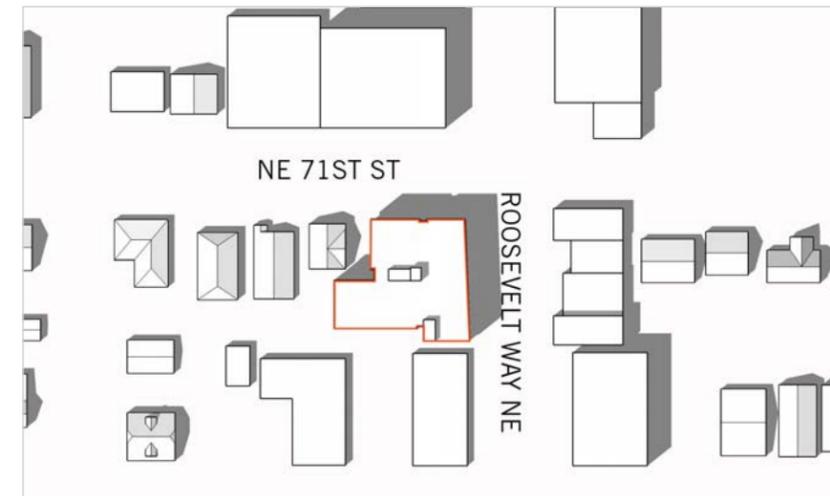
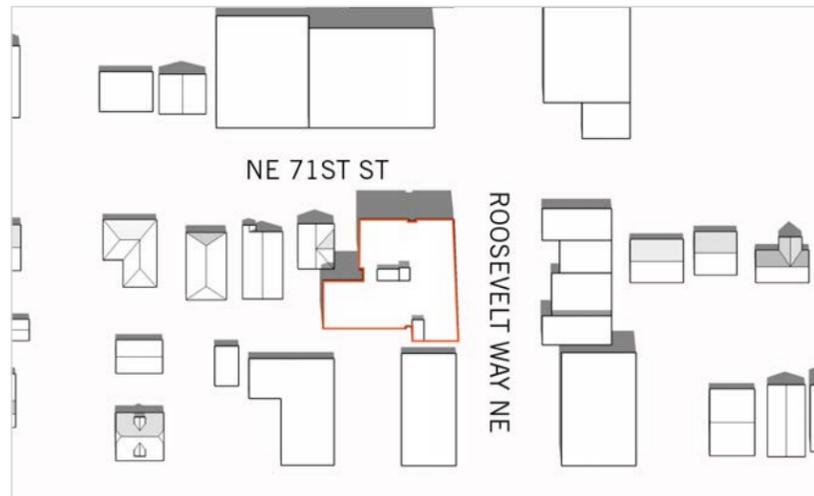
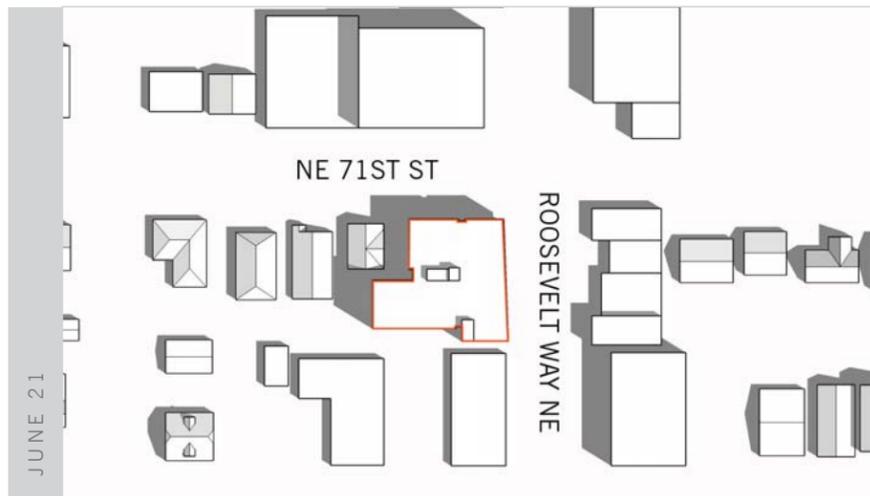
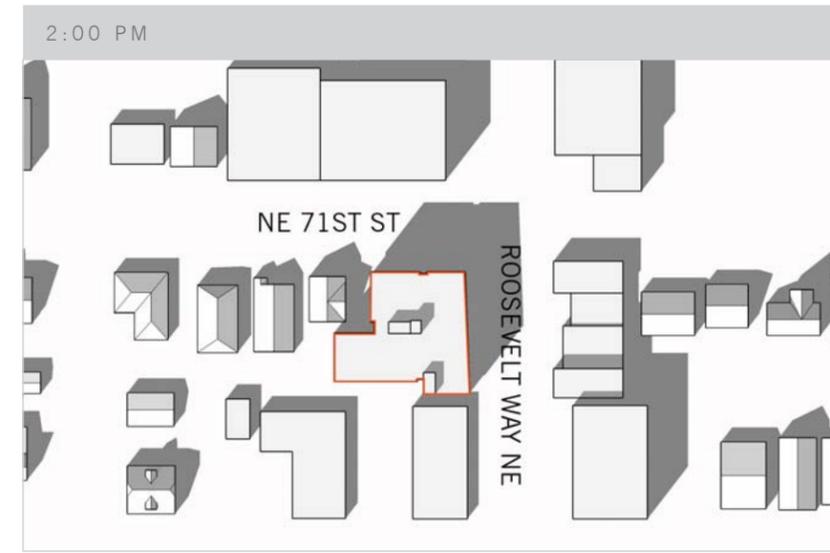
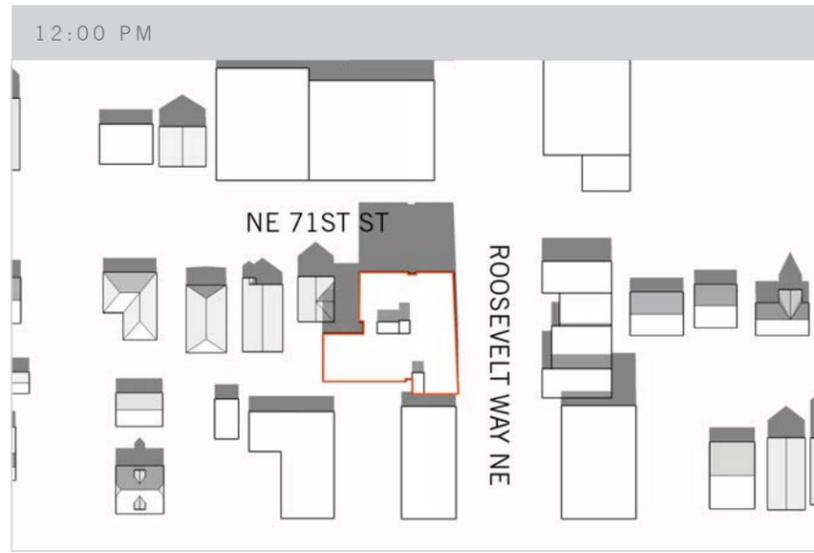


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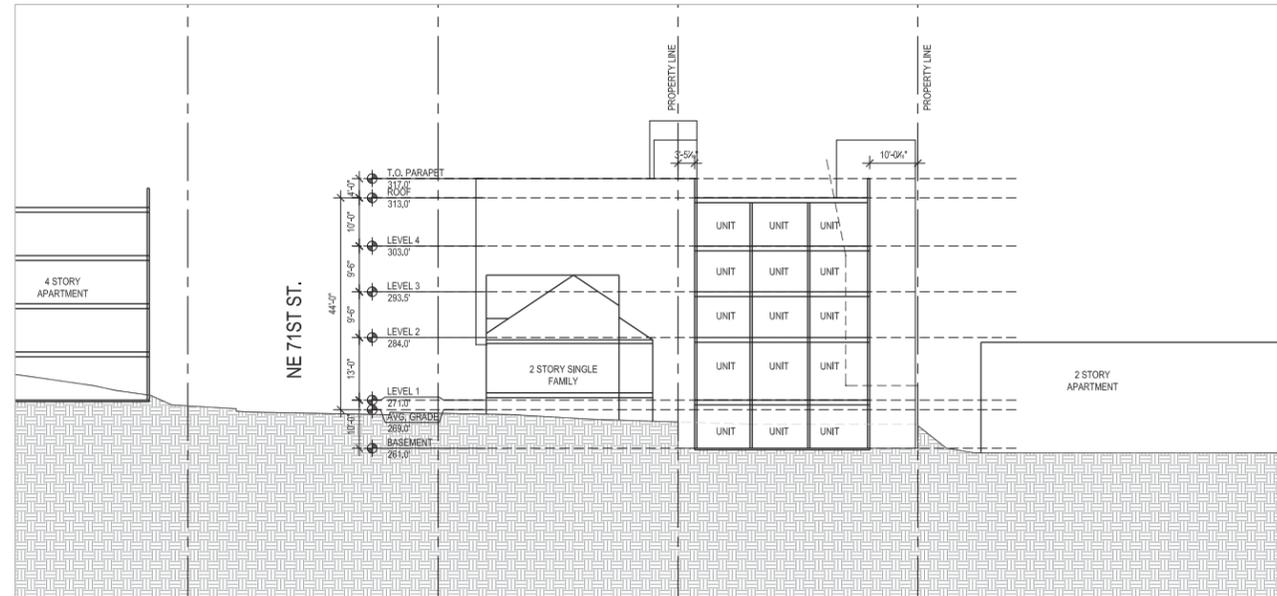
- Live / Work
- Units
- Utility/BOH
- Circulation
- Residential Amenity
- Roof Deck
- Green Roof

Preferred Option 3 | Shadow Study

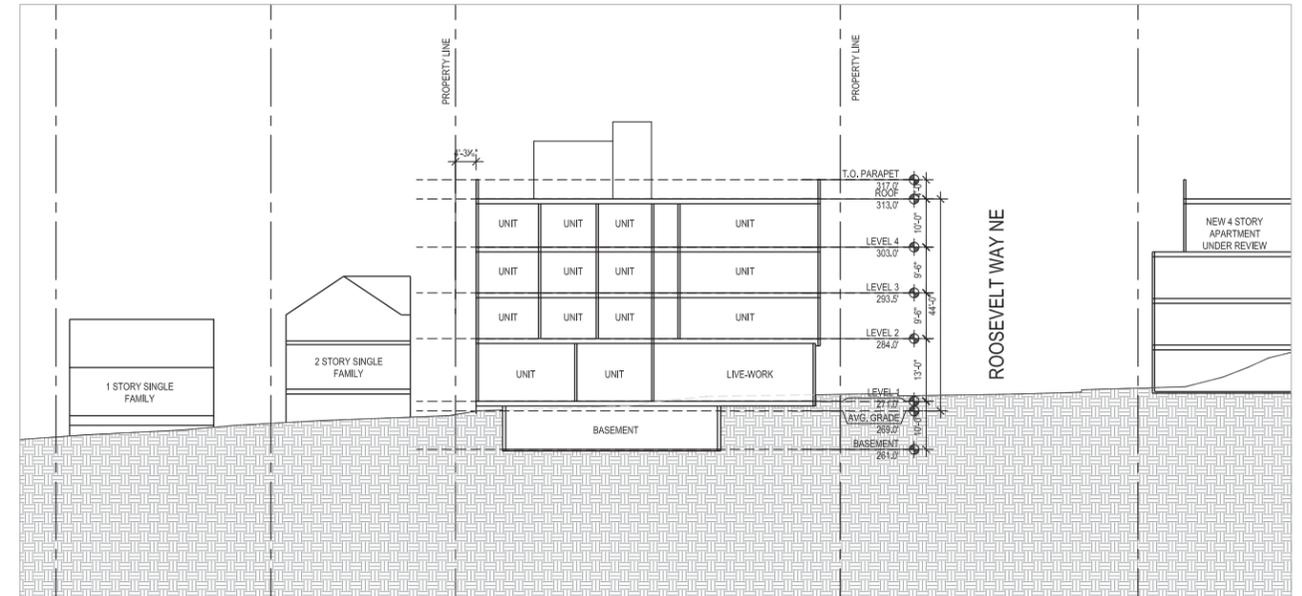
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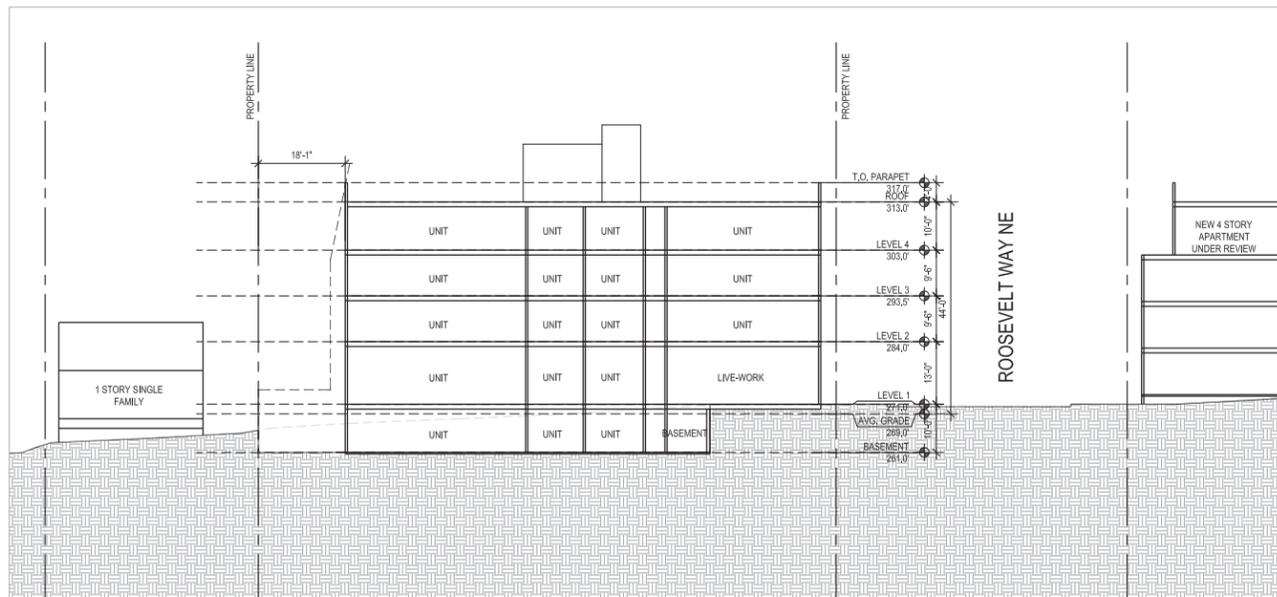
SECTION 1



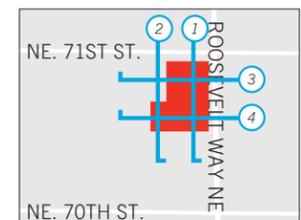
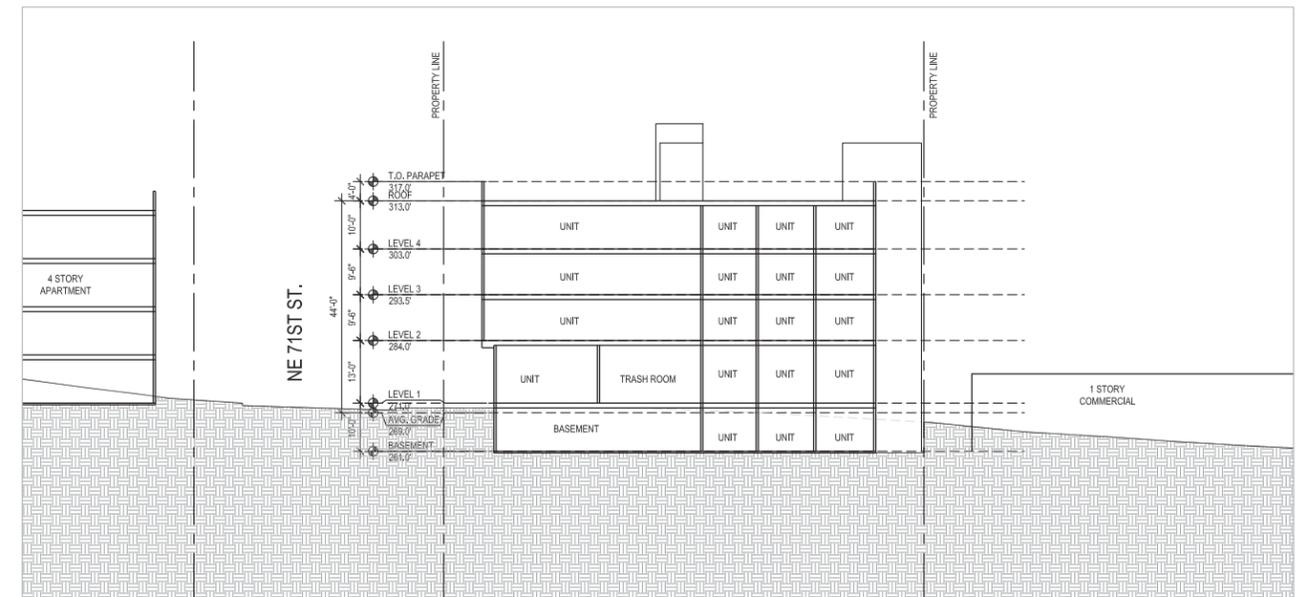
SECTION 2



SECTION 3



SECTION 4

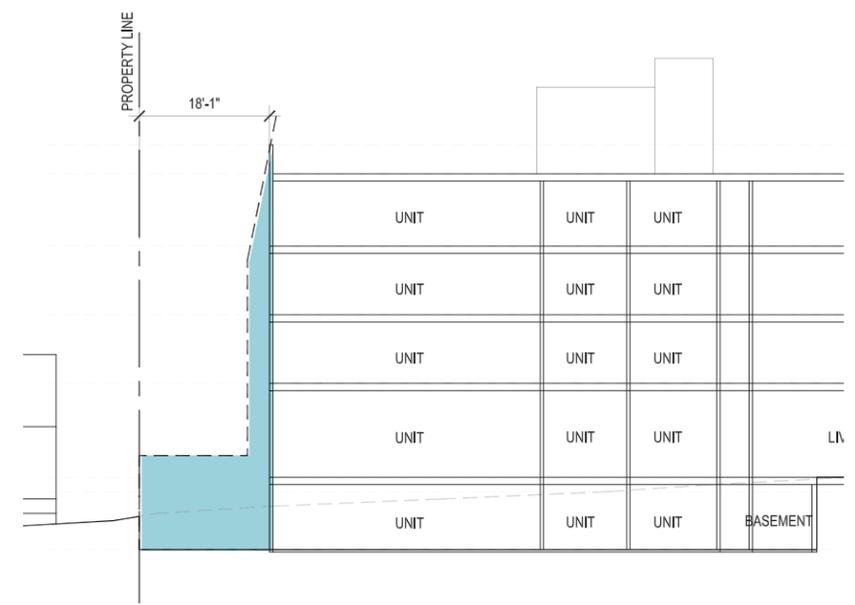
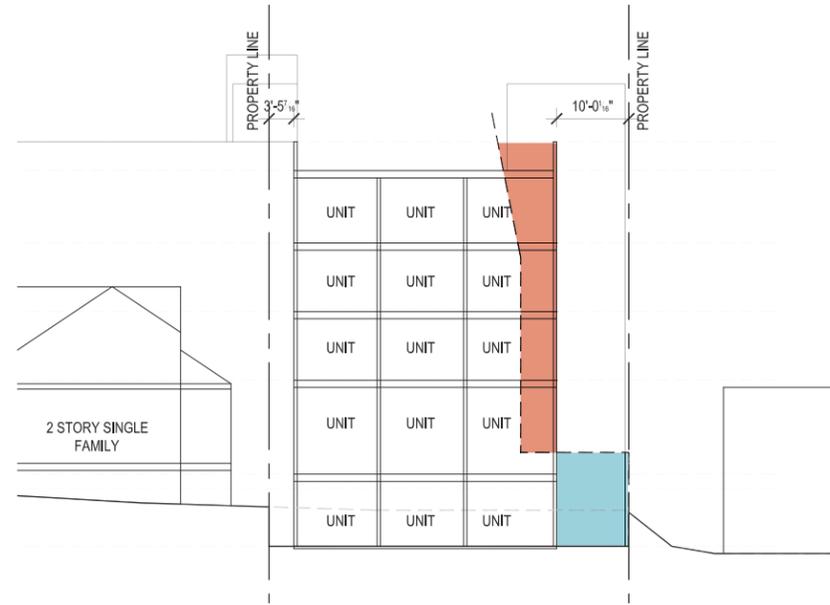


Departure Request #1

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09 DEPARTURES

| | |
|----------------------------|---|
| CODE CITATION: | 23.47A.014.B.3 |
| CODE REQUIREMENT: | 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. |
| PROPOSED DESIGN DEPARTURE: | 15 ft setback is provided all the way from the ground to small portion extending beyond 40ft in height. |
| RATIONALE: | The goal of massing option 3 is to provide 3 distinct contextually based volumes. The requested volume of departure is crucial in establishing the south-west mass while providing ample building setback from adjacent properties. |

SECTION DIAGRAMS



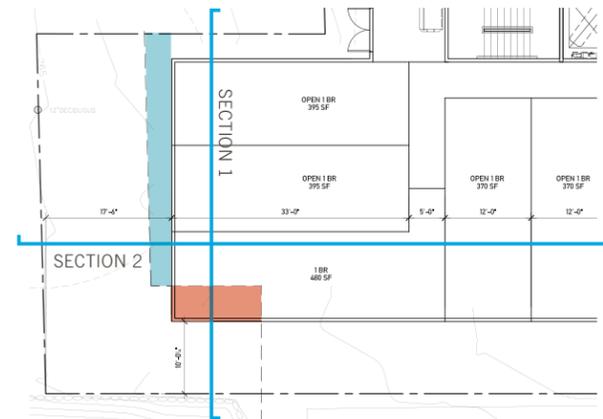
SECTION 1:

- Departure Request
- Unused Allowable Envelope

SECTION 2:

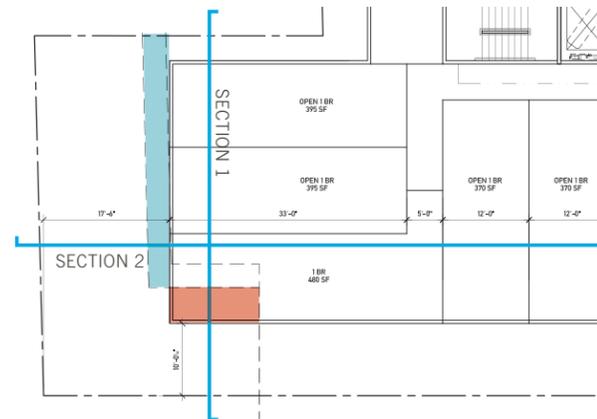
- Unused Allowable Envelope

FLOOR PLAN DIAGRAMS



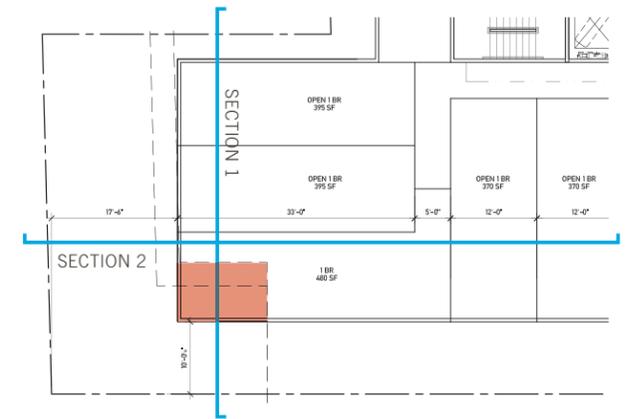
GROUND LEVEL:

Include images from the neighborhood or beyond that will inform the design development. Note relevance of image to project.



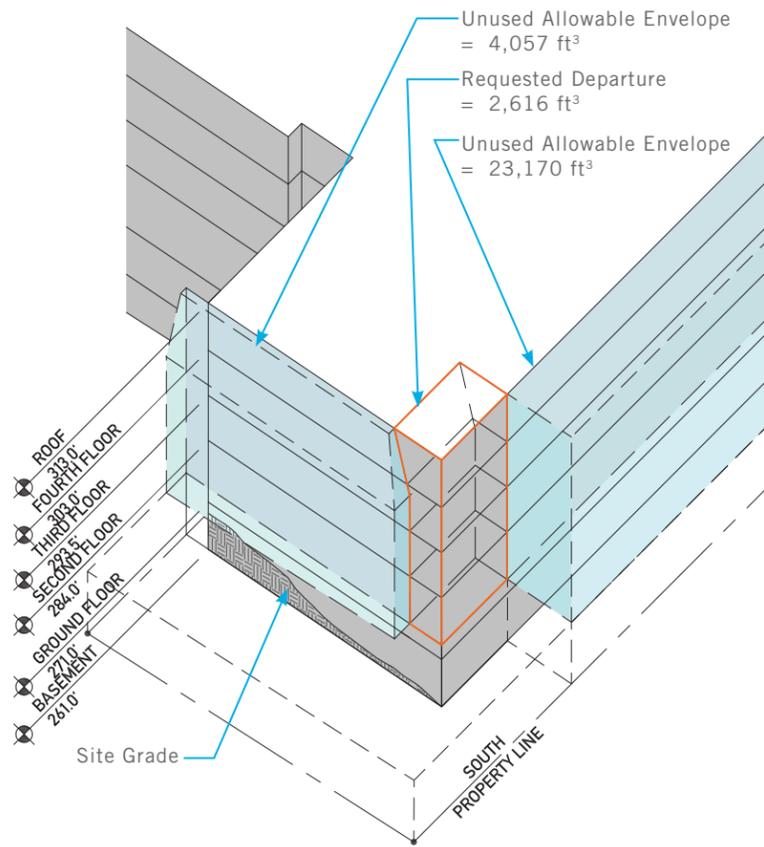
LEVEL 2&3:

Include images from the neighborhood or beyond that will inform the design development. Note relevance of image to project.



LEVEL 4:

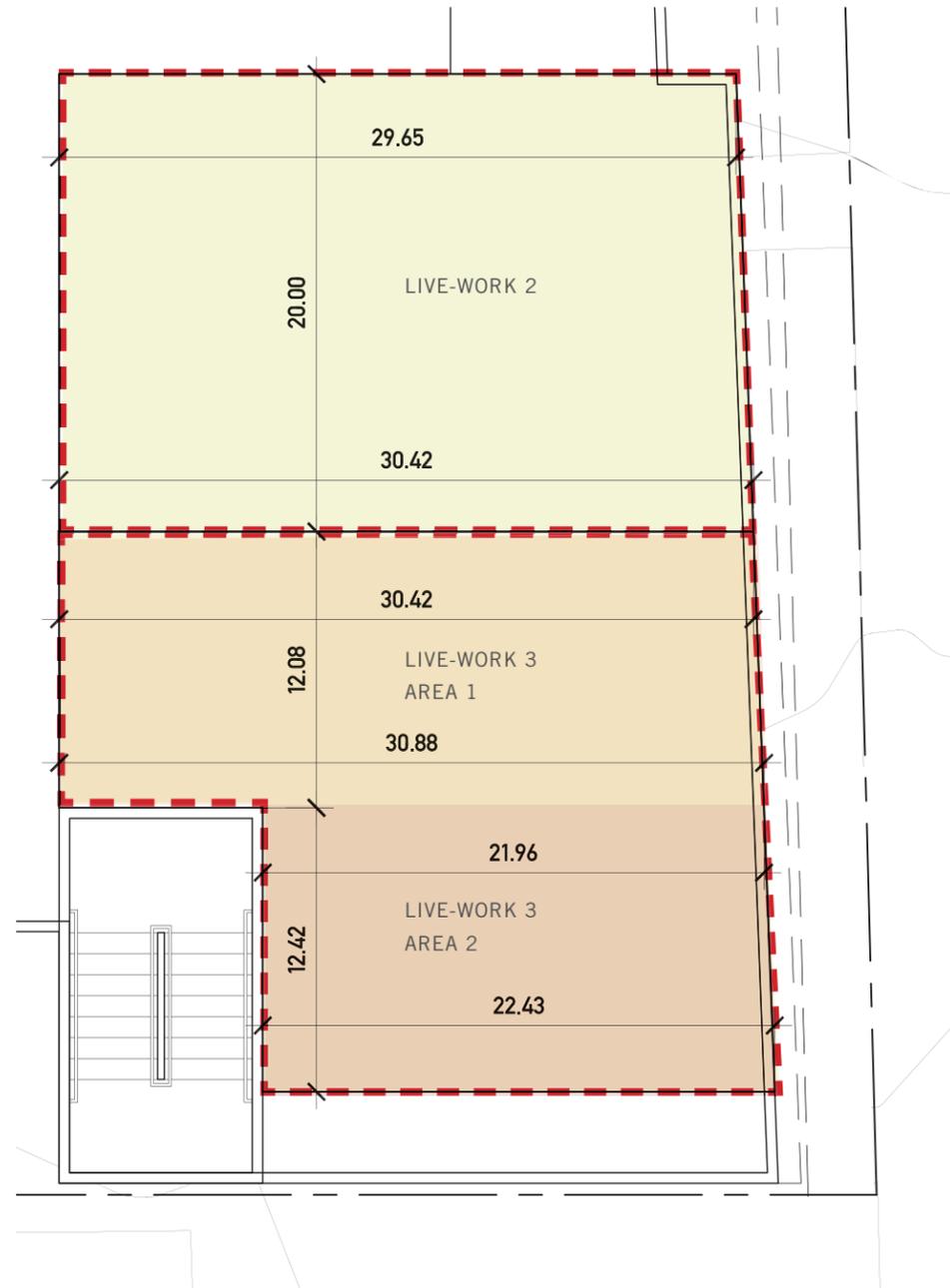
Include images from the neighborhood or beyond that will inform the design development. Note relevance of image to project.



Departure Request #2

| | |
|----------------------------|---|
| CODE CITATION: | 23.47A.008.B.3 |
| CODE REQUIREMENT: | non-residential uses shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level street-facing facade. |
| PROPOSED DESIGN DEPARTURE: | One live-work unit to have average depth of 26.36 feet. |
| RATIONALE: | The proposed Live-Work units are set back from the sidewalk to provide additional area for pedestrian interaction. While trying to provide a distinct volume that relates to the street, the obtuse geometry of the site creates a deeper commercial bay at the North-West corner. The requested departure is asking for half of the Live-Work 3 unit to be 22ft deep, enabling the design to maintain continuous transparency at the street level all the way to the corner of 71st & Roosevelt. This departure also allows a second residential entry at the south, maintaining the contextual volumetric response. |

FLOOR PLAN DIAGRAMS



LIVE-WORK 2 Average Depth Calculation:

$$\frac{29.65 + 30.42}{2} = 30.035 \text{ ft}$$

LIVE-WORK 3 Average Depth Calculation:

Area 1

$$\frac{30.42 + 30.88}{2} = 30.65 \text{ ft}$$

Area 2

$$\frac{21.96 + 22.43}{2} = 22.19 \text{ ft}$$

Overall

$$\frac{(30.65 \times 12.08) + (22.19 \times 12.42)}{12.08 + 12.42} = \frac{645.85}{24.5} = 26.36 \text{ ft}$$