



DRB RECOMMENDATION MEETING

7011 Roosevelt Way NE Seattle, WA

SDCI PROJECT NO.:

3016208

MEETING DATE:

03/27/2017

APPLICANT CONTACT:

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Caron Architecture

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Note: Renderings and elevations throughout the packet are for illustrative purposes only. Refer to material board for actual colors.

CARON

CARON REF #2015.026



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PROJECT TEAM

OWNER
Michael Nelson
MRN Homes, LLC

CARON ARCHITECTURE CONTACT
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206.367.1382
Caron Reference No.: 2015.026

PROJECT HISTORY

EDG
01/11/16

EDG 2
05/09/16

DRB
03/27/17

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

DEVELOPMENT STATISTICS:

ZONING:
NC2-40

BUILDING HEIGHT:
40ft + 4ft bonus

RESIDENTIAL UNITS:
54 units

PARKING STALLS:
None

BIKE STALLS:
37 bike stalls

3.0 Proposal

DEVELOPMENT OBJECTIVES

The proposed development will create a four-story residential building with 54 market rate units at the corner of Roosevelt Way NE and NE 71st Street. At the ground level a residential lobby, three live-work units and seven 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 Street.

SITE DESCRIPTION & ANALYSIS

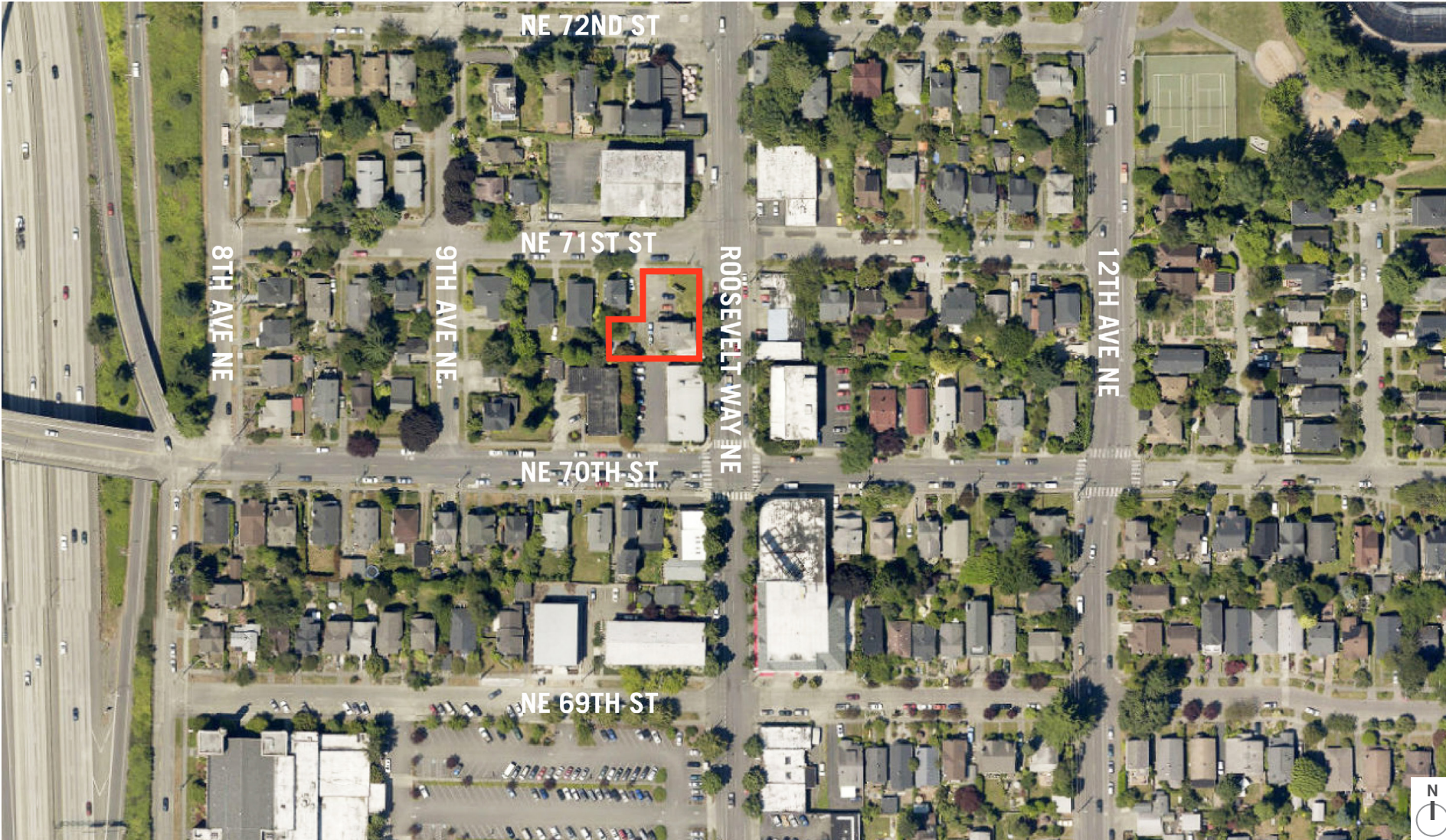
The proposed project is within a short walking distance to bus stops and the future light rail station to be located on 12th Ave. NE between NE 65th Street and NE 67th Street. The project site is zoned NC2-40 and is abutting SF 5000 zoning at the southwest corner. Commercial, mixed-use, and multifamily 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 Street 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 is almost 10’ lower than the average grade of the proposed project. In addition to the site slope, the boundaries of the L-shaped site are irregular and not perpendicular at corners.

DEVELOPMENT SUMMARY

LEVEL	TOTAL GROSS SF	TOTAL FAR SF	RESIDENTIAL UNITS	LIVE / WORK SF	USE
ROOF	613 SF	543 SF	0	0	Residential Amenity
4	7,012 SF	6,832 SF	14	0	Residential
3	7,012 SF	6,832 SF	14	0	Residential
2	7,012 SF	6,832 SF	14	0	Residential
1	6,642 SF	6,465 SF	7 + 3 Live / Work	1,953 SF	Residential & Live / Work (Commercial)
B1	3,608 SF	3,376 SF	5	0	Residential
TOTAL	31,899 SF	30,880 SF	54 Units + 3 Live / Work	1,953 SF	

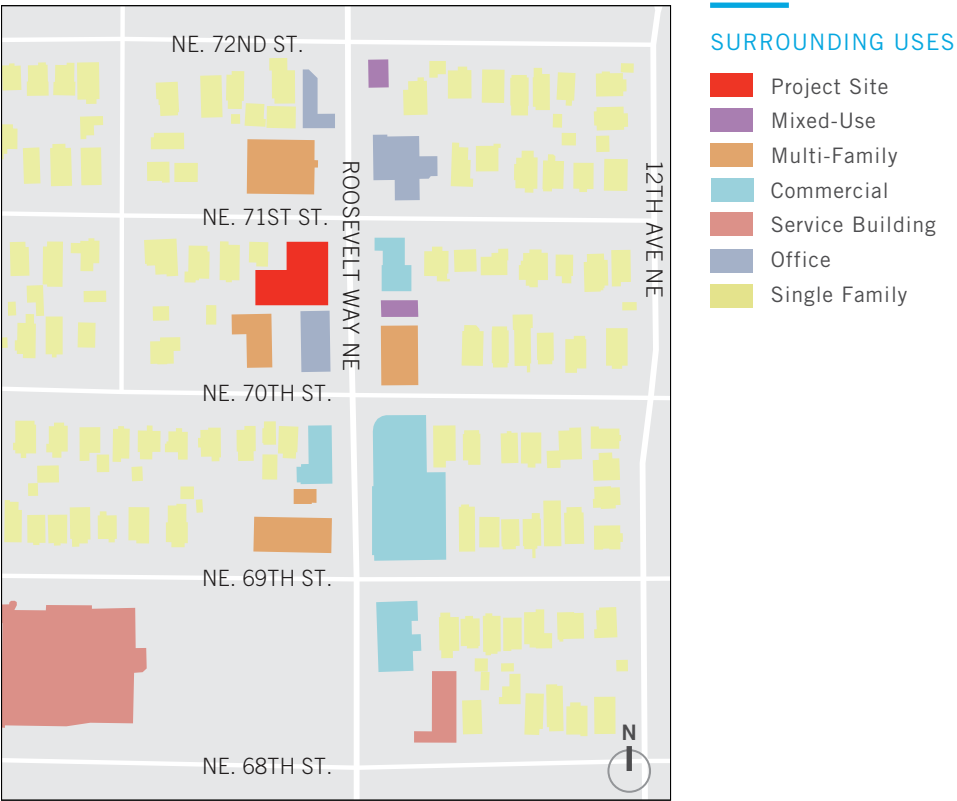
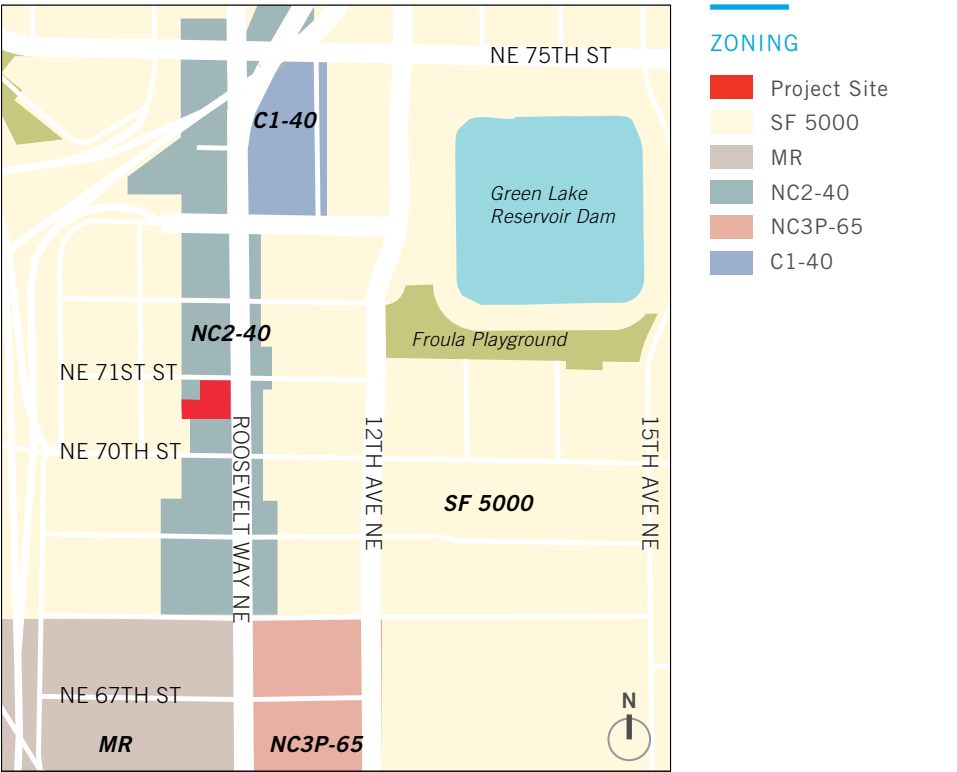


9-BLOCK AERIAL MAP

4.0 Summary Context Analysis



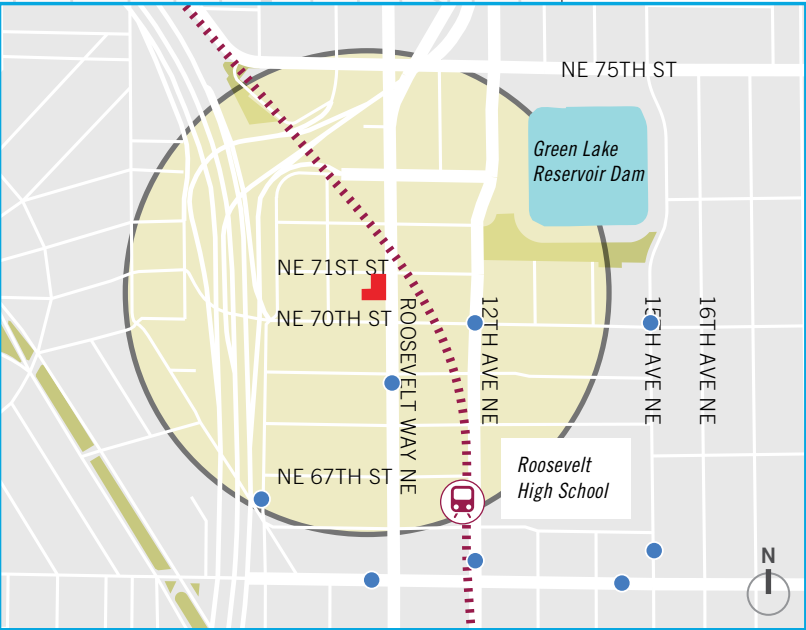
AXONOMETRIC MAP (GOOGLE EARTH)



4.0 Summary Context Analysis

TRANSPORTATION

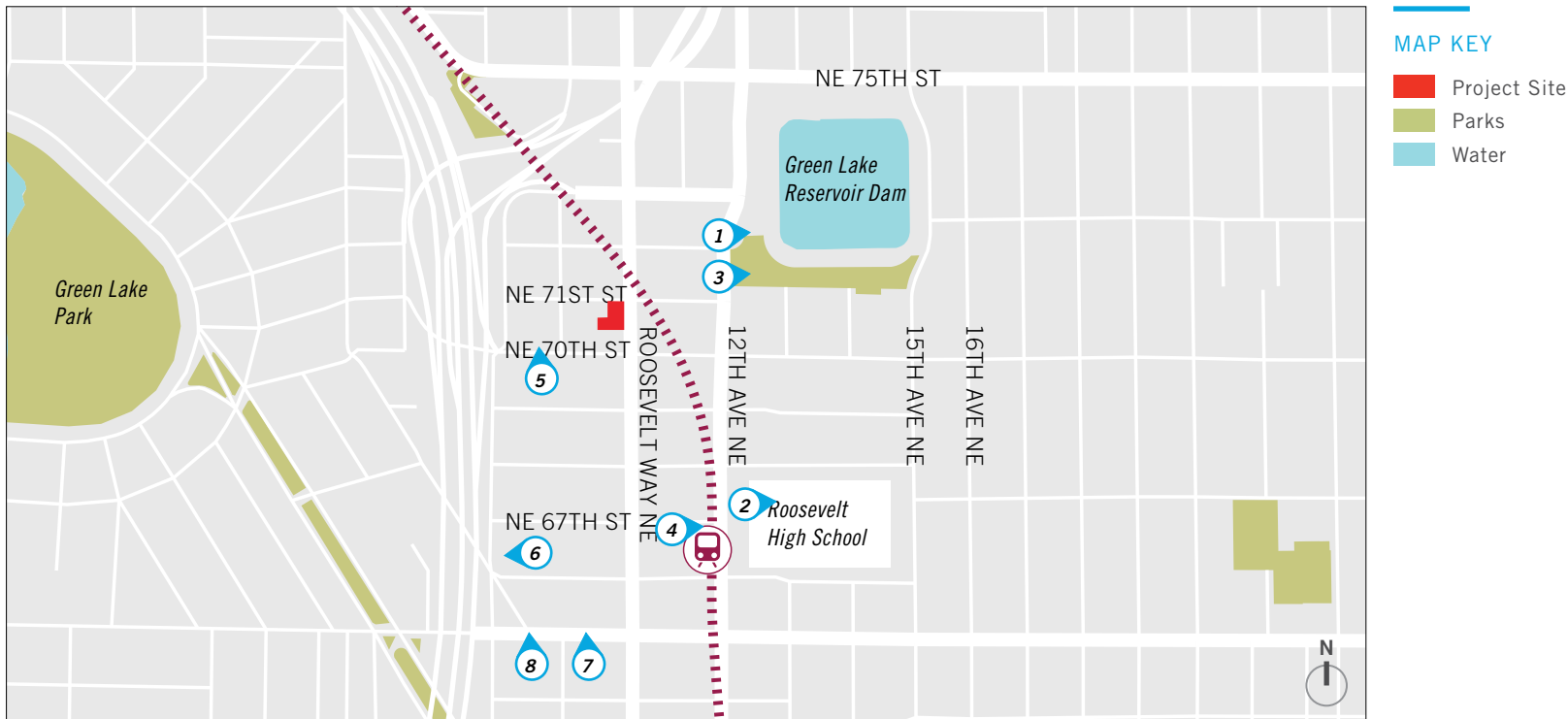
Proposed development is located within a Frequent Transit Corridor and Light Rail Station Overlay. The new light rail station will be within walking distance, located several blocks south of the project site. There are also a number of bus stops near the project site. Bike lanes currently run north to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



TRANSPORTATION & WALKING MAP

- | | |
|------------------|---------------------------|
| Project Site | Frequent Transit |
| Park | Future Light Rail Route |
| Transit Runs | Future Light Rail Station |
| Bus Stops | 5-Minute Walking Distance |
| Pedestrian Areas | |

5.0 Existing Site Conditions



**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
SOUTHEAST OF SITE



3 ROOSEVELT P-PATCH GARDEN
EAST OF SITE



4 FUTURE LIGHT RAIL STATION
SOUTHEAST 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.

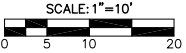
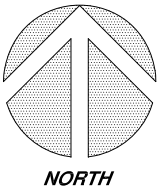
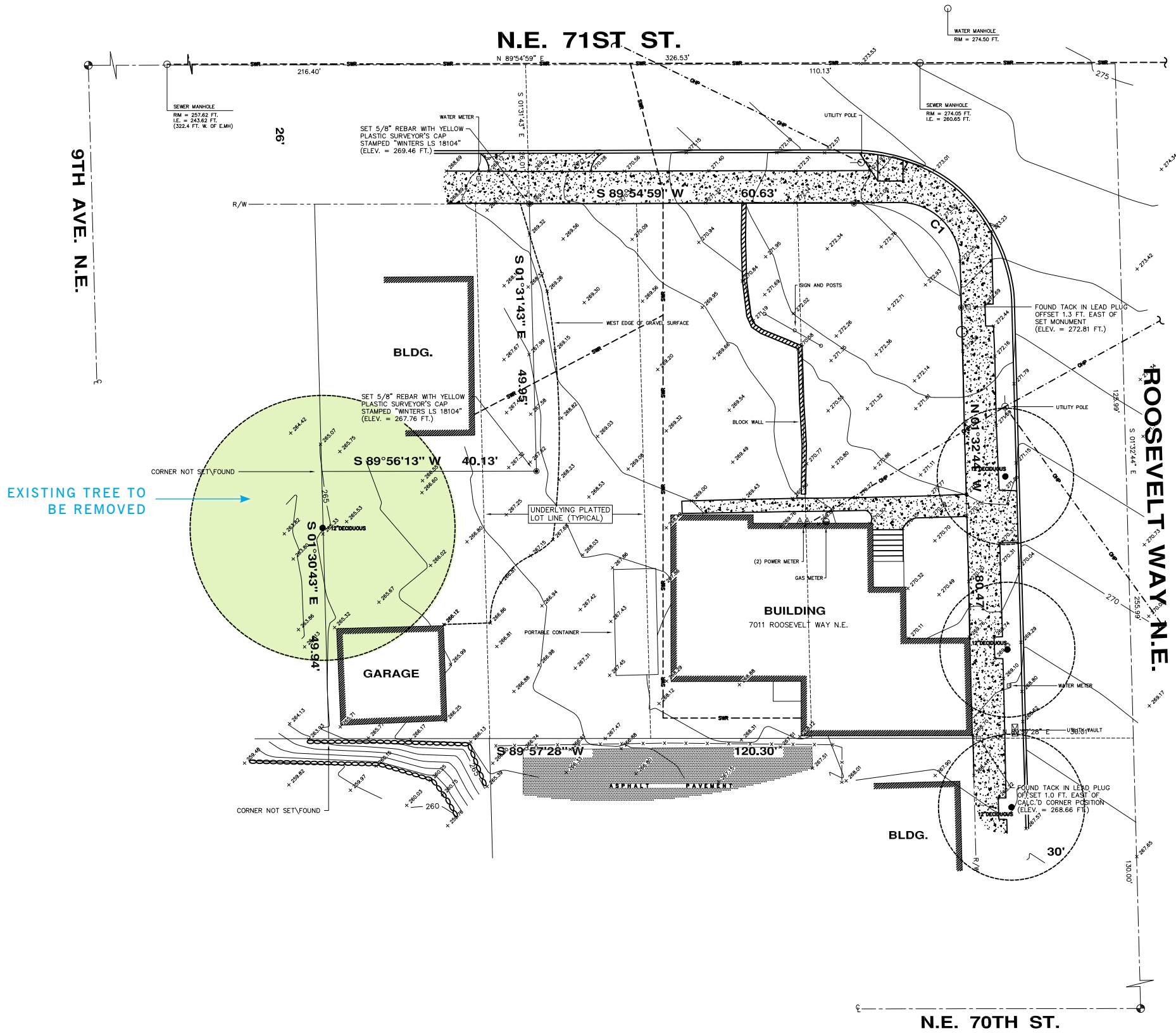


7 ROOSTER APARTMENTS/ 900 NE 65TH ST
SIMPLE MASSING CREATING URBAN EDGE.



8 6404 9TH AVE NE APARTMENTS
TREATMENT OF BLANK FACADE TO CREATE INTEREST

5.0 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.



5.0 Site Photos

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.



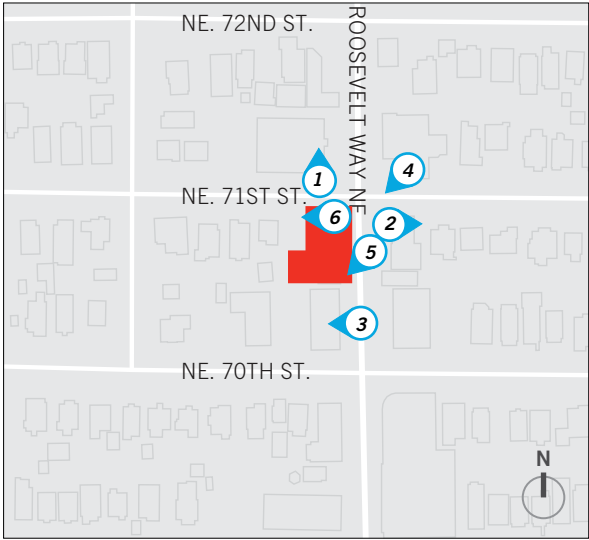
1 7101 ROOSEVELT WAY NE, NORTH OF SITE
26 UNIT APARTMENT



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



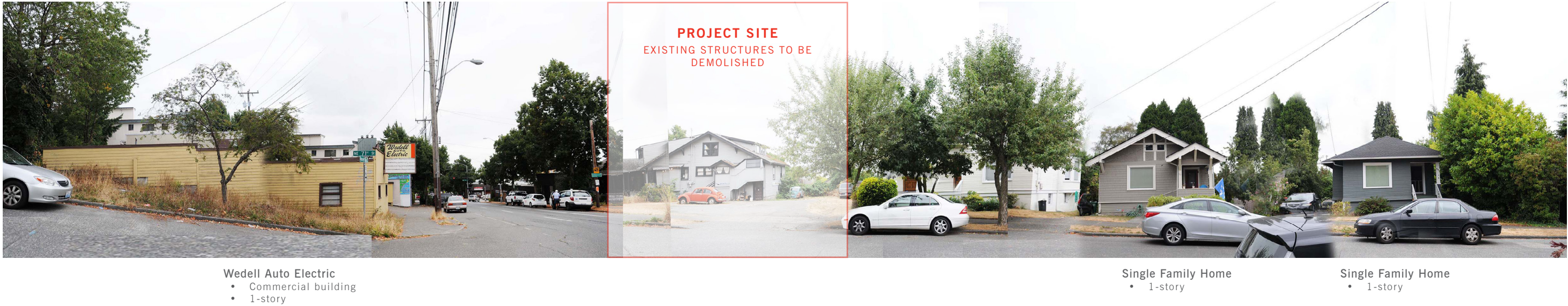
6 919 NE 71ST ST
2-STORY SINGLE FAMILY STRUCTURE, WEST OF PROJECT SITE

5.0 Streetscapes

1 NE 71ST STREET LOOKING NORTH



2 NE 71ST STREET LOOKING SOUTH



5.0 Streetscapes

3 ROOSEVELT WAY NE. LOOKING WEST



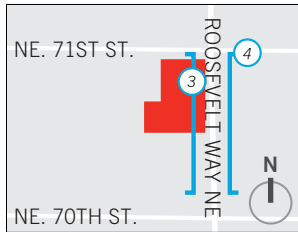
PROJECT SITE
EXISTING STRUCTURES TO BE
DEMOLISHED

Roosevelt Vision Source

- Medical / Dental office
- 1-story

Apartments

- 4-stories
- 26-units



4 ROOSEVELT WAY NE. LOOKING EAST



**OPPOSITE
PROJECT SITE**

Wedell Auto Electric

- Commercial building
- 1-story

New 4 Story Apartment
under review

Mixed-Use Apartments

- 2-stories

Apartments

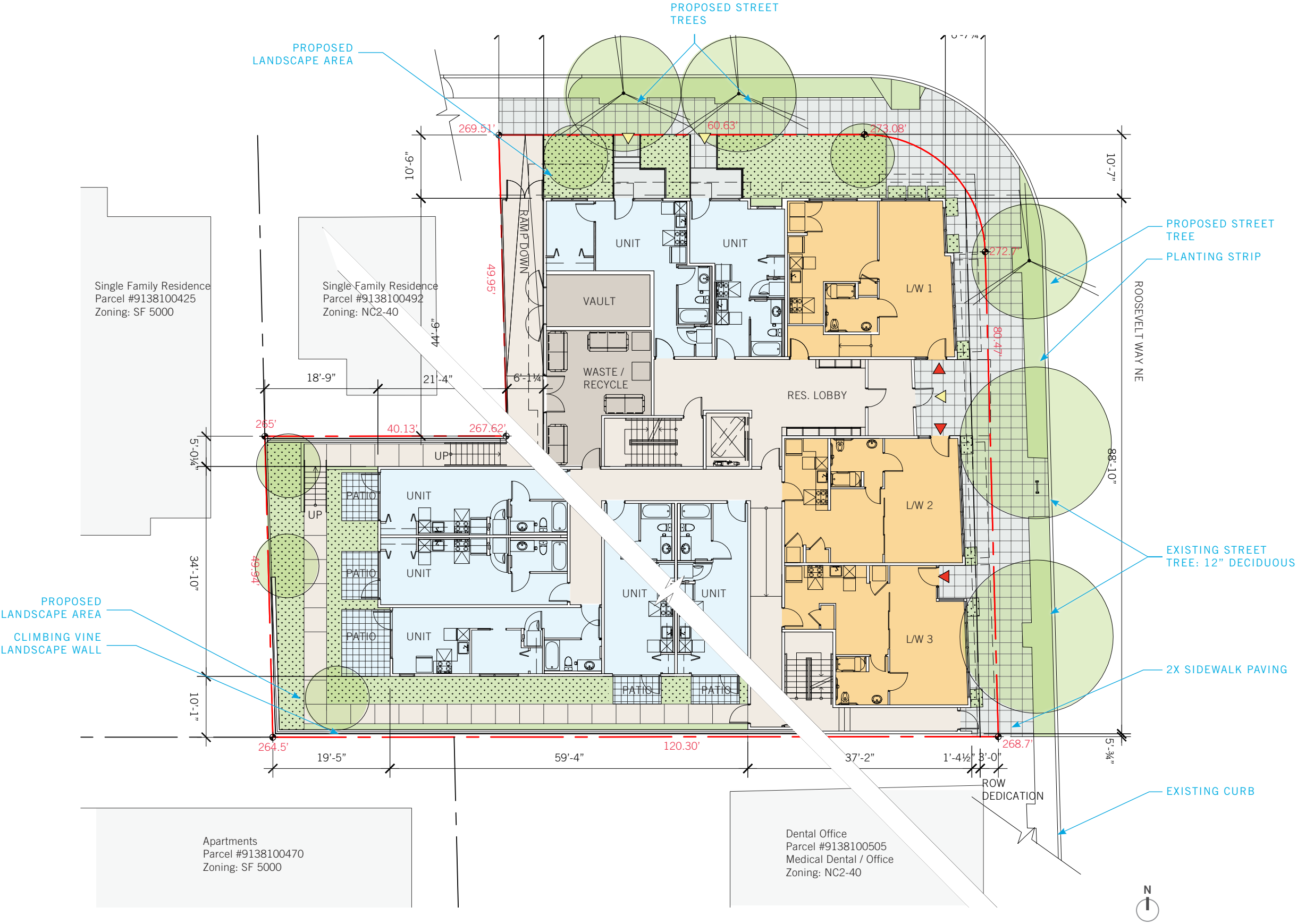
- 4-stories
- 17-units

6.0 Zoning Data

APPLICABLE ZONING	SMC-SECTION	SUB-SECTION	REQUIREMENT	PROVIDED	DESIGN OPTION
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, but project designed to 19% on Roosevelt Way NE.	√
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 Street. Landscaping will also screen portions of the facade on NE 71st Street.	√
		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.	Three live-work units to have an average depth of less than 30 feet. Re: diagrams and calculations for a proposed depth at each unit.	DEPARTURE REQUESTED (SEE PG. 51)
		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 are centrally located facing Roosevelt Way NE.	√
		D.2	Residential use at street-level street-facing facade – floor of dwelling unit shall be 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 Street	√
		E.1	The non-residential portion of the live-work unit shall extend a minimum depth of 15 feet from street-level, street-facing facade.	Proposed design departure: Non-residential portion of Live-work unit 1 to have average depth of 15.23 feet. Live-work unit 2 to have average depth of 16.8 feet. Live-work unit 3 to have average depth of 15.48 feet.	DEPARTURE REQUESTED (SEE PG. 52)
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 will not 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, then stair and elevator penthouses may extend above the applicable height limit up to 16 feet.	Rooftop structures will not exceed 25% of rooftop area. Stair and elevator penthouses will remain within 16' of height limit	√
FAR (Floor Area Ratio)	23.47A.013	Table A	Maximum FAR permitted for NC zone with 40 foot height limit within Station Overlay District is 4.00	Proposed structure is under allowed square footage for FAR.	√
Setback Requirements	23.47A.014	B.3	Along side & rear lot line abutting residential zone, 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: 10 ft setback is provided all the way from the ground to small portion extending beyond 40 ft in height.	DEPARTURE REQUESTED (SEE PGS. 49-50)
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.	Common amenity area is located at the rooftop and exceed 5% of total gross floor area in residential use.	√
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 A & B	No parking required for residential and non-residential uses within the Station Area Overlay District	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 long-term bike parking stalls are provided in the basement (15 stalls required, 36 provided). 1 short term parking stall provided on Roosevelt Way NE.	√
Solid Waste Storage Area	23.54.040	Table A	Minimum shared storage space for solid waste container for a development with residential use containing 51-100 units & non-residential use 0-5,000 SF: 375 square feet plus 4 square feet for each additional unit above 50 plus 50% of non-residential use requirement (375 + 16 + 82/2 = 432 SF required)	A trash area of approximately 410 sf is provided and has been approved by SPU. (Re: Page 57)	√

7.0 Site Plan

- KEY
- Live/Work
 - Units
 - Utility/BOH
 - Circulation
 - Planting Strip
 - Residential Amenity
 - Surrounding Buildings
 - Residential Entry
 - Live / Work Entry
 - Property Line



8.0 Design Guidelines

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

[Architect Response:](#)

All units will have operable windows to allow natural ventilation in addition to prescribed whole house fans. The windows will include ventilation ports which allow fresh air to enter the units without fully opening the windows on cool days. No air conditioning will be provided for the project units or building common areas.

B.2 Daylight and Shading

[Architect Response:](#)

The project attempts to maximize natural daylight into to the private and common interior spaces by providing large windows in all units. By placing the roof deck adjacent to NE 71st Street, light and views are available while respecting neighboring buildings.

B.3 Managing Solar Gain

[Architect Response:](#)

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

D. Plants and Habitat

D.1 On-Site Features

[Architect Response:](#)

There is minimal existing landscaping and natural habitat on the project site, which is primarily covered by an existing building and a gravel parking lot. The setback on NE 71st Street provides opportunities for additional trees, landscaping, and open space on site as well as two new street trees. Existing street trees on site along Roosevelt Way NE will remain and one new street tree will be added.

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 Street and Roosevelt Way NE; plaza spaces near the Light Rail station; Roosevelt High School grounds and athletic fields; and identified green streets and/or green-ways.

[Architect Response:](#)

The proposed project is immediately west of Roosevelt Way NE but is not on a green street or green way. The building is set back from NE 71st Street which helps reduce the shadow created at the intersection of Roosevelt Way NE and NE 71st Street The stair and elevator penthouses have been located away from streets and the north end of the building to further minimizing shadows projecting onto public spaces and adjacent private property.

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

[Architect Response:](#)

The building massing was arranged to respond to the unusual L-shaped lot, which does add distinction to the building massing compared to a typical rectangular lot. The building floor levels are arranged to respond to the sloping site, with at-grade storefront along Roosevelt Way NE and a partial lower level for building services and lower level apartments along the west leg of the L-shaped lot.

B.2 Connection to the Street

[Architect Response:](#)

The project makes a strong connection to the street and pedestrian realm by providing varying approaches on the two street-facing facades. On Roosevelt Way NE, it provides Live-work units with a vibrant and highly transparent storefront to strengthen the commercial experience. On NE 71st St, residential units are set back from property line

with stoops and rich landscaping relating to the residential character of the neighborhood to the West.

B.3 Character of Open Space

[Architect Response:](#)

The proposed design is set back from 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 set back from the southwest property corner and west facade to provide ground level open space and reduce massing adjacent to the residential zone to the West.

C. Relationship to the Block

C.1 Corner Sites

[Architect Response:](#)

The site is a corner site, but due to the curved property line 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. At the street level, the corner will have a canopy for weather protection and extensive transparent storefront. At the upper 3 floors, residential unit balconies are provided at the corner which adds depth and visual interest to the massing.

D. Height, Bulk, & Scale

D.1 Existing Development and Zoning

[Architect Response:](#)

The proposed project respects adjacent zoning by pulling back further than the required setbacks: 10'-0" along the majority of the South side where no setback is required, 17'-6" at the South-West where 15' is required, and varying between 5'-0" and 6'-0" at the North-West where no setback is required.

D.2 Existing Site Features

[Architect Response:](#)

The project site slopes from the Northeast corner down to the Southwest The project takes advantage of this slope by providing residential units in the southwest corner with a landscape buffer adjacent to the residential zone. The proposed project does not exceed the maximum height limit and it is comparable to other building of similar uses in the proximity and takes material, massing, and landscape cues from other successful new developments in the neighborhood.

D.3 Zone Transitions

[Architect Response:](#)

The proposed project respects adjacent zoning by pulling back further than the required setbacks: 10'-0" along the majority of the South side where no setback is required, 17'-6" at the South-West where 15' is required, and varying between 5'-0" and 6'-0" at the North-West where no setback is required.

D.4 Massing Choices

[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 residential character of the neighborhood to the West

D.5 Respect for Adjacent Sites

[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. Wood privacy fences will be provided along the south and west perimeter for security, as well as privacy for building residents and neighbors.

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 Street, Roosevelt, Way NE, and 12th Ave NE (in the commercial areas).

[Architect Response:](#)

The proposal provides Live-work units with vibrant storefront and overhangs from the upper level to provide horizontal

8.0 Design Guidelines

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 Live-work 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 residential character of the neighborhood to the West. The overall building massing and exterior materials are of a similar language to other new developments in the neighborhood.
- CS2-III. Height, Bulk and Scale
 - III.iii Multi-family / Residential Zone Edges
[Architect Response:](#)
The NC2-40 zoning allows a 44 foot height limit with the 13’ floor to floor at the commercial level. 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 lot zoned NC2-40, which is currently occupied by a single family house. 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 Land use 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 varying between 5 feet and 6 feet along the 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 beyond the 15 feet minimum 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 units with large windows. 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 to provide additional setback beyond the minimum three foot Right Of Way dedication along Roosevelt Way NE to create more space for informal gathering and pedestrian uses.
 - B. Per Seattle Land use 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 cubic foot departure at the southwest corner of the structure due to the varying setbacks associated with the residential zone to the West. This departure allows the overall building massing to read as rectangular volumes and maximizes structural efficiency. The proposed departure is offset by 23,170 cubic foot of unused allowable volume along the south side of the project site and 4,057 cubic feet of unused allowable envelope along the south-west property line. Refer to 3D diagram in the DRB packet for clarity.
 - C. The proposed project is within building height permitted by code.
 - D. The proposed project provides landscape buffer of minimum 5 feet at the southwest corner where it abuts SF 5000 zone. Fenestration design is included in the building perspective views and elevations.
 - F. The proposed 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 proposes no completely blank facades, additional siding variation has been added to segments of facade without window openings.

CS3. Architectural Context & Character

Contribute to the architectural character of the neighborhood.

- A. Emphasizing Positive Neighborhood Attributes
 - A.1 Fitting Old and New Together
[Architect Response:](#)
The project proposes the use of similar fenestration and exterior detail to provide contextual blending with contemporary development, while transitioning the site to match the growth potential of the area and to the new Light Rail station. The street level material is proposed as brick, which is consistent with both historical and contemporary development in the neighborhood. The upper level floors propose to use a combination of wood, metal, and cement board siding which is consistent with other contemporary development in the neighborhood.

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 on NE 71st Street to increase visual interest and provide a sense of scale for pedestrians.
 - B. Recessed entries are proposed on Roosevelt Way NE
 - C. The proposed project provides a variety of units including Live-work, street-facing grade level residential units with stoops, one bedroom and Open-one bedroom, and studio units. Some of the upper level units include outdoor balconies, and the lower level units provide walk-out patios at grade.

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
[Architect Response:](#)
The proposed project provides street level setbacks that allows for wider sidewalks and additional landscaping. Overhead canopies will provide weather protection to pedestrians on Roosevelt Way NE. Damaged or heaved sections of existing sidewalk paving would be repaired by the project. Private pedestrian infrastructure at the west side of the building will access the public sidewalk through a decorative security gate at the northwest corner of the building.
 - B.2 Pedestrian Volumes
[Architect Response:](#)
The proposed project provides street level setbacks that allows for a wider sidewalk along Roosevelt Way NE and additional landscaping along NE 71st Street
 - B.3 Pedestrian Amenities
[Architect Response:](#)
The proposed project provides street level setbacks that allows for wider sidewalks and additional landscaping. A bicycle rack along Roosevelt Way NE will be provided for short term public/Live-work customer use.

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
[Architect Response:](#)
The proposed project provides street level setbacks that allows for wider sidewalks and additional landscaping and provides large transparent storefronts on Roosevelt Way NE to increase potential eyes on the street for security. The upper level residential units include large windows and balconies facing the street, which further increases potential eyes on the street.
 - B.2 Lighting for Safety
[Architect Response:](#)
The proposed project will provide on-site lighting to illuminate pathways and entries for security and egress.
 - B.3 Street-Level Transparency
[Architect Response:](#)
Increased setback, canopies and maximum glazing is provided along Roosevelt Way NE to enhance the pedestrian experience along the commercial corridor. An increased setback with a rich landscape buffer is provided for ground level residences along NE 71 Street.

8.0 Design Guidelines

C. Weather Protection

C.1 Locations and Coverage

[Architect Response:](#)

Overhead canopies will be provided at the main residential entry and in front of the three live-work spaces on Roosevelt way NE. Residential entries on NE 71st ST will have smaller scaled canopies overhead.

C.2 Design Integration

[Architect Response:](#)

The project proposes internal roof drains at the main roof to avoid scuppers and downspouts visible from the street.

C.3 People-Friendly Spaces

[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

[Architect Response:](#)

The main residential entry is a prominent element on Roosevelt Way NE. This entry will include an additional setback from the street and a canopy that is differentiated from the live-work canopies. A secondary egress door is provided at the south side of the building on Roosevelt Way NE, which is intended as an emergency exit door only. A secondary egress/entry combined with wood fencing and a decorative gate will be provided primarily for trash and recycling access on NE 71st Street

A.2 Common Entries

[Architect Response:](#)

The residential entry is prominent on Roosevelt Way NE. A secondary entry is provided with overhang coverage on NE 71st Street. Both will be provided with inviting signage that fits into the context. The project proposes a 13’ floor to floor height at the street level which allows for higher interior ceiling and more identifiable and welcoming entry without creating a cavernous effect of a double height space.

A.3 Individual Entries

[Architect Response:](#)

The ground level unit will be buffered from the sidewalk by rich landscaping and small individual stoops with overhead coverage of entries and identification numbers.

A.4 Ensemble of Elements

[Architect Response:](#)

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

B. Residential Edges

B.1 Security & Privacy

[Architect Response:](#)

The west walls of the proposed building are pushed back to provide a buffer from neighboring residential buildings. Units along NE 71st Street utilize a landscape buffer to provide privacy while orienting the units toward the street promotes surveillance and safety.

B.2 Ground-level Residential

[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

[Architect Response:](#)

The commercial spaces along Roosevelt Way NE and at the corner of Roosevelt Way NE and NE 71st street are designed as Live-Work units to be adaptable and maintain a transparent facade.

B.4 Interaction

[Architect Response:](#)

The canopies and slight overhang of the upper volume over the Live-Work storefront provides an opportune area for residents and neighbors to interact. A shared roof deck provides opportunities for interaction among residents. The individual street level apartment units on NE 71st St provide opportunities for residents of those units to interact with neighbors down the street.

C. Retail Edges

C.1 Porous Edge

[Architect Response:](#)

The slightly recessed and transparent 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

[Architect Response:](#)

Large areas of storefront glazing will be applied along Roosevelt Way and at the corner of Roosevelt and NE 71st Street. Display space will be available directly behind the storefront glass at the Live-work units. The 13’ floor to floor height at street level will allow for flexibility of the spaces. The main entry of the building will also feature extensive storefront glazing.

C.3 Ancillary Activities

[Architect Response:](#)

Live-Work commercial spaces will be set back from the street and will provide a continuous transparent facade while overhead canopies allow for ancillary activities to occur at the sidewalk. Sidewalk vending or seating could be explored in the future depending on the use of the Live-work spaces.

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 beyond the minimum SDOT required 3'-0" Right of Way dedication 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" landscape buffer will be used along NE 71st Street. Hardscape is proposed along Roosevelt Way NE between the planting strip and the building structure to maximize sidewalk space for pedestrians.

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

[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 Street A large bicycle storage room has been included to allow secure bicycle storage beyond the code minimum requirement.

8.0 Design Guidelines

- A.2 Connection to All Modes:
[Architect Response:](#)
See PL4 A.1
- B. Planning Ahead for Bicyclists

B.1 Early Planning
[Architect Response:](#)
The building vestibule is set back from the plane of the storefront to allow bicycles and pedestrians space for maneuvering and access to the building. A large bicycle storage room has been included to allow secure storage beyond the code minimum requirement.

B.2 Bike Facilities
[Architect Response:](#)
A large bicycle storage room has been included to allow secure storage beyond the code minimum requirement. Short term bicycle parking will be provided along Roosevelt Way NE. Each live-work unit includes a fully accessible bathroom, which would provide live-work employees a potential location for showers.

DC1. Project Uses & Activities

Optimize the arrangement of uses and activities on site.

- C. Parking & Service Uses

C.4 Service Uses
[Architect Response:](#)
Trash facilities are located within the building at the west inside corner of the site, away from NE 71st Street. The building is pulled back away from the north-west property line to allow access from the street to the trash facility. The trash and recycling configuration has been approved by SPU to allow access by their contracting haulers, which avoids a dumpster staging area in the planting strip at the pickup point on NE 71st Street.

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 sq ft to 540 sq ft. In addition, Live work units are provided ranging from 600 sq ft to 900 sq ft. Lower level units provide direct access to at-grade patios. All units in the building will be accessible by elevator. Units will be furnished with a Washer/Dryer.

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
[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 interior layout and use of the building.

A.2 Reducing Perceived Mass
[Architect Response:](#)
By creating 3 volumes, the perceived mass of the building is reduced. Recessed areas at the corners with metal balconies with glass railings reduce the enclosed mass of the building. Rooftop penthouses have been located away from streets which helps reduce the bulk of the upper level masses of the building.

- B. Architectural & Facade Composition

B.1 Facade Composition
[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 and contemporary development in the neighborhood. In segments of wall that do not have fenestration, consistent material transitions and color patterns have been included to increase visual interest

B.2 Blank Walls
[Architect Response:](#)
The building massing and setbacks have been arranged to avoid large segments of blank wall. Where segments of wall do not have fenestration, consistent material transitions and color patterns have been included to increase visual interest At the lower grade level to the west, the inward-facing retaining walls along the property line will be bermed where possible and landscaped to reduce the scale of vertical walls.
- C. Secondary Architectural Features

C.1 Visual Depth and Interest
[Architect Response:](#)
Canopies and balconies have been included in the building design. The glass railings at the rooftop deck will be similar in design to the glass railings at the balconies. The canopies at the street level will be developed to foster and encourage active street life at commercial areas, with a unique design to delineate the canopy over the main residential entry.

C.2 Dual Purpose Elements
[Architect Response:](#)
Balconies add depth and texture to the building design while providing usable outdoor space for building occupants.

C.3 Fit With Neighboring Buildings
[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. The massing and exterior materials are consistent with other contemporary development in the neighborhood.

DC2. Roosevelt Supplemental Guidelines

- II. Architectural & Facade Composition

II.i Along Major Arterials
[Architect Response:](#)
Extensive transparent storefront is proposed along Roosevelt Way NE for the three live-work units as well as at the main residential entry.

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
[Architect Response:](#)
Open spaces along the sidewalk are designed to improve the pedestrian experience with weather protection, lighting and transparency while utilizing a landscaped buffer to provide screening and privacy. The open space at the ground level provides lower level units on the west with private outdoor patios. The rooftop deck is provided a shared outdoor space for the building residents only.

B.2 Matching Uses to Conditions
[Architect Response:](#)
The project attempts to maximize natural daylight to interior spaces by providing large floor to ceiling windows in all units. Glass guardrails are proposed for balconies to allow more light into the interior space, and are semi-recessed to provide some overhead weather protection. Live-work units have awnings that serve as weather protection along the commercial corridor.

8.0 Design Guidelines

B.4 Multifamily Open Space

[Architect Response:](#)

The proposal includes a shared rooftop deck shifted toward NE 71st Street as recommended by the Design Review Board. Seating and tables will be provided for residents’ use and provide an opportunity for interaction. The enlarged bicycle storage room also may encourage more residents to ride bicycles.

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

[Architect Response:](#)

Exterior rain-screen siding materials and colors will be utilized that are both durable and maintain an attractive appearance in Seattle’s climate. Brick is proposed for the exterior finish at grade level, as brick is both durable and provides texture and coursing pattern.

A.2 Climate Appropriateness

[Architect Response:](#)

Exterior rain-screen siding materials and colors will be utilized that are both durable and maintain an attractive appearance in Seattle’s climate. Brick is proposed for the exterior finish at grade level, as brick is both durable and provides texture and coursing pattern. Wood siding is used selectively to accentuate the building massing breaks. Material and color transitions at outside corners have been avoided, and siding material transitions have been located following the logic of the fenestration.

C. Lighting

C.1 Functions

[Architect Response:](#)

Lighting will be utilized at building access points for safety, security, and visual interest

C.2 Avoiding Glare

[Architect Response:](#)

Lighting design will incorporate illuminated building entries and commercial entries. Up lighting that creates glare and light pollution will be avoided. All lighting of the project will be shielded and directed away from adjacent properties.

D. Trees, Landscape & Hardscape Materials

D.1 Choice of Plant Materials

[Architect Response:](#)

The overall architectural design concept is reinforced by the landscaped buffer zones that include significant elements such as trees and layered landscaping.

D.2 Hardscape Materials

[Architect Response:](#)

Permeable pavers will be used at the walkways and private patios to the west of the building. The project would continue the 2’x2’ SDOT sidewalk paving pattern up to the building edge on Roosevelt Way NE.

D.3 Long Range Planning

[Architect Response:](#)

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

D.4 Place Makings.

[Architect Response:](#)

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

DC4. Roosevelt 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:](#)

Brick will be used at the ground level for durability, texture, and quality. Wood, Metal, and cement board claddings will only be used in areas on the upper level of the buildings less susceptible to damage. Wood will be used only at select ‘gasket’ recessed areas to accentuate the building massing and provide warmth and texture to the exterior cladding.

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 and materials will be selected to be consistent with other contemporary development in the neighborhood.

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:](#)

Brick will be used at the ground level for durability and texture. Brick is a common cladding material both in contemporary and historic developments in the Roosevelt neighborhood. Wood will be used to accent the massing breaks of the upper levels.

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

[Architect Response:](#)

The project will use transparent glazing at the storefront and upper level apartment windows.

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

[Architect Response:](#)

The project proposes to use opaque canopies due to the presence of the large existing Maple street trees on Roosevelt Way NE, which will regularly shed organic material on to the canopy below. Using transparent canopies at this location would require constant cleaning and maintenance to avoid light being blocked and an unsightly appearance for pedestrians below.

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:](#)

Street tree species selection has been coordinated with the SDOT arborist Shane Dewald. Per his direction Nyssa Sylvatica “Green Gable” street trees will be used.

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

[Architect Response:](#)

Indigenous tree species selection will be prioritized for on-site trees.

8.0 Itemized Response to EDG

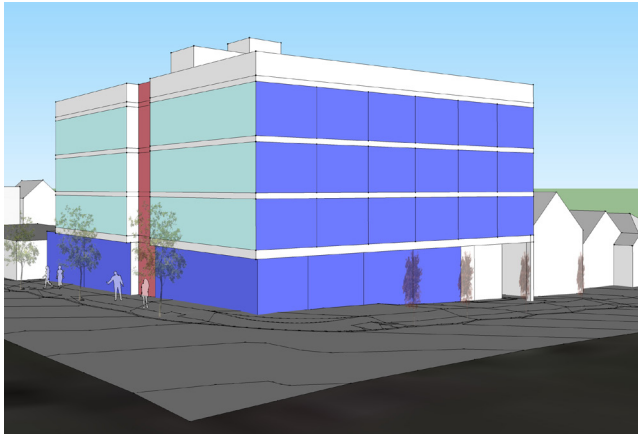
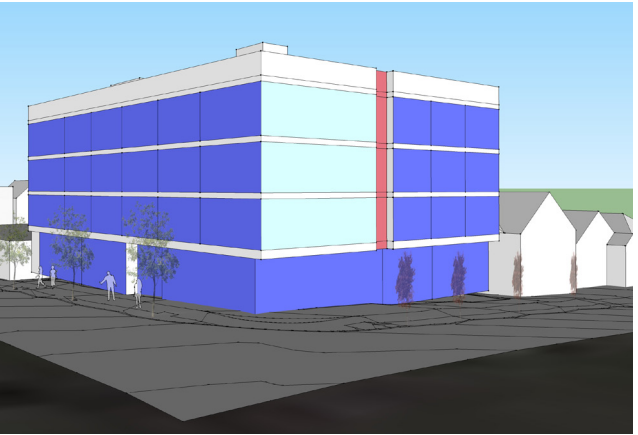

2ND EDG, MAY 9, 2016

PRIORITIES & BOARD RECOMMENDATIONS		DESIGN TEAM RESPONSE
1a	<p>Design Concept, Architectural Composition and Massing: The design and siting of the new commercial/residential development should provide an appropriate transition to the less intensive zone, fit well on the site itself, and be compatible with proposed and existing architectural context and character. (CS2.D, CS2.III.iii ROOSEVELT, CS3.A)</p> <p>A. The Board reviewed the requested materials and discussed the merits of the three presented design options. Ultimately, the Board voiced support for the preferred design scheme Option 3 and proposed that design scheme Option 3 move forward to Master Use Permit (MUP) submittal with the following guidance:</p> <p>I. The Board liked the design concept of breaking the building into three smaller volumes with distinct facades that are intended to respond to immediate context; and stated that the graphics for the design cues in the design packet (pg. 33) were very compelling in illustrating the design intent for the project. In reviewing the conceptual floor plans, the Board recognized that the logic of the massing did not match the building interiors and would necessitate further study after the meeting. Therefore, the Board emphasized the importance of a building parti that includes a strong vertical corridor expression with elements (interior/exterior lighting, glazing, etc.) That create a visual interest on the building’s north facade. The Board looks forward to reviewing the next design iteration and exterior elements (materials, fenestration, secondary elements, color) that should reinforce the design concept at the Recommendation meeting. (CS2.B, CS2.D)</p> <p>li. The Board reemphasized the importance of exploring a variety of creative options to make all highly visible facades architecturally compelling. The Board strongly encouraged the applicant to explore setting the building back (at least 3’) in some fashion (light well, upper-level setback, etc.) To allow for the inclusion of glazing on the west facade. (CS2.D.5, DC2.B)</p>	<p>The recesses with large windows at the North and South facades accentuate the “gasket” break between the primary massing of the building. Furthermore, the wood siding material transition in the recess emphasizes the “gasket” to reinforce the breaks. (Refer to floor plans page 23-25, elevations page 31-32, and rendering page 36).</p> <p>The West property line setback at ground level is approximately 6’ and 17’-6”. Upper setback of the Northwest portion is reduced to 3’-8” to break the large facade vertically and the varying panel pattern is introduced to provide a compelling appearance. However, glazing is minimized for the privacy of the single-family house. The southwest facade has an ample setback with large glazing. (Refer to floor plans page 22-25, elevation pages 34 and rendering page 41).</p>
1b	<p>B. At the first EDG meeting, the Board asked the applicant to consider a design that integrated vehicular parking within the structure and to clearly demonstrate design exploration of this request at the next EDG meeting. During the second EDG meeting, the Board acknowledged that the applicant’s presentation included dialogue that explained why on-site parking would be a hardship, however, the Board voiced disappointment that the applicant did not provide written materials (parking diagram) that demonstrated the hardship as originally requested by the Board. The Board discussed the merits of a design that included on-site parking. The Board stated that it was beyond the Board’s purview to require on-site parking for the project but agreed with public comment emphasizing increased bicycle parking being accommodated on-site. Thus, the Board requested the design include a bike facility that would accommodate storage/parking for an increased quantity of bicycles (more than the quantity required per the Land Use code) and that the bike facility be located to maximize convenience and security. (PL4.B.1, PL4.B.2)</p>	<p>While the required bicycle parking is 15, the secured storage room is large enough for 36 bikes. The bike parking has been relocated closer to the elevator for convenience and security. (Refer to basement floor plan page 21).</p>
1c	<p>C. In response to public comment, the Board requested that the applicant be mindful of neighboring residential properties when making siting and design decisions about mechanical equipment (noise) and lighting locations (light spillage) on the project designs exterior. (CS2.D.5, DC4.C.2)</p>	<p>Noted. Mechanical equipment is to be located away from the neighboring residents and lighting to be shielded and directed away from the adjacent properties.</p>
2a	<p>Roosevelt Way Northeast Frontage:</p> <p>A. The Board reiterated support for the non-residential ground-level live-work units with entries oriented along Roosevelt Way Northeast. The Board questioned the feasibility of configuring viable work and live areas in the two southernmost live-work units due to each unit’s proportions (600 and 640 sq. ft.). The Board requested that the applicant explore reducing the quantity of live-work units and consider other design options (lofts and excavation) to enlarge the units to create more viable live-work spaces. At the Recommendation meeting, the Board expects to review live-work units that are designed to enhance the viability of the development; be adaptable to other commercial uses in the future (conversion plan) and incorporate a porous edge (transparent glazing) at the Roosevelt street front. (PL3.B.3, PL3.C.1, DC2.II.i ROOSEVELT, See departure #2)</p>	<p>The DRB package includes full studies of a conversion plan for unit 106 & 107. (Refer to study on page 54). The plan would allow the two spaces to be opened up to each other by providing a wall with a structural header to minimize the amount of demolition and rework. The conversion plan shows a ramp between the varying floor elevations to allow for wheelchair accessibility and removal of both Live-Work kitchens and one bathroom.</p> <p>The Design Review Board discussed the possibility of lower the Live-Work floor elevations to allow for loft space within the units. However, lowering the floor would require a significant wheelchair ramp rendering a large portion of the potential commercial storefront space unusable except for circulation. (Refer to study on page 54).</p> <p>Live-Work units to be oriented along Roosevelt Way NE and have a large storefront for transparency to enhance the viability of the street. Due to the relationship between proposed floor elevation and existing sidewalk grade, the two north L-W unit entries are located within the main entry recess, which is clearly visible from sidewalk. Additional signage on L-W unit doors helps identify the entries. (Refer to L-W unit floor plans page 12 & 22 and rendering page 38 & 44).</p>

8.0 Itemized Response to EDG

PRIORITIES & BOARD RECOMMENDATIONS		DESIGN TEAM RESPONSE
3a	Northeast 71st Street Frontage: A. The Board encouraged stoops for access to the ground-level residential units (pg. 11) to complement the existing residential streetscape character along Northeast 71st Street. (CS2.II.i ROOSEVELT, PL3.A.3, PL3.B.1, PL3.B.2)	There are now stoops with an elevated stoop for the two ground-level residential units on NE 71st Street. (Refer to rendering page 39).
3b	The Board appreciated the information concerning the waste/recycling storage location and access that had been illustrated in the design packet (pgs. 10, 11 and 35) and conveyed in the presentation. The Board encouraged installation of a gate at the entrance of the exterior walkway leading to the building's westerly ground-level side door and screening (fencing) at the west property line extending to the south to minimize access to this area. The Board observed that staging the waste storage containers in a location that is easily accessible by the waste provider and not impactful to the Northeast 71st Street public realm could be challenging and advised the applicant to give focused attention to this concern. The Board requested that specifics concerning waste storage, location, access, and feedback from Seattle Public Utilities (SPU) should be presented to the Board at the next meeting. (PL3.B.1, DC1.C.4)	Decorative fencing and gates have been added to the perimeter of the site to provide security for the building. The size and location of the waste storage and collection method have been reviewed and approved by Seattle Public Utilities. The letter is included in the DRB package, page 57. (Refer to rendering page 39 & 41).
4a	Residential Open Space and Landscaping: A. The Board appreciated reviewing the enhanced preliminary landscape, hard-scape design and screening elements illustrated in the design packet (pg. 11); and supported the direction in which the conceptual design is headed. (DC3.B.4, DC3.C, DC3.II ROOSEVELT, DC3.III ROOSEVELT, DC4.D)	Noted.
4b	The Board reviewed the conceptual ground-level landscaping and basement level floor plans (pgs. 11 and 35) and was pleased that the design had evolved to address past concerns voiced at the first EDG meeting regarding security, privacy, and quality amenity spaces for the basement residential units; and common access to the site's southwest exterior space. The Board looks forward to reviewing design details at the Recommendation meeting that further clarify the appearance of this open space in consideration of existing constraints (topography, existing mature tree, etc.).(PL3.B.2, DC3.B.1, DC3.II.iii ROOSEVELT, DC3.III ROOSEVELT)	The patios off the lower level units at the Southwest exterior space will be defined by planted trees which will be 5-8 feet tall at their maturity for privacy. The landscaped area along the West and South property line will mask the concrete retaining wall and will be viewed and enjoyed by the tenants at not only the basement level, but also the upper levels. (Refer to site plan page 12, landscape plan page 26-28 and rendering page 40).
4c	C. The Board appreciated that the preferred design (pg. 36) illustrated upper-level exterior amenity area (roof deck) situated at the north and east areas of the building's roof space. (CS2.D.5, DC3.C)	Noted.

8.0 Project Design History

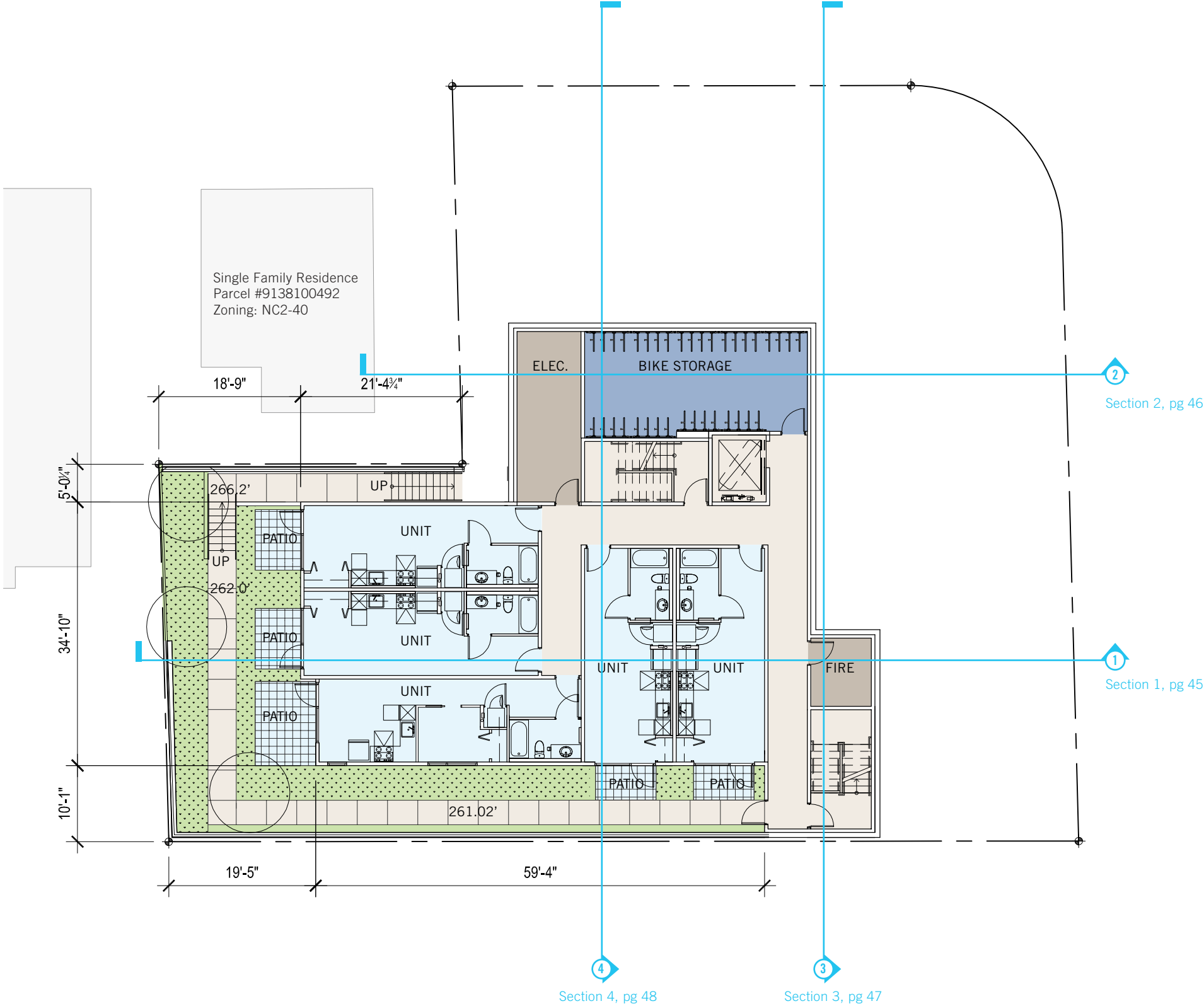
				
	EDG 2: OPTION 1	EDG 2: OPTION 2	EDG 2 : OPTION 3 - BOARD APPROVED	DRB (OPTION 3 - DEVELOPED)
# UNITS:	54 Units	54 Units	54 Units	54 Units
# LIVE/WORK UNITS:	2 Live / Work	3 Live / Work	3 Live / Work	3 Live / Work
RESIDENTIAL AREA SF	31,620 SF	31,435 SF	31,600 SF	29,330 SF
COMMERCIAL RETAIL SF:	1,750 SF	2,250 SF	2,140 SF	1,953 SF Live / Work
PARKING STALLS:	None	None	None	None
BIKE STALLS:	15	15	15	37
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 colonnade 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	<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 at the 3-volume massing
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	<ul style="list-style-type: none">• Partial blank walls visible from Roosevelt Way NE until adjacent property is developed. Propose siding color / pattern to add visual interest (See page 56)• Requires setback departure at SW corner
CODE COMPLIANCE:	Not Compliant	Yes, Code Compliant	Not Compliant	Not Compliant, 3 Departures Requested

9.0 Floor Plans

KEY

- Live/Work
- Units
- Utility/BOH
- Circulation
- Planting Strip
- Residential Amenity
- Surrounding Buildings
- Section Cuts (Sections on pgs 45-48)

LOWER LEVEL

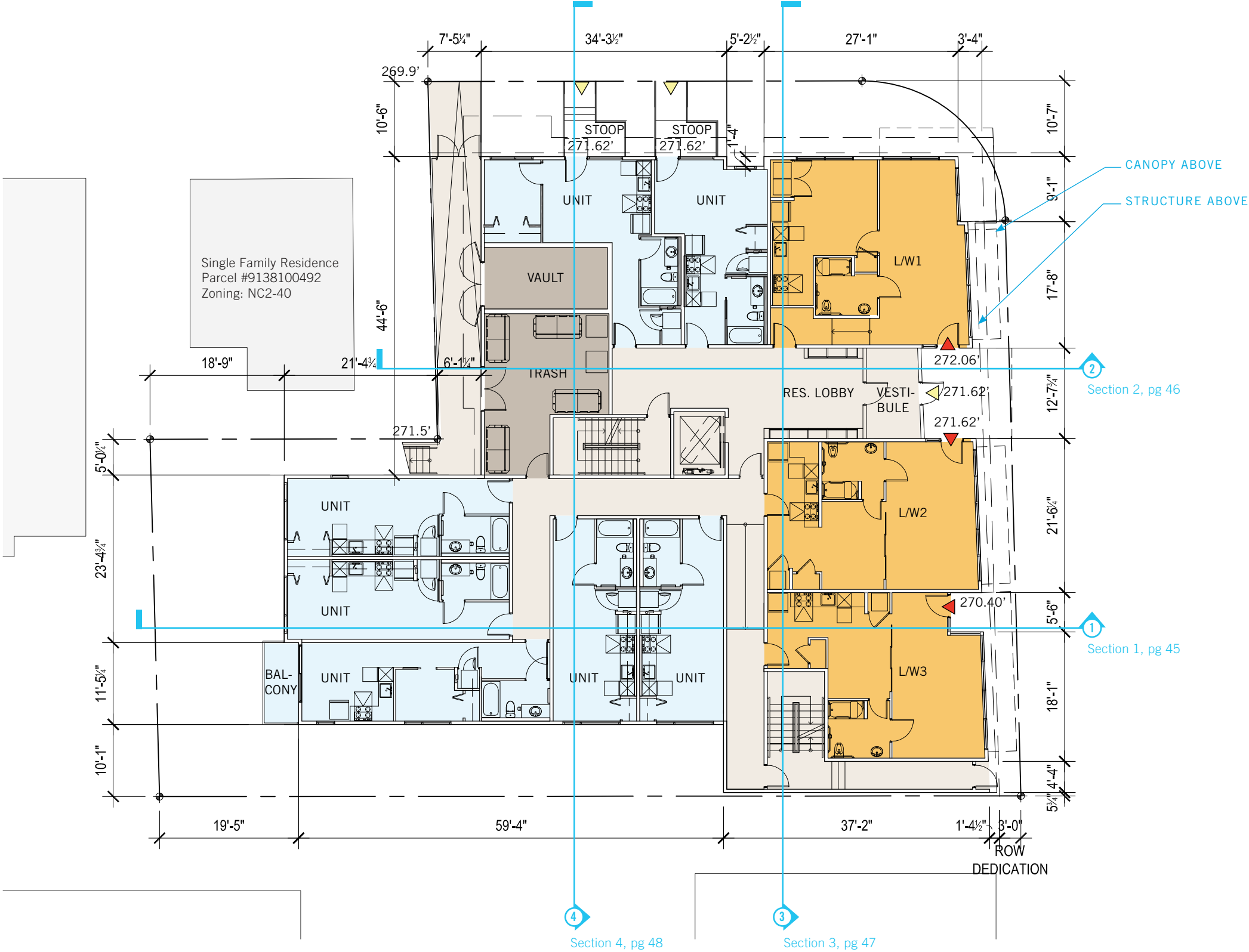


9.0 Floor Plans

KEY

- Live/Work
- Units
- Utility/BOH
- Circulation
- Planting Strip
- Residential Amenity
- Surrounding Buildings
- Residential Entry
- Live / Work Entry
- Section Cuts (Sections on pgs 45-48)

LEVEL 1

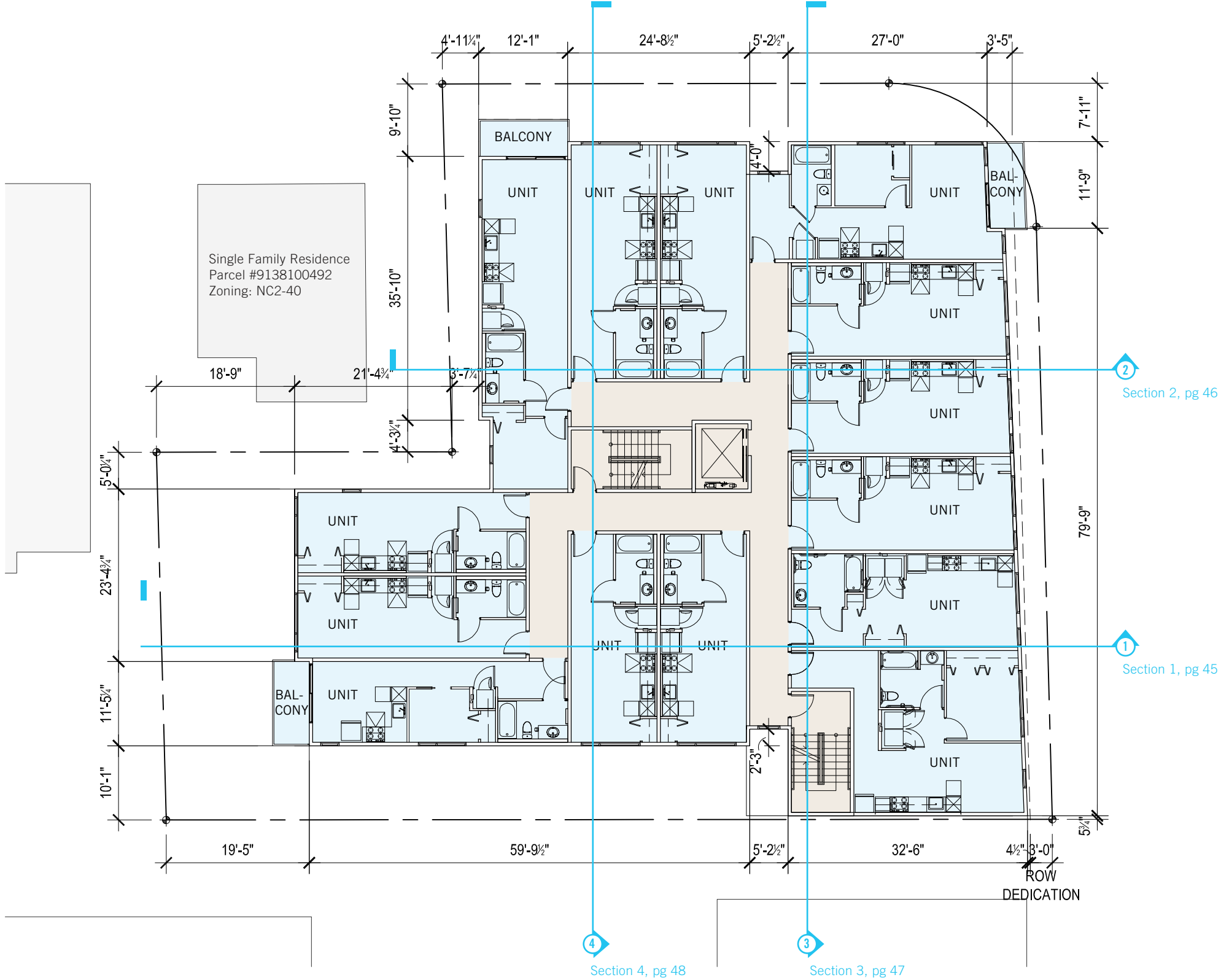


9.0 Floor Plans

KEY

- Live/Work
- Units
- Utility/BOH
- Circulation
- Planting Strip
- Residential Amenity
- Surrounding Buildings
- Section Cuts (Sections on pgs 45-48)

LEVEL 2

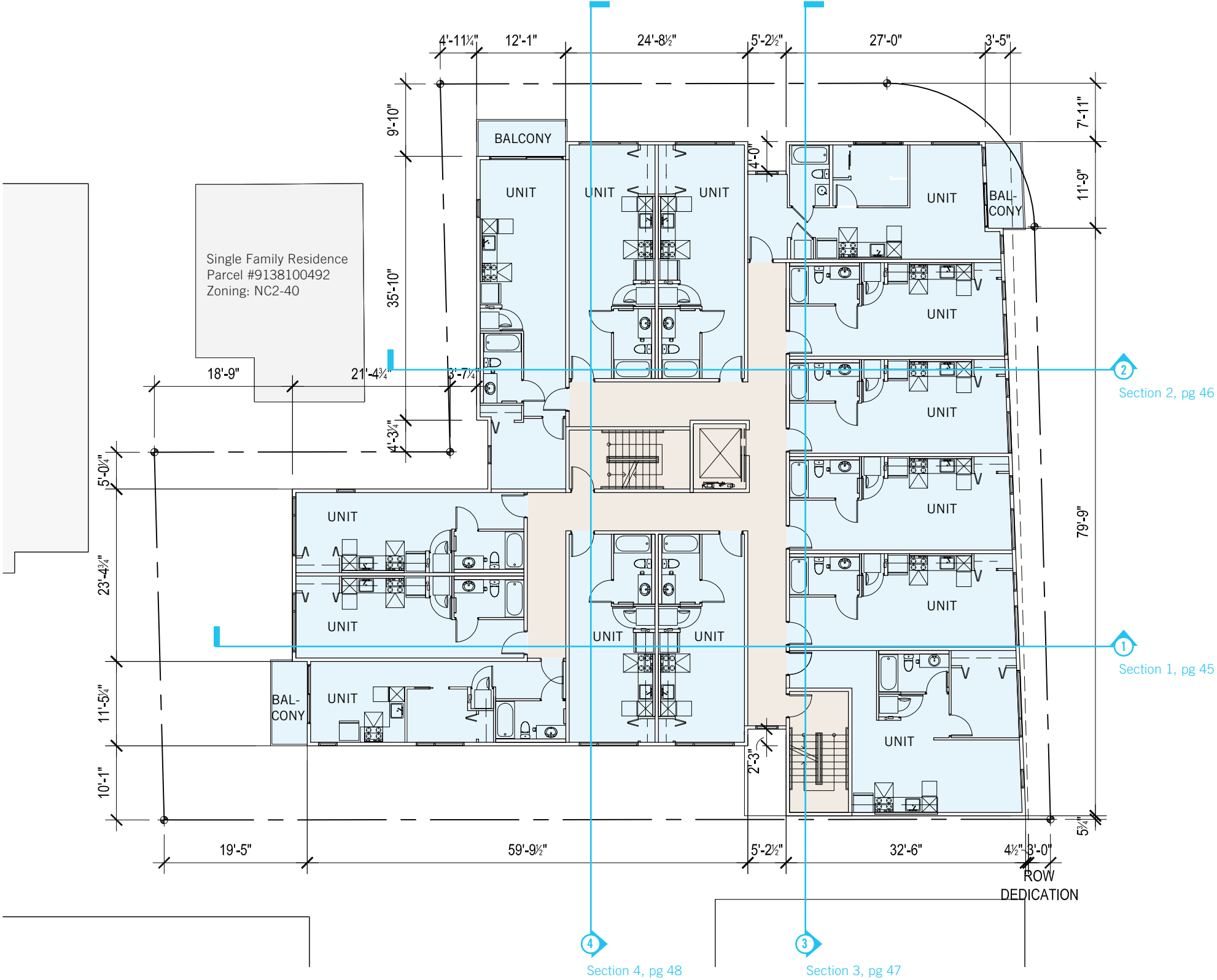


9.0 Floor Plans

KEY

- Live/Work
- Units
- Utility/BOH
- Circulation
- Planting Strip
- Residential Amenity
- Surrounding Buildings
- Section Cuts (Sections on pgs 45-48)

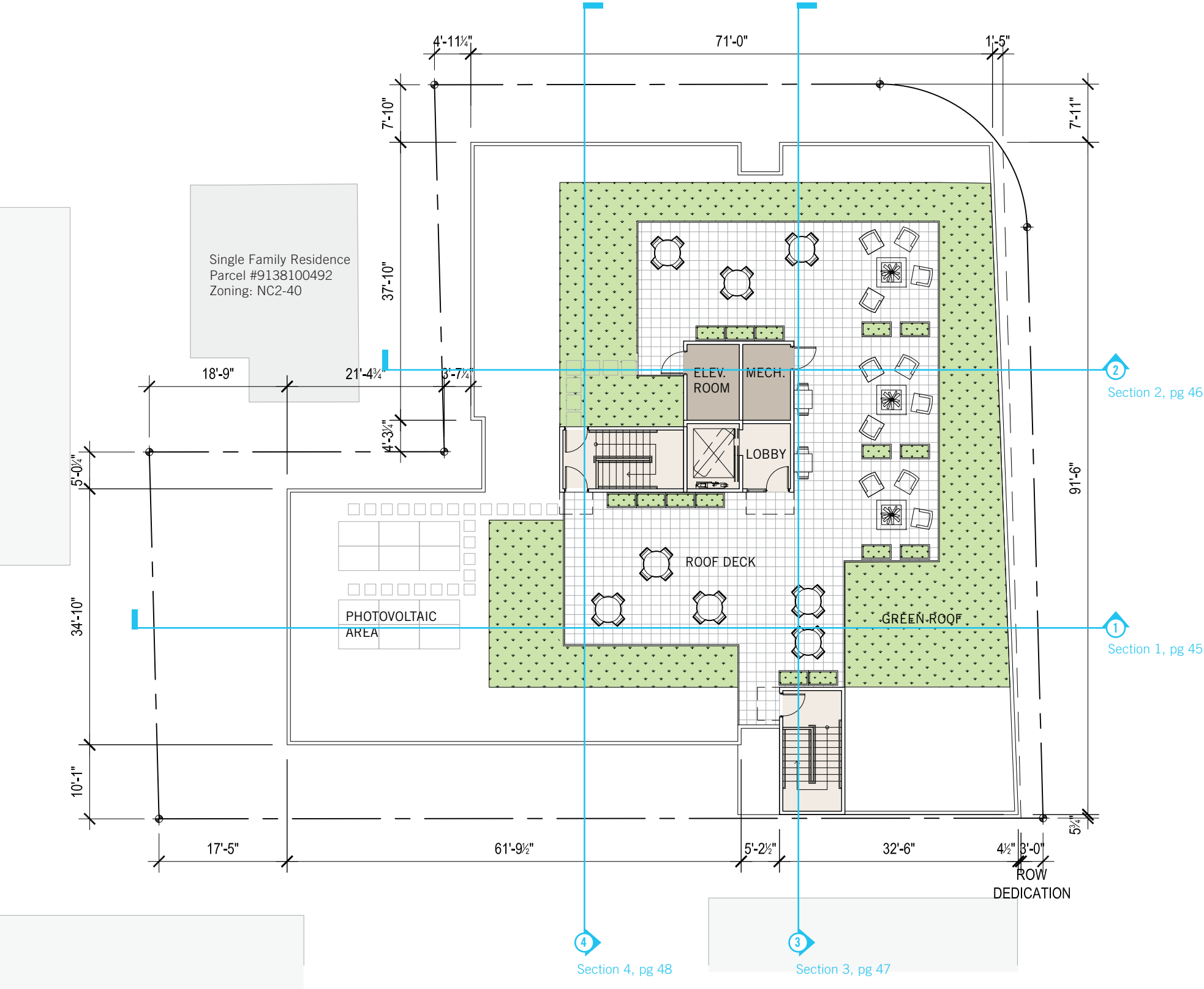
LEVEL 3-4



9.0 Floor Plans

- KEY
- Live/Work
 - Units
 - Utility/BOH
 - Circulation
 - Planting Strip
 - Residential Amenity
 - Surrounding Buildings
 - Section Cuts (Sections on pgs 45-48)

ROOF LEVEL



10.0 Composite Landscape / Hardscape Plan

STREET LEVEL



Arbutus Unedo Compacta



Calluna Spring Torch



Climbing Hydrangea



Liriope Silvery Sunproof



Daylily Happy Returns



Dwarf Fountain Grass



Dwarf Mugo Pine



Nandina 'Moon Bay'



Sourwood Tree



Daylily Happy Returns 02



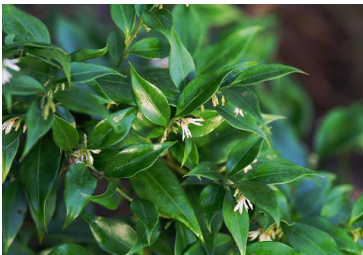
Hydrangea Quercifolia Peewee



Green Gable Tree



Prunus Mt. Vernon



Sarcococca Ruscifolia



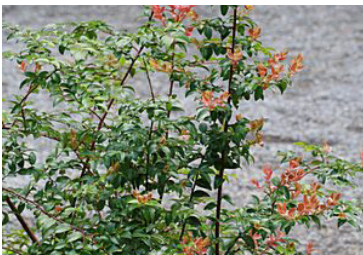
Sword Fern



Japanese Holly



Vinca Minor Wine



Vaccinium Ovatum

ROOF LEVEL



Golden Fountains Sedge



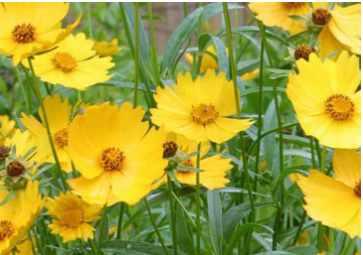
Custom Green Roof



Blue Oat Grass



Euonymus Greenspire



Coreopsis Flying Saucers



Arp Rosemary

10.0 Composite Landscape / Hardscape Plan

PLANT SCHEDULE

	QUANT	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	3	NYSSA SYLVATICA 'NSUHH' PP22951 STREET TREE FORM	GREEN GABLE TUPELO	2" CAL	
	5	OXYDENDRUM ARBOREUM STREET TREE FORM	SOURWOOD TREE	1.5" CAL	
	2	CHAMAECYPARIS OBTUSA 'GRACILIS'	SLENDER HINOKI CYPRESS	5-6"	
	2	TAXUS BACCATA 'FASTIGIATA AUREA'	GOLDEN IRISH YEW	4"	
	* 19 #	ABUTUS UNEDO COMPACTA	COMPACT STRAWBERRY BUSH	5 GAL	
	18 #	CALLUNA VULGARIS 'SPRING TORCH'	SPRING TORCH HEATHER	1 GAL	
	117 #	CAREX DOLICHOSTACHYA GOLD FOUNTAINS	GOLD FOUNTAINS SEDGE	1 GAL	
	17 #	COREOPSIS GRANDIFLORA 'FLYING SAUCERS'	FLYING SAUCERS CORYOPSIS	1 GAL	
	* 27 #	EUONYMUS JAPONICUS 'GREEN SPIRE'	'GREEN SPIRE' EUONYMUS	2 GAL	
	* 18 #	HELIOTRICHON SEMPERVIRENS	BLUE OAT GRASS	2 GAL	
	5 #	HEMEROCALIS HAPPY RETURNS	DAY LILY HAPPY RETURNS	1 GAL	
	* 21 #	HYDRANGEA QUERCIFOLIA PEE WEE	DWARF OAKLEAF HYDRANGEA	2 GAL	
	* 62 #	ILEX CRENATA 'SKY PENCIL'	SKY PENCIL JAPANESE HOLLY	2 GAL	
	24 #	LIRIOPE SILVERY SUNPROOF	SILVERY SUNPROOF MONDO GRASS	1 GAL	
	* 36 #	NANDINA DOMESTICA 'MOON BAY'	MOONBAY COMPACT HEAVENLY BAMBOO	2 GAL	
	* 26 #	PENNISETUM 'HAMELY'	DWARF FOUNTAIN GRASS	1 GAL	
	* 5 #	PINUS MUGO PUMILLIO	DWARF MUGO PINE	5 GAL	
	* 13 #	POLYSTICHUM MUNTUM	SWORD FERN	1 GAL	
	68 #	PRUNUS 'MT VERNON'	MT VERNON LAUREL	1 GAL	
	* 11 #	ROSEMARINUS 'ARP'	ARP ROSEMARY	2 GAL	
	* 13 #	SARCOCOCCA RUSCIFOLIA	TALL SARCOCOCCA	2 GAL	
	* 13 #	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	2 GAL	
	* 19 #	HYDRANGEA ANOMALA PETIOLARIS 'MIRANDA'	MIRANDA CLIMBING HYDRANGEA	2 GAL	
	30 #	VINCA MINOR 'WINE'	WINE COLOR FLOWERING PERIWINKLE	1 GAL	18" O.C.
		GREEN ROOF TRAY PLANTING SYSTEM. TRAY SYSTEM WEIGHS UP TO .34 POUNDS PER SQUARE FOOT SATURATED WEIGHT MAXIMUM.			

* 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, STREET TREES APPROVED BY SHANE DEWALD, SDOT, 1-18-2017

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 3'x3'x2'

TOURNESOL 'WILSHIRE' PLANTER 3'x2'x2'

36" ROUND PLANTER

PERMEABLE PAVERS OVER A MINIMUM OF 24" OF SOIL/GRAVEL

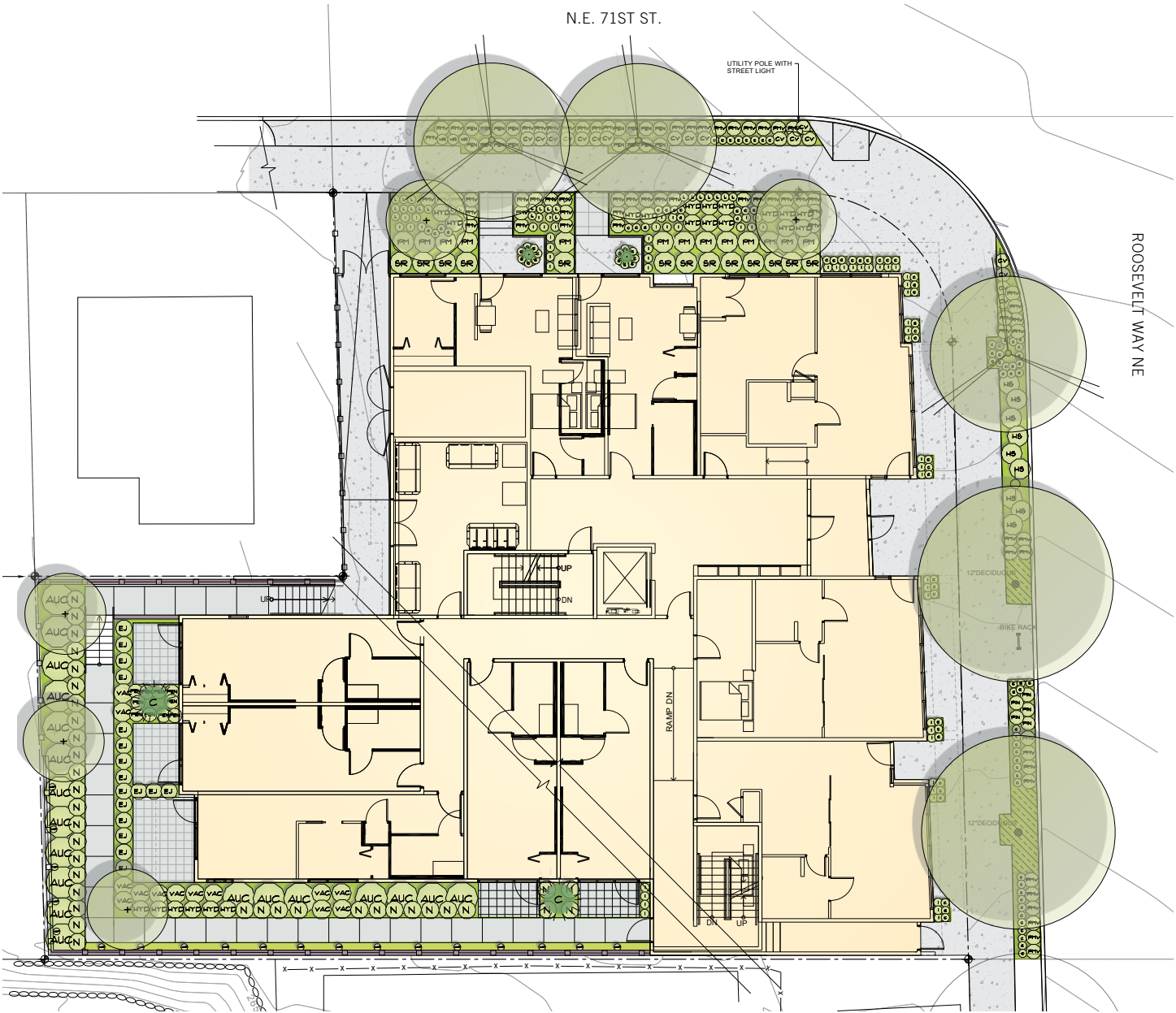
CONCRETE OR ASPHALT PAVING, NOT COUNTED TOWARD GREEN FACTOR

ROOF DECK

DECK FURNITURE

6" WOOD FENCE

GROUND LEVEL



10.0 Composite Landscape / Hardscape Plan

LANDSCAPE FEATURES



Bike Rack



Cable Railing



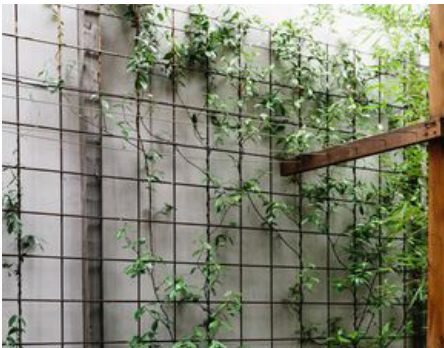
Concrete Pavers



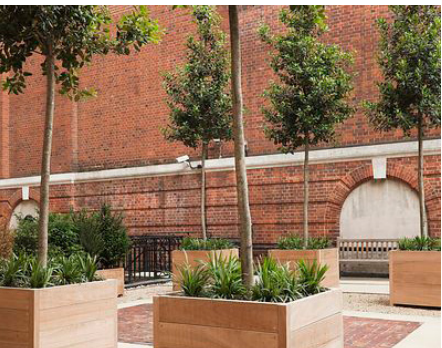
Cable Railing



Vine Climbing Wall



Vine Climbing Wall

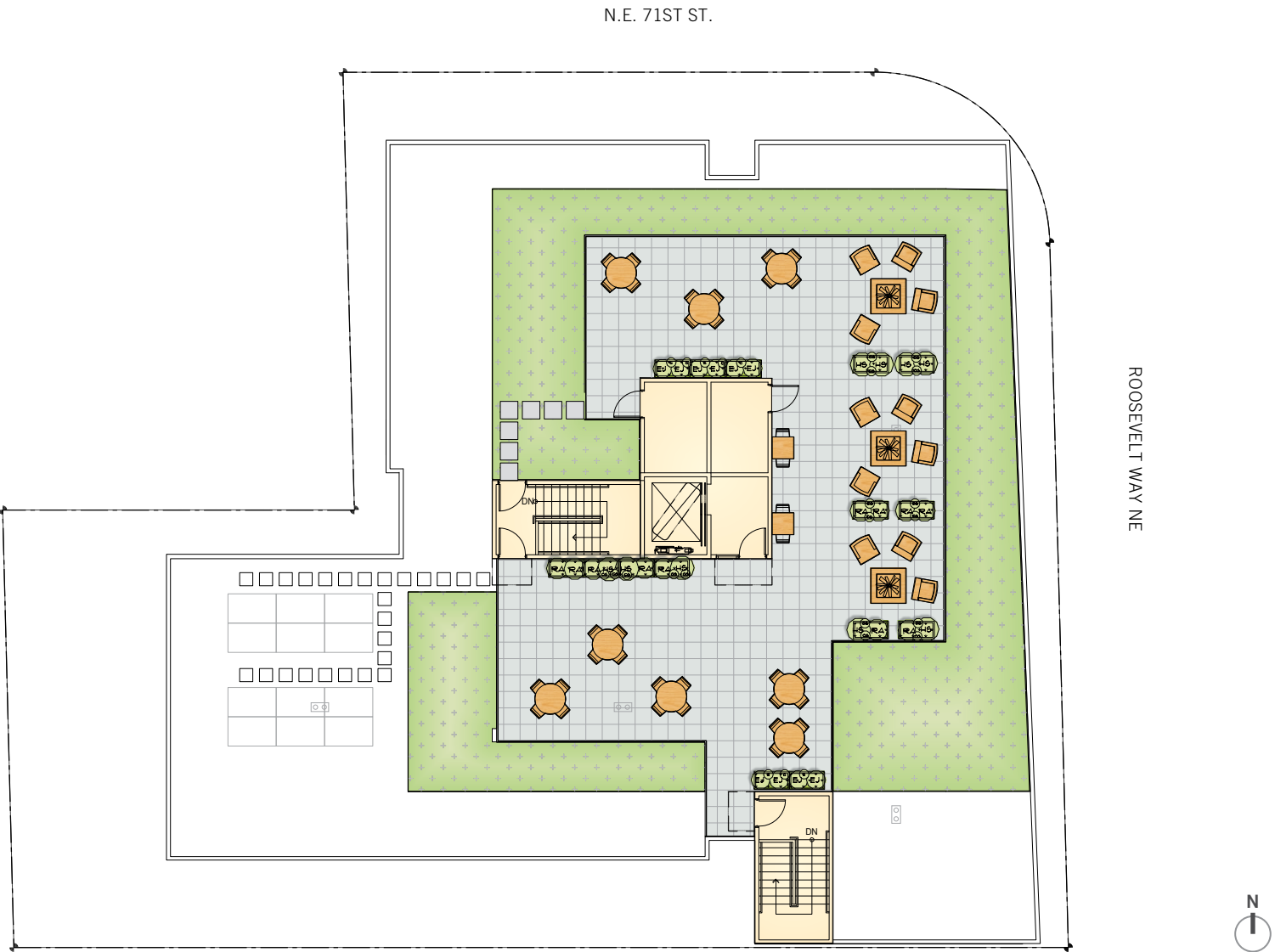


Wood Planters



Wood Planters

ROOF LEVEL



10.0 Arborist Report

7011 Roosevelt Way NE
Seattle, WA 98115

Prepared For:

Michael Nelson
MRN Homes LLC
7556 12th Ave NE
Seattle, WA 98115
Phone: (206) 985-0212
Email: michael@mrnhomesllc.com

October 10, 2015

Prepared By:

Ryan Ringe
Certified Arborist # PN 5892-A
Certified Tree Risk Assessor # CRTA 699



Arbor Options, LLC
Tree Consultants
Ryan Ringe, Principal
(206) 755-5826
Email: ryan@arboroptions.com
Certified Arborist # PN 5892-A

Summary
Assignment
Limits of Assignment
Methods
City of Seattle Director’s Rule 16-2008
Observations
References
Appendix A- Tree Location Map
Appendix B-Assumptions and Limiting Conditions
Appendix C – Waiver of Liability

Summary

Date of Site Visit: 10/6/15

Subject Property Address: 7011 Roosevelt Way NE Seattle, WA 98115

Of Significant Trees on Property: 1

Of Exceptional Trees on Property: 0

All *significant trees* on the subject property were identified, measured for diameter at breast height (*DBH*), evaluated for condition, and classified as Exceptional or Non-Exceptional according to Seattle DPD Director’s Rule 16-2008.

There was one (1) significant tree located on the property that was not Exceptional.

Assignment

Michael Nelson contacted me to identify and evaluate the condition of all significant and exceptional trees located on the subject property at 7011 Roosevelt Way NE in Seattle, WA.

Limits of Assignment

Unless stated otherwise, information contained in this report covers only those trees that were examined and reflects the condition of those trees at the time of inspection; and the inspection is limited to visual examination of the subject trees without dissection, excavation, probing, climbing, or coring unless explicitly specified.

There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the subject trees may not arise in the future. Additional Assumptions and limiting conditions can be found in Appendix B.

10.0 Arborist Report

Arbor Options Consulting Arborists
7011 Roosevelt Way NE Seattle, WA Arborist Report
October 10,2015

Methodology

To evaluate the trees and to prepare the report, I drew upon my 15+ years of experience in the field of forestry, site management, and arboriculture and my formal education in plant biology, plant identification, and plant physiology. I also followed the protocol of the International Society of Arboriculture (ISA) for Visual Tree Assessment (VTA) that includes looking at the overall health of the tree as well as the site conditions. This is a scientifically based process to look at the entire site, surrounding landscape and soil, as well as a complete look at the trees themselves.

In examining the trees, I looked at such factors as: size, vigor, canopy and foliage condition, density of leaves, injury, insect activity, root damage and root collar health, crown health, evidence of disease-causing bacteria, fungi or virus, dead wood and hanging limbs.

City of Seattle Rules (Director’s Rule 16-2008)

Size Thresholds

Trees with a diameter at breast height (DBH), defined in this rule, that is equal to or greater than the threshold diameters listed in Seattle DPD Director’s Rule 16-2008, Table 1 are considered exceptional unless they fail to meet the risk criteria discussed in Director’s Rule 16-2008. For all species not listed in Table 1, the threshold diameter is 30” or 75% of the largest documented diameter for a tree of that species in Seattle, whichever is less, as noted in Trees of Seattle, 2nd edition by Arthur Lee Jacobson. If no tree diameter or circumference is listed in this source, the threshold diameter is 30” or 65% of the largest documented diameter for a tree of that species in Washington, whichever is less, as noted in Champion Trees of Washington State by Robert Van Pelt.

Tree Grove

A grove means a group of 8 or more trees 12” in diameter or greater that form a continuous canopy. Trees that are part of a grove shall also be considered exceptional unless they fail to meet the risk criteria discussed in Director’s Rule 16-2008. Trees that are less than 12” in diameter that are part of a grove’s continuous canopy cannot be removed if their removal may damage the health of the grove. Street trees shall not be included in determining whether a group of trees is a grove.

Measurement of Tree Diameter

Diameter at Breast Height (DBH), which means the diameter of a tree trunk measured at 4.5 feet above average grade, is used in determining the diameter of existing trees. Where a tree has a branch(es) or swelling that interferes with measurement at 4.5 feet above average grade or where a tree tapers below this point, the diameter is measured at the most narrow point below 4.5 feet. For trees located on a slope, the 4.5 feet is measured

Arbor Options Consulting Arborists
7011 Roosevelt Way NE Seattle, WA Arborist Report
October 10,2015

from the average of the highest and lowest ground points or, on very steep slopes where this is not possible, the lowest practical point on the uphill side. Where a tree splits into several trunks close to ground level, the DBH for the tree is the square root of the sum of the DBH for each individual stem squared (example with 3 stems: DBH = square root [(stem1)2 +(stem2)2 +(stem3)2]).

Observations

Tree Descriptions

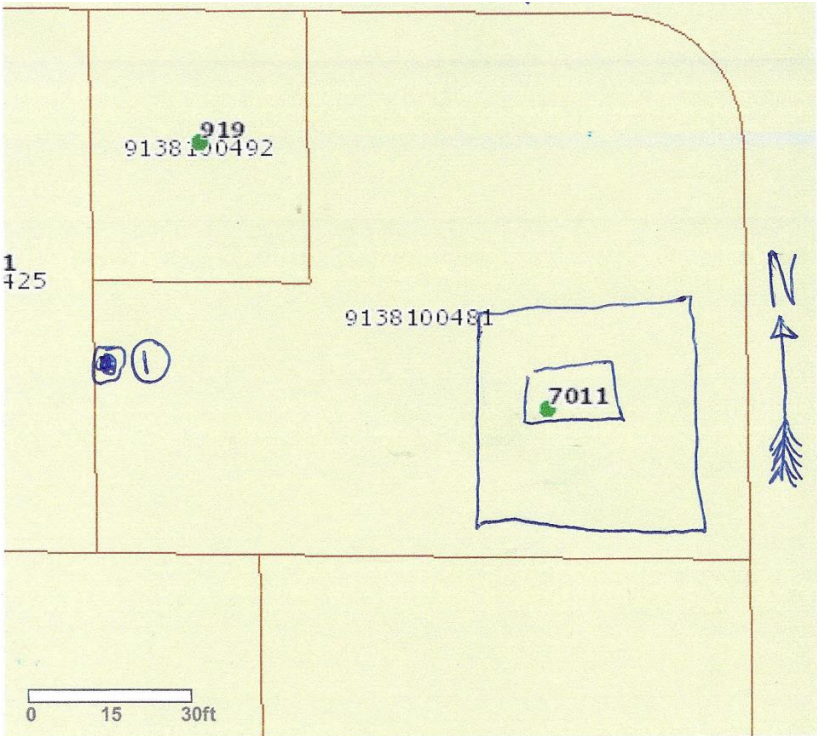
There are no Tree Groves located on the property.

Note: Refer to Appendix A- Tree Location Map, for location of the trees listed in this report.

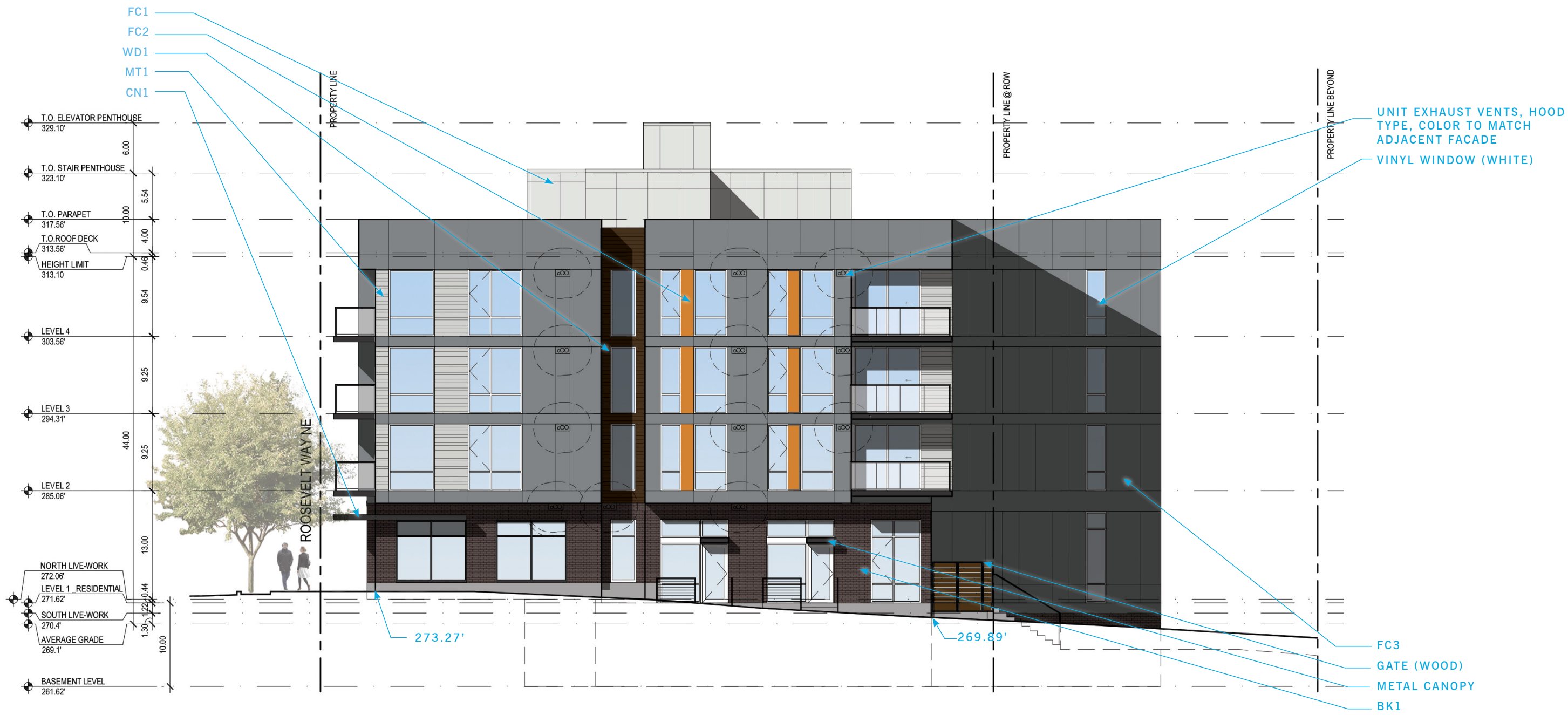
Subject Property Significant Trees

Tree #1: 13.3” DBH Hybrid Black Poplar, *Populus x canadensis*, Fair condition, Non Exceptional tree (*Largest Hybrid Black Poplar in Trees of Seattle, 2nd edition by Arthur Lee Jacobson is 15’1” circumference = 57.6” diameter; 75% = 43.2” Threshold diameter*)

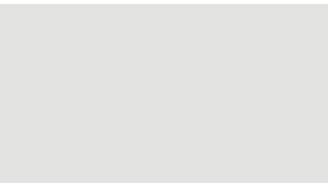







TREE RELOCATION MAP



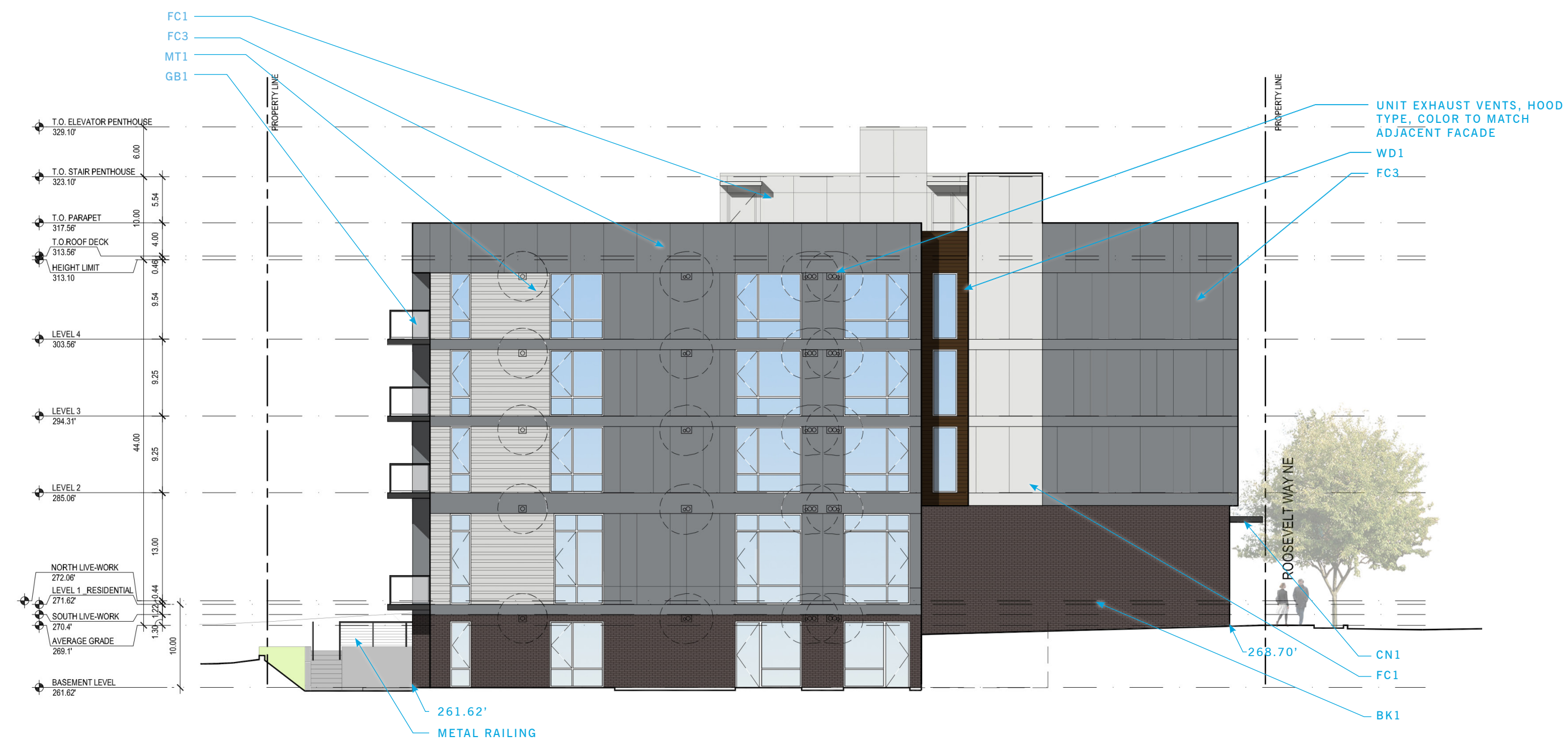
11.0 North Elevation | Materials



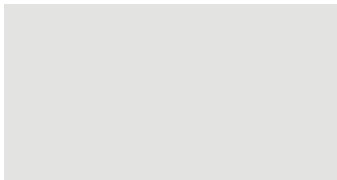
MATERIALS

							
FC1 Fiber Cement Panel Sherwin Williams Ice Cube SW 6252	FC2 Fiber Cement Panel Sherwin Williams Marigold SW 6664	FC3 Fiber Cement Panel Sherwin Williams Software SW 7074	WD1 Eco Clad Wood Siding	BK1 Ebony Brick	MT1 Corrugated Metal Panel Metallic Silver	GB1 Glass Balcony, Bolt-On	CN1 Canopy @ L/W Units

11.0 South Elevation | Materials



MATERIALS



FC1 Fiber Cement Panel
Sherwin Williams
Ice Cube | SW 6252



FC2 Fiber Cement Panel
Sherwin Williams
Marigold | SW 6664



FC3 Fiber Cement Panel
Sherwin Williams
Software | SW 7074



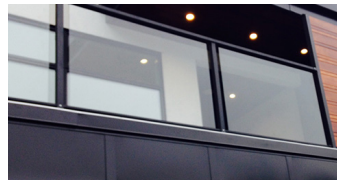
WD1 Eco Clad Wood Siding



BK1 Ebony Brick



MT1 Corrugated Metal Panel
Metallic Silver



GB1 Glass Balcony, Bolt-On

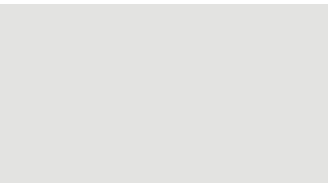









CN1 Canopy @ L/W Units

11.0 East Elevation | Materials



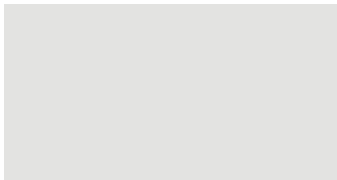
MATERIALS

							
FC1 Fiber Cement Panel Sherwin Williams Ice Cube SW 6252	FC2 Fiber Cement Panel Sherwin Williams Marigold SW 6664	FC3 Fiber Cement Panel Sherwin Williams Software SW 7074	WD1 Eco Clad Wood Siding	BK1 Ebony Brick	MT1 Corrugated Metal Panel Metallic Silver	GB1 Glass Balcony, Bolt-On	CN1 Canopy @ L/W Units

11.0 West Elevation | Materials



MATERIALS



FC1 Fiber Cement Panel
Sherwin Williams
Ice Cube | SW 6252



FC2 Fiber Cement Panel
Sherwin Williams
Marigold | SW 6664



FC3 Fiber Cement Panel
Sherwin Williams
Software | SW 7074



WD1 Eco Clad Wood Siding



BK1 Ebony Brick



MT1 Corrugated Metal Panel
Metallic Silver

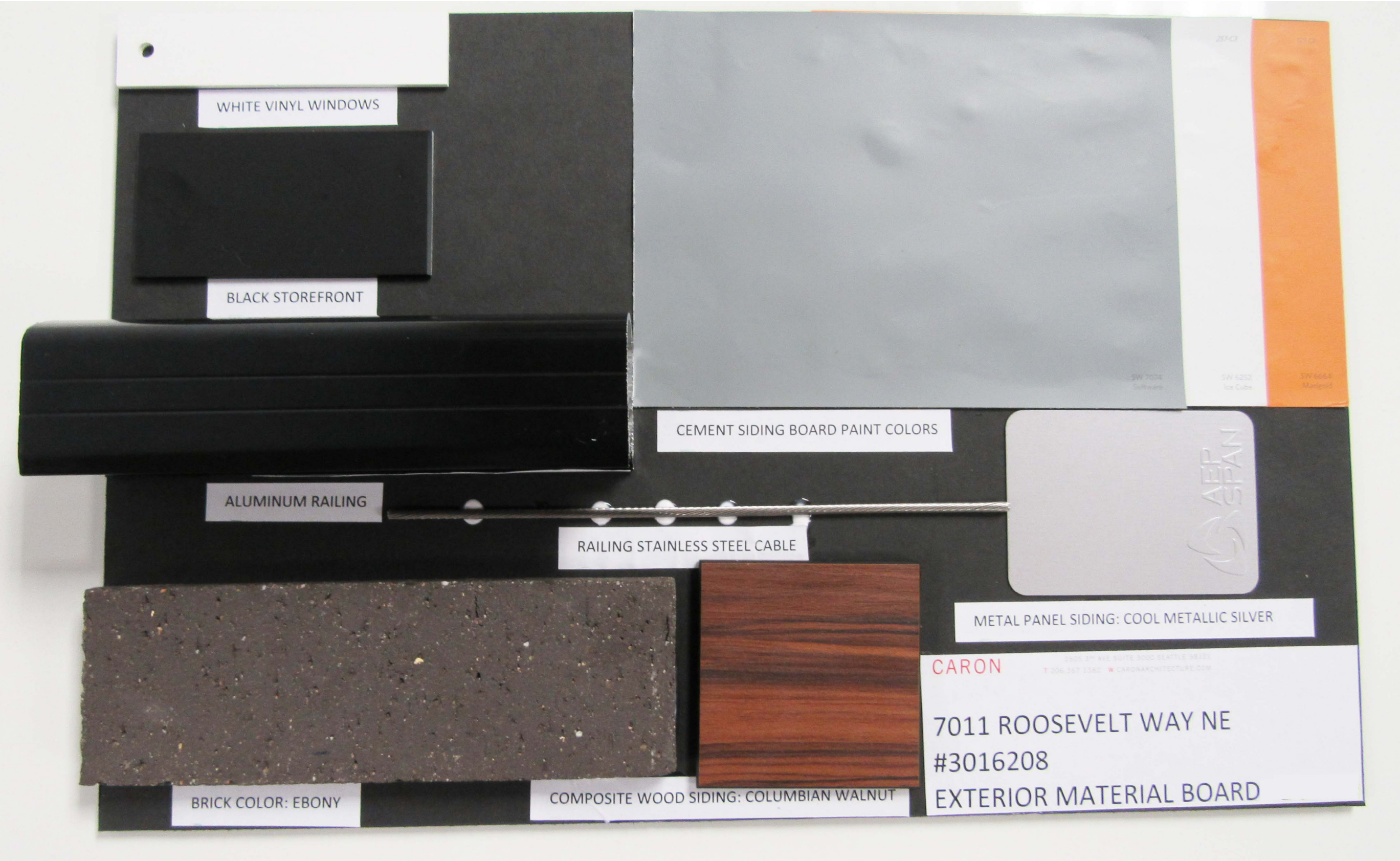


GB1 Glass Balcony, Bolt-On



CN1 Canopy @ L/W Units

12.0 Material Board



13.0 Renderings



NORTHEAST VIEW OF PROJECT

13.0 Renderings



STREET VIEW ALONG ROOSEVELT WAY NE

13.0 Renderings



LIVE/WORK ENTRIES

13.0 Renderings



RESIDENTIAL ENTRIES ON NE 71ST ST

13.0 Renderings



RESIDENTIAL PATIOS AND WALKWAY

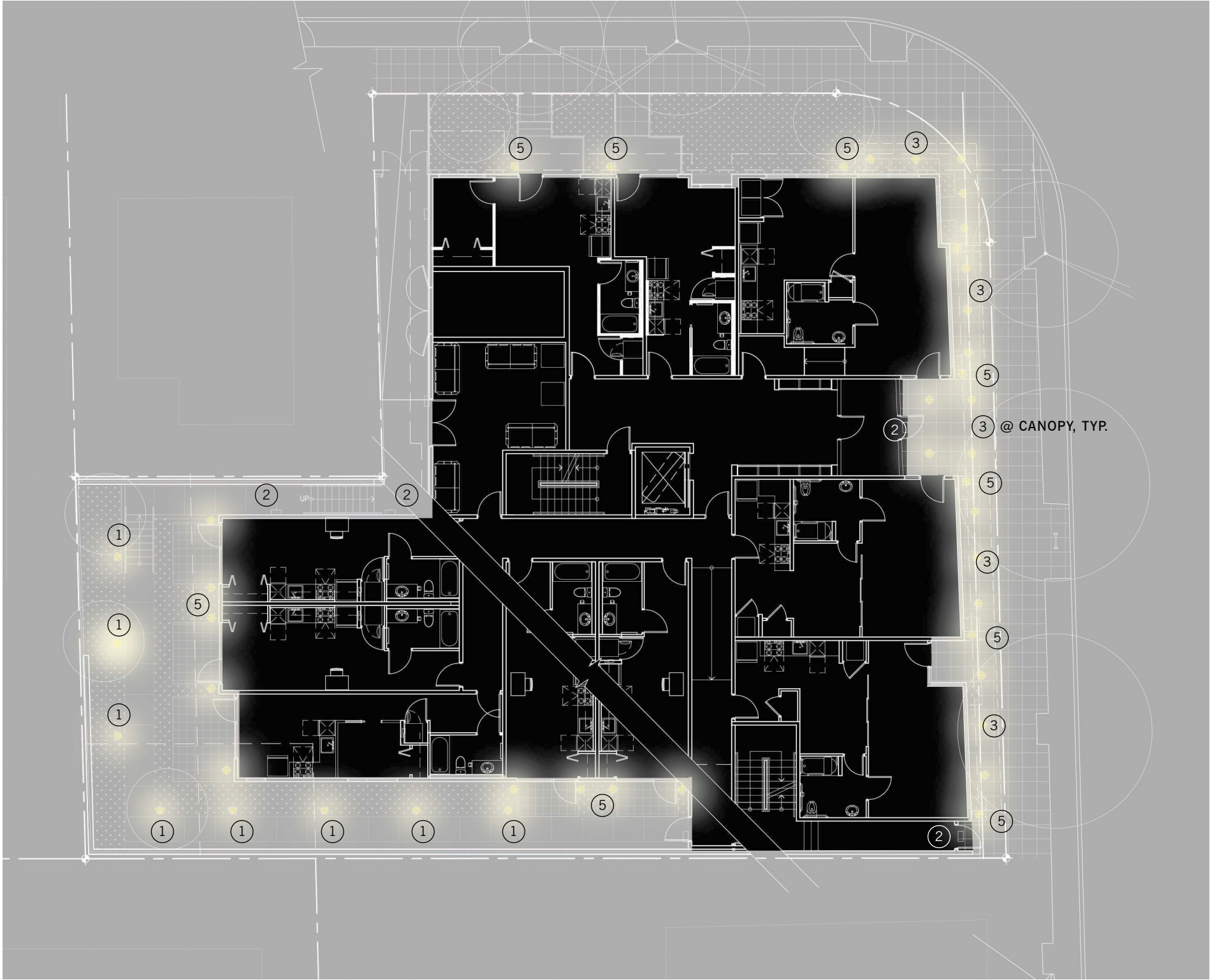
13.0 Renderings



AERIAL VIEW OF ROOF DECK

14.0 Lighting Plan

LEVEL 1 PLAN



LIGHTING DETAILS



01 Bollard Light



02 Egress Light



03 Flush Soffit Light



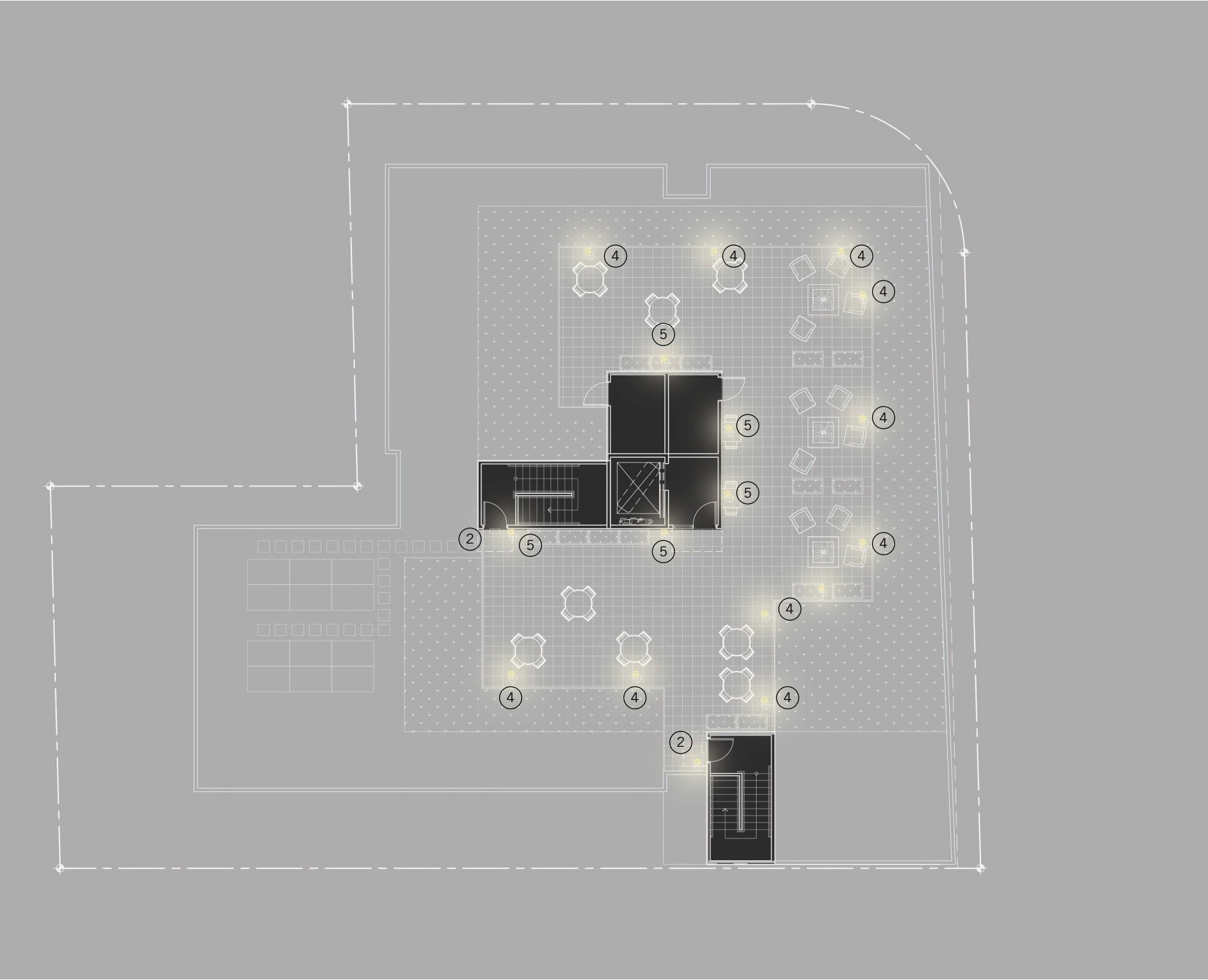
04 Railing-Mounted Down Light



05 Wall Mounted Down Light

14.0 Lighting Plan

ROOF LIGHTING PLAN



LIGHTING DETAILS



01 Bollard Light



02 Egress Light



03 Flush Soffit Light



04 Railing-Mounted Down Light



05 Wall Mounted Down Light

15.0 Signage Concept Plan



LIVE-WORK AND ENTRY SIGNAGE

SIGNAGE DETAIL & EXAMPLES

Signage will be of simple and sophisticated design to complement the building design concept. There will be signage at residential entry and the live-work units.

The residential signage will be freestanding and mounted on top of canopy for visibility. The pedestrian-scaled blade sign will be used at live-work units. The sign will be externally lit by wall-mounted light fixture.



CANOPY SIGNAGE FOR RESIDENTIAL ENTRY

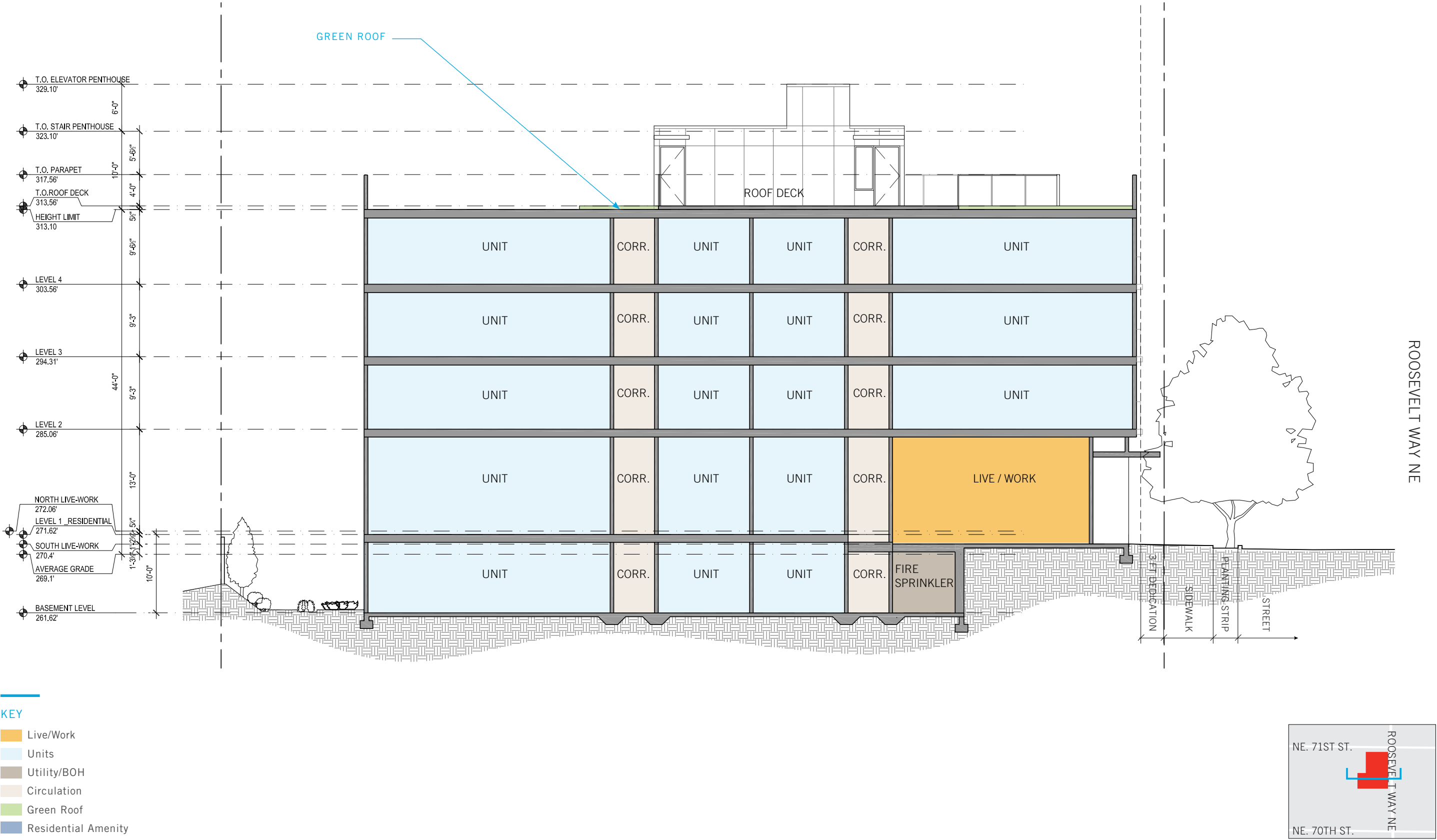


SIMPLE SIGNAGE

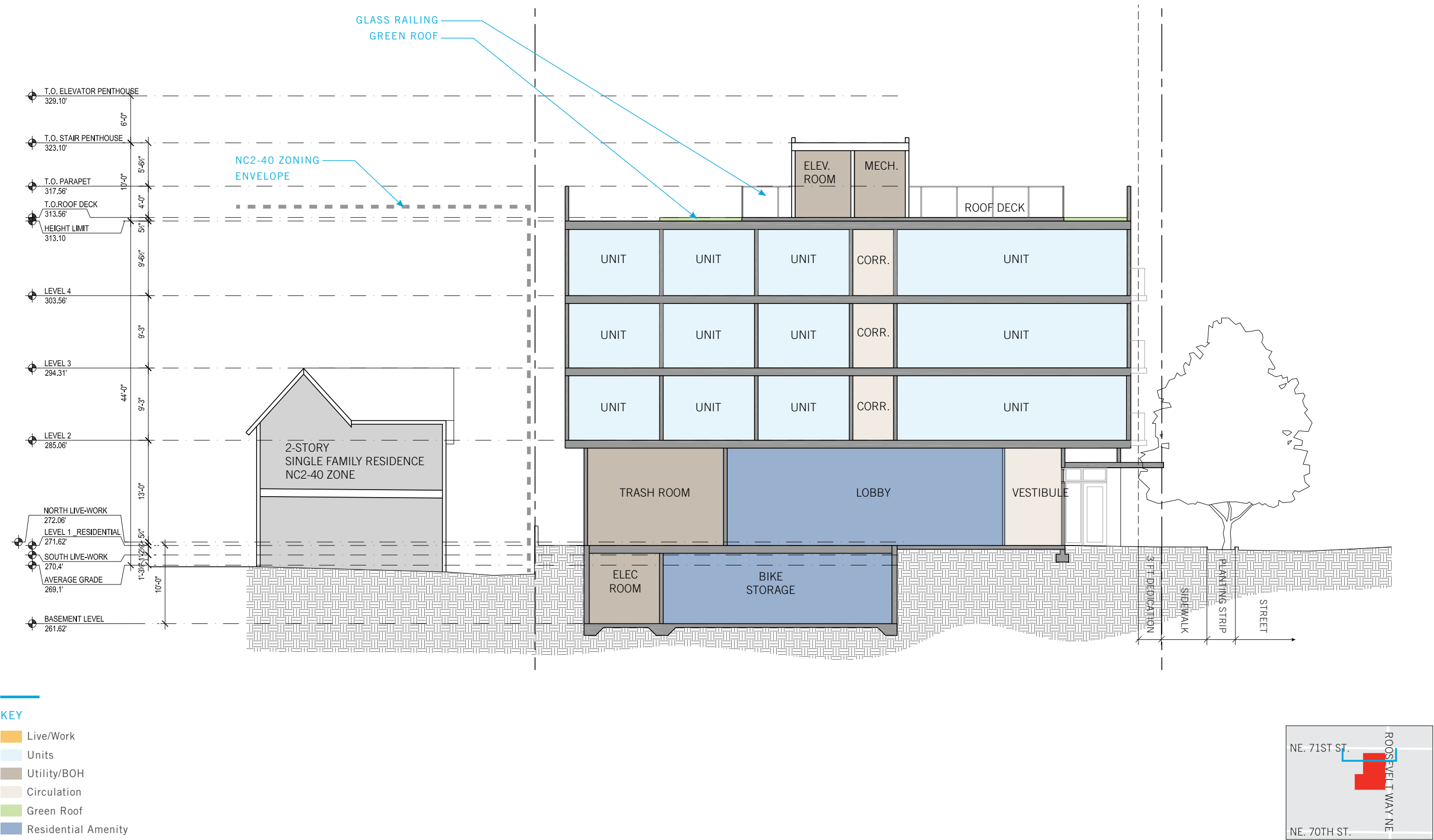


BLADE SIGN

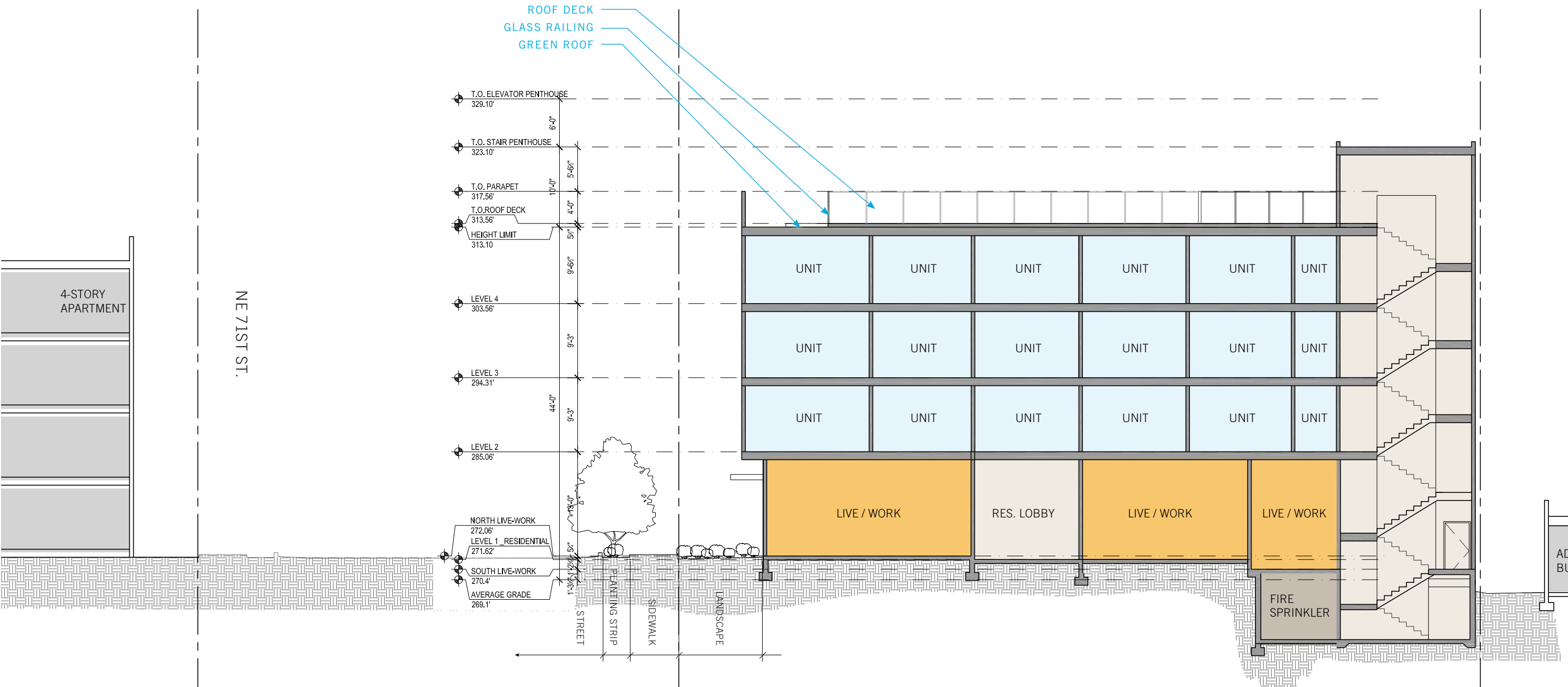
16.0 Building Section 1



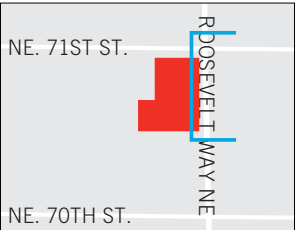
16.0 Building Section 2



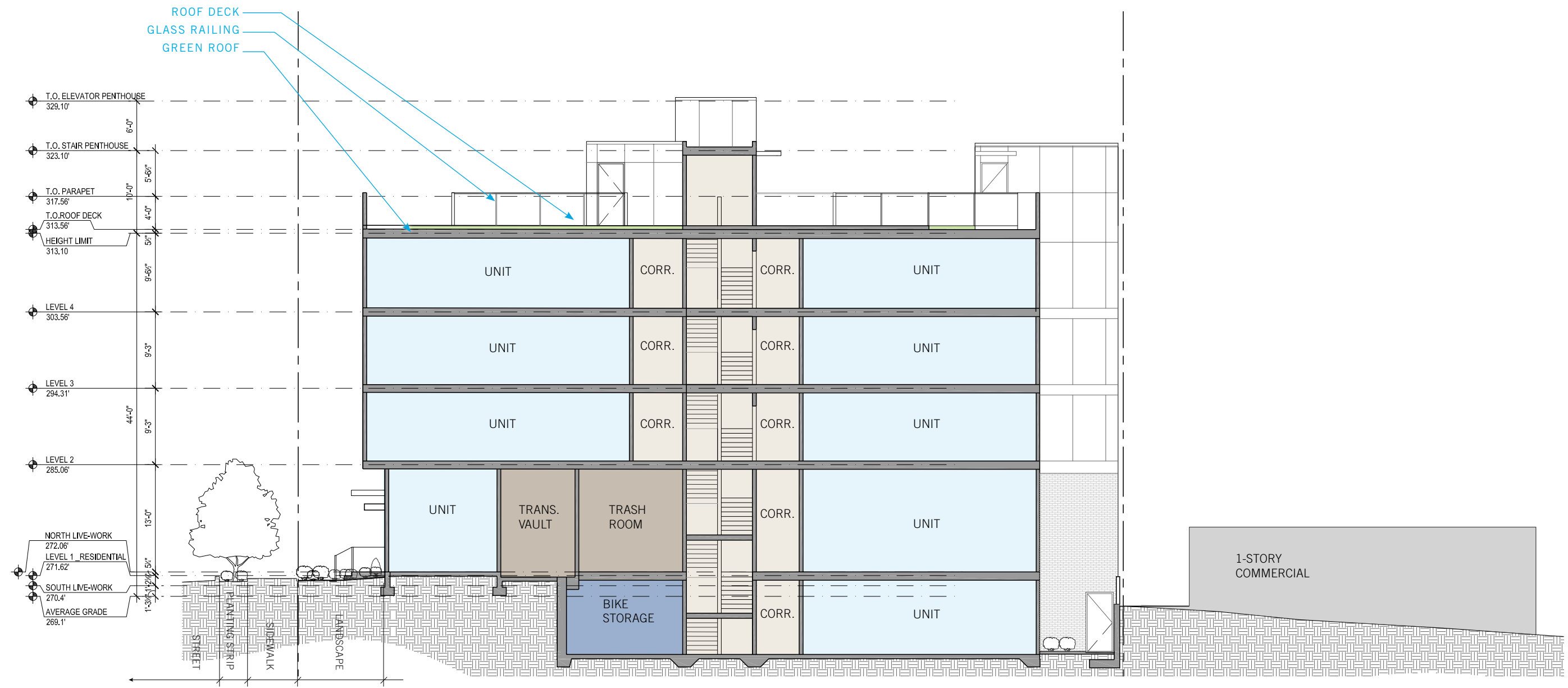
16.0 Building Section 3



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

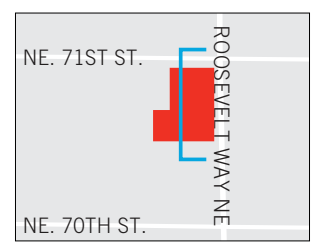


16.0 Building Section 4



KEY

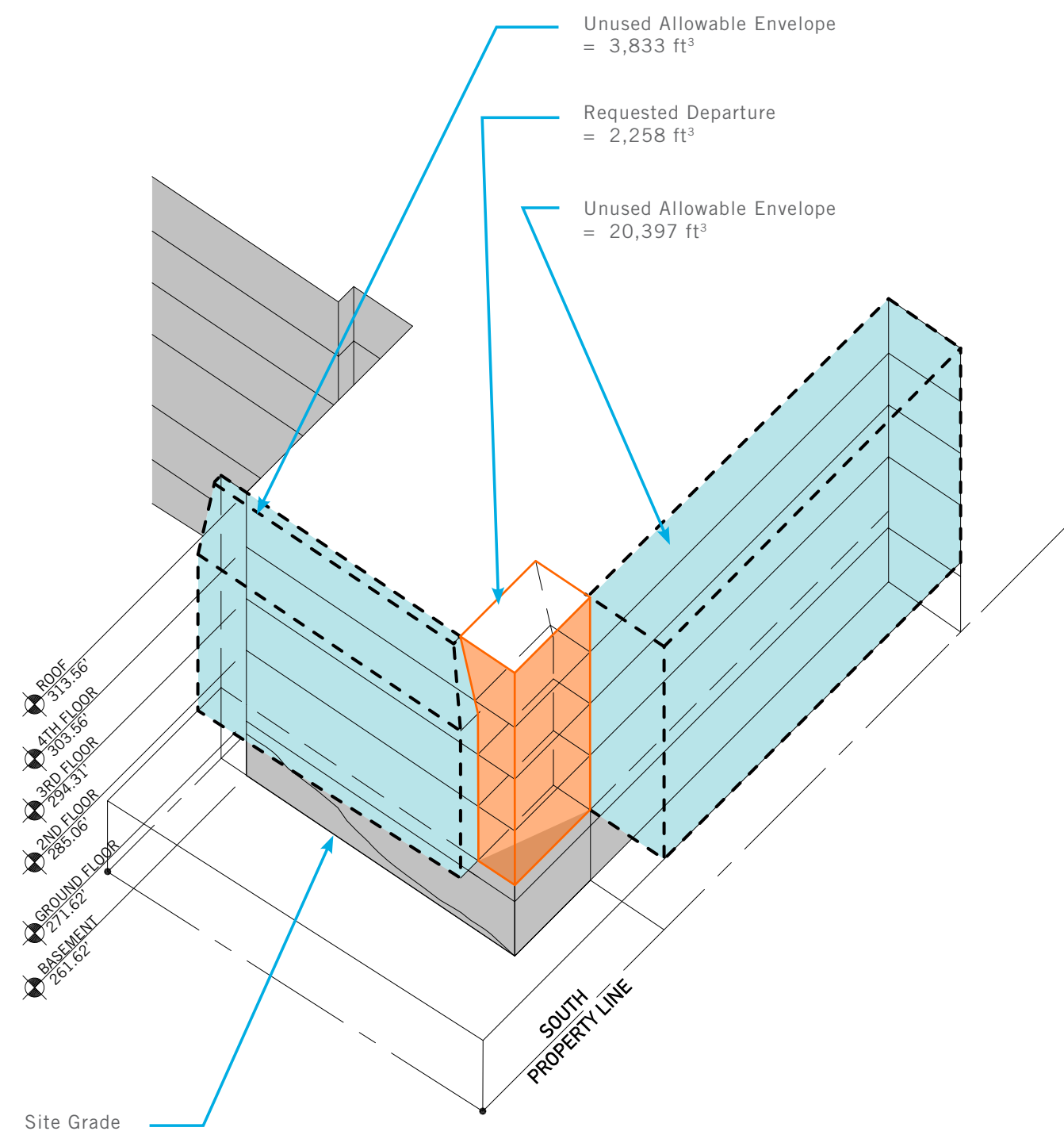
- Live/Work
- Units
- Utility/BOH
- Circulation
- Residential Amenity



17.0 Departure 1

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.
CORRESPONDING DESIGN GUIDELINE:	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.
PROPOSED DESIGN DEPARTURE:	Proposed design departure: 10' setback is provided along the portion of South lot line abutting Residential zone. As a trade-off, the 10' setback is also provided along a portion of South lot line abutting NC2-40 zone where setback is not required, and an average of 19' voluntary setback is provided along West lot line abutting Residential Zone where 15' setback is required.
RATIONALE:	The goal of the massing option 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.

SETBACK DIAGRAM



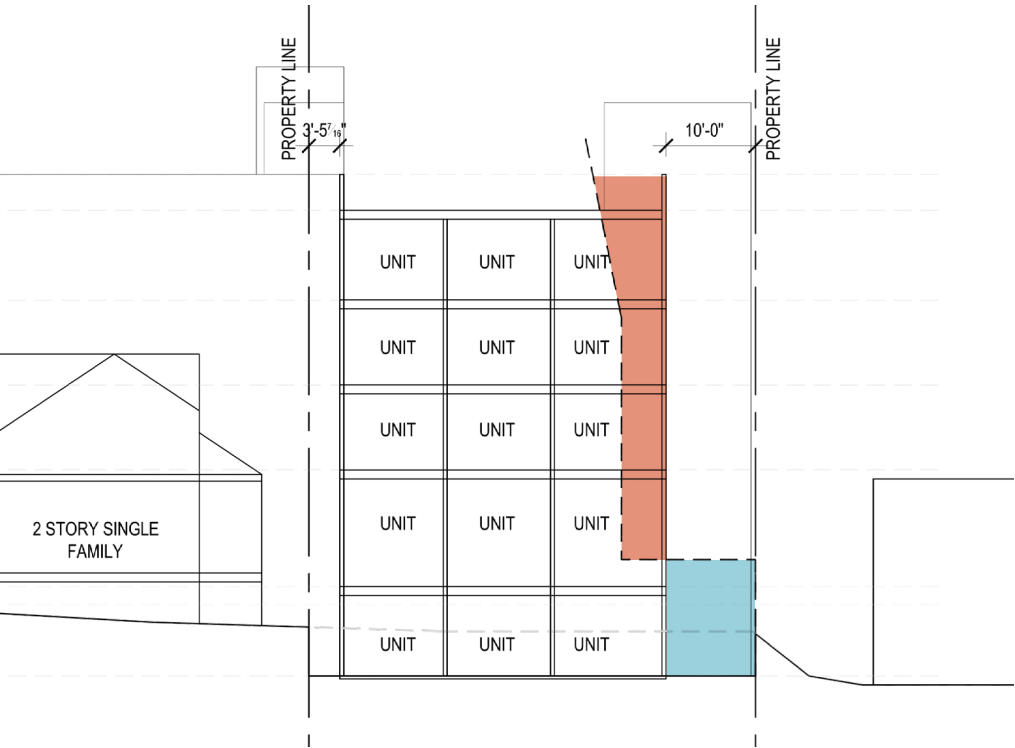
17.0 Departure 1

KEY

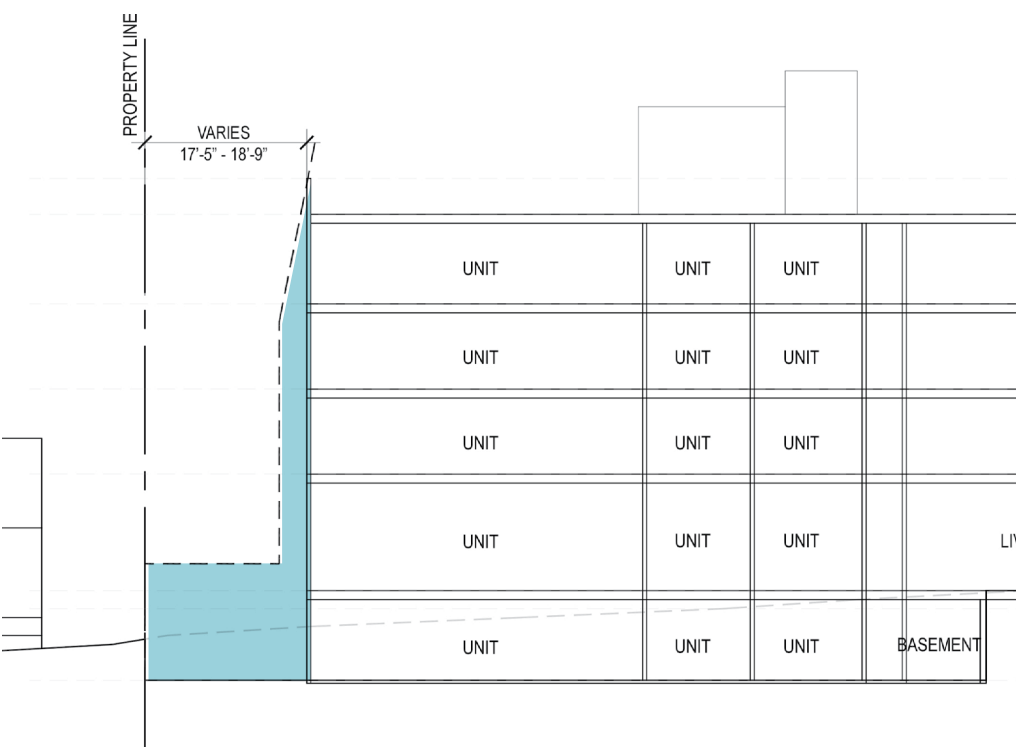
Departure Request

Unused Allowable Envelope

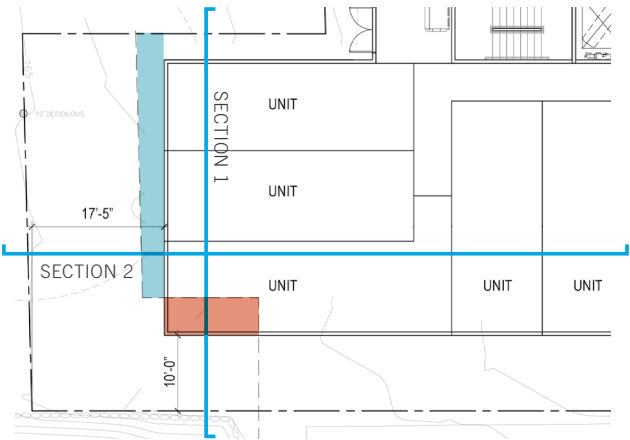
SECTION 1



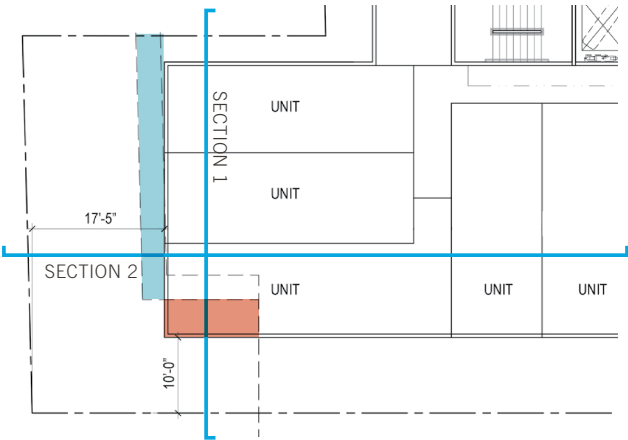
SECTION 2



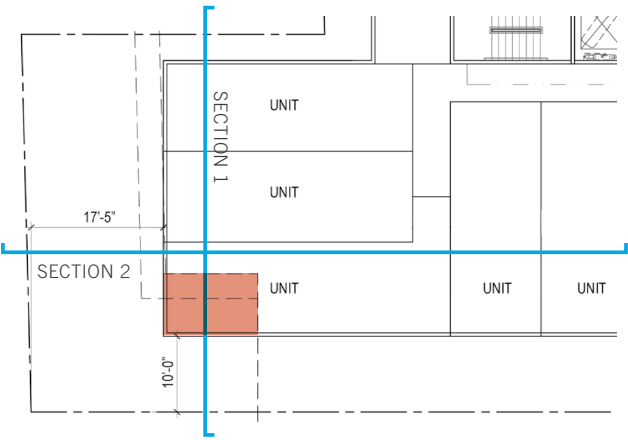
GROUND LEVEL



LEVEL 2&3



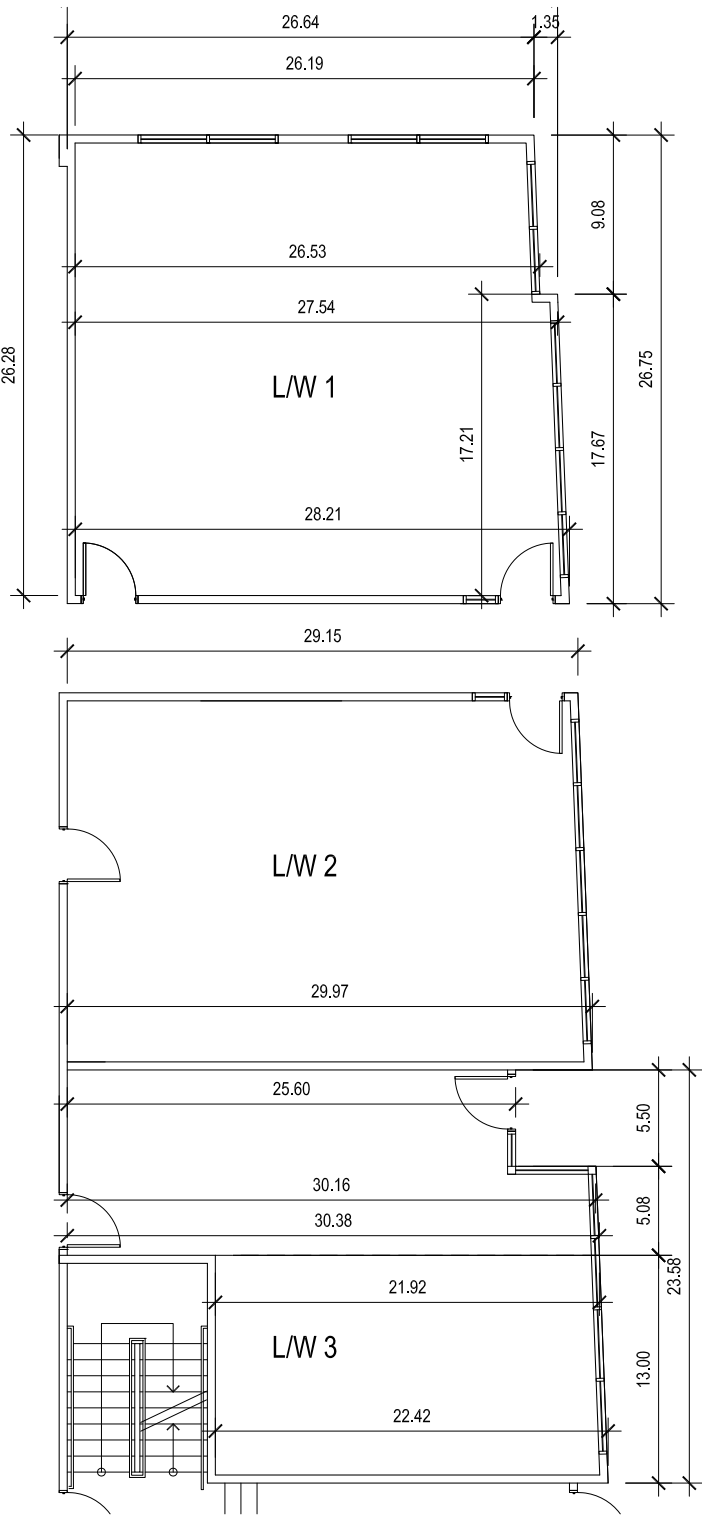
LEVEL 4



17.0 Departure 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.
CORRESPONDING DESIGN GUIDELINE:	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.
PROPOSED DESIGN DEPARTURE:	Three live-work units to have an average depth of less than 30 feet. Re: diagrams and calculations for a proposed depth at each unit.
RATIONALE:	The zoning code requires a 30’ overall minimum depth for live-work units. The proposed overall depth of the three live-work units varies between 30’-4” and 21’-11”, with an average of 27’-4”, 29’-6”, and 24’-8” for live-work unit 1, 2 and 3 respectively. This departure allows the proposed building massing to read as 3 individual masses within the dimension of 37’-2” zero lot line along the south property line, Reference departure request #1. This departure also allows a full 5’-0” wide hallway behind the live-work units, which provides access to the trash/recycling room as well as the building mailboxes. Additionally, the live-work storefronts are set back 1’-4” from the property line, so this departure allows additional pedestrian space on the sidewalk.

NON-RESIDENTIAL DEPTH CALCULATION



ROOSEVELT WAY NE

L/W 1

$(26.19 + 26.53)/2 = 26.36$

$(27.54 + 28.21)/2 = 27.88$

$$\frac{(26.36 \times 9.08) + (27.88 \times 17.67)}{26.75} = \frac{239.35 + 492.64}{26.75} = \frac{731.99}{26.75} = 27.36'$$

NE 71st ST

L/W 1

$$\frac{(26.28 \times 26.64) + (17.21 \times 1.35)}{27.99} = \frac{700.1 + 23.23}{27.99} = \frac{723.33}{27.99} = 25.84'$$

ROOSEVELT WAY NE

L/W 2

$$\frac{29.15 + 29.97}{2} = \frac{59.12}{2} = 29.56'$$

ROOSEVELT WAY NE

L/W 3

$(30.16 + 30.38)/2 = 30.27$

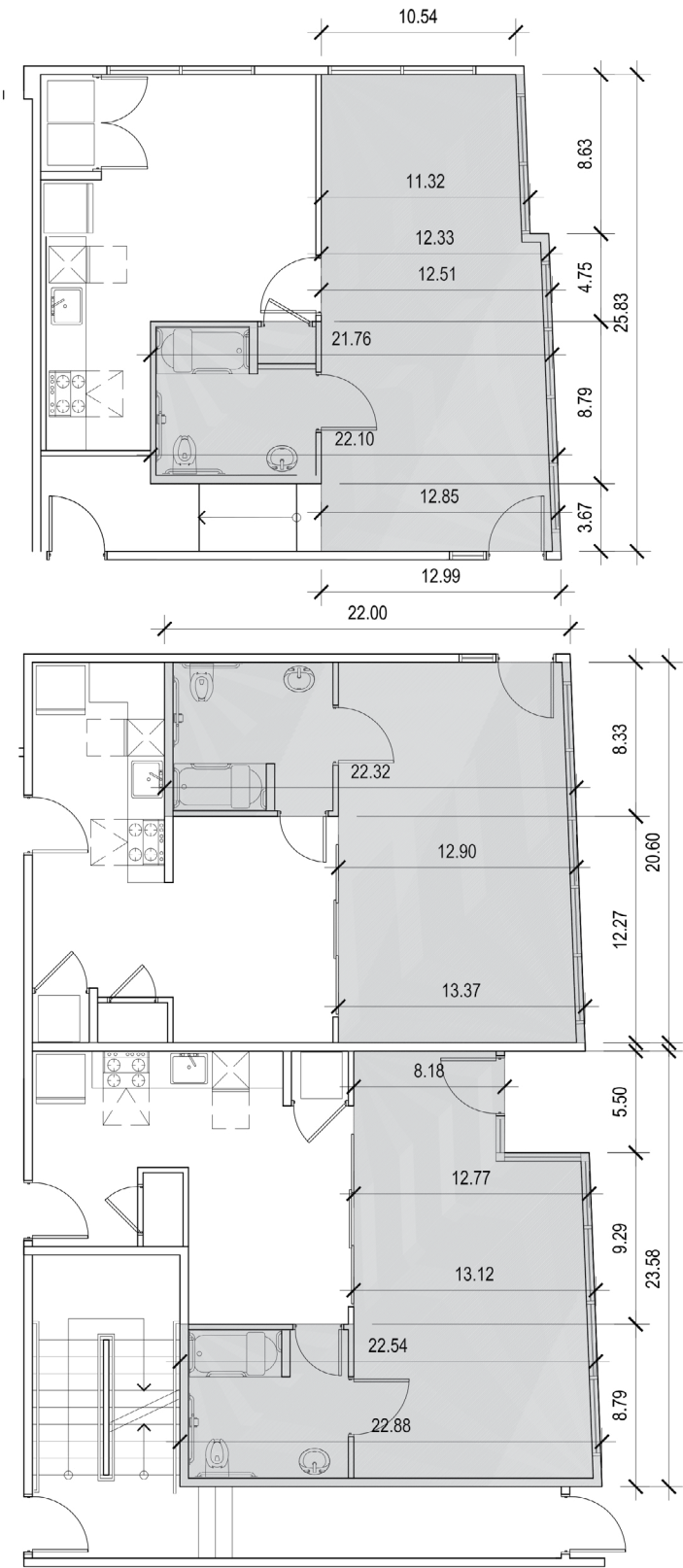
$(21.92 + 22.42)/2 = 22.17$

$$\frac{(25.60 \times 5.50) + (30.27 \times 5.08) + (22.17 \times 13)}{23.58} = \frac{140.80 + 153.77 + 288.21}{23.58} = \frac{582.78}{23.58} = 24.72'$$

17.0 Departure 3

CODE CITATION:	23.47A.008.E.1
CODE REQUIRE- MENT:	The non-residential portion of the live-work unit shall extend a minimum depth of 15 feet from street-level, street-facing facade.
CORRESPONDING DESIGN GUIDELINE:	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.
PROPOSED DESIGN DEPARTURE:	Proposed design departure: Live-work unit 1 to have average depth of 15.23 feet. Live-work unit 2 to have average depth of 16.8 feet. Live-work unit 3 to have average depth of 15.48 feet.
RATIONALE:	The zoning code requires a 15' minimum depth for the non-residential portion of the live-work unit. The proposed depth of the three live-work units non-residential space varies between 8'-2" and 22'-10", with an average of 15'-3", 16'-9", and 15'-6" for live-work unit 1, 2 and 3 respectively. This reduction in live-work commercial depth departure allows a clear break between the residential and commercial zones within the live-work units. A common concern with Live-work unit designs is a lack of privacy for the residential use of the space, which often leads to live-work tenants leaving the street level storefront blinds closed most of the time and defeating the intended transparency for a commercial zone. The proposed layout and depth departure allows Live-work tenants the option to fully close off the kitchen and sleeping areas at the rear of the unit for privacy. The reduced non-residential depth is also necessary for the units to meet the Seattle Building Code requirements, SBC 419.1.1 item #2: Non-residential area is permitted to be not more than 50% of the area of each live/work unit.

WORK PORTION CALCULATIONS



L/W 1

$$\begin{aligned} (10.54 + 11.32)/2 &= 10.93 \\ (12.33 + 12.51)/2 &= 12.42 \\ (21.76 + 22.10)/2 &= 21.93 \\ (12.85 + 12.99)/2 &= 12.92 \\ \hline (10.93 \times 8.63) + (12.42 \times 4.75) + (21.93 \times 8.79) + (12.92 \times 3.67) &= 25.83 \\ \hline 94.33 + 59 + 192.76 + 47.42 &= 393.51 = 15.23' \\ \hline 25.83 & \quad 25.83 \end{aligned}$$

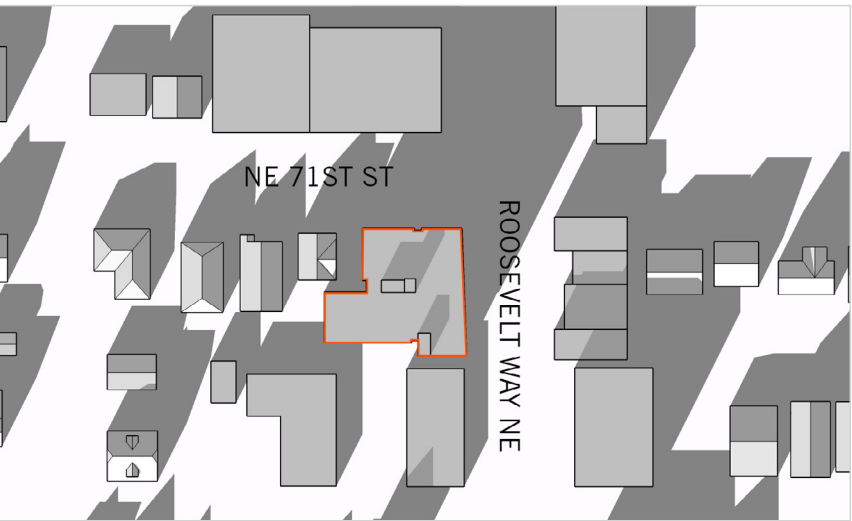
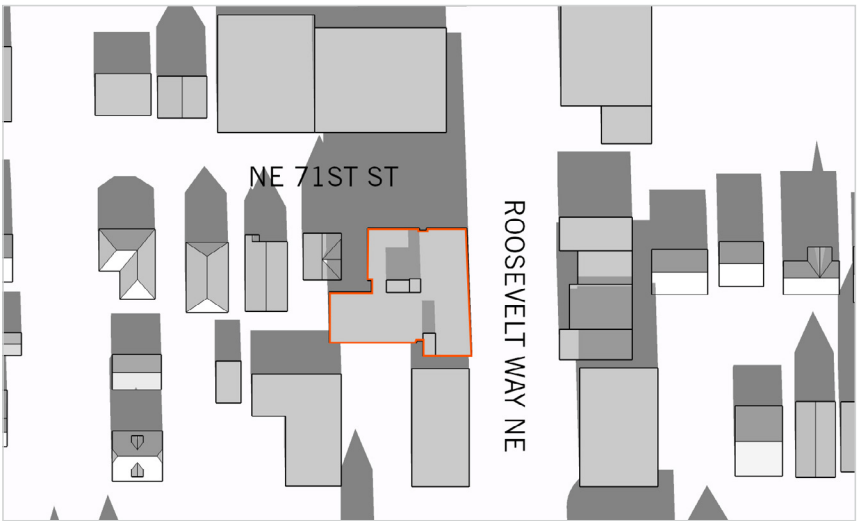
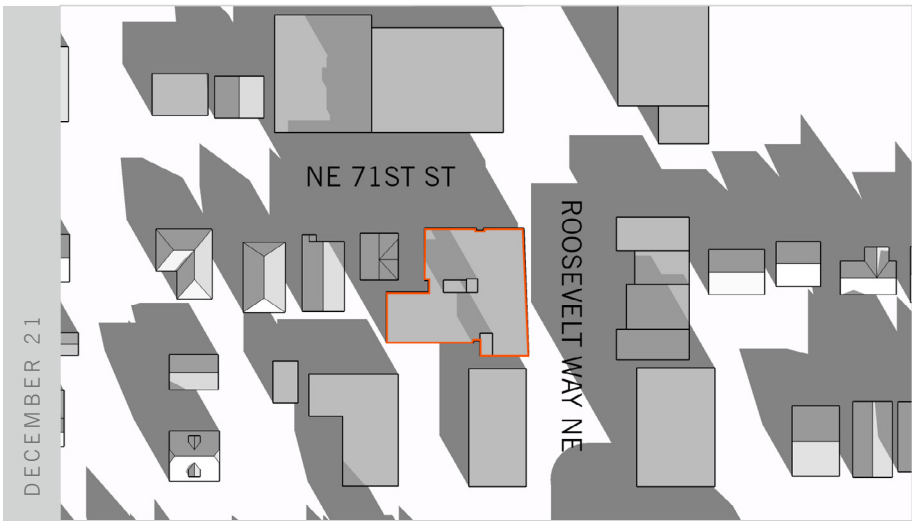
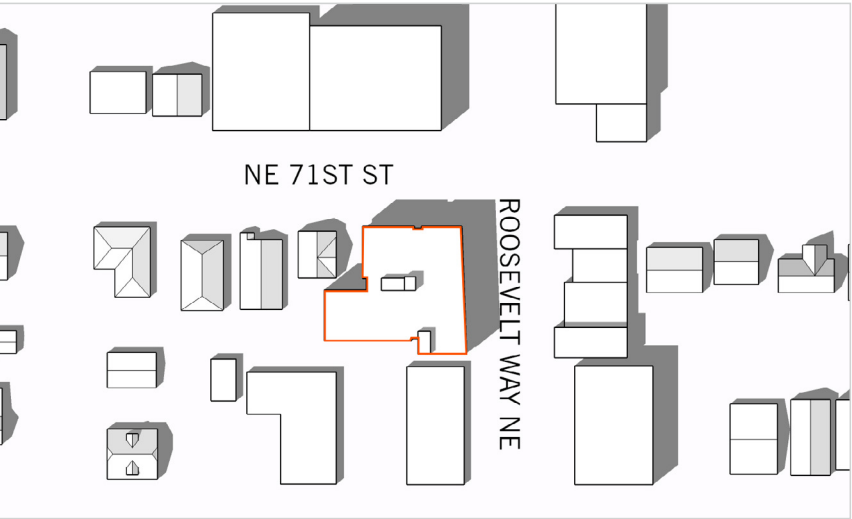
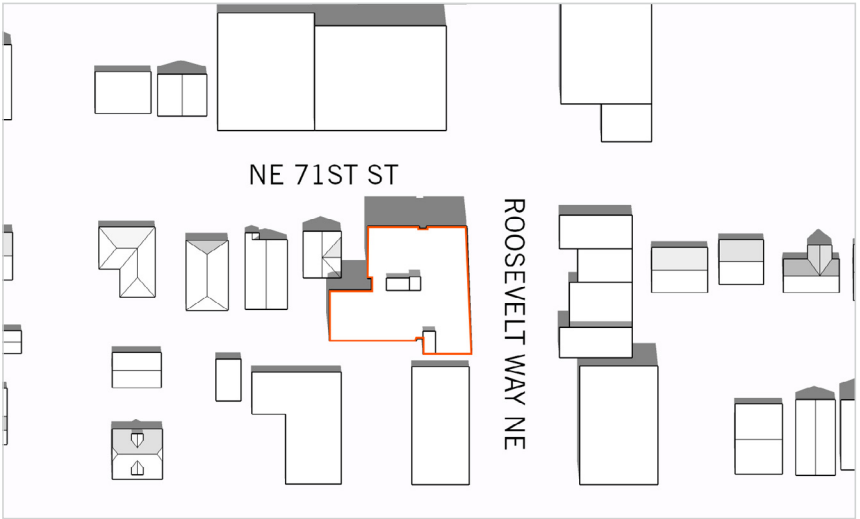
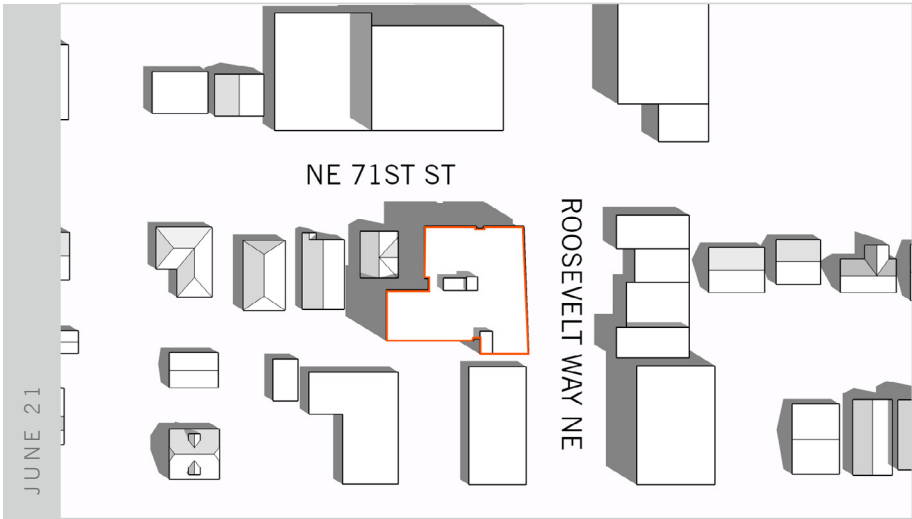
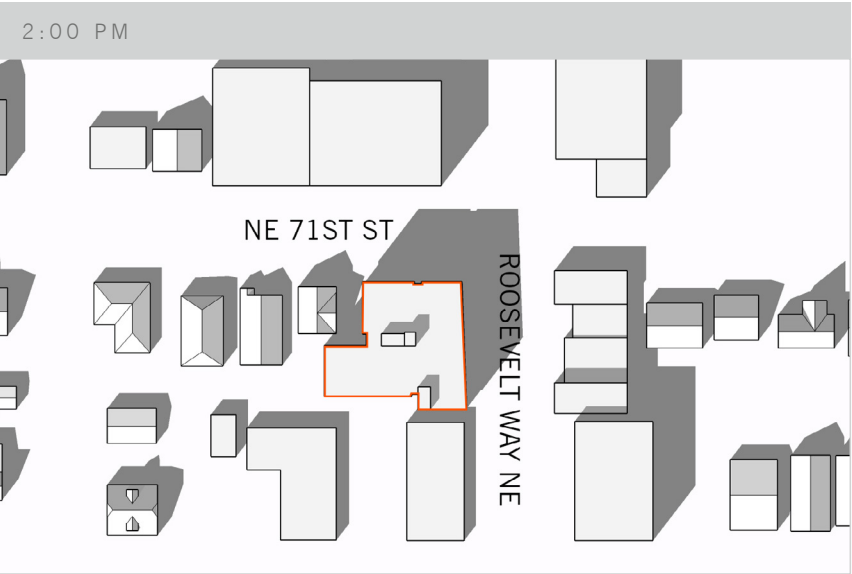
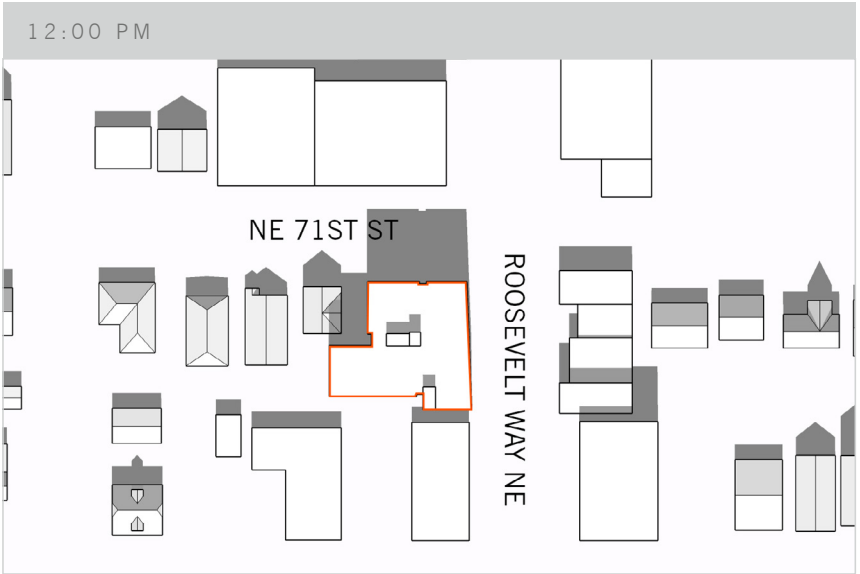
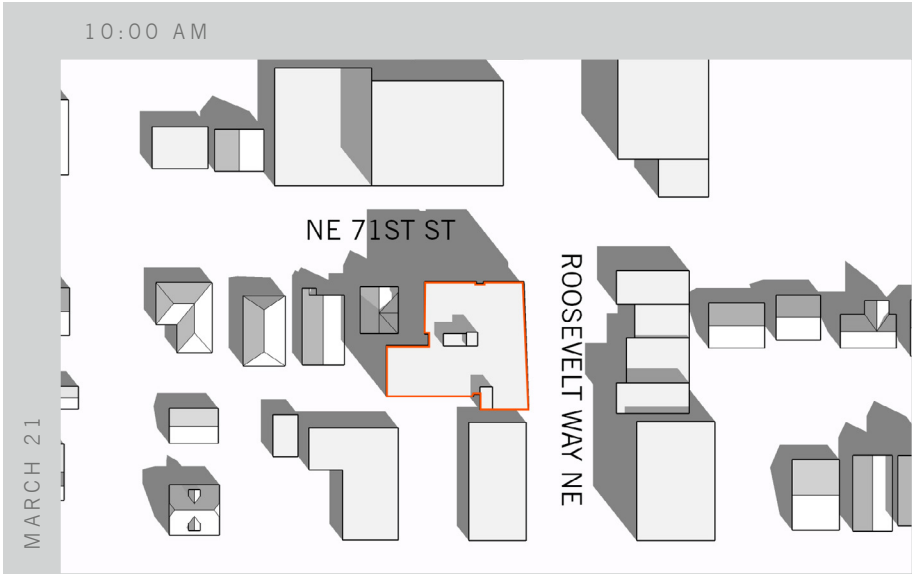
L/W 2

$$\begin{aligned} (22 + 22.32)/2 &= 22.16 \\ (12.90 + 13.37)/2 &= 13.14 \\ \hline (22.16 \times 8.33) + (13.14 \times 12.27) &= 20.60 \\ \hline 184.6 + 161.23 &= 345.83 = 16.8' \\ \hline 20.60 & \quad 20.60 \end{aligned}$$

L/W 3

$$\begin{aligned} (12.77 + 13.12)/2 &= 12.95 \\ (22.54 + 22.88)/2 &= 22.71 \\ \hline (8.18 \times 5.50) + (12.95 \times 9.29) + (22.71 \times 8.79) &= 23.58 \\ \hline 44.99 + 120.31 + 199.62 &= 364.92 = 15.48' \\ \hline 23.58 & \quad 23.58 \end{aligned}$$

18.0 Shadow Study

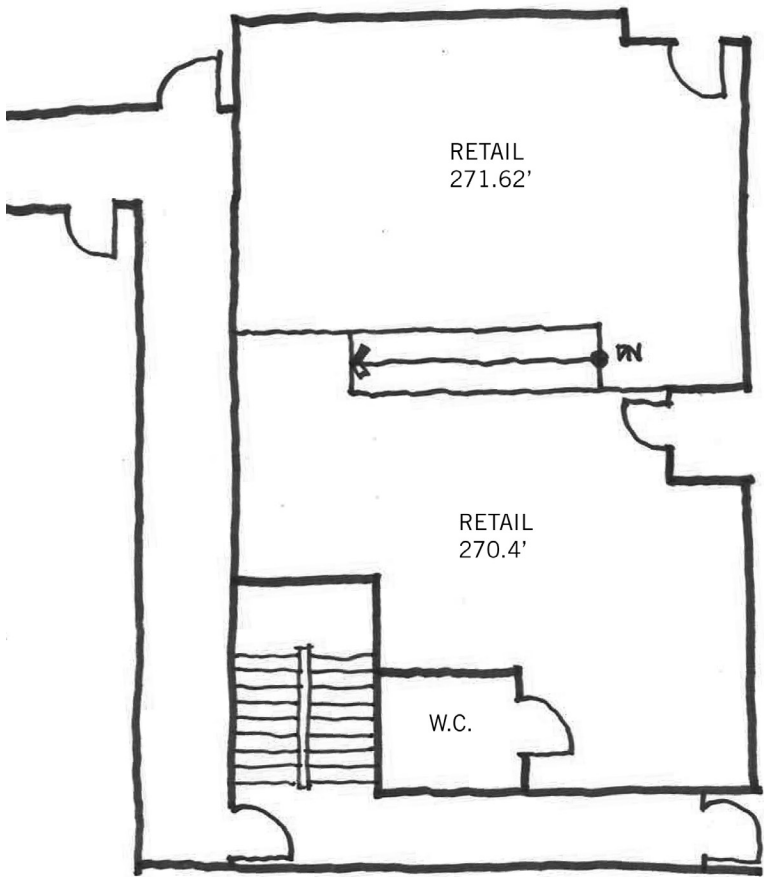


18.0 Additional Studies

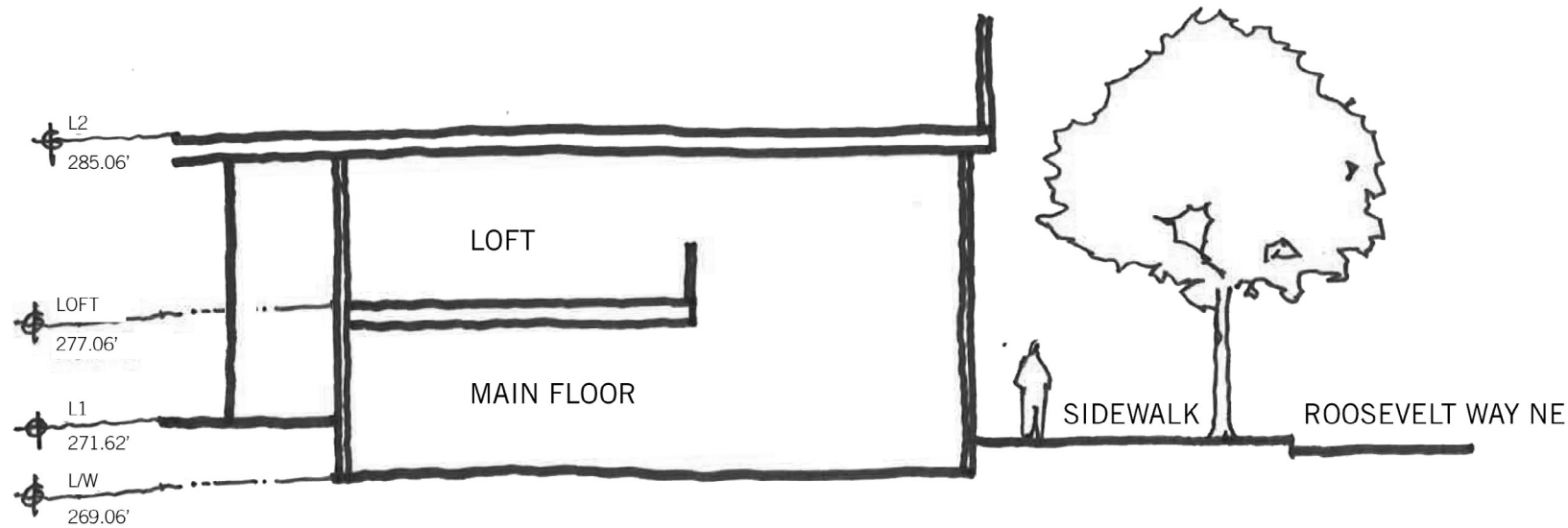
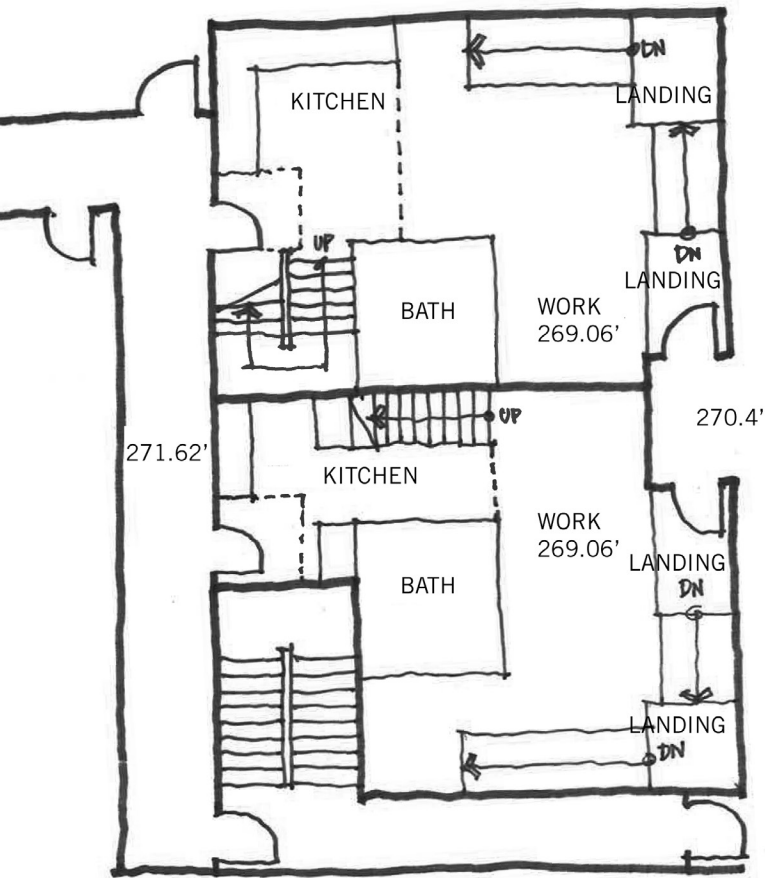
LIVE-WORK UNIT CONVERSION STUDY

The DRB packet includes studies of a conversion plan for units 106 and 107. The plan would allow the two spaces to be opened up to each other by providing a wall with a structural header to minimize the amount of demolition and rework. The conversion plan includes a ramp between the varying floor elevations to allow for wheelchair accessibility. The conversion plan includes removal of both Live-work kitchens and removal of one bathroom, with one bathroom left intact to serve the retail space.

The Design Review board discussed the possibility of lowering the live-work floor elevations to allow for loft space within the units, but lowering the floor would require a significant wheelchair ramp rendering a large portion of the potential commercial storefront space unusable except for circulation.



LIVE-WORK UNITS - LOFT STUDY PLAN & SECTION



18.0 Additional Studies

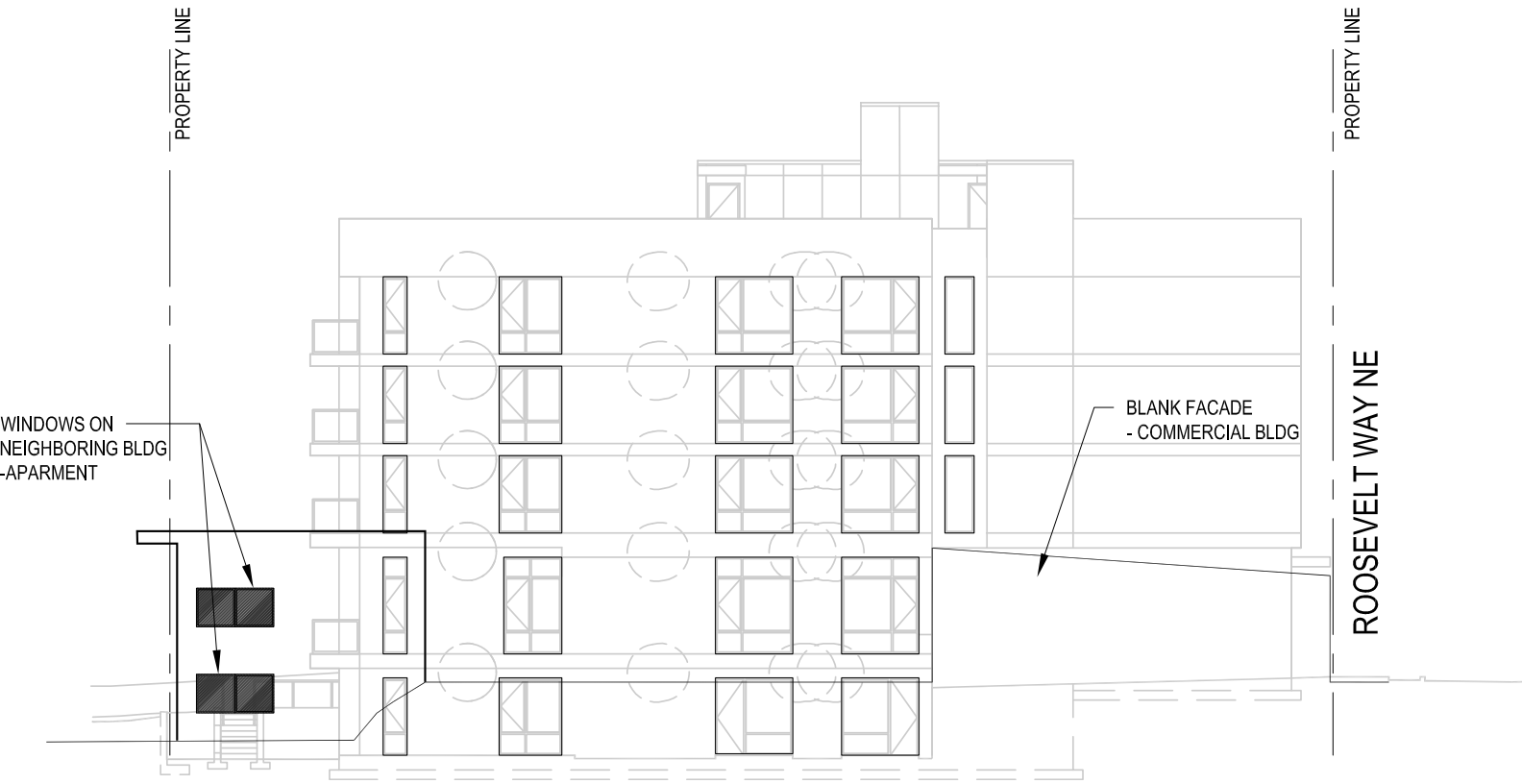
WINDOW STUDY OF ADJACENT PROPERTIES

Openings on the north and west facades which face the adjacent home at 919 NE 71st Street have been minimized in quantity and size.

WEST FACADE



SOUTH FACADE



18.0 Additional Studies

BLANK FACADE STUDY

SOUTH ELEVATION
OPTION 1 - MARIGOLD COLOR
ACCENT PANELS



SOUTH ELEVATION
OPTION 2 - ICE CUBE COLOR
ACCENT PANELS



18.0 Additional Studies

TRASH ROOM LETTER



City of Seattle
Seattle Public Utilities

January 18, 2017

Liz Kain, SW Contract Administration
Seattle Public Utilities
Utility Systems Management
P.O. Box 34018
Seattle, WA. 98124-4018

This Project #3016208 at address 7011 Roosevelt Way NE has been reviewed and the space has been found adequate for storage of residential and commercial garbage and recycling containers and is approved by SPU/Solid Waste Management. The contractor will bring the containers from the trash room to NE 71st Street for collection. They will use the existing curb cut to bring the containers to the truck.

Liz Kain
Date: 01/18/17
Office (206) 684-4166
Fax (206) 684-0206
liz.kain@seattle.gov

Mami Hara, Director
Seattle Public Utilities
PO Box 34018
Seattle, WA 98124-4018

Tel (206) 684-5851
Fax (206) 684-4631
TDD (206) 233-7241
<http://www.seattle.gov/util>

SDOT STREET TREE COORDINATION, SHANE DEWALD, PLANNER:

No overhead power distribution or transmission on either Roosevelt or 71st Street. 2 Existing trees on Roosevelt to be retained and protected... New tree to be a Nyssa sylvatica 'Green Gable' 2-2.5". Planting strip width on 71st in question? Sidewalk width is expanded toward private property close to the corner. If it is possible to get at least 4.5' of tree pit width between curb and sidewalk on 71st by augmenting the width enough to have 6' sidewalk between trees and 4.5' at tree pits (8' long), show Nyssa sylvatica "Green Gable" for trees between curb and sidewalk on 71st Street.

This would typically necessitate the allocation of 5' behind the private property side of the sidewalk to provide the room for street trees. If the sidewalk is of adequate width, it is often possible to notch the curb side @ 1' for @ 8' lengths at each tree but there must be a minimum 4' sidewalk remaining adjacent to the notch to allow this option to keep street trees in the ROW ----where they are preferred by SDOT.