



8521 ROOSEVELT WAY NE
Early Design Guidance
Northeast Board
Meeting Date: September 22nd

OWNER: .
MRN HOMES LLC
7556 NE 12TH AVE NE
SEATTLE, WA 98115

PROJECT:
8521 ROOSEVELT WAY NE
SEATTLE, WA 98115

ARCHITECT: NOVION GROUP INC.
8634B 3RD AVE NW
Seattle, WA 98117
rod@noviongroup.com (206.361.6133)



Application for EARLY Design Guidance
Attachment A

PART I: CONTACT INFO

1. Property Address: 8521 ROOSEVELT WAY NE
2. Project number: 3016714
4. Owner/Lessee: MRN HOMES LLC
7556 12TH AVE NE
SEATTLE, WA 98115
5. Contact Person Name: Novion Group Inc.
Mary Gregersen

206.361.6133
Mary@noviongroup.com
6. Applicant's Name: Rod Novion
Relationship to Project: Architect
7. Design Professional's Name:
Rod Novion architect
Novion Group Inc
8634B 3rd Ave NW
Seattle, WA 98117
206.361.6133
rod@noviongroup.com

PART II: DESIGN GUIDANCE PROPOSAL PACKET

1. PROPOSAL:

The proposal is for the demolition of the existing commercial structure and construct new a four story mixed use building over a partial basement.
The building will house 20 residential units and 5000 sf of commercial.
On site parking is provided for 28 vehicles distributed between the ground level and the basement.
Parking access is planned from NE 86th Street.
The structure shall be a modern design and will incorporate a roof top garden.

DPD Project # 3016714
King County Assessors Parcel # 5100400200

2. CONTEXT:

The subject site is located in the south edge of the Northgate Overlay District and the Maple Leaf neighborhood of Seattle,
The parcel is a 10,015 SF and zoned Neighborhood Commercial 2-40.

The parcel fronts on Roosevelt Way NE to the East- and NE 86th Street to the North.
The topography of the site is sloped North to South with an average elevation drop of approx. 4'

Roosevelt Way NE has a "strip" commercial zone from NE 85th Street extending North for approximately five blocks, then changing to a LR 2 RC zone.
The Commercial zone is on both faces of Roosevelt, except the East side in front of the subject site where the zoning is Single Family and occupied by
The Maple Leaf reservoir park being developed now.
The neighborhood- along Roosevelt- to the South (west side) is commercial zone and use to NE 85th Street, to the north is commercial zone with the uses
made up of a mix of older multi family structures, commercial buildings, mixed use buildings and single family structures being used as commercial.
The majority of the existing structures are from earlier periods. The newer developments include a mixed use structure at NE 88th Street and Live-Work pro-
jects at NE 89th Street.
East of the subject site across Roosevelt Way NE, there is the large park being developed over the reservoir.
The site abuts with single family zone to the West . At the end of the block to the West is St. Catherine's Church and school.

3. DEVELOPMENT OBJECTIVES

The proposal is for the demolition of the existing commercial structure and construct a new four story mixed use building over a partial basement.
The building will house 20 residential units and 5000 sf of commercial over two stories.
On site parking for 28 vehicles at the ground and basement level accessed from NE 86th Street..
The structures shall be a modern design, four stories high with roof top gardens.

CONTEXT ANALYSIS

VICINITY CONTEXT:

The project site is located in the Northgate Overlay, Maple Leaf neighborhood of Seattle.

The parcel is a 10,015 SF parcel zoned Neighborhood Commercial 2-40.

The parcel fronts on Roosevelt Way NE to the East- and NE 86th Street to the North. The topography of the site slopes down from North to South with an average elevation drop of approx. 4'.

Roosevelt Way NE has a "strip" commercial zone from NE 85th Street extending North for approximately five blocks, then changing to a LR 2 RC zone.

The Commercial zone is on both faces of Roosevelt, except the East side in front of the subject site where the zoning is Single Family and occupied by The Maple Leaf reservoir park being developed now.

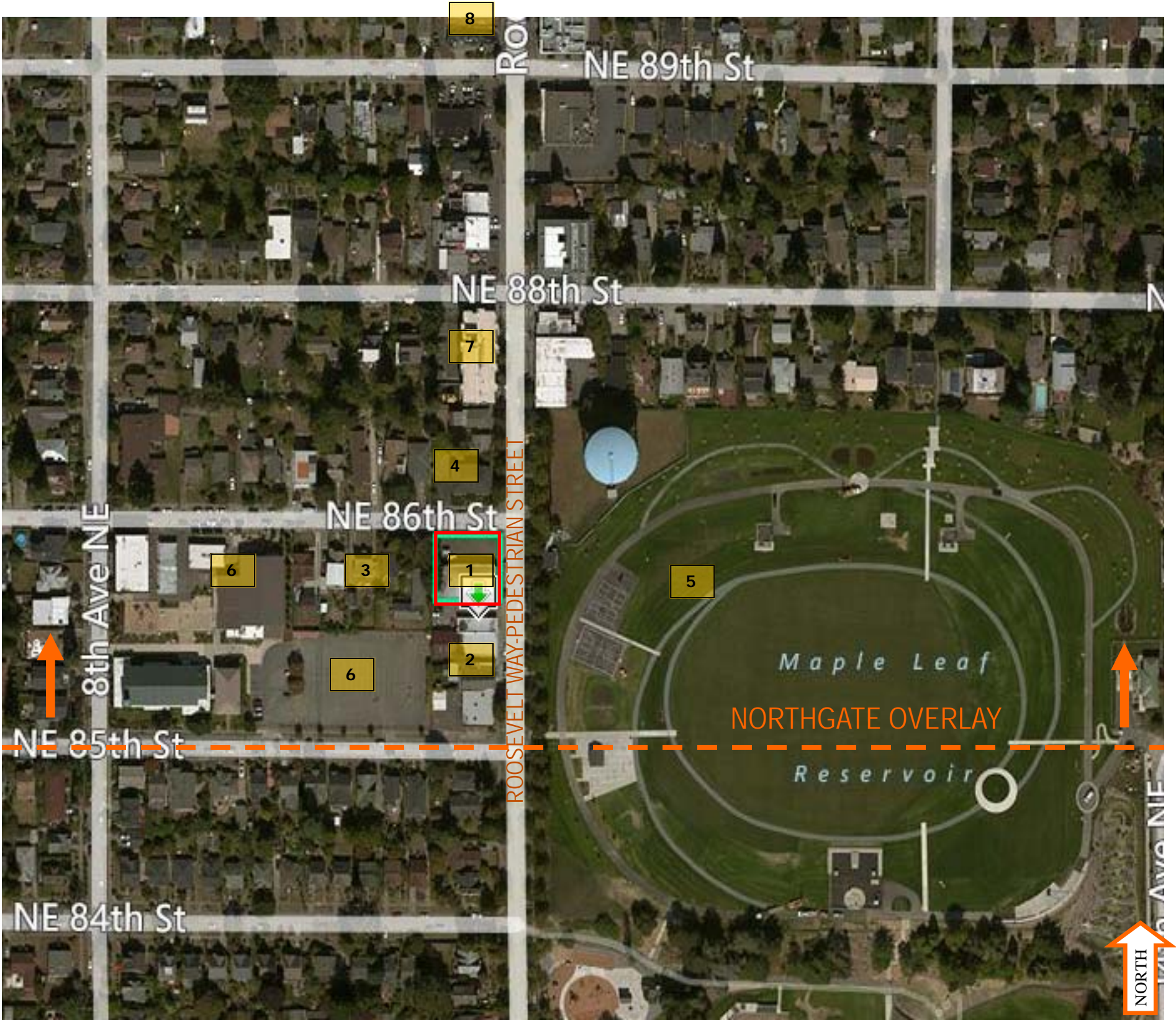
The neighborhood- along Roosevelt- to the South (west side) is commercial zone and use to NE 85th Street, to the north is commercial zone with the uses made up of a mix of older multi family structures, commercial buildings, mixed use buildings and single family structures being used as commercial.

The majority of the structures are older. The newer developments include a mixed use structure at NE 88th Street and Live-Work projects at NE 89th Street.

East of the subject site across Roosevelt Way NE, there is the large park being developed over the reservoir.

One block to the West is St. Catherine's Church and school.

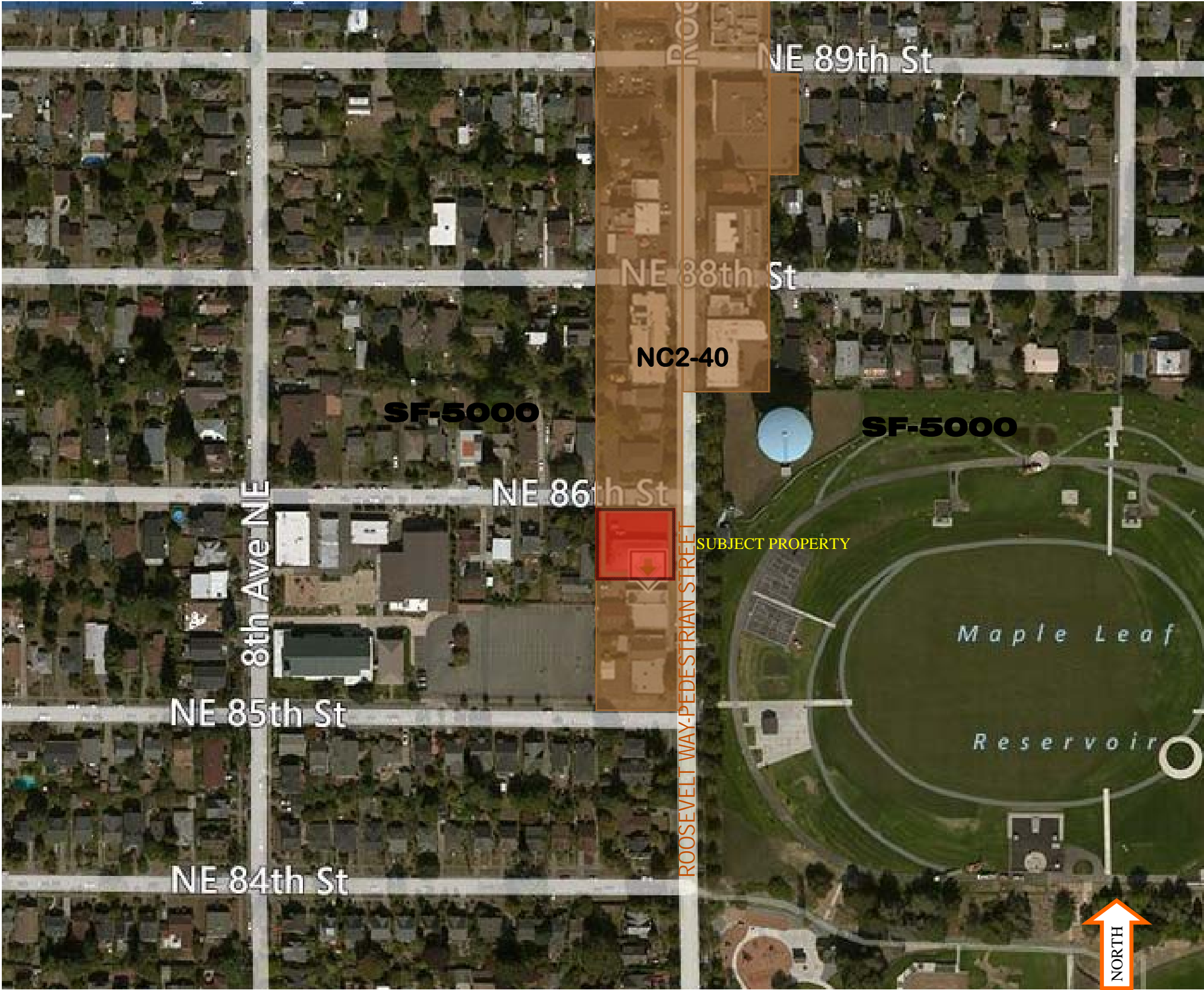
- 1 SUBJECT PROPERTY
- 2 COMMERCIAL / ART TILE, THE REZ TAVERN
- 3 SINGLE FAMILY / DUPLEX
- 4 RESIDENTIAL / MULTI FAMILY
- 5 RESERVOIR/ PARK
- 6 CHURCH / SCHOOL
- 7 MIXED USE BUILDING / NEWER DEVELOPMENT
- 8 LIVE WORK / RESIDENTIAL / NEW DEVELOPMENT



CONTEXT ANALYSIS

ZONING SUMMARY:

ZONING NC2-40' NORTHGATE OVERLAY - PEDESTRIAN STREET
LOT AREA 10,015SF
ZONING CODE SUMMARY
SMC23.47.008 STREET LEVEL DEVELOPMENT STANDARDS.
SMC23.71.044 STANDARDS FOR RESIDENTIAL USES IN COMMERCIAL ZONES WITHIN THE NORTHGATE OVERLAY DISTRICT.
SMC23.71.040: B:DENSITY. NC2-40 NORTHGATE OVERLAY-1 DWELL UNIT PER 600SF OF SITE.
LOT AREA: 10,015 SF
ALLOW UNITS: 10,015 SF: 600=17 RESIDENTIAL UNITS
D:20% INCREASE FOR MIXED USE 3 UNITS + 17= 20 UNITS
PROPOSED: 20 UNITS
SMC23.47A.012: STRUCTURE HEIGHT: 40' BASIC HEIGHT LIMIT, UP TO 4' ADDITIONAL HEIGHT WITH CONDITIONS. SLOPED ROOF- 5' ADDITIONAL. QUALIFYING ROOF TOP FEATURES ALLOWED ABOVE HEIGHT LIMIT WITH CONDITIONS. 15' ADDITIONAL HEIGHT FOR STAIR/ELEVATOR PENTHOUSE- WITH CONDNS.
SMC23.47.013: FLOOR AREA RATIO.
MIXED USE BUILDING- 40' HEIGHT LIMIT FAR 3.25 (3.25X10,015=32,548 SF)
SMC23.71.036: NORTHGATE OVERLAY-MAX WIDTH & DEPTH OF STRUCTURE ABOVE 30' OF HGHT, WALL LENGTH WITHIN 50' OF LOT LINE OF LESS INTENSIVE ZONE SHALL NOT EXCEED 80% OF ABUTTING LOT LINE. REQUIRED- 80%X97.39'=77.9'
SMC23.47.014: SETBACK REQUIREMENTS
B1. 15'X15' TRIANGLE AT LOT INTERSECTION WITH RESIDENTIAL ZONE (NW CORNER)
2. A SETBACK IS REQUIRED ALONG ANY REAR OR SIDE LOT LINE THAT ABUTS A LOT IN A RESIDENTIAL ZONE, AS FOLLOWS:
SMC23.47.014: SETBACK REQUIREMENTS
B1. 15'X15' TRIANGLE AT LOT INTERSECTION WITH RESIDENTIAL ZONE (NW CORNER)
SMC23.71.030: NG TRANSITION AREAS.
A. FRONT SETBACK & SIDE SETBACK TO COMMERCIAL : NONE REQUIRED.
B. REAR SETBACK: FROM R ZONE--10' SETBACK FOR THE PORTION OF STRUCTURE UP TO 20' IN HEIGHT. 10' ADDITIONAL SETBACK REQUIRED FOR PORTIONS OF STRUCTURE EXCEEDING 20' IN HEIGHT.
SMC23.47.016 A: LANDSCAPE REQUIREMENTS AND SCREENING STANDARDS. RQD FACTOR .3
B: STREET TREE REQUIREMENTS
SMC 23.86.019 GREEN FACTOR MEASUREMENT. REQUIRED FACTOR: .3
SMC 23.47.024 AMENITY AREA:
A. AMENITY AREAS ARE REQUIRED IN AN AMOUNT EQUAL TO 5 PERCENT OF THE TOTAL GROSS FLOOR AREA IN RESIDENTIAL USE.
SMC23.71.014: A. QUANTITY OF OPEN SPACE.
1. IN ALL COMMERCIAL ZONES WITH A PERMITTED HEIGHT LIMIT OF FORTY (40) FEET OR LESS, A MINIMUM OF TEN (10) PERCENT OF LOT AREA. OR, AT THE APPLICANT'S OPTION, PROPOSED GROSS FLOOR AREA
10,015 X 10%= 1001.5 SF /2=500.75 SF USABLE SPACE REQUIRED.
SMC23.54.015: PARKING REQUIREMENTS:
SMC23.71.016 NORTHGATE OVERLAY PARKING AND ACCESS REQUIREMENTS.
RESIDENTIAL USES- 1 STALL PER UNIT; 20 UNITS/ 1= 20 STALLS
COMMERCIAL: DEPENDENT ON USE AND PARKING WAIVERS.
SMC 23.54.020 PARKING QUANTITY EXEMPTIONS.
SMC23.54.040: SOLID WASTE AND RECYCLABLE STORAGE SPACE



CONTEXT ANALYSIS



CONTEXT ANALYSIS



COMMERCIAL—VIEW TO E 7



COMMERCIAL—VIEW TO SE 8



MIXED USE—VIEW TO SW 9



MIXED USE—VIEW TO NE 10



COMMERCIAL—VIEW TO W 11



VIEW FROM SUBJECT PROP. TO NE 12



SUBJECT PROPERTY

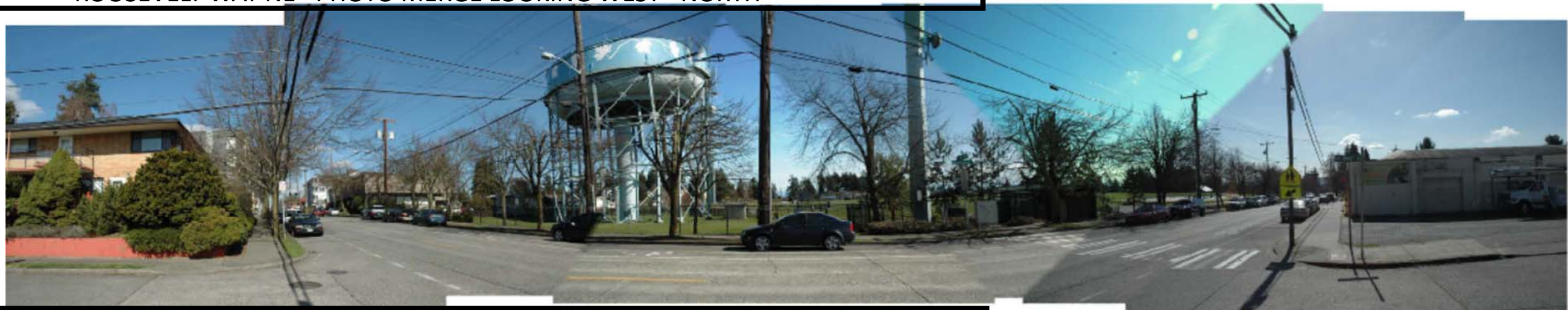


ROOSEVELT WAY NE- PHOTO MERGE LOOKING WEST

SUBJECT PROPERTY



ROOSEVELT WAY NE- PHOTO MERGE LOOKING WEST- NORTH



ROOSEVELT WAY NE- PHOTO MERGE LOOKING NORTH-EAST-SOUTH



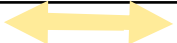



NE 86TH STREET- PHOTO MERGE LOOKING SOUTH



NE 86TH STREET- PHOTO MERGE LOOKING NORTH

CONTEXT ANALYSIS

EXISTING CONDITIONS

BUS SERVICE	
SOLAR ACCESS– SUMMER	
VIEWS- TERRITORIAL	
BICYCLE LANE	



1

0.52.1V^a

1. *Arctostaphylos* sp.

END OF

1.531.007

— CENTERLINE MONUMENT
FOUND. EXISTING BRASS CAP
IN PLACEMENT ON JUNE 15, 2013

S 88°24'11" E

102.88'

N 01°15'52" E

BUILDING

801 ROOSEVELT WAY N.E.

N 88°24'33" W

102.78°

ROOSEVELT WAY N.E.

NORTH

GROUP INC. 10

Seattle

Design Guidelines

Context and Site

CS1. Natural Systems and Site Features

- A. Energy Use
- B. Sunlight and Natural Ventilation
- D. Plants and Habitat

CS2. Urban Pattern and Form

- A. Location in the City and Neighborhood
- 2. Architectural Presence:
- B. Adjacent Sites, Streets, and Open Spaces
- 2. Connection to the Street:
- C. Relationship to the Block
- 1. Corner Sites:
- D. Height, Bulk, and Scale
- 1. Existing Development and Zoning:
- 3. Zone Transitions
- 4. Massing Choices
- 5. Respect For Adjacent Sites

CS3. Architectural Context and Character

- A. Emphasizing Positive Neighborhood Attributes
- 1. Fitting Old and New Together:
- 2. Contemporary Design:

Public Life

PL1. Connectivity

- C. Outdoor Uses and Activities
- 3. Year-Round Activity
 - c. Overhead Protection
 - f. Trees

PL2. Walkability

- A. Accessibility
- 1. Access For All
- B. Safety and Security
- 1. Eyes on Street
- 3. Street-Level Transparency
- C. Weather Protection

PL3. Street-Level Interaction

- A. Entries
- B. Residential Edges
- C. Retail Edges

Design Concept

DC1. Project Uses and Activities

- A. Arrangement of Interior Uses
- 1. Visibility
- 3. Flexibility

B. Vehicular Access and Circulation

C. Parking and Service Uses

DC2. Architectural Concept

- A. Massing
- B. Architectural and Façade Composition
- C. Secondary Architectural Features
- D. Scale and Texture
- E. Form and Function

DC3. Open Space Concept

- A. Building-Open Space Relationship
- B. Open Spaces Uses and Activities
- C. Design

DC4. Materials

- A. Exterior Elements and Finishes
- B. Signage
- C. Lighting
- D. Trees, Landscape and Hardscape Materials

Northgate

Neighborhood Design Guidelines

Context and Site

CS2. Urban Pattern and Form –NG

Corner Lot Treatments

CS3. Architectural Context and Character –NG

Streetscape Compatibility

Public Life

PL1. Connectivity –NG

- Incorporate Open Space
- Interior Block Pedestrian Connections

PL2. Walkability –NG

- Respond to Site Characteristics
- Streetscape Compatibility

PL3. Street-Level Interaction

- Promote Pedestrian Interaction, Human Activity, Street Level Transparency
- Lots Adjoining Public Open Spaces
- Commercial and Mixed Use Buildings

Design Concept

DC1. Project Uses and Activities –NG

- Parking Structures
- Parking and Vehicle Access, Bicycle Parking

DC2. Architectural Concept –NG

- Foster Human Scale (Architectural Materials and Elements)
- Upper Stories

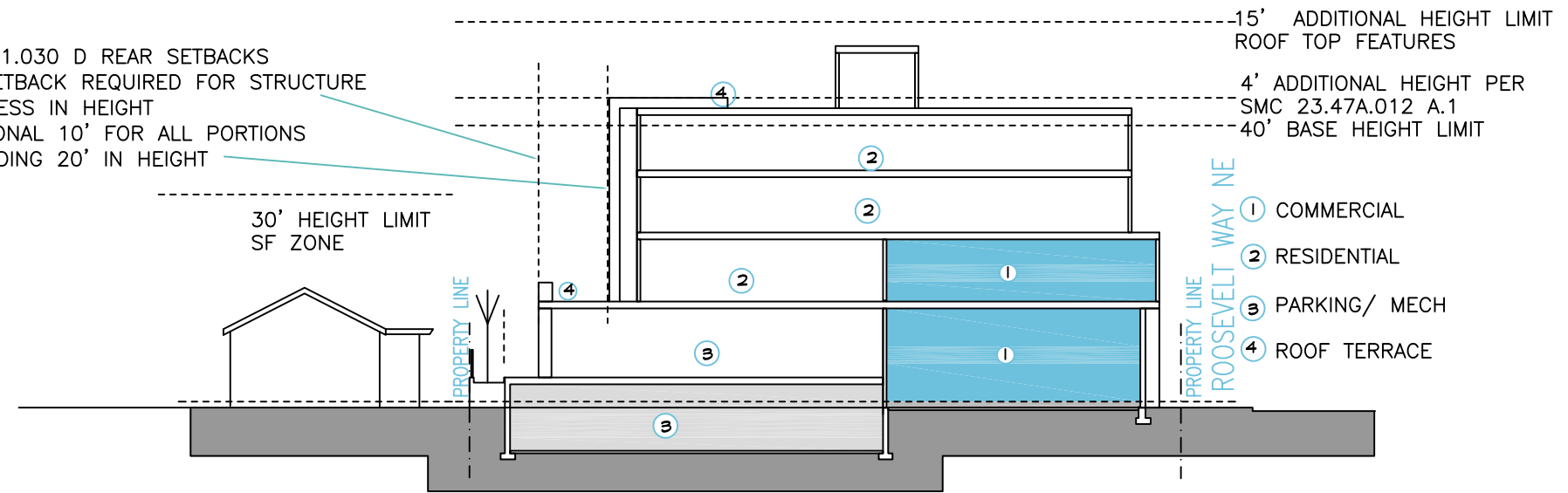
DC3. Open Space Concept –NG

- Landscaping to Reinforce Design Continuity with Adjacent Sites, Landscaping to Enhance the Building and/or

DC4. Exterior Elements and Finishes-NG

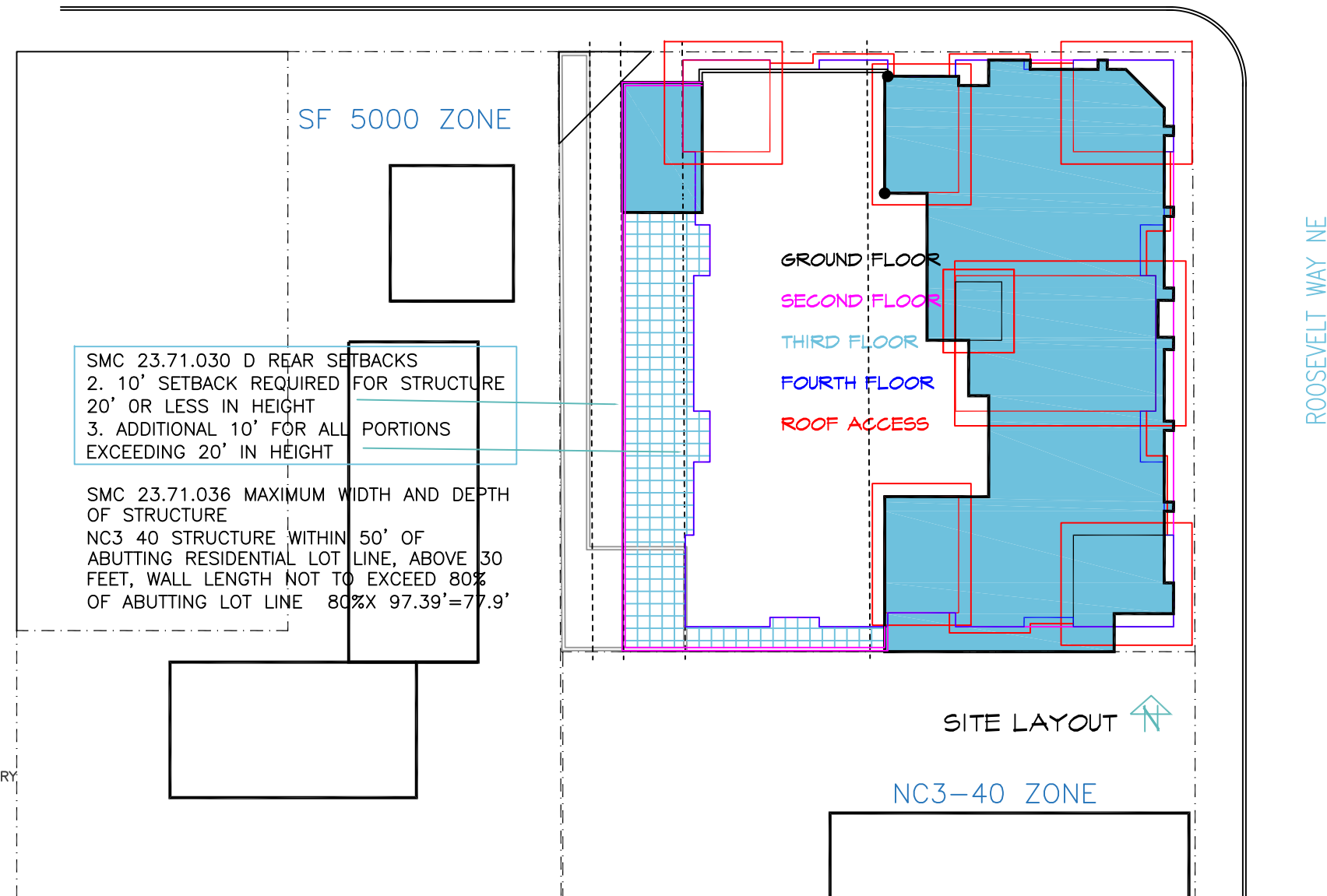
- Design Signage Compatible with Human Scale and Consistent with Architectural Concept

SMC 23.71.030 D REAR SETBACKS
 2. 10' SETBACK REQUIRED FOR STRUCTURE
 20' OR LESS IN HEIGHT
 3. ADDITIONAL 10' FOR ALL PORTIONS
 . EXCEEDING 20' IN HEIGHT



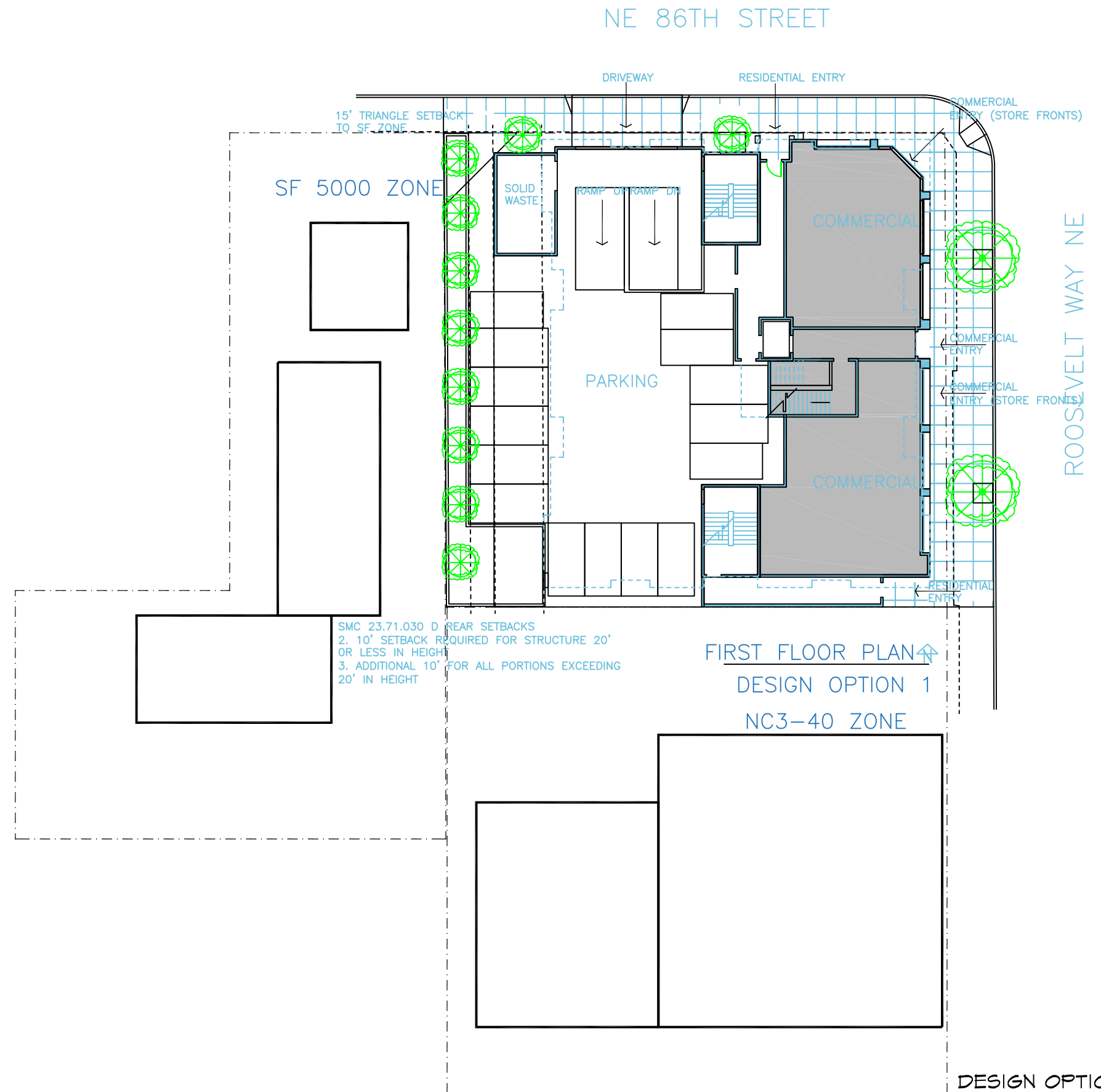
CROSS SECTION (LOOKING NORTH)

NE 86TH STREET



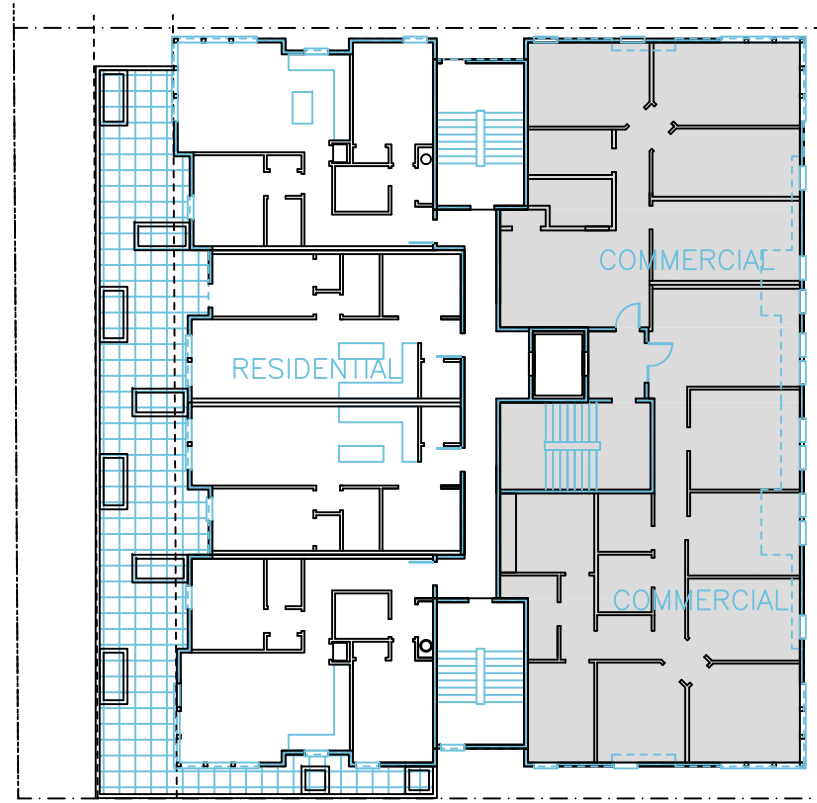
DESIGN OPTION 1
 OVERALL MASSING TO STREETS WITH ACCENTED CORNERS
 UPPER FLOOR HORIZONTAL AND VERTICAL MODULATION/SETBACKS.
 GROUND LEVEL COMMERCIAL WITH COLUMNS CUE FROM NEAR
 COMMERCIAL STRUCTURES.
 THE BUILDING CORNER IS ACCENTED WITH AN ANGLED COMMERCIAL ENTRY
 AND THE UPPER FLOORS DEFINING THE CORNER WITH A BAY FEATURE
 PROVIDING MASSING AT THE CORNER.
 THE RESIDENTIAL ENTRY IS FROM NE 86TH STREET, A RESIDENTIAL
 STREET AND WILL BE DEFINED AND SEPARATED FROM THE COMMERCIAL
 WITH A DISTINGUISHING ROOF AND MATERIAL CHANGE.

DESIGN OPTION 1



DESIGN OPTION 1
 OVERALL MASSING TO STREETS WITH ACCENTED CORNERS
 UPPER FLOOR HORIZONTAL AND VERTICAL MODULATION/SETBACKS.
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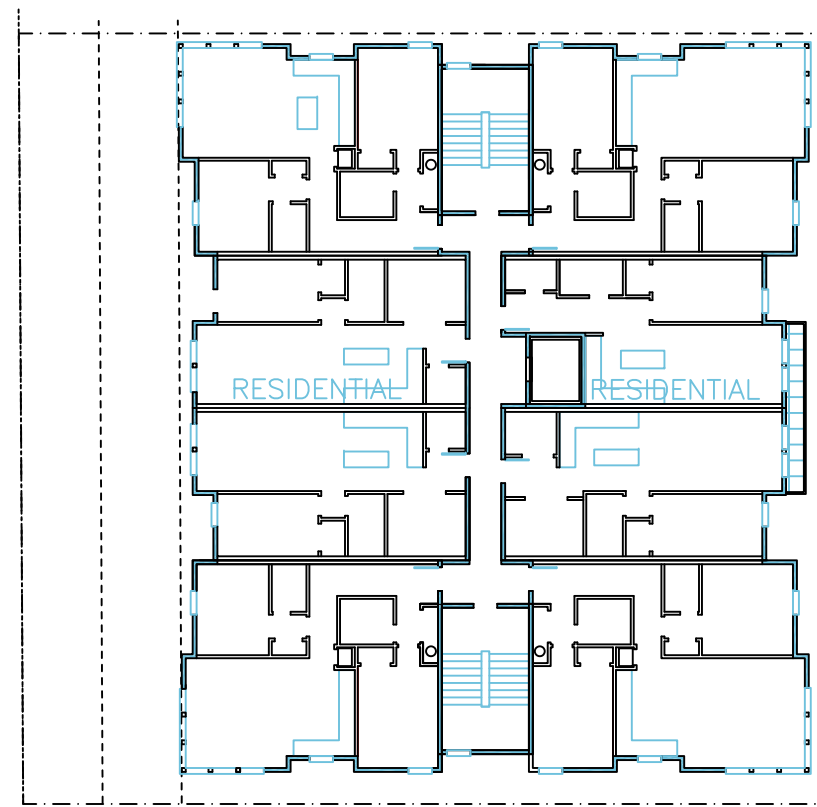
DESIGN OPTION 1



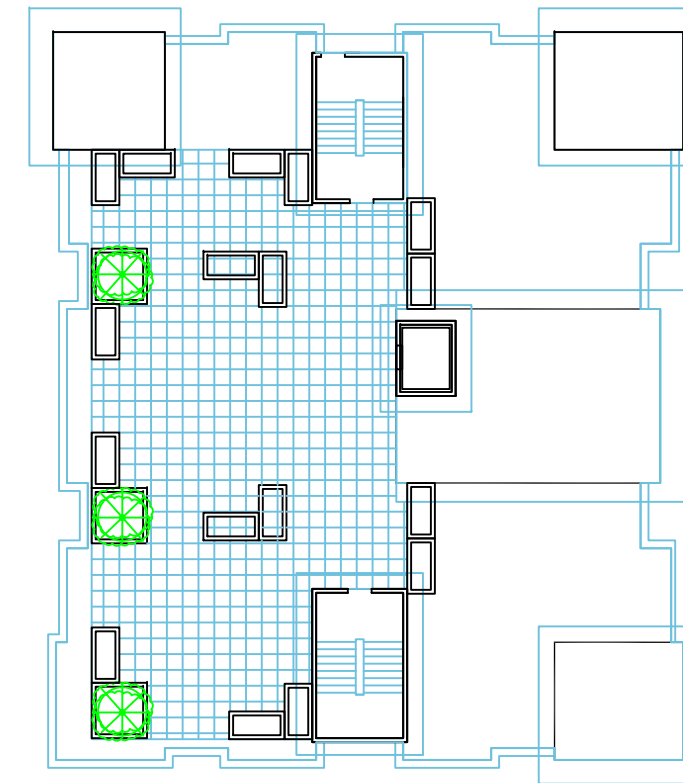
SECOND FLOOR PLAN ↗



THIRD FLOOR PLAN ↗

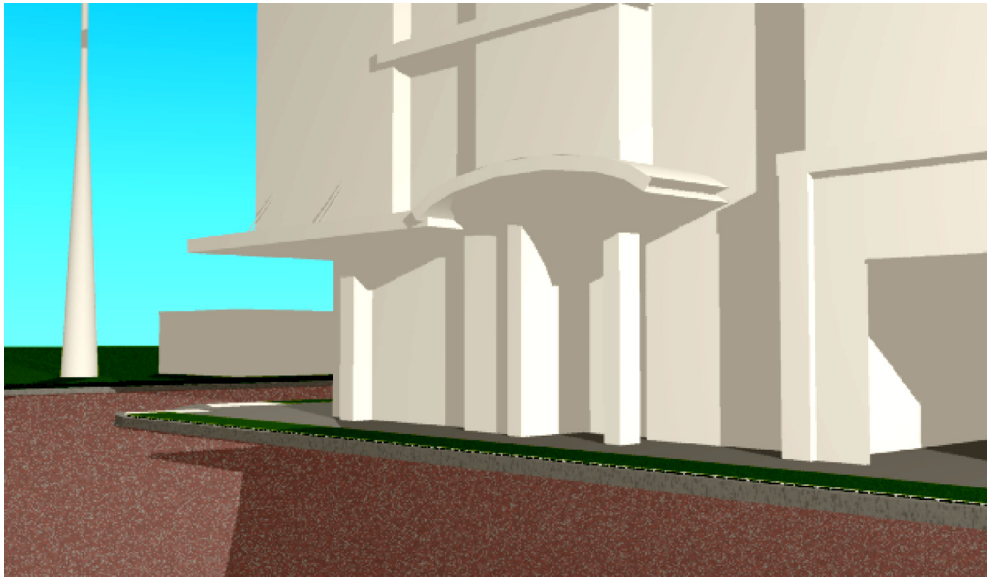


FOURTH FLOOR PLAN ↗



ROOF PLAN ↗

DESIGN OPTION I



RESIDENTIAL ENTRY



NORTH ELEVATION

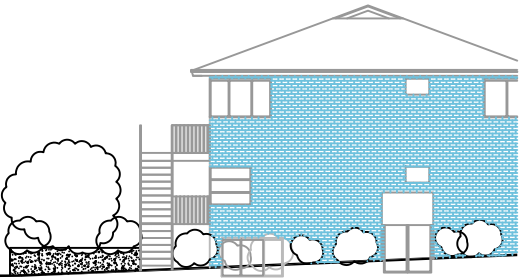
NE 85TH STREET



EAST ELEVATION

DESIGN OPTION 1

NE 86TH STREET



DESIGN OPTION 1

OPTION 1 VIEWS



NE 86TH STREET LOOKING SOUTH EAST (OPTION 1)



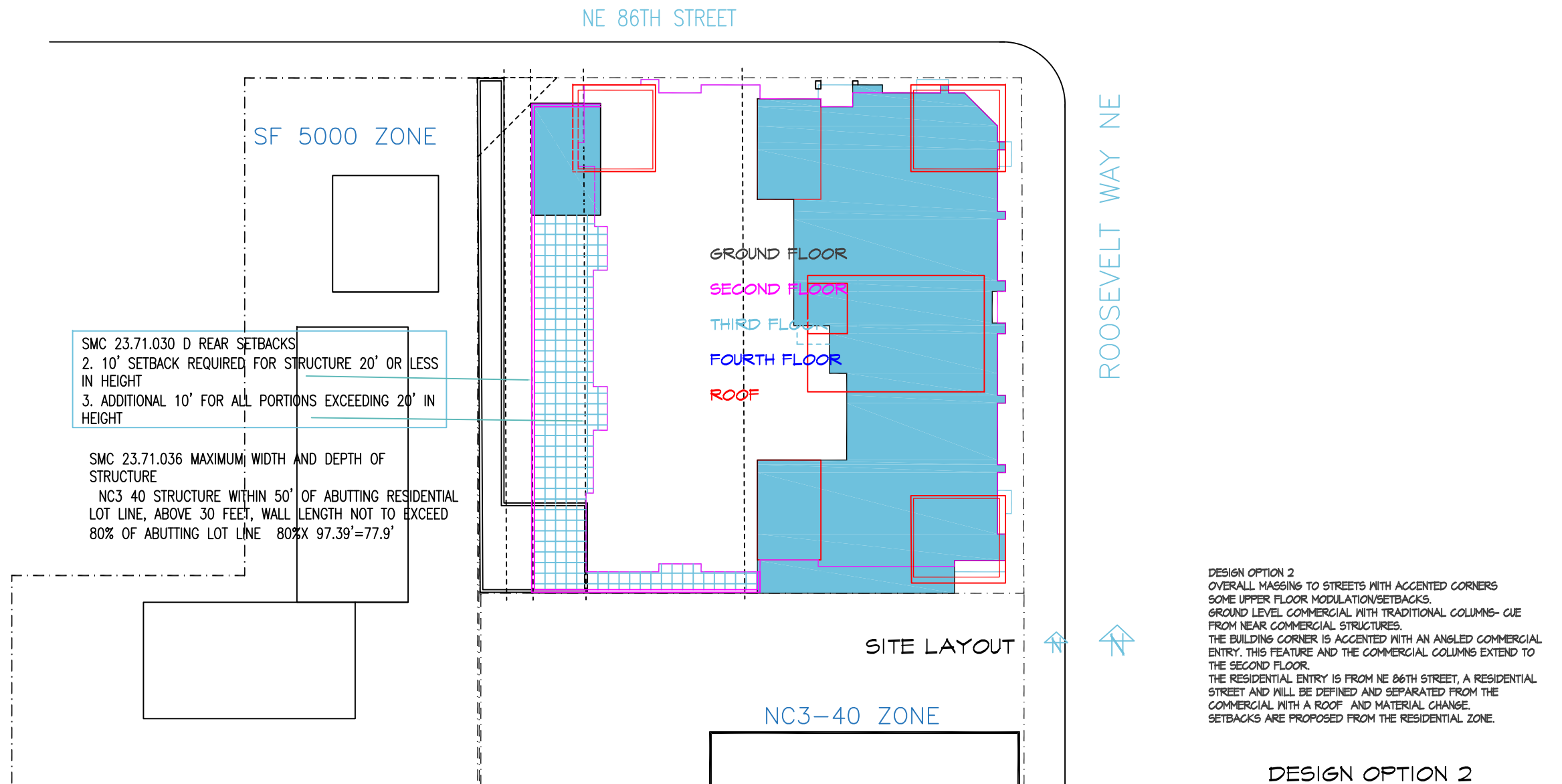
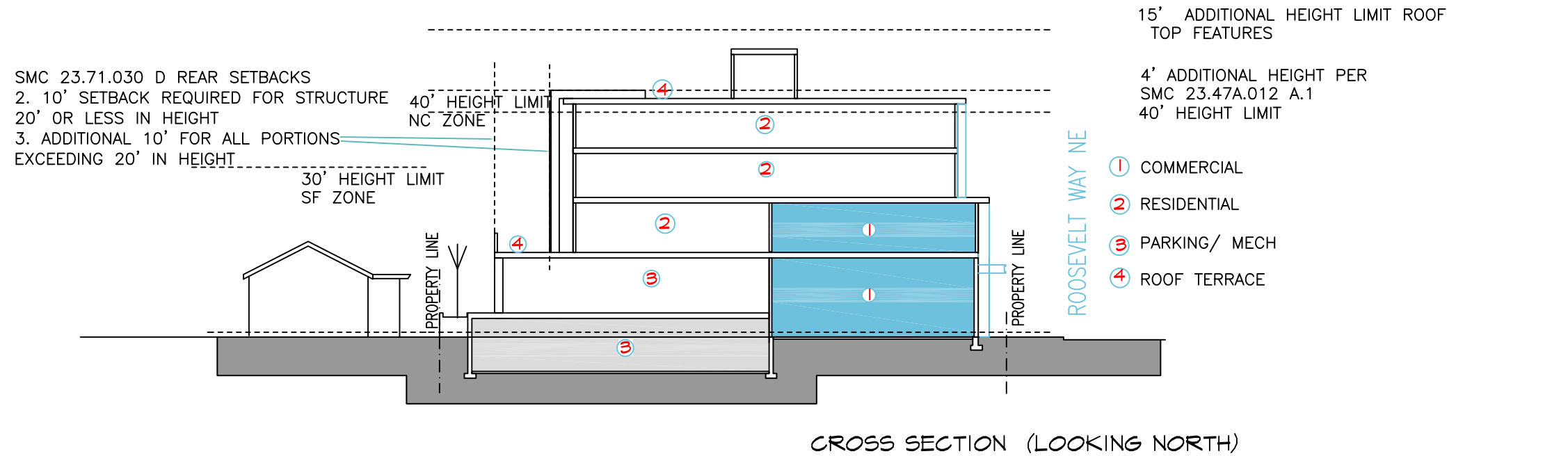
ROOSEVELT WAY NE—LOOKING NORTH WEST (OPTION 1)

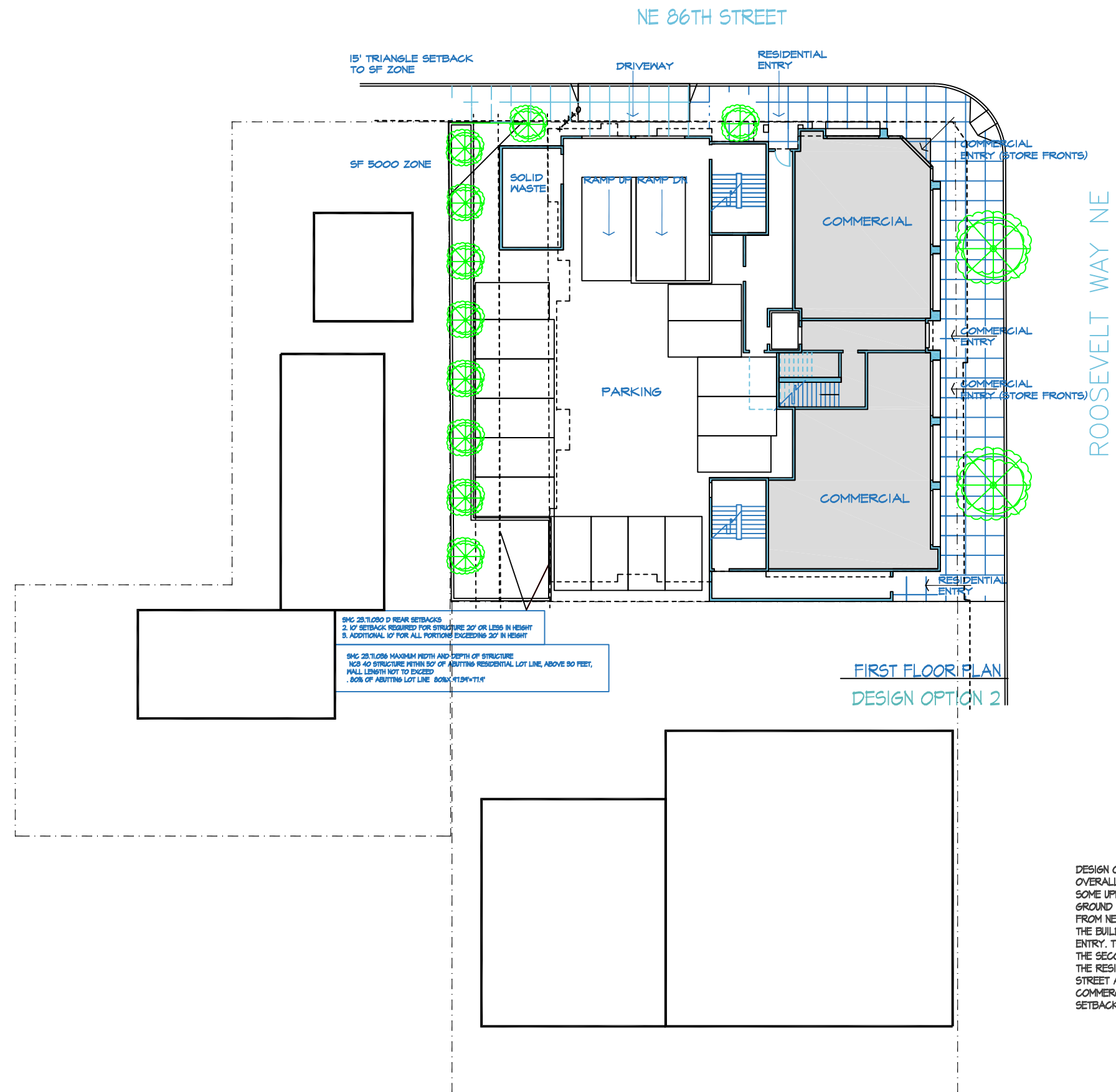


NEAR NE 85TH STREET VIEW LOOKING NORTH EAST (OPTION 1)



ROOSEVELT WAY NE—LOOKING SOUTHWEST (OPTION 1)



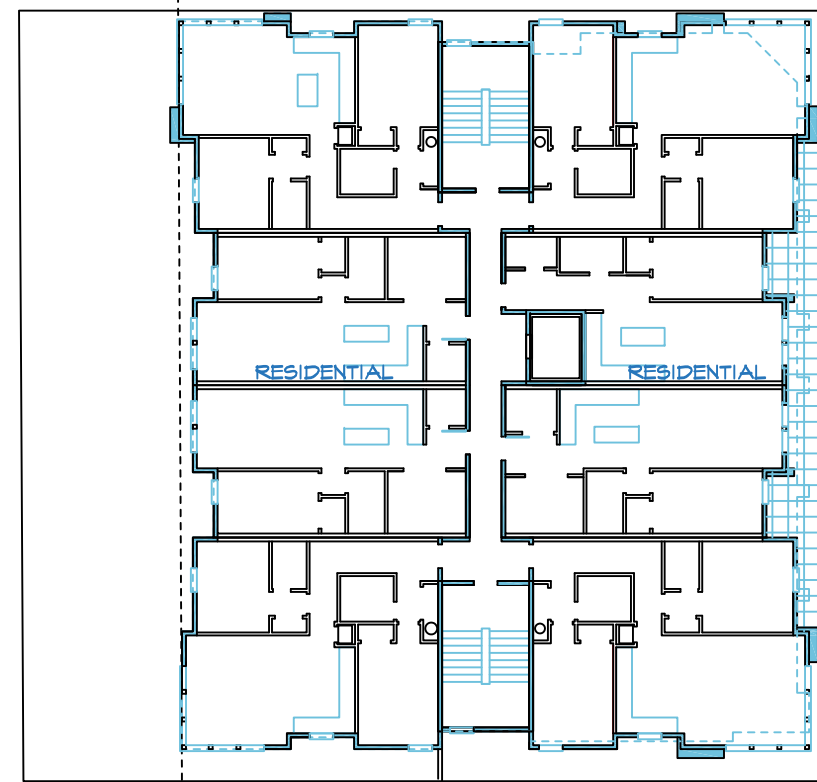


DESIGN OPTION 2
OVERALL MASSING TO STREETS WITH ACCENTED CORNERS
SOME UPPER FLOOR MODULATION/SETBACKS.
GROUND LEVEL COMMERCIAL WITH TRADITIONAL COLUMNS- CUE
FROM NEAR COMMERCIAL STRUCTURES.
THE BUILDING CORNER IS ACCENTED WITH AN ANGLED COMMERCIAL
ENTRY. THIS FEATURE AND THE COMMERCIAL COLUMNS EXTEND TO
THE SECOND FLOOR.
THE RESIDENTIAL ENTRY IS FROM NE 86TH STREET, A RESIDENTIAL
STREET AND WILL BE DEFINED AND SEPARATED FROM THE
COMMERCIAL WITH A ROOF AND MATERIAL CHANGE.
SETBACKS ARE PROPOSED FROM THE RESIDENTIAL ZONE.

DESIGN OPTION 2



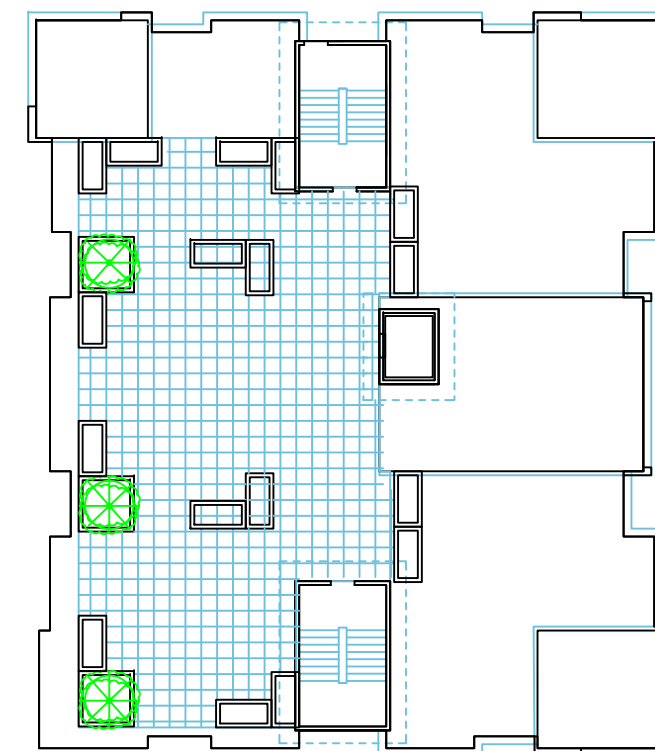
SECOND FLOOR PLAN



THIRD FLOOR PLAN

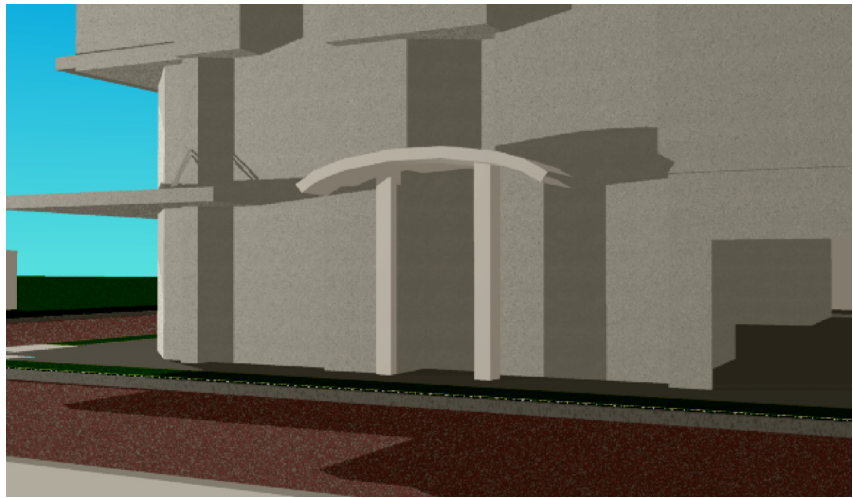


FOURTH FLOOR PLAN

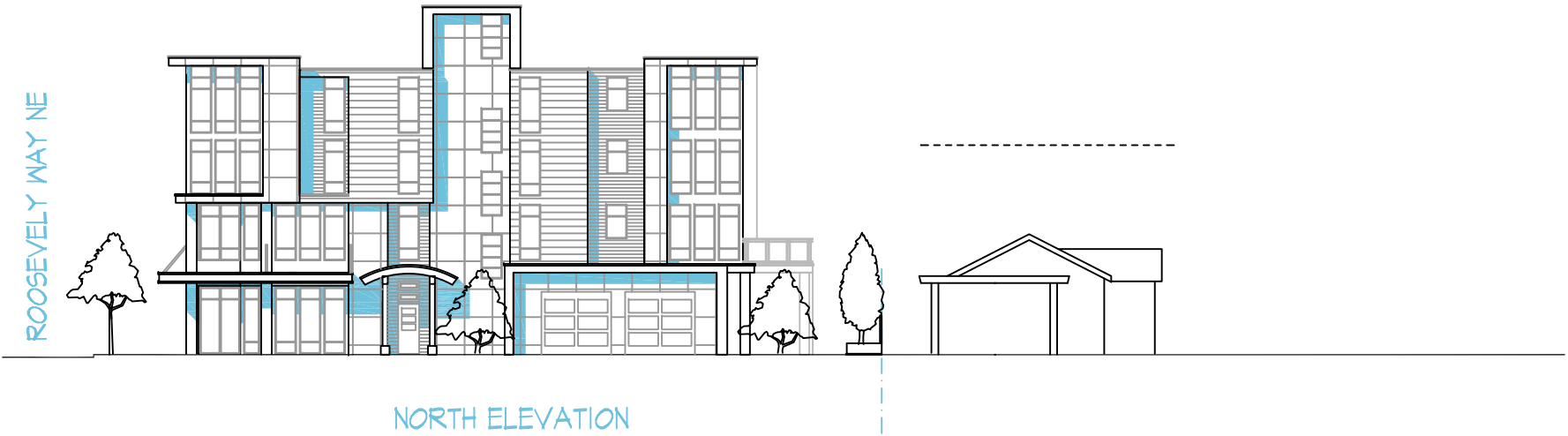


ROOF PLAN

DESIGN OPTION 2



RESIDENTIAL ENTRY



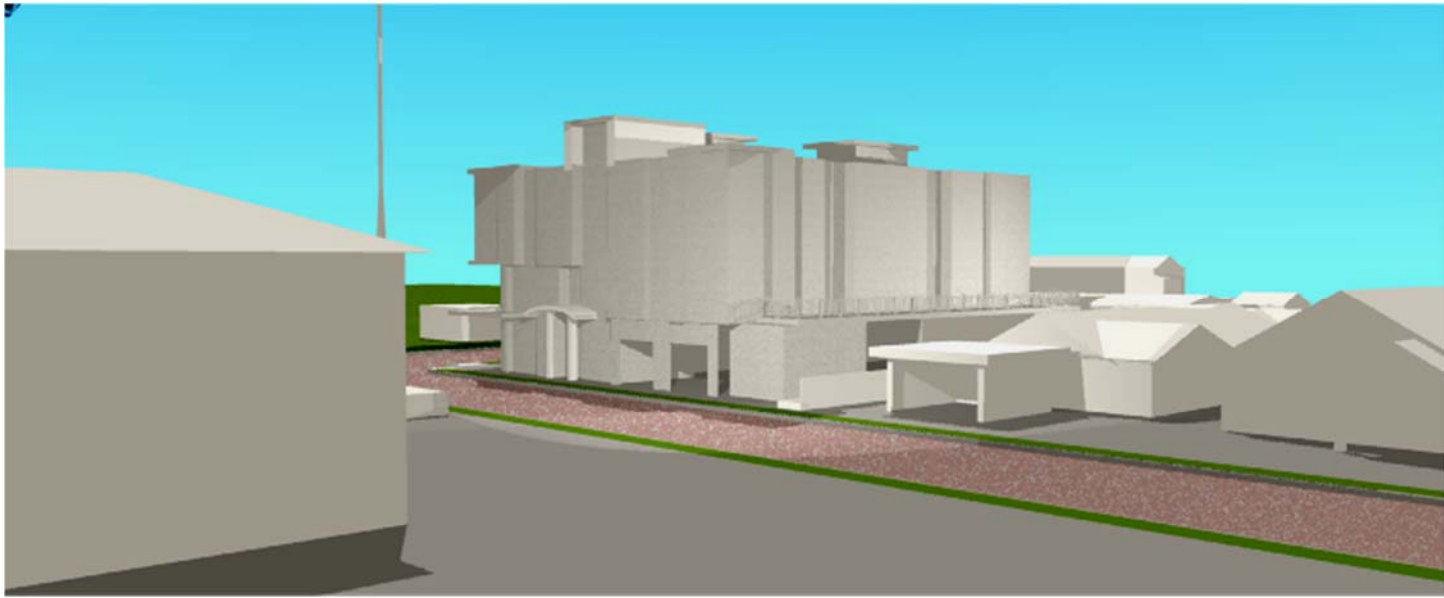
NORTH ELEVATION



EAST ELEVATION

DESIGN OPTION 2

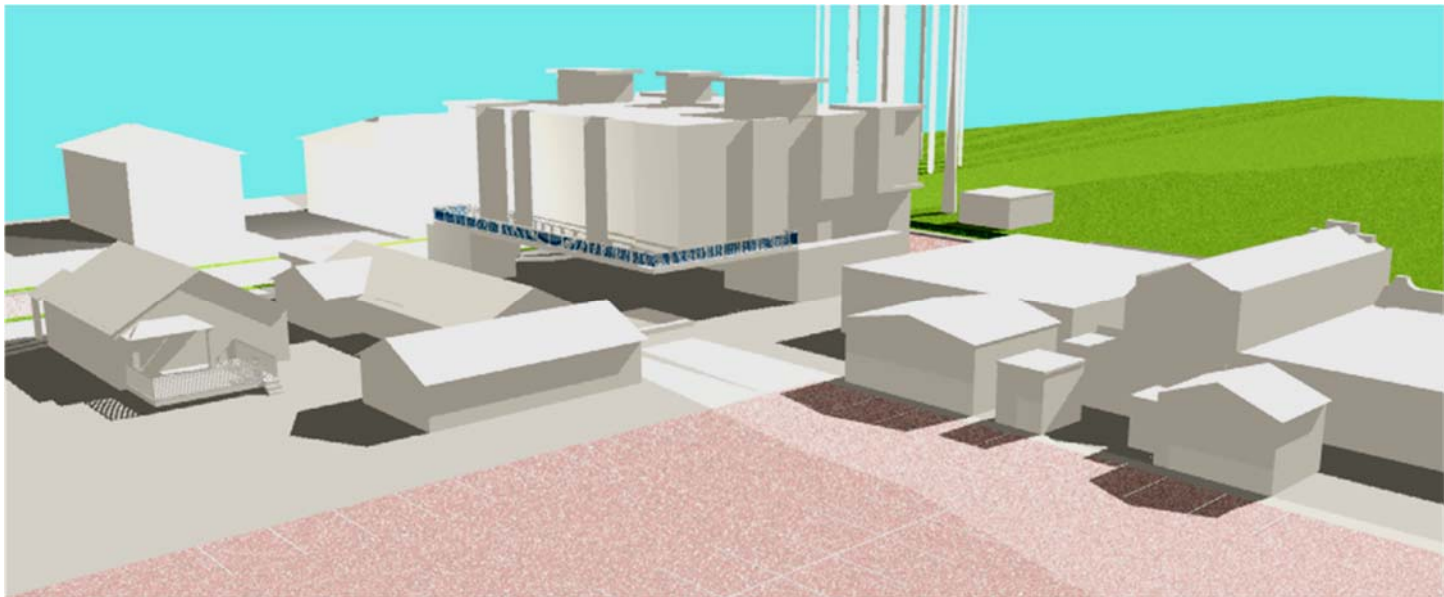
OPTION 2 VIEWS



NE 86TH STREET LOOKING SOUTH EAST (OPTION 2)



ROOSEVELT WAY—LOOKING NORTH WEST (OPTION 2)



NEAR NE 85TH STREET VIEW LOOKING NORTH EAST (OPTION 2)

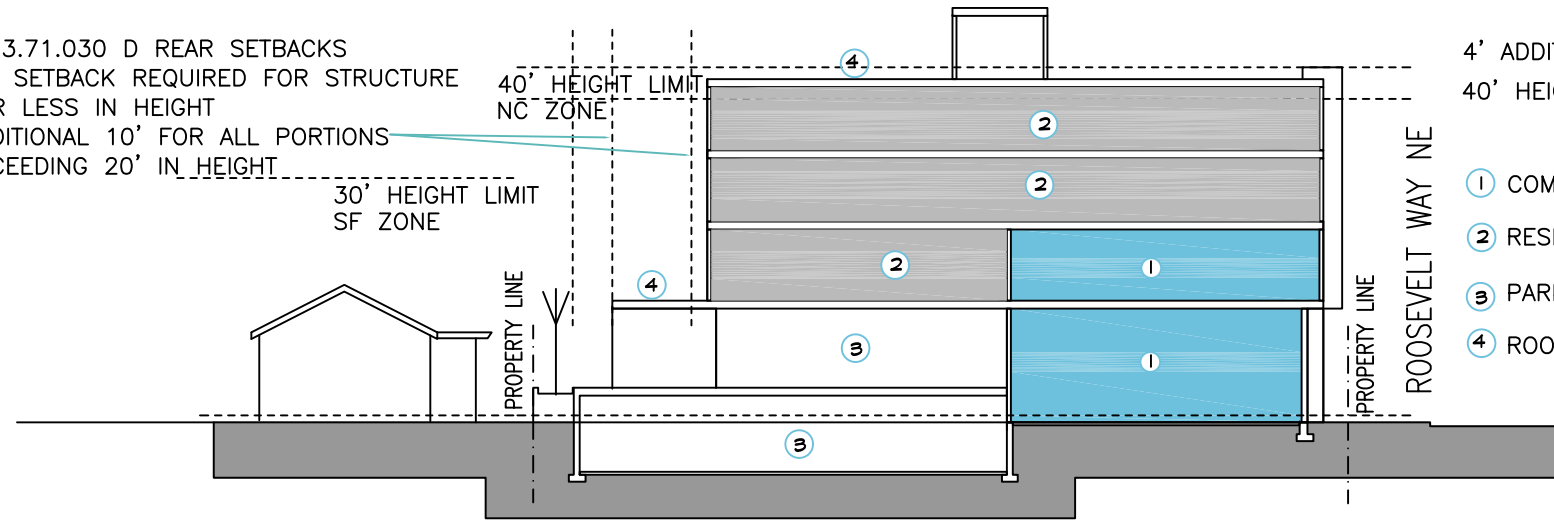


ROOSEVELT WAY—LOOKING SOUTHWEST (OPTION 2)

SMC 23.71.030 D REAR SETBACKS
 2. 10' SETBACK REQUIRED FOR STRUCTURE
 20' OR LESS IN HEIGHT
 3. ADDITIONAL 10' FOR ALL PORTIONS
 EXCEEDING 20' IN HEIGHT

40' HEIGHT LIMIT
 NC ZONE

30' HEIGHT LIMIT
 SF ZONE



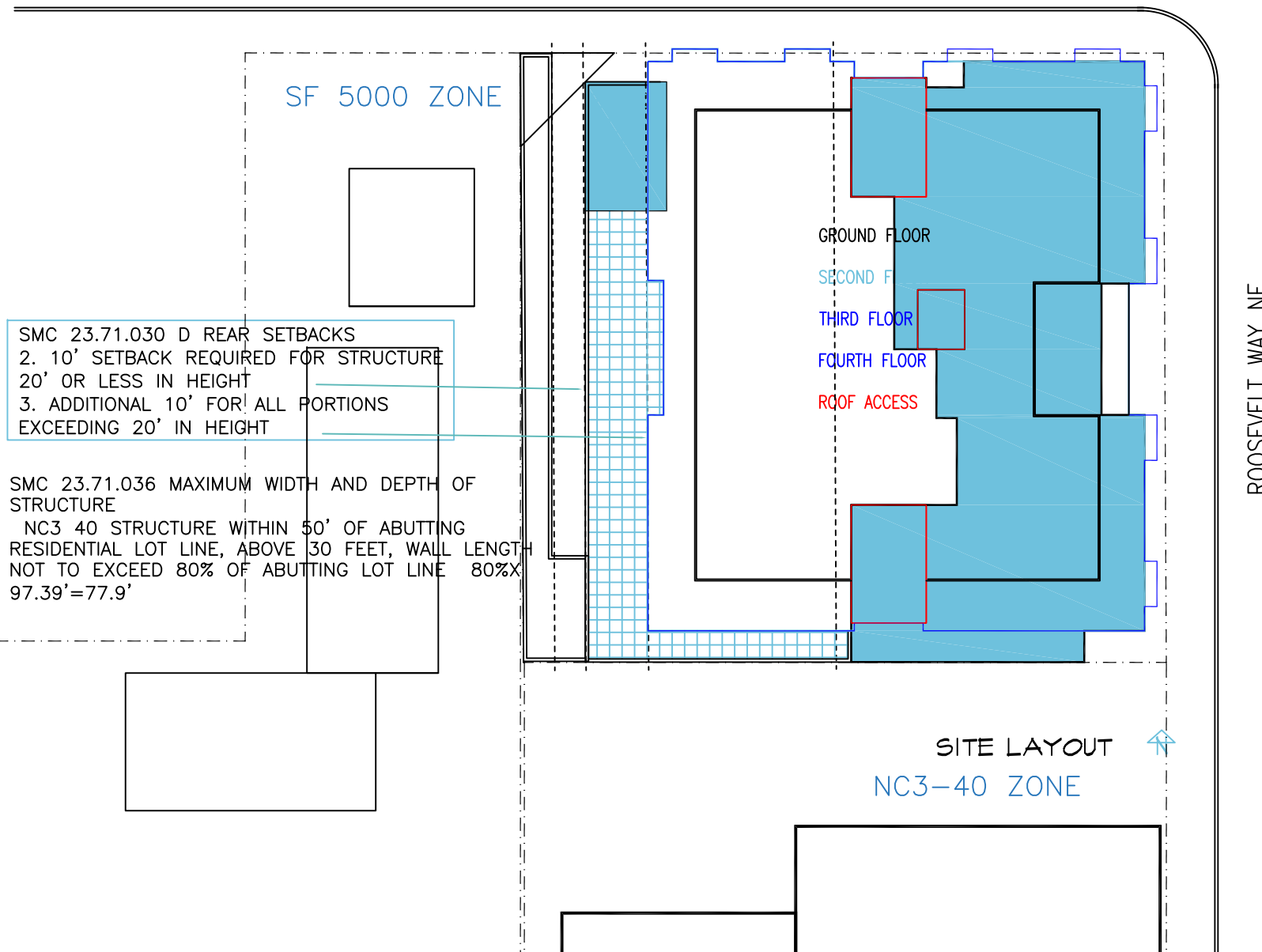
15' ADDITIONAL HEIGHT LIMIT ROOF TOP FEATURES

4' ADDITIONAL HEIGHT PER SMC 23.47A.012 A.1
 40' HEIGHT LIMIT

- ① COMMERCIAL
- ② RESIDENTIAL
- ③ PARKING/ MECH
- ④ ROOF TERRACE

CROSS SECTION (LOOKING NORTH)

NE 86TH STREET



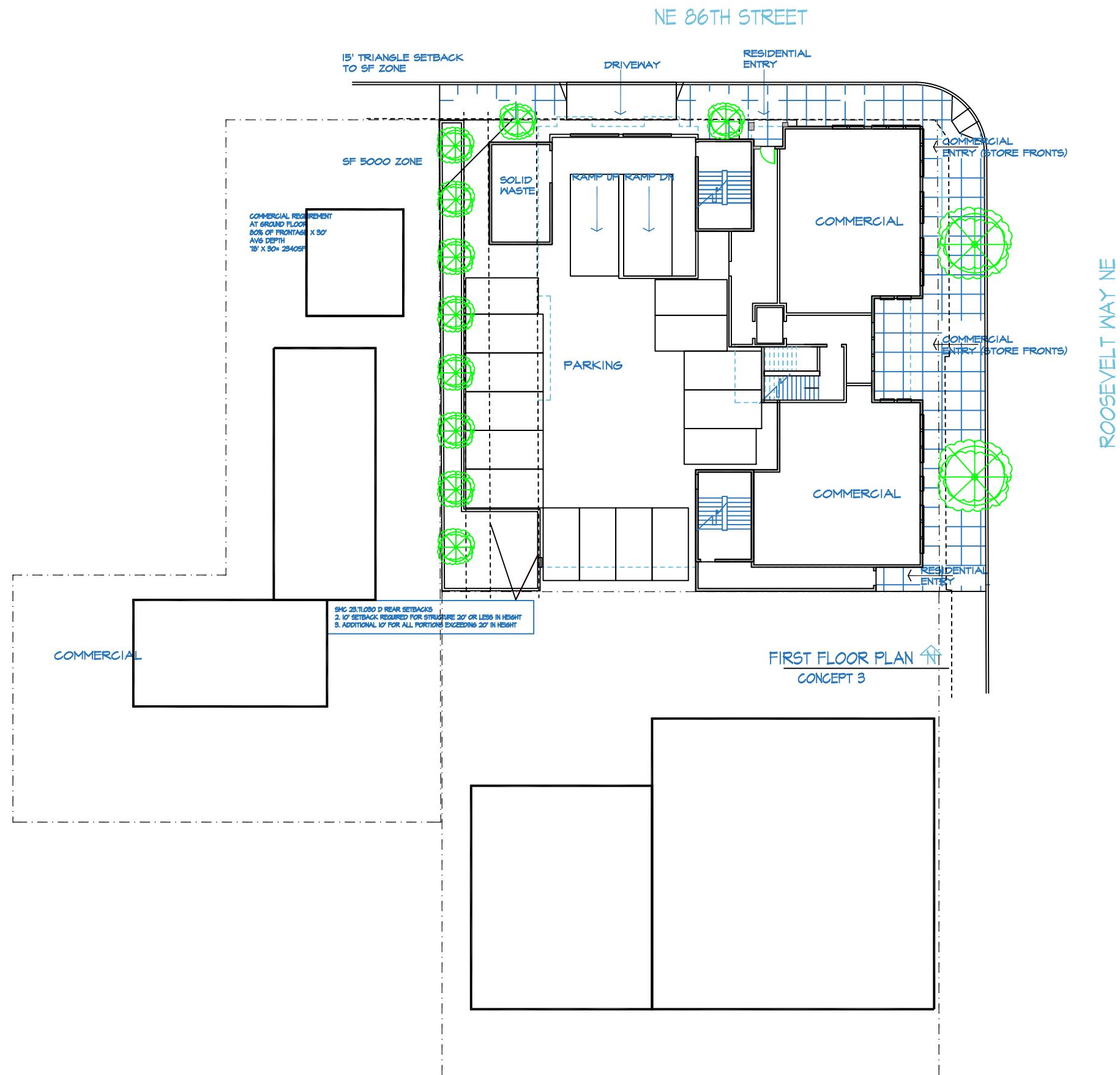
SMC 23.71.030 D REAR SETBACKS
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 20' OR LESS IN HEIGHT
 3. ADDITIONAL 10' FOR ALL PORTIONS
 EXCEEDING 20' IN HEIGHT

SMC 23.71.036 MAXIMUM WIDTH AND DEPTH OF
 STRUCTURE
 NC3 40 STRUCTURE WITHIN 50' OF ABUTTING
 RESIDENTIAL LOT LINE, ABOVE 30 FEET, WALL LENGTH
 NOT TO EXCEED 80% OF ABUTTING LOT LINE 80%
 97.39' = 77.9'

SITE LAYOUT
 NC3-40 ZONE

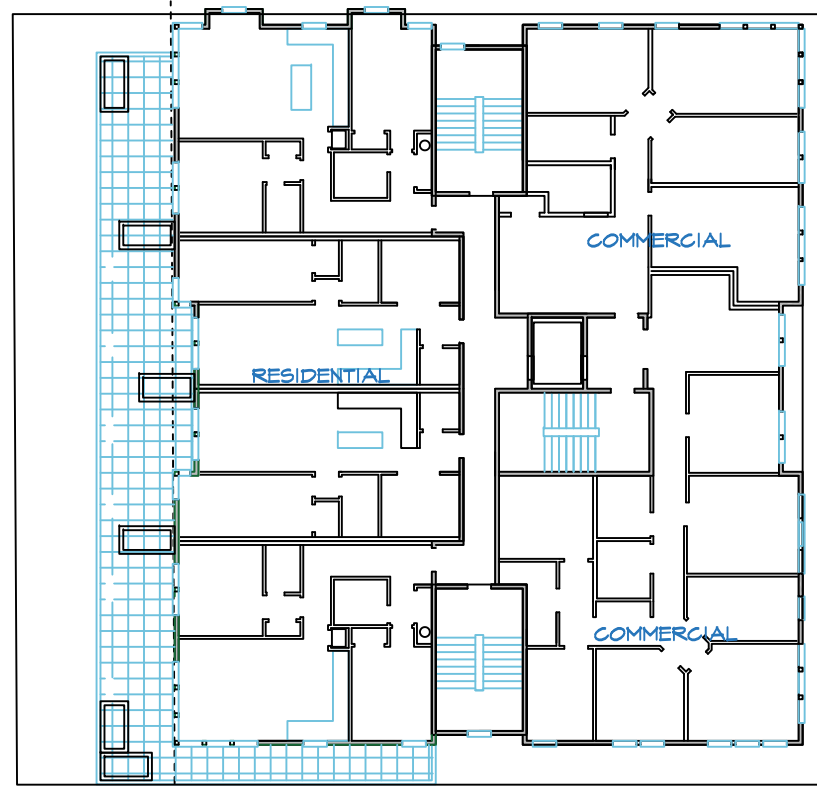
DESIGN OPTION 3
 THIS CONCEPT HAS THE OVERALL MASSING TO THE STREETS.
 IT IS TAKING CUE FROM A MIXED USE BUILDING ONE BLOCK
 NORTH.
 THE STREET FACADES ARE VERTICAL FROM GROUND TO ROOF.
 MASSING BREAK UP ACCOMPLISHED WITH THE COMMERCIAL
 CANOPY, UPPER FLOOR BAYS, MATERIAL AND COLOR
 CHANGES.
 THIS IS A SIMPLER FORM THAT HAS GOOD VISUAL INTEREST.
 THE COMMERCIAL ENTRIES FACE ROOSEVELT AND DO NOT
 CELEBRATE THE CORNER.
 A LARGER CENTER (ON ROOSEVELT) COURT ENTRY IS
 PROPOSED.
 THE RESPECT TO THE RESIDENTIAL ZONE STILL APPLIES.

DESIGN OPTION 3

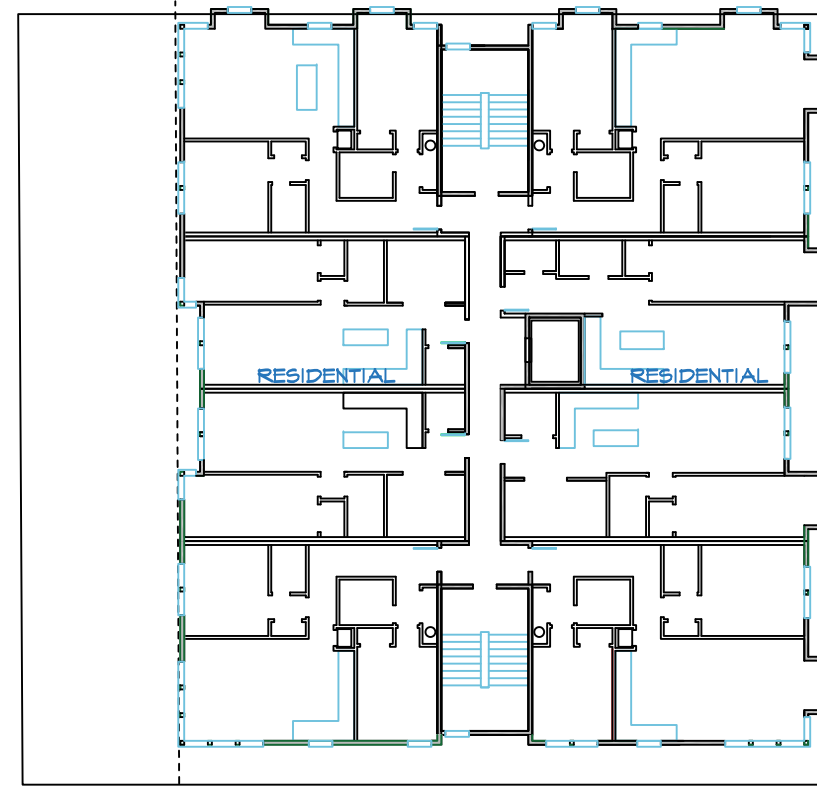


DESIGN OPTION 3
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 IT IS TAKING CUE FROM A MIXED USE BUILDING ONE BLOCK NORTH.
 THE STREET FACADES ARE VERTICAL FROM GROUND TO ROOF.
 MASSING BREAK UP ACCOMPLISHED WITH THE COMMERCIAL CANOPY, UPPER FLOOR BAYS, MATERIAL AND COLOR CHANGES.
 THIS IS A SIMPLER FORM THAT HAS GOOD VISUAL INTEREST.
 THE COMMERCIAL ENTRIES FACE ROOSEVELT AND DO NOT CELEBRATE THE CORNER.
 A LARGER CENTER (ON ROOSEVELT) COURT ENTRY IS PROPOSED.
 THE RESPECT TO THE RESIDENTIAL ZONE STILL APPLIES.

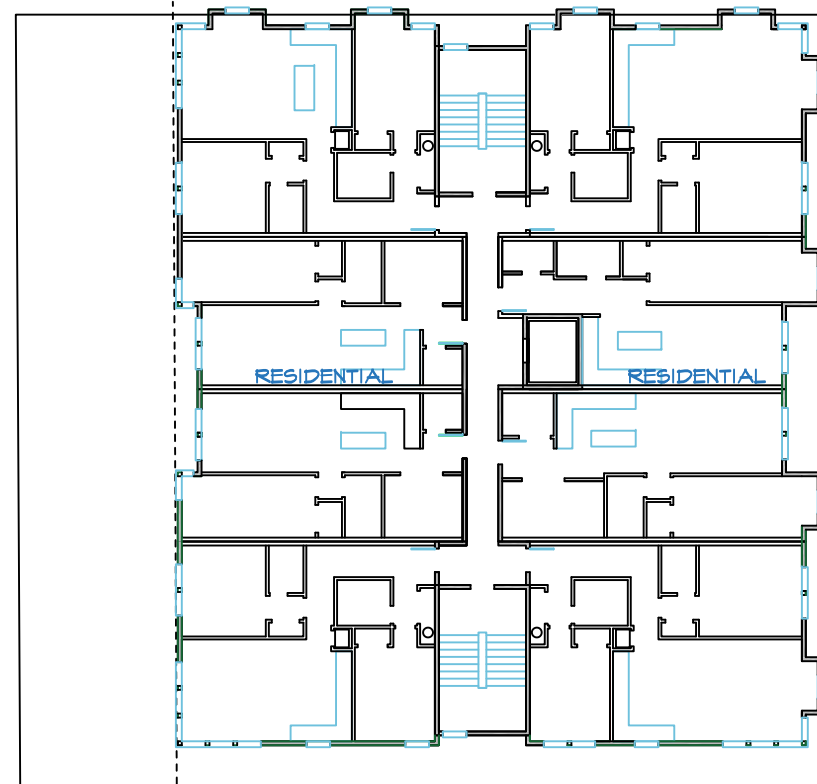
DESIGN OPTION 3



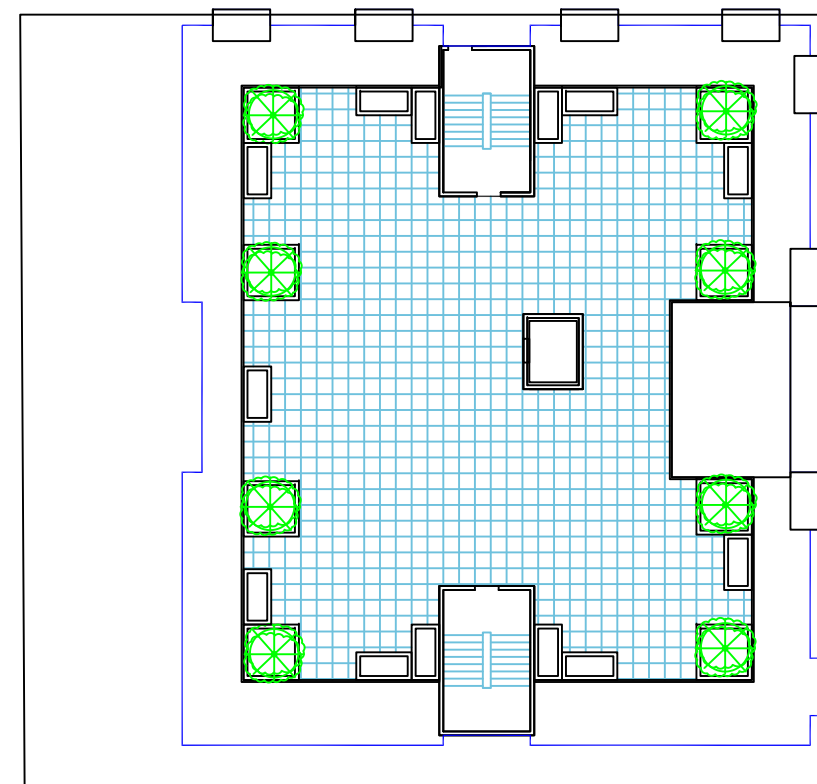
SECOND FLOOR PLAN



THIRD FLOOR PLAN

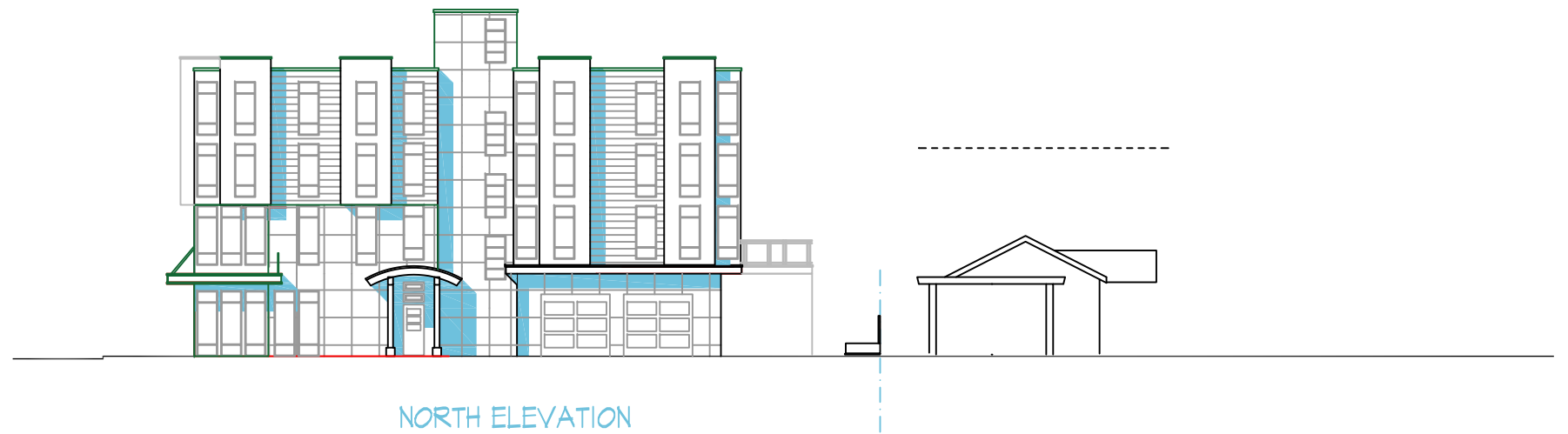


FOURTH FLOOR PLAN



ROOF PLAN ↑

DESIGN OPTION 3



DESIGN OPTION 3

OPTION 3 VIEWS



NE 86TH STREET LOOKING SOUTH EAST (OPTION 3)



ROOSEVELT WAY—LOOKING NORTH WEST (OPTION 3)



NEAR NE 85TH STREET VIEW LOOKING NORTH EAST (OPTION 3)



ROOSEVELT WAY—LOOKING SOUTHWEST (OPTION 3)

SUN ANALYSIS OF ALTERNATIVES
SHADING STUDIES

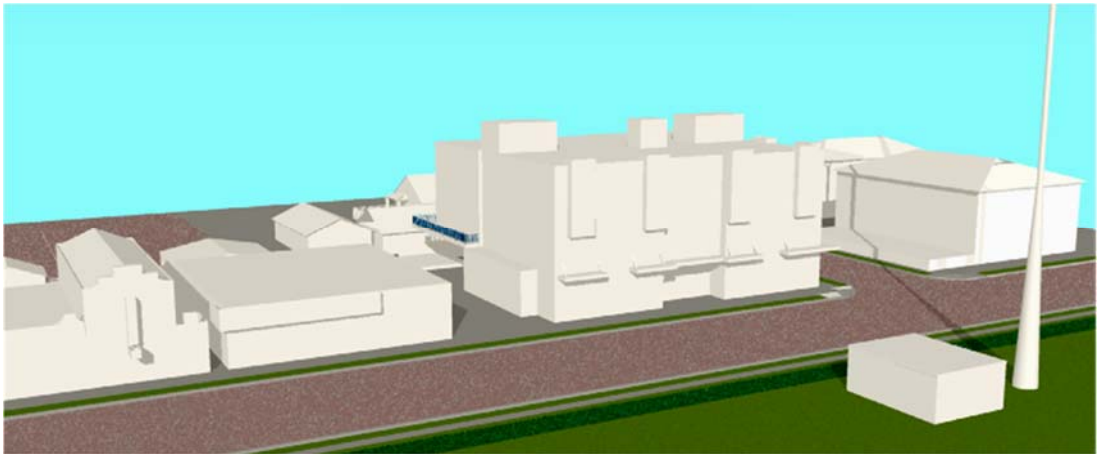
ALTERNATIVE 1 (PREFERRED)



ALTERNATIVE 2

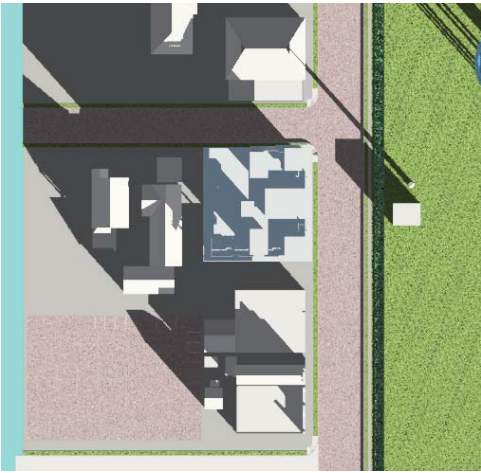


ALTERNATIVE 3



ALTERNATIVE 1 (PREFERRED)

DECEMBER 21
10:00 AM



DECEMBER 21
12:00 NOON



DECEMBER 21
2:00 PM



JUNE 21
10:00 AM



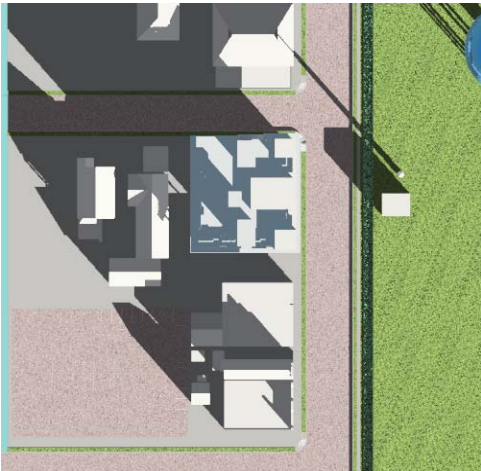
JUNE 21
12:00 NOON



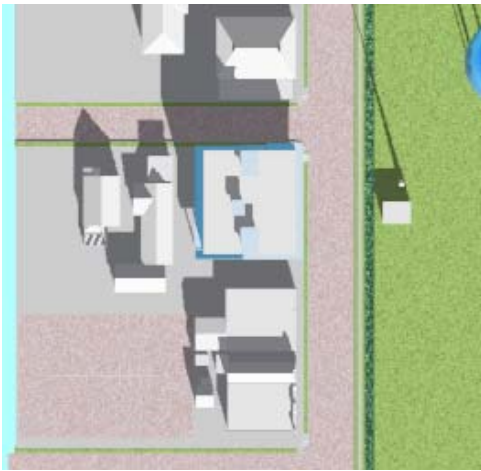
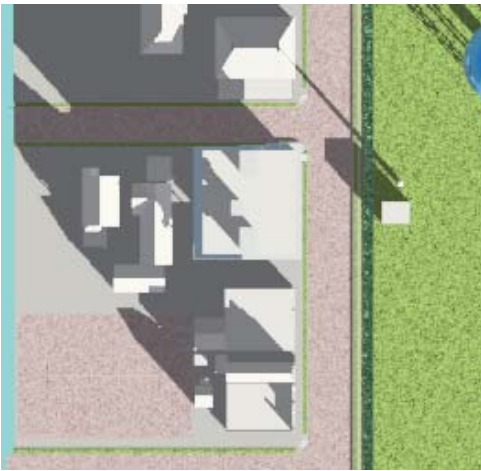
JUNE 21
2:00 PM



ALTERNATIVE 2



ALTERNATIVE 3



COMPARISON OF ALTERNATIVES



ALTERNATIVE 1



ALTERNATIVE 2



ALTERNATIVE 3