6800 ROOSEVELT

6800 + 6814 Roosevelt Way NE
Seattle, WA 98115

FULLER-SEARS ARCHITECTS
1411 Fourth Ave., Suite 1306
Seattle, WA 98101
Tel. 206.682.6170

Project Address: 6800 + 6814 Roosevelt Way NE
Seattle, WA 98115
Project Number: DPD# 3017047
Zone: NC2-40

Development Plans

Objectives

Our objective is to construct a well-designed building that creates excellent urban housing and contributes to the character of its surroundings by:

- Adding to the retail activity and character of Roosevelt Way NE
- Creating residential units with convenient access to nearby transit systems and amenities
- Making light-filled units that create great spaces for urban living
- Defining and activating the street edge
- Provide parking to not add to a potential future neighborhood shortage.

Approximate Structure Size

The zoning allows a 40-foot height, and the design intent is to use the full height for four residential stories over a single-story mixed-use base along with 2 levels of below grade parking.
The building mass that abuts the residential zone will step back along the east lot line to provide more separation from the adjacent homes.

Retail

This site along a prominent arterial is well suited to street-level retail use. The building will have two retail spaces (one on the SW corner and one on the NW corner) with a combined total of approx. 3,000 SF.

Residential

Four floors of residential units are proposed above the first floor residential and retail. The following factors inform the configuration of the residential units:

- 'L' shaped site
- One property line facing an arterial street edge and two property lines facing non-arterial street edges
- East property line adjoining neighboring parcels with both commercial and residential zoning
- Sloped site from North to south and east to west

The overall massing is essentially predetermined by the zoning envelope. The design intent is to have 79 units with an advantageous solar orientation, and a building massing that reinforces the urban street edge, while being sensitive to the adjoining residential homes.

Access and Parking

Pedestrian access to retail and the residential lobby is proposed to be off Roosevelt Way NE. Access to parking is proposed off NE 68th St. Market trends indicate that some parking is required for the residential units, but not all of the units require parking due to the proximity of current and future transit systems. No parking is required by zoning due the Urban Center Village overlay. We anticipate 64 stalls of below grade parking.

Table of Contents

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Figure A: Roosevelt Highschool

Figure B: Calvary Christian

Calvary Christian Assembly (Figure B)

Pladhus Apartment Building

Handel Apartment Building

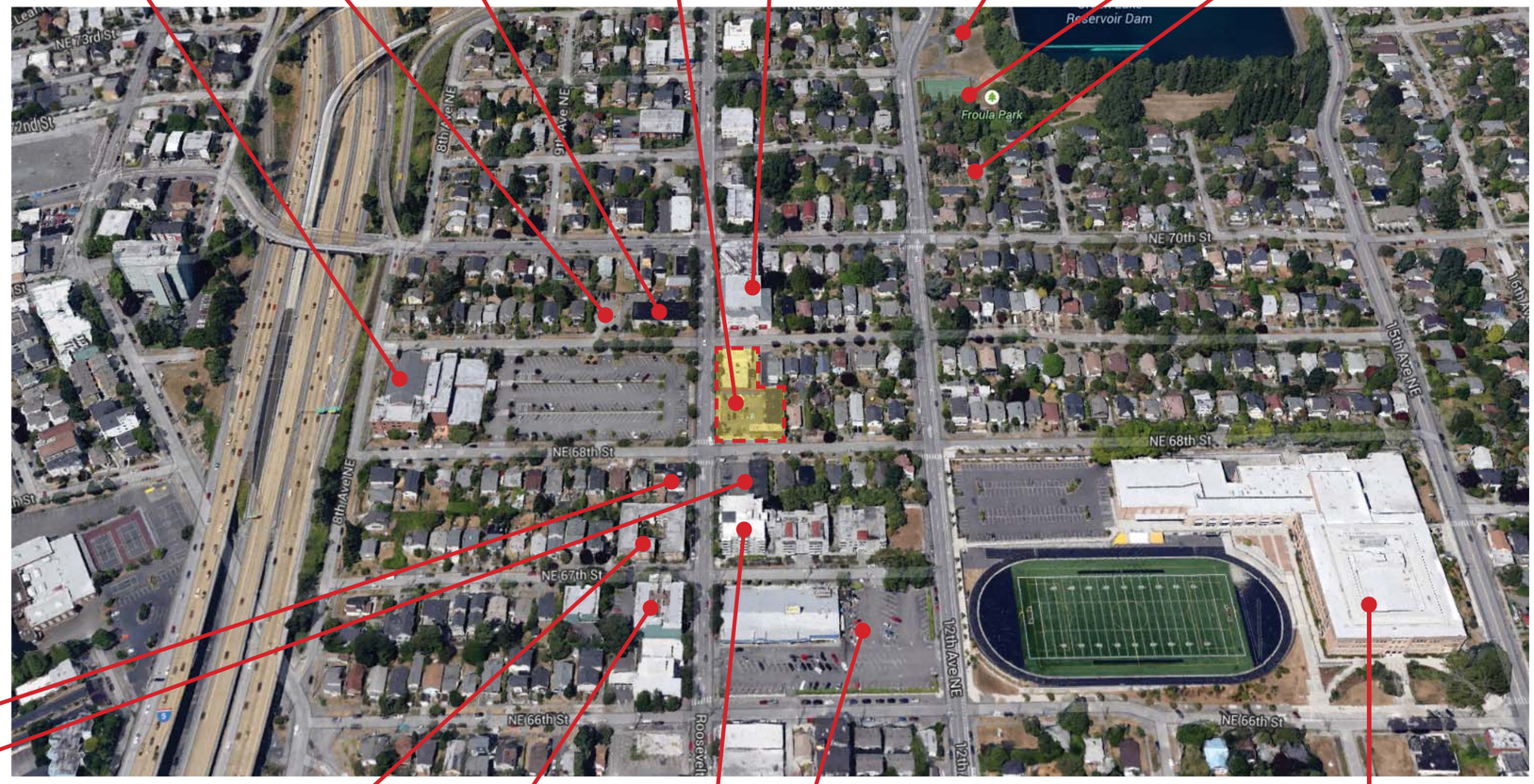
Project Site: 6800 Roosevelt Way NE

Econo-mini Storage, Roosevelt Self Storage & Rowland Studios Commercial Building

Green Lake Reservoir (Figure C)

Froula Park (Figure D)

Roosevelt P-Patch (Figure E)



Aerial Looking North

TNT Foreign Car Commercial Building

Seattle Auto Service Commercial Building

North Towne Manor Apartment Building

Kavela Apartment Building

6700 Roosevelt Apartment Building

Future Light Rail Station

Roosevelt Highschool (Figure A)

Figure C: Green Lake Reservoir

Figure D: Froula Park

Figure E: Roosevelt P-Patch

Neighborhood Context: Land Uses

The Roosevelt area is an eclectic mix of uses, predominantly commercial along Roosevelt Way surrounded by a mixture of single and multi-family homes. The commercial uses near the site are made up of small retailers, a church, an auto repair shop and a large storage facility. There are several nearby apartment complexes ranging in age and size (3-6 stories).

If you continue south on Roosevelt for about a block you will reach Roosevelt's Commercial Core area which contains several restaurants, small to medium retailers and a Whole Foods Market. Roosevelt high school is to the east about a 2 blocks away.

Neighborhood Context: Architecture

The architecture, like the land use, varies widely. The majority of the buildings surrounding the site are older houses generally in nice condition. The apartment buildings closest to the site are fairly simple and have box-like shape with the only style showing up in the change in material or colors of the facade.

The newer apartment buildings further south along 65th Street and 66th Street have brick podiums and are more adventurous with bay modulation, which is complemented with a variety of siding materials in a modern style.

Community Landmarks

One nearby landmark is Roosevelt High school. The 1920's brick high school is rich in detailing with a more modern addition in similar brick. Though they are not considered historical landmarks some other nearby notable buildings and community spaces are the Calvary Christian Assembly, a large brick church to the west of the site, and north of the site is Froula Park, Green Lake Reservoir and The Roosevelt P-Patch.

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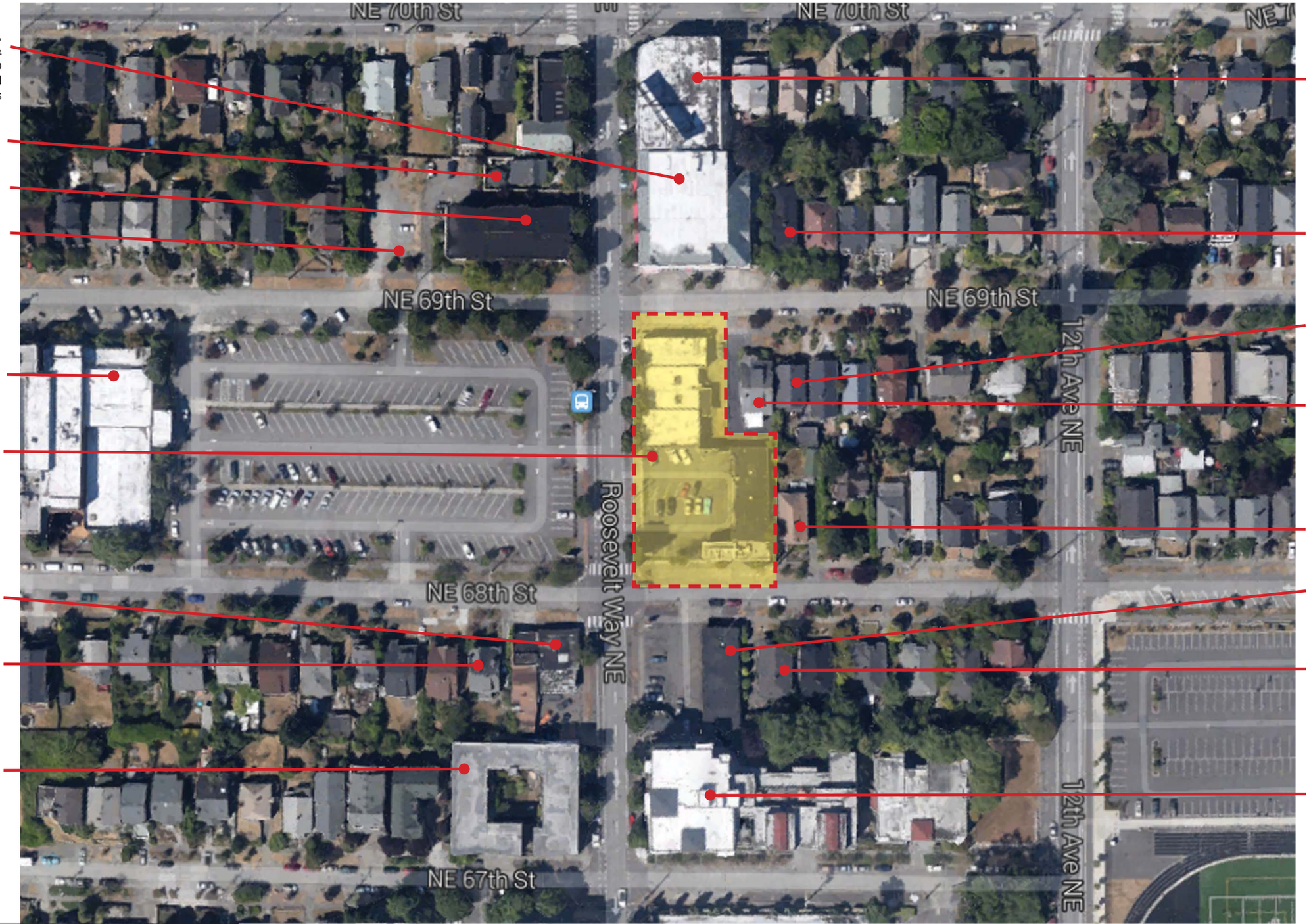

Roosevelt Self Storage, Puget Sound Hearing & Rowland Studio
Commercial
3 Stories

M'illumino
Commercial
1 Stories

Handel Apartments
3 Stories

Pladhus Apartments
3 Stories

Calvary Christian Assembly

Project Site:
6800 Roosevelt Way NE

TNT Foreign Car
Commercial
1 Story

Mitchell Center for Natural Healing
Commercial
(Converted House)

North Towne Manor
Apartments
3 Stories

Econo-Mini Storage
Commercial
3 Stories

Residential House

Residential House

Northmar Inc.
Commercial
(Converted House)

Residential House

Seattle Auto Service Center
Commercial
1 Story

Residential House

6700 Roosevelt
Apartments
6 Stories

NORTH

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Business in Converted House in NC2-40 Zone

Roosevelt Self Storage, Puget Sound Hearing & Rowland Studio Commercial 3 Stories

Project Site: 6800 Roosevelt Way NE

Handel Apartments 3 Stories

1 Story Residence in Residential Zone

Seattle Auto Service Center Commercial 1 Story

TNT Foreign Car Commercial 1 Story

Calvary Christian Assembly Parking Lot

Immediate Context:

To the north of the site along Roosevelt is the Mini Storage facility building at the corner of 69th Street and to the south at the corner of 68th Street is an auto repair business. To the west of Roosevelt directly across the street from the site is the Calvary Christian Assembly Church and parking lot. The lots adjacent to the east are two residential houses, one of which has been converted to commercial use.

NORTH

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SW AERIAL

VIEW FROM SW CORNER

KEY PLAN

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OVERALL VIEWS OF THE PROJECT - SW CORNER
DESIGN REVIEW BOARD, MARCH 09, 2015

SE AERIAL

VIEW FROM SE CORNER

KEY PLAN

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OVERALL VIEWS OF THE PROJECT - SE CORNER
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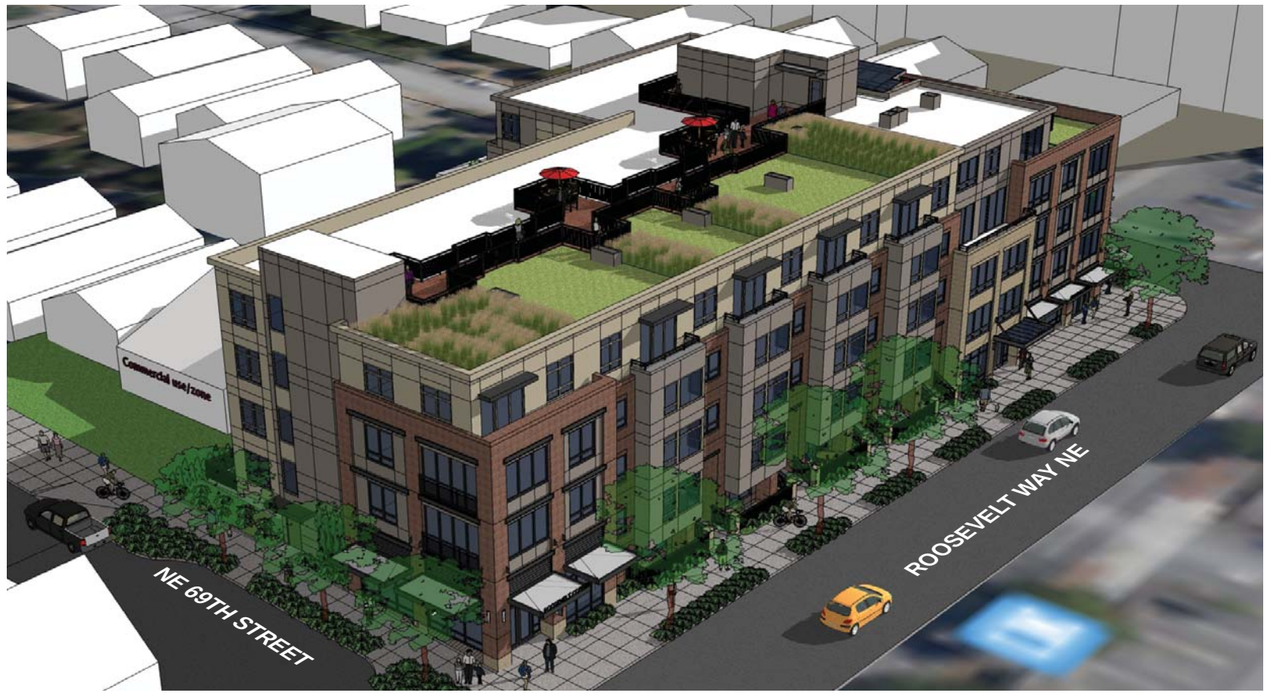

NW AERIAL

VIEW FROM NW CORNER

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NE AERIAL

VIEW FROM NE CORNER

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OVERALL VIEWS OF THE PROJECT - NE CORNER
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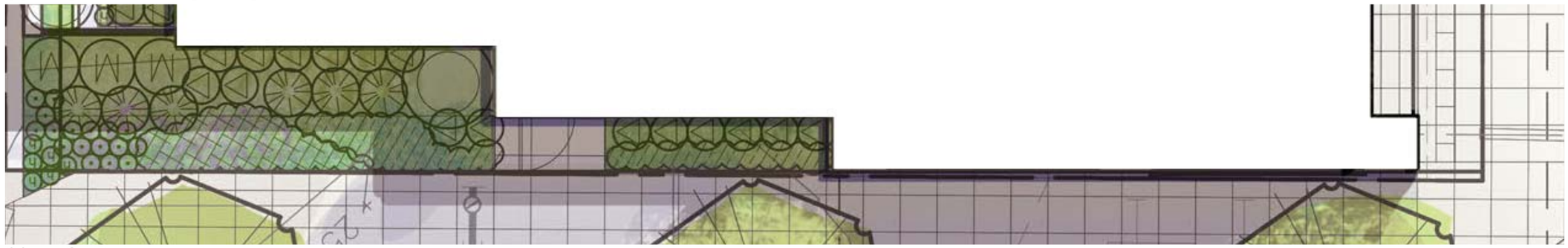
69TH STREET FRONTAGE



69TH STREET PLAN

69TH STREET VIEW #1

69TH STREET VIEW #2

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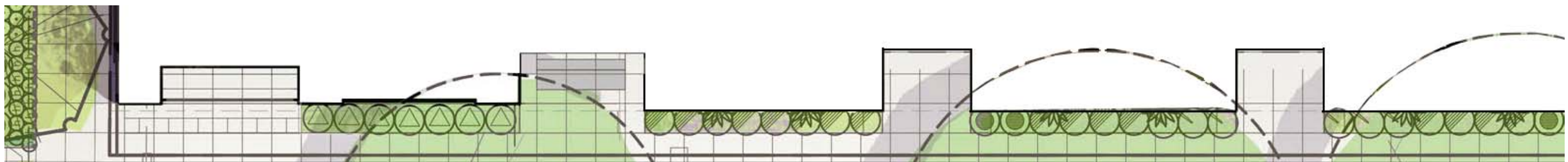
ROOSEVELT WAY STREET FRONTAGE



ROOSEVELT WAY PLAN

ROOSEVELT WAY STREET VIEW #1

ROOSEVELT WAY STREET VIEW #2

ROOSEVELT WAY STREET VIEW #3

ROOSEVELT WAY STREET VIEW #4

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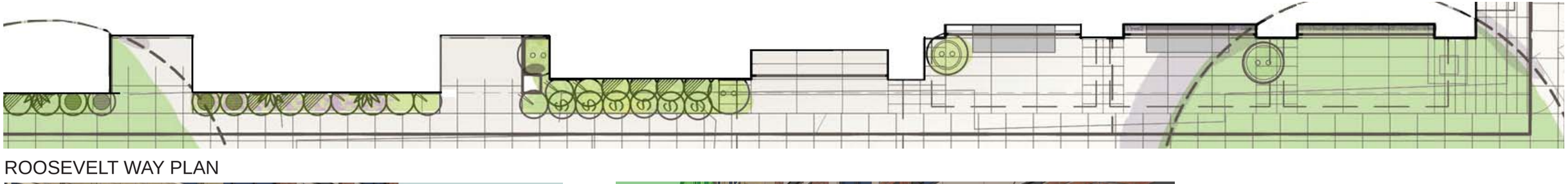
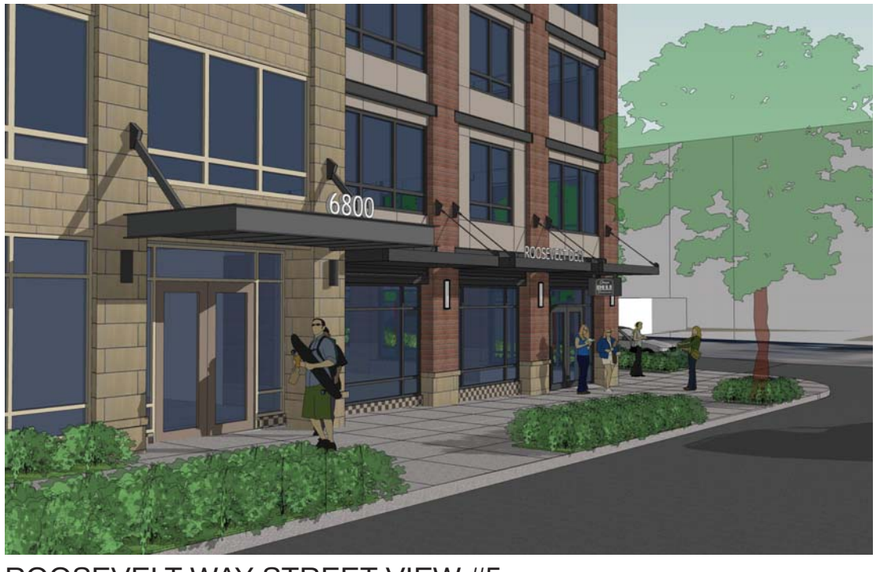
ROOSEVELT WAY STREET FRONTAGE



ROOSEVELT WAY PLAN



ROOSEVELT WAY STREET VIEW #5

ROOSEVELT WAY STREET VIEW #6

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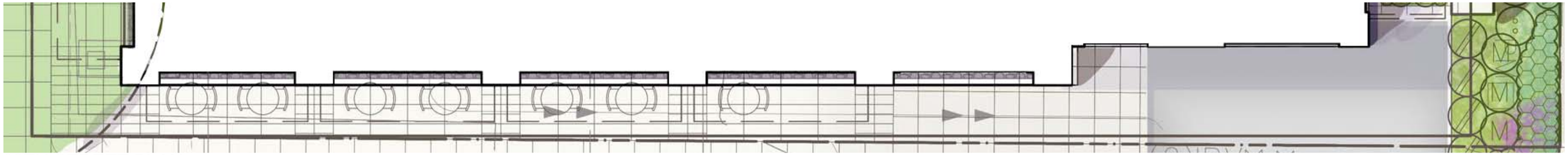
68TH STREET FRONTAGE



68TH STREET PLAN

68TH STREET VIEW #1

68TH STREET VIEW #2

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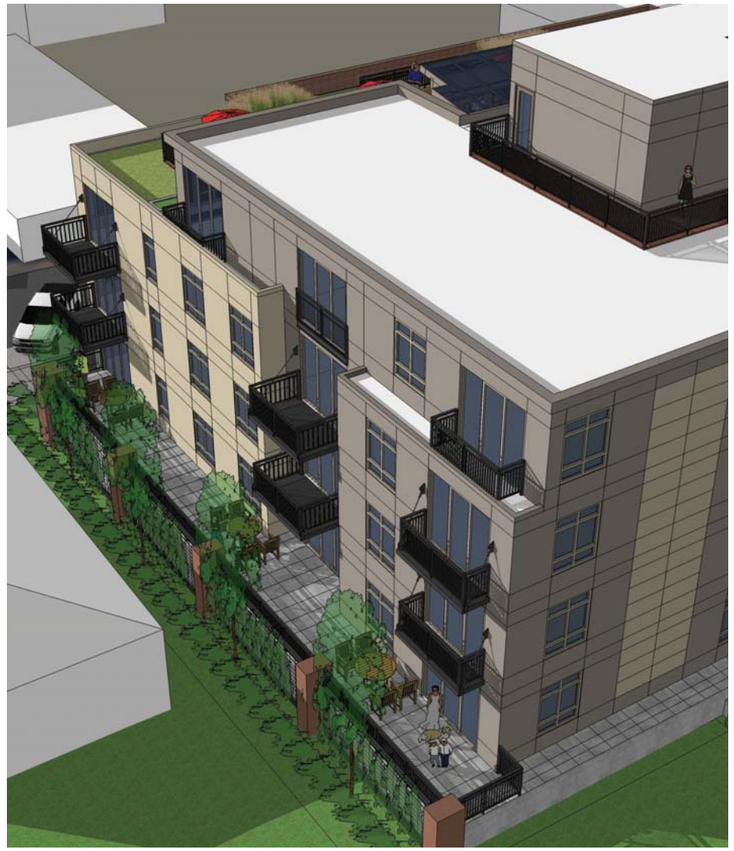
RESIDENTIAL ENTRY

PRIVATE TOWN HOME ENTRY

VIEW FROM 68TH ST

VIEW FROM COMMERCIAL PROPERTY



NE CORNER AERIAL

EXISTING VIEW FROM 68TH ST

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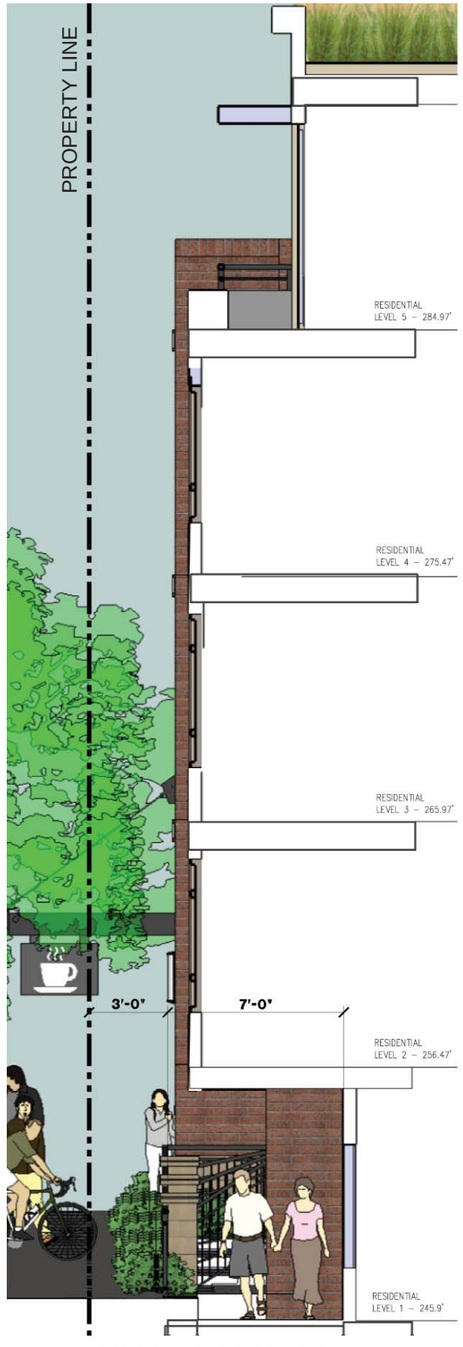
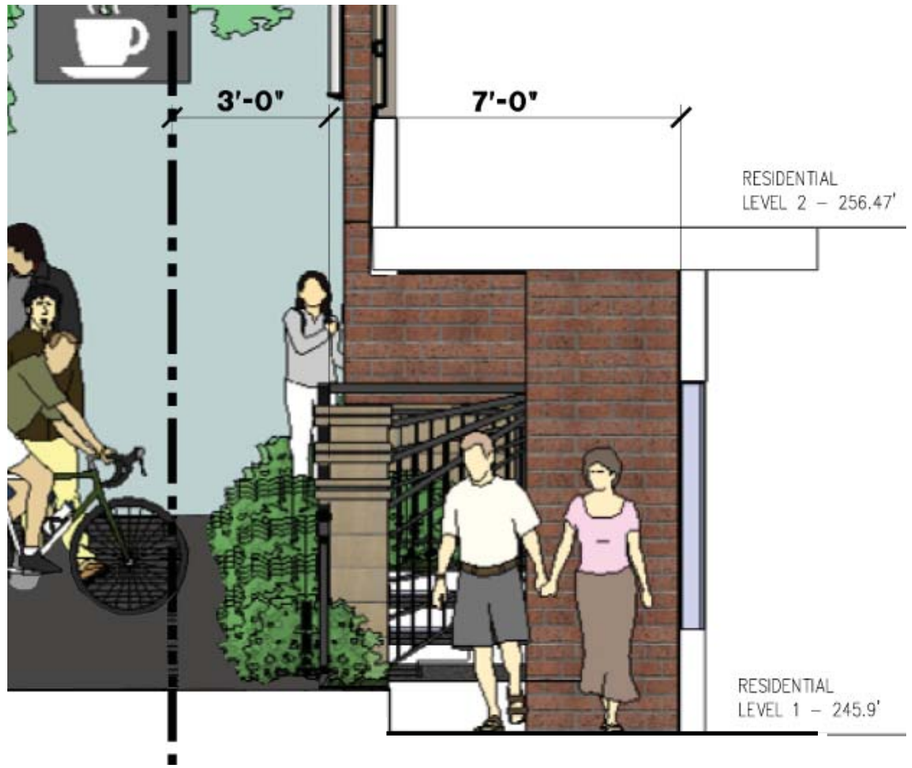
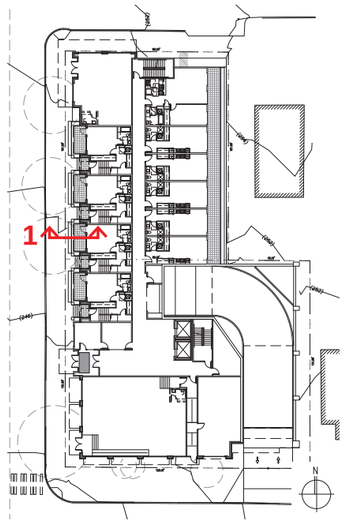


WALL SECTION 1

PARTIAL WEST ELEVATION



ENLARGED WALL SECTION 1



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ENLARGED ELEVATIONS & SECTIONS
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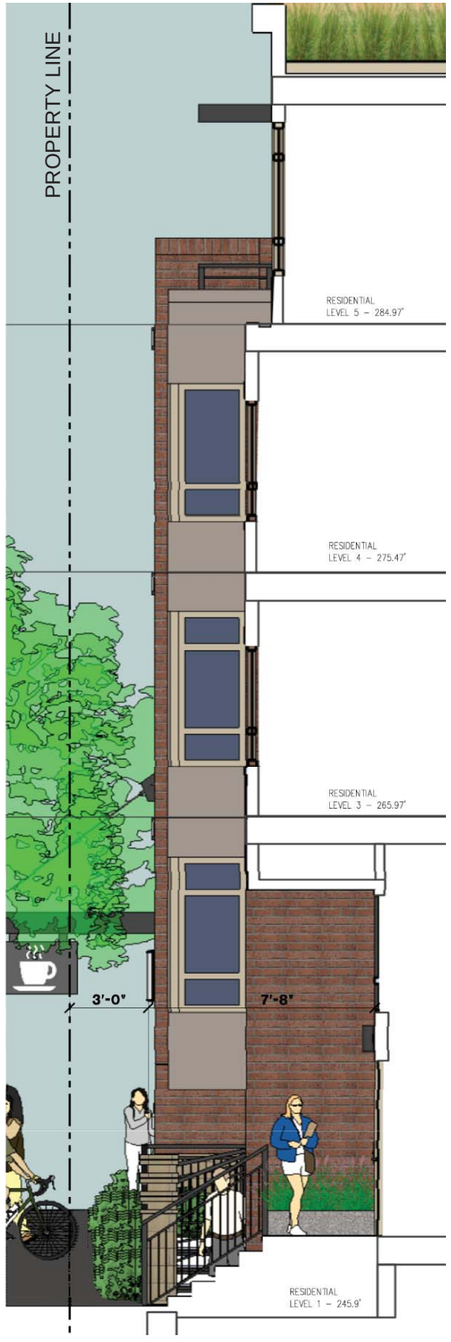

WALL SECTION 2

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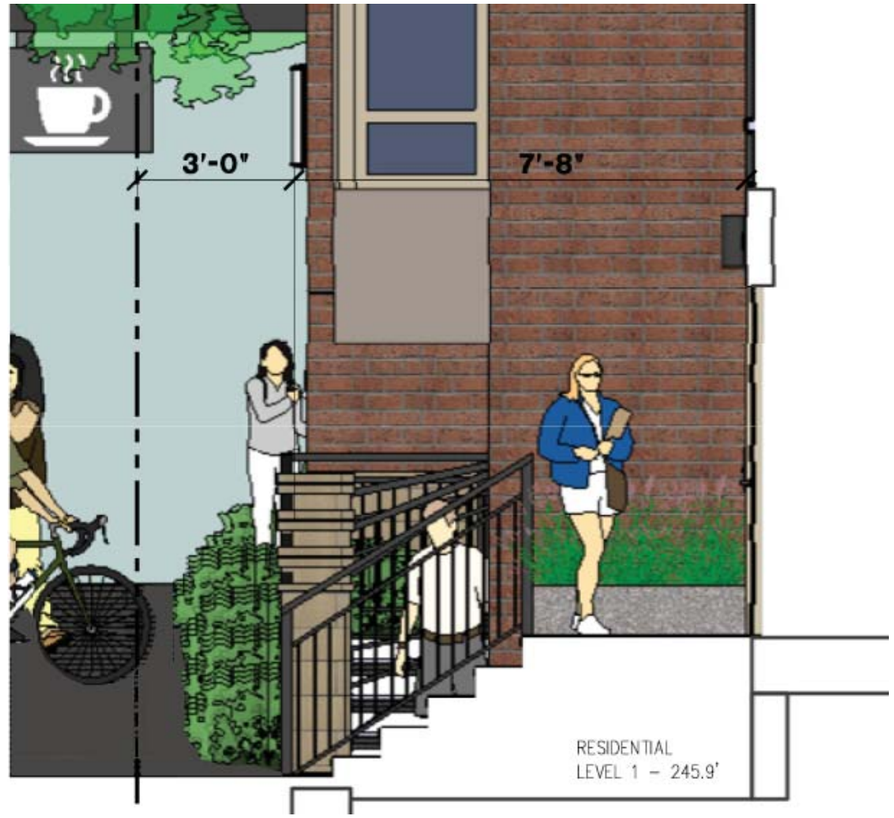

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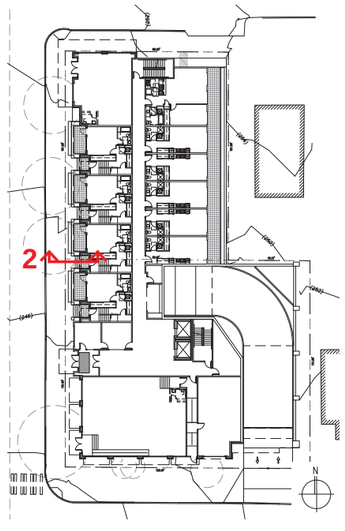

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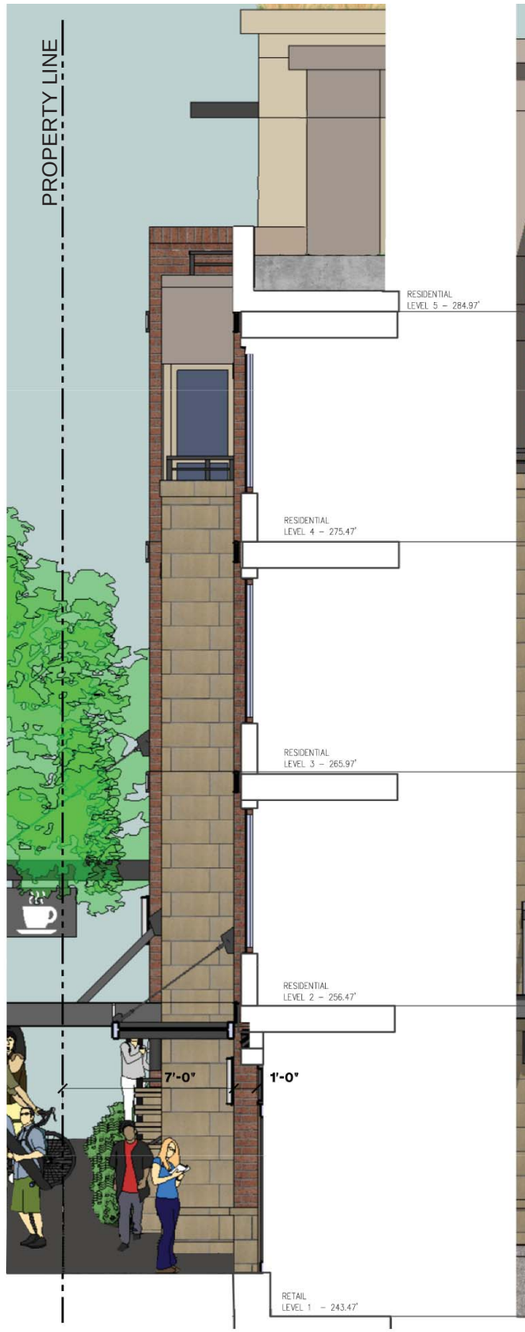

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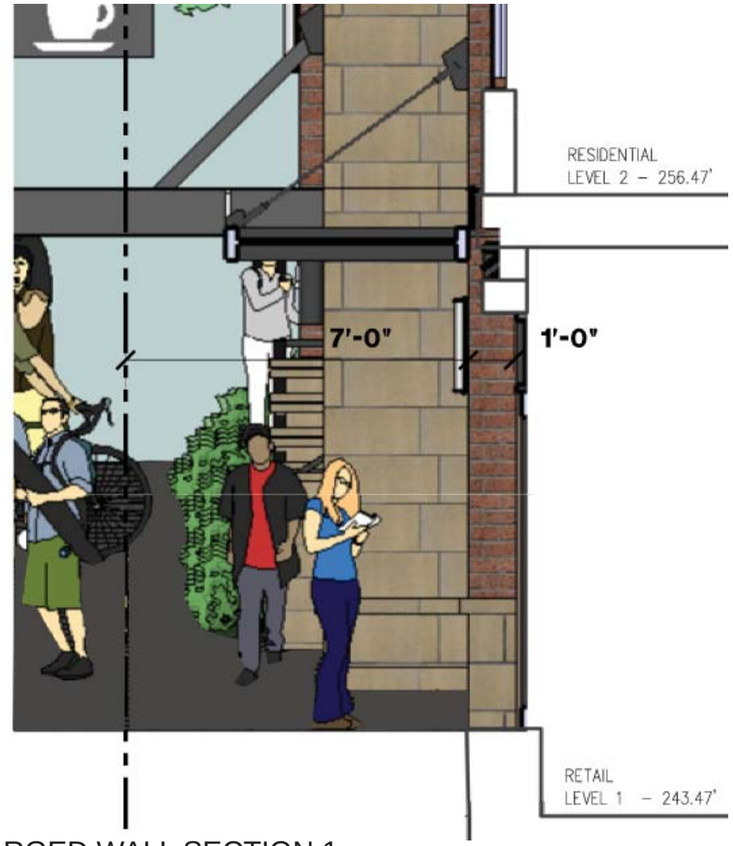
PARTIAL SW ELEVATION



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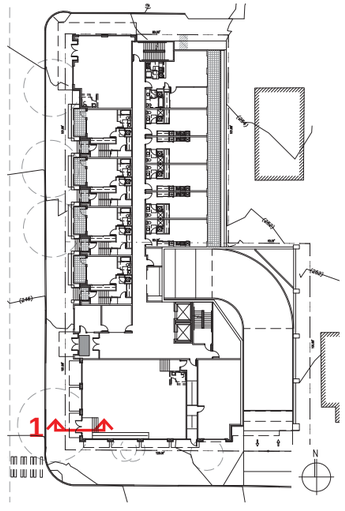

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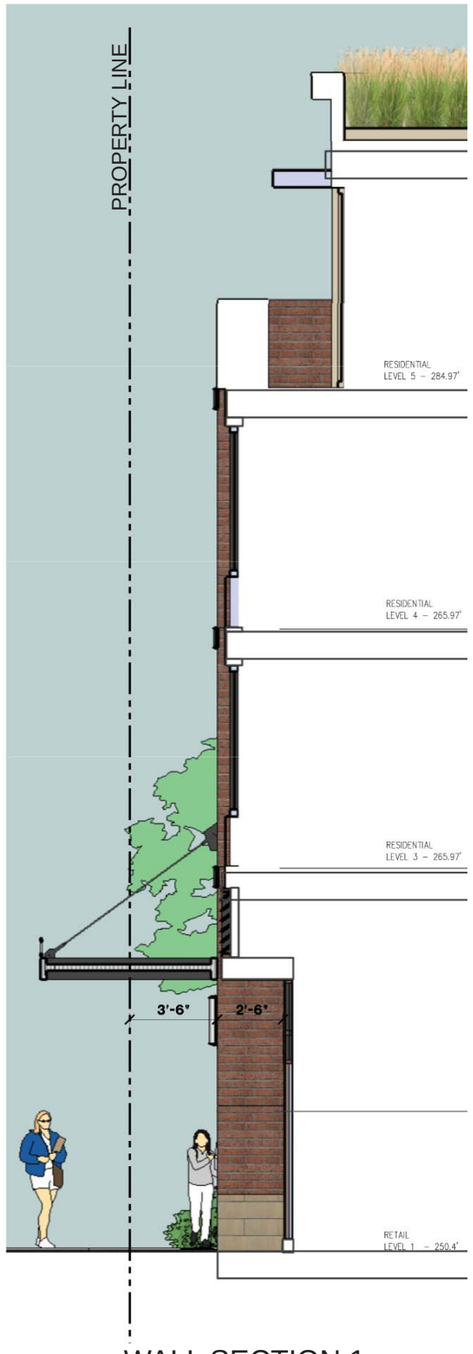

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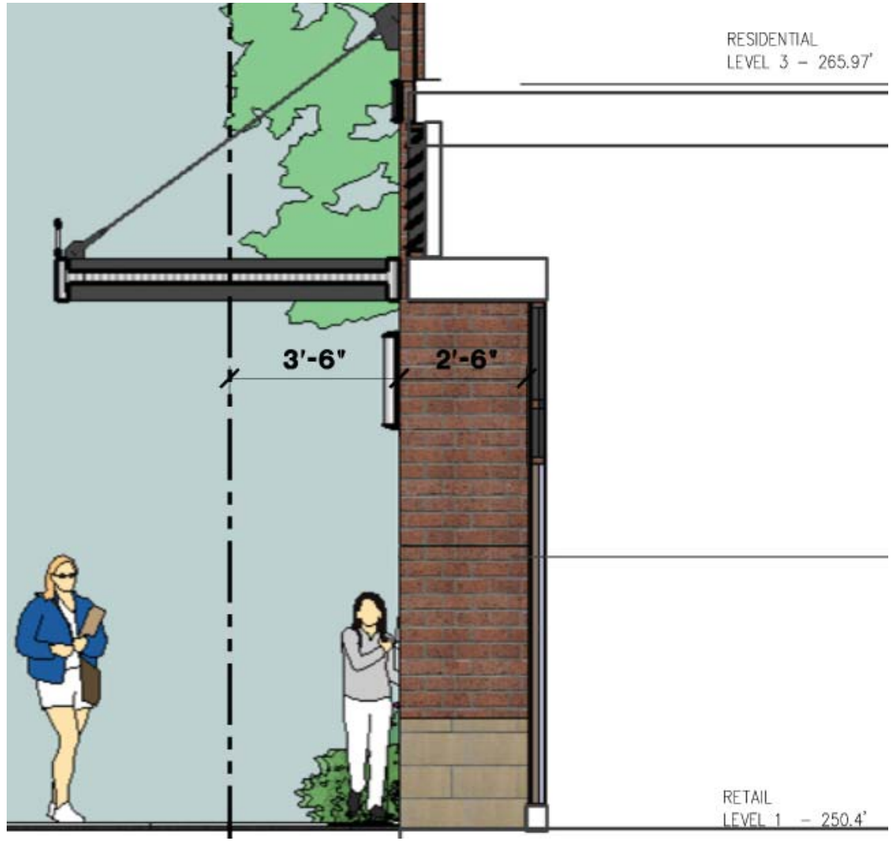

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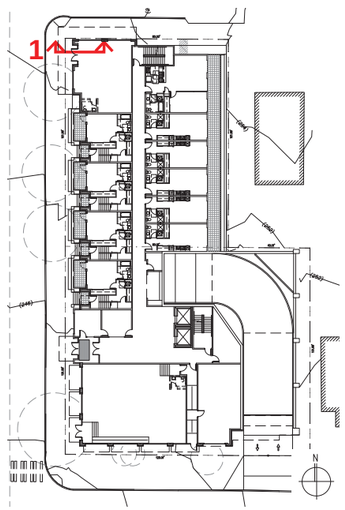

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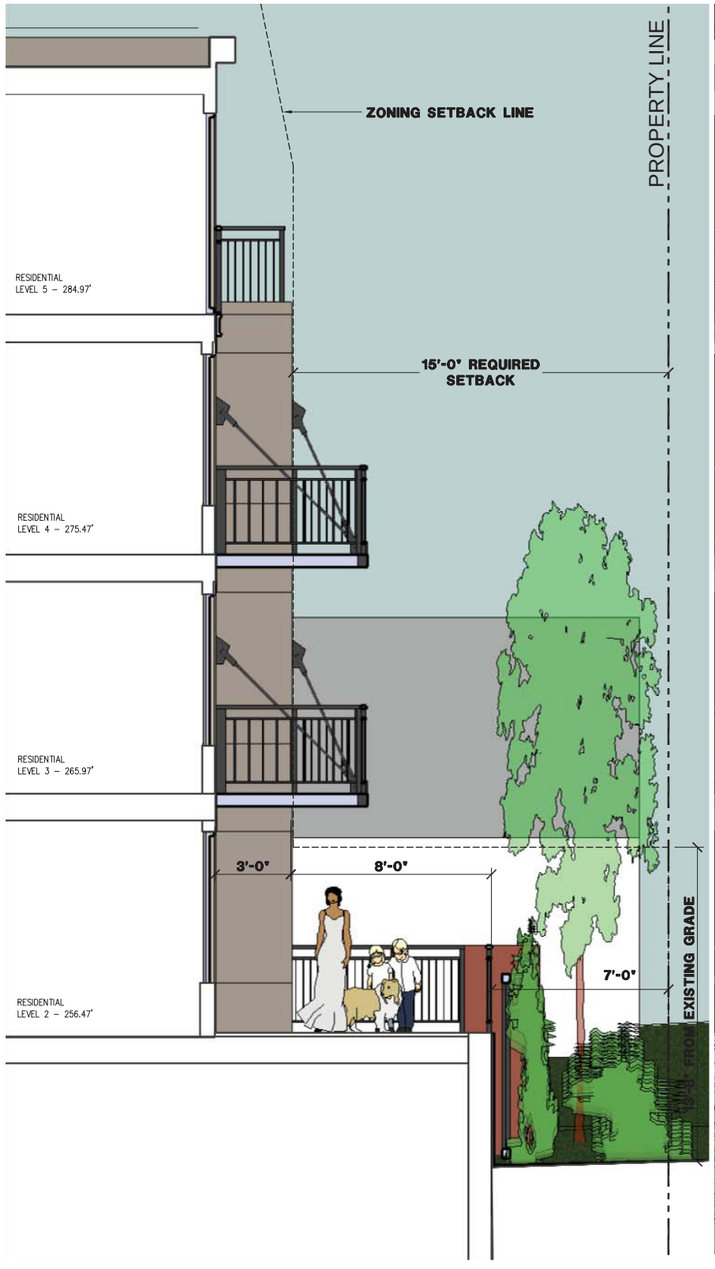

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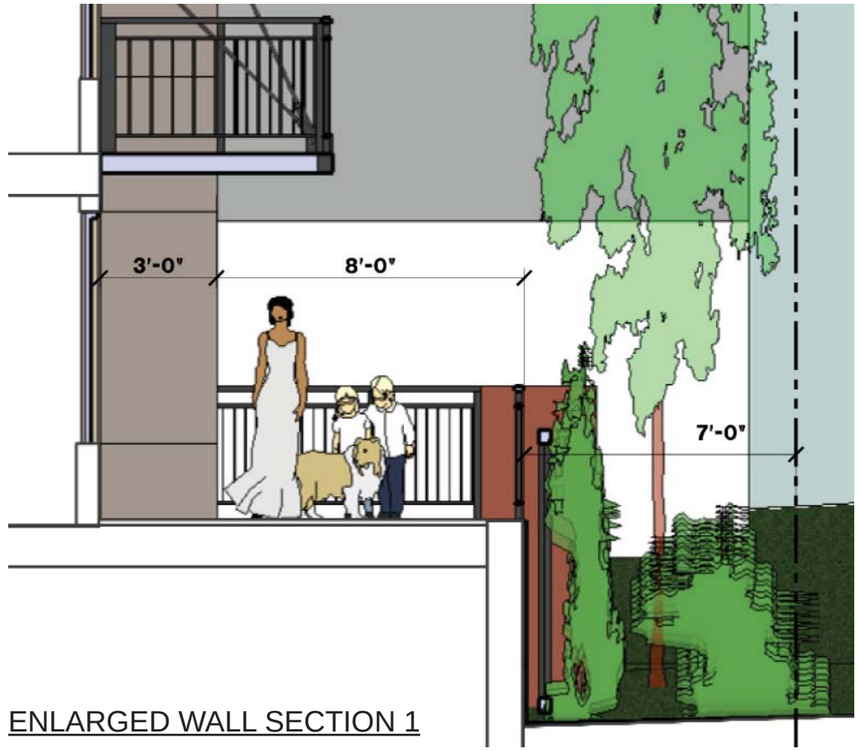

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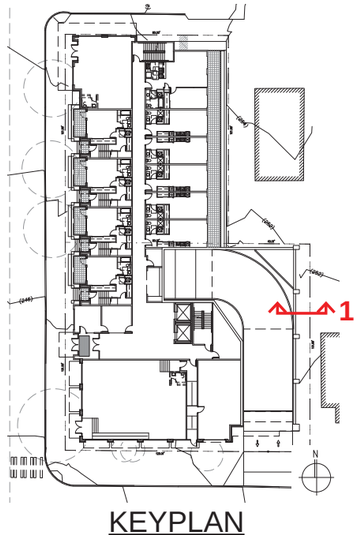

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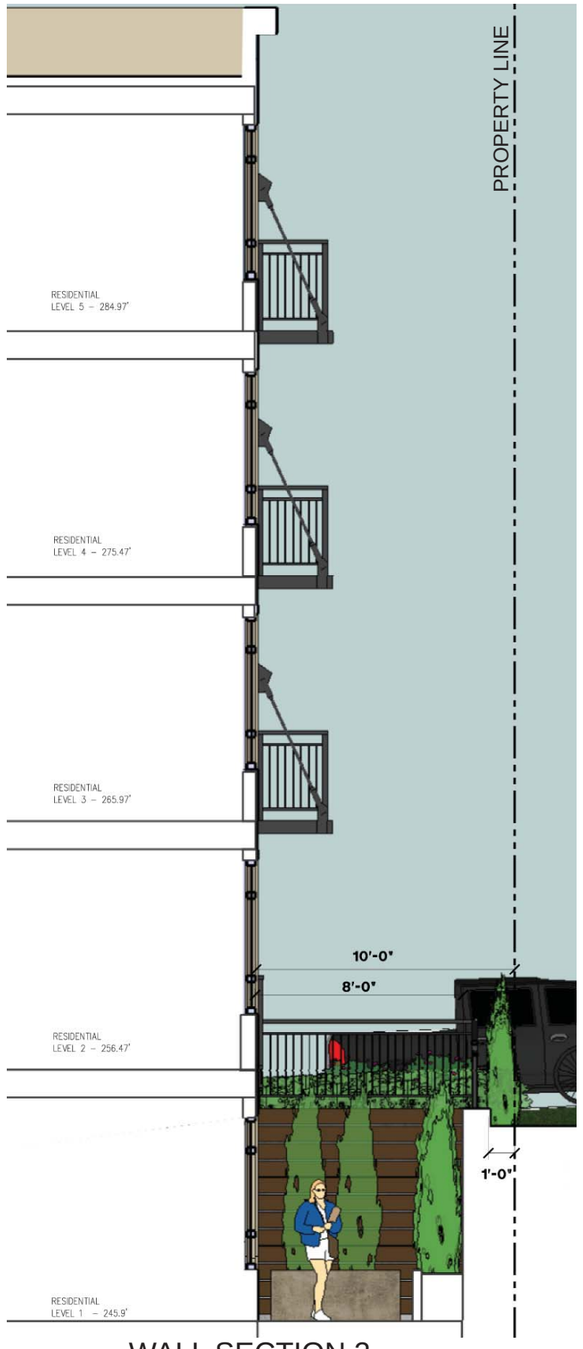

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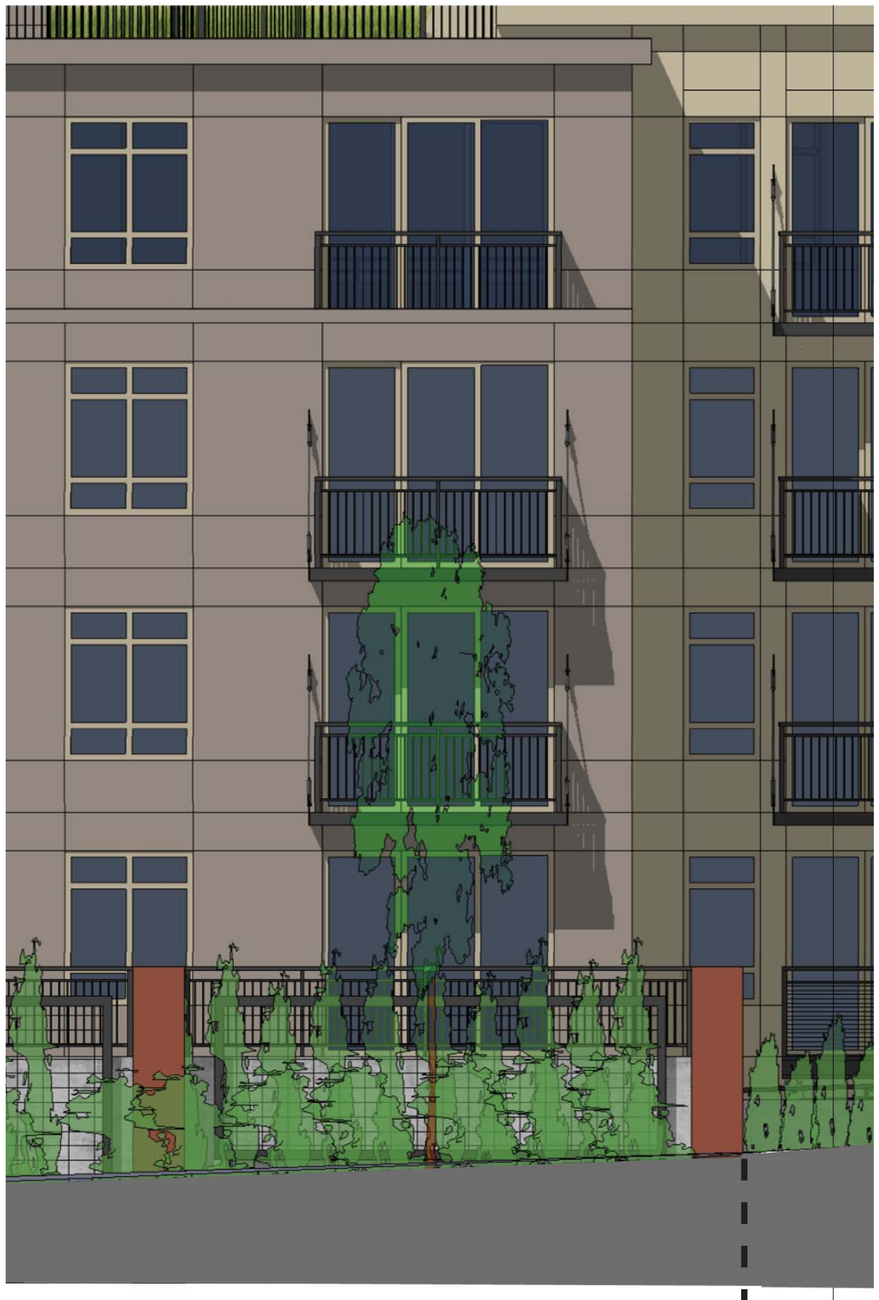
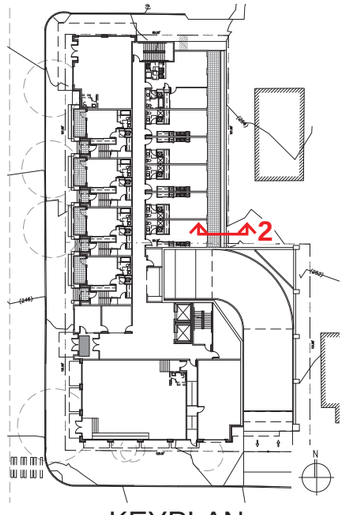


PARTIAL EAST ELEVATION

ENLARGED WALL SECTION 2

ENLARGED WALL SECTION 2



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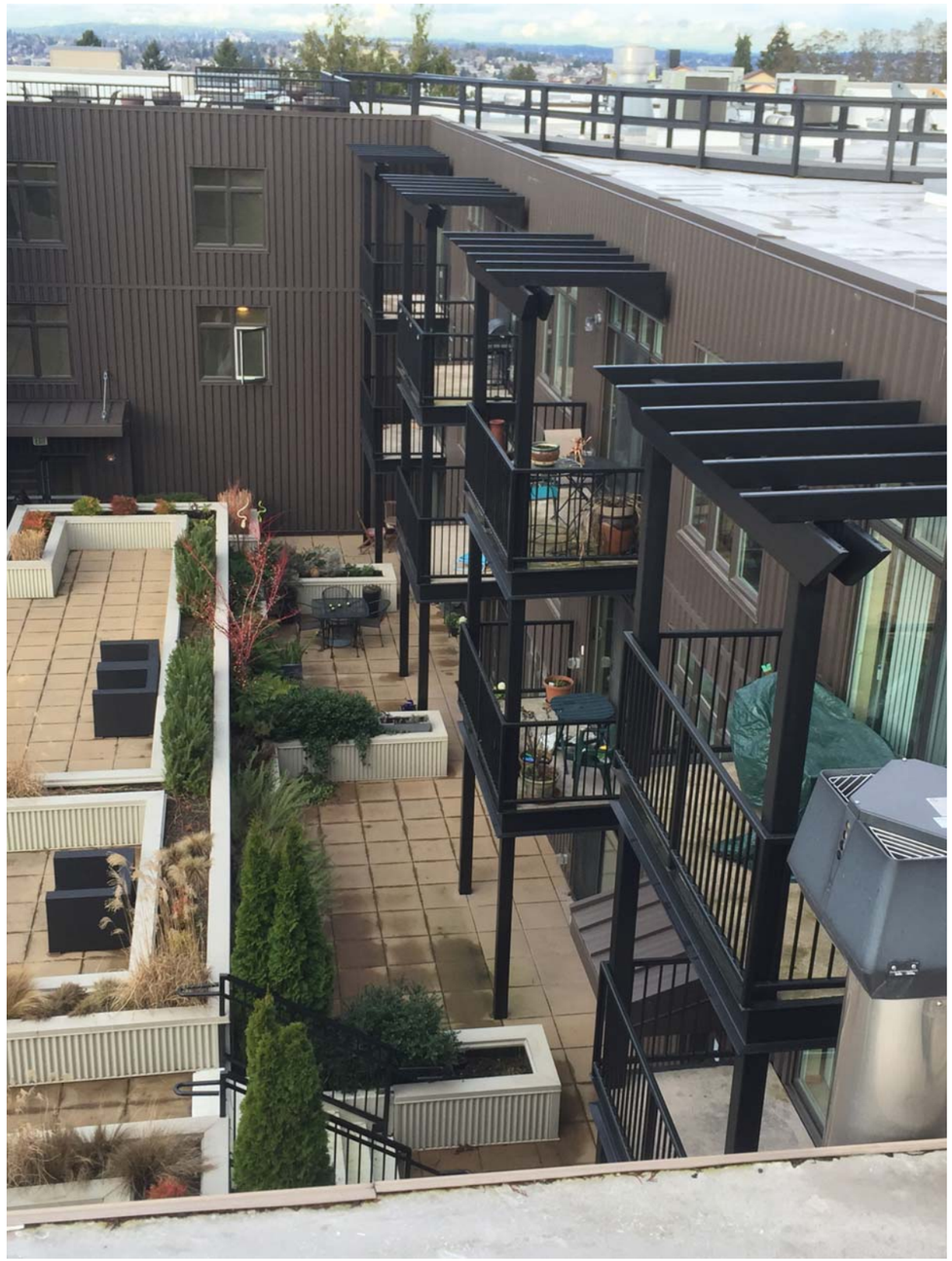

VIEW OF EXAMPLE GARDEN UNIT

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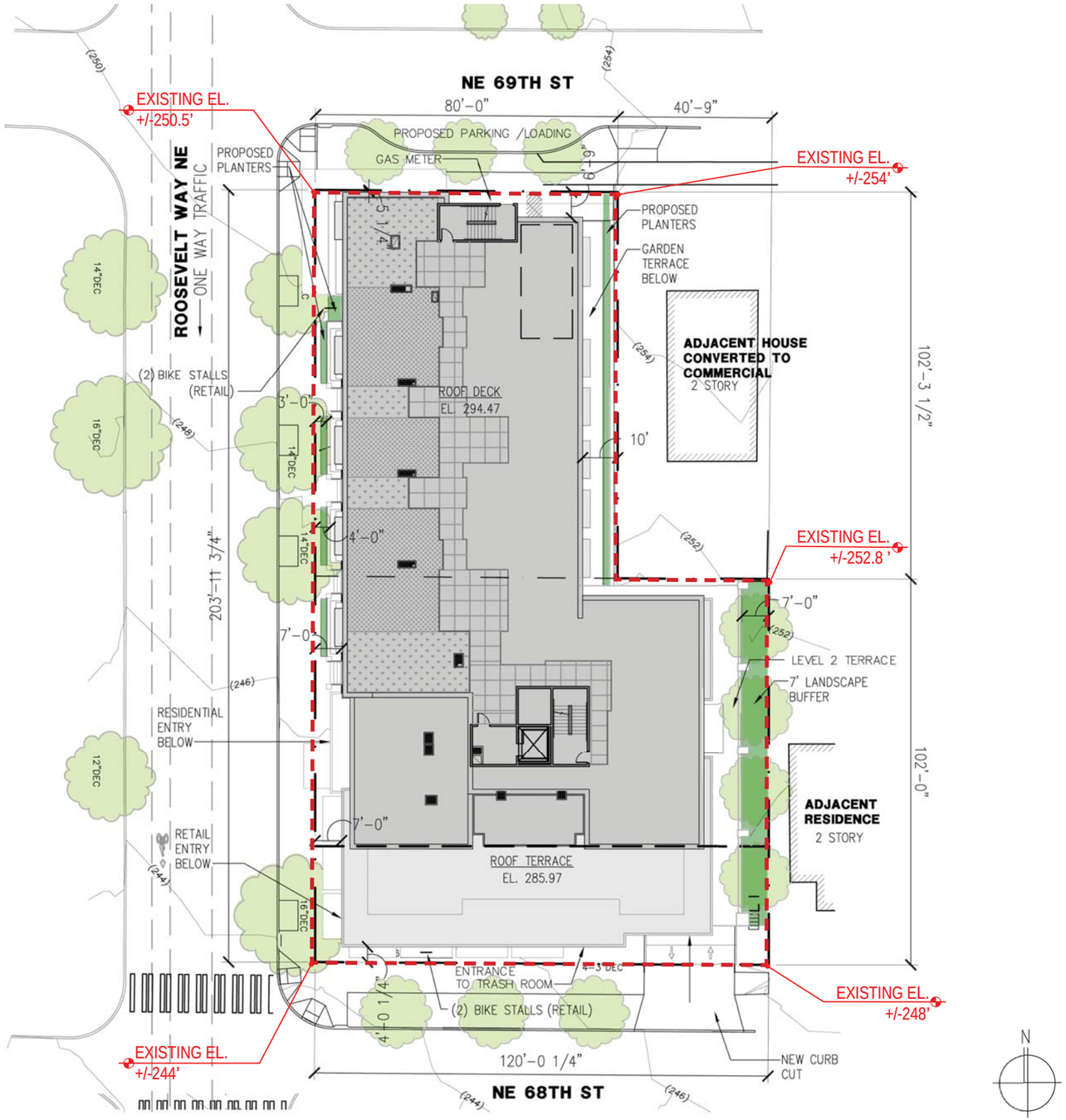

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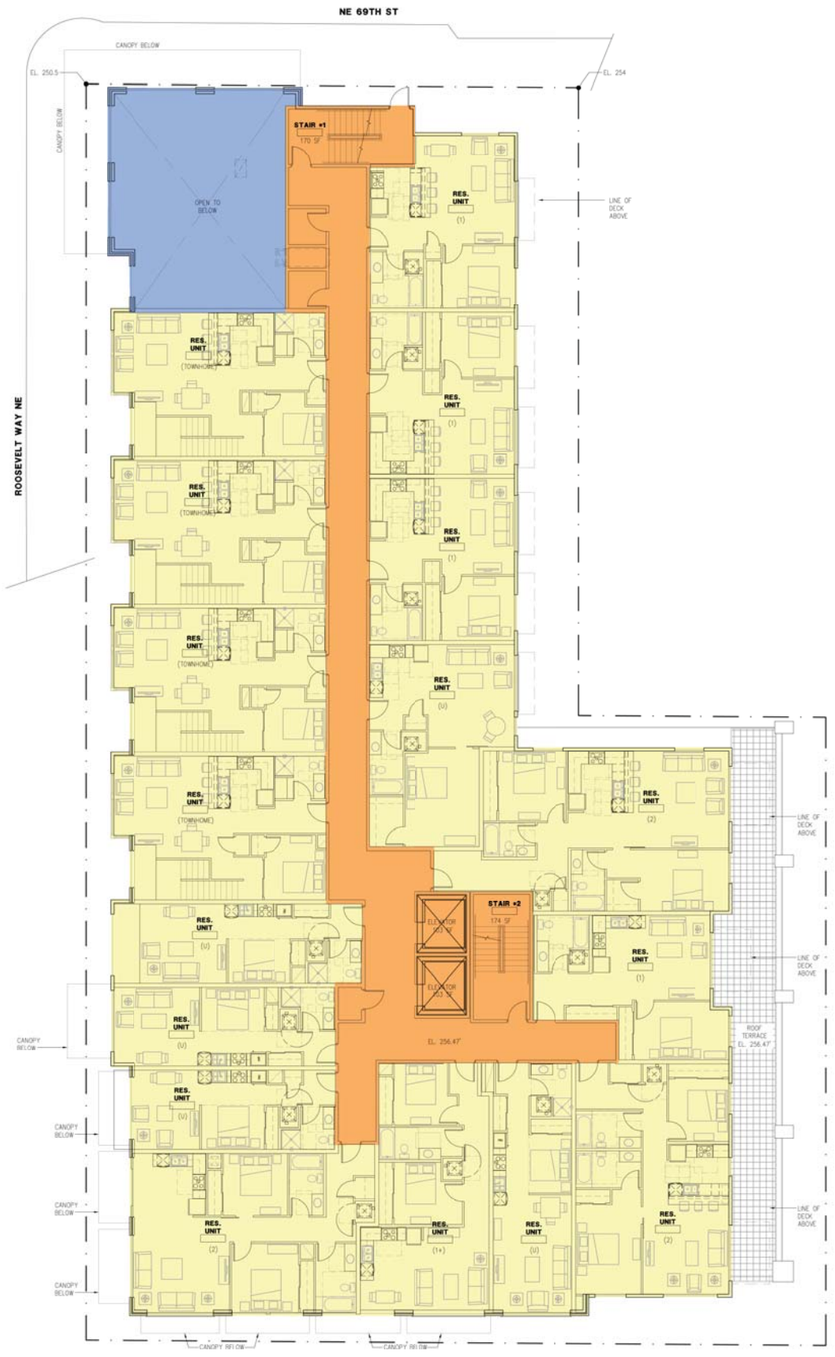
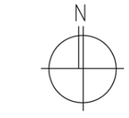
1st Floor Plan

Garage Entry



2nd Floor Plan



RESIDENTIAL
COMMON AREA
RETAIL
PARKING

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1ST & 2ND FLOOR PLAN
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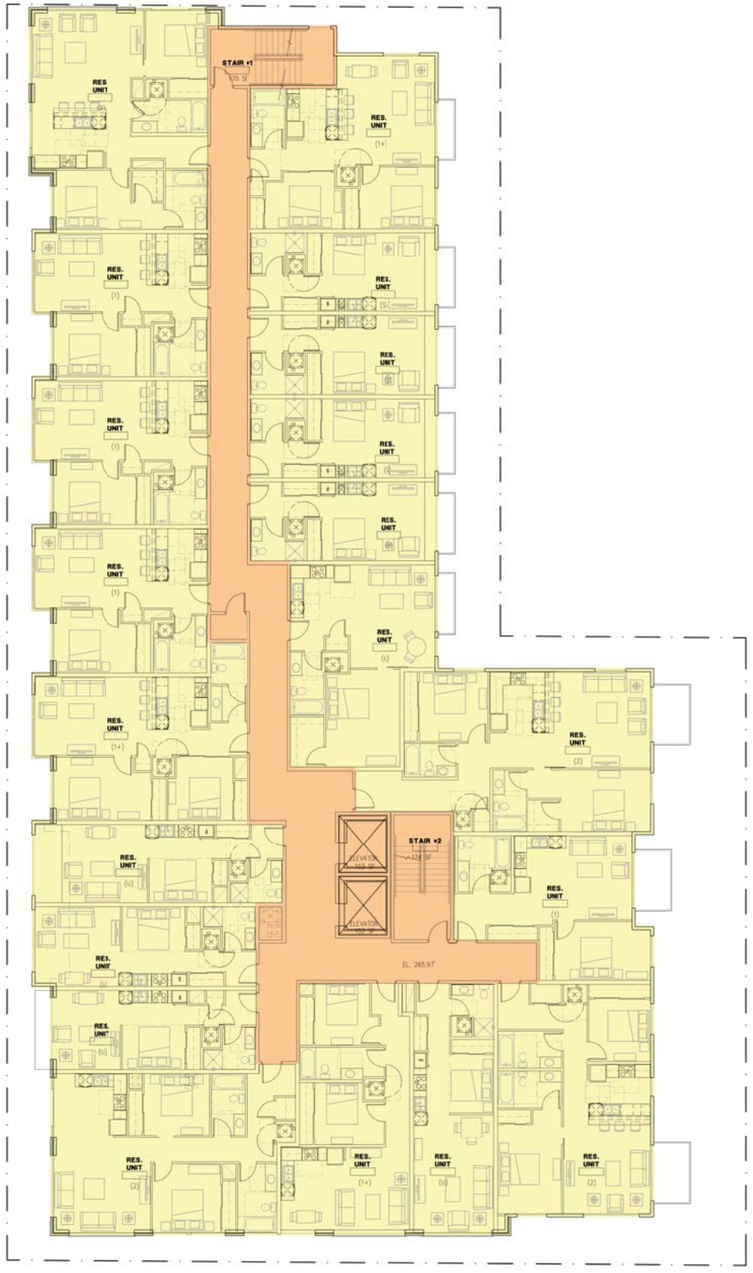
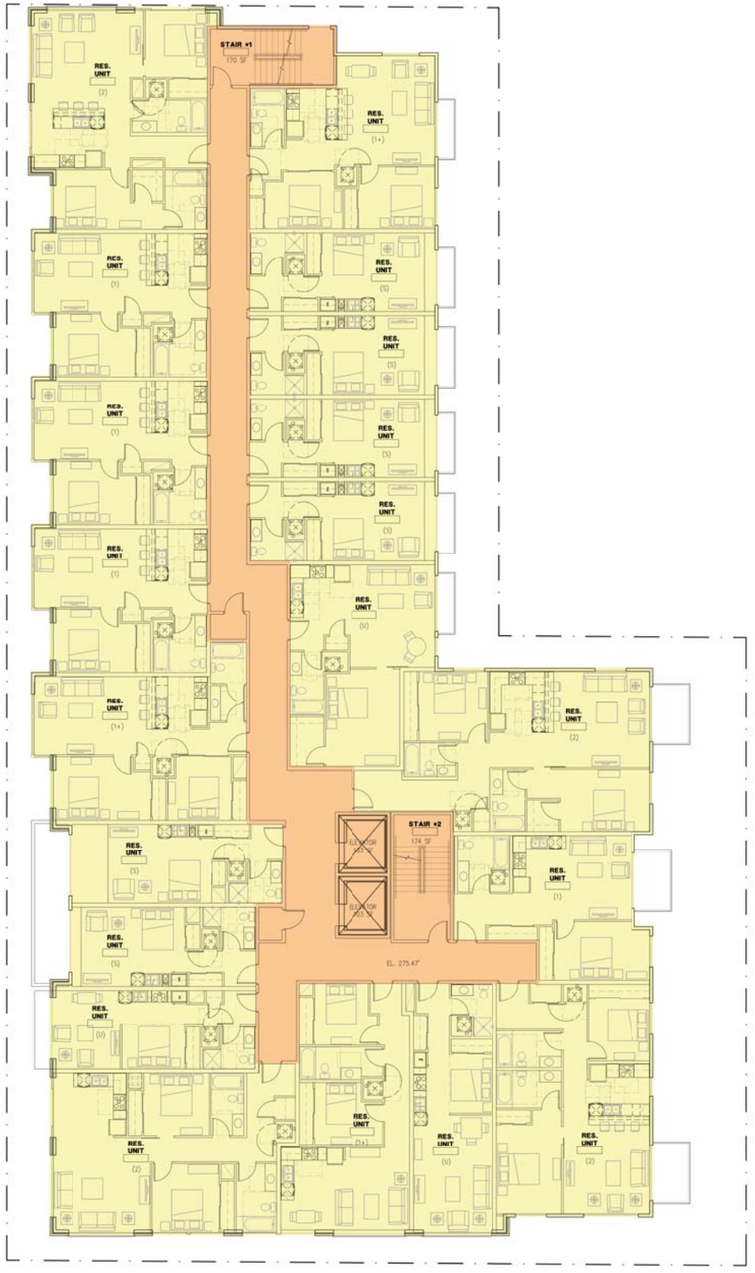


3rd Floor Plan



4th Floor Plan

N

RESIDENTIAL
COMMON AREA
RETAIL
PARKING

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3RD & 4TH FLOOR PLAN
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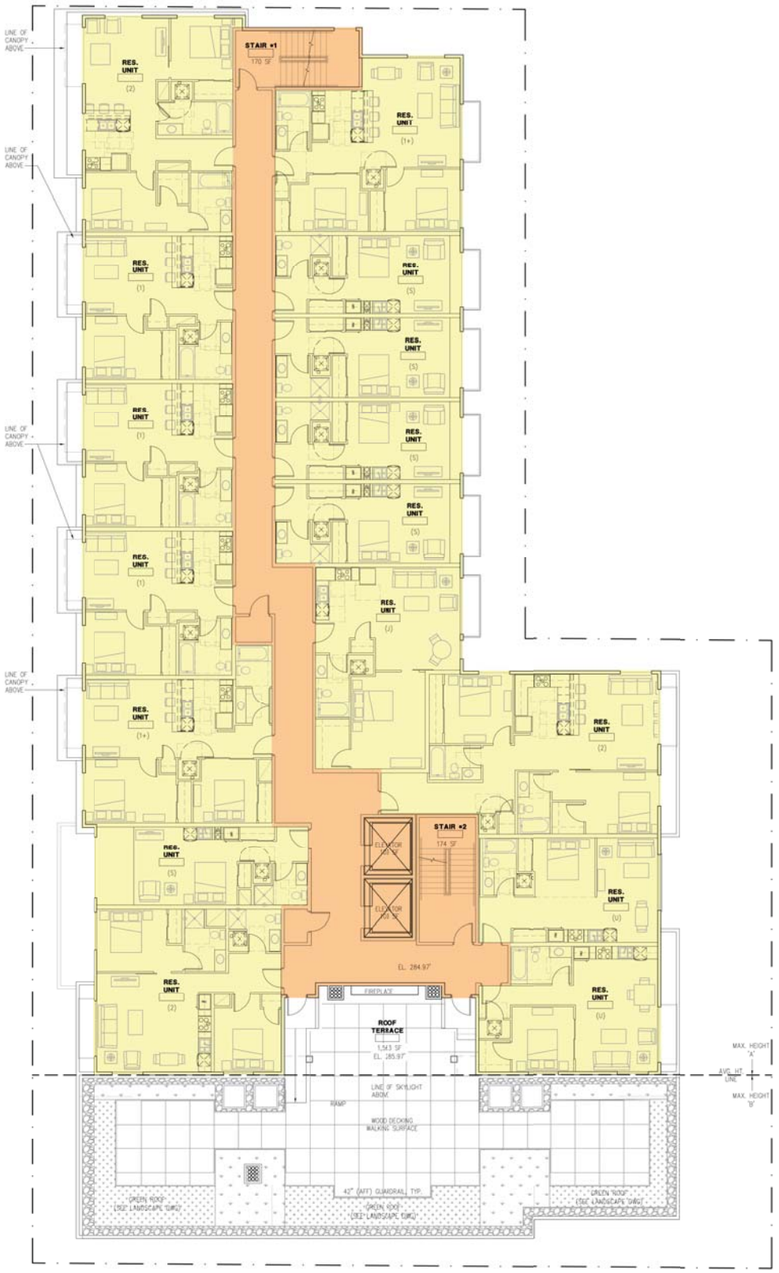
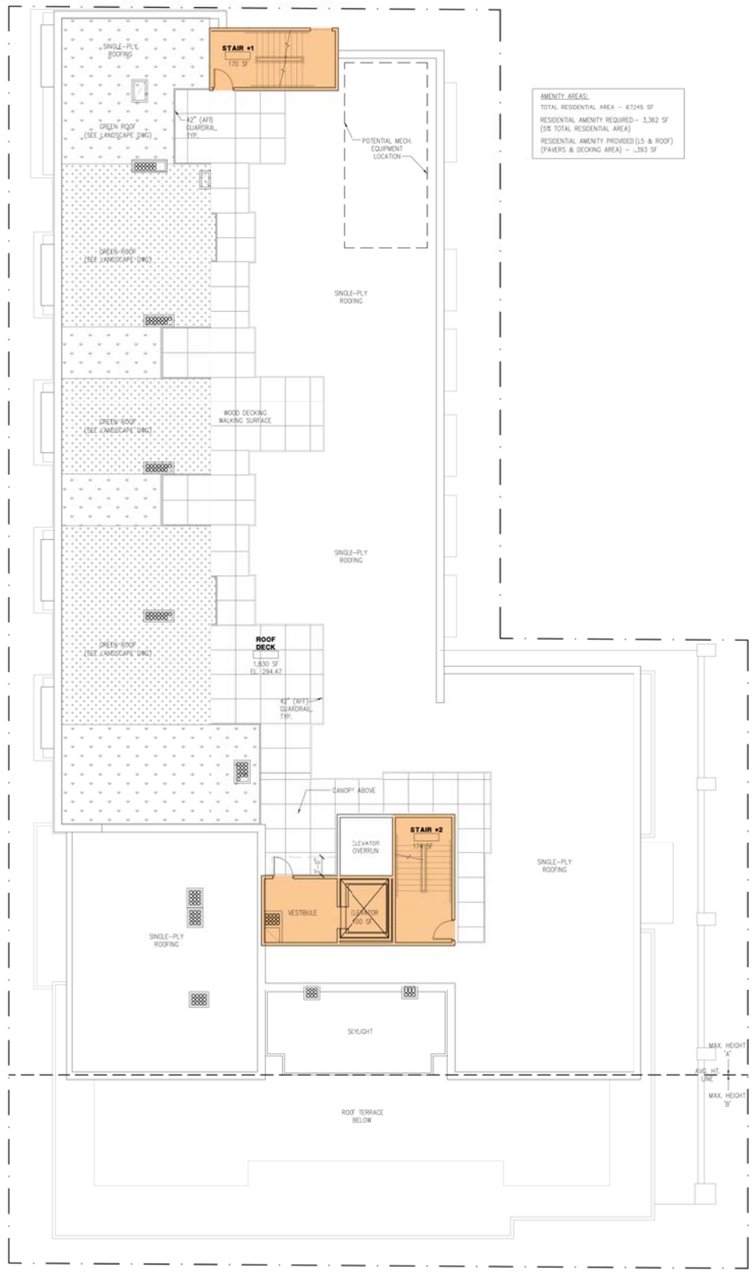


5th Floor Plan



Roof Plan

AMENITY AREAS:
TOTAL RESIDENTIAL AREA = 67,245 SF
RESIDENTIAL AMENITY REQUIRED = 3,362 SF (5% TOTAL RESIDENTIAL AREA)
RESIDENTIAL AMENITY PROVIDED (L5 & ROOF) (PAVERS & DECKING AREA) = 3,393 SF

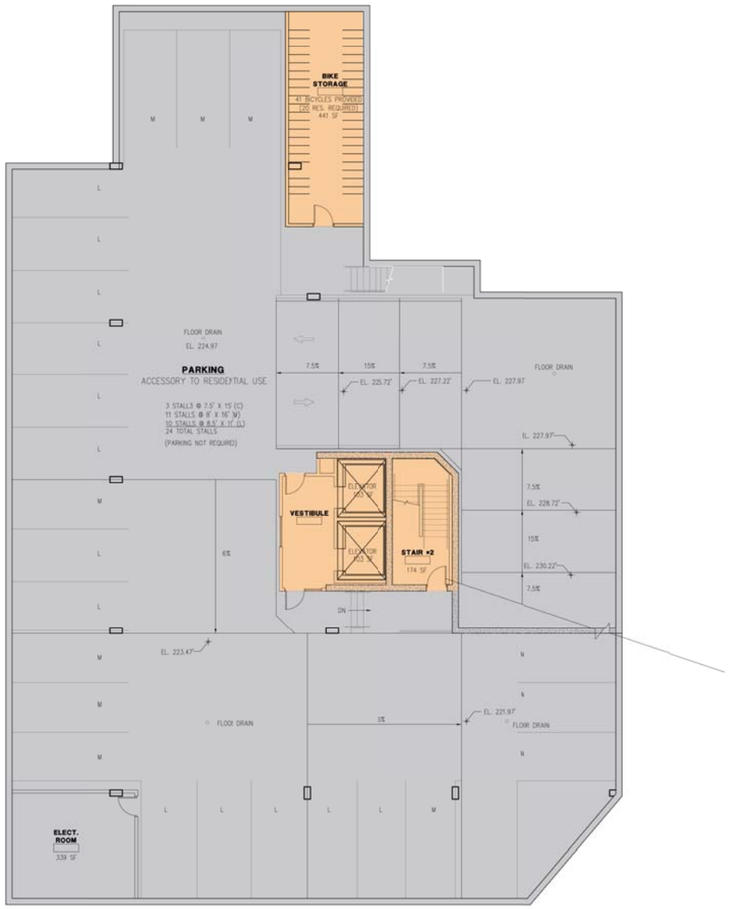
N

RESIDENTIAL
COMMON AREA
RETAIL
PARKING

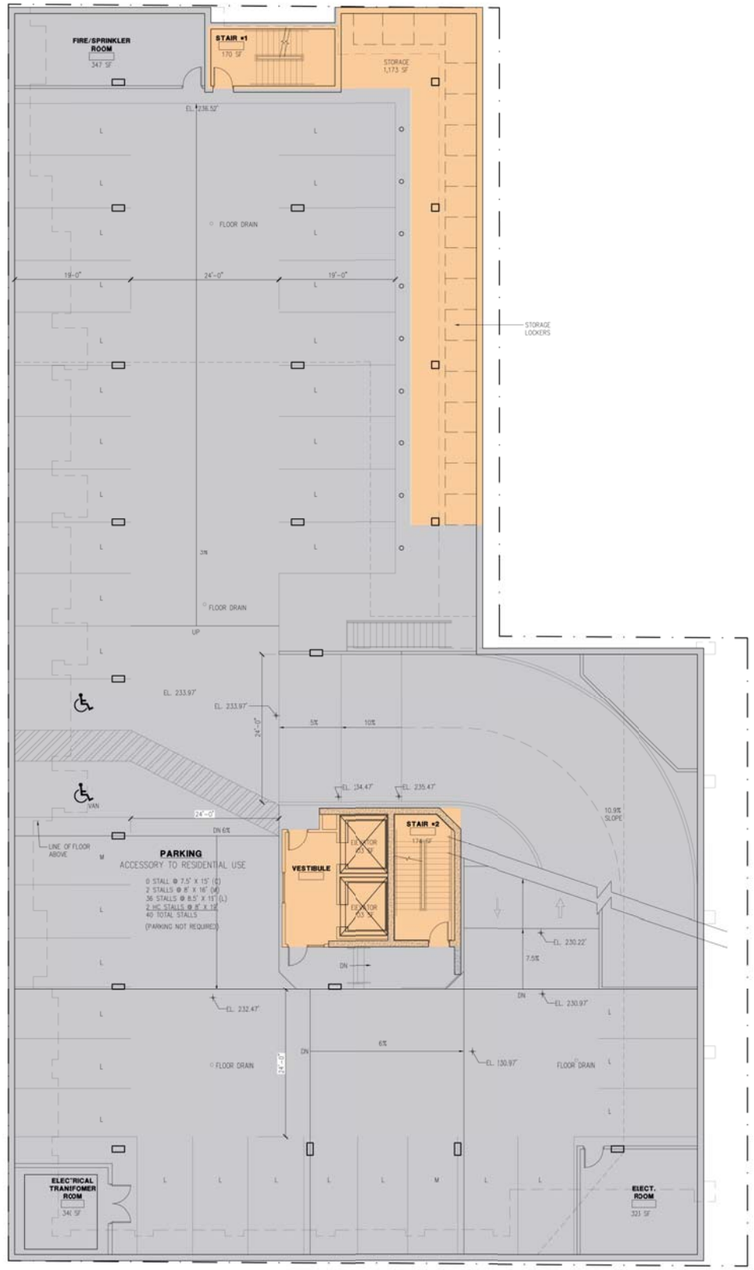
FULLER-SEARS ARCHITECTS
1411 Fourth Ave., Suite 1306
Seattle, WA 98101
Tel. 206.682.6170

6800 ROOSEVELT
SEATTLE, WASHINGTON
DPD# 3017047

5TH FLOOR & ROOF PLAN
DESIGN REVIEW BOARD, MARCH 09, 2015



P2 Floor Plan



P1 Floor Plan

N

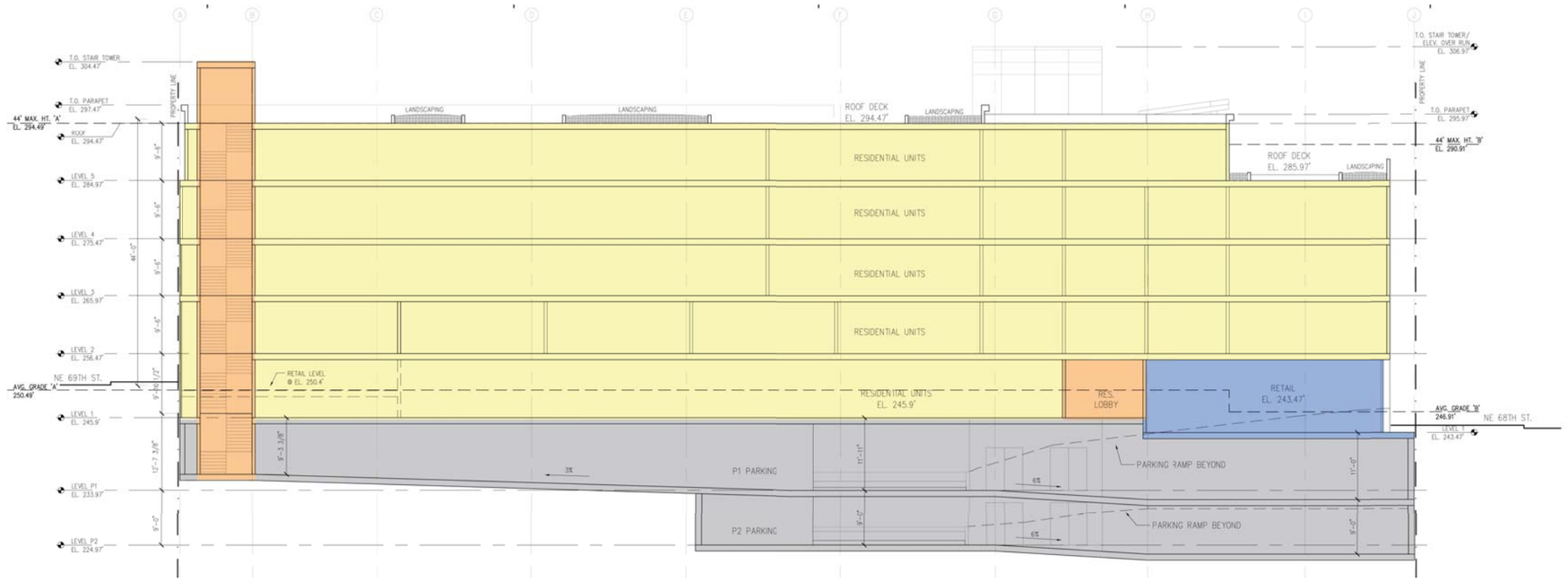
RESIDENTIAL
COMMON AREA
RETAIL
PARKING

FULLER-SEARS ARCHITECTS
1411 Fourth Ave., Suite 1306
Seattle, WA 98101
Tel. 206.682.6170

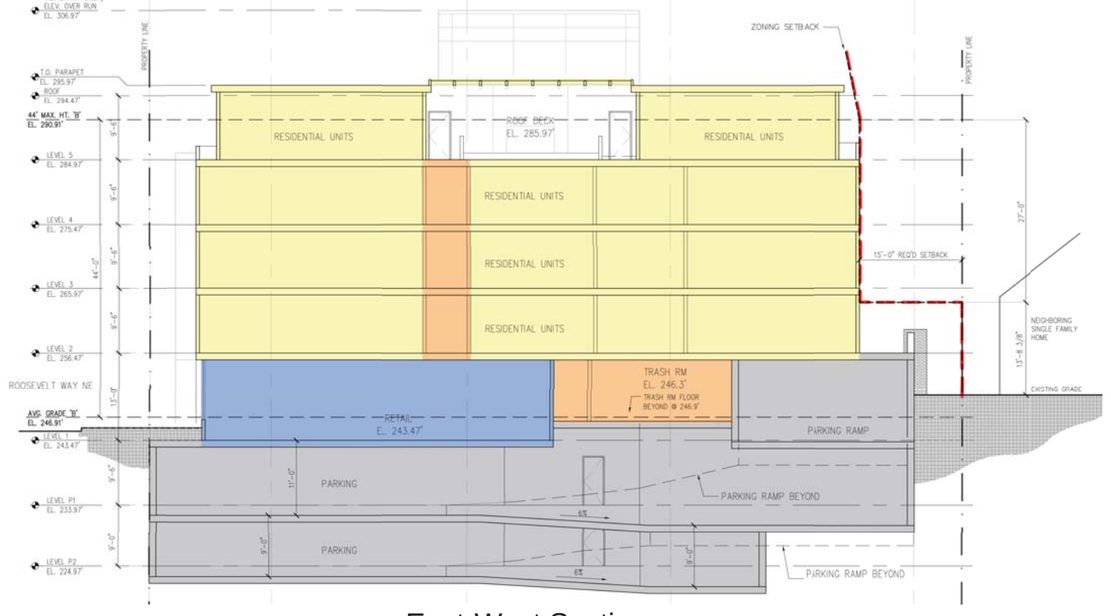
6800 ROOSEVELT
SEATTLE, WASHINGTON

DPD# 3017047

P1 & P2 FLOOR PLAN
DESIGN REVIEW BOARD, MARCH 09, 2015



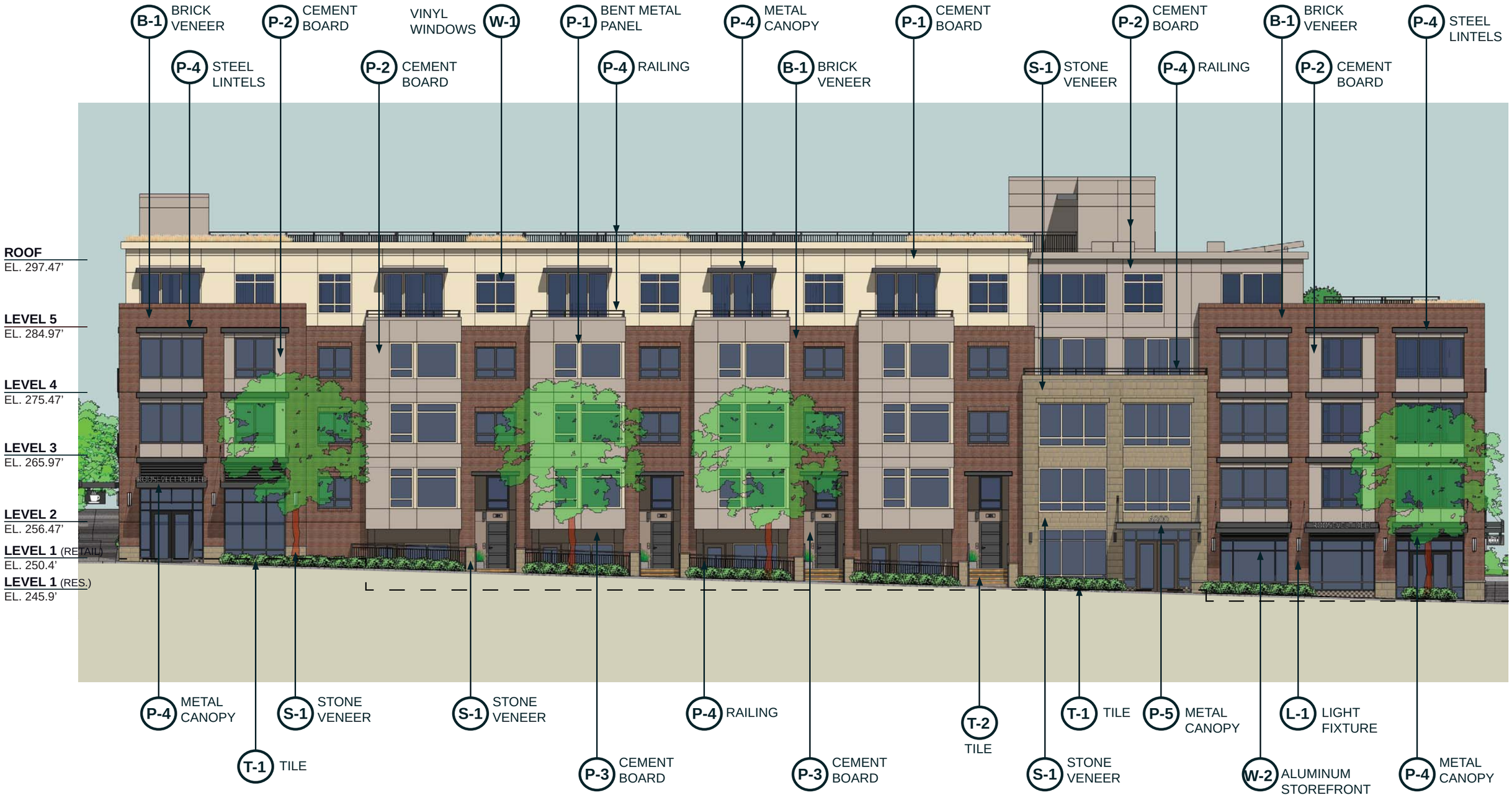
North-South Section



East-West Section

RESIDENTIAL
COMMON AREA
RETAIL
PARKING

FULLER-SEARS ARCHITECTS
1411 Fourth Ave., Suite 1306
Seattle, WA 98101
Tel. 206.682.6170



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1411 Fourth Ave., Suite 1306
Seattle, WA 98101
Tel. 206.682.6170

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SEATTLE, WASHINGTON
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WEST ELEVATION
DESIGN REVIEW BOARD, MARCH 09, 2015

FULLER-SEARS ARCHITECTS
1411 Fourth Ave., Suite 1306
Seattle, WA 98101
Tel. 206.682.6170

6800 ROOSEVELT
SEATTLE, WASHINGTON
DPD# 3017047

NORTH ELEVATION
DESIGN REVIEW BOARD, MARCH 09, 2015

FULLER-SEARS ARCHITECTS
1411 Fourth Ave., Suite 1306
Seattle, WA 98101
Tel. 206.682.6170

6800 ROOSEVELT
SEATTLE, WASHINGTON
DPD# 3017047

EAST ELEVATION
DESIGN REVIEW BOARD, MARCH 09, 2015

FULLER-SEARS ARCHITECTS
1411 Fourth Ave., Suite 1306
Seattle, WA 98101
Tel. 206.682.6170

6800 ROOSEVELT

SEATTLE, WASHINGTON DPD# 3017047 DESIGN REVIEW BOARD, MARCH 09, 2015

SOUTH ELEVATION

P-1

P-2 / G1

P-3

P-4

P-5

PAINT

VINYL RESIDENTIAL WINDOWS AT NON-BRICK LOCATIONS AND ALUMINUM STOREFRONT AT STREET LEVEL RESIDENTIAL ENTRY

W-1

VINYL RESIDENTIAL WINDOWS AT BRICK VENEER AND ALUMINUM STOREFRONT WINDOWS AT STREET LEVEL RETAIL

W-2

WINDOW MULLIONS

B-1 BRICK VENEER

S-1 STONE VENEER

C-1 CIP CONCRETE

T-1A & 1 B (TILE)

T-2 TILE

MASONRY / CONCRETE / TILE

KEY	MATERIAL	DESCRIPTION	MANUFACTURER	COLOR /MODEL
C-1	CONCRETE BASE/ CURB	CAST IN PLACE CONCRETE	-	
P-1	CEMENT BOARD/ METAL COPING/ BENT METAL TRIM	PAINT	BENJAMIN MOORE	BRANDON BEIGE / 977
P-2	CEMENT BOARD/ METAL COPING	PAINT	BENJAMIN MOORE	EAGLE ROCK / 1469
P-3	CEMENT BOARD	PAINT	BENJAMIN MOORE	RACCOON HOLLOW / 978
P-4	RAILINGS / BALCONIES / STEEL RETAIL CANOPIES / STEEL LINTELS	PAINT	BENJAMIN MOORE	NIGHT HORIZON / 2134-10
P-5	STEEL CANOPY	PAINT	BENJAMIN MOORE	DRAGON'S BREATH / 1547
B-1	BRICK	VENEER	MUTUAL MATERIALS	CARIB/ MISSION TEXTURE
S-1	STONE	VENEER	ARRISCRAFT	RENAISSANCE RYEGRASS
T-1A	TILE	TILE AT RETAIL BASE	DAL-TILE / COLORBODY	UPTOWN TAUPE / CD02
T-1B	TILE	TILE AT RETAIL BASE	DAL-TILE / COLORBODY	ARTISAN BROWN / CD20
T-2	TILE	TOWN HOME ENTRY STAIR RISER TILE	DAL-TILE / COLORBODY	GOLD COAST / CD03
W1	WINDOW MULLION	VINYL & ALUMINUM	VPI WINDOWS	ADOBE / MIKRON BLEND
W2	WINDOW MULLION	VINYL & ALUMINUM	VPI WINDOWS	ARCHITECTURAL BRONZE / SUPER COAT

FULLER-SEARS ARCHITECTS
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Seattle, WA 98101
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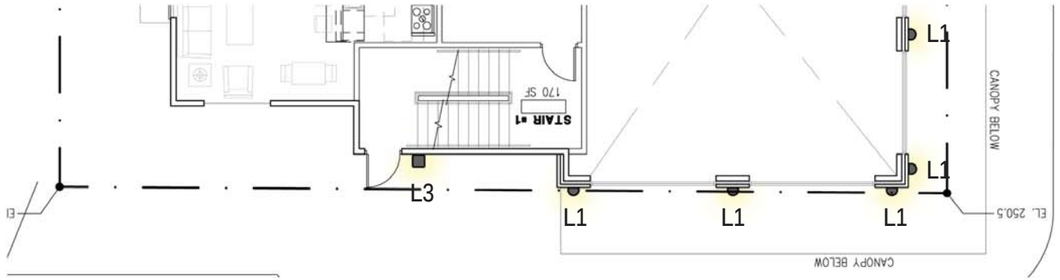
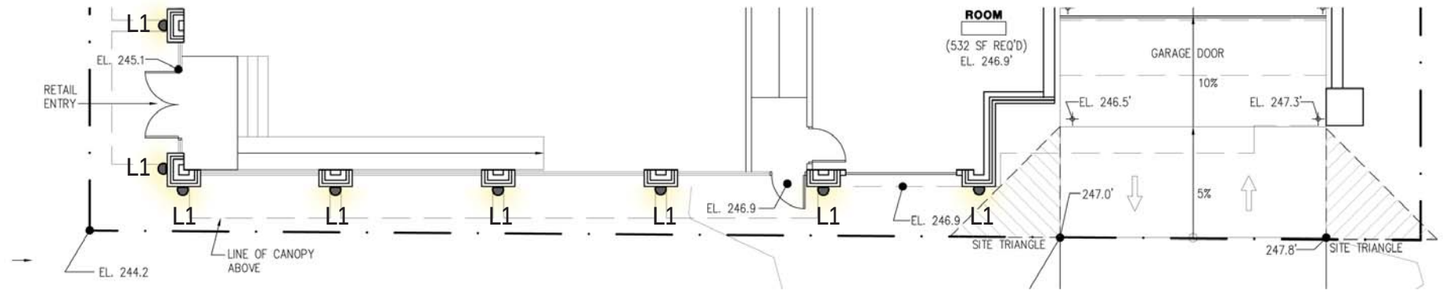


NE 69TH STREET FRONTAGE

L1

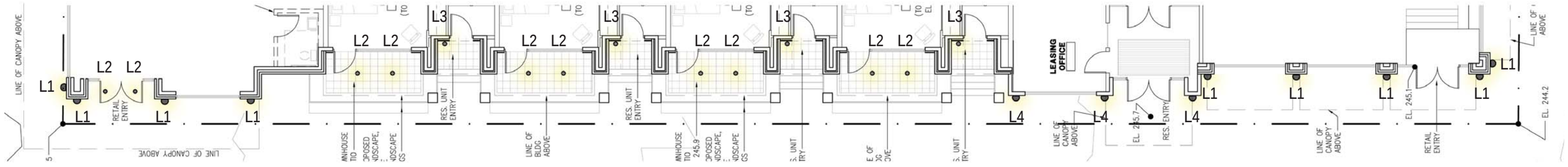
L2 Recessed Can
Size: 4” Dia
Finish: Dark Bronze

L3 Small Cylinder
Size: 5” Dia. x 8” H
Finish: Dark Bronze



NE 68TH STREET FRONTAGE

L4 Large Cylinder
Size: 5” Dia. x 14” H
Finish: Dark Bronze



ROOSEVELT WAY NE FRONTAGE

FULLER-SEARS ARCHITECTS
1411 Fourth Ave., Suite 1306
Seattle, WA 98101
Tel. 206.682.6170

CONTEXT & SITE

EDG COMMENTS SHOWN IN BLUE
APPPLICANT RESPONSE SHOWN IN RED

CS1 Natural Systems and Site Features: Use natural systems/features of the site and its surroundings as a starting point for project design.

CS1-C Topography

CS1-C-1. Land Form: Use natural topography and desirable landforms to inform project design.

CS1-C-2. Elevation Changes: Use the existing site topography when locating structures and open spaces on the site.

Site the building to meet the ascending grade of Roosevelt. Avoid below-grade residential units unless there is a split entry to a lower and upper unit from the sidewalk.

Response:

Four Town home units with split entry stoops have been placed along Roosevelt Way to engage the sidewalk and to help reduce the impact of the grade on the first floor units. The first floor has also been raised up to bring the units closer to grade.

CS2 Urban Pattern and Form: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

CS2-A Location in the City and Neighborhood

CS2-A-1. Sense of Place: Emphasize attributes that give a distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.

CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.

CS2-B Adjacent Sites, Streets, and Open Spaces

CS2-B-1. Site Characteristics: Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.

CS2-B-2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.

CS2-C Relationship to the Block

CS2-C-1. Corner Sites: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.

CS2-D Height, Bulk, and Scale

CS2-D-3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.

CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intense zone.

CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

Create a residential and commercial development with more commercial uses on Roosevelt; create residential entries on Roosevelt. Create townhouse units on Roosevelt as an alternative to stacked flats. Consider a secondary lobby on the northwest corner. Locate the principal residential entry near the southwest corner. The parking location is acceptable for the development. The Board is favorable to parking being a part of the development program. Efforts to step back from the single family zone at the southeast corner are welcomed by the Board. Omit balconies on the east side of the building which invite too great a looming presence for the neighboring single family zone. Explore alternatives to traditional balconies including Juliet balconies, bays or interesting modulation and balcony combinations to allow light, air and views for the residents, while discouraging views down to the residential block below.

Response:

Retail spaces have been provided on both the NW corner and SW corner of the site to provide a greater commercial presence. Town home units have been added along Roosevelt Way with split entry stoops to engage the sidewalk and provide a more pedestrian friendly environment. The primary Residential entry is located next to the SW Retail space and stands out from the retail and town homes through its use of massing, materials, and canopy design. On the east side of the site, the portion of the site that abuts a single family home has incorporated green screens, large plantings & trees within the landscape setback to provide a buffer between the two buildings.

Roosevelt Supplemental Guidance:

CS2-I Streetscape Compatibility

CS2-I-i. Commercial and Mixed-Use Developments: Where building setbacks vary along the street due to required street dedications, new developments are encouraged to introduce elements that can help preserve the continuity of adjacent street-facing building walls, especially within the Core Commercial Area. Any element within the public right-of-way such as awnings, planters, etc., will require SDOT (Seattle Department of Transportation) approval. The following design solutions could provide design continuity of the building wall at the pedestrian level where buildings are set back:

a. Visually reinforce the existing street wall by placing horizontal or vertical elements in a line corresponding with the setbacks of adjacent building fronts. These could include trees, columns, planters, benches, overhead weather protection features or other building features.
b. Visually reinforce the existing street wall by using paving materials that differentiate the setback area from the sidewalk.
c. Consider using decorative paving within the public right-of-way with SDOT approval.
d. Make use of the building setback to create a public space.

Employ design elements to create a sense of community and sense of place at this location for the residents and neighbors. Integrate vertical elements which connect the street and residential uses; design quality commercial spaces. Design sidewalk and street tree improvements which reinforce the building entries, uses and façade architectural forms.

Response:

The retail and building frontages reinforce and enliven the street edge in the same way as the established retail along Roosevelt Way. The design incorporates two retail spaces along Roosevelt way that help to create a connection to the nearby commercial core. A main residential entry off Roosevelt Way along with town home “stoops” help to add to the pedestrian experience and create sense of community connection along Roosevelt. Planters and landscaping will be provided at the town homes to provide both a separation between public and private space as well as provide a better pedestrian experience. Canopies will be provided at the Retail spaces and the Residential entry which help to highlight the building entries and the separation of commercial and residential space.

CS2-III Height, Bulk, and Scale Compatibility

CS2-III-i. Commercial/Residential Zone Edges Map: Careful siting, building design and building massing at the upper levels should be used to achieve a sensitive transition between multifamily and commercial zones as well as mitigating height, bulk and scale impacts. Some of the techniques already identified in the citywide design guidelines are preferred in Roosevelt. These techniques include:

a. increasing building setbacks from the zone edge at ground level;
b. reducing the bulk of the building’s upper floors;
c. reducing the height of the structure;
d. use of landscaping or other screening (such as a 5-foot landscape buffer).
e. Departures to development standards are encouraged in Roosevelt in order to create a positive transition along zone edges.

CS2-III-iii. Zone Edge Condition One: Where a rear lot line of a commercially zoned lot (height limit of 30, 40 or 65 feet) abuts a side or rear of a residentially zoned lot (height limit of 25-35 feet). Examples of recommended design methods follow in order of preference:

a. For commercial uses, place surface parking and access behind commercial buildings;
b. Increase building setbacks along zone edges;
c. Step back the upper floors or modify the roof line to reduce the overall building height.

Create a sensitive zone edge condition by using massing, material, modulation, landscaping and other techniques along the east façade of the building.

Response:

On the northern portion of the East Elevation (which abuts a commercial property) the building is setback 10’ and a retaining wall, planter and patio is provided along with landscaping to create a separation from the neighboring property. On the southern portion of the East Elevation (which abuts a single family home) we have provided green screens along the garage wall as well as landscaping within the setback and trees to provide privacy between the private decks and the single family home. The southern portion of this facade steps back as it goes up to reduce its impact on the neighboring property. The facade is setback between 5’ & 7’ at the 1st floor, 15’ at the 2nd-4th floors and 18’ at the 5th floor.

CS3 Architectural Context and Character: Contribute to the architectural character of the neighborhood.

Roosevelt Supplemental Guidance:

CS3-I Architectural Context

CS3-I-i. Streetwalls: Streetwalls adjacent to sidewalks within the Roosevelt Commercial Core should be designed to incorporate traditional commercial façade components. This can be achieved by using narrow, traditional storefronts defined by vertical elements with multiple pedestrian entrances. This type of articulation is especially important for projects that occupy most or all of a blockface. The following is encouraged:

1. Articulate the building façade and break down the mass of long façades into units or intervals through architectural design and detailing to reflect Roosevelt’s historical building pattern.
2. Consider a variety of traditional methods to break up the mass of large buildings in order to provide for distinctly different architectural treatments at the ground or lower levels.
3. Incorporate design elements, architectural details, or materials in the building façade at the street level that are similar to those of adjacent buildings.

CS3-I-ii. Architectural Features: Features preferred in Roosevelt include the following:

a. Building base emphasizing materials and/or texture that is different from the material(s) and texture(s) of the main body of the building
b. Kickplate
c. Ground floor storefront transparent windows that allow pedestrians to see activity within the building
d. Ground floor display windows (where product displays are changed frequently to create interest along the street)
e. Recessed entries on the street level and building modulation on the upper levels
f. Transom windows
g. Upper level windows that are interrupted by solid façade area
h. Parapet cap or cornice
i. Beltcourse

j. Marquee or awning: marquees or retractable awnings are generally preferred
k. Arcades
l. Change in materials
m. Variety in color and/or texture
n. Building overhangs (where upper levels are brought closer to a front property line)
o. Courtyards

Establish a Roosevelt mixed use idiom with quality materials, high energy urban design, activated façade on Roosevelt and detailed building articulation.

Response:

The project will be using brick and stone articulated to differentiate the residential units, main building entrance and retail. The handling of these materials in a traditional composition will provide a connection to neighboring buildings within the commercial core and the high school. The retail corners will emphasize a more industrial feel with steel lintels above the windows whereas the primarily residential areas will have brick detailing above windows and at parapets. The residential space along Roosevelt Way at the first floor provides 4 town home entries or "stoops" and the upper levels are modulated to provide bay windows. These help to provide articulation to the facade and allow the units to better engage with Roosevelt Way.

PUBLIC LIFE

Roosevelt Supplemental Guidance:

PL2-I Pedestrian Open Spaces and Entrances

PL2-I-i. Pedestrian Amenities: Encouraged where appropriate along sidewalks within the Core Commercial Area. Providing for sufficient pedestrian movement is necessary in order to provide pedestrian amenities. One way to accomplish this is by extending curbs to create opportunities for outdoor cafes and/or vending areas. Amenities could also be placed within small and larger setbacks along commercial streets. Curb extensions and any amenity feature proposed within the public right-of-way should be explored with SDOT (Seattle Department of Transportation) very early in the design process.

PL3 Street-Level Interaction: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

PL3-A Entries

PL3-A-1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

PL3-A-2. Common Entries: Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.

PL3-A-3. Individual Entries: Ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry.

PL3-A-4. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

PL3-B Residential Edges

PL3-B-1. Security and Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.

PL3-B-2. Ground-level Residential: Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street.

PL3-B-3. Buildings with Live/Work Uses: Maintain active and transparent facades in the design of live/work residences. Design the first floor so it can be adapted to other commercial use as needed in the future.

PL3-B-4. Interaction: Provide opportunities for interaction among residents and neighbors.

PL3-C Retail Edges

PL3-C-1. Porous Edge: Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.

PL3-C-2. Visibility: Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.

PL3-C-3. Ancillary Activities: Allow space for activities such as sidewalk vending, seating, and restaurant dining to occur. Consider setting structures back from the street or incorporating space in the project design into which retail uses can extend.

The development should show project leadership to encourage pedestrians, activate the streetscape and break the building massing. All elements listed above were voiced by the Board as important elements in the next step of design.

Response:

Retail spaces along Roosevelt will have large storefront windows that wrap the corners of 69th and 68th. This will help to provide more visibility into the Retail spaces and create a welcoming pedestrian experience not only along Roosevelt but along the side streets as well. The main residential entrance is adjacent to the southern retail space and has generous storefront windows into the lobby. The main residential entry will stand out through the use of materials along with a canopy design. Town homes along Roosevelt Way will have small individual entry stoops. Their private patios will be separated from the sidewalk with a railing and landscaping to provide a sense of security and privacy.

Roosevelt Supplemental Guidance:

PL3-I Human Activity

PL3-I-i. Pedestrian Amenity/Setback: Roosevelt is looking for opportunities to encourage pedestrian activity along sidewalks within the Commercial Core. This is especially important because sidewalks along Roosevelt and 65th are considered too narrow. If not required with new development, applicants are encouraged to increase the ground level setback in order to accommodate pedestrian traffic and amenity features.

PL3-II Transition Between Residence and Street

PL3-II-i. Entrances: Encourage the incorporation of separate ground-related entrances and private open spaces between the residence, adjacent properties, and street, especially for multifamily developments west of Roosevelt Way.

PL3-II-ii. Landscaping: Ground level landscaping can be used between the structure(s) and sidewalk.

Create a destination mixed use project with creative entrance experience, entry hierarchy and attention to detail.

Response:

Town homes along Roosevelt Way will have small individual entries. Their 1st floor private patios will be separated from the sidewalk with a railing and landscaping to provide a sense of security and privacy. These ground level units along with the retail spaces at each corner help to provide a unique pedestrian experience that relates both to the neighboring commercial core and to the surrounding residential buildings and single family homes.

DESIGN CONCEPT

DC1 Project Uses and Activities: Optimize the arrangement of uses and activities on site.

DC1-A Arrangement of Interior Uses

DC1-A-1. Visibility: Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.

DC1-A-2. Gathering Places: Maximize the use of any interior or exterior gathering spaces.

DC1-A-3. Flexibility: Build in flexibility so the building can adapt over time to evolving needs, such as the ability to change residential space to commercial space as needed.

DC1-A-4. Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.

DC1-B Vehicular Access and Circulation

DC1-B-1. Access Location and Design: Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers.

DC1-B-2. Facilities for Alternative Transportation: Locate facilities for alternative transportation in prominent locations that are convenient and readily accessible to expected users.

DC1-C Parking and Service Uses

DC1-C-1. Below-Grade Parking: Locate parking below grade wherever possible. Where a surface parking lot is the only alternative, locate the parking in rear or side yards, or on lower or less visible portions of the site.

DC1-C-2. Visual Impacts: Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible.

DC1-C-4. Service Uses: Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.

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.

DC2-A Massing

DC2-A-1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.

DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.

DC2-B Architectural and Facade Composition

DC2-B-1. Façade Composition: Design all building facades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.

DC2-B-2. Blank Walls: Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

DC2-C Secondary Architectural Features

DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).

DC2-C-2. Dual Purpose Elements: Consider architectural features that can be dual purpose— adding depth, texture, and scale as well as serving other project functions.

DC2-C-3. Fit With Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbors.

DC2-D Scale and Texture

DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept

DC2-D-2. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or "texture," particularly at the street level and other areas where pedestrians predominate.

DC2-E Form and Function

DC2-E-1. Legibility and Flexibility: Strive for a balance between building use legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.

Roosevelt Supplemental Guidance:

DC2-I Architectural Concept and Consistency

DC2-I-i. Commercial and Mixed-use Developments: The architectural features below are especially important for Roosevelt's commercial core.

1. Multiple building entries
2. Courtyards
3. Building base
4. Attractively designed alley-facing building façades including architectural treatments, fenestration, murals, etc.

DC4 Exterior Elements and Finishes: Use appropriate and high quality elements and finishes for the building and its open spaces.

DC4-A Exterior Elements and Finishes

DC4-A-1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

DC4-A-2. Climate Appropriateness: Select durable and attractive materials that will age well in Seattle's climate, taking special care to detail corners, edges, and transitions.

Roosevelt Supplemental Guidance:

DC4-I Exterior Finish Materials

DC4-I-i. Signs: Developments should accommodate places for signage that are in keeping with the building's architecture and overall sign program. Preferred sign types include:

1. Small signs incorporated into the building's architecture, along a sign band, on awnings or marquees, located in windows, or hung perpendicular to the building facade are preferred within the Commercial Core Area.
2. Neon signs are also encouraged, while large illuminated box signs are discouraged.
3. Blade signs hung from beneath awnings or marquees are especially favored in the Commercial Core Area.
4. Large box signs, large-scale super graphics and back-lit awnings or canopies are less desirable, especially within the Commercial Core. Where awnings are illuminated, the light source should be screened to minimize glare impacts to pedestrians and vehicles.

Create living spaces that may include live/work units, townhouse units with two or more levels, flats and quality amenity space. Use the full palette of architectural expression to create a unified concept. Create retail spaces that are authentic and useable.

Response:

Four townhomes will be provided along Roosevelt way that have private residential entry stoops to each unit and garden terraces off their 1st floors.

Ground level units on the East facade will also have private garden terraces. Balconies and roof terraces will be provided to units on the East side of the building. Bay windows and small roof terraces will be provided to units on the west side. This provides a range of living options and unique outdoor spaces.

DEVELOPMENT STANDARD DEPARTURES

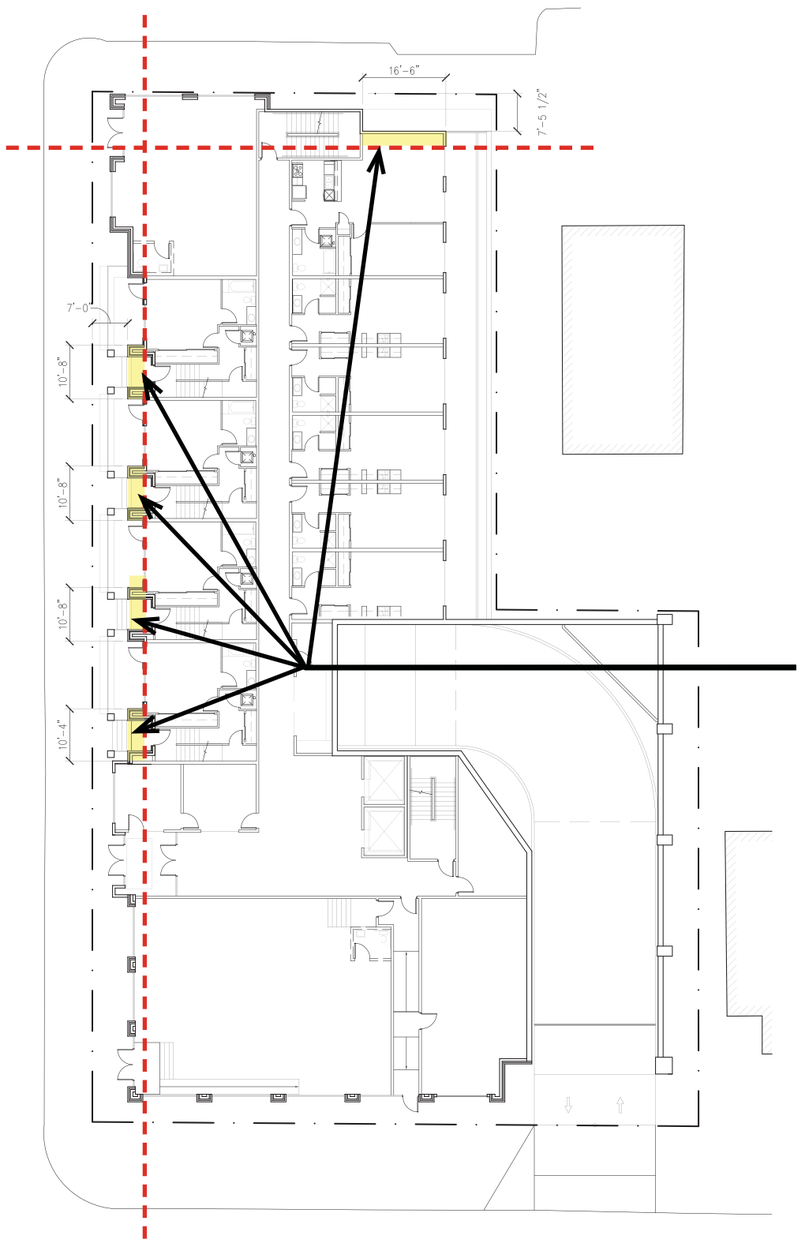
At the time of Early Design Guidance the following departures were requested:

1. Street-level development standards (23.47A.008D2): The Code requires numerous street-level development standards including floor locational standards. The applicant proposes reduced floor locational measurements.

The Board indicated that they are not inclined to support reductions in this development standard.

BOARD DIRECTION

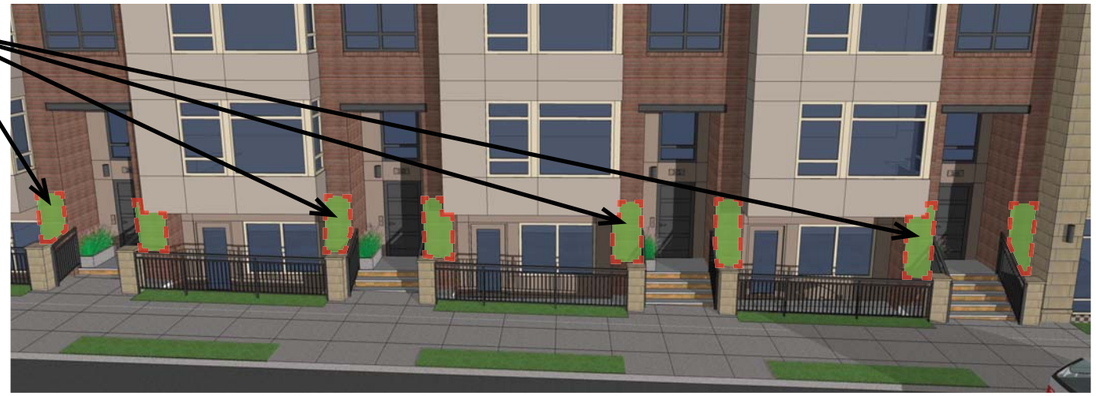
At the conclusion of the EARLY DESIGN GUIDANCE meeting, the Board recommended moving forward to MUP application. Work with the planner to develop a building that fully responds to the Board guidance above. The Board expects to see a responsive design presented to them at the recommendation meeting.



LEVEL 1
SCALE: 1/16"=1'-0"

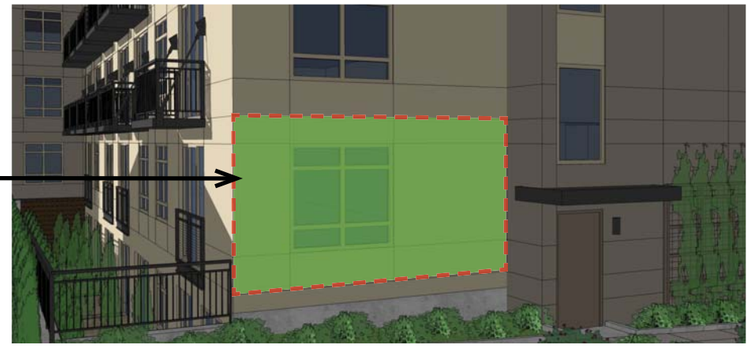
Requested Departure Locations

Requested Departure Area on Facade 95 SF



Roosevelt Way NE

Requested Departure Area on Facade - 157 SF



NE 69th

Departure #1:

Residential Units on Street-Level Street facing Facades

Code Requirement:

23.47A.008.D.2- Where residential uses are located along a street-level street-facing facade the following requirements apply unless exempted by subsection 23.47A.008.G.

1. At least one of the street-level street-facing facades containing a residential use shall have a visually prominent pedestrian entry; and
2. The floor of a dwelling unit located along the street-level street-facing facade shall be at least 4 feet above or 4 feet below sidewalk grade or be set back atleast 10 feet from the sidewalk.

Proposed Design Departure:

- 95 SF of the street-level street-facing facade containing dwelling units located on Roosevelt Way NE is less than 4' below the sidewalk grade and is less than 10' from the property line.
- 156.75 SF of the street-level street-facing facade containing dwelling units located on NE 69th is less than 4' below the sidewalk grade and is less than 10' from the property line.

Proposed Design Rationale:

- On Roosevelt Way NE the portions of the building that encroach into the 10' setback are the stairs/entries for the townhome units and not the indoor living space. These stoops helps to engage the sidewalk and provide a more pedestrian friendly environment.
- On 69th St the corner unit does step back while its primary orientation is to the east, away from the ROW.

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Tel. 206.682.6170

Departure #2:

Street-Level Development Standards

Code Requirement:

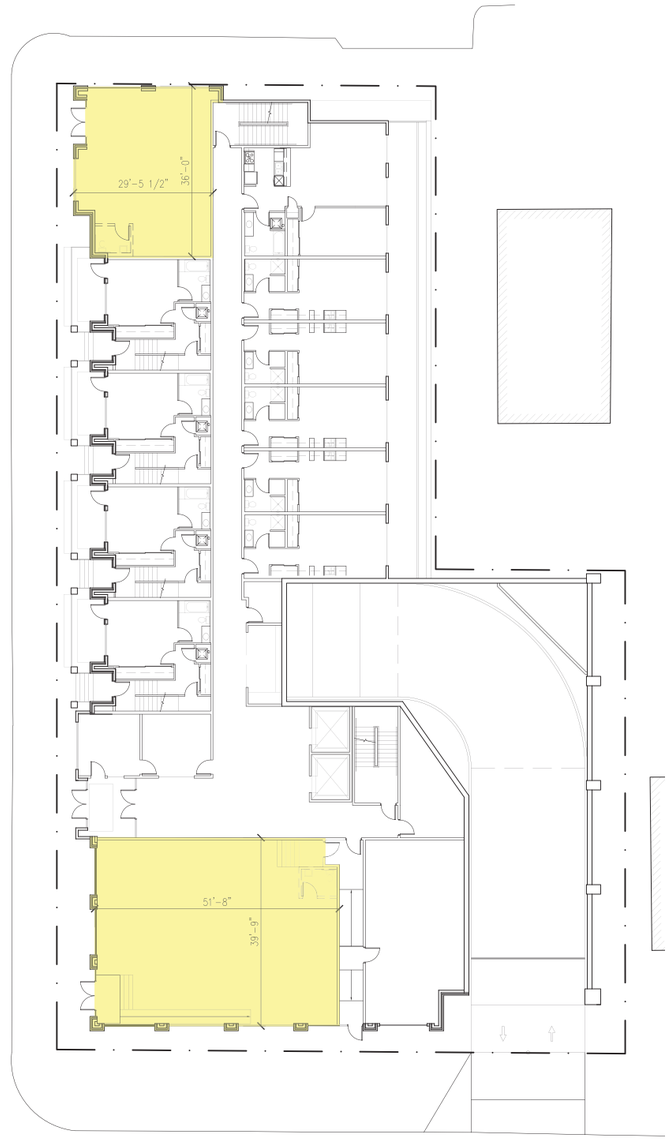
23.47A.008.B.3 - Height and depth provisions for new structures or new additions to existing structures. Non-residential uses shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level street-facing facade.....Non-residential uses at street level shall have a floor-to-floor height of at least 13 feet.

Proposed Design Departure:

- The Northwest Retail space is not an average of 30’ deep facing Roosevelt Way.

Proposed Design Rationale:

- The Northwest Retail is an average of 30’ deep from 69th Street and if we were to average the 2 retail spaces together the depth would be over the required 30’.



DEVELOPMENT STND.	REQUIREMENT	PROPOSED	AMOUNT	RELATED DESIGN GUIDLINE	ACTION BY BOARD
DEPARTURE #1 23.47A.008.D.2	**Residential Units on Street-Level Street facing Facades** Where residential uses are located along a street-level street-facing facade the following requirements apply unless exempted by subsection 23.47A.008.G. 2. The floor of a dwelling unit located along the street- level street-facing facade shall be at least 4 feet above or 4 feet below sidewalk grade or be set back atleast 10 feet from the sidewalk.	**Proposed Design Rationale:** • On Roosevelt Way NE the portions of the building that encroach into the 10’ setback are the stairs/entries for the townhome units and not the indoor living space. These stoops helps to engage the sidewalk and provide a more pedestrian friendly environment. • On 69th St the corner unit does step back while its primary orientation is to the east, away from the ROW.	**Proposed Design Departure:** • 95 SF of the street-level street-facing facade containing dwelling units located on Roosevelt Way NE is less than 4’ below the sidewalk grade and is less than 10’ from the property line. • 157 SF of the street-level street-facing facade containing dwelling units located on NE 69th is less than 4’ below the sidewalk grade and is less than 10’ from the property line.	**B. Residential Edges** Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings. Provide a greater number of transitions for ground-level unit to provide a transition from public to private. **II. Transition between Residence and Street** Encourage the incorporation of separate groundrelated entrances and private open spaces between the residence, adjacent properties, and street, especially for multifamily developments west of Roosevelt Way. Both the residential and retail entrances are fronting	
DEPARTURE #2 23.47A.008.B.3	**Street-Level Development Standards** Height and depth provisions for new structures or new additions to existing structures. 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. Non-residential uses at street level shall have a floor-to-floor height of at least 13 feet.	**Proposed Design Departure**: • The Northwest Retail space is not an average of 30’ deep facing Roosevelt Way. **Proposed Design Rationale:** • The Northwest Retail is an average of 30’ deep from 69th Street. If we were to average the 2 retail spaces together the depth would be over the required 30’ along Roosevelt Way.	**AVERAGE RETAIL DEPTH CALCULATION ALONG ROOSEVELT WAY:** NORTH RETAIL TOTAL LENGTH = 36.3’ LENGTH OF 27.3’ (36%) @ DEPTH OF 29.5’ = 10.62’ LENGTH OF 9’ (12%) @ DEPTH OF 25.5’ = 3.05’ SOUTH RETAIL TOTAL LENGTH = 40.5’ LENGTH OF 6’ (8%) @ DEPTH OF 48.16’ = 3.9’ LENGTH OF 34.5’ (44%) @ DEPTH OF 51.2’ = 22.5’ TOTAL AVERAGE DEPTH ALONG ROOSEVELT = 40’	**PL3 - STREET-LEVEL INTERACTION - C. Retail Edges** Engage pedestrians with opportunities to interact visually with the building interior using glazing and transparency.	

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Seattle, WA 98101
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6800 ROOSEVELT
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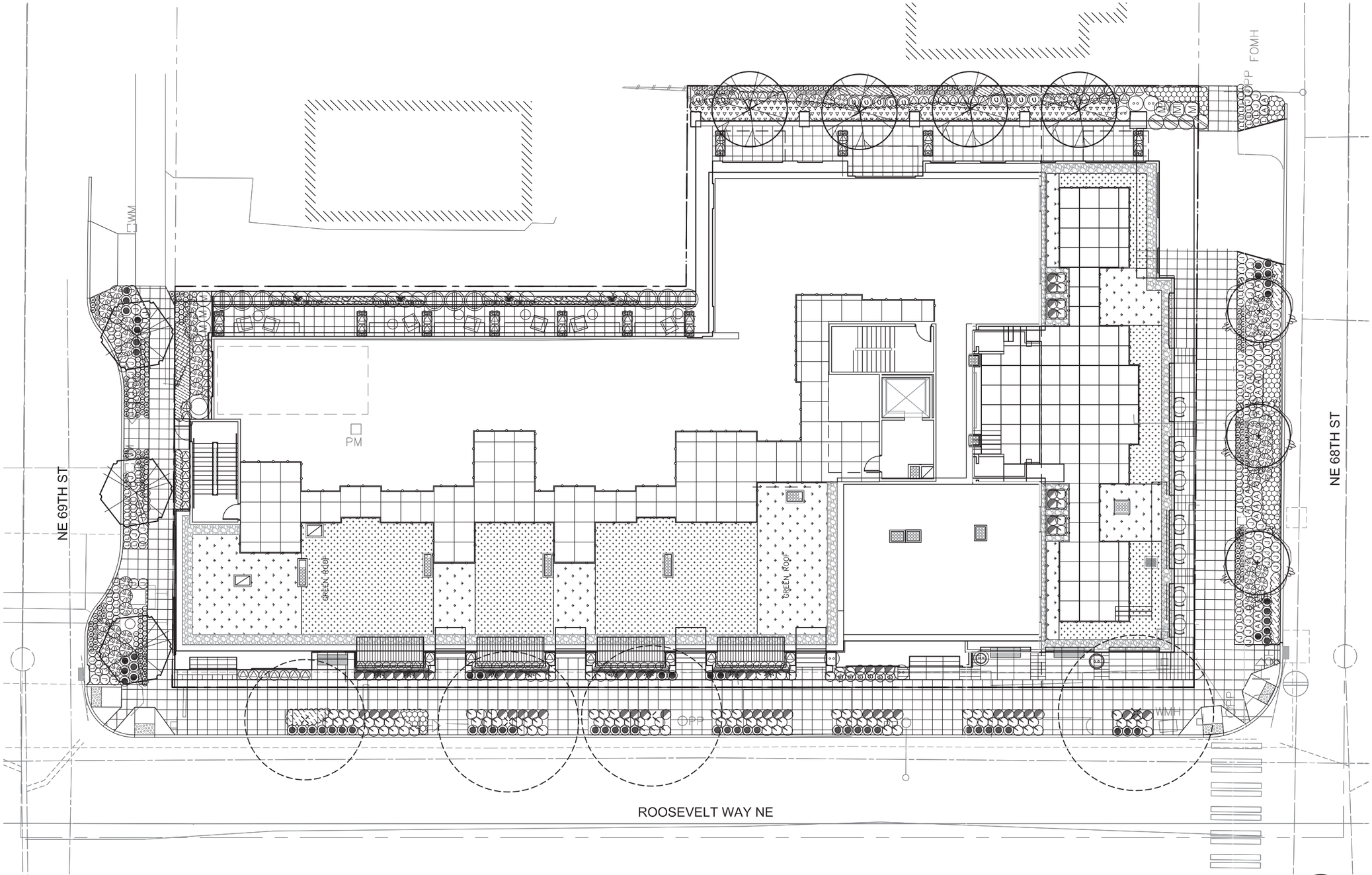
COLOR LANDSCAPE PLAN
DESIGN REVIEW BOARD, MARCH 09, 2015



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1411 Fourth Ave., Suite 306
Seattle, WA 98101
Tel. 206.682.6170

6800 ROOSEVELT

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LANDSCAPE PLAN

DESIGN REVIEW BOARD, MARCH 09, 2015

LANDSCAPE SCHEDULE

SYMBOL	BOTANICAL/COMMON NAME
	DECIDUOUS TREES
	QUERCUS ROBUR X BICOLOR 'LONG' REGAL PRINCE OAK
	MAGNOLIA KOBUS 'WADA'S MEMORY' 'WADA'S MEMORY' KOBUS MAGNOLIA
	NYSSA SYLVATICA BLACK TUPELO
	SHRUBS
	RHODODENDRON 'KEN JANECK' KEN JANECK RHODODENDRON
	ROSMARINUS OFFICINALIS ROSEMARY
C	CORNUS SERICEA 'KELSEYI' KELSEY DWARF DOGWOOD
	ILEX CRENATA 'GREEN ISLAND' GREEN ISLAND JAPANESE HOLLY
	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD' MUNSTEAD LAVENDER
	SARCOCOCCA HOOKERIANA VAR HUMILIS HIMALAYAN SARCOCOCCA
	PERENNIALS / ORNAMENTAL GRASSES / VINES
	PHYLLOSTACHYS NIGRA BLACK BAMBOO
M	MISCANTHUS 'YAKU JIMA' YAKU JIMA MAIDEN HAIR GRASS
	POLYSTICHUM MUNITUM SWORD FERN
J	HAKONECHLOA MACRA 'AUREOLA' JAPANESE FOREST GRASS
	NASSELLA TENUISSIMA MEXICAN FEATHER GRASS
S	SEDUM 'AUTUMN JOY' AUTUMN JOY STONECROP
	HEMEROCALLIS 'LITTLE GRAPETTE' LITTLE GRAPETTE DAYLILY

SYMBOL	BOTANICAL/COMMON NAME
A	ANEMONE 'HONORINE JOBERT' ANEMONE
	OXALIS OREGANA SORREL
H	HEUCHERA 'PLUM PUDDING' PLUM PUDDING CORAL BELL
L	LIRIOPE MUSCARI 'BIG BLUE' BIG BLUE LILY TURF
	GERANIUM MACULATUM CRANESBILL
	CAREX MORROWII 'AUREA VARIEGATA' JAPANESE SEDGE
	EPIMEDIUM X PERRALCHICUM 'FROHNLEITEN' BARRENWORT
	FRAGARIA CHILOENSIS BEACH STRAWBERRY
	GAULTHERIA SHALLON SALAL
	CLEMATIS 'NELLY MOSER' NELLY MOSER CLEMATIS
	CLEMATIS ARMANDII EVERGREEN CLEMATIS
	PARTHENOCISSUS TRICUSPIDATA BOSTON IVY
	GREEN ROOF (GRASSES)
	GREEN ROOF (SEDUMS)
	EXISTING TREES TO REMAIN

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LANDSCAPE LEGEND
DESIGN REVIEW BOARD, MARCH 09, 2015















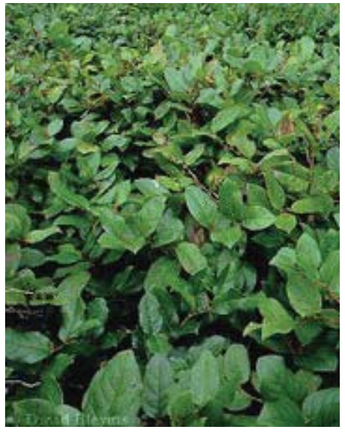





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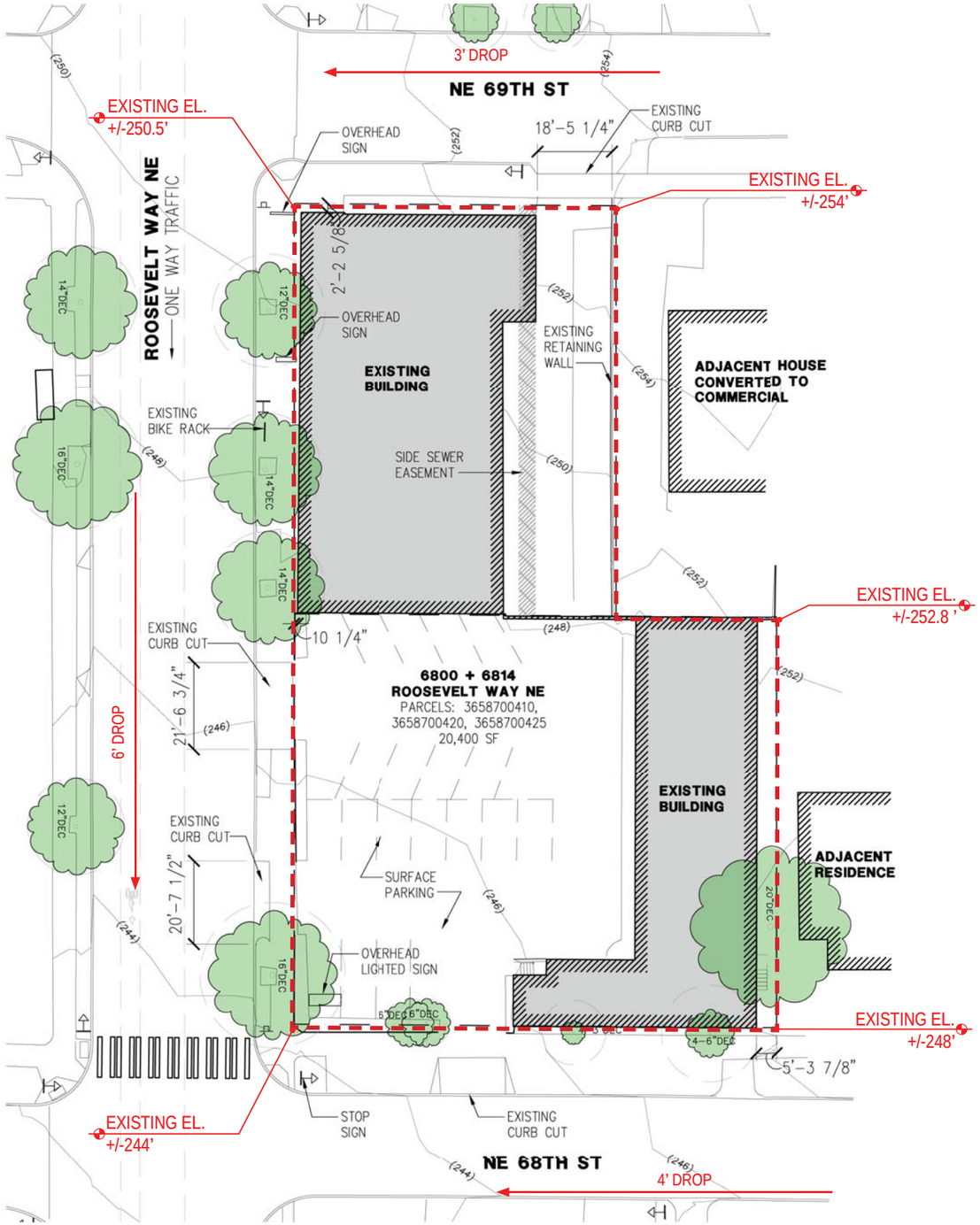

Site Conditions

Uses

The site is located along the east side of Roosevelt Way NE between NE 68th Street and NE 69th Street. The northern portion of the site contains a single story retail building with three storefronts (Discovery Shop, Allstate, and Found it). The southern portion of the site contains Hermann's International Auto Service with a parking lot in front.

Topography

The site is on slope and varies up to 6' from North to South. The site also slopes from East to West and varies up to 4'. The property abuts both a residential property and a commercial property. There are no alleys adjacent to the site.

Access

The site abuts Roosevelt Way, NE 68th St and NE 69th St., which all provide pedestrian and vehicular access opportunities.

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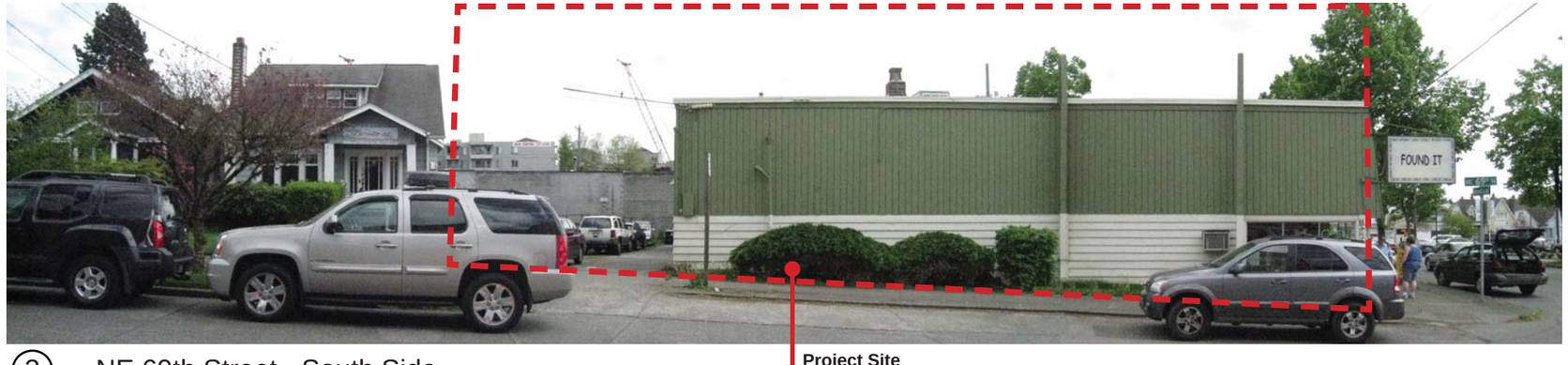
1 Roosevelt Way NE - East Side

2 NE 68th Street - North Side

Key Plan



3 NE 69th Street - South Side

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STREETSCAPE PHOTOS
DESIGN REVIEW BOARD, MARCH 09, 2015

NE 68TH ST

NE 69TH ST

Calvary Christian Assembly

Project Site Opposite

1 Roosevelt Way NE - West Side

2 NE 68th Street - South Side

Project Site Opposite

Key Plan

3 NE 69th Street - North Side

Project Site Opposite

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