

FORMOSA ROOSEVELT

831 NE 66TH STREET, SEATTLE

EARLY DESIGN GUIDANCE

DPD PROJECT # 3017924

EDG MEETING: MAY 11, 2015



12220 108TH CT NE APT A111 KIRKLAND, WA 98034
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DEVELOPMENT OBJECTIVES

Project Information

Project Address: 831 NE 66th St., Seattle, WA 98115
Parcel #: 9528103050
DPD Project #: 3017924
Property Owner: Rainier 86 LP
Architect/ Contact: CHC Architects/ Chaohua Chang

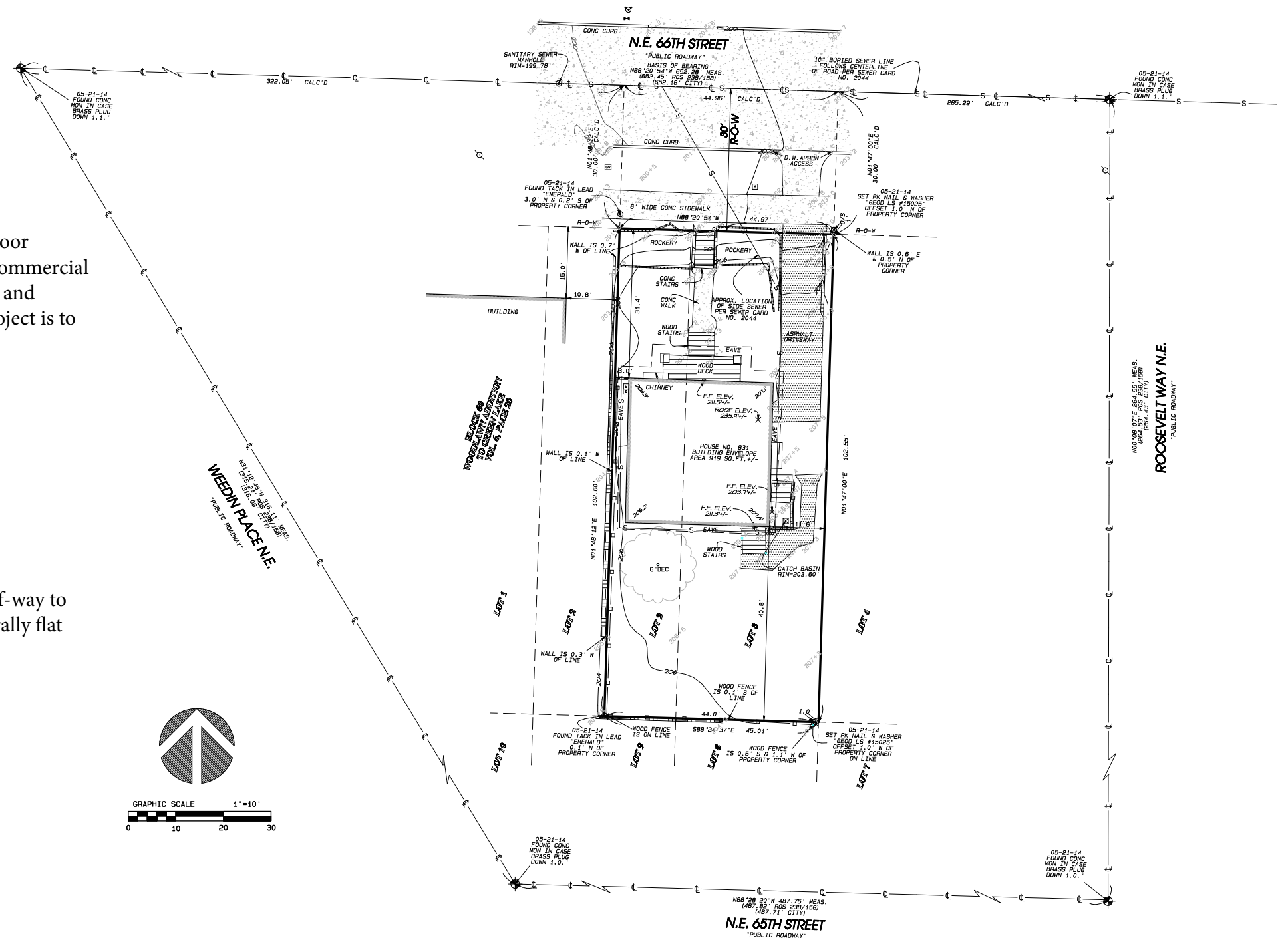
General Description

The proposed project is to demolish the existing duplex project and construct a new six-floor apartment building with ground floor office/retail space. The intent is to introduce new commercial space and quality housing accommodation to this neighborhood, where the predominant and potential new population consist of students and young professionals. The goal of this project is to provide residential units with:

- 1) Affordable rent
- 2) Focus on functionality
- 3) Usable and spacious amenity spaces
- 4) Privacy from the adjacent properties
- 5) Convenient access to available retail and services

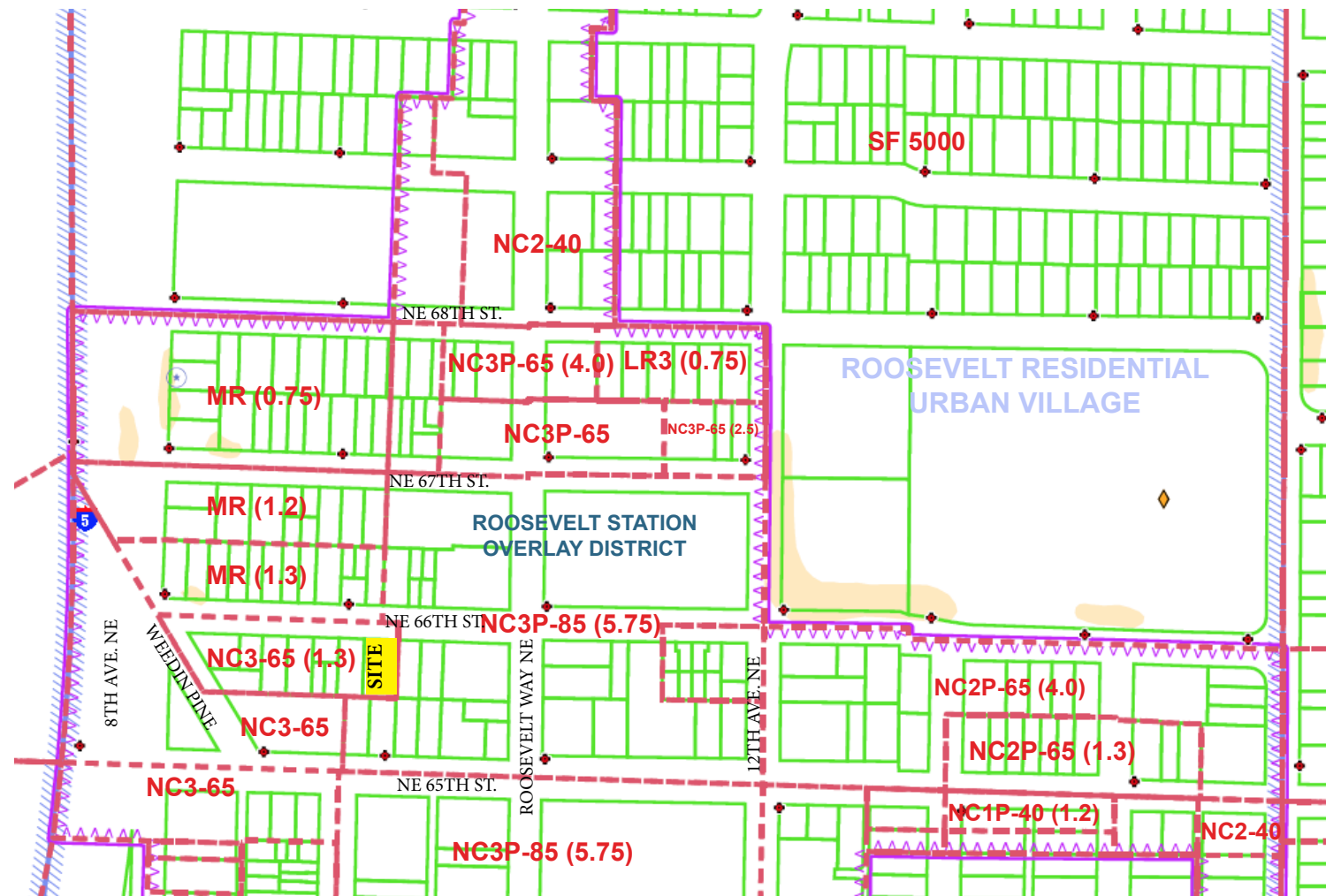
Program Summary

Site Area:	4,636 SF (Per King County Record)
Site Topography:	Approximately 5' elevation from the NE 66th Street right-of-way to one fifth of the northern portion of the site; the site is generally flat beyond
Number of Proposed Units:	Approximately 40
Number of Parking Stalls:	No onsite parking proposed
Gross Floor Area:	Residential use: 19,703 SF Non-residential use: 2,318 SF



Zoning

The project site is located in the NC3-65 (Neighborhood Commercial 3) zone, within the Roosevelt Station Overlay District. The site is surrounded by various NC zones, except the MR (Multi-Family Residential) zones to the north of the site. The immediate area consists of existing single and multi-family residential buildings that are 1 to 2 floors high to the north and adjacent, and a mix of multi-family and commercial buildings that are 1 to 6 floors high to the south, east and west.



SITE CONTEXT & URBAN DESIGN ANALYSIS

Access Opportunities and Constrains

Vehicular Access

The site is accessible by I-5 via the NE 50th Street exit then through local streets or by surrounding arterial streets. However, additional maneuvering may be required on Roosevelt Ave. NE and NE Ravenna Blvd. due to one-way traffic and split direction lanes.

Transit Access

The Green Lake Park & Ride is within walking distance that offers numerous transit routes in and out of the surrounding neighborhood. In addition, public transit stops are available on NE 65th Street, Roosevelt Ave. NE, and 12th Ave. NE.

Bicycle Access

Bicycle is a feasible mode of transportation to access the site. The bicycle lanes are available on NE Ravenna Blvd., NE 65th Street, Roosevelt Ave. NE, and 12th Ave. NE.

Pedestrian Access

Most of the surrounding arterial streets are lined with sidewalks. The site is within walking distances to a great variety of retail shops, services, markets and restaurants as well as Roosevelt High School, which is approximately 6 minutes away by walking.



SITE CONTEXT & URBAN DESIGN ANALYSIS

Urban Design Analysis

The neighborhood is located north of downtown Seattle and northwest of the University of Washington campus. Roosevelt High School is within the area. There are many retail stores, service type businesses, restaurants, markets; bank branches mixed with residential buildings consist of single-family houses, duplexes, mixed-used mid-rise buildings and apartment buildings. The primary residents of this area are college students, young professionals, and young families.



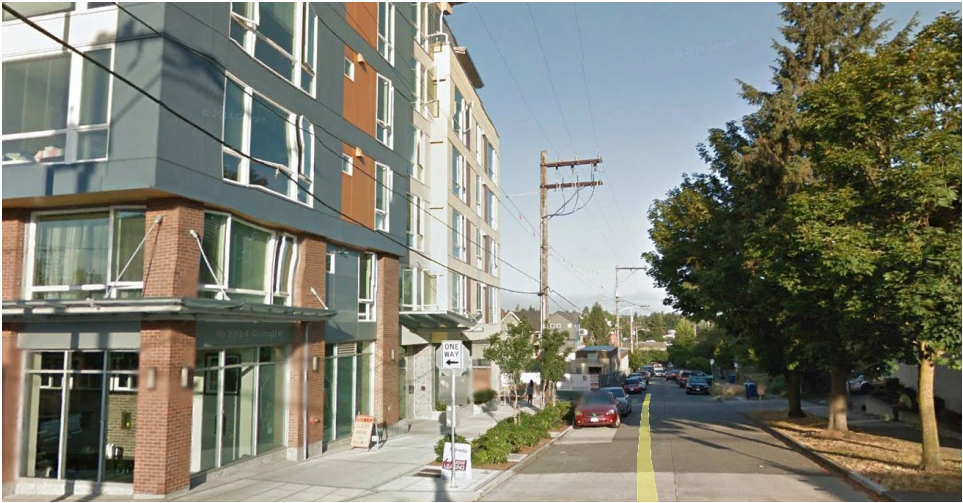
A. NE 64TH & ROOSEVELT AVE. NE



B. NE 65TH & ROOSEVELT AVE.



C. NE 65TH & ROOSEVELT AVE. NE



D. NE 66TH ST.

SITE CONTEXT & URBAN DESIGN ANALYSIS

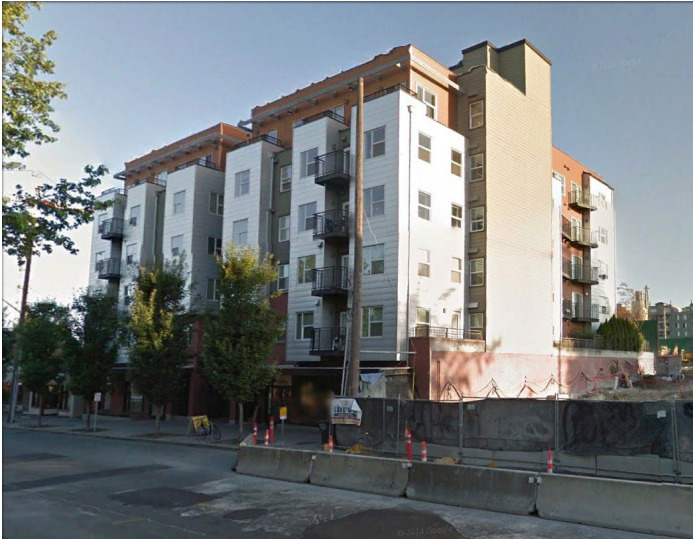
The neighborhood is close to downtown Seattle and the University of Washington. It has a good mix of uses and services that reflect the convenience and living efficiency it offers. The access in and out of the neighborhood is easy with various type of transportaion options. Many of the house type single family residences and duplexes are gradually replaced by townhouse and mid-rise apartment buildings or mixed use buildings that allow more people to dwell in this area and enjoy the amenities it provides. On this page are some of the existing townhouse/ apartment projects in the neighborhood.



1. Saint Theodore on Roosevelt



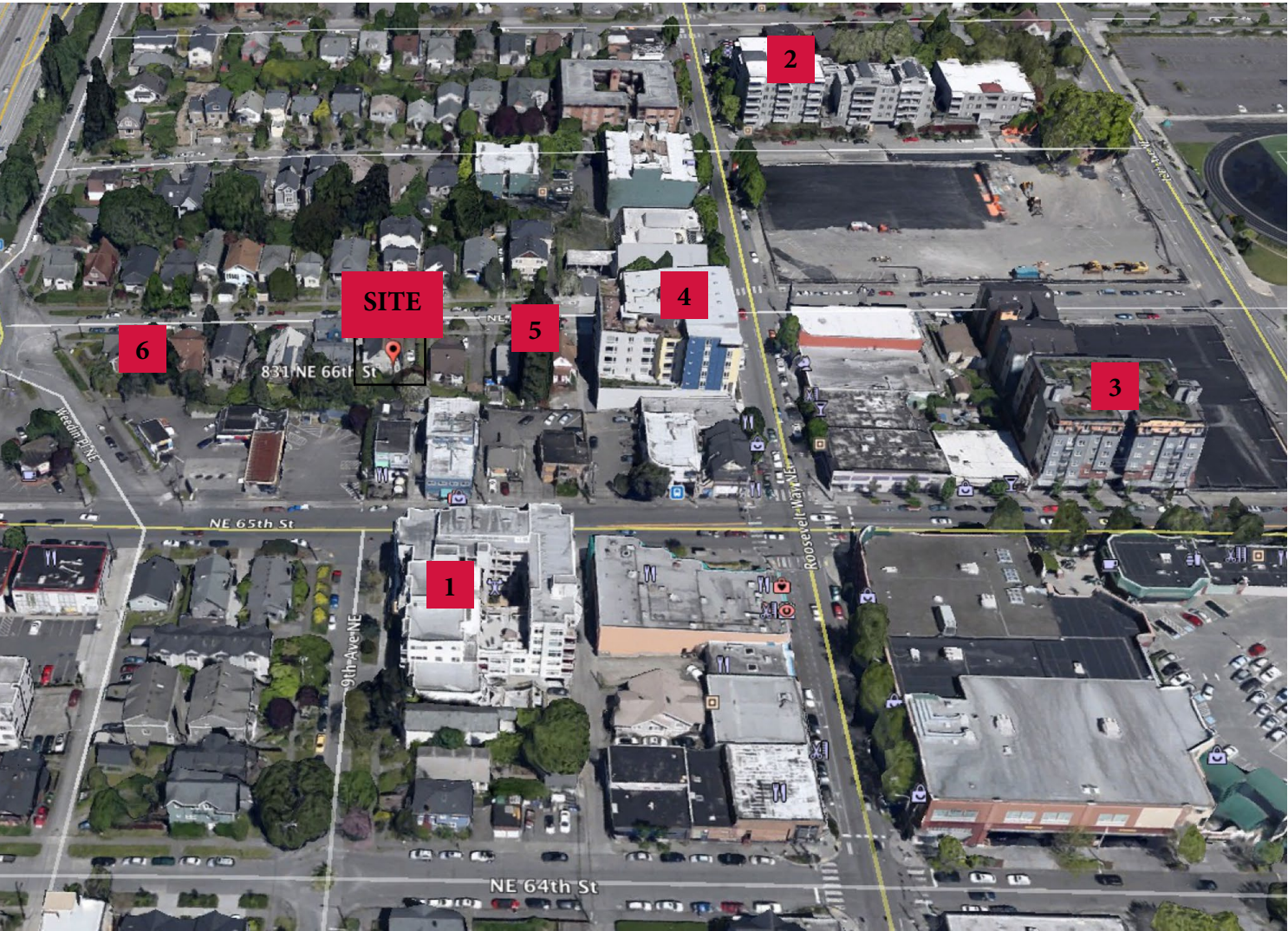
2. 6700 Roosevelt Apartments



3. Dwell Roosevelt



4. Kavela

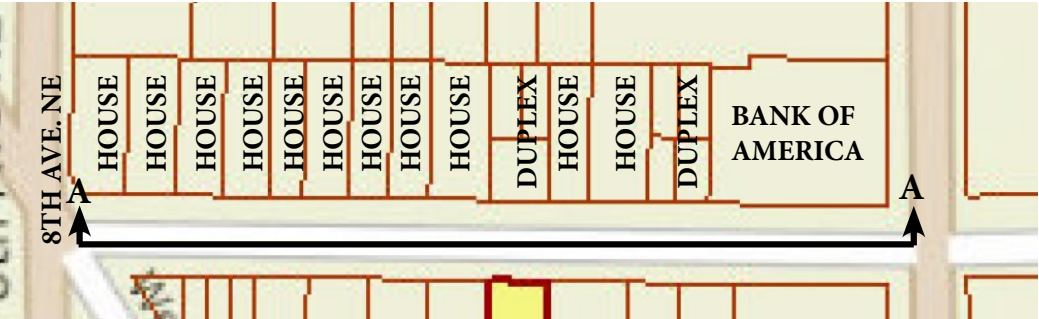


5. Rooster North



6. Solo 51 townhomes

SITE CONTEXT & URBAN DESIGN ANALYSIS



A. NORTH SIDE OF NE 66TH STREET



A. NORTH SIDE OF NE 66TH STREET

8TH AVE. NE

SOLO 51 TOWNHOMES

HOUSE

HOUSE

DUPLX HOUSE

PROJECT SITE

ROOSTER NORTH

KAVELA APARTMENTS

B

B



A collage of five photographs showing various residential buildings in Seattle. The top left photo shows a blue and grey townhouse. The top middle photo shows a yellow house with a red roof. The top right photo shows a grey house. The bottom left photo shows a green house. The bottom right photo shows a modern red and grey townhouse. The collage is set against a background of a city street with trees and a cloudy sky.

A photograph of a modern, multi-story residential building. The building features a mix of red, grey, and white exterior panels and large windows. Several cars are parked in front of the building on a street.

Land Use Code Summary

Zoning: NC3-65 (1.3)

Roosevelt Residential Urban Village; Roosevelt Station Overlay District

ECA: No

SMC 23.47A.008 Street-level Development Standards

- Blank segments of the street-facing façade between 2 feet and 8 feet above the sidewalk not to exceed 20 feet in width
- For non-residential use, 60% of the street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent; the transparent portions of the facade shall allow unobstructive view from the outside into the structure.
- 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.
- The total of all blank façade segments not to exceed 40% of the width of the façade of the structure along the street.
- Where residential uses are located along a street-level street-facing façade, at least one of the street-facing facades containing a residential use shall have a visually prominent pedestrian entry; and the floor of a dwelling unit located along the street-level street-facing façade shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk.

SMC 23.47A.012 Structure Height

Base Height: 65 ft.

SMC 23.47A.013 Floor Area Ratio (FAR)

Base: 1.3 FAR; maximum 4.75 Total FAR permitted for all uses in mixed-use projects (23.47A.013, Table A); 4.25 for residential use, 0.5 for non-residential use.

SMC 23.47A.016 Landscaping and Screening Standards

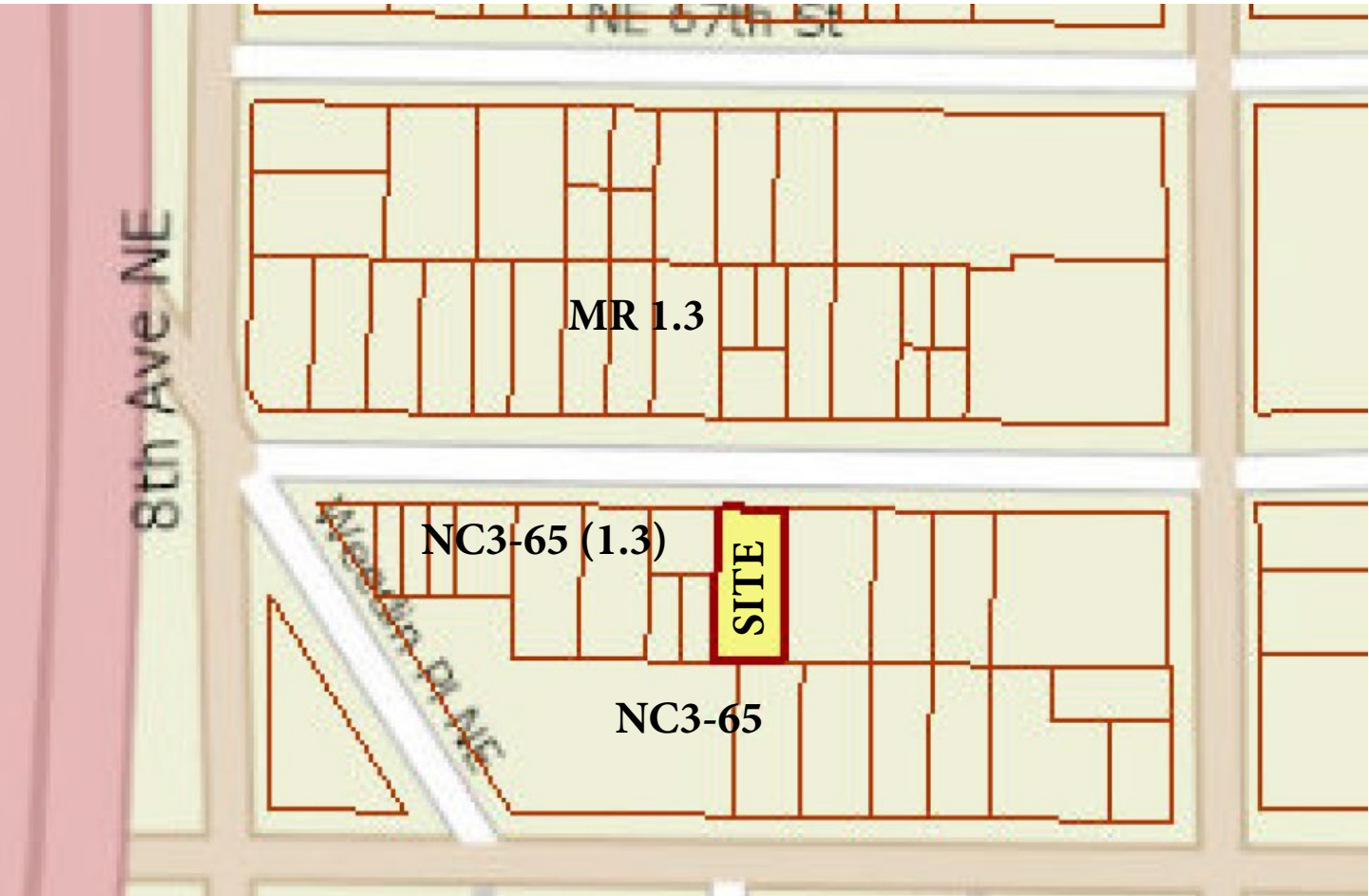
Green Factor score: 0.30 or greater.

SMC 23.47A.024 Amenity Area

Amenity areas are required to be 5% of the total gross floor area;

Amenity areas are to meet the following standards:

- All residents are to have access to at least one common or private amenity area.
- Amenity areas are not to be enclosed.
- Amenity areas do not include parking areas, vehicular access easements, and driveways except proposed woonerf that is approved through design review process pursuant to Chapter 23.41, which may provide a maximum of 50% of the required amenity area.



SMC 23.47A.024 Amenity Area (continued)

- Common amenity area to have a minimum horizontal dimension of 10ft. and a minimum total area of 250 square feet.
- Private balconies and decks to have a minimum area of 60 square feet and minimum horizontal dimension of 6 ft.
- Rooftop areas excluded if they are near minor communication utilities and accessory communication devices.

SMC 23.47A.030 Required Parking and Loading

No minimum requirement

DESIGN GUIDELINE PRIORITIES

A.SITE PLANNING

A-1 Responding to Site Characteristics

Solar Orientation

Due to the small lot (45’ wide by 102’ deep), the proposed building is to against the adjacent new mixed-use building at east (The Rooster), and leaves open court at west to reduce the shadow impact to the townhouses at western property.

A-2 Streetscape Compatibility

Commercial and Mixed-Use Developments: Continuity of the Street Wall Along Sidewalks

Due to the small lot size, the proposed design retains open court space at west, rather than recessing the front street wall. The end of street wall of the building at east is a garage entrance stopping human activities.

A-4 Human Activity

Recessed entrance for ground floor commercial space may be considered if the space allows. Open space at side of commercial space will provide some human activities as well.

A-6 Transition between Residence and Street

Residential entrance is through the breezeway at west without directly facing the street. Landscaping will be proposed along the breezeway.

A-7 Residential Open Space

Western court yard and possible roof garden will provide residential open space.

A-8 Parking and Vehicle Access

Option B provides underground parking with entrance at western corner. More design details will be proposed to meet Design Guidelines if this option is selected.

B. HEIGHT, BULK AND SCALE

The proposed building is against the blank wall of the Rooster Apartment at east, and the building height is similar to it. The western portion of the building is partially recessed to avoid large walls facing townhouses on the western property.

C. ARCHITECTURAL ELEMENTS AND MATERIALS

C-1 Architectural Context

Architectural features preferred in Roosevelt will be adopted, such as:

- Building base emphasizing materials and/or texture that is different from the material(s) and texture(s) of the main body of the building
- Ground floor storefront transparent windows that allow pedestrians to see activity within the building
- Transom windows
- Upper level windows that are interrupted by solid façade area
- Change in materials
- Variety in color and/or texture
- Courtyards

C-2 Architectural Concept and Consistency

The proposed building is against the new Rooster building with only 6” to 12” gap, and the overall height will nearly match each other. The ground floor facing street may not recess as the Rooster building due to the maximized use of the limited lot area, yet, some details will be proposed to coordinate with it.

C-4 Exterior Finish Materials

Signs

The preferred sign types in Roosevelt Design Guidelines will be followed.

D. PEDESTRIAN ENVIRONMENT

D-1 Pedestrian Open Spaces and Entrances

Due to the small lot size, recessed for pedestrian open space next to sidewalk may be difficult, but the feasibility will be considered during the next design phase.

DESIGN INSPIRATIONS



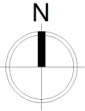
Option A:
Commercial space at ground floor and micro dwelling units at 2nd to 6th floor. No basement. More west-facing units with western courtyard.

Number of proposed dwelling units: 35
Floor area of commercial space: 1,518 s.f.
Number of proposed parking: 0

- PROs:
- 1) Low construction cost (no basement)
 - 2) Simple layout for typical residential floors.
 - 3) Recessed units with decks on street façade to create more variety
- CONs:
- 1) Narrower courtyard
 - 2) Less dwelling units

DESIGN OPTION A

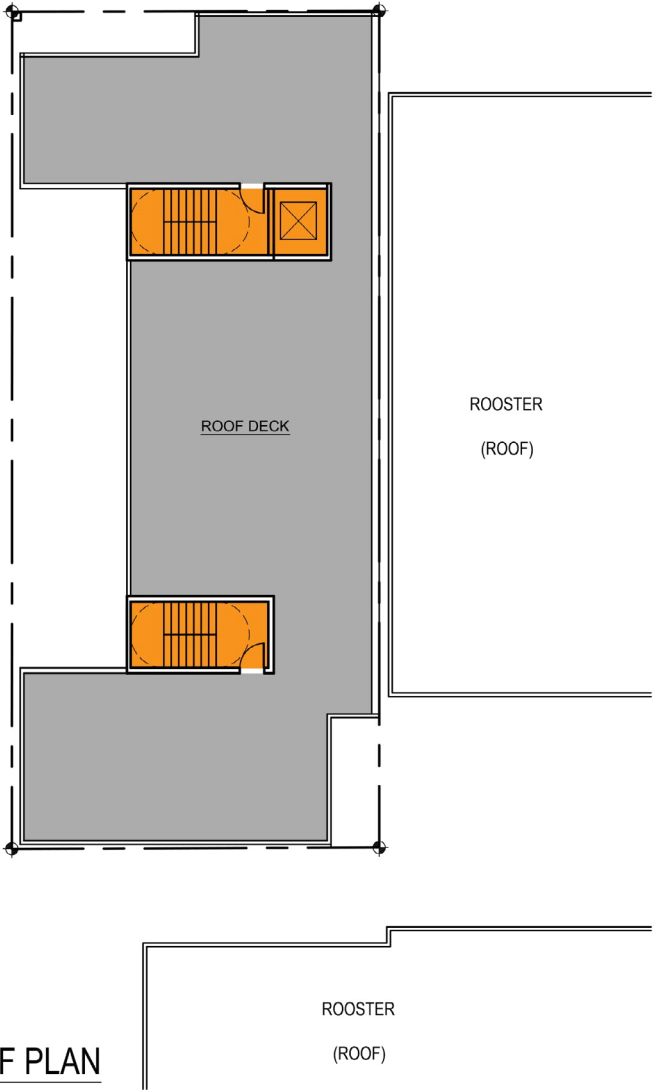
	SERVICE AND AMENITY
	RETAIL/ OFFICESPACE
	COURTYARD
	RESIDENTIAL UNITS
	LANDSCAPE AREA
	PARKING
	ROOF DECK



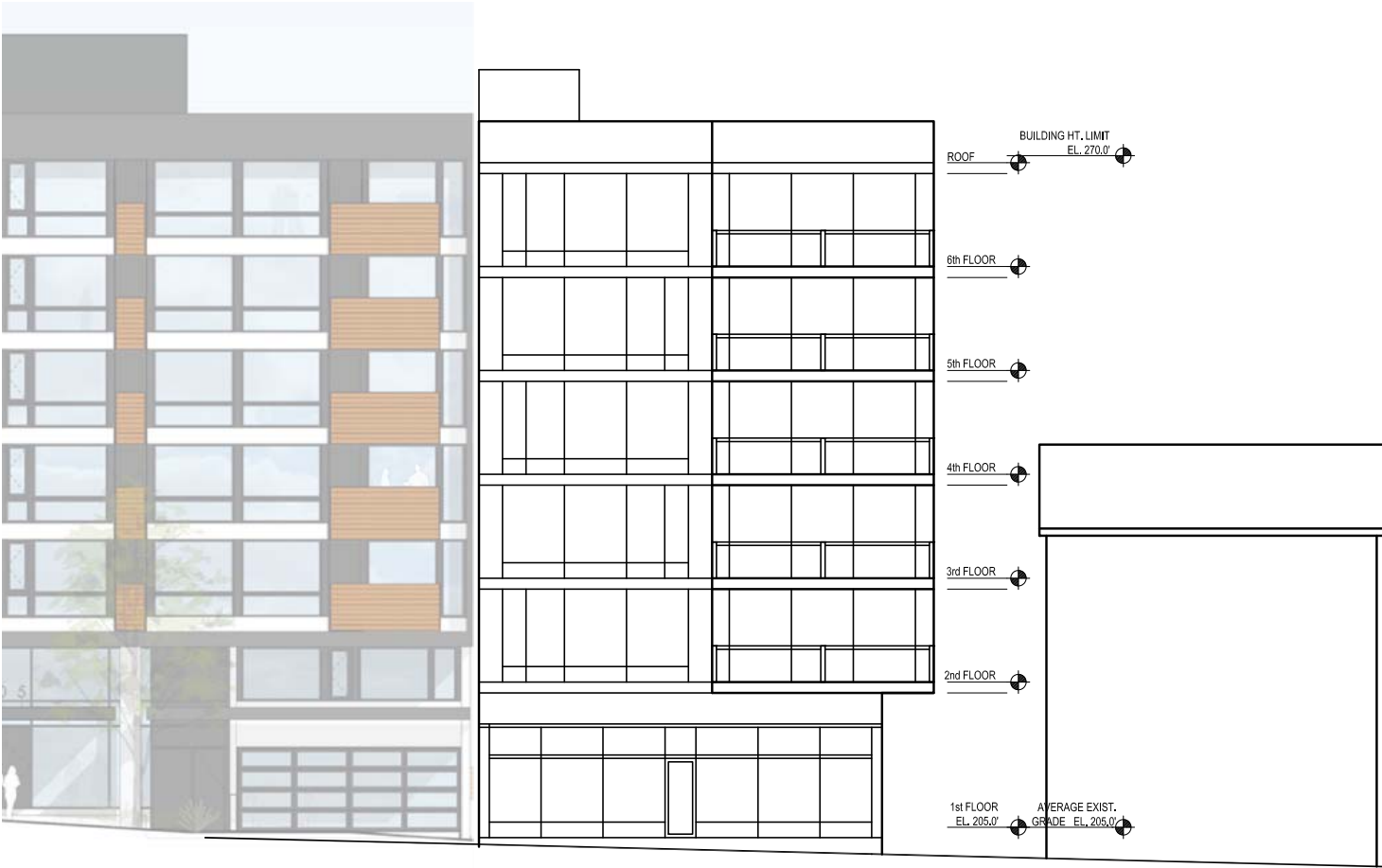
1st FLOOR PLAN
FLOOR AREA: 3,391 S.F.



2nd ~ 6th. FLOOR PLAN
FLOOR AREA: 3,758 S.F.

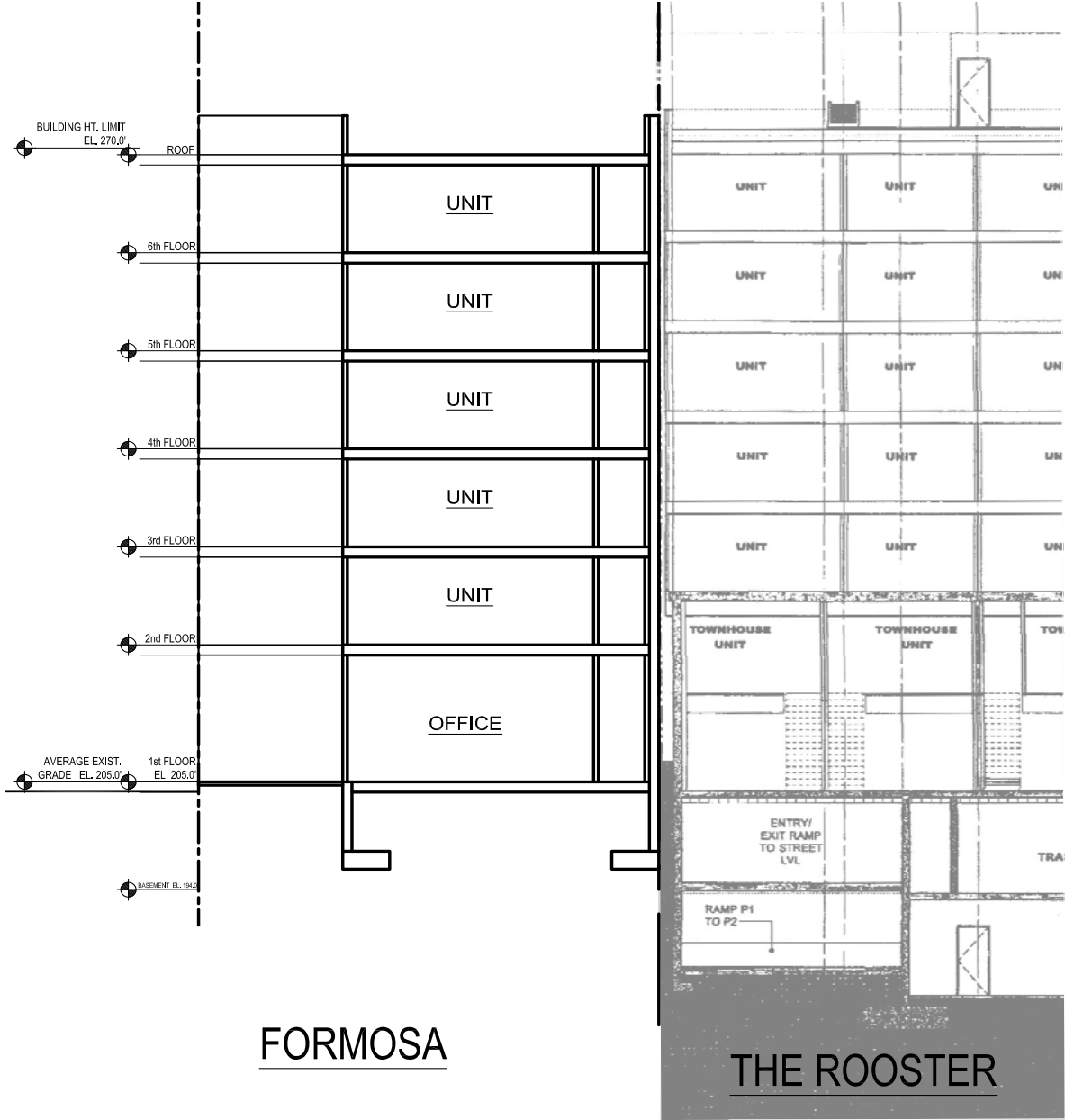


ROOF PLAN



THE ROOSTER

FORMOSA



FORMOSA

THE ROOSTER

DESIGN OPTION A- 3D IMAGES



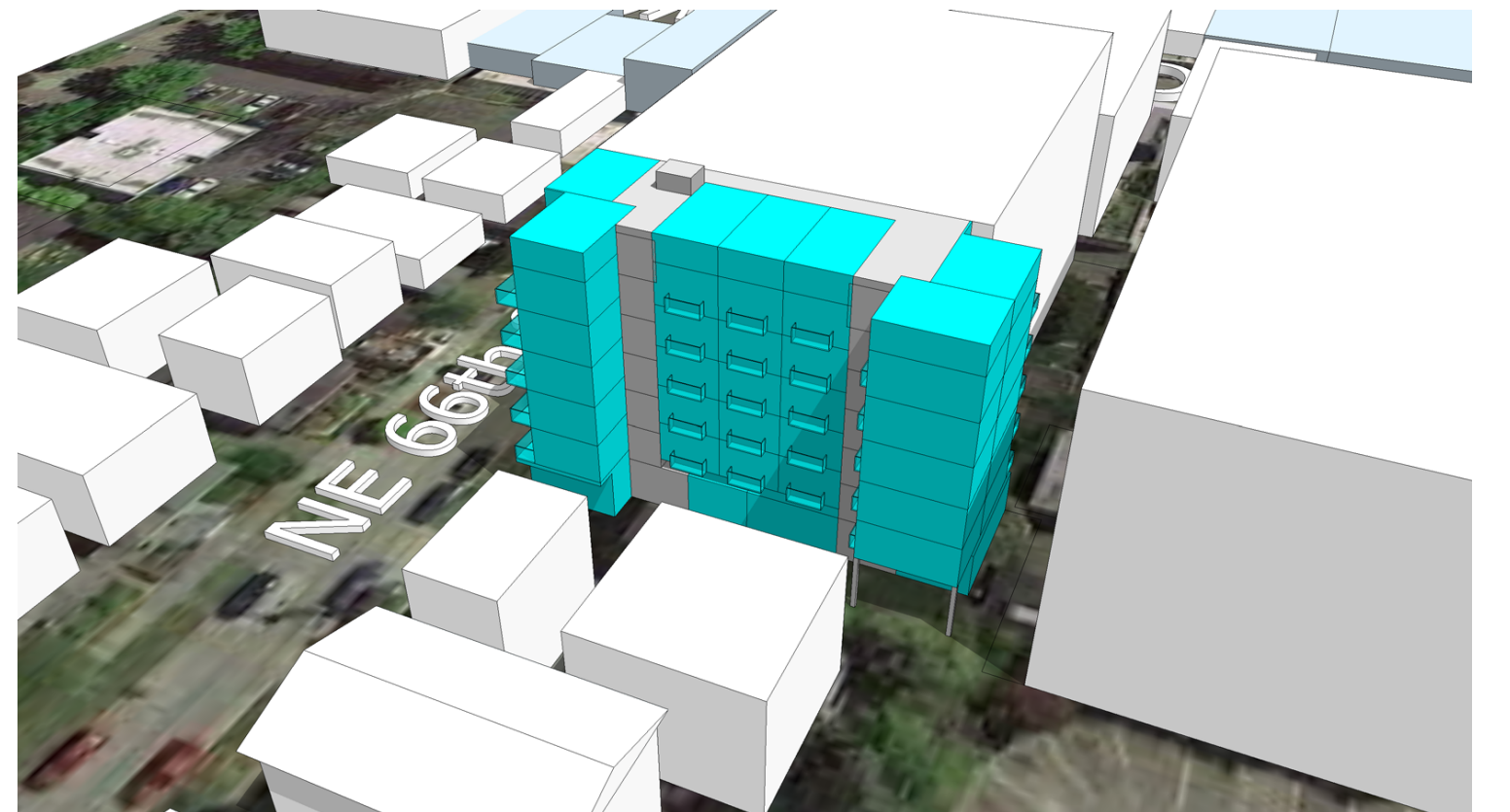
NORTHWEST AERIAL VIEW



NORTHEAST AERIAL VIEW



NORTH AERIAL VIEW



SOUTHWEST AERIAL VIEW

DESIGN OPTION A- SHADOW STUDY



MAR./SEPT. 21 10AM



MAR./SEPT. 21 12 NOON



MAR./SEPT. 21 2PM



JUNE 21 10AM



JUNE 21 12 NOON



JUNE 21 2PM



DEC. 21 10AM



DEC. 21 12 NOON



DEC. 21 2PM

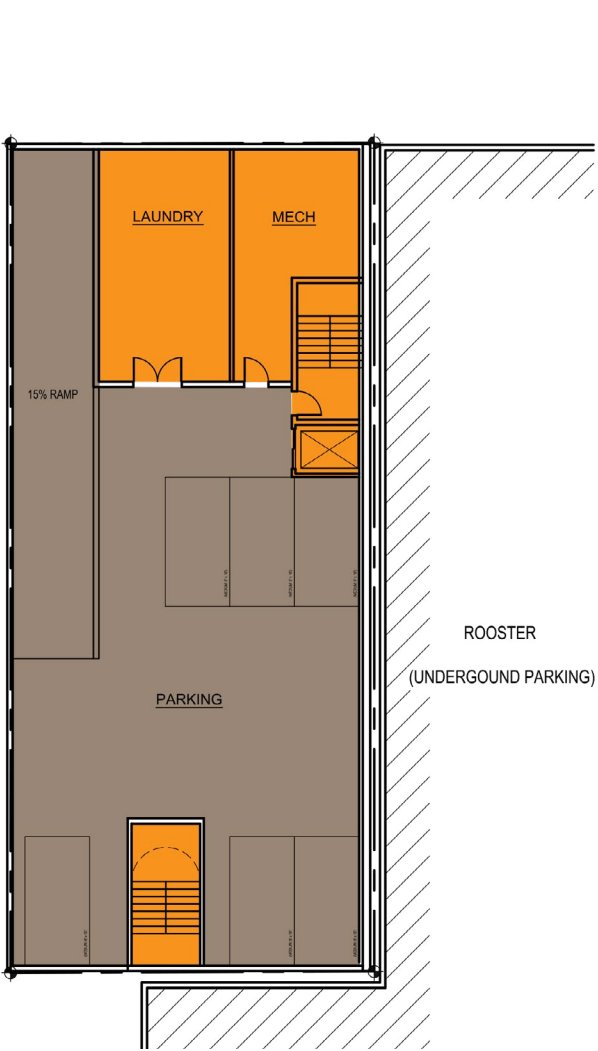
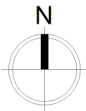
Option B:
Commercial space at ground floor and micro dwelling units at 2nd to 6th floor. Basement parking. More South-North-facing units with smaller western courtyard.

Number of proposed dwelling units: 40
Floor area of commercial space: 1,158 s.f.
Number of proposed parking: 6

- PROs:
- 1) Providing parking
 - 2) More street facing units for better daylight
 - 3) More modularized dwelling units
- CONs:
- 1) Shortest street facing wall with the least street facing space
 - 2) Smallest courtyard

DESIGN OPTION B

	SERVICE AND AMENITY
	RETAIL/ OFFICESPACE
	COURTYARD
	RESIDENTIAL UNITS
	LANDSCAPE AREA
	PARKING
	ROOF DECK



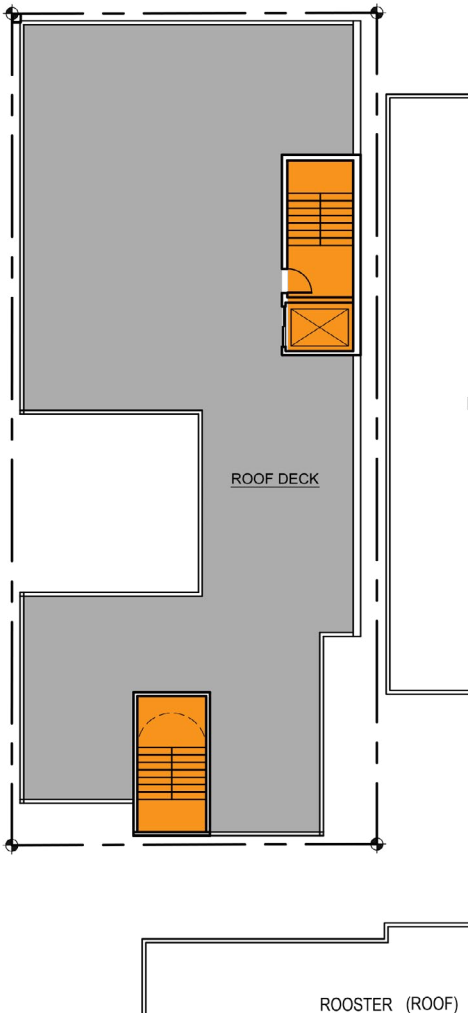
BASEMENT PLAN
FLOOR AREA: 3,786 S.F.



1st FLOOR PLAN
FLOOR AREA: 3,391 S.F.

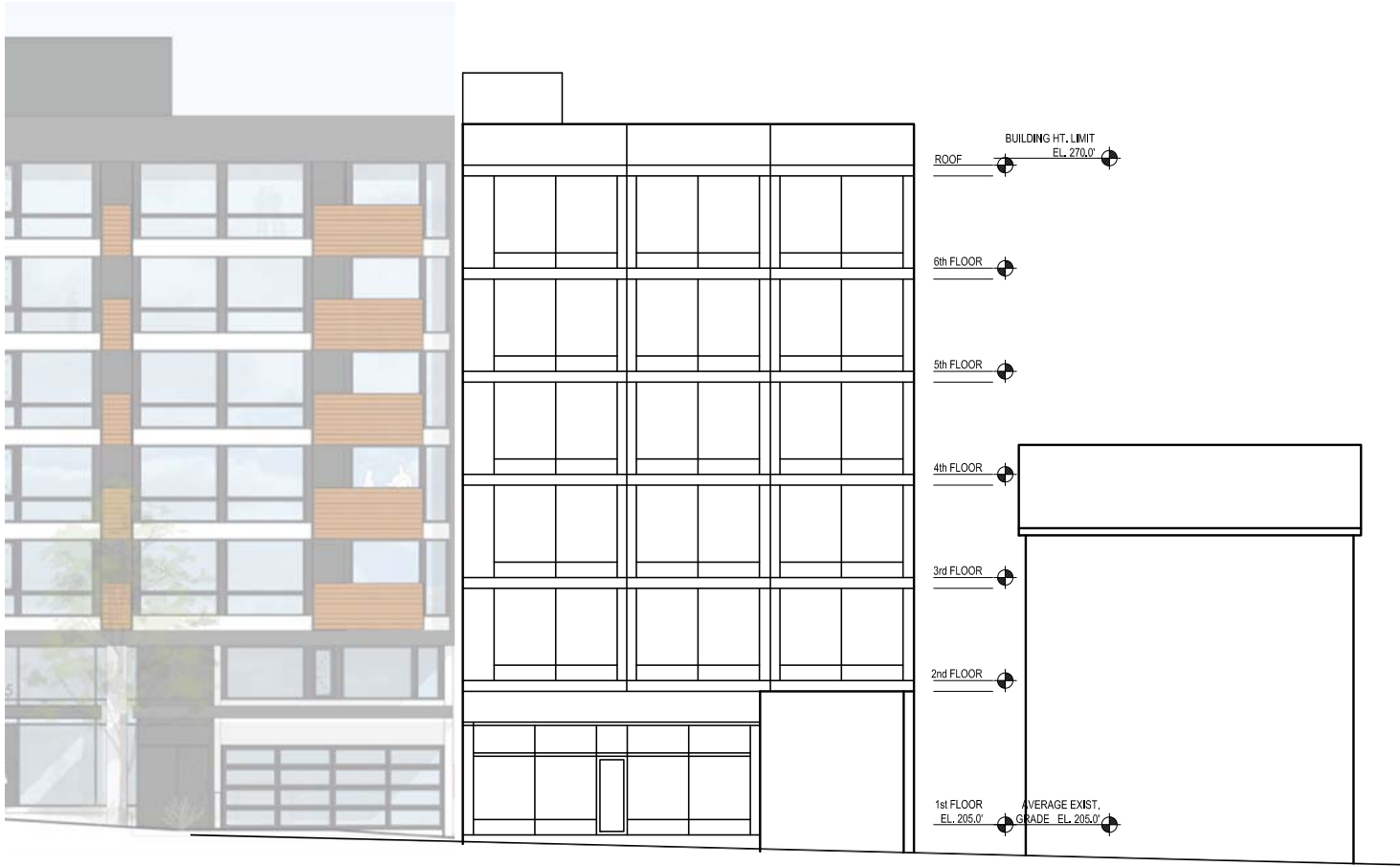


2nd ~ 6th. FLOOR PLAN
FLOOR AREA: 3,570 S.F.



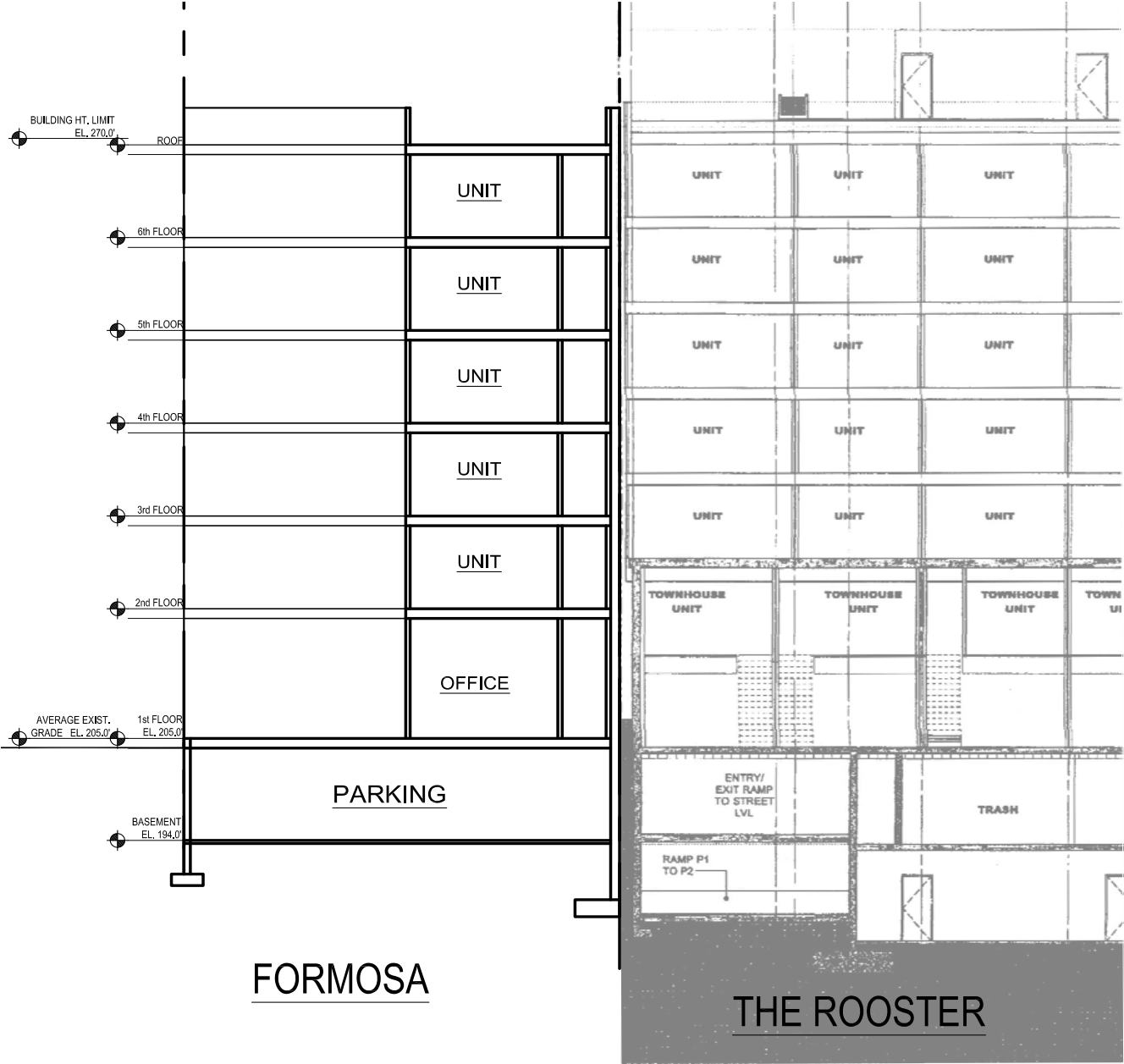
ROOSTER (ROOF)

ROOF PLAN



THE ROOSTER

FORMOSA



FORMOSA

THE ROOSTER



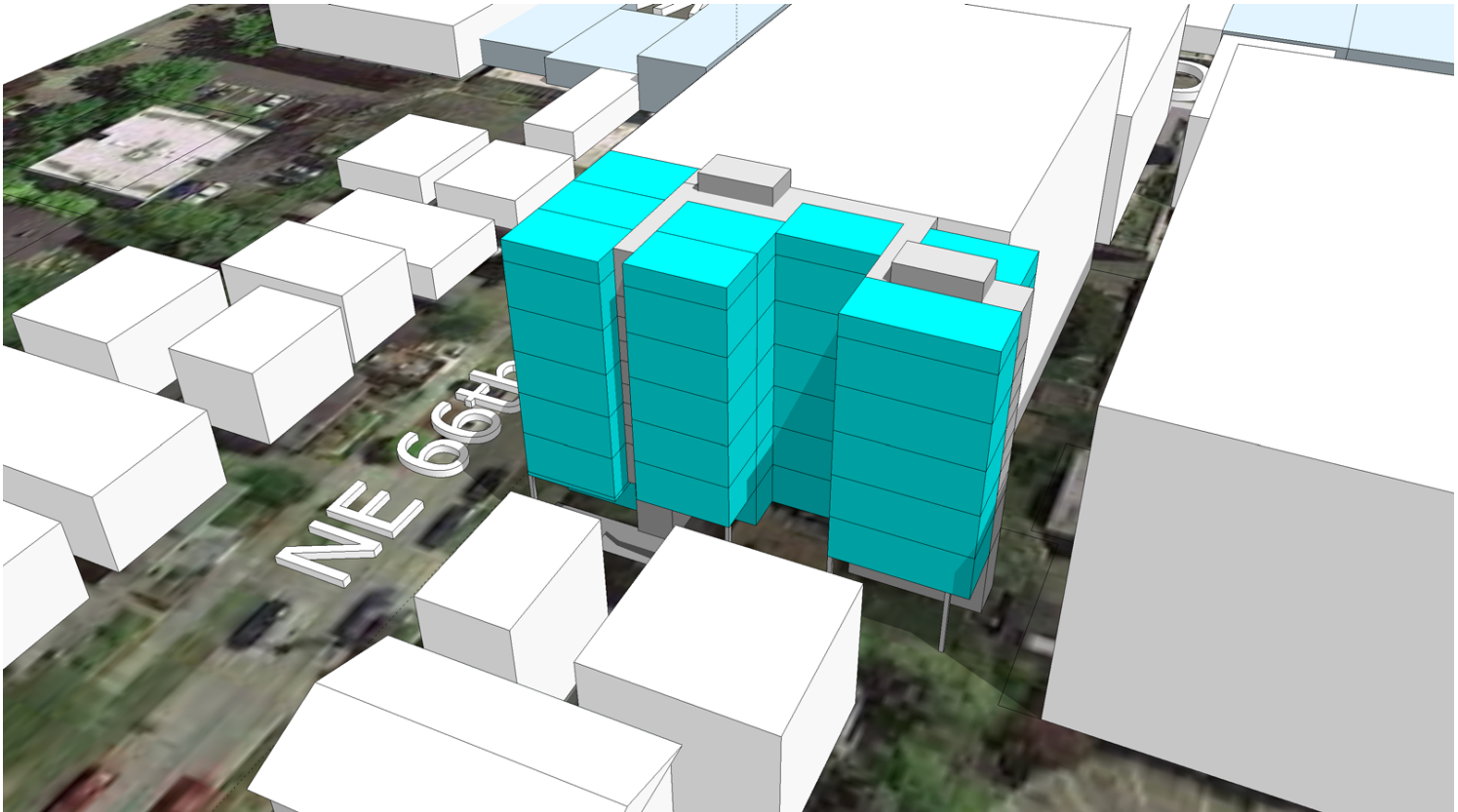
NORTHWEST AERIAL VIEW



NORTHEAST AERIAL VIEW



NORTH AERIAL VIEW



SOUTHWEST AERIAL VIEW

DESIGN OPTION B- SHADOW STUDY



MAR./SEPT. 21 10AM



MAR./SEPT. 21 12 NOON



MAR./SEPT. 21 2PM



JUNE 21 10AM



JUNE 21 12 NOON



JUNE 21 2PM



DEC. 21 10AM



DEC. 21 12 NOON



DEC. 21 2PM

Option C:
Commercial space at ground floor and micro dwelling units at 2nd to 6th floor.
Basement storage and amenity area.

Number of proposed dwelling units: 35
Floor area of commercial space: 1,936 s.f.
Number of proposed parking: 0

- PROs:
- 1) More efficient use of floor layout to maximize number of dwelling units
 - 2) Better daylight for dwelling units
 - 3) Provide plenty of storage and amenity area
- CONs:
- 1) Solid waste storage is far from street
 - 2) Less modularized dwelling units

DESIGN DEPARTURE:
Code Citation (SMC 23.54.040.F.1.a):
Waste storage location: Containers to be manually pulled shall be placed no more than 50 feet from a curb cut or collection location.

Proposed Design Departure:
Waste container storage location to be 100 feet from curb.

Rationale:
Due to the narrowness of the project lot, there was limited frontage to arrange the commercial space, the residential lobby and the waste storage. Thus the waste storage was located towards the rear of the lot.

DESIGN OPTION C (PREFERRED)

SERVICE AND AMENITY

RETAIL/ OFFICESPACE

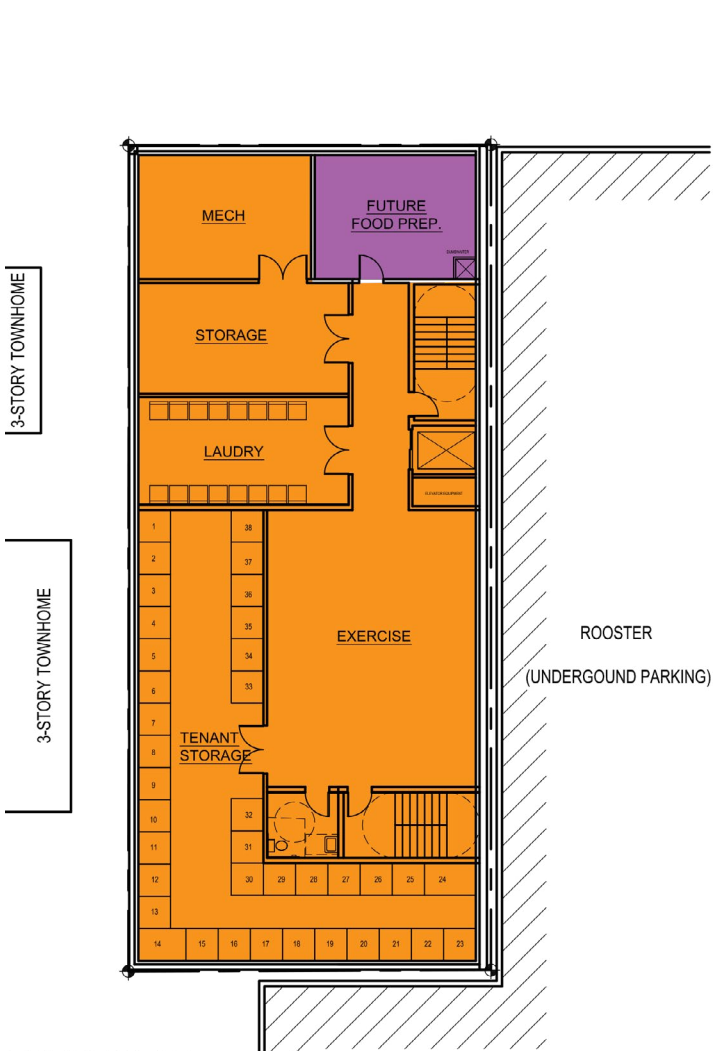
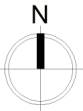
COURTYARD

RESIDENTIAL UNITS

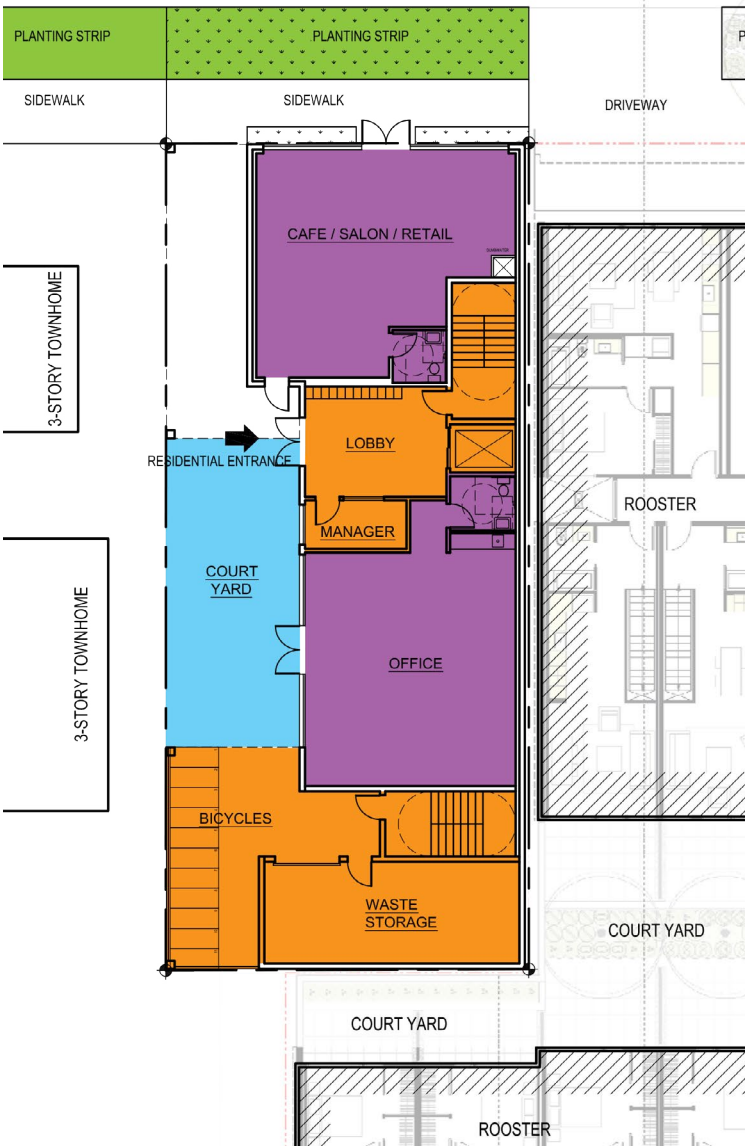
LANDSCAPE AREA

PARKING

ROOF DECK



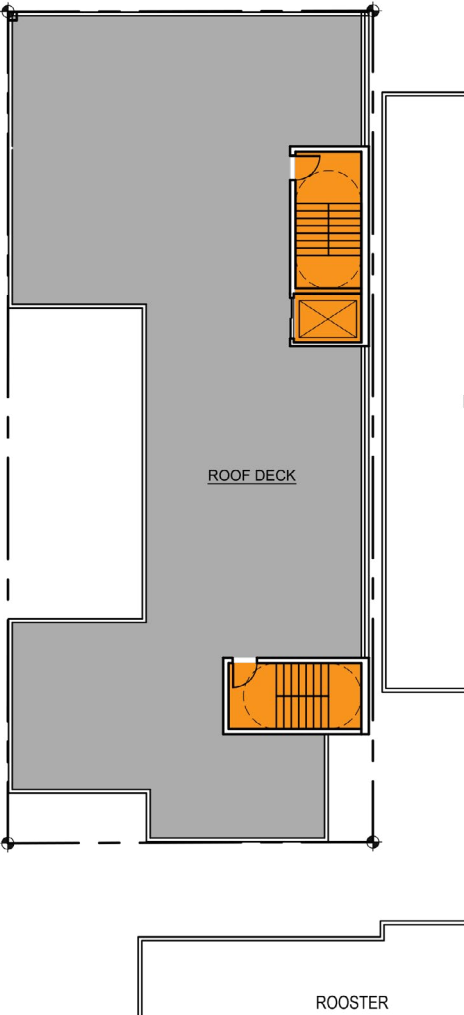
BASEMENT PLAN
FLOOR AREA: 3,786 S.F.



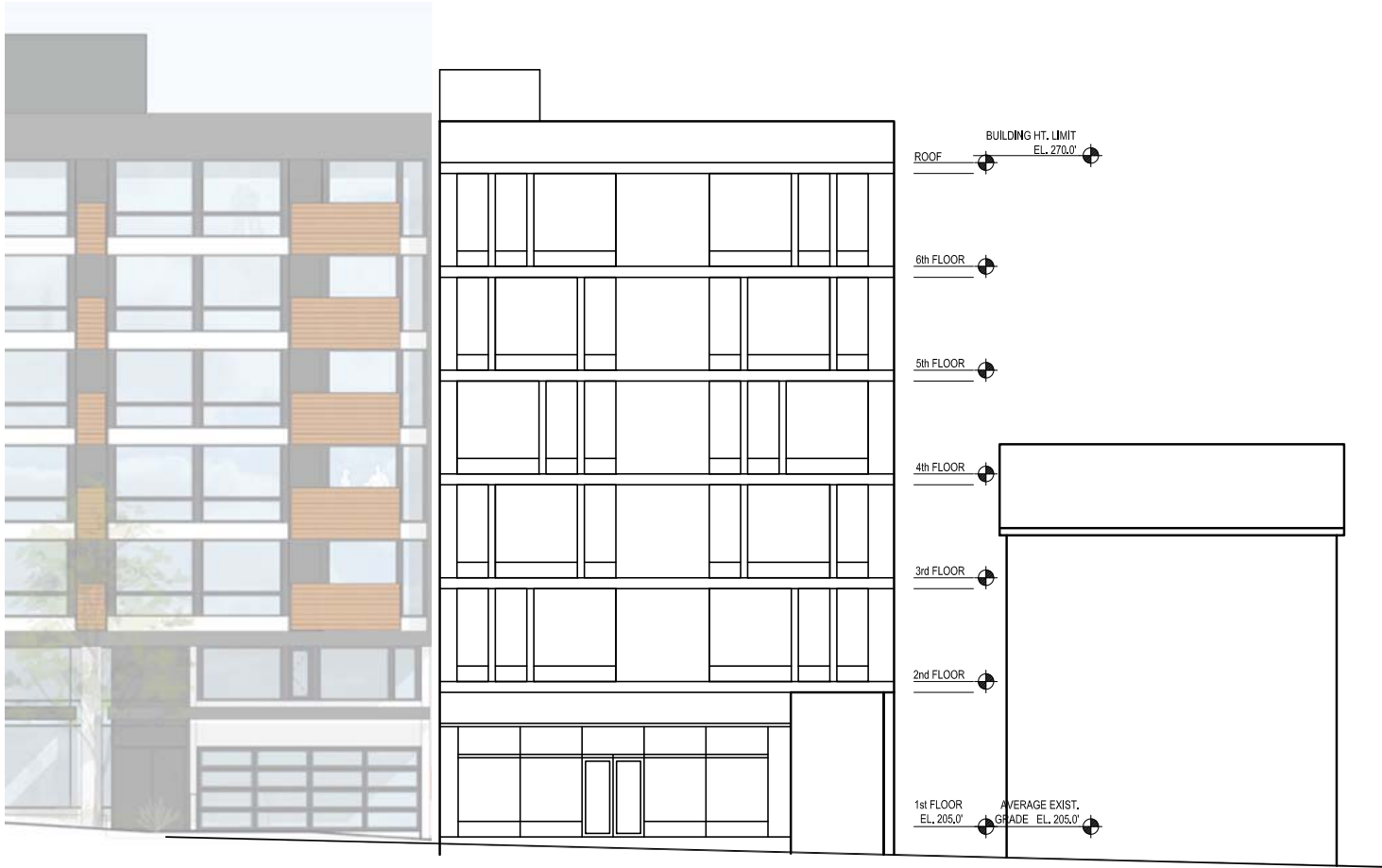
1st FLOOR PLAN
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2nd ~ 6th. FLOOR PLAN
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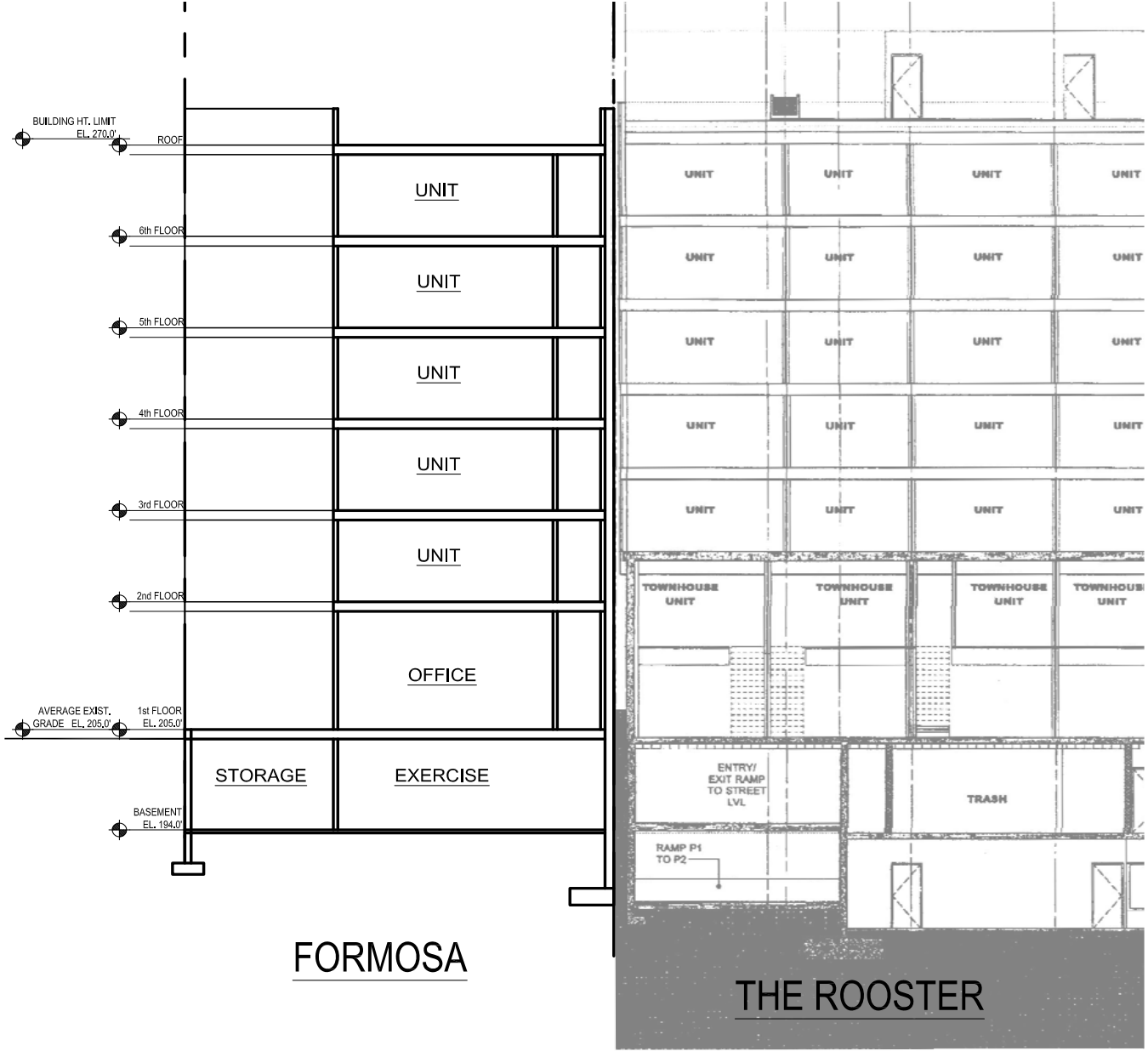


ROOF PLAN



THE ROOSTER

FORMOSA



FORMOSA

THE ROOSTER



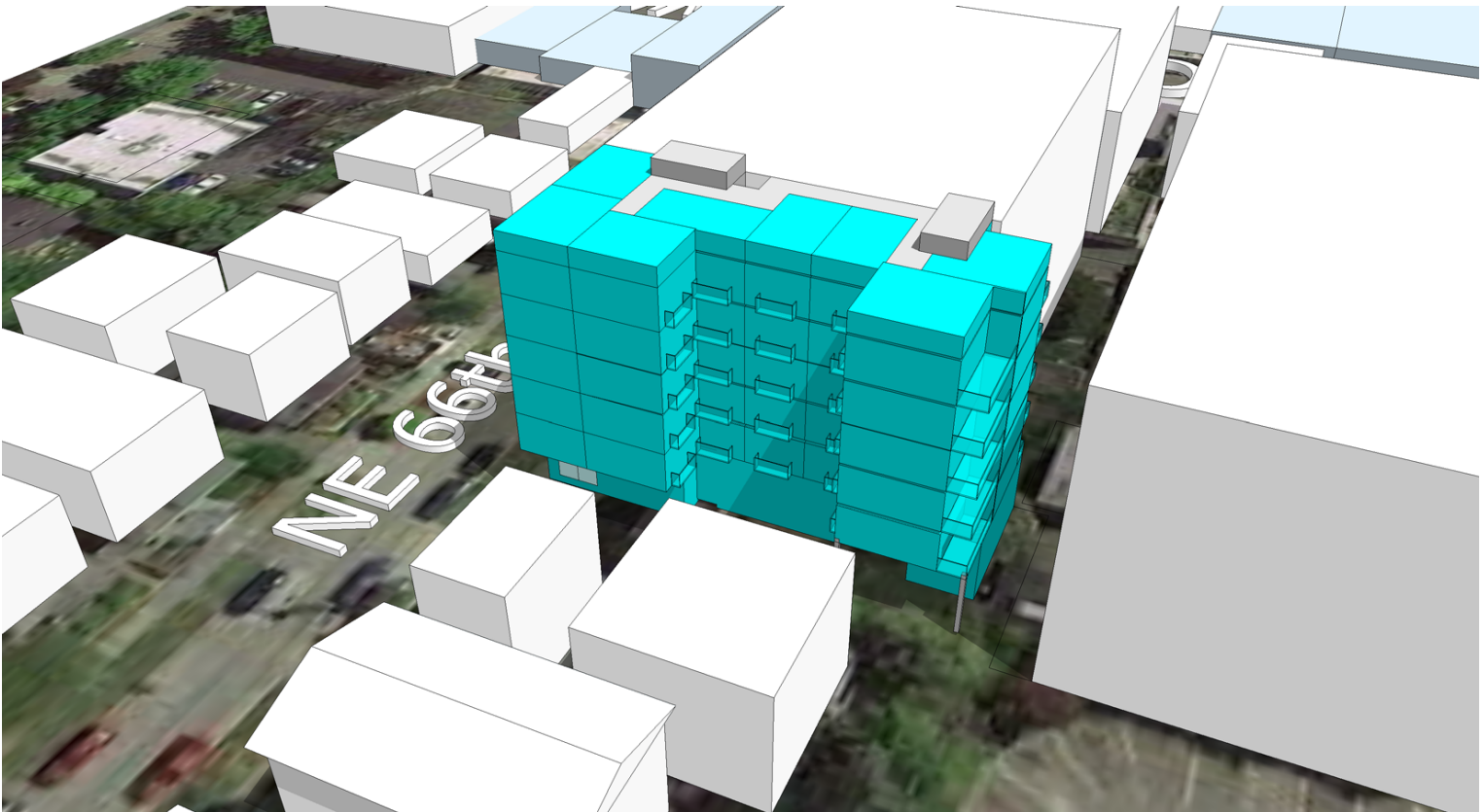
NORTHWEST AERIAL VIEW



NORTHEAST AERIAL VIEW



NORTH AERIAL VIEW



SOUTHWEST AERIAL VIEW

DESIGN OPTION-C SHADOW STUDY



MAR./SEPT. 21 10AM



MAR./SEPT. 21 12 NOON



MAR./SEPT. 21 2PM



JUNE 21 10AM



JUNE 21 12 NOON



JUNE 21 2PM



DEC. 21 10AM



DEC. 21 12 NOON



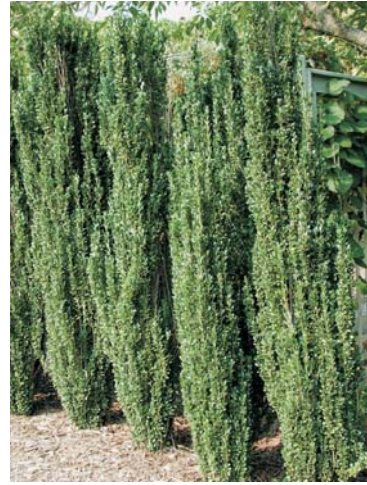
DEC. 21 2PM



Strawberry Tree



Pacific Fire Vine
Maple



Sky Pencil Japanese
Holly



Gold Mound Spirea



Fragrant Sweetbox



Wild Ginger

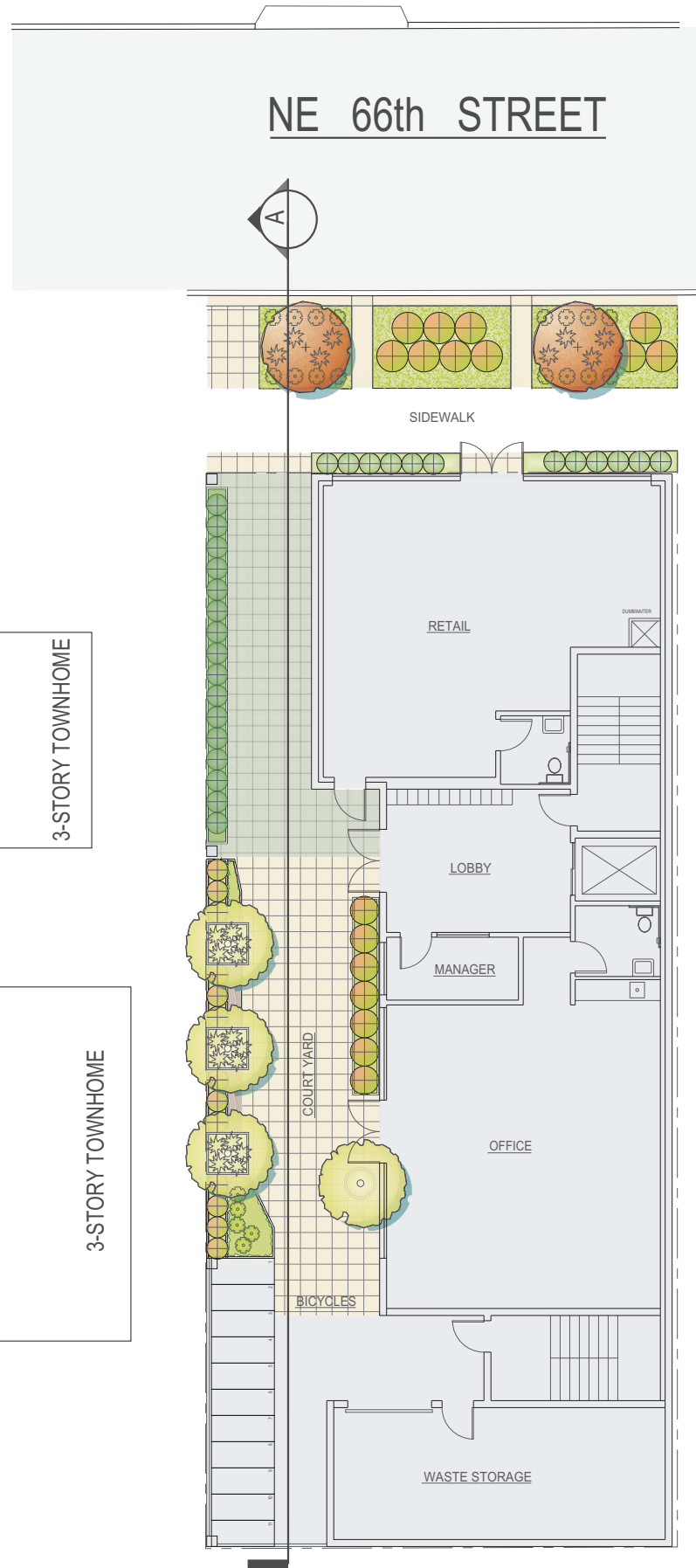


Deer Fern



Hosta

COURTYARD & GROUND FLOOR PLANT PALETTE



1st FLOOR PLAN

SCALE: 1" = 16'-0"



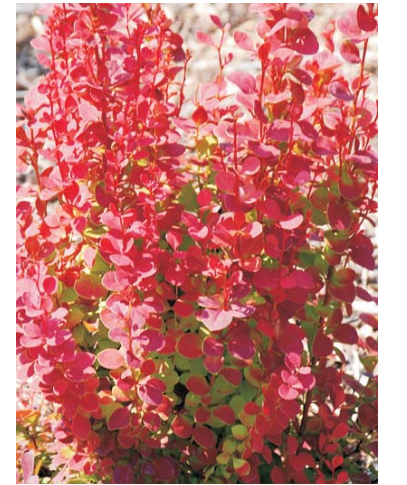
Tuscarora Crape
Myrtle



Indian Hawthorn



Mexican Feather
Grass



Orange Rocket
Barberry



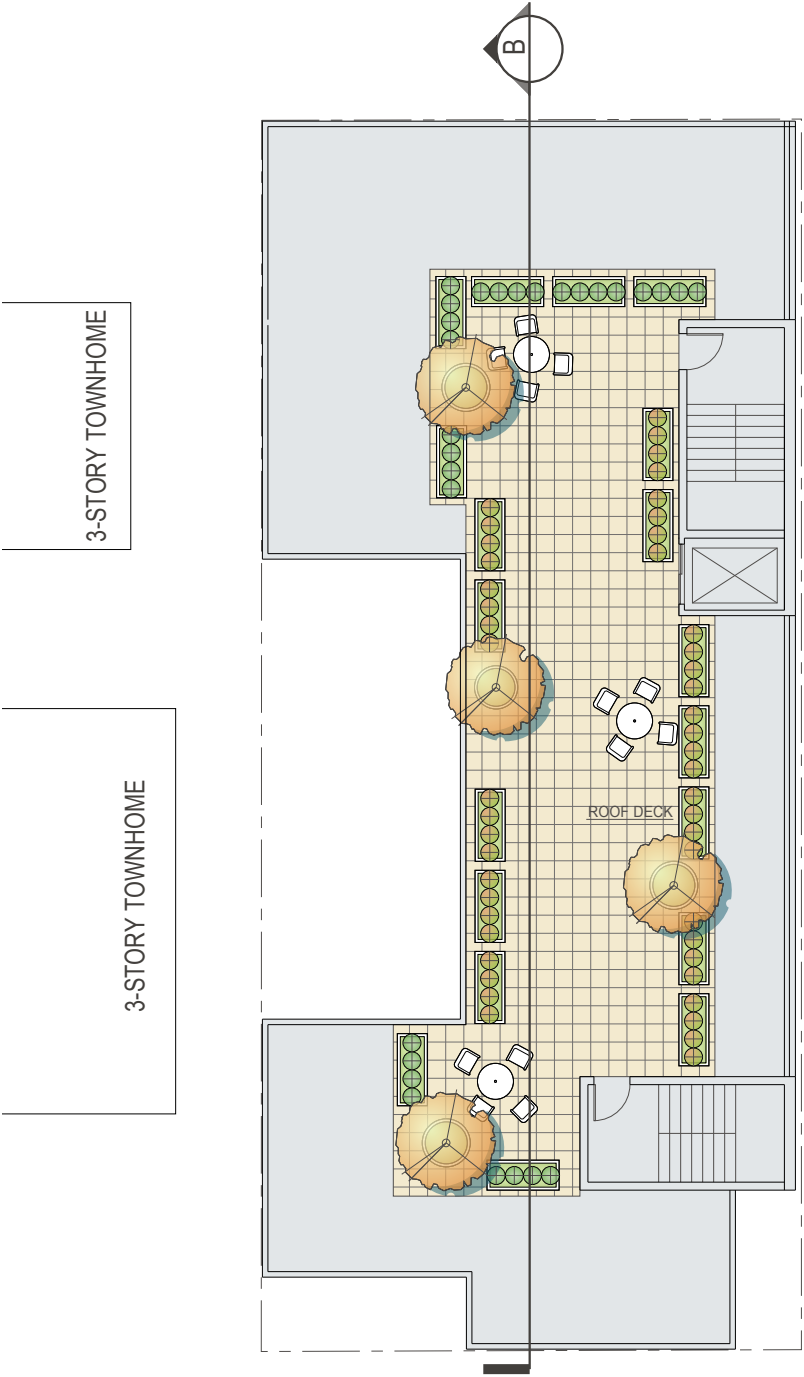
Ornamental Allium



Sedum

PARKING STRIP PLANT PALETTE

NE 66th STREET



ROOF PLAN

SCALE: 1" = 16'-0"



Ginkgo Tree



Bamboo



Heavenly Bamboo



Gold Cone Juniper



Spanish Lavender

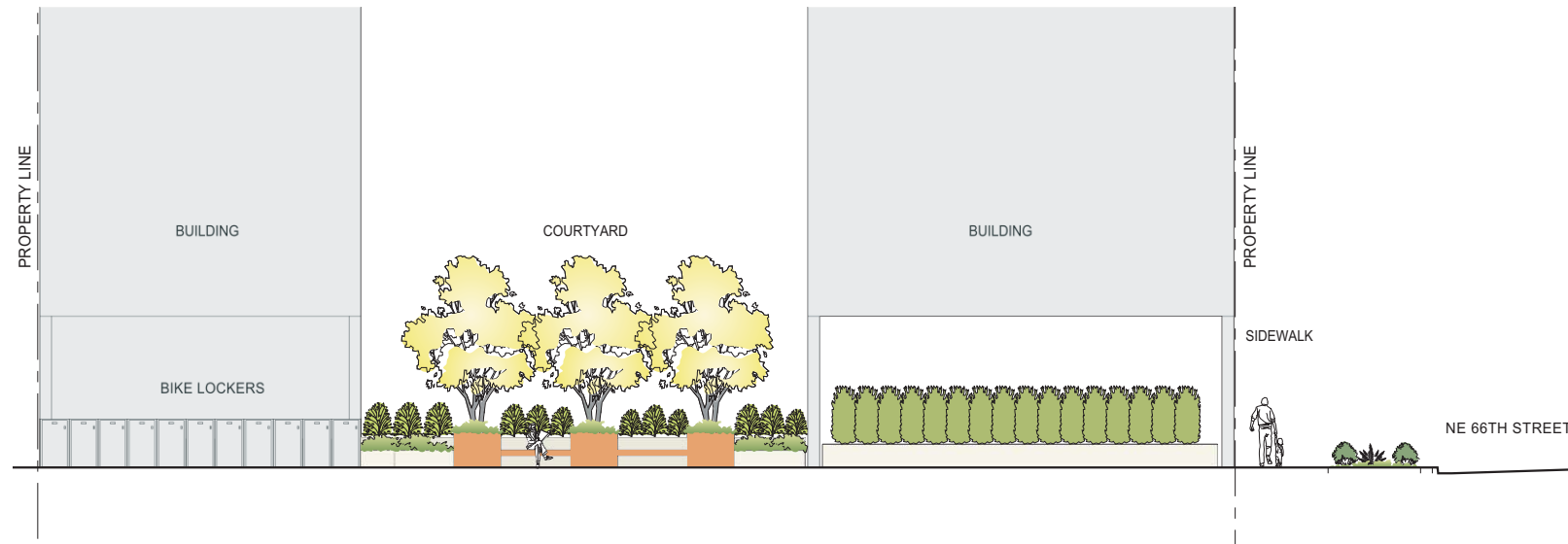


Scarlet Salvia



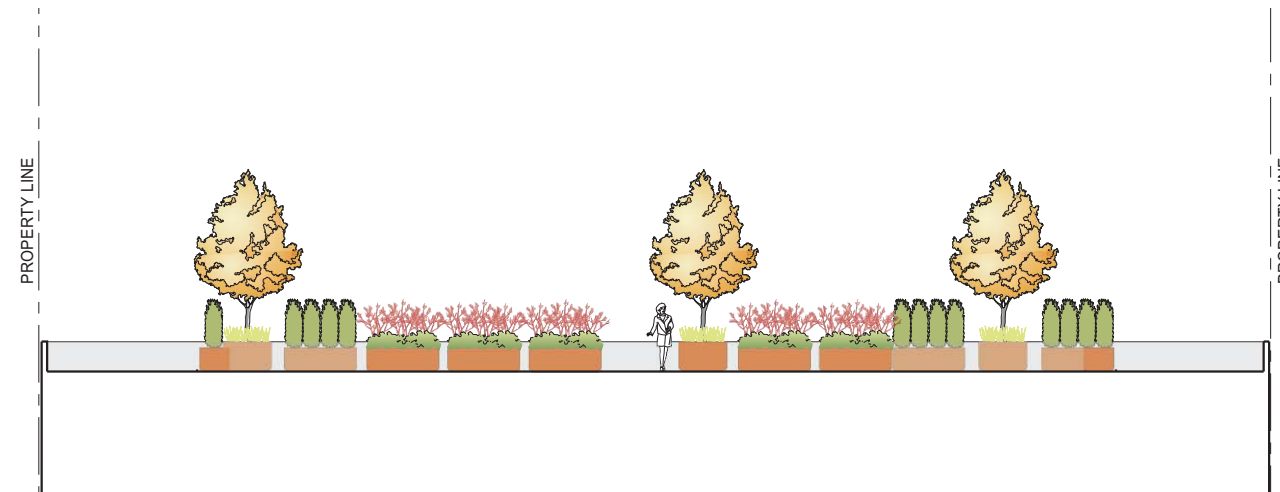
Mexican Feather
Grass

ROOF DECK PLANT PALETTE



A: ELEVATION - LOOKING WEST

SCALE: 1" = 16'-0"



B: ELEVATION - LOOKING WEST

SCALE: 1" = 16'-0"