

# METRICA

METRICA LLC

DESIGN REVIEW PACKET  
FORMOSA APARTMENTS AT ROOSEVELT STATION  
DPD PROJECT NUMBER 3017924

Project Address: 831 NE 66th St., Seattle, WA 98115  
Parcel Number: 9528103050

Meeting Type: Design Review Packet  
Meeting Date: 24 July, 2017

# METRICA

CONTENTS

- 1. Proposal
- 2. Summary Context Analysis
- 3. Existing Site Conditions
- 4. Zoning Data
- 5. Composite Site Plan
- 6. Itemized Response to EDG
- 7. Floor Plans
- 8. Composite Landscape /Hardscape Plan
- 9. Elevations
- 10. Material and Color Palette
- 11. Renderings
- 12. Exterior Lighting Plan
- 13. Signage Concept Plan
- 14. Building Section
- 15. Solid Waste Location
- 16. Metrica’s Residential Projects



1. PROPOSAL

Number of Units: 36  
Amount of Total Commercial Square Footage / Number of Live Work Units: None  
Number and Location of Parking Stalls: No vehicular Parking. Bicycle Parking is provided (1 per unit).

The Challenge

The Project is a residential building located in the Roosevelt neighborhood in Seattle, adjacent to the new Roosevelt Light Rail Station. The building is seven stories tall and houses 36 studio apartment units. All units share a large Lobby in the Ground Level with social amenities like a kitchen and a lounge area. Because of its proximity to the Light Rail Station, the project has no parking requirements and a large, ample and comfortable bicycle storage area is provided at street level for residents and visitors.

The special challenge for this site is the fact that it is a narrow mid-block site with only 45’ of street frontage and no alley. To the East, a large development faces the site, with a 6-story blank wall that runs the full length of the property. The existing structures to the west of the property are of low-rise construction and are in good condition. The International Building Code does not allow windows within several feet of a property line except for the street, so the main challenge of the project is to avoid large sections of blank facade, while still creating a building that fully utilizes the site’s potential.

The Objectives

The main objectives are three: 1 ) to avoid large sections of blank facade, 2) to ensure an appropriate relationship of the building to the street, and 3) to ensure that all units have adequate natural light.

The Strategy

The building is resolved by clearly defining the relationships to its context: how it relates to the street, and how it relates to its neighbors.

To the North: The project faces the Street. A 10ft setback is provided at the ground level, where a large, fully-glazed facade faces the street. The setback creates public space, and reinforces and complement the existing streetwall and the character of the sidewalk. A large lobby with building amenities and a predominantly social use will create an environment that encourages natural surveillance and activate the building and the public realm at the street level.

To the East: The building faces a 100ft-long, 65ft tall, blank wall, from the adjacent project (the Rooster). So the building is placed against the property line, providing a continuous streetwall to consolidate the street.

To the South: The project faces the same project (the Rooster) to the south. The project is placed 10ft away from the property line and avoids a blank wall against the Rooster courtyard. The combination of decks, building geometry and open railings result in a facade with a relatable human scale. The previous version of the project featured a blank wall against the south, which has now been eliminated.

To the West: The project faces a low-rise, townhouse development that is of recent construction. This development is in good condition. While the building could be built against the property line to maximize rentable area, it is decided to step the building back and locate it 5 feet away from the property line, so that openings can be placed in the west facade. The purpose of providing these openings is twofold: First, it eliminates a blank wall against the adjacent development. Second, because the openings are limited, and can be placed above eye level, they provide light into the units, but not a view to the outside. This means visual easements are avoided and the project respects the privacy of the adjacent units. Furthermore, locating the building away from the property line provides the adjacent property with additional space and “room to breathe”, and avoids an imposing blank wall against their yard.

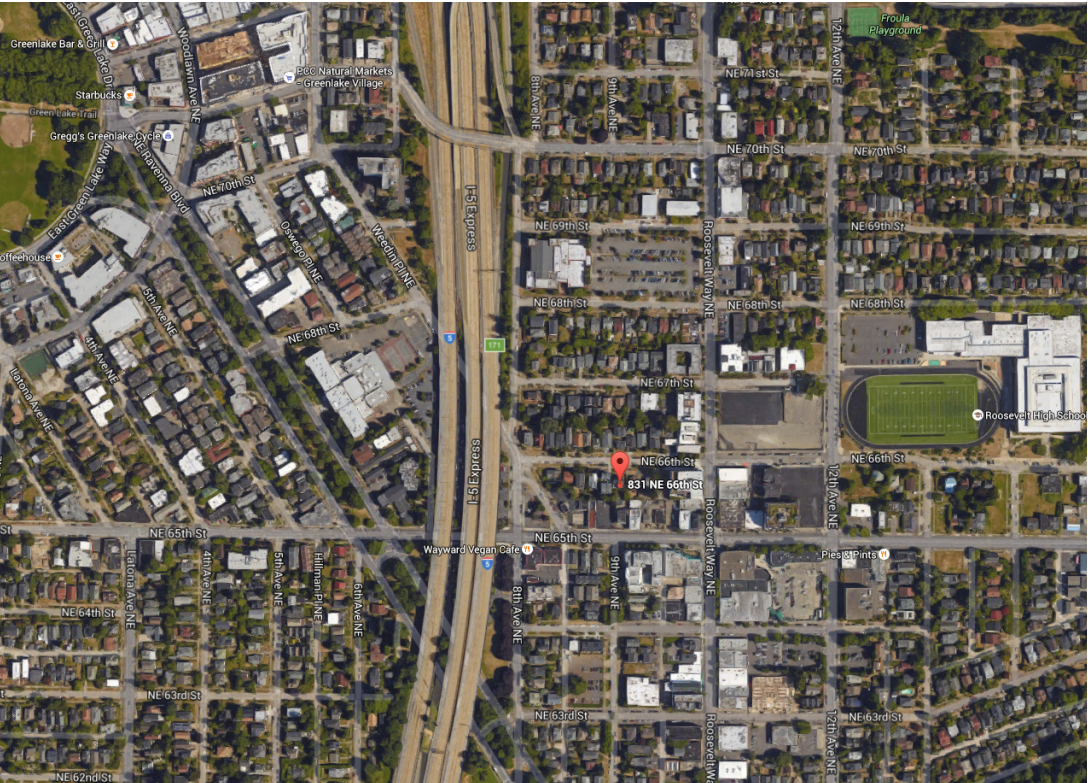
As a result:

Even though the project is a mid-block building, with no alley, it has no blank facades.

The Ground Level, with its fully glazed facade, its predominantly social use, and the 10ft setback over the sidewalk, creates additional public space and encourages a healthy relationship with the street. The design of the floor plans ensures an efficient layout where a central core distributes to 3 units on the front and 3 units on the south, maximizing facade area and therefore natural light for every unit.



Project Aerial View



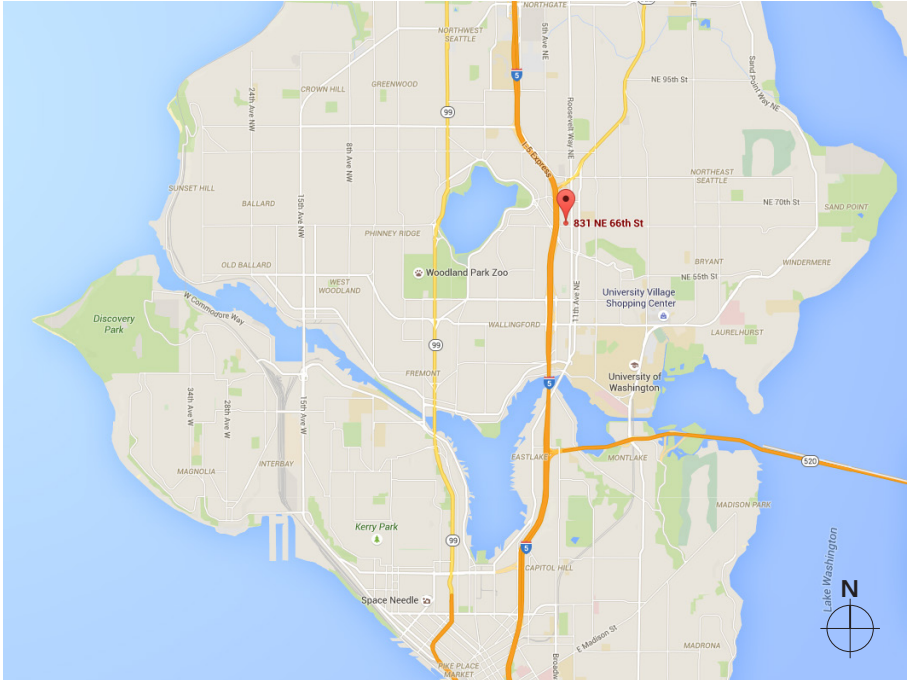
Neighborhood Aerial View



Street View



LOCATION AND LAND USE



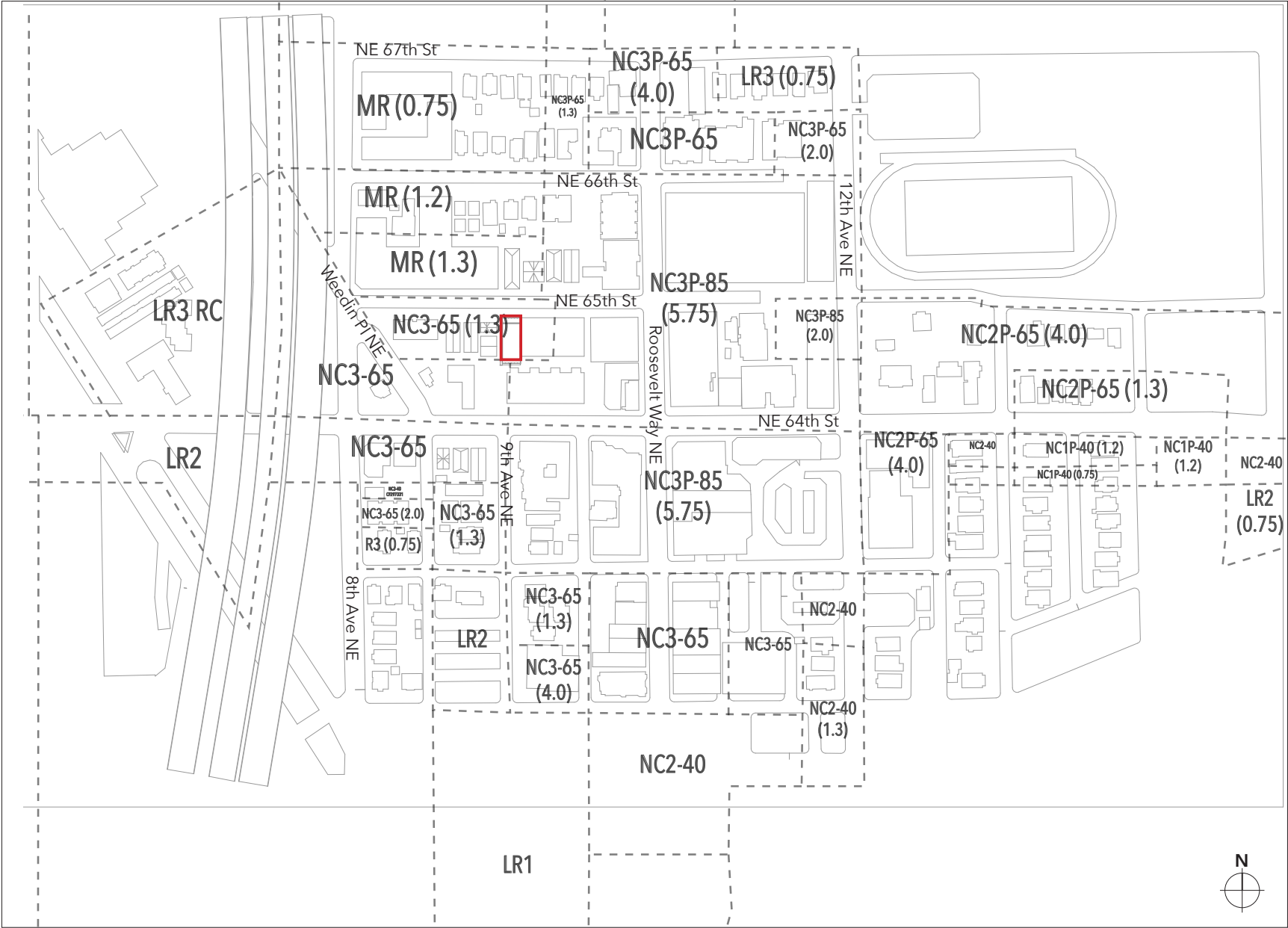
Site Location

Overview

The project site is located in the NC 3-65 (Neighborhood Commercial 3) zone, within the Roosevelt Station Overlay District. The site is surrounded by various NC and MR (Multi-Family Residential) zones.

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 consisting 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.

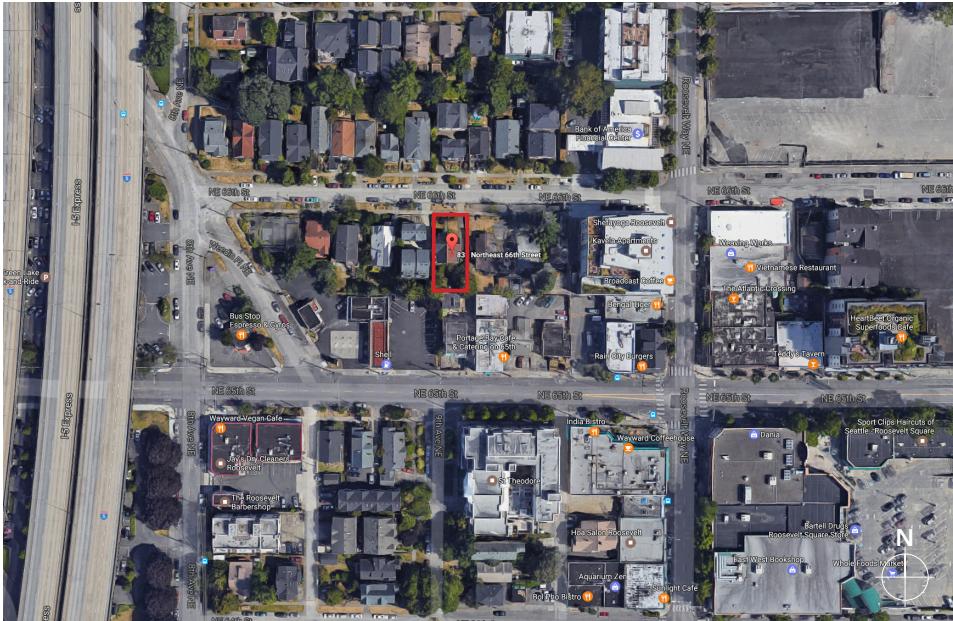
The neighborhood is close to downtown Seattle and the University of Washington. It has a good mix of uses and services that reflect the convenience and living efficiency it offers. The access in and out of the neighborhood is easy with various type of transportation options. Many of the single family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



Zoning Map

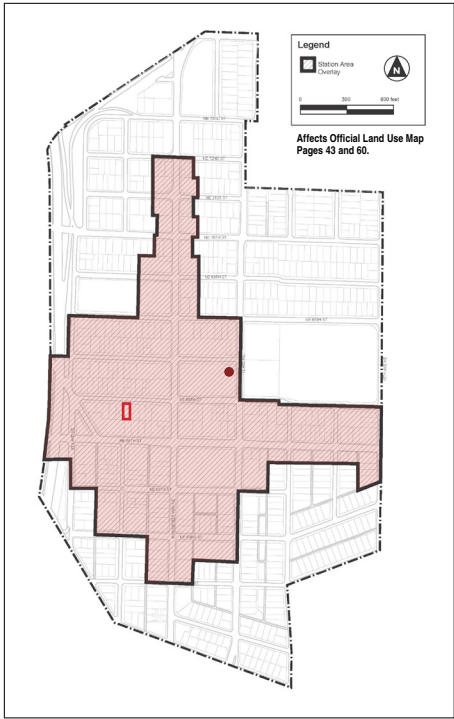
 Site

2. SUMMARY CONTEXT ANALYSIS






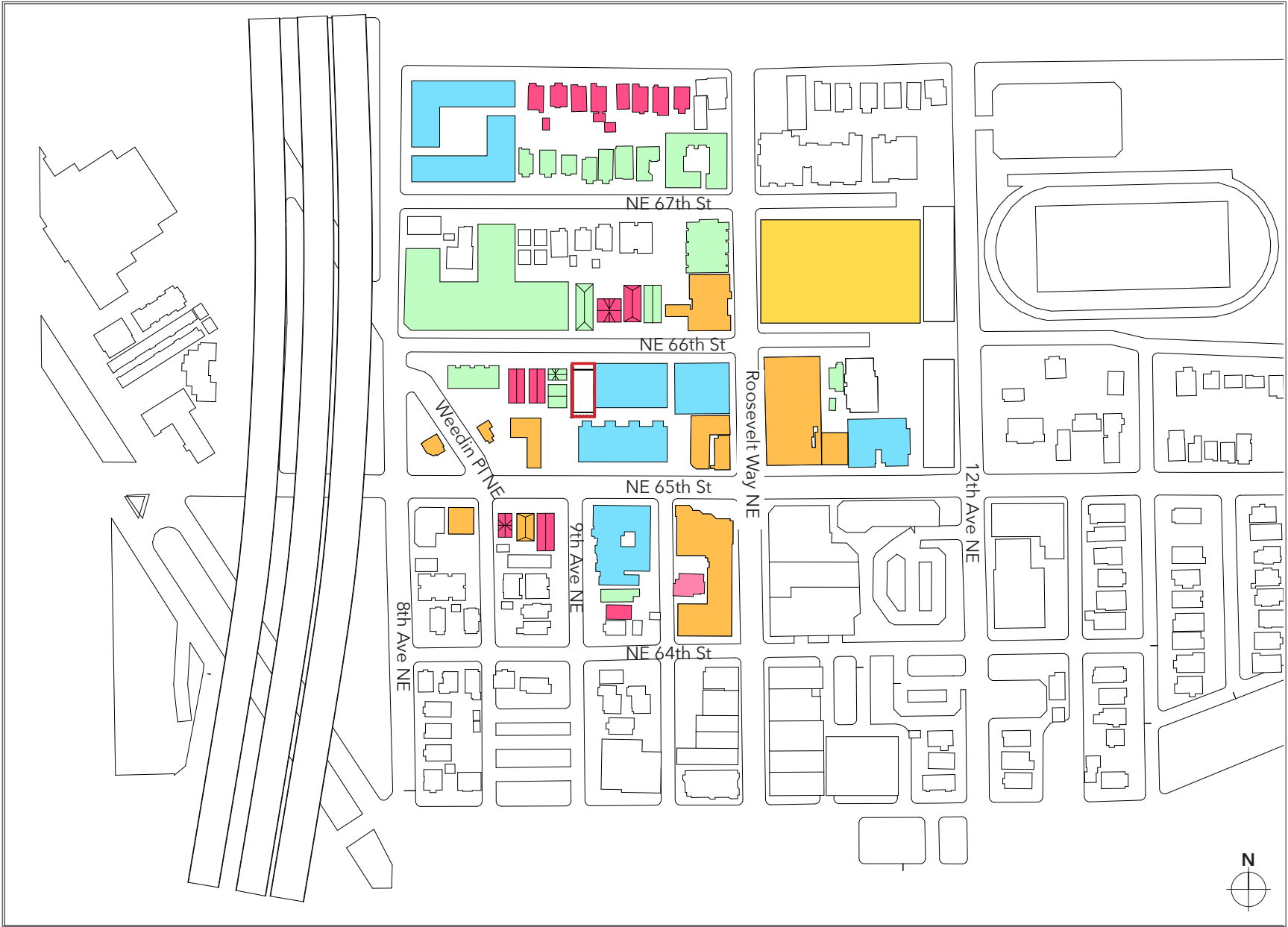
Aerial photograph

Site 








Roosevelt Station Overlay District Map

-  Station Area Overlay
-  Site
-  Roosevelt Light Rail Station



Vicinity Plan

-  Mixed Use
-  Commercial
-  Multi-family Residential
-  Institutional
-  Single Family Residential

 Site



## VEHICULAR AND PEDESTRIAN ACCESS

## Pedestrian Access

Most of the surrounding arterial streets are lined with sidewalks. The site is within walking distance to multiple retail shops, services, markets and restaurants. Roosevelt High School is also nearby, approximately 6 minutes walking.

### Bicycle Access

Bicycle lanes are available on NE Ravenna Boulevard, NE 65th Street, Roosevelt Ave NE and 12th Ave NE, connecting the area to the larger network of bicycle lanes.

## Transit Access

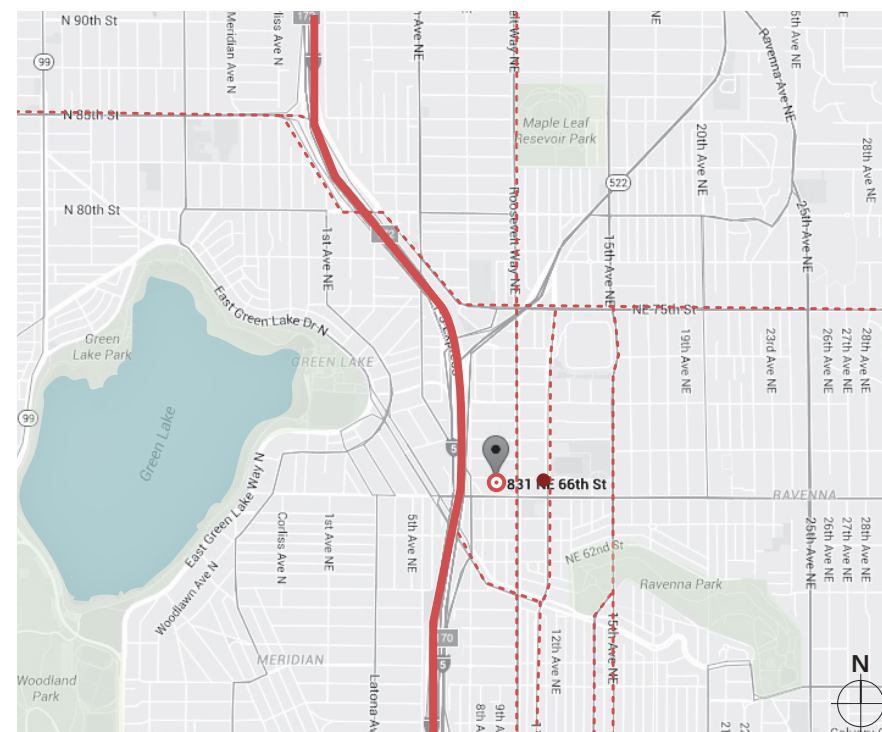
The Green Lake Park & Ride is within walking distance and offers multiple transit routes in and out of the surrounding neighborhood. Public transit stops are available on NE 65th Street, Roosevelt Ave NE and 12th Ave Ne. The Roosevelt Light Rail Station, when completed, will connect the area with the Light Rail system.



## Vehicular Access

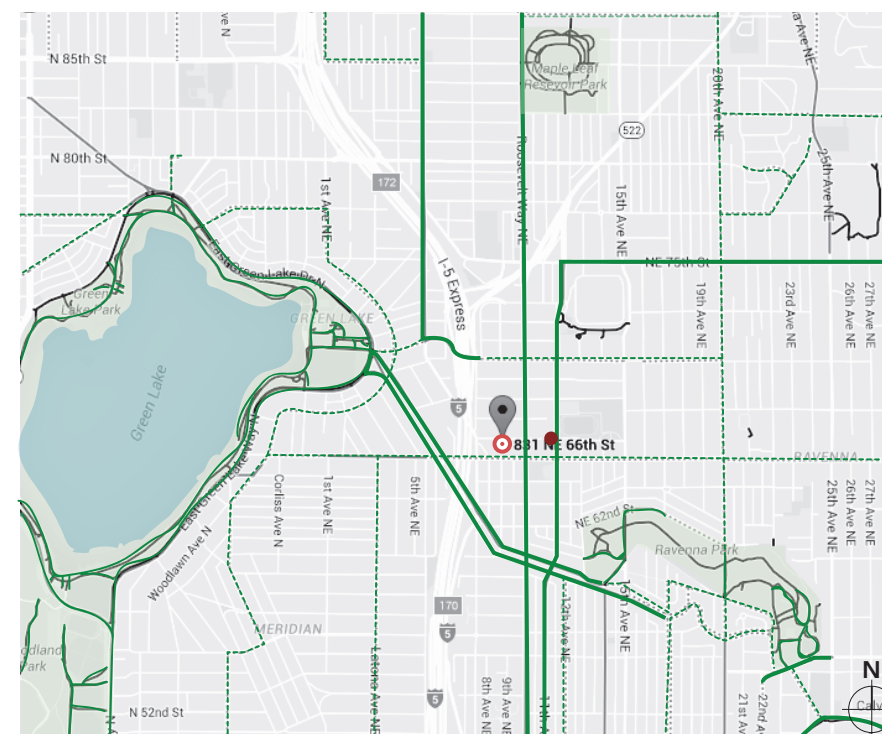
The site is accessible by I-5 via the NE 50th Street exit and through local streets or by surrounding arterial streets. Roosevelt Ave NE and NE Ravenna Boulevard are one-way streets and split traffic direction lanes, respectively. This may require additional maneuvering.







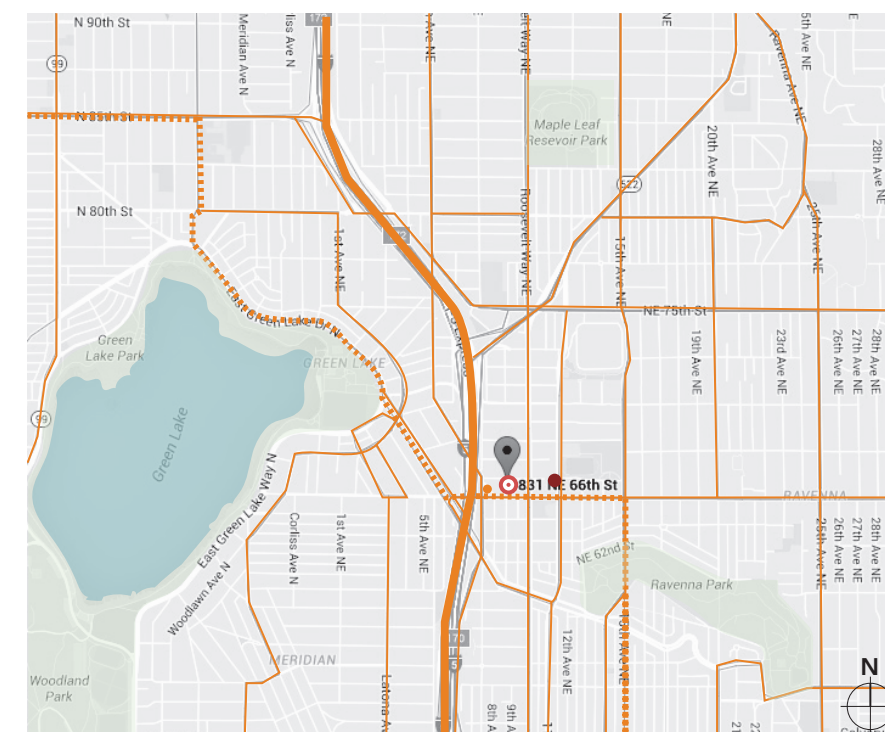
- Roosevelt Light Rail Station





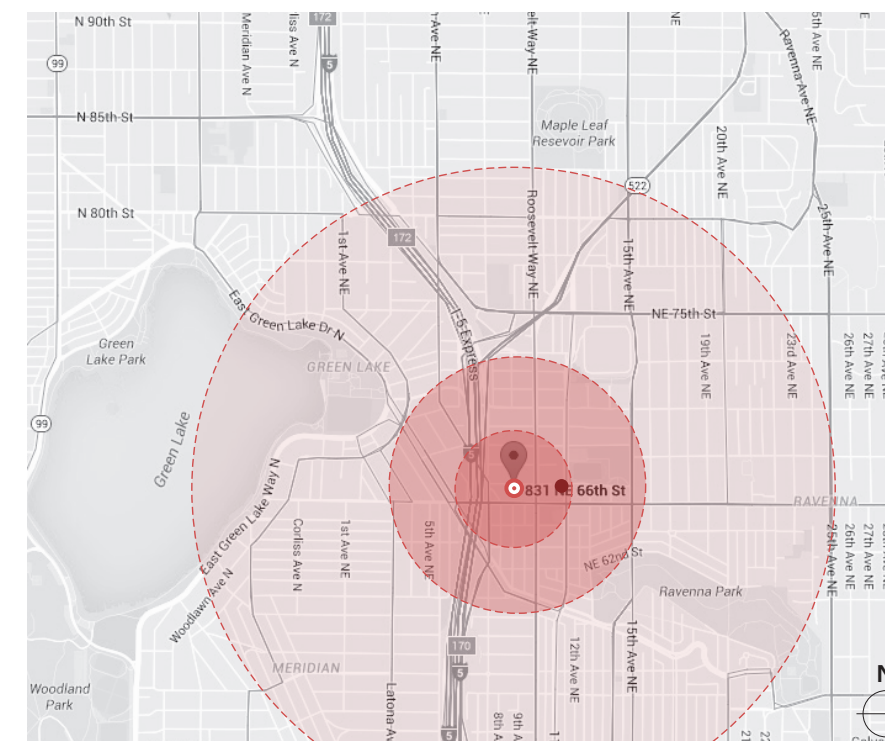
-  Highways  
 Main Roads  
 Local Roads  
 Roosevelt Light Rail Station







- 
-  Dedicated Lanes  
 Bicycle Friendly-Roads  
 Roosevelt Light Rail Station



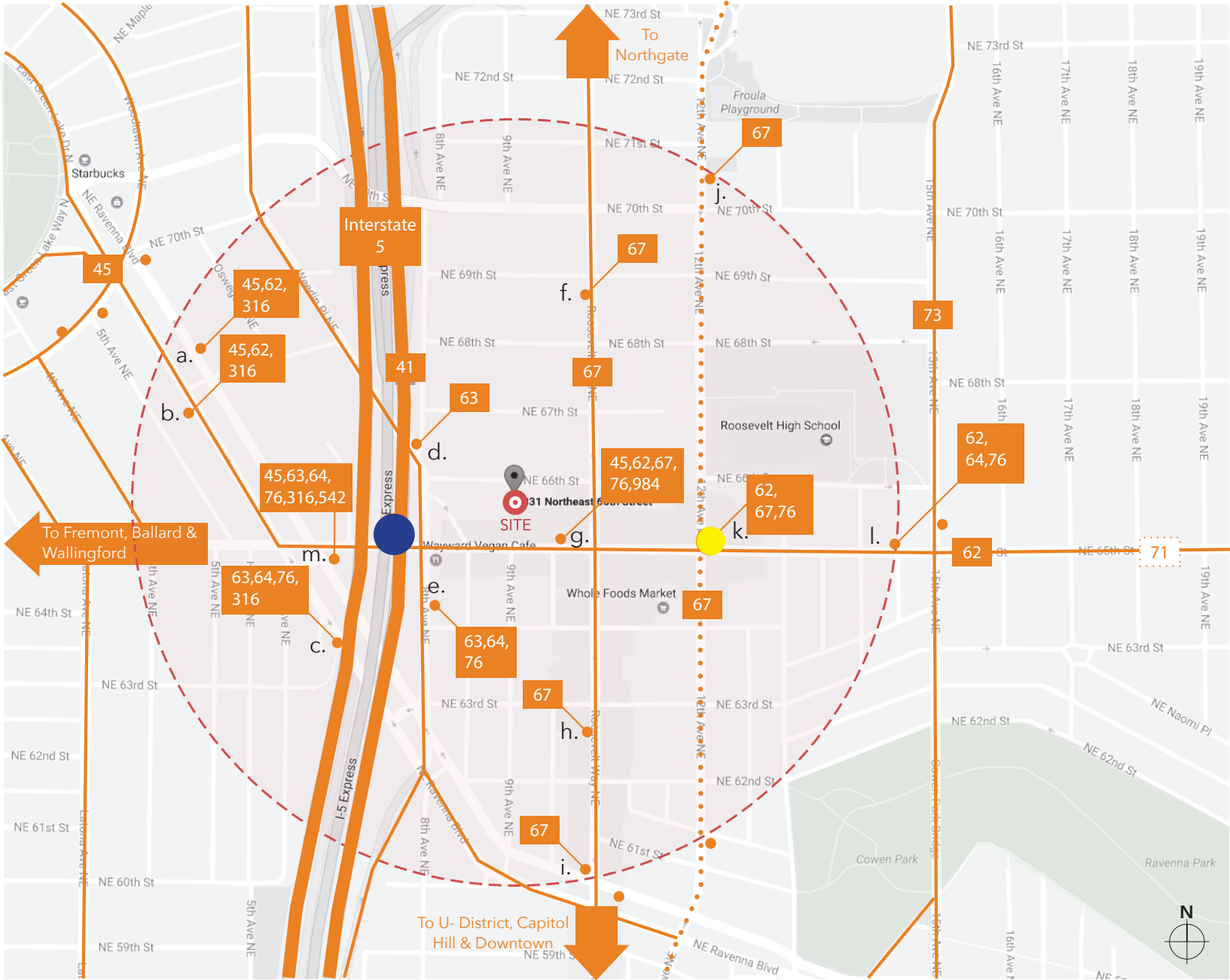
-  Frequent all-day route  
(every 15 minutes or less until 6pm Mon-Fri)
-  All day route
-  Roosevelt Light Rail Station



-  5 minute walk  
 10 minute walk  
 20 minute walk  
 Roosevelt Light Rail Station

VEHICULAR AND PEDESTRIAN ACCESS

TRANSIT STOPS & ROUTES



TRANSIT STOPS & ROUTES

Transit Stops

- a. NE Ravenna Blvd & NE 68th St
- b. NE Ravenna Blvd & NE 68th St
- c. NE Ravenna Blvd & 1-5
- d. Weedin PINE & 8th Ave NE
- e. 8th Ave NE & NE 64th St
- f. Roosevelt Way NE & NE 69th St
- g. NE 65th St & Roosevelt Way NE
- h. Roosevelt Way NE & NE 63rd St
- i. Roosevelt Way NE & NE Ravenna Blvd
- j. 12th Ave NE & 70th St
- k. 12th Ave NE & NE 65th St
- l. NE 65th St & 15th Ave NE
- m. NE Ravenna Blvd & NE 65th St

Routes

- 41. Lake City, Northgate Transit Center, Downtown Seattle.
- 45. Loyal Heights, Greenwood, Green Lake, University District, UW Station.
- 62. Sand Point, Ravenna, Green Lake, Wallingford, Fremont, Downtown Seattle.
- 63. Northgate, Maple Leaf, Green Lake, South Lake Union, First Hill, Cherry Hill.
- 64. Jackson Park, Lake City Way, Wedgwood, South Lake Union, First Hill, Cherry Hill.
- 67. Northgate Transit Center, University District, UW Station, Children's Hospital.
- 76. Wedgwood, Ravenna, Green Lake, Downtown Seattle.
- 316. Meridian Park, Haller Lake, North Seattle College, Green Lake, Downtown Seattle.
- 542. Redmond, Overlake Village, Evergreen Point, UW Station, Green Lake.
- 984. Lakeside School, University District, Downtown Seattle.

- Frequent all-day route (every 15 minutes or less until 6pm Mon-Fri)
- ... All day route
- Transit Stops
- Transit Service at Major Park & Rides and Other Transfer Points: Roosevelt (NE 65th St/ Roosevelt Way NE/15th Ave NE)
- Park and Ride: more than 250 spaces

1320 ft walking distance radius of the property

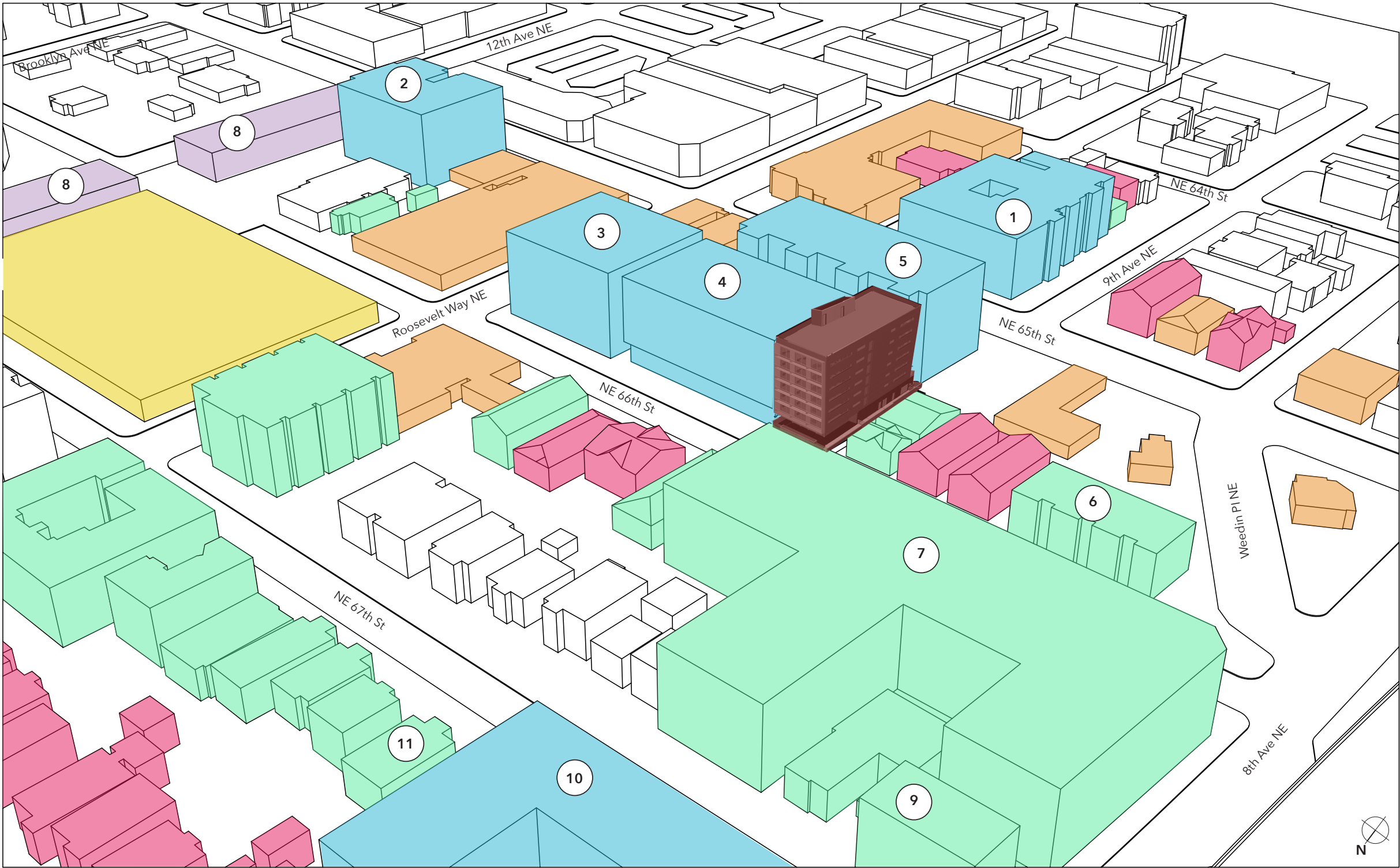


3. EXISTING SITE CONDITIONS

ZONING, EXISTING USES AND STRUCTURES.

- Transportation
- Mixed Use
- Commercial
- Multi-family Residential
- Institutional
- Single Family Residential
- Site

- 1. Saint Theodore on Roosevelt
- 2. Dwell Roosevelt Condo
- 3. Kavela Apartments
- 4. Rooster North
- 5. Rooster South
- 6. Solo 51 Townhouses
- 7. Iron Flats 802 NE 66th St
- 8. Roosevelt Light Rail Station. 12th Ave NE, 65th-67th St.
- 9. Enzo Apartments
- 10. Eleanor Apartments
- 11. Maude Urban Living



9-block (3 block x 3 block area) map of zoning, existing uses and structures.



SITE CONTEXT

The scale of the neighborhood is changing. Current single family home and low-rise residential buildings and townhouses are rapidly being developed into larger commercial and residential mid-rise structures.

The immediate area consists of existing single and multi-family residential buildings that are 1 to 2 floors high to the north, a 3-story townhouse development immediately to the west, and a six-story, 65'-feet high multifamily residential building built on the property lines to the east and south. A mix of multi-family and commercial buildings can be found in the vicinity, with a number of large projects being developed.



Existing Site



1. Saint Theodore on Roosevelt



2. Dwell Roosevelt Condo



3. Kavela Apartments



4. Rooster North



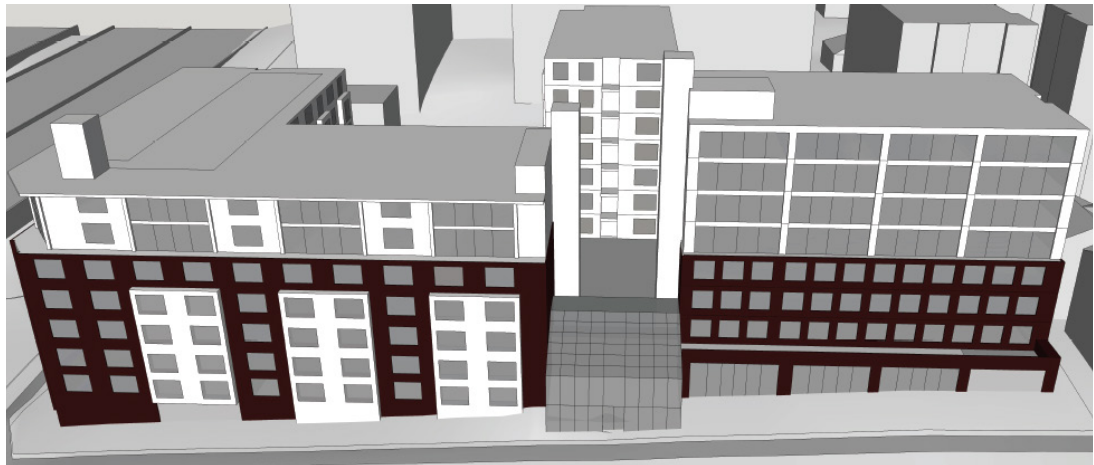
5. Rooster South



6. Solo 51 Townhouses



SITE CONTEXT



7. Iron Flats 802 NE 66th St



8. Roosevelt Light Rail Station. 12th Ave NE, 65th-67th St.



9. Enzo Apartments

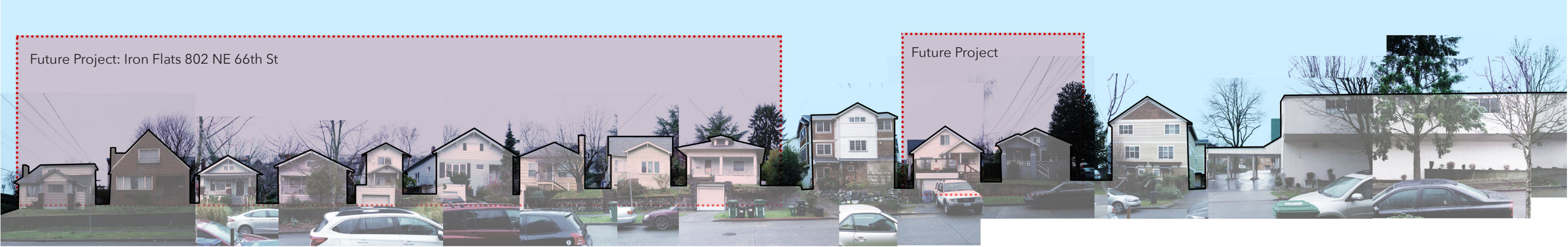


10. Eleanor Apartments



11. Maude Urban Living

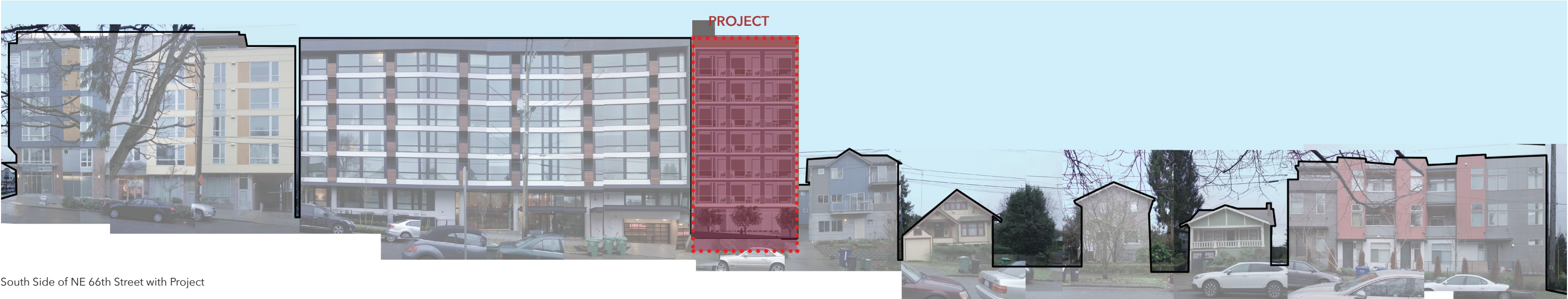




North Side of NE 66th Street



South Side of NE 66th Street



South Side of NE 66th Street with Project

STREET ELEVATION

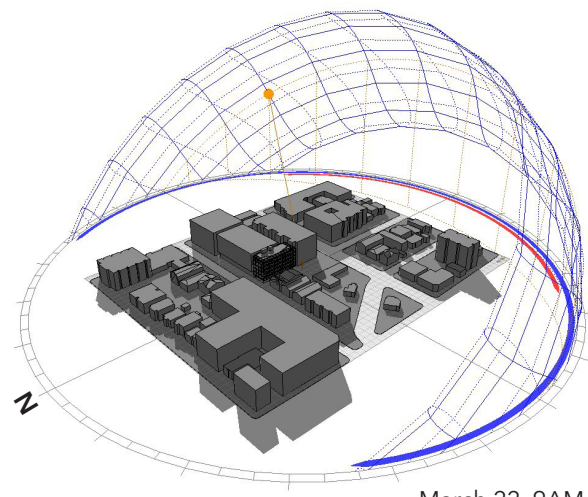


SHADING DIAGRAMS

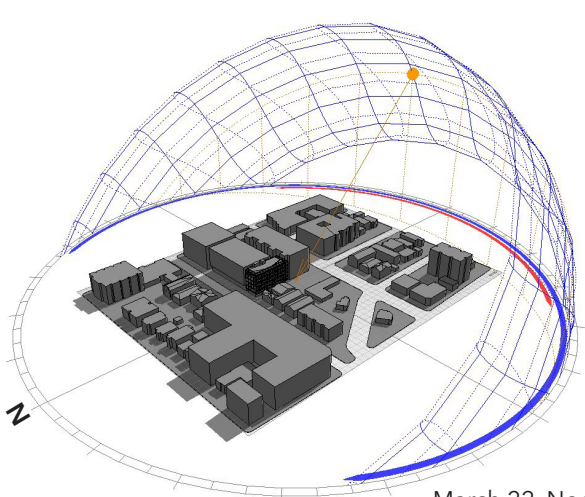
Morning

Noon

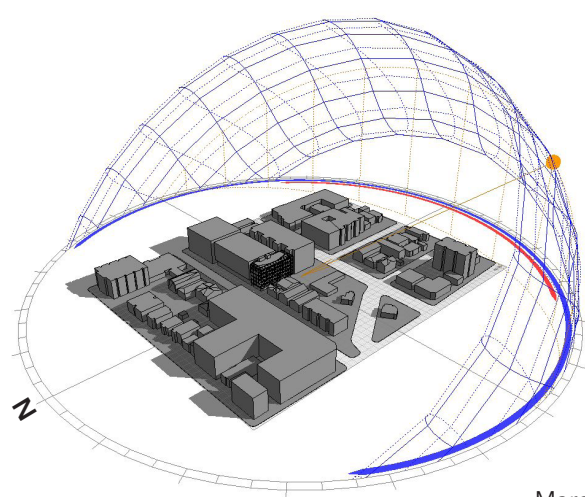
Afternoon



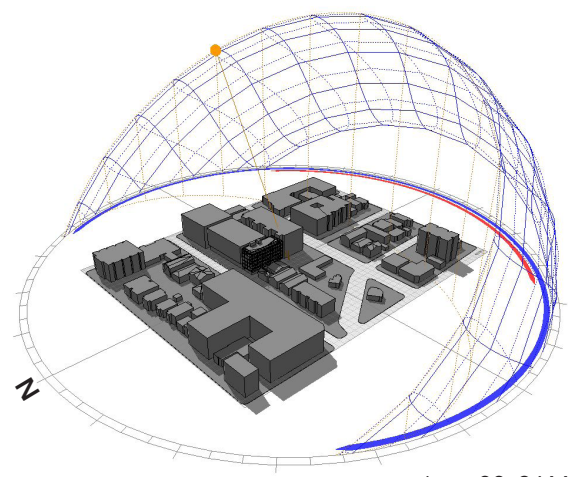
March 22, 9AM



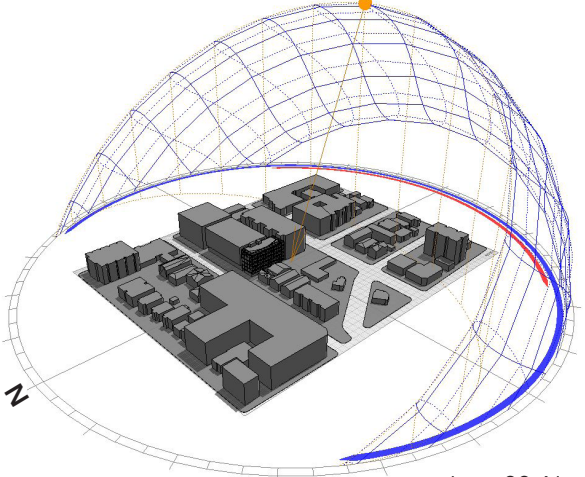
March 22, Noon



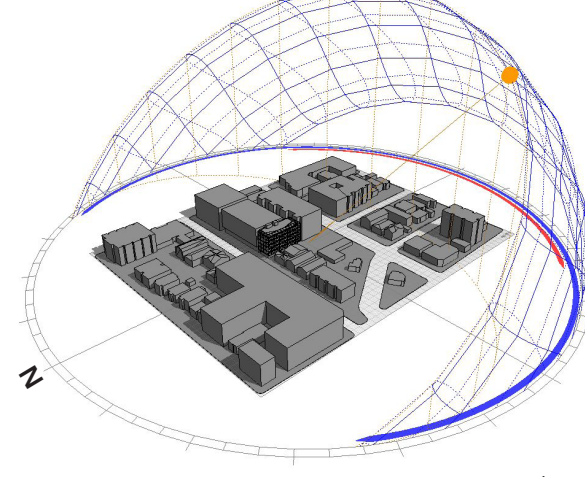
March 22,, 3PM



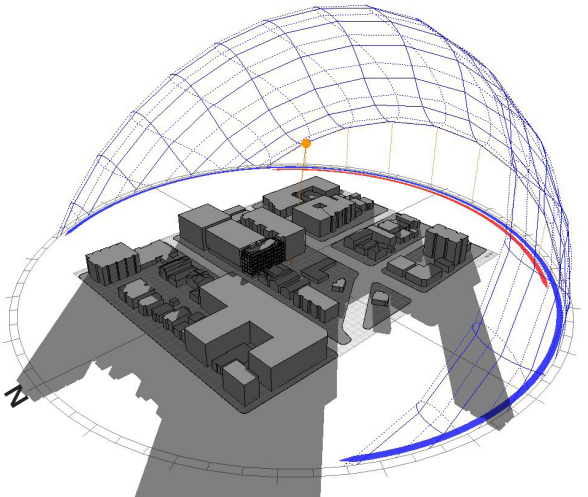
June 22, 9AM



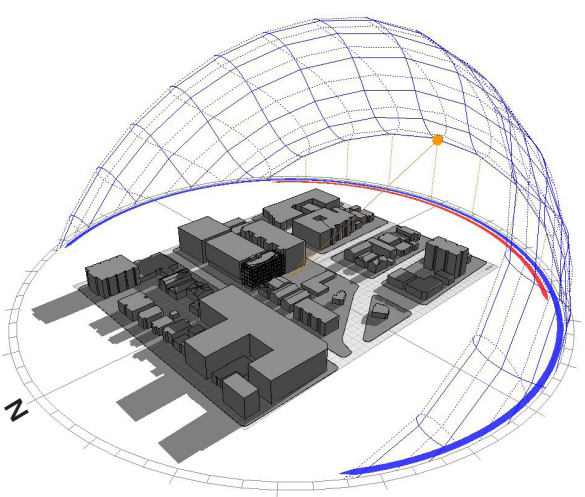
June 22, Noon



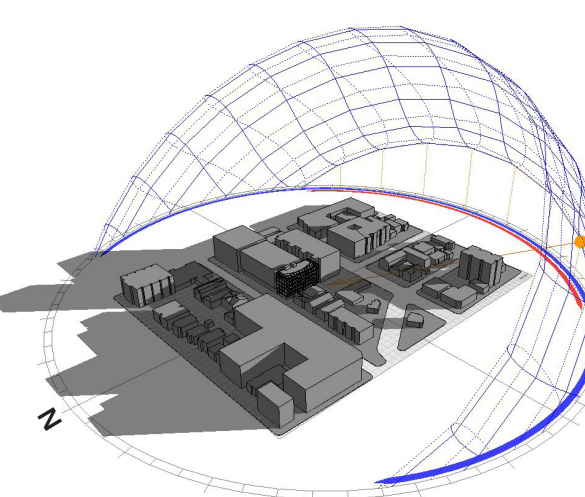
June 22, 3PM



December 22, 9AM



December 22, Noon



December 22, 3PM



SITE PHOTOS





4. ZONING DATA

PROJECT INFORMATION

Applicant / Agent’s:  
Andres Villaveces - Metrica LLC

Address: 500 Yale Ave N, Floor 1. Seattle, WA 98109  
Email: av@metrica.us  
Phone number: +1 206 607 9808

Owner:  
Kathy Chen

Address: 500 106th Ave. NE, #3715, Bellevue, WA 98004  
Email: kathychen12@msn.com  
Phone number: 425 533 809

Surveyor:  
Geodimensions Inc

Address: 10801 Main Street, Suite 102, Bellevue, WA 98004  
Email: support@geodimensions.net  
Phone: 425 458 4488

Landscape Architect:  
Nakano Associates

Address: 853 Hiawatha Place S, Seattle WA 98144  
Email: jy@nakanoassociates.com  
Phone number: 206 292 9392

Project Site Address  
831 N.E. 66th Street. Seattle, WA

Legal Description

The east half of lot 2 and all of lot 3, block 60, Woodlawn addition to Green Lake, according to the plat thereof recorded in volume 6 of plats, page 20, in King County, Washington.

King County Assessor’s  
Parcel Number (APN): #9528103050

PROJECT DESCRIPTION

7 story, 36 unit apartment with 5 stories of wood frame over 2 story concrete base with one basement level.

Lot Area: 4,636 sq. Ft.

Zone Designation:  
NC3-65 incentive 1.3 base FAR Green Lake/ Roosevelt urban village Roosevelt Station Overlay District

Permitted uses:  
- Multi-family residential  
- Eating and drinking establishments  
- Commercial office

Street and alley information

Street and sidewalk  
The street R/W is 60’ and is improved with a 6’ concrete sidewalk and concrete curb on both sides. The edge of the sidewalk is 2’ north of the north property line.

Curb Cut  
There is an existing 10’ curb cut at the east end of the street property line. The east edge of the curb cut is 1’ from an extension of the east property line.

No curb cut is proposed. The existing curb cut will be removed and replaced with new concrete curb and sidewalk.

Planting Strip  
The planting strip between the sidewalk and the street edge is 10’

DEVELOPMENT INFORMATION TABLE

SMC 23.47A.008 . Street-level development standards  
2. Blank facades  
b. Blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width.  
c. The total of all blank facade segments may not exceed 40 percent of the width of the facade of the structure along the street.

Total facade width: 39’ - 0”  
Total blank facade segments: 15’ - 8” = 40%

SMC 23.47A.013. “Floor Area Ratio” (see A0.02)  
Maximum allowable FAR is the suffix designation of 1.3

SMC 23.47A.013, Table B. “Maximum FAR in the Station Area Overlay District”  
Height Limit in feet 65’ = 5.75 FAR

SMC 23.58A.014, B1A. “Bonus Residential Floor Area for Affordable Housing”  
14 percent of the Gross Bonus Residential Floor

SMC 23.47A.014. “Setback Requirements”  
There are no setback requirements for lots in NC zones that are not abutting or across the alley from residential zones.

SMC 23.47A.016, A2. “Landscaping & Screening Standards”  
Landscaping that achieves a green factor score of 0.3 or greater (see Landscape Plan and Green Factor Calculation Sheet)

SMC 23.47A.024. “Amenity Areas”  
Are required in an amount equal to 5% of the total GFA  
22,668 sq ft x 5% = 1,133 sq ft

Common Areas  
a. Front Terrace : 566 sq ft

Private Areas  
Decks at individual units:  
Typical floor: 208 sq ft  
309 sq ft x 6 levels: 1,248 sq ft

Total Amenity Area: 1,814 sq ft

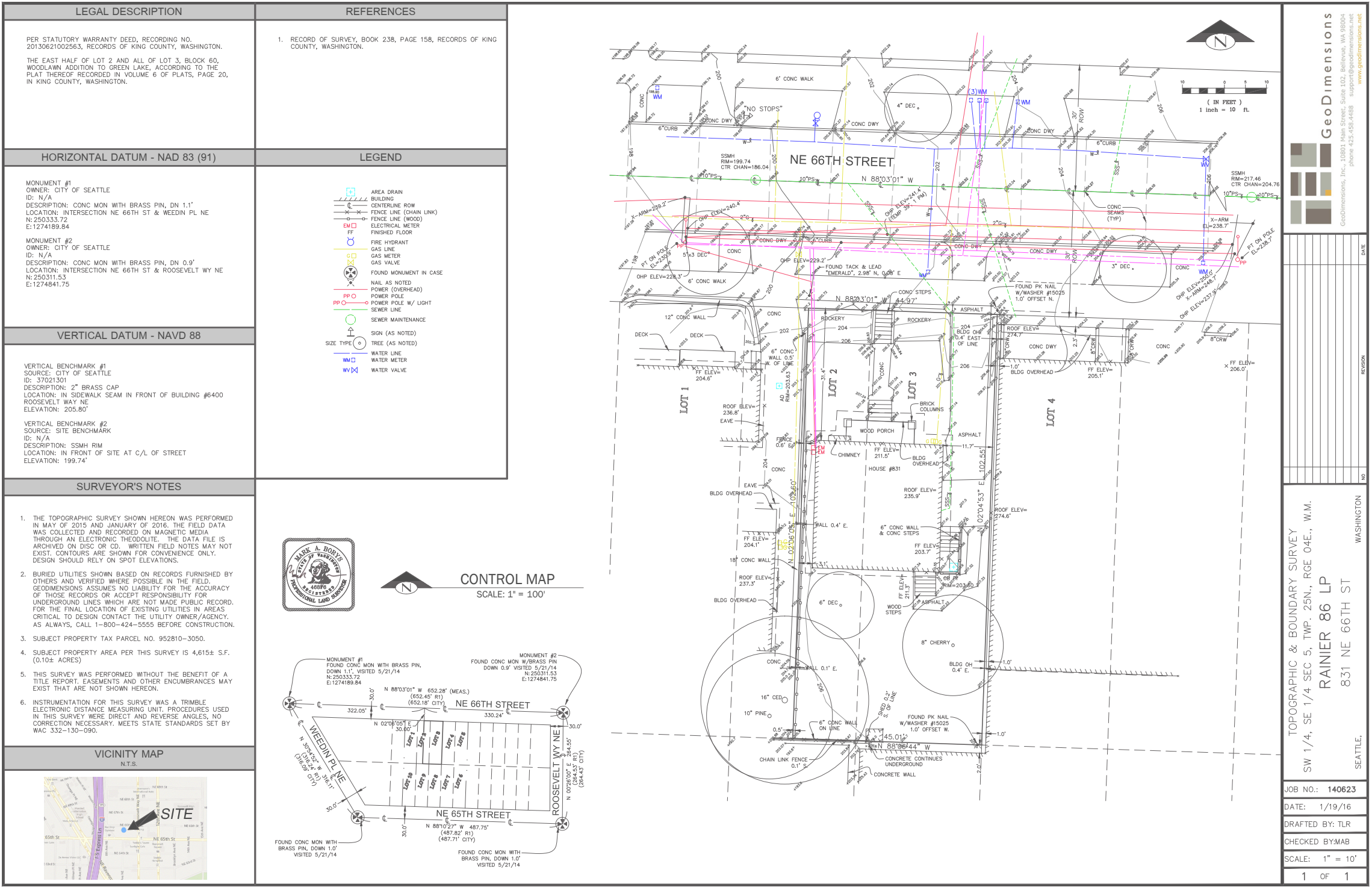
SMC 23.54.040 Table A. Shared storage space for solid waste containers  
26 T0 50 Dwelling Units required for = 375 sq ft  
Storage space provided = 385 sq ft

SMC 23.86.006. Structure Height Measurement  
Maximum Allowable Building Height 65’: 271.4’  
Maximum Allowable Roof Height 273.4’  
Maximum Allowable Parapet Height 275.4’  
Average Building Elevation 206.4’  
FFL at entry Level 201’  
Highest Point of Proposed Structure 275.4’

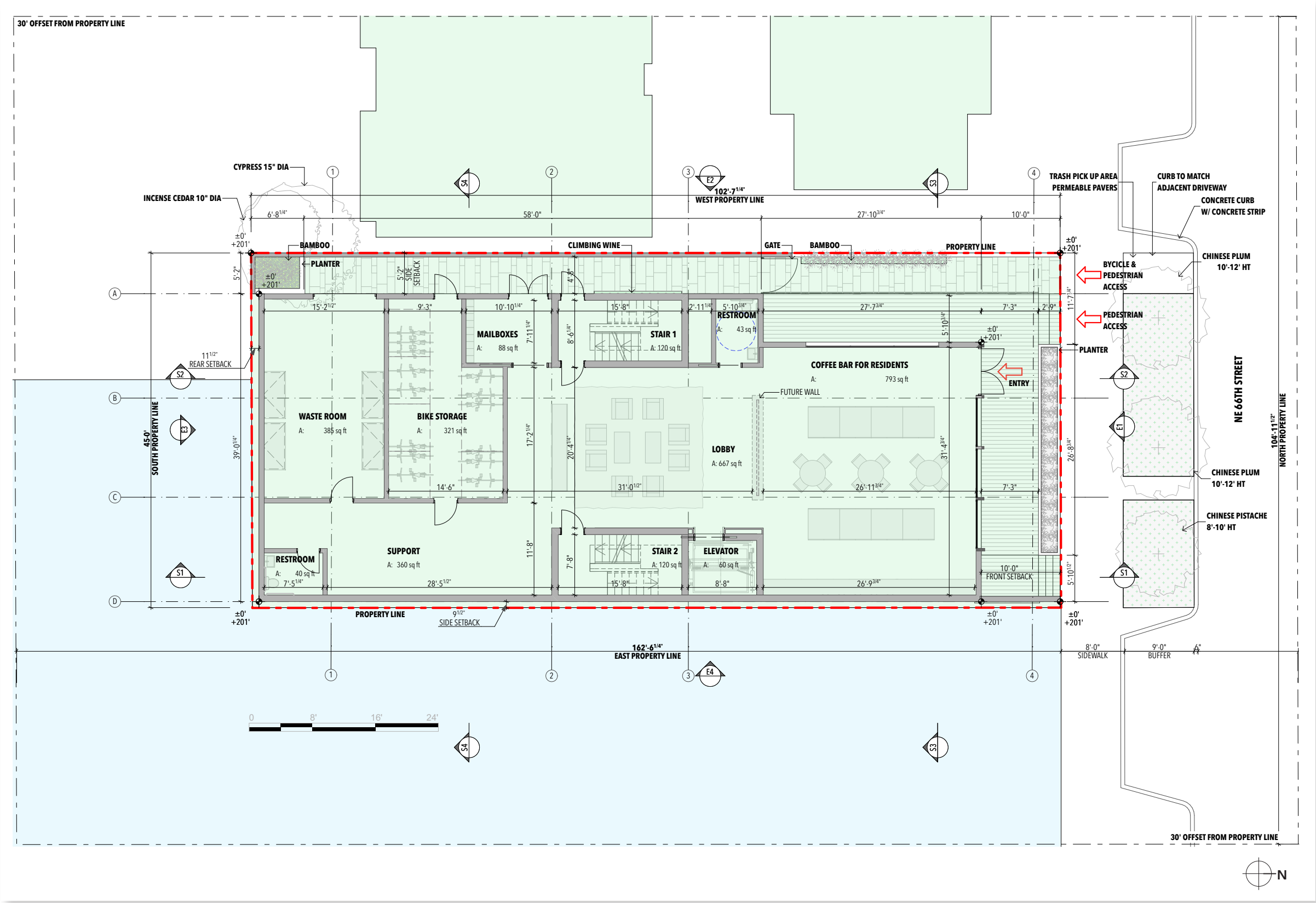
SMC 23.54.015 Table B, IIL . Parking for Residential Uses  
No minimum requirement for all residential uses within urban centers or within the Station Area Overlay District.  
The site is 260’ from Roosevelt Way NE, a street with frequent bus service. No auto parking is provided.

SMC 23.54.015 Table D, D2 . Parking for Bicycles  
1 per 4 dwelling units = 36 units / 4 = 9 required  
Parking area provided for 36 bicycles

SITE SURVEY



5. COMPOSITE SITE PLAN





ARBORIST REPORT

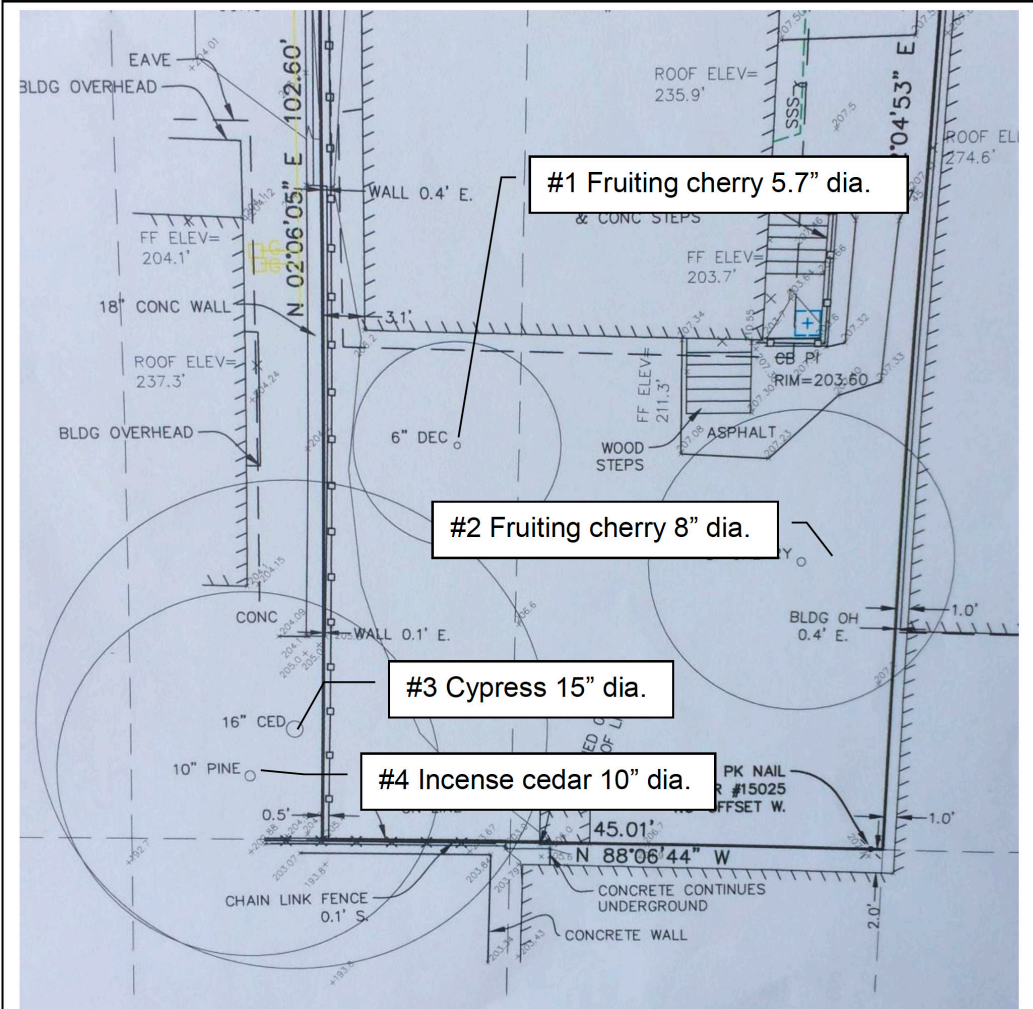


Figure 1. Site Plan showing tree numbers and names.

ARBORIST ASSESSMENT

“The two fruiting cherry trees on the project site do not merit retention due to small size or poor condition. The two trees on the adjacent lot to the west were viewed looking through the fence while standing on the project site. The cypress tree on the adjacent property to the west is in poor vigor and pruning overhanging branches for clearance would remove nearly half of the canopy on one side of the tree. Tree removal is recommended. The incense cedar is located to the southwest behind the cypress tree and would not be impacted by the limits of construction on the project site”.

Info. collected by: C. Pfeiffer  
ISA Certified Arborist  
Tree Risk Assessment Qualified

Formosa Roosevelt  
831 NE 66th Street, Seattle, WA  
Tree Inventory

Field data: July 10, 2017

| Tree # | Species                            | dbh (in.)            | Drip Line Radius | CRZ Radius | Vigor | Structure | Risk of Failure | Comments / Defects   | Exceptional | Preservation Value | Maintenance Recommendations |
|--------|------------------------------------|----------------------|------------------|------------|-------|-----------|-----------------|--|-------------|--------------------|-----------------------------|
| 1      | Fruiting cherry, <i>Prunus</i> sp. | 5.7" (4.2, 3.2, 2.1) | n/a              | n/a        | Good  | Fair      | Low             | Size is below threshold for tree retention per the Seattle Chapter 25.11 tree protection code.             | No          | Low                | Remove.                     |
| 2      | Fruiting cherry, <i>Prunus</i> sp. | 8"                   | n/a              | n/a        | Poor  | Poor      | Moderate        | Tree is mostly dead. Established decay fungi and fruiting bodies present on main trunk and scaffold limbs. | No          | None               | Remove                      |

Info. collected by: C. Pfeiffer  
ISA Certified Arborist  
Tree Risk Assessment Qualified

Formosa Roosevelt  
831 NE 66th Street, Seattle, WA  
Tree Inventory

Field data: July 10, 2017

| Tree # | Species                                    | dbh (in.) | Drip Line Radius | CRZ Radius | Vigor        | Structure | Risk of Failure | Comments / Defects  | Exceptional | Preservation Value | Maintenance Recommendations  |
|--------|--|-----------|------------------|------------|--------------|-----------|-----------------|---|-------------|--------------------|--|
| 3      | Cypress, <i>Cupressus</i> sp.              | 15"       | 15'              | 15'        | Fair to Poor | Good      | Low             | This tree is highly stressed with a significant amount of dead foliage throughout the canopy. The trunk is about 2-feet west of the fence. It has long, unbranched lateral limbs that overhang 15 feet into the project site. Pruning for clearance with the new construction would remove nearly half of the canopy. | No          | Low                | The low vigor and the severity of pruning that would be required for clearance make it unfeasible to effectively retain this tree. Removal is recommended. |
| 4      | Incense cedar, <i>Calocedrus decurrens</i> | 10"       | 10'              | 10'        | Fair to Poor | Good      | Low             | Tree canopy is one-sided with the adjacent <i>Cupressus</i> , and it does not overhang the adjacent lot. It appears drought stressed, with browning and dropping of inner leaves. Trunk is setback about 5-feet from the fence.   | No          | High               | CRZ is outside of the area of potential construction impact.   |



6. ITEMIZED RESPONSE TO EDG

Four different Schemes have been produced as part of the Project’s evolution.

**Scheme 1** was presented during the Early Design Guidance Meeting on 11 May 2015. Three Architectural Concepts were presented to the Board.

The first scheme presented 3 massing options, as it is required during EDG Meeting. Option A was a C-Shaped massing option with the majority of the structure mass surrounding a narrow courtyard. The scheme provided commercial space at Ground Level and small units from the second to the sixth floor and no basement. The option contemplated a total of 35 units. This scheme’s west facade had 36 feet of blank wall. The Option A had a simple geometry and a logical organization.

In the second scheme (Option B), the building’s ground level was set back from the western property line, while the upper levels were arranged around a square courtyard. The upper levels of the building reached the western property line, resulting in 69-feet of blank wall on the west facade. This scheme also has commercial space at ground floor and a total of 40 units distributed between the second and the sixth floor, but also includes a basement level parking. Option B has a more complicated geometry and only one unit per floor looks west. There is a high percentage of corridor space.

The third scheme also has a western courtyard and includes 35 units between the second and sixth floors and basement storage and amenity areas. This scheme is similar to Option A and the total amount of blank wall at the west facade is 60 feet. Option C has 5 different units plans per floor, by necessity, not by choice, and only 2 units per floor have western exposure. There is a privacy issue between units 3 and 4.

**Scheme 2**, was presented during MUP application.

Scheme 2 is a West-facing project, where all the units faced West, and the project was setback 10ft from the West property line. The building also used an aluminum frame system to hang the decks and balconies that proved to be financially unfeasible. In this scheme, the Ground Level has an open plan with lounge area, a clear relationship to the street and a fully glazed facade. In this Scheme, the South Wall is a blank wall.

Building is setback 10 feet at ground level.

**Scheme 3** was presented to the City on 27 April, and it is a natural response to the City Correction Notice. This is similar to Scheme 2, except that the units have been rotated to face north and south: The zoning for the adjacent lot to the West (the townhouse development) allows it to be developed into a 65ft-tall building, in which case, most of the previously West-facing unit

would lose natural lighting. By having the units face North and South, it is certain that all units will enjoy appropriate levels of natural light, even if the adjacent project is developed into to its maximum development potential.

A “Party Room” is located at the top level and a deck is provided at the top floor. All units still maintain an exterior deck and the project completely eliminates blank walls. The lobby at the ground level and the relationship of the building to the street is maintained. The building aesthetic of a rational frame that dematerializes at the top is maintained.

**Scheme 4**, which is presented in this Design Review Packet, is an evolution of Scheme 3.

Half of the vertical elements on the North and South facades are removed to provide additional views and light to the units.

The Party Room has been removed from the top level, and instead, 3 additional units are provided. With the exception of the top level floor, which is now equal to the typical levels. The building distribution and layouts are maintained.



Scheme 4.



Scheme 1.  
Early Design Guidance



Scheme 2.  
MUP Submission

Scheme 3.



Scheme 4.



## DESIGN GUIDELINES

The following Design Guidelines have been identified by the board as Priority Guidelines. The following pages describe how the Project responds to these Guidelines.

**CS1-B-1. Sun and Wind:** Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.

**CS1-B-2. Daylight and Shading:** Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on site.

**CS1-B-3. Managing Solar Gain:** Manage direct sunlight falling on south and west facing facades through shading devices and existing or newly planted trees.

### RESPONSE

There are three units facing North and three Units facing South in each floor. All units have large glazed facades, providing maximum daylight. The South Units have 5ft deep decks that help control direct sunlight during the summer at noon. The North units will enjoy indirect sunlight and will have decks slightly shallower, but deep enough to be able to step outside. A central shaft in the building core will help distribute services and fresh air to all of the units.



Close-up View of Front Facade

**CS2-C-2. Mid-Block Sites:** Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.

**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

**CS2-D-1. Existing Development and Zoning:** Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition

### RESPONSE

The Project is located in a narrow mid-block site with no alley. The site has only 45 feet of street frontage. A 65-foot tall building is built on the property line to the East and to the South. An existing Townhouse Development is located to the West. The Project façade is located 5 feet away from the West Boundary to provide windows on the West Façade and avoid large blank walls built on the property line adjacent to the smaller-scale Townhouse Development. The windows on the west facade are small and located at a high level, which will control views into and from the adjacent Townhouse development.



Relationship to adjacent Townhouse development

The Building continues the existing street edge and includes a 10-foot setback at the ground level. The height, bulk and scale is similar to the project adjacent to the East ("The Rooster"). The use of decks, railings and depth on the north and south facades reduce the bulk and scale of the project.

**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. It is encouraged to visually reinforce the existing street wall and to make use of a building setback to create a public space.

**PL1-B-2. Pedestrian Volumes:** Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area.

**PL1-B-3. Pedestrian Amenities:** Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered.

**PL2 Walkability:** Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

**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.

### RESPONSE

The building provides a 10-foot setback to create public space. The setback reinforces and complements the existing street wall and the character of the sidewalk.



View of Ground Level Street Facade and 10-foot Setback



DESIGN GUIDELINES

**PL2-B-1. Eyes on the Street:** Create a safe environment by providing lines of sight and encouraging natural surveillance.

**PL2-B-2. Lighting for Safety:** Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

**PL2-B-3. Street-Level Transparency:** Ensure transparency of street-level uses (for uses such as non residential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.

**PL2-D-1. Design as Wayfinding:** Use design features as a means of wayfinding wherever possible.

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

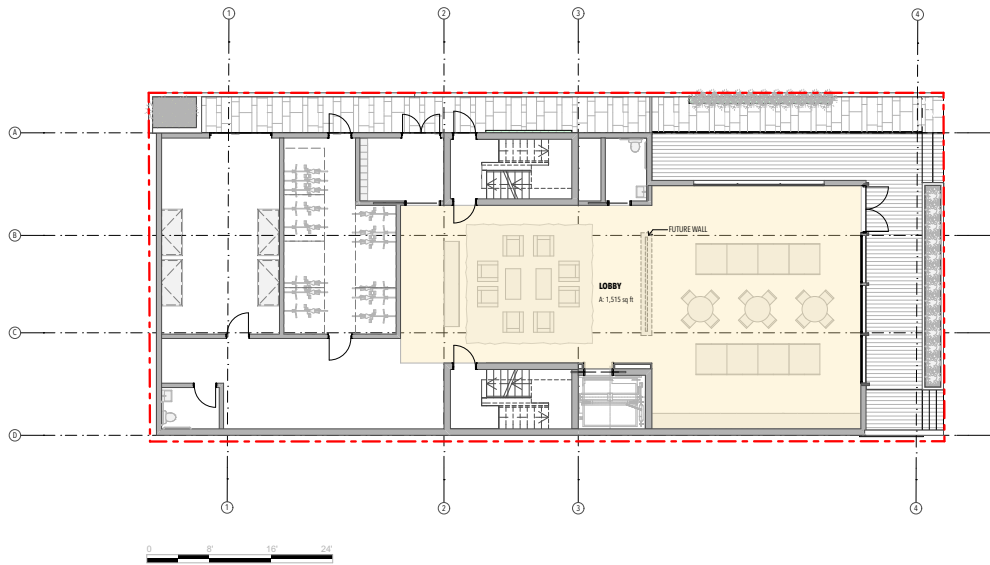
**PL3-A-2. Common Entries:** Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.

RESPONSE

Fully glazed façade and appropriately lit area at street level with a predominantly social use will create an environment that encourages natural surveillance and appropriation of the street frontage by the users. A clearly visible entrance to the large lobby / lounge area is provided, creating a clear connection to the street, and the lobby/lounge provides sightlines to and from the street while at the same time providing an opportunity to do a security control and a private, but controlled space where visitors can be welcomed.



View of Building Main Entry



**PL4 Active Transportation:** Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.

**PL4-B-2. Bike Facilities:** Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.

RESPONSE

The building has no parking requirements due to its proximity to Roosevelt Light Rail Station. Building visitors and residents will predominantly walk or use a bicycle as means of transportation in the neighborhood. Ample and comfortable bicycle racks and storage are provided for residents and visitors.

**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.

**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.

RESPONSE

A clear arrangement of interior spaces is defined. In the lower level, the open lobby will welcome visitors and residents, and guide them to the vertical circulation area, while back-of-house spaces are located at the south end of the site. In the upper levels, a central building hallway contains vertical circulation, a shaft for services, and entrance to all units, that face north and south.

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

**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.

RESPONSE

The facade is consistent with the design concept and developed in a coherent manner across the building. The sequence of increasingly fine elements (the building mass, the vertical fins, the decks and balconies, the glass railings and the vegetation provide visual clues about the scale and size of the building in relation to the human scale. The façade design and the building siting eliminates large blank walls. Street-facing walls are fully glazed.



View of Main Facade



## DESIGN GUIDELINES

**DC3-B-3. Connections to Other Open Spaces:** Site and design project-related open spaces to connect with, or enhance, the uses and activities of other nearby public open space where appropriate.

**DC3-B-4. Multifamily Open Space:** Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction.

### RESPONSE

The Ground Level Lobby and Lounge area are for use by all residents. The coffee bar, the library and the relationship to the street will encourage social interaction, activate the street front, and foster a sense of community.



View of Common Areas

Detail View of North and West Facade

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

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

### RESPONSE

The building utilizes a restrained palette of durable, low-maintenance materials that also reflect the construction method used. Concrete, glass and wood are used in the lower level. Wood-textured fiber cement panel siding, in combination clear glass and frosted glass, are used for the façade in the upper levels, and it's complemented with frosted glass screens and glass railings. The climbing vegetation is an integral part of the façade design. Different types of climbing vines are currently being evaluated for use in the project.



Climbing Vines



DESIGN REVIEW BOARD RECOMMENDATIONS

Following the Early Design Guidance meeting, the Board issued the recommendations below. The following pages describe how the Project responds to the Board Recommendations

**1. Design Concept, Architectural Context and Massing:** The design and siting pattern of the new commercial/residential development should respond to specific site conditions, continue the established street edge, contribute to the evolving architectural character of neighboring mixed-use developments and respect adjacent properties.

The Board proposed that the preferred design scheme Option 3 should move forward to Master Use Permit (MUP) submittal with the following guidance:

a. The Board stated the project include a 10’ ground-level building setback from the street edge. Additional Board discussion/guidance concerning this subject is offered in item #2. (CS2.C.2, CS2.I.i ROOSEVELT, PL1.A, PL1.B, PL2.B.1, PL3.I.i ROOSEVELT, DC2.B.2, DC3.B.3)

**RESPONSE**  
10-foot Ground Level Building Setback is provided.



View of Building Entrance and 10-foot Setback

b. It is imperative that the future massing design be respectful to the surrounding properties, particularly the neighboring townhouse development to the west and the mixed-use development to the east and the south. The Board expects the applicant to explain and demonstrate how the new building will respond to those adjacency pressures (i.e. privacy, light, outdoor activities, etc.). Providing a cross elevation to the overall overlay of the existing neighboring buildings’ elevations with the proposed design to illustrate how they juxtapose (window study) and elevation/perspective views was noted by the Board as the preferred method to illustrate how the design meets this guidance. The Board also encouraged a design that includes semi-transparent/semi-opaque deck railings as a technique to minimize views from the development’s residential units onto the adjacent neighboring properties. (CS2.D, PL3.B, DC2.C)

**RESPONSE**  
The special challenge for this site is the fact that it is a narrow mid-block site with only 45’ of street frontage and no alley. The building must set back from the property line wherever windows are desired. By providing a 5ft setback from the west boundary, the resulting design is respectful to the existing Townhouse Development located immediately west of the site. It avoids large blank walls on the property line and controls views with limited window elements. The use of decks and railings reduces the bulk and scale of the building and minimizes views from the Project onto the adjacent neighboring townhouse development. The climbing vegetation is conceived as an integral part of the façade design and it provides a soft and natural visual element adjacent the townhouse development.



View of West Facade

c. The Board voiced some consternation about the arrangement of ground-level interior uses (commercial spaces, residential lobby, etc.) and visibility/ access to those spaces from the street. The Board recommended further study of the arrangement of those spaces and encouraged a design that included relocation of the primary residential lobby entry to the street frontage. The Board stated it could support a future code departure request(s) if needed to address this concern appropriately. (PL2.B, PL2.D, PL3.A, DC1.A)

**RESPONSE**  
The entire ground level arrangement of interior uses has been revised to provide a predominantly social area and building lobby with fully glazed walls and high visibility to and from the street, and a clear access from the street frontage.



View of Ground Level Lobby - Looking at the Street



View of Ground Level Lobby - Residential Coffee Bar



d. The Board supported the applicant’s design intent for the project’s front façade to NOT mimic the front façade composition of the Rooster mixed-use development to the east. However, the Board stated that there should be an intentional dialogue between the facades which will be within close proximity to each other. Therefore, the Board advised the applicant to study the Rooster façade for cues (horizontal lines, etc.) and opportunities of alignments that will aid in the development of the project’s front façade and be complementary to the Rooster north-facing façade. (DC2.B)

RESPONSE

The project is similar in Bulk, Mass and Scale to the Rooster project, and the project’s facade and massing configuration reinforces and complement the existing streetwall and the character of the street.



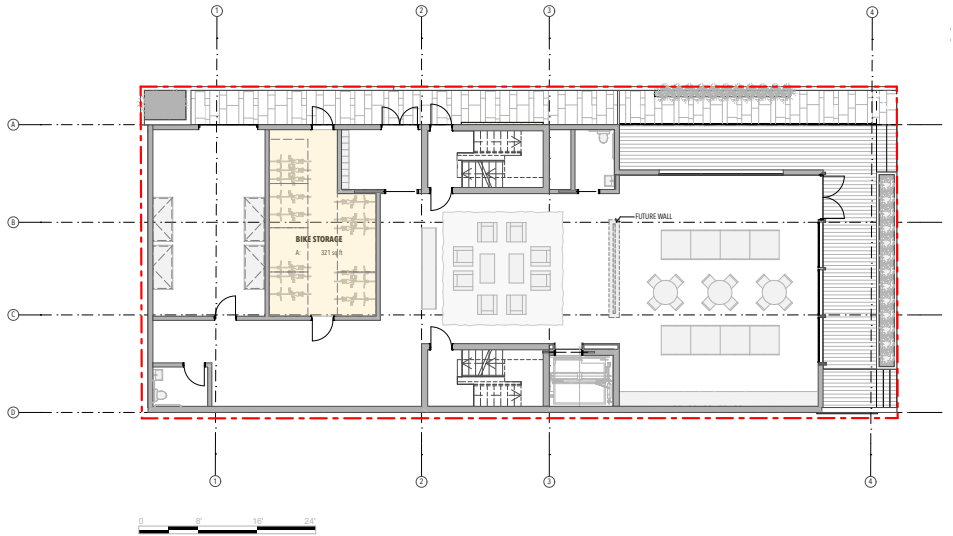
View of North Facade

e. The Board appreciated reviewing design Option B which explored a design that incorporated basement vehicular parking onsite that, per the applicant, is not required per Code. The Board commented that this option demonstrated how vehicular access via the street to below-grade onsite parking onsite would negatively impact any building frontage that would be situated on a narrow property such as the project site. (DC1.B)

The Board was very supportive of the applicant’s design intent to locate bicycle parking at the ground-level and situate tenant support spaces (storage, utility, laundry, exercise room) at the basement level. The Board stated that in the absence of onsite vehicular parking, it is important that future bike facilities are usable and secure. Therefore, the Board voiced an expectation to review details pertaining to the bike facilities (quantity, layout, location, access, etc.) at the Recommendation meeting. Exploration of opportunities to increase bicycle parking quantity for tenants and visitors was encouraged by the Board. (PL4.B.1, PL4.B.2)

RESPONSE

The bicycle storage has an area of 261 SF, with 4-feet of clear circulation area for maneuverability. This dimension is considered as “generous” by different bike rack manufacturers. The storage area contains racks for at least 36 bicycles. The rack system used for the design is a Saris Stretch Rack with a two-tier design



| Specifications             |              |        |        |        |                        |        |        |        |
|----------------------------|--------------|--------|--------|--------|------------------------|--------|--------|--------|
|                            | Stretch Rack |        |        |        | Stretch Rack - Locking |        |        |        |
| Bike Capacity              | 10 bike      | 8 bike | 8 bike | 6 bike | 10 bike                | 8 bike | 8 bike | 6 bike |
| Model Number               | 8010         | 8080   | 8018   | 8016   | 8110                   | 8180   | 8118   | 8116   |
| Bike Spacing               | 14.4"        | 18"    | 13.5"  | 18"    | 14.4"                  | 18"    | 13.5"  | 18"    |
| Foot Print (width x depth) | 72x63"       | 72x63" | 54x63" | 54x63" | 72x63"                 | 72x63" | 54x63" | 54x63" |
| Ceiling Height Min.        | 8ft          | 8ft    | 8ft    | 8ft    | 8ft                    | 8ft    | 8ft    | 8ft    |

g. The Board recognized that due to the design’s wall facades being within close proximity to the site’s property line, large expanses of blank walls (west, south, east- Rooster exterior courtyard) would be unavoidable and highly visible to motorists, pedestrians and neighboring properties. The Board stated that all visible blank walls should be designed to provide interest. Therefore, the Board expects to review details pertaining to any landscaping (green screens) and/or design treatments (texture, pattern, glazing, colors, etc.) proposed to address this concern at the next Recommendation meeting. (DC2.B)

RESPONSE

The revised scheme has completely eliminated large blank walls.

h. At the Recommendation meeting, the Board expects to review a physical colors and materials board that incorporates usage of durable materials-especially at ground- level-and colors that add attractiveness. (DC4.A)

RESPONSE

Noted. Refer to Item 12 on this document - Material and Color Palette.

2. Northeast 66th Street Frontage and Streetscape: The design should include elements that preserve the continuity of adjacent street-facing building facades; create a safe and comfortable pedestrian environment; provide clear connection to building entries and encourage human activity.



Revised Scheme - No Blank Walls

a. At the EDG meeting, the Board reviewed the applicant’s materials and the Roosevelt Neighborhood Streetscape Concept Plan (Director’s Rule (DR) 8-2013) that classifies Northeast 66th Street as a Neighborhood Green Street. The Board acknowledged that both neighboring properties’ street-level building frontages reinforce the 10’ street- level building setback illustrated in the streetscape concept plan and stated that it is important that this setback be continued. Therefore, the Board stated that the design’s street-level street-frontage massing should be set back from the property line 10’ minimum for the purposes of reinforcing the existing desirable Green Street characteristics, minimizing ground-level blank wall; enhancing pedestrian safety by allowing visibility to vehicular movements onto to neighboring developments; and encourage human activity at the street. (CS2.C.2, CS2.I.i ROOSEVELT, PL1.A, PL1.B, PL2.B.1, PL3.I.i ROOSEVELT, DC2.B.2, DC3.B.3)

RESPONSE

A 10 feet building setback at Ground Level is provided. A fully glazed ground level façade is provided.

b. At the Recommendation meeting, the Board expects to review an ensemble of elements (doors, canopies, hardscape, landscaping, glazing, etc.) that encourage interest at the street-level and clarify building entries/edges. Conceptual residential and commercial lighting and signage designs proposed for the building’s street facing and surrounding façades should also be presented at the Recommendation meeting. (PL3.A, PL3.B, PL3.C, DC4.B, DC4.C, DC4.D)

RESPONSE

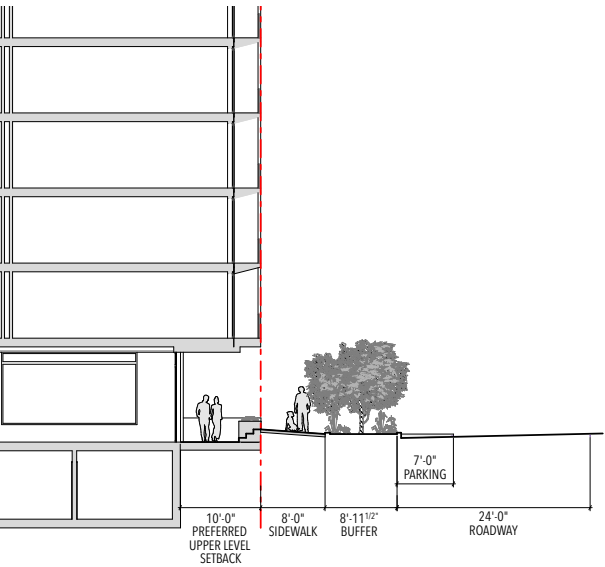
The design of the building at street level is being developed and will be presented at the recommendation meeting with more detailed illustrations, of the different elements including paving types, signage and lighting design.



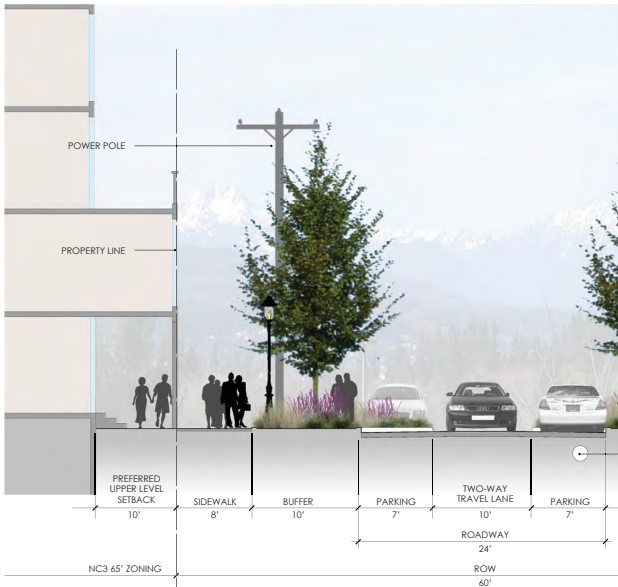
View of Building Entrance and 10-foot Setback



ROOSVELT STREETSCAPE CONCEPT PLAN



PROPOSED PROJECT SECTION



STREETSCAPE CONCEPT SECTION



### 3. Residential Open Spaces:

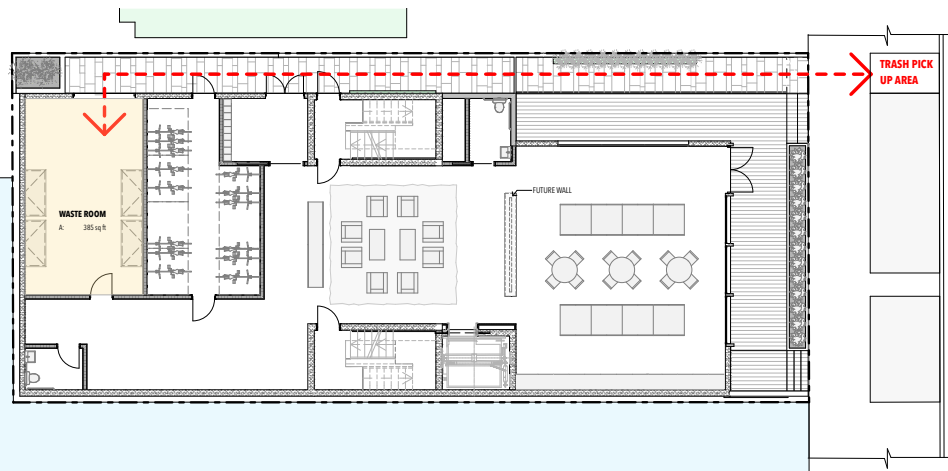
a. The Board voiced concerns about specific potential detriments (odor, leakage) associated with waste container circulation in the exterior courtyard and the proposed waste/recycling container temporary pickup location identified within the Green Street right-of-way realm. At the Recommendation meeting, the Board expects a programmatic and diagrammatic demonstration on the circulation concept for trash access, alternative pick-up options and feedback from Seattle Public Utilities (SPU) and DPD. (DC1.C.4, DC3.C.2)

#### Response:

With a narrow, deep site with no alley access, the Waste Room needs to be located in the south end of the building, and away from the street frontage. Placing the Waste Room towards the front would be opposing the Design Review Guidelines and Board comments regarding the character and configuration of the Ground Level street frontage. The Waste Room location has been approved by Seattle Public Utilities

As such, it is proposed that the Waste Containers be moved manually through the hard paved area that connects the Waste Room to the Street. The corridor is 5ft wide and allows space for maneuvering the containers. The Waste Containers will be placed at the end of the path near the sidewalk.

b. The Board agreed that the possibility for residents to travel from the project site's roof deck to the neighboring site's rooftop amenity space (Rooster) is a valid concern that should be addressed in the design. The Board also felt it was important to have physical and visual barriers to assist in screening the rooftop amenity space. At the Recommendation meeting, the Board stated that they expect to review rooftop amenity landscaping and design elements (planter location, deck railing design/height, outdoor furniture, lighting, etc.) that will include security measures for all residents occupying that open space. The Rooster's rooftop design should also be offered to the Board for reference purposes only. (CS2.D.5, DC3.B.4,DC4.D)



Waste Room

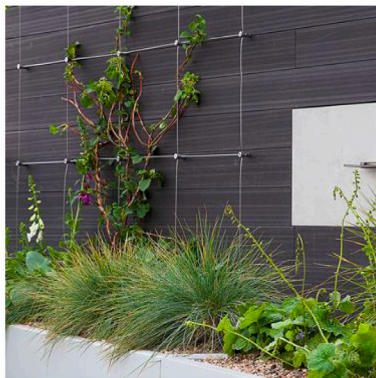
### RESPONSE

No roof access or rooftop amenities are provided for residents. Only minor maintenance access to the roof is provided, and the east end of the building adjacent to the Rooster project is lower than the overall Roof area to impede direct access from one roof to the next.

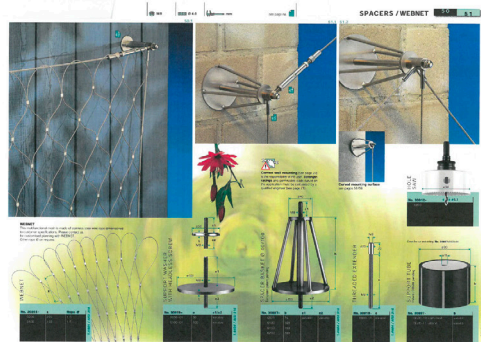
4. The Board reviewed the conceptual landscaping design and plant palette. The Board encouraged the usage of "true" vertical green plantings (i.e. bamboo) as an appropriate screening method in order to assist in minimizing views from the ground- level spaces onto the neighboring townhouse property; and green roof in conjunction with the proposed planters on the rooftop to enhance the amenity space. Usage of green screens as a response to this guidance was discouraged by the Board. (CS2.D.5, DC3.B, DC4.D)

#### Response:

Whereas the original system utilized a series of vertical cables extending from the ground level planters up to the roof level with no building wall support, the new proposal will be a cable mesh system that will be anchored into the building wall. As suggested, an option to minimize the area of the facade dedicated to green walls have been reviewed, and instead of a vegetated green wall that defines the entire west façade, we propose to use the green wall as a vertical accent near the center of the west façade. The vines will be in a planting strip within the west side corridor, all of which will be permeable pavement. Drip irrigation will be provided for all planters and planting beds. Utilizing an integrated system of anchors, fasteners and mesh rope materials, it will be similar to the green wall system information shown below. Structural support will be distributed uniformly onto the building minimizing uneven load points. Vine plant load calculations will determine final selection and sizes for the wall system components. The new proposed design significantly reduces the amount of vegetated green screening system along the building's west façade.

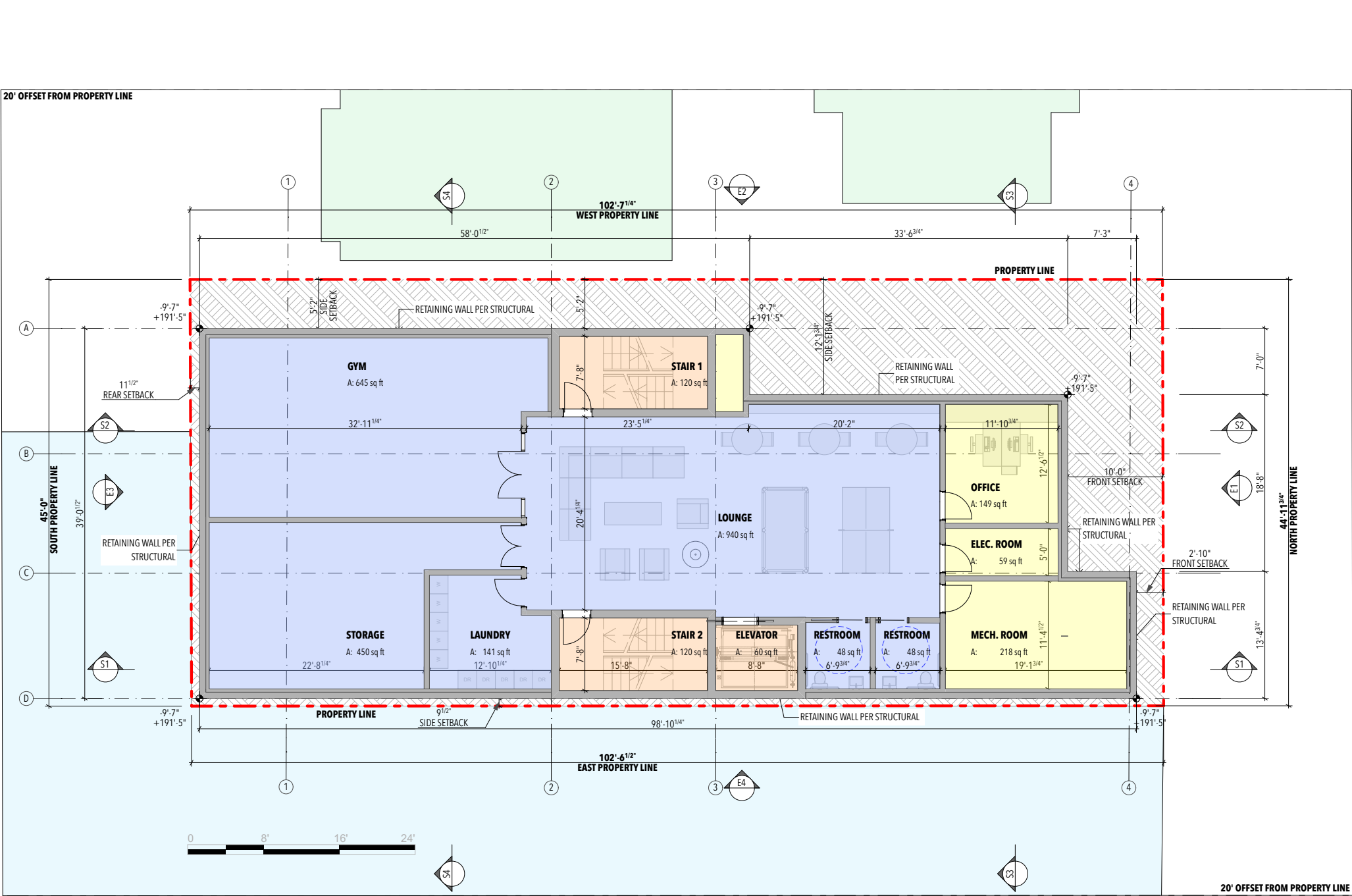


Climbing Vines Detail



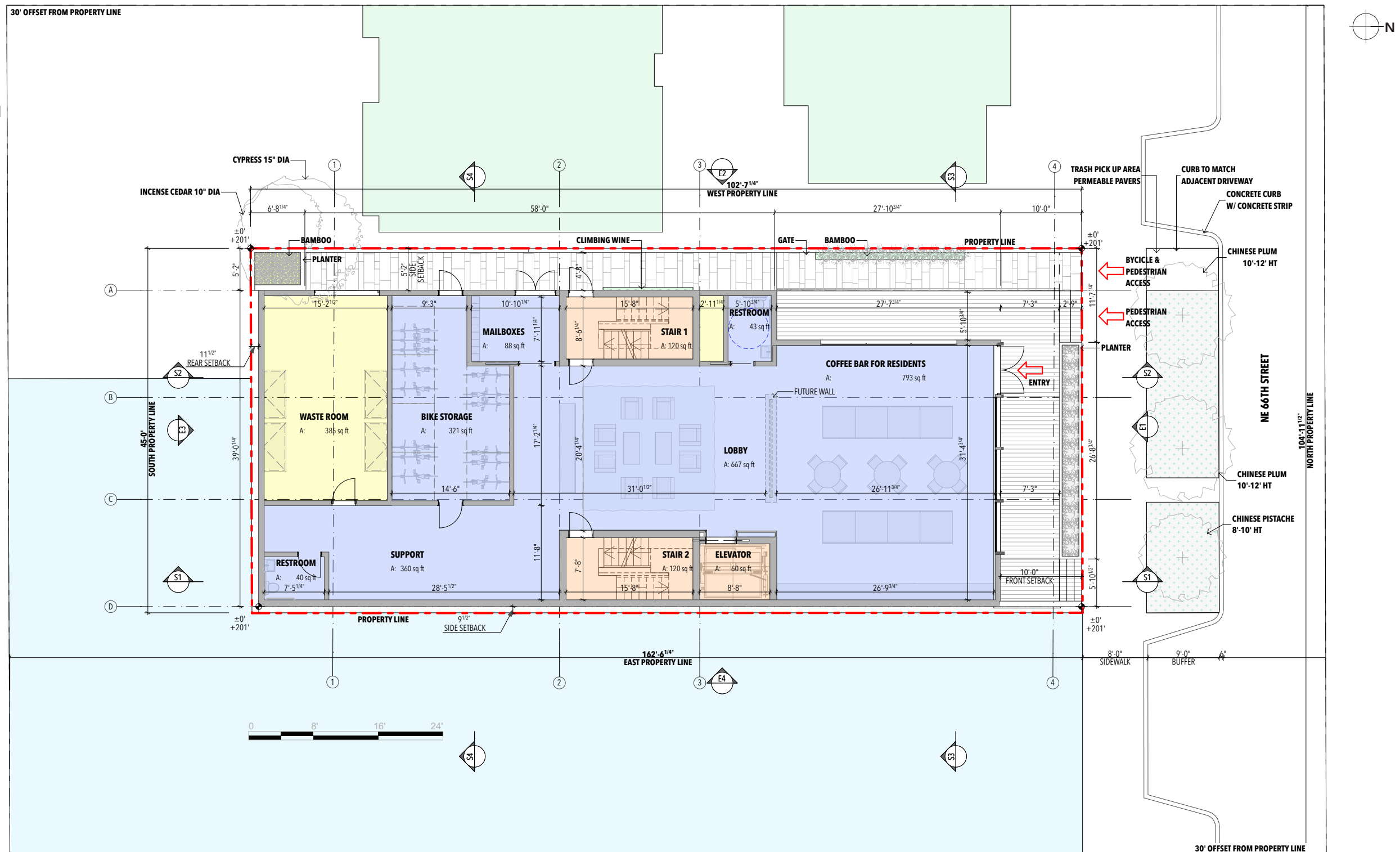
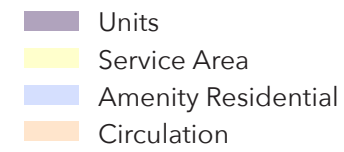
7. FLOOR PLANS  
BASEMENT

- Units
- Service Area
- Amenity Residential
- Circulation



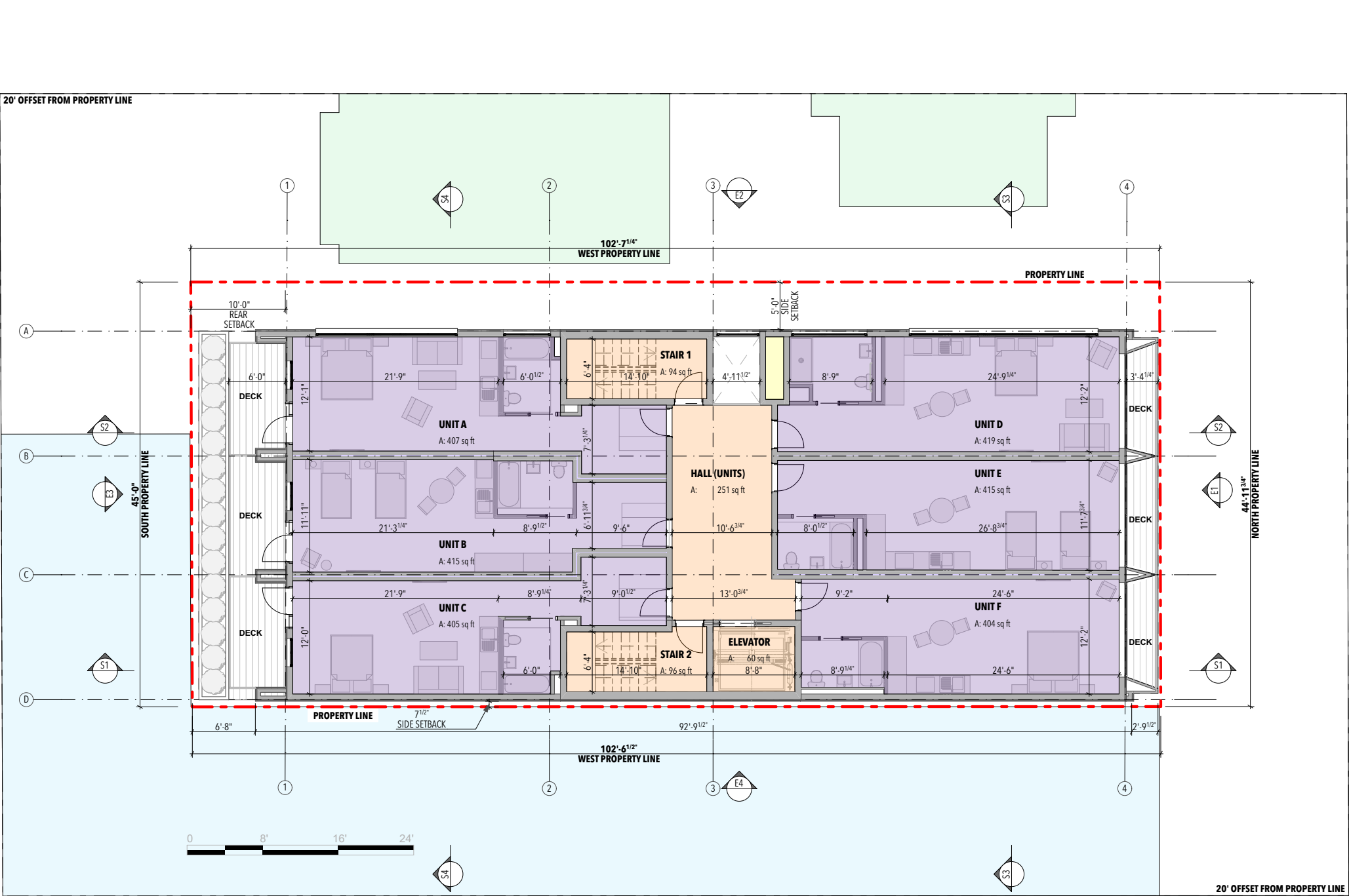


## FLOOR PLANS | LEVEL 1



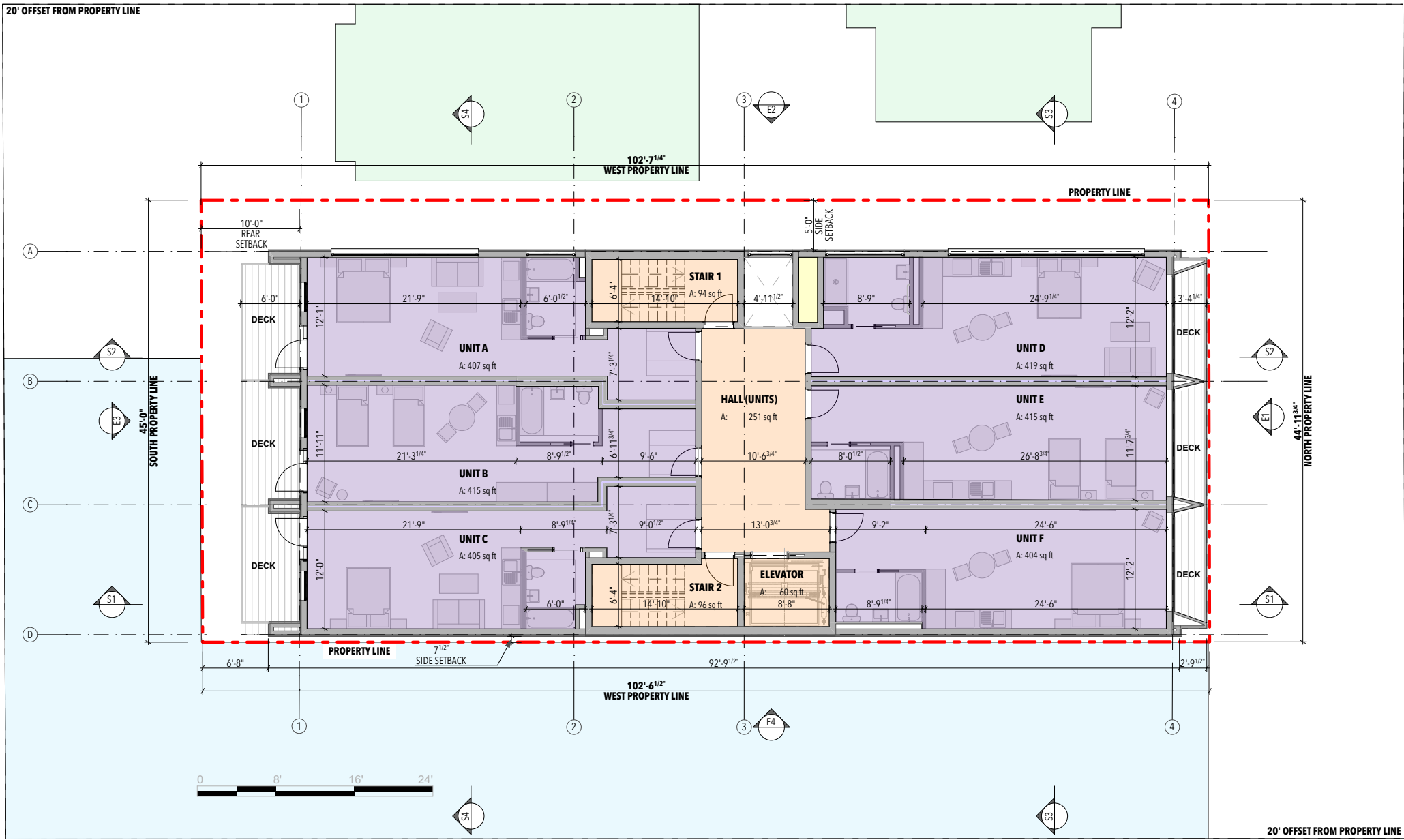
FLOOR PLANS | LEVEL 2

- Units
- Service Area
- Amenity Residential
- Circulation



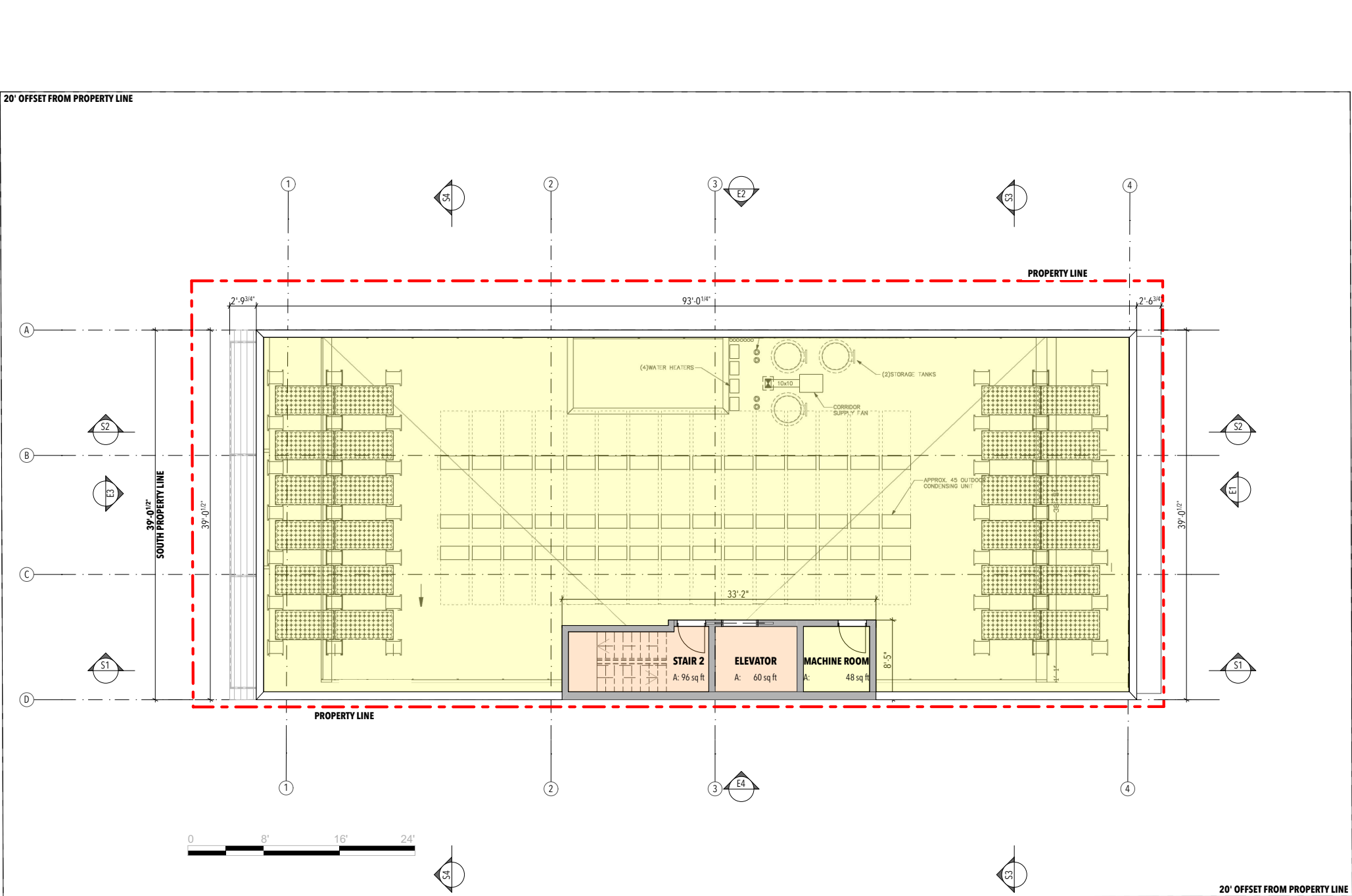
FLOOR PLANS | LEVEL 3 TO 7

- Units
- Service Area
- Amenity Residential
- Circulation



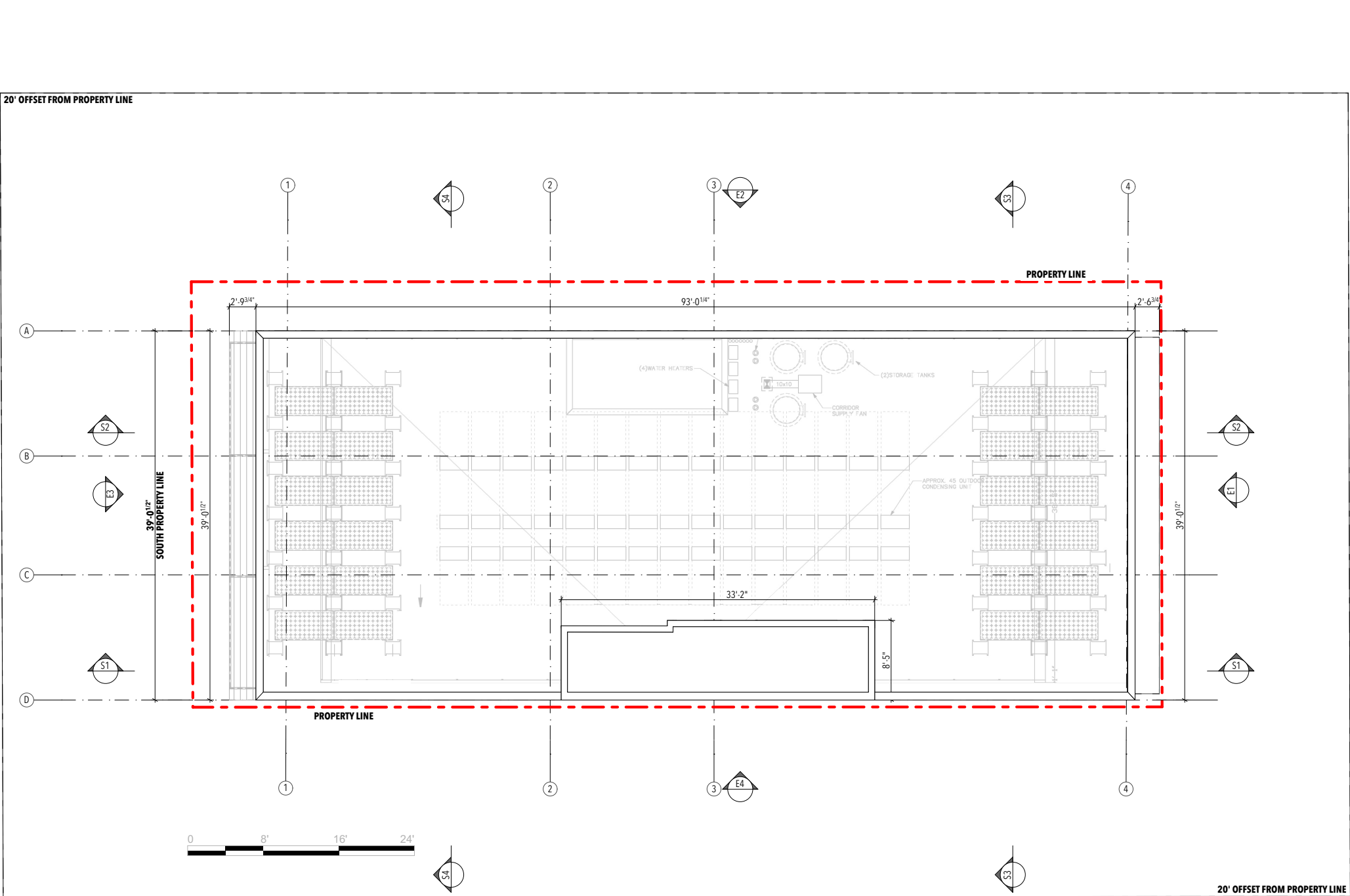
FLOOR PLANS | ROOFTOP PLAN

- Units
- Service Area
- Amenity Residential
- Circulation



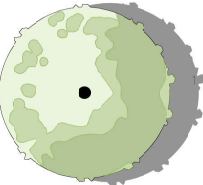
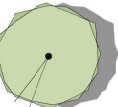









FLOOR PLANS | ELEVATOR CORE ROOF PLAN

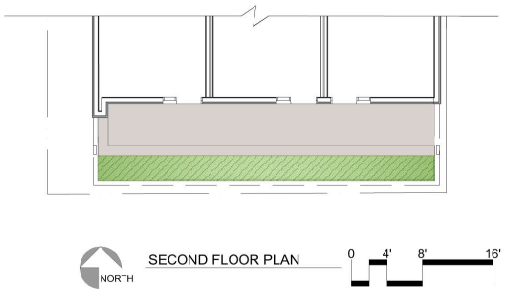
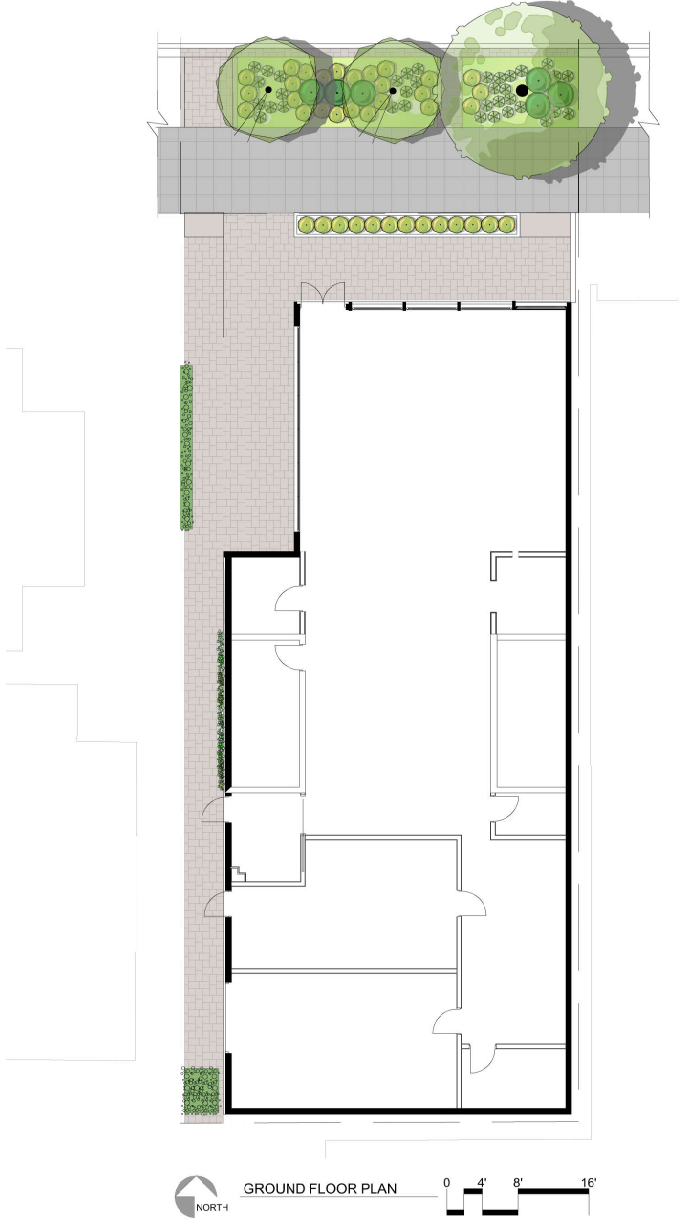
- Units
- Service Area
- Amenity Residential
- Circulation



8. COMPOSITE LANDSCAPE /  
HARDSCAPE PLAN

PLANT SCHEDULE

| TREES   | QTY | BOTANICAL NAME  |
|---|-----|---|
|    |     | PISTACIA CHINENSIS<br>CHINESE PISTACHE MULTI-TRUNK<br>DROUGHT TOLERANT        |
|    | 2   | PRUNUS MUME<br>CHINESE PLUM   |
| SHRUBS  | QTY | BOTANICAL NAME  |
|    | 38  | NANDINA DOMESTICA 'GULF STREAM'<br>DWARF HEAVENLY BAMBOO<br>DROUGHT TOLERANT  |
|    | 35  | NASSELLA TENUISSIMA<br>MEXICAN FEATHER GRASS<br>DROUGHT TOLERANT              |
|    | 6   | PITTOSPORUM TOBIRA 'WHEELER'S DWARF'<br>DWARF PITTOSPORUM<br>DROUGHT TOLERANT |
| VINES   | QTY | BOTANICAL NAME  |
|  | 2   | ACTINIDIA KOLOMIKTA<br>ACTINIDIA  |
|  | 4   | AKEBIA QUINATA<br>CHOCOLATE VINE  |
|  | 2   | JASMINUM X STEPHANENSE<br>STEPHAN JASMINE                                     |
| BAMBOO  | QTY | BOTANICAL NAME  |
|  | 13  | FARGESIA ROBUSTA<br>CLUMP BAMBOO  |
| GROUND COVERS   | QTY | BOTANICAL NAME  |
|  | 271 | FRAGARIA CHILOENSIS<br>BEACH STRAWBERRY<br>DROUGHT TOLERANT                   |
|  | 250 | SEDUM SP.<br>GREEN ROOF SEDUM MIX<br>DROUGHT TOLERANT                         |



FORMOSA AT ROOSEVELT STATION  
83' NE 66TH STREET  
SEATTLE, WA

NAKANO ASSOCIATES  
LANDSCAPE ARCHITECTS  
853 University Place S. Tel: 206.281.9392  
Seattle, WA 98144 www.nakanolandscape.com



SPECIFIED PLANT SPECIES

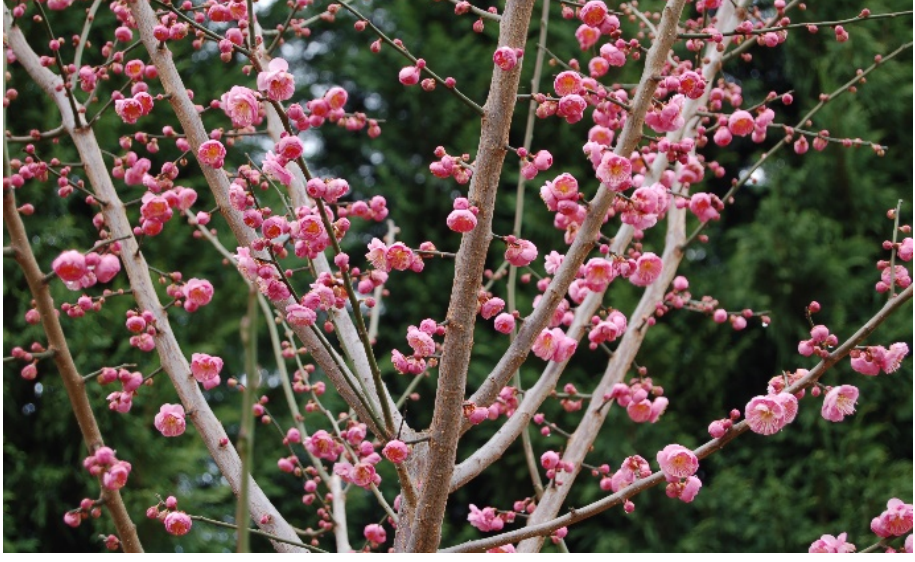
TREES



Chinese Pistache



Chinese Plum



SHRUBS



Mexican Feather Grass



Dwarf Heavenly Bamboo



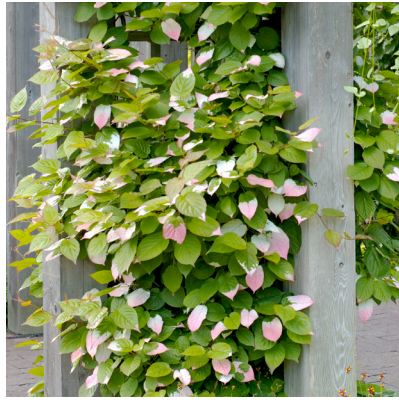
Indian Hawthorn



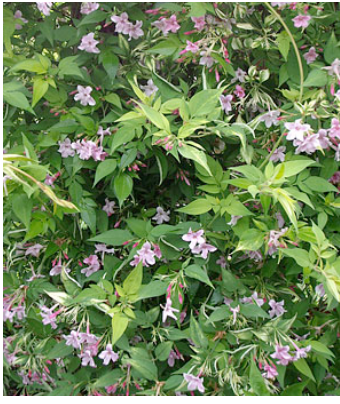
VINES



Chocolate Vine



Actinidia



Stephan Jasmine



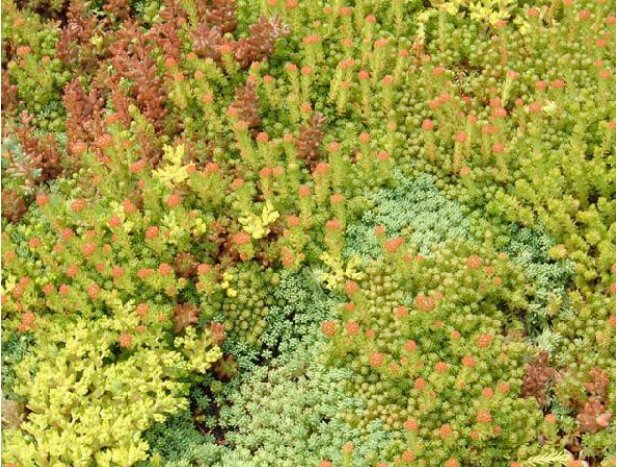


BAMBOO



Clump Bamboo

GROUND COVERS



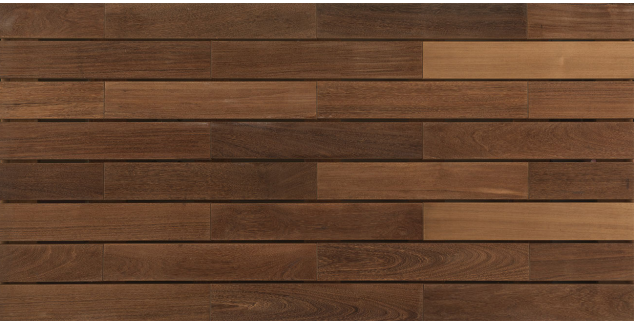
Sedum Mix



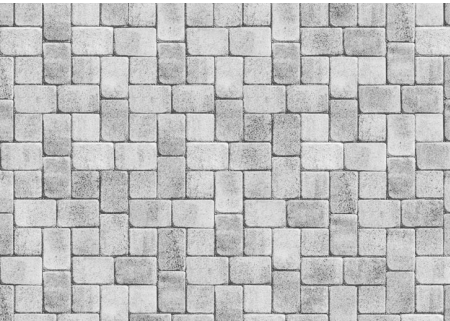
Beach Strawberry



HARDSCAPE MATERIALS



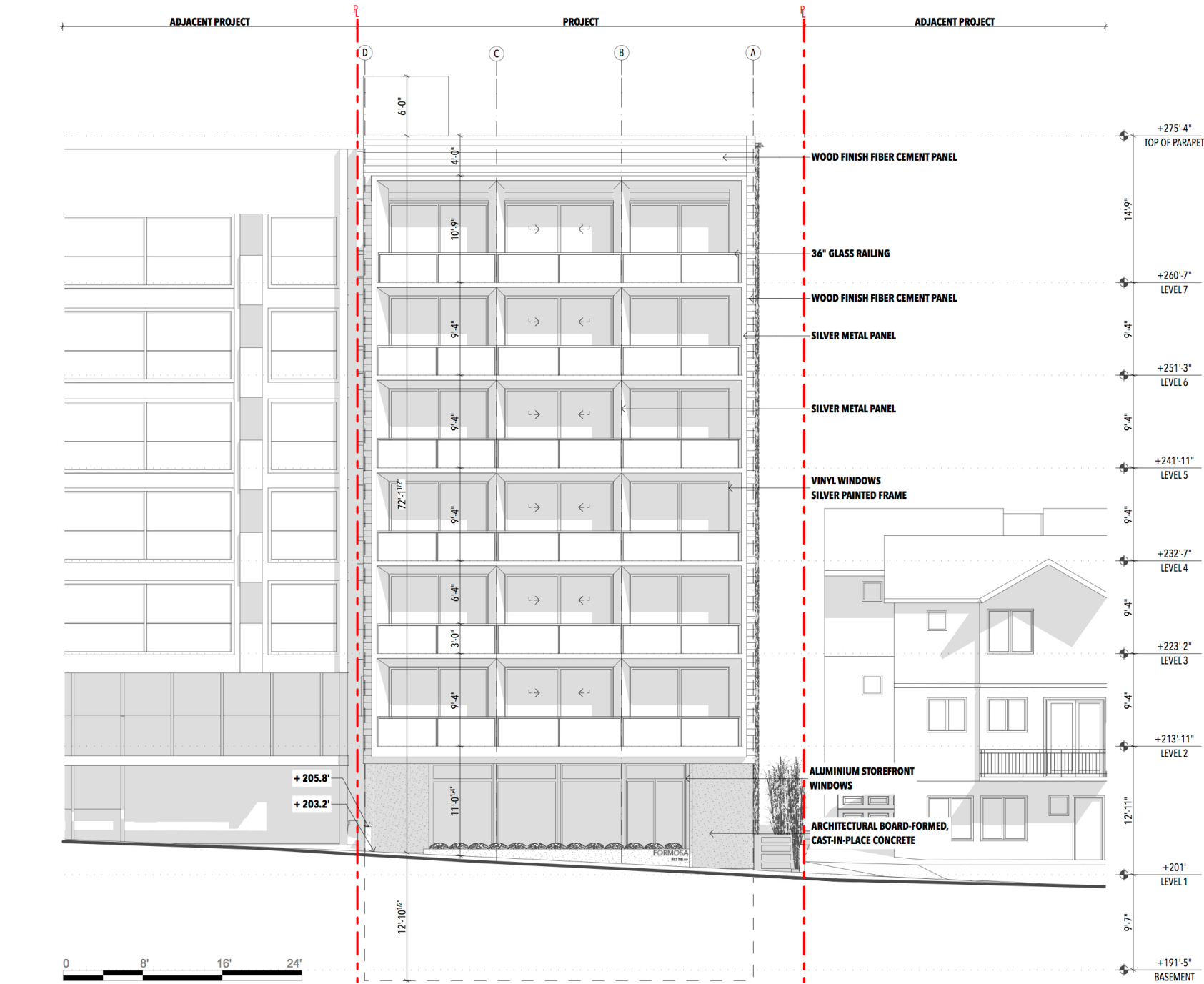
Wood Decking



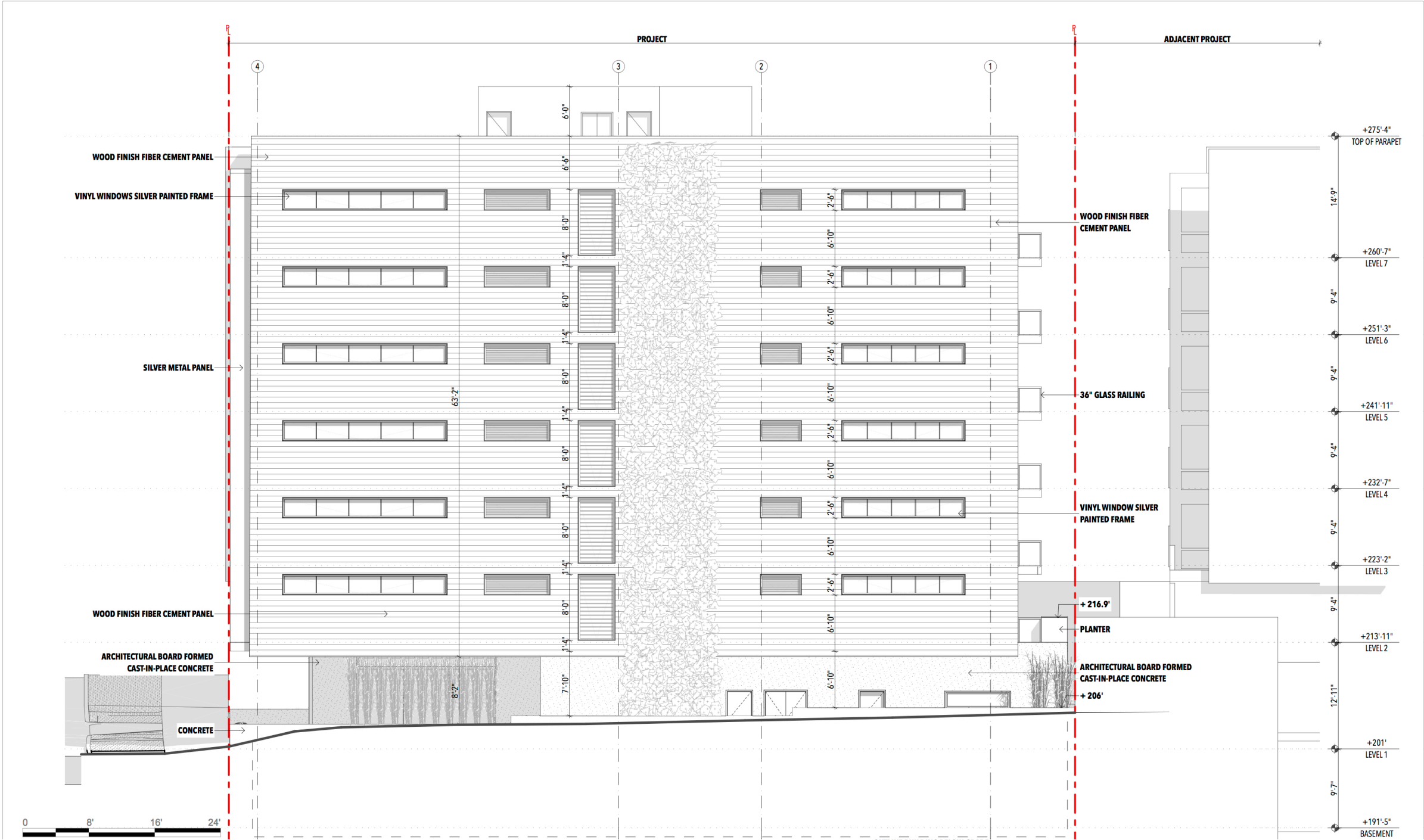
Permeable Pavers



9. ELEVATIONS  
NORTH ELEVATION

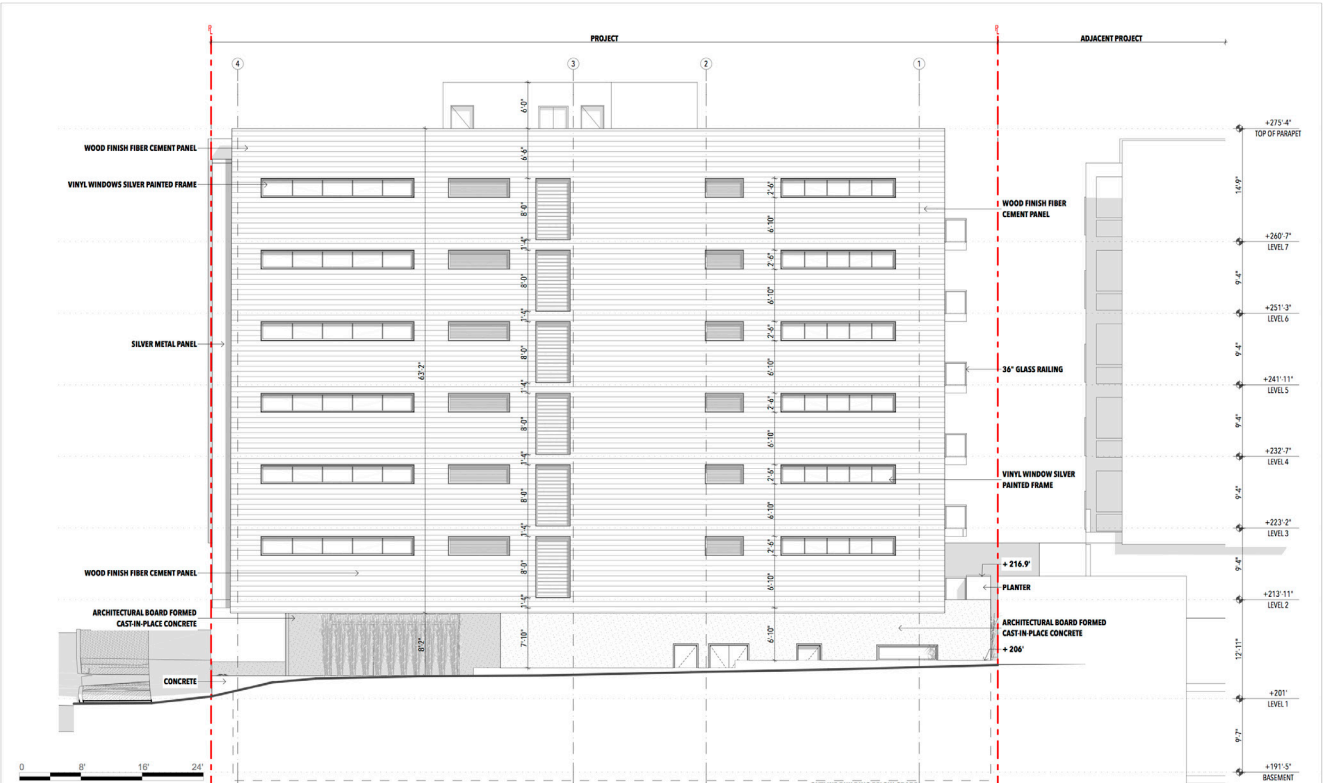


WEST ELEVATION  
OPTION 1

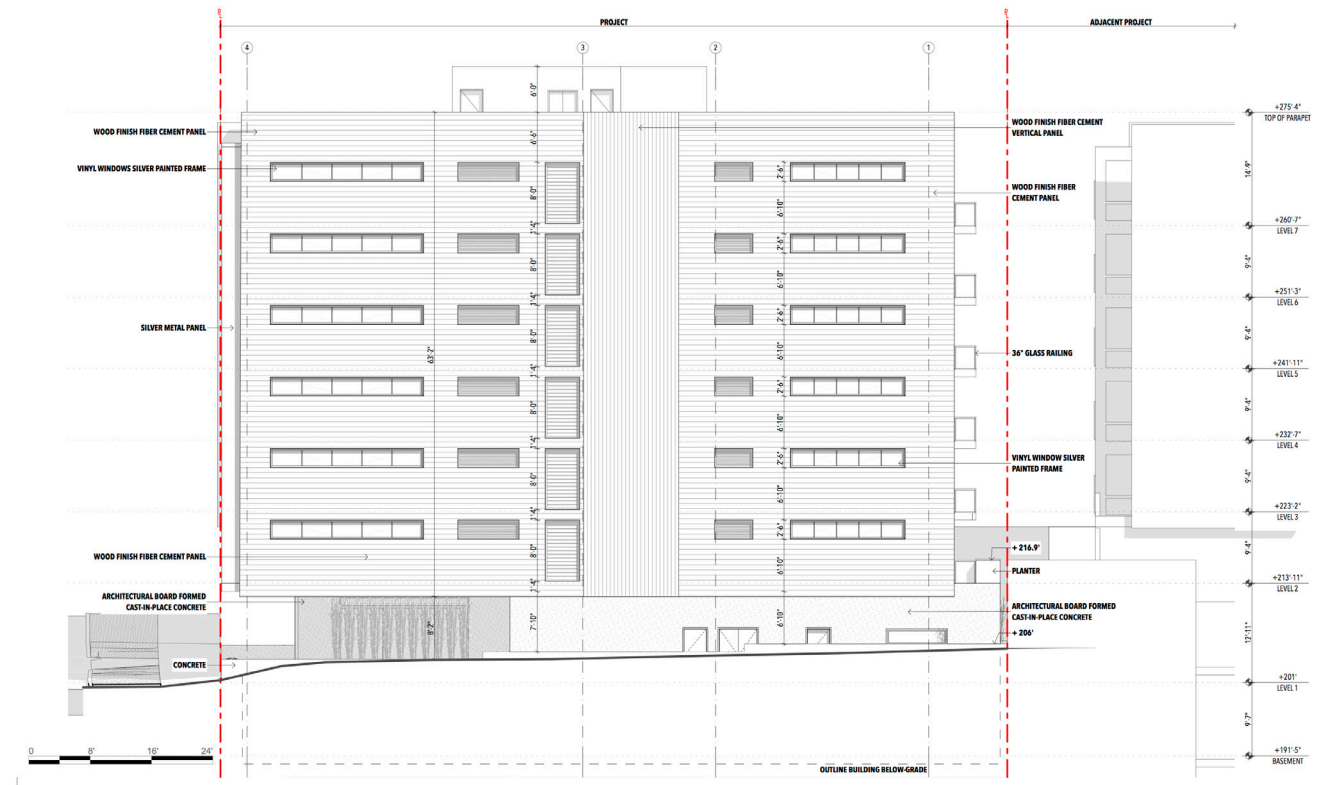




WEST ELEVATION | NO VEGETATION OPTIONS



OPTION 1



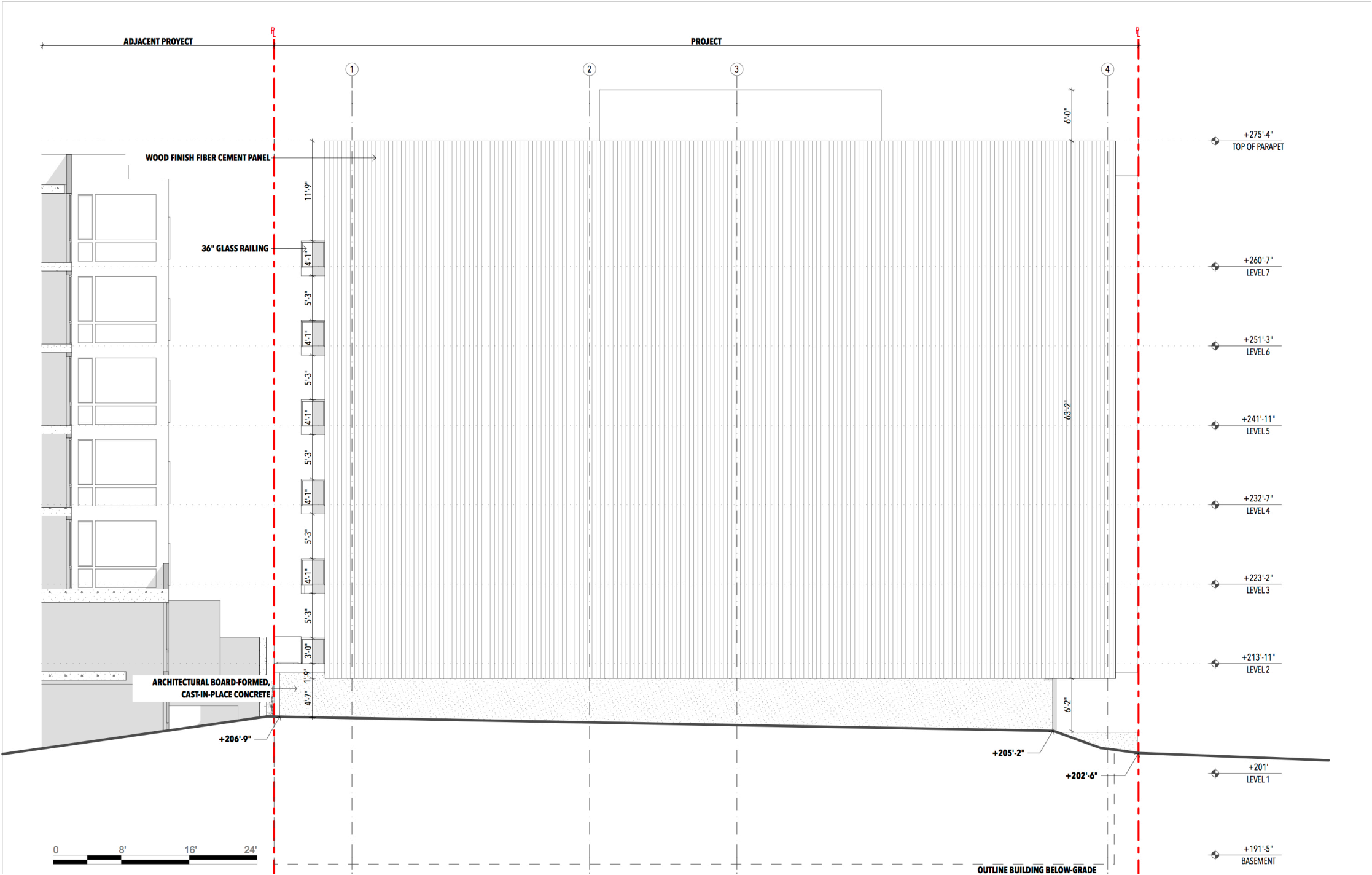
OPTION 2

SOUTH ELEVATION





EAST ELEVATION

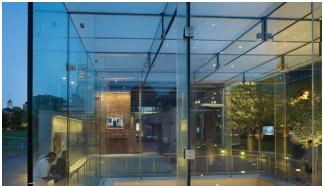




10. MATERIAL AND COLOR PALETTE



Vinyl Windows



Clear Glass



Glass Railing



Architectural Board -  
Formed, Cast in Place



Silver Metal Panel



Aluminium Storefront



Fiber cement panel  
Wood finish



## 11. RENDERINGS













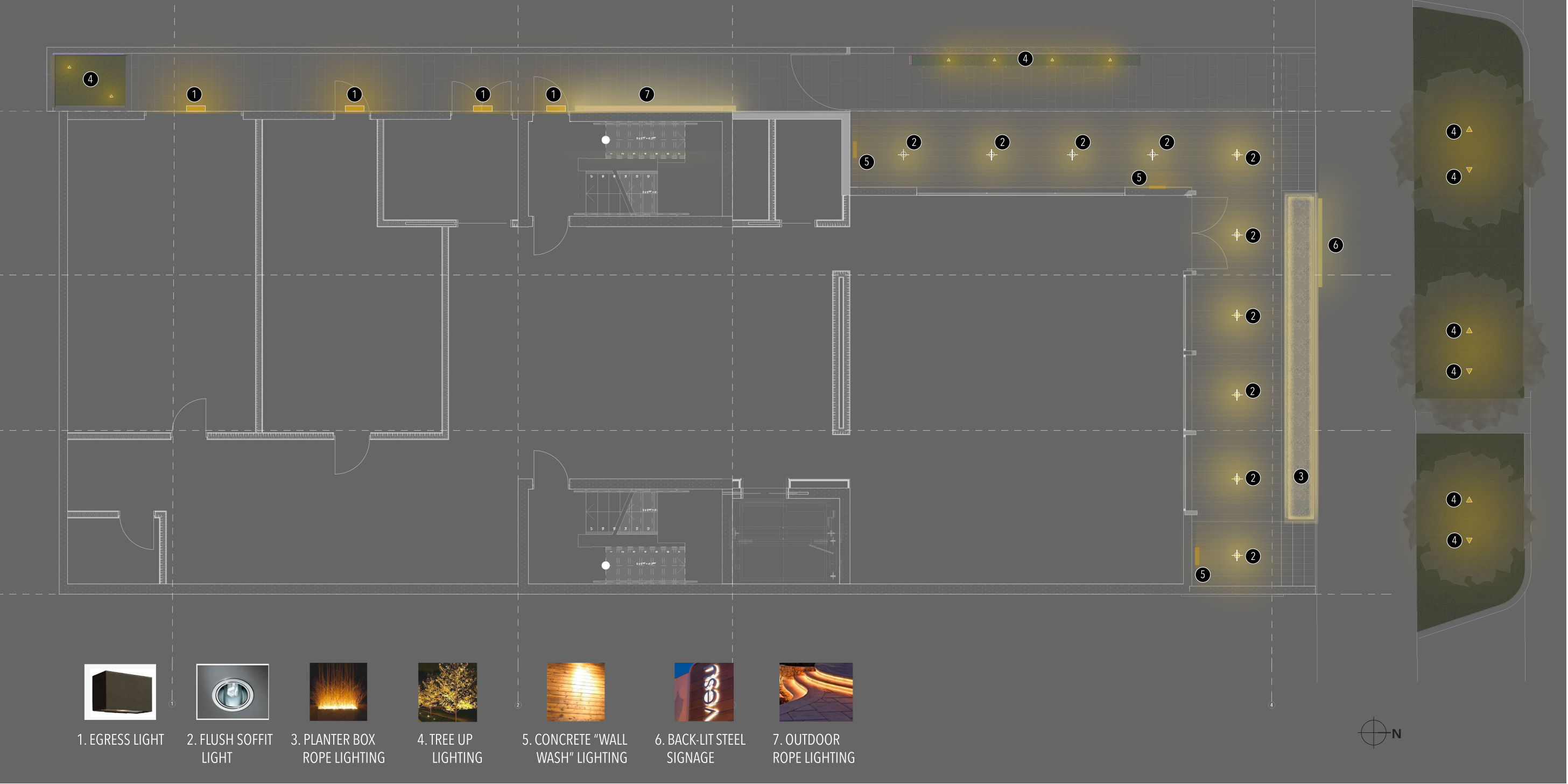






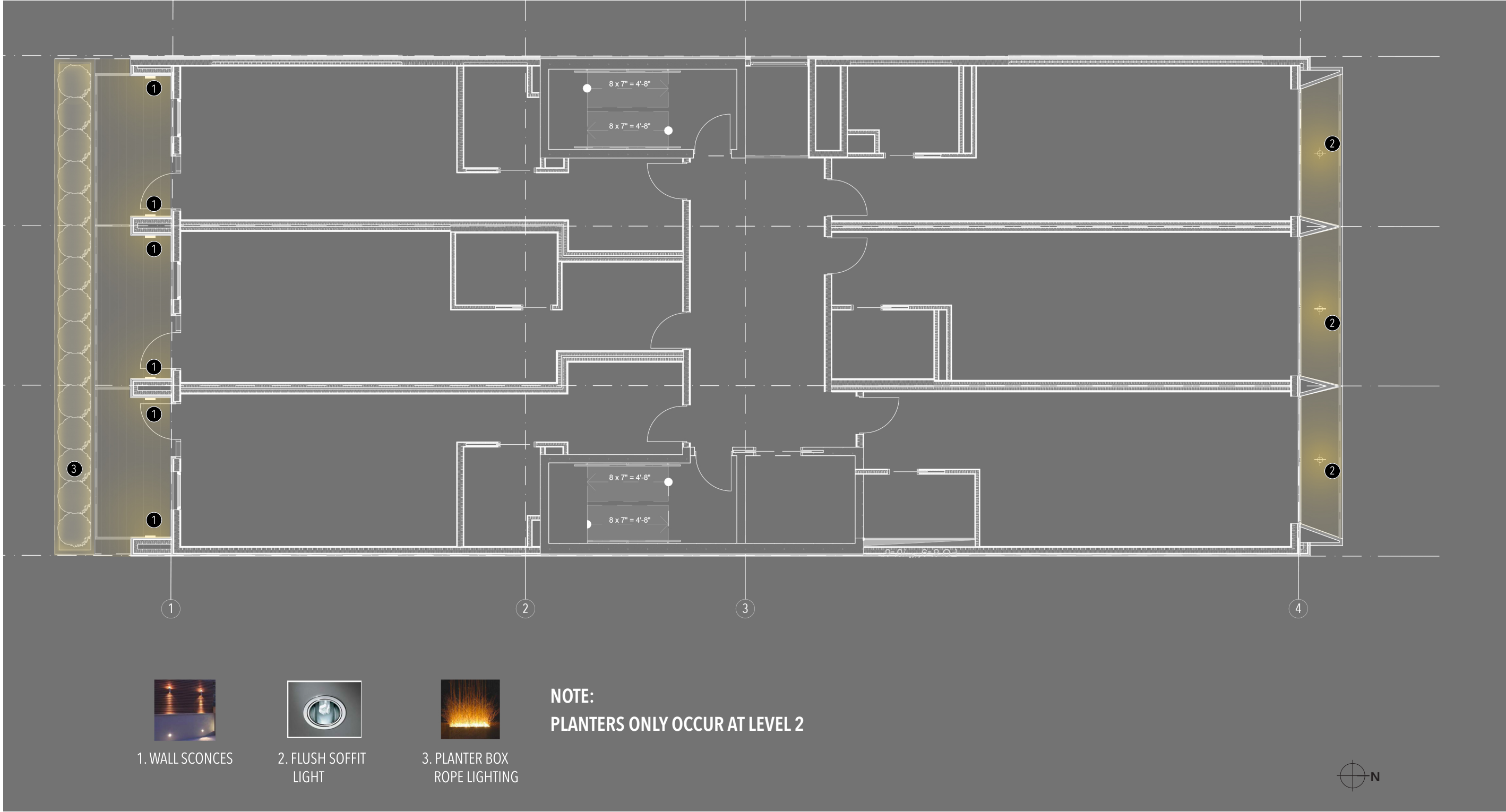


12. EXTERIOR LIGHTING PLAN  
LEVEL 1



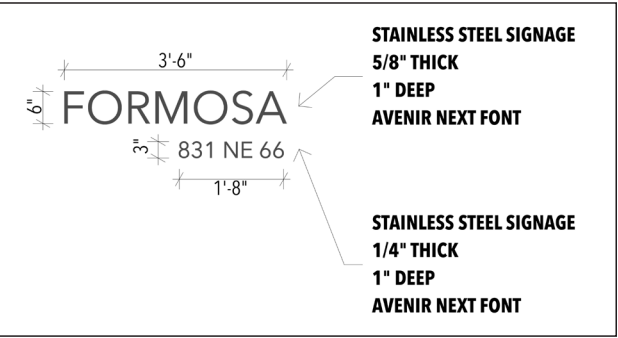


FLOOR EXTERIOR LIGHTING PLAN  
LEVEL 2 TO 7



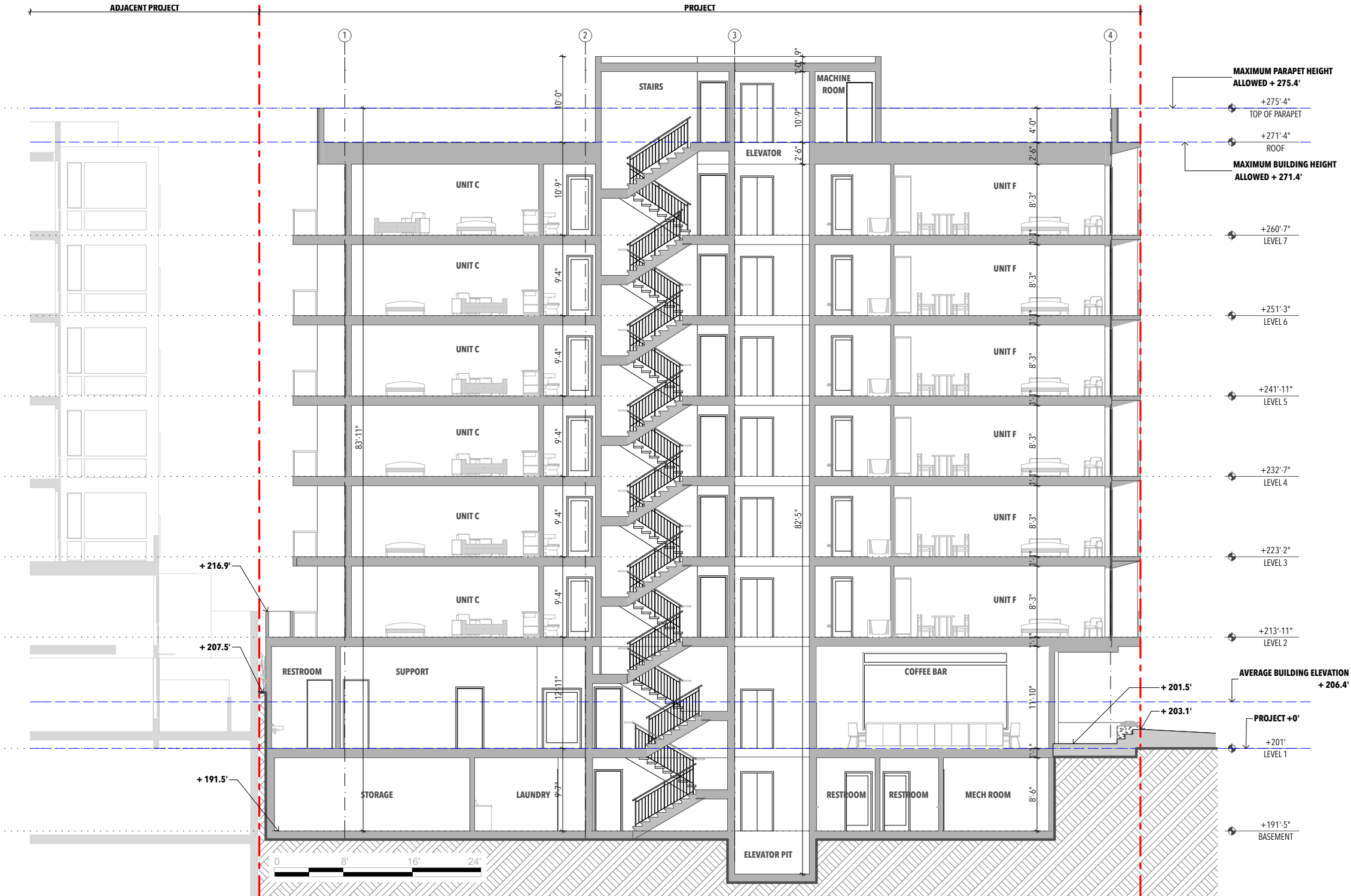


13. SIGNAGE CONCEPT PLAN





14. BUILDING SECTIONS



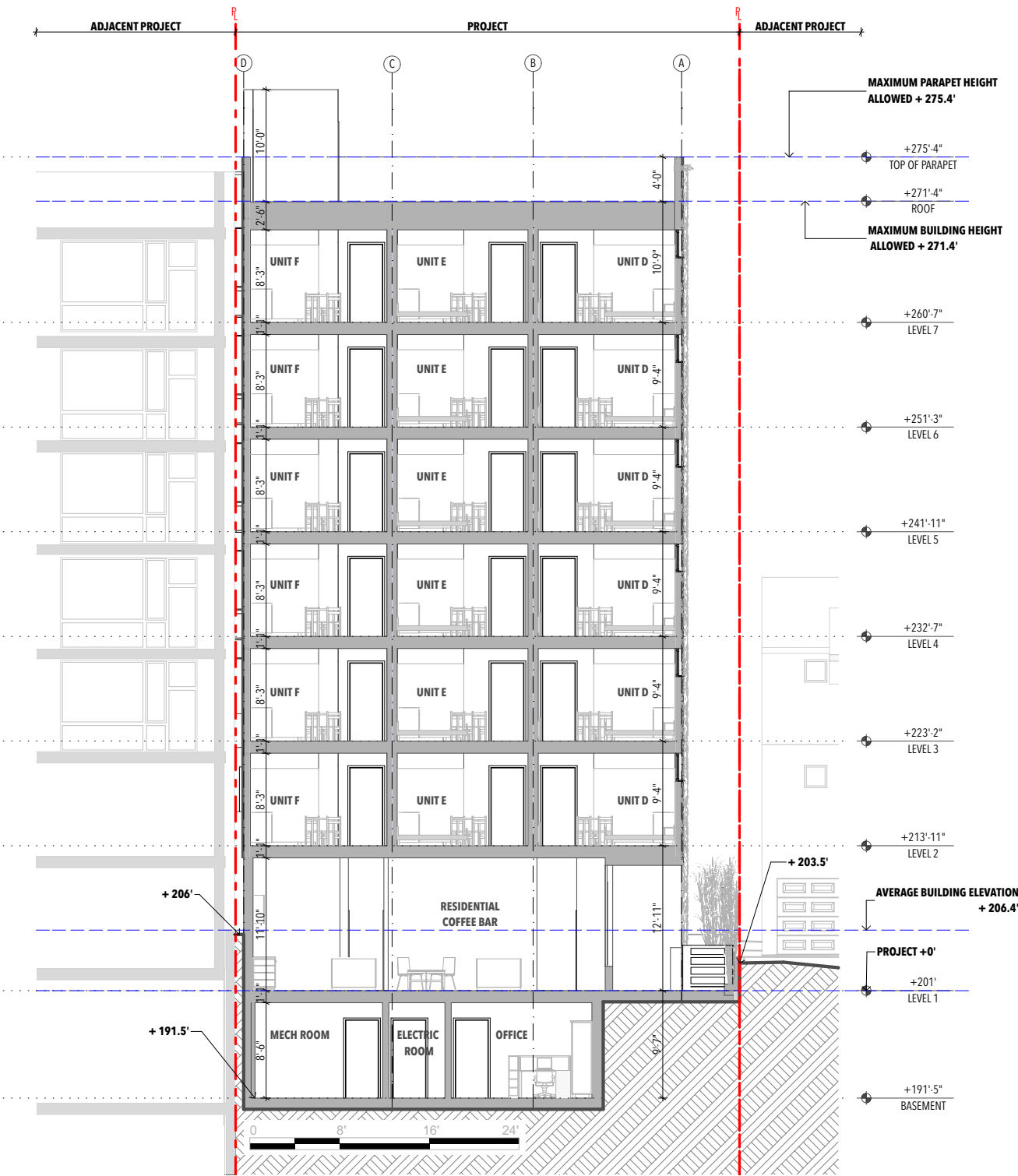


BUILDING SECTIONS



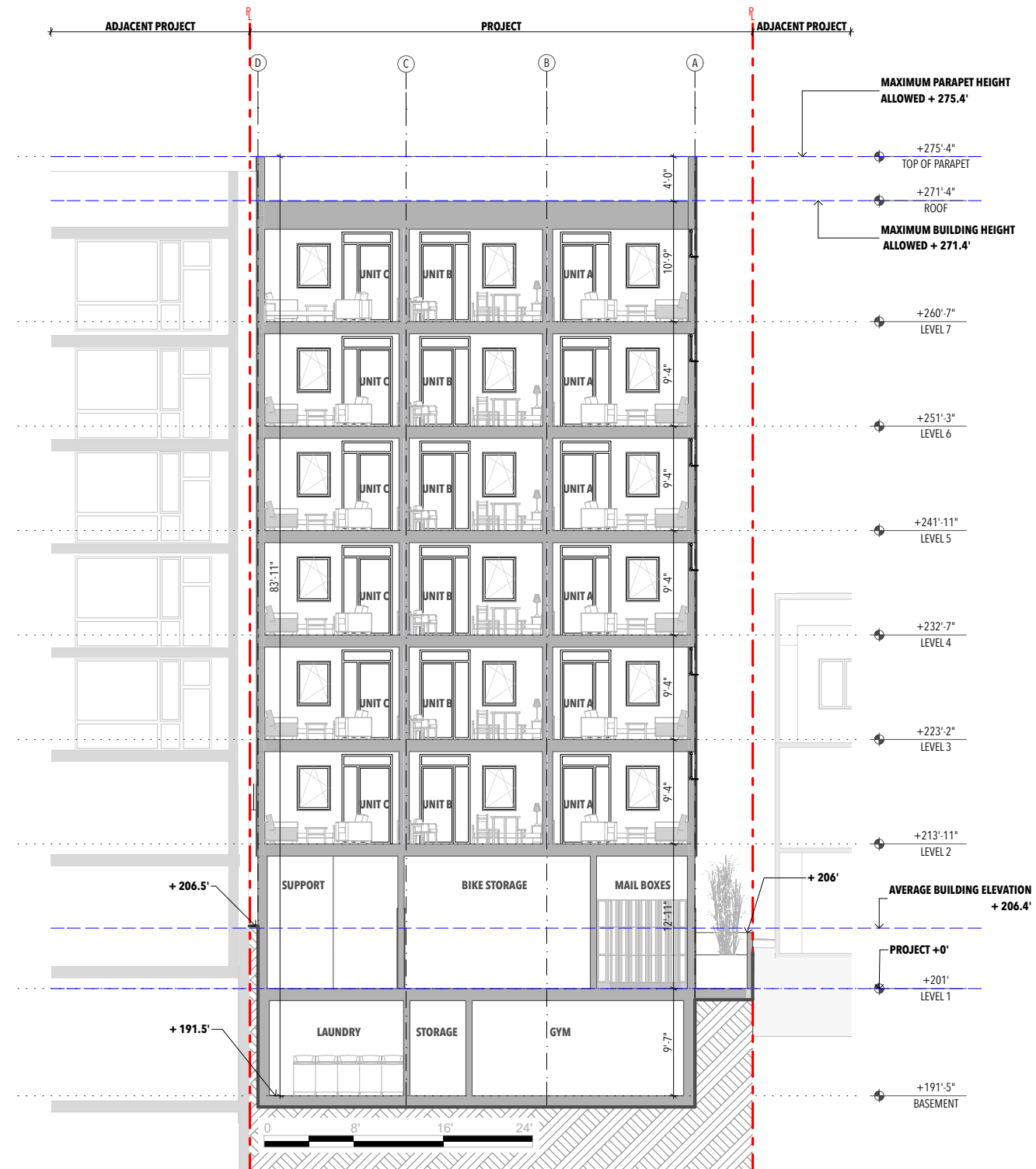


BUILDING SECTIONS





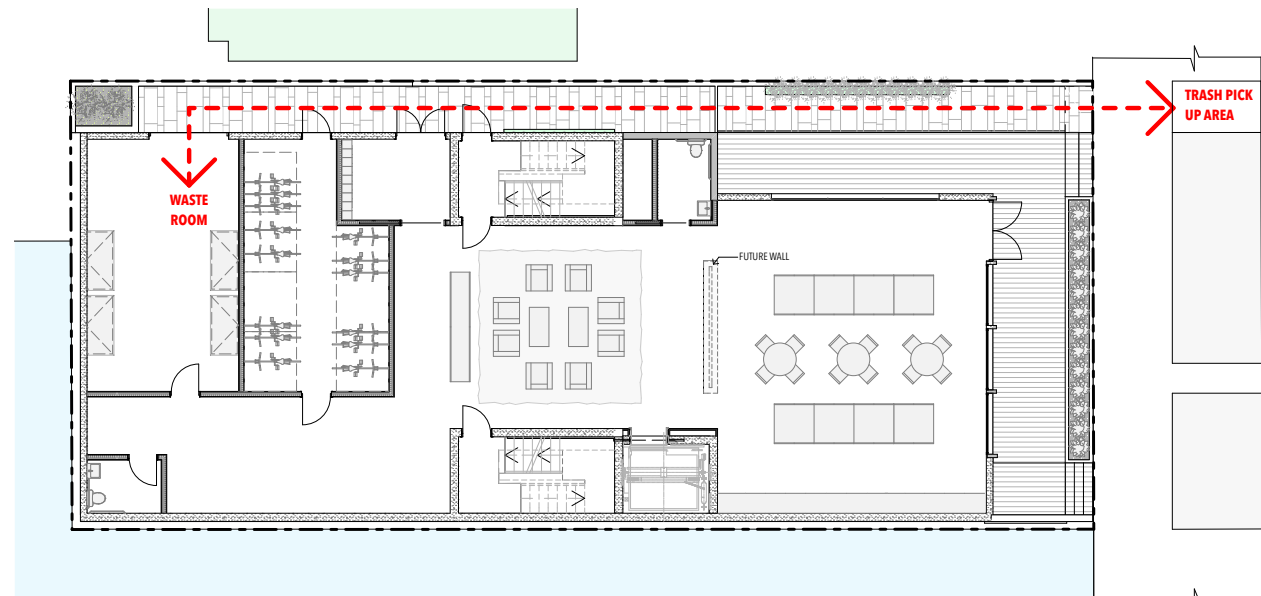
## BUILDING SECTIONS





## 15. SOLID WASTE LOCATION

The waste containers will be staged at the edge of the property and the planting strip has been adjusted to accommodate the required space. The staging area works in a similar way as the neighboring property. Please see attached letter of approval from Liz Kain at Seattle Public Utilities, dated March 2, 2017.



**City of Seattle**  
Seattle Public Utilities

**March 2, 2017**

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

This Project **#3017924** at address **831 NE 66<sup>th</sup> St** has been reviewed and the space has been found adequate for storage of residential & commercial garbage and recycling containers and is approved by SPU/Solid Waste Management. The customer will bring their containers to the end of the path to the sidewalk (located inside the building). The contractor will come into the building to bring the containers to the street for collection using the neighbor's driveway.

**Liz Kain**  
Date: **03/02/17**  
Office (206) 684-4166  
Fax (206) 684-0206  
[liz.kain@seattle.gov](mailto:liz.kain@seattle.gov)

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

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



16. METRICA'S RESIDENTIAL PROJECTS



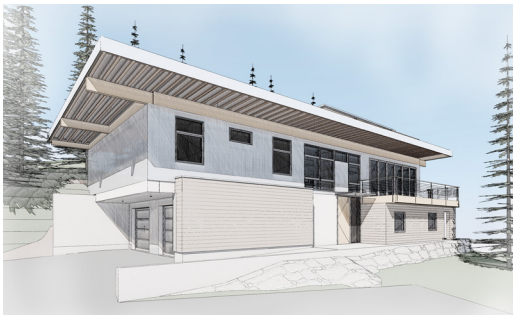
KIRKLAND RESIDENCE

Kirkland, WA | In progress  
5,000 SF



CLYDE HILL RESIDENCE

Clyde Hill, WA | In progress  
6,000 SF



MERCER RESIDENCE

Mercer Island, WA | In progress  
3,500 SF



MEDINA RESIDENCE

Medina, WA | In progress  
6,000 SF



652 ELLIOT

Seattle, WA | In progress  
21,800 SF



GREENLAKE RESIDENCE

Seattle, WA | In progress  
5,000 SF



TANGLETOWN RESIDENCE

Seattle, WA | In progress  
5,000 SF



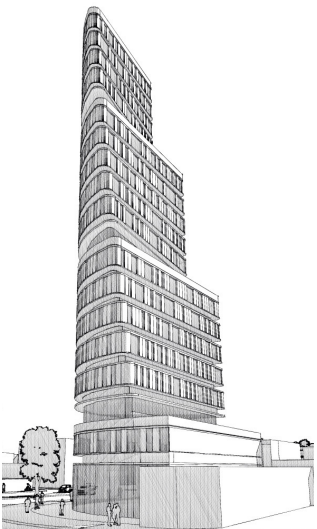
MADISON APARTMENTS

Seattle, WA | In progress  
70,000 SF



72-24

Bogotá, Colombia | In progress  
9,500 SF



ART DISTRICT BOGOTA

Bogotá, Colombia | In progress  
88,300 SF



T-19 APARTMENTS

Bogotá, Colombia | In progress  
77,000 SF