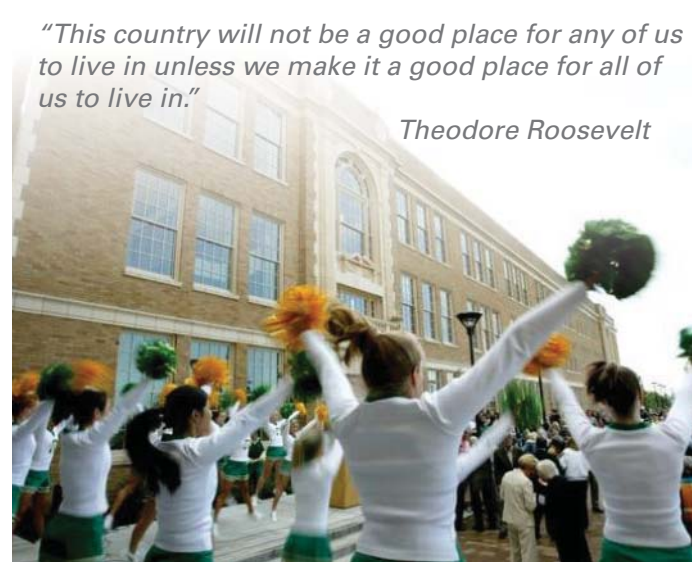


DPD# 3019700 6404 & 6406 9TH Ave NE

EARLY DESIGN GUIDANCE PACKAGE
EDG MEETING: 06.01.2015



"This country will not be a good place for any of us to live in unless we make it a good place for all of us to live in."

Theodore Roosevelt



caron

contact: marsha mawer-olson
caron architecture
marshamawerolson@caronarchitecture.com
2505 3rd avenue suite 300c, seattle
206.367.1382
project reference #2015.004

CONTENTS

3.0	Proposal
4.0	Context Analysis
5.0	Existing Site Conditions
6.0	Site Plan
7.0	Zoning Data
8.0	Design Guidelines
9.0	Architectural Concepts
10.0	Similar Projects



OPTION 1 PERSPECTIVE

PROJECT CONTACTS

ARCHITECT:
Caron Architecture
2505 3rd Ave. Suite 300C
Seattle, WA 98121
Contact: Marsha Mawer-Olson
206.367.1382
Marshamawerolson@caronarchitecture.com
Reference Project #2015.004

OWNER:
Paar Development, LLC
3445 California Ave SW Suite A
Seattle, WA 98116
Contact: Joe Paar
206.830.0929
Joe@paardevelop.com

PROJECT INTRODUCTION

PROJECT ADDRESS: 6404 & 6406 9TH Ave. NE, Seattle WA 98115

DPD PROJECT #: 3019700

PARCEL(S): 9221400105, 9221400110

OVERLAY DESIGNATION:

- Roosevelt Residential Urban Village;
- Pedestrian and Light Rail Station Overlay;
- Frequent Transit

ECA: None

LEGAL DESCRIPTION: Lot 14 and 15, block 1, Weedon's Division of Green Lake addition to Seattle, according to the plat thereof recorded in vol. 5 of plats, pg. 27, records of King Co., WA.

DEVELOPMENT STATISTICS

ZONING: NC3P-85 (5.75)

SITE AREA: 7,620 SF

NUMBER OF UNITS: 84

COMMERCIAL SF: 1,400

PARKING REQUIREMENT: None (SMC.23.54.015)

PROPOSED PARKING: 5 stalls

PROPOSED BIKE PARKING: 60 stalls

DEVELOPMENT OBJECTIVES

The proposed development will create a mixed use structure with approximately 1400 square feet of commercial space, a small parking garage off the alley, and 84 apartment units with a roof deck. No vehicular parking is required per the zoning code, however there will be a few stalls provided for commercial and/or residential use. There will be a large amount of bike parking accessed from the alley.

Commercial space will be at the street level, occupying the majority of the ground level, with a street entrance for a small residential lobby. Amenity space for the apartment residents will include a private courtyard deck on the second floor level as well as a roof top deck with territorial views for entertaining and relaxing.

SUSTAINABLE DESIGN ELEMENTS

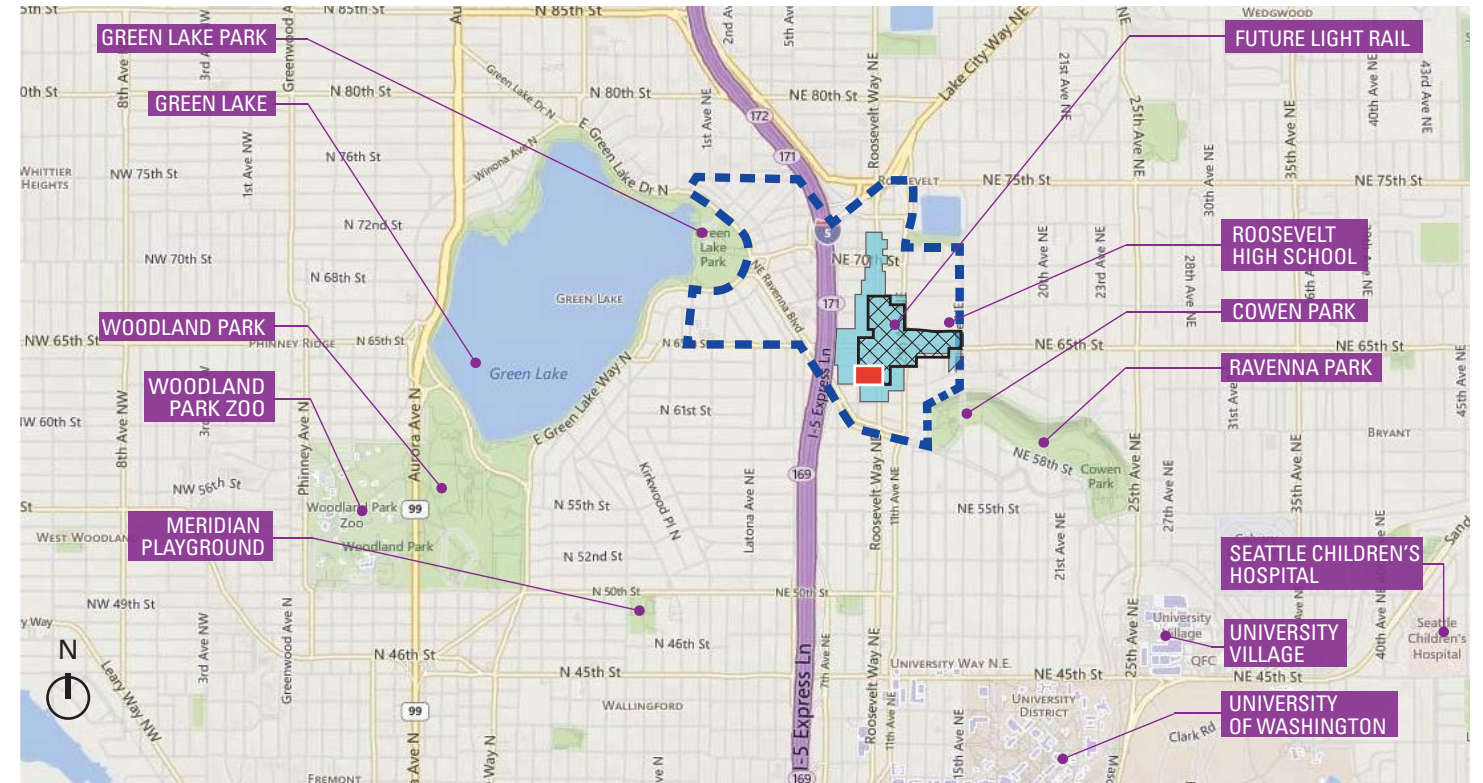
Sustainability and efficient, environmentally friendly design elements have been included in the proposed development.

Sustainable features include:

- Green roof on the roof deck
- Photovoltaic panels located on the stair penthouse roofs
- Edible garden on the roof deck for common use
- Rain water collection; cisterns located on the lower roof deck
- LED lights and fixtures throughout the project
- Low-flow plumbing fixtures
- Building insulation values greater than code minimum
- Project design is Mass Transit oriented
- Exterior air barrier to greatly reduce air exchanges
- Secure indoor bike parking
- Low VOC paint and flooring

VICINITY MAP KEY

- SITE
- ▣ URBAN OVERLAY
- ▣ PEDESTRIAN AREAS
- ▣ FREQUENT TRANSIT CORRIDORS



VICINITY MAP

AXONOMETRIC KEY

- SITE
- THE ROOSTER, NEW 7-STORY MIXED-USE APARTMENTS CURRENTLY UNDER CONSTRUCTION
- FUTURE LIGHT RAIL & T.O.D.



AXONOMETRIC

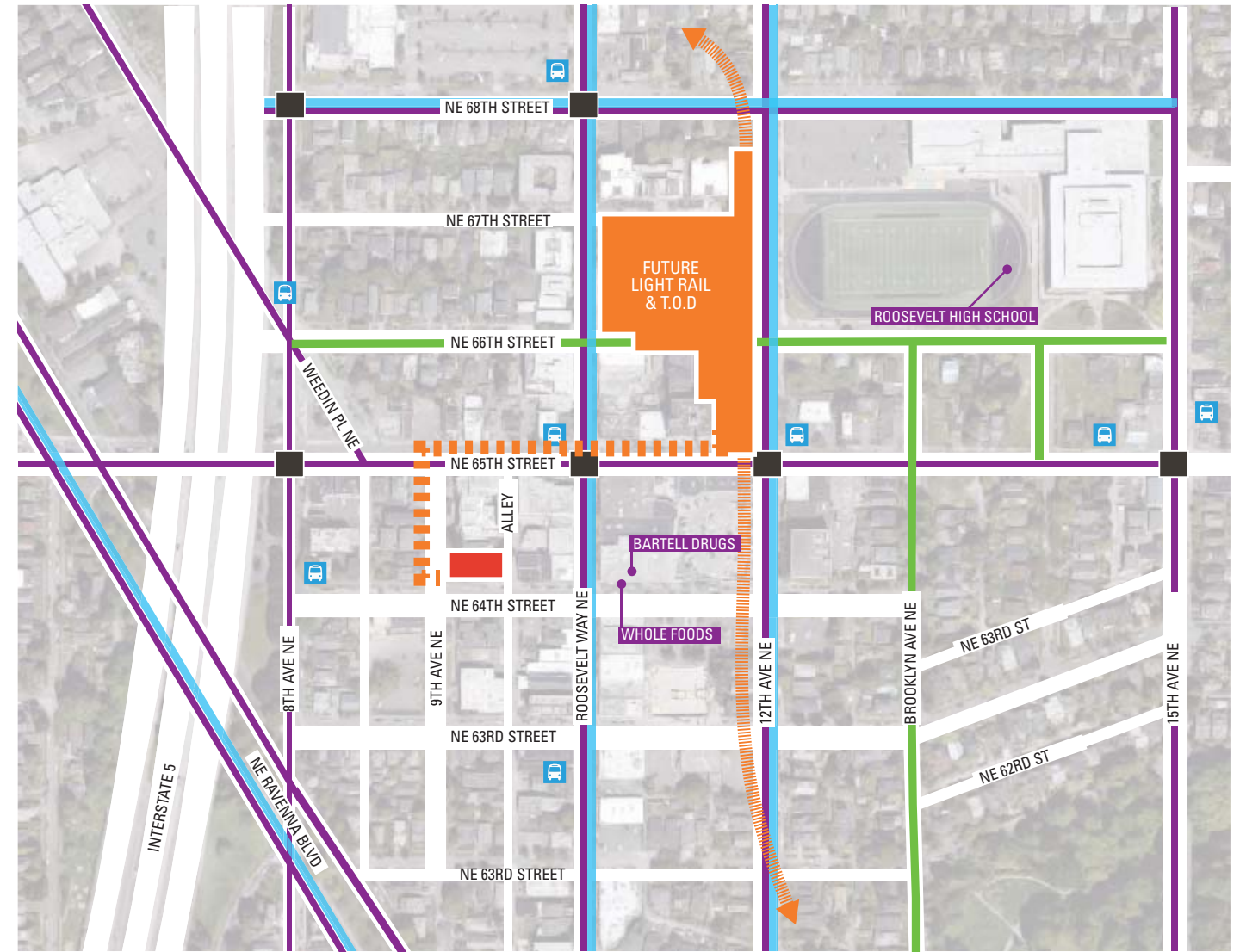
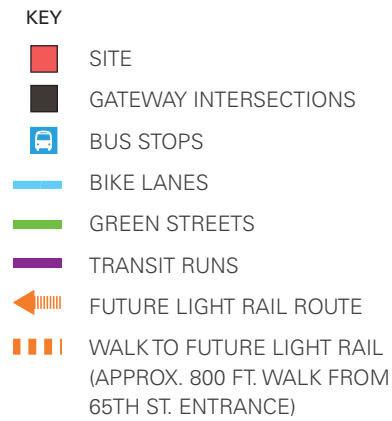
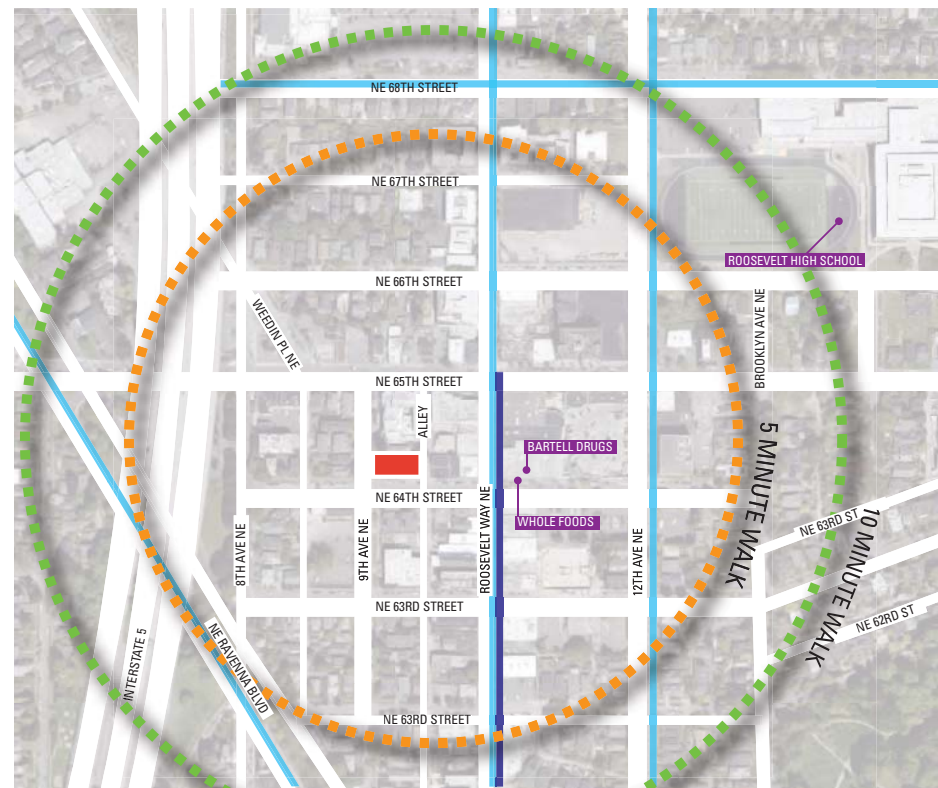
4.0 CONTEXT ANALYSIS

TRANSPORTATION OPTIONS

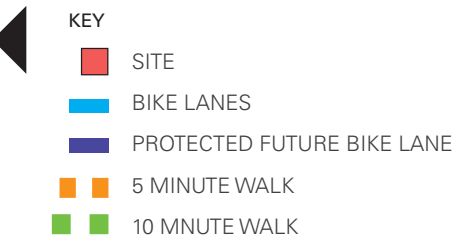
Proposed development is located in a Frequent Transit Overlay and the Station Area Overlay for the Link Light Rail. The new light rail station will be within walking distance, located 1.5 blocks to the north east of the project site. There are also 6 bus routes accessible within 1 – 2 blocks of the site. Bike lanes currently run north to south on Roosevelt Way NE and 12th Ave. NE and east to west on NE 68th St.

FUTURE LIGHT RAIL STATION PROXIMITY

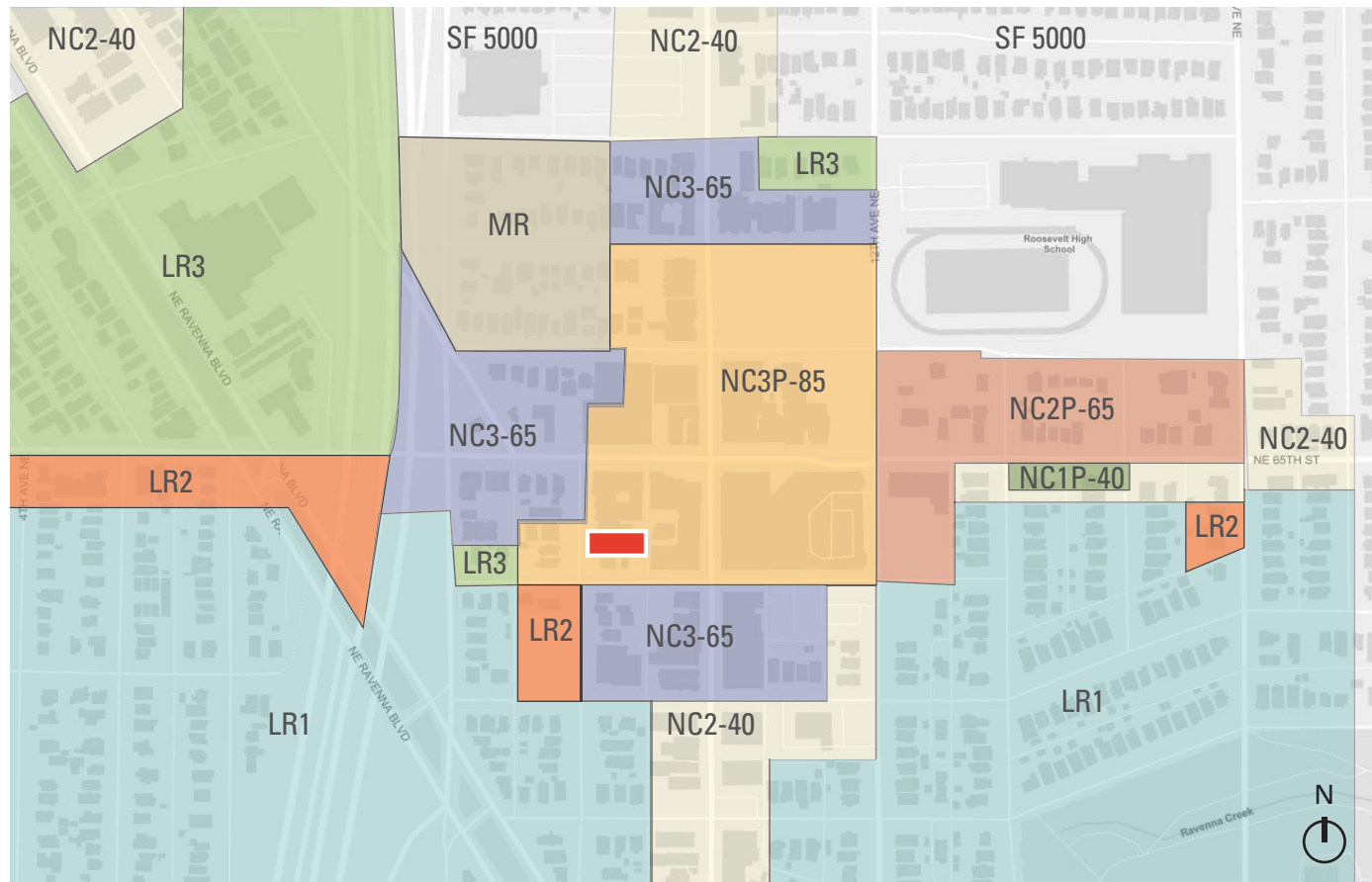
The Roosevelt Link Light Rail Station is to be located on 12th Ave. NE between NE 65th St. and NE 67th St. The proposed development is located within walking distance, one block west and one block south of the new station. The station will provide quick access and a convenient link to Downtown as well as other metro neighborhoods, making this Roosevelt neighborhood inviting to small business and commuting city dwellers. The Roosevelt Link Light Rail Station is scheduled for completion in 2019 with service commencing 2021 and shuttling an estimated 8000 people per day.



AERIAL 9 BLOCK AREA



SURROUNDING ZONING



SITE CONTEXT

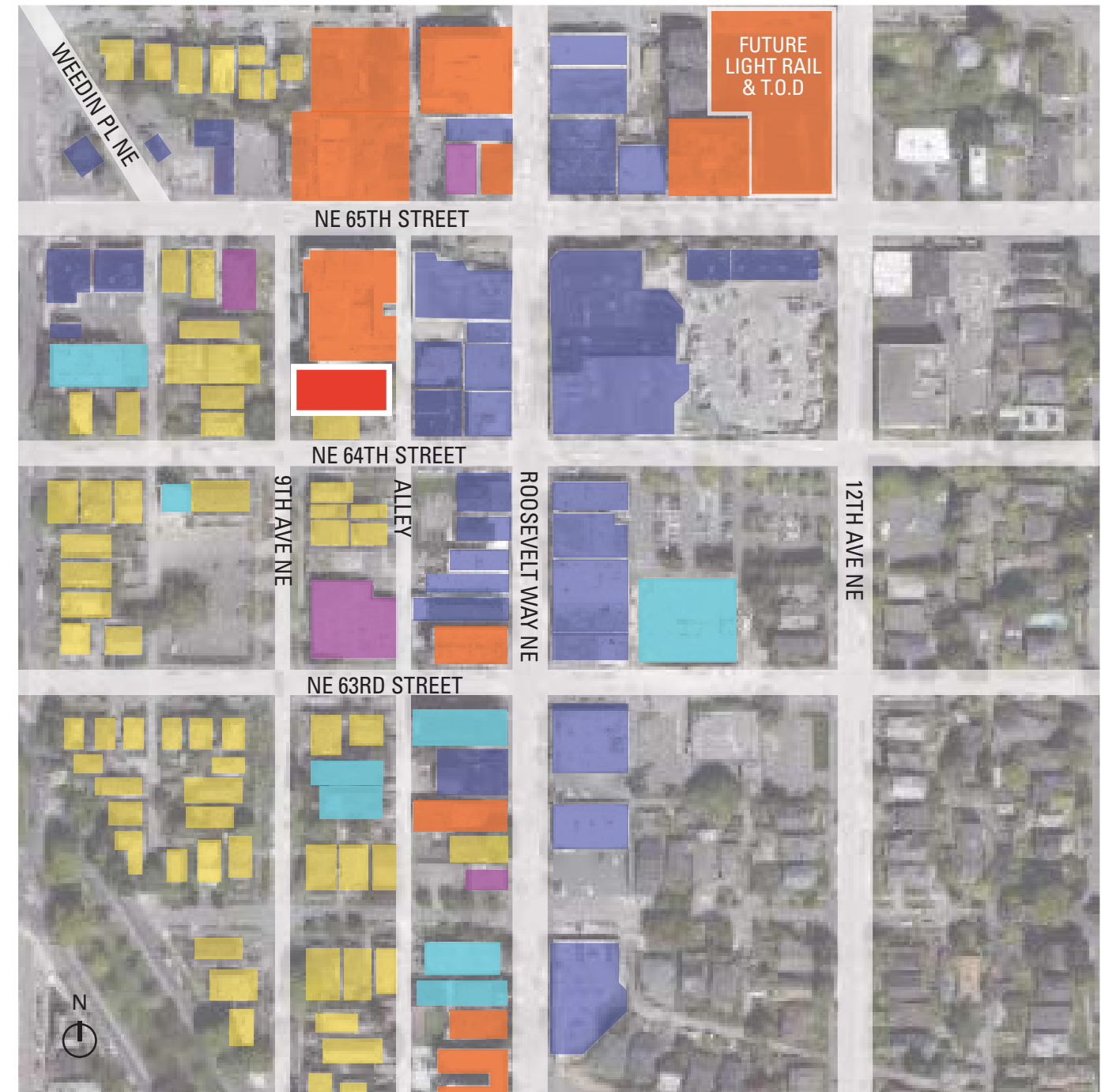
The project site, located at 6404 and 6406 9th Ave. NE, is one block west of a major thoroughfare lined with numerous businesses, restaurants, and shops. There is frequent public transportation along Roosevelt Way NE one block to the east, and on NE 65th St. at the north end of the block. There are a number of bus stops within a couple blocks of the project site and the site is within the Roosevelt Station Overlay. The streets of the neighborhood are pedestrian friendly with parking generally in garages or on street.

Area amenities and landmarks include Roosevelt High School to the north, Ravenna Park a few blocks to the east, and Green Lake which is a short distance to the west. One block to the east, across Roosevelt Way, is a large commercial shopping and dining center including a grocery store. Interstate 5 can be easily accessed 2 blocks to the west of the project site.

SURROUNDING USE KEY

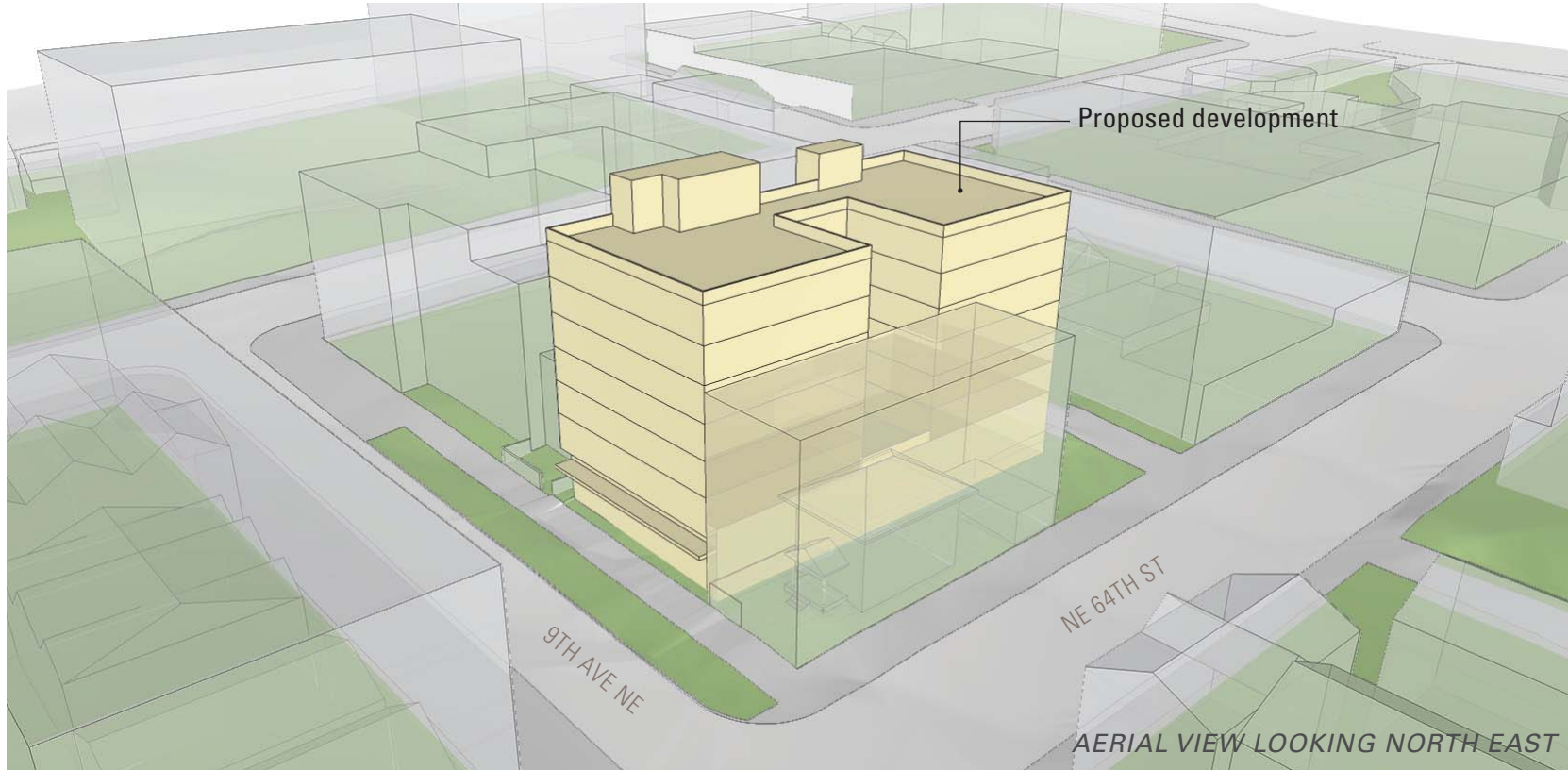
- SITE
- MIXED-USE
- MULTIFAMILY
- RESIDENTIAL
- OFFICE
- RETAIL

SURROUNDING USES

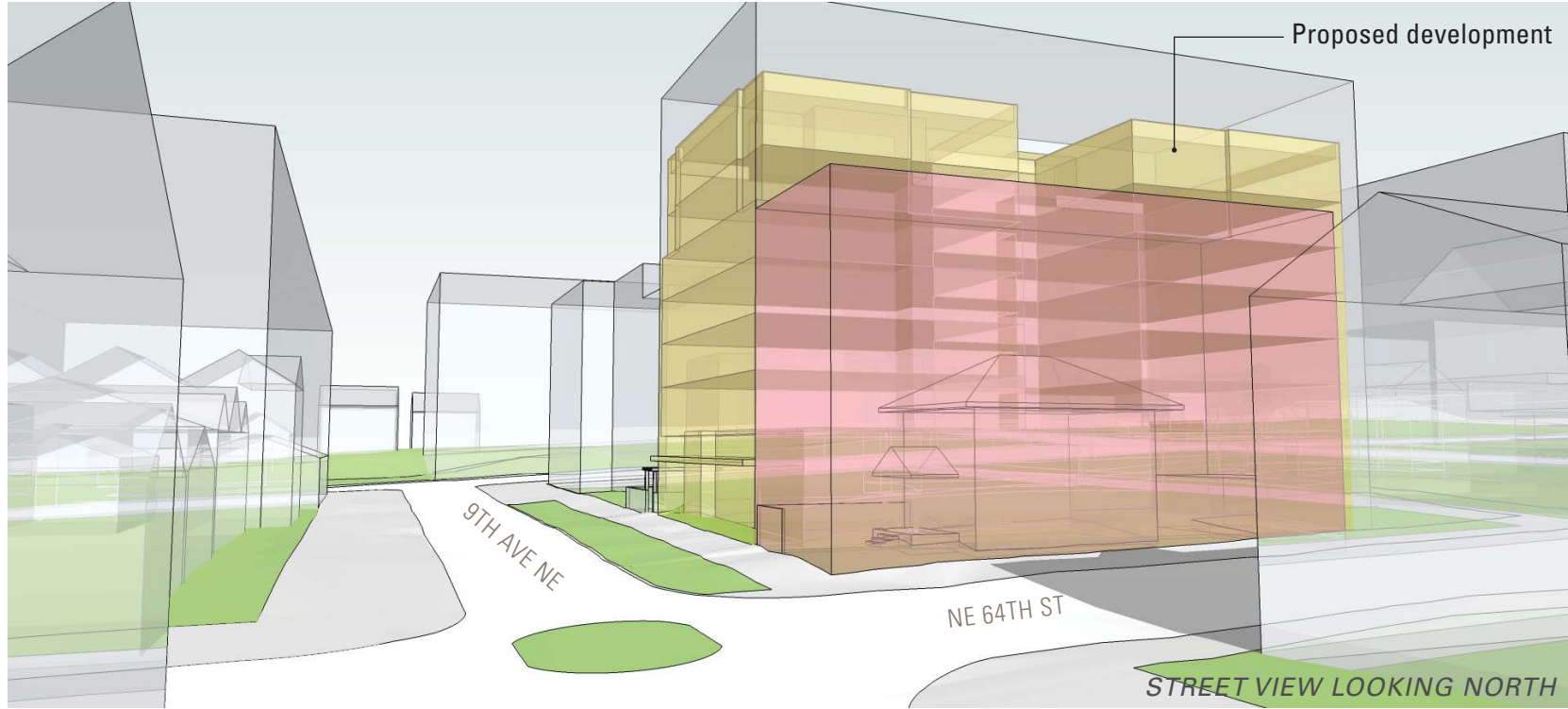
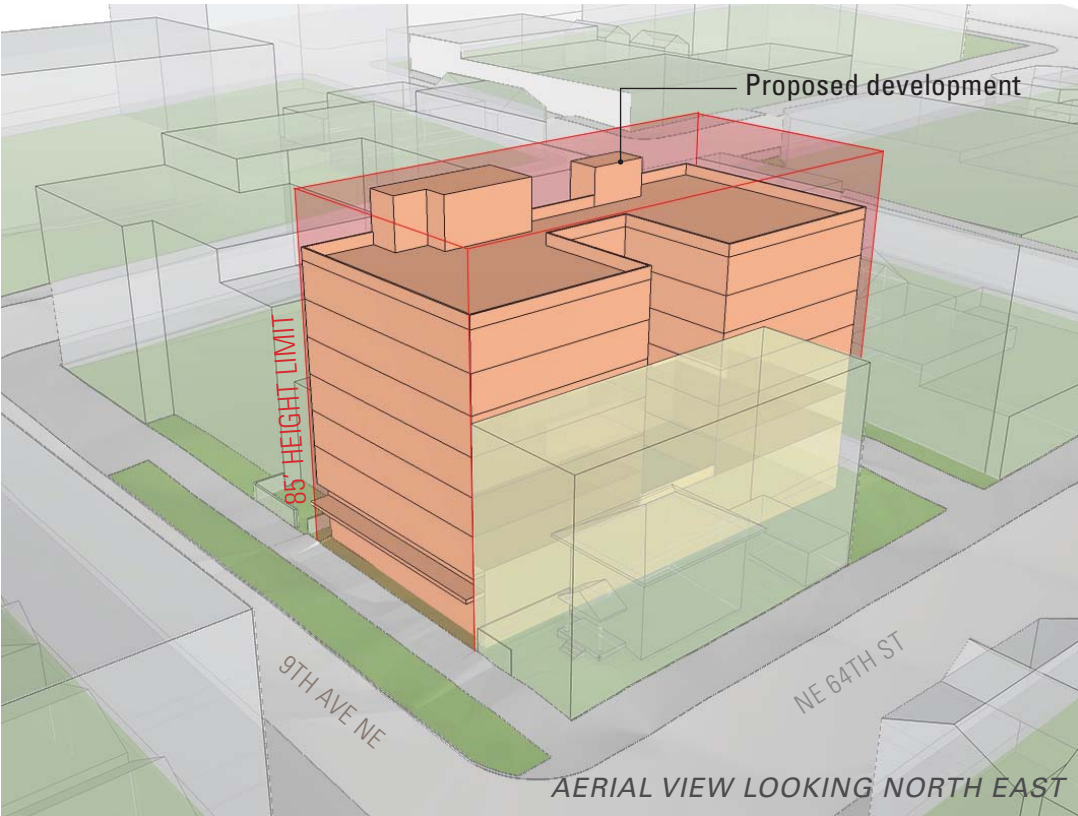


4.0 CONTEXT ANALYSIS

POTENTIAL FUTURE DEVELOPMENT



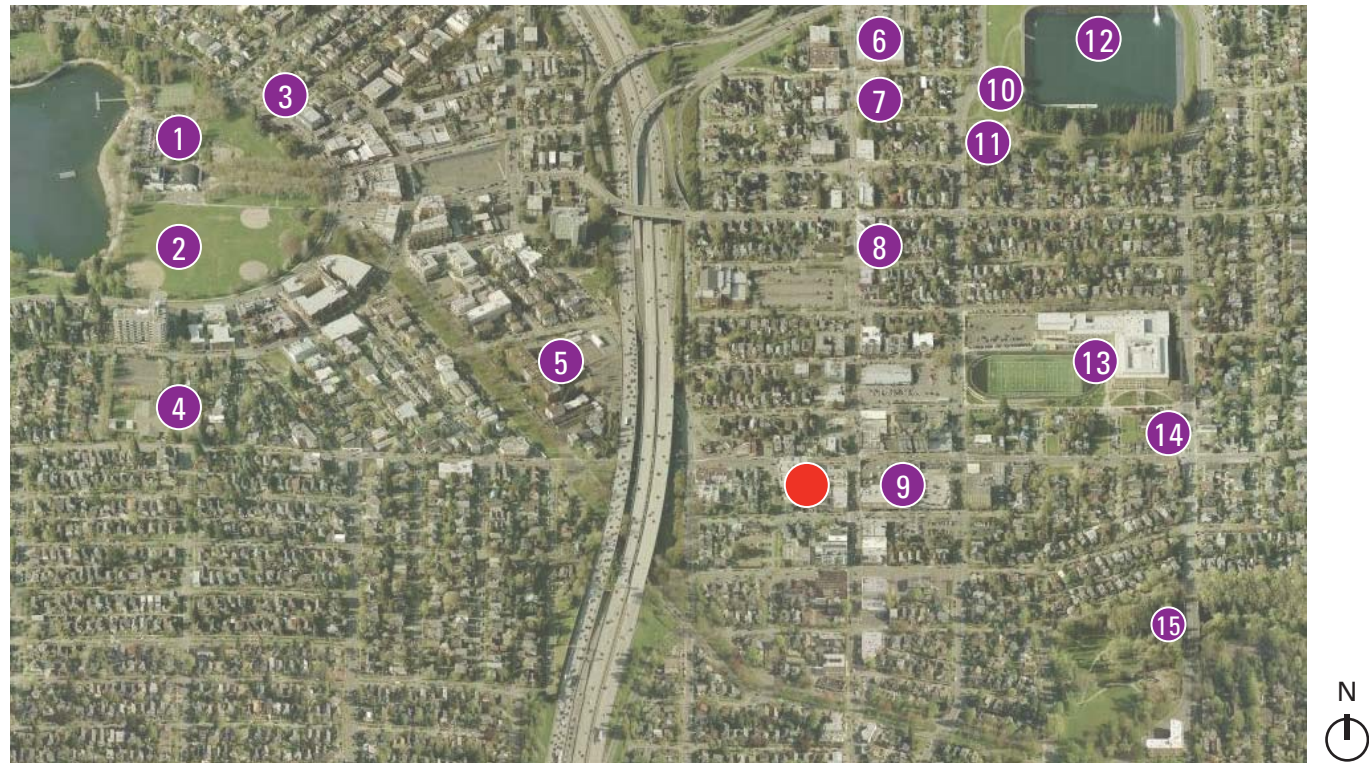
MAXIMUM ZONING ENVELOPE



SITE ANALYSIS

The diagrams show potential future development in the neighborhood, as well as the maximum zoning envelope for the proposed development. Currently, the neighboring building to the south is a 2-story single family residence. The analysis shows its potential future development, a 5-story structure, a scale of which will be in line with the proposed development and existing building on the block.

COMMUNITY NODES / LANDMARKS



- Project Site
- ① Green Lake Community Center
- ② Green Lake Park
- ③ The Seattle Public Library: Green Lake Branch
- ④ Green Lake Elementary School
- ⑤ John Marshall School
- ⑥ Safeway
- ⑦ Swedish Physicians Green Lake
- ⑧ Roosevelt Self Storage
- ⑨ Roosevelt Square (Whole Foods, Dania, Umpqua Bank, Bartell Drugs, Wells Fargo Bank, Subway, Taco Del Mar, The UPS Store)
- ⑩ Froula Park
- ⑪ Roosevelt P-Patch Community Gardens
- ⑫ Green Lake Reservoir Dam
- ⑬ Roosevelt High School
- ⑭ Rising Sun Produce
- ⑮ Cowen Park



② Green Lake Park



⑪ Roosevelt P-Patch Community Gardens



③ The Seattle Public Library Green Lake Branch



⑬ Roosevelt High School



⑨ Roosevelt Square



⑭ Rising Sun Produce

4.0 CONTEXT ANALYSIS

NEIGHBORHOOD DESIGN CUES



1. USE OF COLOR AND PATTERN



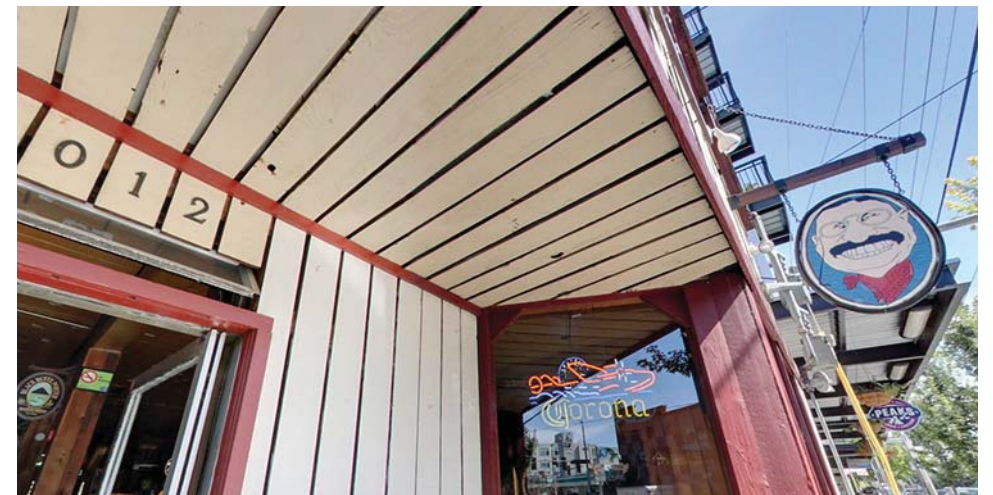
3. ELEVATE DESIGN WITH DETAILS



4. USE OF PUBLIC SPACE ON THE STREET



5. FACADE TREATMENT TO REDUCE SCALE NEAR RESIDENTIAL USE



2. TEXTURE AND MATERIALS

NEIGHBORHOOD VICINITY PHOTOS



1 ROOSEVELT WAY NE AND NE 65TH ST, LOOKING NE



2 65TH ST AND 9TH AVE, N OF SITE LOOKING E



3 ROOSEVELT SQUARE, E OF SITE



4 ROOSEVELT WAY NE AND NE 65TH ST, NE OF SITE



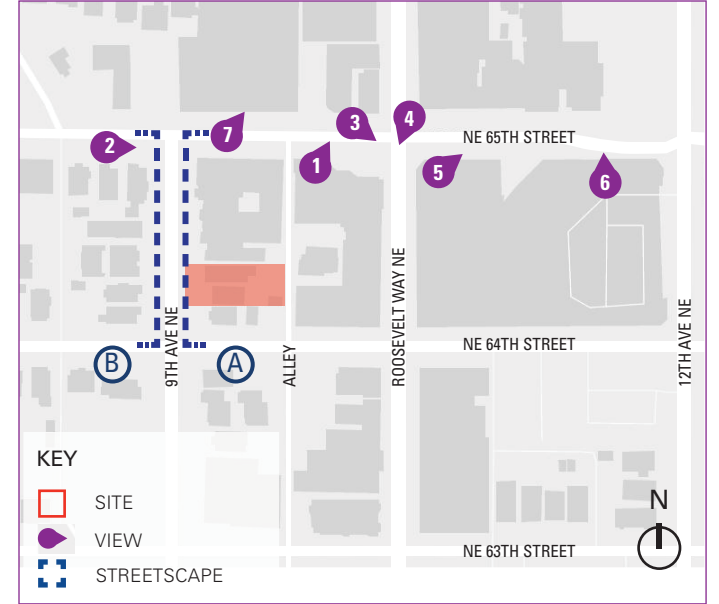
5 APARTMENT COMPLEX AT NE 65TH ST, NE OF SITE



6 NE 65TH ST AND 12TH AVE NE, TOD SITE AND ROOSEVELT LIGHT RAIL STATION

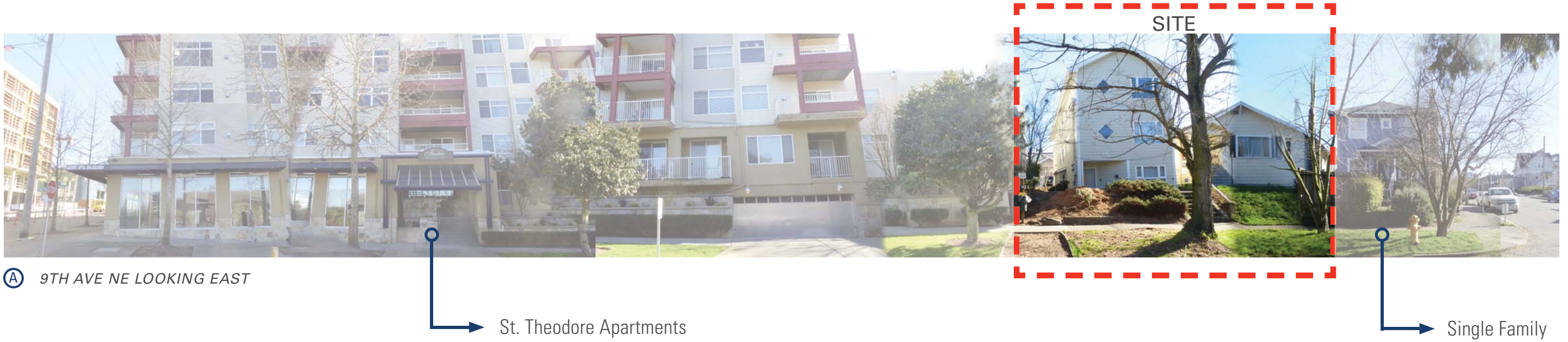


7 THE ROOSTER, PROJECT ON 65TH ST AND 9TH AVE, NW OF SITE



4.0 CONTEXT ANALYSIS

STREETSCAPES

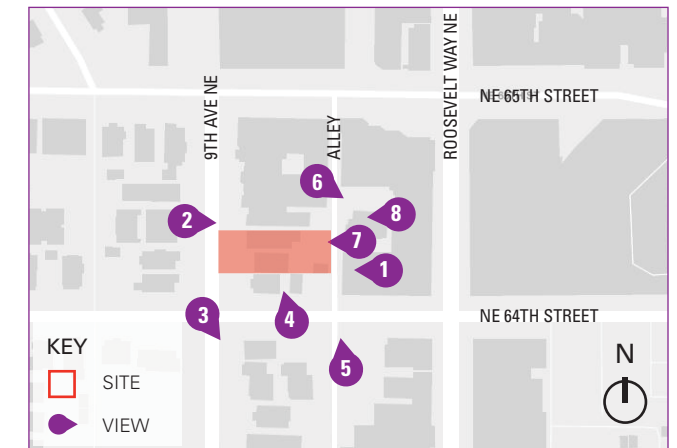


SITE ANALYSIS

The project site is located at 6404 and 6406 9th Ave. NE between I-5 and Roosevelt Way NE and just a few blocks east of Green Lake. Roosevelt Way NE and NE 65th Street are major arterials with heavy traffic at rush hour and on weekends. There is also a significant amount of pedestrian traffic along both streets. Seven bus routes operate within a few blocks of the site and there is easy access to I-5, just two blocks west. Green Lake and Green Lake Park are located half a mile to the northwest and are within walking distance. There is also Ravenna Park, half a mile to the southeast, also within walking distance. The area boasts many restaurants and shops and there is a pharmacy and grocery store within 2 blocks.

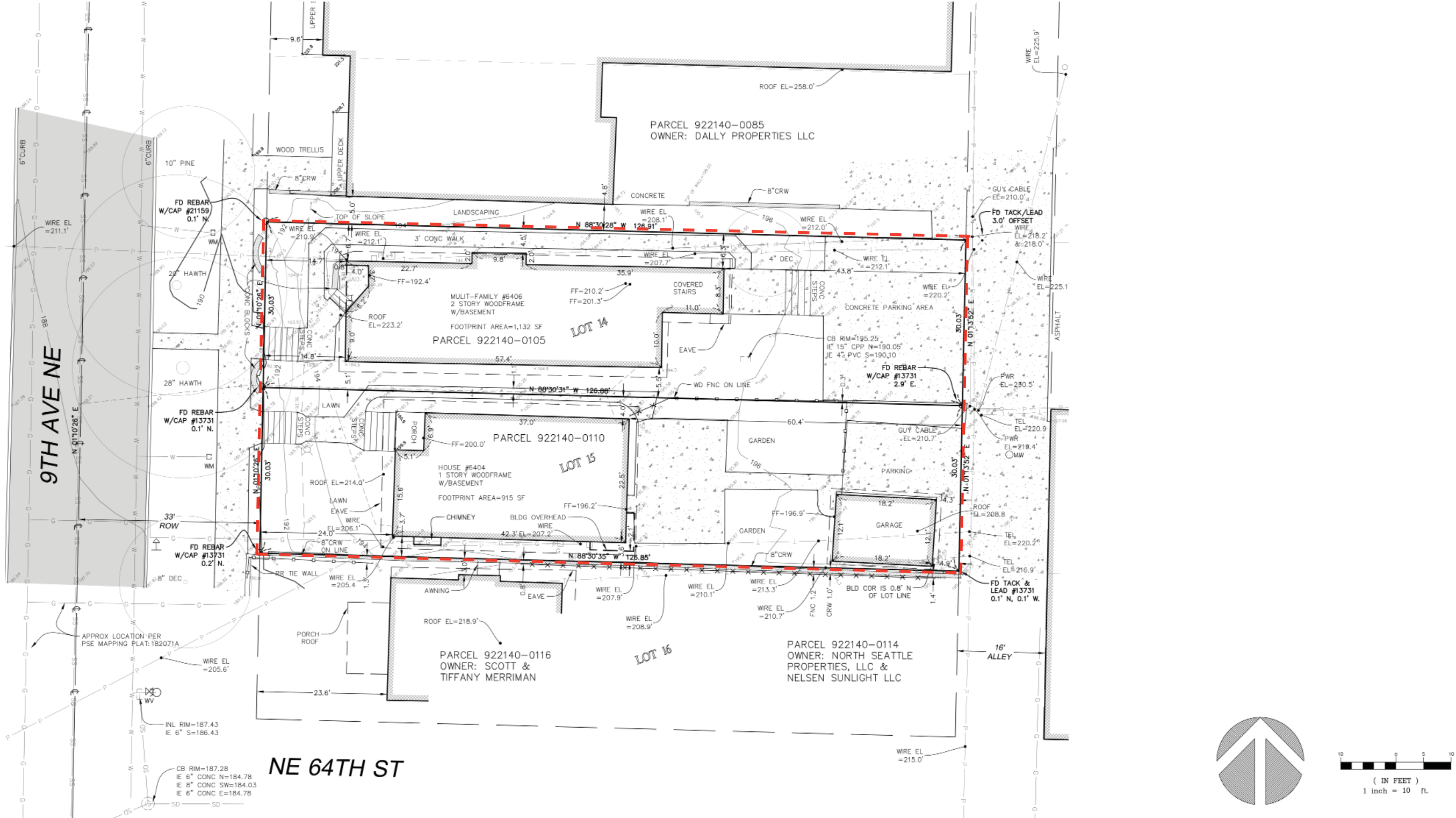
The site is relatively flat, sloping slightly westward from the alley to the street with opportunity for neighborhood views to the west and south. The lot to the north is 6 story mixed use structure with 5 stories of apartments, allowing a view to the north for a seven-story structure. Across the street facing the project site are single family residences, and over them, a view of Green Lake in the distance. The Neighbor to the south is a single family residences with rear yard adjacent the shared lot line. Two street trees are located in the R.O.W. in front of the project site. The east property line abuts an alley.

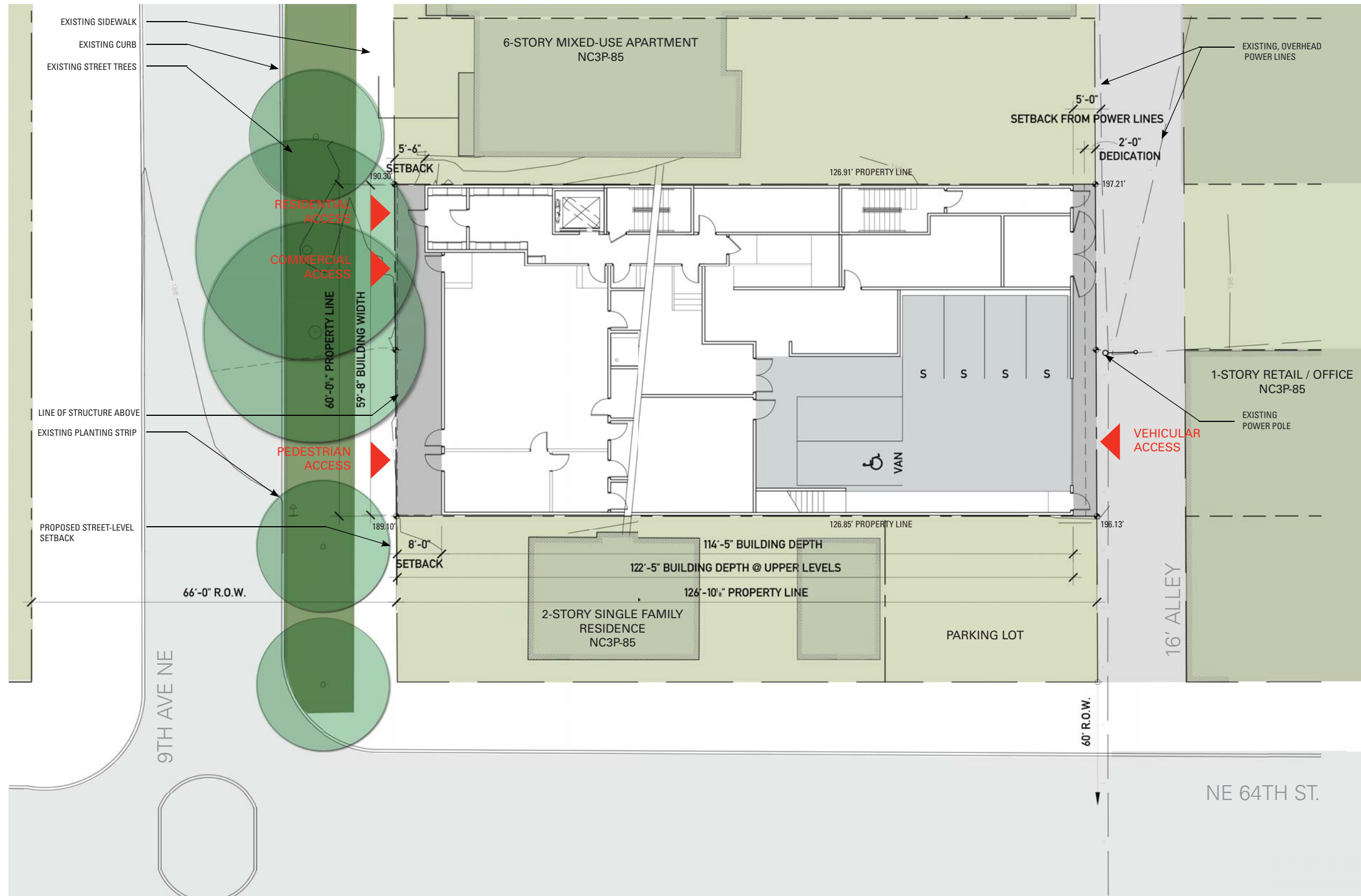
EXISTING SITE PHOTOS



5.0 EXISTING SITE CONDITIONS

SURVEY





7.0 ZONING DATA

LAND USE ANALYSIS TABLE - NC3P - 85 (5.75)		
SMC	SMC REQUIREMENT	COMPLIANCE/REFERENCE
23.47A.004 PERMITTED AND PROHIBITED USES	TABLE A: OFFICE, GENERAL SALES, AND RESIDENTIAL USE IS PERMITTED OUTRIGHT.	COMPLIANT
23.47A.005 STREET LEVEL USES	23.47A.005.C.1.G - SITE IS MAPPED PEDESTRIAN DESIGNATION; 20% MAX RESIDENTIAL ON STREET LEVEL FACADE.	COMPLIANT
23.47A.008 STREET LEVEL DEVELOPMENT STANDARDS	LIMIT BLANK FACADES TO 20 FT WIDE AT STREET LEVEL; MIN. 60% TRANSPARENCY AT STREET LEVEL; NON-RESIDENTIAL USE SHALL EXTEND AVG. 30 FT & MIN. 15 FT. DEEP; FLOOR-TO-FLOOR HEIGHT MIN. 13 FT.;	COMPLIANT
23.47A.011 OUTDOOR ACTIVITIES	OUTDOOR STORAGE IS PROHIBITED; OUTDOOR SALE OF FOOD OR BEVERAGE MUST BE 50 FT. FROM RESIDENTIAL LOT LINE	COMPLIANT
23.47A.012 STRUCTURE HEIGHT	85 FT BASE HEIGHT; STAIR AND ELEVATOR PENTHOUSES MAY EXTEND ADDITIONAL 10 & 16 FT. RESPECTIVELY, ABOVE APPLICABLE HEIGHT LIMIT; PARAPETS AND RAILINGS MAY EXTEND AN ADDITIONAL 4' ABOVE APPLICABLE HEIGHT LIMIT	COMPLIANT
23.47A.013 FLOOR AREA RATIO	TABLE A: 6. STRUCTURE HEIGHT - 5.75 PER INCENTIVE SUFFIX; NOT EMPLOYING INCENTIVES PER 23.58A.	COMPLIANT
23.47A.014 SETBACK REQUIREMENTS	REAR AND SIDE LOT LINES ABUT NC3P ZONES: NO SETBACKS ARE REQUIRED.	COMPLIANT
23.47A.016 LANDSCAPING & SCREENING STANDARDS	GREEN FACTOR OF 0.30 OR GREATER; STREET TREES REQUIRED.	COMPLIANT, SEE SITE & LANDSCAPE PLANS
23.47A.022 LIGHT AND GLARE STANDARDS	INTERIOR GARAGE LIGHTING MUST BE SHIELDED.	COMPLIANT
23.47A.024 AMENITY AREA	AMENITY AREA = 5% OF RESIDENTIAL FAR MIN.; MIN DIMENSION OF 10 FT. & 250 SF MIN.	COMPLIANT
23.47A.032 PARKING LOCATION AND ACCESS	PARKING ACCESS TO BE FROM ALLEY	COMPLIANT
23.54.015 REQUIRED PARKING	TABLE A: SALES/SERVICE = 1/500 SF; LIVE-WORK = 1/UNIT >1500 SF <2500 SF. PARKING WAIVER: NO PARKING REQ'D. FOR FIRST 1500 SF OF EA. BUSINESS ESTABLISHMENT. TABLE B: MULTI-FAMILY = NO MIN. REQ'D. BICYCLE PARKING = 1/4 RES. UNITS & .75/EFFICIENCY UNIT; 1/12,000 SF SALES/SERVICE + 1/2000 SF SHORT TERM	COMPLIANT, SEE PARKING CALCS THIS SHEET
23.54.020 PARKING QUANTITY EXCEPTIONS	23.54.020.F.2. MIN. PARKING IS REDUCED 50% IF USE IS W/IN 1,320 FT OF A STREET W/ FREQUENT TRANSIT SERVICE.	COMPLIANT, SEE PARKING CALCS THIS SHEET
23.54.040 SOLID WASTE AND RECYCLE STORAGE & ACCESS	375 SF, PLUS 4 SF EACH ADDITIONAL UNIT OVER 50. PLUS 50% OF NON-RES. USE AREA OF 0 - 5000 SF = 82 REQ'D/2 = 41 SF. SALES & SERVICE RECYCLING MUST BE SEPARATE FROM RESIDENTIAL.	COMPLIANT

PARKING CALCULATIONS (PREFERRED OPTION #1)

USE	AREA / UNITS	PARKING REQUIRED	PARKING PROVIDED	SHORT TERM BICYCLE
SALES/SERVICE	1400 SF	CAR: 1/1000 SF OVER 1500SF = 0 BICYCLE: 1/12,000 SF & 1/2000 SF = 1 EA.	CAR SPACES = 1 BICYCLE SPACES = 1	BICYCLE SPACE = 1
RESIDENTIAL	84 UNITS	CAR: NO MINIMUM BICYCLE: 1/4 D.U. & .75/E.D.U. = 12+28=40	CAR SPACES = 4 BICYCLE SPACES = 59	BICYCLE SPACE = N/A

PARKING PROVIDED : TOTAL CAR = 5 STALLS
TOTAL BICYCLE = 60 TOTAL SHORT TERM = 1

CS1 NATURAL SYSTEMS AND SITE FEATURES

Roosevelt Supplemental Guidelines

1. Responding to Site Characteristics - Solar orientation and reducing shadows on public sidewalks.
2. Setbacks along the building base.

▶ **Response:** The proposed preferred design option utilizes a setback of 8 feet along the entire street level elevation. It also takes advantage of southern solar exposure with units facing a southern courtyard with common deck at the lower residential floor level.

Seattle Design Guidelines

- a. Energy Use – Energy Choices
- b. Sunlight & Natural Ventilation – Consideration taken for sun, wind, daylighting and shading, and managing solar gain.
- e. Water – Creative use of on-site storm-water management.

▶ **Response:** Sustainable and environmentally friendly design choices are a feature of this project. Design includes a focus on maximizing natural daylight to private and common areas. Solar gain and prevailing winds will be factored into architectural design features at exterior walls and outdoor spaces. Green roof and storm-water collection in cisterns are design features of the roof deck and collected water is proposed for use to water the roof garden. Minimizing energy use is also a key design factor; we will be proposing to utilize LEDs, efficient appliances, and photovoltaics.

Sustainable Design Elements:

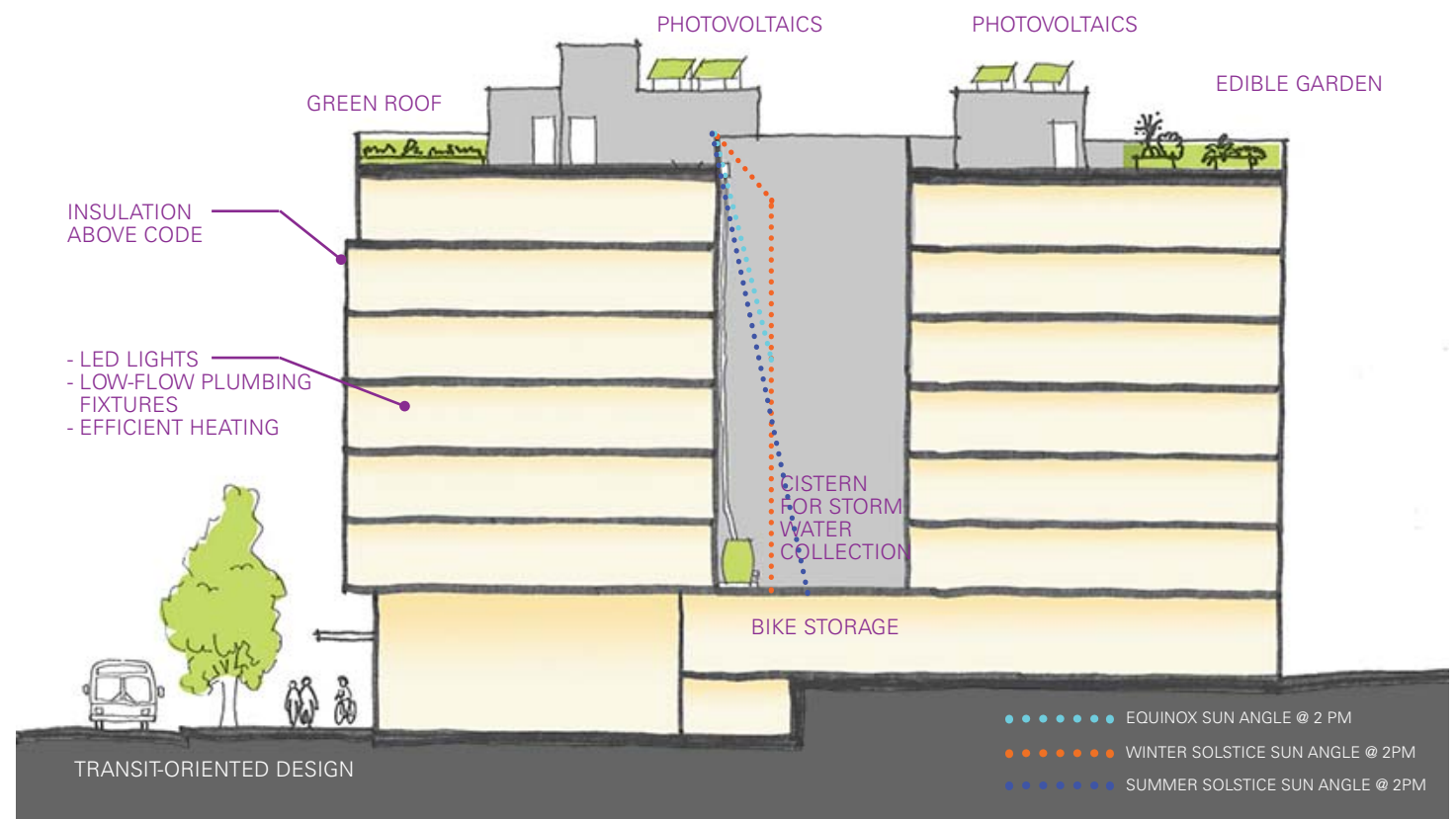
- Green roof on the roof deck
- Photovoltaic panels located on the stair penthouse roofs
- Edible garden on the roof deck for common use
- Rain water collection; cisterns located on the lower roof deck
- LED lights and fixtures throughout the project
- Low-flow plumbing fixtures
- Building insulation values greater than code minimum

CS2 URBAN PATTERN AND FORM

Roosevelt Supplemental Guidelines

1. Streetscape Compatibility – Commercial and Mixed Use Developments: Continuity of the Street Wall Along Sidewalks. Make use of setbacks at the right of way for public use.

▶ **Response:** Use of a 8 foot setback on the street level provides additional right of way depth for public use by way of including site furniture and bike parking. Additionally, there is a 2' dedication at the alley, providing a wider and safer access along pedestrian corridor.



8.0 DESIGN GUIDELINES

CS3 ARCHITECTURAL CONTEXT AND CHARACTER

Roosevelt Supplemental Guidelines

1. Architectural Context – Incorporate design elements, architectural details, or materials in the building façade at the street level that are similar to those of adjacent buildings. Architectural features preferred in Roosevelt include the following: 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; Change in materials; Building overhangs (where upper levels are brought closer to a front property line).

- ▶ **Response:** We propose to use significant transparency and a different material at the street level elevation. Along with utilizing a building overhang and canopies, this will separate the street level uses and be in keeping with traditional Roosevelt architecture.

PL2 WALKABILITY

Roosevelt Supplemental Guidelines

1. Pedestrian Open Spaces and Entrances – Pedestrian amenities are encouraged where appropriate along sidewalks within the Core Commercial Area. This may include seating, plantings, and pedestrian-scaled signage.

- ▶ **Response:** Use of an additional setback on the street level provides a wider sidewalk and right of way depth for public use by way of including site furniture, and plantings. Each street level use will have blade signs beneath the canopies to create visual interest.

PL3 STREET-LEVEL INTERACTION

Roosevelt Supplemental Guidelines

1. Human Activity – Ground level setbacks are encouraged.
2. Transition between Residence and Street - 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.

- ▶ **Response:** The preferred design option includes a ground level setback and the separation of the residential main entrance to the building through architectural features, change in finish materials, signage, and possible landscaping.



OPTION 1 STREET VIEW PERSPECTIVE

PL4 ACTIVE TRANSPORTATION

Seattle Design Guidelines

- A. Entry Locations and Relationships – Provide safe and convenient access points for all modes of travel.
- B. Planning Ahead for Bicyclists – Early planning for existing and future bicycle traffic to the site. Provide bike facilities that are convenient, secure and safe. Connections to bike trails and infrastructure near the site can be designed into bicycle access and storage areas.
- C. Planning Ahead for Transit – Proximity of future transit stop influence on project design and use.

► **Response:** The project design includes abundant bicycle storage with easy access from the alley, which makes a convenient connection to the street grid and current bike lanes. Bicycle storage and access points will be clearly identified and well lit for safety and security. The future Roosevelt Light Rail Station is within walking distance of the project site and has influenced the design in that the focus of parking is on bicycle parking rather than vehicle parking. Additionally, convenient and easily accessed bike parking and pedestrian access from 9th Ave. NE and the alley encourage alternative transit options rather than private vehicle transportation. The pedestrian main entrance on 9th Ave. NE is through a transparent and well-lit residential lobby that is set back from the sidewalk. Lighting and street furniture along with weather protection at the street front of the project are elements of transit supportive design.

DC2 ARCHITECTURAL CONCEPT

Roosevelt Supplemental Guidelines

- 1. Architectural Concept and Consistency – These architectural features are especially important for new commercial and mixed use developments: Multiple building entries, Building base, and Attractively designed alley-facing building façades.
 - 2. For buildings that are both set back from and taller than adjacent buildings, the street level portion should be differentiated from the upper floors through architectural design or building materials, textures, and/or colors.
- **Response:** The design includes multiple street level uses, each with its’ own entrance. The buildings alley facing façade will include engaging architectural design elements and glazing. Building materials and colors will be different at the non-residential spaces as the ground level from the residential use above.

DC3 OPEN SPACE CONCEPT

Roosevelt Supplemental Guidelines

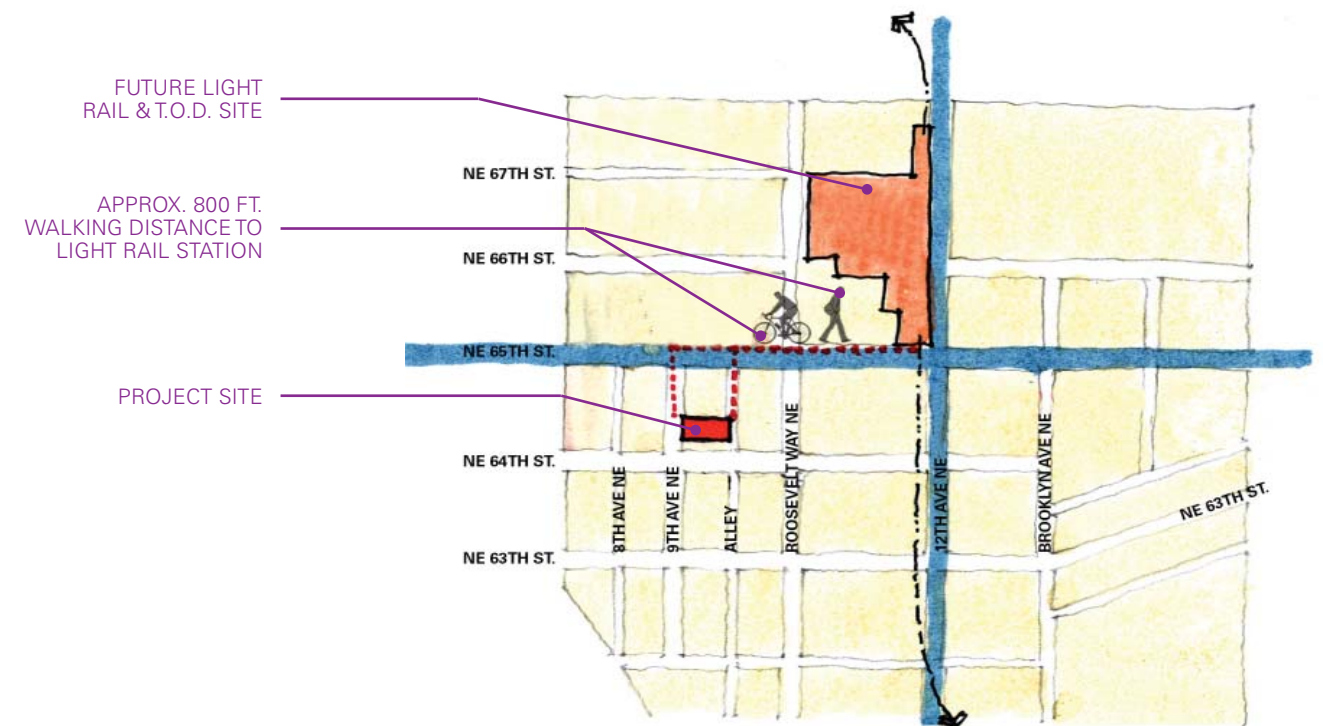
- 1. Residential Open Space – The Roosevelt Neighborhood values places for residents to gather. Open space areas can be achieved in a variety of ways including courtyards and roof tops.

► **Response:** The design proposed to include a roof top deck for residents’ use along with a second level courtyard or semi-private decks.

DC4 EXTERIOR ELEMENTS AND FINISHES




- 1. Exterior Finish Materials – Signs: Developments should accommodate places for signage that are in keeping with the building’s architecture and overall sign program. Preferred sign types include: Small signs incorporated into the building’s architecture; Neon signs are encouraged; Blade signs hung from beneath awnings or marquees are especially favored in the Commercial Core Area.

► **Response:** The design includes multiple street level uses, each with its’ own entrance and small blade signage. In addition, there will be large building signage for residential portion. Building materials will include high-quality concrete finish and transparent storefronts on the ground level commercial use area, and wood along with colors that are reflective of other successful neighborhood structures for the upper residential levels.



TRANSPORTATION CONCEPTUAL SKETCH

9.0 ARCHITECTURAL CONCEPTS | OVERVIEW OF ALL OPTIONS

	OPTION 1	OPTION 2	OPTION 3 PREFERRED
NUMBER OF UNITS:	100	93	84
COMMERCIAL SF:	1,827	2,030	1,400
PARKING STALLS:	0	0	5
BIKE STALLS	54	54	60
FAR SF:	42,819	42,536	43,480
AMENITY AREA SF:	5,284	5,317	6,180
PROS:	<ul style="list-style-type: none"> All residential units face out in all directions, providing glazing on all four building facades, and common outdoor amenities located on the roof to take advantage of solar exposure and maximize views Residential units located on ground level- off the alley Maximized residential unit count Live/Work units on street level provide opportunity for small businesses Abundant bicycle parking for residence with access off of alley 	<ul style="list-style-type: none"> All residential units face out in all directions, providing glazing on all four building facades, and common outdoor amenities located on the roof to take advantage of solar exposure and maximize views 8 ft. set back widens R.O.W. for more inviting public space Residential units located on ground level- off the alley Live/Work units on street level provide opportunity for small businesses Abundant bicycle parking for residence with access off of alley 	<ul style="list-style-type: none"> Residential levels and significant common and semi-private outdoor amenity areas oriented to take advantage of greater solar exposure and maximize views 8 ft. set back widens R.O.W. for more inviting public space Some vehicular parking, including ADA, and abundant bicycle parking with convenient access off alley Small business opportunities at ground level Greater unit mix- efficiency, studio, and 1-BD
CONS:	<ul style="list-style-type: none"> No vehicular parking provided No street level setback from R.O.W. All residential units are studios 	<ul style="list-style-type: none"> No vehicular parking provided No street level setback from R.O.W. All residential units are studios 	<ul style="list-style-type: none"> Residential unit count reduced for courtyard and parking
CODE COMPLIANT	YES	YES	YES
STREET VIEW:			

DESIGN OPTION ANALYSIS

Statistic Summary:

- Number of units: 100
- Commercial SF: 1,827
- Parking stalls: 0
- Bike stalls: 54
- FAR SF: 42,819
- Amenity area SF: 5,284

Opportunities:

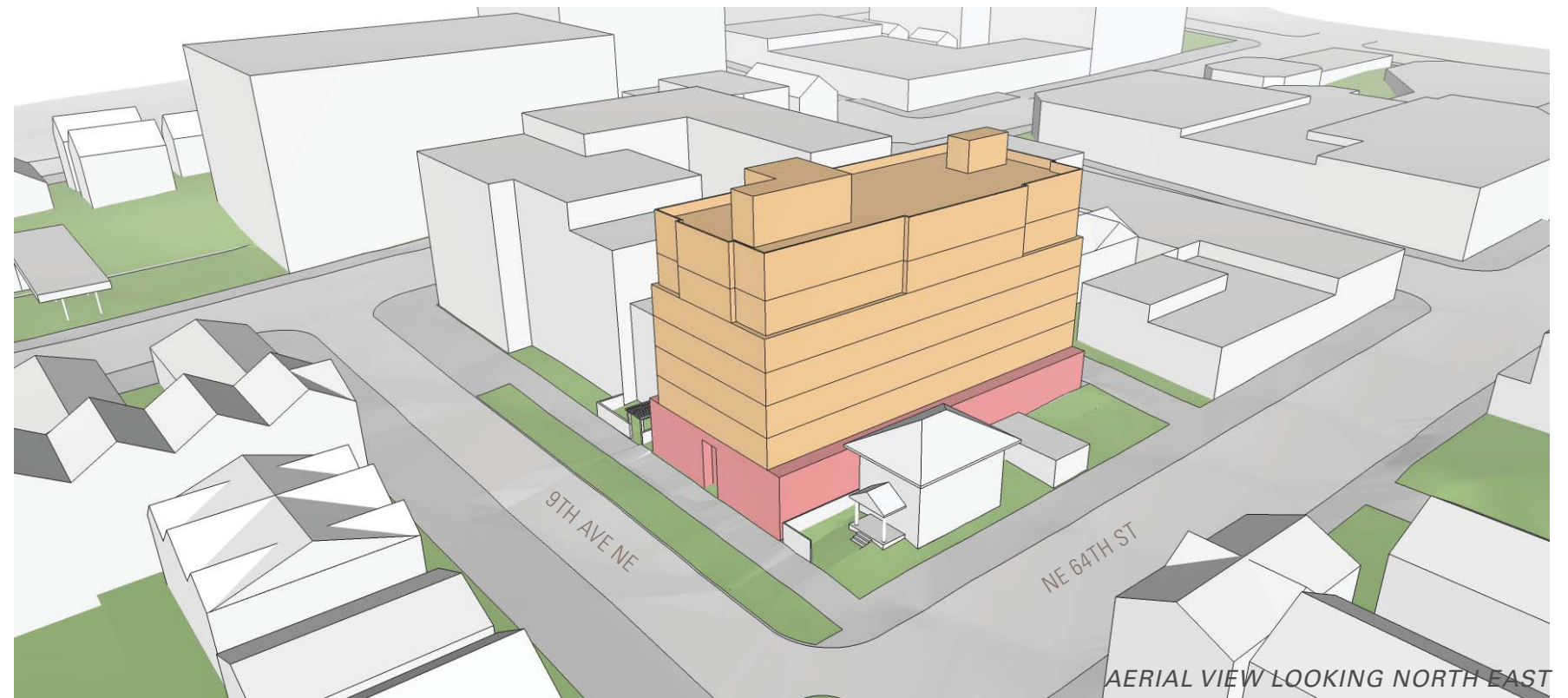
- Residential units on all levels are face out in all directions, providing glazing on all four building facades.
- Common outdoor amenity area is located on the roof to take advantage of solar exposure and maximize views
- Residential units located on ground level—off the alley.
- Maximized residential unit count.
- Live/Work units on street level provide opportunity for small businesses.
- Abundant bicycle parking for residence with convenient access off of alley.

Constraints:

- No vehicular parking provided.
- No street level setback from R.O.W.
- Small residential lobby at street level, centrally located between Live/Work units.
- All residential units are Studios.

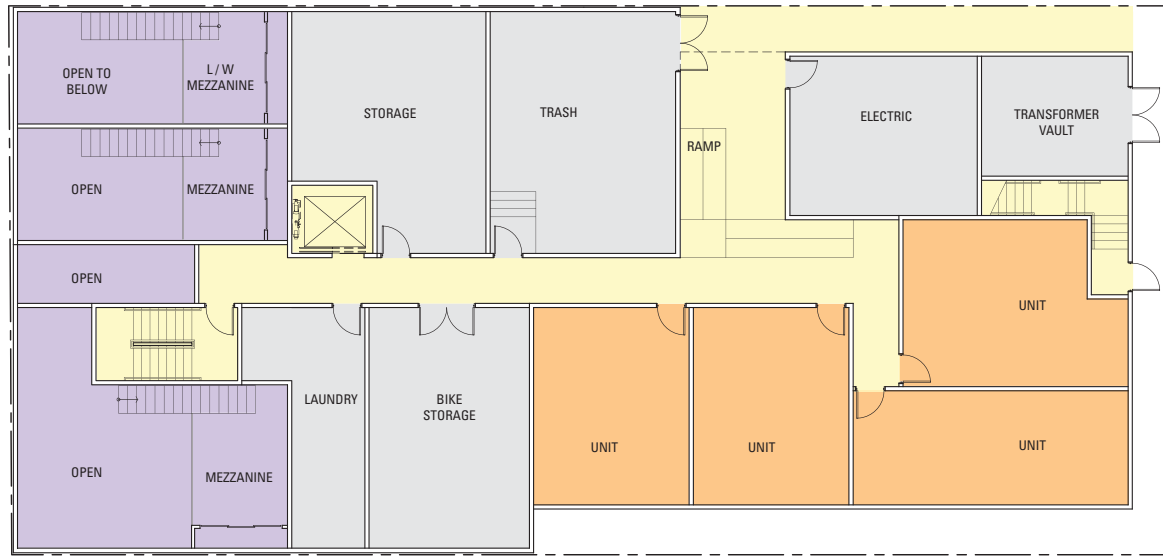
Amenities:

- Roof deck for residential use.
- Edible garden on roof deck.
- Ample bicycle parking that is secure and convenient for 54 bikes.
- Separate Residential entry lobby at the street level.
- Photovoltaic panels on roof top.
- Green roof on roof deck level.

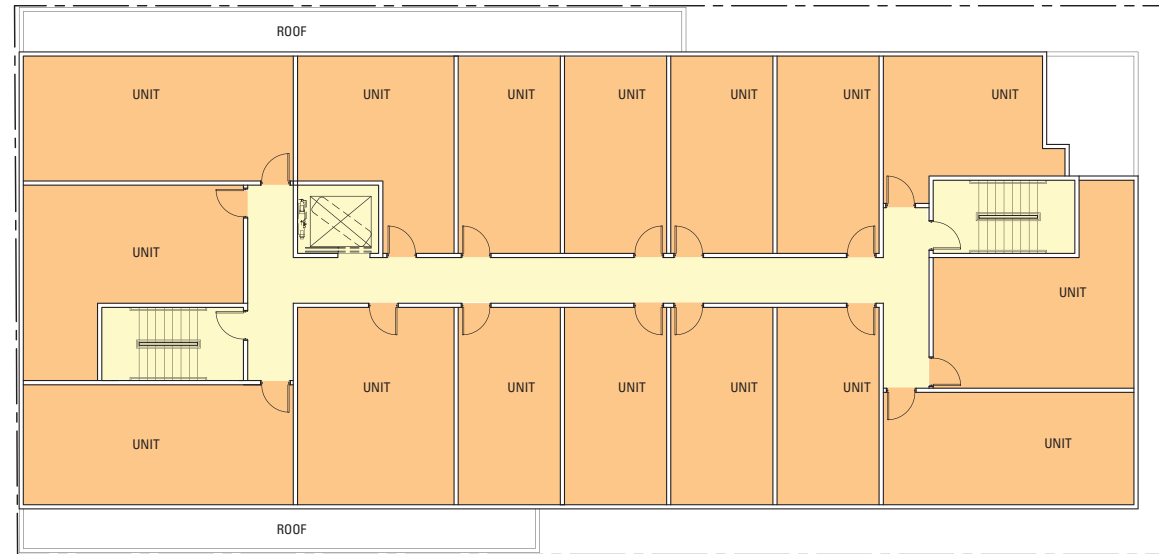


- KEY**
- COMMERCIAL & LIVE/WORK UNITS
 - RESIDENTIAL UNITS

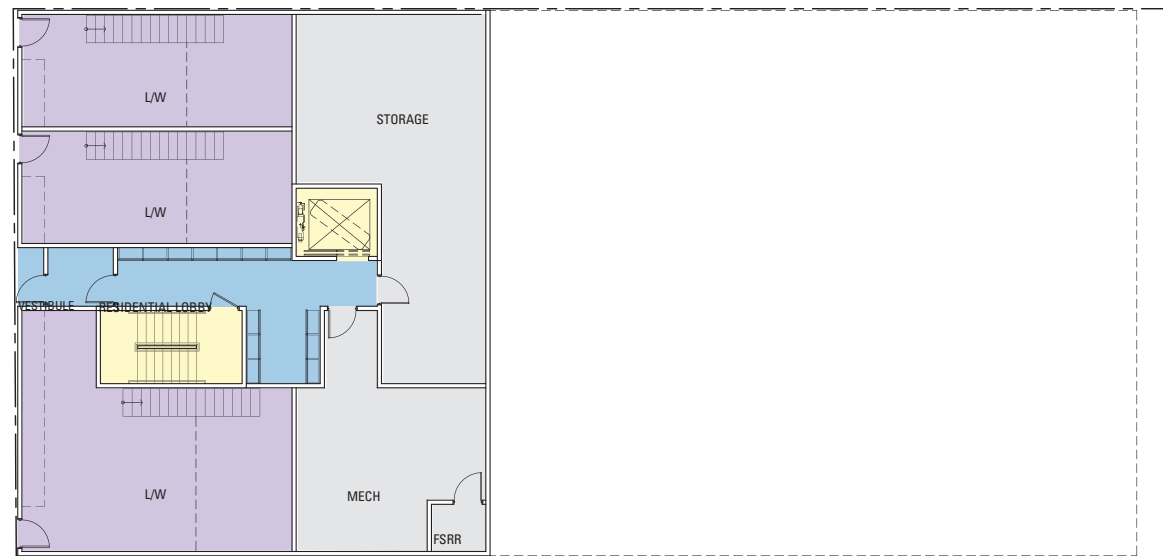
FLOOR PLANS



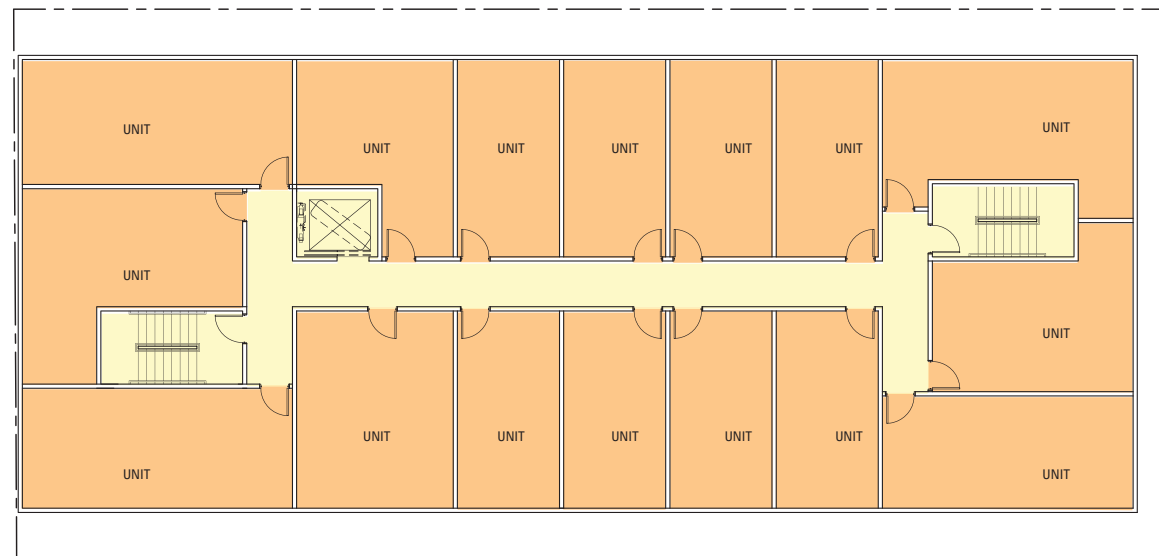
ALLEY LEVEL



LEVEL 2



STREET LEVEL



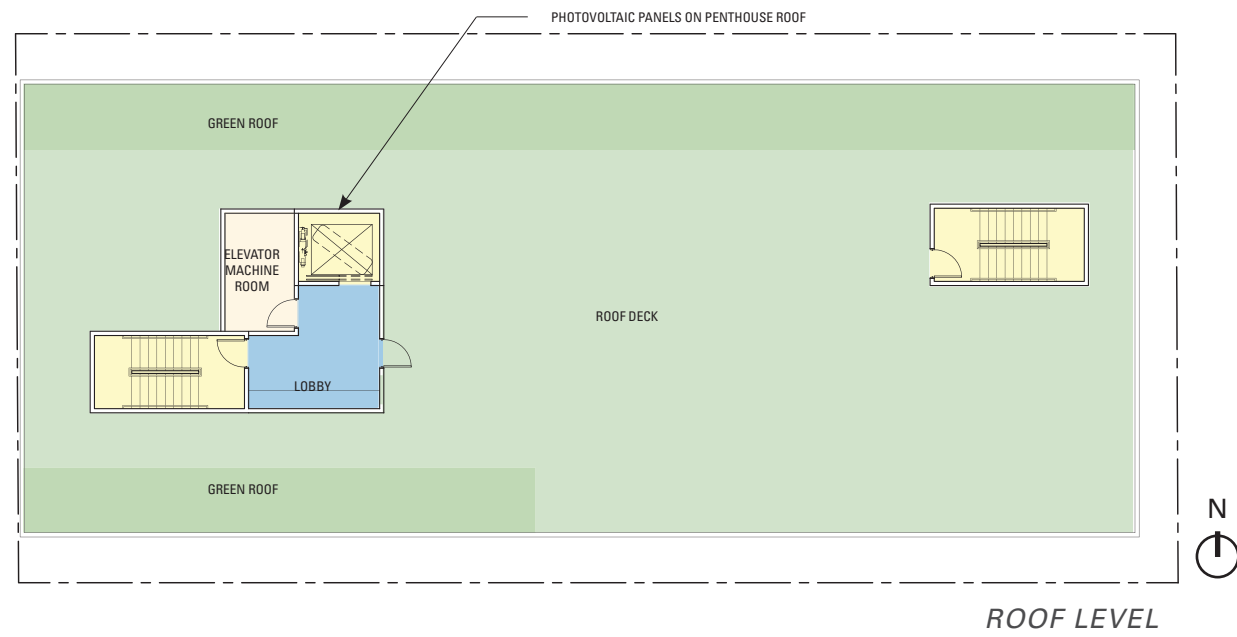
LEVEL 3-7

KEY

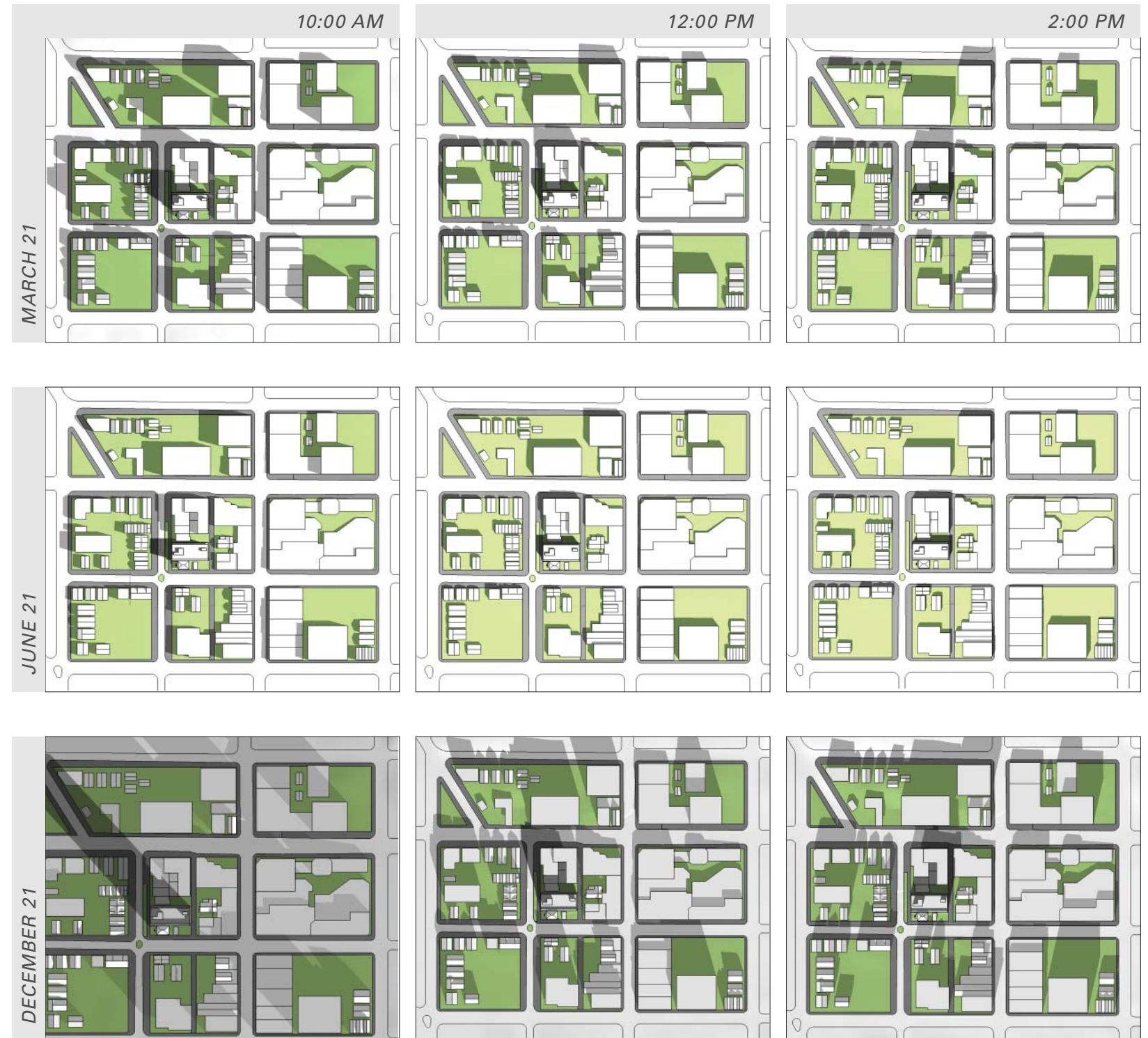
- COMMERCIAL
- LIVE/WORK UNITS
- RESIDENTIAL UNITS
- AMENITY
- CIRCULATION
- UTILITY

N

SHADOW STUDY



- KEY
- AMENITY
 - CIRCULATION
 - ROOF DECK
 - GREEN ROOF



DESIGN OPTION ANALYSIS

Statistic Summary:

- Number of units: 93
- Commercial SF: 2,030
- Parking stalls: 0
- Bike stalls: 54
- FAR SF: 42,536
- Amenity area SF: 5,317

Opportunities:

- Residential units on all levels are face out in all directions, providing glazing on all four building facades.
- Common outdoor amenity area is located on the roof to take advantage of solar exposure and maximize views.
- Residential units located on ground level—off the alley.
- Live/Work units and small commercial space on street level provide opportunity for small businesses.
- Street level is set back 8 ft. to widen the right-of-way for a more inviting public space.
- Abundant bicycle parking for residence with convenient access off of alley.

Constraints:

- No vehicular parking provided.
- No street level setback from R.O.W.
- Small residential lobby at street level, centrally located between Live/Work units.
- All residential units are Studios.

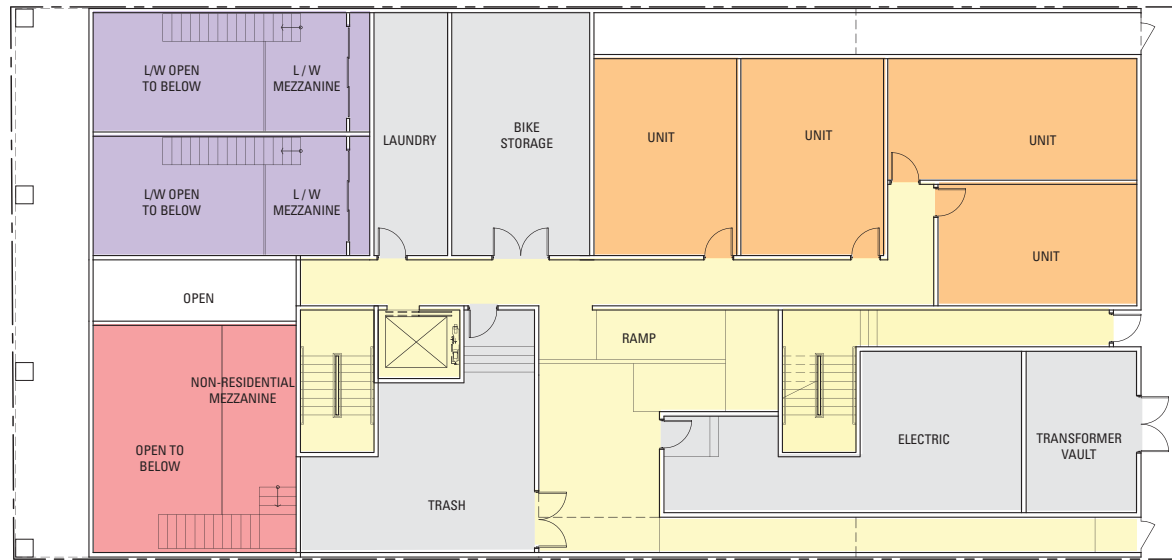
Amenities:

- Roof deck for residential use.
- Edible garden on roof deck.
- Ample bicycle parking that is secure and convenient for 54 bikes.
- Separate Residential entry lobby at the street level.
- Photovoltaic panels on roof top.
- Green roof on roof deck level.

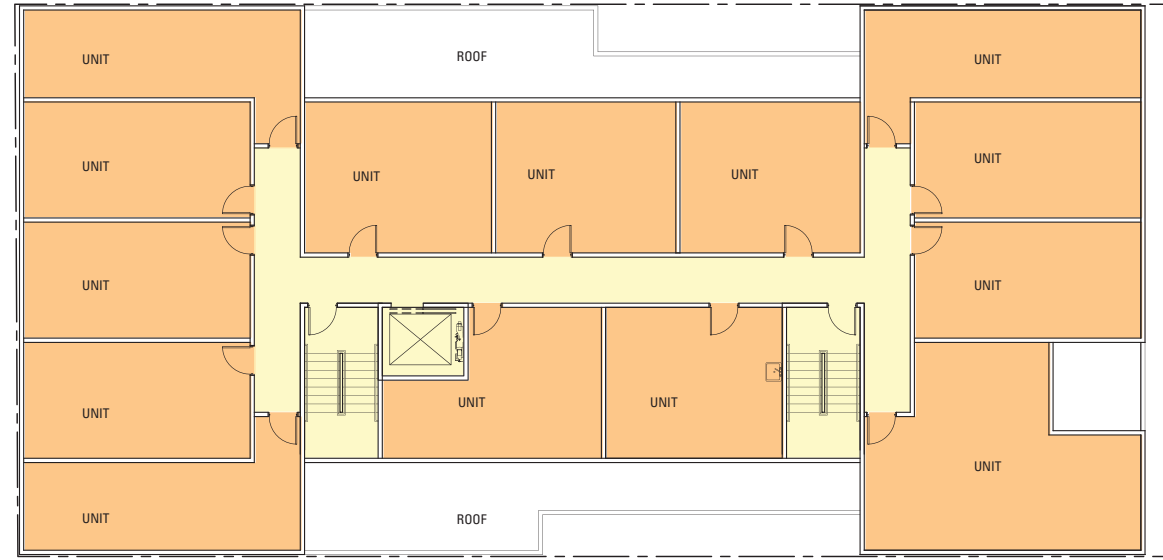


- KEY**
- COMMERCIAL & LIVE/WORK UNITS
 - RESIDENTIAL UNITS

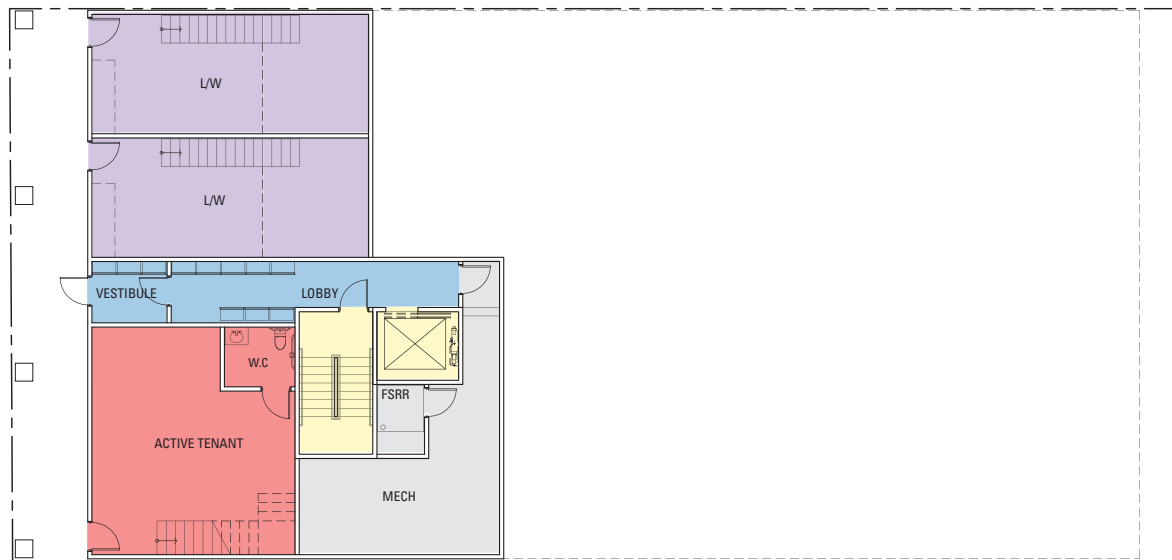
FLOOR PLANS



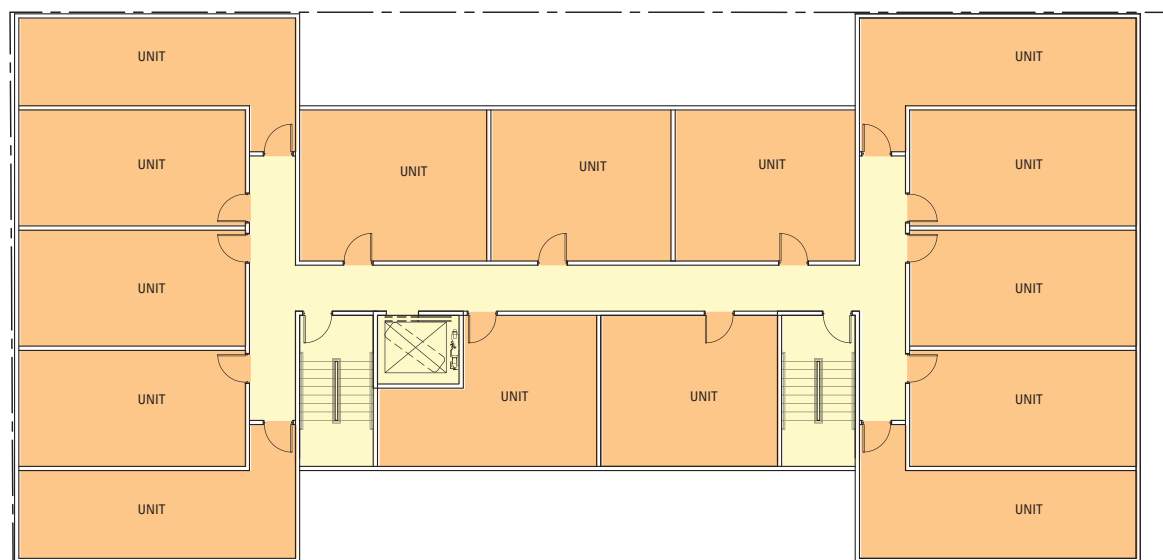
ALLEY LEVEL



LEVEL 2



STREET LEVEL



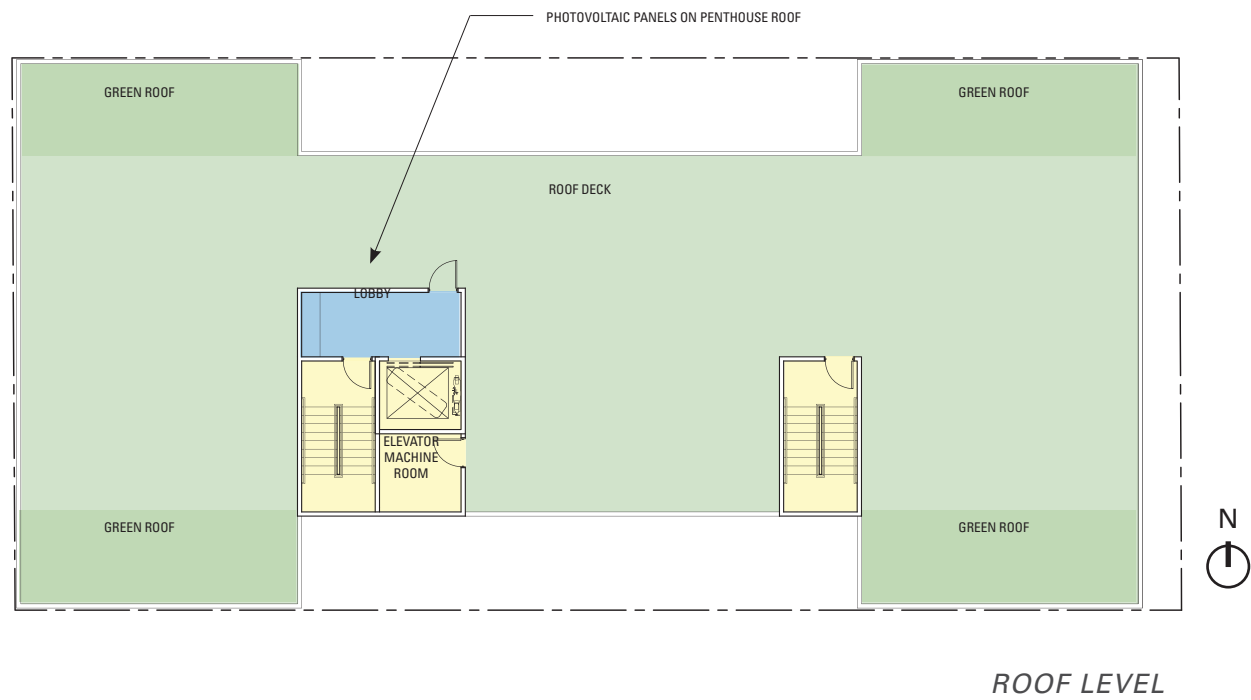
LEVEL 3-7

KEY

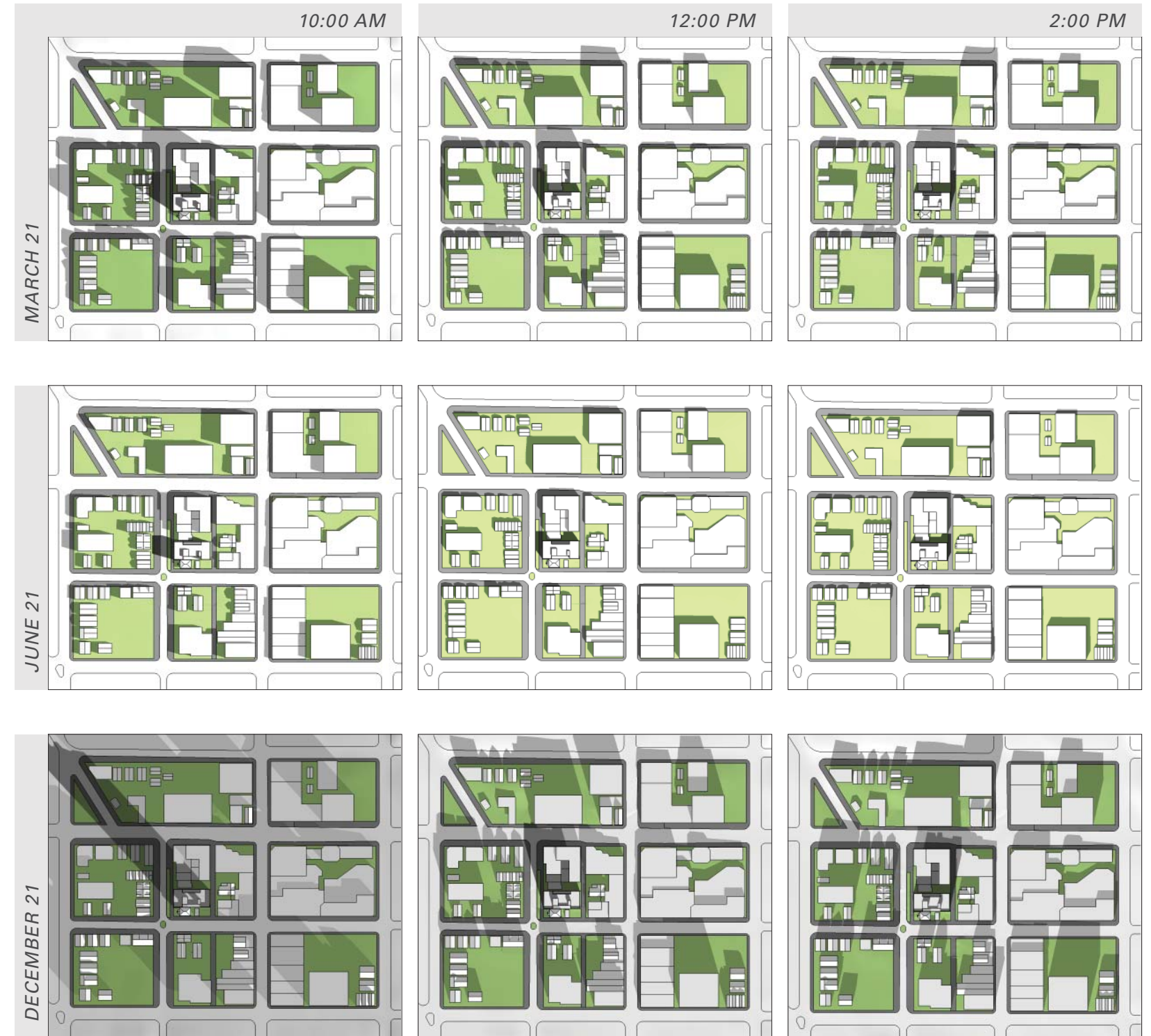
- COMMERCIAL
- LIVE/WORK UNITS
- RESIDENTIAL UNITS
- AMENITY
- CIRCULATION
- UTILITY

N
⊕

SHADOW STUDY



- KEY
- AMENITY
 - CIRCULATION
 - ROOF DECK
 - GREEN ROOF



DESIGN OPTION ANALYSIS

Statistic Summary:

- Number of units: 84
- Commercial SF: 1,400
- Parking stalls: 5
- Bike stalls: 60
- FAR SF: 43,480
- Amenity area SF: 6,180

Opportunities:

- Residential levels are oriented to the east, south, and west to take advantage of greater solar exposure.
- Common outdoor amenity areas are maximized and located to take advantage of solar exposure and maximize views. Significant common and semi-private outdoor amenity areas provided for residential use.
- Street level is set back 8 ft. to widen the right-of-way for a more inviting public space.
- Provides some vehicular parking, including ADA parking.
- Ground level use allocated for small business opportunities.
- Abundant bicycle parking for residence with convenient access off of alley.

Constraints:

- Residential unit count is reduced for courtyard and parking.
- North façade is blank, facing the residential structure on the north side of property.

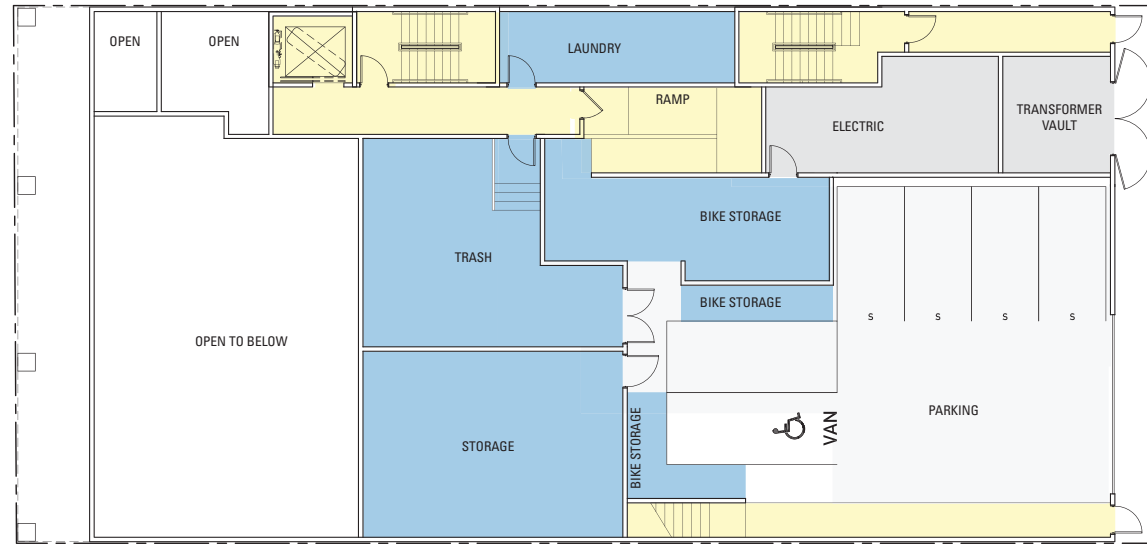
Amenities:

- Roof deck and semi-private courtyard deck for residential use.
- Edible garden on roof deck.
- Ample bicycle parking that is secure and convenient for 60 bikes.
- Separate Residential entry lobby locate to the north of the ground level.
- Vehicle parking with 5 stalls, including ADA.
- Photovoltaic panels on elevator penthouse roof.
- Green roof on roof deck level.
- Increased R.O.W. width for public use; east & west sides of building.

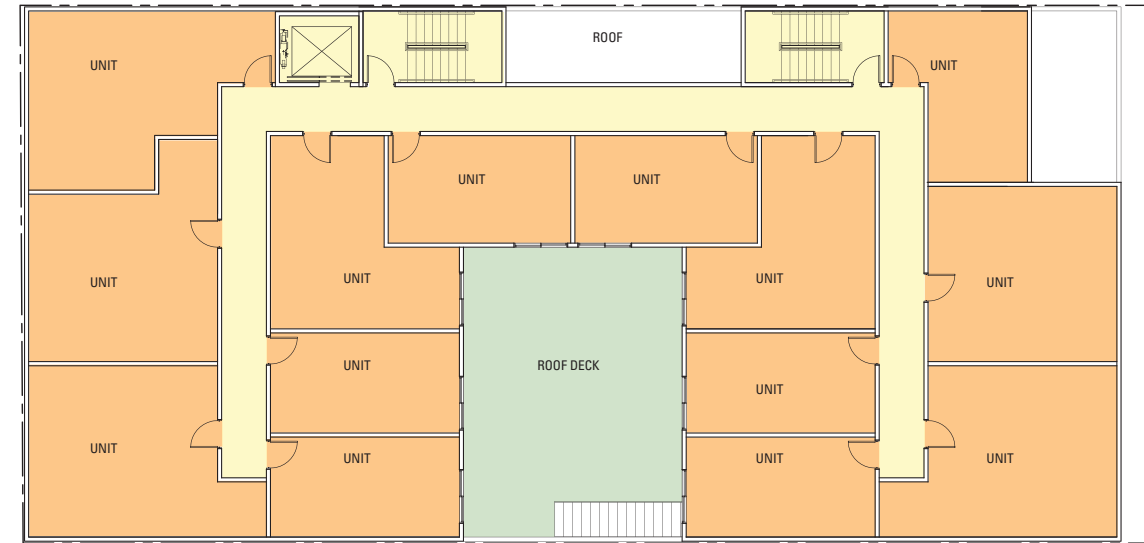


- KEY**
- COMMERCIAL
 - RESIDENTIAL UNITS

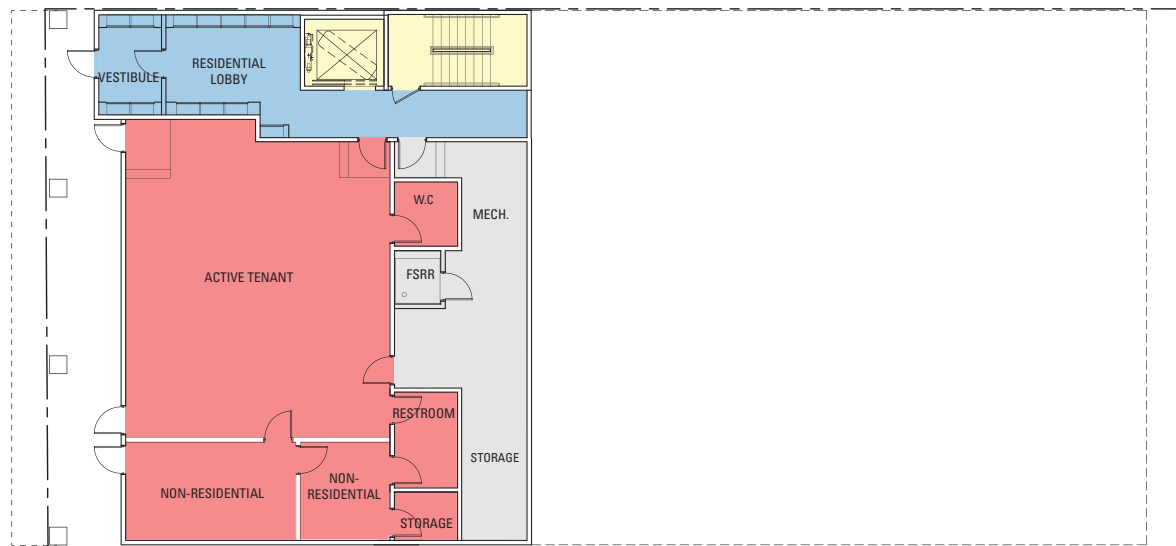
FLOOR PLANS



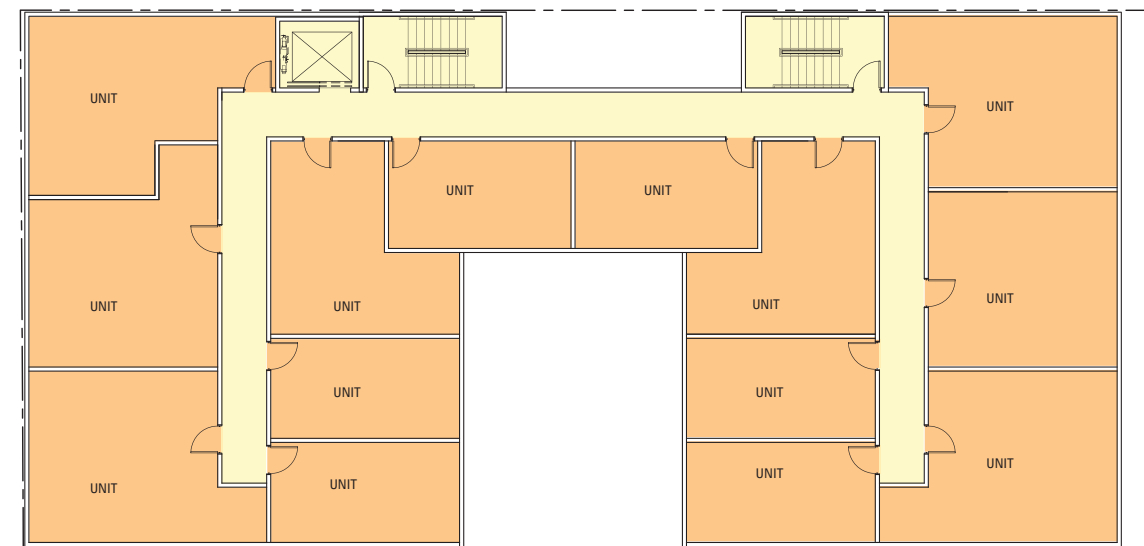
ALLEY LEVEL



LEVEL 2



STREET LEVEL



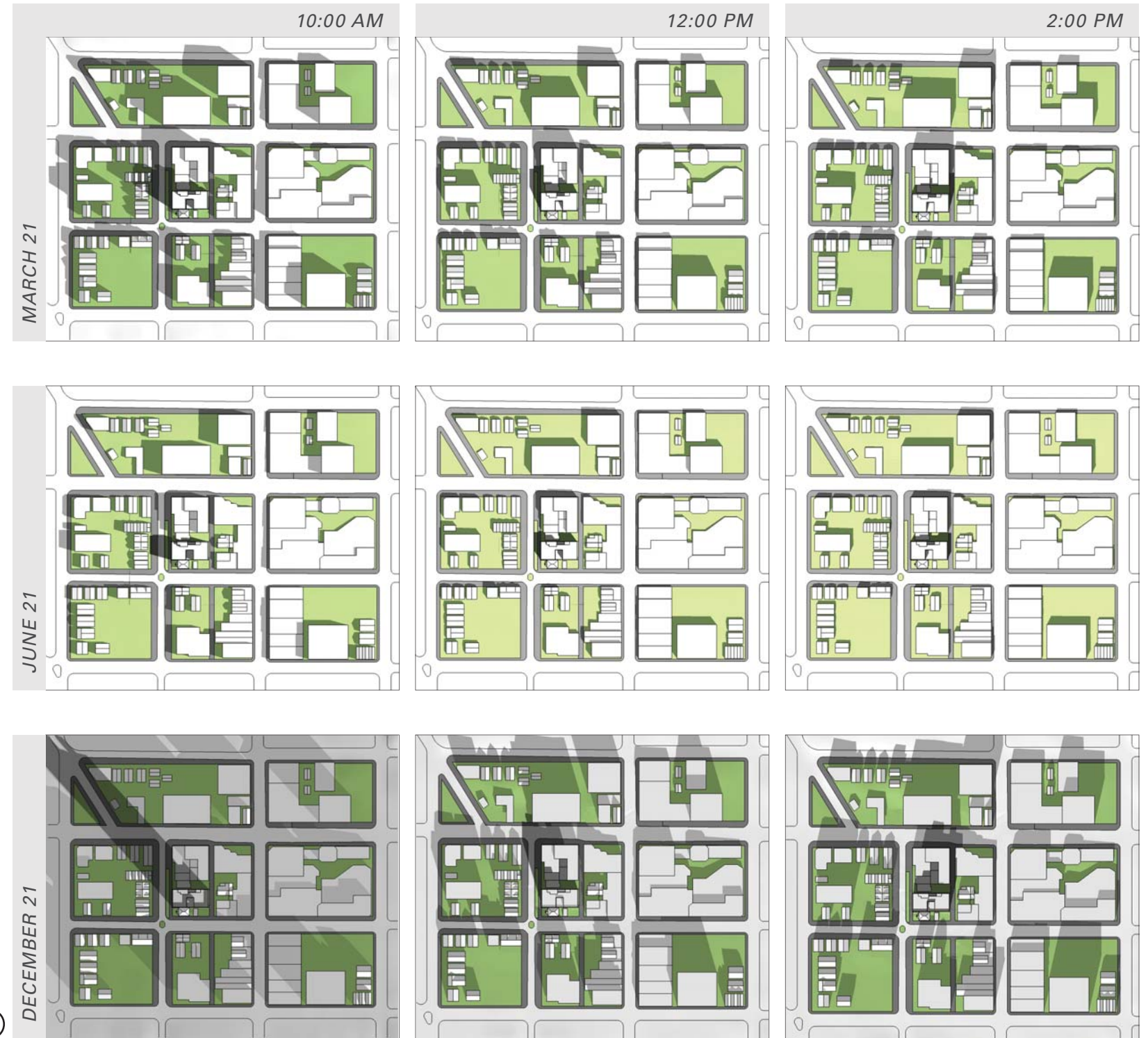
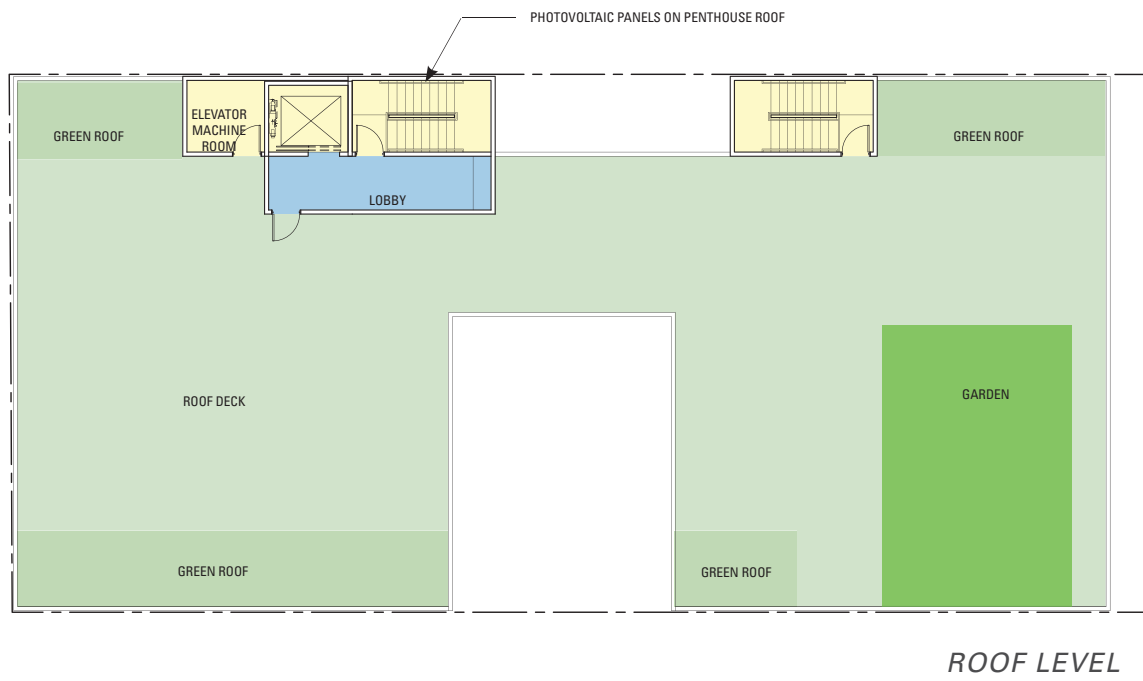
LEVEL 3-7

KEY

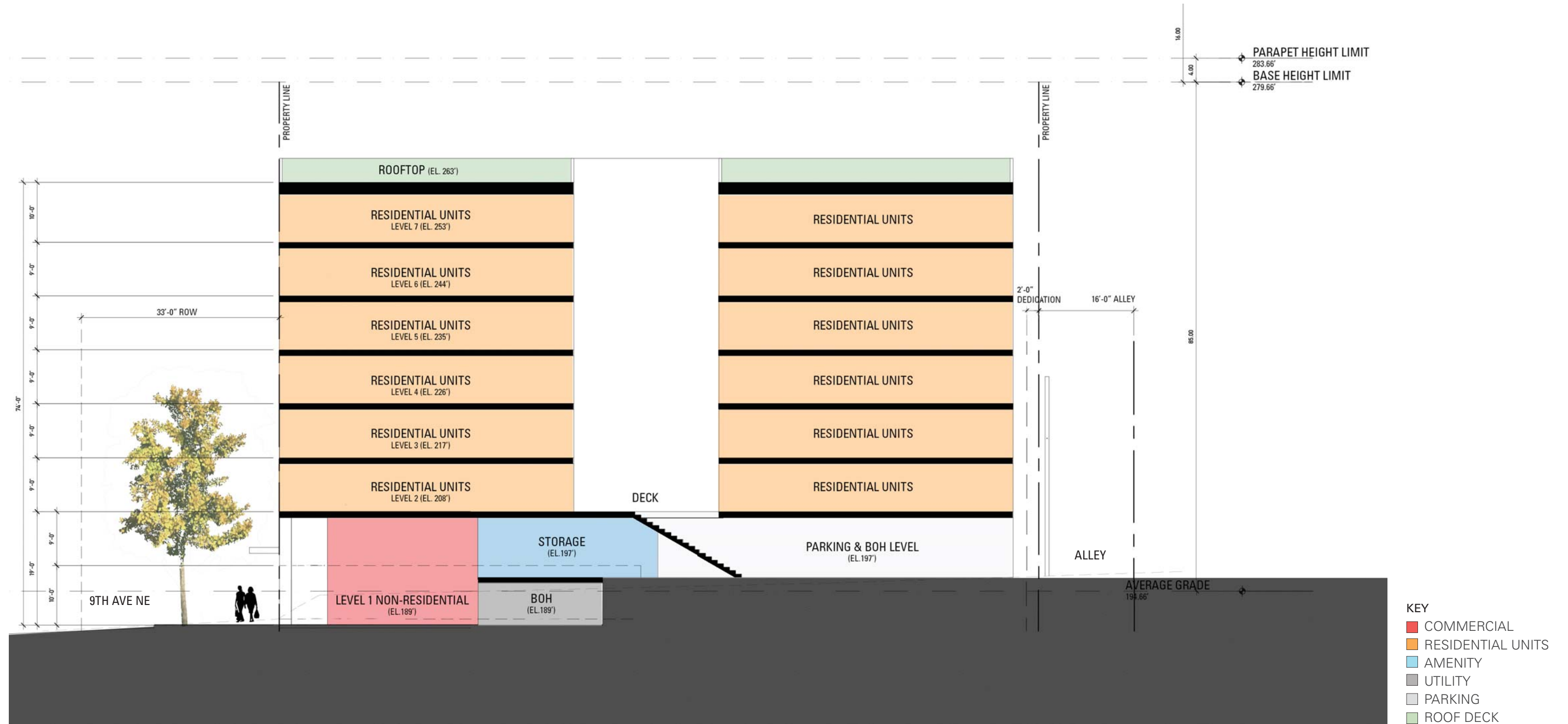
- COMMERCIAL
- RESIDENTIAL UNITS
- AMENITY
- CIRCULATION
- UTILITY
- PARKING
- ROOF DECK
- GREEN ROOF
- GARDEN

N

SHADOW STUDY



SECTION LOOKING NORTH





STREET VIEW FROM ACROSS 9TH AVE NE



STREET VIEW LOOKING NORTH



STREET VIEW FROM THE NORTH



STREET VIEW FROM THE SOUTH

10.0 SIMILAR PROJECTS

ROOSEVELT NEIGHBORHOOD DESIGN INSPIRATION



- Contemporary building
- Use of textures and materials

7303 AVE NE



- contrast solid & void
- Top-middle-bottom facade articulation

1026 NE 65TH ST



- Rhythm & contrast; solid & void
- Simplicity in design & details

6900 E GREEN LAKE WAY N



- Residential-scale fenestration
- Top-middle-bottom facade articulation

SQUARE ONE APARTMENTS
1020 NE 63RD ST



- Top-middle-bottom facade articulation
- Use of patterns

800 NE 67TH ST



- Contemporary use of finishes to create pattern

THE ROOSTER
900 NE 65TH ST

CARON PROJECTS



MURIEL'S LANDING



YESLER PROJECT

CARON PROJECTS



E JOHN APARTMENTS



306QA APARTMENTS



FREMONT GREEN



LIV SEATTLE



OTHELLO STATION NORTH



THE CENTRAL

CONCEPTUAL DESIGN FOR NORTH AND SOUTH FACADE TREATMENT



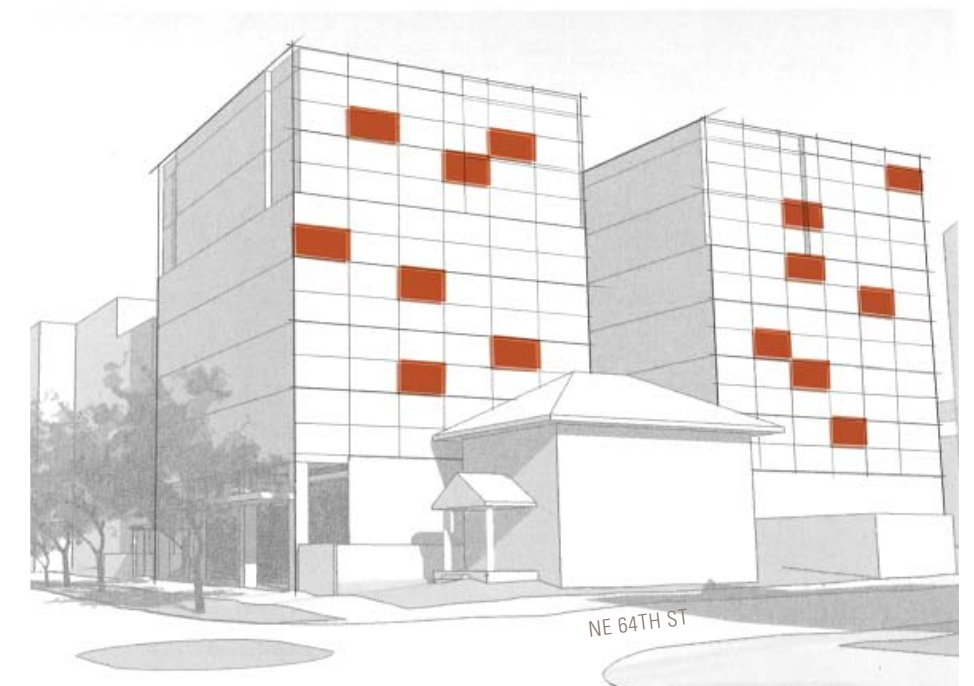
TRADITIONAL BRICK INSPIRED PATTERN

- Painted fiber cement panes with metal reveals
- Traditional brick inspired pattern
- Color variation is a modern take on a brick color blend.
- Panel sizes: 3' x 6'



BRICK INSPIRED PATTERN

- Painted fiber cement panes with metal reveals
- Brick inspired pattern
- Color variation is a modern take on a brick color blend.
- Panel sizes: 2.5' x 8' and 4' x 8'



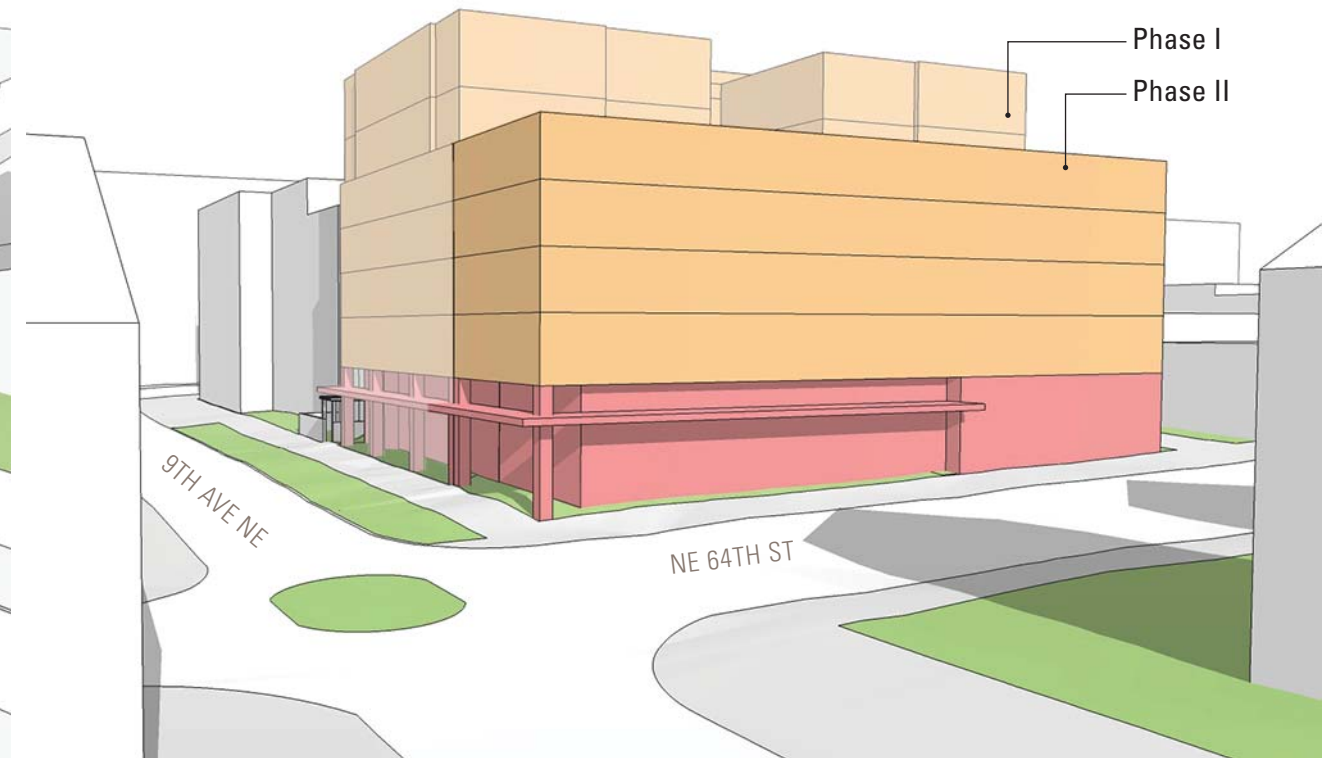
GRID PATTERN

- White painted fiber cement panels act as a canvas.
- Colored transparent acrylic panels set off the wall 6" casts a colorful shadow against the white background.

POTENTIAL PHASE II DEVELOPMENT



AERIAL VIEW LOOKING NORTHEAST



STREET VIEW LOOKING NORTHEAST

PHASE II

- 5-story structure
- Mixed-use: Retail/office at ground level with residential apartments above
- Roof-top garden/deck
- Design integrated with Phase I