

EARLY DESIGN GUIDANCE

August 31, 2015

DPD # 3020416
6921 Roosevelt Way NE
Seattle, WA 98115

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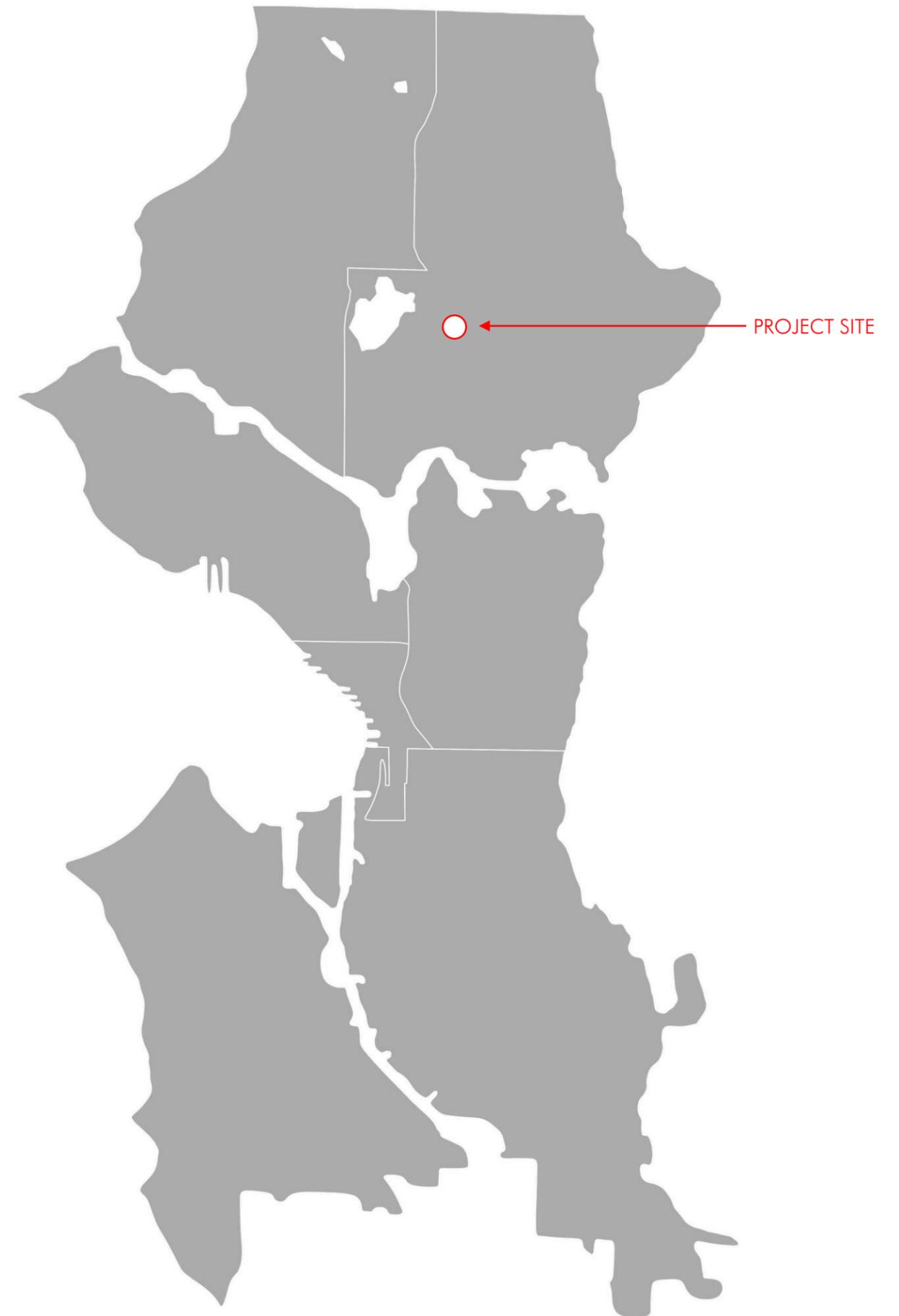
EDG

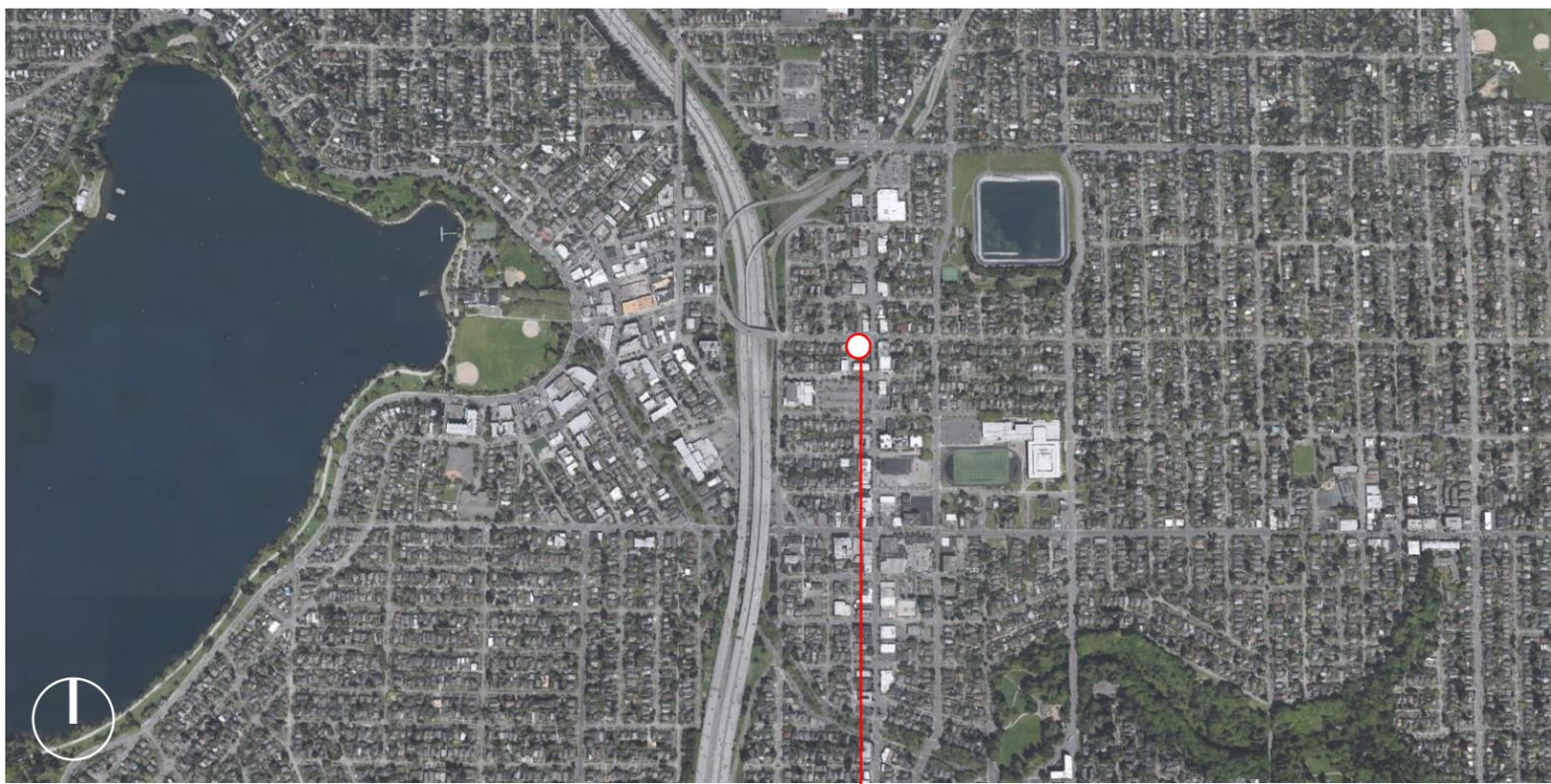
PROJECT NAME:
ROOSEVELT SEDUs



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VICINITY MAP

EXISTING SITE

The project site consists of three (3) parcels (APN's: 9528102175, 9528102180, and 952810286) located on the southwest corner of NE 70th Street and Roosevelt Way NE. South of the subject parcels on the same block of Roosevelt Way is an existing 3-story apartment building. The parcel west of the proposed project site contains two (2) 3-story structures listed as a business and condominiums by the King County Department of Assessments. Directly across Roosevelt Way NE is a 3-story self-storage building. The combined area of the subject parcels is approximately 10,226 SF and measures roughly 132' wide by 80' deep. The site slopes from the northeast corner to the southwest corner, with an overall grade change in this direction of approximately 12 feet. Three (3) existing 1-story buildings currently occupy the site.

ZONING AND OVERLAY DESIGNATION

The project parcel is zoned NC2-40 and is located within the Roosevelt Residential Urban Village. This zoning designation continues to the north for several blocks and continues south for two blocks where it transitions up to NC3P-65. The zoning steps down to SF-5000 two parcels to the west. Similarly, 2 parcels east of Roosevelt Way NE the zoning steps down to SF-5000. To be certain, no SF-5000 parcels are located directly adjacent to any of the subject parcels. Finally, the subject parcels are located within the Roosevelt Light Rail Station Overlay and as a result parking is not required.

DEVELOPMENT OBJECTIVES

The owner proposes the construction a new residential apartment building with approximately 75 small efficiency dwelling units. The existing buildings on the project parcels will be demolished. The site is within the Roosevelt Light Rail Station Overlay, and as a result is not required to provide parking. The objective for these apartments is to provide upscale, yet affordable housing, for the Roosevelt neighborhood. The demographic that will benefit most from this housing will be students and wage earners in the neighborhood that can't afford the \$1,000 plus rents of nearby properties; city-dwellers seeking a pedestrian-oriented lifestyle; and people that commute to the University of Washington and downtown businesses. These small efficiency apartments will add to the variety of multifamily housing types in the neighborhood and complement the diverse residential community that defines Roosevelt.

NEIGHBORHOOD DEVELOPMENT

The immediate blocks in the zone are a mix of multi-family apartment buildings, small businesses, and single-family homes. A vibrant commercial area is located four blocks south at NE 65th Street and Roosevelt Way NE. Here there is a grocery store, several restaurants and shops, as well frequent buses connecting to the University District, Downtown Seattle, and beyond. Opening in 2021, is a new Link Light Rail Station located three blocks south of the proposed site. In general, the area is very pedestrian friendly and there are numerous restaurants, stores, and parks within walking distance of the project site.



BIRDSEYE

SITE LOCATION

6921 Roosevelt Way NE
Seattle, WA 98115

PROJECT PROGRAM

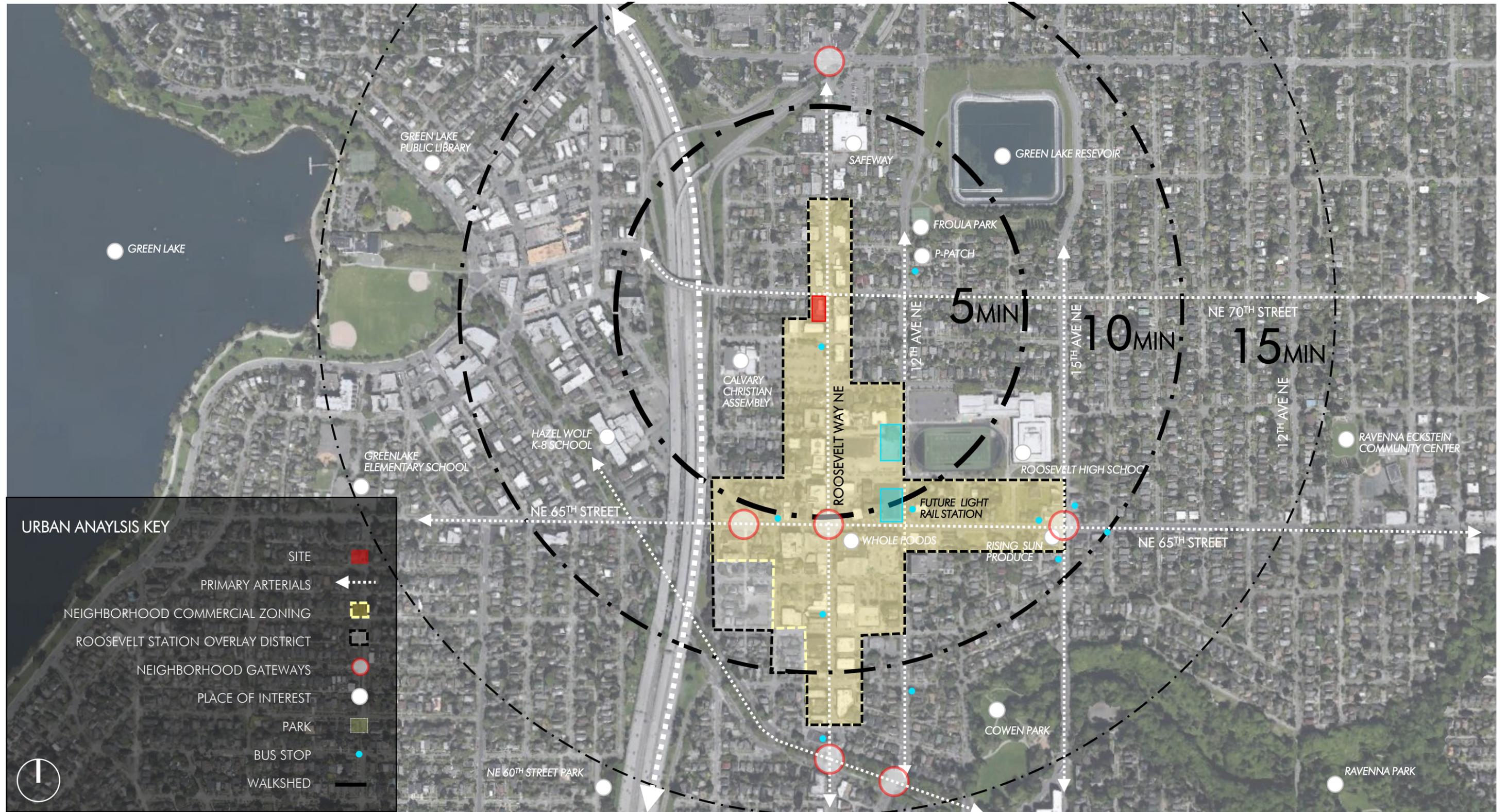
Site Area: 10,226 SF
 Number of Residential Units: Approx. 75
 Number of Parking Stalls: None
 Proposed Bike Parking: 63 Stalls
 Total Area: 32,256 SF
 Total Area Above Grade: 28,370 SF
 Allowable FAR = 4.0
 Anticipated FAR = 2.8

PROPOSAL:
PROJECT LOCATION & INFORMATION



PROJECT NAME:
ROOSEVELT SEDUs







CONTEXT ANALYSIS:
NEIGHBORHOOD ANALYSIS



PROJECT NAME:
ROOSEVELT SEDUs

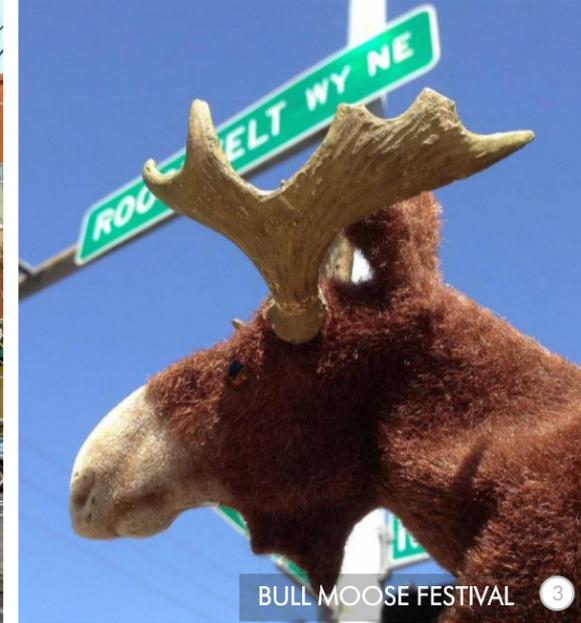




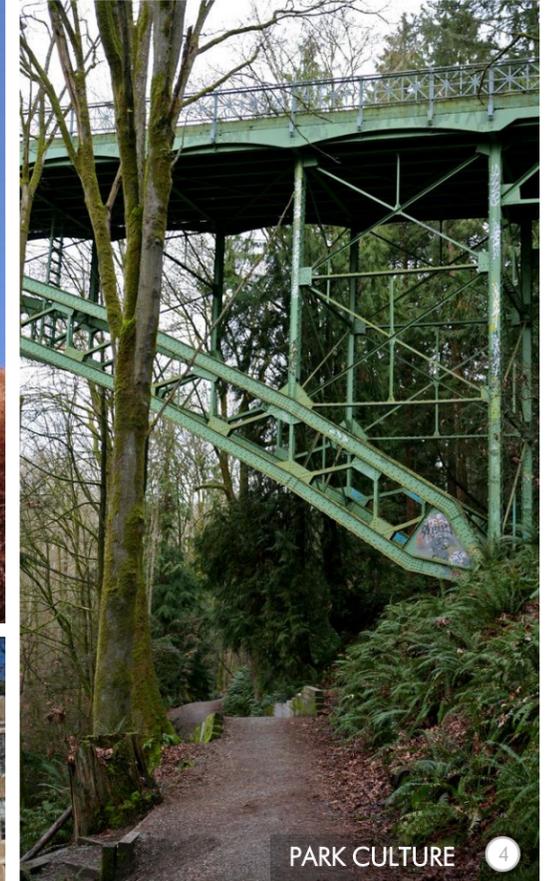
HISTORIC ROOSEVELT COMMERCIAL DISTRICT 1



CURRENT ROOSEVELT COMMERCIAL DISTRICT 2



BULL MOOSE FESTIVAL 3



PARK CULTURE 4



U-DISTRICT FARMER'S MARKET 5



PROXIMITY TO GREEN LAKE PARK 7



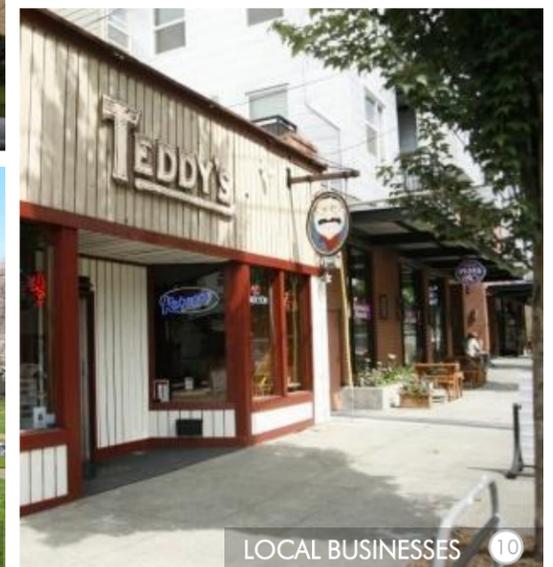
HISTORIC ROOSEVELT HIGH SCHOOL 8



RELATIONSHIP TO UNIVERSITY OF WASHINGTON 9



LIGHT-RAIL STATION (PROJECTED FOR 2021) 6



LOCAL BUSINESSES 10



6800 ROOSEVELT WAY NE – FULLER SEARS ARCHITECTS 1



6616 8TH AVE – CARON ARCHITECTS 2



838 NE 69TH ST - PLAYHOUSE 3



6505 15TH AVE NE – GGLO ARCHITECTS 4



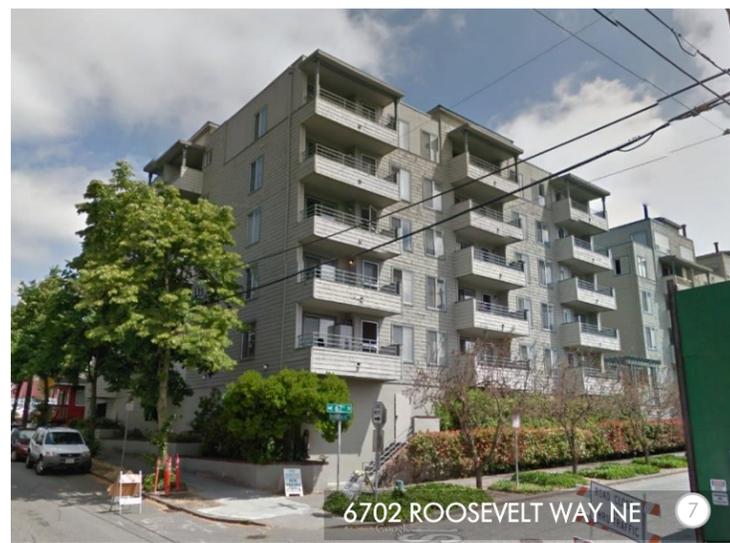
68TH AND 8TH – RUNBERG ARCHITECTURE GROUP 5



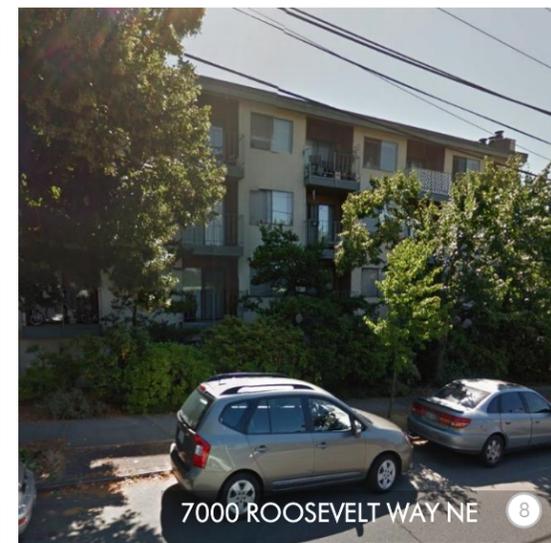
900 NE 6TH ST – WEINSTEIN, AU 6

MULTI-FAMILY CONTEXT

The Roosevelt neighborhood is experiencing a period of profound building activity for multifamily projects, in particular apartment units to meet the demands of the rental market. This proposal will draw from the precedents of the multifamily buildings in the neighborhood, both existing, proposed and currently under construction. These buildings and proposals are diverse in scale and appearance but share common traits, such as simple forms and good quality materials like architectural concrete, brick, fiber cement, and rain screen siding systems. The historical apartment buildings typically offer no interaction with the public sphere. Newer buildings place a priority on interacting with the public at the sidewalk.



6702 ROOSEVELT WAY NE 7



7000 ROOSEVELT WAY NE 8



844 NE 69TH ST 9

CONTEXT ANALYSIS:
NEIGHBORHOOD MULTI-FAMILY PRECEDENTS



PROJECT NAME:
ROOSEVELT SEDUs





Ⓐ NE 70TH ST NORTH PANORAMIC



Ⓑ NE 70TH ST SOUTH PANORAMIC



PATHWAY WITH NEIGHBORS 1



BLANK FACADES 2



SITE VIEW FROM SIDEWALK 3



PERSPECTIVE MAPS

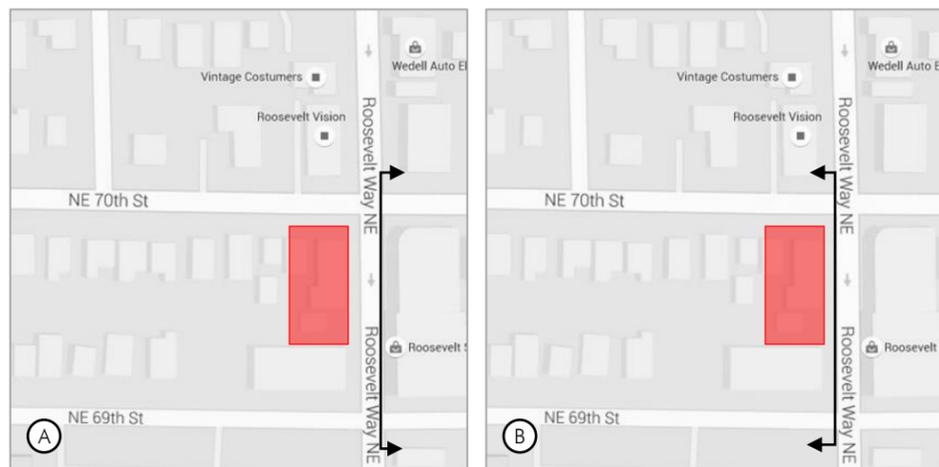




← (A) ROOSEVELT WAY NE: EAST PANORAMIC →



← (B) ROOSEVELT WAY NE: WEST PANORAMIC →



PERSPECTIVE MAPS



CONTEXT ANALYSIS:
STREET VIEWS



PROJECT NAME:
ROOSEVELT SEDUs



EXISTING SITE CONDITIONS

Proposed Project Site

- Three (3) parcels located on the southwest corner of NE 70th Street and Roosevelt Way NE
- Combined area = 10,226 SF and measures roughly 132' wide by 80' deep

Topography

- 12'-9" slope across site from northeast corner to southwest corner
- 6'-10" slope along Roosevelt Way frontage from north to south
- 2'-9" slope along NE 70th frontage from east to west

Adjacent Buildings and Uses

- Existing 3-story multi-family structures immediately south & west of site (zoned NC2-40)

Solar Access & Views

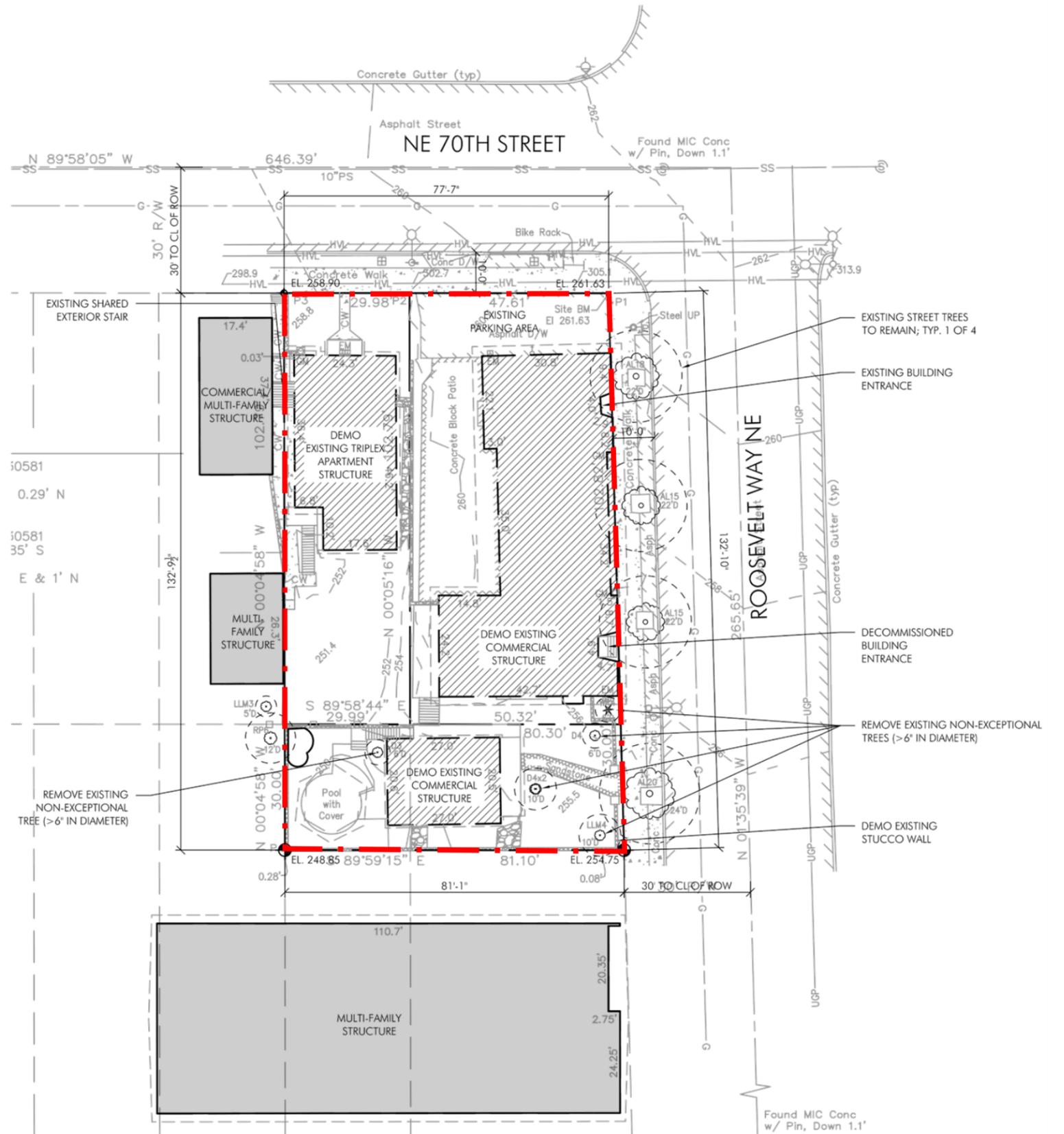
- The site has good solar access due to existing topography and the generous setback and existing landscape buffer at the south property line
- Exceptional territorial views of Green lake, downtown Seattle, and Mt. Rainer from the upper reaches of the site
- Neighboring multi-family structures directly west of the site have completely blank facades.

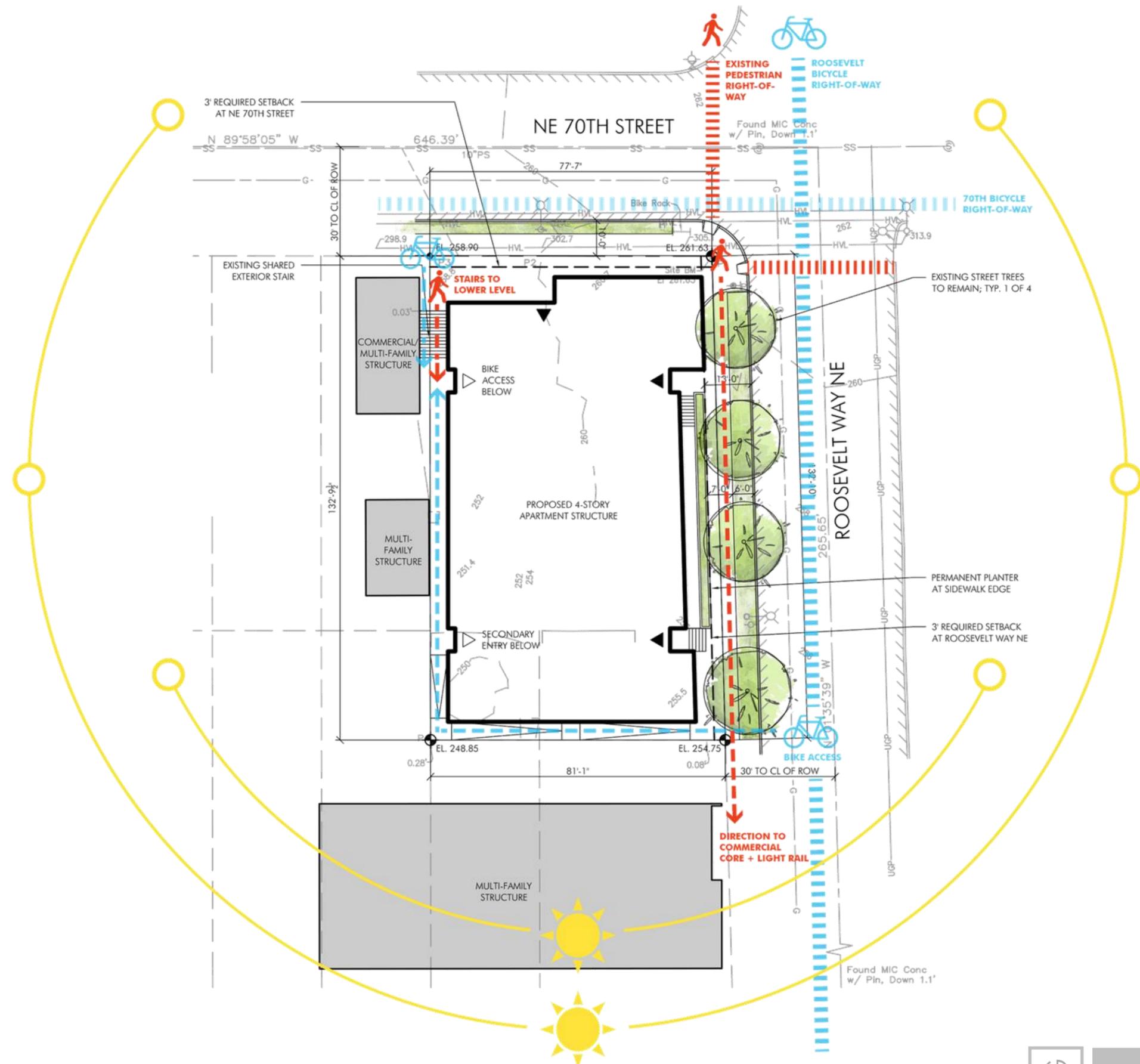
Allowable Structure Height

- NC2-40 zoning allows for a 40'-0" structure height
- 4' bonus for rooftop features
- 16' bonus for stair/elevator penthouses

Allowable Building Area

- 2.0 Base FAR
- 4.0 Max FAR with Roosevelt Station Overlay = 10,226 sf x 4.0 = 40,904 sf





EXISTING SITE CONDITIONS & PROPOSED RESPONSES

Setback Requirements

- No setbacks are required at the south and west property lines (5'-0" minimum proposed for 25% openings in the adjacent exterior walls)
- 3'-0" required setback at NE 70th Street
- 3'-0" required setback at Roosevelt Way NE
- 10'-0" setback required from existing High Voltage Lines at NE 70th Street (13'-6" proposed for working clearances)

Traffic and Circulation

- NE 70th Street is a minor arterial with a connection over I-5 to Green Lake to the West
- Roosevelt Way NE is a principal arterial with time-limited parking on the east side of the street opposite the project site and un-timed parking on the west side of the street immediately adjacent to the site.
- There is a traffic light at the intersection of NE 70th Street and Roosevelt Way NE
- Roosevelt Way NE is one-way south from NE 75th street
- Bus lines serve Roosevelt Way NE. The nearest stop is less than 200' south of the site.
- The future Roosevelt Light Rail Station will open in 2021 and is located less than one quarter mile south of the site

Streetscape

- NE 70th Street has a 6'-0" sidewalk with an additional 3'-6" planting strip that is filled in with asphalt adjacent to the site. A 3'-0" required setback will allow for wider sidewalks along this edge.
- Roosevelt Way NE has a 6'-0" sidewalk with an additional 3'-6" planting strip that is filled in with asphalt adjacent to the site. A 3'-0" required setback will allow for wider sidewalks along this edge.
- There are (4) existing street trees along Roosevelt Way NE adjacent to the site

Neighborhood Patterns and Potential

- Roosevelt Way NE is zoned to promote commercial development and is a principal pedestrian street, but the project site is outside of the pedestrian area (no commercial use is required).
- The intersection of NE 70th Street and Roosevelt Way NE is not a recognized neighborhood "gateway." The nearest gateway is 5 blocks south of the site at Ne 65th Street and Roosevelt Way NE. The proposed project will anchor and activate the corner with pedestrian oriented uses at the street level and poised building massing above.
- NE 70th street transitions to a quiet residential street east of the 3-story mini-storage business across Roosevelt Way NE from the site.
- Two parcels west of the site along NE 70th Street until the bridge over I-5 are single family homes
- NE 70th Street experiences substantial bike and pedestrian traffic to and from Green Lake . The proposed project will provide entrances along this edge for bicyclists and pedestrians.

SITE PLAN:
PRELIMINARY SITE PLAN



PROJECT NAME:
ROOSEVELT SEDUs



Addresses: 6921 Roosevelt Way NE, Seattle, WA 98115
 6909 Roosevelt Way NE, Seattle, WA 98115
 921 NE 70th Street, Seattle, WA 98115
 Parcel #: 9528102180, 9528102186, 9528102175
 Zoning: NC2-40
 Overlays: Roosevelt (Residential Urban Village and Station Overlay)
 No Pedestrian overlay.
 Site Area: 10,226 sf

23.47A.004 Permitted Uses

- Permitted outright
- Residential

23.47A.008 Street-level Development Standards

- Blank segments of the street-facing façade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width. The total of all blank façade segments may not exceed 40% of the width of the façade of the structure along the street.
- At least one of the street-level street-facing facades containing a residential use shall have a visually prominent pedestrian entry; and
- The floor of a dwelling unit located along the street-level street-facing facade shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk.

23.47A.012 Structure Height

- Allowed Maximum Base Height: 40'-0"
- 4' additional allowed for rooftop features (parapets, clerestories, etc.): 44'-0"
- 16' additional allowed for stair & elevator penthouses: 56'-0"

23.86.006 Structure Height Measurement

The height of a structure is the difference between the elevation of the highest point of the structure not excepted from applicable height limits and the average grade level ("average grade level" means the average of the elevation of existing lot grades at the midpoint, measured horizontally, of each exterior wall of the structure, or at the midpoint of each side of the smallest rectangle that can be drawn to enclose the structure.)

23.47A.013 Floor Area Ratio

- Maximum FAR in the Station Overlay District: 4.0 (Maximum gross floor area = 40,904 SF)

23.47A.014 Setbacks Requirements

- 3' setbacks along NE 70th Street and Roosevelt Way NE per Pre-Application Report
- A minimum five (5) foot landscaped setback may be required per Section 23.47A.016, Screening and landscaping standards.

23.47A.016 Landscaping and Screening Standards

- Green Factor score of .30 or greater, per Section 23.86.019, is required for any lot with development containing more than four new dwelling units.
- Street trees are required when any development is proposed, except as provided in subsection 23.47A.016.B.2 and Section 23.53.015.
- Existing street trees shall be retained unless the Director of Transportation approves their removal.
- The Director, in consultation with the Director of Transportation, will determine the number, type and placement of street trees to be provided.

23.47A.024 Amenity Area

Required: 5% of gross floor area in residential use
 5% x 32,278 SF = 1,614 SF

23.54.015 Required Parking

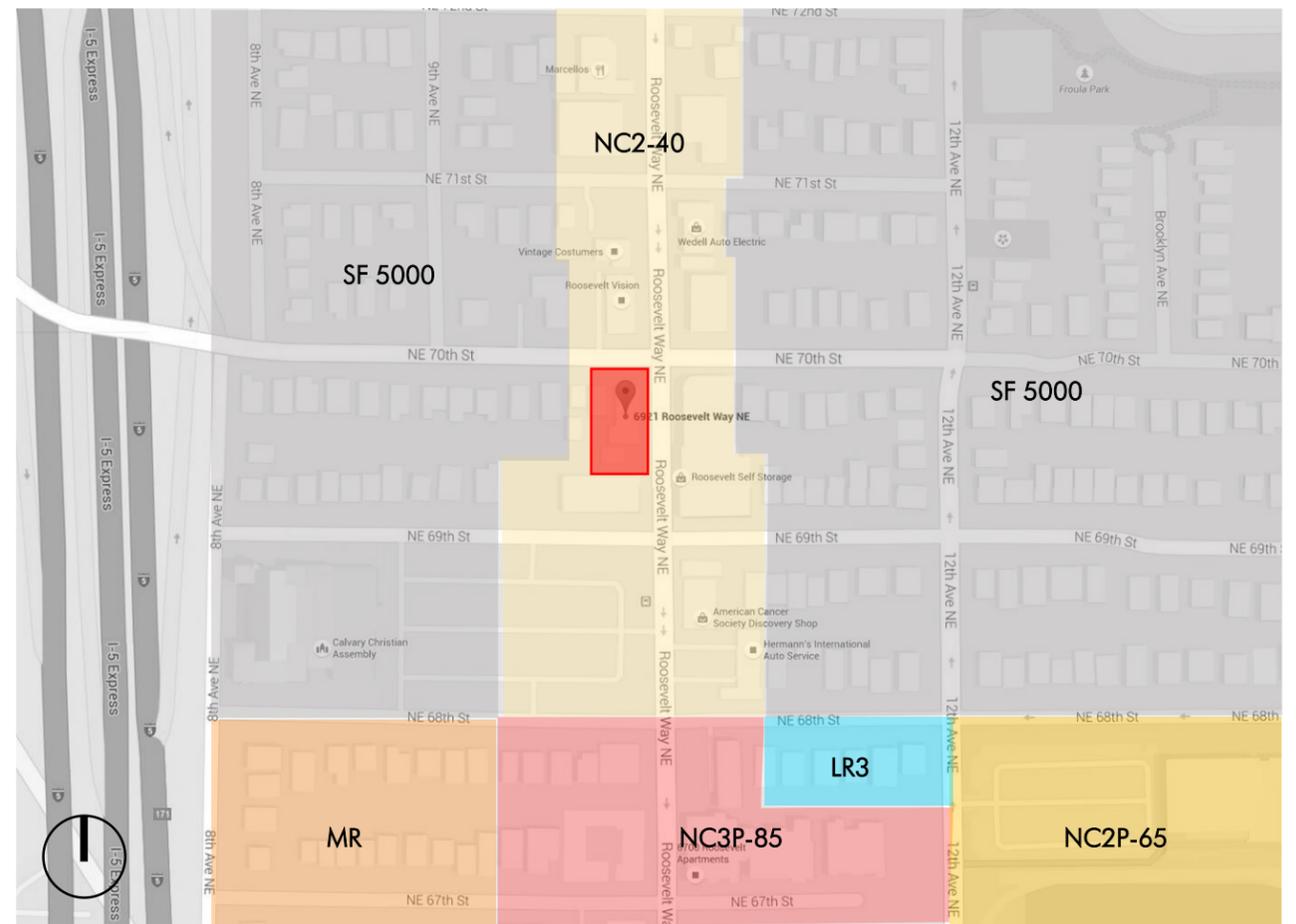
- No parking is required for residential uses in commercial zones within the Station Area Overlay District.
- Bicycle parking - long-term: 0.75 per SEDU, or 56.25 bicycles for 75 units

23.54.040 Solid Waste & Recyclable Materials Storage and Access

- 51-100 units: 375 SF, plus 4 SF for each additional unit above 50, or 375 SF + 4 SF x (75-50) = 475 SF
- The minimum horizontal dimension of required storage space is 12 feet

DR25-2014 Storage Requirements for Small Efficiency Dwelling Units

- Provide built in closet in each unit
- Provide 55 cubic feet of storage space for each unit. May be located anywhere within the building.



ZONING MAP

GUIDELINE	DESCRIPTION	SUB-GUIDELINE
CS1. Natural Systems and Site Features	Use natural systems and features of the site and its surrounding as a starting point for project design.	C. Topography
CS2. Urban Pattern and Form	Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.	C. Relationship to the Block D. Height, Bulk and Scale
		II. Corner Lots
PL3. Street-Level Interaction	Encourage human interaction and activity at the street-level with clear connections to building entries and edges.	A. Entries
		I. Human Activity II. Transition between Residence and Street
PL4. Active Transportation	Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.	B. Planning Ahead for Bicyclists
DC1. Project Uses and Activities	Optimize the arrangement of uses and activities on site	A. Arrangement of Interior Uses
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.	B. Architectural and Façade Composition
DC3. Open Space Concept	Integrate open space design with the design of the building so that each complements the other.	B. Open Space Uses and Activities
DC4. Exterior Elements and Finishes	Use appropriate and high quality elements and finishes for the building and its open spaces.	A. Building Materials

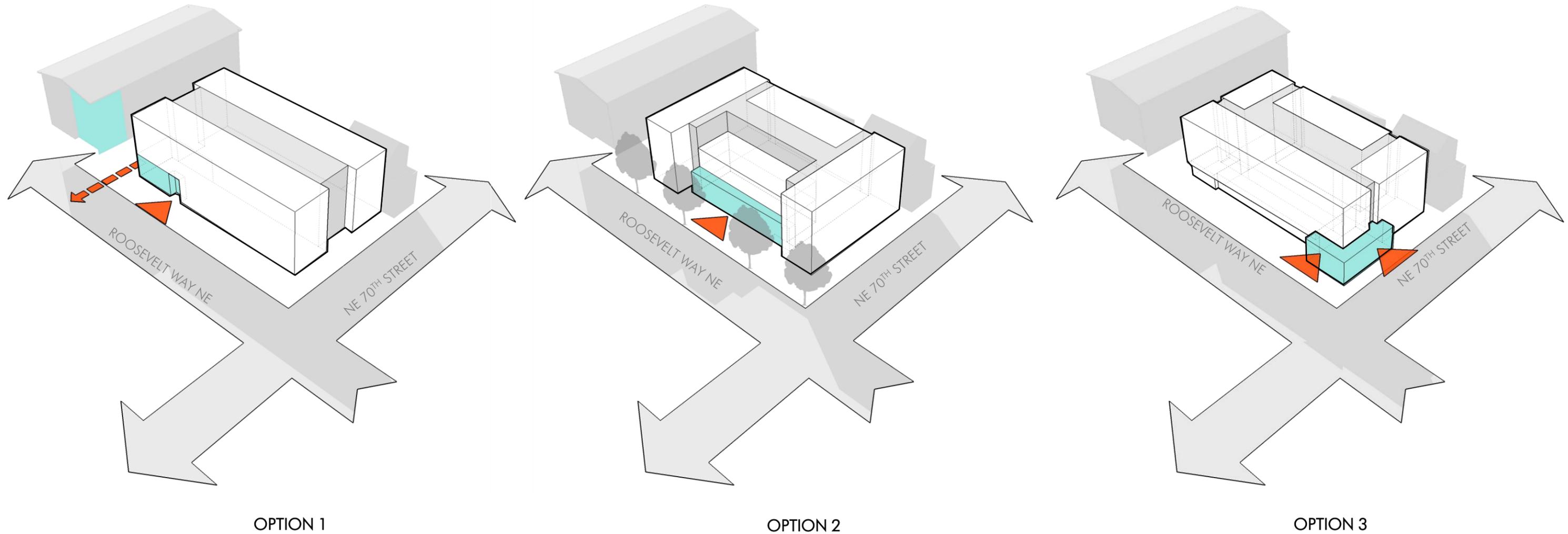
(Denotes Roosevelt Neighborhood Design Guidelines)

DESIGN GUIDELINES:
POTENTIAL DESIGN GUIDELINES



PROJECT NAME:
ROOSEVELT SEDUs





CS2 – URBAN PATTERN & FORM

Program requirements dictate that the building all but fills the site, with minimal setbacks required by code and exterior circulation. Massing strategies explore different ideas of relating to neighboring structures, existing pedestrian patterns, and engaging the intersection of Roosevelt Way NE and NE 70th Street. The design intent of each option is to produce a simple, modern expression for the building where visual interest is achieved through the building's relationship to its public edges and thoughtful attention to materials, plantings, and architectural detailing.



OPTION 1 orients apartment units along the long axis of the site, east or west of a double loaded corridor. Vertical circulation is positioned in this spine, and the ends of the hallways allow for modulation and transparency. Two distinct masses are created – a long bar with a shed roof fronts Roosevelt, while its twin terminates in a rooftop deck oriented towards views and the afternoon sun. This option has a large lobby amenity at the southeastern corner of the property fronting Roosevelt in response to pedestrians who will largely be approaching the building from the south, and also in concert with the lobby of the existing apartment building to the south.

OPTION 2 begins to explore the idea of moving the building’s main entrance and ground level amenity space closer to the corner. The main building entrance and a large resident’s amenity occur mid-parcel along Roosevelt Way NE. The second floor apartments overhang at this edge and create a porch centered on the existing street trees. At the upper floor, apartment units are substituted for an upper outdoor amenity oriented towards Roosevelt Way NE and the existing trees. This massing strategy reduces the height, bulk and scale of the building along Roosevelt, but results in the fewest apartment units.

OPTION 3, the applicant’s preferred option, best acknowledges the existing pedestrian patterns while also activating the corner of NE 70th Street and Roosevelt Way NE. Furthermore, the preferred option regains the dwelling units lost in Option 2 and confidently fronts both NE 70th Street and Roosevelt Way NE. Shed roofs protect these edges of the building and allow for extra space at the upper floor. A large roof deck occupies the top of the southwestern portion of the building, oriented towards views of downtown, Mt. Rainier, and Green Lake. This option locates the lobby amenity at the corner of NE 70th Street and Roosevelt Way NE, while at the same time providing a secondary entrance for residents at the southeastern end of the site.

AMENITY AREA
 SERVICE AREA
 DWELLING UNIT

ARCHITECTURAL CONCEPTS:
 OPTIONS 1-3 OVERVIEW



PROJECT NAME:
 ROOSEVELT SEDUs



OPTION 1 –

DISTINGUISHING FEATURES

- 4-story building with 28,731 GSF
- 64 apartment units
- The building favors the strong pedestrian edge along Roosevelt

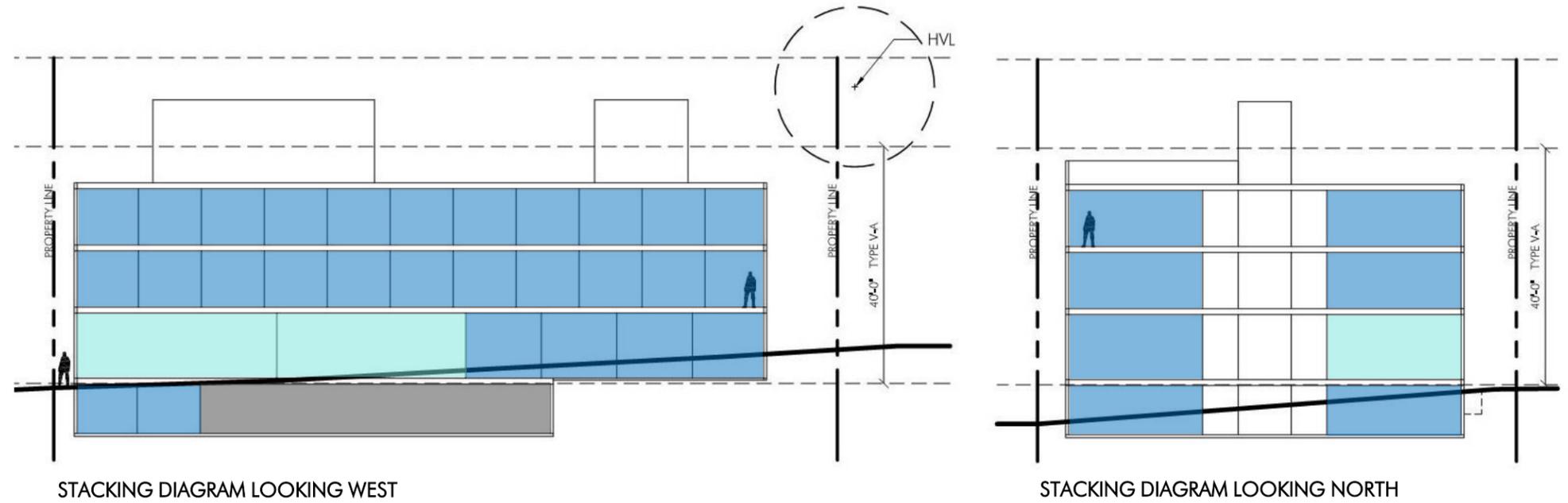
OPPORTUNITIES

- 1 predominant unit type.
- Clerestory windows for half of the units at the upper floor
- Generous entrance lobby fronts Roosevelt Way NE and reinforces pedestrian traffic from the south as well as residential entry of adjacent apartment building
- Large rooftop amenity takes advantage of views and afternoon sun

CONSTRAINTS

- The two principal masses read as disconnected and unrelated at the corner of NE 70th Street and Roosevelt Way NE
- Below-grade units along Roosevelt Way NE
- Most units face away from the street
- Residential units are located at the ground floor corner of Roosevelt Way NE and NE 70th Street.

NO DEPARTURES REQUESTED.



VIEW TOWARDS SOUTHEAST CORNER



VIEW TOWARDS NORTHEAST CORNER



VIEW TOWARDS NORTHWEST CORNER

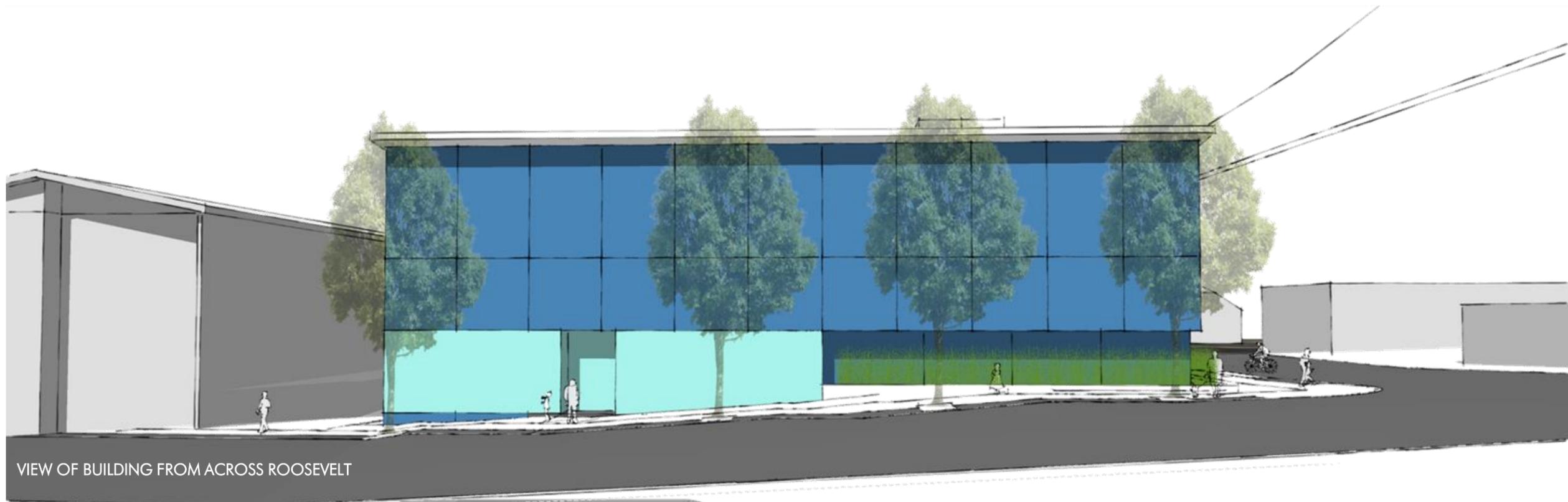
- AMENITY AREA
- SERVICE AREA
- DWELLING UNIT



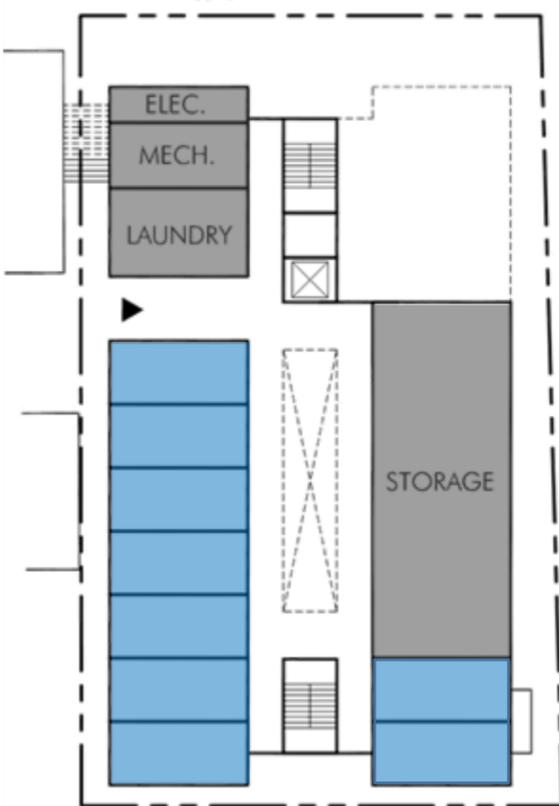
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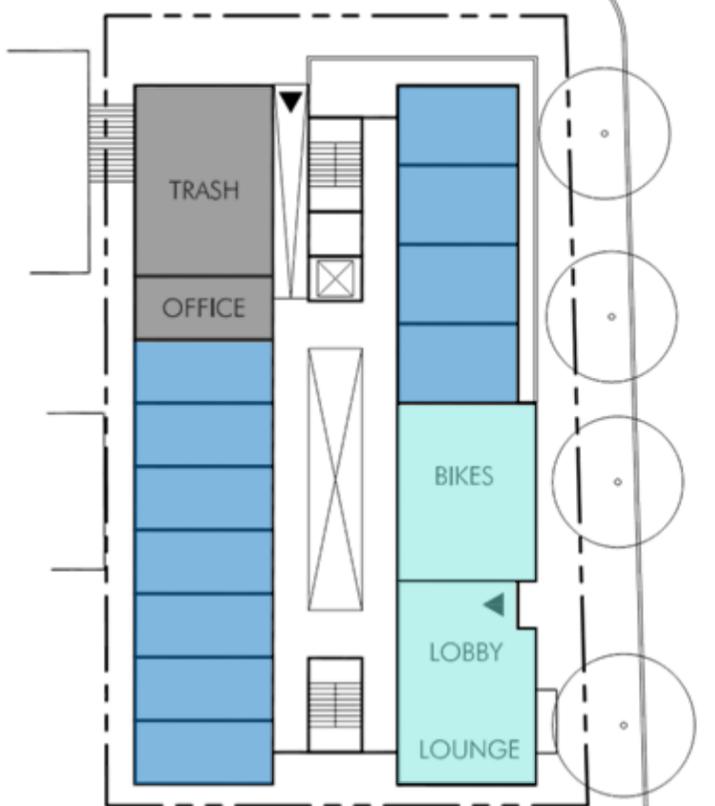
ARCHITECTURAL CONCEPTS:
OPTION 1



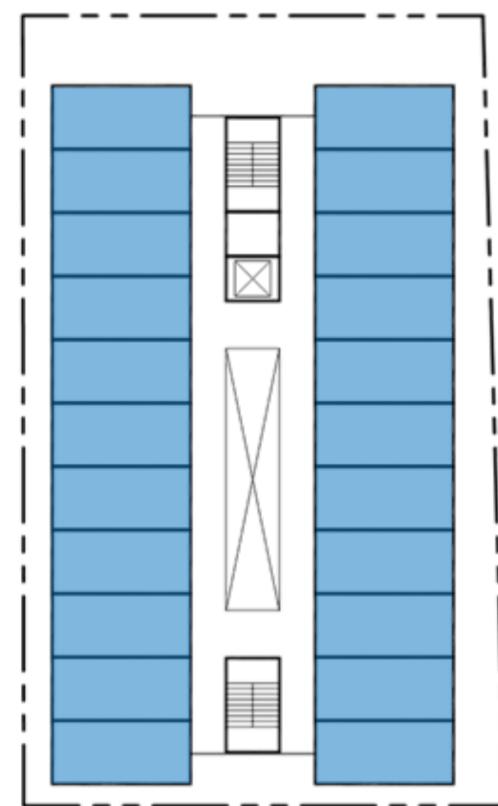
VIEW OF BUILDING FROM ACROSS ROOSEVELT



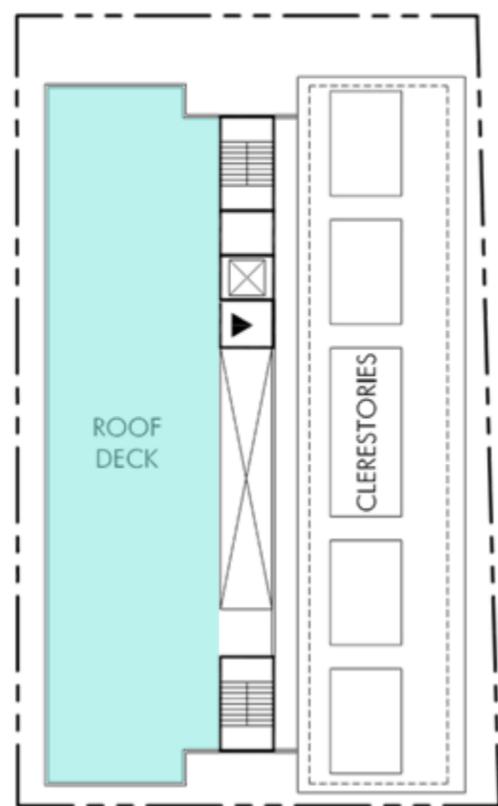
BASEMENT LEVEL 6400 GSF (10 UNITS)



FIRST LEVEL 7131 GSF (11 UNITS)



SECOND AND THIRD LEVELS 14,642 GSF (44 UNITS)



ROOF LEVEL 558 GSF

ARCHITECTURAL CONCEPTS:
OPTION 1



PROJECT NAME:
ROOSEVELT SEDUs



OPTION 2 –

DISTINGUISHING FEATURES

- 4-story building with 27,628 GSF
- 58 apartment units
- Reduced Height, Bulk and Scale at Roosevelt Way NE edge

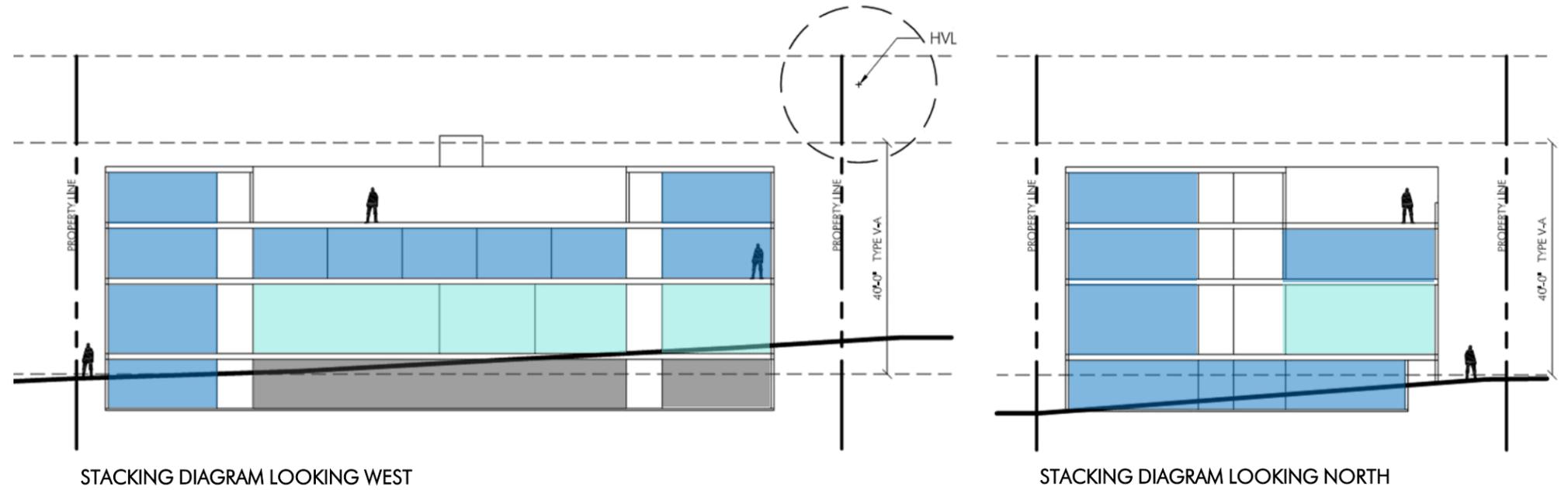
OPPORTUNITIES

- Strong relationship to existing street trees
- Generous entrance lobby, porch and outdoor amenity are located mid-site and front Roosevelt Way NE
- Type-A units are ground related
- The principal massing creates a more unified form for the building

CONSTRAINTS

- Outdoor amenity is oriented away from views and will be in shade most of the day
- Fewer units have eyes on Roosevelt
- Does not meet the development potential of the site
- Largest exterior envelope with the fewest units

NO DEPARTURES REQUESTED.



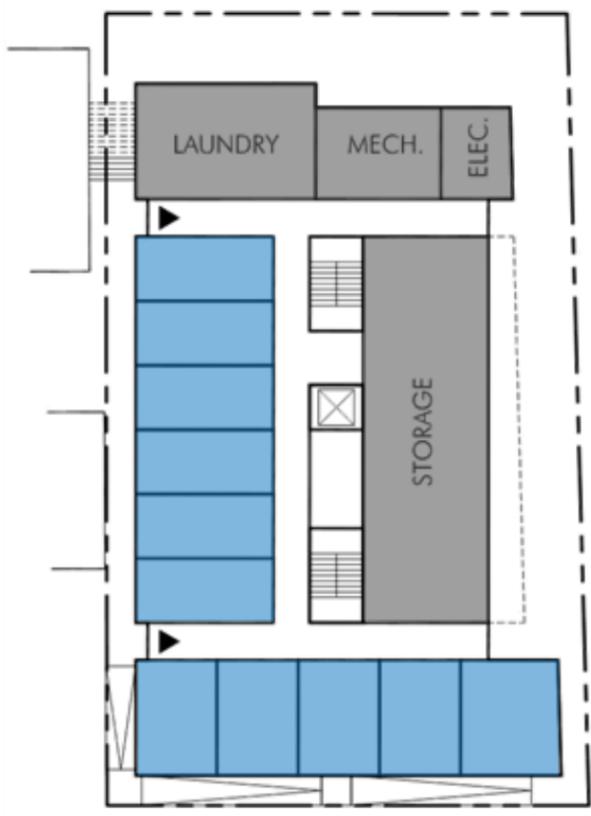
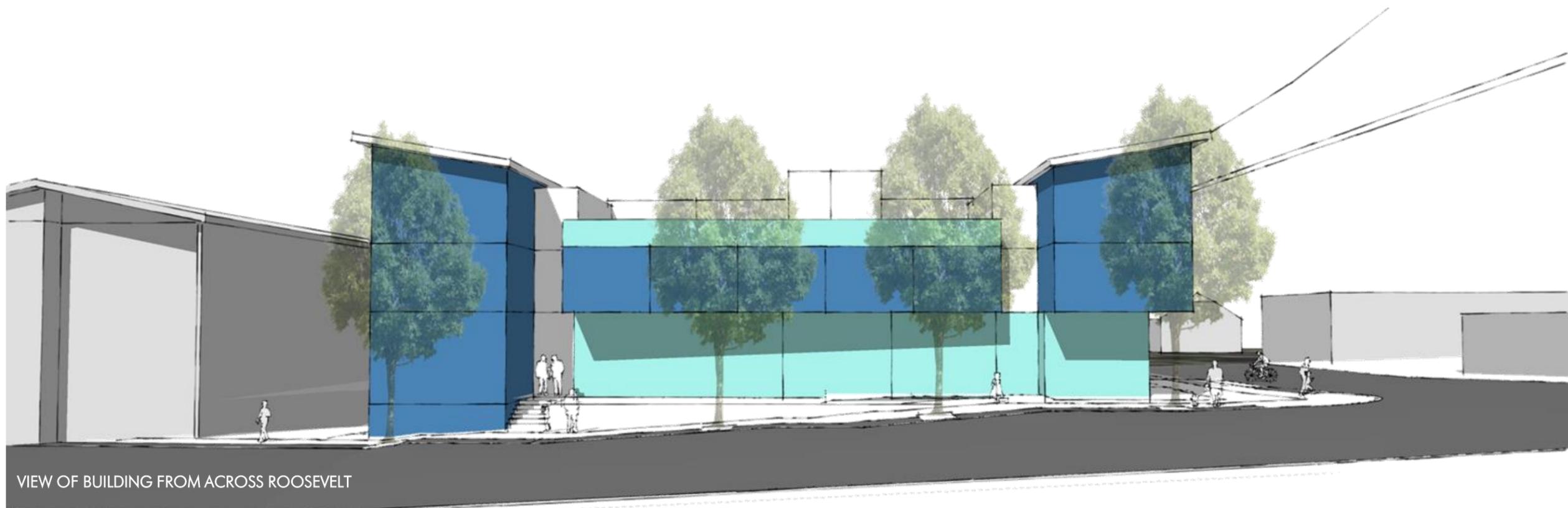
AMENITY AREA
 SERVICE AREA
 DWELLING UNIT



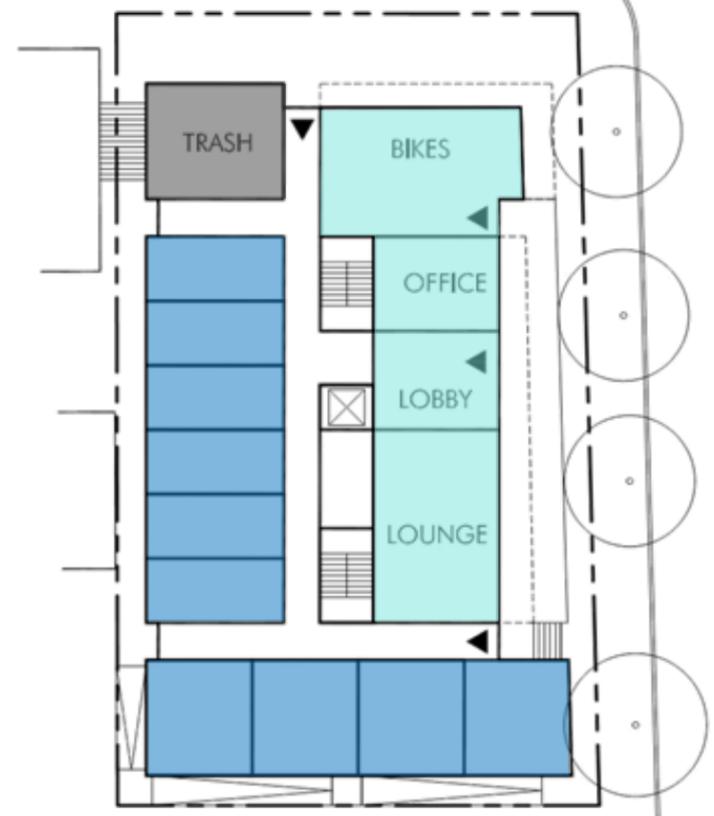
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ARCHITECTURAL CONCEPTS:
OPTION 2

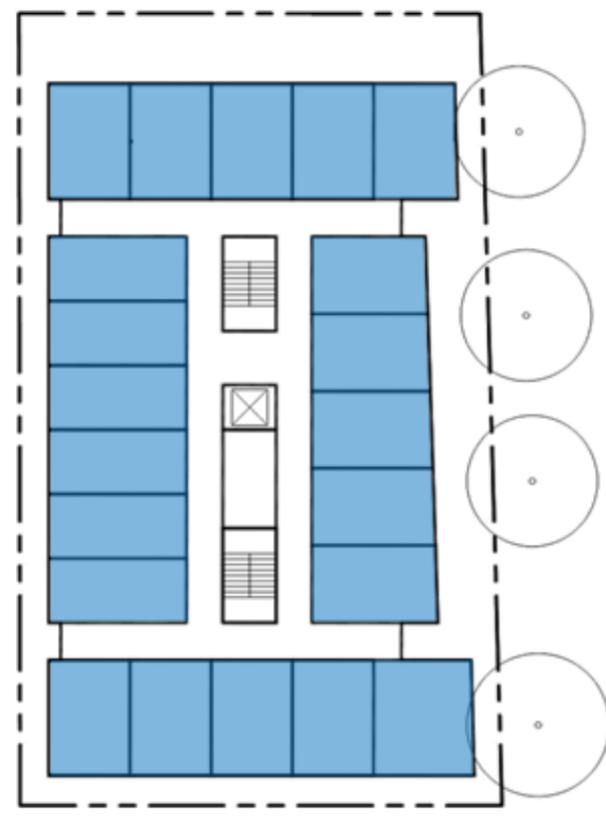


BASEMENT LEVEL 7034 GSF (11 UNITS)

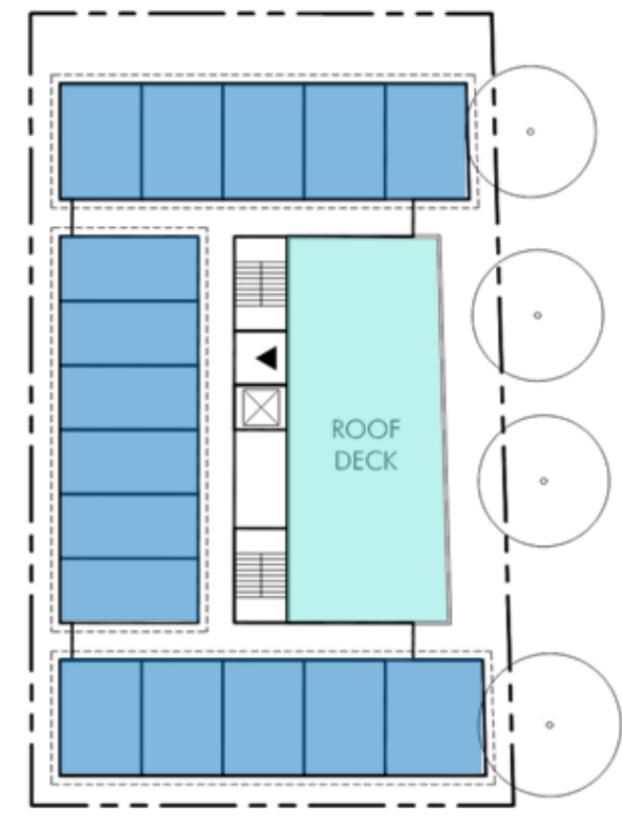


FIRST LEVEL 7080 GSF (10 UNITS)

ROOSEVELT WAY NE



SECOND LEVEL 7594 GSF (21 UNITS)



THIRD LEVEL 5920 GSF (16 UNITS)

ARCHITECTURAL CONCEPTS:
OPTION 2



PROJECT NAME:
ROOSEVELT SEDUs



OPTION 3 – PREFERRED OPTION

DISTINGUISHING FEATURES

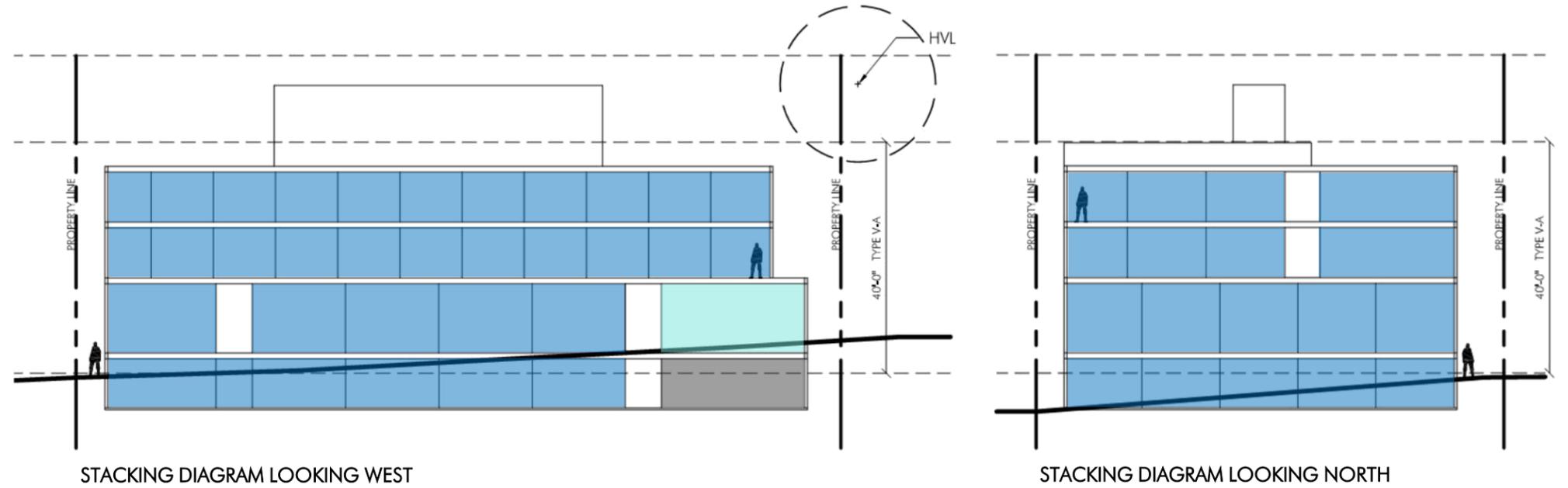
- A 4-story building, 32,256 GSF
- 75 apartment units
- Maximizes residential area without maximizing allowable FAR
- Fronts both Roosevelt Way NE and NE 70th Street

OPPORTUNITIES

- Generous entrance lobby and amenity will occupy and activate the corner of NE 70th Street and Roosevelt Way NE
- Large rooftop amenity is oriented towards views and daylight
- Ground floor, street-facing units are set back from Roosevelt Way NE and afforded privacy by a large planter.
- This landscape features also promotes way-finding to the building's 2 entrances along Roosevelt Way NE
- Massing and modulation are representative of the most important internal and external goals of the building
- Massing along NE 70th Street informed by and respectful of adjacent building to the west

CONSTRAINTS

- 3 basement units front Roosevelt
- HVL limits shed roof overhang at NE 70th Street



NO DEPARTURES REQUESTED



VIEW TOWARDS SOUTHEAST CORNER



VIEW TOWARDS NORTHEAST CORNER



VIEW TOWARDS NORTHWEST CORNER

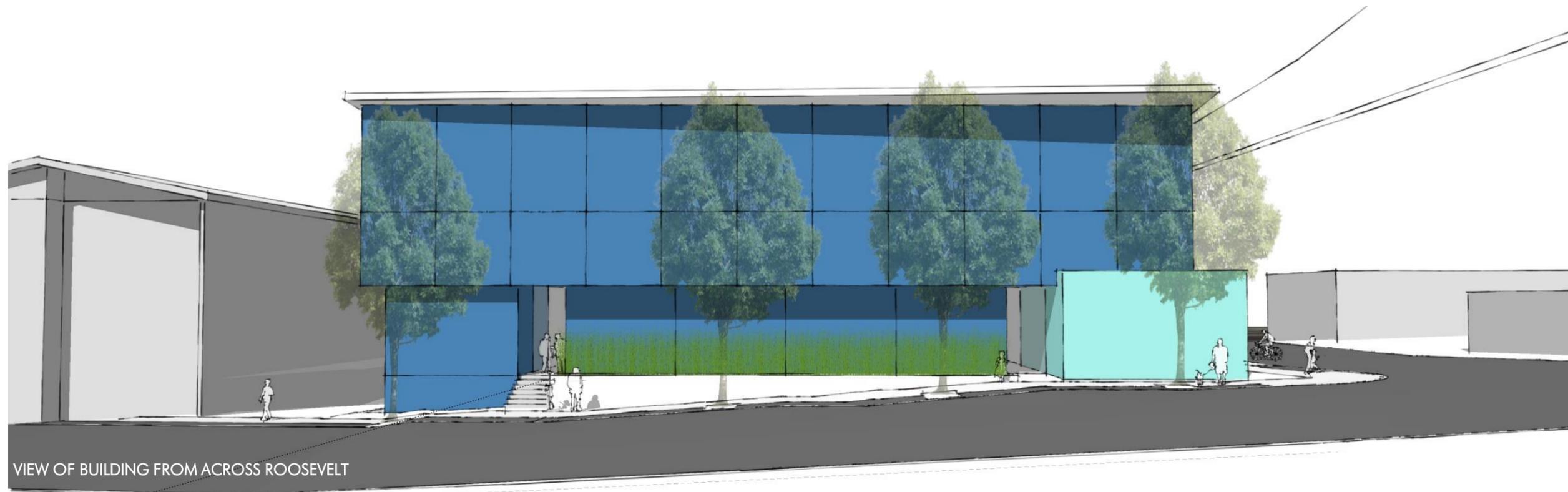
-
 AMENITY AREA
 -
 SERVICE AREA
 -
 DWELLING UNIT



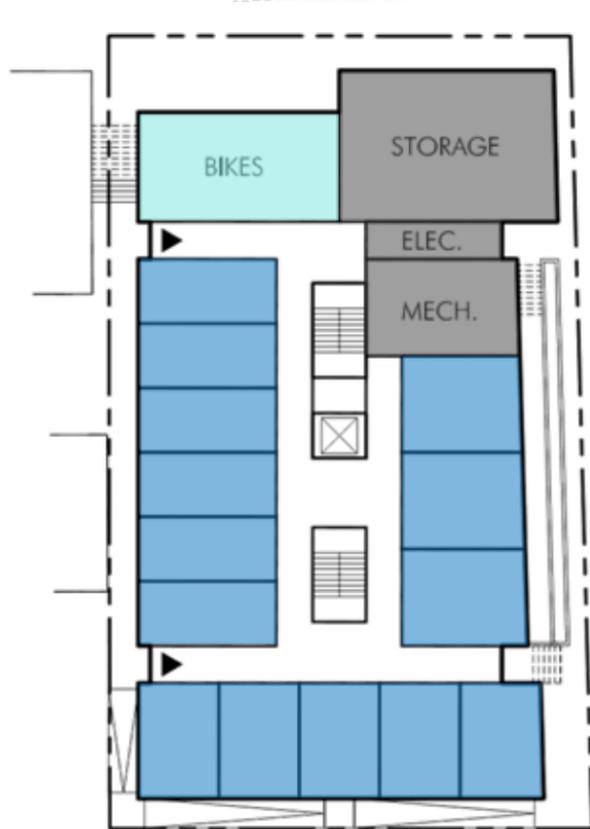
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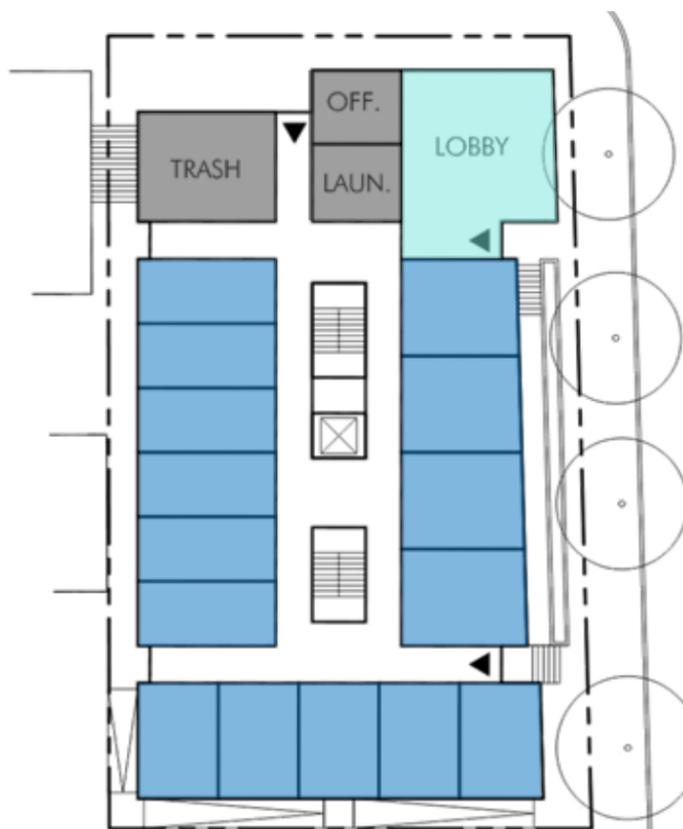
ARCHITECTURAL CONCEPTS:
OPTION 3 - PREFERRED



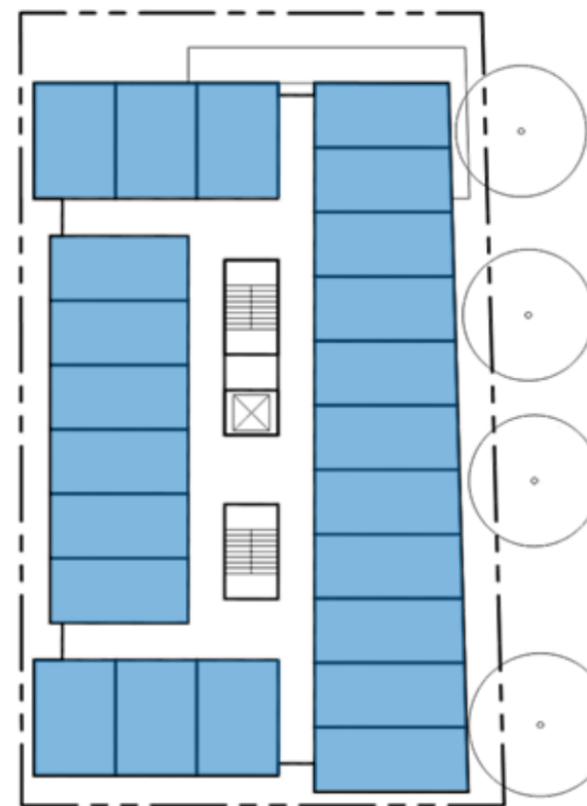
VIEW OF BUILDING FROM ACROSS ROOSEVELT



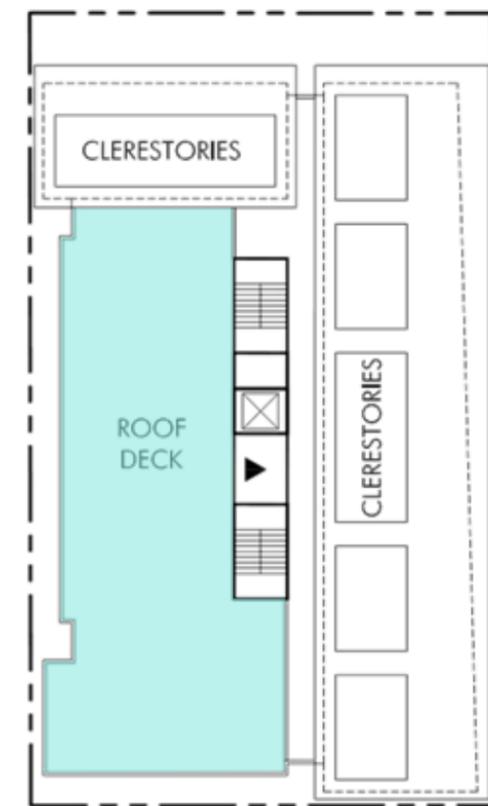
BASEMENT LEVEL 7771 GSF (14 UNITS)



FIRST LEVEL 7802 GSF (15 UNITS)



SECOND AND THIRD LEVELS 16,142 GSF (46 UNITS)



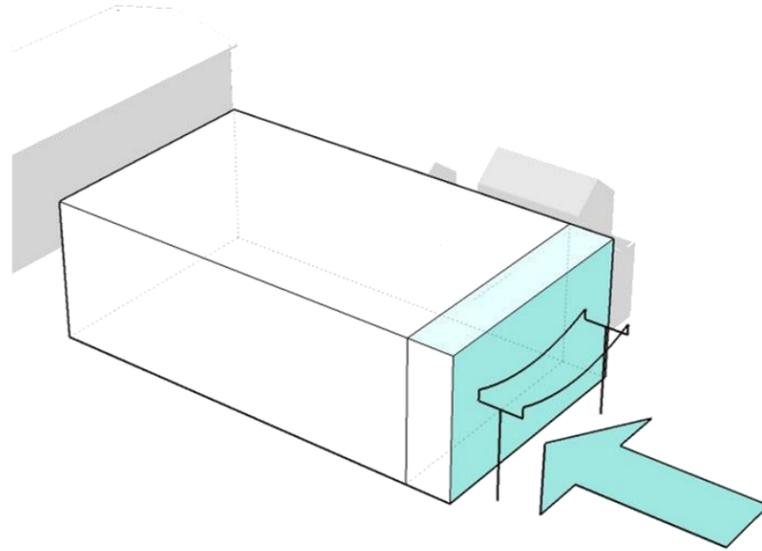
ROOF LEVEL 541 GSF

ARCHITECTURAL CONCEPTS:
OPTION 3 - PREFERRED



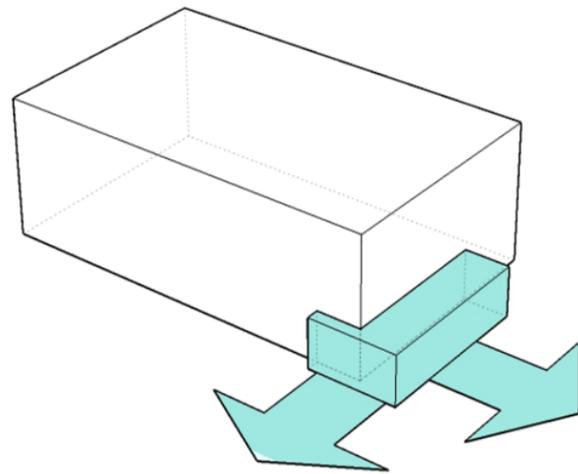
PROJECT NAME:
ROOSEVELT SEDUs





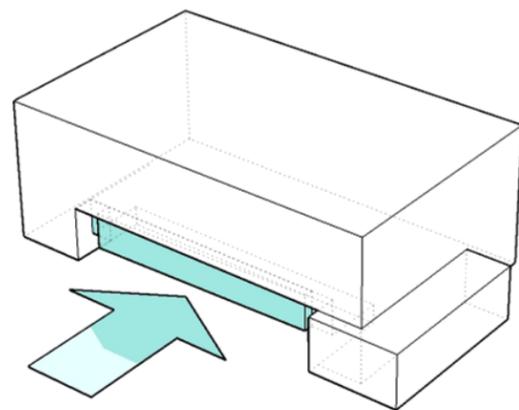
STEP BACK FROM HVL LINES:

High Voltage Lines along NE 70th Street require a 10'-0" setback. The preferred option steps back even further to allow for working clearances and also establish a relationship with the neighboring building to the west.



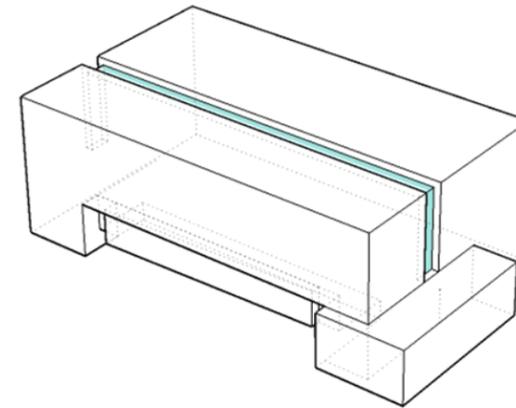
HOLD THE CORNER:

Massing strategies explore different ideas of interacting with the sidewalk edge and the intersection of Roosevelt Way NE and NE 70th Street. The preferred option pushes a mass out at the ground level towards the corner to house an active space within the building. Building entrances will be located on either side of this mass at NE 70th and Roosevelt Way NE.



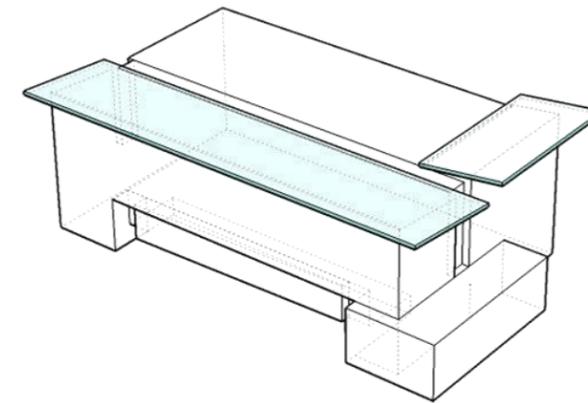
RECESS GROUND FLOOR UNITS:

Program requirements necessitate ground floor units along Roosevelt. The preferred option embraces this location by expressing these units with a change in material and a protective planter to add "eyes on the street" while preserving a tenant's senses of privacy and security.



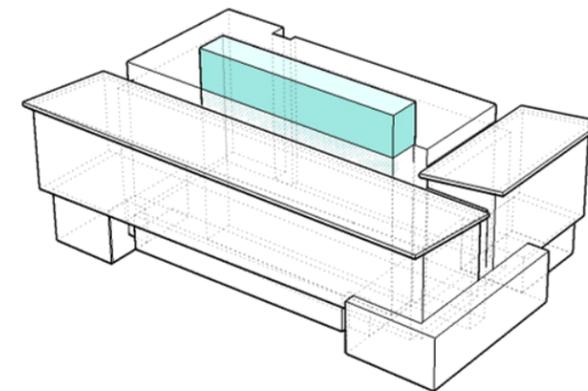
EXPRESS CIRCULATION:

Upper level units are aligned along a long corridor with large windows at either ends for daylight and fresh air. The expression of these hallways on the exterior allows for meaningful modulation of the building's mass.



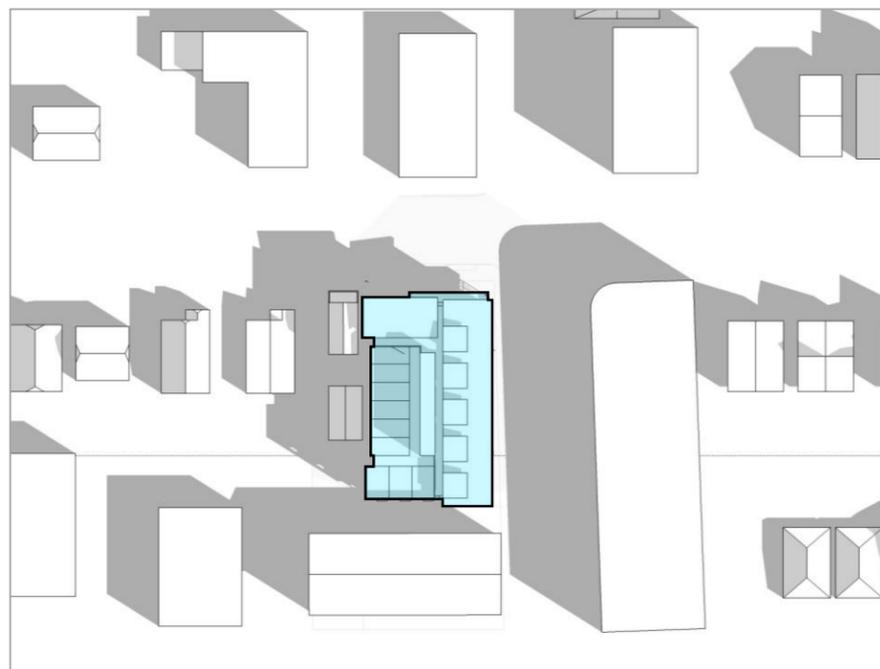
EMBRACE THE PUBLIC EDGE:

Top floor units differentiate themselves from the units below with larger floor to ceiling heights and windows along the public edges of the site. In the preferred option, the roof is tilted up and towards the public sphere. A rooftop deck occupies the southwestern portion of the building, oriented towards views and the afternoon sun.

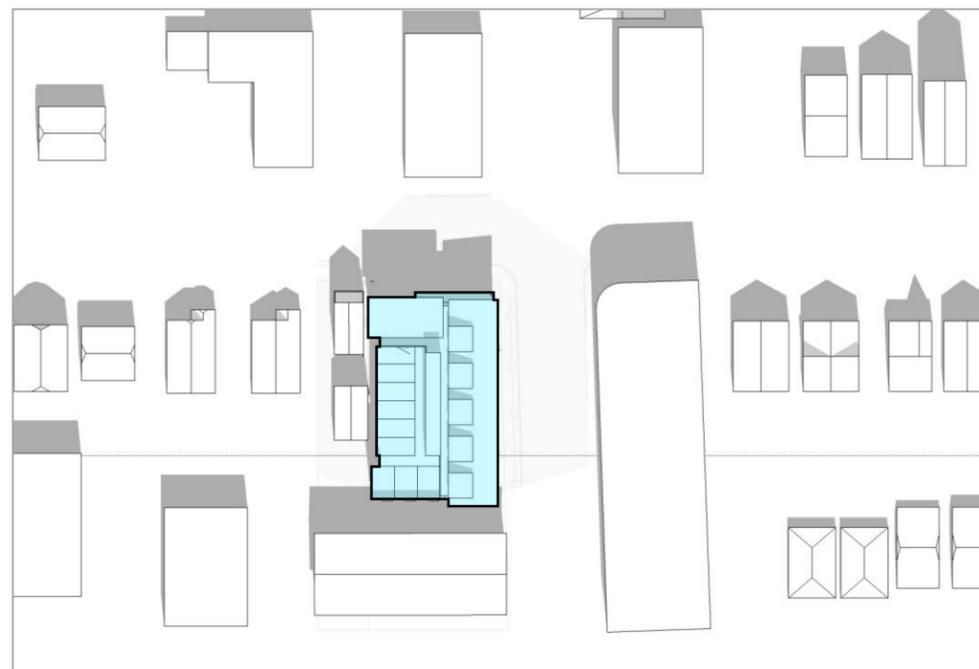


CENTRALIZE VERTICAL CIRCULATION:

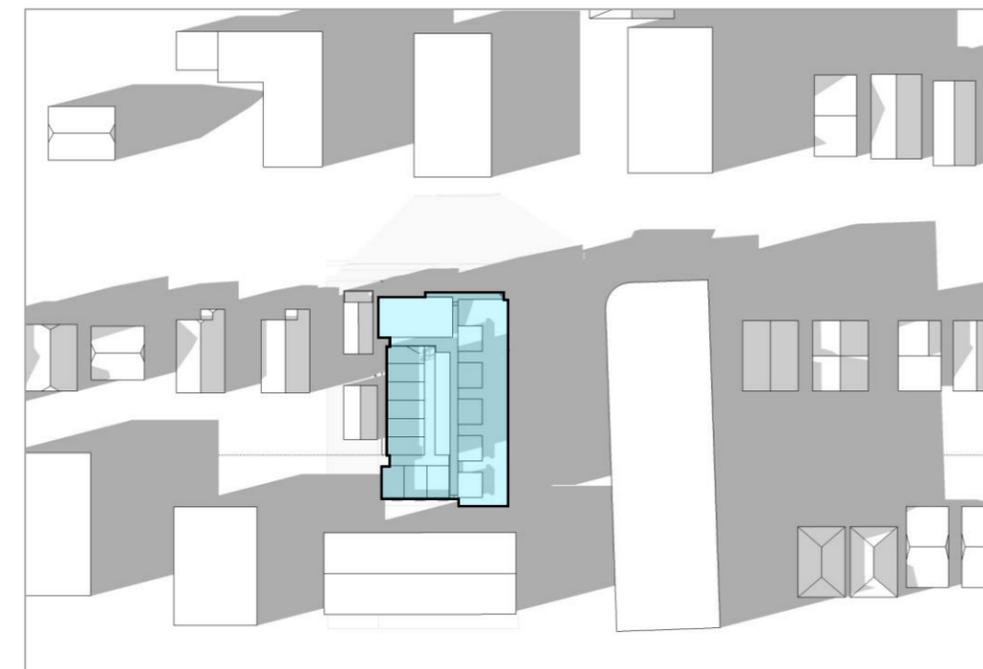
The stairways and elevator are located in the center of the building for several reasons: to reduce height, bulk and scale at the building's perimeter; to allow for the placement of apartments at the building's perimeter; and in the preferred option, to avoid shading the rooftop deck in the afternoon.



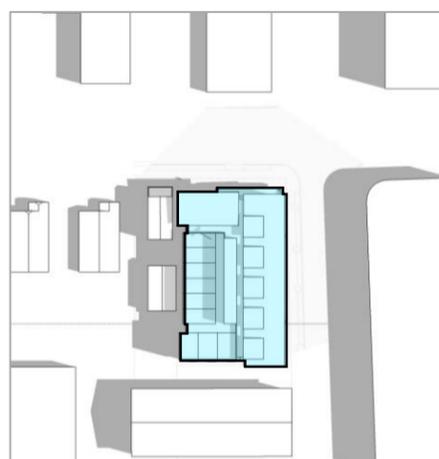
MARCH/SEPTEMBER 21, 9 AM



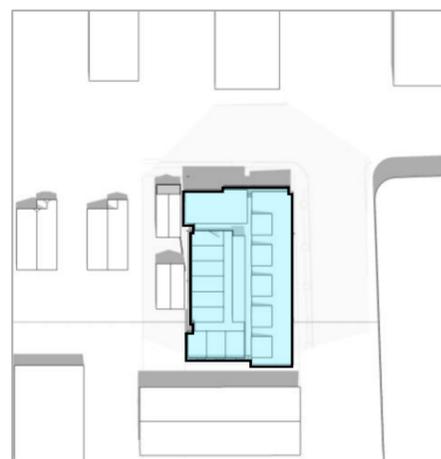
MARCH/SEPTEMBER 21, 12 PM



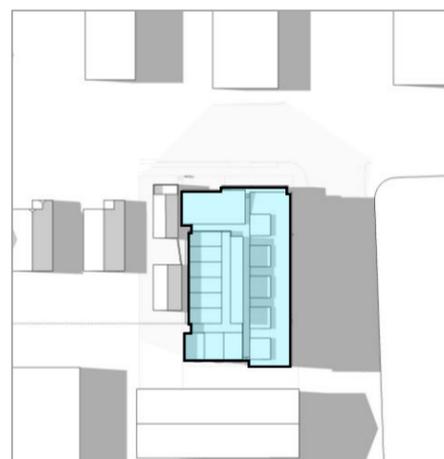
MARCH/SEPTEMBER 21, 6 PM



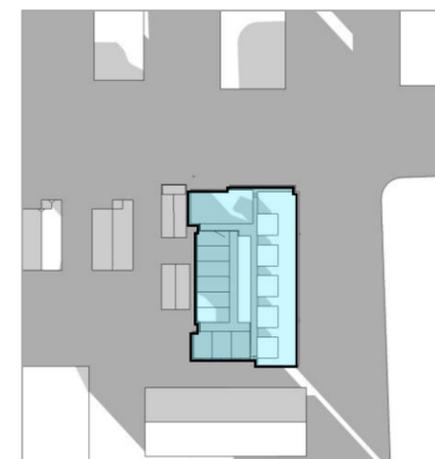
JUNE 21, 9 AM



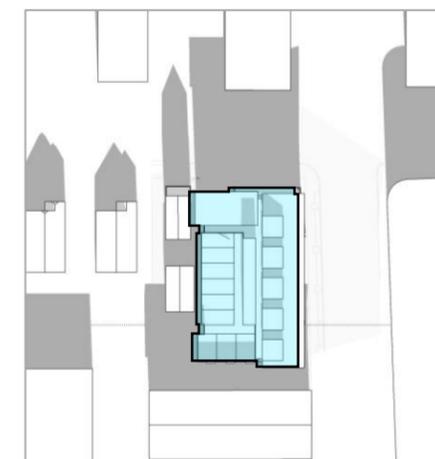
JUNE 21, 12 PM



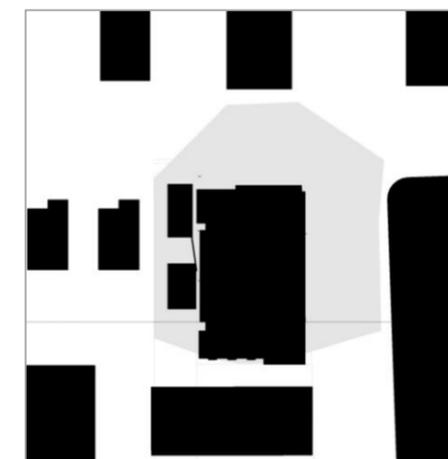
JUNE 21, 6 PM



DECEMBER 21, 9 AM



DECEMBER 21, 12 PM



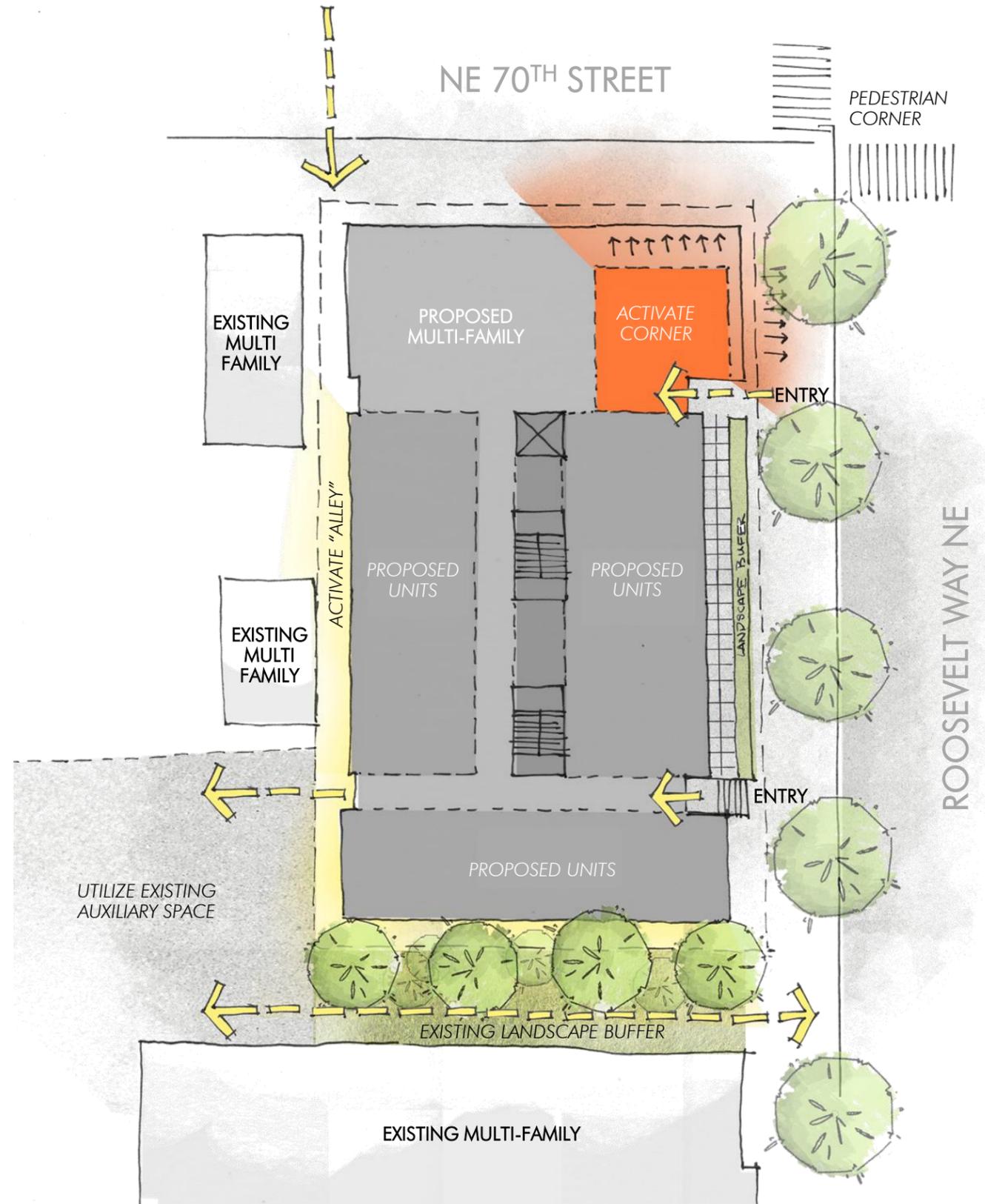
DECEMBER 21, 6 PM

ARCHITECTURAL CONCEPTS:
SOLAR STUDIES



PROJECT NAME:
ROOSEVELT SEDUs







LANDSCAPE APPROACH

The existing street trees east of the project parcel at Roosevelt Way NE will remain and benefit the upper level units along this edge. The building will step back along Roosevelt to better accommodate these trees as well as a new large planter, which will define the building entrances. A planted exterior walkway will connect the basement spaces to NE 70th Street and Roosevelt Way NE. The large rooftop deck will benefit from additional native plantings and hard surfaces.



FAÇADE TREATMENT (DC2-B, DC4-A)

The exterior of the building will employ a refined palette of durable high-quality materials. Changes in materials will directly relate to the interior spaces and the exterior relationships. Brick and concrete elements can anchor the building at its ground floor, while panel systems will unify the upper floors of the building and the residential units they house. Natural wood is proposed for the units which are set back from Roosevelt Way NE and are protected by the planter and building above.



FAÇADE TREATMENT (CS2-C; DC2A&B; DC4-A)
 All four facades will be carefully composed with close attention paid to material changes. The massing and modulation of the building offers meaningful opportunities to change materials and add texture to the facades. Natural materials will be utilized where they can be protected (i.e at eaves and under building overhangs), and more durable materials used elsewhere. The ground floor building volume that pushes out towards NE 70th Street and Roosevelt Way NE will benefit from a robust, high-quality material. Brick is appropriate here and can relate to the many brick one-story buildings found further south along Roosevelt Way NE.

ARCHITECTURAL CONCEPTS:
 OPTION 3 CHARACTER RENDERINGS



PROJECT NAME:
 ROOSEVELT SEDUs



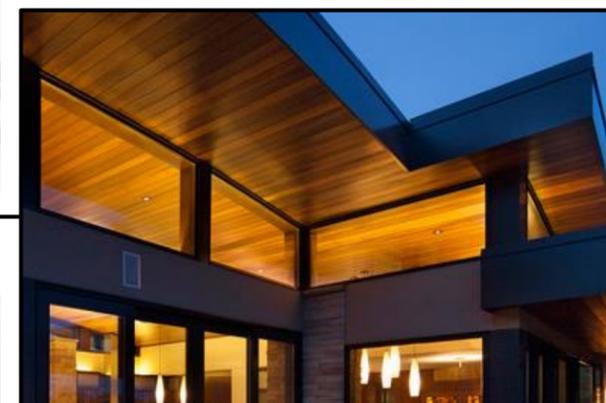


VIEW DRIVING SOUTH ON ROOSEVELT WAY NE

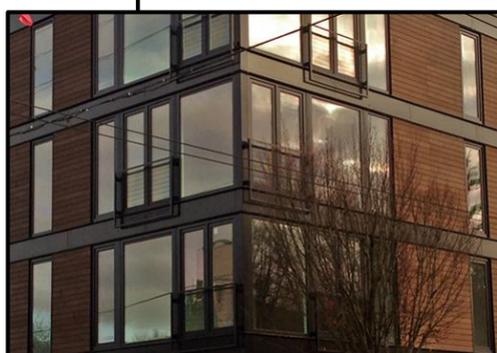


PEDESTRIAN SCALE (CS1-C, CS2-D, CS2-II, PL3-I)

The project takes advantage of the natural topography of the site to reduce the height of the building to three stories along NE 70th Street. The single story volume at the corner of Roosevelt Way NE & NE 70th Street allows the upper levels to set back from this prominent intersection, reducing the perceived building mass while providing a pedestrian friendly scale and texture at the sidewalk level. Furthermore, the residential units at the ground level are set back from Roosevelt Ave NE decreasing the bulk of the building at the pedestrian level. Generous sidewalks and adjacent planters provide a buffer between passing pedestrians and residential units. Finally, the existing street trees have been considered and will continue to enhance the pedestrian experience and act as a buffer between pedestrians and the high traffic of Roosevelt Way NE.



ENTRY DETAILS (CS2-D, PL3-A, PL3-II)
 Building entrances relate to neighborhood pedestrian patterns. The main entry is located at the prominent intersection of Roosevelt Way NE and NE 70th, while a secondary entry is located at the SE corner of the building to serve residents returning from the Light Rail Station or Commercial Core. Prominent signage integrated into the building materials is located at main entries. Overhead weather protection is provided at all entries, either inherent protection by building overhangs or architecturally integrated into the building façade.



ARCHITECTURAL CONCEPTS:
 OPTION 3 CHARACTER RENDERINGS



PROJECT NAME:
 ROOSEVELT SEDUs





SUBDUED COLOR PALETTE (WEST CAMPUS HOUSING- MAHLUM ARCHITECTS)



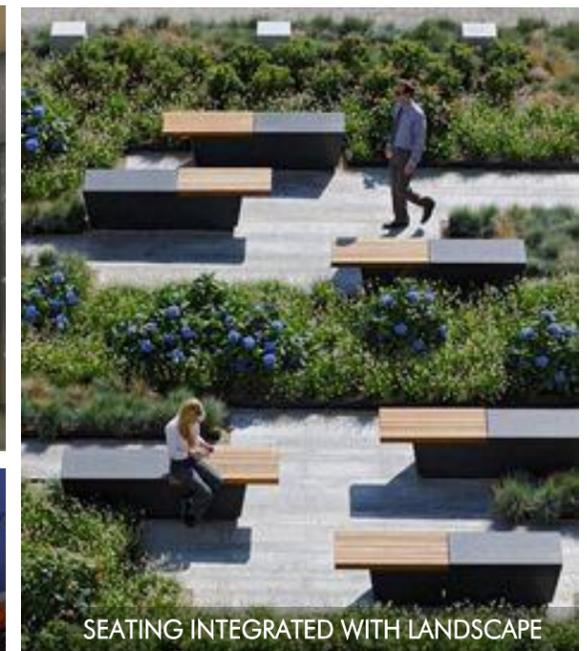
MODERN LANDSCAPING APPROACH (WEST CAMPUS HOUSING- GGN)



SHELTERED ROOF DECK



"SMALL" UNIT LAYOUT (adapt NYC - nARCHITECTS)



SEATING INTEGRATED WITH LANDSCAPE



ELEMENTAL MASSING (19th & MERCER APARTMENTS - WEINSTEIN AU)



LARGE GLAZING TO MAXIMIZE UNIT



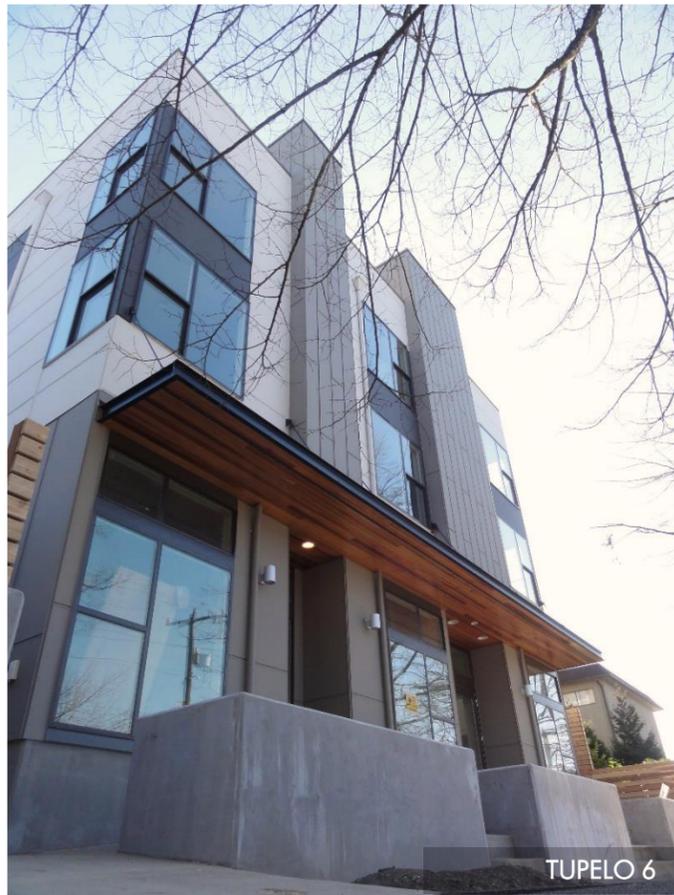
"NORTHWEST CONTEMPORARY MATERIAL PALETTE



BIKE/PEDESTRIAN ORIENTED SITE APPROACH



CALIFORNIA 6



TUPELO 6



ALKI 11 ROWHOUSES



ZOO 5



LIMELIGHT 2-UNIT



44TH AVE SW SEDUs

PRECEDENTS:
RECENT ALLOY DESIGN GROUP PROJECTS



PROJECT NAME:
ROOSEVELT SEDUs

