

# ROOSEVELT APARTMENTS

## 4218 ROOSEVELT WAY

DPD Project #3021266

Early Design Guidance  
December 14th, 2015



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## PROJECT TEAM

### OWNER

G & K Brothers, INC  
15958 NE 117th Way  
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425.999.5472

### ARCHITECT

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Seattle, WA 98104  
206.466.1225

## SITE INFORMATION

**Project Location:**  
4218 Roosevelt Way NE,  
Seattle WA 98105

**Parcel #:**  
1142000735, 1142000740, 1142000745

**Lot Size:**  
16,000 SF

**FAR Allowed:**  
4.25/4.75

**Applicable Code:**  
Seattle Municipal Code , Title 23 Land Use Code

**Base Zone:**  
C1-65: Commercial 1

**Overlay Zones:**  
University District Northwest Urban Center Village  
Frequent Transit Corridors

**Adjacent Zones:**  
West: C1-65  
North: C1-65  
South: C1-65  
East: MR

**Street Frontage:**  
Roosevelt Way NE, Alley

**Design Guidelines:**  
City of Seattle Comprehensive Plan Guidelines  
University/Community Design Guidelines



# ZONING SUMMARY

## Street-Level Uses 23.47A.005

- C.1 Residential uses are generally permitted anywhere in a structure in C1 zones, except as provided in 23.47A.005.C.2 and 23.47A.005.C.3.
- C.3 Residential uses may not exceed, in the aggregate, 20% of the street-level street-facing facade when facing an arterial or within a zone that has a height limit of 85 feet or higher.
- C.4 Residential uses may occupy 100% of the street level street-facing facade in a structure if the structure:
  - d. Does not face a designated principal pedestrian street.

## Street-Level Development Standards 23.47A.008

- A.2.b Blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width.
- A.2.c The total of all blank facade segments may not exceed forty 40% of the width of the facade of the structure along the street.
- A.3. Street-level street-facing facade segments shall be located within ten (10) feet of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided.
- B.2.a Transparency: Sixty percent of street-facing facade between two 2 feet and 8 feet above the sidewalk shall be transparent.

## Structure Height 23.47A.012

A 65 feet max height per Land Use Map, Ch. 23.32.

## Floor Area Ratio 23.47A.013

- A Floor area ratio (FAR) limits apply to all structures and lots in all C zones.
- A.1 All gross floor area not exempt under subsection D of this Section is counted against the maximum gross floor area allowed by the permitted FAR.
- D.1. Gross floor area below grade is not counted toward FAR.

## Setback Requirements 23.47A.014

C A minimum 5 foot landscaped setback may be required under certain conditions and for certain uses according to Section 23.47A.016, Screening and landscaping standards.

## Landscaping and Screening Standards 23.47A.016

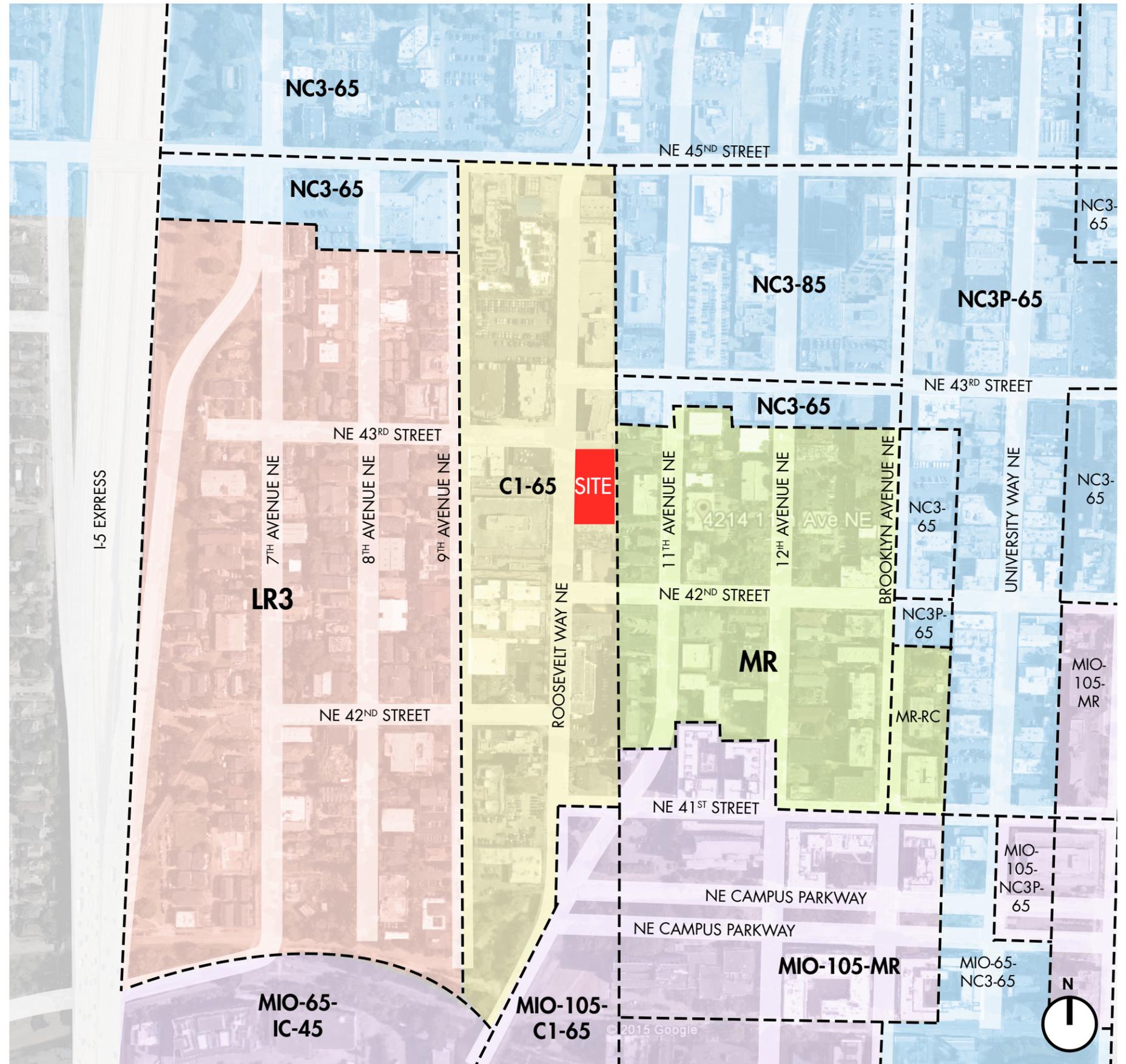
A.2 Green Factor Requirement: .30 or greater per the procedures in Section 23.86.019.

## Residential Amenity Areas 23.47A.024

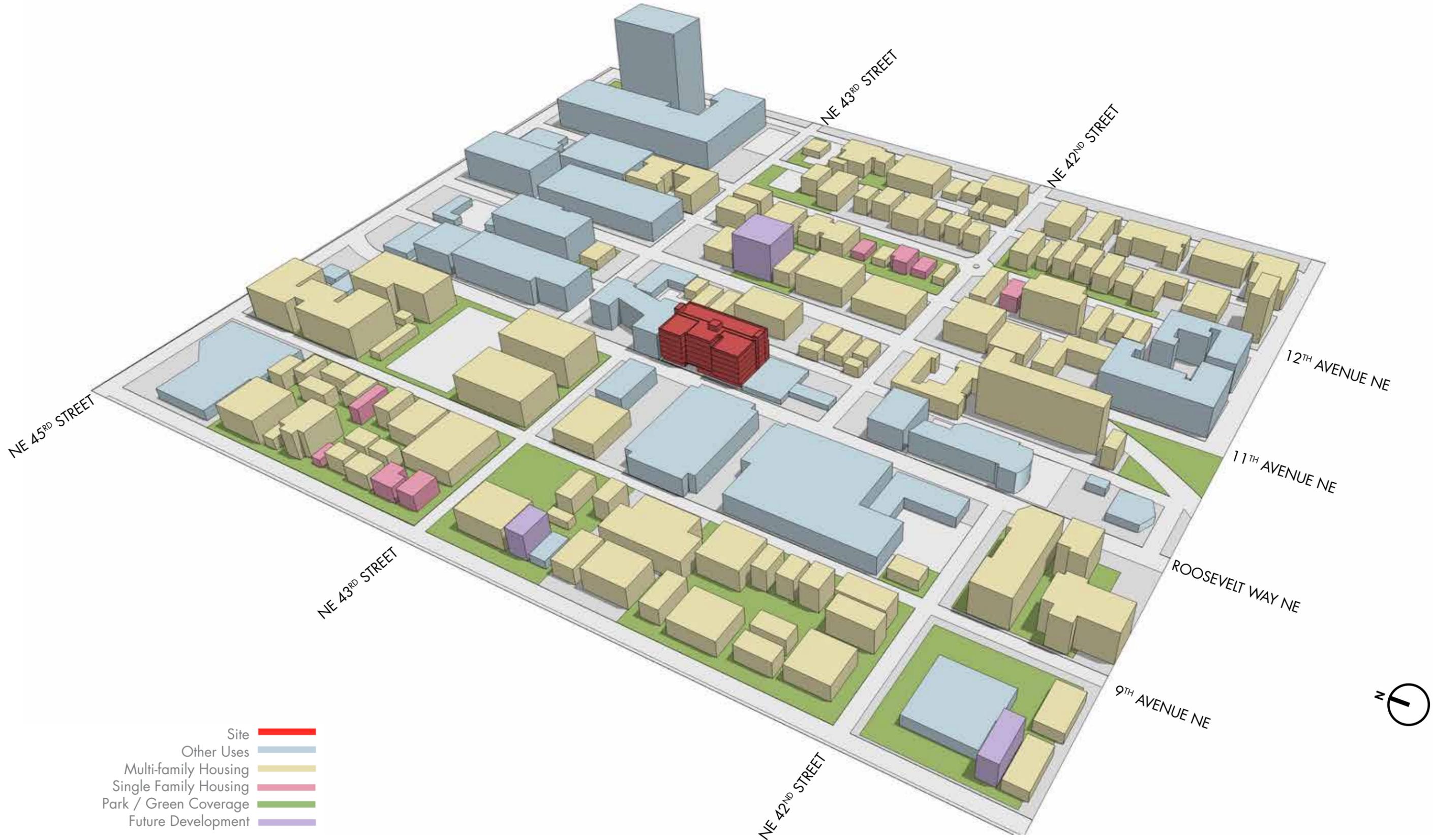
- A Residential amenity areas, including but not limited to decks, balconies, terraces, roof gardens, plazas, courtyards, play areas, or sport courts, are required in an amount equal to 5% of the total gross floor area in residential use, except as otherwise specifically provided in this chapter. Gross floor area, for the purposes of this subsection, excludes areas used for mechanical equipment and accessory parking.
- B.1 All residents must have access to at least one common or private amenity area.
- B.2 Residential amenity areas shall not be enclosed.

## Required parking 23.54.015

- D.1 No minimum parking is required for Urban Village Centers or Station Area Overlay K Bicycle parking. See Table E. Requirements are based on gross floor area of uses.
  1. After the first fifty (50) spaces for bicycles are provided, additional spaces are required at one half (1/2) the ratio shown in Chart E. Spaces within dwelling units or on balconies do not count toward the bicycle parking requirement. Refer to K.2-7 for specific requirements of bicycle storage.



# SITE ANALYSIS CONTEXT MASSING/USES



# SITE ANALYSIS

## TREES + SURROUNDING PARKS

No significant trees have been identified within the boundaries of our site. There are street trees to the west edge of the site along Roosevelt Way NE. West of the site is Christie Park, a neighborhood park that offers picnic space, drinking fountains, public artwork, and a basketball court.

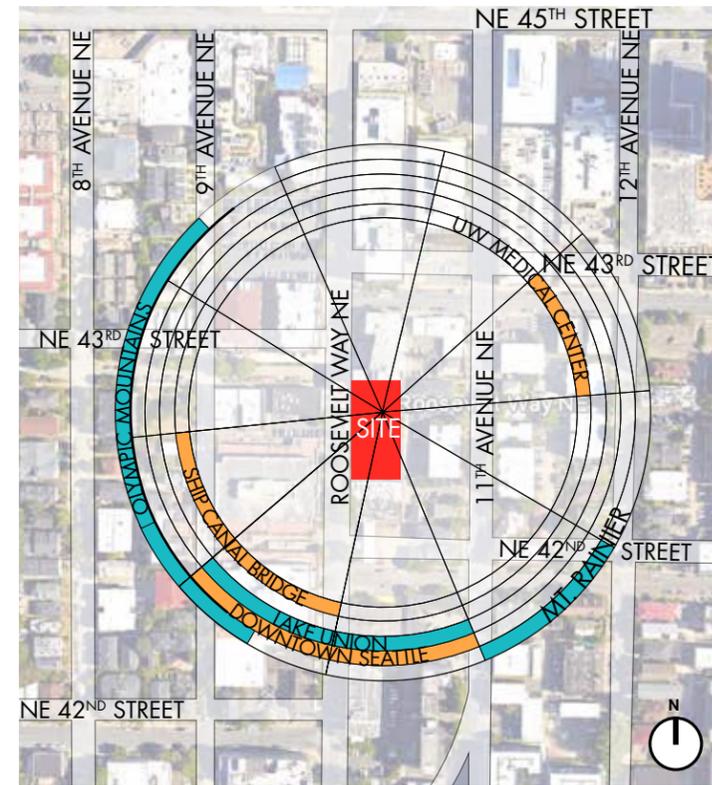


### TREES LEGEND

- Site
- Trees
- Park

## SIGNIFICANT VIEWS

There are no immediate ground level views due to the heights of the surrounding buildings. The upper floors and the building's rooftop may have views of the surrounding neighborhood, Downtown Seattle, the Olympic Mountains, Mt. Rainier, and of South Lake Union.

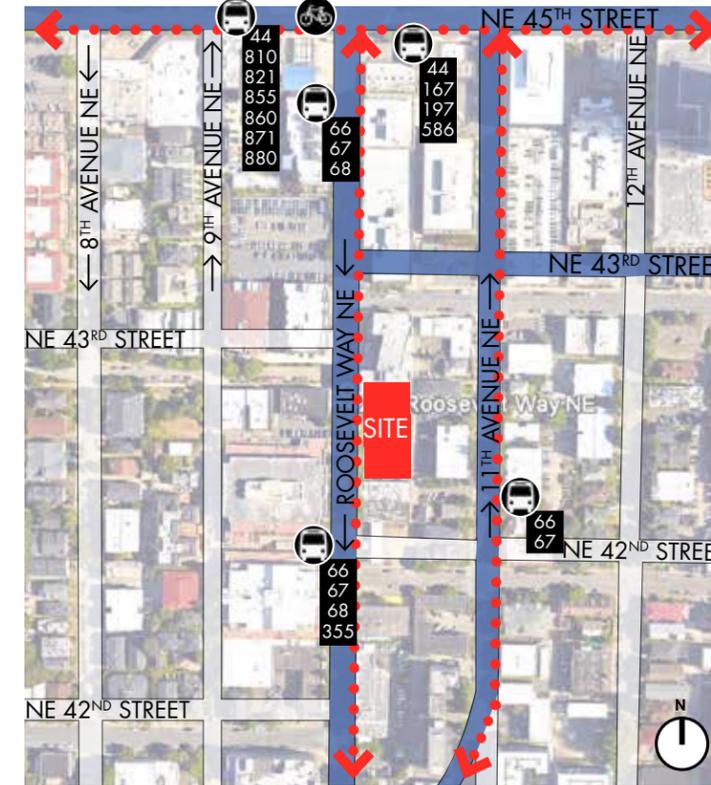


### VIEWS LEGEND

- Site
- Neighborhoods and Structures
- Natural Surroundings

## ACCESS OPPORTUNITIES + CONSTRAINTS

The site is currently a surface parking lot. Roosevelt Way and 8th Avenue are both designated one-way streets that run north to south. 11th Avenue NE and 9th Avenue are also both designated one-way streets that run south to north. There are five nearby bus stops. Two stops are located on Roosevelt Way, two are on 45th Street, and one is located on 11th Avenue. There are three dedicated bike lanes surrounding the site located on Roosevelt Way, 11th Avenue, and on 45th Street. There is also a bike shop located on 45th Street. Pedestrian access to the site occurs from Roosevelt Way.

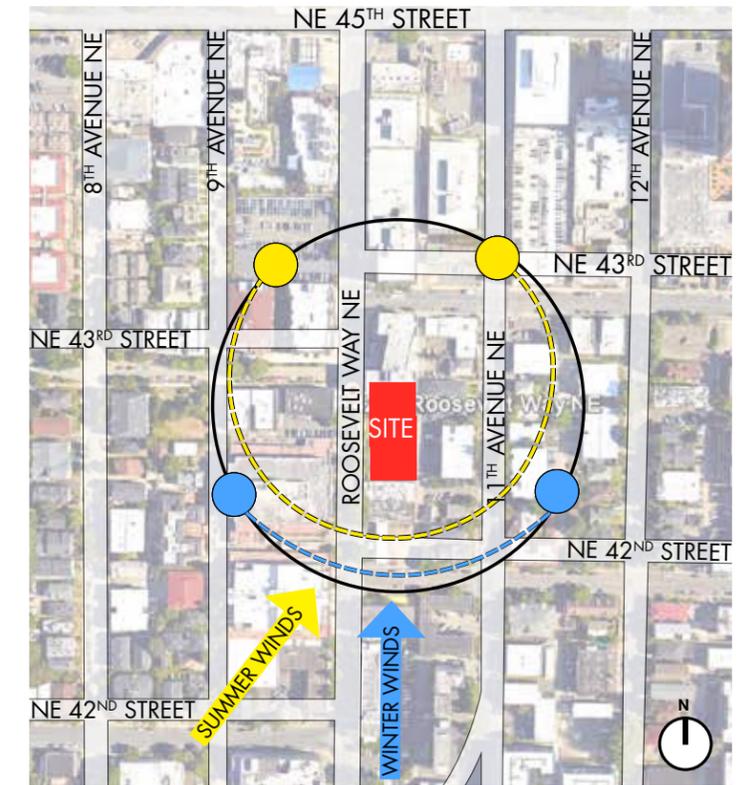


### ACCESS/CIRCULATION LEGEND

- Site
- Direction of Traffic
- Arterial Streets
- Bike Routes
- Bus Stops
- Bike Shop

## SOLAR EXPOSURE + PREVAILING WINDS

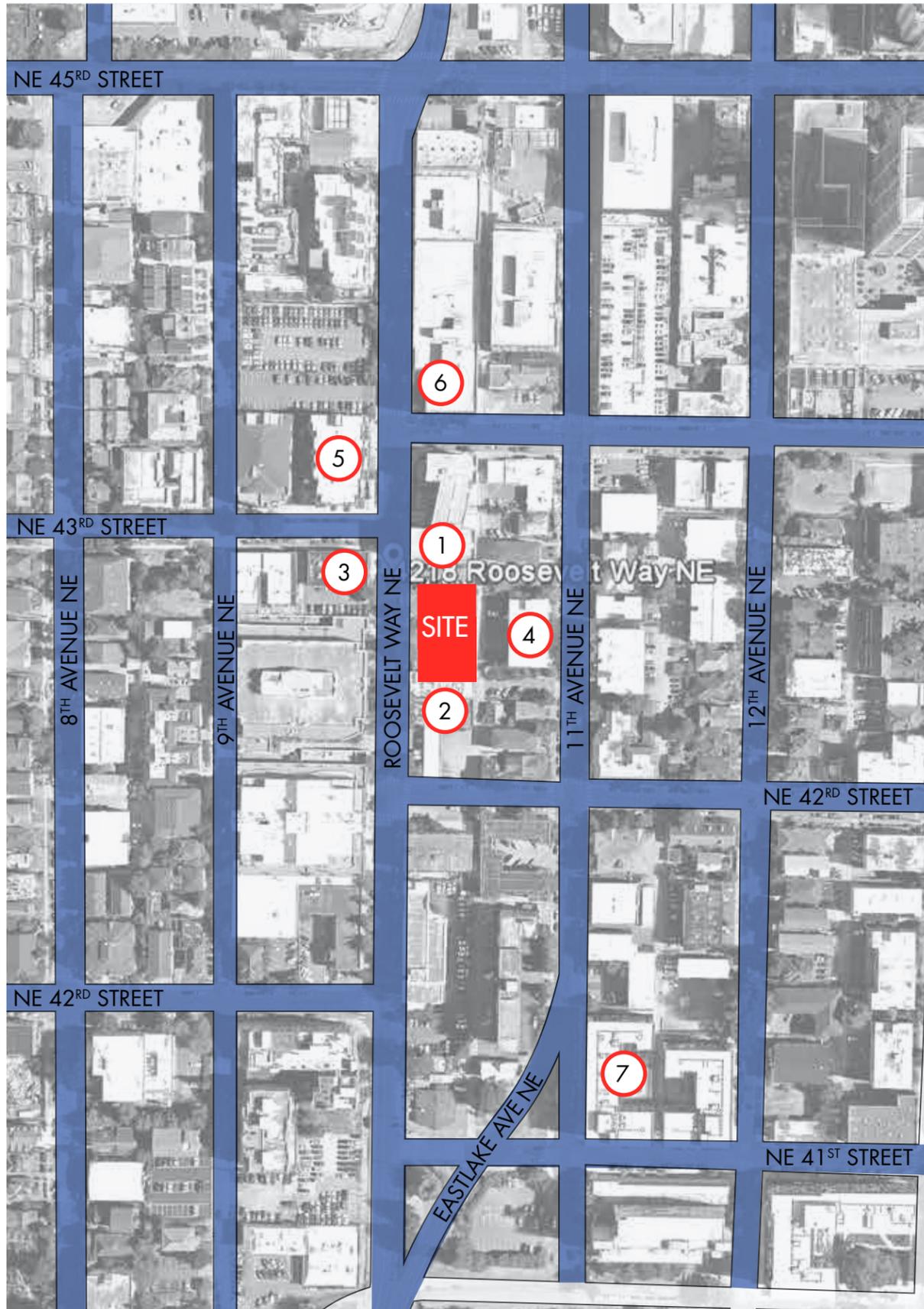
The site is enclosed by a 6-story building to the north, 4-story building to the east, and 3 and 4-story buildings to the west. There is a 1-story retail shop to the south of the site. Due to the lower building height on the south side of the site, the proposed design will be exposed to the sun and wind on the design's southern facade.



### SOLAR/WINDS LEGEND

- Site
- Summer Sun and Winds
- Winter Sun and Winds

# SITE ANALYSIS SURROUNDING BUILDINGS



**1- WATERTOWN HOTEL**  
4242 ROOSEVELT WAY NE | HOTEL

This 6 story boutique hotel is directly adjacent to our project site. The northern façade of our design will be affected due to this close proximity. The Watertown Hotel's building form and streetscape are sensitive to those on street level.



**2- HARDWICK'S SWAP SHOP**  
4214 ROOSEVELT WAY NE | HARDWARE STORE

Hardwick's Swap Shop is south of the proposed building. The southern façade of our design will have direct sunlight due to the height of Hardwick's. Also, those residing on the southern side will have views of the surrounding neighborhood.



**3- JACK STRAW PRODUCTIONS**  
4261 ROOSEVELT WAY NE | RECORDING STUDIO

Jack Straw Production is a recording studio west of the project site. It is an active hotspot within the community. The window openings at street level not only communicate the building's function but the activity within can be seen by pedestrians walking on street level.



**4- ESCOLIER APARTMENTS**  
4214 11TH AVENUE NE | APARTMENTS

This apartment complex is 5 stories tall and directly east of the project site. Due to its proximity to our site the eastern façade of the design has more restrictions due to the adjacent apartment complex.



**5- TRINITY 43RD APARTMENTS**  
902 NE 43RD STREET | APARTMENTS

This apartment complex is half a block away from the project site. The street-level design of the Trinity 43rd Apartment's embraces the change in topography from the north to south side of the site create a unique experience for those passing by and entering the building.



**6- UW ROOSEVELT COMMONS**  
4300 ROOSEVELT WAY NE | CLASSROOM/ADMIN

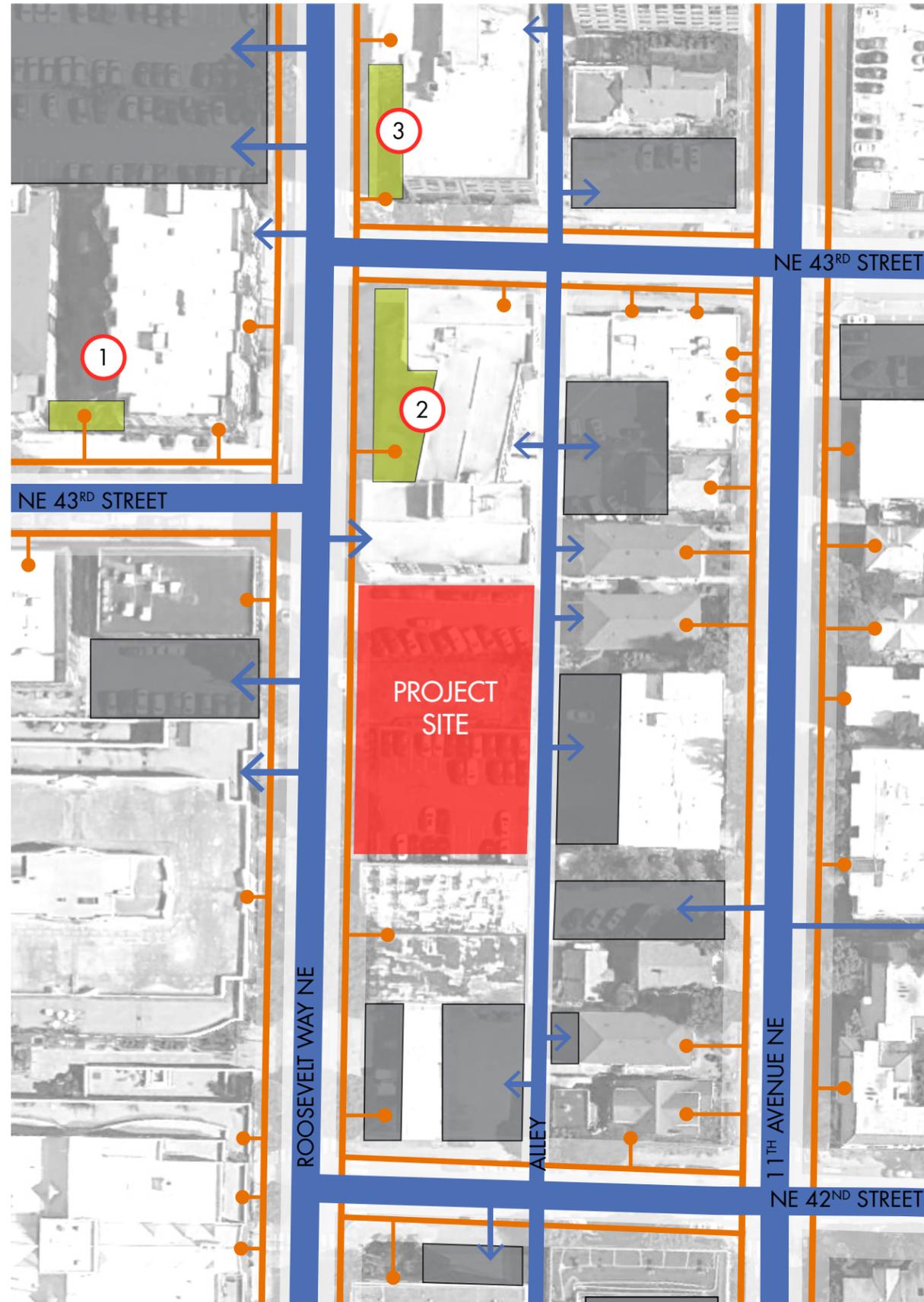
The UW Roosevelt Commons is frequently surrounded by college students and college faculty. The design of the building incorporates raised platforms/plazas that provide the users a safe exterior space alongside Roosevelt Way.



**7- CEDAR APARTMENTS**  
1112 NE 41ST ST | STUDENT HOUSING

Cedar Apartments are newly developed student apartments. The design's form, use of material, and exterior plantings define the street edge, identify program through scale/openings, and provide a welcoming street level experience for pedestrians passing by.

# SITE ANALYSIS SURROUNDING CIRCULATION/ENTRIES



## VEHICULAR/PEDESTRIAN ENTRY POINTS

The primary means of circulation on Roosevelt Way NE is by vehicle. A public sidewalk exists on both sides of the street, but only a few of the buildings along Roosevelt are designed for a pedestrian experience. By studying the entry points of the vehicular and pedestrian circulation, we discovered that the majority of the pedestrian entry-ways are located away from the major streets, and most vehicular entries are off of arterials or alley-ways. Below are three examples of pedestrian entries in our vicinity which helped to inform our design concepts.

## SURROUNDING PEDESTRIAN ENTRANCES/PLAZAS



**1- TRINITY 43RD APARTMENTS ENTRANCE**  
902 NE 43RD STREET

The Trinity 43rd Apartments have a small plaza dividing the two major masses of the apartment complex. The plaza itself has plantings and a canopy that continues to wrap around the western façade of the building.



**2 - WATERTOWN HOTEL ENTRANCE**  
4242 ROOSEVELT WAY NE | HOTEL

The Watertown Hotel's street level plaza is composed of a series of steps, platforms, and plantings that are combined to create a unique spatial experience for those entering the hotel lobby and along Roosevelt Way. Due to the change in topography the topography is composed of a series of stairs and platforms to make the change in topography more comfortable for pedestrians passing by.



**3- UW ROOSEVELT COMMONS ENTRANCE**  
4300 ROOSEVELT WAY NE | CLASSROOM/ADMIN

The pedestrian entry into the UW Roosevelt commons is elevated on a platform that separates the pedestrian from the car circulation on street level. The designers used the platform as not only a means of separation but also as an opportunity for plantings and green space for the building's exterior.

## PEDESTRIAN/VEHICULAR CIRCLATION ENTRIES LEGEND

- Site
- Vehicular Routes/Entries
- Pedestrian Routes/Entries
- Parking Lots
- Residential Entry Plazas

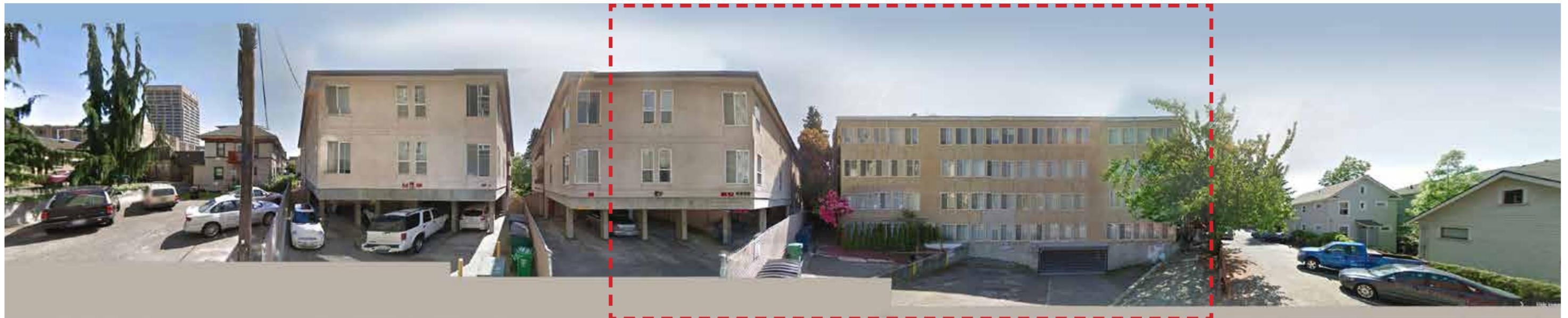
**SITE CONTEXT** STREETScape





4218 SITE FROM ALLEY

PROJECT SITE, ZOOMED IN  
View of site facing East, from Alley



ACROSS ALLEY

PROJECT SITE, ZOOMED IN  
View of site facing East, from Alley



CS1-1 RESPONSE: STREETScape COMPATIBILITY

## CS1 NATURAL SYSTEMS & SITE FEATURES 1 STREETScape COMPATIBILITY

Reinforcing the pedestrian streetscape & protecting public view corridors are particularly important site planning issues. Stepping back upper floors allows more sunlight to reach the street, minimizes impact to views, & maintains the low-to-medium rise character of the streetscape. Roof decks providing open space for mixed-use development can be located facing the street so that upper stories are set back.

RESPONSE: The preferred design option breaks down the massing at the street front by recessing the center of the building, allowing more light to extend to the sidewalk, enhancing the pedestrian experience. The street level façade has been pulled back from the street so that the sidewalk can be wider & more open, allowing the pedestrian to interact with the retail spaces along the building façade. Areas for seating are designed into the sidewalk areas for the pedestrians. A roof deck is located on the second level, which bring down the scale of the building & an additional roof deck is located on the top of the building, facing the street.

## CS2 URBAN PATTERN & FORM 2 RESPECT FOR ADJACENT SITES

This Seattle Design Guideline is particularly important where a building's back side, service areas or parking lots could impact adjacent residential uses. Map 2 shows potential impact areas, which is where Lowrise zones abut commercial zones.

RESPONSE: The back side of the building is located along an alley and faces another apartment building with surface parking located along the alley. Our design will have under building parking accessed from the southeast corner of the site on the alley side and all parking and service areas will be screened and will not impact any other developments.



CS2.3 RESPONSE: URBAN PATTERN AND FORM

## CS1 NATURAL SYSTEMS & SITE FEATURES 2 LANDSCAPE DESIGN TO ADDRESS SPECIAL SITE CONDITIONS

Landscape Design to Address Special Site Conditions The retention of existing, large trees is an important consideration in new construction, particularly on the wooded slopes in the Ravenna Urban Village. The 17th Avenue NE tree-lined boulevard is an important, visually pleasing streetscape.

RESPONSE: This guideline is not applicable to this site.

## CS2 URBAN PATTERN & FORM 3 CORNER LOTS

The citywide guidelines encourage buildings on corner lots to orient to the corner and adjacent street fronts. Within the University Community there are several intersections that serve as "gateways" to the neighborhood.

RESPONSE: This guideline is not applicable to this site.

## CS2 URBAN PATTERN & FORM 1 RESPONDING TO SITE CHARACTERISTICS

The pedestrian-oriented street streetscape is perhaps the most important characteristic to be emphasized in the neighborhood. The University Community identified certain streets as "Mixed Use Corridors". These are streets where commercial and residential uses and activities interface and create a lively, attractive, and safe pedestrian environment.

RESPONSE: The site is located along Roosevelt Way NE, which is a very auto-oriented street and can be busy during the day. Our design expands the sidewalk in order to enhance the pedestrian experience and allow for a safe environment away from the street. The preferred option utilizes a flat secondary sidewalk that is accessed from stairs on either ends of the building and from grade in the middle, where most of the pedestrians will be connecting to the main sidewalk. Along the secondary sidewalk users can enter the retail spaces as well as the apartment building. There will be designed seating elements along the sidewalk as well for the pedestrian.

## CS2 URBAN PATTERN & FORM 4 HEIGHT, BULK, & SCALE

The residential areas are experiencing a change from houses to block-like apartments. Also, the proximity of lowerintensive zones to higher intensive zones requires special attention to potential impacts of increased height, bulk and scale. These potential impact areas are shown in Map 4. The design and siting of buildings is critical to maintaining stability and Lowrise character.

RESPONSE: The site is located in a Commercial Zone and is across the alley from the MR Multifamily Zone. The building across the alley is over 4 stories tall with under building parking. The building to the north of the site is 6 stories tall. Our design will also be six stories in height and the preferred option has a significant recess in the middle to break down the massing of the building and also has an upper level setback along the alley at the height of the other apartment building across from the alley. The massing is also broken down along the street front to promote a pedestrian friendly environment along the street edge. The alley façade is also set back from the property line.

# DESIGN GUIDELINES



CS3-3 RESPONSE: ARCHITECTURAL ELEMENTS & MATERIALS

## CS3 ARCHITECTURAL CONTEXT & CHARACTER

### 1 ARCHITECTURAL ELEMENTS & MATERIALS

Buildings in the University Community feature a broad range of building types with an equally broad range of architectural character. Because of the area's variety, no single architectural style or character emerges as a dominant direction for new construction. As an example, the University of Washington campus sets a general direction in architectural style and preference for masonry and cast stone materials, however, new buildings on and off campus incorporate the general massing and materials of this character, rather than replicating it. Because the University Community has and will continue to have an intense mix of uses, the spatial integration of neighboring structures is particularly important. Therefore, new projects should fit into a cohesive setting. This may mean revising building entrances and site plan to encourage better pedestrian circulation or reconfiguring building massing to create a better composition with consideration of building on neighboring lots.

RESPONSE: The project will consist of a blend of contemporary and masonry materials along the facades. We propose to use fiber cement panels, metal and brick as the main component of material palette for the project. Our thought is that the brick materials will blend well with other buildings in the University District and the metal and fiber cement panels will give the building a more contemporary feel, which are more common materials in the District for new buildings. Pedestrian scaled architectural elements will be included in the design to bring down the scale of the building and allow it to interact with the pedestrian at the street level. These elements will include seating, paving patterns, lighting, canopies and signage among others.



PL1 RESPONSE: RESIDENTIAL OPEN SPACE

## PL1 CONNECTIVITY

### 1 RESIDENTIAL OPEN SPACE

There is a severe lack of both public and private open space in the community. Small open spaces – such as gardens, courtyards, or plazas – that are visible or accessible to the public are an important part of the neighborhood's vision. Therefore, providing ground-level open space is an important public objective and will improve the quality of the residential environment.

RESPONSE: The preferred design option creates a secondary sidewalk system that allows for interaction with the pedestrian. In this space there will be seating and it also will be where the pedestrian can access retail spaces along the street façade. There is a small plaza / entry area designed in front of the apartment lobby that have seating and landscaping. The entire sidewalk will have a canopy system that will allow for covered seating and interaction areas. There is also a roof deck located on the second level that will provide an area for the residents to interact with the pedestrian street below from a visual perspective, but will add street life at a raised level in this area.

## PL2 WALKABILITY

### 1 PEDESTRIAN OPEN SPACES & ENTRANCES

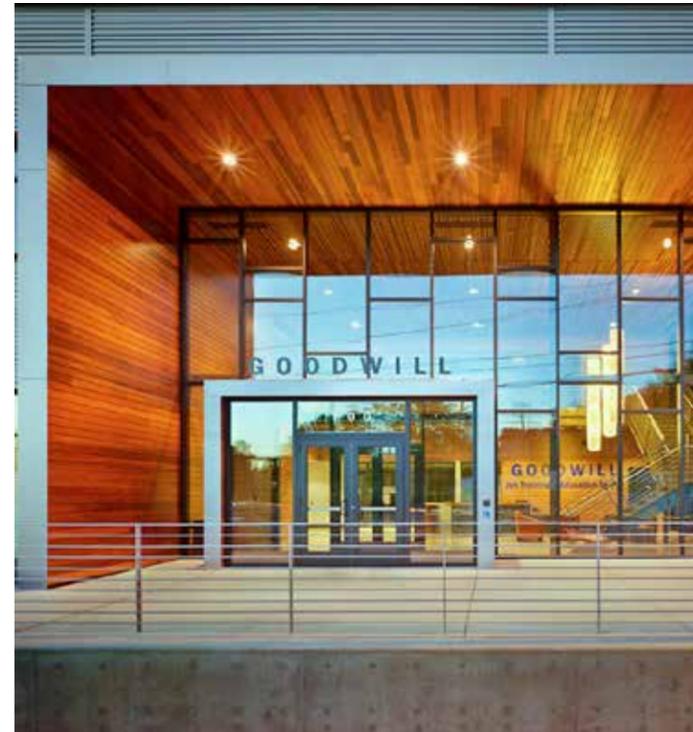
Convenient, attractive and protected pedestrian entries should be provided for both business and for upper story residential uses. Entries for residential uses on the street (rather than from the rear of the property) add to the activity on the street and allow for visual surveillance for personal safety.

RESPONSE: All of the main entrances to both the apartment building and retail spaces will be from a covered sidewalk space along the street front. The only entry from the alley side of the building will be from the parking garage.

# DESIGN GUIDELINES



PL3 RESPONSE: ENTRANCES VISIBLE FROM THE STREET



PL3 RESPONSE: HUMAN ACTIVITY

## PL3 STREET-LEVEL INTERACTION 1 ENTRANCES VISIBLE FROM THE STREET

Another way to emphasize human activity and pedestrian orientation, particularly along Mixed Use Corridors, is to provide clearly identifiable storefront entries. In residential project, walkways and entries promote visual access and security.

RESPONSE: All entries to both the apartment lobby and retail spaces will be clearly visible from the street by the use of signage and canopies depicting the uses. In addition, the street level facades will be mostly glass which will allow the pedestrian to view the inside of the retail spaces from the street.

## PL3 STREET-LEVEL INTERACTION 2 HUMAN ACTIVITY

Pedestrian orientation and activity should be emphasized in the University Community, particularly along Mixed Use Corridors. While most streets feature narrow sidewalks relative to the volume of pedestrian traffic, wider sidewalks and more small open spaces for sitting, street musicians, bus waiting, and other activities would benefit these areas. Pedestrian-oriented open spaces, such as wider sidewalks and plazas, are encouraged as long as the setback does not detract from the "street wall".

RESPONSE: The preferred design option has a wider sidewalk along the street front that allows pedestrians to sit and interact with the building better. There are also small pockets along the street front that will allow for small seating areas and promote interaction along the street front. All of these areas will be covered.

## DC1 PROJECT USES & ACTIVITIES 1 PARKING & VEHICLE ACCESS

In Lowrise residential developments, single-lane driveways (approximately 12 feet in width) are preferred over wide or multiple driveways where feasible.

RESPONSE: This guideline is not applicable to this site.

## DC1 PROJECT USES & ACTIVITIES 2 DESIGN OF PARKING LOTS NEAR SIDEWALKS

On Mixed Use Corridors, walls rather than shrub screens are generally preferred because walls require less space and landscaping can be difficult to maintain in congested areas. If walls are provided, they must be made of "permanent" materials such as masonry.

RESPONSE: The below grade parking area is located along the alley and is surrounded by concrete walls, so no parking will be visible from the alley.

## DC1 PROJECT USES & ACTIVITIES 3 VISUAL IMPACTS OF PARKING STRUCTURES

The preferred solution for parking structures is to incorporate commercial uses at the ground level. Below-grade parking is the next best solution. There should be careful consideration of the surrounding street system when locating auto access. When the choice is between an arterial and a lower volume, residential street, access should be placed on the arterial. Structured parking facades facing the street and residential areas should be designed and treated to minimize impacts, including sound transmission from inside the parking structures.

RESPONSE: All parking will be located below grade and will not be visible from the street. There will be a garage door located along the alley for access into the parking garage.

## DC2 ARCHITECTURAL CONCEPT 4 ARCHITECTURAL ELEMENTS AND MATERIALS

On Mixed Use Corridors, consider breaking up the façade into modules of not more than 50 feet (measured horizontally parallel to the street) on University Way and 100 feet on other corridors, corresponding to traditional platting and building construction.

RESPONSE: The preferred design option breaks up the massing so that no un-modulated façade is greater than 50 feet in length in the horizontal dimension.

# DESIGN GUIDELINES



DC2 RESPONSE: ARCHITECTURAL ELEMENTS AND MATERIALS



DC3 RESPONSE: PEDESTRIAN OPEN SPACES & ENTRANCES

## DC3 OPEN SPACE CONCEPT

### 1 PEDESTRIAN OPEN SPACES & ENTRANCES

The University Community would like to encourage, especially on Mixed Use Corridors, the provision of usable, small open spaces, such as gardens, courtyards, or plazas that are visible and/or accessible to the public. Therefore, providing ground-level open space is an important public objective and will improve the quality of both the pedestrian and residential environment.

RESPONSE: Small ground level open spaces are proposed along the street front for use by pedestrians.

## DC4 EXTERIOR ELEMENTS & FINISHES

### 1 EXTERIOR FINISH MATERIALS

New buildings should emphasize durable, attractive, and well-detailed finish materials, including: brick, concrete, cast stone, natural stone, stucco, stucco-like materials, art tile and wood.

RESPONSE: The proposed building materials for this project include brick, fiber cement panels and metal panels.

## DC4 EXTERIOR ELEMENTS & FINISHES

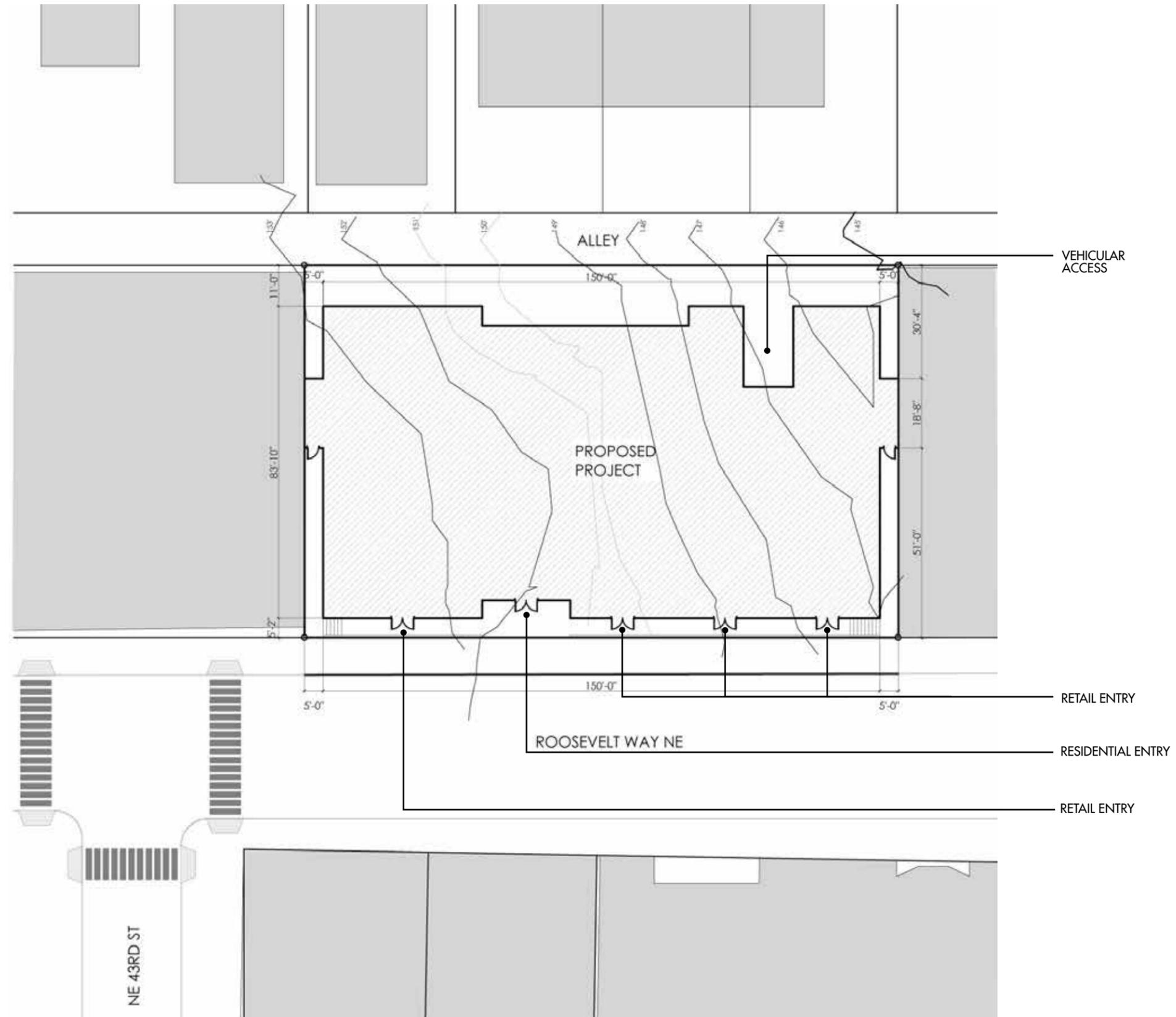
### 2 EXTERIOR SIGNS

New guidelines encourage signs that reinforce the character of the building and the neighborhood.

RESPONSE: Signage will be incorporated into both the apartment entrances and retail entrances for this project. Additional signage will be added to the building for the apartment building.



# SITE ANALYSIS SITE PLAN



# SITE ANALYSIS DESIGN PRECEDENTS



We drew inspiration from other apartment building and retail entries in the University area and elsewhere to help us design all pedestrian zones in our project. Transparency, areas of landscaping and seating, and walkable zones were concepts we focused on and worked to capture in our three concepts.

# DESIGN PROPOSAL MASSING CONCEPT 1

## CONCEPT 1

- Unit Count: 121 units
- Parking: 83 stalls
- Retail Space: 4,000 SF

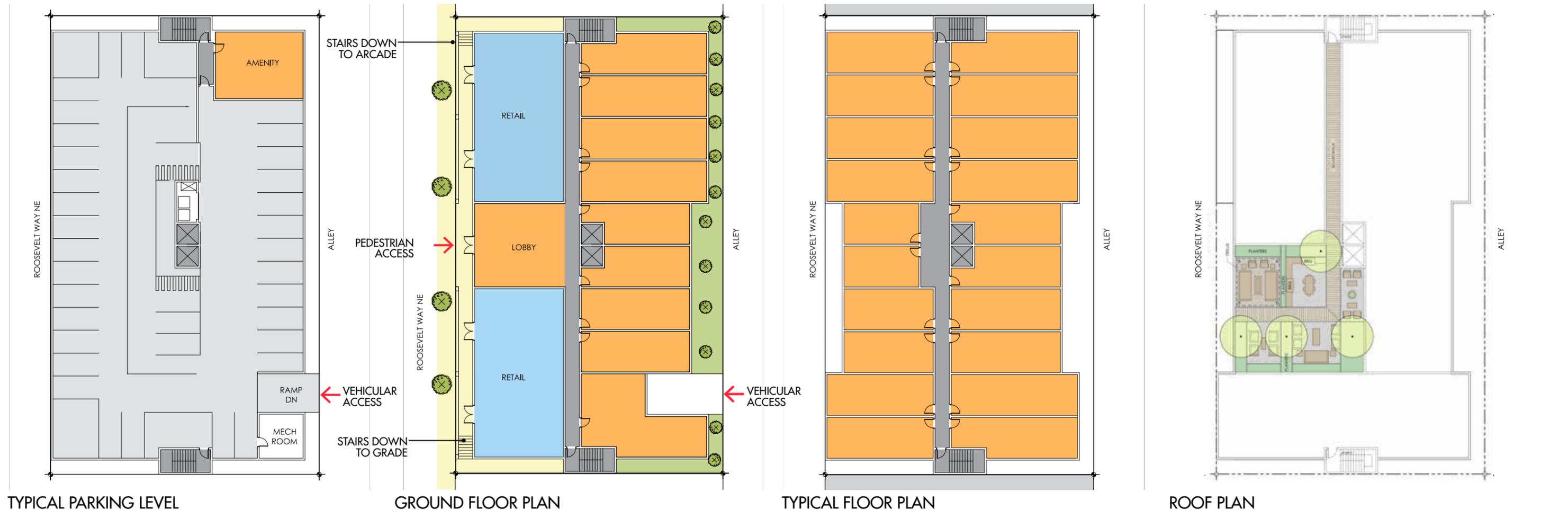
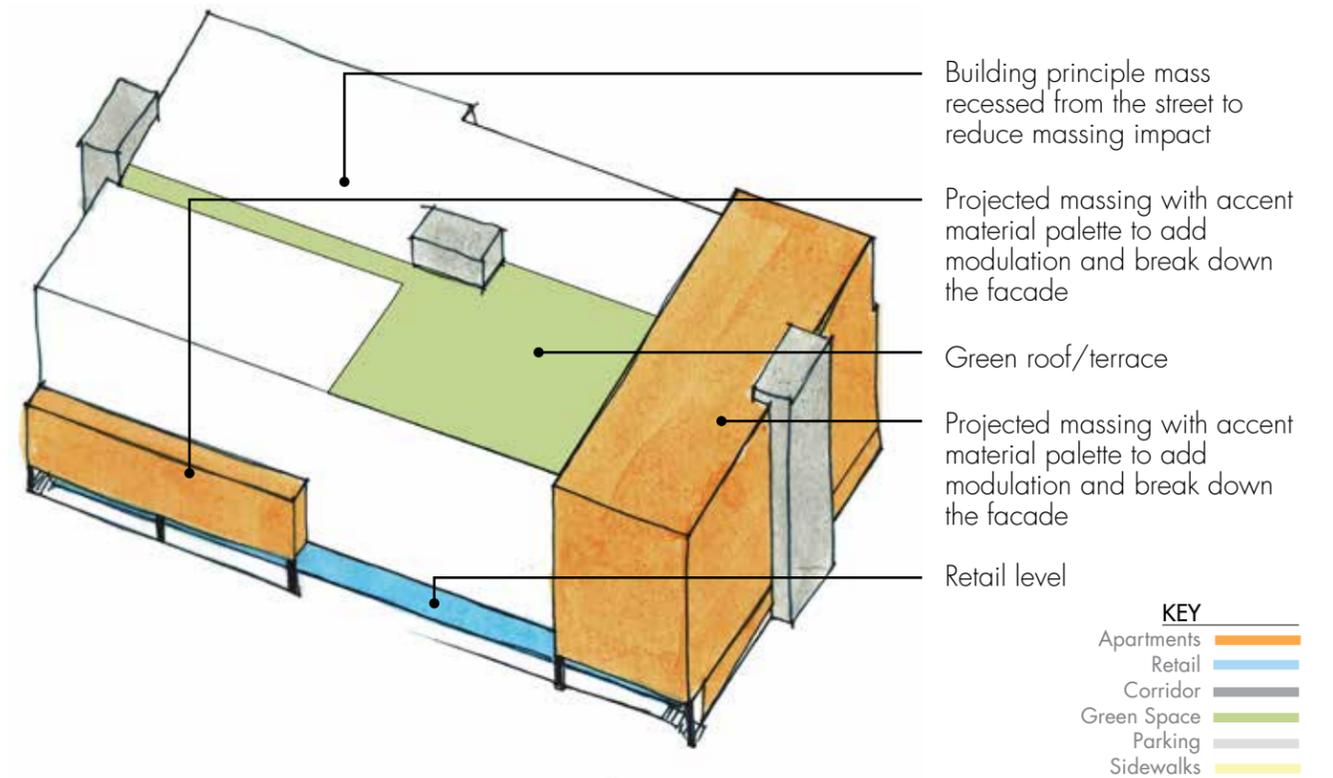
Concept 1 provides a plinth along the street facade, allowing the retail entries and the residential lobby to be accessed from the same level. The retail entries are covered by a building cantilever above, creating protection from weather and opportunities for wood soffits and other textural elements at the street edge. The building is modulated in both a horizontal and vertical direction, allowing for changes in massing and material. Small pockets of landscaping are provided at the street level (both along Roosevelt Way NE and the alley) with the majority of the landscaping occurring at the roof deck.

### PROS:

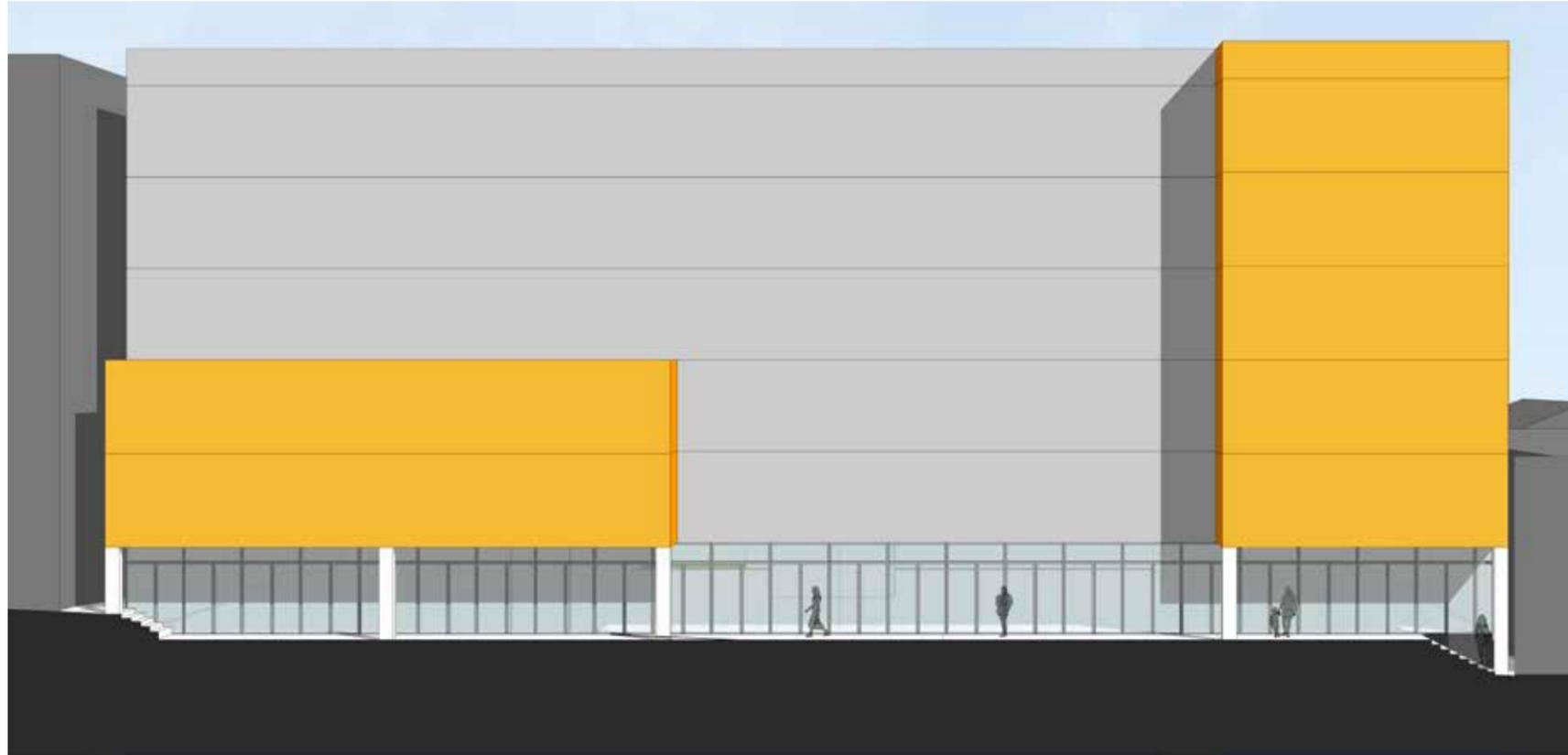
- Modulated façade in multiple locations, vertical and horizontal
- Covered retail along street front
- Level platform at street level
- Retail along street front
- Community roof deck

### CONS:

- Main façade is flat facing street front
- Columns required along pedestrian walkway



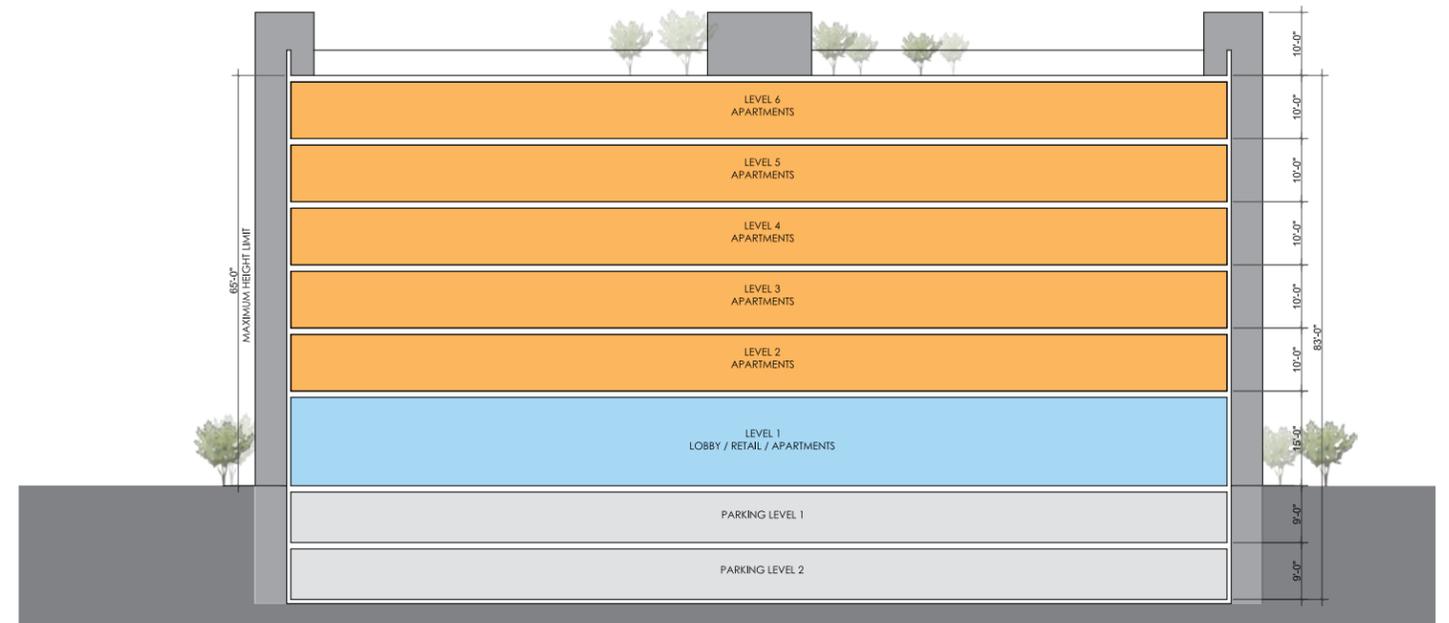
# DESIGN PROPOSAL MASSING CONCEPT 1



SITE SECTION



STREET VIEW



BUILDING SECTION

# DESIGN PROPOSAL MASSING CONCEPT 1



**VIEW 1** FROM ROOSEVELT WAY FACING NORTHEAST



**VIEW 2** AERIAL VIEW



**VIEW 3** FROM ROOSEVELT WAY FACING EAST



**VIEW 4** FROM ALLEY FACING NORTHWEST



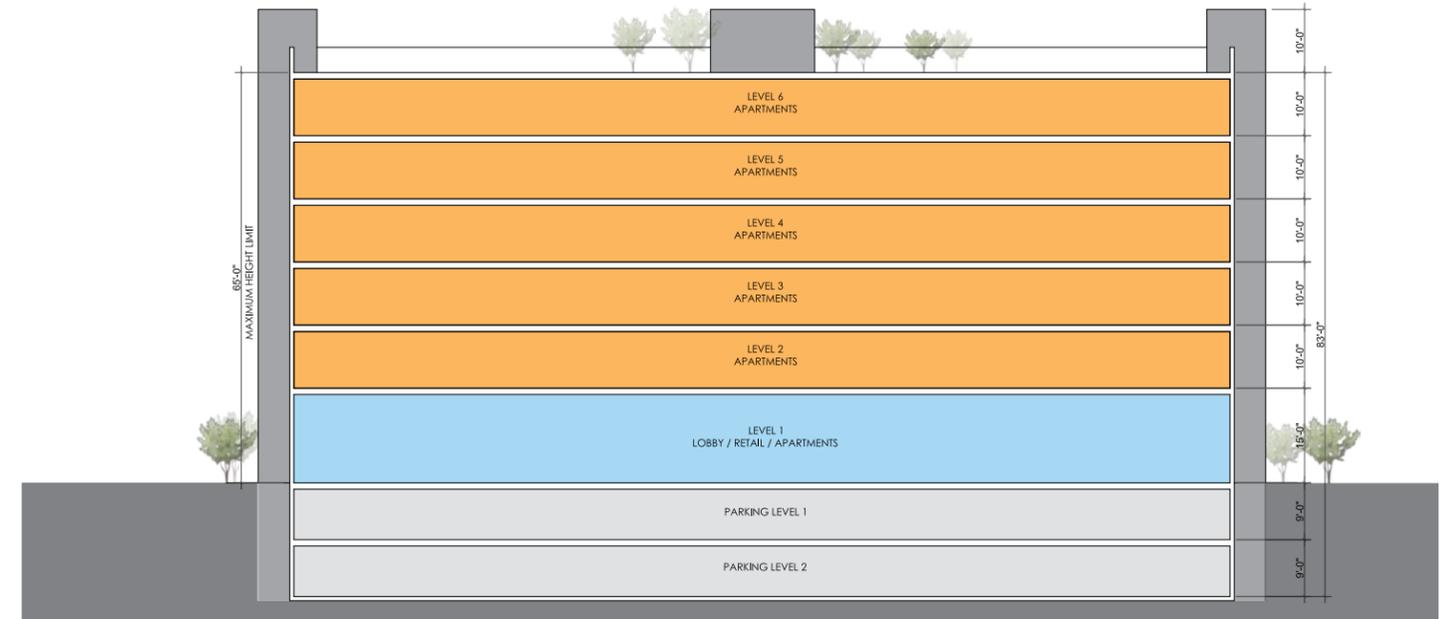
# DESIGN PROPOSAL MASSING CONCEPT 2



SITE SECTION



STREET VIEW



BUILDING SECTION

**DESIGN PROPOSAL** MASSING CONCEPT 2



**VIEW 1** FROM ROOSEVELT WAY FACING NORTHEAST



**VIEW 2** AERIAL VIEW



**VIEW 3** FROM ROOSEVELT WAY FACING EAST



**VIEW 4** FROM ALLEY FACING NORTHWEST

# DESIGN PROPOSAL MASSING CONCEPT 3 (PREFERRED OPTION)

## CONCEPT 3

- Unit Count: 114 units (if no amenity space on 6th level)
- Parking: 83 stalls
- Retail Space: 5,000 SF

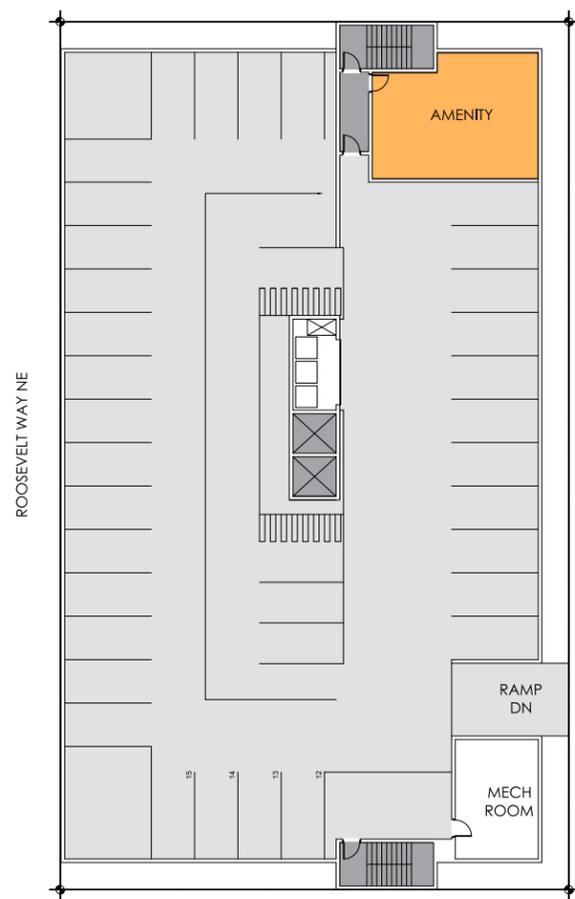
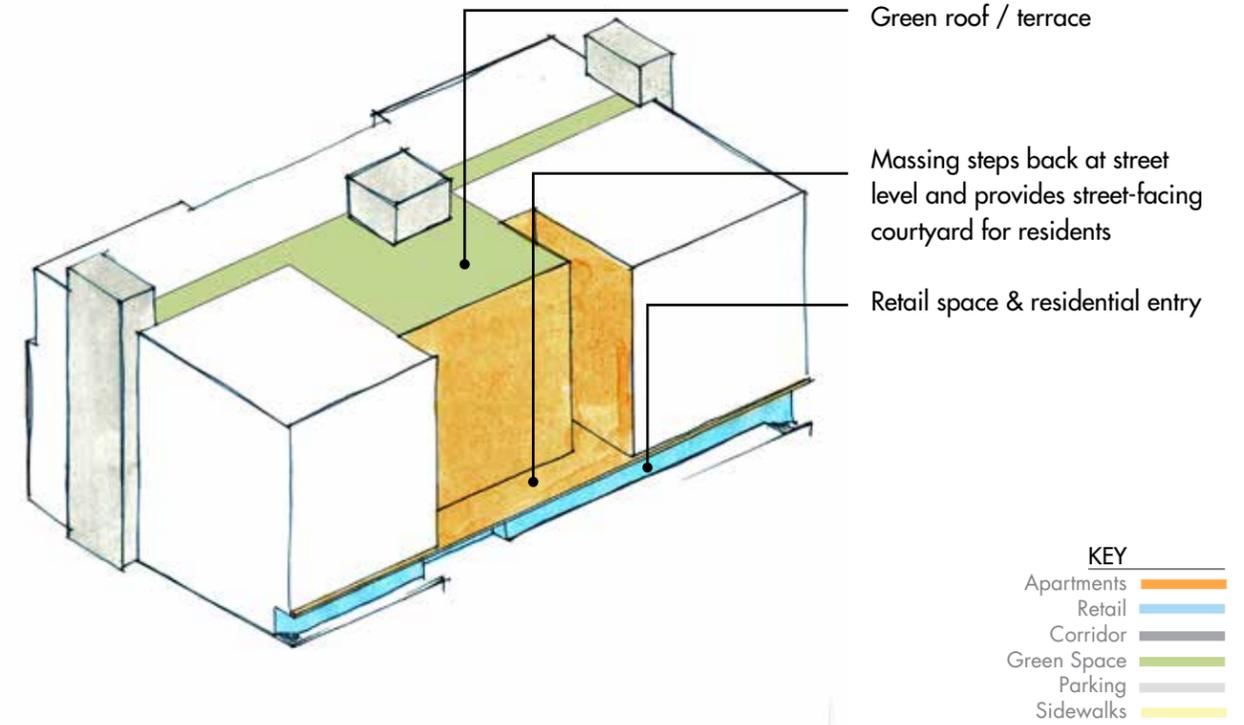
Concept 3 takes the positive aspects of concepts 1 and 2 and combines them into a design that addresses all aspects of program and site. By providing a level plinth at the entry of this scheme with a full building cantilever above, all retail and residential entries are covered. This scheme also provides 1,000 sf more retail space than the previous two schemes. We have provided a wider landscaped area along the alleyway, as well as a large pedestrian courtyard at the second level overlooking Roosevelt Way NE. This increases the residents' visual connection to the street and allows us to step the massing back at the street level, creating more visual interest, more green space, and opportunities for change in material.

## PROS

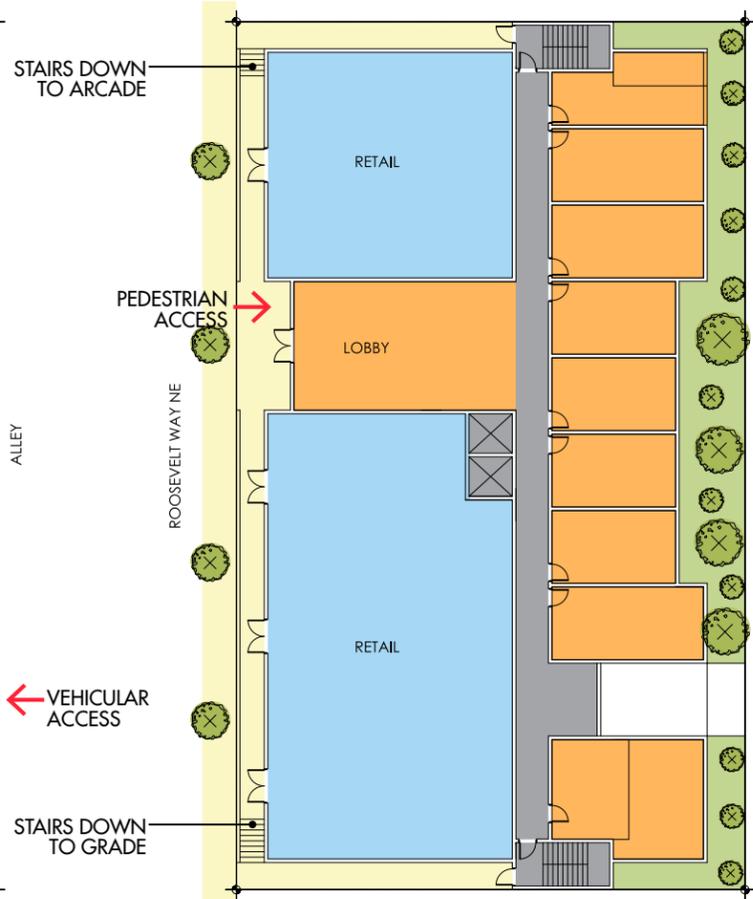
- Articulated and modulated façade along street front
- Residential courtyard along street front
- Pronounced building entrance for residents
- Modulated façade along alley
- Level platform at street level to maximize retail space
- Community courtyard

## CONS

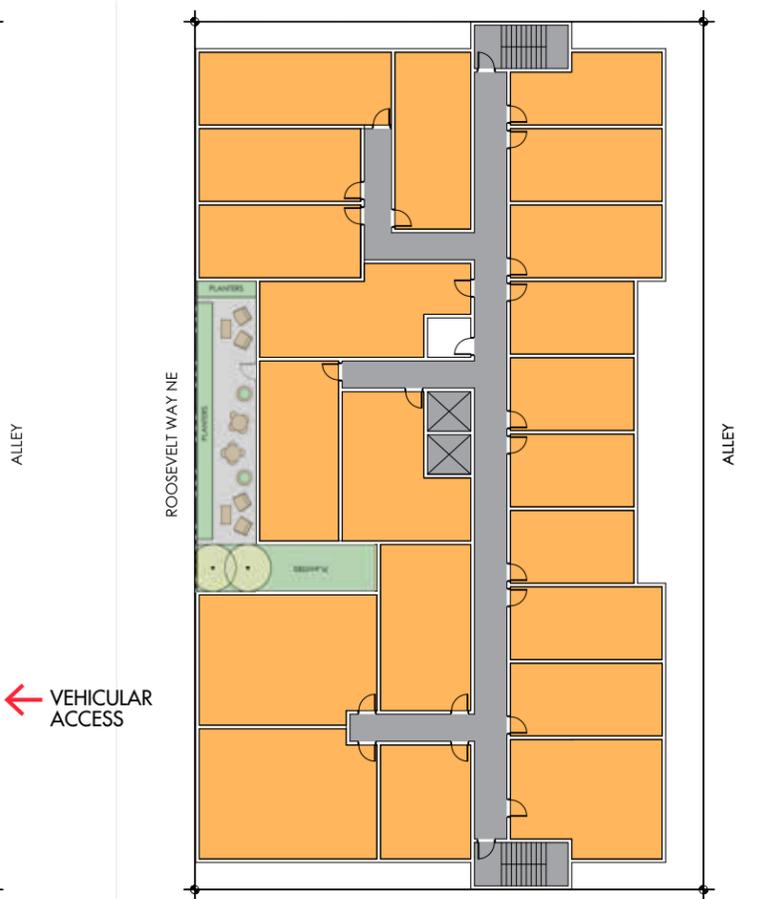
- Retail spaces are separated, not one space requiring multiple tenants



TYPICAL PARKING LEVEL



GROUND FLOOR PLAN



TYPICAL FLOOR PLAN



ROOF PLAN

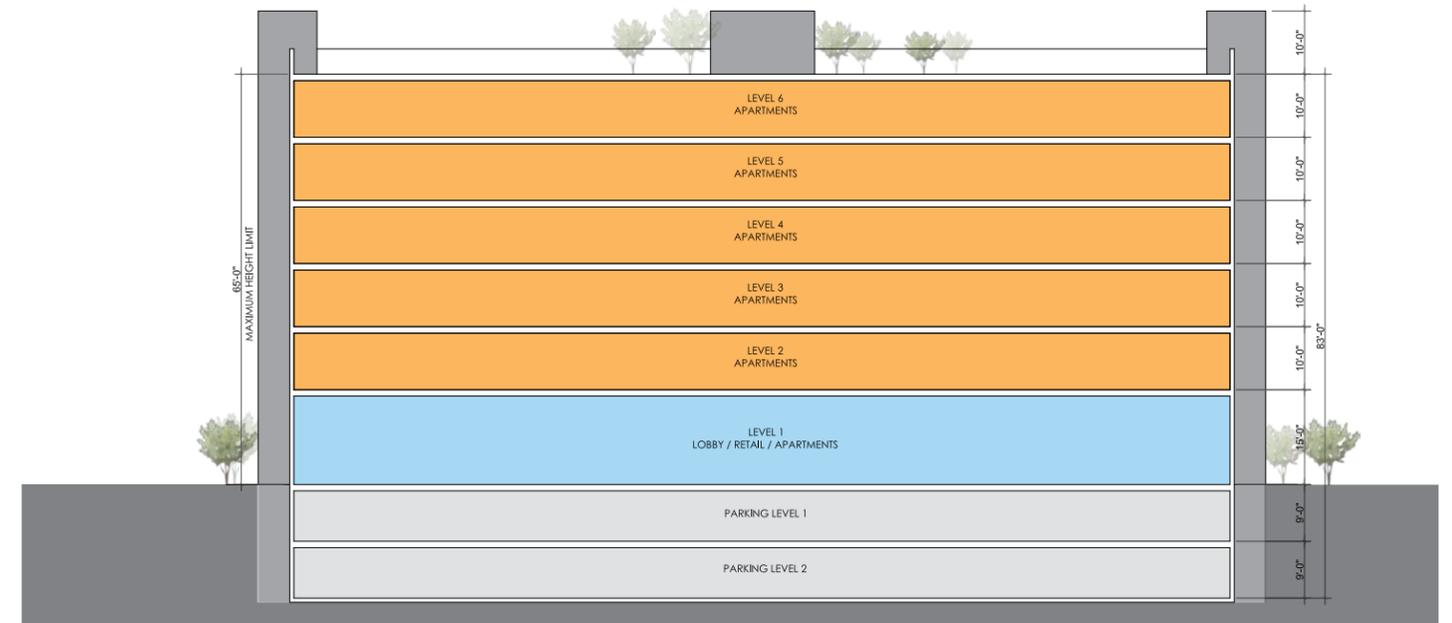
# DESIGN PROPOSAL MASSING CONCEPT 3 (PREFERRED OPTION)



SITE SECTION



STREET VIEW



BUILDING SECTION

**DESIGN PROPOSAL** MASSING CONCEPT 3 (PREFERRED OPTION)



**VIEW 1** FROM ROOSEVELT WAY FACING NORTHEAST



**VIEW 2** AERIAL VIEW



**VIEW 3** FROM ROOSEVELT WAY FACING EAST

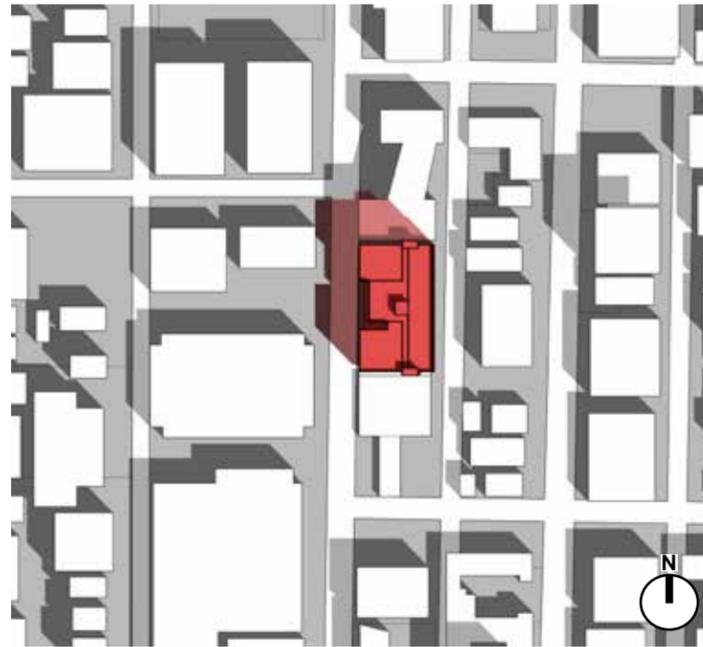


**VIEW 4** FROM ALLEY FACING NORTHWEST

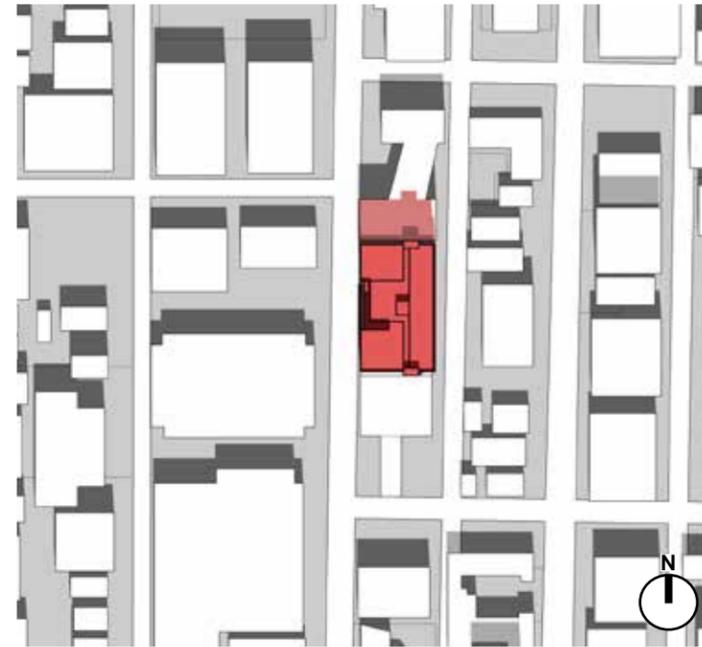
# DESIGN PROPOSAL SEASONAL SHADOW ANALYSIS



10 AM - SPRING EQUINOX  
March 20, 2015



12 PM - SPRING EQUINOX  
March 20, 2015



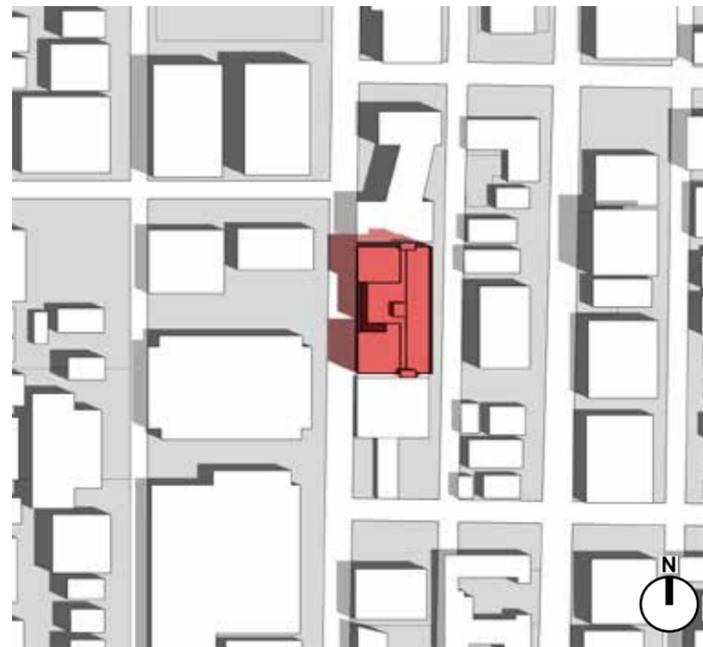
2 PM - SPRING EQUINOX  
March 20, 2015



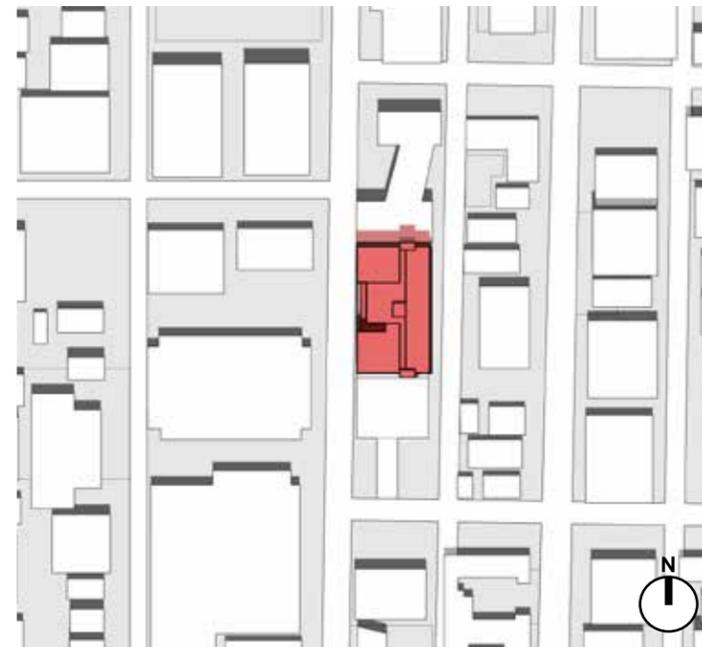
4 PM - SPRING EQUINOX  
March 20, 2015



10 AM - SUMMER SOLSTICE  
June 21st, 2015



12 PM - SUMMER SOLSTICE  
June 21st, 2015

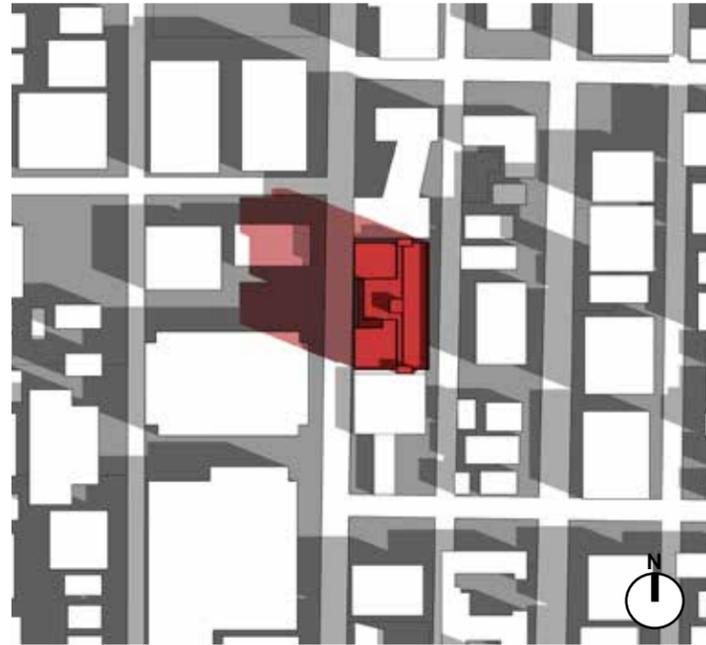


2 PM - SUMMER SOLSTICE  
June 21st, 2015

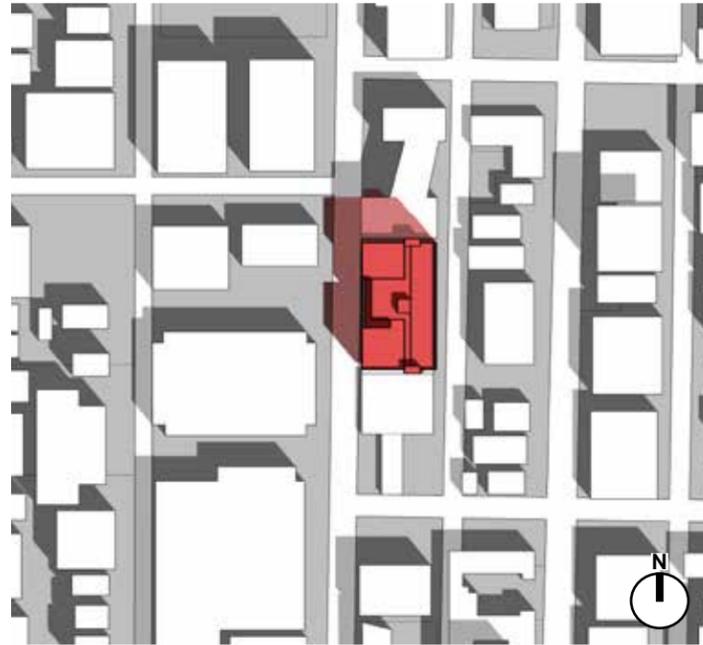


4 PM - SUMMER SOLSTICE  
June 21st, 2015

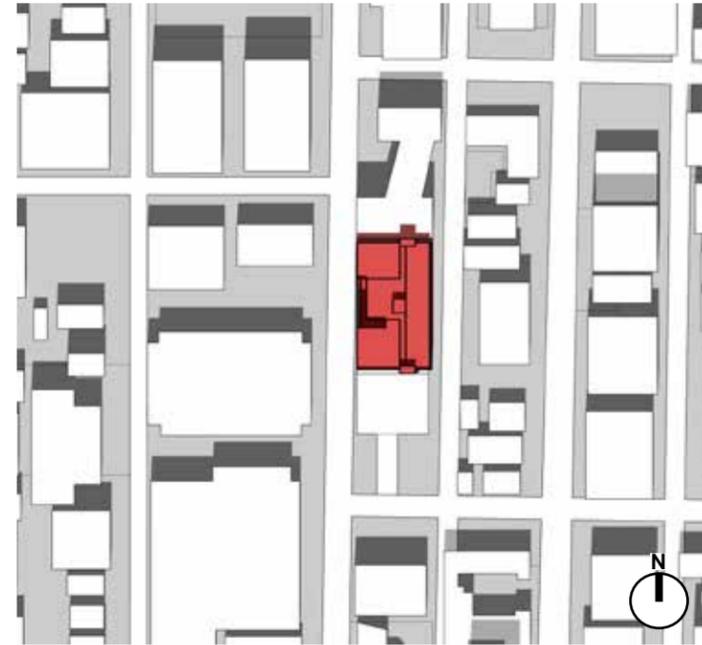
# DESIGN PROPOSAL SEASONAL SHADOW ANALYSIS



10 AM | AUTUMN EQUINOX  
September 23, 2015



12 PM | AUTUMN EQUINOX  
September 23, 2015



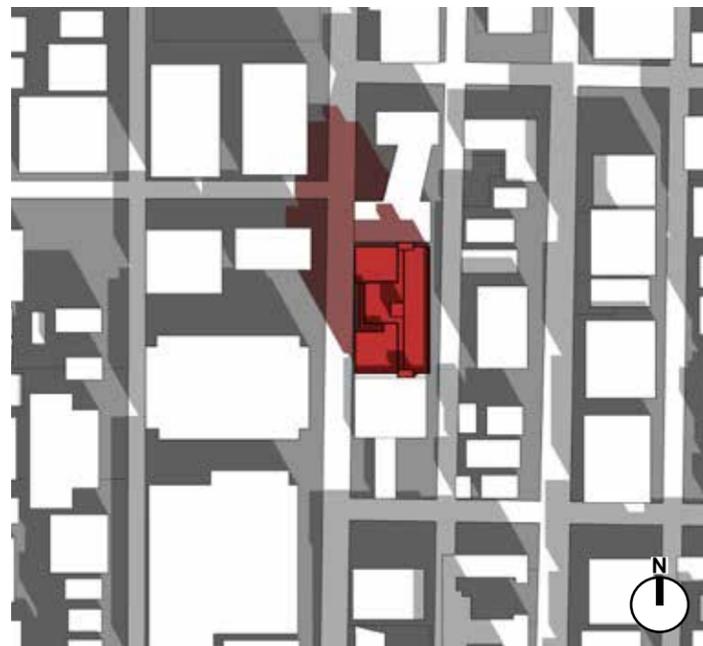
2 PM | AUTUMN EQUINOX  
September 23, 2015



4 PM | AUTUMN EQUINOX  
September 23, 2015



10 AM | WINTER SOLSTICE  
December 21st, 2015



12 PM | WINTER SOLSTICE  
December 21st, 2015



2 PM | WINTER SOLSTICE  
December 21st, 2015



4 PM | WINTER SOLSTICE  
December 21st, 2015

# DESIGN PROPOSAL MASSING OPTIONS



OPTION 1

**PROS:**

- Modulated façade in multiple locations, vertical and horizontal
- Covered retail along street front
- Level platform at street level
- Retail along street front
- Community roof deck

**CONS:**

- Main façade is flat facing street front
- Columns required along pedestrian walkway

**DEPARTURES:**

- None Requested



OPTION 2

**PROS**

- Residential courtyard on east side facing alley
- Covered retail along street front

**CONS**

- Main facade is flat facing street front with minimal modulation
- Street front steps with grade not allowing for maximized retail space
- Residential is east facing and will be dark in the afternoon/ evenings

**DEPARTURES:**

- None Requested



OPTION 3 (PREFERRED OPTION)

**PROS**

- Articulated and modulated façade along street front
- Residential courtyard along street front
- Pronounced building entrance for residents
- Modulated façade along alley
- Level platform at street level to maximize retail space
- Community courtyard

**CONS**

- Retail spaces are separated, not one space requiring multiple tenants

**DEPARTURES:**

- None Requested

# SITE ANALYSIS DESIGN CONCEPTS

Our design concepts are centered around three priorities:

- treatment of the ground plane at the street level
- creation of outdoor space
- modulating the building to reduce perceived mass

After studying the entry and courtyard designs in the Roosevelt corridor (as seen on page 11), we looked at precedents of other well-designed building entries and plazas where the topography changes along the street front, or where the building entries are raised above street level.

We also investigated outdoor green space options, both at the ground level and at the roof level and the pros and cons of both of these locations. The following three concepts explore multiple options for outdoor green space both at the ground floor and on the roof.

Our proposed material palette consists of masonry veneer and fiber cement panel as the primary materials, with accents of wood and corrugated metal. Pops of bright color will add a vibrancy to the massing and modulation.



MASONRY VENEER - BLACK



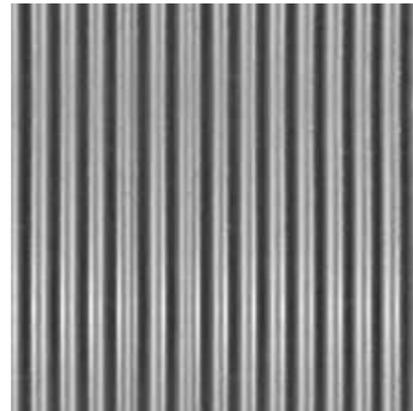
FIBER CEMENT PANEL



CORRUGATED METAL ACCENTS

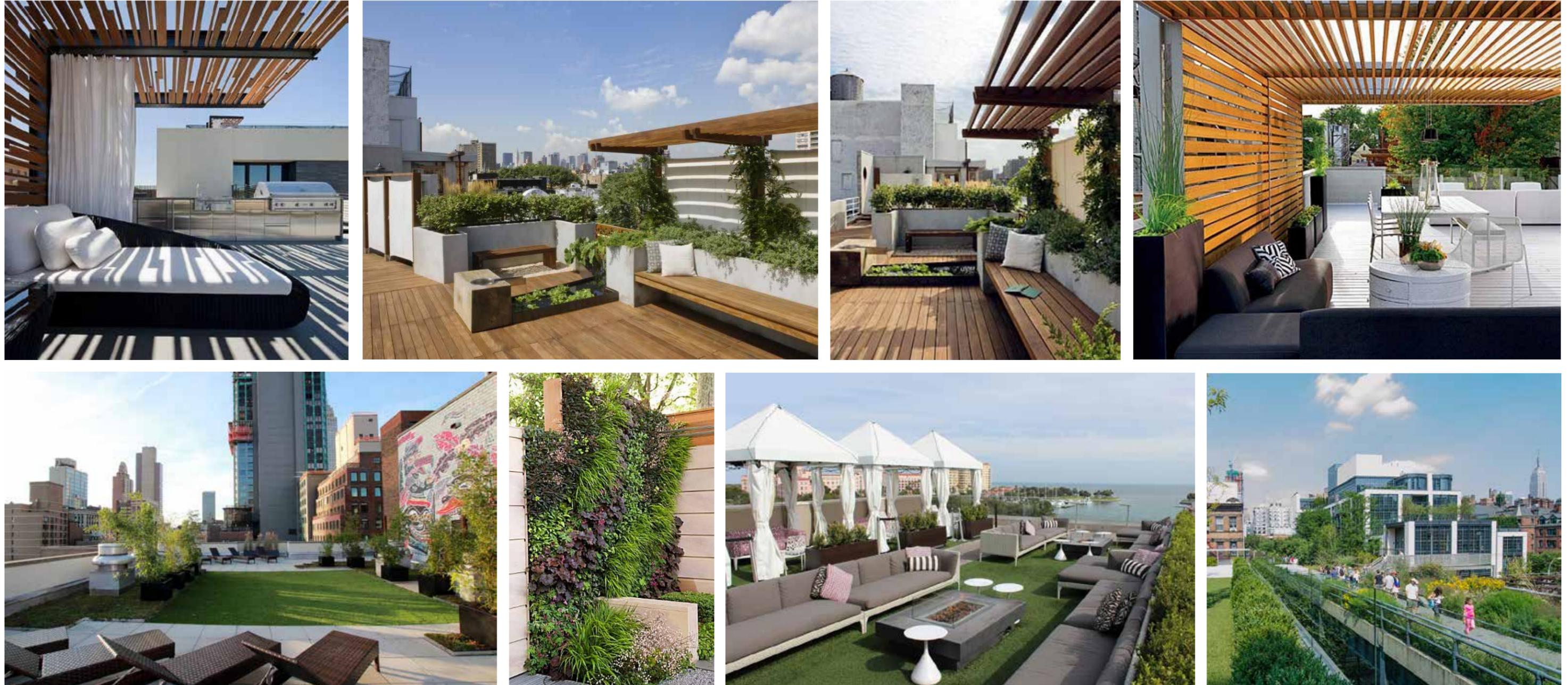


CORRUGATED METAL ACCENTS



# DESIGN PROPOSAL LANDSCAPE INSPIRATION

## INSPIRATION IMAGES FOR LANDSCAPE CONCEPT



The intent of the landscape design is to provide streetscape amenities to be enjoyed by residents and passers-by, and a rooftop garden which will be available as a community space for the residents. At street level, code-required tree plantings will be expanded to include shrubs and groundcovers at their bases. At the rooftop level, a series of hard surfaced outdoor rooms will allow for small to medium sized gatherings in various seating and dining areas. These spaces will be defined by above-grade planters, pergolas, and possibly green wall elements. The planters will be deep enough to accommodate small trees. An artificial turf lawn area is included in one concept. Other concepts allow for the inclusion of barbecue grills, edible gardens, and fire features. All of the planted landscape features on the project will contribute to meeting Seattle Green Factor Requirements.