EARLY DESIGN GUIDANCE
November 9, 2015, 6:30 PM

DPD # 3021393
1222 NE 65th Street
Seattle, WA 98115

Applicant:
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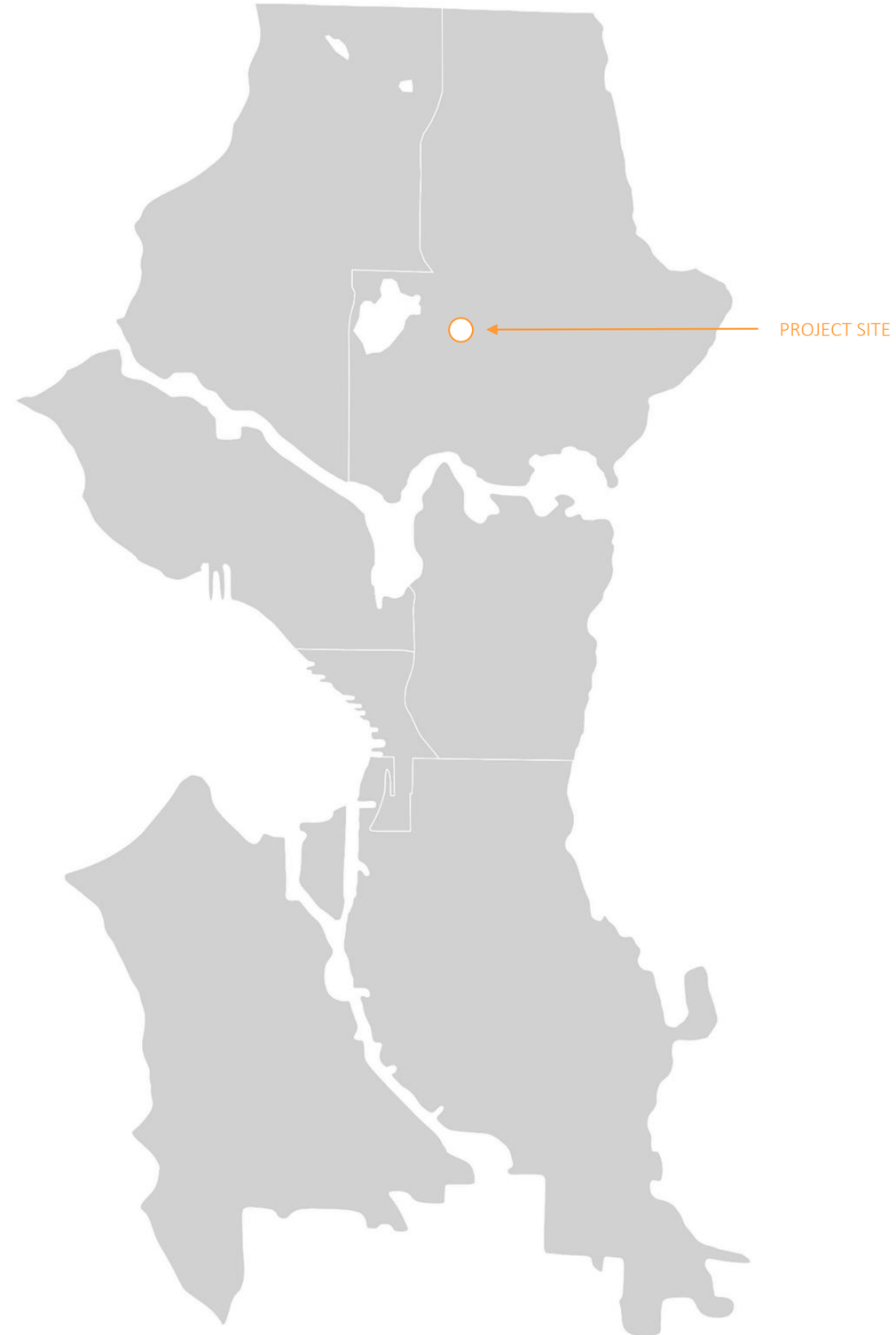
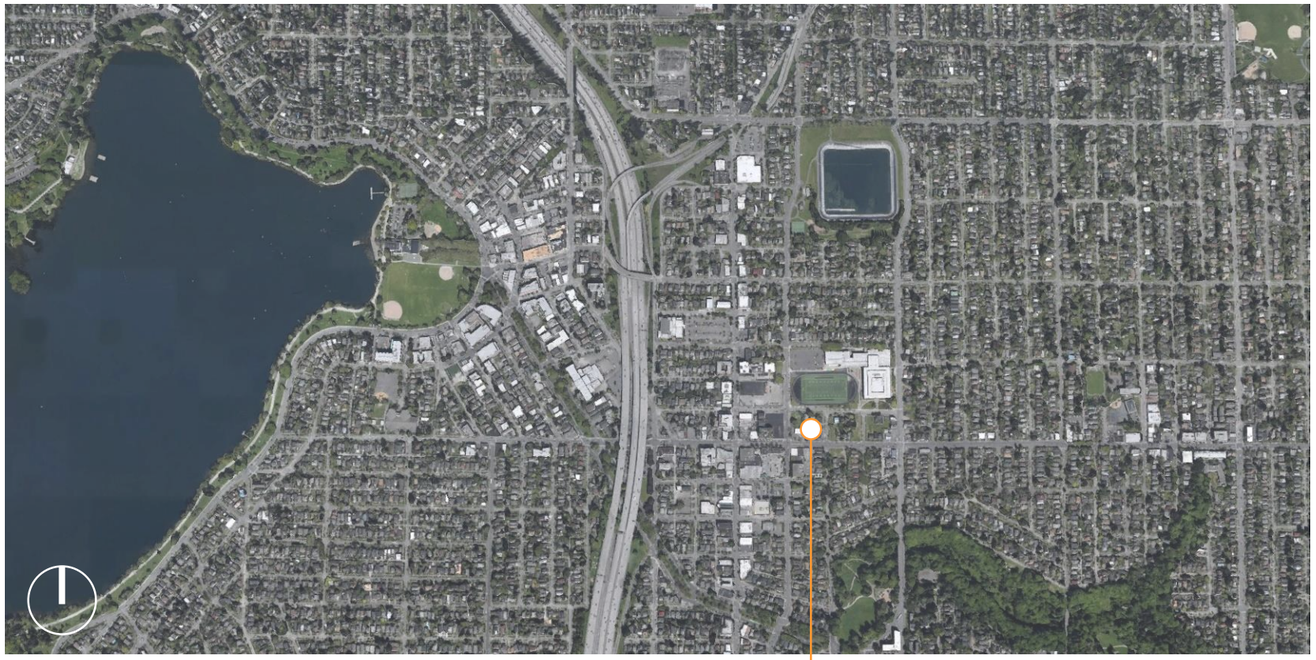




VICINITY MAP

EXISTING SITE

The project site consists of one parcel (APN: 0525049044) located on the northwest corner of NE 65th Street and Brooklyn Avenue NE. Opposite the project parcel on NE 65th Street is a two-story building with ground floor commercial spaces and apartments above. Opposite the project parcel on Brooklyn Ave is an empty lot. Immediately west of the project parcel is a two-story office building set back from the street with a parking lot in front. Lastly, immediately north of the project parcel is a one-story single family house. This house is part of an active development proposal (DPD #3004423) for a 4-story apartment building. The subject parcel is 5,419 SF and measures roughly 53' wide by 102' deep. The site slopes from the northwest corner to the southeast corner, with an overall grade change in this direction of approximately 8 and a half feet. Two (2) existing buildings currently occupy the site: a one-story dry cleaning business and an attached two-story single family residence.

ZONING AND OVERLAY DESIGNATION

The project parcel is zoned NC2P-65 and is located within the Roosevelt Residential Urban Village. This zoning designation continues to the north until Roosevelt High School where it transitions down to SF-5000. NC2P-65 zoning continues to the east from the subject parcel for 2 blocks along NE 65th Street and then transitions down to NC2-40 for one block and then transitions down again to SF-5000. To the west of the parcel, NC2P-65 zoning continues for one block until 12th Ave NE where it transitions up to NC3P-85. Opposite and south of the subject parcel the NC2-65 zoning continues and transitions down to SF-5000 two parcels south of NE 65th Street. To be certain, no SF-5000 parcels are located directly adjacent to the subject parcels. Finally, the subject parcel is 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 mixed-use building with approximately 50 small efficiency dwelling units and ground floor commercial spaces. The existing buildings on the project parcel 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 less than two blocks west at NE 65th Street and Roosevelt Way NE where there is a grocery store, several restaurants and shops, as well as frequent buses connecting to the University District, Downtown Seattle, and beyond. A new Link Light Rail Station located two blocks to the northwest of the proposed site is under construction and slated to open in 2021. 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

1222 NE 65th Street
Seattle, WA 98115

PROJECT PROGRAM

Site Area: 5,419 SF
Number of Residential Units: Approx. 50
Number of Parking Stalls: None
Proposed Bike Parking: 45 Stalls
Total Area: 26,574 GSF
Total Area Above Grade: 24,102 GSF
Allowable FAR = 5.75
Anticipated FAR = 4.45

GREEN LAKE
GREEN LAKE PUBLIC LIBRARY
GREEN LAKE PARK
SAFEWAY
GREEN LAKE RESEVOIR
ROOSEVELT WAY NE
12TH AVENUE NE
15TH AVENUE NE
CALVARY CHRISTIAN ASSEMBLY
NE RAVENNA BOULEVARD
ROOSEVELT HIGH SCHOOL
FUTURE LIGHT RAIL STATION
RAVENNA ECKSTEIN COMMUNITY CENTER
NE 65TH STREET
PROJECT SITE
WHOLE FOODS
LATONA AVENUE NE
COWEN PARK
RAVENNA PARK
SITE KEY
PROJECT SITE
PRIMARY ACCESS ROAD
HIGHWAY
PLACE OF INTEREST
COMMERCIAL DISTRICT
PRIMARY NODE
FUTURE DEVELOPMENT
NC ZONING
WALKSHED
BUS STOPS

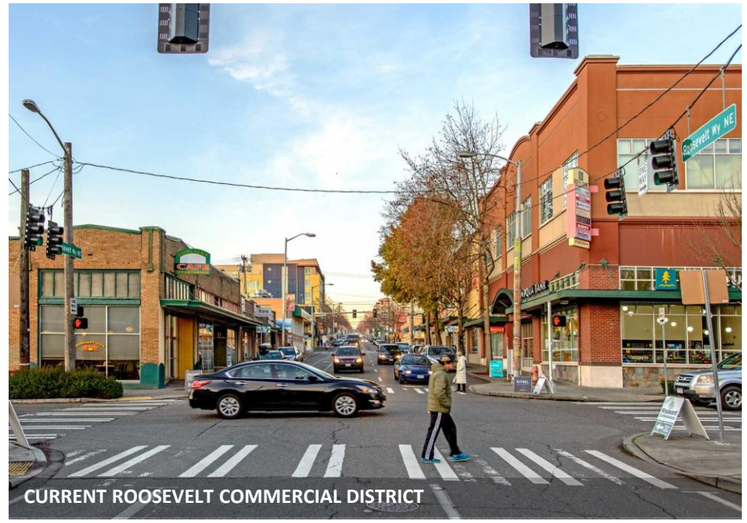
PROPOSED SITE (NC-65)

IN-PROGRESS DEVELOPMENT (NC-40 + NC-65)

POTENTIAL DEVELOPMENT (NC-40 + NC-65)

FUTURE LIGHT RAIL STATION

HISTORIC ROOSEVELT COMMERCIAL DISTRICT


CURRENT ROOSEVELT COMMERCIAL DISTRICT

BULL MOOSE FESTIVAL

PARK CULTURE

U-DISTRICT FARMER'S MARKET

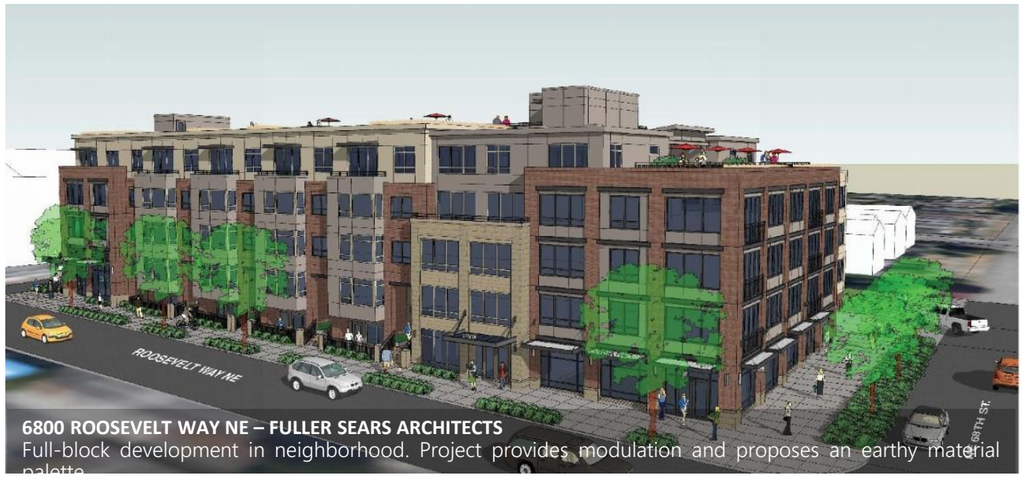
PROXIMITY TO GREEN LAKE PARK

HISTORIC ROOSEVELT HIGH SCHOOL

LIGHT-RAIL STATION (PROJECTED FOR 2021)

RELATIONSHIP TO UNIVERSITY OF WASHINGTON

LOCAL BUSINESSES

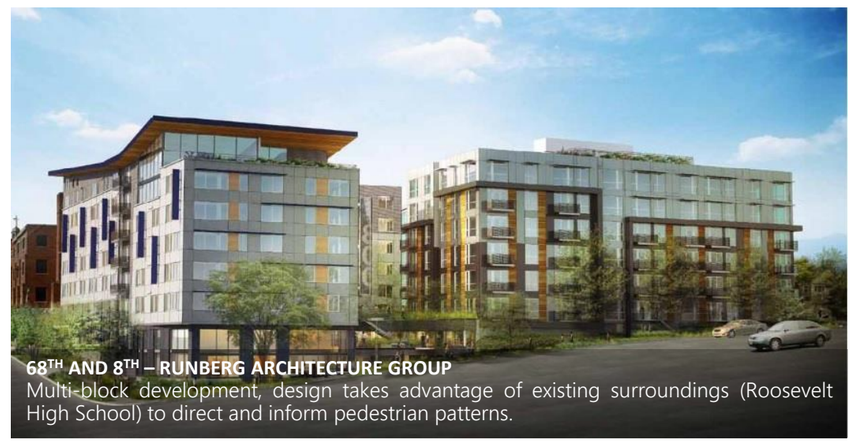


6800 ROOSEVELT WAY NE – FULLER SEARS ARCHITECTS
Full-block development in neighborhood. Project provides modulation and proposes an earthy material palette.

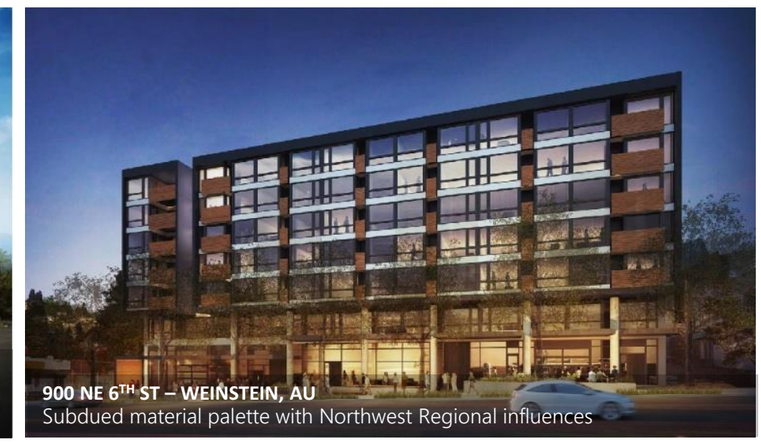
6616 8TH AVE – CARON ARCHITECTS
Project a similar scale to proposed designs.

838 NE 69TH ST – PLAYHOUSE
SEDU project in neighborhood.

6505 15TH AVE NE – GGLO ARCHITECTS
Multi-block development, design takes advantage of existing surroundings (Roosevelt High School) to direct and inform pedestrian patterns.



68TH AND 8TH – RUNBERG ARCHITECTURE GROUP
Multi-block development, design takes advantage of existing surroundings (Roosevelt High School) to direct and inform pedestrian patterns.



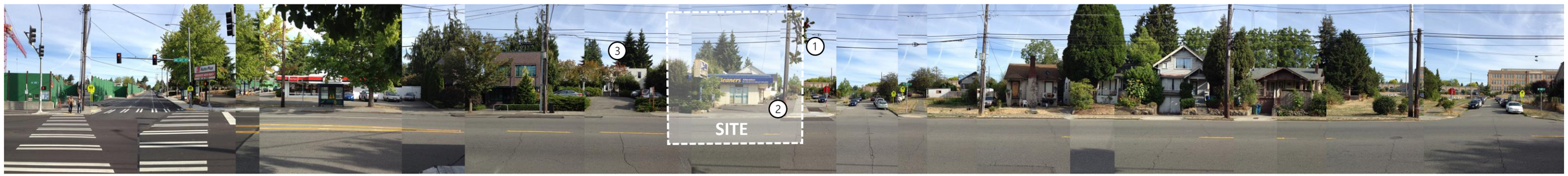
900 NE 6TH ST – WEINSTEIN, AU
Subdued material palette with Northwest Regional influences

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.

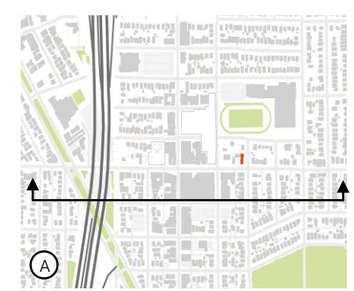
1319 NE 65TH ST – WEINSTEIN, AU
Project of similar scale in neighborhood proximity; activation of corner lot with pedestrian level and interaction with commercial.

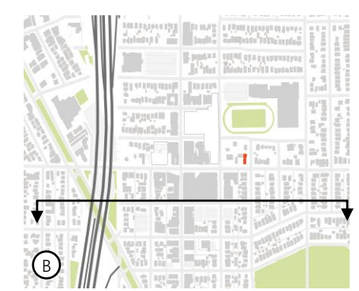
836 NE 67TH ST – SKIDMORE JANETTE
Project of similar scale in neighborhood proximity; proposal for activation at pedestrian



Ⓐ NE 65th ST NORTH PANORAMIC

Ⓑ NE 65TH ST SOUTH PANORAMIC

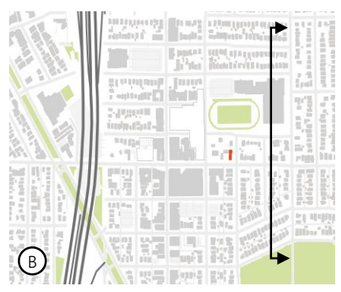




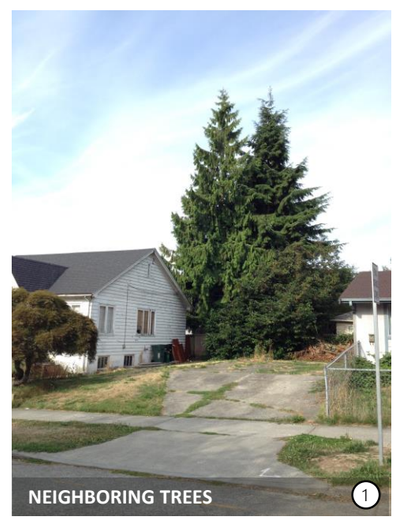
PERSPECTIVE MAPS

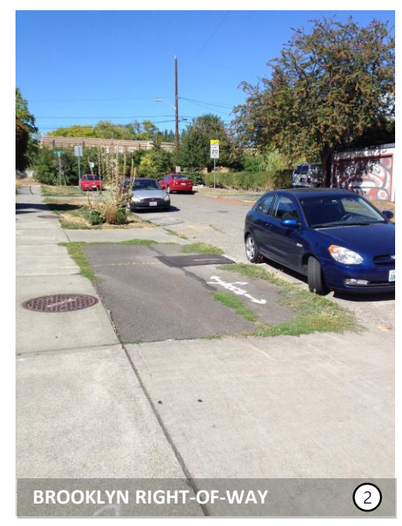
A BROOKLYN AVE NE: WEST PANORAMIC

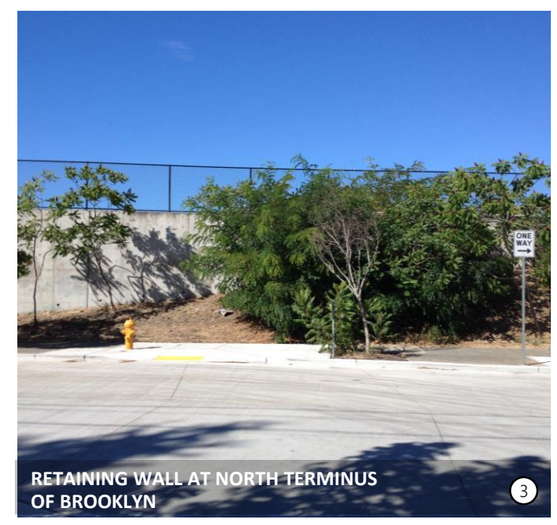
B BROOKLYN AVE NE: EAST PANORAMIC



PERSPECTIVE MAPS







EXISTING SITE CONDITIONS

Proposed Project Site
- One (1) parcel located on the northwest corner of NE 65th Street and Brooklyn Way NE
- Site area = 5,419 SF and measures roughly 53’ wide by 102’ deep

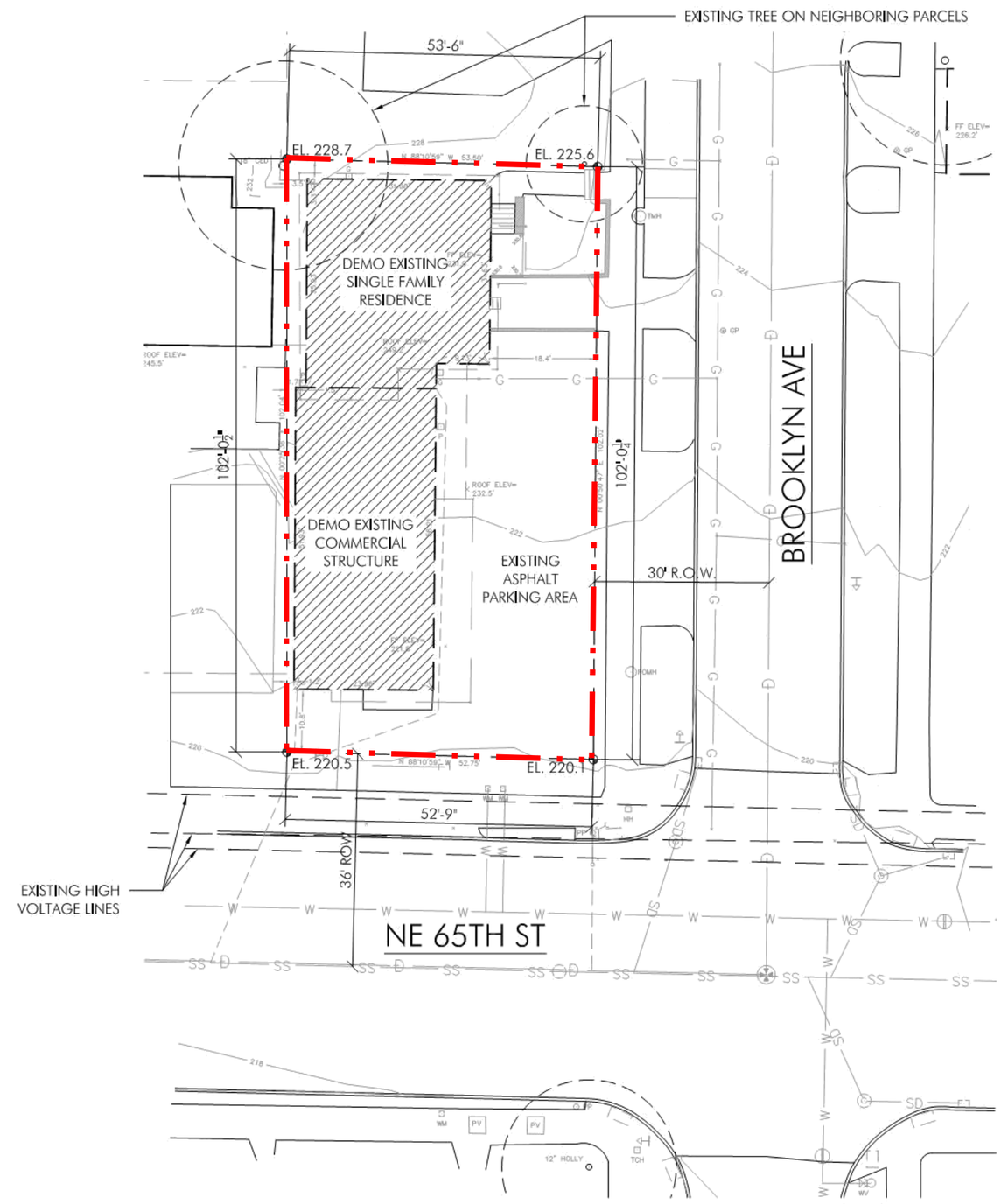
Topography
- 8’-7” slope across site from northwest corner to southeast corner
- 5’-6” slope along Brooklyn Ave NE frontage from north to south
- 5” slope along NE 65th frontage from west to east

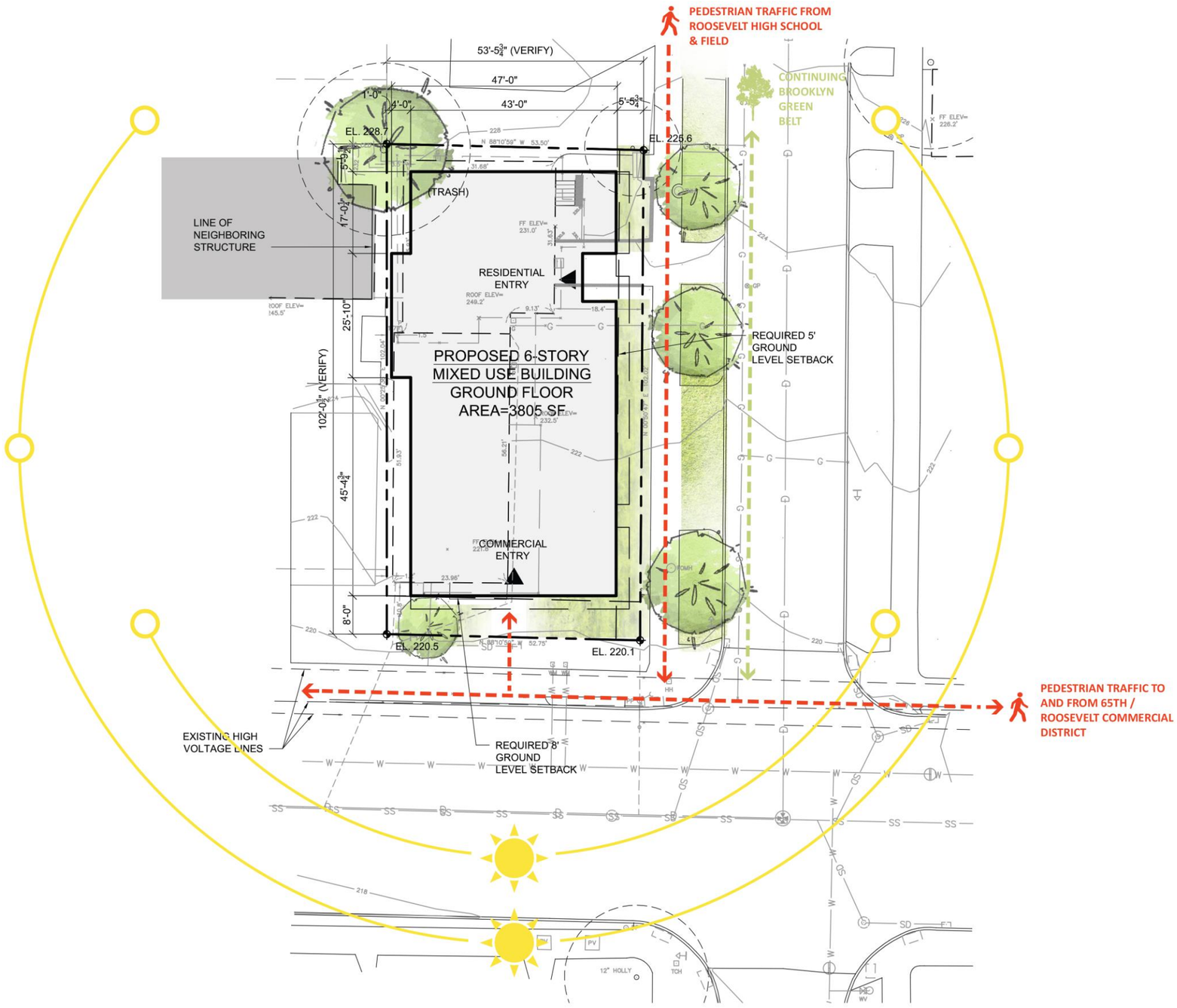
Adjacent Buildings and Uses
- Existing 2-story office building immediately west of site (zoned NC2P-65)
- Existing single story single family residence immediately north of site (zone NC2P-65 under development (3004423)

Solar Access & Views
- The site has good solar access due to existing topography and its corner location.
- Exceptional territorial views of Mt/ Rainier, downtown Seattle, the Olympic Mountains and Roosevelt High School’s athletic field from the upper reaches of the site.
- The neighboring office building directly to the west is setback from the street and located behind a surface parking lot. The lot immediately to the east across Brooklyn Ave NE is currently vacant.

Allowable Structure Height
- NC2P-65 zoning allows for a 65’-0” structure height
- 4’ bonus for rooftop features
- 16’ bonus for stair/elevator penthouses

Allowable Building Area
- 4.0 FAR - Incentive Zoning Suffix = 5,419 sf x 4.0 = 21,676 sf
- 5.75 Max FAR with Roosevelt Station Overlay = 5,419 sf x 5.75 = 31,159 sf





EXISTING SITE CONDITIONS & PROPOSED RESPONSES

Setback Requirements

- No setbacks are required at the north and west property lines (5'-0" minimum proposed for 25% openings in the adjacent exterior walls)
- 8'-0" average required setback at NE 65th Street
- 5'-0" average required setback at ground level along Brooklyn Ave NE. 4'-0" minimum setback along Brooklyn Ave NE at a height of 45 feet and above.
- 10'-0" setback required from existing High Voltage Lines at NE 65th Street (14'-0" proposed for working clearances

Traffic and Circulation

- NE 65th Street is a minor arterial with a connection under I-5 to Green Lake to the West. There is time limited parking on both the north and south sides of the street adjacent to the site.
- Brooklyn Ave NE is an access street with unrestricted parking on both the east and west sides of the street adjacent to the site. The portion of Brooklyn immediately north of the site is located in a school zone.
- There is a stop sign on the northwest and southeast corners of the intersection of NE 65th and Brooklyn Ave NE for traffic heading north and south on Brooklyn. Traffic is unimpeded heading east and west on NE 65th.
- Bus lines serve NE 65th Street. The nearest stop is less than 500' east of the site. Bus lines also serve 12th Ave NE. The nearest stop is less than 300' to the west.
- The future Roosevelt Light Rail Station will open in 2021 and is located less than 500 feet directly west of the site.

Streetscape

- NE 65th Street has a 7'-6" wide sidewalk with no planting strip which transitions to a 6'-0" wide sidewalk with an additional 2'-0" planting near the intersection with Brooklyn. An 8'-0" required setback will allow for wider sidewalks along this edge. There is an approximately 24' wide curb cut on NE 65th serving the existing business.
- Roosevelt Way NE has a 6'-0" sidewalk with an additional 9'-0" planting strip, some of which is filled in with asphalt. A 5'-0" required setback will allow for wider sidewalks along this edge. Three curb cuts currently exist along Brooklyn.
- There are no existing street trees along NE 65th or Brooklyn adjacent to the site.
- A power pole is located at the intersection of NE 65th and Brooklyn Ave NE. It is located less than 1' from the back of the curb on NE 65th.
- There are no crosswalks present at the intersection of NE 65th and Brooklyn Ave NE.

Neighborhood Patterns and Potential

- The intersection of NE 65th Street and Brooklyn Ave NE is not a recognized neighborhood "gateway," however, the project site is the last parcel at the eastern edge of the commercial core.
- Two blocks of single family houses are located to the east of the site on 65th. There are two major developments currently under review for certain parcels.
- Roosevelt High School is located one block immediately north of the project site. Safe pedestrian movement between the school, the commercial core and further south to Cowen Park must be accommodated.
- Brooklyn Ave NE is designated a "green street" in the Roosevelt Streetscape Concept. The R.O.W. will be designed considering planting, drainage and pedestrian circulation.

Addresses:	**1222 NE 65th Street, Seattle, WA 98115**
Parcel #:	**052504-9044**
Zoning:	**NC2P-65 (4.0)**
Overlays:	**Roosevelt (Residential Urban Village and Station Area Overlay District)** **Pedestrian Overlay**
Site Area:	**5,419 sf**

23.47A.004 Permitted Uses

Permitted outright
- Commercial (Live-Work)
- Residential

23.47A.005 Street Level Uses

- Residential uses may occupy, in the aggregate, no more than 20% of the street-level street-facing façade
- Along designated principal pedestrian streets one or more of the following is required along 80% of street-facing façade: eating and drinking establishments, offices, retail and general sales and services

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.
- 60% of the street facing façade between 2 and 8 feet shall be transparent
- Nonresidential uses shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level street-facing façade
- Nonresidential uses at street level shall have a floor-to-floor height of at least 13 feet.
- Continuous weather protection required along at least 60% of street frontage on principal pedestrian 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.
- When live-work units are located on a street-level, street-facing façade a portion of each live-work unit where business is conducted must be located between the principal street and residential portion of the unit.

23.47A.009 Standards Applicable to Certain Areas (Roosevelt Urban Village)

- Along Brooklyn Ave NE: average ground level setback of 5 feet along length of street property line; minimum upper level setback of 4 feet at all points along the length of the street property line at 45 feet of height and above.
- Along NE 65th Street: average ground level setback of 8 feet, may include pedestrian access and circulation
- Ground level setbacks shall be landscaped and may include paving and lighting to enhance pedestrian safety and comfort.

23.47A.012 Structure Height

• Allowed Maximum Base Height:	65’-0”
• 4’ additional allowed for commercial and residential street level compliance	69’-0”
• 4’ additional allowed for rooftop features (parapets, clerestories, etc.)	73’-0”
• 16’ additional allowed for stair & elevator penthouses:	85’-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

- Incentive Zoning Suffix: 4.0
- Maximum FAR in the Station Overlay District: 5.75 (Maximum gross floor area = 31,159 SF)

23.47A.014 Setbacks Requirements

- 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 20,200 SF =1,010 SF

23.54.015 Required Parking

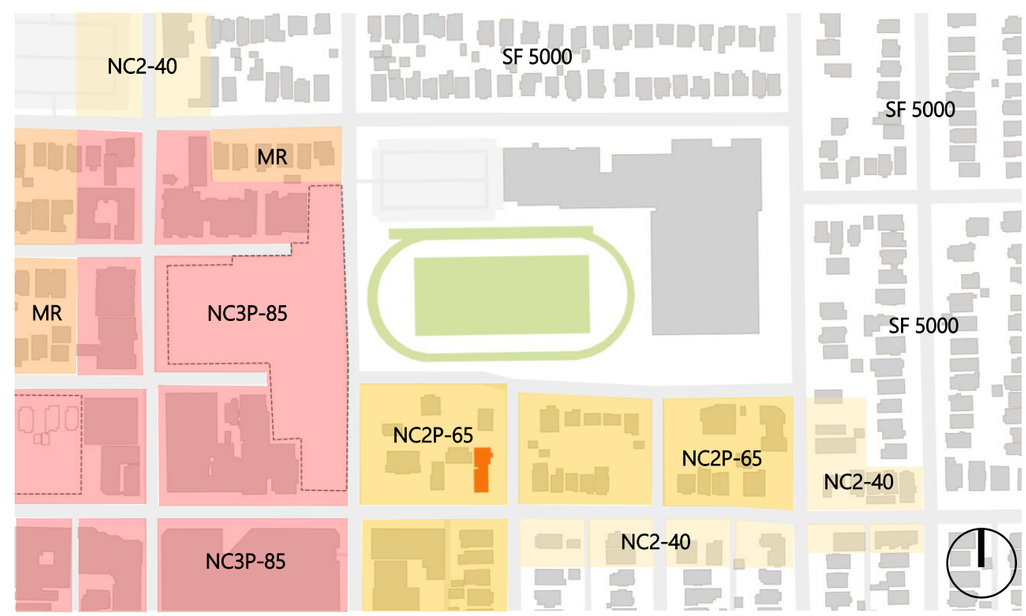
- No parking is required for residential and nonresidential uses within the Station Area Overlay District.
- Bicycle parking - long-term: 0.75 per SEDU, or 41.25 bicycles for 55 units

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 (55-50) = 395 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. Use corner site as focal point; develop high levels of detailing due to high visibility.	B. Adjacent Sites, Streets, and Open Spaces C. Relationship to the Block D. Height, Bulk and Scale
CS3. Architectural Context and Character	Design sidewalk-adjacent street walls incorporating traditional and neighborhood- sensitive commercial components. Use various design methods to articulate the building façade and break down the mass of large facades, especially at the lower levels.	I. Streetscape Compatibility
PL1. Connectivity	Complement and contribute to the network of open spaces around the site and the connections among them.	B. Walkways and Connections
PL2. Walkability	Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features. Create opportunities for pedestrian amenities within setbacks and along sidewalk.	C. Weather Protection I. Pedestrian Open Spaces and Entrances
PL3. Street-Level Interaction	Encourage human interaction and activity at the street-level with clear connections to building entries and edges. Encourage incorporation of separate ground-related entrances and private open spaces between residence, adjacent properties, and the street.	A. Entries B. Residential Edges C. Retail Edges I. Human Activity II. Transition between Residence and Street
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. Add depths to facades where appropriate. Add detailing to create visual interest for the pedestrian experience and encourage street participation. Design the character of the building to strive for a fine-scaled texture the enhance the pedestrian experience.	A. Massing B. Architectural and Façade Composition C. Secondary Architectural Features D. Scale and Texture
DC4. Exterior Elements and Finishes	Use appropriate and high quality elements and finishes for the building and its open spaces.	A. Building Materials B. Signage C. Lighting D. Trees, Landscape and Hardscape Materials

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OPTION 1 orients the ground level commercial spaces along NE 65th as well as immediately turning the corner on Brooklyn Ave NE. The residential entry is located at the northeast corner of the site away from the main commercial and pedestrian street. A majority of the vertical circulation is positioned along the north elevation creating privacy for the parcel to north, but also an area of blank façade along Brooklyn. The residential units are located to either side (east and west) of a long double loaded corridor.

OPTION 2 locates the residential entry and indoor amenity space at the center of the building along Brooklyn Ave NE. This allows for ease of pedestrian access from both the commercial core along NE 65th as well as from Brooklyn. The additional commercial space (live/work units) are located to the north of the site. 90% of the residential units are street facing which is advantageous for light, view and privacy. This option also takes advantage of the vertical space from the second level to a height of 45 feet to cantilever over the ground level. Above 45 feet the building steps back to the required setback along Brooklyn, creating a horizontal tripartite façade composition.

OPTION 3, the applicant's preferred option, relocates the residential entry to the north of the site along Brooklyn, but places indoor amenity space at the northeast corner of the building. With the commercial spaces located at the intersection of NE 65th and Brooklyn, the building is bookended by two active spaces. The residential units are located in three groups around a U-shaped corridor. This hallway configuration allows to light to penetrate into the circulation space as well as break up the bulk of the massing along Brooklyn. Furthermore, the units face three directions with two thirds facing the street for light, view and privacy. A large rooftop amenity space allows for views south to Mt. Rainier and north to the athletic field at Roosevelt High School.

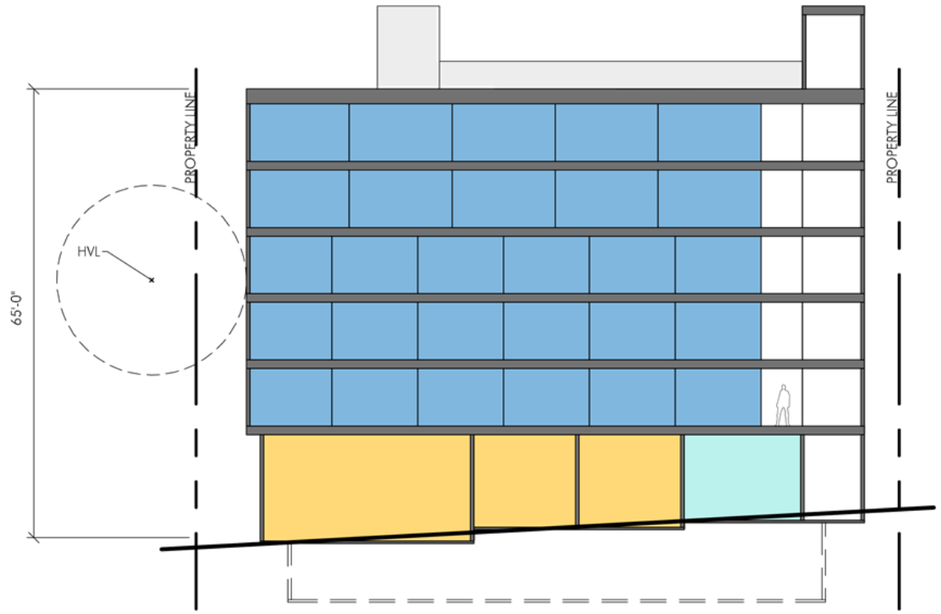
OPTION 1 –

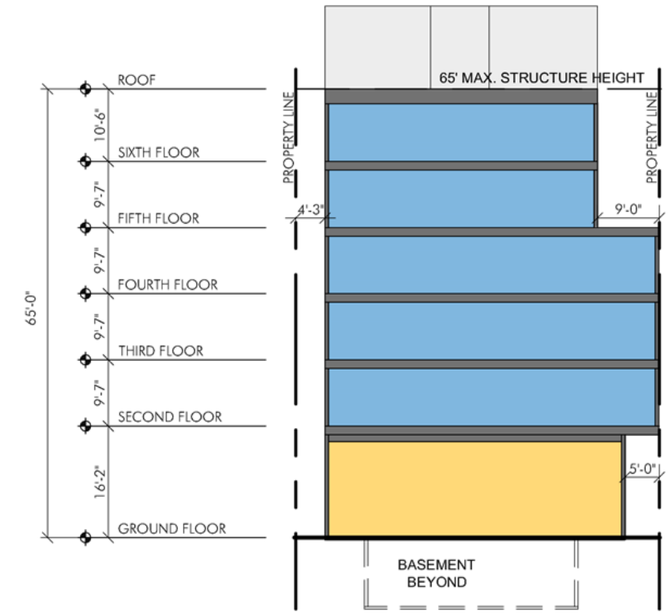
DISTINGUISHING FEATURES
- 6-story building with basement = 26,175 GSF
- 53 apartments plus 2 live/work units
- 1,070 GSF commercial space fronting 65th

OPPORTUNITIES
- Vertical circulation located along north edge providing privacy for neighbor to the north.
- Commercial spaces are grouped together at the south/southeast corner of the building, nearest to main neighborhood commercial core.
- Residential entry and indoor amenity space is located to the northeast of the site facing Brooklyn.

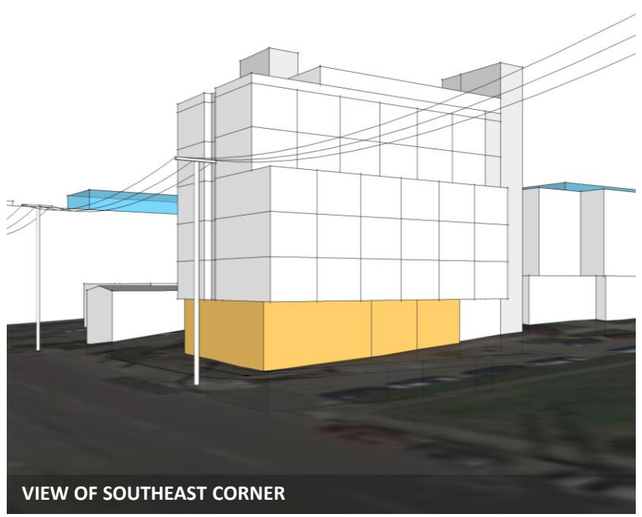
CONSTRAINTS
- Prominent stair tower located along façade facing Brooklyn.
- Smallest commercial space of proposed options.
- Units located on dark double loaded corridor.
- One third of units face west toward parcel with development potential.
- Bike storage located in basement.

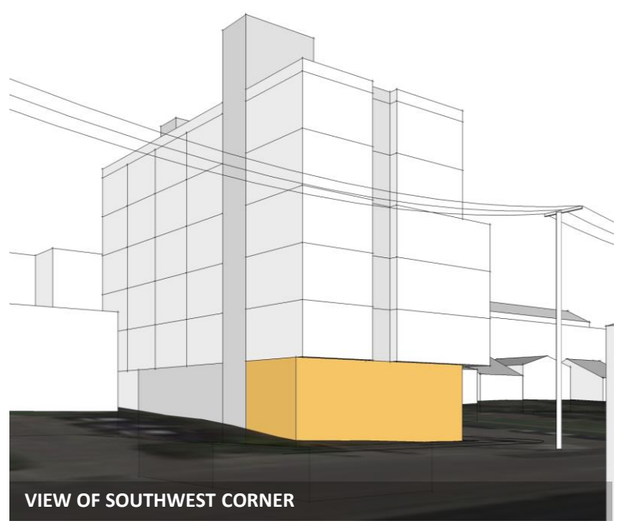
DEPARTURE REQUESTED:
COMMERCIAL DEPTH PROVISION (SMC 23.47A.008.B.3)
To allow the commercial depth to average 25.67 feet with a minimum depth of 17 feet.





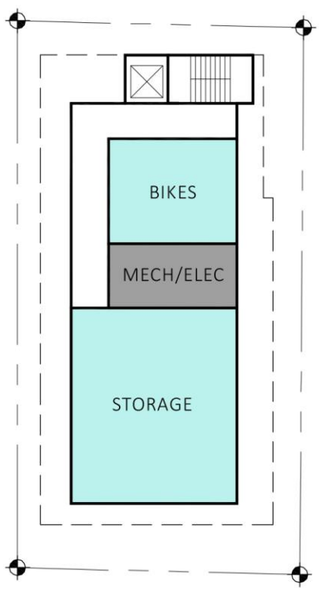
AMENITY AREA | SERVICE AREA | DWELLING UNIT | COMMERCIAL SPACES


VIEW OF SOUTHEAST CORNER

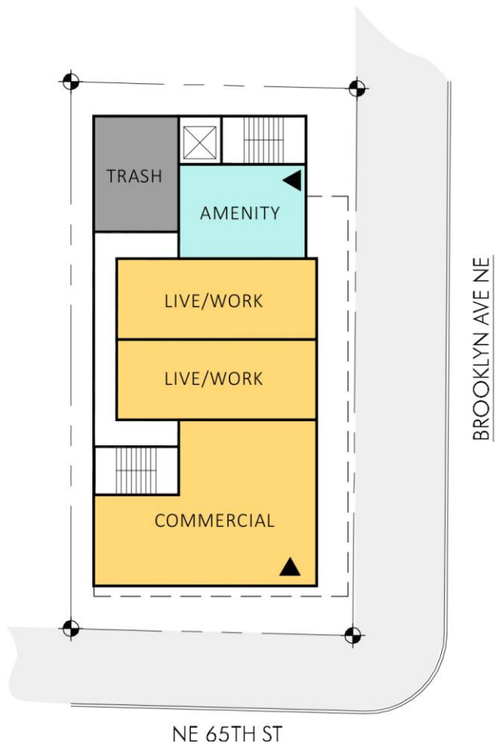

VIEW OF SOUTHWEST CORNER

VIEW OF NORTHEAST CORNER

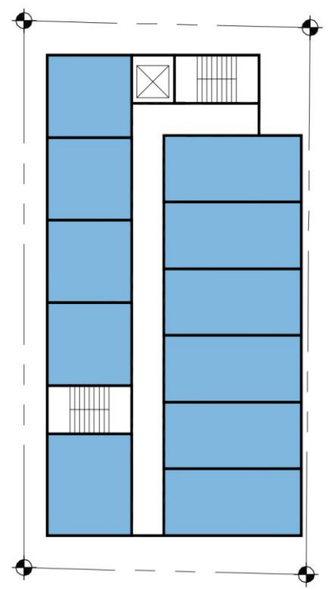
AEIRAL VIEW FROM SOUTHEAST CORNER



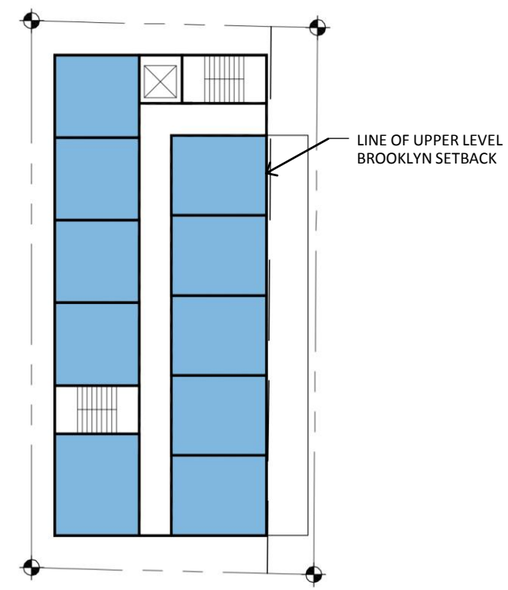
BASEMENT LEVEL 2,529 GSF



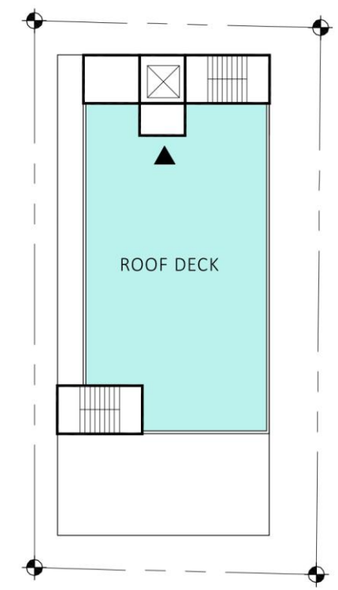
FIRST LEVEL 3,599 GSF (2 LIVE/WORK)



SECOND THRU FOURTH LEVELS 12,426 GSF (33 UNITS)



FIFTH THRU SIXTH LEVELS 7,114 GSF (20 UNITS)



ROOF LEVEL 507 GSF

AMENITY AREA SERVICE AREA DWELLING UNIT COMMERCIAL SPACES

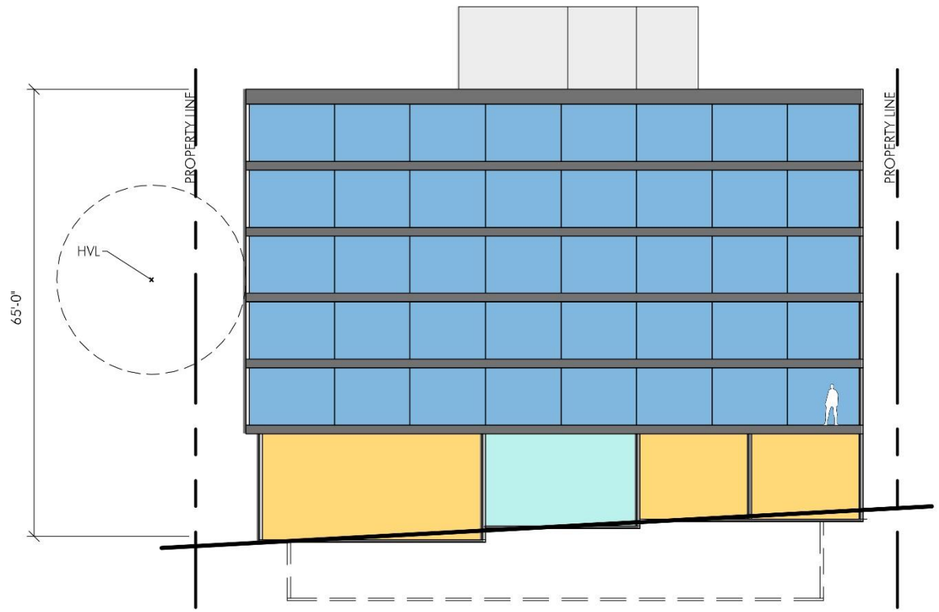
OPTION 2 –

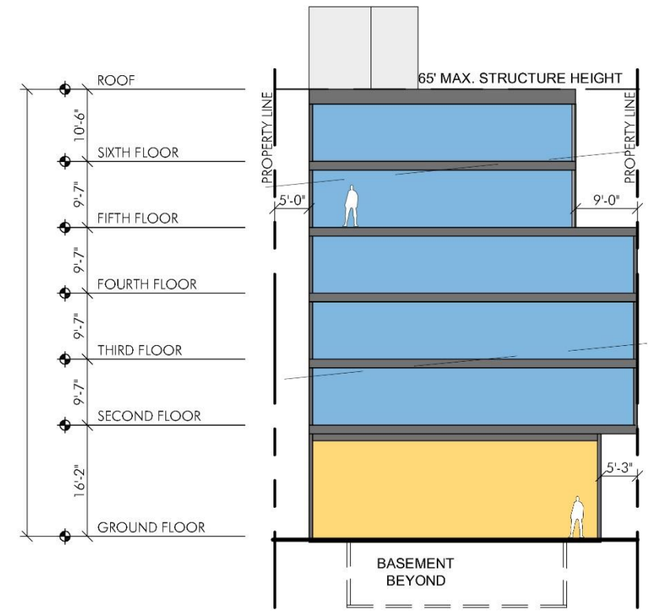
DISTINGUISHING FEATURES
- 6-story building with basement = 26,354 GSF
- 46 apartments plus 2 live/work units
- 1,362 GSF commercial space fronting 65th

OPPORTUNITIES
- 90% of units face the street.
- Large residential entry and amenity space located at center of building along Brooklyn, a short distance from NE 65th.
- Largest commercial space.

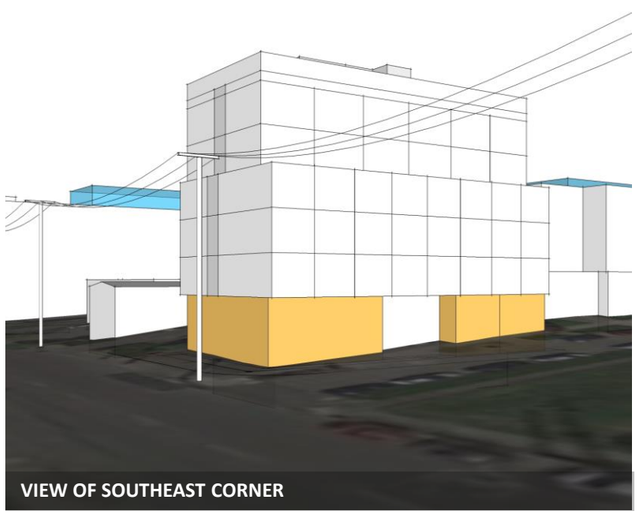
CONSTRAINTS
- Fewest apartment units of all options.
- 80% of units face east to Brooklyn when preferred view and lighting is to the south.
- Residential entry and amenity space breaks the continuity of the commercial spaces at ground level.
- Penthouse location blocks views west to the Olympics from the roof top amenity space.
- Bike storage located in basement.

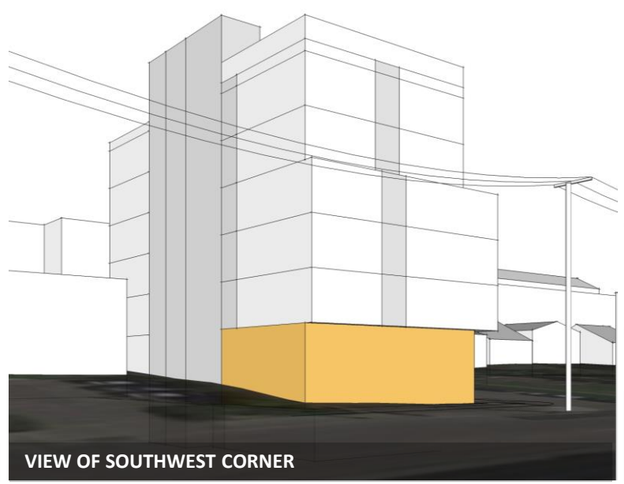
NO DEPARTURES REQUESTED.

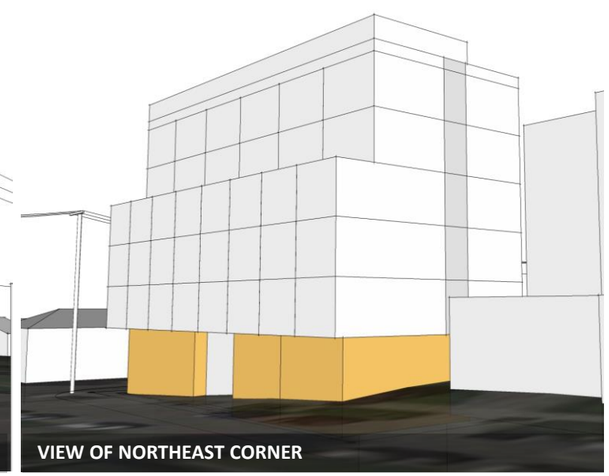




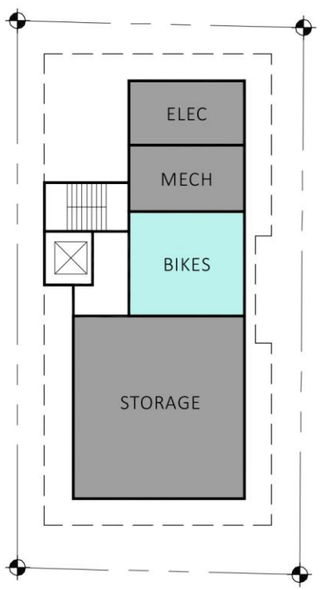
AMENITY AREA | SERVICE AREA | DWELLING UNIT | COMMERCIAL SPACES


VIEW OF SOUTHEAST CORNER

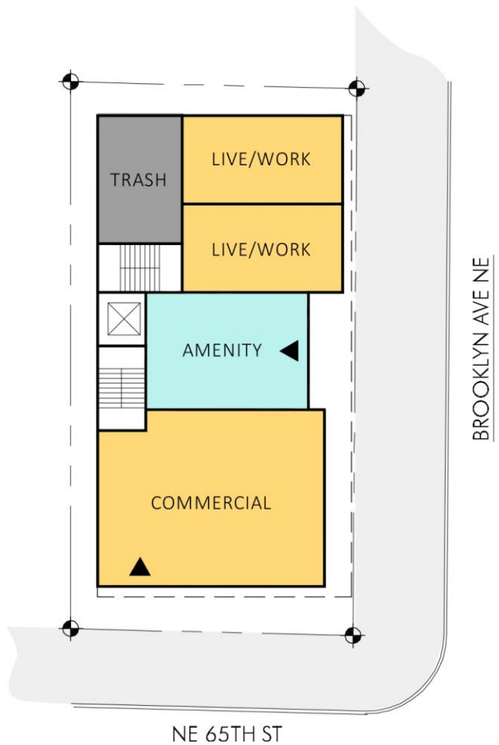

VIEW OF SOUTHWEST CORNER


VIEW OF NORTHEAST CORNER

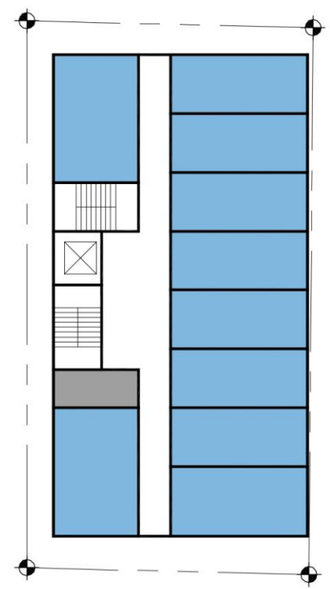
AEIRAL VIEW FROM SOUTHEAST CORNER



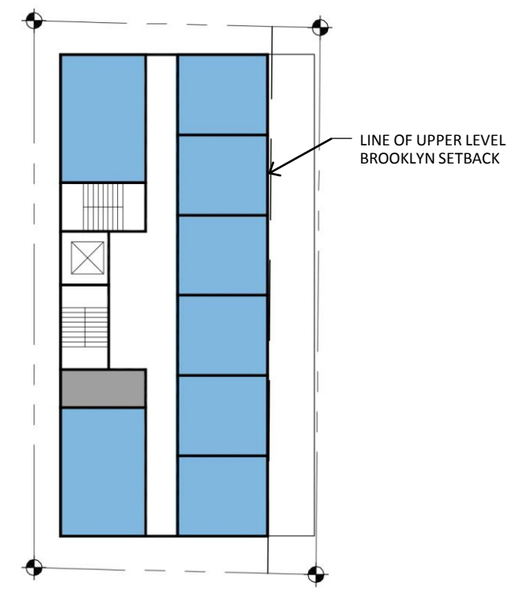
BASEMENT LEVEL 2,400 GSF



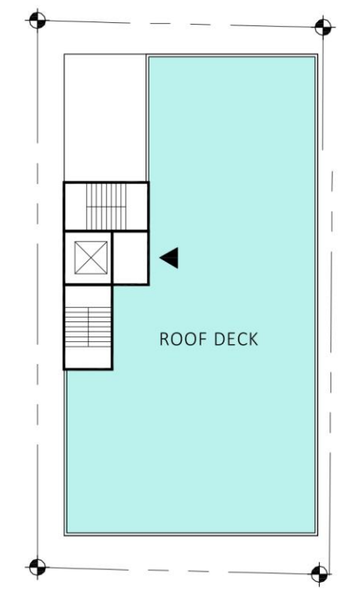
FIRST LEVEL 3,774 GSF (2 LIVE/WORK)



SECOND THRU FOURTH LEVELS 12,789 GSF (30 UNITS)



FOURTH THRU SIXTH LEVELS 6,948 GSF (16 UNITS)



ROOF LEVEL 443 GSF

AMENITY AREA SERVICE AREA DWELLING UNIT COMMERCIAL SPACES

OPTION 3 – PREFERRED OPTION

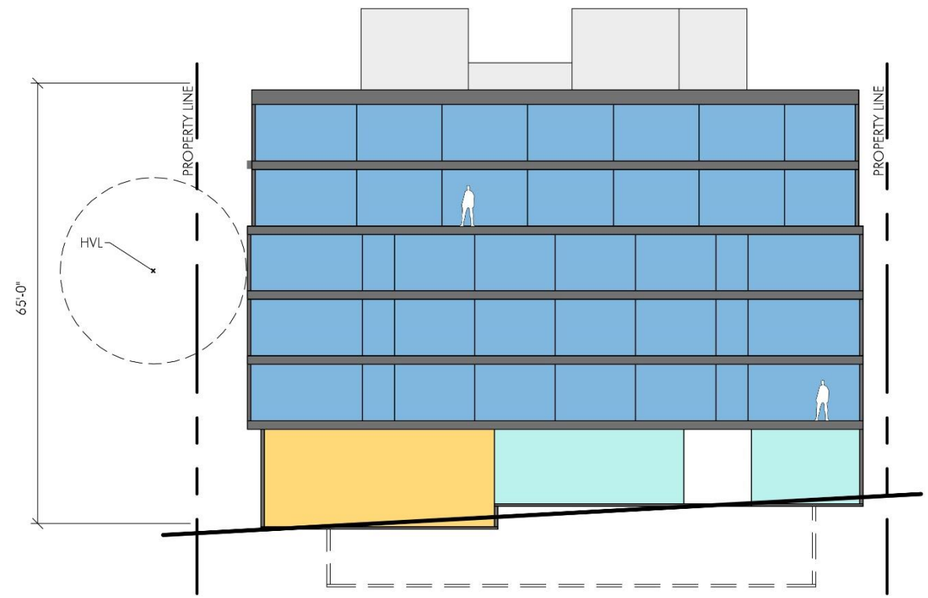
DISTINGUISHING FEATURES
- 6-story building with basement = 26,574 GSF
- 53 apartments
- 1,316 GSF commercial space fronting 65th
- Fronts both NE 65th and Brooklyn Ave NE

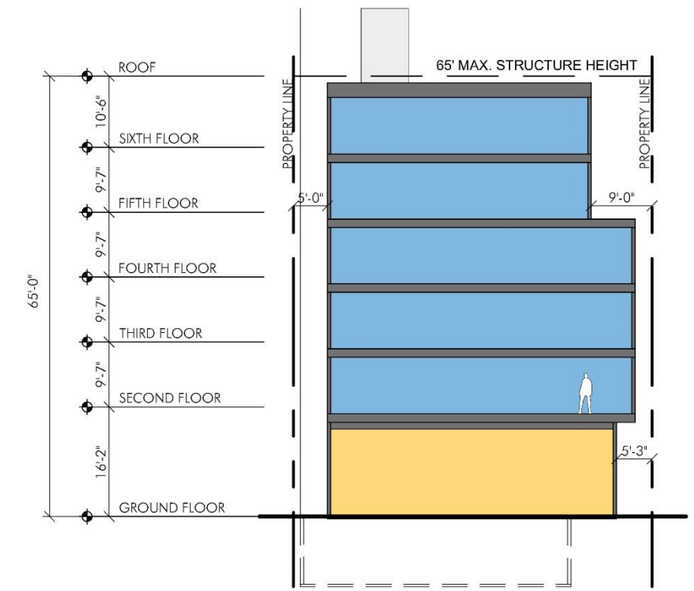
OPPORTUNITIES
- Units face three sides of building.
- Horizontal circulation breaks down massing of building along Brooklyn.
- Large residential entry and indoor amenity space located at northeast corner
- Commercial space at south separated from residential uses at north.

CONSTRAINTS
- 25% of units face parcel under development to the north.

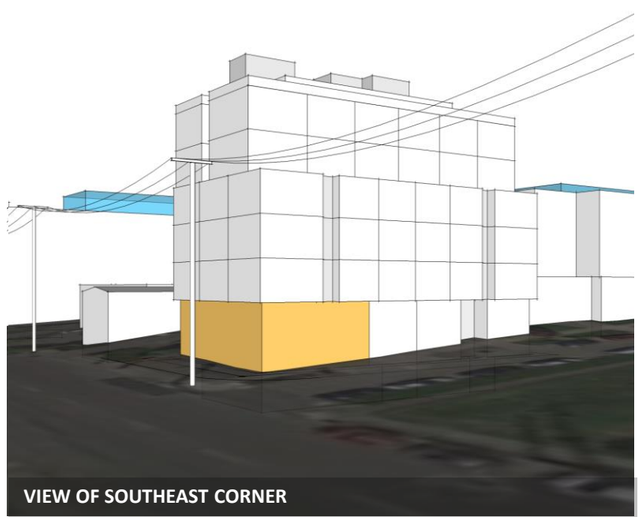
DEPARTURE REQUESTED:

STANDARDS APPLICABLE TO SPECIFIC AREAS - ROOSEVELT URBAN VILLAGE (SMC 23.47A.009.D.1.a.2):
To allow a parapet to partially encroach into the minimum upper level setback along Brooklyn Ave NE.

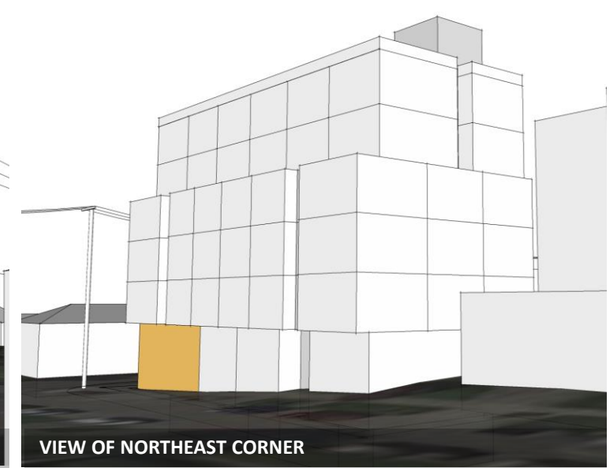




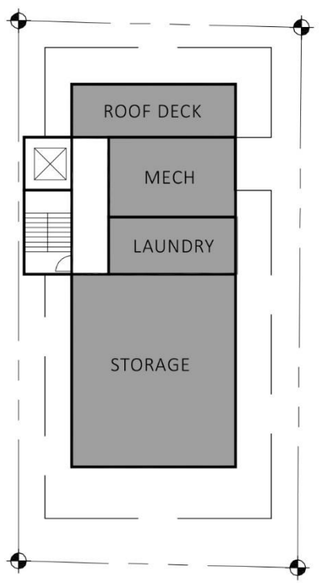
AMENITY AREA SERVICE AREA DWELLING UNIT COMMERCIAL SPACES

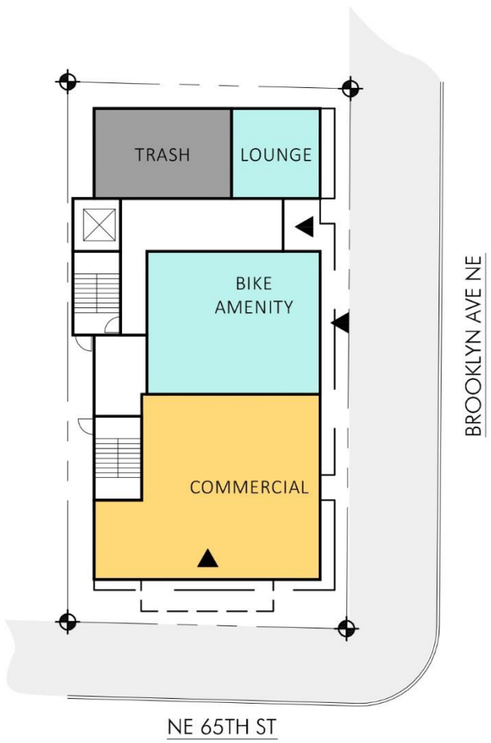

VIEW OF SOUTHEAST CORNER

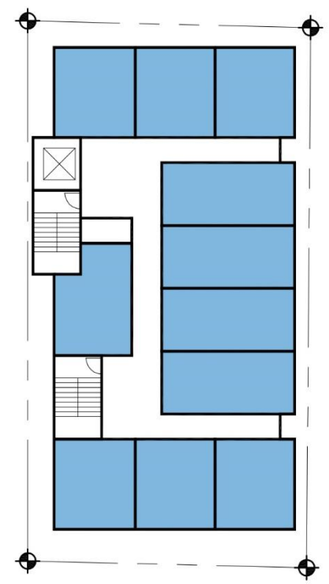
VIEW OF SOUTHWEST CORNER

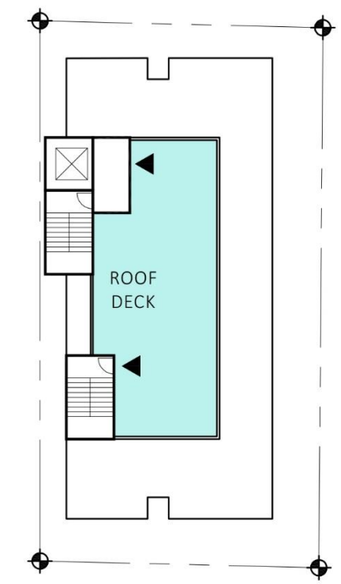

VIEW OF NORTHEAST CORNER

AEIRAL VIEW FROM SOUTHEAST CORNER









BASEMENT LEVEL 2,472 GSF

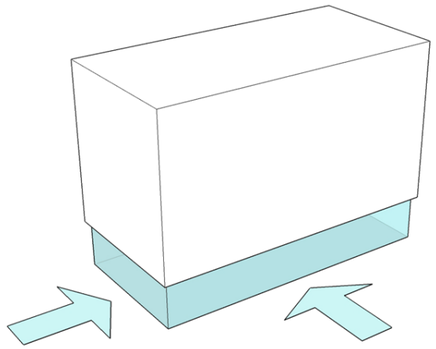
FIRST LEVEL 3,837 GSF

SECOND THRU FOURTH LEVELS 12,690 GSF TOTAL (33 UNITS)

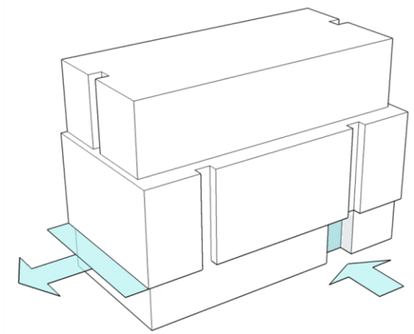
FOURTH THRU SIXTH LEVELS 7,100 GSF (20 UNITS)

ROOF LEVEL 475 GSF

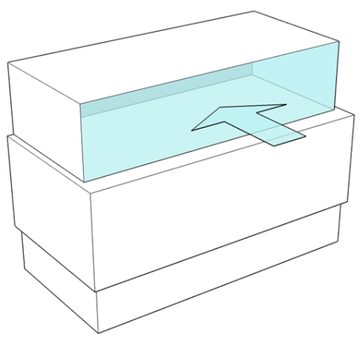
AMENITY AREA | SERVICE AREA | DWELLING UNIT | COMMERCIAL SPACES



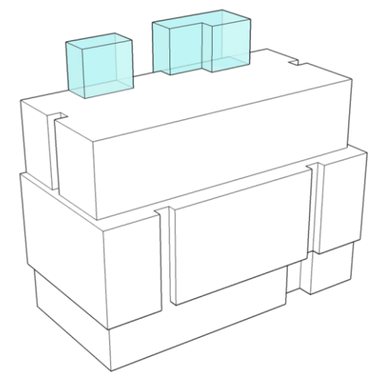
COMMERCIAL SETBACKS
Ground level setback of 8’-0” at NE 65th and 5’-0” at Brooklyn Ave. This creates a larger sidewalk presence and is more pedestrian friendly.



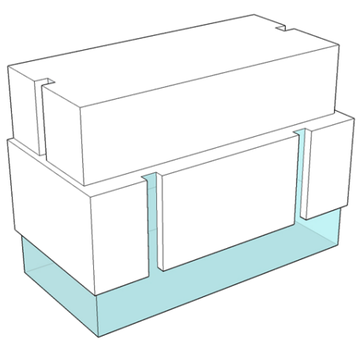
ENTRY APPROACH
The apartment entrance is recessed to create an enclosed, private point of access, while the commercial frontage at NE 65th projects towards the street to indicate public use.



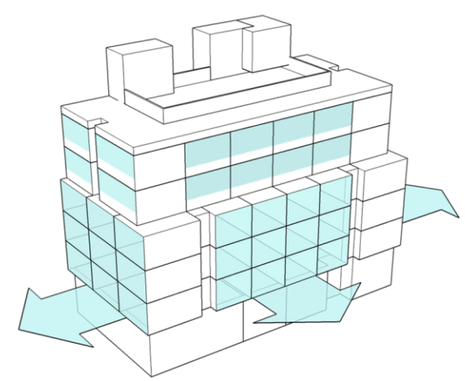
VIEW SETBACKS
Building at 45’-0” set back 9’-0” from property edges. This maintains the view corridors from Roosevelt High School and offers the opportunity to locate exterior decks at these upper units.



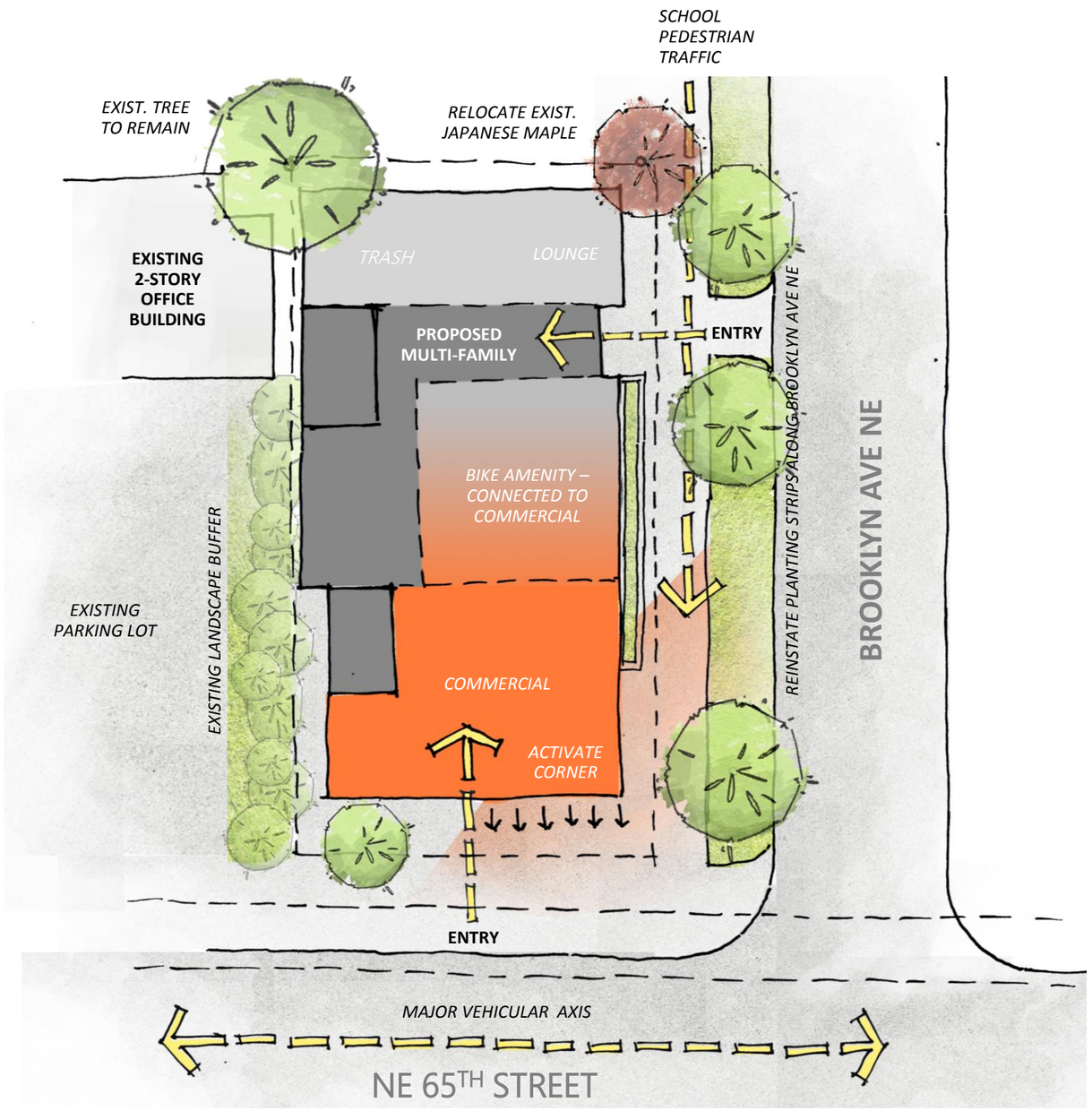
STAIR LOCATION
The stair towers are located to the west of the property in order to preserve views from Roosevelt High School.



GLAZING STRATEGY - INSETS
High amounts of glazing will be present along inset “notches”, along the three sides of the building, and the commercial storefront. Massing will align to unify the modulation.

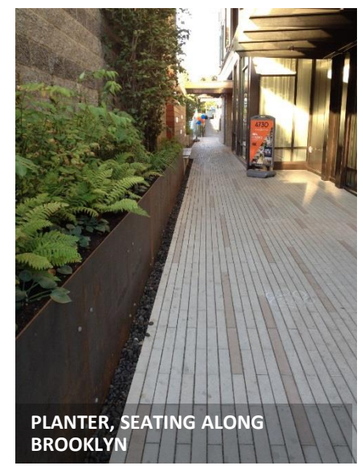


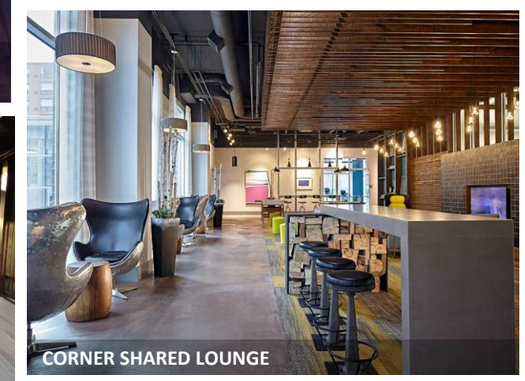
GLAZING STRATEGY - UNITS
The unit glazing is proposed to focus in three directions – towards 65th and the commercial corridor, towards the greenery proposed on Brooklyn, and towards the high school.

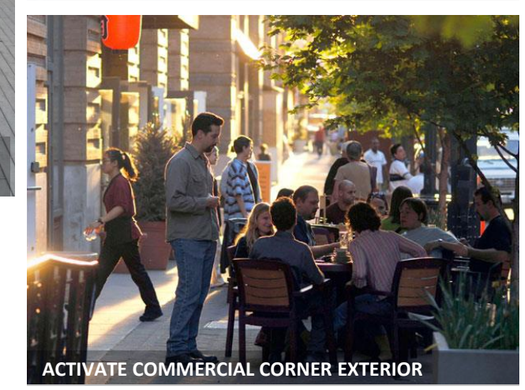


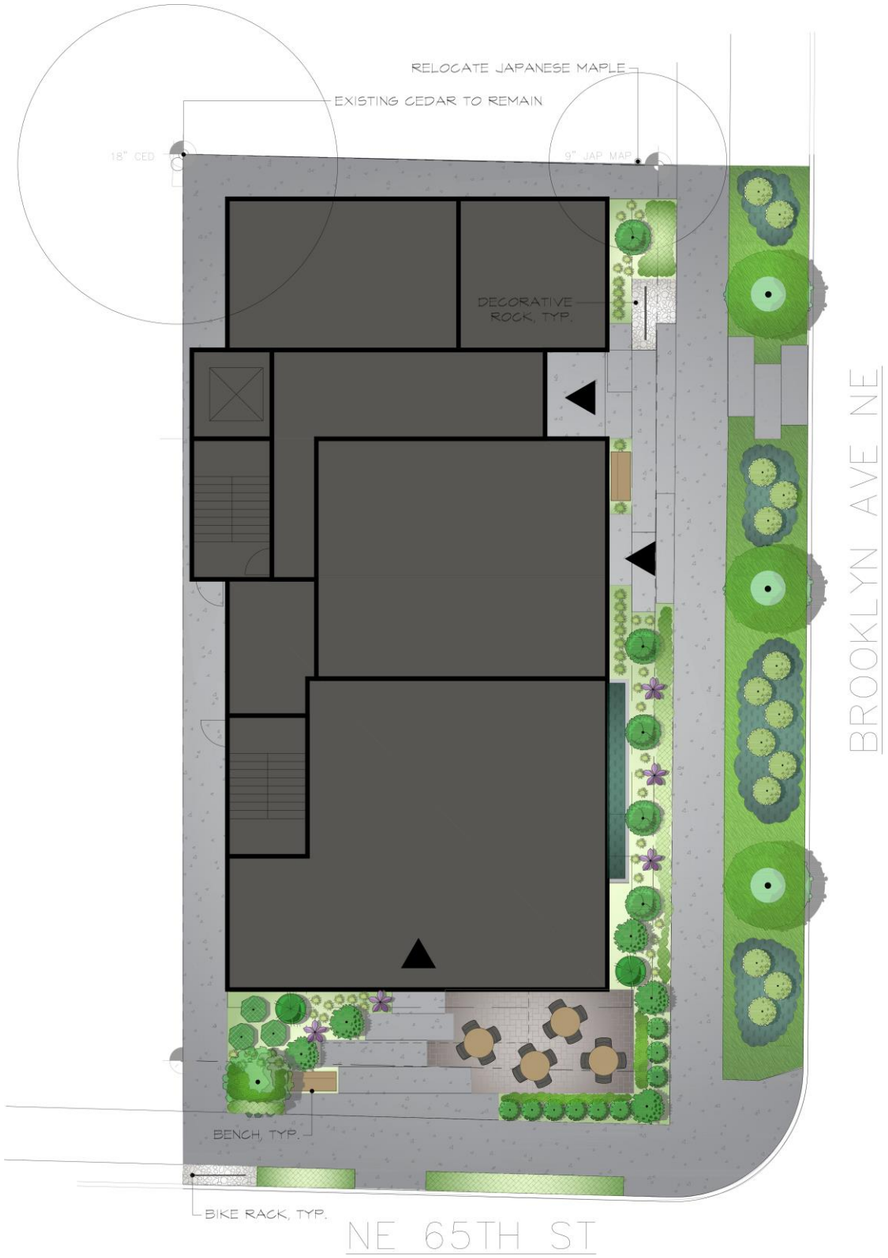
BIKE AMENITY CONNECTED TO PROPOSED COMMERCIAL

BIKE MAINTENANCE AREA


PLANTER, SEATING ALONG BROOKLYN


CORNER SHARED LOUNGE


ACTIVATE COMMERCIAL CORNER EXTERIOR


RELOCATE JAPANESE MAPLE
EXISTING CEDAR TO REMAIN
18" CED
5" JAP. MAP.
DECORATIVE ROCK, TYP.
BROOKLYN AVE NE
BENCH, TYP.
BIKE RACK, TYP.
NE 65TH ST

AUTUMN MOON MAPLE

BEACH STRAWBERRY

BIG TUNA MUGO PINE

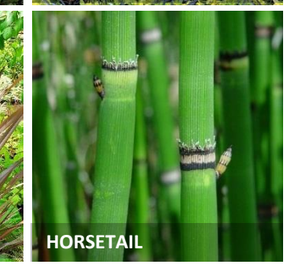
BIRD'S NEST SPRUCE

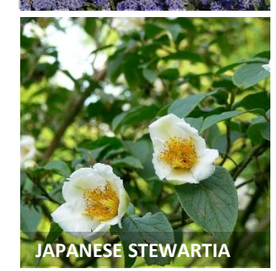
BLACK BAMBOO

BLACK MONDO GRASS

CALIFORNIA LILAC

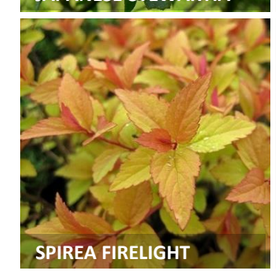
FLAX


HORSETAIL


JAPANESE STEWARTIA

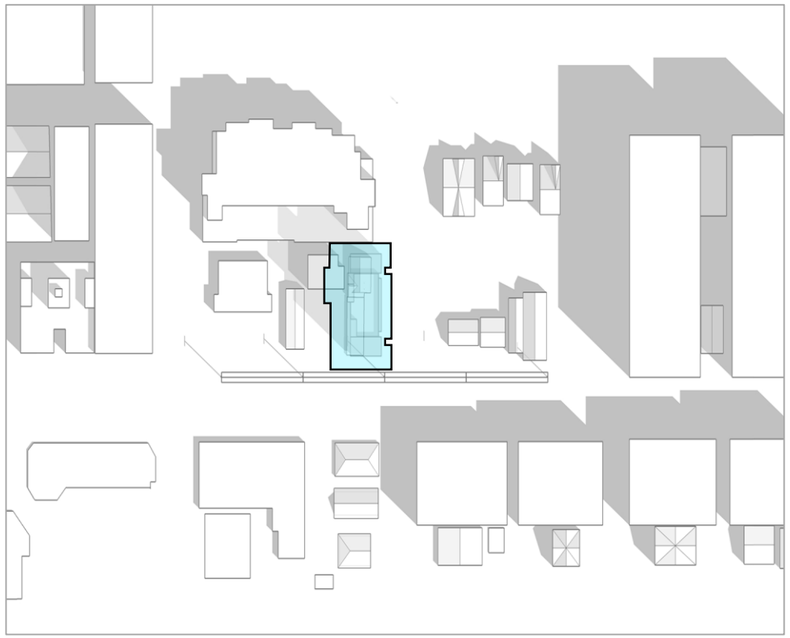
KARL FORESTER GRASS

MEXICAN FEATHER GRASS

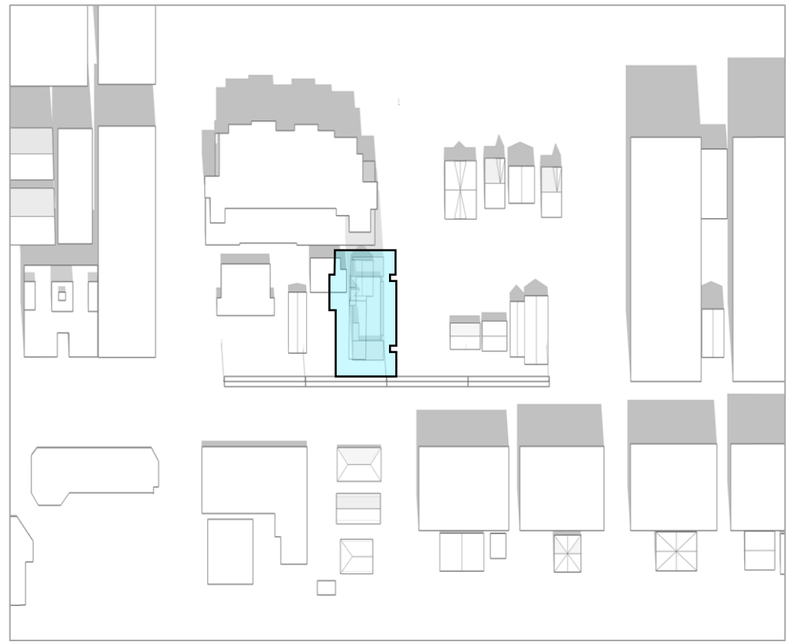

SPIREA FIRELIGHT

WEIGELA

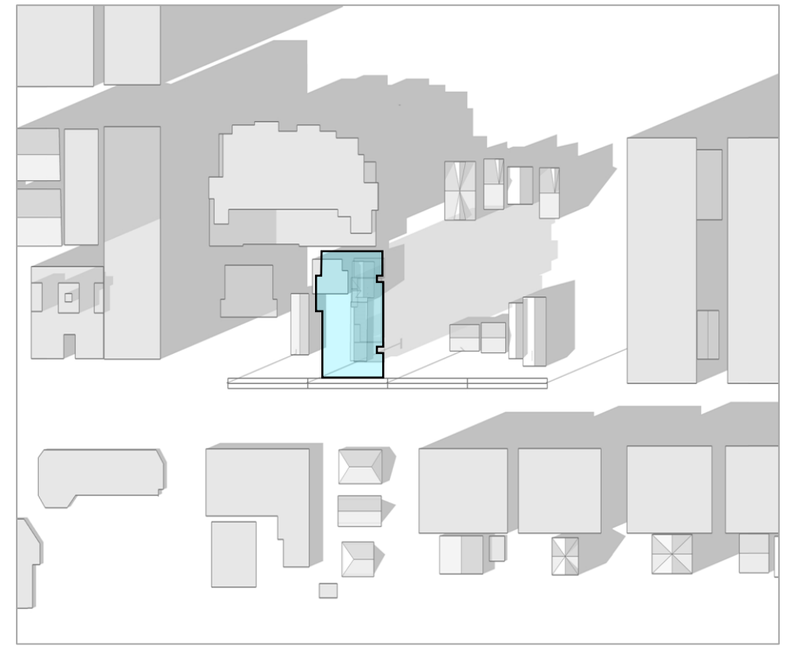
WILMA GOLDCREST CYPRESS



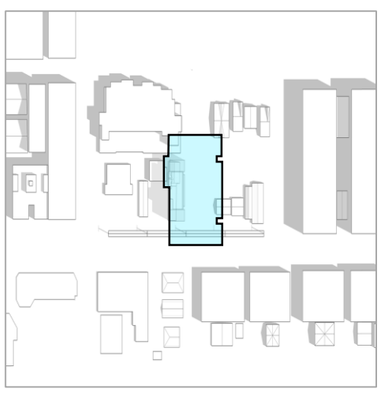
MARCH/SEPTEMBER 21, 9 AM



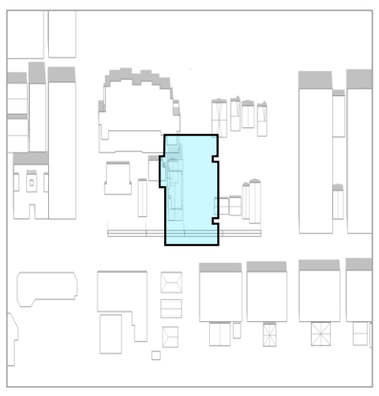
MARCH/SEPTEMBER 21, 12 PM



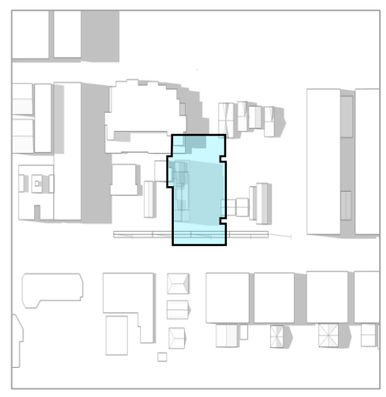
MARCH/SEPTEMBER 21, 6 PM



JUNE 21, 9 AM

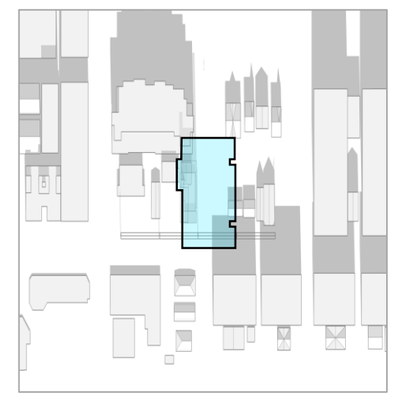


JUNE 21, 12 PM

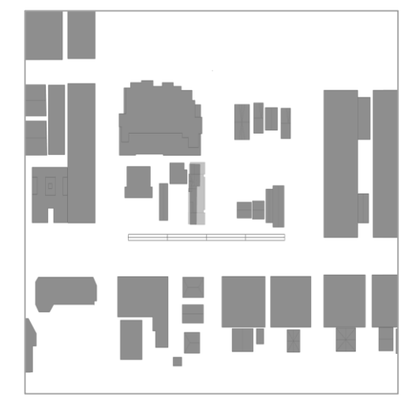


JUNE 21, 6 PM

DECEMBER 21, 9 AM



DECEMBER 21, 12 PM



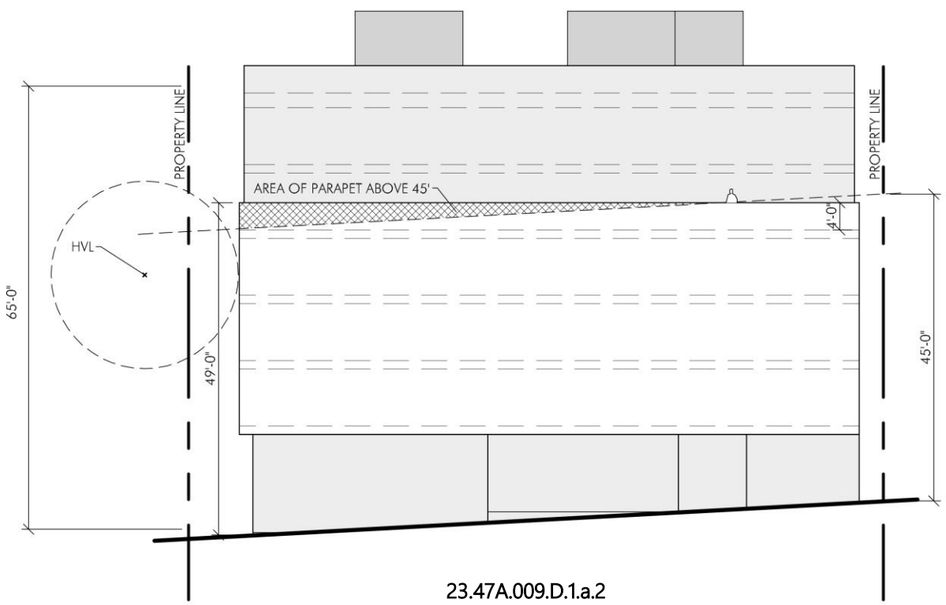
DECEMBER 21, 6 PM

PROPOSED STRUCTURE

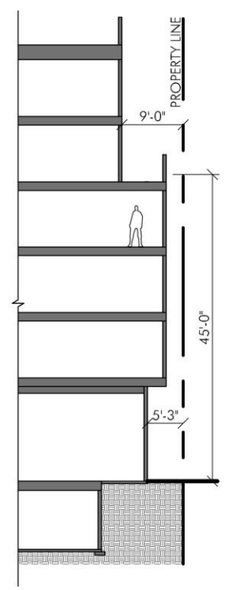
NEW SHADOW FROM PROPOSED STRUCTURE

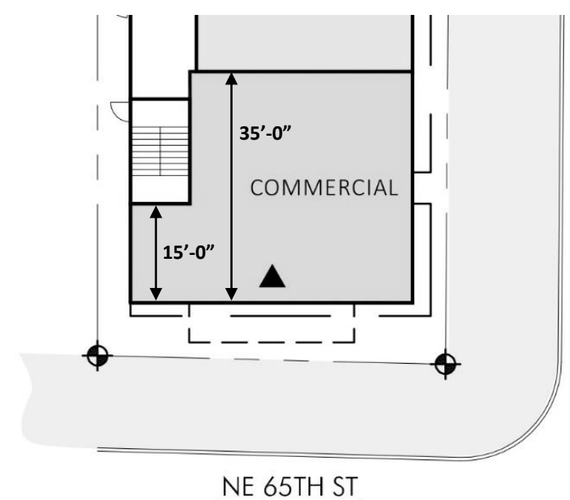
SHADOW FROM EXISTING STRUCTURES

DESIGN STANDARD	DEPARTURE REQUEST	RATIONALE FOR DEPARTURE
23.47A.009.D.1.a.2: **<u>Standards applicable to specific areas (Roosevelt Urban Village)</u>** Brooklyn Ave Northeast. An average ground level setback of 5' along the length of the street property line and a minimum upper level setback of 4 feet. The minimum upper level setback shall be provided in addition to the required ground level setback at all points along the length of the street property line at 45 feet of height and above, as measured from finished grade.	Allow a portion of the minimum upper level setback to be provided at a height of 49 feet maximum above finished grade.	To increase outdoor amenity spaces, private balconies are proposed for the west facing units at the fifth floor. These balconies will utilize the roof space created by the upper level setback along Brooklyn Ave NE. In order to maintain proper fall protection, portions of the parapet wall enclosing the balconies will exceed the 45 foot height at which the building must step back. The rationale for this upper level setback is to preserve views from Roosevelt High School. Due to the topography of the site, the top of the parapet at the NE corner of the site (at the highest point on the site) falls under the 45 foot height limit. Therefore, the portion of the parapet that is higher than 45 feet will block no more views than the code compliant portion.
23.47A.008.B.3: **<u>Non-residential Use Depth</u>**	Non residential uses shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level street-facing façade.	The pedestrian right-of-way along NE 65th is very narrow. In order to add street trees and widen the existing sidewalk the building is required to be setback 8 feet from the property line along this street. The depth of the majority of the commercial space fronting NE 65th is greater than 30 feet. However, a small portion has a depth of 15 feet due to an exist stair located within the commercial space. This exterior stair is located to meet egress requirements for the residential units above. To accommodate both setback requirements and proposed development the average depth of the commercial space is reduced to 27.5 feet (in the preferred option).



23.47A.009.D.1.a.2
OPTION 3: PARAPET PROPOSAL



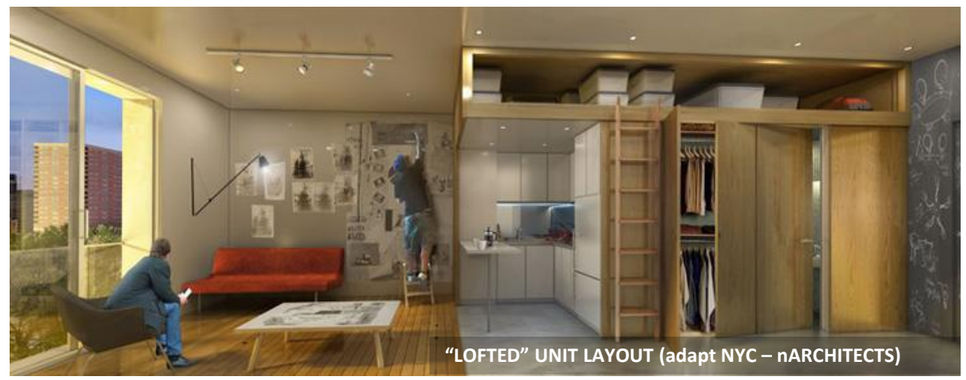


23.47A.008.B.3
OPTION 3: COMMERCIAL PROPOSAL

SUBDUED COLOR PALETTE (WEST CAMPUS HOUSING– MAHLUM ARCHITECTS)

MODERN LANDSCAPING APPROACH (WEST CAMPUS HOUSING– GGN)

SHELTERED ROOF DECK


"LOFTED" UNIT LAYOUT (adapt NYC – nARCHITECTS)

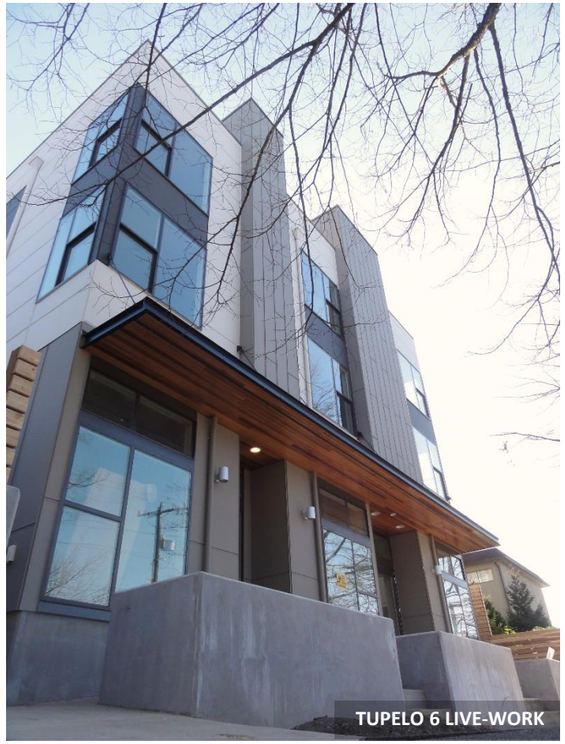
SEATING INTEGRATED WITH LANDSCAPE

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

LARGE GLAZING TO MAXIMIZE UNIT

"NORTHWEST CONTEMPORARY" MATERIAL PALETTE

CALIFORNIA 6 LIVE-WORK


TUPELO 6 LIVE-WORK

ALKI 11 ROWHOUSES

LIMELIGHT 2-UNIT

ZOO 5 ROWHOUSES

44TH AVE SW SEDUs