RECOMMENDATION MEETING

June 27th, 2016, 6:30 PM

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

Applicant:
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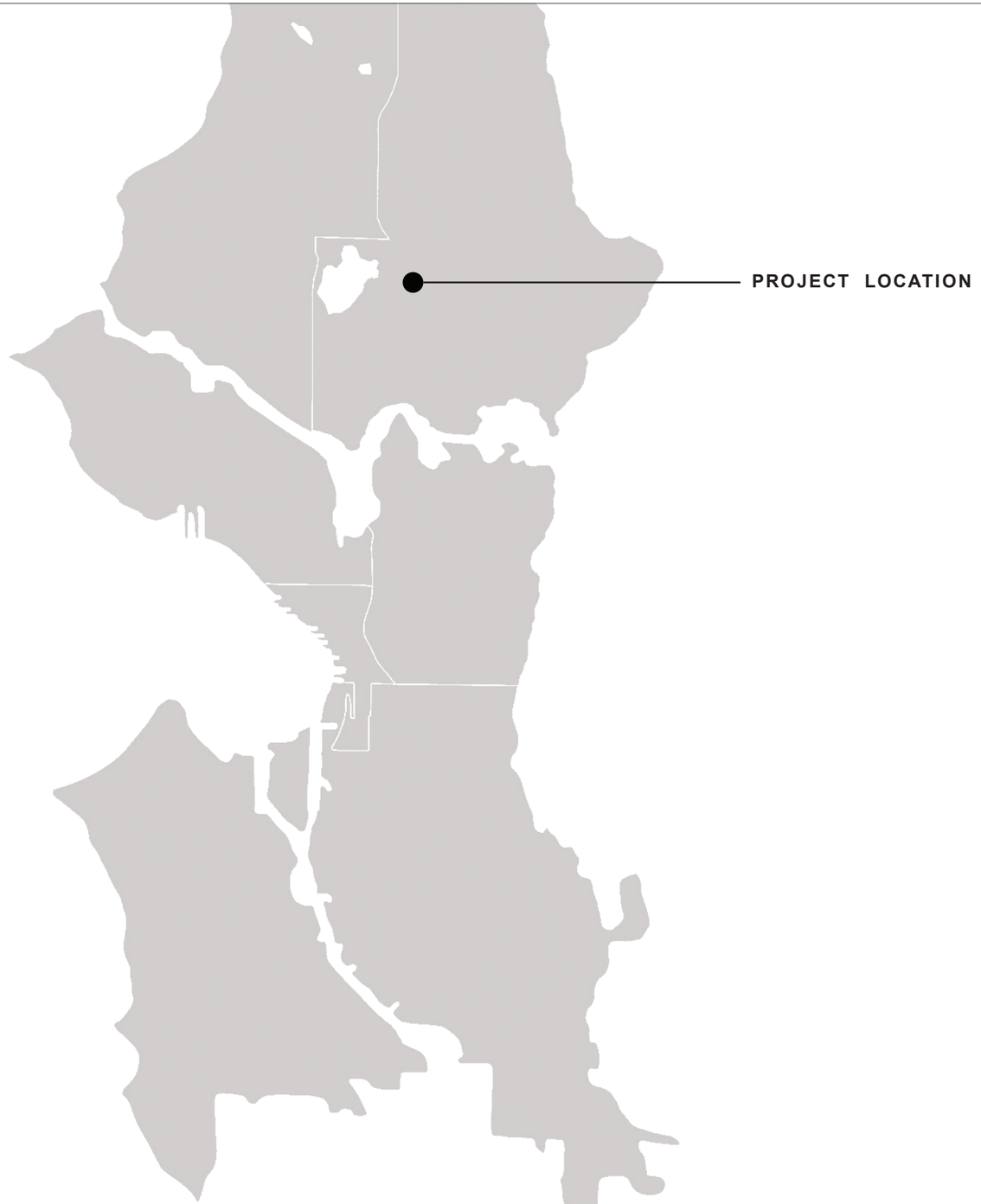

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VICINITY MAP

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 (DCI #3022283) for a 7-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

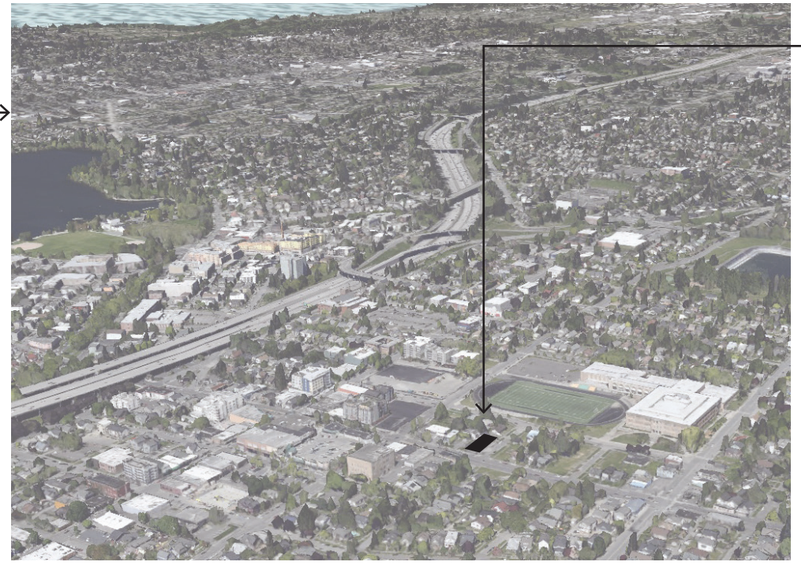
The project parcel is zoned NC2P-65 and is located within the Roosevelt Residential Urban Village. This zoning designation continues to the north until Roosevelt High School where it transitions down to SF-5000. NC2P-65 zoning continues to the east from the subject parcel for 2 blocks along NE 65th Street 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 55 small efficiency dwelling units and ground floor commercial space. 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 more expensive 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.



PROJECT LOCATION
1222 NE 65th Street
Seattle, WA 98115

PROJECT PROGRAM
Site Area: 5,419 SF
Number of Residential Units: Approx. 55
Number of Parking Stalls: None
Proposed Bike Parking: 54 Stalls
Total Area: 26,255 GSF
Total Area Above Grade: 23,742 GSF
Allowable FAR = 5.75
Anticipated FAR = 4.23

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*

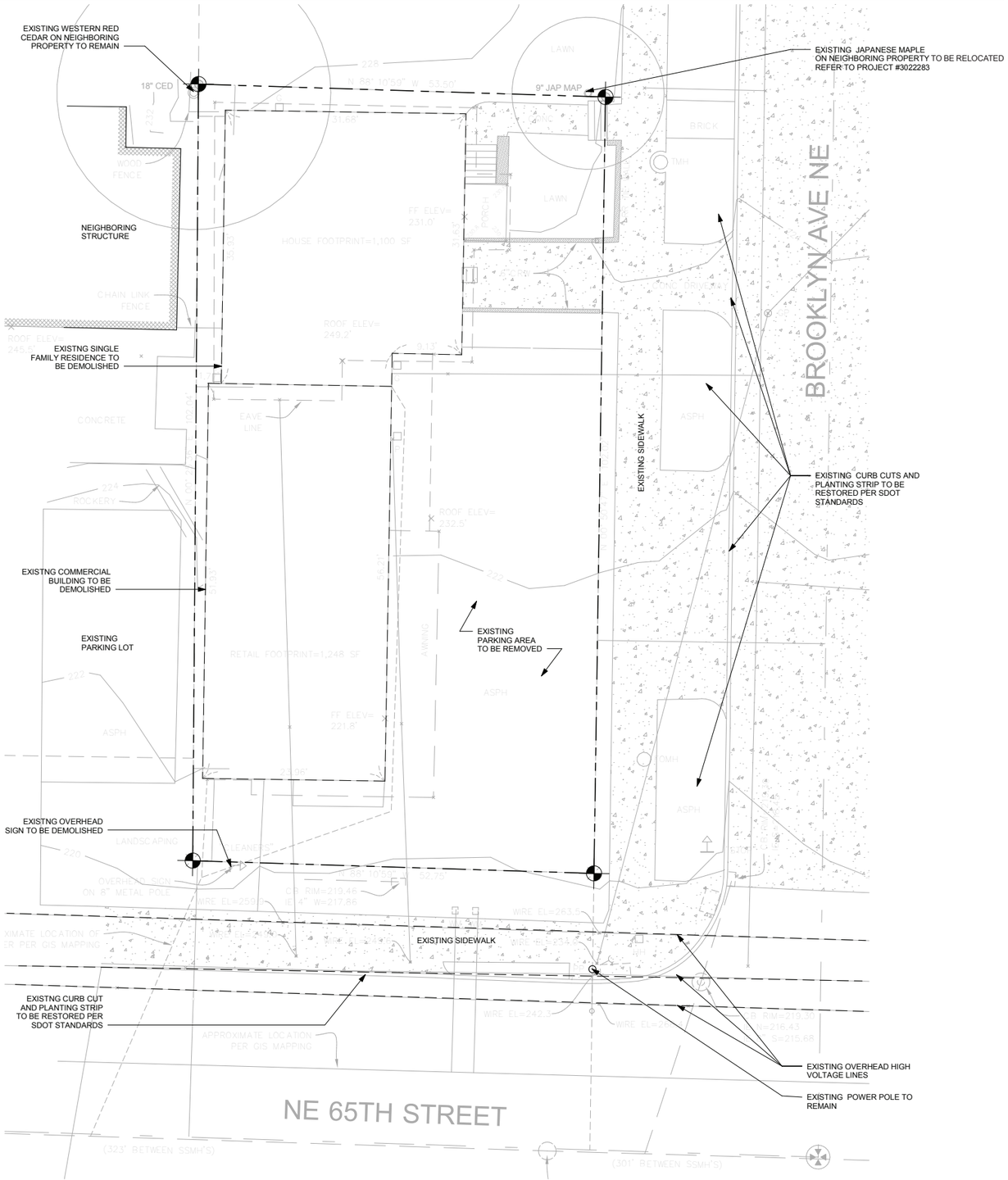
Topography:
- *8’-7” slope across site from northwest corner to southeast corner*
- *5’-6” slope along Brooklyn Ave NE frontage from north to south*
- *0’-5” slope along NE 65th frontage from west to east*

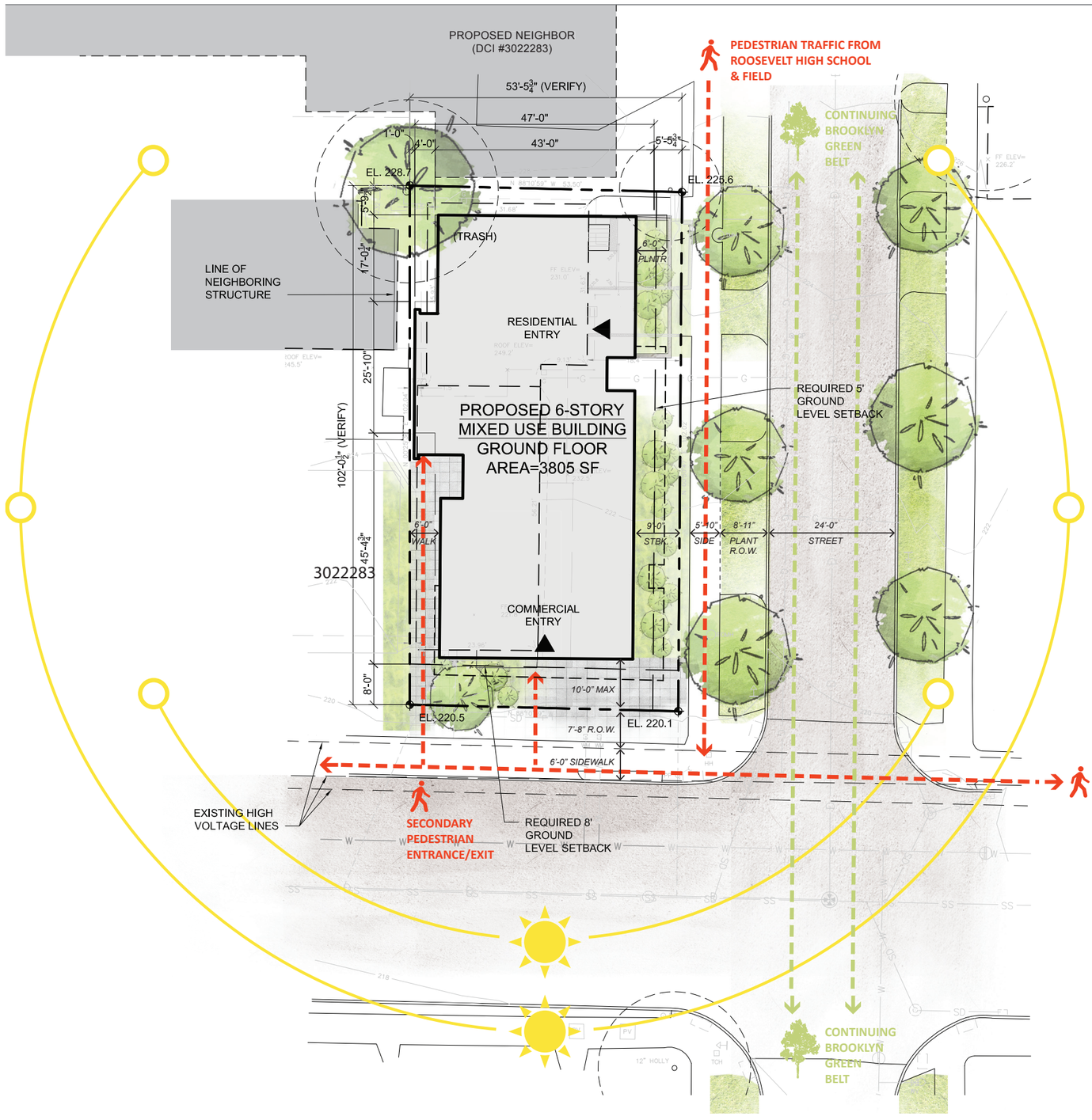
Adjacent Buildings and Uses:
- *Existing 2-story office building immediately west of site (zoned NC2P-65)*
- *Existing single story single family residence immediately north of site (zone NC2P-65 under development (3022283)*

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 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.*
- *9'-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:

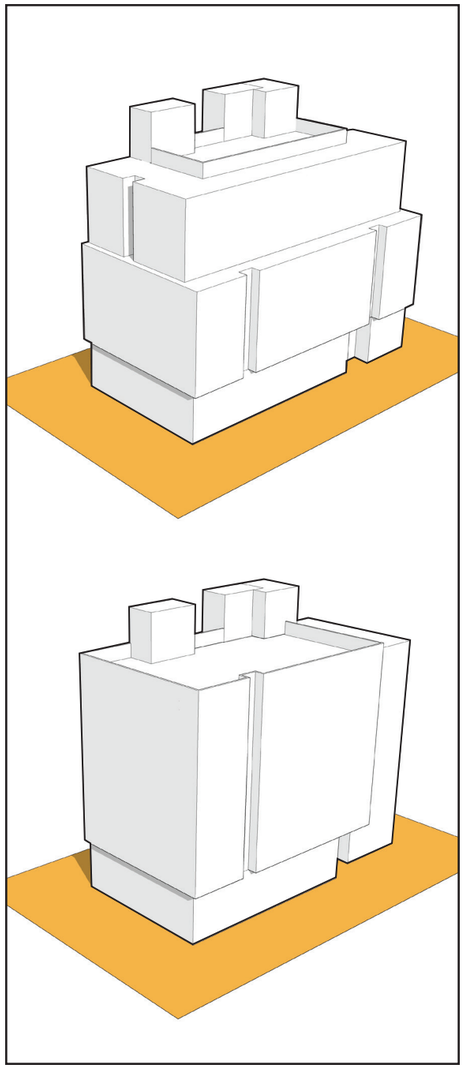
- *NE 65th Street is a minor arterial with a connection under I-5 to Green Lake to the West. There is time limited parking on both the north and south sides of the street adjacent to the site.*
- *Brooklyn Ave NE is an access street with unrestricted parking on both the east and west sides of the street 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.*

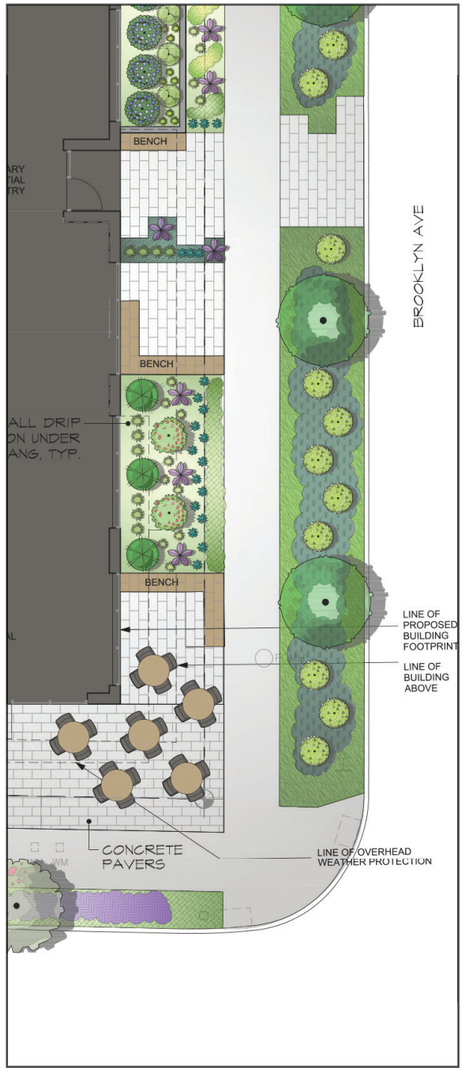
Neighborhood Patterns and Potential:

- *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.*



① MASSING AND SETBACKS

② STREET LEVEL INTERACTION



③ LANDSCAPE AND STREETSCAPE

④ HIGH QUALITY MATERIALS

EDG GUIDANCE

1. MASSING AND SETBACKS: The Board supported the preferred Massing Option Three as it provided the best architectural response and directed the applicant to further develop the corner to create a cohesive expression. The Board directed the applicant to proceed with the preferred massing option. (Guidelines CS2-C-1, DC2-B)

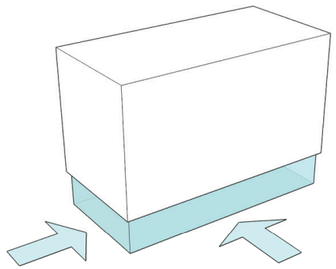
a. The Board recognized that the upper level setbacks are driving the massing form. In order to design a cohesive expression, as part of an integral design concept, the Board encouraged further study of the upper
level setbacks, and indicated they would be supportive of a departure, if the facades are well proportioned,
in particular when viewed from the street. (Guidelines CS2-C-1, DC2-B)
b. The Board appreciated the view study included in the presentation and recommended presenting an updated
version if an upper level setback departure is requested at the next meeting. (Guideline CS2)
c. The Board strongly supported the street level setbacks as shown. (Guidelines PL1-B-2, PL2-I, PL3-I)

2. STREET LEVEL INTERACTION: The Board strongly approved of the bike centered design concept and supported the location of the commercial spaces along NE 65th St. In order to make the commercial space dynamic and engaging after business hours, the Board recommended thoughtfully considering and integrating transparency and lighting. (Guidelines PL1-A-2, PL2-B, PL4-B, DC4-C)

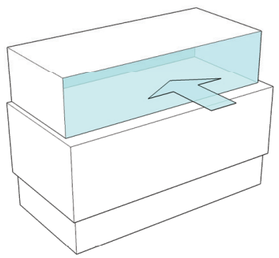
3. LANDSCAPE AND STREETSCAPE: The Board discussed the landscaping approach to the adjacent street frontages and provided the following guidance.

a. The Board strongly supported preserving the Japanese Maple or relocating the tree to a more prominent location. (Guideline CS1-D)
b. Acknowledging the close proximity of the future light rail station, the Board noted that the corner will become a busy pedestrian intersection and a more urban corner treatment should be developed. The Board recommended revising the landscape design and studying proportions, proposed sidewalk width and potential conflict with the existing pole. (Guidelines PL1-B-2, PL2-I, PL3-I)
c. The Board strongly supported the spill out area associated with the retail space along NE 65th St. (Guidelines
PL1-A-2, PL1-C)

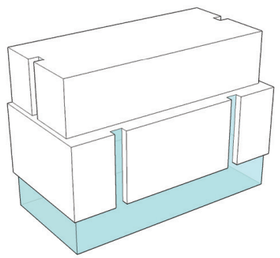
4. HIGH QUALITY MATERIALS: The Board recognized this corner site as very prominent and stressed the importance of durable, integral color materials for the street facing facades. The Board noted that detailing material transitions is critical, in particular for the stair tower, and directed the applicant to provide views of the southwest corner. (Guidelines DC2-B, DC2- D, DC4-A)



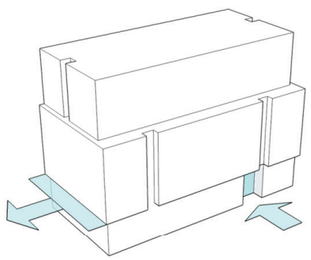
COMMERCIAL SETBACKS



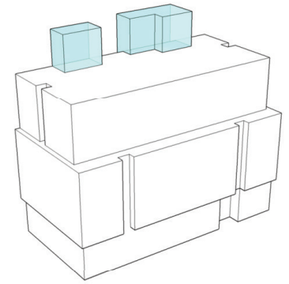
UPPER LEVEL SETBACKS



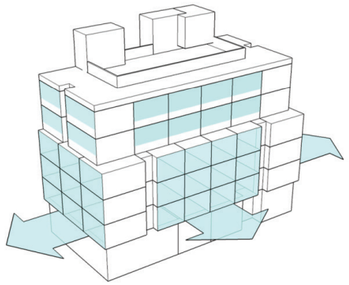
GLAZING STRATEGY - INSETS



ENTRY APPROACH

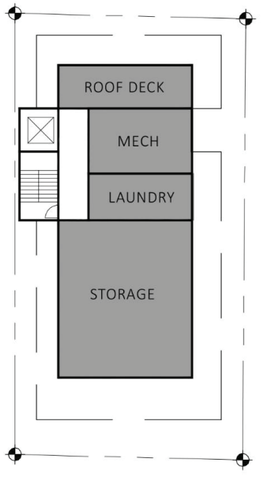


STAIR LOCATIONS

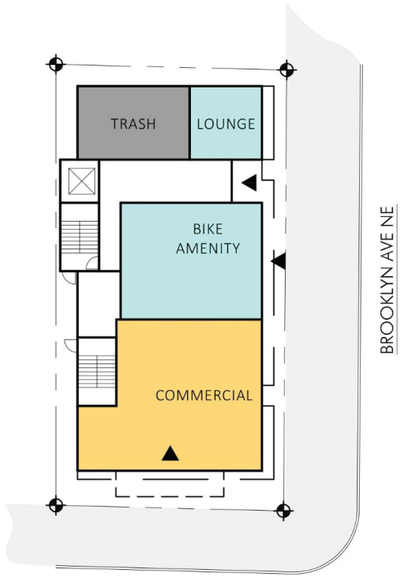


GLAZING STRATEGY - UNITS

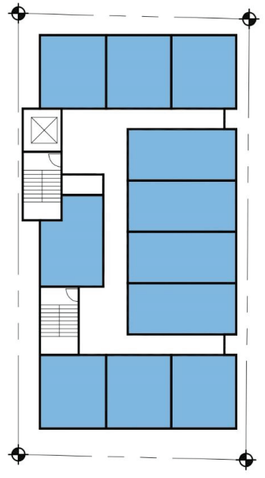
AMENITY AREA SERVICE AREA DWELLING UNIT COMMERCIAL SPACES



BASEMENT LEVEL 2,472 GSF

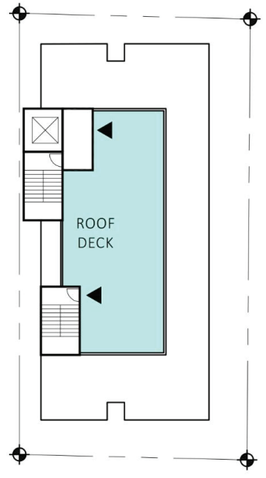


FIRST LEVEL 3,837 GSF

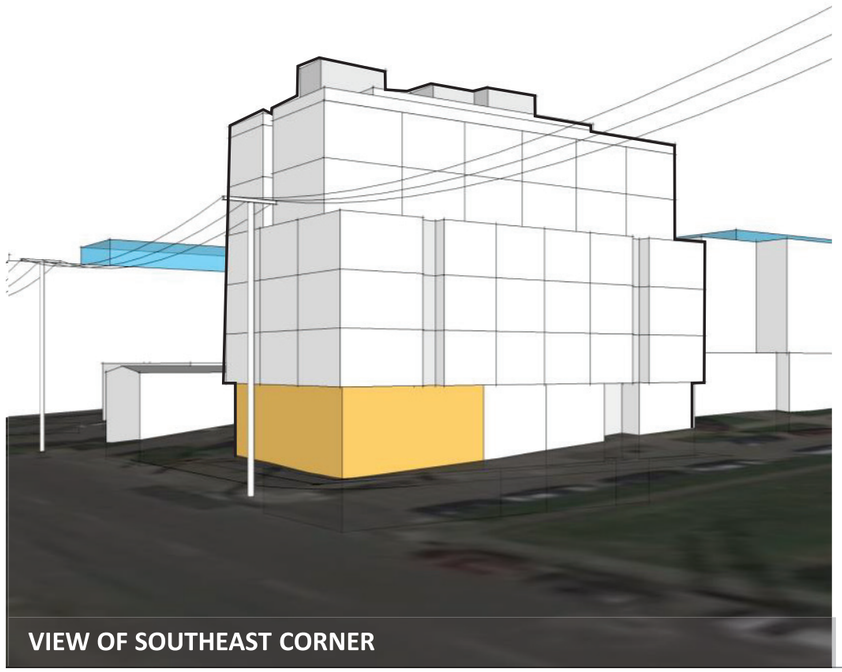


SECOND THRU FOURTH LEVELS 12,690 GSF TOTAL (33 UNITS)

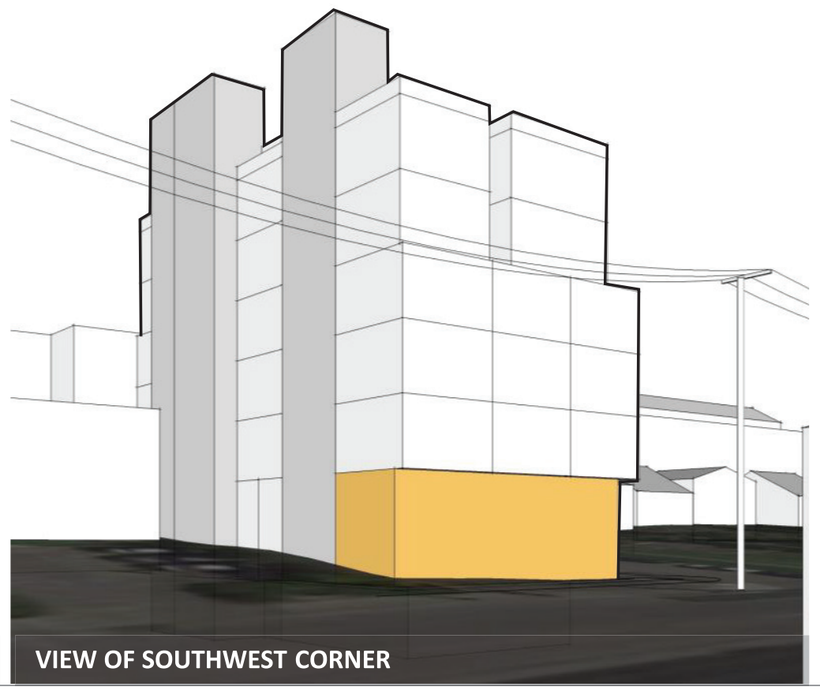
FOURTH THRU SIXTH LEVELS 7,100 GSF (20 UNITS)



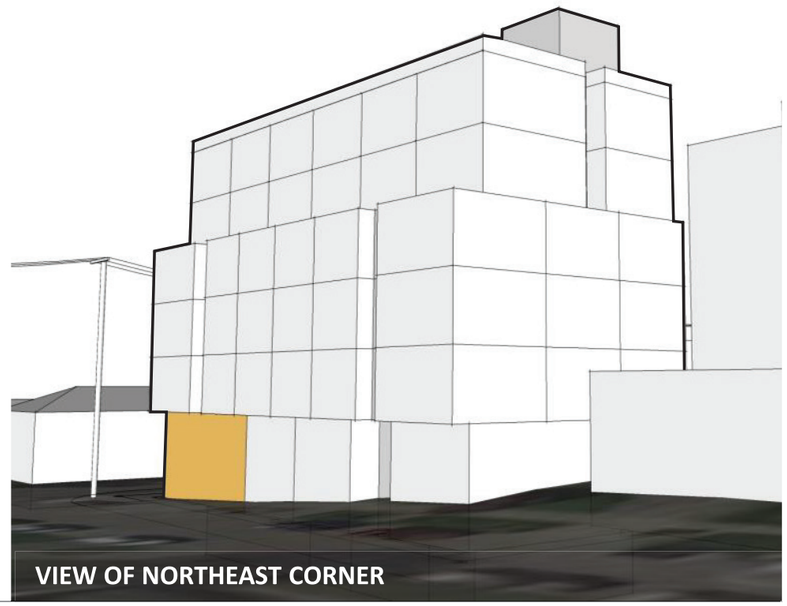
ROOF LEVEL 475 GSF



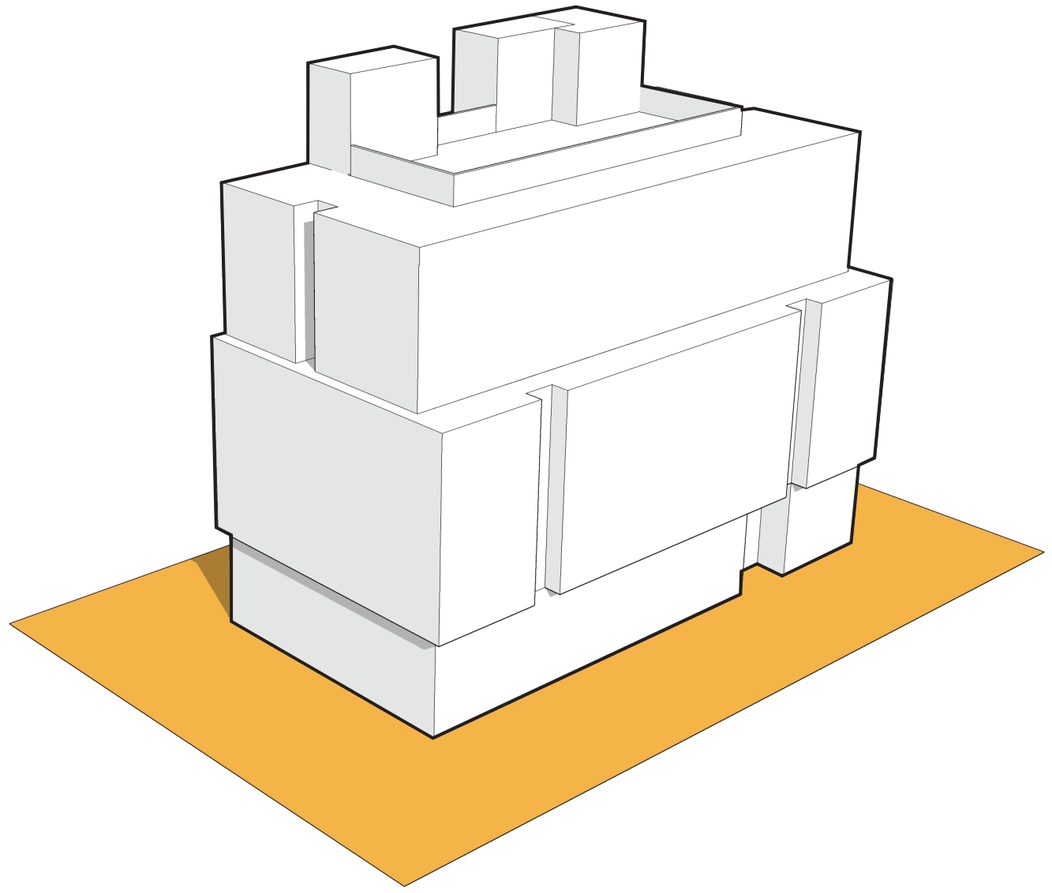
VIEW OF SOUTHEAST CORNER



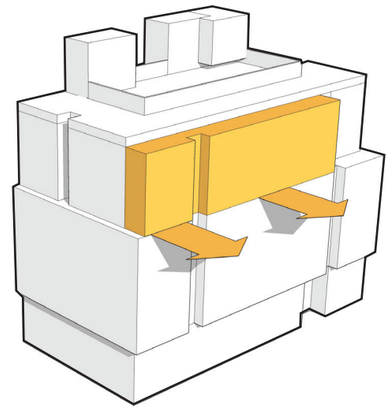
VIEW OF SOUTHWEST CORNER



VIEW OF NORTHEAST CORNER

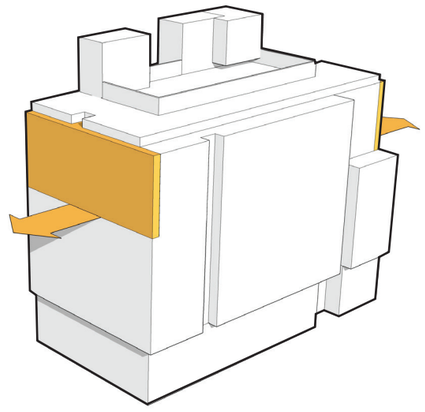


EDG PROPOSAL



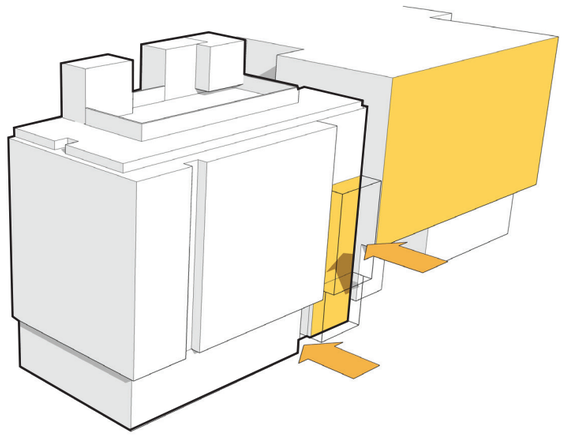
① **ALIGN EASTERN EDGE**

As studied, conforming to the upper level setback does not preserve direct views from the high school and complicates the massing of the building. The eastern edge is aligned with the building below to simplify the form.



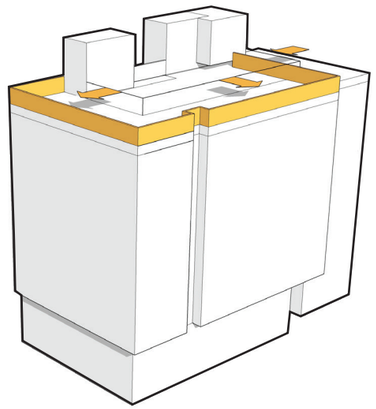
② **ALIGN NORTH & SOUTH EDGES**

The front and rear modulation is also flushed out with the lower floors to further simplify and define the building form.



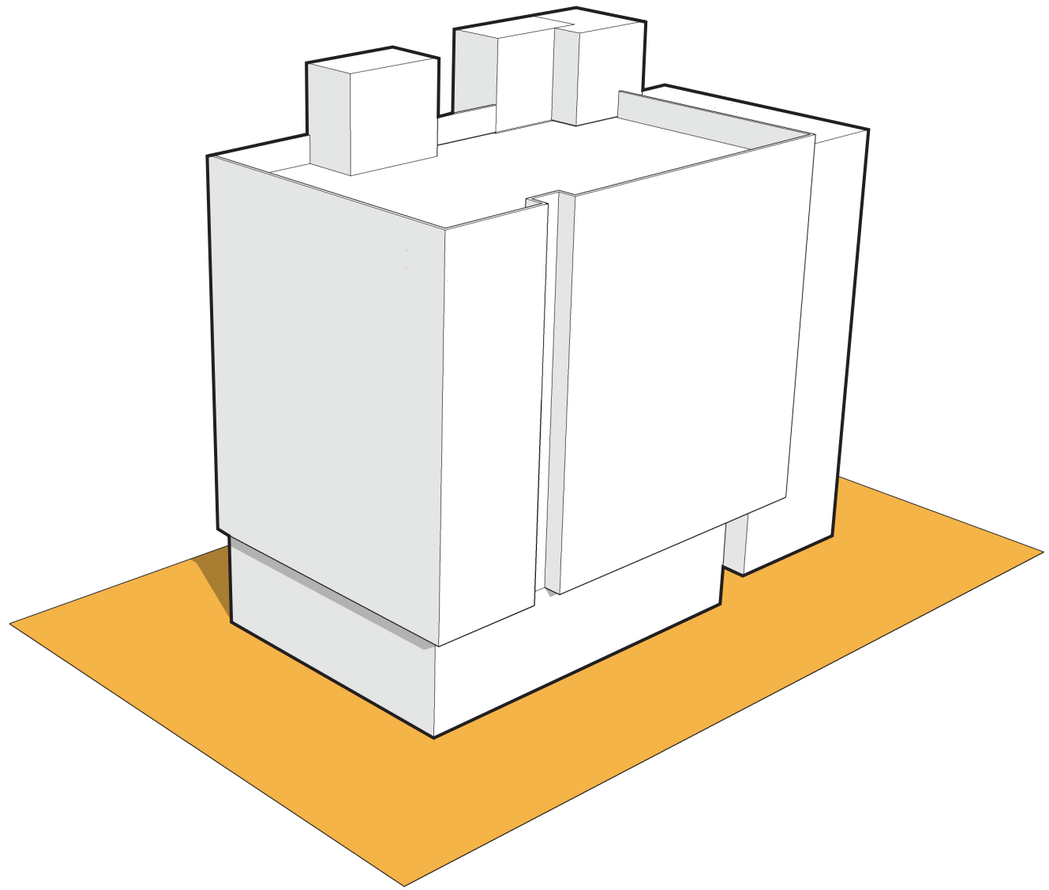
③ ALIGN NORTHEAST CORNER TO MATCH PROPOSED NEIGHBOR

The remaining modulation at the rear (north) of the site is recessed so that it is in closer plane to the adjacent proposed structure. This also helps distinguish the two volumes of the design.

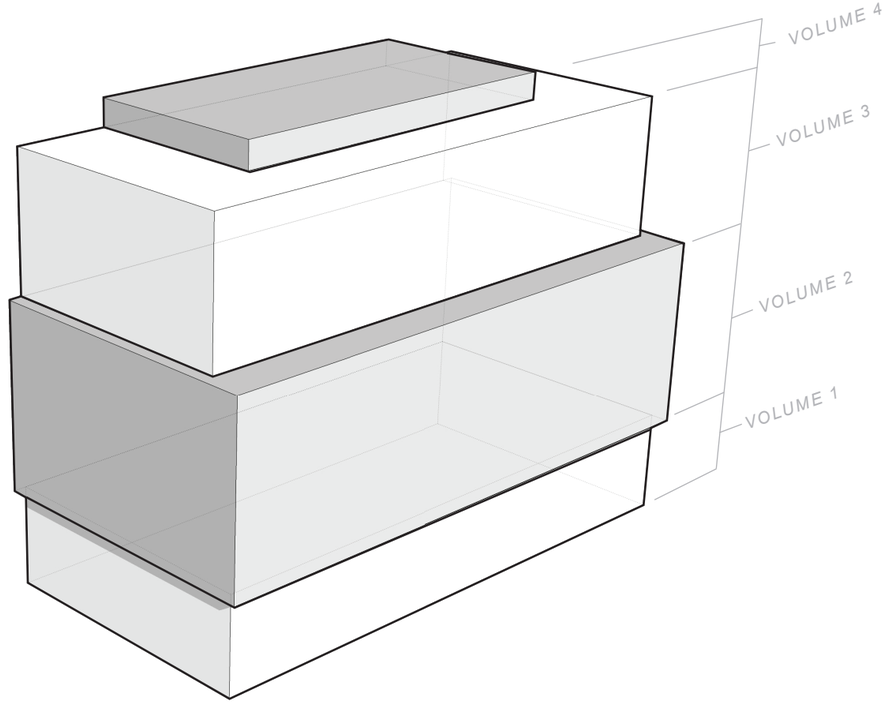


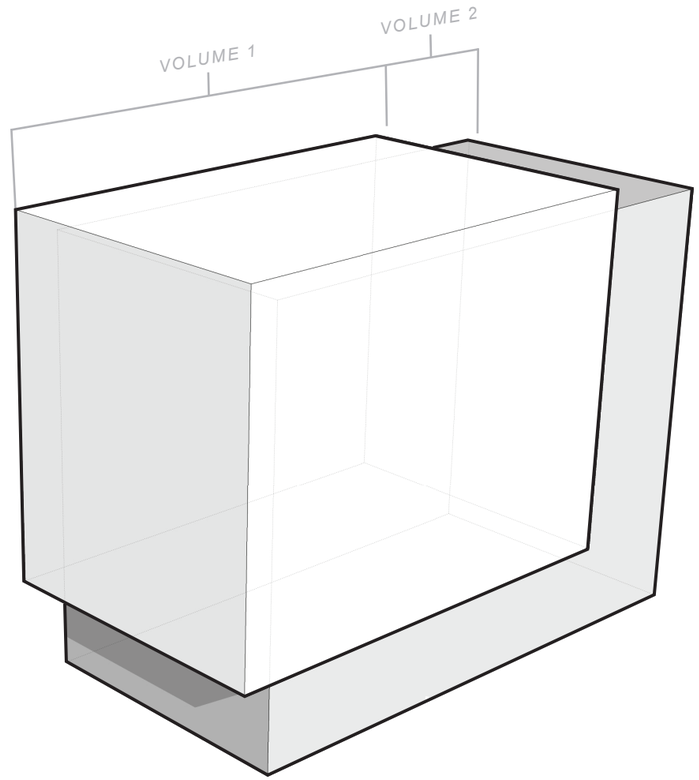
④ ALIGN PARAPETS TO DEFINE VOLUMES

Roof deck parapets are strategically raised to create two distinct volumes. The first volume, anchored on the corner, sits atop a lower, more-recessed volume, detailed on the following pages.



REC PROPOSAL





FAR COUNT (BEFORE)

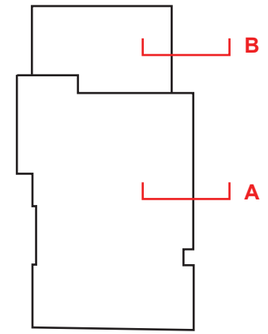
Level 1:	3,673 SF
Level 2:	4,218 SF
Level 3:	4,218 SF
Level 4:	4,218 SF
Level 5:	3,550 SF
Level 6:	3,550 SF
Roof:	475 SF
TOTAL:	**23,902 SF**
	53 UNITS

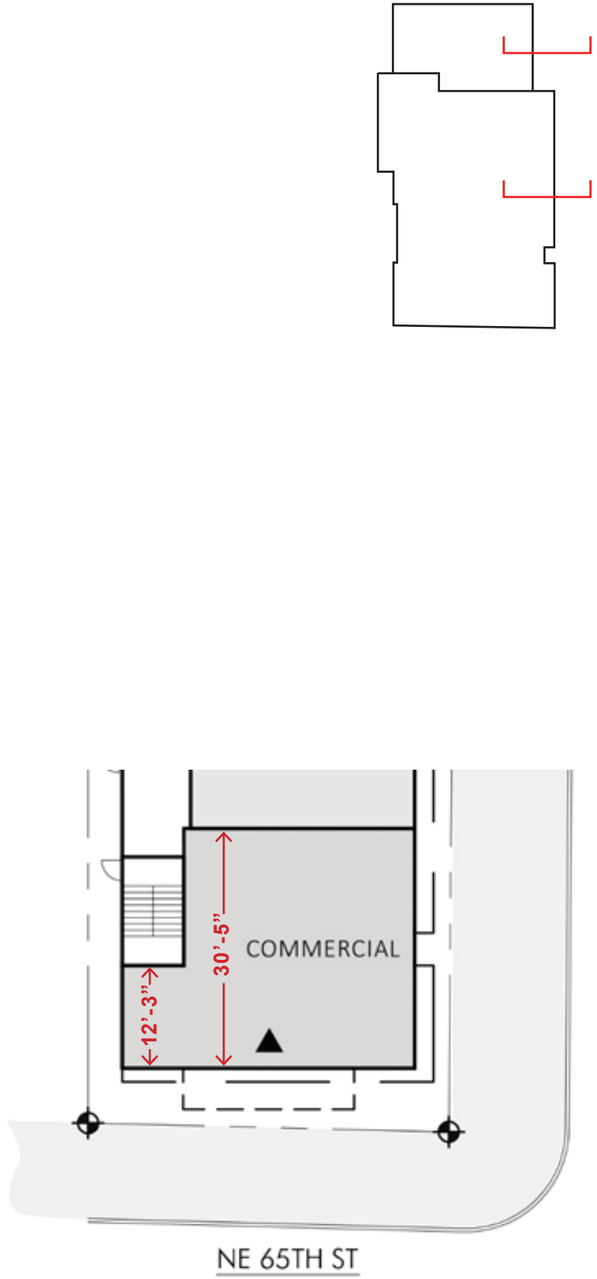
VS.

FAR COUNT (AFTER)

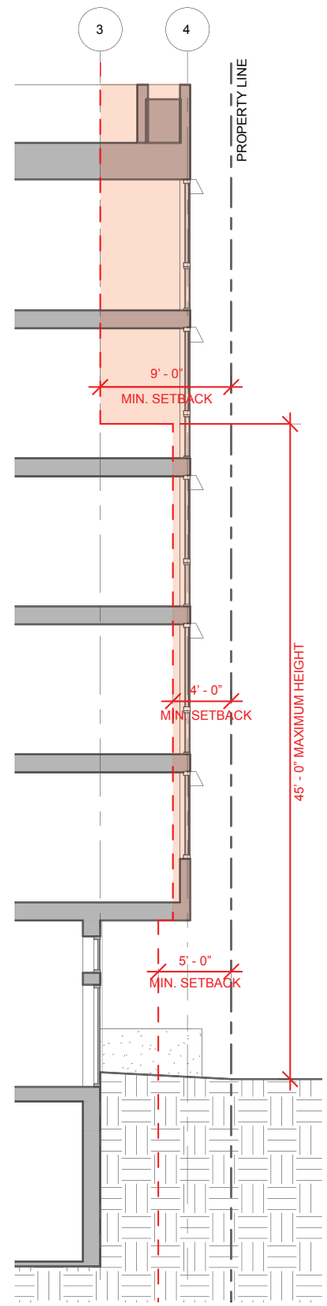
Level 1:	3,124 SF
Level 2:	3,866 SF
Level 3:	3,866 SF
Level 4:	3,866 SF
Level 5:	3,866 SF
Level 6:	3,866 SF
Roof:	470 SF
TOTAL:	**22,924 SF**
	55 UNITS

DEPART	SMC 23.47A.008.B.3 Street-Level Development Standards	SMC 23.47A.009.D.1.a.2) Standards Applicable To Specific Areas
REQUIREMENT	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 facade.	Brooklyn Ave NE. An average ground level setback of 5 feet 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 ground level setback at all points along the length of the street property line at 45 feet of height and above.
REQUEST	12'-3" minimum and 26'-2" average depth of commercial space.	Departure from the 9-foot upper level setback. The project proposes to add the required 4-foot upper level setback to the ground level. The upper level setback will be 3'-0" from the property line, therefore requesting a 6-foot reduction from the requirement.
RATIONALE	1. The Board indicated early support of the departure, since the adjacent frontage and spill out retail space encourages pedestrian activity along the sidewalks. 2. To create a safer pedestrian ROW along NE 65th by adding street trees and widening the sidewalk, a 9' ground level setback (8' average required) is proposed which limits the depth of the commercial space. 3. The portion of the commercial space less than 15' is due to the location of an egress stair required for the residential units above. 4. A focus of the ground level is a maximized bike amenity area which limits the ability to increase the depth of the commercial space.	To strengthen the corner of 65th and Brooklyn with a more cohesive and aesthetically pleasing massing, as encouraged by the Design Review Board. Views from Roosevelt High School will be minimally impacted.

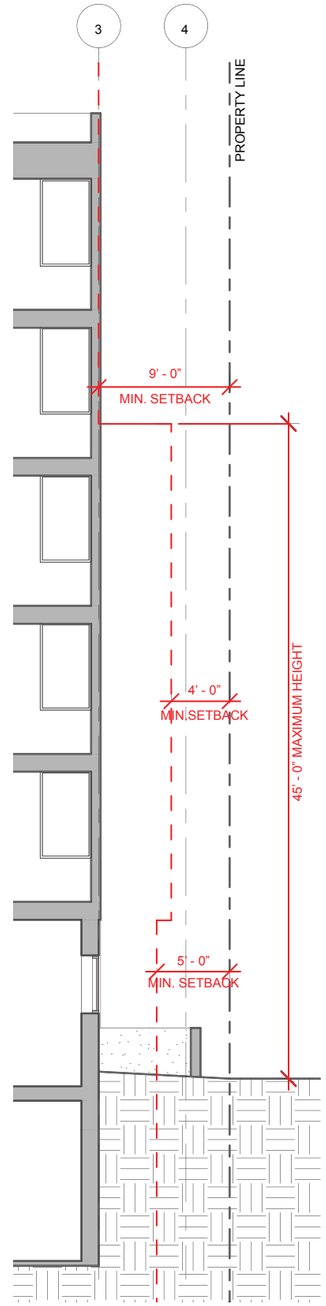




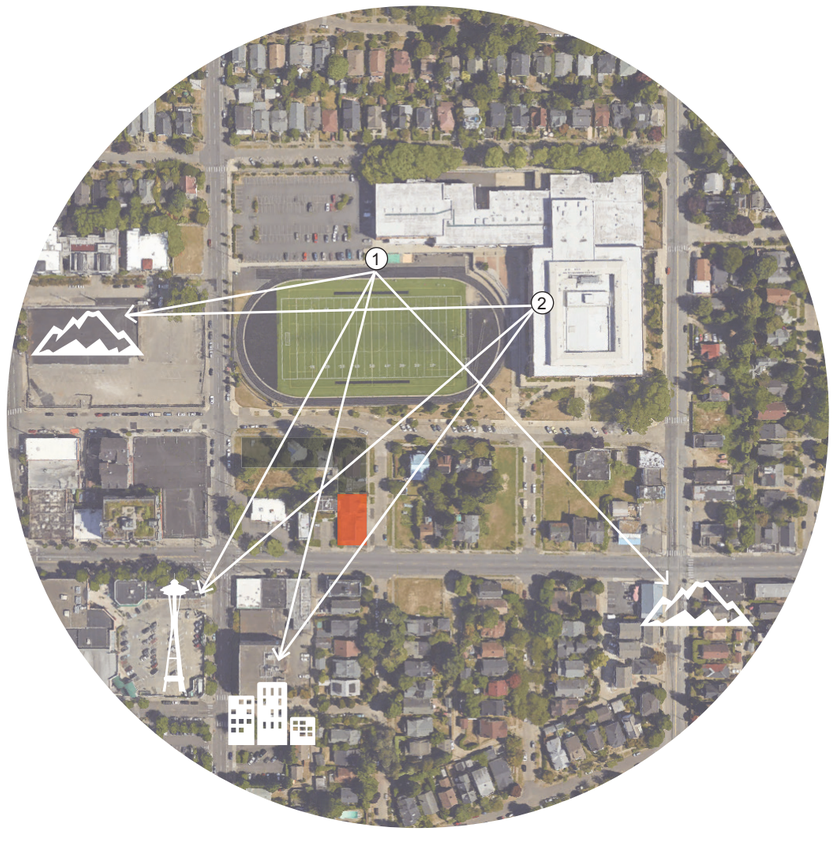
STREET-LEVEL DEVELOPMENT STANDARDS: COMMERCIAL DEPTH

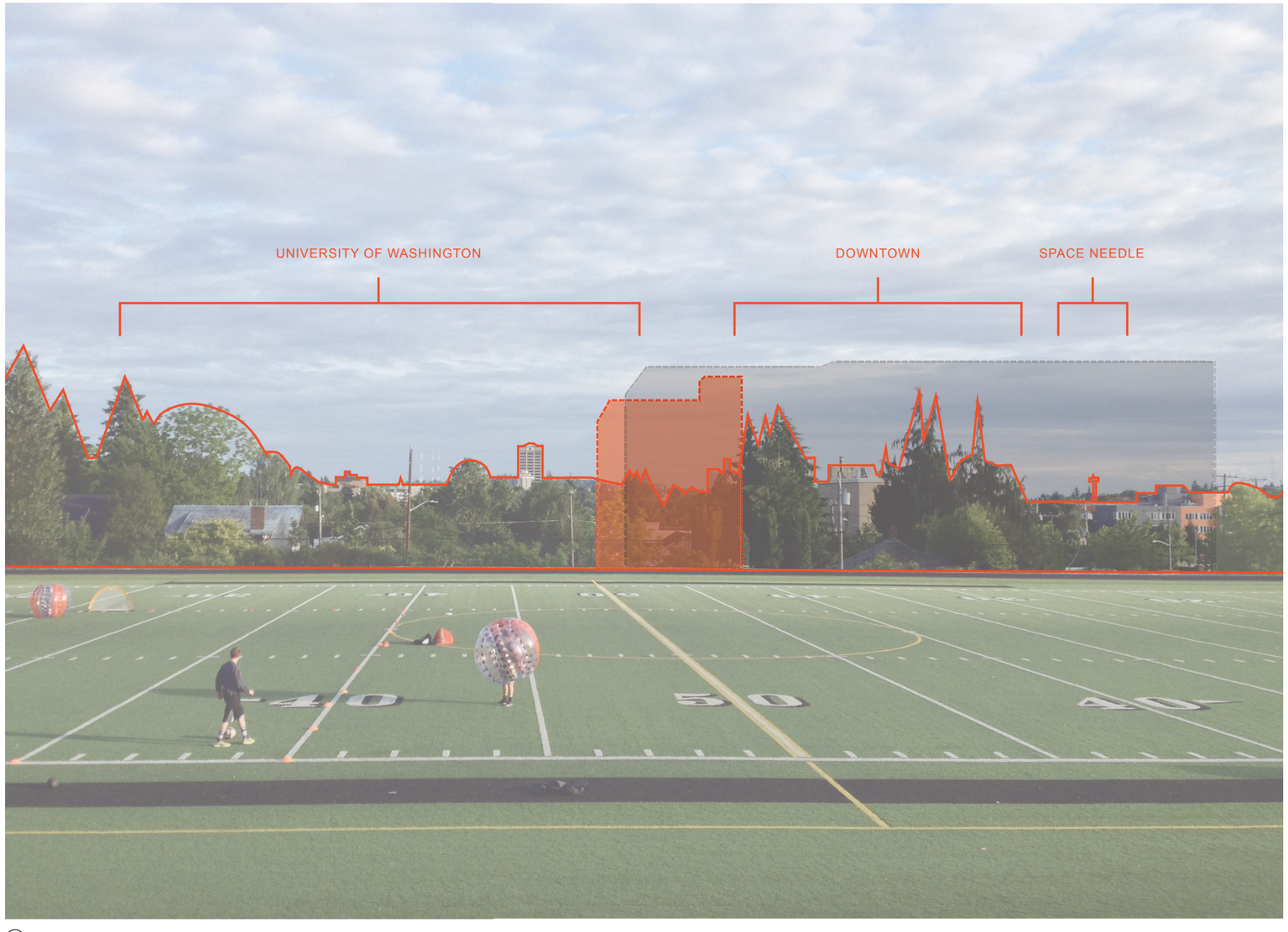


STANDARDS APPLICABLE TO SPECIFIC AREAS DEPARTURE: UPPER LEVEL SETBACKS (A)

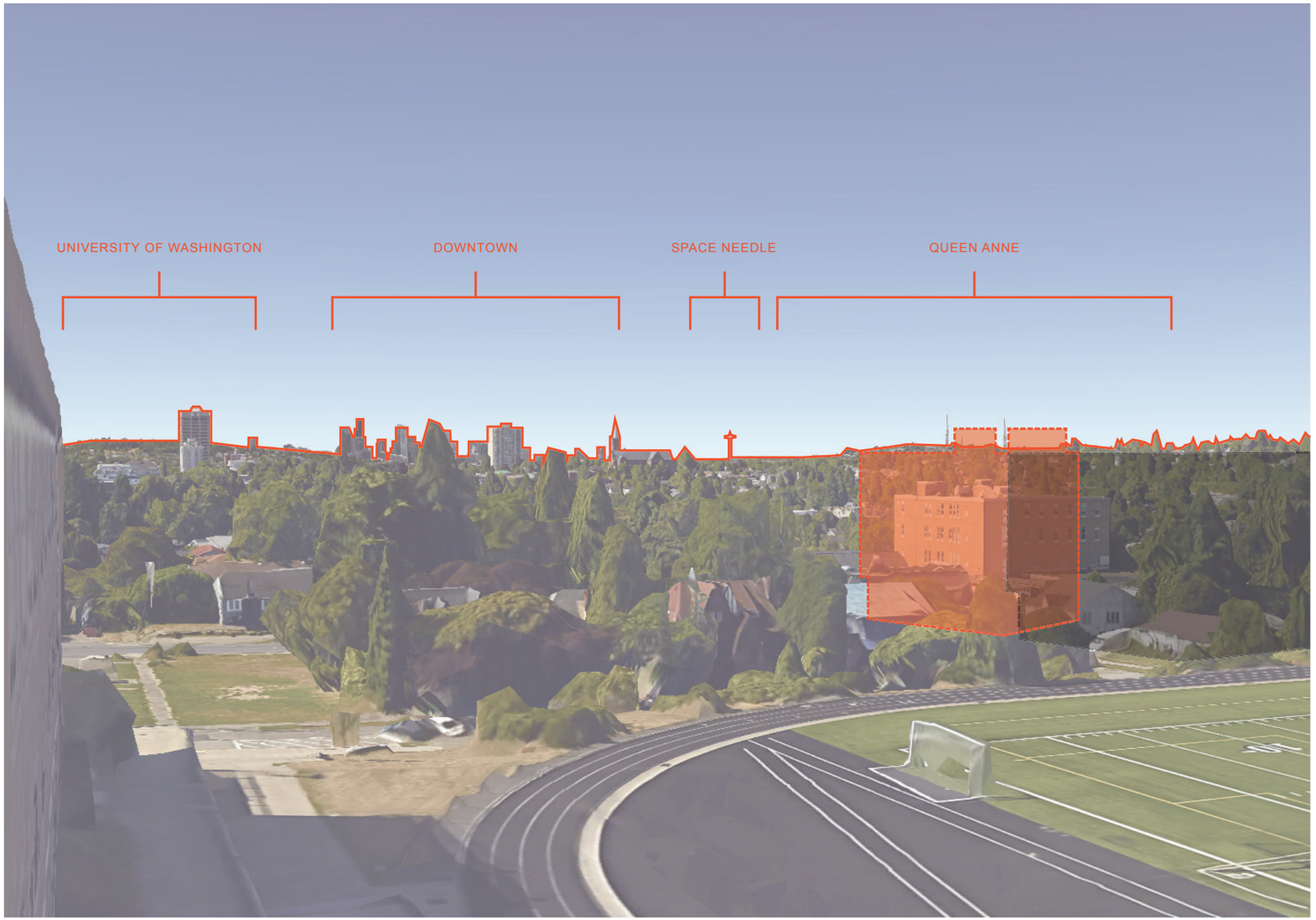


STANDARDS APPLICABLE TO SPECIFIC AREAS DEPARTURE: UPPER LEVEL SETBACKS (B)





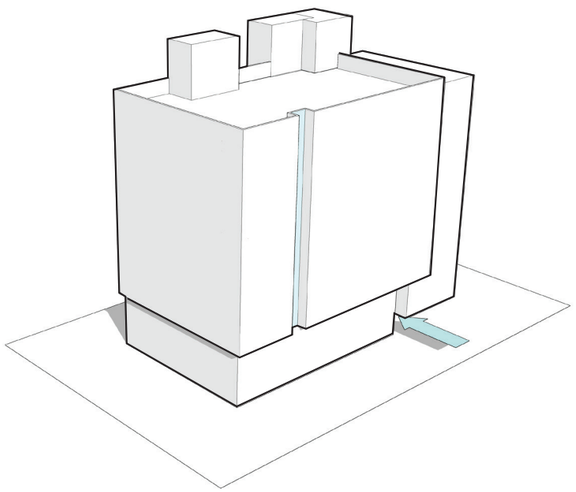
① VIEW FROM FIELD



② VIEW FROM CLASSROOMS

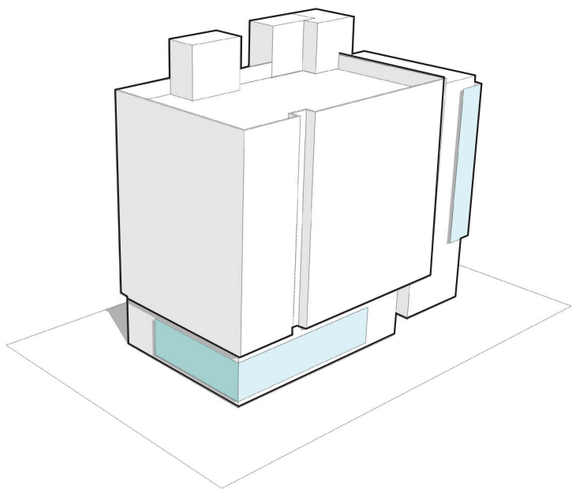
VIEWS FROM ROOSEVELT HIGH SCHOOL

The proposed development has little to no affect on views from the Roosevelt High School upper level classrooms. It will also have minimal impact on the views from the fields as it will be located behind another structure that has a similar proposed height.



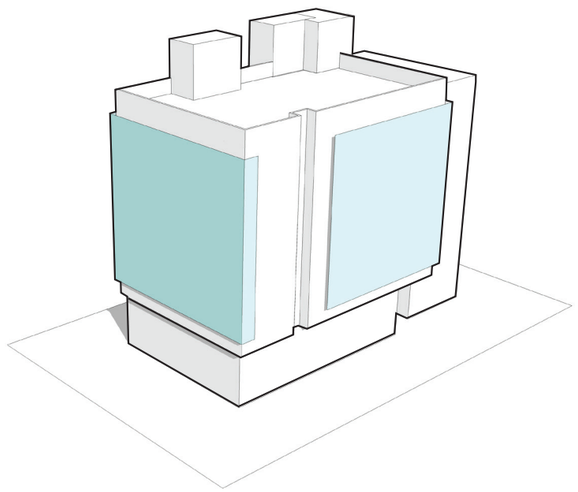
① RECESSED GLAZING

Glazing proposed at the recesses creates a moment of separation in the primary, corner-focused volume, and allows for day lit hallways on the upper floors.



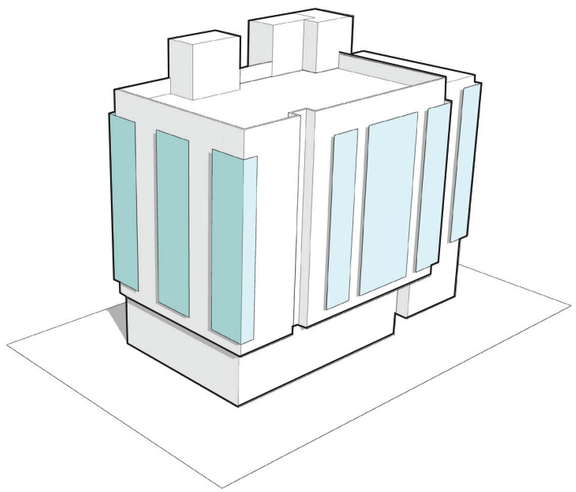
② “L-SHAPED” GLAZING

Large expanses of glazing are proposed along the street-level to encourage pedestrian interaction, as well as in the corner units to provide views of Roosevelt High School.



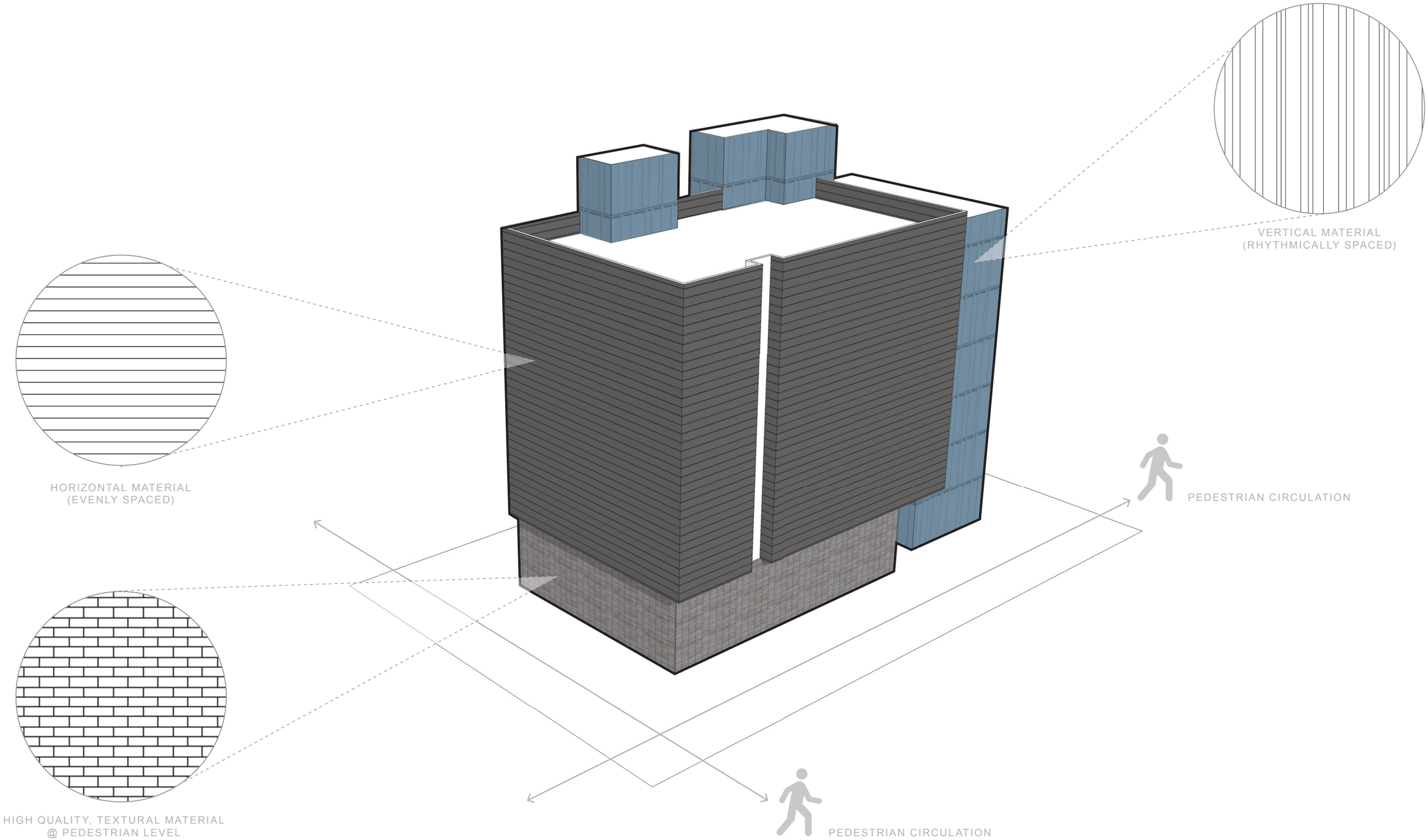
③ PLANE + CORNER GLAZING

Glazing is also focused towards the streets and towards Roosevelt High School. This contributes to the connection between the proposed private structure and neighborhood at large.



④ VERTICAL STRIP GLAZING

These glazing planes and corners are further defined into vertical strips, connected by a separate material to further unify the building massing.


VERTICAL MATERIAL
(RHYTHMICALLY SPACED)
HORIZONTAL MATERIAL
(EVENLY SPACED)
PEDESTRIAN CIRCULATION
HIGH QUALITY, TEXTURAL MATERIAL
@ PEDESTRIAN LEVEL
PEDESTRIAN CIRCULATION

① AEP SPAN METAL SIDING, COOL MATTE BLACK (22-24 GA)

② BRICK VENEER, GRAY

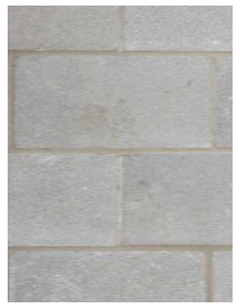
③ VERTICAL HARDIE PLANK, (SW 7606 BLUE CRUISE)

④ AEP SPAN METAL PANEL, COOL REGAL WHITE (22-24 GA)

⑤ VINYL WINDOWS, WHITE

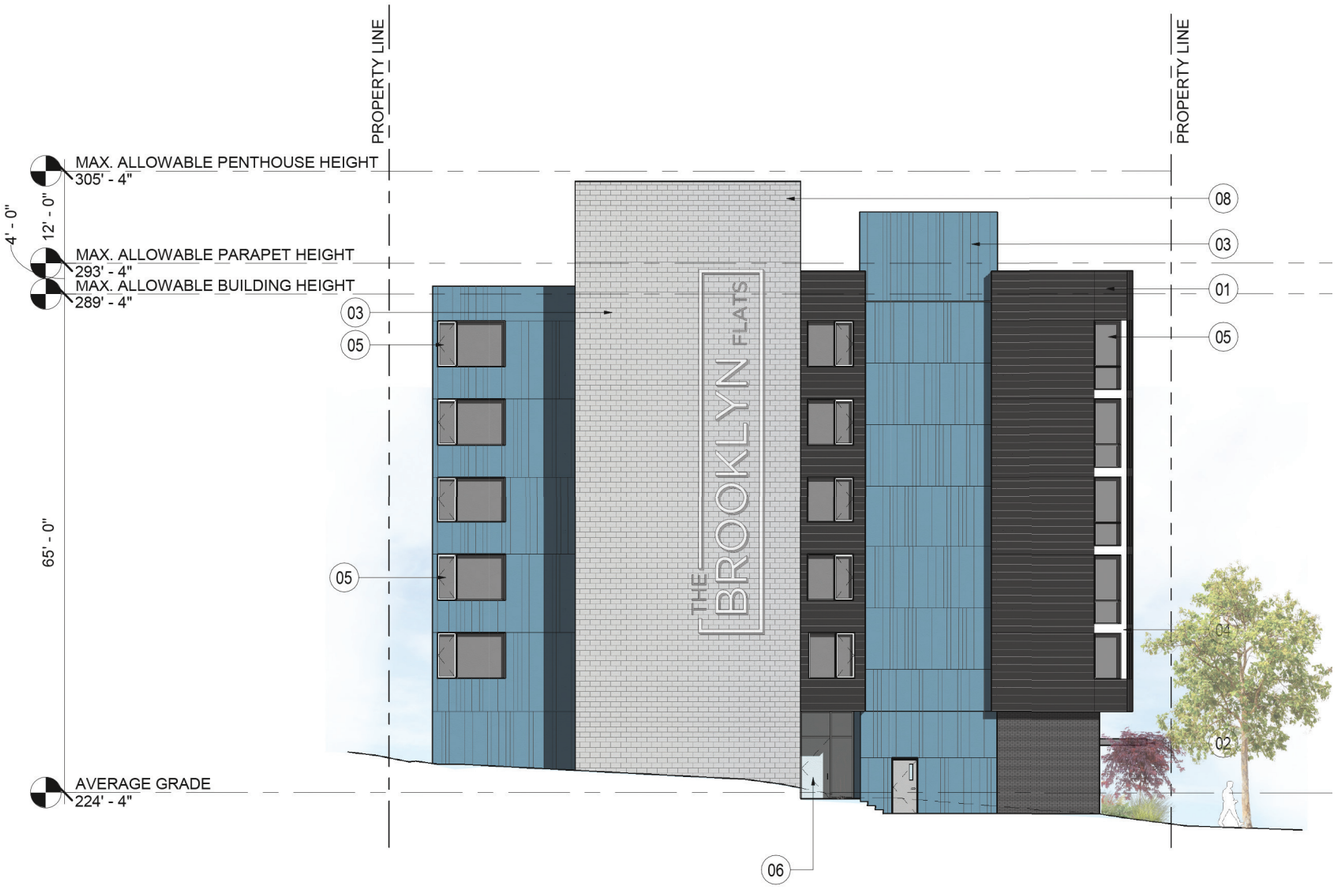
⑥ BLACK ALUMINUM STOREFRONT GLAZING SYSTEM

⑦ PAINTED BLACK STEEL OVERHEAD WEATHER PROTECTION



⑧ CONCRETE MASONRY UNIT

⑨ ARCHITECTURAL CONCRETE



① AEP SPAN METAL SIDING, COOL MATTE BLACK (22-24 GA)

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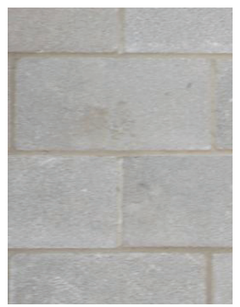
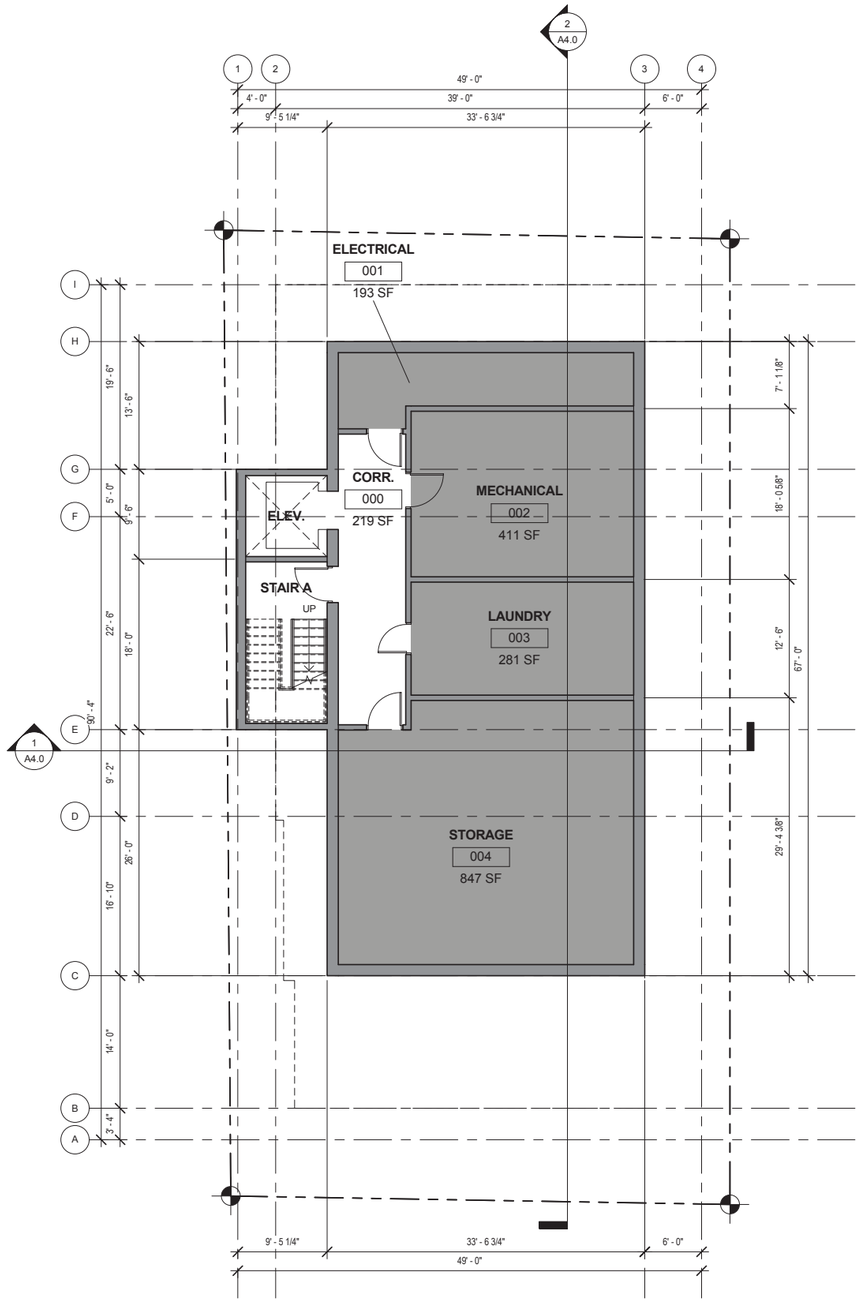
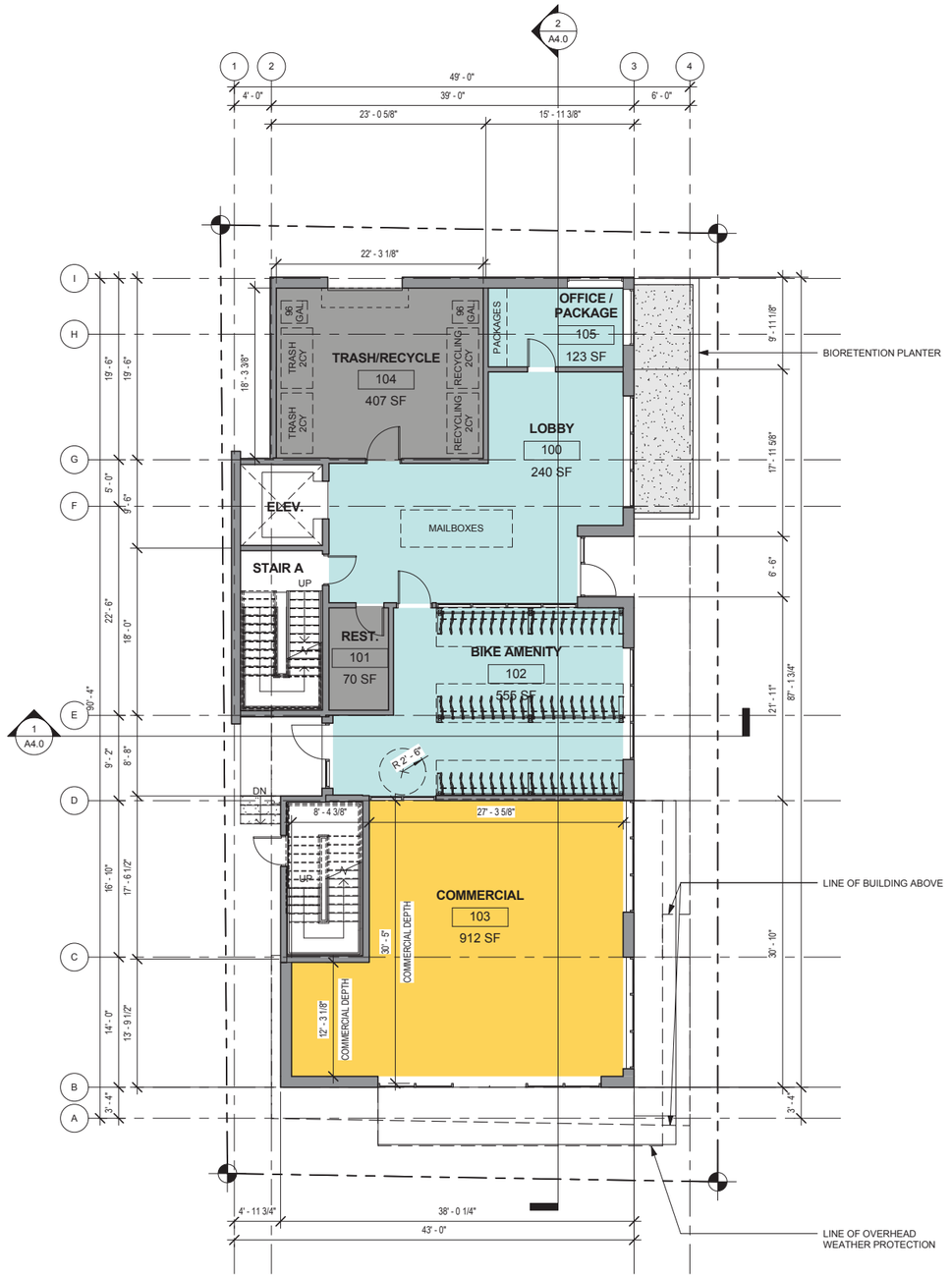


⑧ CONCRETE MASONRY UNIT

⑨ ARCHITECTURAL CONCRETE

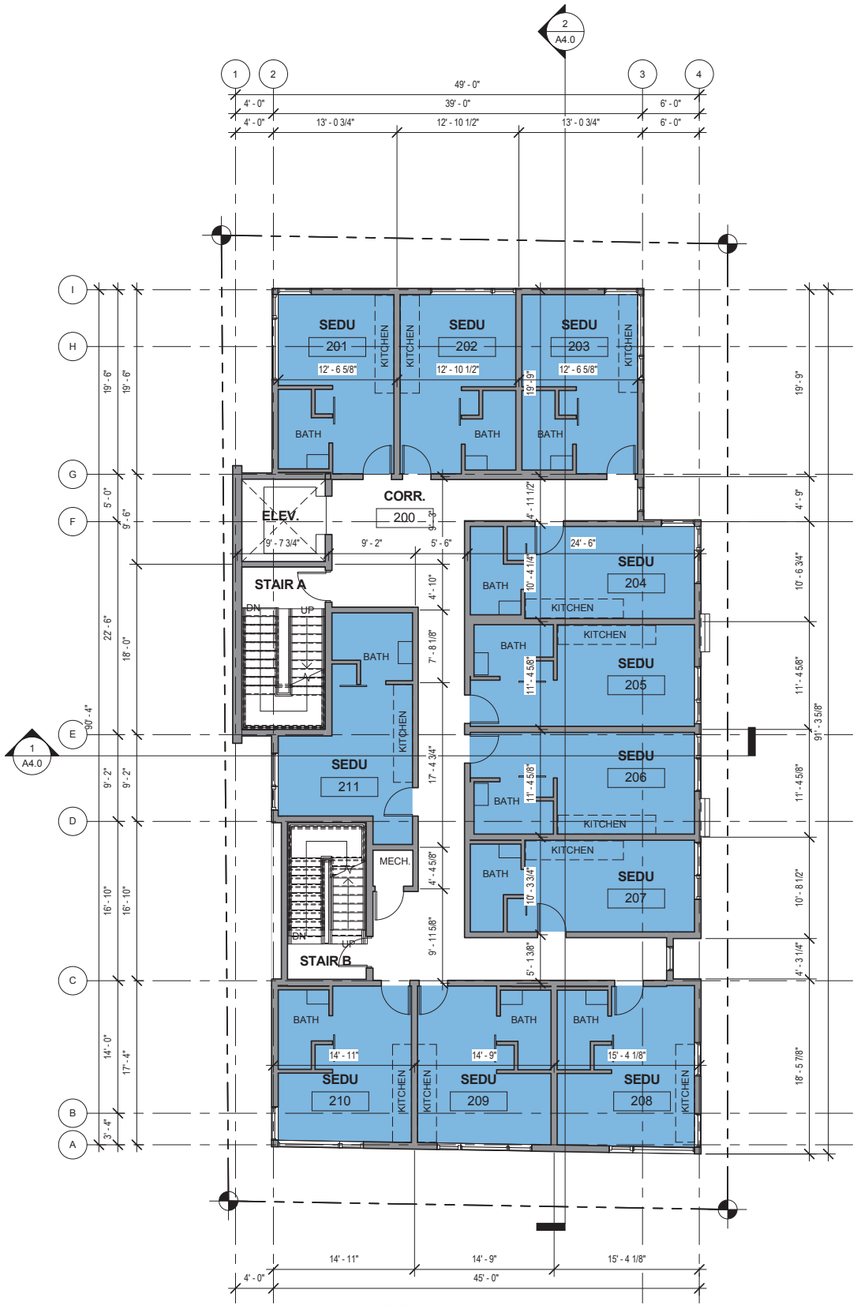


BASEMENT FLOOR PLAN

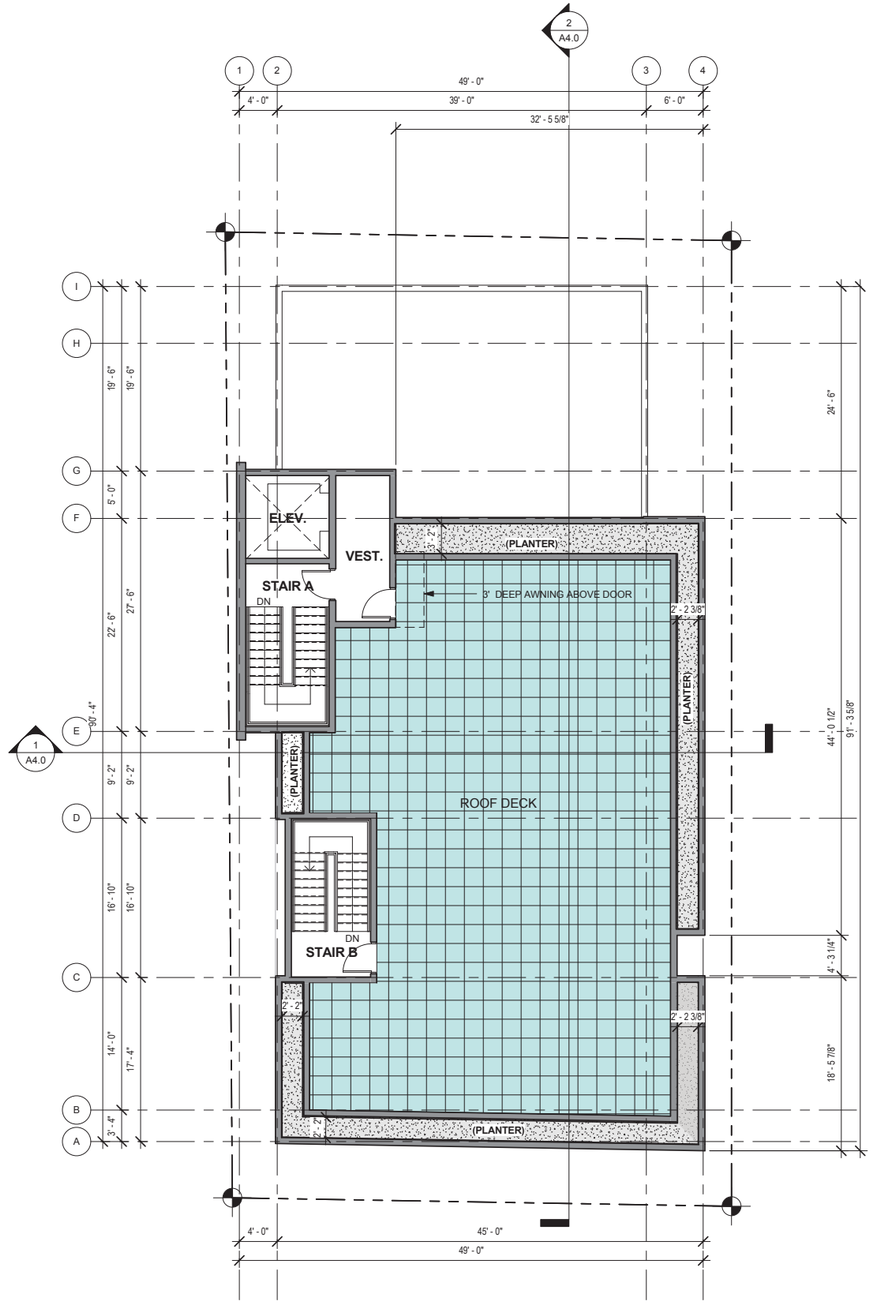


FIRST FLOOR PLAN

AMENITY AREA SERVICE AREA DWELLING UNIT COMMERCIAL AREA



2ND & 3RD FLOOR PLAN

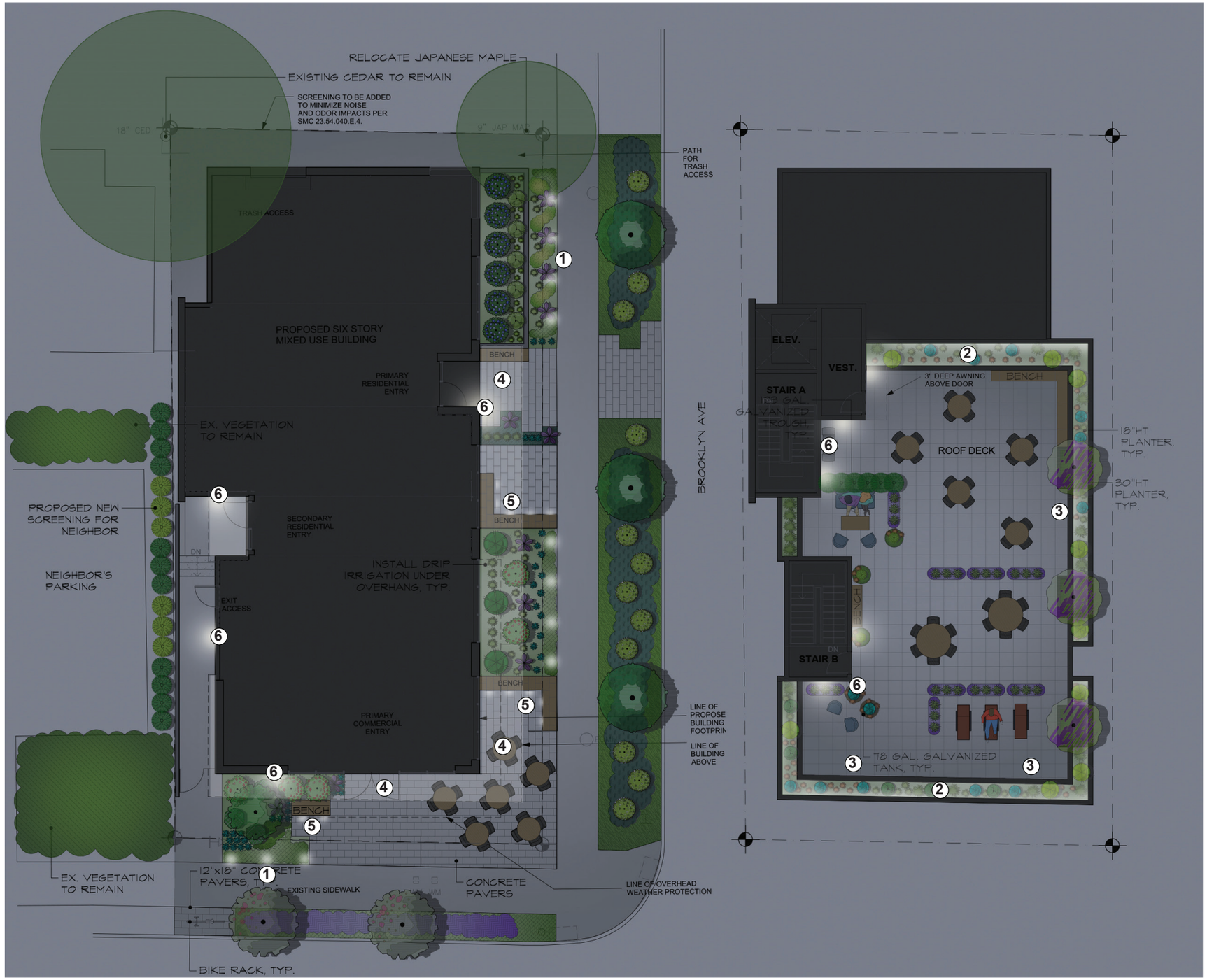


ROOF PLAN

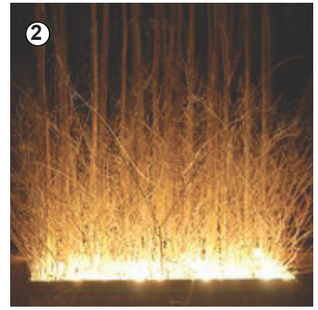
AMENITY AREA | SERVICE AREA | DWELLING UNIT | COMMERCIAL AREA

SHORT SECTION

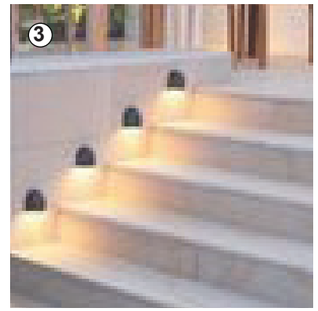
LONG SECTION



LANDSCAPE LIGHTING



PLANTER BOX ROPE LIGHTING

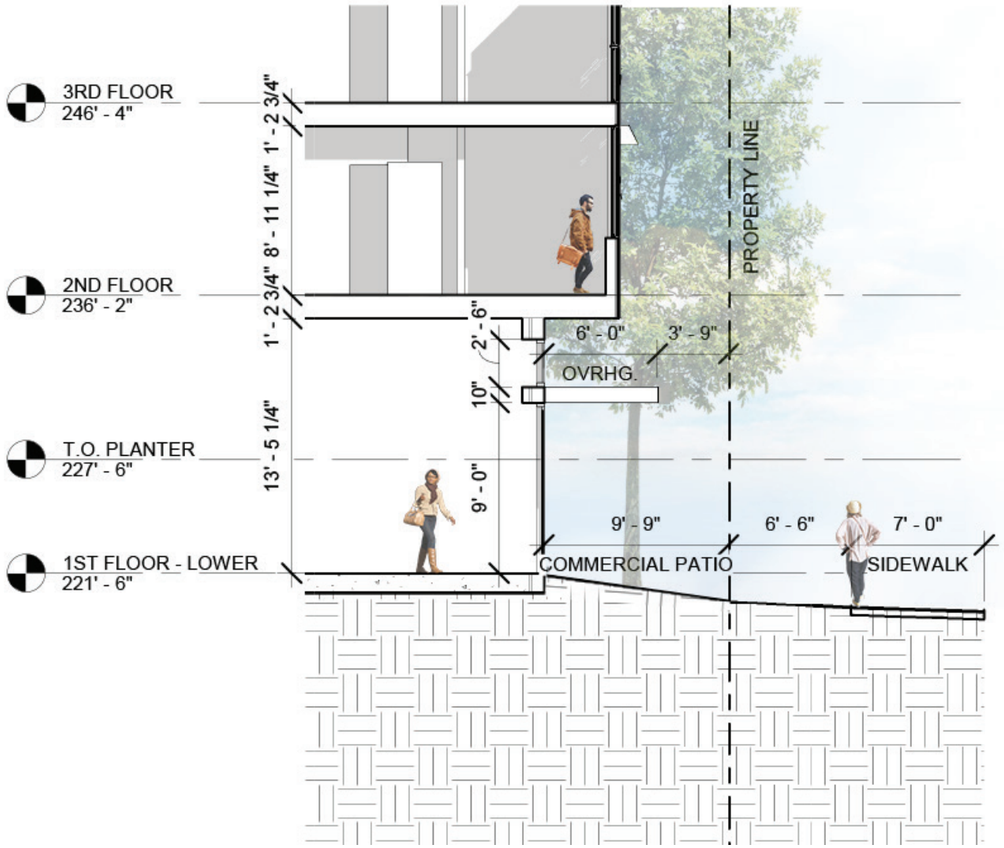


PARAPET DOWN LIGHTS

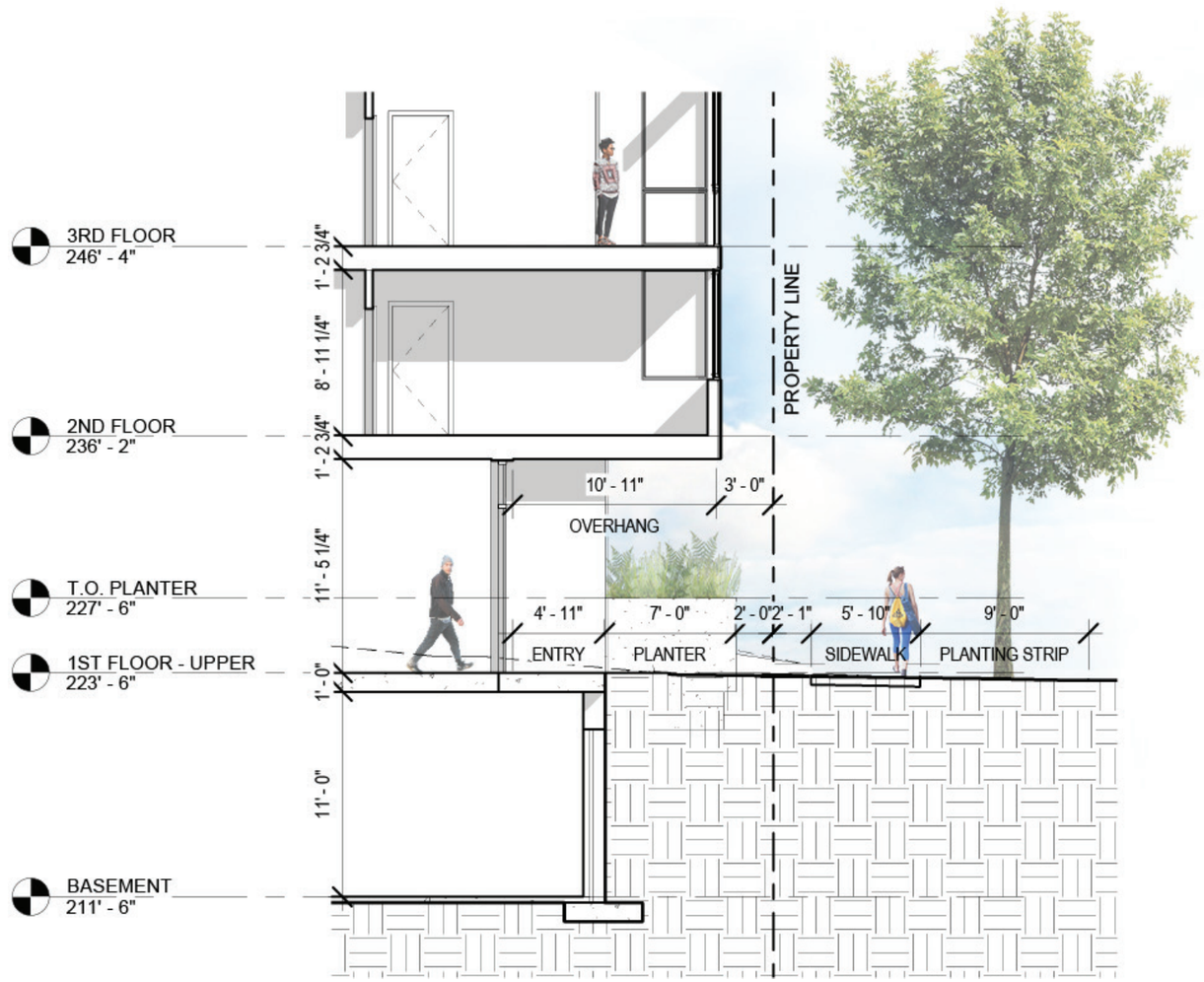
RECESSED CAN LIGHTS

INTEGRATED CONCRETE FIXTURES

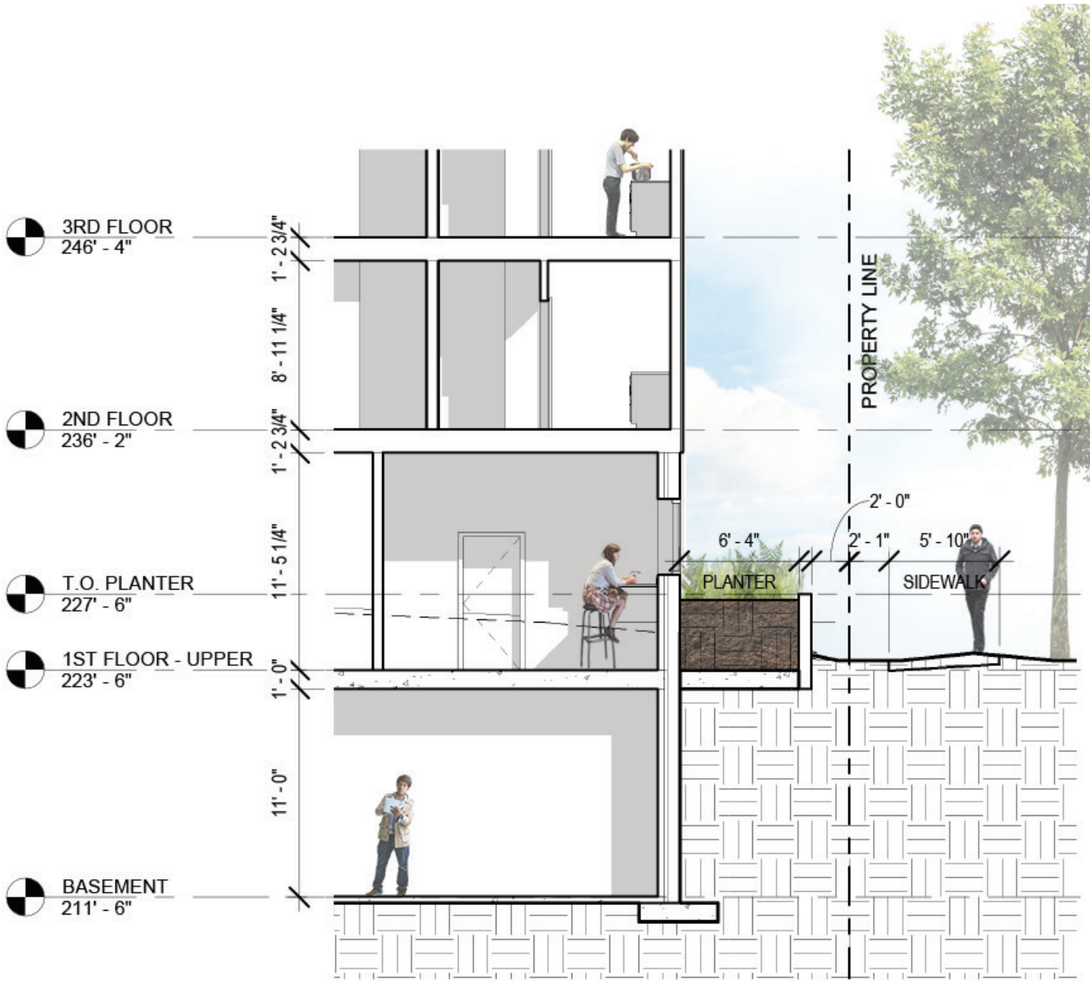
SCONCES



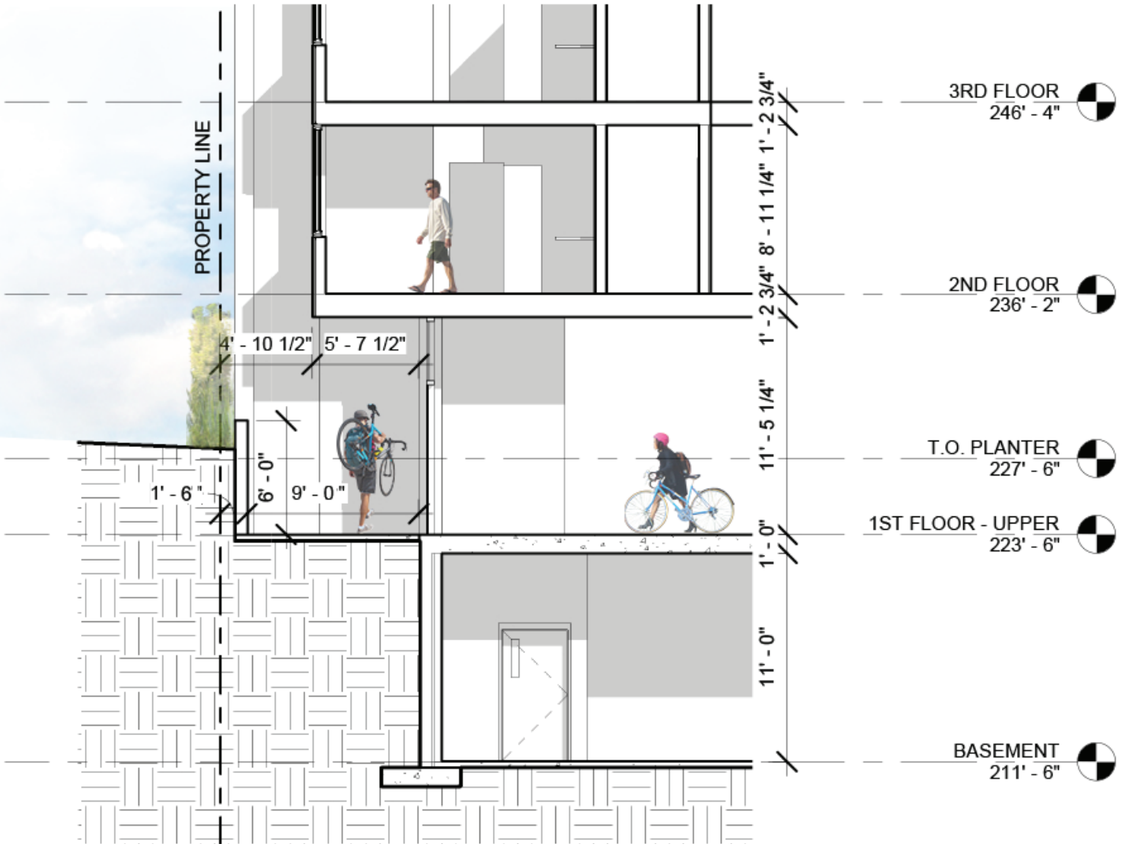
DETAIL SECTION THROUGH COMMERCIAL ENTRY



DETAIL SECTION THROUGH RESIDENTIAL ENTRY



DETAIL SECTION THROUGH LOBBY



DETAIL SECTION THROUGH BIKE ENTRY


HEDGE MAPLE


KATSURA JAPANESE MAPLE


CRAPE MYRTLE CORAL PINK


JAPANESE STEWARTIA


FEATHER REED GRASS


ORANGE SEDGE


GOLDEN MOPPS CYPRESS


WILMA GOLD CYPRESS


BLUE FESCUE


BLUE STAR JUNIPER


PORCUPINE GRASS


MEXICAN FEATHER GRASSS


NEW ZEALAND FLAX


NEST SPRUCE


BIG TUNA MUGO PINE


DWARF FERNLEAF BAMBOO


CREEPING ROSEMARY


FIRELIGHT SPIREA


HICKS YEW


JAVA RED WEIGELA


BOWLES GOLDEN SEDGE


DWARF ARCTIC WILLOW

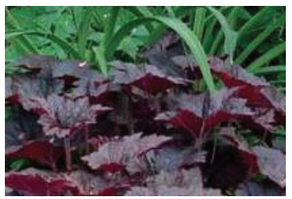

BLACK LACE ELDERBERRY


HM EDDIE YEW


YELLOW RIBBON ARBORVITAE


COMMON THRIFT


BEACH STRAWBERRY


ROCK GERANIUM


LAVENDER AND CAREX


NEW ZEALAND BRASS BUTTONS


BLACK MONDO GRASS


WOOLY THYME


RELOCATE JAPANESE MAPLE
EXISTING CEDAR TO REMAIN
SCREENING TO BE ADDED TO MINIMIZE NOISE AND ODOR IMPACTS PER SMC 23.54.040.E.4.
18" CED
9" JAP. MAP.
PATH FOR TRASH ACCESS
TRASH ACCESS
PROPOSED SIX STORY MIXED USE BUILDING
BENCH
PRIMARY RESIDENTIAL ENTRY
EX. VEGETATION TO REMAIN
PROPOSED NEW SCREENING FOR NEIGHBOR
SECONDARY RESIDENTIAL ENTRY
DN
NEIGHBOR'S PARKING
INSTALL DRIP IRRIGATION UNDER OVERHANG, TYP.
EXIT ACCESS
BENCH
BENCH
PRIMARY COMMERCIAL ENTRY
LINE OF PROPOSED BUILDING FOOTPRINT
LINE OF BUILDING ABOVE
BROOKLYN AVE
BENCH
EX. VEGETATION TO REMAIN
12"x18" CONCRETE PAVERS, TYP.
EXISTING SIDEWALK
CONCRETE PAVERS
LINE OF OVERHEAD WEATHER PROTECTION
BIKE RACK, TYP.
NE 65TH ST


ELEV.
VEST.
STAIR A
3' DEEP AWNING ABOVE DOOR
BENCH
78 GAL. GALVANIZED TROUGH TYP.
ROOF DECK
18"HT PLANTER, TYP.
30"HT PLANTER, TYP.
BENCH
DN
STAIR B
78 GAL. GALVANIZED TANK, TYP.

1. MASSING AND SETBACKS:

Upper level setback abandoned for strong, cohesive corner volumes. (CS2-C-1)

Northeast corner aligned with proposed neighbor. (DC2-B)

Parapets aligned with building edges to strengthen volume. (DC2-B)

Generous street level setbacks for seating, landscaping, lighting. (PL1-B, PL2-1)

2. STREET LEVEL INTERACTION:

Commercial space at southeast corner with generous covered outdoor space. (PL1-A)

Ample street-facing glazing. (PL2-B)

Prominent bike storage adjacent to residential entry with visual connection to commercial space. (PL2-B, PL4-B)

Landscaping and building lighting for safety and security. (DC4-C)

Integrated and lit building signage. (DC4-C)

3. LANDSCAPE AND STREETSCAPE:

Hardscape surface at southeast corner for commercial spill out, outdoor seating. (PL1-A, PL1-B, PL2-I)

Integrated seating at residential and bike entries for gathering. (PL1-2)

Deep overhangs for weather protection and year round use. (PL1-C-3)

Roof amenity located for views and solar exposure. (PL1C-1)

4. HIGH QUALITY MATERIALS:

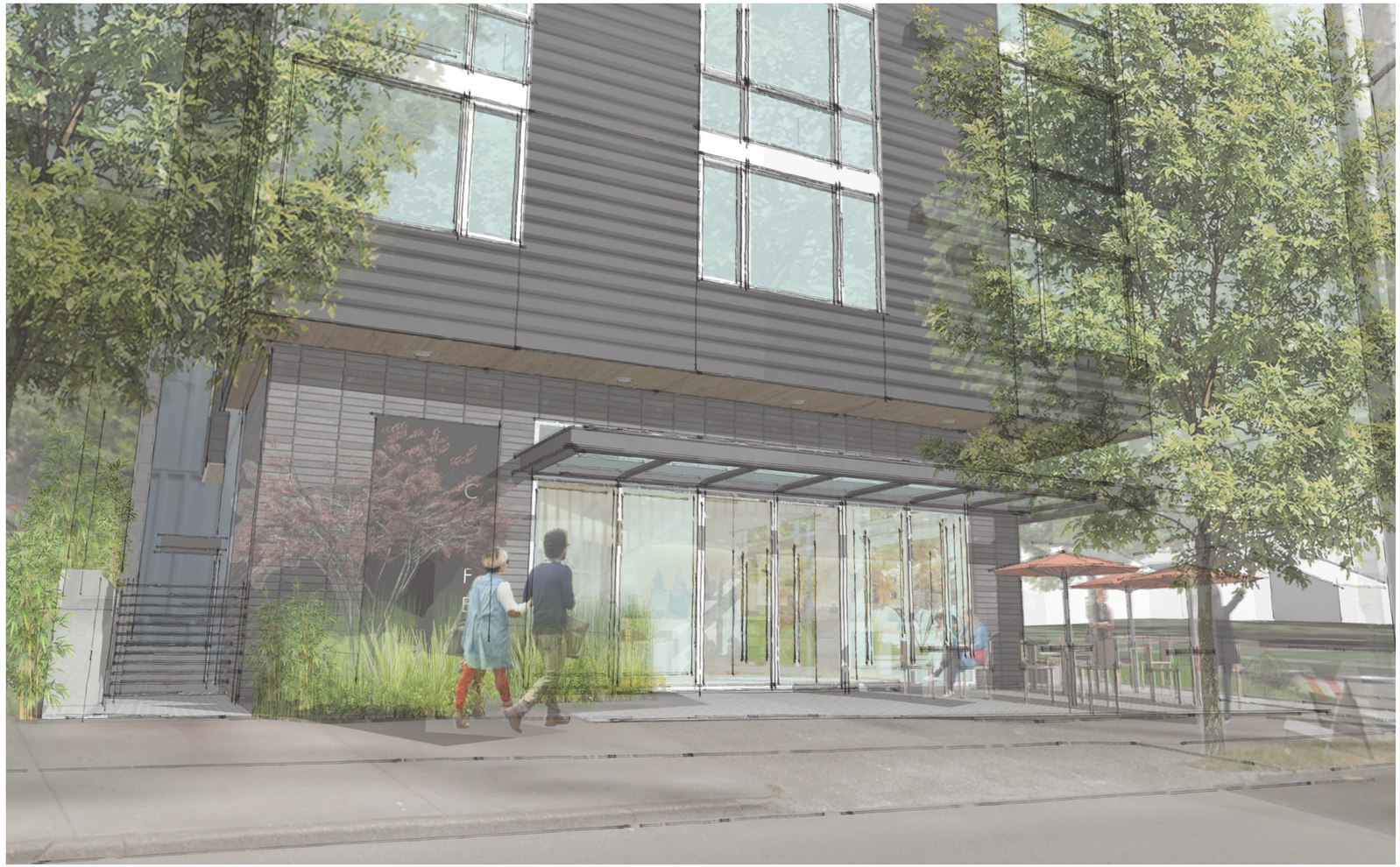
Metal, concrete, fiber cement are durable and maintainable. (DC4-A)

Textural material and application provides human scale and warmth. (DC2-D, DC4-A)

Materials applied volumetrically and turn corners. (DC2-B)

Brick material at base relates to Roosevelt High School. (DC4-I)

VIEW AT CORNER OF NE 65TH STREET AND BROOKLYN AVE NE



VIEW OF COMMERCIAL ENTRY FROM NE 65TH STREET

EXAMPLE: EXTERIOR SEATING

1. MASSING AND SETBACKS:

Upper level setback abandoned for strong, cohesive corner volumes. (CS2-C-1)

Northeast corner aligned with proposed neighbor. (DC2-B)

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2. STREET LEVEL INTERACTION:

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Landscaping and building lighting for safety and security. (DC4-C)

Integrated and lit building signage. (DC4-C)

3. LANDSCAPE AND STREETSCAPE:

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Deep overhangs for weather protection and year round use. (PL1-C-3)

Roof amenity located for views and solar exposure. (PL1C-1)

4. HIGH QUALITY MATERIALS:

Metal, concrete, fiber cement are durable and maintainable. (DC4-A)

Textural material and application provides human scale and warmth. (DC2-D, DC4-A)

Materials applied volumetrically and turn corners. (DC2-B)

Brick material at base relates to Roosevelt High School. (DC4-I)

1. MASSING AND SETBACKS:

Upper level setback abandoned for strong, cohesive corner volumes. (CS2-C-1)

Northeast corner aligned with proposed neighbor. (DC2-B)

Parapets aligned with building edges to strengthen volume. (DC2-B)

Generous street level setbacks for seating, landscaping, lighting. (PL1-B, PL2-1)

2. STREET LEVEL INTERACTION:

Commercial space at southeast corner with generous covered outdoor space. (PL1-A)

Ample street-facing glazing. (PL2-B)

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Landscaping and building lighting for safety and security. (DC4-C)

Integrated and lit building signage. (DC4-C)

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Deep overhangs for weather protection and year round use. (PL1-C-3)

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Materials applied volumetrically and turn corners. (DC2-B)

Brick material at base relates to Roosevelt High School. (DC4-I)

BIRDSEYE VIEW FROM SOUTHEAST

VIEW AT CORNER OF NE 65TH STREET AND BROOKLYN AVE NE

EXAMPLE: METAL AND GLASS AWNING

EXAMPLE: WOOD SOFFIT TO ADD WARMTH TO COMMERCIAL APPROACH

1. MASSING AND SETBACKS:

Upper level setback abandoned for strong, cohesive corner volumes. (CS2-C-1)

Northeast corner aligned with proposed neighbor. (DC2-B)

Parapets aligned with building edges to strengthen volume. (DC2-B)

Generous street level setbacks for seating, landscaping, lighting. (PL1-B, PL2-1)

2. STREET LEVEL INTERACTION:

Commercial space at southeast corner with generous covered outdoor space. (PL1-A)

Ample street-facing glazing. (PL2-B)

Prominent bike storage adjacent to residential entry with visual connection to commercial space. (PL2-B, PL4-B)

Landscaping and building lighting for safety and security. (DC4-C)

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Roof amenity located for views and solar exposure. (PL1C-1)

4. HIGH QUALITY MATERIALS:

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Textural material and application provides human scale and warmth. (DC2-D, DC4-A)

Materials applied volumetrically and turn corners. (DC2-B)

Brick material at base relates to Roosevelt High School. (DC4-I)

EXAMPLE: INTEGRATED SEATING

EXAMPLE: SIMPLE, REFINED SIGNAGE

VIEW OF RESIDENTIAL ENTRY FROM NORTHEAST

VIEW OF APPROACH FROM HIGH SCHOOL

1. MASSING AND SETBACKS:

Upper level setback abandoned for strong, cohesive corner volumes. (CS2-C-1)

Northeast corner aligned with proposed neighbor. (DC2-B)

Parapets aligned with building edges to strengthen volume. (DC2-B)

Generous street level setbacks for seating, landscaping, lighting. (PL1-B, PL2-1)

2. STREET LEVEL INTERACTION:

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Ample street-facing glazing. (PL2-B)

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Integrated and lit building signage. (DC4-C)

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Deep overhangs for weather protection and year round use. (PL1-C-3)

Roof amenity located for views and solar exposure. (PL1C-1)

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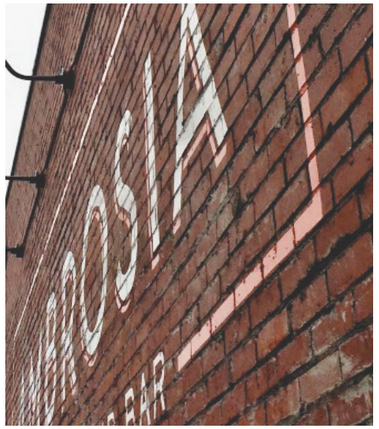
Brick material at base relates to Roosevelt High School. (DC4-I)



EXAMPLE: PAINTED SIGNAGE

EXAMPLE: RANDOMIZED MATERIAL TO ADD TEXTURE TO FACADE

VIEW DRIVING EAST ON NE 65TH STREET

1. MASSING AND SETBACKS:

Upper level setback abandoned for strong, cohesive corner volumes. (CS2-C-1)

Northeast corner aligned with proposed neighbor. (DC2-B)

Parapets aligned with building edges to strengthen volume. (DC2-B)

Generous street level setbacks for seating, landscaping, lighting. (PL1-B, PL2-1)

2. STREET LEVEL INTERACTION:

Commercial space at southeast corner with generous covered outdoor space. (PL1-A)

Ample street facing glazing. (PL2-B)

Prominent bike storage adjacent to residential entry with visual connection to commercial space. (PL2-B, PL4-B)

Landscaping and building lighting for safety and security. (DC4-C)

Integrated and lit building signage. (DC4-C)

3. LANDSCAPE AND STREETSCAPE:

Hardscape surface at southeast corner for commercial spill out, outdoor seating. (PL1-A, PL1-B, PL2-I)

Integrated seating at residential and bike entries for gathering. (PL1-2)

Deep overhangs for weather protection and year round use. (PL1-C-3)

Roof amenity located for views and solar exposure. (PL1C-1)

4. HIGH QUALITY MATERIALS:

Metal, concrete, fiber cement are durable and maintainable. (DC4-A)

Textural material and application provides human scale and warmth. (DC2-D, DC4-A)

Materials applied volumetrically and turn corners. (DC2-B)

Brick material at base relates to Roosevelt High School. (DC4-I)

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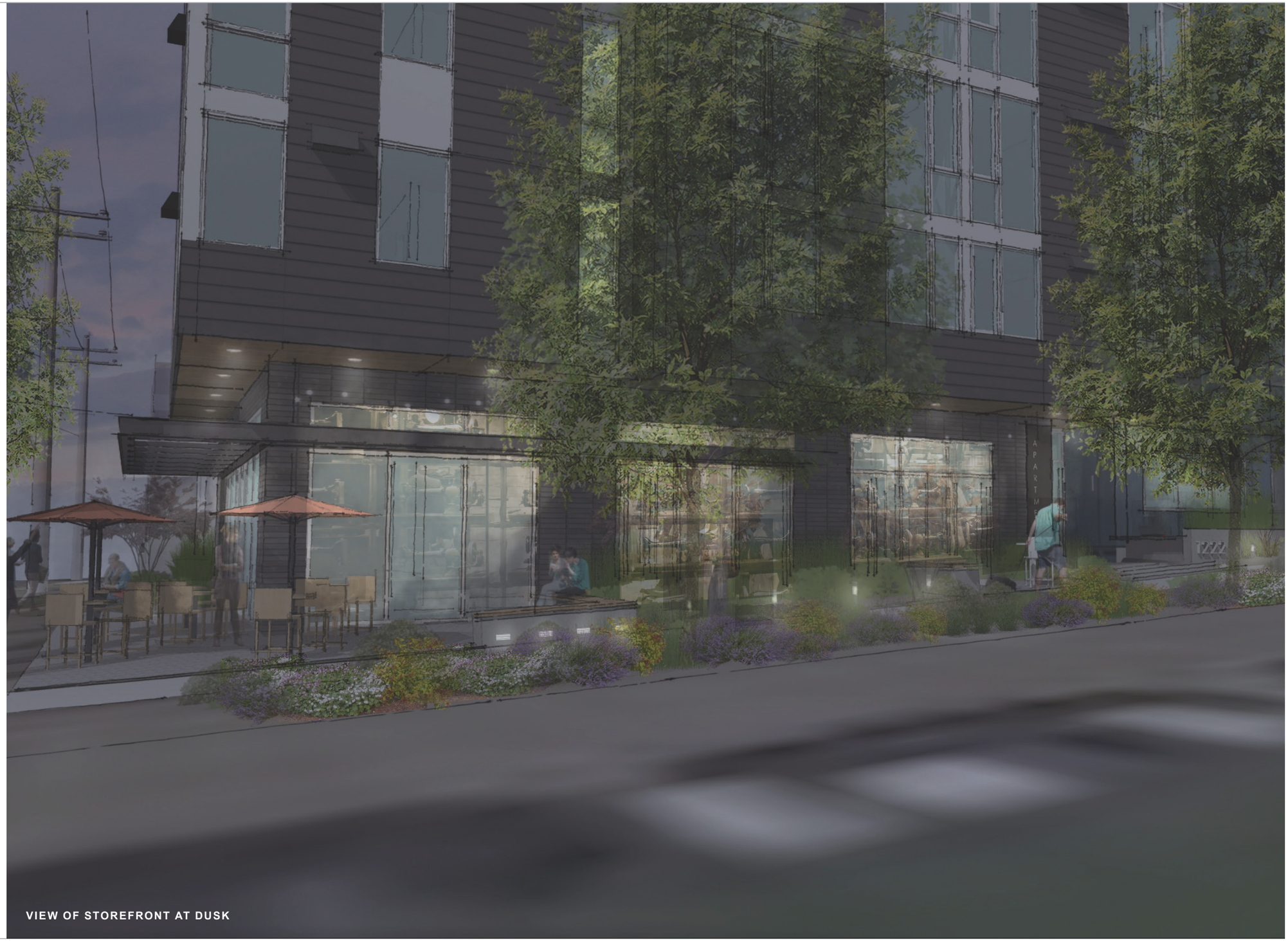
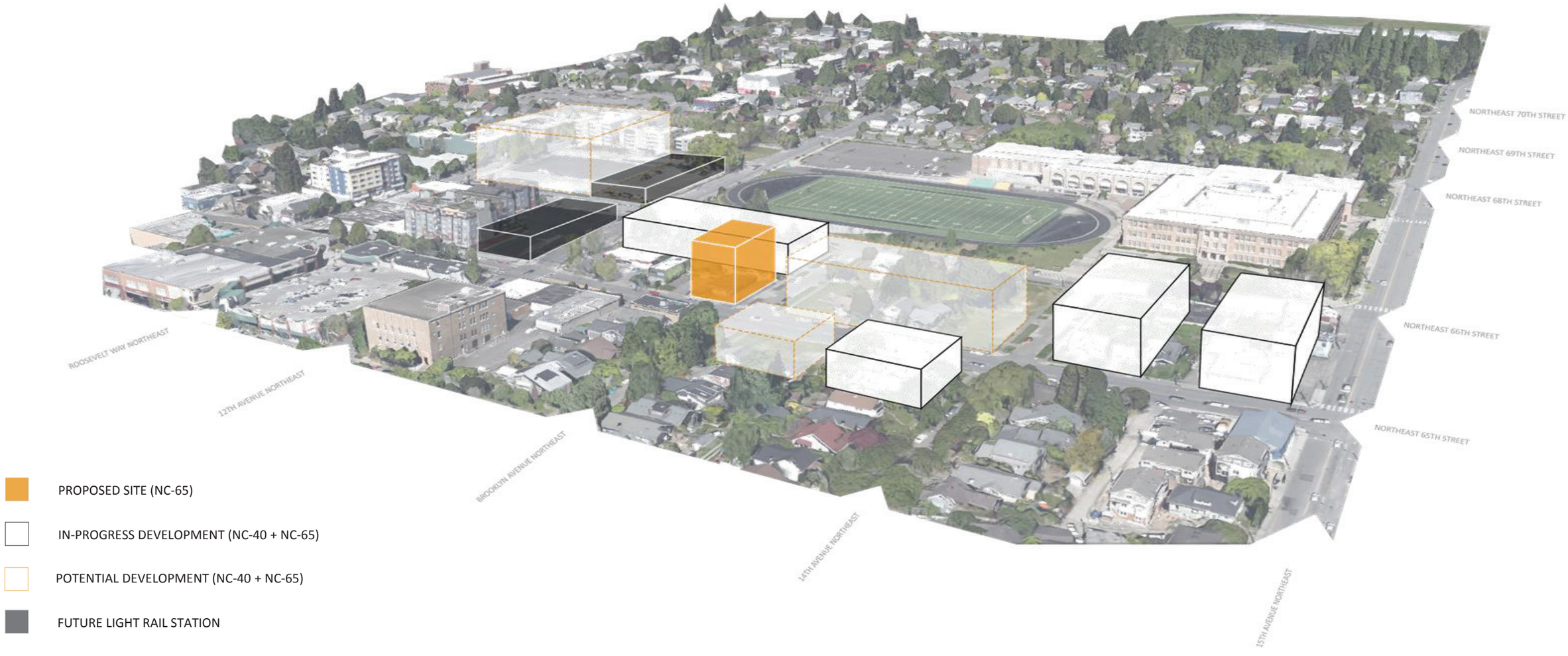


VIEW OF STOREFRONT AT DUSK

GUIDELINE	DESCRIPTION	RELEVANT SUBCATEGORIES	BUILDING APPLICATION
CS1 - Natural Systems and Site Features	Use natural systems and site features of the site and its surroundings as a starting point for project design	D. Plants and Habitat 1. On-Site Features	The Japanese Maple is not located within the boundaries of the site. It is to be preserved and relocated under project 3022283. The ROW along Brooklyn is to be restored and landscaped in consideration of the Roosevelt Neighborhood Streetscape Plan.
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 1. Corner Sites	Though the site is not a designated gateway, the Board acknowledged its corner location as an important neighborhood intersection. For that reason the Board supported a departure from the required upper level setbacks. This departure creates a strong, cohesive volume at the corner. Provided view studies illustrate how this departure minimally impacts the existing views from Roosevelt High School.
PL1 - Connectivity	Complement and contribute to the network of open spaces around the site and the connections among them.	A. Network of Open Spaces 2. Adding to Public Life B. Walkways and Connections 2. Pedestrian Volumes C. Outdoor Uses and Activities 2. Informal Community Uses 3. Year-Round Activity	The generous ground level setbacks serve as public amenity spaces with seating areas at both the commercial and residential entries. The setbacks also allow for wider sidewalks and building landscaping to blur the property edge. The commercial patio at the southeast corner is treated in an urban manner with hardscape at the corner of NE 65th and Brooklyn. Deep building overhangs and awnings provide ample covered outdoor spaces to be used year-round. The centrally located, street facing bike room provides a level of visual interest for pedestrians. Ample glazing provided at the commercial space also provides visual interest and activity at the corner.
PL2 - Walkability	Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.	B. Safety and Security 1. Eyes on the Street 2. Lighting for Safety 3. Street-Level Transparency I. Pedestrian Open Spaces and Entrances i. Pedestrian Amenities	Large expanses of street-facing glazing provide building transparency and “eyes on the street” for increased security. Strategic lighting at building entries, gathering spaces and pathways provide a further level of increased safety and security for the building occupants and visitors. The ground level setbacks and integrated outdoor seating areas provide street level pedestrian amenity areas.
PL3 - Street-Level Interaction	Encourage human interaction and activity at the street-level with clear connections to building entries and edges.	I. Human Activity i. Pedestrian Amenity/Setbacks	Ground level setbacks are designed and landscaped to provide seating areas for residents, commercial users and pedestrians. The centrally located bike room further activates the sidewalk area.
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 2. Bike Facilities	The bicycle storage room is located immediately adjacent to the residential entry. Large street-facing glazing provides views to and from the street. A visual connection is also provided between the storage room and commercial space. Appropriate lighting and security measures ensure security of the bicycle storage space while the prominent street-facing location and large transparent glazing creates visual interest for pedestrians.
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 Facade Composition 1. Facade Composition 2. Blank Walls C. Secondary Architectural Features 1. Dual purpose elements D. Scale and Texture 2. Texture	The departure from required upper level setbacks creates a stronger and more cohesive corner volume. The northeast building corner is aligned with the proposed development to the north creating a unified street face. Minimal blank walls are present and when occur are finished in textural materials (brick, CMU), with a dynamic siding arrangement (patterned hardie application) or utilized for visually interesting signage. Textural materials are also located at the ground level for a more human scale at the pedestrian level. Deep building overhangs serve as overhead weather protection for the residential entry and adjacent seating area.
DC4 - Exterior Elements and Finishes	Use appropriate and high quality elements and finishes for the building and its open spaces.	A. Exterior Elements and Finishes 1. Exterior Finish Materials 2. Climate Appropriateness C. Lighting 1. Functions 2. Avoiding Glare	The material palette includes brick, metal panel, cementitous planks, concrete masonry units, and architectural concrete, as well as aluminum storefront glazing and steel overhead weather protection. These materials are attractive, high quality, durable, textural and climate appropriate. Exterior building and landscape lighting are well integrated, strategically placed at entries and gathering spaces, and directed to avoid glare.

APPENDIX


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
COWEN PARK
RAVENNA PARK
LATONA AVENUE NE
SITE KEY
PROJECT SITE
PRIMARY ACCESS ROAD
HIGHWAY
PLACE OF INTEREST
COMMERCIAL DISTRICT
PRIMARY NODE
FUTURE DEVELOPMENT
NC ZONING
WALKSHED
BUS STOPS


NORTHEAST 70TH STREET
NORTHEAST 69TH STREET
NORTHEAST 68TH STREET
NORTHEAST 66TH STREET
NORTHEAST 65TH STREET
ROOSEVELT WAY NORTHEAST
12TH AVENUE NORTHEAST
BROOKLYN AVENUE NORTHEAST
14TH AVENUE NORTHEAST
15TH AVENUE NORTHEAST
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


RELATIONSHIP TO UNIVERSITY OF WASHINGTON


LIGHT-RAIL STATION (PROPOSED FOR 2021)

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.

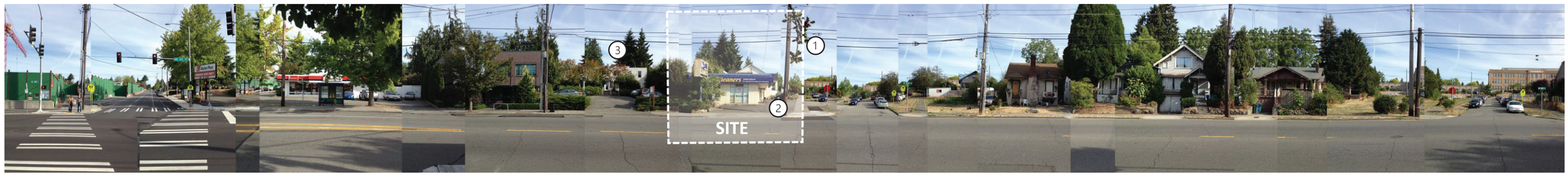
900 NE 6TH ST – WEINSTEIN, AU
Subdued material palette with Northwest Regional influences

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

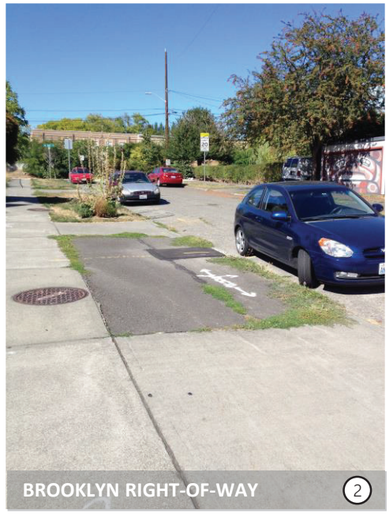
Ⓑ NE 65TH ST SOUTH PANORAMIC

PERSPECTIVE MAPS

A BROOKLYN AVE NE: WEST PANORAMIC

B BROOKLYN AVE NE: EAST PANORAMIC

PERSPECTIVE MAPS



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 facade
- Along designated principal pedestrian streets one or more of the following is required along 80% of street-facing facade:
- Eating and drinking establishments, offices, retail and general sales and services

23.47A.008 Street-level Development Standards
- Blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width. The total of all blank facade segments may not exceed 40% of the width of the facade of the structure along the street.
- 60% of the street facing facade 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 facade
- 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 facade 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.

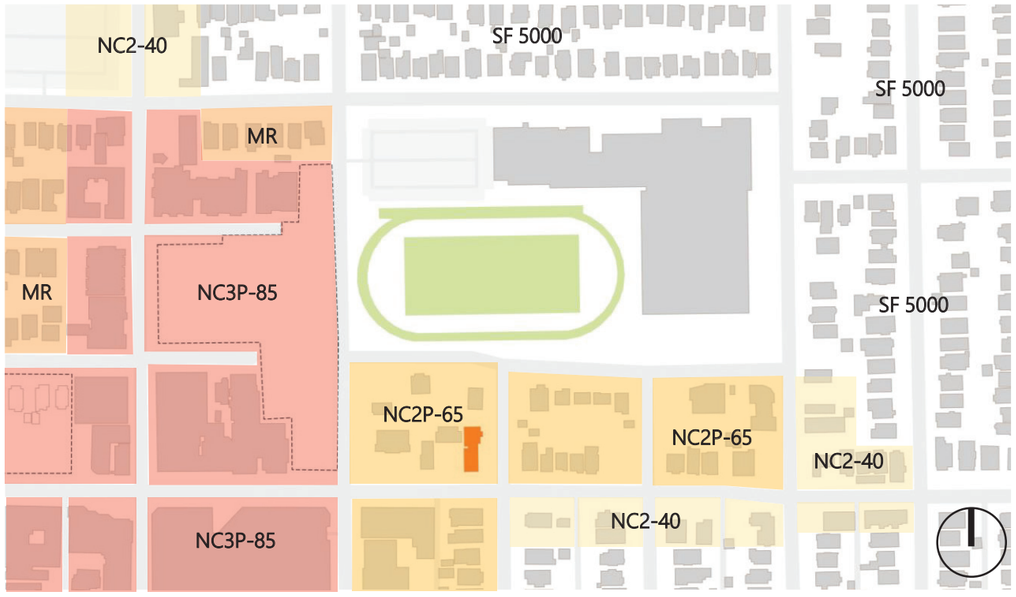
23.47A.016 Landscaping and Screening Standards
- Green Factor score of .30 or greater, per Section 23.86.019, is required for any lot with development containing more than four new dwelling units.
- Street trees are required when any development is proposed, except as provided in subsection 23.47A.016.B.2 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

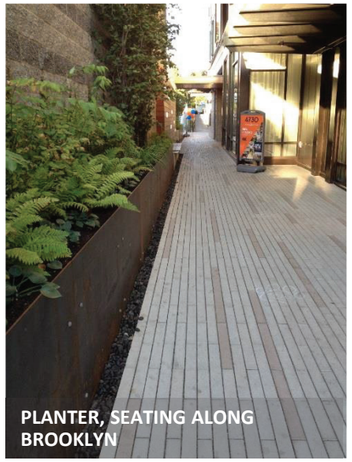
DR25-2014 Storage Requirements for Small Efficiency Dwelling Units
Provide built in closet in each unit
Provide 55 cubic feet of storage space for each unit. May be located anywhere within the building.



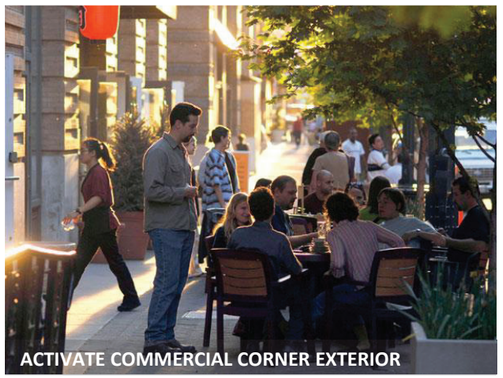
ZONING MAP

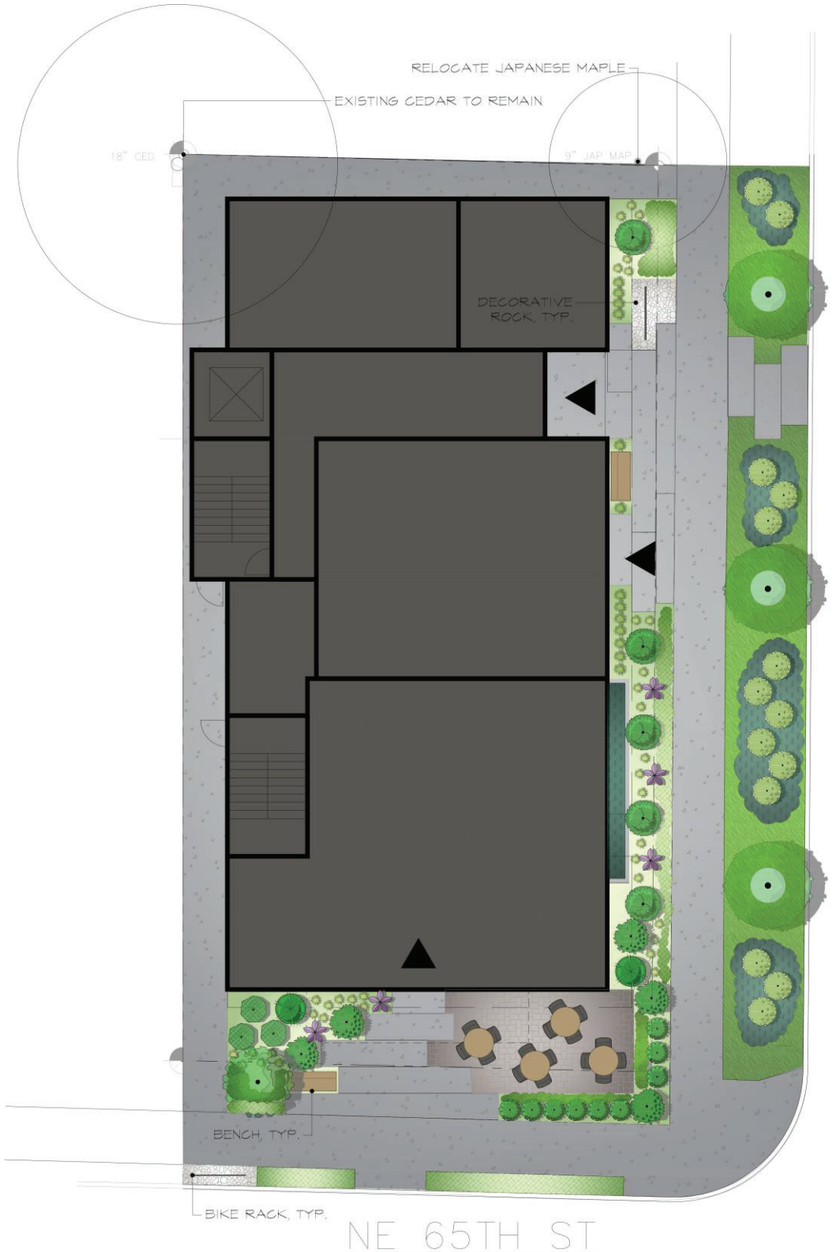

BIKE AMENITY CONNECTED TO PROPOSED COMMERCIAL

BIKE MAINTENANCE AREA


PLANTER, SEATING ALONG BROOKLYN


CORNER SHARED LOUNGE


ACTIVATE COMMERCIAL CORNER EXTERIOR




AUTUMN MOON MAPLE


BEACH STRAWBERRY


BIG TUNA MUGO PINE


BIRD'S NEST SPRUCE


BLACK BAMBOO


BLACK MONDO GRASS


CALIFORNIA LILAC


FLAX


HORSETAIL


JAPANESE STEWARTIA

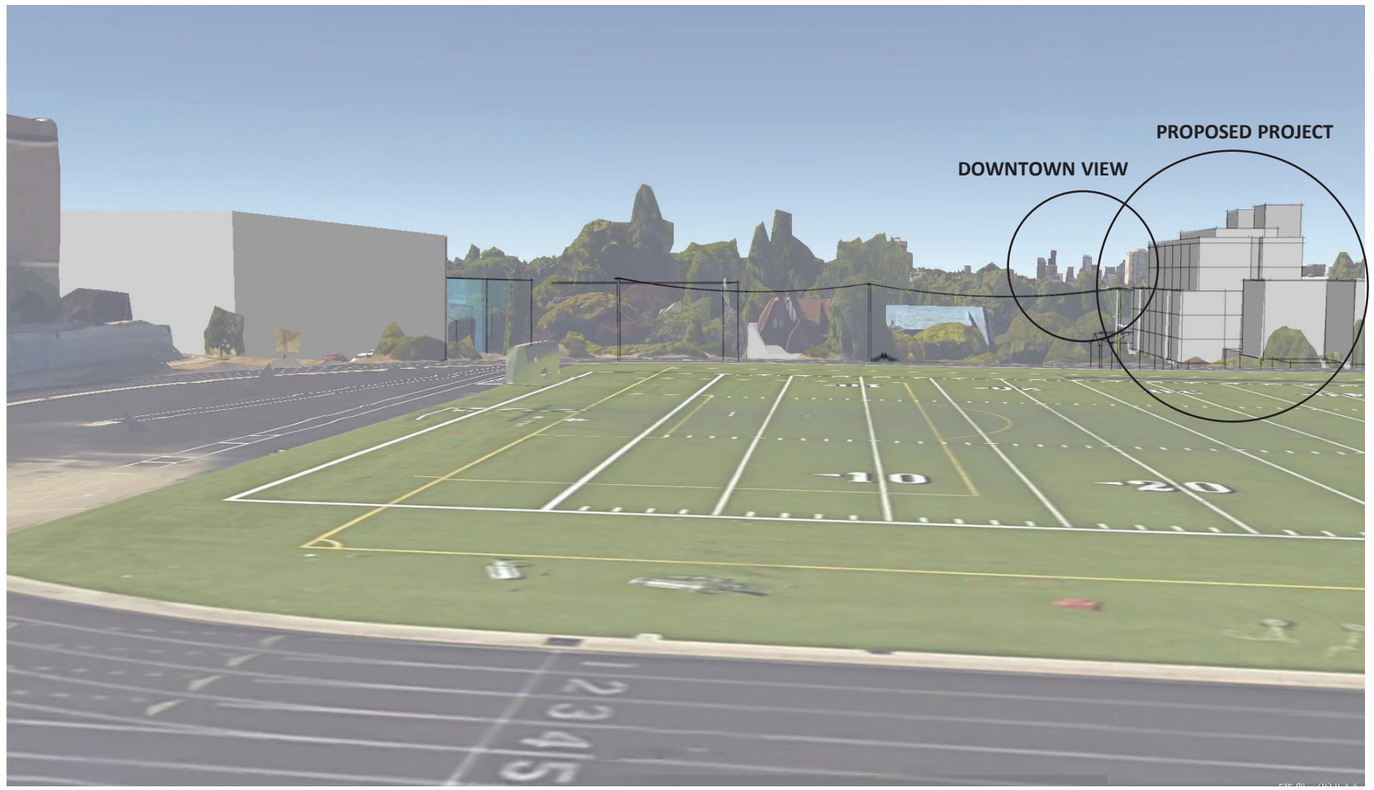

KARL FORESTER GRASS


MEXICAN FEATHER GRASS

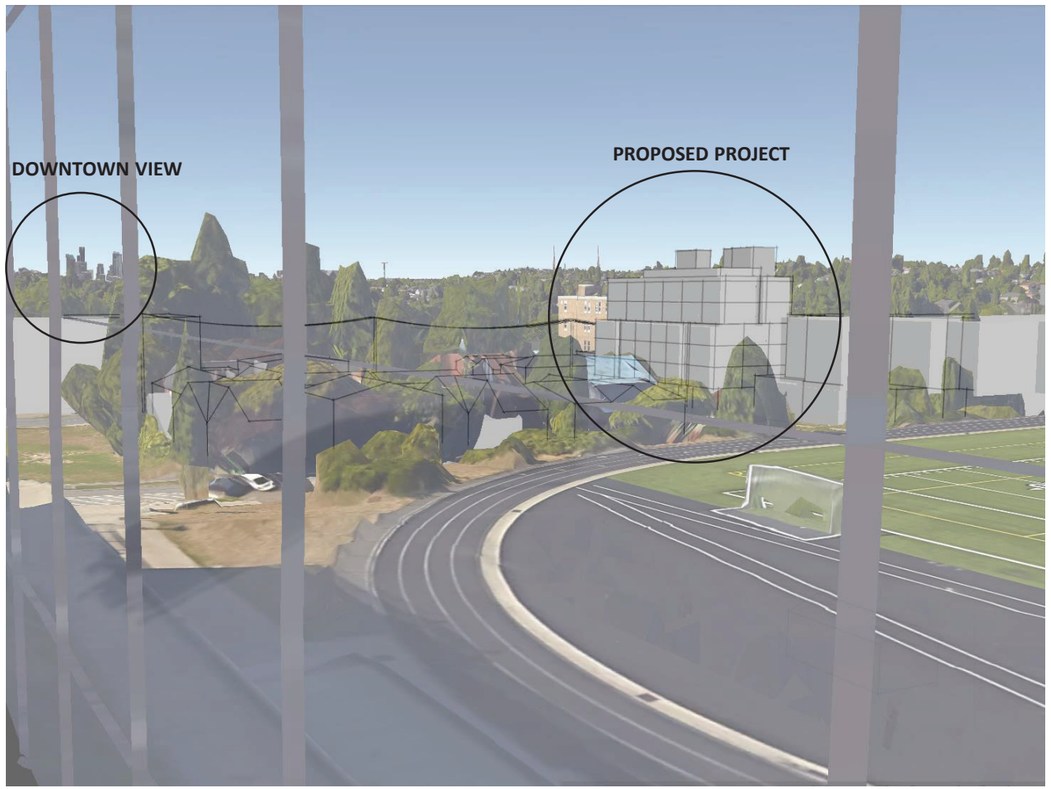

SPIREA FIRELIGHT


WEIGELA


WILMA GOLDCREST CYPRESS



VIEW 1: FROM SCHOOL GYM



VIEW 2: FROM CLASSROOMS

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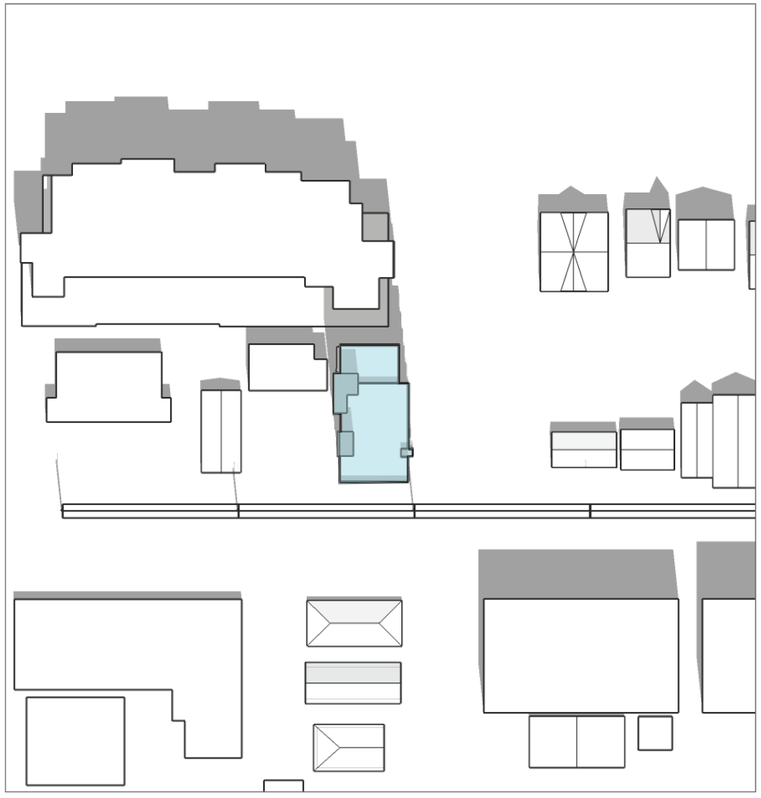

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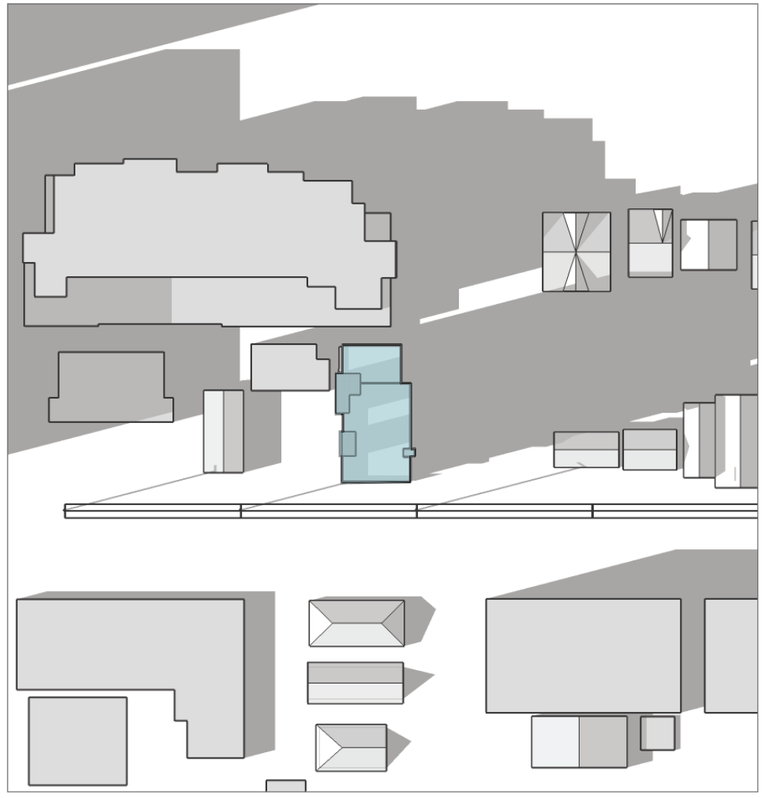

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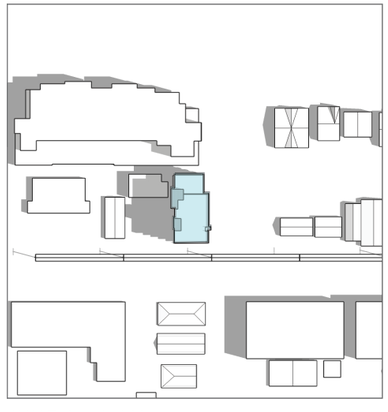

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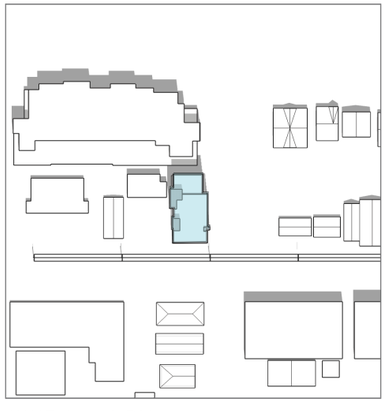

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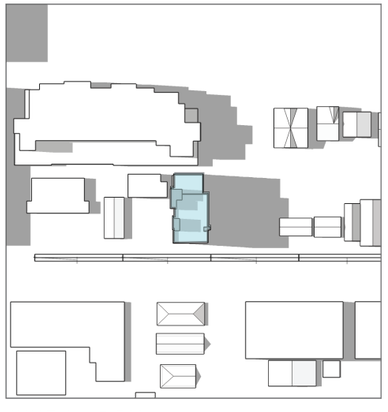

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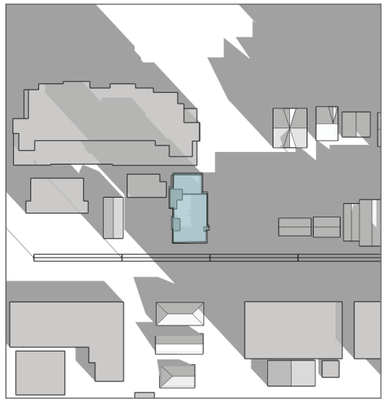
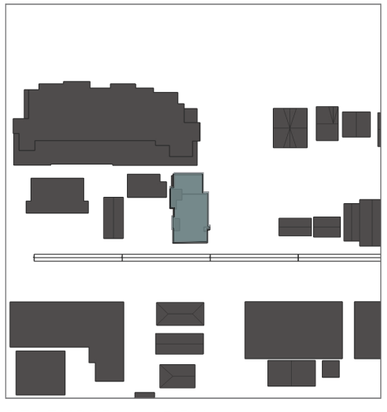


DECEMBER 21, 9 AM

DECEMBER 21, 12 PM



DECEMBER 21, 5 PM

THE ALCES APARTMENTS

ALKI 11 ROWHOUSES


ZOO 5 ROWHOUSES

44TH AVE SW SEDUS