

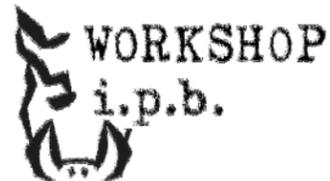


VIEW OF NEARBY ROOSEVELT SQUARE

PROPOSAL:
STREAMLINED DESIGN REVIEW. DEMOLISH EXISTING STRUCTURE.
CONSTRUCT (20) SEDU APARTMENT .

OWNER:
ALAN OSTMAN
MID CITY BUILDERS LLC
5014 208TH ST SW
LYNNWOOD, WA 98036

ARCHITECT/APPLICANT:
EINAR NOVION
3316 NE 120TH ST
SEATTLE, WA 98125
206.851.7922



EARLY DESIGN GUIDANCE
811 NE 66th St, Seattle, WA 98115
DPD# 3022261 | 9.25.15
PARCEL#: 9528102995

PACKET CONTENT:

PROPOSAL - STATEMENT OF DEVELOPMENT OBJECTIVES INDICATING TYPES OF DESIRED USES, STRUCTURE HEIGHT, NUMBER OF RESIDENTIAL UNITS, AMOUNT OF COMMERCIAL SQUARE FOOTAGE AND NUMBER OF PARKING STALLS.

ANALYSIS OF CONTEXT - INITIAL SITE ANALYSIS ADDRESSING SITE OPPORTUNITIES AND CONSTRAINTS, ADJACENT BUILDINGS, ZONING OF THE SITE AND ADJACENT PROPERTIES, OVERLAY DESIGNATIONS, SOLAR ACCESS, VIEWS, CIRCULATION PATTERNS, COMMUNITY NODES, LANDMARKS, AND EXISTING ARCHITECTURAL AND SITING PATTERNS.

EXISTING SITE CONDITIONS - A DRAWING OF EXISTING SITE CONDITIONS, INDICATING TOPOGRAPHY OF THE SITE OR OTHER PHYSICAL FEATURES AND LOCATION OF STRUCTURES AND PROMINENT LANDSCAPE ELEMENTS ON THE SITE INCLUDING BUT NOT LIMITED TO ALL TREES 6 INCHES OR GREATER IN DIAMETER MEASURED 4.5' ABOVE THE GROUND (SEE TIP 242).

SITE PLAN - A PRELIMINARY SITE PLAN INCLUDING PROPOSED STRUCTURES, OPEN SPACES, VEHICULAR AND PEDESTRIAN ACCESS, AND LANDSCAPING. INCLUDE ALL DIMENSIONS.

DESIGN GUIDELINES - A BRIEF DESCRIPTION OF HOW THE PROPOSAL MEETS THE INTENT OF THE APPLICABLE CITYWIDE AND NEIGHBORHOOD DESIGN REVIEW GUIDELINES. IDENTIFY DESIGN GUIDELINES MOST RELEVANT TO THE PROPOSAL.

ARCHITECTURAL CONCEPT - ONE OR MORE COLOR RENDERINGS ADEQUATE TO DEPICT THE OVERALL MASSING OF STRUCTURES AND THE DESIGN CONCEPT. GRAPHICS SHOULD SHOW PROPOSED SITING, MASSING, OPEN SPACE, AND FAÇADE TREATMENTS. THREE DIMENSIONAL STUDIES AND SKETCHES, INCLUDING THOSE AT THE STREET LEVEL ARE OPTIONAL, AND MAY ASSIST THE PLANNER TO EVALUATE THE DESIGN PROPOSAL. MAY ALSO INCLUDE IMAGES FROM THE NEIGHBORHOOD OR BEYOND THAT WILL INFORM THE DESIGN DEVELOPMENT OF THE PROPOSED DEVELOPMENT.

ADJUSTMENTS AND/OR DEPARTURES - A SUMMARY OF POTENTIAL DEVELOPMENT STANDARD ADJUSTMENTS (OR DEPARTURES). A TABLE COMPARING CODE REQUIREMENTS WITH THE PROPOSED DESIGN SHOULD BE INCLUDED.



1 - LIVEWORK



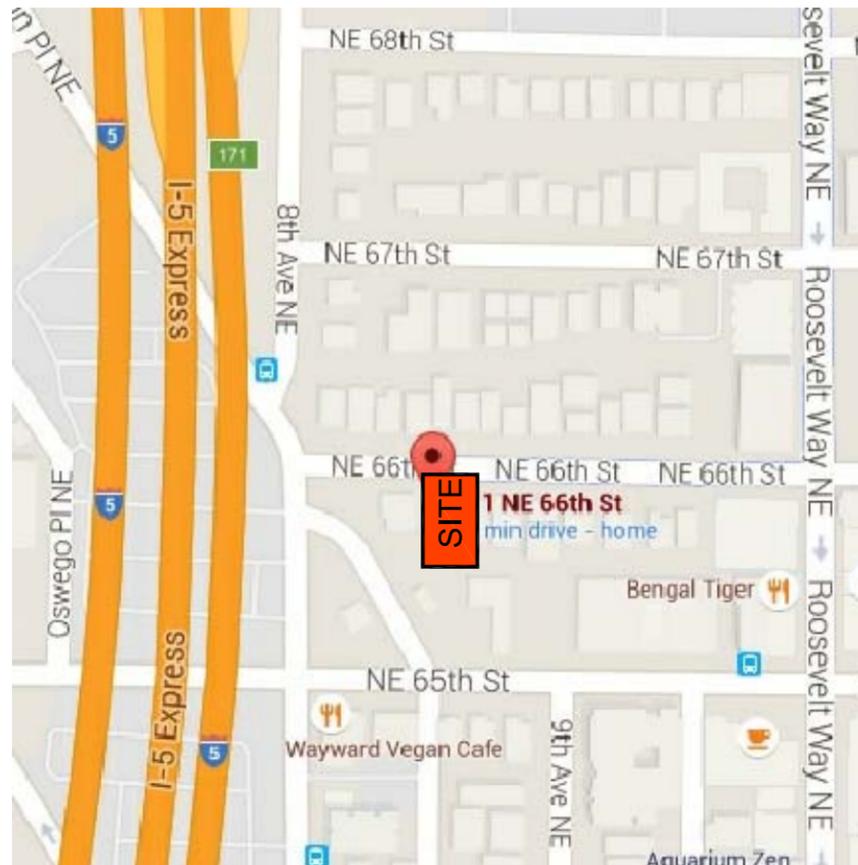
2 - SUBJECT SITE



3 - DUPLEX



4 - SINGLE FAMILY



VICINITY MAP - NINE BLOCK AREA

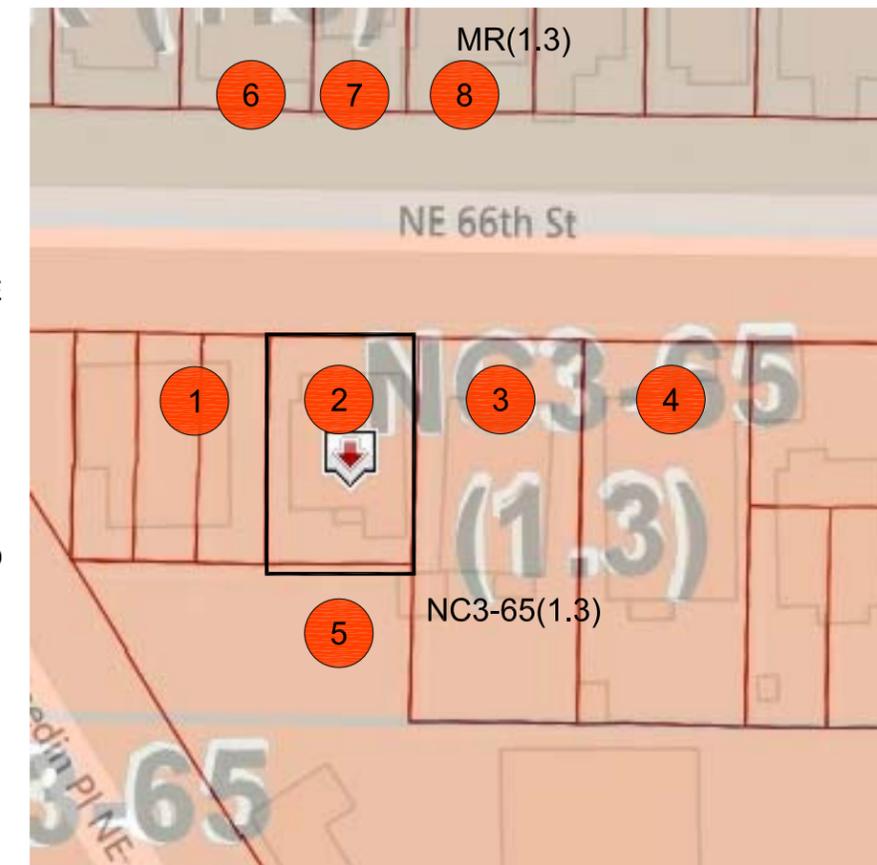
CONTEXT ANALYSIS:
THE SITE SITS IN THE NEIGHBORHOOD OF ROOSEVELT. IT IS 2,453 SF IN SIZE AND IS IN NC3-65 ZONE

NE 66TH ST PROVIDES EAST AND WEST VEHICULAR ACCESS AND 8TH AVE NE PROVIDES PRIMARY NORTH AND SOUTH VEHICULAR ACCESS. THERE ARE MULTIPLE BUS STOPS ALONG ROOSEVELT AVE NE ONE BLOCK TO THE EAST.

VARIOUS RESTAURANTS AND GROCERY OPPORTUNITIES ARE IN PROXIMITY ALONG ROOSEVELT WAY NE.

RECREATIONAL AMENITIES INCLUDE ROOSEVELT SQUARE SOUTH EAST OF THE SUBJECT BLOCK AND GREEN LAKE ACCESS HALF A MILE WEST.

THE SITE HAS PROBABLE TERRITORIAL VIEWS NORTH AND WEST



ZONING AND CONTEXT MAP



5 - GAS STATION



6 - SINGLE FAMILY



7 - SINGLE FAMILY



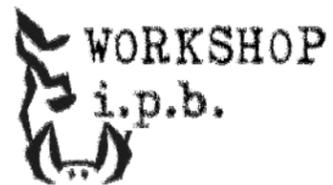
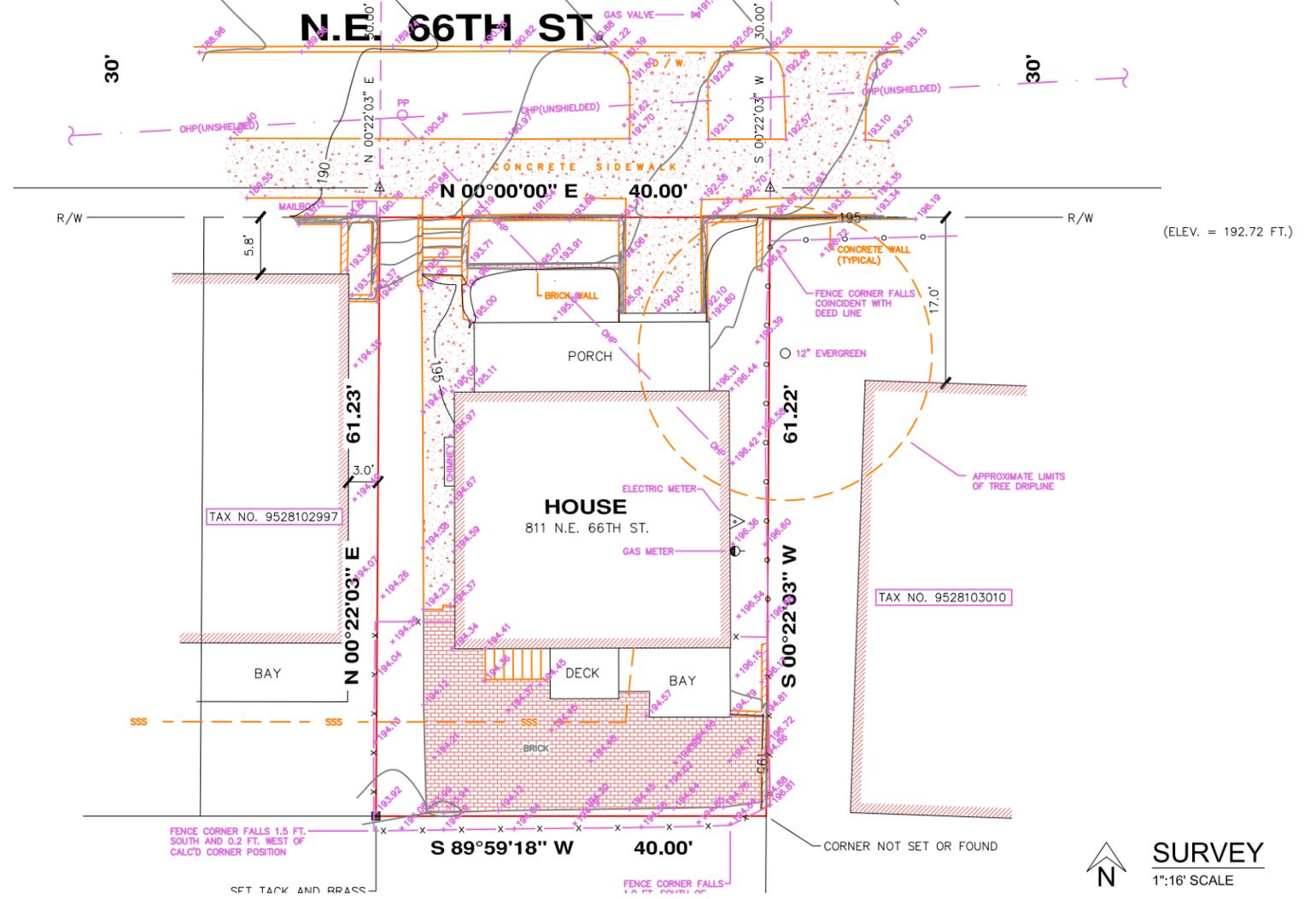
8 - SINGLE FAMILY



PANORAMIC OF BLOCK FACE



SUBJECT SITE



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SURVEY
 1"=16' SCALE

PROJECT ADDRESS:
ADDRESS: 811 NE 66TH ST

PARCEL NUMBER: 9528102995

LEGAL DESCRIPTION:
WOODLAWN ADD TO GREEN LAKE E 40 FT
OF FOLG-1 & LESS S 7 FT OF 2
PLat Block: 59
Plat Lot: 1-2

ZONING: NC3-65 (1.3)

SITE PLAN DESIGN INTENT:
DEMOLISH EXISTING STRUCTURE.
CONSTRUCT (20) SEDU APARTMENT WITH
BIKE STORAGE.

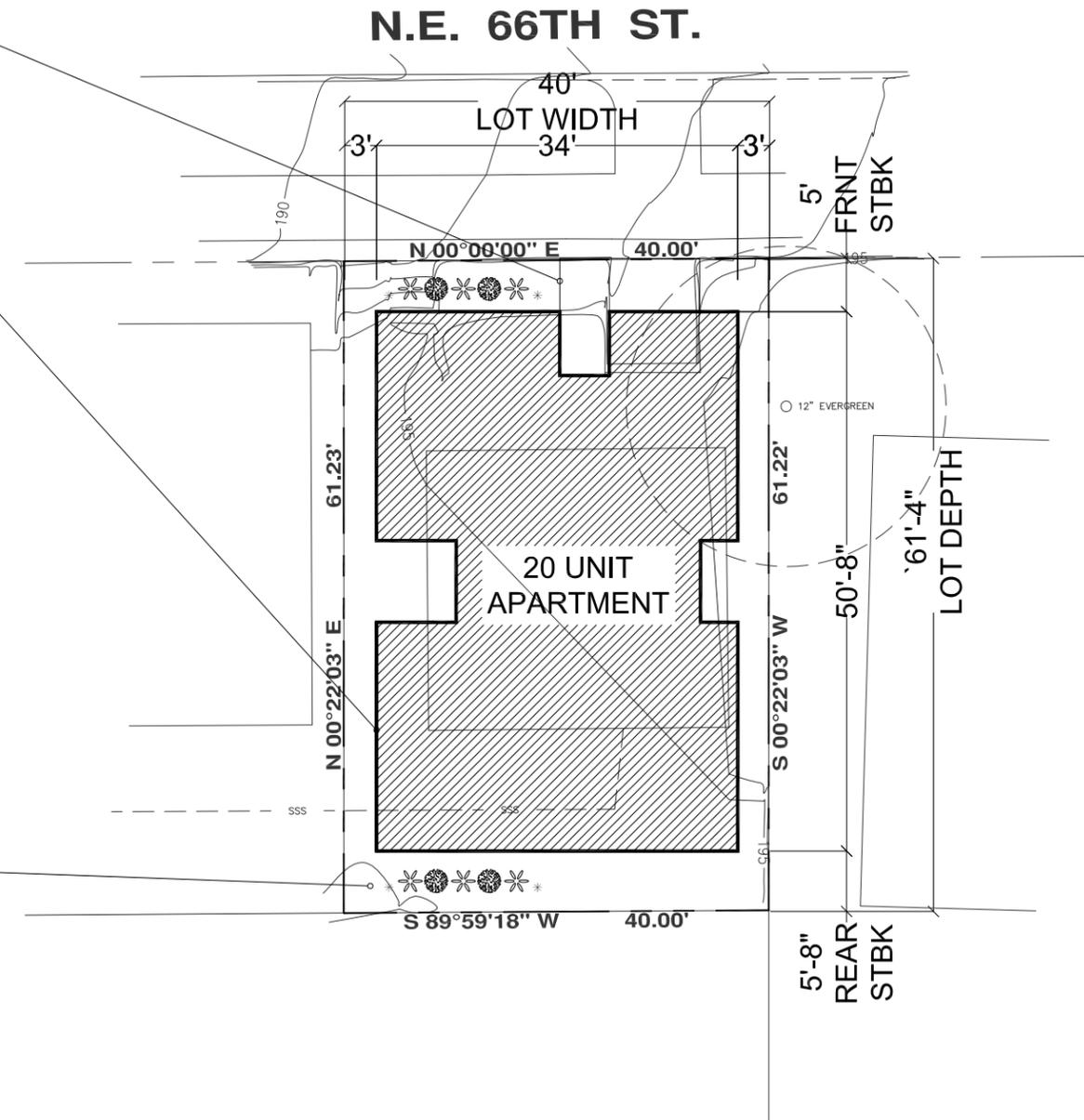
CODE COMPLIANCE:

SMC 23.47A.012 - STRUCTURE HEIGHT
ALLOWED: 65'
PROPOSED: 57'
SMC 23.47A.013 - FLOOR AREA RATIO
ALLOWED: $5.75 \times 2,453 = 14,104.75\text{SF}$
PROPOSED: 8,310.5SF
SMC 23.47A.014 - SETBACK REQUIREMENTS
REQUIRED: N/A
PROVIDED: *SEE DIMENSIONS ON SITE PLAN
SMC 23.47A.024 - AMENITY AREA
REQUIRED: $.05 \times 10,490 = 524.5\text{SF}$
PROVIDED: 676.5SF ROOF DECK

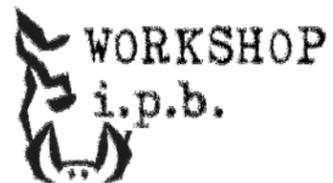
ENTRANCE TO
STRUCTURE

SEE EDG 9 FOR
AMENITY AREA

LANDSCAPE
ARCHITECT
DESIGN AND
PLANS TO BE
SUBMITTED
WITH BUILDING
PERMIT



N SITE PLAN
1"=16' SCALE



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SITE PLANNING

A-1 RESPOND TO SITE CHARACTERISTICS

SITE SLOPE 4' UP FROM THE STREET TO THE SOUTH PROPERTY LINE. THE STRUCTURE WILL CONTAIN A BASEMENT WITH ACCESSIBLE ENTRANCE.

A-2 STREETScape COMPATIBILITY

THE LANDSCAPE ARCHITECT PLANS WILL INCORPORATE THE ROW IN CONSIDERATION OF REQUIRED PROJECT GREEN FACTOR.

A-3 ENTRANCES VISIBLE FROM THE STREET

PRIMARY ENTRANCE FACE STREET.

A-5 RESPECT FOR ADJACENT SITES

THE SITE IS SURROUNDED BY BULKIER APARTMENT AND MULTIFAMILY STRUCTURES. A SMALLER APARTMENT IS CONTEXTUAL.

A-6 TRANSITION BETWEEN RESIDENCE AND STREET

THE LANDSCAPE ARCHITECT PLANS WILL INCORPORATE THE ROW IN CONSIDERATION OF REQUIRED PROJECT GREEN FACTOR.

HEIGHT, BULK, AND SCALE

B-1 HEIGHT, BULK, AND SCALE COMPATIBILITY

THE SITE IS SURROUNDED BY BULKIER APARTMENT AND MULTIFAMILY STRUCTURES. A SMALLER APARTMENT IS CONTEXTUAL.

ARCHITECTURAL ELEMENTS AND MATERIALS

C-1 ARCHITECTURAL CONTEXT

THE ADJACENT CONTEXT CONSISTS OF A VARIED ARCHITECTURAL AESTHETIC, SO A STRONG ARCHITECTURAL PRECEDENT IS NOT AVAILABLE.

C-3 HUMAN SCALE

ENTRANCE REVISED TO PULL BACK AND PRESENT MORE GENEROUS SENSE OF ENTRY.

C-4 EXTERIOR FINISH MATERIALS

THE ADJACENT CONTEXT CONSISTS OF A VARIED ARCHITECTURAL MATERIALS, SO A STRONG ARCHITECTURAL PRECEDENT IS NOT AVAILABLE

PEDESTRIAN ENVIRONMENT

D-6 SCREENING OF DUMPSTERS, UTILITIES AND SERVICES AREAS

WASTE STORAGE IN SCREENED LOCATION ADJACENT TO ROW

D-12 RESIDENTIAL ENTRIES AND TRANSITIONS

PRIMARY ENTRANCE FACE STREET.

LANDSCAPING

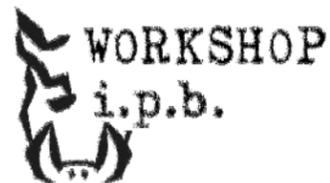
E-2 LANDSCAPING TO ENHANCE THE BUILDING AND/OR SITE

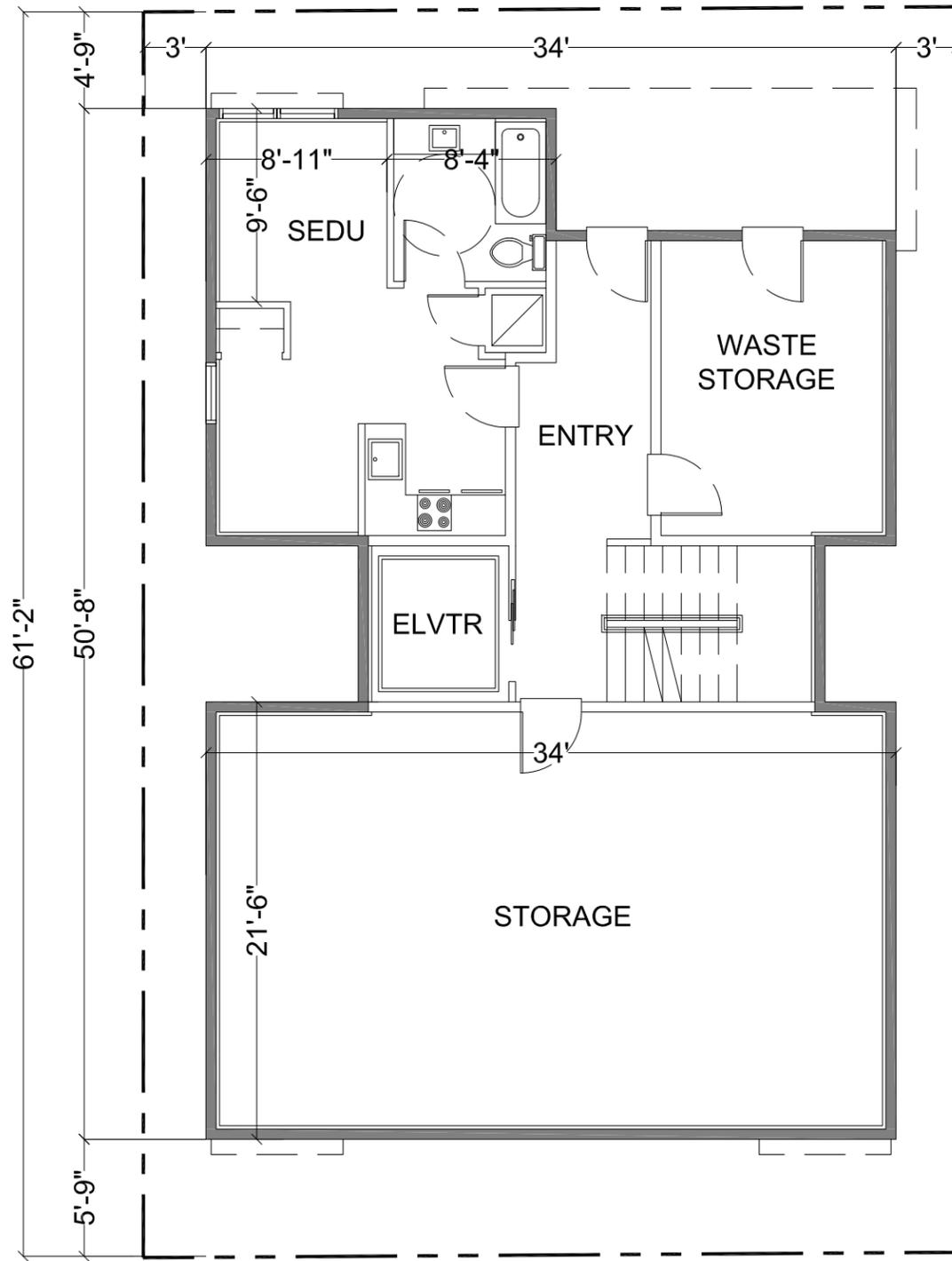
THE LANDSCAPE ARCHITECT PLANS WILL BE PROVIDED IN THE BUILDING APPLICATION.

SITE RECONNAISSANCE

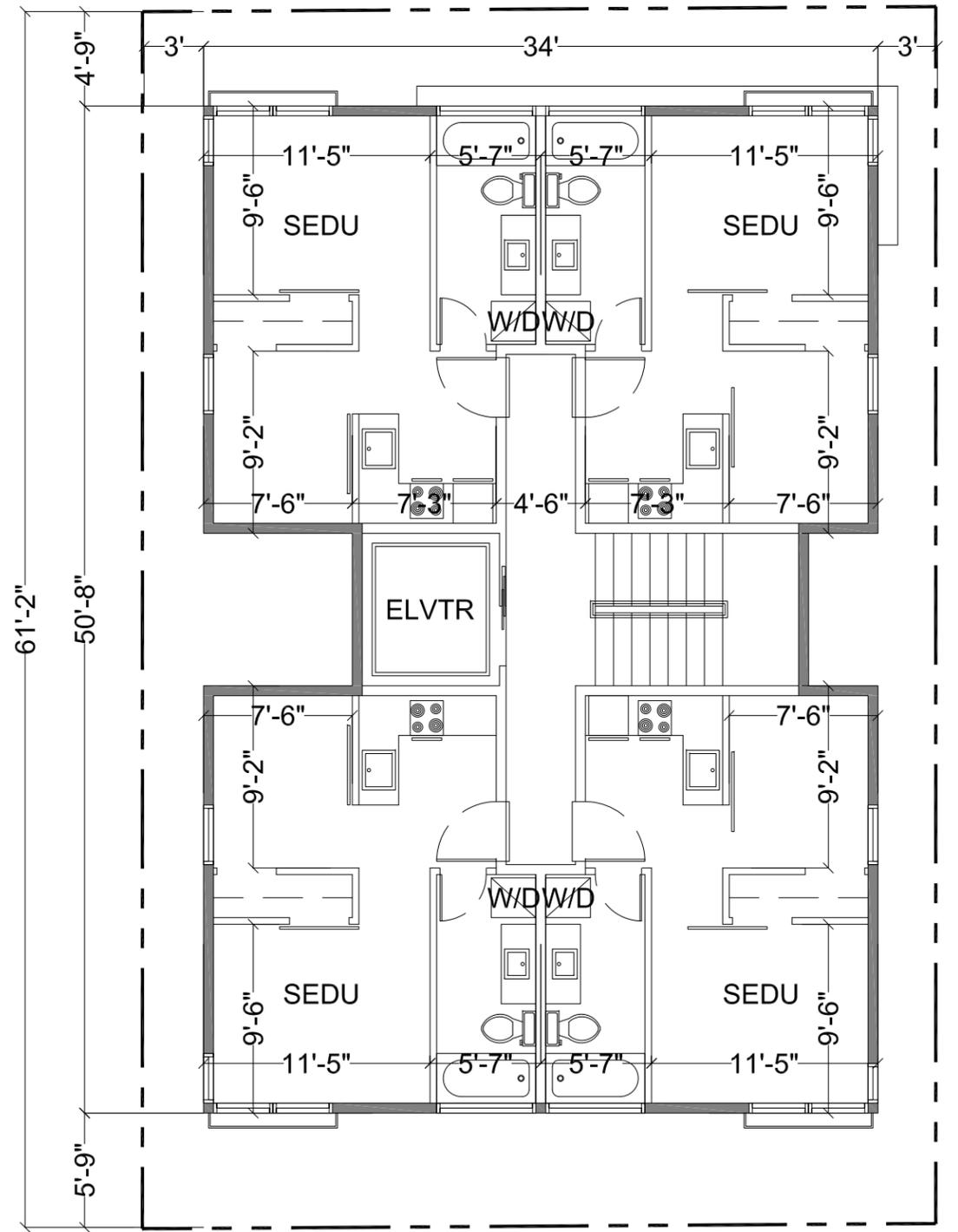
2 TREES (LARGE & SIGNIFICANT TREES, GROVE)

NEIGHBOR'S TREE TO EAST WILL BE PROTECTED





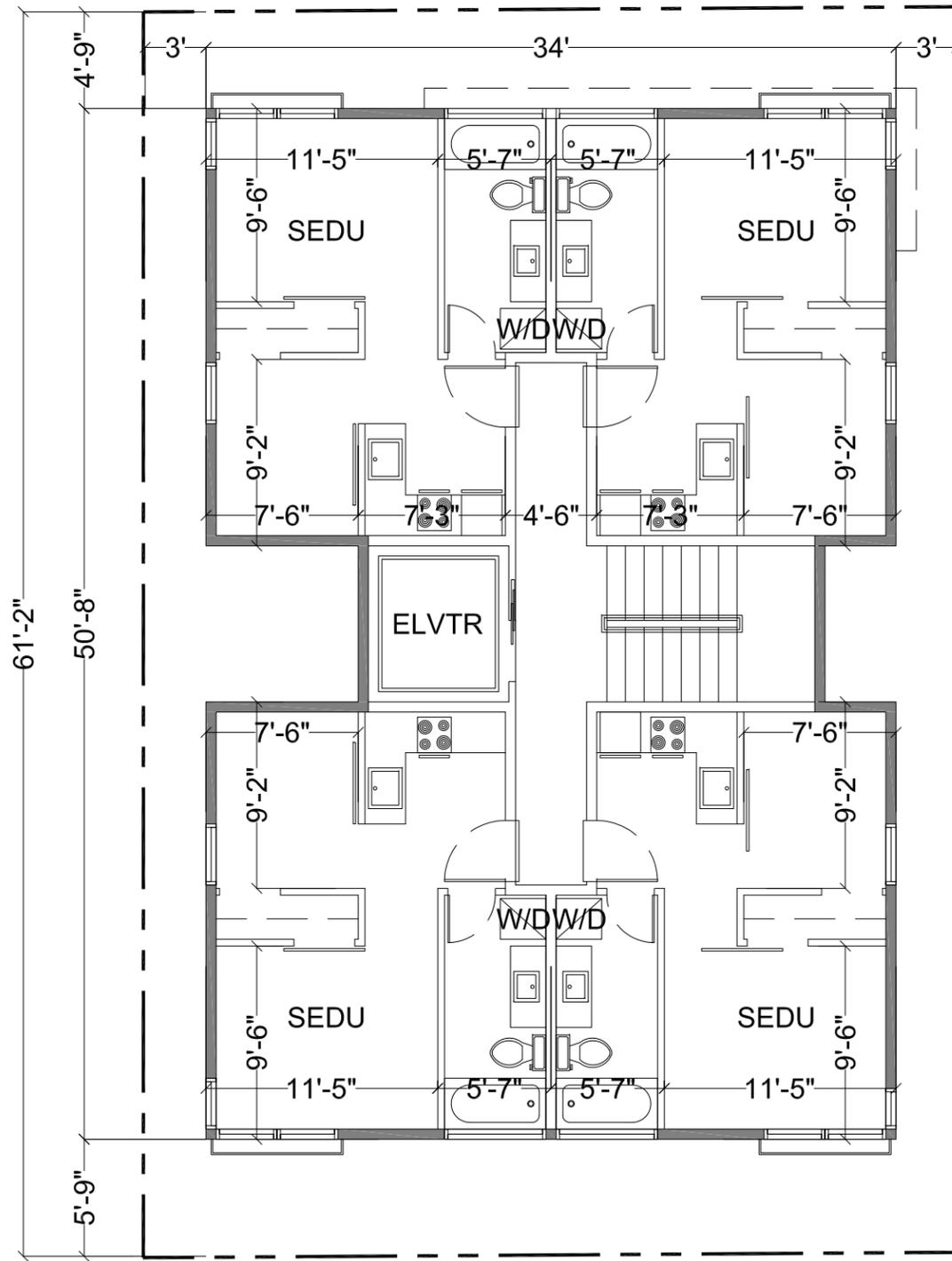
N BASEMENT FL
1/4"=1' SCALE



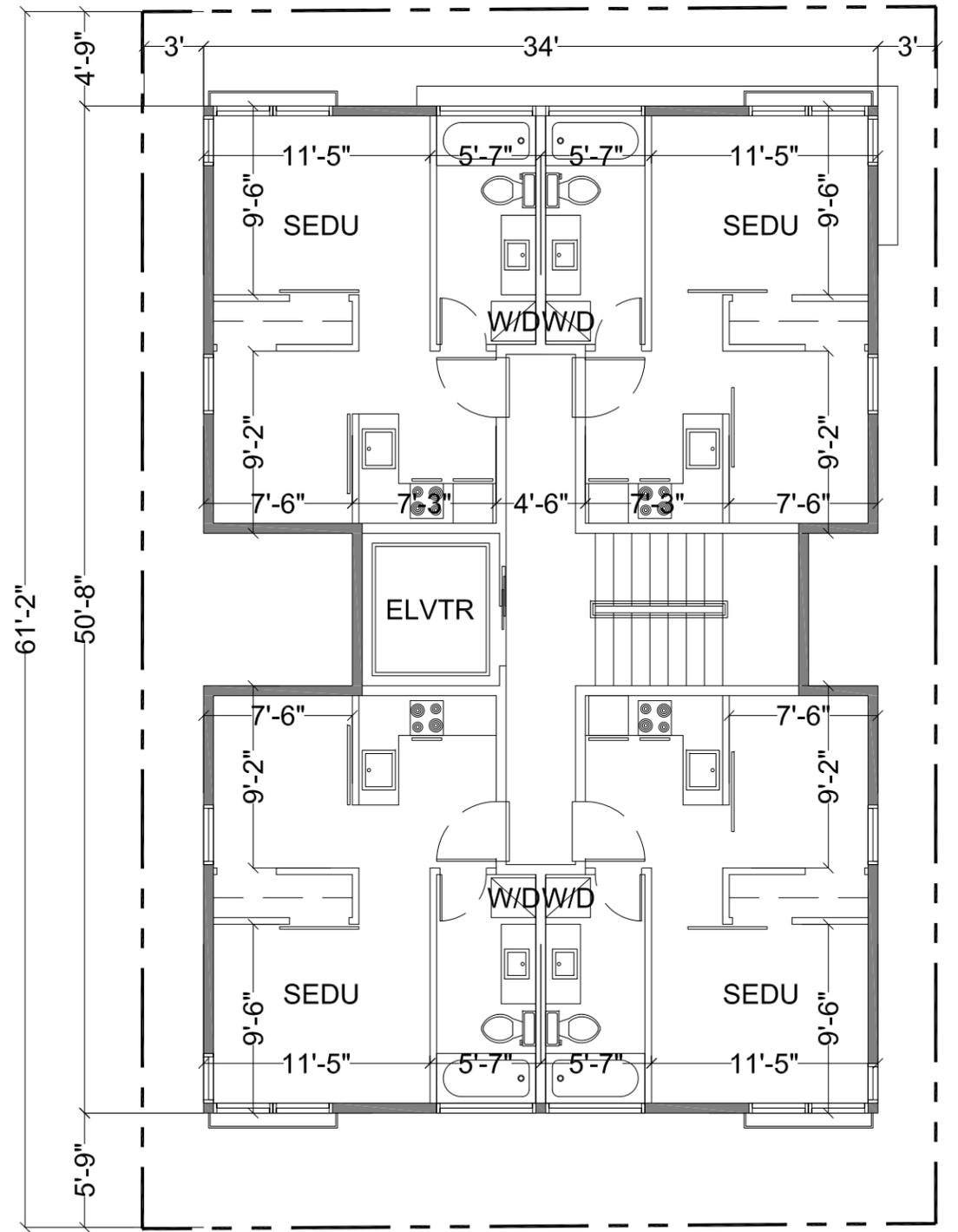
N FIRST FL
1/4"=1' SCALE



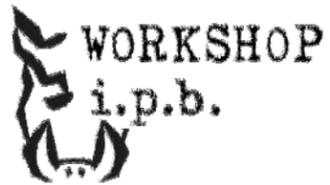
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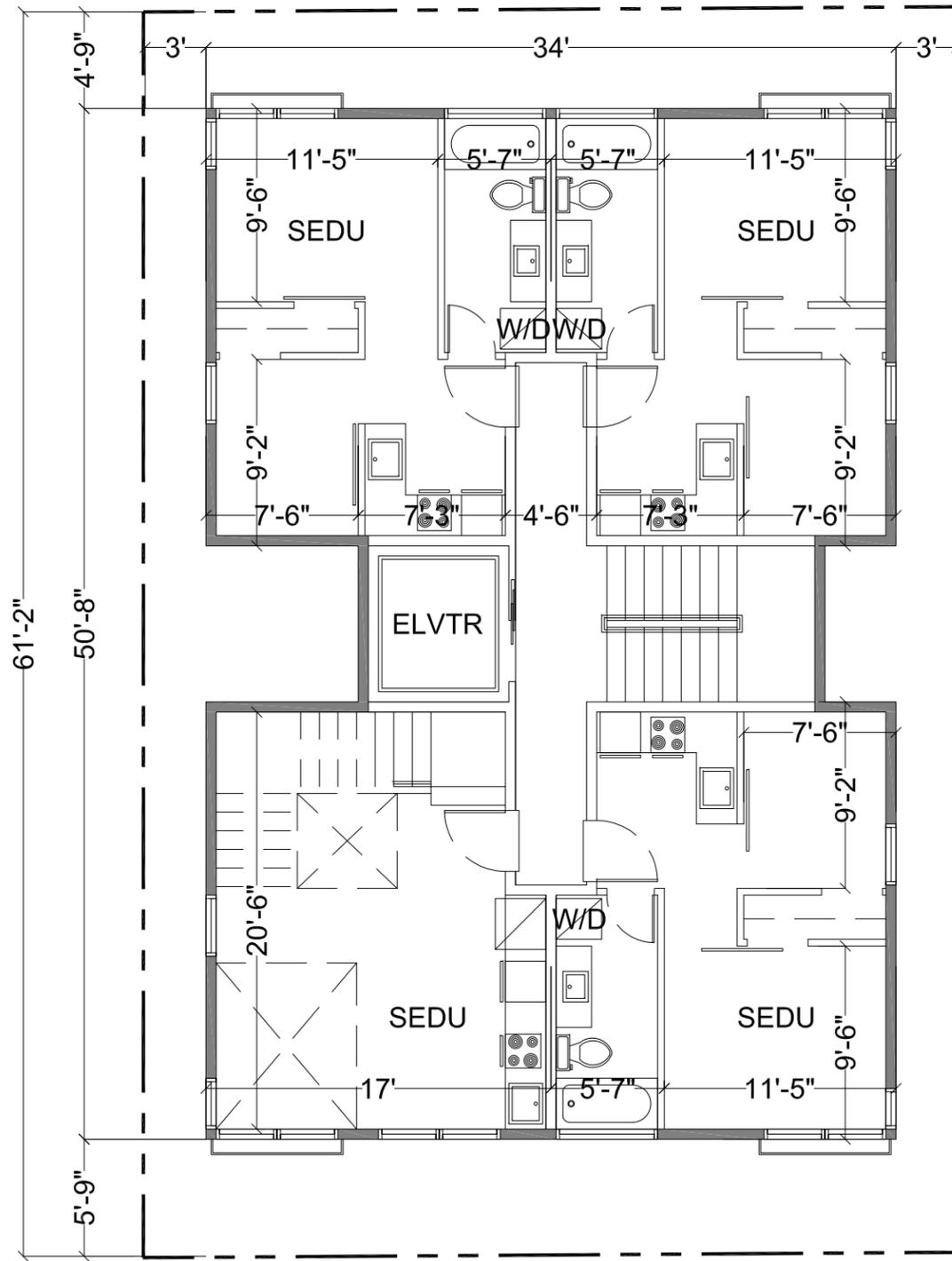

SECOND FL
 1/4"=1' SCALE



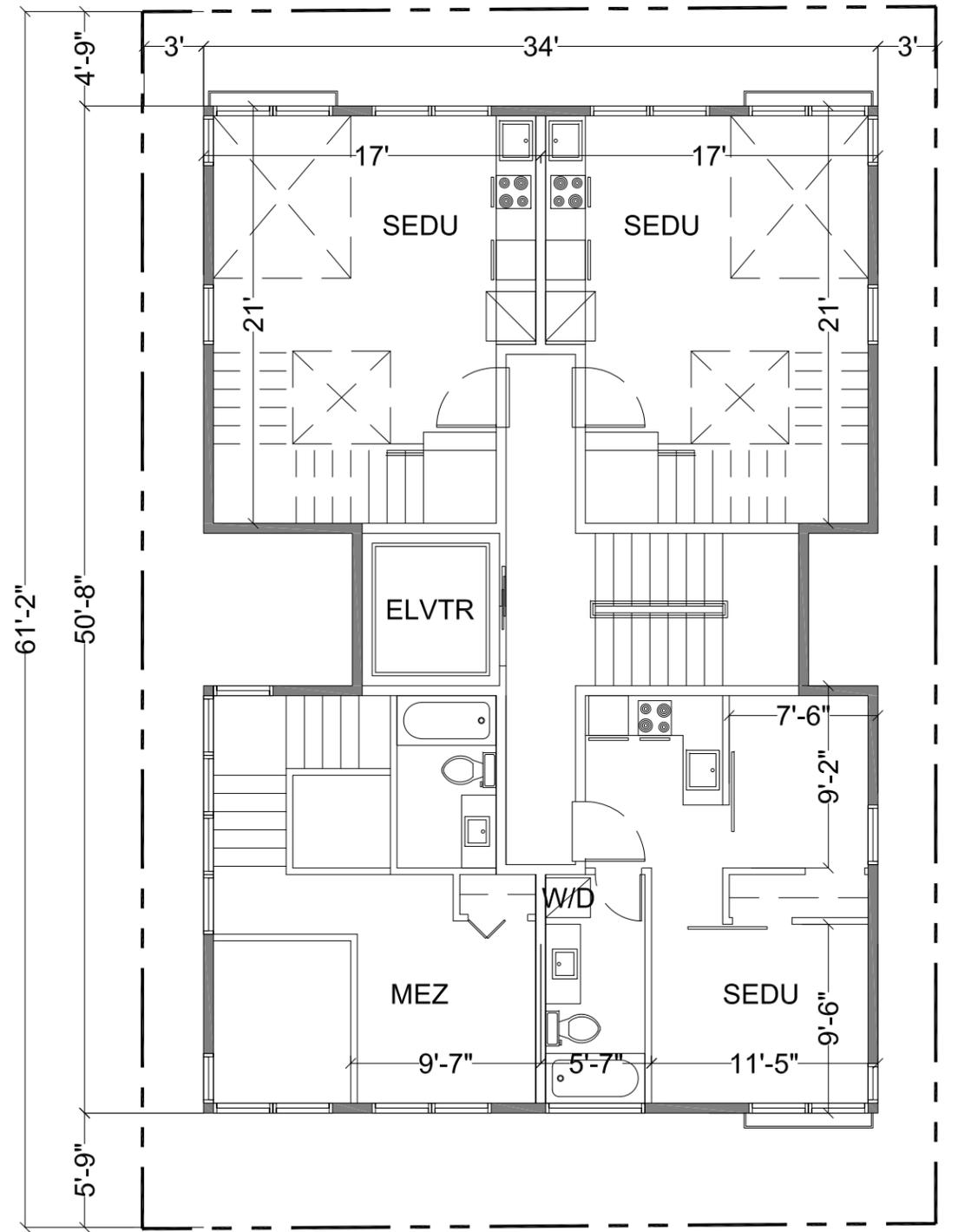

THIRD FL
 1/4"=1' SCALE



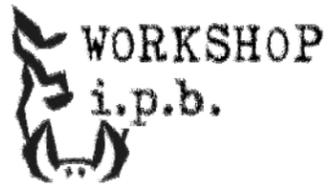
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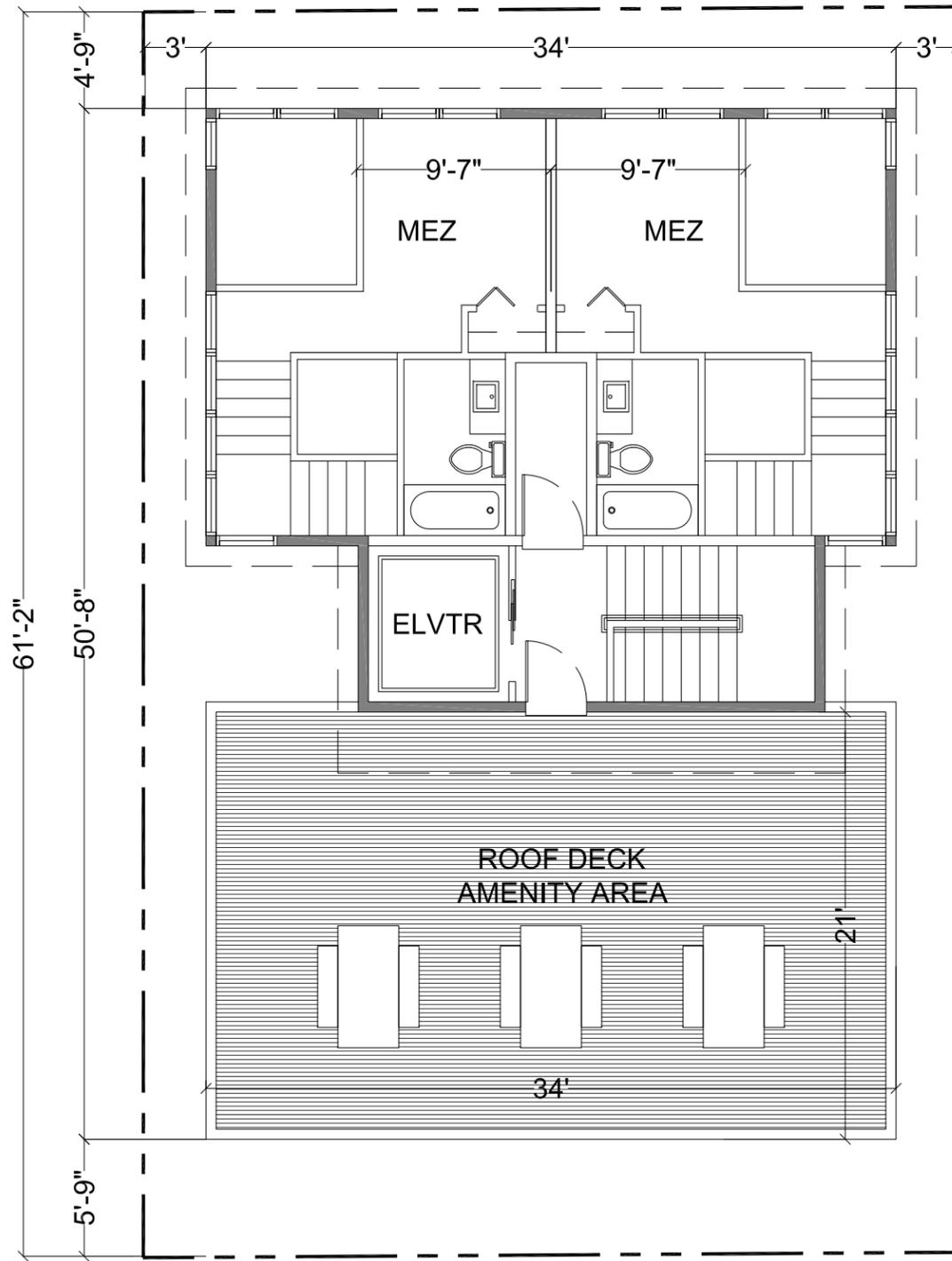
N FOURTH FL
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N FIFTH FL
1/4"=1' SCALE



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ROOF FL
 1/4"=1' SCALE

LIGHT GRAY
HARDIE

RED STANDING
SEAM METAL
SIDING

DARK GRAY
HARDIE

CEDAR SIDING



NORTH ELEVATION

LIGHT GRAY
HARDIE

RED STANDING
SEAM METAL
SIDING

DARK GRAY
HARDIE



SOUTH ELEVATION

LIGHT GRAY
HARDIE

RED STANDING
SEAM METAL
SIDING

DARK GRAY
HARDIE



EAST ELEVATION



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LIGHT GRAY
HARDIE

RED STANDING
SEAM METAL
SIDING

DARK GRAY
HARDIE



WEST ELEVATION

ADJUSTMENT | DEPARTURES
NONE REQUESTED



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