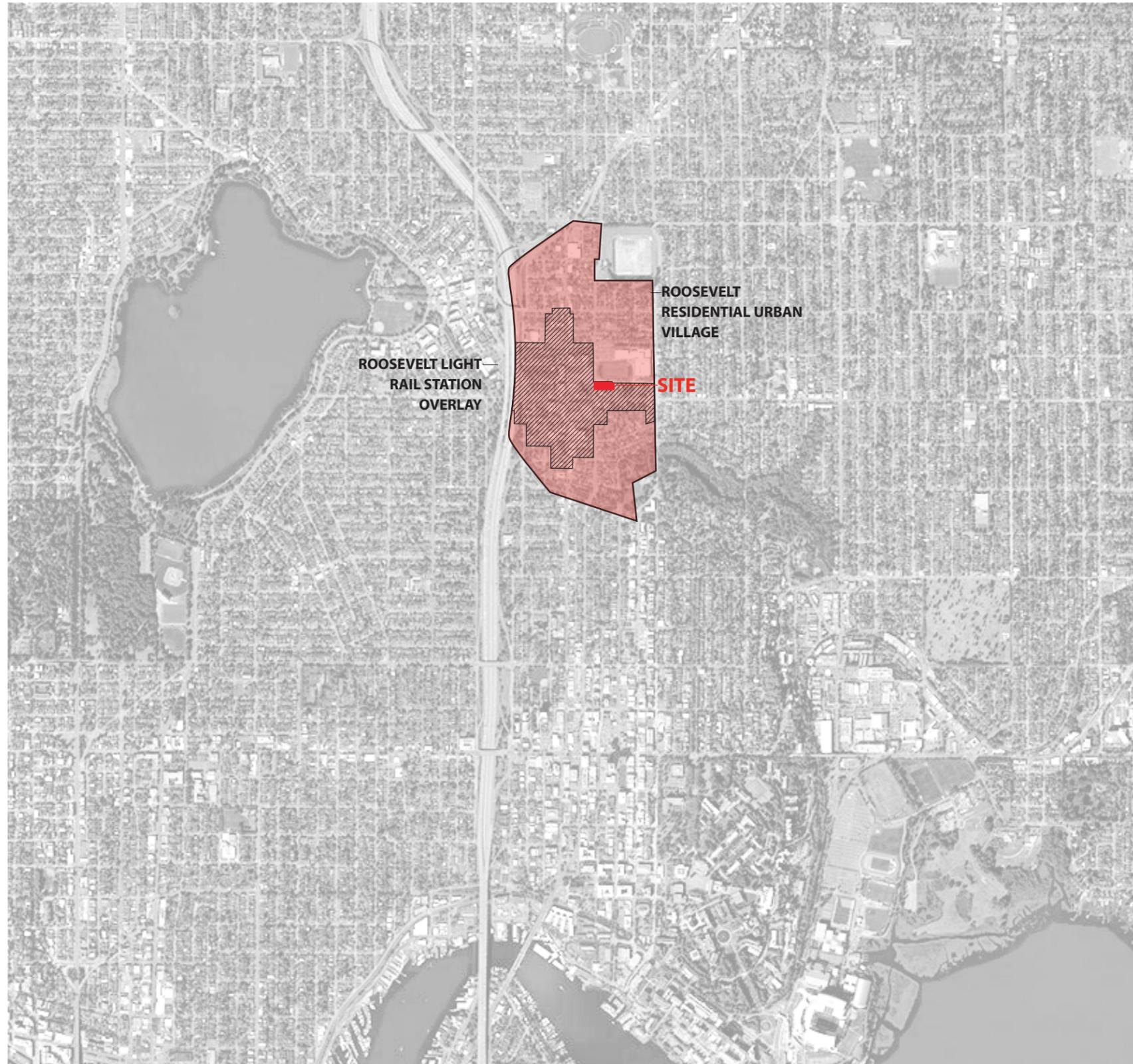
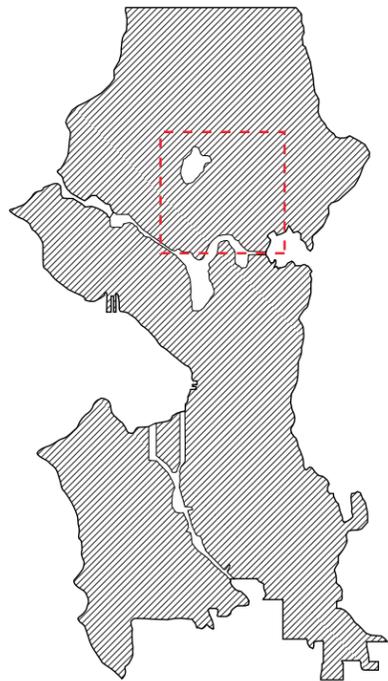


66TH STREET MIXED-USE BUILDING
6516 12th Avenue NE • PROJECT NO. 3022283
DESIGN RECOMMENDATION • JULY 25 2016





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Project Information

Property Address: 6516 12th Avenue NE, Seattle

Owner: Roosevelt Development Grp 2, LLC

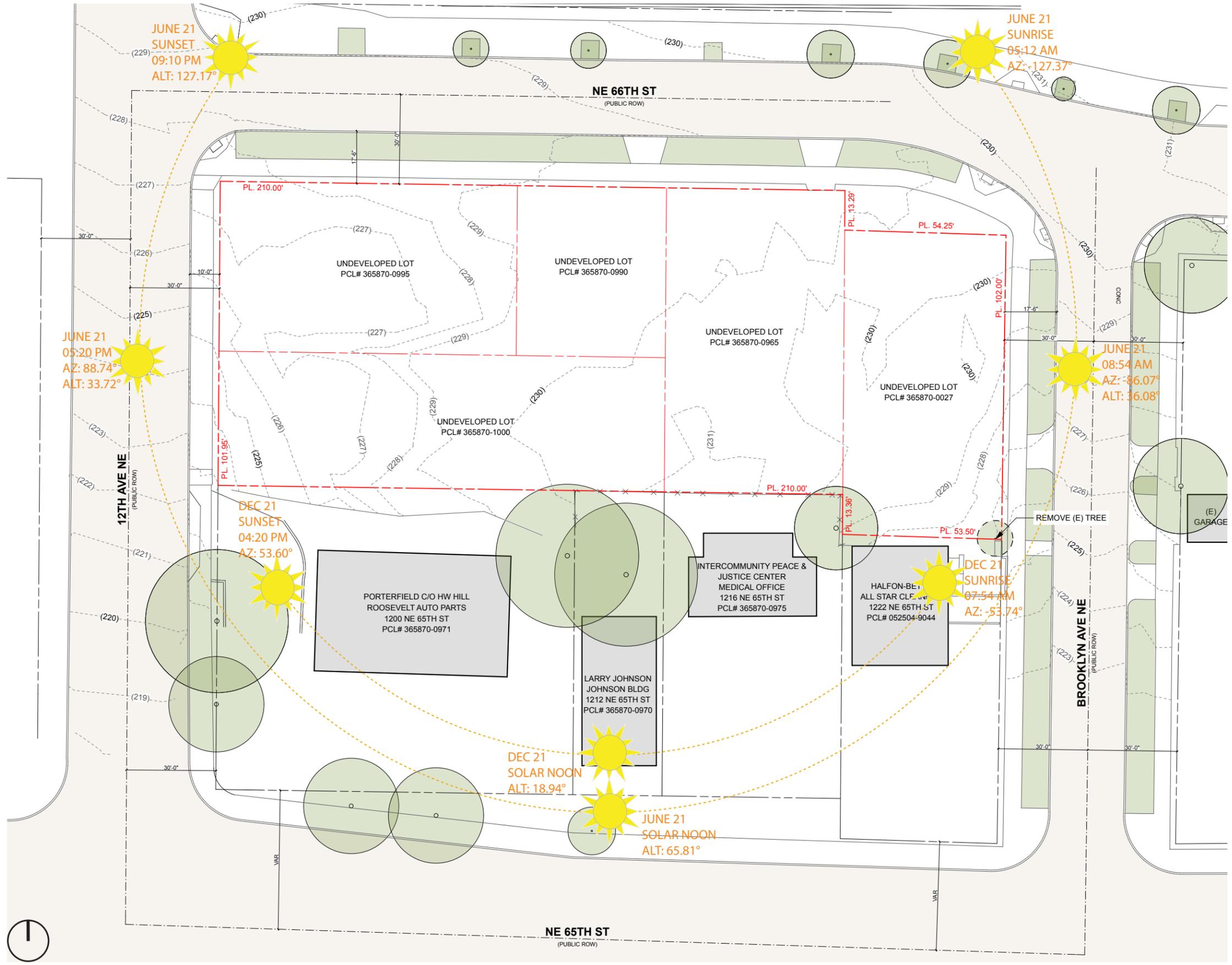
Developer: HB Management, LLC
 Nick Miller
 T (206) 812-8126

Architect: Weinstein A+U LLC
 Matthew Zinski
 T (206) 443-8606

VIEW FROM FUTURE LIGHT RAIL STATION



SITE ANALYSIS



Topography

- Very gentle slope along NE 66th St
- 2' gain in elevation from west to east
- Slope along 12th Ave NE
- 6' gain in elevation from south to north

Neighboring Buildings

- Playfield, SF5000 zoned, to north (across NE 66th St)
- Single-family residence to east, zoned NC2P-65 (across Brooklyn Ave NE)
- Commercial to south
- Transit development, NC3P-85 zoned, to west (across 12th Ave NE)

Solar Access

- Excellent solar access due to low-height commercial development to the south.

Views

- Currently, territorial views are available in all directions above the first floor.

Structure Height

- Zoned as NC2P-65 with a base height limit of 65-ft.
- Total maximum allowable building height: 65-ft

Allowable Building Area

- The maximum FAR and site areas for the building site's parcels are:
 - 4.00 Base FAR (5.75 Max FAR*)
 - 26,902-sf lot area
- Maximum allowable area: 107,608-sf (154,686-sf including incentive provisions*)

APPROVED EDG CONCEPT

Alternate 3 seeks to create a elegant, clean, and contextual building through a series of thoughtful gestures. The first move breaks the mass of the building in to three distinct pieces connected through glass “gaskets” (which provide light and views to the corridors). Separating the masses allows each street to be provided with an articulated facade appropriate to the zoning, context, and transitions. Additionally, the construction type, Type V over a Type I base, is expressed through a pedestrian level setback. This setback not only expresses the construction of the building, but provides an enhanced pedestrian experience and opportunity for ground level, public amenities.

Summary

Stories: 7 (5-over-2 + 2 below grade)
 Unit Count: 206
 Floor Area: 111,684-SF Residential
 1,956-SF Commercial
 46,040-SF Parking
 180,146-SF Total
 Parking: 150 stalls

Ground Floor Uses:

- 12th Ave NE: Commercial / Residential Lobby
- NE 66th St: Residential Lobby & Amenity
- Brooklyn Ave NE: Parking Access

Primary Disadvantages/Concerns

- Reduced upper level setback
- Requires thoughtful facade articulation

Potential Departures

- SMC 23.54.030.D.2 Driveways, Nonresidential Uses
- SMC 23.54.030.E.1 Parking Aisle Widths
- SMC 23.54.030.G.1 Sight Triangle
- SMC 23.47A.009.D.1.a 2) Setback Requirements at Brooklyn Avenue Northeast
- SMC 23.47A.009.D.1.a 1) Setback Requirements at Northeast 66th Street



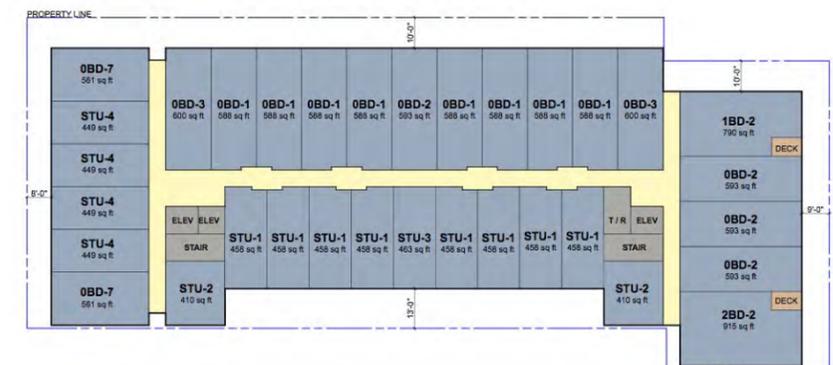
NORTHWEST CORNER (12TH AVE NE)



SOUTHWEST CORNER (12TH AVE NE)



STREET LEVEL PLAN
(LEVEL 1)



TYPICAL RESIDENTIAL PLAN
(LEVEL 2)



The bullet points to the right summarize the guidance provided to the design team by the Board at the Early Design Guidance meeting on January 11, 2015. As the project design is described throughout the remainder of this packet, the guidance will be grouped as is relevant to the particular element or portion of the project being highlighted. These points will appear on the right side of each, two-page spread along with a brief description of how the design has been developed in response to the Board's guidance.

1

Massing and Context Response

- The board supported the preferred option, noting that the simple yet elegant massing demonstrates a thoughtful response to the context and the character and scale of the evolving neighborhood.
- a. The board supported the strong streetwall presented in Option 3, noting that the massing and intended facade articulation along 12th Ave NE responds to the commercial character of the streetscape.
- b. The increased setback of the first two floors along NE 66th Street creates a more human-scaled experience along NE 66th Street and provides additional open space at the ground-level for creating a more intimate, smaller-scale residential environment with transitional spaces to the individual unit entries.
- c. Design the massing to minimize damage to the trees on adjacent properties to the south. The Board notes that they may be open to departures if they relate to providing adequate room for the trees.
- d. Provide a section demonstrating the relationship of the raised landscaped terrace to the adjacencies. Mitigate any blank wall conditions with careful detailing.

2

12th Ave NE Street-Level Uses & Pedestrian Experience

- a. The design of the space at the corner should accommodate the volume of anticipated pedestrian traffic from Roosevelt High School and the future light rail station. The Board suggested additional open space for circulation and requested a study of the pedestrian traffic and flow around the corner to supplement the design rationale for the corner design.
- b. While the Board supported the locations and sizes of the ground-level uses along 12th, they expressed concern about locating the lobby at the corner as they felt a retail use would generate more activity. The Board suggested a subtractive element in the massing that would provide an open space at the corner and serve as an interruption or inflection that results in a distinctive corner expression. The Board noted this corner should establish a sense of place and could be designed as a gateway to the emerging character of 12th Ave NE at the High School. The design of the corner should take the view from the light rail station into consideration.
- c. The Board looks forward to seeing how the street-level details enhance the sense of place.
- d. The Board noted that a distinction between the commercial and residential entries is needed so that the residential entry is easily identifiable as such.

3

NE Corner Massing & Open Space

- a. The Board supported the open space at the northeast corner, but expressed concern over potential security issues from the plaza being set below grade. The design and programming of the interior amenity area will be crucial for achieving a successful building-open space relationship and ensuring a safe, inviting space. The Board requested information pertaining to the interface of the indoor amenity space and outdoor space, including programming, lighting, and how the design takes safety and security into account.
- b. The Board noted that the shift in massing due to the jog in the property line is an opportunity to strengthen the design concept. Continue to explore how the architectural concept can relate to the open space and enhance the sense of place.

4

Residential Edge on NE 66th Street

- The Board supported the individual ground-level units and increased setback along NE 66th Street that incorporates private open space between the sidewalk and unit entries. The transitional space at the ground level provides privacy for the ground-level units and creates a smaller-scaled, more intimate streetscape. The private entry courts for each unit should add to a rich pedestrian experience and enhance the sense of security while providing adequate permeability to establish a relationship with the streetscape.

5

Architectural Concept

- a. The Board supported the preliminary architectural concept and facade composition which interprets a "weave" into the facade as presented on p.29 which featured tilted vent panels. The Board appreciated the use of color, noting that it reinforces the underlying architecture of the vent panels, and strengthens the overall design concept.
- b. As the upper levels of the north facade will be highly visible from the High School athletic field, these views should be taken into consideration.
- c. At the Recommendation meeting, demonstrate how the design concept is carried into a human-scaled expression of the design of the street-level unit facades along NE 66th Street. The Board suggested exploring differentiation in glazing and bringing the texture and color down. In addition, the design concept should also be integrated into the design of the landscape elements and streetscape design.

ARCHITECTURAL CONCEPT

Massing Design Concept

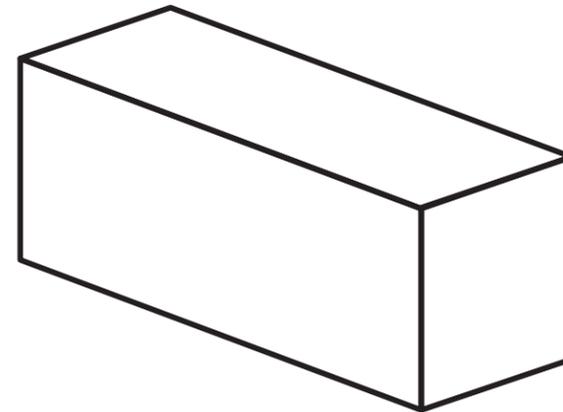
- The first move breaks the mass of the building in to three distinct pieces connected through glass “gaskets” (which provide light and views to the corridors).
- Separating the masses allows each street to be provided with an articulated facade appropriate to the zoning, context, and transitions.
- Additionally, the construction type, Type V over a Type I base, is expressed through a pedestrian level setback.
- This setback not only expresses the construction of the building, but provides an enhanced pedestrian experience and opportunity for ground level, public amenities.

Facade Design Concept

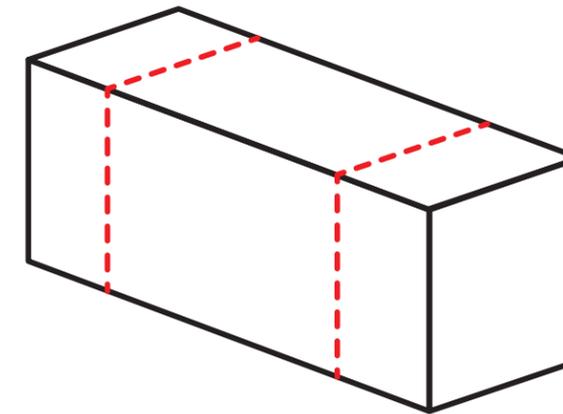
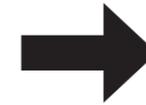
- Developing an intentionally subdued yet actively scaled facade is a project goal.
- Combining contextual influence with abstract inspiration, the facade articulation takes cues from movement and weaving.
- Through intentional shifting and depth, the north elevation will provide subtle dynamics to pedestrian passerbys and nieghborhood fixture alike.

Design Approach

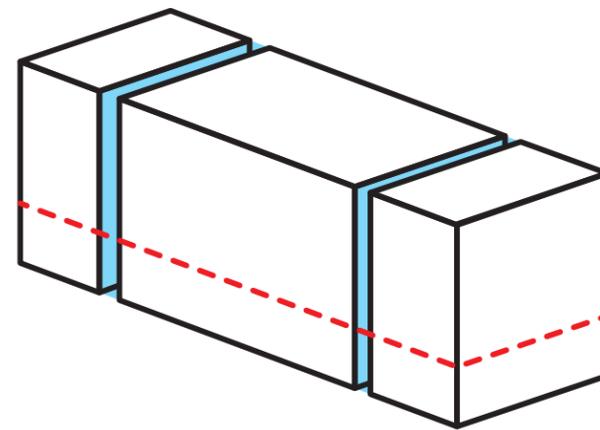
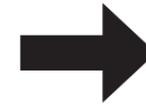
- The facade major elements will both protrude and inset - evocative of threading a weave
- The facade will shift - again taking cues from alternating threads weaving together
- The use of gradating color will provide a sense of movement - inspired by woven shades, future transit station, and adjacent playfield.
- Secondary rhythm and pattern will be used to further articulate the pattern and breakdown the scale of materials



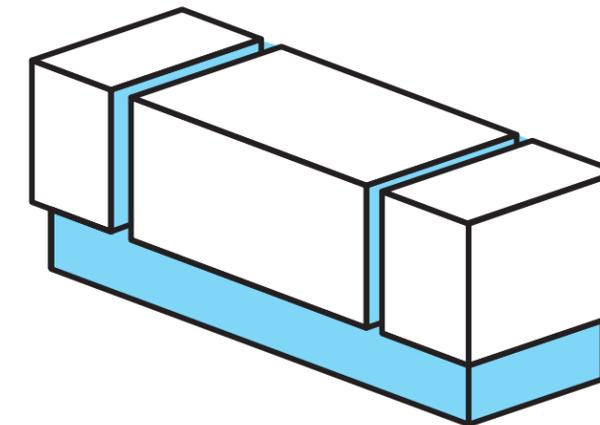
MAXIMUM ENVELOPE



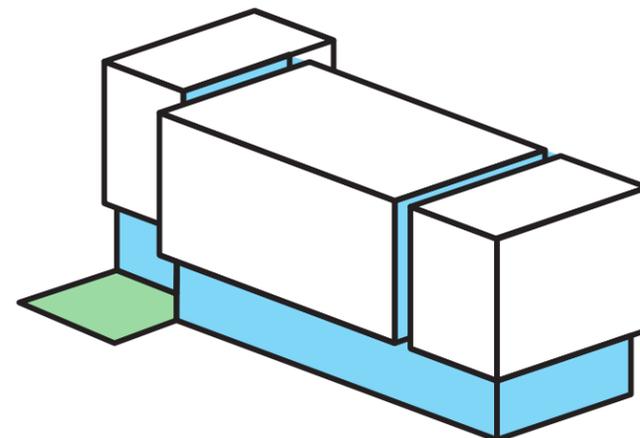
DIVIDE ENVELOPE AT CIRCULATION



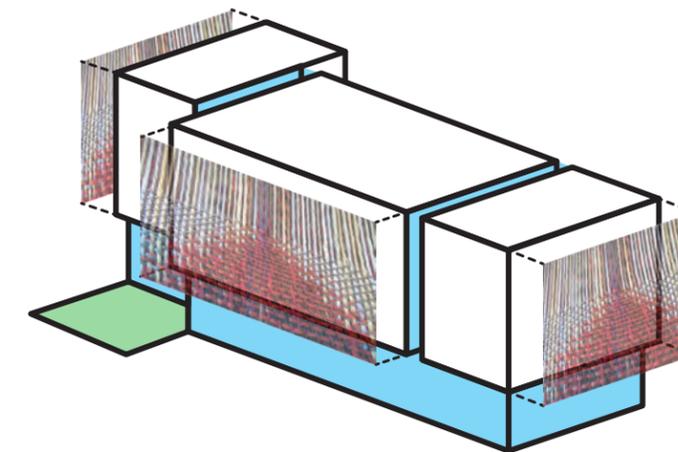
STREET LEVEL DATUM



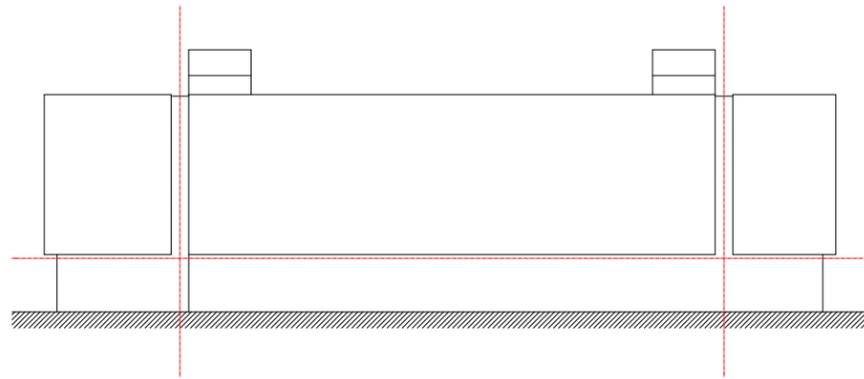
CONCEPT MASSING



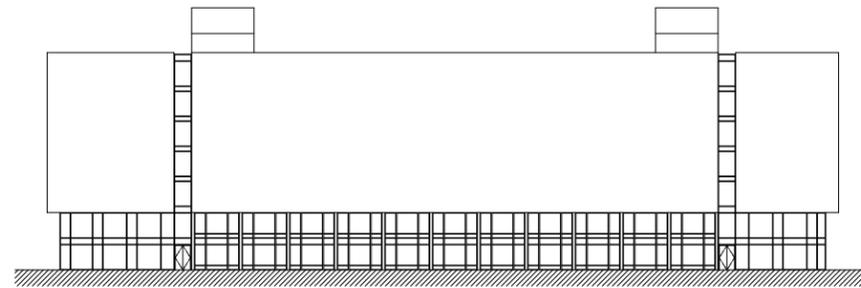
SITE ADAPTATIONS



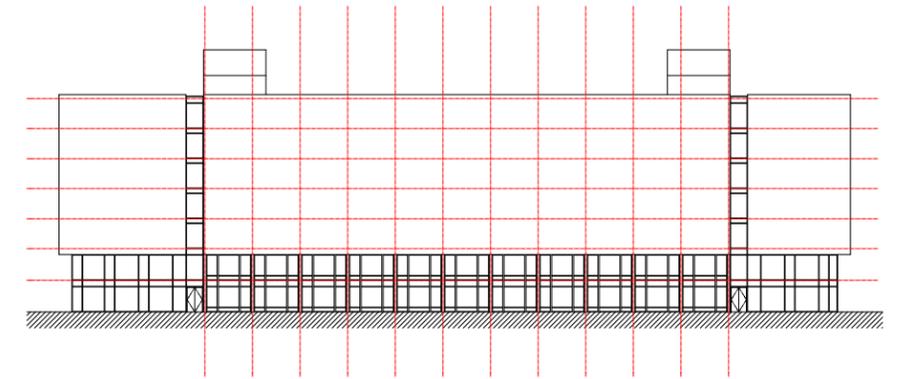
FACADE ARTICULATION



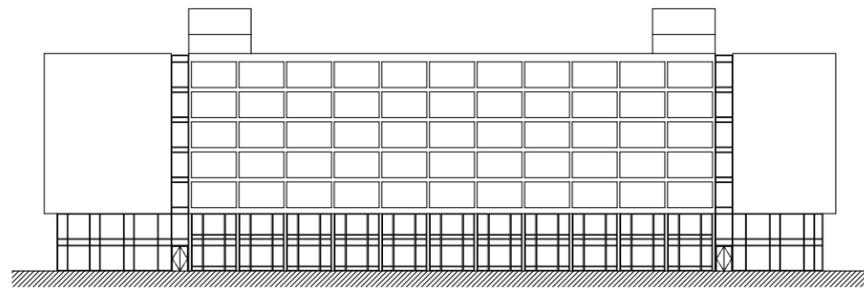
MASSING STRATEGY



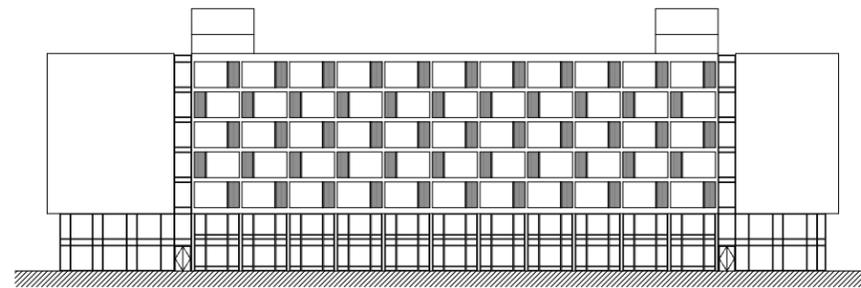
GLAZED BASE AND GASKETS



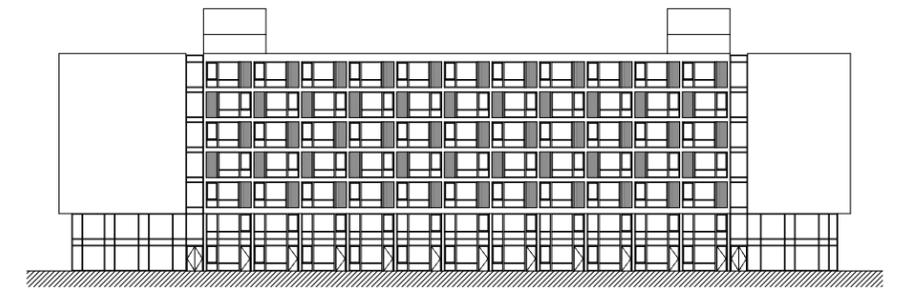
UNIT DIVISIONS



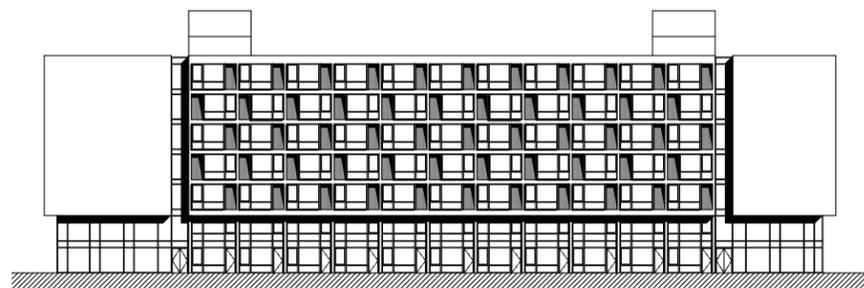
UNIT MODULE



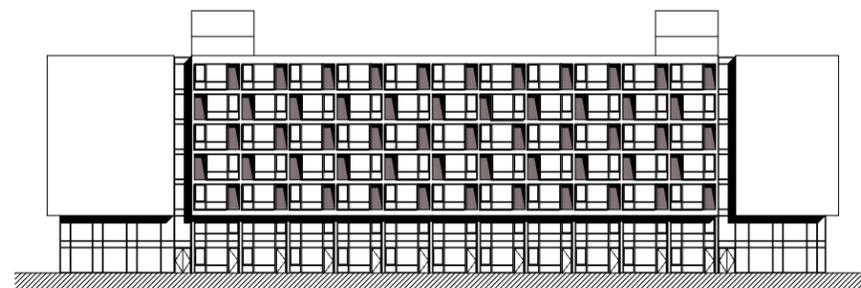
SHIFTED UNIT PATTERN



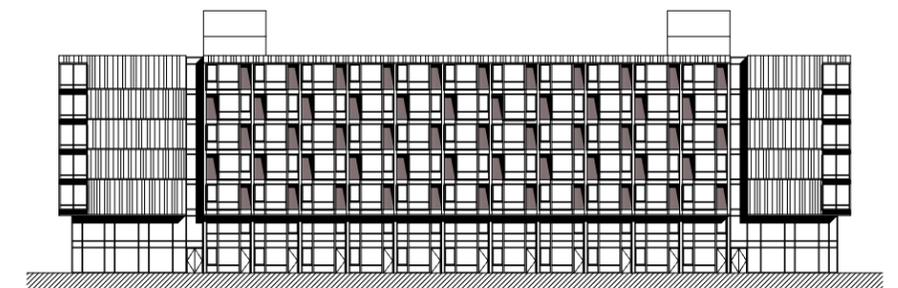
FENESTRATION RHYTHM/PATTERN



FACADE RELIEF



FACADE COLOR



SECONDARY FACADE RHYTHM/PATTERN

EVOLVING NEIGHBORHOOD CONTEXT

Future Context

- The neighborhood is evolving. Precursors to this change are the location of the light rail station and rezone of the Roosevelt Urban Village. The future development will provide increased density close to the new light rail station while respecting the context of the neighborhood and transitions to less intensive zones.

Evolving Character

- The Roosevelt neighborhood is full of character - with its sense of history, sustainable principles, vibrant people, and connection to nature. These fundamental characteristics make Roosevelt a great neighborhood. Embracing the sense of history while looking forward will guide the evolution of this area in a positive direction.

Design Approach

- With good design the fundamental character of the neighborhood can be preserved through development. The design approach carefully considers the neighborhood priorities - pedestrian environment, street-level design, greenways, transitions, sustainability, high school heritage, and park heritage - to enhance and celebrate the character of the neighborhood. Key to this approach is understanding the location of the project in the context of the existing and future development. The spatial context guides urban gestures. Being early to the development of the neighborhood also provides an opportunity to establish good design moves that help set the stage for future development around the rest of the area.



- Roosevelt High School
- Light Rail Station, North Entry
- Light Rail Station, South Entry
- Whole Foods
- Cowen Park

Project Site Under Current Zoning

Neighboring Developments with permits or in construction

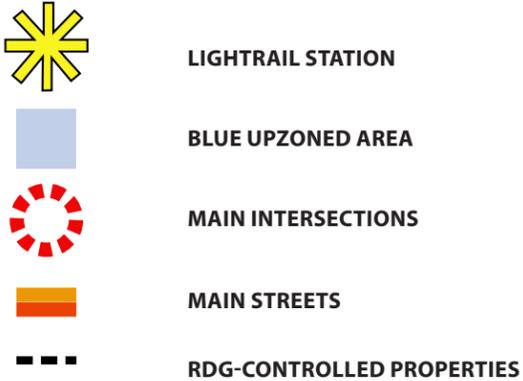
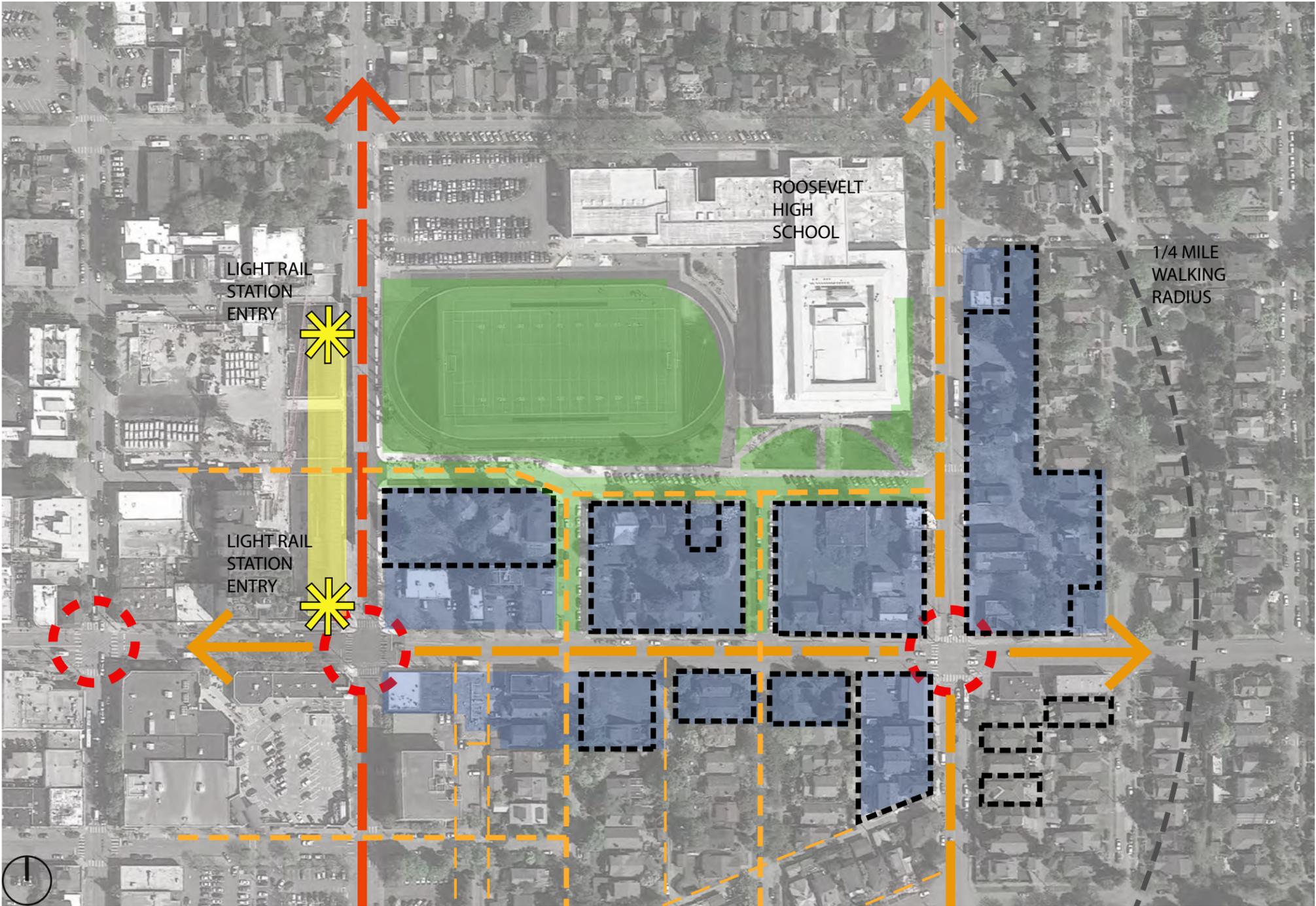
Potential Neighboring Development Parcels

* Zoning Heights Shown As Approximation / Not to Scale

EVOLVING NEIGHBORHOOD CONTEXT

Roosevelt Development Group

- Roosevelt Development Group (RDG) is committed to the responsible development of lasting and high-quality urban real estate projects that are grounded in careful consideration of the specific character of the site and the needs of the community. RDG strongly believes that a thoughtfully designed transit-oriented community in the Roosevelt neighborhood will enhance quality of life for current and future residents within the immediate community, while at the same time will promote sustainability across the greater Seattle region.



PRELIMINARY SITE PLAN

The proposed project includes the construction of a 7-story mixed-use apartment building containing approximately 206 residential units and associated amenity areas, ~2,100-sf of commercial, and two below-grade parking levels with parking for approximately ~150 vehicles and building support spaces necessary for the proper and successful function of the building.

Setback Requirements

- A 10-ft average ground level setback along 66th Ave NE with an additional 4-ft setback above 45-ft height.
- A 5-ft average ground level setback along Brooklyn Ave NE with an additional 4-ft setback above 45-ft.
- An 8-ft average ground level setback along 12th Ave NE.
- Overhead power lines that run along 12th Ave NE and NE 66th St require a 10-ft clearance from structures.

Traffic and Circulation

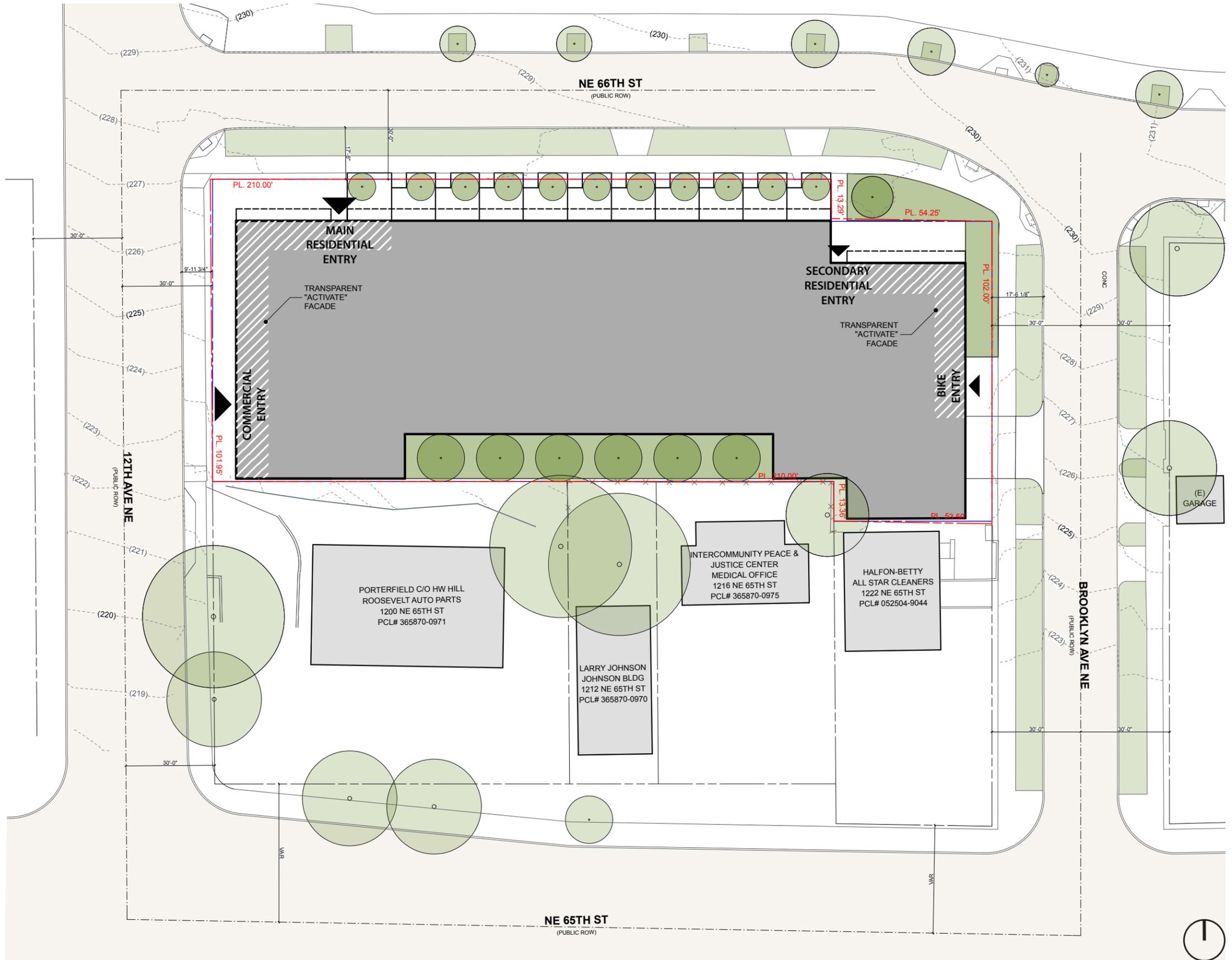
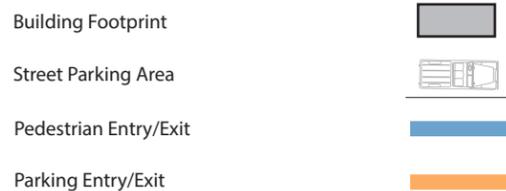
- 12th Ave NE is a principle arterial street with time-limited parking
- NE 66th St is a one-way residential access street with parking on both sides
- Brooklyn Ave NE is a residential access street with parking on both sides

Streetscape

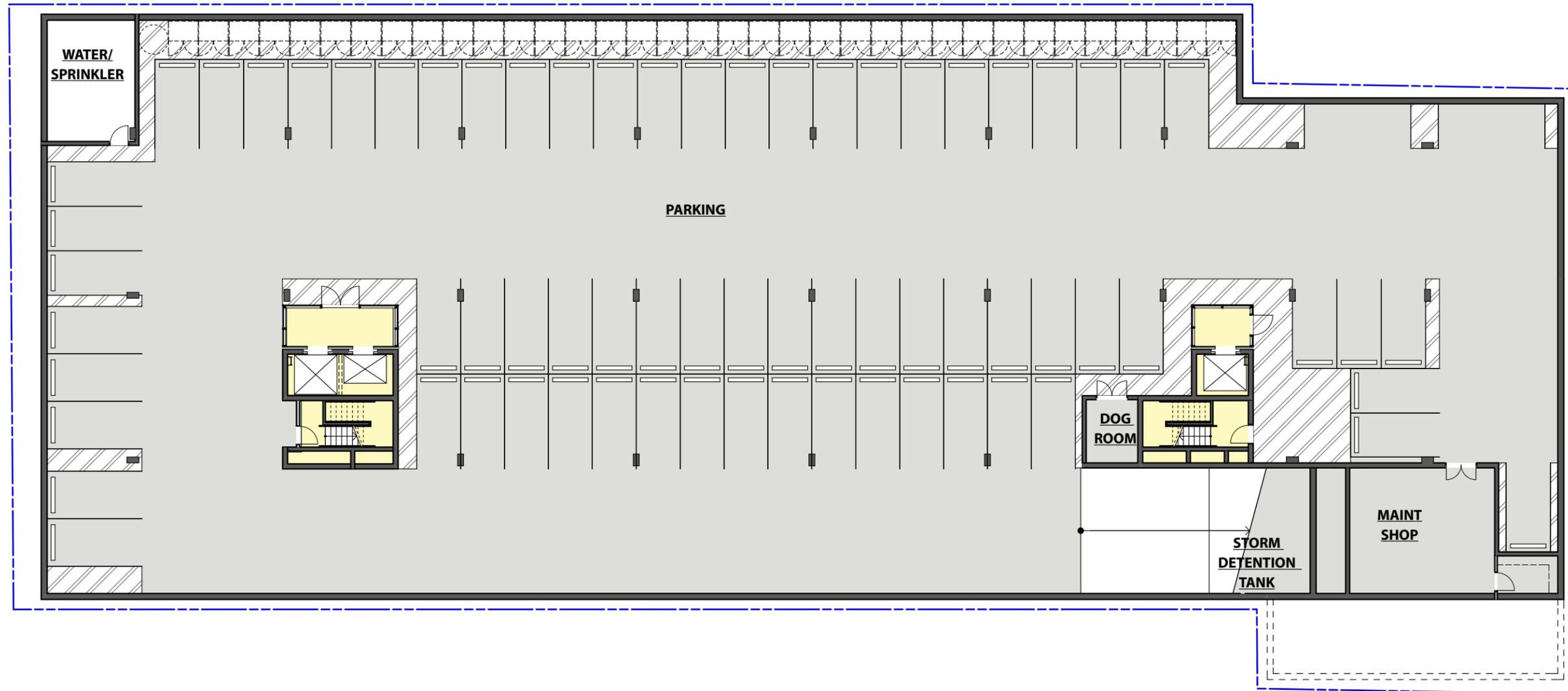
- The north side of NE 66th St has a generous sidewalk with street trees on either side of the street.
- 12th Ave NE has narrow sidewalks with minimal planting strips and street trees.
- Brooklyn Ave NE has narrow sidewalks with generous planting strips on either side of the street

Neighborhood Influences

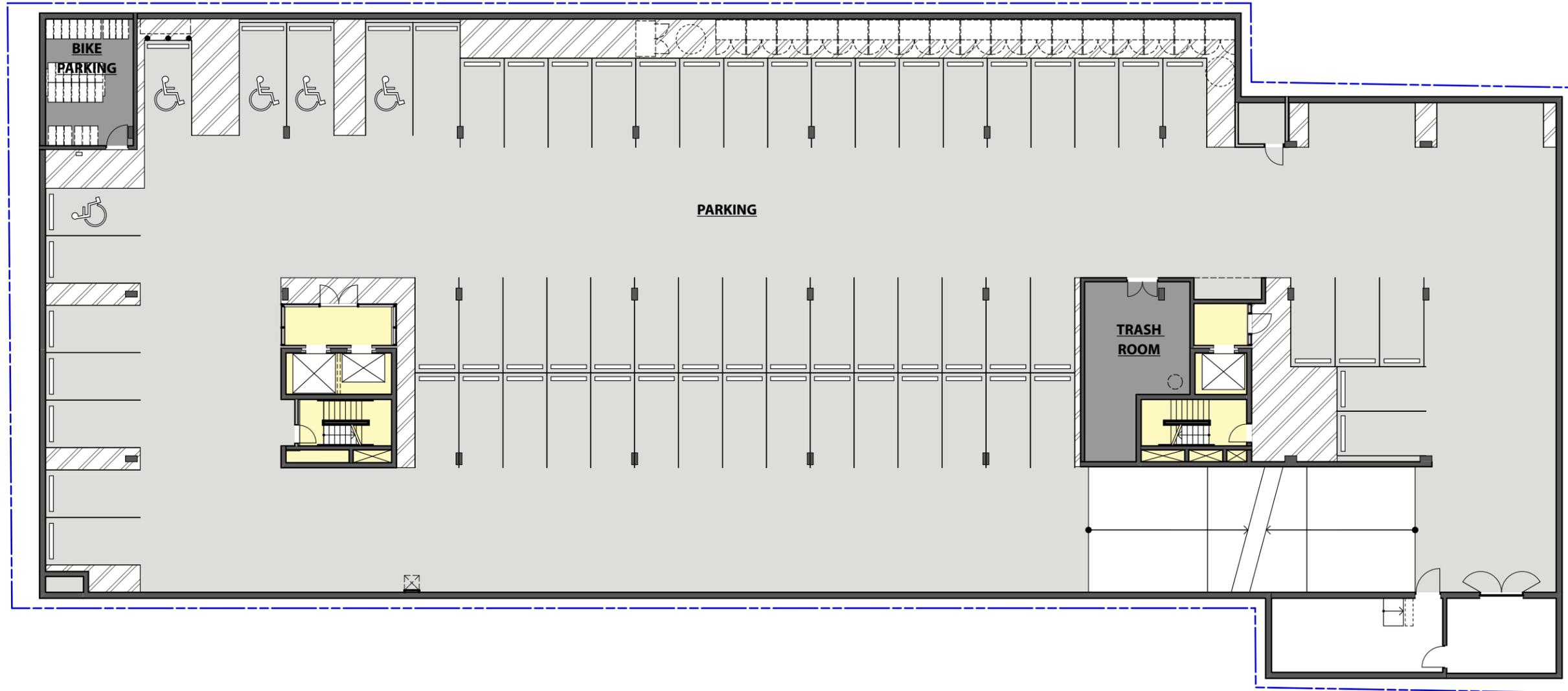
- Transit oriented development to the west.
- Commercial core.



PARKING LEVEL 2 FLOOR PLAN



PARKING LEVEL 1 FLOOR PLAN



STREET LEVEL FLOOR PLAN



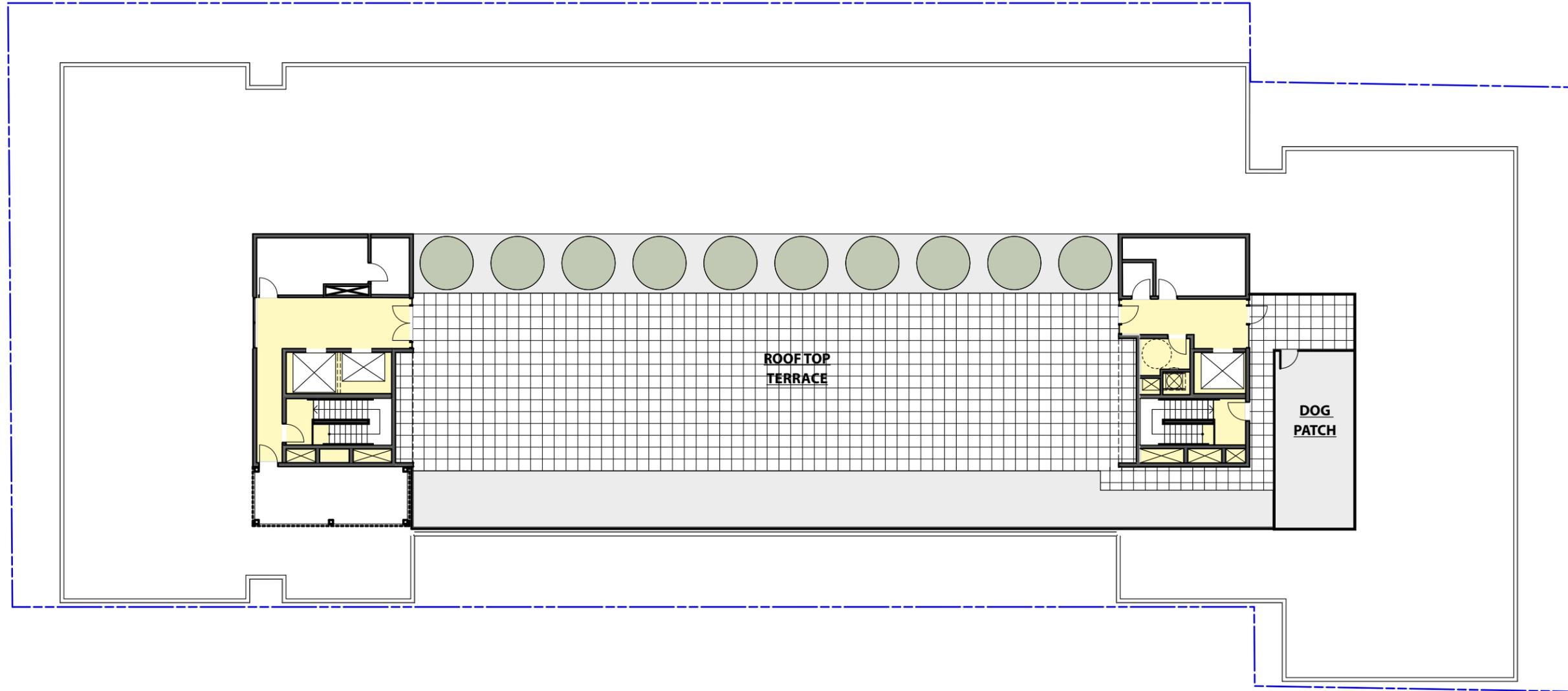
LEVEL 2 FLOOR PLAN



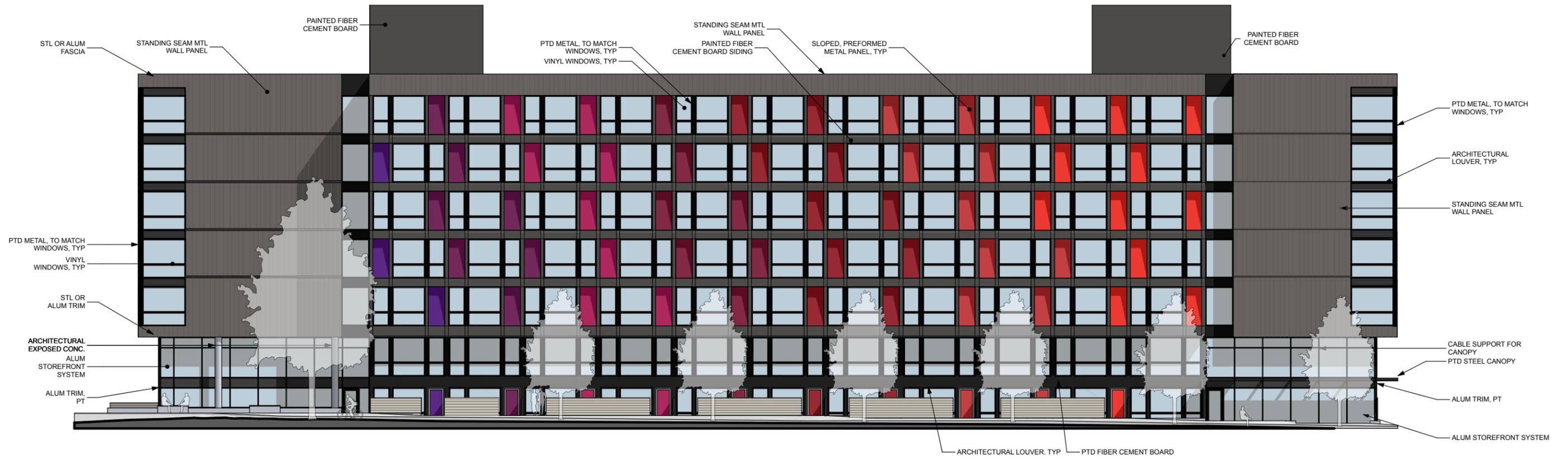
TYPICAL RESIDENTIAL LEVEL FLOOR PLAN



ROOF TERRACE PLAN



NORTH ELEVATION (66TH STREET)



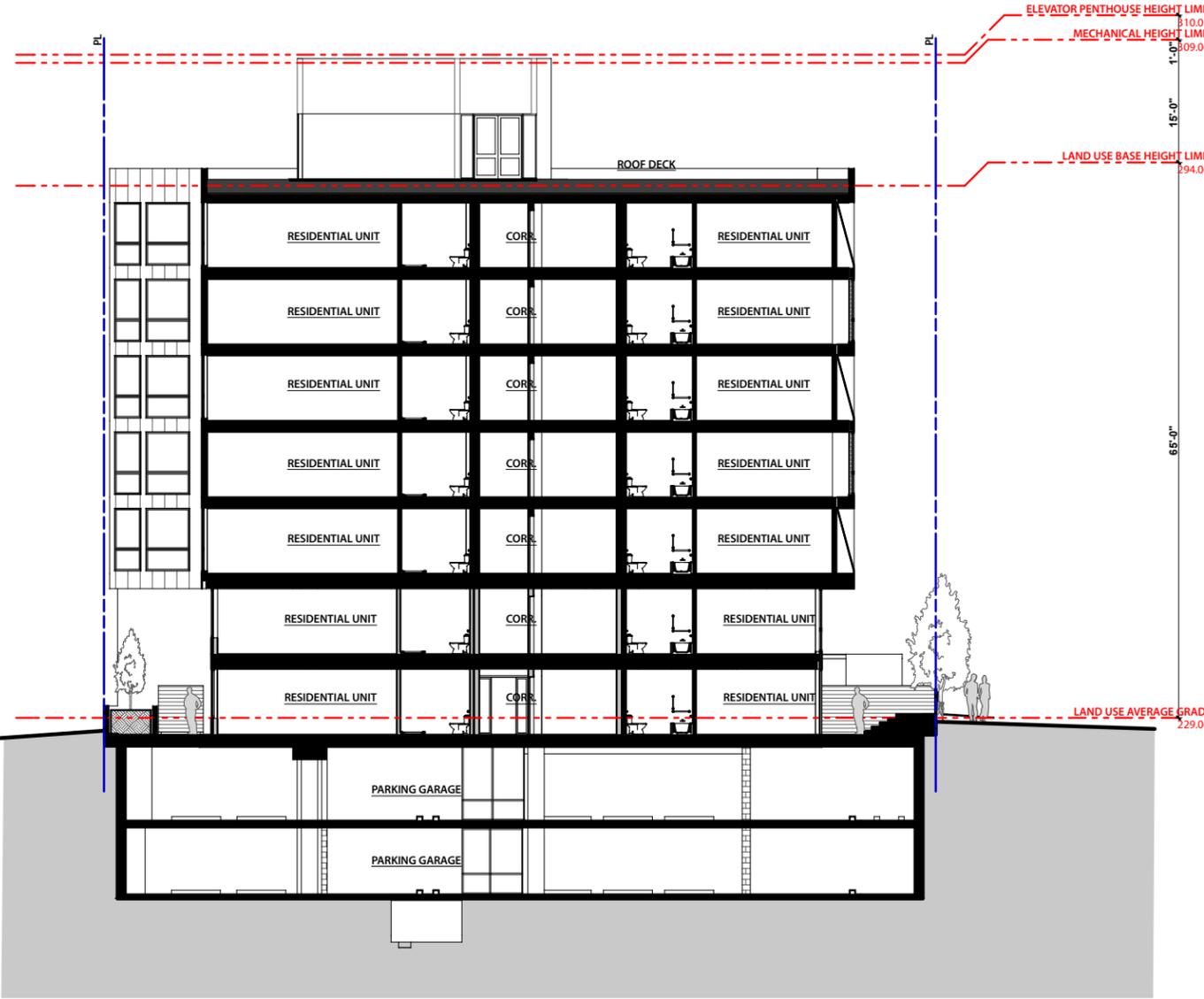
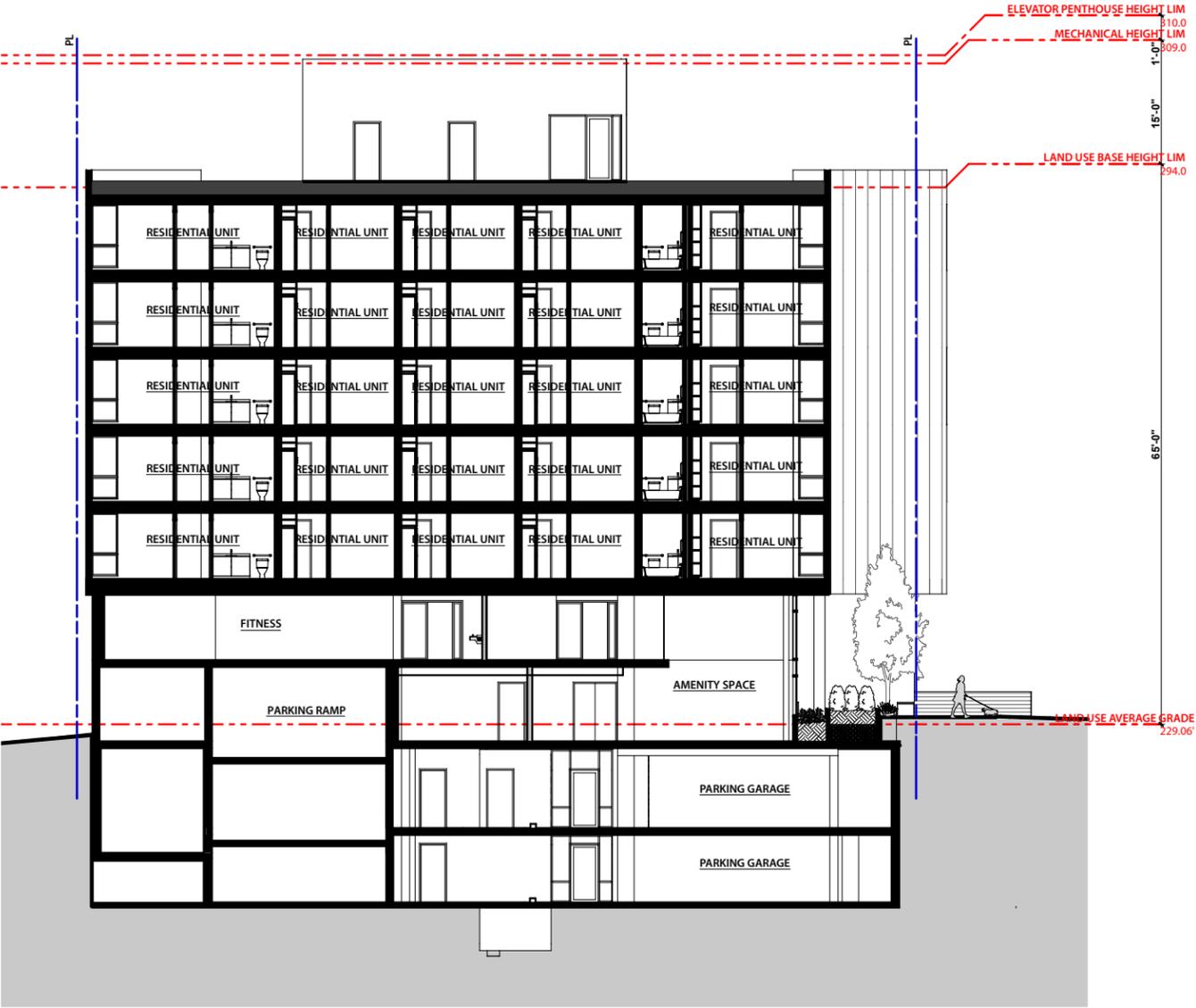
EAST & WEST ELEVATION (BROOKLYN AVE NE & 12TH AVE NE)



SOUTH ELEVATION (65TH STREET)



BUILDING SECTIONS NORTH/SOUTH



BUILDING SECTION EAST/WEST



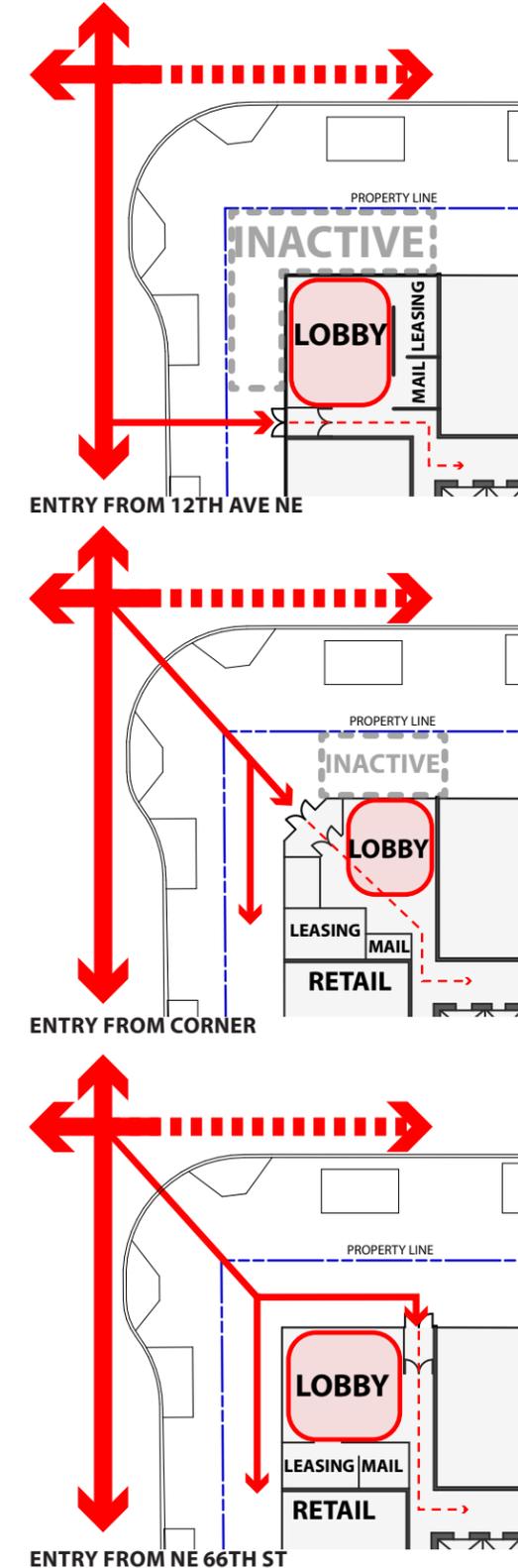
VIEW FROM FUTURE LIGHT RAIL STATION



ENLARGED FLOOR PLAN AT NW ENTRANCE PLAZA



CIRCULATION DIAGRAMS



Massing and Context Response

- 1a** Massing is set to create a strong streetwall with facade articulation appropriate to the street character.
 - 1b** Increased setback at the ground levels provides enhanced pedestrian experience.
- ### 12th Ave NE Street-Level Uses & Pedestrian Experience
- 2a** An open plaza concept has been applied to the layout and grading of the NW corner.
 - 2b** Circulation, secondary element detailing, and programming have been carefully studied and assembled to activate the NW corner.
 - 2d** Landscaping, hardscaping, signage, and lighting along with secondary elements have been detailed to express program identification.

Architectural Concept

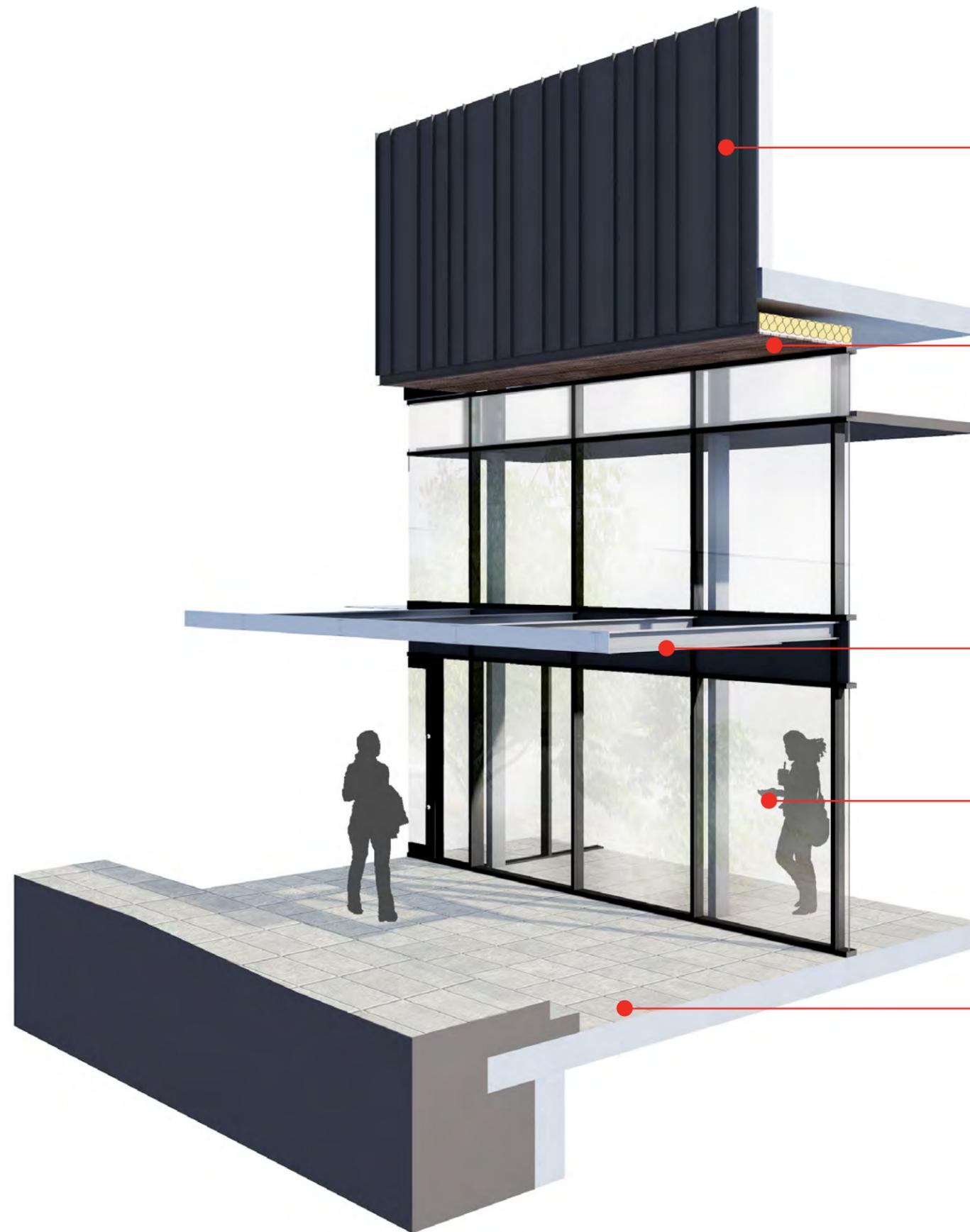
- 5a** The "Weave" design concept is carried between primary facades and into the details of the building.

- CS2 A1** Sense of Place
- CS2 C1** Corner Sites
- CS2 I** Sense of Place
- PL1 C1** Selecting Activity Areas
- PL1 C2** Informal Community Uses
- PL2 B1** Eyes on the Street
- PL3 A2** Common Entries
- PL3 A3** Individual Entries
- DC4 D1** Choice of Plant Materials
- DC4 D2** Hardscape Materials
- DC4 D4** Place Making
- DC4 I** Exterior Finish Materials
- DC4 IV** Landscaping Materials

VIEW OF NW ENTRANCE PLAZA AND RETAIL



CONSTRUCTION DETAIL VIGNETTES



**DC4
A1** Exterior Finish Materials
Variable width, standing seam metal panel has been selected for a durability, fine grain texture, and aesthetic appeal.

**DC4
I** Exterior Finish Materials
A wood soffit has been chosen for its warmth, scale, and natural composition.

**DC2
C1** Visual Depth and Interest
The steel canopy provides visual depth and character as well as functional weather protection to pedestrians.

**DC2
II** Architectural & Facade Composition

**DC2
C2** Dual Purpose Elements
Double height storefront provides transparency into active lobby, amenity spaces and retail.

**DC2
D2** Texture
1x4 scored concrete provides durability and human scale texture @ main entrance.

12th Ave NE Street-Level Uses & Pedestrian Experience

- 2a** An open plaza concept has been applied to the layout and grading of the NW corner.
- 2b** Circulation, secondary element detailing, and programming have been carefully studied and assembled to activate the NW corner.
- 2c** Wood benches, steel pedestrian canopy, "woven" fence, and hardscaping work in harmony to define the sense of place specific to this building and location.
- 2d** Landscaping, hardscaping, signage, and lighting along with secondary elements have been detailed to express program identification.

PEDESTRIAN VIEW LOOKING EAST ALONG NE 66TH STREET



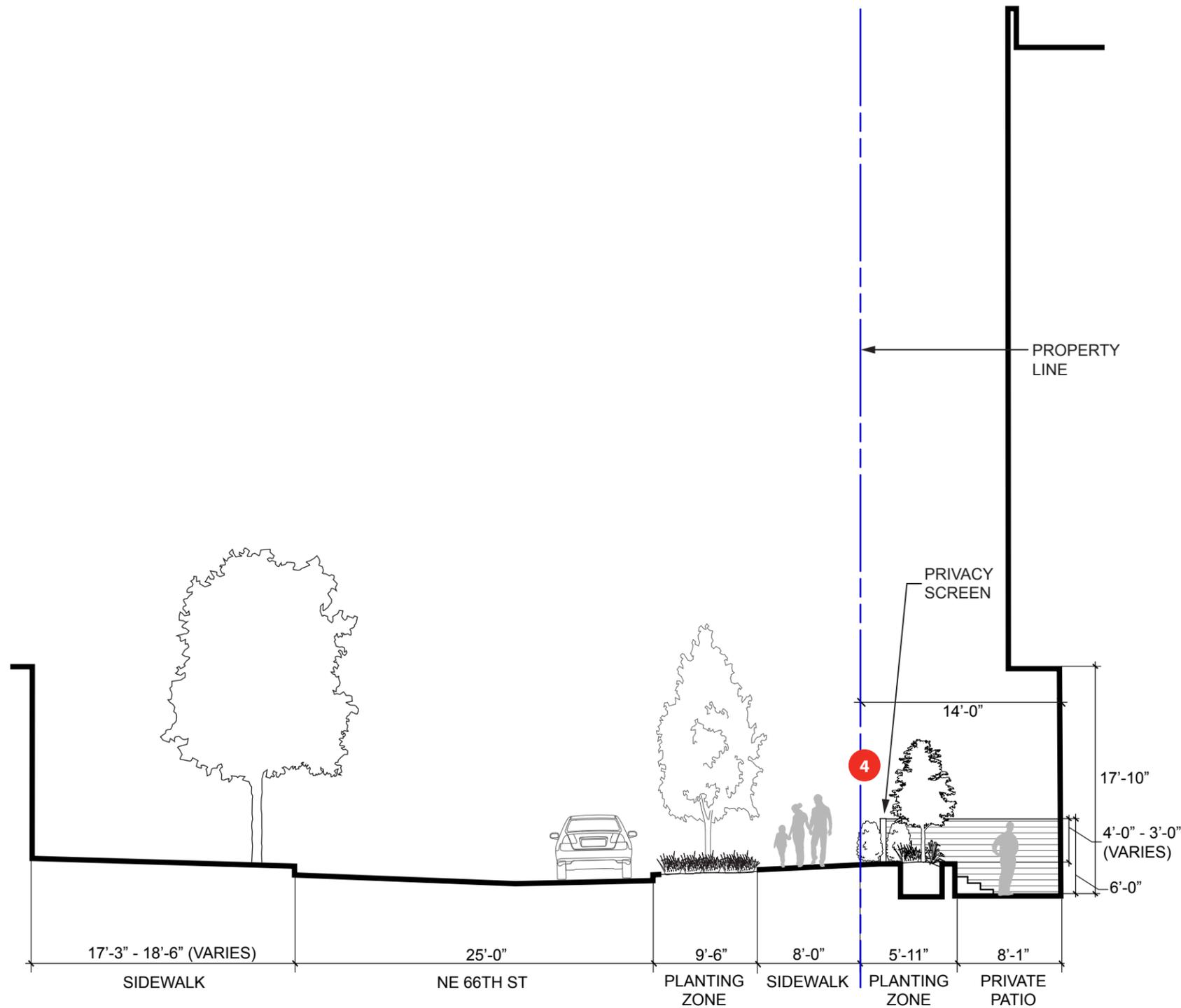
- CS2 C2 Mid-Block Sites
- CS2 D3 Zone Transition
- CS3 I Emphasizing Positive Neighborhood Attributes
- PL3 A3 Individual Entries
- PL3 B1 Security and Privacy
- PL3 B2 Ground-Level Residential
- PL3 I High School, Green Streets, & Green Ways
- DC2 D1 Human Scale
- DC3 II Street Planting & Landscape to Enhance Building and/or Site
- DC4 A1 Exterior Finish Materials
- DC4 D1 Choice of Plant Materials
- DC4 D2 Hardscape Materials
- DC4 I Exterior Finish Materials
- DC4 IV Landscaping Materials

5c

4

1b

STREET LEVEL SECTION DIAGRAMS ALONG NE 66TH STREET



Massing and Context Response

- 1b** Increased setback at the ground levels provides enhanced pedestrian experience.

Residential Edge on NE 66th Street

- 4** Plantings and fence provide sense of privacy and security to residential units while allowing enough visual permeability for pedestrian visual interest.

Architectural Concept

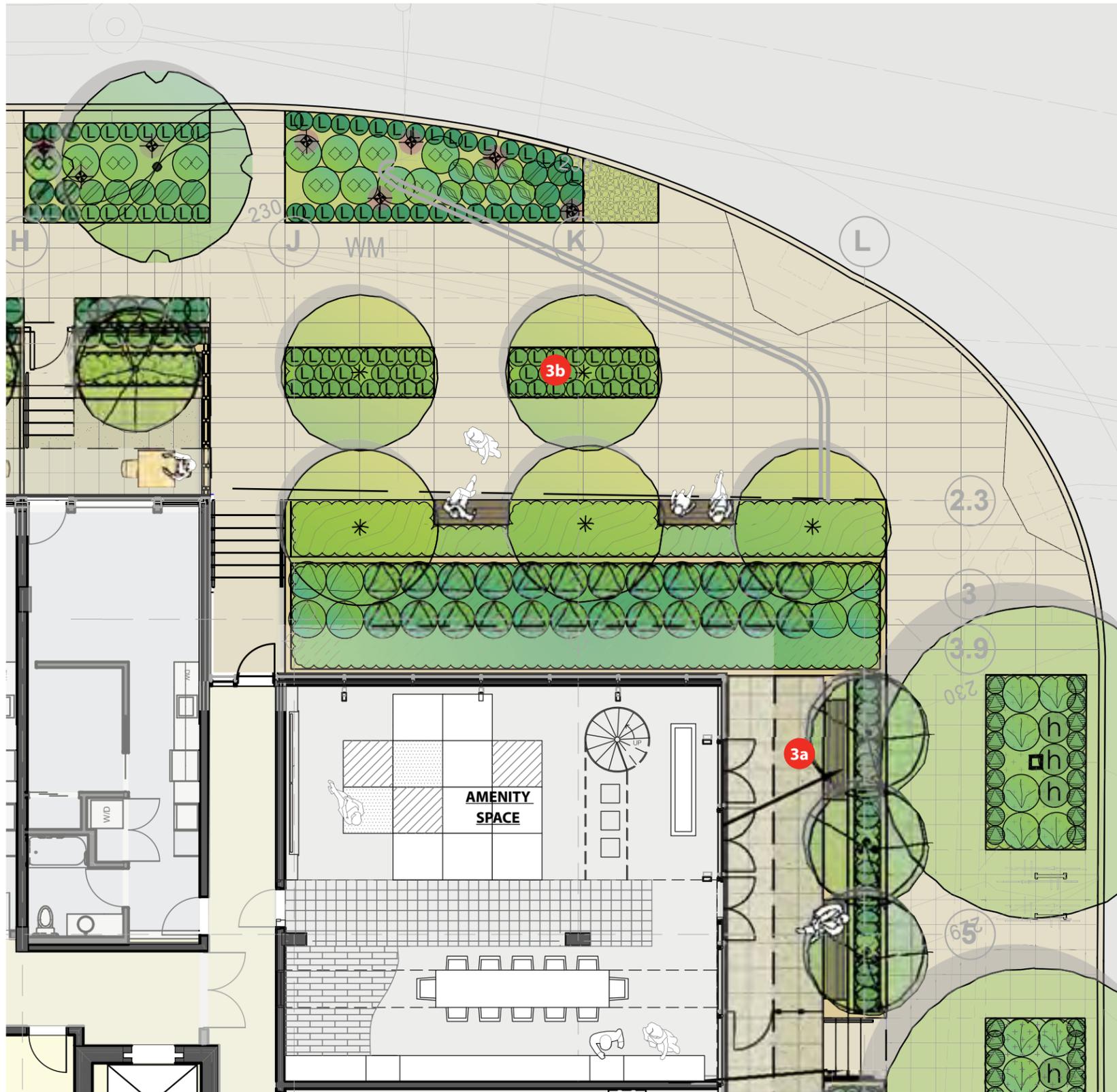
- 5c** The residential character of the upper floor has been brought down to the ground floor with material consistency, color (unit doors), and incorporating the "Weave" into detailing of landscaping and hardscaping.

- CS2 C2** Mid-Block Sites
- CS2 D3** Zone Transition
- CS3 I** Emphasizing Positive Neighborhood Attributes
- PL3 A3** Individual Entries
- PL3 B1** Security and Privacy
- PL3 B2** Ground-Level Residential
- PL3 I** High School, Green Streets, & Green Ways
- DC2 D1** Human Scale
- DC3 II** Street Planting & Landscape to Enhance Site
- DC4 A1** Exterior Finish Materials
- DC4 D1** Choice of Plant Materials
- DC4 D2** Hardscape Materials
- DC4 I** Exterior Finish Materials
- DC4 IV** Landscaping Materials

VIEW OF NE RESIDENTIAL AMENITY SPACE AND PLAZA



ENLARGED FLOOR PLAN AT NW RESIDENTIAL AMENITY AND PLAZA



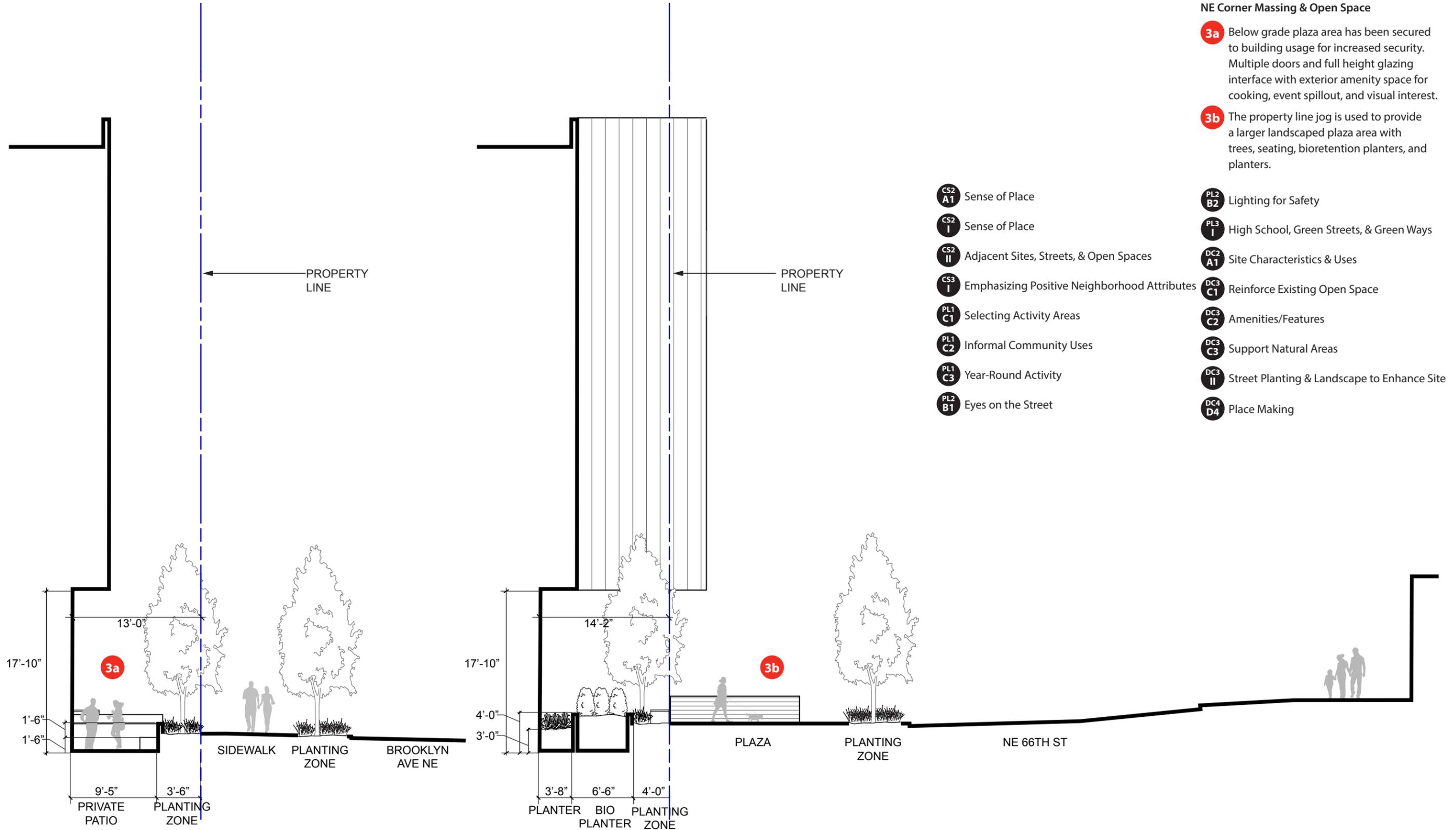
NE Corner Massing & Open Space

3a Below grade plaza area has been secured to building usage for increased security. Multiple doors and full height glazing interface with exterior amenity space for cooking, event spillout, and visual interest.

3b The property line jog is used to provide a larger landscaped plaza area with trees, seating, bioretention planters, and planters.

- CS2 A1** Sense of Place
- CS2 I** Sense of Place
- CS2 II** Adjacent Sites, Streets, & Open Spaces
- CS3 I** Emphasizing Positive Neighborhood Attributes
- PL1 C1** Selecting Activity Areas
- PL1 C2** Informal Community Uses
- PL1 C3** Year-Round Activity
- PL2 B1** Eyes on the Street
- PL2 B2** Lighting for Safety
- PL3 I** High School, Green Streets, & Green Ways
- DC2 A1** Site Characteristics & Uses
- DC2 C2** Dual Purpose Elements
- DC3 C1** Reinforce Existing Open Space
- DC3 C2** Amenities/Features
- DC3 C3** Support Natural Areas
- DC3 II** Street Planting & Landscape to Enhance Site
- DC4 D1** Choice of Plant Materials
- DC4 D2** Hardscape Materials
- DC4 D3** Long Range Planning
- DC4 D4** Place Making
- DC4 I** Exterior Finish Materials
- DC4 IV** Landscaping Materials

STREET LEVEL SECTION DIAGRAMS AT RESIDENTIAL AMENITY

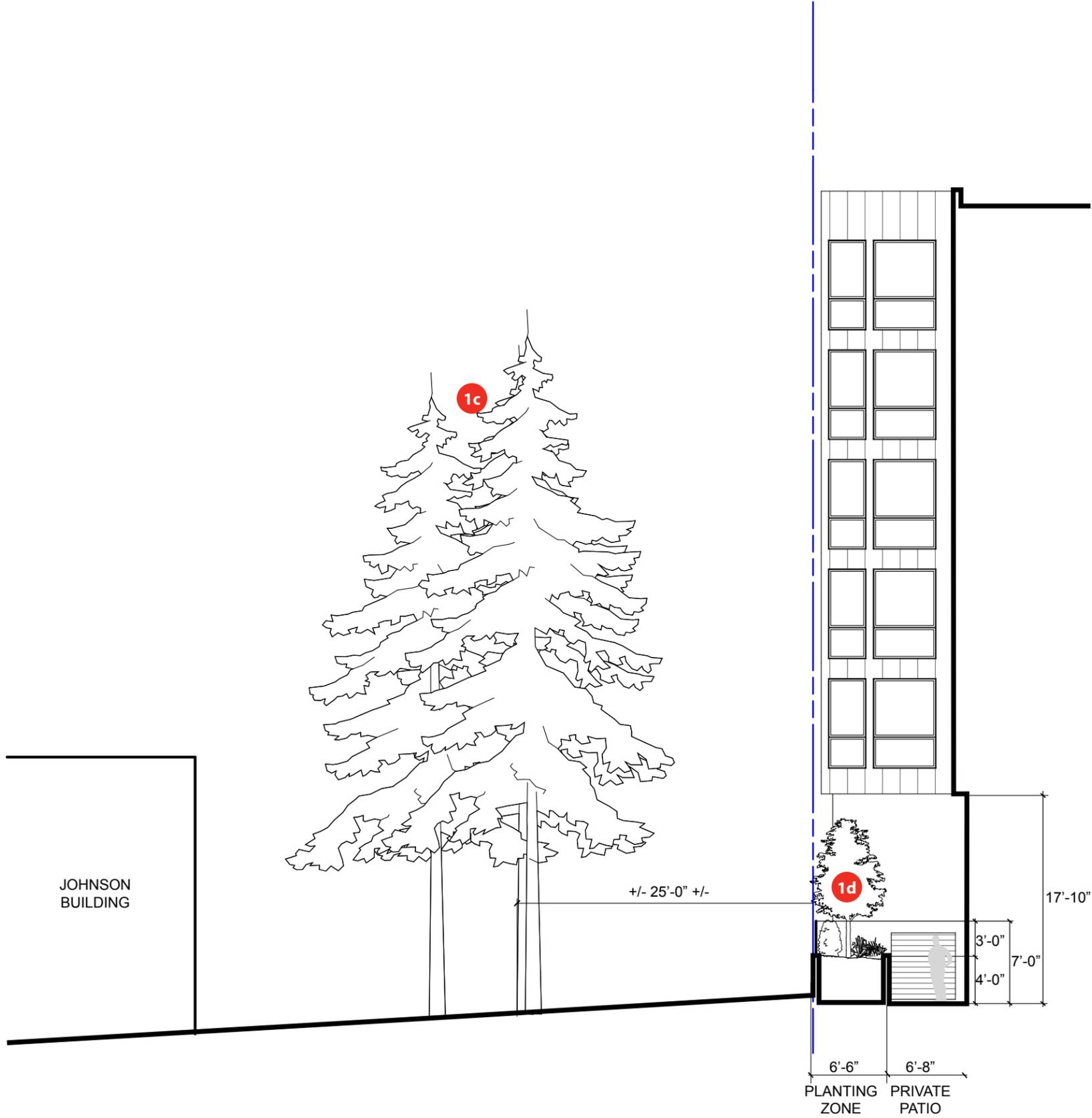


SECTION DIAGRAM AT SOUTH COURTYARD

Massing and Context Response

- 1c** The project is working with an arborist and the neighboring properties to document the impacts of this project and collectively create a plan moving forward.
- 1d** A raised bioretention planter and screening have been detailed to provide neighboring properties with privacy.

- CS2 A2** Architectural Presence
- CS2 D4** Massing Choices
- CS2 II** Adjacent Sites, Streets, & Open Spaces
- CS2 III** Height, Bulk, & Scale
- CS3 A3** Established Neighborhoods
- CS3 A4** Evolving Neighborhoods
- DC2 B1** Facade Composition
- DC2 B2** Blank Walls
- DC2 D1** Human Scale
- DC2 D2** Texture
- DC2 I** Massing
- DC4 A1** Exterior Finish Materials
- DC4 I** Exterior Finish Materials

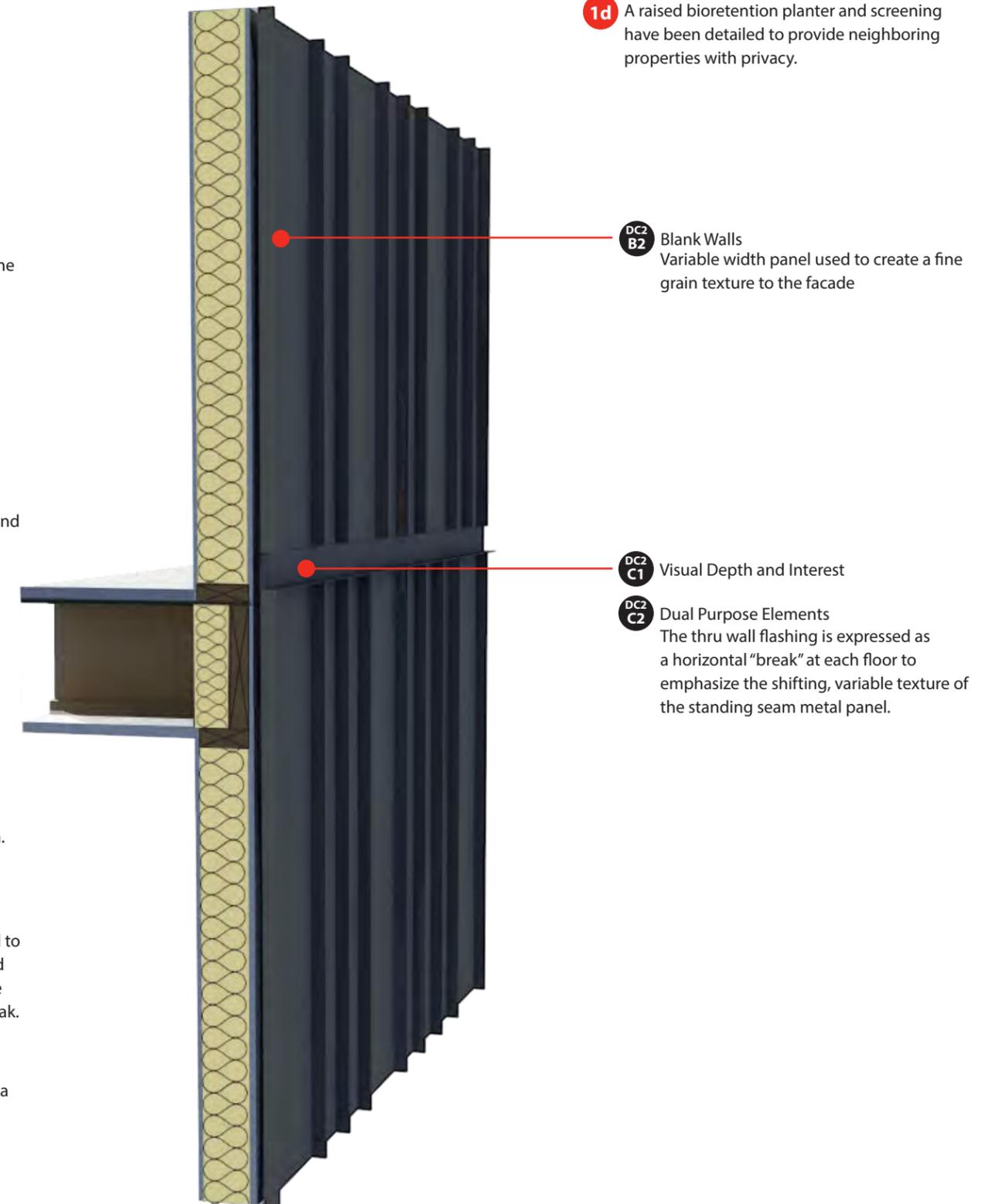
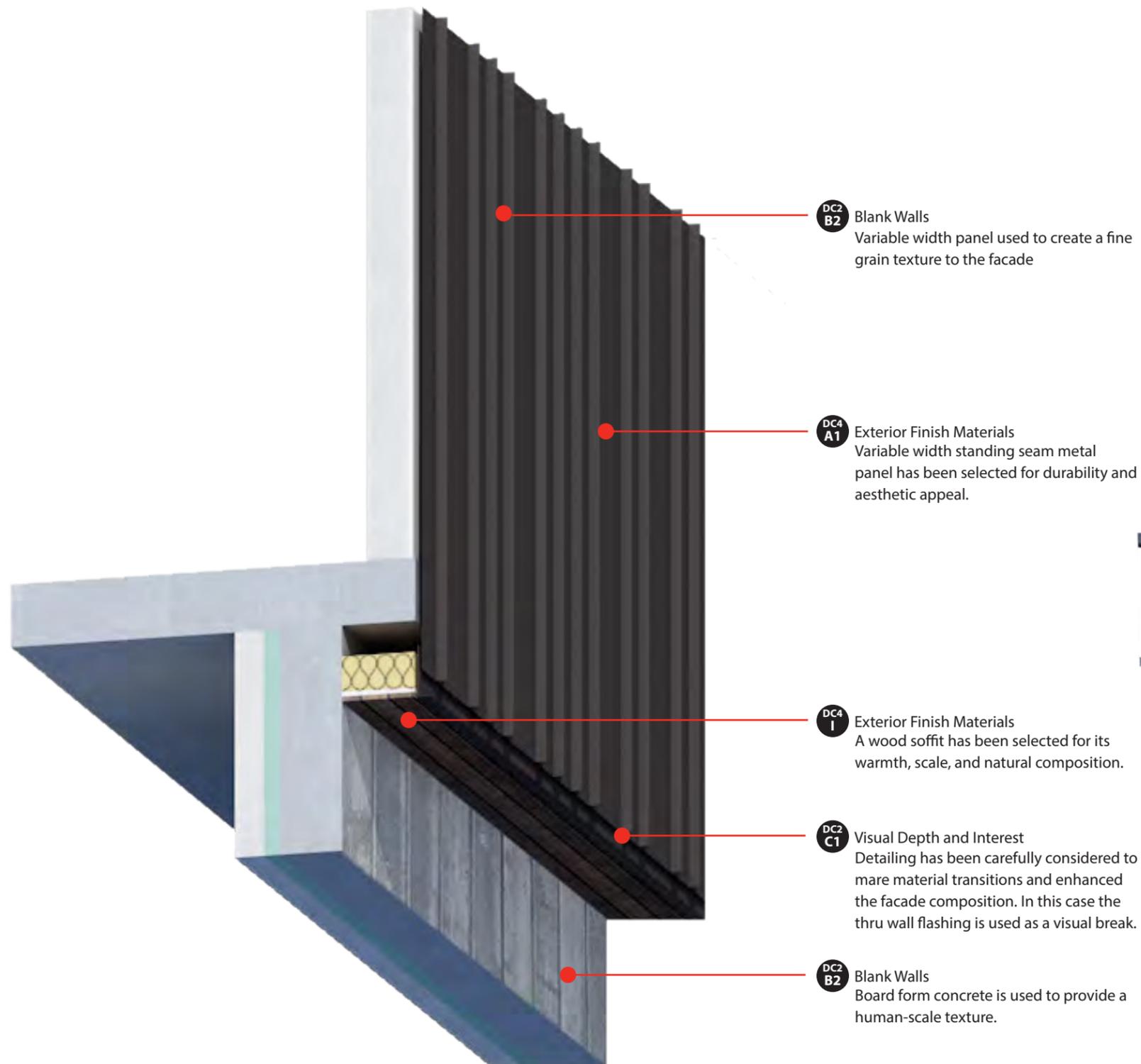


VIEW OF SOUTH FACADE FROM NE 65TH ST



- CS2 A2 Architectural Presence
- CS2 D4 Massing Choices
- CS2 II Adjacent Sites, Streets, & Open Spaces
- CS2 III Height, Bulk, & Scale
- CS3 A3 Established Neighborhoods
- CS3 A4 Evolving Neighborhoods
- DC2 B1 Facade Composition
- DC2 B2 Blank Walls
- DC2 D1 Human Scale
- DC2 D2 Texture
- DC2 I Massing
- DC4 A1 Exterior Finish Materials
- DC4 I Exterior Finish Materials

CONSTRUCTION DETAIL VIGNETTES



VIEW OF NORTH FACADE FROM ATHLETIC FIELD



- CS2 A2 Architectural Presence
- CS2 I Sense of Place
- CS2 III Height, Bulk, & Scale
- CS3 A2 Contemporary Design
- CS3 A4 Evolving Neighborhoods
- DC2 A2 Reducing Perceived Mass
- DC2 B1 Facade Composition
- DC2 C1 Visual Depth and Interest
- DC2 C2 Dual Purpose Elements
- DC2 D2 Texture
- DC2 I Massing
- DC2 II Architectural & Facade Composition
- DC4 A1 Exterior Finish Materials

CONSTRUCTION DETAIL VIGNETTES

Architectural Concept

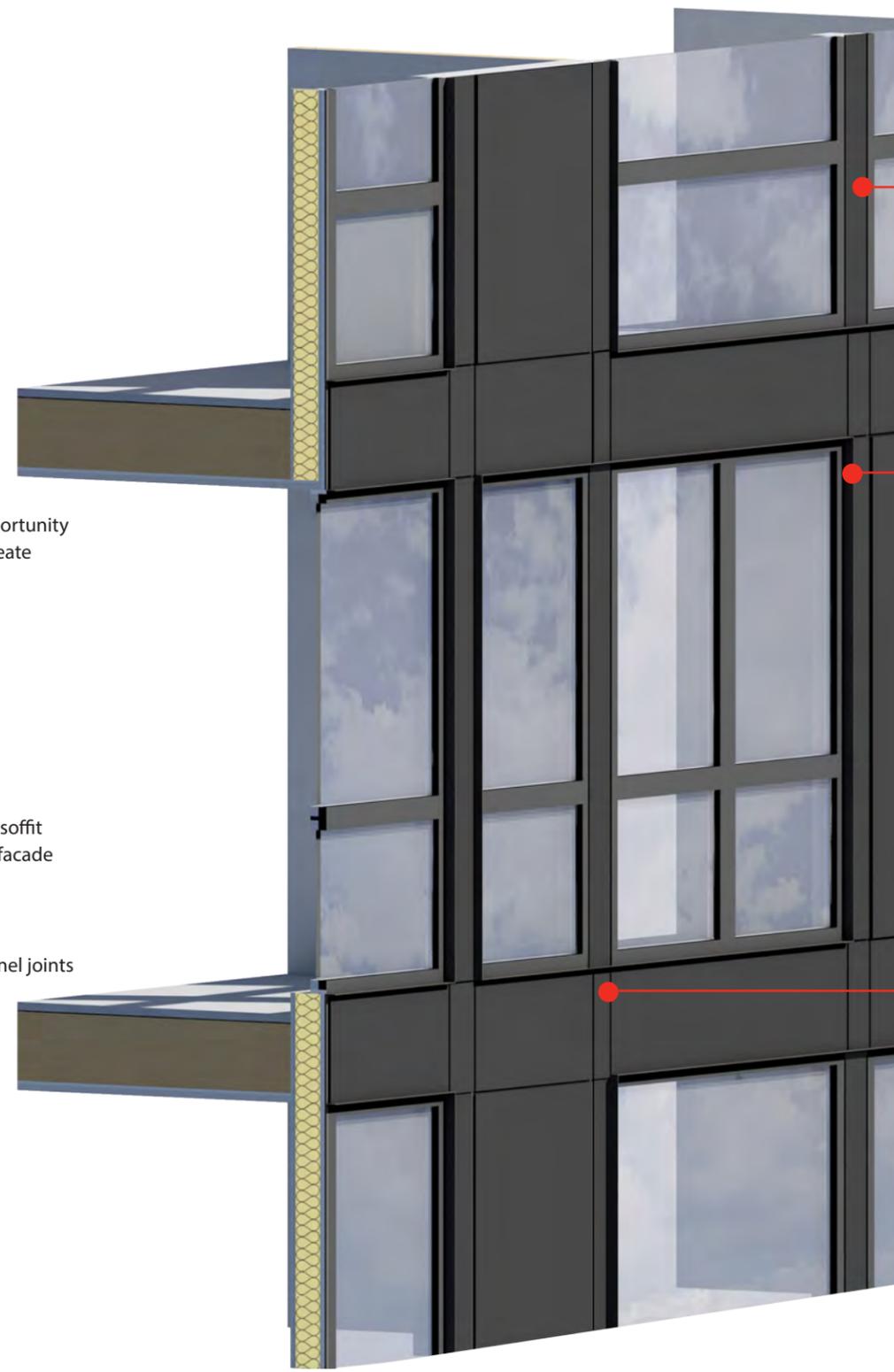
5b The north facade composition has been carefully crafted for visual interest from all perspectives and distances.



**DC2
C2** Dual Purpose Elements
Sloping metal panel provides opportunity to conceal venting in soffit and create useful interior storage

**DC2
B1** Facade Composition
Sloping metal panels are used to functionally conceal venting in the soffit and provide visual interest to the facade composition.

**DC4
A2** Climate Appropriateness
Special attention is paid to the panel joints and their alignments



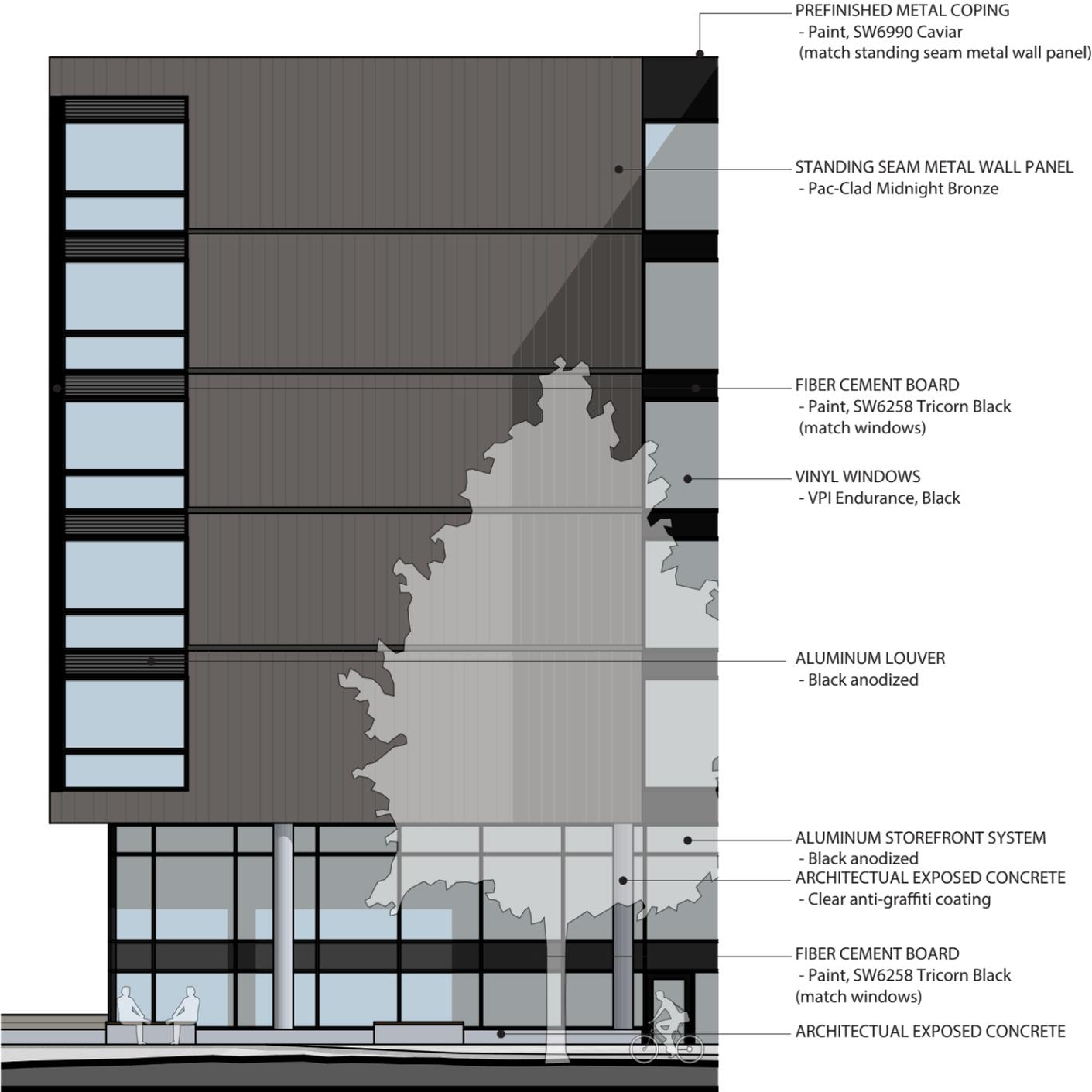
**DC2
B1** Facade Composition
The windows are ganged together w/ a prefinished metal panel to create a well composed and proportioned facade

**DC4
A2** Climate Appropriateness

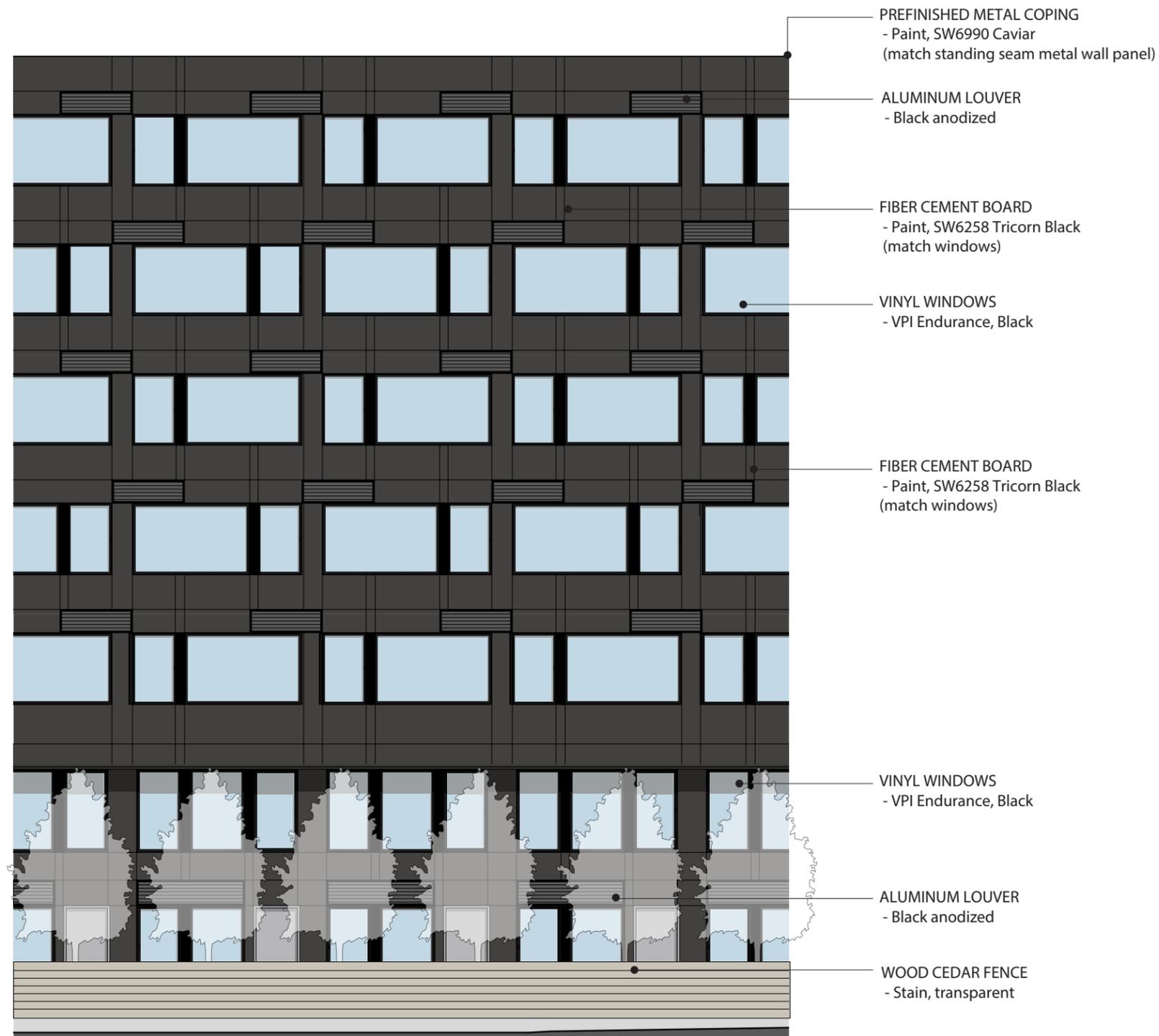
**DC2
C1** Visual Depth and Interest
1 3/4" custom flashing is used at windows to provide depth to the facade.

**DC2
B1** Facade Composition
Special attention is paid to the joints and their alignments.

MATERIAL PALETTE: SOUTH FACADE



MATERIAL PALETTE: NE 66TH STREET, 12TH AVE NE, & BROOKLYN AVE NE



**STANDING SEAM METAL PANEL
PAC-CLAD MIDNIGHT BRONZE**



**FIBER CEMENT BOARD
PAINT, SW6258 TRICON BLACK**



**PTD STEEL METAL CANOPY
PAINTED TO MATCH WINDOWS**



**POWDER COATED ALUMINIUM PLATE
GRADIENT OF 7 DIFFERENT COLORS**



**CEDAR WOOD
STAINED, TRANSPARENT**



**ARCHITECTURAL
CONCRETE**

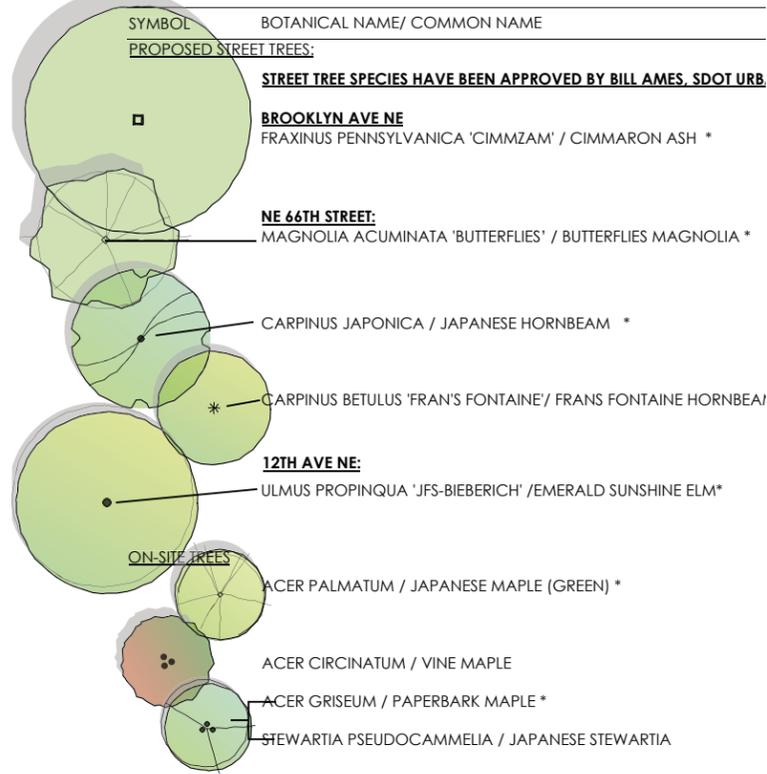


**ALUMINIUM LOUVER
BLACKANODIZED**



**ALUMINIUM STOREFRONT SYSTEM
BLACKANODIZED**

PLANTING SCHEDULE



- ASTILBE X ARENSII 'DEUTSCHLAND' (50%) *
- ASTILBE X ARENSII 'RHEINLAND' (50%) *
- BERBERIS BUXIFOLIA 'NANA' / DWARF BOXLEAF BARBERRY
- BUXUS MICROPHYLLA JAPONICA 'WINTER GEM' / WINTER GEM JAPANESE BOXWOOD *
- HAKONECHLOA MACRA / JAPANESE FOREST GRASS (GREEN)
- HELLEBORUS ORIENTALIS / LENTEN ROSE (WHITE & PINK)
- HYDRANGEA QUERCIFOLIA 'PEE WEE' / PEE WEE OAK LEAF HYDRANGEA
- LIRIOPE MUSCARI / LILYTURF *
- LONICERA PILEATA / BOXLEAF HONEYSUCKLE *
- NANDINA DOMESTICA 'MOON BAY' / MOON BAY HEAVENLY BAMBOO
- PENNISETUM ALOPECUROIDES 'LITTLE BUNNY' / LITTLE BUNNY DWARF FOUNTAIN GRASS
- ROSA 'AMBER' / FLOWER CARPET AMBER GROUND COVER ROSE
- SPIRAEA X BUMALDA 'ANTHONY WATERER' / ANTHONY WATERER SPIREA *
- VIBURNUM DAVIDII / DAVID'S VIBURNUM *

GROUND COVER

- FRAGARIA CHIOLENSIS / COASTAL STRAWBERRY *
- PACHYSANDRA TERMINALIS / SPURGE (40%) *
- DRYOPTERIS ERYTHROSORA / AUTUMN FERN (25%)
- POLYSTICHUM MUNITUM / SWORD FERN (25%) *
- ARUNCUS AETHUSIFOLIUS / KOREAN GOATSBEARD (10%)

BIORETENTION PLANTS

- JUNCUS EFFUSUS / COMMON RUSH
- CAREX OBNUPTA / SLOUGH SEDGE
- IRIS SIBERICA / SIBERIAN IRIS
- CORNUS STOLONIFERA 'KELSEYII' / KELSEY'S DOGWOOD

TREES



Fraxinus pennsylvanica 'Cimmzam'
Cimmaron Ash



Magnolia acuminata 'Butterflies'
Butterflies Magnolia



Carpinus japonica
Japanes Hornbeam



Carpinus betulus 'Frans Fontaine'
Frans Fontaine Hornbeam

SHRUBS



Buxus microphylla 'Winter Gem'
Winter Gem Japanese Boxwood



Hydrangea 'Pee Wee'
Pee Wee Oakleaf Hydrangea



Lonicera pileata
Boxleaf Hydrangea



Nandina domestica 'Moon Bay'
Heavenly Bamboo



Pennisetum 'Little Bunny'
Little Bunny Dwarf Fountain Grass



Rosa 'Amber'
Amber Groundcover Rose



Spiraea 'Anthony Waterer'
Anthony Waterer Spirea



Viburnum davidii
David's Viburnum

GROUNDCOVERS



Fragaria chiloensis
Beach Strawberry



Pachysandra terminalis
Japanese Spurge

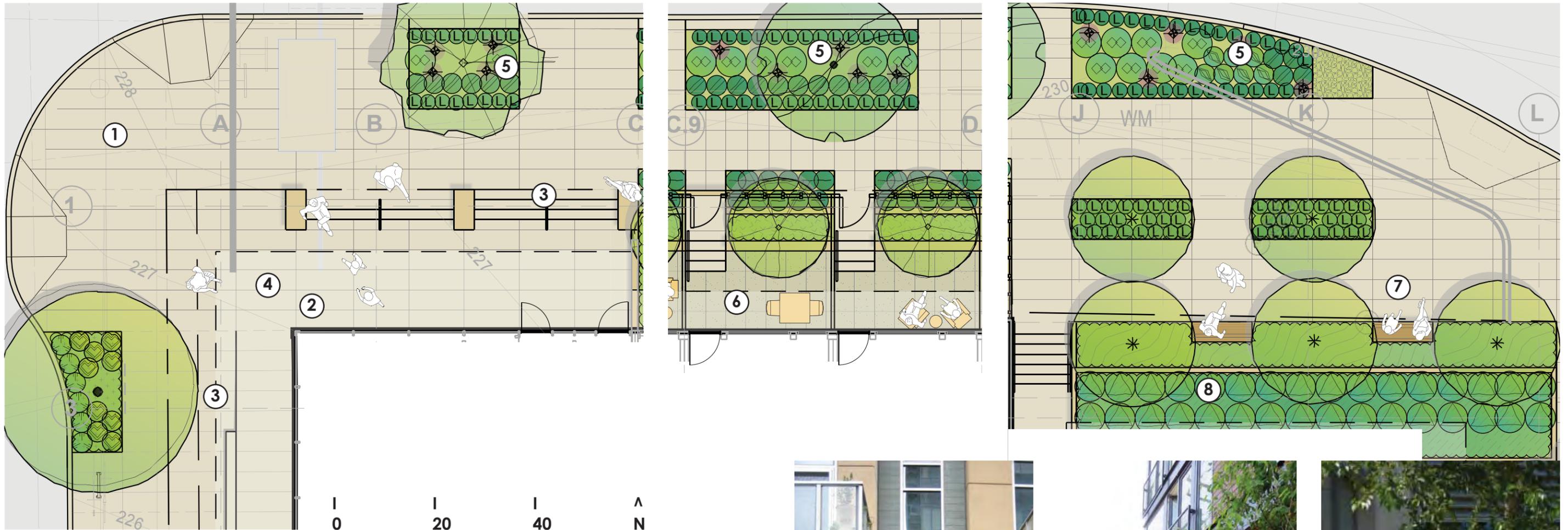


Polystichum munitum
Sword Fern



Aruncus aethusifolius
Korean Goatsbeard

STREETSCAPE DETAIL



12th Avenue Corner

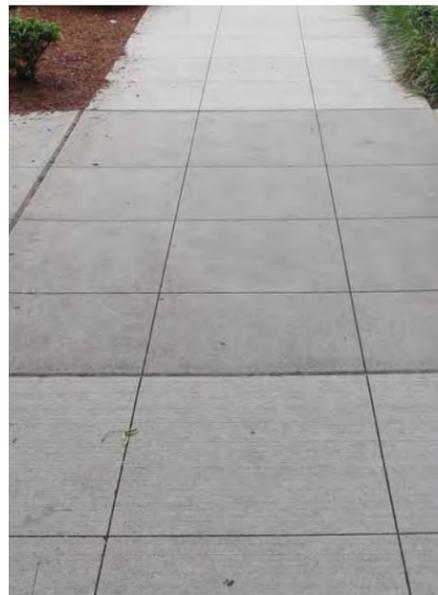
- 1 Curb bulb for pedestrians
- 2 Building pulled back for better pedestrian corner
- 3 Steps
- 4 Entry Paving - light sandblast, deep tooled score joints

66th Street

- 5 Lush Planting Strips
- 6 Private Patios w/ Gate
- 7 Seating, Trees at Extended Corner
- 8 Bioretention Planter

Brooklyn

- 9 Tofino better bike rack



4 Paving - light sandblast, deep tooled score joints



5 Street trees in lush planting strips



6 Private Patios

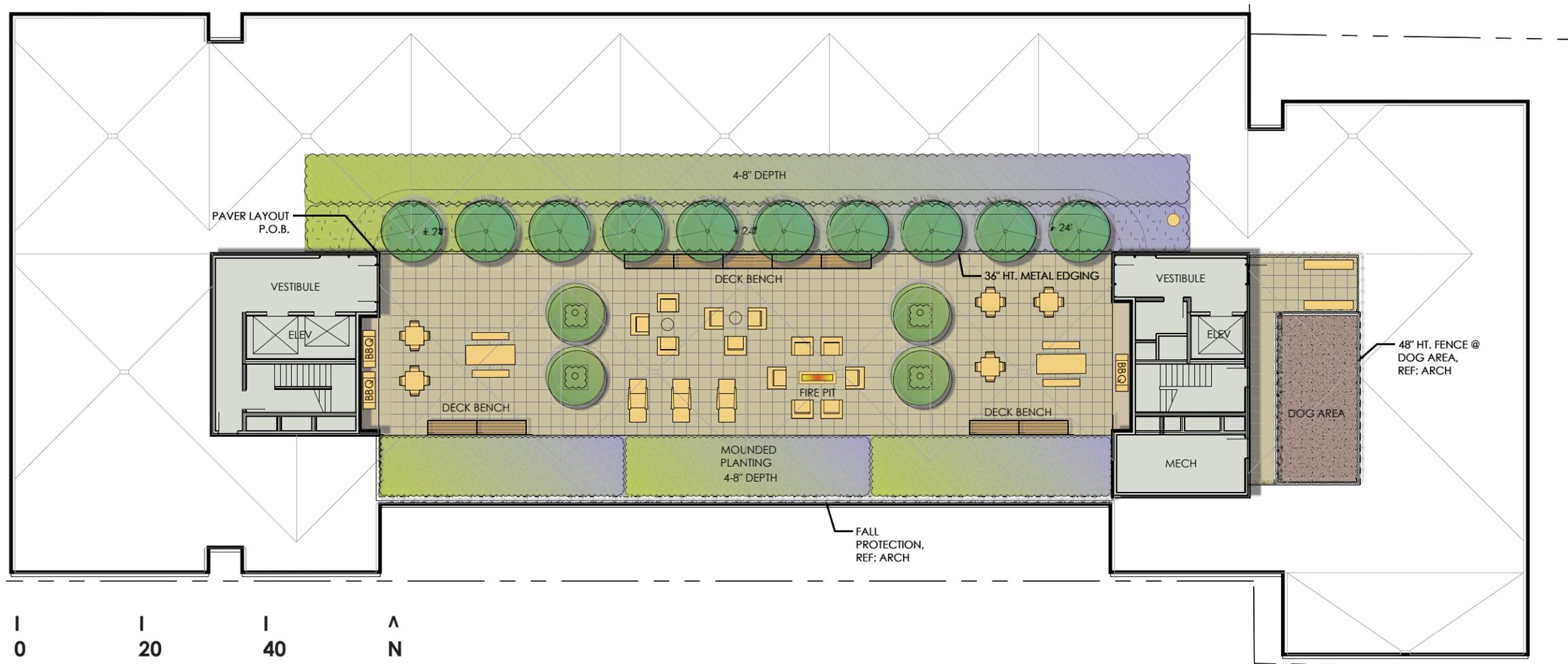


8 Bioretention Planter frames corner



9 Tofino better bike rack

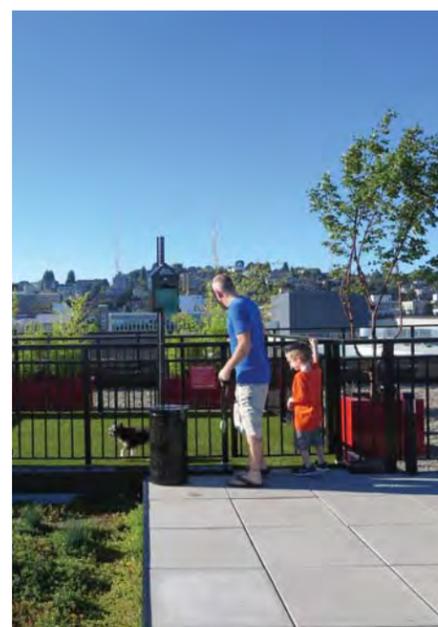
ROOF LEVEL DETAIL



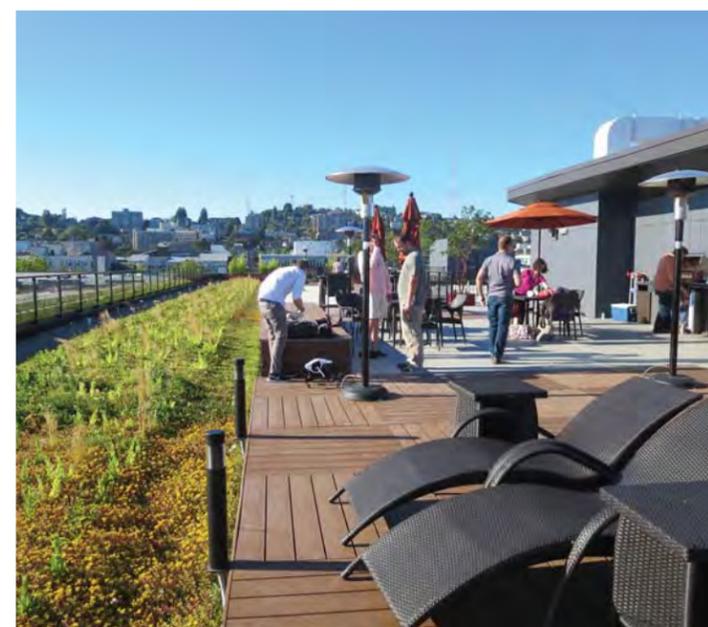
bench edge



outdoor kitchen



dog spot

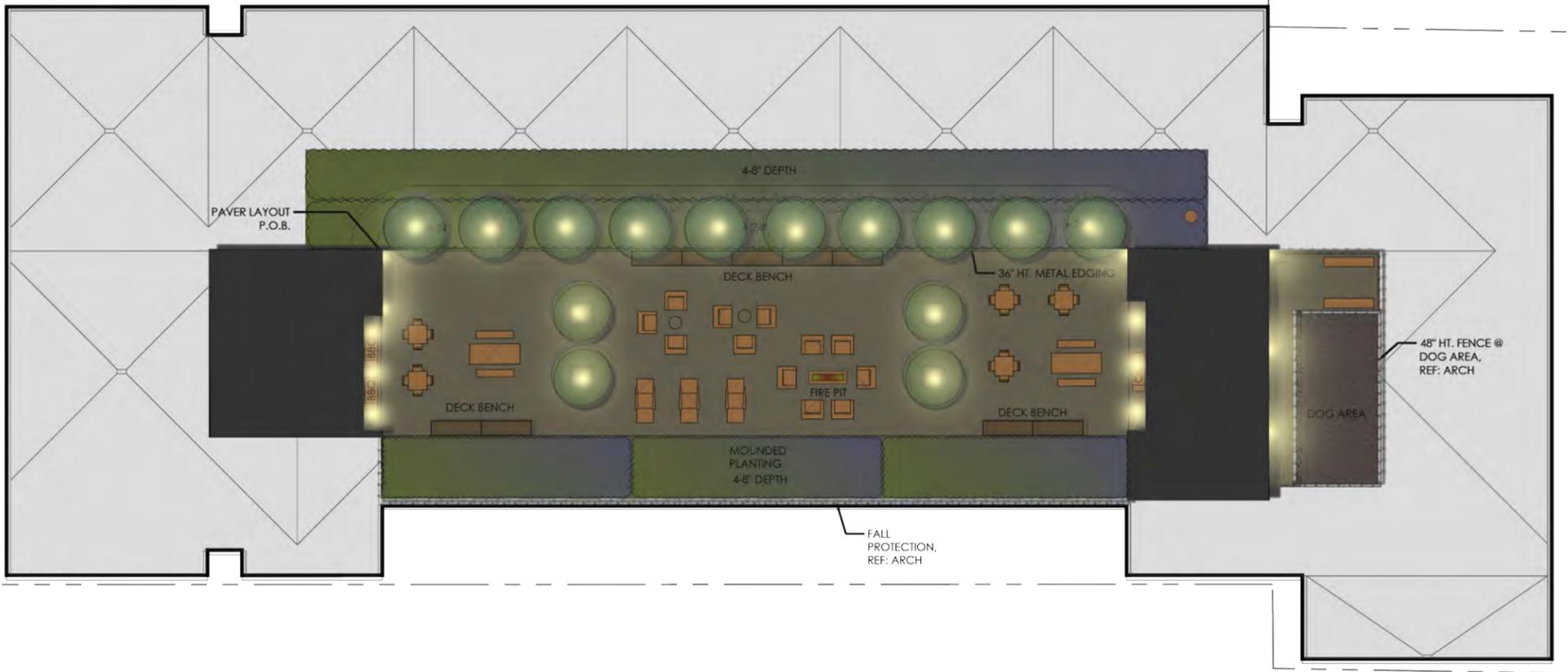


mounded sedums and view and sun



fire and view

ROOF LEVEL LIGHTING PLAN



LED RECESSED DOWN LIGHT
4" down lights are recessed into the soffit at the BBQs to provide ambient illumination.



LED GRILL LIGHT
This task light is mounted adjacent to the grills to provide direct illumination to the work and grilling surfaces.



LED DOWN LIGHT
Wall mounted down lights are located at each exit vestibule providing general illumination.



LED WALL PACK
Wall mounted lights are provided adjacent to the dog area for general illumination.



LED ACCENT LIGHT
Accent lights are provided at each tree in the planter pots and along the north green roof to highlight the vertical vegetation and add a soft, indirect glow of light .

BUILDING SIGNAGE DETAIL



BUILDING SIGNAGE DETAIL



DEPARTURES

The proposed project will be a seven-story, apartment building approximately 65-feet in height and approximately 177,902-sf, including the below grade level. The building will contain 206 residential apartment units, resident lobby and amenity spaces, an outdoor landscaped terrace and roof deck, on-site leasing office, street level commercial space, underground resident parking for 150 vehicles, and a below-grade level for building services and resident storage units.

The project development objectives are as follows:

- Provide a high quality living environment for residents convenient to work, leisure and recreation
- Provide a lively environment for urban residents, including accommodations for retail and/or restaurants
- Set precedence as the first new development along the south side of NE 66th by setting up the pedestrian-oriented design decisions to benefit the neighborhood:
 - Widen sidewalks
 - Strengthen the street edge with an appropriately scaled facade
 - Create vibrant and transparent street level façades
 - Plant street trees to buffer traffic
 - Offer overhead weather protection
- Be a good neighbor. This will inform the project in terms of:
 - Commercial level streetscape design
 - Landscape design & material selection
 - Exterior lighting design
 - Parking access
 - Trash & recycling storage

The following Development Departures have been identified as potentially necessary to achieve the preferred design alternate. If the board indicates their willingness to consider the departures, additional study and refinement of the design will be conducted in advance of the Design Recommendation meeting.

DESIGN STANDARD	DEPARTURE REQUEST	RATIONALE FOR REQUESTED DEPARTURE
1 23.47A.009.D.a 1) Setback Requirement at Northeast 66th Street Provide an average ground level setback of 10 feet along the length of the street property line and a minimum upper level setback of 4 feet at 45 feet of height and above	Eliminate the additional 4-foot upper level setback along NE 66th Street and Brooklyn Avenue NE and instead provide an additional 4-foot setback at the street level and second level. No ground level setback departure is requested.	<i>Neighborhood Conditions: Setbacks along NE 66th St are in place for multiple purposes: provide access to light, air, and views to and from Roosevelt High School and Athletic Field, maintain view corridor west to the Olympic Mountains, and provide ample space to continue the campus-like pedestrian experience.</i> -A project goal is to enhance the pedestrian environment along NE 66th St. Inverting the setback to ground level will provide this project with additional space for improvements, including a wider sidewalk, space for street trees, pedestrian seating, and residential unit yards.(Design Guidelines CS2-B.2 Connection to the Street, PL1-B.1 Pedestrian Infrastructure, PL1-B.3 Pedestrian Amenities)
2 SMC 23.47A.009.D.1.a 2) Setback Requirements at Brooklyn Avenue Northeast Provide 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 at 45 feet of height and above	Eliminate the additional upper level setback for portions of the site with a street lot line located beyond 80-feet from the centerline of the Brooklyn Avenue NE right-of-way	<i>Neighborhood Conditions: Setbacks along Brooklyn Ave NE are in place to maintain access to light, air, and views to and from Roosevelt High School and Athletic Field.</i> - Due to a offset in the property lines resulting from the combination of five parcels, a 14'-2" segment of property line has been created parallel to Brooklyn Ave NE and perpendicular to NE 66th St. The segment is ~84'-6" from the centerline of Brooklyn Ave NE. Keeping in mind the intent of the setback, allowing zero setback will not have any impact on access to light, air, and views relative to Brooklyn Ave NE. (Design Guidelines DC2-A.1 Site Characteristics and Uses, DC2-B.1 Façade Composition)
3 SMC 23.47A.009.D.1.a 2) Setback Requirements at Brooklyn Avenue Northeast Provide 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 at 45 feet of height and above	Eliminate the ground level setback for portions of the site with a street lot line located beyond 80-feet from the centerline of the Brooklyn Avenue NE right-of-way	<i>Neighborhood Conditions: Setbacks along Brooklyn Ave NE are in place to maintain access to light, air, and views to and from Roosevelt High School and Athletic Field.</i> - Due to a offset in the property lines resulting from the combination of five parcels, a 14'-2" segment of property line has been created parallel to Brooklyn Ave NE and perpendicular to NE 66th St. The segment is ~84'-6" from the centerline of Brooklyn Ave NE. Keeping in mind the intent of the setback, allowing zero setback will not have any impact on access to light, air, and views relative to Brooklyn Ave NE. (Design Guidelines DC2-A.1 Site Characteristics and Uses, DC2-B.1 Façade Composition)
4 SMC 23.54.030.E.1 Parking Aisle Widths Parking aisles to be provided according to 23.54.030 Exhibit C based on size of parking spaces served by the aisle. Small parking spaces require a minimum aisle width of 20-feet, medium parking spaces require a minimum aisle width of 22-feet, and large parking spaces require a minimum aisle width of 24-feet	Allow parking aisles required to be a minimum 22-feet wide to be reduced to 21-feet at two locations in the parking garage - the south drive lane on both levels P2 & P1.	<i>Neighborhood Conditions: The Roosevelt Commercial Core and Pedestrian Overlay area is in transition away from cars and parking.</i> - The narrow site contains the parking garage in the longitudinal direction - this project is putting priority on larger spaces and reducing parking aisle only as much as is required. (Design Guidelines DC1-B.1 Access Location and Design, DC1-C.1 Below-Grade Parking)
5 23.47A.008.A.3) Street-level, street-facing facades at 12th Ave NE Street-level street-facing facades shall be located within 10 feet of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided.	Allow a 12-foot setback from street lot line along 12th Avenue NE	<i>Neighborhood Conditions: Setbacks along 12th Ave NE are in place to maintain access to light, air, and views to and from Roosevelt High School and Athletic Field.</i> -A project goal is to enhance the pedestrian environment along 12th AveNE. Increasing the setback at street level will provide this project with additional space for improvements. (Design Guidelines CS2-B.2 Connection to the Street, PL1-B.1 Pedestrian Infrastructure, PL1-B.3 Pedestrian Amenities, PL3-C.3 Ancillary Activities)

TYPE 1 ADMINISTRATIVE DECISION	DECISION REQUEST	RATIONALE FOR REQUESTED DECISION
1 23.54.030.D.3 DRIVEWAY SLOPE FOR ALL USES No portion of a driveway, whether located on a lot or on a right-of-way, shall exceed a slope of 15 percent, except as provided in this subsection 23.54.030.D.3. The maximum 15 percent slope shall apply in relation to both the current grade of the right-of-way to which the driveway connects, and to the proposed finished grade of the right-of-way if it is different from the current grade. The ends of a driveway shall be adjusted to accommodate an appropriate crest and sag. The Director may permit a driveway slope of more than 15 percent if it is found that: <ol style="list-style-type: none"> The topography or other special characteristic of the lot makes a 15 percent maximum driveway slope infeasible; The additional amount of slope permitted is the least amount necessary to accommodate the conditions of the lot; and The driveway is still useable as access to the lot. 	Allow a driveway slope of 28 percent	While the project has located the parking garage entrance at the lowest topographic location, safest location, and located away from major street intersections, the geometry of the site requires a driveway with a maximum vertical slope of 28%. The 28% occurs for less than 17' between two 20' sag and crest curvatures. Using 20' vertical curves for both the "crest" curve at Brooklyn and the "sag" curve as you hit the bottom of the ramp, the rate of change of curvature, "K" is acceptable for vehicular movement.

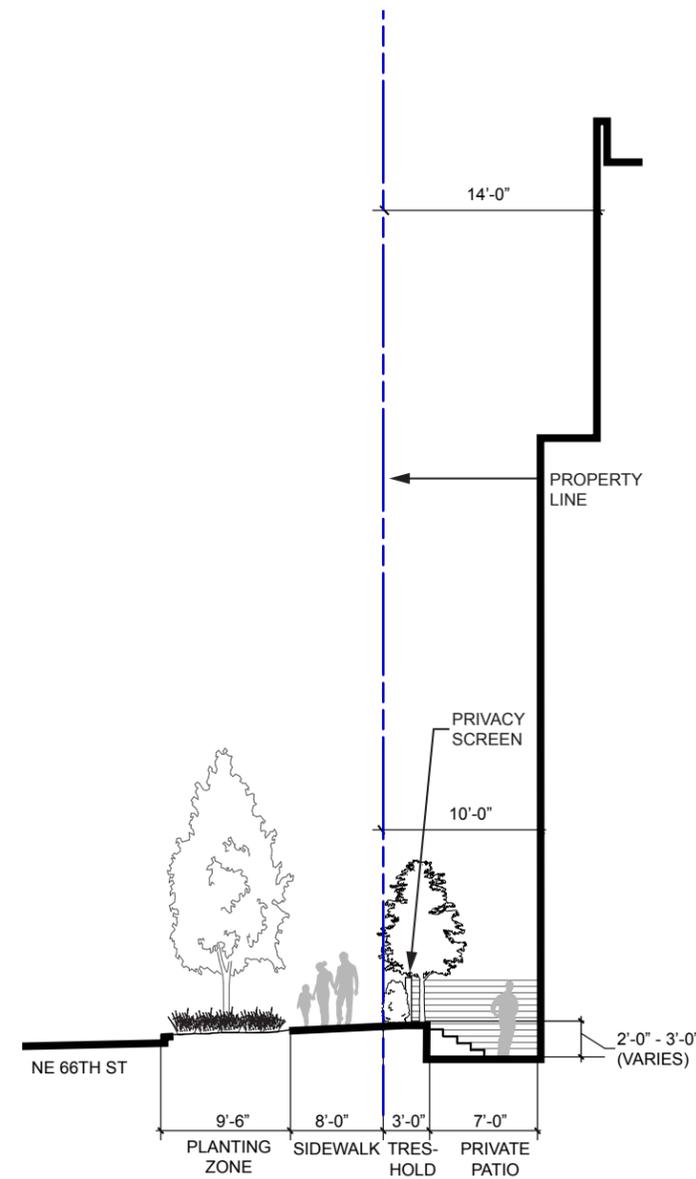
DESIGN STANDARD DEPARTURE REQUEST RATIONALE FOR REQUESTED DEPARTURE

1 23.47A.009.D.a 1) Setback Requirement at Northeast 66th Street Eliminate the additional 4-foot upper level setback along NE 66th Street and Brooklyn Avenue NE and instead provide an additional 4-foot setback at the street level and second level. No ground level setback departure is requested.

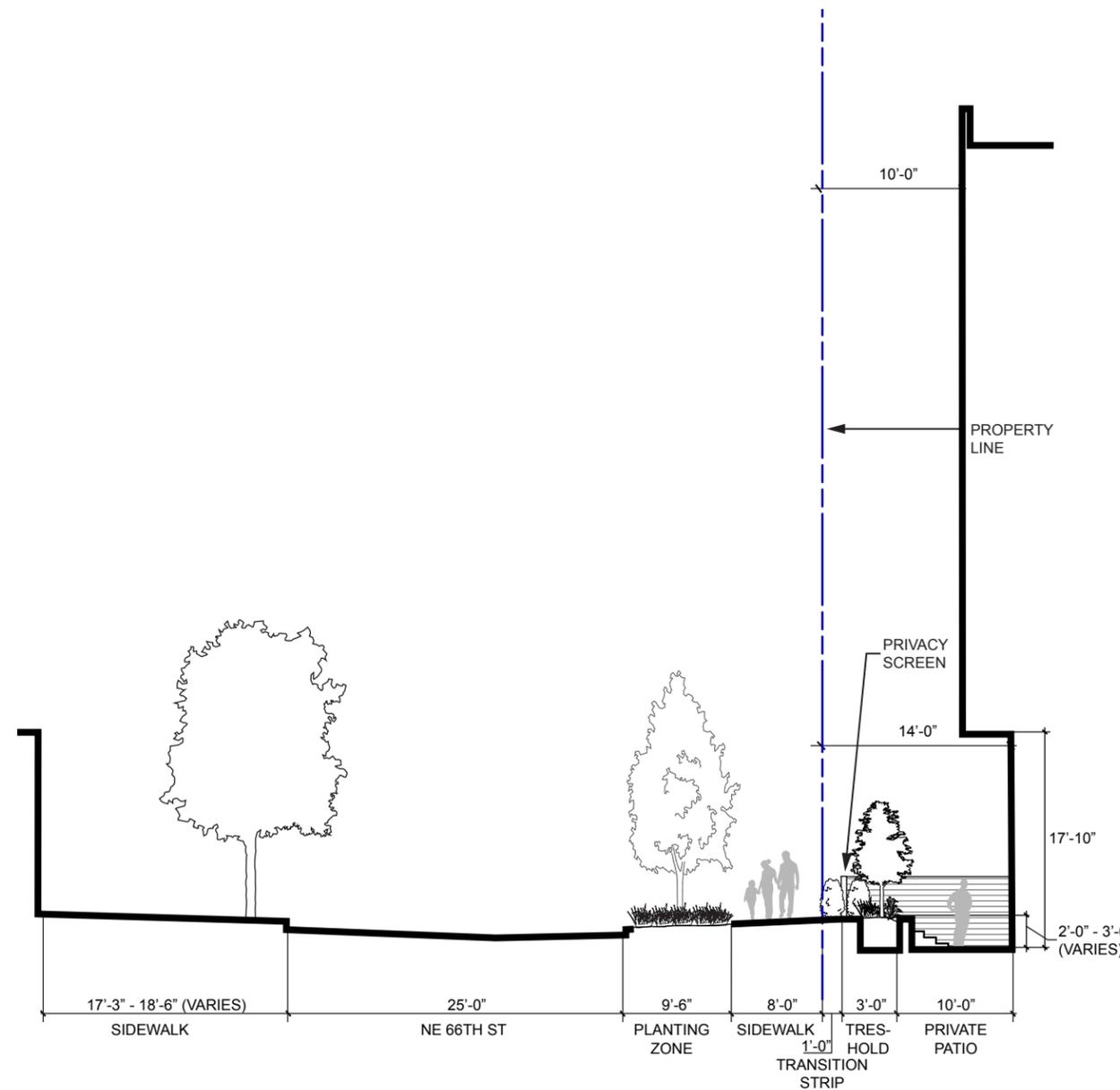
Provide an average ground level setback of 10 feet along the length of the street property line and a minimum upper level setback of 4 feet at 45 feet of height and above

Neighborhood Conditions: Setbacks along NE 66th St are in place for multiple purposes: provide access to light, air, and views to and from Roosevelt High School and Athletic Field, maintain view corridor west to the Olympic Mountains, and provide ample space to continue the campus-like pedestrian experience.

-A project goal is to enhance the pedestrian environment along NE 66th St. Inverting the setback to ground level will provide this project with additional space for improvements, including a wider sidewalk, space for street trees, pedestrian seating, and residential unit yards. (Design Guidelines CS2-B.2 Connection to the Street, PL1-B.1 Pedestrian Infrastructure, PL1-B.3 Pedestrian Amenities)



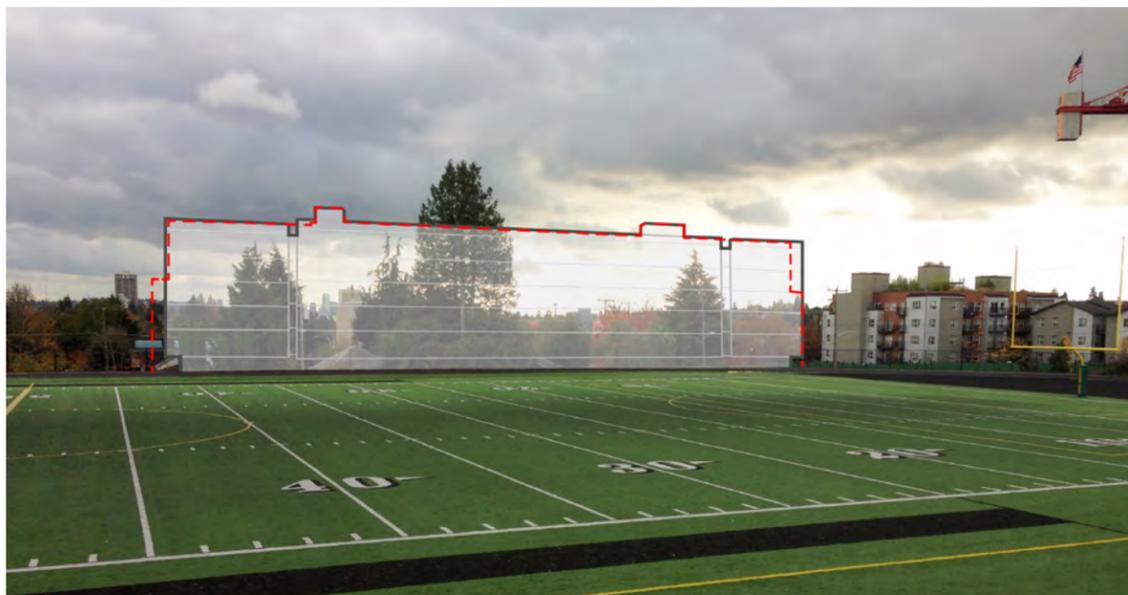
CODE COMPLIANT



DEPARTURE REQUEST

DEPARTURE 2

DESIGN STANDARD	DEPARTURE REQUEST	RATIONALE FOR REQUESTED DEPARTURE
<p>2 SMC 23.47A.009.D.1.a 2) Setback Requirements at Brooklyn Avenue Northeast</p> <p>Provide 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 at 45 feet of height and above</p>	<p>Eliminate the additional upper level setback for portions of the site with a street lot line located beyond 80-feet from the centerline of the Brooklyn Avenue NE right-of-way</p>	<p><i>Neighborhood Conditions: Setbacks along Brooklyn Ave NE are in place to maintain access to light, air, and views to and from Roosevelt High School and Athletic Field.</i></p> <p><i>- Due to a offset in the property lines resulting from the combination of five parcels, a 14'-2" segment of property line has been created parallel to Brooklyn Ave NE and perpendicular to NE 66th St. The segment is ~84'-6" from the centerline of Brooklyn Ave NE. Keeping in mind the intent of the setback, allowing zero setback will not have any impact on access to light, air, and views relative to Brooklyn Ave NE. Design Guidelines DC2-A.1 Site Characteristics and Uses, DC2-B.1 Façade Composition)</i></p>



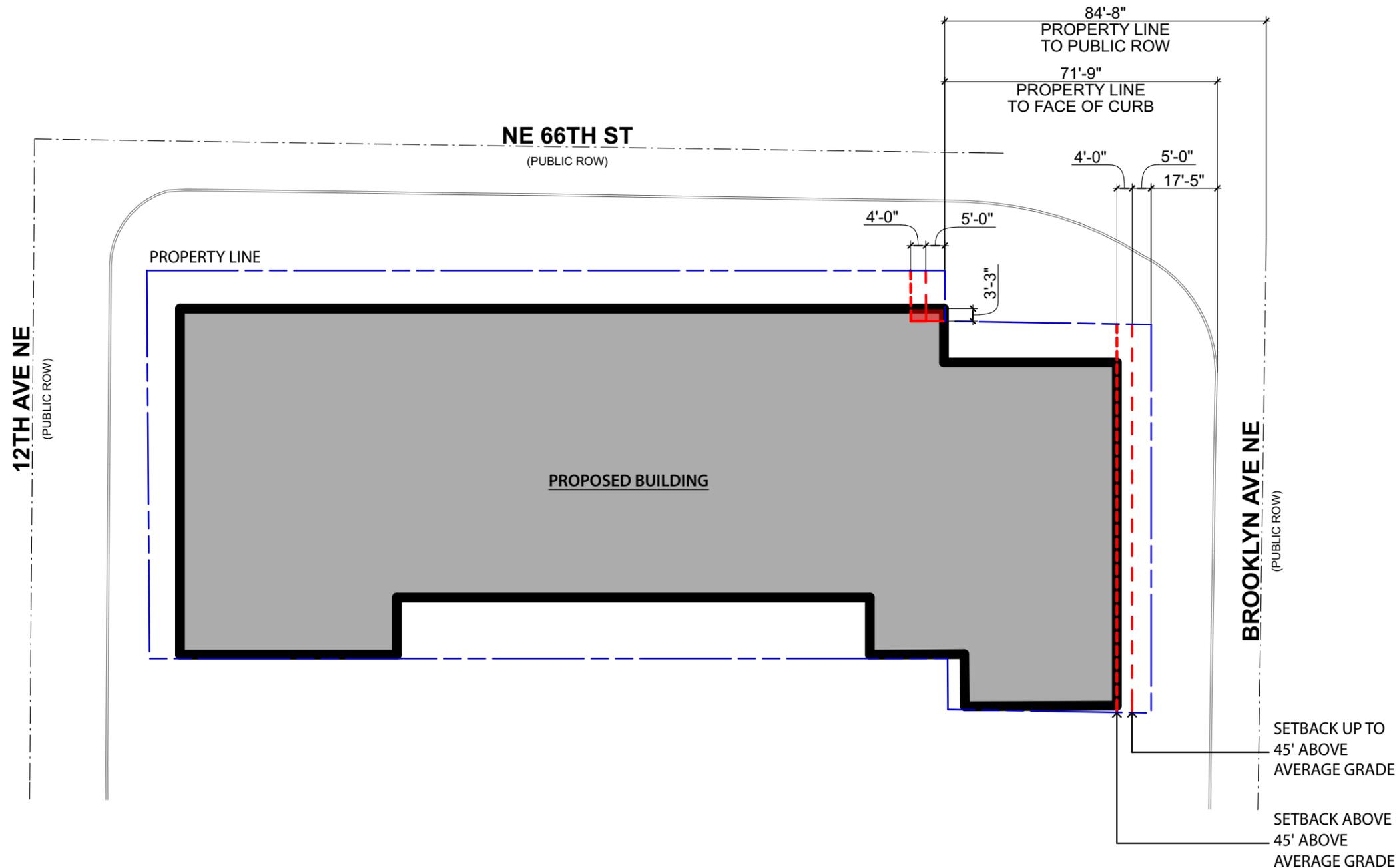
View South From Roosevelt High School Athletic Field 50 Yard Line

View West Along NE 66th Street View Corridor

KEY

-  - Alternative 3 Building Mass
-  - Alternative 1 Building Mass (Code Compliant)

DESIGN STANDARD	DEPARTURE REQUEST	RATIONALE FOR REQUESTED DEPARTURE
<p>3 SMC 23.47A.009.D.1.a 2) Setback Requirements at Brooklyn Avenue Northeast Provide 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 at 45 feet of height and above</p>	<p>Eliminate the ground level setback for portions of the site with a street lot line located beyond 80-feet from the centerline of the Brooklyn Avenue NE right-of-way</p>	<p><i>Neighborhood Conditions: Setbacks along Brooklyn Ave NE are in place to maintain access to light, air, and views to and from Roosevelt High School and Athletic Field.</i> - Due to a offset in the property lines resulting from the combination of five parcels, a 14'-2" segment of property line has been created parallel to Brooklyn Ave NE and perpendicular to NE 66th St. The segment is ~84'-6" from the centerline of Brooklyn Ave NE. Keeping in mind the intent of the setback, allowing zero setback will not have any impact on access to light, air, and views relative to Brooklyn Ave NE. (Design Guidelines DC2-A.1 Site Characteristics and Uses, DC2-B.1 Façade Composition)</p>



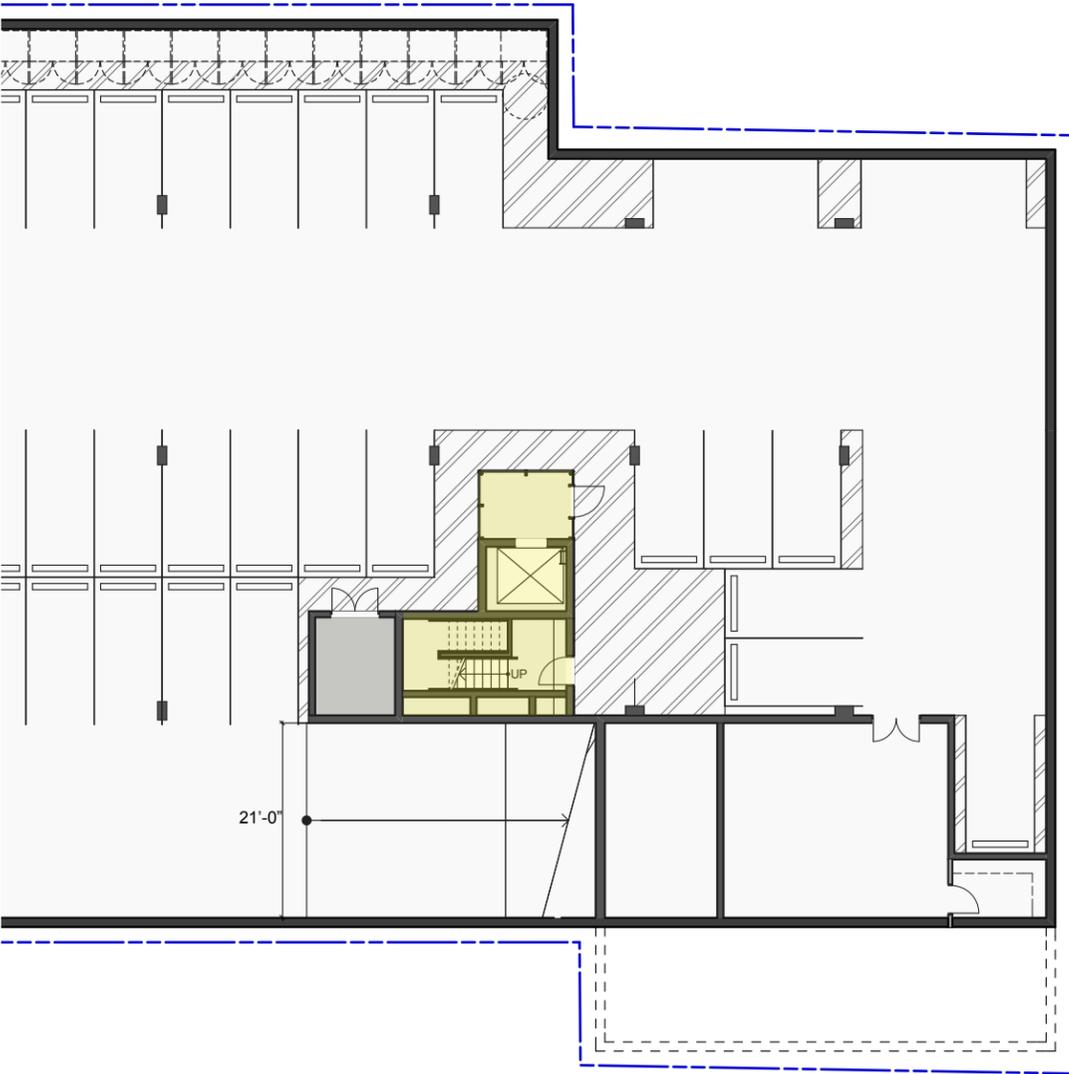
DEPARTURE 4

DESIGN STANDARD	DEPARTURE REQUEST	RATIONALE FOR REQUESTED DEPARTURE
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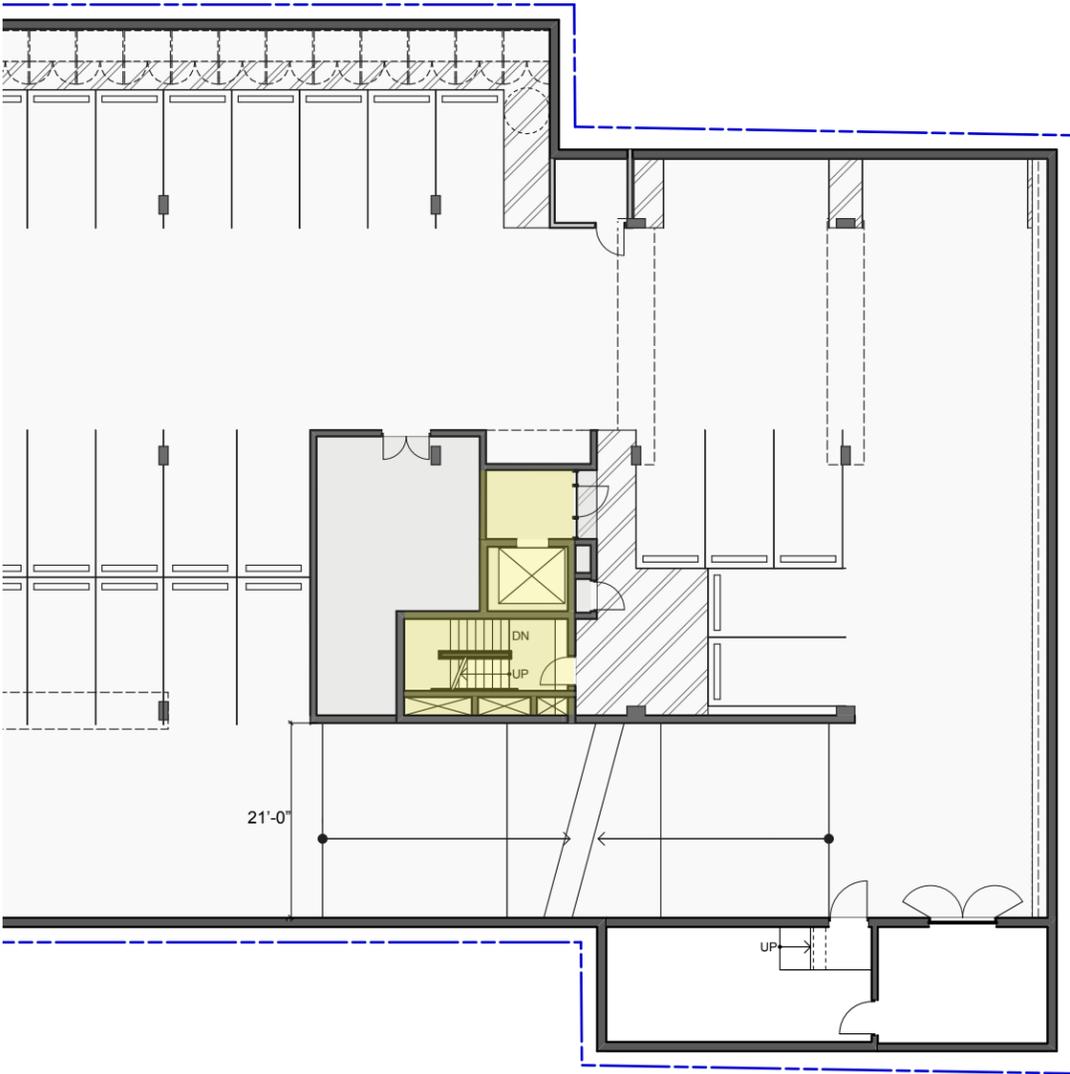
4 SMC 23.54.030.E.1 Parking Aisle Widths
 Parking aisles to be provided according to 23.54.030 Exhibit C based on size of parking spaces served by the aisle. Small parking spaces require a minimum aisle width of 20-feet, medium parking spaces require a minimum aisle width of 22-feet, and large parking spaces require a minimum aisle width of 24-feet

Allow parking aisles required to be a minimum 22-feet wide to be reduced to 21-feet at two locations in the parking garage - the south drive lane on both levels P2 & P1.

Neighborhood Conditions: The Roosevelt Commercial Core and Pedestrian Overlay area is in transition away from cars and parking.
 - The narrow site constrains the parking garage in the longitudinal direction - this project is putting priority on larger spaces and reducing parking aisle only as much as is required.
 (Design Guidelines DC1-B.1 Access Location and Design, DC1-C.1 Below-Grade Parking)

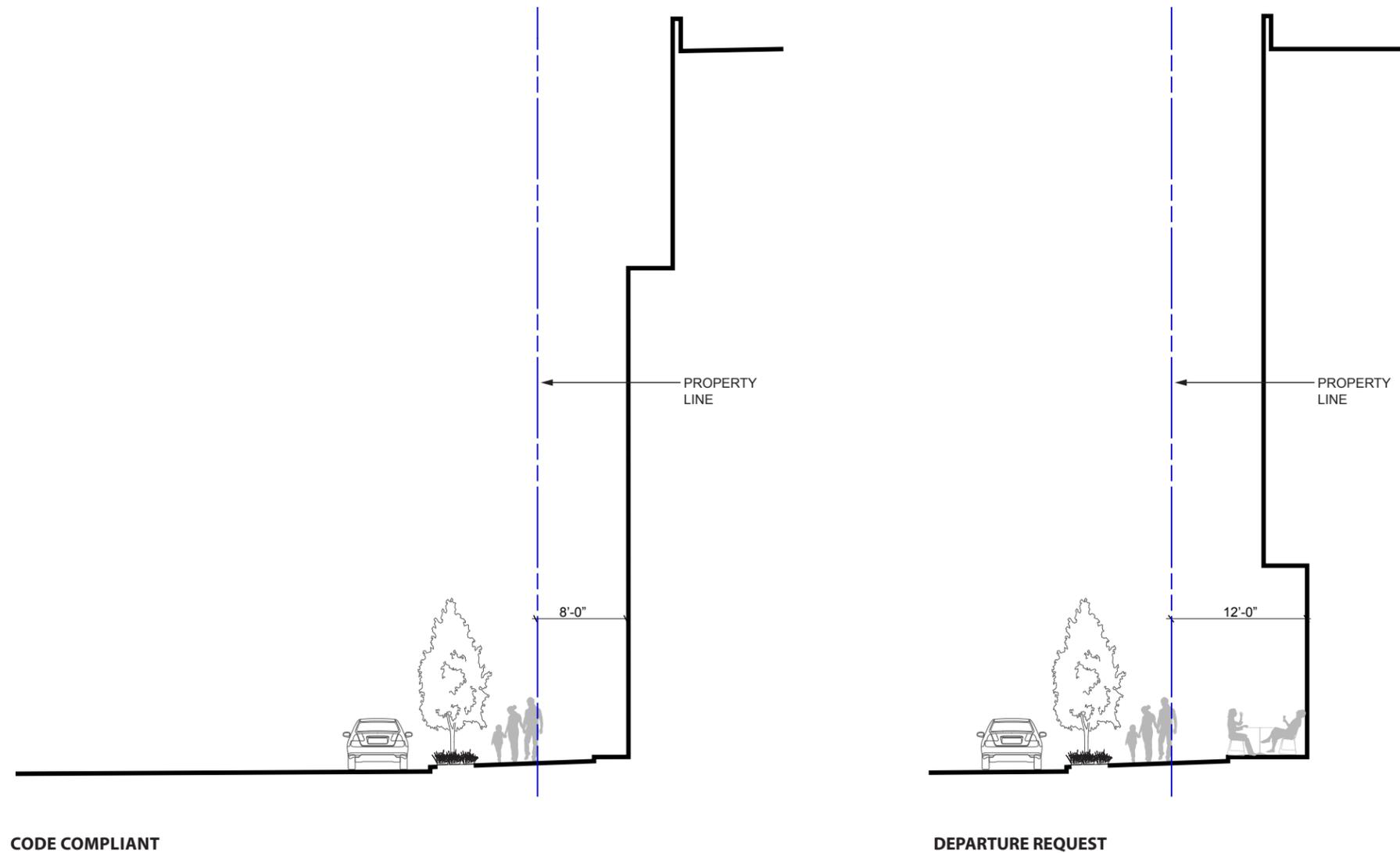


PARKING LEVEL 2



PARKING LEVEL 1

DESIGN STANDARD	DEPARTURE REQUEST	RATIONALE FOR REQUESTED DEPARTURE
<p>5 23.47A.008.A.3) Street-level, street-facing facades at 12th Ave NE Street-level street-facing facades shall be located within 10 feet of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided.</p>	<p>Allow a 12-foot setback from street lot line along 12th Avenue NE</p>	<p><i>Neighborhood Conditions: Setbacks along 12th Ave NE are in place to maintain access to light, air, and views to and from Roosevelt High School and Athletic Field.</i> -A project goal is to enhance the pedestrian environment along 12th AveNE. Increasing the setback at street level will provide this project with additional space for improvements. (Design Guidelines CS2-B.2 Connection to the Street, PL1-B.1 Pedestrian Infrastructure, PL1-B.3 Pedestrian Amenities, PL3-C.3 Ancillary Activities)</p>



TYPE 1 ADMINISTRATIVE DECISION

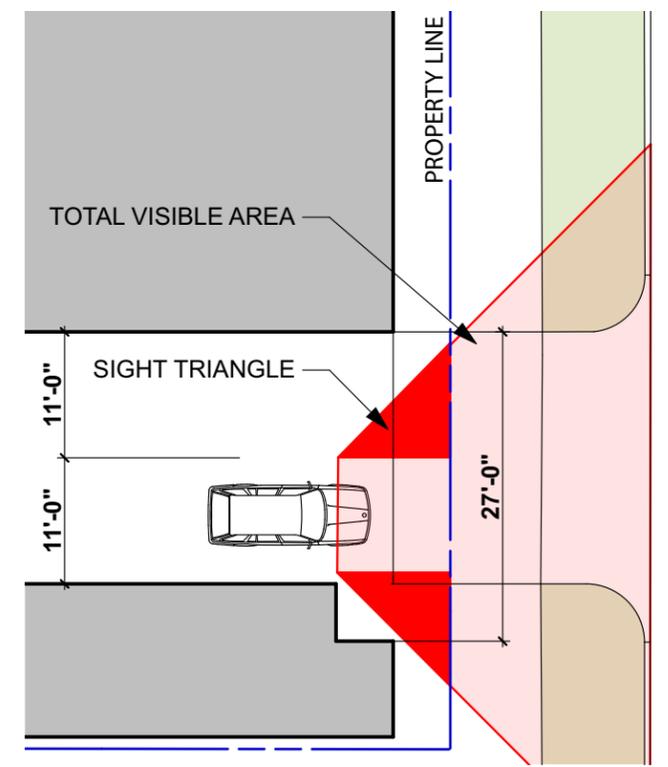
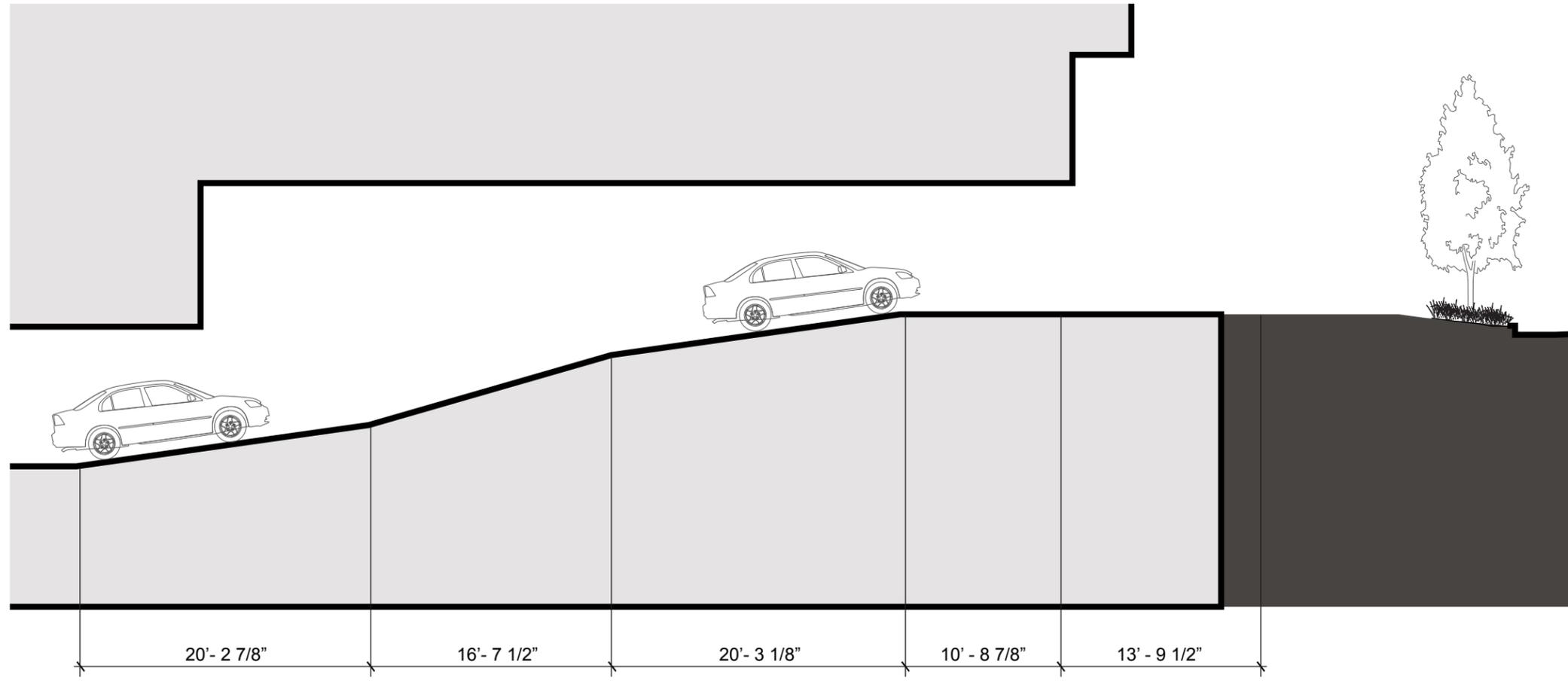
TYPE 1 ADMINISTRATIVE DECISION	DECISION REQUEST	RATIONALE FOR REQUESTED DECISION
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1 23.54.030.D.3 DRIVEWAY SLOPE FOR ALL USES
 No portion of a driveway, whether located on a lot or on a right-of-way, shall exceed a slope of 15 percent, except as provided in this subsection 23.54.030.D.3. The maximum 15 percent slope shall apply in relation to both the current grade of the right-of-way to which the driveway connects, and to the proposed finished grade of the right-of-way if it is different from the current grade. The ends of a driveway shall be adjusted to accommodate an appropriate crest and sag. The Director may permit a driveway slope of more than 15 percent if it is found that:

- a. The topography or other special characteristic of the lot makes a 15 percent maximum driveway slope infeasible;
- b. The additional amount of slope permitted is the least amount necessary to accommodate the conditions of the lot; and
- c. The driveway is still useable as access to the lot.

Allow a driveway slope of 28 percent

While the project has located the parking garage entrance at the lowest topographic location, safest location, and located away from major street intersections, the geometry of the site requires a driveway with a maximum vertical slope of 28%. The 28% occurs for less than 17' between two 20' sag and crest curvatures. Using 20' vertical curves for both the "crest" curve at Brooklyn and the "sag" curve as you hit the bottom of the ramp, the rate of change of curvature, "K" is acceptable for vehicular movement.



CODE COMPLIANT: DRIVEWAY SLOPE

CODE COMPLIANT: SIGHT TRIANGLE

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SEATTLE DESIGN GUIDELINES

DESIGN RESPONSE

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.

A1 Location in the City and Neighborhood, Sense of Place

Emphasize attributes that give Seattle, the neighborhood, and/or site its distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established. Examples of neighborhood and/or site features that contributed to a sense of place include patterns of streets or blocks, slopes, sites with prominent visibility, relationships to bodies of water or significant trees, natural areas, open spaces, iconic buildings or transportation junctions, and land seen as a gateway to the community.

A2 Location in the City and Neighborhood, Architectural Presence

Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly. A site may lend itself to a “high-profile” design with significant presence and individual identity, or may be better suited to a simpler but quality design that contributes to the block as a whole. Buildings that contribute to a strong street edge, especially at the first three floors, are particularly important to the creation of a quality public realm that invites social interaction and economic activity. Encourage all building facades to incorporate design detail, articulation and quality materials.

C1 Relationship to the Block, Corner Sites

Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances. Consider using a corner to provide extra space for pedestrians and a generous entry, or build out to the corner to provide a strong urban edge to the block.

C2 Relationship to the Block, Mid-Block Sites

Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge where it is already present, and respond to datum lines created by adjacent buildings at the first three floors. Where adjacent to properties are undeveloped or underdeveloped, design the party walls to provide visual interest through materials, color, texture, or other means.

D1 Height Bulk and Scale, Existing Development and Zoning

Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition. Note that existing buildings may or may not reflect the density allowed by zoning or anticipated by applicable policies

The proposed development promotes activity along its 12th Avenue NE frontage with greater than required transparency, outdoor seating and continuous overhead weather protection. The ground-related dwellings along NE 66th Street provide residential character with extensive landscaping and small porches at each unit.

The proposed design gives prominence to its primary street frontages by locating the most active features along 12th Avenue NE and Brooklyn Avenue NE, while locating ground-related housing along the quieter NE 66th Street frontage.

The higher visibility 12th Avenue NE street frontage is identified as commercial space geared for a restaurant with spaced for exterior seating, residential amenity space and the main entry. The lesser visibility of Brooklyn Avenue NE street frontage is reserved for residential amenity space and bike storage with capacity to be used for commercial uses in the future when the maturation of the neighborhood allows.

The desire for a more residential character along NE 66th Street has been addressed by locating ground-related residential with extensive landscaping, small yards, and entry porches at each unit.

The corner of 12th Avenue NE serves as both a focal point and a transition for the project. The proposed project uses the corner as the main residential entry and amenity space. Its double-height space provides an appropriately scaled focal point for the building and its location opposite the Roosevelt Light Station. The use of the corner as a residential amenity provides a transitional element between the neighboring commercial uses to the south and the quieter residential character of NE 66th Street. Landscaping, benches, and other site elements help to the transition between the different street environments.

The party wall condition at the east end of the site will likely be obscured by the proposed redevelopment of the property at 1222 NE 65th Street. The massing of both party walls has been articulated to diminish their scale and provide visual interest.

The surrounding context is currently underdeveloped and in the process of being redeveloped. The project site and all the neighboring properties south of NE 66th Street fall within the Roosevelt Station Area Overlay. The project site is zoned Neighborhood Commercial 2 with a Pedestrian Overlay and height limit of 65-feet (NC2P-65). The abutting properties to the south of the project site share the same zoning, as do the properties to the east of the project site across Brooklyn Avenue NE. To the west of the project site and across 12th Avenue NE is the Roosevelt Light Rail Station (currently under construction) and a transit-oriented development zoned NC3P-85.

The height, bulk and scale of the proposed project are consistent with the ambitions of the legislative rezone approved by Seattle City Council in 2012. Compliance with the Design Review process is anticipated to address height, bulk, scale and other aesthetic issues.

D3 Height Bulk and Scale, Zone Transitions

For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.

Factors to consider:

- a. Distance to the edge of a less (or more) intensive zone;
- b. Differences in development standards between abutting zones;
- c. The type of separation from adjacent properties (e.g. separation by property line only, by an alley or street or open space, or by physical features such as grade change);
- d. Adjacencies to different neighborhoods or districts; adjacencies to parks, open spaces, significant buildings or view corridors; and
- e. Shading to or from neighboring properties.

D4 Urban Pattern and Form, Height, Bulk, and Scale, Massing Choices

Strive for a successful transition between zones where a project abuts a less intense zone. In some areas, the best approach may be to lower the building height, break up the mass of the building, and/or match the scale of adjacent properties in building detailing. It may be appropriate in other areas to differ from the scale of adjacent buildings but preserve natural systems or existing features, enable better solar exposure or site orientation, and/or make for interesting urban form.

D5 Urban Pattern and Form, Height, Bulk, and Scale, Adjacent Sites

Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.

The proposed project is located across NE 66th Street to the south of the Roosevelt High School Athletic Field, which is zoned SF-5000. The existing right-of-way width is 60-feet and Seattle Land Use Code does not specify any setback along the front lot line. There are site specific zoning criteria for the project site that require a minimum setback of 10-feet along the length of NE 66th Street increasing to 14-feet above a height of 45-feet.

The project proposes to increase the setback at the first two levels above grade to 14-feet to provide more space for unit entries, porches and landscaping along NE 66th Street reinforcing the intended residential character of the street. The upper five levels are organized into three distinct masses with each fronting one of the bounding streets. The primary massing facing NE 66th Street and Roosevelt High School incorporates insets that provide texture and pattern. No other zone transition measures are proposed.

Please see response to Design Guideline CS2-D.3

Four buildings are located on the adjacent sites to the south of the project site. The proposed project proposes a small courtyard along the midblock portion of the site. Landscaping at the edge of the courtyard will provide visual screening between the neighboring properties and the outdoor spaces associated with the first level units. All the units facing the courtyard are located more than ten-feet away from the property line.

The project locates a restaurant on the south half of its 12th Avenue NE street frontage and its main residential entry, lobby and amenity space at the corner of 12th Avenue NE and NE 66th Street. A continuous setback along 12th Avenue NE allows for an outdoor seating area for the restaurant. The lobby and amenity space will be design to be used by residents as an informal working and meeting area with periodic social events hosted by the building management.

The proposed project will use the street level spaces on each street frontage to contribute to the character of the street. On 12th Avenue NE, the widened streetscape and double height commercial base contribute to the street's commercial character and activation by increasing visibility and providing opportunities for exterior seating. Similarly, the Brooklyn Avenue NE street frontage is double height and highly transparent, making it suitable for residential amenity space and bike storage, while also enabling the space to be converted to commercial uses in the future when the maturation of the neighborhood allows. Lastly, the ground level setback proposed along NE 66th Street allows small yards, entry porches and landscaping associated with each residential unit.

Please see response to Design Guideline CS2-I-ii

Please see response to Design Guideline CS2-I-ii

Roosevelt I, i Sense of Place

Supplemental Guidance Focus vibrant commercial uses and a strong continuous street wall facing the commercial arterials: NE 65th St., Roosevelt Way NE, and 12th Ave NE (in the commercial areas).

Roosevelt I, ii Sense of Place

Supplemental Guidance Develop a fabric of connected buildings through streetscapes rather than a series of isolated structures.

Roosevelt II, i Adjacent Sites, Streets and Open Spaces

Supplemental Guidance Consider incorporating private open spaces between the street and residences and between adjacent properties. This is especially important for multifamily developments west of Roosevelt Way, and for the frontages of developments in neighborhood commercial zones that face non-arterial streets.

Roosevelt II, Adjacent Sites, Streets and Open Spaces

Supplemental ii Guidance Ground-level landscaping should be used between the structure(s) and sidewalk in multi-family areas.

PRIORITY DESIGN GUIDELINES

Roosevelt II, Adjacent Sites, Streets and Open Spaces
Supplemental iii
Guidance Gateway features should include a variety of design elements that enhance the prominent neighborhood interesections identified below. The following design elements are encouraged:
 - Sidewalk awning
 - Special paving or surface treatments
 - Outdoor art
 - Special landscaping
 - Pedestrian lighting
 - Seating, and
 - Trash & recycling collection
 The following locations have been identified as key gateways and key locations for the neighborhood:
 - Roosevelt Way NE and NE Ravenna Boulevard
 - Roosevelt Way NE and NE 75th
 - NE 65th and 8th Ave NE
 - Weedin Place
 - NE 65th and 15th Ave NE
 - Roosevelt Way NE and NE 65th
 - 12th Ave NE and NE 65th
 - 12th Ave NE and NE Ravenna Boulevard

Roosevelt III, Height, Bulk and Scale, Roosevelt High School Architectural Heritage
Supplemental iv
Guidance a. Massing void of variation is discouraged on properties adjacent to the high school in order to avoid a monolithic look.
 b. Preserve specific views corridors to and from the high school, arrange the massing in a way that references the prominent high school structure.

Please see response to Design Guideline CS2-C.1

The longitudinal façade is divided in to three distinct masses with translucent "gaskets" that serve to articulate the building mass. Additionally, the primary facades along 12th Ave NE, NE 66th St, and Brooklyn Ave NE will use alignments of the repeating units to provide subtle pattern and scale to each façade. The siting of the building has been studied to ensure views to and from Roosevelt High School are maintained to the greatest extent.

CS3 Architectural Context and Character
Contribute to the architectural character of the neighborhood

- A1 Emphasizing Positive Neighborhood Attributes, Fitting Old and New Together**
 Create compatibility between new projects and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.
- A2 Emphasizing Positive Neighborhood Attributes, Contemporary Design**
 Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles as expressed through use of new materials or other means.
- A3 Emphasizing Positive Neighborhood Attributes, Established Neighborhoods**
 In existing neighborhoods with a well-defined architectural character, site and design new structures to complement or be compatible with the architectural style and siting patterns of neighborhood buildings.
- A4 Emphasizing Positive Neighborhood Attributes, Evolving Neighborhoods**
 In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future

The façade is developed to be intentionally subdued yet actively scaled through the use of fenestration, detailing, and complementary materials. These strategies weave together with shifting patterns, protruding and inset secondary features, and gradated color to create a building design that is both distinct & modern and rigorous in the way that one sees in the features of the surrounding, historic context.

Please see response to Design Guideline CS3-A.1. Specifically, the treatment of unit venting is expressed as a façade feature. The sloped panels open up soffit area for each unit, effectively hiding the venting utility and creating a dynamic façade expression.

Please see response to Design Guideline CS3-A.4

The neighborhood surrounding the project site is in transition, with many adjacent sites under design, undeveloped, or underdeveloped, particularly to the east and south of the project site. With the incoming Light Rail Station to the west, NE 66th in particular will become a more pedestrian-travelled street. The street-level design anticipates this change with a pedestrian oriented design activating the street with campus-like, tree-lined planting, generous sidewalk, seating, and ground level residential yards.

Roosevelt I, Emphasizing Positive Neighborhood Attributes, Roosevelt High School Architectural Heritage
Supplemental i
Guidance Roosevelt High School Architectural Heritage: New buildings built adjacent to the high school (particularly on the blocks immediately south of the school) should complement and defer to the architectural prominence of the school, and contribute to a campus-like setting in the immediate school vicinity.

The site is located southwest of Roosevelt High School and directly across the street from the athletic fields—both identified as significant landmarks within the neighborhood. To respond to this relationship, the design strives to be simple and subdued while providing a tree-lined, campus-like, residential-scaled street presence and pedestrian experience with substantial plantings and amenities.

Roosevelt I, ii Emphasizing Positive Neighborhood Attributes
Supplemental Guidance Reinforce a vibrant streetscape:
 a. Apply a pedestrian-oriented design
 b. Include multiple recessed entries, and
 c. Considering offering commercial and residential units of different sizes and at a range of price points

Please see response to Design Guideline CS2-I-ii

Roosevelt I, Supplemental iii Emphasizing Positive Neighborhood Attributes
Guidance Street walls facing arterial streets (NE 65th., Roosevelt Way, and 12th Ave NE) in the Commercial Core should be designed to incorporate traditional commercial façade components: lower base course, upper-level facade and cap.

The building mass is designed to express a lower base, upper-level façade, and thin, modern cap. The base is carefully designed to consider the commercial character of the base, using high levels of transparency. The upper-level façade is identified by a pronounced shift in the building mass while the cap is subtle, thin, and clean.

PL1 Connectivity

Complement and contribute to the network of open spaces around the site and the connections among them

C1 Outdoor Uses and Activities, Selecting Activity Areas
 Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.

Please see response to Design Guidelines CS2-I-i & CS2-I-ii

C2 Outdoor Uses and Activities, Informal Community Uses
 In addition to places for walking and sitting, for related guidance consider including space for informal community use such as performances, farmer’s markets, kiosks and community bulletin boards, cafes, or street vending

Please see response to Design Guidelines CS2-I-i & CS2-I-ii

C3 Outdoor Uses and Activities, Year-Round Activity
 Where possible, include features in open spaces for activities beyond daylight hours and throughout the seasons of the year, especially in neighborhood centers where active open space will contribute vibrancy, economic health, and public safety.
 a. seasonal plantings or displays and/or water features
 b. outdoor heaters
 c. overhead weather protection
 d. ample, moveable seating and tables and opportunities for outdoor dining
 e. an extra level of pedestrian lighting
 f. trees for moderate weather protection and shade, and/or
 g. 24-hour wi-fi service

Overhead weather protection is provided along 12th Avenue NE to extend the usable season for the adjacent commercial and residential amenity spaces.

PL2 Walkability

Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features

B1 Safety and Security, Eyes on the Street
 Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies and street-level uses

The street level, particularly at 12th Avenue NE and Brooklyn Avenue NE, is designed for transparency to provide eyes on the street from the commercial spaces and residential amenity spaces. Individual entries to the residential units located at grade along NE 66th Avenue help create a safe and secure environment through activation and use.

B2 Safety and Security, Lighting for Safety
 Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

The proposed project will provide overhead lighting mounted to the underside of the overhead weather protection along 12th Avenue NE. Step lights and shielded down lights will be provided at the individual unit entrances along NE 66th Street. The northeast corner of the building will have downlights mounted to the underside of the building overhang adjacent to the residential amenity space and bicycle spaces.

B3 Safety and Security, Street-level Transparency
 Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways. Choose semi-transparent rather than opaque screening

Please see response to Design Guideline PL2-B.1

PL3 Street-Level Interaction

Encourage human interaction and activity at the street-level with clear connections to building entries and edges

A1 Entries, Design Objectives
 Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street. Scale and detail them to function well for their anticipated use and also to fit with the building of which they are a part, differentiating residential and commercial entries with design features and amenities specific to each.

Both the primary and secondary residential entries coincide with the translucent "gaskets" that help break up the building mass and are located toward either end of the site where there is opportunity to increase visual connection between inside and outside through the hardscape design. The entrance to the restaurant space is designated to the more commercial street, 12th Avenue NE, and will be clearly identifiable through material, details, and signage.

PRIORITY DESIGN GUIDELINES

A1 Entries, Common Entries

- c. Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors. Design features emphasizing the entry as a semi-private space are recommended and may be accomplished through signage, low walls, and/or landscaping, a recessed entry area, and other detailing that signals a break from the public sidewalk.

A1 Entries, Ensemble of Elements

- d. Ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry. The design should contribute to a sense of identity, opportunity for personalization, offer privacy, and emphasize personal safety and security for building occupants.

A2 Entries, Ensemble of Elements

Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features. Consider a range of elements such as:

- a. overhead shelter
- b. transition spaces
- c. ground surface, and
- d. building surface/interface

B1 Residential Edges, Security and Privacy

Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.

B2 Residential Edges, Ground Level Residential

Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street and sidewalk. Consider providing a greater number of transition elements and spaces, and choose materials carefully to clearly identify the transition from public sidewalk to private residence. In addition to the ideas in PL3.B1, design strategies include:

- a. vertical modulation and a range of exterior finishes on the facade to articulate the location of residential entries;
- b. pedestrian-scaled building addressing and signage, and entry elements such as mail slots/boxes, doorbells, entry lights, planter boxes or pots; and
- c. a combination of window treatments at street level, to provide solutions to varying needs for light, ventilation, noise control, and privacy.

B3 Residential Edges, Buildings with Live/Work Uses

Maintain active and transparent facades in the design of live/work residences. Design the first floor so it can be adapted to other commercial use as needed in the future.

B4 Residential Edges, Interaction

Provide opportunities for interaction among residents and neighbors. Consider locating commonly used features or services such as mailboxes, outdoor seating, seasonal displays, children's play equipment, and space for informal events in the area between buildings as a means of encouraging interaction.

Roosevelt I, High School, Green Streets, and Green Ways

Supplemental i
Guidance Provide a more intimate, smaller-scale residential environment on the blocks adjacent to the high school by providing landscaping, stoops, porches, etc.

PL4 Active Transportation

Incorporate design features that facilitate active forms of transportation such as walking, bicycling and use of transit

Please see response to Design Guideline PL3-A.1 & PL3-A.4

The ground-related housing along NE 66th Street have small, individual yards separated from the public walkway by landscaping and low fences. Each residence has an entry porch with a small canopy about the entrance.

The proposed project uses the corner of 12th Avenue NE and NE 66th Street as the main residential entry and amenity space. The double-height space maintains the scale of the commercial uses along 12th Avenue NE and creates an appropriately scaled focal point for the building. Overhead weather protection, landscaping, benches, and other site elements provide scale and directional cues to locate the main entrance.

The ground-related residences located along NE 66th Street will have individual fenced in yards with a landscape buffer and low fence separating the residences from the public sidewalk.

Please see response to Design Guideline PL3-A.3

The proposed project does not contain live/work residences.

The proposed project includes ground level setbacks at all three street frontages, which provide the project with an opportunity to utilize the space to enrich the streetscape. On 12th Avenue NE, the additional space allows exterior seating associated with the restaurant space and an entry plaza at the northwest corner of the site. The individual entries and yards along NE 66th Street encourage activation of the street and opportunities for interaction. The widened right-of-way at the northeast corner of the site is proposed as a small neighborhood plaza and is complimented by the location of the adjacent residential amenity spaces on Brooklyn Avenue NE.

The combination of public campus-like landscaping, tree-lined street, and pedestrian amenities with the private, individual residential gated yards with transitional landscaping will provide a small-scale residential environment along NE 66th Street.

C1 Planning Ahead for Transit, Influence on Project Design

Identify how a transit stop (planned or built) adjacent to or near the site may influence project design, provide opportunities for placemaking, and/or suggest logical locations for building entries, retail uses, open space, or landscaping. Take advantage of the presence of transit patrons to support retail uses in the building

With the incoming Light Rail Station to the west, NE 66th in particular will become a more pedestrian-travelled street. The street-level design anticipates this change with a pedestrian oriented design activating the street with campus-like, tree-lined planting, generous sidewalk, seating, and ground level residential yards.

DC1 Project Uses and Activities

Optimize the arrangement of uses and activities on site

B1 Vehicular Access and Circulation, Access Location and Design

Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers.

Parking access is proposed at the southeast corner of the project site from Brooklyn Avenue NE. This location preserves the continuous commercial frontage on 12th Avenue NE and maintains the tranquil residential character of NE 66th Street.

B2 Vehicular Access and Circulation, Facilities for Alternative Transportation

Locate facilities for alternative transportation in prominent locations that are convenient and readily accessible to expected users

A large bicycle storage and maintenance space is proposed at-grade on Brooklyn Avenue NE adjacent to the main parking access entry with direct access from the exterior.

DC2 Architectural Concept

Develop an architectural concept that will result in a unified & functional design that fits well on the site & within its surroundings

A1 Massing, Site Characteristics and Uses

Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space. In addition, special situations such as very large sites, unusually shaped sites, or sites with varied topography may require particular attention to where and how building massing is arranged as they can accentuate mass and height

The proposed project seeks to create an elegant, clean, and contextual building through a series of thoughtful gestures. The first move breaks the mass of the building in to three distinct pieces connected through glass “gaskets”, which provide views and light to the internal corridors. Separating the masses allows each street to be provided with an articulated facade appropriate to the zoning, context, and transitions, while also serving to scale the overall building mass. The expression of the building’s construction type, Type V over a Type I base, is expressed through a setback at the building’s lower levels. This setback not only expresses the construction of the building, but also enhances the pedestrian experience by providing the requisite space and opportunity for ground level, streetscape amenities.

A2 Massing, Reducing Perceived Mass

Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries.

The primary facades along 12th Ave NE, NE 66th St, and Brooklyn Ave NE will use alignments of the repeating units to provide subdued pattern and scale to each facade. Inset panels at each unit will provide texture and color.

B1 Architectural and Facade Composition, Facade Composition

Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and wellproportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement. On sites that abut an alley, design the alley façade and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing façade around the alley corner of the building.

Each façade has been carefully designed to both express the building design concept (weaving patterns) and the context in which it faces. Each façade uses major massing moves to express the base and upper-level façade, fenestration and secondary features to express the pattern, scale, and rhythm, and materials to break the scale down to a human relationship.

B2 Architectural and Facade Composition, Blank Walls

Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage façades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

The use of variable, offset bands of vertically striated material along with expressive detailing have been employed to scale, texture, and articulate the otherwise blank walls occurring at the south property line. Blank facades do not occur at the street-level on any of the street-facing facades.

C1 Secondary Architectural Features, Visual Depth and Interest

Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).

The primary building façades are outward expressions of the interior organization of the building. The regularity of stacked units provides a framework that is enlivened through the introduction of an inset panel located to ventilate each unit. While the units rigorously stack utilities and structure, the location of the panel is reversed from floor to floor generating a subtle patterning and texture to the overall façade. The color of the panels varies diagonally across the façade to create a gradient and movement.

C2 Secondary Architectural Features, Dual Purpose Elements

Consider architectural features that can be dual purpose— adding depth, texture, and scale as well as serving other project functions.

Please see response to Design Guideline DC2-C.1

C3 Secondary Architectural Features, Fit With Neighboring Buildings

Use design elements to achieve a successful fit between a building and its neighbors.

Please see response to Design Guideline CS3-A.1.

PRIORITY DESIGN GUIDELINES

D1 Scale and Texture, Human Scale

Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept.

D2 Scale and Texture, Texture

Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture,” particularly at the street level and other areas where pedestrians predominate.

- Roosevelt I, Massing**
Supplemental i
Guidance In the commercial core encourage façade detail and street-facing glazing that compliments character of the neighborhood's historic architectural icons to reduce the perception of bulk.
- Roosevelt II, i Architectural and Façade Composition**
Supplemental
Guidance Along Major Arterials:
 a. Maximize the retail and street-level transparency (commercial zones);
 b. Maximize the quality of exterior finish, especially at the base;
 c. Incorporate a series of storefronts along the commercial street frontages.
- Roosevelt II, i Architectural and Façade Composition**
Supplemental i
Guidance Along Green streets, Greenways, and Non-Arterial streets:
 a. Maximize modulation, courtyards, human interaction;
 b. Incorporate high quality materials, a mix of informal planting, and integration of natural materials, especially at the entries

DC3 Open Space Concept

Integrate open space design with the design of the building so that each complements the other

A1 Building-Open Space Relationship, Interior/Exterior Fit

Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

C1 Design, Reinforce Existing Open Space

Where a strong open space concept exists in the neighborhood, reinforce existing character and patterns of street tree planting, buffers or treatment of topographic changes. Where no strong patterns exist, initiate a strong open space concept that other projects can build upon in the future.

C2 Design, Amenities and Features

Create attractive outdoor spaces well-suited to the uses envisioned for the project. Use a combination of hardscape and plantings to shape these spaces and to screen less attractive areas as needed. Use a variety of features, such as planters, green roofs and decks, groves of trees, and vertical green trellises along with more traditional foundation plantings, street trees, and seasonal displays

C3 Design, Support Natural Areas

Create an open space design that retains and enhances onsite natural areas and connects to natural areas that may exist off-site and may provide habitat for wildlife.

- Roosevelt II, i Street Planting & Landscape to Enhance the Building and/or Site**
Supplemental
Guidance Use designs that enhance and build upon the natural systems of the neighborhood, such as storm water drainage, and aquifer re-charge strategies, habitat enhancement, solar access, food production, etc.

Each façade has been carefully designed to both express the building design concept (weaving patterns) and the context in which it faces. Each façade uses major massing moves to express the base and upper-level façade, fenestration and secondary features to express the pattern, scale, and rhythm, and materials to break the scale down to a human relationship. In addition to the façade design, human scaled elements have been incorporated in to the landscape design at the street level. These include low fences, built-in seating, planter beds, built-up planters, and retaining walls – all of which will be consistently detailed to relate to the pedestrian scale.

Each façade has been carefully designed to both express the building design concept (weaving patterns) and the context in which it faces. Each façade uses major massing moves to express the base and upper-level façade, fenestration and secondary features to express the pattern, scale, and rhythm, and materials to break the scale down to a human relationship. Additionally, the base is carefully designed to consider the commercial character of the street level, increasing the level of transparency. The materials and details of the base have been considered with the intent to provide a fine-grain, human scaled texture.

Please see response to Design Guideline DC2-A.2 and DC2-D.2.

Please see response to Design Guideline DC2-D.2.

Both NE and NW entries will feature specialty paving (CIP concrete and pavers), seating (permanent seatwalls and movable furniture) and a mix of deciduous and evergreen planting providing seasonal change.

NW corner provides accessible access to an open plaza leading to the residential entry and a retail space along 12th. The generous sidewalk at this corner enhances the open space on site to allow for easy pedestrian movement through and around the space. NE corner provides a contrasting pedestrian experience with a slight change in elevation that creates two spaces: one at the sidewalk level anchored by a small grove of flowering trees and another at the lower residential amenity level providing a sheltered open space buffered by low plantings.

The bulbout, generous sidewalk corner, and on-site courtyard at the NW corner reinforces the open, active and inviting character of the Roosevelt neighborhood including the soon-to-open light rail station. Street trees and on all three faces of the project will contribute to the future development of the block and further enhance existing tree canopy in the neighborhood. Generous sidewalks, walk-off strips and pedestrian cut-throughs enhance pedestrian movement from on-street parking to retail and residences.

See response to Design Guideline DC3-A.1

Native trees, shrubs and groundcover provide habitat for birds and insects in the area.

See response to Design Guideline DC3-C-3.

Roosevelt II, Supplemental ii Guidance **Street Planting & Landscape to Enhance the Building and/or Site**
 Landscaping should be employed as both a design feature and an environmental enhancement. Dominant street tree varieties from the neighborhood should be incorporated into the plan.

Street tree species enhance the diverse tree canopy of the neighborhood.

Roosevelt II, Supplemental iii Guidance **Street Planting & Landscape to Enhance the Building and/or Site**
 Consider maintenance and revitalization of existing trees

Per a separate project and demolition permit number, existing trees will not be retained but more than 30 new trees (including 14 street trees) will be planted as part of the project.

DC4 Exterior Elements and Finishes

Use appropriate and high-quality elements and finishes for the building and its open spaces

A1 Building Materials, Exterior Finish Materials
 Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged

Durable exterior materials have been selected and detailed to articulate and enhance the overall building concept and design.

A2 Building Materials, Climate Appropriateness
 Select durable and attractive materials that will age well in Seattle’s climate, taking special care to detail corners, edges, and transitions.

Please see response to Design Guideline DC4-A.1

C1 Lighting, Functions
 Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.

Integral lighting design has taken in to consideration the safety and design concept ultimately enhancing the overall building design.

C2 Lighting, Avoiding Glare
 Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.

The lighting design has accounted for glare and light pollution by selecting and locating fixtures based on their cutoff.

D1 Trees, Landscape and Hardscape Materials, Choice of Plant Materials
 Reinforce the overall architectural and open space design concepts through the selection of landscape materials.

See response to Design Guideline DC3-A.1

D2 Trees, Landscape and Hardscape Materials, Hardscape Materials
 Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.

Specialty concrete paving, pavers and concrete seatwalls will provide durable hardscape that enliven the public areas.

D3 Trees, Landscape and Hardscape Materials, Long Range Planning
 Select plants that upon maturity will be of appropriate size, scale, and shape to contribute to the site as intended.

A mixture of deciduous and evergreen shrubs and groundcover along with flowering perennials will create a low understory for the canopy of deciduous trees above. Low plantings will improve sight lines and a sense of safety.

D4 Trees Landscape and Hardscape Materials, Place Making
Create a landscape design that helps define spaces with significant elements such as trees

See response to Design Guideline DC4-D.3

Roosevelt I, Supplemental Guidance **Exterior Finish Materials**
 In the commercial core consider including masonry materials befitting the heritage of early 20th century commercial structures in the neighborhood (e.g. Roosevelt High School’s masonry façade).

The base of the building will use both glazing and concrete, evocative of the stone and masonry bases of the surrounding, historical buildings.

Roosevelt I, Supplemental Guidance **Exterior Finish Materials**
 The use of high-quality cladding materials, such as brick and terra cotta masonry; tile; natural and cast stone is strongly encouraged along commercial frontages, and scaled to pedestrian activity and scale, especially at the base and ground-levels. Concrete Masonry Units and high-quality concrete are also preferred over wood, metal, or cement-board claddings.

High-quality concrete and storefront will be used as the commercial frontages of this project.

Roosevelt I, Supplemental Guidance **Exterior Finish Materials**
 Colors should be consistent with and chosen based on existing architectural cues and should be considered in terms of their relationship to neighboring structures.

Historically, climate, and contextually bold, rich colors have been selected. These colors have also been carefully selected to enhance the overall building concept and design.

Roosevelt I, Supplemental Guidance **Exterior Finish Materials**
 The use of more natural elements, such a brick, wood, etc. that feels welcoming to pedestrians (see Ballard Ave. as example) or high quality, durable modern elements is encouraged.

The exterior building materials have been carefully selected and detailed to articulate & enhance the overall building concept and design at a pedestrian scale.

PRIORITY DESIGN GUIDELINES

- Roosevelt I, v Exterior Finish Materials**
Supplemental Guidance Transparent, rather than reflective, windows facing the street are preferred.
- Roosevelt I, Exterior Finish Materials**
Supplemental vi Guidance Use of transparent awnings is preferred in the commercial core.
- Roosevelt IV, Landscape Materials**
Supplemental i Guidance Neighborhood plant choices should consider historical landscape elements.
- Roosevelt IV, Landscape Materials**
Supplemental ii Guidance Preferred species for street trees are Tupelo 'Afterburner' or, in powerline locations, Dogwood 'White Wonder' or Katsura.
- Roosevelt IV, Landscape Materials**
Supplemental iii Guidance Indigenous trees should be planted to maintain and reinvigorate a verdant tree canopy within the neighborhood.

The highest transparency available that conforms to Seattle's Energy Code will be used at the commercial, street level locations.

The canopy will employ a combination of transparency and opaque assembly.

See responses to Design Guidelines DC4-D.3 and DC4-IV-ii

Where small street trees are required (due to overhead power and substandard planting strip widths) Parrotia and Japanese Hornbeam have been selected because of their drought tolerance and size. In the larger planting strips along Brooklyn, Cimmaron Ash have been chosen to provide some tree diversity in the neighborhood. These tree species have been approved by Bill Ames, SDOT Urban Forester.

See response to Design Guideline DC4-IV-ii

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EXISTING SITE PLAN

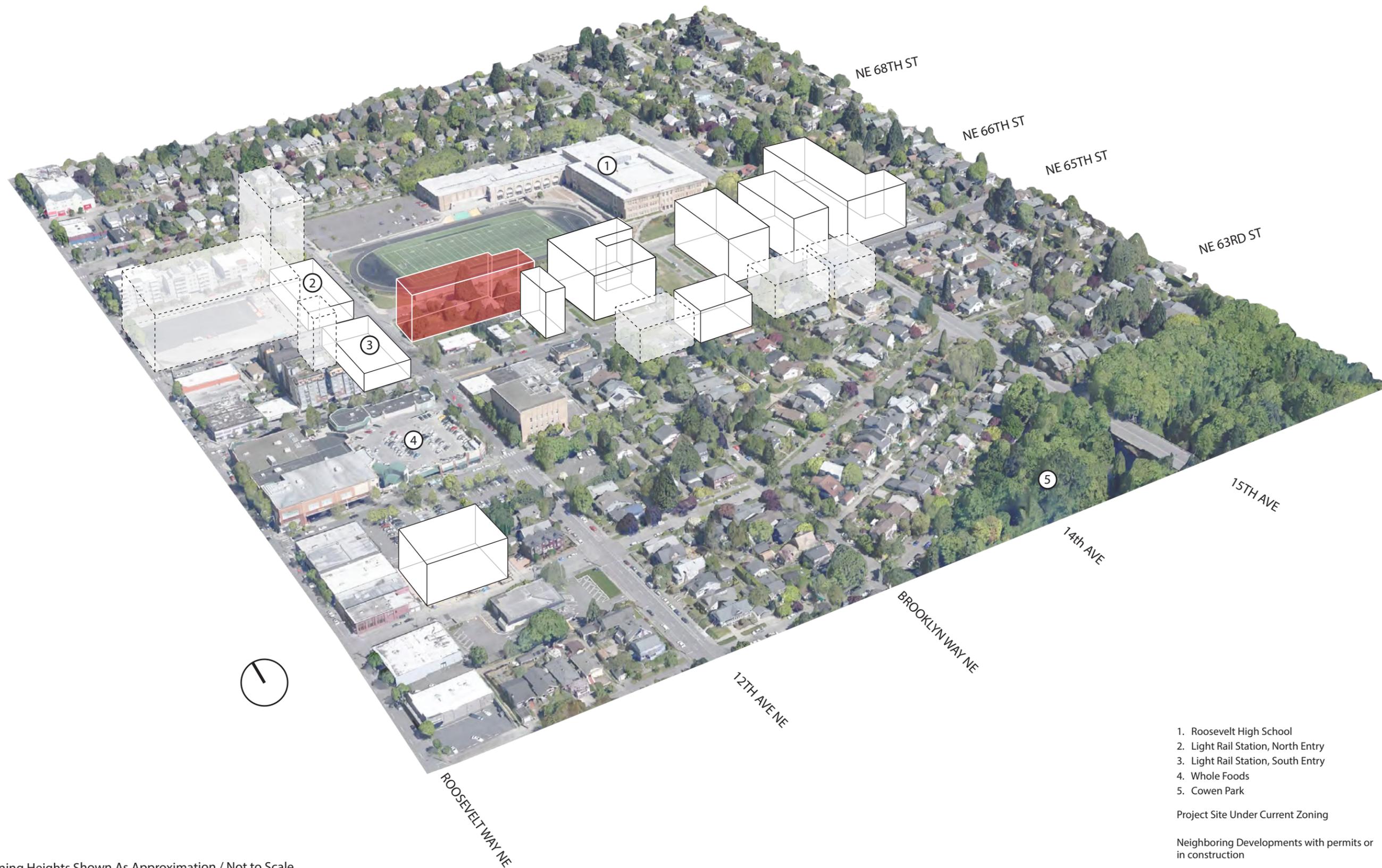
The project site is a 26,903-sf parcel zoned NC2-65P (4.0) and located in the middle of the Roosevelt Residential Urban Village. The site is bounded by 12th Avenue NE to the west, NE 66th Street to the north, and Brooklyn Avenue NE to the east locating it just to the east of Roosevelt's existing commercial district and on the opposite side of 12th Avenue NE from Sound Transit's Roosevelt Light Rail Station (currently under construction). The site is located in the Roosevelt Station Area Overlay District, within a Pedestrian Overlay, and is served by Frequent Transit.

The project site abuts four properties to the south, all sharing the same zoning as the project site: a single-story concrete block auto parts store at 1200 NE 65th Street (KCA PN 365870-0971); a two-story brick office building 1212 NE 65th Street (KCA PN 365870-0970); a two-story wood-sided office building 1216 NE 65th Street (KCA PN 365870-0975); and a single-story wood-sided concrete block dry cleaner and a single-story wood-sided single-family house at 1222 NE 65th Street (KCA PN 052504-9044). As noted above, the Roosevelt Light Rail Station is under construction to the west of the site across 12th Avenue NE, which is zoned NC3P-85 (2.0). Roosevelt High School is located north of the project site across NE 66th Street with the school's playfield located immediately opposite. The parcels across Brooklyn Avenue NE and to the east of the project site share the same zoning (NC2P-65 (4.0)) and are currently occupied by single-family houses.

The project site itself is comprised of five parcels: 6512 12th Avenue NE (KCA PN 365870-0995), 6516 12th Avenue NE (KCA PN 365870-1000), 1211 NE 66th Street (KCA PN 365870-0990), 1219 NE 66th Street (KCA PN 365870-0965), and 6516 Brooklyn Avenue NE (KCA PN 052504-9027). The first two parcels are currently vacant, while the other three parcels have one unoccupied, single-family house each. The demolition of these along with a detached garage, existing trees, and associated site improvements are presently permitted and under demolition through a separate project, DPD Project #6497131.

The existing topography of the site is relatively flat west to east along NE 66th Street rising from $\pm 227.72'$ at the northwest corner to $\pm 230.68'$ at the northeast corner (an approximate slope of 1%). The slopes along 12th Avenue NE and Brooklyn Avenue NE are more significant (nearly 5%) rising from $\pm 222.84'$ at the southwest corner to $\pm 227.72'$ at the northwest corner, and from $\pm 226'$ at the southeast corner to $\pm 230.68'$ at the northeast corner.





- 1. Roosevelt High School
- 2. Light Rail Station, North Entry
- 3. Light Rail Station, South Entry
- 4. Whole Foods
- 5. Cowen Park

Project Site Under Current Zoning

Neighboring Developments with permits or in construction

Potential Neighboring Development Parcels

* Zoning Heights Shown As Approximation / Not to Scale

SITE CONTEXT: LAND USE

The neighborhood directly surrounding the site is zoned NC2P-65 but is currently a mix of single-family homes, low-rise density retail with surface parking, and undeveloped lots. This site is a part of the Roosevelt Neighborhood's Core Commercial Area, an area that is characterized by higher density multi-family housing and retail. The new Roosevelt Light Rail Station will be located across the street to the west of the site.

Directly north of the site is Roosevelt High School, and four blocks south of the Site are Cowen and Ravenna Parks.



Legend

- Future Light Rail Station (2021)
- Future Development
- Single Family Residential
- Multi Family Residential
- Mixed Use
- Retail
- Office
- Surface Parking
- School / Institutional
- Utility
- Parks/Open Space
- Roosevelt Commercial Core

PRELIMINARY SEATTLE ZONING CODE ANALYSIS

PARCEL NO	Parcel A: 365870-0995 (6516 12th Avenue NE); Parcel B: 365870-1000 (6512 12th Avenue NE) Parcel C: 365870-0990 (1211 NE 66th Street); Parcel D: 365870-0965 (1219 NE 66th Street); Parcel E: 365870-9027 (6516 Brooklyn Avenue NE)	
LOT AREA	26,903-sf (0.62 acres)	
ZONING	NC2P-65 (4.0) Roosevelt RUV, Pedestrian Overlay, Roosevelt SAOD	
PERMITTED USES	<ul style="list-style-type: none"> Eating and drinking: ≤25,000-sf as conditional use Restuarants: ≤25,000-sf allowed Retail sales & services, general: ≤25,000-sf allowed Residential uses: permitted outright 	23.47A.004, Table A
STREET LEVEL STANDARDS	<ul style="list-style-type: none"> Blank segments of street-facing façade between 2'-8' above grade may not exceed 20' in width Blank façade segments not to exceed 40% of façade width Transparency (at non-residential uses) <ul style="list-style-type: none"> 60% of façade 2'-8' above grade to be transparent Allow unobstructed views in from outside Non-residential uses to have average depth of 30-feet with a minimum depth of 15-feet Non-residential uses at street level to have minimum floor-to-floor height of 13-feet 	23.47A.008
STRUCTURE HEIGHT	<ul style="list-style-type: none"> Maximum structure height as zoned: 65' Rooftop features: open railings, planters, clerestories, parapets, firewalls permitted to extend 4-ft above applicable height limit Mechanical equipment, stair and elevator penthouses, etc., permitted to extend 15-ft above applicable height limit—as long as total does not exceed 20% of the roof area—or 25% if the total includes stair or elevator penthouses or screen mechanical equipment. 	23.47A.012
FAR	<ul style="list-style-type: none"> Applies to all structures in NC zones Allowable FAR for in sites zoned with a 65' height limit located within a SAOD: 5.75 FAR exceeding the incentive zoning suffix is required to comply with SMC 23.58A Gross floor area not counted against FAR: <ul style="list-style-type: none"> Areas underground Portions of a story extending no more than 4-ft above grade (lower of existing or finished grade) Minimum required FAR for new construction: 2.0 	23.47A.013
SETBACKS	<ul style="list-style-type: none"> No residential lots abutting or across an alley from the site. (See Page 15, SMC 23.47A.009, for site specific setback requirements) 	23.47A.014
PARKING	<ul style="list-style-type: none"> Off-street parking per SMC 23.54.015 In pedestrian-designated zones, parking waived for first 1,500-sf of each business establishment Bicycle parking required per Table D <ul style="list-style-type: none"> Eating & drinking establishments, 1/12,000-sf long-term, 1/2,000-sf short-term Sales & services general, 1/12,000-sf long-term, 1/2,000-sf short-term Multi-family structures, 1/4DUs long-term, no short-term Parking for Non-Residential Uses per Table A <ul style="list-style-type: none"> No parking required for non-residential uses in urban centers or SAOD Parking for Residential Uses per Table B <ul style="list-style-type: none"> No parking required for residential in urban centers or SAOD 	23.47A.030
AMENITY AREA	<ul style="list-style-type: none"> Residential amenity area equal to 5% of residential gfa <ul style="list-style-type: none"> All residents have access to at least an amenity or private area Amenity areas to be unenclosed Common residential amenity areas shall have a dimension of at least 10-ft and a minimum area of 250-sf Private balconies and decks to have a dimension of at least 6-ft and an minimum area of 60-sf 	23.47A.024
PARKING ACCESS	<ul style="list-style-type: none"> If access is not from alley and site abuts two or more streets access permitted to cross one of the side street lot lines per SMC 23.47A.032.C with curb 23.47A.032 cuts per SMC 23.54.030.F.2.a.1 In pedestrian-designated zones, if access is not from alley and site abuts two or more streets, access to be from street that is not a principal pedestrian street Director to determine which street is the front lot line when lot fronts on two or more streets 	

SITE CONTEXT: TRANSIT MODES

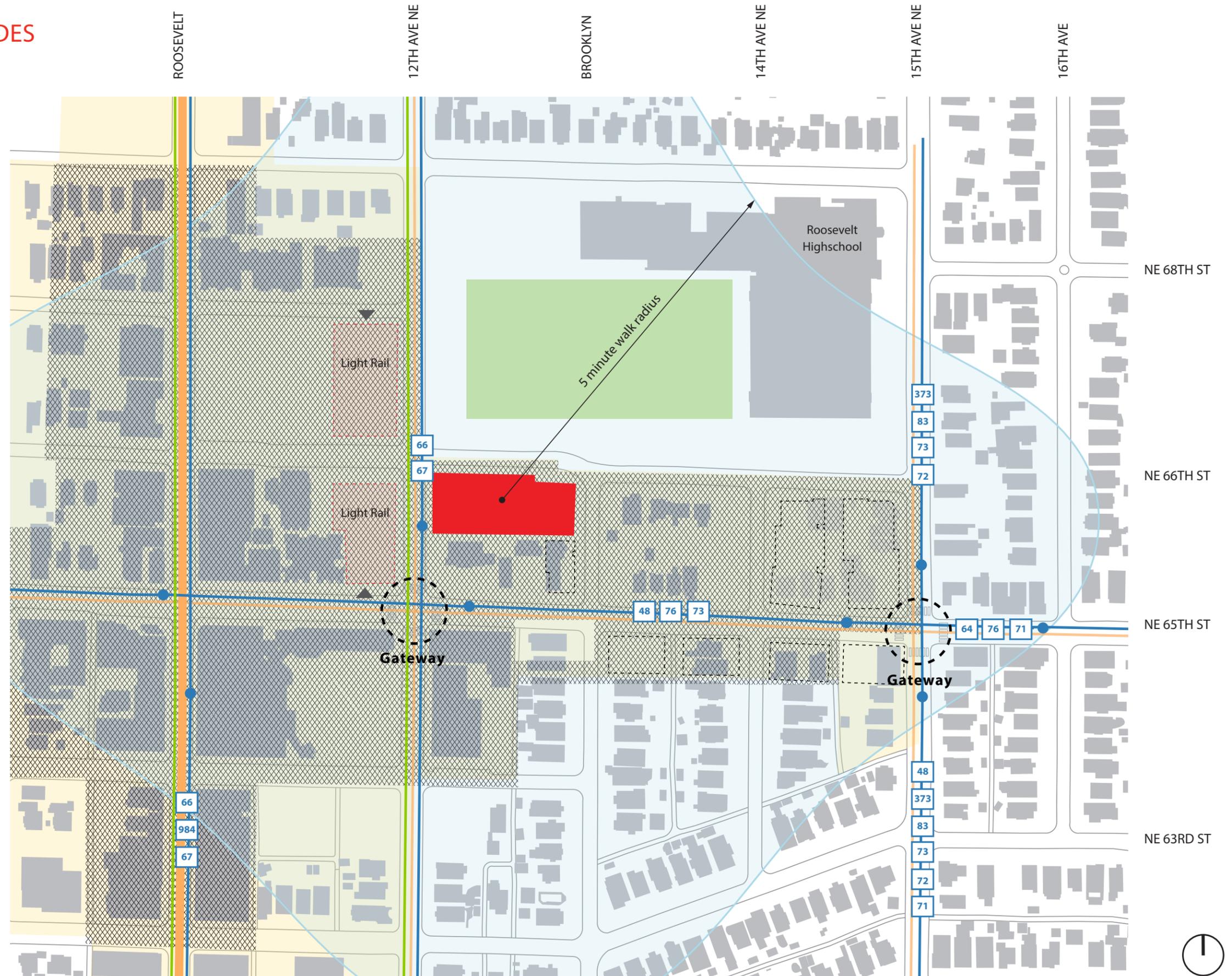
The project site is well served by several bus lines located within a 5-minute walk radius. King County Metro bus routes 48, 73 and 76 run past the site along NE 65th Street and provide connections to Ballard and Capitol Hill, the Central Area and Mount Baker (route 48); to Jackson Park, the University of Washington and the Downtown retail core (route 73); and to Wedgwood, Hawthorne Hills and additional connection to the Downtown retail core (route 76). Additional connections to the Downtown retail core, Northgate, the University of Washington and a host of other neighborhoods are within a short walk of the site. Travel times to the University, Capitol Hill and Downtown will greatly improve with the opening of Sound Transit light rail service to Roosevelt Station, currently scheduled to start service in 2021, located 1 block west of the site.

Current bicycle infrastructure includes designated bike lanes on 12th Ave NE and Roosevelt Way NE. However, plans are under way for substantial improvements along Roosevelt Way NE including safety barriers and more bike parking as a part of SDOT's ROOSEVELT WAY NE PAVING AND SAFETY IMPROVEMENTS PROJECT.

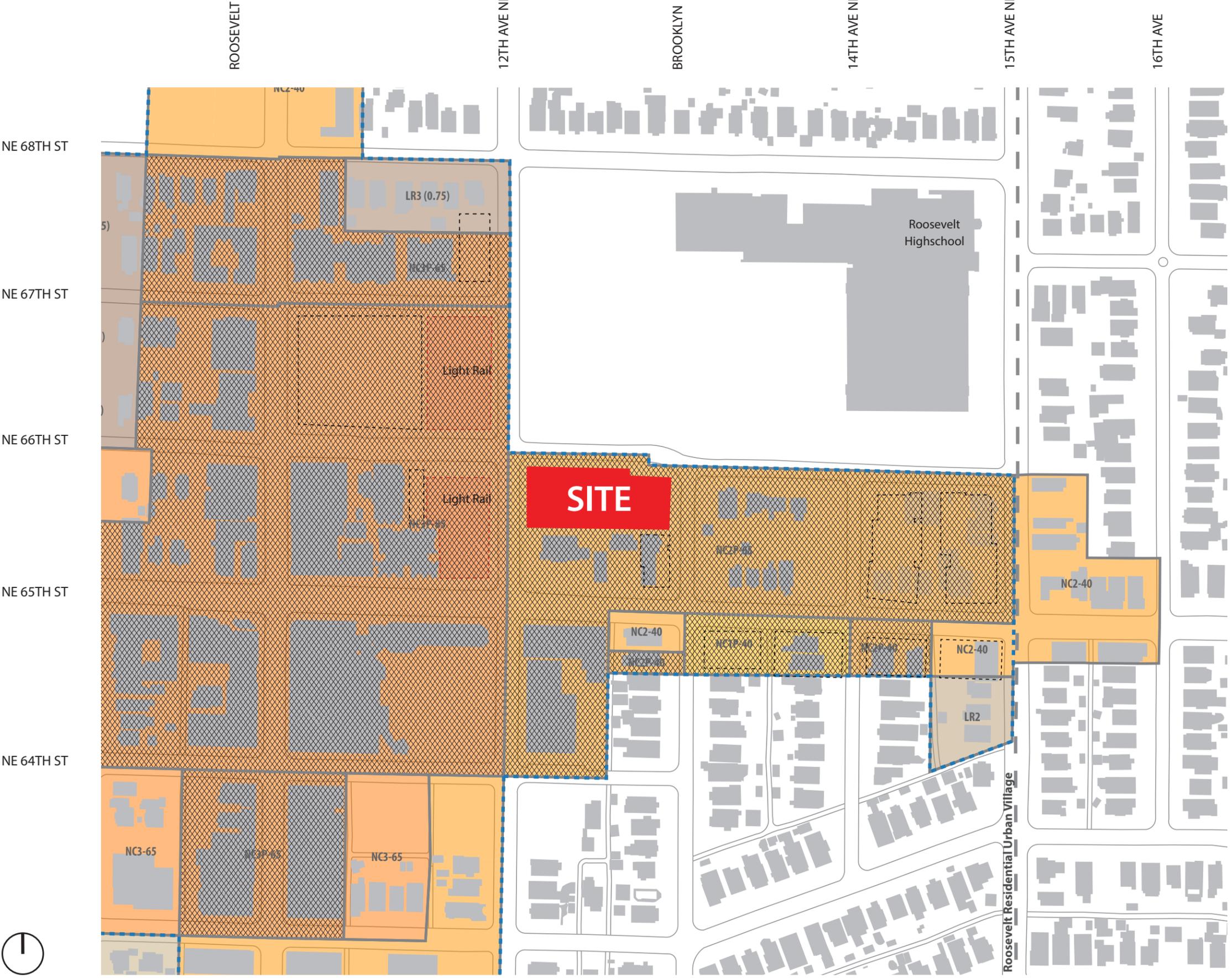
The public transportation options and commercial development in the vicinity of the site also speak its pedestrian environment.

Legend

- Main Car Arterials:**
- Principal Arterial / Regional Connector
- Minor Arterial / Commercial Connector
- Future Light Rail Station (2021)
- Identified Gateway Intersection per Roosevelt Neighborhood Guideline
- Frequent Transit Corridors
- Pedestrian Overlay
- 5 Minute Pedestrian Walkshed
- Bus Routes
- Bus Lines 2
- Current Bicycle Routes



CONTEXT: EXISTING ZONING



The site is zoned NC2P-65. The site is bounded by public rights-of-way to the north (NE 66th St), east (Brooklyn Ave NE), and west (12th Ave NE). Properties beyond the rights-of-way to the east and west are NC2P and NC3P zones. The property to the north beyond the rights-of-way is SF 5000. The south property line abuts the side lot line of an NC2P zone.

Existing Zoning Legend

NC1	
NC2	
NC3	
LR1 & LR2	
SF	
Roosevelt Station Area Overlay	
Roosevelt Residential Urban Village	
Zone Boundaries	
Pedestrian Overlay	



REPRESENTATIVE PROJECTS

Weinstein A+U is recognized as one of the Northwest's leading design firms and has continually demonstrated design excellence on a broad array of projects for State, City, Federal, private, and not-for-profit clients. We are passionate about our city and the shaping of its urban neighborhoods through the integration of architecture and urban design is central to our practice.

Well-designed and thoughtful urban housing is a special concern of ours, and we have worked aggressively to advance the expectations of mixed-use projects in Seattle, both technically and aesthetically. While each project presents very specific challenges, a number of recurring themes inform much of our work and form the basis of our approach to housing design:

- All of our buildings are situational and are inseparable from their sites. They sit comfortably amongst their established neighbors, drawing from established precedents while looking to the future
- Well-designed unit plans are essential to the success of a housing project. While the functionality of each unit type is important, the organization of units across a floor plate and their influence on building elevations is equally important
- Appropriately located and proportioned open space is a significant design determinant for most mixed-use and urban housing projects
- We avoid arbitrary façade embellishment. Instead we utilize the organization of individual units and their aggregation to establish the pattern and rhythm of multi-family facades that is furthered informed by site organization and orientation. Plans correlate to elevations and variation occurs within an established system
- The constrained budgets for typical mixed-use projects demand careful consideration of a project's primary orientation and configuration to provide cost effective sustainable design strategies
- The scale and proportion of new mixed-use buildings must address, but need not directly reflect, those of adjacent structures. Plan, section, and elevation strategies should be integrated to provide a comprehensible "read" of the building's composition and organization



1



2



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- 1 **Agnes Lofts**, 1433 12th Avenue
- 2 **19th and Mercer Mixed-Use Building**, 526 19th Avenue E
- 3 **2026 E Madison Mixed-Use Building**, (unbuilt)
- 4 **The Rooster Mixed-Use Building**, 900 NE 65th Street (under construction)
- 5 **Ventana at the Market**, 2100 Western Ave
- 6 **SCCA Patient House**, 207 Pontius Ave N
- 7 **Compass Center Housing**, 1753 NW 56th Street
- 8 **Belroy Apartments**, 703 Bellevue Ave E
- 9 **Banner Building**, 2600 Western Avenue



7



8



9