

RECOMMENDATION MEETING

January 30, 2017 6:30 PM

SDCI # 3023077
836 & 838 NE 66th Street
Seattle, WA 98115

Applicant:
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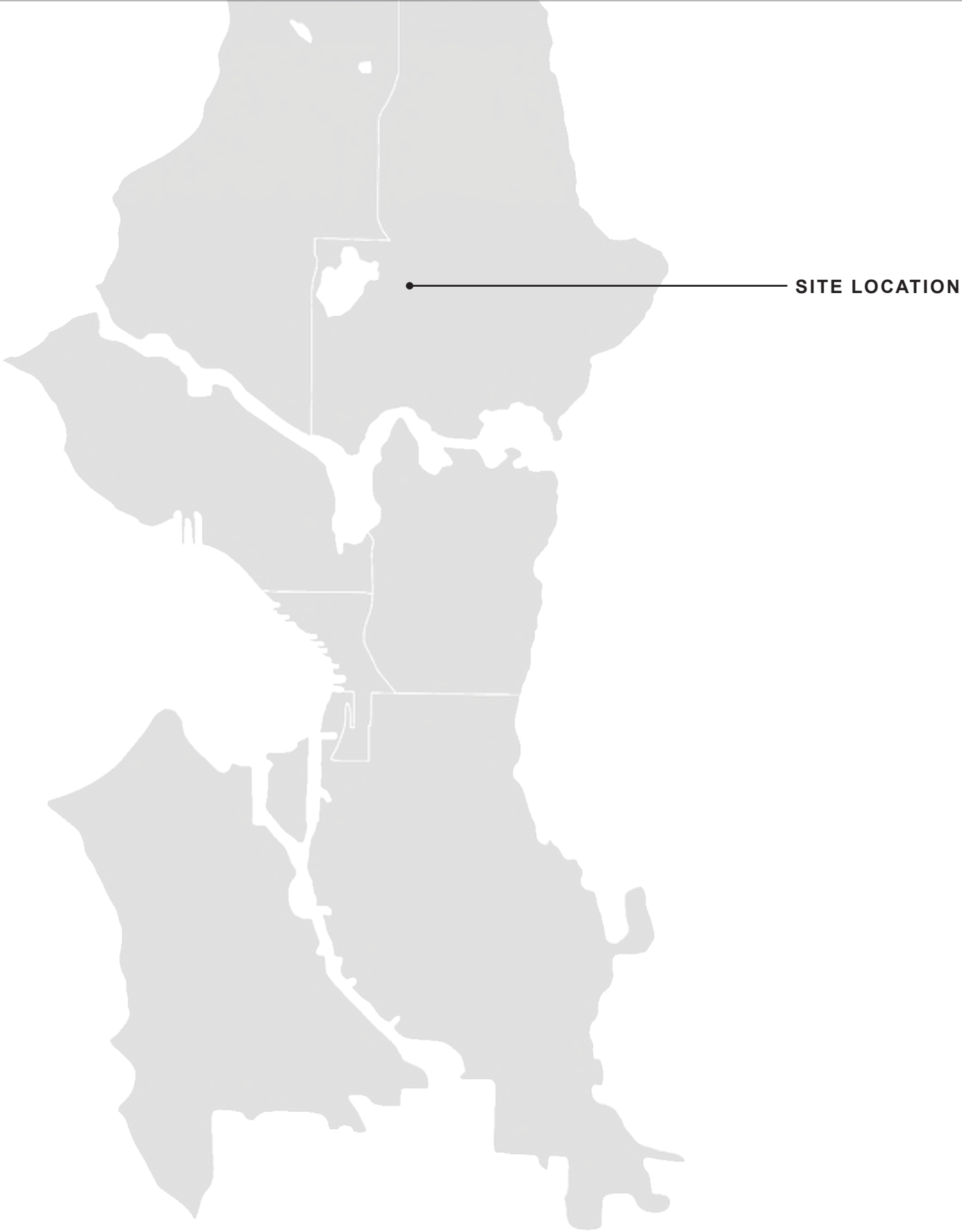


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VICINITY MAP

EXISTING SITE

The project site consists of two (2) parcels (APN's: 9528102885 and 9528102845) located mid-block on the north side of NE 66th in the Roosevelt neighborhood of Seattle. Directly opposite and south of the subject parcels is an existing 6-story apartment building. The parcels east and west of the proposed project site each contain four (4) 3-story townhouses. The combined area of the subject parcels is approximately 7,716 SF and measures roughly 75' wide by 103' deep. The site slopes from the northeast corner to the southwest corner, with an overall grade change in this direction of approximately 10 feet. Two (2) existing 2-story single family residences occupy the site.

ZONING AND OVERLAY DESIGNATION

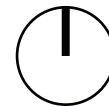
The project parcels are in different zones. The west parcel (9528102885) is zoned MR, while the east parcel is zoned NC3P-85. The MR zoning designation continues to the west until I-5. The NC3P-85 zone continues to the east across Roosevelt for one more block to 12th Ave NE. Directly across NE 66th and south of the subject parcels the zoning is NC3-65 zoning which continues south to NE 65th when it transitions up to NC3P-85. The parcels immediately north of the site also straddle MR and NC3P-85 zones. Finally, both subject parcels are located within the Roosevelt Light Rail Station Overlay and as a result parking is not required.

DEVELOPMENT OBJECTIVES

The owner proposes the construction a new residential apartment building with approximately 75 small efficiency dwelling units. The existing buildings on the project parcels will be demolished. The site is within the Roosevelt Light Rail Station Overlay, and as a result is not required to provide parking. The objective for these apartments is to provide upscale, yet affordable, housing for the Roosevelt neighborhood. The demographic that will benefit most from this housing will be students and wage earners in the neighborhood; city-dwellers seeking a pedestrian-oriented lifestyle; and people that commute to the University of Washington and downtown businesses. These small efficiency apartments will add to the variety of multifamily housing types in the neighborhood and complement the diverse residential community that defines Roosevelt.

NEIGHBORHOOD DEVELOPMENT

The immediate blocks in the zone are a mix of multi-family apartment buildings, small businesses, and single-family homes. A vibrant commercial area is located one block east at Roosevelt Way NE. Here there is a grocery store, several restaurants and shops, as well frequent buses connecting to the University District, Downtown Seattle, and beyond. A new Link Light Rail Station located one block east of the proposed site is opening in 2021. In general, the area is very pedestrian friendly and there are numerous restaurants, stores, and parks within walking distance of the project site.

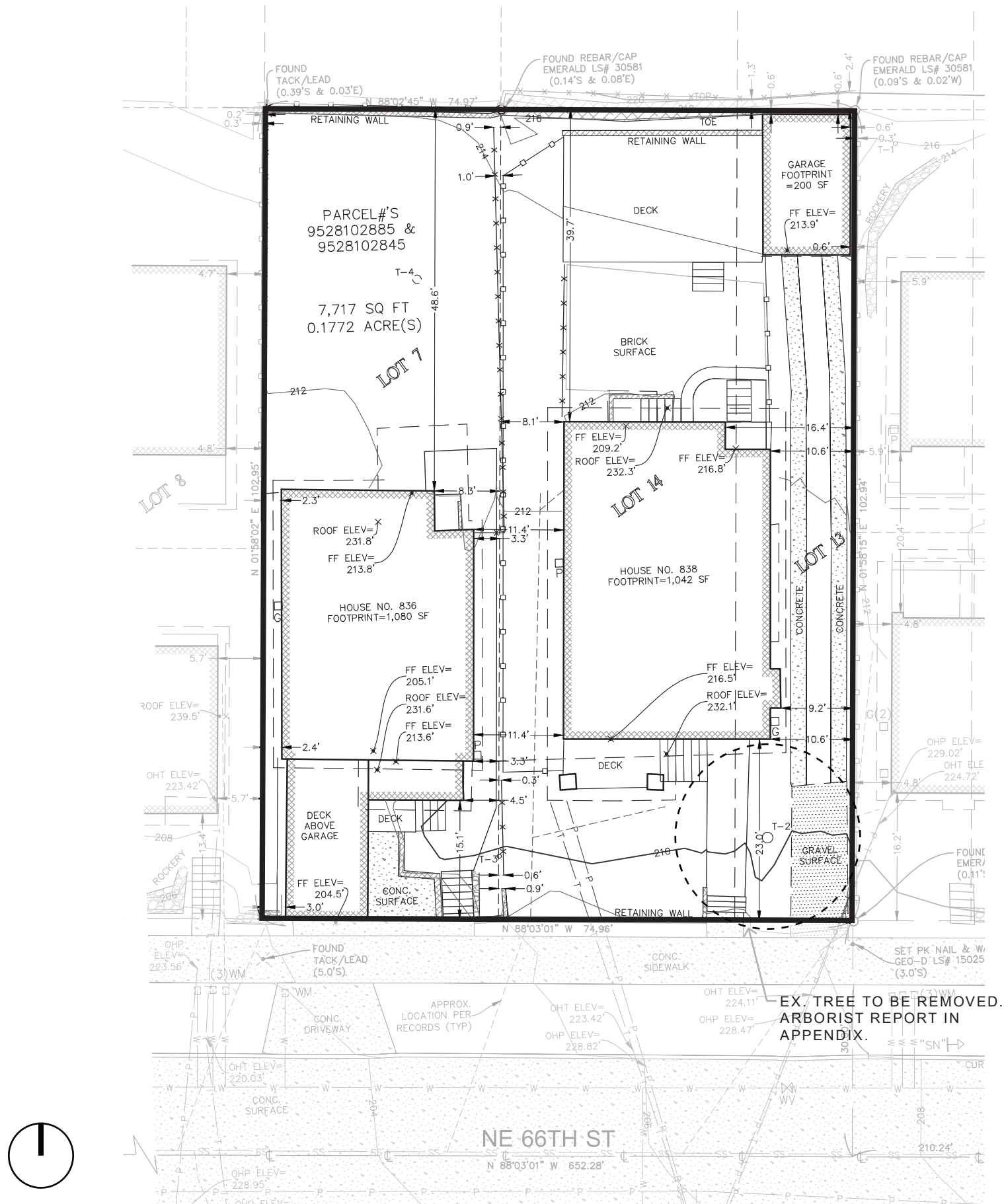


SITE LOCATION

836 & 838 NE 66th Street
Seattle, WA 98115

PROJECT PROGRAM

Site Area: 7,716 SF
 Number of Residential Units: Approx. 75
 Number of Live/Work Units: Approx. 3
 Number of Parking Stalls: None
 Proposed Bike Parking: Approx. 56 Stalls
 Total Area: 37,637 SF
 Total Area Above Grade: 35,160 SF
 Allowable FAR = 1.3 + 5.75



EXISTING SITE CONDITIONS

PROPOSED PROJECT SITE

Two (2) parcels located mid-block on the north side of NE 66th Street
Site area = 7,716 SF measures roughly 75' wide by 103' deep

TOPOGRAPHY

10'-0" slope down across site from northwest corner to southeast corner
1'-6" slope down along NE 66th frontage from east to west

ADJACENT BUILDINGS AND USES

Existing 3-story townhouses immediately east of site (zoned NC3P-85)
Existing 3-story townhouses immediately west of site (zoned MR)
Existing 3-story apartment building north of site (zoned NC3P-85)
Existing 6-story apartment building north of site (zoned NC3-65)

SOLAR ACCESS & VIEWS

The site has decent solar access due to existing topography and south-facing location. Exceptional territorial views of Mt. Rainier, downtown Seattle, Greenlake, and the Olympic Mountains from the upper reaches of the site.

ALLOWABLE STRUCTURE HEIGHT

NC3P-85 zoning allows for a 85'-0" structure height

- 4' bonus for rooftop features
- 16' bonus for stair/elevator penthouses

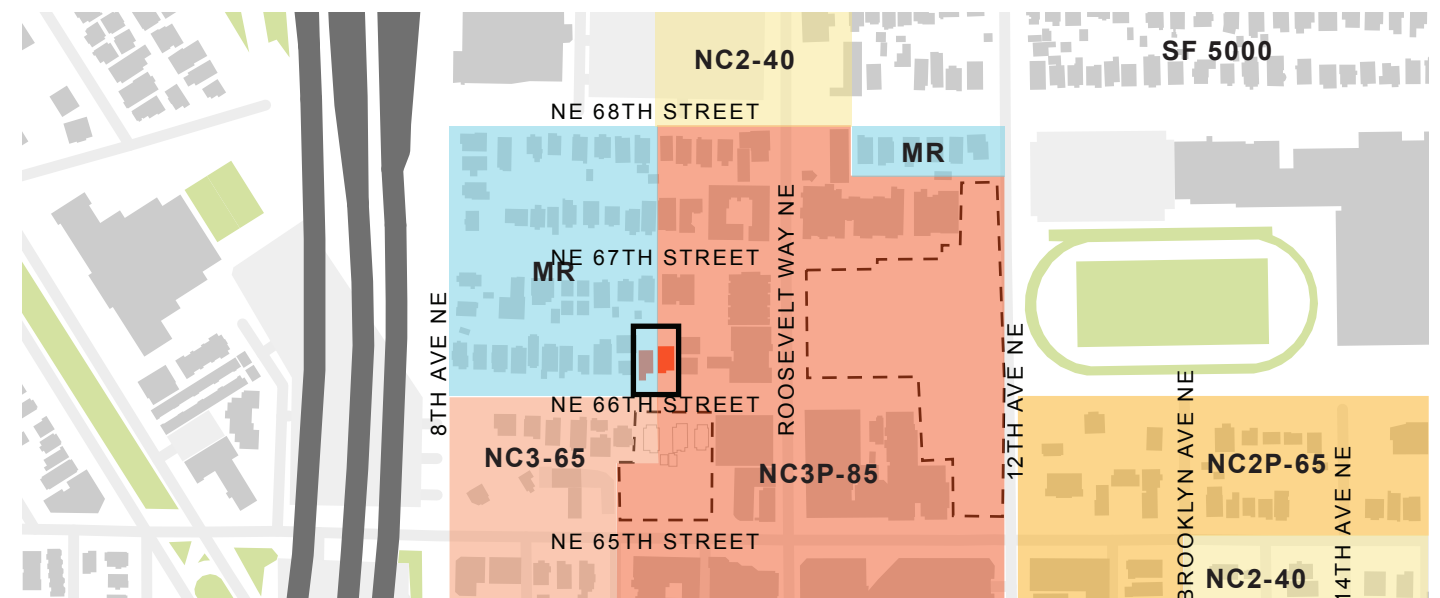
MR zoning allows for a 60'-0" structure height

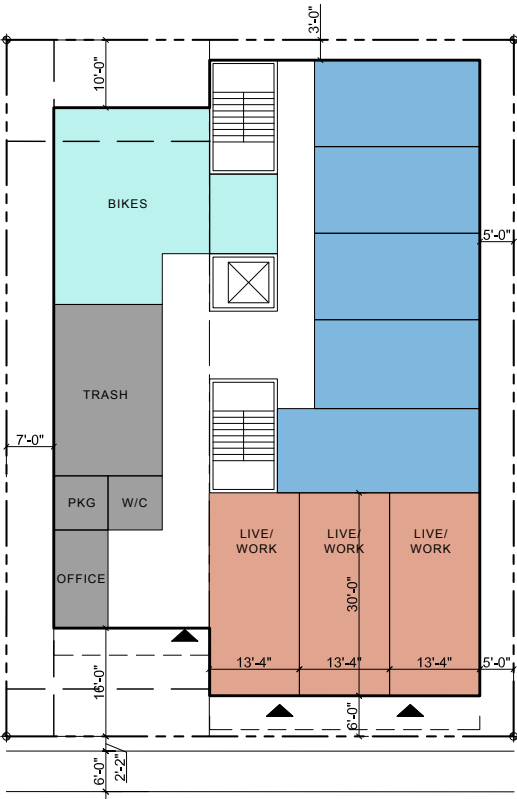
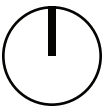
- 15' additional incentive height allowed
- 4' bonus for rooftop features
- 16' bonus for stair/elevator penthouses

ALLOWABLE BUILDING AREA

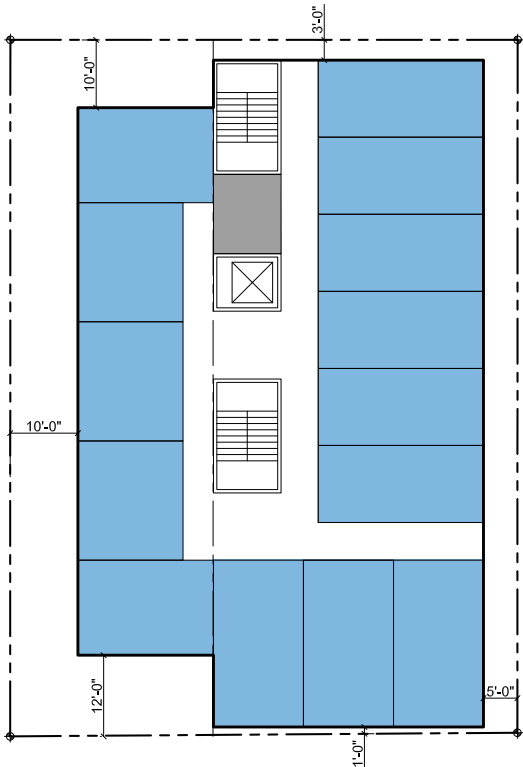
MR 1.3 FAR - Incentive Zoning Suffix = 4,017 SF
4.25 FAR - Maximum = 13,132.5 SF

NC3P-85 5.75 FAR - Incentive Zoning Suffix = 26,605 SF
6.0 FAR - Station Area Overlay = 27,762 SF

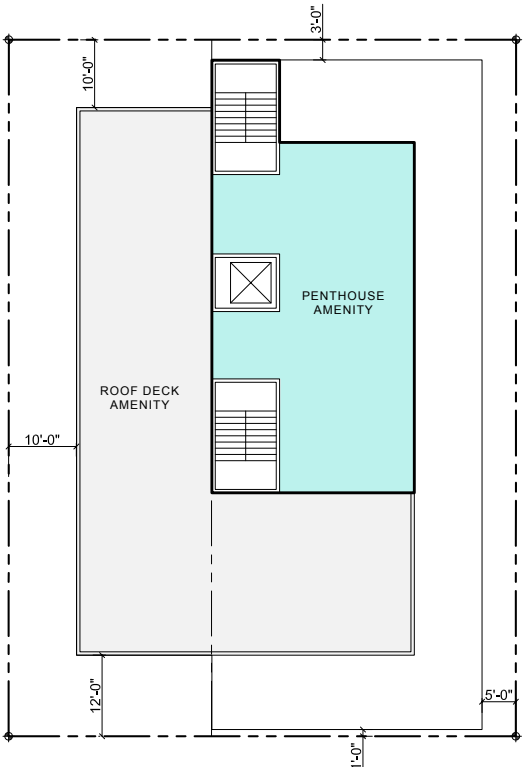




FIRST FLOOR



SECOND THRU SIXTH FLOOR



ROOF

AMENITY AREA

SERVICE AREA

DWELLING UNIT

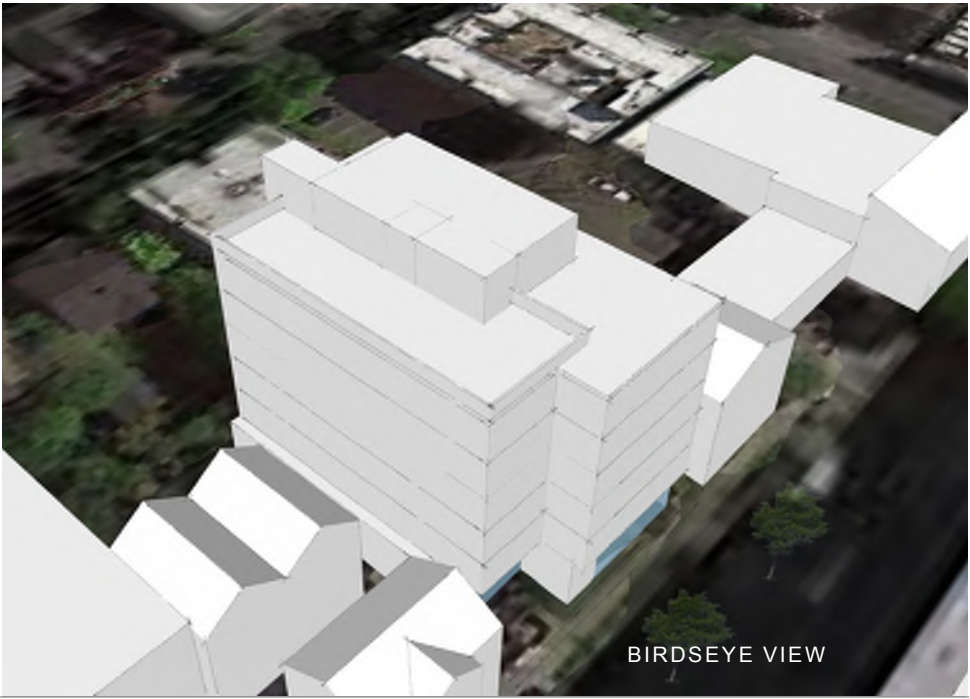
COMMERCIAL SPACE



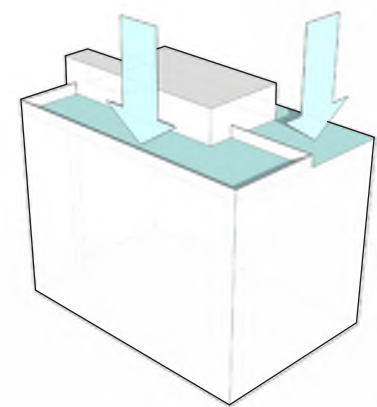
VIEW FROM SOUTHWEST



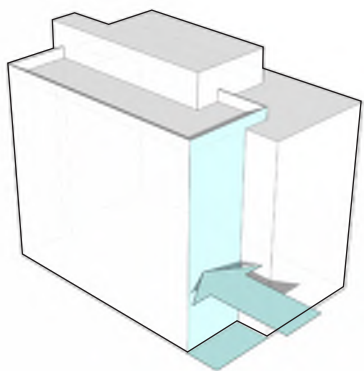
VIEW FROM SOUTHEAST



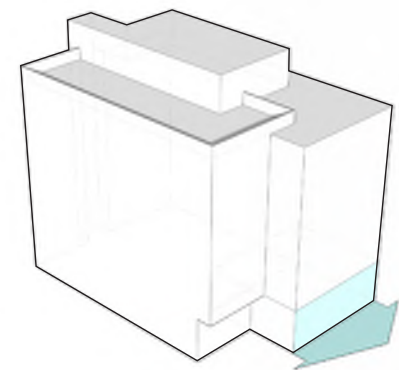
BIRDSEYE VIEW



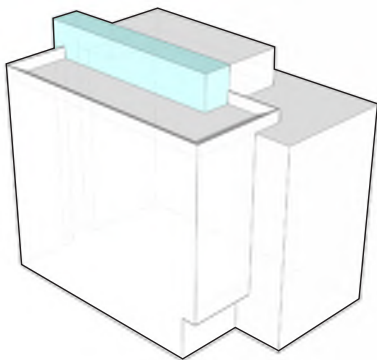
ROOF DECK



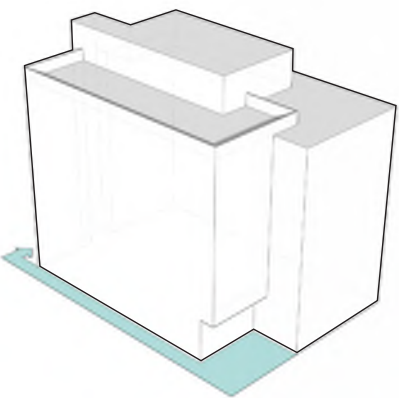
SETBACKS + DEFINITION



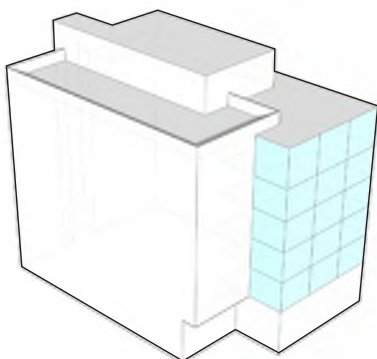
COMMERCIAL LOCATION



CENTRALIZED CIRCULATION

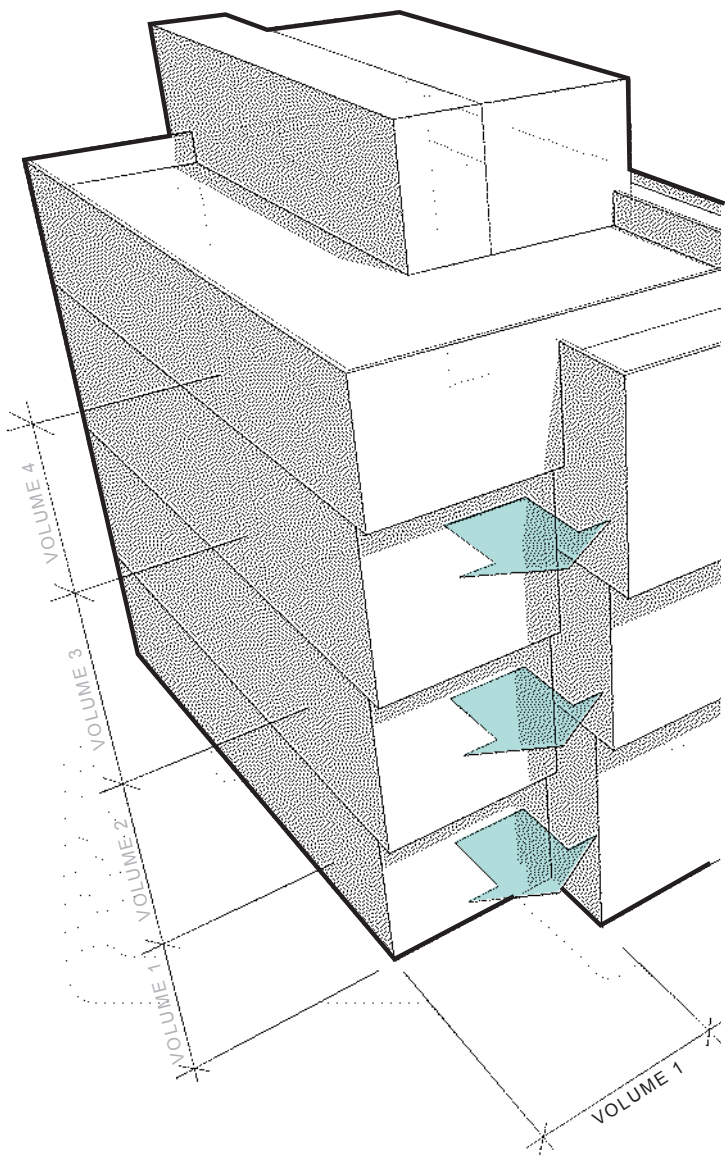


EXTERIOR CIRCULATION

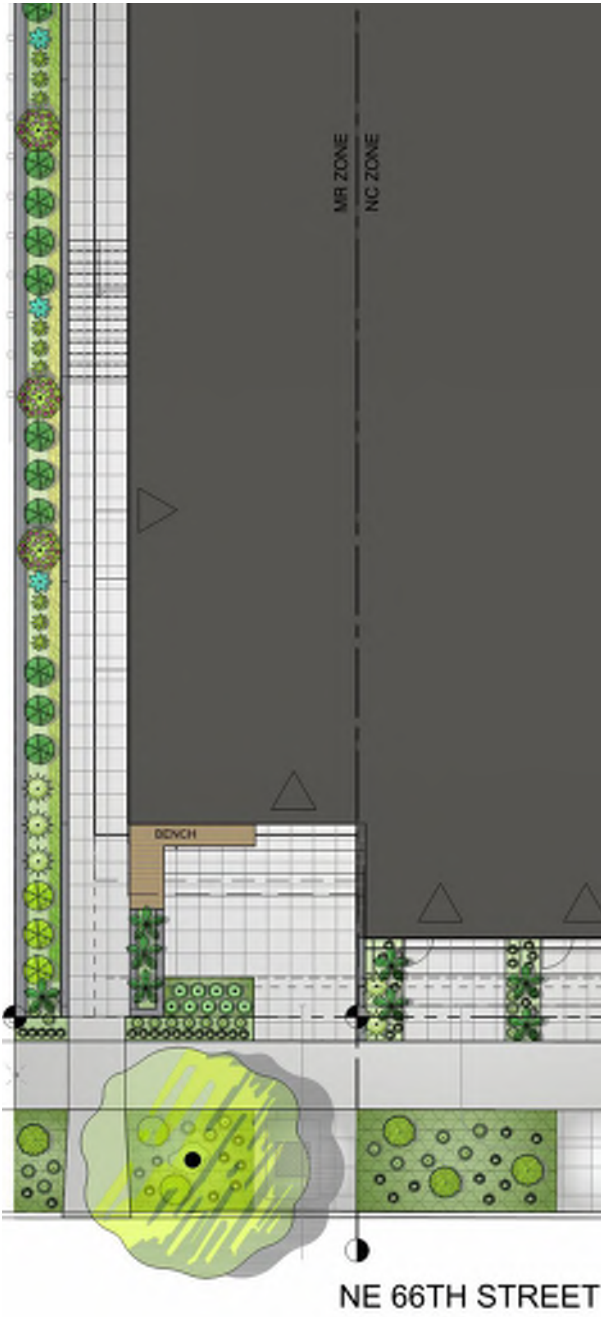


STREET FACING





① MASSING AND PERCEIVED BULK



② SITE PLAN AND CONTEXTUAL RELATIONSHIP



③ LIVE/WORK UNITS



④ ENTRYWAYS AND WALKWAYS

EDG GUIDANCE

1. MASSING AND PERCEIVED BULK: The Board supported the preferred Massing Option Three as it provided the best opportunities for a unique and elegant facade for the mid-block site. The Board directed the applicant to proceed with the preferred massing option and explore simple details, high quality materials while considering the public realm and surrounding buildings. (Guidelines CS2-A-2, CS2-B-2, CS2-C-2, CS2-D-1, DC2-C, DC2-II, DC4-A)

2. SITE PLAN AND CONTEXTUAL RELATIONSHIP:

- a. The board agreed that the proposed setbacks were adequate, however, they directed the applicant to further study/resolve the fenestration design and provide a privacy/window study considering access to light and current and future development. (Guidelines CS2-D)
- b. The board directed the applicant to provide site sections to clarify the relationship between the grade change and the design.
- c. The board supported the proposed increased setback along the MR zoned portion of the site as it enhances the public realm and perception of a wider sidewalk. (Guideline PL1-B, PL1-C)
- d. The board supported the proposed plaza at the entry noting it has the potential to further activate the street edge. (Guideline PL1-B, PL1-C)

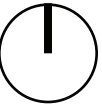
3. LIVE/WORK: The Board expressed support for grouping the live/work units together for future flexibility of conversion into a larger commercial space. (Guideline PL3-B-3, DC2-C)

4. ENTRYWAY: The Board directed the applicant to further resolve the following:

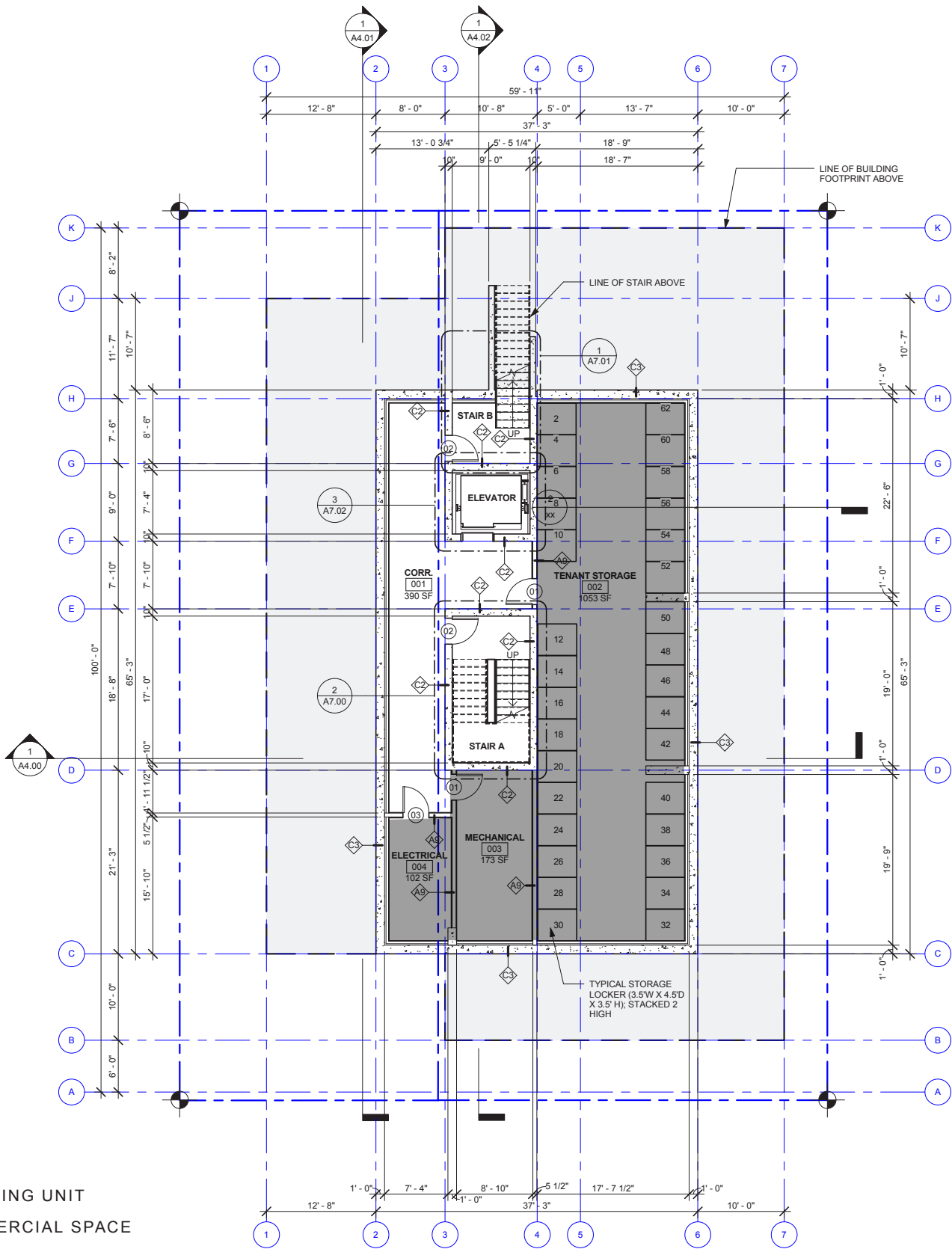
- a. Create a more prominent entrance. Emphasize each live/work unit and distinguish between the residential entry and the live/work entries. (Guideline PL3-A)
- b. Provide additional landscaping on the SW side of the entry plaza to soften the edge. (Guideline PL3-A, DC3-II, DC4-D, PL3-I)
- c. Create a welcoming and visual connection to the bike storage room to encourage residents to utilize the front entry and reduce noise impacts to the neighbors. (Guideline PL4-A, PL4-B)

5. TRASH: The board directed moving forward with an option that eliminates the needs for a garbage staging area. (Guideline DC1-C)

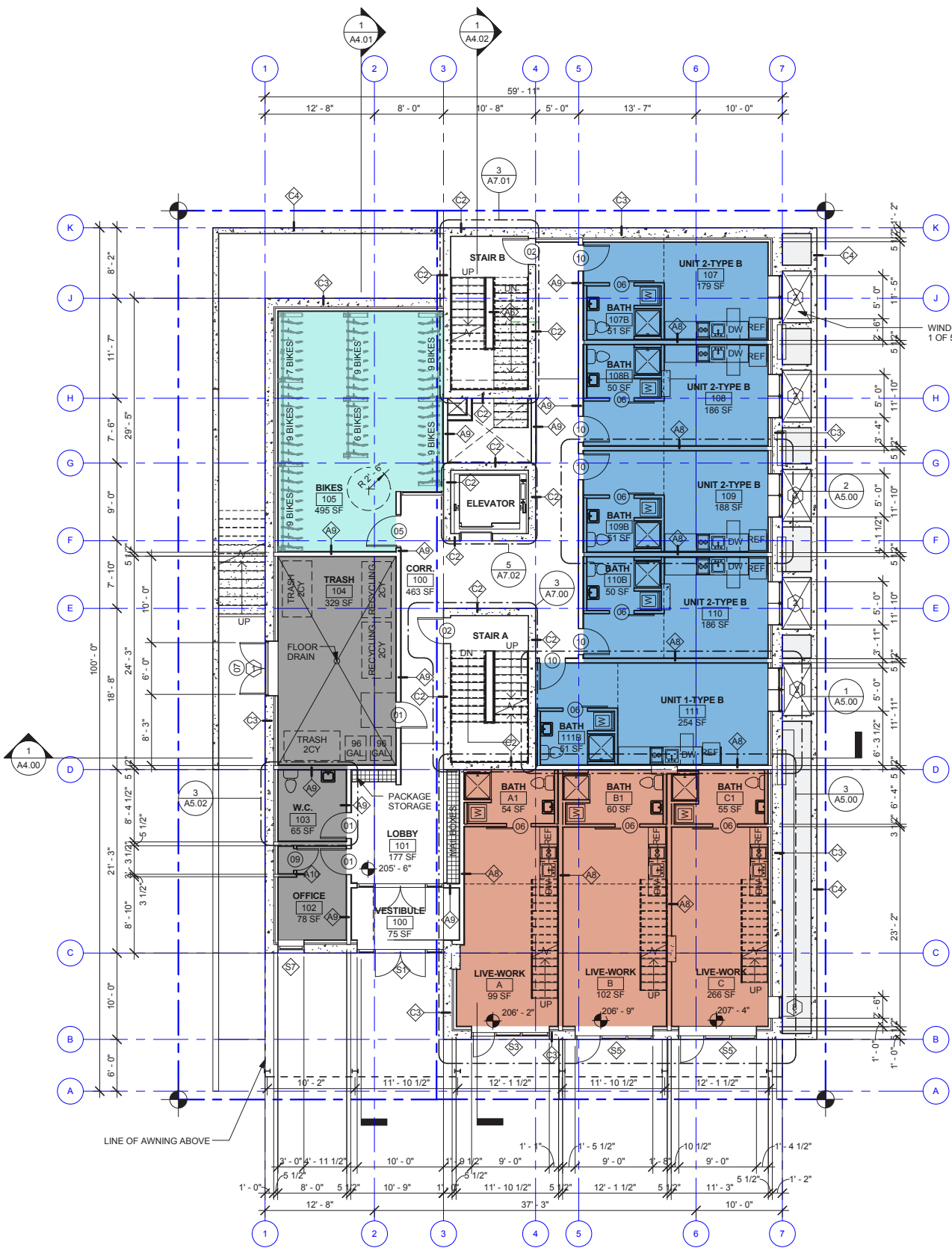
6. WALKWAY: The Board discussed the narrow walkways in relation to security and noise concerns and suggested security gates and the possible use of vertical landscaping be considered as design interventions to soften and enhance this edge. (Guideline PL2-B)



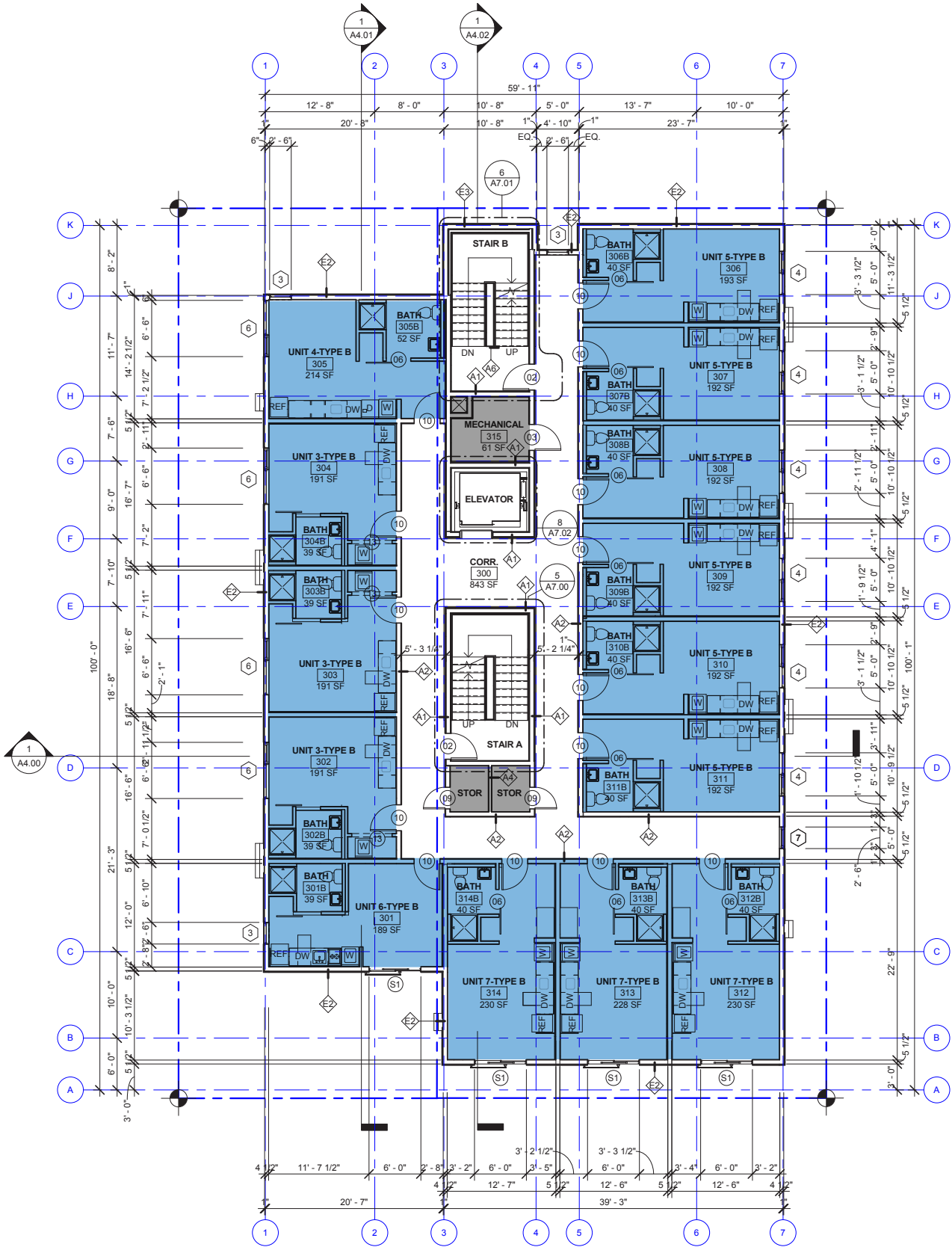
- DWELLING UNIT
- COMMERCIAL SPACE
- AMENITY AREA
- SERVICE AREA



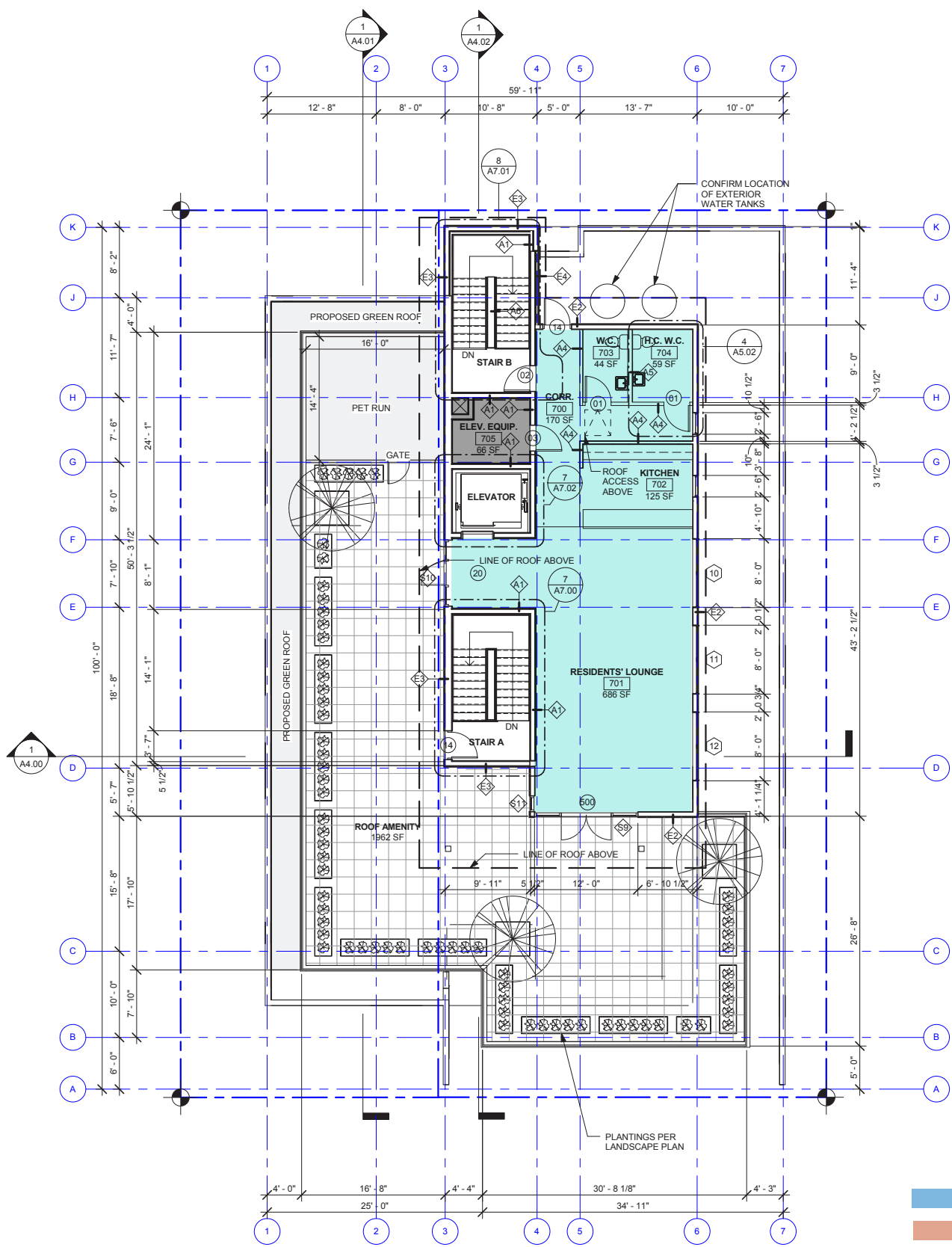
BASEMENT FLOOR PLAN



LEVEL 1 FLOOR PLAN

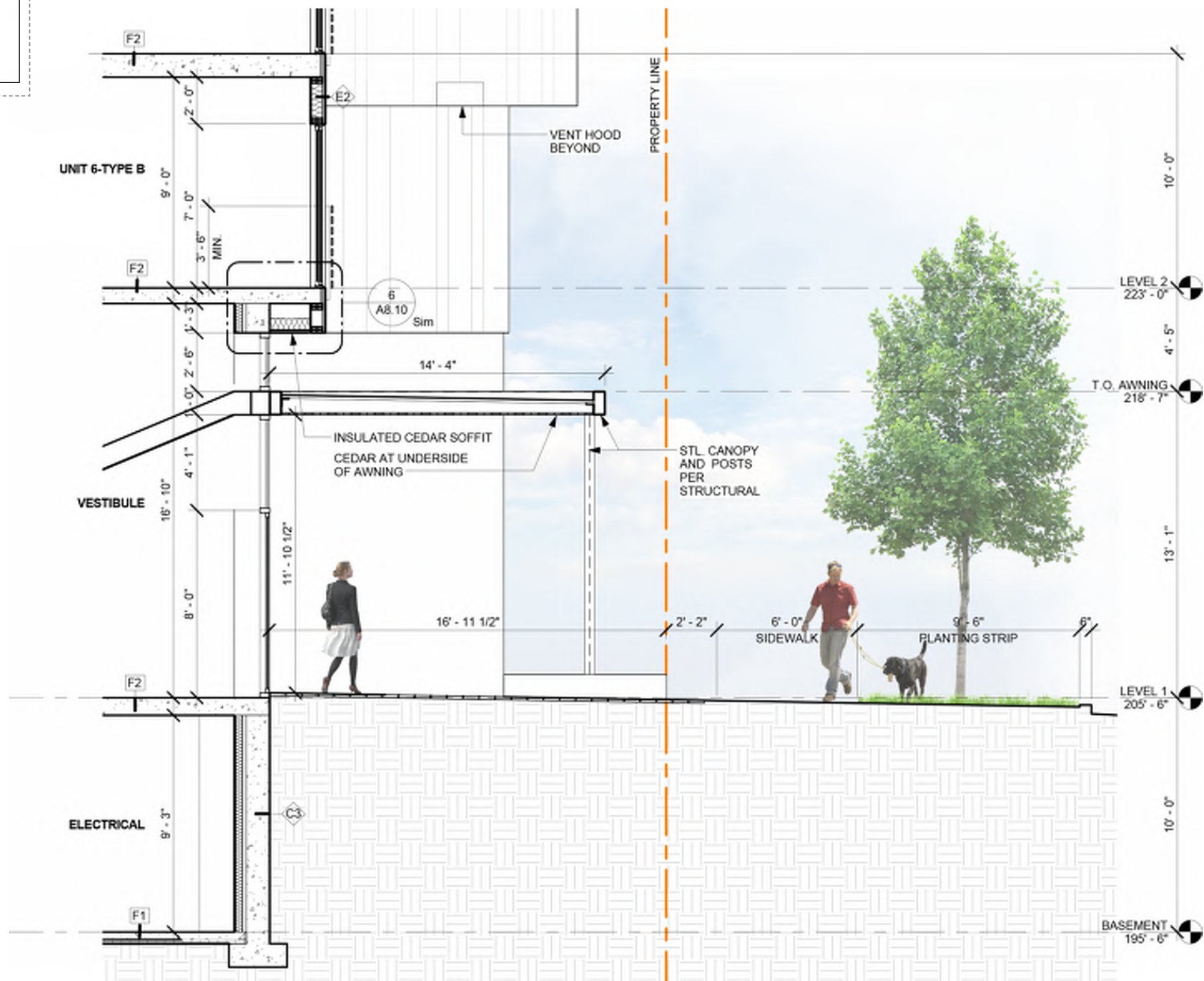
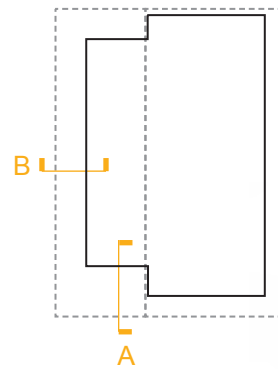
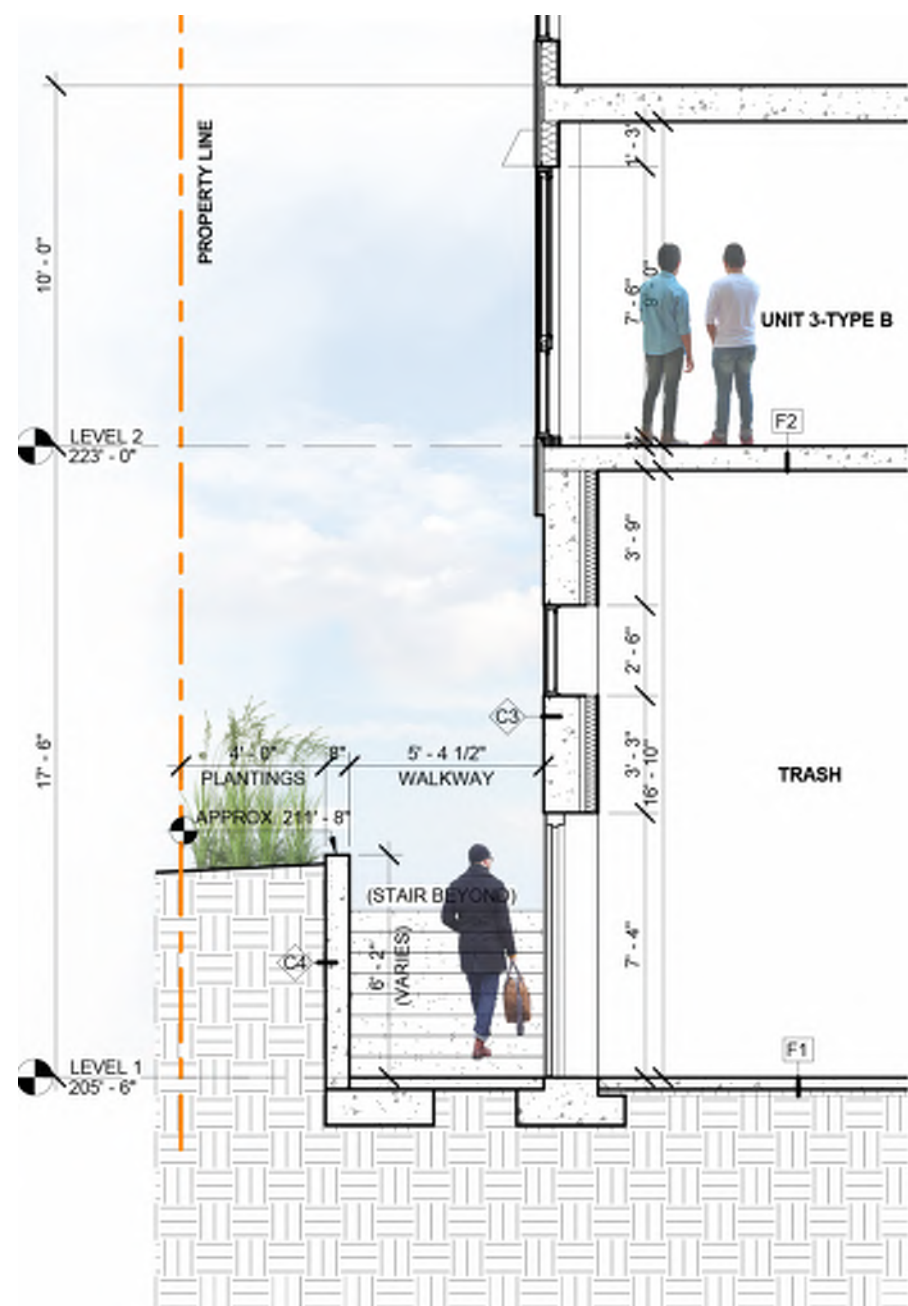


LEVELS 2-6 (TYP.) FLOOR PLAN

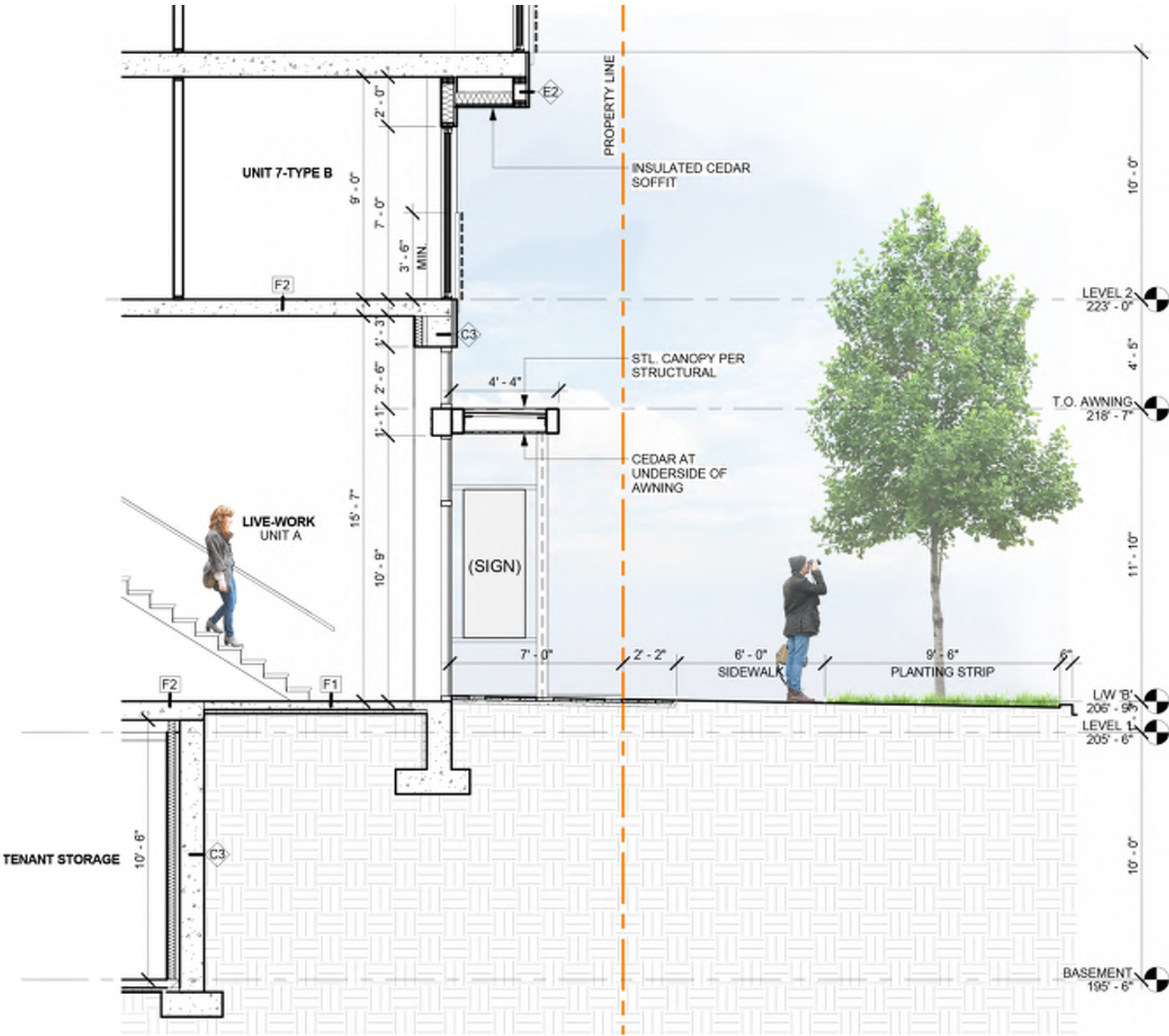


ROOF AMENITY FLOOR PLAN

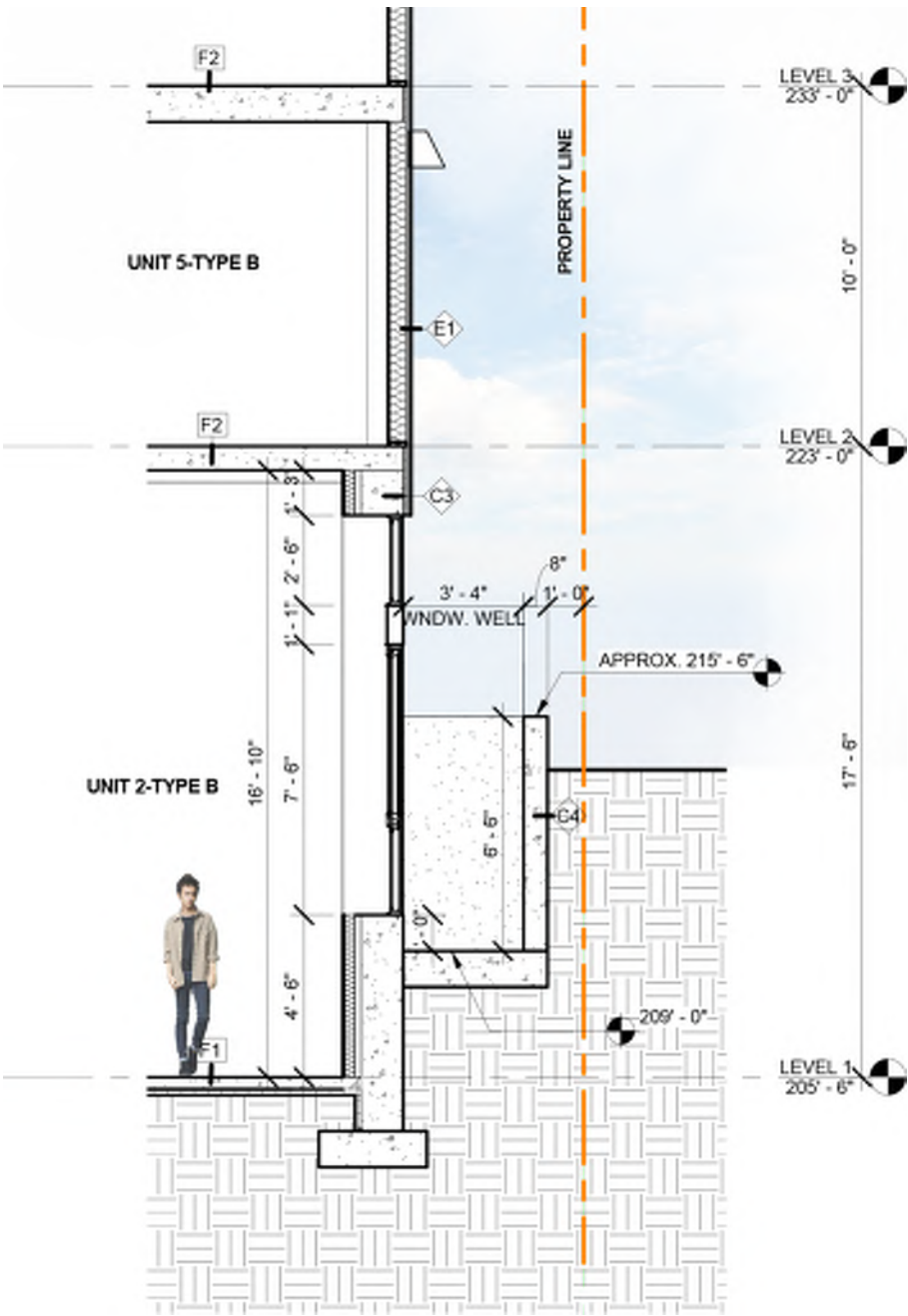
- DWELLING UNIT
- COMMERCIAL SPACE
- AMENITY AREA
- SERVICE AREA

**RESIDENTIAL ENTRY TO LOBBY (SECTION A)**

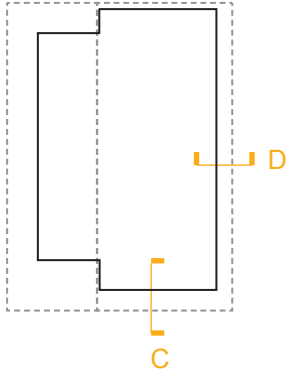
PEDESTRIAN PATHWAY (SECTION B)

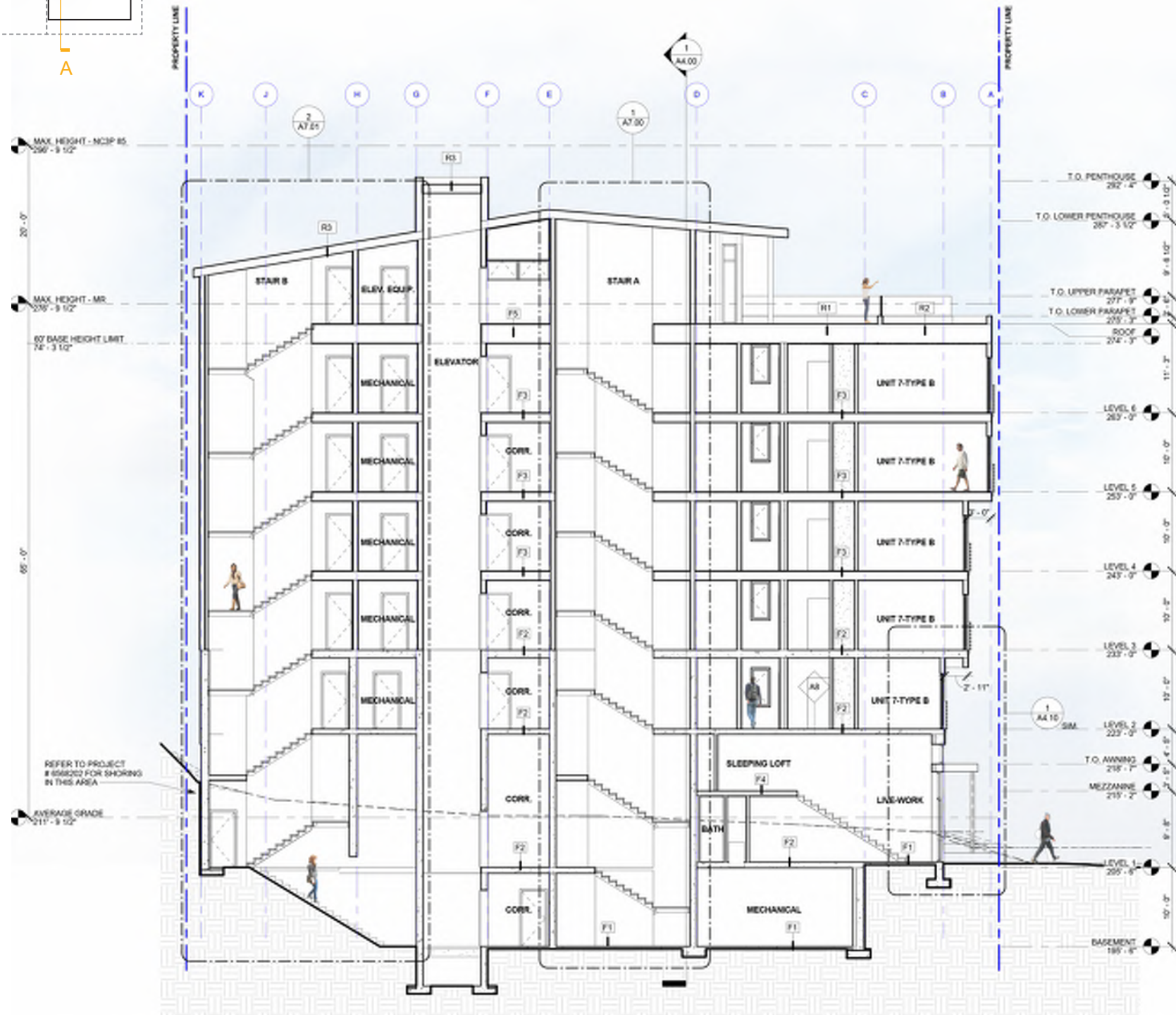
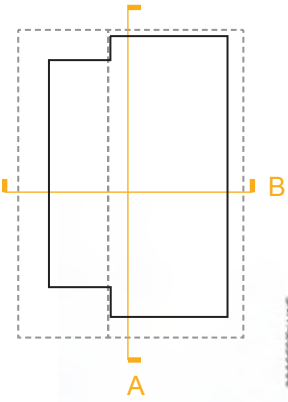


COMMERCIAL ENTRY AT LIVE/WORK UNITS (SECTION C)

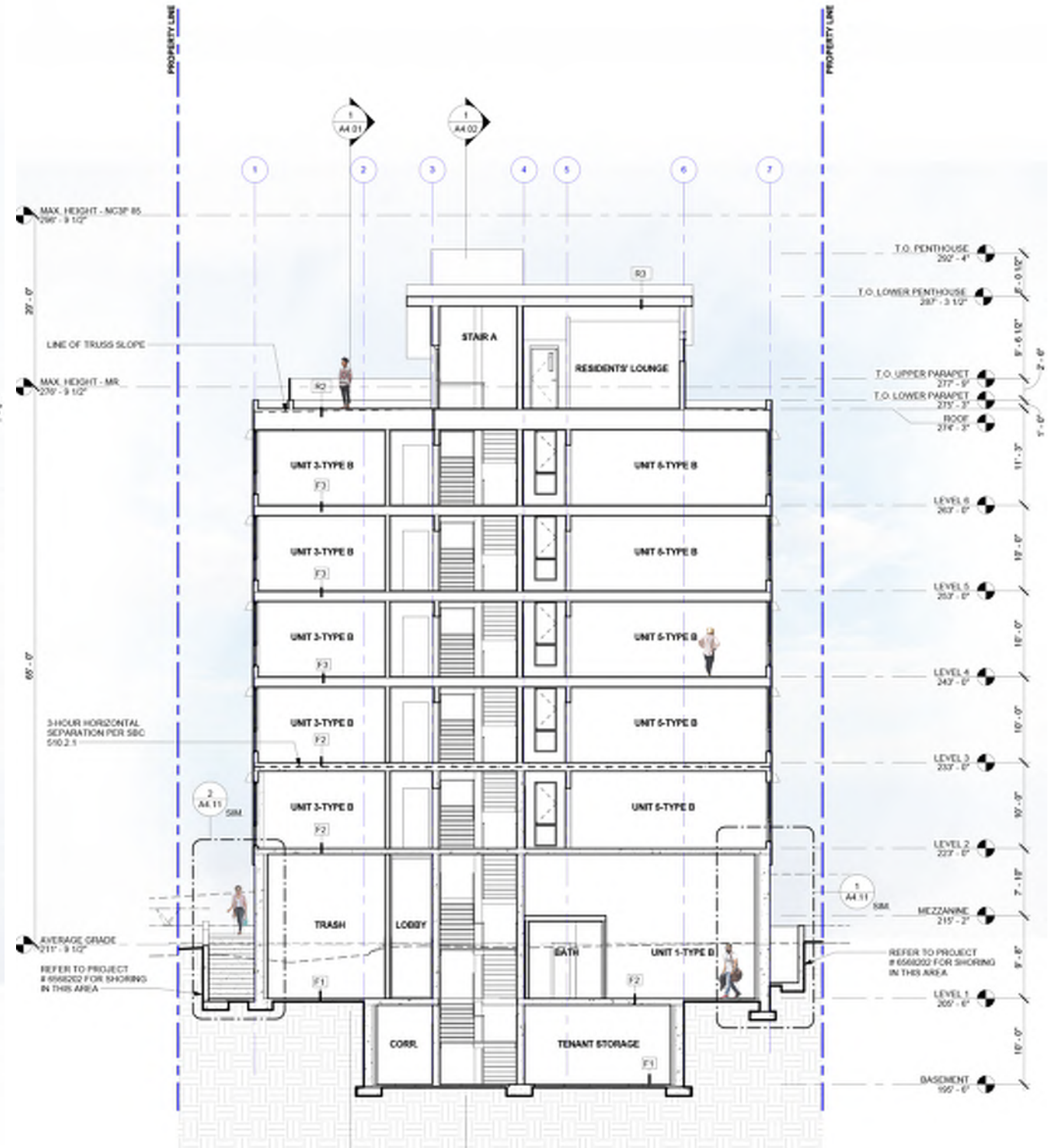


EAST UNITS AT WINDOW WELLS (SECTION D)





LONG SECTION (A)



SHORT SECTION (B)



EAST NEIGHBOR



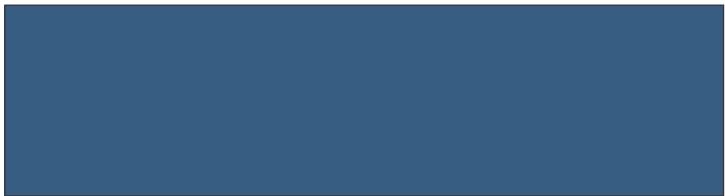
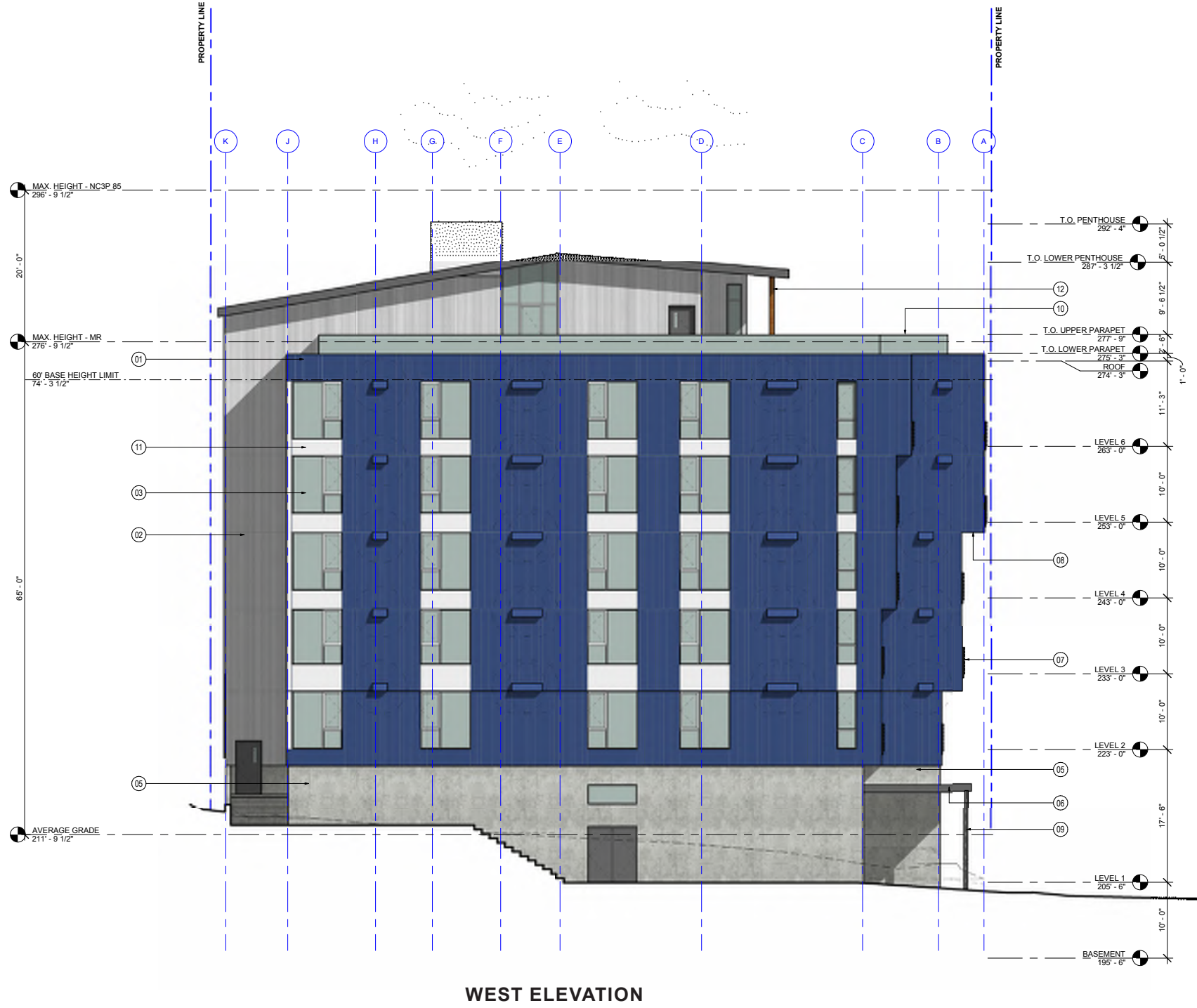
WEST NEIGHBOR



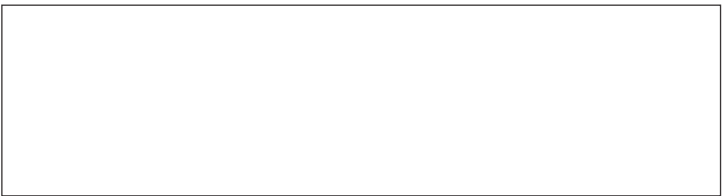
EAST ELEVATION PRIVACY STUDY



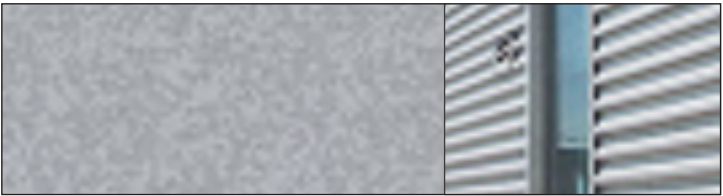
WEST ELEVATION PRIVACY STUDY



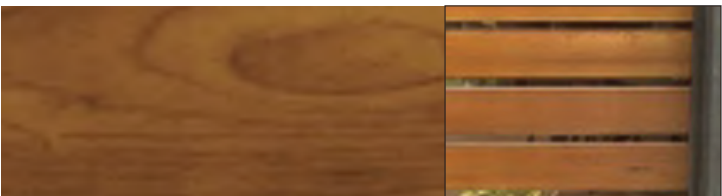
AEP SPAN, RANDOMIZED PANEL
(COOL REGAL BLUE)



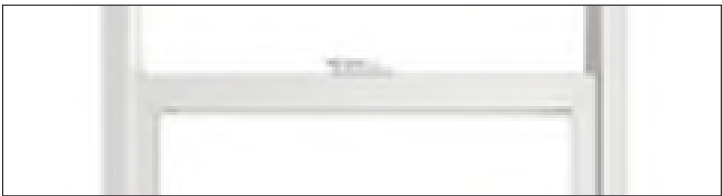
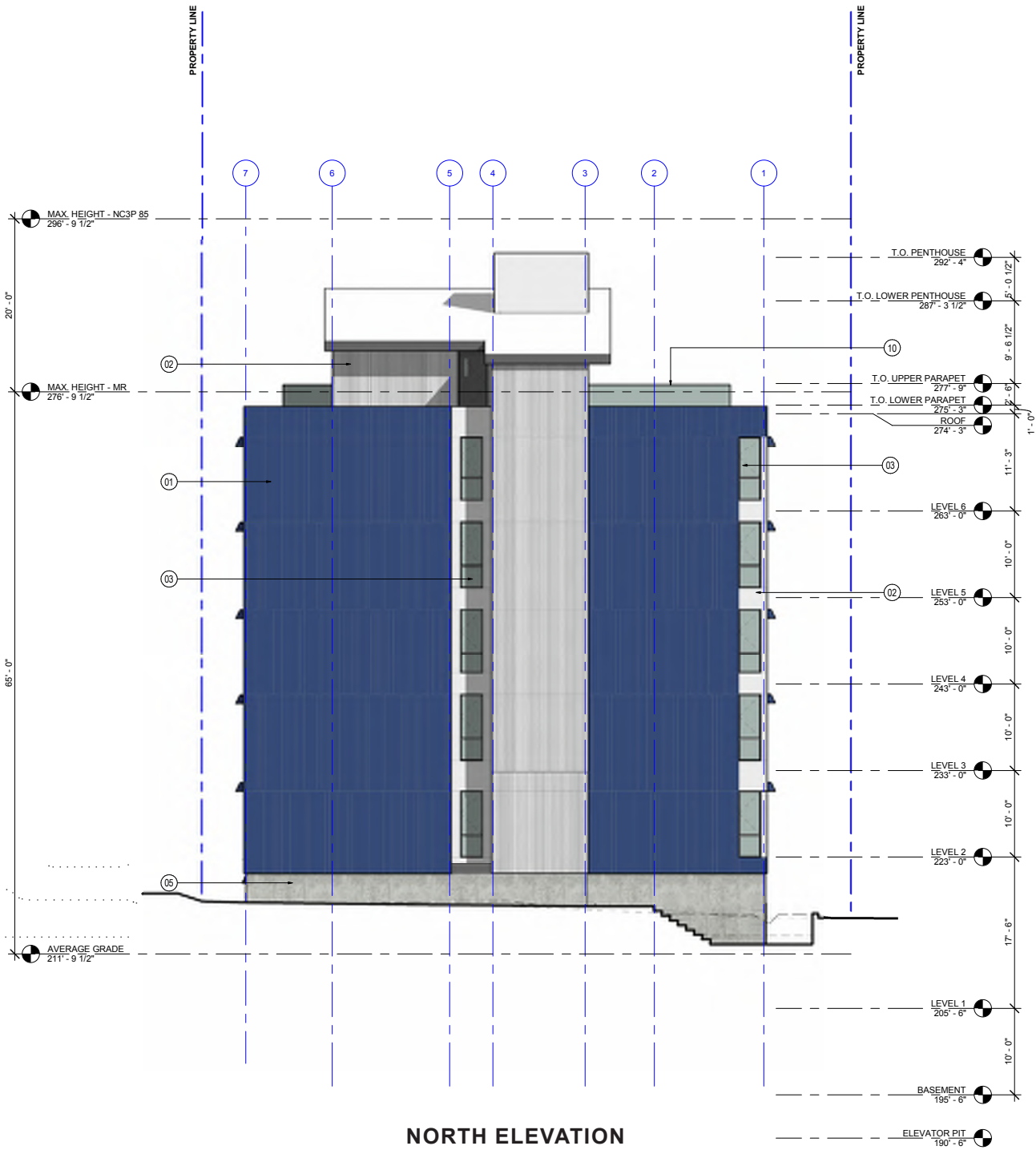
AEP SPAN, INFILL PANEL
(ARCTIC WHITE)



AEP SPAN, MINI V-BEAM
(ZINC ALUMINUM)



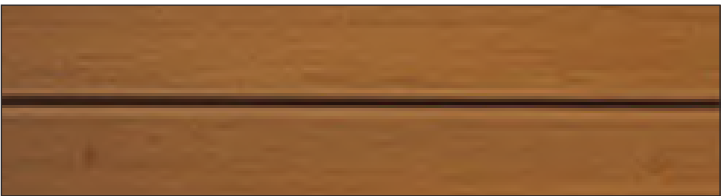
JULIET RAILING
(ALUMINUM W/ WOOD TEXTURE)



VINYL WINDOW
(WHITE)



ALUMINUM STOREFRONT



CEDAR SOFFIT
(MEDIUM STAIN)



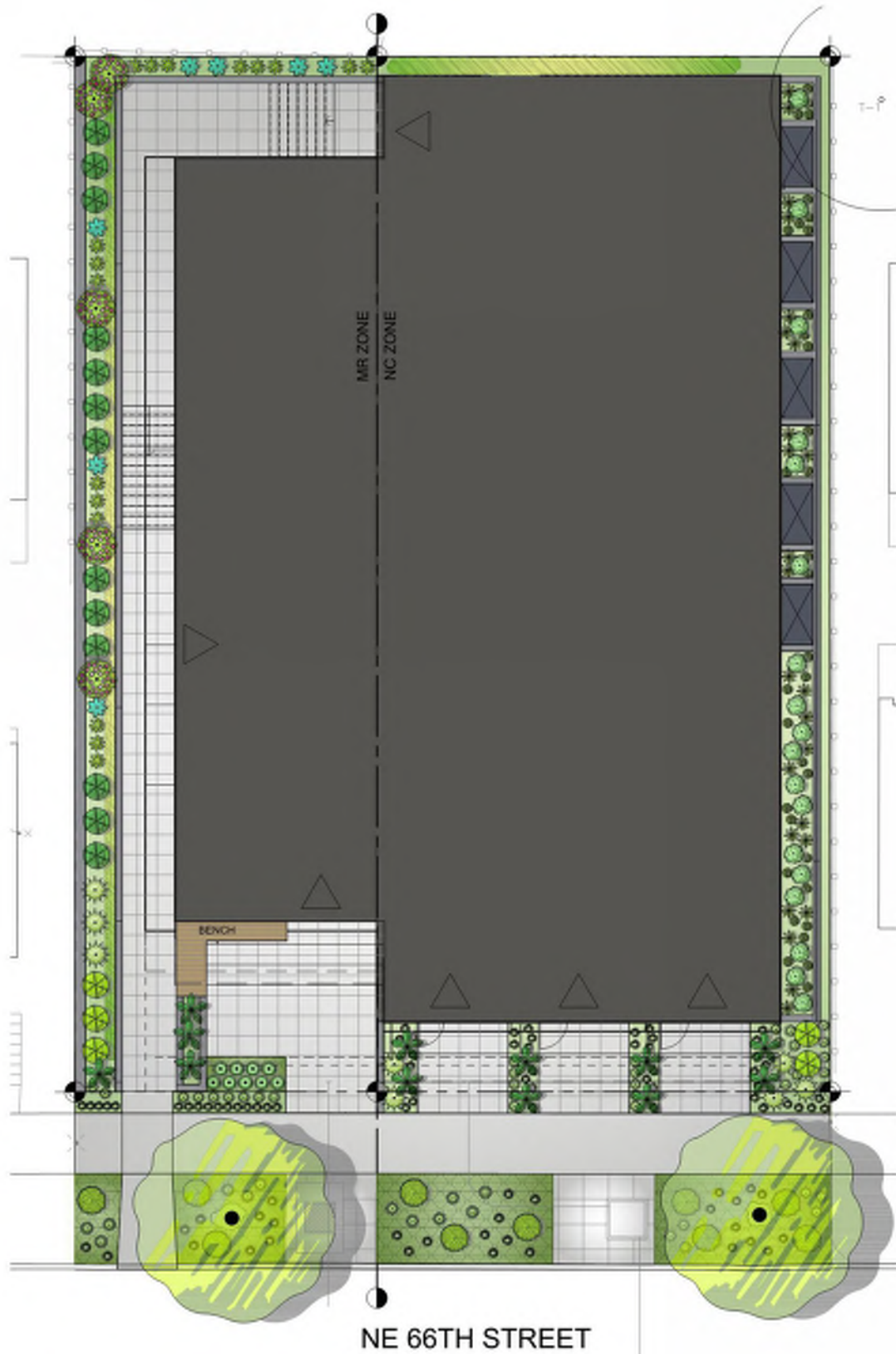
ARCHITECTURAL CONCRETE



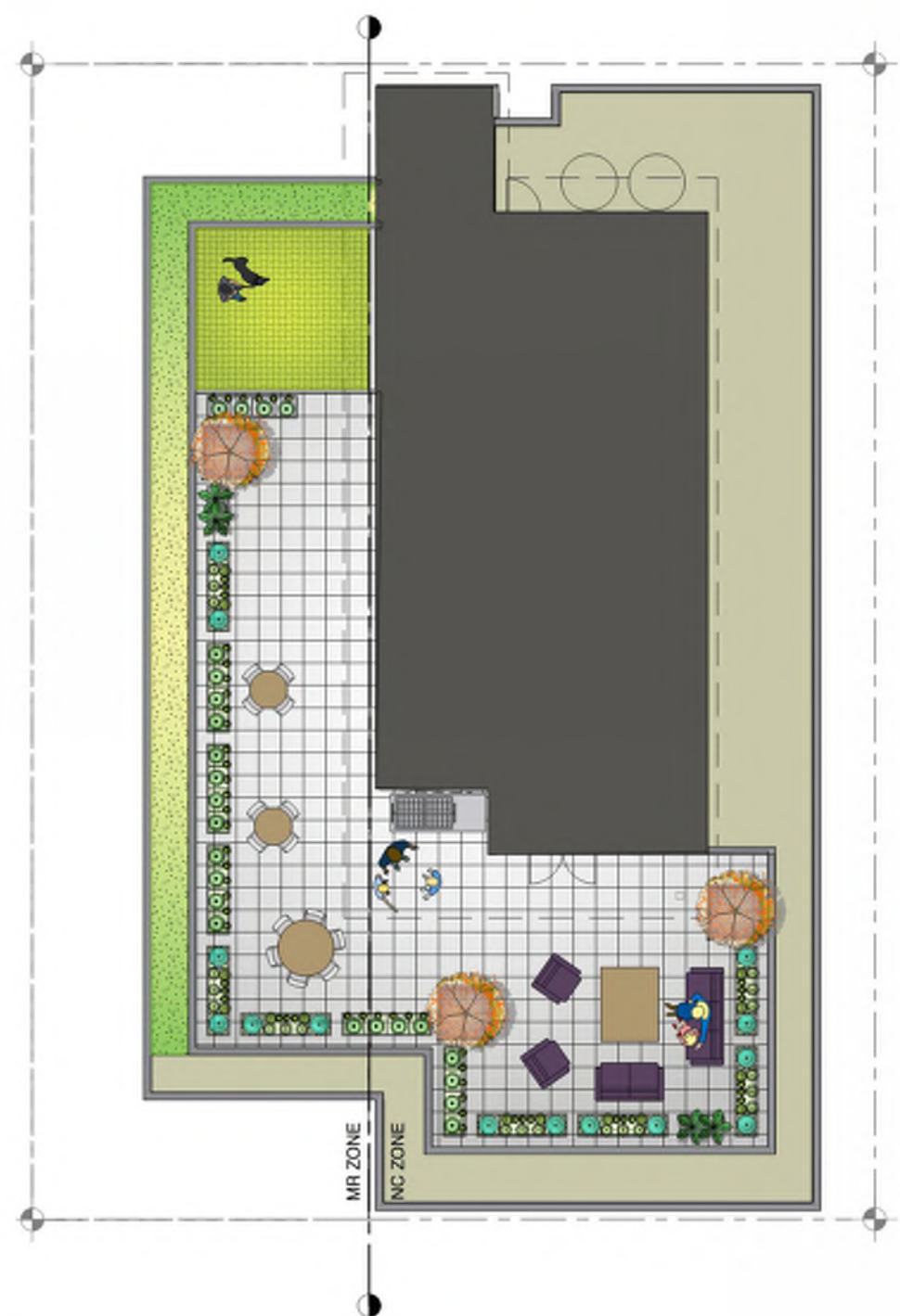
GROUND LEVEL LANDSCAPE CONCEPT PLAN



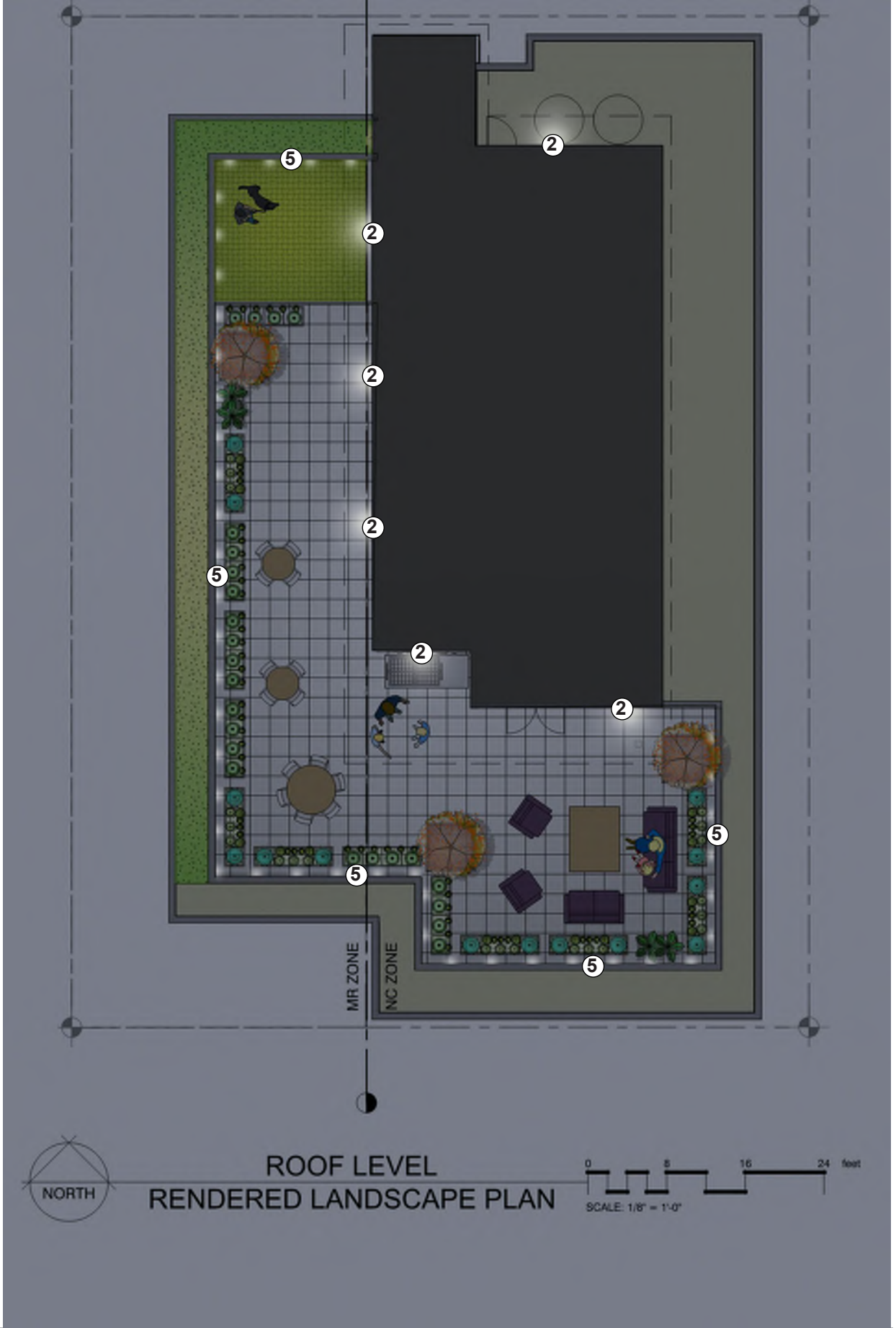
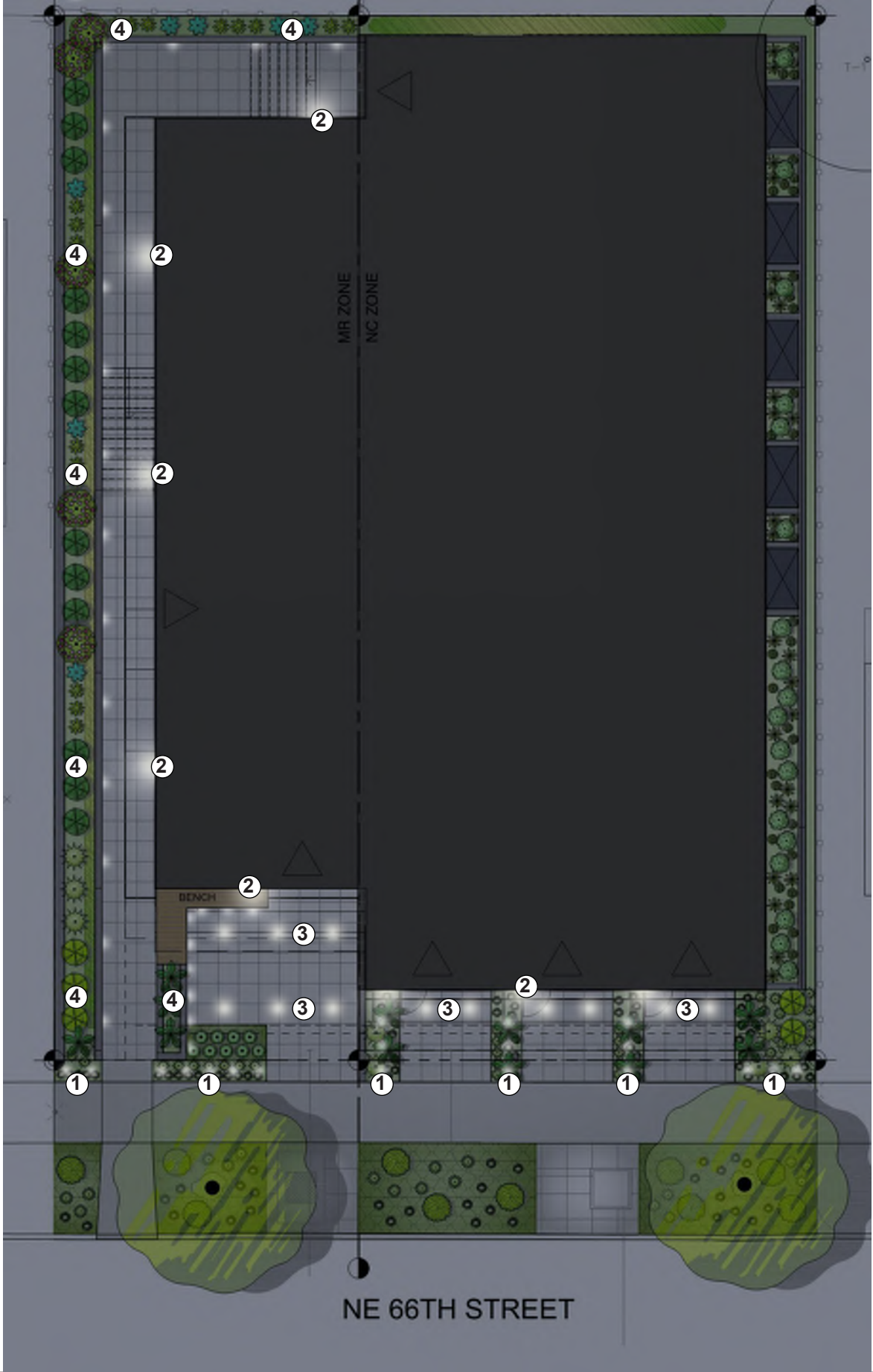
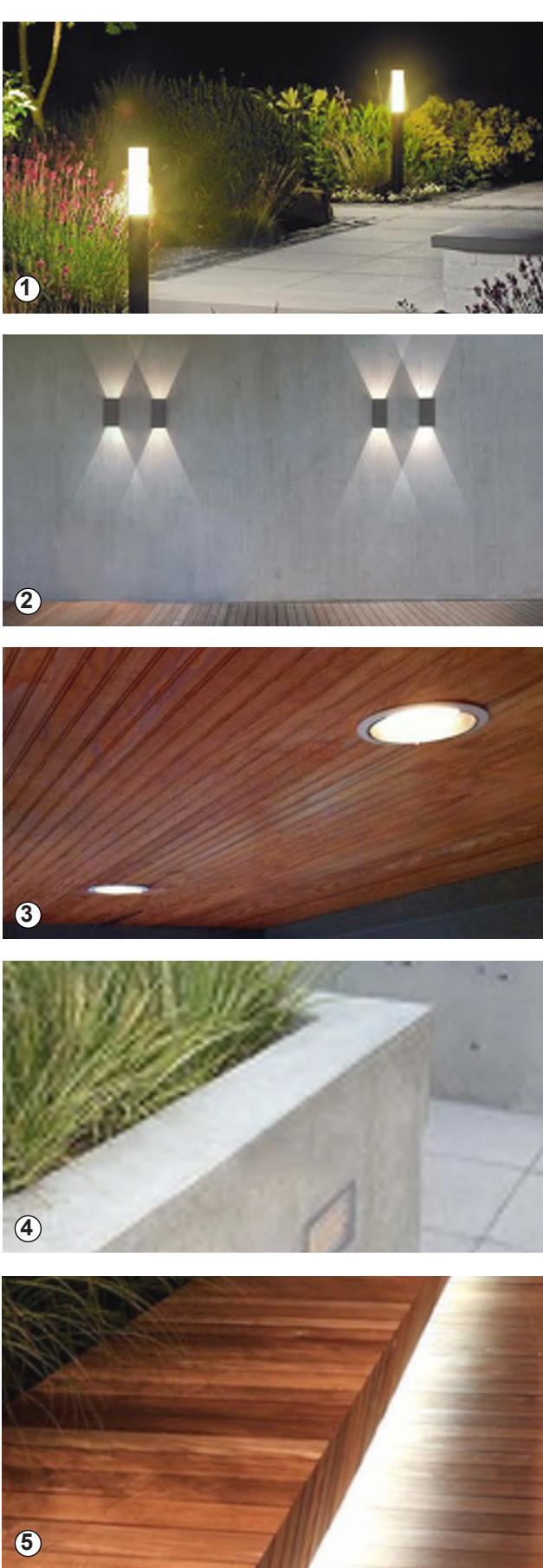
ROOF LEVEL LANDSCAPE CONCEPT PLAN



STREET LEVEL
RENDERED LANDSCAPE PLAN



ROOF LEVEL
RENDERED LANDSCAPE PLAN



1. MASSING AND PERCEIVED BULK:

Metal panels and concrete are durable and maintainable. Wood textured accents at the underside of the canopy and balconies add warmth and texture. (DC4-A)

Cantilevers at south facade create a strong, playful street edge at the mid-block parcel. Proportions of the cantilevered floors relate to neighboring townhouses. (CS2-A.2, CS2-C.2)

Variegated cantilever depths and randomized vertical panel siding breakdown the building mass and create a unique facade composition. (DC2-A.2, DC2-B.1, DC2-II)

Large metal and wood canopy provides weather protection and connects the building entries. Integrated signage provides wayfinding. Landscaping connects the building to the street. (DC2-C)

2. SITE PLAN AND CONTEXTUAL RELATIONSHIP:

Large windows are focused south while smaller windows facing east and west have minimal impact on privacy. (CS2-C, CS2-D)

Generous street level setbacks for seating, landscaping, lighting. (CS2-B.2, PL1-B, PL1-C)

Landscaping and building lighting at entries and pathways for safety and security. (DC4-C, PL2-B)

Highly transparent live/work units grouped together for possibility of future conversion into larger commercial space. (PL3-B.3, DC1-A)

3. ENTRYWAYS:

Prominent residential entry with highly visible integrated building signage. (PL3-A, DC4-B)

Deep awnings at residential entry for weather protection and year round outdoor use. (PL1-C, PL3-A)

Commercial signage subtly integrated into overhead weather protection. (DC4-C)

Ample street-facing glazing. (PL2-B, PL3-B.3)

Well-lit, transparent bike storage located immediately opposite residential entry. (PL4-A, PL4-B)

Hardscape blurs property edge and increases perceived width of sidewalk. (CS2-B.2, DC4-D)

Landscaping enhances Roosevelt Streetscape Plan (PL3-I, DC3-II, DC4-D)

4. WALKWAYS:

Fully landscaped east setback provides privacy for neighbor. (CS2-D.5)

West pathway for emergency egress and utility service providers. Retaining wall and vertical landscape buffer mitigate noise and privacy concerns. Security gate mitigates safety concerns. (CS2-D.5 PL1-B)

Completely internalized trash room; no sidewalk staging. (DC1-C.4)



VIEW FROM ACROSS 66TH



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Commercial signage subtly integrated into overhead weather protection. (DC4-C)

Ample street-facing glazing. (PL2-B, PL3-B.3)

Well-lit, transparent bike storage located immediately opposite residential entry. (PL4-A, PL4-B)

Hardscape blurs property edge and increases perceived width of sidewalk. (CS2-B.2, DC4-D)

Landscaping enhances Roosevelt Streetscape Plan (PL3-I, DC3-II, DC4-D)

4. WALKWAYS:

Fully landscaped east setback provides privacy for neighbor. (CS2-D.5)

West pathway for emergency egress and utility service providers. Retaining wall and vertical landscape buffer mitigate noise and privacy concerns. Security gate mitigates safety concerns. (CS2-D.5 PL1-B)

Completely internalized trash room; no sidewalk staging. (DC1-C.4)





1. MASSING AND PERCEIVED BULK:

Metal panels and concrete are durable and maintainable. Wood textured accents at the underside of the canopy and balconies add warmth and texture. (DC4-A)

Cantilevers at south facade create a strong, playful street edge at mid-block parcel. Proportions of the cantilevered floors relate to neighboring townhouses. (CS2-A.2, CS2-C.2)

Variegated cantilever depths and randomized vertical panel siding breakdown the building mass and create a unique facade composition. (DC2-A.2, DC2-B.1, DC2-II)

Large metal and wood canopy provides weather protection and connects the building entries. Integrated signage provides wayfinding. Landscaping connects the building to the street. (DC2-C)

2. SITE PLAN AND CONTEXTUAL RELATIONSHIP:

Large windows are focused south while smaller windows facing east and west have minimal impact on privacy. (CS2-C, CS2-D)

Generous street level setbacks for seating, landscaping, lighting. (CS2-B.2, PL1-B, PL1-C)

Landscaping and building lighting at entries and pathways for safety and security. (DC4-C, PL2-B)

Highly transparent live/work units grouped together for possibility of future conversion into larger commercial space. (PL3-B.3, DC1-A)

3. ENTRYWAYS:

Prominent residential entry with highly visible integrated building signage. (PL3-A, DC4-B)

Deep awnings at residential entry for weather protection and year round outdoor use. (PL1-C, PL3-A)

Commercial signage subtly integrated into overhead weather protection. (DC4-C)

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BUILDING STEPPING AS VIEWED FROM 66TH

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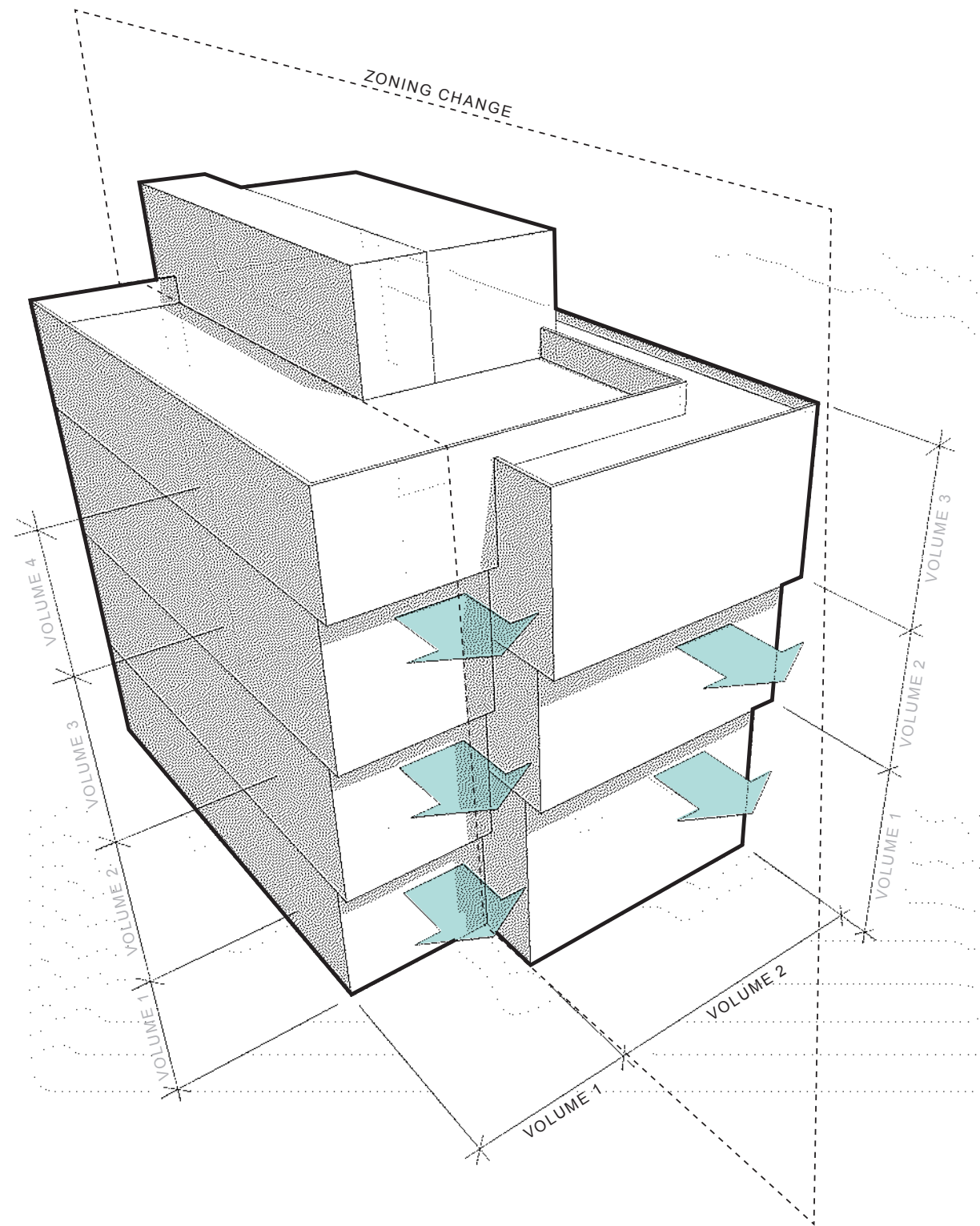
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CS2 - Urban Pattern and Form	Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.	A. Location in the City and Neighborhood <ol style="list-style-type: none"> 1. Architectural Presence B. Adjacent Sites <ol style="list-style-type: none"> 2. Connection to the Street C. Relationship to the Block <ol style="list-style-type: none"> 2. Mid-Block Sites D. Height, Bulk, Scale <ol style="list-style-type: none"> 1. Existing Development and Zoning 	The parcel is located mid-block and essentially presents one face to the public which has been enlivened with the floors above cantilevering at various depths toward the street. The proportions of the cantilevers relate to those of the neighboring townhouses and help to break down the scale of the building. The use of metal panel siding of varying widths adds visual interest and a large wood clad canopy introduces texture and warmth visible at the pedestrian level. A small covered plaza is located at the residential entry connecting the building to the block and blurring the edge of the sidewalk. The roof amenity (deck and lounge) is set back from the building edges to reduce the perceived height and bulk of the building.
PL1 - Connectivity	Complement and contribute to the network of open spaces around the site and the connections among them.	B. Walkways and Connections <ol style="list-style-type: none"> 1. Pedestrian Infrastructure 2. Pedestrian Volumes 3. Pedestrian Amenities C. Outdoor Uses and Activities <ol style="list-style-type: none"> 1. Selecting Activity Areas 2. Informal Community Uses 3. Year-Round Activity 	Pedestrian circulation is concentrated at NE 66th with a prominent residential entry located off of a small plaza at the southwest corner of the project site, and three individual live/work entires located toward the east. A single walkway of minimal width (to allow for emergency egress and trash collection) is located along the west edge of the building. This pathway is separated from the main entry plaza to discourage use to respect the privacy of the neighbors. Pedestrian functions are focused at the sidewalk live/work entries and the residential plaza with landscaping, seating, signage and lighting. The covered plaza encourages year round gathering and the landscaping and hardscaping treatment at the property line blurs the edge of the sidewalk and the public and private realm, activating and enhancing the pedestrian experience.
PL2 - Walkability	Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.	B. Safety and Security <ol style="list-style-type: none"> 1. Eyes on the Street 2. Lighting for Safety 3. Street-Level Transparency 	There is ample street facing glazing at both the residential entry and the live/work units. The live/work units are designed to provide privacy to the "live" function to encourage users to retain the transparency of the "work" function at the street level. Lighting is integrated into the building and landscaping at entries and pathways for safety and security.
PL3 - Street-Level Interaction	Encourage human interaction and activity at the street-level with clear connections to building entries and edges.	A. Entries <ol style="list-style-type: none"> 1. Design Objectives 2. Ensemble of Elements B. Residential Edges <ol style="list-style-type: none"> 3. Buildings with Live/Work Uses I. High School, Green Streets and Greenways	A prominent residential entry is located at the southwest corner of the project site, set back generously from the street to create a public plaza complete with overhead weather protection, landscaping, permanent seating and lighting. Building signage is integrated into the overhead awning for effective wayfinding. Three live/work units are grouped together and situated to the east, closest to the Roosevelt Commercial Core, extending the commercial activity west down NE 66th and bringing pedestrian traffic with it. Grouping the live/work units together allows for the possibility of future conversion into one larger commercial space. Generous glazing, landscaping and hardscaping activate the street edge and compliment the Roosevelt Streetscape Plan for NE 66th as a Green Street.
PL4 - Active Transportation	Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.	A. Entry Locations and Relationships <ol style="list-style-type: none"> 1. Serving all Modes of Travel 2. Connections to All Modes 	The bicycle storage room is internalized within the building, accessible only through the main entry so as to respect the privacy and noise concerns of the neighbors. It is located toward the rear of the building, but visible immediately upon entering. Transparency and lighting will highlight this visibility and entice residents to use the space for bike storage and maintenance.
DC1 - Project Uses and Activities	Optimize the arrangement of uses and activities on site.	C. Parking and Service Uses <ol style="list-style-type: none"> 4. Service Uses 	The solid waste storage room is internalized to minimize sidewalk staging. An access pathway for the service providers is located to the west of the building, separated from the residential entry and plaza.
DC2 - Architectural Concept	Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.	C. Secondary Architectural Features <ol style="list-style-type: none"> 1. Visual Depth and Interest 2. Dual Purpose Elements 3. Fit With Neighboring Buildings II. Architectural and Facade Composition <ol style="list-style-type: none"> ii. Along Green Streets, Greenways and Non-Arterial Streets 	A large canopy is designed to connect the building entries, providing visual depth and interest with a wood clad soffit. Lighting and building signage is integrated with the canopy for security and wayfinding. The canopy is approximately 10 feet above street level creating a pedestrian scale at the entries. The canopy covers a small plaza at the residential entry connecting the sidewalk to the building through plantings, permanent seating, and hardscaping; and providing an outdoor space able to be used year round.
DC3 - Open Space Concept	Integrate open space design with the design of the building so that each complements the other.	II. Street Planting & Landscape to Enhance the Building and/or Site	The landscaping and hardscaping along NE 66th complements the Roosevelt Streetscape Plan, and blurs the transition between public and private space while activating and enhancing the pedestrian experience.
DC4 - Exterior Elements and Finishes	Use appropriate and high quality elements and finishes for the building and its open spaces.	A. Building Materials <ol style="list-style-type: none"> 1. Exterior Finish Materials 2. Climate Appropriateness D. Trees, Landscape and Hardscape Materials	The main building materials are concrete at the base and vertical metal panels of randomized widths at the upper floors. These primary materials are high quality, durable and climate appropriate. Wood accents are at the underside of the entrance canopy and the Juliet balconies above, adding warmth and texture. Landscaping is present at the ground level that enhances NE 66th as a Green Street.



DESIGN STANDARD
SMC 23.45.518.B
MR Setbacks
Rear Setback: 15 feet from a rear lot line that does not abut an alley.

DEPARTURE REQUEST
To reduce the required rear setback of the MR zoned portion of the site by 33.3%, from 15'-0" (required) to 10'-0" (proposed).

RATIONALE FOR DEPARTURE:
In order to increase the front setback to better align with the Roosevelt Streetscape Concept Plan and neighborhood preferences, while accommodating ground level program needs, the rear setback should be better decreased by 5'-0". The increased front setback will support landscaping and street level amenities to enhance the residential entry and pedestrian experiences.

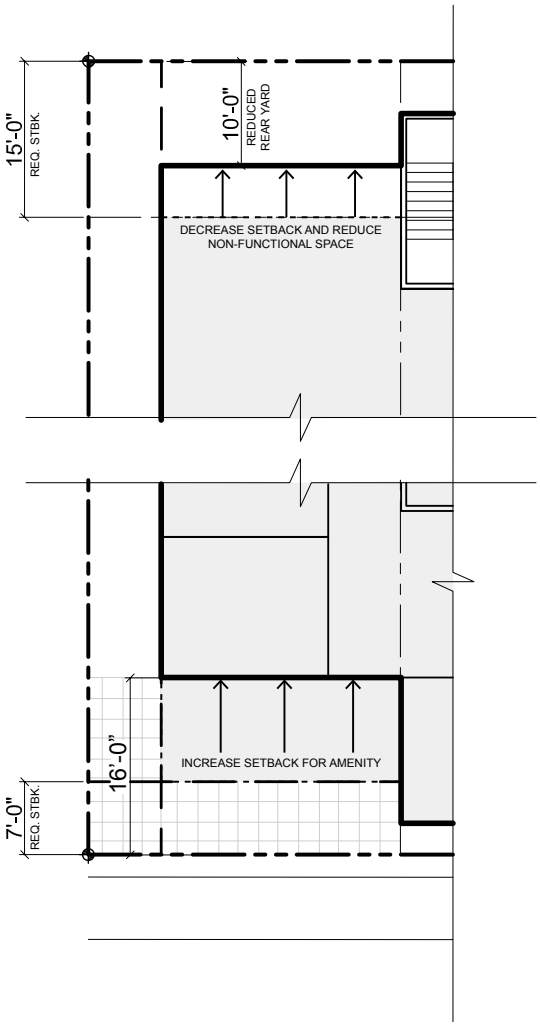
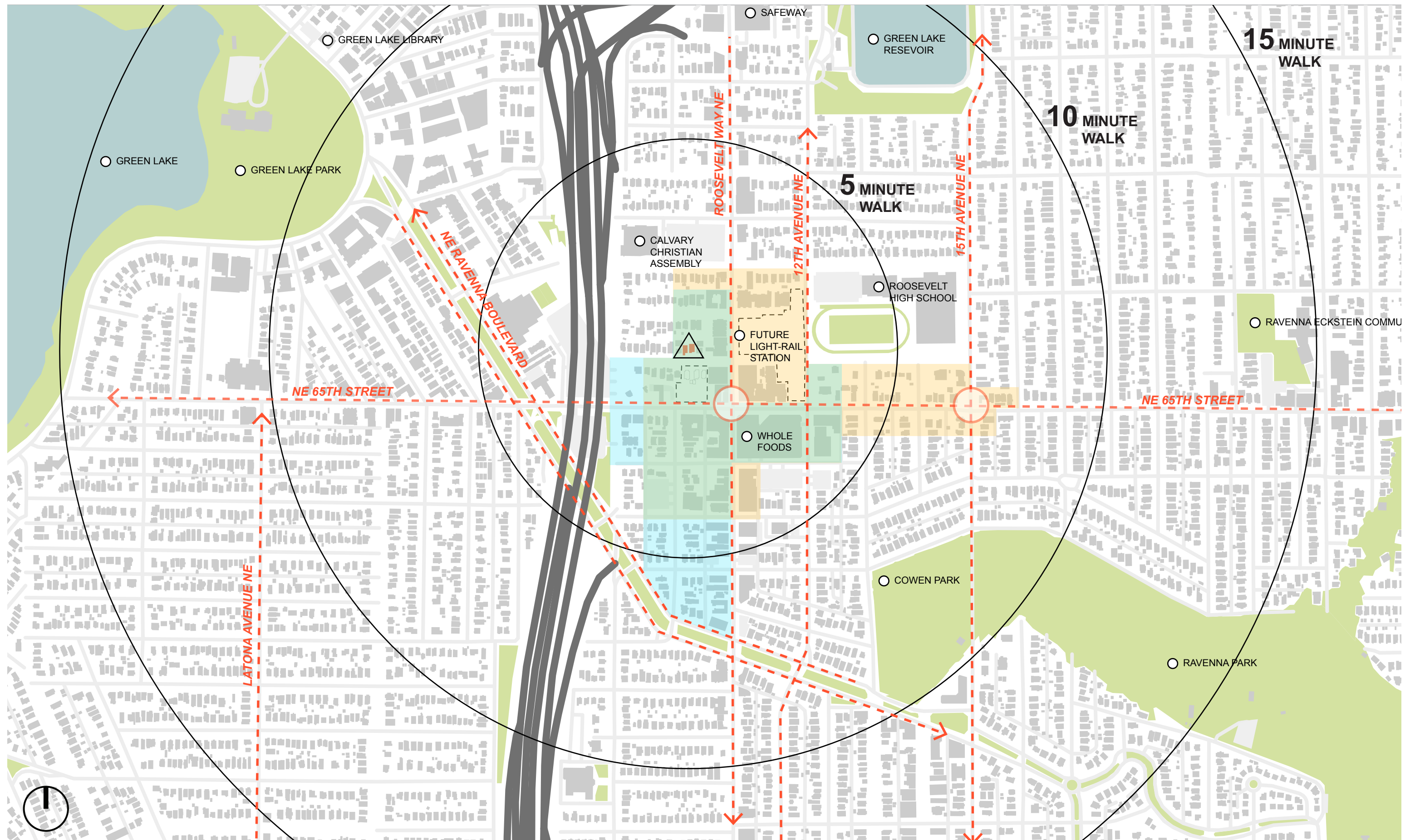
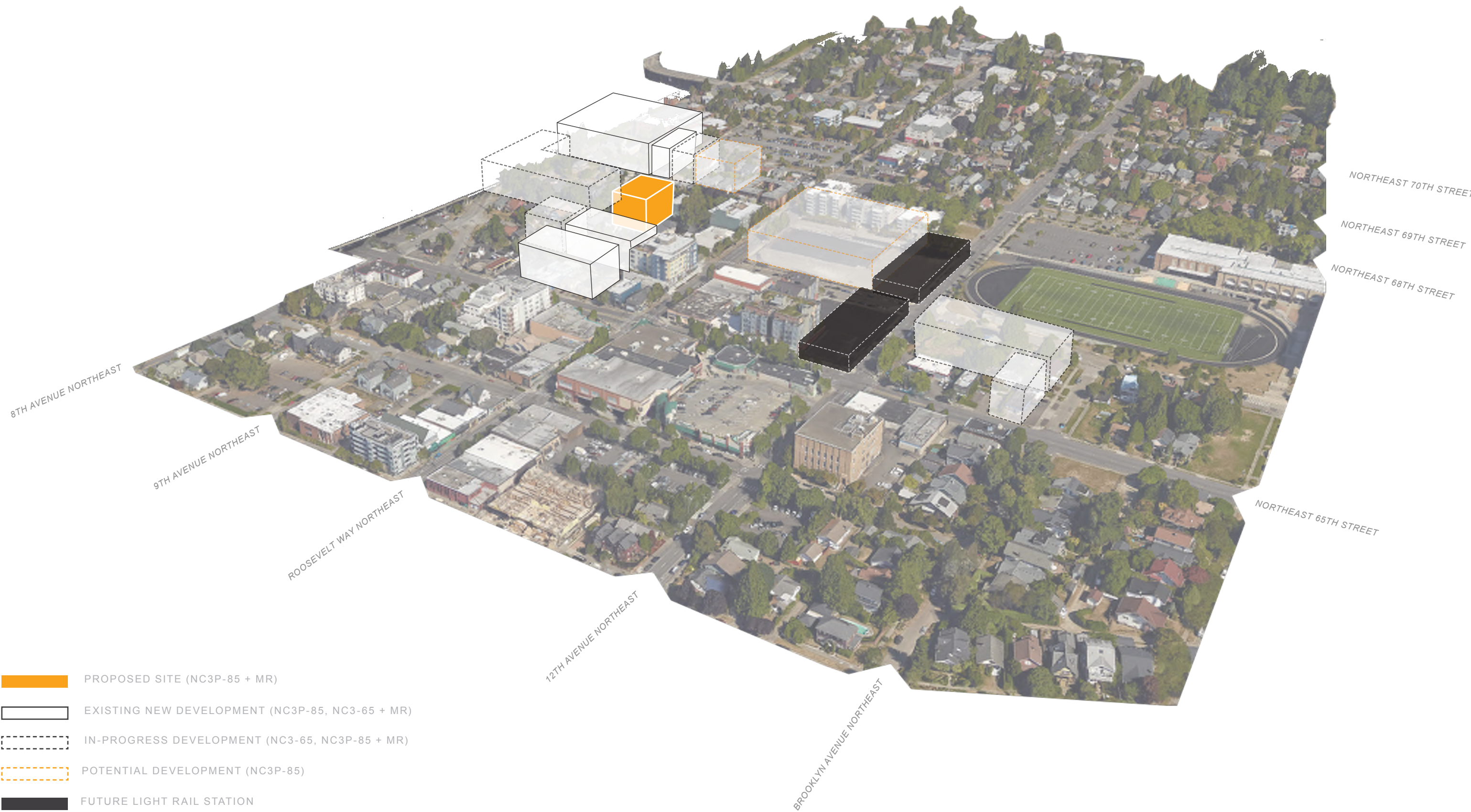


DIAGRAM OF PROPOSED DEPARTURE

APPENDIX







HISTORIC ROOSEVELT COMMERCIAL DISTRICT



CURRENT ROOSEVELT COMMERCIAL DISTRICT



BULL MOOSE FESTIVAL



PARK CULTURE



U-DISTRICT FARMER'S MARKET



PROXIMITY TO GREEN LAKE PARK



HISTORIC ROOSEVELT HIGH SCHOOL



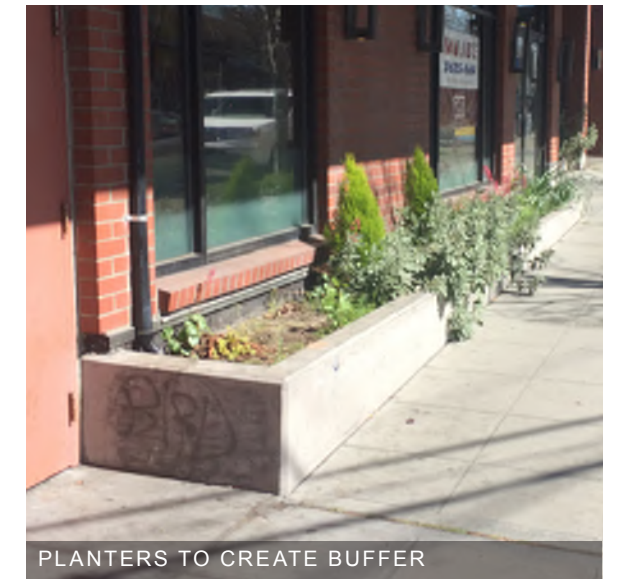
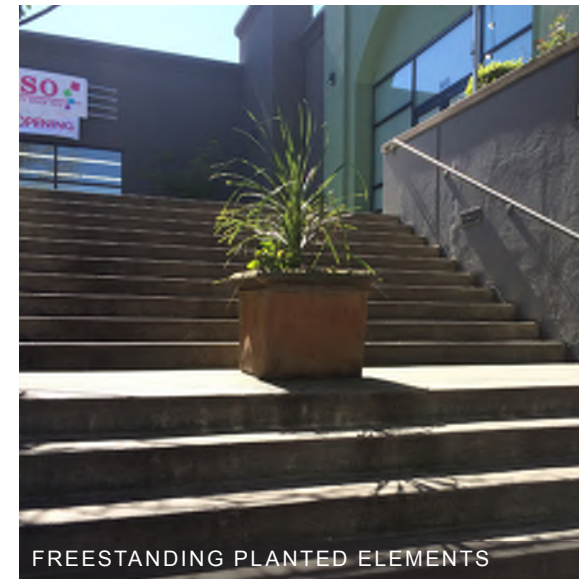
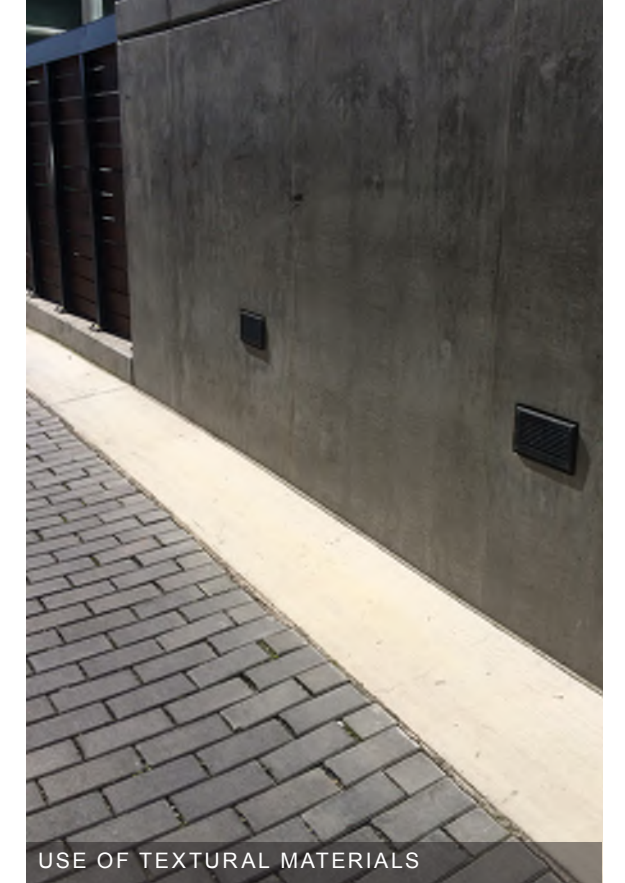
RELATIONSHIP TO UNIVERSITY OF WASHINGTON



LIGHT-RAIL STATION (PROPOSED FOR 2021)



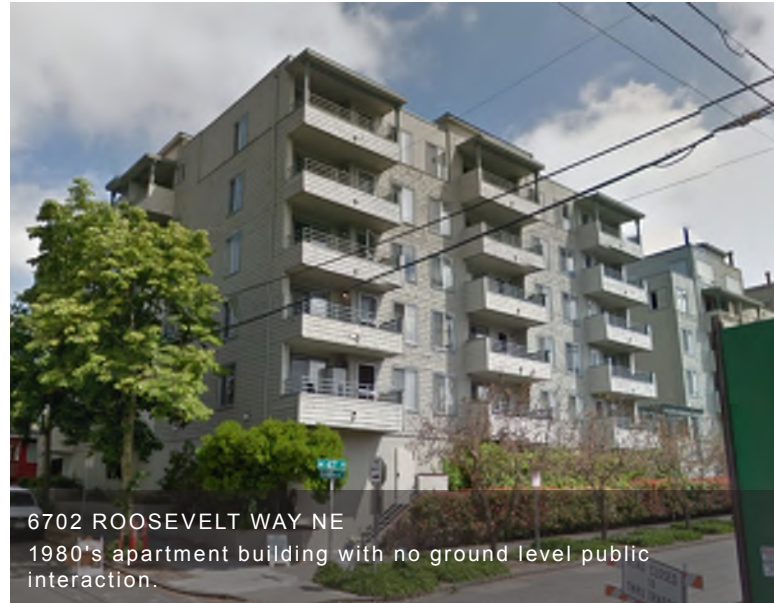
BELOVED LOCAL BUSINESSES







844 NE 69TH STREET
1970's apartment building with no ground level public interaction.



6702 ROOSEVELT WAY NE
1980's apartment building with no ground level public interaction.



900 NE 6TH ST – WEINSTEIN A+U
Mid-block development; subdued material palette with Northwest Regional influences and street level activation.



1020 NE 63RD ST - RUNBERG ARCHITECTURE GROUP
Simple modulation creates massing differentiation, use of accent color in recesses to add visual interest and distinguish the massing.



845 NE 66TH ST - JOHNSON ARCHITECTURE & PLANNING
Modulation variety with heavy, high-quality materials used at base. Variety of color utilized throughout.

MULTI-FAMILY CONTEXT

The Roosevelt neighborhood is experiencing a period of profound building activity for multifamily projects, in particular apartment units, to meet the demands of the rental market. This proposal will draw from the precedents of the multifamily buildings in the neighborhood, both existing, proposed and currently under construction. These buildings and proposals are diverse in scale and appearance but share common traits, such as simple forms and high quality materials like architectural concrete, brick, fiber cement, and rain screen siding systems. The historic apartment buildings typically offer no interaction with the public sphere while newer buildings place a priority on interacting with the public at the sidewalk.



NORTH OF 66TH STREET VIEW



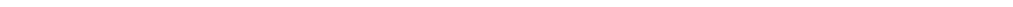
PROJECT UNDER REVIEW (#3020751)

UNKNOWN

UNKNOWN

UNKNOWN



LAP SIDING, SHINGLES	LAP SIDING, SHINGLES	STUCCO, METAL AWNING
		
SYMMETRICAL	SYMMETRICAL	NONE

NC3P-85 ZONE - 85'-0" HEIGHT LIMIT

ROOSEVELT WAY NE



SOUTH OF 66TH STREET VIEW



OPPOSITE PROJECT SITE

PROJECT UNDER REVIEW
(#3017924)

MATERIALS

BRICK, METAL PANELS

METAL PANELS, WOOD

ROOF FORMS



ENTRY LOCATION

ASYMMETRICAL

ASYMMETRICAL

LAP SIDING



SYMMETRICAL

LAP

ASY



P, METAL SIDING	LAP SIDING	LAP SIDING	LAP SIDING	WOOD, METAL PANELS	
SYMMETRICAL	ASYMMETRICAL	ASYMMETRICAL	SYMMETRICAL	ASYMMETRICAL	

ADDRESSES: 836 & 838 NE 66TH STREET
PARCEL #: 952810-2885 & 952810-2845
ZONING: MR (1.3) & NC3P-85 (5.75)
OVERLAYS: Roosevelt (Residential Urban Village and Station Area Overlay District)
SITE AREA: 7,716 sf

23.47A.004 PERMITTED USES

- Permitted outright:
- Commercial (Live-Work)
 - Residential

23.47A.005 STREET LEVEL USES

Residential uses may occupy, in the aggregate, no more than 20% of the street-level street-facing facade

23.47A.008 STREET-LEVEL DEVELOPMENT STANDARDS

- Blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width. The total of all blank facade segments may not exceed 40% of the width of the facade of the structure along the street.
- 60% of the street facing facade between 2 and 8 feet shall be transparent.
- Nonresidential uses shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level street-facing facade.
- Nonresidential uses at street level shall have a floor-to-floor height of at least 13 feet.
- At least one of the street-level street-facing facades containing a residential use shall have a visually prominent pedestrian entry; and
- The floor of a dwelling unit located along the street-level street-facing facade shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk.
- When live-work units are located on a street-level, street-facing facade a portion of each live-work unit where business is conducted must be located between the principal street and residential portion of the unit.

23.47A.012/23.45.514.B STRUCTURE HEIGHT

	MR	NC3P-85
Allowed Maximum Base Height:	65'-0"	85'-0"
4' additional allowed for commercial and residential street level compliance	69'-0"	89'-0"
4' additional allowed for rooftop features (parapets, clerestories, etc.)	73'-0"	93'-0"
16' additional allowed for stair & elevator penthouses:	85'-0"	105'-0"

23.86.006 STRUCTURE HEIGHT MEASUREMENT

The height of a structure is the difference between the elevation of the highest point of the structure not excepted from applicable height limits and the average grade level ("average grade level" means the average of the elevation of existing lot grades at the midpoint, measured horizontally, of each exterior wall of the structure, or at the midpoint of each side of the smallest rectangle that can be drawn to enclose the structure.)

23.47A.013/23.45.510.D FLOOR AREA RATIO

	MR		NC3P-85	
Incentive Zoning Suffix:	1.3	(4,017 SF)	5.75	(26,605 SF)
Base FAR:	3.2	(9,888 SF)	6	(27,762 SF)
Maximum FAR:	4.25	(13,132.5 SF)	-	
Station Overlay District:	-		6	(27,762 SF)

23.47A.014/23.45.518.A SETBACKS REQUIREMENTS

NC: A minimum five (5) foot landscaped setback may be required per Section 23.47A.016, Screening and Landscaping Standards.

MR:	FRONT	7'-0" average/5'-0" minimum	
	REAR	15'-0" from a rear lot line that does not abut an alley	
	SIDE	42 feet or less in height	7'-0" average/5'-0" minimum
		Above 42 feet in height	10'-0" average/7'-0" minimum

23.47A.016 LANDSCAPING AND SCREENING STANDARDS

- Green Factor score of .30 or greater, per Section 23.86.019, is required for any lot with development containing more than four new dwelling units.
- Street trees are required when any development is proposed, except as provided in subsection 23.47A.016.B.2 and Section 23.53.015.
- Existing street trees shall be retained unless the Director of Transportation approves their removal.
- The Director, in consultation with the Director of Transportation, will determine the number, type and placement of street trees to be provided.

23.47A.024 AMENITY AREA

Required: 5% of gross floor area in residential use
5% x 40,000 SF =2,000 SF

23.54.015 REQUIRED PARKING

No parking is required for residential and nonresidential uses within the Station Area Overlay District.
Bicycle parking - long-term: 0.75 per SEDU, or 60 bicycles for 80 units

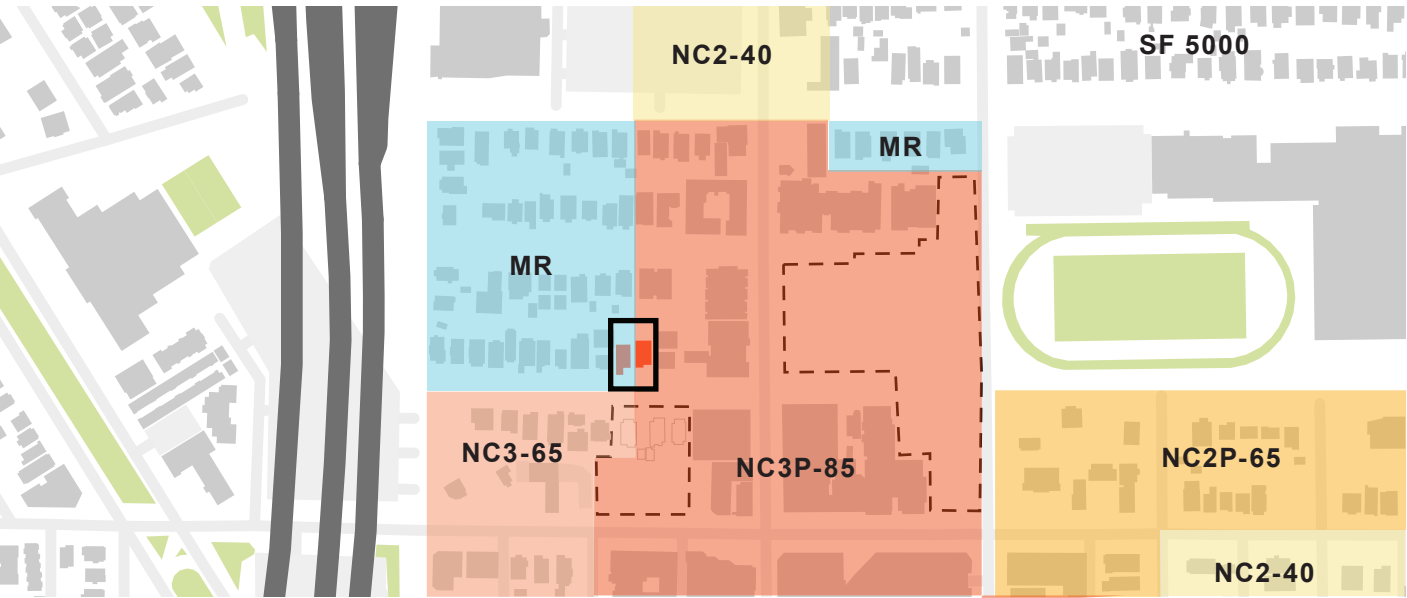
23.54.040 SOLID WASTE & RECYCLABLE MATERIALS STORAGE AND ACCESS

Residential, 51-100 units: 375 SF, plus 4 SF for each additional unit above 50, or
375 SF + 4 SF x (80-50) = 495 SF
Nonresidential, 0-5,000 square feet: 82 SF x .5 = 41 SF
Total: 495 SF + 82 SF = 577 sf

The minimum horizontal dimension of required storage space is 12 feet.

DR25-2014 STORAGE REQUIREMENTS FOR SMALL EFFICIENCY DWELLING UNITS

Provide built in closet in each unit.
Provide 55 cubic feet of storage space for each unit. May be located anywhere within the building.

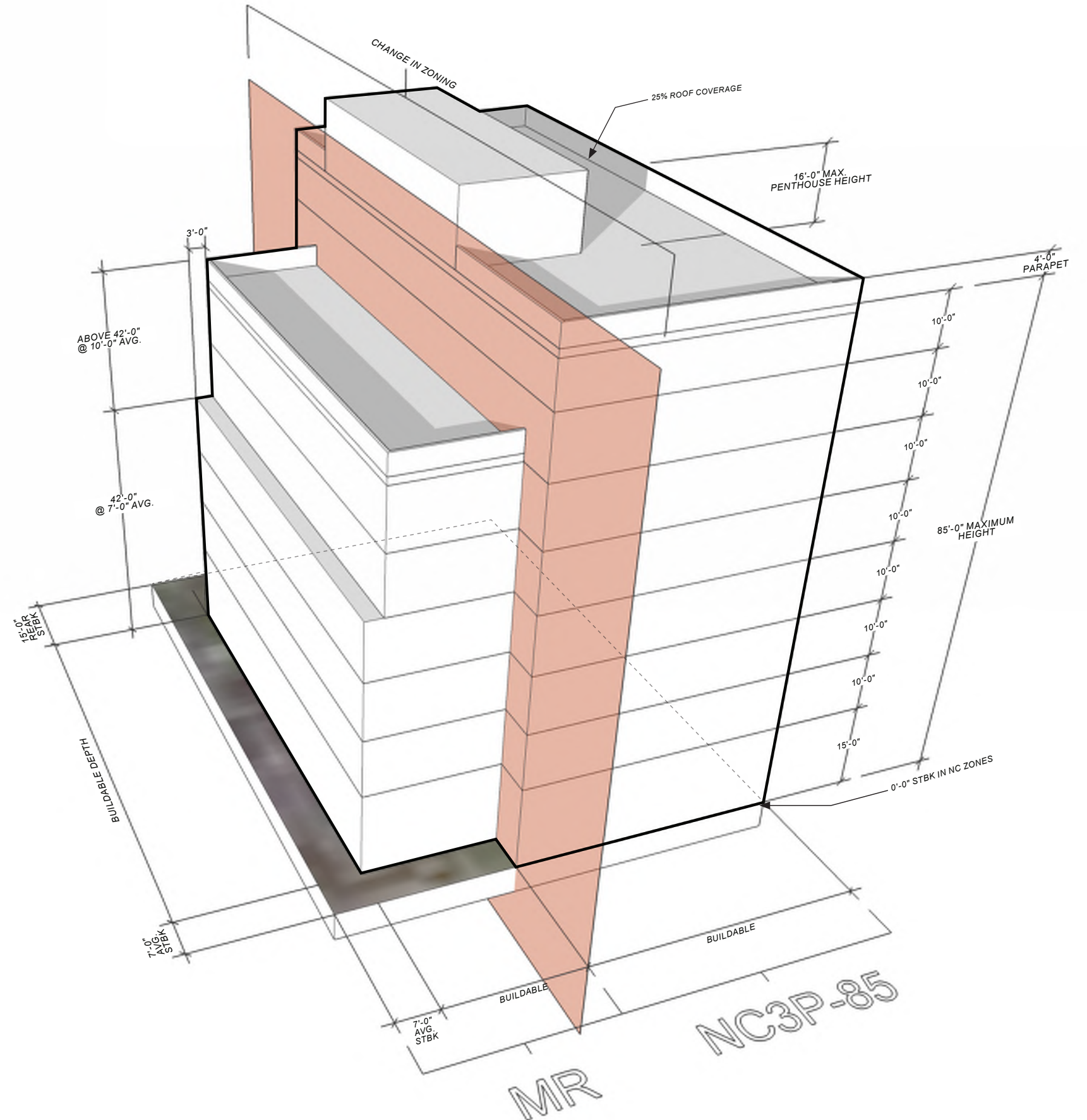


MAXIMUM DEVELOPMENT POTENTIAL

The development site consist of two parcels in two different zones. The west parcel is zoned MR and the east parcel is zoned NC3P-85. These zones have distinct and separate height limitations and setback requirements that define the massing potential of the proposed designs.

The primary difference between parcels is the height limitation. The MR zone limits the maximum height to 60'-0", whereas the NC3P-85 zoning allows the height to continue to a maximum of 85'-0". The second difference is the setback requirements. There are no setback requirements on the NC3P-85 site while the MR zoning requires 7'-0" average setback at the front, and a 15'-0" setback in the rear. The side setback varies based on the building height. A 7'-0" average (5'-0" minimum) setback is required to a height of 42'-0". Above 42'-0", a 10'-0" average (7'-0" minimum) setback is required from the side lot lines.

Overall, the difference in zoning creates two distinct and separate forms from which the following design proposals are derived.



OPTION ONE –

DISTINGUISHING FEATURES

- 8-story building with basement = 40,000 GSF
- 98 apartments + Ground Level Commercial
- 1187 GSF commercial space fronting 66th

OPPORTUNITIES

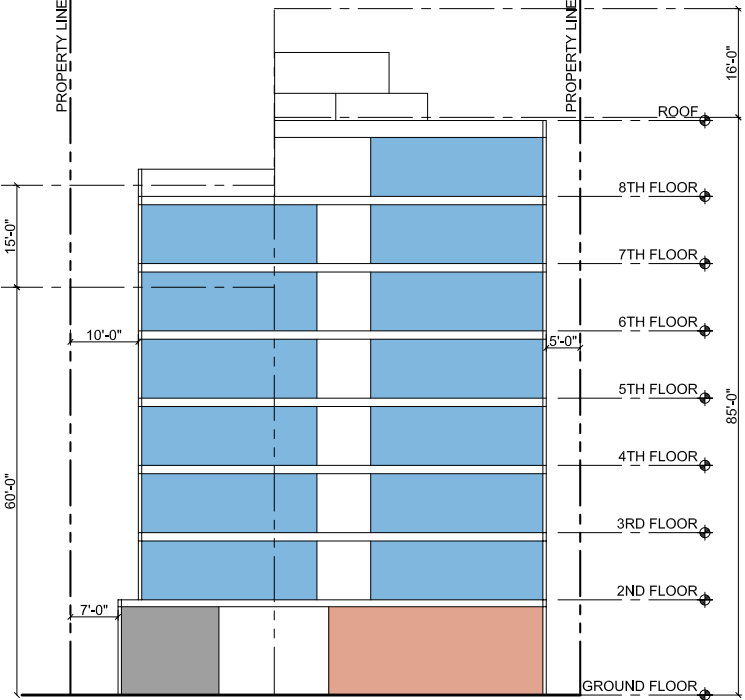
- West facing roof deck provides exceptional views and solar access.

CONSTRAINTS

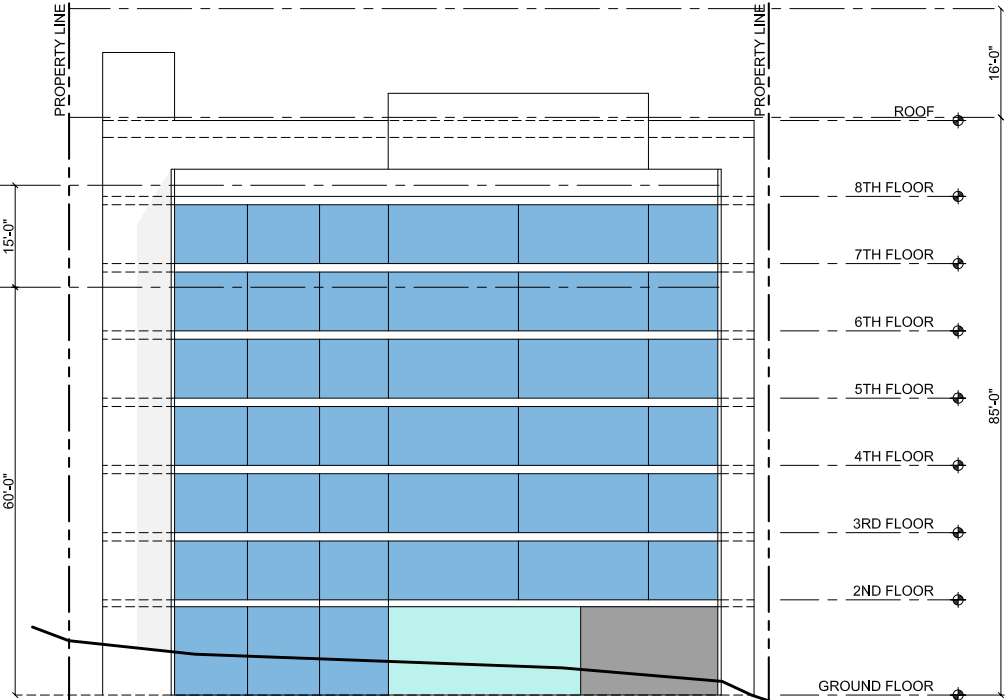
- Minimum required setbacks.
- Units located on double loaded corridor.
- All units face west and east toward parcels with development potential.
- Trash located at street-facing building corner.

DEPARTURE REQUESTED:

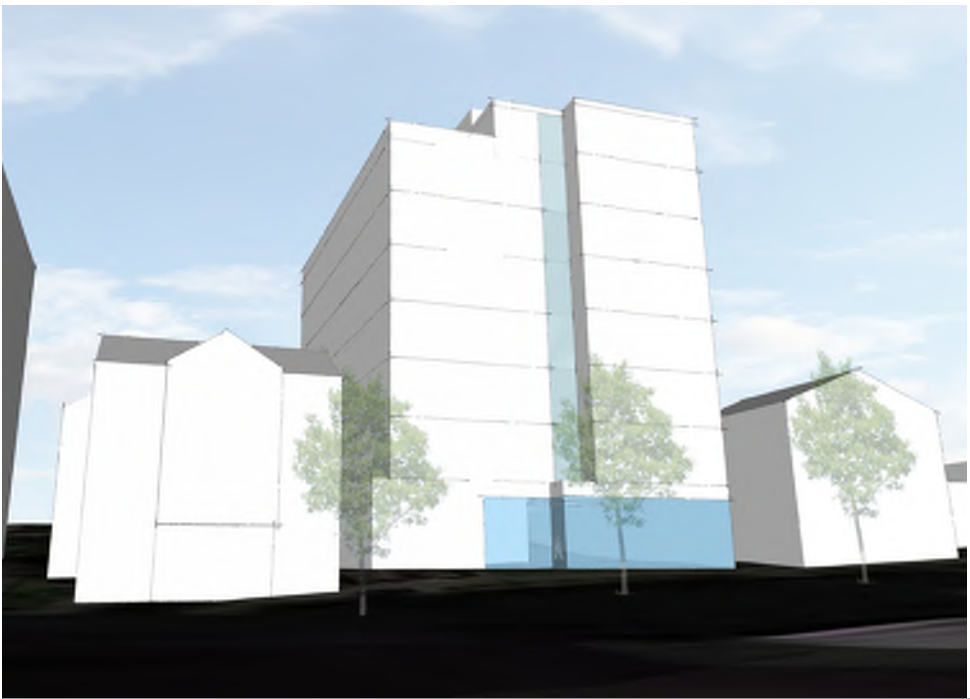
- No departures requested

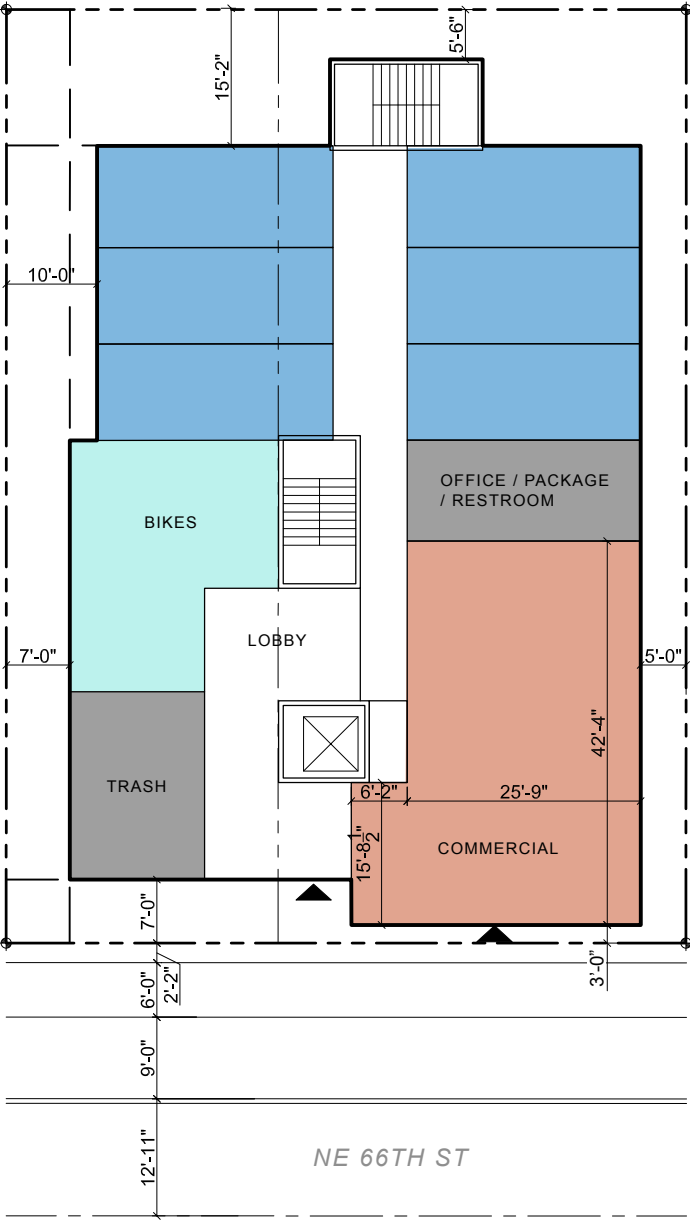


NORTH STACKING DIAGRAM

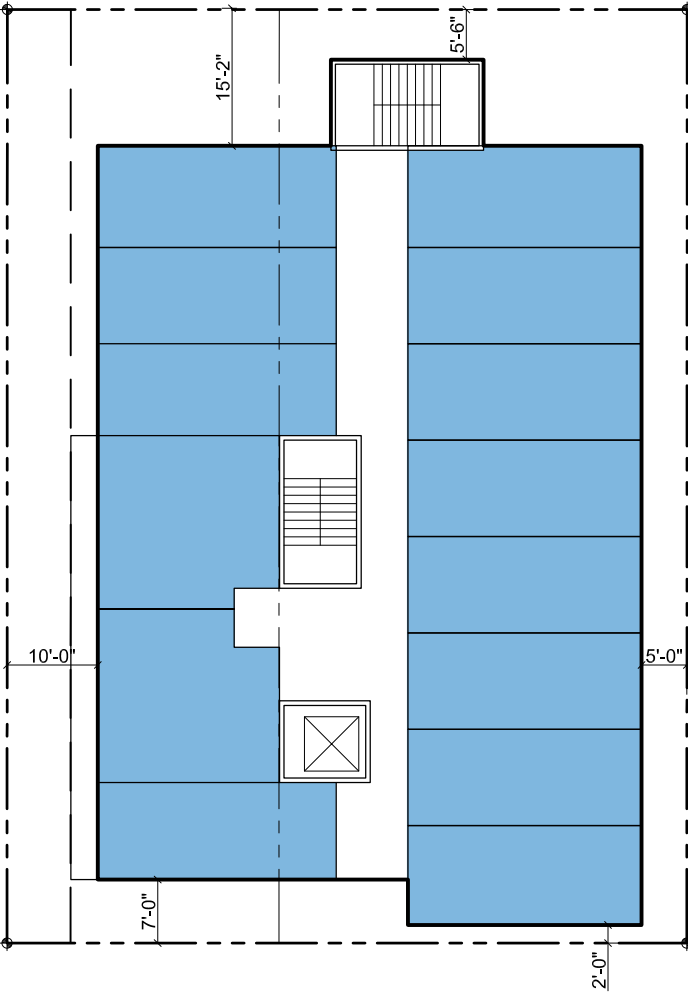


WEST STACKING DIAGRAM

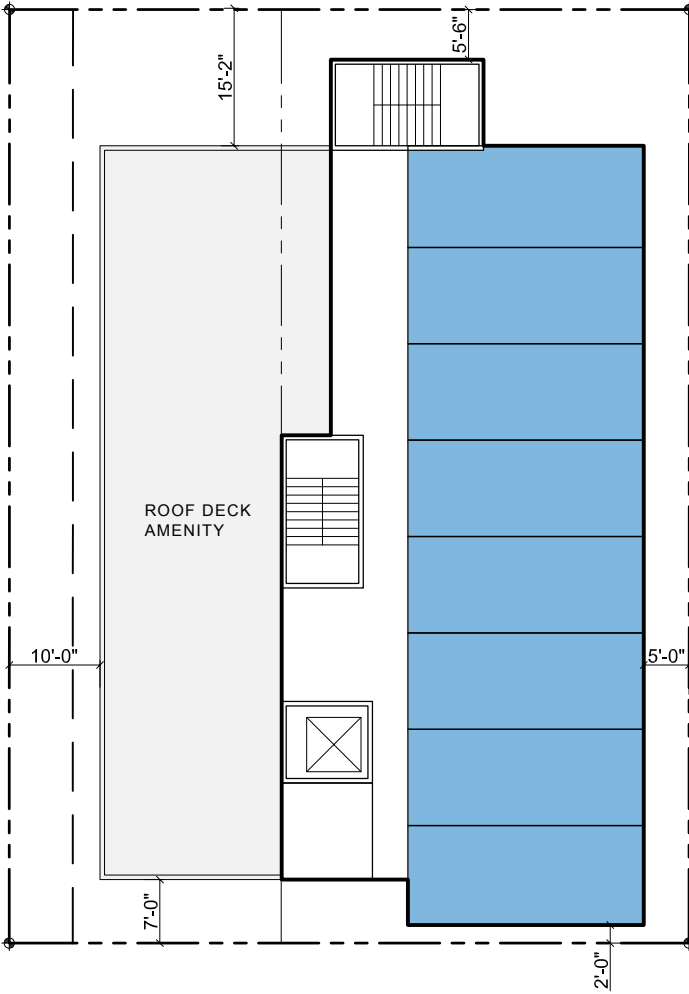




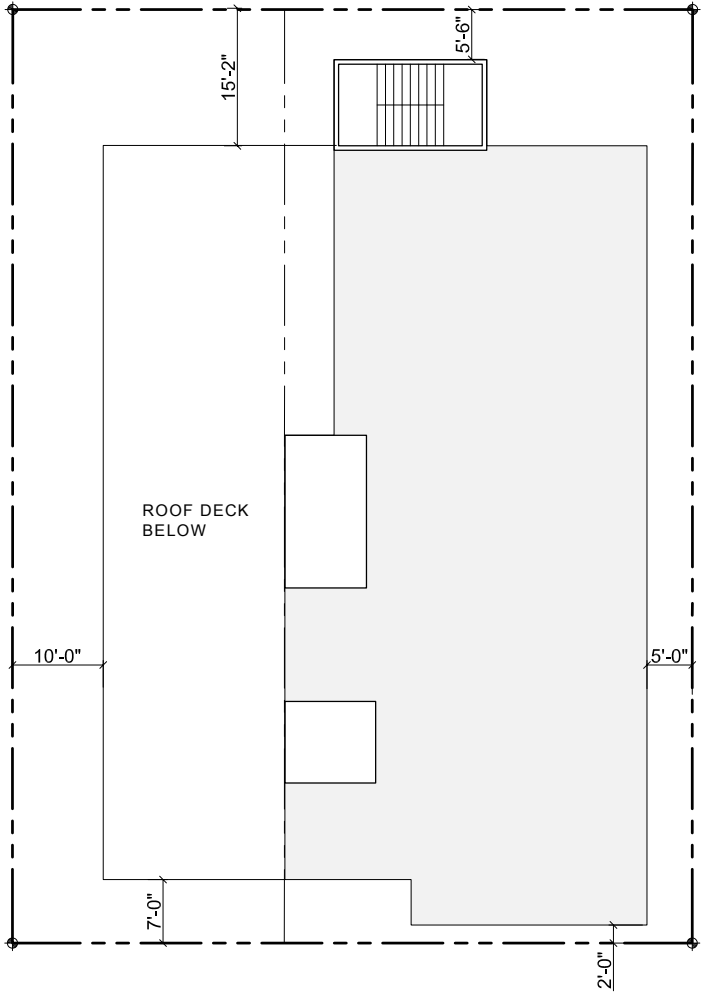
FIRST FLOOR



SECOND THRU SEVENTH FLOORS

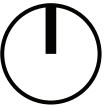


EIGHTH FLOOR



ROOF

AMENITY AREA SERVICE AREA DWELLING UNIT COMMERCIAL SPACE



OPTION TWO –

DISTINGUISHING FEATURES

- 8-story building with basement = 38,200 GSF
- 89 apartments plus 2 live/work units
- 1,140 GSF commercial (live/work) space fronting 66th

OPPORTUNITIES

- 30% of units face the street.
- 10' west side setback reduces perceived height and massing from neighbor.

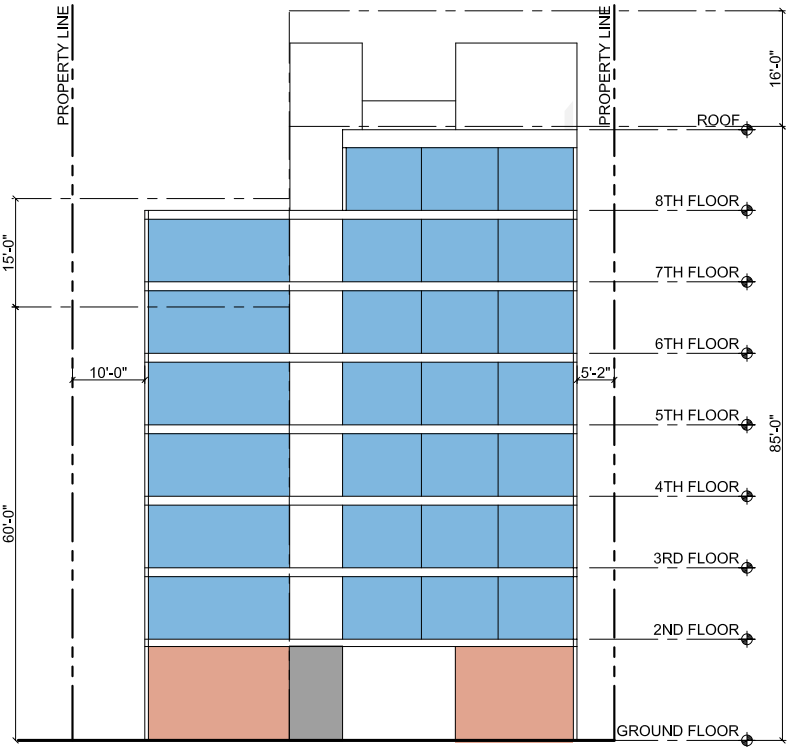
CONSTRAINTS

- Commercial spaces (live/work) separated by residential entry.
- Limited interior residential amenity space.
- Inefficient internal circulation.
- Bike storage located at the rear of the site.
- Distance from street to trash room requires staging along NE 66th.
- 70% of units face west and east toward parcels with development potential.

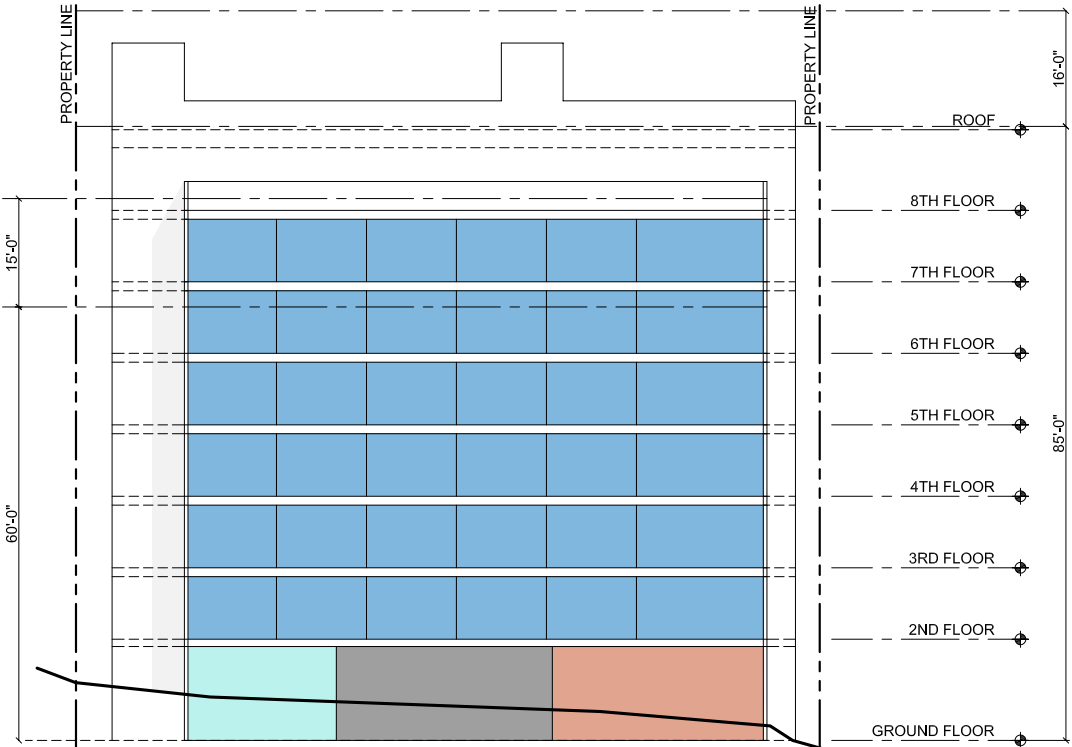
DEPARTURE REQUESTED.

STREET LEVEL USES (SMC 23.47A.005.C.1.D)

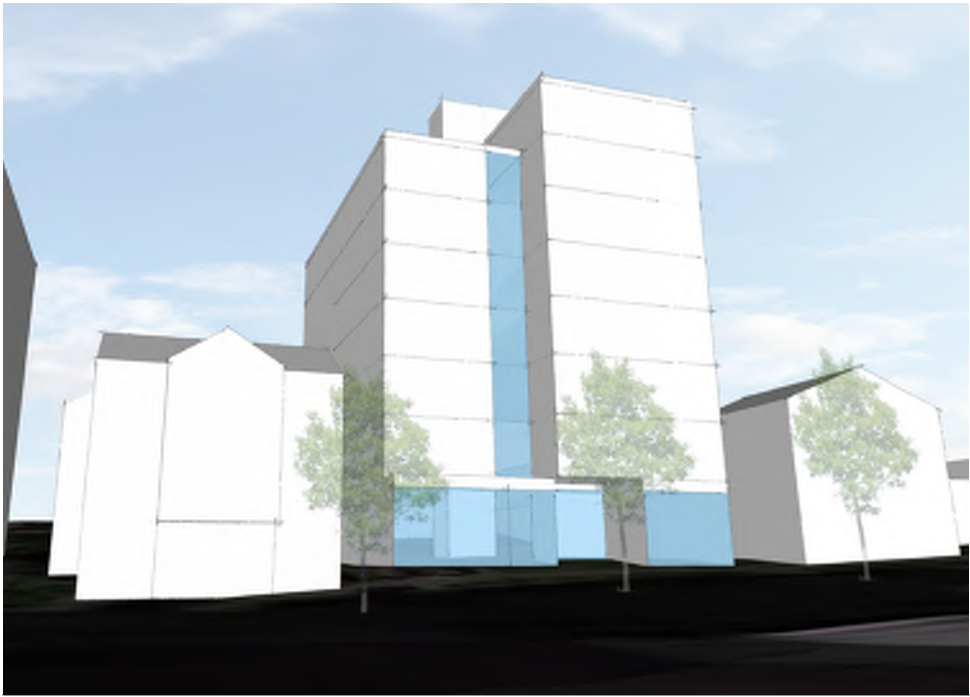
- To allow the residential use to occupy 58% of the street-level street-facing facade.

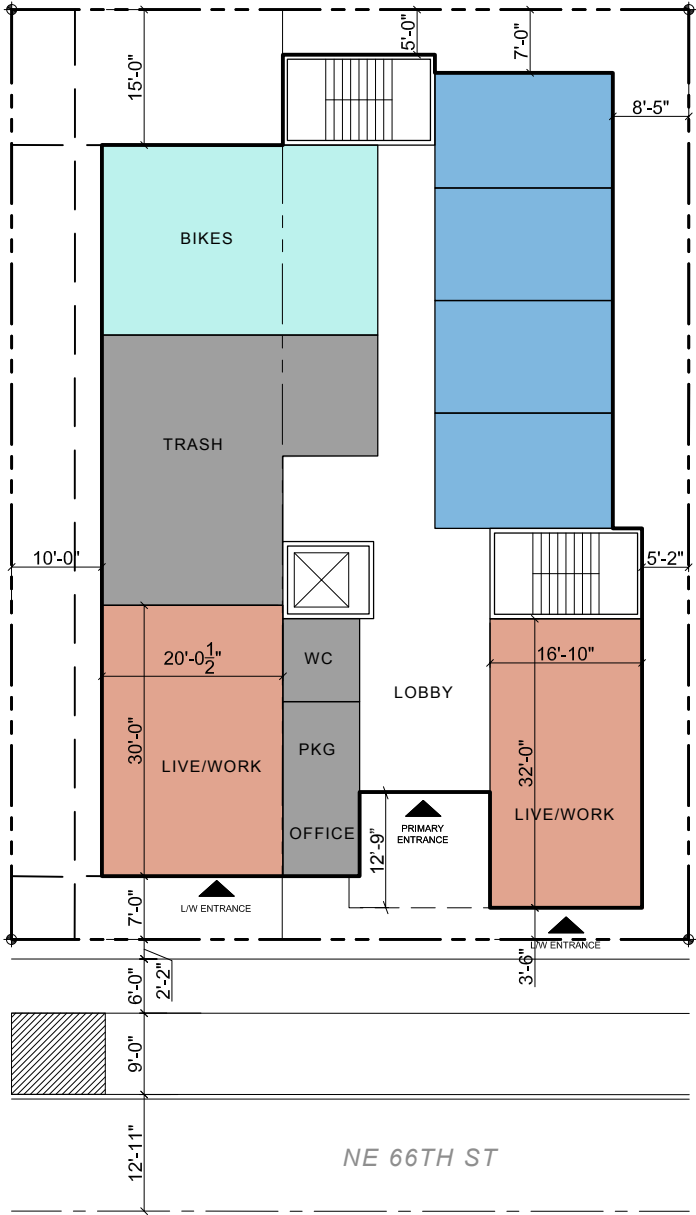


NORTH STACKING DIAGRAM

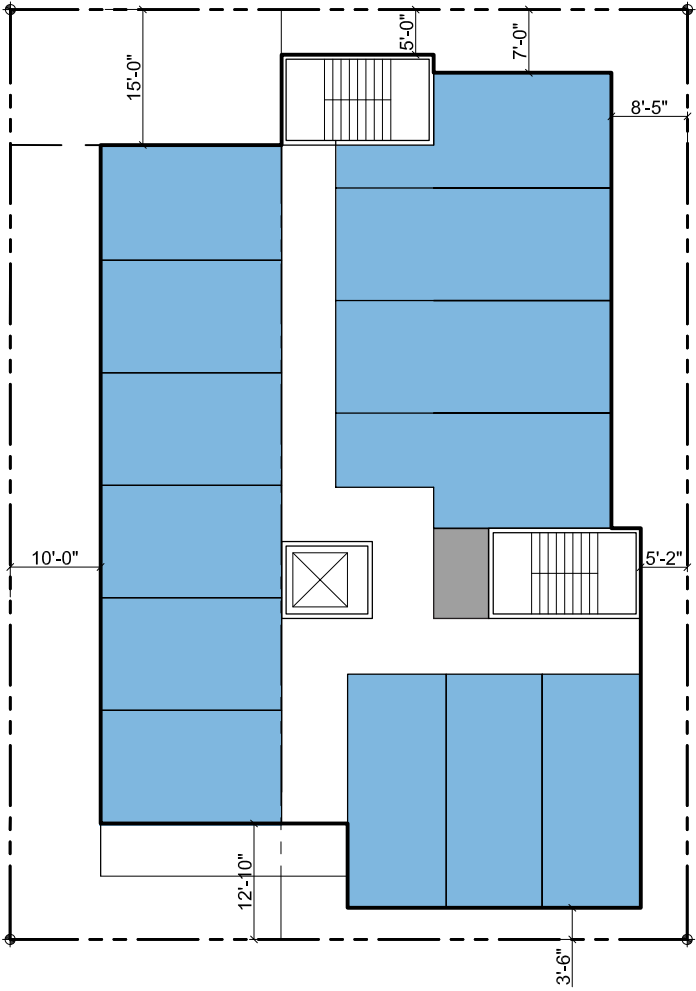


WEST STACKING DIAGRAM

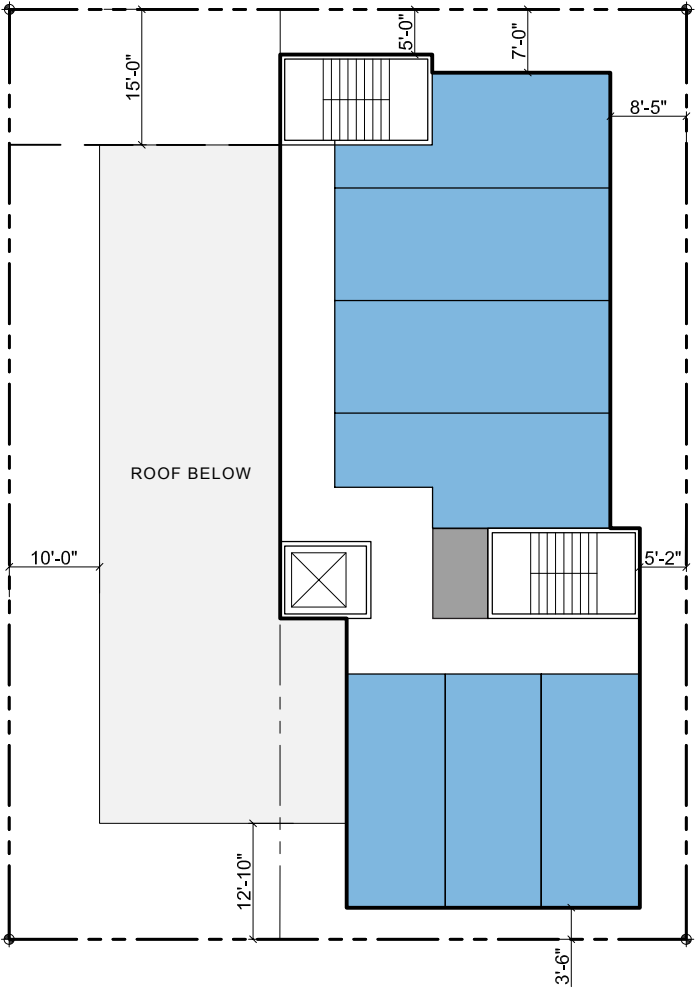




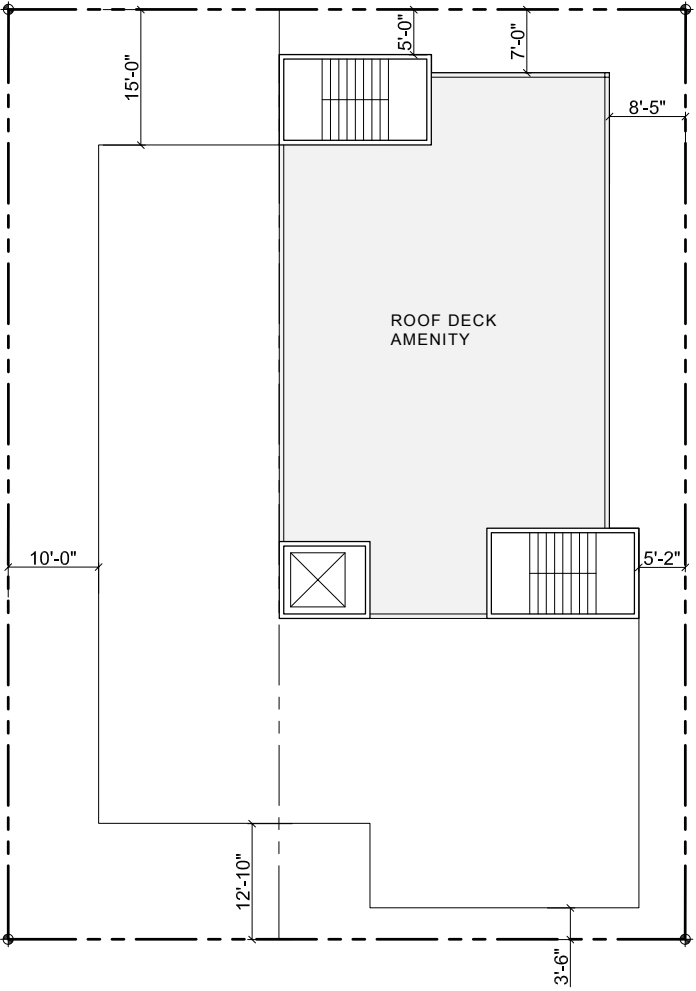
FIRST FLOOR



SECOND THRU SEVENTH FLOORS

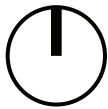


EIGHTH FLOOR



ROOF

AMENITY AREA SERVICE AREA DWELLING UNIT COMMERCIAL SPACE



GUIDELINE	DESCRIPTION	SUB-GUIDELINE
CS2. Urban Patterns and Form	Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area	A. Location in the City and Neighborhood B. Adjacent Site, Streets, and Open Spaces C. Relationship to the Block D. Height, Bulk and Scale III. Height, Bulk and Scale
PL1. Connectivity	Complement and contribute to the network of open spaces around the site and the connections among them.	B. Walkways and Connections
PL2. Walkability	Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features. Create opportunities for pedestrian amenities within setbacks and along sidewalk.	B. Safety and Security C. Weather Protection I. Pedestrian Open Spaces and Entrances
PL3. Street-Level Interaction	Encourage human interaction and activity at the street-level with clear connections to building entries and edges. Encourage incorporation of separate ground-related entrances and private open spaces between residence, adjacent properties, and the street.	A. Entries B. Residential Edges I. Human Activity II. Transition between Residence and Street
DC2. Architectural Concept	Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings. Add depths to facades where appropriate. Add detailing to create visual interest for the pedestrian experience and encourage street participation. Design the character of the building to strive for a fine-scaled texture the enhance the pedestrian experience.	A. Massing B. Architectural and Facade Composition C. Secondary Architectural Features D. Scale and Texture
DC3. Open Space Concept	Integrate open space design with the design of the building so that each complements the other.	I. Residential Open Space
DC4. Exterior Elements and Finishes	Use appropriate and high quality elements and finishes for the building and its open spaces.	A. Building Materials B. Signage C. Lighting D. Trees, Landscape and Hardscape Materials



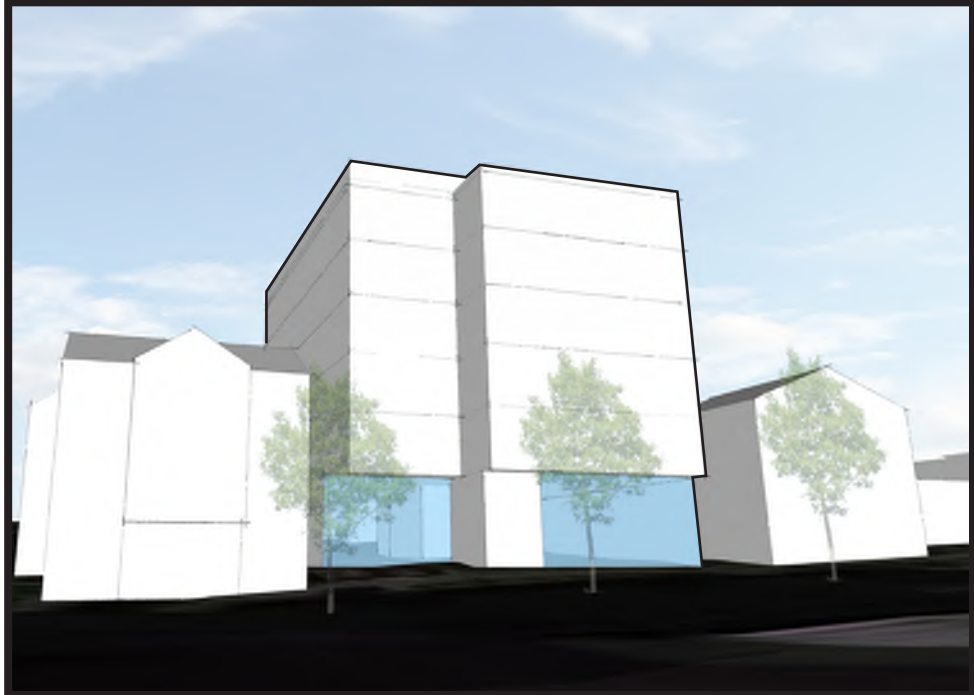
OPTION ONE

Option One locates a commercial space at the southeast corner of the site, closest to the commercial activity on Roosevelt way NE. Solid waste storage is located at the southwest corner creating an area of blank facade along the street facing elevation. The vertical circulation is centrally located and apartment units are arranged on either side of a double loaded corridor. The east portion of the building extends to its maximum allowable height, while the west portion remains one story lower to accommodate an expansive roof deck taking advantage of solar exposure and mountain views.



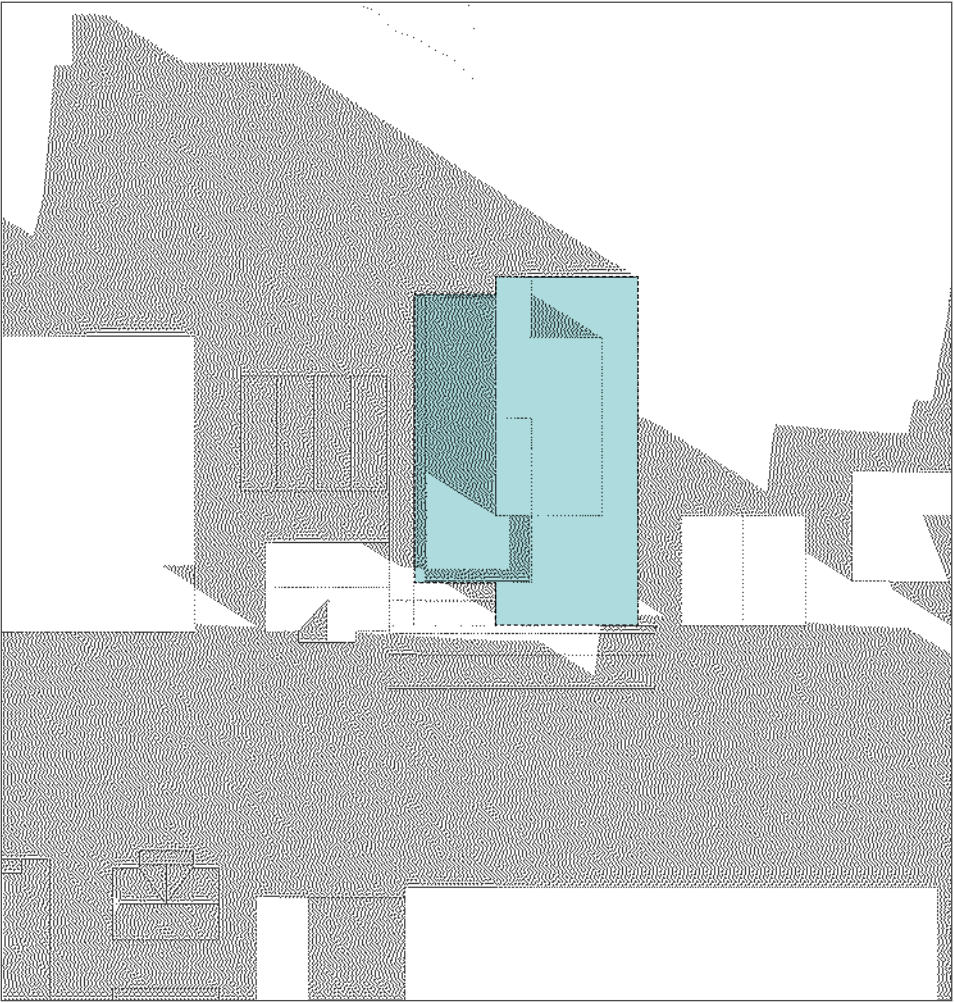
OPTION TWO

Option Two explores centralizing and recessing the residential building entry between two commercial live/work units. The solid waste storage area is placed further away from the street, necessitating a curbside trash staging area. The bike storage is located at the rear of the site, opening up to an amenity space. A pedestrian pathway linking these spaces to the sidewalk is located in an increased side setback to the west of the building. The circulation is largely centralized, but configured in an L-shape which reduces the efficiency. Apartment units are mostly arranged along a double-loaded corridor, but one third are oriented toward NE 66th Street.

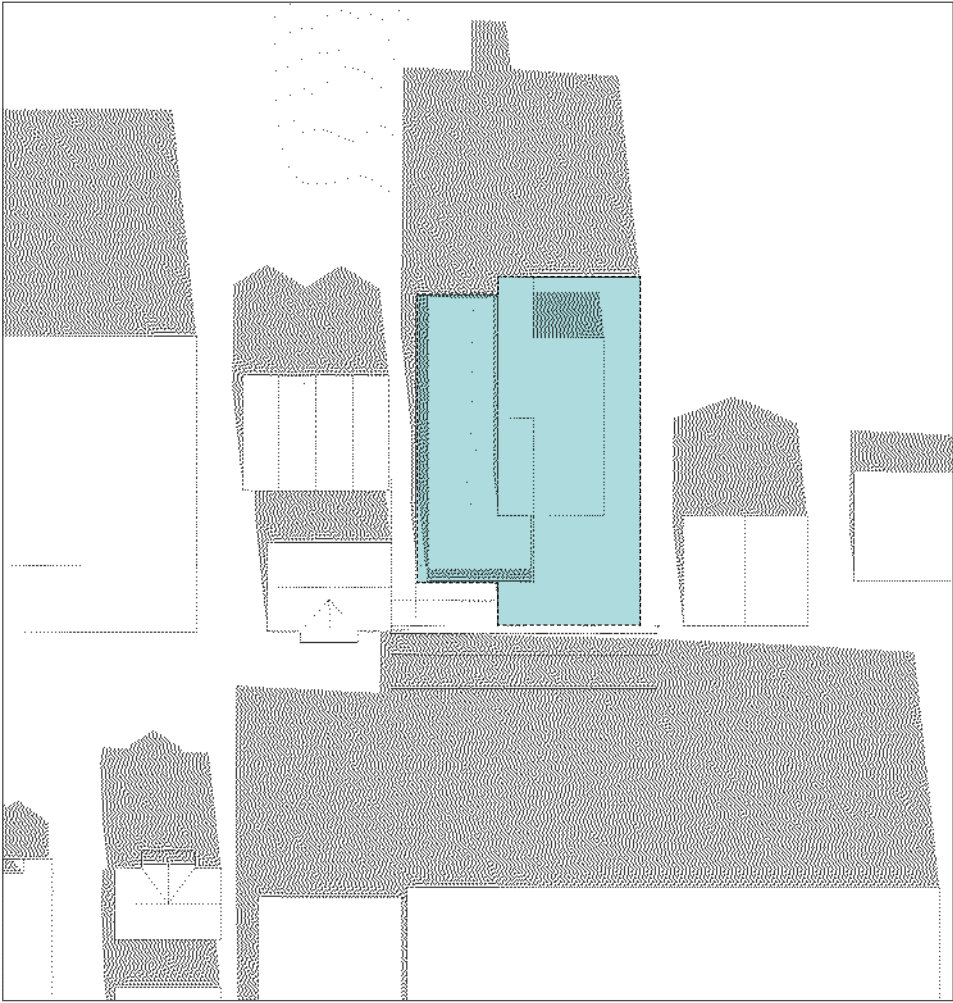


OPTION THREE - PREFERRED

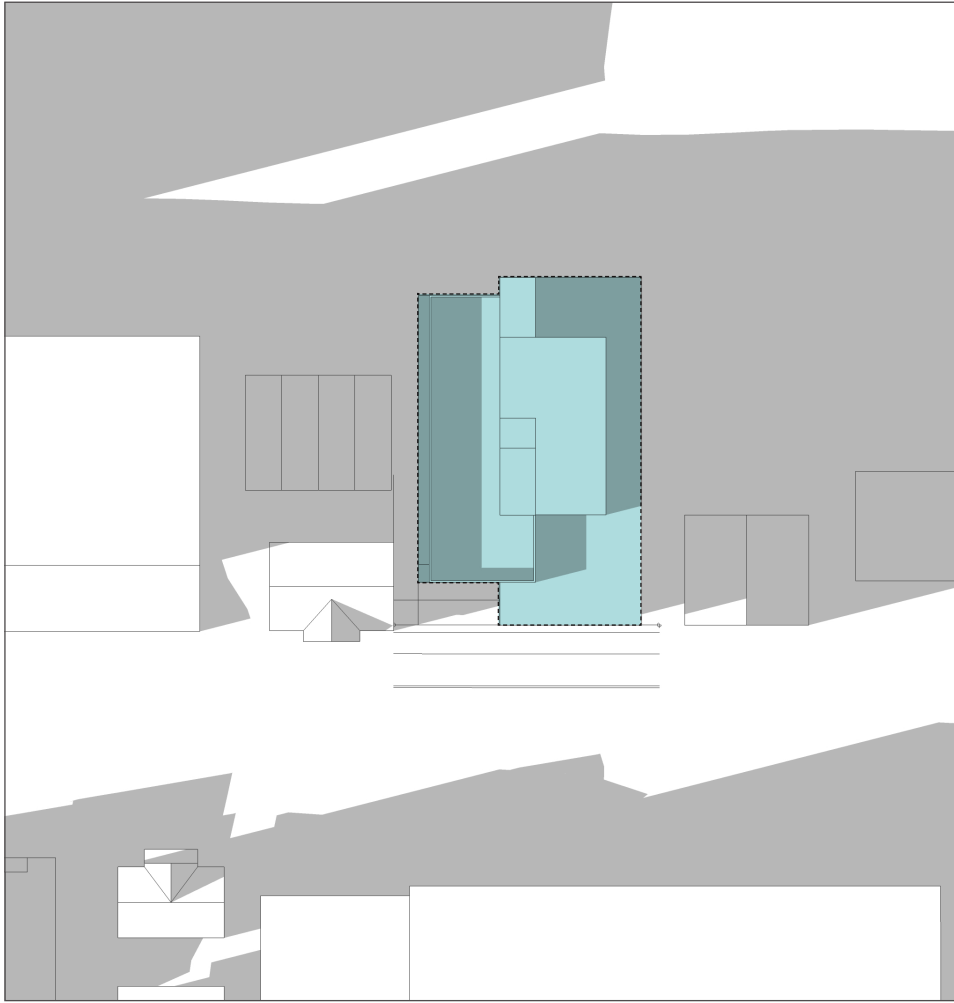
Option Three returns the location of the commercial space to the southeast corner, but in the form of three live-work units. The residential building entry is located toward the west side of the site and is recessed significantly to accommodate landscaping and amenities to enhance the pedestrian experience at the adjacent sidewalk. The vertical circulation core is centrally located and apartment units are arranged in a surrounding U-shape. The height of the building is split along the line of zone transition. Enclosed rooftop amenity spaces are located on the east portion of the site adjacent to a west facing roof deck that takes advantage of solar exposure and spectacular views to the Olympic mountains.



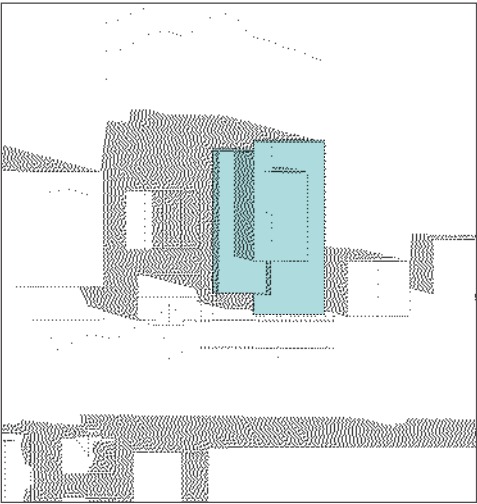
MARCH / SEPTEMBER 21, 9 AM



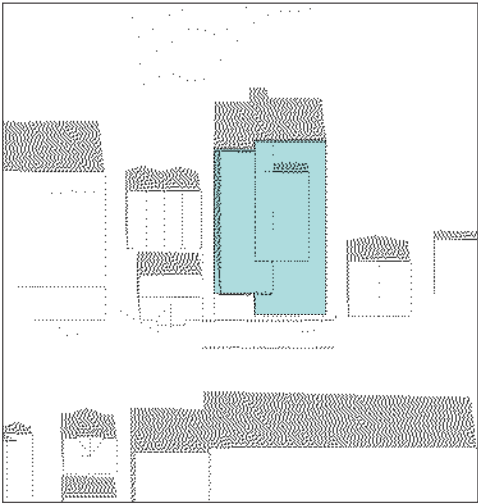
MARCH / SEPTEMBER 21, 12 PM



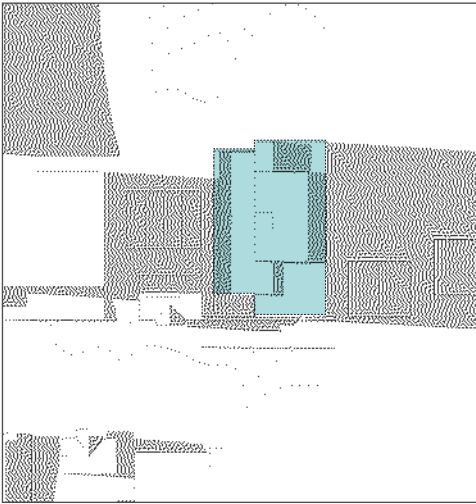
MARCH / SEPTEMBER 21, 5 PM



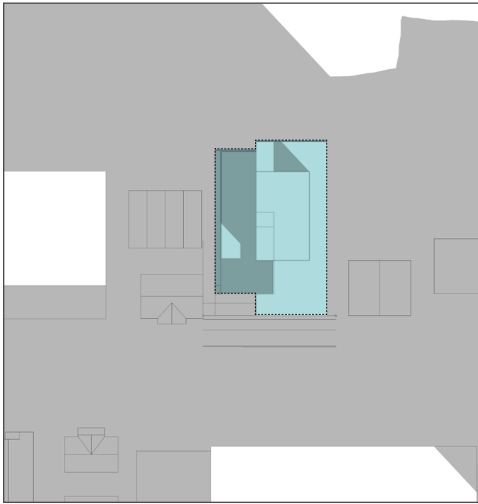
JUNE 21, 9 AM



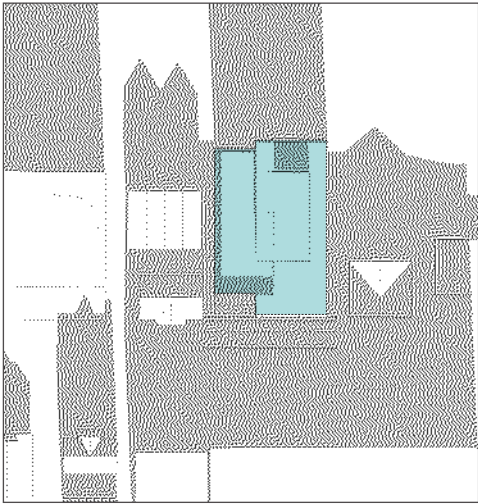
JUNE 21, 12 PM



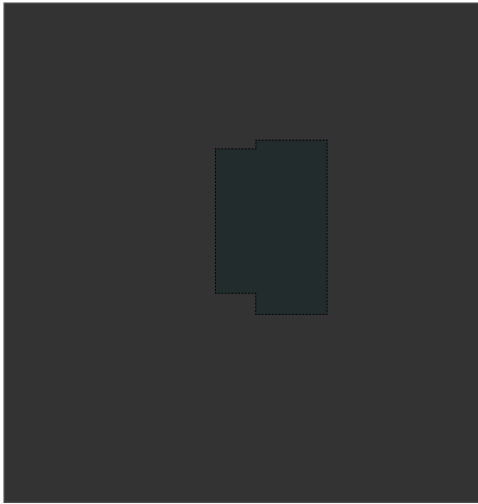
JUNE 21, 5 PM



DECEMBER 21, 9 AM



DECEMBER 21, 12 PM



DECEMBER 21, 5 PM

836 NE 66th St
2/4/2016
Steep Slope Tree Consulting, LLC

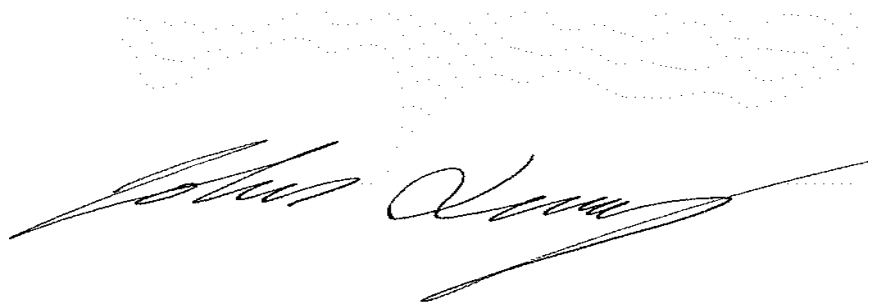
836 NE 66th St
2/4/2016
Steep Slope Tree Consulting, LLC

Tree Numbers and Locations
Observations

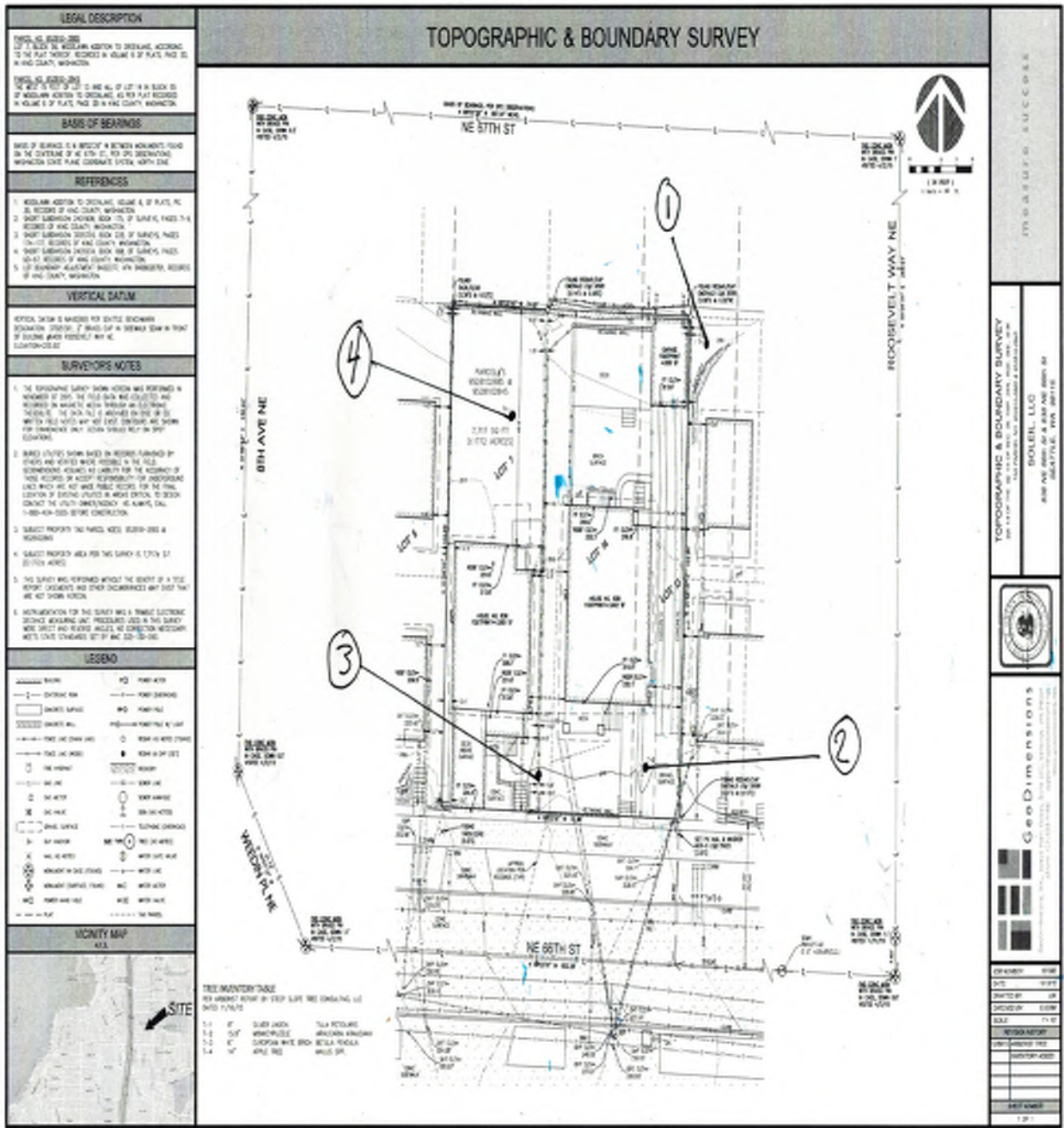
Tree #	Species	Size inches	Exceptional	Drip line radius all sides unless noted in feet (For Exceptional and border trees only)	Tree condition poor,fair, good
1	silver linden, <i>Tilia petiolaris</i>	8	No		good
2	monkeypuzzle tree, <i>Araucaria araucana</i>	15.8	No		good
3	European white birch, <i>Betula pendula</i>	6	No		good
4	apple tree, <i>Malus spp.</i>	10,9.5 =14	No		fair

Conclusions
No exceptional trees were found on site.

Glossary
DBH: diameter at breast height: the diameter of the trunk measured at 54 inches (4.5 feet) above grade.



John Kenney
Owner
Steep Slope Tree Consulting
ISA Certified Arborist/ Municipal Specialist # PN-6601AM
ISA Qualified Tree Risk Assessor #510
Certificate in Stream Restoration
Certificate in Project Management





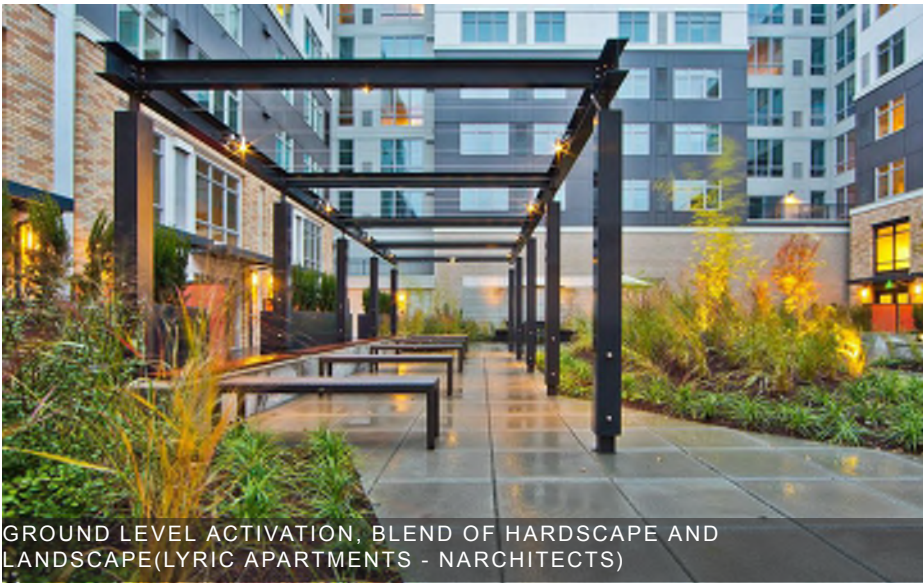
SHIFTING WINDOWS (WEST CAMPUS HOUSING - MAHLUM ARCHITECTS)



STAGGERED FORM, SHIFTING WINDOWS (CARMEL PLACE - NARCHITECTS)



FULL HEIGHT GLAZING, JULIETTE BALCONIES, (CARMEL PLACE - NARCHITECTS)



GROUND LEVEL ACTIVATION, BLEND OF HARDSCAPE AND LANDSCAPE (LYRIC APARTMENTS - NARCHITECTS)



BUILT-IN PLANTERS AND INTEGRATED SEATING AT ROOF DECK



TWO PART ELEMENTAL MASSING (10TH AVE HOUSING - CANNON DESIGN)



CANTILEVERED FLOORS (METROPOLITAN MUSEUM OF ART BREUER BUILDING)



WOOD SOFFIT



REPEATING, STAGGERED WINDOWS



JULIETTE BALCONY RAILING DESIGN



ROOF DECK PLANTERS AND SEATING AREAS

