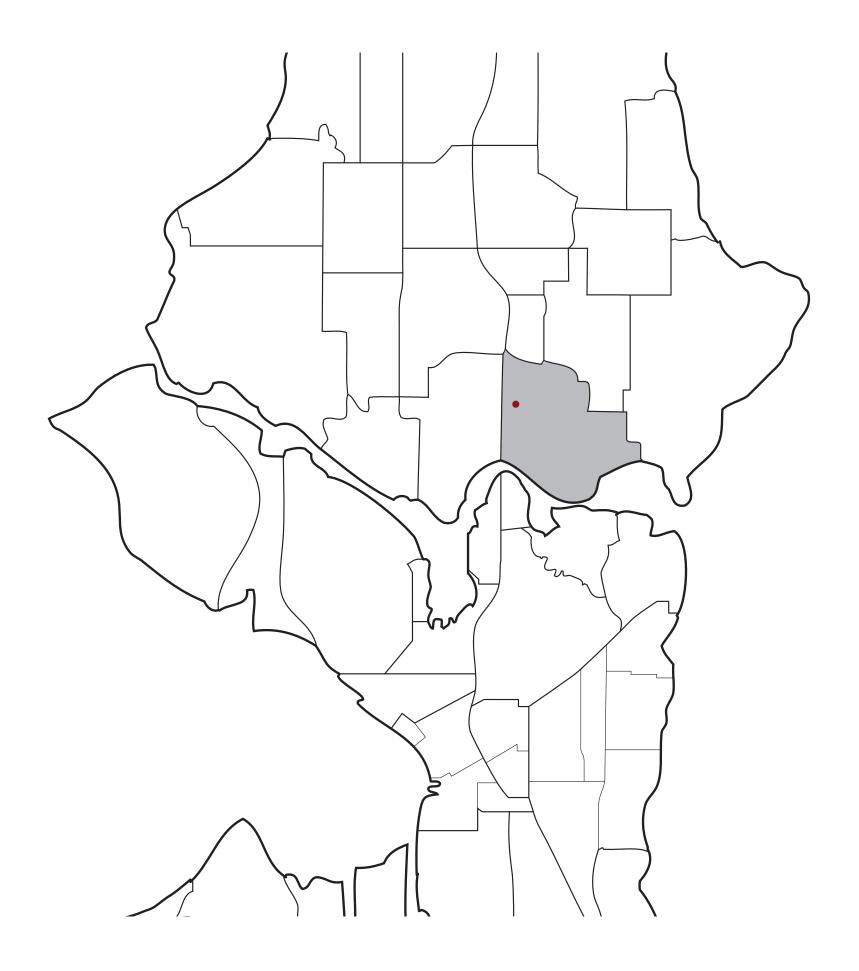
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ADDRESS

5300 ROOSEVELT WAY NE SDCI# 3025060

PROJECT TEAM

OWNER	PRS Development LLC
ARCHITECT	S+H Works, LLC
LANDSCAPE	Root of Design
SURVEYOR	Chadwick & Winters

PROJECT INFO

ZONING	NC2-40
OVERLAYS	UNIVERSITY DISTRICT NORTHWEST URBAN CENTER VILLAGE
LOT SIZE	8,526 sf
ALLOWABLE FAR	3.25
PROPOSED FAR	3.05
PROPOSED UNITS	52
BICYCLE PARKING	40

PROJECT DESCRIPTION

The project is a mixed-use building containing 52 residential units, commercial space, and live/work units.

INDEX

PROJECT INFO / PROPOSAL SITE ANALYSIS

VICINITY ANALYSIS	1
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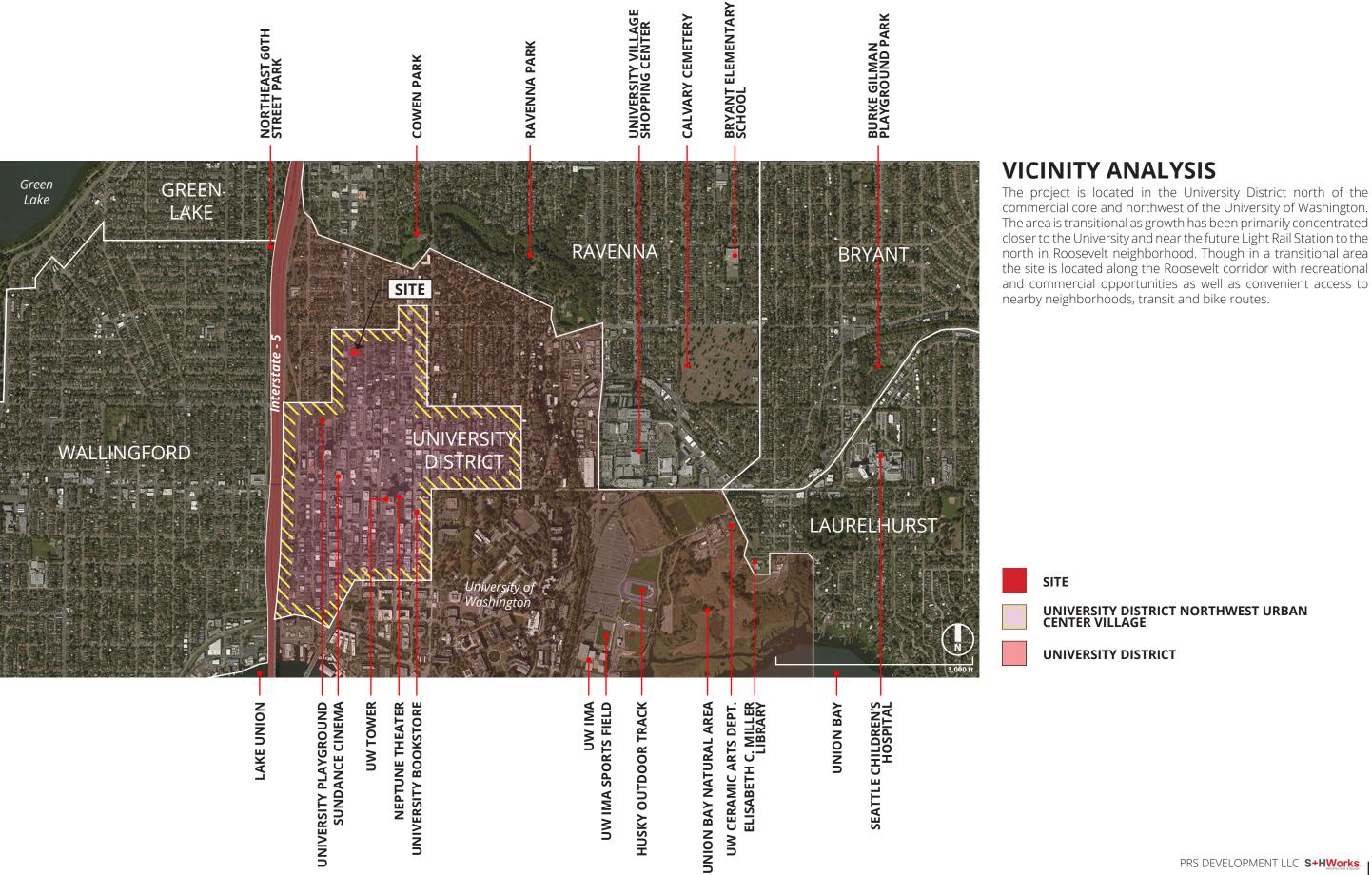
DEPARTURE MATRIX CONCEPT DEVELOPMENT

SCHEME SUMMARY

RECENT WORKS	30
LANDSCAPE/SITE ELEMENTS	29
FORM AND EXPRESSION	28
STREET FRONTAGE	27
PROPERTY LINE CONDITIONS	26

24

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ZONING

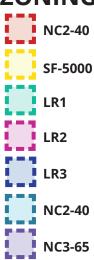
This site is zoned NC2-40 and lies within University District Northwest Urban Center Village. To the north, west, and south of the site the zoning is NC2-40. Across the alley is zoned LR2.

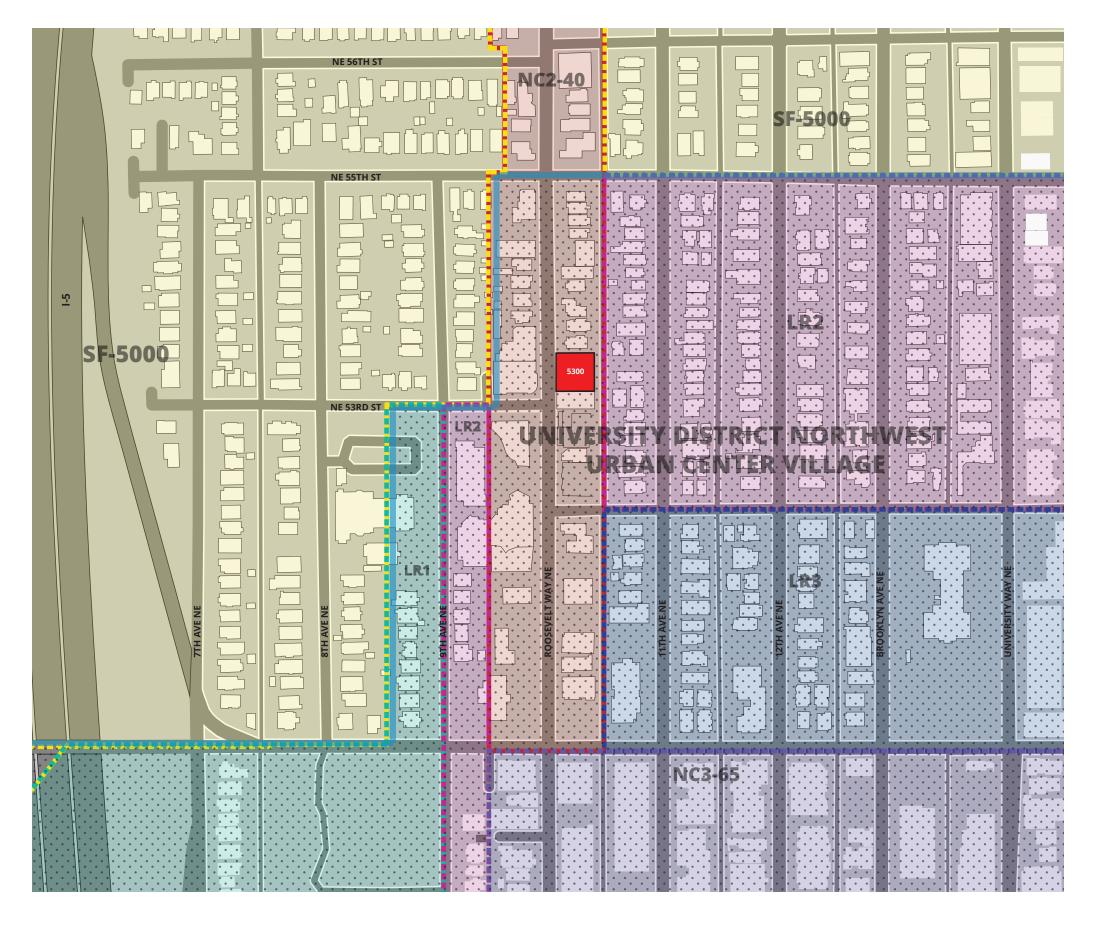
Unfortunately the site is not currently subject to University District Rezone or HALA incentives.

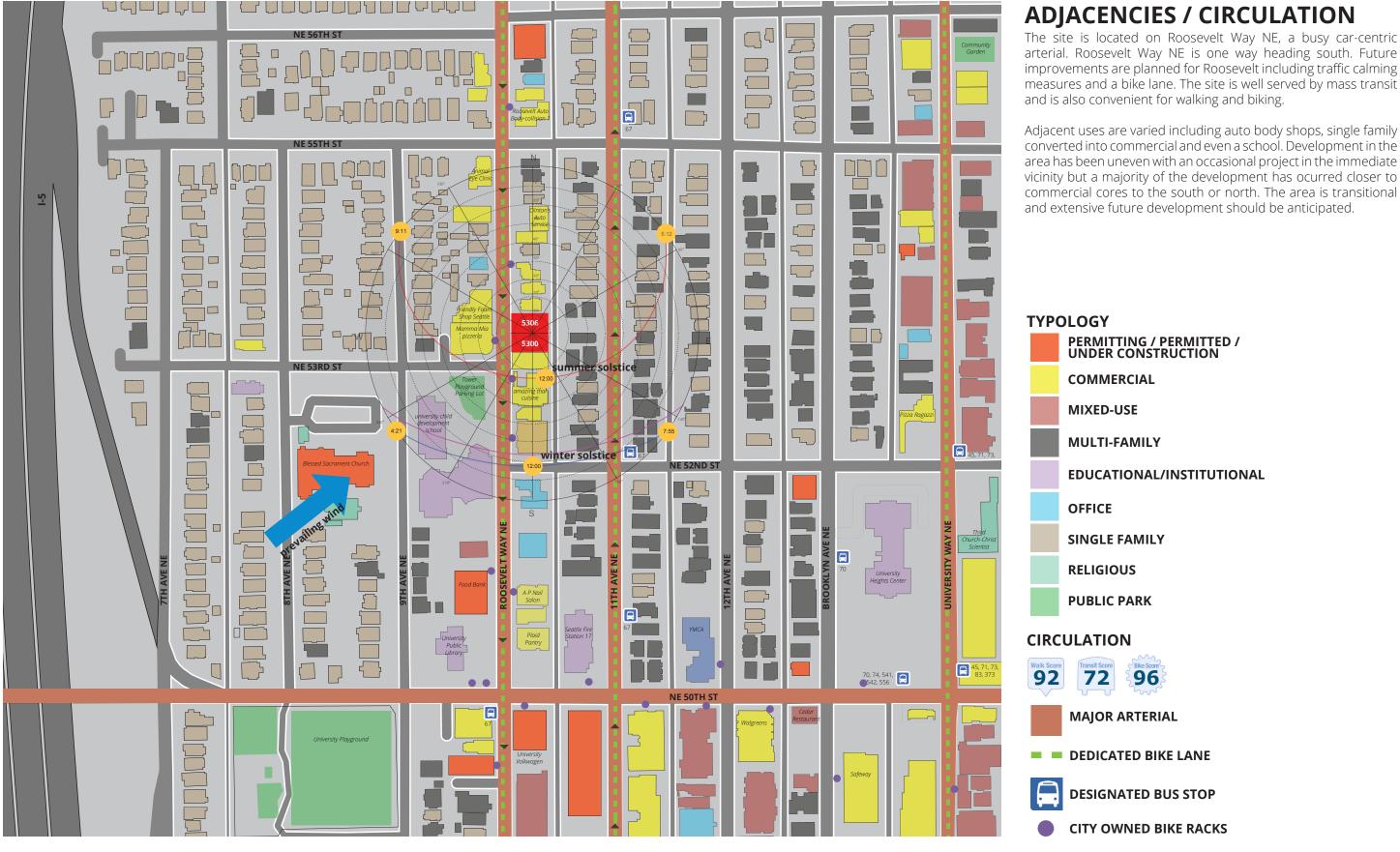
OVERLAYS

UNIVERSITY DISTRICT NORTHWEST URBAN CENTER VILLAGE

ZONING



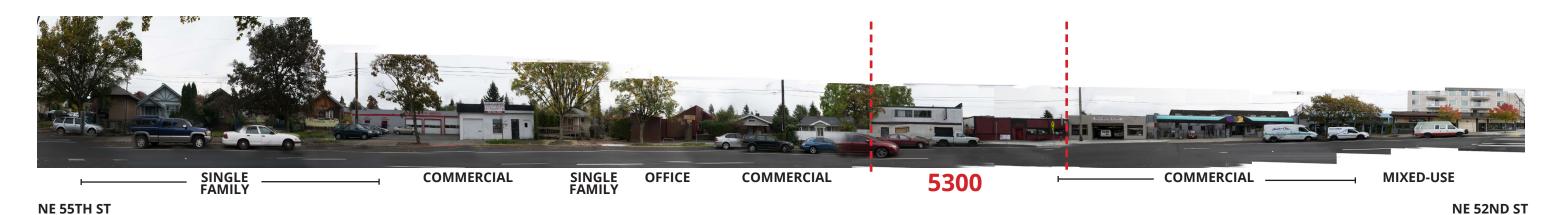




1 ROOSEVELT WAY NE LOOKING WEST



2ROOSEVELT WAY NE LOOKING EAST



CONTEXT CHARACTER

The existing architectural fabric is varied and inconsistent. With the variety of typologies being built over time there is no consistent architectural character to draw from.







LOOKING SOUTH ON ROOSEVELT WAY NE

3 ALLEY LOOKING WEST



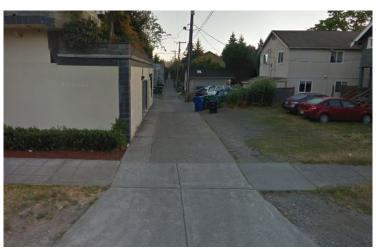
4 ALLEY LOOKING EAST







REAR ALLEY LOOKING NORTH BEHIND SITE



REAR ALLEY LOOKING SOUTH

CONTEXT CHARACTER

The alley is used primarily for service uses, dumpsters and parking. While it is not attractive it is functional and should be seen as an opportunity for improvement.

ARCHITECTURAL CONTEXT

SINGLE FAMILY HOUSES

Some of the older structures along Roosevelt Way NE are single family detached structures. These homes are either buffered from the street with fencing or landscaping, or have parking areas in the front yard. A majority of the homes are bungalow style.







5362 Roosevelt Way NE

MULTI-FAMILY

A variety of multi-family development is scattered along Roosevelt Way NE, starting from the 1960's onward. These include older 2 to 4 story apartment buildings, and more recent 3 story townhomes. The architectural character of these structures varies greatly.



5612 Roosevelt Way NE



6113 Roosevelt Way NE

AUTO/INDUSTRIAL USE

There is a high frequency of automotive & industrial oriented uses along the street. These include large span structures with garage doors and display windows facing the street. These buildings are typically single story, surrounded by surface parking, and are set back from the street with little landscaping or pedestrian elements.



5333 Roosevelt Way NE



5701 Roosevelt Way NE

MIXED-USE

Most of the mixed use buildings are 'podium' style with a commercial base and recessed residential floors. More recent examples include live-work units, which emphasize a visual rhythm along the street.



5200 Roosevelt Way NE



5522 Roosevelt Way NE

COMMERCIAL

There is a range of structures built for commercial use. More traditional examples include single story structures with transparent storefronts near the sidewalk. Other buildings are set back from the street and surrounded by parking lots.



5042 Roosevelt Way NE



4701 Roosevelt Way NE

COMMERCIAL REHAB

The variety of existing building fabric has yielded some structures that have been adapted over time, including houses and automotive structures being used for offices, restaurants and professional services.



5507 Roosevelt Way NE



5801 Roosevelt Way NE

RECENT/PROPOSED DEVELOPMENT





4750 ROOSEVELT WAY NE



4717 BROOKLYN AVE NE





4700 BROOKLYN AVE NE (Caron Architecture)



4737 ROOSEVELT WAY NE





5000 UNIVERSITY WAY NE (Studio 19 Architects)

EXISTING CONDITIONS

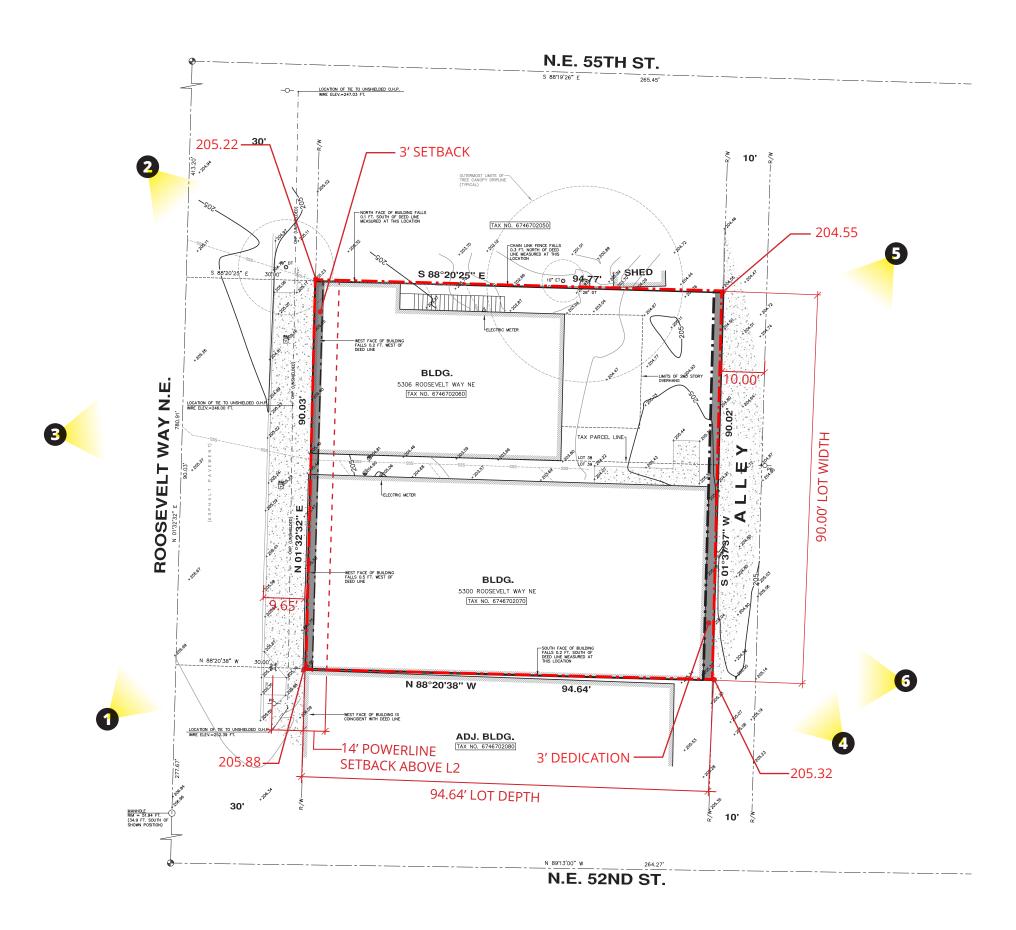
Both parcels currently have an existing commercial building on them. The site is relatively flat with a 1' foot change in elevation across the site. The property to the south of the site is flush along the property line, while the property to the north has a small setback. Along Roosevelt Way NE frontage, there are no curb cuts or street trees. The alley to the east of the property is paved and is primarily used for parking and trash pickup/storage. Power lines run along Roosevelt Way NE and in the alley. A 3' setback along Roosevelt Way NE and a 3' dedication at the alley are required.

LEGAL DESCRIPTION

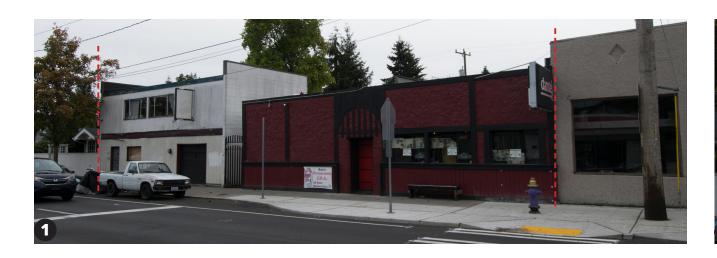
The south 10' of lot 37 and all of lots 38 and 39, and the north 20' of lot 40, block 12, Pettit's University addition to the City of Seattle, according to the plat thereof recorded in volume 10 of plats, page 73, records of King County, WA.

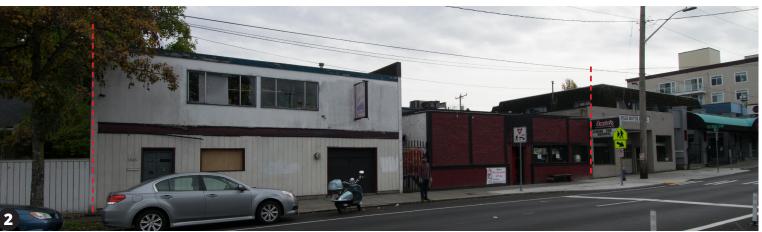
SURVEY

Surveyor: Chadwick & Winters Land Surveying and Mapping Date: 06/27/2016

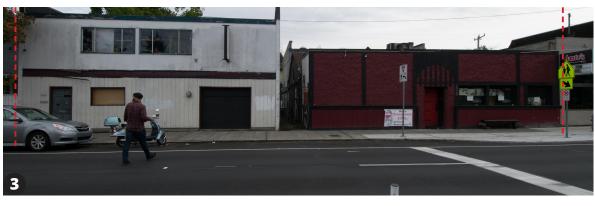


SITE CONDITIONS











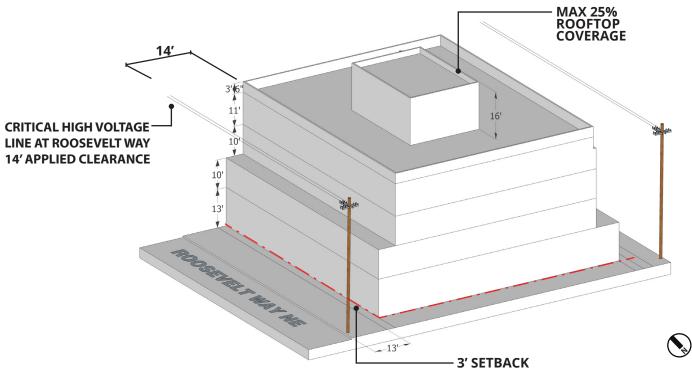


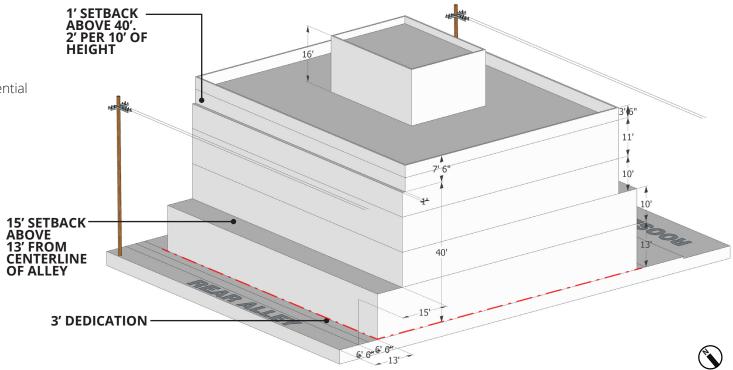
ZONING ANALYSIS

ZONING: NC2-40

OVERLAYS: UNIVERSITY DISTRICT NORTHWEST URBAN CENTER VILLAGE

SMC Cod	e Definition
SMC 23.47A.004	PERMITTED USES Commercial uses (restaurant, office, sales) < 25,000 sf, Residential, Live-Work units.
SMC 23.47A.008	
SMC 23.47A.012	 HEIGHT Base height limit of 40' above average grade. Additional 4' of height is allowed if street level non-residential uses have a 13' or greater floor to floor height. Parapets, railings etc. may extend 4' above the allowed height limit. Elevator and stair penthouses may extend 16' above the allowed height limit.
SMC 23.47A.013	FAR LIMITS 3.25 FAR allowed for mixed-use provided the limit for either use does not exceed 3.00 FAR.
SMC 23.47A.014	SETBACKS - 15' side setback above 13' in height when containing a residential use and abutting residential zone. One-half of the width of an abutting alley may be counted as part of the setback Additional setback of 2' for every 10' vertical above 40' is required.
23.47A.016	LANDSCAPING - 0.30 or greater Green Factor required.
23.47A.024	AMENITY AREA - 5% of the total gross floor area of residential use must be an amenity area.





SMC 23.54.015

23.47A.022

(Table B+D)

LIGHTING AND GLARE

REQUIRED PARKING - No vehicular parking required (Urban Center Village).

- Bicycle Parking: 1 space per 4 units or 0.75 space per SEDU.

SMC 23.54.040

WASTE AND RECYCLING STORAGE

Residential: 51-100 units = 375 sf + 4 sf for every unit over 50. Commercial: 0-5,000 sf = 82sf/2 for mixed use developments = 42 sf.Minimum horizontal dim of 12'.

- Exterior lighting shall be shielded and directed away from adjacent properties.

PRIORITY GUIDELINES CITY WIDE & UNIVERSITY NEIGHBORHOOD GUIDELINES

CS2: URBAN PATTERN AND FORM

A.2 ARCHITECTURAL PRESENCE: The building is very visible, and because the context is not well established at this time, it will set a precedent for future development. Future projects on adjacent sites will need to respond to the same power line setback, so it is important to set a good example in response to it. It is our intention that this will be a strategic and bold development.

C.2. MID-BLOCK SITES: Adjacent sites are largely underdeveloped and there is little architectural context to draw from. While datums from existing structures are not available for the overall development, datums are available for the street frontage portions. These not only work with the existing context, but also set a precedent for future development.

D.1. EXISTING DEVELOPMENT AND ZONING: The building is articulated horizontally and vertically to create modulation along both the front and rear sides. This massing strategy responds to the diverse scale of developments in the vicinity. With the transition to the LR2 zone to the east, effort has been made to reduce the impact of the project through the use of secondary architectural features such as lowered parapets and adding residential along the alley. The transition in height from NC2-40 to LR2 is 14'.

D.3. ZONE TRANSITIONS: See D.1 above.

UNIVERSITY GUIDANCE CS2.II. RESPECT FOR ADJACENT SITES: See above (D.1).

UNIVERSITY GUIDANCE CS2.IV. HEIGHT, BULK, AND SCALE: See above (D.1).

CS3: ARCHITECTURAL CONTEXT AND CHARACTER

A.2 CONTEMPORARY DESIGN: The existing architectural character is varied and eclectic. Without (or even with) an established architectural context, the neighborhood deserves a contemporary, well designed and detailed building. The project massing and architectural concept will establish a strong precedent for future developments. A.4 EVOLVING NEIGHBORHOODS: See above (A.2)

PL1: CONNECTIVITY

B.3 PEDESTRIAN AMENITIES: The street facing facade is articulated to create both visual interest and enhanced pedestrian experience. A two story volume to the south containing the live-work units anchors the building and creates a strong street edge. The residential entry is centered on the building, recessed, and landscaped establishing a courtyard entry sequence. The commercial space to the north is pulled back slightly in order to allow for outdoor seating.

UNIVERSITY GUIDANCE PL1.I. RESIDENTIAL OPEN SPACE: See above (B.3).

PL2: WALKABILITY

A.1. ACCESS FOR ALL: The generously sized principal entry is fully accessible and at grade.

B.3 STREET LEVEL TRANSPARENCY: Large areas of glazing on the commercial and live/work units are designed to enhance the transparency of the ground floor of the building.

UNIVERSITY GUIDANCE PL2.I: The residential entry is recessed from the commercial use as a gasket where the building meets the ground. It is visually prominent but does not overwhelm the street frontage.

PL3: STREET LEVEL INTERACTION

A.1.c./d. ENTRIES: The entry is clearly articulated through modulation of the facade in both plan and section. Planting, transparency, and building recesses help define entrances to the lobby, commercial space and live/work units

B.3. BUILDINGS WITH LIVE/WORK USES: The facade modulation clearly defines the live/work units with glazing and canopies along the street, creating transparency between the sidewalk and the non-residential portion of the unit. C.1.2. POROUS EDGE/VISIBILITY: The commercial spaces of the building are defined by large areas of glazing and building modulation, creating a porous edge and visibility from the street.

UNIVERSITY GUIDANCE PL3.I.i: The residential entry is located on the commercial street and all services are located off of the alley.

UNIVERSITY GUIDANCE PL3.II: A 3' setback has been provided as well as an additional 2' at the commercial entry, creating a wider than required sidewalk/R.O.W. for commercial activities.

PL4: ACTIVE TRANSPORTATION

B.2. BIKE FACILITIES: A bike room with sufficient and secure storage is prominently located in the lobby of the building, providing residents with convenient bicycle access.

B.3. BIKE CONNECTIONS: A major bicycle lane is located across from the site along Roosevelt, making bicycle commuting in the area reasonable.

C.3. TRANSIT CONNECTIONS: The building is located along a major bus line, a designated bike lane, and near future light rail stations to both the north and south.

DC1: PROJECT USES AND ACTIVITIES

A.1. VISIBILITY: The principal entry and bike storage are located along the street front, which encourages pedestrian and bicycle activity.

C.4. SERVICE USES: Trash receptacles are located indoors and along the rear alley in order to mitigate possible negative visual and experiential effects for both neighbors and residents.

DC2: ARCHITECTURAL CONTEXT

A.2. REDUCED PERCEIVED MASS: Reduced scale is created by recessing and accentuating the entry and through massing modulation. The building is articulated on all sides, breaking down the mass of the structure and enhancing the public aspects of the building. Smaller design elements, like reducing the height of the parapet where it is not near a roof deck, additionally reduces the perceived mass.

B.2. BLANK WALLS: All facades are carefully composed, articulated, and well proportioned to minimize blank walls. Window arrangements for each orientation will be varied and take into consideration surrounding conditions.

C.3. FIT WITH NEIGHBORING BUILDINGS: Massing, landscaping, and entry sequence compliment neighboring structures and street rhythm.

D.1. HUMAN SCALE: Elements including canopies, fenestration patterns, signage and landscaping will add a finer scale to the pedestrian experience.

UNIVERSITY GUIDANCE DC2.IV.i ARCHITECTURAL ELEMENTS AND CHARACTER: Building massing and articulation respect and enhance the street-scape by complimenting the size, bulk, and massing of existing structures of the area.

DC3: OPEN SPACE CONCEPT

B.4. MULTIFAMILY OPEN SPACE: Amenities include a large rooftop deck divided into spaces for small and large groups as well as individuals.

DC4: EXTERIOR ELEMENTS AND FINISHES

A. BUILDING MATERIALS: High quality, durable, modern, and attractive finish materials are intended for the building. Materials will provide both large and small-scale textures. Finishes will reinforce the architectural concept, building articulation, and pattern of openings.

C. LIGHTING: Lighting will be provided along the right of way, in the entry/lobby, and amenity areas for security. UNIVERSITY GUIDANCE DC4.I. EXTERIOR FINISH MATERIALS: See above (A.1)

SCHEME A 28,251 GSF **48 EFFICIENCY STUDIOS 4 LIVE/WORK UNITS**

3,115 SF

3.23 - FAR

POSITIVE

- No departures required
- Nearly maximizes FAR
- Strong continuous street frontage
- Large live/work units
- Roof deck located away from residential zones

NEGATIVE

- Building is two stories on top of two stories creating a wedding cake effect
- North and south facades are zero lot line conditions creating extensive blank walls.
- Units face only east and west
- Stair towers located at north and south edges of building
- Alley not activated



BUILDING SERVICE

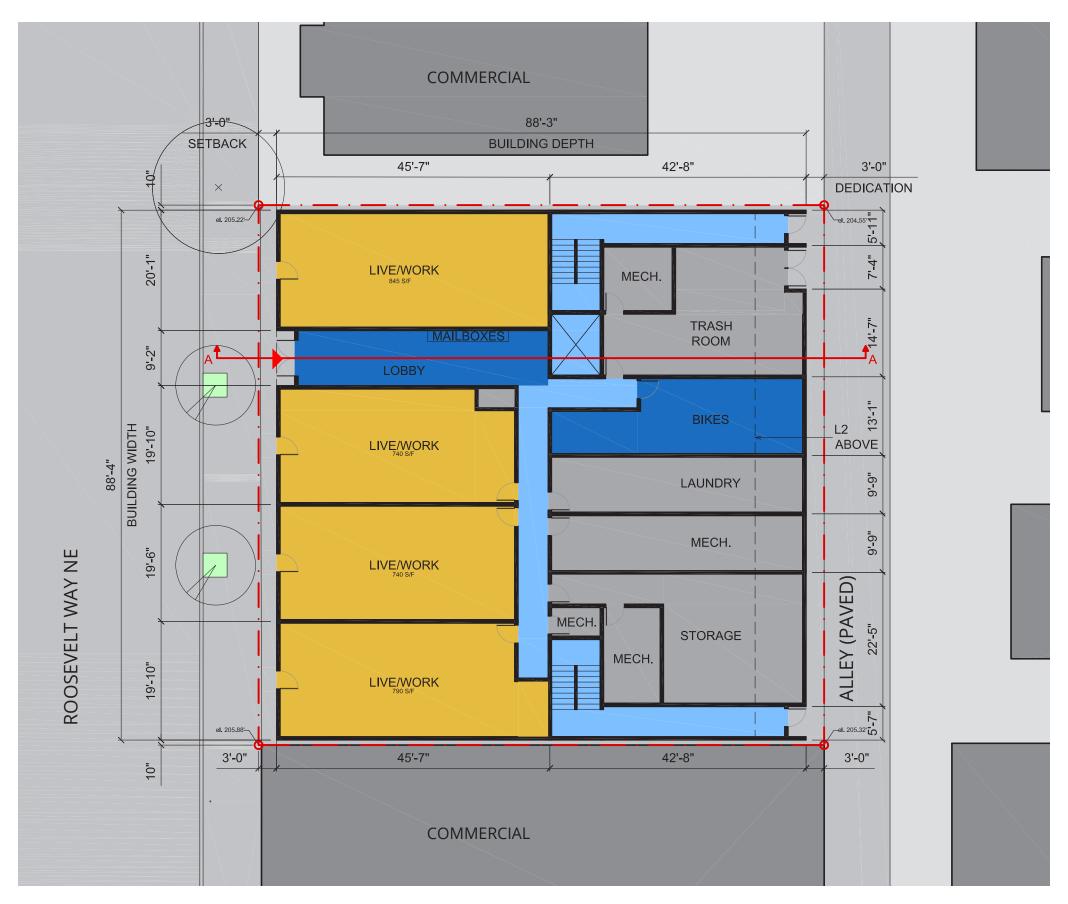
RESIDENTIAL

INTERIOR CIRCULATION

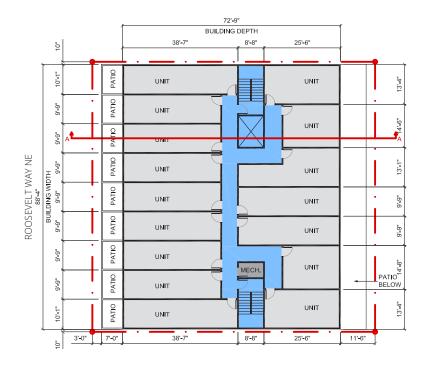
COMMON

PRIMARY BUILDING ENTRANCE

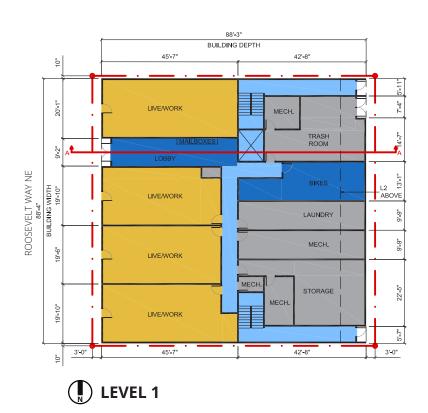


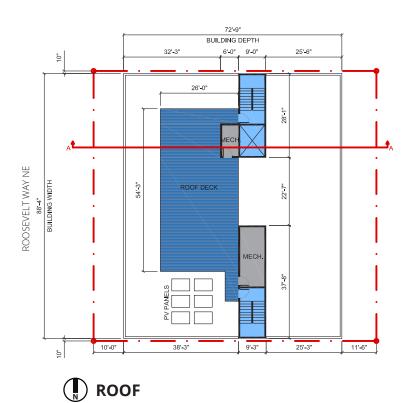


BUILDING PLANS/SECTIONS: SCHEME A

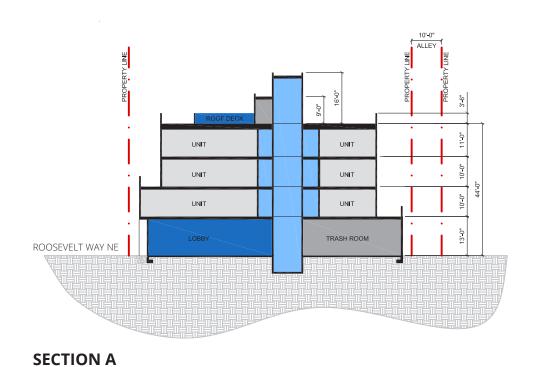


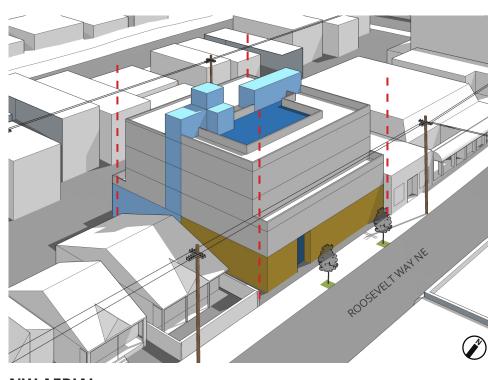
LEVEL 3-4











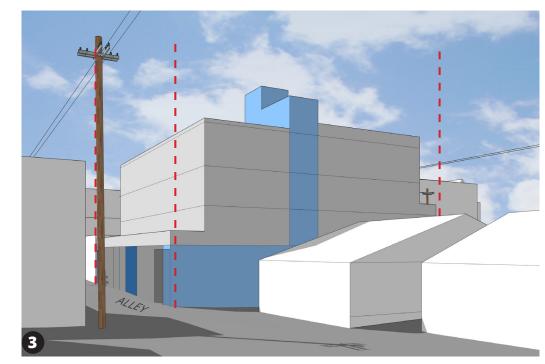
PERSPECTIVES: SCHEME A



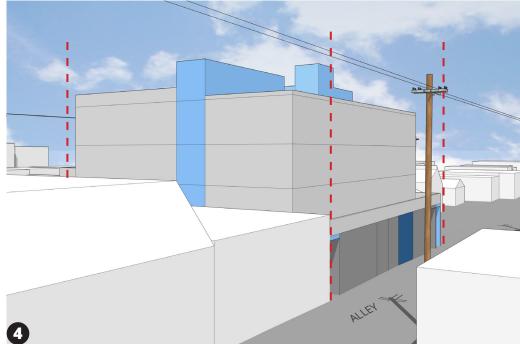
PERSPECTIVE LOOKING AT SOUTHWEST CORNER



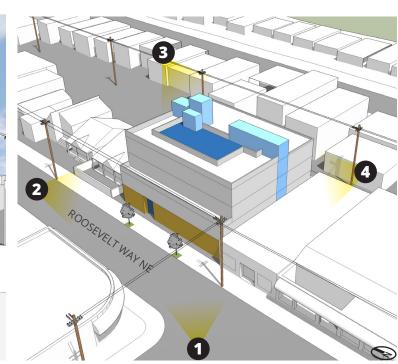
PERSPECTIVE LOOKING AT NORTHWEST CORNER



PERSPECTIVE LOOKING AT NORTHEAST CORNER



PERSPECTIVE LOOKING AT SOUTHEAST CORNER

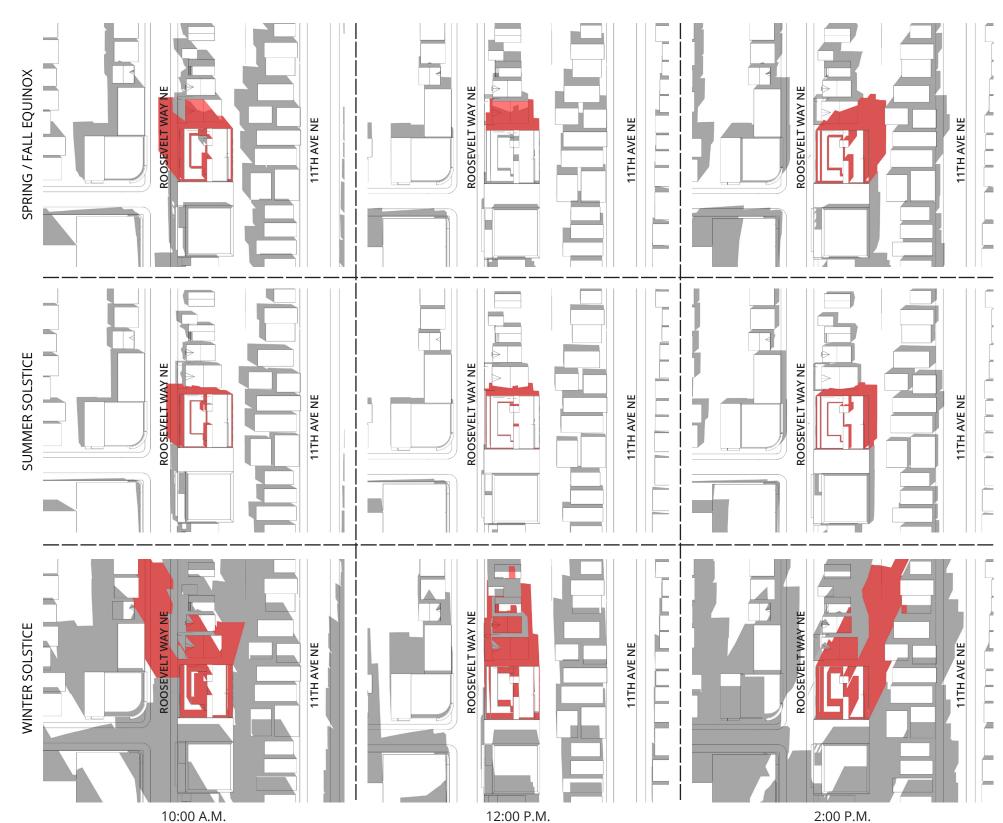


SCHEME A: AERIAL

DEPARTURES

SUN PATH / SHADOW STUDY: SCHEME A

NO DEPARTURES REQUESTED



SCHEME B 28,271 GSF 52 EFFICIENCY STUDIOS 4 LIVE/WORK UNITS

1,930 SF

3.25 - FAR

POSITIVE

- All four facades modulated
- Strong formal composition and good opportunities for material transitions
- Units face in all four directions
- Street frontage broken up into a courtyard type entry
- Centered core reduces impact on neighbors
- Roof deck located away from residential zone

NEGATIVE

- Zero lot line conditions exist on north and south facades from ground to sky
- Reduced rear setback / Departure Request
- Small Live/Work Units
- Units at grade facing side setbacks
- Alley not activated

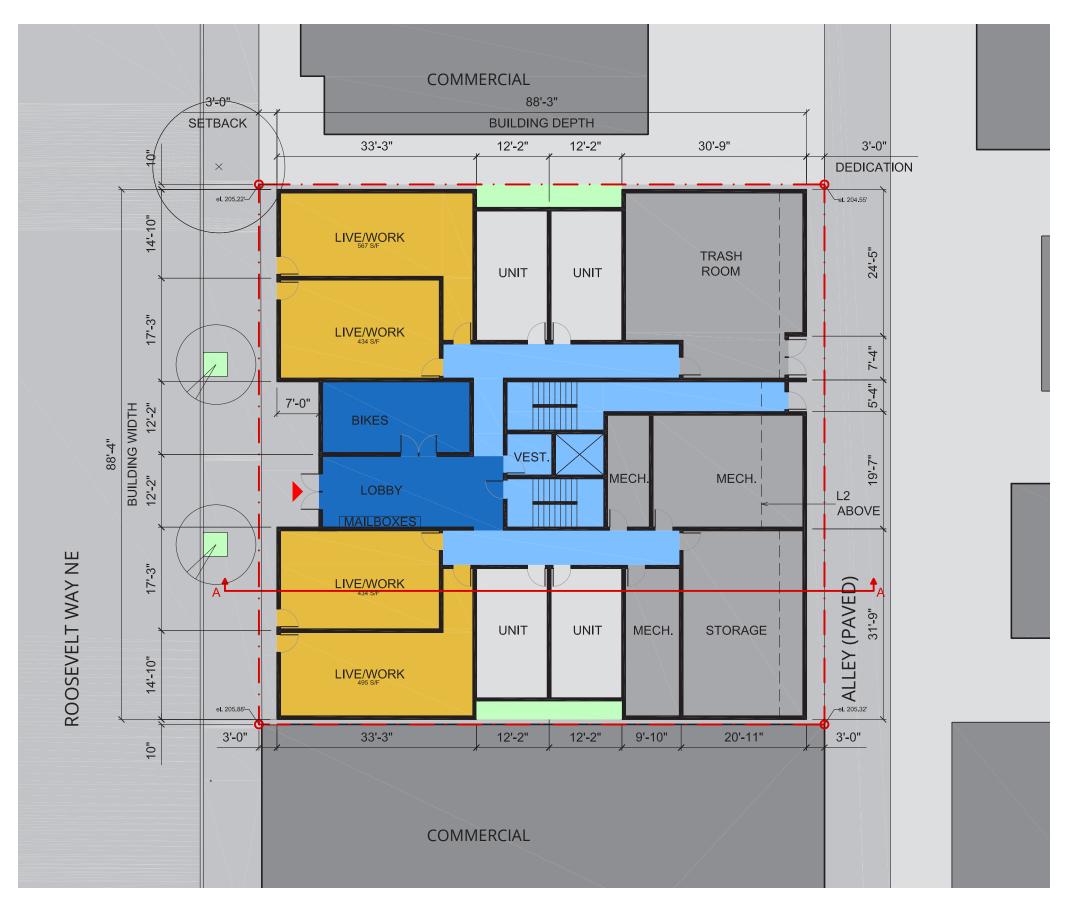


INTERIOR CIRCULATION

COMMON

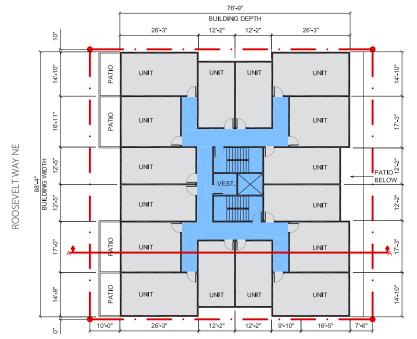
PRIMARY BUILDING ENTRANCE



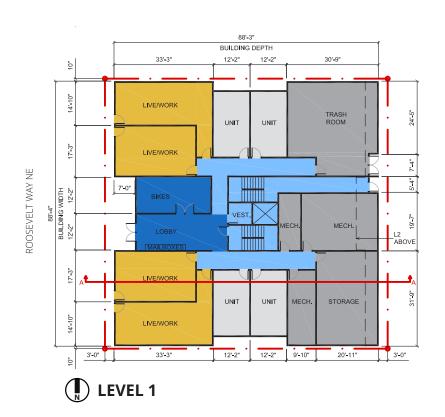


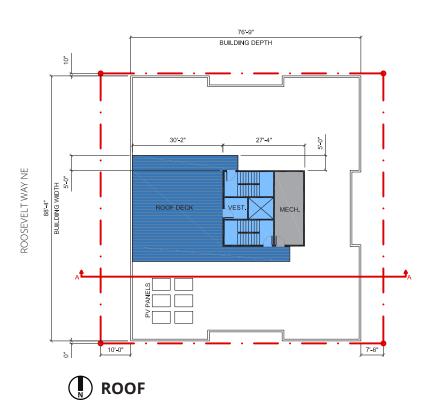
BUILDING PLANS/SECTIONS: SCHEME B

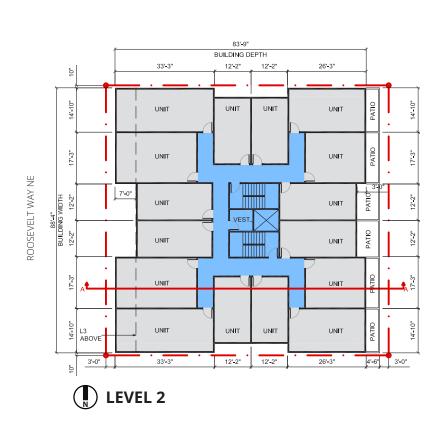
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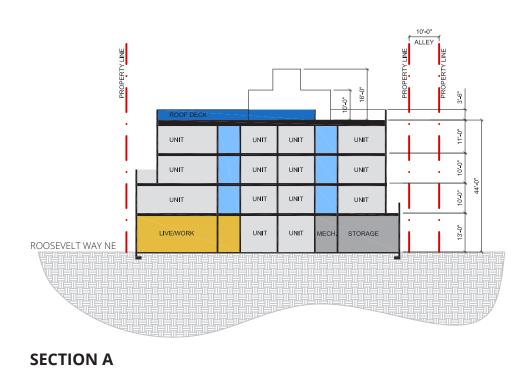


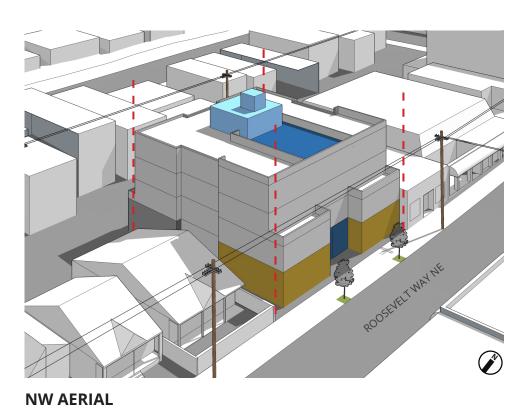












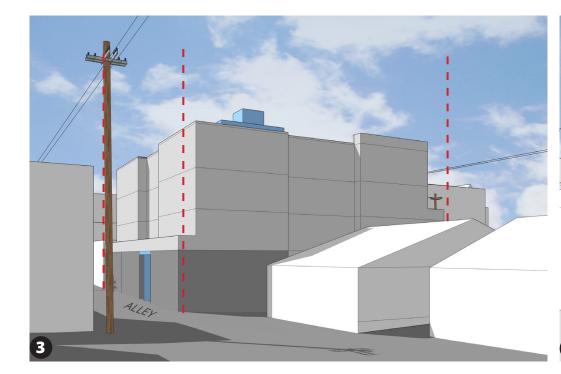
PERSPECTIVES: SCHEME B



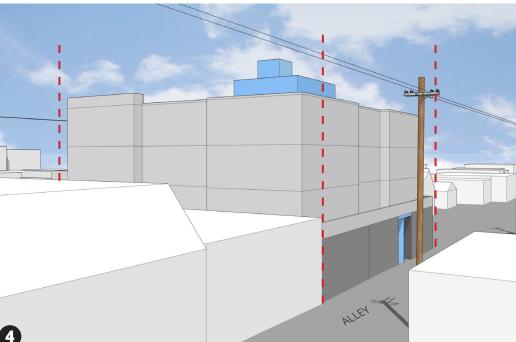
PERSPECTIVE LOOKING AT SOUTHWEST CORNER



PERSPECTIVE LOOKING AT NORTHWEST CORNER



PERSPECTIVE LOOKING AT NORTHEAST CORNER



PERSPECTIVE LOOKING AT SOUTHEAST CORNER



SCHEME B: AERIAL

DEPARTURES

SUN PATH / SHADOW STUDY: SCHEME B

1 DEPARTURE: REAR SETBACK

SMC 23.47A.014.B.3: REAR SETBACK ABUTTING ALLEY ADJACENT TO LR3 ZONE

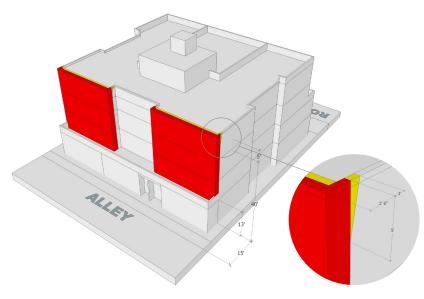
ALLOWED: 15' setback above 13' up to 40' from centerline of alley. Additional 2' setback for every 10' of height above 40'.

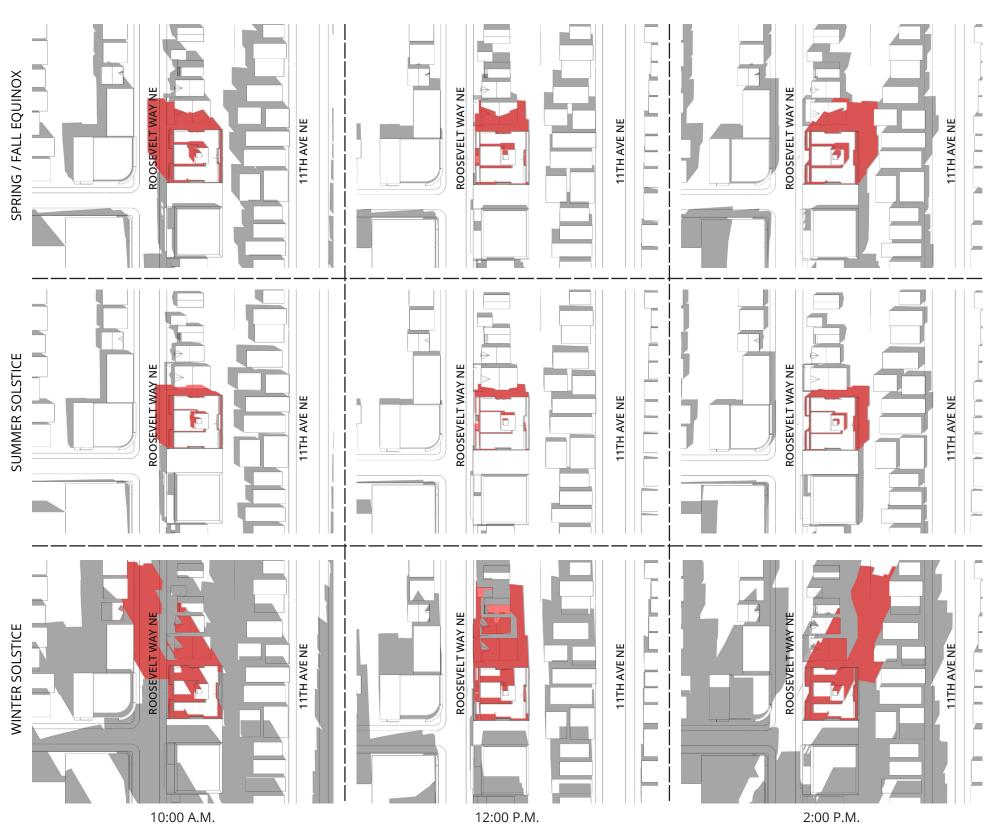
PROPOSED: 12'-6" setback above 13' up to 40' from centerline of alley.

JUSTIFICATION:

The request to reduce the rear setback allows us to move the mass of the building around and create additional modulation. The reduction of the upper level setback avoids trivial stepping. Secondary elements such as lowering the parapet height reduce the perceived bulk.

- Bldg. envelope exceeding required rear setback- <40' 2'-6" encroachment requested
- Bldg. envelope exceeding required rear setback- >40' Additional 1'-0" encroachment requested







SCHEME C: PREFERRED

26,833 GSF **52 EFFICIENCY STUDIOS 3 LIVE/WORK UNITS**

1,484 SF

1,052 SF - COMMERCIAL SPACE 3.05 - FAR

POSITIVE

- $\boldsymbol{\cdot}$ Street frontage composition creates dynamic massing and visual interest
- Commercial use is designed for a cafe and is setback an additional 3' to allow for outdoor seating
- Zero lot line conditions are limited to small areas of levels one and two
- Strategic massing and formal composition creates opportunities for material transitions
- Centered core reduces impact on neighbors
- Units and landscaping activate the alley
- Roof deck located away from residential zone

NEGATIVE

- Small Departure require at rear setback
- · Does not maximize FAR or unit count



BUILDING SERVICE

RESIDENTIAL

SCALE: 1/16" = 1'-0"

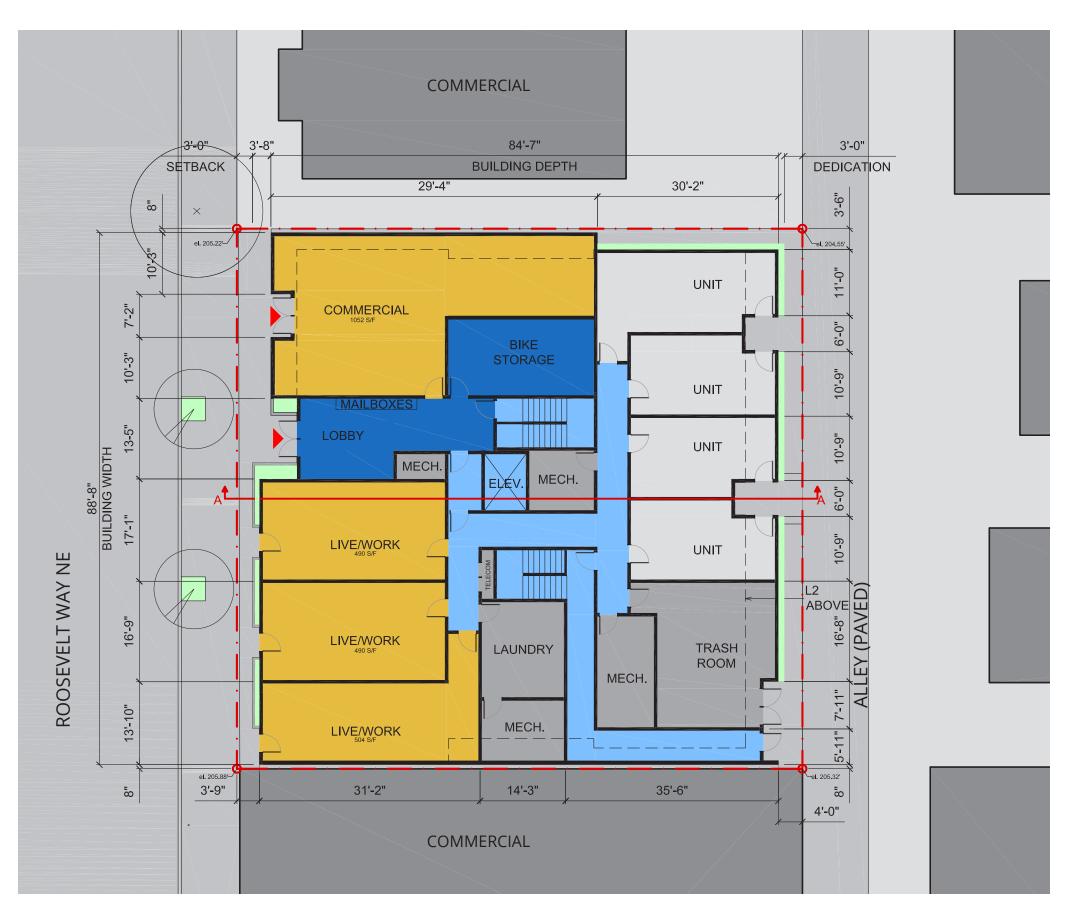
INTERIOR CIRCULATION

COMMON

STREET LEVEL PLAN

PRIMARY BUILDING ENTRANCE



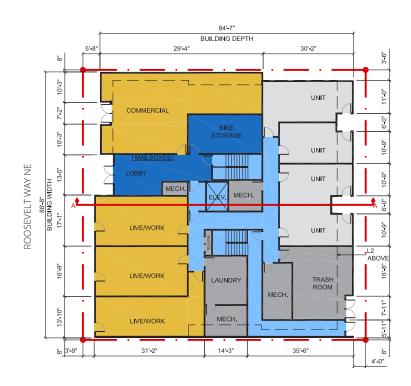


BUILDING PLANS/SECTIONS: SCHEME C

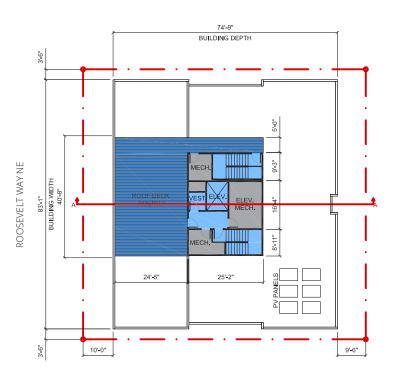
SCALE: 1/32" = 1'-0"



LEVEL 3-4



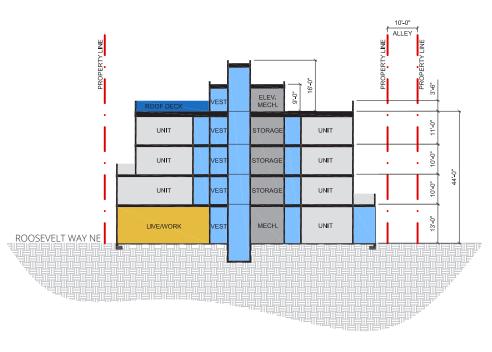
LEVEL 1



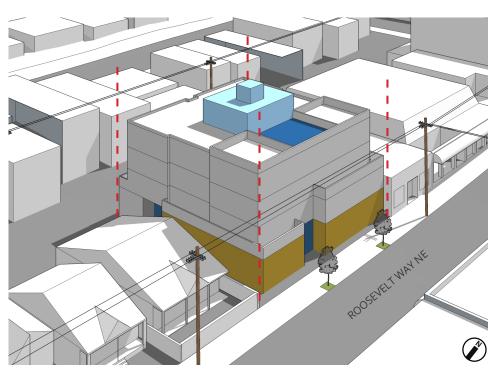
ROOF



LEVEL 2



SECTION A



NW AERIAL

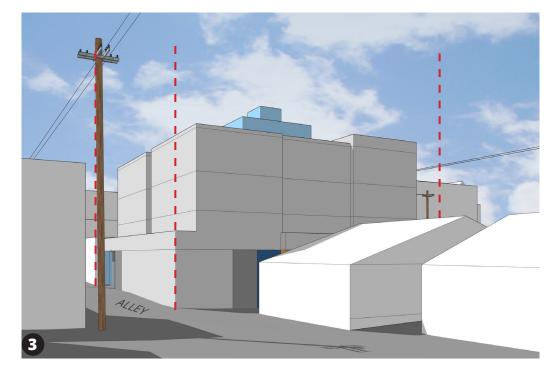
PERSPECTIVES: SCHEME C



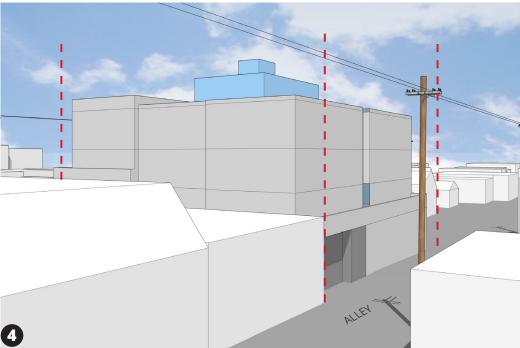
PERSPECTIVE LOOKING AT SOUTHWEST CORNER



PERSPECTIVE LOOKING AT NORTHWEST CORNER



PERSPECTIVE LOOKING AT NORTHEAST CORNER



PERSPECTIVE LOOKING AT SOUTHEAST CORNER



SCHEME C: AERIAL

DEPARTURES

SUN PATH / SHADOW STUDY: SCHEME C

1 DEPARTURE: REAR SETBACK

SMC 23.47A.014.B.3: REAR SETBACK ABUTTING ALLEY ADJACENT TO LR3 ZONE

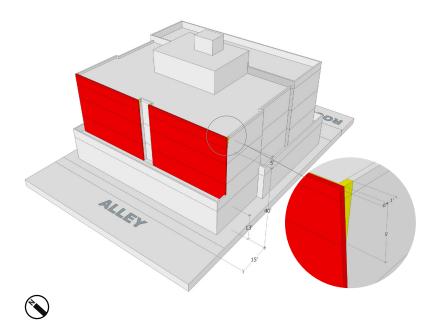
ALLOWED: 15' setback above 13' up to 40' from centerline of alley. Additional 2' setback for every 10' of height above 40'.

PROPOSED: 14'-6" setback above 13' up to 40' from centerline of alley.

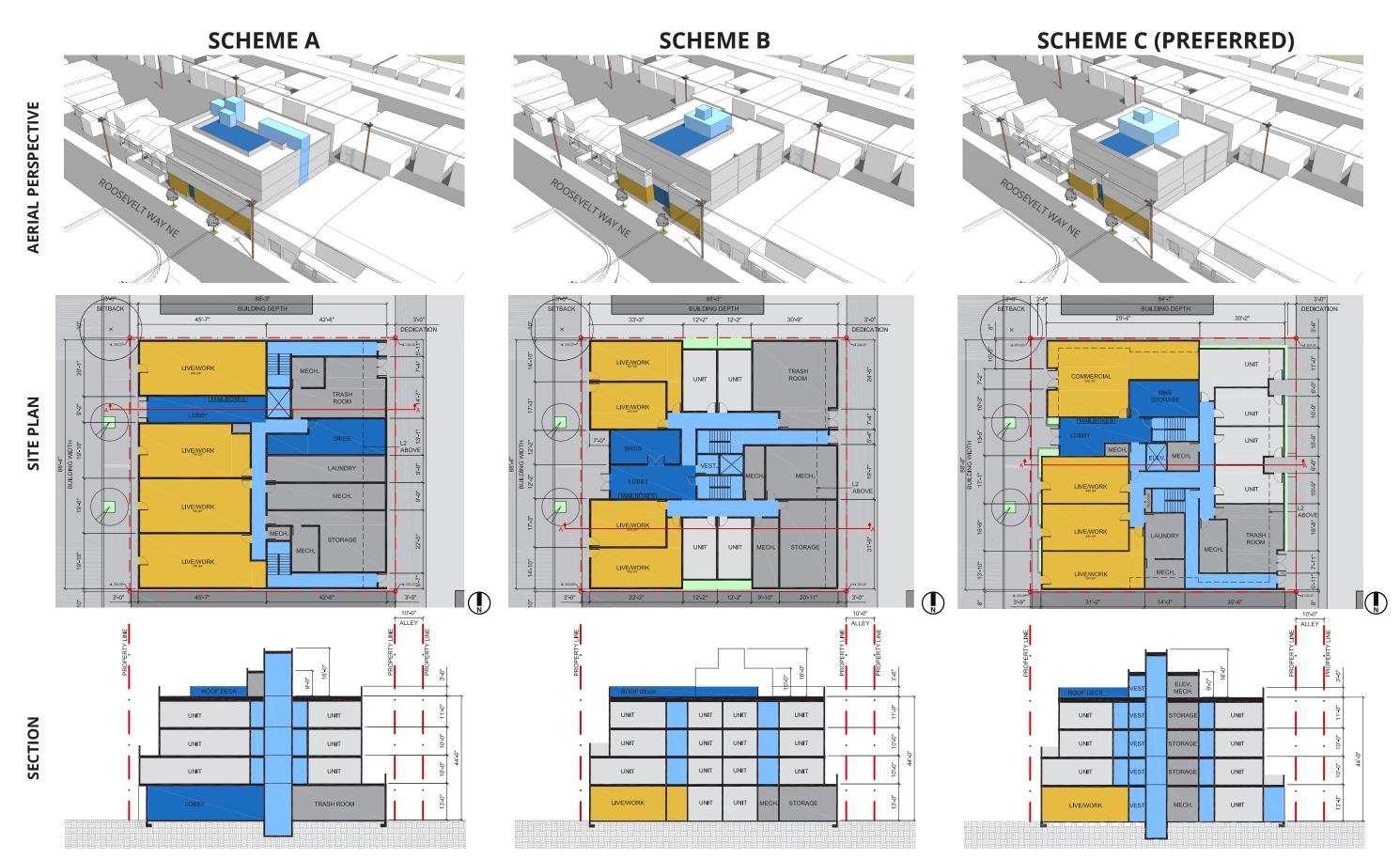
JUSTIFICATION:

The reduction of the rear setback avoids trivial stepping of the massing. The building is already well below the allowable FAR, the setback reduction allows the building mass to be moved around. This scheme generously limits zero lot line conditions. Secondary elements such as reducing the parapet height reduce the perceived bulk - the solar impact of having the setback and a full height parapet of it would be greater than the proposed departure.

- Bldg. envelope exceeding required rear setback- <40' 6" encroachment requested
- Bldg. envelope exceeding required rear setback- >40' Additional 1'-0" encroachment requested



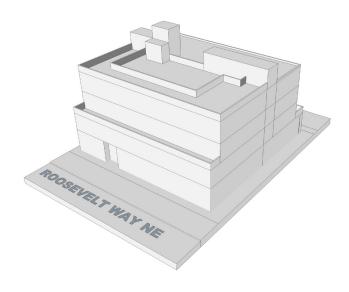


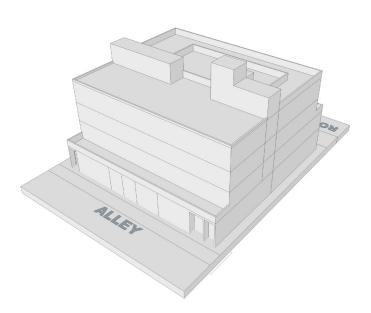


DEPARTURE MATRIX

SCHEME A

NO DEPARTURES REQUESTED





SCHEME B

1 DEPARTURE: REAR SETBACK

SMC 23.47A.014.B.3: REAR SETBACK ABUTTING ALLEY ADJACENT TO LR3 ZONE

REQUIRED: 15' setback above 13' up to 40' from centerline of alley. Additional 2' setback for every 10' of height above 40'.

PROPOSED: 12'-6" setback above 13' up to 40' from centerline of alley.

PRIORITY GUIDELINES

CS2.D.3: ZONE TRANSITIONS

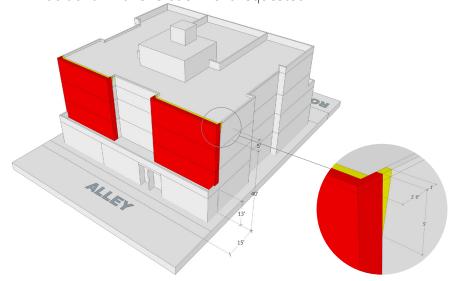
University CS2/IV: HEIGHT, BULK, SCALE DC2.A.2: REDUCE PERCEIVED MASS DC2.B.1: FACADE COMPOSITION

DC2.B.2: BLANK WALLS

JUSTIFICATION

The request to reduce the rear setback allows us to move the mass of the building around and create additional modulation. The reduction of the upper level setback avoids trivial stepping. Secondary elements such as lowering the parapet height reduce the perceived bulk.

- Bldg. envelope exceeding required rear setback- <40' 2'-6" encroachment requested
- Bldg. envelope exceeding required rear setback- >40' Additional 1'-0" encroachment requested



SCHEME C

DEPARTURE: REAR SETBACK

SMC 23.47A.014.B.3: REAR SETBACK ABUTTING ALLEY ADJACENT TO LR3 ZONE

REQUIRED: 15' setback above 13' up to 40' from centerline of alley. Additional 2' setback for every 10' of height above 40'.

PROPOSED: 14'-6" setback above 13' up to 40' from centerline of alley.

PRIORITY GUIDELINES

CS2.D.3: ZONE TRANSITIONS

University CS2/IV: HEIGHT, BULK, SCALE

DC2.A.2: REDUCE PERCEIVED MASS

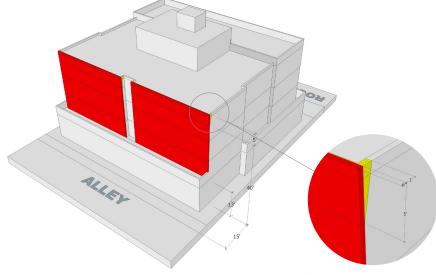
DC2.B.1: FACADE COMPOSITION

DC2.B.2: BLANK WALLS

JUSTIFICATION

The reduction of the rear setback avoids trivial stepping of the massing. The building is already well below the allowable FAR, the setback reduction allows the building mass to be moved around. This scheme generously limits zero lot line conditions. Secondary elements such as reducing the parapet height reduce the perceived bulk - the solar impact of having the setback and a full height parapet of it would be greater than the proposed departure.

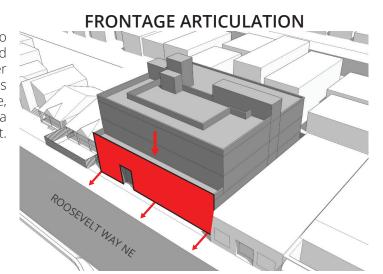
- Bldg. envelope exceeding required rear setback- <40' 6" encroachment requested
- Bldg. envelope exceeding required rear setback- >40' Additional 1'-0" encroachment requested



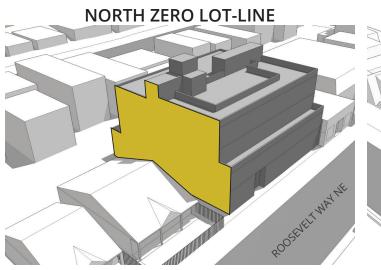
CONCEPT DEVELOPMENT: PROPERTY LINE CONDITIONS

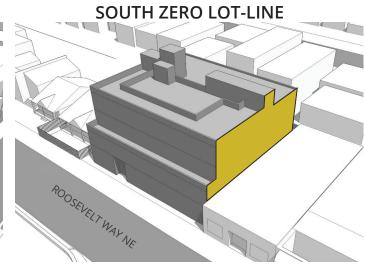
SCHEME A

In Scheme A the two story mass allowed below the power lines is a solid mass to the street edge, which creates a wedding-cake effect.



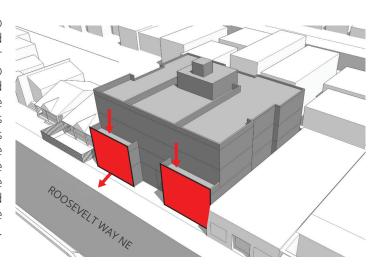
The entire side facades of Scheme A are zero lot-line resulting in the walls that will be entirely blank.



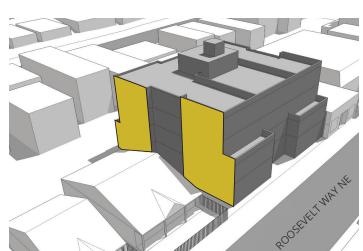


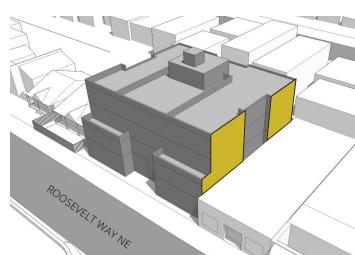
SCHEME B

In Scheme B the two story mass allowed below the power lines is broken into two elements and are flush to the street edge. This articulation reduces the wedding-cake effect but the symmetry of the building could be made more interesting.

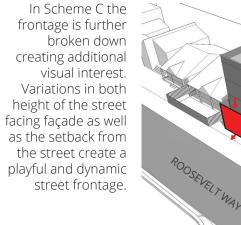


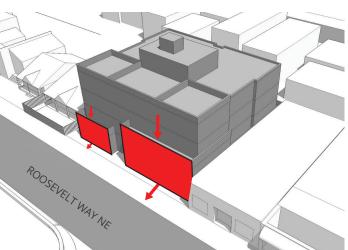
The side facades of Scheme B reduce the zero lot-line conditions and blank walls, but there are still prominent portions of the upper façade levels that cannot have windows.



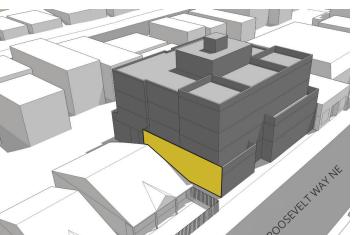


SCHEME C





Scheme C has zero lot-line conditions only on the lowest levels. All upper levels are setback a minimum of 3' which allows for fenestration on all facades.





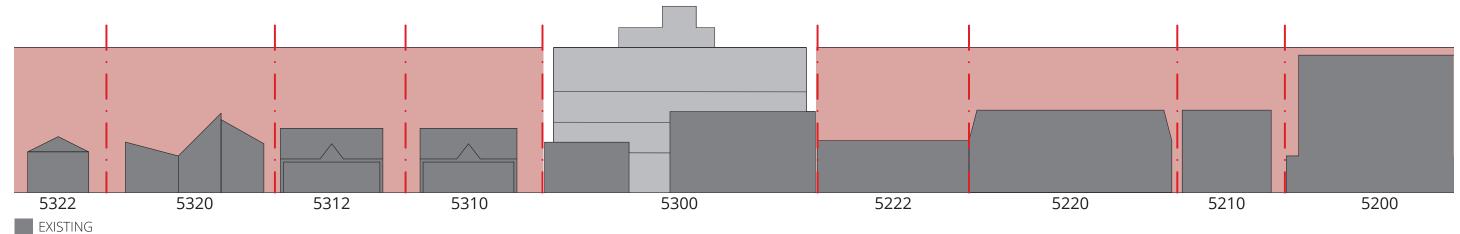
CONCEPT DEVELOPMENT: STREET FRONTAGE





ROOSEVELT WAY NE STREET WALL ANALYSIS

POTENTIAL DEVELOPMENT



CONCEPT DEVELOPMENT: FORM + EXPRESSION









INTERLOCKING MASSING



STACKED BOND CMU



RIGOROUS FENESTRATION PATTERN



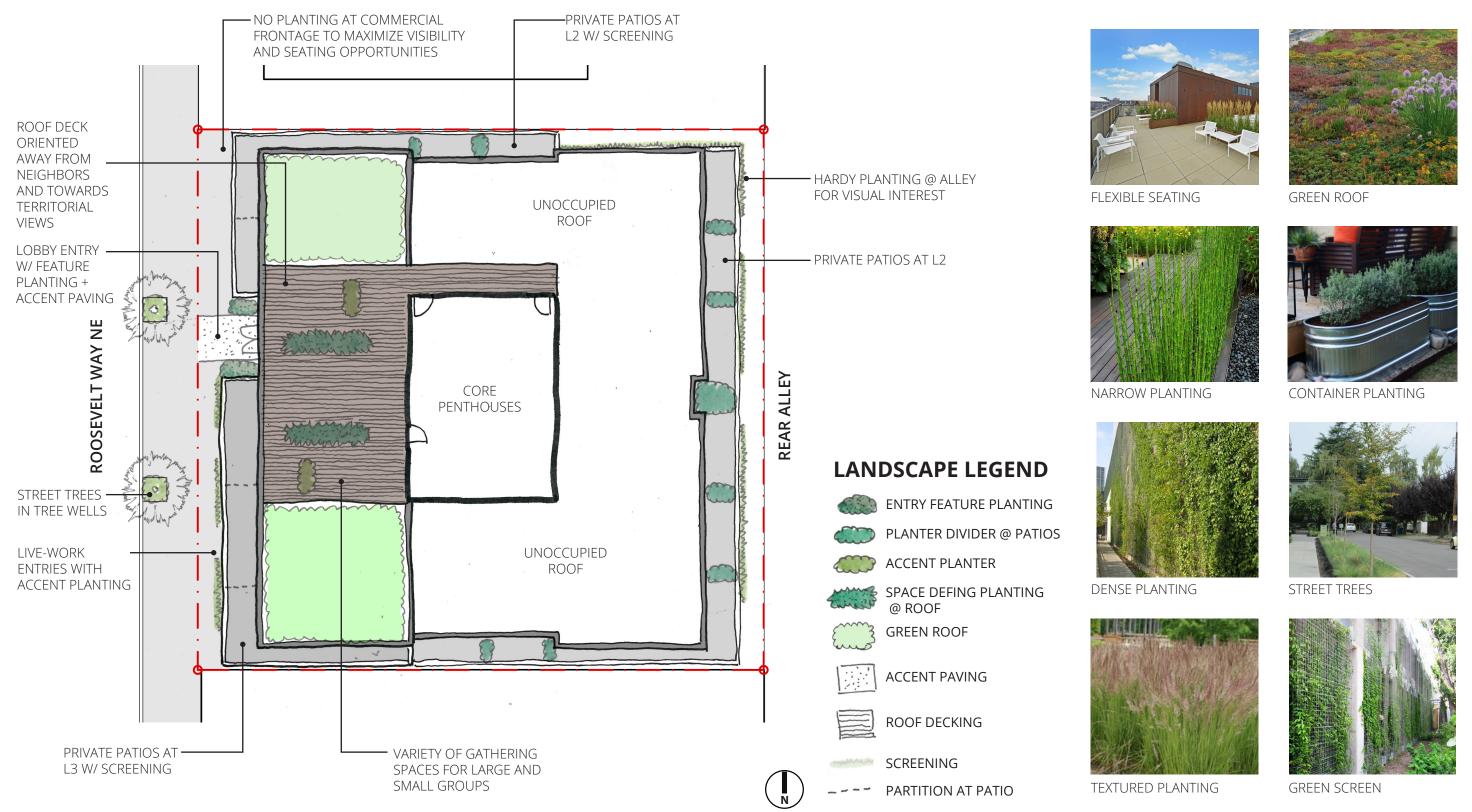
DEFINED ENTRY



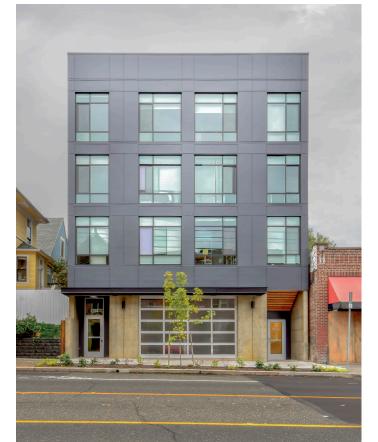
TEXTURED MATERIALS

CONCEPTUAL MASSING

CONCEPT DEVELOPMENT: LANDSCAPE



S+HWorks. RECENT WORK









1728 12TH AVE



1806 23RD AVE



5902 22ND AVE NW

6301 15TH AVE NW