



6501 Roosevelt Way NE

MUP Recommendation Packet | Project #3027716 | July 9, 2018

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NE 66th St

NE 65th St

NE 64th St



9th Ave NE

Roosevelt Way NE

12th Ave NE



Roosevelt Way NE

NE 65th St



OBJECTIVES

Design and construct a new seven-story residential building with commercial use at street level and approximately 20 residential units above grade.

Approximately Number of Units	20
Commercial Space Area	880 sf
Number of Parking Spaces	0
Number of Bike Parking Spaces	20

Design and construct new structure to achieve a 4-Star Built Green certification.

TEAM

ARCHITECTS	b9 architects
DEVELOPER	Jim and Mary Snelling
STRUCTURAL	Malsam Tsang
GEOTECHNICAL	Pangeo Inc.
LANDSCAPE	TrueScapes

EDG APPLICATION

PART I: Contact Information

- | | |
|---|-------------------------|
| 1. Property address | 6501 Roosevelt Way NE |
| 2. Project number | #3027716 |
| 3. Additional related project number(s) | #6604868 |
| 4. Owner Name | Jim and Mary Snelling |
| 5. Contact Person Name | Bradley Khouri |
| Firm | b9 architects |
| Mailing Address | 610 2nd Avenue |
| City, State Zip | Seattle, WA 98104 |
| Phone | 206.297.1284 |
| Email Address | office@b9architects.com |
| 6. Applicant's Name | Bradley Khouri |
| Relationship to Project | Architect |
| 7. Design Professionals Name | Bradley Khouri |
| Email Address | bgk@b9architects.com |
| Address | 610 2nd Avenue |
| Phone | 206.297.1284 |

PART II: Site and Development Information

1. Please describe the existing site, including location, existing uses and/or structures, topographical or other physical features, etc.

The existing site is located at the corner of NE 65th Street and Roosevelt Way NE in the Roosevelt neighborhood. The sites topography descends from north to south. A two story structure currently exists on the site.
2. Please indicate the site's zoning and any other overlay designations, including applicable Neighborhood Specific Guidelines.

The lot is zoned NC3P-85 and located within the Roosevelt Residential Urban Village. The site is subject to the Roosevelt Design Guidelines.
3. Please describe neighboring development and uses, including adjacent zoning, physical features, existing architectural and siting patterns, views, community landmarks, etc.

The immediate neighborhood consists primarily of commercial and mixed-use buildings. There are also a number of single family houses and duplex/triplex structures. Apartments range from a 5-story wood frame building over two stories of concrete to 4 -story wood frame construction. New mixed-use apartment buildings are under construction as well along Roosevelt Way NE and NE 65th Street.

The project site is at the intersection of commercial strips along Roosevelt Way NE and NE 65th Street. Views to downtown Seattle, the Cascades, and Olympics may be seen from the subject site.

Adjacent zones include NC2-40 two blocks to the South, MR one block to the Northwest, and Single Family three block to the north and south.

4. Please describe the applicant's development objectives, indicating types of desired uses, structure height (approx), number of residential units (approx), amount of commercial square footage (approx), and number of parking stalls (approx). Please also include potential requests for departure from development standards.

The development proposal is to create a new mixed-use apartment structure, consisting of 20 residential units with a mixture of studios, one bedrooms units, and loft units, and a ground floor commercial space. The existing structure is to be removed. The development proposes to provide no parking. The approximate structure height is 85' per SMC23.47A.012.

Departures have been requested in order to achieve the project goals, specifically, to create a clear, unified design that fits well within the neighborhood gateway intersection of NE 65th Street and Roosevelt Way NE. In addition, all requested departures result from the unique dimensions and conditions of the small corner site.

1. Commercial Frontage to Roosevelt Way NE
2. Residential Uses at Street Level Along Roosevelt Way NE
3. Pedestrian-Designated Zones Along Roosevelt Way NE
4. Overhead Weather Protection Minimum Width
5. Commercial Frontage to NE 65th St
6. Residential Uses at Street Level Along NE 65th St
7. Pedestrian-Designated Zones Along NE 65th St
8. Commercial Depth to Roosevelt Way NE

ZONING SUMMARY

23.47A.004 PERMITTED USES:

- Commercial and Residential use permitted outright

23.47A.005 STREET LEVEL USES:

- In all NC and C zones, residential uses may occupy, in the aggregate, no more than 20 percent of the street-level street-facing facade in the following circumstances or locations

23.47A.008 STREET LEVEL DEVELOPMENT:

- Base max height for NC3P-85 zones = 85'-0" Blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width and may not exceed 40 percent of the width of the facade of the structure along the street.
- For structures with street-level nonresidential uses in NC zones sixty percent of the street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent. Transparent areas of facades shall be designed and maintained to allow unobstructed views from the outside into the structure or, in the case of live-work units, into display windows that have a minimum 30-inch depth.
- 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.

23.47A.012 STRUCTURE HEIGHT:

- Base max height for NC3P-85 zones = 85'-0"
- Open railings, planters, skylights, clerestories, greenhouses, solariums, parapets and firewalls may extend up to 4 feet above the otherwise applicable height limit, whichever is higher.
- Mechanical equipment may extend up to 15 feet above the applicable height limit, as long as the combined total coverage of all features gaining additional height does not exceed 20 percent of the roof area, or 25 percent of the roof area if the total includes stair or elevator penthouses or screened mechanical equipment.
- Stair and elevator penthouses may extend above the applicable height limit up to 16 feet

23.47A.013 FLOOR AREA RATIO:

- 6.0 X 2,783 = 16,698 square feet allowable for projects that meet the Standards of SMC 23.47A.013.

23.47A.014 SETBACKS AND SEPARATIONS:

- A triangular setback is required where a lot abuts the intersection of a side lot line and front lot line of a lot in a residential zone.
- For a structure containing a residential use, a setback is required along any side or rear lot line that abuts a lot in a residential zone. 15 feet for portions of structures above 13 feet in height to a maximum of 40 feet and for each portion of a structure above 40 feet in height, additional setback at a rate of 2 feet for every 10 feet in additional height.
- Separations - 10 feet minimum separation between principal structures

23.47A.016 LANDSCAPING AND SCREENING STANDARDS:

- Landscaping shall achieve a green factor score of 0.50 or greater.
- Street trees are required when any development is proposed. Existing street trees shall be retained unless the Director of Transportation approves their removal.
- If it is not feasible to plant street trees in a right-of-way planting strip, a 5-foot setback shall be planted with street trees along the street property line or landscaping other than trees shall be provided in the planting strip, subject to approval by the Director of Transportation.

23.47A.022 LIGHT AND GLARE

- Exterior lighting must be shielded and directed away from adjacent uses.
- Interior lighting in parking garages must be shielded to minimize nighttime glare affecting nearby uses.

23.47A.024 AMENITY AREA:

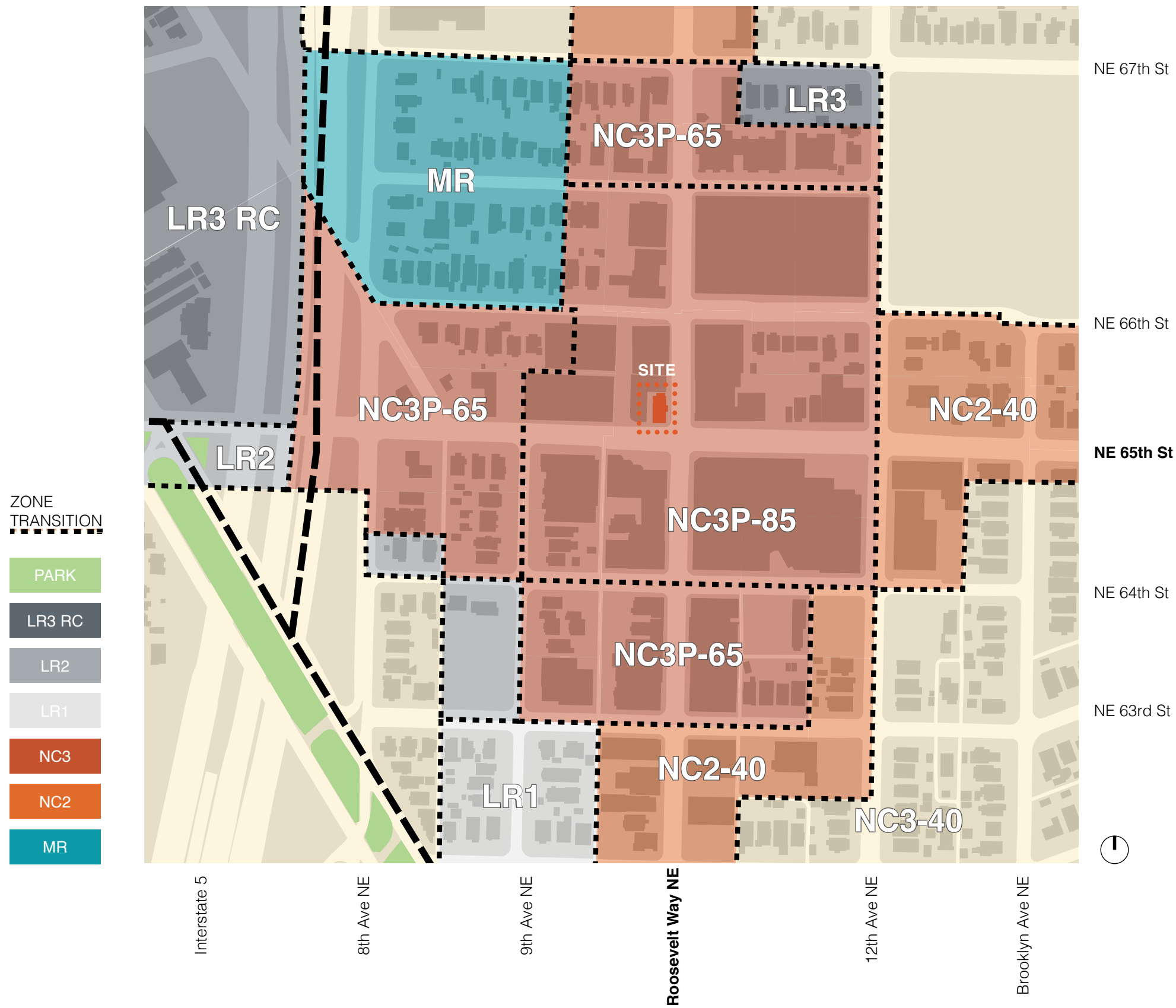
- The required amount of amenity area is equal to 5 percent of the total residential gross area.
- All residents shall have access to at least one common or private amenity area.
- Amenity areas shall not be enclosed.
- Common amenity area shall be minimum 250 square feet and have a minimum horizontal dimension of 10 feet
- Private balconies and decks shall have a minimum area of 60 square feet, and no horizontal dimension shall be less than 6 feet.

23.54.015 AND 23.54.030 PARKING:

- For nonresidential uses in Urban Villages that are not within an Urban Center or the Station Area Overlay District, if the nonresidential use is located within 1,320 feet of a street with frequent transit service, then there is no minimum requirement.
- For all residential uses in commercial and multifamily zones within Urban Villages that are not within an Urban Center or the Station Area Overlay District, if the residential use is located within 1,320 feet of a street with frequent transit service then there is no minimum requirement.
- 1 bicycle parking space will be required per every 4 residential units.

23.54.040 SOLID WASTE

- Mixed use development that contains both residential and nonresidential uses shall meet the storage space requirements shown in Table A for 23.54.040 for residential development, plus 50 percent of the requirement for nonresidential development. In mixed use developments, storage space for garbage may be shared between residential and nonresidential uses, but separate spaces for recycling shall be provided.
- For developments with 9 dwelling units or more, the minimum horizontal dimension of required storage space is 12 feet.



- ZONE TRANSITION**
- PARK
 - LR3 RC
 - LR2
 - LR1
 - NC3
 - NC2
 - MR

ADDRESS
6501 Roosevelt Way NE

PARCEL #
952810-3125

LEGAL DESCRIPTION
Lot 7 in block 61, woodlawn addition to green lake, according to the plat thereof, recorded in volume 6 of plats, page 20, records of king county, Washington; except the north 35 feet and the west 10 feet thereof.

LOT SIZE
2,783 SF

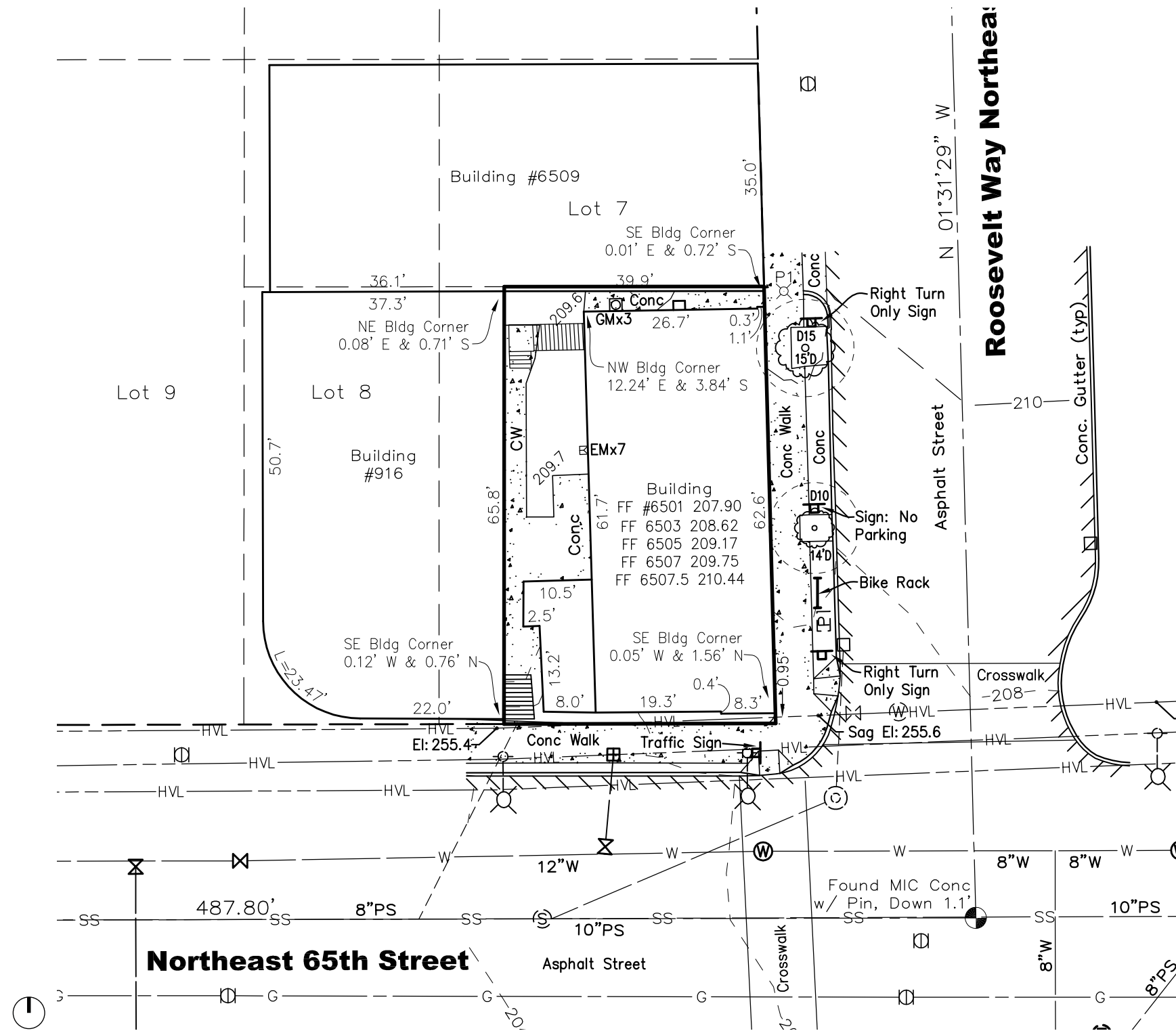
ZONE
NC3P-85

URBAN VILLAGE OVERLAY
Roosevelt Urban Center Village

NEIGHBORHOOD CONTEXT



SITE SURVEY





① Small scale commercial spaces.
Commercial use along Roosevelt Way NE
6510 Roosevelt Way NE
Built: 1923



② Decks along NE 65th Street.
Mixed use Apartments
6410 9th Ave NE
Built: 1999, 47 units, 6 stories



③ Proposed development near project site
Duplex
831 NE 66th Street
Built: 1910, 2 units



④ Recessed entry along NE 65th Street
Commercial Use along NE 65th Street
916 NE 65th St
Built: 1990



⑤ Typical neighborhood street corner
Townhomes
6520 A Weedin PL NE
Built: 2014, 4 units



⑥ On going construction near project site
Future Roosevelt Light Rail Station
6612 Roosevelt Way NE
Built: Under Construction

ARCHITECTURAL CONTEXT





7 Brick material at pedestrian level
Kavela Apartments
845 NE 66th St
Built: 2012, 63 units



8 Streetscape and solid awnings along NE 65th St
Rooster Apartments
902 NE 65th Street
Built: 2015, 196 units
image source: roosterapartments.com

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EXISTING CONDITIONS

The site, approximately 40 feet wide by 62 feet deep, currently contains a 2-story commercial building. The development proposes to add a new 7-story structure in the location of the existing structure, consistent with recent development to the north and west.

Commercial structures bound the site to the North and West. The site's topography descends approximately 3 feet from the north property line to the south to NE 65th Street. Primary pedestrian access to the new structure will be from both

NE 65th Street and Roosevelt Way NE.

The proposed design solutions respond to the site's topography, adjacent structures, and recent neighborhood development. To the north is a new six-story mixed-use apartment. To the west is a six-story mixed-use apartment.

The site is located at the corner of Roosevelt Way NE and NE 65th Street. The site has the potential for excellent views of Green Lake, the Olympic Mountains, the Cascades and downtown Seattle.



① View to west of path along west property line



② View to north of path along west property line



③ View to Southwest from street

SUMMARY OF GUIDANCE

MASSING OPTIONS & CONCEPT

The Board supported the preferred massing option presented at EDG as well as the modern interpretation of the more traditional architectural form. The Board also recognized the importance of proposing a unique expression at the prominent location and supported the mix of residential unit types.

CITY-WIDE GUIDELINES

CS1 NATURAL SYSTEMS AND SITE FEATURES
B-2. DAYLIGHT AND SHADING

CS2 URBAN PATTERN AND FORM
A. LOCATION IN THE CITY AND NEIGHBORHOOD
B-2. CONNECTION TO THE STREET
C-1. CORNER SITES

CS3 ARCHITECTURAL CONTEXT AND CHARACTER
A-2. CONTEMPORARY DESIGN
A-4. EVOLVING NEIGHBORHOODS

PL3 STREET LEVEL INTERACTION
C. RETAIL EDGES

DC2 ARCHITECTURAL CONCEPT
A. MASSING

ROOSEVELT NEIGHBORHOOD GUIDELINES

CS3 ARCHITECTURAL CONTEXT AND CHARACTER
I-ii. REINFORCE A VIBRANT STREETScape

PL2 WALKABILITY
I. PEDESTRIAN EXPERIENCE

SUMMARY RESPONSE

- With its massing and architectural concept supported by the board at the Early Design Guidance Meeting, Option 3 has been developed further, maintaining the concepts presented at Early Design Guidance while articulating scale, material and texture.
- The projecting bays, combined with the upper and lower horizontal projections create an upper framed element that is supported by the lower masonry base. The framed element is primary in this arrangement with portions of the facade recessed to provide relief as a secondary element along the both street facades. The material of the base and the frame element are prioritized as high quality materials; with the recessed areas are intended to be secondary.
- The project embraces its prominent position at the corner of NE 65th Street and Roosevelt Way NE. The proposed solution fits within the existing context while creating a unique expression through its material treatment, massing expression and visual movement within pattern expressed along its facades.
- The strong yet simple massing expression is balanced by an articulation of recessed elements and building projections, with these elements highlighted by the use of materials at the base and upper levels.
- Secondary architectural features, materials, and fenestration have been designed to emphasize a clear massing and architectural concept.
- The prominently located ground level commercial space engages the corner on both street frontages.
- A mix of residential unit types, including loft units, receive abundant natural light and offer a range of unit types for future residents.



FACADE COMPOSITION & BLANK WALLS

The Board supported the analysis shown at EDG and encouraged further development of the street facades and treatment of the blank walls through high-quality materials and compelling patterning, with views supplementing the design intentions.

CITY-WIDE GUIDELINES

DC2 ARCHITECTURAL CONCEPT

B. ARCHITECTURAL AND FACADE COMPOSITION

ROOSEVELT NEIGHBORHOOD GUIDELINES

DC4 EXTERIOR ELEMENTS AND FINISHES

I. EXTERIOR FINISH MATERIALS

SUMMARY RESPONSE

- The design team produced a series of diagrams, included with this packet as an analysis of facade composition and blank facades for the proposed project, in response to the guidance from the Board regarding possible approaches for the segments of blank wall.
- The analysis results in a clear articulation of the interior uses, expressing the vertical circulation and stepping in structure height on the blank wall facades. The design features pre-finished metal panels, a durable material, in a manner consistent with other structures in the neighborhood.
- The metal panels from the street facing facades wrap the corner and continue along the blank facades to the north and west. The alignment reflects the varied interior uses (residential use, stair core, elevator core).
- Rendered views are provided within this packet that show perspectives from I-5, NE 65th Street, Roosevelt Way NE, and multiple pedestrian vantage points at sidewalk level in order to demonstrate the overall project design concept and facade articulation.
- High quality materials have been selected for the project. Limestone cladding is proposed at the three-story base of the structure, with standing seam pre-finished metal cladding proposed at the upper framed portion of the structure. Pre-finished metal panel is proposed at the exposed blank facades wrapping the upper portion of the structure, and with painted cement board panels articulated within the recessed expression on the south and east facades.

PEDESTRIAN EXPERIENCE & BICYCLE FACILITIES

The Board supported the ground floor configuration and encouraged further development of the setbacks along the commercial space as well as the design and configuration of the bike and trash storage areas in relationship with the public realm.

CITY-WIDE GUIDELINES

CS2 URBAN PATTERN AND FORM

C-1. CORNER SITES

PL3 STREET LEVEL INTERACTION

C. RETAIL EDGES

C-1. POROUS EDGE

PL4 ACTIVE TRANSPORTATION

B. PLANNING AHEAD FOR BICYCLISTS

C-3. TRANSIT CONNECTIONS

DC1 PROJECT USES AND ACTIVITIES

C-4. SERVICE USES

ROOSEVELT NEIGHBORHOOD GUIDELINES

CS3 ARCHITECTURAL CONTEXT AND CHARACTER

I-ii. REINFORCE A VIBRANT STREETScape

PL2 WALKABILITY

I. PEDESTRIAN EXPERIENCE

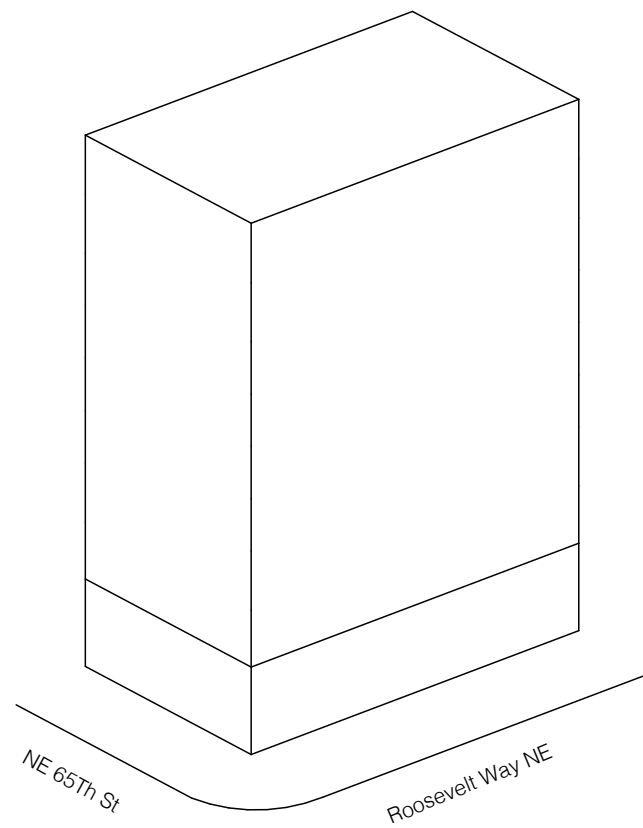
SUMMARY RESPONSE

- The proposal provides a single, larger commercial space at the corner of NE 65th Street and Roosevelt Way NE. The commercial frontage on both streets proposes large areas of storefront glazing in order to create a strong connection with the public realm, providing potential for exterior sidewalk seating.
- The proposal provides an interstitial space within the building setback along NE 65th Street, allowing the future activity of the commercial space to spill into the public realm. The commercial space engages the sidewalk and a future exterior seating and landscape area with large operable doors and windows.
- The residential entry is located at the northeast corner of the proposed structure in order to maintain the large single commercial space, providing immediate access to the adjacent future Roosevelt Link Light Rail Station.
- Bicycle storage is located in the basement of the structure, accessed via an elevator from the residential entry lobby.
- The indoor trash storage area is located at the southwest corner of the site, minimizing the impact on commercial space and the residential entry. This is a significant improvement over the existing condition.
- The trash will not be staged at the street, per approval from Seattle Public Utilities, and will be collected from the interior trash room by trash management.

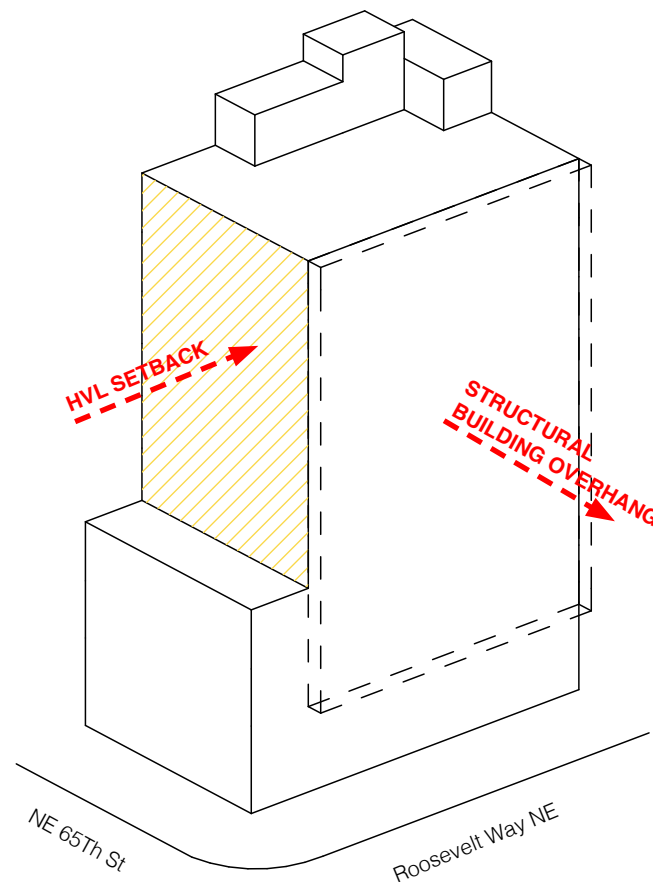


DESIGN EVOLUTION

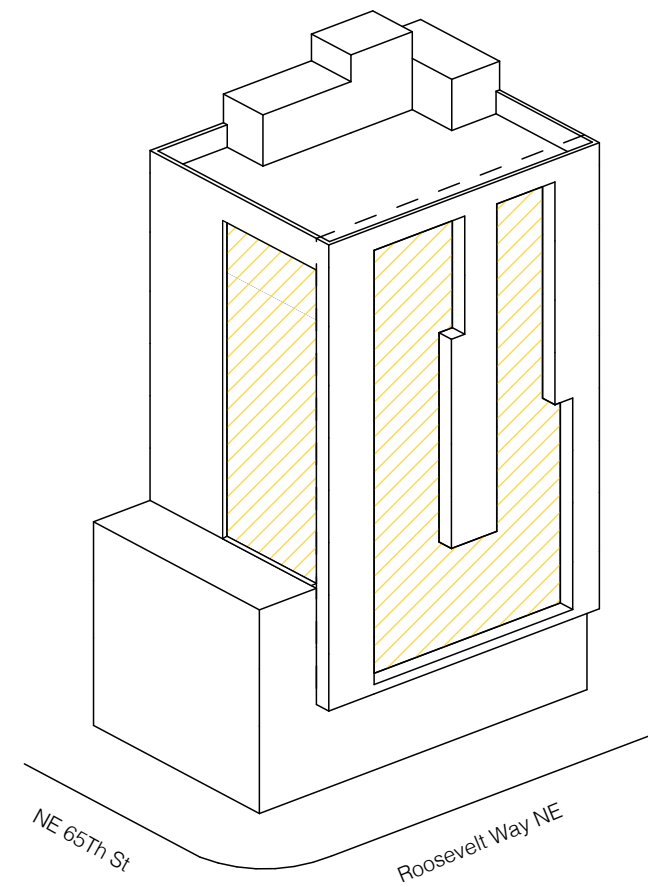
← Design Proposal at EDG Meeting



Solid Massing

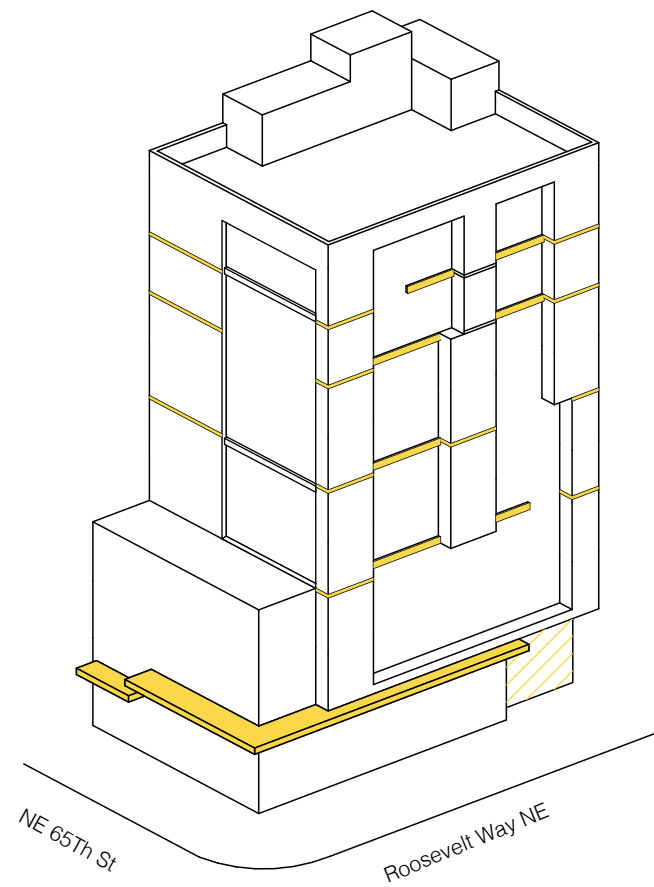


Articulate Structure Base and Top through setbacks and overhangs

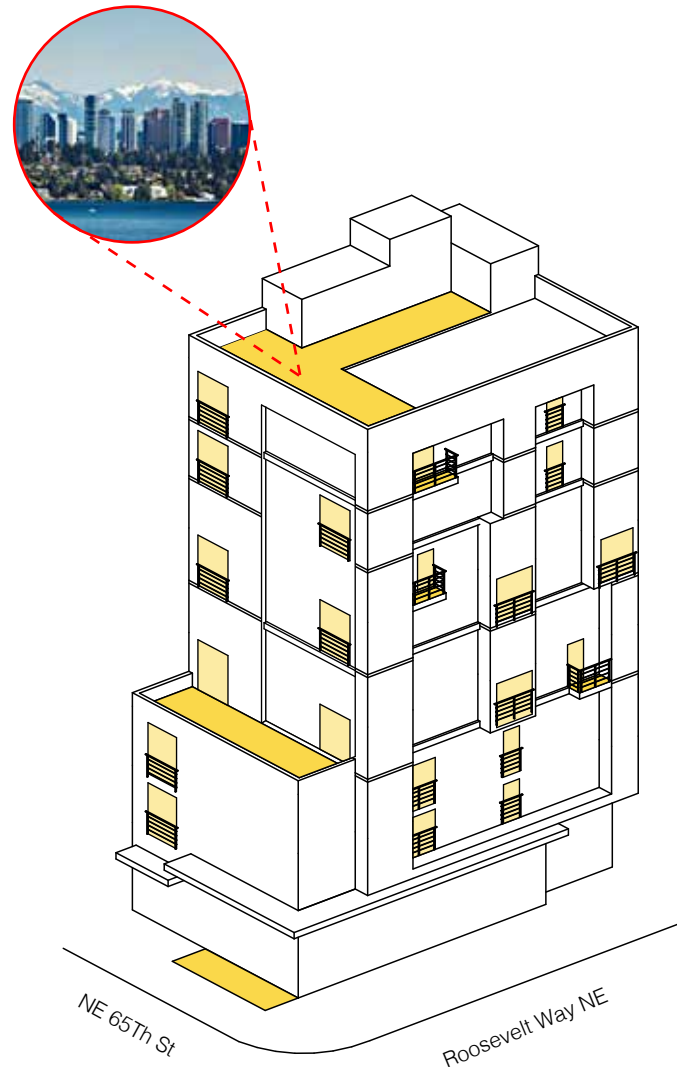


Create dynamic recesses and bay projections at primary facades

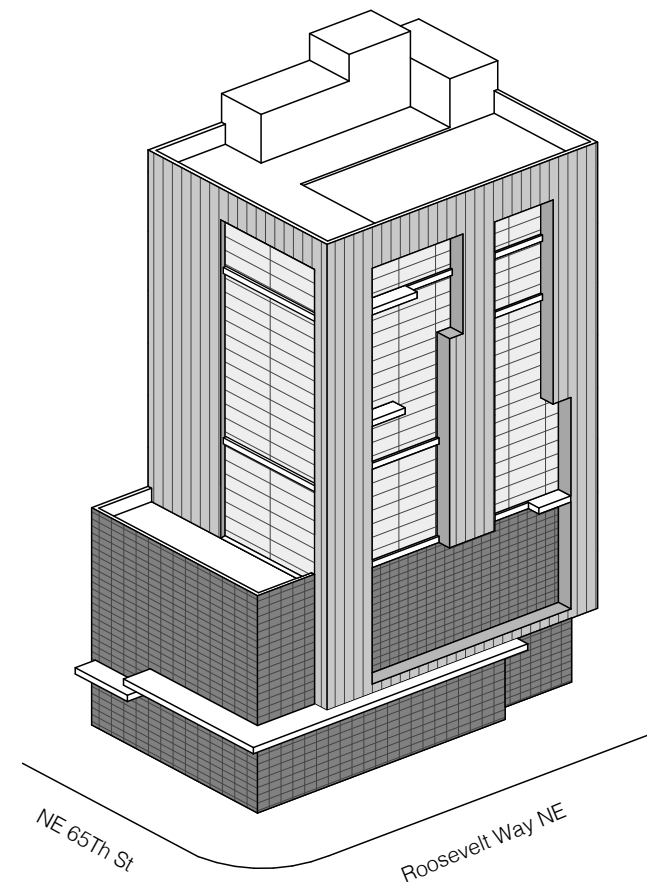
Design Proposal Evolution since EDG Meeting



Express horizontality through datums, bands, and canopy



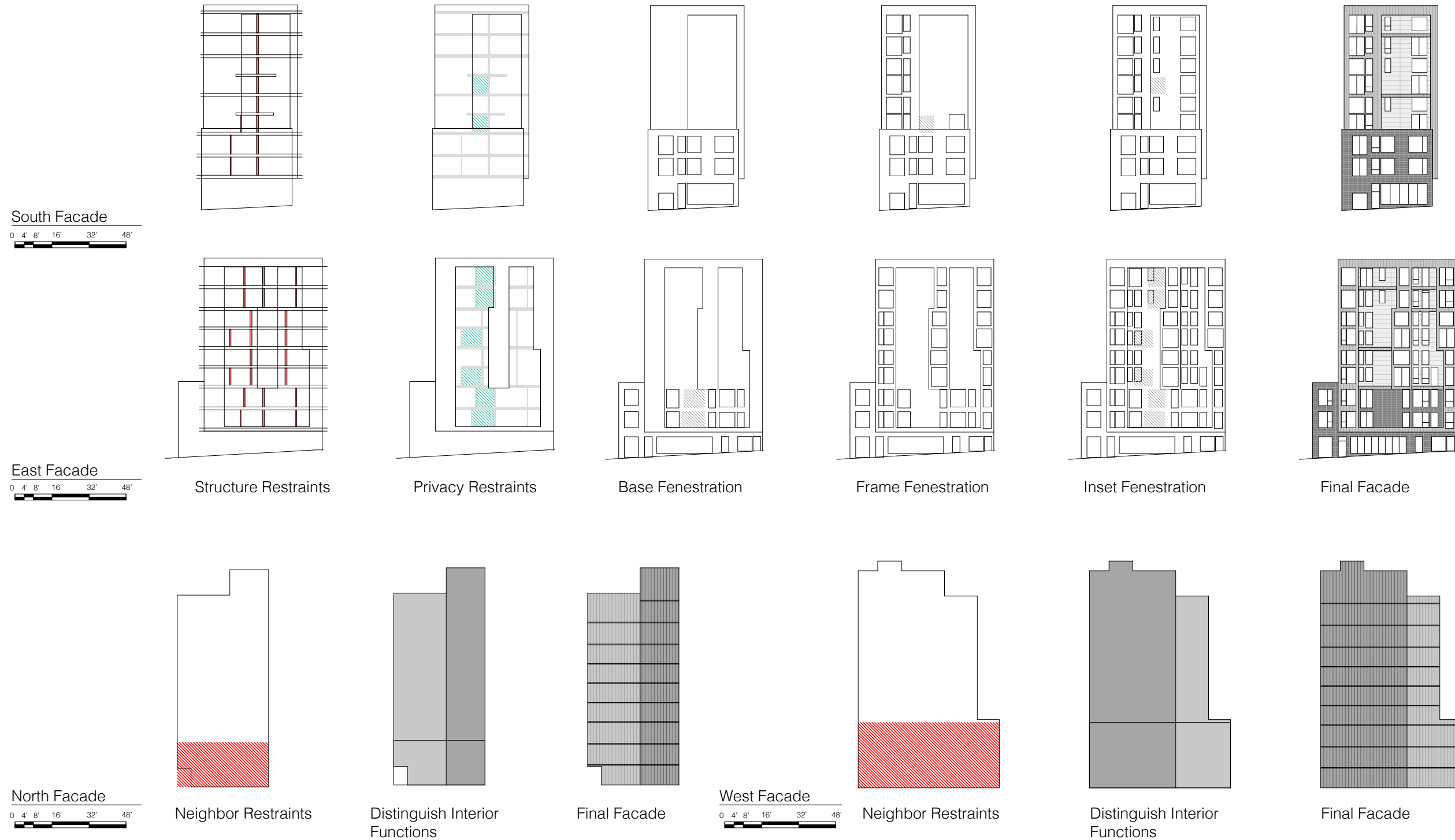
Roof deck, private residential decks, juliet balconies and commercial seating area at grade



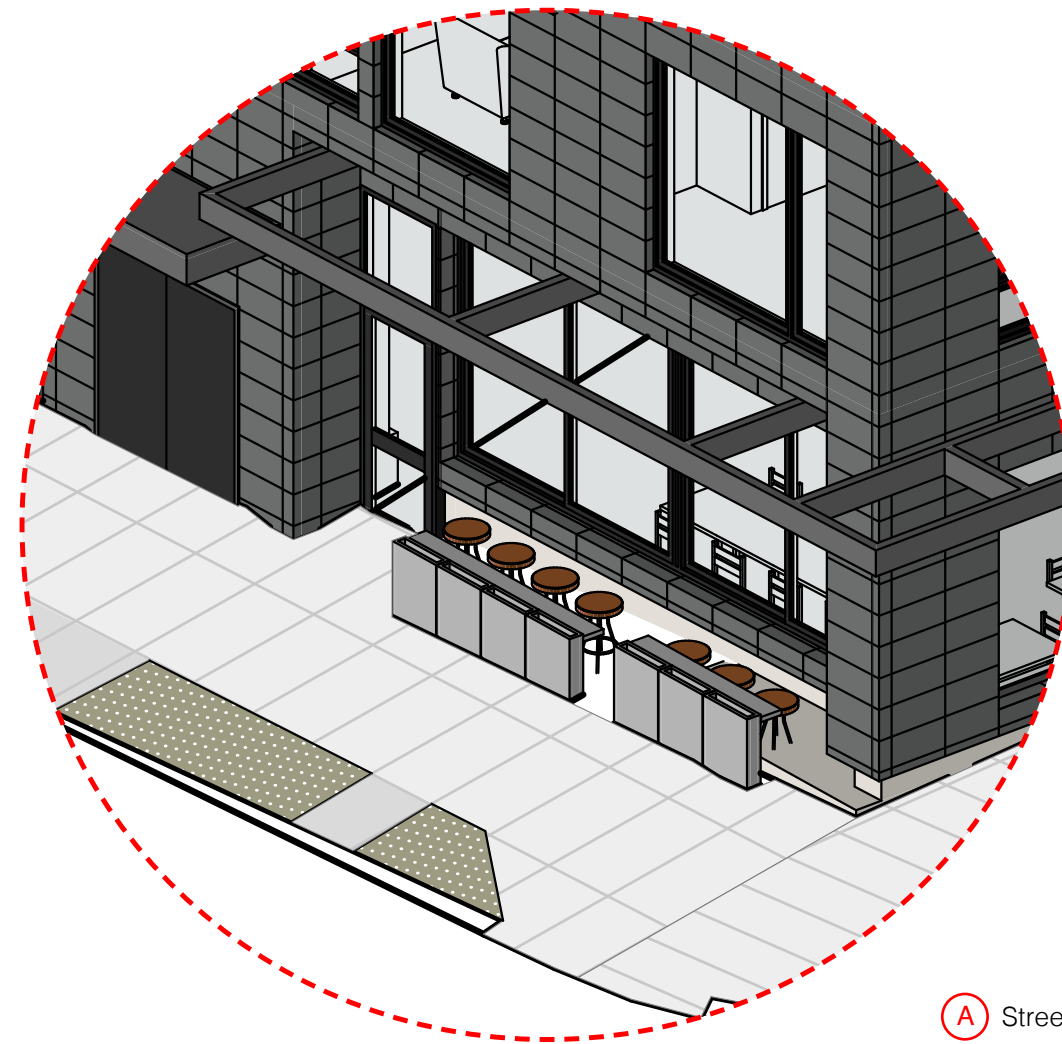
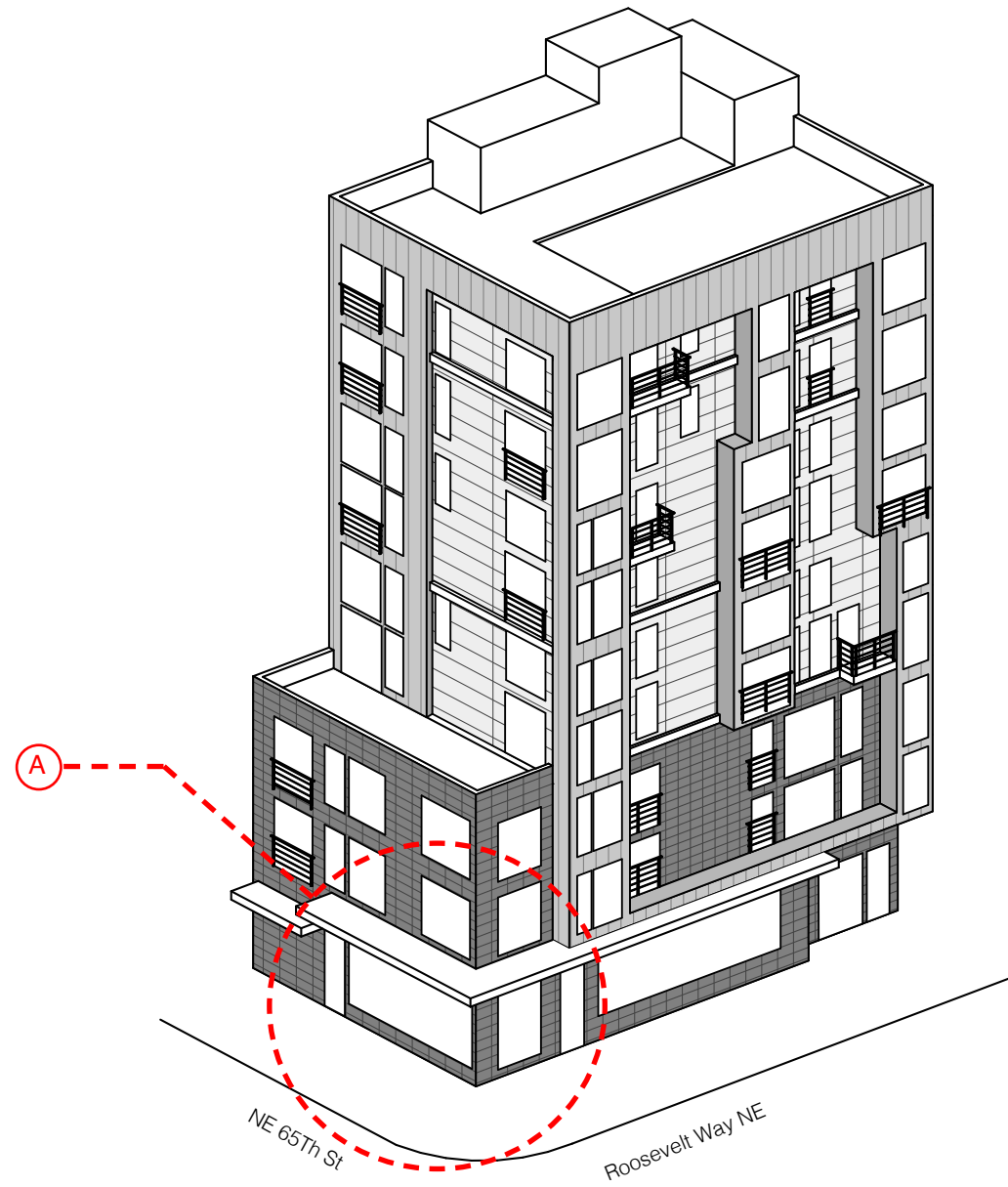
Incorporate material expression to distinguish top, base, and insets

DESIGN EVOLUTION

—————> **Facade Composition Analysis** ----->



-----> Design Proposal



(A) Street-level development diagram
**Canopy omitted for clarity*

MASSING & CONCEPT

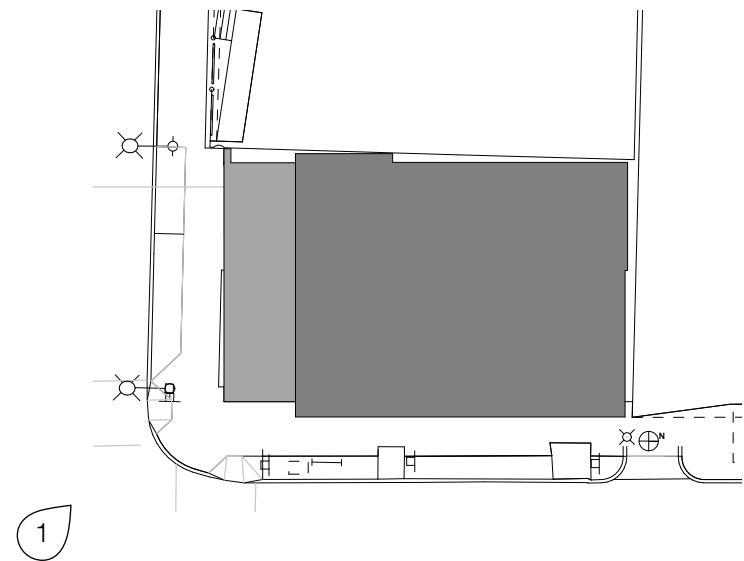
Response to Guidance

- With its massing and architectural concept supported by the board at the Early Design Guidance Meeting, Option 3 has been developed further, maintaining the concepts presented at Early Design Guidance while articulating scale, material and texture.
- The projecting bays, combined with the upper and lower horizontal projections create an upper framed element that is supported by the lower masonry base. The framed element is primary in this arrangement with portions of the facade recessed to provide relief as a secondary element along the both street facades. The material of the base and the frame element are prioritized as high quality materials; with the recessed areas are intended to be secondary.
- The project embraces its prominent position at the corner of NE 65th Street and Roosevelt Way NE. The proposed solution fits within the existing context while creating a unique expression through its material treatment, massing expression and visual movement within pattern expressed along its facades.
- The strong yet simple massing expression is balanced by an articulation of recessed elements and building projections, with these elements highlighted by the use of materials at the base and upper levels.
- Secondary architectural features, materials, and fenestration have been designed to emphasize a clear massing and architectural concept.
- The prominently located ground level commercial space engages the corner on both street frontages.
- A mix of residential unit types, including loft units, receive abundant natural light and offer a range of unit types for future residents.

Design Guidelines Supported - CS1-B-2, CS2-A, CS2-B-2, CS2-C-1, CS3-A-2, CS3-A-4, PL3-C, DC2-A, CS3-I-ii, PL2-I



1 View looking Northwest at Corner Facades



View looking Northwest from EDG

FACADE COMPOSITION & BLANK WALLS

Summary Response

- The design team produced a series of diagrams, included with this packet as an analysis of facade composition and blank facades for the proposed project, in response to the guidance from the Board regarding possible approaches for the segments of blank wall.
- The analysis results in a clear articulation of the interior uses, expressing the vertical circulation and stepping in structure height on the blank wall facades. The design features pre-finished metal panels, a durable material, in a manner consistent with other structures in the neighborhood.

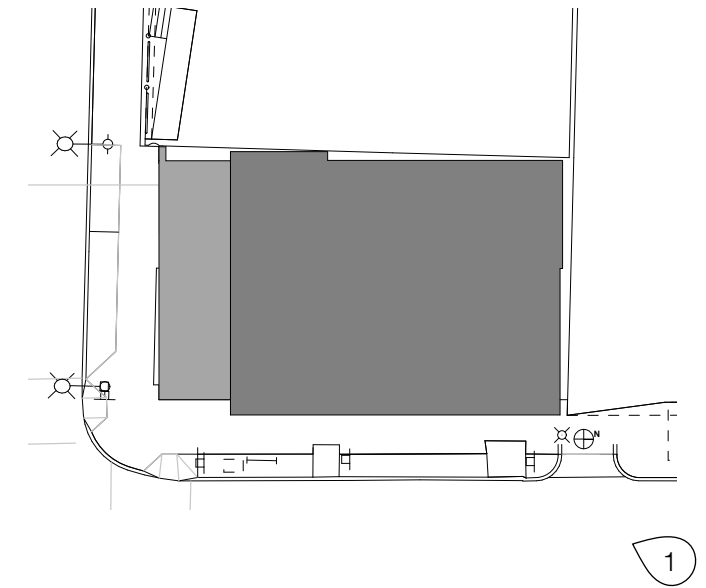
Design Guidelines Supported - DC2-B, DC4-I



East Elevation



① View looking Southwest at East Facade



View looking Southwest from EDG

FACADE COMPOSITION & BLANK WALLS

Summary Response

- The metal panels from the street facing facades wrap the corner and continue along the blank facades to the north and west. The alignment reflects the varied interior uses (residential use, stair core, elevator core).
- Rendered views are provided within this packet that show perspectives from I-5, NE 65th Street, Roosevelt Way NE, and multiple pedestrian vantage points at sidewalk level in order to demonstrate the overall project design concept and facade articulation.

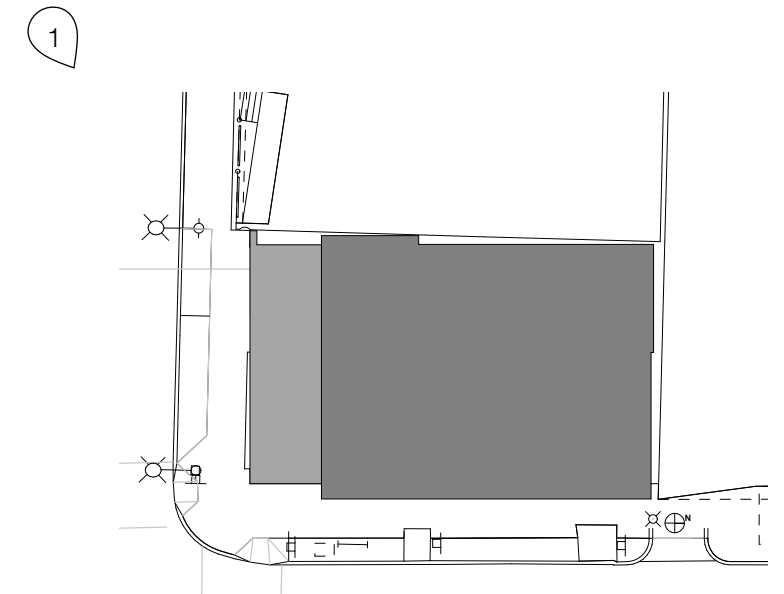
Design Guidelines Supported - DC2-B, DC4-I



South Elevation



1 View looking Northeast at South Facade



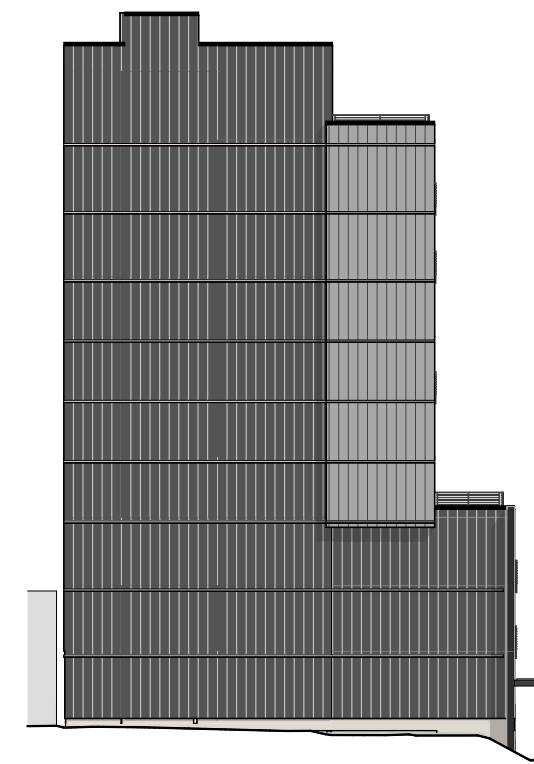
View looking Northeast from EDG

FACADE COMPOSITION & BLANK WALLS

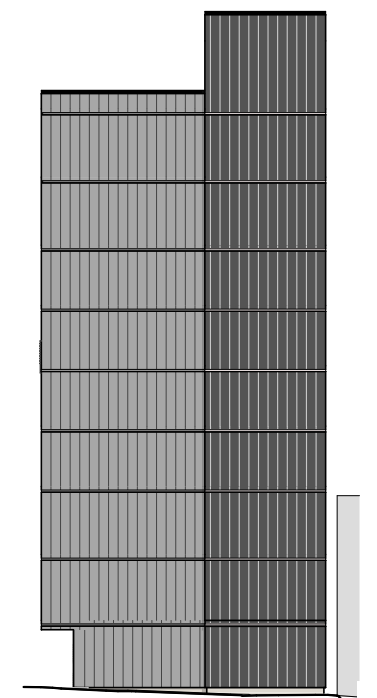
Summary Response

- High quality materials have been selected for the project. Limestone cladding is proposed at the three-story base of the structure, with standing seam pre-finished metal cladding proposed at the upper framed portion of the structure. Pre-finished metal panel is proposed at the exposed blank facades wrapping the upper portion of the structure, and with painted cement board panels articulated within the recessed expression on the south and east facades.

Design Guidelines Supported - DC2-B, DC4-I



East Elevation



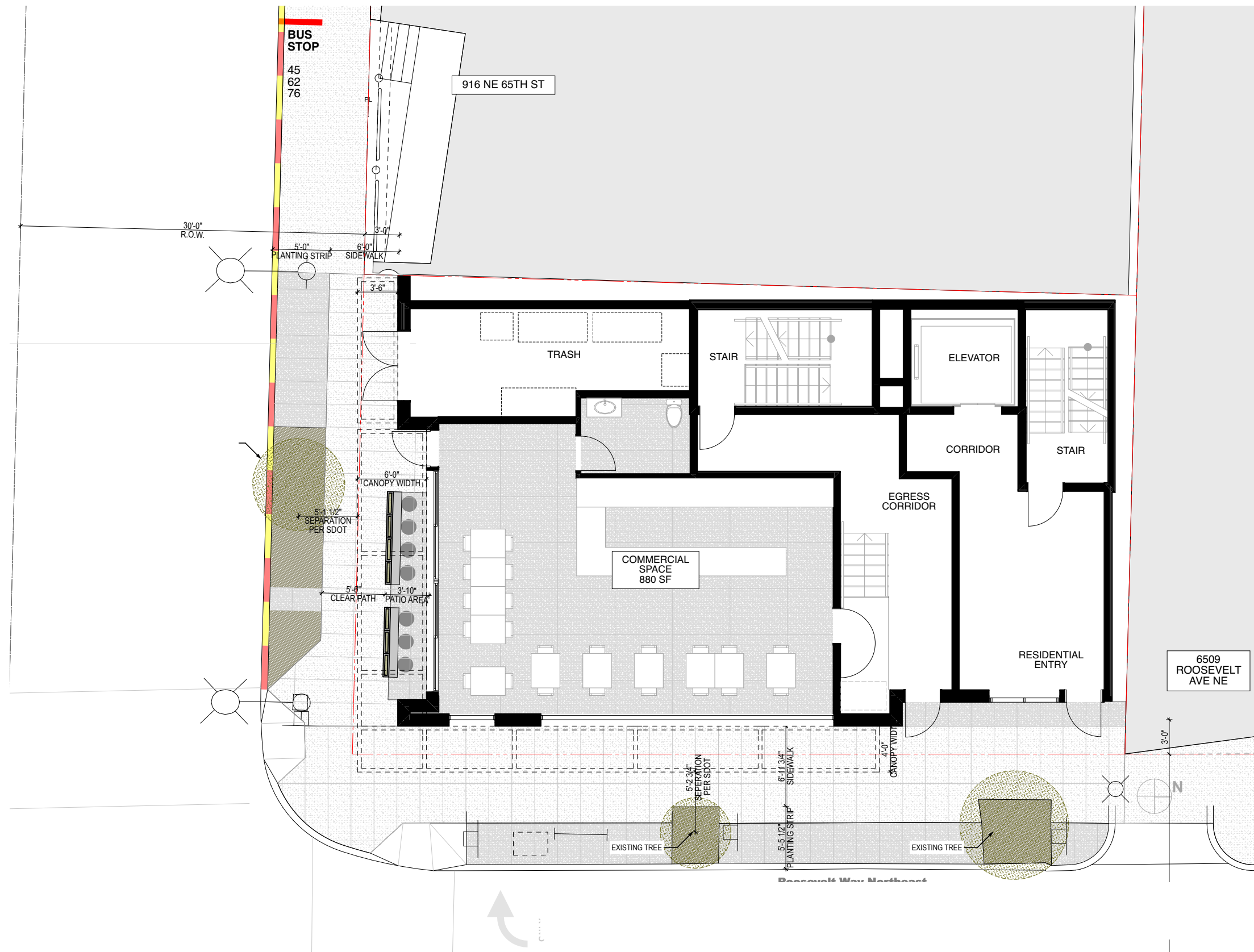
East Elevation



1 View looking East from I-5



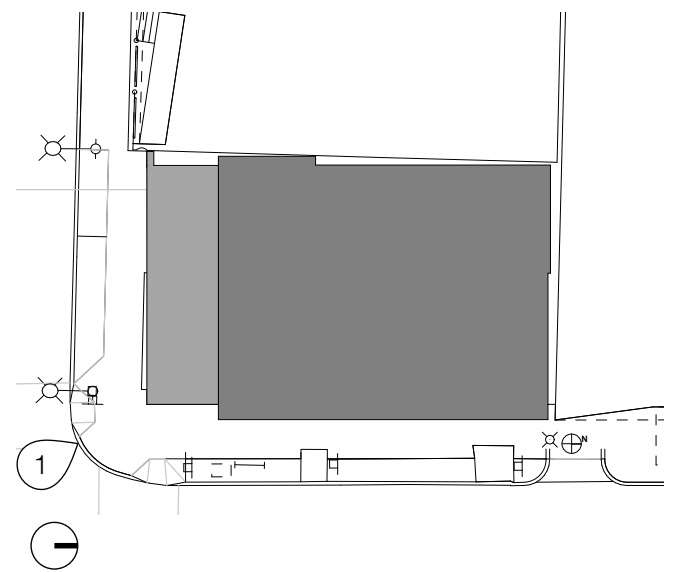
PEDESTRIAN EXPERIENCE & BIKE FACILITIES



Summary Response

- The proposal provides a single, larger commercial space at the corner of NE 65th Street and Roosevelt Way NE. The commercial frontage on both streets proposes large areas of storefront glazing in order to create a strong connection with the public realm, providing potential for exterior sidewalk seating.
- The proposal provides an interstitial space within the building setback along NE 65th Street, allowing the future activity of the commercial space to spill into the public realm. The commercial space engages the sidewalk and a future exterior seating and landscape area with large operable doors and windows.

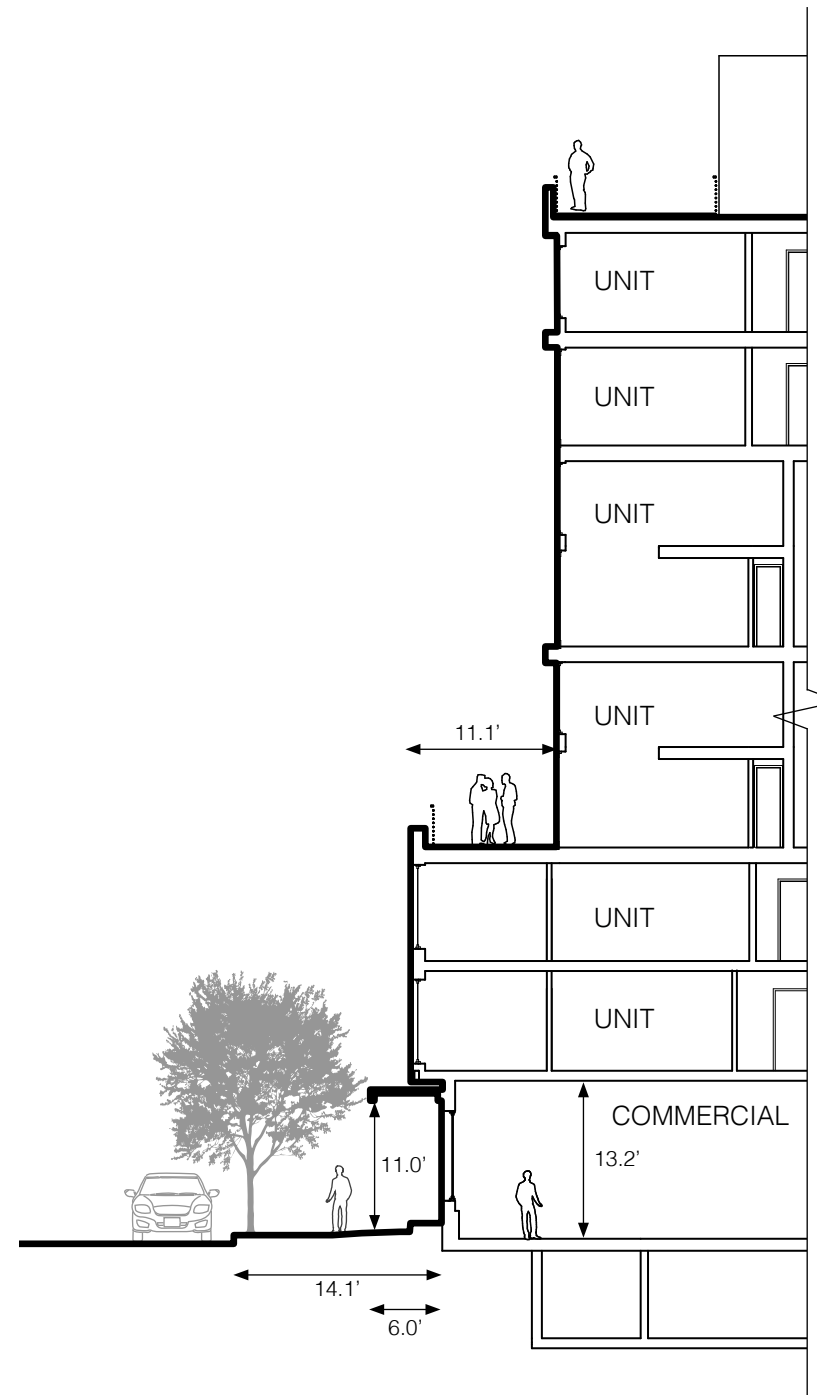
Design Guidelines Supported - CS2-C-1, CS3-I-ii, PL2-I, PL3-C, PL3-C-1, PL4-B, PL4-C-3, DC1-C-4





① Street view looking Northwest

PEDESTRIAN EXPERIENCE & BIKE FACILITIES

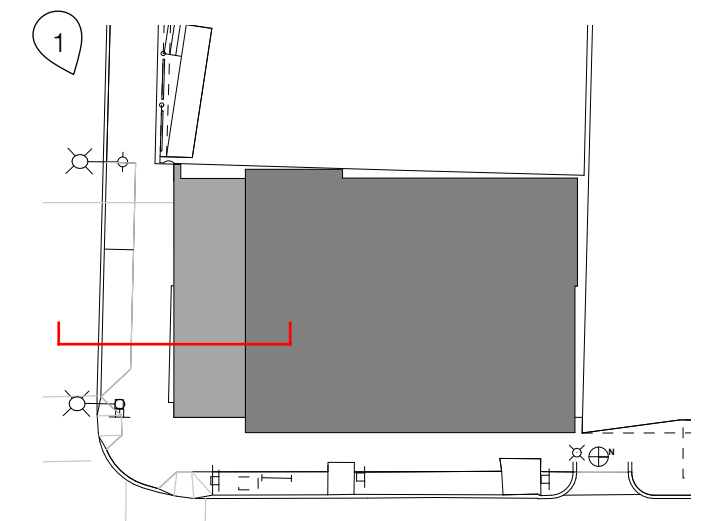


Summary Response

- The indoor trash storage area is located at the southwest corner of the site, minimizing the impact on commercial space and the residential entry. This is a significant improvement over the existing condition.
- The trash will not be staged at the street, per approval from Seattle Public Utilities, and will be collected from the interior trash room by trash management.

Design Guidelines Supported - CS2-C-1, CS3-I-ii, PL2-I, PL3-C, PL3-C-1, PL4-B, PL4-C-3, DC1-C-4

- A** Trash Room Door
- B** Commercial Entry and Outdoor Seating





1 Street view looking Northeast

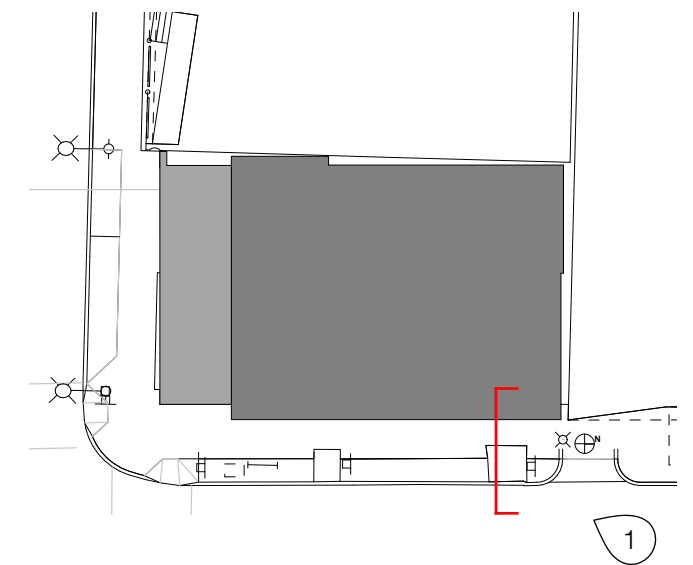
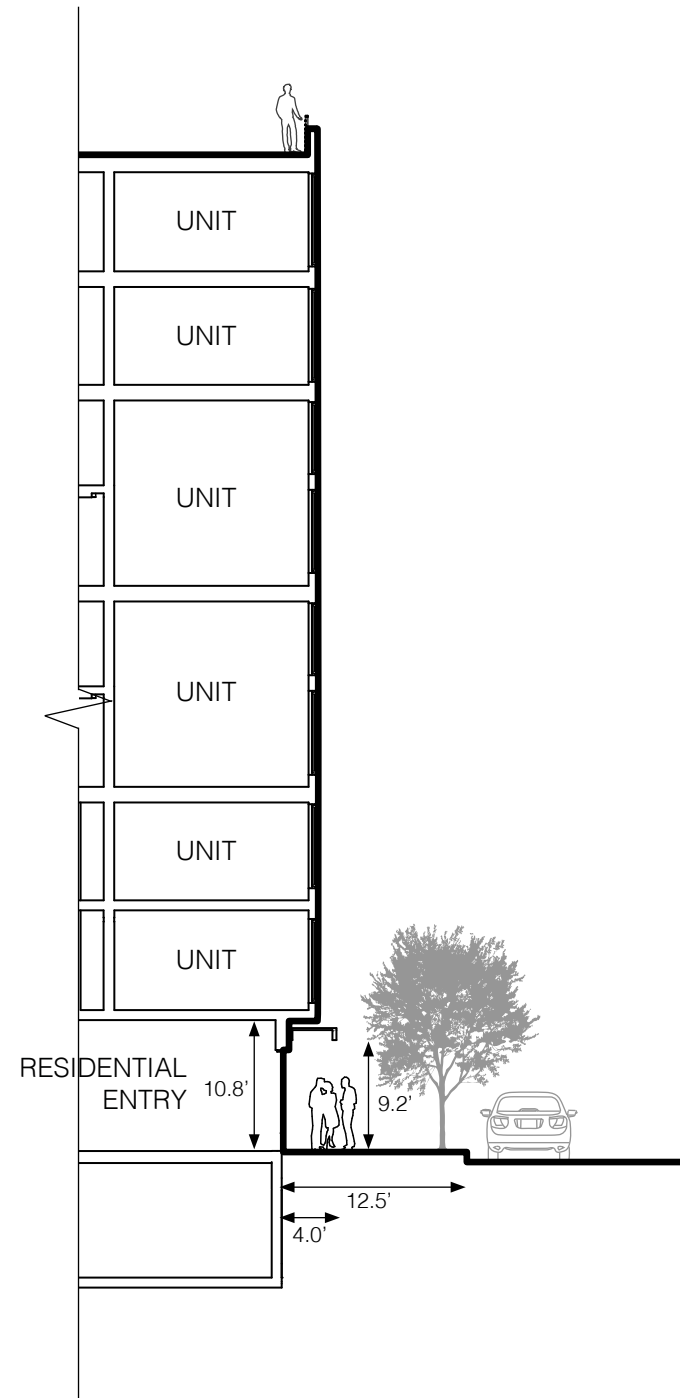
PEDESTRIAN EXPERIENCE & BIKE FACILITIES

Summary Response

- The residential entry is located at the northeast corner of the proposed structure in order to maintain the large single commercial space, providing immediate access to the adjacent future Roosevelt Link Light Rail Station.
- Bicycle storage is located in the basement of the structure, accessed via an elevator from the residential entry lobby.

Design Guidelines Supported - CS2-C-1, CS3-I-ii, PL2-I, PL3-C, PL3-C-1, PL4-B, PL4-C-3, DC1-C-4

- A** Residential Entry
- B** Commercial Area



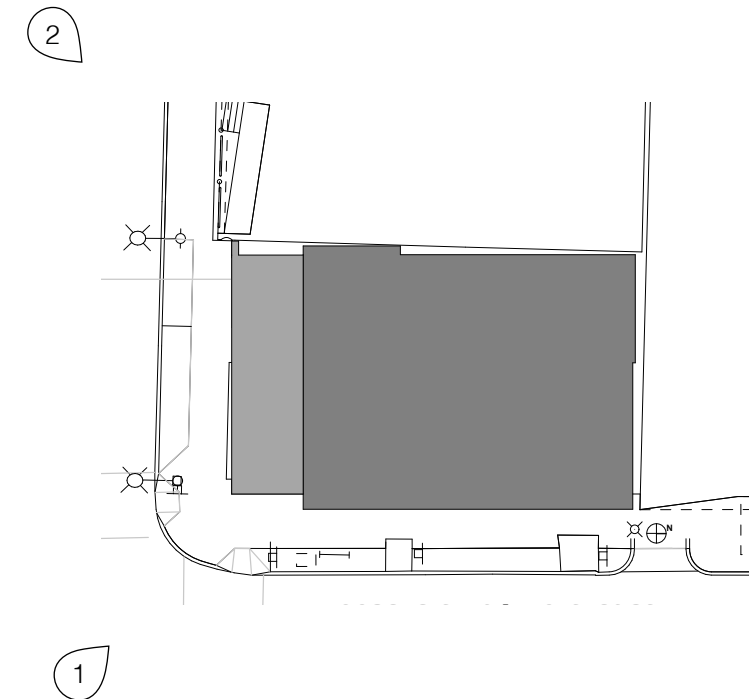


1 Street view looking Southwest

AERIAL VIEWS



1 Aerial view looking Northwest



Aerial view looking Northwest from EDG



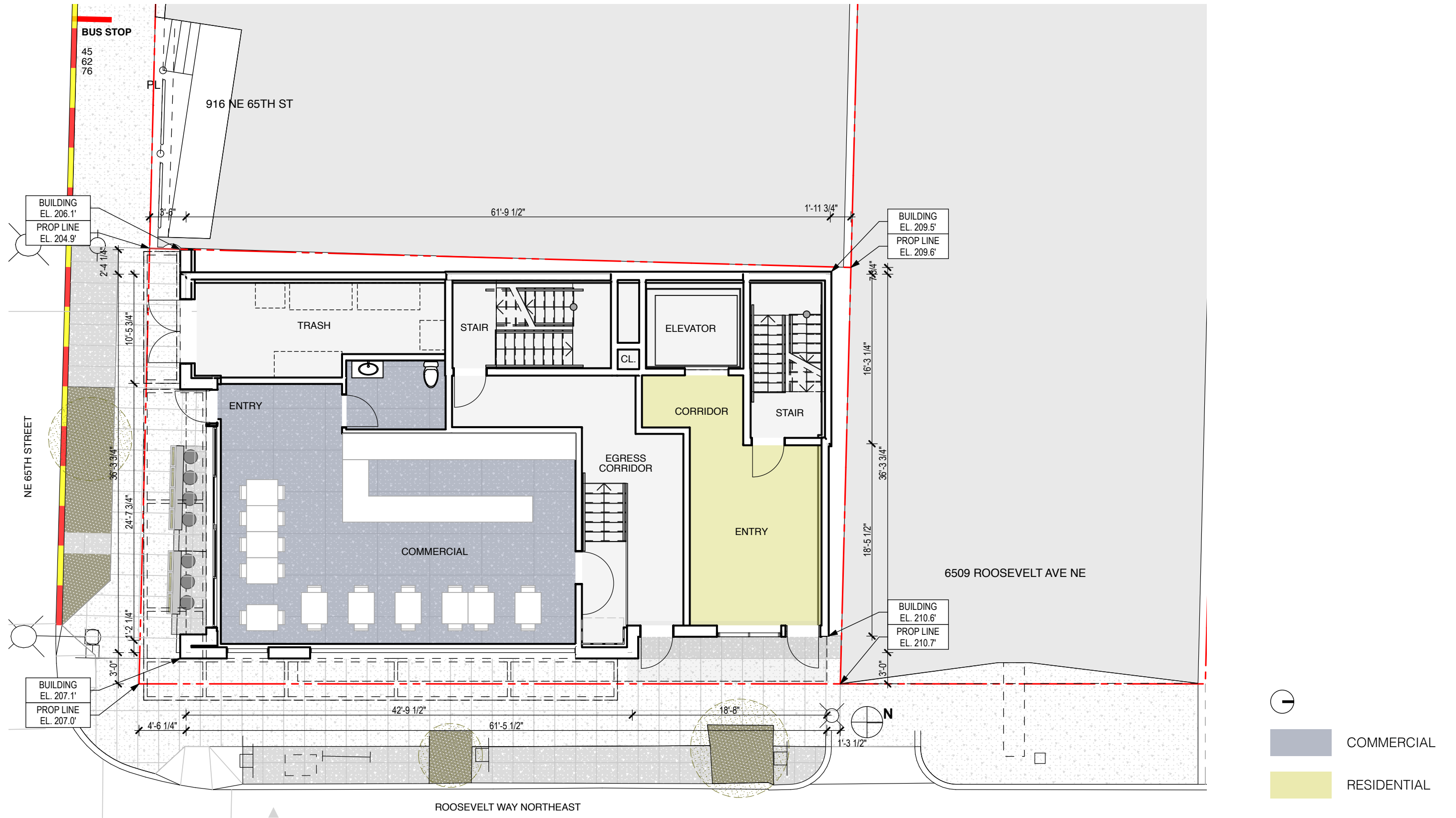
② Aerial view looking Northeast



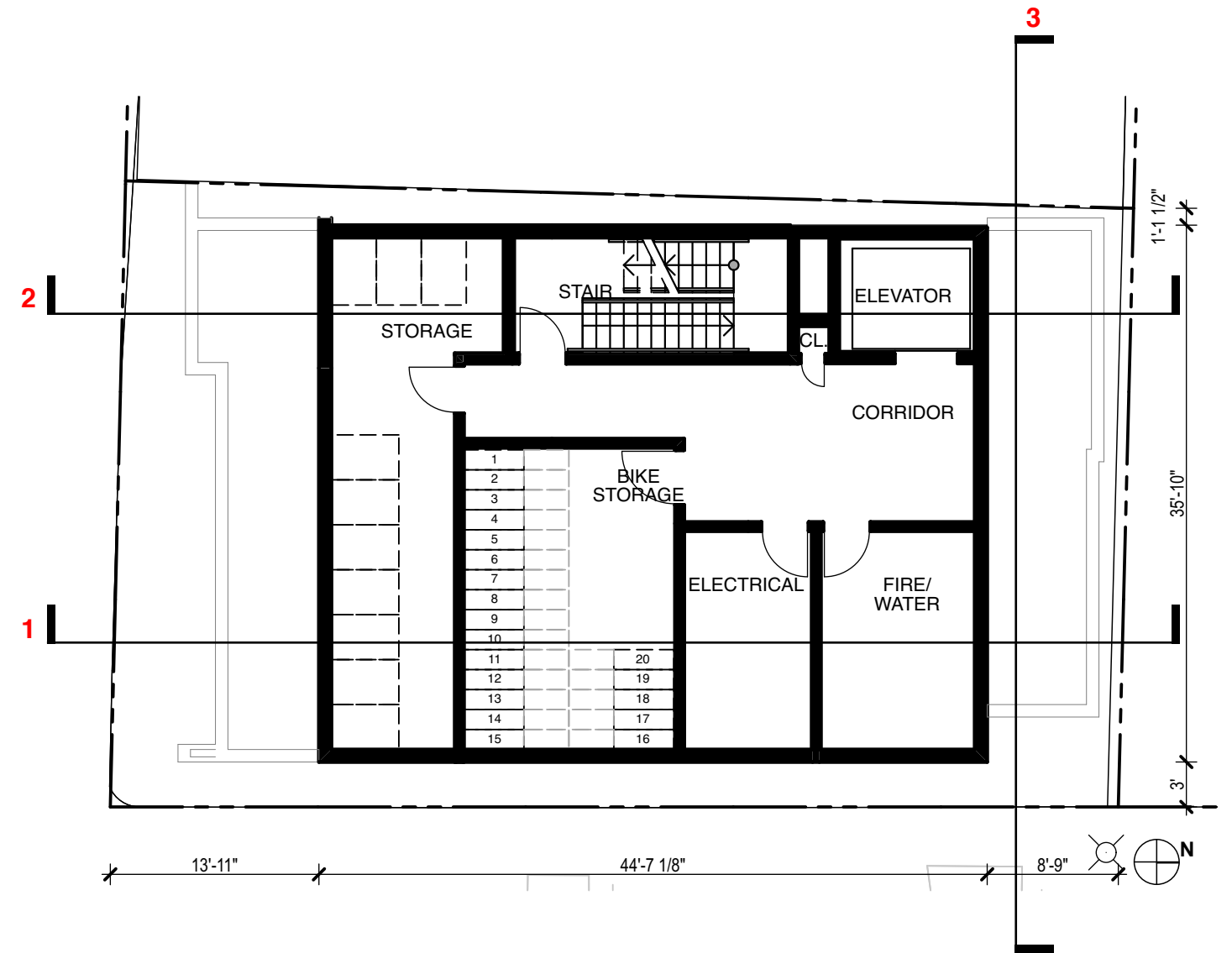
Aerial view looking Northeast from EDG

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SITE PLAN



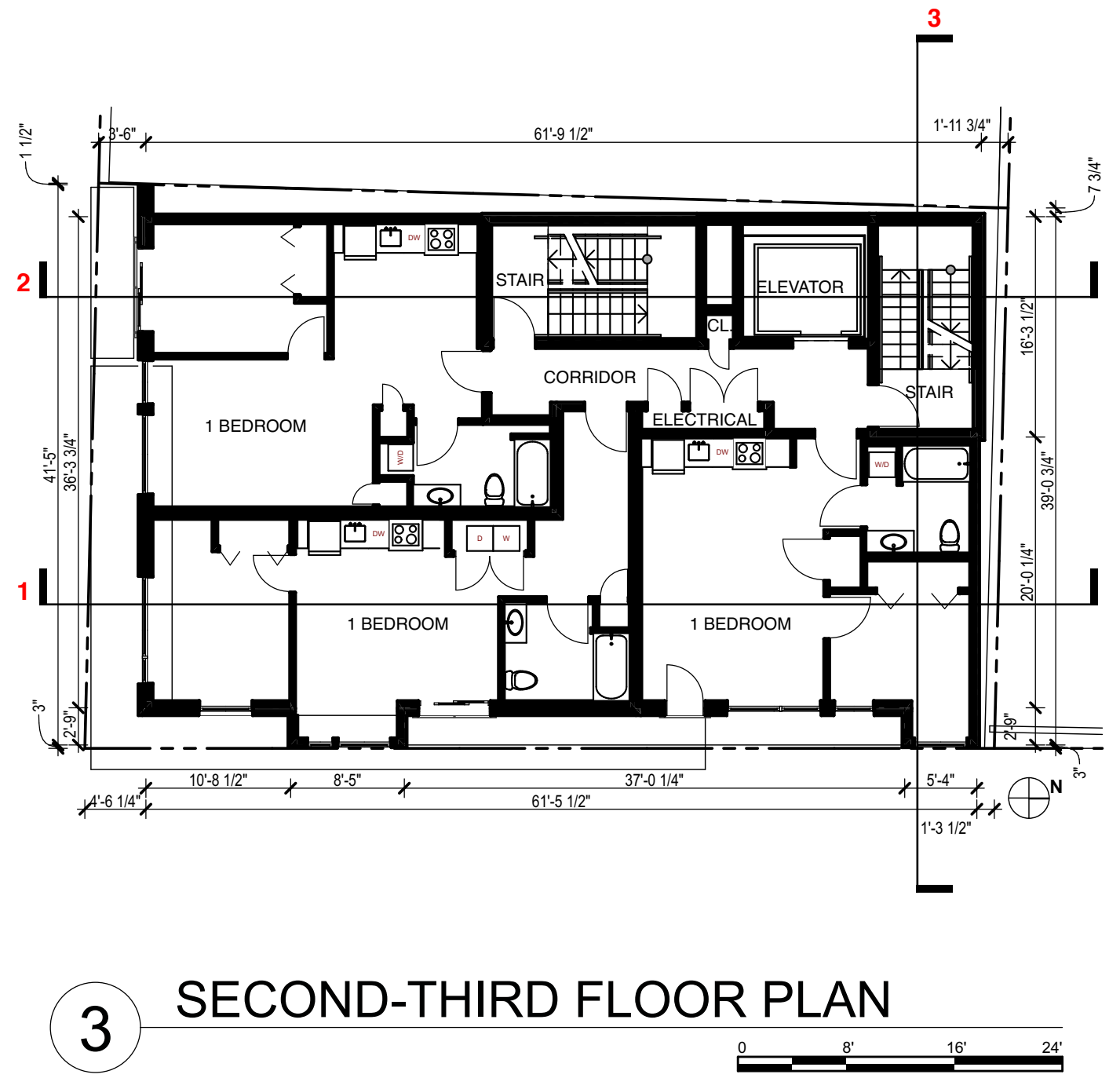
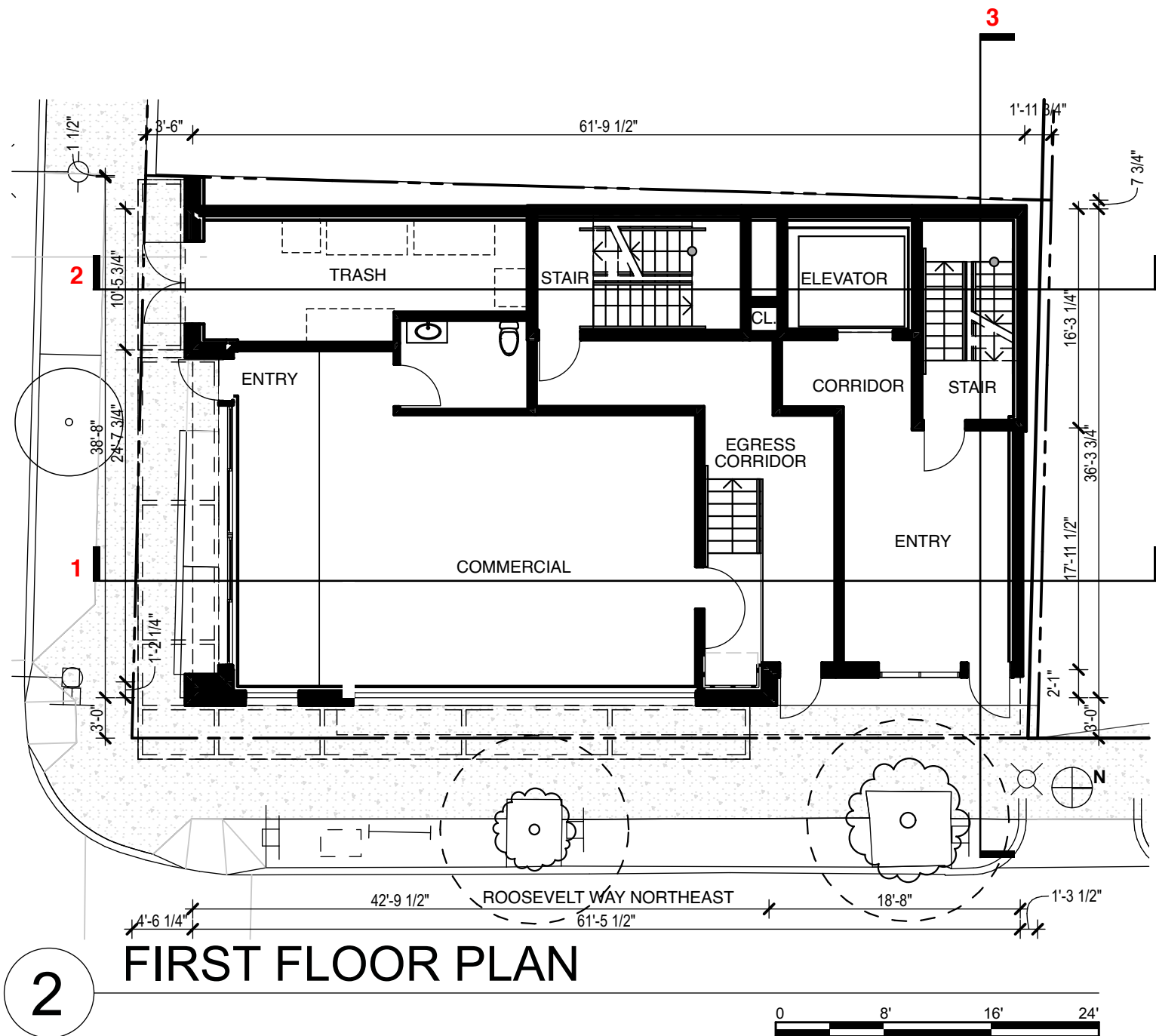
FLOOR PLANS



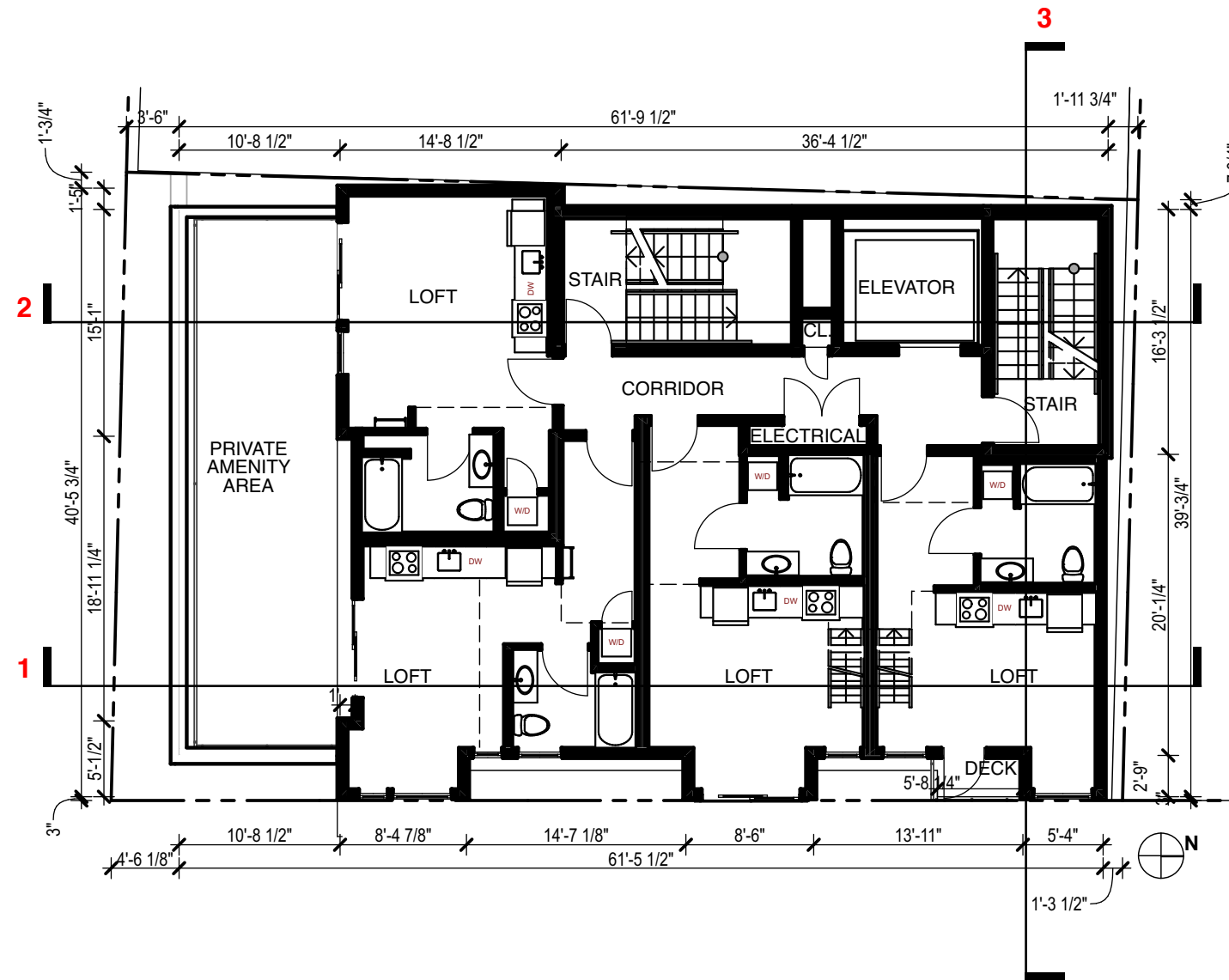
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BASEMENT PLAN

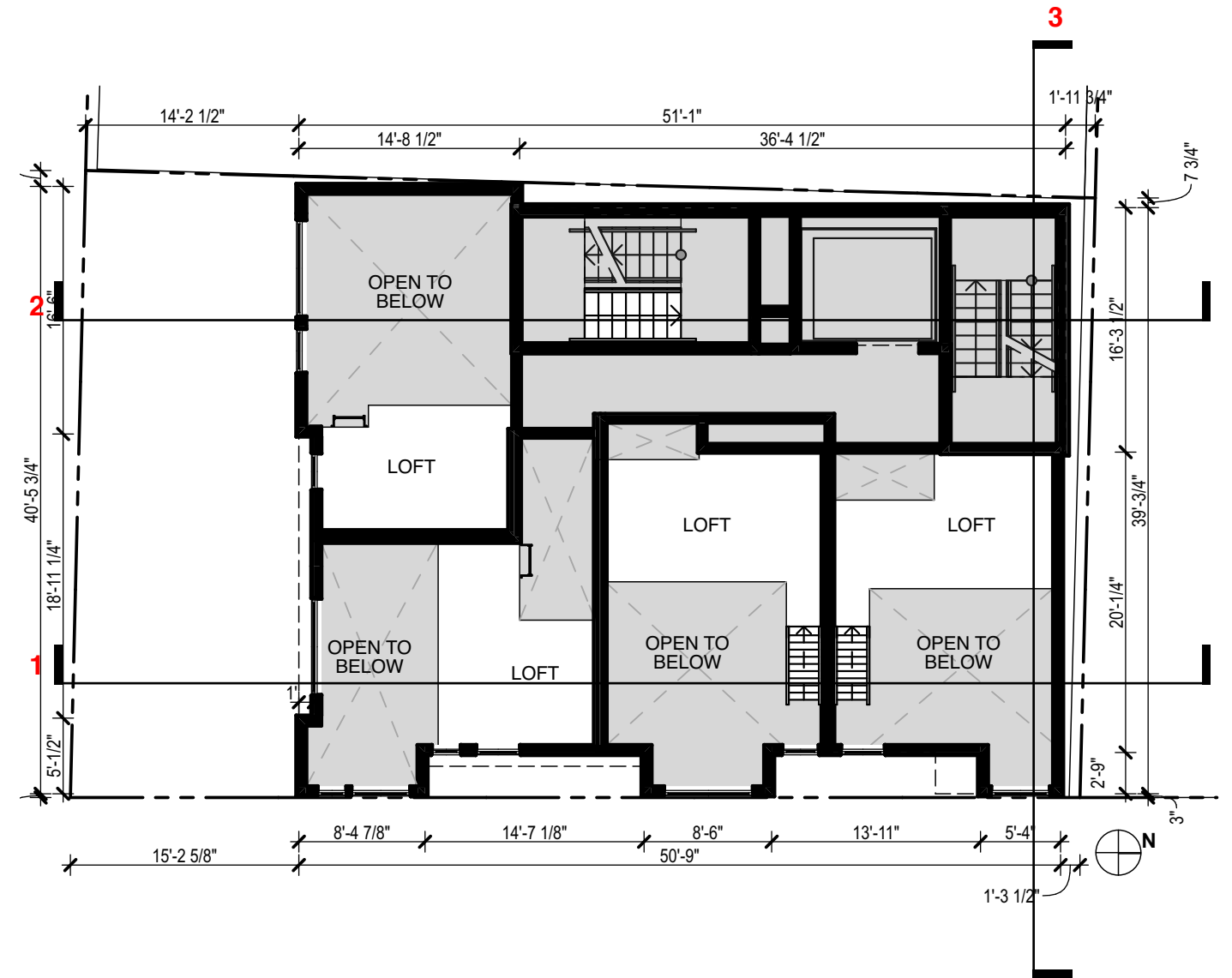




FLOOR PLANS

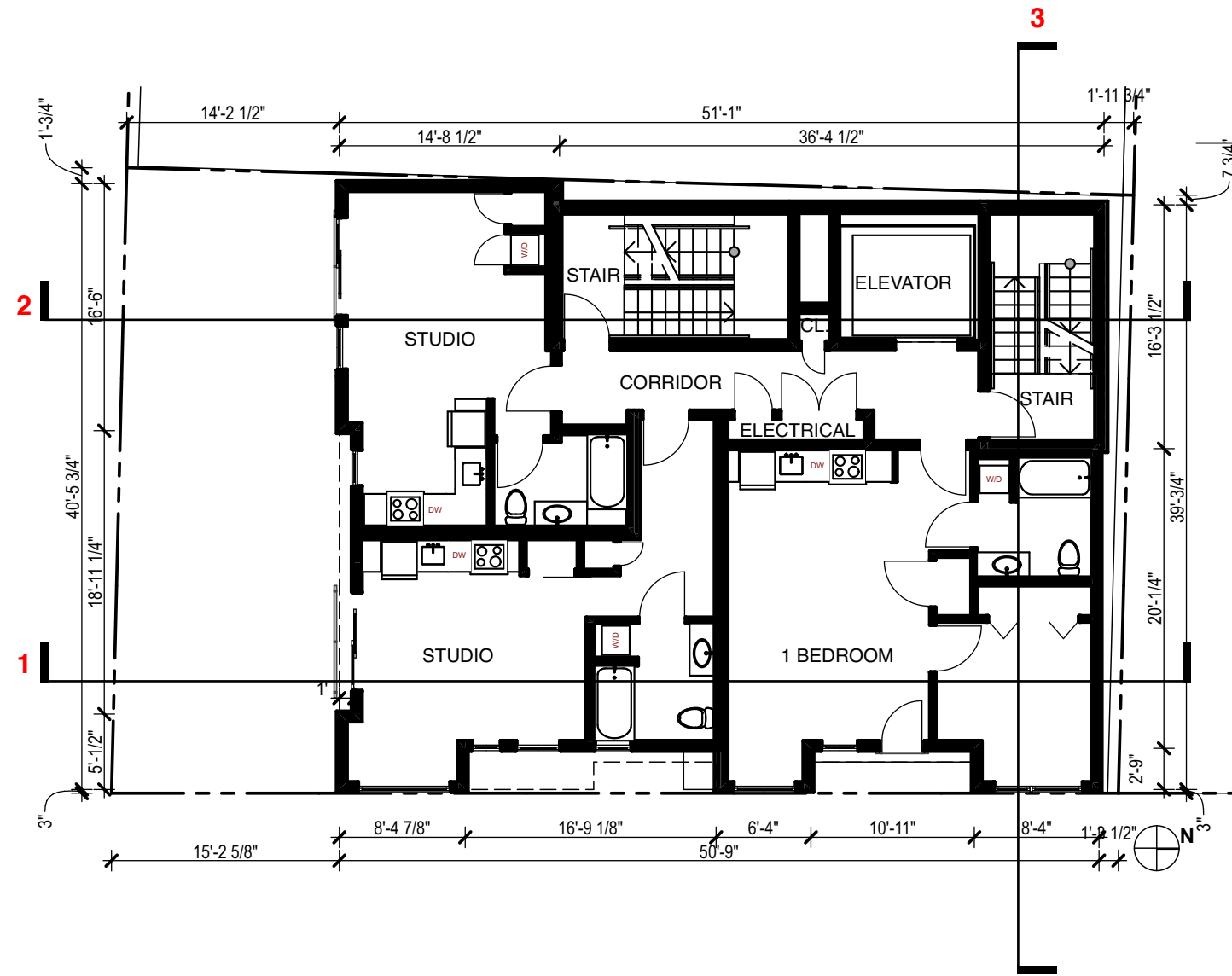


1 FOURTH-FIFTH FLOOR PLAN

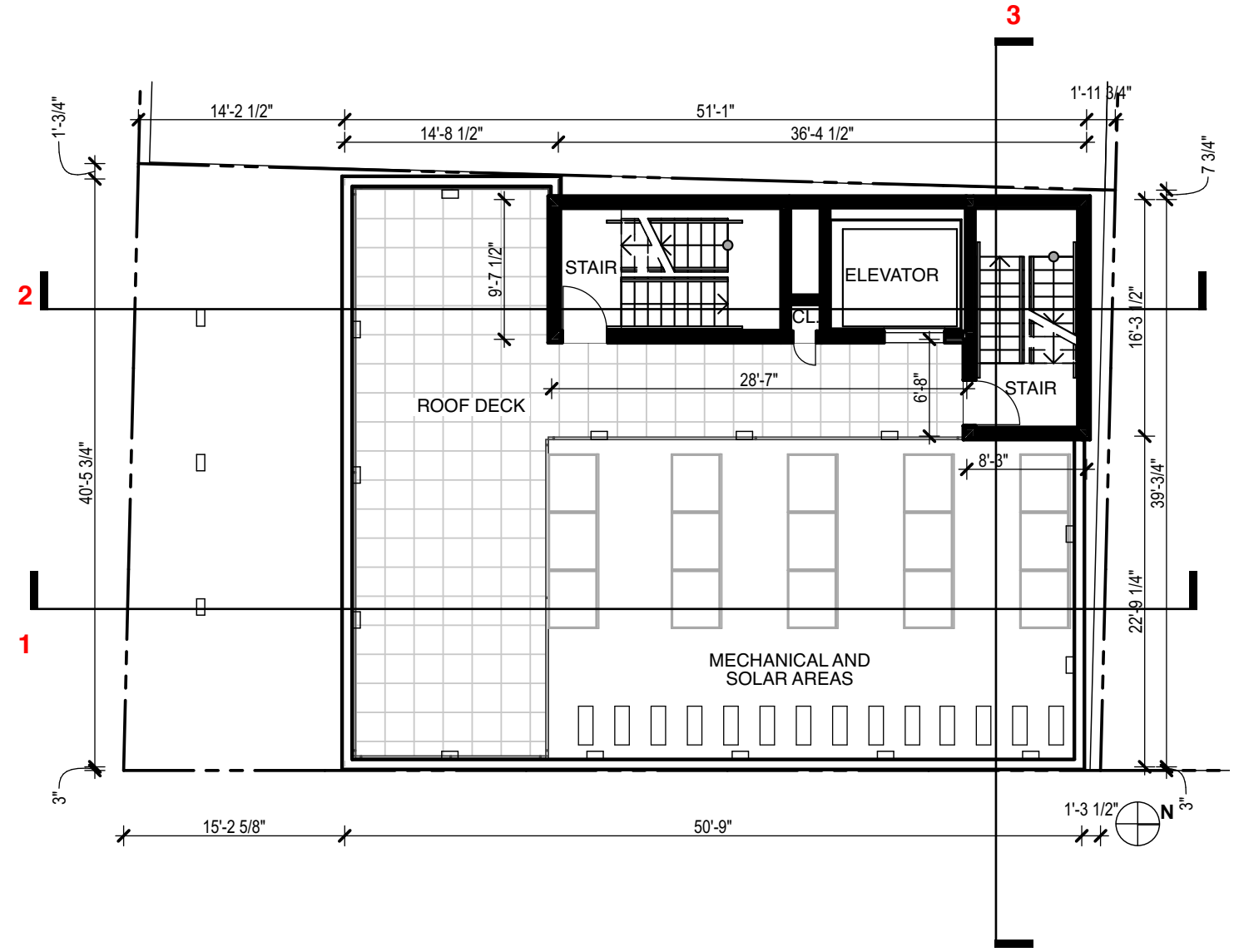


2 FOURTH-FIFTH MEZZANINE PLAN





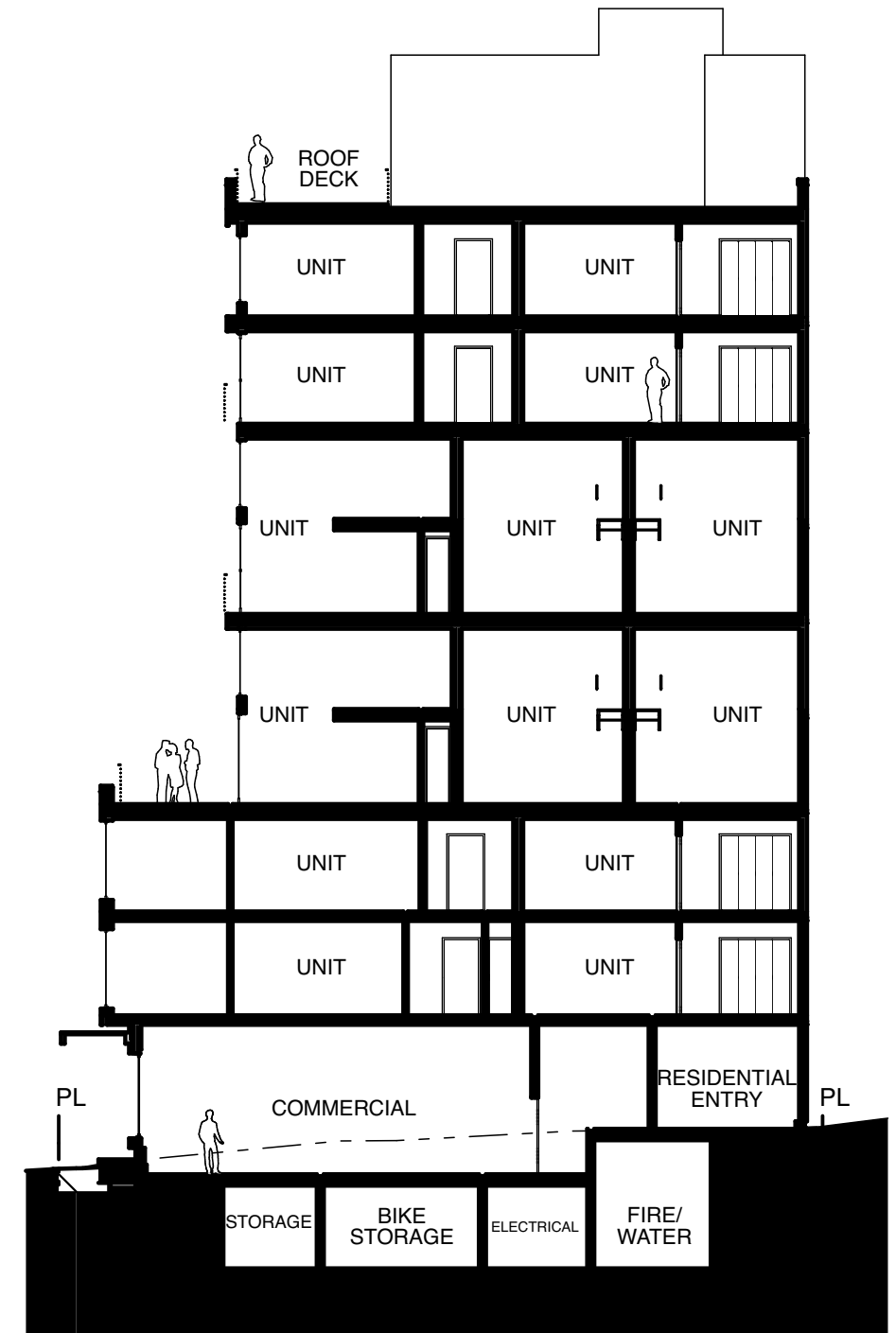
3 SIXTH-SEVENTH FLOOR PLAN



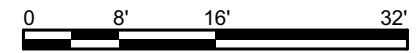
4 ROOF PLAN

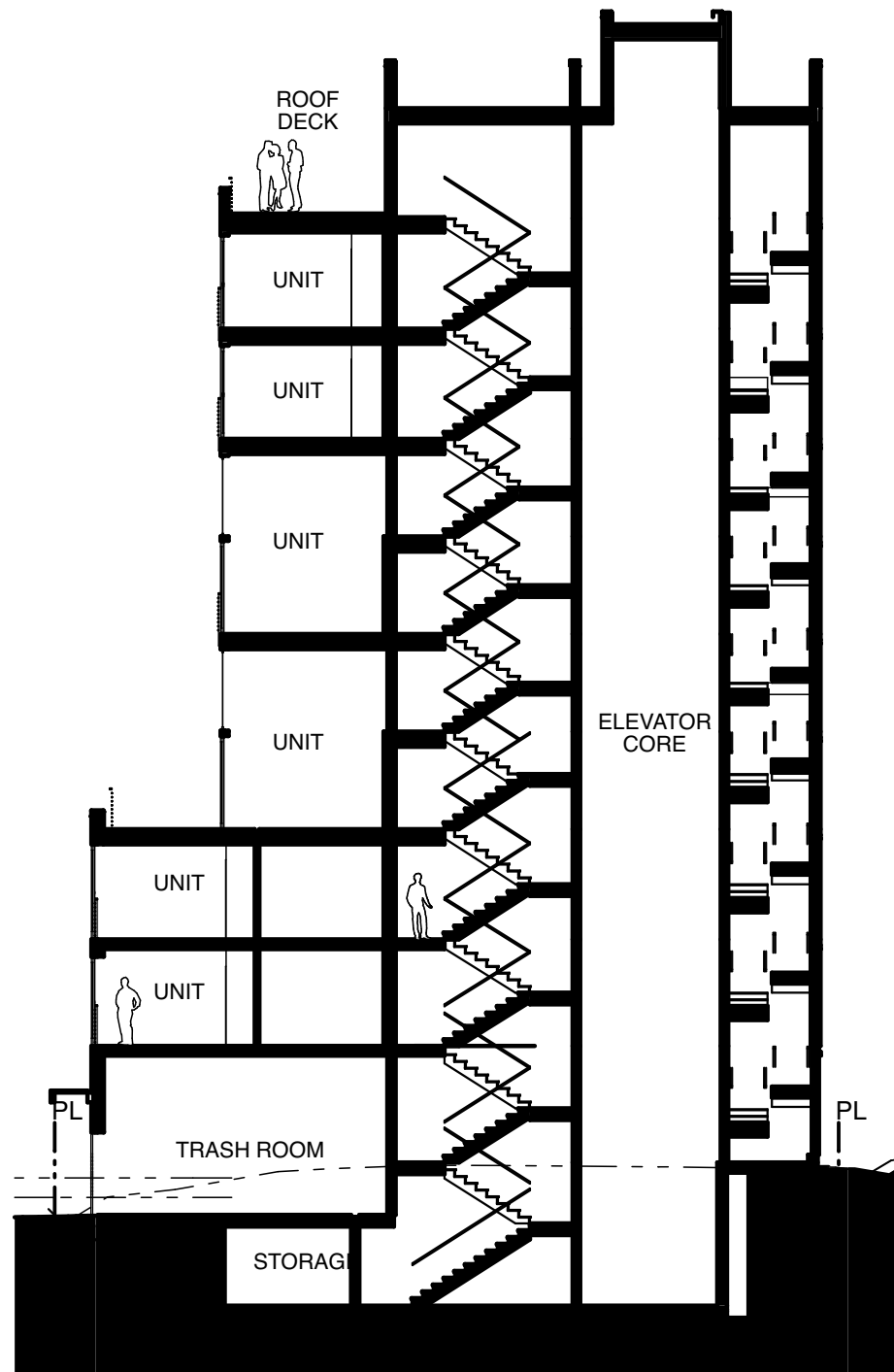


SECTIONS

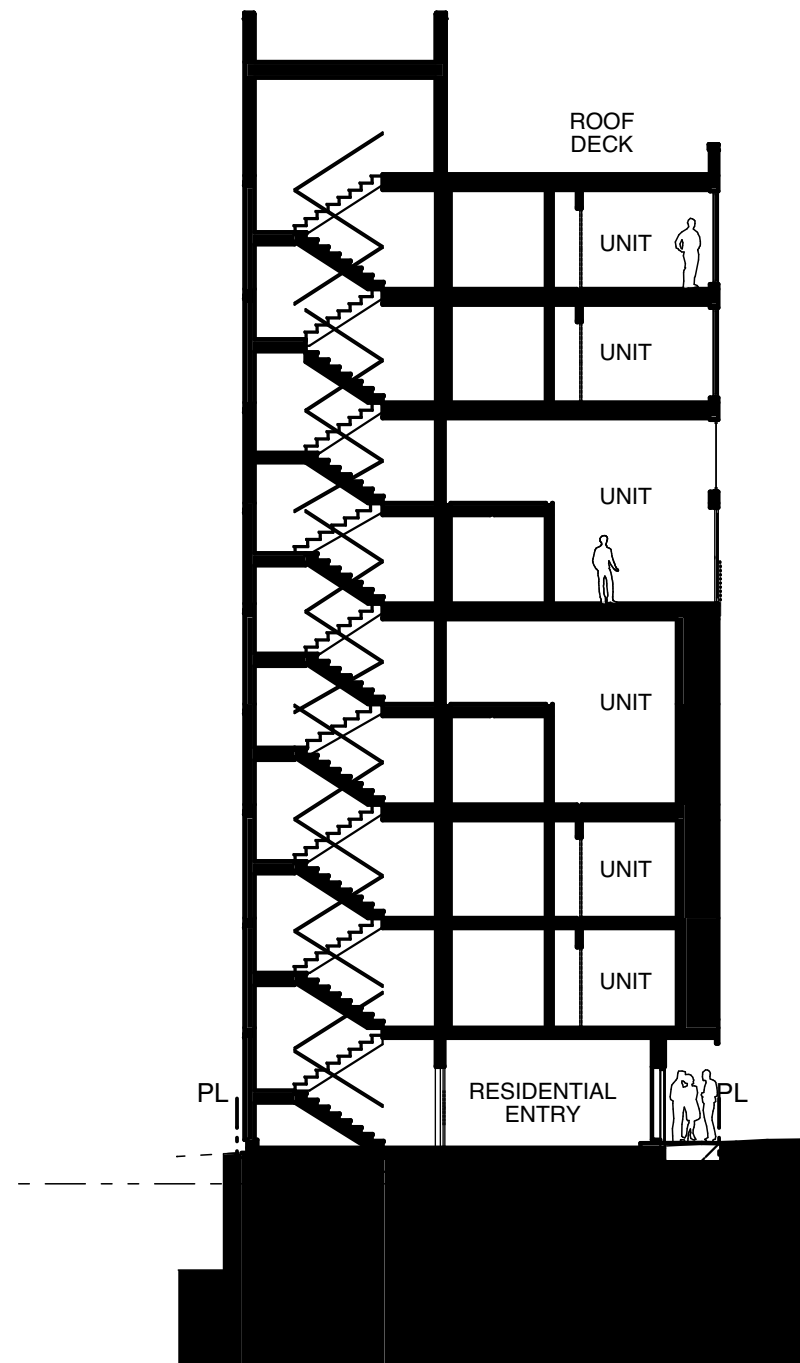
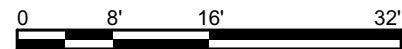


1 LONGITUDINAL SECTION

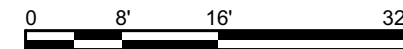




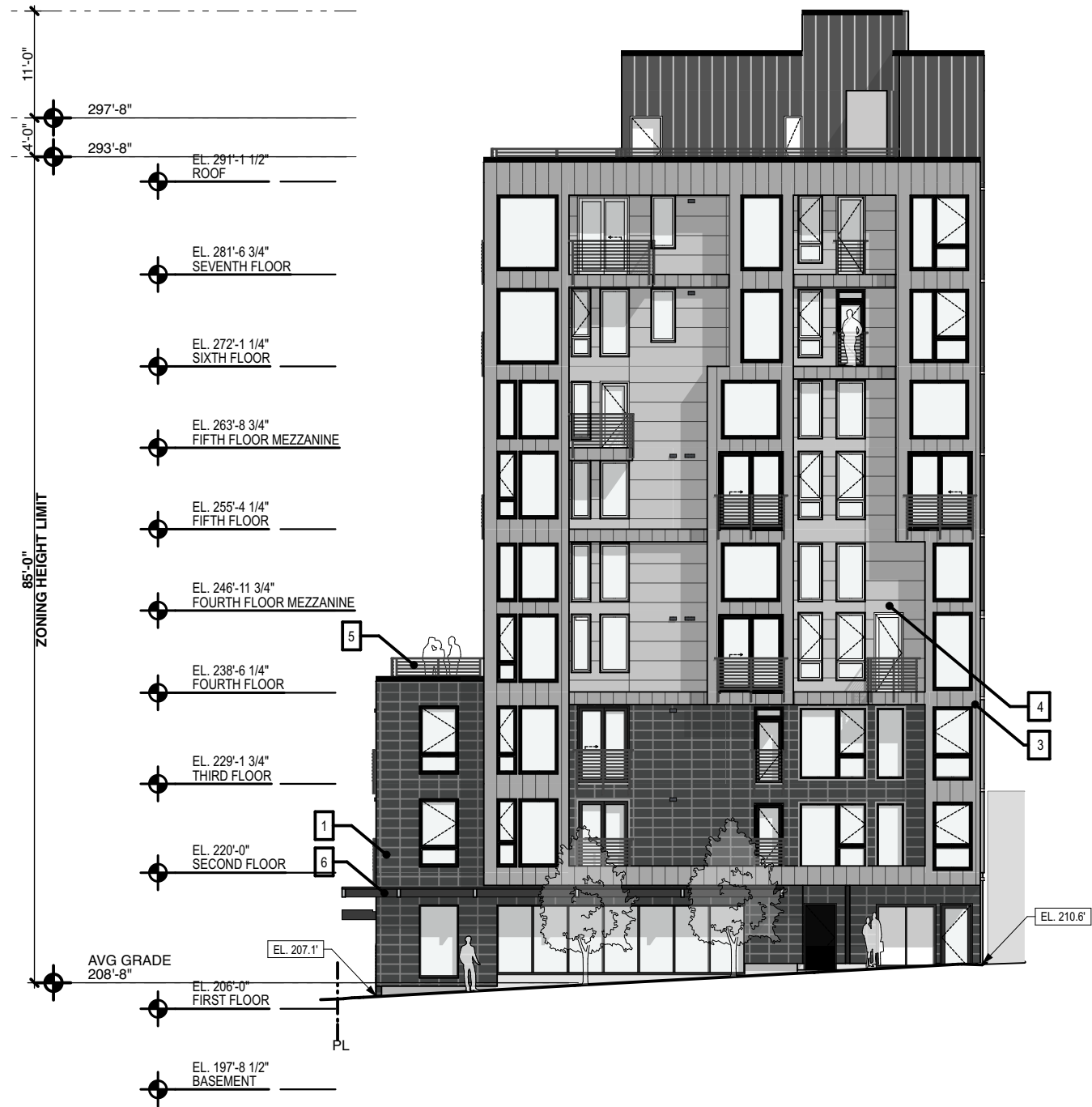
2 LONGITUDINAL SECTION



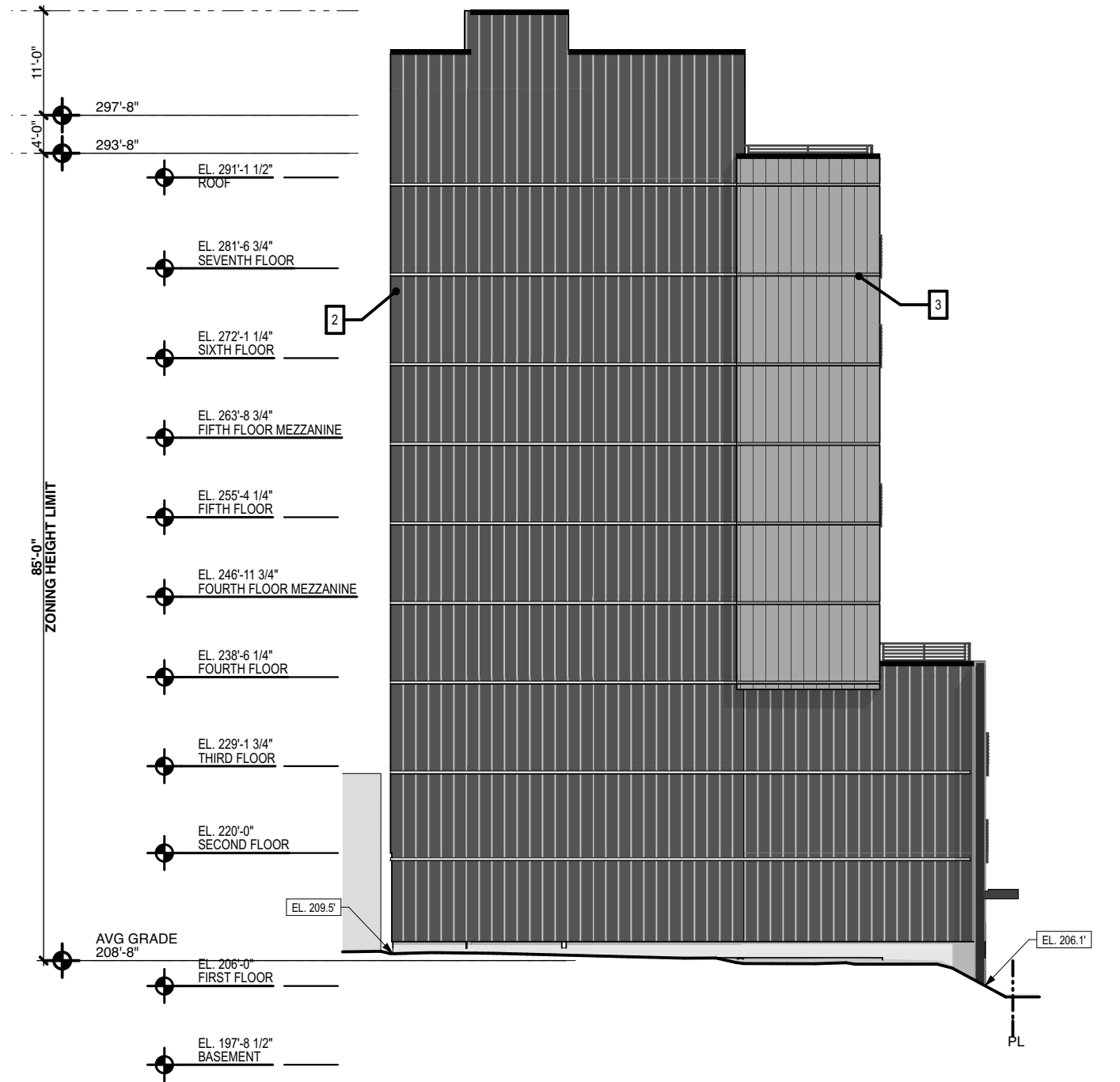
3 TRANSVERSE SECTION



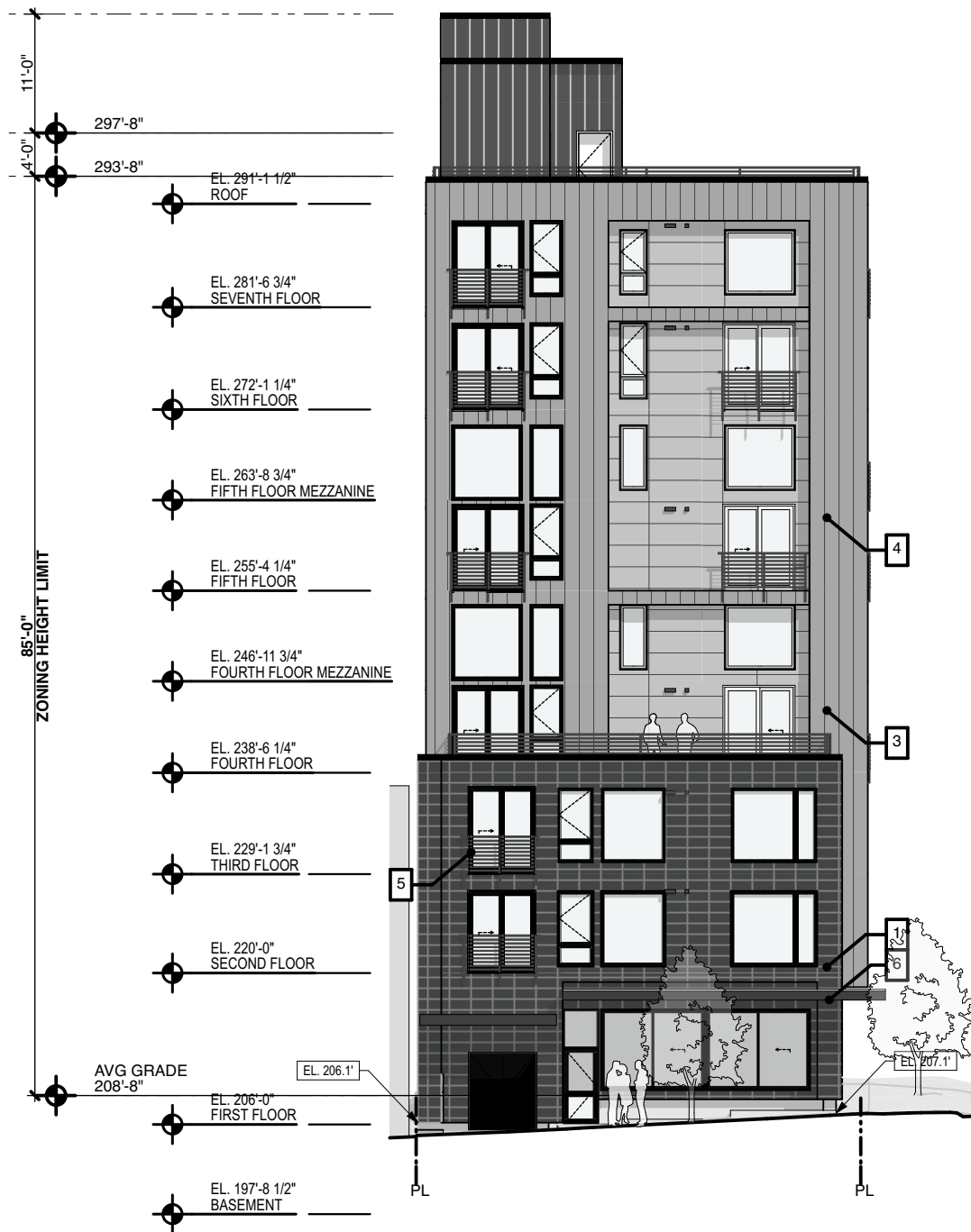
ELEVATIONS



1 EAST ELEVATION

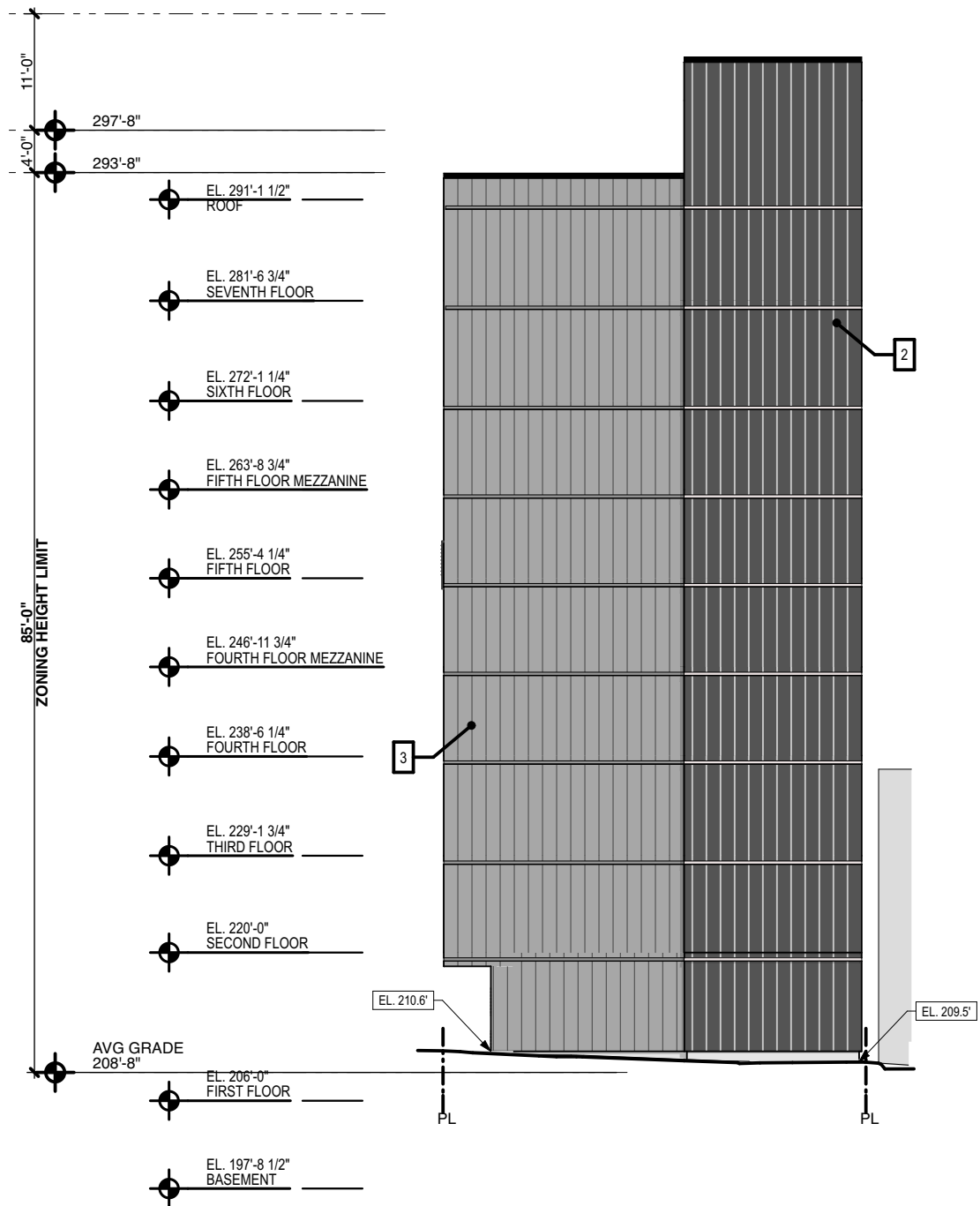
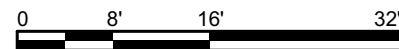


2 WEST ELEVATION



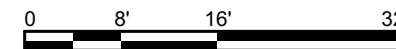
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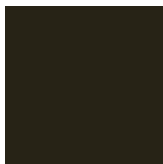

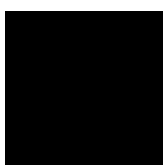

SOUTH ELEVATION



4

NORTH ELEVATION



- 
1
LIMESTONE
 24" X 12"
 CORDOVA MIDNIGHT
- 
2
STANDING SEAM METAL PANEL
 PANEL WIDTH 18"
 AEP SPAN | OLD TOWN GRAY
- 
3
STANDING SEAM METAL PANEL
 PANEL WIDTH 18"
 AEP SPAN | DARK BRONZE
- 
4
2'-0" X 10'-0" CEMENT PANEL
 SW 7065 | ARGOS
- 
5
RAILING
 POWDER COATED BLACK
- 
6
STEEL CANOPY
 POWDER COATED DARK GREY

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CONTEXT ELEVATIONS



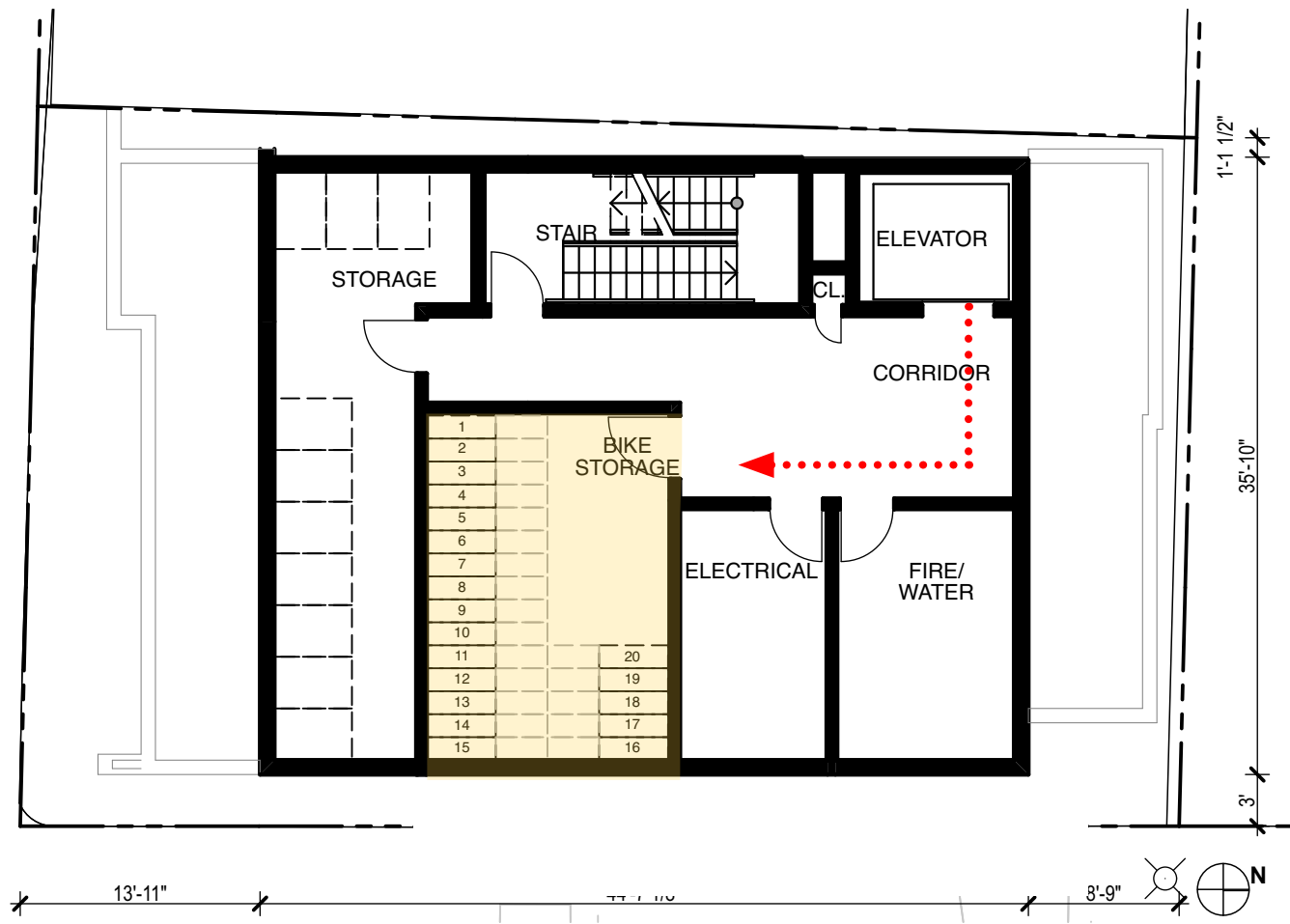
VIEW OF EAST ELEVATION ON ROOSEVELT WAY NE



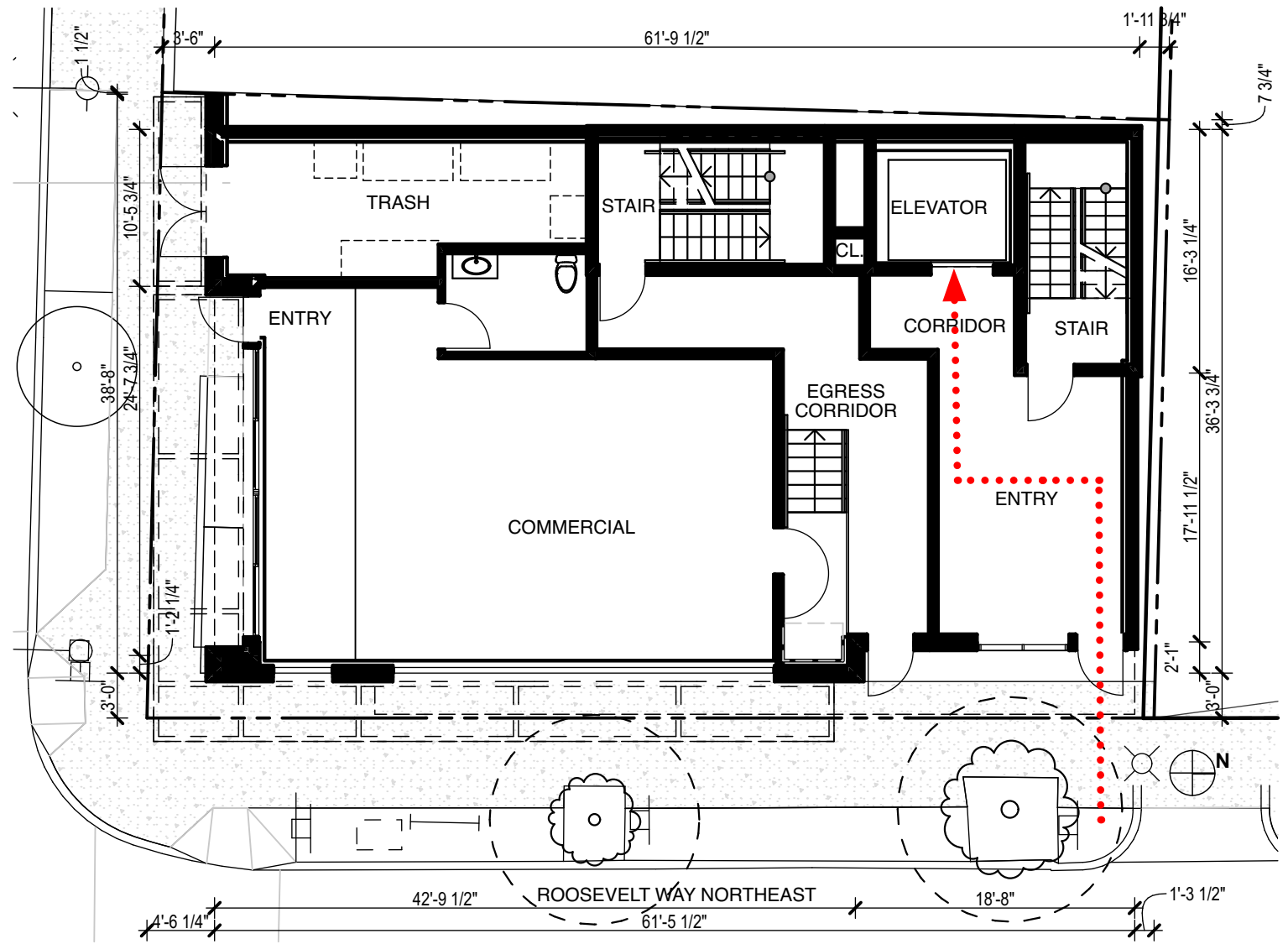
VIEW OF SOUTH ELEVATION ON NE 65TH ST



BIKE FACILITIES



1 BASEMENT

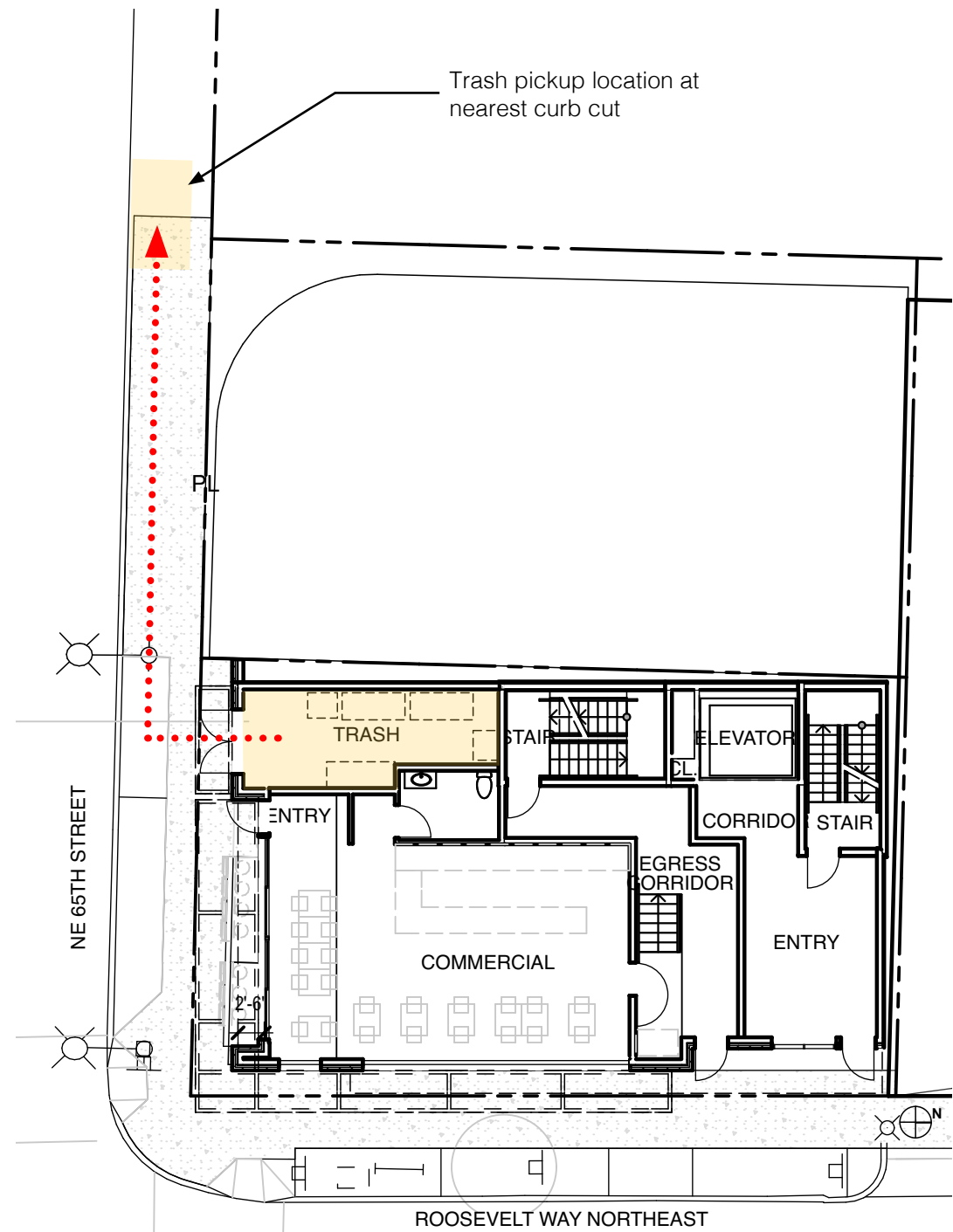


2 FIRST FLOOR



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WASTE STORAGE



1 TRASH ROOM PLAN

0 8' 16' 32'



Current Trash Staging Condition

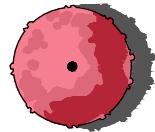


Proposed Project with View of Trash Room Door

LANDSCAPE PROPOSAL

PLANT_SCHEDULE

TREES



BOTANICAL NAME / COMMON NAME

Acer truncatum `Warren Red` / Pacific Sunset Maple

SHRUBS



Cornus sericea `Kelseyi` / Kelseyi Dogwood



Escallonia x `Newport Dwarf` / Newport Dwarf Escallonia



Juniperus squamata `Blue Star` / Blue Star Juniper



Miscanthus sinensis `Morning Light` / Eulalia Grass



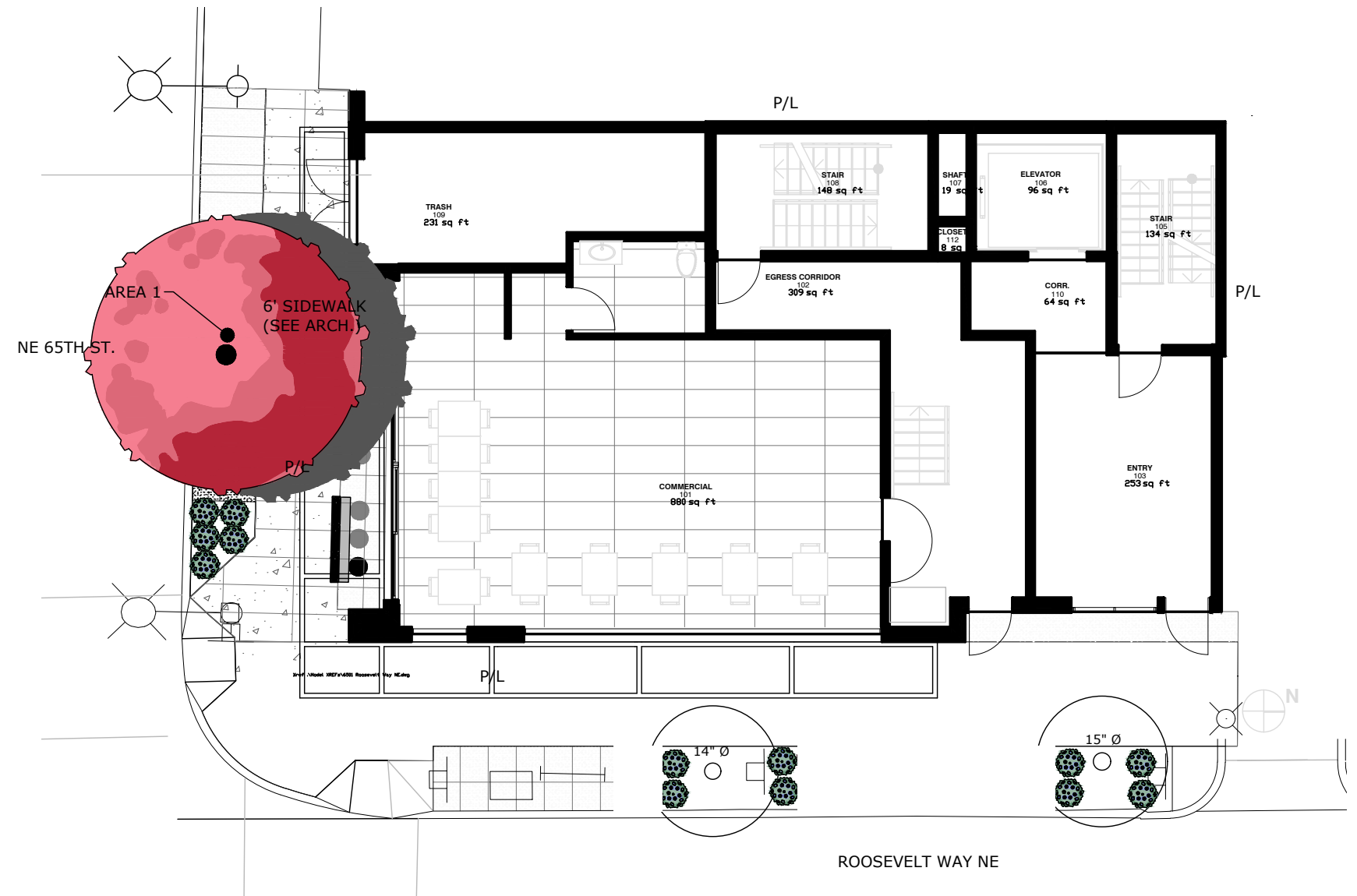
Nandina domestica `Gulf Stream` TM / Heavenly Bamboo



Nandina domestica `Harbour Dwarf` / Dwarf Heavenly Bamboo



Pennisetum alopecuroides `Hameln` / Hameln Dwarf Fountain Grass



STREET LEVEL LANDSCAPE PLAN



PACIFIC SUNSET MAPLE



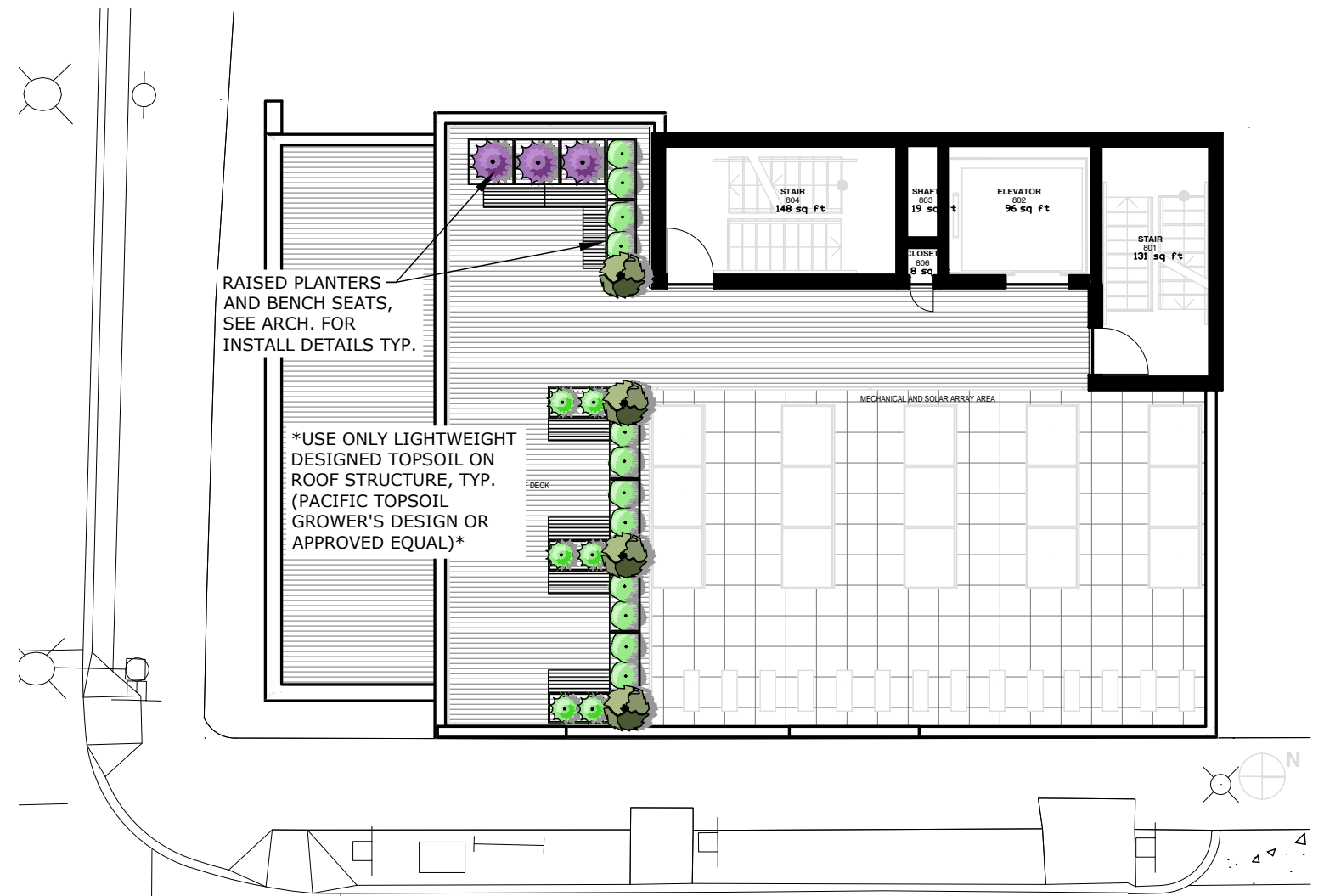
HARBOR DWARF NANDINA



KEYLSEYI REDTWIG DOGWOOD



DWARF FOUNTAIN GRASS



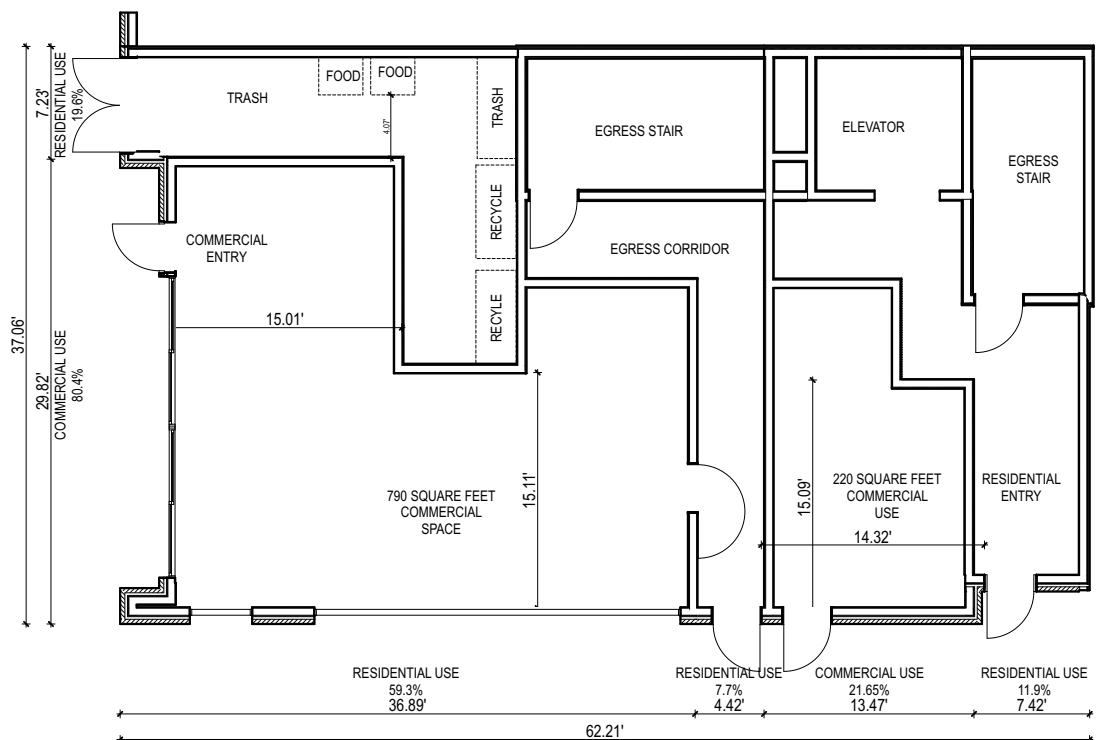
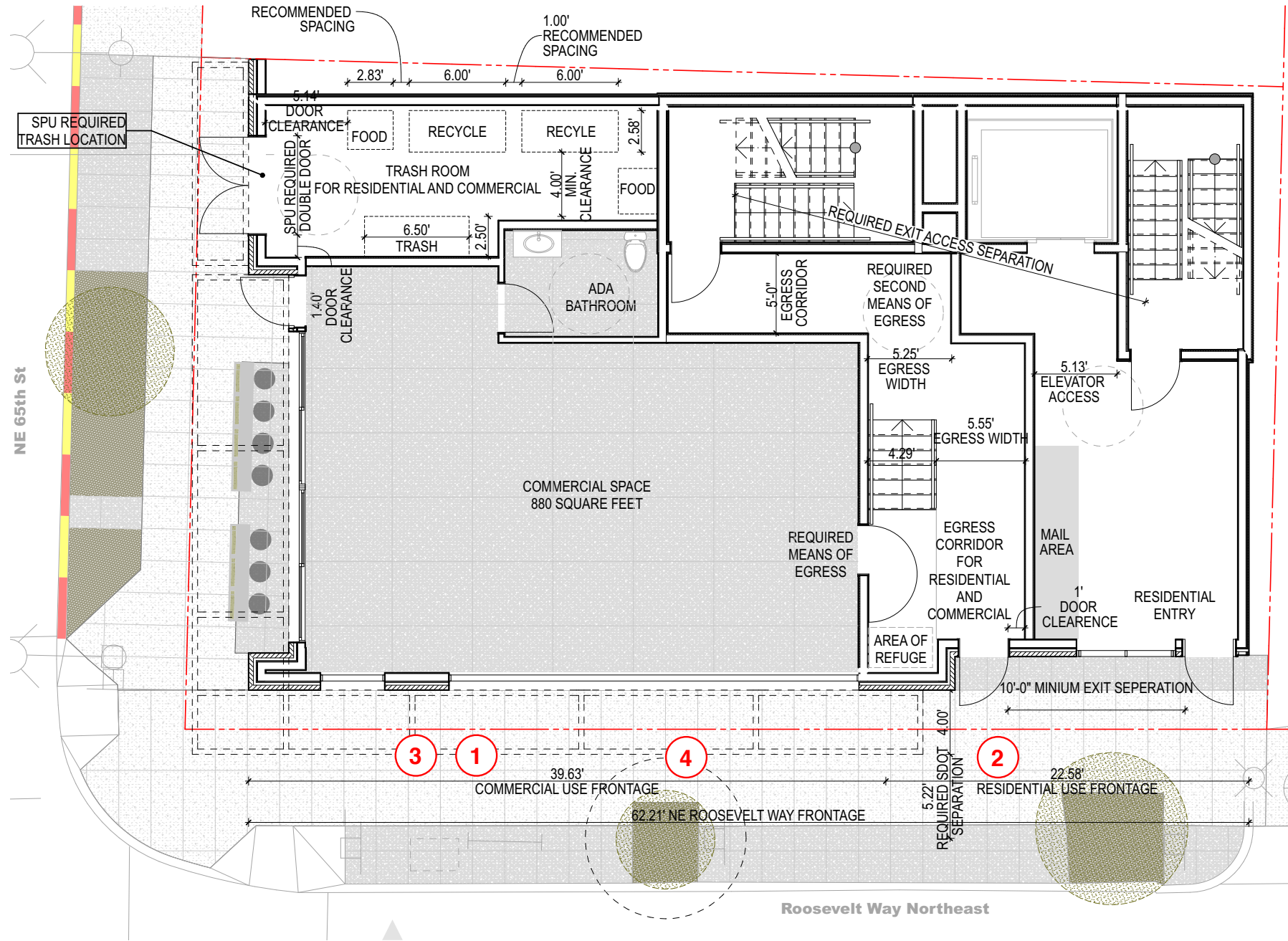
ROOF LEVEL LANDSCAPE PLAN

DEPARTURE MATRIX

DEPARTURES ALONG ROOSEVELT WAY NE						
ITEM	CODE SECTION	REQUIRED	PROVIDED	AMOUNT OF DEPARTURE	JUSTIFICATION	SUPPORT DESIGN GUIDANCE
1	COMMERCIAL FRONTAGE TO ROOSEVELT WAY NE SMC 23.47.A.008.C.1	MAXIMUM 20% OF STREET FRONTAGE MAY CONTAIN PEDESTRIAN ENTRANCES/ OTHER PERMITTED USES	NON COMMERCIAL USE: 36.3%	INCREASE IN NON COMMERCIAL USE BY 16.3%	THE DESIGN PROPOSAL FEATURES A SINGULAR AND PROMINENT COMMERCIAL SPACE THAT ENGAGES THE CORNER AND BOTH STREET FRONTAGES WITH ITS ENTRY FACING NE 65TH STREET. IN RESPONSE, THE RESIDENTIAL ENTRY AND INTERIOR TRASH STORAGE ARE SHIFTED AWAY FROM THE CORNER, TO THE NORTH AND WEST EDGES OF THE SITE RESPECTIVELY. THESE PROJECT PRIORITIES, COMBINED WITH THE SMALL SITE DIMENSIONS, RESULT IN A RATIO OF COMMERCIAL TO RESIDENTIAL FRONTAGE THAT IS NOT CODE COMPLIANT. IN ADDITION, THE PROPOSED COMMERCIAL SPACE IS WELL-SCALED TO ADJACENT COMMERCIAL SPACES ALONG NE 65TH STREET AND ROOSEVELT WAY NE, SUPPORTING THE EXISTING NEIGHBORHOOD CHARACTER. THE RESIDENTIAL ENTRY IS RECESSED TO FURTHER EMPHASIZE AND PRIORITIZE THE CORNER COMMERCIAL SPACE. WELL-COMPOSED FACADE DESIGNS ALONG WITH AN EFFICIENT AND APPROPRIATE AGGREGATION OF INTERIOR SPACES RESULTS IN A VIBRANT AND CLEAR GROUND FLOOR THAT SUCCESSFULLY ENGAGES THE PUBLIC REALM.	CS3.I.ii - Emphasizing Positive neighborhood Attributes DC1-C-4 - Service Uses DC1.I.i - Arrangement of Interior Spaces DC2.II.i.b - (Architectural and Façade Composition); DC4.I.ii - (Exterior Finish Materials); DC4.I.iv - (Exterior Finish Materials); DC4.I.v - (Exterior Finish Materials); DC4.I.vi - (Exterior Finish Materials)
2	RESIDENTIAL USES AT STREET LEVEL ALONG ROOSEVELT WAY NE SMC 23.47.A.005.C.1	IN ALL NC ZONES, RESIDENTIAL USES MAY OCCUPY NO MORE THAN 20% OF STREET-LEVEL STREET-FACING FACADE	RESIDENTIAL USE: 36.3%	INCREASE IN RESIDENTIAL USE BY 16.3%		
3	PEDESTRIAN-DESIGNATED ZONES ALONG ROOSEVELT WAY NE SMC 23.47.A.005.D.1	ALONG DESIGNATED PRINCIPAL PEDESTRIAN STREETS, ONE OR MORE OF THE FOLLOWING USES ARE REQUIRED ALONG 80% OF THE STREET LEVEL STREET FACING FACADE	COMMERCIAL USE: 63.7%	DECREASE IN COMMERCIAL USE BY 16.3%		

OVERHEAD WEATHER PROTECTION						
ITEM	CODE SECTION	REQUIRED	PROVIDED	AMOUNT OF DEPARTURE	JUSTIFICATION	SUPPORT DESIGN GUIDANCE
4	OVERHEAD WEATHER PROTECTION MINIMUM WIDTH SMC 23.47.A.008.C.4.b	MINIMUM WIDTH 6'-0"	4'-0"	2'-0"	THE REDUCTION IN THE WIDTH OF THE PROPOSED OVERHEAD WEATHER PROTECTION RESULTS FROM THE OVERALL WIDTH OF THE EXISTING SIDEWALK AND PROXIMITY TO EXISTING STREET TREES IN THE PLANTING STRIP. IN ORDER TO MAINTAIN THE CLEARANCE REQUIRED BY SDOT, THE OVERHEAD WEATHER PROTECTION IS PROPOSED TO BE 4 FEET IN WIDTH.	

DEPARTURE PLAN



Conceptual Code Compliant Scheme
 *Commercial Depth not compliant



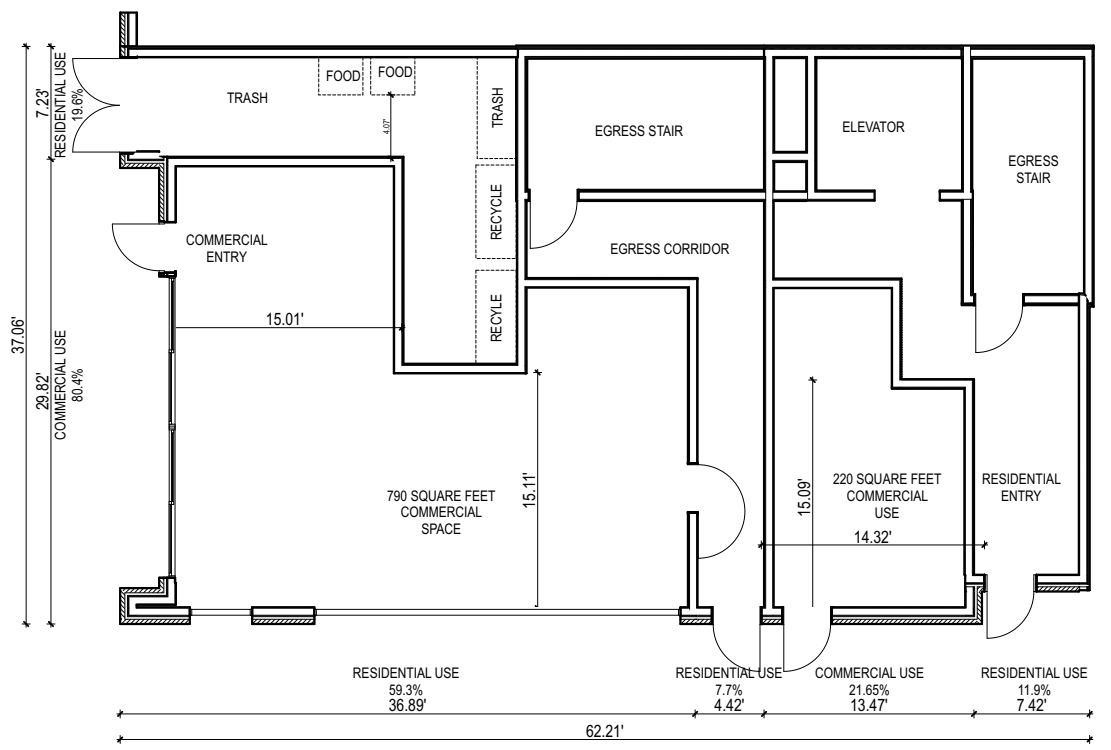
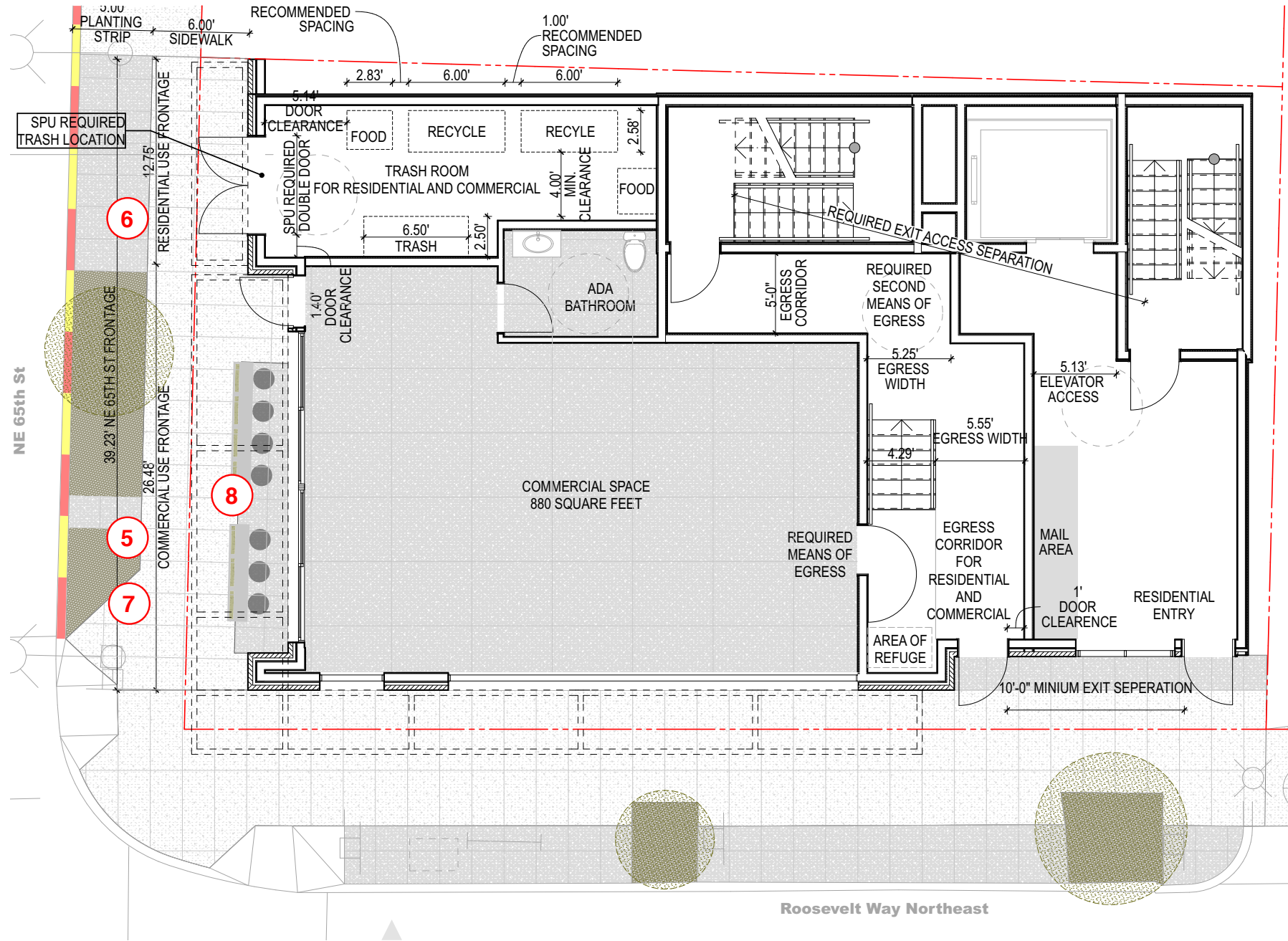
Street view looking Northwest

Departure Plan

DEPARTURE MATRIX

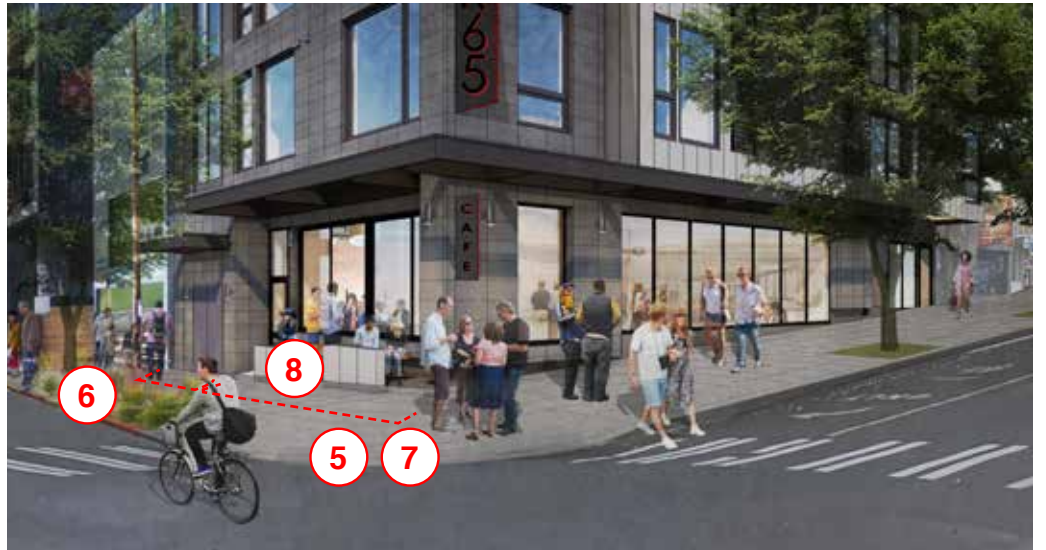
DEPARTURES ALONG NE 65TH STREET						
ITEM	CODE SECTION	REQUIRED	PROVIDED	AMOUNT OF DEPARTURE	JUSTIFICATION	SUPPORT DESIGN GUIDANCE
5	COMMERCIAL FRONTAGE TO NE 65TH ST SMC 23.47.A.008.C.1	MAXIMUM 20% OF STREET FRONTAGE MAY CONTAIN PEDESTRIAN ENTRANCES/ OTHER PERMITTED USES	NON COMMERCIAL USE: 32.5%	INCREASE IN NON COMMERCIAL USE BY 12.5%	THE DESIGN PROPOSAL FEATURES A SINGULAR AND PROMINENT COMMERCIAL SPACE THAT ENGAGES THE CORNER AND BOTH STREET FRONTAGES WITH ITS ENTRY FACING NE 65TH STREET. IN RESPONSE, THE RESIDENTIAL ENTRY AND INTERIOR TRASH STORAGE ARE SHIFTED AWAY FROM THE CORNER, TO THE NORTH AND WEST EDGES OF THE SITE RESPECTIVELY. THESE PROJECT PRIORITIES, COMBINED WITH THE SMALL SITE DIMENSIONS, RESULT IN A RATIO OF COMMERCIAL TO RESIDENTIAL FRONTAGE THAT IS NOT CODE COMPLIANT. IN ADDITION, THE PROPOSED COMMERCIAL SPACE IS WELL-SCALED TO ADJACENT COMMERCIAL SPACES ALONG NE 65TH STREET AND ROOSEVELT WAY NE, SUPPORTING THE EXISTING NEIGHBORHOOD CHARACTER. THE RESIDENTIAL ENTRY IS RECESSED TO FURTHER EMPHASIZE AND PRIORITIZE THE CORNER COMMERCIAL SPACE. THE REDUCED DEPTH RESULTS FROM ACCOMMODATING INTERIOR SUPPORTING USES, STAIRS, BATHROOM, EGRESS PATHS, AS WELL AS THE TRASH STORAGE ROOM ON THIS SMALL CORNER LOT. WELL-COMPOSED FACADE DESIGNS ALONG WITH AN EFFICIENT AND APPROPRIATE AGGREGATION OF INTERIOR SPACES RESULTS IN A VIBRANT AND CLEAR GROUND FLOOR THAT SUCCESSFULLY ENGAGES THE PUBLIC REALM.	CS3.I.ii - Emphasizing Positive neighborhood Attributes; DC1-C-4 - Service Uses; DC1.I.i - Arrangement of Interior Spaces; DC2.II.i.b - Architectural and Facade Composition; DC4.I.ii - Exterior Finish Materials; DC4.I.IV - Exterior Finish Materials; DC4.I.v - Exterior Finish Materials; DC4.I.vi - Exterior Finish Materials
6	RESIDENTIAL USES AT STREET LEVEL ALONG NE 65TH ST SMC 23.47.A.005.C.1	IN ALL NC ZONES, RESIDENTIAL USES MAY OCCUPY NO MORE THAN 20% OF STREET-LEVEL STREET-FACING FACADE	RESIDENTIAL USE: 32.5%	INCREASE IN RESIDENTIAL USE BY 12.5%		
7	PEDESTRIAN-DESIGNATED ZONES ALONG NE 65TH ST SMC 23.47.A.005.D.1	ALONG DESIGNATED PRINCIPAL PEDESTRIAN STREETS, ONE OR MORE OF THE FOLLOWING USES ARE REQUIRED ALONG 80% OF THE STREET LEVEL STREET FACING FACADE	COMMERCIAL USE: 67.5%	DECREASE IN COMMERCIAL USE BY 12.5%		
8	COMMERCIAL DEPTH TO ROOSEVELT WAY NE SMC 23.47.A.008.B.3	COMMERCIAL DEPTH MUST BE A MINIMUM 15 FEET AND A AVERAGE OF 30 FEET	15' MINIMUM COMMERCIAL DEPTH AND AN AVERAGE COMMERCIAL DEPTH OF 22'-3 5/8"	REDUCE COMMERCIAL AVERAGE DEPTH BY 7'-9 3/8"		

DEPARTURE PLAN



Conceptual Code Compliant Scheme
 *Commercial Depth not compliant

Departure Plan



Street view looking Northwest

SHADOW STUDIES

MARCH

10 AM



1 PM



4 PM



JUNE



DECEMBER

10 AM



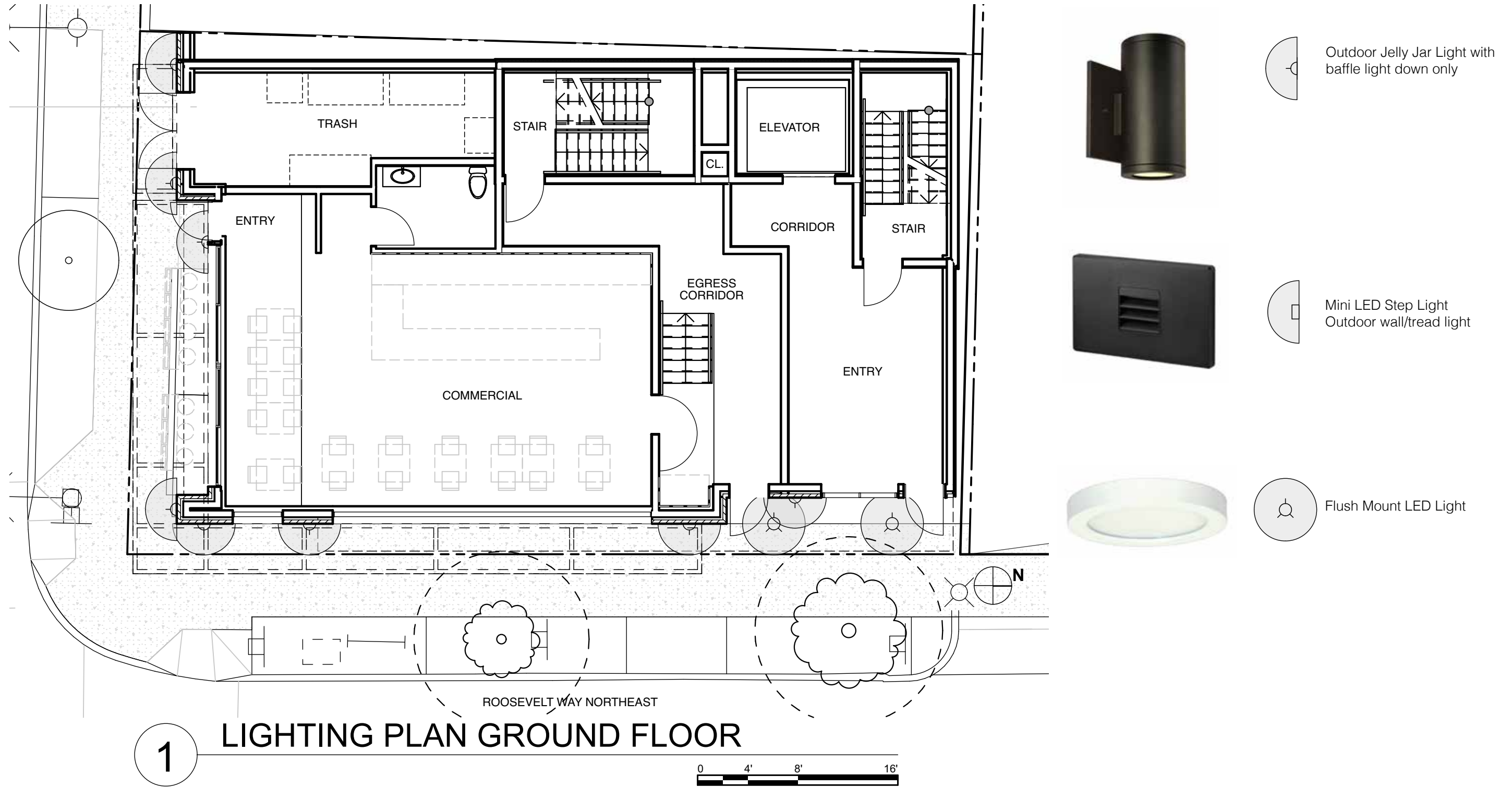
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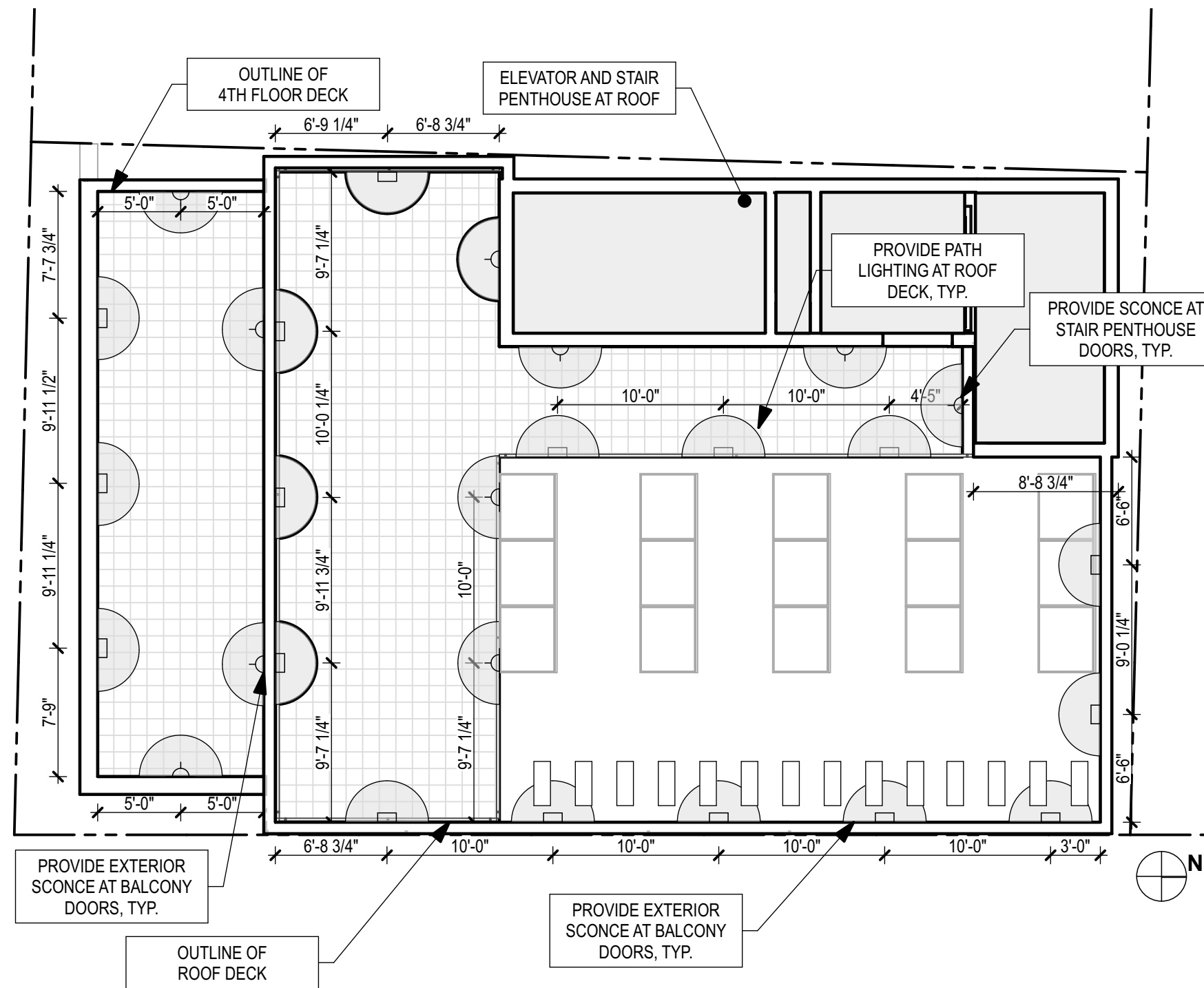


4 PM



LIGHT AND GLARE PLANS





2 LIGHTING PLAN ROOF



COMPLETED WORK B9 ARCHITECTS



Townhomes at 416 19th Avenue E



Rowhouses at 90 E Newton Street



Townhomes at 1818 E Yesler Way



Shared courtyard at 1818 E Yesler Way



Townhomes at 208 18th Avenue E



Townhomes at 414 12th Avenue E



Rowhouses at E Mercer St

WORK IN PROGRESS B9 ARCHITECTS



3272 Fuhrman apartments by b9 architects in Eastlake



743 N 35th St apartments by b9 architects in Fremont



First Central Station apartments by b9 architects in Central District



614 13th Ave E apartments by b9 architects in Capitol Hill