



**NEIMAN TABER**  
ARCHITECTURE FOR THE NORTHWEST

1421 34TH AVENUE, SUITE 100  
SEATTLE, WA 98122  
(206) 760-5550  
WWW.NEIMANTABER.COM

DESIGN REVIEW  
**EARLY DESIGN GUIDANCE**  
January 29, 2018

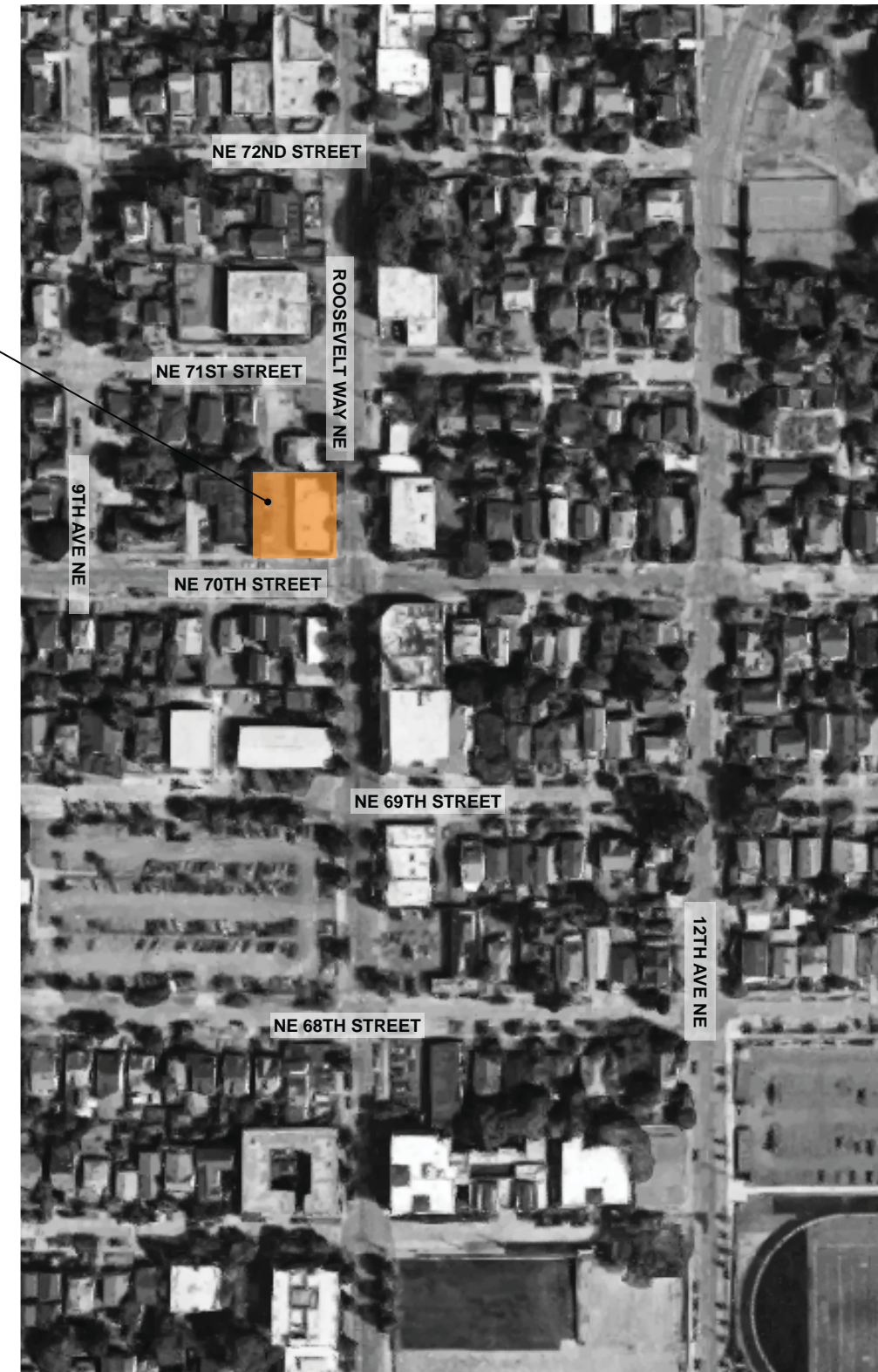
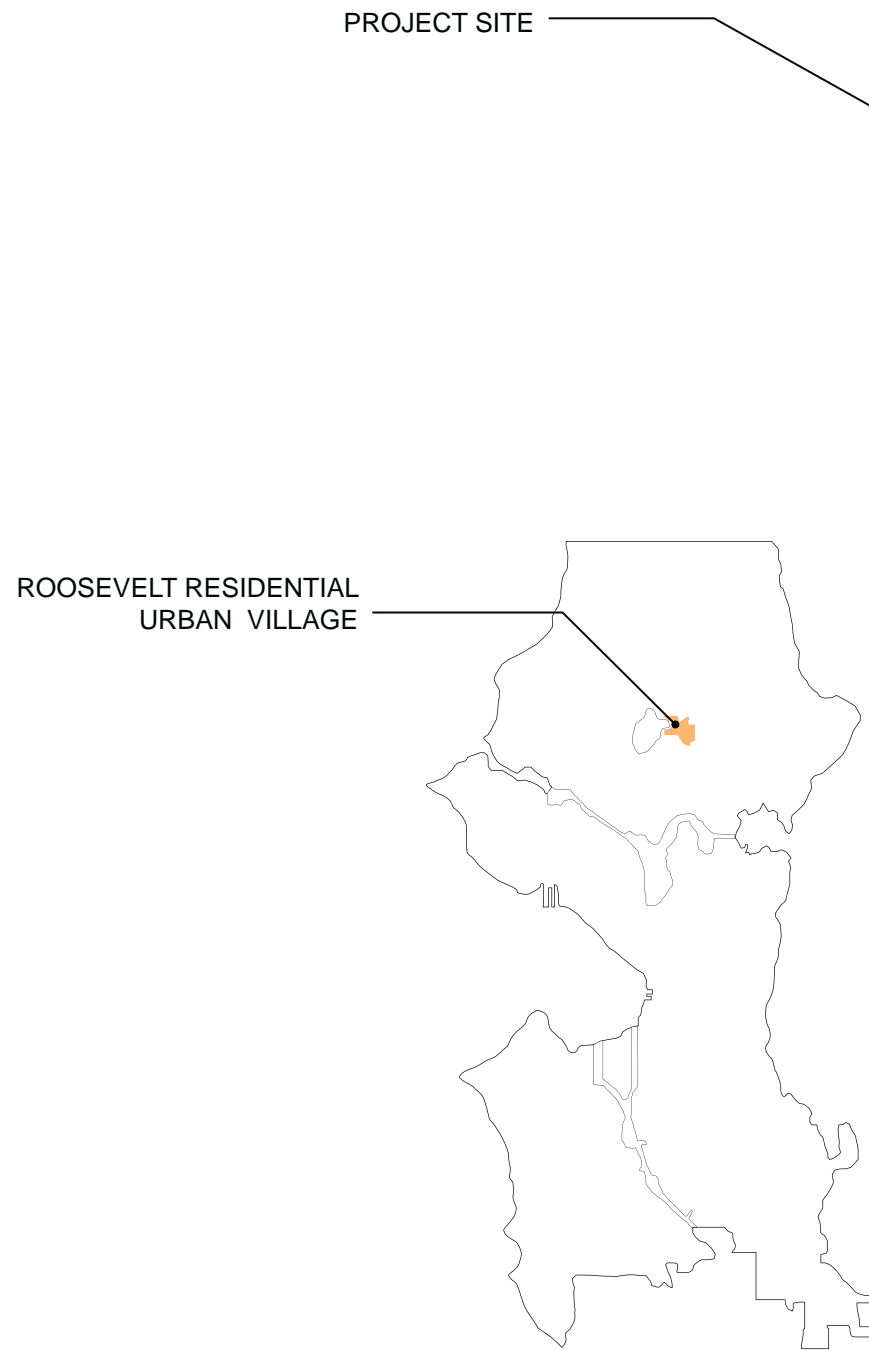
**7001 Roosevelt Way NE**  
**#3029012**



# CONTENTS

## INDEX

1. PROJECT BACKGROUND + OBJECTIVES	03
2. URBAN DESIGN ANALYSIS	05
AERIAL PHOTO + CONTEXT	
CIRCULATION AND NODES	
ZONING + USE	
DEVELOPMENT CONTEXT	
NEIGHBORHOOD CHARACTERISTICS	
STREET ELEVATIONS	
3. SITE ANALYSIS	29
SITE SURVEY	
SITE PHOTOS	
4. STANDARDS + GUIDELINES	36
DESIGN GUIDELINES	
NC2-40 ZONING	
5. DESIGN OPTIONS	39
COMPARATIVE SUMMARY	
OPTION 1	
OPTION 2	
OPTION 3	
6. POTENTIAL DEPARTURE REQUESTS	55
OPTION 1	
OPTION 2	
7. APPENDICES	59
APPENDIX A : DESIGN INSPIRATION	
APPENDIX B : SUSTAINABLE FEATURES	
APPENDIX C : FACADE STUDY	
APPENDIX D : PAAR DEVELOPMENT PAST WORK	
APPENDIX E : NEIMAN TABER PAST WORK	



NEIGHBORHOOD CONTEXT



## PROJECT INFORMATION

SITE ADDRESS	7001 Roosevelt Way NE
PARCEL NUMBER	9138100505
PROJECT NUMBER	3029012
APPLICANT	Neiman Taber Architects 1421 34th Avenue, Suite 100 Seattle, WA 98122 (206) 760-5550
CONTACT	David Neiman dn@neimantaber.com
OWNER	Paar Development
ARCHITECT	Neiman Taber Architects 1421 34th Ave, Suite 100 Seattle, WA 98122 (206) 760-5550
GEOTECHNICAL	TBD
SURVEYOR	GEOTECH CONSULTANTS, INC
LANDSCAPE	TBD
STRUCTURAL	TBD

## PROJECT CRITERIA

ZONING	NC2-40
OVERLAYS	ROOSEVELT RESIDENTIAL URBAN VILLAGE ROOSEVELT LIGHT RAIL
NEARBY ZONES	SF-5000 (Adjacent West)
LOT SIZE	8,979 SF
CURRENT USE	Medical/Dental Office
ALLOWABLE FAR	4.0 (35,916 SF)
REQUIRED BIKE PARKING	14 Bikes (25% of 53 units)
REQUIRED PARKING	None
FREQUENT TRANSIT	Yes
PROPOSED UNITS	53
PROPOSED COMMERCIAL	1 LIVE/WORK
ACCESS	70th Ave NE
ECA	None on site
EXCEPTIONAL TREES	None

## CONTEXT + SITE

The project site is in the Roosevelt Residential Neighborhood, at the corner of two arterial roads, NE 70th Street and Roosevelt Way NE. Roosevelt Way NE is a major arterial which grows with activity and density as it moves South getting closer to the Commercial Core and the future light rail station. In preparation of the increased transit, up zoning in this area has occurred, bringing with it an increasing number of new developments along Roosevelt Way including both commercial and residential. Zoning designation NC2-40 follows Roosevelt Way North of NE 68th St with single family (SF-5000) adjacent on either side of the major arterial. The grade in this area slopes gradually South towards NE 65th Street and West towards Green Lake. The site sits within a frequent transit zone with busses to Sand Point, Green Lake, Downtown, Northgate, Cherry Hill, Loyal Heights, UW, and Wedgewood, in addition to the future light rail station which is scheduled to open in 2020.

## PROPOSAL

The project proposes high-quality urban infill housing along a primary transit corridor. With mixed unit types it will widen the demographics in the area and contribute positively to the evolution of the neighborhood. The proposal, is to develop a 35,306 s.f. four story residential structure with 53 apartments containing one and two bedroom units and 1 Live/Work Unit. The existing structure is to be demolished.

## PROJECT GOALS

- LIVELY STREETSCAPE**  
Promote a vibrant, active streetscape, with multiple entrances and eyes on the street.
- NATURAL LIGHT / PRIVACY**  
Provide generous natural light to all units, while maximizing privacy.
- AFFORDABLE WORKFORCE HOUSING**  
Provide unit type diversity, and participation in MFTE program with 20% of the units at affordable rent.
- ABUNDANT HOUSING**  
High Density to maximize opportunities of car free living near a light rail station.

THIS PAGE INTENTIONALLY  
LEFT BLANK



# URBAN DESIGN ANALYSIS

# URBAN DESIGN ANALYSIS

## AERIAL VIEW: ROOSEVELT + THE CITY



**NORTHERN EXPOSURE**  
 The Roosevelt Residential Urban Village is located in northern Seattle. It is east of Green Lake with the I-5 Express running through the village. While the neighborhood is removed from the center of the city, it is still strongly connected to many other neighborhood and urban amenities with easy access to the I-5 Express, multiple bus lines and a future light rail station.

10 MIN DRIVE FROM PROJECT SITE

10 MIN BIKE FROM PROJECT SITE

PROJECT SITE  
 7001 ROOSEVELT WAY NE

10 MIN WALK FROM PROJECT SITE

GREENWOOD-  
 PHINNEY RIDGE  
 RESIDENTIAL URBAN  
 VILLAGE

GREEN LAKE

GREEN LAKE PARK

ROOSEVELT  
 RESIDENTIAL  
 URBAN VILLAGE

ROOSEVELT HIGH  
 SCHOOL

DAHL PLAY FIELD

ECKSTEIN MIDDLE  
 SCHOOL





# URBAN DESIGN ANALYSIS

## AERIAL VIEW: IMMEDIATE CONTEXT



### ROOSEVELT RESIDENTIAL URBAN VILLAGE

Roosevelt is one of 18 Residential Urban Village designated by the city of Seattle as:

- Areas that have development capacity.
- Areas expected to receive primarily residential growth.
- Space for smaller scale commercial development.
- Neighborhood business district.

Current status of the Roosevelt neighborhood:

- Automobile oriented commercial district within single family housing.
- Larger national retailers mixed with small scale local stores.
- Mix of service providers including medical offices, car repair, salons, etc.
- Recent mixed use and multi-family projects have added density.

GREEN LAKE

CALVARY CHRISTIAN ASSEMBLY

FUTURE LIGHT RAIL STATION

PROJECT SITE  
7001 ROOSEVELT WAY NE

ROOSEVELT HIGH SCHOOL

GROCERY STORE

FROULA PLAYGROUND





# URBAN DESIGN ANALYSIS

## NEIGHBORHOOD CONTEXT

### NEIGHBORHOOD CIRCULATION

#### SITE

Located at the corner of major arterial Roosevelt Way NE and minor arterial NE 70th.

#### PUBLIC TRANSPORTATION

- Site designated as Frequent Transit.
- Bus lines 45, 62, 63, 67, 76 and 183 provide regular access to downtown, the University of Washington, and South Lake Union.

#### AUTOMOBILE

- 70th Ave NE connects to I-5 Express.
- Roosevelt Way NE and 70th Ave NE provide strong automobile connections to the greater city.


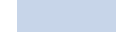


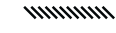



#### PEDESTRIAN

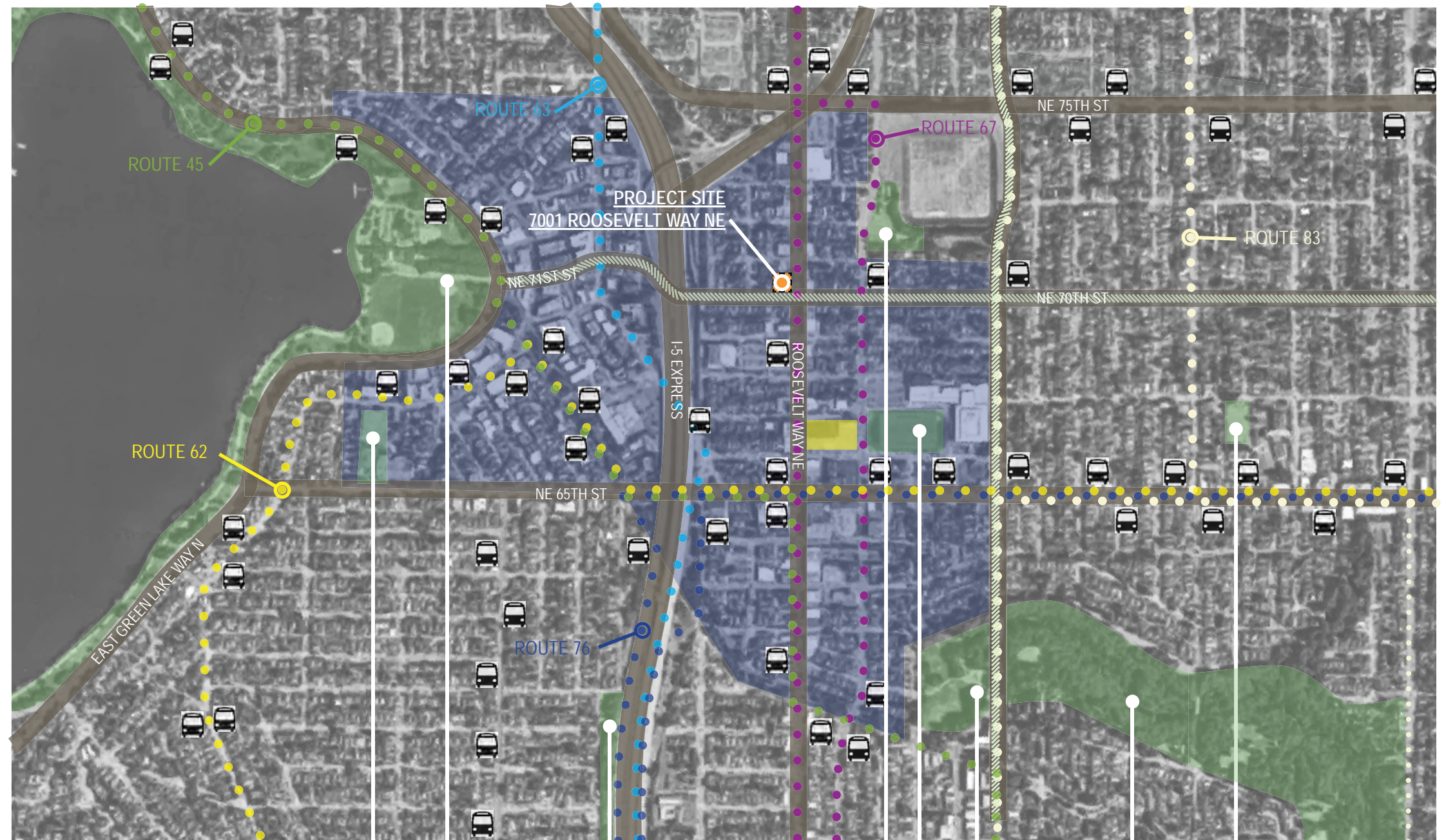
- The majority of streets in the area are lined with sidewalks and are pedestrian friendly although the streets are mainly auto traffic oriented.
- 2 blocks to the South Roosevelt Way NE because a pedestrian zone.

#### BICYCLE

- Roosevelt WAY NE contains a bike lane.
- Future construction of bike lane on NE 70th St from West side of I-5 Express to 12th Ave NE.

#### LEGEND

-  ARTERIALS/EXPRESS WAY
-  ROOSEVELT RESIDENTIAL URBAN VILLAGE
-  BUS ROUTES
-  BUS STOPS
-  DESIGNATED BIKE ROUTE - PLANNED + EXISTING
-  FUTURE LIGHT RAIL STATION
-  PARK | OPEN SPACE
-  PROJECT SITE



GREEN LAKE  
ELEMENTARY SCHOOL

GREEN LAKE PARK

NORTHEAST 60TH  
STREET PARK

FROULA PLAYGROUND

ROOSEVELT HIGH  
SCHOOL

COWEN PARK

RAVENNA PARK

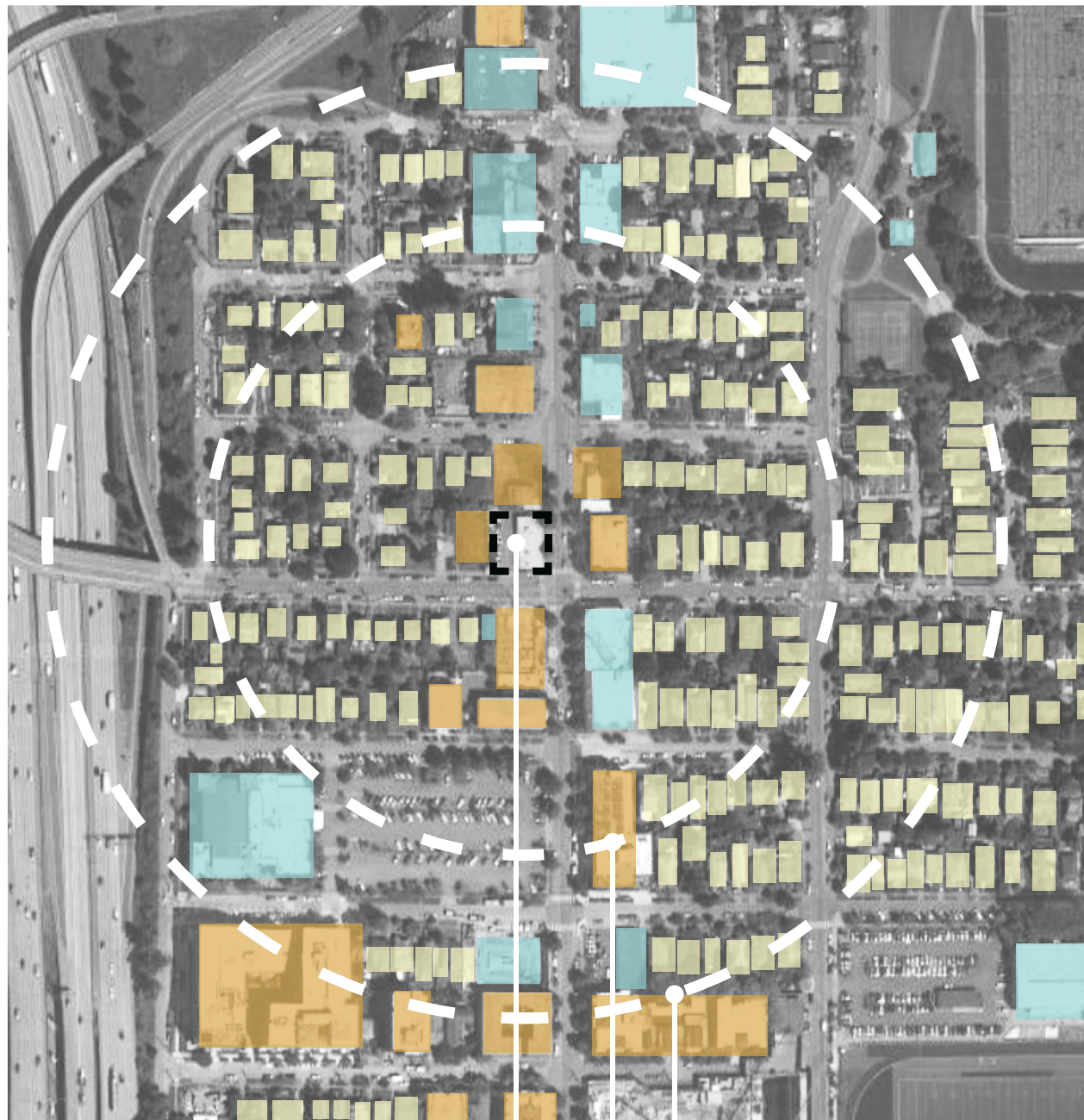
RAVENNA-ECKSTEIN  
PARK









# URBAN DESIGN ANALYSIS

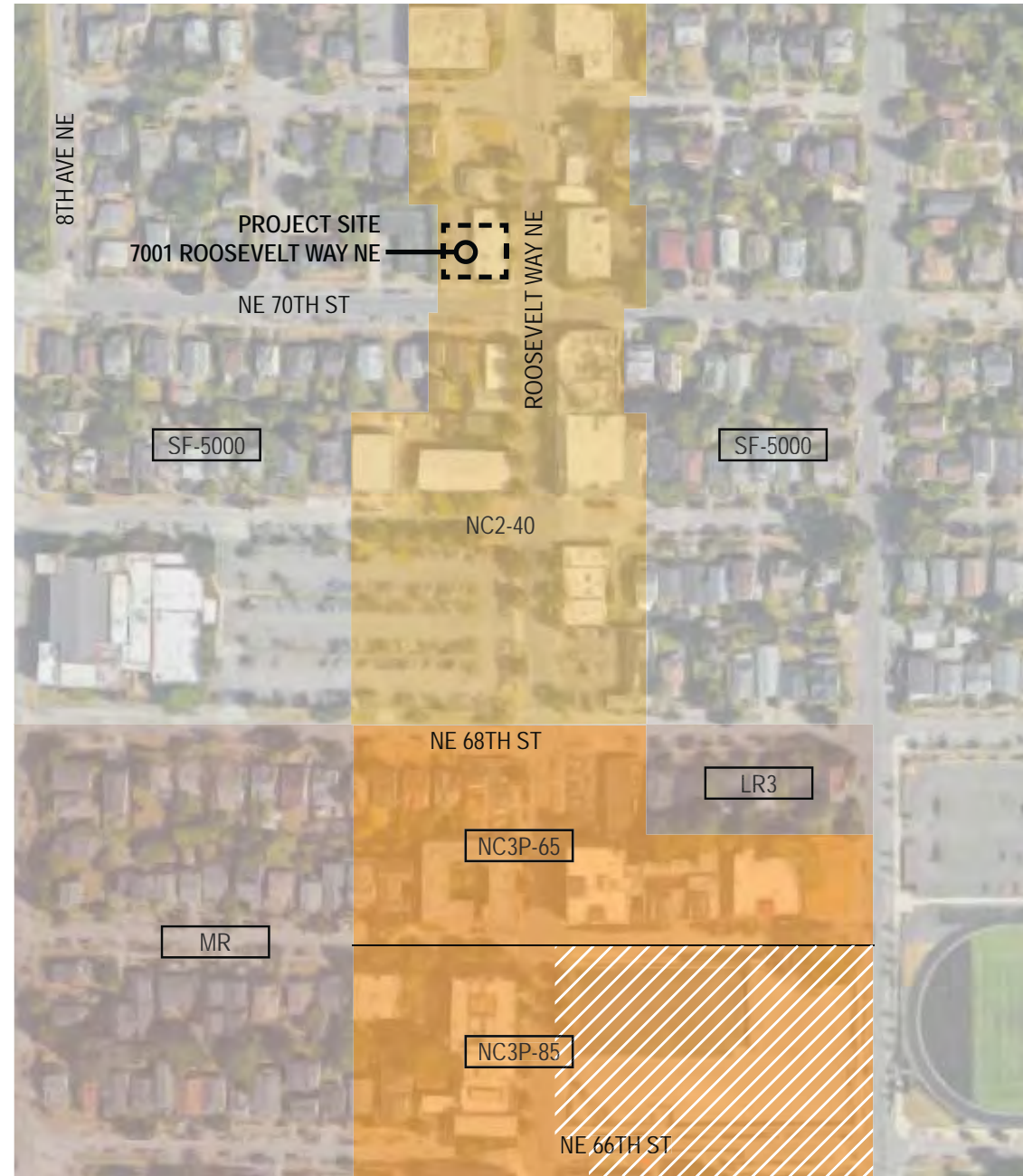
## NEIGHBORHOOD CONTEXT











	SINGLE FAMILY		
	MULTI-FAMILY		
	COMMERCIAL		
	PROJECT SITE		

	PROJECT SITE		
	7001 ROOSEVELT WAY NE		
	500 FOOT CIRCLE		
	750 FOOT CIRCLE		



	SF 5000		NC2
	LR1		NC3P
	LR2		PROJECT SITE
	LR3		COMMERCIAL CORE

### ZONING + USE

#### ZONING

- Site located in NC2-40 zone.
- The zone is intended to increase the density in the area in preparation of the new light rail station.

#### USE

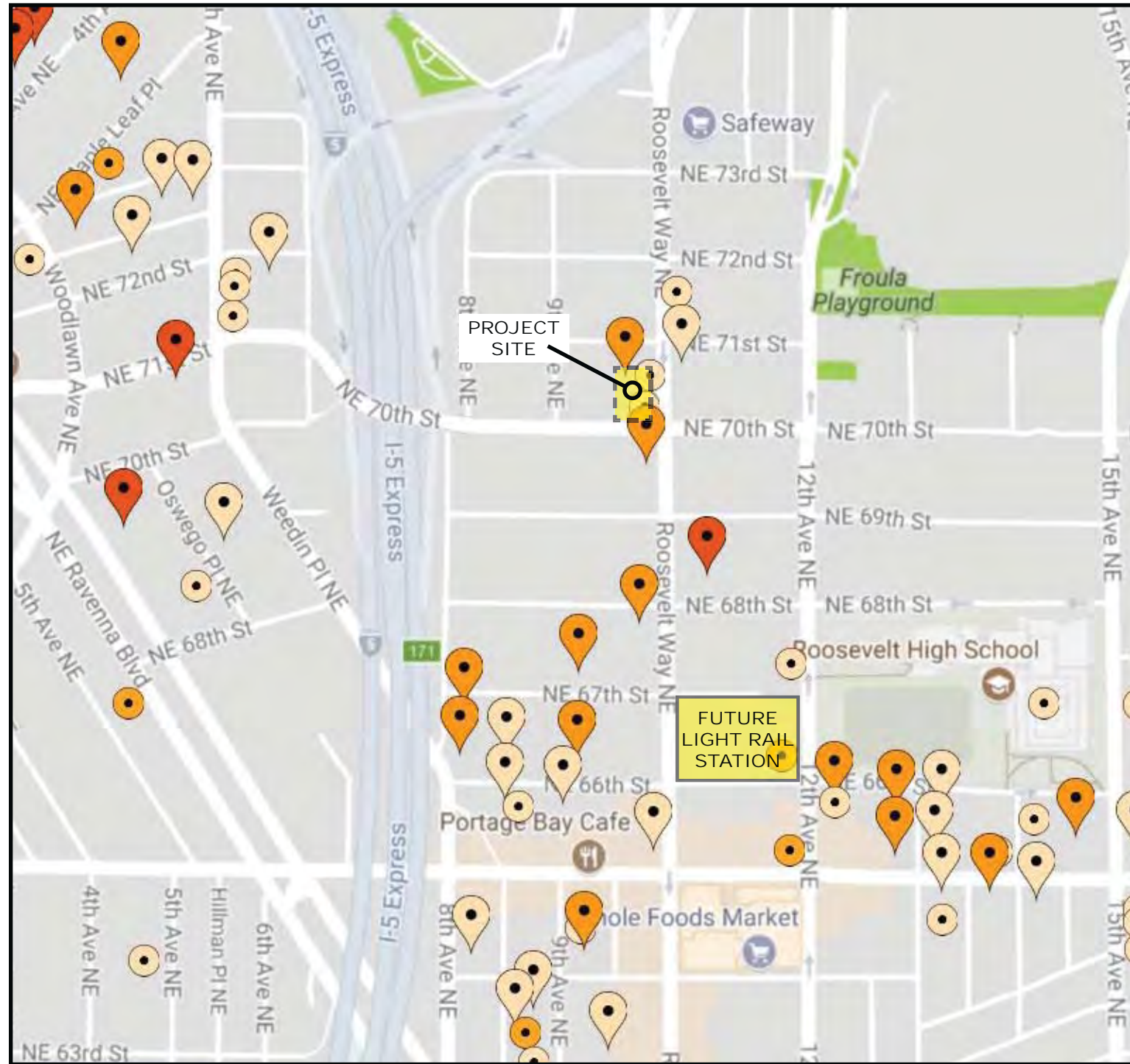
- Mix of residential apartments, small retail, service and religious/educational buildings.
- Adjacent to Roosevelt Way NE primarily single family houses with some small apartments and townhouses.
- Much of the area is currently under built relative to zoned capacity.
- A large number of sites are either currently under construction or in the processes of being permitted which will allow the area to reach it's full potential in the coming years.



# URBAN DESIGN ANALYSIS

## NEIGHBORHOOD DEVELOPMENT

Over the past few years, development in the Roosevelt Residential Urban Village has grown exponentially. With the proposed extension of the light rail, the potential for increased density and commercial use has allowed and fostered this growth. The surge seems to center around the location of the future light rail station which is located at the Northern edge of the commercial core. In this area, low rise commercial and apartment buildings are getting replaced with mid rise mixed use developments housing commercial on the ground level and residential above. When stepping further away from this central point, commercial spaces seem to be less frequent allowing for residential units to take up the lower levels.



SEATTLE IN PROGRESS

### AGGREGATES FOR AREA SHOWN

#### PROJECTS UNDER APPLICATION

Projects: 41  
 Residential: 1,709 units  
 Office: 33,230 sqft  
 Parking: 955 spaces  
 Retail: 5,964 sqft

#### APPROVED PROJECTS

Projects: 20  
 Residential: 1,373 units  
 Office: 3,420 sqft  
 Parking: 700 spaces  
 Retail: 19,008 sqft

#### COMPLETED IN THE LAST YEAR

Projects: 5  
 Residential: 285 units  
 Office: 0 sqft  
 Parking: 194 spaces  
 Retail: 19,915 sqft

#### EXISTING

Parcels: 1,228  
 Residential: 4,373 units  
 Office: 169,976 sqft  
 Retail: 515,381 sqft



# URBAN DESIGN ANALYSIS

## NEIGHBORHOOD CHARACTER - LOCATION

### INSIDE COMMERCIAL CORE



A - 1205 NE 66TH ST



B - 6717 ROOSEVELT WAY NE



C - FUTURE ROOSEVELT LIGHT RAIL STATION

### NORTH OF COMMERCIAL CORE



D - 6921 ROOSEVELT WAY NE



E - 7011 ROOSEVELT WAY NE



F - 6810 ROOSEVELT WAY NE



### TYPICAL NEIGHBORHOOD SINGLE FAMILY DWELLINGS



G - 902 NE 70TH ST



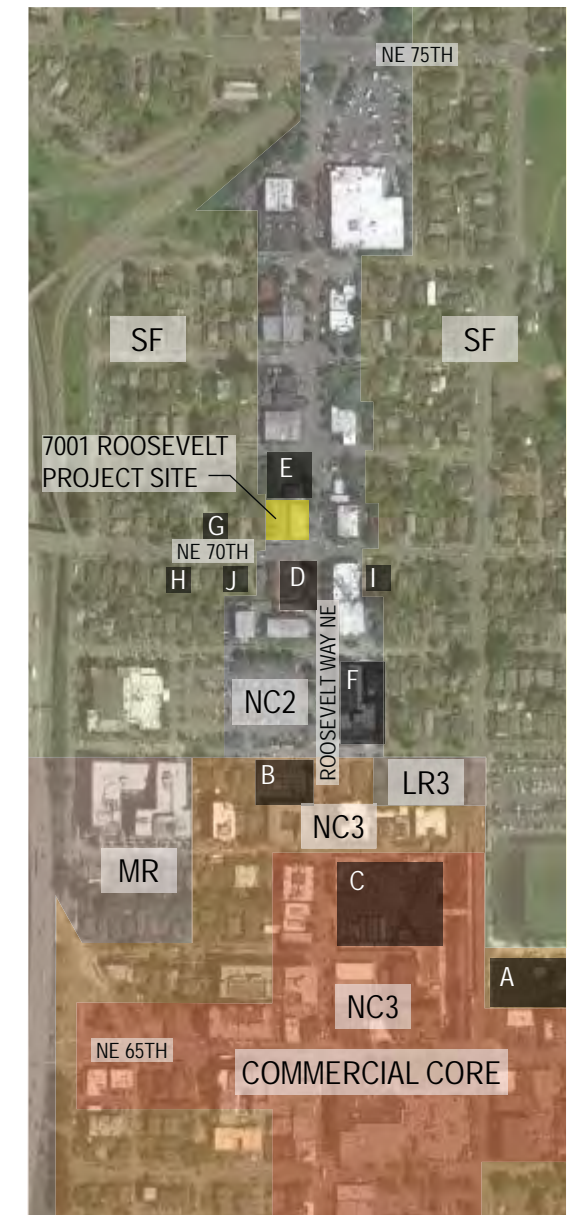
H - 816 NE 70TH ST



I - 1009 NE 70TH ST



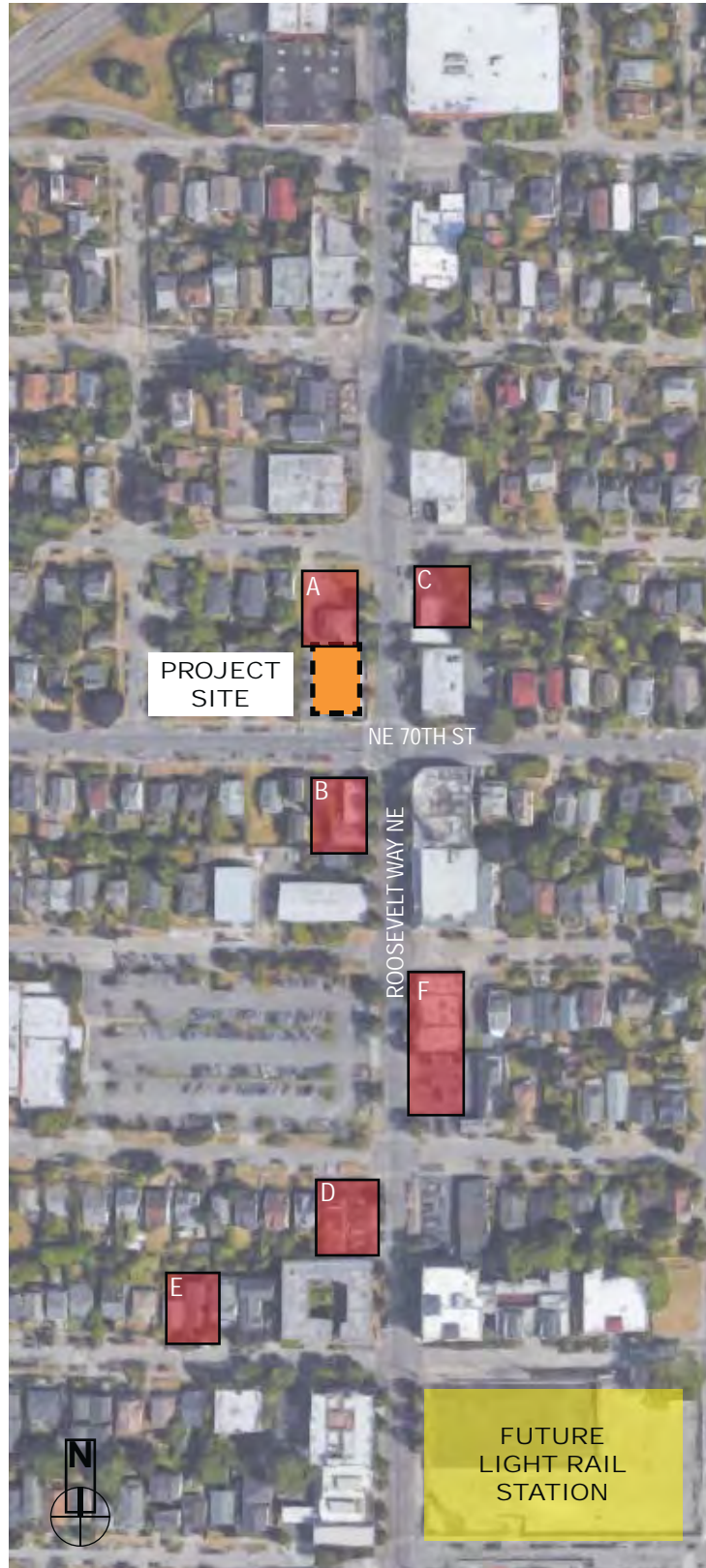
J - 910 NE 70TH ST





# URBAN ANALYSIS

## NEW NEIGHBORHOOD DEVELOPMENT



**7011 ROOSEVELT WAY NE**  
 SDCI #3016208  
 STUDIO UNITS: 40  
 1 BED UNITS: 12  
 2 BED UNITS: 1  
 LIVE/WORK UNITS: 3  
**TOTAL UNITS: 53**



**7012 ROOSEVELT WAY NE**  
 SDCI #3020120  
 SEDU: 23  
**TOTAL UNITS: 23**



**836 NE 67TH ST**  
 SDCI #3018001  
 STUDIO UNITS: 76  
**TOTAL UNITS: 76**



**6921 ROOSEVELT WAY NE**  
 SDCI #3020416  
 SEDU: 68  
 STUDIO UNITS: 4  
**TOTAL UNITS: 72**



**6717 ROOSEVELT WAY NE**  
 SDCI #3022651  
 2 BED UNITS: 11  
 1 BED UNITS: 74  
 STUDIO UNITS: 21  
**TOTAL UNITS: 106**  
 RETAIL: 3,091 SQFT



**6800 ROOSEVELT WAY NE**  
 SDCI #3017047  
 STUDIO UNITS: 36  
 1 BED UNITS: 25  
 2 BED UNITS: 18  
**TOTAL UNITS: 79**  
 RETAIL: 3,061 SQFT





A 6516 12TH AVE NE



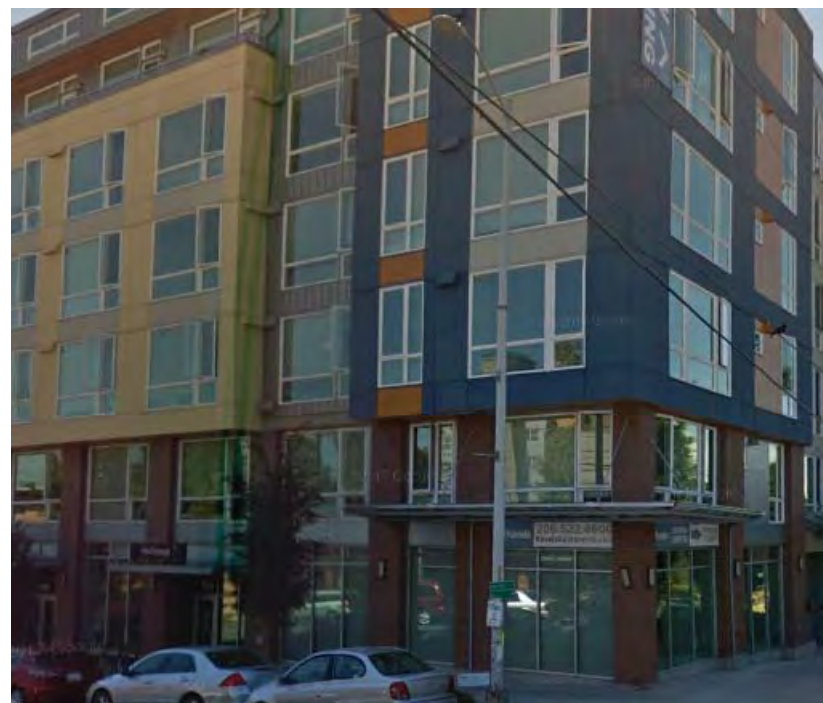
B 853 NE 68TH ST

**TEXTURED AND PATTERNED MATERIAL**

- VISUAL INTEREST
- FEELING OF MOVEMENT
- PROVIDES DYNAMIC DESIGN WITH SIMPLE MASSING



C 838 NE 69TH ST



D 845 NE 66TH ST



E 6920 ROOSEVELT WAY NE

**SMOOTH MATERIALS**

- FLAT
- PLANAR
- CHANGE OF COLOR



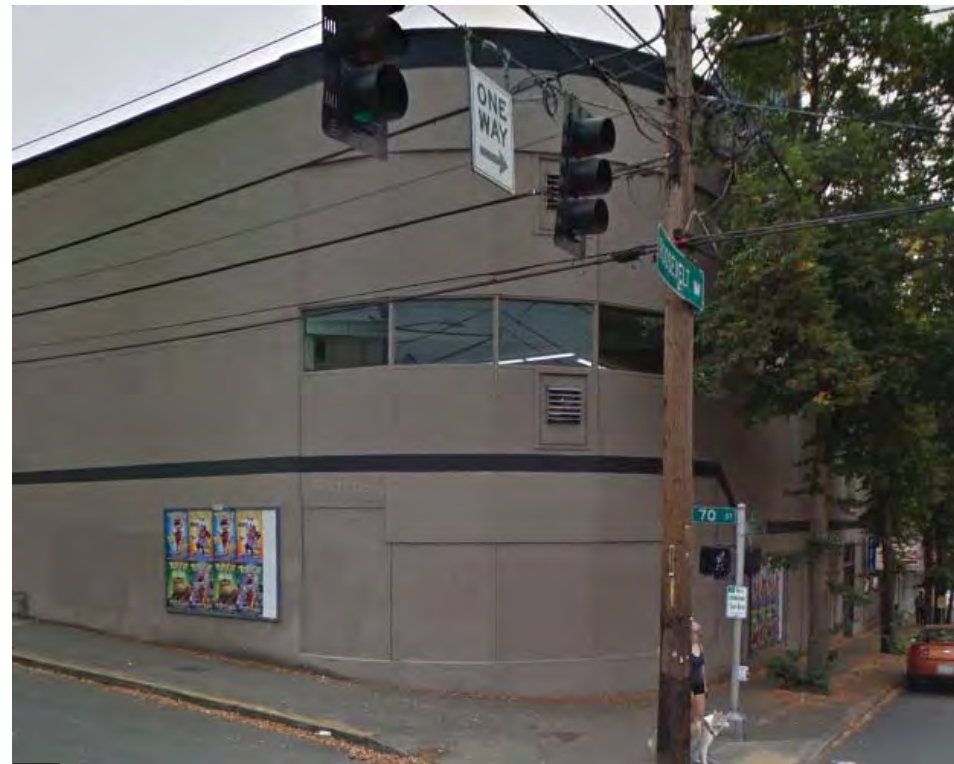
# URBAN ANALYSIS

## NEIGHBORHOOD CHARACTERISTICS - COMMERCIAL



### EXISTING LOW RISE UTILITY BUILDINGS

- LARGER BUILDINGS
- LITTLE TO NO WINDOWS
- STRONG STREET PRESENCE



A 6920 ROOSEVELT WAY NE



B 7100 ROOSEVELT WAY NE

### EXISTING SMALL/ LOW RISE COMMERCIAL

- CONVERTED DWELLINGS
- SMALL SCALE
- LOW KEY SIGNAGE



C 7114 ROOSEVELT WAY NE



D 7010 ROOSEVELT WAY NE



E 919 NE 70TH ST



# URBAN ANALYSIS

## NEIGHBORHOOD CHARACTERISTICS - SURFACE PARKING



**A** 916 NE 70TH STREET



**B** 7000 ROOSEVELT WAY NE



**C** 7311 ROOSEVELT WAY NE

### EXISTING APARTMENT SURFACE PARKING

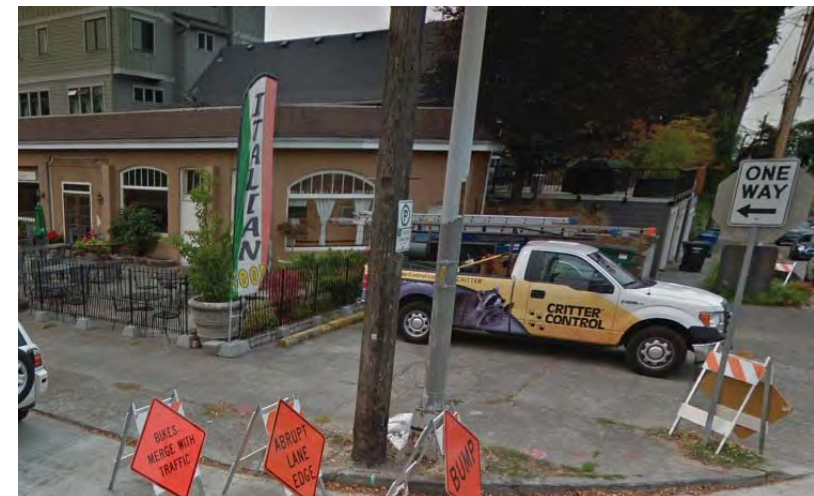
- EXISTING LOW RISE APARTMENT BUILDINGS
- PARKING BEHIND, SIDE OR FRONT OF BUILDINGS
- LANDSCAPE BUFFERING



**D** 7100 ROOSEVELT WAY NE



**E** 7210 ROOSEVELT WAY NE



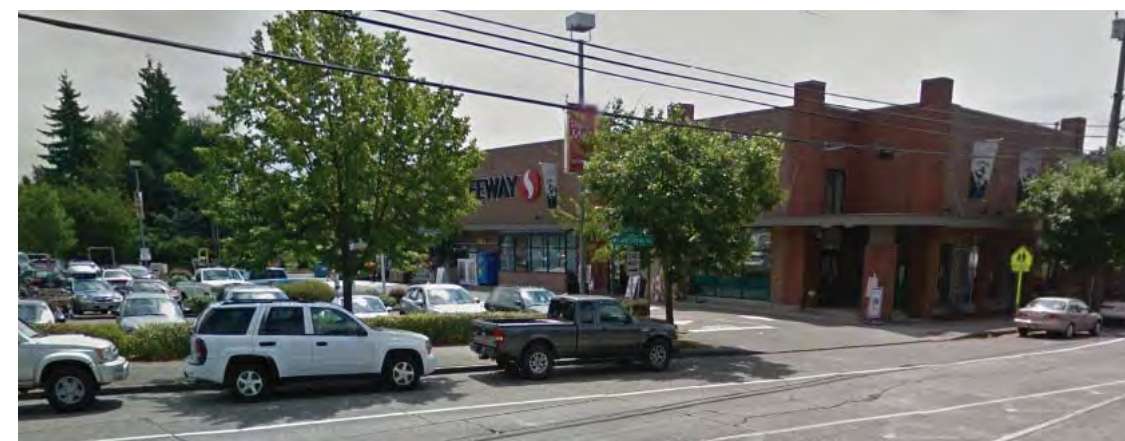
**F** 7115 ROOSEVELT WAY NE

### EXISTING LOW RISE COMMERCIAL SURFACE PARKING

- TYPICALLY MINIMAL NUMBER OF SPACES
- ENTRANCES OFF OF SIDE STREETS (MINOR OR NON-ARTERIALS)
- LACK OF LANDSCAPING BUFFER



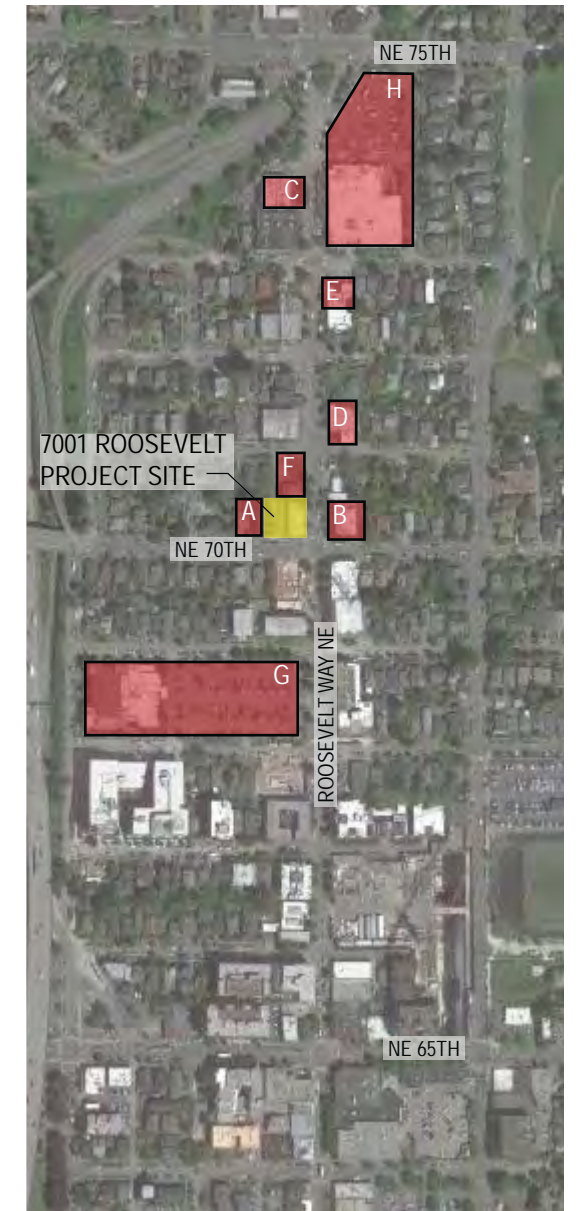
**G** 6801 ROOSEVELT WAY NE



**H** 7300 ROOSEVELT WAY NE

### EXISTING LARGE COMMERCIAL/ INSTITUTIONAL SURFACE PARKING

- LARGE AREA WITH MINIMAL LANDSCAPING
- MULTIPLE ENTRANCES OFF OF MAJOR AND MINOR ARTERIAL





# URBAN ANALYSIS

## NEIGHBORHOOD CHARACTERISTICS - BUILDING MASSING



### WHOLE BUILDING DESIGN

- CONTINUED AND CONTINUITY OF MATERIALS
- SIMPLE MASSING
- CLEAR CONCEPT



A 900 NE 65TH ST



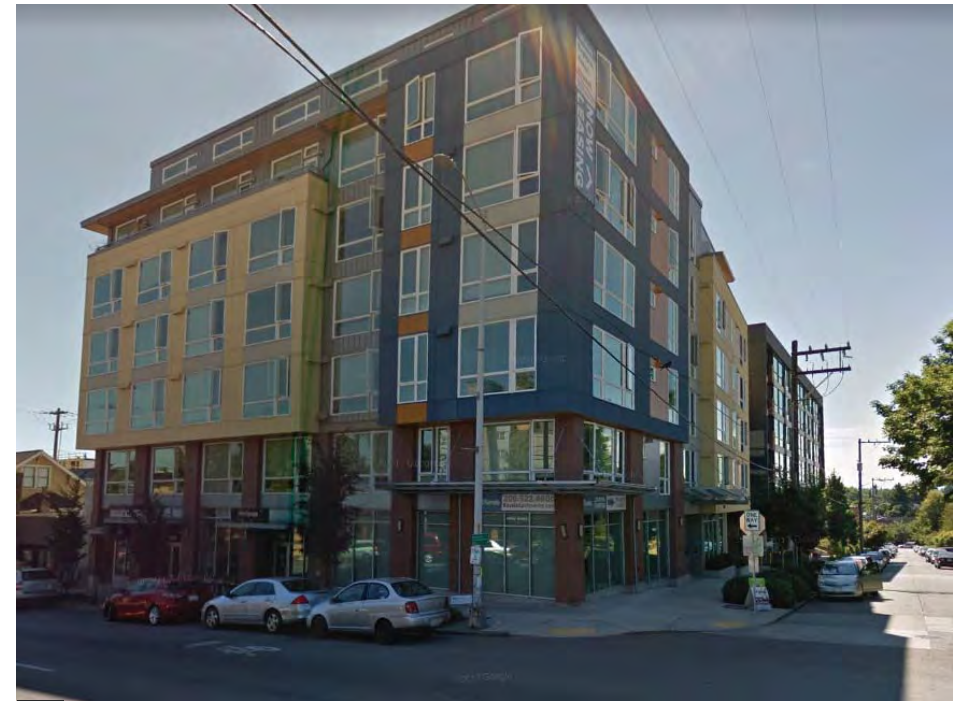
B 853 NE 68TH ST

### FRAGMENTED MASSING DESIGN

- BROKEN FACADES
- LARGE MIX OF MATERIALS
- NOISY



C 6810 ROOSEVELT WAY NE



D 845 NE 66TH ST



# URBAN ANALYSIS

## NEIGHBORHOOD CHARACTERISTICS - BASE AND TOP MASSING



**A** 6921 ROOSEVELT WAY NE



**B** 836 66TH ST

**TOP**

- RHYTHMIC FENESTRATION
- SIMPLE MASSING

**BASE**

- INSET
- LIVE/WORK OR COMMERCIAL PROGRAMING
- COVERED
- INVITING



**C** 6717 ROOSEVELT WAY NE

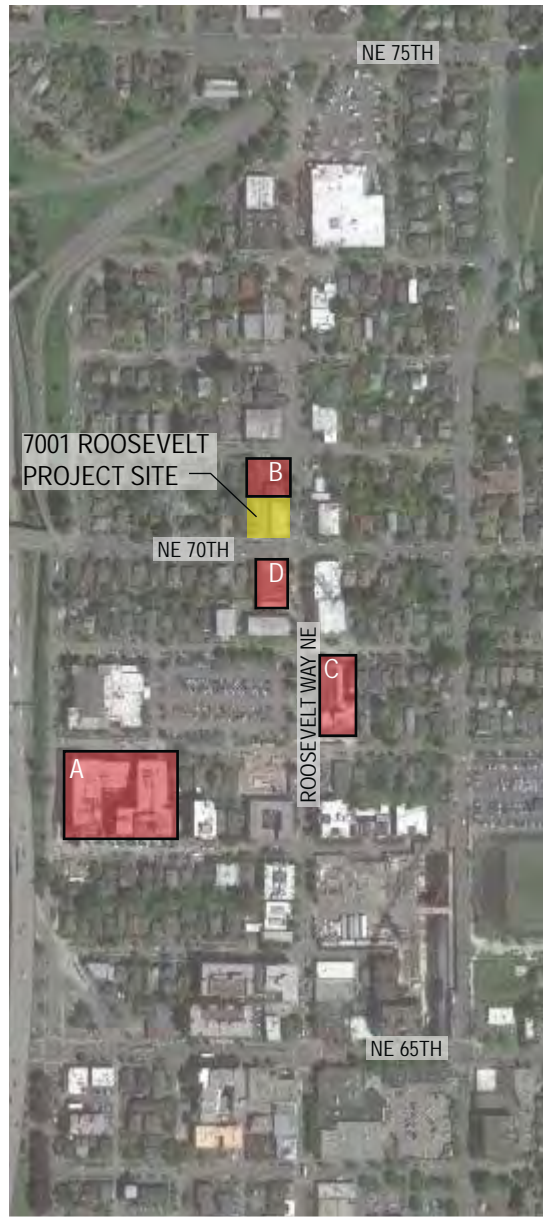


**D** 1205 NE 66TH ST



# URBAN ANALYSIS

## NEIGHBORHOOD CHARACTERISTICS - ENTRIES



### RESIDENTIAL STREET ENTRIES ALONG MAJOR AND MINOR ARTERIALS

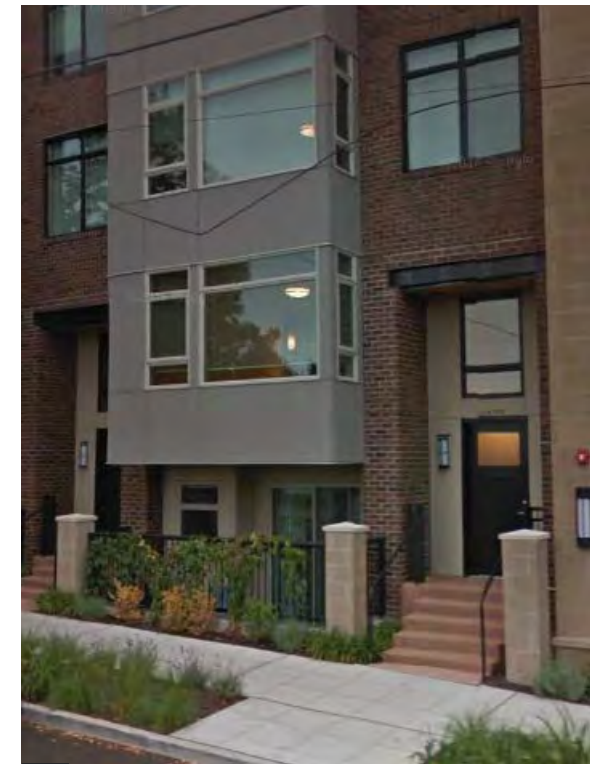
- STOOPS
- ELEVATED OFF OF STREET
- COVERED
- INSET



A 800 NE 67TH



B 7011 ROOSEVELT WAY NE



C 6810 ROOSEVELT WAY NE

### PRIMARY BUILDING ENTRIES

- INSET
- BRIGHT COLORS
- CHANGE OF MATERIALS
- SIGNAGE



D 6921 ROOSEVELT WAY NE



B 7011 ROOSEVELT WAY NE



F 6810 ROOSEVELT WAY NE



# URBAN ANALYSIS

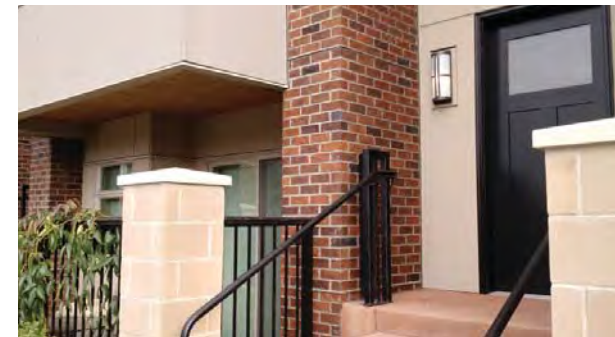
## NEIGHBORHOOD CHARACTERISTICS - RESIDENTIAL AT BASE OF BUILDING



**A** 800 NE 67TH ST



**B** 7011 ROOSEVELT WAY NE



**C** 6814 ROOSEVELT WAY NE

### NEW APARTMENT BUILDINGS

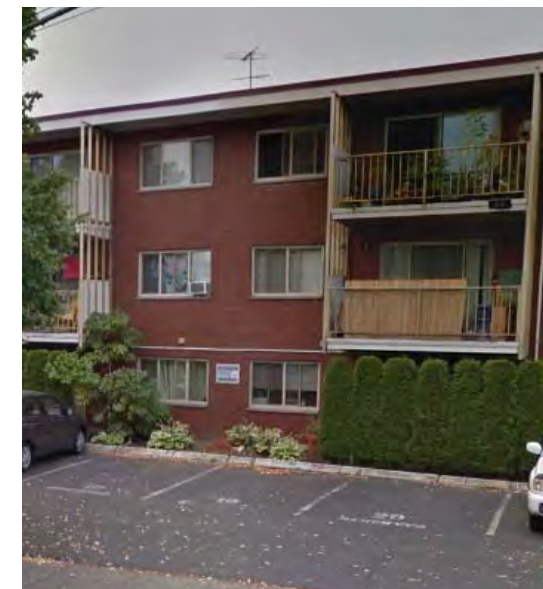
- STOOPS
- ELEVATED OR DEPRESSED FROM STREET
- COVERED
- INSET



**D** 844 NE 69TH ST



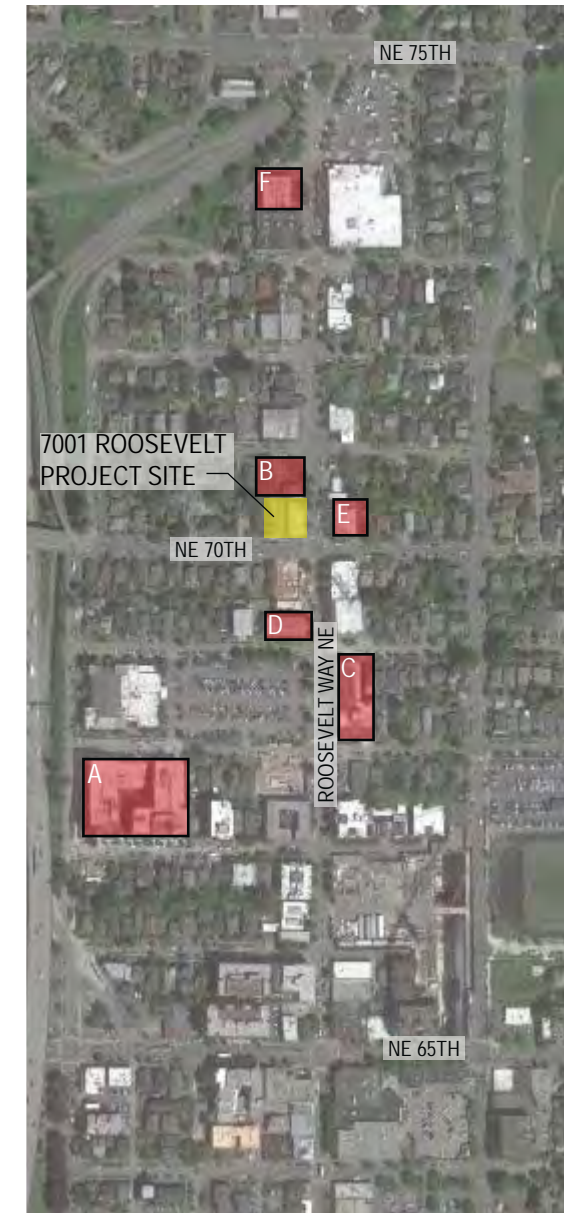
**E** 7000 ROOSEVELT WAY NE



**F** 7311 ROOSEVELT WAY NE

### EXISTING APARTMENT BUILDINGS

- PRIVACY WITH LANDSCAPING
- LEVEL WITH STREET





# URBAN DESIGN ANALYSIS

## STREET ELEVATIONS

**ROOSEVELT WAY NE  
FACING WEST**



**NC2-40**





PROJECT SITE



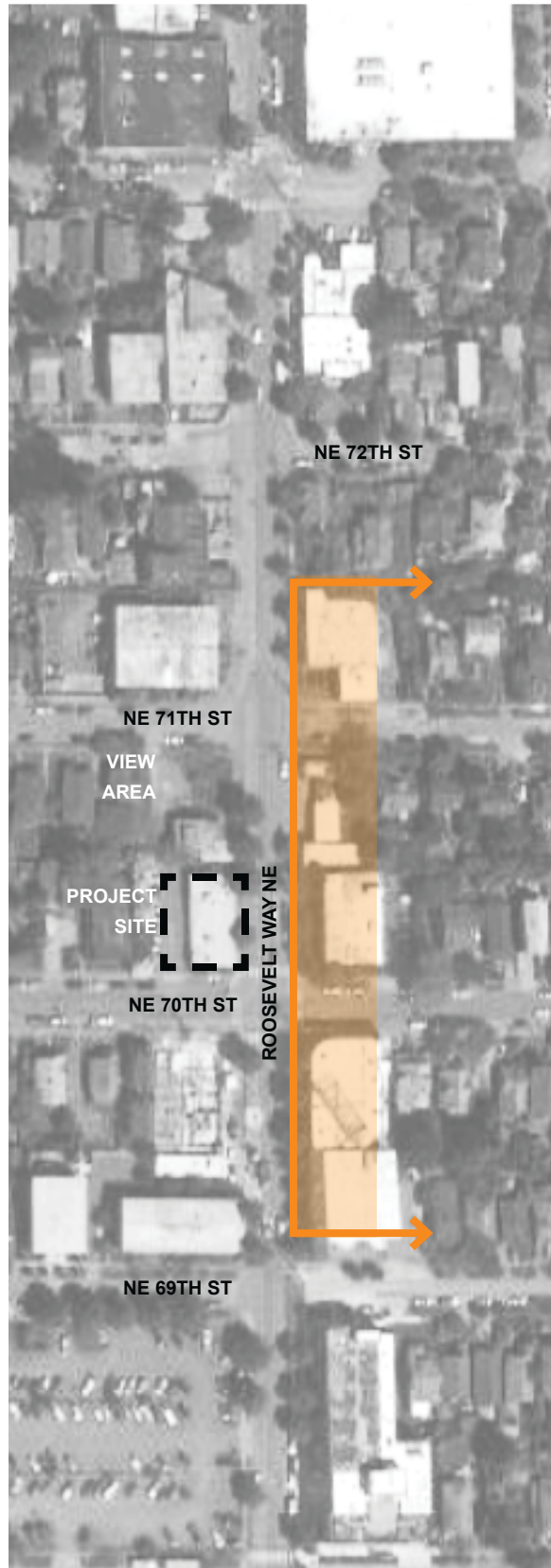
PROJECT SITE





# URBAN DESIGN ANALYSIS

## STREET ELEVATIONS



**ROOSEVELT WAY NE**  
FACING EAST



**NC2-40**





ADJACENT TO PROJECT SITE



NC2-40

ADJACENT TO PROJECT SITE





# URBAN DESIGN ANALYSIS

## STREET ELEVATIONS



NE 70TH ST  
FACING SOUTH



SF-5000

NC2-40





ADJACENT TO PROJECT SITE



NC2-40

SF-5000

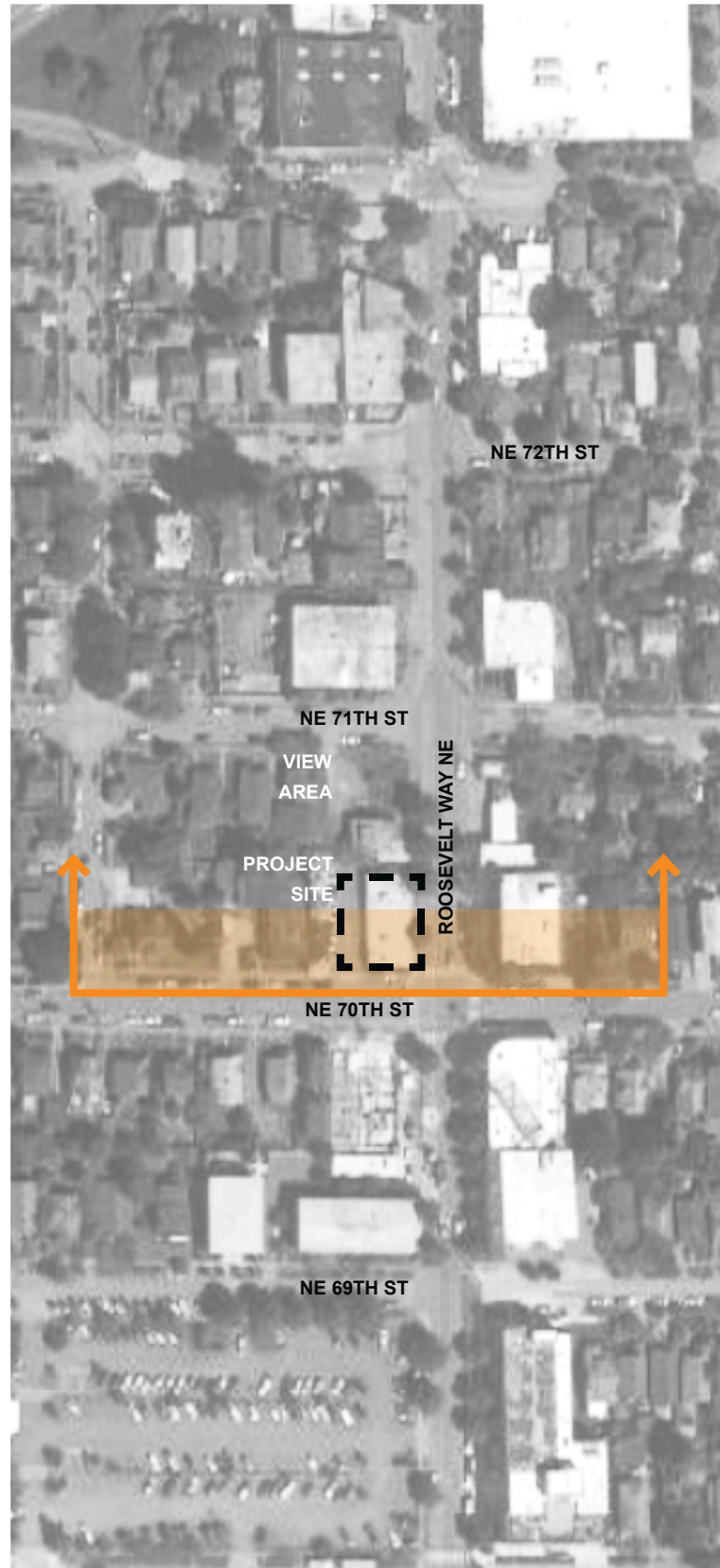
ADJACENT TO PROJECT SITE





# URBAN DESIGN ANALYSIS

## STREET ELEVATIONS



NE 70TH ST  
FACING NORTH



SF-5000





PROJECT SITE



NC2-40

SF-5000

PROJECT SITE





THIS PAGE INTENTIONALLY  
LEFT BLANK



# SITE ANALYSIS



# SITE ANALYSIS SITE SURVEY

## SITE INFORMATION

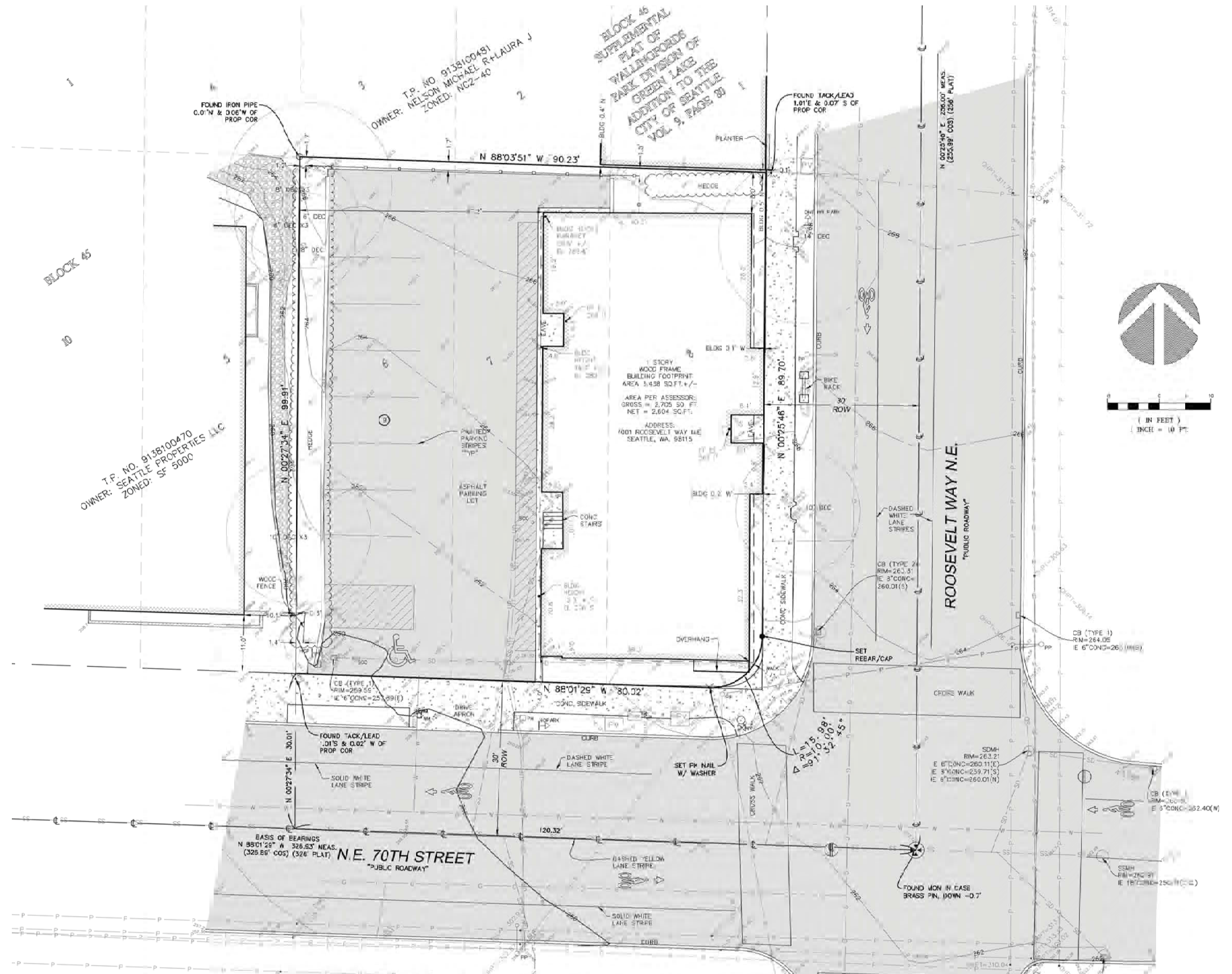
SITE ADDRESS :  
7001 ROOSEVELT WAY N  
SEATTLE, WA 98115

OWNER INFO:  
PAAR DEVELOPMENT LLC  
3445 CALIFORNIA AVE SW SUITE A  
SEATTLE, WA 98119

ZONING:  
NC2-40

TAX ASSESSOR'S ACCOUNT NO:  
913810-0505

LEGAL DESCRIPTION:  
LOTS 6,7,8 BLOCK 46, WALLINGFORDS PARK  
ADDITION TO THE CITY OF SEATTLE SUPL OF  
LESS ST







### ORIENTATION + SUN EXPOSURE

Located on the corner of two arterial streets the Eastern and Southern facades has plentiful access to daylight and views. The grade drops to the South along Roosevelt Way allowing potential views of the mountains and downtown Seattle on the upper levels. The future construction of 7011 Roosevelt will leave the Northern edge with minimal daylight while the Western facade abuts an existing low rise apartment building which will allow for moderate daylighting and potential views on the upper levels.

### PRIVACY

Trees lining the property line directly west provide a natural privacy buffer between the project and the adjacent existing low rise apartment building.

- 1 EXISTING LOW RISE APARTMENT BUILDING
- 2 FUTURE DEVELOPMENTS



SITE ANALYSIS  
SITE PHOTOS



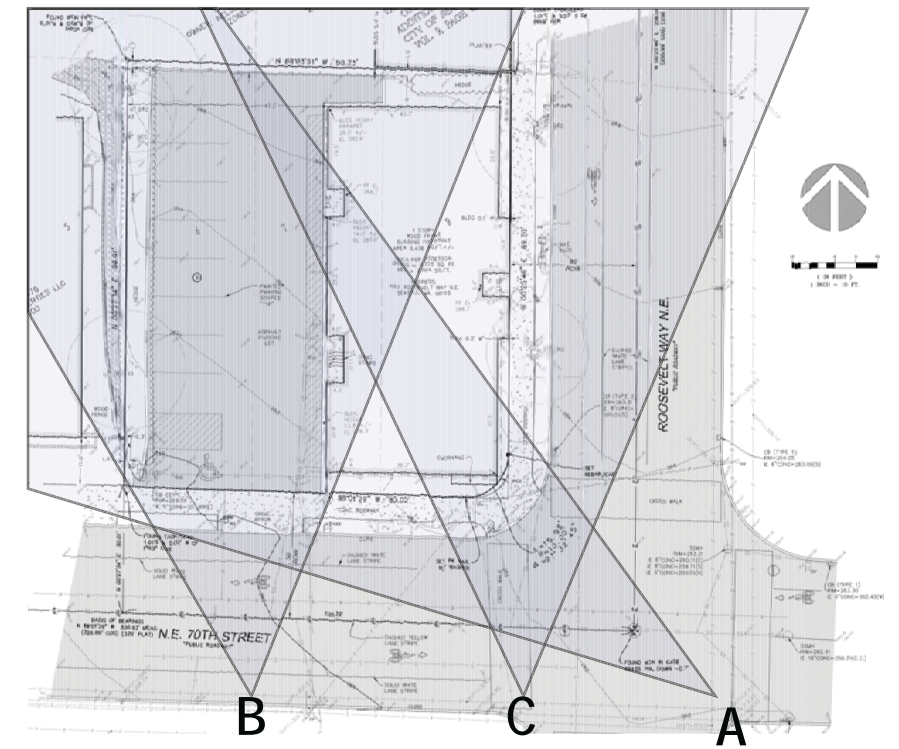
A



B



C



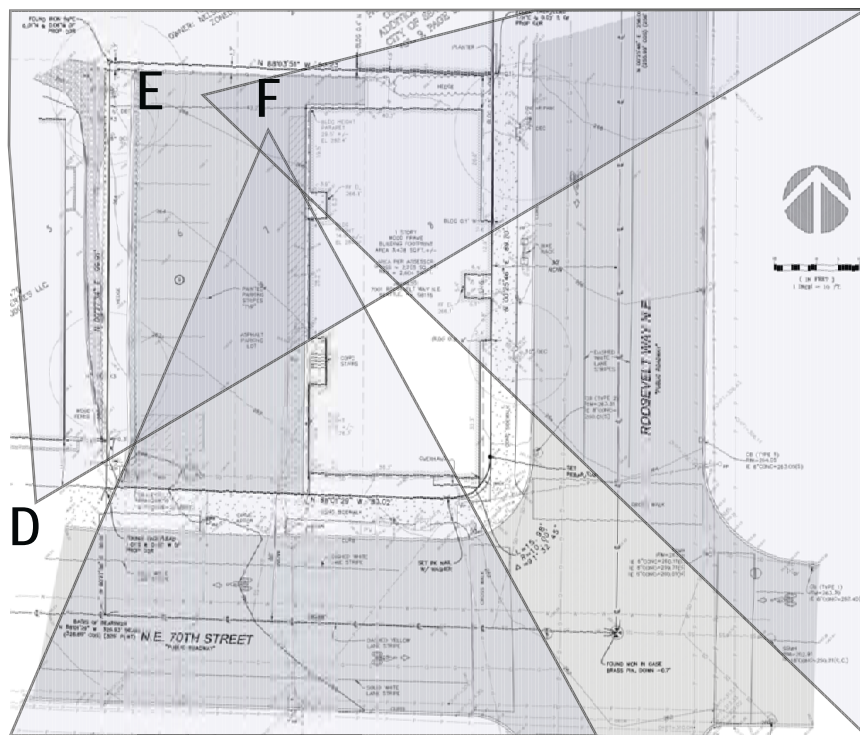




D



E



D



F



THIS PAGE INTENTIONALLY  
LEFT BLANK



# STANDARDS + GUIDELINES



# STANDARDS + GUIDELINES (FOR PREFERRED OPTION)

## DESIGN GUIDELINE PRIORITIES

CATEGORY	CITATION	RESPONSE
A NATURAL SYSTEMS + SITE FEATURES CS1.B2 / DAYLIGHT AND SHADING	“Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on the site.”	<ul style="list-style-type: none"> <li>▪ Large windows allow for natural light and ventilation</li> <li>▪ Setbacks along residential zone edge allows for minimal shading on the adjacent building</li> <li>▪ Setbacks protects units from possible future development to the west</li> </ul>
B NATURAL SYSTEMS + SITE FEATURES CS2.D2 / RESPECT FOR ADJACENT SITES	“Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.”	<ul style="list-style-type: none"> <li>▪ Vegetation along residential zone will allow buffer between NC2 and SRF zones</li> <li>▪ Larger setback allows for more of a greater privacy for neighboring building</li> </ul>
C CONNECTIVITY PL1.C1 / SELECTING ACTIVITY AREAS	“Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.”	<ul style="list-style-type: none"> <li>▪ Roof deck amenity space allows for gathering while also allowing for views downtown and mount Rainier</li> </ul>
D STREET-LEVEL INTERACTION PL3.A1D / INDIVIDUAL ENTRIES TO GROUND-RELATED HOUSING	“Individual entries to ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry. The design should contribute to a sense of identity, opportunity for personalization, offer privacy, and emphasize personal safety and security for building occupants.”	<ul style="list-style-type: none"> <li>▪ Street level units to enter from Roosevelt Way providing the opportunity to identify public, semi public and private zones along a main arterial</li> <li>▪ Use of stoops, planting boxes and overhangs between the street and entry doors will give the feeling of privacy and security</li> </ul>
E PROJECT USES AND ACTIVITIES DC1.C4 / SERVICE USES	“Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation. Where service facilities abut pedestrian areas or the perimeter of the property, maintain an attractive edge through screening, plantings, or other design treatments.”	<ul style="list-style-type: none"> <li>▪ Parking and trash rooms are placed along NE 70th street in order to allow for a clean, utility free facade along Roosevelt Way</li> <li>▪ Utilities are pushed as far away from the main arterial street as possible to keep for an active and lively corner</li> </ul>



A NATURAL SYSTEMS + SITE FEATURES  
CS1.B2 / DAYLIGHT AND SHADING



B NATURAL SYSTEMS + SITE FEATURES  
CS2.D2 / RESPECT FOR ADJACENT SITES



C CONNECTIVITY  
PL1.C1 / SELECTING ACTIVITY AREAS



D STREET-LEVEL INTERACTION  
PL3.A1D / INDIVIDUAL ENTRIES TO GROUND-RELATED HOUSING  
G NATURAL SYSTEMS + SITE FEATURES  
CS2.II.II / ADJACENT SITES, STREETS AND OPEN SPACES  
J CONNECTIVITY  
PL3.II.II / HUMAN AND COMMERCIAL ACTIVITY



# STANDARDS + GUIDELINES (FOR PREFERRED OPTION) ROOSEVELT NEIGHBORHOOD DESIGN GUIDELINES

CATEGORY	CITATION	RESPONSE
F NATURAL SYSTEMS + SITE FEATURES CS1.1.i / ENERGY USE	“Consider the placement of outdoor spaces facing south with good access to winter sun. Potential shadowing of open or green spaces could be acceptable if the development provides off-setting improvements over conventional building systems, such as renewable energy and water reuse.”	<ul style="list-style-type: none"> <li>▪ Photovoltaic panels and green space on roof</li> <li>▪ Setbacks allows for the units to have a greater potential for access to winter sun</li> </ul>
G NATURAL SYSTEMS + SITE FEATURES CS2.II.ii / ADJACENT SITES, STREETS AND OPEN SPACES	“Ground-level landscaping should be used between the structure(s) and sidewalk in multi-family areas.”	<ul style="list-style-type: none"> <li>▪ Setback along Roosevelt Way allows for a semi-private zone for street level units, leaving space for additional landscaping</li> <li>▪ Landscaping will be utilized along residential zone</li> </ul>
H ARCHITECTURAL CONTEXT AND CHARACTER CS3.I.ii/ EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES	<p>“Reinforce a vibrant streetscape</p> <ol style="list-style-type: none"> <li>Apply a pedestrian-oriented design</li> <li>Include multiple recessed entries; and</li> <li>Considering offering commercial and residential units of different sizes and at a range of price points.”</li> </ol>	<ul style="list-style-type: none"> <li>▪ A mix of one and two bedrooms allows for unit diversity in a neighborhood with most upcoming developments contain studios and small efficiency dwelling units</li> <li>▪ Larger units will allow for a bigger range of demographics to move into the neighborhood.</li> <li>▪ Utilization of the MFTE program with 20% of the units at affordable rent will allow for a range in price</li> </ul>
J CONNECTIVITY PL3.II.ii/ HUMAN AND COMMERCIAL ACTIVITY	“Encourage the incorporation of private open spaces between the residential uses and the sidewalk, especially for multi-family development west of Roosevelt Way, and for the frontages of development in neighborhood commercial zones that face non arterial streets. Ground-level landscaping should be used between the structure(s) and sidewalk.	<ul style="list-style-type: none"> <li>▪ Setbacks along Roosevelt Way creates a semi-private zone for street level units</li> <li>▪ Ground level landscaping between street level units and sidewalk will be utilized maintain a higher level of privacy</li> </ul>
K ACTIVE TRANSPORTATION PL4.I.ii/ TRANSIT SUPPORTIVE DESIGN	“Anticipate greater use of bicycles, especially along newly designated neighborhood greenways, and in conjunction with the future light rail station in order to minimize conflicts with other transportation modes. This may include siting building entrances to accommodate bicycle parking and storage facilities while simultaneously addressing pedestrian access and movement.”	<ul style="list-style-type: none"> <li>▪ Bicycle storage will be incorporated into the lobby for the riders convenience and to highlight the sustainable mode of transportation in a predominate area in the building</li> </ul>



E PROJECT USES AND ACTIVITIES  
DC1.C4 / SERVICE USES



F NATURAL SYSTEMS + SITE FEATURES  
CS1.1.i / ENERGY USE



H ARCHITECTURAL CONTEXT AND CHARACTER  
CS3.I.ii/ EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES



K ACTIVE TRANSPORTATION  
PL4.I.ii/ TRANSIT SUPPORTIVE DESIGN



# ZONING STANDARDS (FOR PREFERRED OPTION)

## NC2-40 ZONE / ROOSEVELT RESIDENTIAL URBAN VILLAGE

### CITATION

---

#### 23.47A.004 PERMITTED AND PROHIBITED USES

G. 1. In all NC zones and C zones live-work units are permitted outright subject to the provisions of this Title 23.  
4. Live-work units, except where expressly treated as a residential use shall be deemed nonresidential use

#### 23.47A.008 STREET LEVEL DEVELOPMENT STANDARDS

A. Blank segments of street facing facades between 2 and 8 feet above grade may not exceed 20 feet in width.  
B. Non-residential street level requirements include sixty percent of the street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent. Non-residential 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 with a floor-to-floor height of at least 13 feet.  
D. Where residential uses are located along a street-level street-facing facade, at least one of the street-level street-facing facades containing a residential use shall have a visually prominent pedestrian entry. 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.  
E. When a live-work unit is located on a street-level street-facing facade, The portion of each such live-work unit in which business is conducted must be located between the principal street and the residential portion of the live-work unit. The non-residential portions of the unit shall extend the width of the street-level street-facing facade, shall extend a minimum depth of 15 feet from the street-level street-facing facade, and shall not contain any of the primary features of the residential (live) portion of the live-work unit. Each live-work unit must include an exterior sign with the name of the business associated with the live-work unit. Such signage shall be clearly associated with the unit and visible to pedestrians outside of the building.

#### 23.47A.012 STRUCTURE HEIGHT

NC2-40 Urban Village: 40' Maximum height above average grade

Height Increase allowed:

- +4' above height limit for clerestories
- +4' above height limit for solar collectors
- +4' added to height limit for 13' floor to floor at commercial level
- +4' above limit for parapets, planters, railings, etc.
- +16' above height limit for stair and elevator penthouses with 25% roof coverage

#### 23.47A.013 FLOOR AREA RATIO (FAR) LIMITS

C. Maximum FAR allowed in NC2-40 zones within the Station Area Overlay District is 4.0

D. Not counted in towards the maximum FAR:

2. All portions of a story that extend no more than 4 feet above existing or finished grade (whichever is lower).

#### 23.47A.014 SETBACK REQUIREMENTS

B. Where lot abuts a residential zone the following setbacks are required:

1. 15ft triangle setback at front and side corner.
2. 0ft setback at ground floor up to 13ft. 15ft setback from 13ft to 40ft above grade. For each portion above 40ft, an additional setback at the rate of 2ft for every 10ft of height that exceeds the 40ft. No entrance, window, or other opening is permitted closer than 5 feet to an abutting residentially-zoned lot.

#### 23.47A.024 AMENITY AREA

Equal to 5% of the total gross floor area in residential use

#### 23.47A.032 - PARKING LOCATION AND ACCESS

A. For each permitted curb cut, street-facing facades may contain one garage door, not to exceed the maximum width allowed for curb cuts.

C. When a lot fronts on two or more streets, the Director will determine which of the streets will be considered the front lot line, for purposes of this section only

#### 23.54.015 REQUIRED PARKING

Table B, 23.54.015.L: All residential uses within urban centers or within the Station Area Overlay District have no minimum parking requirement

23.54.015.D.2 (Table D): Bike parking requirements: 1 per 4 dwelling units or 0.75 per small efficiency dwelling unit for long-term parking. No short-term parking requirements.

### PROJECT RESPONSE (PREFERRED OPTION)

---

*Proposed residential + retail use is permitted.*

*All Street Level Development standards are met.*

*The following are utilized:*

- +4' added to height limit for 13' floor to floor at commercial level
- +4' above height limit for clerestories
- +4' above height limit for solar collectors
- +4' above limit for parapets, planters, railings, etc.
- +16' above height limit for stair and elevator penthouses

*Proposed FAR is less than the maximum 4.0*

*All Setback Requirements are being met.*

*The roof deck is providing a greater amenity area than is required*

*Per directive in the pre-sub conference, off street parking should be located off of NE 70th Street.*

*One parking stall is provided*

*14 long-term bike parking spaces will be provide,  
0.25 x 53 apartments = 14*



# DESIGN OPTIONS



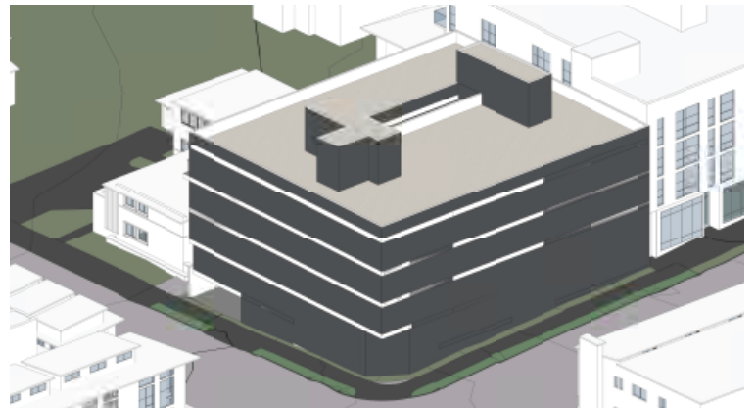
# DESIGN OPTIONS

## GOALS

PROJECT GOALS	DESIGN OPTION 1 LIGHT WELL	DESIGN OPTION 2 COURTYARD	DESIGN OPTION 3 WEST COURTYARD
1. LIVELY STREETScape Promote a vibrant, active streetscape, with multiple entrances and eyes on the street.	●	●	●
2. NATURAL LIGHT / PRIVACY Provide generous natural light to all units, while maximizing privacy.	●	●	●
3. AFFORDABLE WORKFORCE HOUSING Provide unit type diversity, and participation in MFTE program with 20% of the units at affordable rent.	○	○	●
4. ABUNDANT HOUSING High Density to maximize opportunities of car free living near a light rail station.	●	●	●

- EXCELLENT
- GOOD
- FAIR





**DESIGN OPTION 1**  
LIGHT WELL

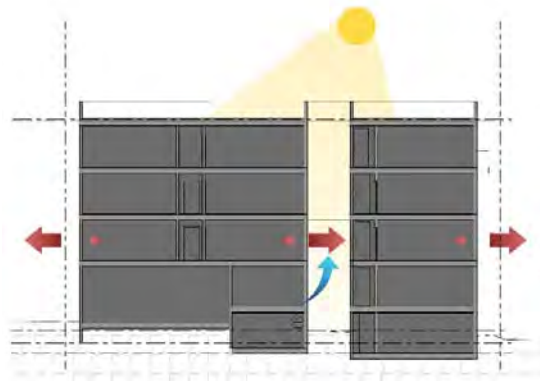
**Total Units:84**

- SEDU: 83
- 1 Bedroom Units: 0
- 2 Bedroom Units: 1
- Live/Work Units: 1

**Parking Stalls: 1**

**Gross Floor Area: 36,870 s.f.**

**FAR = 3.39**



**OBJECTIVE**

Maximize development potential by providing a greater number of smaller units surrounding a long and narrow light well.

**DESCRIPTION**

Design Option 1 utilizes two corridors, one double loaded and the other single. A long narrow light well allows central units to receive light and air, but reduced privacy. By providing small efficiency dwelling units density is increased allowing for greater availability and affordability.

**ADVANTAGES**

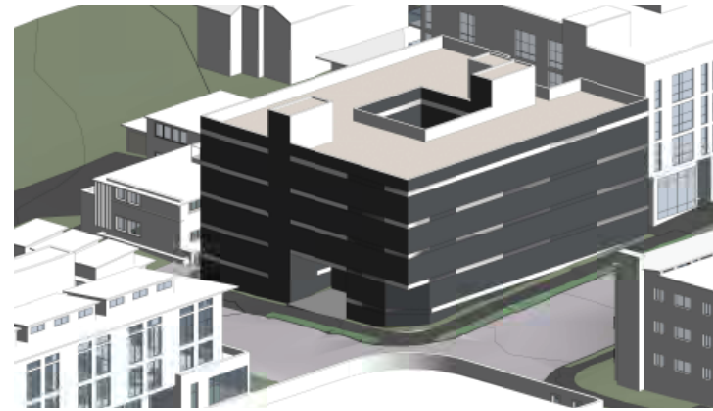
- High utilization of FAR
- All units are provided light and air ventilation
- Smaller units allow for greater affordability

**CHALLENGES**

- Use of departures
- Limited privacy
- Constrained courtyard dimension

**DEPARTURES**

- 23.47A.014.B.1 - Triangular Setback at residential lot line
- 23.47A.014.B.2 - 15ft setback 13ft above grade at residential lot line
- 23.47A.008.D - 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.



**DESIGN OPTION 2**  
COURTYARD

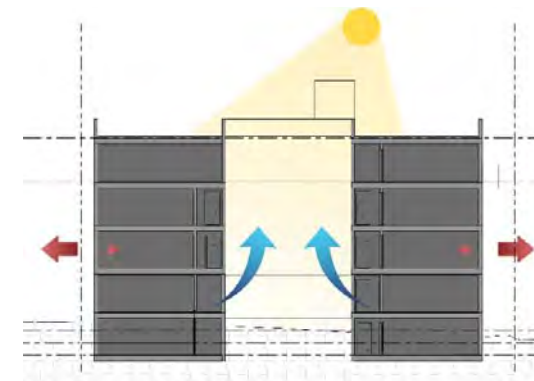
**Total Units:78**

- SEDU: 75
- 1 Bedroom Units: 2
- 2 Bedroom Units: 1
- Live/Work Units: 0

**Parking Stalls : 1**

**Gross Floor Area: 33,339 s.f**

**FAR = 3.10**



**OBJECTIVE**

Maximize development potential by providing a great number of smaller units around an interior courtyard.

**DESCRIPTION**

Design Option 2 highlights the circular circulation with the assistance of a square courtyard in the center of the building allowing light and air to penetrate into the building core. Small efficiency dwelling units are positioned around the exterior of the building with a handful on the interior, facing the courtyard.

**ADVANTAGES**

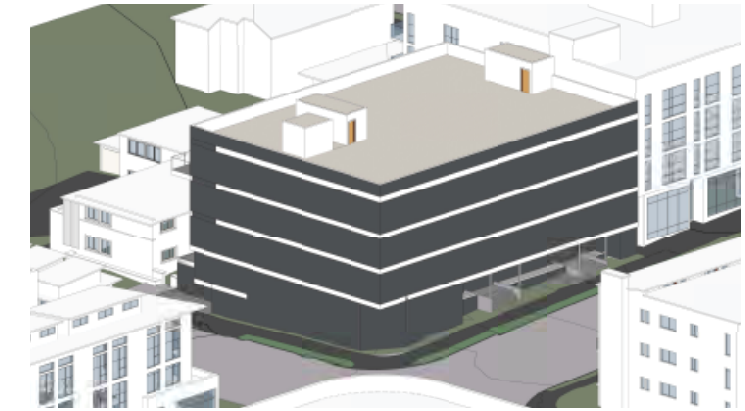
- All units are provided light and air ventilation
- Generous courtyard
- Smaller units allow for greater affordability

**CHALLENGES**

- Use of departures
- Parking close to corner

**DEPARTURES**

- 23.47A.014.B.1 - Triangular Setback at residential lot line
- 23.47A.014.B.2 - 15ft setback 13ft above grade at residential lot line
- 23.47A.008.D - 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.



**DESIGN OPTION 3 (Preferred/Code Compliant)**  
WEST COURTYARD

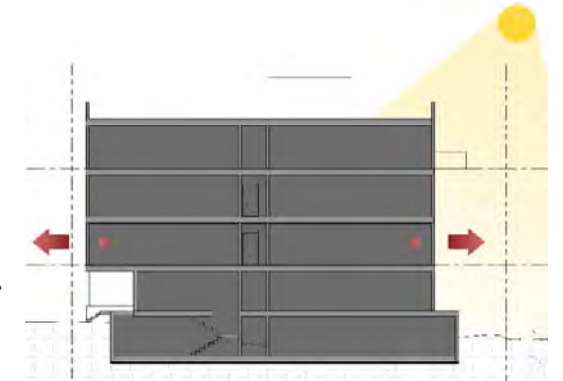
**Total Units:53**

- SEDU: 0
- 1 Bedroom Units: 48
- 2 Bedroom Units: 5
- Live/Work Units: 1

**Parking Stalls: 1**

**Gross Floor Area: 35,422 s.f.**

**FAR = 3.22**



**OBJECTIVE**

Maximize development potential by creating larger and more diverse units types.

**DESCRIPTION**

Design Option 3 maximizes the development potential while complying with zoning regulations and building codes. A smaller number of larger units are organized in two bars around a central circulation corridor. Street level and street access units are pushed back from Roosevelt to create a privacy zone to allow for landscaping and design opportunities along the main arterial.

**ADVANTAGES**

- Code compliant
- More sensitivity to neighbors
- Unit diversity
- Buffer between units and street

**CHALLENGES**

- Lower number of units decrease availability and affordability

**DEPARTURES**

- None



# DESIGN OPTION 1 - LIGHT WELL OVERVIEW

## OBJECTIVE

Maximize development potential by providing a greater number of smaller units surrounding a long and narrow light well.

## DESCRIPTION

Design Option 1 utilizes two corridors, one double loaded and the other single. A long narrow light well allows central units to receive light and air, but reduced privacy. By providing small efficiency dwelling units density is increased allowing for greater availability and affordability.

## ADVANTAGES

- High utilization of FAR
- All units are provided light and air ventilation
- Smaller units allow for greater affordability

## CHALLENGES

- Use of departures
- Limited privacy
- Constrained courtyard dimension

## DEPARTURES

- 23.47A.014.B.1 - Triangular Setback at residential lot line
- 23.47A.014.B.2 - 15ft setback 13ft above grade at residential lot line
- 23.47A.008.D - 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

PROJECT GOALS	DESIGN OPTION 1
1. LIVELY STREETScape	
2. NATURAL LIGHT / PRIVACY	
3. AFFORDABLE WORKFORCE HOUSING	
4. ABUNDANT HOUSING	



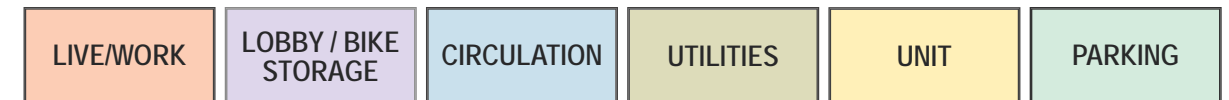
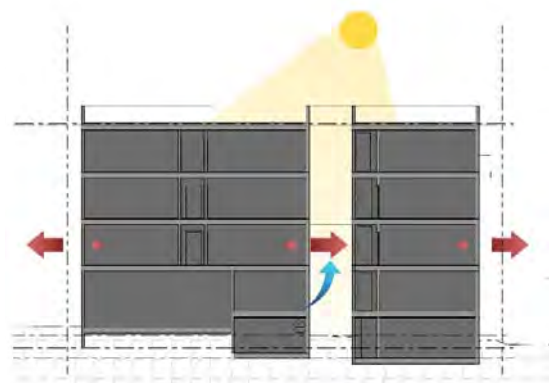
PERSPECTIVE: LOOKING SOUTH



PERSPECTIVE: LOOKING WEST

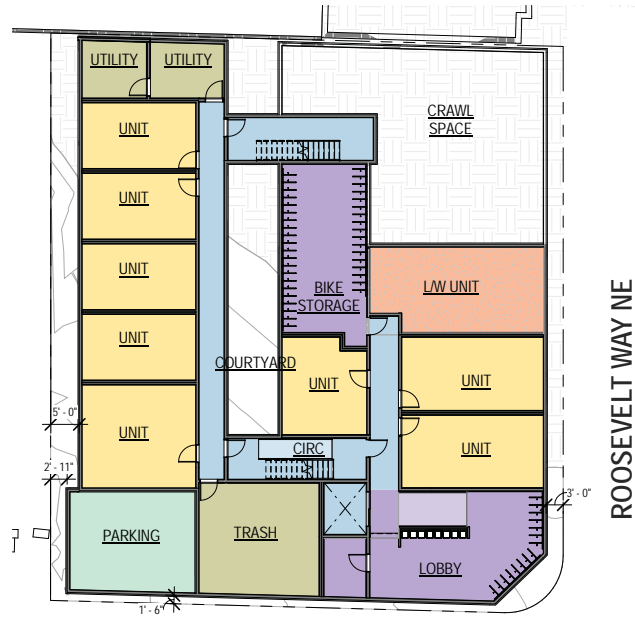


PERSPECTIVE: SOUTHWEST



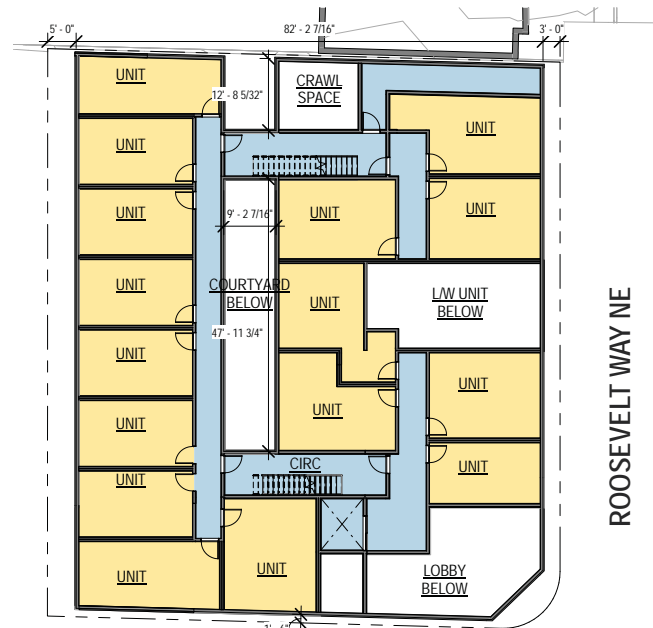


# DESIGN OPTION 1 - LIGHT WELL LEVEL PLANS



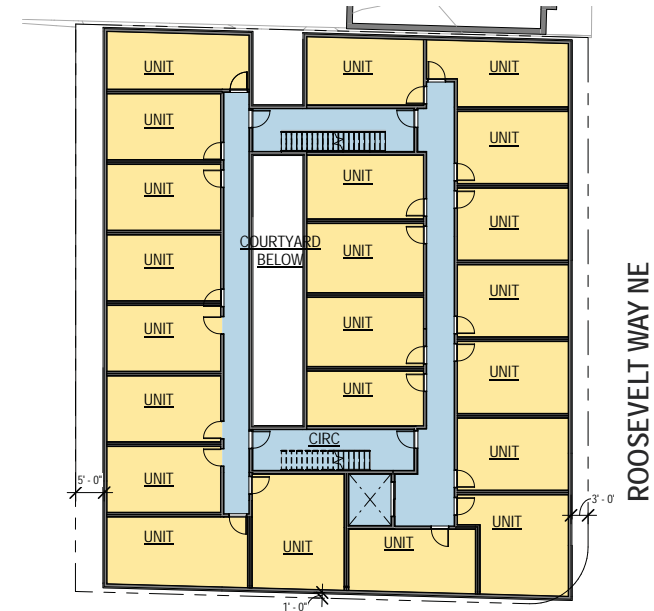
NE 70TH ST

**BASEMENT LEVEL PLAN**



NE 70TH ST

**ENTRY LEVEL PLAN**



NE 70TH ST

**TYPICAL LEVEL PLAN**

FAR: 3.39

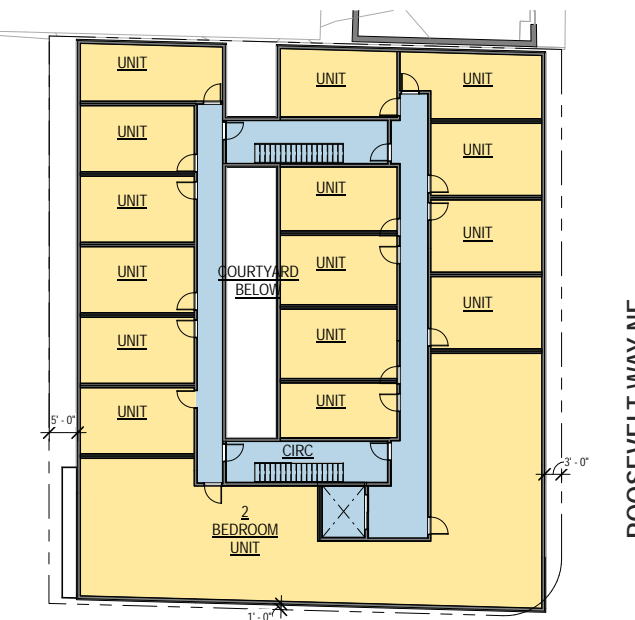
FOOTPRINT:  
 BASEMENT/ENTRY - 6,316SF  
 LEVEL 1 - 7,363SF  
 LEVEL TYP - 7,633SF

SIZE: 36,878 GSF

SETBACKS:  
 FRONT/ROOSEVELT: 3'-0"  
 FRONT/70TH ST: 1'-0"/1'-6"  
 SIDE LOT (NORTH): 0'-0"  
 SIDE LOT (WEST): 5'-0"

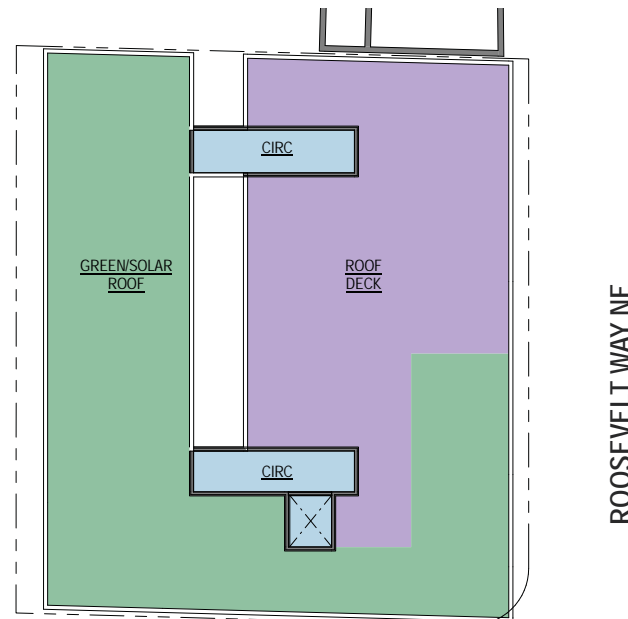
PROGRAM:

SEDU:	83
1 BED UNITS:	0
2 BED UNITS:	1
LIVE/WORK UNITS:	1
TOTAL UNITS:	84
PARKING STALLS:	1
BIKE STORAGE:	53



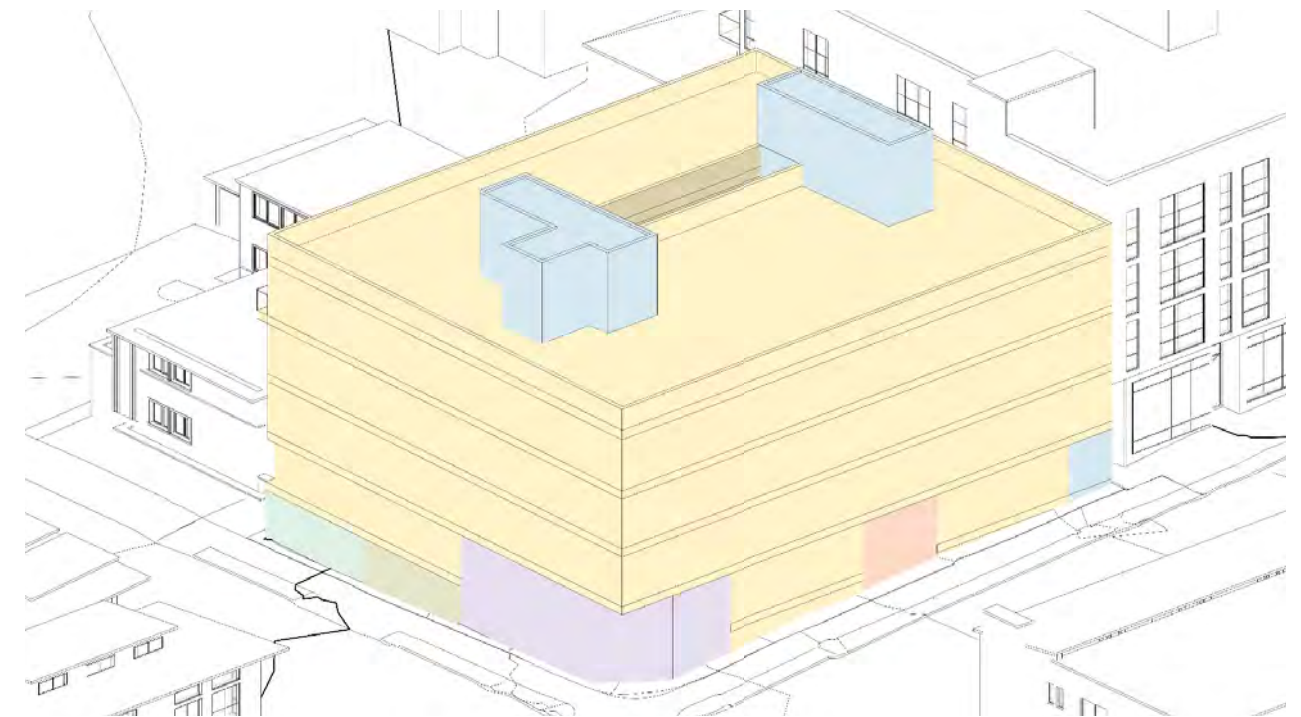
NE 70TH ST

**FOURTH LEVEL PLAN**



NE 70TH ST

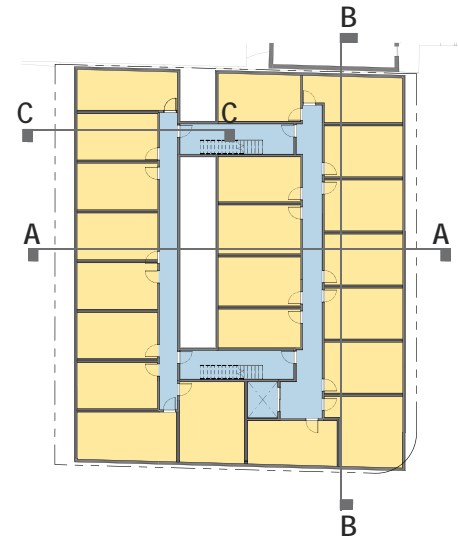
**ROOF LEVEL PLAN**



**PERSPECTIVE: BIRDS EYE**



# DESIGN OPTION 1 - LIGHT WELL SECTIONS



KEY PLAN

## RELATED DESIGN GUIDELINES

### SEATTLE CITY DESIGN GUIDELINES

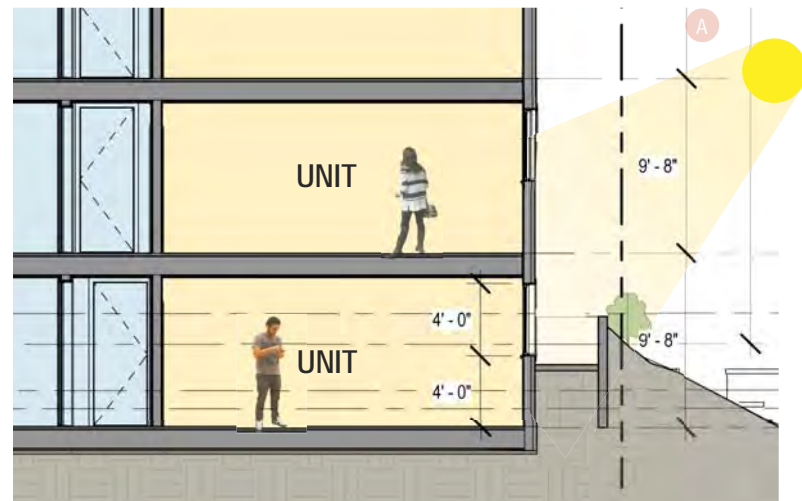
- A NATURAL SYSTEMS + SITE FEATURES  
CS1.B2 / DAYLIGHT AND SHADING
- B NATURAL SYSTEMS + SITE FEATURES  
CS2.D1 / RESPECT FOR ADJACENT SITES
- C CONNECTIVITY  
PL1.C1 / SELECTING ACTIVITY AREAS
- D STREET-LEVEL INTERACTION  
PL3.A1D / INDIVIDUAL ENTRIES TO GROUND-RELATED HOUSING
- E PROJECT USES AND ACTIVITIES  
CD1.C4 / SERVICE USES

### ROOSEVELT NEIGHBORHOOD DESIGN GUIDELINES

- F NATURAL SYSTEMS + FEATURES  
CS1.I.i / ENERGY USE
- G NATURAL SYSTEMS + FEATURES  
CS2.II.ii / ADJACENT SITES, STREETS AND OPEN SPACES
- H ARCHITECTURAL CONTEXT AND CHARACTER  
CS3.I.ii / EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES
- J CONNECTIVITY  
PL3.II.ii / HUMAN AND COMMERCIAL ACTIVITY
- K ACTIVE TRANSPORTATION  
PL4.I.ii / TRANSIT SUPPORTIVE DESIGN



SECTION A



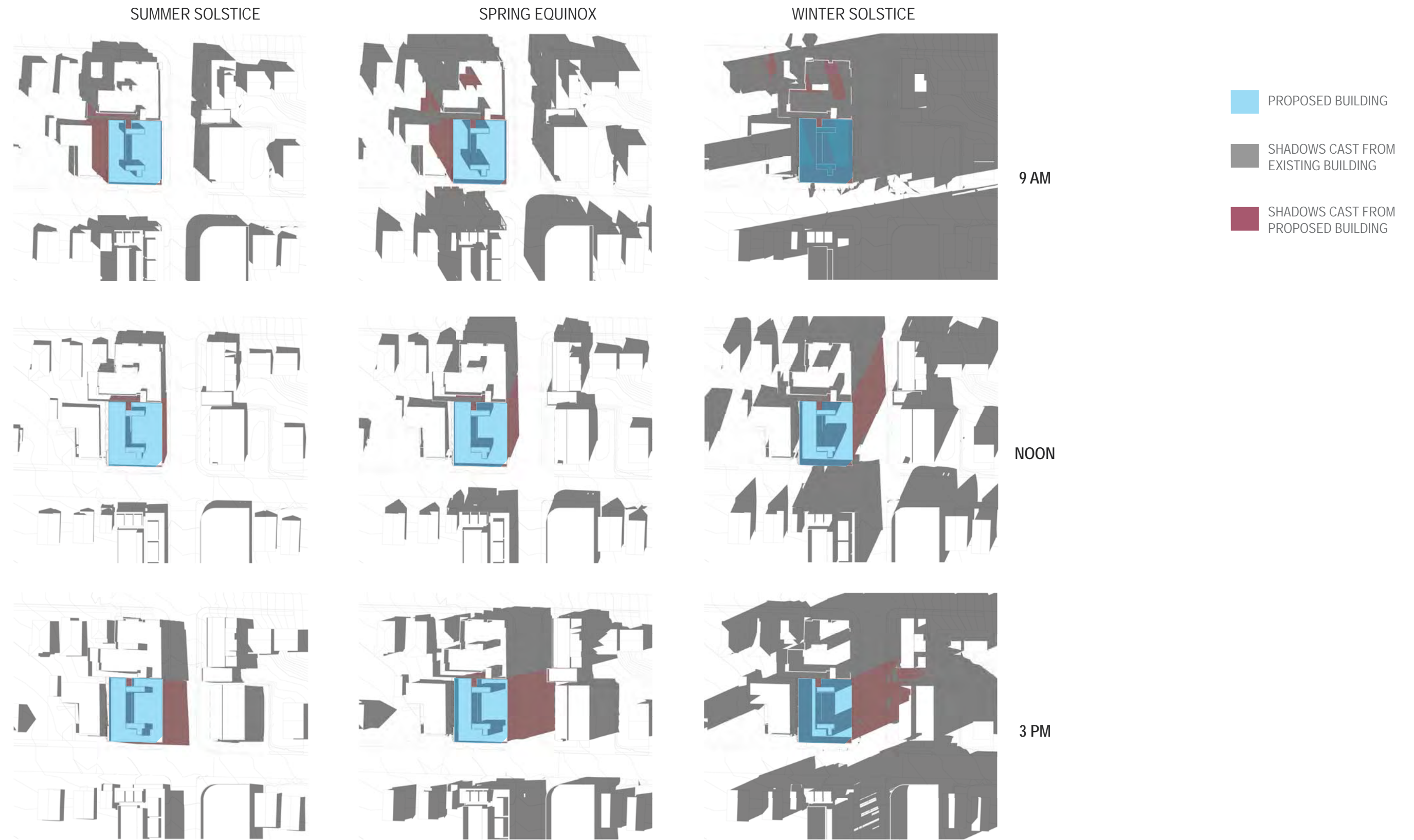
LOWEST UNIT SECTION C



SECTION B



# DESIGN OPTION 1 - LIGHT WELL SHADOW STUDIES





# DESIGN OPTION 2 - COURTYARD OVERVIEW

## OBJECTIVE

Maximize development potential by providing a great number of smaller units around an interior courtyard.

## DESCRIPTION

Design Option 2 highlights the circular circulation with the assistance of a square courtyard in the center of the building allowing light and air to penetrate into the building core. Small efficiency dwelling units are positioned around the exterior of the building with a handful on the interior, facing the courtyard.

## ADVANTAGES

- All units are provided light and air ventilation
- Generous courtyard
- Smaller units allow for greater affordability

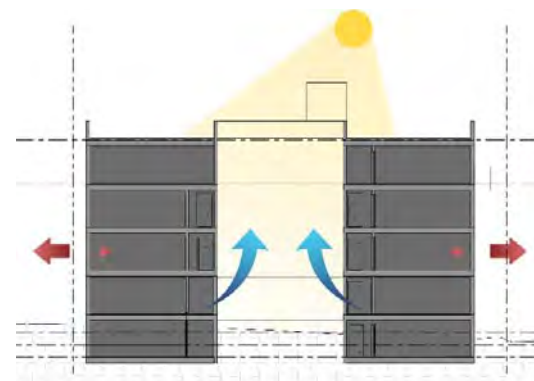
## CHALLENGES

- Use of departures
- Parking close to corner

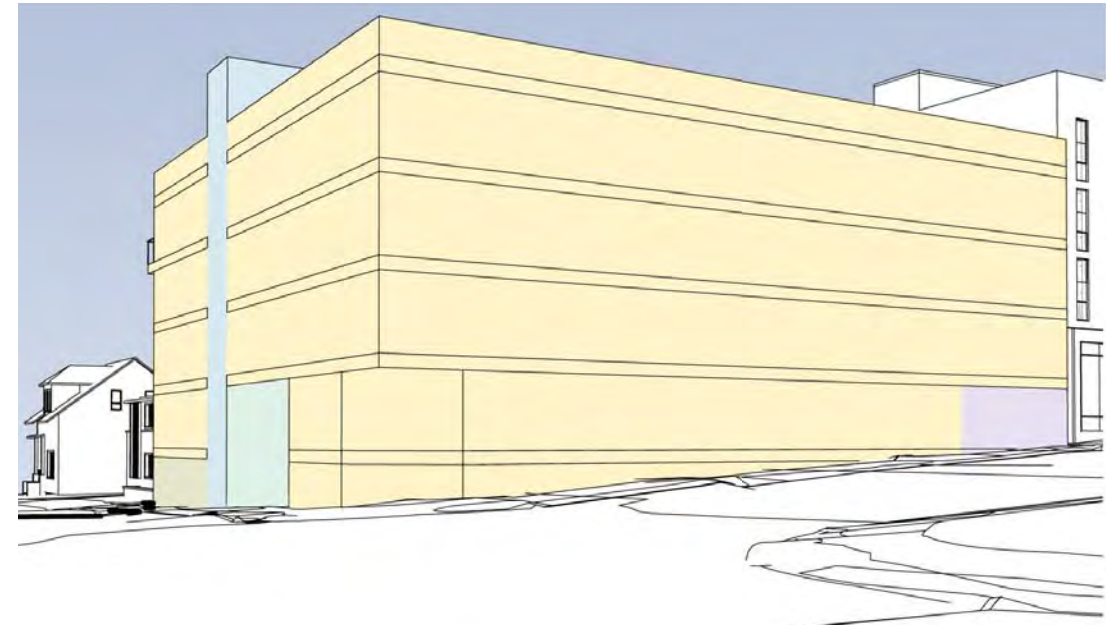
## DEPARTURES

- 23.47A.014.B.1 - Triangular Setback at residential lot line
- 23.47A.014.B.2 - 15ft setback 13ft above grade at residential lot line
- 23.47A.008.D - 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

PROJECT GOALS	DESIGN OPTION 2
1. LIVELY STREETScape	<input type="radio"/>
2. NATURAL LIGHT / PRIVACY	<input type="radio"/>
3. AFFORDABLE WORKFORCE HOUSING	<input type="radio"/>
4. ABUNDANT HOUSING	<input checked="" type="radio"/>



PERSPECTIVE: LOOKING SOUTH



PERSPECTIVE: LOOKING WEST

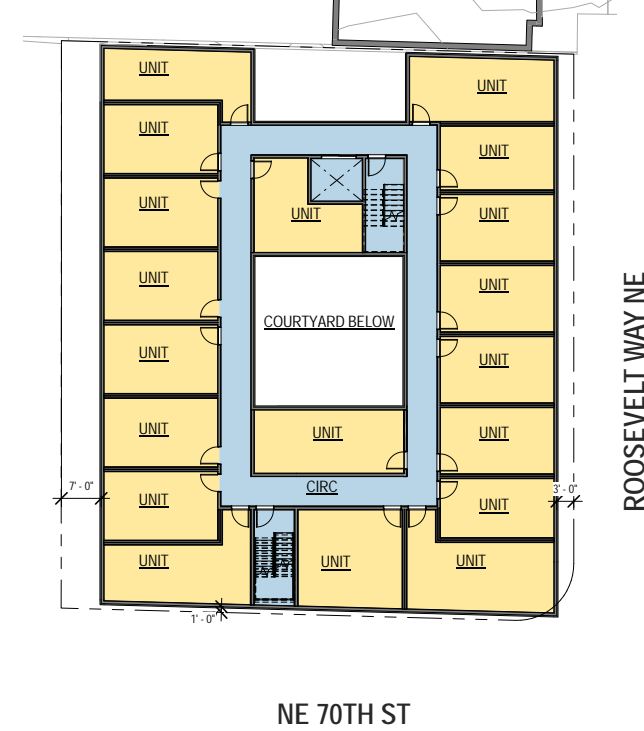
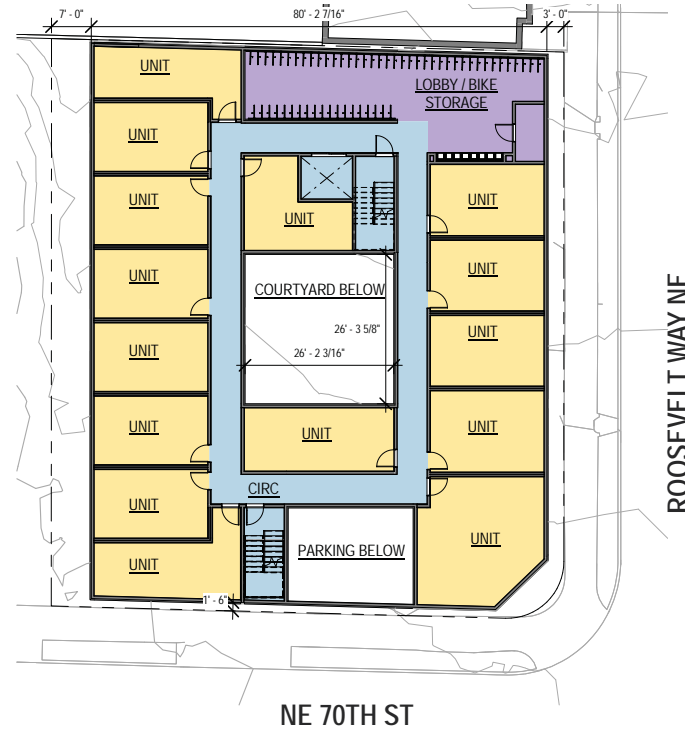


PERSPECTIVE: LOOKING EAST





# DESIGN OPTION 2 - COURTYARD LEVEL PLANS



FAR: 3.10


FOOTPRINT:  
 BASEMENT/ENTRY - 5,502SF  
 LEVEL 1 - 7,177SF  
 LEVEL TYP - 6,940SF

SIZE: 33,499 GSF

SETBACKS:  
 FRONT/ROOSEVELT: 3'-0"  
 FRONT/70TH ST: 1'-0"/1'-6"  
 SIDE LOT (NORTH): 0'-0"  
 SIDE LOT (WEST): 7'-0"

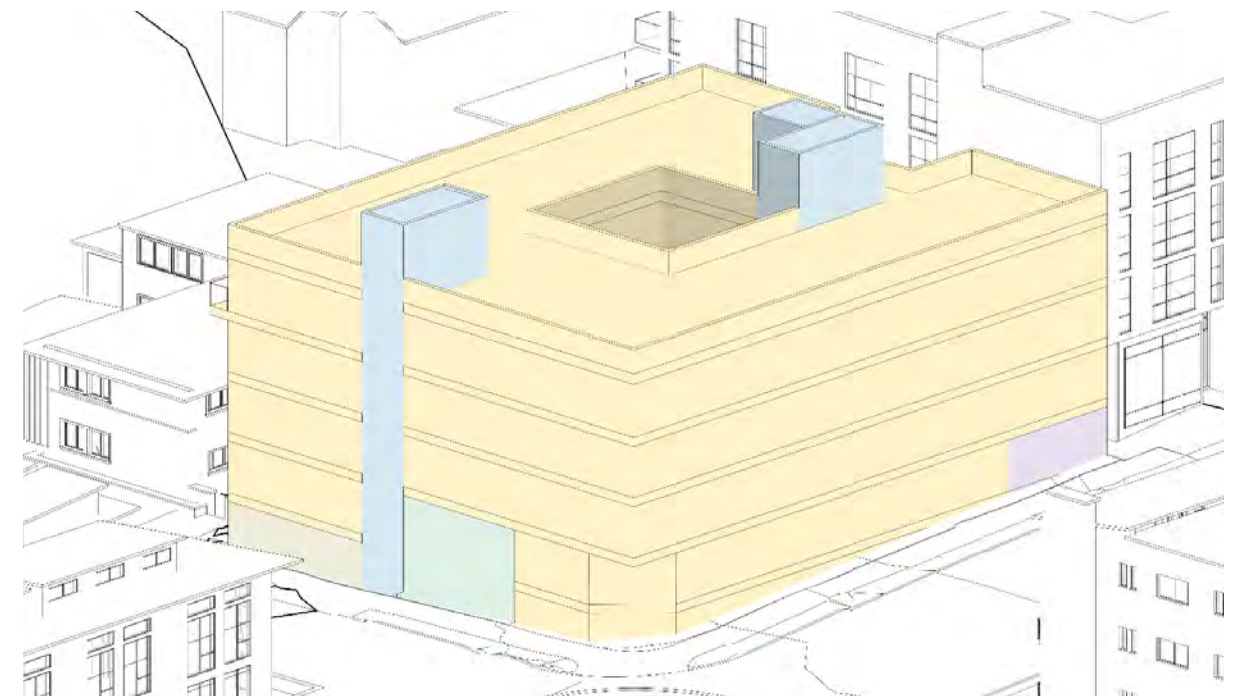
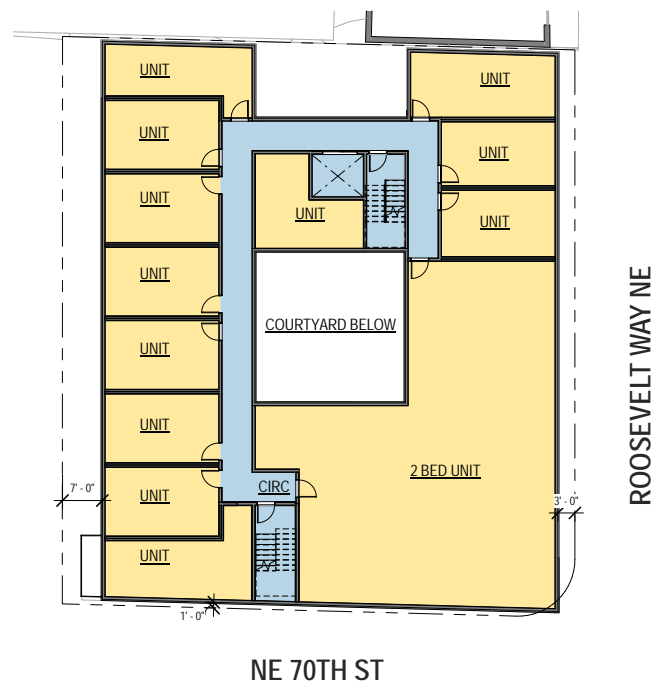
PROGRAM:


SEDU:	75
1 BED UNITS:	2
2 BED UNITS:	1
LIVE/WORK UNITS:	0
TOTAL UNITS:	78
PARKING STALLS:	1
BIKE STALLS:	58


 **BASEMENT LEVEL PLAN**

 **ENTRY LEVEL PLAN**

 **TYPICAL LEVEL PLAN**



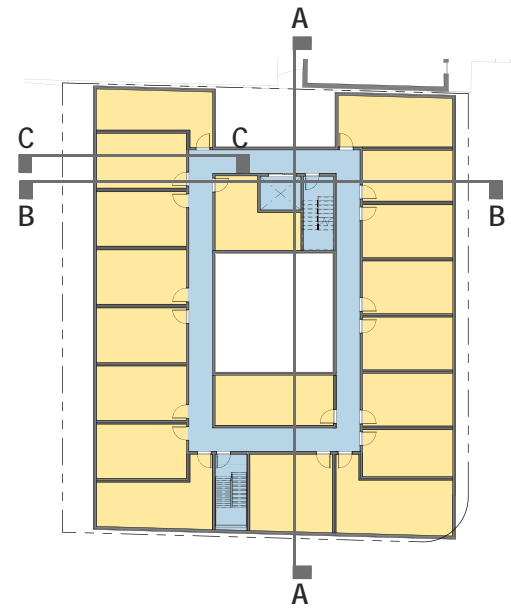
 **FOURTH LEVEL PLAN**

 **ROOF LEVEL PLAN**

**PERSPECTIVE: BIRDS EYE**



# DESIGN OPTION 2 - COURTYARD SECTIONS



KEY PLAN

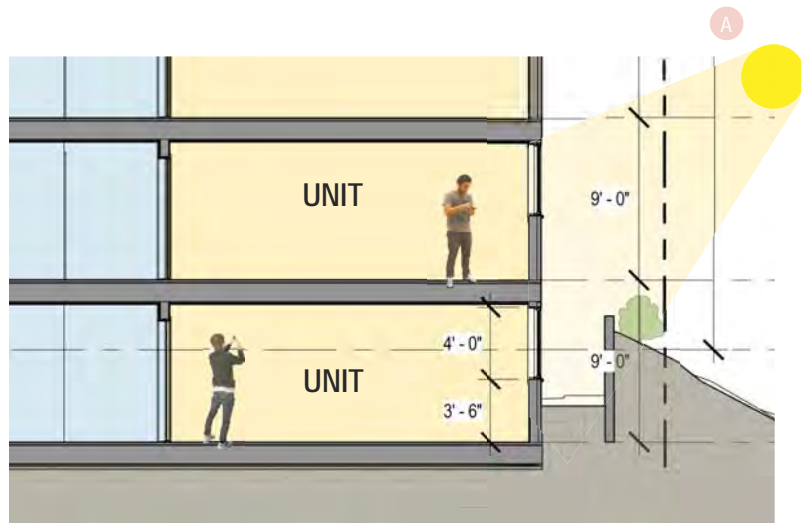
## RELATED DESIGN GUIDELINES

### SEATTLE CITY DESIGN GUIDELINES

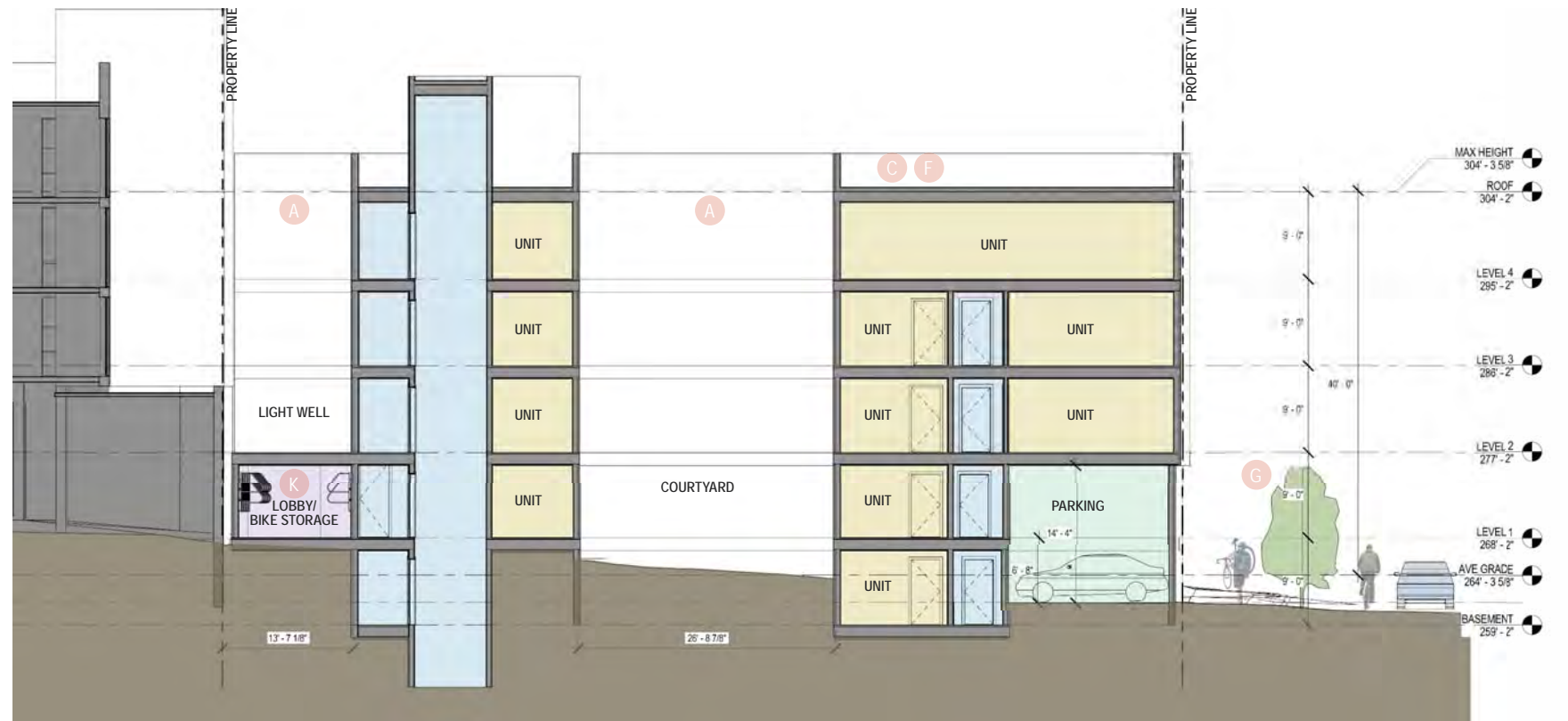
- A NATURAL SYSTEMS + SITE FEATURES  
CS1.B2 / DAYLIGHT AND SHADING
- B NATURAL SYSTEMS + SITE FEATURES  
CS2.D1 / RESPECT FOR ADJACENT SITES
- C CONNECTIVITY  
PL1.C1 / SELECTING ACTIVITY AREAS
- D STREET-LEVEL INTERACTION  
PL3.A1D / INDIVIDUAL ENTRIES TO GROUND-RELATED HOUSING
- E PROJECT USES AND ACTIVITIES  
CD1.C4 / SERVICE USES

### ROOSEVELT NEIGHBORHOOD DESIGN GUIDELINES

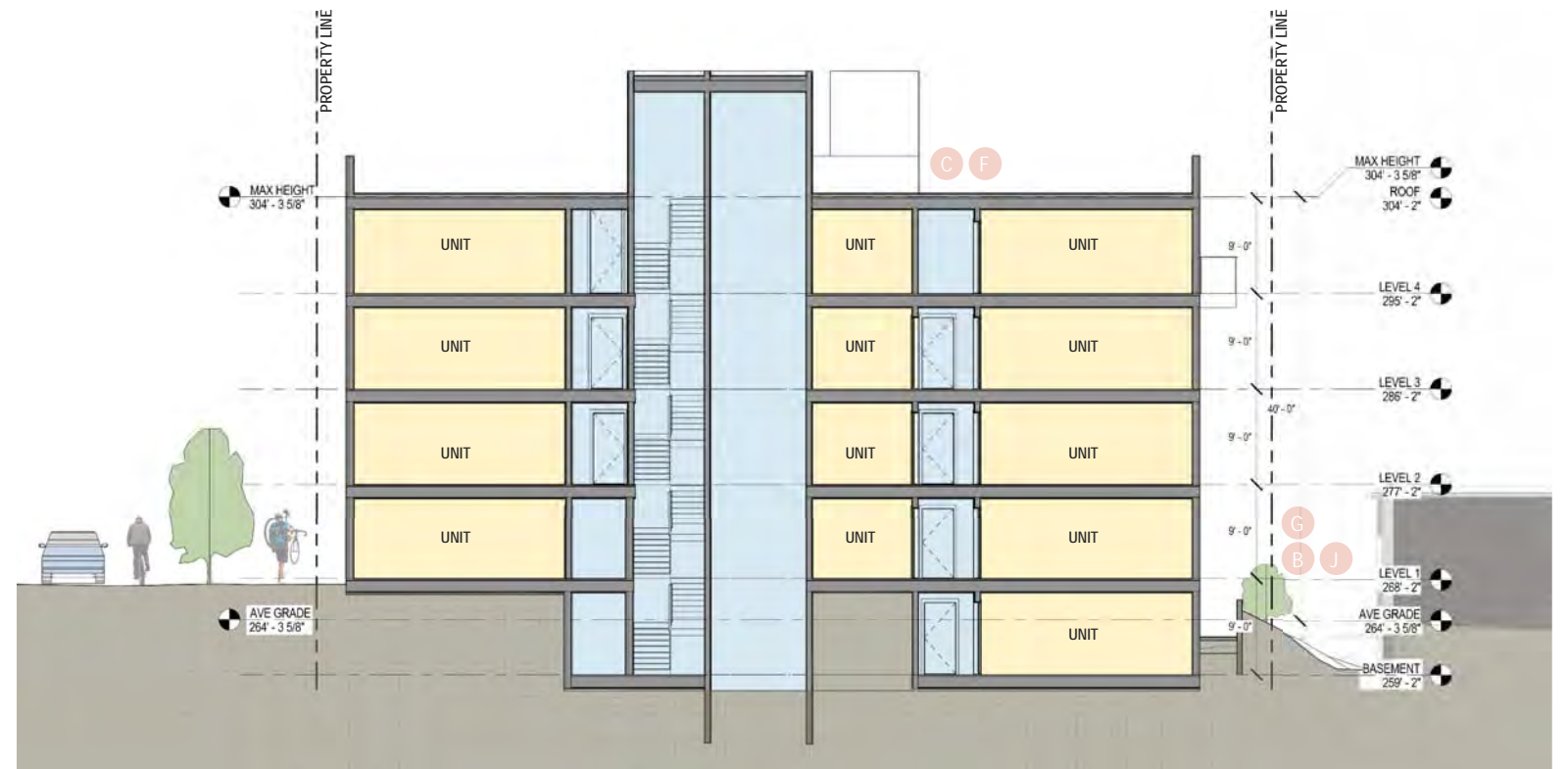
- F NATURAL SYSTEMS + FEATURES  
CS1.I.i / ENERGY USE
- G NATURAL SYSTEMS + FEATURES  
CS2.II.ii / ADJACENT SITES, STREETS AND OPEN SPACES
- H ARCHITECTURAL CONTEXT AND CHARACTER  
CS3.I.ii / EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES
- J CONNECTIVITY  
PL3.II.ii / HUMAN AND COMMERCIAL ACTIVITY
- K ACTIVE TRANSPORTATION  
PL4.I.ii / TRANSIT SUPPORTIVE DESIGN



LOWEST UNIT SECTION C



SECTION A



SECTION B

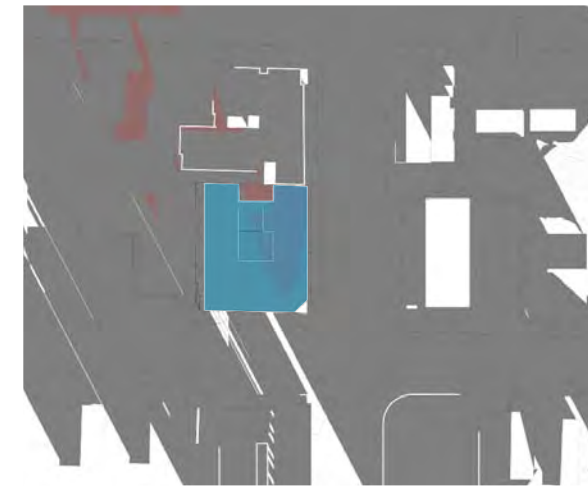
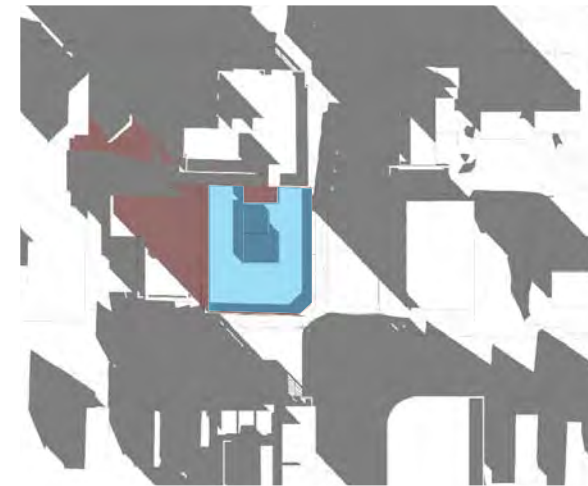
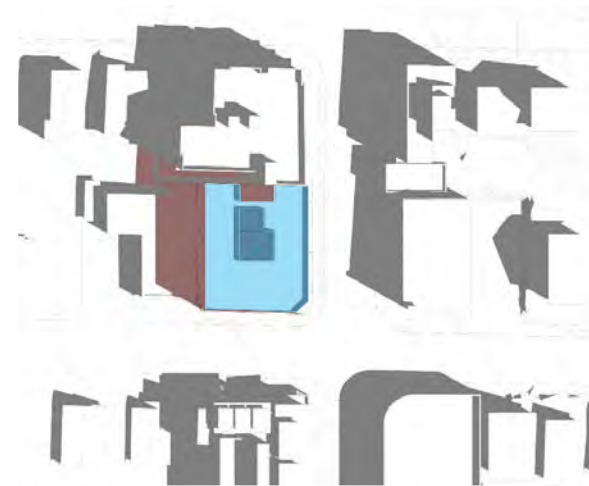


# DESIGN OPTION 2 - COURTYARD SHADOW STUDIES

SUMMER SOLSTICE

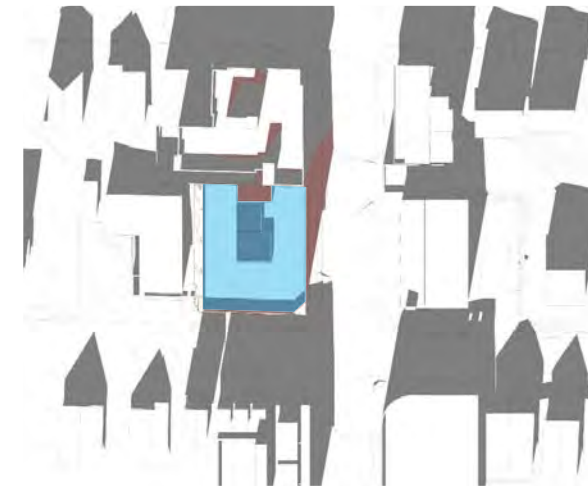
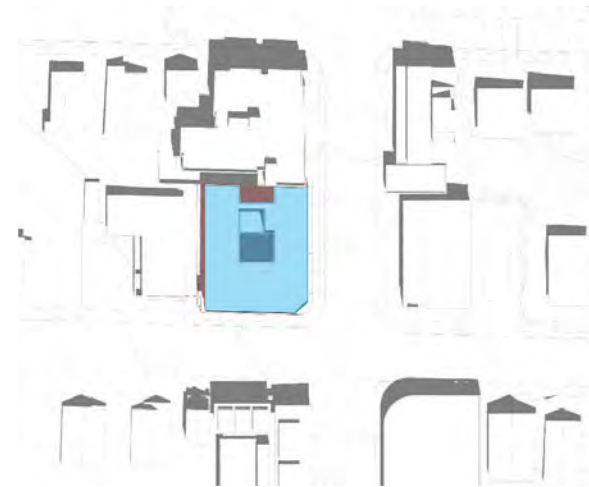
SPRING EQUINOX

WINTER SOLSTICE

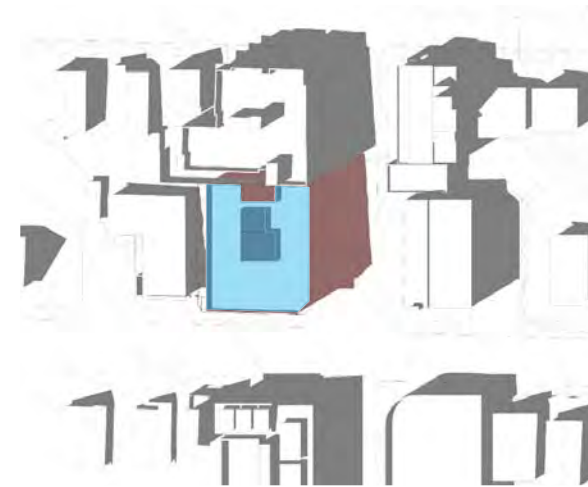
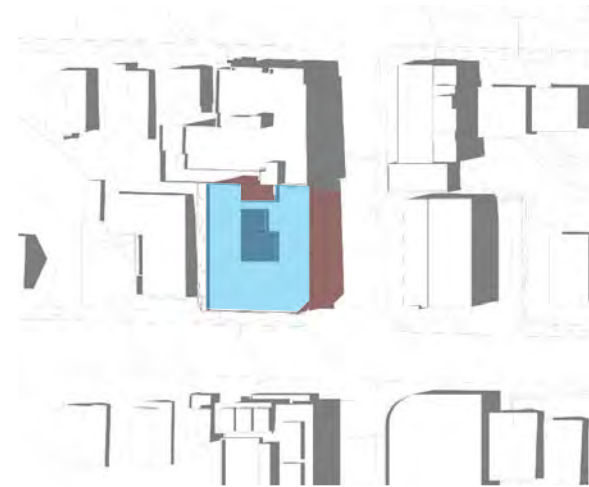


9 AM

- PROPOSED BUILDING
- SHADOWS CAST FROM EXISTING BUILDING
- SHADOWS CAST FROM PROPOSED BUILDING



NOON



3 PM



# DESIGN OPTION 3 - WEST COURTYARD *(Preferred/Code Compliant)*

## OVERVIEW

### OBJECTIVE

Maximize development potential by creating larger and more diverse units types.

### DESCRIPTION

Design Option 3 maximizes the development potential while complying with zoning regulations and building codes. A smaller number of larger units are organized in two bars around a central circulation corridor. Street level and street access units are pushed back from Roosevelt to create a privacy zone to allow for landscaping and design opportunities along the main arterial.

### ADVANTAGES

- Code compliant
- More sensitivity to neighbors
- Unit diversity
- Buffer between units and street

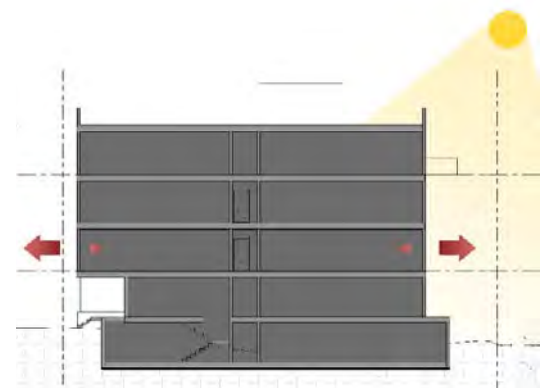
### DEPARTURES

- None

### CHALLENGES

- Lower number of units decrease availability and affordability

PROJECT GOALS	DESIGN OPTION 3
1. LIVELY STREETScape	●
2. NATURAL LIGHT / PRIVACY	●
3. AFFORDABLE WORKFORCE HOUSING	●
4. ABUNDANT HOUSING	◐



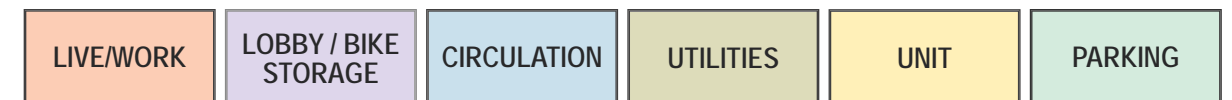
PERSPECTIVE: LOOKING SOUTH



PERSPECTIVE: LOOKING WEST

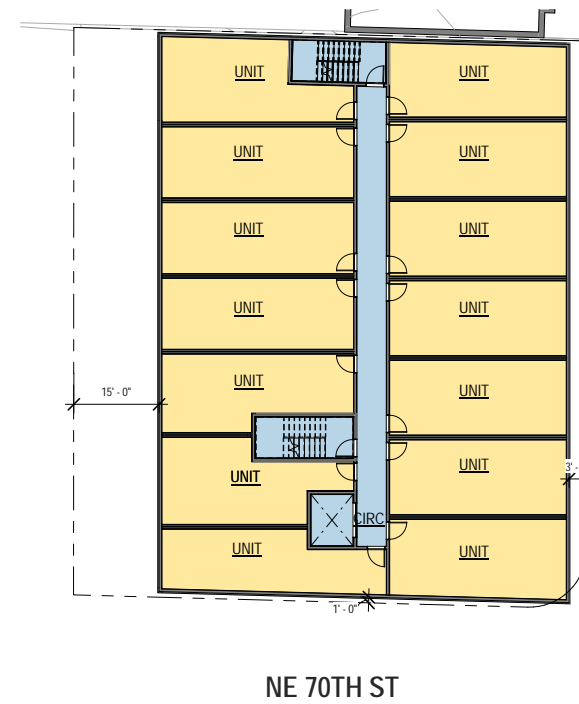
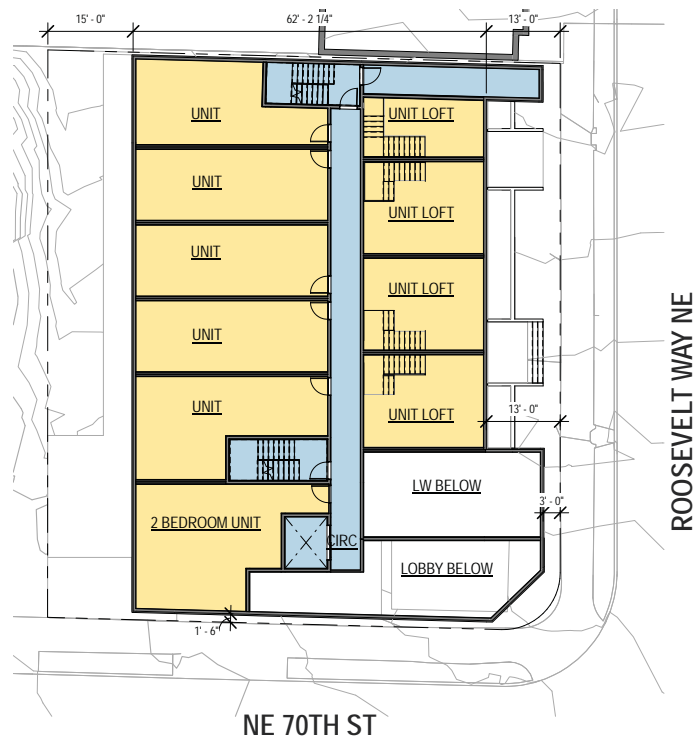
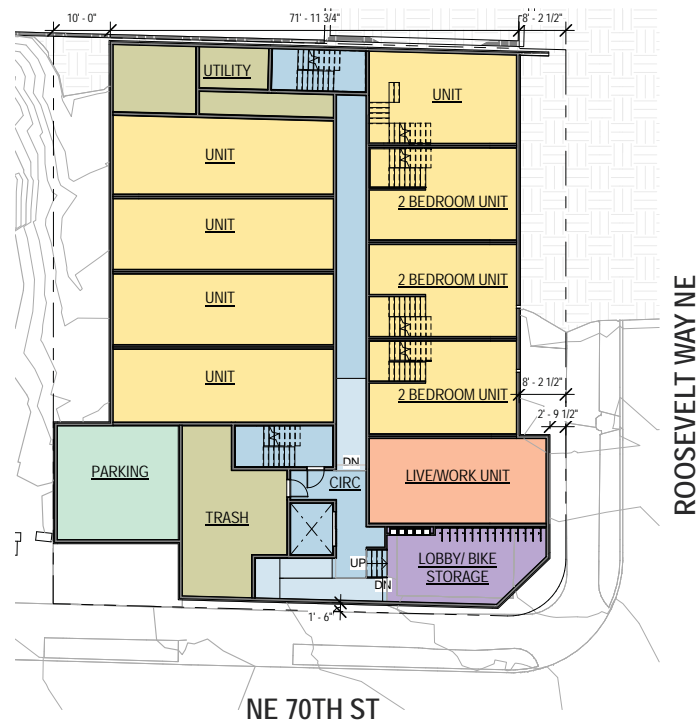


PERSPECTIVE: LOOKING EAST





# DESIGN OPTION 3 - WEST COURTYARD (Preferred/Code Compliant) LEVEL PLANS



ROOSEVELT WAY NE

FAR: 3.22

FOOTPRINT:  
BASEMENT/ENTRY - 7,323SF  
LEVEL 1 - 6,479SF  
LEVEL TYP - 7,168SF

SIZE: 35,306GSF

SETBACKS:  
FRONT/ROOSEVELT: 3'-0"  
FRONT/70TH ST: 1'-0"/1'-6"  
SIDE LOT (NORTH): 0'-0"  
SIDE LOT (WEST): 10'-0"/15'-0"

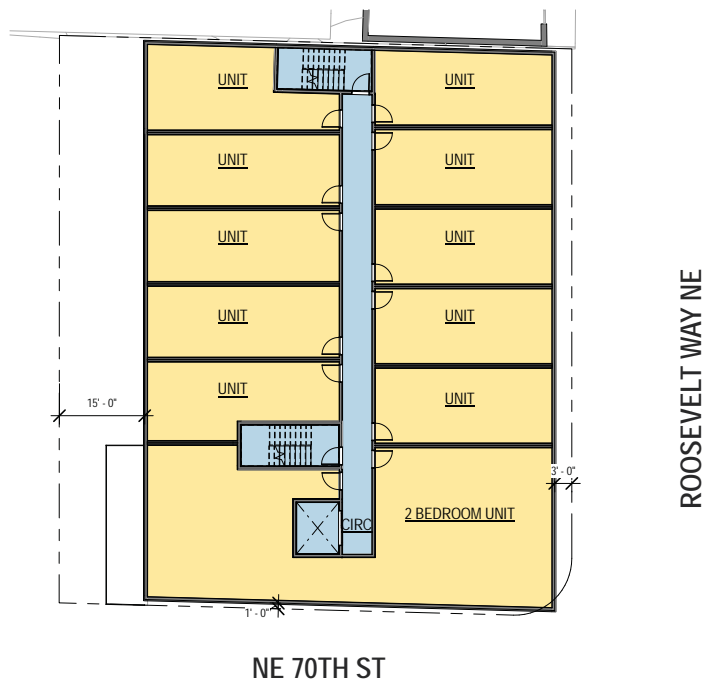
PROGRAM:

SEDU:	0
1 BED UNITS:	48
2 BED UNITS:	5
LIVE/WORK UNITS:	1
TOTAL UNITS:	53
PARKING STALLS:	1
BIKE STALLS:	14

**BASEMENT/ENTRY LEVEL PLAN**

**FIRST LEVEL PLAN**

**TYPICAL LEVEL PLAN**



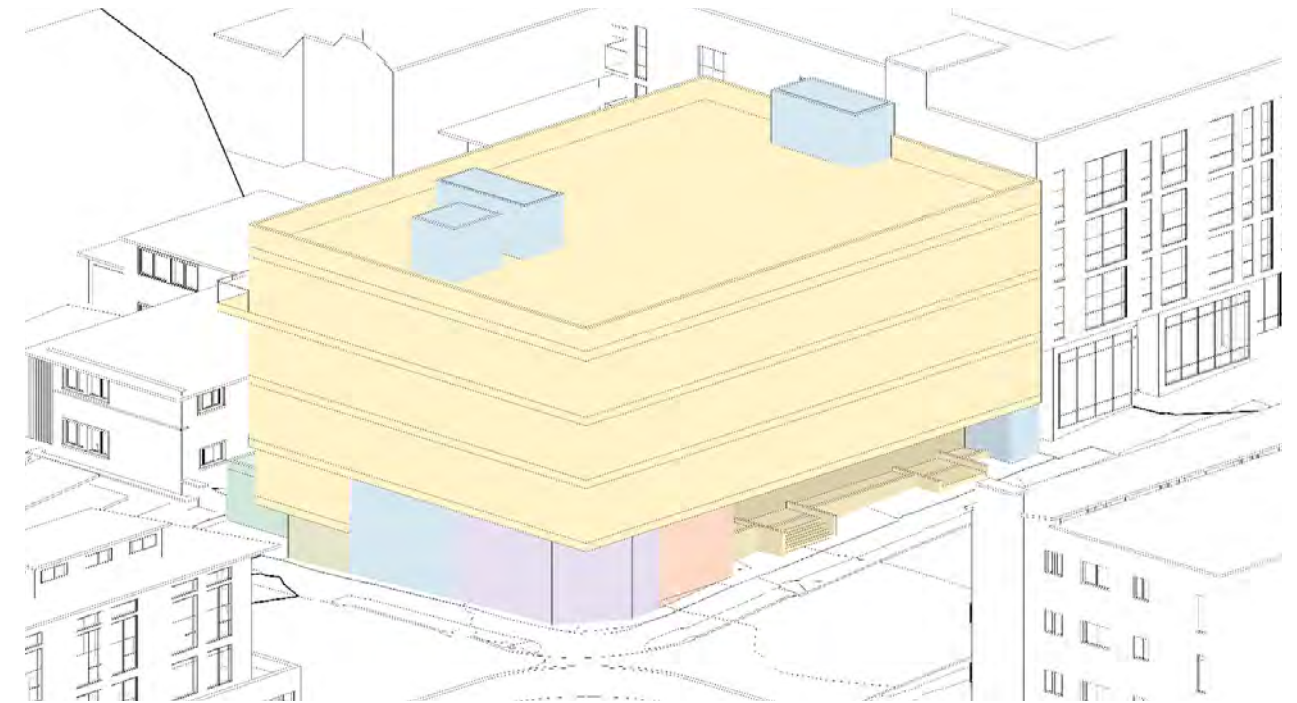
ROOSEVELT WAY NE



ROOSEVELT WAY NE

**FOURTH LEVEL PLAN**

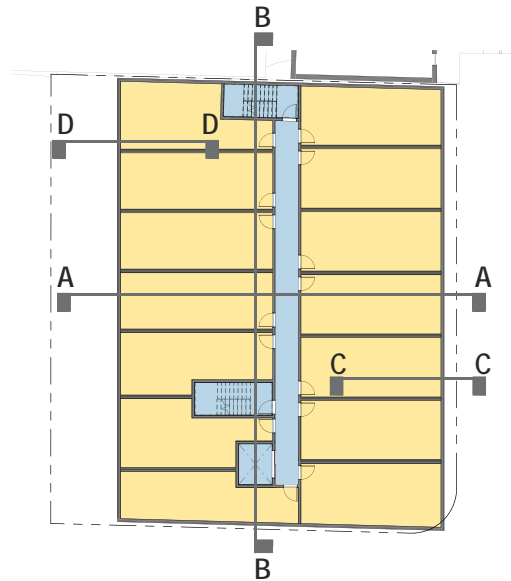
**ROOF LEVEL PLAN**





# DESIGN OPTION 3 - WEST COURTYARD (Preferred/Code Compliant)

## SECTIONS



KEY PLAN



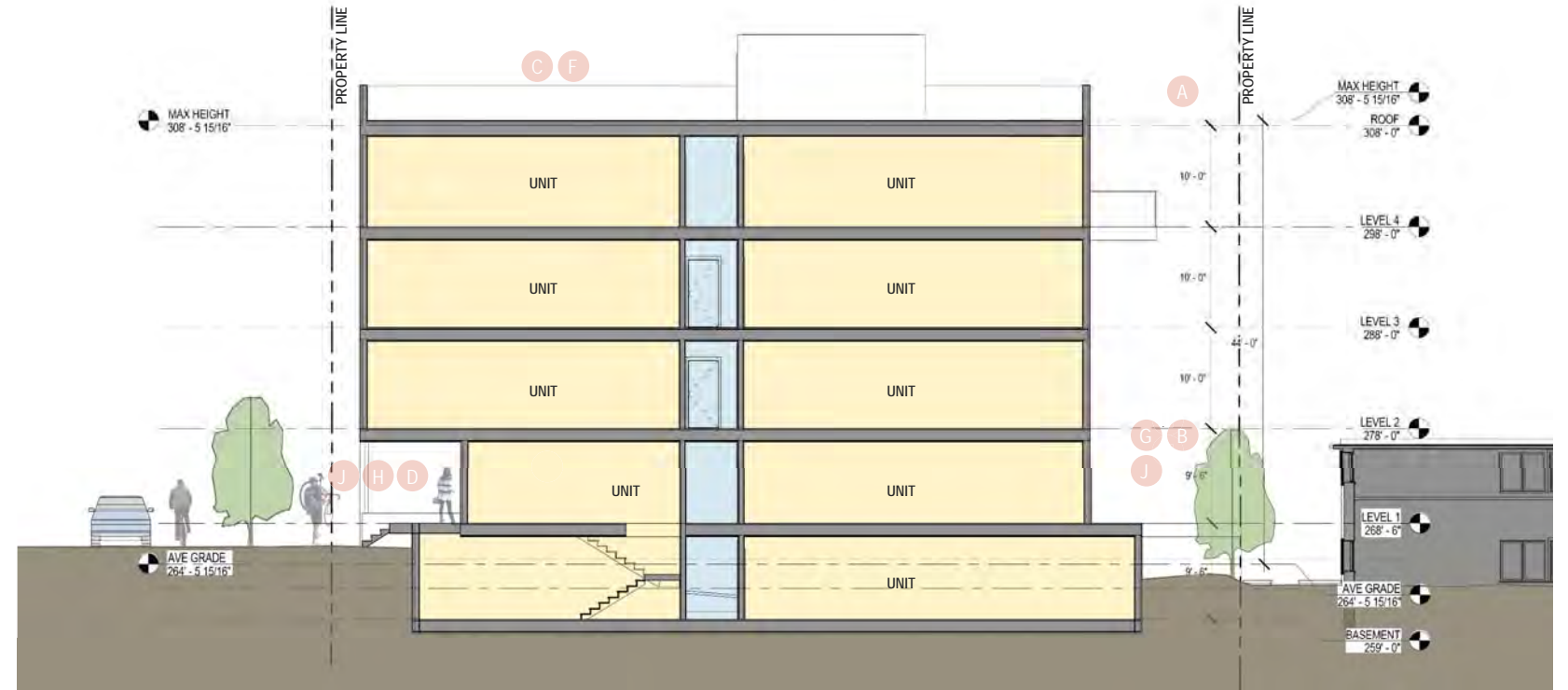
### RELATED DESIGN GUIDELINES

#### SEATTLE CITY DESIGN GUIDELINES

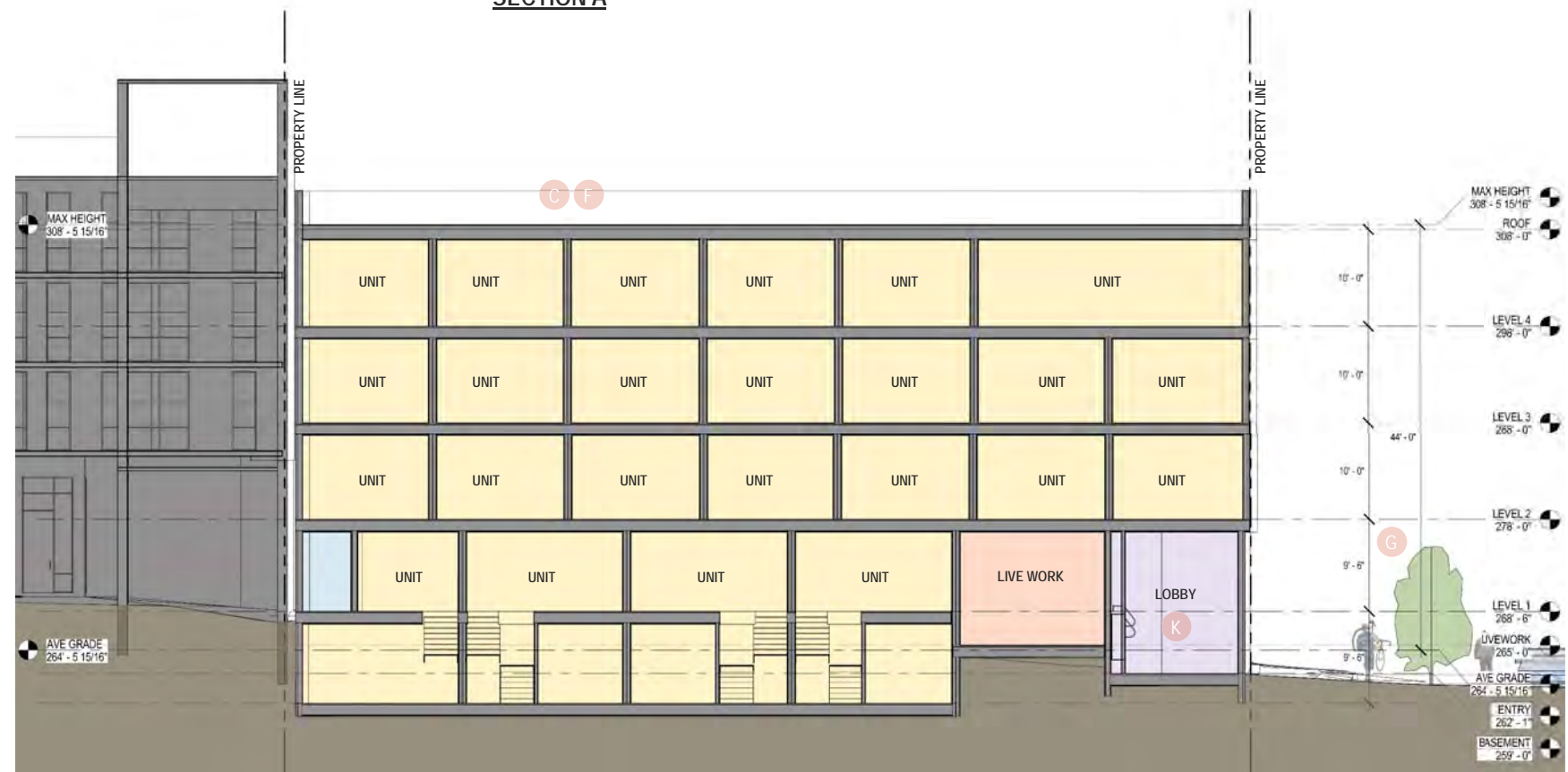
- A NATURAL SYSTEMS + SITE FEATURES  
CS1.B2 / DAYLIGHT AND SHADING
- B NATURAL SYSTEMS + SITE FEATURES  
CS2.D1 / RESPECT FOR ADJACENT SITES
- C CONNECTIVITY  
PL1.C1 / SELECTING ACTIVITY AREAS
- D STREET-LEVEL INTERACTION  
PL3.A1D / INDIVIDUAL ENTRIES TO GROUND-RELATED HOUSING
- E PROJECT USES AND ACTIVITIES  
CD1.C4 / SERVICE USES

#### ROOSEVELT NEIGHBORHOOD DESIGN GUIDELINES

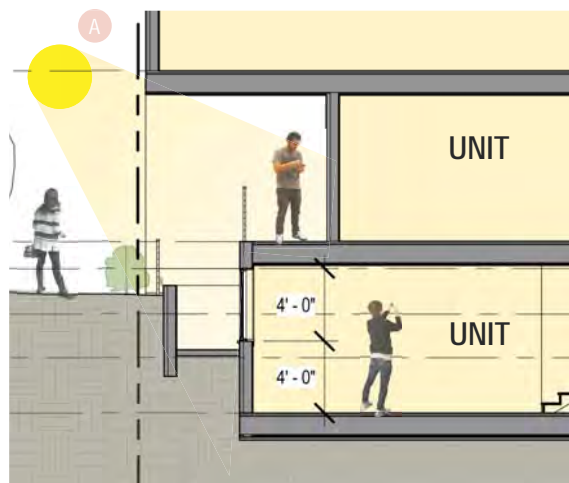
- F NATURAL SYSTEMS + FEATURES  
CS1.I.i / ENERGY USE
- G NATURAL SYSTEMS + FEATURES  
CS2.II.ii / ADJACENT SITES, STREETS AND OPEN SPACES
- H ARCHITECTURAL CONTEXT AND CHARACTER  
CS3.I.ii / EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES
- J CONNECTIVITY  
PL3.II.ii / HUMAN AND COMMERCIAL ACTIVITY
- K ACTIVE TRANSPORTATION  
PL4.I.ii / TRANSIT SUPPORTIVE DESIGN



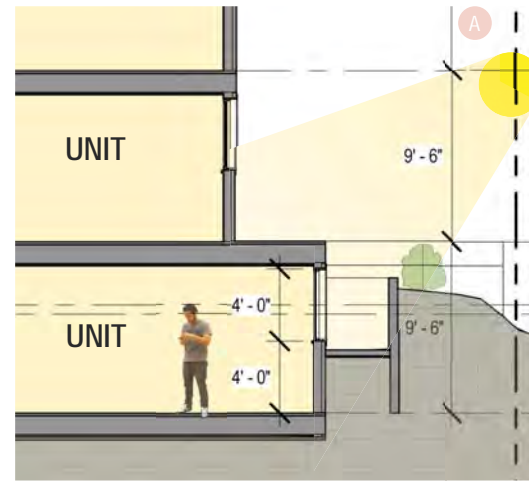
SECTION A



SECTION B



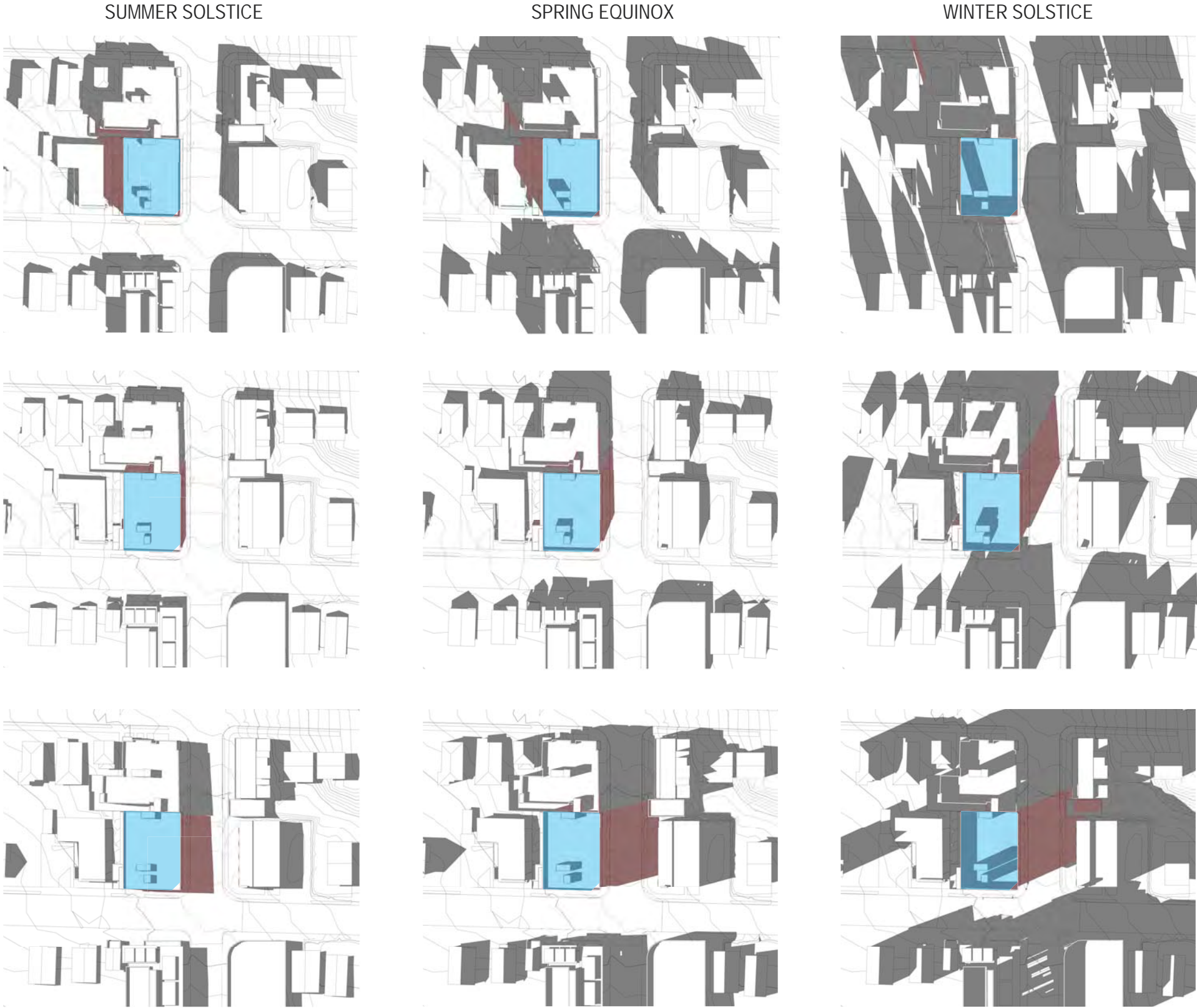
LOWEST UNIT SECTION C



LOWEST UNIT SECTION D



DESIGN OPTION 3 - WEST COURTYARD *(Preferred/Code Compliant)*  
 SHADOW STUDIES



9 AM

NOON

3 PM

- PROPOSED BUILDING
- SHADOWS CAST FROM EXISTING BUILDING
- SHADOWS CAST FROM PROPOSED BUILDING



THIS PAGE INTENTIONALLY  
LEFT BLANK



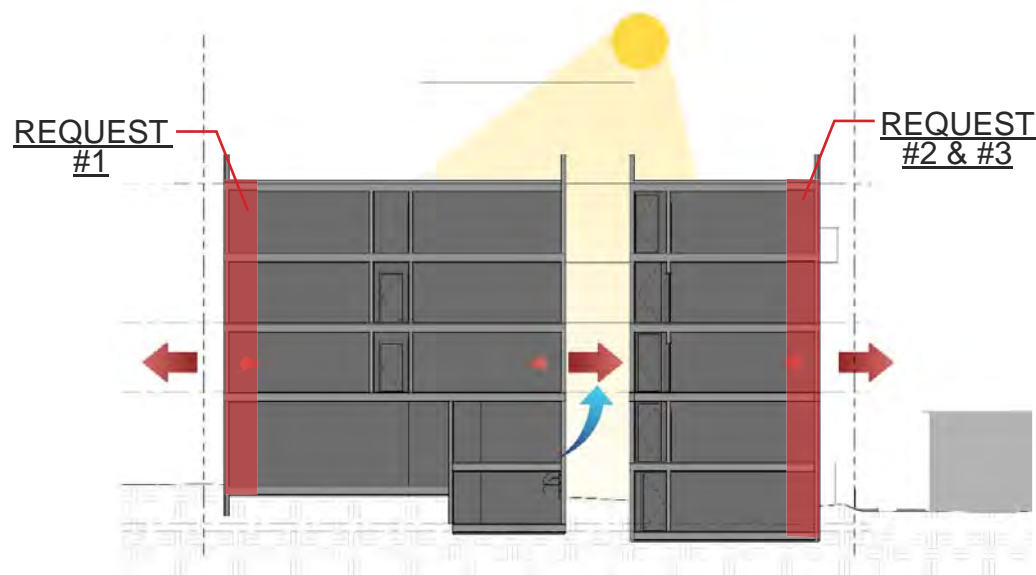
# POTENTIAL DEPARTURE REQUESTS



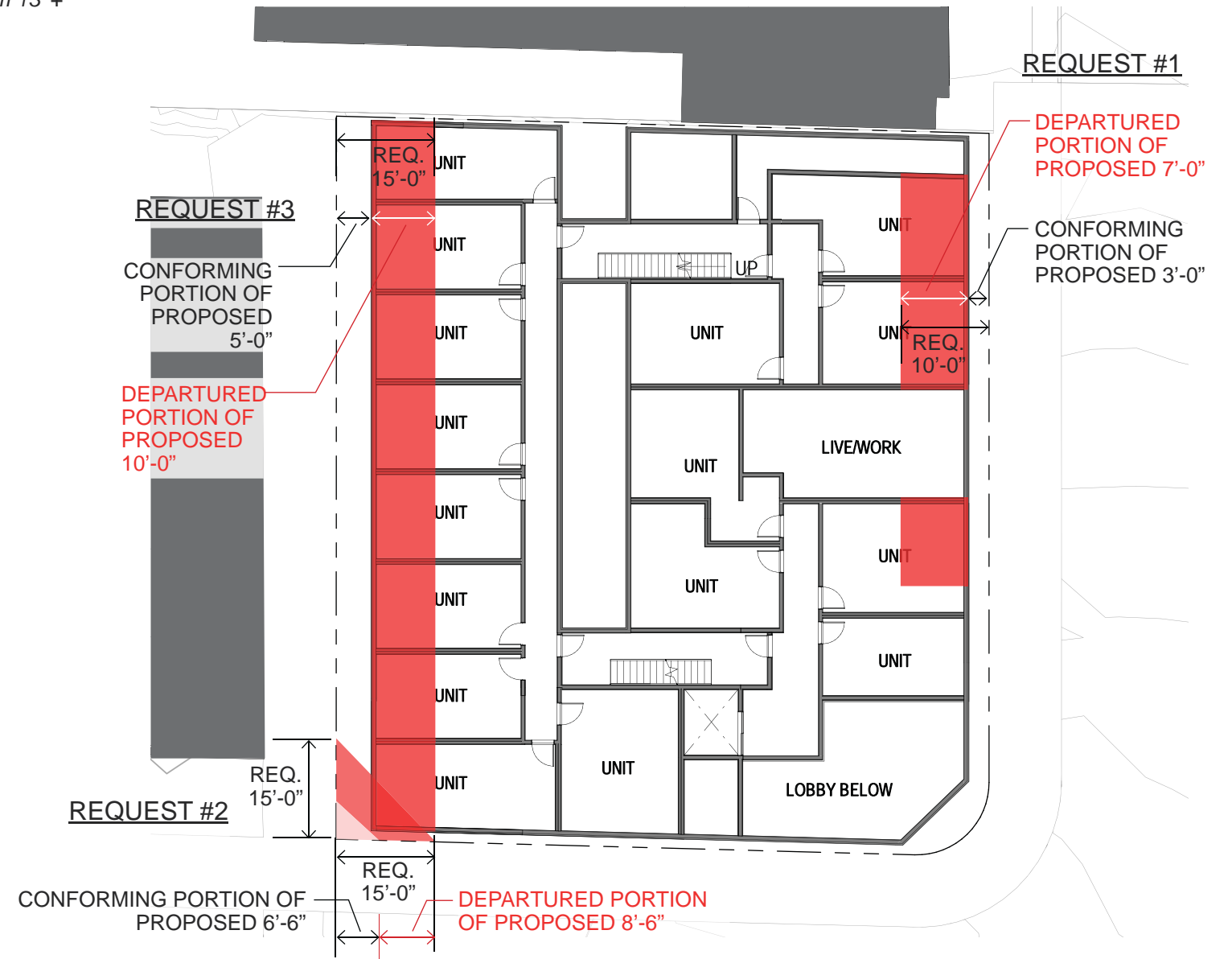
# DEPARTURE REQUESTS

## OPTION 1 - LIGHT WELL

DEVELOPMENT STANDARD	REQUIREMENT	REQUIRED	PROPOSED	RELATED GUIDELINES	DESIGN IMPROVEMENTS
#1 SMC 23.47A.008.D2 Street-level Development Standards	The floor of a dwelling unit located along the street-level street-facing facade shall be at least 4' above or 4' below sidewalk grade or be set back at least 10' from the sidewalk.	4' above/ below grade or 10' setback	@ grade and 3' setback	CS1.B2 - DAYLIGHTING AND SHADING	Improved daylighting and ventilation for interior units
#2 SMC 23.47A.014.B1 Setback Requirements	Where lot abuts a residential zone a setback of a 5' triangle at front and side corner is required	15'x15' triangle	6'6"x6'6" triangle	CS1.B2 - DAYLIGHTING AND SHADING	Improved daylighting and ventilation for interior units
#3 SMC 23.47A.014.B3 Setback Requirements	15' setback for portions of structure from 13' to 40' in height; 2' setback for every 10' additional height above 40'	0' setback from grade to 13', 15' from 13' +	5'	CS1.B2 - DAYLIGHTING AND SHADING	Improved daylighting and ventilation for interior units



SECTION

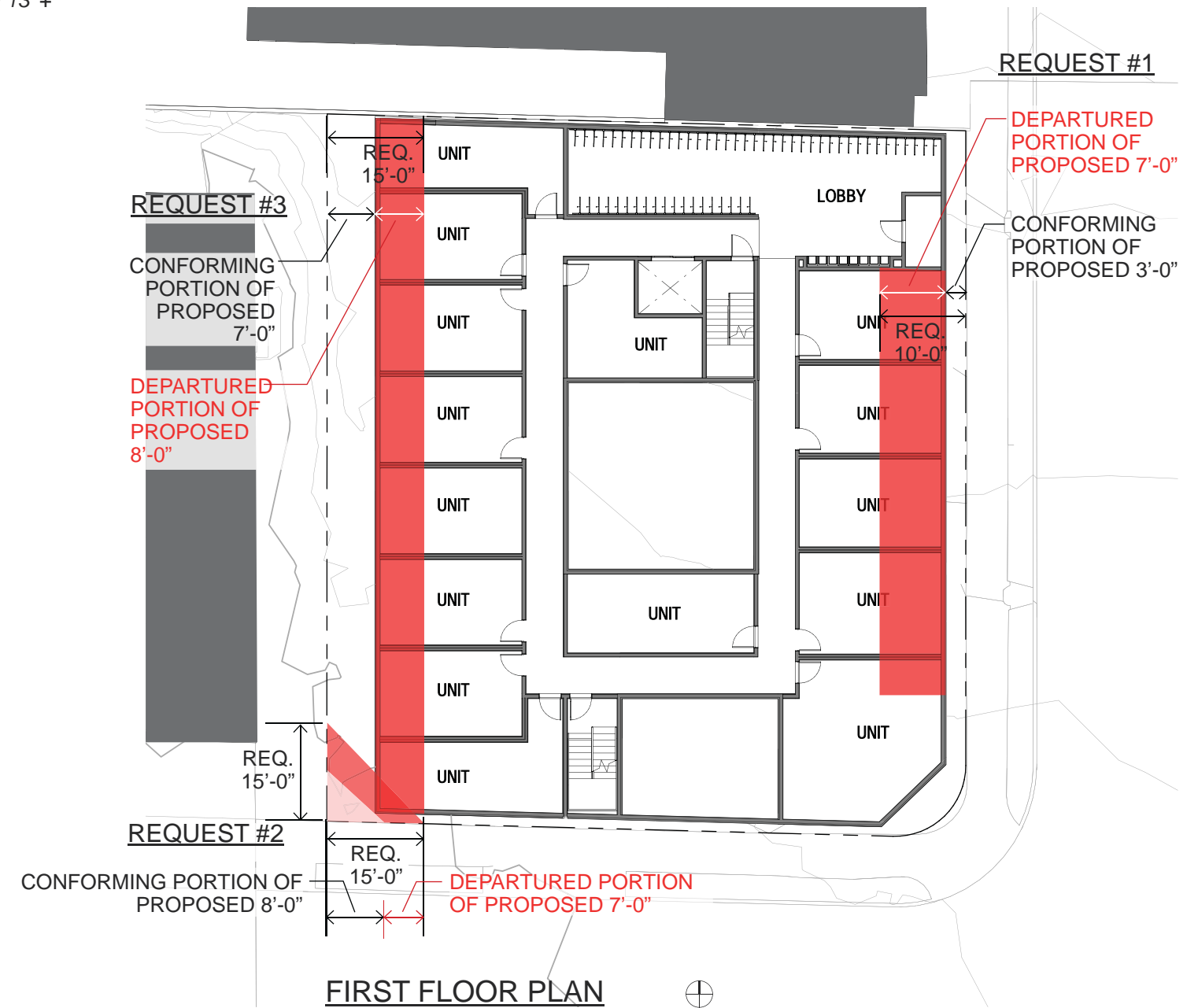
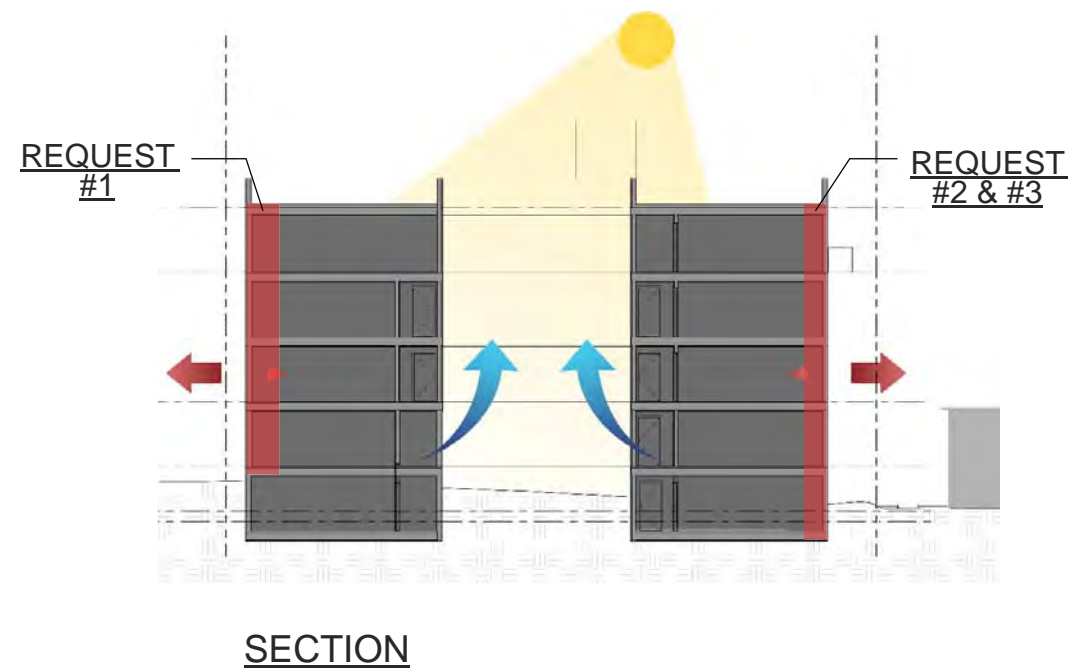


FIRST FLOOR PLAN



# DEPARTURE REQUESTS OPTION 2 - COURTYARD

DEVELOPMENT STANDARD	REQUIREMENT	REQUIRED	PROPOSED	RELATED GUIDELINES	DESIGN IMPROVEMENTS
#1 SMC 23.47A.008.D2 Street-level Development Standards	The floor of a dwelling unit located along the street-level street-facing facade shall be at least 4' above or 4' below sidewalk grade or be set back at least 10' from the sidewalk.	4' above/ below grade or 10' setback	@ grade and 3' setback	CS1.B2 - DAYLIGHTING AND SHADING	Improved daylighting and ventilation for interior units
#2 SMC 23.47A.014.B1 Setback Requirements	Where lot abuts a residential zone a setback of a 5' triangle at front and side corner is required	15'x15' triangle	8'x8' triangle	CS1.B2 - DAYLIGHTING AND SHADING	Improved daylighting and ventilation for interior units
#3 SMC 23.47A.014.B3 Setback Requirements	15' setback for portions of structure from 13' to 40' in height; 2' setback for every 10' additional height above 40'	0' setback from grade to 13', 15' from 13' +	5'	CS1.B2 - DAYLIGHTING AND SHADING	Improved daylighting and ventilation for interior units





THIS PAGE INTENTIONALLY  
LEFT BLANK



# APPENDICES



APPENDIX A: DESIGN INSPIRATION  
WHOLE BUILDING



Glattpark, Switzerland



33rd & Division, Portland



La Serenissima Office Building, Milan



Hamilton Apartments, Seattle



Webb Apartments, Seattle





East Union Apartments, Seattle



19th & Mercer, Seattle



19th & Mercer, Seattle



APPENDIX A: DESIGN INSPIRATION  
BUILDING CORNER



19th & Mercer Apartments, Seattle



Field of Kiem, Luxembourg - Kirchberg



Queens Apartments, London

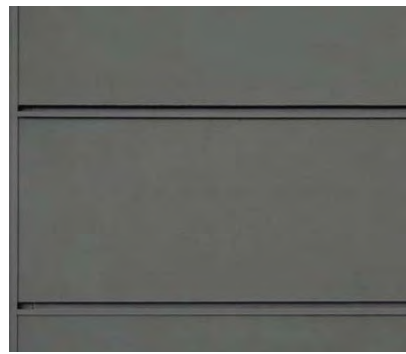


531 Queen Anne Ave N, Seattle





531 Queen Anne Ave N, Seattle



Hardie Board Siding with reveals



18th and Spruce, Seattle

BOARD AND BATTEN



Courtyard House, Japan



# APPENDIX A: DESIGN INSPIRATION RESIDENTIAL STREET ENTRY



Koelbel Town homes, Denver



Urban Town homes, Vancouver



Pacific Cannery Lofts, San Francisco



Brownstones, Brooklyn NY



Brownstones, Washington DC



Brownstones, Brooklyn NY



# APPENDIX A: DESIGN INSPIRATION ROOF DECK



Winstein A+U, Seattle



Gatsby Apartments, Seattle



Optigreen Roof



88.9 Radio, Milwaukee



The Commons, Melbourne Australia



# APPENDIX A: DESIGN INSPIRATION

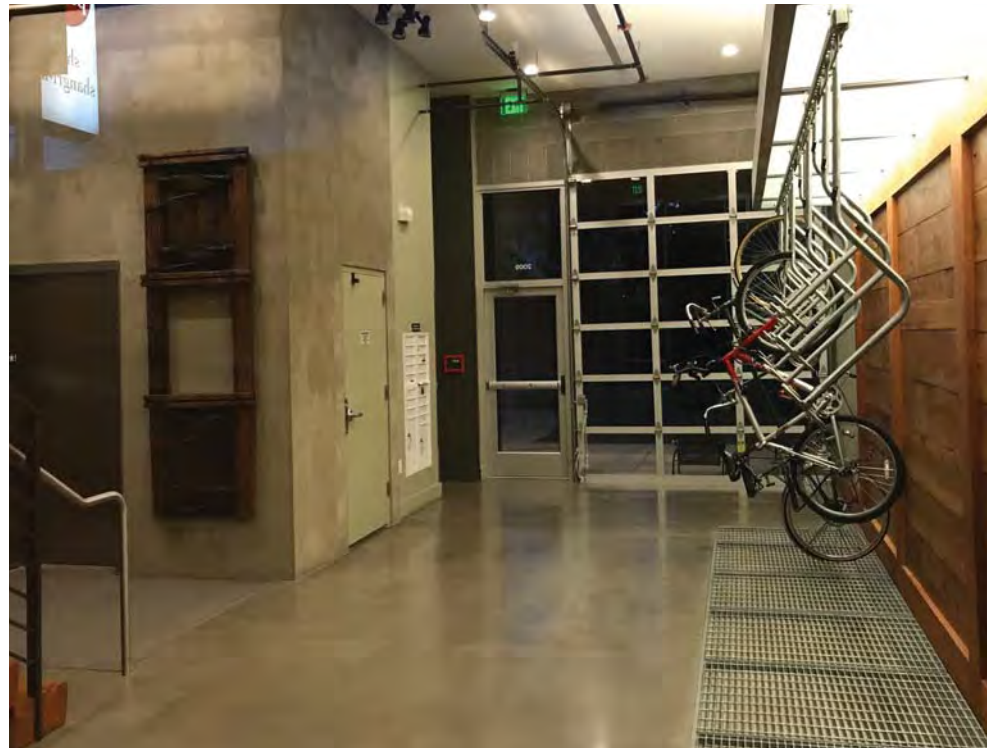
## LOBBY/BIKE STORAGE



1806 23rd Ave, Seattle



ACE Hotel



Portland Apartment Building



WeWork CoWorking Space



Pueyrredon 1101 Building





GREEN ROOF



SOLAR PANELS



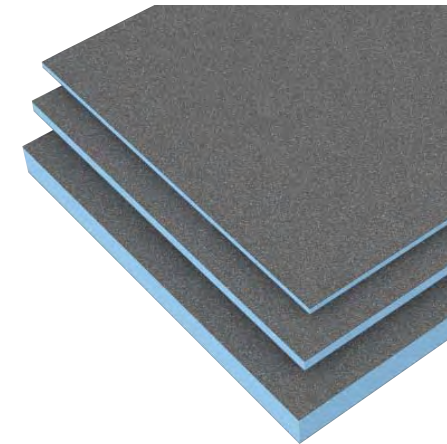
BUILT GREEN 4\*



LED LIGHTING



LOW FLOW FIXTURES



SUPER INSULATION



FLUID APPLIED WRB



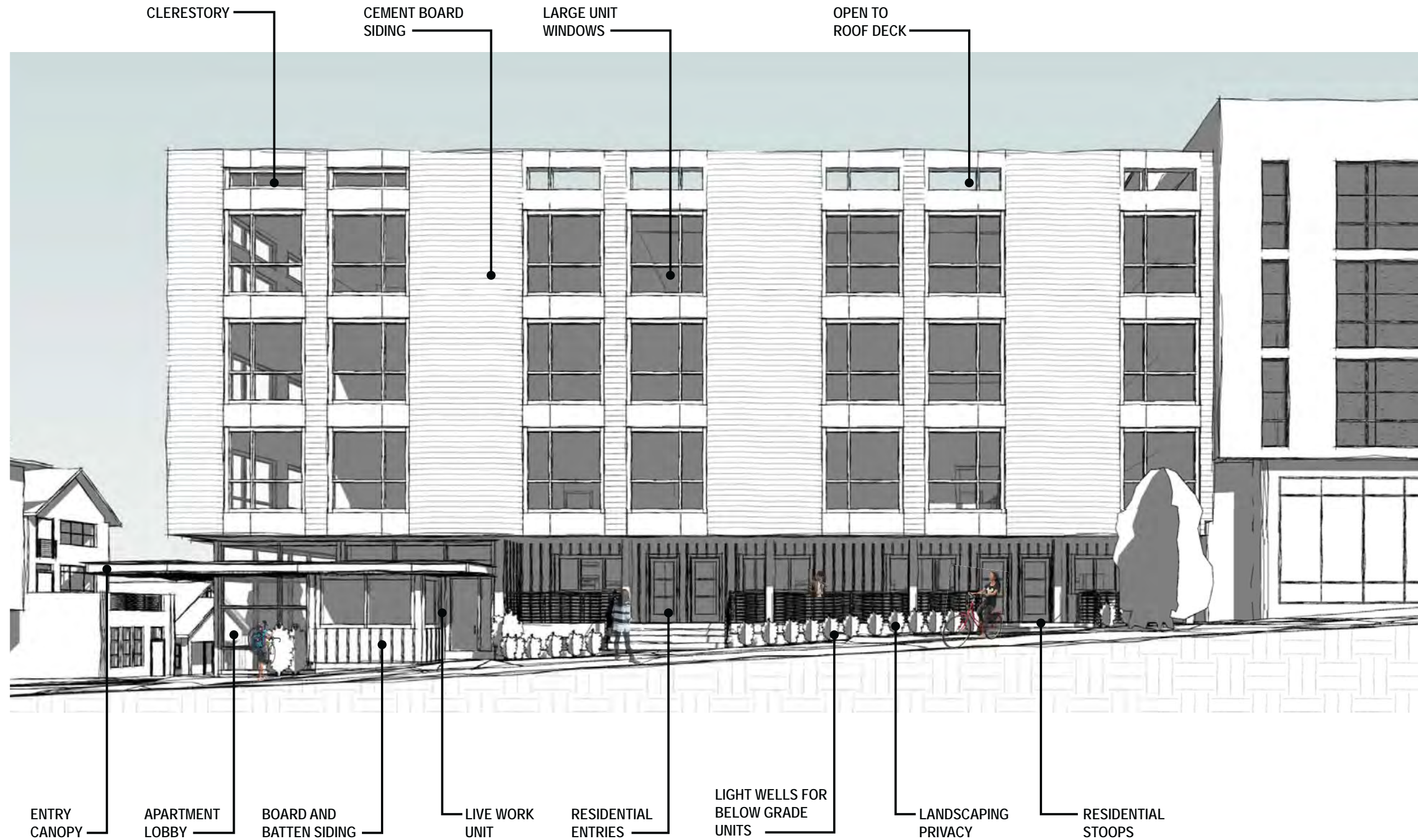
HIGH EFFICIENCY HW



LOW VOC PAINT AND  
ADHESIVES



APPENDIX C: CONTINUED DESIGN  
FACADE STUDY





APPENDIX D: PRIOR WORK  
PAAR DEVELOPMENT PROJECTS



HOWELL GREEN, Seattle.



MIDVALE PLACE, Seattle.



EAST JOHN, Seattle.



OLYMPIC, Seattle.





APPENDIX E: PRIOR WORK  
NEIMAN TABER ARCHITECTS



MARION GREEN, Seattle (Completed in 2014)  
*Townhouses with shared courtyard, community emphasis.*



HIAWATHA ARTWORKS, Seattle (Construction 2017)  
*Congregate artist housing + ground-floor retail.*



YOBI APARTMENTS, Seattle. (Completed 2015)  
*Congregate (Cohort) housing adjacent to Seattle University, with built-in furniture and lofts.*



23RD + MADISON, Seattle. (Expected Completion May 2017)  
*Mixed use apartment building currently under construction. (Developed by Hamilton Urban Partners.)*

