



#3034865-LU
7012 Roosevelt Way NE
Recommendation Phase
05 May 2021
Isola Real Estate VII



ADDRESS

7012 Roosevelt Way NE
SDCI# 3034865-LU

PROJECT TEAM

Owner	Isola Real Estate VII
Architect	SHW
Landscape	Root of Design
Surveyor	Chadwick & Winters
Arborist	Layton Tree Consulting
Community Outreach	Natalie Quick Consulting
Civil	Davido Consulting Group
Structural	Malsam Tsang Structural Engineering
Geotech	Pangeo, Inc.
Land Use Attorney	Helsel Fetterman LLP
Electrical	AWA Electrical Consultants, Inc.
Mechanical	The Greenbusch Group, Inc.
Traffic	Gibson Traffic Consultants, Inc.

PROJECT INFO

Zoning	NC-255(M)/NC2-55(M2)
Overlays	Roosevelt Station Overlay District Roosevelt Residential Urban Village Frequent Transit
Lot Area	9,800 SF
Proposed Units	91
Vehicle Parking	None
Bicycle Parking	87

PROJECT BRIEF

The proposed project includes the construction of a 91 unit apartment building within the Roosevelt neighborhood, which continues to grow due to the imminent completion of the light rail extension. An existing vacant commercial structure will be demolished. A Contract Rezone is proposed for the east portion of the site to match the west portion, from LR1(M1) to NC2-55(M2), and to extend the Station Area Overlay District accordingly. The building will include a mix of market rate 1-bedroom units, studios and Small Efficiency Dwelling Units. Because of the location within a transit-rich area, no vehicle parking is proposed. The project intends to provide high quality housing in a well connected area, and further densify the mixed use corridor along Roosevelt Way NE.

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ZONING SUMMARY

NC-255(M)/NC2-55(M2)		Roosevelt Station Overlay District, Roosevelt Residential Urban Village
23.47A.004	Permitted Uses	Residential permitted outright.
23.47A.008.A.2	Blank Façade	Blank wall max = 20' segments, 40% of façade between 2' to 8'.
23.47A.008.B.2	Transparency	60% of the street-facing façade between 2' and 8' above the sidewalk to be transparent.
23.47A.008D	Residential Use @ Grade	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' above or 4' below sidewalk grade or be setback at least 10'.
23.47A.012.A	Structure Height	55'.
23.47A.012.C.4	Rooftop Coverage	Max 20% of roof.
23.47A.013.A	FAR	4.25 FAR, Bike Parking, Below Grade Exempt.
23.47A.014.B	Setbacks	15' triangular setback required abutting residential zones. Upper level setback required above 65' (not applicable).
23.47A.024.A	Amenity Area	5% of Area in Residential Use.
23.47A.016.A	Landscape Requirement	Green Factor of 0.3 or greater.
23.54.015.A	Vehicle Parking	Station Area Overlay District – no parking required.
23.54.015.K	Bicycle Parking	Long Term - 1 per unit, 0.75 per unit after 50 units. Short Term – 1 per 20 units, 1 per 15 units after 50 parking spots.
23.54.040.A	Waste + Recycling Storage	51-100 Dwelling Units: 375 sf plus 4 sf for each additional unit above 50.
23.54.040.D	Waste + Recycling Storage	Minimum horizontal dimension of 12'.

PUBLIC OUTREACH - DESIGN RELATED COMMENTS

City of Seattle Required Early Outreach for Design Review. Summary of Comments Heard at the Community Outreach meeting on February 24, 2020 Per Addendum A of the Outreach Packet.

- Several attendees wanted to see a design that featured materials that are muted in color (not bright orange) with others suggesting a brick or Tudor elements in the façade.
- There were many questions what height was allowed under the zoning; there was some sensitivity about the height being too high relative to the existing single family structures.
- Regarding the eastern edge of building, there was support for a design that allowed light to filter to properties to the east with some vegetations between the properties.
- There was support to minimize building setbacks on NE 71st St, further noting that it would not be desirable to include elements that would attract loitering.



Figure - Ground



Zoning

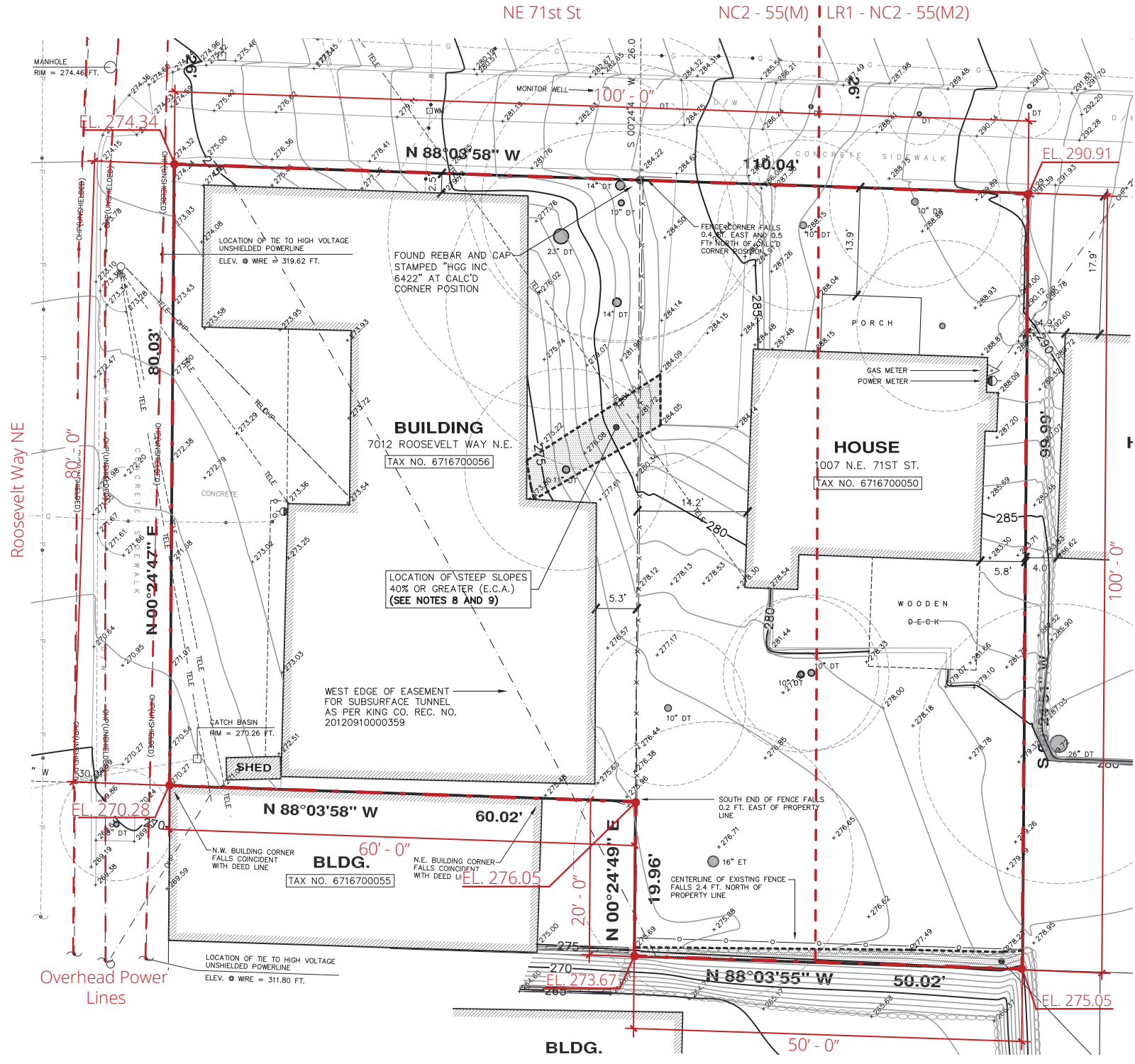
The project site is split zoned: the west portion is zoned NC2-55(M) / Station Area Overlay District and the east portion is zoned LR1(M1). Both are located within the Roosevelt Residential Urban Village. A Contract Rezone is proposed to extend NC2-55(M) / Station Area Overlay to the east portion of the site. The resulting zoning of the east portion of the site would be designated as NC2-55(M2). The Roosevelt Way NE corridor is similarly zoned as the proposed Rezone, with NC2-55(M) zoning to the north, south and west. The east neighbor is zoned LR1(M1). The area is a mixed corridor with commercial, mixed-use, and residential uses.



Adjacencies & Circulation

Roosevelt Way NE provides easy access to University District and Downtown with generous bike lanes and the 66/67 bus route. NE 70th St provides good access to Green Lake with a dedicated bike lane and limited interruptions from Interstate-5 interchanges. The Roosevelt Light Rail station is scheduled to open in 2021. Major grocery stores and other retail and commercial amenities are within easy walking distances. Roosevelt Way NE continues to develop as a mixed-use corridor, with inconsistencies within the fabric being filled by new construction.

EXISTING CONDITIONS - SURVEY



Tax Parcel No. 6716700056
Tax Parcel No. 6716700050

Legal Description
Parcel no. 6716700050 (4,999 Sq. Ft.)
Lot 10 and 11, block 1, Perkins Green Lake addition to the City of Seattle, according to the plat thereof recorded under volume 13, of plats, page 20, records of King County, WA.
Except the west 10 ft. of said lot 11

Parcel no. 6716700056 (4,802 Sq. Ft.)
The north 80 feet of lots 12 and 13 and the west 10 feet of the north 80 feet of lot 11, block 1, Perkins Green Lake addition to the City of Seattle, according to the plat thereof recorded in volume 13 of plats, page 20, records of King County, WA.

Surveyor: Chadwick & Winters
Date: 11/18/20

No exceptional trees found on site. Arborist report prepared by Layton Tree Consulting to provided at MUP.

Property Line



Aerial



Looking southeast from Roosevelt Way NE



Looking at northwest corner from Roosevelt Way NE



Looking south from NE 71st St



Looking east from Roosevelt Way NE

SCHEME COMPARISON

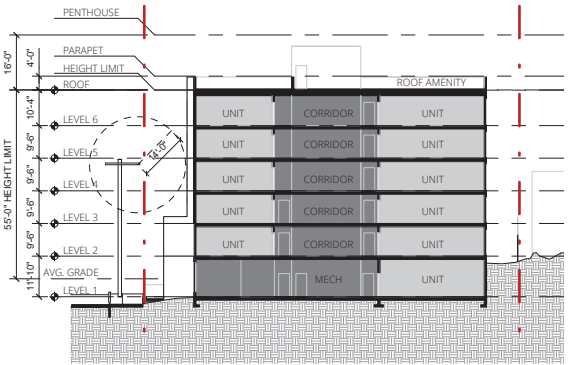
Scheme Commonalities

- All schemes share a few traits that are mandated by specific departments or provided as a benefit that should be included in all three schemes:
- Roosevelt upper level setback. Because of existing power lines that will remain the building steps back to the required 14' from the power lines.
 - Trash location: SPU is requiring trash be picked up from Roosevelt Way NE. Because of the location of where the trash would be picked up the room is pushed toward the middle and south end of the site.
 - Transformer location: The transformer is located along Roosevelt Way NE due to availability of 3-Phase power at this location.
 - All schemes include full frontage improvements.
 - All schemes have a higher first floor floor-to-floor height even though this is not required as no commercial use is proposed.
 - All schemes exceed the SDOT required 4' minimum setback along Roosevelt Way NE.

Scheme A



Plan

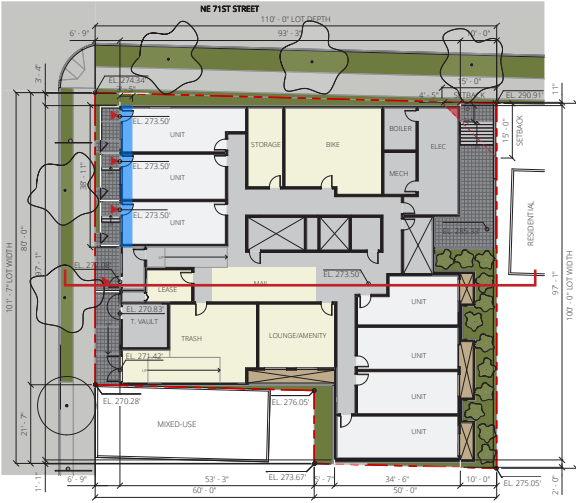


Section

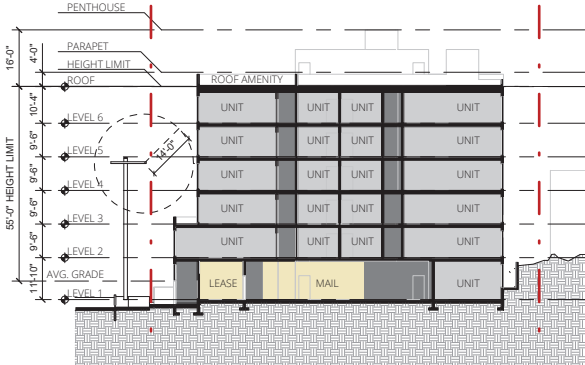


Perspective

Scheme B



Plan



Section

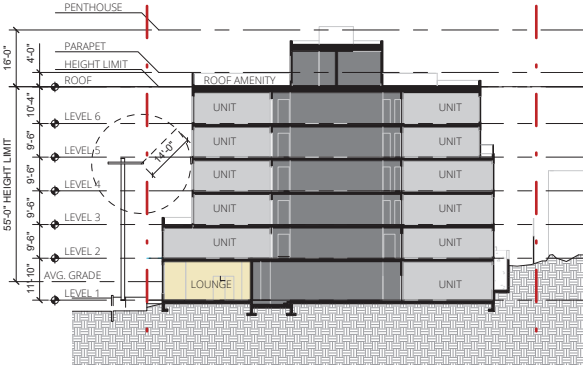


Perspective

Scheme C - Preferred / Code Compliant



Plan



Section



Perspective



Looking northeast from Roosevelt Way NE



Looking east from Roosevelt Way NE



Looking southwest from NE 71st Street



Looking southwest from Roosevelt Way NE

Scheme C - PREFERRED / CODE COMPLIANT

Units: 91
FAR: 3.99
GFA: 37,446 SF
GSF: 40,459 SF

- Pros:
- Street corner activated with lobby and large amenity space (CS2.C.1).
 - Increased visibility and transparency at street corner (PL2B.1; PL2B.3).
 - Massing broken up @ north, east, and west facades (ROOSEVELT GUIDELINE CS2.III).
 - Minimizes zero lot line conditions (CS2.D.5).
 - Massing steps down @ east residential-facing façade (ROOSEVELT GUIDELINE CS2.III; CS2.D.3; CS2.D.5).
 - 12' – 15.5' setback provided at east residential-facing façade (CS2.D.3; CS2.D.5).

- Cons:
- None.

PRIORITY GUIDELINES

CS2.B.2 CONNECTION TO THE STREET

Guideline Description: Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm.
Project Response: The building provides ample commercial scale glazing along the street frontage to connect interior uses with the public realm. Additionally, a 4ft right of way setback has been paved with hardscape elements to accentuate site elements and engage the public realm.
See pages 18 & 30-31 for demonstration.

CS2.C.1 RELATIONSHIP TO THE BLOCK: CORNER SITES

Guideline Description: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.
Project Response: The building massing steps down to provide a pedestrian scale mass at street level and is sited with minimal setbacks at the intersection of Roosevelt Way NE and NE 71st St. A strong urban corner is established with substantial, grounding materials, and rigorous glazing.
See pages 16 & 30 for demonstration.

CS2.1.i SENSE OF PLACE

Guideline Description: Focus vibrant commercial uses and a strong continuous street wall facing the commercial arterials: Roosevelt Way NE.
Project Response: The highest use spaces have been oriented along the Roosevelt Way NE street frontage and have been complemented with commercial elements. The street edge is further maintained with minimal blank walls and a continuous street edge.
See pages 16 & 30-31 for demonstration.

CS2.D.4 MASSING CHOICES

Guideline Description: Strive for a successful transition between zones where a project abuts a less intense zone. In some areas, the best approach may be to lower the building height, break up the mass of the building, and/or match the scale of adjacent properties in building detailing. It may be appropriate in other areas to differ from the scale of adjacent buildings but preserve natural systems or existing features, enable better solar exposure or site orientation, and/or make for interesting urban form.
Project Response: As the building works its way up to the east, it reduces itself in scale by stepping down and back to the less intense zone.
See pages 17 & 32 for demonstration.

CS2.III.iii MULTI-FAMILY/RESIDENTIAL ZONE EDGES

Guideline Description: Careful siting, building design and building massing should be used to achieve an integrated neighborhood character in multi-family zones.
Project Response: The building provides an increased setback at the east zone transition and employs massing techniques to reduce the perceived bulk and height. Additionally, the building provides minimal window overlap with the single family home to the east of the property. A year round landscape buffer and 6ft privacy fence have been added to further address privacy concerns.
See pages 17 & 32-33 for demonstration.

PL1.B.2 PEDESTRIAN VOLUMES

Guideline Description: Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area.
Project Response: The 4ft right of way setback along the Roosevelt Way NE streetfront has been paved with hardscape elements to give a portion of the site back to the public and handle higher pedestrian volumes in the area due to the future light rail station.
See page 18 for demonstration.

PL1.B.3 PEDESTRIAN AMENITIES

Guideline Description: Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered. Visible access to the building’s entry should be provided.
Project Response: The building entry has been accentuated with pedestrian scale elements such as hardscape, lighting, and a canopy. The signage at the street corner provides an additional pedestrian scale element and wayfinding. The right of way and on-site areas along both frontages offer year-round landscaping and seasonal plantings.
See pages 22-23 & 30-31 for demonstration.

PL2.B.1 SAFETY AND SECURITY: EYES ON THE STREET

Guideline Description: Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies and street-level uses.
Project Response: The building provides generous glazing along both frontages to maximize eyes on the street. Additionally, where the building is recessed at the southwest corner of the site, a security gate/fence have been provided along with increased glazing oriented toward the service area.
See pages 30 & 31 for demonstration.

PL3.A.2 ENTRIES: ENSEMBLE OF ELEMENTS

Guideline Description: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.
Project Response: The building entry, centered on the Roosevelt Way NE street frontage, is recessed and emphasized with a metal plate canopy, wall sconces, and contrasting hardscape to clearly designate the building entry location.
See pages 18, 27, & 30 for demonstration.

DC1.I.1 ARRANGEMENT OF INTERIOR SPACES

Guideline Description: Encourage small retail spaces to help bolster local businesses and create a greater variety of street level interaction. Multiple entrances, non-continuous facades, and the ability to delineate or re-size smaller spaces within larger ones should be considered. Dedication 25% of retail space to commercial use in spaces that are less than 1,000 SF in size or incorporating at least one retail space that is less than 1,000 SF is encouraged.
Project Response: While no commercial space is proposed on the project, a commercial language has been maintained along the street front with the use of large scale glazing and an expanded floor-to-floor height at grade. Additionally, a large flexible amenity space has been provided at the street corner which could allow for future commercial renovation.
See pages 14 & 30 for demonstration.

DC2.II.I ARCHITECTURAL AND FAÇADE COMPOSITION ALONG MAJOR ARTERIALS

Guideline Description:
a. Maximize the retail and street-level transparency (commercial zones).
b. Maximize the quality of exterior finish, especially at the base.
c. Incorporate a series of storefronts along the commercial street frontages.
Project Response: The street facing west and north facades of the building provide high quality materials and large amounts of street-level transparency.
See pages 16-17 & 30-31

DC2.B.1 FAÇADE COMPOSITION

Guideline Description: Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole.
Project Response: The street facing west and north facades of the building provide high quality materials, a rigorous organization of façade elements, and complimentary organization of massing to form a well rounded architectural expression. The east and south facades respond to their respective contexts by providing an ensemble of residential scale elements at the east and functional elements which respond to adjacencies and site conditions.
See pages 24-27 & 30 for demonstration.

DC2.B.2 BLANK WALLS

Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.
Project Response: The blank portions of façade along the north edge of the site are heavily planted with year-round seasonal plantings . The service area at the southwest corner of the site has been screened with a semi-transparent fence and raised planters.
See pages 16 & 31 for demonstration.

DC2.C.1 VISUAL DEPTH AND INTEREST

Guideline Description: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).
Project Response: Large scale glazing has been provided along the street frontage to provide depth of space and a canopy has been introduced to extended the depth of the entry into the public realm. Full-depth brick has been used throughout the building to provide depth at the façade.
See pages 16-17 & 24-27 for demonstration.

DC2.C.3 FIT WITH NEIGHBORING BUILDINGS

Guideline Description: Use design elements to achieve a successful fit between a building and its neighbors.
Project Response: The building is in keeping with the context of the evolving Roosevelt neighborhood; elements such as a rigorous window pattern, interlocking massing, and high-quality well detailed materials have been provided to continue developing a strong language for future development in the area. Furthermore, the building base is clearly delineated with transitions in massing and materials at the street level.
See pages 16-17 & 24-27 for demonstration.

DC2.D.2 TEXTURE

Guideline Description: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture,” particularly at the street level and other areas where pedestrians predominate.
Project Response: Brick has been introduced around the building to introduce a small scale façade element and provide neighborhood texture. Additionally, where the building meets the ground and provides pedestrian interaction, a high quality concealed fastener metal panel system has been provided for appearance and longevity.
See pages 16-17 & 24-27 for demonstration.

① MASSING OPTIONS

Guidance: Staff supports the applicant’s preferred massing option #3 as the basis for further development, noting the following strengths:

- a. Option #3 places more active common spaces along the Roosevelt Way NE street frontage as opposed to residential units proposed in options #1 and #2 (CS2-I-I Sense of Place, DC11-i Arrangement of Interior Spaces, CS2-B-2 Connection to the Street).
- b. The proposed layout allows more units to be oriented away from the single family home to the east (CS2-III Multifamily/ Residential Zone Edges, CS2-D Height, Bulk and Scale).
- c. The location of the stair and elevator tower at the center of the massing pulls the added bulk to the interior (CS2-III Multifamily/ Residential Zone Edges, CS2-D Height, Bulk, and Scale).
- d. The modulation of the massing and setbacks along the east property line begin to create a transition in bulk and scale to the neighboring structures (CS2-III Multifamily/Residential Zone Edges, CS2-D Height, Bulk and Scale).

Project Response:
Page 10 – Guidance Response: Concept Update
Page 11 – Guidance Response: East Yard Studies
Page 16 – Perspective: Roosevelt Way NE (Looking Southeast)
Page 17 – Perspective: NE 71st St (Looking Southwest)

② ZONE TRANSITION

Guidance: A transition from NC2-55 zoning to LR1 zoning is proposed to occur at the site’s east property line. Continue to develop the proposal to respond to the zone transition:

- a. Staff acknowledges public comments received regarding the height, bulk and scale of the proposal in relationship to the adjacent single family neighborhood and echoes these concerns. The step down of the massing at the east property line is beginning to respond to the zone transition but is not yet sufficient to mitigate the bulk of the 5-story massing at the property line. Further break down the perceivable bulk at the zone transition and create a scalable volume which better relates to the proportions of development permitted in the adjacent zone (CS2-III Multifamily/Residential Zone Edges, CS2-D Height, Bulk and Scale, DC2-D-2 Reducing Perceived Mass).
- b. Carefully compose the east façade to minimize privacy impacts and window overlap with the adjacent structure. At the Recommendation phase provide window overlap and privacy studies illustrating impacts (CS2-III Multifamily/Residential Zone Edges, CS2-D Height, Bulk and Scale).
- c. Develop a landscape buffer between the LR1 zone which is lush, dense, includes plantings at a variety of heights and provides year-round screening (CS2-III Multifamily/Residential Zone Edges, CS2-D Height, Bulk and Scale).
- d. Maintain the location of the roof deck at the northwest corner to minimize noise and privacy impacts to the residential neighborhood to the east (CS2-III Multifamily/Residential Zone Edges, CS2-D Height, Bulk and Scale).
- e. Utilize high quality materials and detailing on the east façade which are compatible with the scale and character of the adjacent residential development (CS2-III Multifamily/Residential Zone Edges, CS2-D Height, Bulk and Scale).

Project Response:
Page 11 – Guidance Response: East Yard Studies
Page 17 – Perspective: NE 71st St (Looking Southwest)
Page 18 – Site Plan
Page 32 – Zone Transition
Page 33 – East Yard Analysis / Privacy Studies

③ ARRANGEMENT OF INTERIOR USES AND STREET ACTIVATION

Guidance: The surrounding context along Roosevelt Way NE has a commercial character and includes many mixed-use structures.

- a. The Roosevelt Neighborhood Design Guidelines recommend vibrant commercial uses along the commercial Roosevelt Way NE arterial. Placing the mailroom at the street corner appears to be a missed opportunity to activate the street and respond to the commercial context. Develop an arrangement of ground floor uses that will most activate the street frontage. At the Recommendation phase provide study of different layouts considered. If uses such as the mail room continue to be proposed at the street frontage, provide details on the interior layout demonstrating how the use will activate the street (CS2-I-I Sense of Place, DC1-I-i Arrangement of Interior Spaces, CS2-B-2 Connection to the Street, PL1-B-3 Pedestrian Amenities).
- b. Articulate the Roosevelt Way street level frontage with a commercial language, including maintaining the amount of glazing indicated on pg. 27 of the EDG packet (DC2-II-i Architectural and Façade Composition).
- c. Staff encourages designing the ground level with flexibility to allow for potential conversion to commercial use in the future, including a 13’ floor-to-floor height. The height of the ground level should not be reduced less than the 11’-10” proposed in the EDG packet (DC1-I-I Arrangement of Interior Spaces, DC1-A-3 Flexibility).
- d. Minimize the frontage and appearance of the trash storage and utility room at the Roosevelt Way NE street frontage as much as possible. Staff acknowledges public comments supporting the location of this use and the constraints of the site which make this the best location for this use (NE 71st St is steeply sloped and there is no alley adjacent to the site). However, the street frontage will need to be designed to enhance the pedestrian experience. Where blank facades are unavoidable, utilize human scaled design treatments to minimize the appearance (DC2-B-2 Blank Walls, DC2-II-i Architectural and Façade Composition)
- e. Considering the likely high pedestrian volumes along Roosevelt Way NE due to the nearby light rail station, staff questions whether a landscape buffer is appropriate within the required 4’ right-of-way setback as opposed to hardscaping. Please provide study of different treatment options for the 4’ setback area at the Recommendation phase (PL1-B-2 Pedestrian Volumes).
- f. Develop a strong and identifiable residential entry that includes the ensemble of design elements described in PL3-A (PL3-A Entries).

Project Response:
Page 13 – Guidance Response: Street Front Activation
Page 14 – Guidance Response: Context Analysis
Page 18 – Site Plan
Page 30 – Roosevelt Way NE Frontage & Activation
Page 31 – Roosevelt Way NE Frontage & Activation

④ ARCHITECTURAL CONCEPT AND RESPONSE TO CONTEXT

- Guidance:
- a. It is unclear from the EDG packet how the project is responding to the architectural character of the surrounding neighborhood. At the Recommendation phase, provide analysis and study which clearly articulates how the design concept is informed by the context (DC2-C-1 Fit with Neighboring Buildings).
 - b. Staff supports the concept illustrated on pgs. 26 and 28 of utilizing materials which relate to the scale of the massing volumes. Select durable, high quality, textured, integral color materials (DC4-I Exterior Finish Materials, DC2-D-2 Texture).
 - c. Staff supports the simple massing and restrained façade articulation indicated on pgs. 26-28 of the EDG packet, provided legible façade depth is created through textured materials, recessed windows, and secondary architectural features (DC2-C-1 Visual Depth and Interest, DC2-B-1 Façade Composition).

Project Response:
Page 10 – Guidance Response: Concept Update
Page 16 – Perspective: Roosevelt Way NE (Looking Southeast)
Page 24 – Elevations: North
Page 25 – Elevations: East
Page 26 – Elevations: South
Page 27 – Elevations: West
Page 34 – Materials & Façade Elements
Page 35 – Materials & Façade Elements

① Staff expressed support at EDG for massing Option 3 which has been maintained and expanded upon.



EDG Massing Concept

Brick material further breaks down the large mass by adding a small scale element in lieu of a panel product which would otherwise make the mass appear larger (DC2-D).

Rigorous window pattern and additional façade articulation at the southwest corner provide architectural rhythm and further break down the building massing (CS2-C).



Proposal

Metal panel introduces a high quality, durable material at the prominent pedestrian-scale mass at the street corner providing visual interest and longevity (DC4-A).



EDG Massing Concept

- ① At EDG, staff expressed the preferred massing option began to create a transition in bulk and scale to the neighboring single family but that additional moves would be needed to further accommodate this transition. The design team worked through several iterations (shown here) with the Planner to further develop the transition.
- ②



Proposal

The massing was approved due to its success at reducing the perceived mass of the gray volume through an increase in height and width of the brick mass and maintaining an increased setback at the east yard (CS2-III-iii, CS2-D-4). See page 12 for additional studies.



Option - Minimize Setback (REJECTED)

Pros:

- Extended brick creates perception of greater setback above.

Cons:

- Units closer to property line.
- Less room for planting buffer and light to units.



Option - Minimize Setback, Raised Brick (REJECTED - See page 12 for additional studies.)

Pros:

- Extended brick creates perception of greater setback above.
- Raised brick reduces perceived mass of dark gray facade.

Cons:

- More units closer to property line.
- Less room for planting buffer and light to units.



Option - Lighten Cladding (REJECTED)

Pros:

- Light gray mass may be perceived as less imposing.

Cons:

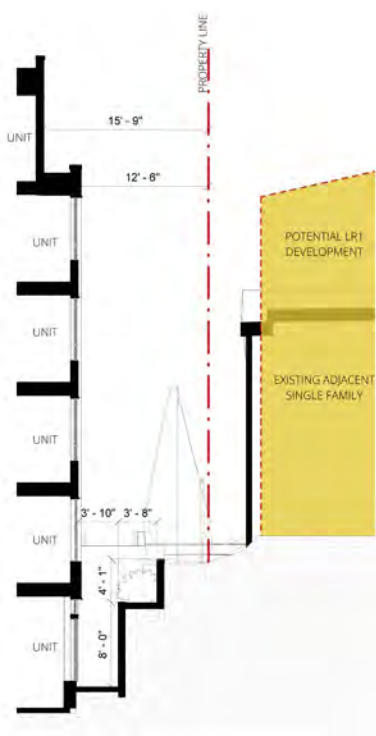
- Building less composed from an overall architectural concept.



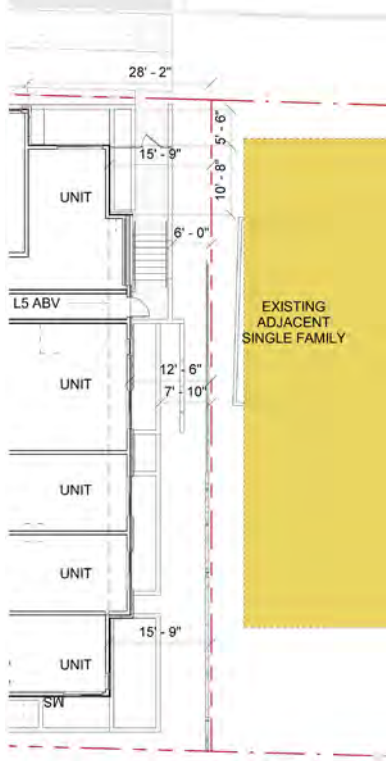
Proposal - Perspective



Minimum East Yard Setback - Perspective

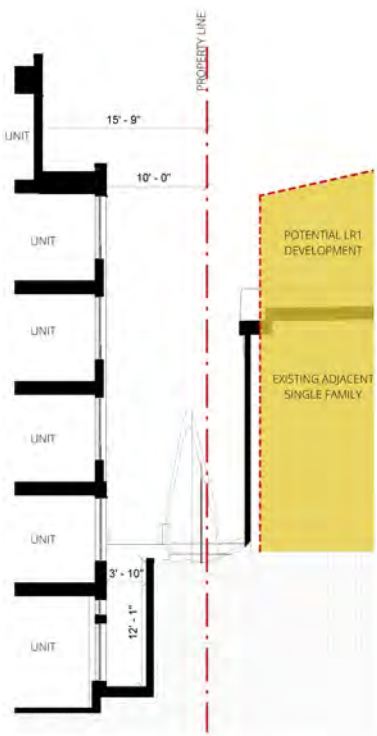


Proposal - East Yard Section

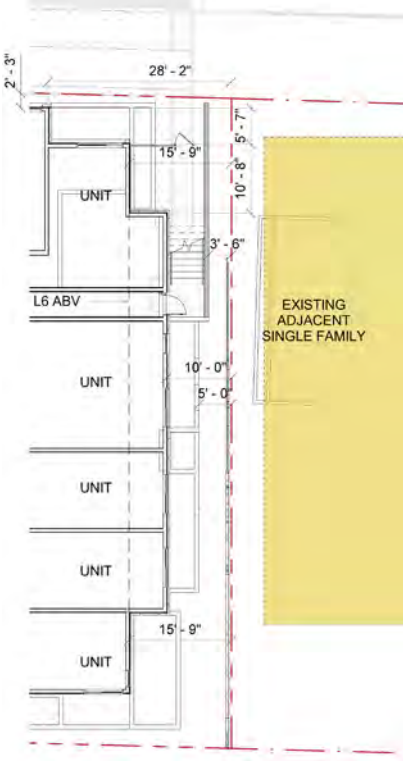


Proposal - East Yard Plan

The proposed massing provides 12'-6" setback at the lower brick mass and 15'-9" setback at the upper fiber cement mass, creating a stepped massing transition while maintaining a robust planting buffer (6' to 7'-10" wide) between the proposal site and east neighbor. As proposed, the deepest window well can be terraced, allowing more natural light to the unit. The proposed massing strikes a balance between the perceived massing and buffering to the neighbor, responding to Guidelines CS2.D.4 Massing Choices & CS2.III. iii Zone Edges.



Minimum East Yard Setback - Section



Minimum East Yard Setback - Plan

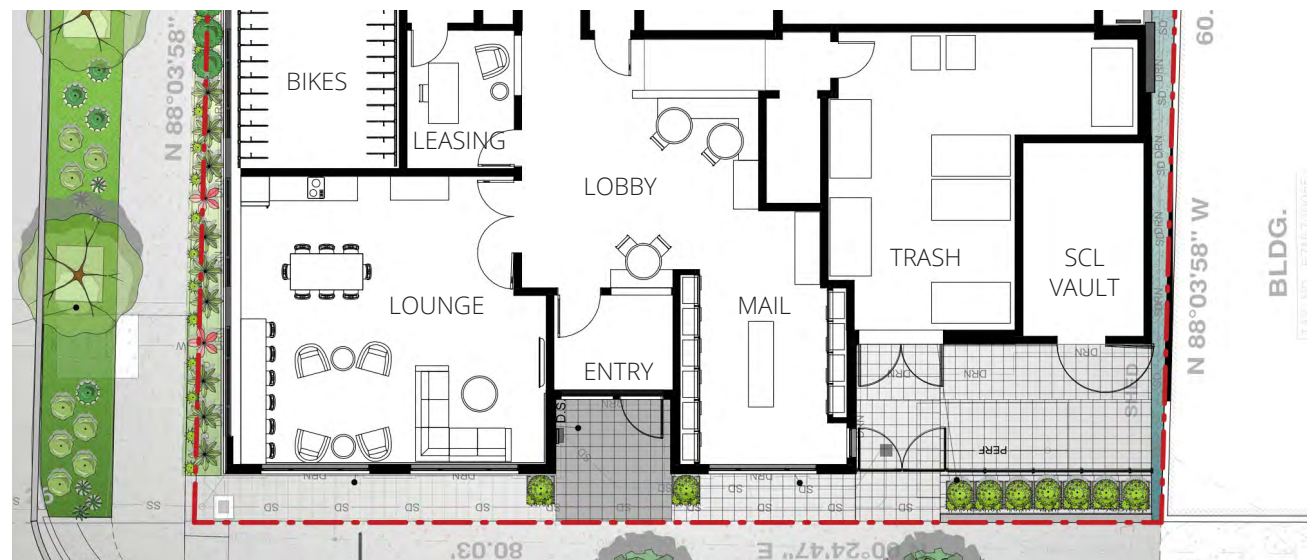
The study shows a minimum code required setback for the lower brick massing while maintaining the proposed 15'-9" setback at the upper fiber cement mass. The option creates a more dramatic perceived stepping in the massing but reduces the planting buffer (3'-6" to 5'-0") to the east neighbor. The reduced yard does not allow the window well to be terraced, and reduces the natural light to the unit. This study prioritizes the stepped massing over a robust buffer in contradiction to the Guidelines.



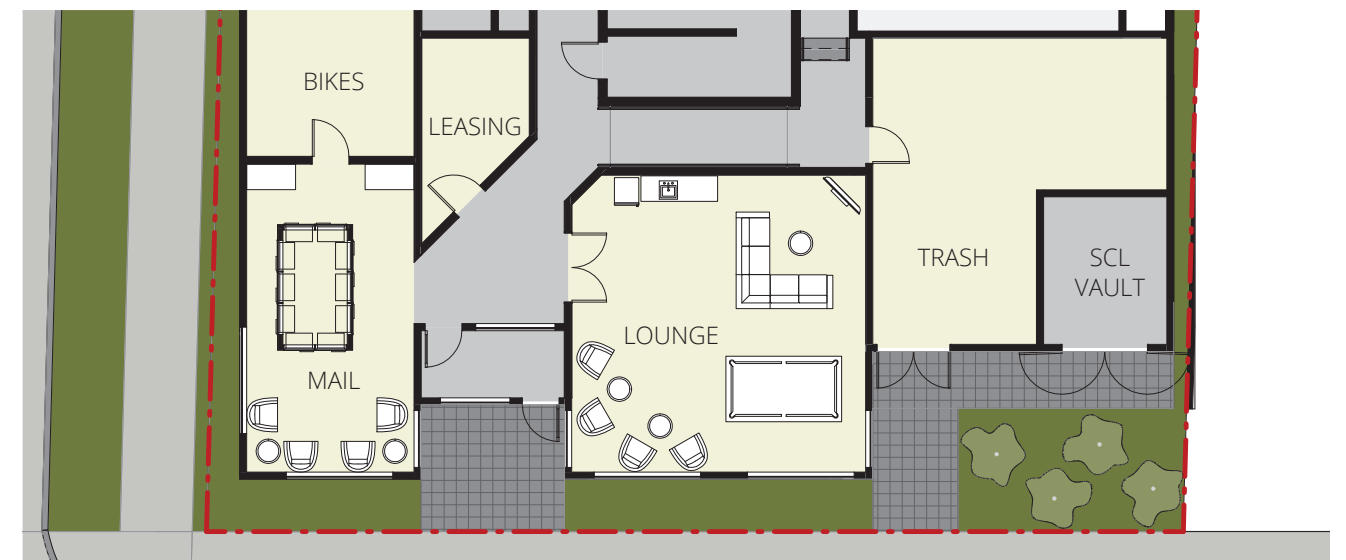
Recommendation Perspective



EDG Perspective



Recommendation Plan



EDG Plan

- ③ The street level façade and interior programs have been reconfigured to push all high-use programs to the Roosevelt frontage, extension of hardscape onto property allows for more engagement. By shifting the residential entry south, the lounge was located at the prominent corner, allowing more visual interaction from the street and occupants. The mail area is kept open on the frontage, creating a transition in rhythm to the secured service area. The service area has been screened with a semi-transparent fence/gate as well as freestanding, elevated planters (CS2-B-2, CS2-C-I).

- ③ At EDG, staff expressed concern that the arrangement of spaces along Roosevelt Way NE was unsuccessful in activating the street frontage and recommended exploring how the frontage could be reprogrammed.



Medora - 6810 Roosevelt Way NE

- Interlocking massing
- Brick used for breakdown in scale
- Taller floor-to-floor at street level
- Hardscape along right of way



Vista - 7011 Roosevelt Way NE

- Grouped windows
- Brick used for scale reduction
- Ample glazing at street corner
- Taller floor-to-floor at street level
- Composed venting



Luna - 6921 Roosevelt Way NE

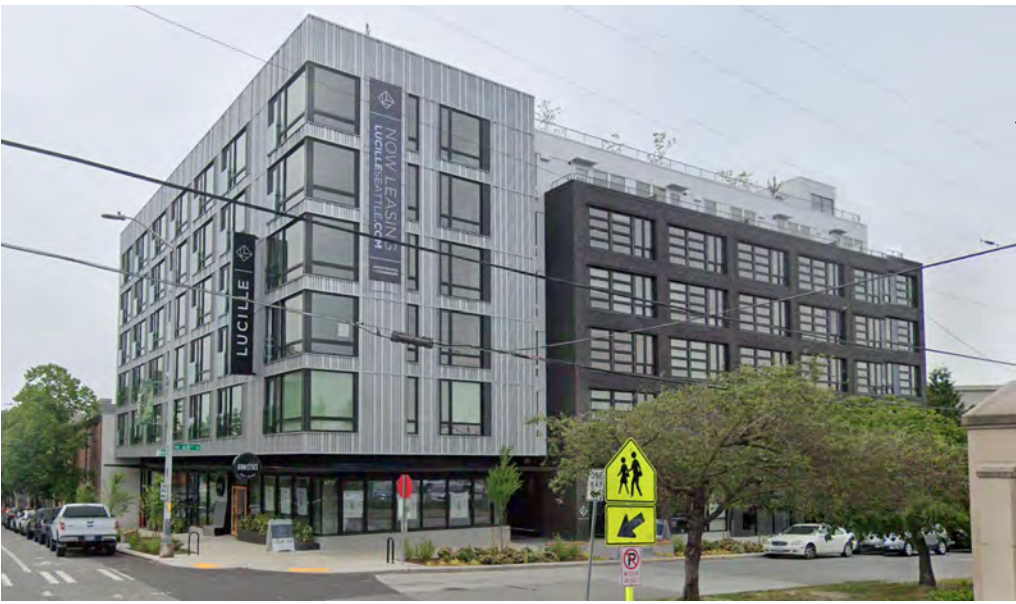
- Grouped windows
- Composed venting
- Horizontal materials complement massing
- Brick used for breakdown in scale
- Recessed entry
- Delineated base
- Power line setback
- Corner massing element

④ At EDG, staff expressed concern that the project is not responding to the architectural character of the surrounding neighborhood. The Roosevelt neighborhood is a rapidly evolving neighborhood due to recent up-zoning and the new Roosevelt light rail station. This sampling of new projects in the area demonstrates how the proposal directly draws upon and continues to develop a new design language for the neighborhood. Each of the highlighted elements in these existing projects have informed the proposal (DC2-C-1).



7001 Roosevelt Way NE

- Simple massing
- Grouped windows
- Delineated base
- Ample glazing at street corner
- Taller floor-to-floor at street level
- Lush plantings



Lucille - 6717 Roosevelt Way NE

- Rigorous window pattern
- Brick used for breakdown in scale and grounding of massing
- Hierarchy of masses
- Metal panel
- Ample glazing at street corner
- Recessed building entry
- Delineated base

BLANK

PERSPECTIVE: ROOSEVELT WAY NE (LOOKING SOUTHEAST)

Design Response

- ① The building massing steps down to provide a pedestrian scale mass at street level and is sited with minimal setbacks at the intersection of Roosevelt Way NE and NE 71st St. A strong urban corner is established with substantial, grounding materials, and rigorous glazing (CS2-C-1).
- ④



Design Response

- ① As the building works its way up to the east, it reduces itself in scale by stepping down and back to the less intense zone. (CS2-D-4). This transition is further emphasized with thick year round foliage and materials which complement the surrounding homes. (CS3-A-1, CS2-D-2)
- ②



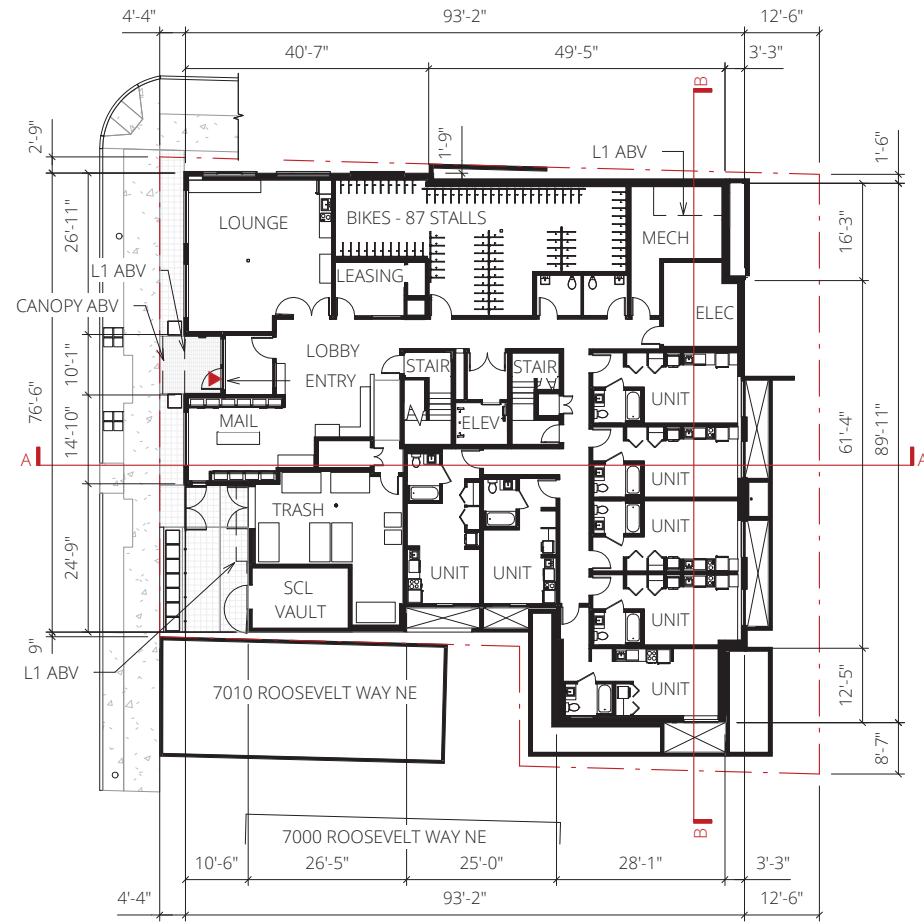
SITE PLAN

Design Response

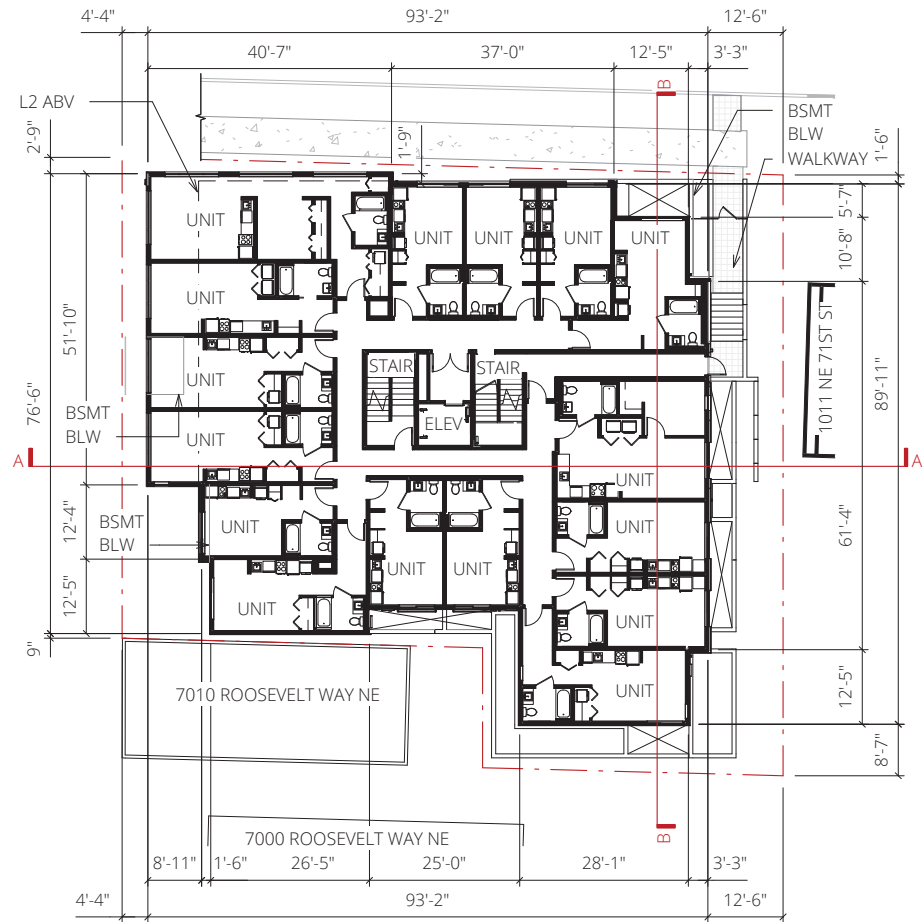
- ② At EDG, staff expressed concern that the right of way treatment proposed did not accommodate the high pedestrian volumes along Roosevelt Way NE anticipated with the new light rail construction. The landscaping initially proposed in the 4ft right of way setback has been replaced with multiple types of hardscape to connect with the public realm (PL1-B-2). Two types of distinctive permeable pavers have been introduced to provide visual interest and also create a hierarchy between sidewalk, site, and building uses (DC2-D). The large interior amenity space has been shifted to the street corner and the mailroom is situated further to the south, focusing the highest use spaces at the street corner (DC1-I-i). The east yard has been further developed as a landscape buffer to soften the zone transition and mitigate potential privacy impacts (CS2-III).
- ③



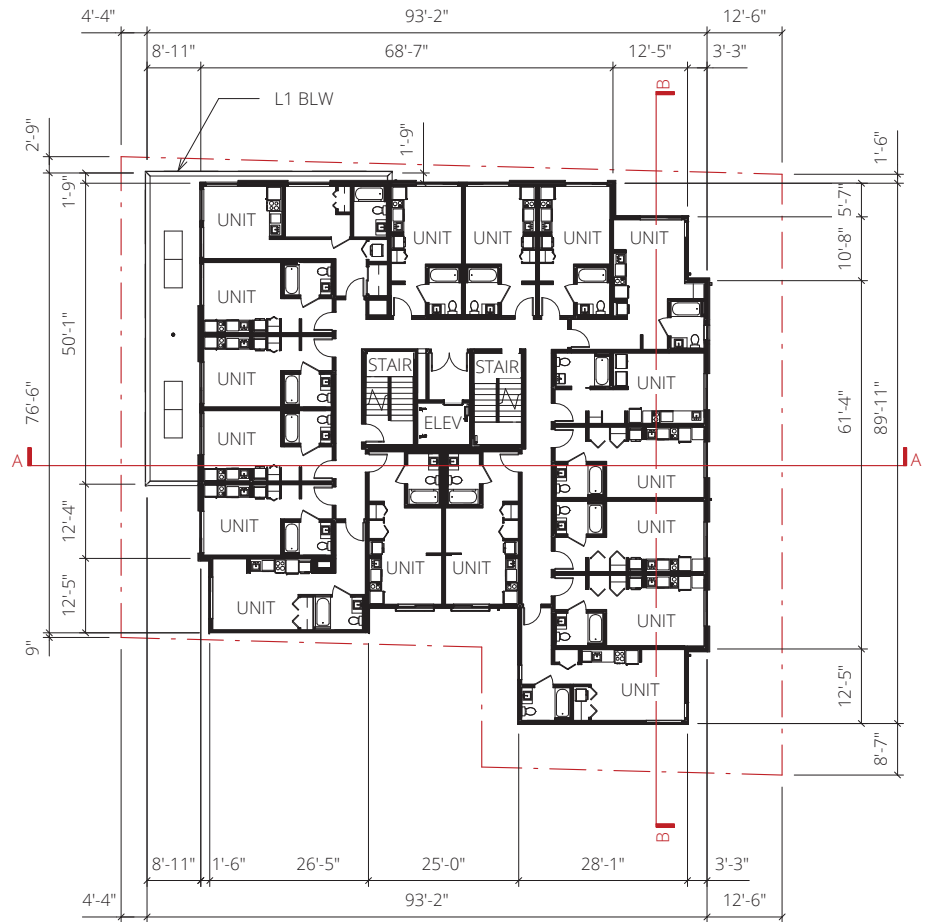
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Basement



Level 1

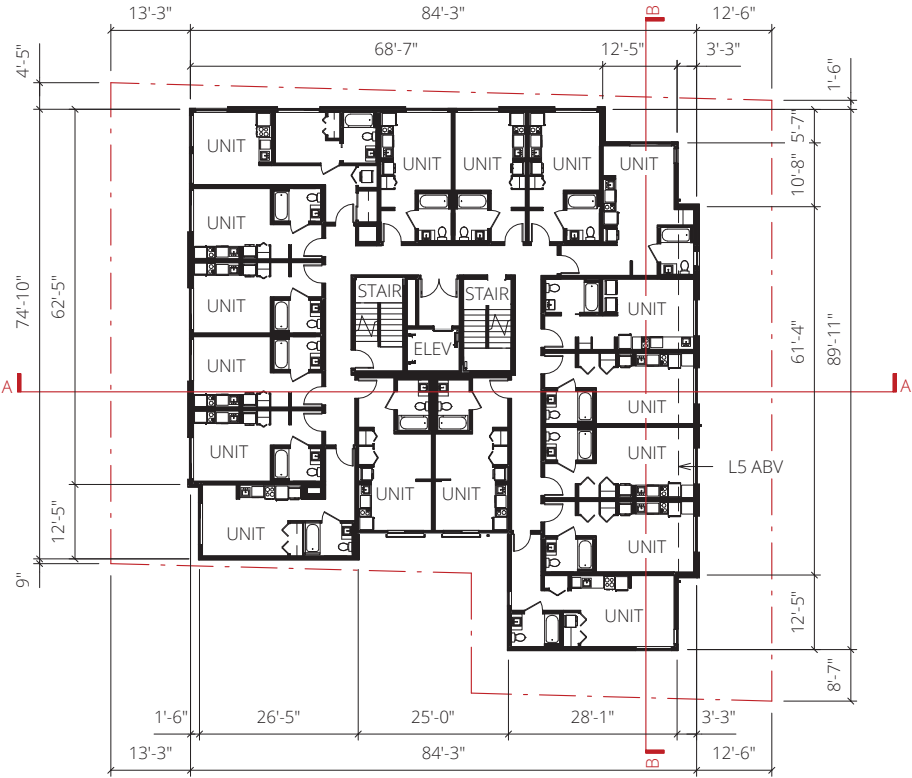


Level 2

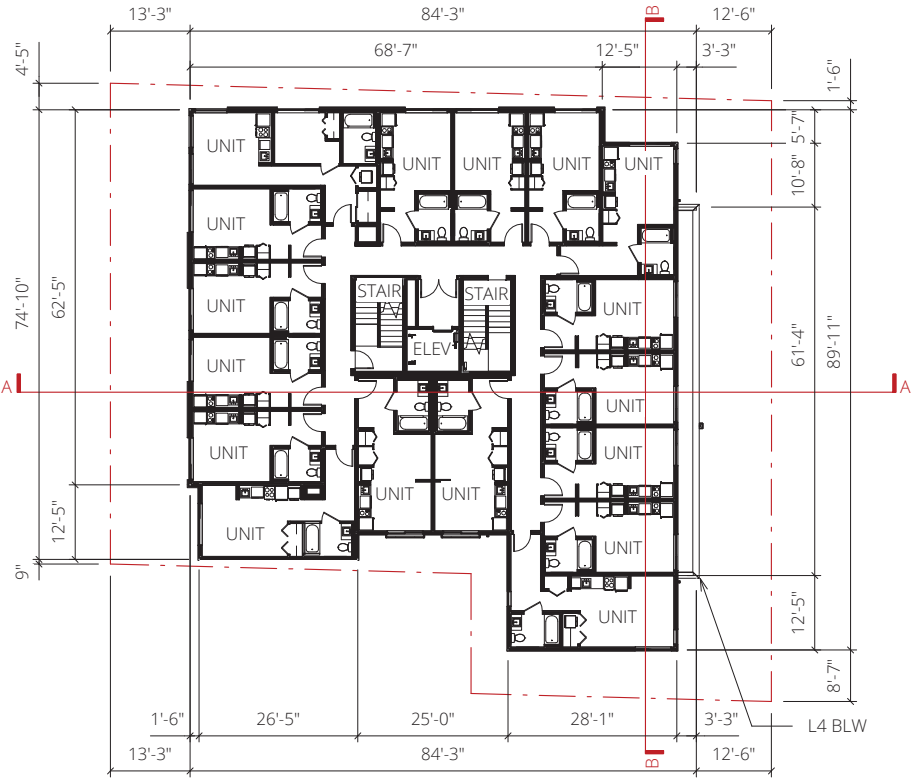
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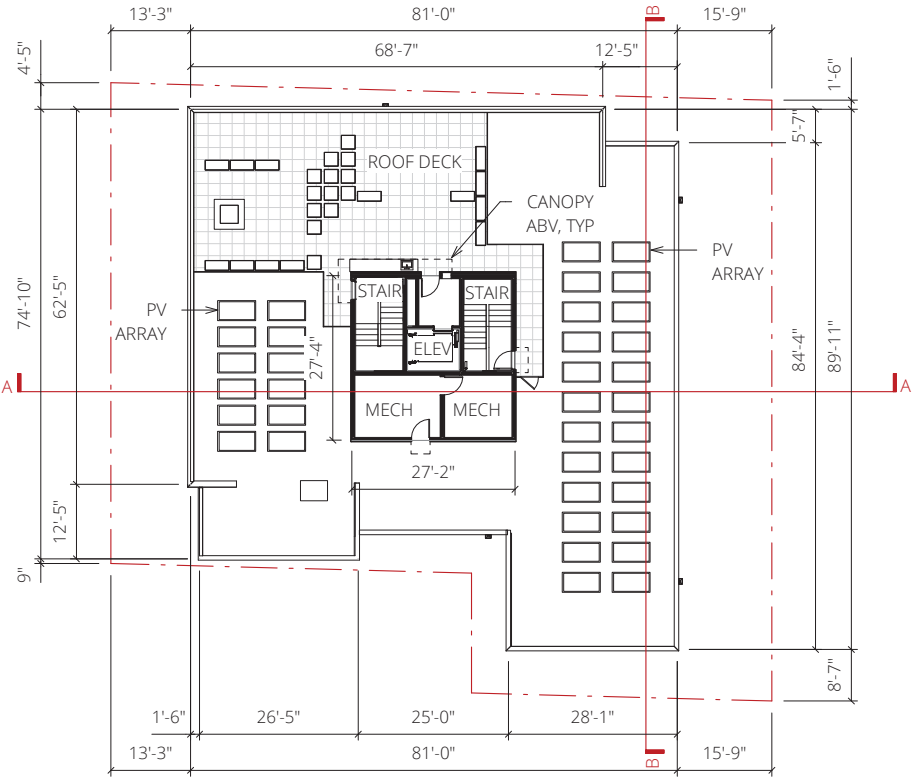
BUILDING PLANS



Level 3 - 4

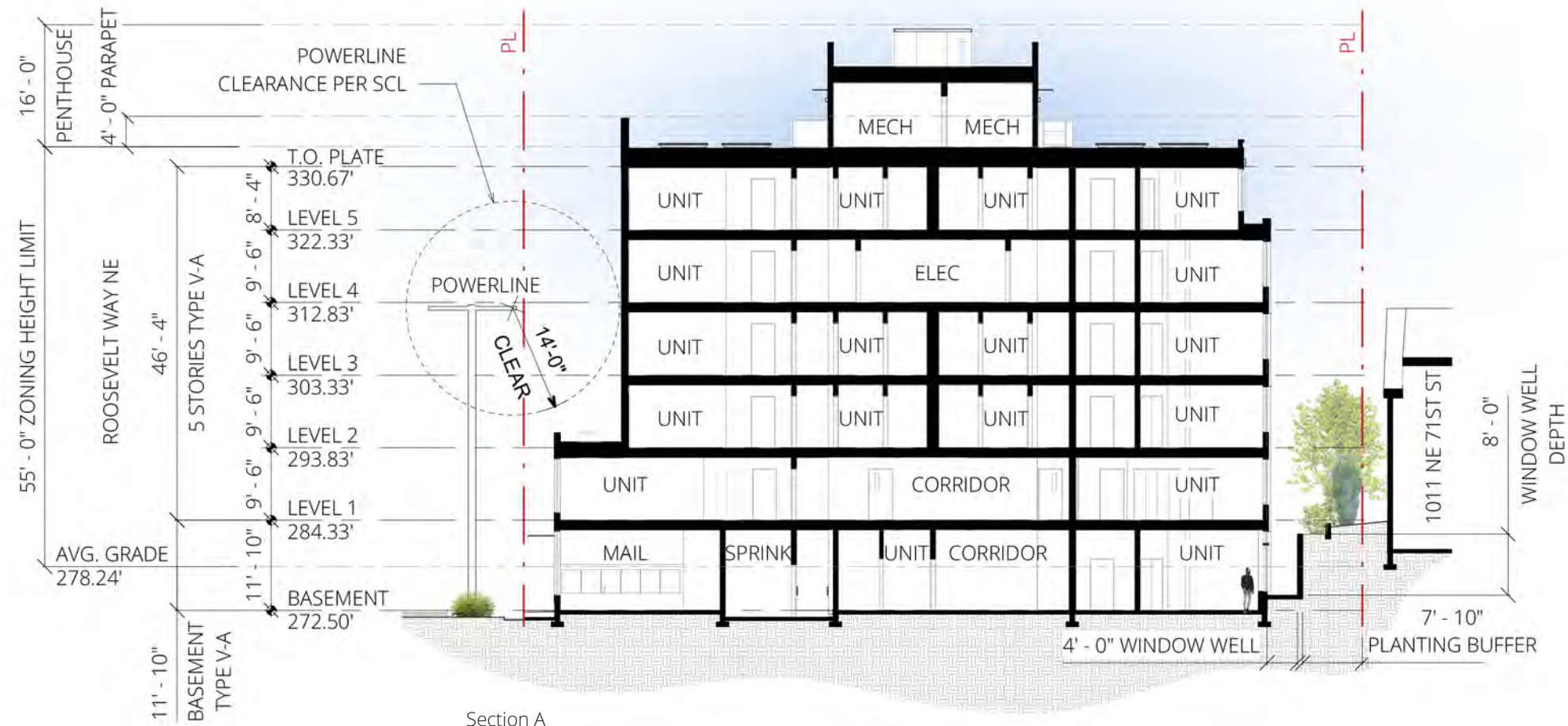


Level 5

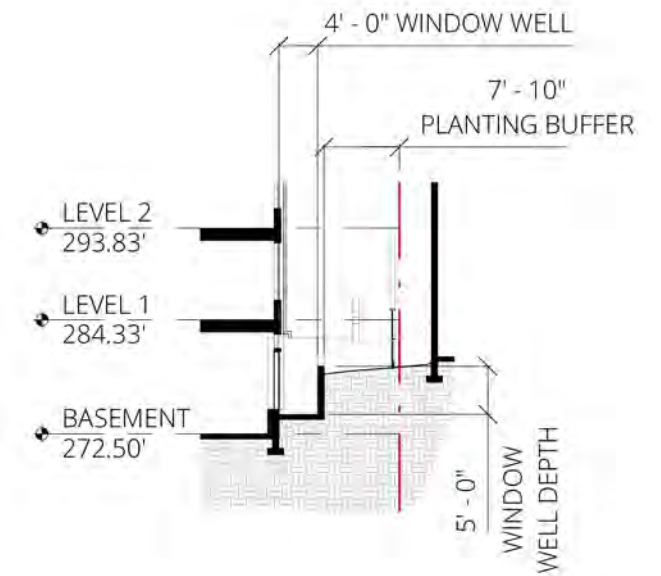


Roof

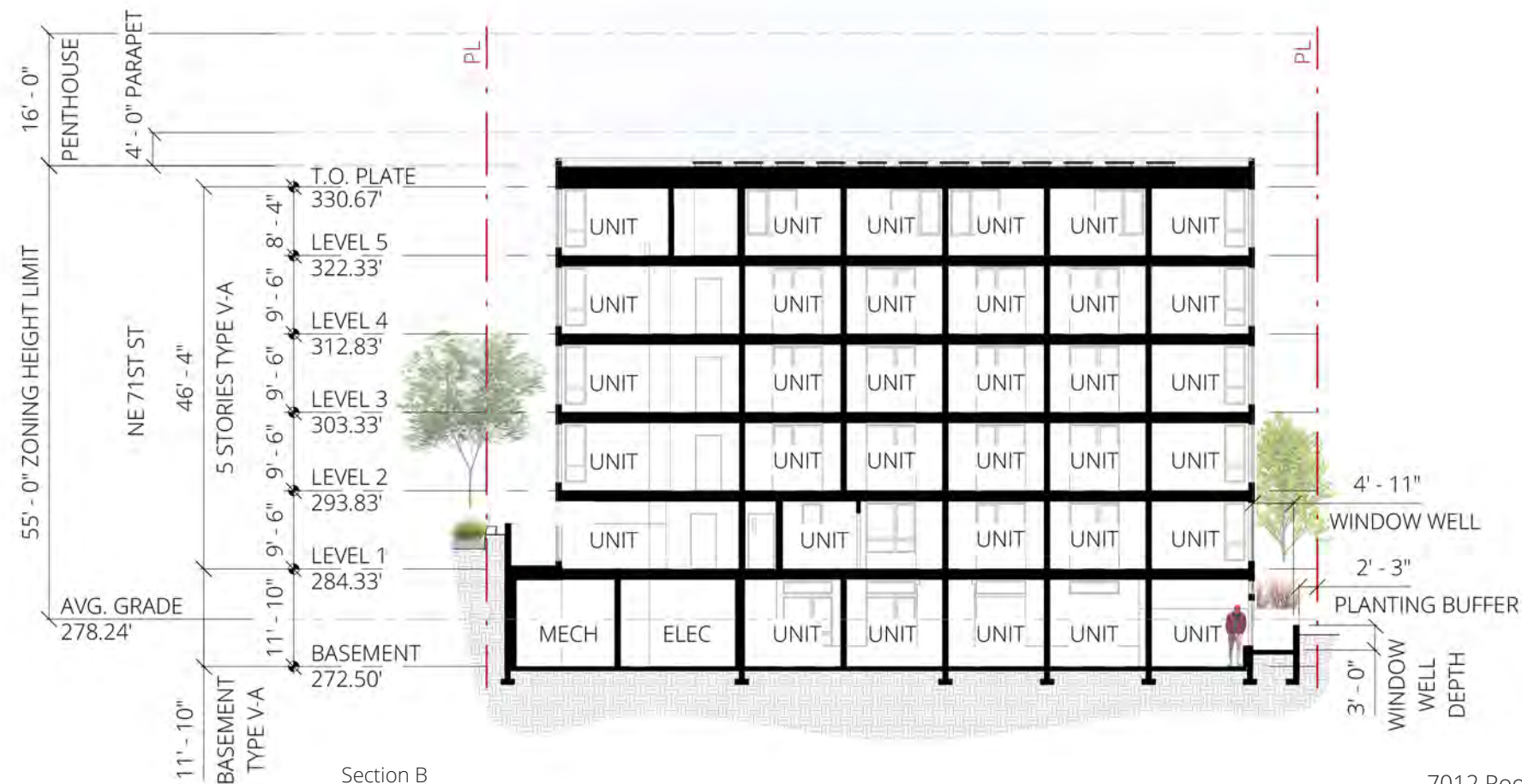
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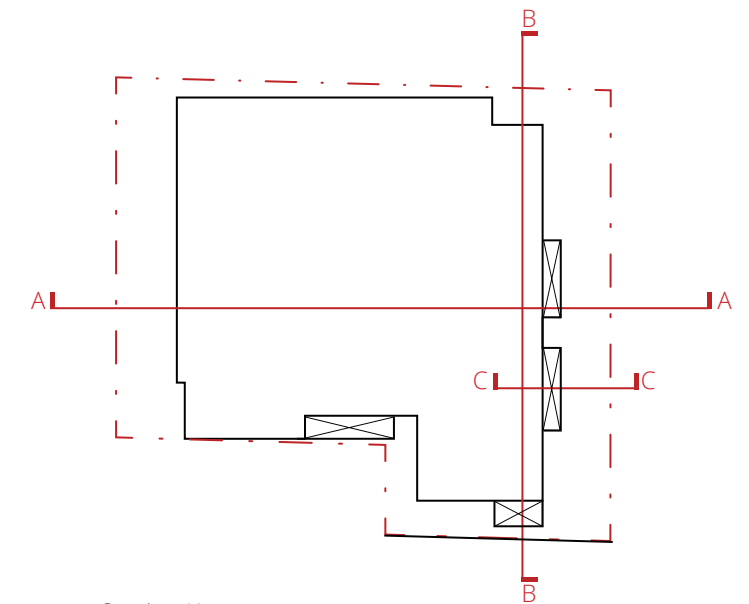
Section A



Section C - Typical Window Well Condition



Section B



Section Key

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





PLANT SCHEDULE

TREES



BOTANICAL / COMMON NAME

- Acer circinatum / Vine Maple
- Quercus frainetto 'Schmidt' / Forest Green Oak Street Tree
- Ulmus 'Frontier' / Frontier Elm Street Tree
- BOTANICAL / COMMON NAME
- Blechnum spicant / Deer Fern
- Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass
- Calluna vulgaris 'Firefly' / Heather
- Carex oshimensis 'Everillo' / Everillo Japanese Sedge
- Ceanothus thyrsiflorus 'Diamond Heights' / Diamond Heights Ceanothus
- Cordyline australis 'Jive' / Jive Grass Palm
- Evonymus japonicus 'Greenspire' / Greenspire Upright Evonymus
- Fargesia robusta / Fountain Bamboo
- Fatsia japonica / Japanese Fatsia
- Festuca glauca / Blue Fescue
- Gaultheria shallon / Salal
- Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly
- Lavandula angustifolia 'Nana Alba' / Dwarf White English Lavender
- Liriope muscari 'Monroe's White' / Monroe's White Lilyturf
- Lonicera pileata 'Moss Green' / Moss Green Honeysuckle
- Mahonia eurybracteata 'Soft Caress' / Mahonia Soft Caress
- Myrica californica / Pacific Wax Myrtle
- Nandina domestica 'Gulf Stream' TM / Heavenly Bamboo
- Phormium tenax / New Zealand Flax
- Phormium x 'Apricot Queen' / Apricot Queen New Zealand Flax

SHRUBS



BIORETENTION



GROUND COVERS

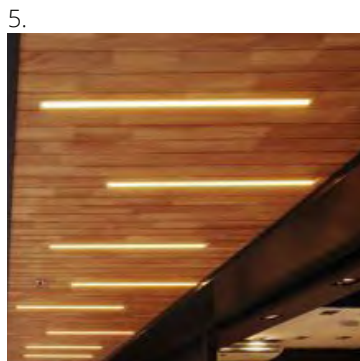


SITE



BOTANICAL / COMMON NAME

- Phyllostachys nigra / Black Bamboo
- Pieris japonica 'Brouwer's Beauty' / Lily of the Valley Bush
- Polystichum munitum / Western Sword Fern
- Ribes sanguineum 'White Icicle' / White Icicle Flowering Currant
- Rosmarinus officinalis 'Prostratus' / Creeping Rosemary
- Sarcococca ruscifolia / Fragrant Sarcococca
- Taxus x media 'H.M. Eddie' / H.M. Eddie Yew
- BOTANICAL / COMMON NAME
- Carex obnupta / Slough Sedge
- Cornus alba 'Gouchaultii' / Goldenleaf Dogwood
- Cornus sericea / Red Osier Dogwood
- Iris x 'Pacific Coast Iris' / Pacific Coast Iris
- Juncus effusus / Soft Rush
- Juncus inflexus 'Blue Arrow' / Blue Arrow Juncus
- Polygonatum odoratum / Solomon's Seal
- BOTANICAL / COMMON NAME
- Herniaria glabra / Green Carpet
- Rubus calycinoides 'Emerald Carpet' / Creeping Raspberry
- Sedum rupestre 'Angelina' / Yellow Stonecrop
- BOTANICAL / COMMON NAME
- 7/8" Drain Rock



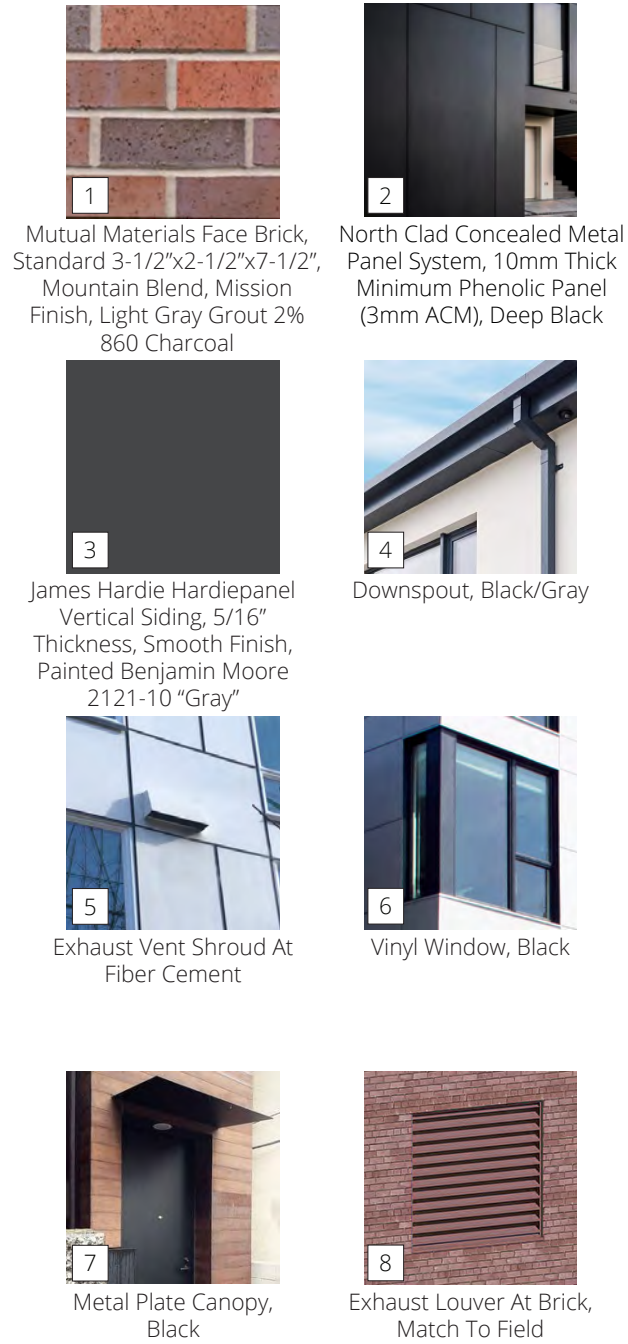
1. Wall Sconce
2. Step Light
3. Landscape Light

4. Path Light
5. Strip Light
6. <E> Light Pole

ELEVATIONS: NORTH
SCALE: 3/32" = 1'-0"



*Street trees not shown for clarity



ELEVATIONS: SOUTH
SCALE: 3/32" = 1'-0"





*Street trees not shown for clarity

7

6

3

2

1

MOUNTAIN BLEND

4



Architectural rendering of a modern building with a brick and glass facade. The building features large glass windows and a brick upper section. The ground floor has a dark, textured facade. The building is surrounded by landscaping and a paved area.

7012 ROOSEVELT WAY NE

1

Mutual Materials Full Depth Brick, *Mountain Blend*, *Mission Finish*

2

Fiber Cement Panel, Smooth, *Benjamin Moore Gray 2121-10*

3

Fiber Cement Panel, Smooth, *Benjamin Moore Chantilly Lace OC-65*

4

NorthClad Concealed Fastener Metal Panel System, *Matte Black*

3034865-LU, 6738370-CN

5

Light Gray Grout, 2% 860 *Charcoal*

6

White Vinyl Window

7

Black Vinyl Window

28

7012 Roosevelt Way NE / # 3034865-LU / Recommendation Phase / 05 May 2021
Isola Real Estate VII + SHW

BLANK



Northwest Streetfront (Power pole not shown for clarity)



Partial Elevation - Entry



- 1. Metal Plate Canopy
- 2. Sconce Light
- 3. Accent Pavers

③ At EDG, staff expressed concern that the Roosevelt frontage needed more activation and commercial elements. The large interior amenity space has been shifted to the street corner and the mailroom is situated further to the south – pushing the highest intensity uses toward the street corner. Additionally, glazing has been increased and pedestrian scale elements such as street corner signage, a building entry canopy, accent paving, and lighting elements have been introduced to further enhance the street experience (PL3-A). The 11'-10" floor to floor height has been maintained per staff request at EDG. The increased floor-to-floor height along with the two-story window groupings present a strong commercial language. The 4ft planting strip presented at EDG has been replaced with hardscape to engage the public realm (PL1-B-2). Freestanding planters emphasize the entry and compliment the street experience, and low profile sconces extend along both frontages.



Partial Plan



Service Area Perspective (Street trees not shown for clarity)

③ At EDG, staff expressed concern regarding the frontage and appearance of the trash storage and transformer vault while also recognizing that due to site constraints and neighborhood security concerns, this is the most appropriate location for such uses. The design team worked with the Planner to emphasize safety, appearance, and pedestrian experience. A 6ft semi-transparent mesh and metal security fence and gate have been added to both screen the service doors and provide security at this recessed location (PL2-B, DC1-C). Planters and textured plantings provide visual interest and buffer the service area. Adjacent glazing has been increased for additional eyes on the area (PL2-B).





1. Exterior Security Gate
2. Freestanding Planter
3. Plant Screen


SCALE: NTS





ZONE TRANSITION

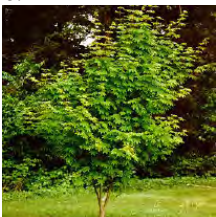
1.



2.



3.



4.



5.



6.


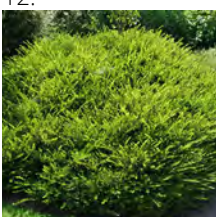
7.



8.



9.



10.


11.


12.


13.


14.


15.


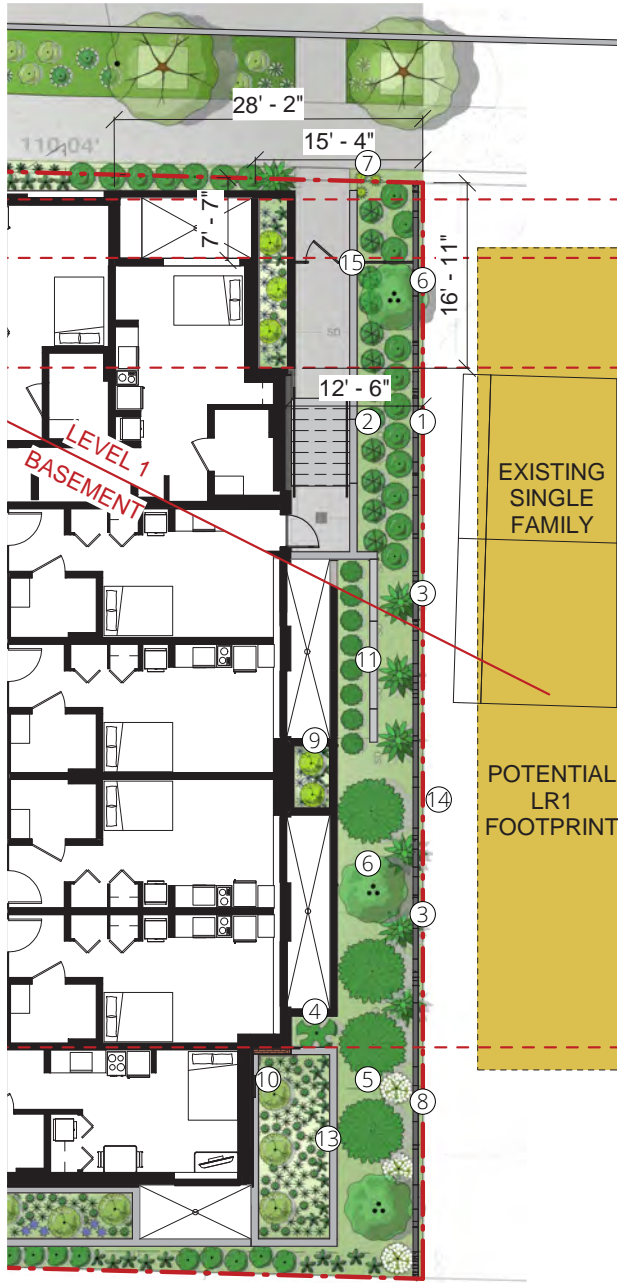
1. Fragrant Sarcococca
2. H.M. Eddie Yew
3. Lily of the Valley Bush

4. Japanese Fatsia
5. Pacific Wax Myrtle Tree
6. Vine Maple Tree

7. Japanese Sedge
8. White Icicle Flowering Currant
9. Goldenleaf Dogwood

10. Red Osier Dogwood
11. Greenspire Upright Euonymus
12. Moss Green Honeysuckle

13. Soft Rush
14. Wood Privacy Fence
15. Security Gate



Partial Plan - East Yard



Perspective - East Yard

On the east side of the property specific plant material has been chosen to provide a year-round buffer to the neighboring property. The Pacific Wax Myrtle in particular, is an excellent screening plant, which can reach a height of 30 feet and also responds well to pruning if needed. The majority of the plants are evergreen with the exception of the Vine Maple and White Icicle Flowering Currant. The Vine Maple was chosen to provide some additional height without being a maintenance issue in the future. The design provides a tiered screen with lower evergreen plants in the front and taller evergreens in the back, which will further buffer the property as well as provide visual interest year-round.

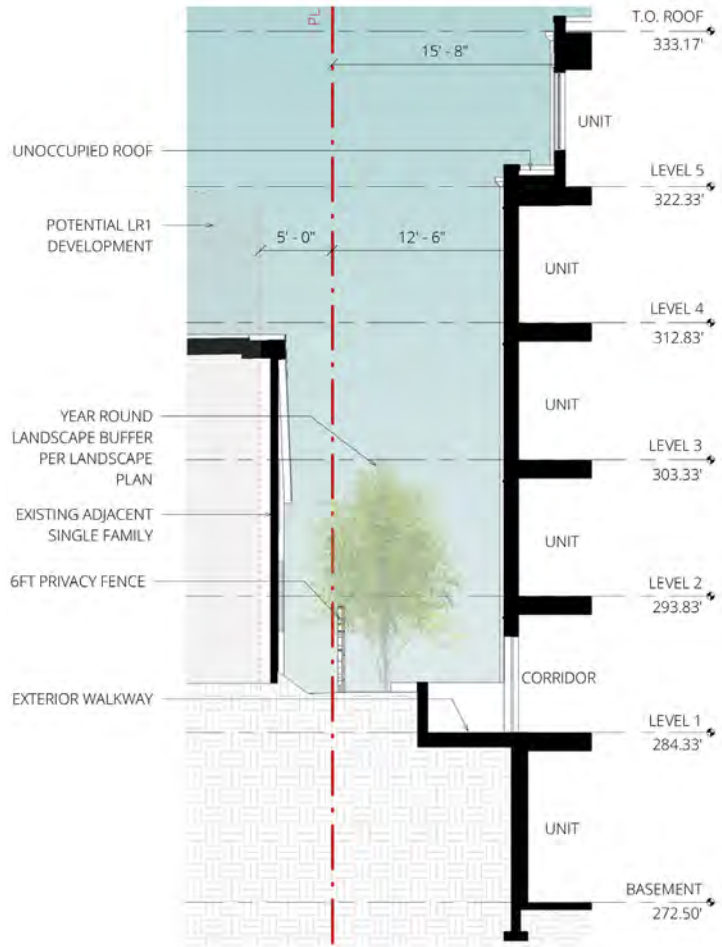
② At EDG, staff expressed that while the massing at the east was beginning to respond to the low rise zone to the east, the perceived bulk needed to be further studied. After additional design studies, the approved solution was to raise the brick volume one level, thereby modifying the proportion of the transition. By increasing the height of the smaller volume, the dark massing appears to recede and the perceived transition is more gradual to the east (DC2-D-2). Plantings have been carefully chosen to provide a year-round lush, dense landscape buffer, providing privacy and an additional transition in scale (CS2-III, CS2-D).



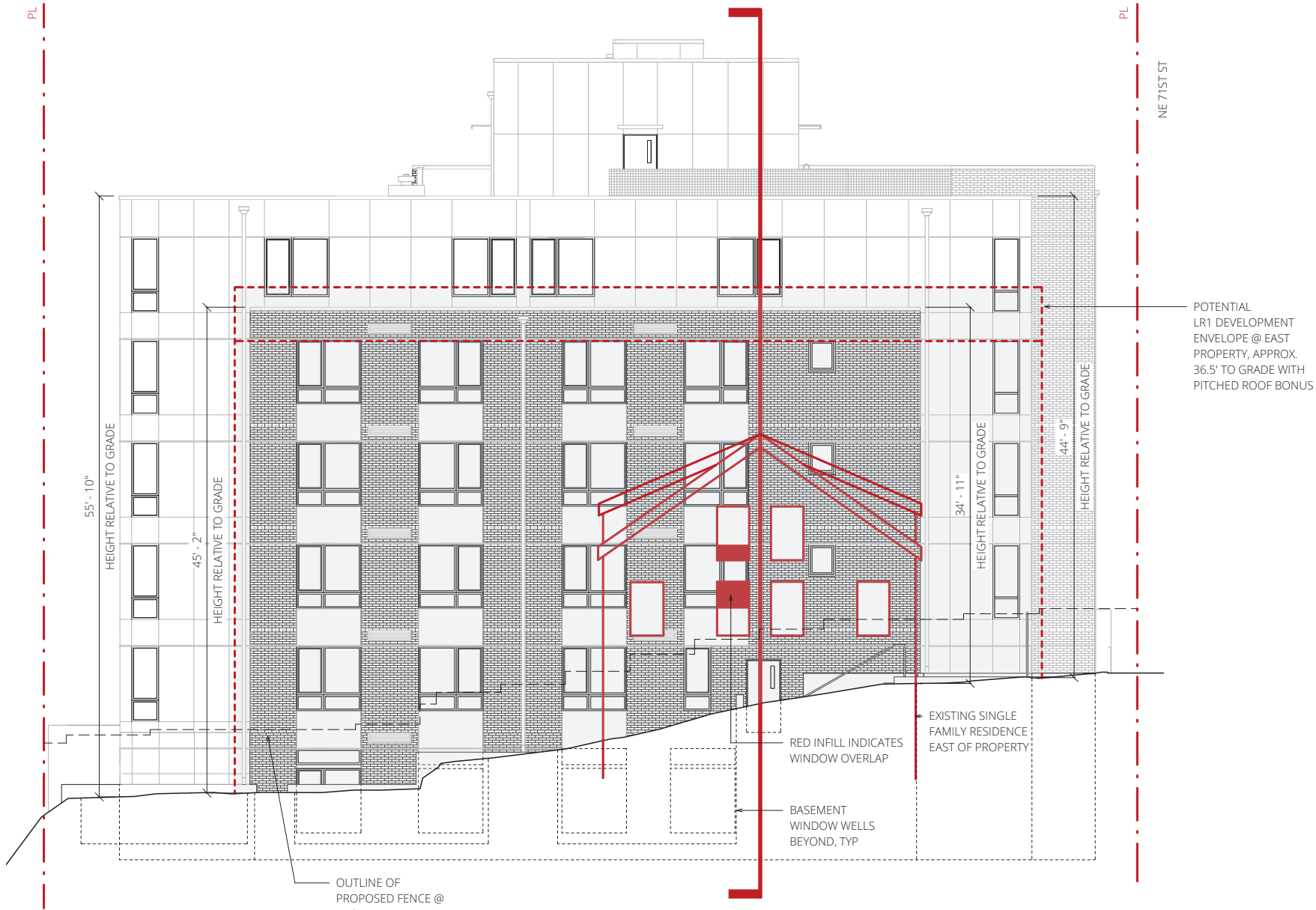
② At EDG, staff requested studies and treatment of the east yard to minimize privacy impacts with the adjacent single family home to the east . The window overlap diagram shown here indicates the neighboring home's windows will overlap with just one other unit. This overlap will be further reduced with the addition of both a 6ft privacy fence and year-round plantings designed as an additional privacy buffer (CS2-III).



Aerial View - East Yard (Looking north)

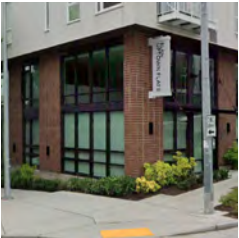


Section (Looking south)

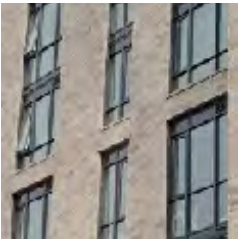
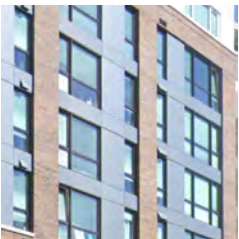
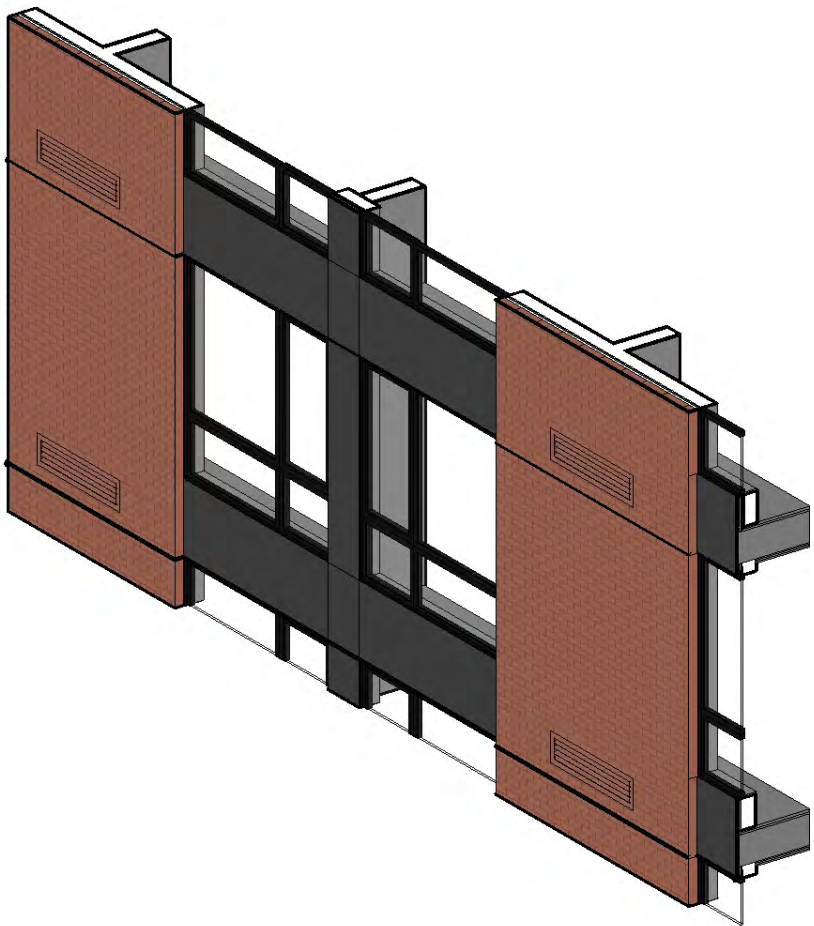


Privacy Diagram - East Neighbor

MATERIALS & FACADE ELEMENTS



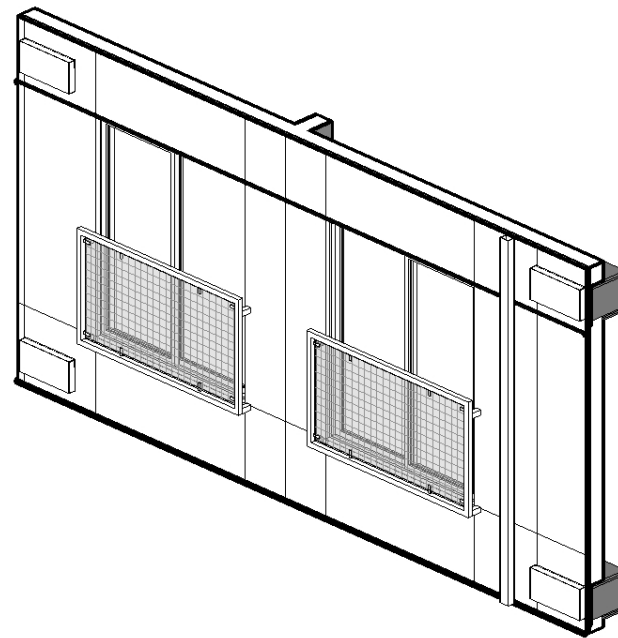
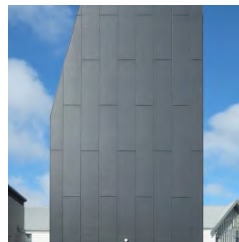
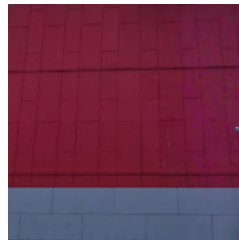
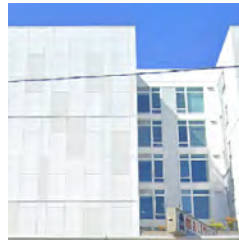
- NORTH
- Two story window language and generous glazing present commercial language at street corner. Mullion organization visually connects windows to establish a taller expression of the openings (DC2-II-i).
 - Maximize glazing at street corner (DC2-II-i).
 - Concealed fastener metal panel system at the street corner provides a high quality material at the pedestrian level (DC2-D-2).



- WEST
- Façade composition breakdown similar to contemporary structures – rigorous façade organization, grouped windows, emphasis on proportion (DC2-C-3).
 - Façade depth is created with full depth brick and recessed infill panel. Louvers painted to match brick adds subtle repetitive façade element without being over-intrusive (DC2-B-1, DC2-C-1).
 - Brick adds a small scale textured element to break down the primary massing (DC2-D-2).
 - Regular lintels and through-wall breaks establish rhythm and scale within overall composition (DC2-C-3).
 - Integrated vent louvers compliment overall composition with a secondary rhythm on the primary brick field (DC2-B-1, DC2-C-1).

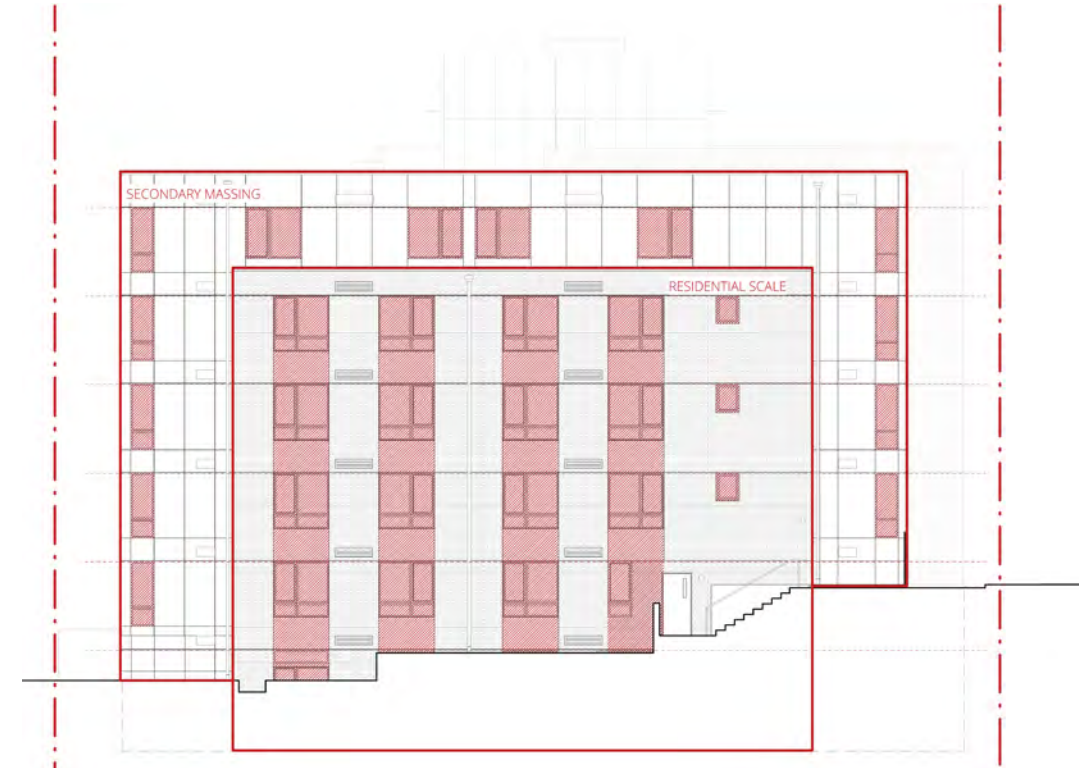
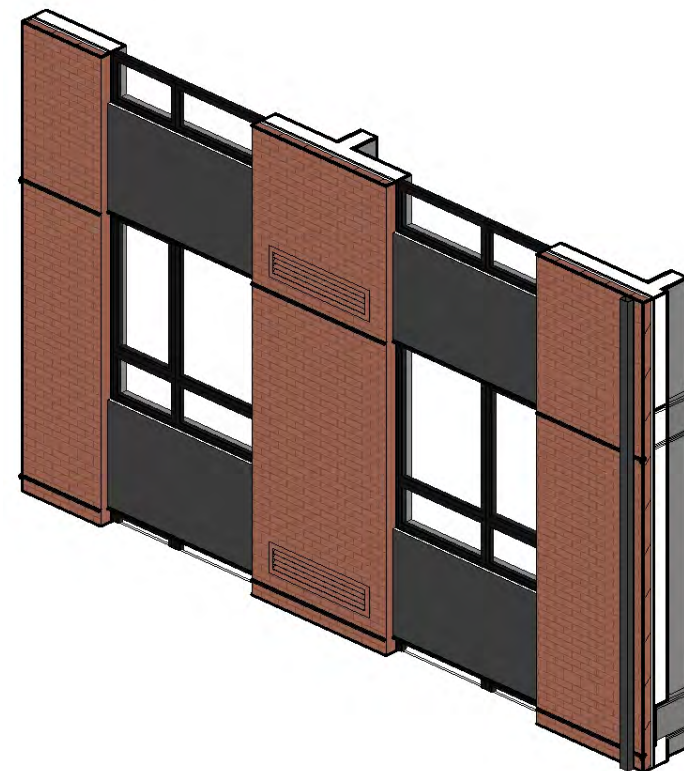
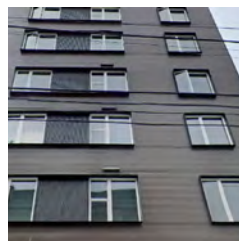
SOUTH

- Blank walls treated modestly, scale broken down with panel layout (DC2-B-2).
- Gray masses continue the rigorous language of the building and resolve the building massing (DC2-B-1).
- Balconies add scale elements to further breakdown façade (DC2-B-2, DC2-C-1).



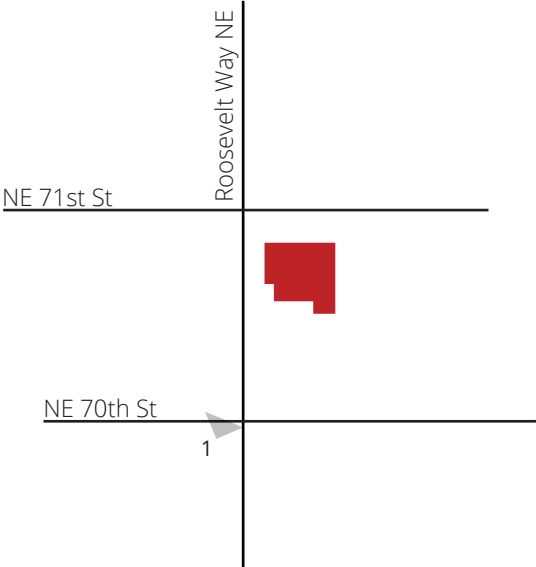
EAST

- Lowered brick massing responds in scale and materiality to the LR zone to the east (DC2-C-3, CS2-III, CS2-D).
- Windows are reduced in size to further reflect the residential context (CS2-III, CS2-D).
- Rigorous façade composition maintained (DC2-B-1).





1. View from NE 70th St and Roosevelt Way NE



When viewed in experiential context, the portion of blank facade on the south face are unobtrusive. The articulation of the south massing mitigates the two blank walls. Windows and balconies are provided where allowed, and break up the composition. Adjacent buildings and street trees further obscure the south facade. The proposed panel configuration is the resolution of facade concepts on pages 34-35.

As part of an evolving neighborhood, the context character varies from commercial to residential - see page 14. As proposed, the composition responds to Guideline DC2.B.1 Facade Composition by balancing the materials and scale of the overall composition. The studies provided adjust the material proportions, but detract from the overall composition.



Proposed
The proposed vertical fiber cement window groupings create a strong balance between horizontal and vertical rhythm, creating visual interest without being over-intrusive.



Study 1
Interrupting the fiber cement window groupings with brick creates smaller window groupings to reduce the perceived scale of the massing, but is not part of an intentional composition strategy.



Study 2
Adding brick at all floor lines further reduces scale through smaller window groupings, but creates a horizontal effect that skews the scale of the brick massing.



Study 3
Removing all fiber cement infill creates punched windows, but not appropriate to the overall scale of the composition.

RECENT WORK



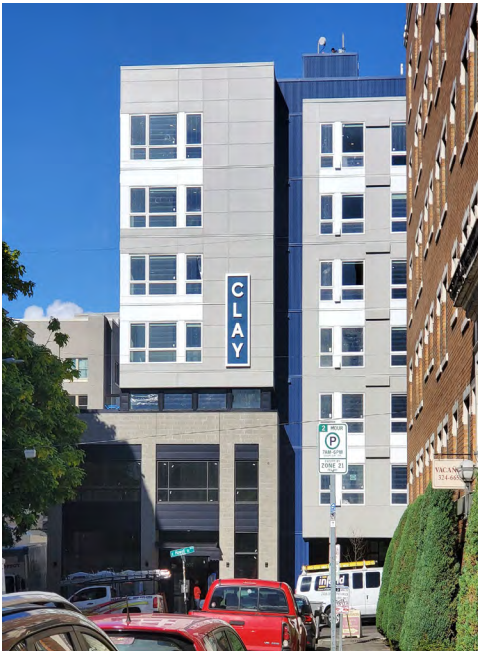
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4710 20th Ave NE



5201 Rainier Ave S



600 E Howell St



1806 23rd Ave



116 13th Ave E



6301 15th Ave NW



1728 12th Ave



2418 NW 58th St



800 5th Ave N



1715 12th Ave



1404 Boylston Ave