

STREAMLINED DESIGN REVIEW  
1028 NE 70TH STREET  
SDCI # 3035094-EG

ARCHITECT: ALLOY DESIGN GROUP, LLC  
LANDSCAPE ARCHITECT: ROOT OF DESIGN  
OWNER: ISOLA REAL ESTATE VII, LLC

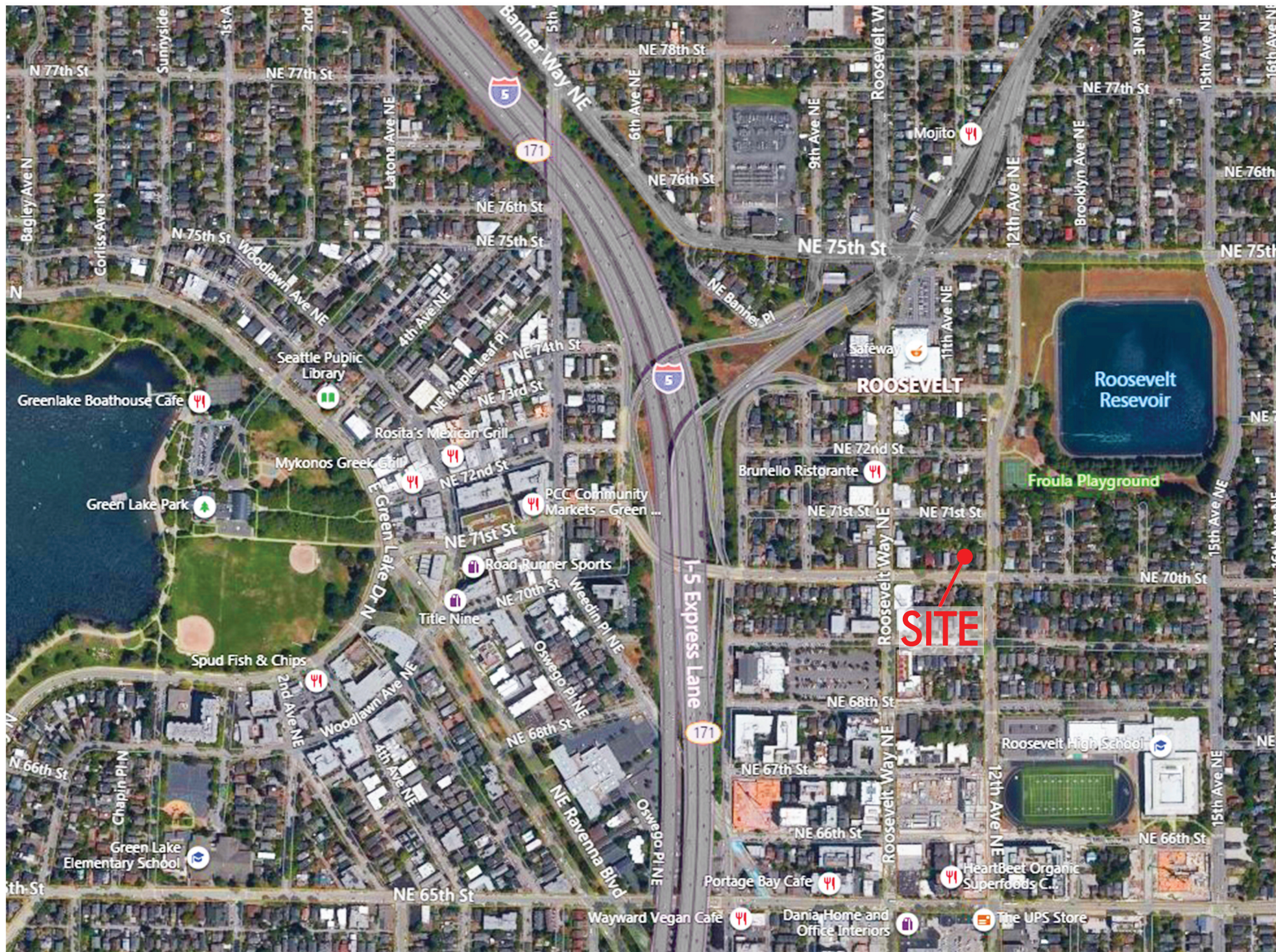




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OWNER: ISOLA REAL ESTATE VII, LLC

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# DEVELOPMENT OBJECTIVE

The proposed development replaces one single family residence with 3 new rowhouse units and 2 new townhome units through a unit lot subdivision. The development will provide 5 medium sized parking stalls. The site is notably located within an urban village and frequent transit area. This project intends to set a new precedent for multi-family development within a transitioning single family neighborhood with generously sized, 3 bedroom units, large enough to attract families with children.

PROJECT ADDRESS	: 1028 NE 70th Street
APN	: 6716700115
ZONE	: LR1 (M1)
URBAN CENTER/VILLAGE	: ROOSEVELT RESIDENTIAL URBAN VILLAGE
SITE AREA	: 5,999 SF
DWELLING UNITS	: 5
PARKING SPACES	: 5 (NONE REQUIRED)
ALLOWABLE FAR	: 5,999 SF X 1.3 = 7,798.7 SF
PROPOSED FAR	: 7,250 SF
PROPOSED USE	: ROWHOUSE/TOWNHOUSE
PROPOSED GFA	: 7,522 SF

# SUMMARY OF PUBLIC OUTREACH

Printed Outreach, High Impact:  
Posters hung a minimum of 10 local publicly accessible venues

Digital Outreach, High Impact:  
Project Website with Public Comment Function

In-Person Outreach, High Impact:  
Guided Site Tour

## Design Related Feedback:

At our public outreach meeting, the scope and schedule was discussed. There were concerns about the Hemlock tree near the NW corner of the site. We noted that the tree will be protected per the arborist's recommendations. There was concern about the number of units; it was asked if general building program is a Design Review issue, it was clarified that the number of units, number of bedrooms, number of parking spaces and similar building program items are generally not Design Review issues. There was concern about light and air for the rear units. Orientation, location, construction, and height of rooftop stair penthouses were expressed as a concern. It was suggested to minimize the penthouses to minimize view and light blockage.

The neighbors are concerned about the slope at the north lot line and its stability. There was concern about the size of ground level amenity spaces. It was suggested to rotate the rear duplex so it is oriented north/south. There was concern about side setbacks next to buildings that are less than 5' from the property line, specifically the house to the west. It was clarified that our fire separation distance is taken to the property line, not to any existing structures on the other side of the property line.

It was brought up that couples may move in and then move out to the suburbs once they have children. It was noted that the proposed townhomes are actually quite generous compared to many recent townhome developments in Seattle. It was noted that three story units may not attract elderly people because of the stairs.

Stormwater management was discussed and clarified. We noted that all paving on site will be permeable, and roof water will likely be managed with bioretention planters, before being directed to the sewer system.

CALCULATED INTERSECTION  
(TYPICAL)

CENTERLINE MONUMENT  
FOUND EXISTING MONUMENT  
IN CASE ON JUNE 19, 2019  
(TYPICAL)

# SURVEY

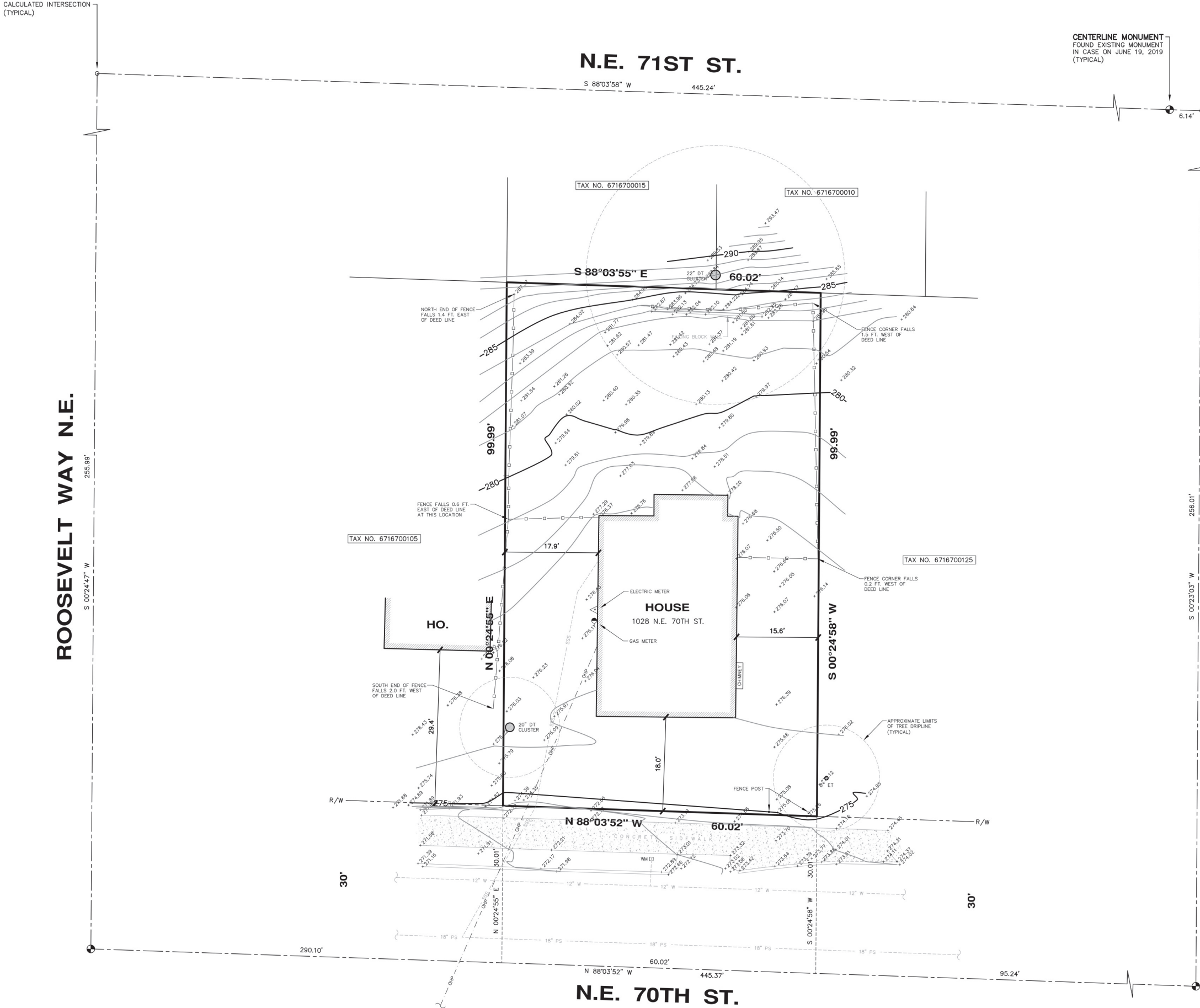
ROOSEVELT WAY N.E.

12TH AVE. N.E.

## PROPERTY DESCRIPTION

TAX PARCEL NO. 6716700115

LOTS 23 AND 24, 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  
COUNTY, WA.

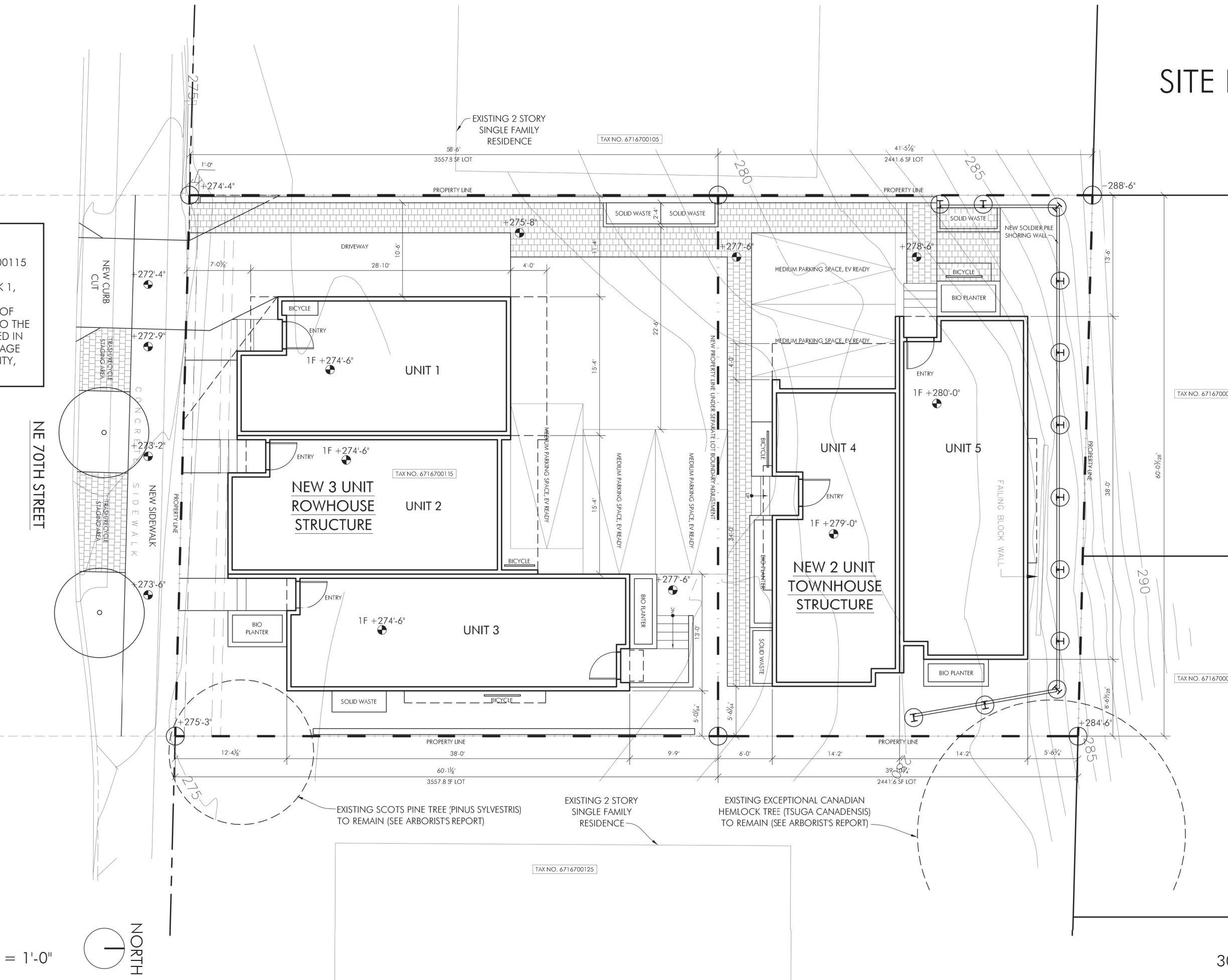


SITE PLAN

PROPERTY DESCRIPTION

TAX PARCEL NO. 6716700115

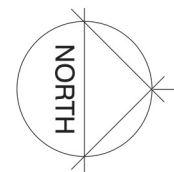
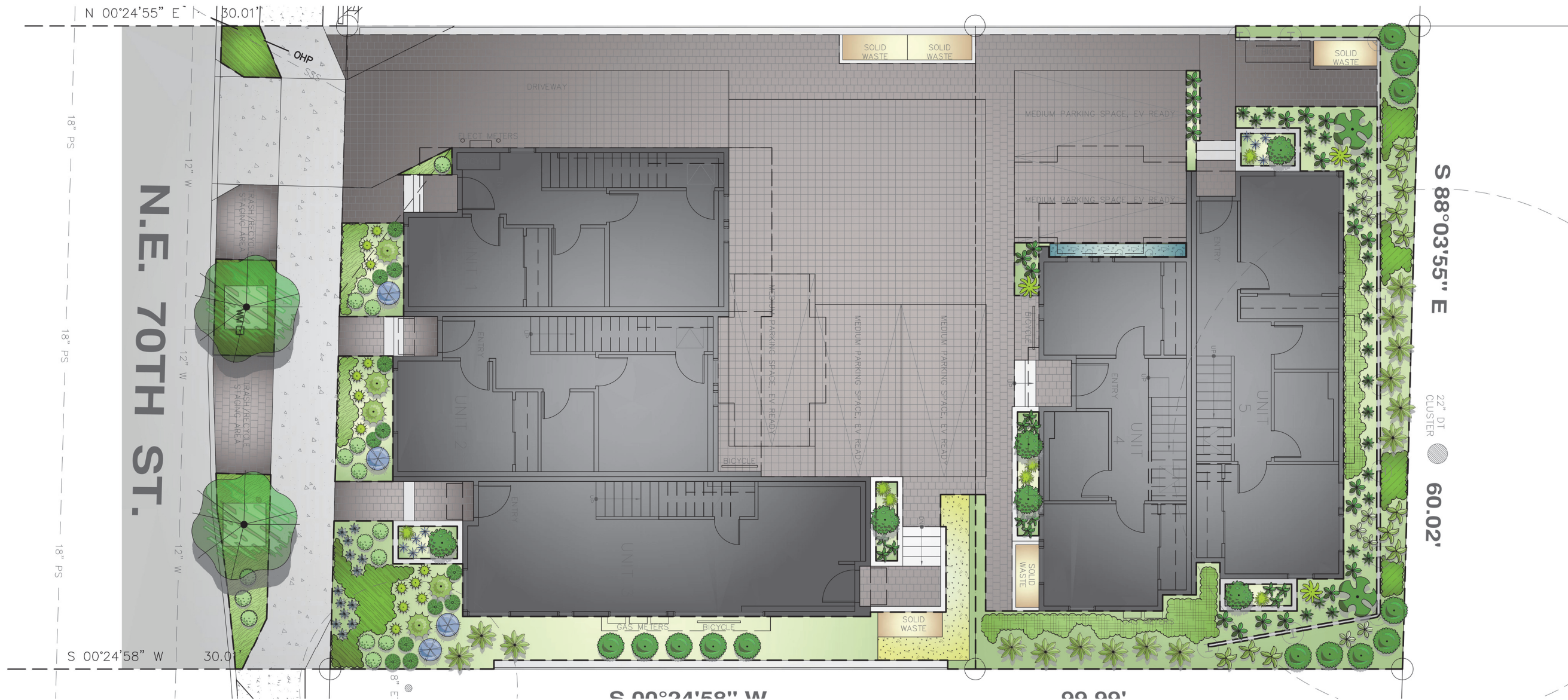
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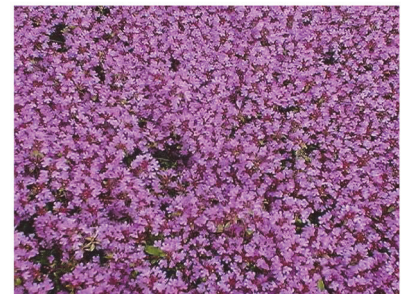
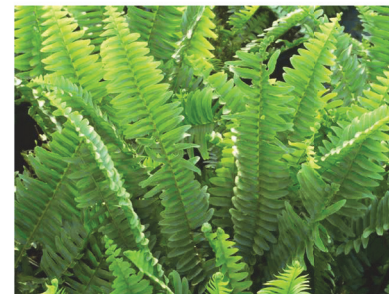
SITE PLAN  
SCALE: 3/32" = 1'-0"







# RENDERED LANDSCAPE PLAN SCALE: NTS





# VICINITY MAP





# NEIGHBORHOOD CONTEXT

## NEIGHBORHOOD SOCIAL SPACES

- 1. BRUNELLO RISTORANTE ITALIANO
- 2. ROOSEVELT P-PATCH COMMUNITY GARDEN



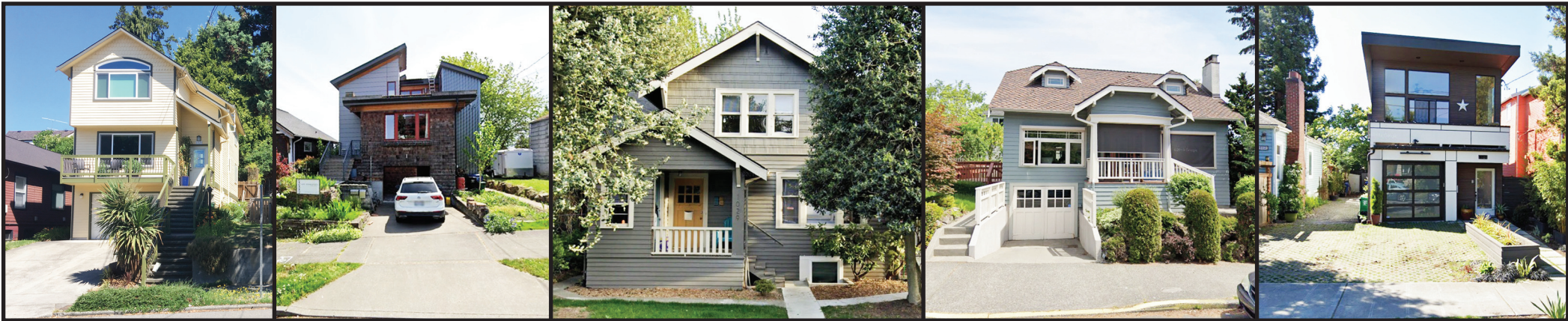
## NEW MIXED USE DEVELOPMENT ON ROOSEVELT WAY NE

THESE BUILDINGS ACTIVATE THE STREET WITH  
GROUND LEVEL GLAZING AND PEDESTRIAN SCALED  
LANDSCAPING WHILE REDUCING THE PERCEIVED MASS  
BY BREAKING IT UP INTO AT LEAST TWO VOLUMES.



## SINGLE FAMILY HOUSING

EXISTING HOUSES IN THE  
NEIGHBORHOOD ARE CHARACTERIZED  
BY STOOPS OR FRONT PORCHES AT THE  
ENTRIES WITH COMBINATIONS OF LAP  
SIDING AND SHINGLE ACCENTS FOR  
EXTERIOR FINISHES.





STREET ELEVATIONS



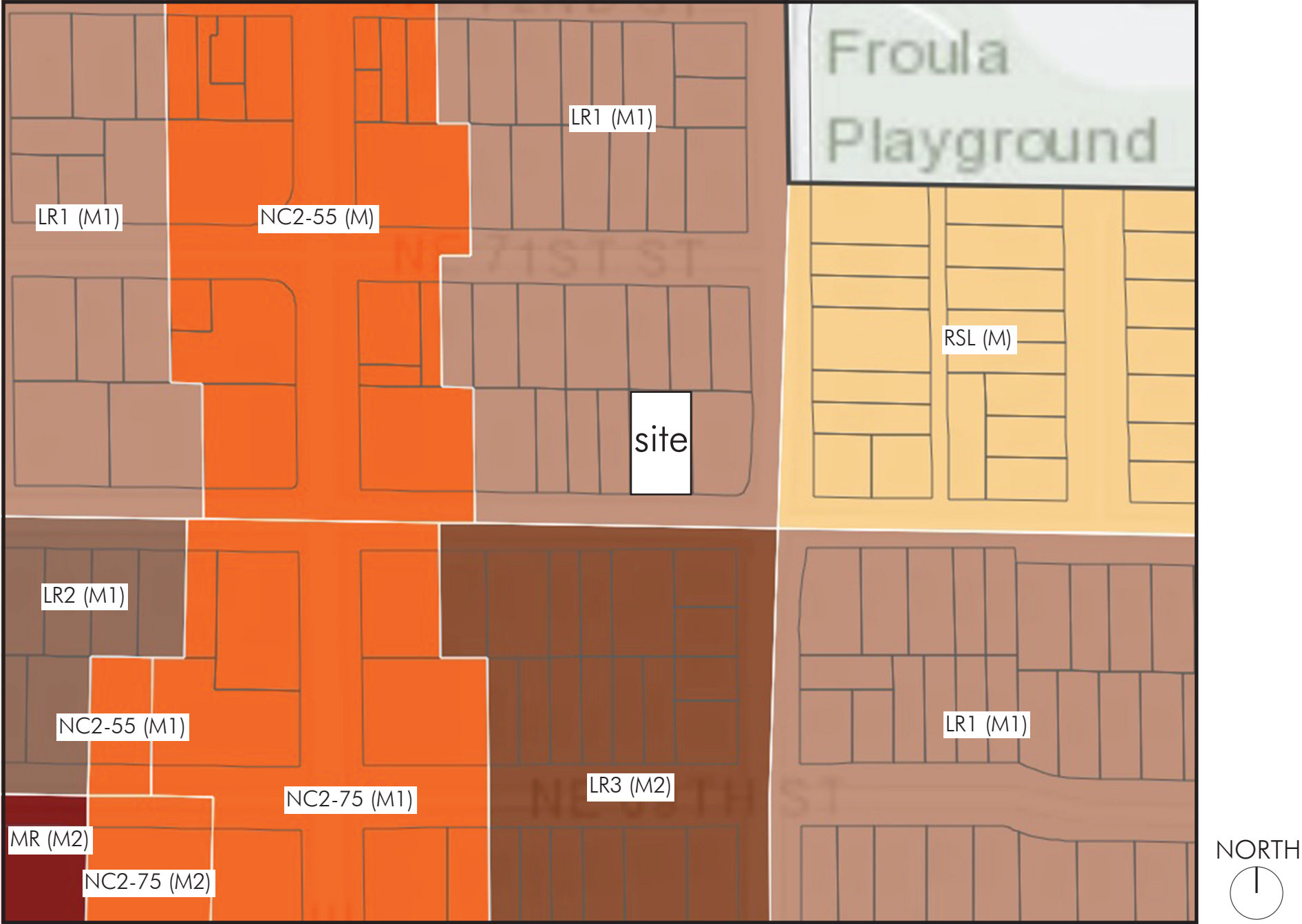


# SITE PHOTOS





ZONING MAP



DEVELOPMENT STANDARDS

CODE CITATION	REQUIRED / ALLOWED	PROPOSED
USES 23.45.504	Residential Uses Permitted	Multi-family Residential Use Proposed
FLOOR AREA RATIO 23.45.510	LR1(M1), Inside Urban Center/Village: Max. FAR = 1.3 1.3 x 5,999 SF Lot Area = 7,798.7 SF Maximum  Short Plat, Lot 1: 3557.8 SF x 1.3 = 4625 SF  Short Plat, Lot 2: 2441.6 SF x 1.3 = 3174 SF	7,250 SF Floor Area Proposed
DENSITY LIMITS 23.45.512	Short Plat, Lot 1: Rowhouse Development in LR1(M1) Zone: No Density Limit  Short Plat, Lot 2: Townhouse Development in LR1(M1) Zone: 2441.6 SF/1,300 SF = 1.87 Units	Lot 1: 3 Rowhouse Units Proposed  Lot 2: 2 Townhouse Units Proposed
STRUCTURE HEIGHT 23.45.514	LR1(M1), Inside Urban Center/Village: 30' Base Height Limit	Proposed Maximum Height Is Under 30'-0"
SETBACKS 23.45.518	<div><u>Lot 1: Rowhouse Development</u> ROW Setbacks: 1' and 4' minimum Front: 5' minimum Sides: 3.5' minimum Rear: 7' average, 5' minimum</div> <div><u>Lot 2: Townhouse Development</u>  Front: 7' average, 5' minimum Sides: 5' minimum Rear: 7' average, 5' minimum</div>	<div><u>Lot 1: Rowhouse Development</u> ROW Setbacks: 1' and 4' minimum Front: 5' minimum West Side: 11'-4" East Side: 3'-8" Rear: 16'-6" average, 9'-9" minimum</div> <div><u>Lot 2: Townhouse Development</u>  East Front: 7'-2" average, 5'-6" min South Side: 5'-0" North Side: 5'-0" West Rear: 14'-11" average, 13'-6" min</div>
AMENITY AREA 23.45.522	Min. 25% of Lot Area Required, Min. 50% of which shall be provided at ground level Lot 1: 0.25 x 3557.8 SF = 889 SF Total, x 0.5 = 445 SF Required at Ground Level Lot 2: 0.25 x 2441.6 SF = 610 SF Total, x 0.5 = 305 SF Required at Ground Level	<div><u>Lot 1: Rowhouse Development</u> 1,094 SF at Roof Decks 550 SF at Ground Level 1,643 SF Total Proposed</div> <div><u>Lot 2: Townhouse Development</u> 822 SF at Roof Decks 490 SF at Ground Level 1,312 SF Total Proposed</div>
LANDSCAPING 23.45.524	Min. 0.6 Green Factor Required Street Trees Required	0.6 Green Factor Proposed Street Trees Proposed
STRUCTURE WIDTH 23.45.527.A	Rowhouse Development in LR1 Zone: No limit Townhouse Development in LR1 Zone: 60'	No limit on rowhouse structure width Townhouse width is less than 60'
FACADE LENGTH 23.45.527.B	Maximum Facade Length is 65% of the length of the side lot lines for portions of the facade within 15' of the side lot lines. Maximum Facade Length, Lot 1 East: 60' x 0.65 = 39' Maximum Maximum Facade Length, Lot 1 West: 58.5' x 0.65 = 38' Maximum Maximum Facade Length, Lot 2 North: 60.0' x 0.65 = 39' Maximum Maximum Facade Length, Lot 2 South: 60.0' x 0.65 = 39' Maximum	Lot 1 East: 38'-0" Proposed Lot 1 West: 32'-10" Proposed Lot 2 North: 38'-0" Proposed Lot 2 South: 38'-0" Proposed
LIGHT & GLARE STANDARDS 23.45.534	All exterior lighting shall be shielded and directed away from adjacent properties.	All exterior lighting is to be shielded and directed away from adjacent properties.
REQUIRED PARKING 23.54.015	No required parking (50% Reduction for Frequent Transit Service Area and inside an Urban Center/Village	5 Vehicular Parking Spaces Proposed 5 Bicycle Parking Spaces Proposed
SOLID WASTE 23.54.040	(1) 2.5'x6' Storage Area Per Unit Required, 5 Total Required	(5) 2.5'x6' Storage Areas Proposed



# PRIORITY DESIGN GUIDELINES

CS2.D.1  
*HEIGHT, BULK, AND SCALE, EXISTING DEVELOPMENT AND ZONING REVIEW:* Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition. Note that existing buildings may or may not reflect the density allowed by zoning or anticipated by applicable policies.

CS2.D.3  
*HEIGHT, BULK, AND SCALE, ZONE TRANSITIONS:* For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development. Factors to consider:

- a.Distance to the edge of a less (or more) intensive zone;
- b.Differences in development standards between abutting zones;
- c.The type of separation from adjacent properties (e.g. separation by property line only, by an alley or street or open space, or by physical features such as grade change);
- d.Adjacencies to different neighborhoods or districts; adjacencies to parks, open spaces, significant buildings or view corridors; and
- e.Shading to or from neighboring properties

While the neighborhood is currently composed of two to three story single family residences, with no precedents of townhouse development, the zoning anticipates higher density for this area. The proposed site is located within an LR1 (M1) zone and is across the street from an LR3 (M2) zone to the south. There is an NC2-55 (M) zone to the west, along Roosevelt Way NE with four story apartment and commercial buildings at the intersection with NE 70th Street. The proposed development features five, three story, multi family units with penthouses, see *Aerial Perspective of Neighborhood* on this page. The buildings are positioned to allow for on-site parking and to setback away from the west property line, where the neighboring residence is less than five feet from the lot line. All required setbacks are oversized, minimizing building bulk.

DC2.A.2  
*REDUCING PERCEIVED MASS:* Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries.

CS3.A.2  
*CONTEMPORARY DESIGN:* Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

The proposed building design reduces perceived mass by articulating each individual unit at the street facing facade with indentations, projections, and finish material. Entries to the street facing rowhouse units are highlighted with deep recesses, entry stoops and color. The windows are grouped vertically in order to create a greater visual presence on the facade. The design is contemporary with a modulating parapet roof line and penthouses set back from the front of the building in order to reduce perceived scale of the building, see *Perspective from NE 70th Street Looking Northeast* on this page.

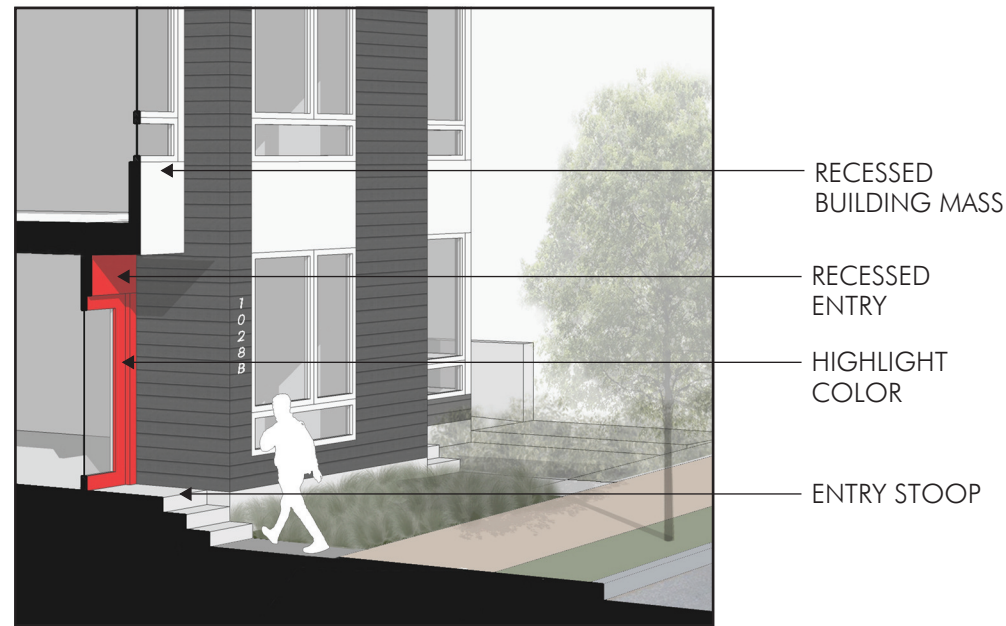


AERIAL PERSPECTIVE OF NEIGHBORHOOD



PERSPECTIVE FROM NE 70TH STREET LOOKING NORTHEAST





SECTIONED PERSPECTIVE  
(THROUGH UNIT 2 LOOKING EAST)



PERSPECTIVE FROM NE 70TH STREET LOOKING NORTHWEST

## PRIORITY DESIGN GUIDELINES

*PL3.A.1.d. 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.

*PL3.A.2.d. ENSEMBLE OF ELEMENTS:* design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features. Consider a range of elements such as:

- a. Overhead shelter: canopies, porches, building extensions;
- b. Transitional spaces: stoops, courtyards, stairways, portals, arcades, pocket gardens, decks;
- c. Ground surface: seating walls; special paving, landscaping, trees, lighting; and
- d. Building surface/interface: privacy screens, upward-operating shades on windows, signage, lighting.

The street facing units are accessed via individual pathways from the sidewalk. Lush landscaping provides an appropriate buffer between the entryways and the street. Each entry is individualized through the use of recessed building massing, highlight colors, stoops, and addressing mounted to the building, see **Sectioned Perspective** on this page.

*PL2.B.1. EYES ON THE STREET:* Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies and street-level uses.

*ROOSEVELT AREA DESIGN GUIDELINES CS2.I.ii. SENSE OF PLACE:* Develop a fabric of connected buildings through streetscapes rather than a series of isolated structures.

*DC4.A.1. EXTERIOR ELEMENTS AND FINISHES:* Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

*DC2.B.1. FAÇADE COMPOSITION:* Design all building facades-including alleys and visible roofs- considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement. On sites that abut an alley, design the alley façade and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing façade around the alley corner of the building.

The building is finished with a careful balance of medium gray fiber cement shingles, with 7" exposure, and dark gray lap siding, with 5" exposure. Fiber cement panels will only be used as light gray infill between the white vinyl windows. Many of the existing homes in the neighborhood feature creative combinations of shingles and lap siding. The use of shingles and lap siding is in direct response to the neighborhood context.

Each elevation was carefully composed to respond to the conditions of the site. The rowhouse building establishes a consistent fabric of building at the street. The street facing facade maximizes glazing with wrapping corner windows. Windows are grouped to have a greater visual presence on the elevations and to provide ample eyes on the street.



# PRIORITY DESIGN GUIDELINES

ROOSEVELT AREA DESIGN GUIDELINES CS2.II.ii. ADJACENT SITES, STREETS AND OPEN SPACES: Ground-level landscaping should be used between the structure(s) and sidewalk in multifamily areas.

ROOSEVELT AREA DESIGN GUIDELINES DC3.II. STREET PLANTING & LANDSCAPE TO ENHANCE THE BUILDING AND/OR SITE:

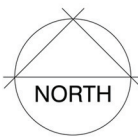
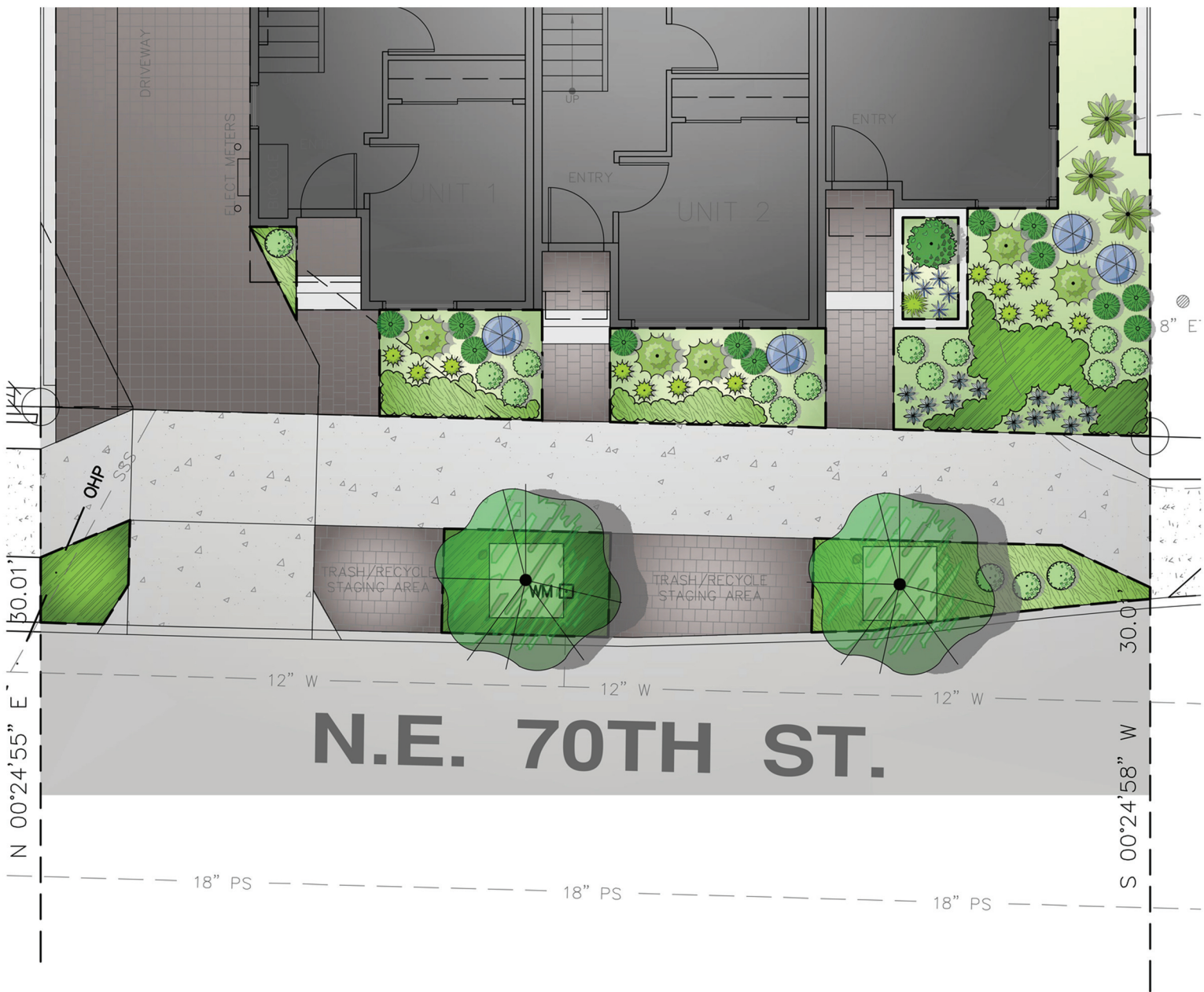
- i. Use designs that enhance and build upon the natural systems of the neighborhood, such as storm water drainage, and aquifer re-charge strategies, habitat enhancement, solar access, food production, etc.
- ii. Landscaping should be employed as both a design feature and an environmental enhancement. Dominant street tree varieties from the neighborhood should be incorporated into the plan.
- iii. Consider maintenance and revitalization of existing trees.

CS2.B.2. CONNECTION TO THE STREET: 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. Consider the qualities and character of the streetscape- its physical features (sidewalk, parking, landscape strip, street trees, travel lanes, and other amenities) and its function (major retail street or quieter residential street)- in siting and designing the building.

DC4.D.2. HARDSCAPE MATERIALS: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.

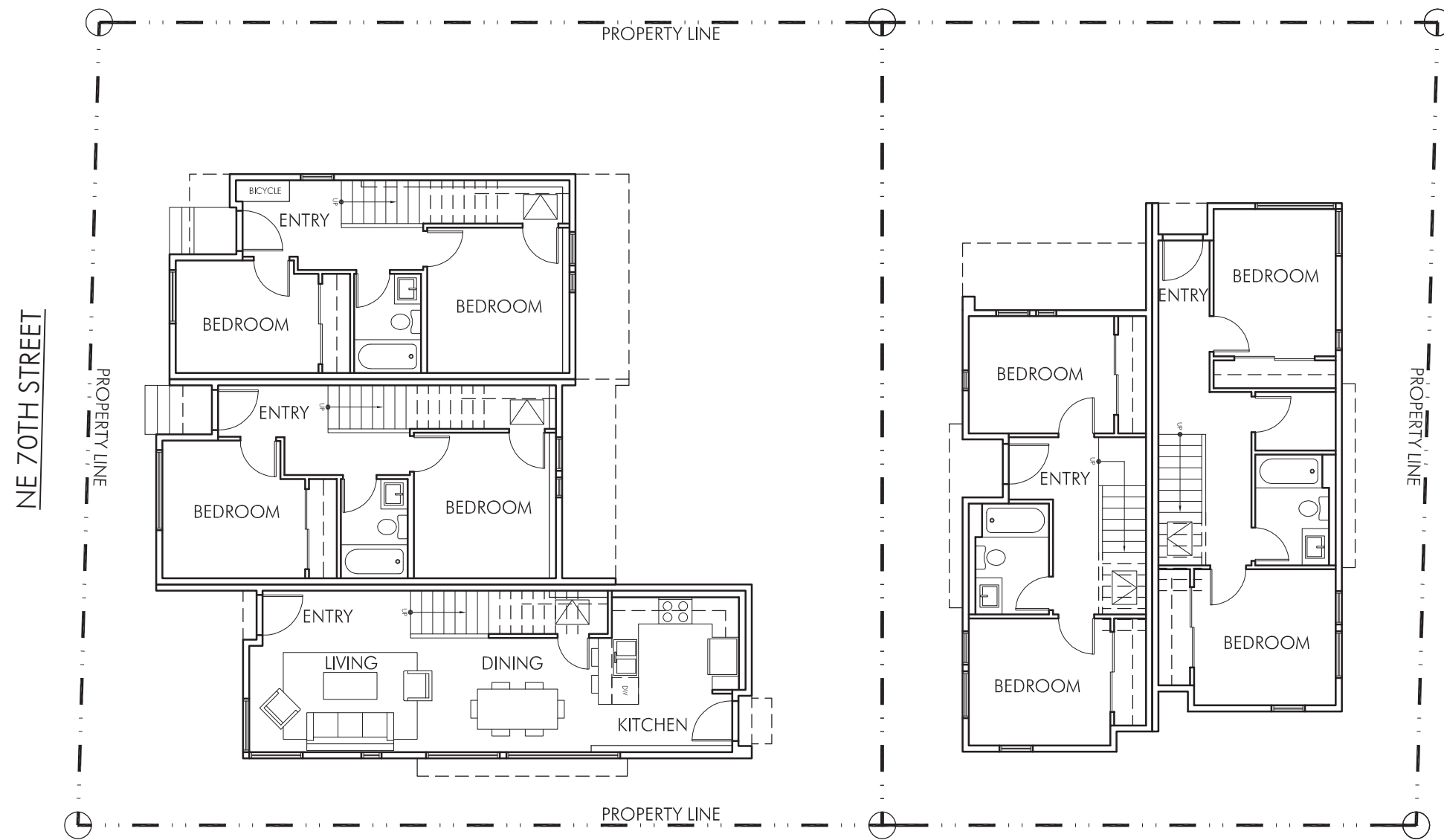
PL2.B.2. LIGHTING FOR SAFETY: Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

The proposed design enhances the streetscape along NE 70th Street by providing street trees and generous new plantings between the sidewalk and proposed new building, see *Rendered Landscape Plan* on this page. The new structures are also sited to help retain the neighboring existing trees at the northeast and southeast corners of the site, see *Site Plan* on page 3. Access to the rear building is provided by a shared path for vehicles and pedestrians at the west lot line; the pedestrian pathways to units four and five are distinguished by a change in permeable paving pattern. All pathways are adequately lit for wayfinding and security.



RENDERED LANDSCAPE PLAN  
SCALE: NTS

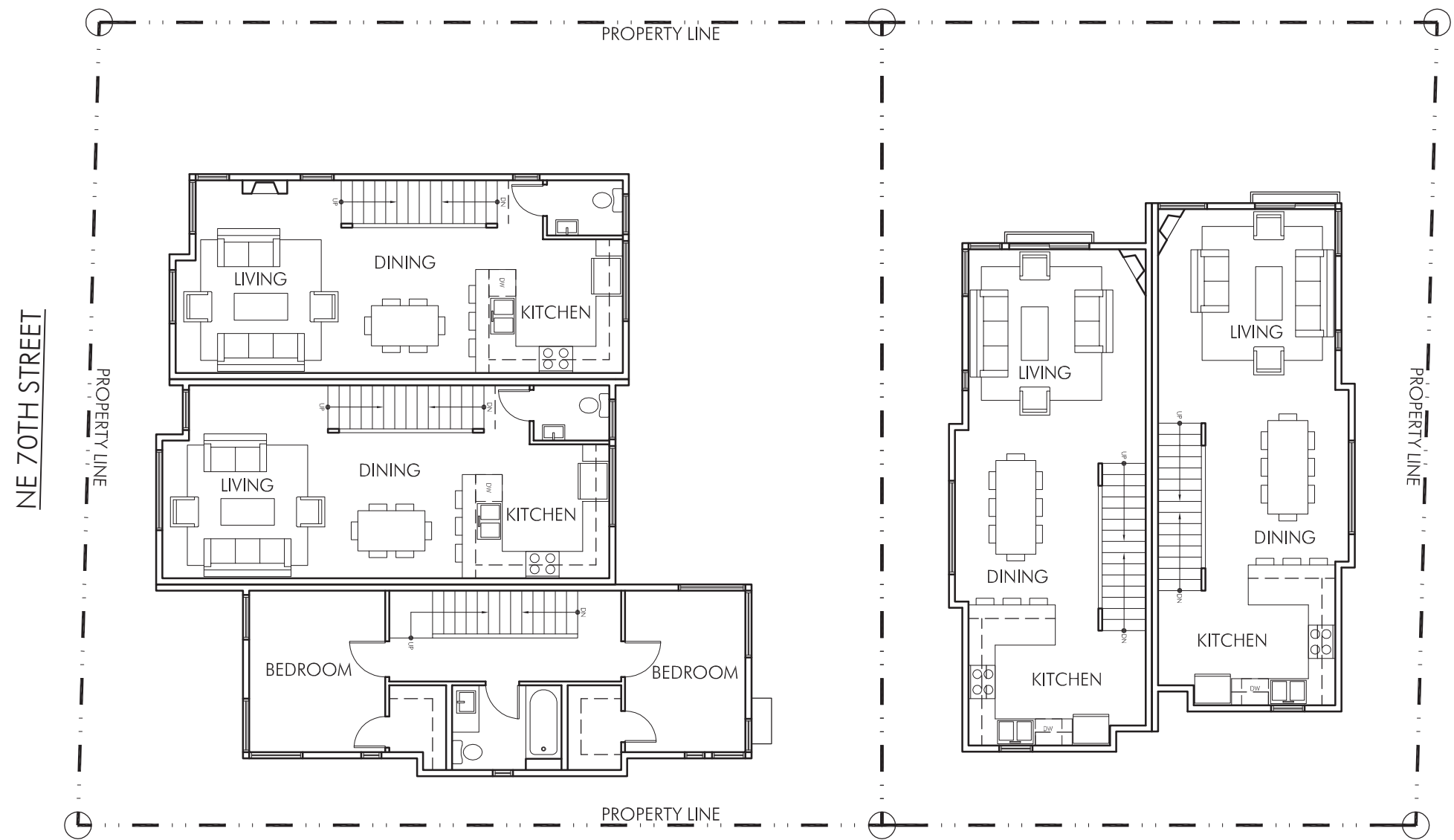
FLOOR PLANS



FIRST FLOOR PLAN  
SCALE: 3/32" = 1'-0"



FLOOR PLANS



SECOND FLOOR PLAN  
SCALE: 3/32" = 1'-0"





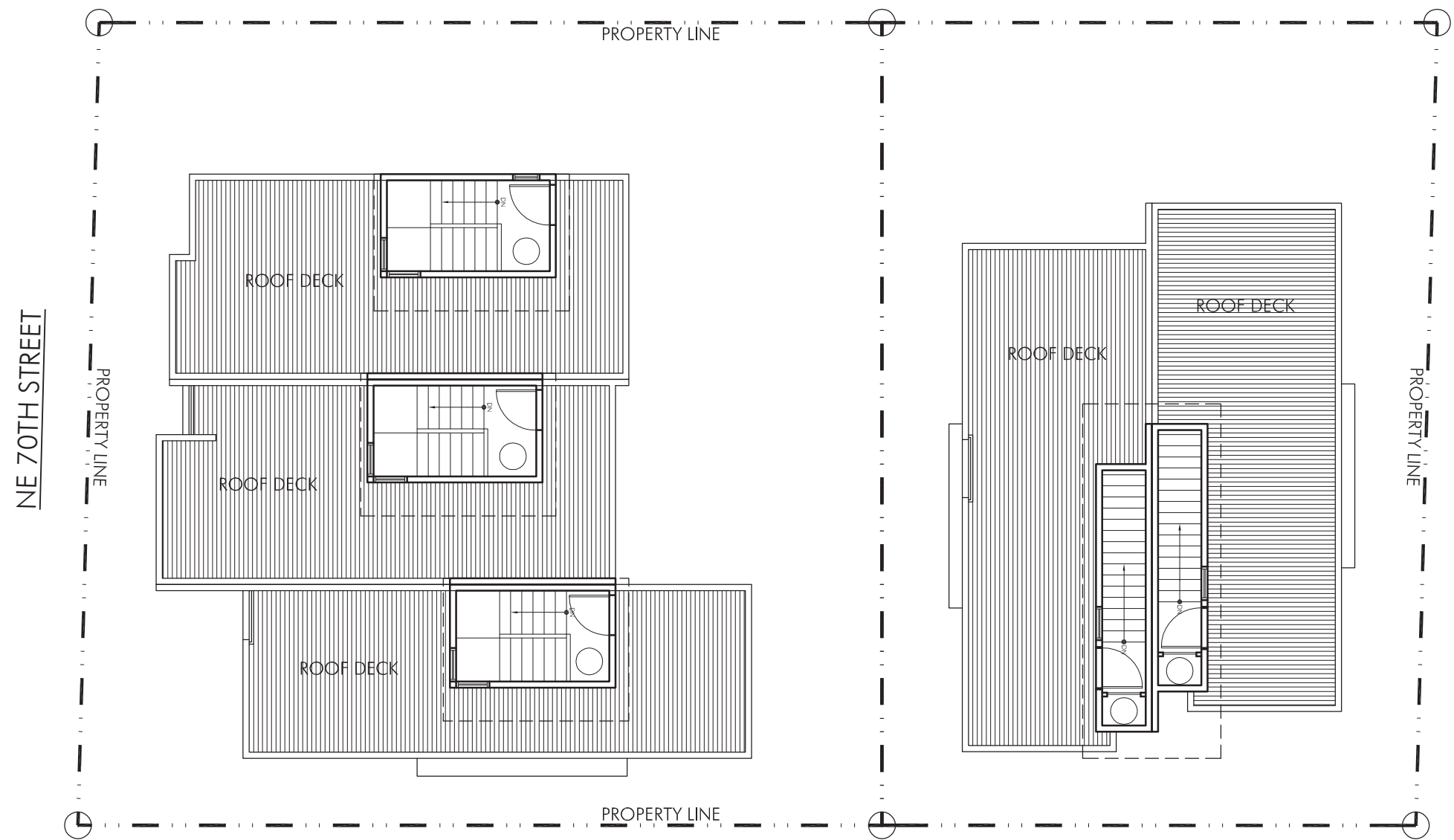
FLOOR PLANS



THIRD FLOOR PLAN  
SCALE: 3/32" = 1'-0"



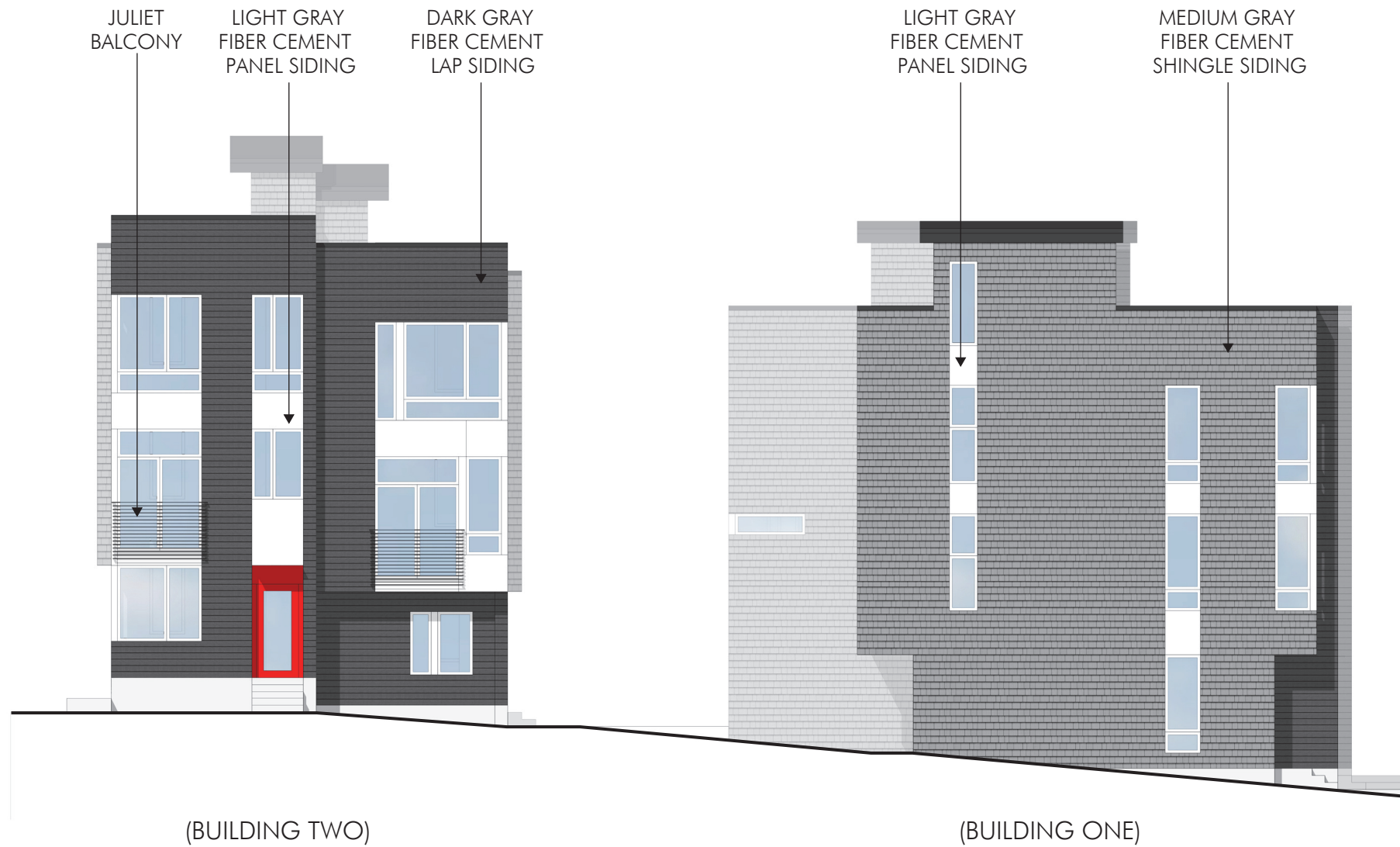
FLOOR PLANS



ROOF PLAN  
SCALE: 3/32" = 1'-0"



# ELEVATIONS

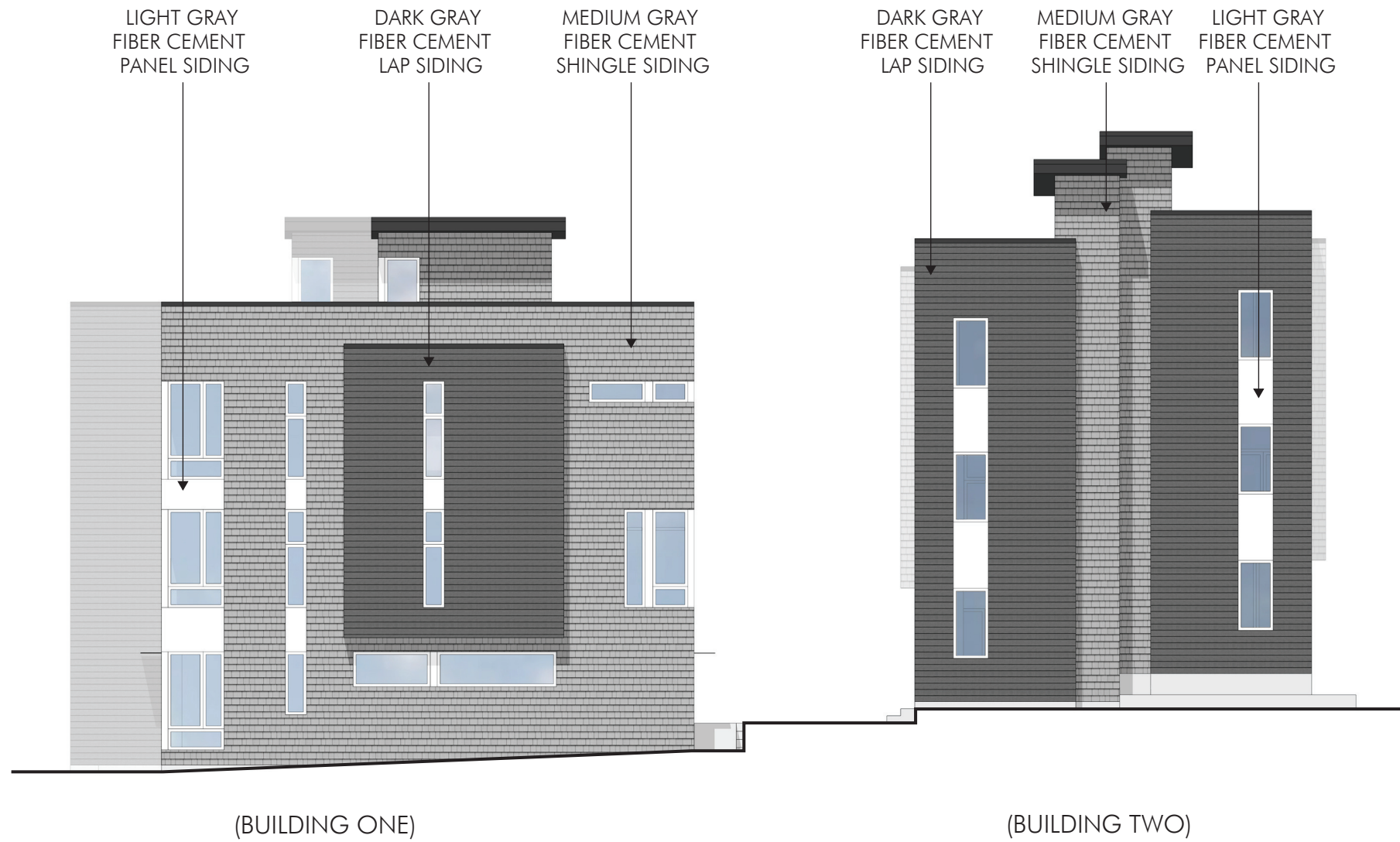


WEST ELEVATION  
SCALE: 3/32" = 1'-0"

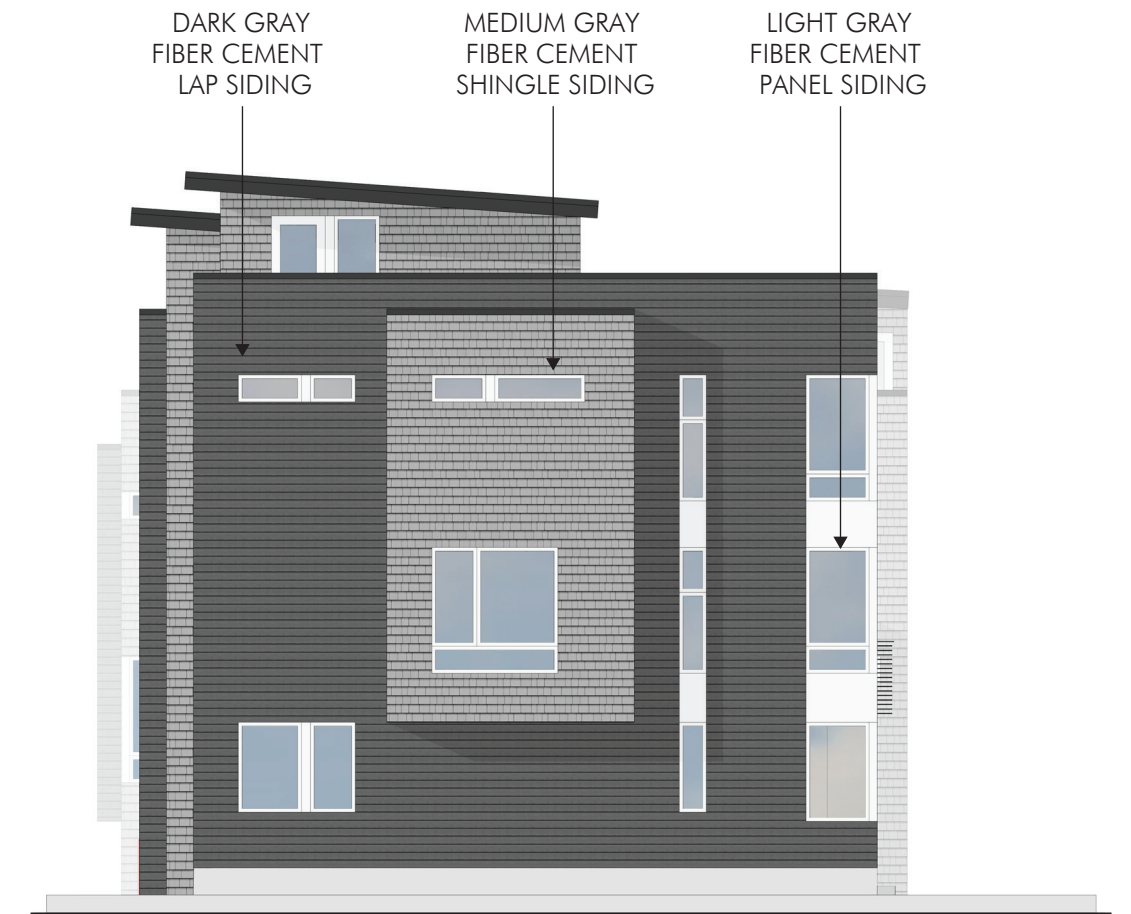


SOUTH ELEVATION - BUILDING ONE  
SCALE: 3/32" = 1'-0"

# ELEVATIONS



EAST ELEVATION  
SCALE: 3/32" = 1'-0"



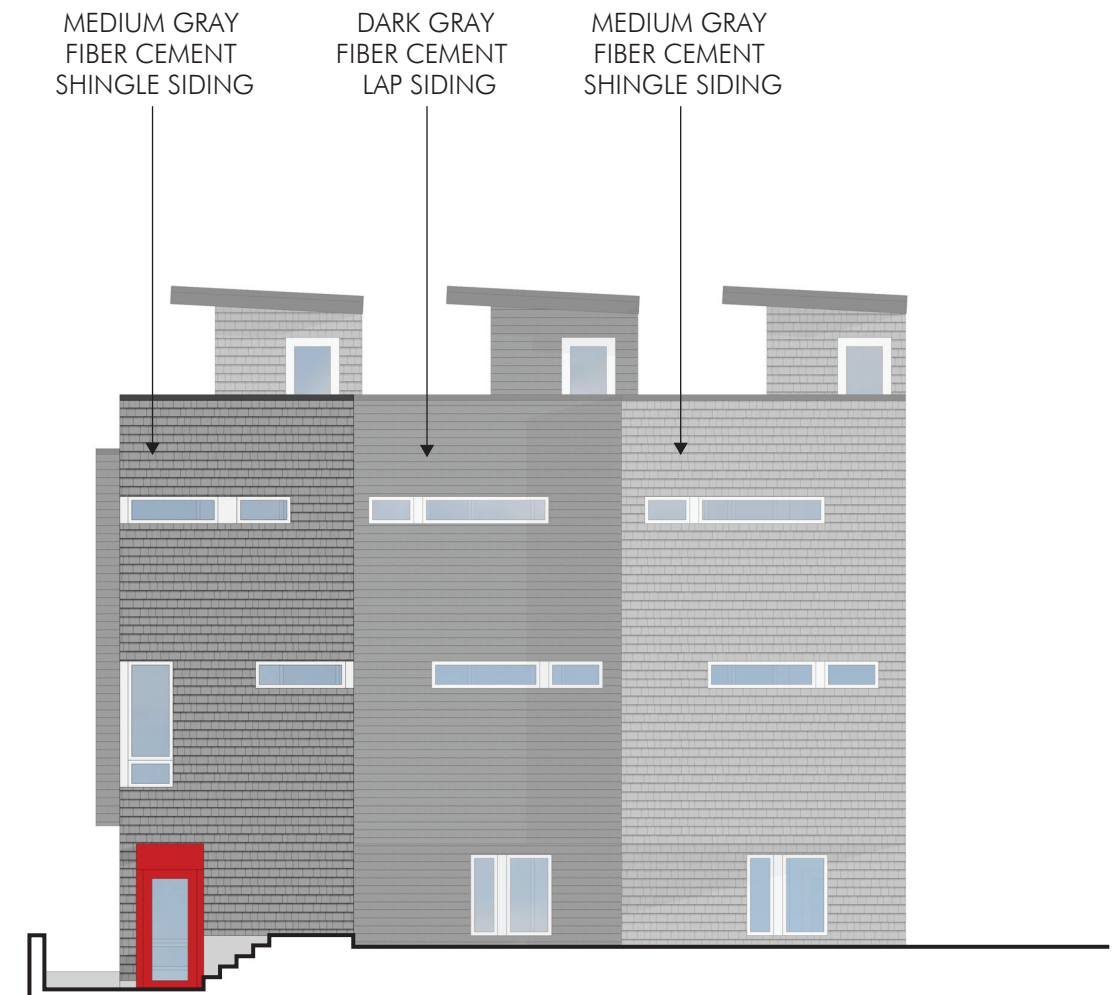
NORTH ELEVATION - BUILDING TWO  
SCALE: 3/32" = 1'-0"



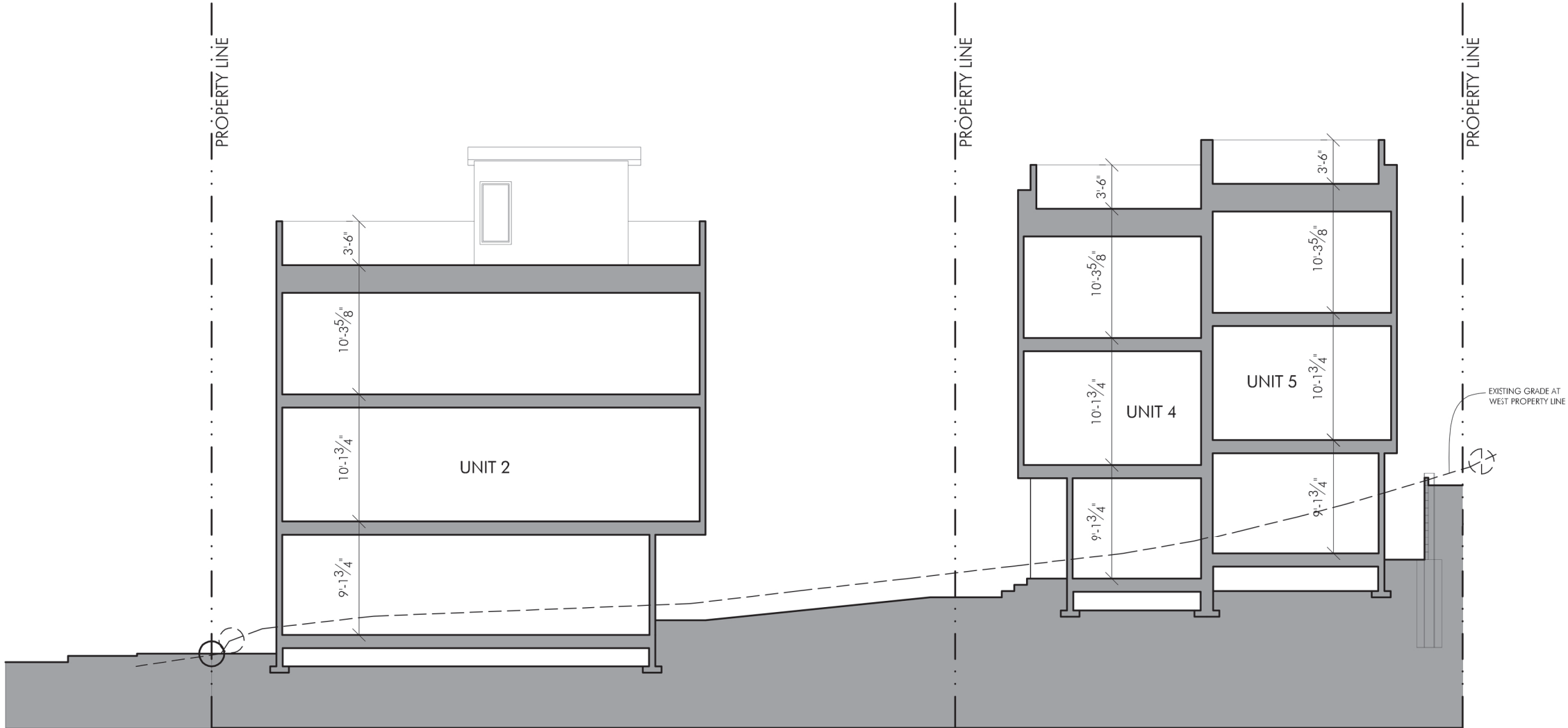
# ELEVATIONS



SOUTH ELEVATION - BUILDING TWO  
SCALE: 3/32" = 1'-0"

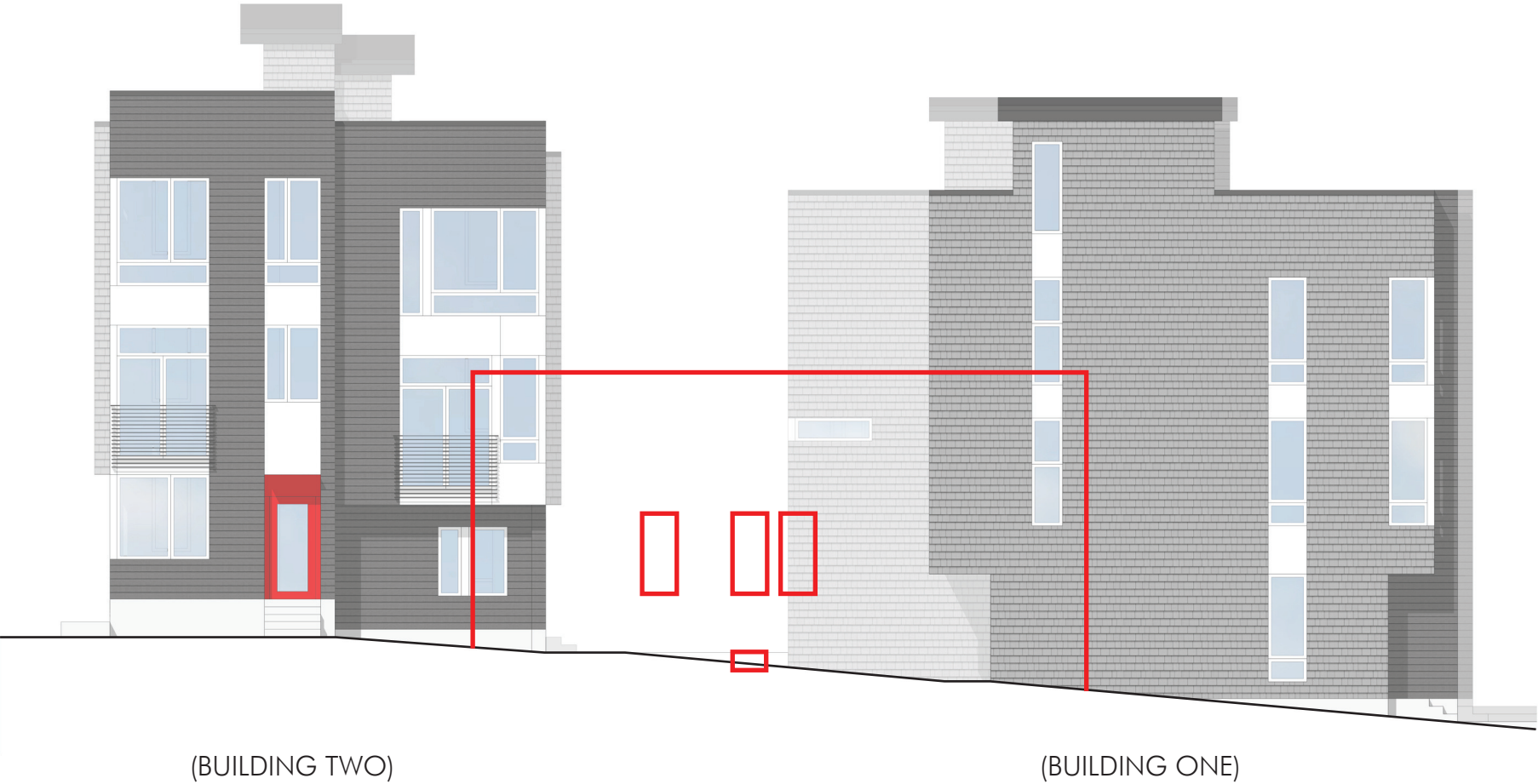


NORTH ELEVATION - BUILDING ONE  
SCALE: 3/32" = 1'-0"



SECTION FACING WEST  
SCALE: 3/32" = 1'-0"

PRIVACY DIAGRAM



WEST ELEVATION  
SCALE: 3/32" = 1'-0"

 NEIGHBORING FENESTRATION

NOTE: NEIGHBORING BUILDINGS TO THE NORTH AND EAST  
ARE THOROUGHLY SCREENED BY EXISTING VEGETATION.



## EXTERIOR VIEWS



PERSPECTIVE FROM NE 70TH STREET LOOKING NORTHEAST



PERSPECTIVE OF ENTRIES TO REAR BUILDING



## EXTERIOR VIEWS



PERSPECTIVE FROM NE 70TH STREET LOOKING NORTHWEST