PROJECT BRIEF
The proposed project involves the demolition of an existing commercial building and the construction of an apartment building containing approximately 90 residential units. No parking spaces will be provided. As part of the Land-Use review the project is proposing to rezone a portion of the lot zoned LR1(M) to NC2-55(M) and adjust the boundary of the Station Area Overlay District to include all of the parcels.

PRIORITY GUIDELINES
CS1: NATURAL SYSTEMS AND SITE FEATURES
ROOSEVELT GUIDANCE CS1.I – SUNLIGHT AND NATURAL VENTILATION – Massing steps back at Roosevelt to reduce shadow impact on street and street corner.

CS1C.1/2 – LAND FORM AND ELEVATION CHANGES – The building is cut into the sloping site, minimizing height relative to the adjacent property to the east, leveraging the sloping site to minimize building mass.

CS2: ARCHITECTURAL CONTEXT AND CHARACTER
CS2.C.1 – CORNER SITES – The building is articulated at the corner to create a strong corner for the block. The primary entrance is near, but not at the corner and a large amenity space is provided, concentrating activity near the corner.

CS2.D.3 – ZONE TRANSITIONS – The building is cut into the sloping site, minimizing height relative to the residential zone to the east. The floor to floor heights are minimized, and the roof parapets are lowered along the east side, further reducing the height of the building. The building steps back from the sidewalk as it approaches the residential zone, creating a graceful transition between zones.

CS2.D.5 – RESPECT FOR ADJACENT SITES – The roof deck is oriented away from adjacent neighbors. Most dwelling units face the street, away from other properties. An enlarged lower rear setback allows for a landscape buffer, rather than a blank wall, to face the neighbor to the East.

CS3: Architectural Context and Character
PL1: Connectivity
PL2: Walkability
PL2B.1 – EYES ON THE STREET – The building is strongly oriented to the street, and large amounts of glazing are provided at the lobby and amenity spaces, providing eyes on the street to improve safety and security.

PL2B.3 – STREET LEVEL TRANSPARENCY - Windows and doors are located along the street level to create a connection between the exterior and interior of the building. High activity common spaces are provided at the ground level allowing for larger openings without the concern for privacy associated with private residential uses.

PL3: Street-Level Interaction
PL4: Active Transportation
DC1: Project Uses and Activities
DC2: Architectural Concept
DC4: Exterior Elements and Finishes

ROOSEVELT GUIDANCE DC4.I – EXTERIOR FINISH MATERIALS – High quality, durable, modern finish materials are intended for the building. Colors will be chosen to fit with the neighborhood context.
URBAN DESIGN ANALYSIS

ZONING SUMMARY

NC2.55M
23.47A.008.A.2 Blank façade
23.47A.008.D Res. Use at grade
23.47A.012.A Height calculations
23.47A.012.C.4 Rooftop coverage
23.47A.013.A FAR
23.47A.014.B Setbacks
23.47A.024.A Amenity area

Roosevelt Station Overlay District, Roosevelt Residential Urban Village
blank wall max = 20' segments, 40% of façade between 2’ to 8’
10' setback, or 4’ above / below sidewalk
55’ + 4’ Height Bonus for 13' F-F at L1
Max 20% of roof
4.25 FAR, Bike Parking, Below Grade Exempt
15’ triangular setback required abutting residential zones.
Upper level setback required above 65’ (not applicable)
5% of Area in Res. Use

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, further noting that it would not be desirable to include elements that would attract littering

Figure - Ground
Zoning
The project site is zoned NC2-55(M) and its located on the east side of Roosevelt Way NE, a two lane south bound one way street. The area is 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 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.
Looking southeast (Aerial Image: 07/25/2019)
**STREETScape - Roosevelt Way NE**

1. Roosevelt Way NE looking east

2. Roosevelt Way NE looking west
3. NE 71st Street looking south

4. NE 71st Street looking north
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: 08/27/19

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

- Property Line
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.
SITE PLAN - SCHEME A

Scheme A

Units: 95
FAR: 4.17
GFA: 40,875 SF
GSF: 44,164 SF

Total Unit Count: 95
Total GFA: 40,875 SF
Total GSF: 44,164 SF

Pros:
• Maximized density

Cons:
• Residential units at street level adds an overly residential character to the ROW
• High concentration of units oriented towards East LR lot creating privacy issues
• Large sections of blank façade @ north and south
• Minimum setback at east lot line
• < 2ft. setback at south lot lines
• Imposing massing on north, south, and east facades
• Departure required for street level uses
• Departure required for rear setback

Residential
Circulation / Mechanical
Common Building Services
Entry
PERSPECTIVES - SCHEME A

Looking northeast from Roosevelt Way NE

Looking west from Roosevelt Way NE

Looking east from Roosevelt Way NE

Looking southwest from Roosevelt Way NE

Looking southwest from NE 71st Street

Looking southwest from Roosevelt Way NE
SMC 23.47A.014.B: SETBACKS

**REQUIRED:** Triangular setback 15' ea. side of intersection

**PROPOSED:** 10'2" X 10'0" (4'10" X 5'0" DEPARTURE)

*Guidelines/Justification:*
- Seattle Guidance CS2.A.2 Architectural Presence: Minimizing the setback at the corner creates a strong continuous street edge.
- Seattle Guidance DC2A Massing: Minimizing the setback allows for a cohesive expression of the massing.

SMC 23.47A.008.D: STREET LEVEL DEVELOPMENT STANDARDS

**REQUIRED:** 10' min. setback for Residential uses

**PROPOSED:** 5'10" setback

*Guidelines/Justification:*
- Roosevelt Guidance PL2.Ii Pedestrian Experience: Walk-out units add more pedestrian scale elements at the ROW.
- Seattle Guidance CS2.C.1 Corner Sites: Minimizing setback allows corner to be defined and creates continuity in streetscape at the corner.
Scheme B

- Units: 92
- FAR: 4.02
- GFA: 39,420 SF
- GSF: 42,592 SF

Pros:
- Break in massing provides relief at east façade
- > 5ft. setback at portion of south lot line

Cons:
- Residential units at street level adds an overly residential character to the ROW
- Stair tower and building access adjacent to existing residential lot
- Large sections of blank façade @ south façade
- Imposing massing on north, south, and east facades
DEPARTURES - SCHEME B

SMC 23.47A.014.B: SETBACKS

REQUIRED: Triangular setback 15’ ea. side of intersection
PROPOSED: 10’7” X 10’6” (4’5” X 4’6” DEPARTURE)

Guidelines/Justification:
Seattle Guidance CS2.A.2 Architectural Presence: Minimizing the setback at the corner creates a strong continuous street edge.
Seattle Guidance DC2A Massing: Minimizing the setback allows for a cohesive expression of the massing

SMC 23.47A.008.D: STREET LEVEL DEVELOPMENT STANDARDS

REQUIRED: 10’ min. setback for Residential uses
PROPOSED: 6’7” setback

Guidelines/Justification:
Roosevelt Guidance PL2.Ii Pedestrian Experience: Walk-out units add more pedestrian scale elements at the ROW.
Seattle Guidance CS2.C.1 Corner Sites: Minimizing setback allows corner to be defined and creates continuity in streetscape at the corner.

SUN STUDY - SCHEME B

DEPARTURES - SCHEME B

SMC 23.47A.014.B: SETBACKS

REQUIRED: Triangular setback 15’ ea. side of intersection
PROPOSED: 10’7” X 10’6” (4’5” X 4’6” DEPARTURE)

Guidelines/Justification:
Seattle Guidance CS2.A.2 Architectural Presence: Minimizing the setback at the corner creates a strong continuous street edge.
Seattle Guidance DC2A Massing: Minimizing the setback allows for a cohesive expression of the massing

SMC 23.47A.008.D: STREET LEVEL DEVELOPMENT STANDARDS

REQUIRED: 10’ min. setback for Residential uses
PROPOSED: 6’7” setback

Guidelines/Justification:
Roosevelt Guidance PL2.Ii Pedestrian Experience: Walk-out units add more pedestrian scale elements at the ROW.
Seattle Guidance CS2.C.1 Corner Sites: Minimizing setback allows corner to be defined and creates continuity in streetscape at the corner.
Scheme C - PREFERRED

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

Pros:
• Street corner activated with lobby and large amenity space
• Increased visibility and translucency at street corner
• Massing broken up @ north, east, and west facades
• Minimizes zero lot line conditions
• Massing steps down @ east residential-facing façade
• 12’ – 15.5’ setback provided at east residential-facing façade

Cons:
• None

SCALE: 1/16" = 1’-0”

7012 Roosevelt Way NE / # 3035227-EG / EDG / 03-18-2020
Isola Homes + SHW
No Departures
CONCEPT DEVELOPMENT - ADJACENCY

Unit Orientation
Zero Lot Line Condition
Vertical Circulation

Scheme A
NE 71st Street

Scheme B
NE 71st Street

Scheme C - Preferred
NE 71st Street

East property line relationship

Neighborhood

- 25 Roosevelt Way NE / # 3035227-EG / EDG / 03-18-2020
- Isola Homes + SHW
CONCEPT DEVELOPMENT - FORM + EXPRESSION

Looking southwest from Roosevelt Way NE

Large Scale Pattern

Rigorous Rhythm

Small Scale Pattern

Planting Texture

ROW Planting

RUW Planting
CONCEPT DEVELOPMENT - FORM + EXPRESSION

Looking southwest from NE 71st Street

Buffer Planting

Contrast Planting

Contrast Planting

Large Scale Pattern

Small Scale Pattern

Medium Scale Pattern
RECENT WORK

4710 20th Ave NE (Under Construction)

5902 22nd Ave NW

5201 Rainer Ave S

600 E Howell St (Under Construction)

1806 23rd Ave

116 13th Ave E
RECENT WORK

800 5th Ave N (Under Construction)

6301 15th Ave NW (Under Construction)

1728 12th Ave E

2418 NW 58th St

1404 Boylston Ave

1715 12th Ave E