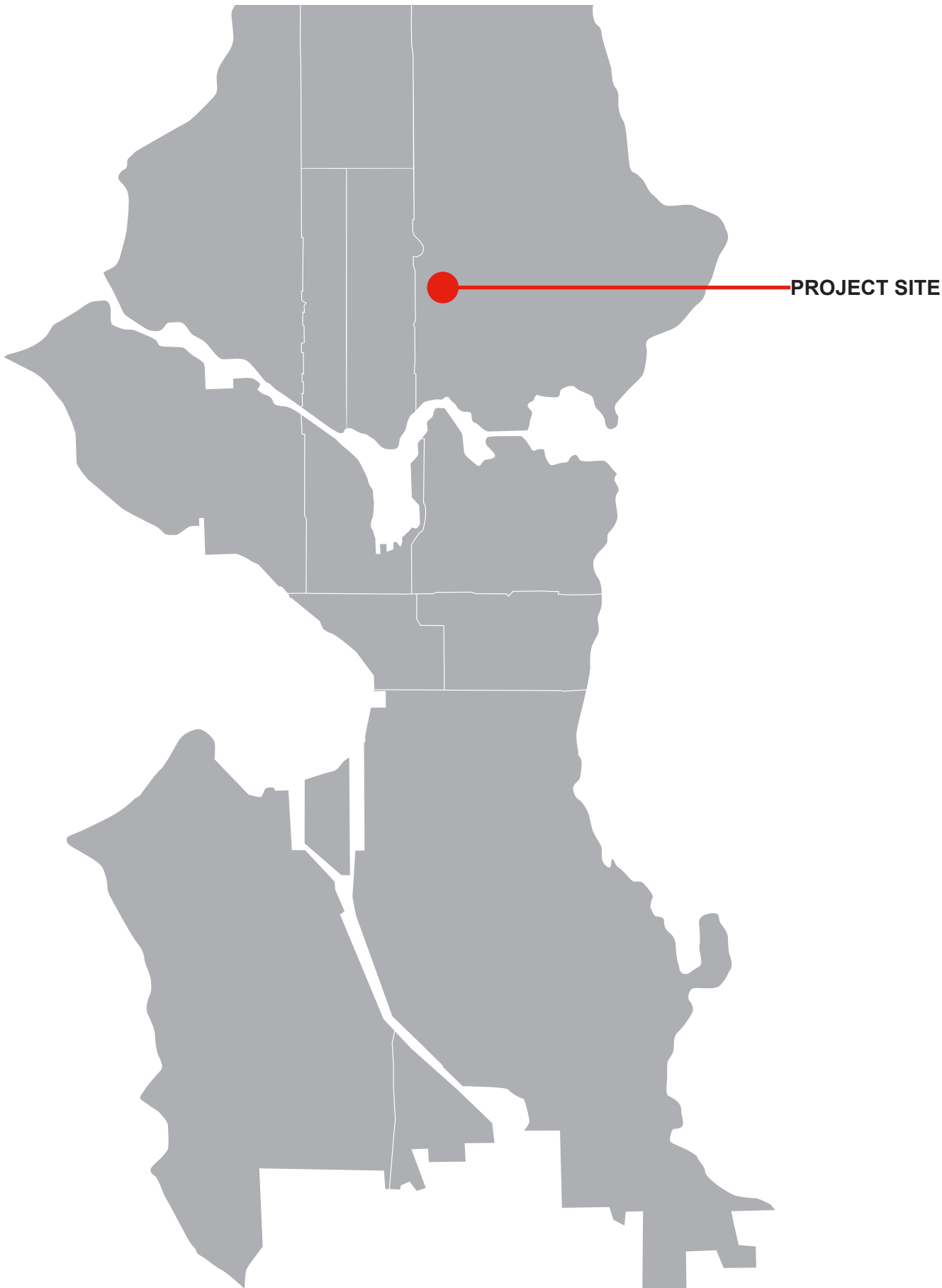


1022 NE 68TH ST TOWNHOMES



ADMINISTRATIVE DESIGN REVIEW - 11/8/2021
1022 NE 68TH ST.
SEATTLE, WA 98115

PROJECT ADDRESS

1022 NE 68TH ST
SEATTLE, WA 98115

SDCI PROJECT NUMBER

3037024-EG
3036465-LU associated LBA

MEETING TYPE

RECOMMENDATION

PROJECT TEAM

ARCHITECT

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ADMINISTRATIVE DESIGN REVIEW - 11/8/2021
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SEATTLE, WA 98115

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3.0 DEVELOPMENT OBJECTIVES



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DEVELOPMENT OBJECTIVES

Combine multiple parcels fronting on NE 69th Street, NE 68th Street and 12th Ave NE and construct 36 townhome units with parking for 16 in a partially underground garage, accessed from NE 68th Street. The five single-family residences will be deconstructed and removed. The project will take design cues from Roosevelt High School, with a contemporary twist, and aims to maximize circulation throughout the entire site and provide useable open space opportunities. This project will perform, rather than pay-in-lieu-of, for MHA purposes.

PROJECT INFORMATION

ADDRESS	1022 NE 68TH ST SEATTLE, WA 98115
SDCI #	3037024-EG 3036465-LU asociated LBA
PARCEL NUMBER	365870-0380 365870-0370 365870-0460 365870-0465 365870-0470 365870-0475
ZONE	LR3 (M2)
LOT SIZE	COMBINED: 23,260 SF
OVERLAYS	NONE
MHA	MEDIUM
URBAN VILLAGE	ROOSEVELT RESIDENTIAL URBAN VILLAGE
FREQUENT TRANSIT	YES
ALLOWED FAR	2.3 X 23,260 SF = 53,498 SF
DENSITY LIMIT	NO LIMIT
ALLOWED HEIGHT	50'-0"
GROSS FLOOR AREA	46,669.58 SF (PREFERRED OPTION)

LEGAL DESCRIPTION "PARCEL B"

PARCEL B (7,017 SQ. FT.)

THAT PORTION OF LOTS 22, 23 AND 24, BLOCK 4, JAMES DIVISION OF GREEN LAKE ADDITION TO SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4 OF PLATS, PAGE 41, RECORDS OF KING COUNTY, WA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE S.W. CORNER OF SAID LOT 22; THENCE N 00°26'01" E ALONG THE WEST LINE OF SAID LOT FOR A DISTANCE OF 101.97 FT.; THENCE S 89°09'58" W, 54.00 FT.; THENCE S 00°26'02" W, 40.00 FT.; THENCE N 89°09'58" W, 26.00 FT. TO THE **POINT OF BEGINNING**.

Opportunity to Provide Online Input on the NE Roosevelt Project



ABOUT THE PROJECT
This project proposes a new 36-unit townhome development with units ranging from 1,300 SF to 1,500 SF with rooftop decks.

What:
Let us know what you think! Visit our website at www.NERooseveltProject.com to learn more about this new project, including the team's proposed vision and approach.

Survey:
Take our online survey to share your thoughts about the project site and components. (Survey located on the project website.)

Comments:
Provide additional comments via our comment form or by email at NERooseveltProject@earlyDRoutreach.com.

ADDITIONAL PROJECT DETAILS

Project Addresses:
1022 NE 68th St, 1024 NE 68th St, 1028 NE 68th St, 1032 NE 68th St, 1023 NE 69th St, 1029 NE 69th St, Seattle WA 98115
Contact: Natalie Quick

Applicant: Shelter Homes LLC
Additional Project Information on Seattle Services Portal via the Project Number: 3036465-LU

Project Email: NERooseveltProject@earlyDRoutreach.com
Note that emails are returned within 2-3 business days, and are subject to City of Seattle public disclosure laws.

This effort is part of the City of Seattle's required outreach process, in advance of Design Review.

Direct Mailing: NE Roosevelt Street Project

Poster Mailing Details
DISTRIBUTION DATE: September 15, 2020

Project Address:	1022 NE 68 th St, 1024 NE 68 th St, 1028 NE 68 th St, 1032 NE 68 th St, 1023 NE 69 th St, 1029 NE 69 th St, Seattle WA 98115
Brief Description:	The project proposes a new 36-unit townhome development, with units ranging from 1,300 SF to 1,500 SF with rooftop decks.
Contact:	Natalie Quick
Applicant:	Shelter Homes LLC
Contact Information:	NERooseveltProject@earlyDRoutreach.com
Type of building:	Townhome Buildings
Neighborhood:	Roosevelt
In Equity Area:	No

The project flyer was shared with **587 businesses and residents** within a **500-foot radius** of the project addresses of 1022 NE 68th St, 1024 NE 68th St, 1028 NE 68th St, 1032 NE 68th St, 1023 NE 69th St, and 1029 NE 69th St. A map detailing the mailing radius and invoice confirming delivery follows.

SUMMARY OF PUBLIC OUTREACH

DESIGN-RELATED COMMENTS

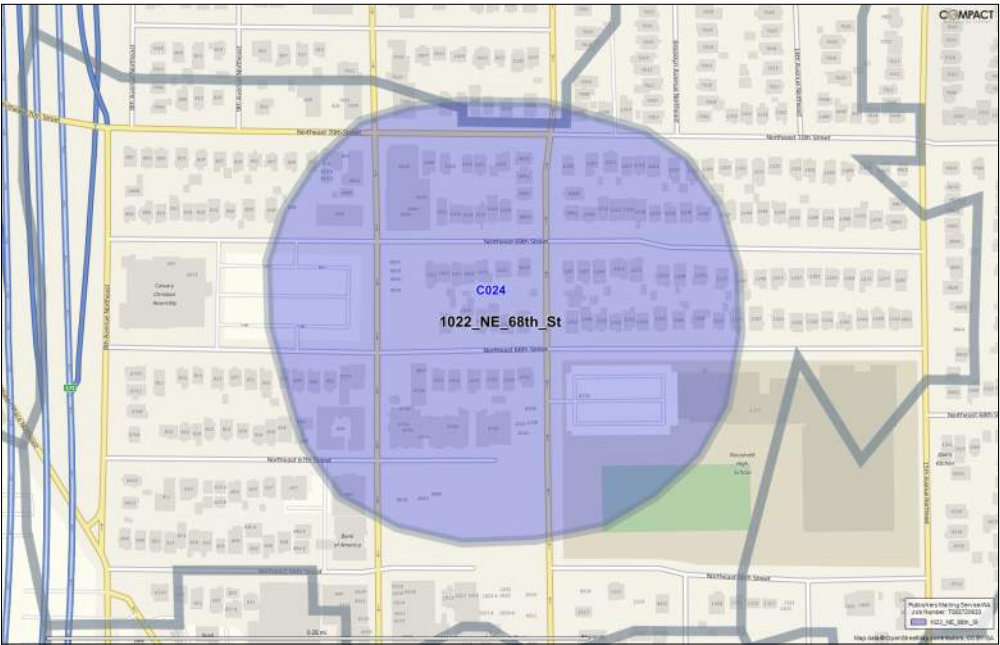
Design. When asked what is most important about a new building on this property, 54 percent of respondents said onsite parking; 39 percent said attractive materials; 39 percent said interesting and unique design; and 31 percent said environmentally friendly features. Many respondents supported creating a project that is built to last, well-designed, and reflective of the of the neighborhood character – featuring a homey, comfortable style with a Northwest color palette and including attractive materials like brick and wood – and avoiding a boxy office look. Other respondents encourage the project team to position the project in the context for both today and the future and suggested building the project so not all of the lots are connected. One respondent noted that this project is a great opportunity to establish a well-planned transition between the apartments surrounding the light-rail and the single-family part of the neighborhood. Another respondent noted that the Roosevelt neighborhood is a very pleasant place to live and asked that the project team please try their best.

Response: The project proposes to fully take advantage of the zoning allowances and existing site conditions. While being able to expand upward, the buildings also step with the site, reducing the overall feeling of massiveness. Each building will incorporate a varying palette of materials, utilizing brick and large-format panels, accentuated by corrugated metal, with a pop of natural wood tones to add a softness at the edges. Since townhomes are proposed, as opposed to apartments, the massing of the project will serve as a transition in scale between the larger apartments and commercial buildings to the west and the remaining single-families surrounding the site, while understanding that these remaining homes also have the potential in the future to be removed and replaced with similar-scaled projects.

Exterior / Landscaping / Public Space. When asked what is the most important consideration for designing the exterior space, 64 percent of respondents said landscaping, and 45 percent said lighting and safety features. Several respondents supported pleasing landscaping that retains the existing trees; includes broad open sidewalk widths on 12th Ave NE because of increased traffic due to the light rail. Other respondents supported providing neighbors access to shared features and one respondent suggested replacing trees. An additional respondent said the most important consideration for design the exterior space is accessibility.

Response: The project has the added benefit of a greater amount of open public and landscaped spaces, as a large amenity deck will be provided at the southern portion of the site, serving as an extension from the landscaped walkways at the northern end. Site lighting will be provided to create a well-lit, but not distracting outdoor space, doubly serving as wayfinding and safety features.

MAILING MAP



Height. A few respondents expressed concern about the building height affecting neighbor's views of Mount Rainier.

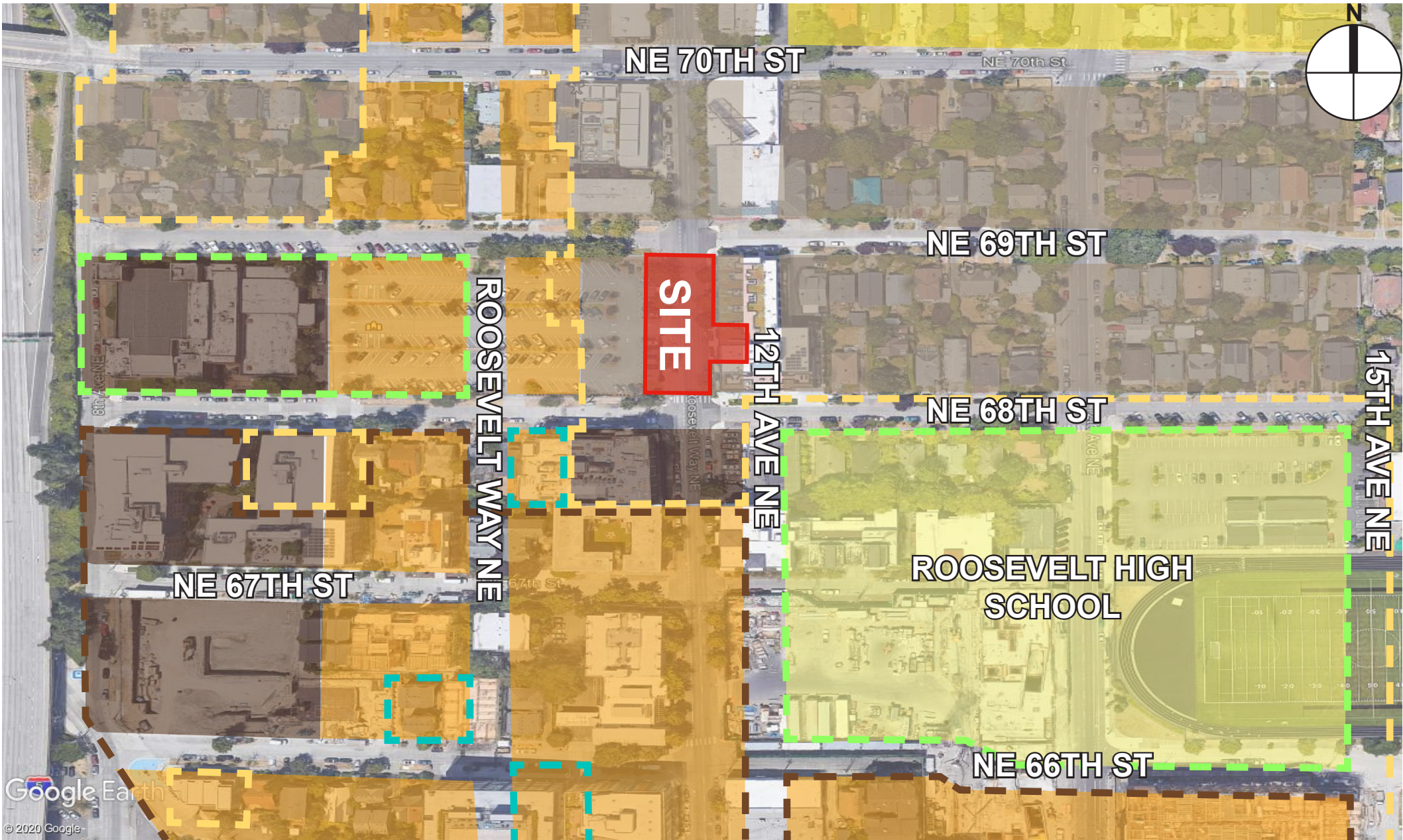
Response: The buildings will adhere to the base height limits. Rooftop features, such as penthouses, are proposed to vary location with regard to positioning over the footprint, ideally creating “windows” through the site.

Eco-Friendly. One respondent inquired about the project's plans for storm water retention and reuse, solar power catchment and use of natural gas.

Response: The project will incorporate bio-planters to accommodate surface drainage; solar panel provisions will be installed as necessary to meet the requirements, if the prerequisite applies, and if gas is available, it will be brought into the site and utilized for some of the equipment and amenities.

4.0 CONTEXT ANALYSIS: SITE AND ZONING

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ZONING LEGEND

- LOWRISE MULTIFAMILY LR1, LR2, LR3 ZONE
- NEIGHBORHOOD COMMERCIAL ZONE
- HIGH DENSITY MULTI-FAMILY MR (M2) ZONE
- SINGLE FAMILY SF 5000 ZONE
- RSL (M)

USE LEGEND

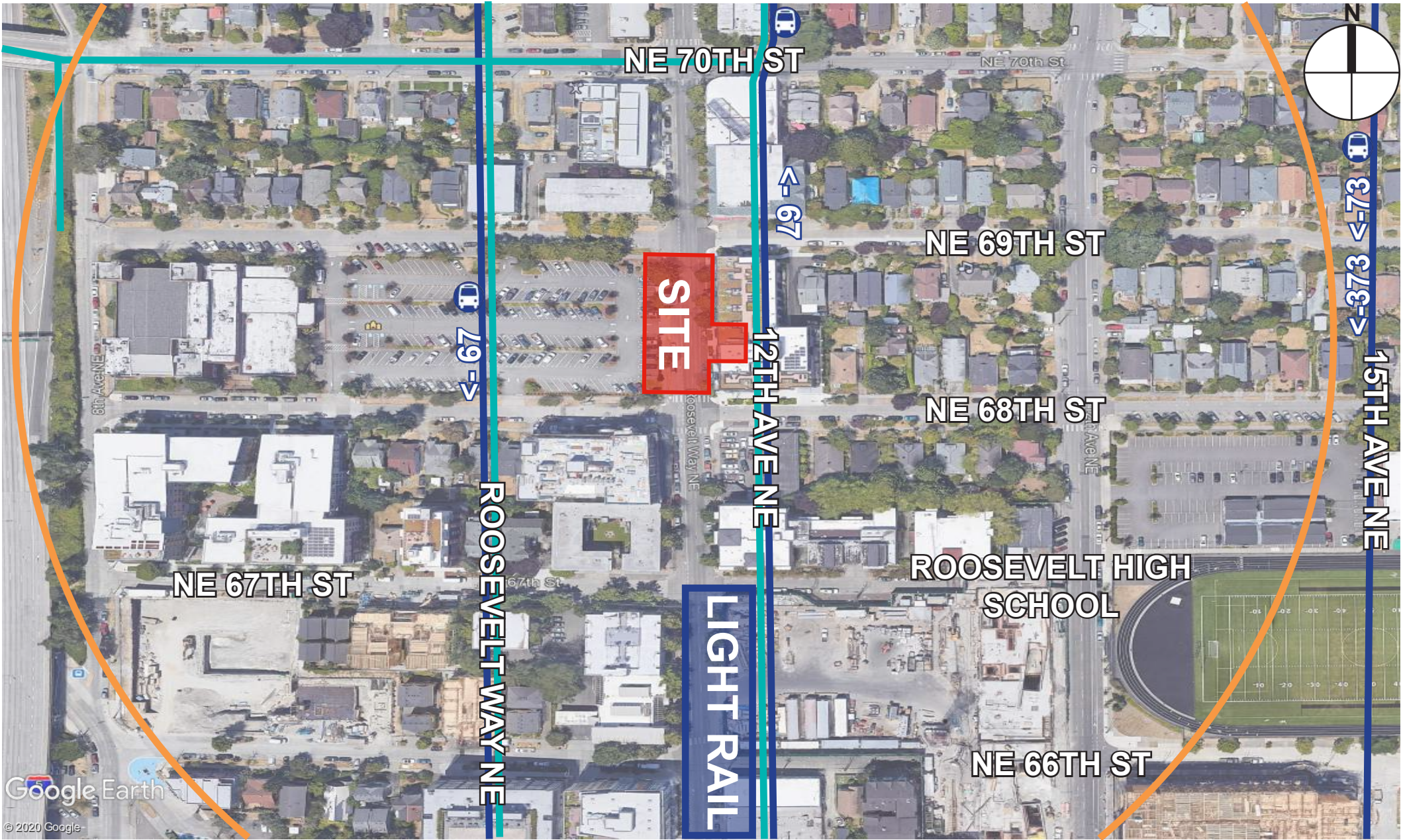
- SINGLE FAMILY STRUCTURES
- MULTI FAMILY STRUCTURES
- COMMERCIAL BUSINESS
- PUBLIC STRUCTURE

3D 9X9 BLOCK



5.0 URBAN DESIGN ANALYSIS: TRANSIT & SITE ACCESS

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VEHICULAR ACCESS

Access to the site can be taken from either NE 69th St or NE 68th Street, by which are multiple existing curb cuts.

TRANSIT ACCESS

Bus route 67 travels South along Roosevelt Way NE and North along 12th Ave NE.

Bus route 73 travels South along 15th Ave NE.

Bus route 373 travels South along 15th Ave NE.

BICYCLE ACCESS

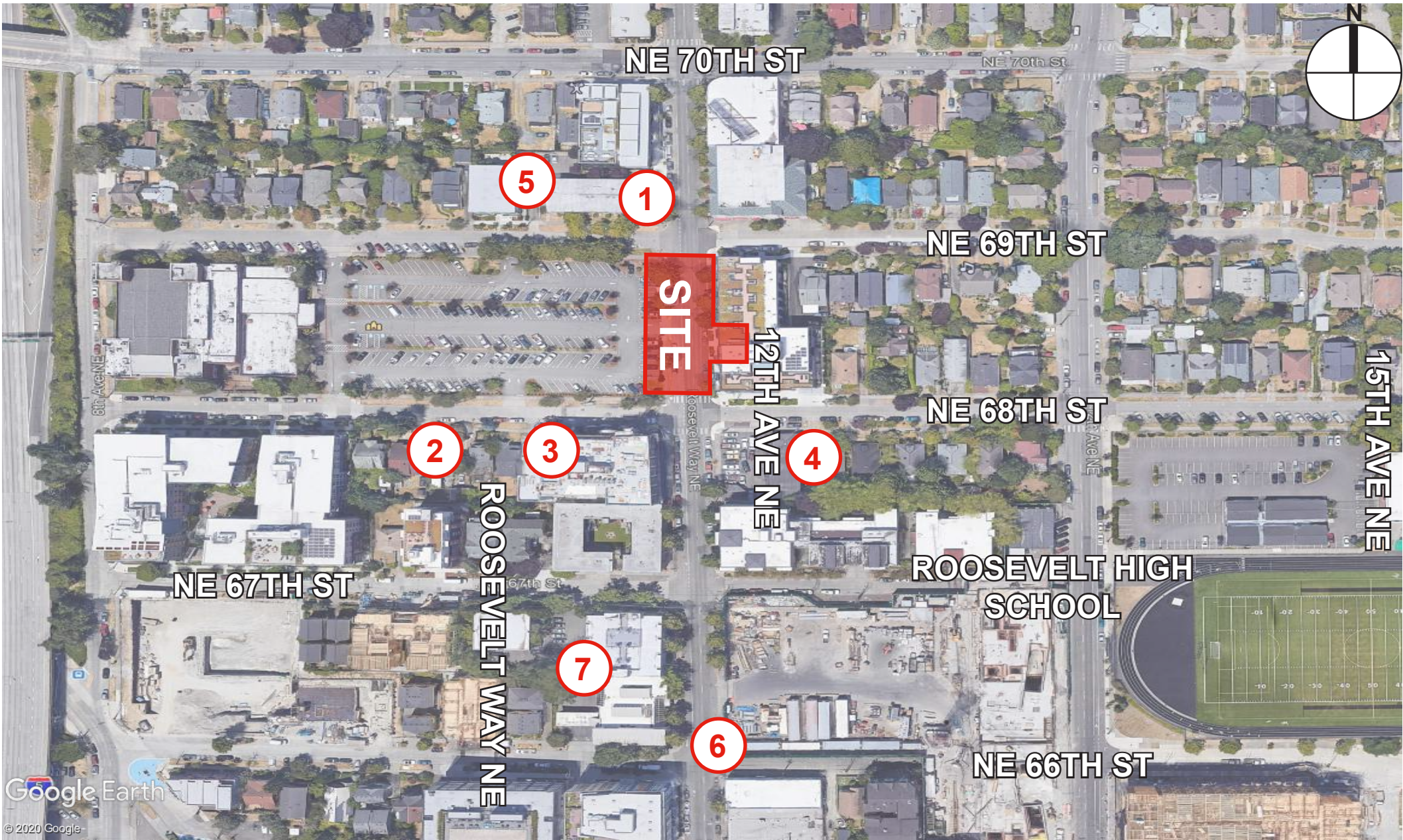
Dedicated bike lanes are located at NE 70th St, Roosevelt Way NE, and 12th Ave NE

LEGEND

- BIKE FRIENDLY
- DEDICATED BIKE LANES
- 5 MIN. WALKING RADIUS
- BUS ROUTE(S) 67, 73 AND 373
- BUS STOP

5.0 EXISTING SITE CONDITIONS: NEIGHBORHOOD CONTEXT

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SINGLE-FAMILY



MULTI-FAMILY



FUTURE MIXED-USE BUILDING SITE



ROOSEVELT HIGH SCHOOL PARKING LOT



FUTURE MIXED-USE BUILDING



SOUTH LIGHT RAIL STATION

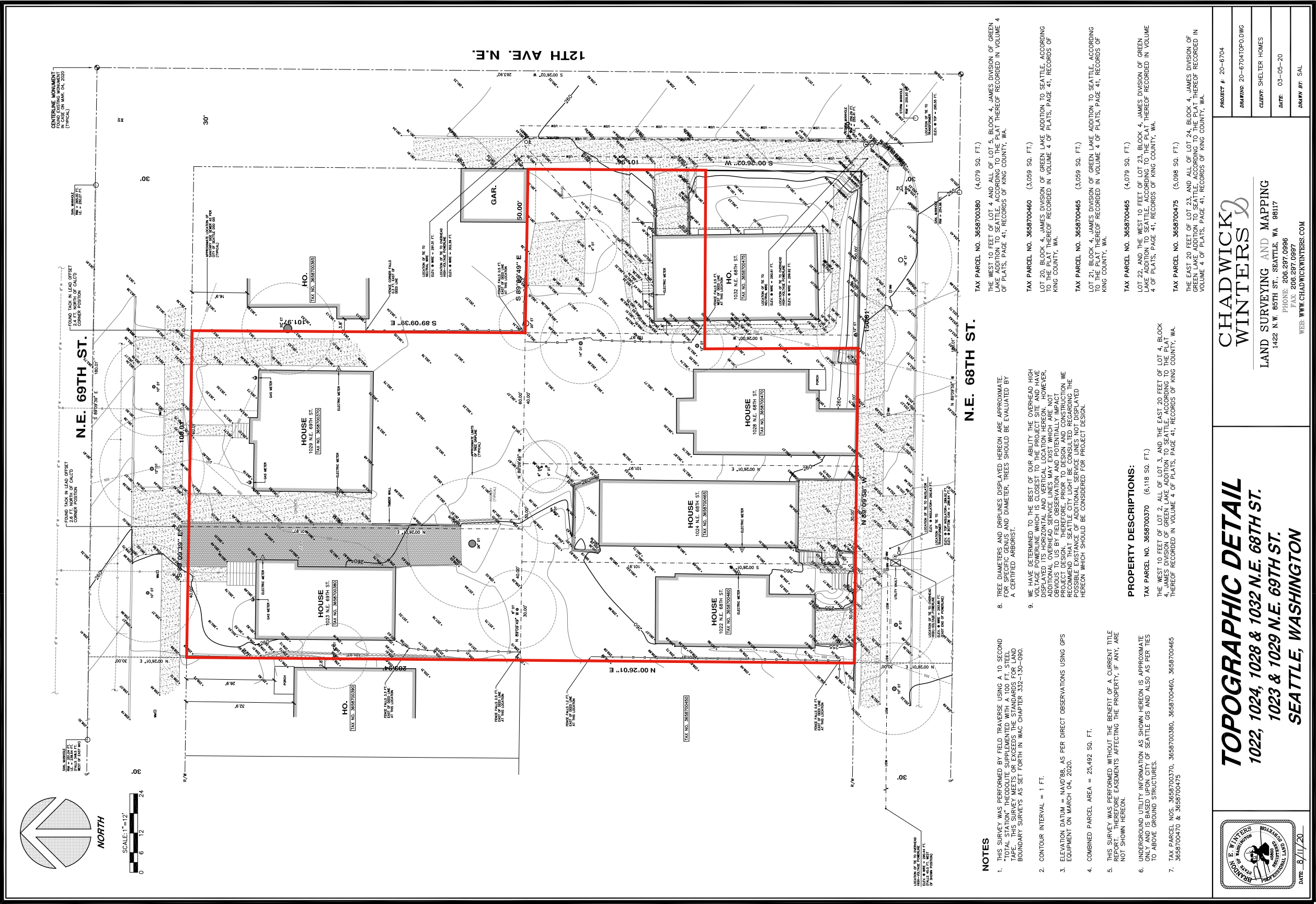


PUBLIC STORAGE



5.0 EXISTING SITE CONDITIONS: SITE SURVEY

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5.0 EXISTING SITE CONDITIONS: EXISTING TREE LOCATION

ADMINISTRATIVE DESIGN REVIEW - 11/8/2021
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EXCEPTIONAL TREES

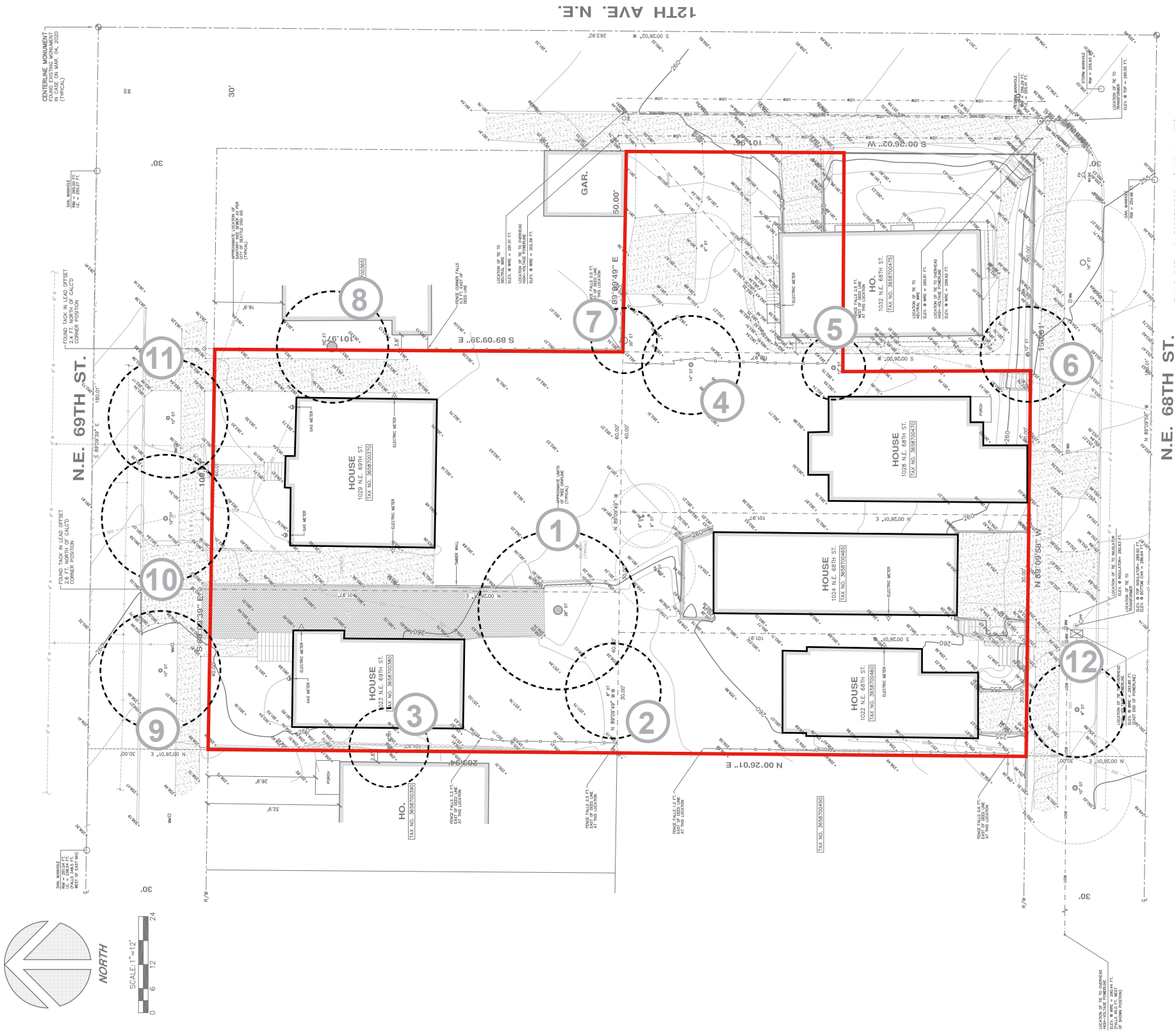
No exceptional trees located on or adjacent to the project site.

SIGNIFICANT TREES

- 1 ITALIAN PRUNE: DBH - 21.5"
DRIPLINE - 16'
- 2 PEAR COMMON: DBH - 6.5"
DRIPLINE - 9'
- 3 EUROPEAN WHITE BIRCH: DBH - 8"
DRIPLINE - 11'
- 4 ENGLISH HAWTHORN: DBH - 13.5"
DRIPLINE - 16'
- 5 GOLDEN CHAINTREE: DBH - 7.3"
DRIPLINE - 9'
- 6 MUGO PINE: DBH - 9.9"
DRIPLINE - 14'
- 7 ENGLISH LAUREL: DBH - 13.8"
DRIPLINE - 12'
- 8 LAWSON CYPRESS: DBH - 27.5"
DRIPLINE - 11'

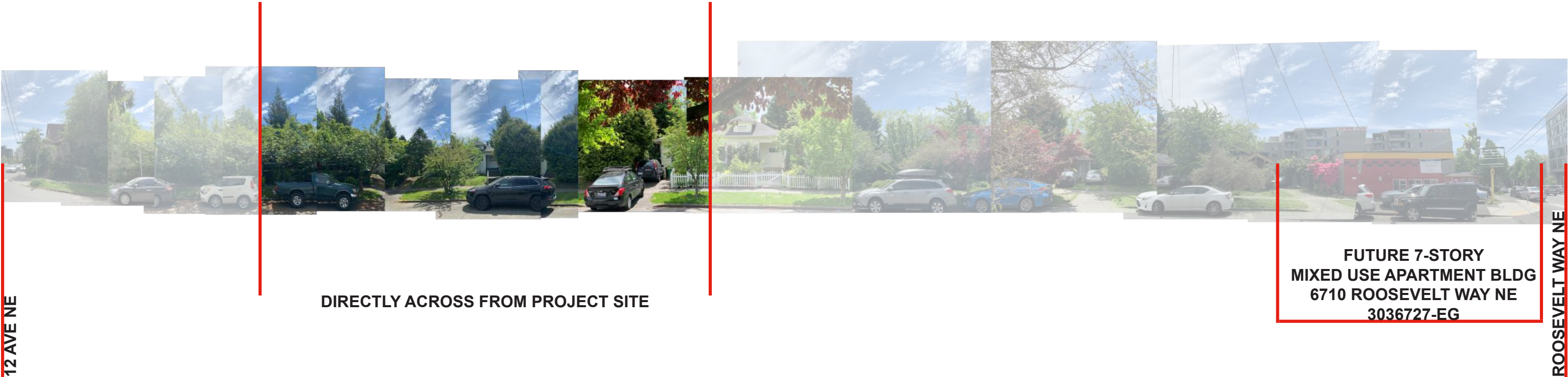
STREET TREES

- 9 PURPLELEAF PLUM: DBH - 9.5"
DRIPLINE - 8'
- 10 PURPLELEAF PLUM: DBH - 11"
DRIPLINE - 10'
- 11 PURPLELEAF PLUM: DBH - 7.7"
DRIPLINE - 11'
- 12 JAPANESE MAPLE: DBH - 6.5"
DRIPLINE - 10'



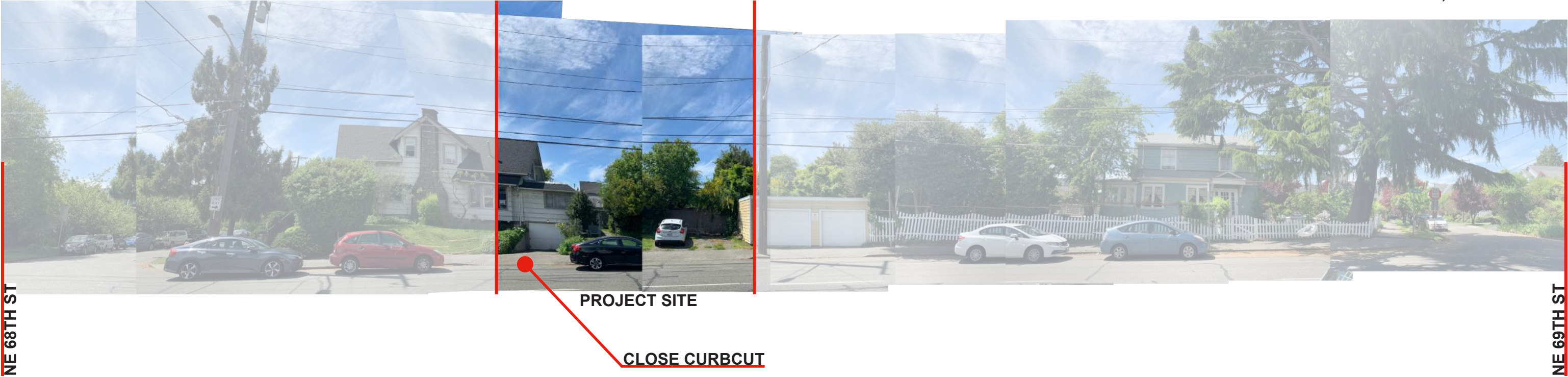
5.0 EXISTING SITE CONDITIONS: 68th STREET FACADES

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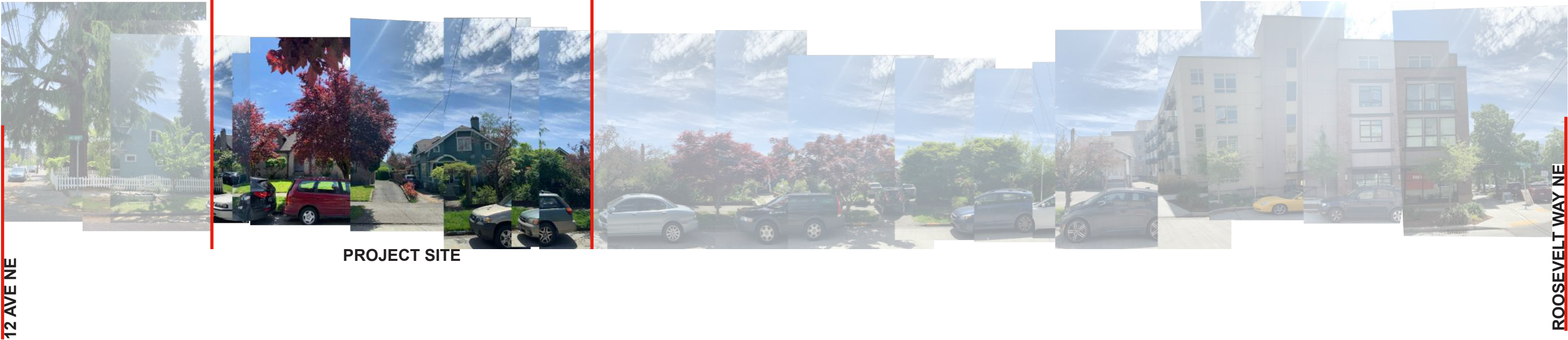
5.0 EXISTING SITE CONDITIONS: 12TH AVE NE STREET FACADES

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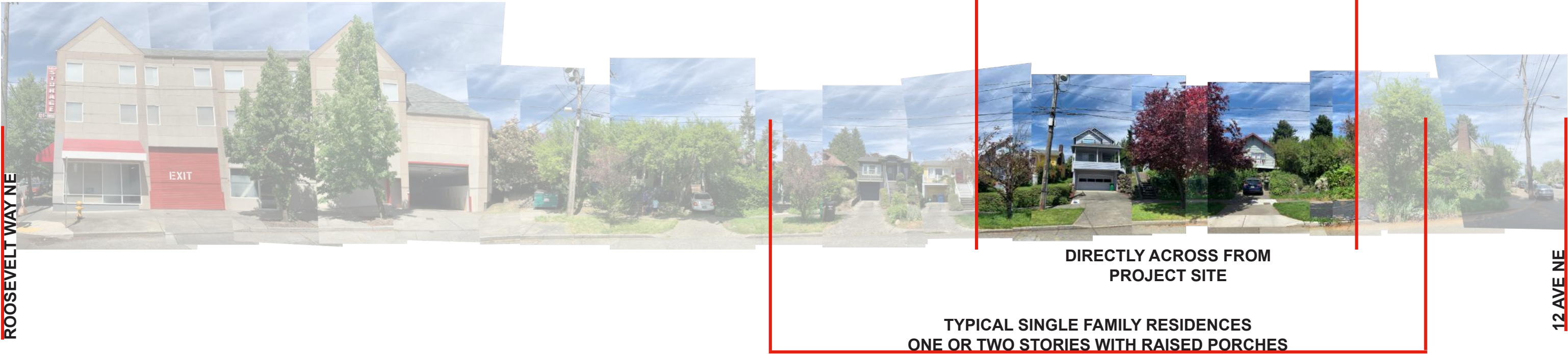


5.0 EXISTING SITE CONDITIONS: NE 69TH STREET FACADES

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PROJECT SITE



DIRECTLY ACROSS FROM
PROJECT SITE

TYPICAL SINGLE FAMILY RESIDENCES
ONE OR TWO STORIES WITH RAISED PORCHES

5.0 EXISTING SITE CONDITIONS: SITE PHOTOS

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1 LOOKING SOUTH EAST FROM THE INTERSECTION OF ROOSEVELT WAY NE AND NE 69TH ST

2 LOOKING SOUTH WEST FROM THE INTERSECTION OF 12TH AVE NE AND NE 69TH ST

3 LOOKING NORTH WEST FROM THE INTERSECTION OF 12TH AVE NE AND NE 68TH ST

4 LOOKING NORTH EAST FROM THE INTERSECTION OF ROOSEVELT WAY NE AND NE 68TH ST



SITE KEY PLAN

6.0 ZONING DATA

23.45.504 - PERMITTED USES

Permitted outright: Residential
Proposed: Residential Townhomes

23.45.510 - FLOOR AREA RATIO (FAR) LIMITS

LR3 (M2), Inside an Urban Village: 2.3
Proposed: 23,260 x 2.3 = 53,498 SF

23.45.512 - DENSITY LIMITS - LR ZONES

LR3 (M2): No limit
Proposed: 36 Townhome Units

23.45.514 - STRUCTURE HEIGHT

LR3 (M2), Inside an UV: 50 feet base height
Exceptions:

- Pitched roofs may extend 5-feet above the height limit, with a minimum slope of 3:12;
- Shed and Butterfly roofs may extend 3-feet above the height limit.
- Roofs enclosed by a parapet may exceed height limit, provided that the height of the highest elevation of the roof surface does not exceed 75% of the parapet height
- Stair penthouses may extend 10-feet above the height limit.

Proposed: All height limits, with relavant exceptions will meet the standards.

23.45.518 - SETBACKS

- LR3 Townhome Development

Front: 7 average; 5 minimum; Rear: 7 average; 5 minimum
Side: facades 40-feet or less in length: 5
Side: facades greater than 40-feet in length: 7 average; 5 min.
Proposed: Project has one front yard, fronting on NE 68th Street, and a rear yard on NE 69th Street. All other setbacks are considered sides.

23.45.522 AMENITY AREA

Required amount: 25% of lot area

- Min. 50% of the req'd amenity area shall be provided at ground level
- All units must have access to a common or private amenity area
- Common amenity areas shall not be less than 250 SF with a minimum horizontal dimension of 10-feet.
- At least 50% of a common amenity area at ground level shall be landscaped. Elements that enhance the usability of the space shall be provided.

Proposed: Amenity area provided at ground level and rooftop decks.

23.45.524 - LANDSCAPE STANDARDS

- Landscaping that achieves a Green Factor score of 0.6 or greater is required
- Street trees are required

Proposed: Green Factor will be achieved; existing street along NE 68th Street to remain and be supplemented with additional trees, as necessary. Street trees along NE 69th will be removed and replaced.

23.45.527 - STRUCTURE WIDTH

LR3 (M2), Inside an UV: Townhomes: 150-feet; Rowhouses: No limit.

- The max. combined length of all portions of facades within 15-feet of a side lot line shall not exceed 65% of the length of that lot line.
- For a rowhouse development on a lot that abuts the side lot line of a lot in a single-family zone, the max. combined length of all portions of facades within 15-feet of the abutting side lot line is 40-feet.

Proposed: The combined length of all facades along a side lot line will be under 65%.

23.45.529 - DESIGN STANDARDS

Enhance street-facing and side facades to provide visual interest; foster a sense of community by integrating new pedestrian-oriented development; promote livability by providing a sense of openness and access to light and air; and encourage the compatibility of a variety of housing types with the scale and character of neighborhoods.

Proposed: The street-facing facades will be developed to provide visual interest, through the use of glazing arrangement, materials and a pedestrian-oriented layout. The nearby high school will serve as inspiration for massing and materials. The units within the site will be modulated and formed to look more “singular”, yet cohesive.

23.45.536 - PARKING LOCATION, ACCESS AND SCREENING

Parking shall be located on the same lot, with access from the street, if no alley. On corner lots, access is permitted from either street. Parking shall be screened from direct street view.

Proposed: No parking required. 16 stalls to be provided and will be located on the same lot, with access from an existing (modified) curb cut on NE 68th Street as there is no alley. Parking is proposed to be under the buildings in a semi-underground garage, largely screened from the street.

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PROJECT INFORMATION

ADDRESS	1022 NE 68TH ST SEATTLE, WA 98115
SDCI #	3037024-EG 3036465-LU ascociated LBA
PARCEL NUMBER	365870-0380 365870-0370 365870-0460 365870-0465 365870-0470 365870-0475
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OVERLAYS	NONE
MHA	MEDIUM
URBAN VILLAGE	ROOSEVELT RESIDENTIAL URBAN VILLAGE
FREQUENT TRANSIT	YES
ALLOWED FAR	2.3 X 23,260 SF = 53,498 SF
DENSITY LIMIT	NO LIMIT
ALLOWED HEIGHT	50'-0"
GROSS FLOOR AREA	46,669.58 SF (PREFERRED OPTION)

LEGAL DESCRIPTION “PARCEL B”

PARCEL B (7,017 SQ. FT.)

THAT PORTION OF LOTS 22, 23 AND 24, BLOCK 4, JAMES DIVISION OF GREEN LAKE ADDITION TO SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4 OF PLATS, PAGE 41, RECORDS OF KING COUNTY, WA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

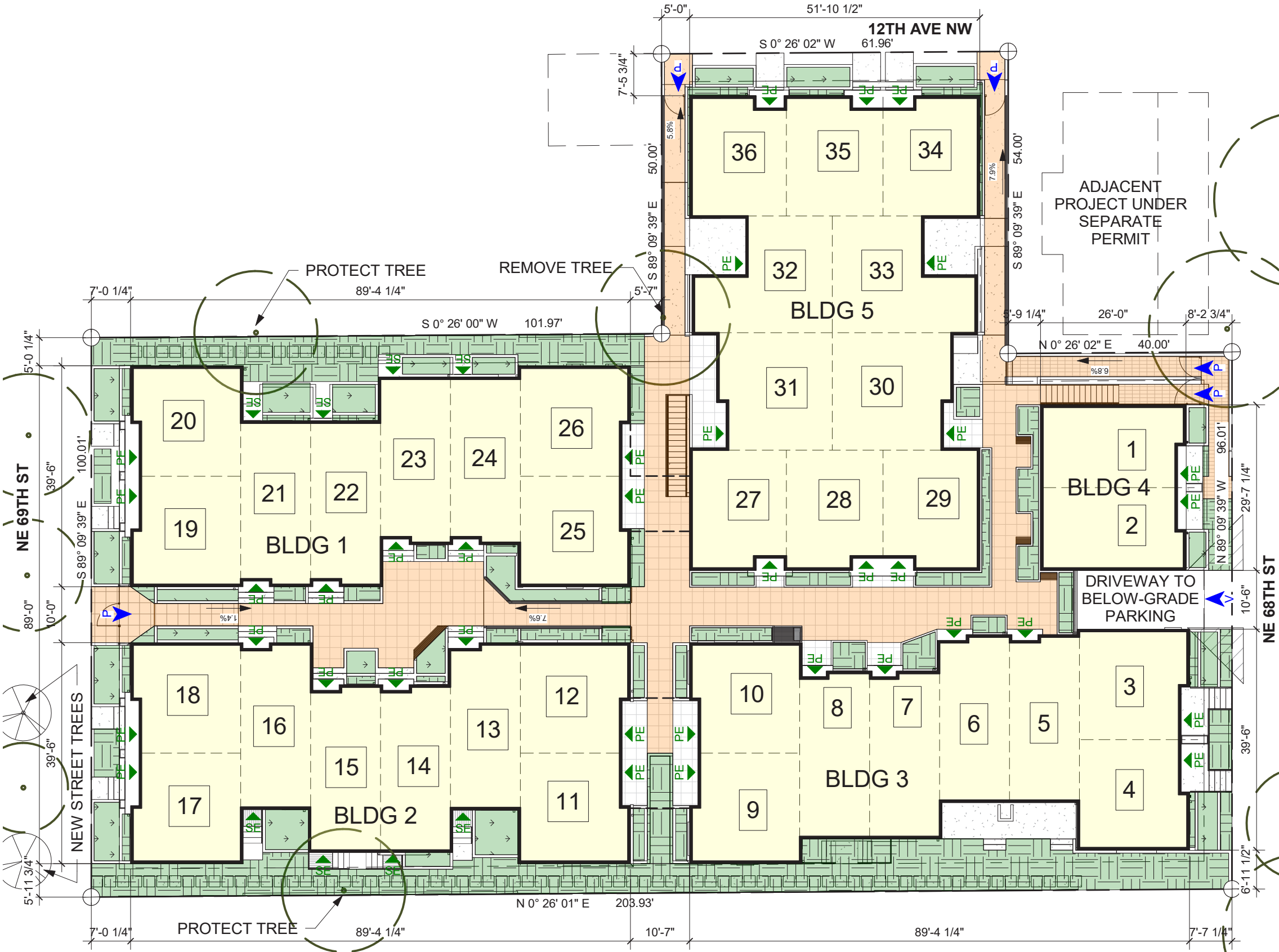
BEGINNING AT THE S.W. CORNER OF SAID LOT 22; THENCE N 00°26'01” E ALONG THE WEST LINE OF SAID LOT FOR A DISTANCE OF 101.97 FT.; THENCE S 89°09'58” W, 54.00 FT.; THENCE S 00°26'02” W, 40.00 FT.; THENCE N 89°09'58” W, 26.00 FT. TO THE **POINT OF BEGINNING.**

7.0 COMPOSITE SITE PLAN: PREFERRED SCHEME

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BUILDING LEGEND

- LIVING
- LANDSCAPE ELEMENTS
- CIRCULATION
- VEHICULAR ENTRANCE
- PEDESTRIAN ENTRANCE
- PRIMARY UNIT ENTRANCE
- SECONDARY UNIT ENTRANCE



North arrow pointing up and a scale indicator: SCALE: NTS

8.0 ITEMIZED RESPONSE TO DESIGN GUIDELINES

CONTEXT AND SITE PRIORITY GUIDELINES

CS1 - NATURAL SYSTEMS AND SITE FEATURES

C.III: Roosevelt Design Guidelines - Topography
C.2: Elevation Changes

CS2 - URBAN PATTERN AND FORM

III.iv: Roosevelt Design Guidelines - Roosevelt High Heritage

CS3 - ARCHITECTURAL CONTEXT AND CHARACTER

I.i Roosevelt Design Guidelines - Fitting Old & New Together



CS1 - DESIGN RESPONSE:

C.III: Roosevelt Design Guidelines - Topography: *The site slopes down approximately 7-feet from the North to the South; the buildings will step down this slope.*

C.2: Elevation Changes: *In addition to stepping the building down, the portion of the building fronting on NE 68th Street will have a partially-buried parking garage. Living units will rise above this garage; their ground floor will be nearly level with the ground level of the northern half of the site.*

CS2 - DESIGN RESPONSE:

III.iv: Roosevelt Design Guidelines - Roosevelt High School Architectural Heritage: *Massing of the street-side facades will modulate in and out to create an interesting street scene that relates to existing buildings. The material and color palette will add to this theme, in order to prevent a monolithic presence.*

CS3 - DESIGN RESPONSE:

I.i: Roosevelt Design Guidelines - Emphasizing positive neighborhood attributes: *The basic building forms of the facades will emulate Roosevelt HS's prominent features, such as the columnal front entry with large glazed expanses and decorative horizontal features. Brick and small-format panels will adorn the street facades, in tandem with wood and metal accents, all to create a warm and attractive feeling, tying to the neighborhood's past, while being contemporary enough to drive forward into the neighborhood's future.*



CS3 - ARCHITECTURAL CONTEXT AND CHARACTER



CS3 - ARCHITECTURAL CONTEXT AND CHARACTER

PUBLIC LIFE

PL1 - CONNECTIVITY

A.2: Adding to Public Life

PL2 - WALKABILITY

C.2: Design Integration

PL3 - STREET-LEVEL INTERACTION

B.2: Ground-level Residential



PL2 - WALKABILITY

PL1 - DESIGN RESPONSE:

A.2: Adding to Public Life: *The project highlights a courtyard between all the buildings, whether it is at grade, or utilizing the top of the semi-buried parking garage. The entire site will be connected from north to south via walkways.*

PL2 - DESIGN RESPONSE:

C.2: Design Integration: *Recessed entries and awnings, which tie in with other newer buildings in the area, will highlight the buildings, providing protection and identify each separate unit.*

PL3 - DESIGN RESONSE:

B.2: Ground-level Residential: *The majority of the ground-level entries at the street will be raised from the level of the sidewalk. Differentiation will be exemplified through planters and front stoops / stairs that are integrated into the design. The front doors will be accentuated by a material change, building modulation and features such as awnings.*



PL1 - CONNECTIVITY

8.0 ITEMIZED RESPONSE TO DESIGN GUIDELINES

DESIGN CONCEPT

DC1 - PROJECT USES AND ACTIVITIES

- C.1: Below-Grade Parking
- C.2: Visual Impacts

DC2 - ARCHITECTURAL CONCEPT

- A.1: Site Characteristics and Uses
- A.2: Reducing Perceived Mass
- C.1: Visual Depth and Interest

DC3 - OPEN SPACE CONCEPT

- A.1: Building-Open Space Relationship
- C.2: Amenities and Features

DC4 - EXTERIOR ELEMENTS AND FINISHES

- A.1: Building Materials

DC1 - DESIGN RESPONSE:

C.1: Below-Grade Parking: *Parking is located in a partially-underground garage. Amenities such as bicycle parking / storage, waste storage and utility maintenance rooms will be housed in the garage as well.*

C.2: Visual Impacts: *Vehicular driveways and parking are to be screened behind the primary building mass. Planting areas are to be used to soften edges of driveways.*

DC2 - DESIGN RESPONSE:

A.1: Site Characteristics and Uses: *The positioning of the buildings takes into account existing information, such as street trees, curb cuts and utilities. Buildings were also situated to maximize the courtyard areas, with the main living areas overlooking these spaces.*

A.2: Reducing Perceived Mass: *Buildings will be broken up and architectural elements and materials will be incorporated into the facade to reduce the perceived mass. All facades of all buildings will be designed with consideration to the whole project. Facades will utilize articulation, materials, detailing and architectural elements in proper proportions and locations.*

C.1: Visual Depth and Interest: *Interest has been added to the facades by use of shallow balconies, awnings and modulated vertical features. Materials and other architectural elements will tie the buildings together from top to bottom, and will provide definition at the street level, creating a pedestrian-scale feel to the project.*

DC3 - DESIGN RESPONSE:

A.1: Building-Open Space Relationship: *Open spaces are centralized between the buildings, with the main living spaces overlooking the courtyards.*

C.2: Amenities and Features: *A mixture of hardscape materials will meander through the site, with landscaping spread out around and inbetween the buildings. Waste storage areas will be screened from view, behind the buildings, in separate enclosures, but will still be accessible to each resident.*

DC4 - DESIGN RESPONSE:

A.1: Exterior Finish Materials: *The preferred material palette includes smooth fiber cement panels and brick, with stained cedar and metal accents. The variety of scale, colors and textures provide interest, and each of the materials are easily maintainable.*

C.2: Avoiding Glare: *Interior path lighting and unit entry lights will be directed and shielded away from neighbors.*

DC4 - EXTERIOR ELEMENTS AND FINISHES



DC3 - OPEN SPACE CONCEPT



DC2 - ARCHITECTURAL CONCEPT



8.0 ITEMIZED RESPONSE TO EDG

1. Massing Options & Context:

- 1a. In agreement with public comment, staff supports Option 3 – the applicant’s preferred massing option – as the mass is well modulated on all facades, the north-south orientation of open space maximizes access to daylight from the interior of the site, and the covered parking creates a useable amenity above.
- (CS1-B-2, DC1-C-1, DC2-A, DC3)

Response 1a:
Noted. The facades have been updated further, playing on the same modulation characteristics from the previous design. The detailing has been carried around the rest of the site and through the courtyard to create a cohesive project.



FRONT FACADE ALONG 12TH AVENUE NE



VIEW ALONG NE 68TH STREET



VIEW ALONG NE 69TH STREET



VIEWS FROM EDG

8.0 ITEMIZED RESPONSE TO EDG

1b. Staff supports the level of modulation around the perimeter of the site as it reduces massing impacts on adjacent sites. Harness the setbacks to create usable amenities. (DC2-A-1)

Response 1b:
Building modulation provides open spaces throughout the site. The small nooks around the perimeter and interior of the site create pocket niches for the residents to enjoy.



PERIMETER AMENITY SPACES - NW CORNER



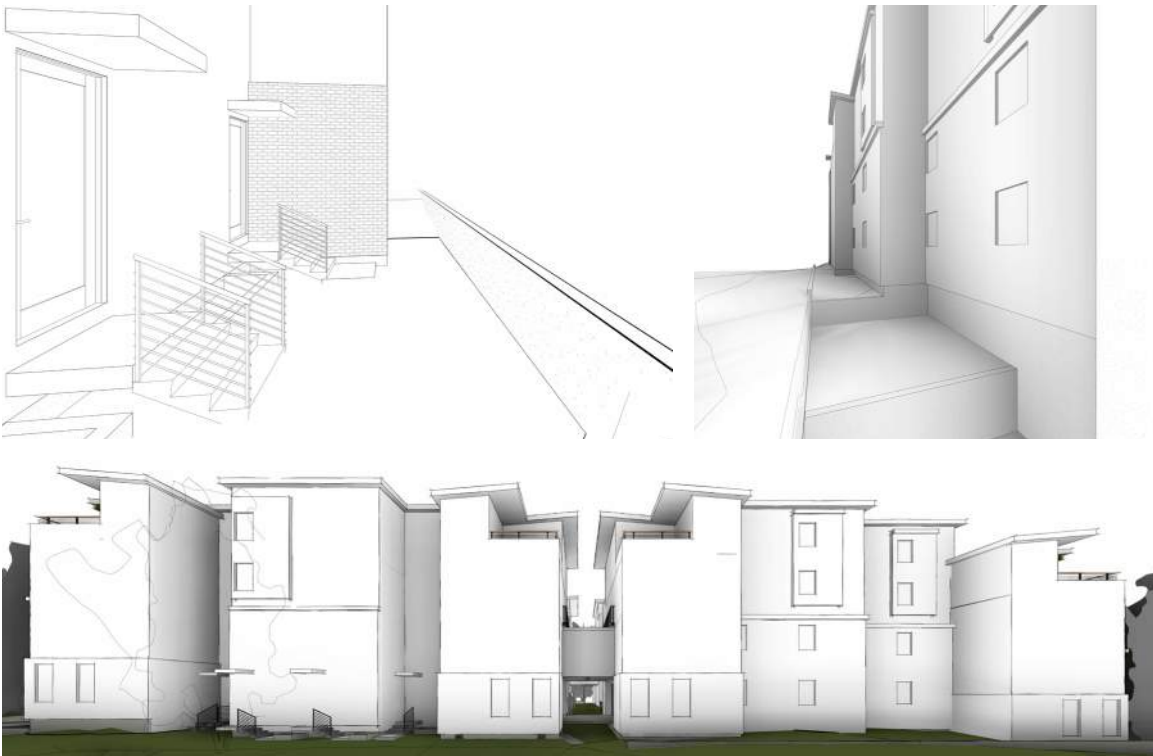
PERIMETER AMENITY SPACES - SW CORNER



COURTYARD AMENITY SPACES - NW CORNER



PERIMETER AMENITY SPACES



VIEWS FROM EDG

8.0 ITEMIZED RESPONSE TO EDG

- 1c. Reduce the height, bulk and scale of the mass as perceived from the central courtyard, paying particular attention to areas of the narrowest building separation. Explore upper level setbacks and modulation that take inspiration from the “punched openings” courtyard precedent image on page 49 of the EDG packet. Staff specifically prioritizes Design Guidelines DC2-A-2, Reducing Perceived Mass. (DC2-A-2, DC2-D-1)

Response 1c:
Portions of the fourth story have been reconfigured from the EDG. The buildings have been stepped back at the narrower portions, and modulation has been introduced along the courtyard facades.



COURTYARD MODULATION AND AT BUILDINGS 2 AND 3



SOUTH COURTYARD



VIEWS FROM EDG



STREET VIEW ALONG NE 69TH ST

- 1d. In agreement with public comment, staff supports pulling the mass of the level 4 penthouse away from the street edge, corners, and internal courtyard as it reduces the perceived height and bulk. (CS2-D-1, DC2-A, DC2-D-1)

Response 1d:
Portions of the fourth story have been reconfigured from the EDG. In key locations, the massing has been eroded to allow more light into the courtyard. These design moves have the added benefit of reducing the height and bulk of the project, providing a more gradual transition between buildings at the courtyards, as well as transitions at the sidewalk and between neighboring properties.

8.0 ITEMIZED RESPONSE TO EDG

1. Massing Options & Context:

1e. Staff does not support the level 3 overhead massing bridge between units 18 and 19 as it overshadows the common space below, exacerbates massing impacts on the pedestrian, and detracts from a generous and welcome entry experience. Treat the facing facades of units 18 and 19 in a manner that reduces the canyon-like entry experience and achieves a textured, human scale. (DC2, DC2-A, DC2-D)

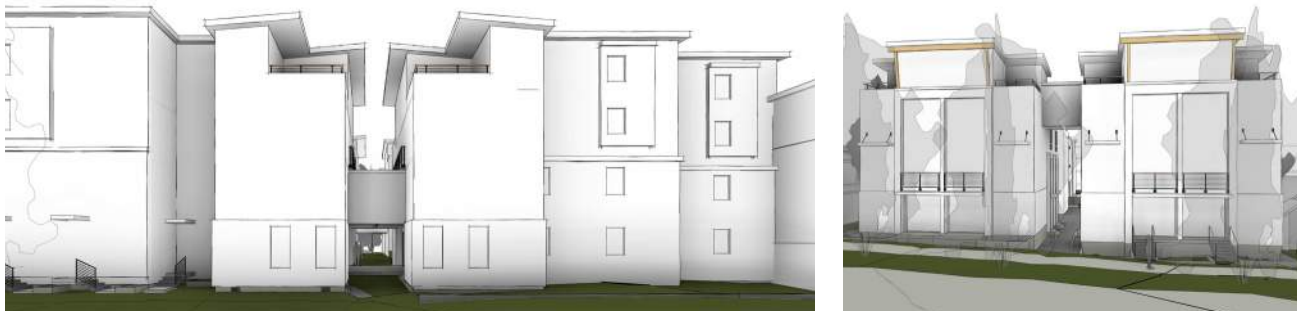
Response 1e:
The 'bridge' between Units 18 and 19 have been removed, providing a clear view from North to South through the entire site.

1f. Staff supports the overhead massing bridge between units 9/10 and 11/12 as it provides a scaling element and overhead weather protection with four well-organized private entries below. (PL3-A-3, PL3-A-4, DC2-C-2)

Response 1f:
The overhead massing bridge between Units 9/10 and 11/12 has been retained.



STREET VIEW ALONG NE 69TH ST



VIEWS FROM EDG



OVERHEAD CONNECTION BETWEEN BLDGS 1&5



OVERHEAD CONNECTION BTWN BLDGS 2&3

1g. Staff does not support the overhead massing bridge between units 25 and 27 since it is not designed with consideration of the uses below, including a stairwell, common path, and private entry. Continue to refine the treatment of the massing bridge and the space below, and provide pedestrian eye-level views of all overhead massing bridges in the Recommendation packet. (DC2-A)

Response 1g:
The overhead bridge was designed with uses below in mind. The bridge provides overhead weather protection to entry for Unit 25 as well as the stairwell access to the garage. It also provides an opportunity to gradually transition the experience from the enclosed garage to open sky when travelling into and out of the stairwell.



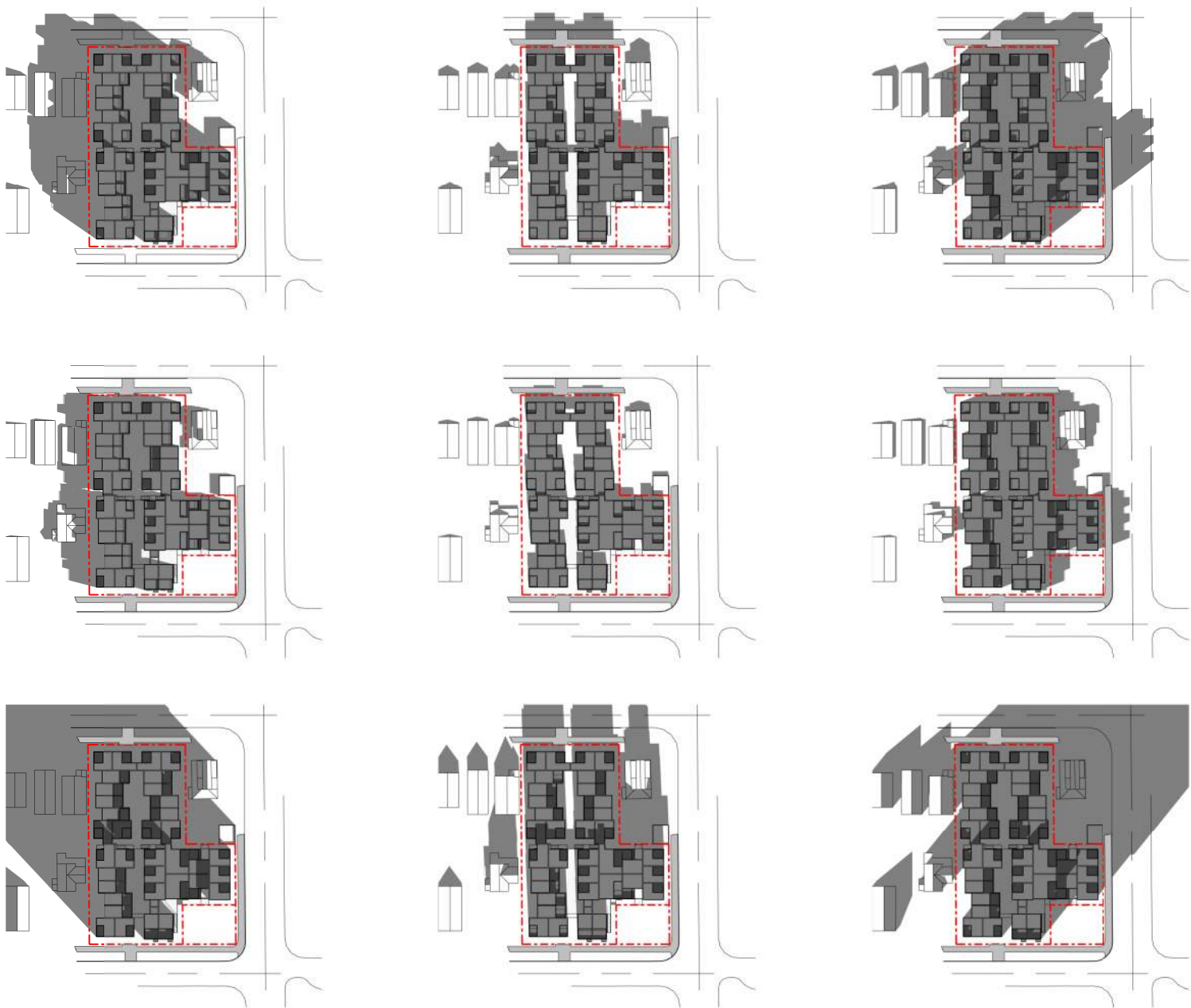
OVERHEAD CONNECTION BETWEEN BUILDINGS 1 AND 5

8.0 ITEMIZED RESPONSE TO EDG

1. Massing Options & Context:

1h. In response to public comment, staff specifically prioritizes Design Guideline CS1-B-2, Daylight and Shading; Maximize daylight ... and minimize shading on adjacent sites through the placement and/or design of structures on site. (CS1-B-2, CS1-I-i)

Response 1h:
Solar access and protection from undue shading have been preserved for this site and the neighbors by way of proposing separated buildings with relief in massing at the fourth story. The project does not utilize the fifth story of height limit that is available. Further, the project is well under the allowable FAR limits. An alternative proposal for this site would be a large apartment building, singular in massing. This alternate would allow full utilization of the available FAR and height limit and would provide a significantly greater impact to neighboring properties in terms of solar access and shading.



FACADES AT ADJACENT PARCELS



FACADES AT ADJACENT PARCELS

8.0 ITEMIZED RESPONSE TO EDG

2. Facade Design Composition:

2a. Staff supports the design intent – simple, modern, modulated forms clad in high quality, textured materials with thoughtful detailing – depicted by the second-to-left and right-most precedent images on the bottom of page 47 of the EDG packet. Staff specifically prioritizes Design Guideline DC2-B-1, Façade Composition; design all building facades considering the composition and architectural expression of the whole. (DC2-B-1)

Response 2a:

The detailing found at the street facades has been carried through the rest of the site.



STREET ENTRY



COURTYARD ENTRY

2b. In response to public comment, staff recommends incorporating secondary architectural elements that provide visual interest and create a human scale along areas where pedestrians predominate; particularly, facades facing streets, the central courtyard, and common pathways. Staff specifically prioritizes Roosevelt Design Guideline DC2-II-ii, and Citywide Design Guidelines DC2-C, Secondary Architectural Features, and DC2-D, Scale and Texture. (DC2-II-ii, DC2-C, DC2-D)

Response 2b:

Additional detailing through materials and features are shown within the plan set, with particular care along the street edges; materials with character, juliet balconies, raised stoops, layered trim, etc., add to the visual interest.



COURTYARD MODULATION



FACADE MODULATION

2c. Staff does not support the proposed use of attached frames as shown in the conceptual sketches and notes depth should be achieved by changes in the plane of the façade as shown in the precedent images referenced above. (DC2-B-1, DC2-C)



Response 2c:

The project design language has been further developed since the EDG, eliminating the “frame” and other elements like extended canopies with support braces. The design has been updated in favor of more elegant and traditional residential design details. Hipped roofs, brick detailing, expressive fascia and banding elements are integrated to give the project class and timeless character.



VIEWS FROM EDG



DETAILING ALONG THE STREET FRONT

8.0 ITEMIZED RESPONSE TO EDG

2d. In response to public comment, staff recommends the use of high quality, natural materials that are informed by the historic residential architectural context and contribute to a fine-grained residential scale or texture. Staff specifically prioritizes Design Guideline DC4-I, Exterior Finish Materials. Staff supports the precedent images depicting the use of lap siding, ship-lap siding, black-framed windows, and brick with uniquely detailed masonry lintels and sills. Refrain from using large scale panelized materials that lack texture and durability. (DC2-C-3, DC4-A-1, DC4-I)

Response 2d:
The design has been refined since the EDG, to make use of traditional residential materials, such as lap siding, detailed brick, metal railings, black windows and nicely landscaped courtyards, complete with concrete pavers. Large format fiber cement panels have been used in limited amounts, generally higher on the project and away from ground-level where it would only be viewed at a distance.



DETAILED BRICK OPENINGS AND METAL ACCENTS



STREET ENTRIES AND MATERIAL DETAILING



STREET ENTRIES AND MATERIAL DETAILING



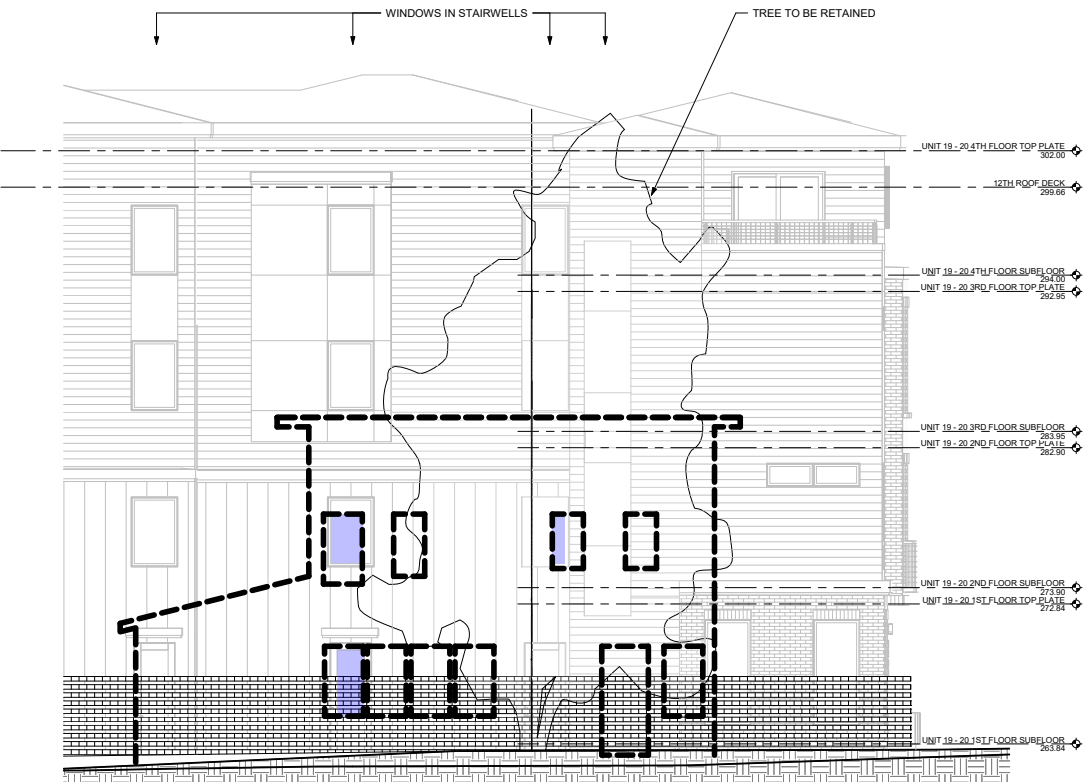
VIEWS FROM EDG

8.0 ITEMIZED RESPONSE TO EDG

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2e. In response to public comment, staff specifically prioritizes Design Guideline CS2-D-5, Respect for Adjacent Sites, and DC1-C-4, Service Uses. Incorporate design features to mitigate privacy impacts. Provide a window overlap privacy study in the Recommendation packet. (CS2-D-5)

Response 2e:
The project has generally been designed for non-street-facing units to look towards the interior of the site. The primary windows look down into the courtyard, while only secondary windows face out towards the neighbors. The units are typically designed with stairways adjacent to neighboring property lines, where windows are less frequent and the internal spaces are occupied less frequently. Wood fences are used along all side property lines to preserve privacy between the project and adjacent lots. A window privacy study is included within this packet.



8.0 ITEMIZED RESPONSE TO EDG

3. Open Space & Landscape:

3a. In response to public comment regarding heavy pedestrian traffic, design the street edges and sidewalk to be attractive and lushly landscaped, and complement the traditional residential character observed in lowrise and single-family areas within the Roosevelt Neighborhood. Incorporate usable stoops to make a strong connection to the street, and promote opportunities for social interaction and personalization. Staff specifically prioritizes Design Guideline CS2, Urban Pattern and Form, and PL1-B, Walkways and Connections. (CS2, CS2-B-2, CS2-II-ii)

Response 3a:

The street edges will be layered by both bio-planters and landscape planters. Planters will also be incorporated in the courtyards, which can be seen from the street, and will add depth to the project, as viewed from outside the site. Stoops are included at the street edge, and within the internal units.



STREET EDGE ALONG NE 69TH STREET



STREET EDGE ALONG NE 68TH STREET

3b. Staff is concerned that the central courtyard is largely used for pedestrian circulation. Incorporate a series of private and/or common usable amenities within the open space that promote social interaction and enliven the area. Staff specifically prioritizes PL3-B-4, Interaction, DC3-B, Open Space Uses and Activities, and DC3-C-2, Amenities/Features. (PL3-B-4, DC3-B, DC3-III-i, DC3-C-2)

Response 3b:

Large communal amenity spaces have been omitted intentionally in favor of larger landscaped areas, and in respect of privacy for the units within this dense community. The benches allow for the courtyards to be used in small groups and promote social interaction between residents. Bio-planters have been incorporated throughout for stormwater and added visual interest.



INTERNAL PEDESTRIAN AND AMENITY AREA

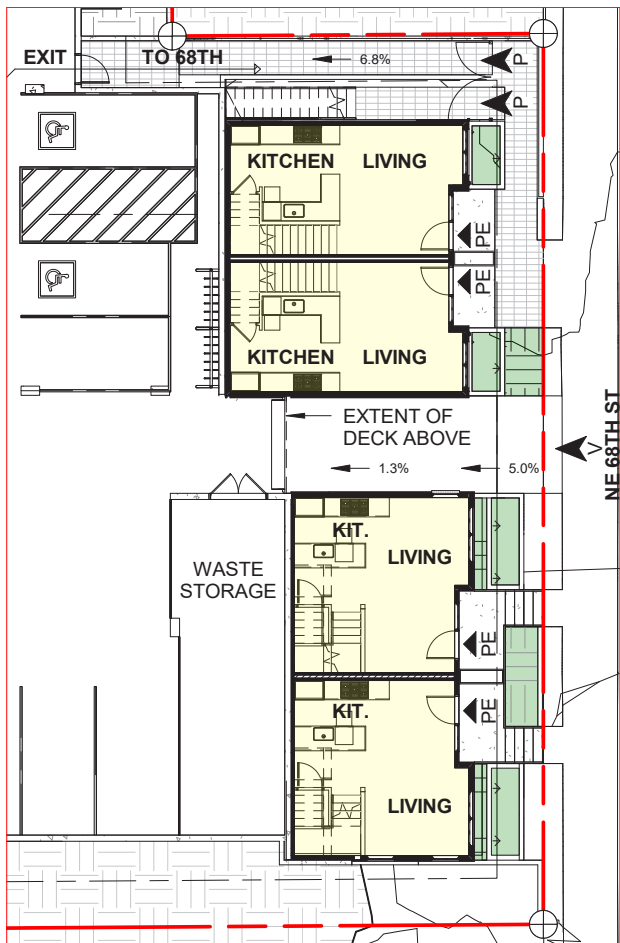


INTERNAL PEDESTRIAN AND AMENITY AREA

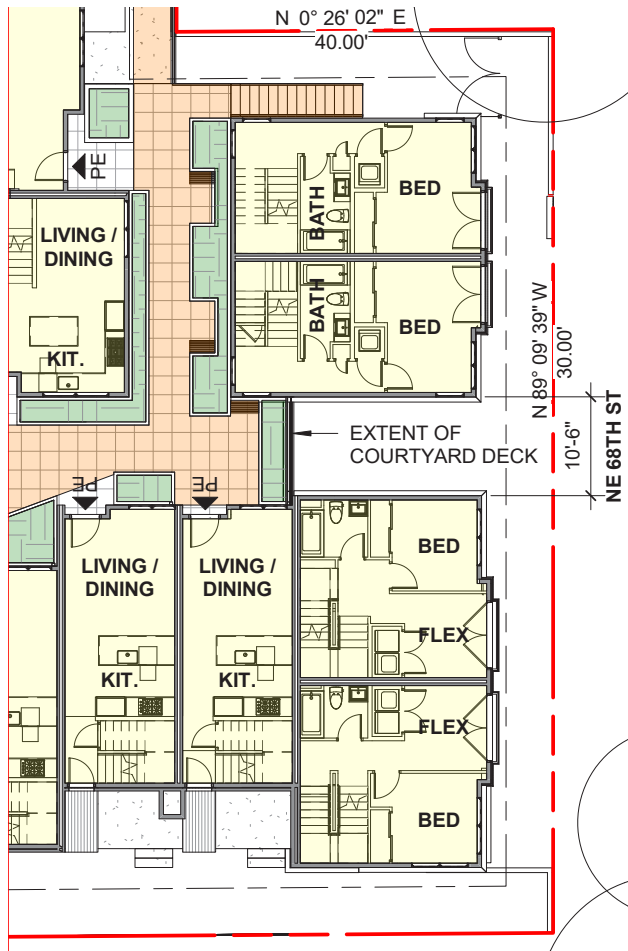


SEATING ALONG THE INTERNAL PEDESTRIAN COURT

8.0 ITEMIZED RESPONSE TO EDG



GARAGE LEVEL FLOOR PLAN



COURTYARD OVER GARAGE PLAN

3c. To minimize impacts of vehicular access on building aesthetics and create additional usable open space, extend the deck of the overhead central courtyard over the driveway to the extent possible. (DC1-C-2, DC3-B, DC3-C-2)

Response 3c:
The deck has been aligned to cover the extents of the garage. It is not extended further as doing so would create overhead clearance conflicts for vehicles in the driveway. An extension would also create structural problems and so could not be extended far enough to provide meaningful landscape or courtyard spaces. The space on the courtyard deck is utilized as a semi-private niche for residents to enjoy.



COURTYARD OVER GARAGE ENTRANCE



SECTION THROUGH GARAGE AND DRIVEWAY

8.0 ITEMIZED RESPONSE TO EDG

3d. In agreement with public comment, staff strongly supports the intent to preserve existing mature trees along the perimeter of the site as it improves the relationship to adjacent sites, maintains neighborhood character, and better meets Design Guideline CS1-D-1, On-Site Features, and Roosevelt Design Guideline DC3-II-iii, Existing Trees. (CS1-D-1, DC3-II-iii)

Response 3d:
There are existing trees along the neighboring properties that are proposed to be retained. SDoT has requested that certain street trees be removed and replaced. The selection has been thoughtfully considered so that the new trees match the character of the surrounding environs.



STREET FRONT WITH TREES



SIDE YARD WITH NEIGHBORING TREE

3e. Staff specifically prioritizes Roosevelt Design Guidelines CS2-II-ii, Ground-Level Landscaping; DC3-II-ii, Trees and Other Landscaping; and DC4-IV, Landscaping Materials, for further development of the landscape plan. (CS2-II-ii, DC3-II-ii, DC4-IV)

Response 3e:
Landscaping has been incorporated throughout the site, both at the street edge and within the courtyard spaces. Pavers have been selected to highlight the courtyard and pedestrian pathways.



GROUND LEVEL LANDSCAPING AT STREET-FRONT ENTRANCES



LANDSCAPING AT CENTRAL COURTYARDS

8.0 ITEMIZED RESPONSE TO EDG

4. Entry Experience:

4a. Staff directs further development of a clear hierarchy of entry and access points around the perimeter of the site. Consider how common pedestrian access points to the central courtyard are distinguished from individual entries, as well as access to parking and service uses. Common pedestrian access points should be grand, obvious, and welcoming, particularly in the southeast corner due to the proximity to the future light rail station and the neighborhood commercial core. Staff specifically prioritizes Design Guidelines PL3-A, Entries. (PL3-A, PL4-C-1)

Response 4a:
Pedestrian entrances to the site are made readily visible via a gated entry sequence. Signage will be installed to further direct traffic to accessible entrance points, to the garage, and to the units.



PEDESTRIAN ENTRY ON NE 69TH ST



SECONDARY PEDESTRIAN ENTRY ON 12TH AVE



PEDESTRIAN ENTRY ON NE 68TH ST

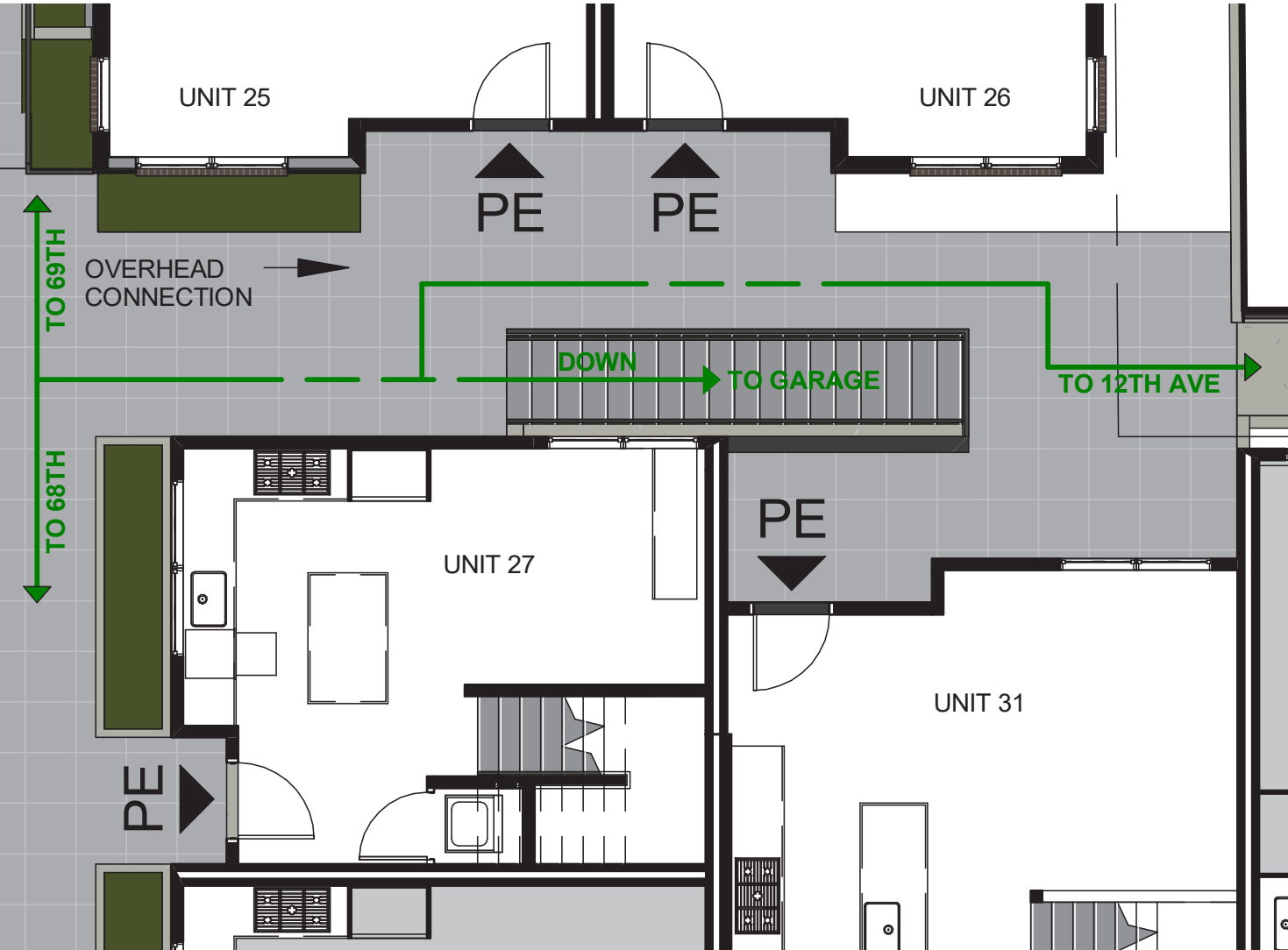
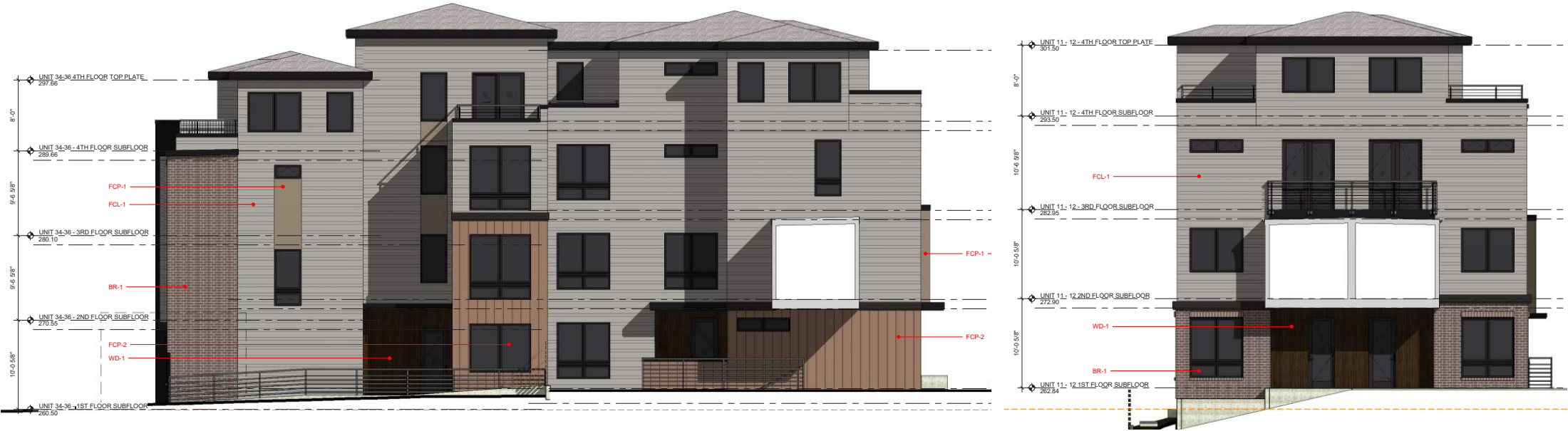


SECONDARY PEDESTRIAN ENTRY ON 12TH AVE

8.0 ITEMIZED RESPONSE TO EDG

4b. Staff is concerned about the jumble of overlapping uses between units 25/26 and 27/31, including the Stair landing, three private entries and a common path. To simplify the configuration, group common uses and promote ease of access, reorient the stair by 180-degrees and integrate the landing into the design of the central courtyard. Cover the open stair with the courtyard deck to the extent possible. Distinguish the common access path from the three individual entries; the path should not traverse the entry landings. (PL1-B, DC3)

Response 4b:
The stairs have been rotated, and the walkway has been pulled over a portion of the stairs. A solid wall has been added at the entry to Unit 28 for enhanced privacy.



CIRCULATION PLAN AND DETAILS OF PEDESTRIAN ACCESS FROM THE GARAGE TO THE COURTYARDS

8.0 ITEMIZED RESPONSE TO EDG

4c. Gang the entries of townhouse units 1 and 2 – similar to units 3 and 4 – to reduce vehicular impacts on the entry experience of unit 2 and give prominence to the common access point in the southeast corner. (PL3, DC1-C)

Response 4c:
The entrances to Units 1 and 2 have been flipped, to make for a more cohesive design by matching Units 3 and 4, and to provide better separation of public and private entries.



GANGED ENTRIES ON UNITS 1 AND 2



OBSCURED GARAGE ENTRY FROM THE SIDEWALK VIEW



GROUND LEVEL STREET VIEW ALONG NE 68TH ST

8.0 ITEMIZED RESPONSE TO EDG

5. Vehicular Access & Service Uses:

5a. In agreement with public comment, staff supports the covered parking garage and singular vehicular access point as it minimizes impacts on the pedestrian realm and allows for a stronger street edge on the two other frontages. (CS1-C, CS2-B-2, DC1-B-1, DC1-C-1)

Response 5a:

The parking garage continues to be further refined with other amenities and maintenance facilities.



GARAGE ENTRANCE ON NE 68TH ST



GARAGE DRIVEWAY AND ENTRANCE

8.0 ITEMIZED RESPONSE TO EDG

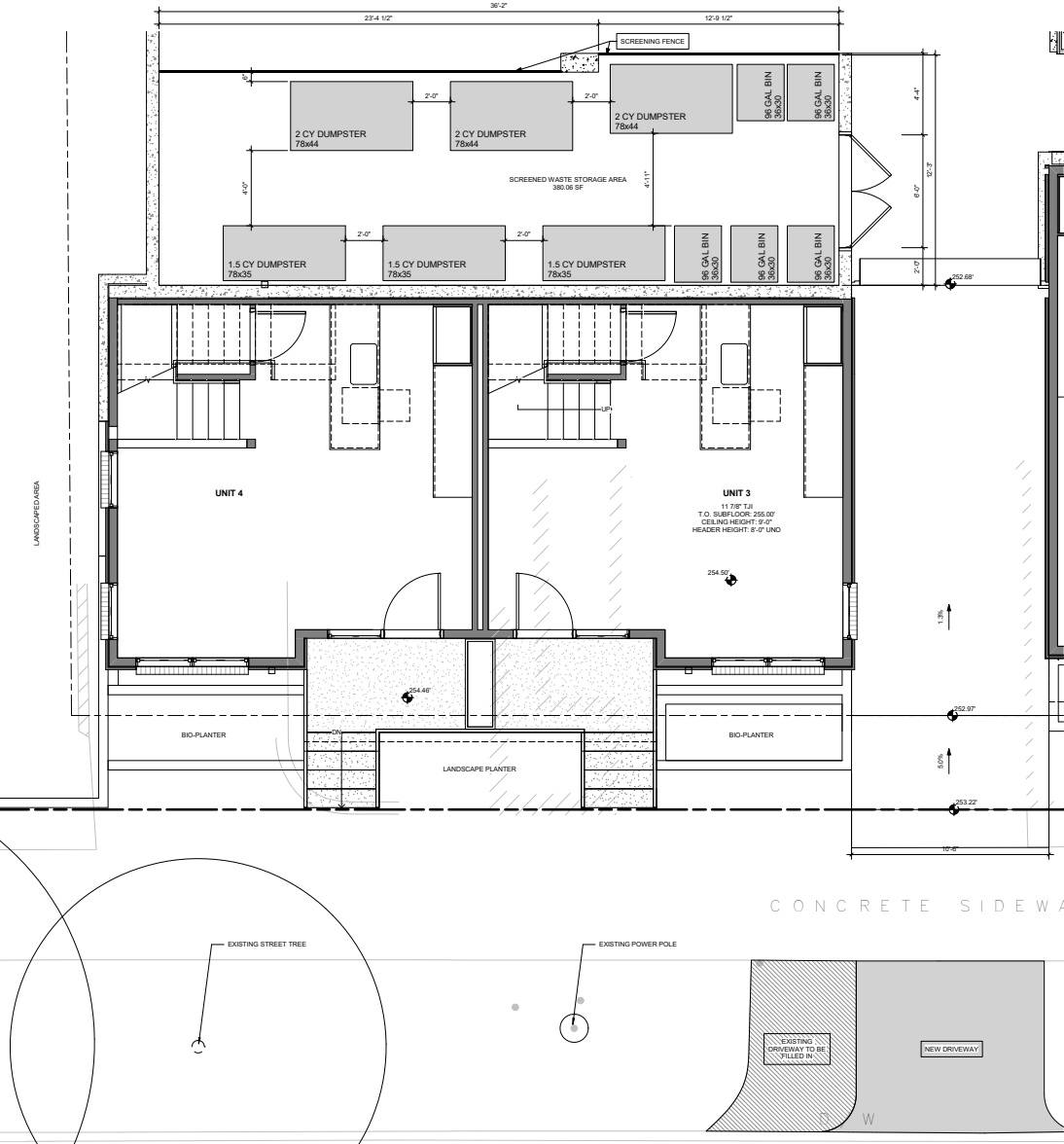
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- 5b. Staff strongly supports the intent to internalize common waste storage within the parking garage, but notes there are two smaller at-grade waste storage areas in the northwest and northeast corners of the site. In response to public comment, internalize all waste storage. If unable to do so, waste storage should be located and attractively screened to minimize impacts on residents of adjacent sites, as well as future residents of the proposed development. (CS2-D-5, DC1-C-4)

Response 5b:
All storage for waste has been relocated in a single location within the garage. It will be screened from view, yet accessible to the waste collection crew.

- 5c. In agreement with SDOT, staff recommends working with Seattle Public Utilities on solid waste storage, staging and access to reduce impacts on the public realm.(DC1-C-4)

Response 5c:
The project team is in ongoing coordination efforts with Seattle Public Utilities.

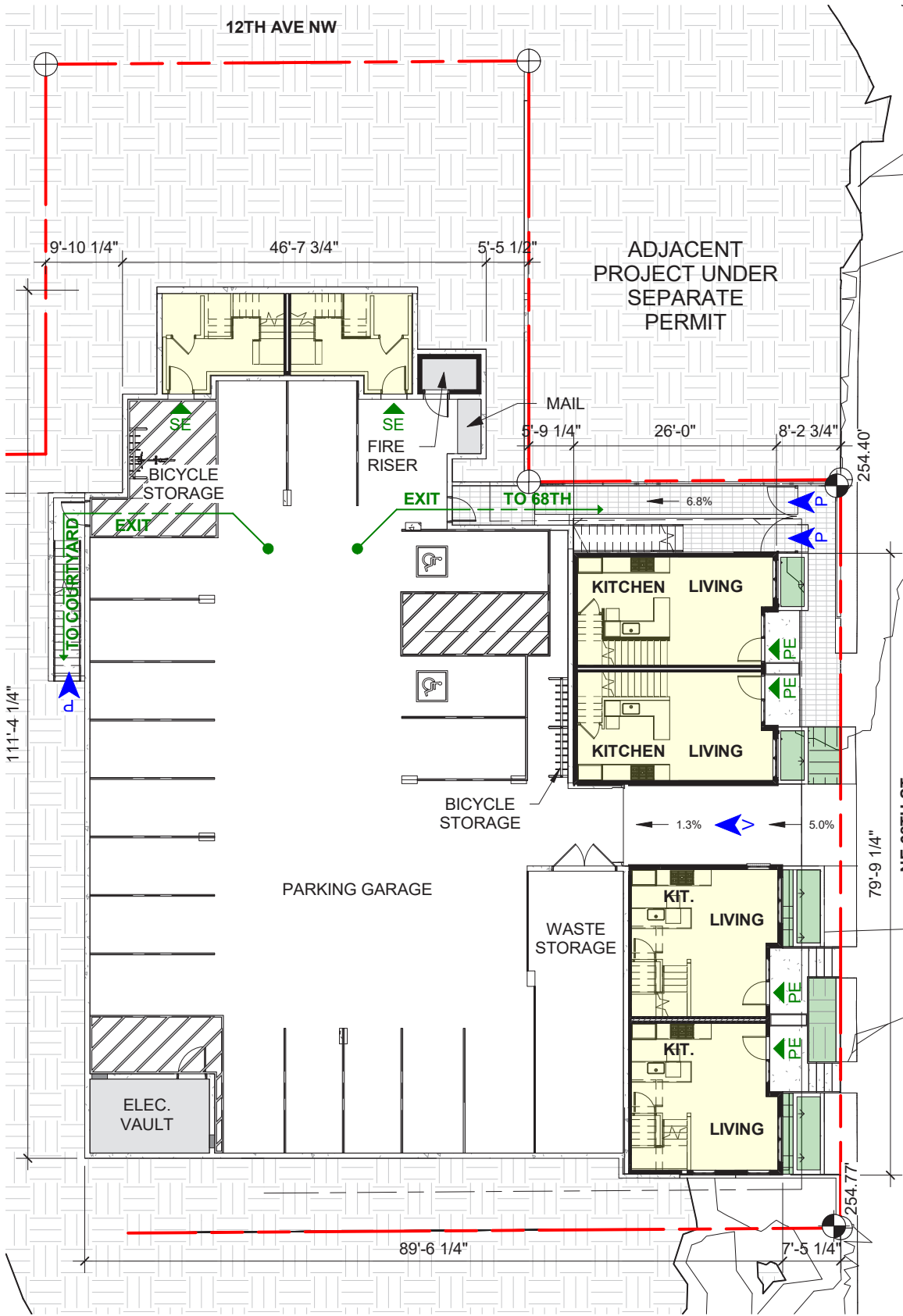


9.0 FLOOR PLANS: 1ST FLOOR PLANS

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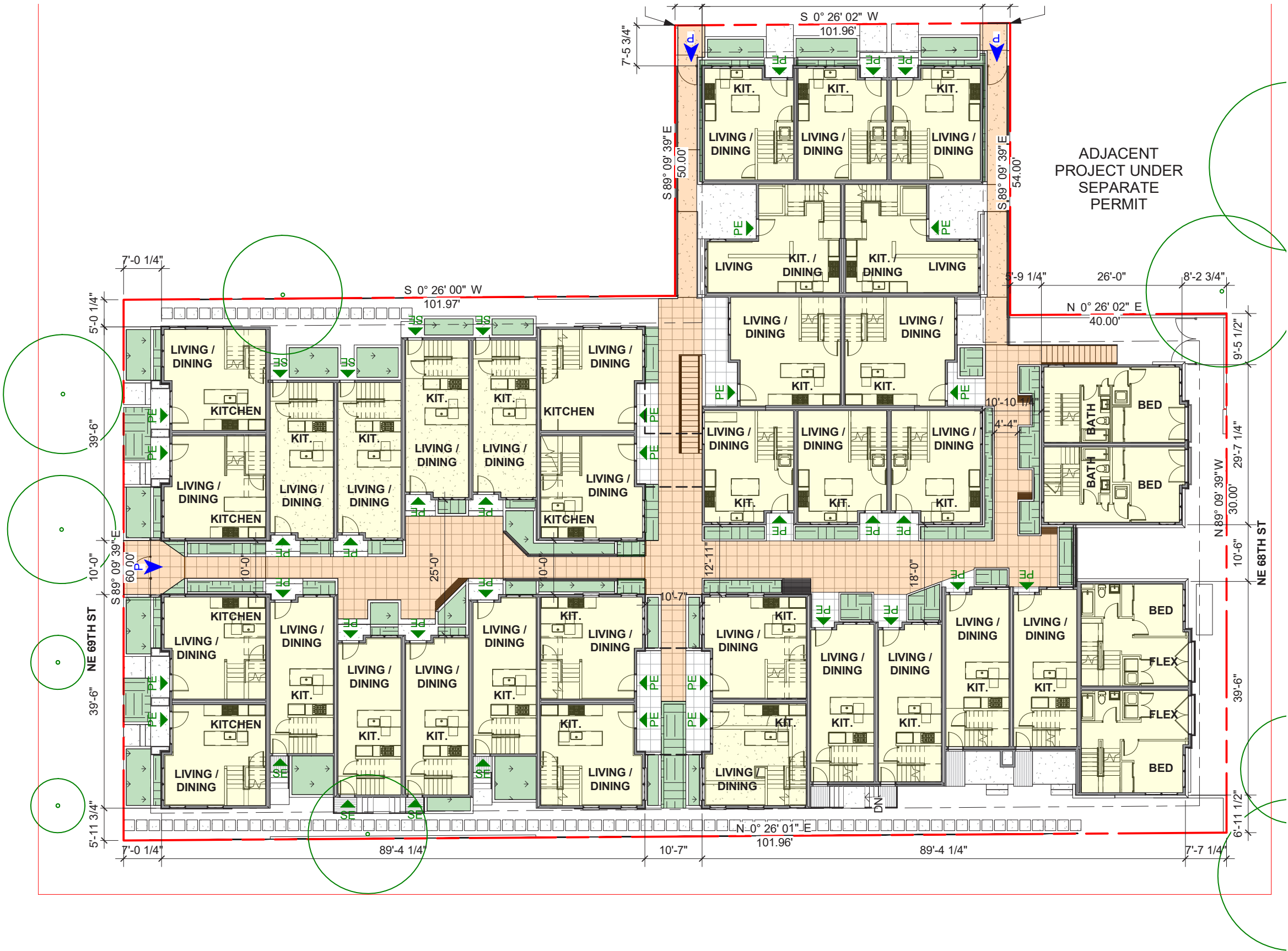
BUILDING LEGEND

- LIVING
- LANDSCAPE ELEMENTS
- CIRCULATION
- BUILDING FACILITIES
- VEHICULAR ENTRANCE
- PEDESTRIAN ENTRANCE
- PRIMARY UNIT ENTRANCE
- SECONDARY UNIT ENTRANCE



9.0 FLOOR PLANS: 1ST FLOOR PLANS

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BUILDING LEGEND

- LIVING
- LANDSCAPE ELEMENTS
- CIRCULATION
- BUILDING FACILITIES
- VEHICULAR ENTRANCE
- PEDESTRIAN ENTRANCE
- PRIMARY UNIT ENTRANCE
- SECONDARY UNIT ENTRANCE

SCALE: NTS

9.0 FLOOR PLANS: 2ND FLOOR PLANS

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BUILDING LEGEND

- LIVING
- LANDSCAPE ELEMENTS
- CIRCULATION
- BUILDING FACILITIES

- VEHICULAR ENTRANCE
- PEDESTRIAN ENTRANCE
- PRIMARY UNIT ENTRANCE
- SECONDARY UNIT ENTRANCE



9.0 FLOOR PLANS: 3RD FLOOR PLANS

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BUILDING LEGEND

- LIVING
- LANDSCAPE ELEMENTS
- CIRCULATION
- BUILDING FACILITIES

- VEHICULAR ENTRANCE
- PEDESTRIAN ENTRANCE
- PRIMARY UNIT ENTRANCE
- SECONDARY UNIT ENTRANCE



ADJACENT
PROJECT UNDER
SEPARATE
PERMIT



9.0 FLOOR PLANS: 4TH FLOOR PLANS

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BUILDING LEGEND

- LIVING
- LANDSCAPE ELEMENTS
- CIRCULATION
- BUILDING FACILITIES

- VEHICULAR ENTRANCE
- PEDESTRIAN ENTRANCE
- PRIMARY UNIT ENTRANCE
- SECONDARY UNIT ENTRANCE



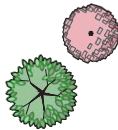
10.0 COMPOSITE LANDSCAPE: GROUND FLOOR PLAN

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PLANT SCHEDULE

TREES



BOTANICAL / COMMON NAME

Fagus sylvatica 'Danyck Purple' / Danyck Purple Beech

Koelreuteria paniculata / Goldenrain Tree

SHRUBS



Berberis thunbergii 'Bogozam' TM / Golden Treasure Japanese Barberry



Blechnum spicant / Deer Fern



Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass



Carex oshimensis 'Everillo' / Everillo Japanese Sedge



Carex testacea / Orange Sedge



Cyrtomium fortunei / Japanese Holly Fern



Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly



Liriope muscari 'Big Blue' / Big Blue Lilyturf



Nandina domestica 'Gulf Stream' TM / Heavenly Bamboo



Ophiopogon planiscapus 'Nigrescens' / Black Mondo Grass



Osmanthus heterophyllus 'Goshiki' / Goshiki Holly



Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass



Pieris japonica 'Brouner's Beauty' / Lily of the Valley Bush



Prunus laurocerasus 'Mount Vernon' / Mount Vernon Laurel



Sarcococca hookeriana humilis / Dwarf Sweet Box



Sarcococca ruscifolia / Fragrant Sarcococca

BIORETENTION



BOTANICAL / COMMON NAME

Cornus alba 'Gouchaultii' / Goldenleaf Dogwood



Cornus sericea 'Kelsey' / Kelsey Dogwood



Iris x 'Pacific Coast Iris' / Pacific Coast Iris



Juncus patens 'Elk Blue' / Spreading Rush

GROUND COVERS



BOTANICAL / COMMON NAME

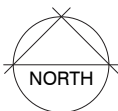
Arctostaphylos uva-ursi 'Vancouver Jade' / Kinnikinnick



Leptinella squalida 'Platt's Black' / New Zealand Brass Buttons



Rubus calycinoides 'Emerald Carpet' / Creeping Raspberry



RENDERED LANDSCAPE PLAN
SCALE: NTS

10.0 COMPOSITE LANDSCAPE: PLANT IMAGERY

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TREES



AMERICAN HORNBEAM



BOWHALL MAPLE



DAWYCK PURPLE BEECH



EASTERN REDBUD



ITALIAN OAK

SHRUBS



BIG BLUE LILYTURF



BLACK MONDO GRASS



EVERILLO JAPANESE SEDGE



FEATHER REED GRASS



FRAGRANT SARCOCOCCA



GOLDEN TREASURE JAPANESE BARBERRY



GOSHIKI HOLLY



HAMELN DWARF FOUNTAIN GRASS



HEAVENLY BAMBOO



JAPANESE HOLLY FERN



MOUNT VERNON LAUREL



ORANGE SEDGE



SKY PENCIL JAPANESE HOLLY

GROUND COVER



CREeping RASPBERRY



DWARF PERIWINKLE



KINNIKINNICK



NEW ZEALAND BRASS BUTTONS



GOLDENLEAF DOGWOOD



KELSEYI DOGWOOD



PACIFIC COAST IRIS



SPREADING RUSH

BIO-RETENTION

11.0 ELEVATIONS: BUILDING 1 - EAST

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BR-1
FACE BRICK

COLOR:
MUTUAL MATERIALS
"MAUNA LOA" OR SIM.



FCP-1
FIBER-CEMENT PANEL
PAINT: SW 7055 OR SIM.

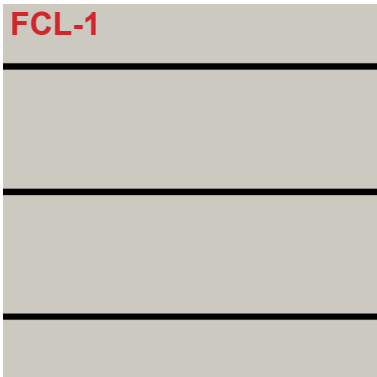
FCP-3
FIBER-CEMENT PANEL
PAINT: SW 6258 OR SIM.

PAINT:
SW 7055 ENDUR. BRONZE
SW 6258 TRICORN BLACK



FCP-2
FIBER-CEMENT BOARD
AND BATT - 12" OC

PAINT:
SW 2808 "ROOKWOOD
DARK BROWN" OR SIM.



FCL-1
FIBER-CEMENT SIDING -
6" EXPOSURE

PAINT:
SW 7015 "REPOSE GRAY"
OR SIMILAR



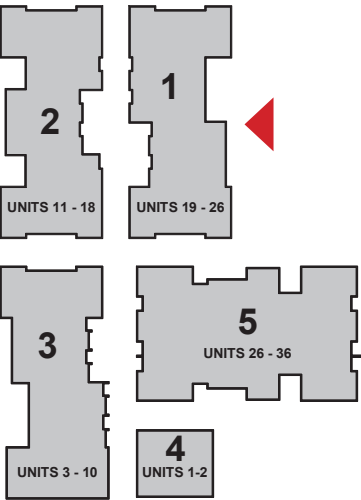
WD-1
T + G CEDAR SIDING
AND ACCENTS

STAIN:
SEMI-TRANSPARENT
OR SIMILAR



COMPOSITION ROOFING
SLATE, OR SIMILAR

WINDOW FRAME AND
INFILL PANELS



KEY PLAN

11.0 ELEVATIONS: BUILDING 1 - WEST

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FACE BRICK

COLOR:
MUTUAL MATERIALS
"MAUNA LOA" OR SIM.



FIBER-CEMENT PANEL
PAINT: SW 7055 OR SIM.



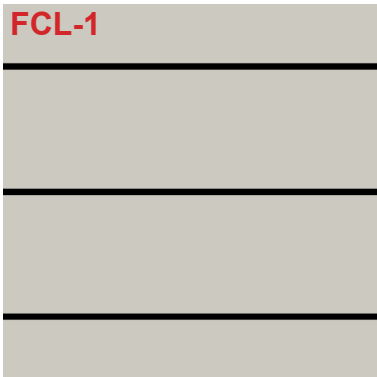
FIBER-CEMENT PANEL
PAINT: SW 6258 OR SIM.

PAINT:
SW 7055 ENDUR. BRONZE
SW 6258 TRICORN BLACK



FIBER-CEMENT BOARD
AND BATT - 12" OC

PAINT:
SW 2808 "ROOKWOOD
DARK BROWN" OR SIM.



FIBER-CEMENT SIDING -
6" EXPOSURE

PAINT:
SW 7015 "REPOSE GRAY"
OR SIMILAR



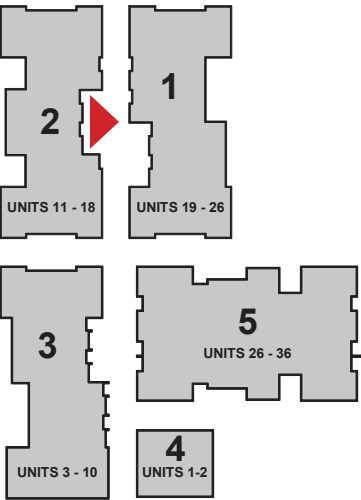
T + G CEDAR SIDING
AND ACCENTS

STAIN:
SEMI-TRANSPARENT
OR SIMILAR



COMPOSITION ROOFING
SLATE, OR SIMILAR

WINDOW FRAME AND
INFILL PANELS



KEY PLAN

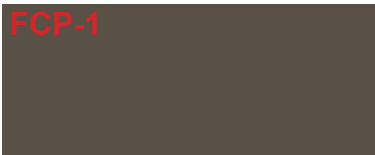
11.0 ELEVATIONS: BUILDING 1 & 2 - NORTH

ADMINISTRATIVE DESIGN REVIEW - 11/8/2021
1022 NE 68TH ST.
SEATTLE, WA 98115



FACE BRICK

COLOR:
MUTUAL MATERIALS
"MAUNA LOA" OR SIM.



FIBER-CEMENT PANEL
PAINT: SW 7055 OR SIM.



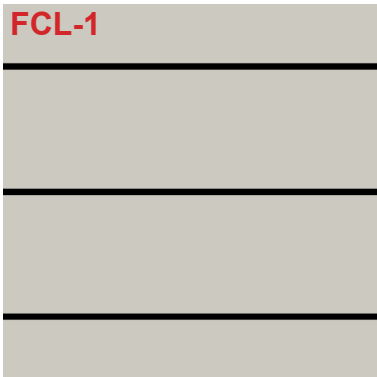
FIBER-CEMENT PANEL
PAINT: SW 6258 OR SIM.

PAINT:
SW 7055 ENDUR. BRONZE
SW 6258 TRICORN BLACK



FIBER-CEMENT BOARD
AND BATT - 12" OC

PAINT:
SW 2808 "ROOKWOOD
DARK BROWN" OR SIM.



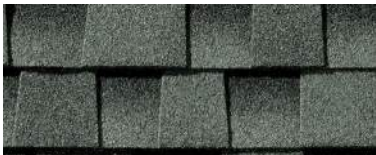
FIBER-CEMENT SIDING -
6" EXPOSURE

PAINT:
SW 7015 "REPOSE GRAY"
OR SIMILAR

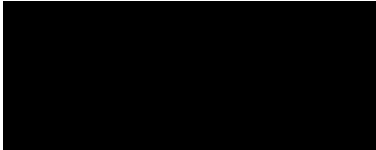


T + G CEDAR SIDING
AND ACCENTS

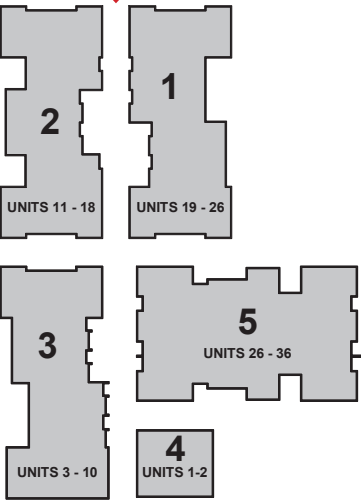
STAIN:
SEMI-TRANSPARENT
OR SIMILAR



COMPOSITION ROOFING
SLATE, OR SIMILAR



WINDOW FRAME AND
INFILL PANELS



KEY PLAN

11.0 ELEVATIONS: BUILDING 1 & 2 - SOUTH

ADMINISTRATIVE DESIGN REVIEW - 11/8/2021
1022 NE 68TH ST.
SEATTLE, WA 98115



FACE BRICK

COLOR:
MUTUAL MATERIALS
"MAUNA LOA" OR SIM.



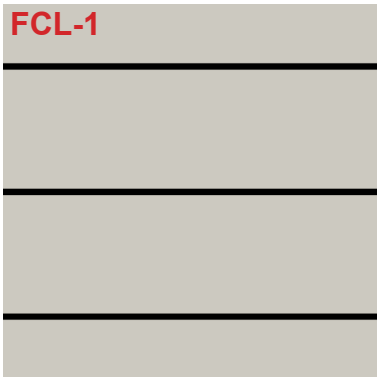
FIBER-CEMENT PANEL
PAINT: SW 7055 OR SIM.

PAINT:
SW 7055 ENDUR. BRONZE
SW 6258 TRICORN BLACK



FIBER-CEMENT BOARD
AND BATT - 12" OC

PAINT:
SW 2808 "ROOKWOOD
DARK BROWN" OR SIM.



FIBER-CEMENT SIDING -
6" EXPOSURE

PAINT:
SW 7015 "REPOSE GRAY"
OR SIMILAR



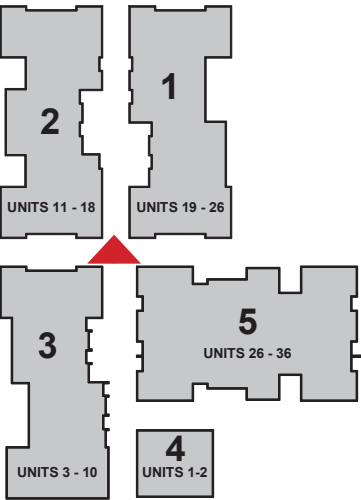
T + G CEDAR SIDING
AND ACCENTS

STAIN:
SEMI-TRANSPARENT
OR SIMILAR



COMPOSITION ROOFING
SLATE, OR SIMILAR

WINDOW FRAME AND
INFILL PANELS



KEY PLAN

11.0 ELEVATIONS: BUILDING 2 - EAST

ADMINISTRATIVE DESIGN REVIEW - 11/8/2021
1022 NE 68TH ST.
SEATTLE, WA 98115



FACE BRICK

COLOR:
MUTUAL MATERIALS
"MAUNA LOA" OR SIM.



**FIBER-CEMENT PANEL
PAINT: SW 7055 OR SIM.**

FCP-3

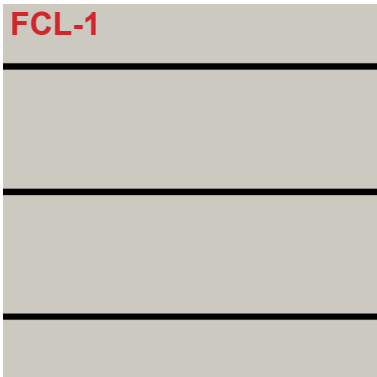
**FIBER-CEMENT PANEL
PAINT: SW 6258 OR SIM.**

PAINT:
SW 7055 ENDUR. BRONZE
SW 6258 TRICORN BLACK



**FIBER-CEMENT BOARD
AND BATT - 12" OC**

PAINT:
SW 2808 "ROOKWOOD
DARK BROWN" OR SIM.



**FIBER-CEMENT SIDING -
6" EXPOSURE**

PAINT:
SW 7015 "REPOSE GRAY"
OR SIMILAR



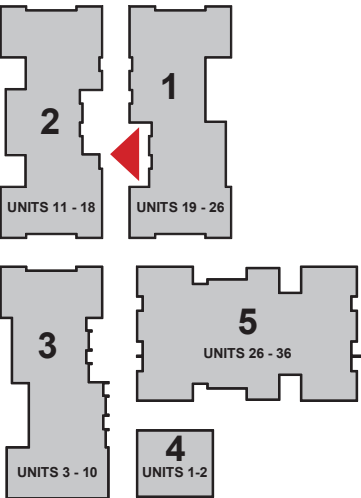
**T + G CEDAR SIDING
AND ACCENTS**

STAIN:
SEMI-TRANSPARENT
OR SIMILAR



**COMPOSITION ROOFING
SLATE, OR SIMILAR**

**WINDOW FRAME AND
INFILL PANELS**



KEY PLAN

11.0 ELEVATIONS: BUILDING 2 - WEST

ADMINISTRATIVE DESIGN REVIEW - 11/8/2021
1022 NE 68TH ST.
SEATTLE, WA 98115



FACE BRICK

COLOR:
MUTUAL MATERIALS
"MAUNA LOA" OR SIM.



FIBER-CEMENT PANEL
PAINT: SW 7055 OR SIM.

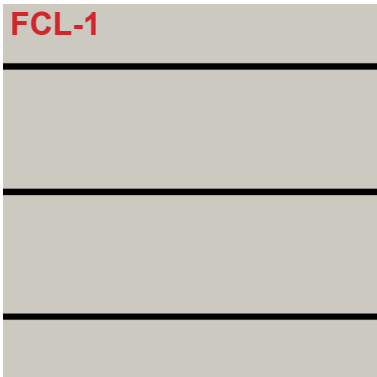
FCP-3

PAINT:
SW 7055 ENDUR. BRONZE
SW 6258 TRICORN BLACK



FIBER-CEMENT BOARD AND BATT - 12" OC

PAINT:
SW 2808 "ROOKWOOD
DARK BROWN" OR SIM.



FIBER-CEMENT SIDING - 6" EXPOSURE

PAINT:
SW 7015 "REPOSE GRAY"
OR SIMILAR



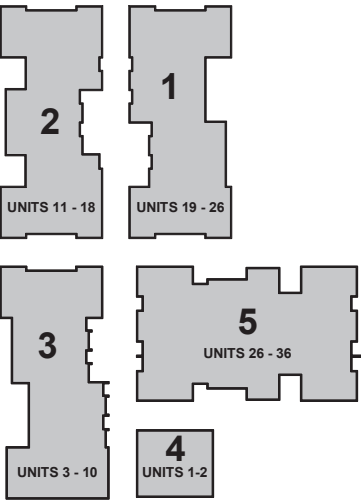
T + G CEDAR SIDING AND ACCENTS

STAIN:
SEMI-TRANSPARENT
OR SIMILAR



COMPOSITION ROOFING SLATE, OR SIMILAR

WINDOW FRAME AND INFILL PANELS



KEY PLAN

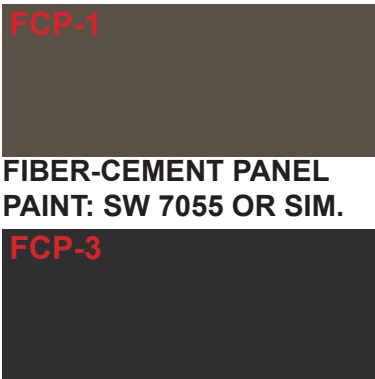
11.0 ELEVATIONS: BUILDING 3 - EAST

ADMINISTRATIVE DESIGN REVIEW - 11/8/2021
1022 NE 68TH ST.
SEATTLE, WA 98115



FACE BRICK

COLOR:
MUTUAL MATERIALS
"MAUNA LOA" OR SIM.



FIBER-CEMENT PANEL
PAINT: SW 7055 OR SIM.

FCP-3

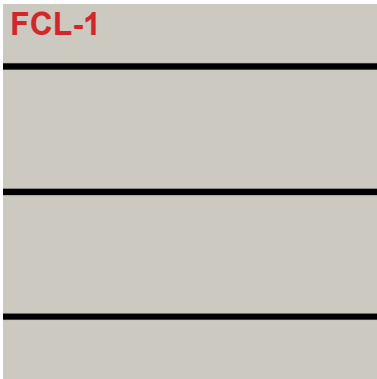
FIBER-CEMENT PANEL
PAINT: SW 6258 OR SIM.

PAINT:
SW 7055 ENDUR. BRONZE
SW 6258 TRICORN BLACK



FIBER-CEMENT BOARD
AND BATT - 12" OC

PAINT:
SW 2808 "ROOKWOOD
DARK BROWN" OR SIM.



FIBER-CEMENT SIDING -
6" EXPOSURE

PAINT:
SW 7015 "REPOSE GRAY"
OR SIMILAR



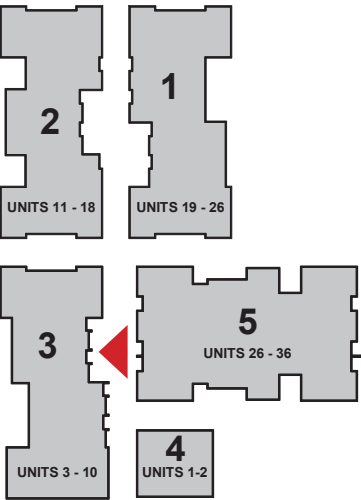
T + G CEDAR SIDING
AND ACCENTS

STAIN:
SEMI-TRANSPARENT
OR SIMILAR



COMPOSITION ROOFING
SLATE, OR SIMILAR

WINDOW FRAME AND
INFILL PANELS



KEY PLAN

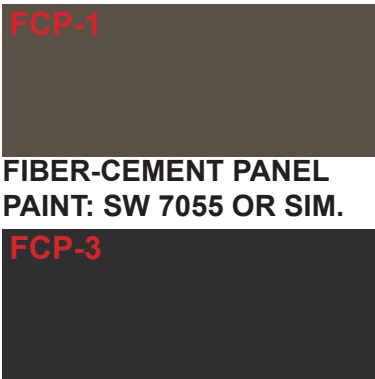
11.0 ELEVATIONS: BUILDING 3 - WEST

ADMINISTRATIVE DESIGN REVIEW - 11/8/2021
1022 NE 68TH ST.
SEATTLE, WA 98115



BR-1
FACE BRICK

COLOR:
MUTUAL MATERIALS
“MAUNA LOA” OR SIM.



FCP-1
FIBER-CEMENT PANEL
PAINT: SW 7055 OR SIM.

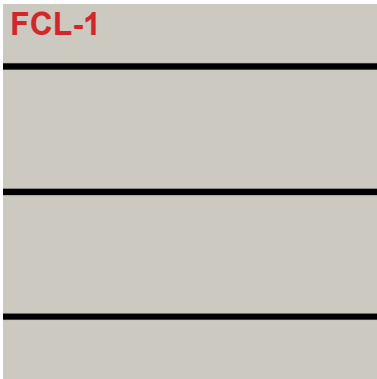
FCP-3
FIBER-CEMENT PANEL
PAINT: SW 6258 OR SIM.

PAINT:
SW 7055 ENDUR. BRONZE
SW 6258 TRICORN BLACK



FCP-2
FIBER-CEMENT BOARD
AND BATT - 12” OC

PAINT:
SW 2808 “ROOKWOOD
DARK BROWN”OR SIM.



FCL-1
FIBER-CEMENT SIDING -
6” EXPOSURE

PAINT:
SW 7015 “REPOSE GRAY”
OR SIMILAR



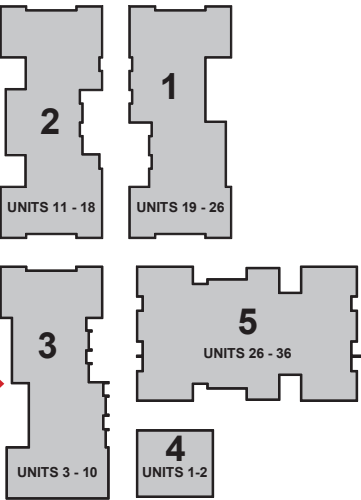
WD-1
T + G CEDAR SIDING
AND ACCENTS

STAIN:
SEMI-TRANSPARENT
OR SIMILAR



COMPOSITION ROOFING
SLATE, OR SIMILAR

WINDOW FRAME AND
INFILL PANELS



KEY PLAN

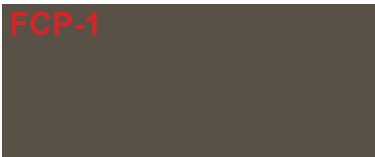
11.0 ELEVATIONS: BUILDING 3 & 4 - SOUTH

ADMINISTRATIVE DESIGN REVIEW - 11/8/2021
1022 NE 68TH ST.
SEATTLE, WA 98115



FACE BRICK

COLOR:
MUTUAL MATERIALS
"MAUNA LOA" OR SIM.



FIBER-CEMENT PANEL
PAINT: SW 7055 OR SIM.



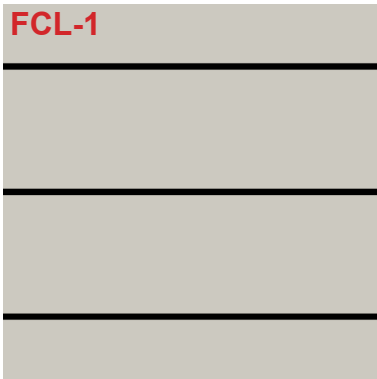
FIBER-CEMENT PANEL
PAINT: SW 6258 OR SIM.

PAINT:
SW 7055 ENDUR. BRONZE
SW 6258 TRICORN BLACK



FIBER-CEMENT BOARD
AND BATT - 12" OC

PAINT:
SW 2808 "ROOKWOOD
DARK BROWN" OR SIM.



FIBER-CEMENT SIDING -
6" EXPOSURE

PAINT:
SW 7015 "REPOSE GRAY"
OR SIMILAR

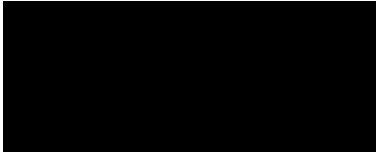


T + G CEDAR SIDING
AND ACCENTS

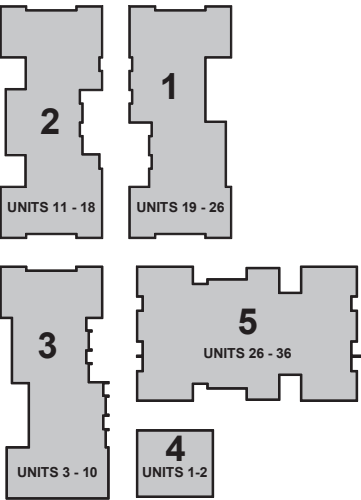
STAIN:
SEMI-TRANSPARENT
OR SIMILAR



COMPOSITION ROOFING
SLATE, OR SIMILAR



WINDOW FRAME AND
INFILL PANELS



KEY PLAN

11.0 ELEVATIONS: BUILDING 3 & 5 - NORTH

ADMINISTRATIVE DESIGN REVIEW - 11/8/2021
1022 NE 68TH ST.
SEATTLE, WA 98115



FACE BRICK

COLOR:
MUTUAL MATERIALS
"MAUNA LOA" OR SIM.



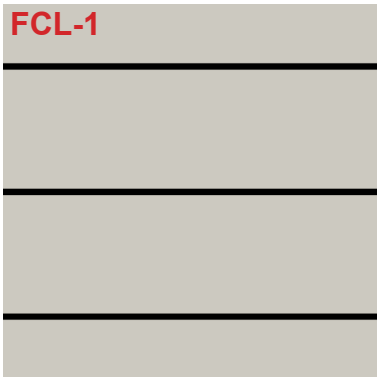
FIBER-CEMENT PANEL
PAINT: SW 7055 OR SIM.

PAINT:
SW 7055 ENDUR. BRONZE
SW 6258 TRICORN BLACK



FIBER-CEMENT BOARD
AND BATT - 12" OC

PAINT:
SW 2808 "ROOKWOOD
DARK BROWN" OR SIM.



FIBER-CEMENT SIDING -
6" EXPOSURE

PAINT:
SW 7015 "REPOSE GRAY"
OR SIMILAR

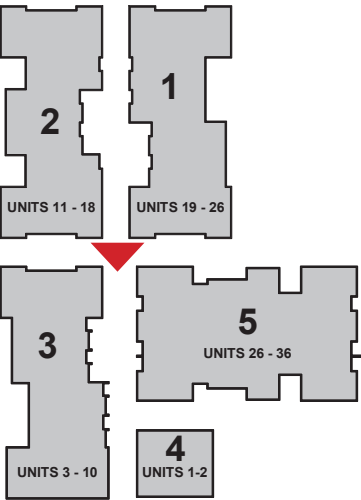


T + G CEDAR SIDING
AND ACCENTS

STAIN:
SEMI-TRANSPARENT
OR SIMILAR



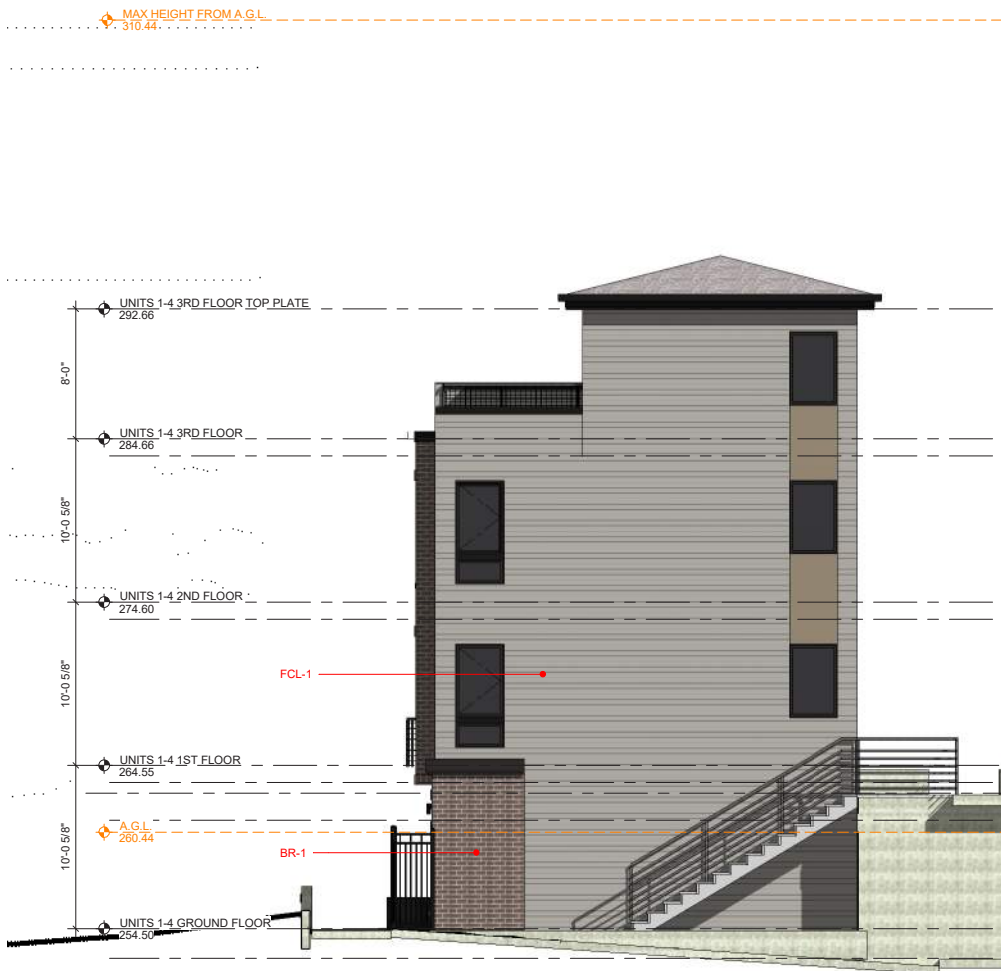
WINDOW FRAME AND
INFILL PANELS



KEY PLAN

11.0 ELEVATIONS: BUILDING 4 - EAST

ADMINISTRATIVE DESIGN REVIEW - 11/8/2021
1022 NE 68TH ST.
SEATTLE, WA 98115



FACE BRICK

COLOR:
MUTUAL MATERIALS
"MAUNA LOA" OR SIM.



FIBER-CEMENT PANEL
PAINT: SW 7055 OR SIM.

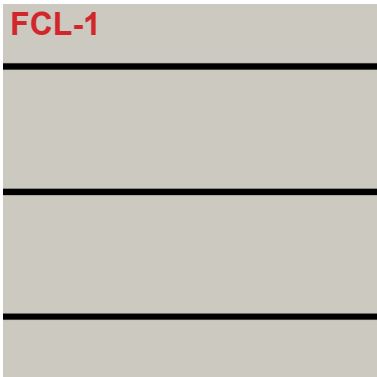
FIBER-CEMENT PANEL
PAINT: SW 6258 OR SIM.

PAINT:
SW 7055 ENDUR. BRONZE
SW 6258 TRICORN BLACK



FIBER-CEMENT BOARD
AND BATT - 12" OC

PAINT:
SW 2808 "ROOKWOOD
DARK BROWN" OR SIM.



FIBER-CEMENT SIDING -
6" EXPOSURE

PAINT:
SW 7015 "REPOSE GRAY"
OR SIMILAR



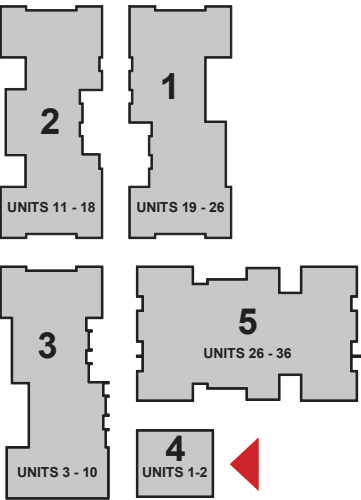
T + G CEDAR SIDING
AND ACCENTS

STAIN:
SEMI-TRANSPARENT
OR SIMILAR



COMPOSITION ROOFING
SLATE, OR SIMILAR

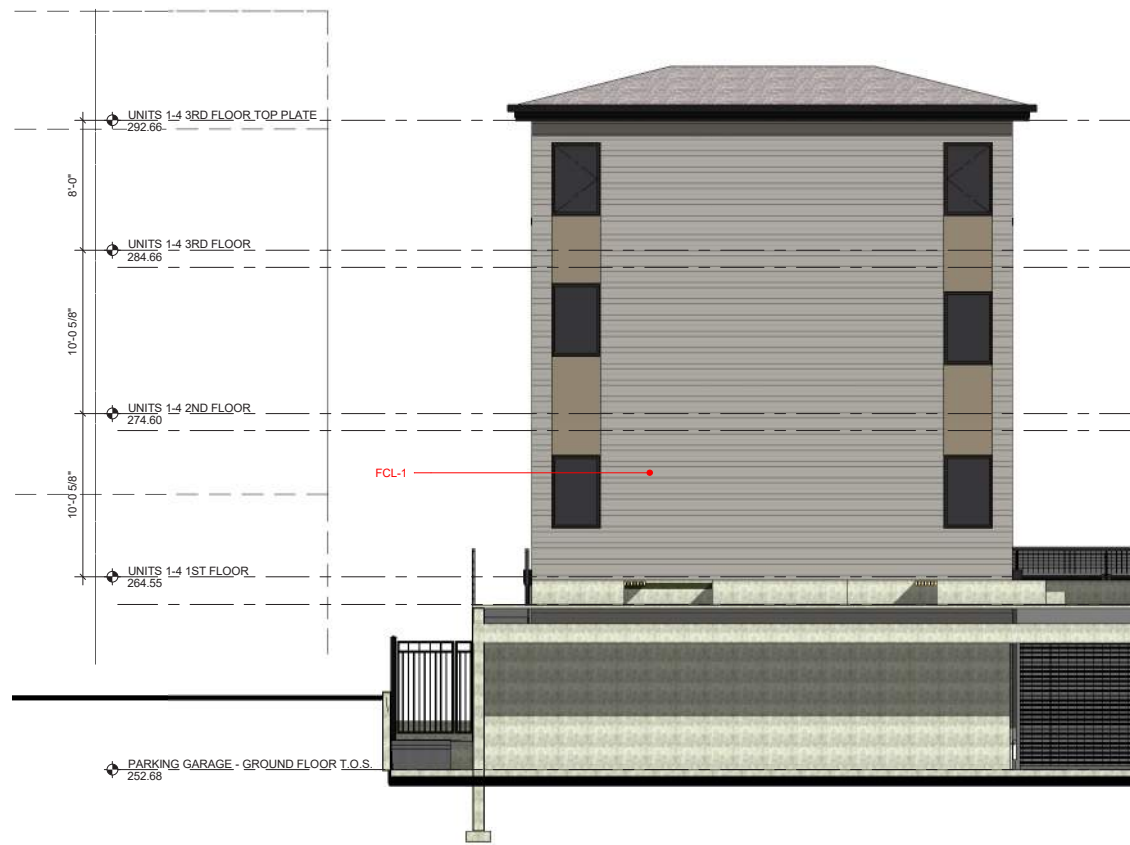
WINDOW FRAME AND
INFILL PANELS



KEY PLAN

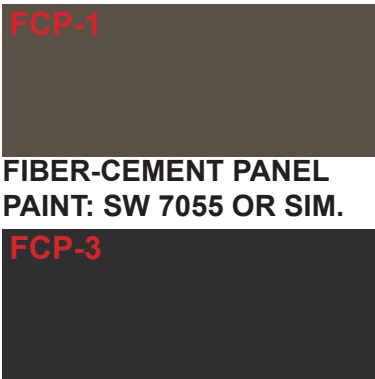
11.0 ELEVATIONS: BUILDING 4 - NORTH

ADMINISTRATIVE DESIGN REVIEW - 11/8/2021
1022 NE 68TH ST.
SEATTLE, WA 98115



FACE BRICK

COLOR:
MUTUAL MATERIALS
"MAUNA LOA" OR SIM.



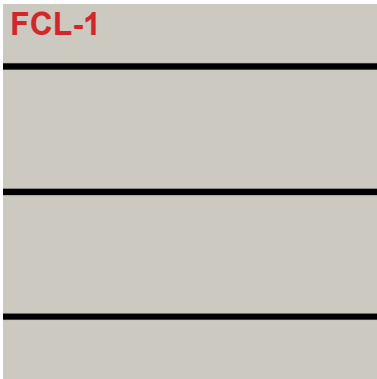
FIBER-CEMENT PANEL
PAINT: SW 7055 OR SIM.

FIBER-CEMENT PANEL
PAINT: SW 6258 OR SIM.



FIBER-CEMENT BOARD
AND BATT - 12" OC

PAINT:
SW 2808 "ROOKWOOD
DARK BROWN" OR SIM.



FIBER-CEMENT SIDING -
6" EXPOSURE

PAINT:
SW 7015 "REPOSE GRAY"
OR SIMILAR

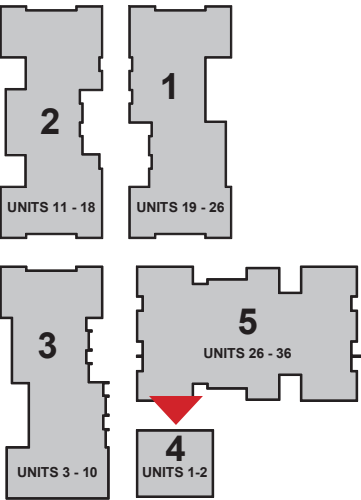


T + G CEDAR SIDING
AND ACCENTS

STAIN:
SEMI-TRANSPARENT
OR SIMILAR



WINDOW FRAME AND
INFILL PANELS



KEY PLAN

11.0 ELEVATIONS: BUILDING 4 & 5 - WEST

ADMINISTRATIVE DESIGN REVIEW - 11/8/2021
1022 NE 68TH ST.
SEATTLE, WA 98115



FACE BRICK

COLOR:
MUTUAL MATERIALS
"MAUNA LOA" OR SIM.



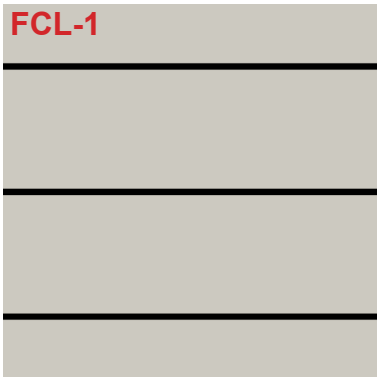
FIBER-CEMENT PANEL
PAINT: SW 7055 OR SIM.

PAINT:
SW 7055 ENDUR. BRONZE
SW 6258 TRICORN BLACK



FIBER-CEMENT BOARD
AND BATT - 12" OC

PAINT:
SW 2808 "ROOKWOOD
DARK BROWN" OR SIM.



FIBER-CEMENT SIDING -
6" EXPOSURE

PAINT:
SW 7015 "REPOSE GRAY"
OR SIMILAR



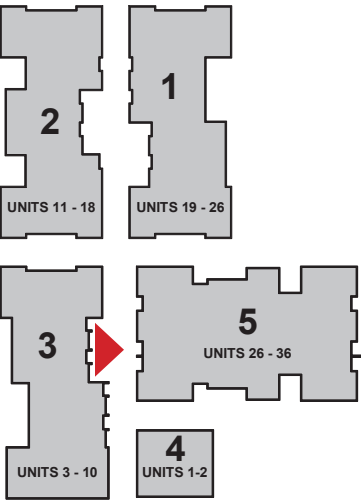
T + G CEDAR SIDING
AND ACCENTS

STAIN:
SEMI-TRANSPARENT
OR SIMILAR



COMPOSITION ROOFING
SLATE, OR SIMILAR

WINDOW FRAME AND
INFILL PANELS



KEY PLAN

11.0 ELEVATIONS: BUILDING 5 - EAST

ADMINISTRATIVE DESIGN REVIEW - 11/8/2021
1022 NE 68TH ST.
SEATTLE, WA 98115



FACE BRICK

COLOR:
MUTUAL MATERIALS
"MAUNA LOA" OR SIM.



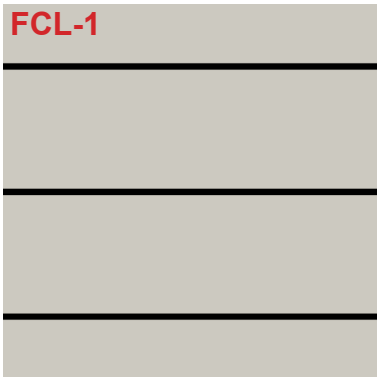
FIBER-CEMENT PANEL
PAINT: SW 7055 OR SIM.

PAINT:
SW 7055 ENDUR. BRONZE
SW 6258 TRICORN BLACK



FIBER-CEMENT BOARD
AND BATT - 12" OC

PAINT:
SW 2808 "ROOKWOOD
DARK BROWN" OR SIM.



FIBER-CEMENT SIDING -
6" EXPOSURE

PAINT:
SW 7015 "REPOSE GRAY"
OR SIMILAR

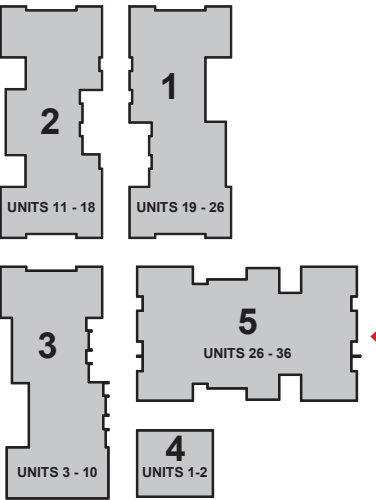


T + G CEDAR SIDING
AND ACCENTS

STAIN:
SEMI-TRANSPARENT
OR SIMILAR



WINDOW FRAME AND
INFILL PANELS



KEY PLAN

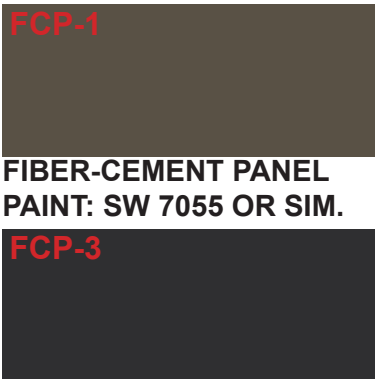
11.0 ELEVATIONS: BUILDING 5 - SOUTH

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1022 NE 68TH ST.
SEATTLE, WA 98115



FACE BRICK

COLOR:
MUTUAL MATERIALS
"MAUNA LOA" OR SIM.



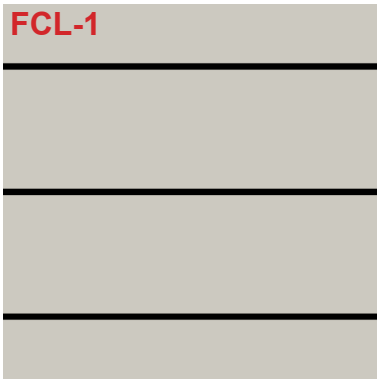
FIBER-CEMENT PANEL
PAINT: SW 7055 OR SIM.

PAINT:
SW 7055 ENDUR. BRONZE
SW 6258 TRICORN BLACK



FIBER-CEMENT BOARD
AND BATT - 12" OC

PAINT:
SW 2808 "ROOKWOOD
DARK BROWN" OR SIM.



FIBER-CEMENT SIDING -
6" EXPOSURE

PAINT:
SW 7015 "REPOSE GRAY"
OR SIMILAR



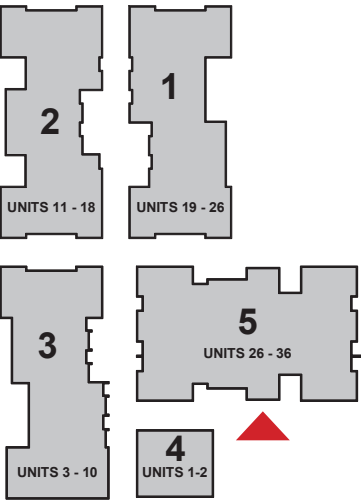
T + G CEDAR SIDING
AND ACCENTS

STAIN:
SEMI-TRANSPARENT
OR SIMILAR



COMPOSITION ROOFING
SLATE, OR SIMILAR

WINDOW FRAME AND
INFILL PANELS



KEY PLAN

13.0 RENDERINGS: STREET VIEWS

ADMINISTRATIVE DESIGN REVIEW - 11/8/2021
1022 NE 68TH ST.
SEATTLE, WA 98115



VIEW LOOKING SE FROM 69TH ST



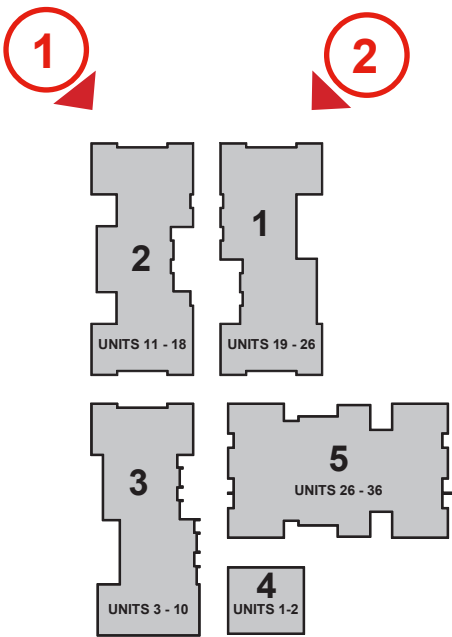
VIEW LOOKING SW FROM 69TH ST



VIEW AT EDG



VIEW AT EDG



13.0 RENDERINGS: STREET VIEWS

ADMINISTRATIVE DESIGN REVIEW - 11/8/2021
1022 NE 68TH ST.
SEATTLE, WA 98115



VIEW LOOKING NE FROM 68TH ST



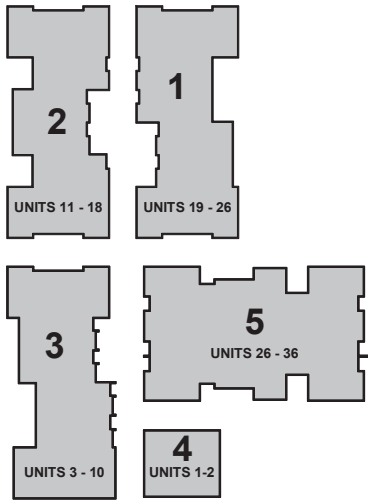
VIEW LOOKING NW FROM 68TH ST



VIEW AT EDG



VIEW AT EDG



13.0 RENDERINGS: STREET VIEWS

ADMINISTRATIVE DESIGN REVIEW - 11/8/2021
1022 NE 68TH ST.
SEATTLE, WA 98115



VIEW LOOKING NW FROM 12TH AVE



VIEW LOOKING SW FROM 12TH AVE



VIEW AT EDG



VIEW AT EDG



13.0 RENDERINGS: STREET VIEWS

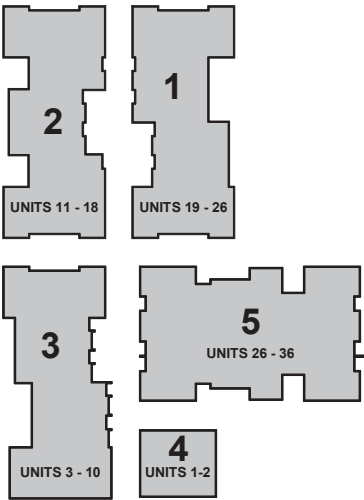
ADMINISTRATIVE DESIGN REVIEW - 11/8/2021
1022 NE 68TH ST.
SEATTLE, WA 98115



FACADE LOOKING FROM 68TH ST



VIEW AT EDG



13.0 RENDERINGS: STREET VIEWS

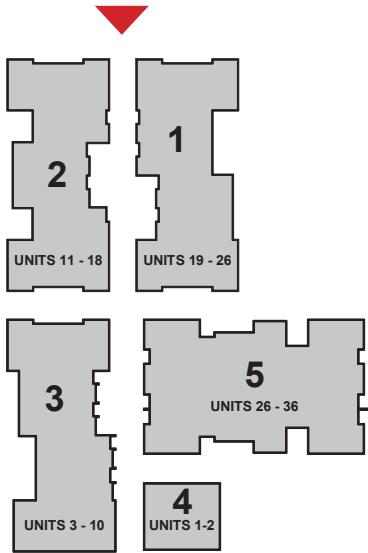
ADMINISTRATIVE DESIGN REVIEW - 11/8/2021
1022 NE 68TH ST.
SEATTLE, WA 98115



FACADE LOOKING FROM 69TH ST



VIEW AT EDG



13.0 RENDERINGS: STREET VIEWS

ADMINISTRATIVE DESIGN REVIEW - 11/8/2021
1022 NE 68TH ST.
SEATTLE, WA 98115



FACADE LOOKING FROM 12TH AVE



VIEW AT EDG

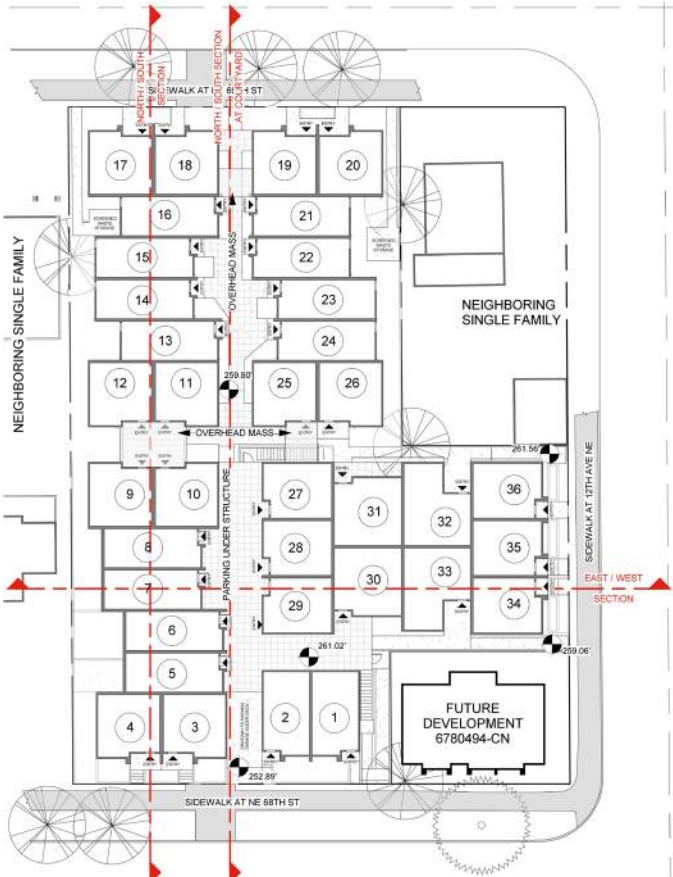


16.0 BUILDING SECTIONS: SECTION THROUGH BUILDINGS 2 AND 3

ADMINISTRATIVE DESIGN REVIEW - 11/8/2021
1022 NE 68TH ST.
SEATTLE, WA 98115



NORTH / SOUTH SECTION THROUGH BUILDINGS 2 AND 3



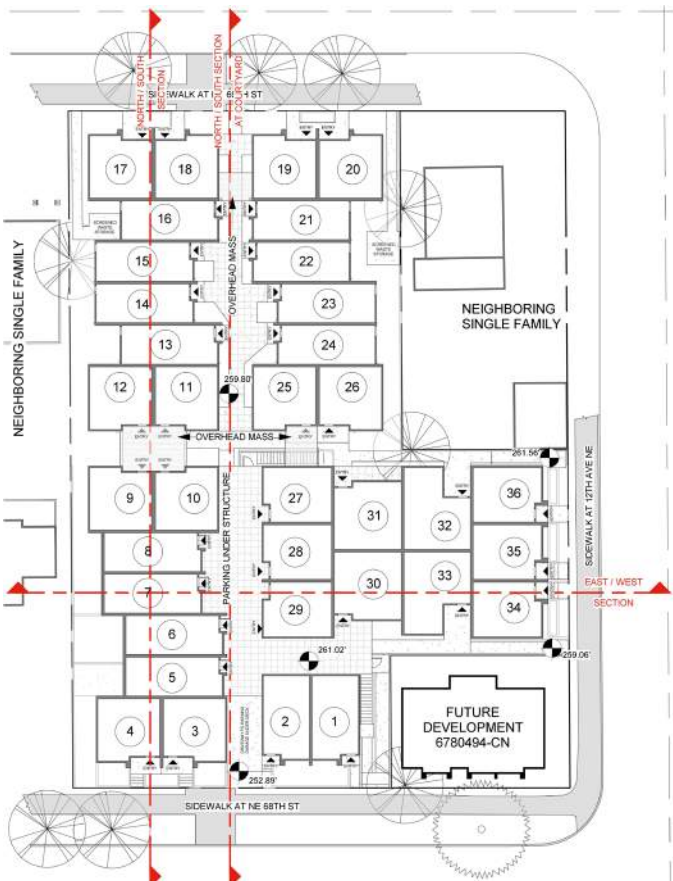
SITE PLAN

16.0 BUILDING SECTIONS: SECTION THROUGH COURTYARD

ADMINISTRATIVE DESIGN REVIEW - 11/8/2021
1022 NE 68TH ST.
SEATTLE, WA 98115
MAX HEIGHT FROM A.G.L. 310.44'



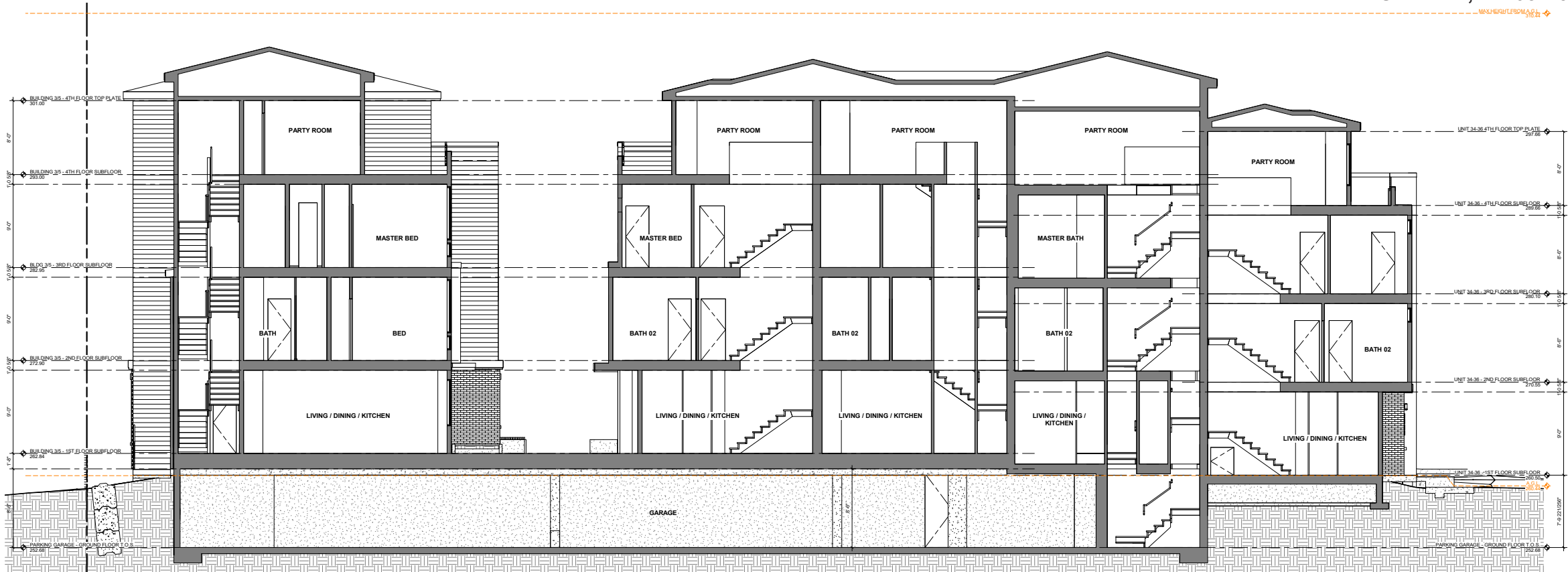
NORTH / SOUTH SECTION AT COURTYARD



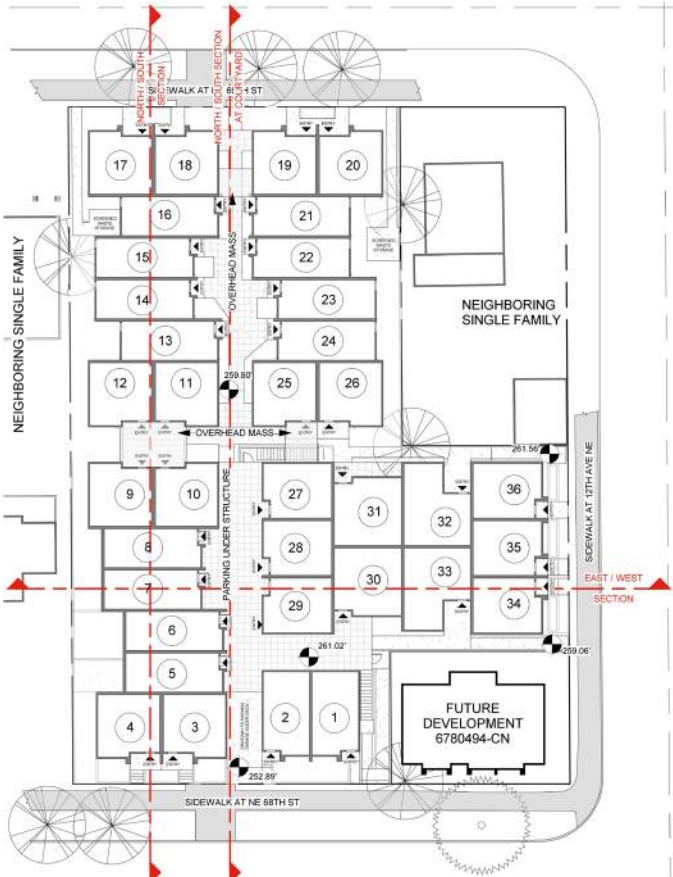
SITE PLAN

16.0 BUILDING SECTIONS: SECTION THROUGH BUILDINGS 3 AND 5

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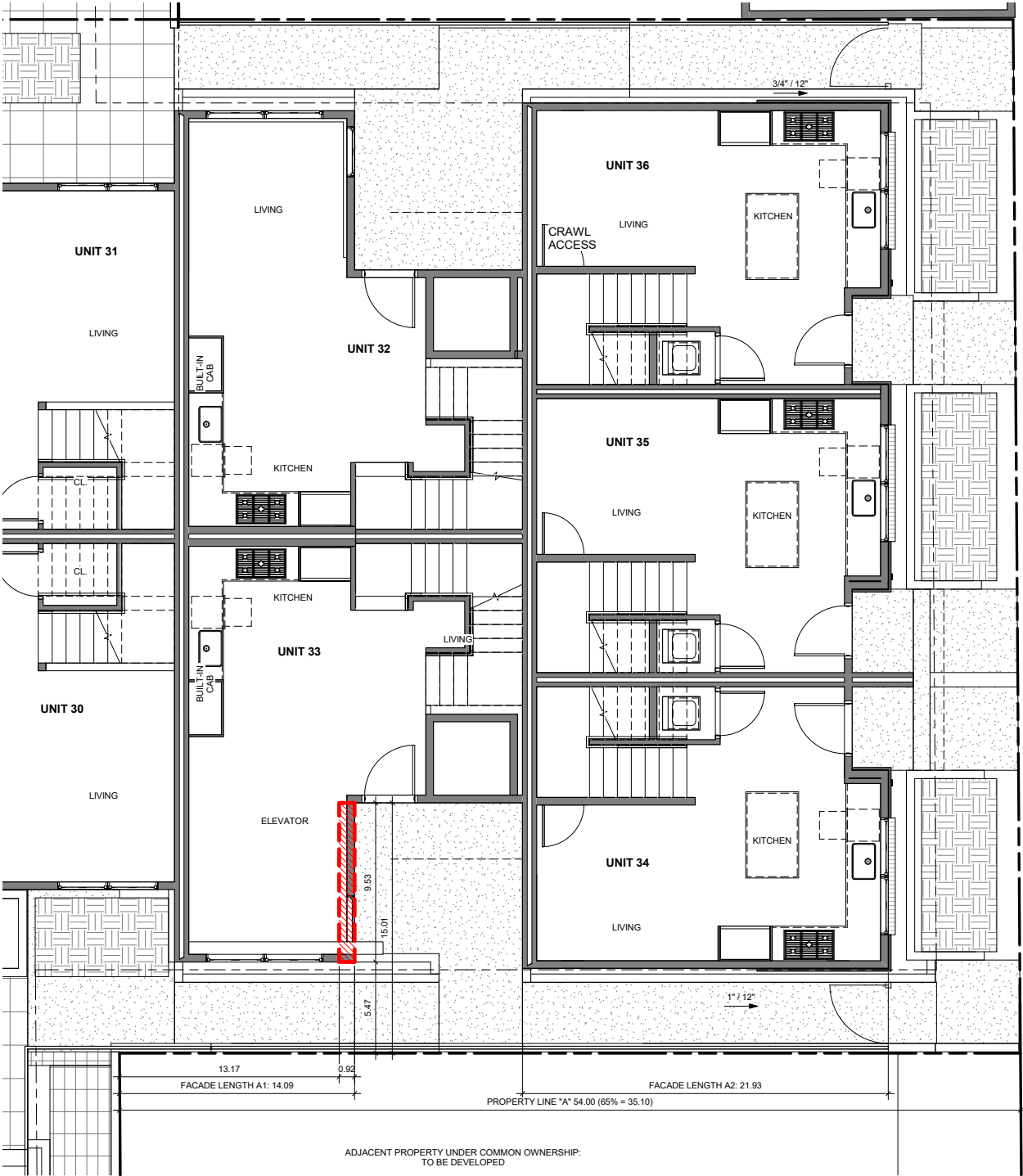


EAST / WEST SECTION THROUGH BUILDINGS 3 AND 5



SITE PLAN

17.0 DEPARTURES



DEPARTURE PLAN

Red hatched area indicates portion of building that would need to be removed in order to bring the project into compliance

OPTION 3 DEPARTURE SUMMARY TABLE		
DEPARTURE A	CODE CITATION	CODE REQUIREMENT
	Development Standard: SMC 23.45.527.B.1	Maximum façade length in Lowrise zones. (1) The maximum combined length of all portions of facades within 15 feet of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65 percent of the length of that lot line.
	PROPOSED DEPARTURE	JUSTIFICATION OF DEPARTURE
<p>(South) Lot Line (at 12th) = 54.00 Facades within 15 feet = 36.04 (66.7%)</p> <p>Lot Line "A" = 54 x 0.65 = 35.10' allowed Facade Length B1 = 14.09' Facade Length B2 = 21.93' Total = 36.02' (66.7%)</p> <p>0.92' over maximum allowed</p> <div><div>2</div><div>1</div><div>3</div><div>4</div><div>5</div><div>UNITS 11 - 18</div><div>UNITS 19 - 26</div><div>UNITS 3 - 10</div><div>UNITS 1-2</div><div>UNITS 26 - 36</div></div>	<p>Units 32 and 33 are the required accessible units for the project, and contain an elevator in each unit. With this extra necessary equipment, the floor plan's layout quality became limited. In order to accommodate accessible features and a comfortable, yet equal space, extra room is being requested. Modulation in the building still exists, in order to bring relief to the facade, and the ability to house the elevator and stairways will allow for a flexible space for future evolvement. The adjacent parcel is under common ownership and being redeveloped in concert with this subject property. Granting this departure will not impact any existing residents / neighbors.</p> <p><i>Seattle Design Guidelines:</i> PL2.A.2, PL3.A.1.d, PL3.A.2, PL3.B.2 <i>Roosevelt Design Guidelines:</i> CS2.III.ii.b&c, PL2.I.i,</p>	

19.0 SELECTED WORKS:

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1022 NE 68TH ST.
SEATTLE, WA 98115



203 1ST AVE S. KIRKLAND, WA



2601 NW 57TH ST. SEATTLE, WA



10125 NE 63RD ST. KIRKLAND, WA



926 BROADWAY E. SEATTLE, WA



SINGLE-FAMILY EXAMPLE



335 3RD AVE S. KIRKLAND, WA



216 10TH AVE E. SEATTLE, WA

