

STREAMLINED DESIGN REVIEW
1016 NE 71ST STREET
SDCI # 3038568-EG/3038793-EG

ARCHITECT: ALLOY DESIGN GROUP, LLC
LANDSCAPE ARCHITECT: ROOT OF DESIGN
OWNER: IS PROPERTY DEVELOPMENTS LLC

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DEVELOPMENT OBJECTIVE

The proposed development replaces one single family residence with 2 new rowhouse units and 2 new townhome units through a lot boundary adjustment. The development will provide 4 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	: 1016 NE 71st Street
APN	: 6716700230
ZONE	: LR1 (M1)
URBAN CENTER/VILLAGE	: ROOSEVELT RESIDENTIAL URBAN VILLAGE
SITE AREA	: 4,998 SF
DWELLING UNITS	: 4
PARKING SPACES	: 4 (NONE REQUIRED)
ALLOWABLE FAR	: 4,998 SF X 1.3 = 6,497.4 SF
PROPOSED FAR	: 6,097 SF
PROPOSED USE	: ROWHOUSE/TOWNHOUSE

SUMMARY OF PUBLIC OUTREACH

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

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


Digital Outreach, High Impact:
Online Survey with Public Comment Function

Feedback from the community included:

1. Use attractive exterior finish materials, such as wood
2. Design visually pleasing buildings
3. Provide sufficient vehicular parking
4. Allow sufficient light and air to the new housing units
5. Respond to the neighborhood context
6. Provide an appropriate density for the neighborhood (ie 4 units rather than 5)
7. Orient the north building roof penthouse length in the N/S direction
8. The landscape frontage on the sidewalk should be appropriately designed
9. Ensure that the construction process respects the neighbors
10. Maintain communication with the neighbors throughout the design and construction process

POSTERS HUNG:

City of Seattle EARLY COMMUNITY OUTREACH for Design Review



This project includes two new three story Rowhouses and two new three story Townhouses with four motor vehicle parking spaces. Zone is LR1 (M1). Existing single family residence is to be demolished.

We would love to hear your feedback. Please call or email us, visit our project website, or complete our online survey:

Contact: Mike Peterson
mike@alloydg.com
206-325-0147

Website: 1016ne71ststreet.wordpress.com

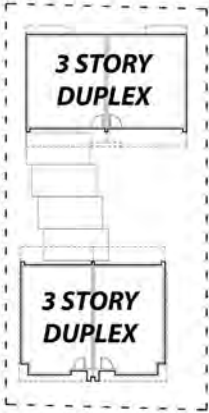
Survey: <https://www.surveymonkey.com/r/TYQZ7ND>

The website and survey links will be available through December 3, 2021.

To search for this project on the Seattle Services Portal, visit: <https://cosaccela.seattle.gov>
Search for the project addresses or Record Numbers 3038568-EG and 3038793-EG

SDCI Record Numbers 3038568-EG + 3038793-EG

1016+1018 NE 71ST STREET



SITE PLAN

Please Note:
Any information collected may be made public.

INTERACTIVE PROJECT WEBSITE:

Early Community Outreach

1016 & 1018 NE 71st Street, Seattle, WA 98115

3038568-EG/3038793-EG



Intracorp and Alloy Design Group are partnering on the redevelopment of the property at 1016 & 1018 NE 71st Street. The existing single family residence will be demolished. When the redevelopment is complete, the new buildings will be three stories tall and will include two new rowhouses and two new townhomes with four off-street parking spaces. The property is zoned LR1 (M1).

- Intracorp – <https://intracorphomes.com/> < <https://intracorphomes.com/>
- Alloy Design Group – <http://www.alloydg.com> < <http://www.alloydg.com>
- Project Contact: Mike Peterson, mike@alloydg.com

We want to hear from the community about what you want to see at this property. **PLEASE LEAVE A PUBLIC COMMENT BELOW** to share your ideas about designs and activities for the new buildings and any other thoughts that would help us understand your concerns and priorities for this property and neighborhood overall. Public comments can also be emailed to the Project Contact listed above.

This website will be available from November 10th, 2021 through December 3rd, 2021.

In addition to the public comment function below, please fill out the **ONLINE SURVEY** at: <https://www.surveymonkey.com/r/TYQZ7ND> < <https://www.surveymonkey.com/r/TYQZ7ND>

Privacy Statement: Information you share on this interactive project website or the online survey could be made public. Please do not share any personal/sensitive information.

More information: To track our progress through the permitting process, search the project addresses or project numbers 3038568-EG and 3038793-EG in the Design Review calendar and the Seattle Services Portal. To find out more about early outreach for design review, visit the Seattle Department of Neighborhood's webpage.

Leave a Comment

Enter your comment here:

[1016 NE 71st Street <https://www.surveymonkey.com/r/TYQZ7ND](https://www.surveymonkey.com/r/TYQZ7ND) Blog at WordPress.com. <https://wordpress.com/?ref=footer_blog

ONLINE SURVEY:

1016 + 1018 NE 71st Street Townhomes, Community Survey

Intracorp and Alloy Design Group are partnering on the redevelopment of the property at 1016 & 1018 NE 71st Street. The existing single family residence will be demolished. When the redevelopment is complete, the new buildings will be three stories tall and will include two new rowhouses and two new townhomes with four off-street parking spaces. The property is zoned LR1 (M1).

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Alloy Design Group - <http://www.alloydg.com>
Project Contact: Mike Peterson, mike@alloydg.com

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This survey will be available from November 10th, 2021 through December 3rd, 2021.

In addition to the survey below, please visit the interactive project website at: <https://1016ne71ststreet.wordpress.com/>

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More information: To track our progress through the permitting process, search the project addresses or project numbers 3038568-EG and 3038793-EG in the Design Review calendar and the Seattle Services Portal. To find out more about early outreach for design review, visit the Seattle Department of Neighborhood's webpage.

3. We will be improving the sidewalks and landscaping at the street-level. Which are the most important for designing the public areas? (select up to two)

☐ Good for pedestrians (enough space to walk, etc.)
☐ Lots of plants/greenery
☐ Lighting, "eyes on the street", and other designs for safety
☐ Attractive building materials at street level (siding, windows, doors, signs, etc.)
☐ Seating/places to congregate (benches, etc.)
☐ Other (fill in blank, 100 character maximum)

4. What concerns do you have about the project? (select any/all that apply)

☐ Construction noise/impacts
☐ The current business/use/building is going away
☐ That I will not like the way it looks
☐ That it will not be affordable
☐ That it may feel out of scale with other buildings nearby
☐ That it will make driving and parking in the neighborhood more difficult
☐ I don't really have any specific concerns
☐ Other (fill in blank, 100 character maximum)

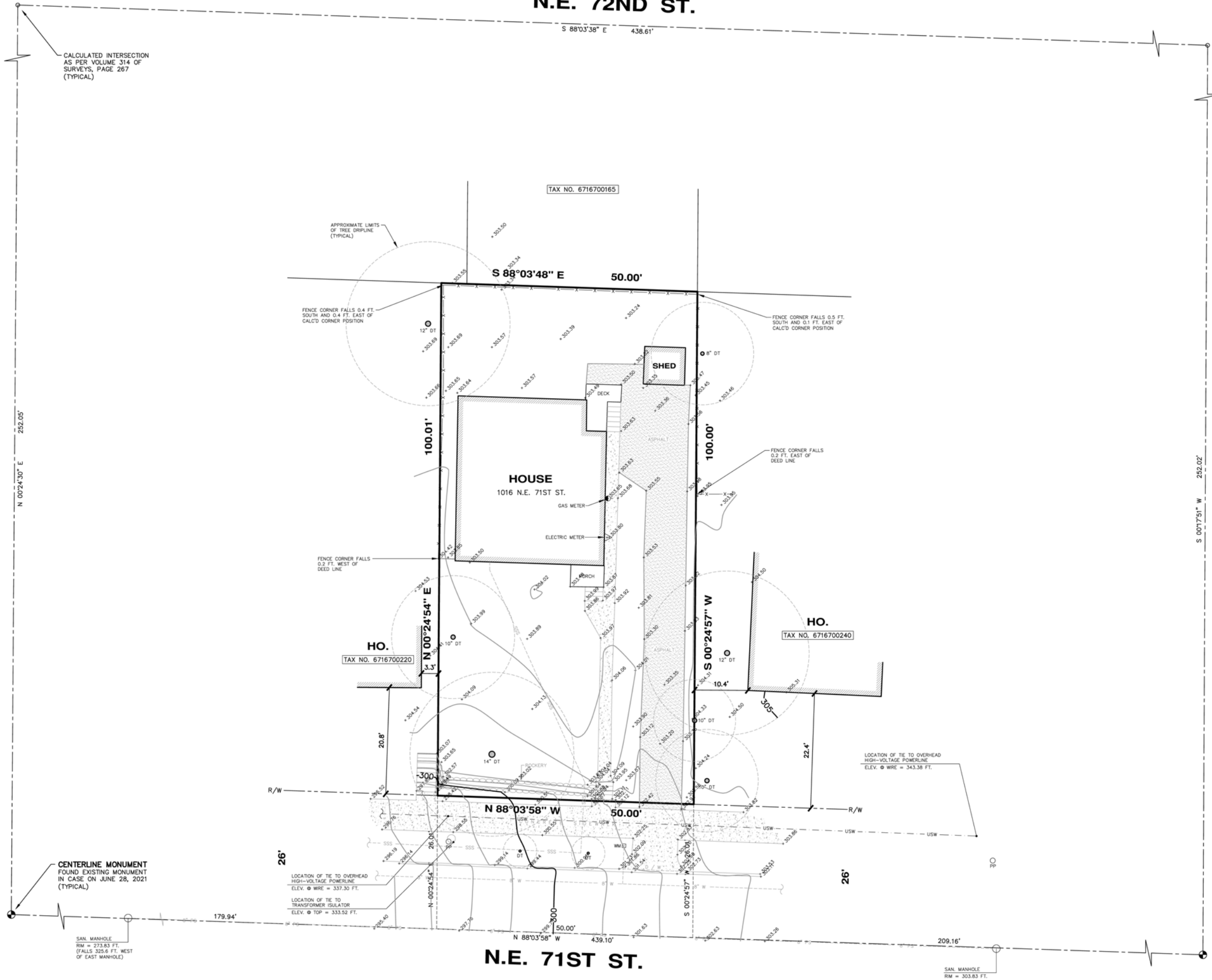
5. Is there anything specific about this property or neighborhood that would be important for us to know? (fill in blank, 300 character maximum)

6. What else would help make the new building successful for decades to come? (fill in blank, 300 character maximum)

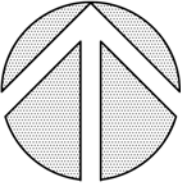
7. Would you like to be contacted about this project in the future? If so, please provide your email address. (fill in blank, 100 character maximum)

<https://www.surveymonkey.com/r/TYQZ7ND>

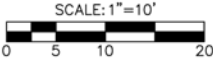
Roosevelt Way N.E.



SURVEY



NORTH



NOTES

1. THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE USING A 10 SECOND "TOTAL STATION" THEODOLITE SUPPLEMENTED WITH A 100 FT. STEEL TAPE. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC CHAPTER 332-130-090.
2. CONTOUR INTERVAL = 1 FT.
3. ELEVATION DATUM = NAVD'88, AS PER DIRECT OBSERVATIONS USING GPS EQUIPMENT ON JUNE 28, 2021.
4. PARCEL AREA = 4,998 SQ. FT.
5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THEREFORE EASEMENTS AFFECTING THE PROPERTY, IF ANY, ARE NOT SHOWN HEREON.
6. UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS APPROXIMATE ONLY AND IS BASED UPON CITY OF SEATTLE GIS AND ALSO AS PER TIES TO ABOVE GROUND STRUCTURES.
7. TAX PARCEL NO. 6716700230
8. TREE DIAMETERS AND DRIPLINES DISPLAYED HEREON ARE APPROXIMATE. FOR SPECIFIC GENUS AND DIAMETER, TREES SHOULD BE EVALUATED BY A CERTIFIED ARBORIST.
9. WE HAVE DETERMINED TO THE BEST OF OUR ABILITY THE OVERHEAD HIGH VOLTAGE POWERLINE WHICH IS CLOSEST TO THE PROJECT SITE AND HAVE DISPLAYED ITS HORIZONTAL AND VERTICAL LOCATION HEREON. HOWEVER, ADDITIONAL OVERHEAD SERVICE LINES MAY EXIST WHICH ARE NOT OBVIOUS TO US BY FIELD OBSERVATION AND POTENTIALLY IMPACT PROJECT DESIGN. THEREFORE, PRIOR TO DESIGN AND CONSTRUCTION WE RECOMMEND THAT SEATTLE CITY LIGHT BE CONSULTED REGARDING THE POSSIBLE EXISTANCE OF ADDITIONAL SERVICE LINES NOT DISPLAYED HEREON WHICH SHOULD BE CONSIDERED FOR PROJECT DESIGN.

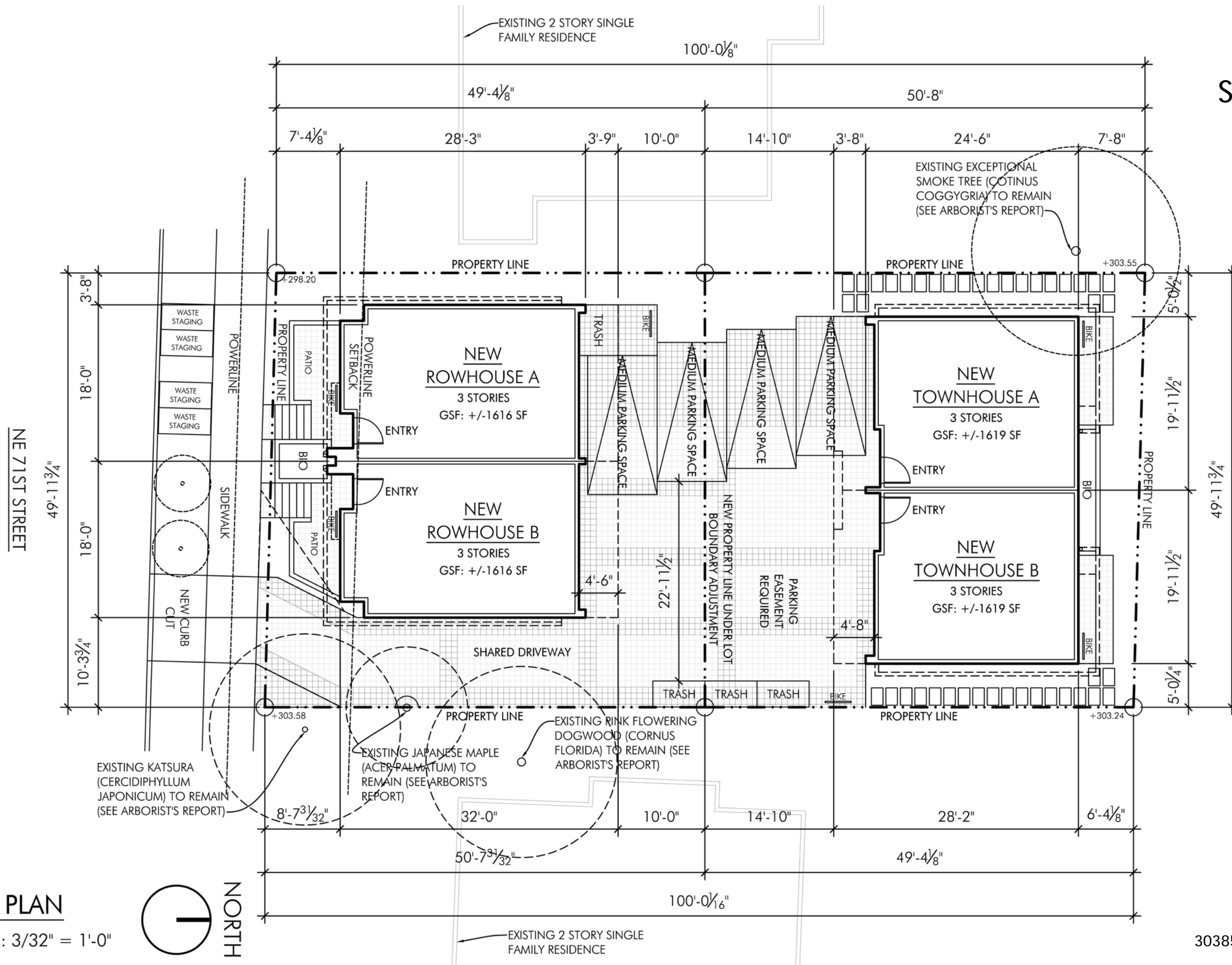
PROPERTY DESCRIPTION

THE EAST 20 FT. OF LOT 19 AND ALL OF LOT 20, BLOCK 2, 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.

LEGEND:

	GAS METER		UNSHIELDED HIGH-VOLTAGE POWER LINE
	ELECTRIC METER		UNDERGROUND SANITARY SIDE SEWER
	WATER METER		X" DIAMETER COMBINED SEWER MAIN
	MANHOLE COVER		X" DIAMETER WATER MAIN
	POWER POLE		X" DIA. DECIDUOUS TREE
	ROCKERY		X" DIA. EVERGREEN TREE
	CONCRETE PAVING		
	ASPHALT PAVING		
	WOODEN FENCE		

SITE PLAN



PROPERTY DESCRIPTION

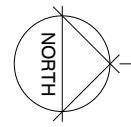
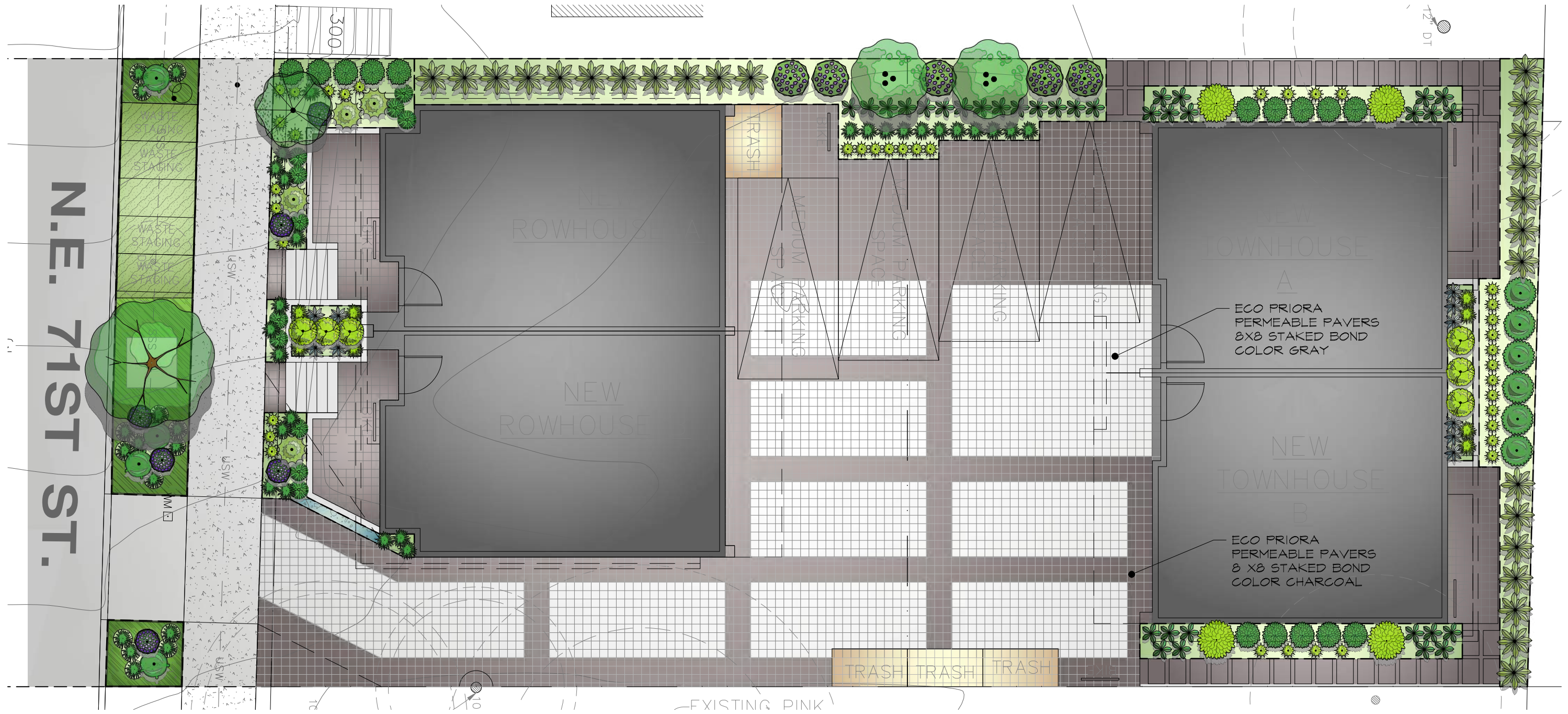
TAX PARCEL NO. 6716700230

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SITE PLAN

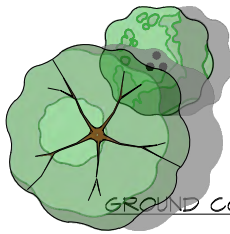
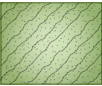

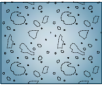
SCALE: 3/32" = 1'-0"





RENDERED
LANDSCAPE PLAN

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE
	Acer circinatum / Vine Maple	3 stem min, 6' Ht
	Cornus 'Eddie's White Wonder' / Eddie's White Wonder Dogwood Street Tree	2"-2.5" Cal B&B
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE
	Thymus pseudolanuginosus / Woolly Thyme	4"pot
	Vinca minor 'Bowles Blue' / Dwarf Periwinkle	4"pot
SITE	BOTANICAL / COMMON NAME	SIZE
	7/8" Drain Rock	N/A

PLANT SCHEDULE

SHRUBS	BOTANICAL / COMMON NAME	SIZE
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal
	Carex morrowii 'Ice Dance' / Ice Dance Japanese Sedge	1 gal
	Carex oshimensis 'Everillo' / Everillo Japanese Sedge	1 gal
	Evonymus japonicus 'Greenspire' / Greenspire Upright Evonymus	20" Ht min
	Hydrangea paniculata 'Limelight' / Limelight Hydrangea	5 gal
	Lavandula angustifolia 'Hidcote Blue' / Hidcote Blue Lavender	1 gal
	Mahonia eurybracteata 'Soft Caress' / Mahonia Soft Caress	2 gal
	Nandina domestica 'Sienna Sunrise' / Heavenly Bamboo	5 gal
	Polystichum munitum / Western Sword Fern	1 gal
	Prunus laurocerasus 'Mount Vernon' / Mount Vernon Laurel	2 gal
	Rhododendron x 'Ramapo' / Ramapo Rhododendron	3 gal
	Sarcococca ruscifolia / Fragrant Sarcococca	2 gal
BIORETENTION	BOTANICAL / COMMON NAME	SIZE
	Acorus gramineus 'Ogon' / Golden Variegated Sweetflag	1 gal
	Cornus alba 'Gouchaultii' / Goldenleaf Dogwood	5 gal
	Panicum virgatum 'Heavy Metal' / Blue Switch Grass	1 gal

VICINITY MAP



- 2 STORY SINGLE FAMILY HOME
- 1 STORY SINGLE FAMILY HOME
- 2 STORY SINGLE FAMILY HOME
- 2 STORY SINGLE FAMILY HOME
- 2 STORY SINGLE FAMILY HOME
- 2 STORY SINGLE FAMILY HOME
- 2 STORY SINGLE FAMILY HOME

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

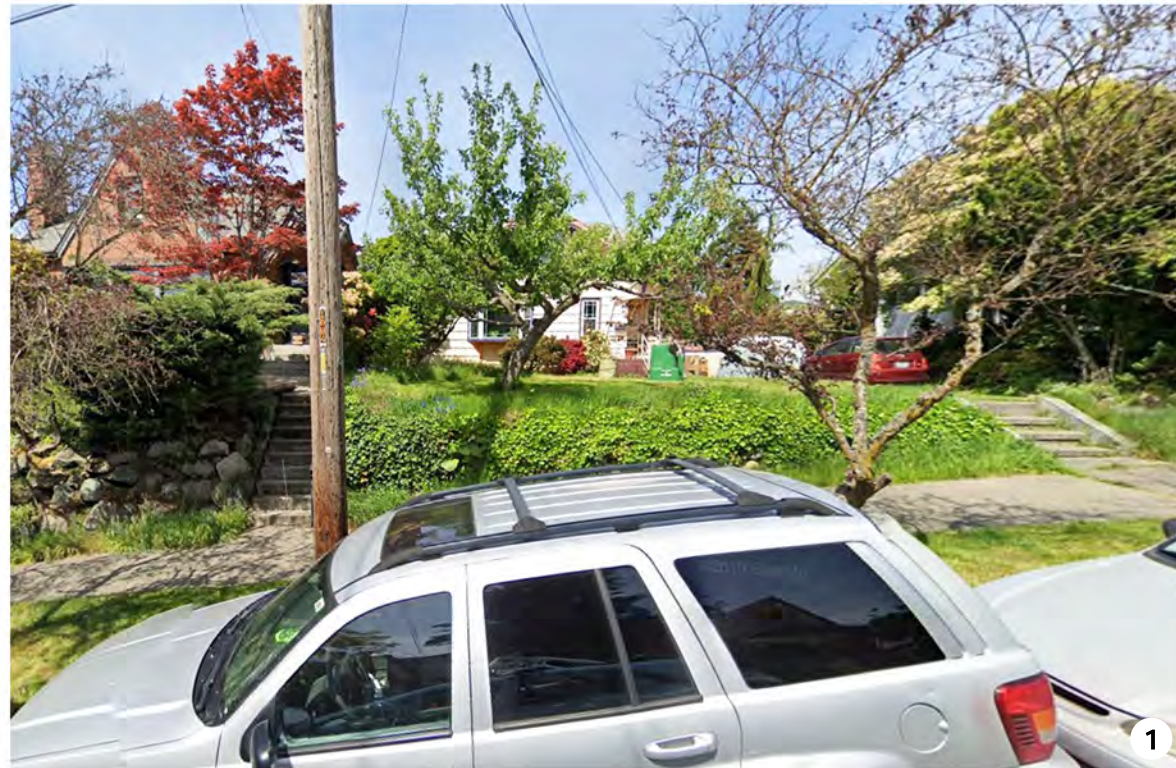
EXISTING HOUSES IN THE
NEIGHBORHOOD ARE CHARACTERIZED
BY STOOPS OR FRONT PORCHES AT THE
ENTRIES WITH COMBINATIONS OF LAP
AND SHINGLE SIDING WITH WOOD
ACCENTS FOR EXTERIOR FINISHES.



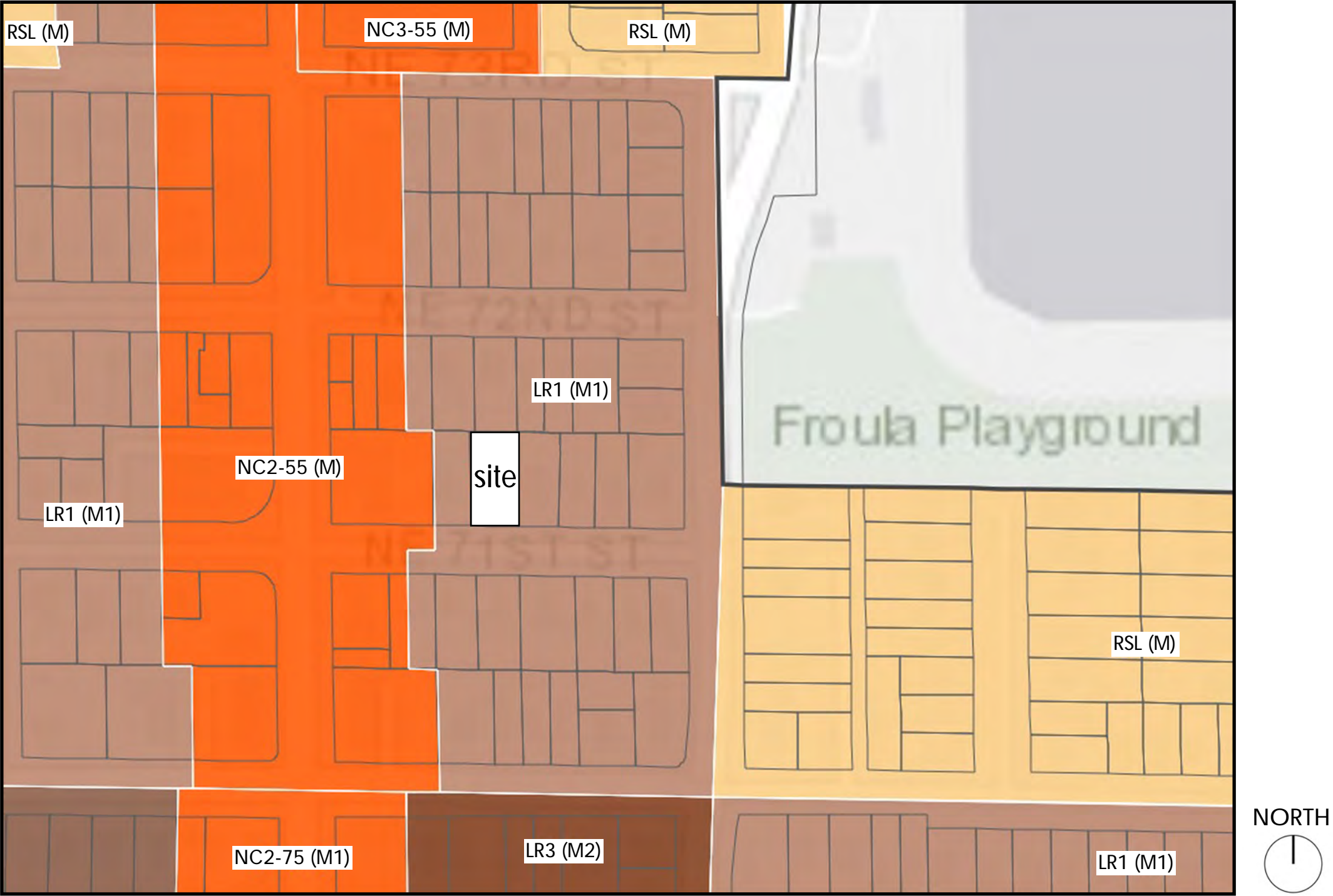
STREET ELEVATIONS



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 4,998 SF Lot Area = 6,497.4 SF Maximum Lot Boundary Adjustment, Lot A: 2499.1 SF x 1.3 = 3248 SF Maximum Lot Boundary Adjustment, Lot B: 2499.1 SF x 1.3 = 3248 SF Maximum	Lot A: 3069 SF Proposed Lot B: 3029 SF Proposed
DENSITY LIMITS 23.45.512	LBA, Lot A: Rowhouse Development in LR1(M1) Zone: No Density Limit LBA, Lot B: Townhouse Development in LR1(M1) Zone: 2499.1 SF/1300 SF = 1.92 Units	Lot A: 2 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> 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> Front: 6'-4.5" minimum West Side: 3'-8" East Side: 10'-3" Rear: 10'-0" average, 10'-0" min</div> <div><u>Lot 2: Townhouse Development</u> North Front: 7'-0" average, 6'-5.5" min West Side: 5'-0.5" East Side: 5'-0" South Rear: 14'-10" average, 14'-10" 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 2499.1 SF = 625 SF Total, x 0.5 = 312.5 SF Required at Ground Level Lot 2: 0.25 x 2499.1 SF = 625 SF Total, x 0.5 = 312.5 SF Required at Ground Level	<div><u>Lot 1: Rowhouse Development</u> 761 SF at Roof Decks 369 SF at Ground Level 1,130 SF Total Proposed</div> <div><u>Lot 2: Townhouse Development</u> 846 SF at Roof Decks 462 SF at Ground Level 1,308 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: 50.66' x 0.65 = 32'-10" Maximum Maximum Facade Length, Lot 1 West: 49.33' x 0.65 = 32' Maximum Maximum Facade Length, Lot 2 East: 49.33' x 0.65 = 32' Maximum Maximum Facade Length, Lot 2 West: 50.8' x 0.65 = 32'-11" Maximum	Lot 1 East: 32'-0" Proposed Lot 1 West: 32'-0" Proposed Lot 2 East: 28'-2" Proposed Lot 2 West: 28'-2" 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)	4 Vehicular Parking Spaces Proposed 4 Long Term Bicycle Parking Spaces Proposed 2 Short Term Bicycle Parking Spaces Proposed
SOLID WASTE 23.54.040	(1) 2.5'x6' Storage Area Per Unit Required, 4 Total Required	(4) 2.5'x6' Storage Areas Proposed

PRIORITY DESIGN GUIDELINES

CS1.A. ENERGY USE
CS1.E. WATER

The new buildings are highly energy efficient and exceed Seattle Energy Code. Structural systems have been upgraded to incorporate new energy efficient building systems. The architecture has been designed to accommodate stormwater, this enhances the architectural design while facilitating stormwater management.

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.

CS3.A.4. EVOLVING NEIGHBORHOODS: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

While the neighborhood is largely currently composed of two to three story single family residences, with some new precedents of townhouse development, the zoning anticipates higher density for this area. The proposed site is located within an LR1 (M1) zone. There is an NC2-55 (M) zone immediately to the west, along Roosevelt Way NE with four story apartment and commercial buildings at the intersection with NE 71st Street. The proposed development features four, three story, multi family units with penthouses, broken up across two buildings, see Aerial Perspective of Neighborhood on this page.

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.

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.

The proposed building design reduces perceived mass by articulating each individual unit at the street facing facade with reveals, projections, and finish materials. Entries to the street facing rowhouse units are highlighted with deep recesses and entry stoops. The design is contemporary and windows are grouped at each floor in order to create a greater visual presence on the facade. The upper 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 71st Street Looking Northwest on this page. Wood is used as an exterior finish, as appropriate in the context, and as suggested by the neighbors in the Community Outreach.

The buildings have zero blank walls (DC2.B.2).



AERIAL PERSPECTIVE OF NEIGHBORHOOD

PROPOSED NEW STRUCTURES



PERSPECTIVE FROM NE 71ST STREET LOOKING NORTHWEST



SECTIONED PERSPECTIVE
(THROUGH UNIT B LOOKING EAST)



PERSPECTIVE FROM NE 71ST STREET LOOKING NORTH

PRIORITY DESIGN GUIDELINES

PL1.B.3. PEDESTRIAN AMENITIES:

Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered. Visible access to the building's entry should be provided. Examples of pedestrian amenities include seating, other street furniture, lighting, year-round landscaping, seasonal plantings, pedestrian scale signage, site furniture, art work, awnings, large storefront windows, and engaging retail displays and/or kiosks.

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.

The rowhouse units are accessed via individual pathways directly connected to the sidewalk. The raised entries and patios respond to the topography and provide an appropriate transition between public and private spaces. A bioretention planter provides an appropriate buffer between the entryways. Each entry is individualized through the use of recessed building massing, entry patios, projecting roof overhangs and fins, and addressing mounted to the building, see Sectioned Perspective on this page. The generous, private patios at the front contribute to the vibrancy of the sidewalk experience and allow opportunities for neighbors to interact. The rowhouse main floors are elevated from the sidewalk in response to the topography, which also provides privacy and security. Entries to the north building have been recessed and articulated with finish materials, lighting, and addressing in response to our discussions in the Pre-Submittal Conference.

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.

DC2.C. SECONDARY ARCHITECTURAL FEATURES

PL2.D. WAYFINDING

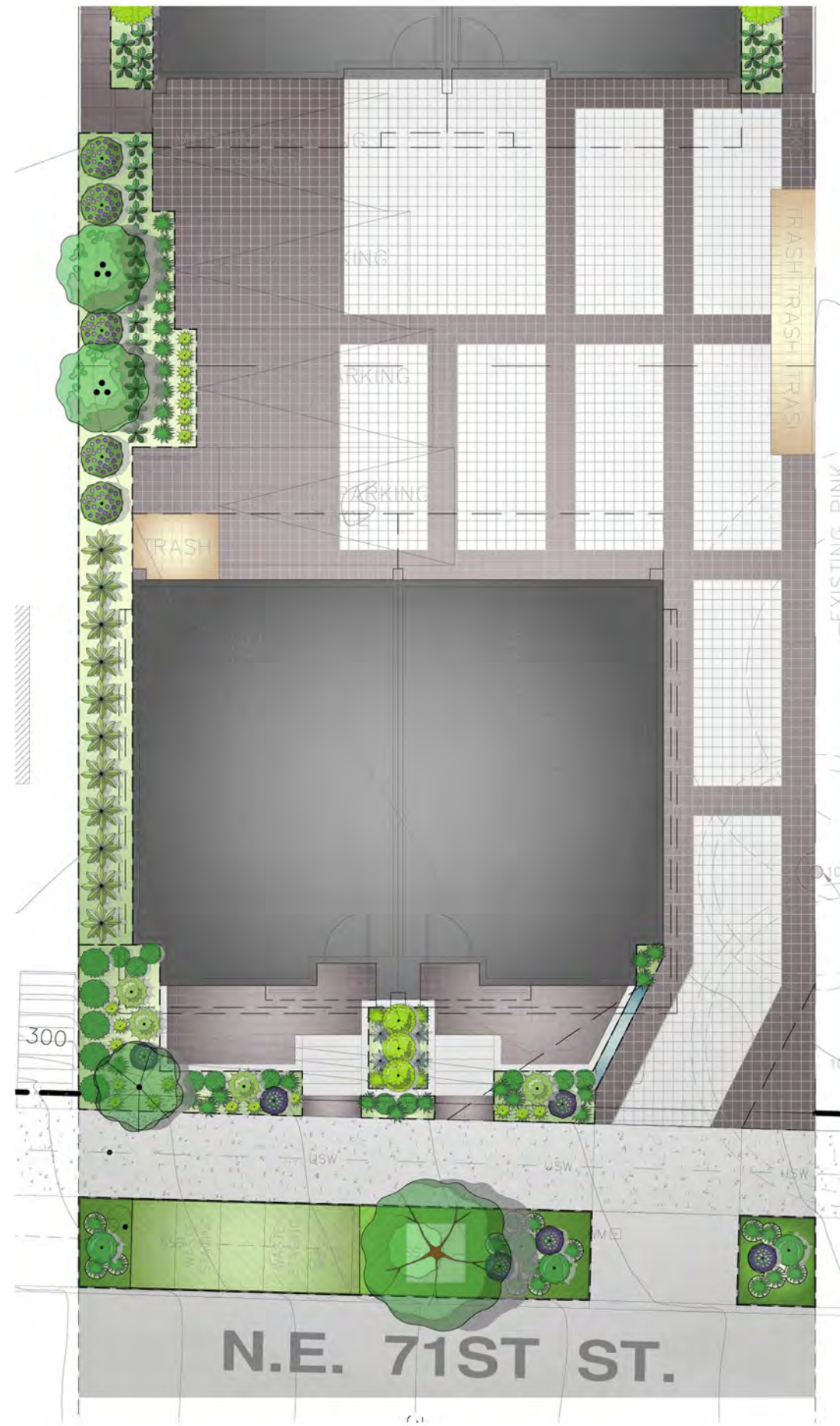
PL3.A.2. ENSEMBLE OF ELEMENTS

PL2.C.2. WEATHER PROTECTION, DESIGN INTEGRATION:

Integrate weather protection, gutters and downspouts into the design of the structure as a whole, and ensure that it also relates well to neighboring buildings in design, coverage, or other features.

The buildings are finished with a careful balance of wood siding and dark gray lap siding, with a 5 inch exposure for a finer human scale texture. Fiber cement panels are only used as infill between windows and building masses. Many of the existing buildings in the neighborhood feature similar creative combinations of siding. Each elevation was carefully composed to respond to the conditions of the site. The rowhouse building establishes a consistent building fabric at the street. The street facing facade features a two story wood mass with a recessed third story volume above; this massing strategy directly responds to the neighborhood context of largely two story houses. Glazing is maximized with wrapping corner windows on the third story. Windows are grouped to have a greater visual presence on the elevations and to provide ample eyes on the street (PL2.B.1). Recessed entries, overhangs, addressing, and lighting combine to create an Ensemble of Elements and effective Wayfinding through Secondary Architectural Features (PL2.D, PL3.A.2, DC2.C).

The roof drainage strategy was considered early in the building design process and used to further articulate the two story front mass and provide visual interest on the east and west elevations with wrapping roof projections at the third story (CS1.E.2).



PRIORITY DESIGN GUIDELINES

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.

DC1.B.1.C. ACCESS LOCATION AND DESIGN: Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers by:
c. employing a multi-sensory approach to areas of potential vehicle-pedestrian conflict such as garage exits/entrances. Design features may include contrasting or textured pavement, warning lights and sounds, and similar safety devices.

PL3.A.1.D. INDIVIDUAL ENTRIES TO GROUND RELATED HOUSING

PL3.B. RESIDENTIAL EDGES

DC4.C. LIGHTING

DC4.D. LANDSCAPE

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:

- 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.
- 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.
- Consider maintenance and revitalization of existing trees.

The proposed design enhances the streetscape along NE 71st Street by providing generous new plantings between the sidewalk and the new building and patios, see Rendered Landscape Plan on this page. The new structures are also sited to help retain the neighboring existing trees. Entries and patios are sited to provide opportunities for neighbor interaction. The front setback is enlarged to provide adequate transition between public and private spaces. All pathways are adequately lit for wayfinding and security, see the Lighting Plan on sheet 28.

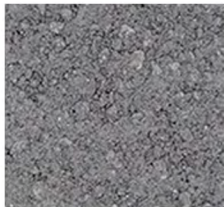
The landscape architect also chose to incorporate hidcote blue lavender within the plantings near the sidewalk in direct response to the Roosevelt P-Patch Community Garden, which is located near the intersection of NE 71st Street and 12th Avenue NE, and features blue lavender at the entrance.

A shared driveway provides access to the central courtyard and rear unit entries. The driveway and courtyard are modeled after the idea of a woonerf, where vehicles, cyclists, and pedestrians share space. A gridded, two-toned paver pattern is utilized to scale down the space and to give it the character of a pedestrian plaza, see Pedestrian Perspective of Shared Courtyard & Rear Entries Looking Northwest on pages 16 and 27.

MATERIALS CONCEPT



1. MEDIUM GRAY VINYL WINDOWS WITH MEDIUM GRAY FIBER CEMENT PANEL SIDING



5. MUTUAL MATERIALS ECO-PRIORA PERMEABLE PAVERS (8x8 STACKED BOND, CHARCOAL COLOR)



2. DARK GRAY FIBER CEMENT LAP SIDING



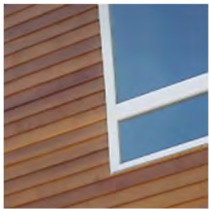
6. MUTUAL MATERIALS ECO-PRIORA PERMEABLE PAVERS (8x8 STACKED BOND, GRAY COLOR)



3. DARK GRAY FIBER CEMENT PANEL SIDING



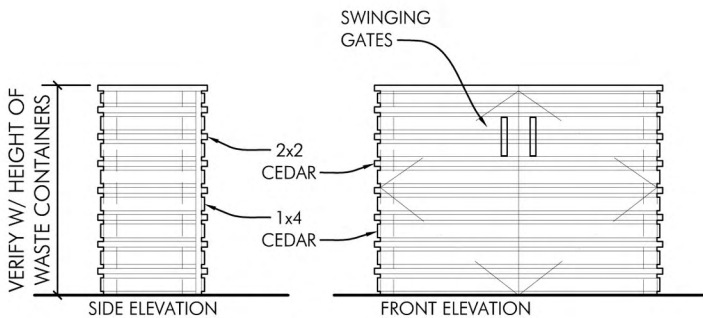
7. BLACK OUTDOOR WALL SCONCE



4. WOOD SIDING



8. WHITE ALUMINUM FLOATING OR FLAT MODERN ADDRESS NUMBERS

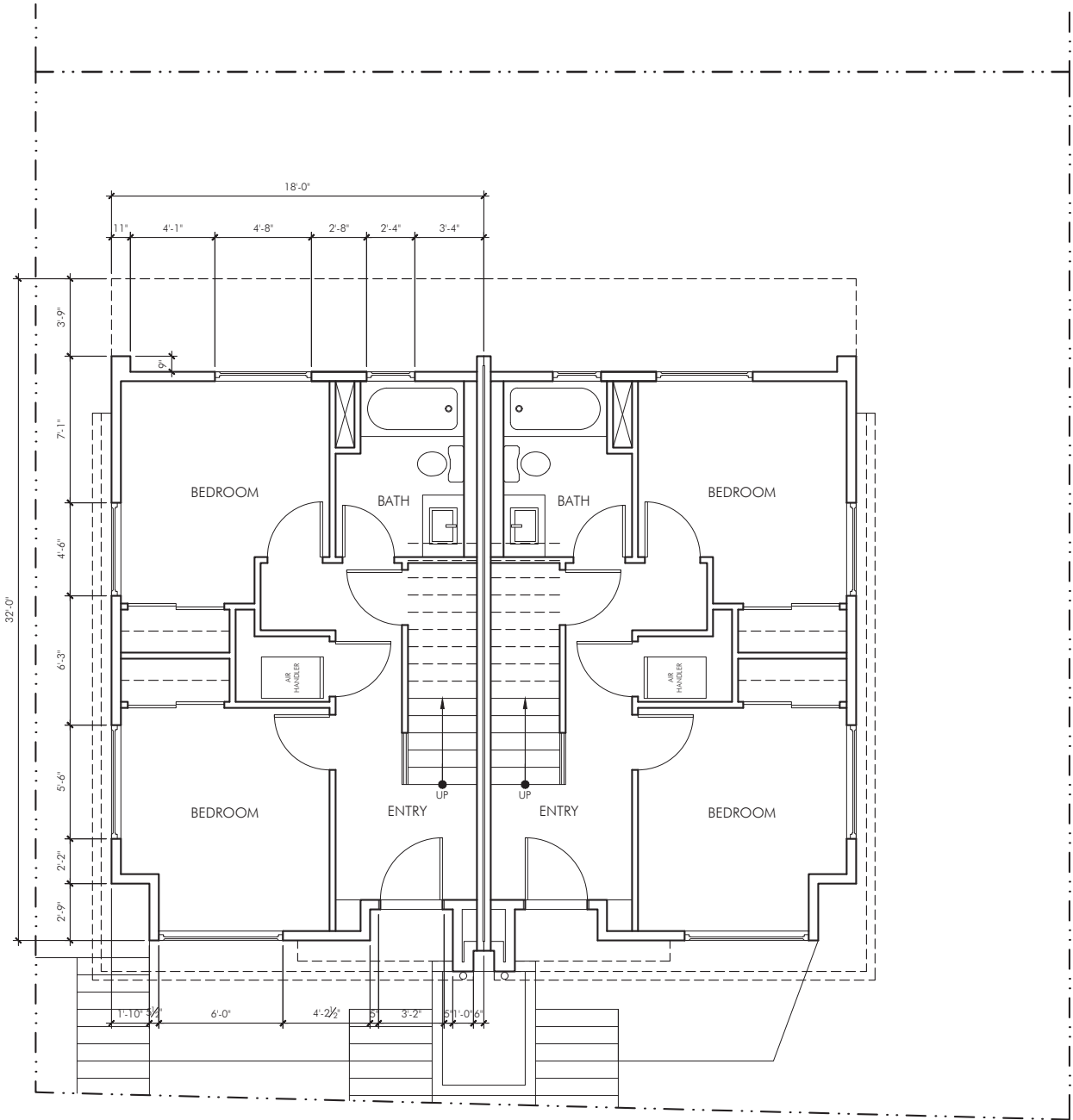


9. SOLID WASTE SCREENING

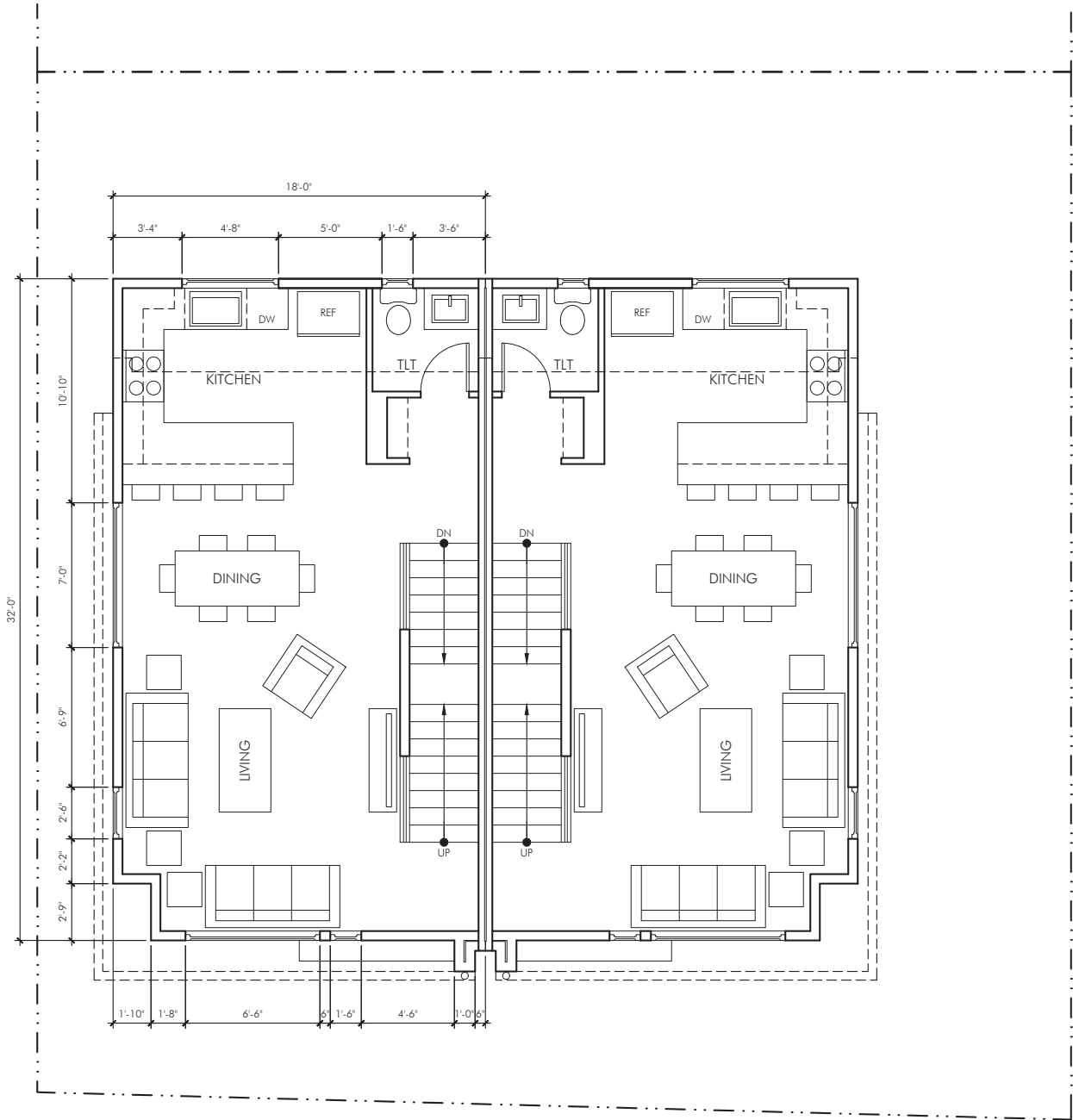


PEDESTRIAN PERSPECTIVE OF SHARED COURTYARD & REAR ENTRIES LOOKING NORTHWEST

FLOOR PLANS

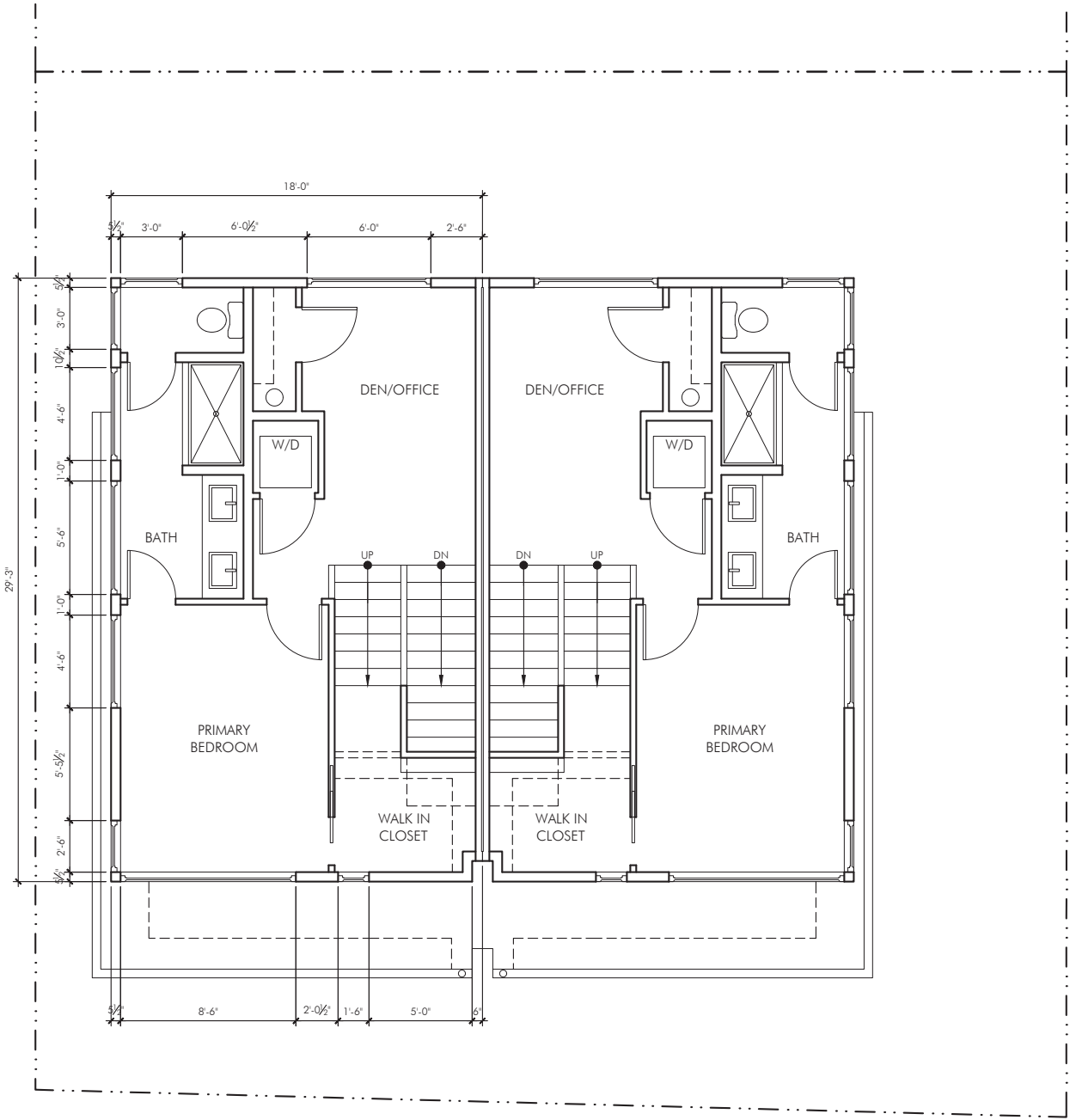


FIRST FLOOR
SOUTH LOT

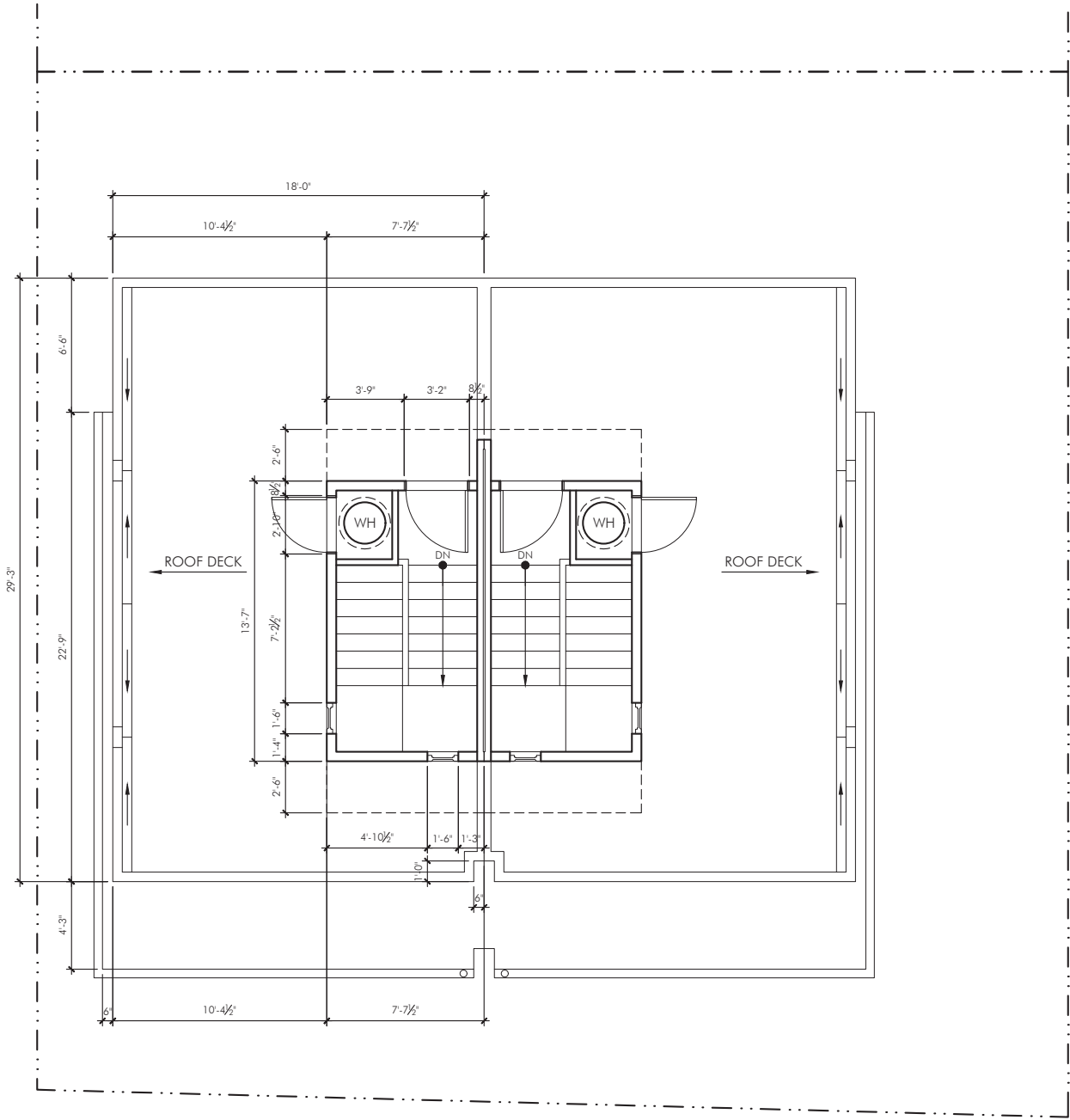


SECOND FLOOR
SOUTH LOT

FLOOR PLANS

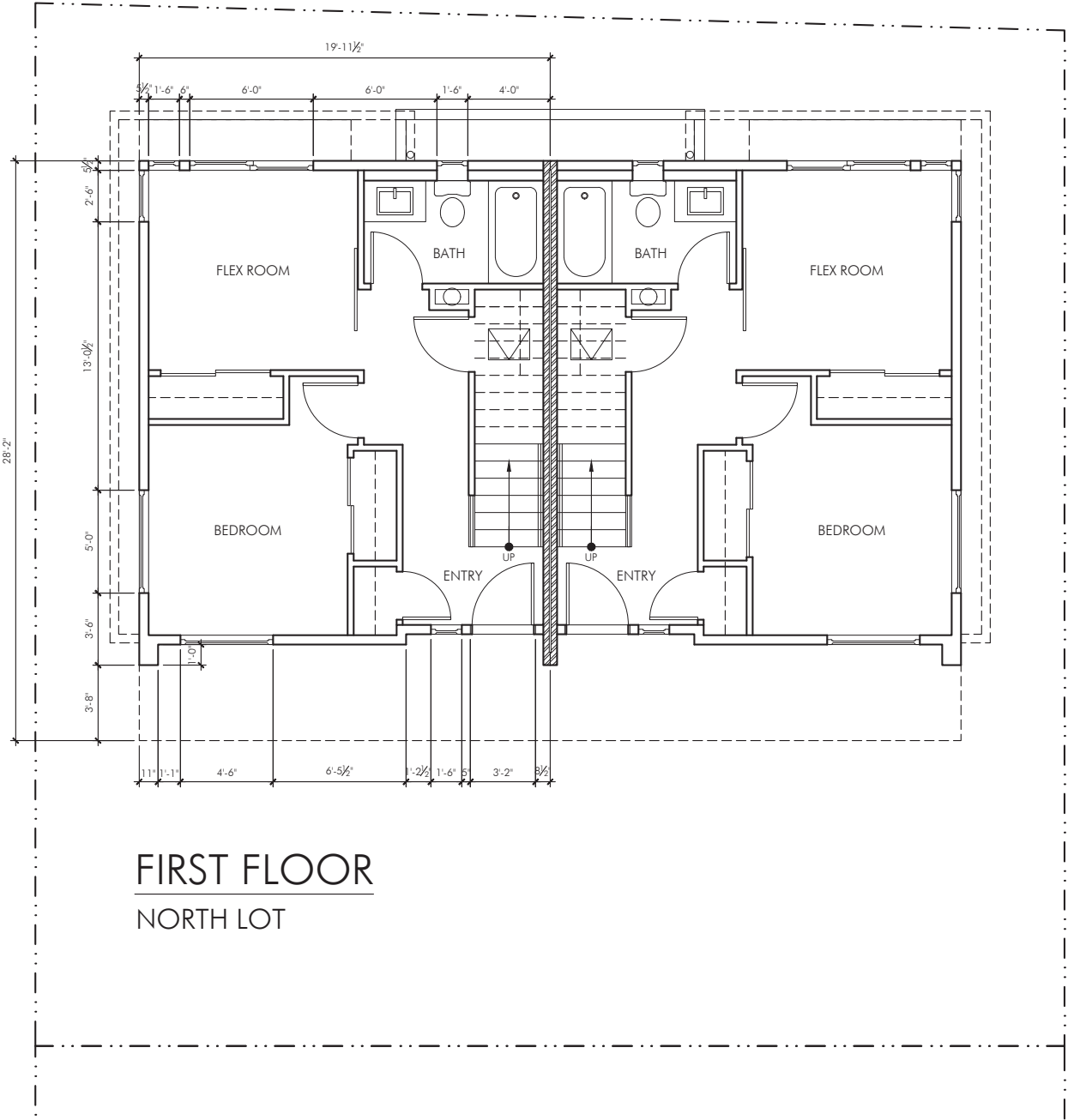


THIRD FLOOR
SOUTH LOT

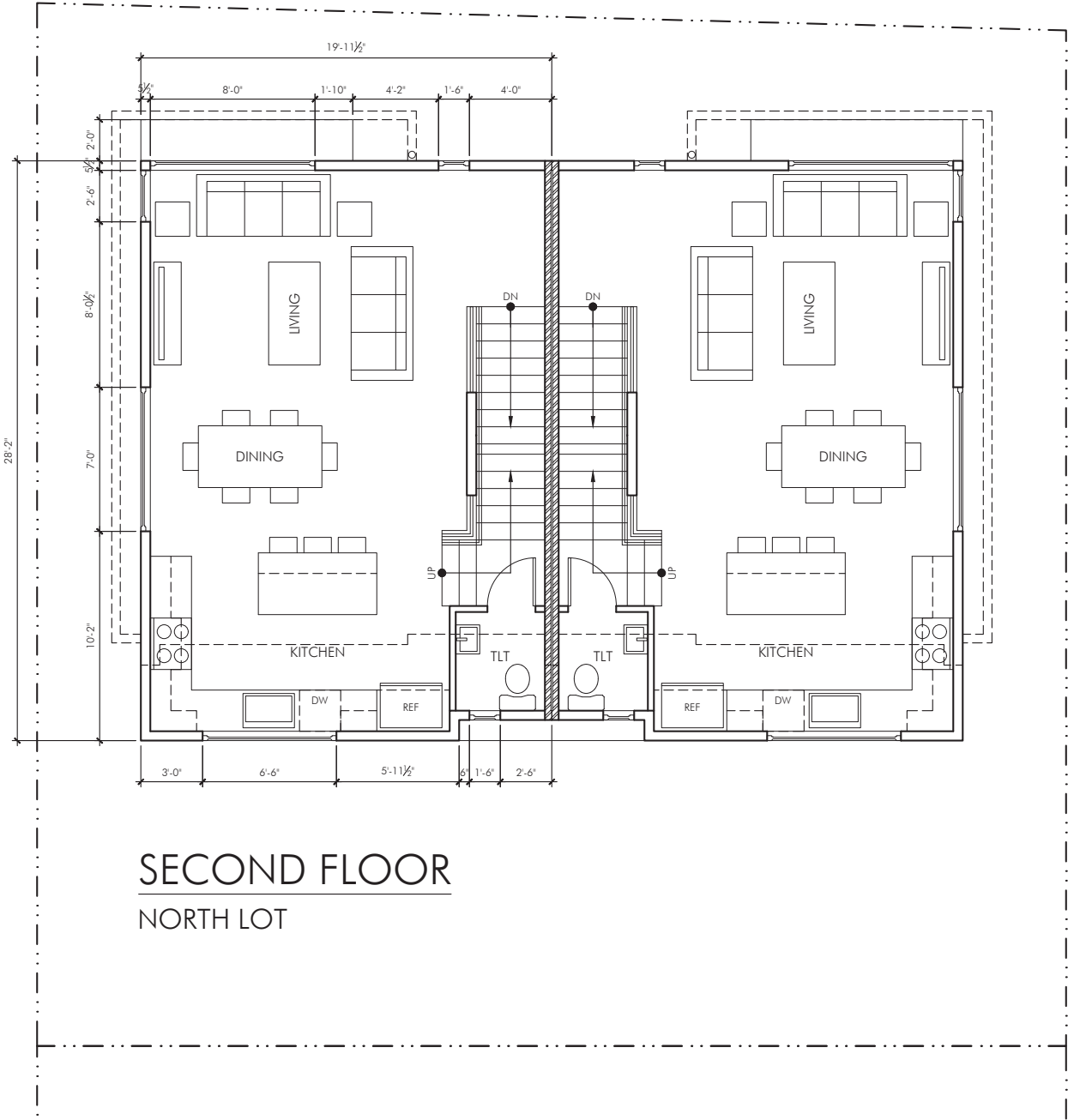


ROOF
SOUTH LOT

FLOOR PLANS

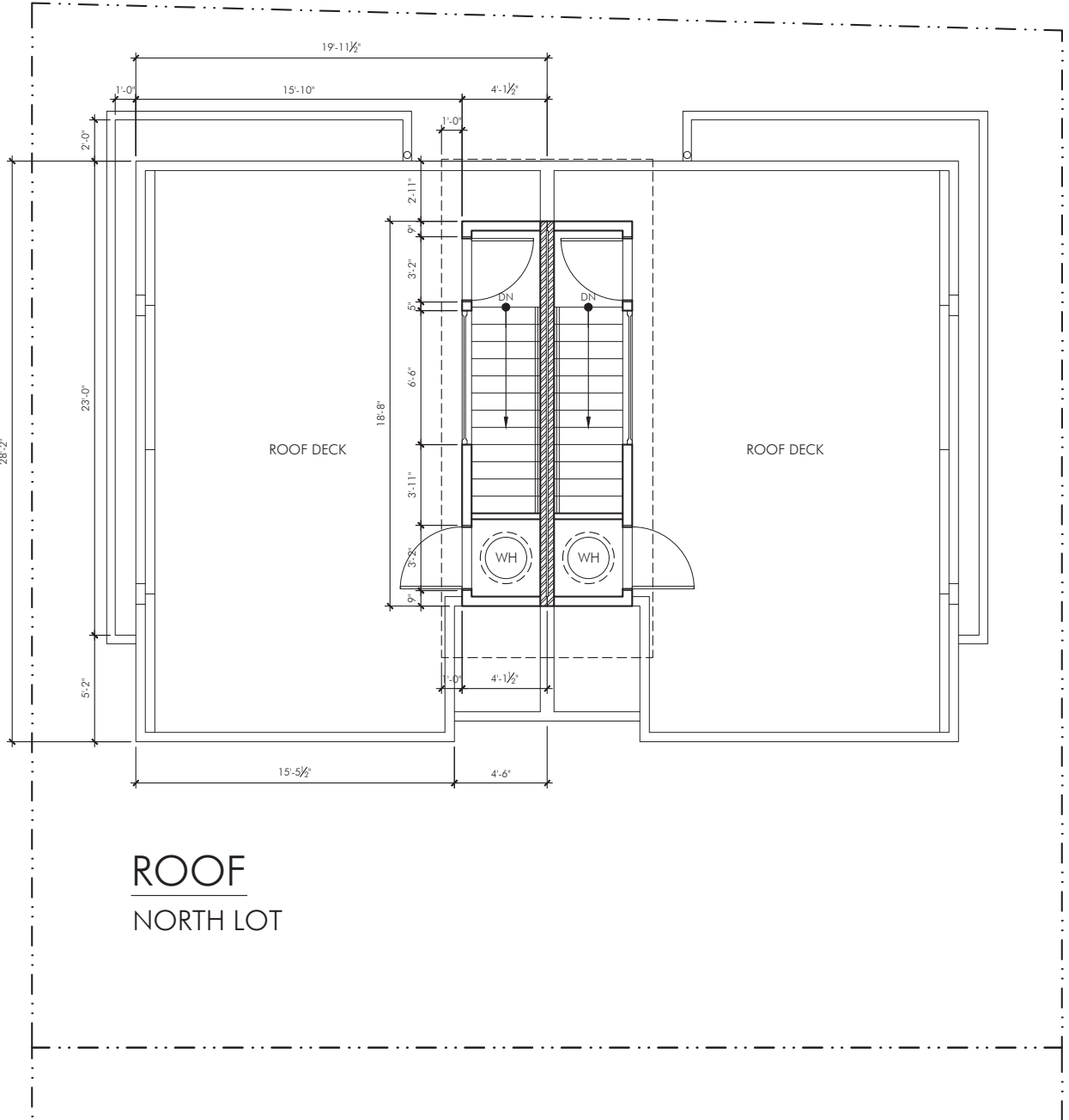
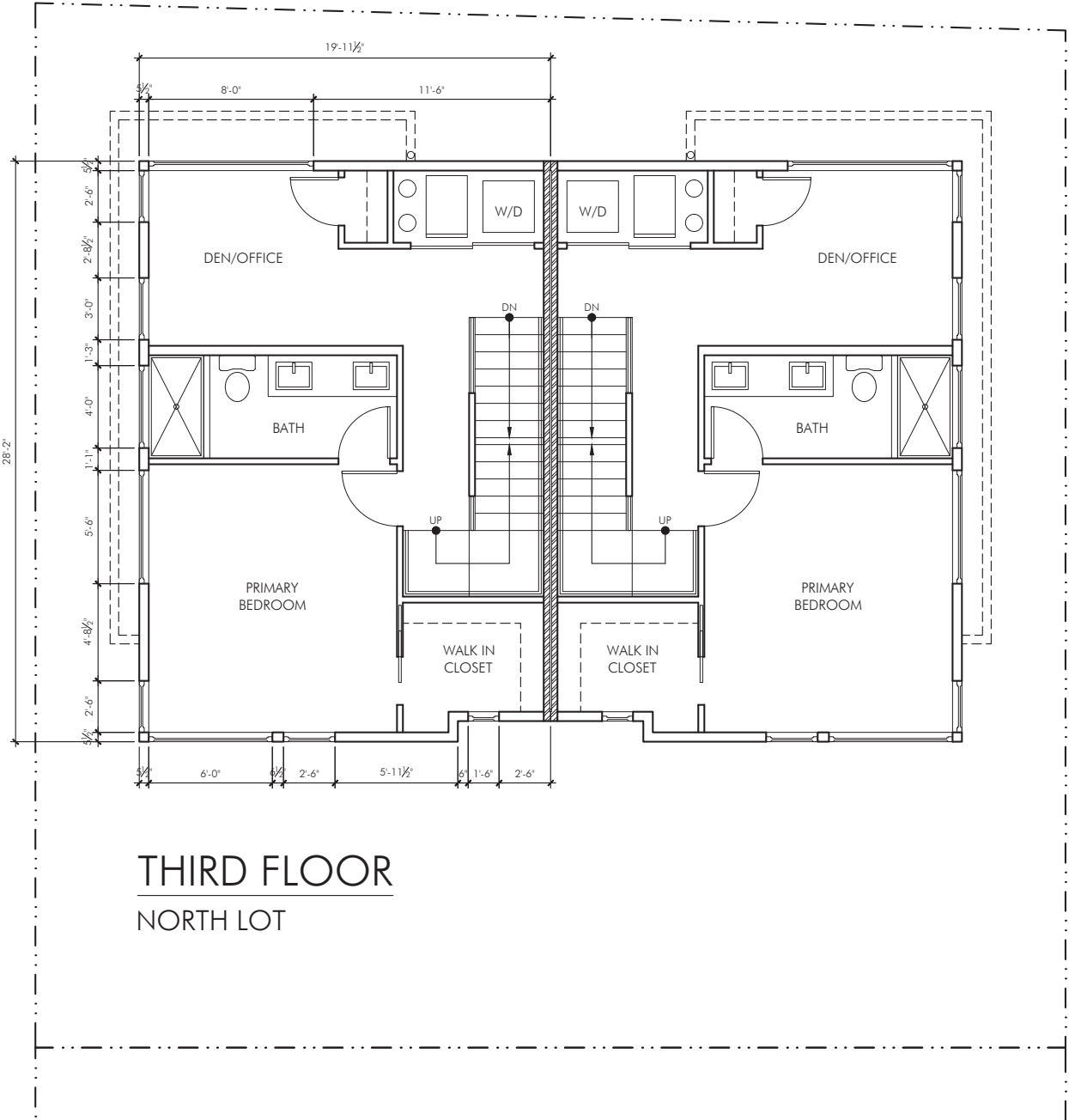


FIRST FLOOR
NORTH LOT



SECOND FLOOR
NORTH LOT

FLOOR PLANS



ELEVATIONS



WEST ELEVATION



SOUTH ELEVATION - SOUTH LOT

ELEVATIONS



(SOUTH LOT)

(NORTH LOT)

EAST ELEVATION



NORTH ELEVATION - NORTH LOT

ELEVATIONS

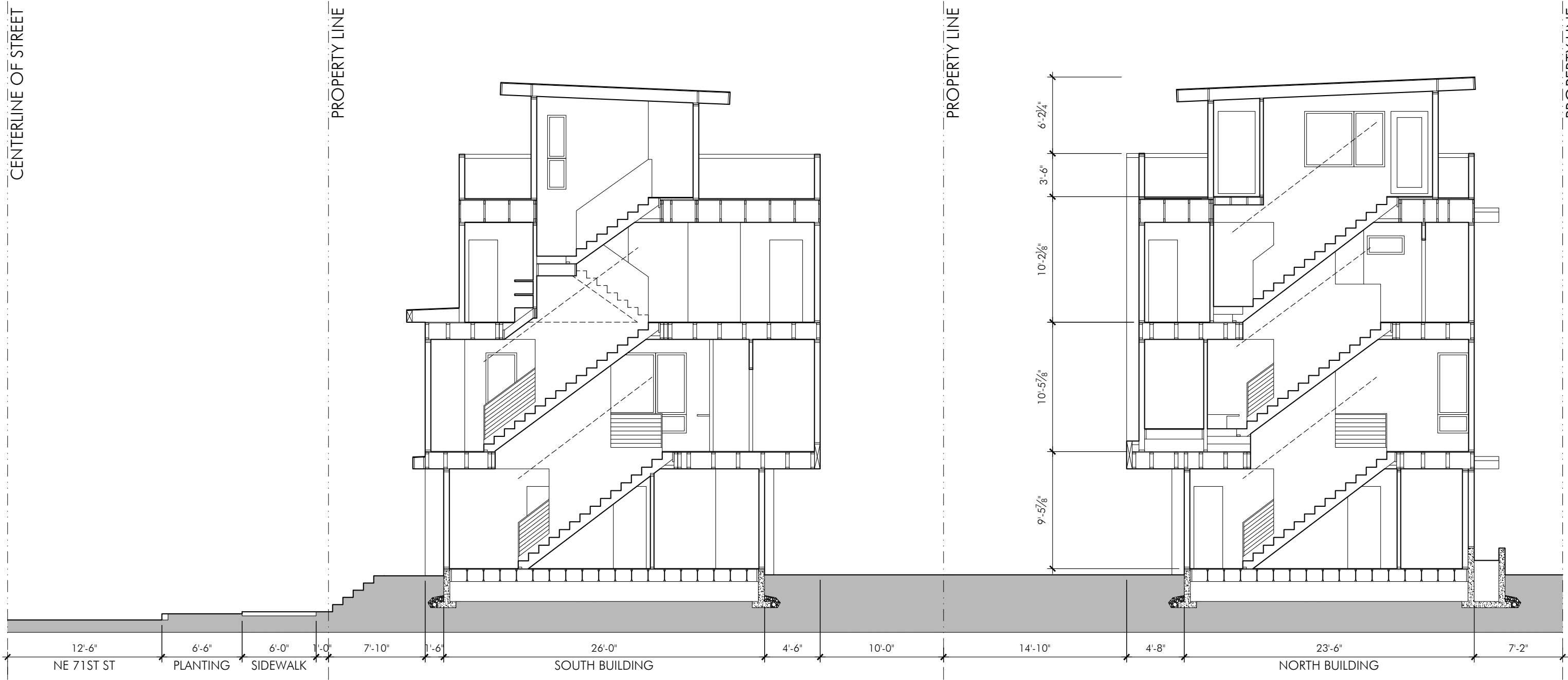


NORTH ELEVATION - SOUTH LOT



SOUTH ELEVATION - NORTH LOT

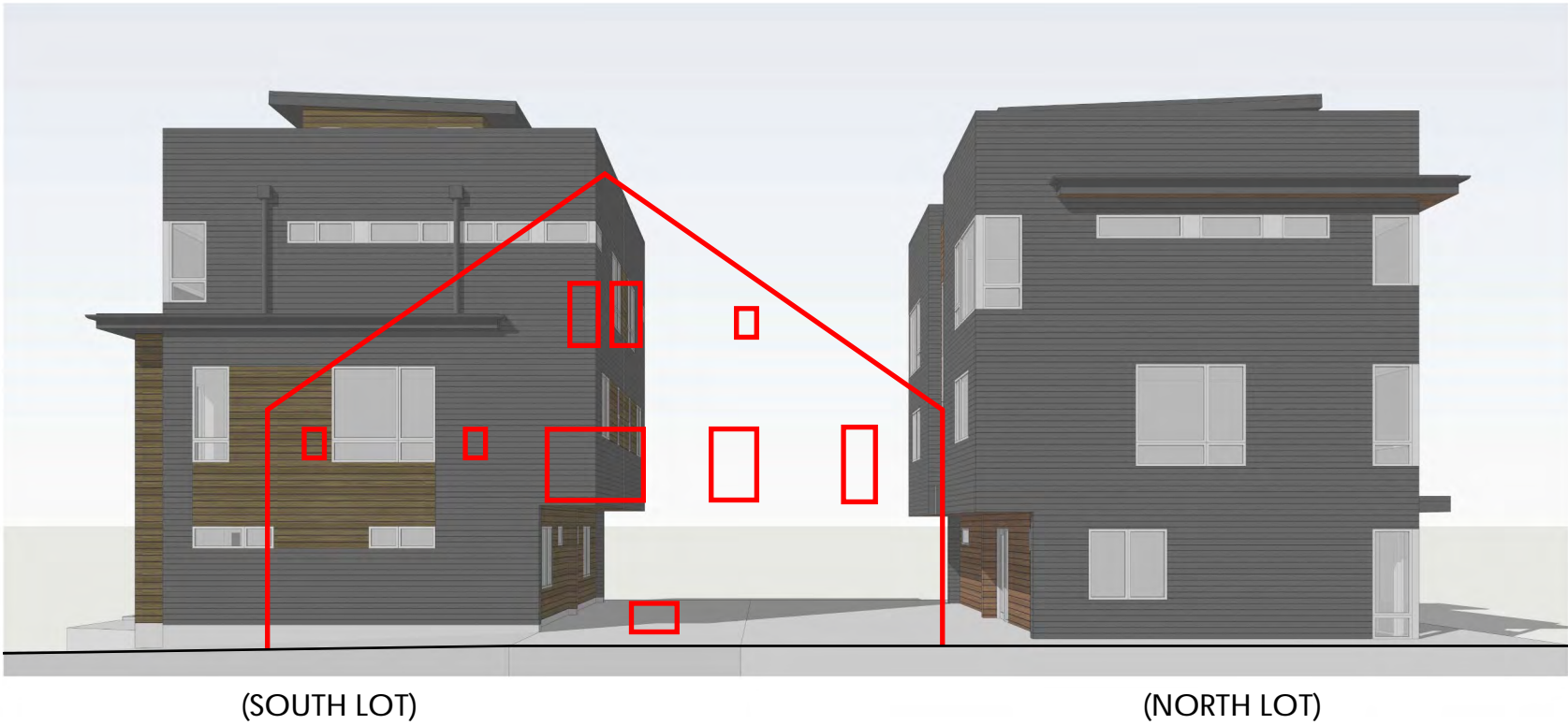
SECTION




SECTION LOOKING WEST
SOUTH LOT

SECTION LOOKING WEST
NORTH LOT

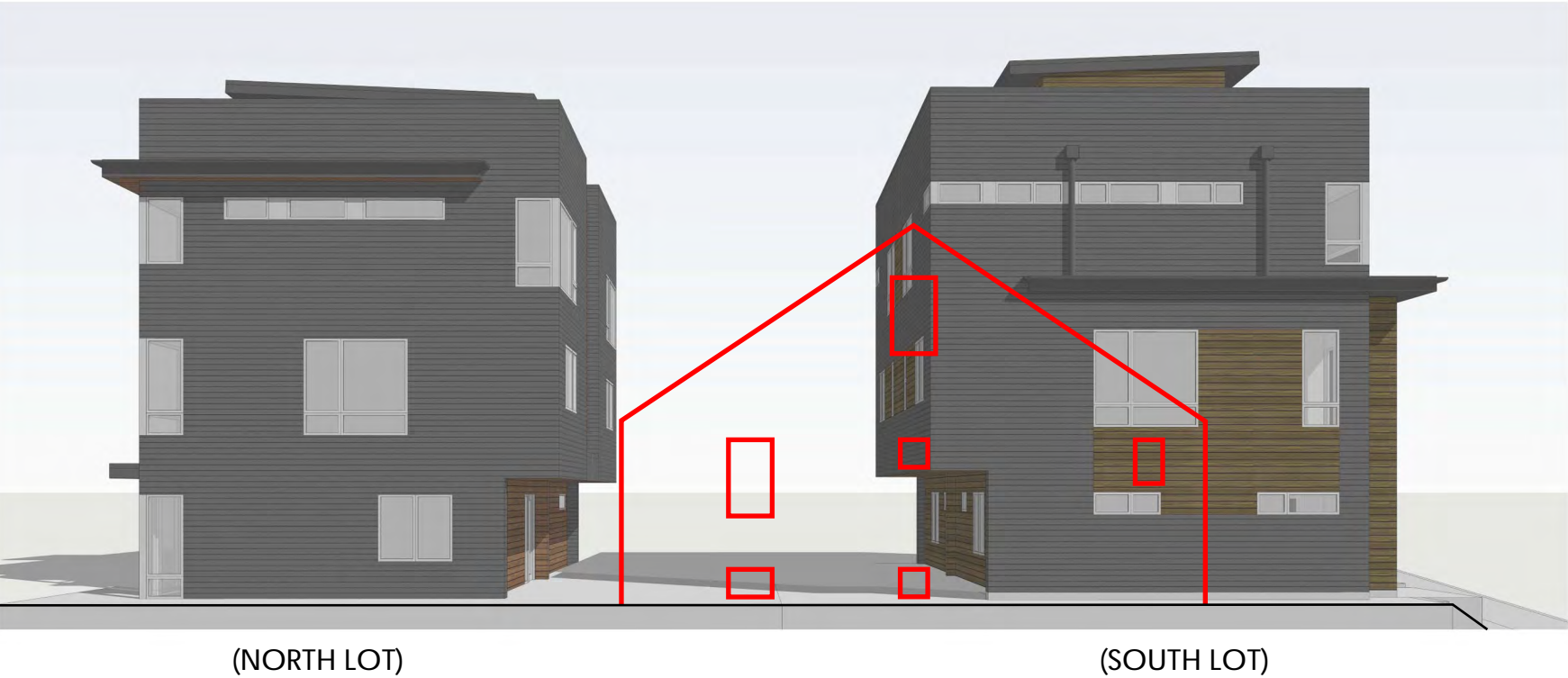
PRIVACY DIAGRAMS



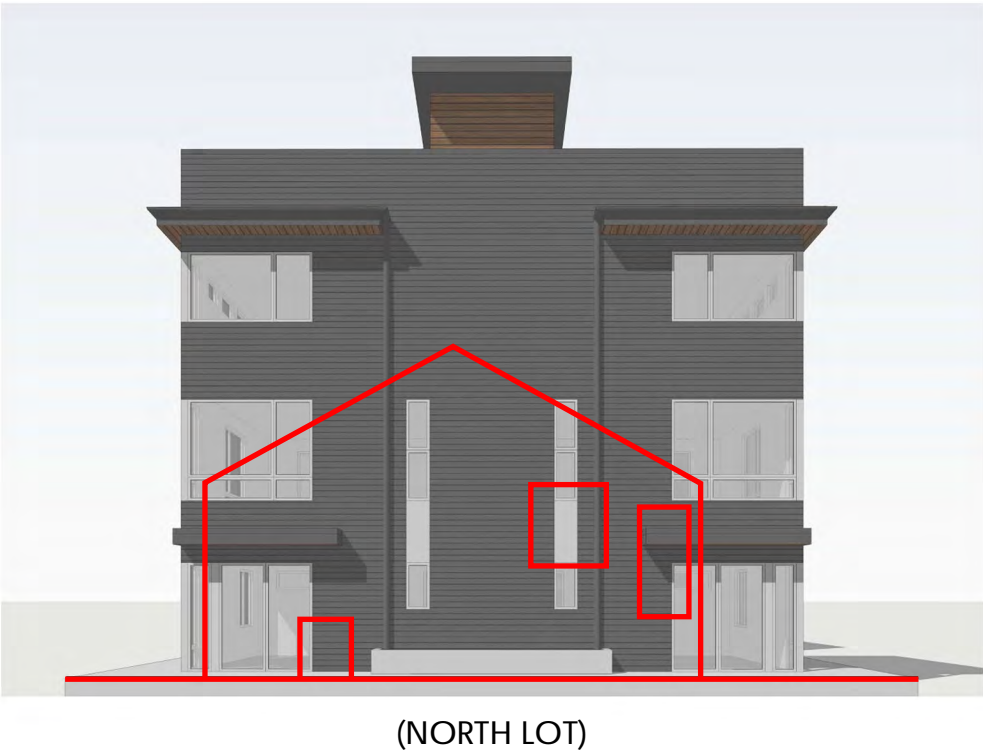
EAST ELEVATION

 NEIGHBORING FENESTRATION

*NOTE, NEIGHBORING WINDOWS ARE PARTIALLY OBSCURED BY VEGETATION AND FENCING.



WEST ELEVATION



NORTH ELEVATION

EXTERIOR VIEWS

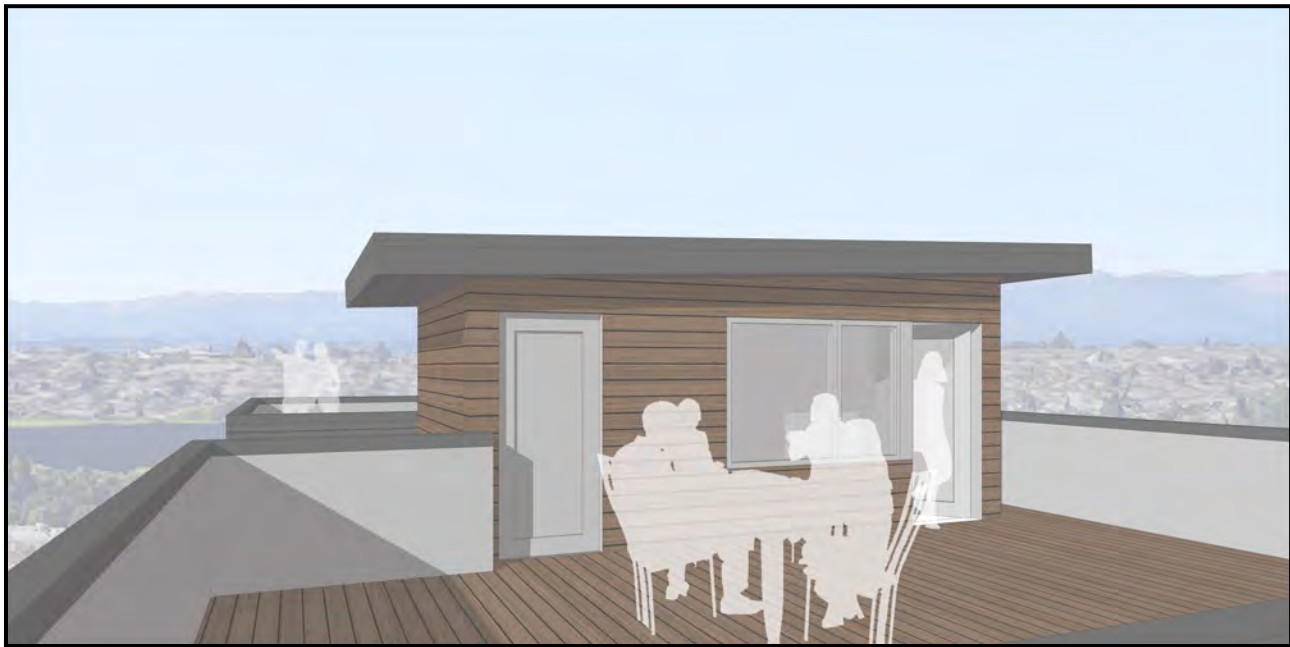


PERSPECTIVE FROM NE 71ST STREET LOOKING NORTHWEST



PERSPECTIVE FROM NE 71ST STREET LOOKING NORTH

EXTERIOR VIEWS



PERSPECTIVE OF NORTH BUILDING ROOF DECKS LOOKING WEST

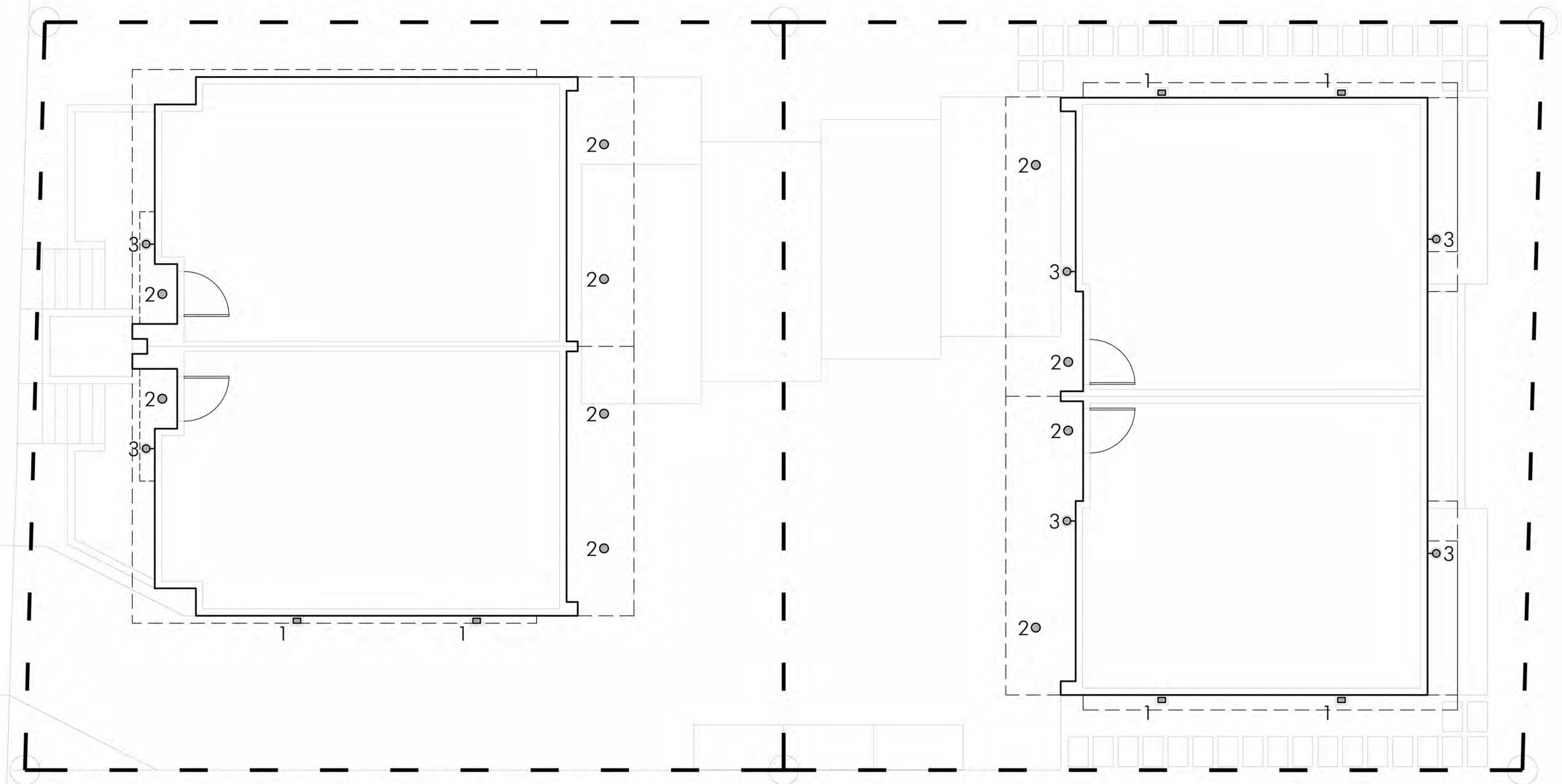


PERSPECTIVE OF REAR PATIOS LOOKING WEST



PEDESTRIAN PERSPECTIVE OF SHARED COURTYARD & REAR ENTRIES LOOKING NORTHWEST

LIGHTING PLAN

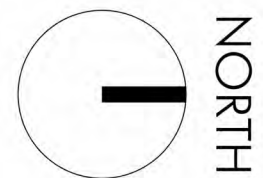


1 ■ WALL MOUNTED PATH LIGHTS, MOTION SENSOR (6)

2 ● FLUSH SOFFIT LIGHT (10)

3 ● WALL SCONCE (6)

LIGHTING PLAN



1 ■ WALL MOUNTED PATH LIGHTS,
MOTION SENSOR (6)



2 ● FLUSH SOFFIT LIGHT (10)



3 ● WALL SCONCE (6)