

**EARLY DESIGN GUIDANCE PRIORITIES
OF THE
NORTHEAST DESIGN REVIEW BOARD**

Meeting Date: February 26, 2007

Report Date: March 6, 2007

BACKGROUND INFORMATION:

Project Number: 3004423

Address: 6515 Brooklyn Ave NE

Applicant: Bill Walker of W2 Architects for Brooklyn Court LLC

Board members present: Susan Eastman Jensen, Acting Chair
Brodie Bain
Jamie Fisher
Craig Parsons
Shawna Sherman

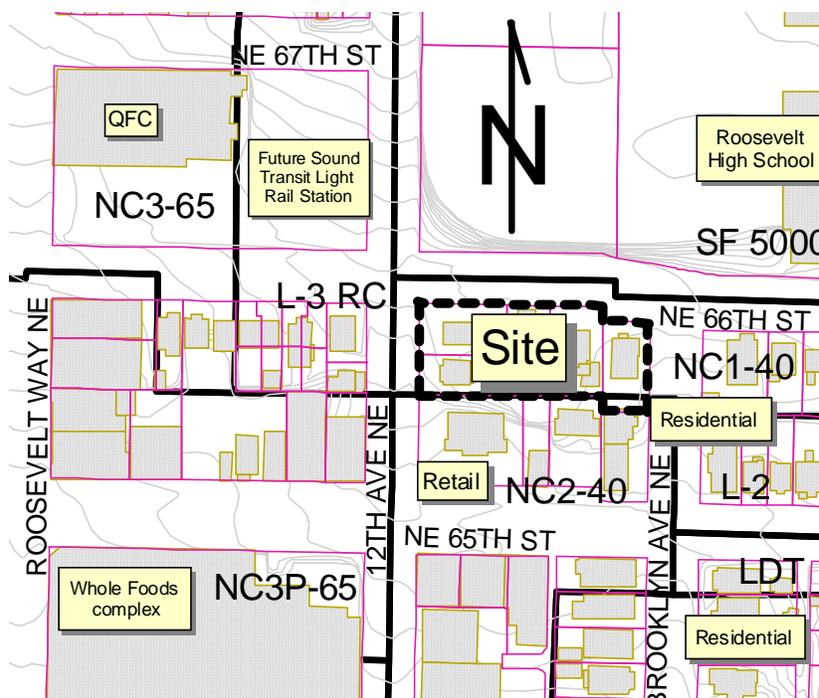
Board members absent: None

DPD staff present: Shelley Bolser, Land Use Planner

SITE & VICINITY

The 27,120 square foot site is located on NE 66th St and bounded by 12th Ave NE to the west and Brooklyn Ave NE to the east. Five existing structures are located on the site, each of which appears to be a single family residence. The residences were built in 1906, 1907, 1908, and 1977.

The site slopes to the south and is zoned Neighborhood Commercial with a 40 foot height limit (NC1-40). NC1-40 zoning continues to the east. More intensive NC zoning is located to the south and southwest (NC2-40 and NC3-65). Lowrise Multifamily



Residential zoning is located to the southeast and west (L-2 and L-3 RC). Single Family Residential zoning is located to the north (SF 5000)

Surrounding uses are a mix of single family residential, multi-family residential, commercial, and institutional (Roosevelt High School). Single family residential is primarily older 1-2 story wood frame and masonry construction. Multi-family residential is primarily newer architectural styles. Commercial is a mix of ages and architectural styles. Roosevelt High School is masonry and was remodeled in 2004. The Roosevelt High School playfield is located directly north of the subject property and consists of open area located above a retaining wall adjacent to the sidewalk.

Future development includes a new mixed use building approximately 65' high on the QFC site to the west, a Sound Transit Light Rail Station on the northwest corner of 12th Ave NE and NE 66th St, and mixed-use residential retail buildings to the west of the subject property.

The area includes sidewalks and nearby transit stops. Bus stops are located on 12th Ave NE and NE 65th St. Parking is predominantly on-street, with limited parking located in small driveways from the street. Some nearby commercial development includes larger surface parking lots. The subject property includes some large cedar and deciduous trees with a few mature trees. Both sides of NE 66th St and Brooklyn Ave NE include curb and gutter, sidewalks, and planting strips with grass. 12th Ave NE includes curb, gutter, and sidewalk. There are no alleys adjacent to the site.

PROJECT DESCRIPTION

The proposed development includes demolition of the existing buildings and construction of a new four story mixed-use building with approximately 39 residential units, approximately 10,000 square feet of commercial space at grade, and structured and underground parking for 74 vehicles. The proposed residential parking area would be accessed from Brooklyn Ave NE, and the proposed retail parking would be accessed from NE 66th St.

DESIGN PRESENTATION

The applicant noted that the EDG was submitted prior to the recent January 2007 commercial code changes. If the applicant submits the Master Use Permit within 90 days of this EDG meeting, they have the option of vesting to the code in effect at the time they applied for EDG. The applicant is unsure at this point if the project will be applied for under the previous or the new commercial codes.

Three schemes were presented at the Early Design Guidance meeting. All of the options include at grade and below grade parking accessed from NE 66th St and Brooklyn Ave NE, with commercial space at grade and 39 residences above. The applicant explained that they are still examining the potential mix of uses (possibility of live-work units and/or office spaces incorporated to the project at NE 66th St and Brooklyn Ave NE) and are unsure about the viability of retail at grade on NE 66th St and Brooklyn Ave NE.

The basic configuration, overall massing, and vehicular access was the same for all three options. The primary differences included some modulation and one-story vs. two-story corner elements. The applicant described 12th Avenue NE as an important retail corridor and noted that

he was unsure about the nature of the NE 66th St/Brooklyn Ave NE as either residential or commercial. The proposed building would be set back about 19' from the property line to provide additional sidewalk space on 12th Ave NE.

The first option ("Alternate #1") included additional open space at the northwest corner, the west façade, and the northeast corner. An approximately 15' high corner element was proposed for the northwest and northeast corners. Three protruding bays and three inset bays of balconies would be located on the north façade. The 12th Ave massing would be dominated by the 15' high corner element, with taller bays on either side. The southwest corner would be composed of a single story element protruding from the main building mass.

The second option ("Alternate #2) included less open space at grade with greater erosion of the building at the northeast corner and less erosion at the west façade. The north façade would include two protruding bays with three inset bays of balconies. The northwest corner would include a 2-story corner element, with approximately 15' tall elements on the west façade. The northeast corner would include another similar sized corner element. The overall scheme incorporates stepping back the massing as the height increases.

The third option ("Alternate #3) proposed the same site plan as Alternate #2, but without the height at the corner elements. Single story elements would be located at the northwest, northeast, and southwest corners. The middle bay of the west façade would be three stories tall at the street wall. The proposed north façade would include three protruding bays with three inset balcony bays. The overall effect includes less stepped mass transition than Alternate #2, with more emphasis on one story development at the street corners.

BOARD QUESTIONS AND COMMENTS

The Board had the following questions and clarifying comments, with responses from the applicant:

- Where is the residential entry?
 - The proposed entry would be located facing the residential driveway off of Brooklyn Ave NE. The entry would not face the street. A second exit stair would lead residents to 12th Ave NE.
- The proposed building reflects a symmetrical design, but the applicant should consider the asymmetry of the site regarding grade and adjacent uses. The design should include consideration of future uses at the party walls.
- What is the setback from the property line at the south wall where the property line jogs south adjacent to Brooklyn Ave NE?
 - A one-story wall is proposed adjacent to the south property line. A deck would be located on the roof of the first story extensions, with the upper portions of the building located 15' from the property line.
- A site section would be helpful across NE 66th St, demonstrating the height of the Roosevelt field retaining wall compared to the proposed building.
- Are any departures requested?
 - Not at this time. For instance, all open space would be provided in the form of individual decks.
- What is the primary differences between the three Alternatives?
 - Setbacks at the northwest corner, as well as the nature of the pedestrian environment at NE 66th St.

- If live-work units were provided at the northwest corner, would commercial parking still be required at grade in the structured parking area?
 - Yes. The requirements would be reduced under the new commercial land use code section if the applicant chooses to apply under that code, but there would still be some parking required. Under the current commercial code section, the required parking would be approximately as shown on the site plan.
- The proposed commercial uses appear to depend on the proposed Sound Transit light rail station and the future of the area as a Transit Oriented Development. Are there any plans for the mix of uses in case the light rail station isn't built? Would live-work units be a viable option?
 - Live-work lofts at street level are a possibility if other commercial uses prove infeasible.
- The south elevation isn't very visible on the massing diagrams, please describe it.
 - A one-story concrete structure extending from the parking garage would be adjacent to the south property line. A deck would be located on top of this structure, with the upper stories of the building set back from the south property line. Landscaping could be placed in the 1-2' between the wall and the property line, with CMU or scoring at the concrete wall.

PUBLIC COMMENT

Twelve members of the public attended the Early Design Guidance meeting. The following comments were offered:

- The existing Roosevelt neighborhood design guidelines don't reflect recent neighborhood plan policies surrounding the proposed light rail transit station. The applicant should examine the new policies available in the neighborhood plan that was recently adopted.
- Consider the architectural character and use patterns of Roosevelt High School. It's a registered historic landmark structure, as well as a neighborhood landmark, per C-1 and A-5.
- The topography used in the massing diagrams reflects the old topography. The Roosevelt playfield was lowered in 2004, with a lower retaining wall and set of stairs leading to the High School entrance on the south facing elevation.
- Many pedestrians use NE 66th St, especially high school students from the west. A-2, A-4, and A-6 apply to this and the previous comments.
- Not having a driveway entrance on 12th Ave NE and wider sidewalks at that façade are positive aspects of the design, per A-8
- Concern about shadows cast by project on Roosevelt playfield to the north, which applies to B-1
- C-5, minimize appearance of garage entries, should be incorporated into the project.
- The materials should be carefully chosen, and the fenestration and details should reflect the context of nearby architecture such as Roosevelt High School
- The High School population may provide a market for retail on NE 66th St.
- The ground floor should have high transparency and minimal blank walls
- Safety and lighting are special concerns in this area. The High School offers activities at all times of day and safe pedestrian environments should be provided nearby.
- The large trees on site are not perfect but they are substantial. If the trees have to be removed, replace with larger trees than the standard street tree sizes.

- Look at the new neighborhood plan that addresses the light rail station and planning around the station
- General comments of appreciating the appearance of the proposed building, since it appears to fit in with the neighborhood and will allow more bus lines and transit opportunities
- Professional offices would be a good addition to the project
- Focus on the needs of transit users and students passing by the site
- The south façade should not include a blank wall at the property line. The neighbor to the south is concerned about light and air blocked to her north windows. Decks facing south should be placed with consideration for adjacent residents.
- The Roosevelt High School playfield has been lowered six feet and the structures have been moved north on the site to connect the site more with the community.
- Taller corner elements may help to better anchor the building at the northwest and northeast corners.

DESIGN GUIDELINE PRIORITIES

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following siting and design guidance and identified by letter and number those siting and design guidelines found in the City of Seattle's *Design Review: Guidelines for Multifamily and Commercial Buildings* and *Roosevelt Urban Village Design Guidelines* of highest priority to this project.

"Hot Button Issues" are items initially discussed by the Board and include items of top importance for the design. For this project, the Board determined the hot button issue was:

1. **Development appropriate to nature of the street front. (A-2, C-1)** The proposed development is located on three street fronts. 12th Ave NE is a commercially oriented more fast-paced street. NE 66th St and Brooklyn Ave NE are quieter slower streets. The proposed development should include a strong street wall on 12th Ave NE with traditional storefront elements such as display windows, recessed entries, and overhead weather protection. The proposed development on NE 66th St and Brooklyn Ave NE could include spaces for outdoor eating areas, live/work stoops, residential entries, and landscaped areas to enhance the character. The proposed design of each street frontage should respond to the character of that particular streetscape.
2. **Respect for Adjacent Sites. (A-5)** The adjacent property to the south includes a single family house with windows on the north façade. The proposed development should minimize disruption of privacy and maximize light and air where possible. Potential techniques include setting the massing back from the south property line, screening balconies directly above the single family residence, providing landscaping in the area between the proposed structure and the south property line.
3. **Potential for graffiti. (D-2)** Avoid blank walls where possible to reduce potential for graffiti. Where blank walls are unavoidable, include anti-graffiti methods such as landscaping and surface treatments.
4. **Street trees. (E-1, E-2, E-3)** The existing trees on site and in the right of way are large mature cedars that add quality to the streetscape. If the trees must be removed, provide substantial trees that are more mature at installation.

5. **Pedestrian safety. (A-4, A-8, D-7)** The proposed vehicular access at Brooklyn Ave NE is the best location. The proposal should include pedestrian amenities at all street fronts, including lighting for pedestrian safety.

The applicant should address all priority guidelines and Board guidance below during the next stages of design review.

A. Site Planning (see Roosevelt Urban Village design guidelines for full text)

- A-1 Responding to Site Characteristics.** The siting of buildings should respond to specific site conditions and opportunities such as non-rectangular lots, location on prominent intersections, unusual topography, significant vegetation and views or other natural features.

Comments reflect those found in Hot Button #1 above regarding the proposed design of the building and how the structure design should respond to each particular street frontage.

- A-2 Streetscape Compatibility.** The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.

Roosevelt Guideline (augmenting A-2). Commercial and Mixed-Use Developments: Continuity of the Street Wall Along Sidewalks

Comments reflect those found in Hot Button #1 above regarding the proposed retail uses on 12th Ave NE. The proposed storefronts should incorporate traditional items such as recessed entries, display windows, blade signs, and overhead weather protection.

- A-3 Entrances Visible from the Street.** Entries should be clearly identifiable and visible from the street.

The Board noted that the proposed residential entry is located inside the vehicular driveway area from Brooklyn Ave NE. The residential entry should be clearly identifiable and visible from the street and should be safely separated from the vehicular entrance. The northeast corner of the proposed building is naturally eroded due to the parcel configurations. This area provides an ideal opportunity for a highly visible residential entry facing the street, with the potential for an entry plaza with landscaping hardscaping.

- A-4 Human Activity.** New development should be sited and designed to encourage human activity on the street.

Roosevelt Guideline (augmenting A-4). Roosevelt is looking for opportunities to encourage pedestrian activity along sidewalks within the Commercial Core. This is especially important because sidewalks along Roosevelt and 65th are considered too narrow. If not required with new development, applicants are encouraged to increase the ground level setback in order to accommodate pedestrian traffic and amenity features.

Comments reflect those found in Hot Button #1 and #5 above regarding the pedestrian environment on various street fronts. The applicant should continue to propose additional setbacks for wider sidewalks at the 12th Ave NE façade, which addresses the Roosevelt guideline.

A-5 Respect for Adjacent Sites. Buildings should respect adjacent properties by being located on their sites to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings.

Comments reflect those found in Hot Button #2 above regarding the adjacent property to the south. The Board directed the applicant to remove the unnecessary portion of the proposed structure adjacent to the jog in the south property line and install landscaping in that area. Landscaping should discourage illegitimate use of the area such as graffiti or safety hazards such as hidden corners.

A-7 Residential Open Space. Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.

Roosevelt Guideline (augmenting A-7). The Roosevelt Neighborhood values places for residents to gather. For mixed use developments, provision of ground-related common open space areas in exchange for departures especially to the maximum residential coverage limit is encouraged, in addition to other allowable departures.

The applicant noted that residential open space can all be provided in the form of individual private balconies. The Board recommends that the applicant work to incorporate shared residential open space, such as a rooftop deck or a plaza at grade.

A-8 Parking and Vehicle Access. Siting should minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties, and pedestrian safety.

The proposed driveway entrances at NE 66th St and Brooklyn Ave NE should be physically and visually minimized as much as possible.

A-10 Corner Lots. Building on corner lots should be oriented to the corner and public street fronts. Parking and automobile access should be located away from corners.

The Board noted that although the proposal includes two street corners, the corners have very different characters. 12th Ave NE & NE 66th St corner is retail and transit oriented. NE 66th St and Brooklyn Ave NE is a quieter side street and a naturally eroded corner due to platting patterns. Each corner should be designed in context with the applicable corner, which doesn't necessarily include symmetrical corner treatments.

The corner at NE 66th & 12th Ave NE should include a street wall pulled back from the north property line to allow for outdoor seating areas and/or live/work common areas. The corner at NE 66th St & Brooklyn Ave NE would be ideal for a residential entry plaza and landscaping.

B. Height, Bulk and Scale
(see Roosevelt Urban Village design guidelines for full text)

- B-1 Height, Bulk, and Scale Compatibility.** Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to near-by, less intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk, and scale between anticipated development potential of the adjacent zones.

Roosevelt Guideline (augmenting B-1). Commercial/Residential Zone Edges Map: Map 3 shows where zone edges occur in the Roosevelt neighborhood. Careful siting, building design and building massing at the upper levels should be used to achieve a sensitive transition between multifamily and commercial zones as well as mitigating height, bulk and scale impacts.

The proposed project is located on a zone edge on the north and west property lines, per Map #3 in the Roosevelt design guidelines. The applicant should work to address this guideline, with particular attention to the single family structure to the south as described in Hot Button #2.

C. Architectural Elements and Materials
(see Roosevelt Urban Village design guidelines for full text)

- C-1 Architectural Context.** New buildings proposed for existing neighborhoods with a well-defined and desirable character should be compatible with or complement the architectural character and siting pattern of neighboring buildings.

Roosevelt Guideline (augmenting C-1). Streetwalls adjacent to sidewalks within the Roosevelt Commercial Core should be designed to incorporate traditional commercial façade components.

The proposed building design should respond to the context of Roosevelt High School, the playfield across the street, the future light rail transit station across the street to the west, and the commercial nature of 12th Ave NE, as appropriate at each applicable façade.

- C-2 Architectural Concept and Consistency.** Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept. Buildings should exhibit form and features identifying the functions within the building. In general, the roofline or top of the structure should be clearly distinguished from its facade walls.

Roosevelt Guideline (augmenting C-2). The architectural features below are especially important for new commercial and mixed use developments in Roosevelt's commercial core (see Map 1):

- Multiple building entries
- Courtyards
- Building base
- Attractively designed alley-facing building façades including architectural treatments, fenestration, murals, etc.

For buildings that are both set back from and taller than adjacent buildings, the street level portion should be differentiated from the upper floors through architectural design or building materials, textures, and/ or colors.

- C-4 Exterior Finish Materials.** Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

Roosevelt Guideline (augmenting C-4). Developments should accommodate places for signage that are in keeping with the building's architecture and overall sign program.

In addition to the comments listed in Hot Button #1 and #3, the proposed design should respond to nearby architectural and material contexts. The context of nearby Roosevelt High School provides an example of a building that reads as one structure. The proposed development could incorporate this type of massing and use of materials, and succeed in reflecting nearby context. In order to successfully achieve this context, the residential decks should be made to appear more substantial in form. The proposed decks should provide usable outdoor spaces that will present 'eyes on the street' to the Roosevelt playfield. The proposed façade should also reflect the use of nearby materials such as the buff colored brick of the High School.

- C-5 Structured Parking Entrances.** The presence and appearance of garage entrances should be minimized so that they do not dominate the street frontage of a building.

Comments reflect those found in A-8.

D. Pedestrian Environment (see Roosevelt Urban Village design guidelines for full text)
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- D-1 Pedestrian Open Spaces and Entrances.** Convenient and attractive access to the building's entry should be provided. To ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.

Roosevelt Guideline (augmenting D-1). Pedestrian amenities are encouraged where appropriate along sidewalks within the Core Commercial Area. Providing for sufficient pedestrian movement is necessary in order to provide pedestrian amenities.

Comments reflect those found in Hot Buttons #1 and #5, and guidance for A-2. The proposed development is located in the Core Commercial Area.

- D-2 Blank Walls.** Buildings should avoid large blank walls facing the street, especially near sidewalks. Where blank walls are unavoidable they should receive design treatment to increase pedestrian comfort and interest.

Comments reflect those found in Hot Button #2 and #3.

- D-5 Visual Impacts of Parking Structures.** The visibility of all at-grade parking structures or accessory parking garages should be minimized. The parking portion of a structure should be architecturally compatible with the rest of the structure and streetscape. Open parking spaces and carports should be screened from the street and adjacent properties.

Comments reflect those found in A-8 can C-5.

- D-6 Screening of Dumpsters, Utilities, and Service Areas.** Building sites should locate service elements like trash dumpsters, loading docks and mechanical equipment away from the street front where possible. When elements such as dumpsters, utility meters, mechanical units and service areas cannot be located away from the street front, they should be situated and screened from view and should not be located in the pedestrian right-of-way.

The applicant should demonstrate compliance with this guideline at the MUP stage of review.

- D-7 Personal Safety and Security.** Project design should consider opportunities for enhancing personal safety and security in the environment under review.

Comments reflect those found in A-5 above and E-3 below.

- D-9 Commercial Signage.** Signs should add interest to the street front environment and should be appropriate for the scale and character desired in the area.

Roosevelt Guideline (augmenting C-4; applies to signage). Developments should accommodate places for signage that are in keeping with the building's architecture and overall sign program.

Preferred sign types include:

1. Small signs incorporated into the building's architecture, along a sign band, on awnings or marquees, located in windows, or hung perpendicular to the building facade are preferred within the Commercial Core Area.
2. Neon signs are also encouraged, while large illuminated box signs are discouraged.
3. Blade signs hung from beneath awnings or marquees are especially favored in the Commercial Core Area.

Large box signs, large-scale super graphics and back-lit awnings or canopies are less desirable, especially within the Commercial Core. Where awnings are illuminated, the light source should be screened to minimize glare impacts to pedestrians and vehicles.

The Board noted that signage should be appropriate to each street frontage. Blade signs are encouraged at the 12th Ave NE façade, as noted in preferred signage type #1 in this guideline. Proposed signage placement should be demonstrated at the MUP stage of review.

- D-10 Commercial Lighting. Appropriate levels of lighting should be provided in order to promote visual interest and a sense of security for people in commercial districts during evening hours. Lighting may be provided by incorporation into the building façade, the underside of overhead weather protection, on and around street furniture, in merchandising display windows, in landscaped areas, and/or on signage.**

Proposed lighting should adequately address concerns of pedestrian safety, enhancing the pedestrian residential and commercial entries, and avoid light spillage to adjacent properties. The applicant should demonstrate compliance with this guideline at the MUP stage of review.

- D-11 Commercial Transparency. Commercial storefronts should be transparent, allowing for a direct visual connection between pedestrians on the sidewalk and the activities occurring on the interior of a building. Blank walls should be avoided.**

The applicant should demonstrate compliance with this guideline at the MUP stage of review.

- D-12 Residential Entries and Transitions. For residential projects in commercial zones, the space between the residential entry and the sidewalk should provide security and privacy for residents and a visually interesting street front for pedestrians. Residential buildings should enhance the character of the streetscape with small gardens, stoops and other elements that work to create a transition between the public sidewalk and private entry.**

The applicant should demonstrate compliance with this guideline at the MUP stage of review.

E. Landscaping (see Roosevelt Urban Village design guidelines for full text)

- E-2 Landscaping to Enhance the Building and/or Site. Landscaping, including living plant material, special pavements, trellises, screen walls, planters, site furniture, and similar features should be appropriately incorporated into the design to enhance the project.**

The applicant should either retain the existing mature trees where possible, or provide more mature substantial street trees. The applicant should demonstrate compliance with this guideline at the MUP stage of review.

- E-3 Landscape Design to Address Special Site Conditions. The landscape design should take advantage of special on-site conditions such as high-bank front yards, steep slopes, view corridors, or existing significant trees and off-site conditions such as greenbelts, ravines, natural areas, and boulevards.**

Landscaping at the south property line adjacent to Brooklyn Ave NE should allow for maximum light and air to the property to the south, provide screening of any blank walls, discourage graffiti, and maximize safety. Low shrubs that discourage physical contact (ex. Barberry and Oregon Grape) and climbing vines appropriate for south facing facades (ex. Boston Ivy).

DEVELOPMENT STANDARD DEPARTURES

No departures are requested at this time.

NEXT STEPS

MUP Application:

1. A referral will be made to the Department of Neighborhoods at or prior to the MUP application to determine if the building on site is eligible for historic designation, since most of the existing buildings were constructed between 1906 and 1908 and are more than 50 years old. The application will also need to address the fact that it is across the street from a registered historic landmark structure (Roosevelt High School). It is in the applicant's best interest to submit the required materials to Shelley Bolser (206-733-9067 or shelley.bolser@seattle.gov), the assigned Land Use Planner, as early as possible. A list of the necessary submittal items is shown below in the attachment "Appendix A."
2. Submit application for Master Use Permit (MUP) application. Please contact Shelley Bolser (at shelley.bolser@seattle.gov or 206-733-9067) or when you have scheduled your MUP intake appointment.
3. Please include a written response to the guidance provided in this EDG (see CAM 238, available at <http://www.seattle.gov/dclu/publications/cam/cam238.pdf>).
4. Plan on embedding four 11x17 colored and shadowed elevations, landscape and right-of-way improvement plans into the front of the MUP plan set (4 per sheet). Label sheets "DR."
5. Please provide one or more sections of NE 66th St, including the proposed structure, the roadway, and the retaining wall to the north at Roosevelt High School playfield.
6. Provide a section of the proposed building including the massing of buildings to the south.
7. Please provide elevations detailing the proposed south wall of the project, including scoring patterns, materials, landscaping, or any other proposed blank wall treatments.
8. Provide graphic demonstrations, including 3 dimensional, colored graphics, and any other methods, to demonstrate the design response to the guidance.
9. Provide plans and elevations detailing proposed trash, recycling, utility areas, and screening methods.
10. Provide a survey including all existing trees on site, per CAM 103 (item #22), available at <http://www.seattle.gov/dpd/publications/cam/cam103.pdf>. Note trees proposed for removal on the site plan by placing an "x" through those trees on the tree plan.
11. Provide site section(s) of NE 66th St, demonstrating the height of the Roosevelt field retaining wall compared to elements of the proposed building.

Recommendation Meeting:

1. Please provide building sections and elevations that show the proposed development in context with adjacent structures.
2. Please submit a color and materials board.
3. Please submit conceptual lighting plans.
4. Please submit landscaping plans indicating size, species, and placement of vegetation, as well as any special paving treatments.
5. Provide a conceptual signage plan, indicating proposed locations and types of signage (wall signs, blade signs, etc).

APPENDIX A
(Regarding buildings at least 50 years old)

ADDITIONAL INFORMATION TO DETERMINE WHETHER A STRUCTURE APPEARS TO MEET ANY OF THE CRITERIA FOR LANDMARK DESIGNATION (2- TO 3-PAGE RESPONSE ANTICIPATED):

Physical Description: Provide a physical description of both the interior and exterior of the structure(s).

Architect or Builder: Provide information about the architect/builder; i.e., regarding education, career, other works in Seattle. If other structures were built in Seattle, indicate whether they remain and their location.

Statement of Significance: Current and past uses and owners of the structure(s). The role these uses and/or owners played in the community, city, state or nation.

Photographs: Clear exterior photos of all elevations of the building; interior photos of major or significant spaces; available historic photos; neighborhood context photos.

Bibliography of sources

Provide 1 additional plan set for the Department of Neighborhoods review of a proposed development across the street from a historic landmark (Roosevelt High School landmark, located across NE 66th St from the proposal).