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**ADMINISTRATIVE RECOMMENDATION  
NORTHEAST**

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Record Number: 3020120-LU  
Address: 7012 Roosevelt Way Northeast  
Applicant: Hugh Schaeffer  
Report Date: Friday, August 03, 2018  
SDCI Staff: Carly Guillory, Senior Land Use Planner

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**SITE & VICINITY**

Site Zone: Neighborhood Commercial with a 40' Height Limit (NC2-40)

Nearby Zones: (North) NC2-40  
(South) NC2-40  
(East) Single Family (SF5000)  
(West) NC2-40

Lot Area: 4,800-square feet

**Current Development:**

The site is located at the southeast corner of the intersection Roosevelt Way NE and NE 71st St in the Roosevelt Neighborhood. The site slopes up approximately 12 feet from the southwest to the northeast corner. It is currently occupied by an auto repair facility.

**Surrounding Development and Neighborhood Character:**

The project is located in the northern end of the Roosevelt neighborhood within the mapped Roosevelt Station Overlay District and Residential Urban Village. Although Roosevelt has some vacant lots and dilapidated residences, the area expects major growth with the completion of the Roosevelt Transit Station in 2021. Several projects taking advantage of additional zoning allowances are already in progress within the project's immediate vicinity.

**Access:**

Vehicular access is provided from Roosevelt; both streets bordering the site contain detached sidewalks for pedestrian access.

**Environmentally Critical Areas:**

None.

**PROJECT DESCRIPTION**

Administrative Design Review proposing a 4-story building containing 29 small efficiency dwelling units. Existing building to be demolished.

The design packet includes materials that are available online by entering the project number at this website:  
The design packet includes information presented at the meeting, and is available online by entering the project number at this website:

<http://www.seattle.gov/DPD/aboutus/news/events/DesignReview/SearchPastReviews/default.aspx>

The packet is also available to view in the file, by contacting the Public Resource Center at SDCI:

**Mailing Public Resource Center**

**Address:** 700 Fifth Ave., Suite 2000  
P.O. Box 34019  
Seattle, WA 98124-4019

**Email:** [PRC@seattle.gov](mailto:PRC@seattle.gov)

<b>ADMINISTRATIVE EARLY DESIGN GUIDANCE January 25, 2017</b>
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**PUBLIC COMMENT**

SDCI received the following design related public comments:

- There should not be a zero-foot setback for the project where it abuts single family residences.
- The project should provide parking.
- The first floor should be convertible to commercial.
- There are other projects in the vicinity that should be reviewed together so collective impacts can be assessed.
- There should be a variety of unit sizes to accommodate families.
- The building's bulk is out of scale with the neighborhood.
- The departures are not justified by the project's design.

One purpose of the design review process is for the City to receive comments from the public that help to identify feedback and concerns about the site and design concept, identify applicable citywide and neighborhood design guidelines of highest priority to the site and explore conceptual design, siting alternatives and eventual architectural design. Concerns with off-street parking, traffic and construction impacts are reviewed as part of the environmental review conducted by SDCI and are not part of this review.

All public comments submitted in writing for this project can be viewed using the following link and entering the project number: <http://web6.seattle.gov/dpd/edms/>

## PRIORITIES & RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, Staff provided the following siting and design guidance.

### ADMINISTRATIVE EARLY DESIGN GUIDANCE

1. **Massing:** Staff is supportive of Scheme C, the applicant's preferred design option.
  - a. Given the limitations of the site including topography and the location of power lines the massing is a good compromise between neighborhood context and the site conditions. (CS1-C, CS2-D-1, and CS2-D-3)
  - b. Stair towers have been contoured to reduce the presence of mass from the perspective of the single-family neighbors. (CS2-D-3 and CS2-D-5)
  - c. Staff wants to see the occupiable roof deck amenity area restricted to the Roosevelt side of the building to maintain privacy for the neighborhood to the east. (CS2-II RSG)
  - d. The site section on page 23 of the EDG booklet shows the separation between the proposed project and the existing residence. This section explains that even with the departure request, a ten-foot setback is available for privacy and buffering. (CS2-D-5)
  - e. Units at the northeast corner should have a majority of their windows face 71st Street to reduce privacy impacts to residents to the east. This allows for generous use of large windows on both street facades as shown in the applicant's past work examples on pg. 32 of the EDG packet. (CS2-D-5 and DC2-B-1)
2. **Materials:**
  - a. The massing is relatively simple, so at the Recommendation phase, the applicant should focus on careful articulation of windows, specifically including significant reveals of at least 6" of depth. (DC2-C and DC2-B)
  - b. Staff would like to see durable color integrated materials. At MUP submittal include material detailing on all the elevations. (DC4)
3. **Streetscape:**
  - a. The lobby and bike room are located at the northwest corner and will help to bring some activity to the pedestrian realm. (PL3-A)
  - b. Staff is supportive of the use of permeable pavers at the lobby and wrapping the corner at the bike room to bring attention to the building's corner. (DC4-D)
  - c. The units with ground level frontage on Roosevelt should not present to the street with small windows or be located behind a thick layer of foliage. Instead, the units should include patio spaced with porous walls to allow for some level of interaction

at the street. Members of the public have advocated for commercial uses on this project. While commercial uses aren't required, the design of the project should evolve to encourage some level of visual connection with the street. (PL3-B)

<b>RECOMMENDATION August 3, 2018</b>
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### **PUBLIC COMMENT**

SDCI received the following design related public comments:

- Recommended a ground floor design that can be converted to commercial use in the future.
- Described Roosevelt Way NE as highly walkable due to the proportion of housing units to retail space.
- Did not support the departure request for a reduced upper level setback.
- Recommended the stair and elevator penthouses be designed at the minimum height and size possible.
- Concerned about the amount of landscaping at grade.
- Concerned about impacts to the availability of sunlight.

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All public comments submitted in writing for this project can be viewed using the following link and entering the record number: <http://web6.seattle.gov/dpd/edms/>

### **SDCI RECOMMENDATIONS & CONDITIONS**

SDCI visited the site, considered the analysis of the site and context by the proponents, and considered public comment. SDCI design recommendations are summarized below.

#### **1. Massing and Architectural Concept:**

- a. In response to EDG guidance, the supported Option C, with simple massing that steps down with topography and ground floor to engage the street, has been maintained.
- b. Massing responds to the site topography, stepping up to the east, and transitions appropriately to the adjacent SF-5000 zone while establishing a strong architectural design intent, which is supported. (DC2-B1)
- c. Furthermore, the massing engages the street and holds the street front established by neighboring buildings along Roosevelt Way NE. (Recommendation packet, page 22)

- d. The overall building height was reduced by approximately two-feet. Maintain the building massing as shown in the Recommendation packet. *(CS2-D Height, Bulk, and Scale, DC2-A Massing)*
- e. The project responded appropriately to the neighborhood context with cohesive massing forms oriented toward Roosevelt Way NE, and a highly articulated east elevation with materials that responded to the neighbor character of NE 71st Street and the adjacent residential neighborhood, which was supported. *(CS2-D Height, Bulk, and Scale, DC2-A Massing)*
- f. Reduced to the minimum contour, expressed as individual masses, and clad in lap siding, the stair towers served to break the scale of the east elevation and express a residential character which was an appropriate response to the adjacent residential neighborhood. *(CS2-D Height, Bulk, and Scale, DC2-A Massing)*
- g. The elevator enclosure was also lowered to the minimum height and moved west, increasing separation and reducing the perceived height from the adjacent residential neighborhood. *(CS2-II, CS2-D Height, Bulk, and Scale)*
- h. A 10-foot setback was maintained at grade across the entirety of the east property line, offering privacy and buffering for the adjacent single-family residences *(CS2-D Height, Bulk, and Scale)*.
- i. The residential units at the northeast corner are now oriented toward NE 71st Street with windows directing their focus away from the adjacent single-family residences. *(CS2-D Height, Bulk, and Scale, DC2-B Scale and Texture)*
- j. In further refinement of the architectural concept, colors, materials, and details were selected to provide a strong composition and more cohesive design intent. Facades facing Roosevelt Way NE feature integral color materials and vertical standing seam siding, while lap siding on the north and east elevations respond to the residential character of the adjacent neighborhood and NE 71st Street. This is an appropriate response to the adjacent context. Maintain this material application. *(DC4-A Exterior Elements and Finishes)*
- k. Spandrel panels were used to organize the fenestration pattern on the north and east facades to further express a residential character, which is supported. Maintain this architectural expression. *(DC2-B Architectural and Facade Composition, DC2-C Secondary Architectural Features)*
- l. The roof deck is located at the west, overlooking Roosevelt Way NE, while unoccupied roof and lowered parapet heights are proposed at the east, offering privacy to the adjacent single-family neighborhood. *(CS2-D Height, Bulk, and Scale)*

## **2. Public Realm:**

- a. Early design guidance was provided to further activate the Roosevelt Way NE streetscape through methods such as a porous facade at grade, locating the lobby at the northwest corner, and application of permeable pavers at the lobby. In response, the design has been refined in the following ways:
- b. The residential units facing Roosevelt Way NE rise slightly above sidewalk grade, to provide a porous facade and activate the public realm as recommended at EDG. Elements such as large windows, hardscape, and landscaping were used.

- c. The use of large black aluminum storefront windows proposed at the street-level façade facing Roosevelt Way NE provide a cohesive street front, which is supported. The use of landscaping and hardscape materials between the sidewalk and façade offer interest at the public realm while providing security and privacy for the residents within, which is also supported. (PL2-B *Safety and Security*)
- d. The use of landscaping further suggests the residential use within while serving as wayfinding, leading pedestrians to the shared entry at the corner. (PL3-A *Entries*, PL3-B *Residential Edges*)
- e. The lobby and bike room are located at the northwest corner, establishing a strong corner and providing connection to the street. Pavers are used at the entry, wrapping the corner to unify the lobby and bike room and add to an obvious and identifiable entry sequence. Maintain the unified entry sequence as shown in the Recommendation packet. (PL3-A *Entries*, DC4-D *Trees, Landscape, and Hardscape Materials*)

#### **DEVELOPMENT STANDARD DEPARTURES**

At the time of the RECOMMENDATION review, the following departures were requested. SDCI Staff's preliminary recommendation on the requested departure(s) are based on the departures' potential to help the project better meet these design guidelines priorities and achieve a better overall project design than could be achieved without the departure(s).

1. **Residential Uses at Street Level (SMC 23.47.008.D.2):** The Code requires residential uses at street level to be 4-feet above or below the level of the sidewalk or set back 10-feet. The applicant proposes a 5-foot setback with vertical separation ranging between zero and 2-feet 3-inches along Roosevelt.

Staff preliminarily recommends approval of this departure for a five-foot setback, finding the building better engages the street front and reinforces the street front established by adjacent buildings. The use of large black aluminum storefront windows provides a cohesive street-level composition, while landscaping and hardscape in this setback will offer privacy for residents within and visual interest for pedestrians at the public realm. (CS2-D-5, PL3-B)

2. **Rear Setback for Lots Abutting Residential Zones (SMC 23.47A.014.B.3):** The Code requires a 15-foot setback above 13-feet of height plus an additional two-foot setback for every ten-feet in height above 40-feet. The applicant proposes a setback of 10-feet for the entire height of the rear façade.

Staff preliminarily recommends approval of this departure, finding the reduction in overall building height, reduction of the size and adjustment in location of the stair towers and elevator penthouse, reduction in fenestration on the east elevation, cohesive application of materials, and clearly articulated architectural concept result in a design

that better meet the intent of the Design Guidelines (DC2-B *Architectural and Facade Composition*).

3. **Blank Facades, North Elevation (SMC 23.47A.008.A.2.b.)**. The Code allows for a maximum blank façade width of 20-feet. The applicant proposes an increase to 22.5-feet.

Staff preliminarily recommends approval of this departure, finding that the material and landscape application at this north elevation along NE 71<sup>st</sup> Street better meet the Design Guidelines by contributing to a cohesive material and color palette at the street-level and reinforcing the building's overall architectural concept (DC2-B *Architectural and Facade Composition*).

4. **Blank Facades, North Elevation (SMC 23.47A.008.A.2.c.)**. The Code allows for a maximum blank façade of 40% of the width of the façade. The applicant proposes an increase to 86.3%.

Staff preliminarily recommends approval of this departure, finding that the material and landscape application at this north elevation along NE 71<sup>st</sup> Street better meet the Design Guidelines by contributing to a cohesive material and color palette at the street-level and reinforcing the building's overall architectural concept (DC2-B *Architectural and Facade Composition*).

5. **Blank Facades, West Elevation (SMC 23.47A.008.A.2.c.)**. The Code allows for a maximum blank façade of 40% of the width of the façade. The applicant proposes an increase to 42%.

Staff preliminarily recommends approval of this departure as the cohesive material and color palette at the street-level facade allow for a high degree of contrast with the massing above and reinforces the building's overall architectural concept (DC2-B *Architectural and Facade Composition*).

## DESIGN REVIEW GUIDELINES

The Citywide and Neighborhood guidelines recognized by Staff as Priority Guidelines are identified above. All guidelines remain applicable and are summarized below. For the full text please visit the Design Review website.

### CONTEXT & SITE

**CS1 Natural Systems and Site Features: Use natural systems/features of the site and its surroundings as a starting point for project design.**

#### CS1-C Topography

**CS1-C-1. Land Form:** Use natural topography and desirable landforms to inform project design.

**CS1-C-2. Elevation Changes:** Use the existing site topography when locating structures and open spaces on the site.

**CS2 Urban Pattern and Form: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.**

**CS2-D Height, Bulk, and Scale**

**CS2-D-1. Existing Development and Zoning:** 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.

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

**CS2-D-5. Respect for Adjacent Sites:** Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

**PUBLIC LIFE**

**PL3 Street-Level Interaction: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.**

**PL3-A Entries**

**PL3-A-1. Design Objectives:** Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

**PL3-A-2. Common Entries:** Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.

**PL3-A-3. Individual Entries:** Ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry.

**PL3-A-4. Ensemble of Elements:** Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

**PL3-B Residential Edges**

**PL3-B-1. Security and Privacy:** Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.

**PL3-B-2. Ground-level Residential:** Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street.

**PL3-B-3. Buildings with Live/Work Uses:** Maintain active and transparent facades in the design of live/work residences. Design the first floor so it can be adapted to other commercial use as needed in the future.

**PL3-B-4. Interaction:** Provide opportunities for interaction among residents and neighbors.



## DESIGN CONCEPT

**DC2 Architectural Concept: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.**

### DC2-A Massing

**DC2-A-1. Site Characteristics and Uses:** Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.

**DC2-A-2. Reducing Perceived Mass:** Use secondary architectural elements to reduce the perceived mass of larger projects.

### DC2-B Architectural and Façade Composition

**DC2-B-1. Façade Composition:** Design all building façades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all façades are attractive and well-proportioned.

**DC2-B-2. Blank Walls:** Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage façades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

### DC2-C Secondary Architectural Features

**DC2-C-1. Visual Depth and Interest:** Add depth to façades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).

**DC2-C-2. Dual Purpose Elements:** Consider architectural features that can be dual purpose— adding depth, texture, and scale as well as serving other project functions.

**DC2-C-3. Fit with Neighboring Buildings:** Use design elements to achieve a successful fit between a building and its neighbors.

**DC4 Exterior Elements and Finishes: Use appropriate and high-quality elements and finishes for the building and its open spaces.**

### DC4-A Exterior Elements and Finishes

**DC4-A-1. 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.

**DC4-A-2. Climate Appropriateness:** Select durable and attractive materials that will age well in Seattle’s climate, taking special care to detail corners, edges, and transitions.

### DC4-B Signage

**DC4-B-1. Scale and Character:** Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and its environs.

**DC4-B-2. Coordination with Project Design:** Develop a signage plan within the context of architectural and open space concepts, and coordinate the details with façade design, lighting, and other project features to complement the project as a whole, in addition to the surrounding context.

#### **DC4-C Lighting**

**DC4-C-1. Functions:** Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.

**DC4-C-2. Avoiding Glare:** Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.

#### **DC4-D Trees, Landscape, and Hardscape Materials**

**DC4-D-1. Choice of Plant Materials:** Reinforce the overall architectural and open space design concepts through the selection of landscape materials.

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

**DC4-D-3. Long Range Planning:** Select plants that upon maturity will be of appropriate size, scale, and shape to contribute to the site as intended.

**DC4-D-4. Place Making:** Create a landscape design that helps define spaces with significant elements such as trees.

#### **DC4-E Project Assembly and Lifespan**

**DC4-E-1. Deconstruction:** When possible, design the project so that it may be deconstructed at the end of its useful lifetime, with connections and assembly techniques that will allow reuse of materials.

### **RECOMMENDATIONS**

At the conclusion of the Administrative RECOMMENDATION phase, Staff recommended approval of the project.

The analysis summarized above was based on the design review packet dated Monday, June 18, 2018. After considering the site and context, considering public comment, reconsidering the previously identified design priorities and reviewing the materials, SDCI staff preliminary recommends APPROVAL of the subject design with the following conditions:

1. Maintain the building mass as shown in the Recommendation packet (CS2-D Height, Bulk, and Scale, DC2-A Massing).
2. Maintain the material application as shown in the Recommendation packet (DC4-A Exterior Elements and Finishes).
3. Maintain the fenestration pattern on the north and east elevations as shown in the Recommendation packet (DC4-A Exterior Elements and Finishes).
4. Maintain the unified entry sequence as shown in the Recommendation packet. (PL3-A Entries, DC4-D Trees, Landscape, and Hardscape Materials)