

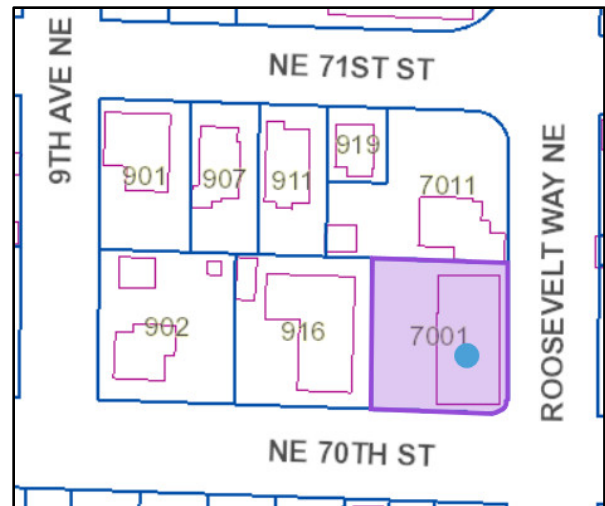


**RECOMMENDATION OF THE
NORTHEAST DESIGN REVIEW BOARD**

Record Number: 3029012-LU
Address: 7001 Roosevelt Way Northeast
Applicant: David Neiman, Neiman Taber Architects
Date of Meeting: Monday, October 15, 2018
Board Members Present: James Marria (chair)
Brian Bishop
Anita Jeerage
Dan Rusler
Board Members Absent: Katy Haima
SDCI Staff Present: Allison Whitworth

SITE & VICINITY

Site Zone: Neighborhood Commercial 2
with a 40' structure height limit
(NC2-40)
Nearby Zones: (North) NC2-40
(South) NC2-40
(East) NC2-40
(West) Single Family 5000 (SF
5000)
Lot Area: 8,979 square feet (sf)



Current Development:

The project site is currently developed with a one-story commercial structure and surface parking. The site slopes down approximately 8' from the northeast corner to the southwest.

Surrounding Development and Neighborhood Character:

The project site is located at the northwest corner of the intersection of NE 70th Street and Roosevelt Way NE in the Roosevelt Neighborhood. The site is just north of the commercial node surrounding NE 65th Street and Roosevelt Way NE. Development to the west is primarily single family residences with a small-scale multifamily residential structure located immediately to the west of the project site. New multifamily development is proposed to the north of the project site, to the east across Roosevelt Way NE and to the south across NE 70th Street.

Access:

Vehicular access is currently provided from a curb cut on NE 70th Street, which the proposal maintains. Pedestrian access is provided via sidewalks on NE 70th Street and Roosevelt Way NE.

Environmentally Critical Areas:

None.

PROJECT DESCRIPTION

Design Review Early Design Guidance for a four-story apartment building containing 53 units and one live-work unit. Parking for one vehicle to be provided below grade. Existing structure to be demolished.

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 SDCl:

Mailing **Public Resource Center**

Address: 700 Fifth Ave., Suite 2000

P.O. Box 34019

Seattle, WA 98124-4019

Email: PRC@seattle.gov

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Stated support of increased density in the neighborhood.
- Supported the mix of unit types provided in Option #3.
- Stated the design should consider the pedestrian character along NE 70th Street.
- Stated additional bike parking should be provided.
- Requested commercial uses or additional live/work units at the street-level.
- Noted the change in grade and height of the canopy result in a pinch-point at the northeast corner.
- Recommended responding to the traditional pattern of smaller storefronts as recommended by the neighborhood design guidelines.
- Expressed concern regarding the transition to the neighbor to the west and recommended greater modulation or upper level setbacks.
- Recommended that consideration be given to where bike share parking can be accommodated.
- Recommended relocating bike storage from the prominent SE corner.

SDCI staff also summarized design related comments received in writing prior to the meeting:

- Recommended that the proposal include commercial uses.
- Recommended increased capacity for bicycle storage.
- Noted that the project is located at the intersection of two arterials with significant pedestrian traffic; the design should not ignore the pedestrian experience along NE 70th Street.
- Stated bike storage should not be located at the prominent southeast corner of the building and recommended incorporating it at southwest corner so that the southeast corner and south façade contain visible active uses to keep the street lively and activated.
- Several stated support of the mix of unit types provided in Option #3.

The following comments were received from SDOT:

- The project is adjacent to future planned bicycle improvements including protected bicycle lanes on Roosevelt Way NE and NE 70th St. SDOT encourages the project to create a friendly environment for people biking and walking.
- Street trees are required. To create a pedestrian-friendly environment, SDOT recommends a 5.5' planting strip adjacent to the curb on both streets.
- SDOT strongly supports an 8' minimum sidewalk on both streets.
- A 3' setback is required along Roosevelt Way NE and a 1' setback is required along NE 70th Street, per the Right-of-Way Improvements Manual.
- Parking access is supported on NE 70th St. as far from the intersection as possible.

One purpose of the design review process is for the Board and 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 bicycle parking requirements are addressed under the City's zoning code 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 & BOARD RECOMMENDATIONS

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.

1. Massing Concept:

- a. The Board supported the preferred massing option (Option #3) as the basis for further refinement. The simple, unmodulated form of the upper levels was supported as an appropriate balance to the complexity of the ground plane. The upper massing should be articulated through material application and fenestration. (DC2-A Massing, DC2-B Architectural and Façade Composition)
- b. Agreeing with public comment, the Board appreciated the mix of unit-types provided in Option #3. (DC2-A Massing)
- c. The Board debated the setback of the ground-level residential units along Roosevelt Way NE and whether additional live/work units should be provided. The Board ultimately supported the setback and introduction of front stoops, noting the connection to the building typology along NE 70th Street. (PL3-B-2 Ground-level Residential, PL3-A Entries, CS3-A Emphasizing Positive Neighborhood Attributes)
- d. The Board discussed the relationship of the west façade to the adjacent multifamily structure and agreed the massing response is appropriate and no additional setbacks or modulation are needed. At the Recommendation phase the Board would like to see study and analysis of view and privacy impacts to the adjacent structure. (CS2-D-4 Massing Choices, CS2-D-5 Respect for Adjacent Sites)
- e. While questioning the rationale of the balcony at the southwest corner of level 4, the Board was receptive to the concept of denoting the larger two-bedroom units with a unique element. (DC2-C Secondary Architectural Features)

2. Street-Level Façade, Arrangement of Uses & Pedestrian Experience:

- a. The Board was concerned with the incoherent and fragmented composition of the ground plane and stressed the importance of the street-level treatment and mitigation of the grade change to the success of the design concept. The Board gave guidance to develop a consistent architectural concept along both street-level frontages to tie the various program elements together. (DC2-B Architectural and Façade Composition, DC2-D Scale and Texture)
- b. The Board observed that the arrangement of ground level uses was awkward and resulted in a missed opportunity along NE 70th Street to interact with the street. Resolution of the street-level frontages and arrangement of uses should create ground-level facades which engage the street and minimize blank walls. (DC1-A

Arrangement of Interior Uses, CS2-B-2 Connection to the Street, DC1-C-4 Service Uses)

- c. The Board supported the location of the residential lobby at the southeast corner and the transparent character but questioned the logic of the chamfered corner. The Board recommended designing the live/work unit with the same character as the residential lobby. (PL3-A Entries, DC2-B Architectural and Façade Composition, PL3-B-3 Buildings with Live/Work Uses)
- d. The Board gave guidance to integrate landscaping as a component of the streetscape design and the pedestrian experience moving around the building. At the Recommendation phase the Board would like to see vignettes illustrating the character of the streetscape. (DC4-D Trees, Landscape and Hardscape Materials, CS2-B-2 Connection to the Street)

3. Bicycle Storage:

- a. The Board acknowledged public comment concerning the adequacy of bicycle storage and encouraged providing additional bicycle parking spaces. (PL4-B Planning Ahead for Bicyclists)
- b. The Board was not opposed to some bicycle storage in the lobby as long as the transparent character was maintained but recommended a second location for bicycle storage, such as the parking area. (PL4-B Planning Ahead for Bicyclists)
- c. Agreeing with public comment, the Board encouraged the site plan and streetscape design to plan for locations for bike-share parking. (PL4-B Planning Ahead for Bicyclists)

RECOMMENDATION October 15, 2018

PUBLIC COMMENT

No public comments were offered at the meeting.

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/>

PRIORITIES & BOARD RECOMMENDATIONS

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 recommendations.

- 1. Massing Concept and Façade Composition.** The Board appreciated the overall response to the design guidance provided at EDG and recommended approval of the design, noting the following:
 - a. The Board supported the quiet resolution of the massing at the corner in response to the curved property line and agreed that it was superior to a chamfered corner. (DC2-A Massing, DC2-B Architectural and Façade Composition, CS2-A-2 Architectural Presence)

- b. The Board voiced majority support for the façade composition and the simple grouped window organization. However, there was some reservation about the relationship of the windows to the unit layout and how it might impact the façade and the connection to the street. (DC2-B Architectural and Façade Composition, CS2-B-2 Connection to the Street)
 - c. The Board approved of the step-in of the balcony at the southwest corner which responds to the neighboring building. (CS2-D-4 Massing Choices, CS2-D-5 Respect for Adjacent Sites, CS2-III-iii Multi-family/Residential Zone Edges)
- 2. Street Level Treatment and Arrangement of Uses.** The Board supported the evolution of the ground floor since EDG and discussed the following:
- a. The Board strongly approved of the introduction of a commercial space at the corner and agreed that it was nicely integrated with the overall concept and street-level treatment. However, the Board was concerned that the north return wall of the commercial space was clad with board and batten and recommended a condition to utilize storefront language on this wall to maintain the commercial prominence at the corner. (DC1-I Arrangement of Interior Spaces, CS3-I-ii Reinforce A Vibrant Streetscape, PL2-B-3 Street-Level Transparency, PL3-C-2 Retail Edges)
 - b. The Board noted some concern about the deep setback of the ground-level units along Roosevelt Way NE and the pinch point between the sidewalk and upper-level overhang at the north end, but acknowledged that the setback allows for larger light wells as well as a mix of unit types. The Board strongly supported that the light wells were designed in a way that did not require guard rails along the sidewalk and appreciated the bright accent color of the entry doors. (PL3-I Arrangement of Interior Spaces, PL3-B-2 Ground-level Residential, CS1-B Sunlight and Natural Ventilation, CS2-B-2 Connection to the Street)
- 3. Landscaping.** The Board approved of the overall development of the landscape concept and appreciated the integration of landscaping within the streetscape including street trees along the south elevation and the introduction of plantings into tight conditions. (DC4-D Trees, Landscape and Hardscape Materials, DC3-II Street Planting & Landscape to Enhance the Building and/or Site)
- 4. Bicycle Storage.** The Board was satisfied with the bike parking resolution and appreciated the increased amount of bike storage (exceeding the requirements of the Land Use code) and the variety of storage options provided. (PL4-B Planning Ahead for Bicyclists, PL4-I Transit Supportive Design)

DEVELOPMENT STANDARD DEPARTURES

The Board’s recommendation on the requested departures were based on the departure’s 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).

At the time of the Recommendation meeting the following departures were requested:

- 1. Non-Residential Use Depth Requirement (SMC 23.47.A.008.B.3):** The Code requires that non-residential uses extend an average depth of at least 30 feet from the street-level street-facing façade. The applicant proposes 27.9’ average depth for the commercial space along Roosevelt Way NE.

The Board unanimously recommended approval of the departure, as the resulting design creates a cohesive façade composition at the corner and allows for a variety of commercial units at different sizes and price points in the neighborhood. The resulting design better meets the intent of Design Guidelines DC2-B-1 Façade Composition and CS3-I-ii Reinforce A Vibrant Streetscape.

- 2. Non-Residential Use Depth Requirement (SMC 23.47.A.008.B.3):** The Code requires that non-residential uses extend an average depth of at least 30 feet from the street-level street-facing façade. The applicant proposes 15.3’ average depth for the commercial space along NE 70th St.

The Board unanimously recommended approval of the departure, as the resulting design creates a cohesive façade composition at the corner and allows for a variety of commercial units at different sizes and price points in the neighborhood. The resulting design better meets the intent of Design Guidelines DC2-B-1 Façade Composition and CS3-I-ii Reinforce A Vibrant Streetscape.

- 3. Street-level Street-facing Façade Setback (SMC 23.47A.008.A.3):** The Code requires that street-level street-facing facades be located within 10’ of the street lot line. The applicant proposes to increase the setback at the southwest corner at the garage to 15.56’.

The Board unanimously recommended approval of the departure, as the resulting design allows the waste room door to be moved off the street-facing façade and creates additional space for bicycle parking. The resulting design better meets the intent of Design Guidelines PL4-B-2 Bike Facilities and DC2-C-4 Service Uses.

DESIGN REVIEW GUIDELINES

The priority Citywide and Neighborhood guidelines identified as Priority Guidelines are summarized below, while all guidelines remain applicable. 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-A Energy Use

CS1-A-1. Energy Choices: At the earliest phase of project development, examine how energy choices may influence building form, siting, and orientation, and factor in the findings when making siting and design decisions.

CS1-B Sunlight and Natural Ventilation

CS1-B-1. Sun and Wind: Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.

CS1-B-2. Daylight and Shading: Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on site.

CS1-B-3. Managing Solar Gain: Manage direct sunlight falling on south and west facing facades through shading devices and existing or newly planted trees.

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.

CS1-D Plants and Habitat

CS1-D-1. On-Site Features: Incorporate on-site natural habitats and landscape elements into project design and connect those features to existing networks of open spaces and natural habitats wherever possible. Consider relocating significant trees and vegetation if retention is not feasible.

CS1-D-2. Off-Site Features: Provide opportunities through design to connect to off-site habitats such as riparian corridors or existing urban forest corridors. Promote continuous habitat, where possible, and increase interconnected corridors of urban forest and habitat where possible.

CS1-E Water

CS1-E-1. Natural Water Features: If the site includes any natural water features, consider ways to incorporate them into project design, where feasible

CS1-E-2. Adding Interest with Project Drainage: Use project drainage systems as opportunities to add interest to the site through water-related design elements.

Roosevelt Supplemental Guidance:

CS1-I Energy Use

CS1-I-i. Consider the placement of outdoor spaces facing south with good access to winter sun. Potential shadowing of open or green spaces could be acceptable if the development provides off-setting improvements over conventional building systems, such as renewable energy and water reuse.

CS1-I-ii. A reduction in setback may be allowed for additional exterior insulation.

CS1-I-iii. Shading or other trellis features may be allowed in the setbacks.

CS1-II Sunlight and Natural Ventilation

CS1-II-i. Minimize shadow impacts on key public spaces and streetscapes. Such places include identified gateway intersections particularly

NE 65th St. and Roosevelt Way NE; plaza spaces near the Light Rail station; Roosevelt High School grounds and athletic fields; and identified green streets and/or greenways.

CS1-III Topography

CS1-III-i. Roosevelt generally features a consistent gentle south and southwest sloping topography. Consider using the site's topography to consider ways to respect views of downtown/the Seattle skyline and the Olympic Mountains, particularly along Brooklyn Ave NE, 14th Ave NE, 15th Ave NE, and 12th Ave NE (north-south avenues that have more grade change), north of Cowen park.

CS1-IV Water

CS1-IV-i. Seek ways to express the historic drainage pattern to the creek. Roosevelt's historic drainage pattern consisted of flows draining to Ravenna Creek. Incorporating water is encouraged into Ravenna Park and along green streets as a visible design element, especially for sites that had been components of the neighborhood's natural drainage system.

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-A Location in the City and Neighborhood

CS2-A-1. Sense of Place: Emphasize attributes that give a distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.

CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.

CS2-B Adjacent Sites, Streets, and Open Spaces

CS2-B-1. Site Characteristics: Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.

CS2-B-2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.

CS2-B-3. Character of Open Space: Contribute to the character and proportion of surrounding open spaces.

CS2-C Relationship to the Block

CS2-C-1. Corner Sites: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.

CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.

CS2-C-3. Full Block Sites: Break up long facades of full-block buildings to avoid a monolithic presence. Provide detail and human scale at street-level, and include repeating elements to add variety and rhythm to the façade and overall building design.

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-2. Existing Site Features: Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties.

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-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intense zone.

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.

Roosevelt Supplemental Guidance:

CS2-I Sense of Place

CS2-I-i. Focus vibrant commercial uses and a strong continuous street wall facing the commercial arterials: NE 65th St., Roosevelt, Way NE, and 12th Ave NE (in the commercial areas).

CS2-I-ii. Develop a fabric of connected buildings through streetscapes rather than a series of isolated structures.

CS2-II Adjacent Sites, Streets and Open Spaces

CS2-II-i. Consider incorporating private open spaces between the street and residences and between adjacent properties. This is especially important for multifamily developments west of Roosevelt Way, and for the frontages of developments in neighborhood commercial zones that face non-arterial streets.

CS2-II-ii. Ground-level landscaping should be used between the structure(s) and sidewalk in multi-family areas.

CS2-II-iii. Gateway features should include a variety of design elements that enhance the prominent neighborhood intersections identified below.

The following design elements are encouraged:

- Sidewalk awning (transparent);
- Special paving or surface treatments;
- Outdoor art;
- Special landscaping;
- Pedestrian lighting;
- Seating; and
- Trash & recycling collection.

The following locations have been identified as key gateways and key locations for the neighborhood (see Map 2, page 5).

CS2-III Height, Bulk and Scale

CS2-III-i. Commercial Core: New development in the commercial core should consider the following techniques:

- a. Encourage buildings of varying heights within the same block to reduce the “box” look along blocks. New development that aggregates one half block or more, should take steps to recall historic, smaller-scale development patterns. Existing height restrictions in NC-65’ zones may be departed from up to an additional 3’ in exchange for design improvements, such as additional upper-level setbacks.
- b. Break the massing of new buildings on large sites into smaller components to avoid a scale that is out of proportion with surrounding development; especially where new buildings abut existing older storefront facades. Examples include the Eleanor and plans for the “fruit-stand” block.
- c. Retain alleyways or incorporate new through-ways in full-block developments to help preserve a well-connected pedestrian grid. Encourage public use of the alley west of Roosevelt Way NE by incorporating amenities for the public.

CS2-III-ii. Through-Block Development

- a. Avoid monolithic development on through lots. New developments on through-block lots should be carefully designed for compatibility with this established fabric. Observe in new through-block projects the original platting and development pattern, which is generally characterized by structures limited to a half-block in depth, with widths of 50 to 60 foot increments along the street.
- b. In the area bounded by NE 65th St., NE 68th St., Roosevelt Way NE, and 8th Ave NE consider providing through-block connections. As more intensive development occurs over time, through-block connections can contribute to a more complex, intimate pedestrian environment.
- c. Make through-block connections clearly identifiable, accessible, and attractive. Create focal points to draw pedestrians into and along through-block pathways. Encourage uses that will promote public access into through-block connections during appropriate hours to activate space.

CS2-III-iii. Multi-family/Residential Zone Edges: Careful siting, building design and building massing should be used to achieve an integrated neighborhood character in multi-family zones. Some of the techniques preferred in Roosevelt include:

- a. Increasing building setbacks from the zone edge at ground level;
- b. Reducing the bulk of the building’s upper floors;
- c. Reducing the height of the structure;
- d. Use of landscaping or other screening (such as a 5-foot landscape buffer);
- e. Modulation of bays;
- f. Stepping down the height of structures to 40’ – 45’ at the zone edge to provide transition to the height of traditional single-family areas; and
- g. Minimizing use of blank walls.

CS2-III-iv. Roosevelt High School Architectural Heritage:

- a. Massing void of variation is discouraged on properties adjacent to the high school in order to avoid a monolithic look.

b. Preserve specific views corridors to and from the high school, arrange the massing in a way that references the prominent high school structure.

CS2-III-v. Olympic Promenade:

a. Encourage preservation of westward views of the Olympic Mountains along NE 66th St. and from Roosevelt High School to allow for an ‘Olympic promenade’ and more light and air to reach right of way landscape features. Consider upper-level setbacks of new multi-family and commercial buildings that flank the NE 66th St. corridor.

CS3 Architectural Context and Character: Contribute to the architectural character of the neighborhood.

CS3-A Emphasizing Positive Neighborhood Attributes

CS3-A-1. Fitting Old and New Together: Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

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.

CS3-A-3. Established Neighborhoods: In existing neighborhoods with a well-defined architectural character, site and design new structures to complement or be compatible with the architectural style and siting patterns of neighborhood buildings.

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.

CS3-B Local History and Culture

CS3-B-1. Placemaking: Explore the history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.

CS3-B-2. Historical/Cultural References: Reuse existing structures on the site where feasible as a means of incorporating historical or cultural elements into the new project.

Roosevelt Supplemental Guidance:

CS3-I Emphasizing Positive Neighborhood Attributes

CS3-I-i. Roosevelt High School Architectural Heritage: New buildings built adjacent to the high school (particularly on the blocks immediately south of the school) should complement and defer to the architectural prominence of the school, and contribute to a campus-like setting in the immediate school vicinity.

CS3-I-ii.: Reinforce a vibrant streetscape:

- a. Apply a pedestrian-oriented design;
- b. Include multiple recessed entries; and
- c. Considering offering commercial and residential units of different sizes and at a range of price points.

CS3-I-iii. Street walls facing arterial streets (NE 65th St., Roosevelt Way, and 12th Ave NE) in the Commercial Core should be designed to incorporate traditional commercial façade components: lower base course, upper-level façade and cap.

PUBLIC LIFE

PL1 Connectivity: Complement and contribute to the network of open spaces around the site and the connections among them.

PL1-A Network of Open Spaces

PL1-A-1. Enhancing Open Space: Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood.

PL1-A-2. Adding to Public Life: Seek opportunities to foster human interaction through an increase in the size and quality of project-related open space available for public life.

PL1-B Walkways and Connections

PL1-B-1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

PL1-B-2. Pedestrian Volumes: Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area.

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.

PL1-C Outdoor Uses and Activities

PL1-C-1. Selecting Activity Areas: Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.

PL1-C-2. Informal Community Uses: In addition to places for walking and sitting, consider including space for informal community use such as performances, farmer’s markets, kiosks and community bulletin boards, cafes, or street vending.

PL1-C-3. Year-Round Activity: Where possible, include features in open spaces for activities beyond daylight hours and throughout the seasons of the year, especially in neighborhood centers where active open space will contribute vibrancy, economic health, and public safety.

Roosevelt Supplemental Guidance:

PL1-I A Network of Public Spaces

PL1-I-i. If public space is included, the design should complement and create a network of open space, including pedestrian connections to light-rail facilities, greenways, green streets, or public spaces in the neighborhood.

PL1-I-ii. Arrange new buildings’ massing to support street-level open spaces and streetscape concepts, including station-related amenity areas, especially on green-streets and greenways.

PL1-I-iii. On the blocks adjacent to the high school, anticipate the movement of large groups between the school grounds and commercial areas in order to design for pedestrian safety along 12th Avenue NE and NE 65th St.; the key arterials traversed by sometimes distracted students. Anticipate use of gathering spaces by groups of students. Incorporate trash collection and recycling accommodations as appropriate

PL2 Walkability: Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

PL2-A Accessibility

PL2-A-1. Access for All: Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door.

PL2-A-2. Access Challenges: Add features to assist pedestrians in navigating sloped sites, long blocks, or other challenges.

PL2-B Safety and Security

PL2-B-1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance.

PL2-B-2. Lighting for Safety: Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

PL2-B-3. Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.

PL2-C Weather Protection

PL2-C-1. Locations and Coverage: Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops.

PL2-C-2. 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.

PL2-C-3. People-Friendly Spaces: Create an artful and people-friendly space beneath building.

PL2-D Wayfinding

PL2-D-1. Design as Wayfinding: Use design features as a means of wayfinding wherever possible.

Roosevelt Supplemental Guidance:

PL2-I Pedestrian Experience

PL2-I-i. Consider providing wider sidewalks in the commercial core along streets with high volumes of auto use. Small open spaces, such as gardens, courtyards, or plazas that are visible or accessible to the public are encouraged.

PL2-I-ii. Provide pedestrian scaled lighting on streets with direct access to the light rail station, near the High School, and on neighborhood green streets and/or greenways. These streets include 12th Ave NE, NE 66th, NE 67th, and NE 68th Streets.

PL2-I-iii. Pedestrian amenities are encouraged where appropriate along side-walks within the commercial core. Amenities should be placed within setbacks. Examples of amenities include:

- Trash & recycling
- Canopies
- Seating
- Drinking water fountains
- Artwork
- Special surface treatments
- Plantings
- Pedestrian scaled lighting
- Courtyards

PL2-I-iv. Minimize sidewalk obstructions, especially in consideration of non-sighted pedestrians.

PL2-I-v. If adjacent to an existing or planned bicycle facility, such as a cycle track, design building facades and streetscape improvements to minimize conflicts between transportation modes.

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.

PL3-C Retail Edges

PL3-C-1. Porous Edge: Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.

PL3-C-2. Visibility: Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.

PL3-C-3. Ancillary Activities: Allow space for activities such as sidewalk vending, seating, and restaurant dining to occur. Consider setting structures back from the street or incorporating space in the project design into which retail uses can extend.

Roosevelt Supplemental Guidance:

PL3-I High school, Green Streets, and Green Ways

PL3-I-i. Provide a more intimate, smaller-scale residential environment on the blocks adjacent to the high school by providing landscaping, stoops, porches, etc.

PL3-II Human and Commercial Activity

PL3-II-i. Provide opportunities for increased pedestrian activity along sidewalks with high pedestrian traffic within the Commercial Core by increasing setbacks; this is especially important because some sidewalks along Roosevelt Way and 65th Ave are considered too narrow. Increase the ground level setbacks in order to accommodate pedestrian traffic and amenity features.

PL3-II-ii. Encourage the incorporation of private open spaces between the residential uses and the sidewalk, especially for multi-family development west of Roosevelt Way, and for the frontages of development in neighborhood commercial zones that face nonarterial streets. Ground-level landscaping should be used between the structure(s) and sidewalk.

PL4 Active Transportation: Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.

PL4-A Entry Locations and Relationships

PL4-A-1. Serving all Modes of Travel: Provide safe and convenient access points for all modes of travel.

PL4-A-2. Connections to All Modes: Site the primary entry in a location that logically relates to building uses and clearly connects all major points of access.

PL4-B Planning Ahead for Bicyclists

PL4-B-1. Early Planning: Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel.

PL4-B-2. Bike Facilities: Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.

PL4-B-3. Bike Connections: Facilitate connections to bicycle trails and infrastructure around and beyond the project.

PL4-C Planning Ahead For Transit

PL4-C-1. Influence on Project Design: Identify how a transit stop (planned or built) adjacent to or near the site may influence project design, provide opportunities for placemaking.

PL4-C-2. On-site Transit Stops: If a transit stop is located onsite, design project-related pedestrian improvements and amenities so that they complement any amenities provided for transit riders.

PL4-C-3. Transit Connections: Where no transit stops are on or adjacent to the site, identify where the nearest transit stops and pedestrian routes are and include design features and connections within the project design as appropriate.

Roosevelt Supplemental Guidance:

PL4-I Transit Supportive Design

PL4-I-i. When adjacent to transit stops and/or facilities, particularly along NE 65th St., Roosevelt Way NE, and 12th Ave NE, where transit will connect to the light rail station, encourage the following: Expand sidewalk areas where possible;

- Encourage integration of rider waiting facilities into adjacent buildings;
- Provide overhead weather protection;
- Provide lighting and street furniture; and
- Accommodate smaller scale retail services.

PL4-I-ii. Anticipate greater use of bicycles, especially along newly designated neighborhood greenways, and in conjunction with the future light rail station in order to minimize conflicts with other transportation modes. This may include siting building entrances to accommodate bicycle parking and storage facilities while simultaneously addressing pedestrian access and movement.

DESIGN CONCEPT

DC1 Project Uses and Activities: Optimize the arrangement of uses and activities on site.

DC1-A Arrangement of Interior Uses

DC1-A-1. Visibility: Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.

DC1-A-2. Gathering Places: Maximize the use of any interior or exterior gathering spaces.

DC1-A-3. Flexibility: Build in flexibility so the building can adapt over time to evolving needs, such as the ability to change residential space to commercial space as needed.

DC1-A-4. Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.

DC1-B Vehicular Access and Circulation

DC1-B-1. 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.

DC1-B-2. Facilities for Alternative Transportation: Locate facilities for alternative transportation in prominent locations that are convenient and readily accessible to expected users.

DC1-C Parking and Service Uses

DC1-C-1. Below-Grade Parking: Locate parking below grade wherever possible. Where a surface parking lot is the only alternative, locate the parking in rear or side yards, or on lower or less visible portions of the site.

DC1-C-2. Visual Impacts: Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible.

DC1-C-3. Multiple Uses: Design parking areas to serve multiple uses such as children’s play space, outdoor gathering areas, sports courts, woonerf, or common space in multifamily projects.

DC1-C-4. Service Uses: Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.

Roosevelt Supplemental Guidance:

DC1-I Arrangement of Interior Spaces

DC1-I-i. Encourage small retail spaces to help bolster local businesses and create a greater variety of street-level interaction. Multiple entrances, non-continuous facades, and the ability to delineate or re-size smaller spaces within larger ones should be considered. Dedicating 25% of retail space to commercial use in spaces that are less than 1,000 square feet in size or incorporating at least one retail space that is less than 1,000 square feet is encouraged.

DC1-I-ii. A variety of residential unit types and sizes is encouraged, particularly family-friendly units and facilities/amenities, such as private open space/play areas, storage, accessible entries, and washer/dryer hook ups will make it possible for new families to live in this neighborhood.

DC1-II Gathering Spaces

DC1-II-i. Provide informal open spaces along designated Green Streets and in the commercial core.

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 Facade Composition

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.

DC2-B-2. Blank Walls: Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades 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 facades 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.

DC2-D Scale and Texture

DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept

DC2-D-2. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture,” particularly at the street level and other areas where pedestrians predominate.

DC2-E Form and Function

DC2-E-1. Legibility and Flexibility: Strive for a balance between building use legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.

Roosevelt Supplemental Guidance:

DC2-I Massing

DC2-I-i. In the commercial core encourage façade detail and street-facing glazing that compliment character of the neighborhood’s historic architectural icons to reduce the perception of bulk.

DC2-II Architectural and Façade Composition

DC2-II-i. Along Major Arterials:

- a. Maximize the retail and street-level transparency (commercial zones);
- b. Maximize the quality of exterior finish, especially at the base;
- c. Incorporate a series of storefronts along the commercial street frontages.

DC2-II-ii. Along Green Streets, Greenways, and Non-Arterial Streets:

- a. Maximize modulation, courtyards, human interaction;
- b. Incorporate high quality materials, a mix of informal planting, and integration of natural materials, especially at the entries.

DC3 Open Space Concept: Integrate open space design with the building design so that they complement each other.

DC3-A Building-Open Space Relationship

DC3-A-1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

DC3-B Open Space Uses and Activities

DC3-B-1. Meeting User Needs: Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.

DC3-B-2. Matching Uses to Conditions: Respond to changing environmental conditions such as seasonal and daily light and weather shifts through open space design and/or programming of open space activities.

DC3-B-3. Connections to Other Open Space: Site and design project-related open spaces to connect with, or enhance, the uses and activities of other nearby public open space where appropriate.

DC3-B-4. Multifamily Open Space: Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction.

DC3-C Design

DC3-C-1. Reinforce Existing Open Space: Where a strong open space concept exists in the neighborhood, reinforce existing character and patterns of street tree planting, buffers or treatment of topographic changes. Where no strong patterns exist, initiate a strong open space concept that other projects can build upon in the future.

DC3-C-2. Amenities/Features: Create attractive outdoor spaces suited to the uses envisioned for the project.

DC3-C-3. Support Natural Areas: Create an open space design that retains and enhances onsite natural areas and connects to natural areas that may exist off-site and may provide habitat for wildlife.

Roosevelt Supplemental Guidance:

DC3-I Open Space Character

DC3-I-i. Larger developments should consider views and solar access through the property:

- a. To the west (Olympic Promenade along NE 66th);
- b. To the High School from NE 65th and 15th Ave NE;
- c. To downtown; and
- d. Through-blocks.

DC3-I-ii. Consider opportunities to incorporate visible water systems into the landscape design, such as reference to the historic movement of water from Green Lake through Ravenna Park.

DC3-II Street Planting & Landscape to Enhance the Building and/or Site

DC3-II-i. 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.

DC3-II-ii. 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.

DC3-II-iii. Consider maintenance and revitalization of existing trees.

DC3-III Residential Open Space

DC3-III-i. Include, where possible, open spaces at street-level for residents to gather.

DC3-IV Landscape Heritage

DC3-IV-i. Visible and accessible examples of the Olmsteads' design should be delineated by employing informal groupings of large and small trees and shrubs at key locations.

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.

Roosevelt Supplemental Guidance:

DC4-I Exterior Finish Materials

DC4-I-i. In the commercial core consider including masonry materials befitting the heritage of early 20th century commercial structures in the neighborhood (e.g. Roosevelt High School’s masonry façade).

DC4-I-ii. The use of high-quality cladding materials, such as brick and terra cotta masonry; tile; natural and cast stone is strongly encouraged along commercial frontages, and scaled to pedestrian activity and scale, especially at the base and ground-levels. Concrete Masonry Units and high-quality concrete are also preferred over wood, metal, or cement-board claddings.

DC4-I-iii. Colors should be consistent with and chosen based on existing architectural cues and should be considered in terms of their relationship to neighboring structures.

DC4-I-iv. The use of more natural elements, such a brick, wood, etc. that feels welcoming to pedestrians (see Ballard Ave. as example) or high quality, durable modern elements is encouraged.

DC4-I-v. Transparent, rather than reflective, windows facing the street are preferred.

DC4-I-vi. Use of transparent awnings is preferred in the commercial core.

DC4-II Signs

DC4-II-i. Preferred sign types include pedestrian-oriented and small signs incorporated into the building’s architecture. A sign band or a blade-signs hung from beneath an awning or marquee are preferred within the Commercial Core Area, along with neon signs.

DC4-II-ii. Large illuminated box signs, canopy-signs, super graphics and back-lit awnings or canopies are not appropriate in the Roosevelt area.

DC4-III Right of Way Fixtures and Elements

DC4-III-i. When adding new fixtures and features in streetscapes, designers are encouraged to contribute to the campus-like setting of the Roosevelt neighborhood, especially in close proximity to the high school. This may inform selection of lighting fixtures, as well as street furniture.

DC4-IV Landscaping Materials

DC4-IV-i. Neighborhood plant choices should consider historical landacape elements.

DC4-IV-ii. Preferred species for street trees are Tupelo ‘Afterburner’ or, in powerline locations, Dogwood ‘White Wonder’ or Katsura.

DC4-IV-iii. Indigenous trees should be planted to maintain and reinvigorate a verdant tree canopy within the neighborhood.

RECOMMENDATIONS

The recommendation summarized above was based on the design review packet dated Monday, October 15, 2018, and the materials shown and verbally described by the applicant at the Monday, October 15, 2018 Design Recommendation meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities and reviewing the materials, the four Design Review Board members unanimously recommended APPROVAL of the subject design and departures with the following condition:

1. Revise the north facing return wall of the commercial space to utilize storefront language and read as a commercial space. (DC1-I Arrangement of Interior Spaces, CS3-I-ii Reinforce A Vibrant Streetscape, PL2-B-3 Street-Level Transparency, PL3-C-2 Retail Edges)