



**RECOMMENDATION OF THE
NORTHEAST DESIGN REVIEW BOARD**

Record Number: 3041518-LU

Address: 6220 Roosevelt Way NE

Applicant: Jodi Patterson O'Hare for Skye Bredberg, Weber Thompson

Date of Meeting: January 27, 2025

Board Members Present: Todd Lee (Chair)
Ben Doehr
Dan Say
Stuart Herrera Enzuate
Leonard Harrison Jerome

Board Members Absent: Kayleigh Schicker

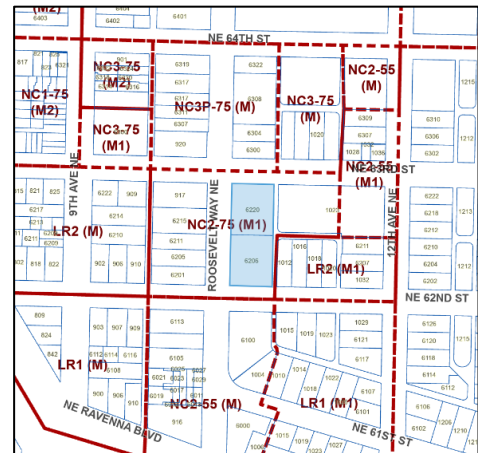
SDCI Staff Present: David Sachs, Senior Land Use Planner

SITE & VICINITY

Site Zone: Neighborhood Commercial 2-75 (M1)

Nearby Zones: (North) Neighborhood Commercial 3P-75 (M)
(South) Neighborhood Commercial 2-55 (M)
(East) Lowrise 2 (M1) & Neighborhood Commercial 2-75 (M1)
(West) Neighborhood Commercial 2-75 (M1)

Lot Area: 23,990 sq. ft.



Current Development:

The subject site is comprised of two existing tax parcels currently developed with two single-story masonry retail stores built in 1939 and 1948 and two surface parking lots. The site is rectangular in shape and slopes downward east to south approximately ten feet.

Surrounding Development and Neighborhood Character:

The subject site is located in the Roosevelt Residential Urban Village and occupies the west end of the block bound by NE 63rd St to the north, Roosevelt Way NE to the west, and NE 62nd St to the south. A mix of retail, residential, financial, and office uses are present across the streets and on the adjacent parcels to the east. This area is near the heart of the Roosevelt neighborhood. The proximate blocks are largely developed with low- and midrise mixed-use and multifamily residential structures, with a lowrise commercial presence along Roosevelt Way NE south of NE 65th St. Principal arterial Roosevelt Way NE provides north-south circulation through the neighborhoods of northeast Seattle and is midway between minor arterials and east-west connectors NE 65th St to the north and NE Ravenna Boulevard to the south. Notable landmarks in the area include Roosevelt High School and Roosevelt LINK light rail station a quarter mile to the northeast, Cowen Park three blocks to the east, and Interstate 5 two blocks to the west.

The Roosevelt neighborhood has undergone significant change in recent years with the development of larger, transit-oriented mixed-use and multifamily buildings replacing older lowrise structures in response to zoning changes intended to increase density. A variety of architectural styles are found in the neighborhood, with no one style dominating. Older structures consistently express strong pedestrian-scaled bases, datum lines, and masonry materials. Newer structures in the area commonly exhibit rectilinear massing above single-level podiums and with heavy glazing. A strong street edge is often present, lending a commercial and pedestrian-oriented character. This block on Roosevelt Way NE was rezoned from Neighborhood Commercial 2-40 to Neighborhood Commercial 2-75 (M1) on April 19, 2019. Multiple projects in the vicinity are currently in review or under construction for proposed development, including 917 NE 63rd St, 6500 Roosevelt Way NE, and 6615 Roosevelt Way NE.

Access:

Vehicular access is proposed from NE 62nd St. Pedestrian access is proposed from NE 62nd St and Roosevelt Way NE.

Environmentally Critical Areas:

No mapped environmentally critical areas are located on the subject site.

PROJECT DESCRIPTION

Land Use Application to allow a 7-story, 147-unit apartment building. Parking for 69 vehicles proposed. Existing building to be demolished. Early Design Guidance conducted under 3041528-EG.

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

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

Any recording of the Board meeting is available in the project file. This meeting report summarizes the meeting and is not a meeting transcript.

EARLY DESIGN GUIDANCE – JUNE 24, 2024

PUBLIC COMMENT

No public comments were offered at this meeting.

SDCI did not receive any design-related public comments prior to this meeting.

SDCI received non-design related comments supporting more housing and requesting family-sized housing units. These comments are outside the scope of design review.

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 Seattle Design Guidelines and Neighborhood Design Guidelines of highest priority to the site and explore conceptual design, siting alternatives and eventual architectural design.

All public comments submitted in writing for this project can be viewed using the following link and entering the record number (3041528-EG): <http://web6.seattle.gov/dpd/edms/>

PRIORITIES & BOARD GUIDANCE

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 Options:

- a. The Board discussed all massing options provided by the applicant, considered the responsiveness to the existing context, the zone transition with the lower residential scale to the east, and agreed with the applicant's preferred architectural massing Option 3. The Board appreciated Option C for its strong upper-level massing, central recessed lower-level modulation, stepped top-level with amenity room at the southern end of the building, and defined two-story corner articulations at the intersections of NE 63rd St and NE 62nd St that helped break down the perceived height, bulk, and scale along Roosevelt Way NE. **(CS1-C, CS1-III, CS2-C, CS2-D, CS2-III-iii, DC2-A)**
- b. The Board strongly supported the recessed balconies shown on all sides of the building on massing Option 3. The Board specifically noted that the corner balconies successfully mitigated the perceived bulk of the building in relation to the adjacent low-scaled residential structures to the east. The Board gave guidance for the applicant to retain these elements moving forward and to ensure that the depth of all balconies will be deep enough to be used and provide activation along each façade. **(DC2-C, DC2-D, DC3-B-1)**

- c. Although the Board supported the overall massing approach in Option C, the Board was concerned that the main residential entry at the corner of NE 63rd St and Roosevelt Way NE lacked transparency, prominence, and potential for interaction with the right-of-way when compared to massing Option 1. Moving forward, the Board gave guidance to study ways to increase the identifiability of the main residential entry through increased transparency, operable windows with usable exterior space at grade, or other means to create a visually prominent and physically engaging main residential entry. **(PL2-D, PL3-A, PL3-B, DC2-E-1)**

2. Ground Level Use and Streetscape Activation:

- a. The Board supported the overall ground level uses as proposed in Option 3 with its solid waste storage room accessed from NE 63rd St, corner lobby/amenity space at the corner of NE 63rd St and Rosevelt Way NE, clearly articulated fitness room along NE 62nd St, and building services accessed from the alley. However, the Board was concerned that the proposed continuous residential use and landscape buffer between the building and sidewalk along the Roosevelt Way NE street frontage minimized the potential for activation of the sidewalk, contrary to the pattern of activation that retail spaces provide along the Roosevelt Way NE street frontage to the north. The Board gave guidance for the applicant to study ways to increase the activation of the sidewalk along Roosevelt Way NE using stoops at the residential units, layered landscaping with potential seating areas, integration of a secondary residential entry, or other means to enhance the ground level and pedestrian environment. **(CS2-II-i, CS2-II-ii, PL1-B-3, PL3-B-1, PL3-B-2, PL3-II-ii, DC1-A-1, DC3-B, DC3-II-ii, DC3-III)**
- b. Although the Board supported the overall ground level uses proposed, the Board discussed whether the above-grade fitness room and semi below-grade bike amenity room with residential use above were to best uses to animate and engage with the corner of Roosevelt Way NE and NE 62nd St frontage. The Board gave guidance for the applicant to study alternative uses at this location, such as coworking or lounge spaces, and consider their relationship to grade. The resulting design should provide more active uses along both street frontages and help activate the sidewalk at this intersection. **(DC1-A-1, DC3-B, DC3-II-ii, DC3-III)**
- c. The Board noted that access to the semi below-grade bike amenity space, adjacent to the vehicle access ramp on NE 62nd St, posed a safety risk to cyclists. The Board gave guidance for the applicant to study alternative locations for the bike amenity room and/or access points, including from Roosevelt Way NE, to help minimize potential conflicts between cyclists and vehicles. **(PL4-B-1, PL4-B-2, DC1-B-1)**
- d. The Board acknowledged Seattle Department of Transportation feedback that the alley would remain unimproved and unable to support all vehicle access to the site. The Board gave guidance for the applicant to thoughtfully incorporate the design of the solid waste storage room access doors and blank walls along NE 63rd St and the vehicle access on NE 63rd St into the over façade concept and composition. **(DC1-C-2, DC1-C-4, DC2-B)**

3. Alley:

- a. The Board gave guidance for the applicant to carefully consider the design of building and its relationship to the alley and the lower-scale residential to the east. The Board noted that careful consideration should be given to the relationship of residential patios to grade, garage door design, large expanses of transparency and lighting to promote interaction and

visual connection with the alley, increasing safety for residents and pedestrians. The Board also noted that a secondary residential access from the alley could also help support activity along the alley. (PL3-B, DC1-B, DC4-C)

4. Architectural Concept and Materiality:

- a. The Board supported the overall architectural concept, 'Ravine Hierarchy, described on page 50 of the EDG packet, with its reference to the tall trees and lush undergrowth in nearby Ravenna Park. Moving forward, the Board gave guidance for the applicant to continue to develop the architectural concept and consider the application of high-quality materials with depth, texture, and richness in a way that compliments the overall architectural concept and enhances the various massing elements. The Board noted that the recessed balconies begin to successfully reinforce a verticality and therefore gave guidance to retain this aspect of the design moving forward. (DC2-B, DC2-C-1, DC2-D, DC2-II-ii, DC4-A-1, DC4-D-1)

RECOMMENDATION – JANUARY 27, 2025

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Asked when construction will begin.
- Suggested that sound from the parking garage entry is minimized with no beeping.
- Would like to see an Image of the building's east side
- Opined that it is unacceptable that the alley will not be improved as increased traffic will make the alley worse.

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

- Opposed to the ground floor consisting primarily of housing uses and tenant amenities as that will detract from the pedestrian environment and conflict with SMC 23.47A.005, which requires that ground level uses in this zone include no more than 20% frontage of residential uses.
- Opposed to locating parking access on NE 62nd St and noted that conflicts with SMC 23.47A.032 for parking access to be from an alley when such access is available.
- Multiple comments preferred locating parking access on the alley.
- Suggested the development accommodate the future grade and improvements of the alley, which could include grading down to street level of Roosevelt Way NE and installing an engineered retaining wall along the existing alley, or grading 10' to the east to match the natural grade of NE 62nd and 63rd St.
- Noted that at least three nearby buildings use this alley for access and improving the alley will encourage continued use of the alley rather than the streets intended for through-traffic and pedestrian use.
- Observed that solid waste pick up is not clearly shown on the plans. Concerned that solid waste staging and collection in the alley will subject the adjacent neighbors to unpleasant odors.

- Concerned about noise impacts from the garage door if the parking garage entry is located on the south-east corner of the site.
- Asked if there would be improvements to the transition between the newly paved north-south alley and the existing dirt east-west ally.
- Disappointed by the lack of ground floor retail.

SDCI received non-design related comments concerning utilities, permit timeline, traffic congestion, drainage, unit size, and density. These comments are outside the scope of design review.

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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 (3041518-LU): <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:

- a. The Board recommended approval of the overall massing with its strong upper-level massing, central recessed lower-level modulation, stepped top-level with amenity room at the southern end of the building, and defined two-story corner articulations at the intersections of NE 63rd St and NE 62nd St. The Board noted these design elements helped break down the perceived height, bulk, and scale of the building along Roosevelt Way NE. **(CS1-C, CS1-III, CS2-C, CS2-D, CS2-III-iii, DC2-A)**
- b. Although the Board strongly supported the recessed balconies shown on all sides of the building at EDG, the Board recommended approval of the solid corner design proposed at the Recommendation meeting. The Board noted that the removal of the corner recessed balconies did not affect the successful mitigation of the perceived height, bulk, and scale along Roosevelt Way NE, which is achieved through the overall composition, modulation, and articulation seen throughout the building. **(DC2-C, DC2-D, DC3-B-1)**
- c. The Board recommended approval of the design of the main residential entry at the corner of NE 63rd St and Roosevelt Way NE, with its high level of identifiability through its high level of transparency, boulder seating, and signage which create a visually prominent and physically engaging main residential entry. **(PL2-D, PL3-A, PL3-B, DC2-E-1)**

2. Ground Level Use and Streetscape Activation:

- a. The Board recommended approval of the overall ground level uses with its corner lobby/amenity space at the corner of NE 63rd St and Rosevelt Way NE, clearly articulated fitness room with large mural along NE 62nd St, and solid waste and building services

accessed from the alley. **(CS2-II-i, CS2-II-ii, PL1-B-3, PL3-B-1, PL3-B-2, PL3-II-ii, DC1-A-1, DC3-B, DC3-II-ii, DC3-III)**

- b. The Board recommended approval of the overall approach to activating the sidewalk along Roosevelt Way NE which includes layered landscaping and natural boulders, seating areas, and integrated raised patios with bioretention planters that enhance the ground level and pedestrian environment. **(CS2-II-i, CS2-II-ii, PL1-B-3, PL3-B-1, PL3-B-2, PL3-II-ii, DC1-A-1, DC3-B, DC3-II-ii, DC3-III)**
- c. The Board recommended approval of the gracious and highly transparent access to the semi below-grade bike amenity with residential use above at the corner of Roosevelt Way NE and NE 62nd St frontage. The Board appreciated that the bike access location was moved away from the vehicle access on NE 62nd St, minimizing minimize potential conflicts between cyclists and vehicles. **(PL4-B-1, PL4-B-2, DC1-B-1)**

3. Alley:

- a. The Board recommended approval of the overall design of the alley with the integration of the solid waste and building services access, landscaped buffer, residential unit windows, and secondary residential entry/egress point to help support activity along the alley. However, the Board was concerned with the lack of lighting shown along the alley, specifically within the landscaped area in front of the residential units, and potential security issues with unprotected at-grade unit windows. The Board strongly recommended that the applicant continue to study light levels and ways to discourage unwanted access to the units through the use of railings, grills, or other means in which to increasing safety for residents and pedestrians along the alley. The Board declined to make this a condition of approval. **(PL3-B, DC1-B, DC4-C)**

4. Architectural Concept and Materiality:

- a. The Board recommended approval of the overall architectural concept and the application of high-quality materials with depth, texture, and richness in a way that compliments the architectural concept and enhances the various massing elements. The Board specifically noted that the use brick on the 2-story volumes at the corners of Roosevelt Way NE and NE 62nd and 63rd St successfully complimented the existing materiality found within the immediate context. **(DC2-B, DC2-C-1, DC2-D, DC2-II-ii, DC4-A-1, DC4-D-1)**

DEVELOPMENT STANDARD DEPARTURES

At the time of the Recommendation meeting, no departures were requested.

The Seattle Design Guidelines and Neighborhood Design Guidelines recognized by the Board 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-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. Outdoor Spaces:** 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. Exterior Insulation:** A reduction in setback may be allowed for additional exterior insulation.
- CS1-I-iii. Trellis Features:** Shading or other trellis features may be allowed in the setbacks.
- CS1-II Sunlight and Natural Ventilation**
- CS1-II-i. Shadows on Public Spaces:** 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. Views:** 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. Drainage Pattern: 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. Commercial Arterials: 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. Fabric of Connected Buildings: 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. Private Open Spaces: 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: Ground-level landscaping should be used between the structure(s) and sidewalk in multi-family areas.

CS2-II-iii. Gateway Feature Design: 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: 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. Vibrant Streetscape: 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. Streetwalls: 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.
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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. Public Open Space: 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. Massing: 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. Near Roosevelt High School: 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. Sidewalks and Small Open Spaces: 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. Pedestrian Lighting: 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: 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. Sidewalk Obstructions: Minimize sidewalk obstructions, especially in consideration of non-sighted pedestrians.

PL2-I-v. Adjacent to Bike Facilities: 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. Residential Environment: 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. Ground-Level Setbacks: 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. Private Open Space: 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. Transit Stop Amenities: 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. Bike Connections: 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.
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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. Small Retail Spaces: 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. Family-Friendly Units: 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. Informal Open Spaces: 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. Small Retail Spaces: 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. Major Arterials: 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. Green Streets, Greenways, Non-Arterial Streets: 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. Views and Solar Access: 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. Visible Water Systems: 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. Natural Systems: 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. Trees and Other Landscaping: 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. Existing Trees: Consider maintenance and revitalization of existing trees.

DC3-III Residential Open Space

DC3-III-i. Ground-Related Common Open Space: Include, where possible, open spaces at street-level for residents to gather.

DC3-IV Landscape Heritage

DC3-IV-i. Informal Groupings: 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. Masonry: 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. Cladding Materials: 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: 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. Natural and Modern Elements: 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 Windows: Transparent, rather than reflective, windows facing the street are preferred.

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

DC4-II Signs

DC4-II-i. Preferred Sign Types: 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. Inappropriate Sign Types: 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. Campus-Like Lighting and Street Furniture: 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. Historical Landscape Elements: Neighborhood plant choices should consider historical landscape elements.

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

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

BOARD RECOMMENDATIONS

The recommendations summarized above were based on the design review packet dated January 27, 2025, and the materials shown and verbally described by the applicant at the January 27, 2025 Design Recommendation meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities and reviewing the materials, the five Design Review Board members recommended APPROVAL of the subject design with no conditions.