

Roosevelt / 65th St. Station

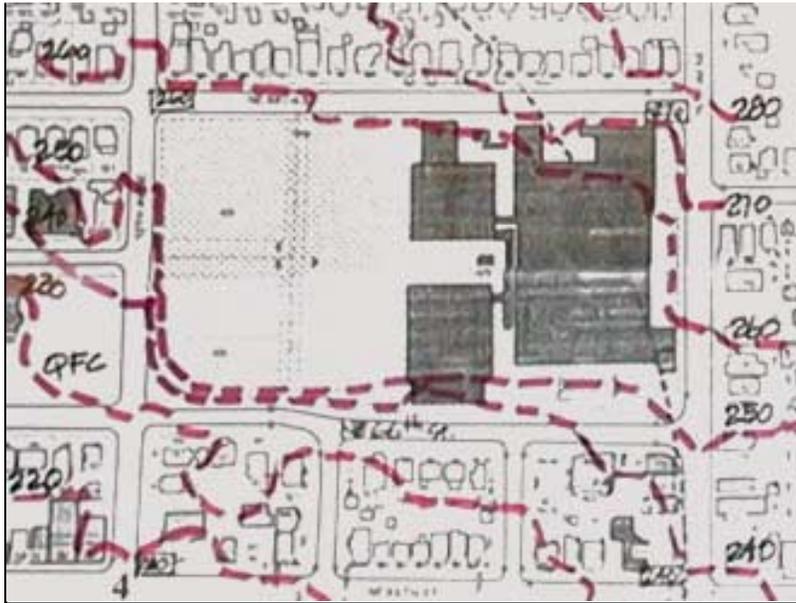
Design & Development Workshop, November 13-16, 2000



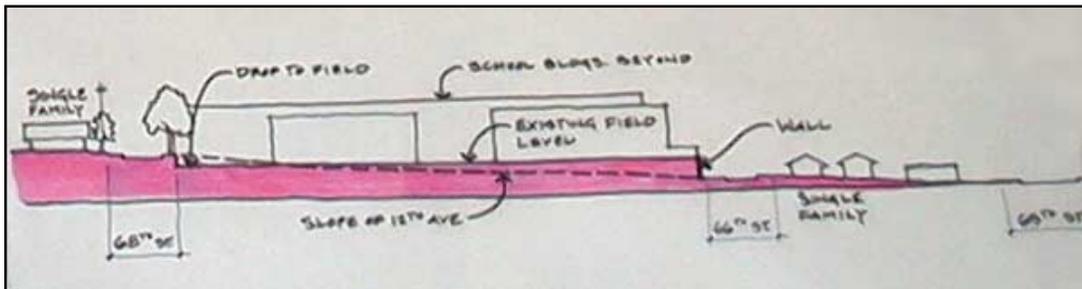
The Roosevelt / 65th St. Station Area Design and Development Workshop was held at the Calvary Temple and Roosevelt High School on November 13-16. The purpose of the work session was to bring the station area community and the professional planning, design and development community together to explore design solutions and development opportunities in the 1/4 mile around the proposed Roosevelt / 65th St. light rail station. The Station Area Planning team hosted a series of interviews with community groups and key stakeholders to kick off the workshop. The ideas, analysis and development opportunities on the next few pages were presented to the community at an open house on November 16th at Roosevelt High School. For more information on the workshop or the materials on this site, contact Calvin Chow, Roosevelt Station Area Planner at (206) 684-4652 or calvin.chow@ci.seattle.wa.us.

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Site topography, plan view



Site topography, section view

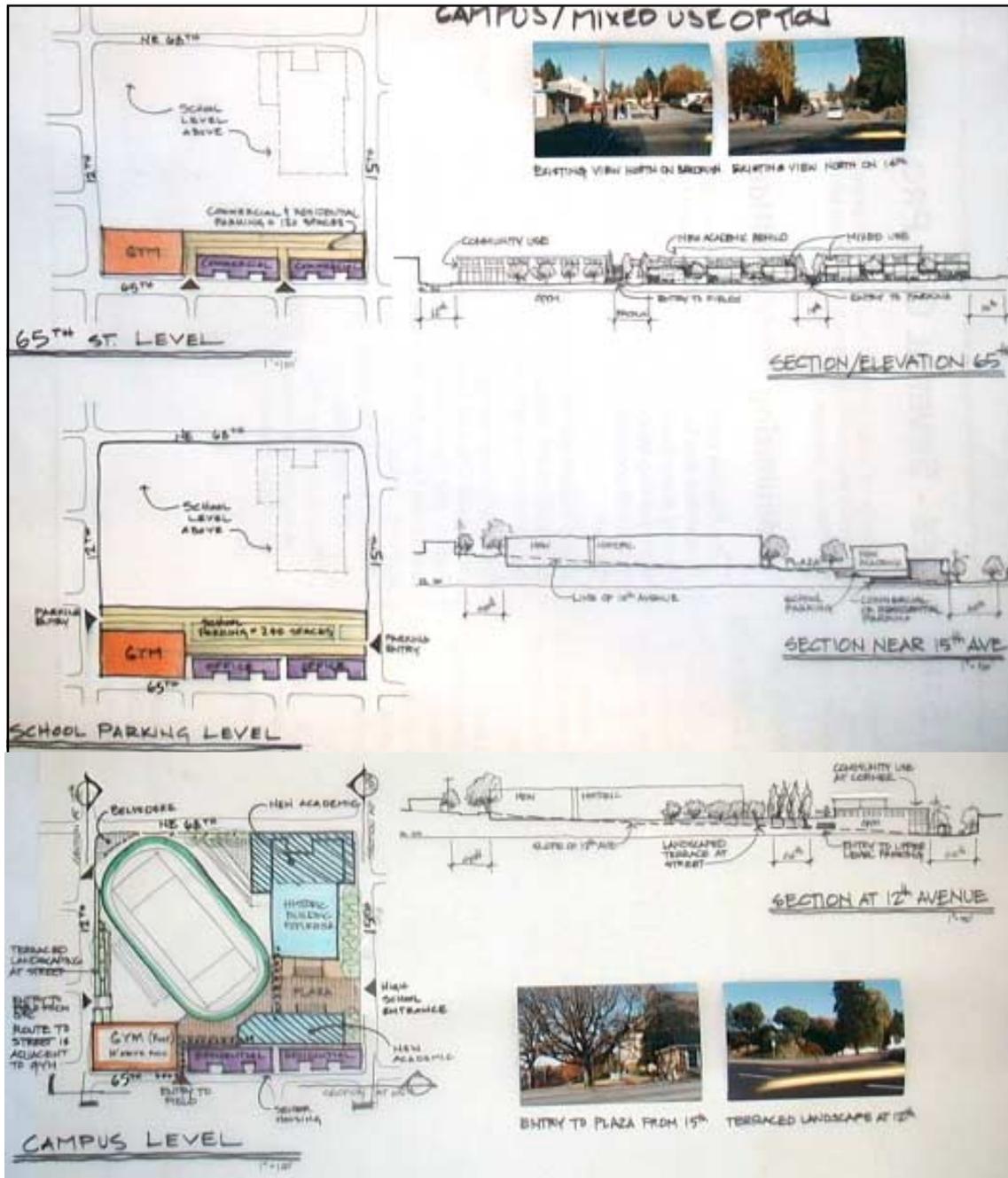
Roosevelt High School: Existing Conditions

Roosevelt High School is community resource and has the largest student population of any high school in Seattle. The demand for classroom, activity and sports field space is enormous. Roosevelt's sports fields cannot meet the demand for competitive high school sports programs and they currently use city parks to run their program. The scenarios on the next few pages look at options for redeveloping Roosevelt High School while retaining the historic portion of the high school and other elements of the existing campus.

The drawing above describes the grade change between NE 68th and NE 66th Sts. A retaining wall along 12th Ave. NE currently supports the south end of the fields above the street. This wall detracts from the pedestrian environment and the community would like to see a better transition between the fields and the sidewalk. The options on the next two pages show different ways to fit a new sports field and how they deal with the slope change.

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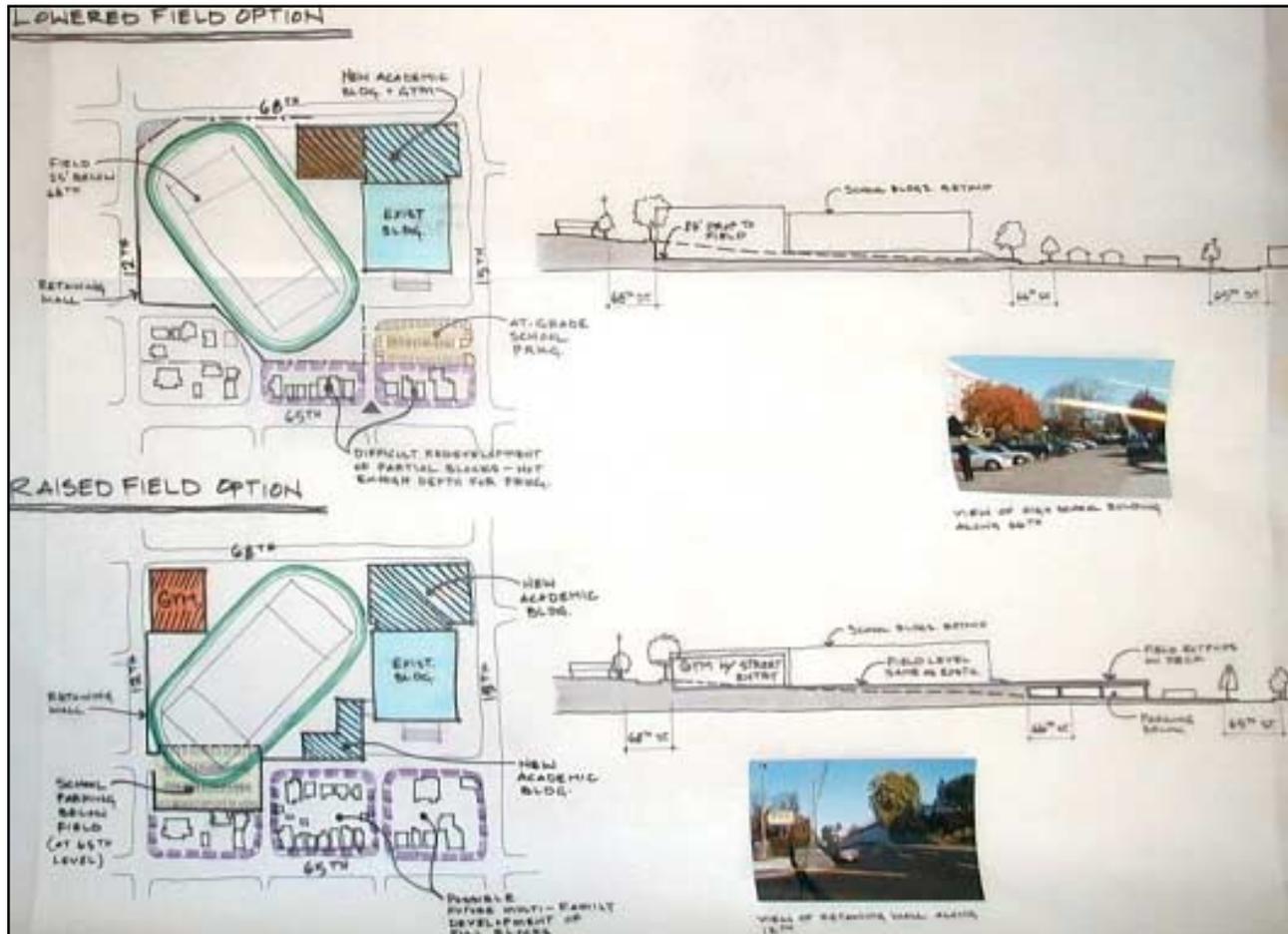


Roosevelt High School: Campus/Mixed Use Option

The Campus/Mixed Use option combines the high school campus with neighborhood scale development along NE 65th St. A new gym, classrooms and school activity spaces would augment the renovated historic school building. The gym would be located at the NE corner of 12th Ave. NE and NE 65th St., encouraging community use after school hours. Parking for school uses would be expanded and in a garage located on and adjacent to what is currently NE 66th St.

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Roosevelt High School: More Field Options

The workshop team explored two other options for redeveloping the high school with a regulation play sports field. The lowered field option drops the field by 26' to meet the street at 12th Ave. NE. A new academic building and gym would be located along NE 15th Ave. Redevelopment along NE 65th St. would be difficult because portions of the block would be needed for the school expansion, reducing the space for parking.

The raised field option (lower drawing) orients the field at an angle that allows possible future redevelopment on Sites 1 and 2 (indicated with dashed lines on the drawing above). This option places a new gym at the northeast corner of 12th Ave. NE and NE 68th St. with an entry at street level. New academic buildings would be sited along 15th Ave. NE and NE 66th St. School parking would be located under the field deck in the vicinity of NE 66th St.

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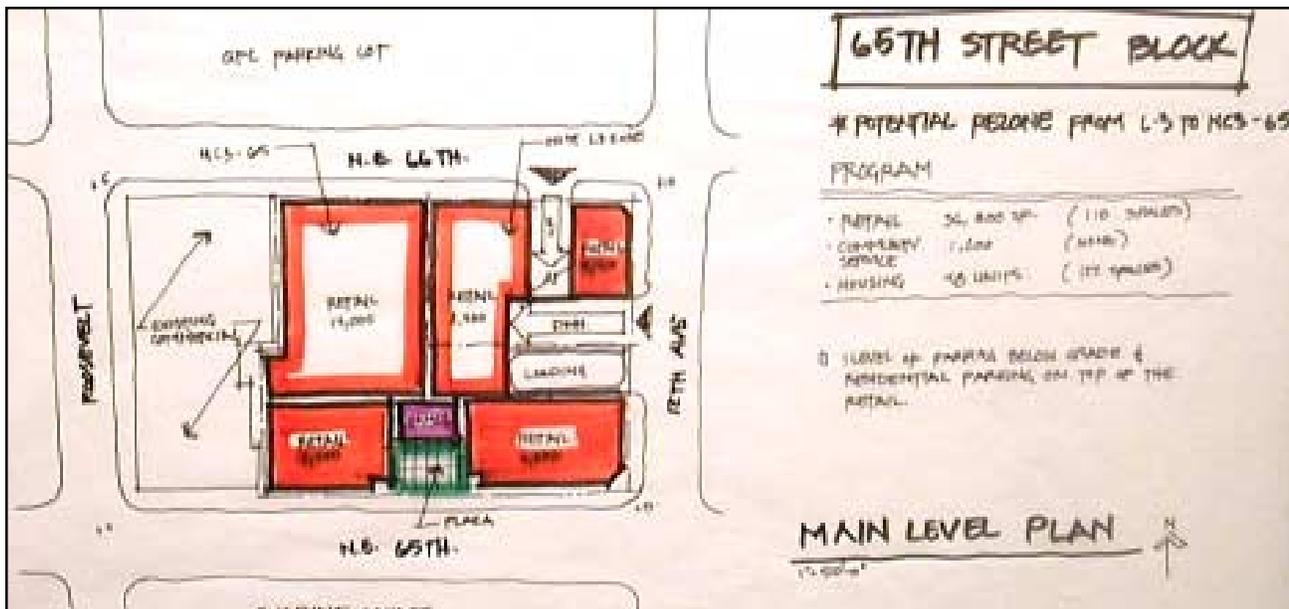
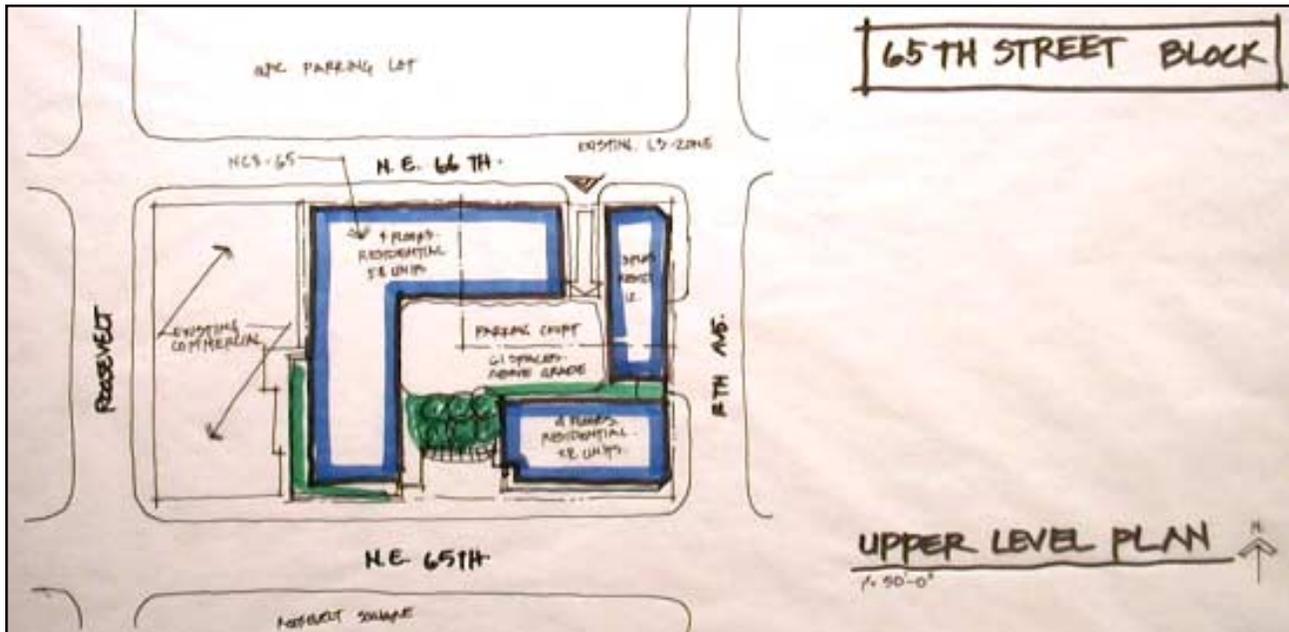
Development Opportunities Map

The Roosevelt/65th St. station area neighborhood includes sites for new development and reuse of existing buildings. In the past 5 years, a period of new development include multifamily housing in townhomes or mixed use buildings, a significant investment in retail with the addition of Roosevelt Square and new businesses along Roosevelt Way.

New development is likely to include housing, office, retail and service oriented projects that can enhance the neighborhood center, continue the pattern of residential infill in the Greenlake area, and provide a gradual transition between the center of the Roosevelt business district and the surrounding single family neighborhoods. The next few pages describe concepts for the development opportunity sites identified on this map.

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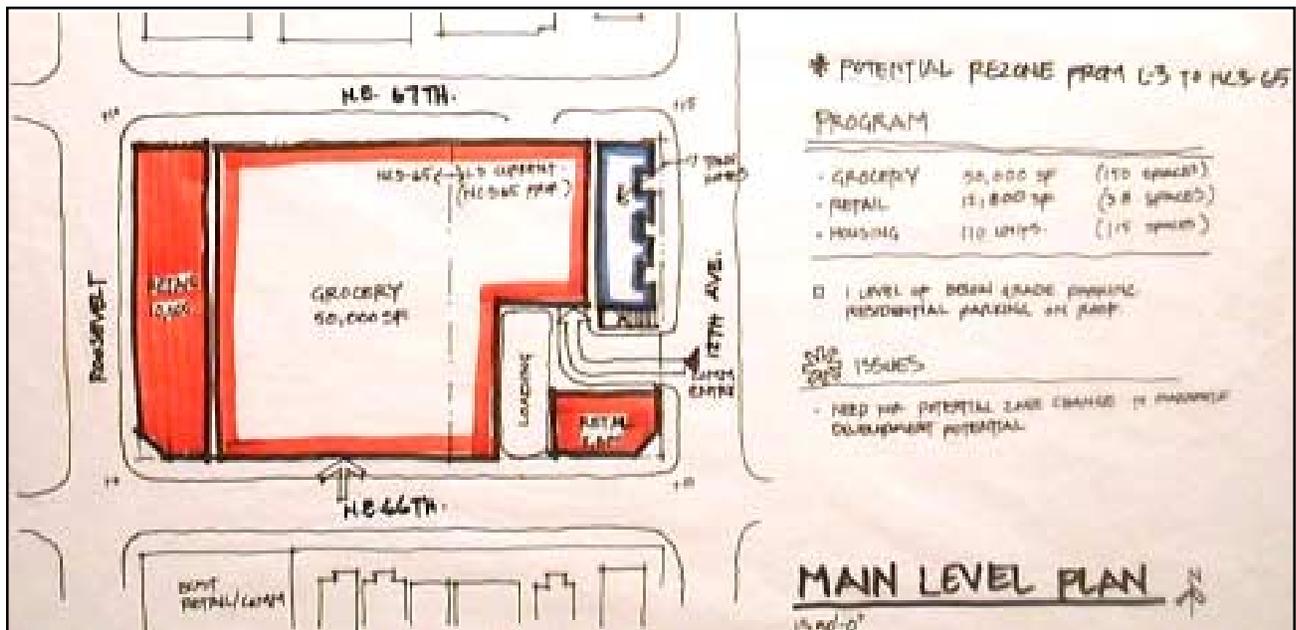
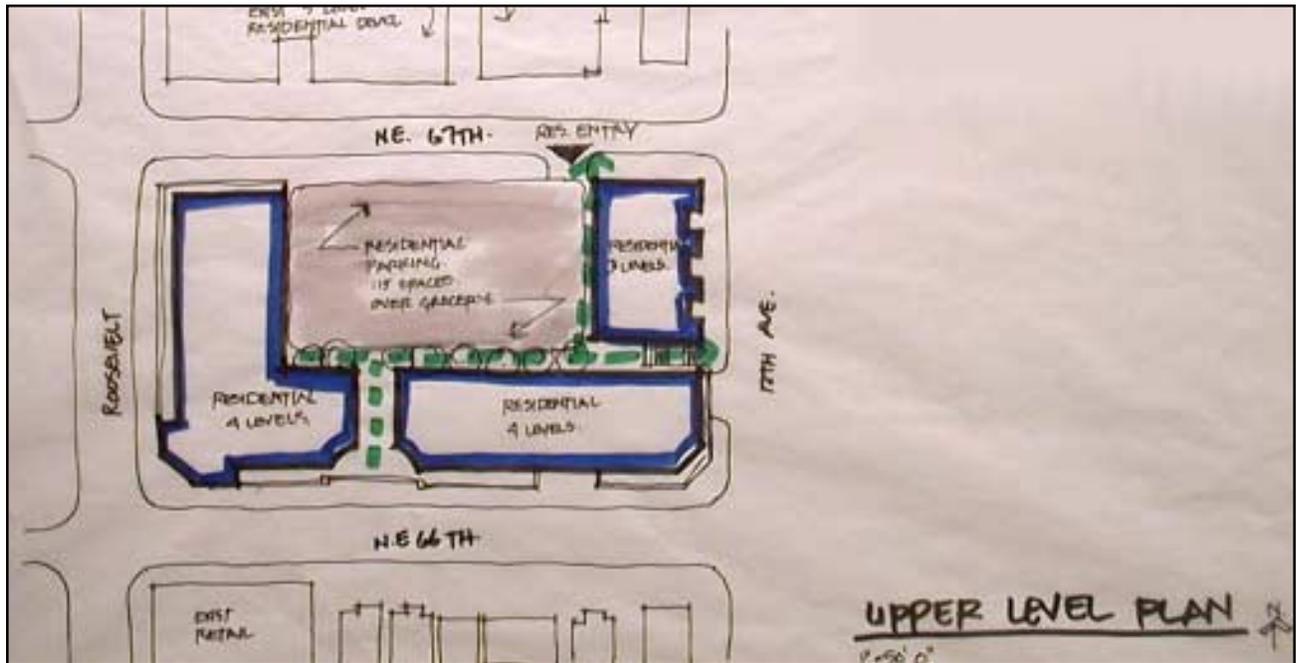


“65th Street Block” Development Opportunity

The workshop team identified the block bordered by NE 65 St., Roosevelt Ave. NE, NE 66th St. and 12th Ave. NE as a potential redevelopment site. The Roosevelt Neighborhood Plan describes this block as a key part of their “Town Center” strategy. Retail, community services and housing were identified as appropriate uses for a new development. The concept sketches above describe one development scenario, including the square footage for each program element, main entry points for vehicles and pedestrians as well as ideas for a plaza location. This scenario would be consistent with a light rail station entrance associated with the 12th Ave. tunnel option.

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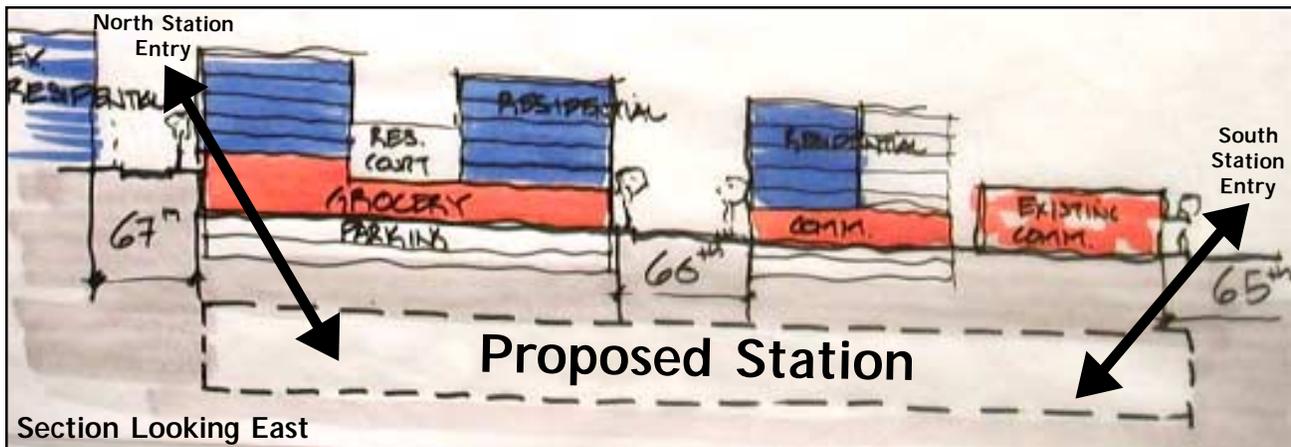


QFC Site "Stand Alone" Development Opportunity

The development scenario describes a mixed use project with housing above a redeveloped QFC grocery store. Additional retail shops along Roosevelt Way and 12th Ave. NE will continue the street-level storefront pattern set by Roosevelt Square and enhance the pedestrian environment along these streets. Parking for the grocery store and retail shops would be provided below ground and residential parking would be in an upper level courtyard surrounded by residential units.

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“QFC Site with South Station Entry” Development Opportunity

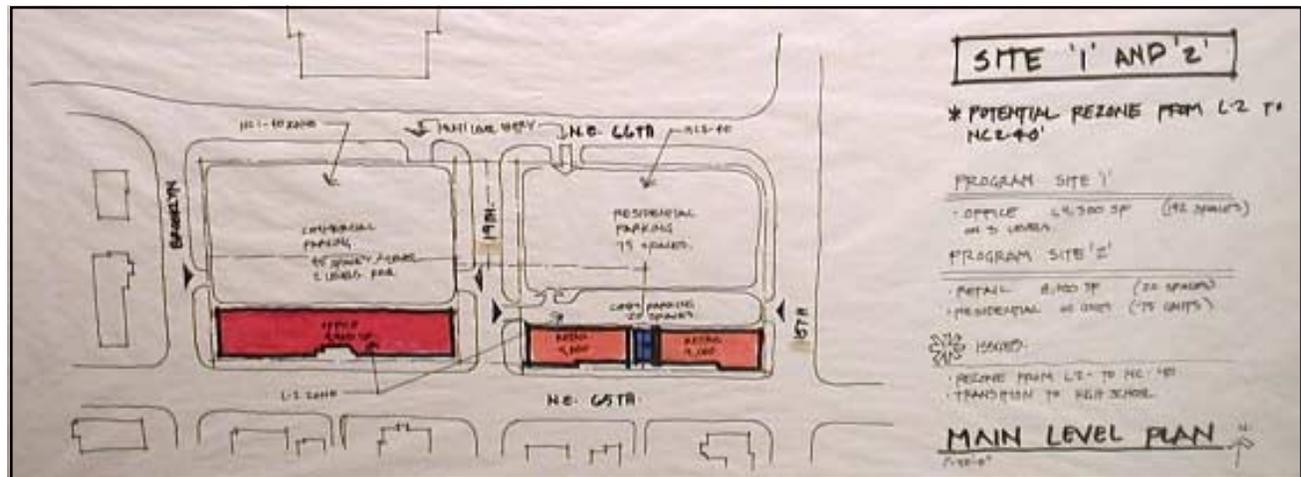
This development scenario includes the current QFC block in combination with the block directly to the south. Light rail station entrances would be located on the southeast corner of Roosevelt Way and NE 67th Street and on the north side of NE 65th Street.

- Features of this proposal include five stories of housing (150 units) over a 50,000 square foot grocery store and community service building. A plaza would cut through both blocks, providing a safe, attractive connection between the residences and the light rail station. Additional retail along NE 66th Street would connect the two blocks. This scenario would require three levels of below grade parking.

The lower drawing (labeled “section looking east”) describes the project in relationship to the 12th Ave. option for the light rail station.

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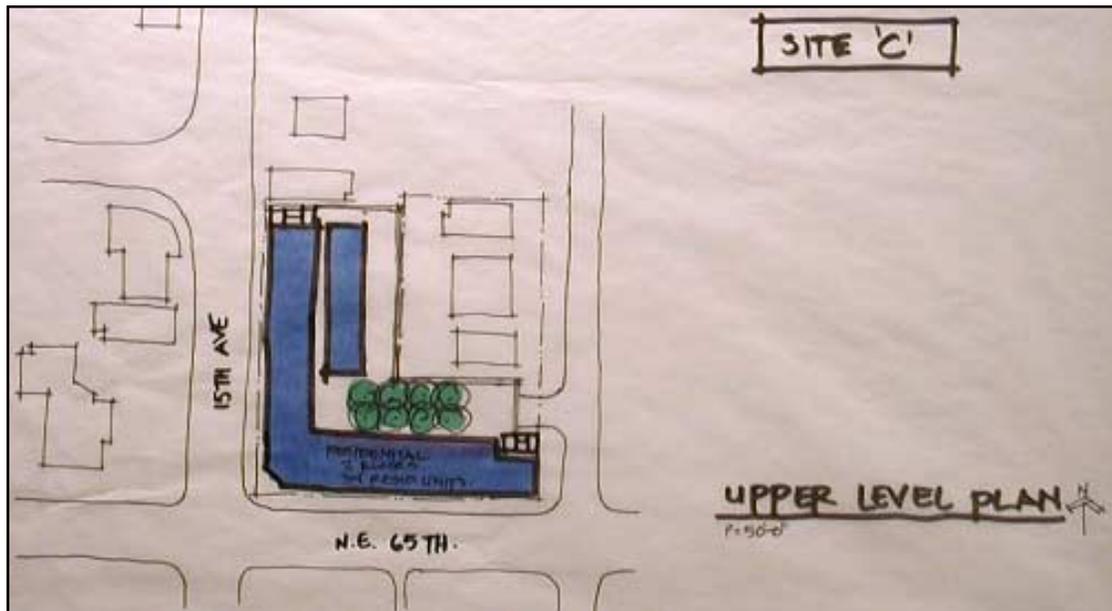
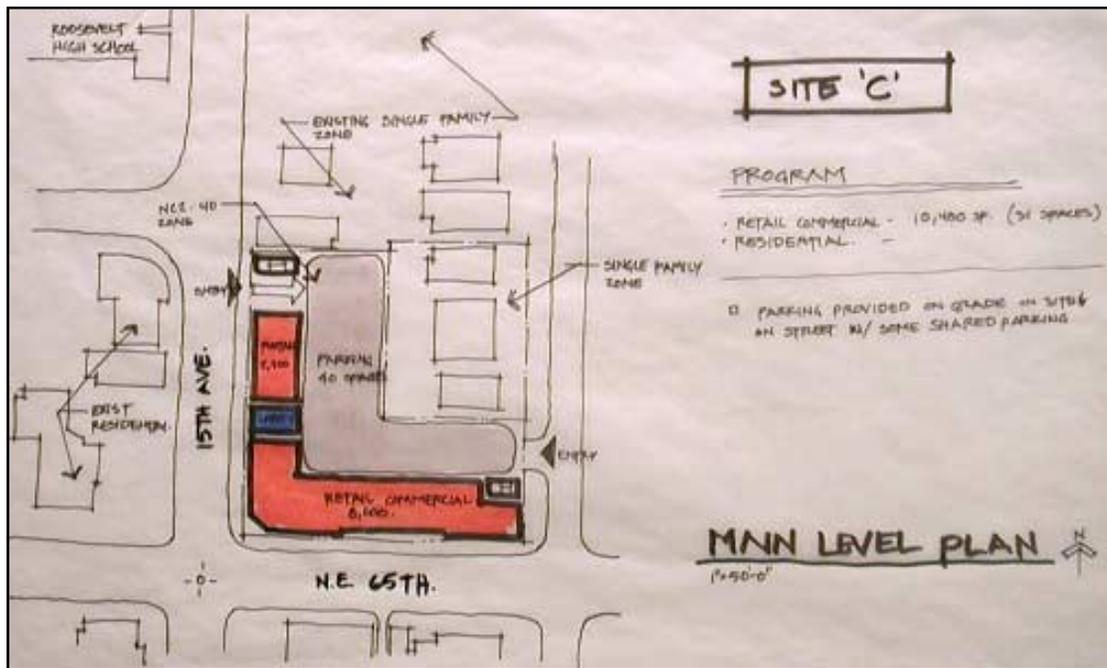


“Sites 1 and 2” Development Opportunity

Sites 1 and 2 are within the “Eastern Gateway” described in the Roosevelt Neighborhood Plan and bordered by NE 65th St., 15th Ave. NE, NE 66th St., and Brooklyn Ave. NE. These two blocks are under single ownership and have the potential for office, retail and mixed use housing development. This scenario includes upper level courtyards, a continuous street front along NE 65th Street and two levels of below grade parking.

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"Site C" Development Opportunity

Site C is located east of 15th Ave. NE and also part of the "Eastern Gateway" identified in the Roosevelt Neighborhood Plan. The development opportunity site is bordered by NE 65th St. on the south and existing development on the north. The option shown above has 34 residential units above ground floor retail shops and would create a strong presence on this corner.