



#3035227-EG  
7012 Roosevelt Way NE  
Early Design Guidance  
05-06- 2020  
Isola Homes





ADDRESS		PROJECT BRIEF		INDEX	
7012 Roosevelt Way NE		The proposed project includes the construction of a 91 unit apartment building within the Roosevelt Neighborhood, which continues to grow due to the imminent completion of the light rail extension. An existing commercial structure will be demolished. A Contract Rezone is proposed for the east portion of the site to match the west portion, from LR1(M1) to NC2-55(M), and to extend the Station Area Overlay District accordingly. The building will include a mix of market rate 1 bedroom units, studios and Small Efficiency Dwelling Units. Because of the location within a transit-rich area, no vehicle parking is proposed. The project intends to provide high quality housing in a well connected area, and further densify the mixed use corridor along Roosevelt Way NE.	CS2.D.3 – ZONE TRANSITIONS – The building is cut into the sloping site, minimizing height relative to the residential zone to the east. The floor to floor heights are minimized, and the roof parapets are lowered along the east side, further reducing the height of the building. The building steps back from the sidewalk as it approaches the residential zone, creating a graceful transition between zones.	Project Info / Proposal	II
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Arborist	Bob Layton			Scheme A	12-15
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PROJECT INFO				Concept Development	
Zoning	NC2-55(M) (Pending Rezone)			Streetscape	24
Overlays	Roosevelt Station Overlay District			Adjacency	25
	Roosevelt Residential Urban Village	PRIORITY GUIDELINES		Form + Expression	26
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Lot Area	9,800 SF	ROOSEVELT GUIDELINE CS1.II.i – SUNLIGHT AND NATURAL VENTILATION – Massing steps back at Roosevelt to reduce shadow impact on street and street corner.	CS3.A.4 - EVOLVING NEIGHBORHOODS - Pockets of development exist at major intersections to the north and south of the project site. Recent developments are filling in between these pockets, at a variety of scales. As the neighborhood grows, the architectural character of it continues to transition.		
Proposed Units	91	CS1C.1/2 – LAND FORM AND ELEVATION CHANGES – The building is cut into the sloping site, minimizing height relative to the adjacent property to the east, leveraging the sloping site to minimize building mass.	PL2B.1 – EYES ON THE STREET – The building is strongly oriented to the street, and large amounts of glazing are provided at the lobby and amenity spaces , providing eyes on the street to improve safety and security.		
Vehicle Parking	None				
Bicycle Parking	84	ROOSEVELT GUIDELINE CS2.II – ADJACENT SITES, STREETS, AND OPEN SPACES – A large glassy amenity space is provided at the street corner reading as an open space buffer between the street and primary residential use beyond. An additional landscape buffer is incorporated at ground level between the sidewalks and structure.	PL2B.3 – STREET LEVEL TRANSPARENCY - Windows and doors are located along the street level to create a connection between the exterior and interior of the building. High activity common spaces are provided at the ground level allowing for larger openings without the concern for privacy associated with private residential uses.		
		ROOSEVELT GUIDELINE CS2.III – HEIGHT, BULK, AND SCALE – The building is articulated both horizontally and vertically to create a variety of smaller masses, helping to keep the building in scale with development in the vicinity. Articulation, landscape screening, reduced height, increased setback at ground level, and minimized use of blank walls are all incorporated to transition to the adjacent residential zone.	ROOSEVELT GUIDELINE DC4.I – EXTERIOR FINISH MATERIALS – High quality, durable, modern finish materials are intended for the building. Colors will be chosen to fit with the neighborhood context.		
		CS2.C.1 – CORNER SITES – The building is articulated at the corner to create a strong corner for the block. The primary entrance is near, but not at the corner and a large amenity space is provided, concentrating activity near the corner.			

URBAN DESIGN ANALYSIS

ZONING SUMMARY

NC2-55(M)		Roosevelt Station Overlay District, Roosevelt Residential Urban Village
23.47A.004	Permitted Uses	Residential permitted outright.
23.47A.008.A.2	Blank Façade	Blank wall max = 20' segments, 40% of façade between 2' to 8'.
23.47A.008.B.2	Transparency	60% of the street-facing façade between 2' and 8' above the sidewalk to be transparent.
23.47A.008D	Residential Use @ Grade	At least one of the street-level, street-facing facades containing a residential use shall have a visually prominent pedestrian entry. The floor of a dwelling unit located along the street-level, street-facing facade shall be at least 4' above or 4' below sidewalk grade or be setback at least 10'.
23.47A.012.A	Structure Height	55'.
23.47A.012.C.4	Rooftop Coverage	Max 20% of roof.
23.47A.013.A	FAR	4.25 FAR, Bike Parking, Below Grade Exempt.
23.47A.014.B	Setbacks	15' triangular setback required abutting residential zones. Upper level setback required above 65' (not applicable).
23.47A.024.A	Amenity Area	5% of Area in Residential Use.
23.47A.016.A	Landscape Requirement	Green Factor of 0.3 or greater.
23.54.015.A	Vehicle Parking	Station Area Overlay District - no parking required.
23.54.015.K	Bicycle Parking	Long Term - 1 per unit, 0.75 per unit after 50 units. Short Term - 1 per 20 units, 1 per 15 units after 50 parking spots.
23.54.040.A	Waste + Recycling Storage	51-100 Dwelling Units: 375 sf plus 4 sf for each additional unit above 50.
23.54.040.D	Waste + Recycling Storage	Minimum horizontal dimension of 12'.

PUBLIC OUTREACH - DESIGN RELATED COMMENTS

City of Seattle Required Early Outreach for Design Review. Summary of Comments Heard at the Community Outreach meeting on February 24, 2020 Per Addendum A of the Outreach Packet.

- Several attendees wanted to see a design that featured materials that are muted in color (not bright orange) with others suggesting a brick or Tudor elements in the façade.
- There were many questions what height was allowed under the zoning; there was some sensitivity about the height being too high relative to the existing single family structures.
- Regarding the eastern edge of building, there was support for a design that allowed light to filter to properties to the east with some vegetations between the properties.
- There was support to minimize building setbacks on NE 71st, further noting that it would not be desirable to include elements that would attract loitering.



Figure - Ground





**Zoning**

The project site is split zoned: the west portion is zoned NC2-55(M) / Station Area Overlay District and the east portion is zoned LR1(M1). Both are located within the Roosevelt Residential Urban Village. A Contract Rezone is proposed to extend NC2-55(M) / Station Area Overlay to the east portion of the site. The Roosevelt Way NE corridor is similarly zoned as the proposed Rezone, with NC2-55(M) zoning to the north, south and west. The east neighbor is zoned LR1(M1). The area is a mixed corridor with commercial, mixed-use, and residential uses.



**Adjacencies & Circulation**

Roosevelt Way NE provides easy access to University District and Downtown with generous bike lanes and the 66/67 bus route. NE 70th Street provides good access to Green Lake with a dedicated bike lane and limited interruptions from Interstate-5 interchanges. The Roosevelt Light Rail station is scheduled to open in 2021. Major grocery stores and other retail and commercial amenities are within easy walking distances. Roosevelt Way NE continues to develop as a mixed-use corridor, with inconsistencies within the fabric being filled by new construction.

NINE BLOCK 3D VIEW



Looking southeast (Aerial Image: 07/25/2019)



Calvary Christian Assembly



Roosevelt High School



Link Light Rail - Roosevelt Station (Sound Transit)



CS3.A.4 EVOLVING NEIGHBORHOODS

The existing character of the Roosevelt Neighborhood includes a mix of small commercial frontage along Roosevelt and an abrupt transition to single family residential along the side streets. Pockets of development exist at major intersections to the north and south. Recent developments are filling in between these pockets, at a variety of scales. As the neighborhood grows, the architectural character of it continues to transition. The proposed project uses massing, transparency and setbacks to fit within the developing neighborhood and respond to site constraints.

PRECEDENT ANALYSIS

- Overall, the general building massings are very regular, with no scaling down or large articulation of the main building mass.
- The corner treatments vary - transparency & canopies are frequently utilized to emphasize the corner.
- Building base is delineated with material changes.
- Building base is delineated with a recess/overhang above.
- Multiple precedent projects have residential units at grade, with varying treatments.
- A majority of the projects feature a rigorous window pattern.



Medora - 6810 Roosevelt Way NE

(Google)



7001 Roosevelt Way NE

(Neiman Taber)



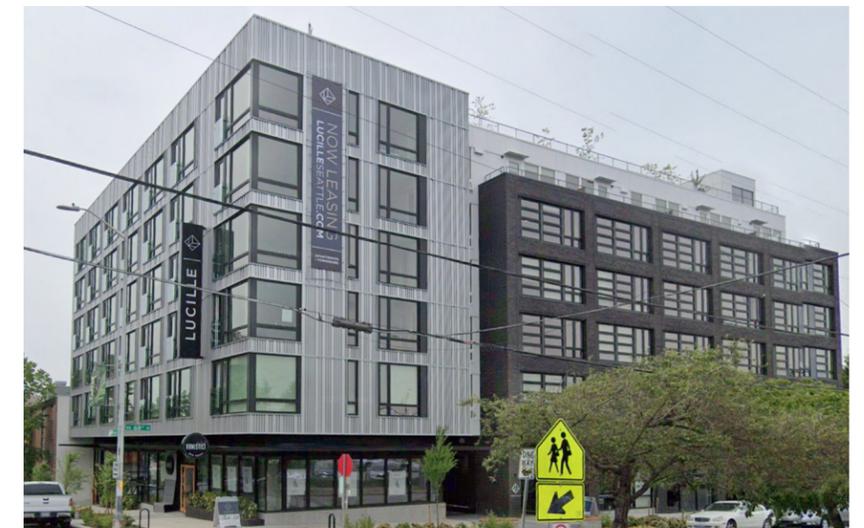
Luna - 6921 Roosevelt Way NE

(Google)



Vista - 7011 Roosevelt Way NE

(Caron Architecture)



Lucille - 6717 Roosevelt Way NE

(Google)

STREETSCAPE - ROOSEVELT WAY NE

1. Roosevelt Way NE looking east



2. Roosevelt Way NE looking west



3. NE 71st Street looking south

12TH AVENUE NE

ROOSEVELT WAY NE

9TH AVENUE NE



4. NE 71st Street looking north

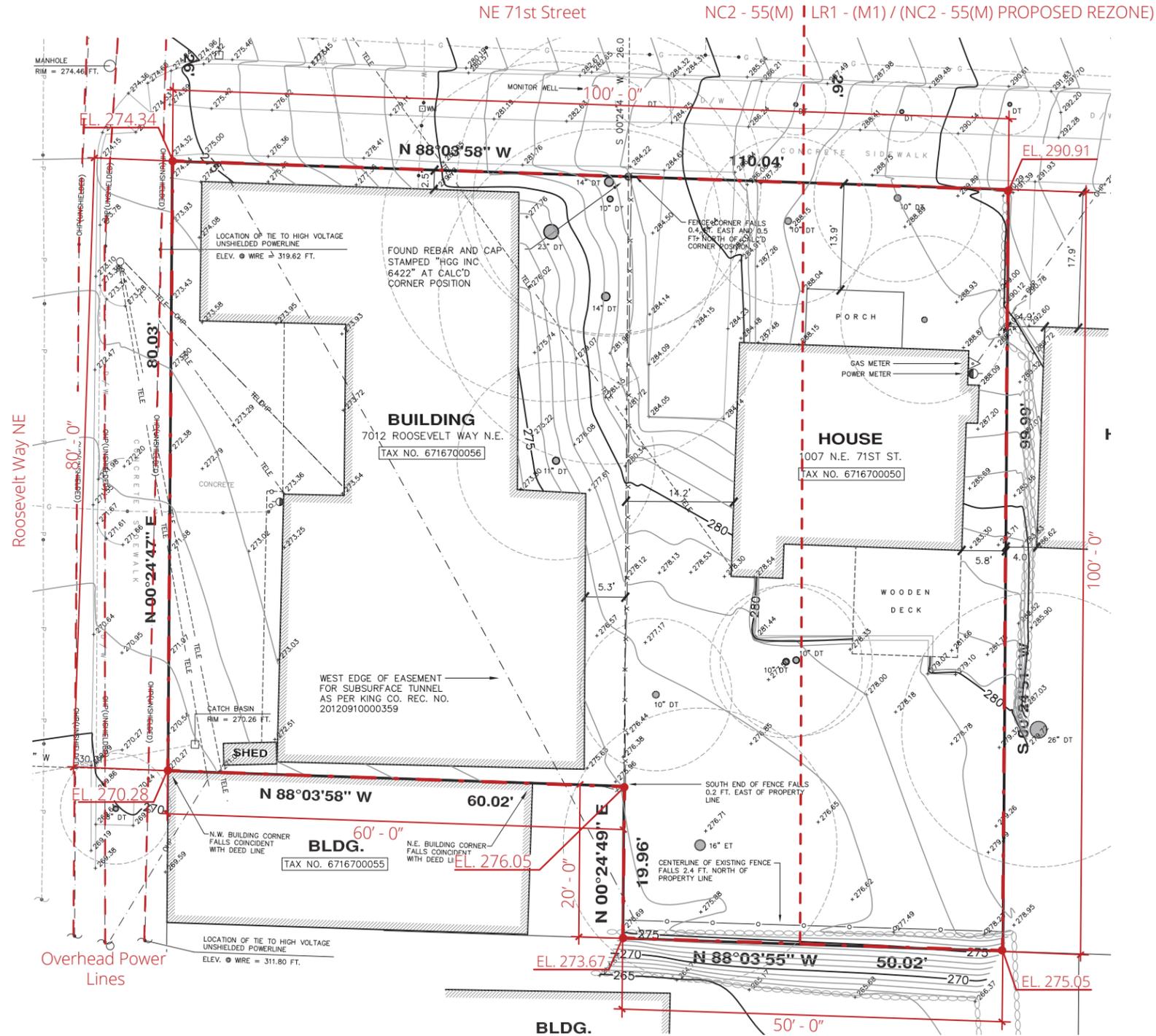
9TH AVENUE NE

ROOSEVELT WAY NE

12TH AVENUE NE



EXISTING CONDITIONS - SURVEY



Tax Parcel No. 6716700056

Tax Parcel No. 6716700050

Legal Description

Parcel no. 6716700050 (4,999 Sq. Ft.)

Lot 10 and 11, block 1, Perkins Green Lake addition to the City of Seattle, according to the plat thereof recorded under volume 13, of plats, page 20, records of King County, WA.

Except the west 10 ft. of said lot 11

Parcel no. 6716700056 (4,802 Sq. Ft.)

The north 80 feet of lots 12 and 13 and the west 10 feet of the north 80 feet of lot 11, block 1, Perkins Green Lake addition to the City of Seattle, according to the plat thereof recorded in volume 13 of plats, page 20, records of King County, WA.

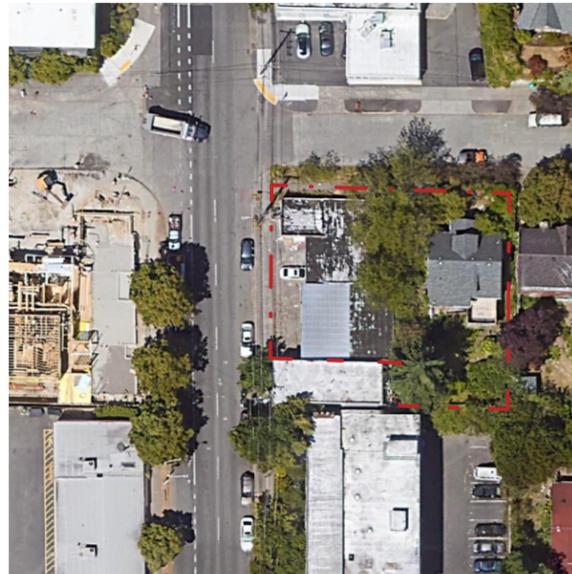
Surveyor: Chadwick & Winters

Date: 08/27/19

No exceptional trees found on site. Arborist report prepared by Layton Tree Consulting to provided at MUP.

--- • --- • --- Property Line





Aerial



Looking southeast from Roosevelt Way NE



Looking at northwest corner from Roosevelt Way NE



Looking south from NE 71st Street



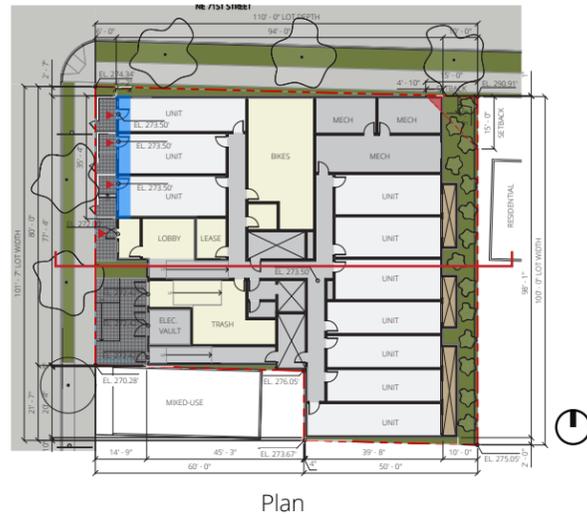
Looking east from Roosevelt Way NE

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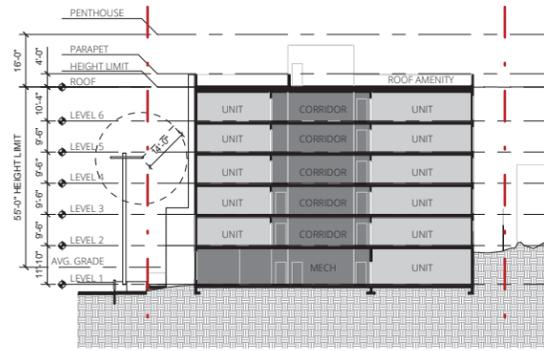
Scheme Commonalities

- All schemes share a few traits that are mandated by specific departments or provided as a benefit that should be included in all three schemes:
- Roosevelt upper level setback. Because of existing power lines that will remain the building steps back to the required 14' from the power lines.
  - Trash location: SPU is requiring trash be picked up from Roosevelt Way NE. Because of the location of where the trash would be picked up the room is pushed toward the middle and south end of the site.
  - Transformer location: The transformer is located along Roosevelt Way NE due to availability of 3-Phase power at this location.
  - All schemes include full frontage improvements.
  - All schemes have a higher first floor floor-to-floor height even though this is not required as no commercial use is proposed.
  - All schemes exceed the SDOT required 4' minimum setback along Roosevelt Way NE.

Scheme A



Plan



Section

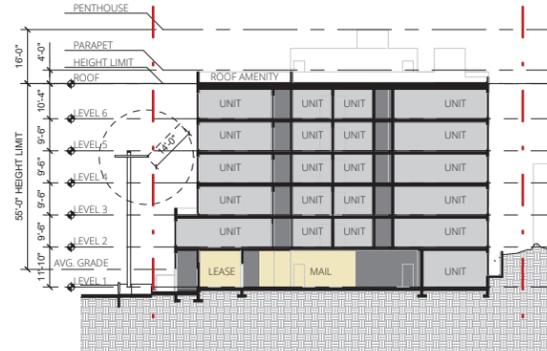


Perspective

Scheme B



Plan



Section

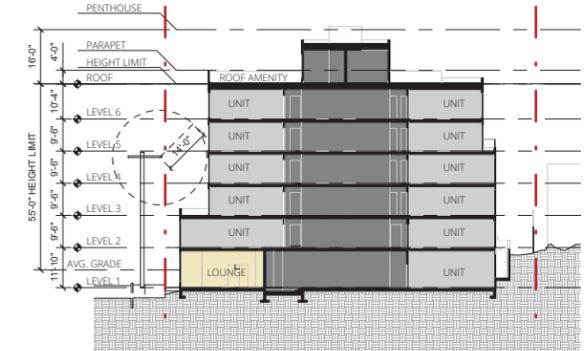


Perspective

Scheme C - Preferred / Code Compliant



Plan



Section

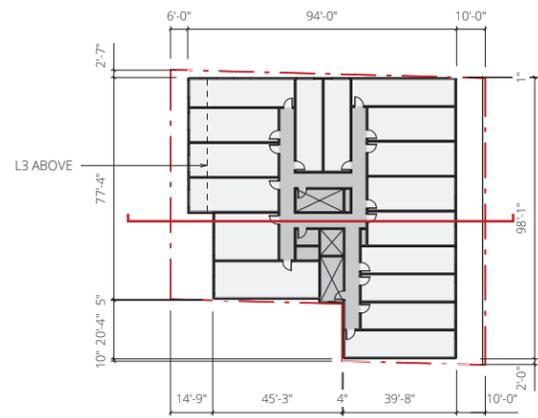


Perspective

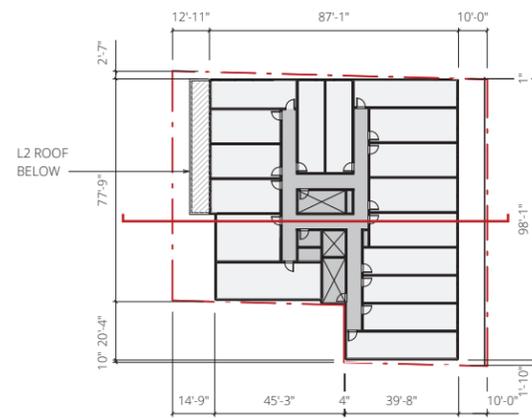




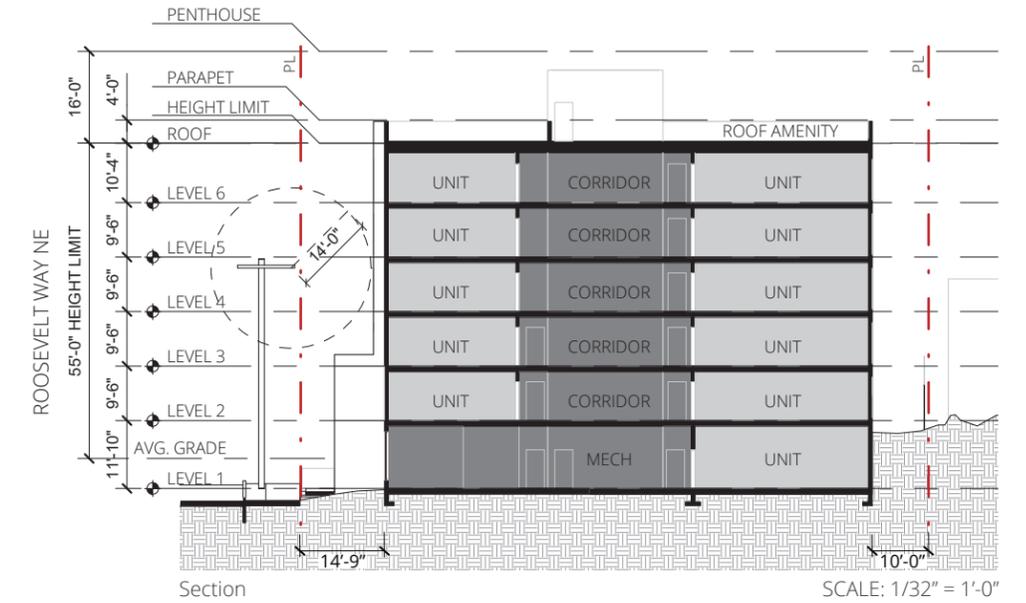
Level 1



Level 2

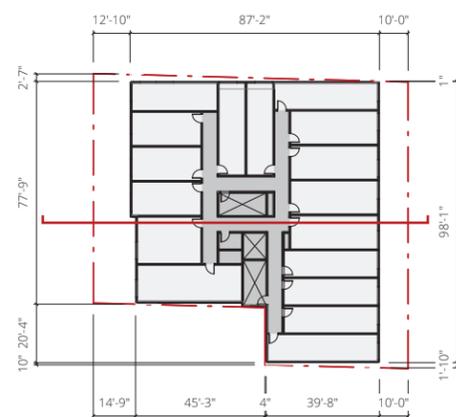


Level 3

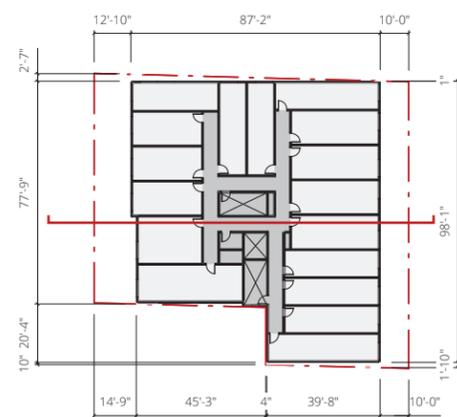


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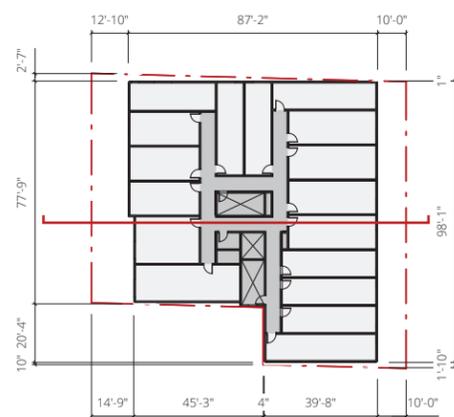
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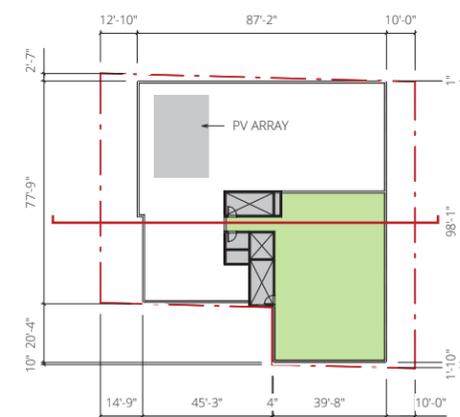
Level 4



Level 5



Level 6

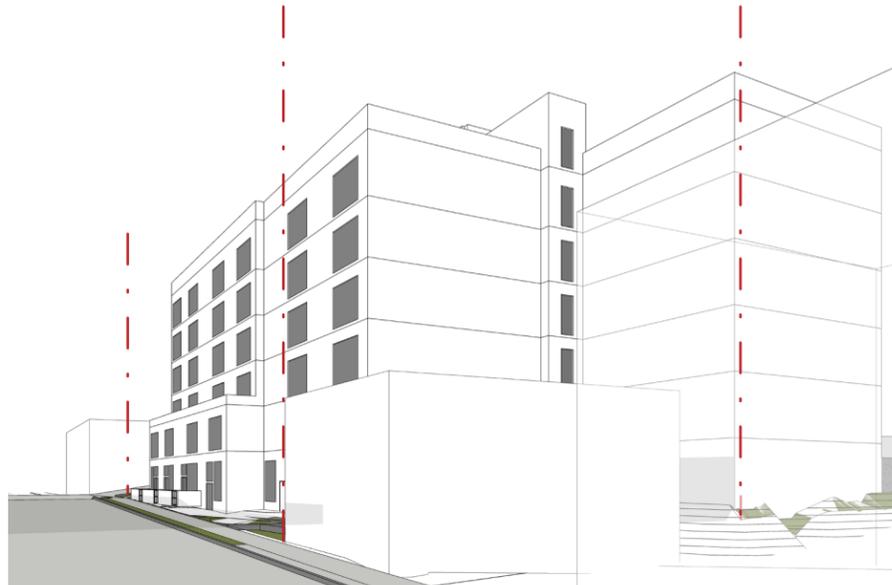


Roof

- Residential
- Circulation / Mechanical
- Common Building Services
- Outdoor Amenity
- Unoccupied Roof

SCALE: 1/64" = 1'-0"

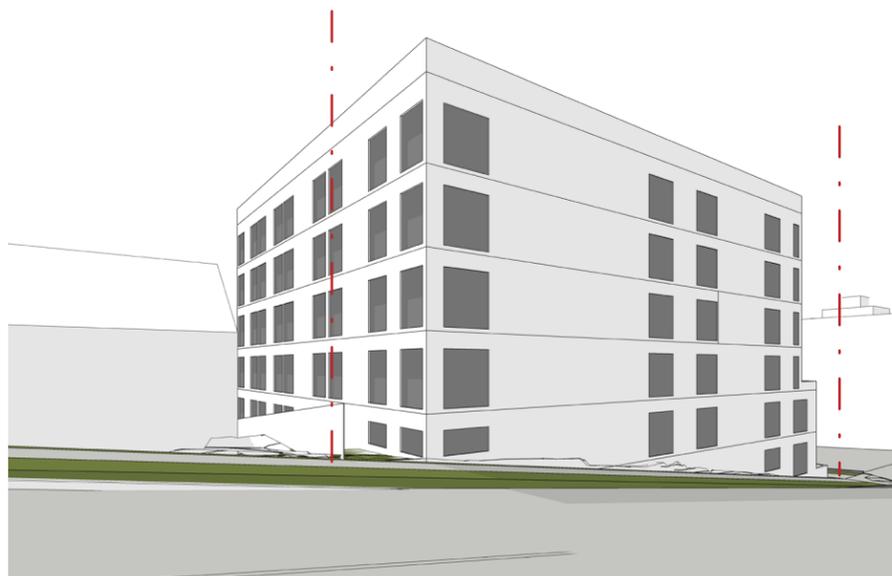
PERSPECTIVES - SCHEME A



Looking northeast from Roosevelt Way NE



Looking east from Roosevelt Way NE



Looking southwest from NE 71st Street



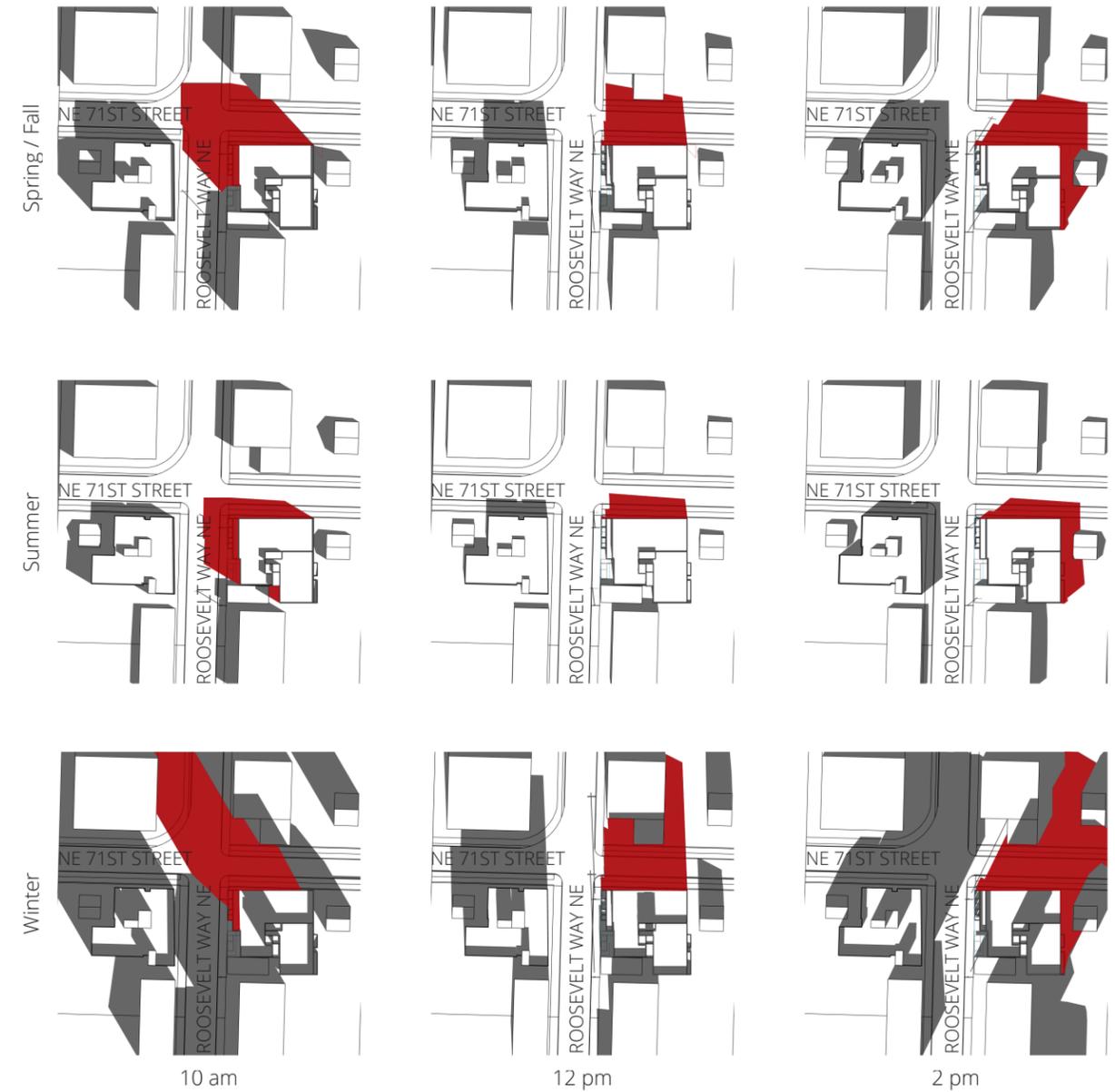
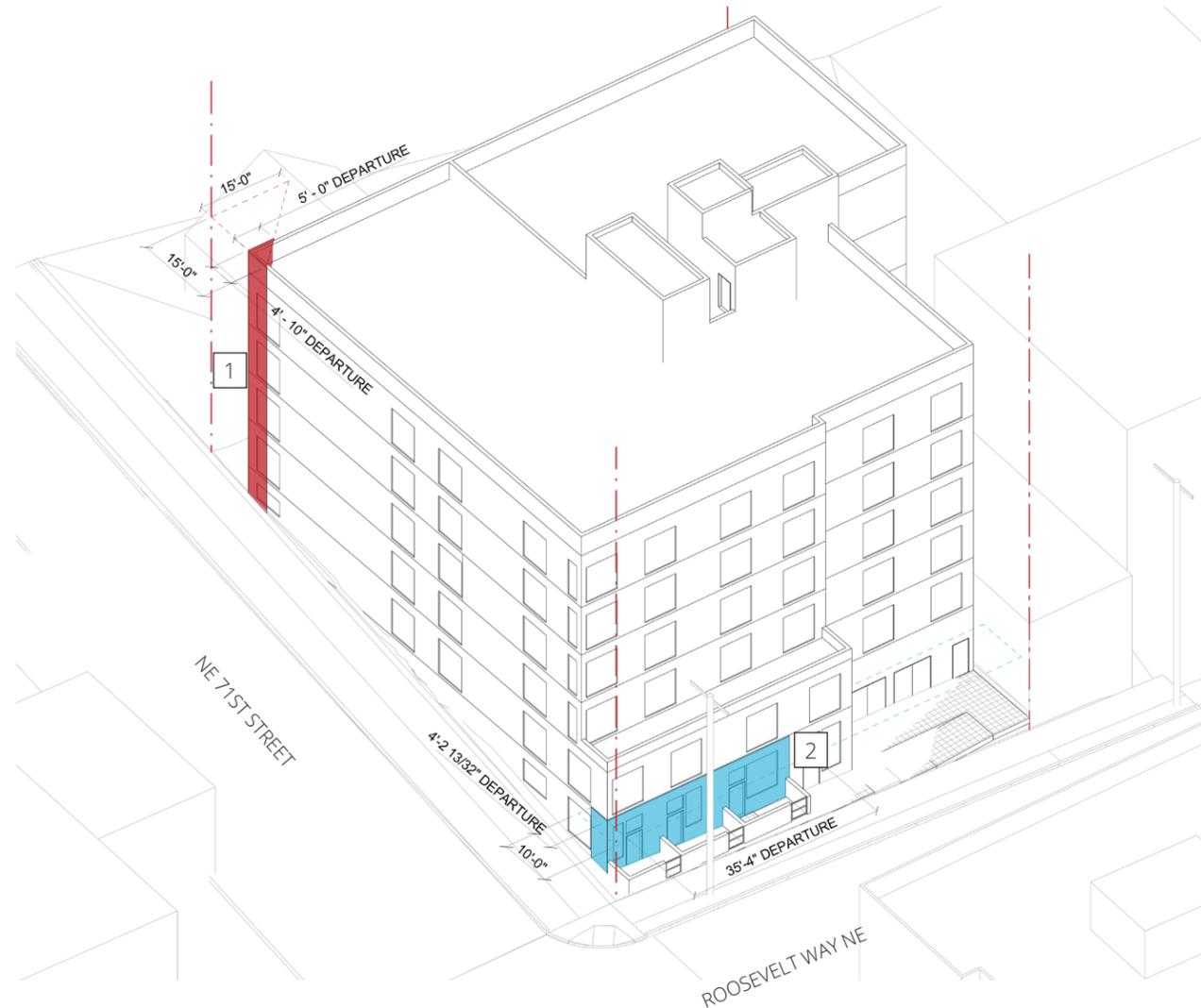
Looking southwest from Roosevelt Way NE

**1** SMC 23.47A.014.B : SETBACKS

REQUIRED: Triangular setback 15' each side of intersection  
 PROPOSED: 10'-2" X 10'-0" (4'-10" X 5'-0" DEPARTURE)  
 Guidelines/Justification:  
 Seattle Guideline CS2.A.2 Architectural Presence: Minimizing the setback at the corner creates a strong continuous street edge.  
 Seattle Guideline DC2A Massing: Minimizing the setback allows for a cohesive expression of the massing.

**2** SMC 23.47A.008.D: STREET LEVEL DEVELOPMENT STANDARDS

REQUIRED: 10' min. setback for Residential uses  
 PROPOSED: 5'-10" setback  
 Guidelines/Justification:  
 Roosevelt Guideline PL2.I.ii Pedestrian Experience: Walk-out units add more pedestrian scale elements at the ROW.  
 Seattle Guideline CS2.C.1 Corner Sites: Minimizing setback allows corner to be defined and creates continuity in streetscape at the corner.



SITE PLAN - SCHEME B



Scheme B

Units: 92  
 FAR: 4.02  
 GFA: 39,420 SF  
 GSF: 42,592 SF

Pros:

- Break in massing provides relief at east façade.
- > 5ft. setback at portion of south lot line.

Cons:

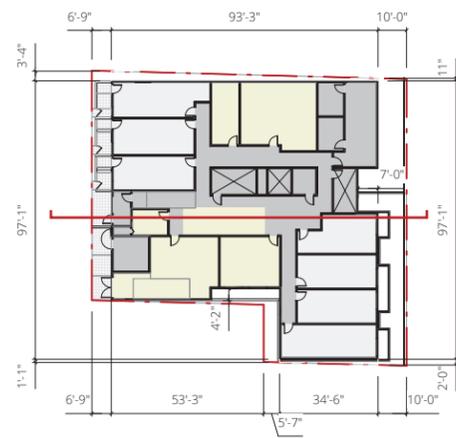
- Residential units at street level adds an overly residential character to the ROW.
- Stair tower and building access adjacent to existing residential lot.
- Large sections of blank façade @ south façade.
- Imposing massing on north, south, and east facades.

- Residential
- Circulation / Mechanical
- Residential
- ▶ Entry

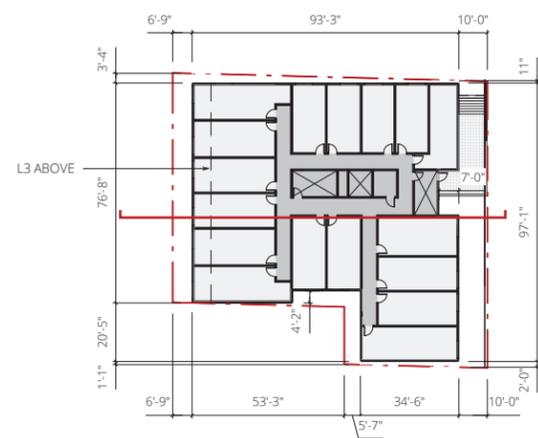
Departures

- 1 SMC 23.47A.014.B
- 2 SMC 23.47A.008.D

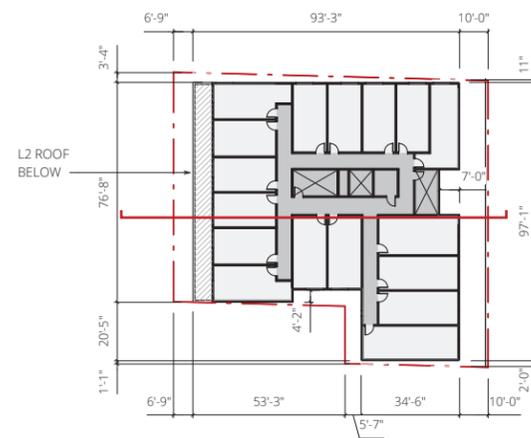
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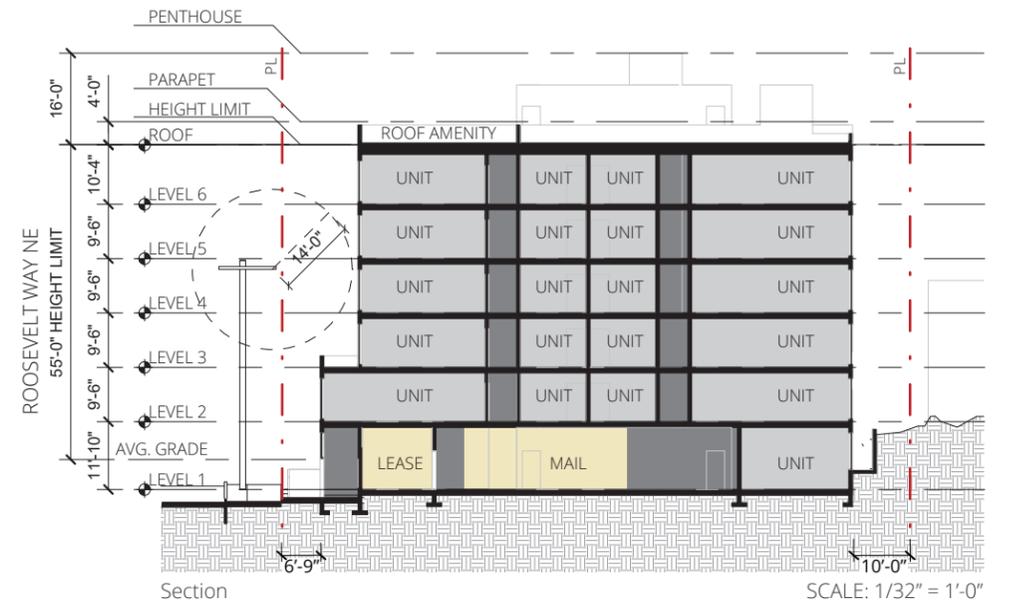
Level 1



Level 2

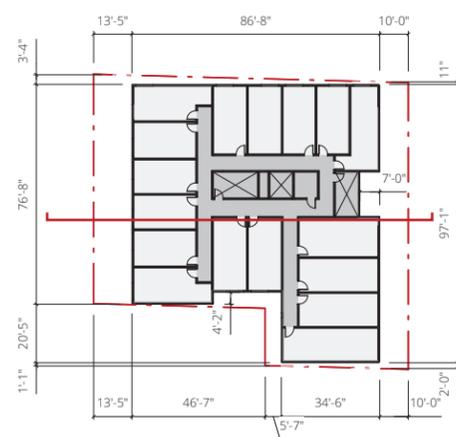


Level 3

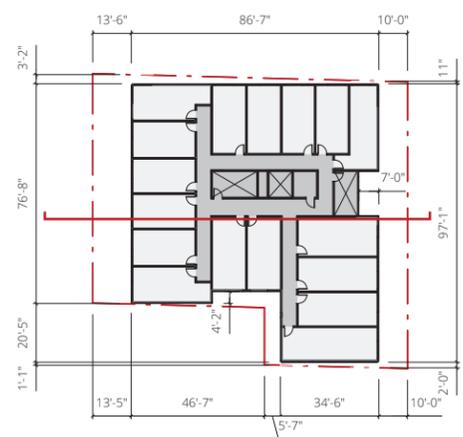


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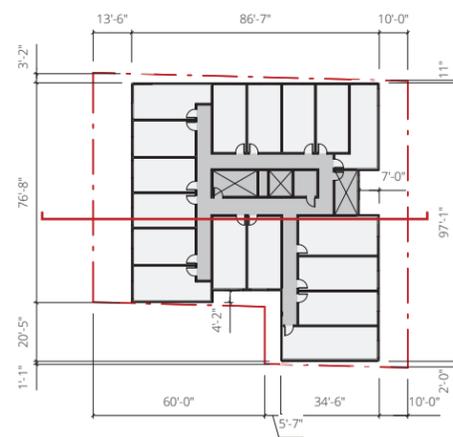
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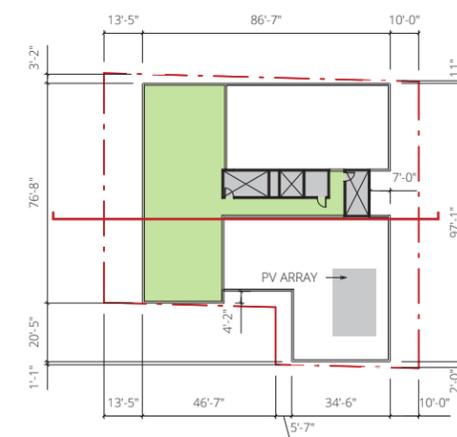
Level 4



Level 5



Level 6

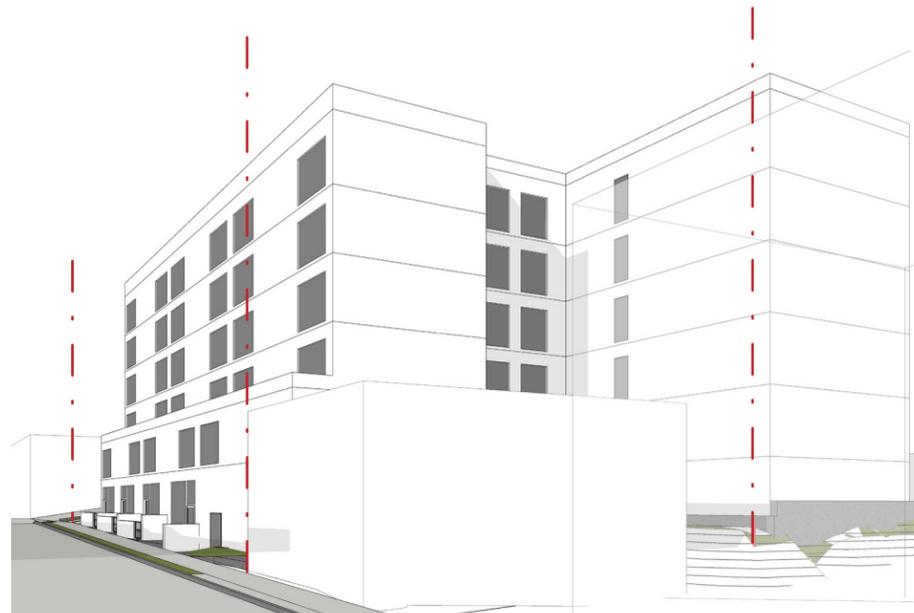


Roof

- Residential
- Circulation / Mechanical
- Common Building Services
- Outdoor Amenity
- Unoccupied Roof

SCALE: 1/64" = 1'-0"

PERSPECTIVES - SCHEME B



Looking northeast from Roosevelt Way NE



Looking east from Roosevelt Way NE



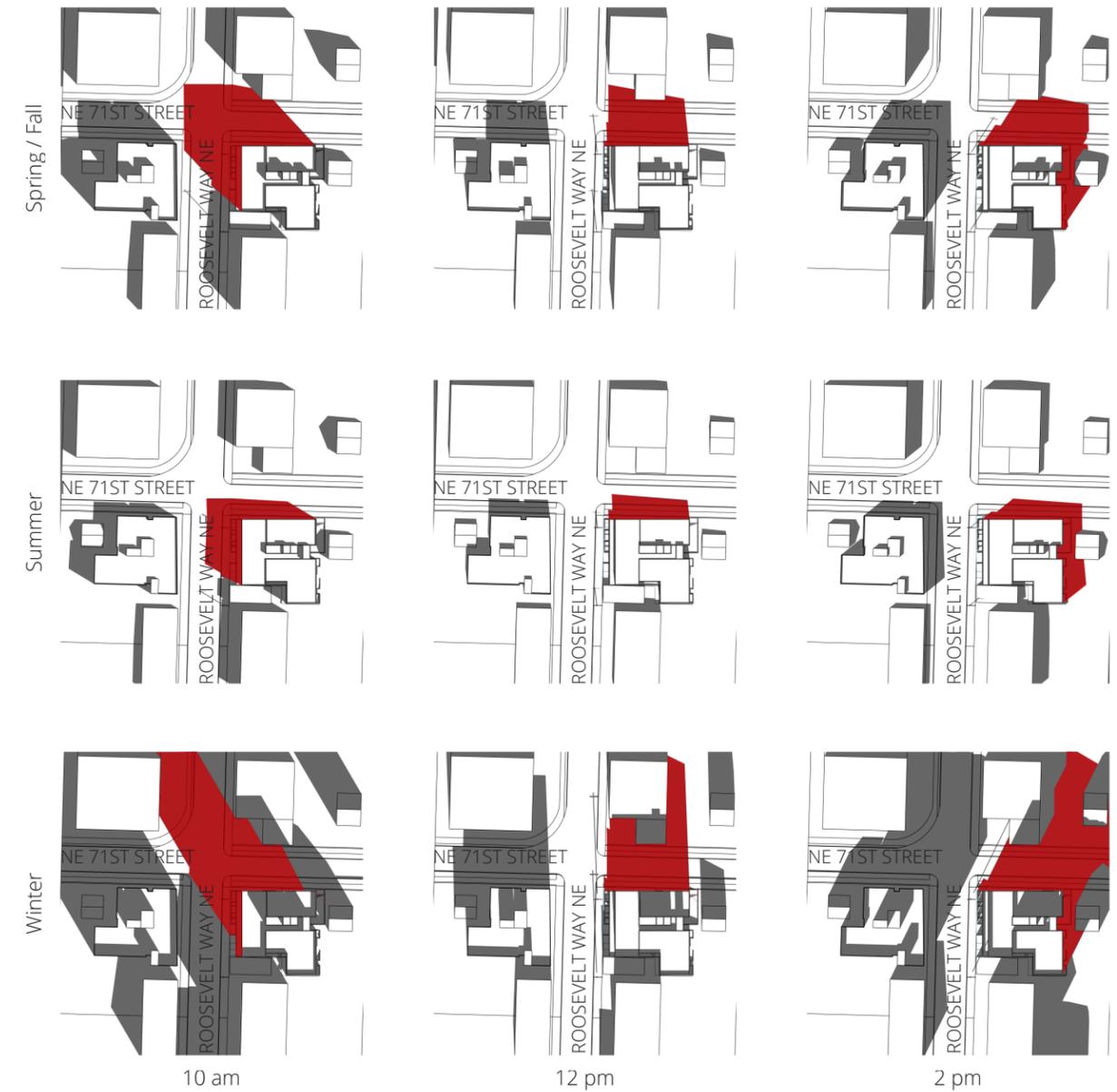
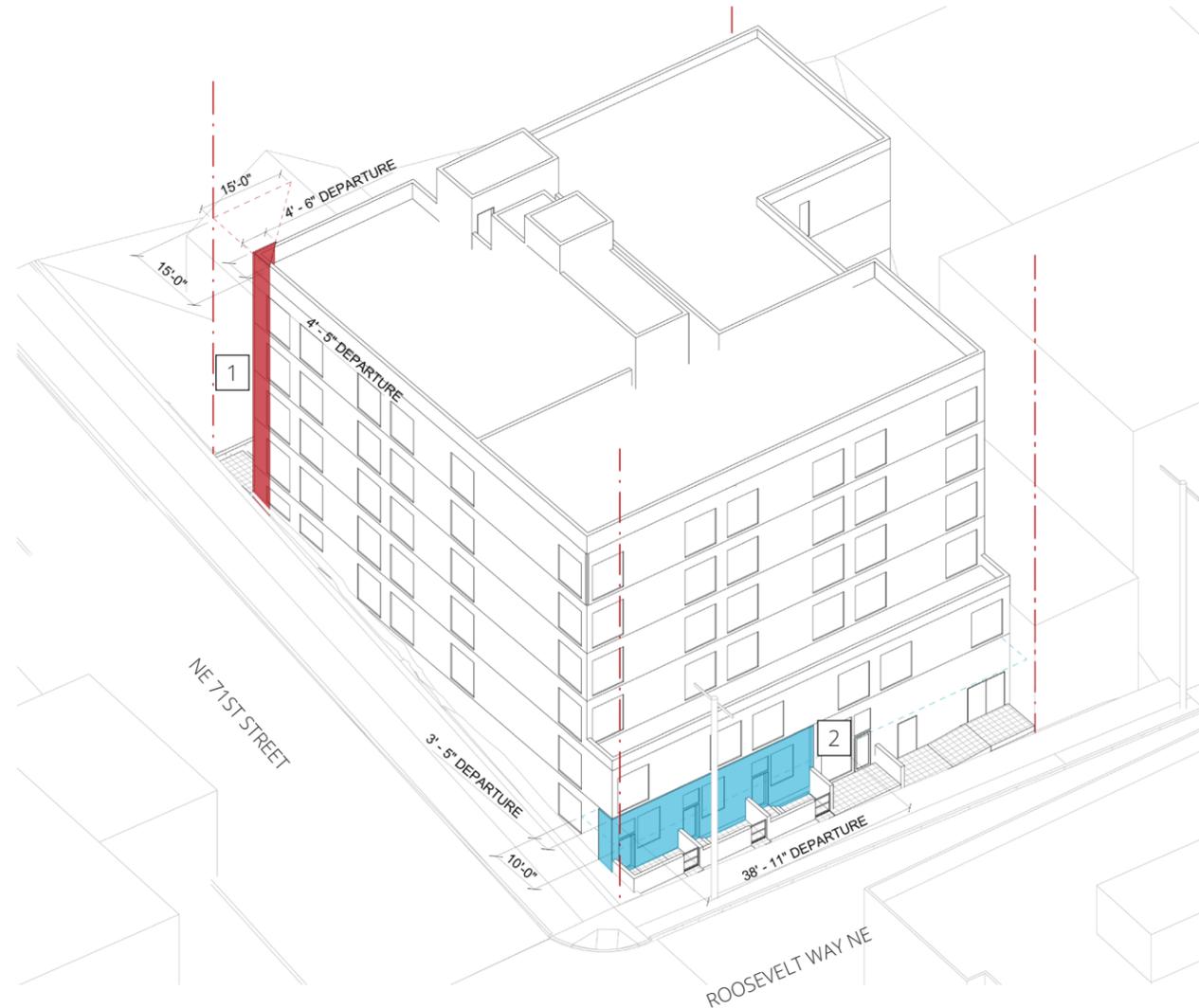
Looking southwest from NE 71st Street



Looking southwest from Roosevelt Way NE

- 1 SMC 23.47A.014.B : SETBACKS
  - REQUIRED: Triangular setback 15' each side of intersection
  - PROPOSED: 10'-7" X 10'-6" (4'-5" X 4'-6" DEPARTURE)
  - Guidelines/Justification:
    - Seattle Guideline CS2.A.2 Architectural Presence: Minimizing the setback at the corner creates a strong continuous street edge.
    - Seattle Guideline DC2A Massing: Minimizing the setback allows for a cohesive expression of the massing.

- 2 SMC 23.47A.008.D: STREET LEVEL DEVELOPMENT STANDARDS
  - REQUIRED: 10' min. setback for Residential uses
  - PROPOSED: 6'-7" setback
  - Guidelines/Justification:
    - Roosevelt Guideline PL2.I.ii Pedestrian Experience: Walk-out units add more pedestrian scale elements at the ROW.
    - Seattle Guideline CS2.C.1 Corner Sites: Minimizing setback allows corner to be defined and creates continuity in streetscape at the corner.





Scheme C - PREFERRED / CODE COMPLIANT

Units: 91  
 FAR: 3.99  
 GFA: 37,446 SF  
 GSF: 40,459 SF

Pros:

- Street corner activated with lobby and large amenity space (CS2.C.1).
- Increased visibility and transparency at street corner (PL2B.1; PL2B.3).
- Massing broken up @ north, east, and west facades (ROOSEVELT GUIDELINE CS2.III).
- Minimizes zero lot line conditions (CS2.D.5).
- Massing steps down @ east residential-facing façade (ROOSEVELT GUIDELINE CS2.III; CS2.D.3; CS2.D.5).
- 12' - 15.5' setback provided at east residential-facing façade (CS2.D.3; CS2.D.5).

Cons:

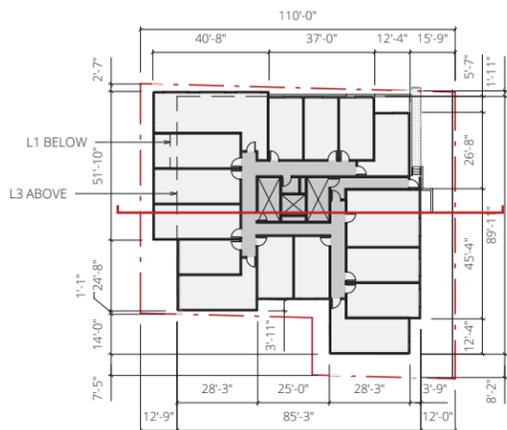
- None.

- Residential
- Circulation / Mechanical
- Common Building Services
- ▶ Entry

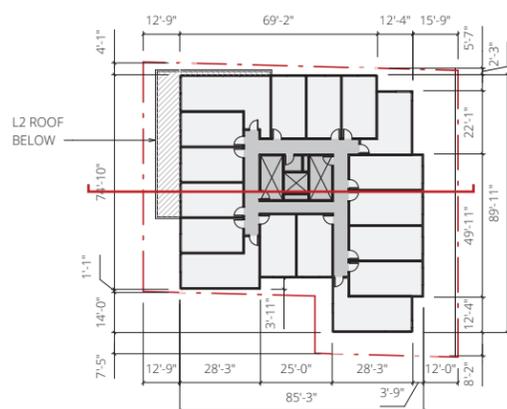
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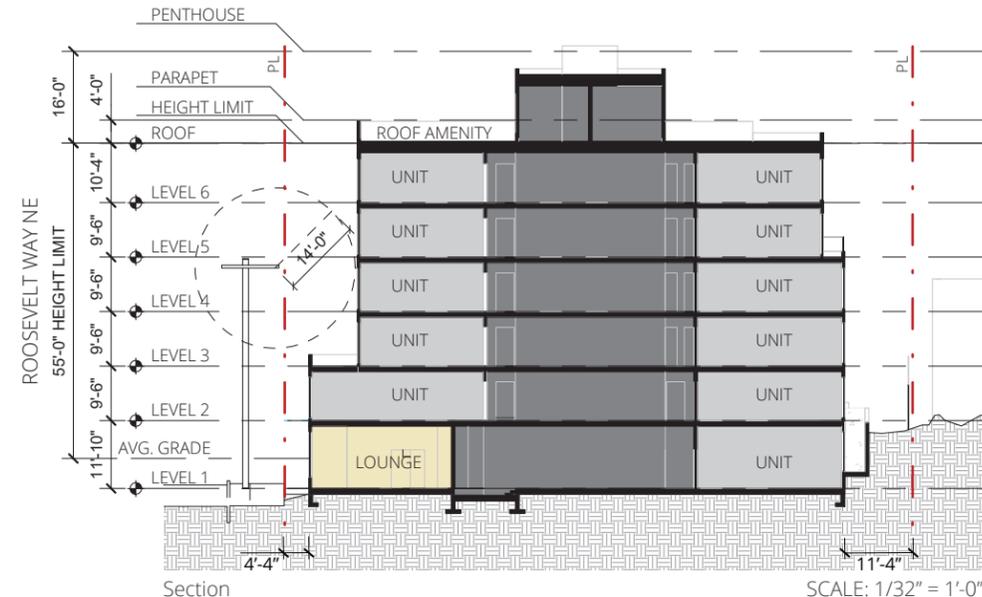
Level 1



Level 2

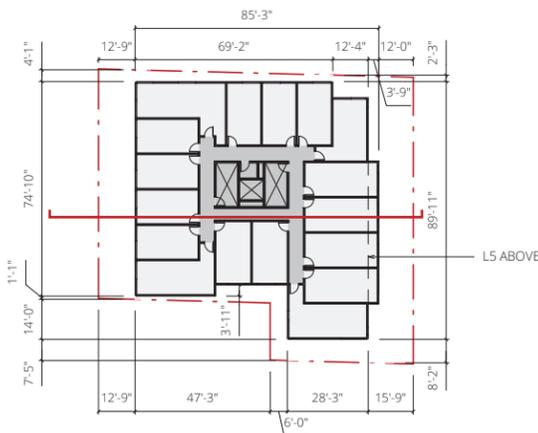


Level 3

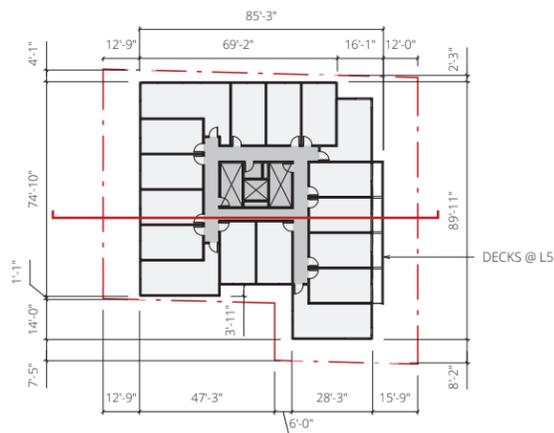


Section

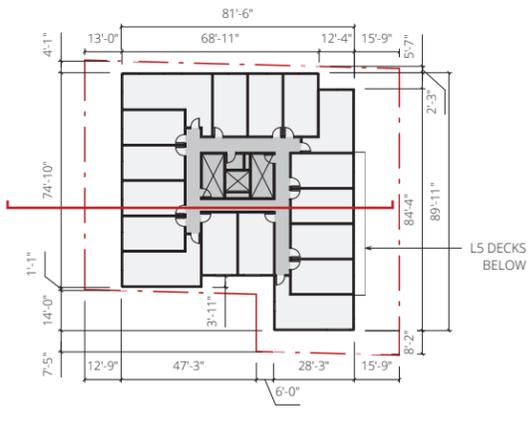
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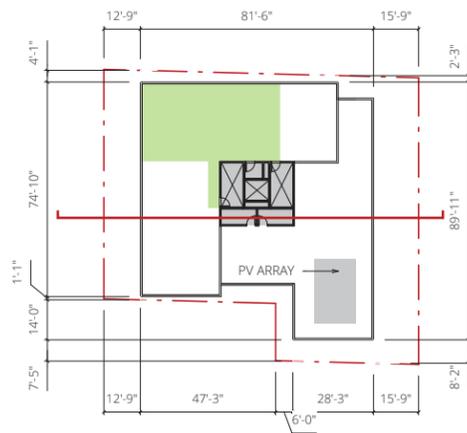
Level 4



Level 5



Level 6



Roof

- Residential
- Circulation / Mechanical
- Common Building Services
- Outdoor Amenity
- Unoccupied Roof



Looking northeast from Roosevelt Way NE



Looking east from Roosevelt Way NE

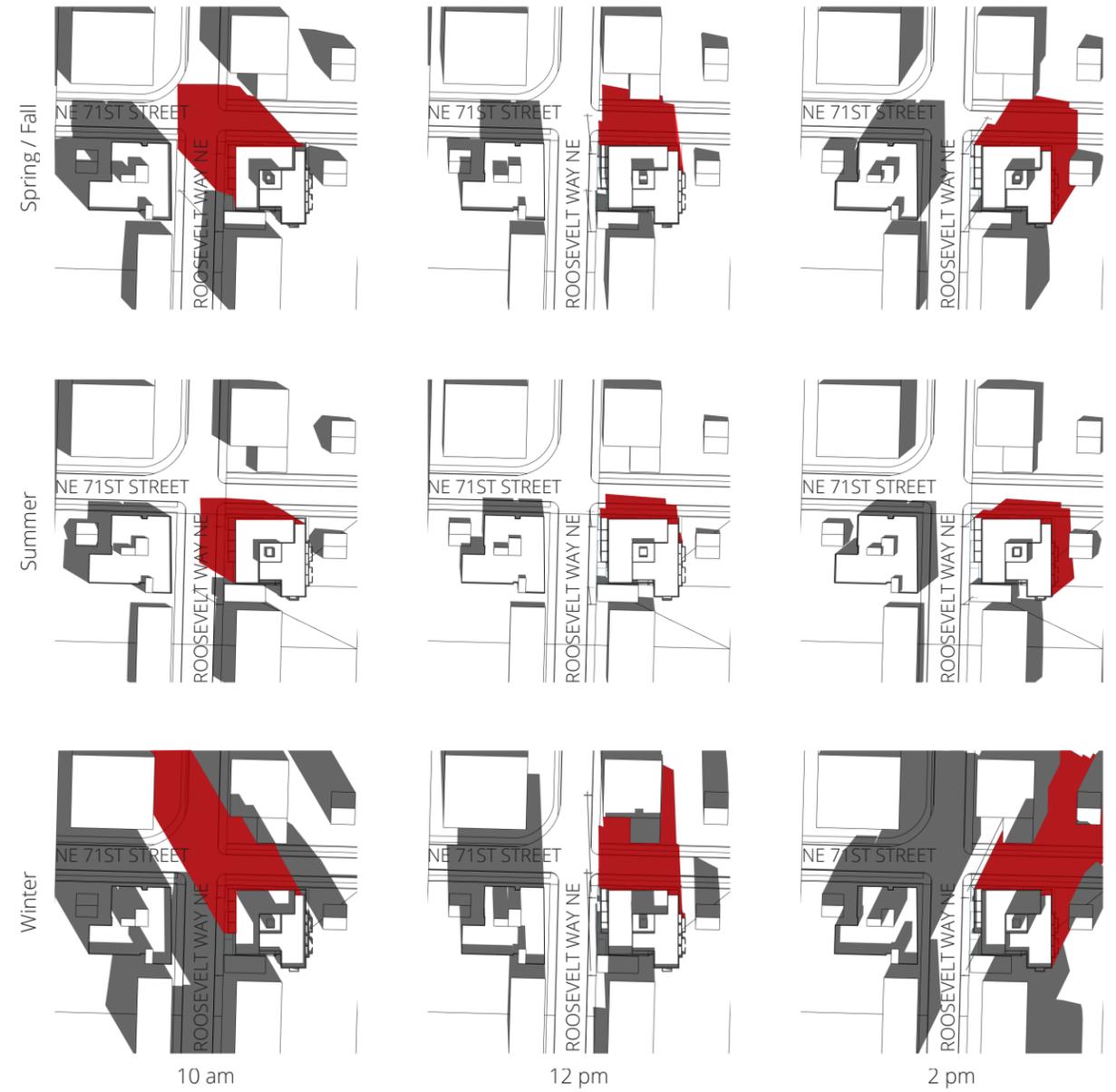


Looking southwest from NE 71st Street



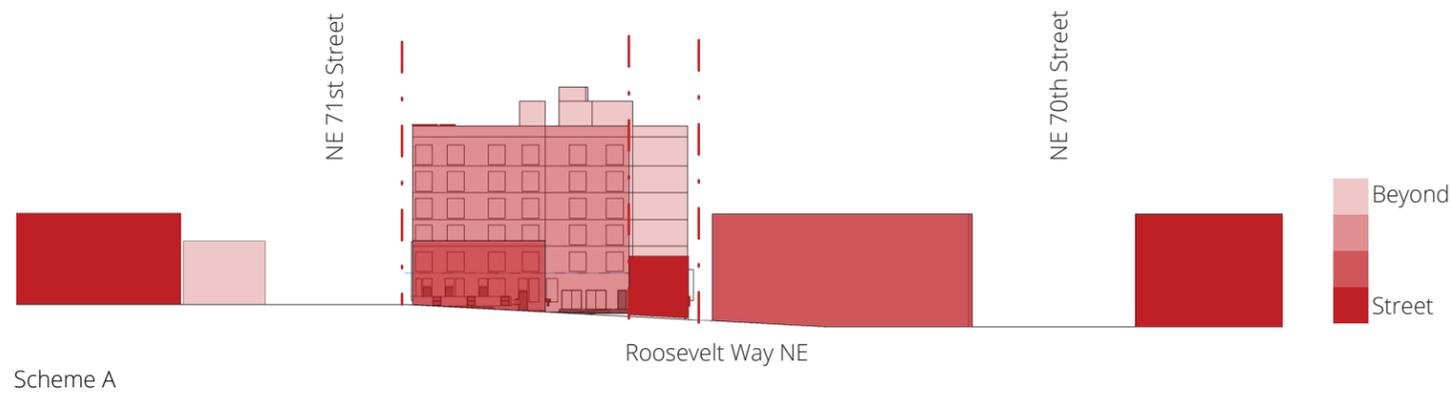
Looking southwest from Roosevelt Way NE

No Departures

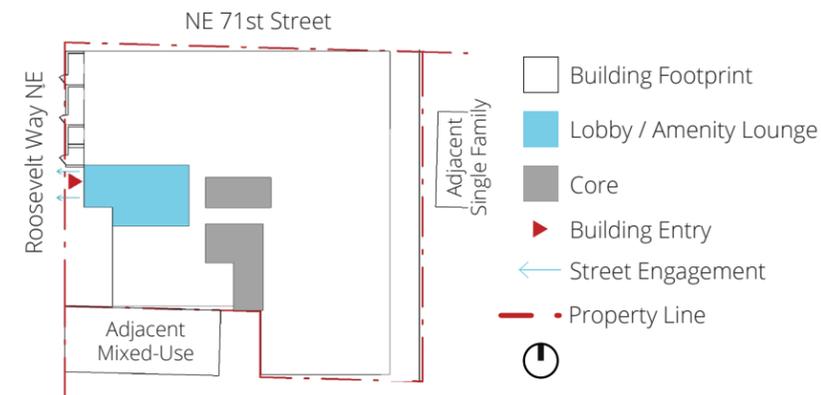


CONCEPT DEVELOPMENT - STREETScape

Street Wall Analysis

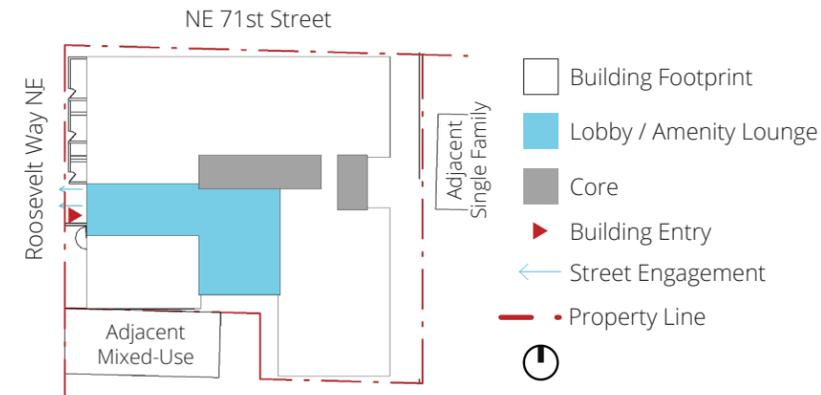


Core / Common Area Orientation



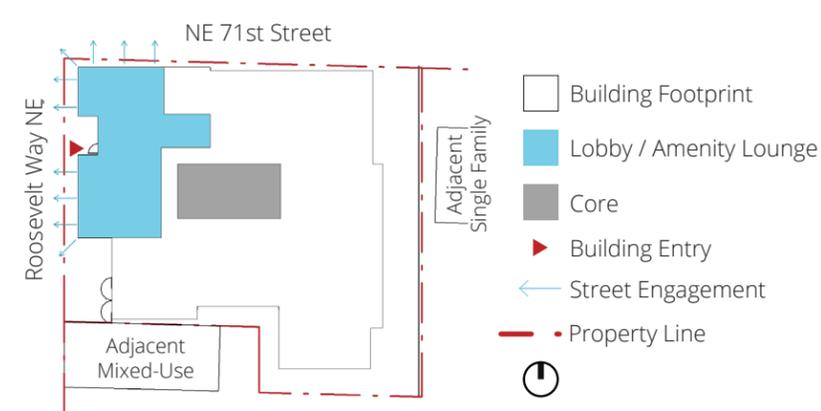
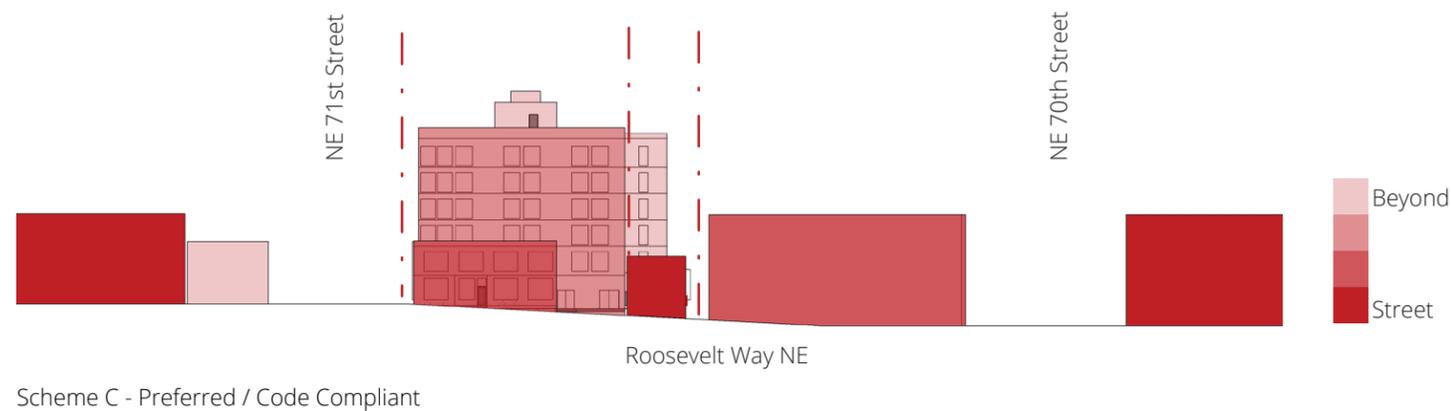
Scheme A comments:

- Walk-out residential units at street corner weakens corner massing at block end.
- Lobby entry not well defined.
- Small portion of high-activity uses @ street frontage.



Scheme B comments:

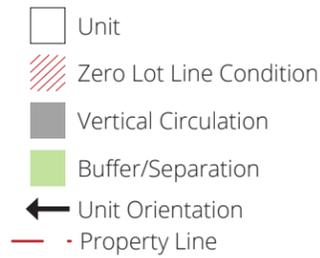
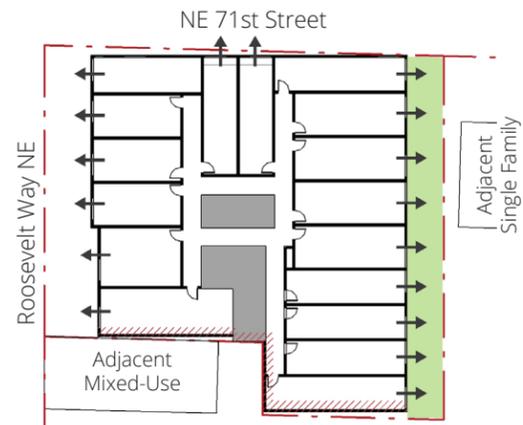
- Walk-out residential units at street corner weakens corner massing at block end.
- Lobby entry not well defined.
- Small portion of high-activity uses @ street frontage.
- No relief in street facing articulation.



Scheme C comments:

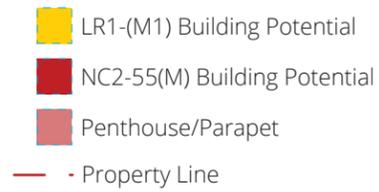
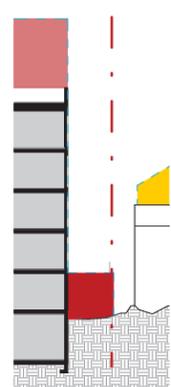
- Large concentration of high-activity uses at street facade provides more eyes on the street (PL2.B.1).
- Common uses along street provide high concentration of glazing contributing to high street-level transparency (PL2B.3).
- Main lobby clearly defined with recessed entry space (PL3A.1.c).
- Common uses at building corner allows for a well defined street-corner facade to anchor the block (CS2.C.1).

Unit Orientation

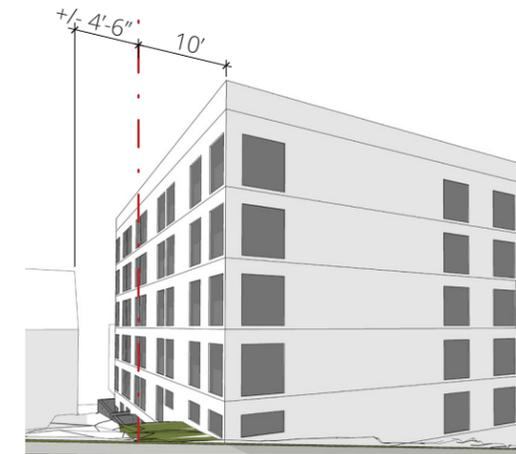


Scheme A

Full Development Potential

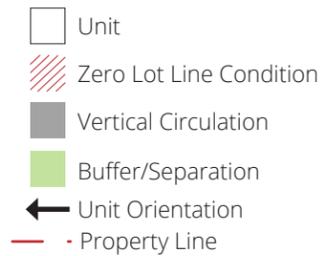
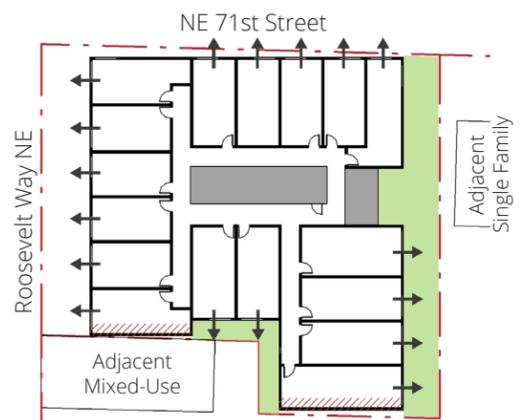


East Property Line Relationship

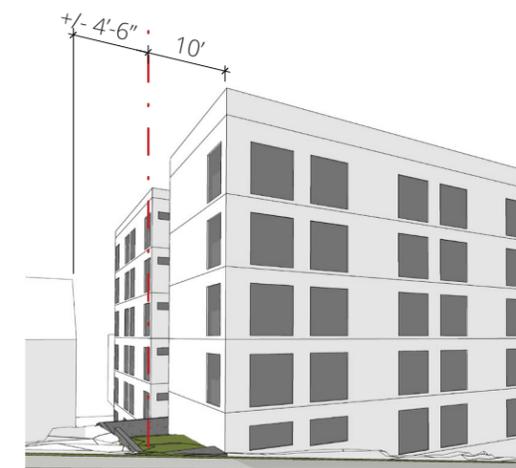
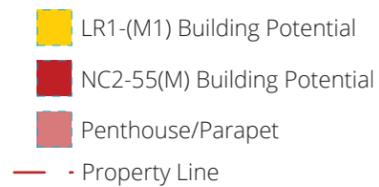
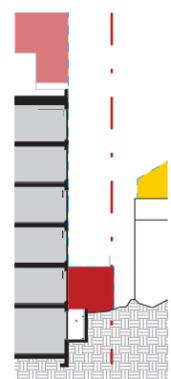


Scheme A comments:

- Minimum required east setback provided.
- High concentration of units oriented toward adjacent residential zone.
- No east massing articulation.
- South facade is entirely zero-lot line condition.

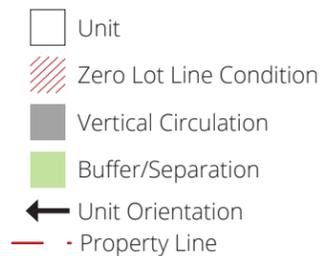
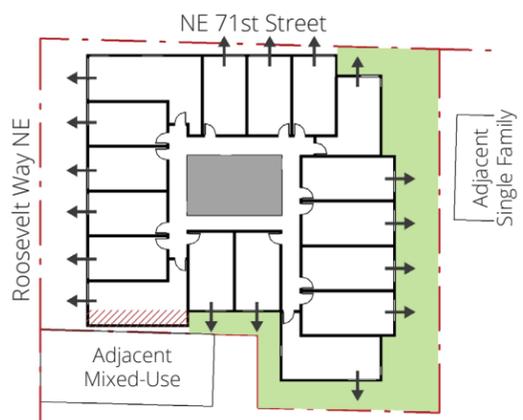


Scheme B

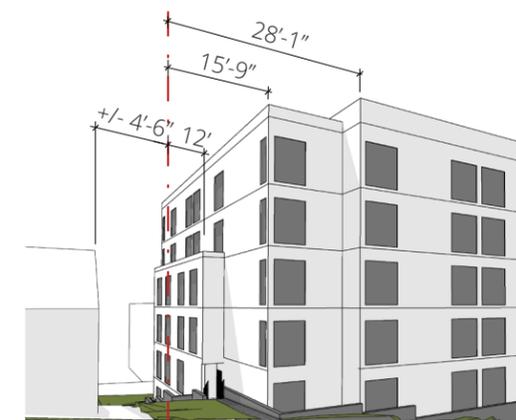
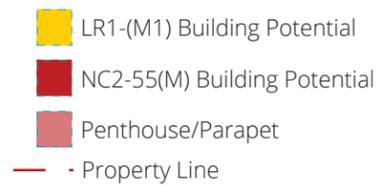
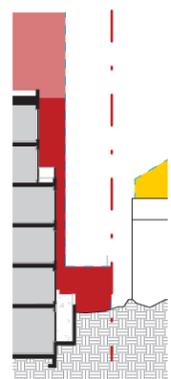


Scheme B comments:

- Some east articulation provided, but majority of facade provides the minimum required setback.
- Core on exterior contributes to large sections of less active facade.
- Less units face the adjacent residential zone.
- South facade still a majority zero-lot line condition. At southeast corner, puts more emphasis on units east facing views.



Scheme C - Preferred / Code Compliant



Scheme C comments:

- Setbacks exceed code required minimum providing additional relief to adjacent LR1(M) zone. (CS2.D.3).
- Massing steps down to provide relief of scale in relation to adjacent LR1(M) zone (Roosevelt Guideline CS2.III).
- Minimal units oriented toward adjacent single family (CS2.D.5).
- Central core configuration minimizes bulk impacts on adjacent sites (CS2.D.4).
- Reduced amount of zero-lot line condition creates more flexibility for unit orientation and facade treatment (CS2.D.5, DC2.B.2).



Planting Texture



Large Scale Pattern



Planting Texture



Rigorous Rhythm



ROW Planting



Small Scale Pattern



Looking southeast from Roosevelt Way NE

Central core configuration reduces overall perception of height (CS2.D.4).

Restrained articulation allows for rigorous window patterns (DC2.B.1, Roosevelt Guideline CS3.I).

Clear articulation establishes the opportunity for a cohesive conceptual material expression (Roosevelt Guideline DC2.I).

Two-story massing anchors the corner while maintaining pedestrian scale experience along Roosevelt (CS2.C.1).

Interior amenity space with ample glazing activates the street edge and contributes to street level interest and safety (PL2.B.3, DC3.B.4).

The recessed entry is clearly defined and identifiable, creating opportunities for human scale elements (PL3.A.1).

Continuous planting between building and sidewalk softens the frontage and add to pedestrian experience (PL3.A.2, Roosevelt Guideline PL3.II).

Required service areas are recessed from the sidewalk and screened with planting (DC1.C.4).



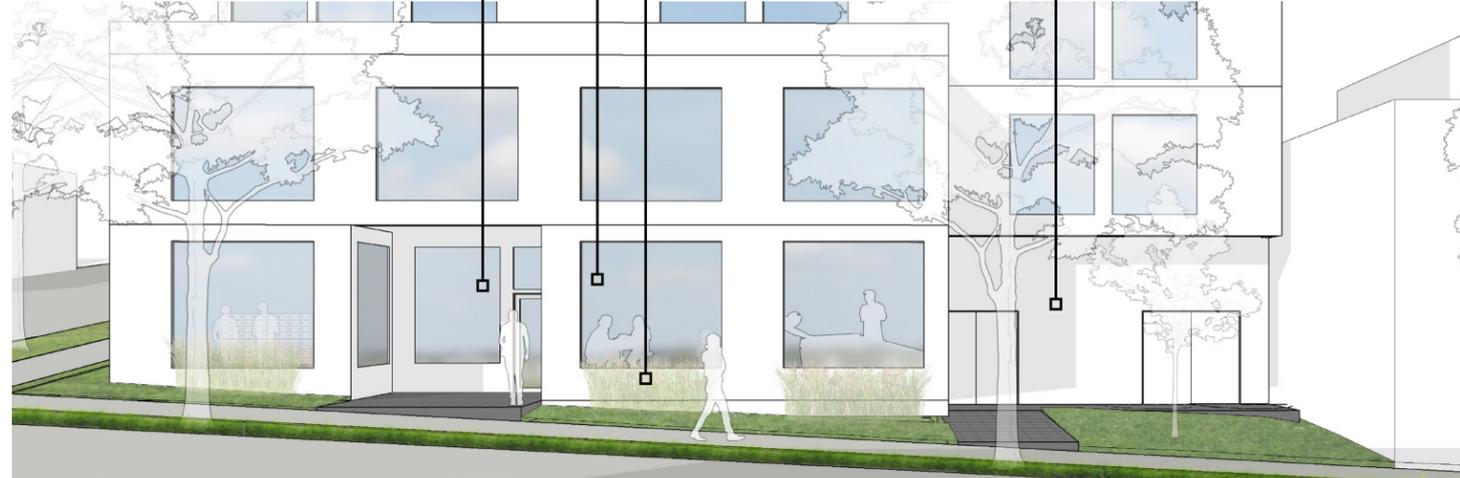
Paving



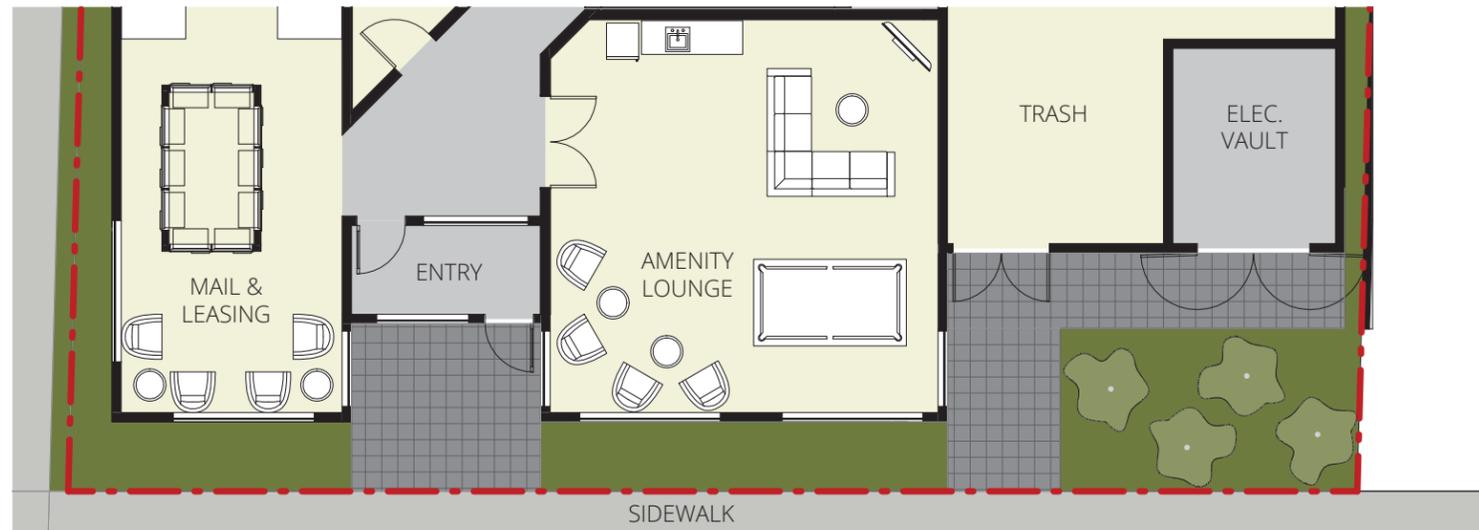
Planting



Focal Point Planting



Looking east from Roosevelt Way NE



Enlarged Plan



Signage



Large Pane Glazing



Quality Materials



Buffer Planting



Small Scale Pattern



Medium Scale Pattern



Looking southwest from NE 71st Street

A larger setback than is required has been provided to further soften the transition to the LR1 zone and provide buffer area (Roosevelt Guideline CS2.III).

The building massing steps down towards the corner, working with the site topography (CS2.D.2)



Large Scale Pattern



Contrast Planting



Contrast Planting

BLANK

RECENT WORK



4710 20th Ave NE (Under Construction)



5902 22nd Ave NW



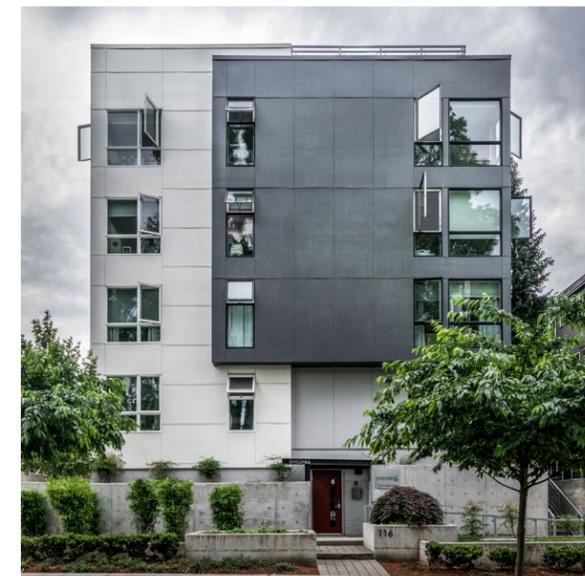
5201 Rainier Ave S



600 E Howell St (Under Construction)



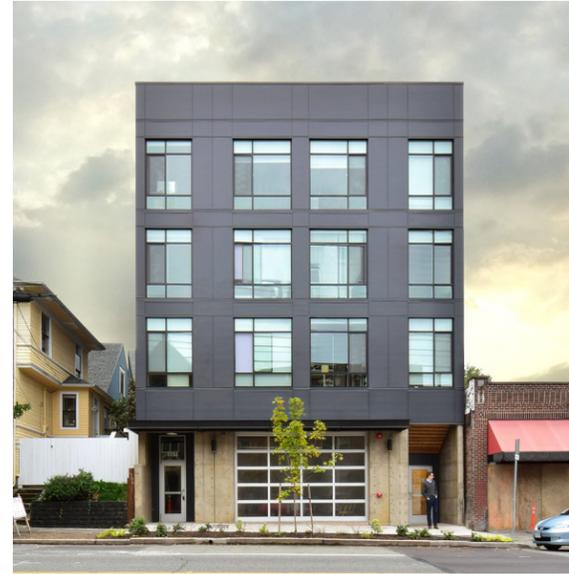
1806 23rd Ave



116 13th Ave E



800 5th Ave N (Under Construction)



1728 12th Ave E



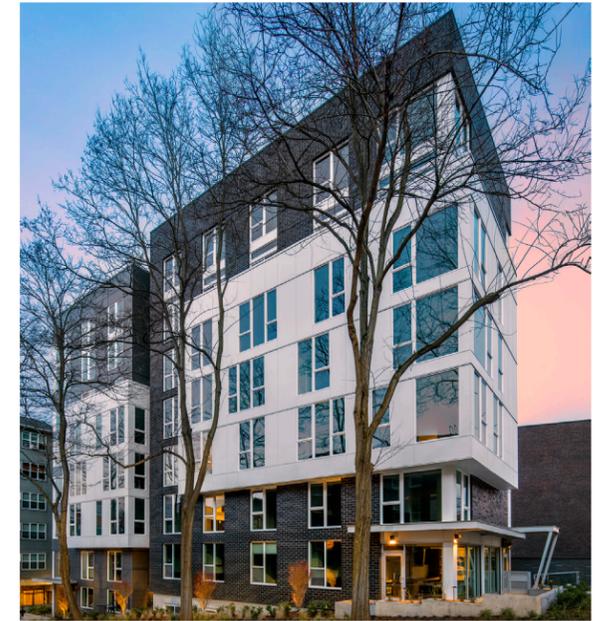
2418 NW 58th St



6301 15th Ave NW (Under Construction)



1715 12th Ave E



1404 Boylston Ave