



# ROOSEVELT ASSEMBLAGE





PROJECT INFORMATION

PROPERTY ADDRESS  
6716 Roosevelt Way NE, Seattle WA

OWNER  
High Street Northwest Development, Inc.

DEVELOPER  
High Street Northwest Development, Inc.

ARCHITECT  
Weinstein A+U LLC

LANDSCAPE  
Weisman Design Group

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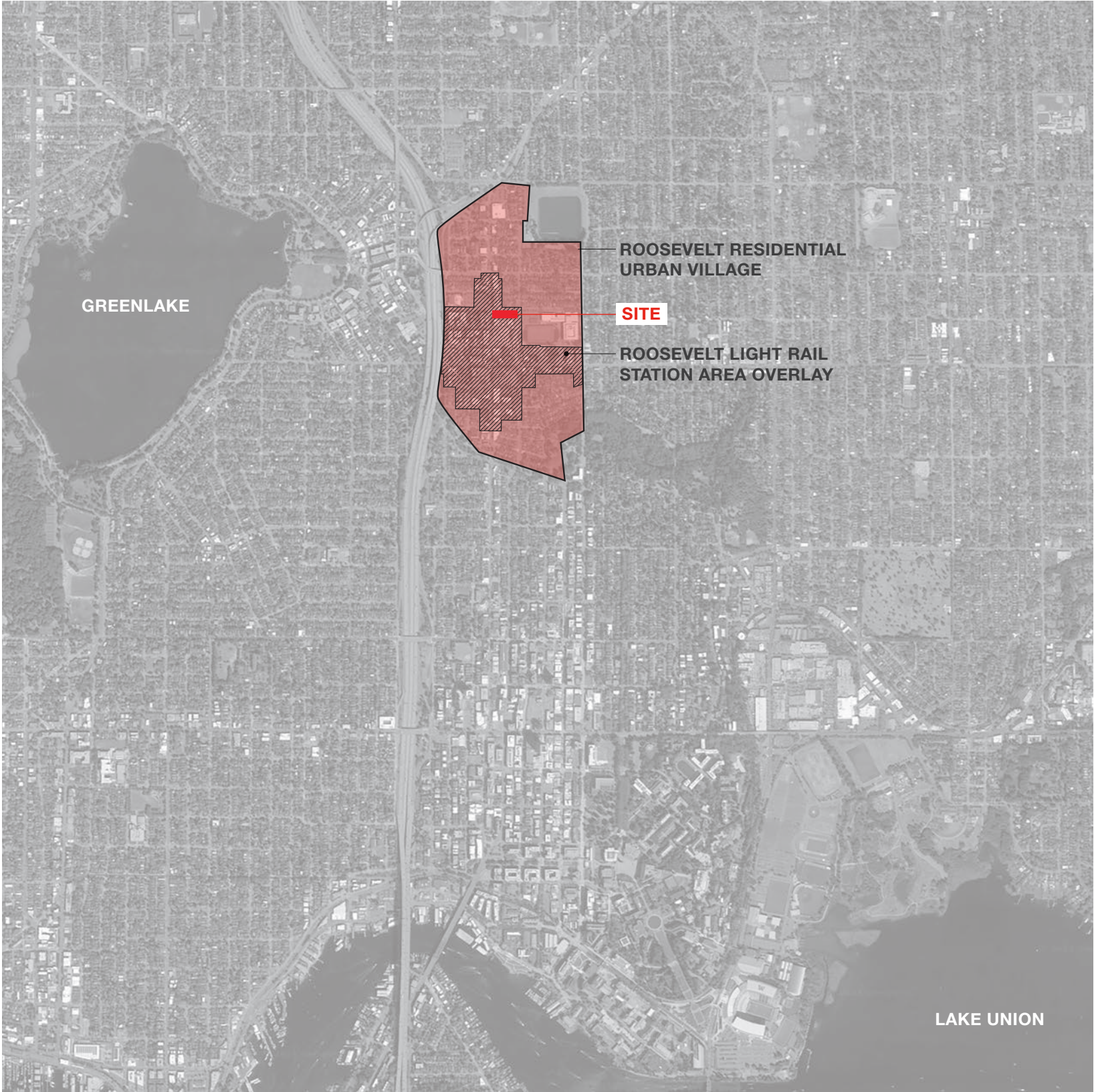
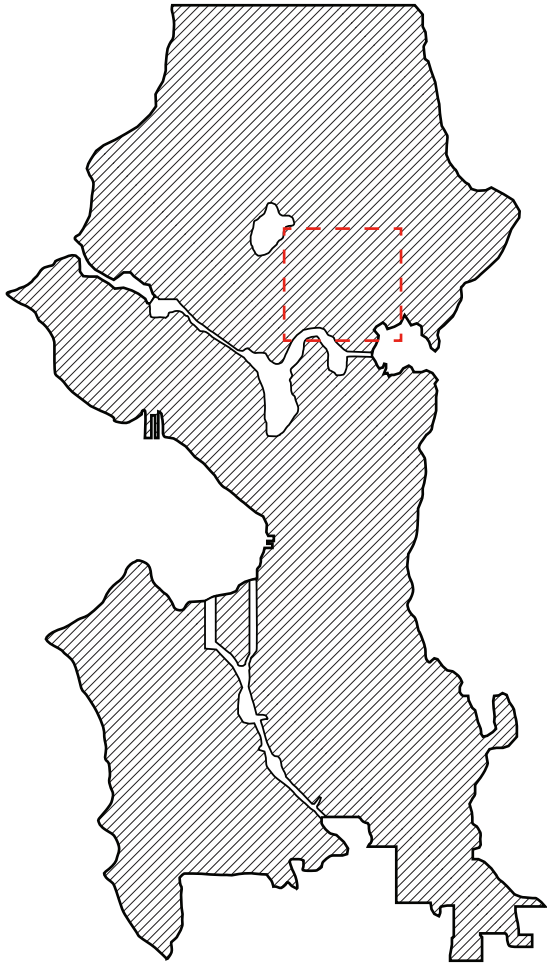
# 3.0 PROPOSAL

## DEVELOPMENT OBJECTIVES

The proposed project is a seven-to-eight story apartment building measuring approximately 240,000-sf in gross area including below grade parking. Due to the change in grade across the site, the proposed building height ranges from approximately 70 to 80 feet tall. The building will provide 244 residential units, resident amenity spaces, a 1,250-sf street-level retail space, a 750-sf street-level coworking space connected to a mezzanine of the same use, private entry porches for at-grade units, generous ground-level landscaping, a roof deck for building residents, and 161 structured parking spaces located below-grade (no parking is required).

The project development objectives are as follows:

- Provide a high quality living environment for residents with access to multimodal public transportation, coworking space, retail space, and outdoor amenities;
- Provide a cohesive architectural concept that is sensitive to the varied zoning of its neighbors. Create a design with integral building modulation that is informed by the specifics of its site and serves to reduce the apparent mass of the structure.
- Provide a transit-oriented development with streetfronts that are welcoming and interesting to pedestrians on Roosevelt Way NE, NE 68th St and 12th Ave NE with features that will benefit the neighborhood and relate appropriately to each frontage, including:
  - Outdoor seating areas to encourage retail activity along Roosevelt;
  - Deep building setbacks with generous landscaping at grade along 68th St to provide a buffer between the residences and the sidewalk;
  - Widened sidewalk, generous landscaping and seat furniture along 12th Ave NE to encourage pedestrian connections to the light rail station.
- Relate to the existing and planned future residential character of the north side of NE 68th St:
  - Individual ground-floor unit entry stoops providing multiple entries to provide eyes on the street;
  - Building modulation on a 20' module to relate to lower density zoning to the north.





NE 71ST ST

NE 70TH ST

NE 69TH ST

NE 68TH ST



NE 67TH ST

NE 66TH ST


NE 65TH ST

NE 64TH ST

KEY

-  Roosevelt Residential Urban Village
-  Roosevelt Light Rail Station Area Overlay

NEIGHBORHOOD CONTEXT

1. Calvary Christian Assembly
2. Medora Apartments
3. Eleanor Apartments
4. Lucille Apartments
5. North Town Manor
6. 6700 Roosevelt Apartments
7. Roosevelt High School
8. Iron Flats
9. Strada 67 Apartments
10. **Roosevelt Light Rail Station** 
11. Emerald City Boxing Gym
12. The Rooster Apartments (Weinstein A+U)
13. Rain City Burgers
14. Roosevelt Square
15. Whole Foods Market
16. Vida Apartments (Weinstein A+U)
17. Mio Apartments (Weinstein A+U)
18. Rising Sun Produce
19. Cedar Crossing
20. Corner 63 (High Street Residential; under construction)
21. Fireside Flats
22. Centerline Apartments
23. **Project Site (Zoning Massing)**



# 4.0 SUMMARY CONTEXT ANALYSIS

With the recently opened light rail station to the south, Roosevelt High School to the east, and the commercial corridor of Roosevelt Way NE to the west, the project site can expect to see a fair amount of pedestrian traffic on all frontages.

There are many examples of large multifamily projects close to the transit station within the transitioning neighborhood.

### KEY

- Roosevelt Residential Urban Village
- - - Roosevelt Light Rail Station Area Overlay

### NEIGHBORHOOD CONTEXT

1. Calvary Christian Assembly
2. Medora Apartments
3. Eleanor Apartments - **Large Multifamily: 260 units**
4. Lucille Apartments
5. North Town Manor
6. 6700 Roosevelt Apartments
7. Roosevelt High School
8. Iron Flats - **Large Multifamily: 368 units**
9. Strada 67 Apartments
10. **Roosevelt Light Rail Station**
11. Emerald City Boxing Gym
12. The Rooster Apartments (Weinstein A+U)
13. Rain City Burgers
14. Roosevelt Square
15. Whole Foods Market
16. Vida Apartments (Weinstein A+U) - **Large Multifamily: 206 units**
17. Mio Apartments (Weinstein A+U)
18. Rising Sun Produce
19. Cedar Crossing - **Large Multifamily: 254 units**
20. Corner 63 (High Street Residential; under construction)
21. Fireside Flats
22. Centerline Apartments - **Large Multifamily: 235 units**
23. **Project Site (Allowable Zoning Massing Shown)**



# 4.0 SUMMARY CONTEXT ANALYSIS

Mixed-use and retail uses are prevalent along the commercial core of Roosevelt Way NE, while residential uses are more prevalent east and west of this corridor. With a site that fronts Roosevelt Way NE as well as lower density residential areas, the project will look to relate to the uses neighboring each portion of the site sensitively, with appropriate ground level setbacks and ground level facade treatments that relate to each side of the project, while maintaining a cohesive architectural character overall.



## KEY

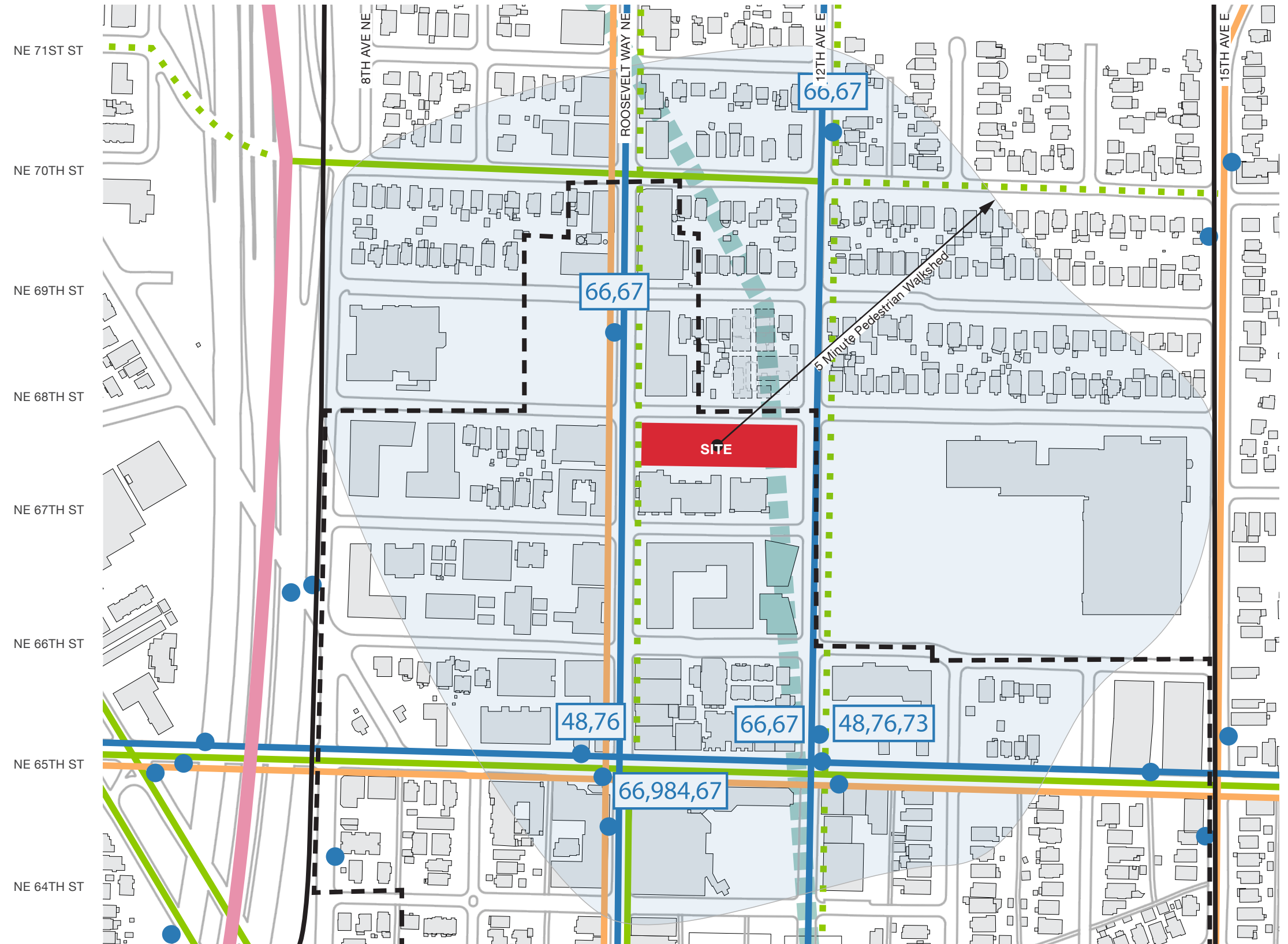
- Roosevelt Residential Urban Village
- - - Roosevelt Light Rail Station Area Overlay

## LEGEND

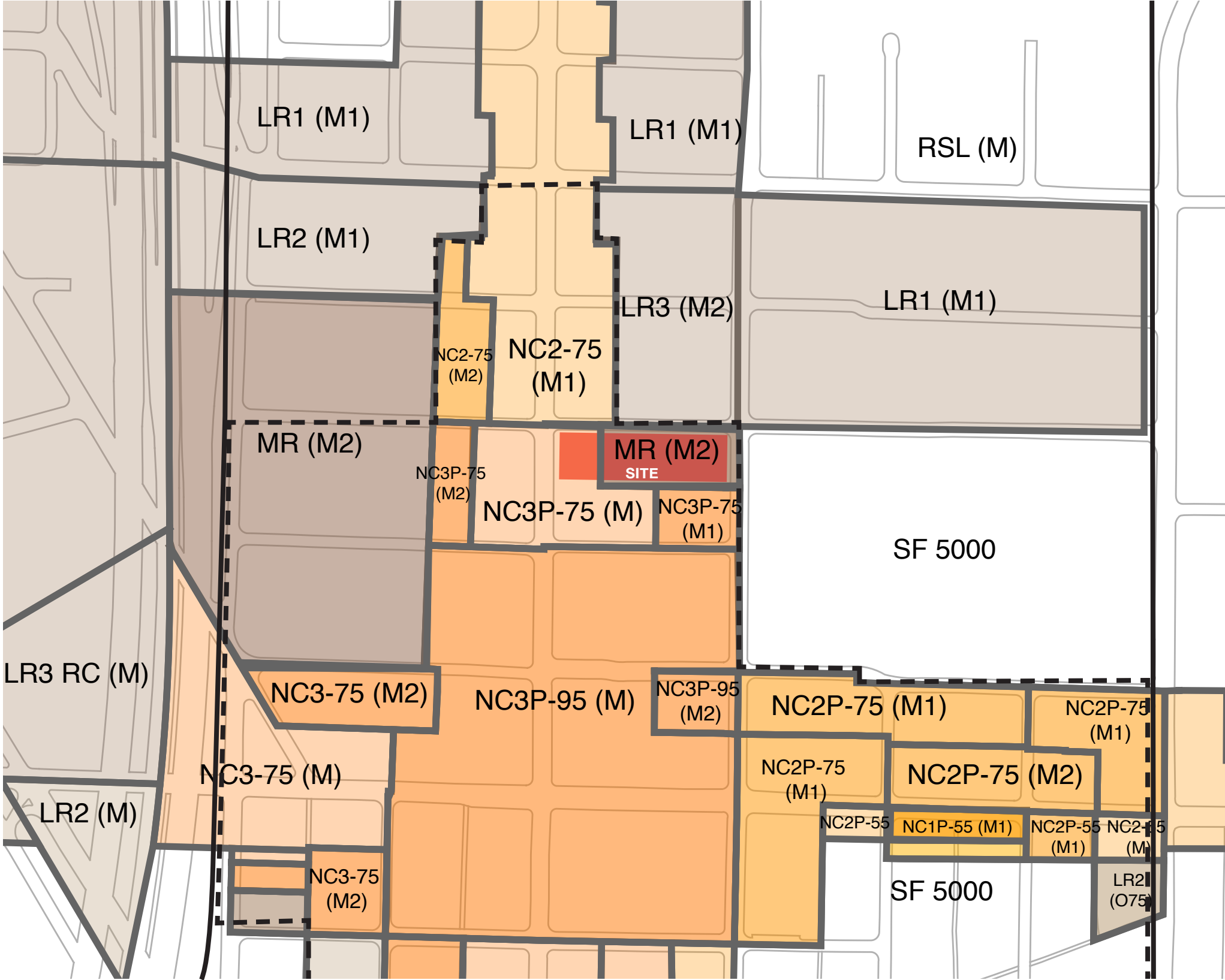
- Single Family
- Multi Family
- Mixed-Use
- Office
- Retail
- School/Institutional
- Religious
- Parks/Open Space
- Site



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The project site spans two zones: NC3P-75 and MR. Across the street to the north it faces an NC2-75 and an LR3 zone, to the south it is adjacent to NC3 zoning, and it is kitty-corner to LR1 at the northeast. The proposed project aims to sensitively respond to each of these zones while maintaining a cohesive architectural character.



**KEY**

— Roosevelt Residential Urban Village

- - - Roosevelt Light Rail Station Area Overlay

**LEGEND**

LR	
MR	
NC3	
NC2	
NC1	
Zone Boundaries	

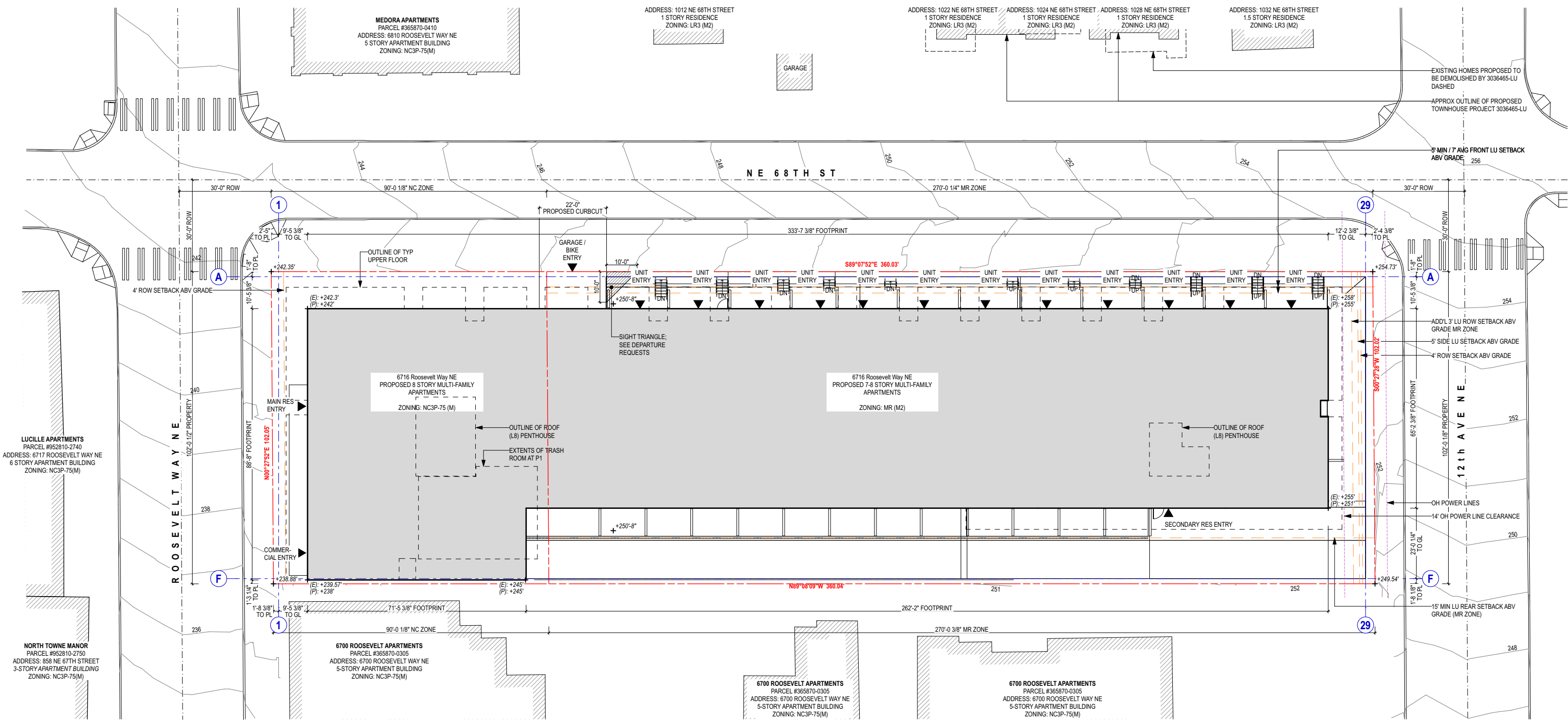
6.0 ZONING DATA

PRELIMINARY SEATTLE ZONING CODE ANALYSIS			
PARCEL NOs	3658700245, 3658700250, 3658700260, 3658700265, 3658700275, 3658700280, 3658700295		
LOT AREA	36,734-SF (±0.8433-acres) total; 27,549.6-SF in MR zone, 9,184.6-SF in NC zone		
ZONING	MR (M2)	NC3P-75 (M)	NOTES
PERMITTED USES	<ul style="list-style-type: none"><li>■ Ground level commercial uses permitted that meet certain requirements</li><li>■ Residential uses permitted outright</li></ul>	<ul style="list-style-type: none"><li>■ Residential uses may occupy in the aggregate no more than 20% of the street-level, street-facing facade in a pedestrian-designated zone facing a principal pedestrian street (applies to Roosevelt Way NE)</li><li>■ Along the remaining 80%, one or more of the following are required: sales and services, eating and drinking establishments, offices, etc., per 23.47A.005D.1.</li></ul>	No ground level commercial proposed in MR zone.  <u>Departure Request #6:</u> request to consider the combination co-work / residential lobby as “office use” for the purposes of this section. (Departure not previously requested.)
STREET LEVEL STANDARDS	N/A	<ul style="list-style-type: none"><li>■ Blank facades may not exceed 20’ in width, and the total of all blank segments may not exceed 40% of the width of the facade along the street.</li><li>■ Street-level, street facing facades shall be within 10’ of the lot line unless wider sidewalks, plazas or approved landscaping or open space provided.</li><li>■ 60% of the facade between 2’-8’ above the sidewalk to be transparent.</li><li>■ Street level nonresidential required to have 13-ft floor to ceiling height</li><li>■ Nonresidential uses greater than 600-sf shall extend an average depth of at least 30’ and a minimum depth of 15’ from the street.</li><li>■ Overhead weather protection required</li></ul>	12’ ground floor setback proposed; landscaping to be provided within this zone.  <u>Departure Request #5:</u> request to allow average depth of proposed retail space to be 29’ (departure not previously requested)
STRUCTURE HEIGHT	<ul style="list-style-type: none"><li>■ Height limits for MR zones per table B: 80’</li><li>■ Roof surfaces surrounded by a parapet may exceed applicable height limit to allow for a slope; green roofs covering at least 50% of the roof surface may gain 2 additional feet of height; railings, planters, parapets may extend 4’ above the height limit; stair penthouses and mechanical equipment may extend 15’ above the height limit; elevator penthouses may extend 16’ above the height limit.</li></ul>	<ul style="list-style-type: none"><li>■ Height limit per zoning: 75’</li><li>■ Railings, planters, parapets may extend 4’ above the max height limit. Insulation or soil for landscaping may extend 2’ if enclosed by parapets.</li><li>■ Mech equipment, stair penthouses may extend 15’ above height limit; elevator penthouses may extend 16’. Combined total coverage may not exceed 25% of roof area.</li></ul>	
FAR	<ul style="list-style-type: none"><li>■ Total FAR per table A: MR zone with MHA suffix = 4.5 (see also Green Building Standards section on following page)</li><li>■ Gross floor area below grade is not chargeable against allowable FAR</li><li>■ Portions of a story no more than 4’ above existing or finished grade, whichever is lower, excluding access, are not chargeable against allowable FAR</li></ul>	<ul style="list-style-type: none"><li>■ Total FAR in Station Overlay District, per Table B = 6.0</li><li>■ Gross floor area below grade is not chargeable;</li><li>■ Portions of a story no more than 4’ above existing or finished grade, whichever is lower, excluding access, are not chargeable.</li></ul>	MR zone: 4.5 x 27,549.6-sf = 123,973-sf Max  NC zone: 6.0 x 9,184.6-sf = 55,108-sf Max  Below-Grade parking exempted
SETBACKS	<ul style="list-style-type: none"><li>■ Front and side setbacks from lot lines: 7’ average, 5’ minimum. Applies to NE 68th St and 12th Ave NE.</li><li>■ Rear setback from lot line: 15’ minimum</li><li>■ Minimum required separation between principal structures on a site is 10’</li><li>■ Unenclosed decks up to 18” above grade may project into setbacks</li><li>■ Unenclosed decks and balconies may project a max of 4’ into setbacks if no closer than 5’ to a lot line</li></ul>	<ul style="list-style-type: none"><li>■ Upper level setbacks for street-facing facades: for zones with height limits of 75’, portions of structures above 65’ must be set back from the front lot line by an average depth of 8’.</li></ul>	

PRELIMINARY SEATTLE ZONING CODE ANALYSIS

	MR (M2)	NC3P-75 (M)	NOTES
AMENITY AREA	<ul style="list-style-type: none"><li>■ Amenity spaces equivalent to 5% of residential gross floor area required for residential uses<ul style="list-style-type: none"><li>○ No more than 50% of amenity area may be enclosed</li><li>○ Common amenity area: min area 250-sf; 10’ min horizontal dimension</li><li>○ Private balconies: min area 60-sf</li><li>○ All residents must have access to a common or private amenity area</li></ul></li></ul>	<ul style="list-style-type: none"><li>■ Amenity spaces equivalent to 5% of residential gross floor area required for residential uses<ul style="list-style-type: none"><li>○ GFA excludes areas used for mech equipment.</li><li>○ Bioretention area counts towards amenity area.</li><li>○ Amenity areas shall not be enclosed</li><li>○ Common amenity area: min area 250-sf; 10’ min horizontal dimension</li><li>○ Private balconies: min area 60-sf; 6’ min dimension all sides</li><li>○ All residents must have access to a common or private amenity area</li></ul></li></ul>	
STRUCTURE WIDTH AND DEPTH LIMITS	<ul style="list-style-type: none"><li>■ For lots &gt; 9,000-sf in MR zones, the width of principal structures shall not exceed 150’.</li><li>■ Structure depth shall not exceed 80% of the depth of the lot except as per 23.45.528.B2</li></ul>	N/A	<u>Departure request #1</u> : request to exceed principal structure width limit  (request was unanimously supported at EDG)
GREEN BUILDING STANDARDS	<ul style="list-style-type: none"><li>■ For projects in MR zones exceeding an FAR of 3.45, the proposed development must meet a green building standard per 23.58D.</li></ul>	N/A	
PARKING LOCATION, ACCESS	<ul style="list-style-type: none"><li>■ Garage doors in MR zones facing the street shall be set back at least 18’ from the lot line and be no closer to the street lot line than the facade of the structure.</li></ul>	N/A	<u>Departure request #2</u> : request to allow garage door to be set back 12’ from lot line  (request was unanimously supported at EDG)
REQUIRED PARKING	<ul style="list-style-type: none"><li>■ No minimum vehicle parking required for Station Overlay District.</li><li>■ Bike parking<ul style="list-style-type: none"><li>○ Residential: 1 per dwelling unit long term; 1 per 20 dwelling units short term</li><li>○ Footnote 3: After first 50 spaces provided for residential uses, additional spaces are required at a 3/4 ratio.</li><li>○ Eating and drinking: 1 per 5,000-sf long term; 1 per 1,000-sf short term.</li></ul></li></ul>		Some vehicle parking is proposed below grade.
PARKING ACCESS STANDARDS	<ul style="list-style-type: none"><li>■ No portion of a driveway shall exceed a slope of 15%. The director may allow for exceeding this.</li><li>■ For a two-way driveway 22’ wide or more, a sight triangle... is required on the exit side of the driveway only.</li></ul>		<u>Departure #3</u> (if cannot be achieved via Type 1 Decision): request to allow driveway slope to exceed 15% (15.88% is proposed).  (Request was unanimously supported at EDG)  <u>Departure #4</u> : request to allow a mirror to be used in lieu of sight triangle (departure not previously requested)

7.0 SITE PLAN



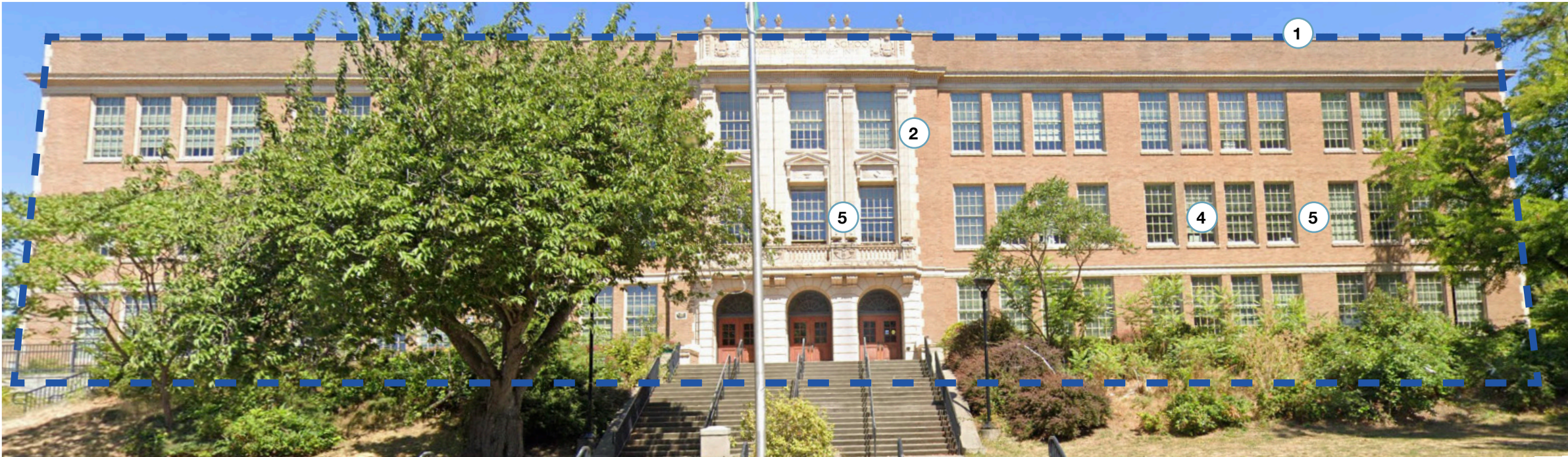
1. URBAN DESIGN:

- 1a** a) The Board appreciated the applicant’s overall urban design analysis of the neighborhood but was concerned that there was not enough investigation and study showing how the existing fabric supported the proposed architectural massing concepts. Moving forward, the Board requested more robust analysis of the larger-scaled buildings, such as Roosevelt High School and those shown in orange on page 14 of the EDG packet, and how those structures will inform the development of the architectural massing and modulation. CS2-C-3, CS2-D-1, CS2-III-iv

Response:

The design team appreciates the Board’s recognition that scale, pattern, and rhythm are the important aspects of the urban context to consider rather than the mimicry of architectural features found on other buildings. The board noted that Roosevelt High School was a relevant example of a building with long facades that maintain a consistent rhythm of bays and window breakup. We agree: while Roosevelt High School differs from the proposed project in typology, plan, and scale, it is an important public building that offers precedents that can inform the surrounding neighborhood buildings.

- 1. Straightforward massing
- 2. Subtle articulation
- 3. Consistent pattern, rhythm
- 4. Window pattern reflects interior spatial organization (classrooms)
- 5. Minimal Neoclassical detail – typical of early 20th Century civic / institutional buildings
- 6. Simple palette of materials, colors



CONTINUED

1a THE ROOSTER APARTMENTS

The Rooster Apartments on NE 66th St, demonstrates how minimal massing shifts and subtle articulation can create a streetwall with dynamism and visual interest while remaining true to the plan organization of the building.

- 1. Straightforward massing
- 2. Subtle articulation
- 3. Texture provided with slots and balconies
- 4. Consistent pattern, rhythm
- 5. Massing, fenestration reflect interior spatial organization (apartments)
- 6. Undercut to enhance pedestrian realm
- 7. Canopy heights respond to slope over long elevation
- 8. Simple palette of materials, colors
- 9. Wood used as accent



CONTINUED

1a VIDA APARTMENTS

Vida employs color and texture along with a shifting pattern to articulate and animate its long facade.

- 1. Straightforward massing
- 2. Subtle articulation
- 3. Texture provided with canted walls
- 4. Consistent pattern, rhythm
- 5. Massing, fenestration reflect interior spatial organization (apartments)
- 6. Set back to enhance pedestrian realm
- 7. Simple palette of materials, colors
- 8. Color used as accent



# 8.0 ITEMIZED RESPONSE TO EDG

CONTINUED

**1a CEDAR CROSSING APARTMENTS**

Cedar Crossing employs repeating window pattern and subtle articulation in its long Roosevelt facade.

- 1. Straightforward massing
- 2. Subtle articulation
- 3. Consistent pattern, rhythm
- 4. Canopy heights respond to slope
- 5. Simple palette of materials
- 6. Color used as accent



Our proposed project endeavors to have the following qualities:

- 1a
1.

2.

3.

4.

5.

6.

7.

8.
- Straightforward massing

Subtle articulation

Texture provided with slots and balconies

Consistent pattern, rhythm

Massing, fenestration reflect interior spatial organization (apartments)

Undercut to enhance pedestrian realm

Bays respond to slope over long elevation

Simple palette of materials, colors

2. MASSING OPTIONS:

- 2a
- a) The Board supported the overall massing shown on the applicant’s preferred architectural massing Concept 3 with its large ground-level setbacks, undulating bays, and articulated west end. The Board discussed at length, however, if the number of moves made along the north side were necessary to articulate the façade and whether those moves successfully responded to the neighboring zoning, existing buildings, and the future development potential of the properties to the north. Moving forward, the Board recommended that the applicant use the more in-depth urban design analysis to inform the number of moves and any breaks provided between them. CS2-C-1, CS2-C-3, CS2-D-5, CS2-III-iii, CS2-III-iv, DC2-A

Response:

The board understood and appreciated the relationship between the massing modulation and the underlying floor plan organization, recognizing the subtractive approach that lets the building “breathe” by introducing regular breaks (recessed unit decks and recessed windows at corridor ends) for light and air (DC2-A). The regular, consistent rhythm of the north-facing bays also relates to likely future townhomes across the way (CS2-C-3). Board Chair Dan Rusler: “I find the project really thoughtful and even though it is a long building, the team has been thinking about scale...” In its unanimous approval for granting departure 1 the board cited the modulation and rhythm of the bays.

The proposed massing is a result of a combination of urban design considerations and attempts to balance the massing in an aesthetically pleasing way. The building undercut, and the way the undercut steps up along 68th St, is a response to the pedestrian realm, allowing for generous buffer space between the public space and unit and commercial entries. The larger massing cut-outs are located to balance and break up the repetition of the building in what are perceived to be aesthetically appropriate locations. The rhythmic 20’ protruding bays lend a residential townhome scale to the facade and help give the building a background fabric building quality, inspired by repetitive full block townhomes in places like Boston’s Back Bay or New York City’s West Village.



# 8.0 ITEMIZED RESPONSE TO EDG

**2. MASSING OPTIONS:**

**2d** d) The Board appreciated the more sculptural strategy shown on architectural massing Concept 3 with the carving of the base and the slots between the bays, however, there was discussion as to whether the bays should extend to the top of the continuous roof parapet or if changes in height of the bays or strategic breaks in the parapet could help break down the perceived length of massing further. CS2-III-iii , DC2-A-2, DC2-B-1

**Response:**

The board discussed the strategic breaks in the upper datum and appeared to endorse the strategy. Dan Rusler: “What they’ve also done which is really nice is manipulate the height and datums of the undersides and upper edges to scale the building vertically a bit better... Fundamentally the approach they’re taking is what’s doing a really nice (job of) scaling and patterning across a long facade...” . The team feels that the proposed changes in heights of the bays and strategic breaks in the parapet line serve to adequately break down the perceived length of massing while maintaining the continuous fabric building expression and avoiding what could otherwise be an overly-complicated expression of a compilation of seemingly separate buildings.

The north facade can be seen as having a simple, symmetrical A-B-C-B-A pattern, as shown in the diagram on this page, yet with the added element of lowered bays at the west to relate to the lower sidewalk grade in this zone. These bays that extend down provide an interesting aesthetic break from the otherwise symmetrical appearance, and provide a more comfortable pedestrian experience.



Preferred Scheme



White Color Study



3. FACADE ARTICULATION AND MATERIALITY

**3a** *a) Along with refining the massing moves along the north side of the building, the Board stressed the importance of the application of materials and colors are to the success of the proposed design. Moving forward, the Board recommended that the applicant limit the material palette to a small number of high-quality materials and focus on colors that accent the bays and provide shadow relief to help mitigate the perceived, height, bulk, and scale of the building. The Board cautioned against a very dark color palette and requested that the applicant provide multiple studies at Recommendation showing a robust subtle tonal and patterned material exploration. DC4-A-1, DC4-I-ii, DC4-I-iii, DC4-I-iv*

Response:

We are proposing a limited material palette that allows the building modulation to create the majority of the visual interest rather than relying on random material changes to do so. The varying materials that are proposed are located in such a way as to reinforce the overall design moves that are made.

The team feels that the preferred color scheme is a clearer articulation of the design intent, which uses darker colors, gray and black, to connect the modulation moves across the facade. The introduction of white into these areas detracts from this clear articulation.

8.0 ITEMIZED RESPONSE TO EDG

Preferred Scheme



Preferred Scheme



White Color Study



White Color Study





Color variation proposed to not simply relate to plane of wall but instead to highlight larger modulation moves while keeping the more repetitive plane changes more subtle.

2. MASSING OPTIONS:

**2c** c) The Board was intrigued by the large undulating massing overhangs created by the 20' wide bays along the north side of the building in that it creates a dynamic carved out space. The Board stressed the importance of a well composed and cohesive design for this space and recommended that the applicant pay particular attention to the materiality of these variously scaled pockets and the treatment of the prominent overhead projections, in conjunction with the landscape design. DC2-B, DC2-C, DC4-A-1, DC2-II-ii

Response:

The design employs a limited palette of materials to enhance the massing and modulation of the approved scheme. The light and dark coloration has been studied to not simply reply to the plane changes along the facade length, but to help emphasize the larger scaled modulation without over-emphasizing the repetitive protruding bays. Studies that looked at following the wall plane for color selection yielded an excessively striped facade, while the team feels the preferred scheme is more subtle and effective.

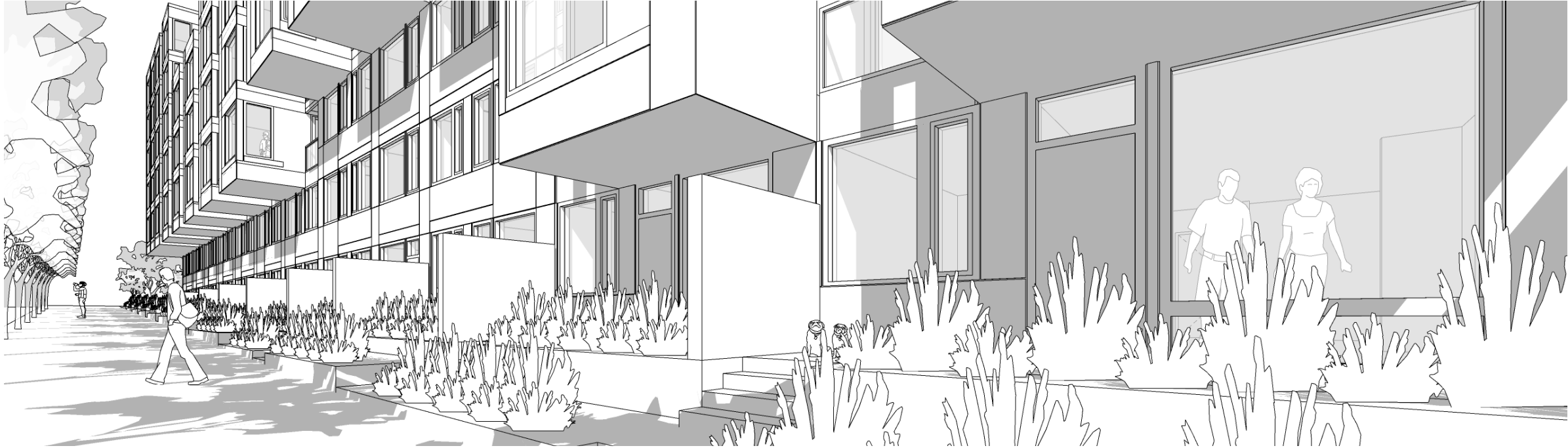
The treatment of the overhead projections is proposed to be white exterior gypsum, to be in plane with the interior ceiling surface and appear as a continuation of it.

- 1. White Stucco
- 2. Gray Stucco
- 3. Black Metal Panels
- 4. Glass Railings
- 5. Aluminum Deck
- 6. Black Window Frames
- 7. White Window Frames
- 8. Anodized Storefronts
- 9. Open Grill Garage Door
- 10. Spaced Wood Divider Screen
- 11. White Gyp. Soffit
- 12. Perforated Metal Louvers to match adjacent Stucco

# 8.0 ITEMIZED RESPONSE TO EDG

**CONTINUED**

**2c** The variation of heights of the overhangs create interestingly varied qualities of space below them. These spaces will include a variety of plantings along 68th Street, yielding both privacy for units and visual interest for passers-by.



View Looking East



View Looking West



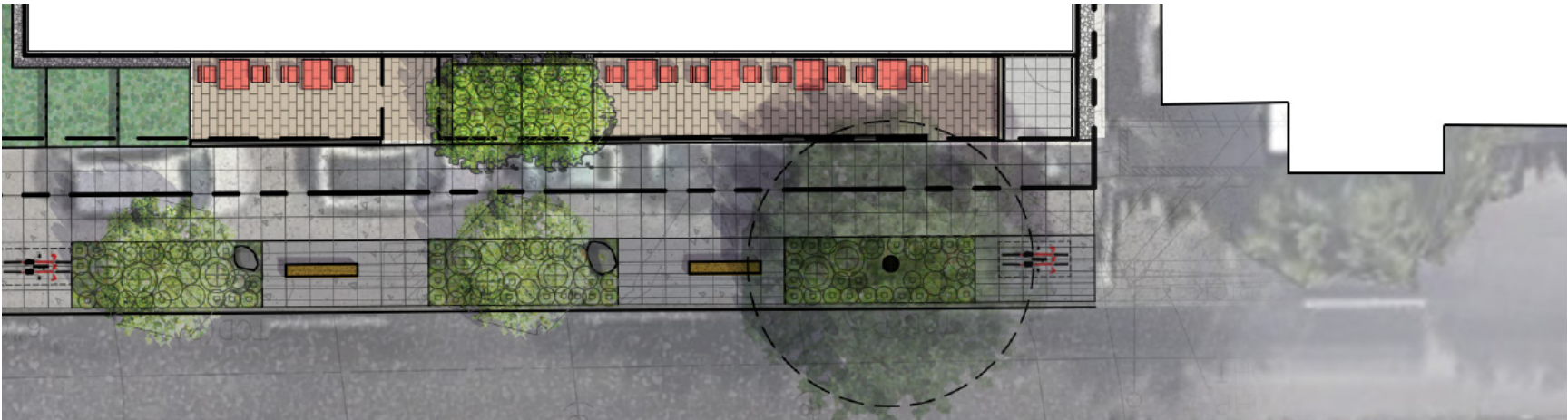
1. URBAN DESIGN:

**1b** *b) The Board was concerned with the lack of study of the relationship of the proposed development to the properties to the south and recommended that the applicant provide more information about the adjacent properties, including window studies, and how the existing conditions will impact the development of the architectural massing. The Board placed high importance on understanding the condition at the southwest edge. CS2-D-1, CS2-D-5, DC2-B-2*

Response:

The portion of the proposed building that is closest to the southern neighbor, at the southwest edge, is in the NC3P zoning, and faces a Principal Pedestrian Street: Roosevelt Way NE. The existing neighboring development in that zone and along that street consistently holds the street edge, providing a continuous, activated street wall in the pedestrian commercial zone. Per CS2-D-1, we believe setting the proposed building back at the south edge of the NC Zone would yield an unwelcome break in this pedestrian environment, and an unappealing and unsafe, narrow alley to the rear of the property as visible from Roosevelt Way NE.

See also the response to item 2e, relating to concerns about the blank wall condition facing south.



The landscape plan shows the terraced seating and plantings along Roosevelt Way, appropriately activating the principal pedestrian street of Roosevelt and continuing what is a strong street edge throughout the neighborhood.

4. PEDESTRIAN ENVIRONMENT

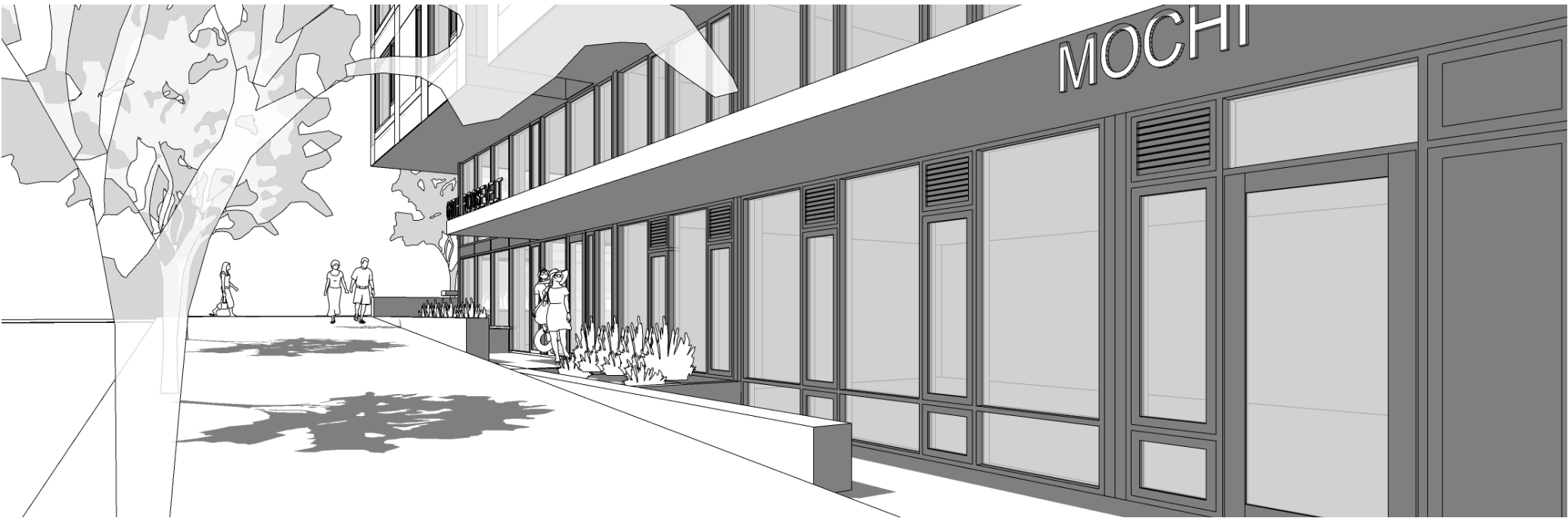
**4b** *b) The Board strongly supported the inclusion of the 2-story retail space and the in-building 2-story residential coworking space at the corner of Roosevelt Way NE and NE 68th St. The Board recommended that these uses be maintained moving forward and that the applicant continue to study how to maximize interaction between these interior spaces and grade. PL2-I-I, PL3-A-1, PL3-A-4, PL3-C, PL3-II-I, DC1-A , DC1-I-I, DC3-A-1*

**Response:**  
The co-working space remains as a mezzanine partially above the sidewalk along NE 68th St, with extension into the double-height lounge / co-work space which faces Roosevelt Way. The co-work mezzanine sits only a few feet above the NE 68th St. frontage, allowing for visual activation and connection to the public realm. Planters along the building edge allow for some spatial buffer.

Along Roosevelt Way NE, the sidewalk space within the property line is proposed to terrace down the slope, allowing for flat zones for seating and planters outside of the retail space and building entry. The retail space is no longer proposed to be double-height, but newly added units above it are given storefront cladding to allow for maintaining the double-height expression from the outside. The canopy is located to hide the floor slab here, furthering the double height expression.



The Roosevelt Way NE elevation shows terraced stepping along the exterior to allow for seating and planters, and shows the double-height expression maintained



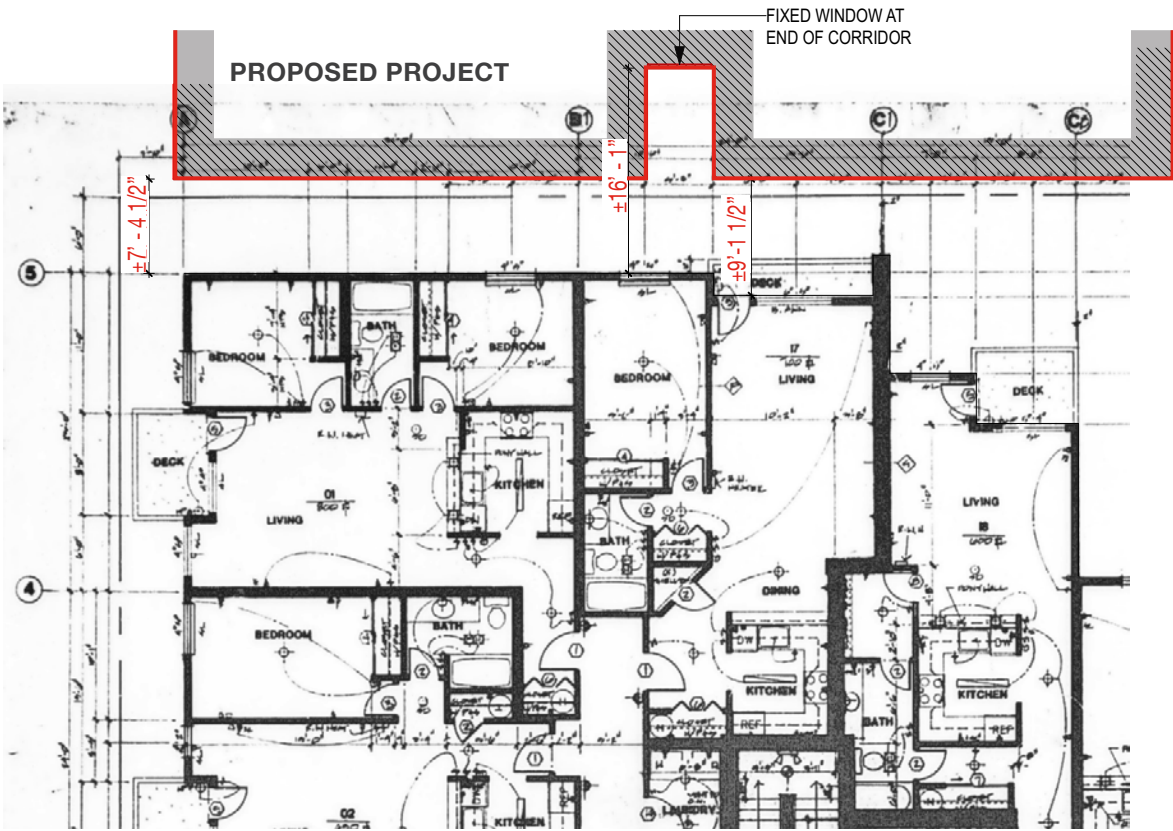
The landscape plan shows the terraced seating and plantings along Roosevelt Way, as well as generous planting area in front of the co-work space along NE 68th St.

2. MASSING OPTIONS:

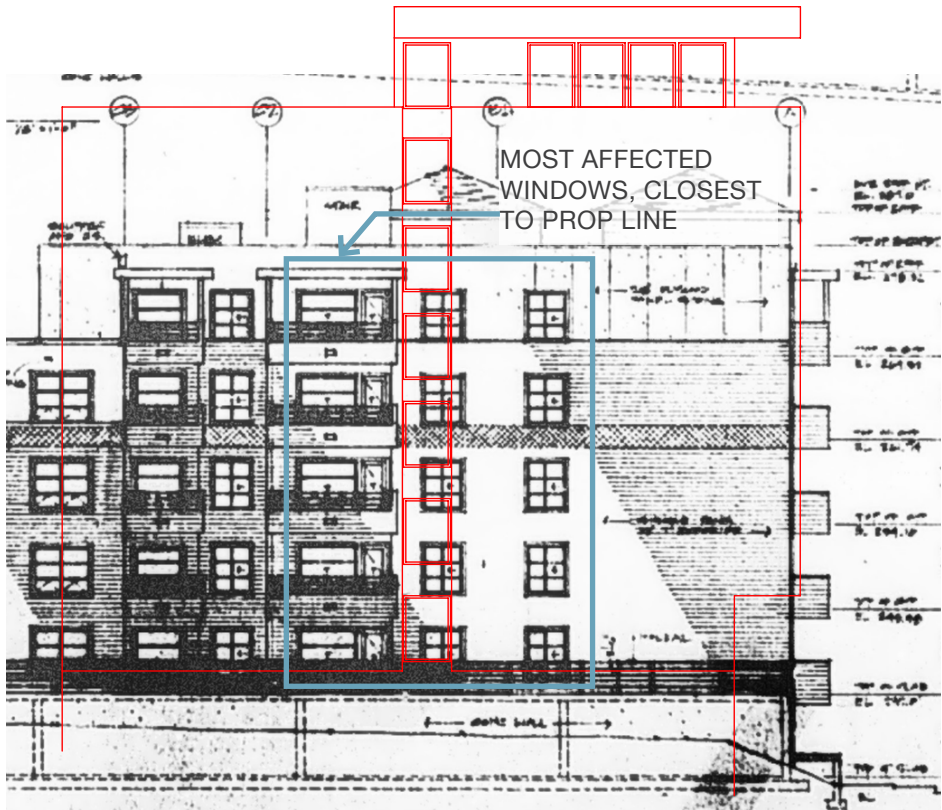
**2e** e) The Board discussed the appropriateness of what appeared to be a blank wall condition proposed along the west end of the building along the southern property line. The Board strongly recommended that the applicant continue to study the location of this wall to determine if it would be more appropriate to provide a setback, and if none is provided, that the material application provide visual interest as it will be visible for an indefinite period. CS2-D-5 CS2-III-iii, DC2-B

Response:

See also the response to item 1.b. above. The design team does not feel it is appropriate to set back on the western edge of the southern property line for the primary reason of maintaining the urban, commercial street edge along Roosevelt Way. This portion of the south facade is proposed to have glazing in a recessed slot at the end of the corridor, which will help provide visual interest to this area while not creating privacy issues between units of this building and the adjacent building. The roof terrace and level 7 club room are also visible at the top of this facade and provide glazing and activation, serving as relief from the more opaque wall below. This level is above the adjacent building so will also not negatively impact the privacy of adjacent units. The material used on the opaque portions of the facade will be cleanly and appropriately detailed with understanding of its visibility.



NORTHWEST CORNER OF BUILDING TO THE SOUTH; TYPICAL FLOOR PLAN  
SOUTHWEST EDGE OF PROPOSED BUILDING SHOWN IN RED ABOVE



WESTERN EDGE OF NORTH FACADE FOR BUILDING TO THE SOUTH  
PROPOSED BUILDING SHOWN RED

# 8.0 ITEMIZED RESPONSE TO EDG

CONTINUED

2e

At its closest, the adjacent building to the south is approximately 7'-4 1/2" away from our proposed building. Two stacks of windows, each in a bedroom, are at this closest distance. A small area of living room in one window stack is approximately 9'-1 1/2" away from our proposed wall. To the east of this, the existing building steps another 6 or so feet south.

Our building proposes no unit glazing in this zone, so privacy for the existing building is maintained. However, two stacks of units in the existing building will have reduced daylight access due to our proposed building. Studies of the existing adjacent building in relationship to the proposed building are shown on the following page.



2. MASSING OPTIONS:

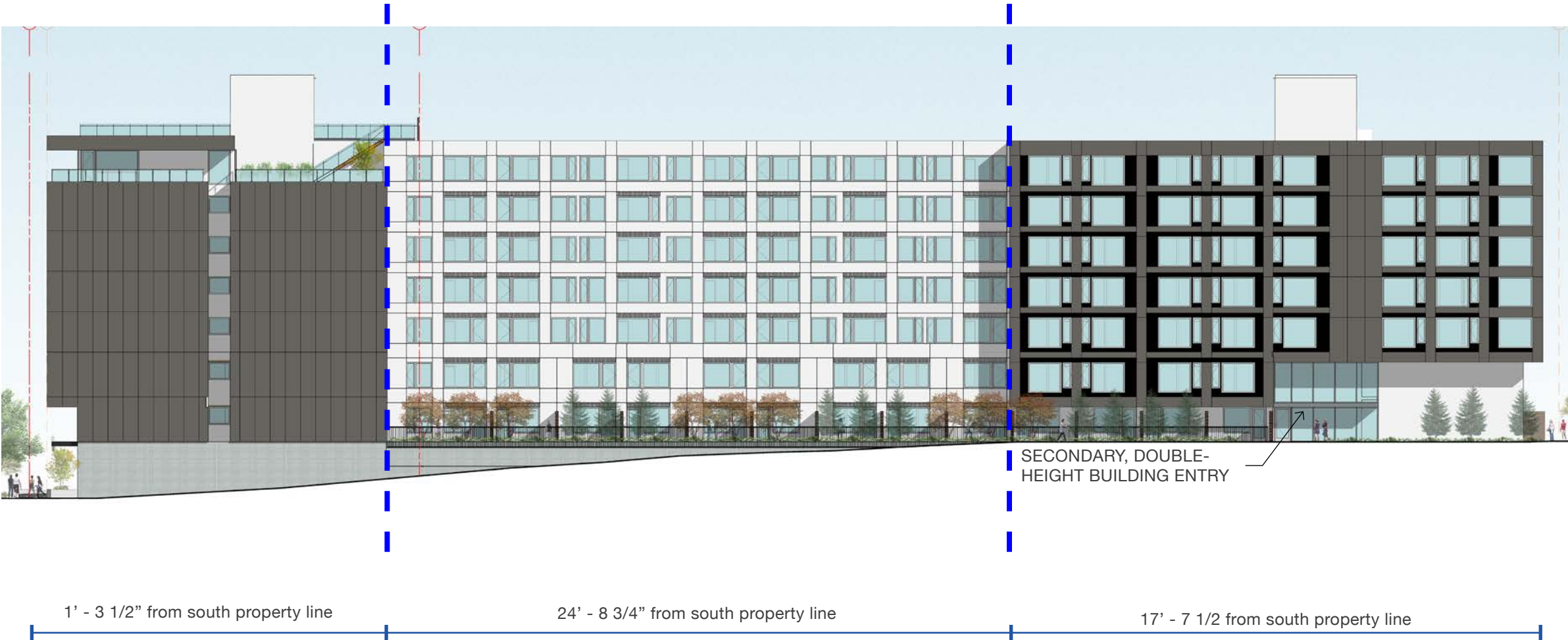
**2b** *b) The Board noted that very little information was provided in the EDG packet or presentation about the proposed massing or articulation on the south side of the building. Moving forward, the Board requested that the applicant apply the same rigor and attention to the massing and articulation of the south side as was given the north. CS2-C-1, CS2-C-3, CS2-D-5, CS2-III-iii, CS2-III-iv, DC2-A*

Response:

The design of the south facade is cohesive yet organized into three distinct portions. The eastern “third” relates to 12th Avenue, as the overhanging gray and black mass wraps the corner and steps down just beyond the secondary lobby entry, subtly emphasizing it.

The western “third,” in the NC zone, holds the Roosevelt street edge and therefore sits close to the property line. The gray and black materiality also wraps here from the west.

The central “third” is in the recessed plane of the lower floors as they wrap from the east, and therefore maintains the white stucco expression of these lower floors. Ground level units are provided with private decks which overlook planted areas within the rear setback area of the MR zone.



# 8.0 ITEMIZED RESPONSE TO EDG

CONTINUED

**2b** At Level 1, the secondary entry provides a convenient location for residents to enter from the light rail station a block to the south. A pet relief area, bike racks, and benches are provided here.

Further west are private unit porches which look out on a generously planted zone. The facade in this zone is set back almost 10' more than the required zoning setback necessitates, allowing for greater sunlight access, generous porches, and plenty of greenery.





## 4. PEDESTRIAN ENVIRONMENT

4c

c) The Board supported the location of the secondary residential entry at the southeast corner of the building and recommended that the implied 2-story expression be maintained moving forward. PL3-A-1, PL3-A-4

### Response:

This secondary entry has been maintained as originally presented. It is emphasized by the turning down of the gray massing expression just beyond it, and by a canopy overhead and storefront glazing. Short-term bicycle parking, a pet relief area, and public benches are proposed near the entry as well for resident and visitor convenience.



8.0 ITEMIZED RESPONSE TO EDG

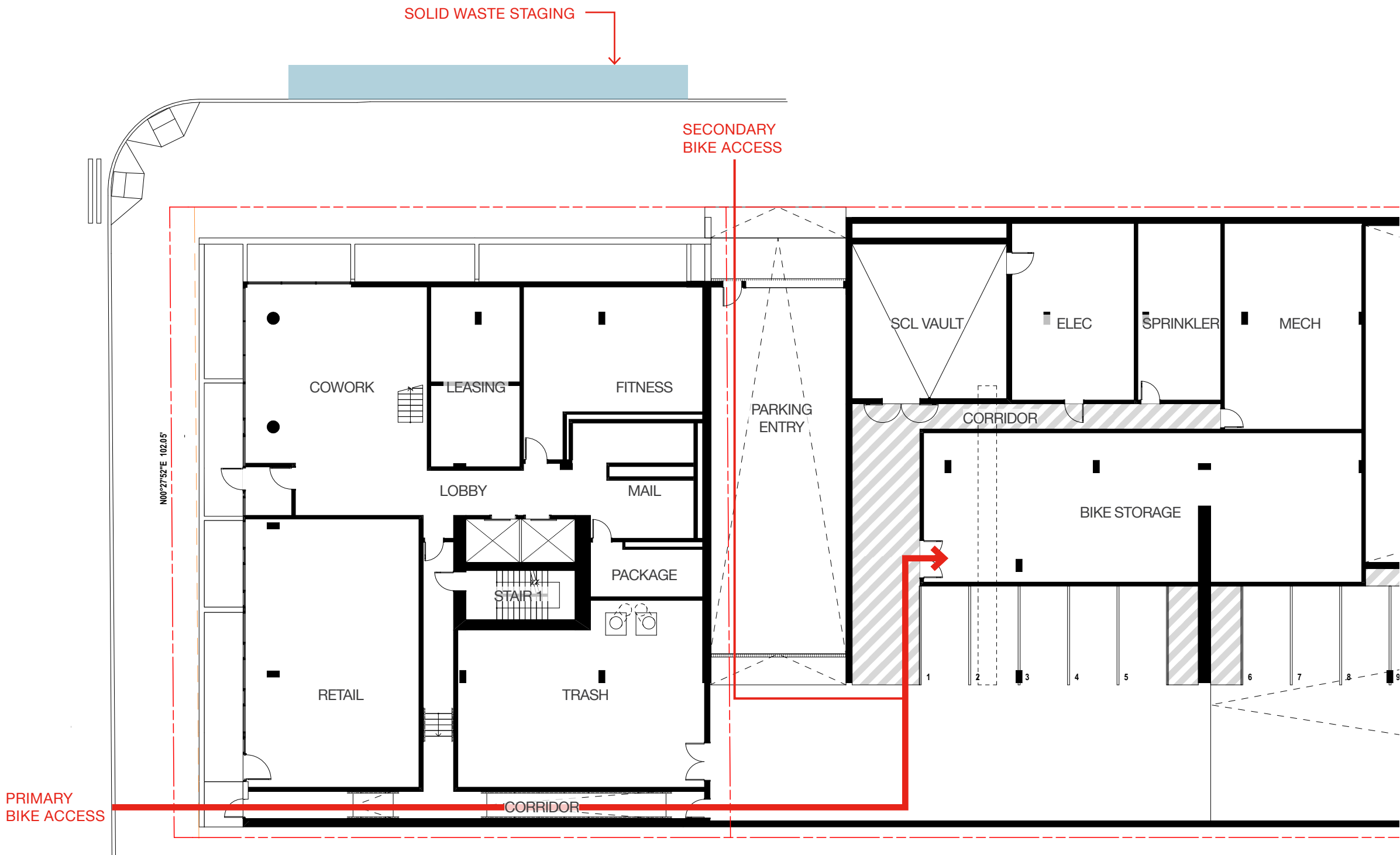
4. PEDESTRIAN ENVIRONMENT

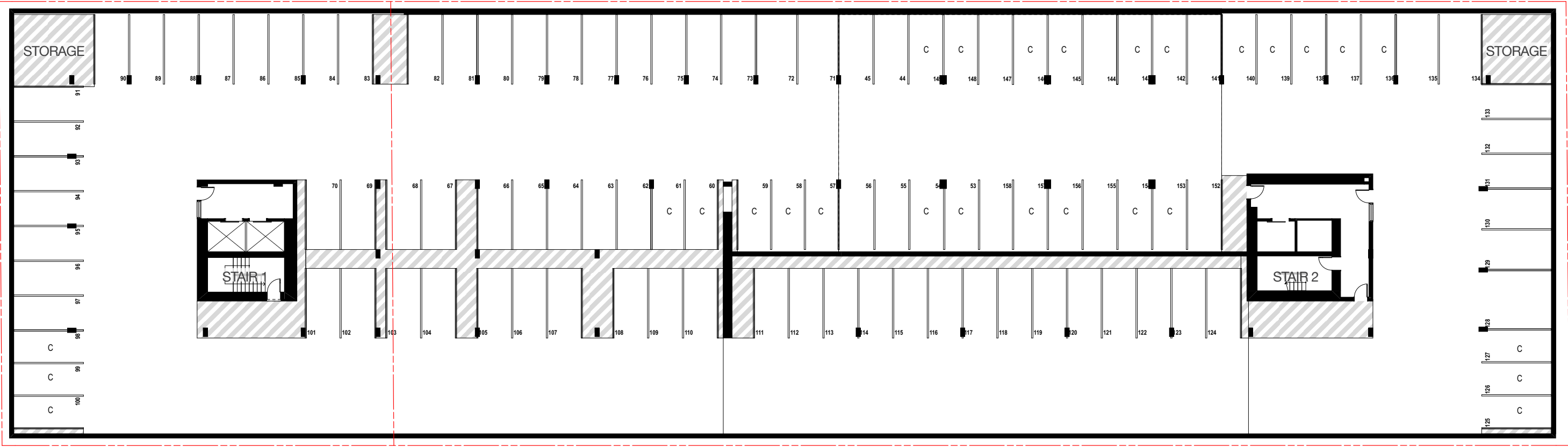
**4d** d)The Board noted that there was little information provided in the EDG packet showing bike access and storage or the solid waste storage and staging approach. Provide this information at Recommendation. PL4-B, DC1-C-4

**Response:**  
Long term bike storage is provided in the parking garage. From 68th St, bicyclists can enter through a man door and walk along the garage ramp, or from Roosevelt Way NE bicyclists can enter through the door at the south and reach the parking garage through a ramped corridor.

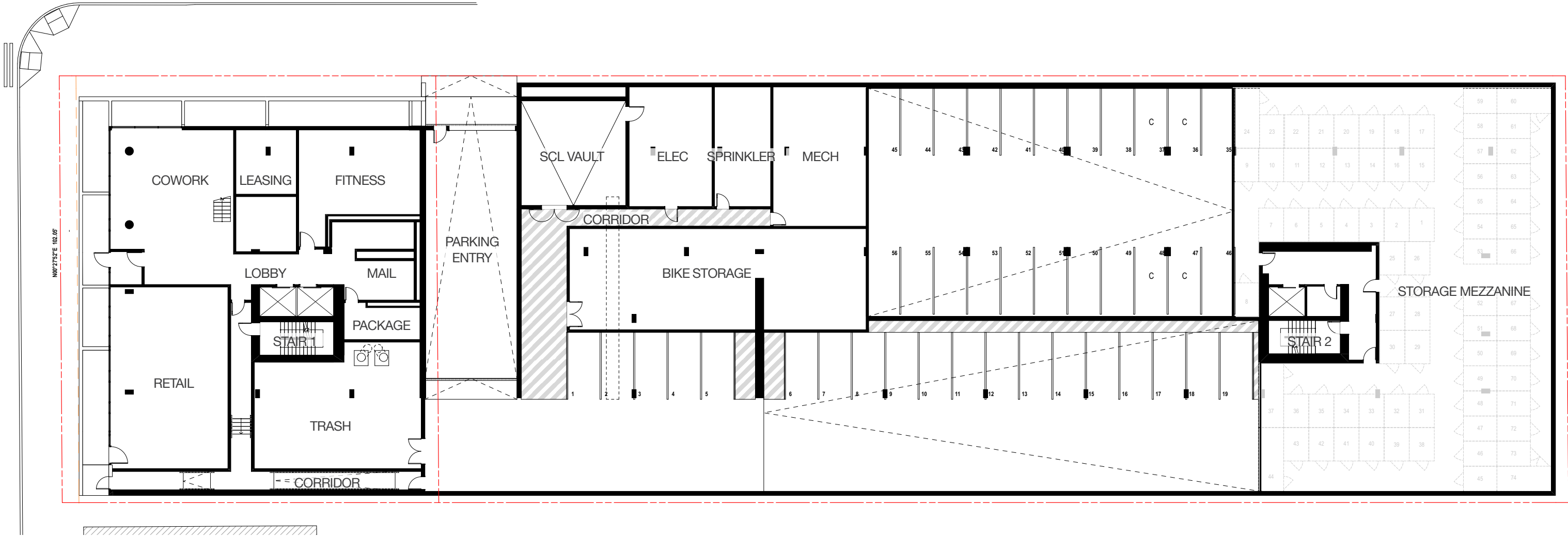
Solid waste storage is also proposed in the parking garage and is proposed to be staged in a parking strip along 68th St, just west of the parking entry. The dumpsters will be moved to the staging area by building management. This staging area was chosen in order to not be directly in front of ground level residential units.

SDOT has approved the proposed location.





9.0 FLOOR PLANS

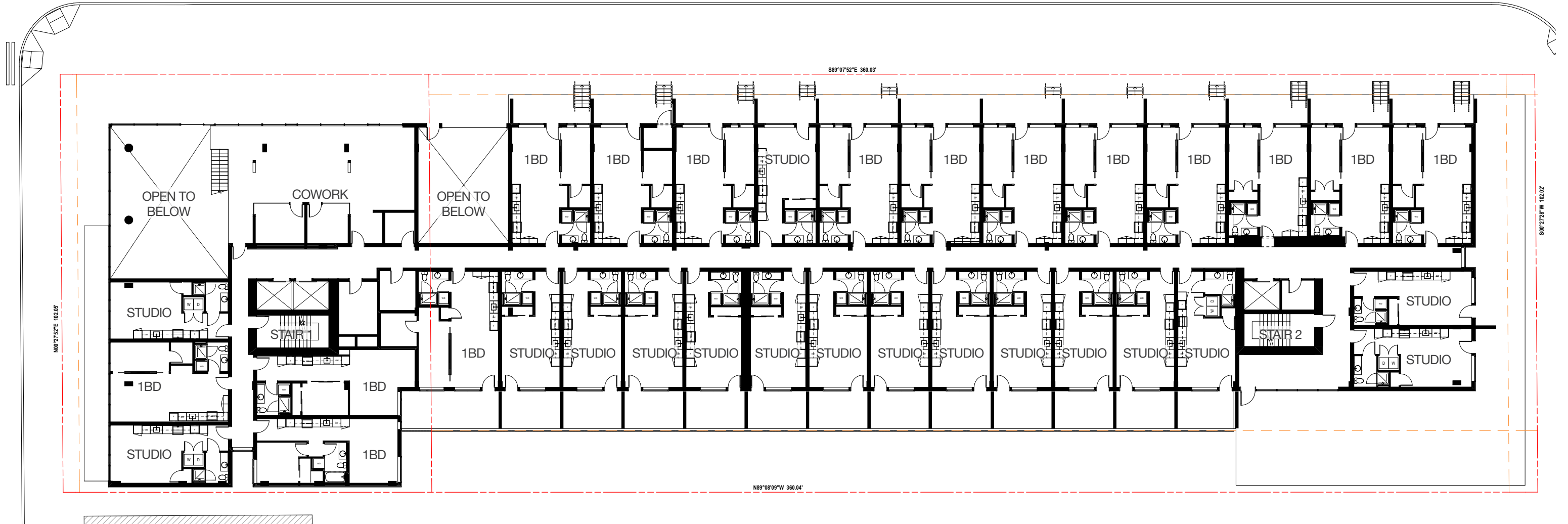


FLOOR PLAN LEVEL P1  
0' 16' 32' 48'



## 9.0 FLOOR PLANS

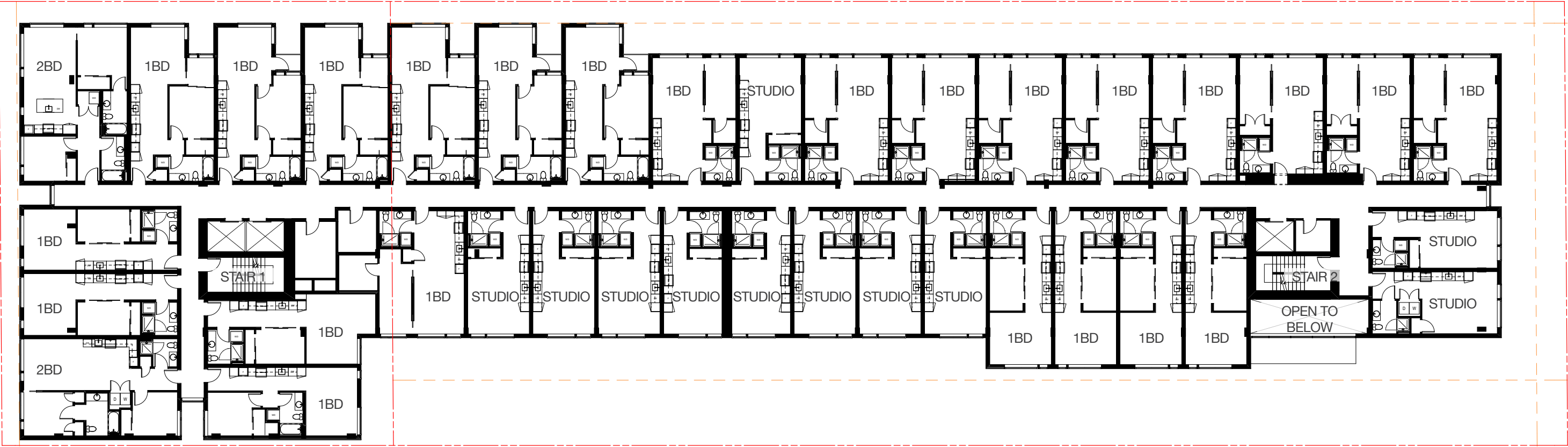
N E 6 8 T H S T

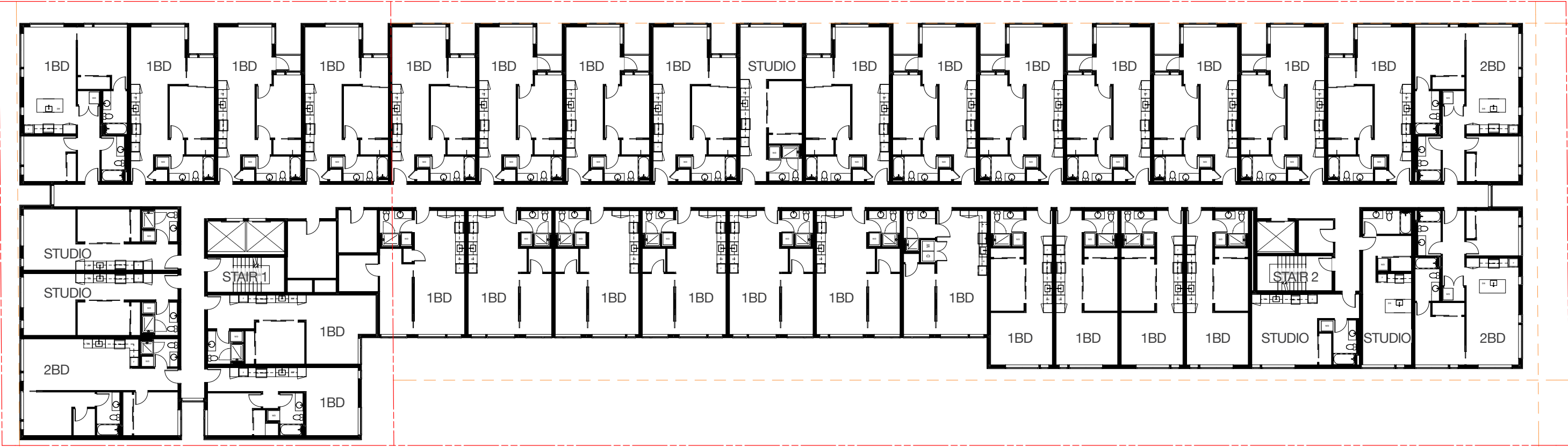


## FLOOR PLAN LEVEL 1

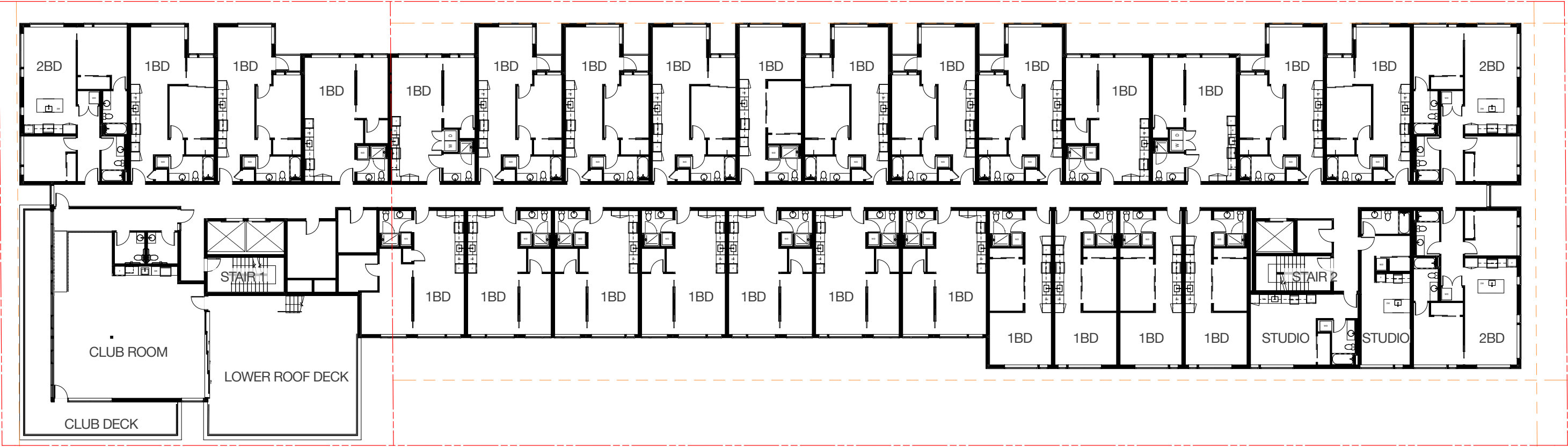


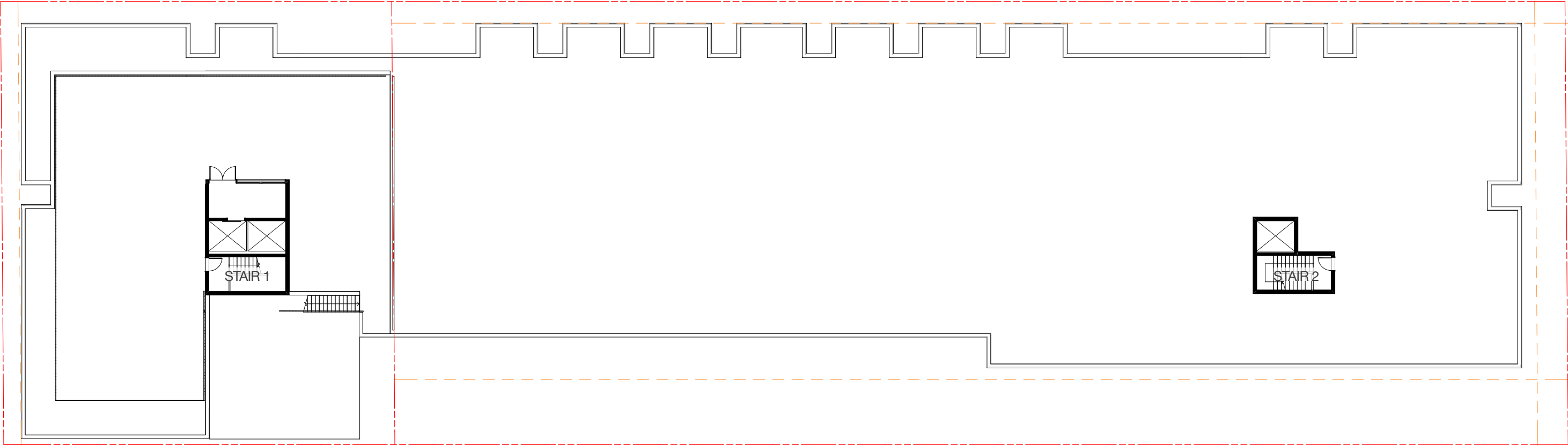
9.0 FLOOR PLANS





9.0 FLOOR PLANS





FLOOR PLAN LEVEL 8

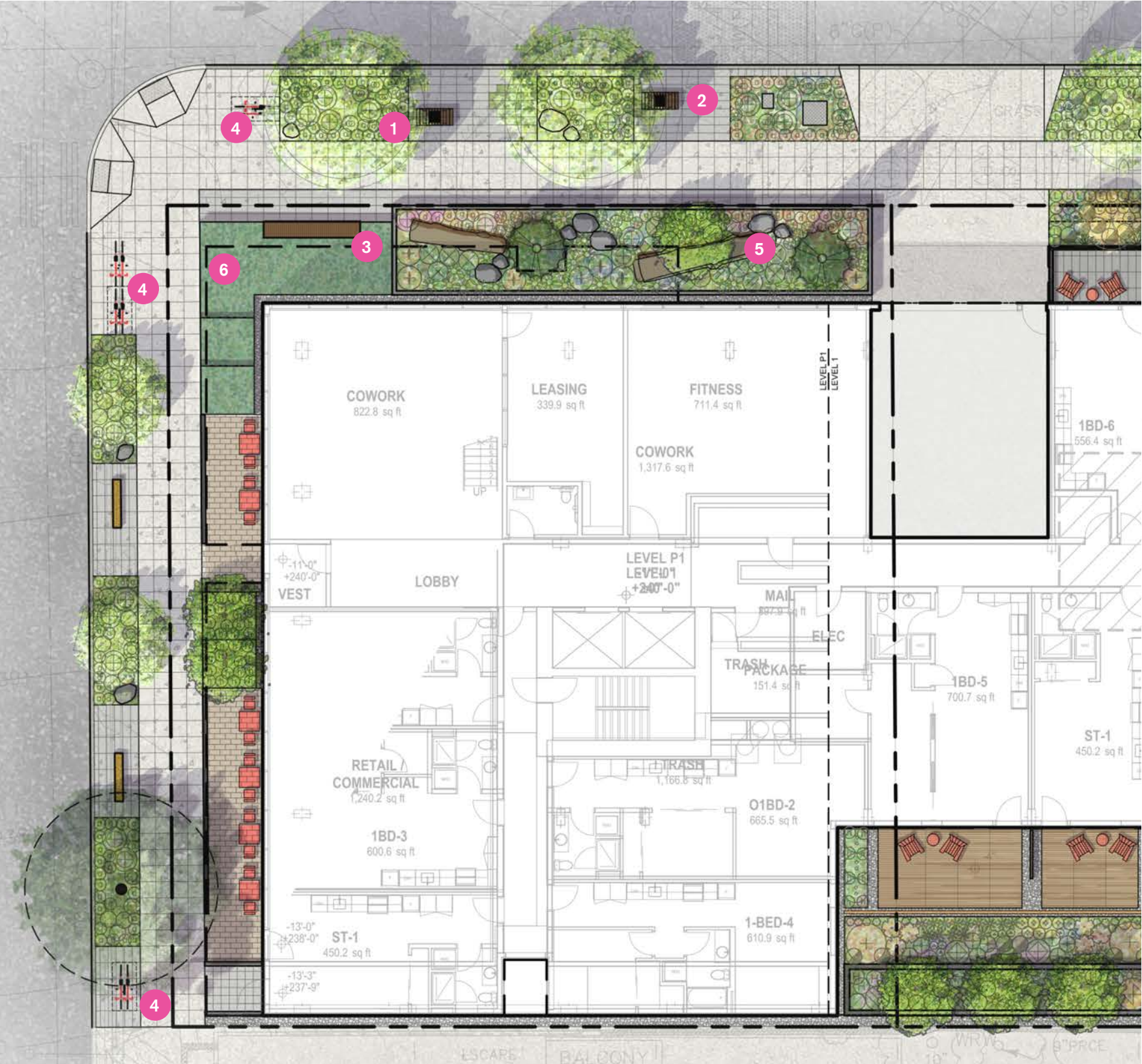


# 10.0 COMPOSITE LANDSCAPE / HARDSCAPE PLAN

## LANDSCAPE PLAN



STREETSCAPE MATERIALS - ROOSEVELT AVE



1 Wide Planting Strip



2 Fixed 2-person Picnic Table



3 Seating over Steel Planter



4 Bike Racks



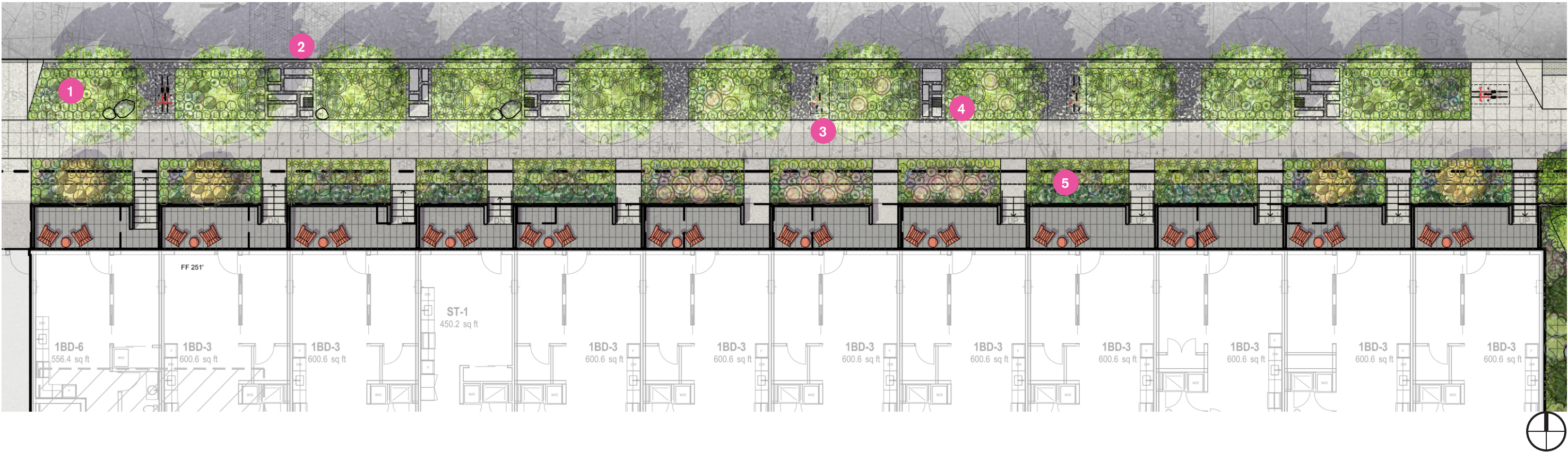
5 Woodland Garden



6 Bioretention Planter

# 10.0 COMPOSITE LANDSCAPE / HARDSCAPE PLAN

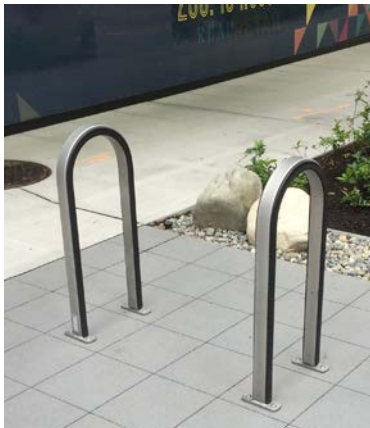
## STREETSCAPE MATERIALS - 68TH



1 Street Planting with Boulders



2 Concrete Paving Set in Gravel Paving



3 Bike Racks



4 Wood Cube Seat



5 Townhouse Planting

STREETSCAPE MATERIALS - 12TH AVE



1 Street Planting with Accent Boulders



2 Concrete Seat Wall



3 Bike Racks with Accent Paving



4 Dog Run



5 Benches



6 Bioretention Planter

# 10.0 COMPOSITE LANDSCAPE / HARDSCAPE PLAN

## SOUTH PATIOS



1 Low Planting



2 Concrete Planter



3 Private Wood Decking Patio

LANDSCAPE PLAN - LEVEL 7 TERRACE



1 Raised Planters



2 Staggered Pavers & Ballast



3 Round Pots



4 Dining Table & Chair



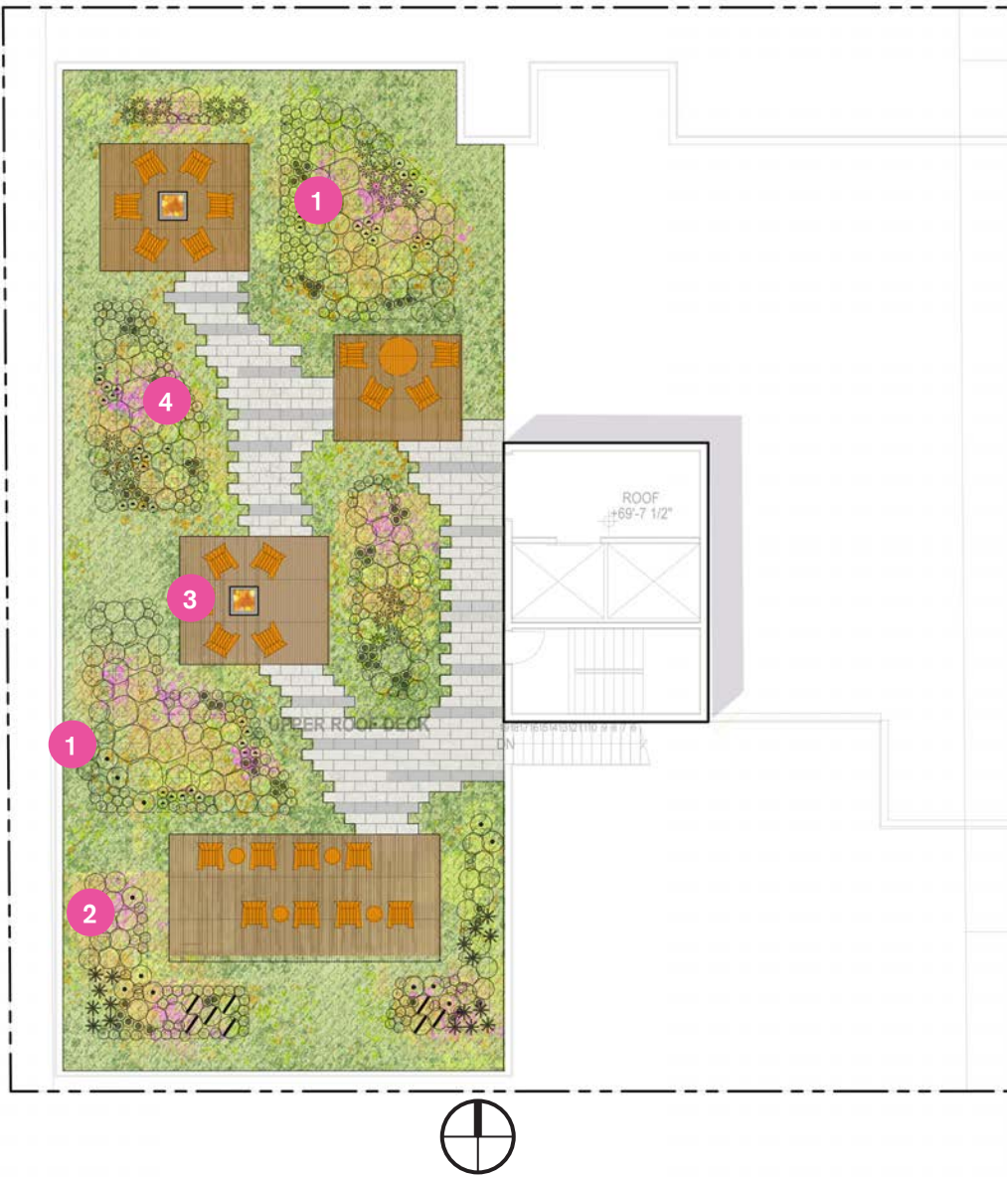
5 BBQ Island



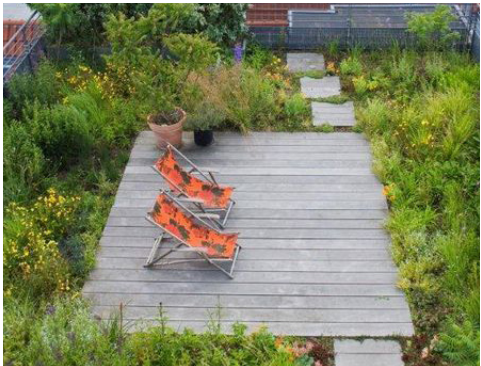
6 String Lighting

# 10.0 COMPOSITE LANDSCAPE / HARDSCAPE PLAN

## ROOF LANDSCAPE PLAN



1 Mounded Planting Islands



2 Gathering Decks

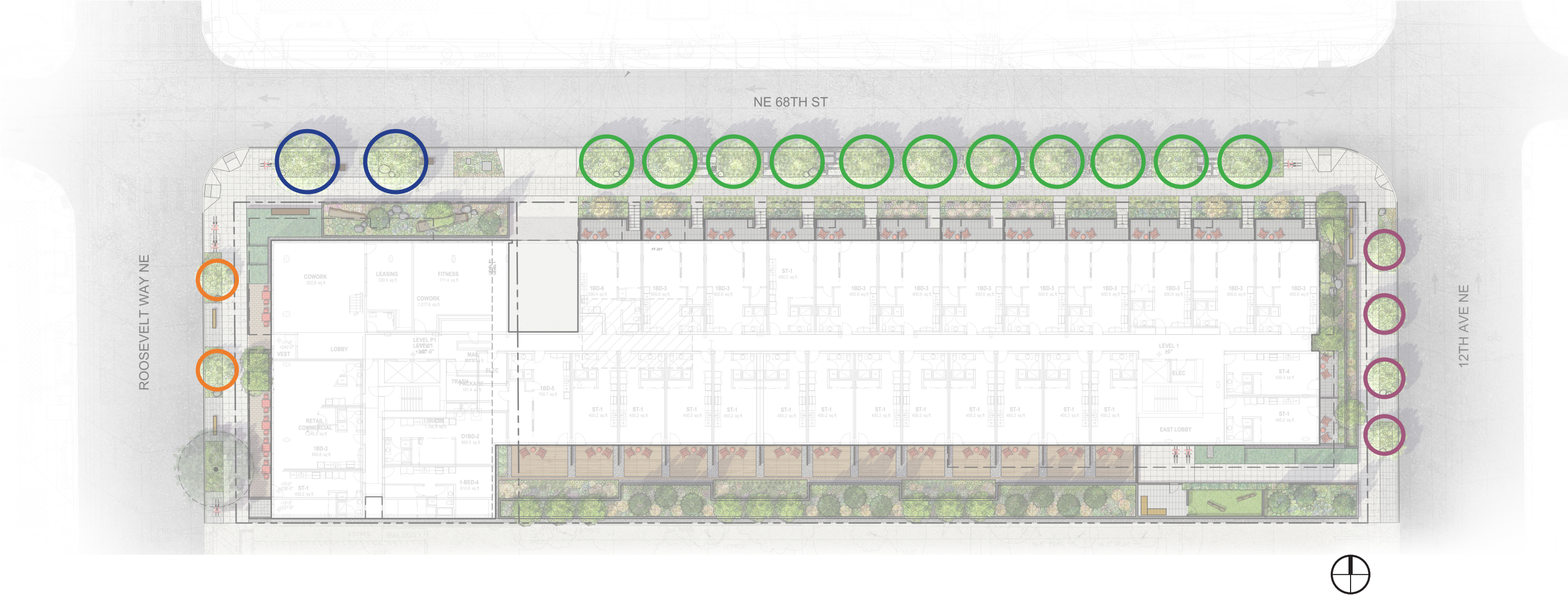


3 Firepits



4 Staggered Pavers

PLANTING DESIGN - STREET TREES



Street Trees



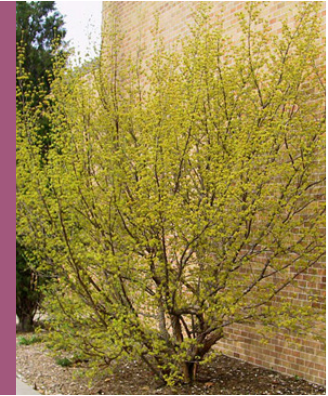
*Tilia Cordata*  
'Greenspire' /  
'Greenspire'  
Littleleaf Linden



*Betula Nigra*  
'Heritage' /  
'Heritage' River  
Birch



*Stewartia*  
*pseudocamellia* /  
Japanese  
Stewartia

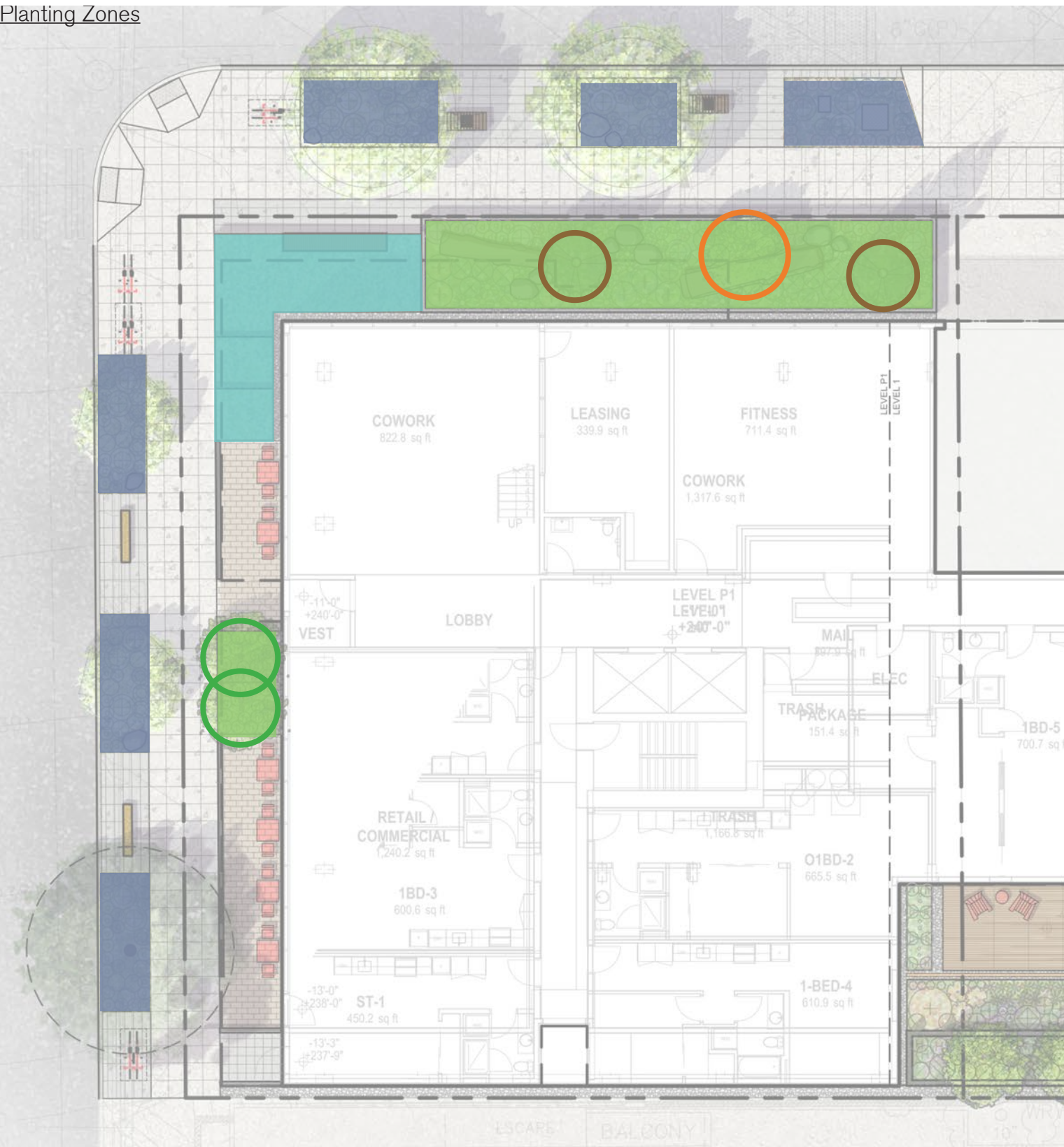


*Cornus mas* /  
Cornelian Cherry  
Dogwood

# 10.0 COMPOSITE LANDSCAPE / HARDSCAPE PLAN

## PLANTING DESIGN - ROOSEVELT AVE FRONTAGE

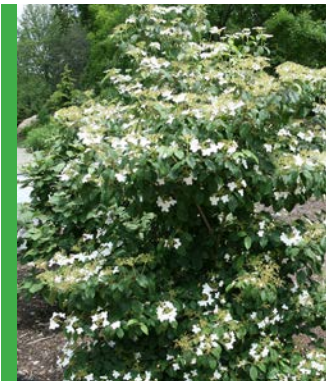
Planting Zones



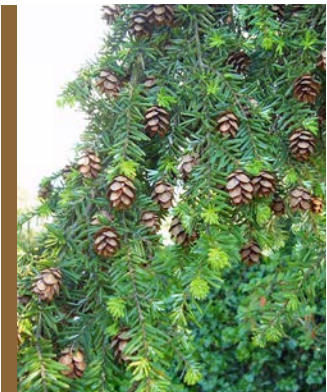
### Accent Trees



*Acer circinatum* (MULTI-STEM) / Vine Maple

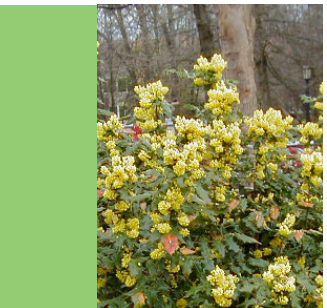


*Magnolia sieboldii* / Oyama Magnolia



*Tsuga heterophylla* / Western Hemlock

### Shrub Mixes



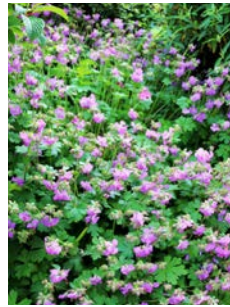
*Mahonia aquifolium* 'John Muir' /



*Blechnum spicant* / Deer Fern



*Vaccinium ovatum* 'Scarlet Ovation' / Scarlet Ovation



Hardy Geranium / *Geranium cantabrigiense*

### PNW NATIVE



*Hydrangea quercifolia* 'Pee Wee' / Oakleaf



*Mahonia aquifolium* 'John Muir' / Oregon Grape



*Acorus gramineus* 'Ogon' / Golden Variegated Sweetflag

### ROW PLANTING



California Gray Rush / *Juncus patens*



West Coast Iris / *Iris Tenax*



New Zealand Sedge / *Carex testacea*

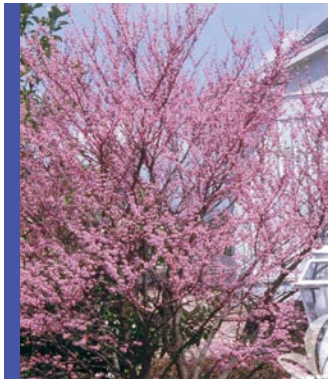
### BIORETENTION

PLANTING DESIGN - 68TH STREET STOOP

Planting Zones



Accent Tree



Cercis canadensis  
'Summer's Tower' /  
Summer's Tower  
Redbud

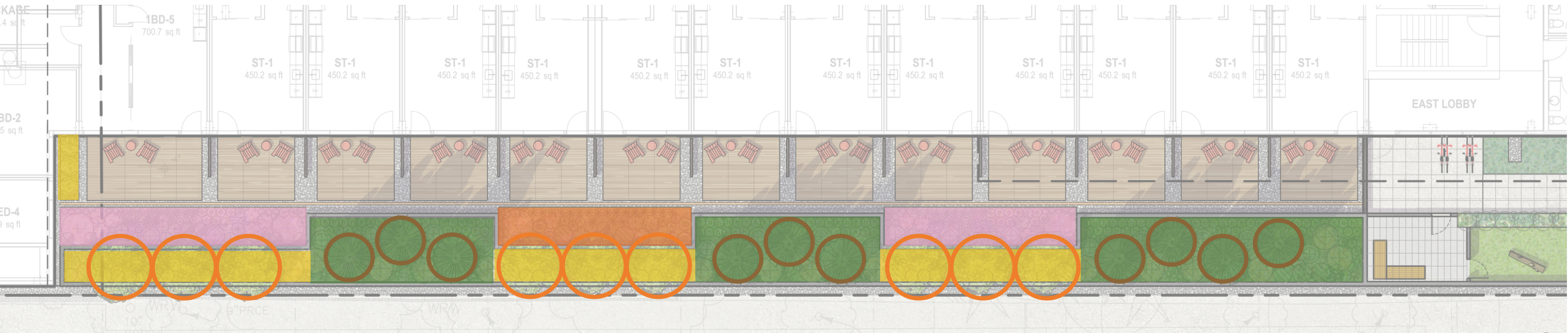
Shrub Mixes

TH PLANTING TYPE 1				TH PLANTING TYPE 3		
	Rhododendron x 'Wine and Roses' / Wine and Roses Rhododendron	Hakonechloa macra 'All Gold' / Japanese Forest Grass	Brunnera macrophylla 'Jack Frost' TM / Jack Frost Siberian Bugloss		Sarcococca ruscifolia / Fragrant Sarcococca	Actaea simplex 'Hillside Black Beauty' / Hillside Black Beauty Snakeroot
	TH PLANTING TYPE 2					
Cephalotaxus harringtonia 'Fastigiata' / Plum Yew		Carex morowii 'Aureo Variegata' / Golden Variegated Sedge	Acanthus mollis / Acanthus	Liriope muscari 'Big Blue' / Big Blue Lilyturf	Trachelospermum jasminoides 'Confederate' / Confederate Jasmine	

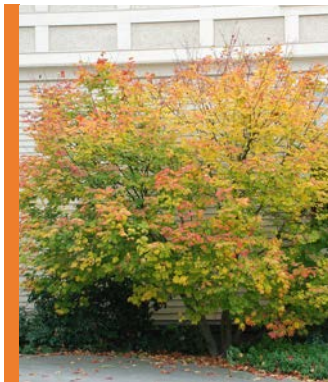
# 10.0 COMPOSITE LANDSCAPE / HARDSCAPE PLAN

## PLANTING DESIGN - SOUTH PATIOS

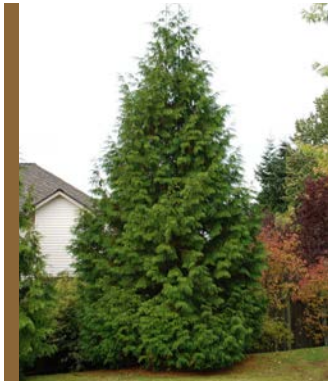
Planting Zones



### Accent Trees



Acer circinatum (MULTI-STEM) / Vine Maple



Thuja plicata `Hogan` / Hogan Cedar

### Shrub Mixes



TH SCREENING PLANT

Hakonechloa macra `All Gold` / `All Gold` Japanese Forest Grass



Hydrangea quercifolia `Pee Wee` / Oakleaf



Ribes sanguineum `King Edward VII` / Red Flowering Currant



TH PLANTING TYPE 4

Deschampsia cespitosa `Schottland` / Schottland Tufted Hair Grass



Rhododendron catawbiense `Cunningham White` / Catawba Rhododendron



Diervilla x `G2X88544` TM / Kodiak Orange Diervilla



TH PLANTING TYPE 5

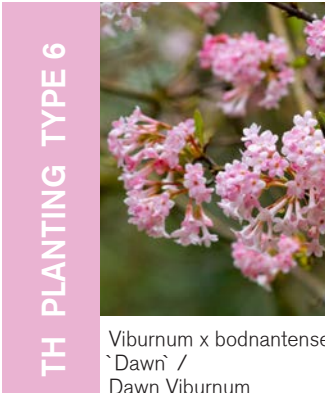
Sword fern / Polystichum munitum



Mahonia aquifolium `John Muir` / Oregon Grape



Rhododendron catawbiense `Cunningham White` / Catawba Rhododendron



TH PLANTING TYPE 6

Viburnum x bodnantense `Dawn` / Dawn Viburnum



Heuchera x `Marmalade` / Marmalade Coral Bells



Sarcococca ruscifolia / Fragrant Sarcococca



Epimedium x rubrum / Red Barrenwort

PLAZA CONCEPT - EAST ENTRANCE

Planting Zones



Accent Trees



Acer circinatum (MULTI-STEM) / Vine Maple



Tsuga heterophylla / Western Hemlock

Shrub Mixes



Mahonia aquifolium 'John Muir' /



Blechnum spicant / Deer Fern



Vaccinium ovatum 'Scarlet Ovation' / Scarlet Ovation



Hardy Geranium / Geranium cantabrigiense



Cephalotaxus harringtonia 'Fastigiata' / Plum Yew

PNW NATIVE



Hydrangea quercifolia 'Pee Wee' / Oakleaf



Mahonia aquifolium 'John Muir' / Oregon Grape



Acorus gramineus 'Ogon' / Golden Variegated Sweetflag

ROW PLANTING



California Gray Rush / Juncus patens



West Coast Iris / Iris Tenax



New Zealand Sedge / Carex testacea

BIORETENTION

# 10.0 COMPOSITE LANDSCAPE / HARDSCAPE PLAN


## PLAZA CONCEPT - TERRACE LEVEL 7

Planting Zones




Shrub Mixes


TERRACE PLANTING MIX




Nandina domestica  
`Purple Passion` /  
Dwarf Heavenly  
Bamboo




Cornus sanguinea  
`Midwinter Fire` /  
`Midwinter Fire`  
Redtwig Dogwood




Hebe x `Red Edge` /  
Hebe




Anemone x hybrida  
`Honorine Jobert` /  
Honorine Jobert  
Japanese Anemone




Acanthus mollis /  
Acanthus




Liriope muscari  
`Big Blue` / Big Blue  
Lilyturf




Geranium x `Azure  
Rush` /  
Cranesbill



Heuchera x `Marmalade`  
/ Marmalade Coral Bells



Hakonechloa macro  
`All Gold` / `All Gold`  
Japanese Forest Grass



Acorus gramineus  
`Ogon` / Golden  
Variegated Sweetflag

Accent Trees



Amelanchier  
x grandiflora  
`Autumn  
Brilliance`  
/ `Autumn













Acer japonicum  
`Aconitifolium` /  
Fernleaf Fullmoon  
Maple

PLAZA CONCEPT - ROOF LEVEL

Planting Zones

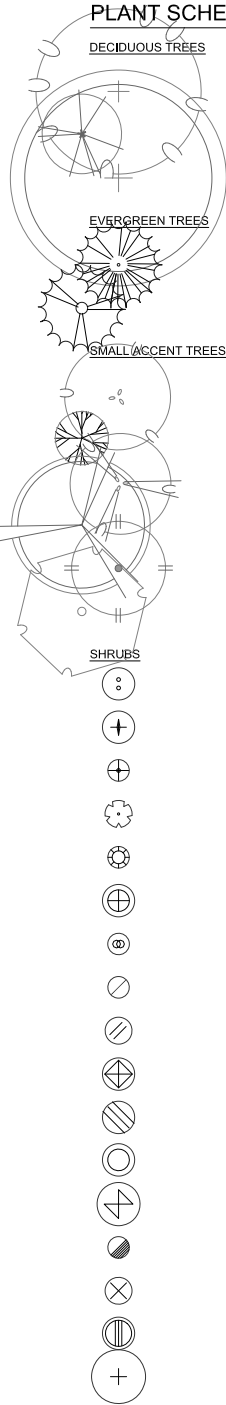


Ornamental Grasses & Perennials

GRASS					
	Sesleria autumnalis / Autumn Moor Grass	Panicum virgatum 'Heavy Metal' / Heavy Metal Switch Grass	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	Stipa gigantea 'Little Giant' / Little Giant Feather Grass	Miscanthus x 'Purpurascens' / Flame Grass
					
	Echinops ritro 'Veitch's Blue' / Veitch's Blue Globe Thistle	Brunnera macrophylla 'Jack Frost' TM / Jack Frost Siberian Bugloss	Allium x 'Mont Blanc' / Mont Blanc Ornamental Onion	Leucanthemum x superbum 'Alaska' / Alaska Shasta Daisy	Achillea millefolium 'Terra Cotta' / Terra Cotta Common Yarrow

10.0 COMPOSITE LANDSCAPE / HARDSCAPE PLAN

PLANT SCHEDULE



PLANT SCHEDULE

DECIDUOUS TREES

BOTANICAL / COMMON NAME	SIZE	CONDITION / REMARKS
Betula nigra 'Cully' TM / Heritage River Birch	MIN. 2" CAL., 10'-12' MIN. HT.	MATCHED, B&B., WELL BRANCHED ABOVE 6' HT.
Cercis canadensis 'Summer's Tower' / Summer's Tower Redbud	MIN. 2" CAL., 10'-12' MIN. HT.	MATCHED, B&B., WELL BRANCHED
Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	MIN. 2" CAL., 10'-12' MIN. HT.	MATCHED, B&B., WELL BRANCHED ABOVE 6' HT.

EVERGREEN TREES

BOTANICAL / COMMON NAME	SIZE	CONDITION / REMARKS
Thuja plicata 'Hogan' / Hogan Cedar	MIN. 8"-10' HT.	FULL AND BUSHY TO BASE, B&B OR CONT.
Tsuga heterophylla / Western Hemlock	MIN. 8"-10' HT.	FULL AND BUSHY TO BASE, B&B OR CONT.

SMALL ACCENT TREES

BOTANICAL / COMMON NAME	SIZE	CONDITION / REMARKS
Acer circinatum (MULTI-STEM) / Vine Maple	(3) 1" CAL, TRUNKS, MIN. 8'-10' HT	MATCHED, B&B., WELL BRANCHED
Acer japonicum 'Aconitifolium' / Fernleaf Fullmoon Maple	(3) 1" CAL, TRUNKS MIN. 8-10' HT.	MATCHED, B&B., WELL BRANCHED
Amelanchier x grandiflora 'Autumn Brilliance' / 'Autumn Brilliance' Serviceberry	(3) 1" CAL, TRUNKS, MIN. 8'-10' HT	MATCHED, B&B., WELL BRANCHED
Cornus mas / Cornelian Cherry Dogwood	MIN. 2" CAL., 10'-12' MIN. HT.	MATCHED, B&B., WELL BRANCHED ABOVE 6' HT.
Magnolia sieboldii / Oyama Magnolia	2" CAL. MIN., 10-12' HT., MATCHED, B&B OR CONT.	
Stewartia pseudocamellia / Japanese Stewartia	MIN. 2" CAL., 10'-12' MIN. HT.	MATCHED, B&B., WELL BRANCHED ABOVE 6' HT.

SHRUBS

BOTANICAL / COMMON NAME	SIZE	CONDITION / REMARKS
Cephalotaxus harringtonia 'Fastigiata' / Plum Yew	7 GAL. CONT. 30" HT./SPR.	FULL & BUSHY, SPACING AS SHOWN ON PLAN
Cornus sanguinea 'Midwinter Fire' / 'Midwinter Fire' Redtwig Dogwood	7 GAL. CONT. 30" HT./SPR.	FULL & BUSHY, SPACING AS SHOWN ON PLAN
Daphne x 'Lawrence Crocker' / Lawrence Crocker Daphne	2 GAL. CONT., 15" HT./SPR.	FULL & BUSHY, SPACING AS SHOWN ON PLAN
Diervilla x 'G2X88544' TM / Kodiak Orange Diervilla	2 GAL. CONT., 15" HT./SPR.	FULL & BUSHY, SPACING AS SHOWN ON PLAN
Hebe x 'Red Edge' / Hebe	2 GAL. CONT., 15" HT./SPR.	FULL & BUSHY, SPACING AS SHOWN ON PLAN
Hydrangea quercifolia 'Pee Wee' / Oakleaf Hydrangea	MIN. 18"-24" HT./SPD.	FULL & BUSHY, SPACING AS SHOWN ON PLAN
Itea virginica 'Sprich' TM / Little Henry Sweetspire	2 GAL. CONT., 15" HT./SPR.	
Mahonia aquifolium 'John Mui' / Oregon Grape	5 GAL. CONT., 24" HT./SPR.	
Mahonia eurybracteata 'Soft Caress' / Mahonia Soft Caress	5 GAL. CONT., 24" HT./SPR.	FULL & BUSHY, SPACING AS SHOWN ON PLAN
Nandina domestica 'Purple Passion' Dwarf Heavenly Bamboo	5 GAL. CONT., 24" HT./SPR.	FULL & BUSHY, SPACING AS SHOWN ON PLAN
Rhododendron catawbiense 'Cunningham White' / Catawba Rhododendron	MIN. 1 GAL. CONTAINER, FULL & BUSHY, SPACING AS SHOWN ON PLAN	
Rhododendron x 'Wine and Roses' / Wine and Roses Rhododendron	MIN. 1 GAL. CONTAINER, FULL & BUSHY, SPACING AS SHOWN ON PLAN	
Ribes sanguineum 'King Edward VII' / Red Flowering Currant	MIN. 30"-36" HT./SPD.	FULL & BUSHY, SPACING AS SHOWN ON PLAN
Sarcococca ruscifolia / Fragrant Sarcococca	MIN. 18"-24" HT./SPD.	FULL & BUSHY, SPACING AS SHOWN ON PLAN
Vaccinium ovatum 'Scarlet Ovation' / Scarlet Ovation Evergreen Huckleberry	5 GAL. CONT., 24" HT./SPR.	FULL & BUSHY, SPACING AS SHOWN ON PLAN
Viburnum davidii / David Viburnum	MIN. 18"-24" HT./SPD.	FULL & BUSHY, SPACING AS SHOWN ON PLAN
Viburnum x bodnantense 'Dawn' / Dawn Viburnum	5 GAL. CONT., 24" HT./SPR.	FULL & BUSHY, SPACING AS SHOWN ON PLAN

PERENNIALS

	Acanthus mollis / Acanthus	5 GAL. CONT., 24" HT./SPR.	FULL & BUSHY, SPACING AS SHOWN ON PLAN
	Achillea millefolium 'Terra Cotta' / Terra Cotta Common Yarrow	1 GAL. CONT.	FULL & BUSHY, SPACING AS SHOWN ON PLAN
	Actaea simplex 'Hillside Black Beauty' / Hillside Black Beauty Snakeroot	MIN. 1 GAL. CONTAINER, FULL & BUSHY, SPACING AS SHOWN ON PLAN	
	Agastache foeniculum 'Black Adder' / Black Adder Hyssop	1 GAL. CONT.	FULL & BUSHY, SPACING AS SHOWN ON PLAN
	Allium aflatumense 'Purple Sensation' / Ornamental Onion	1 GAL. CONT.	FULL & BUSHY, SPACING AS SHOWN ON PLAN
	Allium x 'Mont Blanc' / Mont Blanc Ornamental Onion	MIN. 1 GAL. CONTAINER, FULL & BUSHY, SPACING AS SHOWN ON PLAN	
	Anemone x hybrida 'Honorable Jobert' / Honorable Jobert Japanese Anemone	MIN. 1 GAL. CONTAINER	FULL & BUSHY, SPACING AS SHOWN ON PLAN
	Brunnera macrophylla 'Jack Frost' TM / Jack Frost Siberian Bugloss	MIN. 1 GAL. CONTAINER, FULL & BUSHY, SPACING AS SHOWN ON PLAN	
	Dicentra formosa / Western Bleeding-Heart	MIN. 1 GAL. CONTAINER, FULL & BUSHY, SPACING AS SHOWN ON PLAN	
	Echinacea purpurea 'Bravado' / Bravado Coneflower	1 GAL. CONT.	FULL & BUSHY, SPACING AS SHOWN ON PLAN
	Echinops ritro 'Vetch's Blue' / Vetch's Blue Globe Thistle	MIN. 1 GAL. CONTAINER, FULL & BUSHY, SPACING AS SHOWN ON PLAN	
	Epimedium x rubrum / Red Barrenwort	MIN. 1 GAL. CONTAINER	FULL & BUSHY, SPACING AS SHOWN ON PLAN
	Gaura lindheimeri 'Whirling Butterflies' / Whirling Butterflies Gaura	2 GAL. CONT., 15" HT./SPR.	FULL & BUSHY, SPACING AS SHOWN ON PLAN
	Geranium x 'Azure Rush' / Cranesbill	2 GAL. CONT., 15" HT./SPR.	FULL & BUSHY, SPACING AS SHOWN ON PLAN
	Heuchera x 'Marmalade' / Marmalade Coral Bells	1 GAL. CONT.	FULL & BUSHY, SPACING AS SHOWN ON PLAN
	Hosta sieboldiana 'Elegans' / Elegans Hosta	MIN. 1 GAL. CONTAINER, FULL & BUSHY, SPACING AS SHOWN ON PLAN	
	Lavandula x Intermedia 'Grosso' / Grosso Lavender	2 GAL. CONT., 15" HT./SPR.	FULL & BUSHY, SPACING AS SHOWN ON PLAN
	Leucanthemum x superbum 'Alaska' / Alaska Shasta Daisy	MIN. 1 GAL. CONTAINER, FULL & BUSHY, SPACING AS SHOWN ON PLAN	
	Liriope muscari 'Big Blue' / Big Blue Liriope	1 GAL. CONT.	FULL & BUSHY, SPACING AS SHOWN ON PLAN
	Sedum 'Neon' / Neon Sedum	1 GAL. CONT.	FULL & BUSHY, SPACING AS SHOWN ON PLAN

FERNS

	Blechnum spicant / Deer Fern	MIN. 1 GAL. CONTAINER, FULL & BUSHY, SPACING AS SHOWN ON PLAN	
	Dryopteris erythrosora / Autumn Fern	2 GAL. CONT., 15" HT./SPR.	FULL & BUSHY, SPACING AS SHOWN ON PLAN
	Polystichum munitum / Western Sword Fern	MIN. 2 GAL. CONTAINER	FULL & BUSHY, SPACING AS SHOWN ON PLAN

GRASSES

	Acorus gramineus 'Ogon' / Golden Variegated Sweetflag	MIN. 1 GAL. CONTAINER, FULL & BUSHY, SPACING AS SHOWN ON PLAN	
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	5 GAL. CONT., 24" HT./SPR.	FULL & BUSHY, SPACING AS SHOWN ON PLAN
	Carex morrowii 'Aureo Variegata' / Golden Variegated Sedge	2 GAL. CONT., 15" HT./SPR.	FULL & BUSHY, SPACING AS SHOWN ON PLAN
	Deschampsia cespitosa 'Schottland' / Schottland Tufted Hair Grass	2 GAL. CONT., 15" HT./SPR.	FULL & BUSHY, SPACING AS SHOWN ON PLAN
	Hakonechloa macra 'All Gold' / 'All Gold' Japanese Forest Grass	MIN. 2 GAL. CONTAINER	FULL & BUSHY, SPACING AS SHOWN ON PLAN
	Miscanthus x 'Purpurascens' / Flame Grass	MIN. 1 GAL. CONTAINER, FULL & BUSHY, SPACING AS SHOWN ON PLAN	
	Nassella tenuissima 'Pony Tails' / Mexican Feathergrass	1 GAL. CONT.	FULL & BUSHY, SPACING AS SHOWN ON PLAN
	Panicum virgatum 'Heavy Metal' / Heavy Metal Switch Grass	MIN. 1 GAL. CONTAINER, FULL & BUSHY, SPACING AS SHOWN ON PLAN	
	Sestertia autumnalis / Autumn Moor Grass	MIN. 1 GAL. CONTAINER	FULL & BUSHY, SPACING AS SHOWN ON PLAN
	Stipa gigantea 'Little Giant' / Little Giant Feather Grass	MIN. 1 GAL. CONTAINER, FULL & BUSHY, SPACING AS SHOWN ON PLAN	

VINES

	Trachelospermum jasminoides 'Confederate' / Confederate Jasmine	1 GAL. CONT.	FULL & BUSHY, SPACING AS SHOWN ON PLAN
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11.0 ELEVATIONS



NORTH ELEVATION





WEST ELEVATION



EAST ELEVATION



11.0 ELEVATIONS



SOUTH ELEVATION





1. Stucco - White Finish

2. Stucco - Dark Gray Finish

3. Black Metal Panels

4. Glass Railings

5. Aluminum Deck

6. Vinyl Windows - Black Finish

7. Vinyl Windows - White Finish

8. Anodized Storefronts

9. Open Grill Garage Door
10. Spaced Wood Divider Wall

11. White Gyp. Soffit

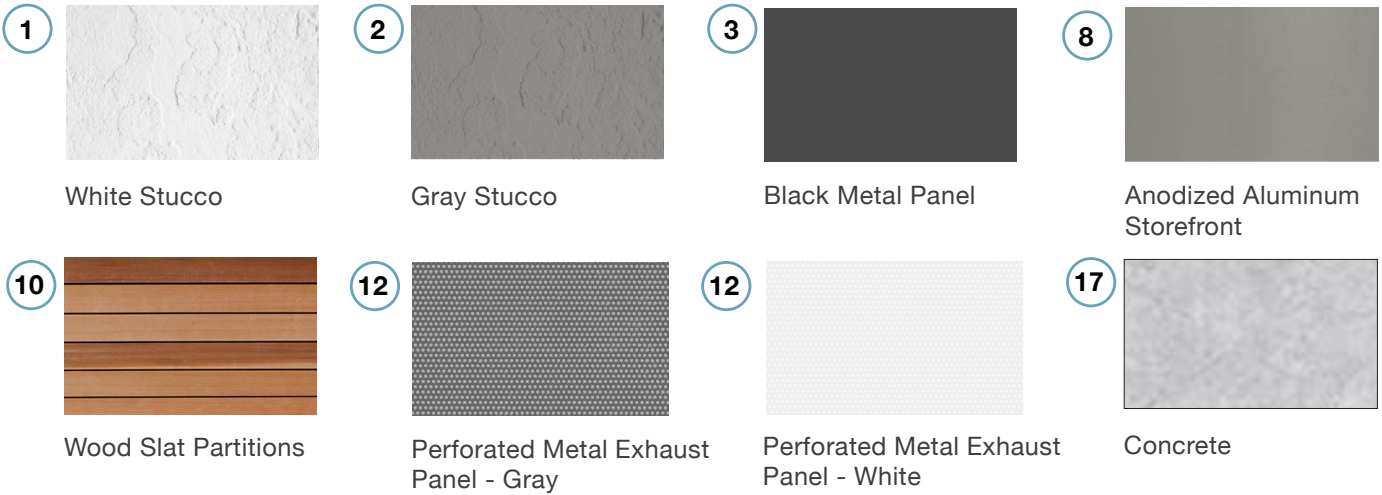
12. Perforated Metal Panels - Finish to match Adjacent Stucco

13. Fiber Cement - Dark Gray

14. Fiber Cement - White

15. Aluminum Railing

16. Steel Canopy



# 12.0 MATERIAL AND COLOR PALETTE



1. Stucco - White Finish

2. Stucco - Dark Gray Finish

3. Black Metal Panels

4. Glass Railings

5. Aluminum Deck

6. Vinyl Windows - Black Finish

7. Vinyl Windows - White Finish
8. Anodized Storefronts

9. Open Grill Garage Door

10. Spaced Wood Divider Wall

11. White Gyp. Soffit

12. Perforated Metal Panels - Finish to match Adjacent Stucco

13. Fiber Cement - Dark Gray

14. Fiber Cement - White
15. Aluminum Railing

16. Steel Canopy

WEST ELEVATION



EAST ELEVATION





1. Stucco - White Finish

2. Stucco - Dark Gray Finish

3. Black Metal Panels

4. Glass Railings

5. Aluminum Deck

6. Vinyl Windows - Black Finish

7. Vinyl Windows - White Finish

8. Anodized Storefronts

9. Open Grill Garage Door
10. Spaced Wood Divider Wall

11. White Gyp. Soffit

12. Perforated Metal Panels - Finish to match Adjacent Stucco

13. Fiber Cement - Dark Gray

14. Fiber Cement - White

15. Aluminum Railing

16. Steel Canopy

17. Cast In Place Concrete

1

White Stucco

2

Gray Stucco

3

Black Metal Panel

8

Anodized Aluminum Storefront

10

Wood Slat Partitions

12

Perforated Metal Exhaust Panel - Gray

12

Perforated Metal Exhaust Panel - White

17

Concrete







13.0 RENDERINGS



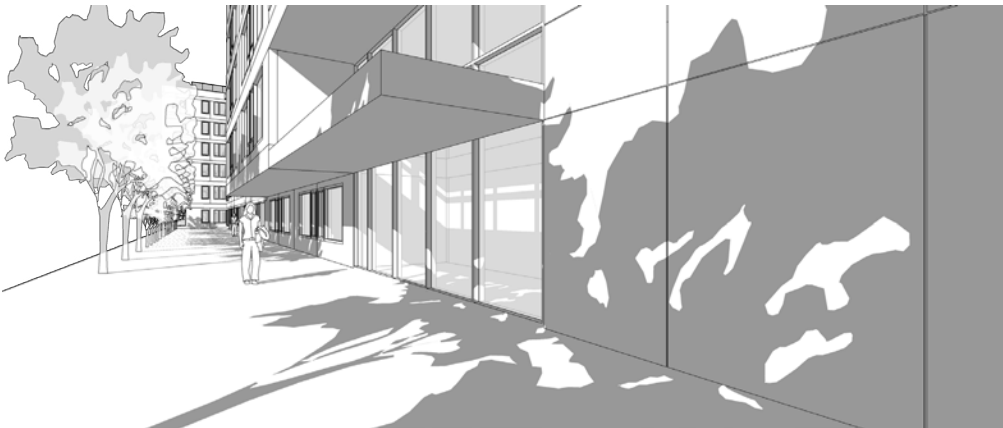
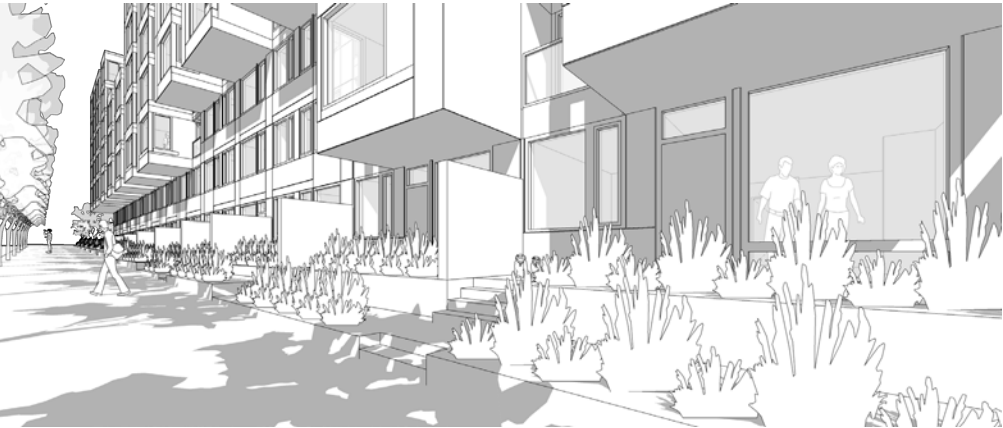


13.0 RENDERINGS

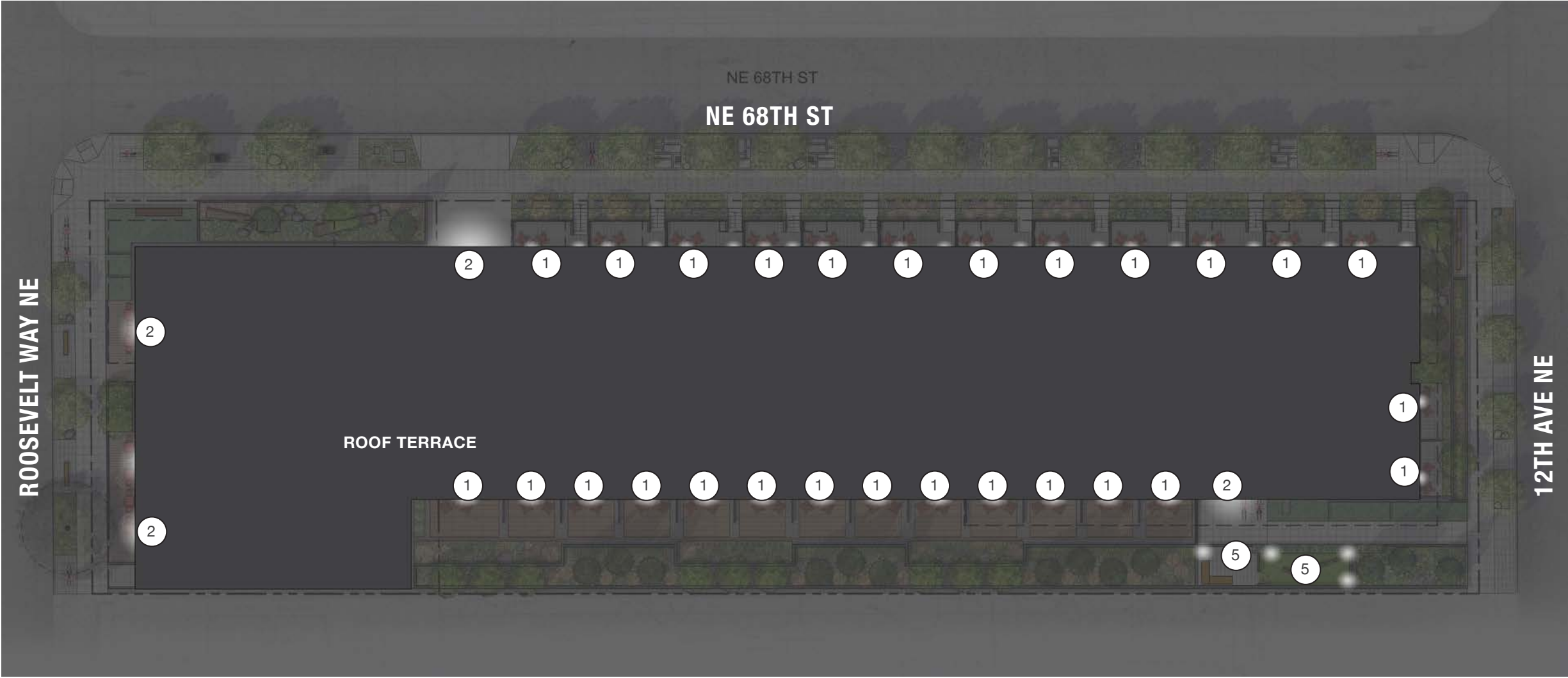




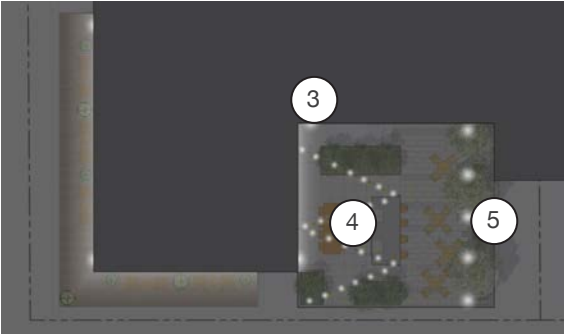
13.0 RENDERINGS



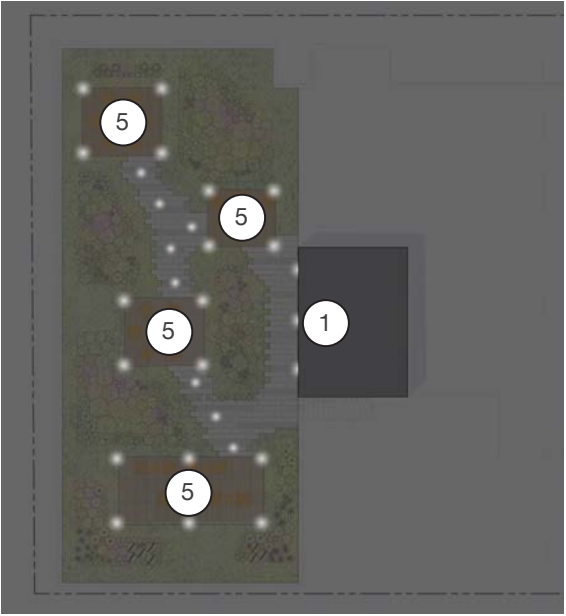
LIGHTING CONCEPT PLAN - L1



LIGHTING CONCEPT PLAN - L7



LIGHTING CONCEPT PLAN - ROOF



LIGHTING FIXTURES

1 EXTERIOR SCONCE



2 RECESSED DOWNLIGHT



3 RECESSED EGRESS



4 CATENARY



5 PATH LIGHT



15.0 SIGNAGE CONCEPT PLAN



1 MAIN ENTRY SIGNAGE



2 RETAIL ENTRY SIGNAGE



**LARGER PRECEDENT – 520 PIKE**  
Architect: Olson Kundig Architects  
Photo: Architectural Elements



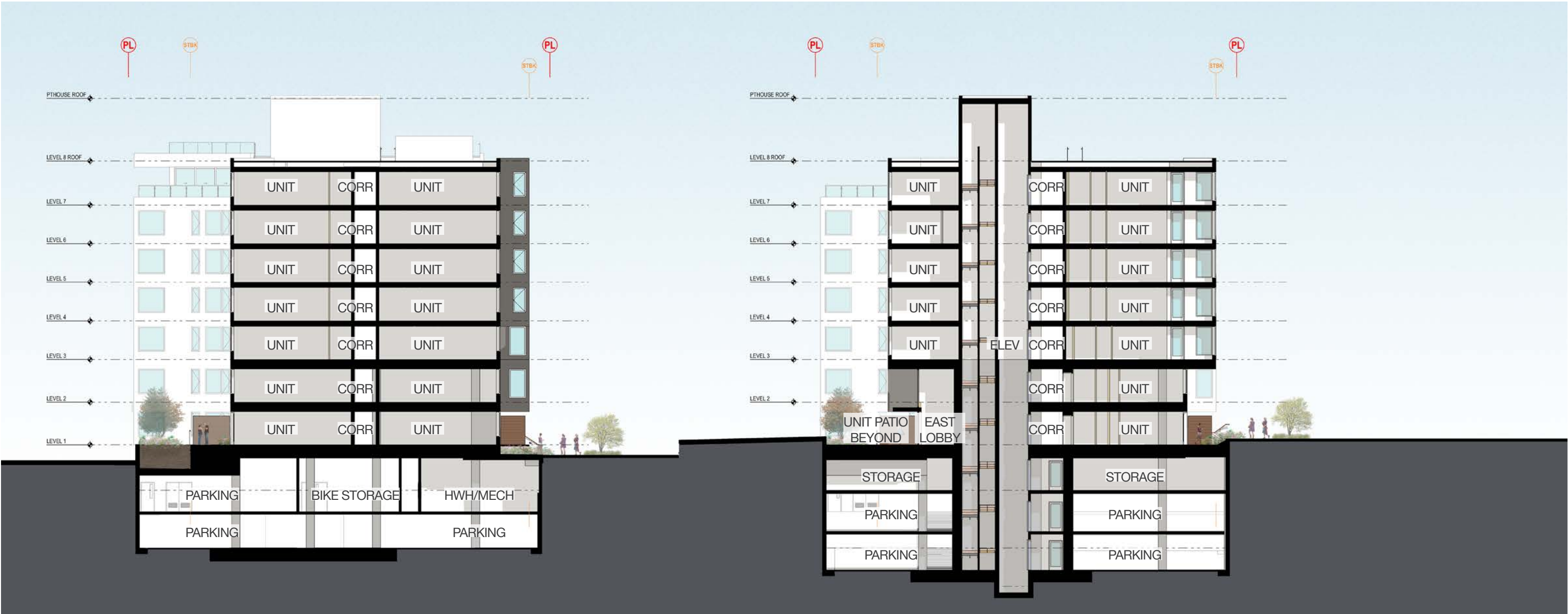
**SMALLER PRECEDENT – 2200 WESTERN**  
Architect + Photo: Weinstein A+U



**SECTION A**  
0' 16' 32' 48'

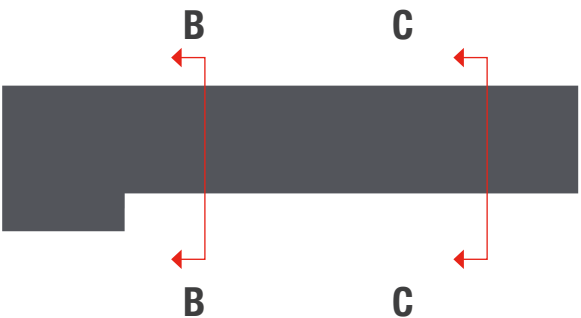


16.0 BUILDING SECTIONS



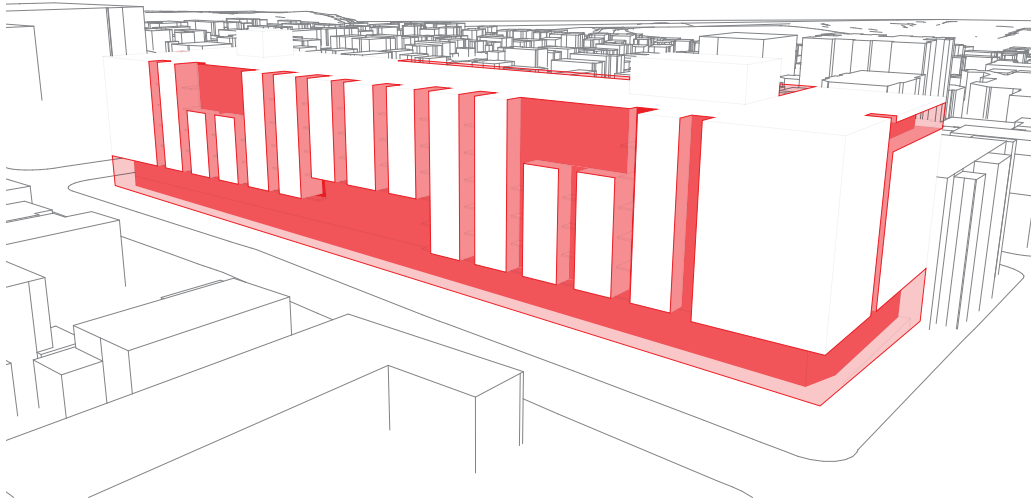
SECTION B  
0' 16' 32' 48'

SECTION C  
0' 16' 32' 48'

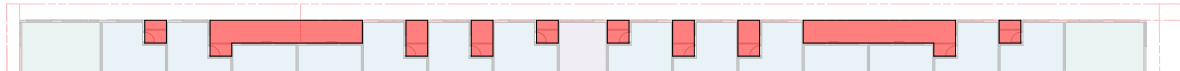


DESIGN STANDARD	DEPARTURE REQUEST	RATIONALE FOR REQUESTED DEPARTURE
<p><b>Departure 1: 23.45.528.A STRUCTURE WIDTH AND DEPTH LIMITS (MR ZONE)</b></p> <p>The width of principal structures shall not exceed 150’.</p>	<p>Allow the principal structure width to exceed 150’.</p> <p>(Departure was unanimously approved in EDG)</p>	<p>The letter of the code requires the building to be split so that no principal structure exceeds 150’, but the minimum separation required between two structures in this scenario is only 10’. Such a narrow separation between two buildings would not provide a meaningful connection through the site because it would end at the shared lot line to the south and face the rear of an adjacent building. In our preferred scheme, we propose to address what we understand as the goal behind this code requirement - meaningful building modulation across large sites - with a design that instead has integral relief of bays and decks to provide animation. This approach also relates to the LR zone to the north, providing modulation with 20’ wide bays that are intended to correspond to the rhythm of future townhouses proposed there.</p> <p>We believe this proposed modulation better achieves the goals of:</p> <ol style="list-style-type: none"><li>Roosevelt Supplemental Guidance CS2-III-iii Height Bulk and Scale, as it uses 6 of the 7 design techniques noted as preferred in Roosevelt:<ol style="list-style-type: none"><li><i>Increasing building setbacks at ground level</i>, as setbacks are increased 7’ from code minimums along Roosevelt and 68th, and 9’ above minimums along 12th;</li><li><i>Reducing bulk of upper floors</i>, as modulation at the upper floors creates a shift in the overall building mass as perceived from the street;</li><li><i>Reducing the height of the structure</i>, by maintaining a consistent height across the site and not stepping up to the east, as would be allowable with separated structures;</li><li><i>Using 5’ landscape buffers at residences</i>;</li><li><i>Providing bays that modulate, and</i></li><li><i>Minimizing the use of blank walls.</i></li></ol></li><li>Seattle Design Guideline DC2-A Architectural Concept, as it uses secondary architectural elements throughout: recessed decks, modulating bays and recessed ground-level unit entries, to reduce the perceived mass of the project.</li><li>Roosevelt Supplemental Guidance DC2-II Architectural Facade Composition, as it maximizes modulation and at-grade human interaction and provides generous plantings at unit entries.</li><li>Roosevelt Supplemental Guidance CS3-I-ii Reinforce a Vibrant Streetscape, as it locates the modulation in such a way as to improve the pedestrian experience and includes multiple recessed entries to at-grade units.</li></ol>

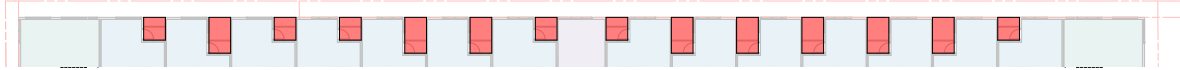
MODULATION / NEGATIVE SPACE PROVIDED, AS VISIBLE FROM NE 68TH ST (SHOWN IN RED)



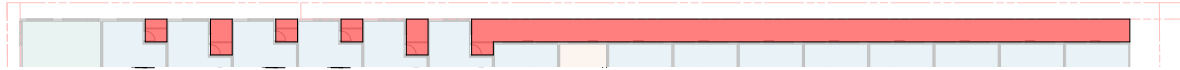
Looking SE



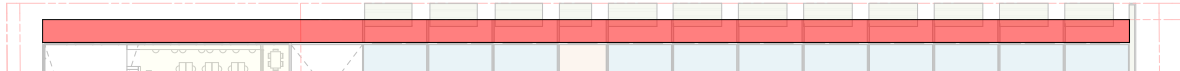
L7 Plan North snippet - area set back from primary facade plane shown red



L4-L5 Plan North snippet - area set back from primary facade plane shown red



L2 Plan North snippet - area set back from primary facade plane shown red



L1 Plan North snippet - area set back from primary facade plane shown red

# 17.0 DEPARTURES

DESIGN STANDARD	DEPARTURE REQUEST	RATIONALE FOR REQUESTED DEPARTURE
<p><b>Departure 2: 23.45.536.E PARKING LOCATION, ACCESS AND SCREENING (MR ZONE)</b></p> <p>Garage doors in MR zones facing the street shall be set back at least 18’ from the lot line and no closer to the street lot line than the façade of the structure</p>	<p>Allow the garage door to align with the façade of the structure which is set back 12’ from the lot line.</p> <p>(Departure was unanimously approved in EDG)</p>	<p>We believe keeping the garage door in plane with the façade of the structure, 12’ from the lot line, provides a clean, continuous façade expression, and avoids calling too much attention to the garage door which is not intended to be a design feature. This approach better meets the goals of Seattle Design Guideline DC2-A, as the massing expression is meant to relate to the uses within the masses.</p>
<p><b>Departure 3: 23.54.030.D.3 PARKING SPACE &amp; ACCESS STANDARDS - DRIVEWAYS</b></p> <p>No portion of a driveway shall exceed a slope of 15%. The director may permit a driveway slope of more than 15% if it is found that: a. the topography or other special characteristics of the lot makes a 15% max driveway slope infeasible; b. the additional amount of slope permitted is the least amount necessary to accommodate the conditions of the lot, and c. the driveway is still usable as access to the lot.</p>	<p>Allow the parking access driveway to exceed 15%. Likely approximately 15.6% required.</p> <p>(Departure was unanimously approved in EDG; current proposed slope is 15.88%)</p>	<p>The project does not have alley access, and SDOT prohibits parking garage entry from Roosevelt or 12th. Therefore it is necessary to keep the parking entry along 68th. Given the site topography, it is desirable to keep the garage entry as far west as possible in order to enter the garage at a relative low point and get below upper floors as quickly as possible. It is also desirable to provide generous commercial and residential lobby spaces at the northwest building corner, which we see as a primary building corner and which should not be dominated by a garage entry. The garage entry is therefore located close, but not too close, to the western edge of 68th, and serves as a buffer between the more private residential portion of the facade and the more public, commercial portion (Design Guideline PL3.B.2 - ground level residential privacy and security). With this resulting garage entry location, it is not possible to get below the slab above with a 15% or less driveway slope.</p>
<p><b>Departure 4: 23.54.030.G.2 PARKING SPACE &amp; ACCESS STANDARDS - SIGHT TRIANGLES</b></p> <p>For a two-way driveway 22’ wide or more, a sight triangle... is required on the exit side of the driveway only.</p>	<p>Allow a mirror to be used on the exit side of the driveway in lieu of a sight triangle.</p> <p>(Departure was not presented at EDG)</p>	<p>A ground floor unit sits adjacent to the parking garage entry. In order to provide some visual privacy between the garage entry and this unit’s entry stoop / porch, a wood screen wall is proposed between the two. A screen wall in this location would impinge on the required site triangle, but would provide a better experience for those living in the adjacent unit. Mirrors are proposed in lieu of the full sight triangle. This approach best meets the goals of Seattle Design Guideline PL3.B.2. to provide privacy to street-level residential units.</p>
<p><b>Departure 5: 23.47A.008.B.3.a DEPTH PROVISIONS (NC ZONE)</b></p> <p>Non-residential uses greater than 600 SF shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level, street-facing facade.</p>	<p>Allow the retail space to have a consistent depth of 29’.</p> <p>(Departure was not presented at EDG)</p>	<p>Due to structural core wall increases, our proposed retail space has slightly shrunk and no longer meets the 30’ minimum depth dimension. The full retail space still exceeds the minimum of 15’ of depth, but averages to (and is continuous at) 29’. Due to an exterior facade setback that is 7 feet greater than code-required along Roosevelt, the retail tenant will have this additional 7 feet of exterior space, which we feel is appropriate to maintain in lieu of expanding interior space. This approach better meets the goals of Roosevelt Design Guideline PL2.I.i and iii, in providing wider pedestrian zones, seating and plantings.</p>
<p><b>Departure 6: 23.47A.005.C.1.a STREET LEVEL USES (NC ZONE)</b></p> <p>In all NC ...zones, residential uses may occupy, in the aggregate, no more than 20% of the street-level street-facing facade in a pedestrian-designated zone, facing a designated principal pedestrian street.</p>	<p>Allow the combination co-work / residential lobby at grade along Roosevelt to be considered “office use” for the purposes of this section.</p> <p>(Departure was not presented at EDG)</p>	<p>We believe the co-work use should reasonably be considered an “office” use for the purposes of this code section, as it would activate the street facade in a similar fashion, meeting the goals of Seattle Design Guideline PL3.C.1: Porous edges, providing plenty of visual interaction between the building occupants and passers-by. The combination of this zone with the residential lobby makes compliance with this code section more ambiguous. If a departure becomes necessary to maintain this proposed mix of uses, we would like to have the board’s approval for that case.</p> <p>Given the small frontage along Roosevelt and the quickly rising grade from west to east, we feel the Roosevelt facade is the correct location for the primary building entrance and lobby. To allow for a retail space here as well, we hope the main entry lobby can serve double duty as the residential and co-work space lobby, connecting via an open stair to the co-work mezzanine above.</p>

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