

PUBLIC47ARCHITECTS



917 NE 63rd St

3039964-LU
Northeast Design Review Board
Design Recommendation Meeting
December 4, 2023



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PROJECT VISION + DEVELOPMENT OBJECTIVES

PROJECT VISION

The project seeks to contribute to the Roosevelt neighborhood and provide high-quality housing units with convenient access to nearby public transportation, I5, and Green Lake. Off-street parking will be accessed off the alley, and the project is exploring sustainability strategies to minimize its environmental impact and take advantage of views from the site.

DEVELOPMENT OBJECTIVES

- Provide 131 apartment units
- Provide 2,810 sf street level commercial space
- Provide 39 parking stalls below grade
- Provide approximately 102,192 gsf total

GENEROUS PUBLIC REALM

The project seeks to give back to the neighborhood by expanding and improving the public realm and pedestrian experience at this prominent corner site.



SUSTAINABILITY

The project is exploring the use of CLT and DLT which are regional renewable materials.



LIVEABLE URBAN DENSITY

The project seeks to increase urban density, positively contribute the neighborhood, and provide a unique high-quality housing option with convenient access to public transportation.

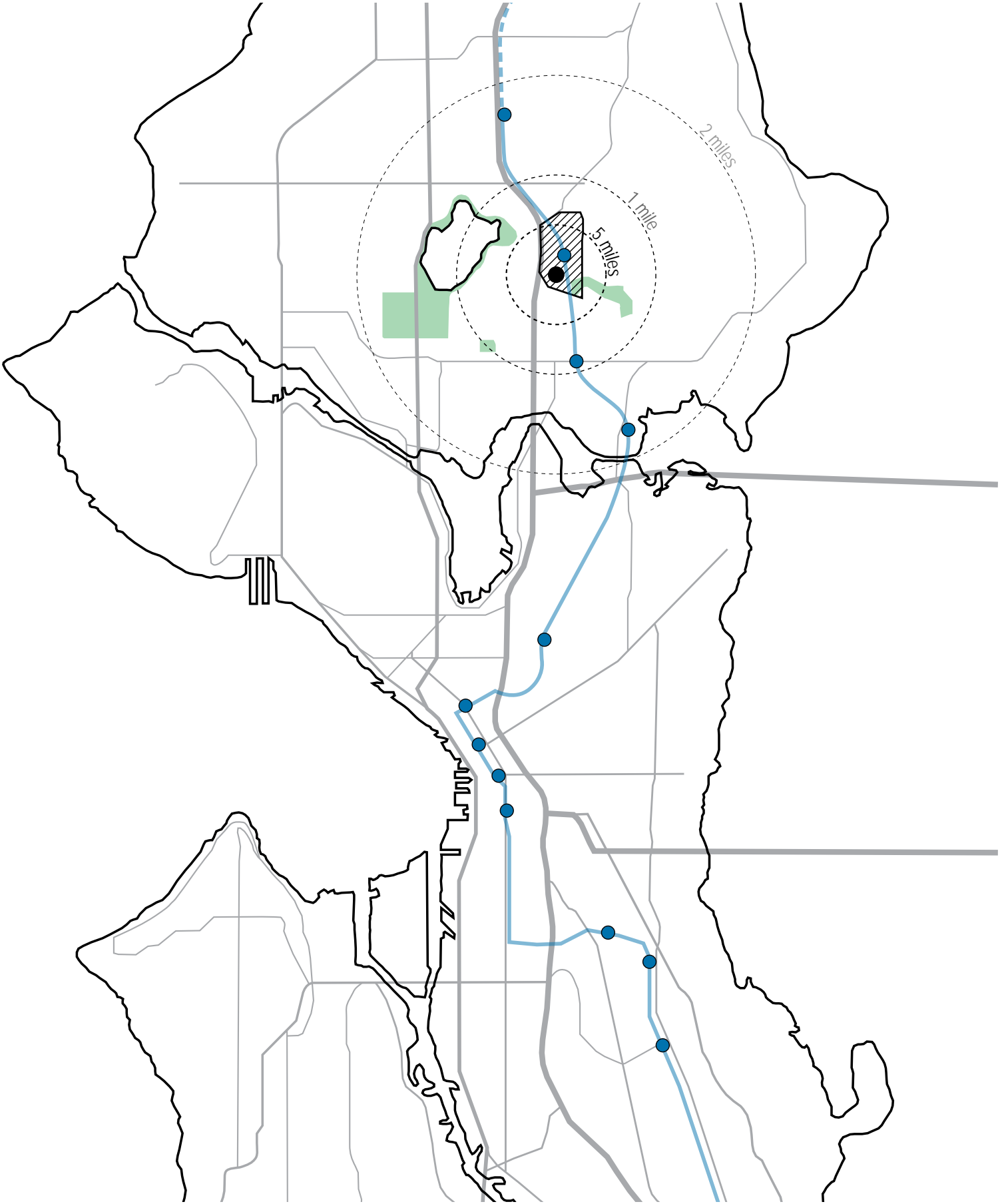


Context Analysis

LOCATION IN SEATTLE

The project is located in the Roosevelt neighborhood less than a 5 minute walk to the new Roosevelt light rail station, 5 minute walk to Cowen Park, 13 minutes to Greenlake Park and one mile to University of Washington.

- Future Light Rail Line
- Light Rail Line
- Light Rail Stations
- Project Site
- Roosevelt Neighborhood



PROJECT TEAM:

Owner
Jenkins Properties

Architect
PUBLIC47 Architects

Landscape Architect
Karen Kiest Landscape Architects

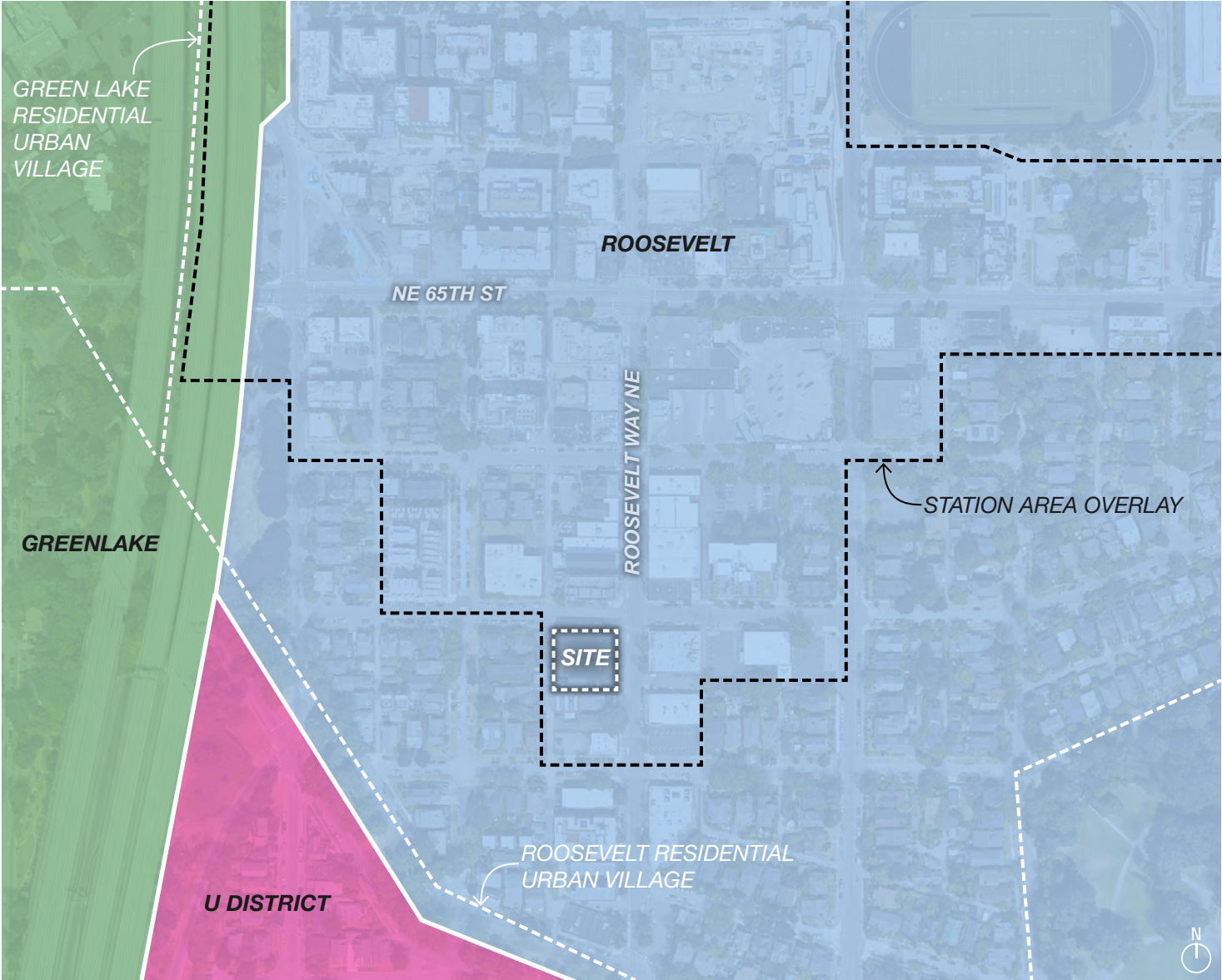
Civil Engineer
Pacland EGINEERS

General Contractor
Sierra Construction





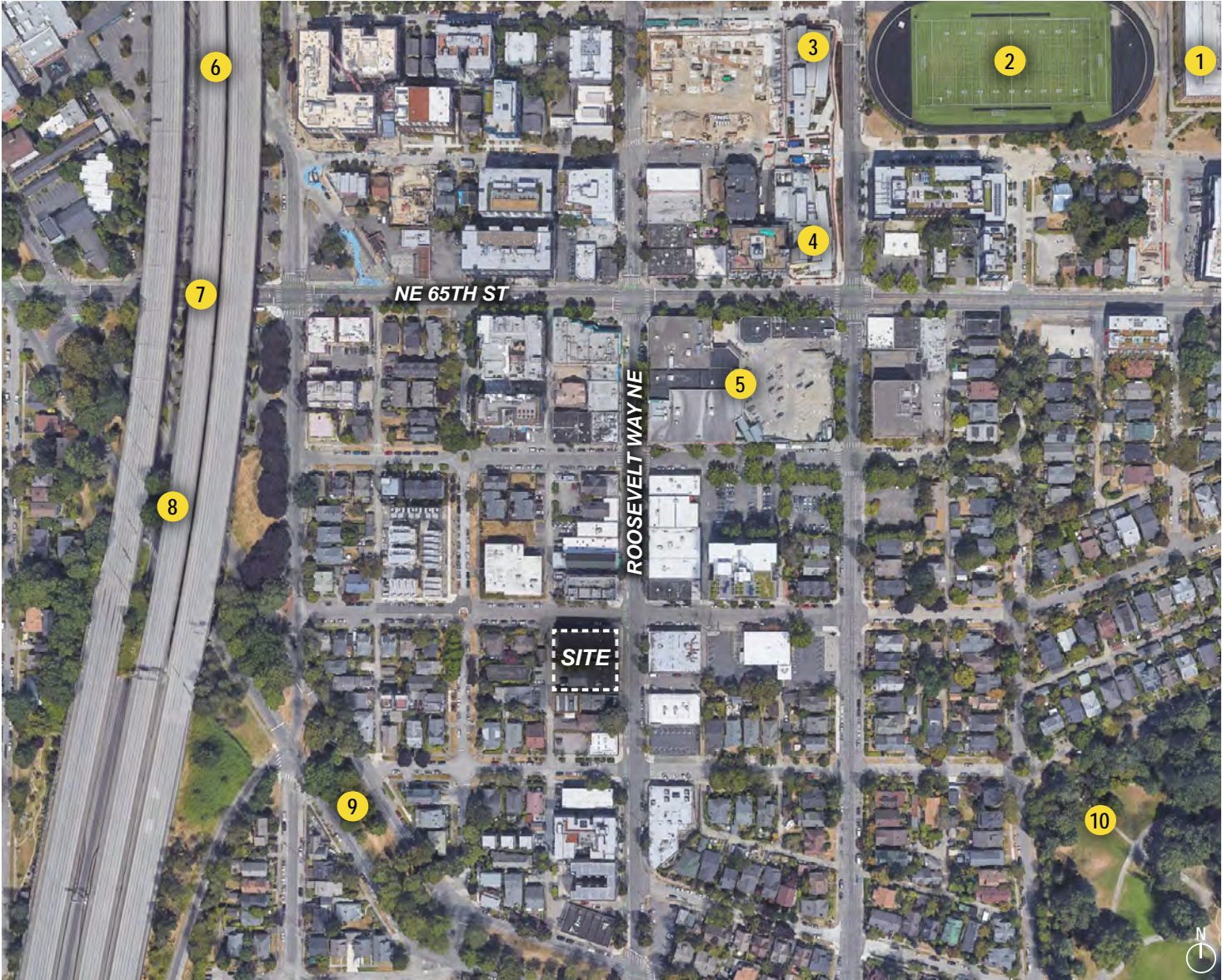




NEIGHBORHOODS

The project site is located on a corner lot in the southern half of the Roosevelt neighborhood just three blocks from the recently completed Roosevelt Light Rail Station. Situated with easy access to Cowen Park, Ravenna park, Greenlake, the commercial along 65th and Roosevelt and University of Washington to the south, the project site is a prime candidate to be redeveloped into a stand out example of pedestrian oriented, responsible urban development much needed to address Seattle’s housing crisis.

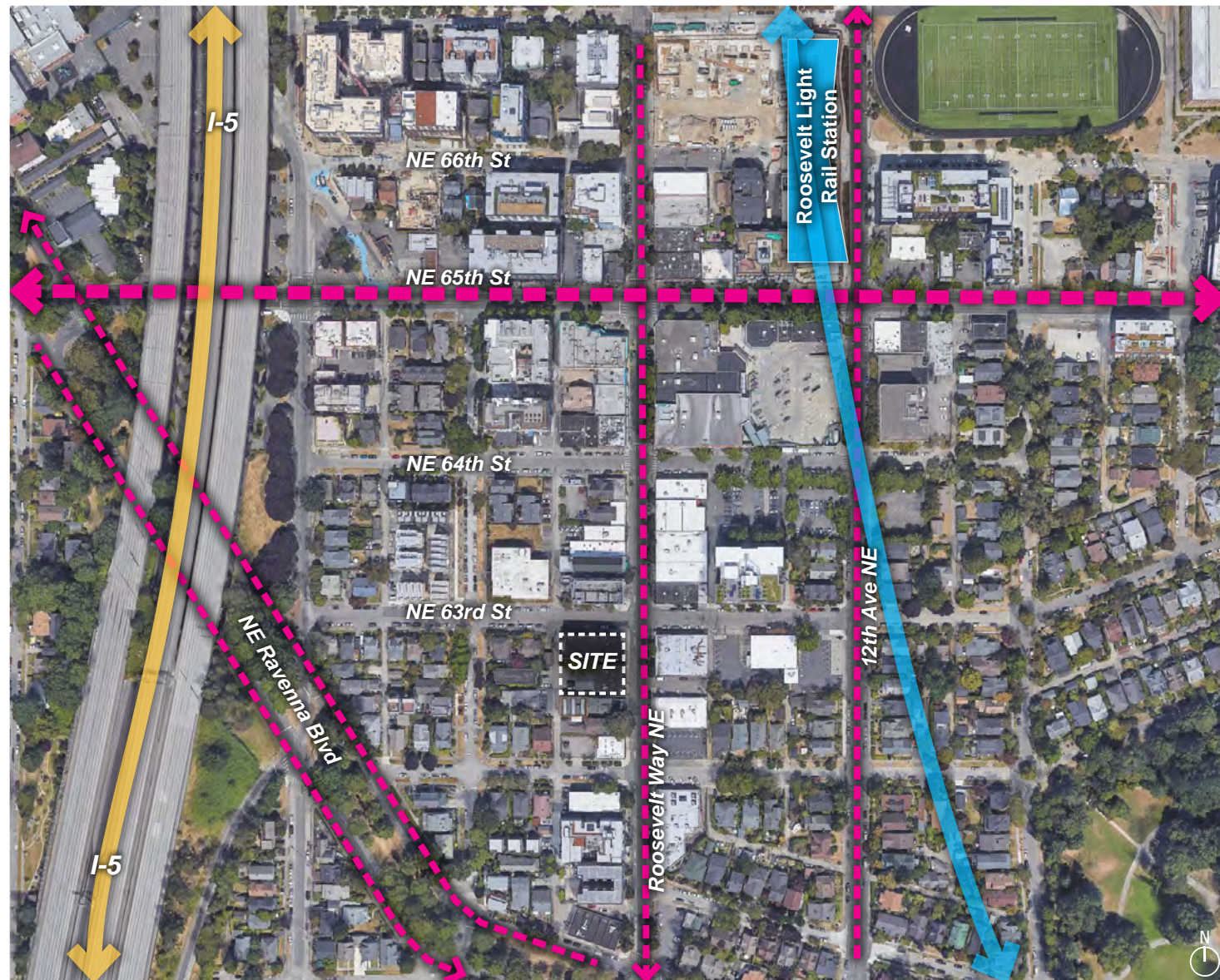
- Residential Urban Village
- Station Area Overlay
- Roosevelt Neighborhood
- Greenlake Neighborhood
- U District Neighborhood



VICINITY CONTEXT

The project site is located with convenient access to Cowen Park, Roosevelt High School, the recently completed Roosevelt Light Rail Station as well as the retail at Roosevelt Square and along 65th St and Roosevelt Way.

- ① Roosevelt High School
- ② Roosevelt High School Track
- ③ Roosevelt Light Rail Station - North Entry
- ④ Roosevelt Light Rail Station - South Entry
- ⑤ Roosevelt Square Retail
- ⑥ I-5 Underpass - Weedon PI NE
- ⑦ I-5 Underpass - NE 65th St
- ⑧ I-5 Underpass - NE Ravenna Blvd
- ⑨ Ravenna Boulevard
- ⑩ Cowen Park



CONNECTIONS AND ACCESS

The Roosevelt neighborhood is uniquely well positioned with access and connections within the neighborhood and to the rest of Seattle. With easy access to I-5 to the west, the new light rail station, improved bike lanes along Roosevelt and 65th and bus lines, pedestrians, bike riders, transit users and drivers are well connected.

- Interstate 5 (Vehicular)
- Light Rail Line (Transit)
- Mixed Modal (Bike, Vehicular, Pedestrian, Transit)

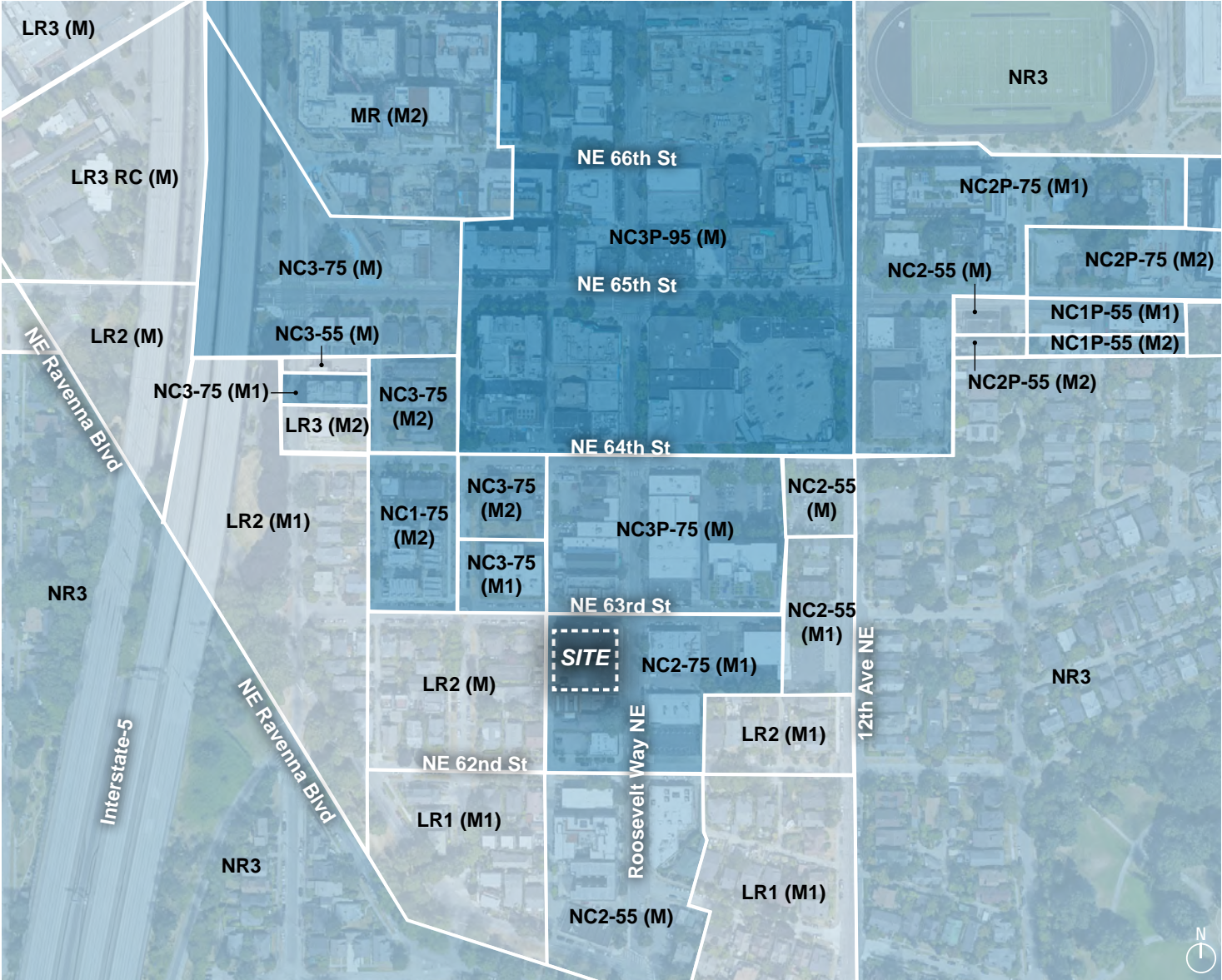


TRANSPORTATION

The Roosevelt neighborhood is well serviced by transit including multiple bus lines and the recently completed Roosevelt Light Rail Station. Bike lanes run throughout the neighborhood as well.

- Bike Lane
- Bus Stop (Route #)
- Light Rail Entrance
- Principal Pedestrian Streets

URBAN ANALYSIS - NEIGHBORHOOD CONTEXT



ZONING

The project site is located within the NC2-75 (M1) zone. To the NE, the zone steps up to 95’ height limit. To the NW and east, the zone is at 75’. To the west, across the alley, the zone steps down to 40’ height limit at the LR2 zone.



CURRENT USES

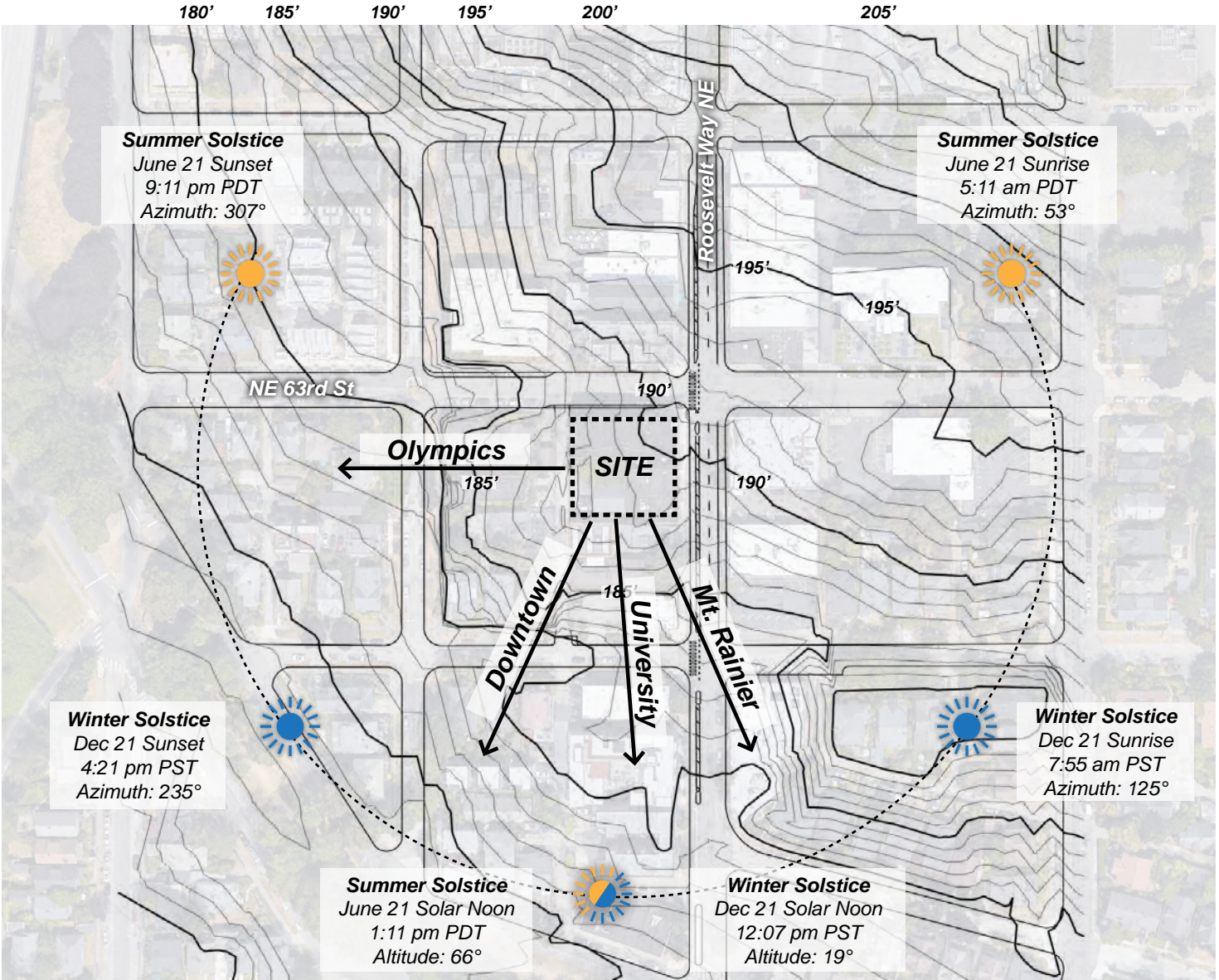
Roosevelt Way NE and NE 65th St are the commercial corridors anchoring the Roosevelt neighborhood. Density through mixed-use developments is centered around the Roosevelt lightrail station. Roosevelt is a true mixed-use and mixed-density neighborhood with single family homes, townhomes, apartment buildings, large commercial buildings all within the same block in some cases.

- Multifamily
- Single Family
- Commercial
- Mixed Use
- Institutional
- Parks



LOCAL CONTEXT - COMMERCIAL

- | | | |
|-----------------------------|---------------------------------|------------------------------------|
| ① Santo Coffee | ⑪ Restaurants / Retail | ⑳ Services |
| ② Ladro Coffee | ⑫ TBD | ㉑ Restaurant / Salon / Bike Shop |
| ③ Massage | ⑬ Broadcast Coffee | ㉒ Restaurant / Retail |
| ④ Restaurant / Retail | ⑭ Restaurant / Retail | ㉓ Speakerlab |
| ⑤ Massage | ⑮ Restaurant / Retail / Salon | ㉔ Definitive Showroom |
| ⑥ Veterinary Hospital | ⑯ Gym | ㉕ Eighth Bells Winery / Nice Nails |
| ⑦ Whole Foods Grocery Store | ⑰ Portage Bay / Bol Restaurants | ㉖ Fitness / Nails / Restaurant |
| ⑧ Restaurant / Retail | ⑱ Gas Station | ㉗ Print Shop / Spa / Salon |
| ⑨ Restaurants | ㉙ Bus Stop Espresso & Gyros | ㉘ Avis Car Rental |
| ⑩ Restaurants | ㉚ Restaurant / Retail | ㉙ Ravenna Dental Clinic |



SITE SOLAR AND TOPOGRAPHY

The project site slopes gently from east to west with view opportunities from the upper floors of Mt Rainier, the University District, Downtown, South Lake Union and the Olympics.

CONTEXT - NEW PROJECTS UNDER DEVELOPMENT OR CONSTRUCTION





6300 9th Ave NE

- Under Construction
- 7 stories
- 138 units / 1-bed primarily
- Courtyard facing west
- Ground floor residential
- 2 levels below (81 stalls)



NE 63rd St & 9th Ave NE

- 27 townhomes



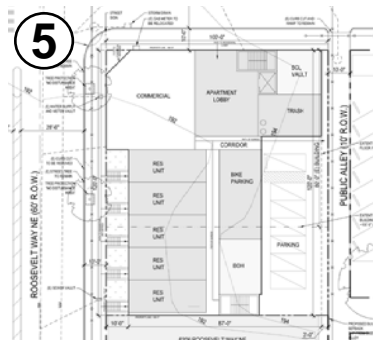
6501 Roosevelt Way NE

- Construction permit issued
- 9 stories
- 20 units
- some units are lofts
- no parking



6500 Roosevelt Way NE

- In Design
- 9 stories
- 144 units
- studios primarily
- 1 level below (20-25 stalls)



6500 Roosevelt Way NE

- In Design
- 9 stories
- 144 units
- studios primarily
- 1 level below (20-25 stalls)



800 NE 64th St

- Under Construction
- 26 residential units
- no parking



68th and Roosevelt

- In Design
- 7-8 stories
- 240,000 sf
- 244 units
- 2,000 sf commercial
- 161 stalls (below grade)



811 NE 66th St

- Under Construction
- 20 SEDU units
- no parking



841 NE 66th St

- Under Construction
- 6 stories
- 102 Units
- 34 parking stalls



831 NE 66th St

- In Design (paused)
- 36 Units / no parking



1403 NE 65th St

- In Design (paused)
- 30,000 gsf
- 36 units
- 1,700 commercial
- 7 parking stalls



1300 NE 65th St

- In Design (paused)
- 165 units
- 126 below grade stalls
- 5,100 sf commercial



1403 NE 65th St

- In Design (paused)
- 29,000 gsf
- 48 units
- 1,400 commercial
- 7 parking stalls



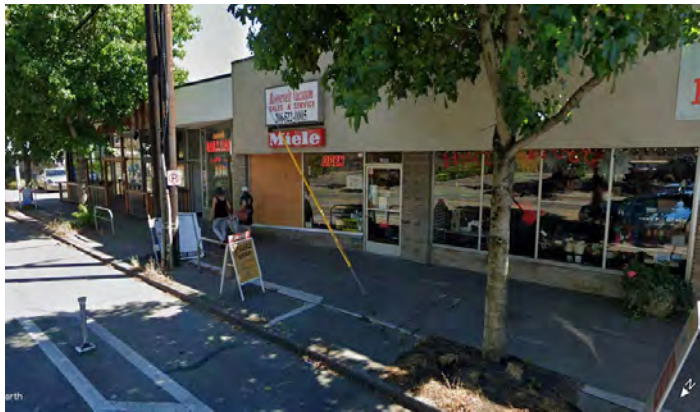
6502 15th Ave NE

- In Design (paused)
- 131 Units
- 81 below grade stalls
- 4,200 sf commercial

NEIGHBORHOOD IDENTITY - SINGLE FAMILY / OLDER MULTI-FAMILY



NEIGHBORHOOD IDENTITY - COMMERCIAL ALONG 65TH & ROOSEVELT



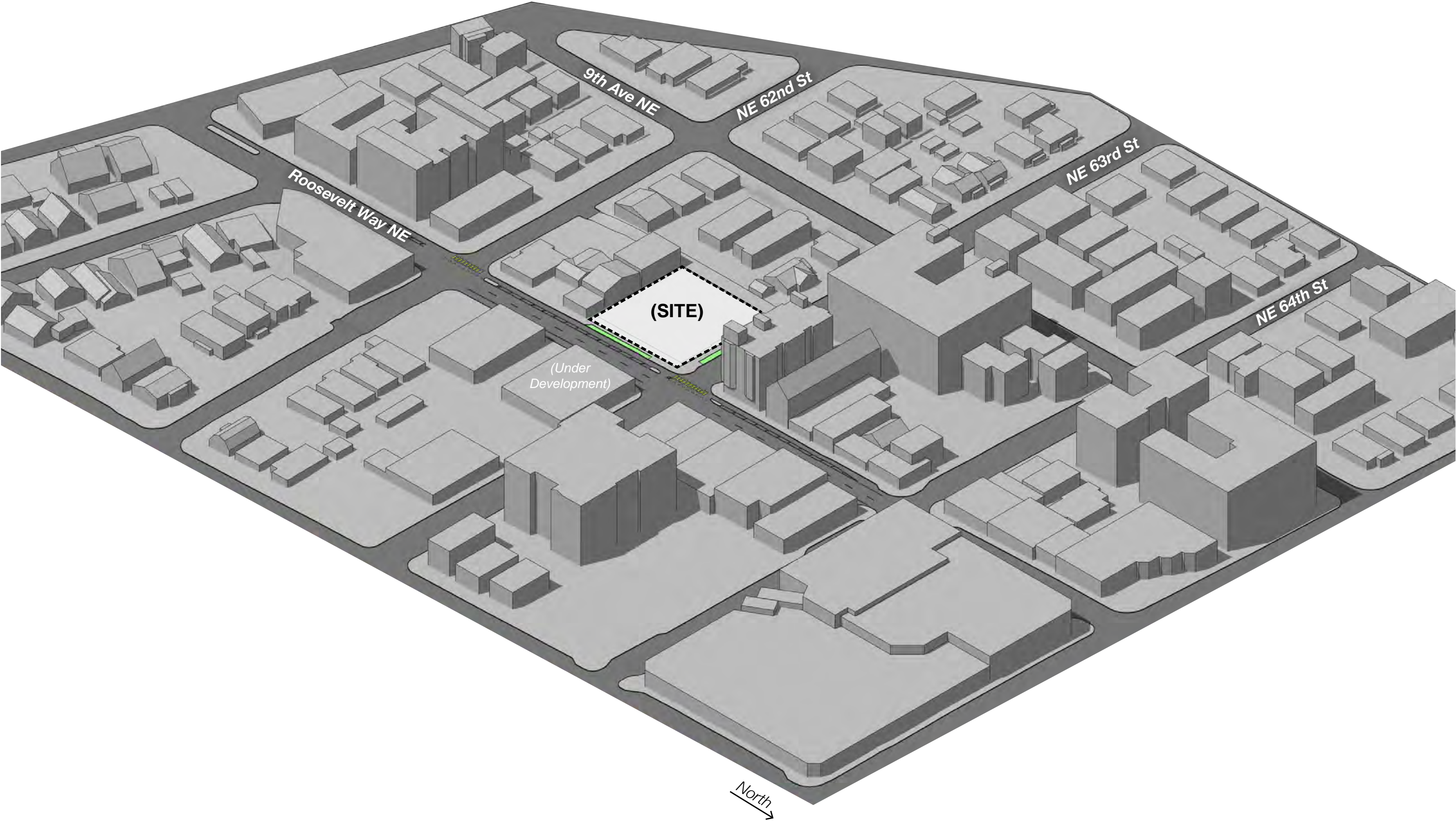
NEIGHBORHOOD IDENTITY - CIVIC AMENITIES

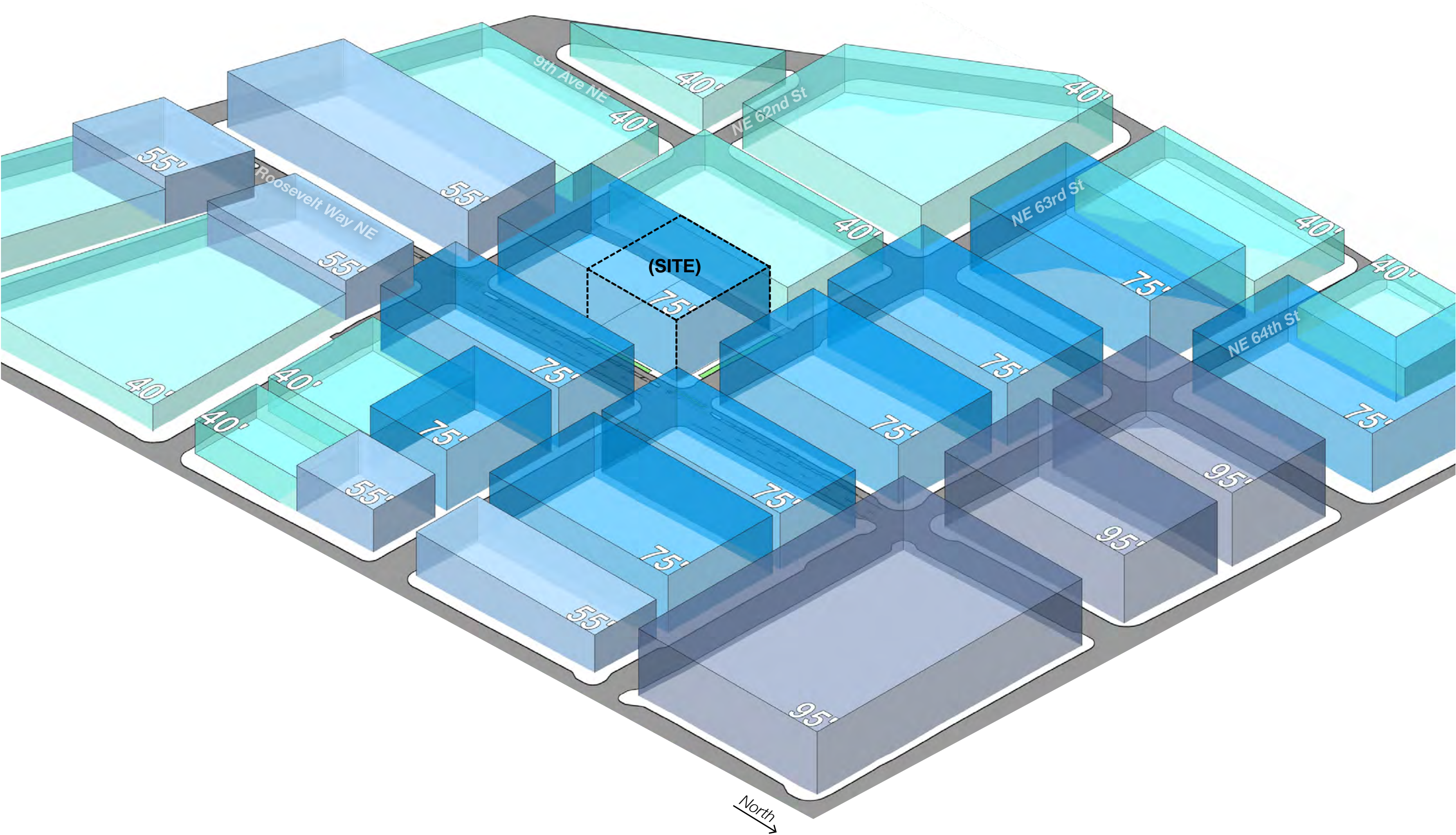


NEIGHBORHOOD IDENTITY - RECENTLY BUILT MULTI-FAMILY / MIXED-USE



EXISTING 3D





EXISTING CONDITIONS



AREA DRAIN

ASPHALT SURFACE

BOLLARD

BRASS DISC (FOUND)

BUILDING

CENTERLINE ROW

CLEANOUT

CONCRETE SURFACE

DECK

FENCE LINE (CHAIN LINK)

FENCE LINE (WOOD)

GAS LINE

GAS METER

GAS VALVE

INLET (TYPE 1)

MAILBOX (RESIDENTIAL)

POWER (OVERHEAD)

MONUMENT (IN CASE, FOUND)

CHP TRANSMISSION ELEVATION

MONUMENT (SURFACE, FOUND)

NAIL AS NOTED

PAVER SURFACE

POWER HAND HOLE

POWER METER

POWER POLE

RETAINING WALL

SEWER LINE

SEWER MANHOLE

SIGN (AS NOTED)

STORM DRAIN LINE

STORM MANHOLE

TELEPHONE (OVERHEAD)

TELEPHONE SENTRY

TREE (AS NOTED)

WATER GATE VALVE

WATER LINE

WATER METER

WATER VALVE

COLUMN

LIGHT POLE

FIRE DEPT CONNECTION

TEL SENTRY

SIZE TYPE

10

0

5

10

(IN FEET)

1 INCH = 10 FT.

INDEXING INFORMATION

NW 1/4

NE 1/4

SECTION: 08

TOWNSHIP: 25N

RANGE: 04E, W.M.

COUNTY: KING

SITE ADDRESS
(Site consists of two parcels)
6215 Roosevelt Way NE
Seattle, WA 98115
&
917 NE 63rd St
Seattle, WA 98115

PARCEL NUMBERS
9221400465 & 9221400475

LEGAL DESCRIPTION
(PER STATUTORY WARRANTY DEED
RECORDING# 20050701001017)

LOTS 1 AND 2, BLOCK 5, WEEDIN'S
DIVISION OF GREEN LAKE,
ACCORDING TO THE PLAT THEREOF
RECORDED IN VOLUME 5 OF
PLATS, PAGE 27, IN KING COUNTY,
WASHINGTON.

(PER QUIT CLAIM DEED RECORDING#
20181030000827)

LOTS 3 AND 4, BLOCK 5, WEEDIN'S
DIVISION OF GREEN LAKE ADDITION
TO SEATTLE, ACCORDING TO THE
PLAT THEREOF RECORDED IN
VOLUME 5 OF PLATS, PAGE 27, IN
KING COUNTY, WASHINGTON.

STEEP SLOPE/BUFFER DISCLAIMER:
THE LOCATION AND EXTENT OF STEEP SLOPES SHOWN ON THIS DRAWING ARE FOR INFORMATIONAL PURPOSES ONLY AND CANNOT BE RELIED ON FOR DESIGN AND/OR CONSTRUCTION. THE PITCH, LOCATION, AND EXTENT ARE BASED SOLELY ON OUR GENERAL OBSERVATIONS ON SITE AND OUR CURSORY REVIEW OF READILY AVAILABLE PUBLIC DOCUMENTS. AS SUCH, TERRANE CANNOT BE LIABLE OR RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY STEEP SLOPE INFORMATION. ULTIMATELY, THE LIMITS AND EXTENT OF ANY STEEP SLOPES ASSOCIATED WITH ANY SETBACKS OR OTHER DESIGN OR CONSTRUCTION PARAMETERS MUST BE DISCUSSED AND APPROVED BY THE REVIEWING AGENCY BEFORE ANY CONSTRUCTION CAN OCCUR.

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ROOSEVELT MANOR • DRB • DEC 4, 2023 23

EXISTING CONDITIONS - SITE PHOTOS



① View looking south along Roosevelt Way NE



② View looking south along Roosevelt Way NE



③ View looking west along NE 63rd St



④ View looking north along Roosevelt Way NE



⑤ View looking north along Roosevelt Way NE



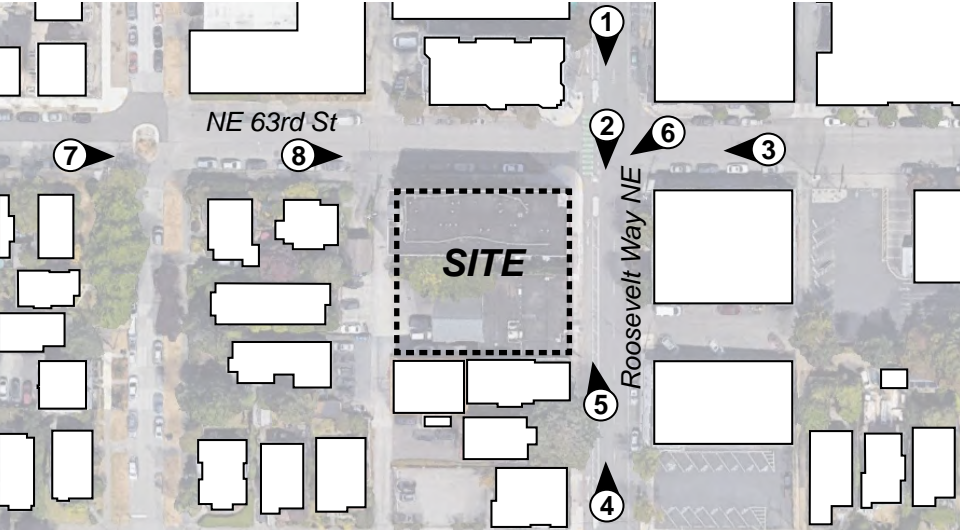
⑥ View looking southwest along NE 63rd St



⑦ View looking east along NE 63rd St

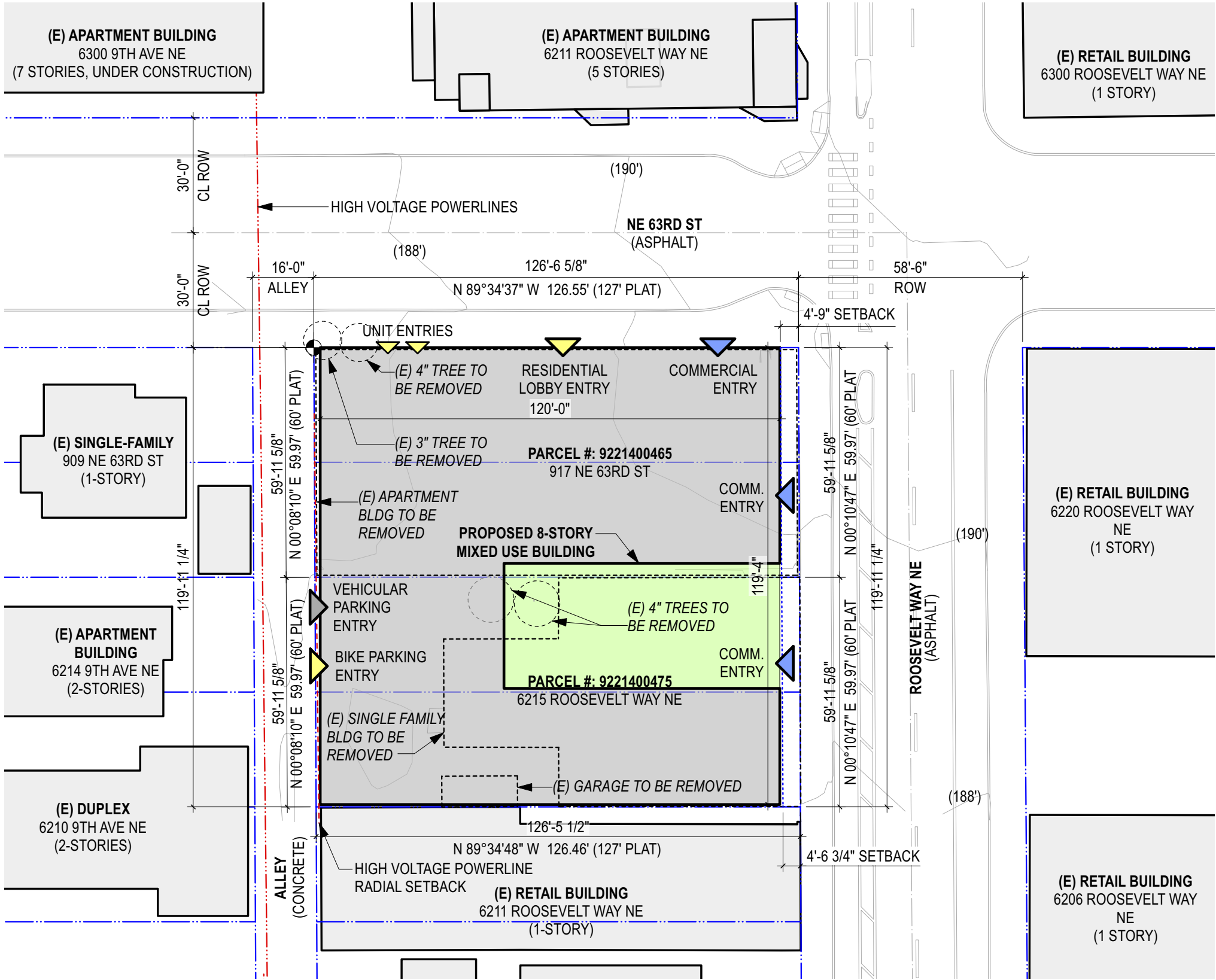


⑧ View looking east along NE 63rd St



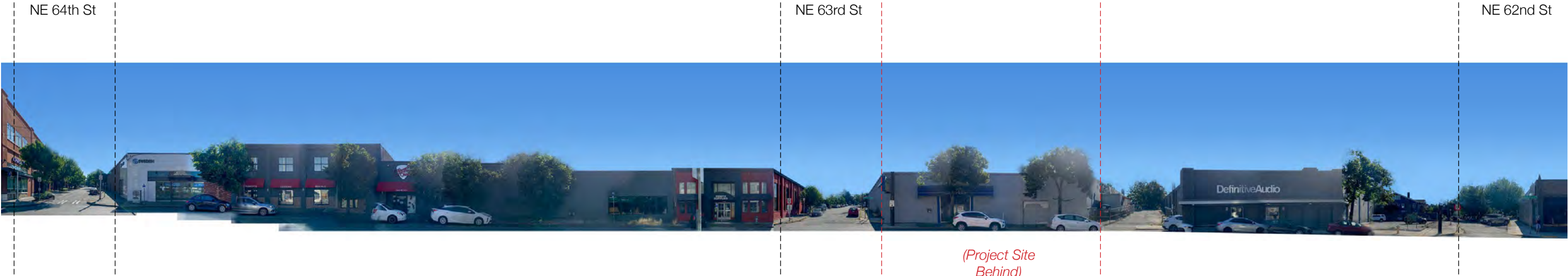
Key Map

SITE PLAN + ZONING SUMMARY



- Address: 917 NE 63rd St & 6215 Roosevelt Way NE
- Zone: NC2-75 (M1)
- Overlay: Roosevelt Residential Urban Village
- Area: Station Area Overlay
- Overlay: Frequent Transit Service Area
- Pedestrian Zone: N/A
- Site Area: 15,240 sf
- FAR: 6.0
- Allowable sf: 91,440 sf
- Height Limit: 75'
- Setbacks: Upper Level Setback: above 65', structures must be set back an average of 8' from property line along street fronts
- Power Lines: High voltage at alley - 14' setback required
- Amenity Area: 5% of residential as exterior amenity
- MHA: M1 designation in "Medium" Area
- Vehicular Parking: None required
- Bike Parking: Long: 1/unit (after 50 @ 75%) / Short: 1/20 units
- Parking Location: Access off of alley required
- Green Factor: .3 required
- Street Level: Street level residential set back 10' or elevated 4'
- Blank facades: <40% (<20' wide)
- Transparency: >60%
- Commercial depth: min 15', average 30' min
- note: Commercial use not required at ground level because site is not within a pedestrian zone along a principal pedestrian street

URBAN DESIGN ANALYSIS - PHOTO COLLAGE OF STREET ELEVATION



Looking East along Roosevelt Way NE



Looking West along Roosevelt Way NE

URBAN DESIGN ANALYSIS - PHOTO COLLAGE OF STREET ELEVATION



Looking North along NE 63rd St



Looking South along NE 63rd St

Design Guidelines / Concepts

PRIORITY DESIGN GUIDELINES

*indicates Roosevelt Neighborhood Design Guidelines

CS2 - URBAN PATTERN AND FORM

***I.1. Sense of Place:** Focus vibrant commercial uses and a strong continuous street wall facing the commercial arterials (including Roosevelt Way NE).

C.1. Corner Sites: Corner sites can serve as gateways or focal points...Consider using a corner to provide extra space for pedestrians and a generous entry, or build out to the corner to provide a strong urban edge to the block.

RESPONSE:

The preferred massing strategy takes advantage of the corner site, offering two dynamic elevations that strongly define the corner while programmatically responding to the unique characteristics of the respective streets. Though Roosevelt is not a Principal Pedestrian street at the project site, commercial uses and a high level of transparency and quality of materials will be provided, contributing to the a vibrant commercial corridor along Roosevelt Way NE.

DC3 - OPEN SPACE CONCEPT

***II. Street Planting & Landscape to Enhance the Building and/or Site:** Use designs that enhance and build upon the natural systems of the neighborhood, such as storm water drainage.

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

RESPONSE:

The proposed design offers views into the project and glimpses of residential amenity spaces at the multiple courtyards at different levels in the building. Rather than providing one resident amenity space on the roof, the project is providing multiple outdoor amenity spaces closer to the ground plane.

DC2 - ARCHITECTURAL CONCEPT

***II.i. Architectural and Faade Composition:** Along Major Arterials: Maximize the retail and street-level transparency, quality of exterior finishes, and incorporate a series of storefronts.

***II.ii. Architectural and Faade Composition:** Along Non-Arterials: Maximize modulation, courtyards, and incorporate high quality materials and integration of natural materials.

A.2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses...or other elements.

RESPONSE:

The preferred massing strategy breaks down the perceived mass by providing two street facing courtyards. The site is uniquely positioned at a corner of two streets of very different characters. Roosevelt is a Principal Pedestrian street just to the north of the project site. Though not required, the project has opted to provide commercial uses along Roosevelt with high quality materials, high levels of transparency and pedestrian friendly streetscape. Along 63rd, a courtyard at level 2 is visible from street level, helping break down the perceived massing.

PL1 - CONNECTIVITY

C.3. Year-Round Activity: Where possible, include features in open spaces for activities beyond daylight hours and throughout the seasons of the year.

RESPONSE:

The preferred massing strategy includes two large elevated courtyard spaces for residents and their guests. One courtyard would be open to the sky while one courtyard would be covered and an provide all-season exterior space for residents.

PL2 - WALKABILITY

***I. Pedestrian Experience:** Consider providing wider sidewalks...Open spaces visible or accessible to the public are encouraged. Provide pedestrian scaled lighting. Pedestrian amenities are encouraged.

RESPONSE:

SDOT/SDCI require a variable width setback along the east property line. This provides an opportunity to enhance the pedestrian experience along Roosevelt by widening the sidewalk and augmenting the pedestrian corridor with landscaping.

The project team intends to utilize high quality exterior finishes, especially at the base as well as incorporate weather protection and a series of storefronts along Roosevelt Way NE. Roosevelt Way NE is a Principal Pedestrian street starting just north of the site, across 63rd. Though the site is not required to provide commercial along Roosevelt, the project team as committed to providing commercial uses with transparent and inviting retail facades.

PL3 - STREET LEVEL INTERACTION

***II.i. Human and Commercial Activity:** Provide opportunities for increased pedestrian activity...Increase the ground level setbacks in order to accommodate pedestrian traffic and amenity features.

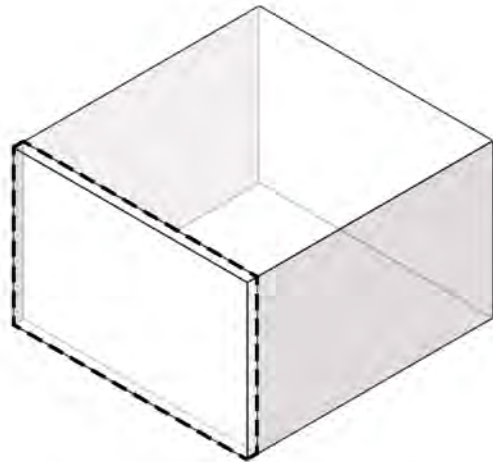
A. Entries: Common entries to multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors. Design features emphasizing the entry as a semi-private space are recommended.

RESPONSE:

Commercial uses, high transparency and pedestrian oriented features will be provided along Roosevelt. The proposed design reinforces a vibrant streetscape by applying pedestrian-oriented design, including multiple entries off of Roosevelt and 63rd both for commercial and residential uses. The residential entry is clearly defined on 63rd with security features for residents but a welcoming feel for visitors.

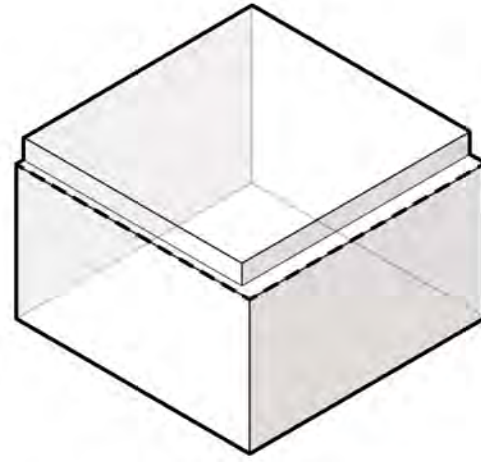
ARCHITECTURAL CONCEPT

Situated on a prominent corner site, the project seeks to engage both Roosevelt Way NE and NE 63rd Street, while anchoring the corner. Through the use of interlocking courtyards, the massing strategy provides access to quality daylight and fresh air for residents, and the courtyards are programmed to connect residents and the public.



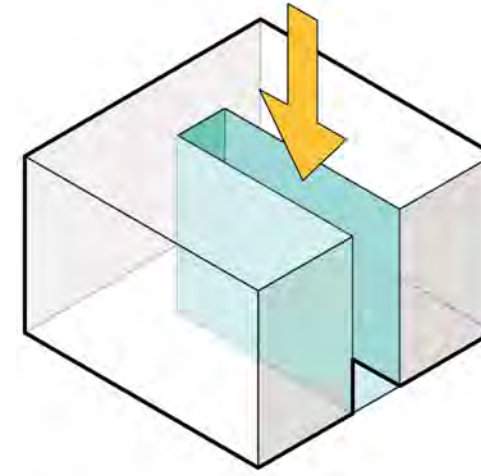
1. SETBACK

Along Roosevelt, a variable width ROW setback is required removing 4,400 sf of buildable area.



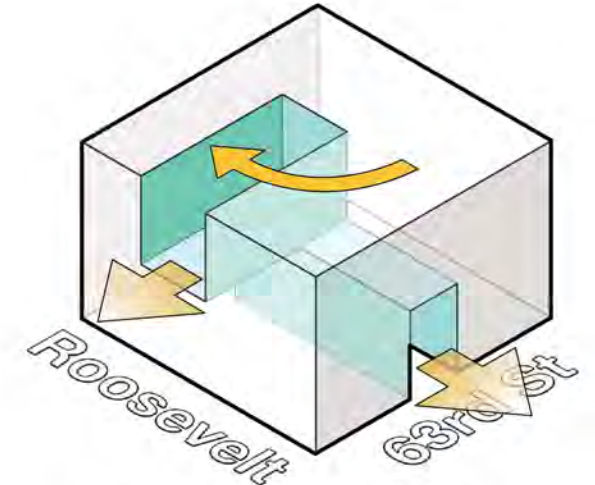
2. ZONING ENVELOPE

Along Roosevelt and 63rd an upper level setback averaging 8' is required above 65'.



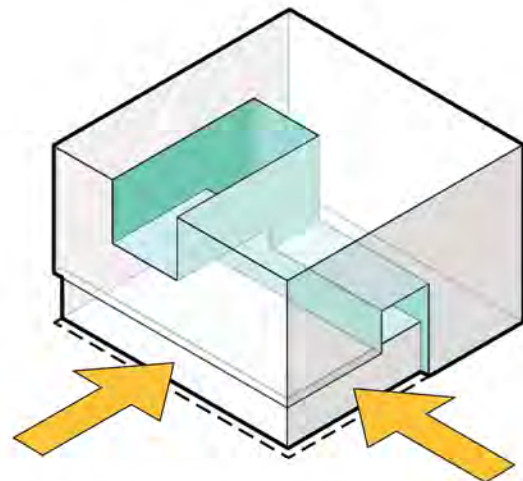
3. DROP

Given the proportions of the site and the typical size of a residential housing unit, a courtyard is introduced (with many configurations possible) in order to get daylight to all units.



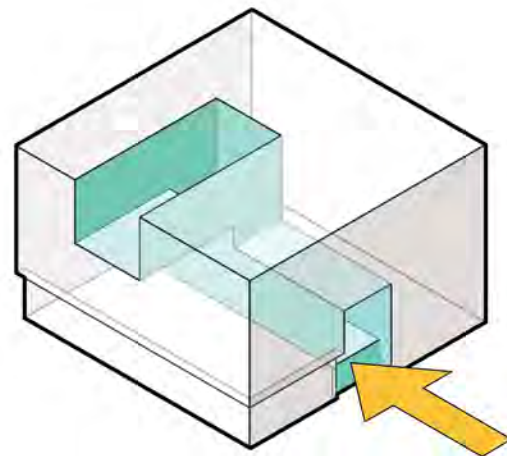
4. ENGAGE THE CORNER

The preferred massing strategy engages both Roosevelt and 63rd, taking inspiration from and responding to the prominent corner site.



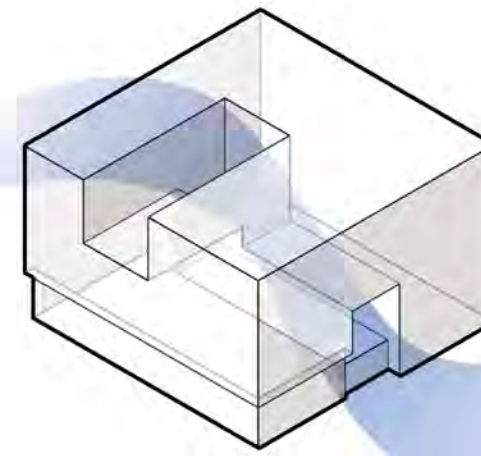
5. GROUND PLANE

Though not required, the project provides commercial along Roosevelt further accentuating the corner site location and continuing the pattern of commercial on Roosevelt.



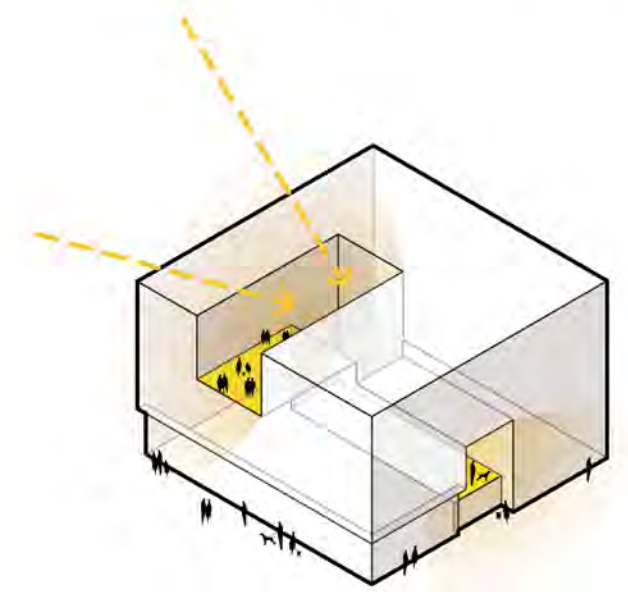
6. DISTINCT LOBBY

The residential lobby is situated along quieter 63rd and is setback and related to the courtyard above, anchoring the lobby in an easily identifiable location.



7. LUNGS OF THE BUILDING

The interlocking, street facing courtyards provide the air, light, life and energy for the building and act as the lungs of the building.



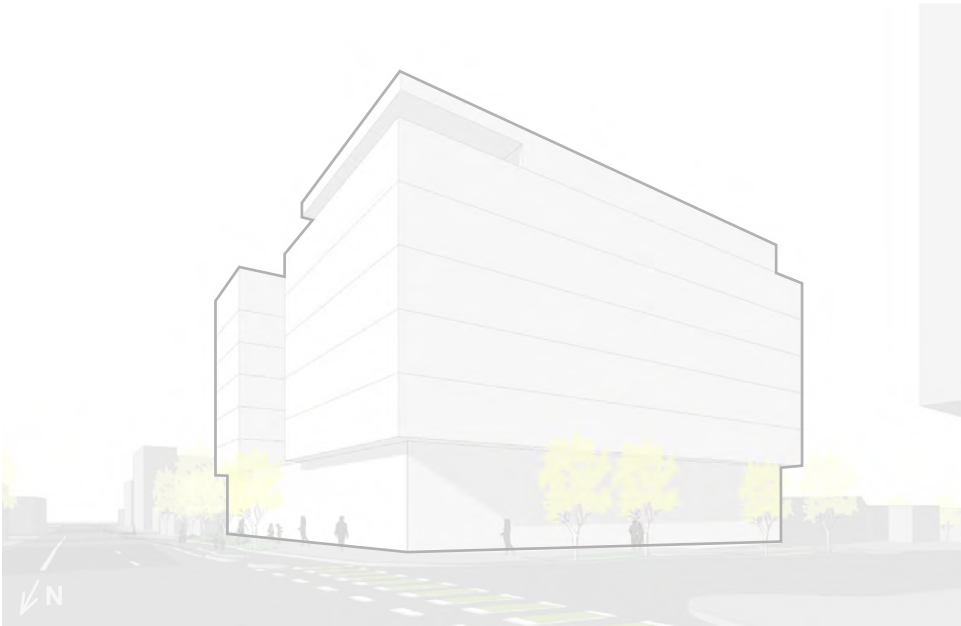
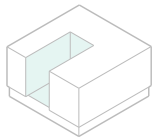
8. DAYLIGHT AND VITALITY

The interlocking courtyards provide unique qualities of light and space for residents and for the public.

EDG Response

MASSING CONCEPTS - COMPARISON OF THREE OPTIONS

EAST COURTYARD
OPTION 01 (CODE COMPLIANT)



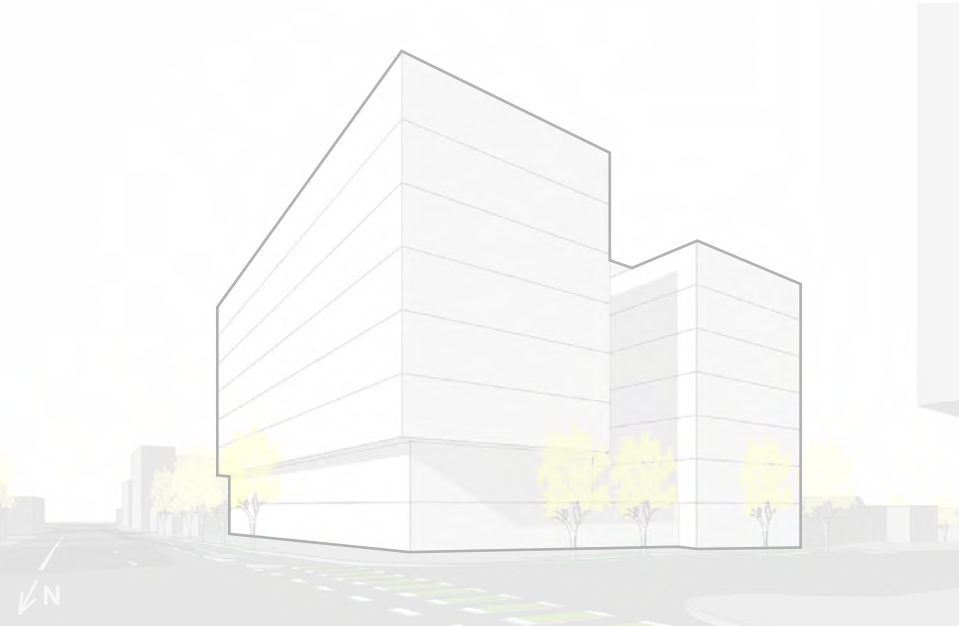
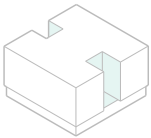
DESCRIPTION
Option 01 proposes an 8-story building composed of street level commercial with residential above and below grade garage accessed from the alley.

NUMBERS
Total GSF - 101,247 gsf
Chargeable GSF - 85,743 gsf
Units - 107
Parking Stalls - 37
Commercial sf - 6,654 sf

- ADVANTAGES**
- Code-compliant and does not require development standard departures
 - Courtyard breaks down scale along Roosevelt Way

- CHALLENGES**
- Results in bulky massing along 63rd
 - Commercial is split (less flexible)

NORTH/SOUTH COURTYARD
OPTION 02



DESCRIPTION
Option 02 proposes an 8-story building composed of street level commercial with residential above and below grade garage accessed from the alley.

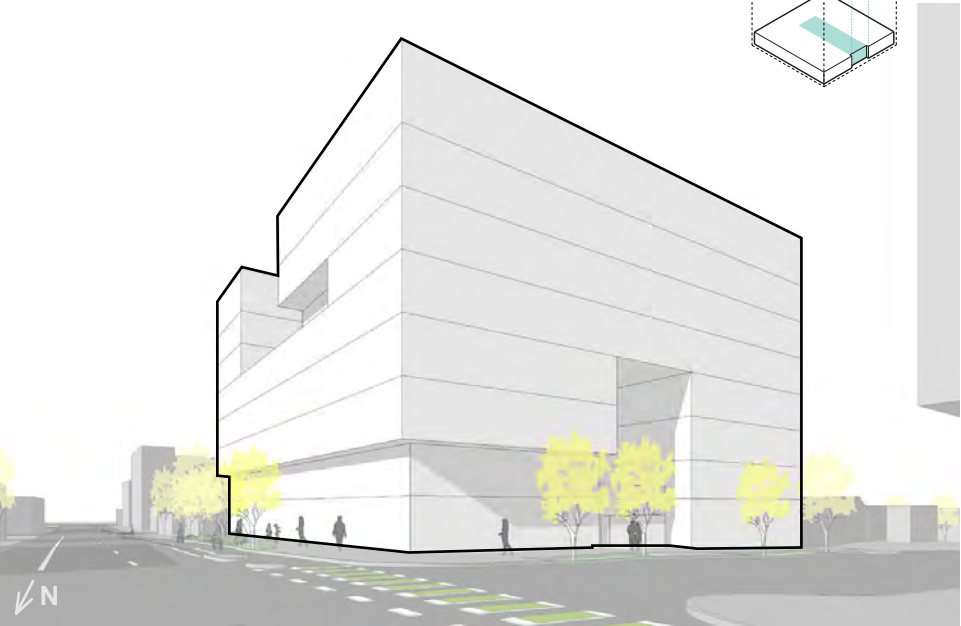
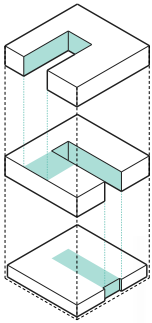
NUMBERS
Total GSF - 120,630 gsf
Chargeable GSF - 91,346 gsf
Units - 116
Parking Stalls - 71
Commercial sf - 5,030 sf

- ADVANTAGES**
- Courtyard breaks down scale along 63rd St
 - Elevation facing LR2 zone is softened with location of level 8 amenity deck

- CHALLENGES**
- Results in bulky massing along Roosevelt Way
 - Southern courtyard will eventually have much of its daylight access blocked by future development to the south
 - Three departure requests: #1 Upper Level Setback / #2 Maximum Driveway Slope / #3 Ground Floor Residential Setback
 - Additional parking level puts structure below water table

EDG PREFERRED

INTERLOCKING COURTYARDS
OPTION 03 (PREFERRED)



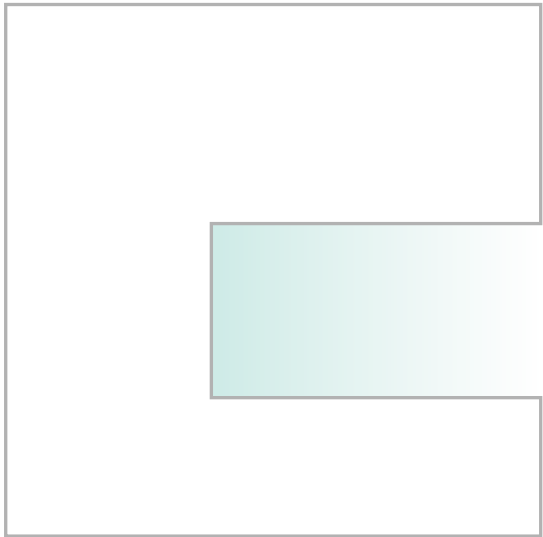
DESCRIPTION
Option 03 proposes an 8-story building composed of street level commercial with residential above and below grade garage accessed from the alley.

Numbers
Total GSF - 102,270 gsf
Chargeable GSF - 88,697 gsf
Units - 126
Parking Stalls - 40
Commercial sf - 3,367 sf

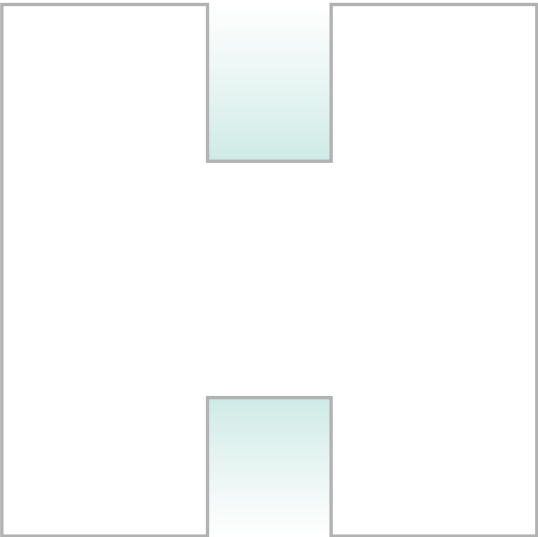
- ADVANTAGES**
- Level 6 courtyard breaks down scale along Roosevelt Way
 - Level 2 courtyard breaks down scale along 63rd St
 - The interlocking courtyard concept results in a visually unique and interesting massing helping ground this evolving street with a recognizable anchor building at this prominent corner
 - Residents will have access to two varied outdoor spaces, one which is covered and usable in all four seasons of the year

- CHALLENGES**
- Three departure requests: #1 Upper Level Setback / #2 Maximum Driveway Slope / #3 Ground Floor Residential Setback

EAST COURTYARD
OPTION 01 (CODE COMPLIANT)

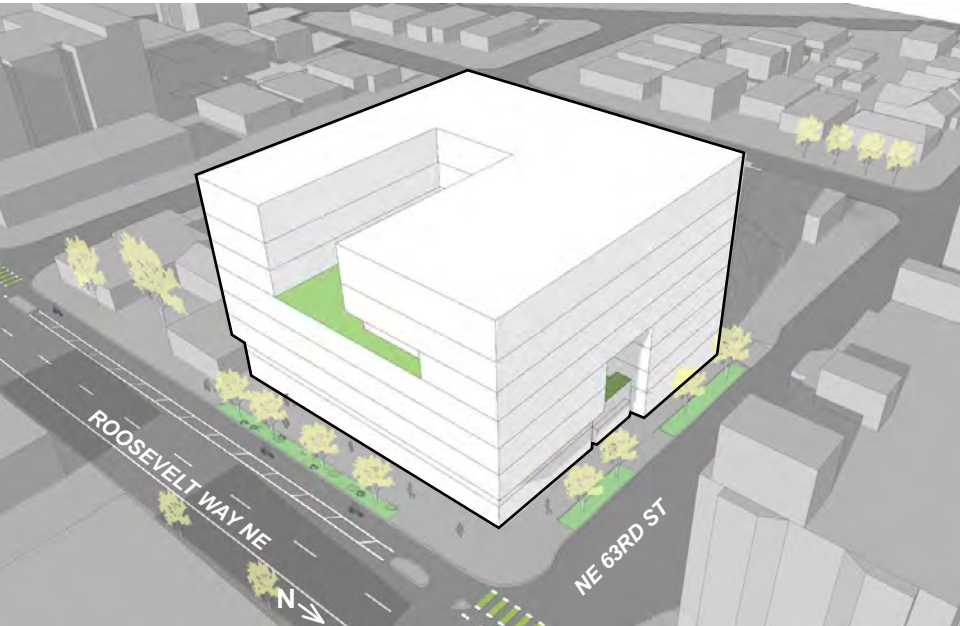
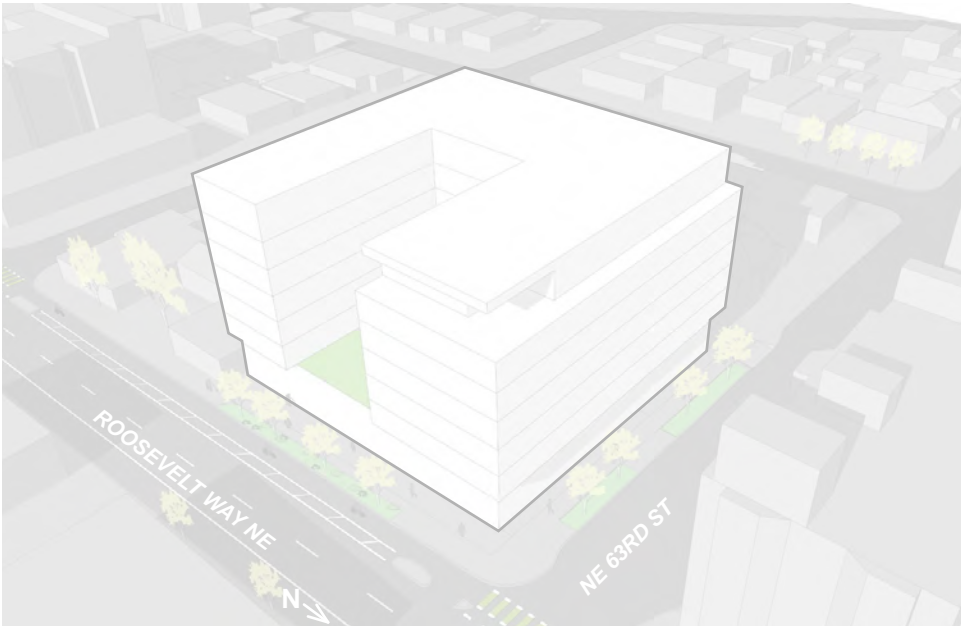
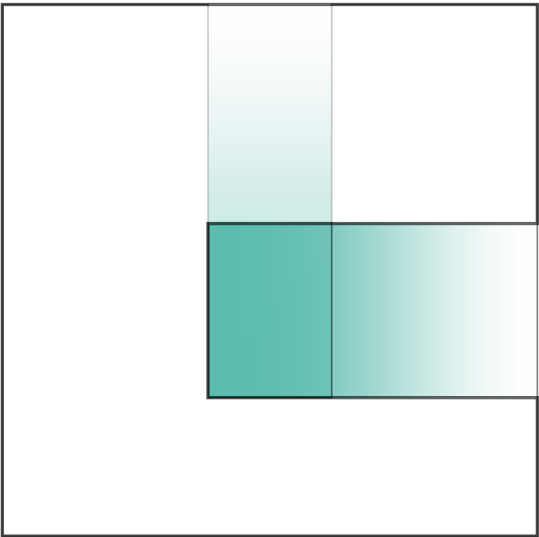


NORTH/SOUTH COURTYARD
OPTION 02



EDG PREFERRED

INTERLOCKING COURTYARDS
OPTION 03



EDG RESPONSE

1. Massing Options and Response to Adjacencies:

Guidance:

- a. The Board supported the applicant's preferred massing (Option 3) as the basis for further development for the following reasons (CS2-A-1 Sense of Place, CS2-D-1 Existing Development and Zoning, Roosevelt Neighborhood Guidance CS2-III Height, Bulk, and Scale, DC2-A-1 Site Characteristics and Uses):
 - i. The massing is comprised of a variety of interlocking spaces that contribute to a sense of place.
 - ii. The proposed massing moves facilitate the arrangement of units around central courtyards that help to define the space. The courtyards have the potential to improve quality of life for residents by enabling ample access to natural light and ventilation and increasing privacy through landscaping design.
 - iii. The Board indicated appreciation for the restraint of the massing moves and noted that the preferred scheme provides thoughtful responses to the existing context along Roosevelt Way NE and NE 63rd St.

Design Response:

- Option 3 has been advanced in response to EDG board feedback.
- The design proposal has evolved to further emphasize a contextual response to the two unique street characters of Roosevelt and 63rd (CS2-A-1 Sense of Place) as well as activating the prominent corners at the NE and NW and developing a pedestrian friendly realm (PL3-II Human and Commercial Activity).
- The Residential units have been further evolved to provide ample light and ventilation and access to the shared outdoor spaces while maintaining privacy.

View looking SW with Trees and Entourage turned off



VIEW LOOKING SW



EDG RESPONSE

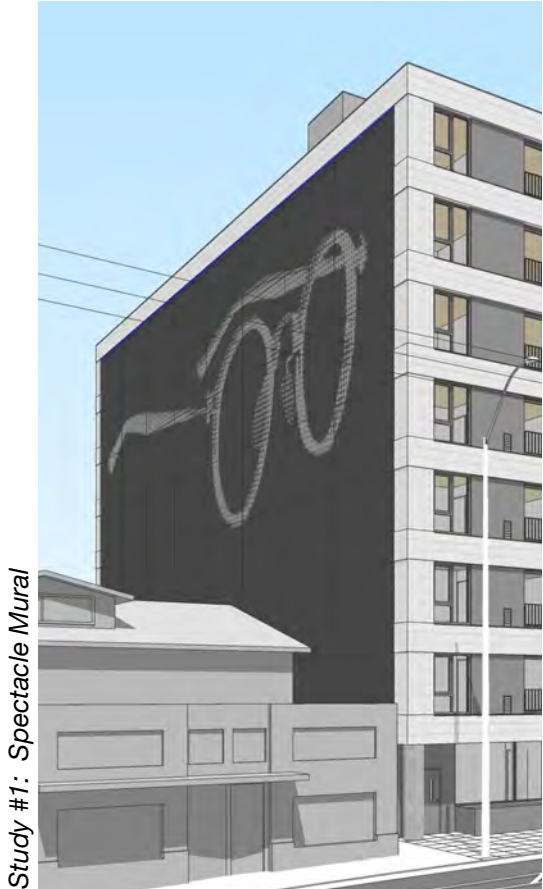
1. Massing Options and Response to Adjacencies (continued):

Guidance:

- b. The Board requested images and illustrations depicting the *existing commercial development adjacency to the south and its relation to the proposed development*. The Board expressed concern for the *potential blank wall condition of the south façade* and requested the applicant to explore employing a consistent framing design along Roosevelt Way NE, across the south façade, and onto the alley-facing facade for conceptual consistency across all facades. (CS2-B Adjacent Sites, Streets and Open Spaces, DC2-B Architectural and Façade Composition)

Design Response:

- The existing commercial development to the south will benefit in two ways from this new development: 1) the ground floor façade is pulled back more than 9' due to the combination of the approx 4'-9" required building setback and the additional 4'-4" ground level setback making the existing retail more visible from the north. 2) this project is including ground floor commercial (though not required by zoning) which will help pull the commercial energy from 65th further down Roosevelt adding to foot traffic and visitors to the block (CS2-B Adjacent Sites, Streets and Open Spaces).
- Architecturally, the existing retail to the south of the site is of a similar height to the new commercial space. The pedestrian experience along the street will continue uninterrupted from old retail to new retail and greatly improved from the addition of overhead weather protection, widened sidewalks and added street trees (PL3-II Human and Commercial Activity).
- With the site's proximity to transit and the Roosevelt light rail station, it is likely the southern portion of the block will be developed in the next few years, covering up the southern facade completely. Despite the probability the southern party wall will be hidden from view, the design team has responded to the interim condition and continued the use of high quality brick around the entire southern wall perimeter. The 3' brick frame element wraps all four edges of the southern facade, which ties the southern elevation to the other three (DC2-B Architectural and Facade Composition).
- In addition, the design team is currently studying adding art, graphics or signage to further activate the southern facade (see three studies).
- Because Roosevelt is a one way street headed southbound, the southern facade will not be a prominent feature of the building experienced by most people passing by which is why the design team has decided on a restrained, but high quality facade composition that relates to the rest of the building.





EDG RESPONSE

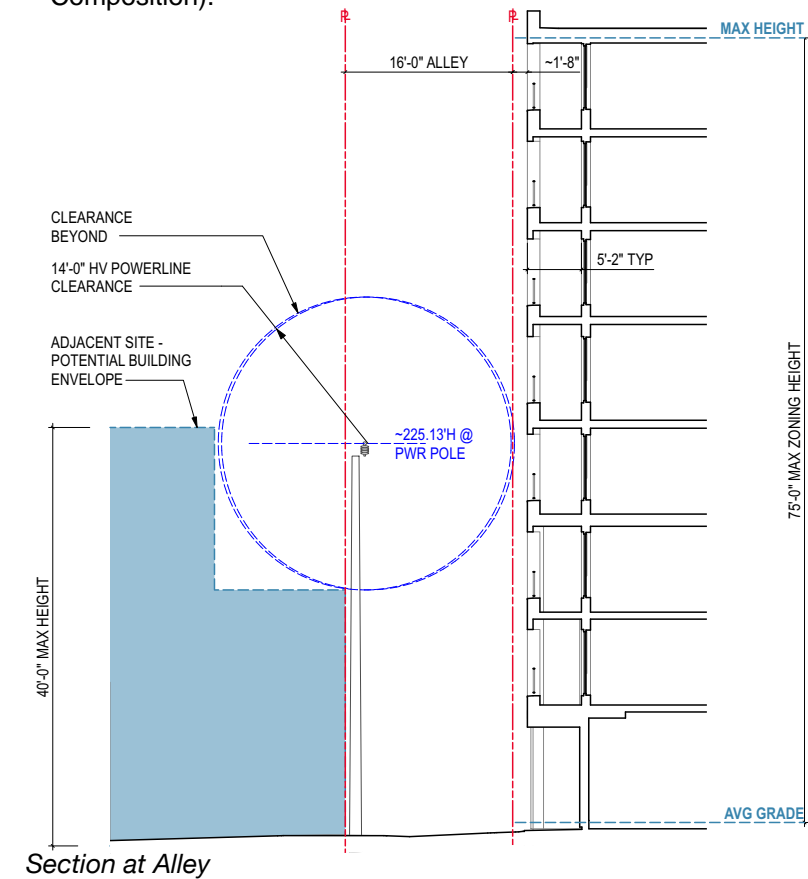
1. Massing Options and Response to Adjacencies (continued):

Guidance:

- c. Additionally, the Board requested additional information about the alley conditions to better assess the potential impacts of the design on adjacencies. Specifically, the Board would like illustrations, perspectives, and measurements to better understand how the *ground level programming and the proposed balconies relate to the alley and alley-adjacent development*. (CS2-B Adjacent Sites, Streets and Open Spaces, DC2-B Architectural and Façade Composition).

Design Response:

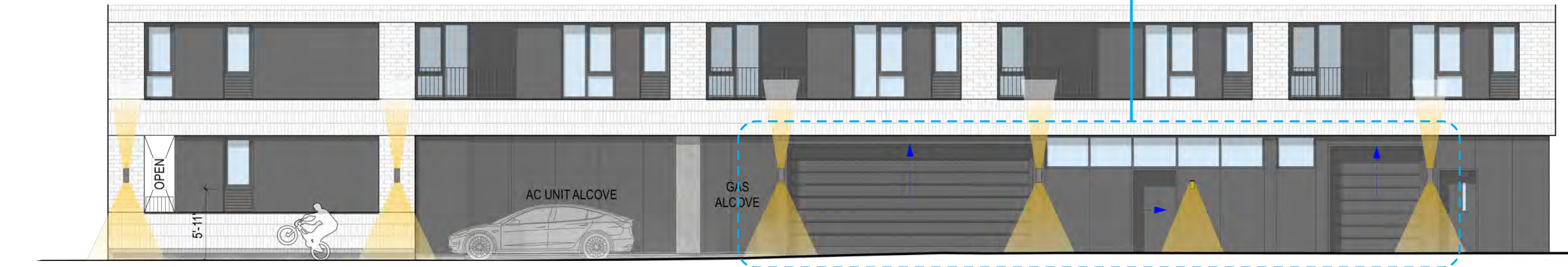
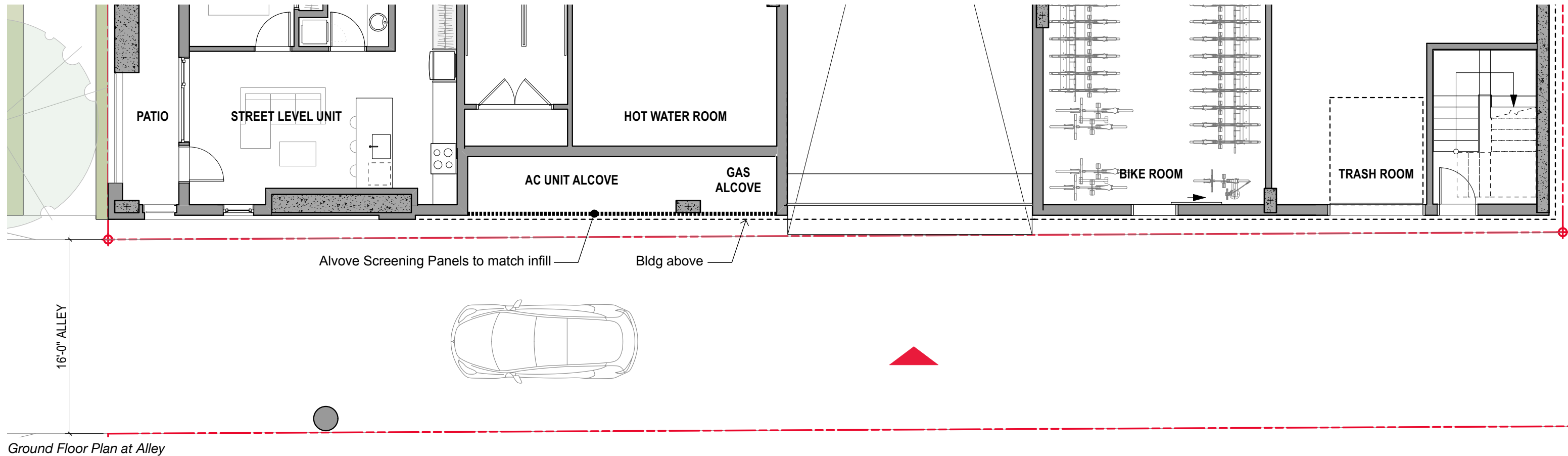
- Along the alley at ground level is a ground floor unit, garage ramp, access to bike room, trash room and one exit stair door. High windows have been added to the bike room and trash room to let in light and safely activate the alley (CS2-B Adjacent Sites, Streets and open Spaces).
- The NW corner is activated by the ground floor units with windows, patios, and high quality materials (brick) turning the corner.
- The design team is also studying additional alley activation through the use of graphics, art and sigange (see sketch study to the right).
- The alley is already fully built out to the 16’ width required. Additionally, the power line running down the alley on the west side results in a significant separation between the new development and any future development across the alley (see section below).
- The west façade of the building responds to its context and the lower scale across the alley by inseting balconies to soften the scale transition.
- The west façade design, composition and materials are in keeping with the other façades, but responds to its unique context within the common design language of the cohesive building (DC2-B Architectural and Façade Composition).



View looking SE



Aerial View looking NE



EDG RESPONSE

1. Massing Options and Response to Adjacencies (continued):

Guidance:

d. The Board requested additional information about the *dimensions and design of the open spaces and courtyards* to better understand how and to what extent residents will have access to sunlight and natural ventilation. (PL2-C Weather Protection, DC2-A-1 Site Characteristics and Uses, Roosevelt Guidance DC3-I-I Views and Solar Access)

Design Response:

- Every unit has multiple windows – most living rooms have two windows each to increase light and air penetrating into the units. No units are deep shoeboxes, but rather shallower units with plenty of exterior skin access (DC3-I-I Views and Solar Access).
- The courtyards allow all units to have plenty of light and air access as can be seen in the plans, sections and 3D images on this page and the next three pages. Dimensions are provided on the plans.
- Though some of the units will not have direct sunlight hitting their windows, that is a common urban condition where tall buildings block direct sun, but there is plenty of bounced, indirect sun. The courtyards offer views, vitality and interest for residents to look out on from their units.
- In addition to the light and air enjoyed within each unit, residents will have shared access to not just one but three outdoor spaces at levels 2, 6 and the roof, each offering unique space. Level 2 will provide covered outdoor space that will allow it to be used all year round (PL2-C Weather Protection).

View looking up to sky from level 2



View looking south from 63rd st



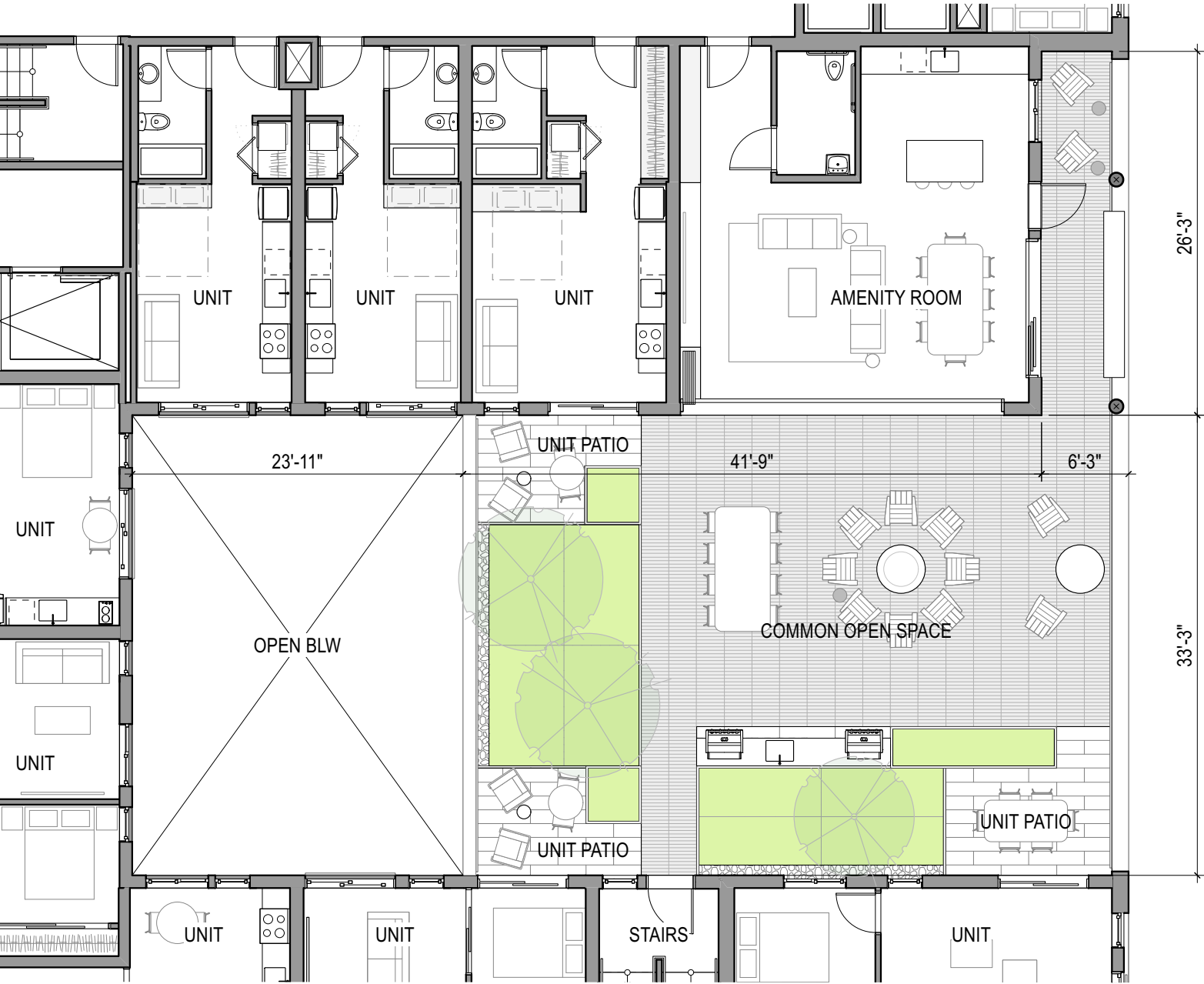
VIEW LOOKING AT COURTYARDS



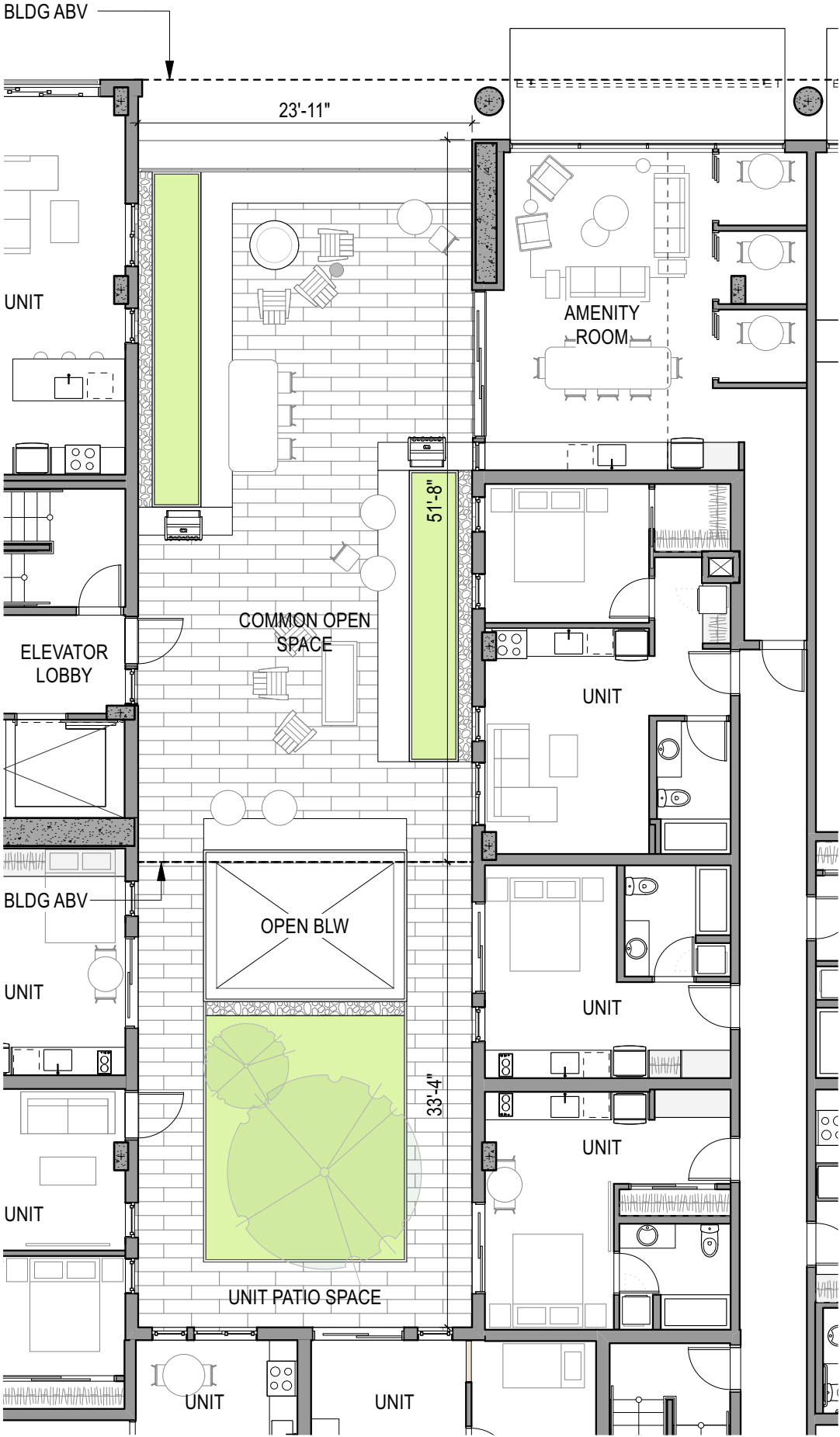
EDG RESPONSE

Design Response (continued)

- Level 2 and 6 courtyards each have an amenity room that opens up to the outdoor space providing all year options for residents.
- The protected, covered courtyard at level 2 allows for outdoor socializing even in the winter months and is a smaller scale, cozy space off the work from home lounge.
- The larger open to the sky space at level 6 provides indoor outdoor spaces but is still protected from some of the wind forces.
- Planting has been strategically placed to allow for privacy to units while creating a vibrant, communal social space for residents and their guests.
- Both courtyards will have active edges with seating or planting that will be visible from the street adding to the activation and vitality of both Roosevelt and 63rd (DC3-A Indoor-Outdoor Concept).



Level 6 Amenity Room and Courtyard Plan



Level 2 Courtyard Plan

VIEW LOOKING UP TO SKY FROM LVL 2



EDG RESPONSE

1. Massing Options and Response to Adjacencies (continued):

Guidance:

- e. While the Board supported the preferred option for its thoughtful response to the existing context, they expressed uncertainty about which specific design elements from the vicinity would be replicated or reflected in the development to contribute to the block as a whole. The Board requested that the applicant identify specific designs found elsewhere in the neighborhood to be reinforced by the proposed development. (CS2-A Location in the City and Neighborhood)

Design Response:

- The project takes multiple cues from the high quality historic as well as new developments in the area.
- Brick is the dominate material expressed and relates to the historic Roosevelt high school as well as to newer developments such as the Center Steps building (CS2-A Location in the City and Neighborhood).
- The 3' expressed frame relates to, but does not replicate, similar elements seen at the Lucille, the Rooster and the Center Steps projects.
- Through the use of high quality brick, the façade will have depth which will contribute to the feeling of quality and will relate to the depth expressed at Roosevelt high school, and high quality new projects such as the Rooster (CS2-A Location in the City and Neighborhood).
- Though not required, the project team has included commercial along Roosevelt taking cues from the retail to the north and south and continuing the intent of the pedestrian overlay zone that falls just to the north of the site.
- The ground floor commercial is set back 4'-4" from the face of the building above which in combination with the approx 4'-9" full building setback creates a generous public realm similar to what is found at Rooster, Lucille and other high quality commercial in the neighborhood (CS2-A Location in the City and Neighborhood).
- The dimensions of the overhead weather protection are similar to those found at the Lucille and Rooster developments as can be seen in the section on page 48 and the images on this page.

Examples of high quality brick usage in the neighborhood:



Center Steps Apartments



Roosevelt High School



Lucille Apartments

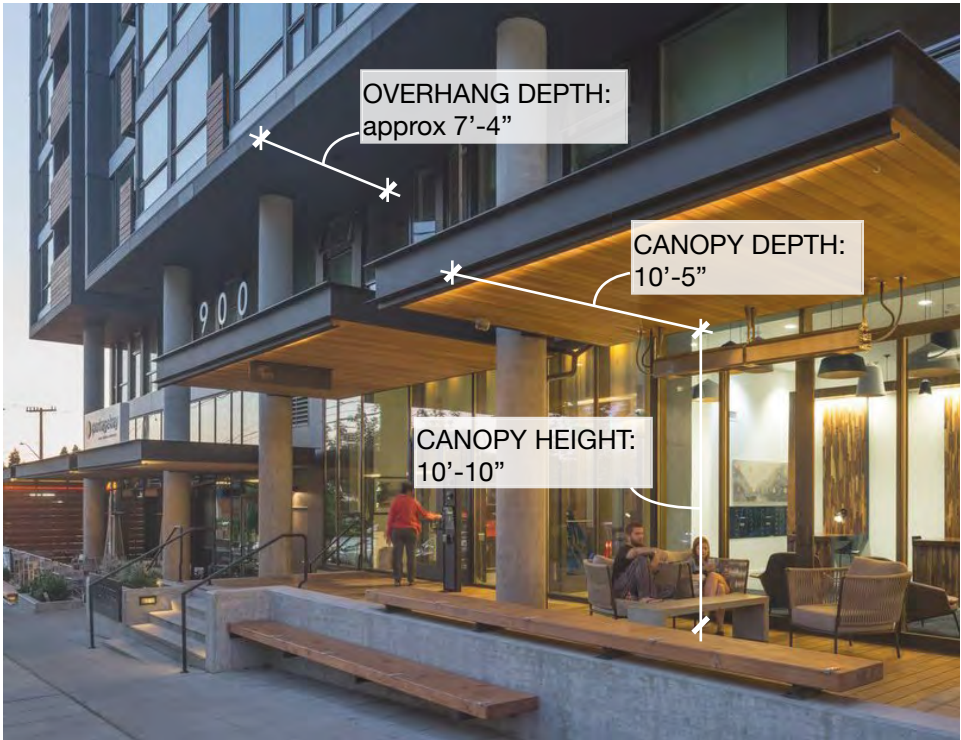
Examples of recessed commercial in the neighborhood:



Rooster Apartments



Lucille Apartments



Rooster Apartments

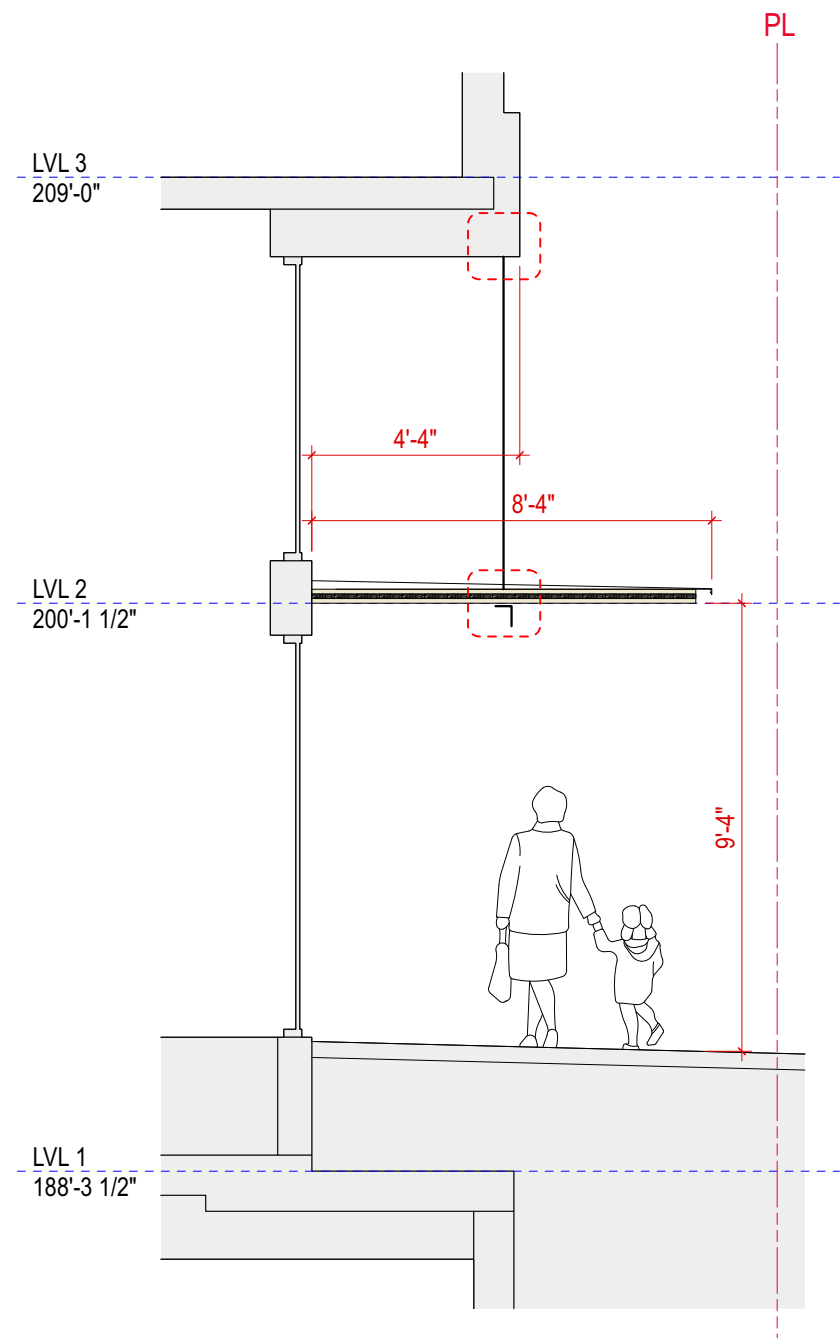
VIEW LOOKING SW AT COMMERCIAL



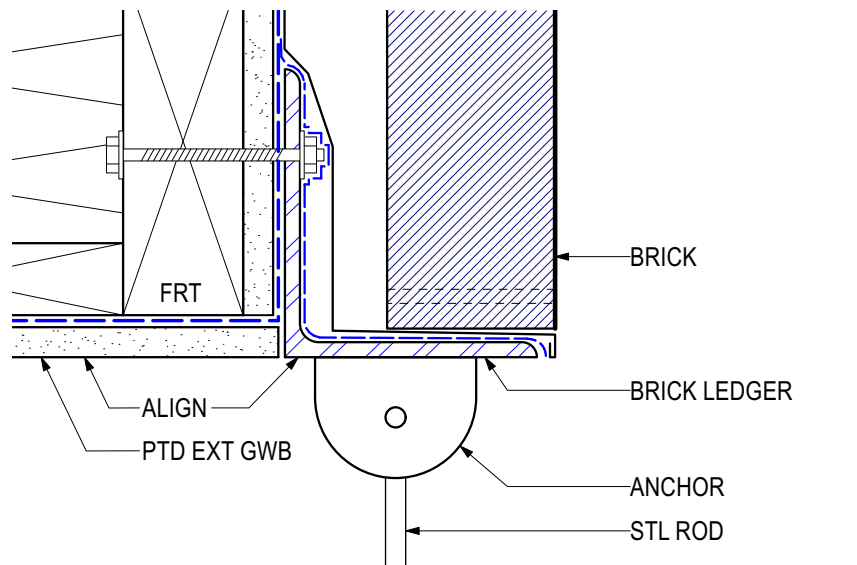
EDG RESPONSE

Design Response (continued)

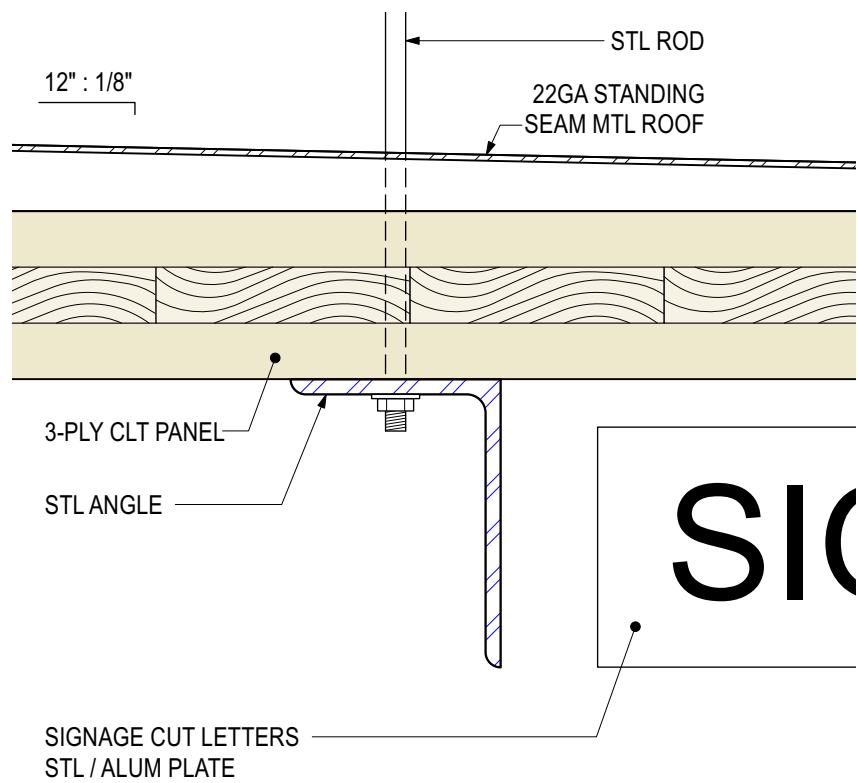
- The design provides a generous public realm covered by thoughtfully designed canopy expressing the CLT used structurally in the building above.



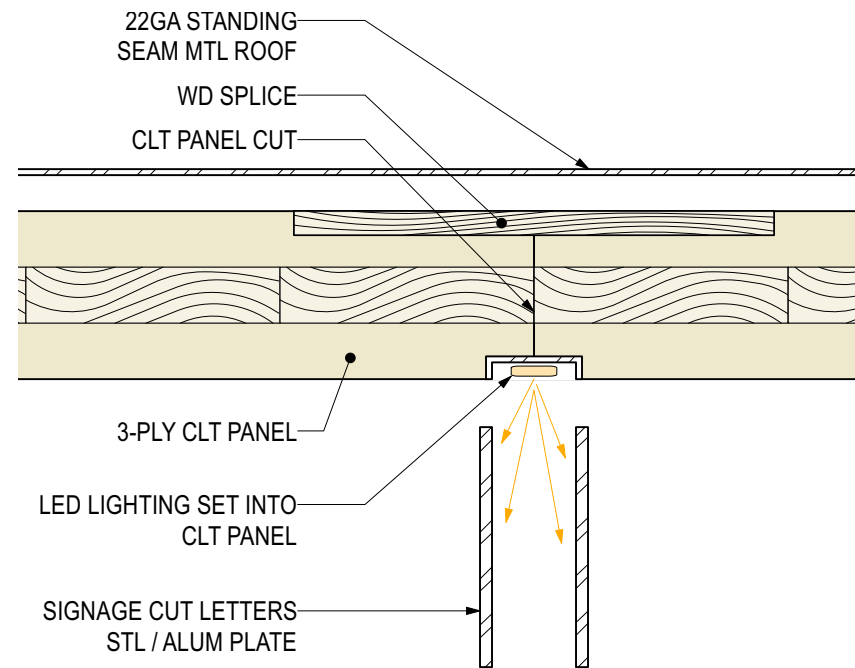
Section at Commercial Canopy



Commercial Canopy Support Detail



Commercial Canopy Detail at Center Support



Commercial Canopy Detail at Signage and Lighting

VIEW LOOKING AT ROOSEVELT COMMERCIAL



EDG RESPONSE

1. Massing Options and Response to Adjacencies (continued):

Guidance:

- f. The Board noted that the *proposed elevator overruns are likely to extend above the illustrated building mass* in the EDG design packet and cautioned the applicant to consider the impacts that the additional mass might have on the architectural presence of the development. (CS2-A-2 Architectural Presence, CS2-B2 Connection to the Street)

Design Response:

- The elevator and stair overruns are accurately modeled and depicted in these images. They will be visible but not overtly dominate from the street view (CS2-A-2 Architectural Presence).
- The building fits into the context of Roosevelt as it is now as well as where it will be in the decades to come, standing out as an example of retrained architecture using high quality materials and thoughtful massing, while fitting into the context. People passing by will be drawing to the commercial and generous pedestrian realm at ground level (CS2-B Connection to the street).



View looking NW



View looking West



View looking SW

VIEW LOOKING EAST ALONG 63RD



EDG RESPONSE

2. Street Level:

Guidance:

- a. The Board provided guidance to study strategies to *activate the alley and soften the northwest corner* of the development site. (CS2-B-1 Site Characteristics, CS2-D-4 Massing Choices, DC4-D-4 Place Making)
- d. The Board supported the use of a consistent design language and the layering of elements to establish depth and visual interest on the facades of the street-level dwelling units. However, the Board expressed concern about the visibility of the bedrooms from the public right-of-way and *recommended that the applicant reconfigure the ground-level residential units' floor plans* to facilitate transparency without sacrificing residential privacy. (PL4-A Entry Locations and Relationships, Roosevelt Guidance DC2-II Architectural and Façade Composition, DC4-A-1 Exterior Finish Materials)

Design Response:

- The ground floor units have been reconfigured to improve privacy and activation at the alley and NW corner and improve resident and pedestrian experience.
- A stoop has been added as well as outdoor access for the two units and railings to increase privacy and move the exterior wall further away from the right of way (PL4-A Entry Locations and Relationships).
- A 1' planting zone has been added between the sidewalk and the unit.
- As a result of these design developments, these units have greatly increased privacy, while maintaining activation and transparency, than what was previously shown at EDG (DC4-D-4 Place Making).
- The NW corner has windows and high quality brick wrapping the corner as well as the stoop and railings (DC4-A-1 Exterior Finish Materials, Roosevelt Guidance DC2-II Architectural and Façade Composition).



Ground Floor Units Design at EDG

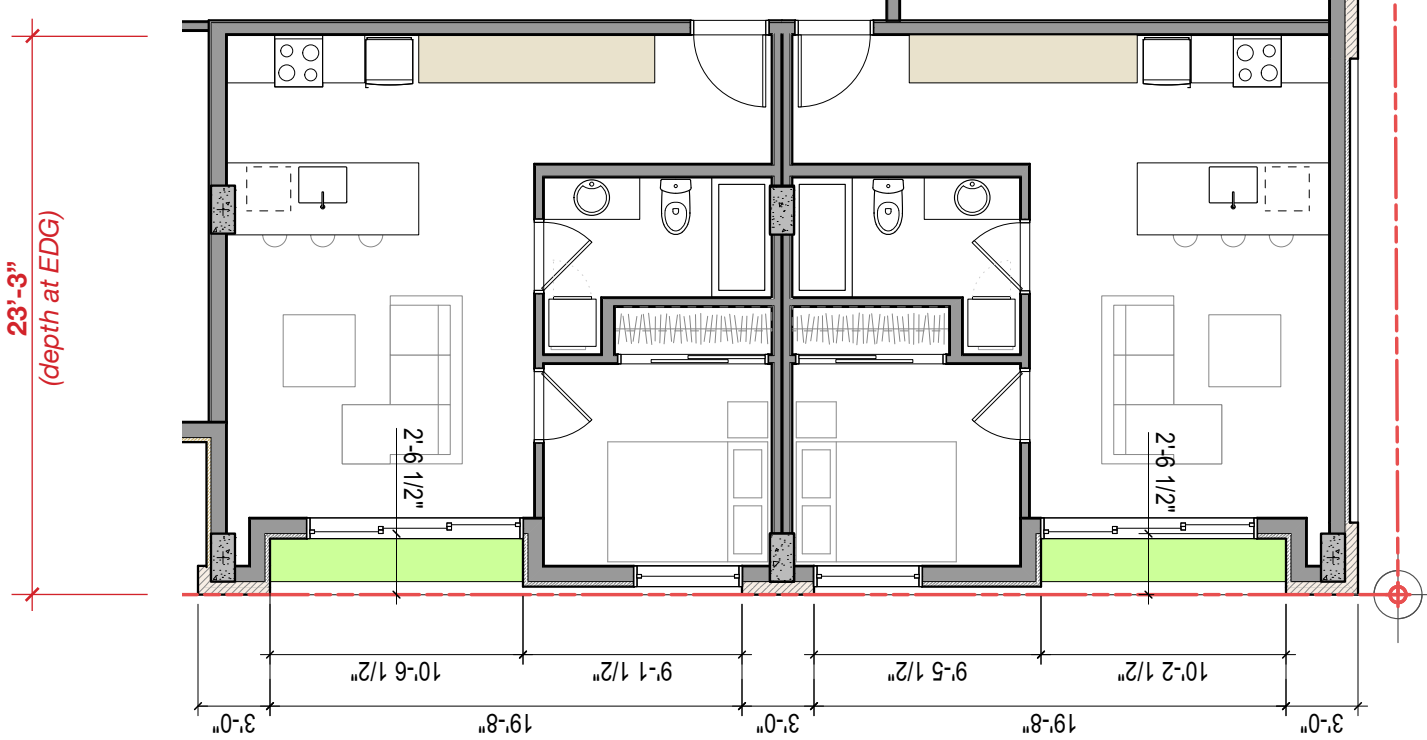
VIEW LOOKING SE AT GROUND LEVEL UNITS



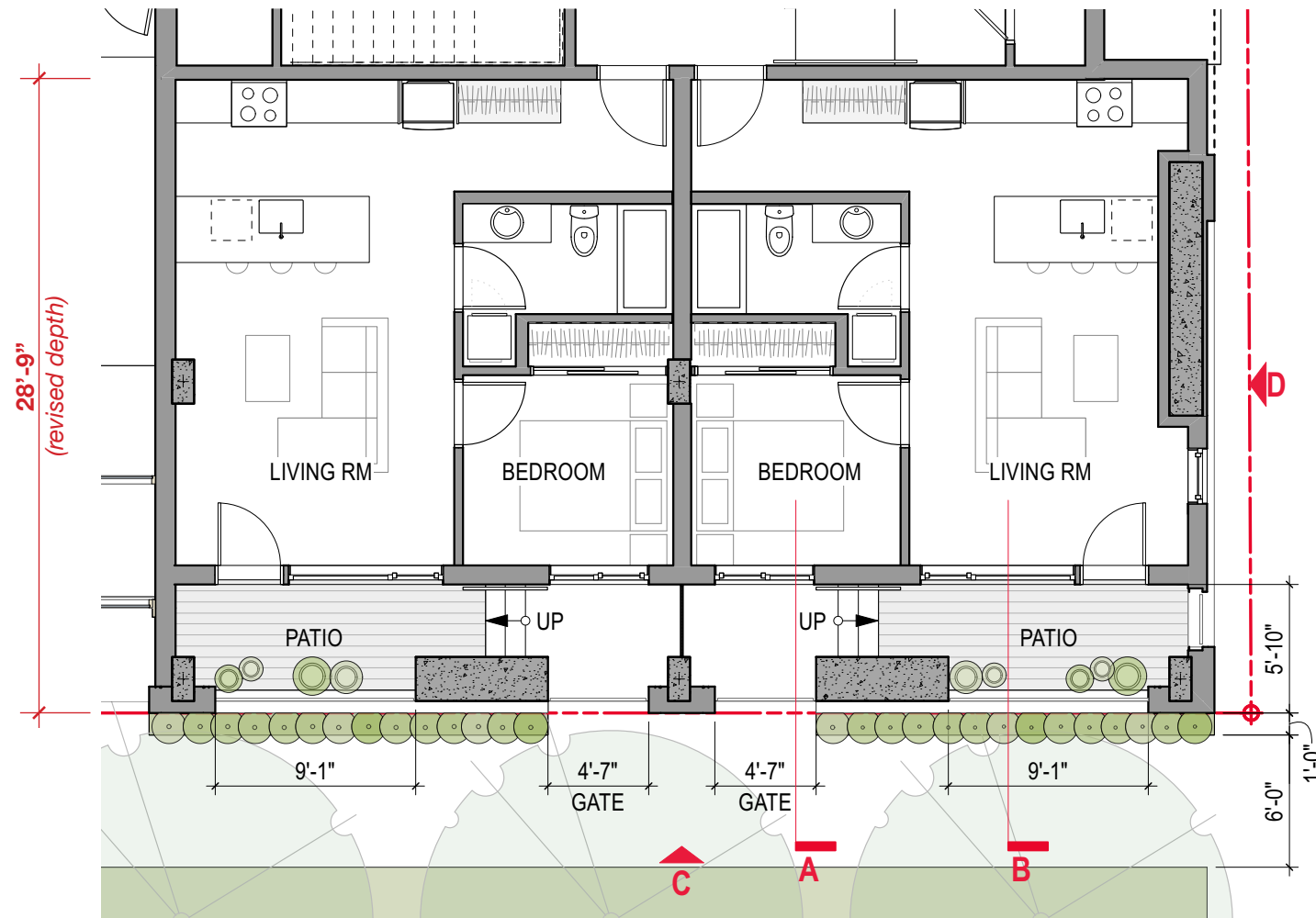
EDG RESPONSE

Design Response (continued)

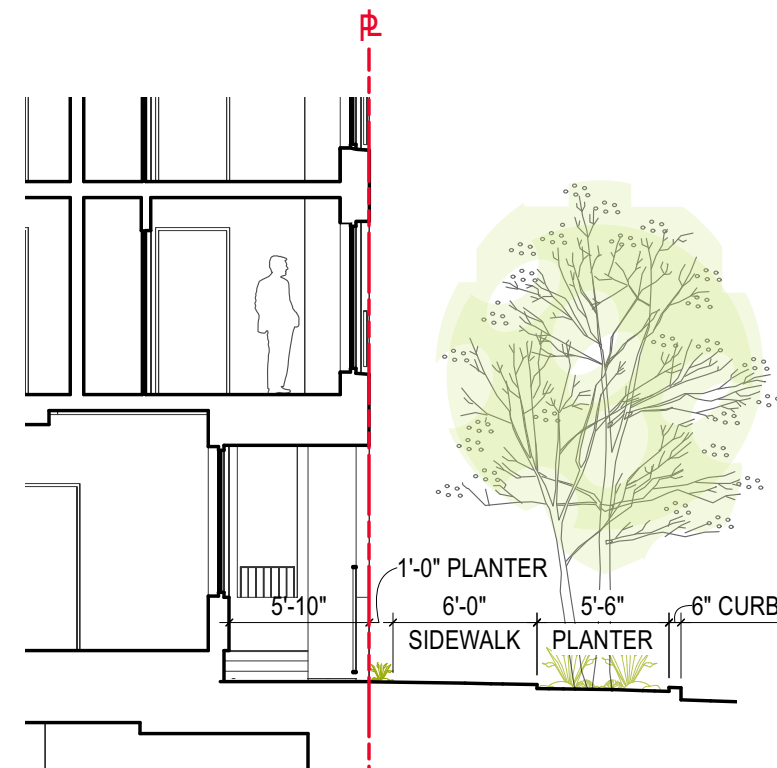
- Overall unit plan has grown 5'-6" to be more generous and further from the sidewalk.
- The bedroom and living room have been pulled off the sidewalk to increase privacy while maintaining street activation.
- A stoop has been added as additional buffer from the sidewalk.
- The sidewalk has been pulled off the building 1' and a planter added to further increase privacy to the residential units and soften the NW corner.



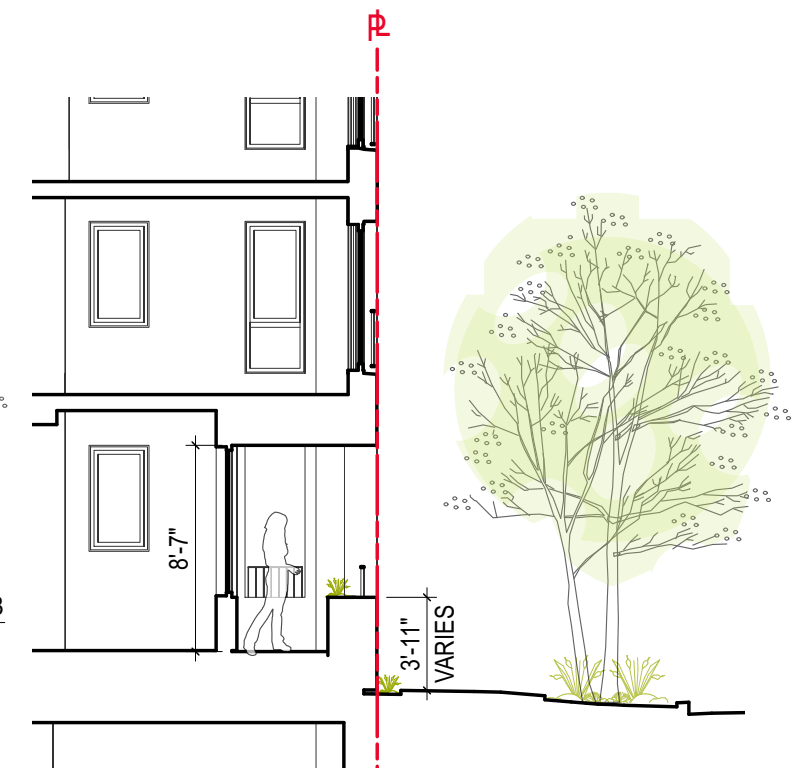
Ground Floor Units Design at EDG



Floor Plan at Ground Floor Residential Units at 63rd



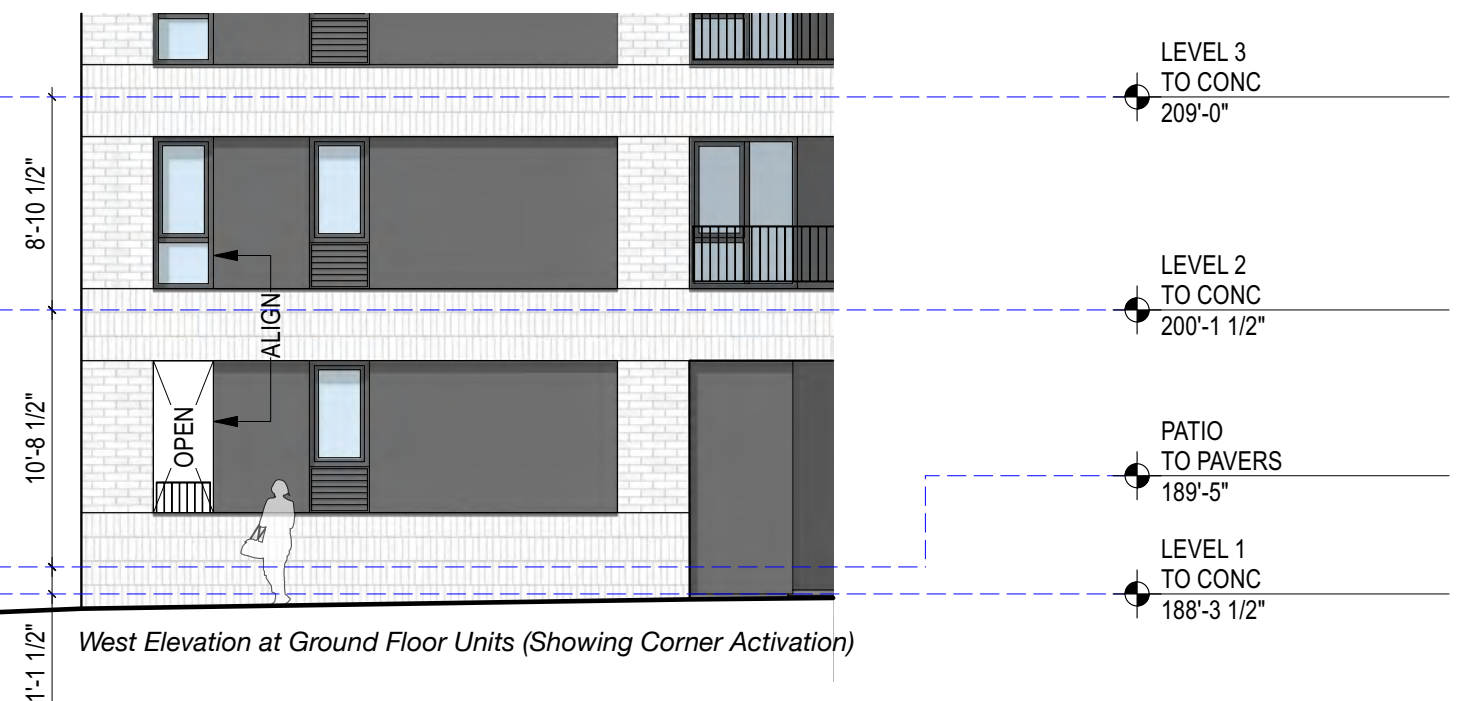
Section A at Entry Steps



Section B at Stoop



North Elevation at Ground Floor Units



West Elevation at Ground Floor Units (Showing Corner Activation)

EDG RESPONSE

2. Street Level (continued):

Guidance:

- b. The Board would like to better understand the pedestrian experience proposed for the development and requested *pedestrian level perspectives and detailed street-level drawings* be provided in the Recommendation packet. (CS2-B-1 Site Characteristics, CS2-B-2 Connection to the Street, DC4-D-4 Place Making)
- c. The Board provided guidance to study the *depths of street-level recesses to ensure successful commercial spaces*. The Board identified the nearby Rooster Apartments building (900 NE 65th St) as an example of how deeper recesses can provide connections to and activate the street, while noting that this approach may not be generalizable to this development site. (Roosevelt Guidelines CS2-III Height, Bulk, and Scale, PL1-A-2 Adding to Public Life, PL1-B-3 Pedestrian Amenities, Roosevelt Guidelines PL1-I-ii Massing)

Design Response:

- The commercial space along Roosevelt is setback 4'-4" from the building above. This in combination with the approx 4'-9" full building setback creates a generous public realm and spill out space for the retail.

View looking SW at commercial corner



View looking at commercial along Roosevelt



VIEW LOOKING AT RESIDENTIAL ENTRY



EDG RESPONSE

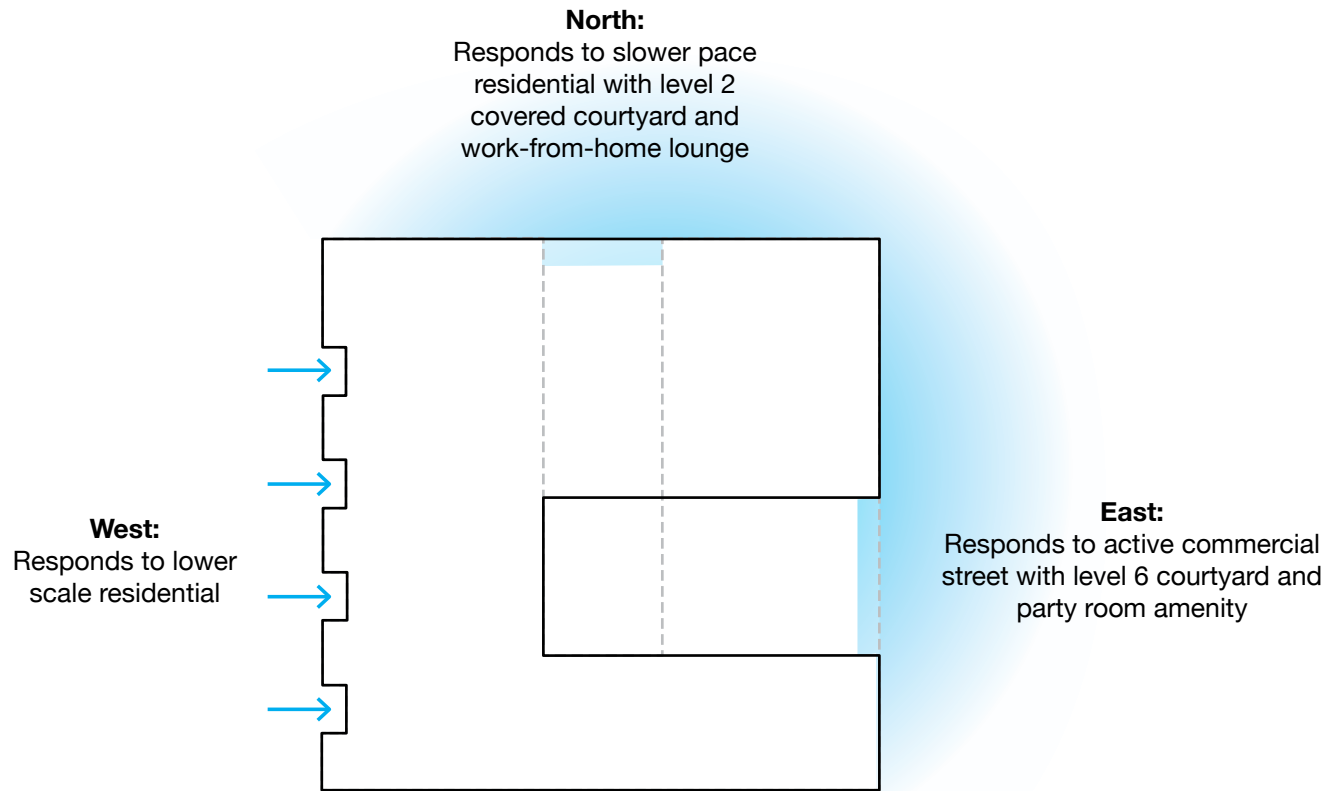
3. Facade Composition and Materiality:

Guidance:

- a. The Board was concerned about architectural cohesion and provided guidance to design the proposal so that all facades work together to create a sense of completeness. The Board requested that the applicant study how the inset balconies on the alley-facing façade strengthen or weaken the cohesion of the design. (Roosevelt Guidance DC2-II Architectural and Façade Composition, DC4-A-1 Exterior Finish Materials)

Design Response:

- The west façade of the building responds to its context and the lower scale across the alley by inseting balconies to soften the scale transition.
- North and East facades respond to their context with a strong urban edge and public facing courtyards engaging both street frontages.
- Each facade design, composition and materials is in keeping with the other facades, but responds to its unique context within the common design language of the cohesive building (DC4-A-1 Exterior Finish Materials).
- Due to the site configuration and the two courtyard massing, the larger units along the west facade can accommodate inset balconies while the units on the north can not without making the units infeasibly small. The units on the east provide a variation from the units on the west adding to the diversity of unit types and future residents.
- After extensive study (including sketches that can be seen on page 62), proposed design provides an architecturally cohesive design while responding to the unique context for each facade (Roosevelt Guidance DC2-II Architectural and Façade Composition).



View looking NW



View looking SW



AERIAL VIEW LOOKING NE



EDG RESPONSE

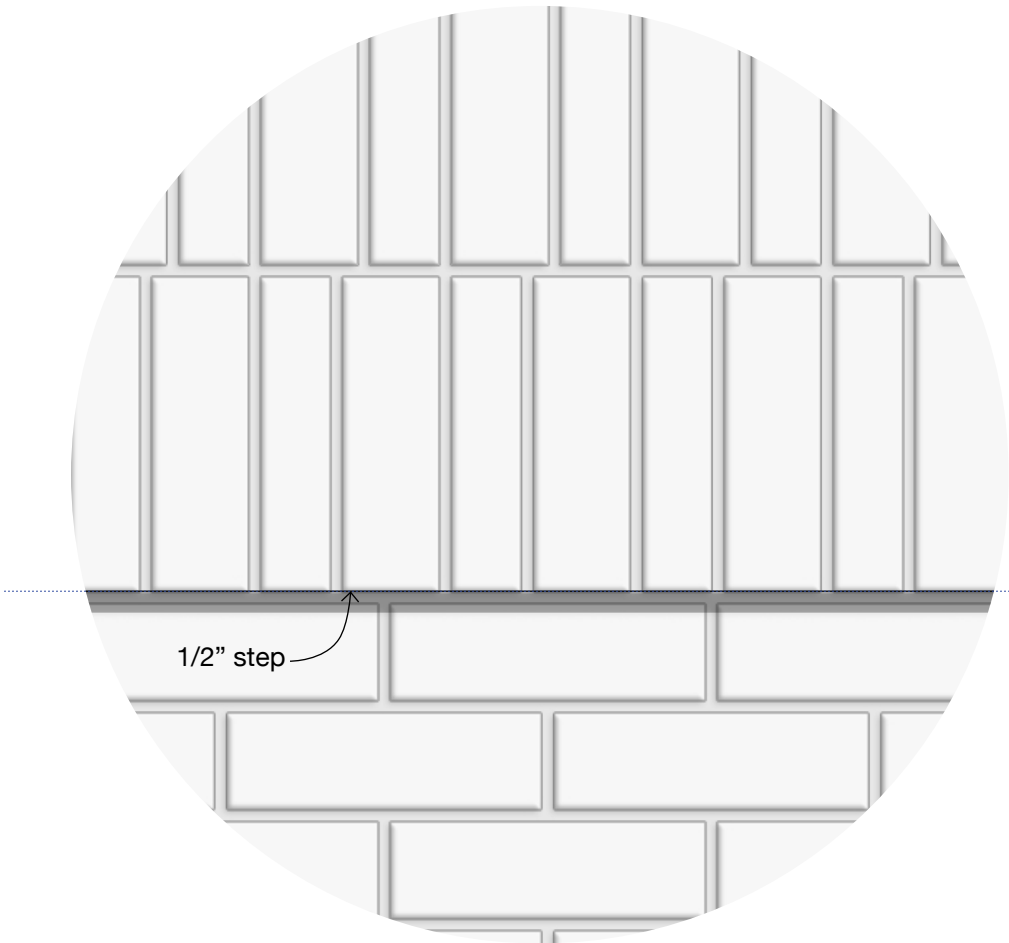
3. Facade Composition and Materiality (continued):

Guidance:

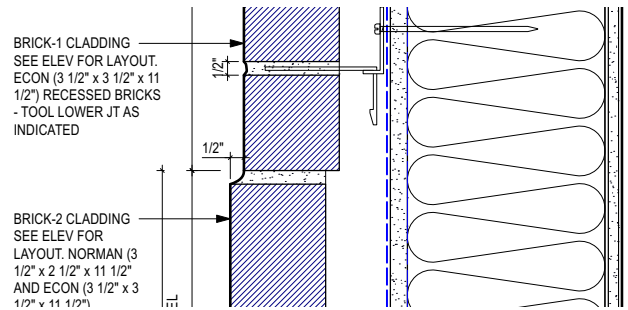
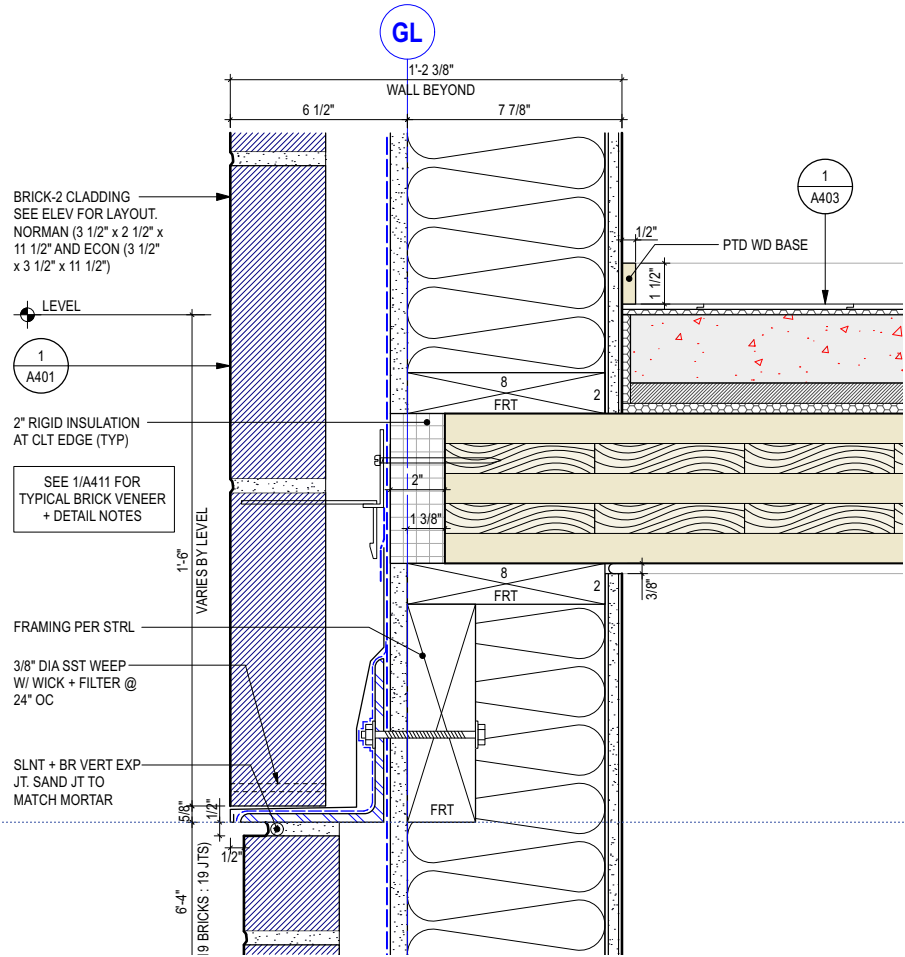
- b. The Board supported the massing concept but noted that the success of the design is contingent on the depth of the language of the frame. The Board acknowledged that facades can be flat to the extent that the flatness emphasizes the larger massing curve outs. However, if the facades lack sufficient depth and articulation, the Board cautioned that the patios may appear overstated which could result in a design incongruent with Board guidance. (DC2-B Architectural and Façade Composition)

Design Response:

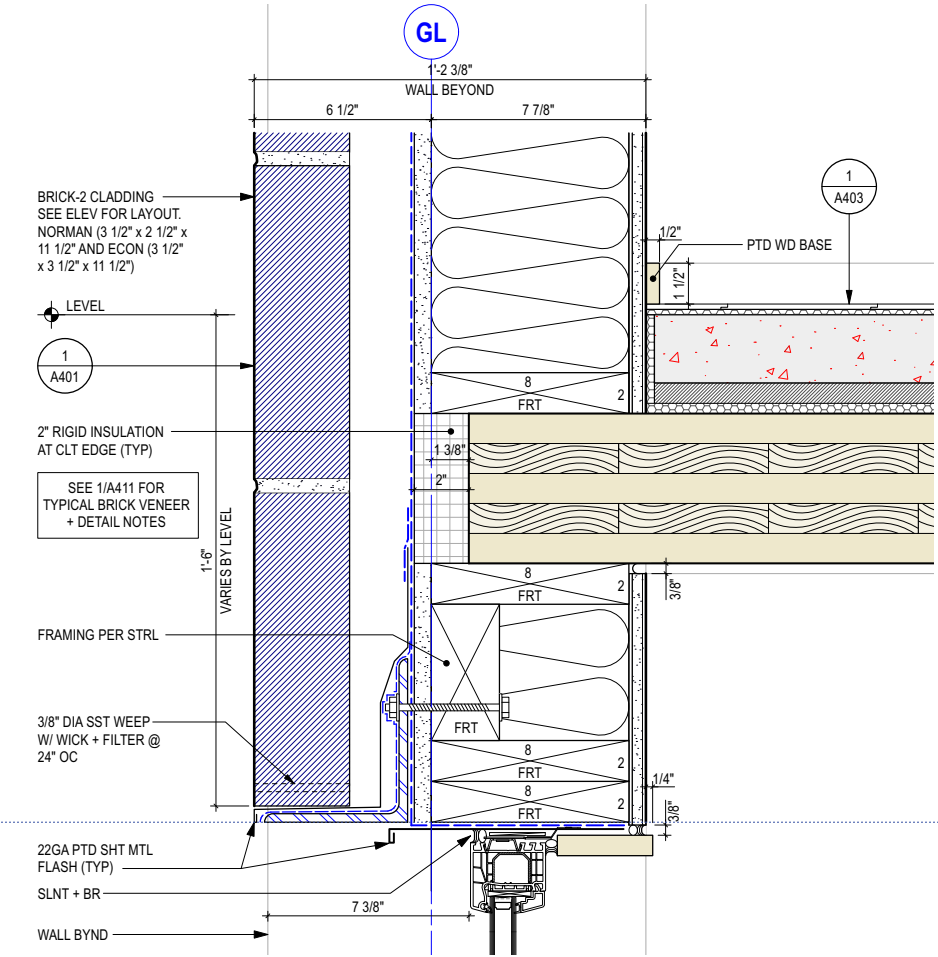
- The primary full brick facade material provides depth at the facade.
- Depth is further accentuated by setting windows back within the wall.
- At typical windows, over 7” of depth is provided.
- A 1/2” step occurs between horizontal 3’ bands and vertical bands, letting the horizontal dominate and integrating control joints into a cohesive elevational expression (DC2-B Architectural and Façade Composition).



Detail Elevation at Brick 1/2” step



Detail at Brick 1/2” Step



Detail at Window in Brick

DETAIL VIEW OF FACADE DEPTH



EDG RESPONSE

3. Facade Composition and Materiality (continued):

Guidance:

- c. The Board noted that most people will experience the development while moving south along Roosevelt Way NE and recommended that the applicant account for the visual prominence of the northeast corner and provide analysis of balconies on the north and east facades. (CS2-A-2 Architectural Presence, PL3-A Entries, Roosevelt Guidelines DC2-II Architectural and Façade Composition)

Design Response:

- With the two intersecting courtyard design, both streets are engaged. 63rd is residential in character and has ground floor units and the residential lobby entry. Roosevelt is more commercial in character and has commercial fronting the street and no ground floor units. This unique, two intersecting street facing courtyards respond to the corner site with a visually prominent and engaging massing (CS2-A-2 Architectural Presence / PL3.C - Street Level Interaction Retail Edges / PL3-A Entries).
- Additionally, the large blade sign at the corner of the building is visible from the north as people travel south emphasizing the visual prominence of the NE corner.
- Adding full balconies (rather than the Juliette balconies) to the North and East facades does not work with the building floor plan or unit plans. The units would become in-feasibly small if inset balconies were included or the massing would be radically changed, possibly losing the interlocking courtyards.
- Any balconies would have to be outboard of the property line and trigger fees. Architecturally, outboard balconies conflict with the brick frame design and detract from the rhythm of the brick frame as can be seen below (Roosevelt Guidelines DC2-II Architectural and Façade Composition).
- Juliette balconies are included at east and north sides and have similar detailing to the inset balconies on the west façade. All balconies are set within the consistent dominate frame language and are the secondary language playing within the frame, responding to the unique street contexts and have similarly detailed railing design.

Sketchbook - balcony studies



VIEW LOOKING SW



Design Proposal

PROPOSED EXTERIOR MATERIALS



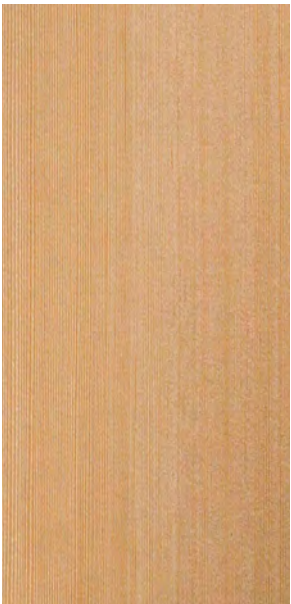
1 Full Brick Cladding
White
Norman: 3 1/2" x 3 1/2" x 11 1/2"
Econ: 2 1/2" x 3 1/2" x 11 1/2"



2 Exposed CLT Ceilings
Interior & Exterior
3-ply (3 1/2") at canopies / 5-ply (5 1/2") at upper levels



3 Wood-Like Cladding
Trespa | Classic Oak
6" Planks T+G



4 Wood Storefront
Quantum | Douglas Fir



5 Window & Door Frames
Drutex | Anthracite



6 Flat Metal Panel
Citadel | Ebony



7 Aluminum Storefront
Kawneer | Black



8 Steel Flat Bar Guards
Powder Coated Black
1 1/2" x 1/2"

VIEW LOOKING SOUTH



MATERIAL BOARD PHOTOS

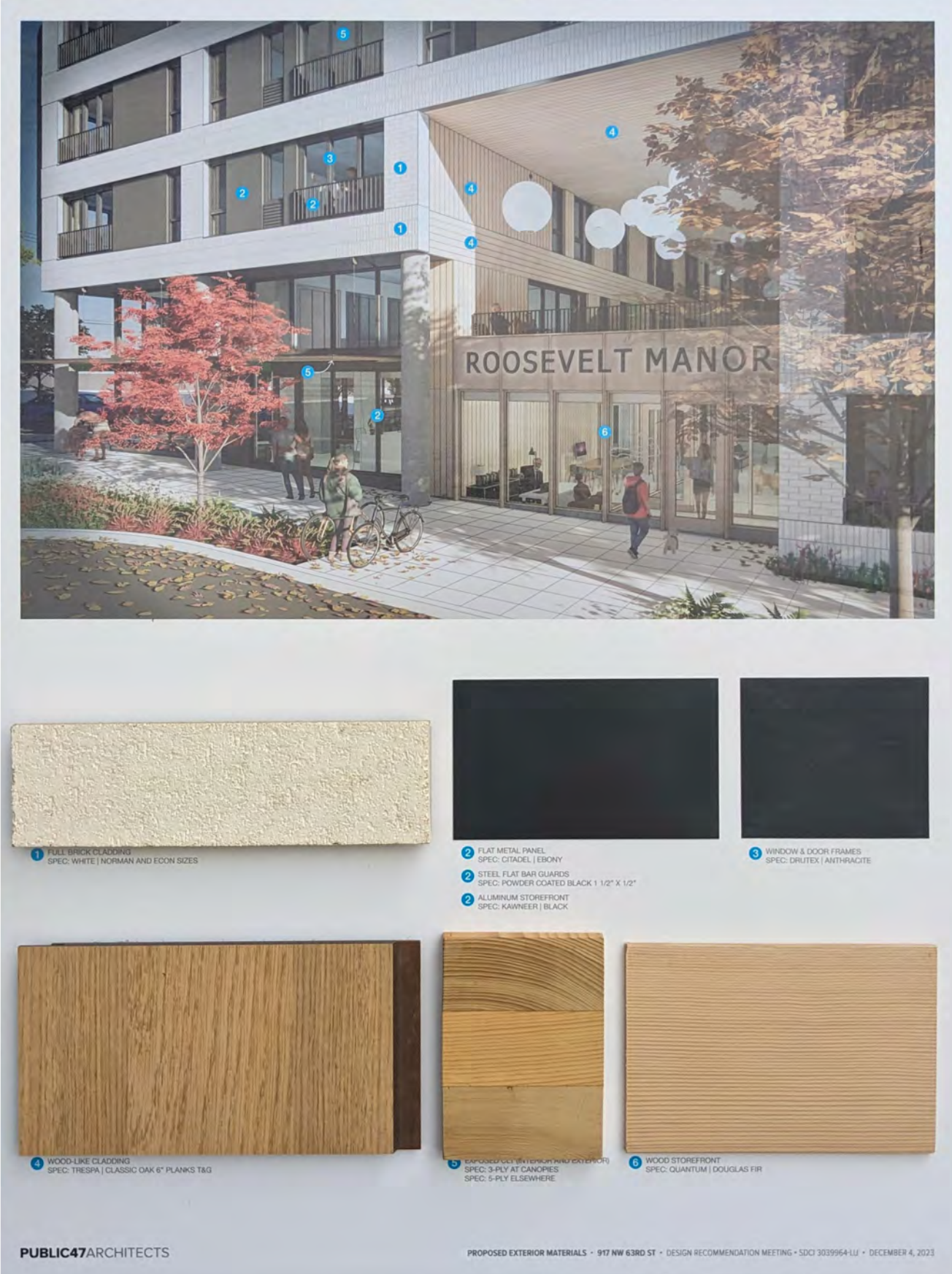


Photo in Indirect Light

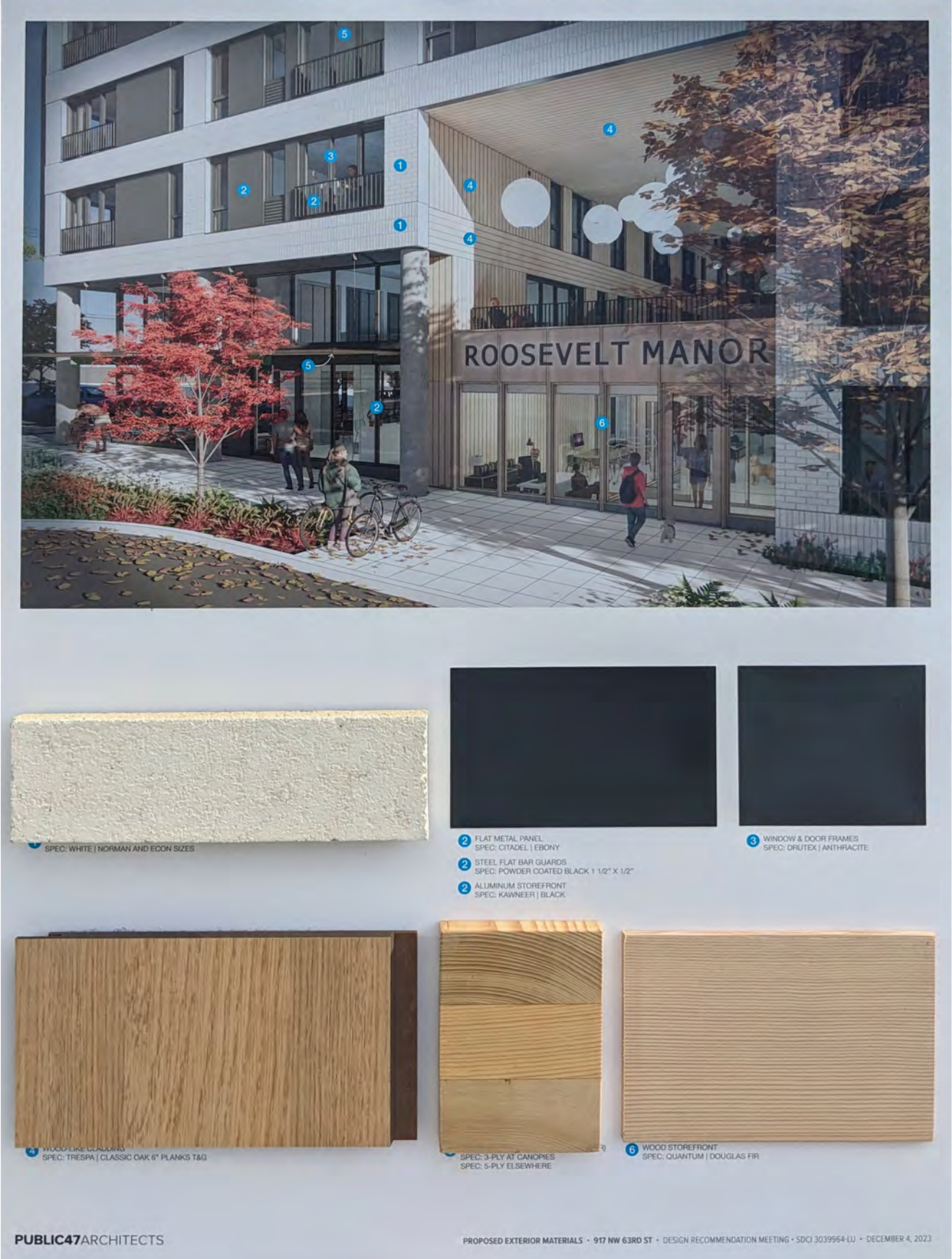


Photo in Angled Light

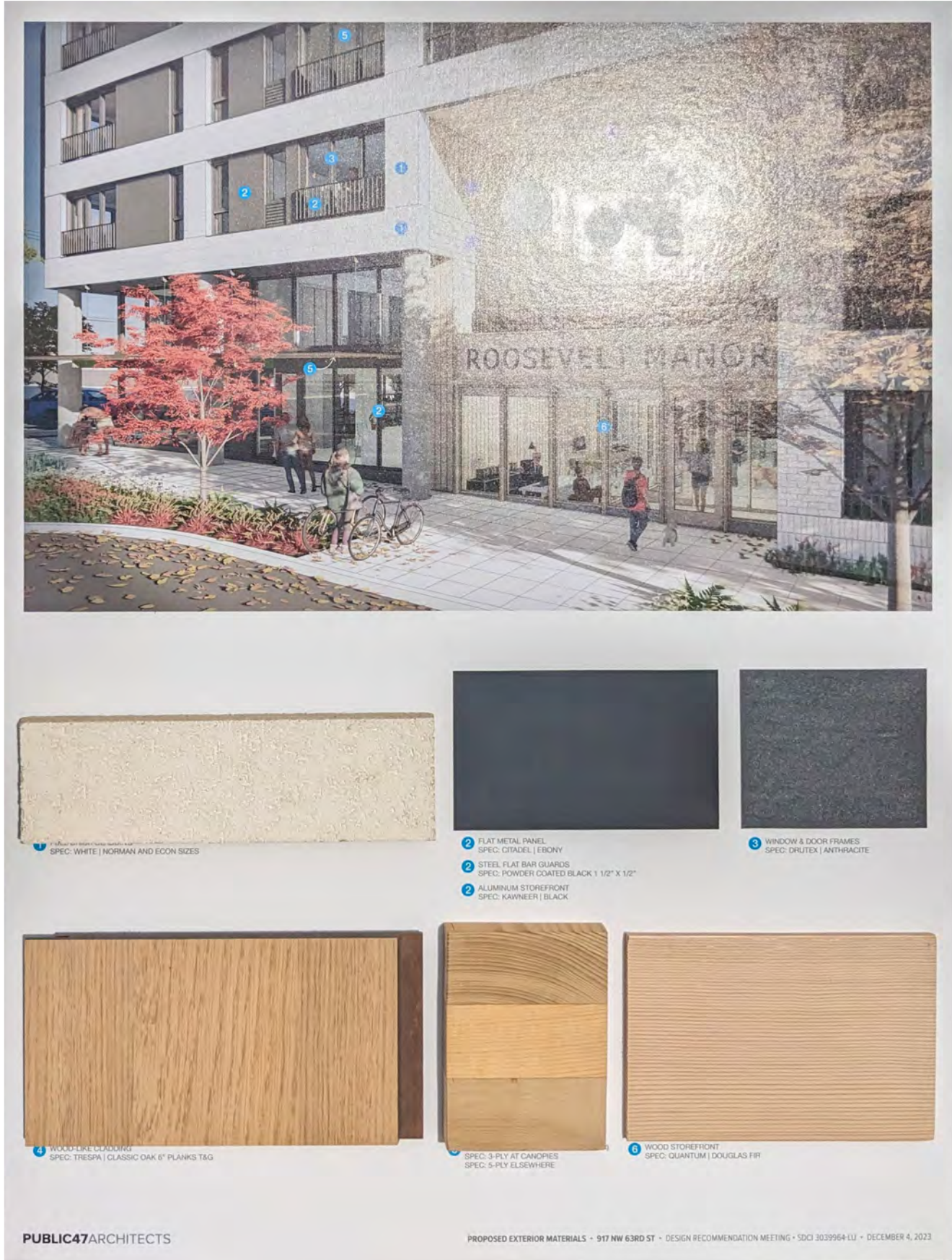
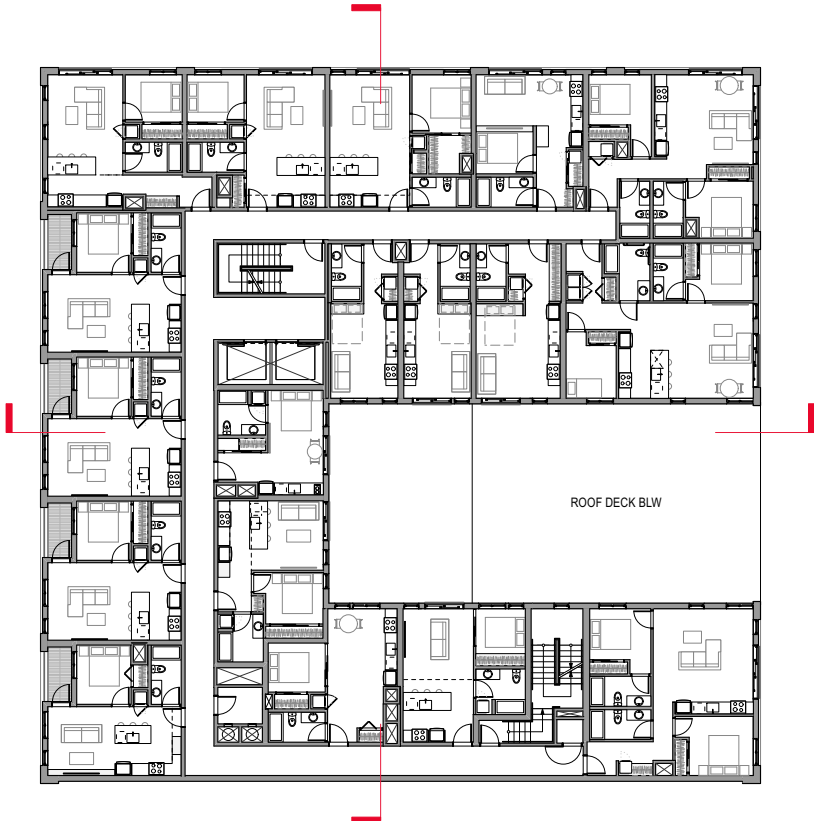


Photo in Direct Light

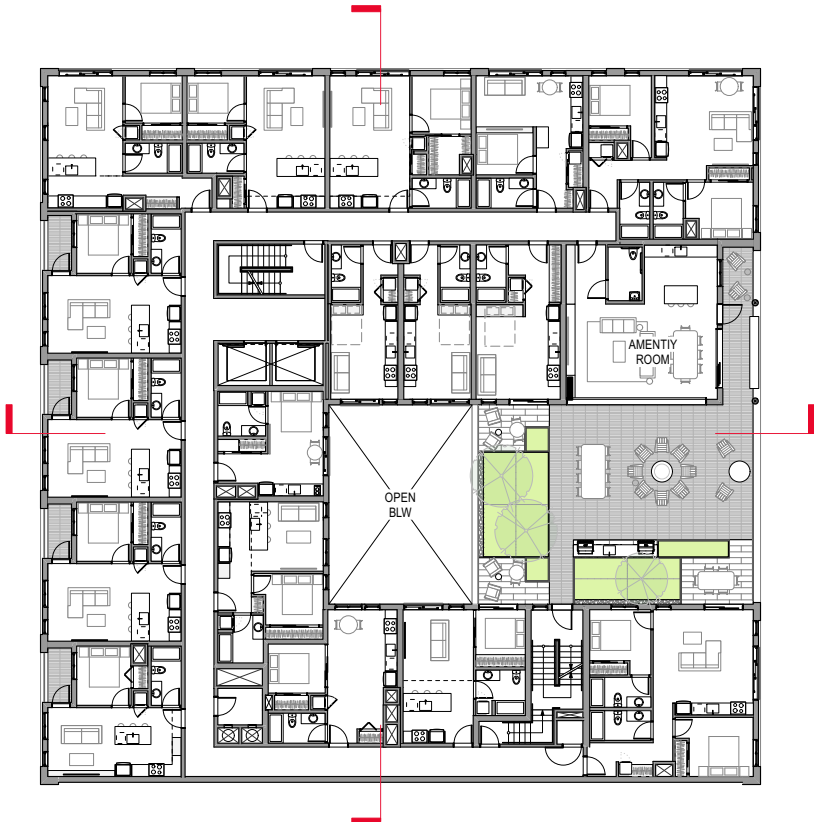
FLOOR PLANS



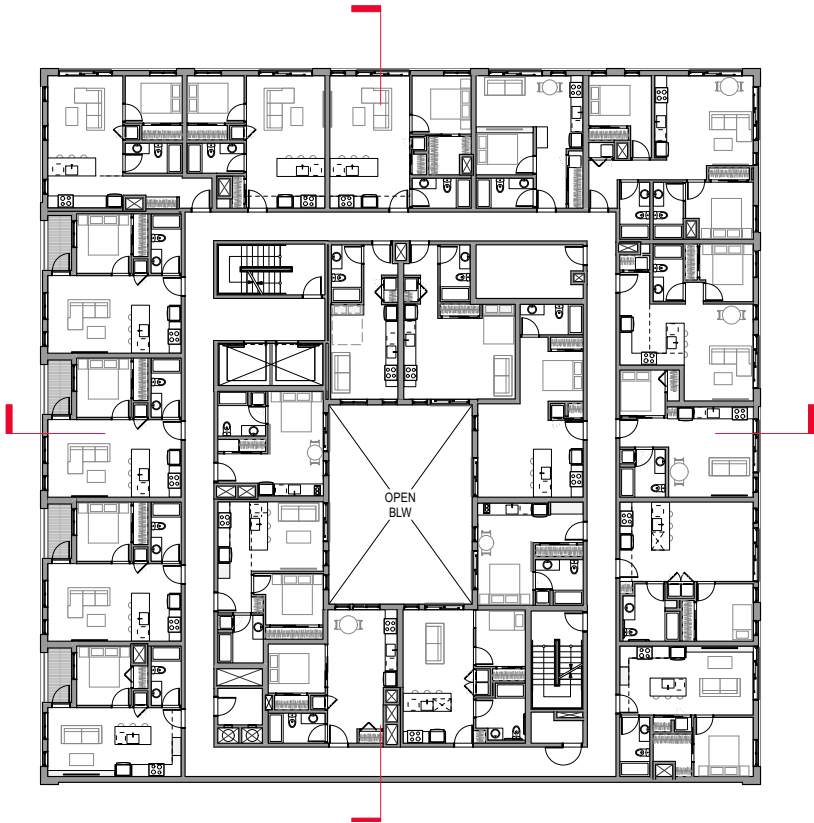
Roof Level



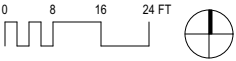
Levels 7-8

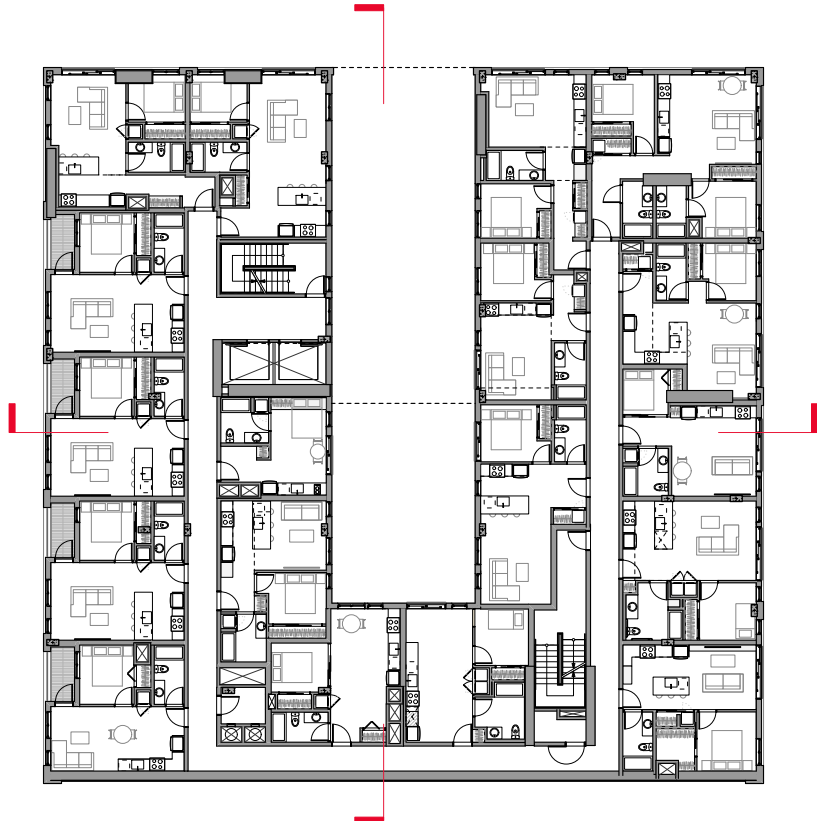


Level 6

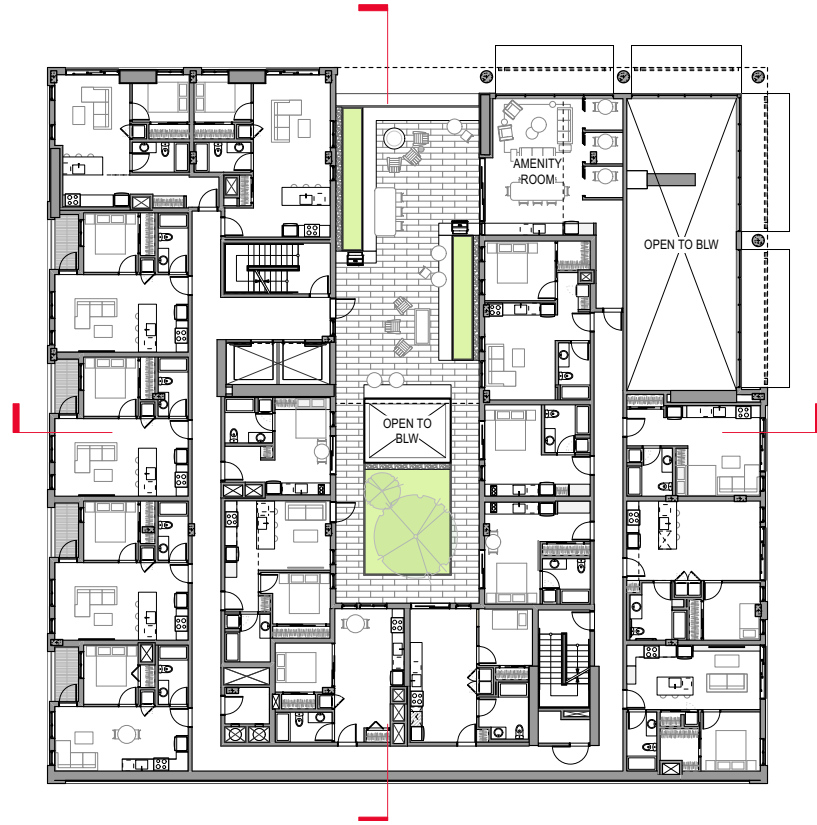


Levels 4-5

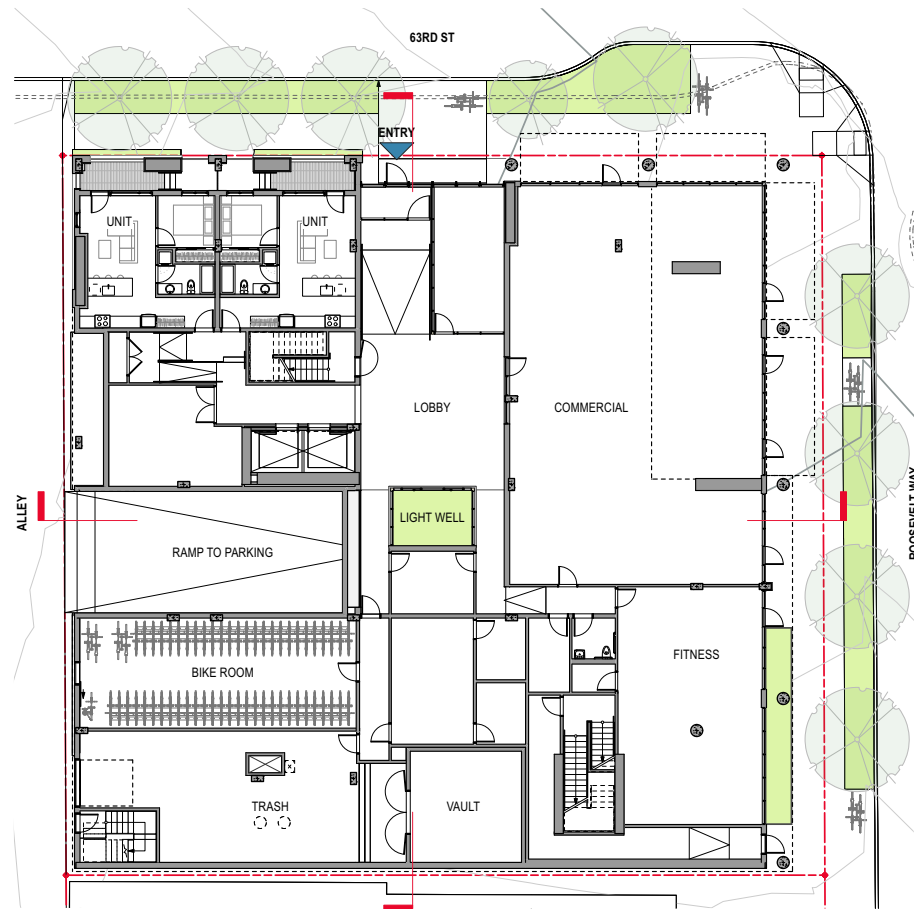




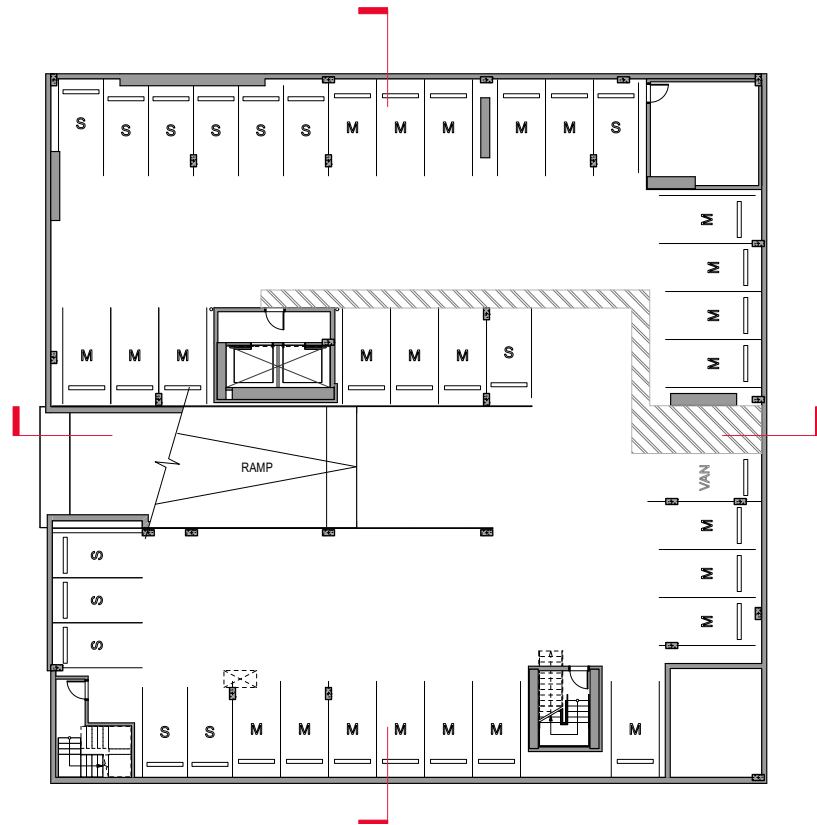
Level 3



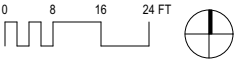
Level 2



Level 1

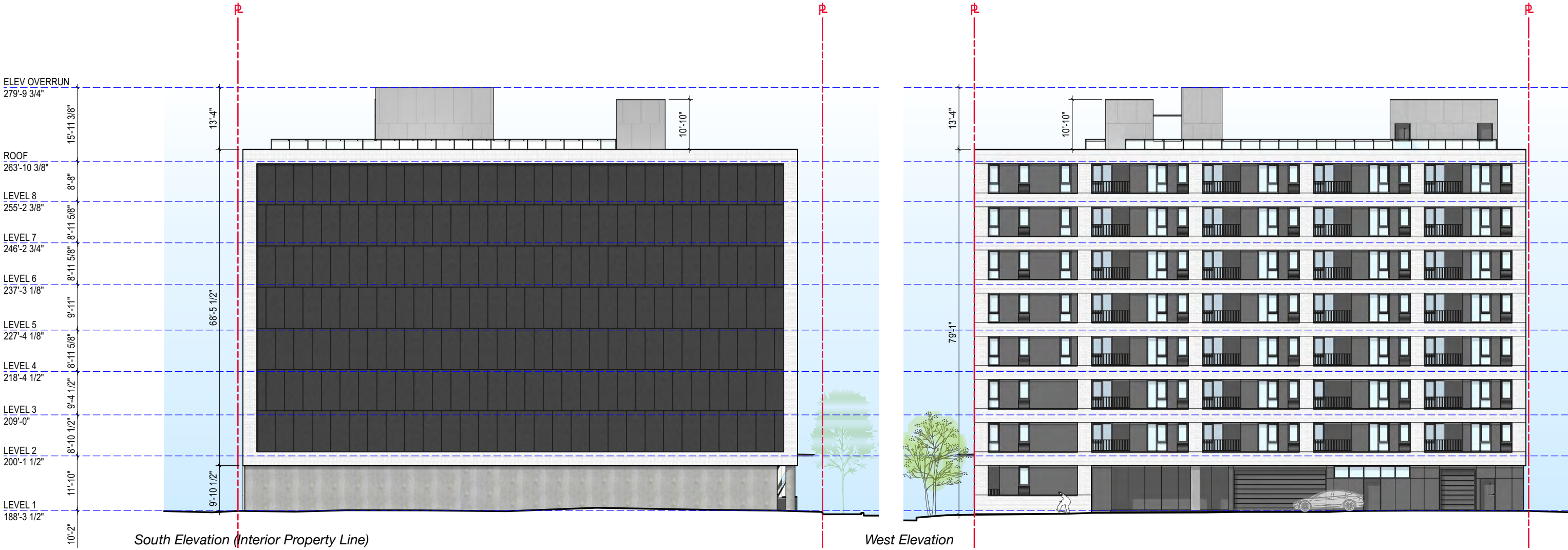


Level P1

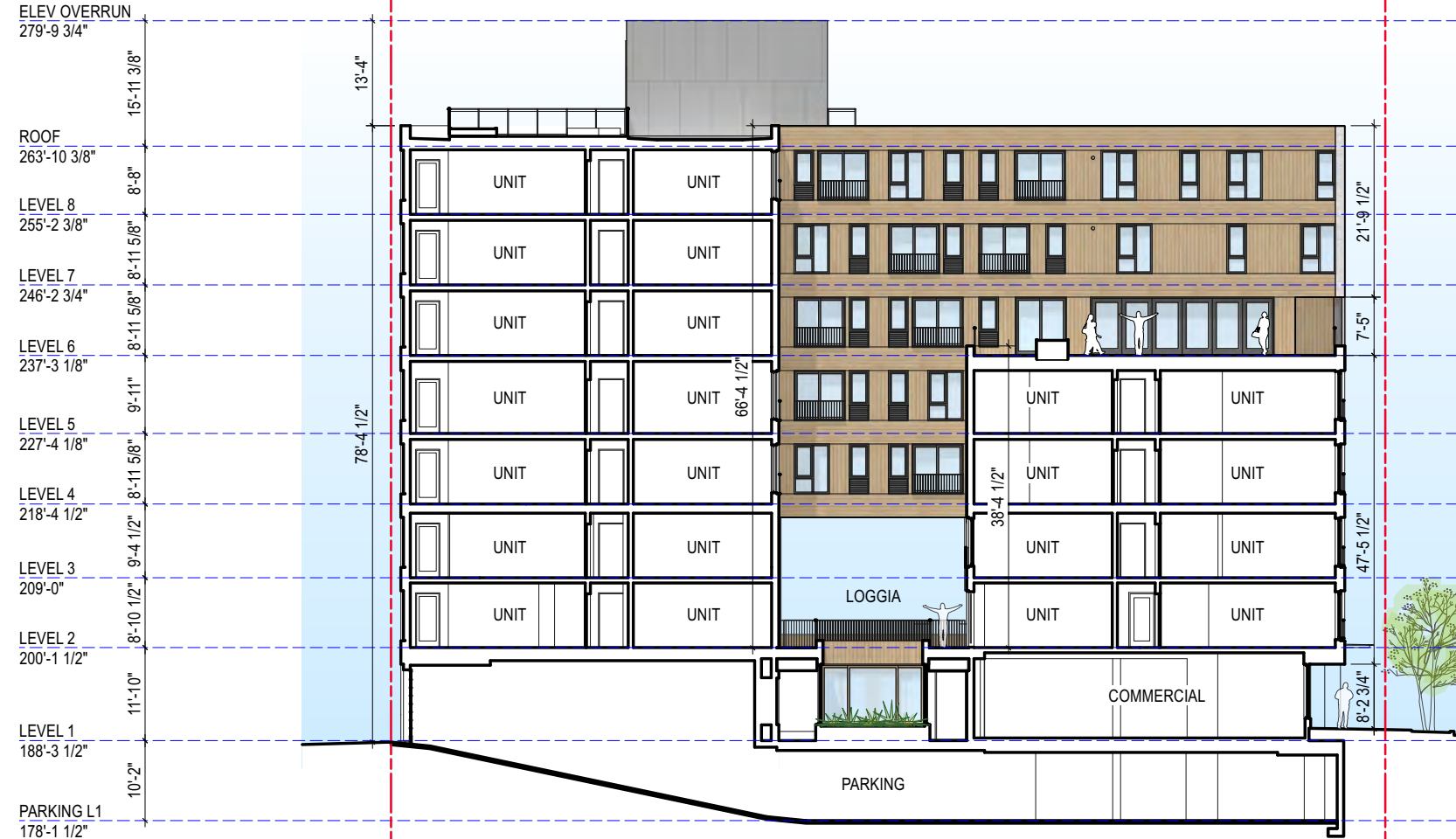


ELEVATIONS

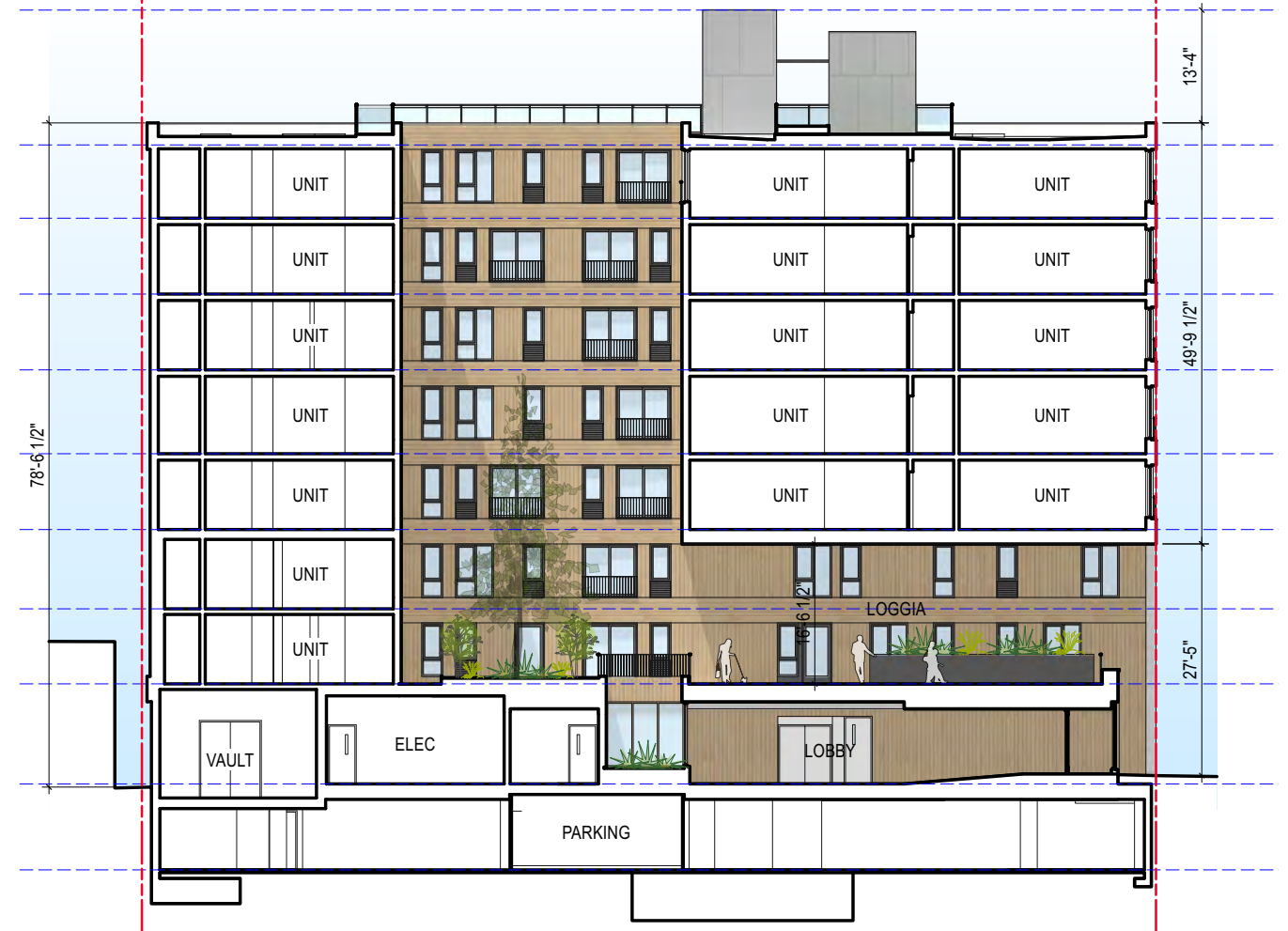




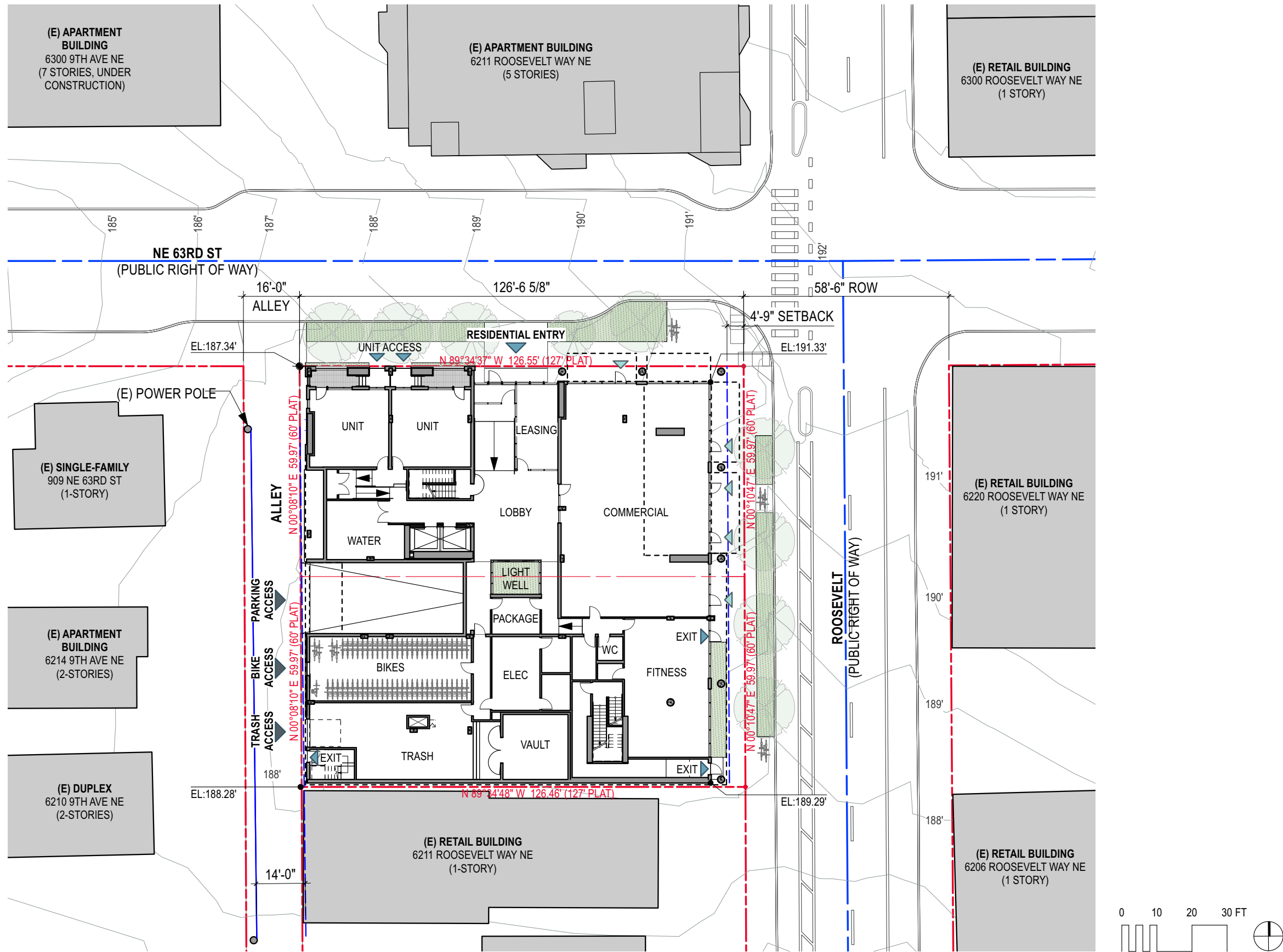
SECTIONS



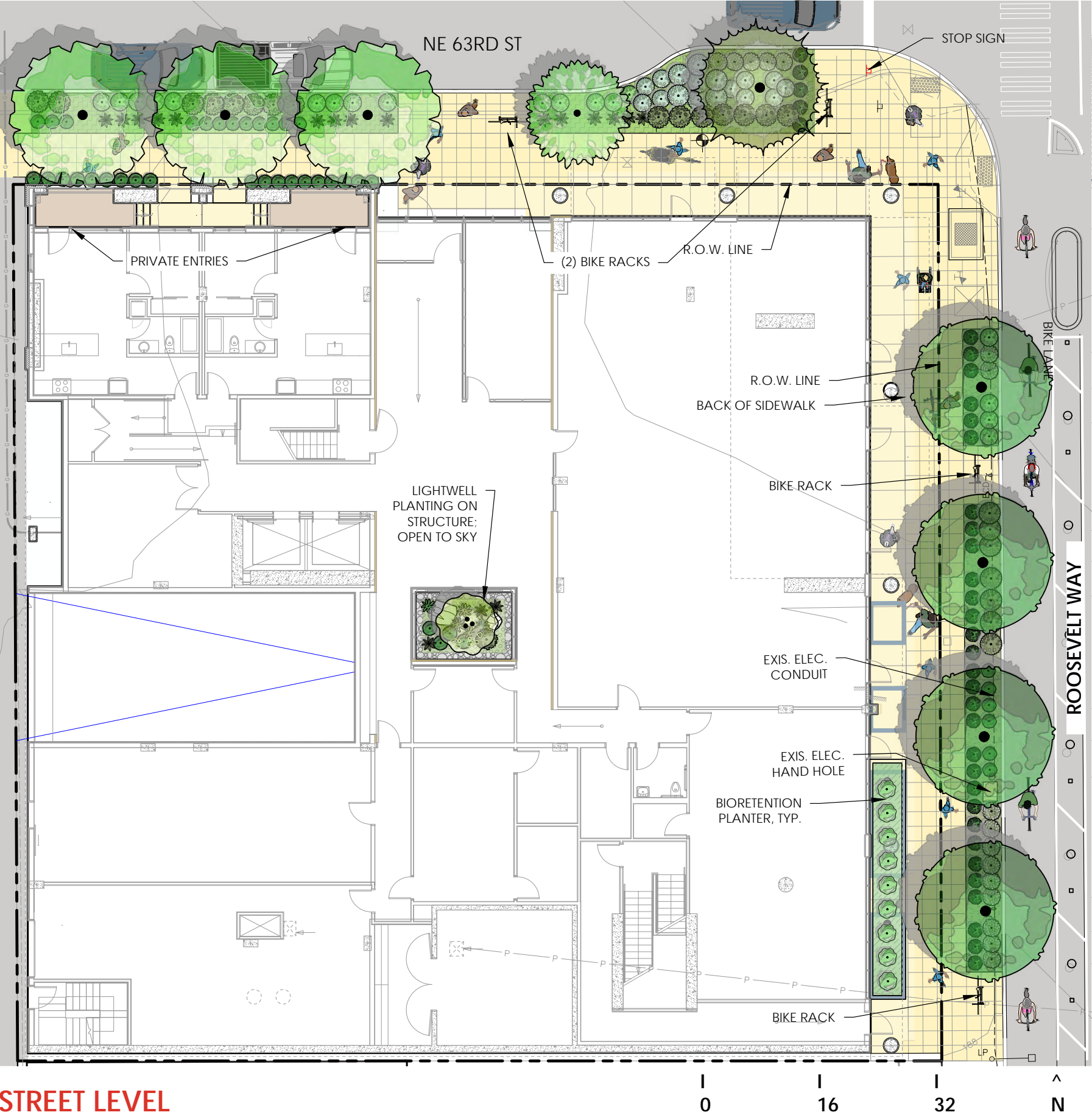
Section East-West



Section North-South



LANDSCAPE DESIGN



STREET LEVEL



landscape both sides



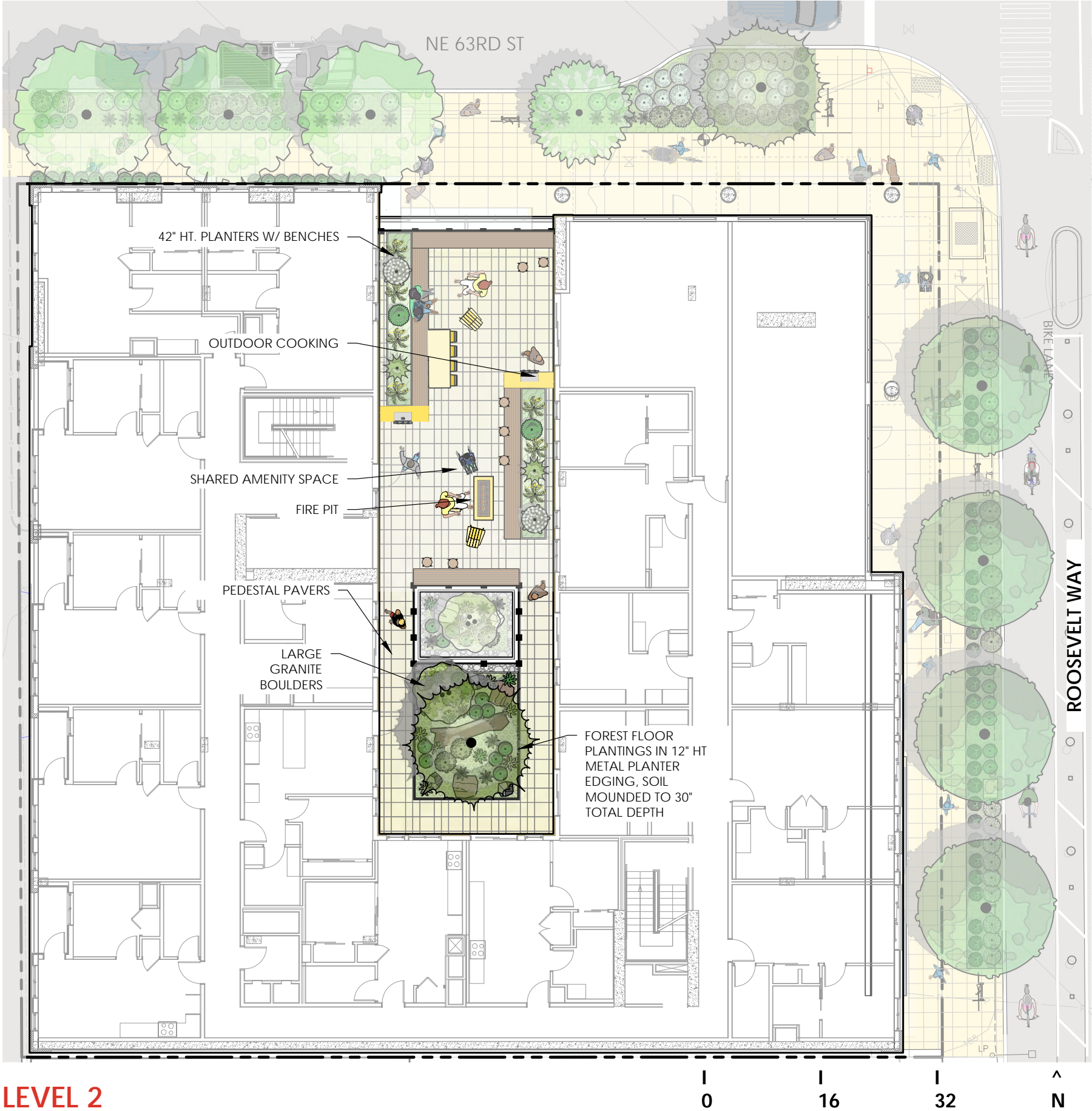
streetside bioplanters



commercial spillover



lobby lightwell



LEVEL 2



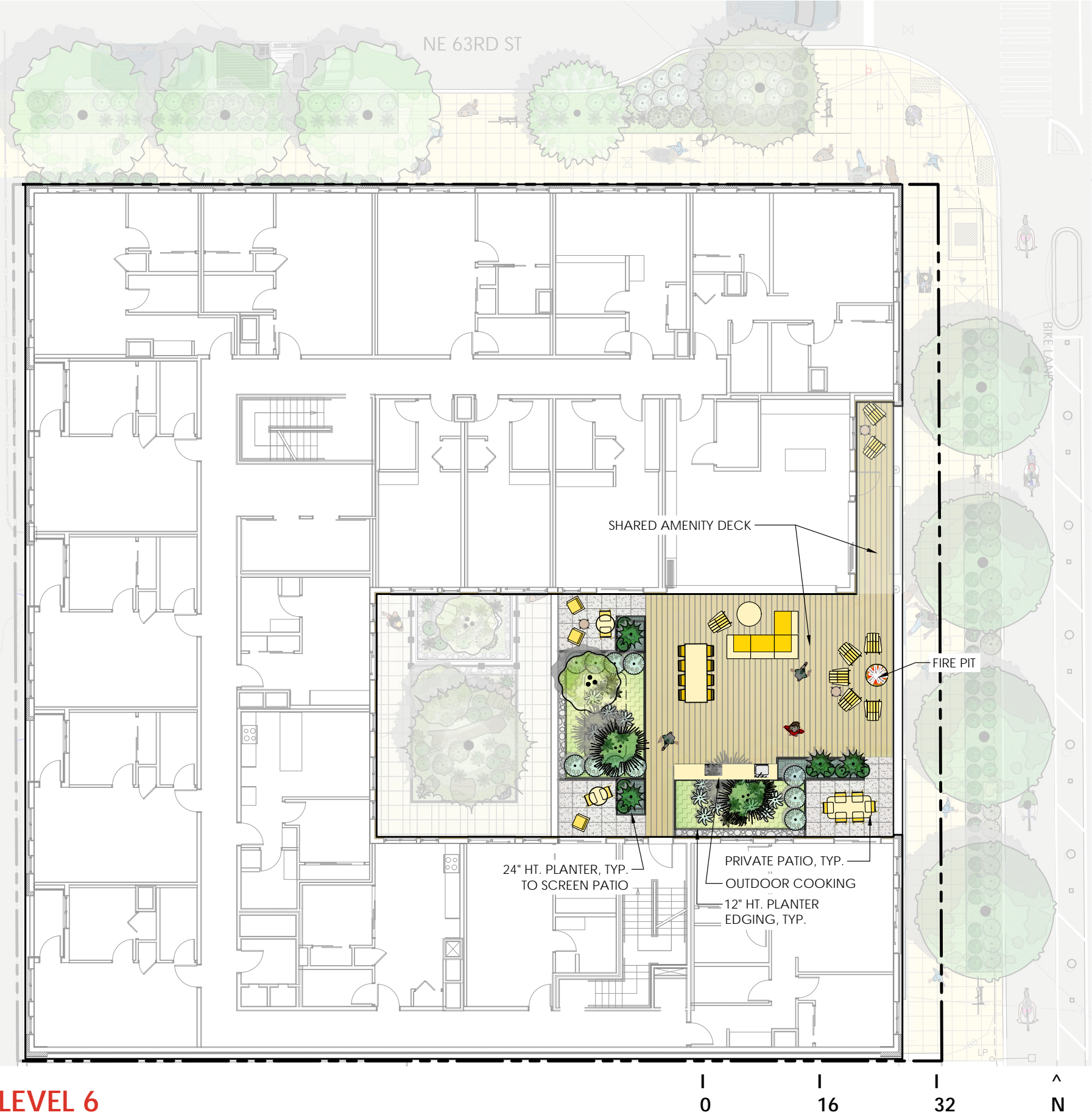
Cozy protected gathering with fire and dining

- SALVAGED LOG WITH ROOTWAD INTACT LENGTH VARIES
- SYMBOL ROCK DESCRIPTION
 - 3' X 3' X 3' GRANITE BOULDER
 - 2'X2' GRANITE BOULDER, 18" HT ABOVE GRADE
- RAISED METAL PLANTER WALLS 12" HT. OVER FINISH FLOOR.
- LONG FIRE PIT LUMACAST BLOC 72" CONCRETE FIRE PIT, PLUMBED TO NATURAL GAS
- TOURNESOL SITEWORKS, WALLY COLLECTION "A" WOOD AND STEEL WALL-HUNG FLAT BENCH, MODEL LY-A30-72, 72"L X 18-1/8"W NOMINAL
- SYMBOL ROCK DESCRIPTION
 - PEBBLE MULCH 7/8" WASHED DRAIN ROCK 2" MIN. DEPTH, 4" MAX. DEPTH, REF. LANDSCAPE DETAILS
 - PEDESTAL PAVERS IN LINEAR PATTERN, (50%) TYPE 1 (24"X24"X2") AND (50%) TYPE 2 (12"X24"X2") PRECAST CONCRETE PAVES



stumpery - muscular wood, ferns, moss

LANDSCAPE DESIGN



LEVEL 6

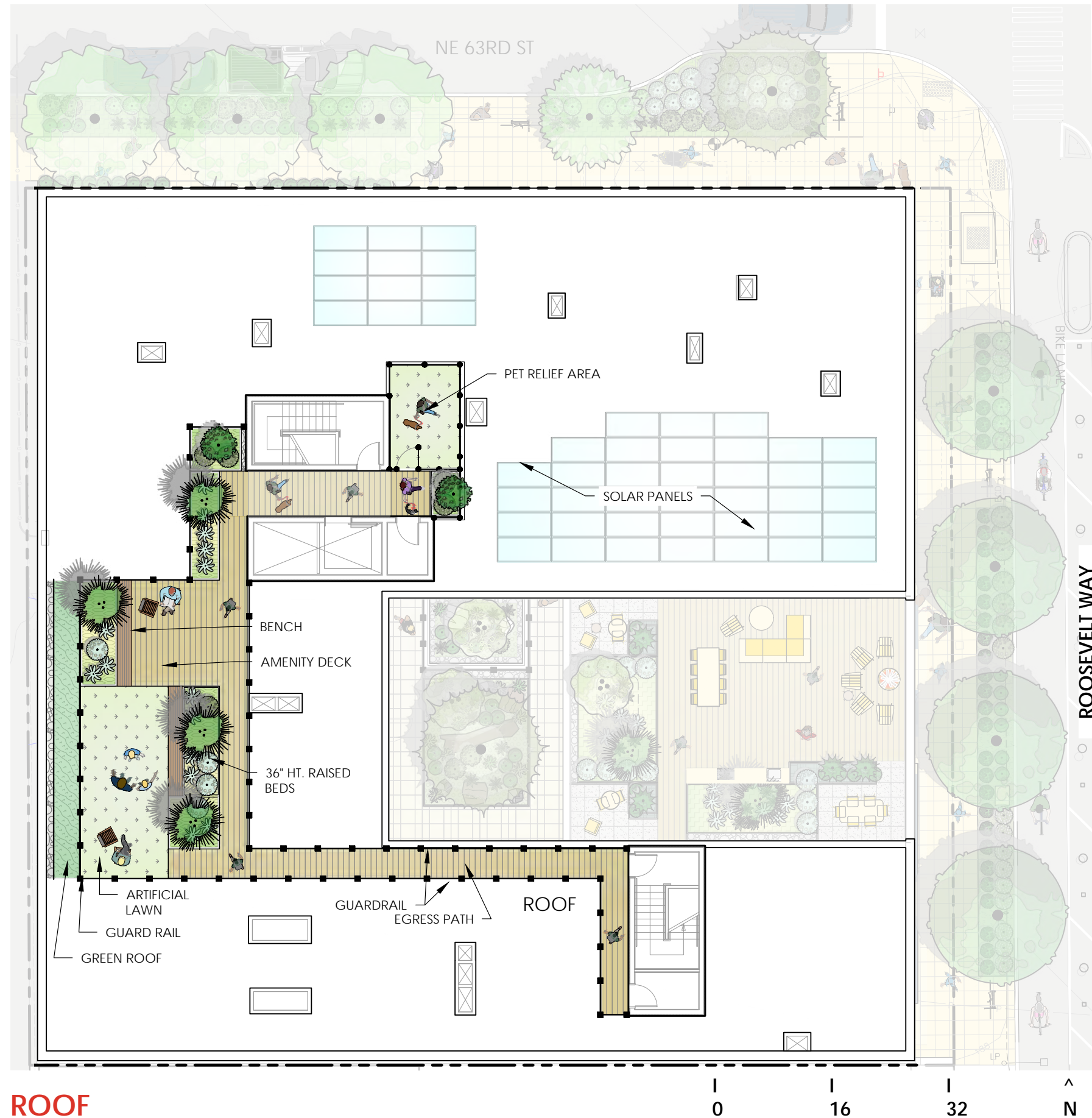


indoor-outdoor amenity w/cooking



fire with views

LANDSCAPE DESIGN

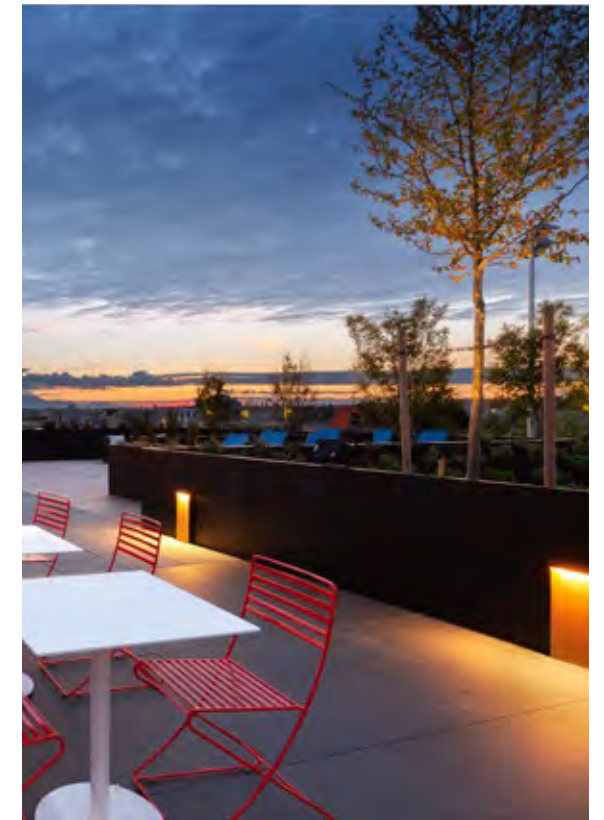


ROOF

0 16 32 ^ N



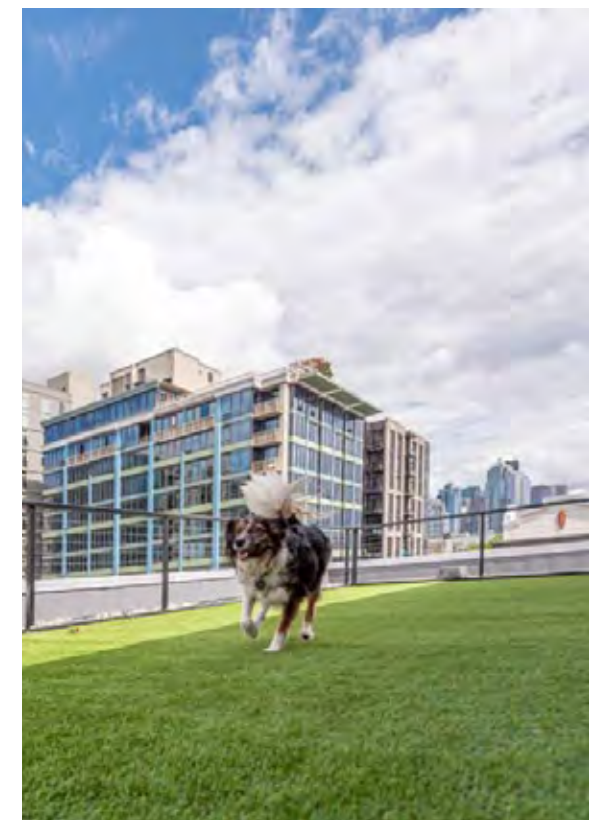
open green for flexible games



raised planters



hangout w/adirondack chairs



pet relief area

LANDSCAPE DESIGN



- ACER CIRCINATUM / VINE MAPLE
- PINUS CONTORTA CONTORTA / SHORE PINE
- BOTANICAL / COMMON NAME
- CERCIDIPHYLLUM JAPONICUM / KATSURA TREE
- CORNUS NUTTALII X FLORIDA 'EDDIE'S WHITE WONDER' / EDDIE'S WHITE WONDER DOGWOOD
- TILIA CORDATA 'BAILEY' / SHAMROCK LITTLELEAF LINDEN
- TSUGA MERTENSIANA / MOUNTAIN HEMLOCK
- BOTANICAL / COMMON NAME
- ARBUTUS UNEDO / STRAWBERRY TREE MULTI-TRUNK

- BRACHYGLOTTIS GREYI / SENECIO
- BUXUS MICROPHYLLA 'WINTER GEM' / GLOBE WINTER GEM BOXWOOD
- CORNUS SERICEA 'KELSEY' / KELSEY'S DWARF RED TWIG DOGWOOD
- HEBE ODORA / HEBE
- ILEX CRENATA 'CONVEXA' / CONVEX-LEAVED JAPANESE HOLLY
- MAHONIA NERVOSA / OREGON GRAPE
- ROSA X 'NOASCHNEE' / FLOWER CARPET WHITE GROUNDCOVER ROSE
- SARCOCOCCA HOOKERIANA HUMILIS / SWEET BOX
- SPIRAEA X BUMALDA 'DENISTAR' TM / SUPERSTAR SPIREA
- VACCINIUM X 'SUNSHINE BLUE' / BLUEBERRY
- VIBURNUM DAVIDII / DAVID VIBURNUM

- LARGE SHRUBS
- BOTANICAL / COMMON NAME
- AUCUBA JAPONICA 'ROZANNIE' / ROZANNIE JAPANESE LAUREL
- CORNUS SERICEA 'ISANTI' / ISANTI RED TWIG DOGWOOD
- FATSIA JAPONICA / JAPANESE FATSIA
- MAHONIA X MEDIA 'CHARITY' / CHARITY MAHONIA
- OSMANTHUS DELAVAYI / DELAVAYI OSMANTHUS
- VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY

- FERNS
- BOTANICAL / COMMON NAME
- BLECHNUM SPICANT / DEER FERN
- DRYOPTERIS ERYTHROSORA / AUTUMN FERN
- MATTEUCCIA STRUTHIOPTERIS / OSTRICH FERN
- POLYSTICHUM MUNITUM / WESTERN SWORD FERN
- POLYSTICHUM SETIFERUM / SOFT SHIELD FERN

- PERENNIALS
- BOTANICAL / COMMON NAME
- HELICOTRICHON SEMPERVIRENS / BLUE OAT GRASS

TREES



Cercidiphyllum japonicum
Katsura Tree



Cornus 'Eddies' White Wonder'
'Eddie's White Wonder' Dogwood



Tilia cordata 'Baileyi'
Shamrock Littleleaf Linden



Tsuga mertensia
Mountain Hemlock

SHRUBS



Arbutus unedo
Strawberry Tree



Cornus kelseyii
Kelsey Redtwig Dogwood



Ilex crenata 'Convexa'
Compact Japanese Holly



Hebe
Hebe



Mahonia nervosa
Longleaf Mahonia



Rosa 'Noaschnee'
'White Flower Carpet' Rose



Spiraea x bumalda 'Denistar'
Superstar Spirea



Vaccinium 'Sunshine Blue'
Blueberry



Aucuba Japonica 'Rozannie'
Rozannie Japanese Aucuba



Fatsia japonica
Japanese Fatsia



Mahonia media Charity
Charity Mahonia



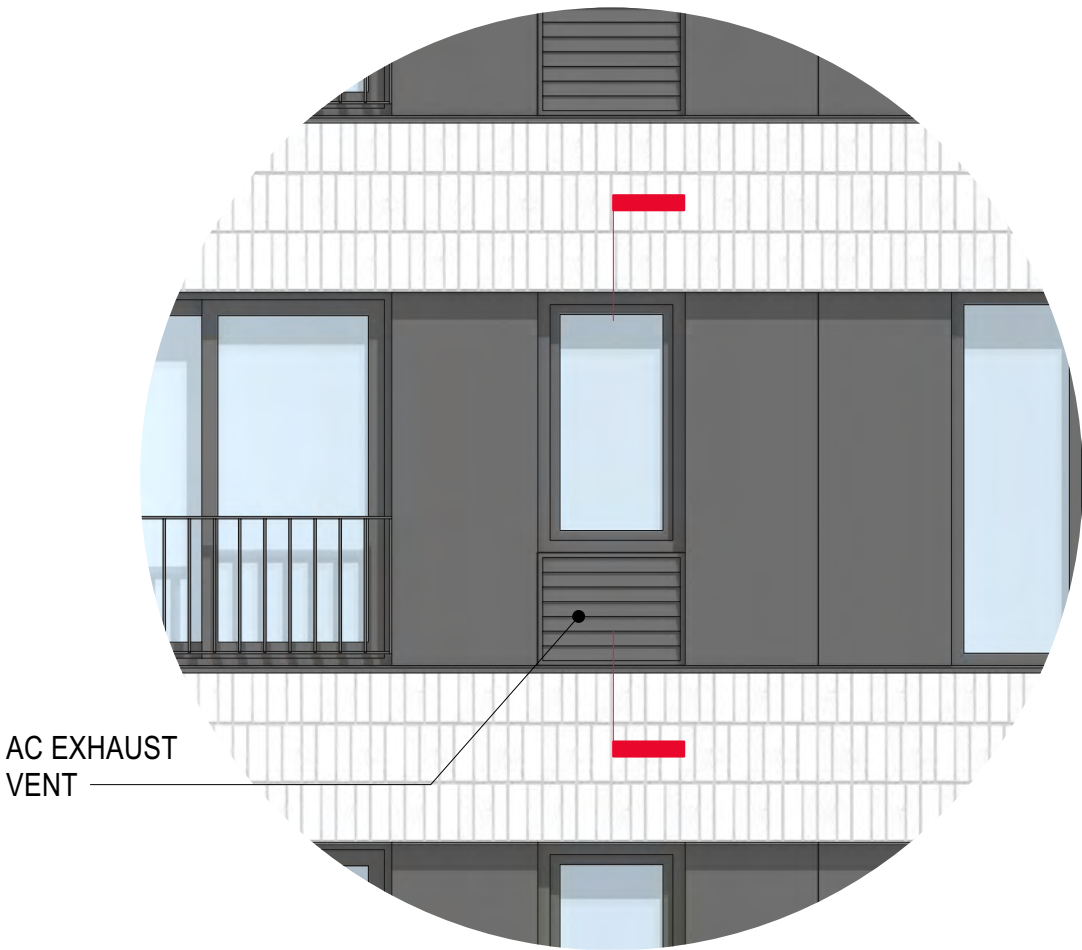
Osmanthus delavayi
Delavayi Osmanthus

PLANTS

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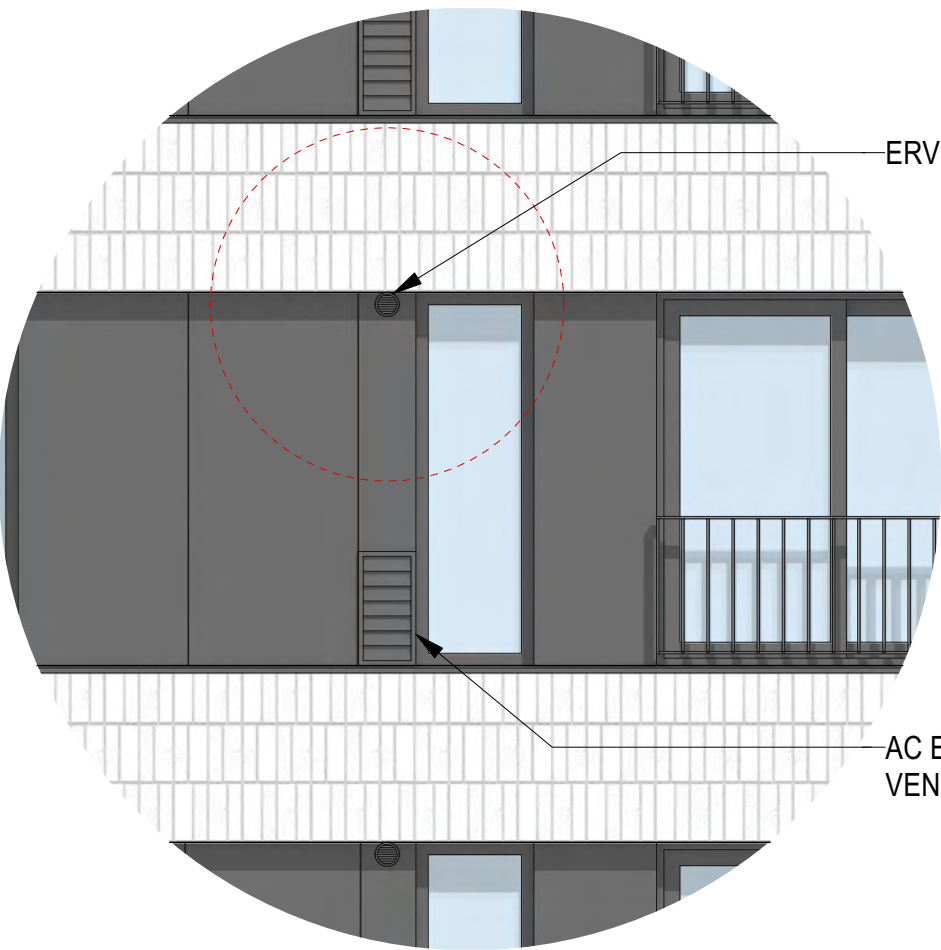
VENTING STRATEGY

The project utilizes vertical venting for the majority of the ERV venting needs, keeping the facades clean. Where needed for ERV or heating/cooling, the vents at the facade fit into the architectural facade language intentionally and discretely. At the street facing facades, the vents never interrupting the dominate brick frame, but rather matching the color and material of the infill to blend in. At the courtyards, the vents match the wood-like material color.



AC EXHAUST
VENT

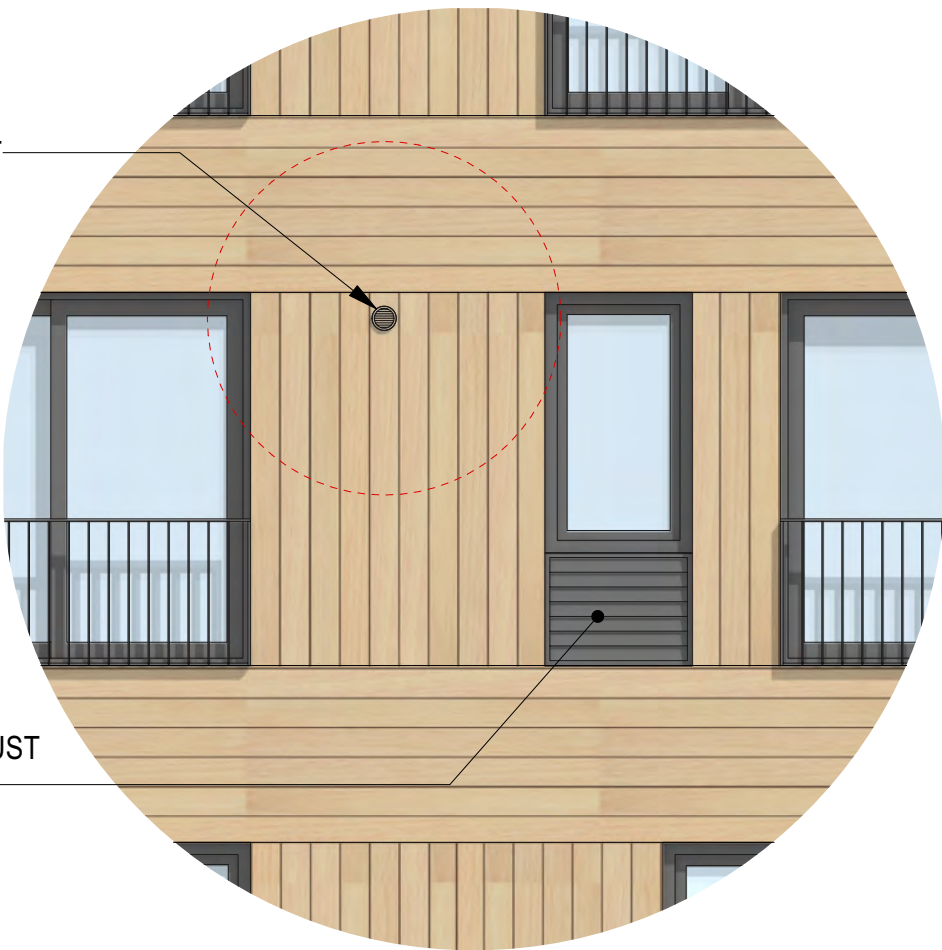
Elevation Detail 01



ERV VENT

AC EXHAUST
VENT

Elevation Detail 02



Elevation Detail 03 (at courtyards)

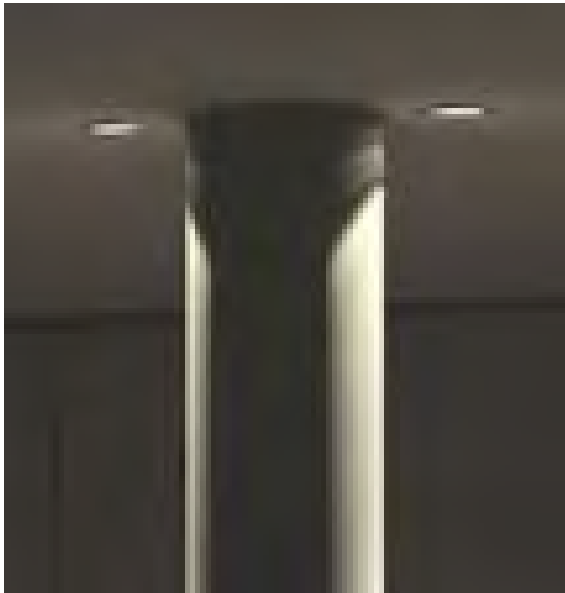
Architectural elevation drawing of a six-story building facade. The drawing shows a grid of windows and balconies. Callouts 01, 02, and 03 are placed on the facade. Callout 01 is a dashed circle around a window on the second floor. Callout 02 is a dashed circle around a window on the third floor. Callout 03 is a dashed circle around a window on the fourth floor. Dimensions are provided: 8'-9" for the ground floor height, 10'-10" for the roof height, and 13'-4 1/2" for the total height. The drawing is framed by a red dashed line on the left and right, and a blue dashed line on the top and bottom.



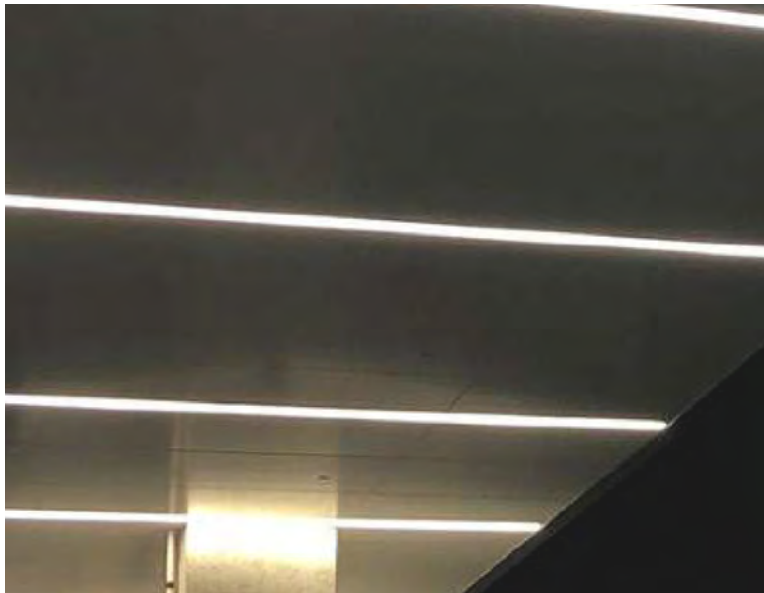
LIGHTING DESIGN
Locations, layout, and application



Recessed linear fixture at garage entry



Directional lighting at concrete columns



Recessed linear LED fixture at canopies



Step light



Wall mounted sconce



A *Lit blade sign*



B *Lighting at Residential entry and Loggia above*

LIGHTING PLAN



Recessed linear LED fixture at canopies

Recessed linear fixture at garage entry

Step light

Wall mounted sconce

Directional lighting at concrete columns

SIGNAGE DESIGN



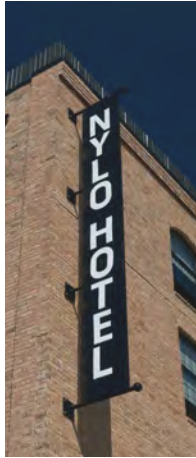
1 Hanging blade sign



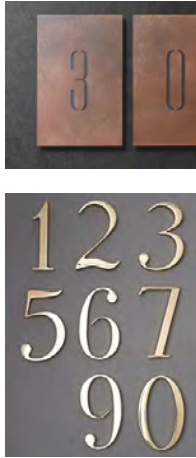
4 Vinyl window signage



2 Vertical building blade sign



5 Address sign option



6 Unit number



7 Large painted parking sign



3 Backlit building name



8 Bike parking sign



9 Potential for large building art at south facade



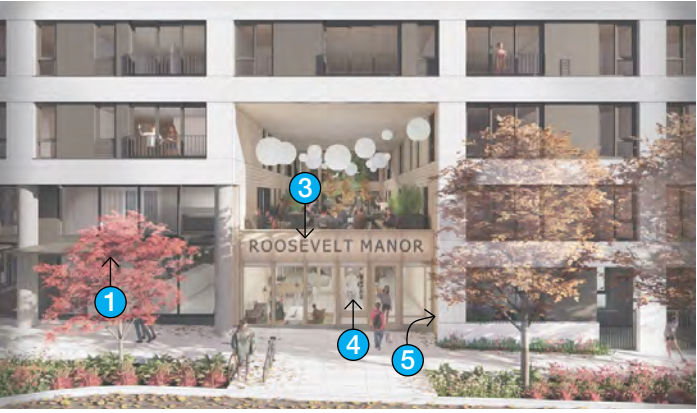
View of NE corner of building



View looking north on Roosevelt

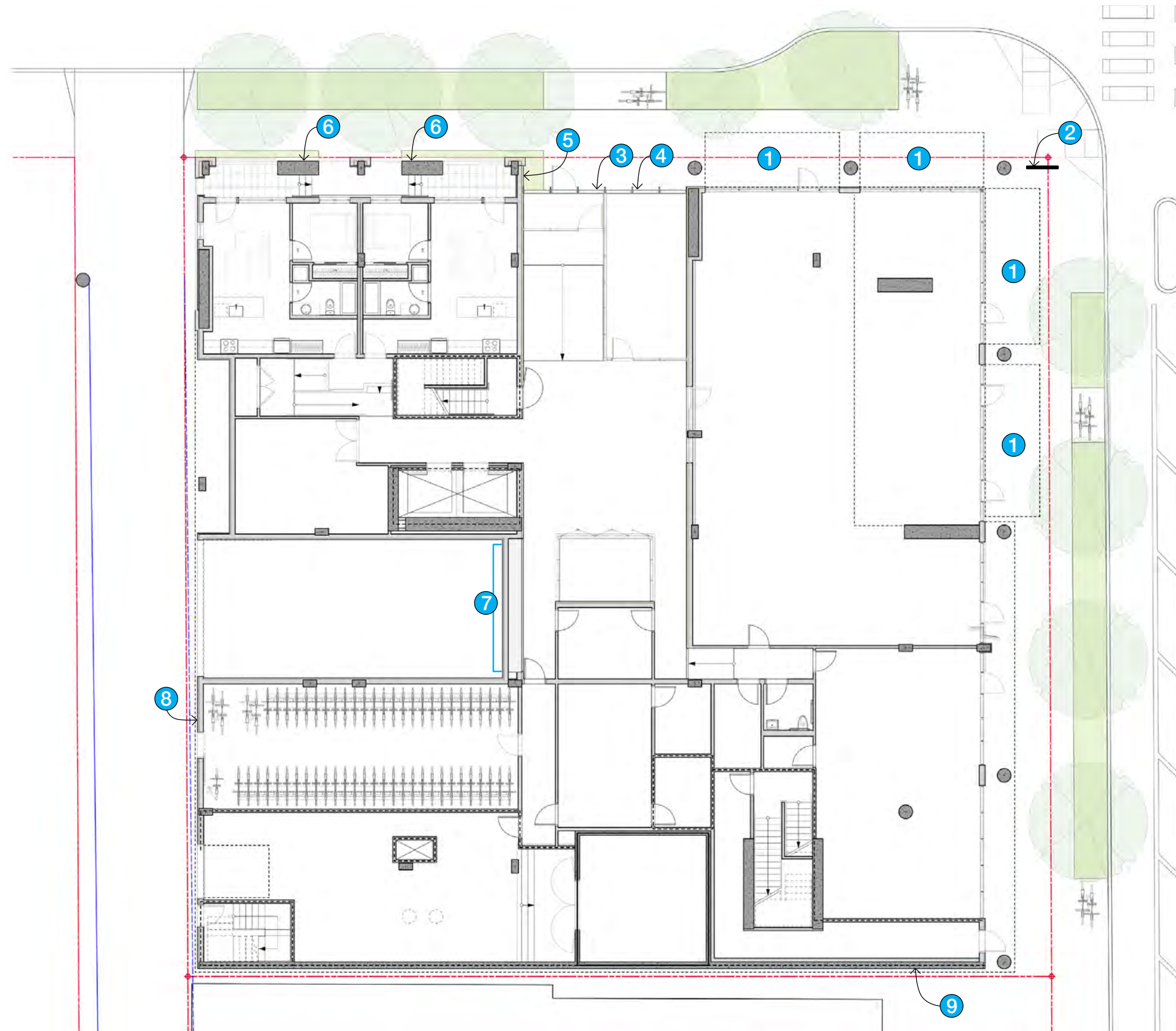


View at Commercial



View at Residential Entry

SIGNAGE DESIGN



- 1 Hanging retail blade sign
- 2 Vertical building blade sign
- 3 Backlit building name
- 4 Vinyl window signage
- 5 Address sign
- 6 Cut steel unit numbers
- 7 Large painted parking sign
- 8 Bike parking sign
- 9 Large building art sign

Departure Requests

POTENTIAL DEPARTURES

DEPARTURE REQUEST #1: 23.47A.014.C.1
Upper Level Setback above 65'

STANDARD:
For zones with a height limit of 75 feet, portions of structures above 65 feet must be set back from the front lot line by an average depth of 8 feet.

PROPOSED:
No upper level setback on NE 63rd St.

RATIONAL:
The proposal better meets the intent of the code by providing more light and air to the street and reducing the perceived massing through a more dynamic building form.

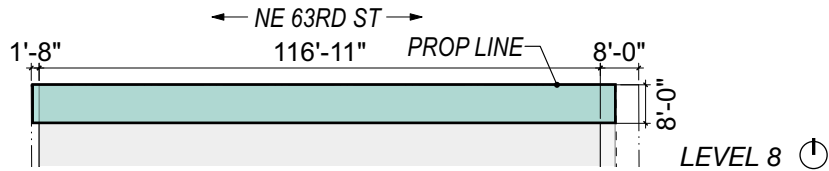
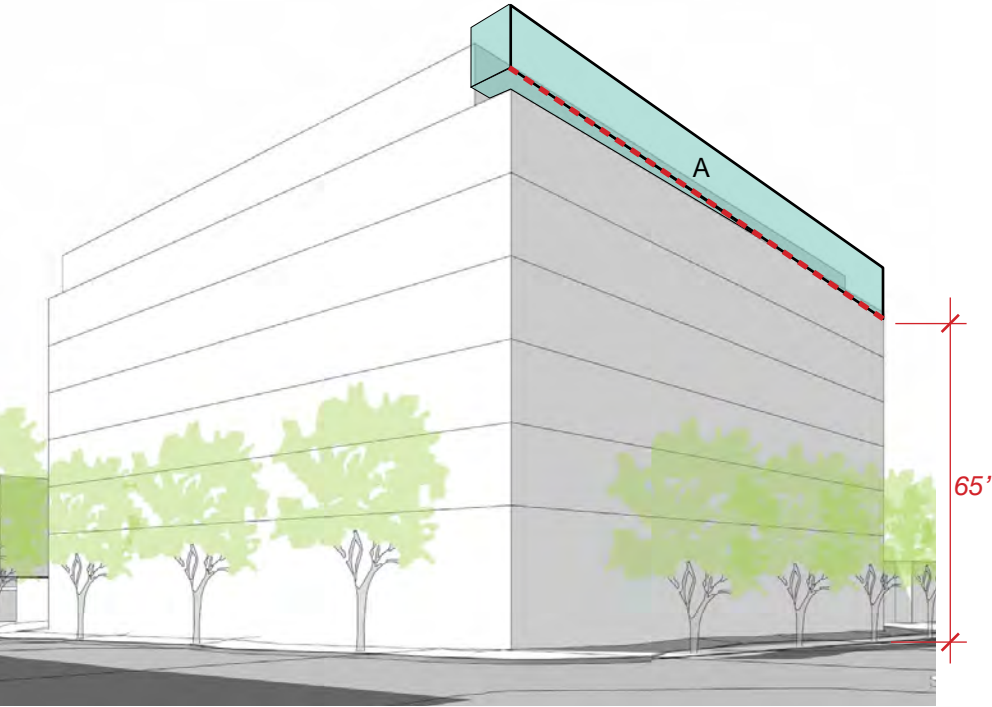
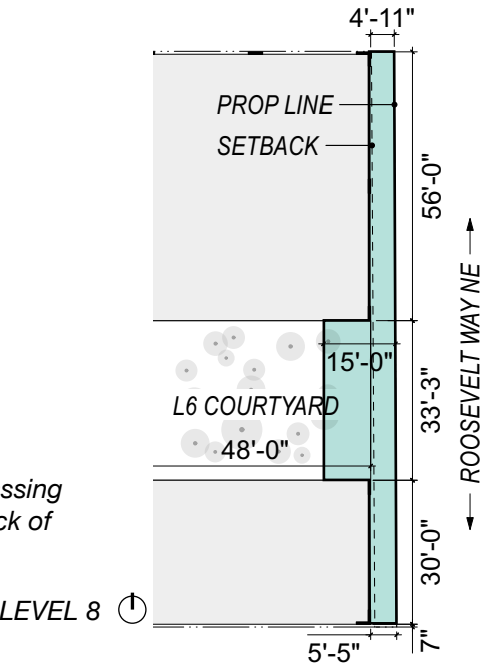
The proposed massing provides 13,880 cubic feet of relief at the lower levels (B, C, D, & E) which is significantly greater than the code derived upper level setback of 8,640 cubic feet (A) at NE 63rd St.

DESIGN GUIDELINES:
The proposal responds to its corner site by engaging both street fronts with dynamic massing moves - courtyards (CS2.C.1) and provides flexible indoor-outdoor spaces for year round use (PL1.C.3). This departure request allows greater setbacks at the ground level providing a vibrant pedestrian realm (PL3. II.i) as well as allowing for a differentiated and welcoming residential entry (PL3.A). The proposed courtyards are directly tied to the architectural concept (DC3.A) and reduce the perceived mass of the project (DC2.A.2).

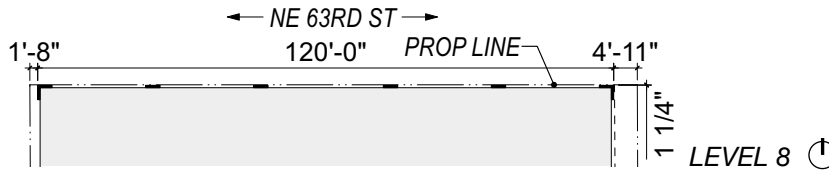
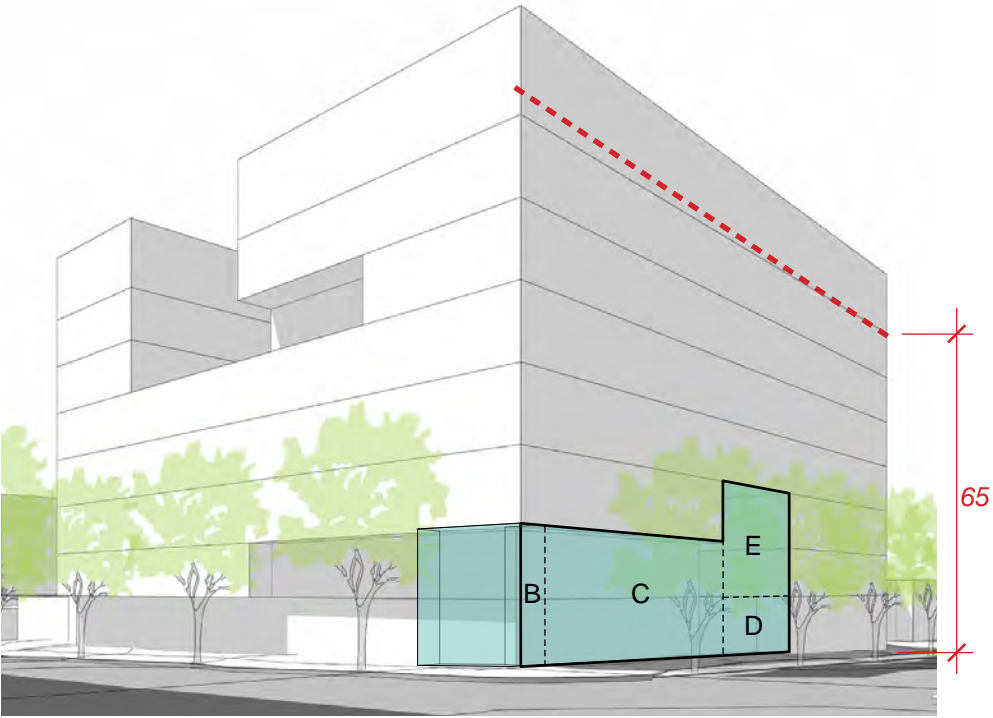
- CS2 Urban Pattern + Form (C.1: Corner Sites)
- DC3 Open Space Concept (A: Building-Open Space Relationship)
- DC2 Architectural Concept (A.2: Reducing Perceived Mass)
- PL1 Connectivity (C.3: Year Round Activity)
- PL3 Street Level Interaction (*II.i: Human-Commercial Activities / A: Entries)

(*indicates Roosevelt Neighborhood Design Guidelines)

NOTE - ROOSEVELT WAY NE
At Roosevelt Way NE, proposed massing is compliant with an average set back of 8 feet above 65 feet.



ZONING DERIVED ENVELOPE - NE 63RD ST



PROPOSED MASSING - NE 63RD ST



PROPOSED MASSING - VIEW LOOKING AT RESIDENTIAL ENTRY

- PL1 Connectivity (C.3: Year Round Activity)
- PL3 Street Level Interaction (*II.i: Human-Commercial Activities / A: Entries)
- DC2 Architectural Concept (A.2: Reducing Perceived Mass)



PROPOSED MASSING - VIEW LOOKING UP THROUGH LOGGIA

- DC3 Open Space Concept (A: Building-Open Space Relationship)
- PL1 Connectivity (C.3: Year Round Activity)

DEPARTURE REQUEST #2: 23.54.030.D.3
Maximum Slope for Driveway

STANDARD:
Driveway slope for all uses. No portion of a driveway, whether located on a lot or on a right-of-way, shall exceed a slope of 15 percent, except as provided in this subsection 23.54.030.D.3. The maximum 15 percent slope shall apply in relation to both the current grade of the right-of-way to which the driveway connects, and to the proposed finished grade of the right-of-way if it is different from the current grade. The ends of a driveway shall be adjusted to accommodate an appropriate crest and sag. The Director may permit a driveway slope of more than 15 percent if it is found that:

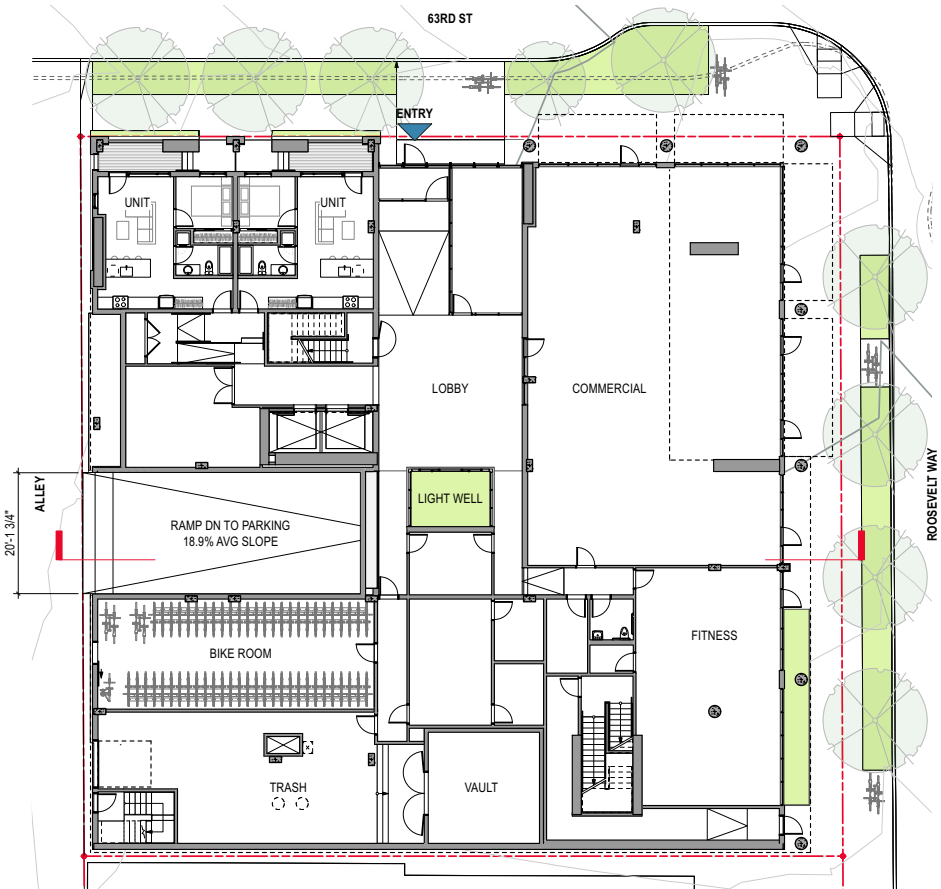
- a. The topography or other special characteristic of the lot makes a 15 percent maximum driveway slope infeasible;*
- b. The additional amount of slope permitted is the least amount necessary to accommodate the conditions of the lot; and*
- c. The driveway is still usable as access to the lot.*

PROPOSED:
Ramp from alley to level P1 to be an average slope of 18.9%.

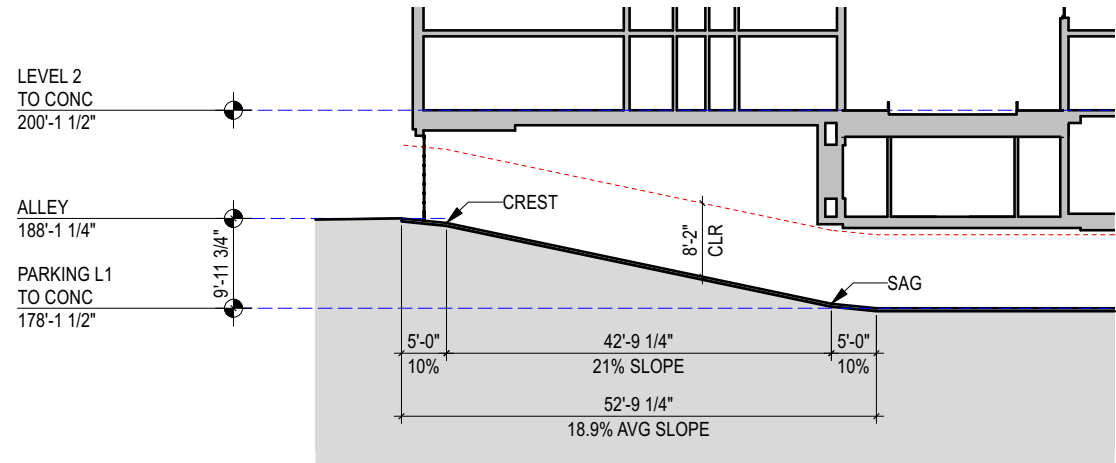
RATIONAL:
The proposed design better meets the intent of the code and design guidelines by providing an efficient and easily navigatable vehicular ramp while maintaining an adequate depth for the commercial frontage plus a generous pedestrian realm on Roosevelt.

DESIGN GUIDELINES:
This departure request enables the proposed design to embrace its prominent corner site and activate both street frontages (CS2.C.1) with its unique double courtyard design as well as provide dynamic ground floor uses and a generous pedestrian setback (PL3.II.i).

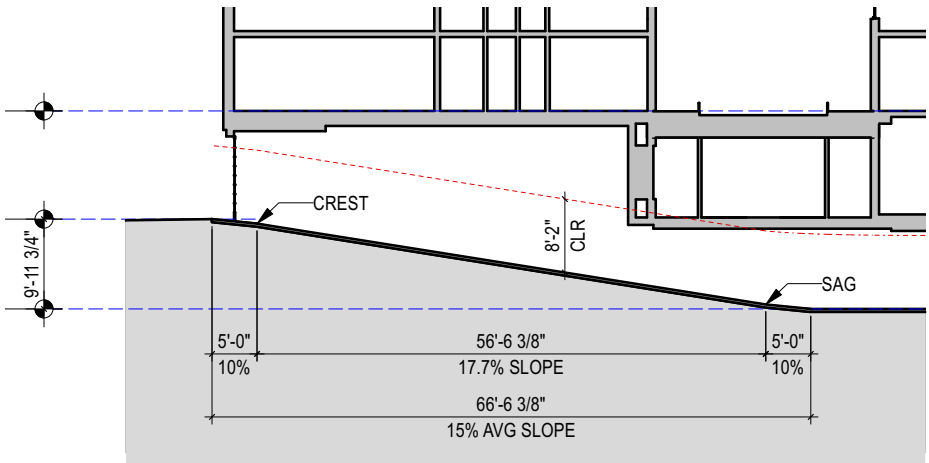
- **CS2 Urban Pattern + Form** (C.1: Corner Sites)
- **PL3 Steet Level Interaction** (*II.i Human and Commercial Activity)



PROPOSED - GROUND FLOOR PLAN



PROPOSED - RAMP SECTION



COMPLIANT - RAMP SECTION

POTENTIAL DEPARTURES

DEPARTURE REQUEST #3: 23.47A.008.D.2
Residential Ground Floor Uses

STANDARD:
The floor of a dwelling unit located along the street-level, street-facing facade shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk.

PROPOSED:
Floor of two units along 63rd and NE corner of level 1 to be an average of 1'-0" above sidewalk grade with an average setback of 5'-10" from property line.

RATIONAL / DESIGN GUIDELINES:
63rd St is residential in character and there is historic (CS2.I.1) as well as recent precedent for ground floor residential that does not meet the above criteria but provides a comfortable environment both for pedestrians and residents. The proposed design provides a balance between creating vertical and horizontal separation, providing ADA accessibility, and integrating the units into the massing and elevation strategy. In combination with the proposed railing and planter, security is provided while allowing for an active street edge with eyes on the street from the street level units.

- CS2 Urban Pattern + Form (*I.1 Sense of Place)
- PL3 Street Level Interaction (A: Entries)

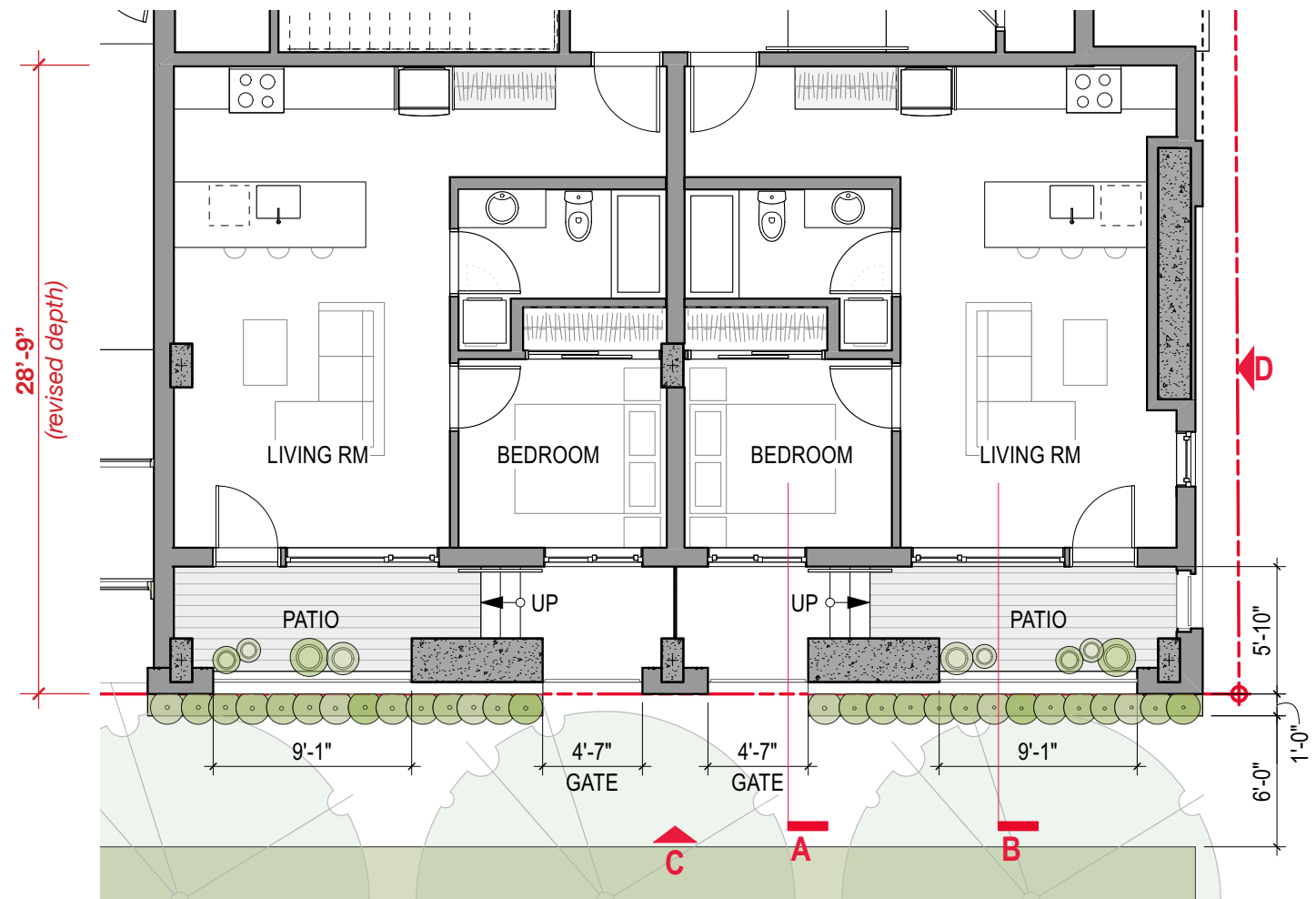


EDG DESIGN - VIEW OF UNITS ALONG 63RD (LOOKING SW)

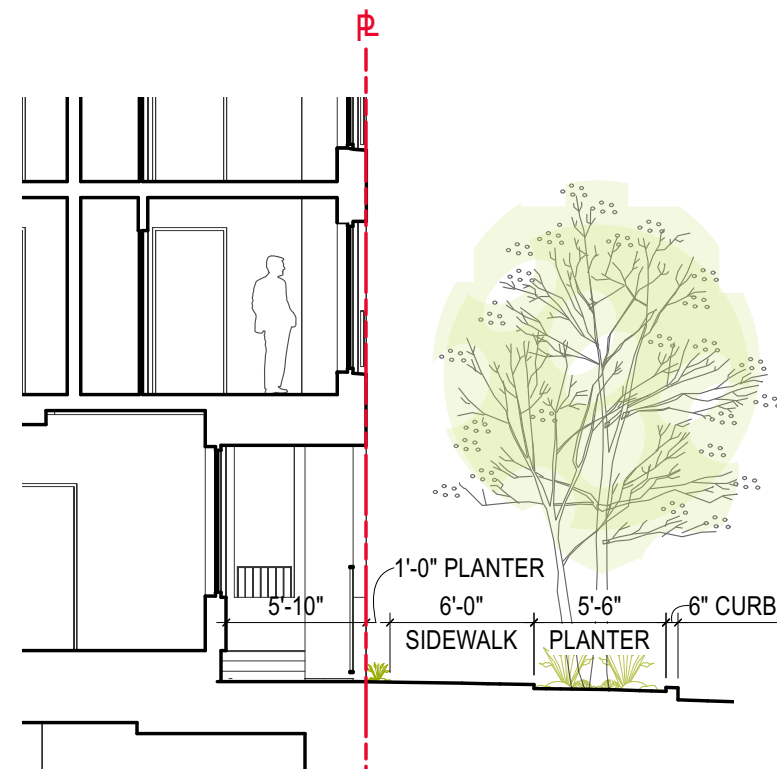


REVISED DESIGN - VIEW OF UNITS ALONG 63RD (LOOKING SE)

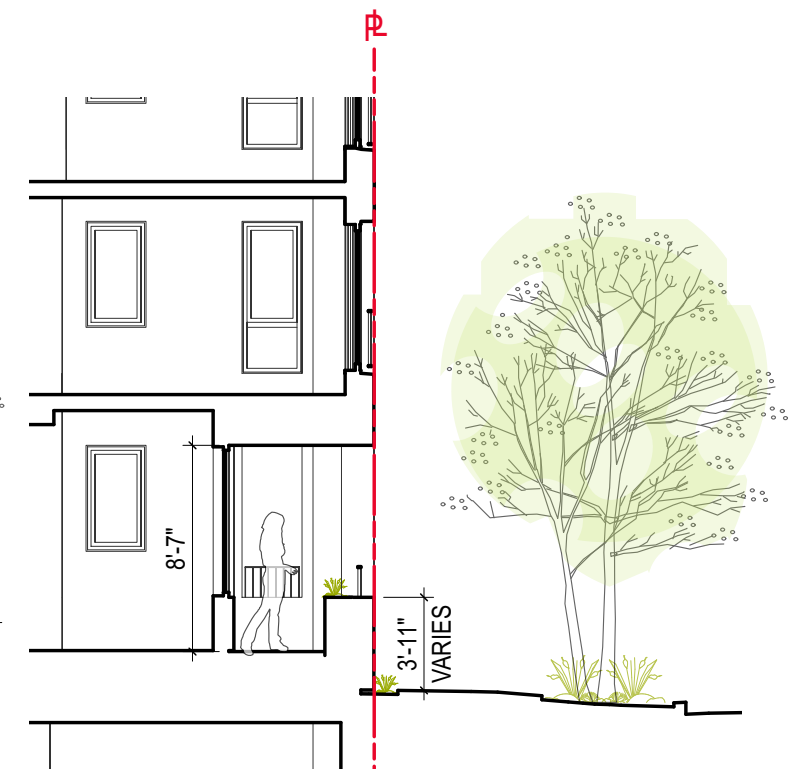
POTENTIAL DEPARTURES



Floor Plan at Ground Floor Residential Units at 63rd



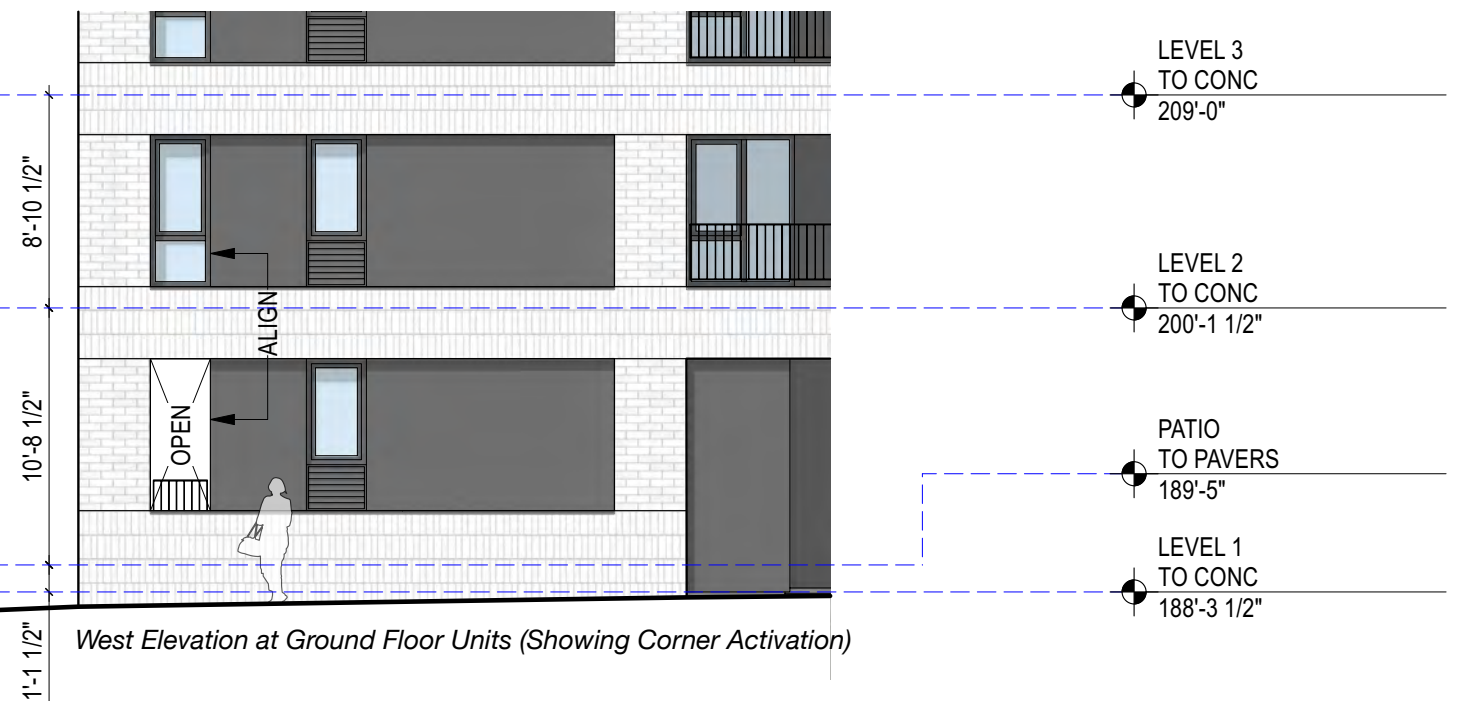
Section A at Entry Steps



Section B at Stoop



North Elevation at Ground Floor Units



West Elevation at Ground Floor Units (Showing Corner Activation)

Examples of Past Work

EXAMPLES OF PAST PROJECTS

East Seattle Partners
Seattle, WA

202 AIA award for meeting 2030 Challenge



The Shea Apartments
Seattle, WA

2019 Seattle AIA, Merit Award



Inspire Apartments
Seattle, WA

2020 AIA 2030 Challenge Award
2020 Sustainable Multifamily Development of the Year NAIOF
2021 AIA NW and Pacific Region Honor Award Citation
2021 AIA 2030 Challenge Award



Shleton Apartments
Seattle, WA

