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5333 Roosevelt Way

5333 ROOSEVELT WAY NE, SEATTLE, WASHINGTON



PROJECT TEAM

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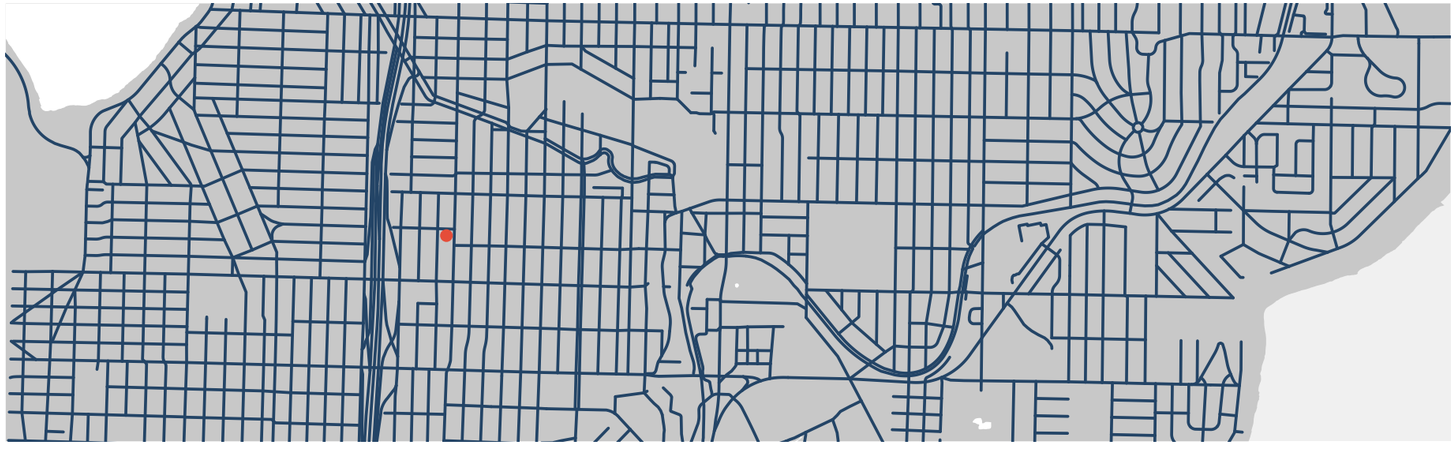
PROJECT SITE
5333 Roosevelt Way NE
Seattle, WA 98105
University Neighborhood

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Note that the section titles above are an abbreviation of the full requirements per the EDG Proposal Packet Checklist.

DEVELOPMENT OBJECTIVES



EXISTING SITE

The Site is a mid-block rectangular-shaped parcel approximately 80'x100', or 8,000 SF. The Existing Site has been a used vehicle repair and maintenance businesses for several decades. The current single-story structure takes up half of the site, with a parking area on the other half. The site is almost entirely hard-scaped, with no on-site or ROW landscaping. Neighboring to the South and West of the site are single-family houses, while to the North is another commercial building.

NEIGHBORHOOD CONTEXT

The site is located in a transitional area of the University neighborhood. The half mile corridor of Roosevelt Way NE between NE Ravenna Blvd and NE 45th St has a mix of low-density multi-family and commercial uses that build to high-density multi-family closer to the University of Washington. To the West of Roosevelt Way the zoning quickly transitions to single-family use, and to the West is Low-Rise residential use. New development has largely concentrated towards the high-density areas South of the site and low-rise areas East of this site. This section of Roosevelt Way NE lacks both the charm of a cared for old neighborhood and the modern unique architecture that characterizes the rest of the University neighborhood.

NEIGHBORHOOD CONNECTIONS

The site is just off Roosevelt Way NE, a one-way principal arterial road that connects all the way from the Northgate neighborhood to the University neighborhood. Roosevelt Way NE has a protected bike lane and has Frequent Transit via a Bus line. The property is just inside of the Northern edge of the University District Urban Center. This is a walkable area with grocery stores, retail, and restaurants within a short walk. The University of Washington campus is a 20 minute walk (1 mile) from the site.


EXISTING SITE

SITE LOCATION

Address:	5333 Roosevelt Way NE Seattle, WA 98105
Parcel:	2862100590
Permit Number:	3040448-EG

PROJECT INFORMATION

Lot Area:	8,002 SF
Zone:	NC2-40
Height Limit:	40ft + 4ft
Max FAR:	3.25 / 26,006 SF
Total Commercial Square Footage:	1,300 SF
Total Gross Floor Area:	25,974 SF
Number of Residential Units:	33 Units
Number of Parking Stalls:	0 Stalls
Proposed Bike Parking:	40 Stalls

DEVELOPMENT OBJECTIVES

1. Provide new quality apartments with associated amenities and a ground floor commercial tenant.
2. Match the aesthetic qualities of the permitted building at 5339 (property to the North) so that the buildings feel part of a cohesive collection of related structures. The owner wants the ability to physically attach 5339 to 5333 so they function as 1 building - this would be per future Permit revisions to 5339.
3. Implement CPTED, Crime Prevention Through Environmental Design, principals along with other access control measures to reduce vandalism and transition from commercial to residential uses.
4. Create a quality building that is a lasting asset to the neighborhood.

PUBLIC OUTREACH COMMENTS

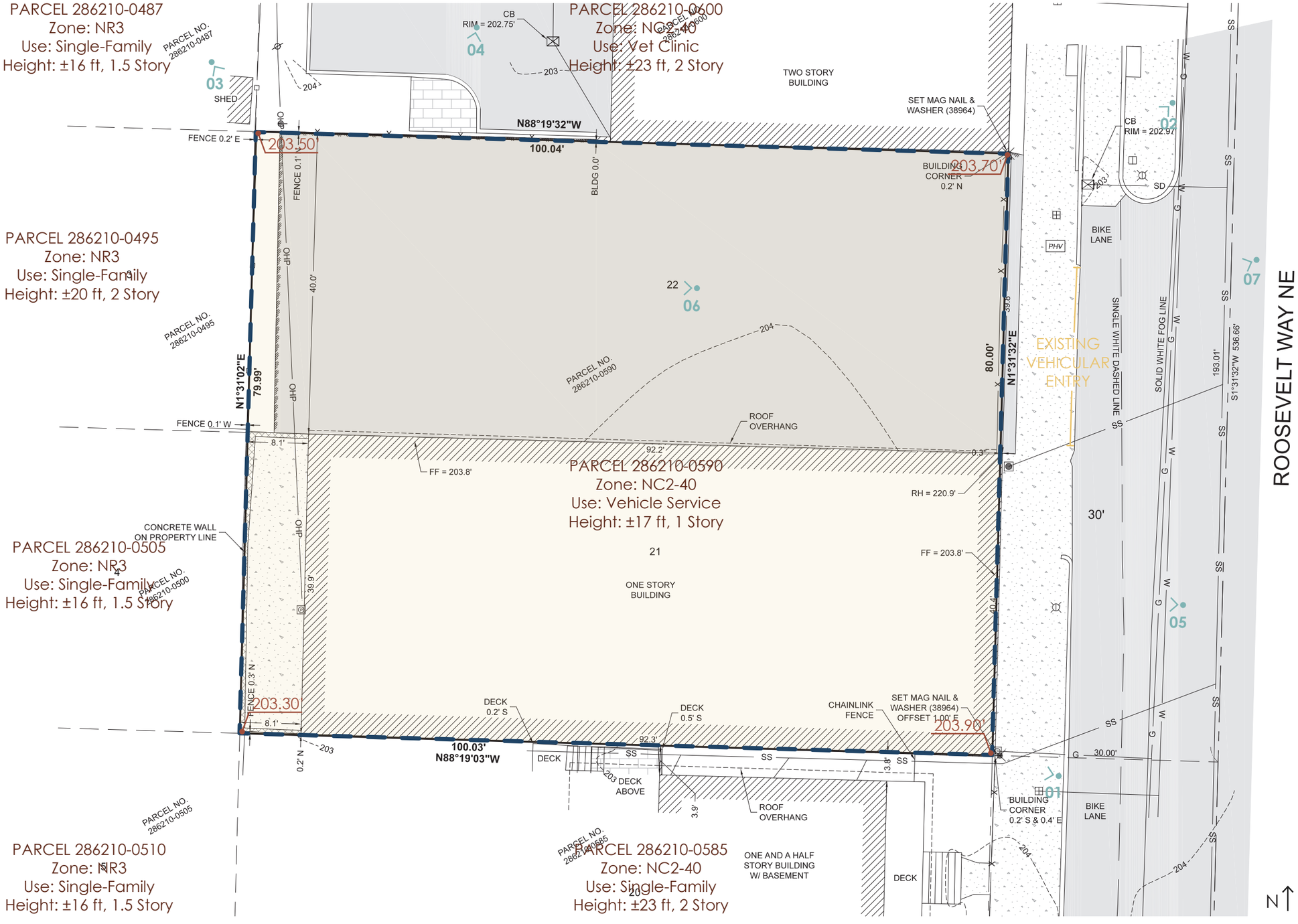
Through our Public Outreach we have sent mailers to nearby residents , emails to organizations, hosted a in person forum, and monitored a project website with a comment form. We received comments from 4 neighbors. Here's a summary of design-related comments:

- Expressed hope that the two buildings [5333 & 5339] would look like one unified building, so it would look more official like the buildings to the South.
- Desired a larger established business to anchor the ground-floor retail.
- Liked to have a setback entry with a mix of hardscape and landscape to make a more successful public/private transition.
- Expressed the desire to integrate CPTED principals to make a safe walking experience along Roosevelt. Include lighting, transparency, refined scale of hardcape, trees, and a meaningful entry setback.

SUSTAINABLE AMBITIONS

The project aims to create a durable and energy efficient building thats meets 2021 Washington Energy Code standards. Another key design goal for this building is to choose durable and long-lasting materials. These will reduce the need for frequent maintenance, repairs, and replacements that would represent a huge lasting strain on the environment.

EXISTING SITE PLAN



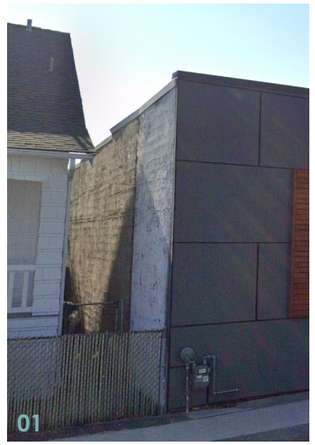
LEGAL DESCRIPTION

Lots 21 and 22, Block 5, A.B Graham's University Addition to the City of Seattle, according to the Plat thereof recorded in volume 17 of Plats, Page 47, in King County, Washington;
Situate in the City of Seattle, County of King, State of Washington

TREE SURVEY

There are no existing trees on site.

The future site plan proposes adding street trees along with other landscaped areas within the lot lines.


01



02


03


04 (2019)



05


06 (2019)

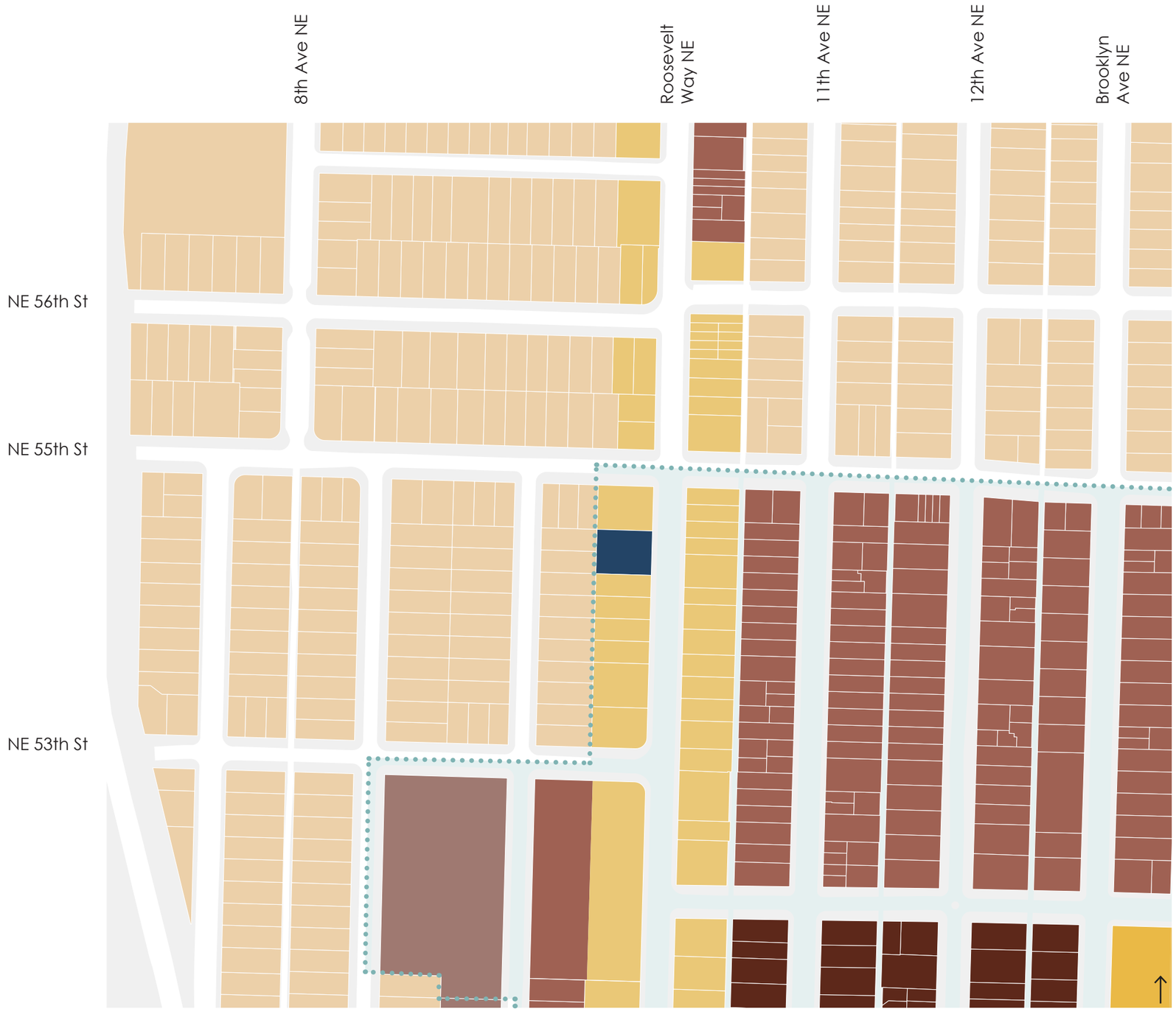


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URBAN DESIGN ANALYSIS

ZONING MAP

The Site is zoned NC2-40 and is within the University District Urban Center. Other properties along this section of Roosevelt Way NE are also NC2-40. To the West, zoning immediately transitions to Neighborhood- Residential. This site is near the outside edge of the University Urban Center. The zoning quickly climbs in intensity to the South of the site moving towards the University. Two blocks South the zoning jumps to a max height of 240 feet.



- Site
- Park
- Neighborhood Residential
- LR1 Lowrise 1
- LR2 Lowrise 2
- LR3 Lowrise 3
- MR - MultiFamily Residential
- NC2-40 Neighborhood Commercial
- NC3-55 Neighborhood Commercial
- NC3-75 Neighborhood Commercial
- University District Urban Center



NATURAL FEATURES & ECAs

The site is almost entirely hard-scape and is very flat. This site and the neighboring area has no Environmentally Critical Areas. The area surrounding the site has a generally gentle slope.

- 40% Steep Slope
- Tree Cover
- 15% Road
- Site



SURROUNDING USES & STRUCTURES

Along Roosevelt Way NE is a transitional mix. Single-family houses are mixed in with large multi-family buildings that have ground-floor commercial. The West of the property is an almost entirely single-family, while to the East and South have increasing residential density.

- Single Family Res.
- Multi-Family Res.
- Congregate Res.
- Offices/Medical Services
- Site
- Park
- Commercial
- Institution

URBAN DESIGN ANALYSIS

VICINITY MAP, COMMUNITY

The Site is located in a transitional section of Roosevelt Way NE. This stretch serves as more of a connection than a destination. The site is on the northern edge of the U-District Urban Center and is surrounded by small commercial uses, along with low density and single-family residential uses.

VICINITY MAP, ACCESS

Roosevelt Way NE is a one-way street with a dedicated bike lane and a bus stop directly neighboring the project site. The area is generally walkable and bikeable with emphasis given to transit options.

- Neighborhood Greenway
- Bike Facilities, Sharrows
- Bus Stops & Bus Routes
- Pedestrian Designated Zone
- University District Green Street & SDOT Streetscape Concept Street

Blessed Sacrament Catholic Church
Religious Facility, Landmark

University Child Development School
Elementary School

Taste of India
Restaurant

5526 Roosevelt
Mixed-Use

UCDS Graduate School of Education
College

5336 Roosevelt
Residential

Hal's Motor Clinic
Mixed-Use

PROJECT SITE
5333 Roosevelt
Mixed-Use

Fraternity Alpha Beta Tau
Congregate Residence

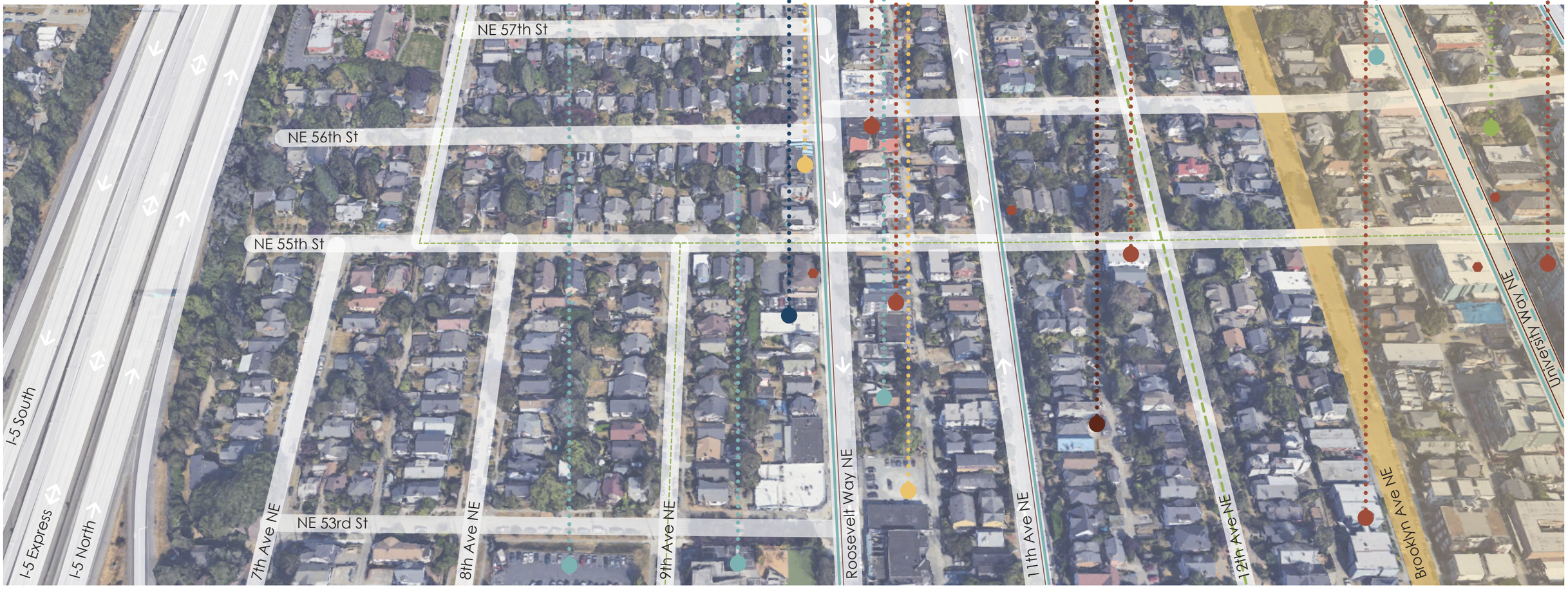
5267 12th Ave NE
Residential

University Court
Residential

University Co-Op School
Elementary School

Shiga's P-Patch
Community Garden

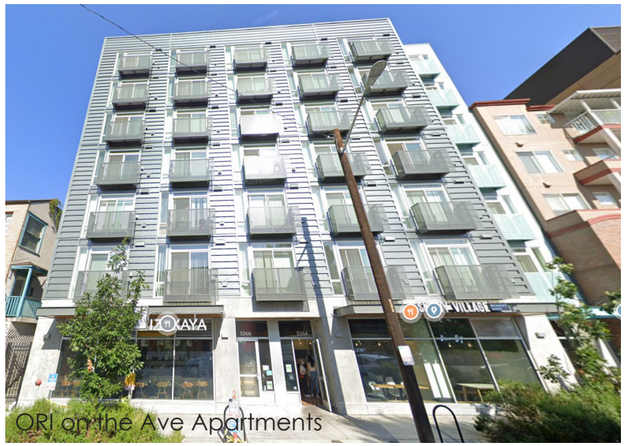
ORI on the Ave
Mixed Use




5329 Roosevelt Way NE


University Food Bank

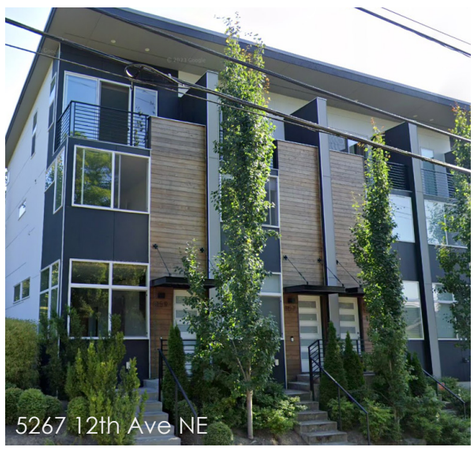

UCDS Grad School


ORI on the Ave Apartments


University Public Library


5200 11th Ave NE


University Child Development School


5267 12th Ave NE


5336 Roosevelt Way NE


5526 Roosevelt Way NE

URBAN DESIGN ANALYSIS

ADJACENT STREET USES

The buildings in the block closest to the site include a mix of small commercial, retail, and residential uses. Old houses are intermixed with auto-shops and restaurants. The few newer buildings are 4-stories while the older buildings are 1-2 stories. West of the site is mostly single-family. East of the site is more mixed density of residential uses. To the South is rapidly increasing density of residential and commercial uses.



NE 56th St | Mixed-Use *Residential & Commercial, Retail* | Single-Family *Residential* | Clinic *M. Service* | Idlets *Commercial* | Tbt Towing *Commercial, Automotive Service* | NE 55th St | Multi-Family *Residential* | Multi-Family *Residential* | Single-Family *Residential* | Multi-Family *Residential* | Recon *C., Auto Ser*



East Street View

PROJECT SITE

NE 53rd St | Multi-Tenant Bldg. *Commercial, Restaurant & Services* | Multi-Tenant Bldg. *Commercial, Sales & Services* | Single-Family *Residential* | Multi-Family *Residential* | Single-Family *Residential* | Single-Family *Residential* | Future: 5333 Roosevelt *Residential & Commercial, Retail* | Multi-Tenant Office Bldg. *Commercial, Office*



West Street View

NEIGHBORING ARCHITECTURE

The immediate neighborhood of the proposed building has mostly small-scale commercial uses mixed with residences. The majority of buildings are single-story, with minimal or no front setbacks.

Many of the buildings in the area exhibit some or all of these 3 features:

- Buildings with minimal or zero street Setback
- Mix of Traditional and Transitional Roof Lines
- Distinct building entries and/or other overhanging elements


5526 Roosevelt Way NE


[illegible]32nd Ave NE


5336 Roosevelt Way NE

rvice | Vacant *C., Auto Rental* | Single-Family *Residential* | UCDS Grad School of Education *Institution, College* | Single-Family *Residential* | Single-Family *Residential* | Hal's Motor Clinic *Commercial, Automotive Service*



NE 55th St | Institution *Religious Facility* | Single-Family *Residential* | Multi-Tenant Office Bldg. *Commercial, Restaurant* | NE 56th St | Surface Parking Lot *Transportation*



DEVELOPMENT STANDARDS

23.47A.004 - PERMITTED USES
J.1. 'Residential Uses not listed below' are Permitted outright in NC2-40 zones.
C.10. 'Retail sales and services, general' are Permitted outright up to 25,000SF in NC2-40 zones.

23.47A.005 - STREET-LEVEL USES
No applicable restrictions. (Not in Pedestrian zone)

23.47A.008 - STREET-LEVEL DEVELOPMENT STANDARDS
Blank segments of the street-facing facade will not exceed 20 feet in width through the use of windows, doors, and screening/landscaping on the facade itself. The street-facing facade will be within 10 feet of the street lot line. The street-facing facade will be at least 60% transparent between 2-8 feet above the sidewalk, and the non-residential use will extend to an average depth of 30 feet. Non-residential uses will have a floor-to-floor height of at least 13 feet.

23.47A.009 - STANDARDS APPLICABLE TO SPECIFIC AREAS
No applicable restrictions.

23.47A.010 - MAXIMUM SIZE OF NONRESIDENTIAL USE
No applicable restrictions.

23.47A.011 - OUTDOOR ACTIVITIES
No applicable restrictions.

23.47A.012 - STRUCTURE HEIGHT
Max height per zone is 40 feet. Building may exceed max height by 4 feet given the first floor is 13 feet or more floor-to-floor height and no additional stories are added. Parapets may exceed the height limit by up to 4 feet, with other exceptions and height limits for other rooftop features.

23.47A.013 -FLOOR AREA RATIO
Building will not exceed max allowable FAR of 3.25. There are no applicable restrictions for minimum FAR.

23.47A.014 - SETBACK REQUIREMENTS
Open-railings may extend 4 feet above the height of a upper setback and parapets may extend 2 feet above the height of an upper setback. The property is abutting a residential zone on the rear lot line; therefore, rear setbacks of 15 feet from 13-40 feet are required, and for each portion of structure above 40 feet the setback is at a ratio of 3 feet for every 10 feet of height. Other landscaping or screening setbacks will be provided as required. Decks and balconies over 18 inches above grade may extend up to 5 feet from the rear property line and Eaves/cornices/gutters can extend 18 inches into required setbacks. Fences up to 6 feet high are allowed in setbacks. Outdoor dumpsters and trash is not allowed within 10 feet of the rear lot line.

23.47A.015 - VIEW CORRIDORS
No applicable restrictions.

23.47A.016 - LANDSCAPING AND SCREENING STANDARDS.
Landscaping will comply with requirements and a Green Factor score of 0.3 or greater will be achieved. Street trees will be added to the improved ROW. Garbage dumpsters will have a minimum 6ft high screening.

23.47A.017 - MANDATORY HOUSING AFFORDABILITY IN C AND NC ZONES
No applicable restrictions.

23.47A.018 - NOISE STANDARDS
No applicable restrictions.

23.47A.020 - ODOR STANDARDS
No applicable restrictions.

23.47A.022 - LIGHT AND GLARE STANDARDS
Any exterior lighting will be shielded and directed away from adjacent uses.

23.47A.024 - AMENITY AREA
Exterior amenity area will be provided that is at least 5% of the total gross area of residential use. Common amenities shall be a minimum of 10 feet wide and 250 SF. Private amenity shall be minimum 6 feet wide and 60 SF.

23.47A.027 - LANDMARK DISTRICTS AND DESIGNATED LANDMARK STRUCTURES
No applicable restrictions.

23.47A.028 - STANDARDS FOR DRIVE-IN BUSINESSES
No applicable restrictions.

23.47A.030 - REQUIRED PARKING AND LOADING
No vehicle parking is required for residential or non-residential uses within an Urban Center. Residential bicycle parking is required at a rate of 1 per dwelling unit for long-term bike parking and 1 per 20 dwelling units for short-term bike parking. Sales and Services bicycle parking is required at a rate of 1 per 4,000 SF for long-term bike parking and 1 per 2,000 SF for short-term bike parking. No Loading berth is required.

23.47A.032 - PARKING LOCATION AND ACCESS
No applicable restrictions.

23.47A.033 - TRANSPORTATION CONCURRENCY LEVEL-OF-SERVICE STANDARDS
The project is located within an Urban Center and subject to SEPA review.

23.54.040 - SOLID WASTE AND RECYCLABLE MATERIALS STORAGE AND ACCESS
A minimum 375 SF of storage space will per provided for residential waste storage + 50% of 82 SF for shared commercial waste storage space. Minimum horizontal dimension of 12 feet. The storage space shall be screened from public view and shall not be located between a street facing facade and the street. Direct access shall be provided from the street to the containers.

CS2 - LOCATION IN THE CITY AND NEIGHBORHOOD
C.2. RELATIONSHIP TO THE BLOCK, MID-BLOCK SITE
This design for a mid-block site continues a strong street edge for commercial use, with the residential lobby entry set back. The project proposes to continue datum lines from the neighboring 5339 proposed building. The South end party wall will be designed to have visual interest through the use of material changes and patterning that reference the internal uses of the building.

D.3. HEIGHT, BULK, AND SCALE, ZONE TRANSITIONS
2.b. NEIGHBORHOOD CONTEXT, PROVIDE ZONE TRANSITIONS
The project abuts single-family zoning to the rear. The building design proposes to enhance the zone transition by prioritizing green space for the first 15 feet from the rear property line. This is a large enough area to provide real trees and landscaping that will enhance the built environment for building residences and their neighbors. The amenity roof deck area has also been located on the opposite street-facing side of the roof, to increase privacy for the single-family houses.

CS3 - ARCHITECTURAL CONTEXT & CHARACTER
A.1. EMPHASIZE POSITIVE NEIGHBORHOOD ATTRIBUTES, FITTING OLD AND NEW TOGETHER
The proposed building aims to be compatible with it's existing architectural context and to establish a well defined character between this and it's neighboring buildings. The building aims to use a similar expression of building articulation and form to clearly connect this building with the neighboring 5339 building. The design repeats predominant patterns such as the bay windows and distinct ground floor expression. The small interval spacing and use of bay windows reference the predominant forms of this residential area.

1. UNIVERSITY DISTRICT ARCHITECTURAL CHARACTER
The design proposes to respond to the predominant horizontal and vertical patterns of the neighboring permitted building at 5339, which the owner plans to physically attach to this building via future Permit revision to 5339. Repetition of these massing patterns allows the buildings to be visually complementary, hinting to their internal connection. At the direction of the design board, 5333 could use the rigid repetition of the massing pattern as a way to continue materials and detailing from 5339 OR use the repetition of massing elements as a framework to juxtapose different materials and detailing between the two buildings.

PL3 - STREET-LEVEL INTERACTION
1. ENTRIES
The Preferred massing option proposes to have a visually distinct residential entry from the rest of the building, set back from the street and highlighted with a different material expression.

3. MIXED USE CORRIDORS & COMMERCIAL FRONTAGES
The ground floor will have quality durable materials, and massing that expresses regular intervals of around 12 feet. The commercial frontage will have a well defined edge at the street with several opportunities for commercial tenant entry locations or a porous edge of operable windows. The residential entry will be setback (in the preferred option) and will not visually conflict with the commercial use.

DC2 - ARCHITECTURAL CONCEPT
C. SECONDARY ARCHITECTURAL FEATURES
The architectural concept is to match the aesthetic qualities of the permitted building at 5339 (property to the North) so that the buildings feel part of a cohesive collection of related structures. The owner wants the ability to physically attach 5339 to 5333 so they function as 1 building - this would be per future Permit revisions to 5339. The design will fit with the neighboring building by repeating height datums, interval spacing, and fenestration patterns from the neighboring building to the north. Visual interest and depth is added through the use of bay windows and balconies which add depth to the design while breaking up the facade into segments and forms more fitting with the neighborhood residential character.


ZONE TRANSITION


INTERVAL SPACING


RESIDENTIAL ENTRY


COMMERCIAL FRONTAGE

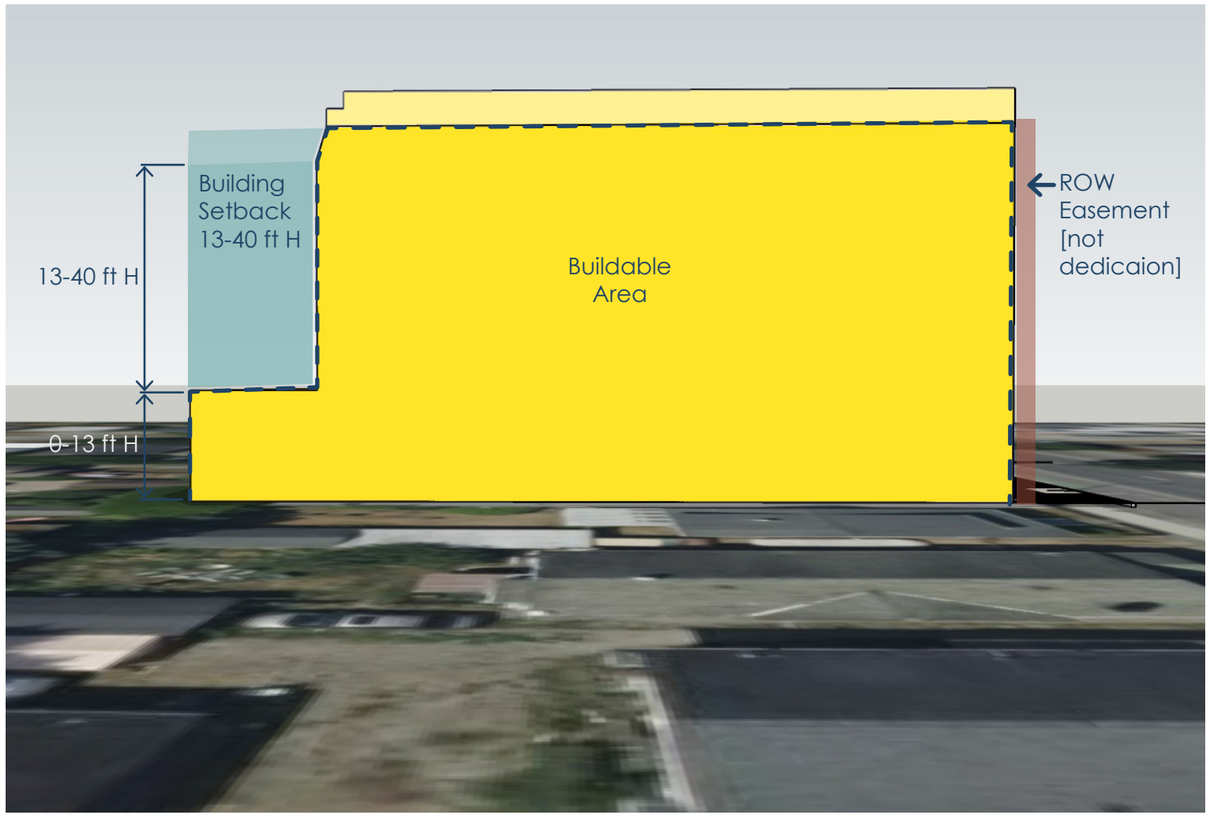

HORIZONTAL DATUMS



EXISTING SITE



SITE ZONING RESTRICTIONS



SITE HEIGHT & SETBACK RESTRICTIONS

ARCHITECTURAL MASSING CONCEPTS

PRECEDENT IMAGES

The University Area is known for its eclectic mix of variety and rich quality of buildings. This Northern edge of the University District is an area of transitioning patterns and forms into more traditional single-family building types. Consequently the design team is endeavoring to strike a balance that emphasizes smaller scaled design elements mixed with quality materials to foster a comfortable human-scaled built environment.



TOWNHOUSE IN REDHOOK, BY AA STUDIO - BROOKLYN, NY

This design uses a rigid interval of townhouse spacing as a framework to explore how different facade materials lend themselves to different expression and detailing.



5339 ROOSEVELT - UNIVERSITY DISTRICT, SEATTLE

Repeating elements at similar interval spacing gives rhythm to the facade. A strong base with durable materials adds permanence to the building.



ORI ON THE AVE APARTMENTS - UNIVERSITY DISTRICT, SEATTLE

This design has a set-back and distinct residential entry while still giving prominence to the retail entry. Screened balconies add a level of interest and depth to the facade.



EDISON CONDOMINIUMS - CAPITOL HILL, SEATTLE

Bump-outs at different sizes and scales reduce the bulk of the building, while pops of unexpected color make the building more playful and approachable.



MASSING OPTION A

This design references the bay windows and horizontal datums from the neighboring permitted 5339 building [to be connected to this building via future permit]. The massing explores a variation of interval spacing from 5339 which will allow the design team to repeat materials and detailing with new spacing to keep the two buildings visually cohesive.

OPPORTUNITIES
- CS2.C.2 Mid-block site with strong edge, respond to datums, and interest on party wall
- CS2.2.b Full upper setback
- CS3.A.1 Repeat height datums and fenestration patterns from neighbor
- CS3.1 Complement forms and opportunity for continued style & materials
- PL3.3 Opportunity for frequent entrances/ intervals and porous edge
- DC2.2.C Bay windows, fit with materials of neighboring building

CONSTRAINTS
- CS2.2.b Reduced landscaped area in rear yard
- PL3.1 Entry to Res. and Retail have similar visual significance

DEPARTURES
None

GROSS BUILDING SF
25,974 SF

UNIT COUNT
33 Units

COMMERCIAL SF
1,300 SF

PARKING STALLS
0 Stalls



MASSING OPTION B

This design references the bay windows and horizontal datums from the neighboring permitted 5339 building [to be connected to this building via future permit]. The massing explores a variation of form from 5339 which will allow the design team to repeat materials and detailing on new forms to keep the two buildings visually cohesive.

OPPORTUNITIES
- CS2.C.2 Mid-block site with strong edge, respond to datums, and interest on party wall
- CS2.2.b Significant rear yard for landscaping
- CS3.A.1 Repeat height datums and fenestration patterns from neighbor
- CS3.1 Complement forms and opportunity for continued style & materials
- PL3.1 Vertically highlighted retail entry
- PL3.3 Opportunity for frequent entrances/ intervals and porous edge
- DC2.2.C Bay windows & balconies, fit with materials of neighboring building

CONSTRAINTS
- CS2.2.b Reduced upper setback
- PL3.1 Less distinct residential entry

DEPARTURES
- 23.47A.014.B.3.b Upper level setback above 40 feet abutting NR Zone

GROSS BUILDING SF
25,812 SF

UNIT COUNT
33 Units

COMMERCIAL SF
1,300 SF

PARKING STALLS
0 Stalls



MASSING OPTION C - PREFERRED

This design repeats the bay windows, horizontal datums, AND interval spacing from the neighboring permitted 5339 building [to be connected to this building via future permit]. This rigid massing repetition will allow the design team to explore contrasting materials and detailing while keeping the two buildings visually cohesive - eclectic but complementary.

OPPORTUNITIES
- CS2.C.2 Mid-block site with strong edge, respond to datums, and interest on party wall
- CS2.2.b Significant rear yard for landscaping
- CS3.A.1 Repeat height datums, interval spacing and fenestration patterns from neighbor
- CS3.1 Complement forms and opportunity for juxtaposed materials
- PL3.1 Most visually distinct and setback res.-entry
- PL3.3 Opportunity for frequent entrances/ intervals and porous edge, minimized residential entry
- DC2.2.C Bay windows & balconies, fit with massing of neighboring building

CONSTRAINTS
- CS2.2.b Reduced upper setback

DEPARTURES
- 23.47A.014.B.3.b Upper level setback above 40 feet abutting NR Zone

GROSS BUILDING SF
25,894 SF

UNIT COUNT
33 Units

COMMERCIAL SF
1,300 SF

PARKING STALLS
0 Stalls

ARCHITECTURAL MASSING CONCEPTS

MASSING OPTION A

This design references the bay windows and horizontal datums from the neighboring permitted 5339 building [to be connected to this building via future permit]. The massing explores a variation of interval spacing from 5339 which will allow the design team to repeat materials and detailing with new spacing to keep the two buildings visually cohesive.

GROSS BUILDING SF	25,974 SF
UNIT COUNT	33 Units
COMMERCIAL SF	1,300 SF
PARKING STALLS	0 Stalls

F.A.R. CALCULATION

Floor 1	6,243 SF
Floor 2	6,405 SF
Floor 3	6,405 SF
Floor 4	6,287 SF
Roof	634 SF
Total	25,974 SF

OPPORTUNITIES

- CS2.C.2 Mid-block site with strong edge, respond to datums, and interest on party wall
- CS2.2.b Full upper setback
- CS3.A.1 Repeat height datums and fenestration patterns from neighbor
- CS3.1 Complement forms and opportunity for continued style & materials
- PL3.3 Opportunity for frequent entrances/intervals and porous edge
- DC2.2.C Bay windows, fit with materials of neighboring building

CONSTRAINTS

- CS2.2.b Reduced landscaped area in rear yard
- PL3.1 Entry to Res. and Retail have similar visual significance

DEPARTURES

None

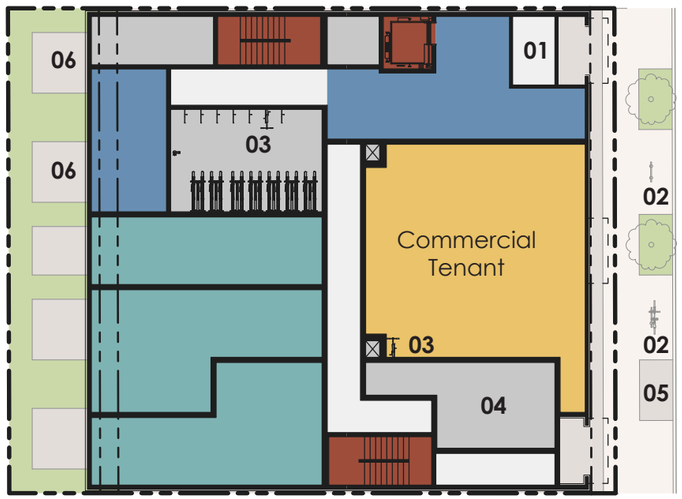
SITE PLAN



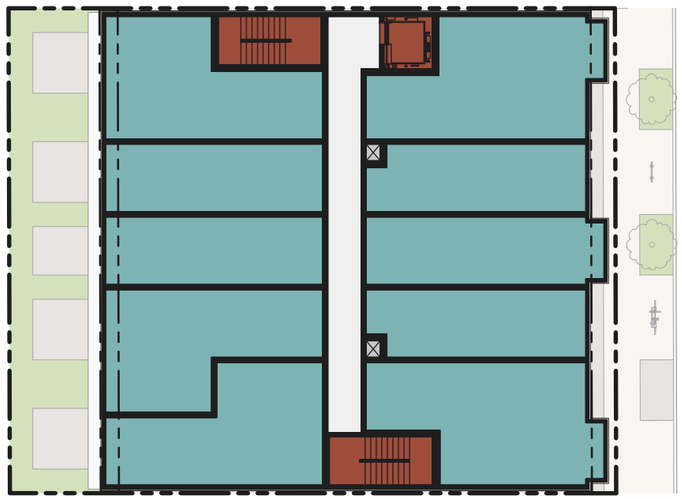
- Commercial
- Residential Units
- Residential Lobby/ Amenity
- Landscaping
- Vertical Circulation
- M.E.P. / Trash / Bike Storage

01 Residential Entry
02 Short-term Bike Parking
03 Long-term Bike Parking
04 Solid Waste Storage
05 Solid Waste Staging
06 Shared Outdoor Residential Amenity

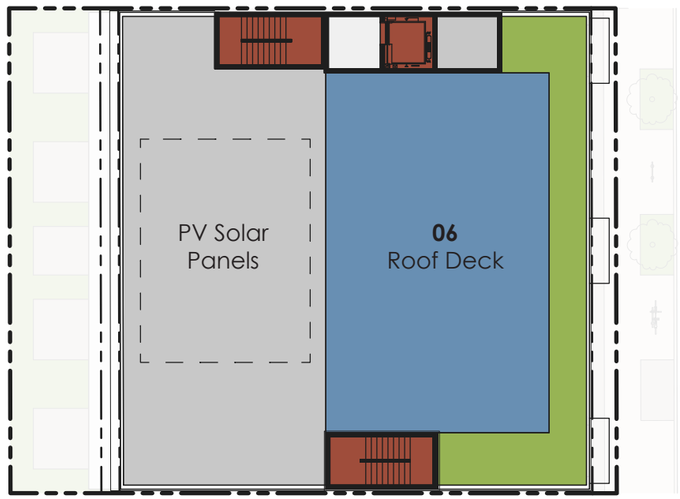
LEVEL 1 - GROUND FLOOR



LEVEL 2-4 - TYPICAL RESIDENTIAL FLOOR



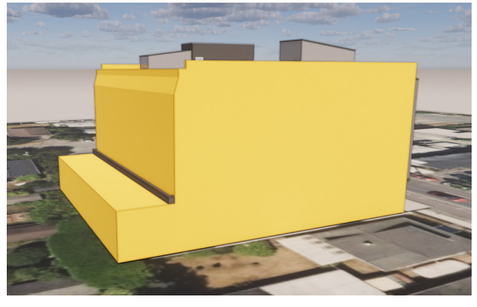
LEVEL 5 - ROOF



Perspective from Above with 5339 Built



Visualize Setbacks & Height Limits [Yellow Box]







Street View with Existing Buildings, looking South



Street View with Existing Buildings, looking North



ARCHITECTURAL MASSING CONCEPTS

Massing Option A without 5339 Built





Massing Option A with 5339 Built





Massing Option A without 5339 Built







Massing Option A with 5339 Built







ARCHITECTURAL MASSING CONCEPTS

MASSING OPTION B

This design references the bay windows and horizontal datums from the neighboring permitted 5339 building [to be connected to this building via future permit]. The massing explores a variation of form from 5339 which will allow the design team to repeat materials and detailing on new forms to keep the two buildings visually cohesive.

GROSS BUILDING SF	25,812 SF
UNIT COUNT	33 Units
COMMERCIAL SF	1,300 SF
PARKING STALLS	0 Stalls

F.A.R. CALCULATION

Floor 1	6,182 SF
Floor 2	6,332 SF
Floor 3	6,332 SF
Floor 4	6,332 SF
Roof	634 SF
Total	25,812 SF

OPPORTUNITIES

- CS2.C.2 Mid-block site with strong edge, respond to datums, and interest on party wall
- CS2.2.b Significant rear yard for landscaping
- CS3.A.1 Repeat height datums and fenestration patterns from neighbor
- CS3.1 Complement forms and opportunity for continued style & materials
- PL3.1 Vertically highlighted retail entry
- PL3.3 Opportunity for frequent entrances/intervals and porous edge
- DC2.2.C Bay windows & balconies, fit with materials of neighboring building

CONSTRAINTS

- CS2.2.b Reduced upper setback
- PL3.1 Less distinct residential entry

DEPARTURES

- 23.47A.014.B.3.b Upper level setback above 40 feet abutting NR Zone

SITE PLAN



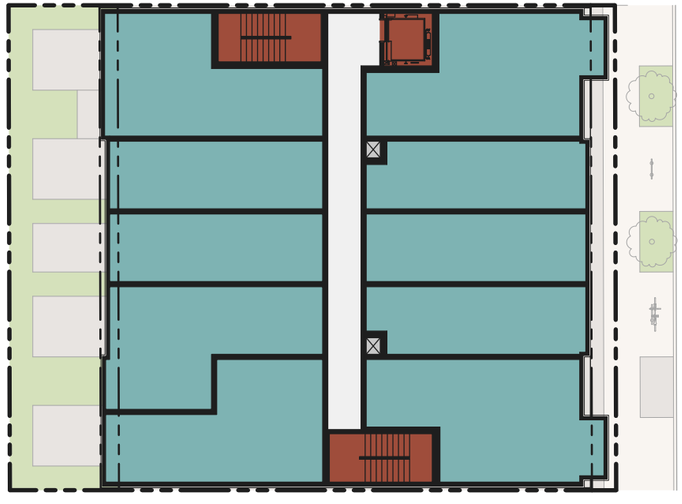
Commercial
Residential Units
Residential Lobby/ Amenity
Landscaping
Vertical Circulation
M.E.P. / Trash / Bike Storage

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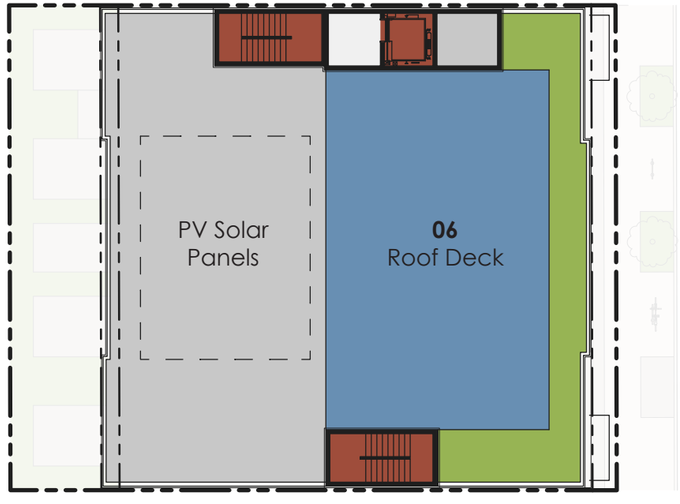
LEVEL 1 - GROUND FLOOR



LEVEL 2-4 - TYPICAL RESIDENTIAL FLOOR



LEVEL 5 - ROOF



Perspective from Above with 5339 Built



Visualize Setbacks & Height Limits [Yellow Box]







Street View with Existing Buildings, looking South



Street View with Existing Buildings, looking North



ARCHITECTURAL MASSING CONCEPTS

Massing Option B without 5339 Built





Massing Option B with 5339 Built





Massing Option B without 5339 Built







Massing Option B with 5339 Built







ARCHITECTURAL MASSING CONCEPTS

MASSING OPTION C - PREFERRED

This design repeats the bay windows, horizontal datums, AND interval spacing from the neighboring permitted 5339 building [to be connected to this building via future permit]. This rigid massing repetition will allow the design team to explore contrasting materials and detailing while keeping the two buildings visually cohesive - eclectic but complementary.

GROSS BUILDING SF	25,894 SF
UNIT COUNT	33 Units
COMMERCIAL SF	1,300 SF
PARKING STALLS	0 Stalls

F.A.R. CALCULATION

Floor 1	6,204 SF
Floor 2	6,352 SF
Floor 3	6,352 SF
Floor 4	6,352 SF
Roof	634 SF
Total	25,894 SF

OPPORTUNITIES

- CS2.C.2 Mid-block site with strong edge, respond to datums, and interest on party wall
- CS2.2.b Significant rear yard for landscaping
- CS3.A.1 Repeat height datums, interval spacing and fenestration patterns from neighbor
- CS3.1 Complement forms and opportunity for juxtaposed materials
- PL3.1 Most visually distinct and setback Res-entry
- PL3.3 Opportunity for frequent entrances/intervals and porous edge, minimized residential entry
- DC2.2.C Bay windows & balconies, fit with massing of neighboring building

CONSTRAINTS

- CS2.2.b Reduced upper setback

DEPARTURES

- 23.47A.014.B.3.b Upper level setback above 40 feet abutting NR Zone

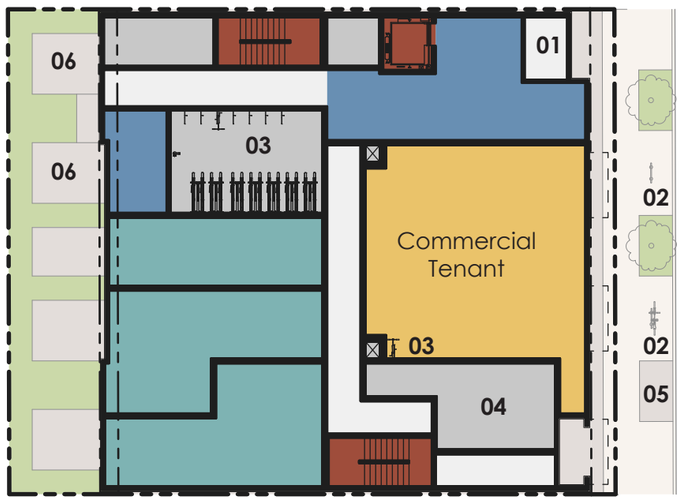
SITE PLAN



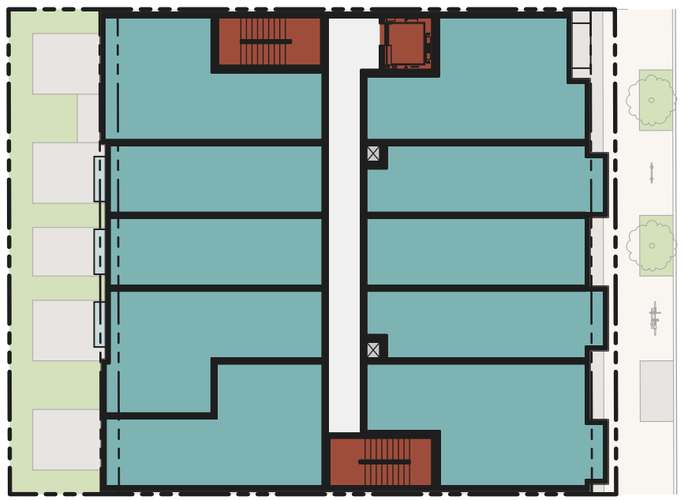
Commercial
Residential Units
Residential Lobby/ Amenity
Landscaping
Vertical Circulation
M.E.P. / Trash / Bike Storage

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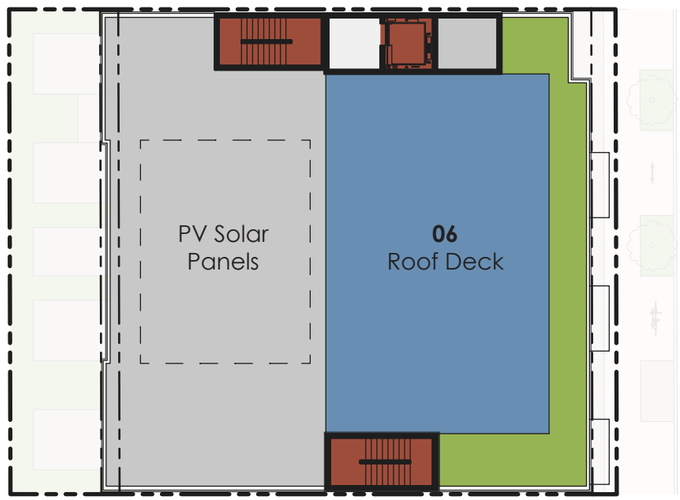
LEVEL 1 - GROUND FLOOR



LEVEL 2-4 - TYPICAL RESIDENTIAL FLOOR



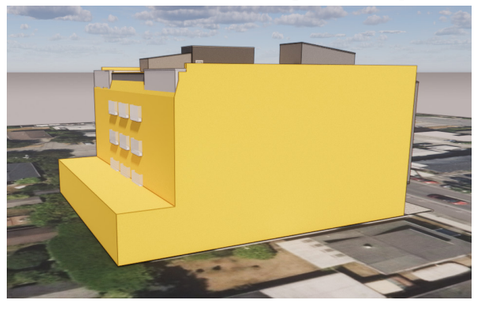
LEVEL 5 - ROOF



Perspective from Above with 5339 Built



Visualize Setbacks & Height Limits [Yellow Box]







Street View with Existing Buildings, looking South



Street View with Existing Buildings, looking North



ARCHITECTURAL MASSING CONCEPTS

Massing Option C without 5339 Built





Massing Option C with 5339 Built





Massing Option C without 5339 Built







Massing Option C with 5339 Built





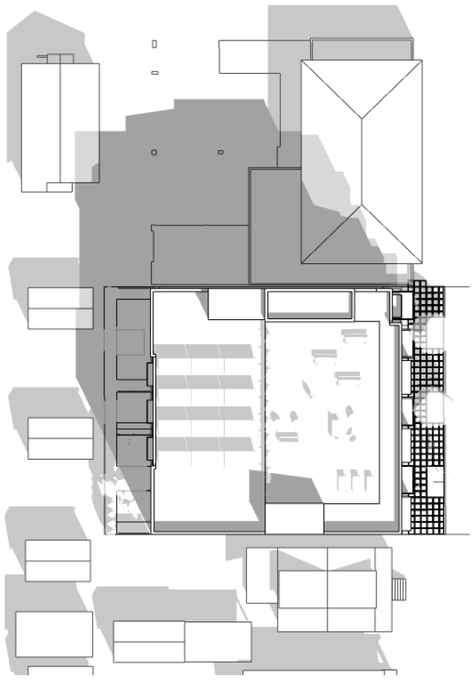


ARCHITECTURAL MASSING CONCEPTS

SHADOW STUDIES

The building has minimized shading impacts on the single-family lots to the West. This is die to the 15ft rear yard setback, the solar orientation of the building, and the relatively low max height for a commercially zoned building.

The three massing options have no noticeable differences between their shadow impacts.



9 am

12 pm

3 pm

SUMMER SOLSTICE
JUNE 21

EQUINOX
MARCH 21/ SEPT 21

WINTER SOLSTICE
DECEMBER 21





5333 ROOSEVELT

SEATTLE, WASHINGTON