



#3035227-EG
7012 Roosevelt Way NE
Early Design Guidance
03-18- 2020
Isola Homes



ADDRESS		PROJECT BRIEF		INDEX	
7012 Roosevelt Way NE		The proposed project involves the demolition of an existing commercial building and the construction of an apartment building containing approximately 90 residential units. No parking spaces will be provided. As part of the Land-Use review the project is proposing to a rezone a portion of the lot zoned LR1(M) to NC2-55(M) and adjust the boundary of the Station Area Overlay District to include all of the parcels.		Project Info / Proposal	II
SDCI# 3035227-EG				Urban Design Analysis	2-3
PROJECT TEAM				9 Block 3D View	4
Owner	Isola Homes			Recent + Proposed Development	5
Architect	SHW			Streetscape	6-7
Landscape	Root of Design			Survey & Site Conditions	8-9
Surveyor	Chadwick & Winters			Scheme A	10-13
Arborist	Bob Layton	PRIORITY GUIDELINES		Scheme B	14-17
		CS1: NATURAL SYSTEMS AND SITE FEATURES		Scheme C - Preferred	18-21
PROJECT INFO		ROOSEVELT GUIDANCE CS1.II.i – SUNLIGHT AND NATURAL VENTILATION – Massing steps back at Roosevelt to reduce shadow impact on street and street corner.		Scheme Comparison	22-23
Zoning	NC2-55(M) (Pending Rezone)	CS1C.1/2 – LAND FORM AND ELEVATION CHANGES – The building is cut into the sloping site, minimizing height relative to the adjacent property to the east, leveraging the sloping site to minimize building mass.		Amenity + Circulation	24
Overlays	Roosevelt Station Overlay District Roosevelt Residential Urban Village	ROOSEVELT GUIDANCE CS2.II – ADJACENT SITES, STREETS, AND OPEN SPACES – A large glassy amenity space is provided at the street corner reading as an open space buffer between the street and primary residential use beyond. An additional landscape buffer is incorporated at ground level between the sidewalks and structure.		Landscape Elements	25
		ROOSEVELT GUIDANCE CS2.III – HEIGHT, BULK, AND SCALE – The building is articulated both horizontally and vertically to create a variety of smaller masses, helping to keep the building in scale with development in the vicinity. Articulation, landscape screening, reduced height, increased setback at ground level, and minimized use of blank walls are all incorporated to transition to the adjacent residential zone.		Street Experience	26-27
Lot Area	9,800 SF	CS2.C.1 – CORNER SITES – The building is articulated at the corner to create a strong corner for the block. The primary entrance is near, but not at the corner and a large amenity space is provided, concentrating activity near the corner.		Recent Work	28-29
Proposed Units	91				
Vehicle Parking	None				
Bicycle Parking	84				

URBAN DESIGN ANALYSIS

ZONING SUMMARY

NC2-55(M)		Roosevelt Station Overlay District, Roosevelt Residential Urban Village
23.47A.008.A.2	Blank façade	blank wall max = 20' segments, 40% of façade between 2' to 8'
23.47A.008D	Res. Use at grade	10' setback, or 4' above / below sidewalk
23.47A.012.A	Height calculations	55' + 4' Height Bonus for 13' F-F at L1
23.47A.012.C.4	Rooftop coverage	Max 20% of roof
23.47A.013.A	FAR	4.25 FAR, Bike Parking, Below Grade Exempt
23.47A.014.B	Setbacks	15' triangular setback required abutting residential zones. Upper level setback required above 65' (not applicable)
23.47A.024.A	Amenity area	5% of Area in Res. Use

PUBLIC OUTREACH - DESIGN RELATED COMMENTS

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

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



Figure - Ground





Zoning
 The project site is zoned NC2-55(M) and its located on the east side of Roosevelt Way NE, a two lane south bound one way street. The area is mixed corridor with commercial, mixed-use and residential uses.



Adjacencies & Circulation
 Roosevelt Way NE provides easy access to University District and Downtown with generous bike lanes and the 66/67 bus route. NE 70th provides good access to Green Lake with a dedicated bike lane and limited interruptions from Interstate-5 interchanges. The Roosevelt Light Rail station is scheduled to open in 2021. Major grocery stores and other retail and commercial amenities are within easy walking distances.

NINE BLOCK 3D VIEW



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





902 NE 65th Street

(Weinstein A+U)



701 Roosevelt Way NE

(Neiman Taber)



800 NE 67th

(Runberg Architecture Group)



7011 Roosevelt Way NE

(Caron Architecture)



6600 Roosevelt Way NE

(VIA)

STREETSCAPE - ROOSEVELT WAY NE

1. Roosevelt Way NE looking east



2. Roosevelt Way NE looking west



3. NE 71st Street looking south

12TH AVENUE NE

ROOSEVELT WAY NE

9TH AVENUE NE



4. NE 71st Street looking north

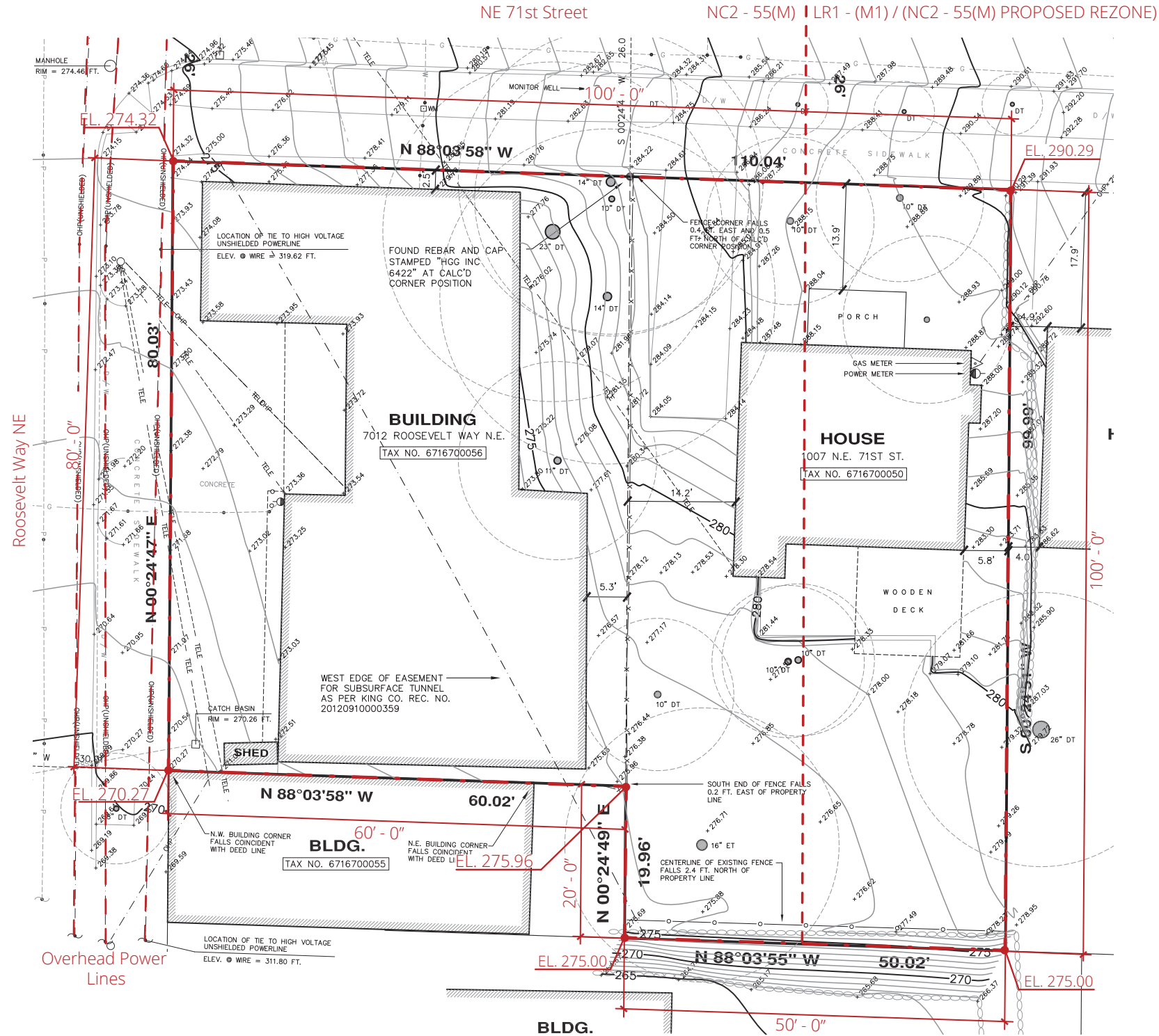
9TH AVENUE NE

ROOSEVELT WAY NE

12TH AVENUE NE



EXISTING CONDITIONS - SURVEY



Tax Parcel No. 6716700056
Tax Parcel No. 6716700050

Legal Description
Parcel no. 6716700050 (4,999 Sq. Ft.)
Lot 10 and 11, block 1, Perkins Green Lake addition to the City of Seattle, according to the plat thereof recorded under volume 13, of plats, page 20, records of King County, WA.
Except the west 10 ft. of said lot 11

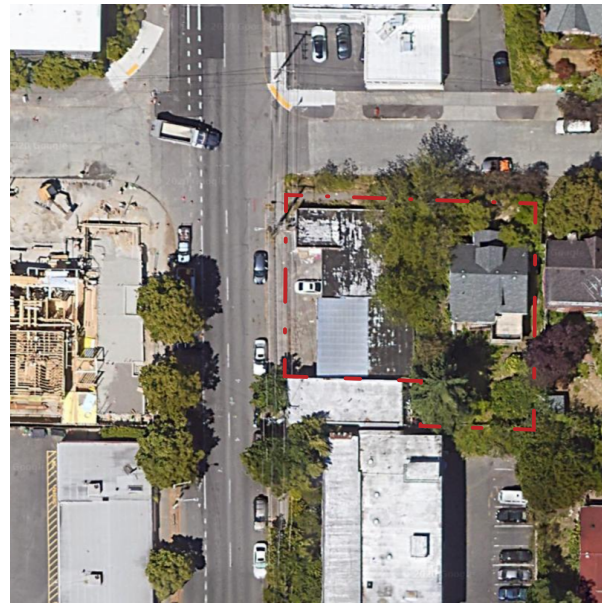
Parcel no. 6716700056 (4,802 Sq. Ft.)
The north 80 feet of lots 12 and 13 and the west 10 feet of the north 80 feet of lot 11, block 1, Perkins Green Lake addition to the City of Seattle, according to the plat thereof recorded in volume 13 of plats, page 20, records of King County, WA.

Surveyor: Chadwick & Winters
Date: 08/27/19

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

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Aerial



Looking southeast from Roosevelt Way NE



Looking at northwest corner from Roosevelt Way NE



Looking south from NE 71st Street



Looking east from Roosevelt Way NE

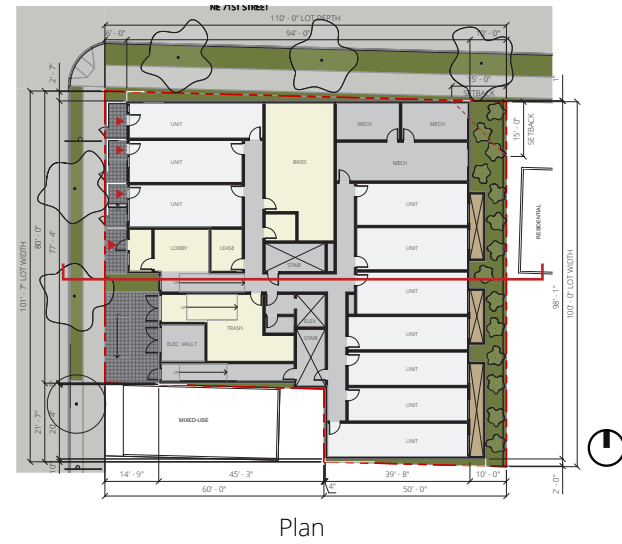
BLANK

Scheme Commonalities

All schemes share a few traits that are mandated by specific departments or provided as a benefit that should be included in all three schemes:

- Roosevelt upper level setback. Because of existing power lines that will remain the building steps back to the required 14' from the power lines.
- Trash location: SPU is requiring trash be picked up from Roosevelt Way NE. Because of the location of where the trash would be picked up the room is pushed toward the middle and south end of the site.
- Transformer location: The transformer is located along Roosevelt Way NE due to availability of 3-Phase power at this location.
- All schemes include full frontage improvements.
- All schemes have a higher first floor floor-to-floor height even though this is not required as no commercial use is proposed.

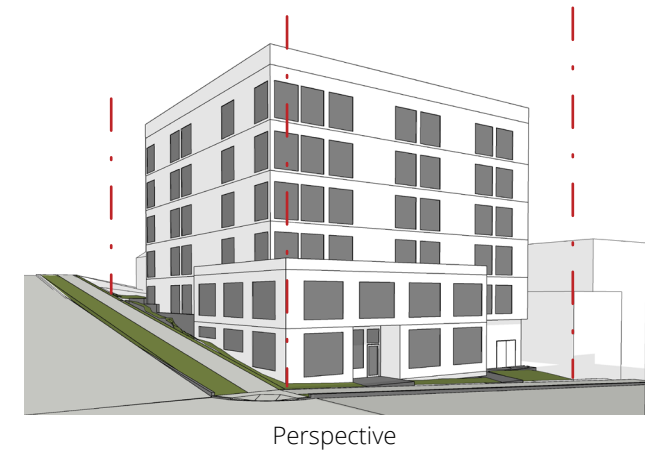
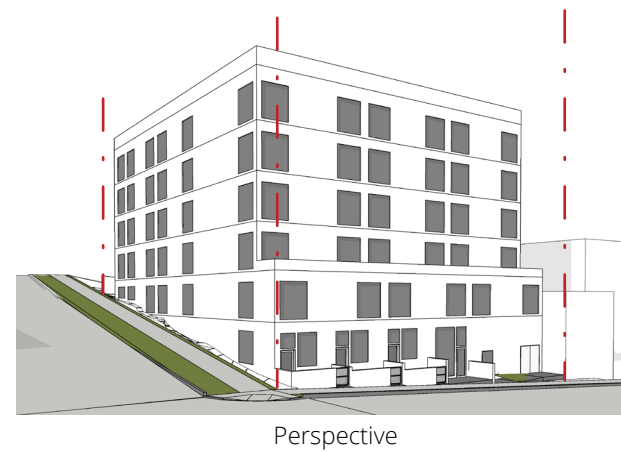
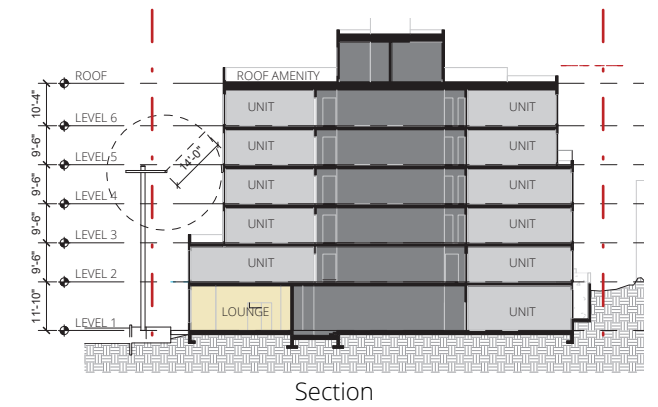
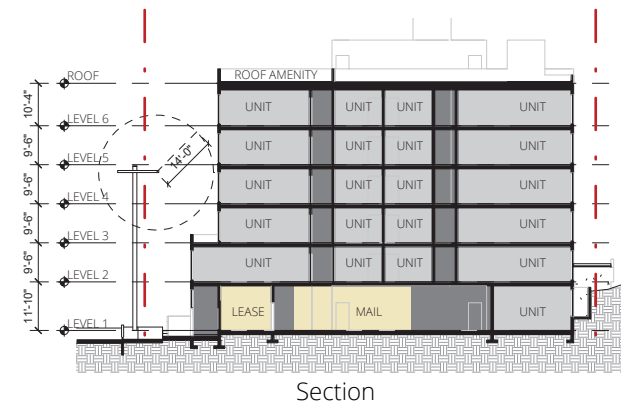
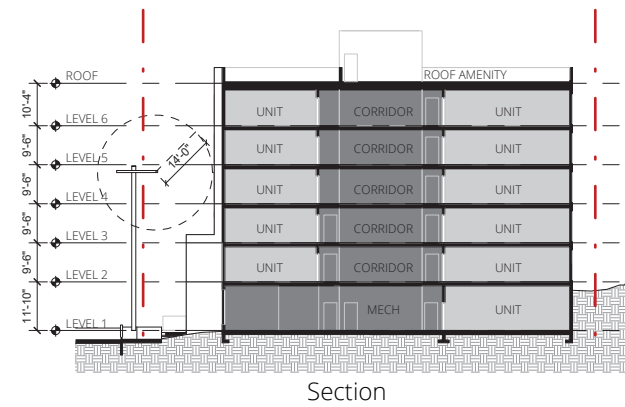
Scheme A

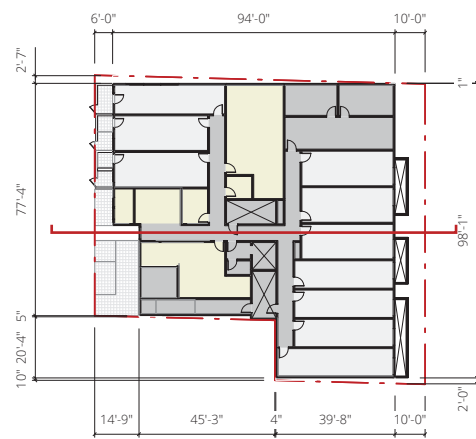


Scheme B

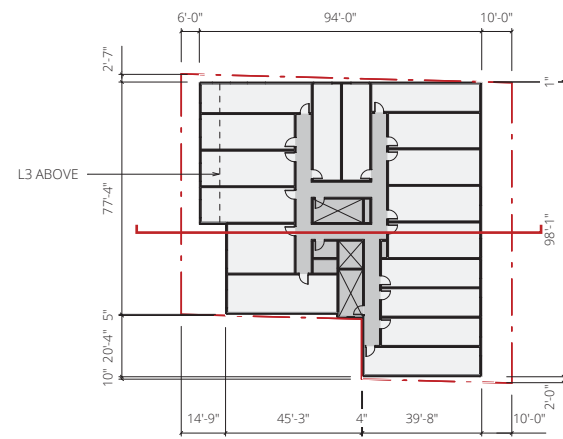


Scheme C - Preferred

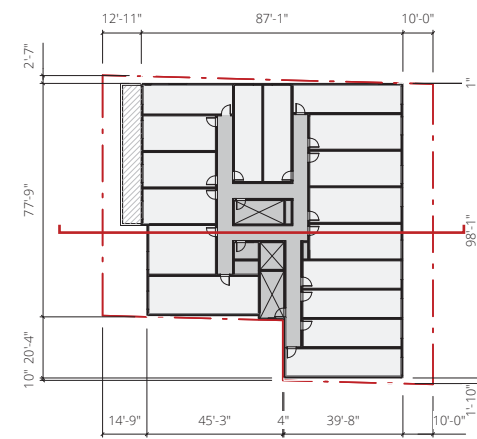




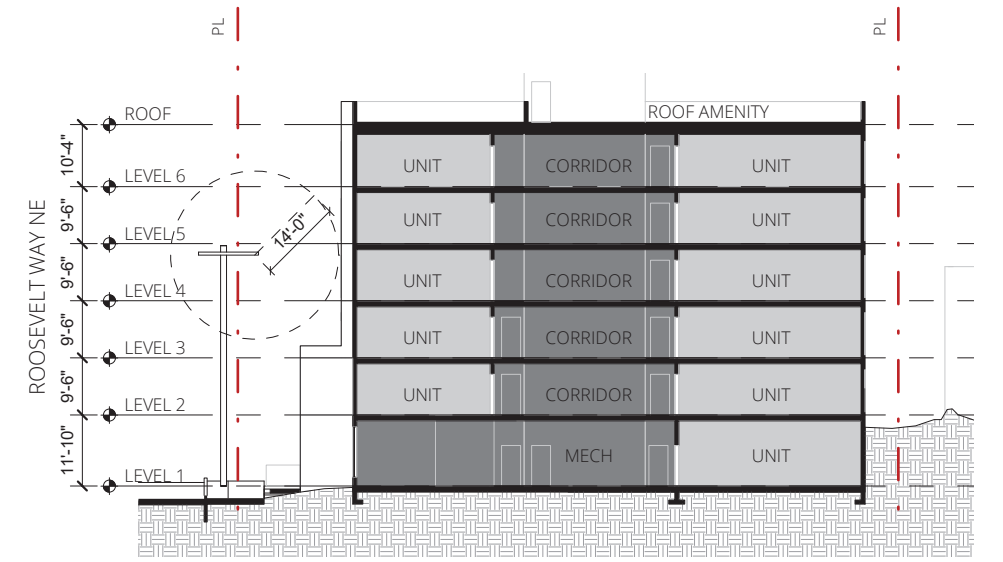
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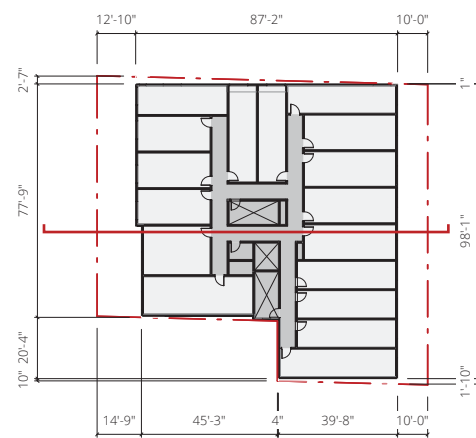
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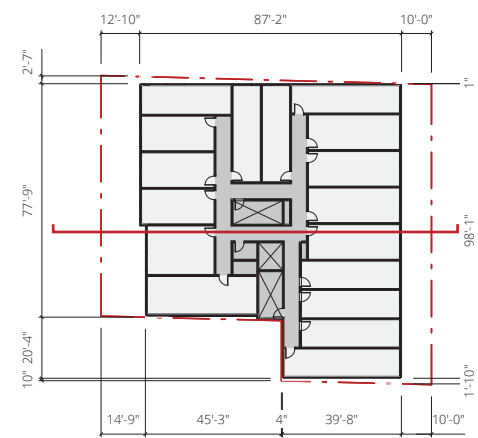
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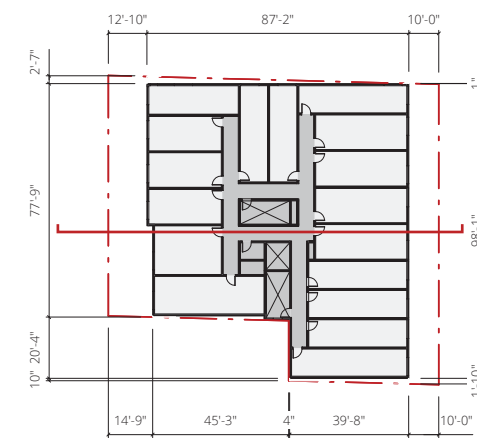
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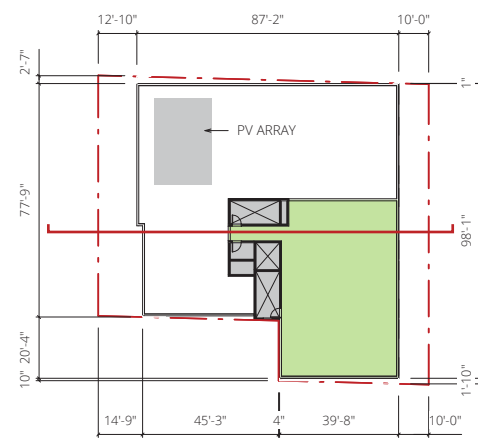
Level 4



Level 5



Level 6

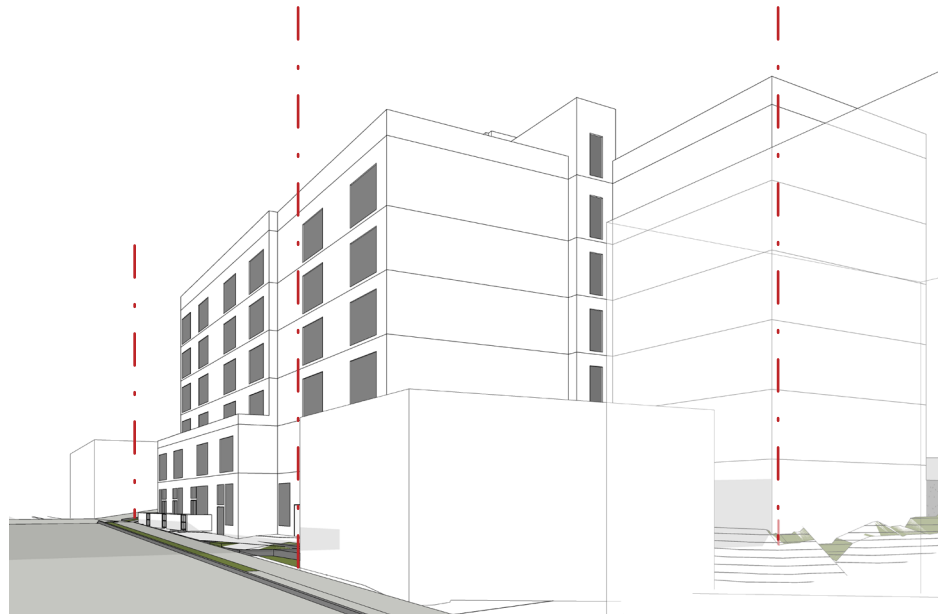


Roof

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

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

PERSPECTIVES - SCHEME A



Looking northeast from Roosevelt Way NE



Looking east from Roosevelt Way NE



Looking southwest from NE 71st Street



Looking southwest from Roosevelt Way NE

DEPARTURES - SCHEME A

SUN STUDY - SCHEME A

SMC 23.47A.014.B : SETBACKS

REQUIRED: Triangular setback 15' ea. side of intersection
 PROPOSED: 10'2" X 10'0" (4'10" X 5'0" DEPARTURE)

Guidelines/Justification:

Seattle Guidance CS2.A.2 Architectural Presence: Minimizing the setback at the corner creates a strong continuous street edge.
 Seattle Guidance DC2A Massing: Minimizing the setback allows for a cohesive expression of the massing

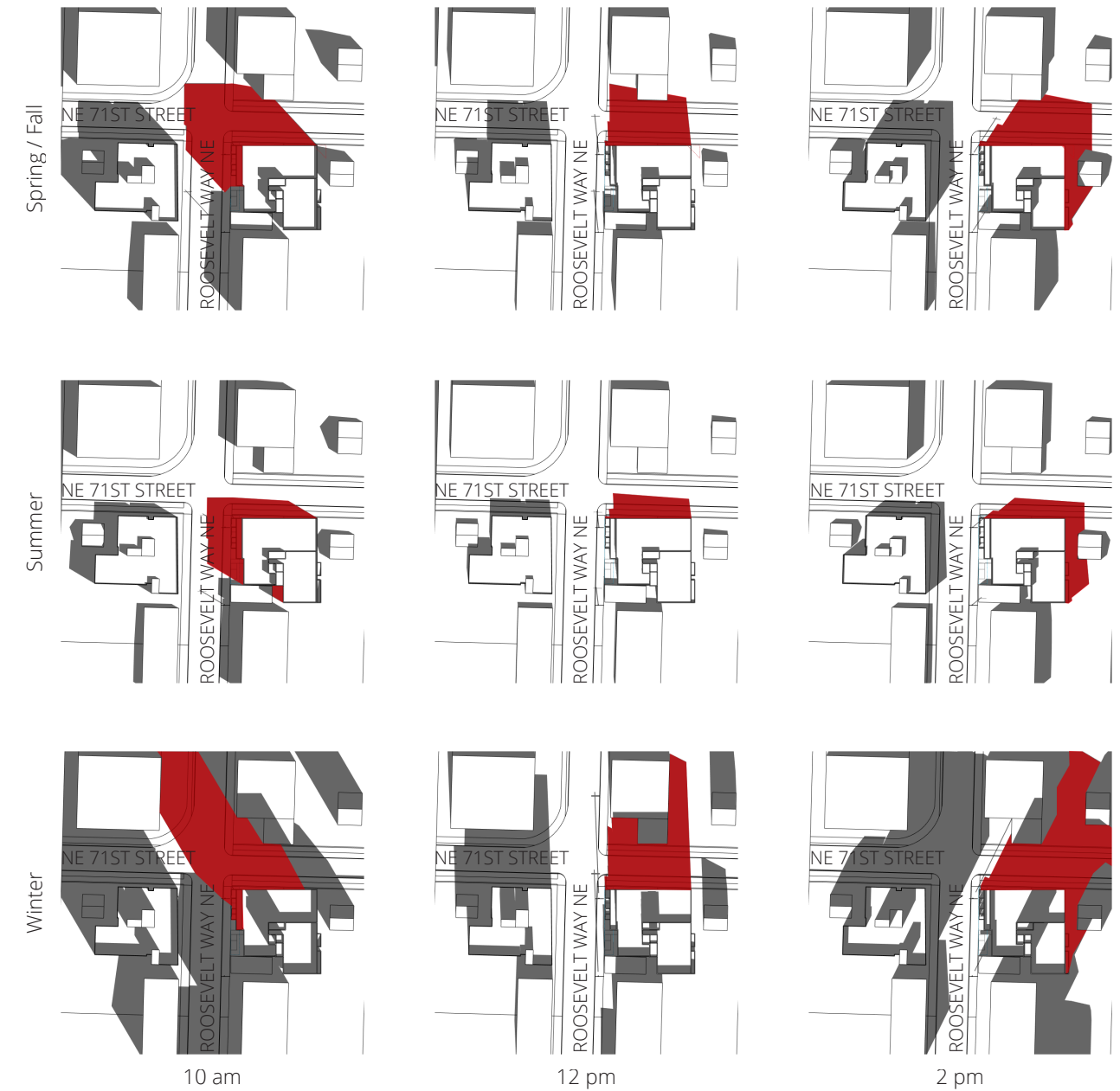
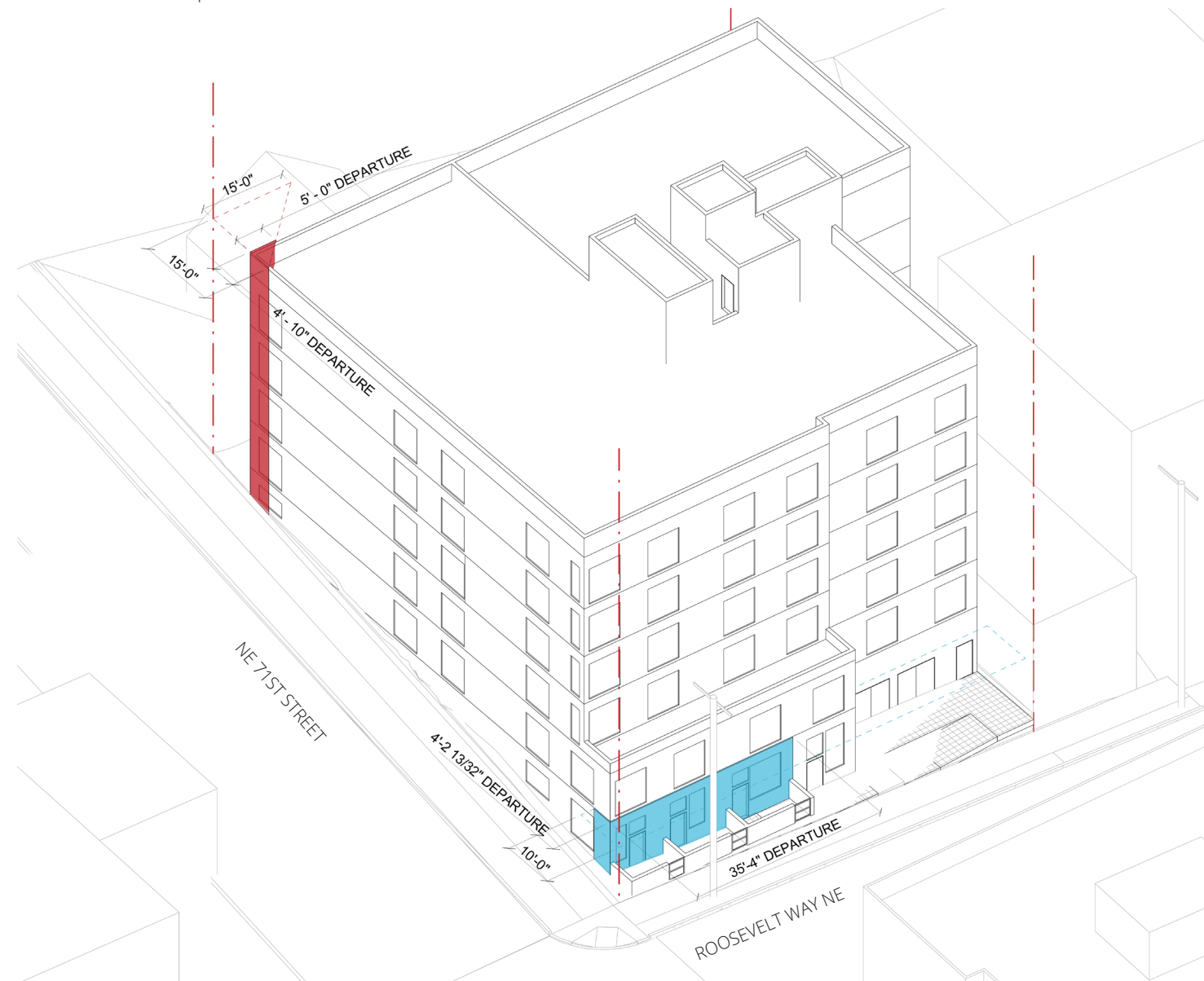
SMC 23.47A.008.D: STREET LEVEL DEVELOPMENT STANDARDS

REQUIRED: 10' min. setback for Residential uses

PROPOSED: 5'10" setback

Guidelines/Justification:

Roosevelt Guidance PL2.I.ii Pedestrian Experience: Walk-out units add more pedestrian scale elements at the ROW.
 Seattle Guidance CS2.C.1 Corner Sites: Minimizing setback allows corner to be defined and creates continuity in streetscape at the corner.



SITE PLAN - SCHEME B



Scheme B

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

Pros:

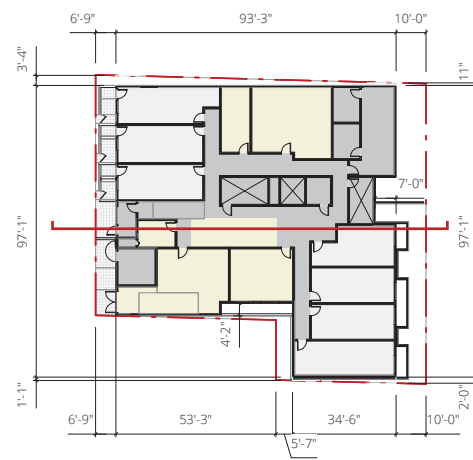
- Break in massing provides relief at east façade
- > 5ft. setback at portion of south lot line

Cons:

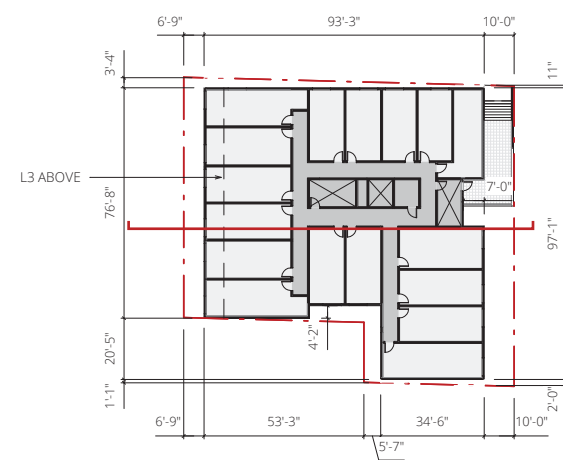
- Residential units at street level adds an overly residential character to the ROW
- Stair tower and building access adjacent to existing residential lot
- Large sections of blank façade @ south façade
- Imposing massing on north, south, and east facades

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

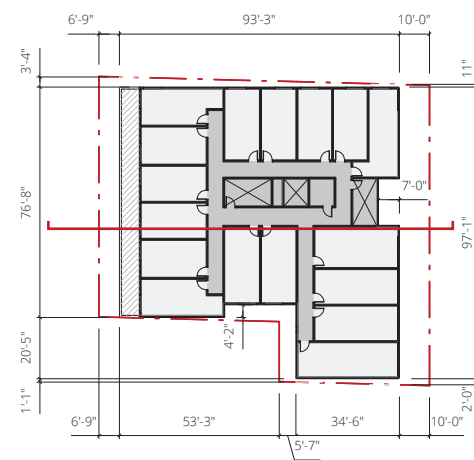
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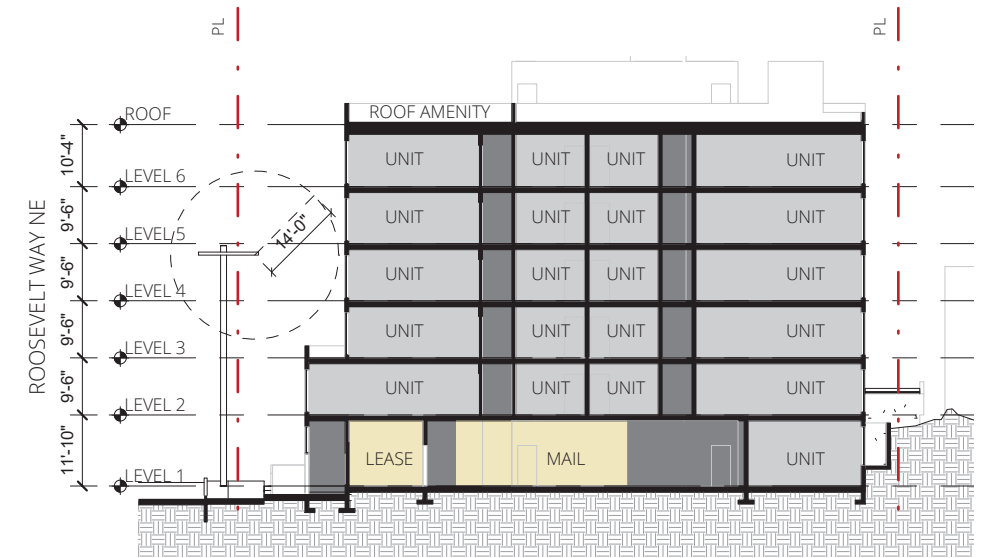
Level 1



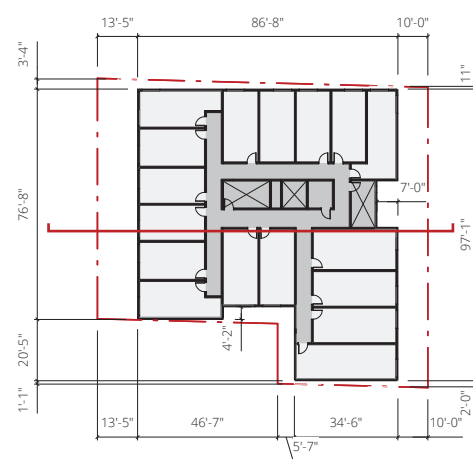
Level 2



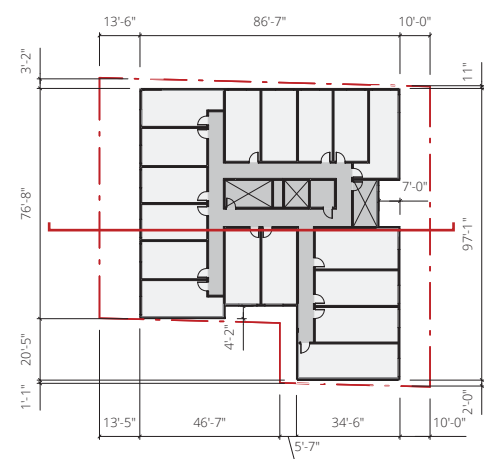
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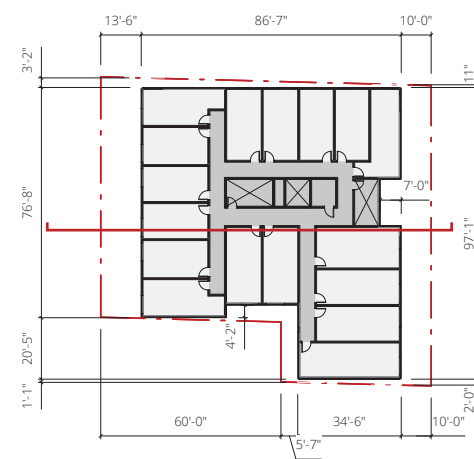
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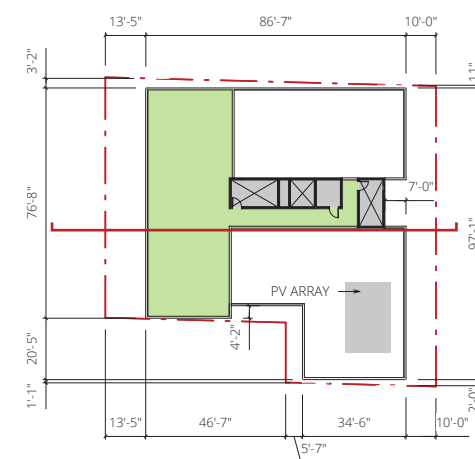
Level 4



Level 5



Level 6

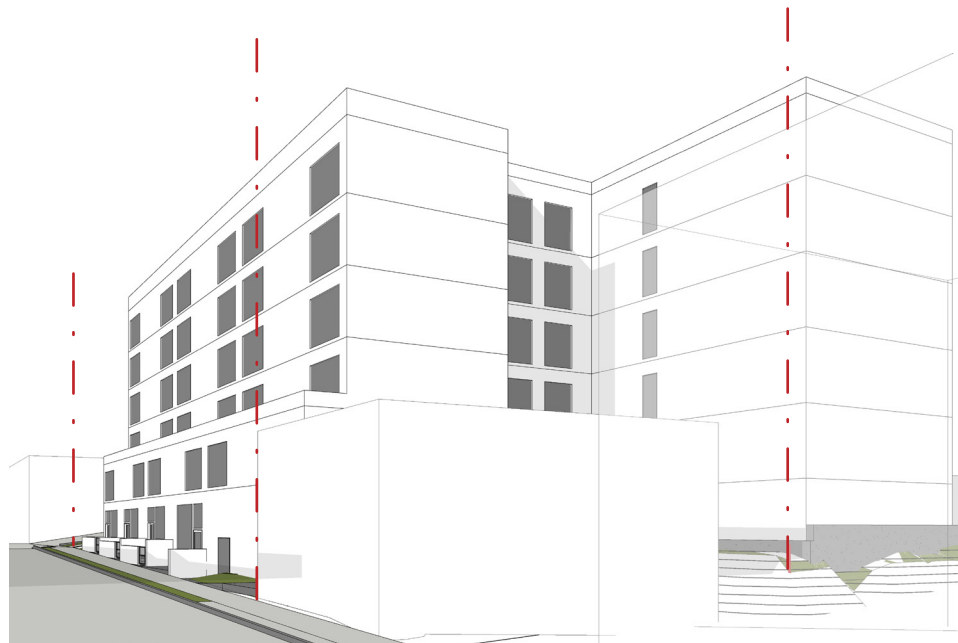


Roof

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

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

PERSPECTIVES - SCHEME B



Looking northeast from Roosevelt Way NE



Looking east from Roosevelt Way NE



Looking southwest from NE 71st Street



Looking southwest from Roosevelt Way NE

DEPARTURES - SCHEME B

SUN STUDY - SCHEME B

SMC 23.47A.014.B : SETBACKS

REQUIRED: Triangular setback 15' ea. side of intersection
 PROPOSED: 10'7" X 10'6" (4'5" X 4'6" DEPARTURE)

Guidelines/Justification:

Seattle Guidance CS2.A.2 Architectural Presence: Minimizing the setback at the corner creates a strong continuous street edge.

Seattle Guidance DC2A Massing: Minimizing the setback allows for a cohesive expression of the massing

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

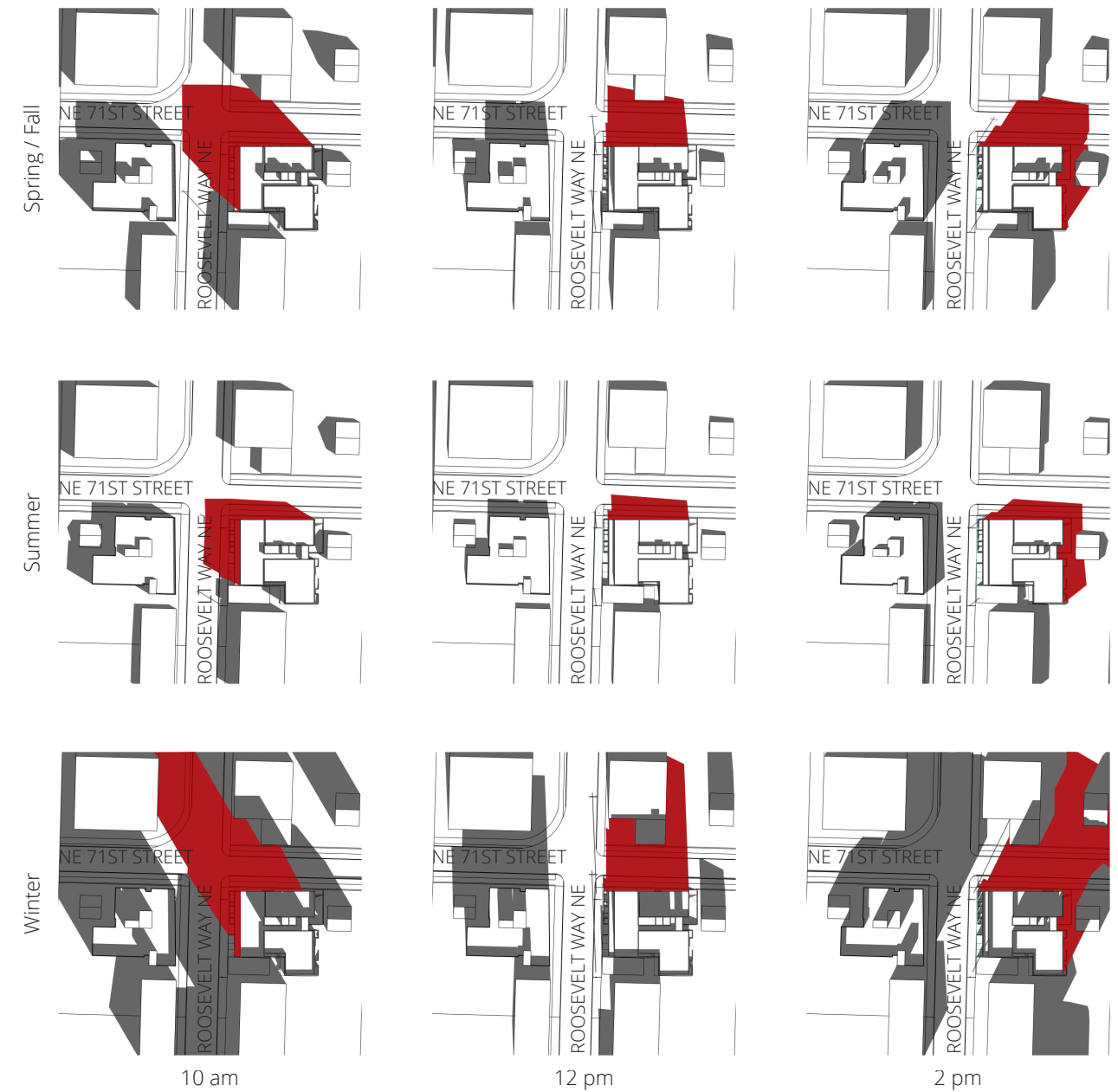
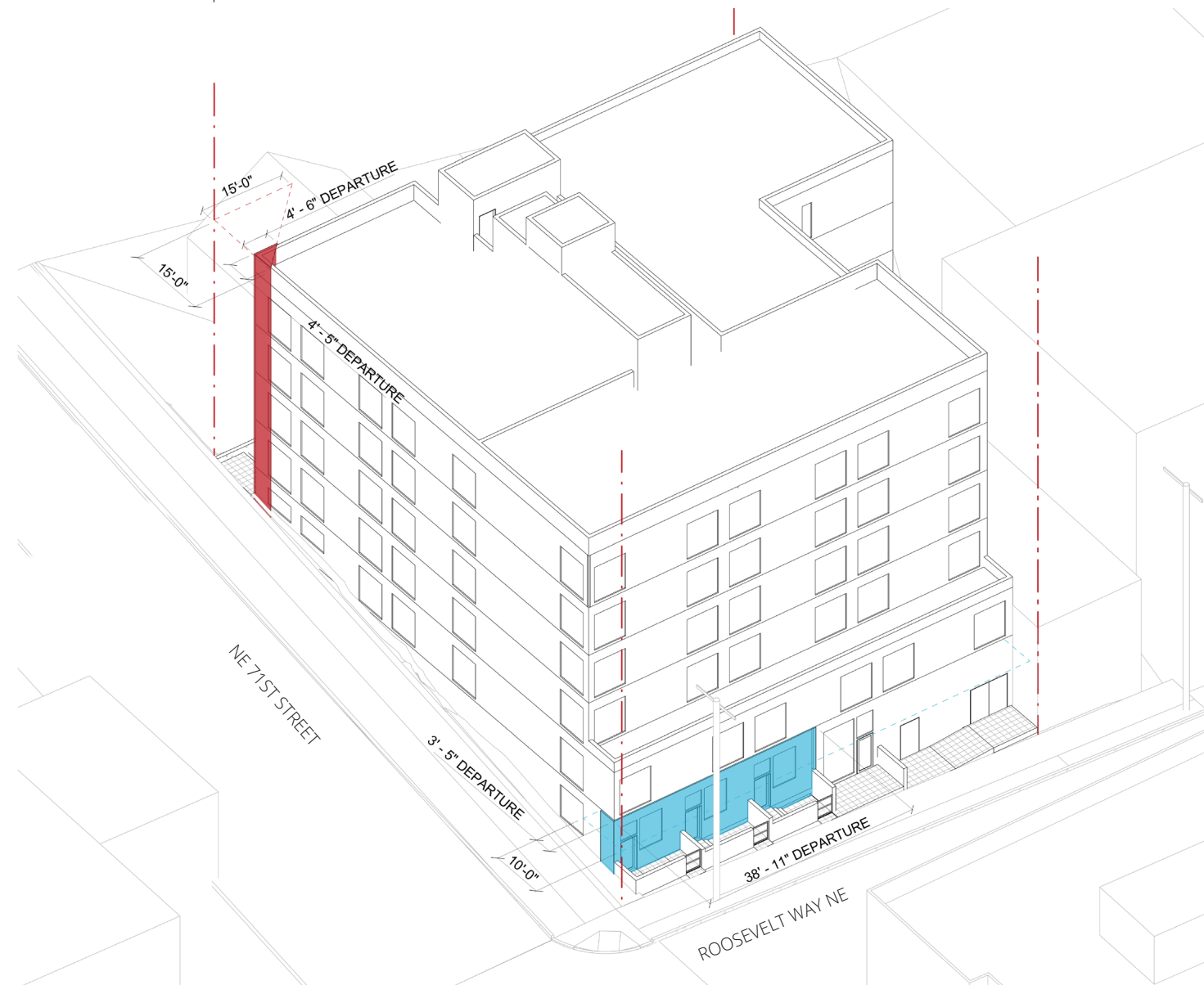
REQUIRED: 10' min. setback for Residential uses

PROPOSED: 6'7" setback

Guidelines/Justification:

Roosevelt Guidance PL2.I.ii Pedestrian Experience: Walk-out units add more pedestrian scale elements at the ROW.

Seattle Guidance CS2.C.1 Corner Sites: Minimizing setback allows corner to be defined and creates continuity in streetscape at the corner.



SITE PLAN - SCHEME C - PREFERRED



Scheme C - PREFERRED

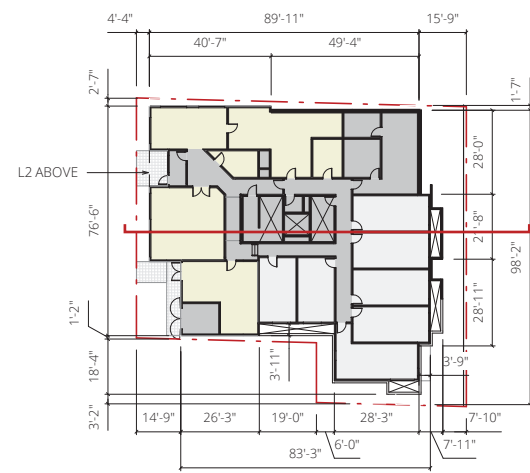
Units: 91
 FAR: 3.99
 GFA: 37,446 SF
 GSF: 40,459 SF

- Pros:
- Street corner activated with lobby and large amenity space
 - Increased visibility and translucency at street corner
 - Massing broken up @ north, east, and west facades
 - Minimizes zero lot line conditions
 - Massing steps down @ east residential-facing façade
 - 12' - 15.5' setback provided at east residential-facing façade

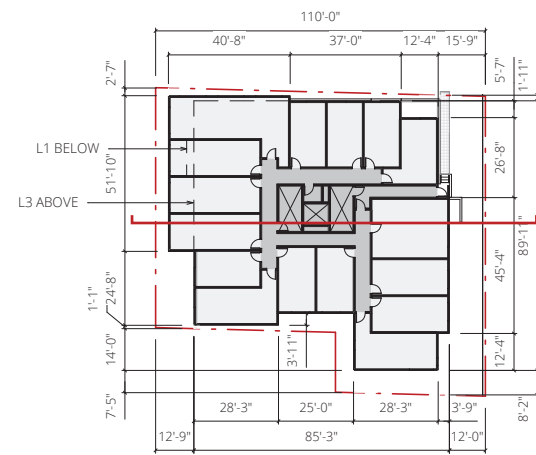
- Cons:
- None

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

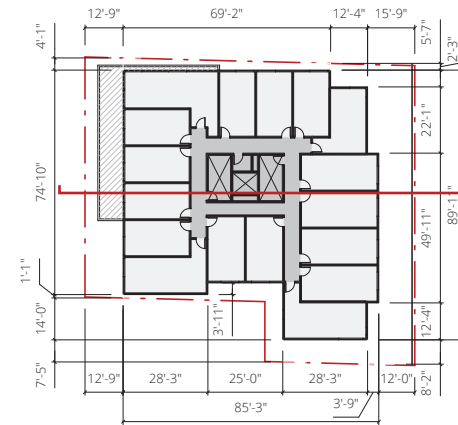
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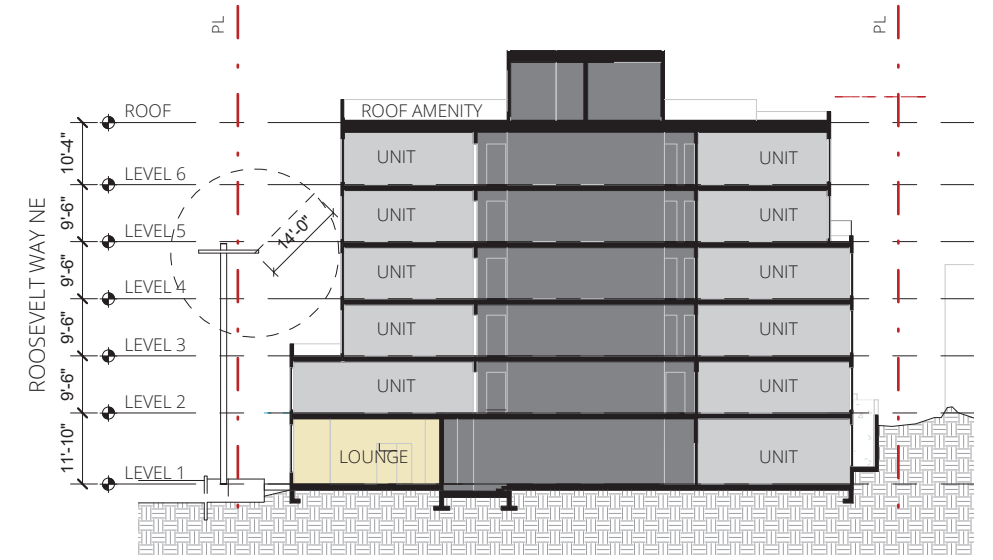
Level 1



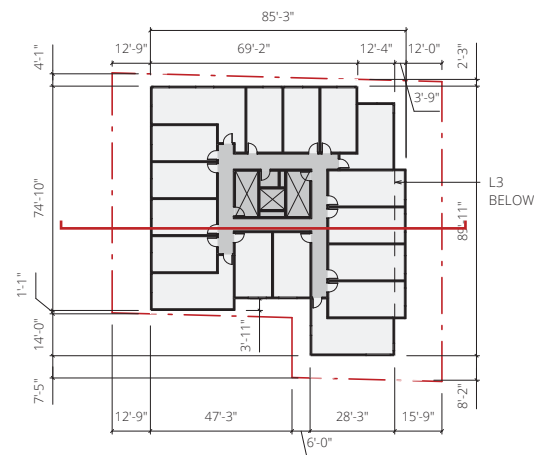
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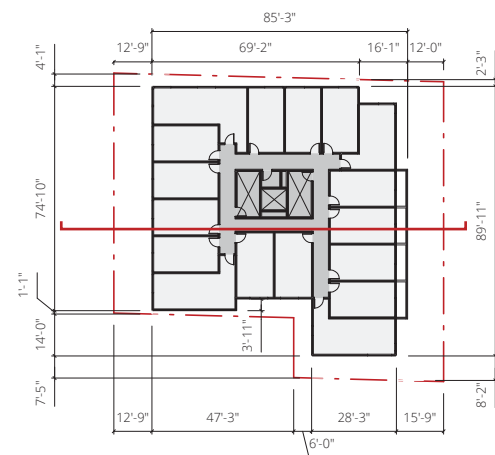
Level 3



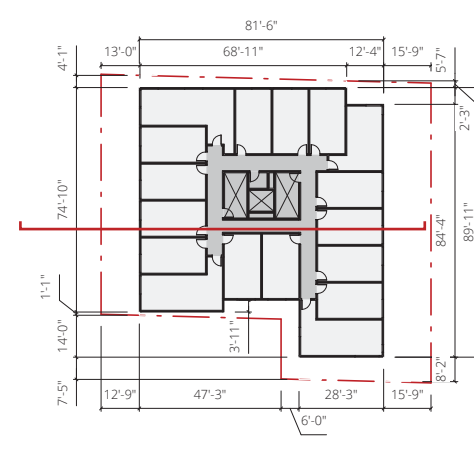
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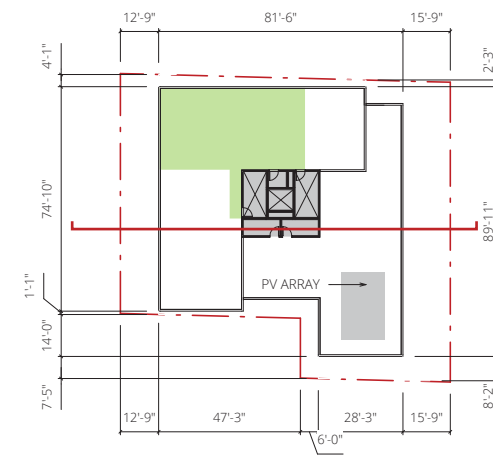
Level 4



Level 5



Level 6



Roof

- Residential
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- Unoccupied Deck

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



Looking northeast from Roosevelt Way NE



Looking east from Roosevelt Way NE

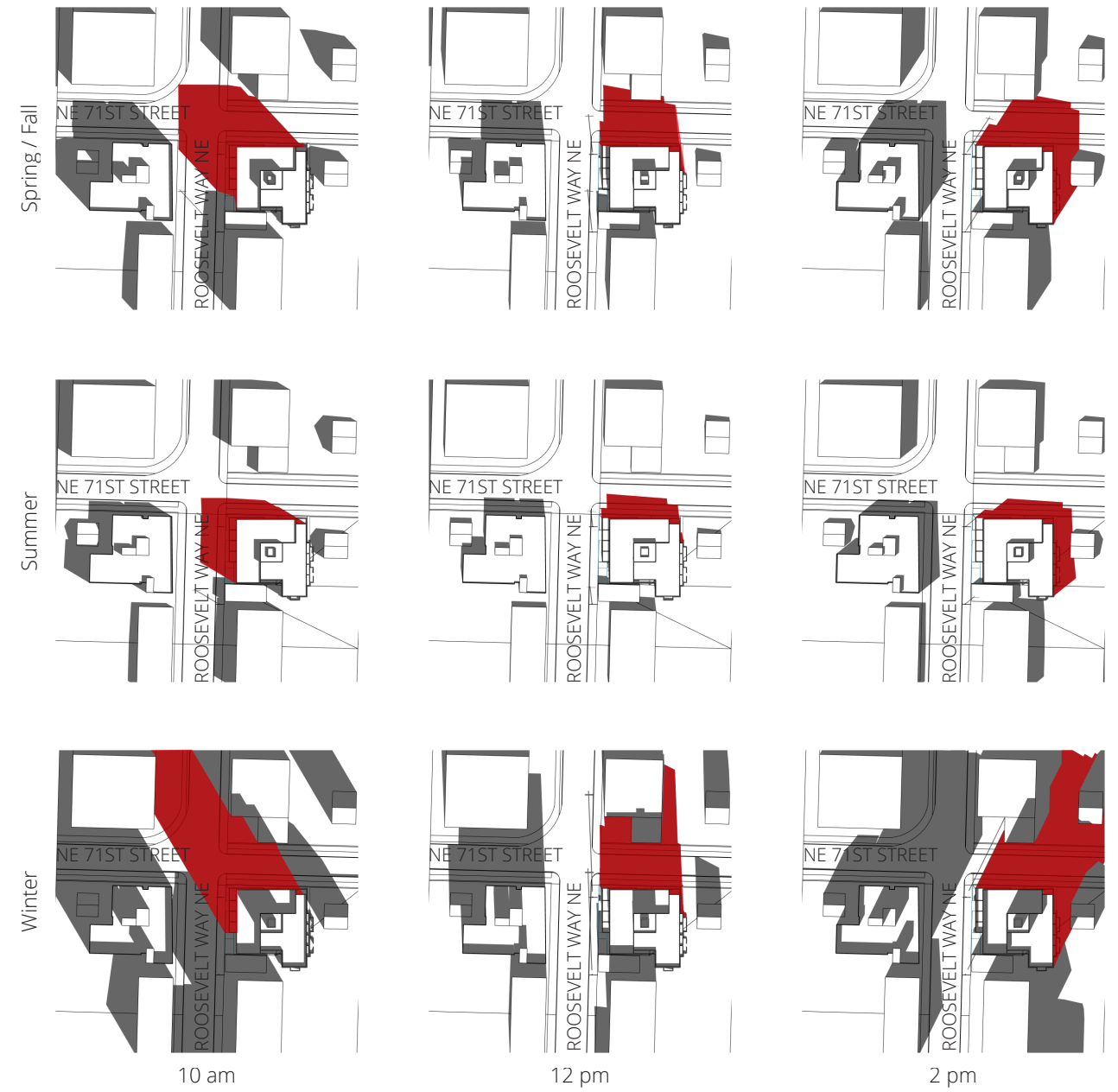


Looking southwest from NE 71st Street



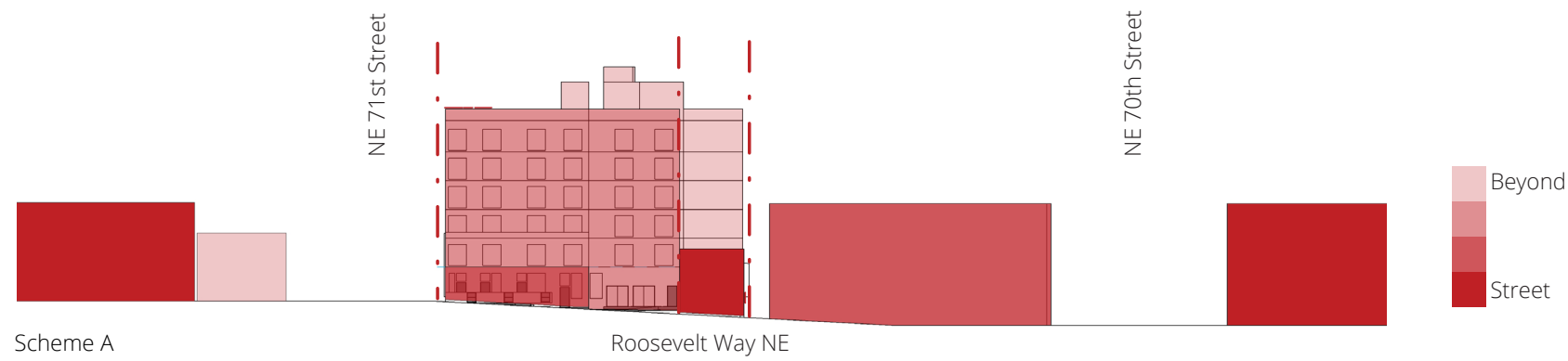
Looking southwest from Roosevelt Way NE

No Departures

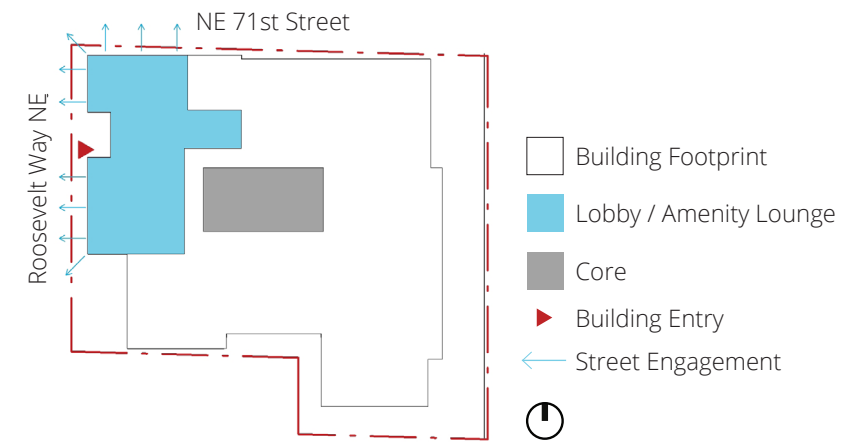
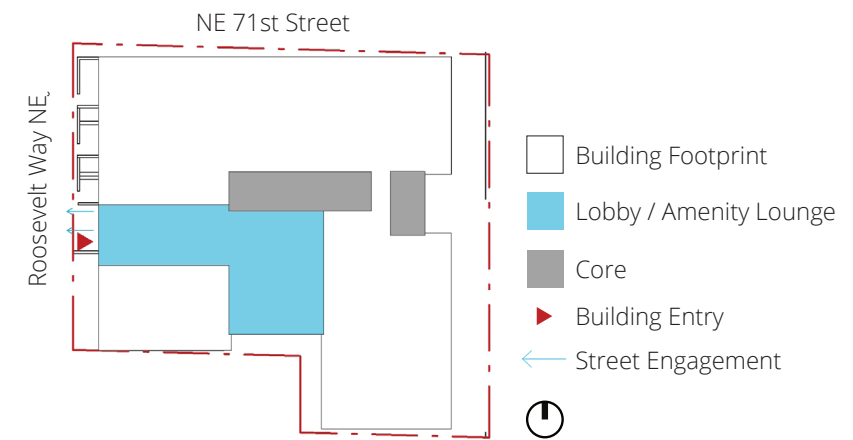
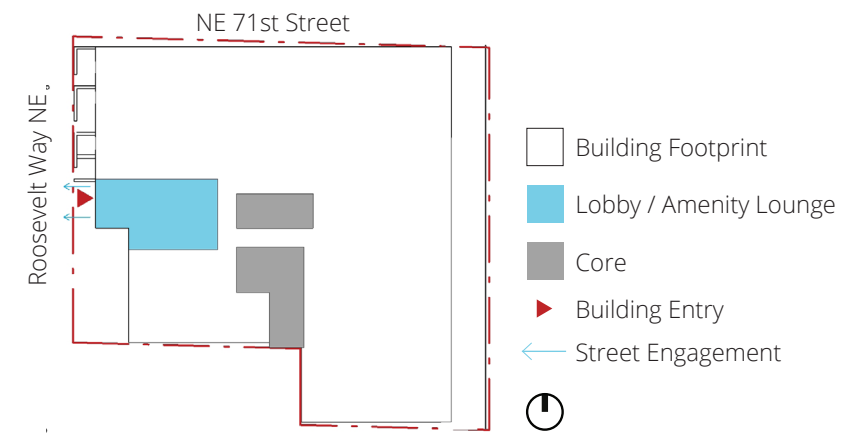


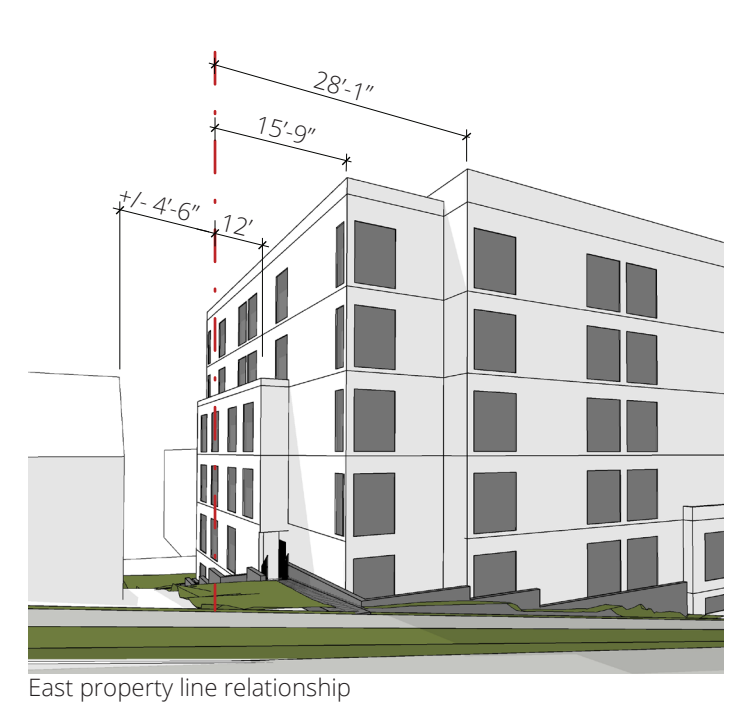
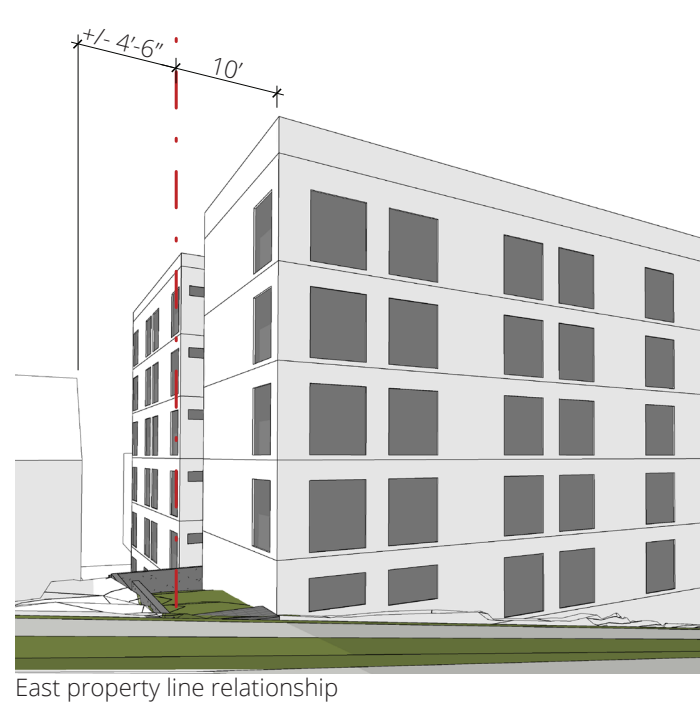
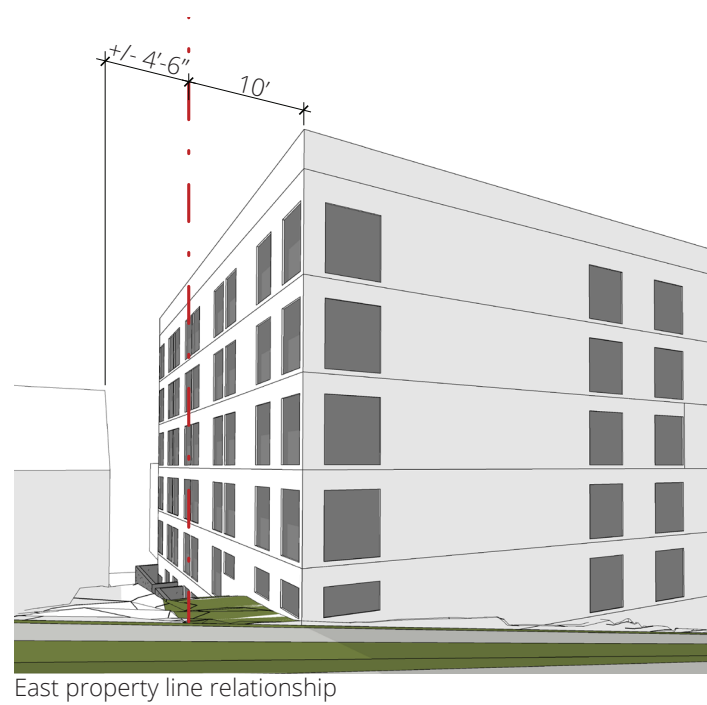
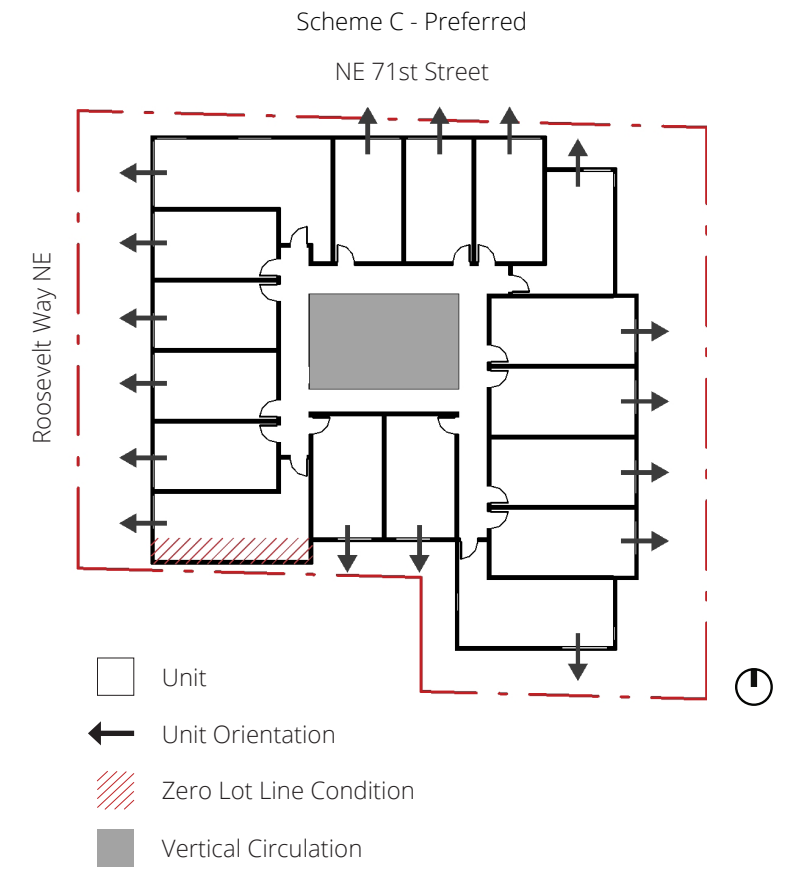
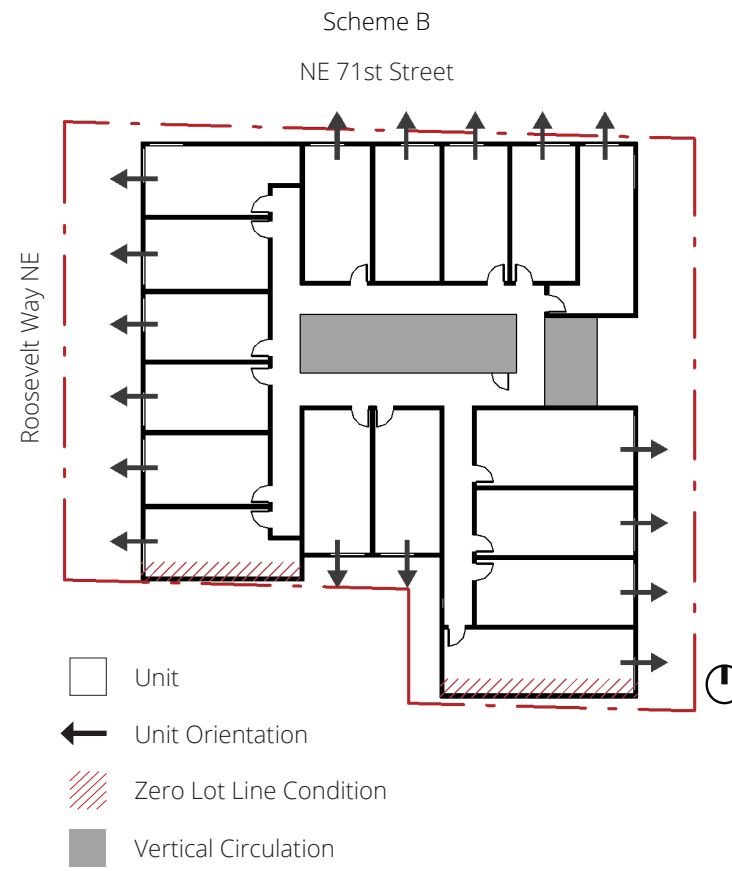
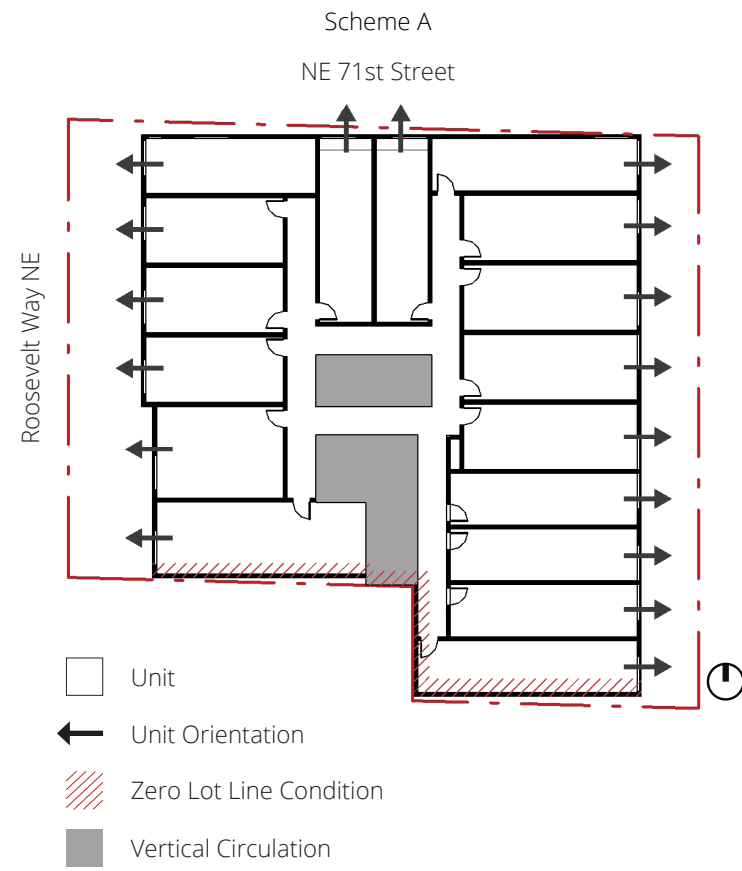
CONCEPT DEVELOPMENT - STREETScape

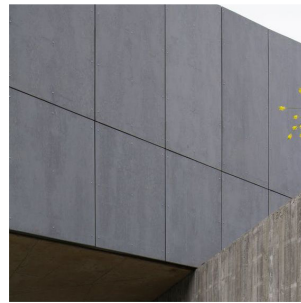
Street Wall Analysis



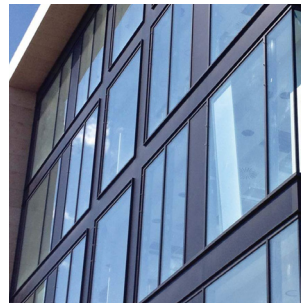
Core / Common Area Orientation



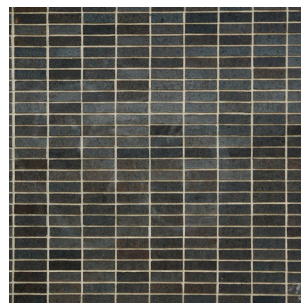




Large Scale Pattern



Rigorous Rhythm



Small Scale Pattern



Looking southwest from Roosevelt Way NE



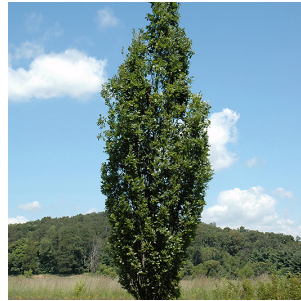
Planting Texture



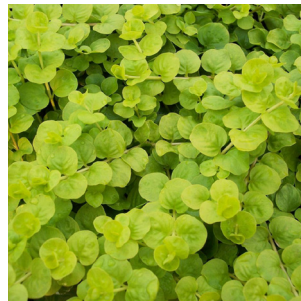
Planting Texture



ROW Planting



Buffer Planting



Contrast Planting



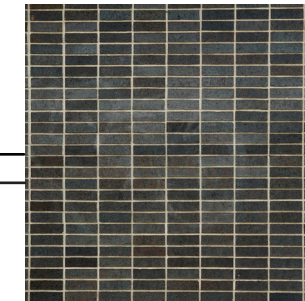
Contrast Planting



Looking southwest from NE 71st Street



Large Scale Pattern



Small Scale Pattern



Medium Scale Pattern



RECENT WORK



4710 20th Ave NE (Under Construction)



5902 22nd Ave NW



5201 Rainier Ave S



600 E Howell St (Under Construction)



1806 23rd Ave



116 13th Ave E



800 5th Ave N (Under Construction)



1728 12th Ave E



2418 NW 58th St



6301 15th Ave NW (Under Construction)



1715 12th Ave E



1404 Boylston Ave