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



ADDRESS		PROJECT BRIEF The proposed project involves the demolition of an	CS2.D.3 – ZONE TRANSITIONS – The building is cut
7012 Roosevelt Wa		existing commercial building and the construction of	into the sloping site, minimizing height relative to the
SDCI# 3035227-EG		an apartment building containing approximately 90	residential zone to the east. The floor to floor heights
PROJECT TEAM		residential units. No parking spaces will be provided.	are minimized, and the roof parapets are lowered
Owner	Isola Homes	As part of the Land-Use review the project is proposing to a rezone a portion of the lot zoned LR1(M) to NC2-	along the east side, further reducing the height of the building. The building steps back from the sidewalk as
Architect	SHW	55(M) and adjust the boundary of the Station Area	it approaches the residential zone, creating a graceful
	Root of Design	Overlay District to include all of the parcels.	transition between zones.
Landscape	0		
Surveyor	Chadwick & Winters		CS2.D.5 – RESPECT FOR ADJACENT SITES – The roof
Arborist	Bob Layton	PRIORITY GUIDELINES	deck is orientated away from adjacent neighbors. Most dwelling units face the street, away from other
		CS1: NATURAL SYSTEMS AND SITE FEATURES	properties. An enlarged lower rear setback allows for
PROJECT INFO		CST. NATORAL STSTEWIS AND SHETEATORES	a landscape buffer, rather than a blank wall, to face the
Zoning	NC2-55(M) (Pending Rezone)	ROOSEVELT GUIDANCE CS1.II.i – SUNLIGHT AND NATU-	neighbor to the East.
Overlays	Roosevelt Station Overlay District	RAL VENTILATION – Massing steps back at Roosevelt to	
	Roosevelt Residential Urban Village	reduce shadow impact on street and street corner.	CS3: Architectural Context and Character PL1: Connectivity
		CS1C.1/2 – LAND FORM AND ELEVATION CHANGES	PL2: Walkability
		– The building is cut into the sloping site, minimizing	
Lot Area	9,800 SF	height relative to the adjacent property to the east,	PL2B.1 – EYES ON THE STREET – The building is strongly
		leveraging the sloping site to minimize building mass.	oriented to the street, and large amounts of glazing are provided at the lobby and amenity spaces , providing
		ROOSEVELT GUIDANCE CS2.II – ADJACENT SITES,	eyes on the street to improve safety and security.
Proposed Units	91	STREETS, AND OPEN SPACES – A large glassy amenity	
Vehicle Parking	None	space is provided at the street corner reading as an	PL2B.3 – STREET LEVEL TRANSPARENCY - Windows
Bicycle Parking	84	open space buffer between the street and primary	and doors are located along the street level to create
, 0		residential use beyond. An additional landscape buffer	a connection between the exterior and interior of the building. High activity common spaces are provided at
		is incorporated at ground level between the sidewalks and structure.	the ground level allowing for larger openings without
			the concern for privacy associated with private
		ROOSEVELT GUIDANCE CS2.III – HEIGHT, BULK, AND	residential uses.
		SCALE – The building is articulated both horizontally	PL3: Street-Level Interaction
		and vertically to create a variety of smaller masses, helping to keep the building in scale with development	PL4: Active Transportation
		in the vicinity.	DC1: Project Uses and Activities
		Articulation, landscape screening, reduced height,	DC2: Architectural Concept
		increased setback at ground level, and minimized use	DC4: Exterior Elements and Finishes
		of blank walls are all incorporated to transition to the	ROOSEVELT GUIDANCE DC4.I – EXTERIOR
		adjacent residential zone.	FINISH MATERIALS – High quality, durable, modern
		CS2.C.1 – CORNER SITES – The building is articulated at	finish materials are intended for the building. Colors
		the corner to create a strong corner for the block. The	will be chosen to fit with the neighborhood context.
		primary entrance is near, but not at the corner and a	
		large amenity space is provided, concentrating activity	
		near the corner.	

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URBAN DESIGN ANALYSIS

ZONING SUMMARY

NC2-55(M)	
23.47A.008.A.2	Blank façade
23.47A.008D	Res. Use at grade
23.47A.012.A	Height calculations
23.47A.012.C.4	Rooftop coverage
23.47A.013.A	FAR
23.47A.014.B	Setbacks
23.47A.024.A	Amenity area

Roosevelt Station Overlay District, Roosevelt Residential Urban Village blank wall max = 20' segments, 40% of façade between 2' to 8' 10' setback, or 4' above / below sidewalk 55' + 4' Height Bonus for 13' F-F at L1 Max 20% of roof 4.25 FAR, Bike Parking, Below Grade Exempt 15' triangular setback required abutting residential zones. Upper level setback required above 65' (not applicable) 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

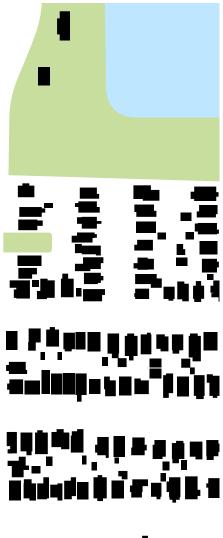
• There were many questions what height was allowed under the zoning; there was some sensitivity about the height being too high relative to the existing single family structures

• 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

|• **Ler Ci**i |

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.

URBAN DESIGN ANALYSIS

7012 Roosevelt Way NE / # 3035227-EG / EDG / 03-18-2020 Isola Homes + SHW

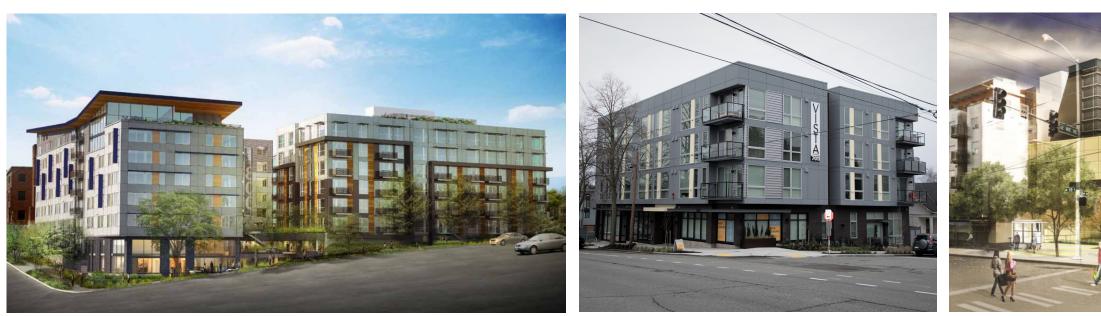


Looking southeast (Aerial Image: 07/25/2019)





902 NE 65th Street



800 NE 67th

(Runberg Architecture Group) 7011 Roosevelt Way NE

(Caron Architecture) 6600 Roosevelt Way NE

RECENT + PROPOSED DEVELOPMENT

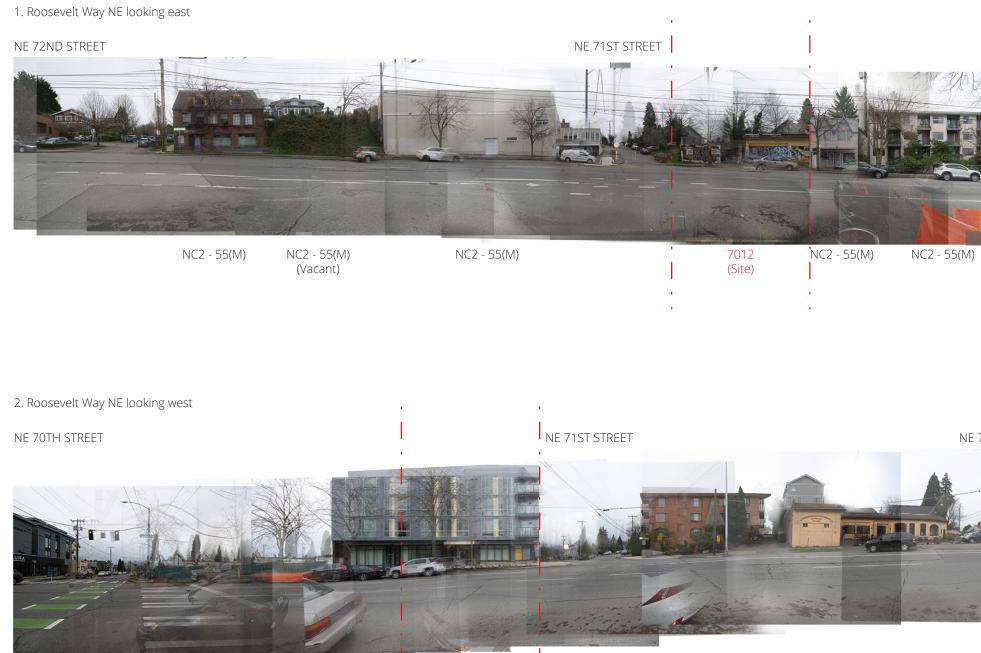


(Neiman Taber)



(VIA)

STREETSCAPE - ROOSEVELT WAY NE



NC2 - 55(M)

NC2 - 55(M)

7012 (Across from Site)

NC2 - 55(M)

NC2 - 55(M)

NE 70TH STREET

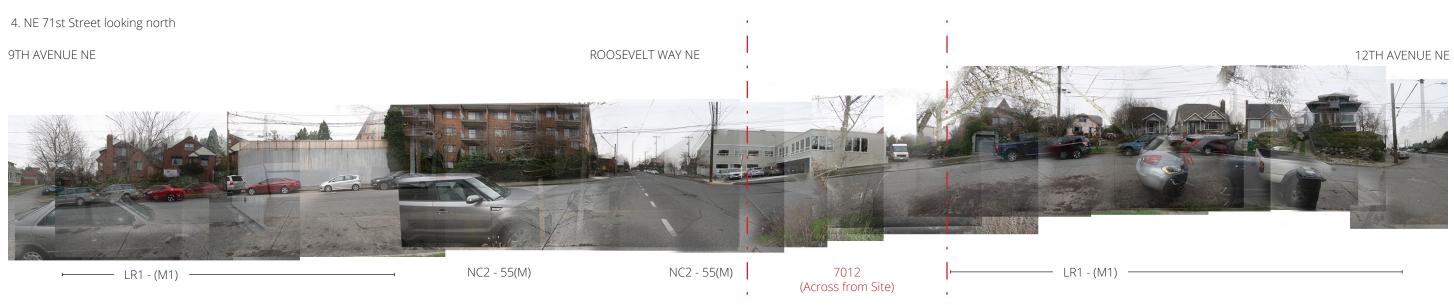


NE 72ND STREET



3. NE 71st Street looking south

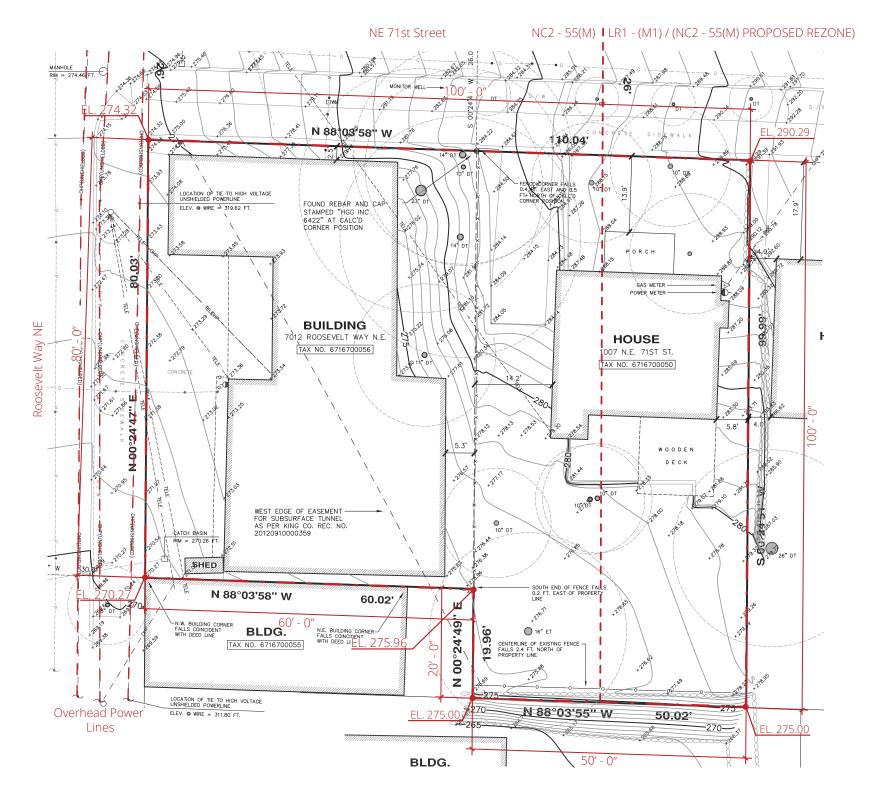




STREETSCAPE - NE 71ST STREET

9TH AVENUE NE





8 7012 Roosevelt Way NE / # 3035227-EG / EDG / 03-18-2020 Isola Homes + SHW Tax Parcel No. 6716700056 Tax Parcel No. 6716700050

Legal Description

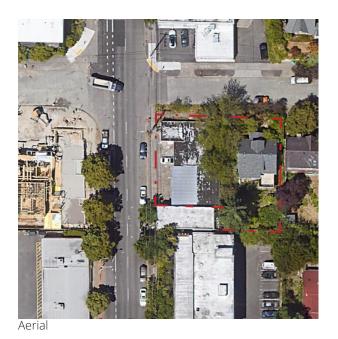
Parcel no. 6716700050 (4,999 Sq. Ft.) Lot 10 and 11, block 1, Perkins Green Lake addition to the City of Seattle, according to the plat thereof recorded under volume 13, of plats, page 20, records of King County, WA. Except the west 10 ft. of said lot 11

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

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

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

- • - • Property Line





Looking southeast from Roosevelt Way NE

4Y



Looking south from NE 71st Street



Looking east from Roosevelt Way NE

EXISTING CONDITIONS - PHOTOS



Looking at northwest corner 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:

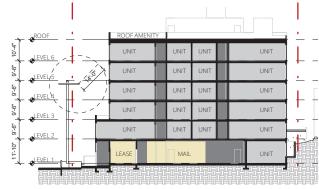
- Roosevelt upper level setback. Because of existing power lines that will remain the building steps back to the required 14' from the power lines.
- Trash location: SPU is requiring trash be picked up from Roosevelt Way NE. Because of the location of where the trash would be picked up the room is pushed 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-tofloor height even though this is not required as no commercial use is proposed.









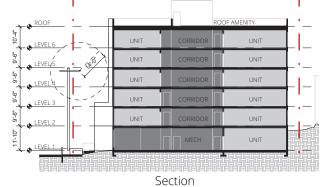


Section



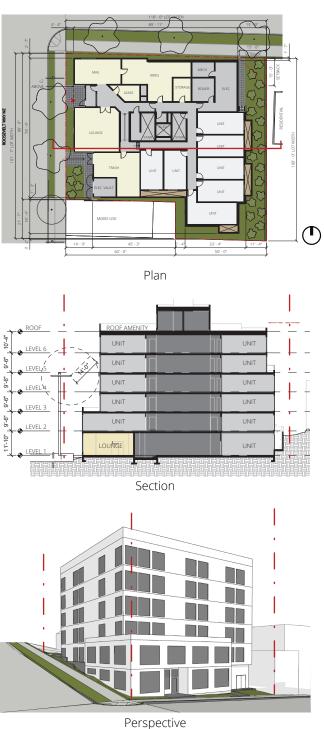
Perspective







SCHEME COMPARISON



7012 Roosevelt Way NE / # 3035227-EG / EDG / 03-18-2020 Isola Homes + SHW

SITE PLAN - SCHEME A



12 7012 Roosevelt Way NE / # 3035227-EG / EDG / 03-18-2020 Isola Homes + SHW

Scheme A

Units: 95 FAR: 4.17 GFA: 40,875 SF GSF: 44,164 SF

Total Unit Count: 95 Total GFA: 40,875 SF Total GSF: 44,164 SF

Pros:

Maximized density

Cons:

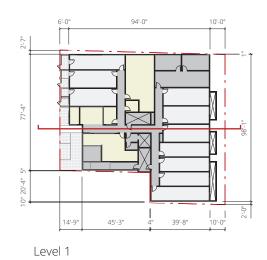
- Residential units at street level adds an
- verily residential character to the ROW
 High concentration of units oriented to-wards East LR lot creating privacy issues
 Large sections of blank façade @ north and south
- Minimum setback at east lot line
 < 2ft. setback at south lot lines
- Imposing massing on north, south, and east facades
- Departure required for street level usesDeparture required for rear setback

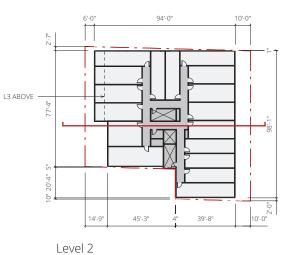
Residential

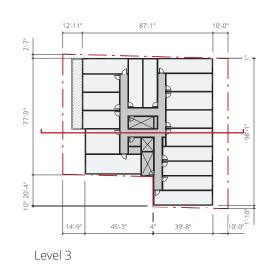
Circulation / Mechanical

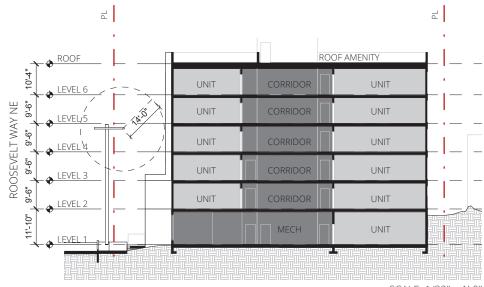
Common Building Services

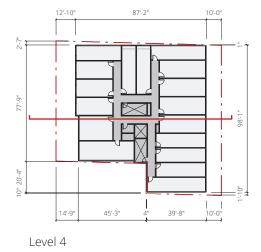
Entry

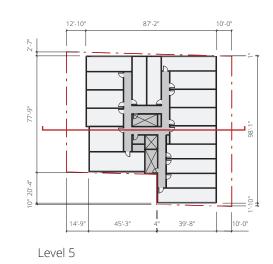


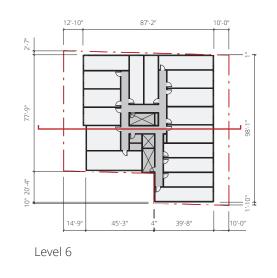


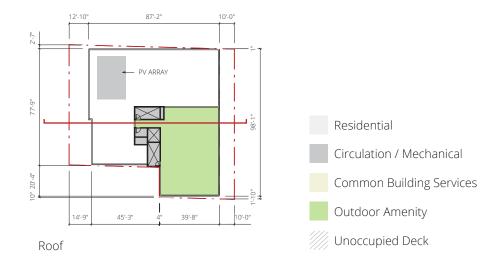








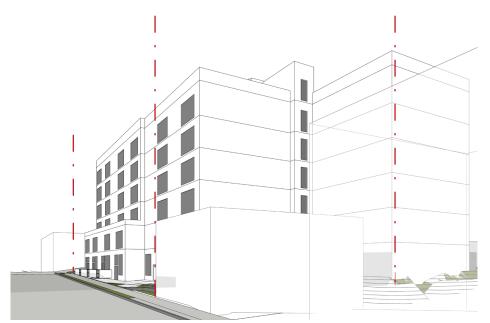




PLANS + SECTIONS - SCHEME A

SCALE: 1/32" = 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

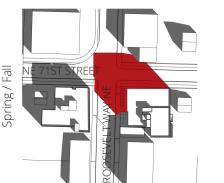
DEPARTURES - SCHEME A

SMC 23.47A.014.B : SETBACKS

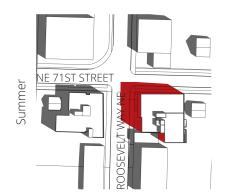
REQUIRED: Triangular setback 15' ea. side of intersection PROPOSED: 10'2" X 10'0" (4'10" X 5'0" DEPARTURE) Guidelines/Justification: Seattle Guidance CS2.A.2 Architectural Presence: Minimizing the setback at the corner creates a strong continuous street edge. Seattle Guidance DC2A Massing: Minimizing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

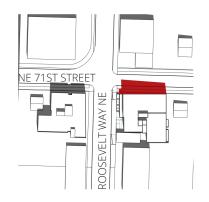
SMC 23.47A.008.D: STREET LEVEL DEVELOPMENT STANDARDS

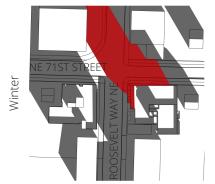
REQUIRED: 10' min. setback for Residential uses PROPOSED: 5'10" setback Guidelines/Justification: Roosevelt Guidance PL2.I.ii Pedestrian Experience: Walk-out units add more pedestrian scale elements at the ROW. Seattle Guidance CS2.C.1 Corner Sites: Minimizing setback allows corner to be defined and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





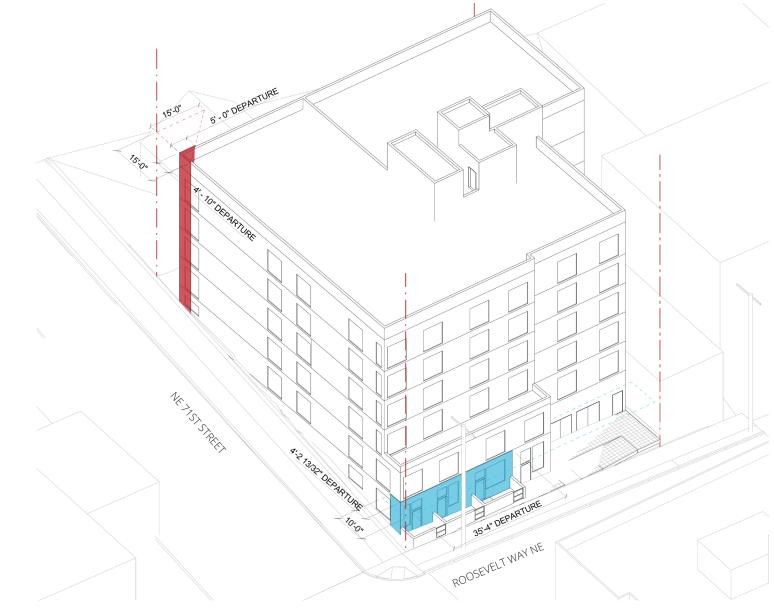






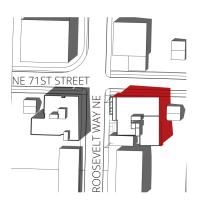




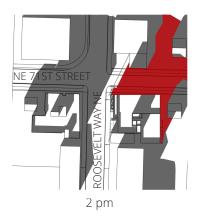


SUN STUDY - SCHEME A













NE 71ST STREET

16 7012 Roosevelt Way NE / # 3035227-EG / EDG / 03-18-2020 Isola Homes + SHW

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:

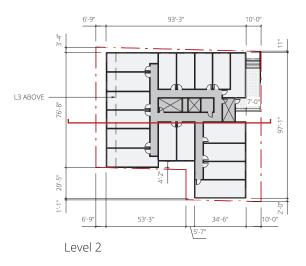
- Residential units at street level adds an
- overly residential character to the ROW
 Stair tower and building access adjacent to existing residential lot
- Large sections of blank façade @ south façade
- Imposing massing on north, south, and east facades

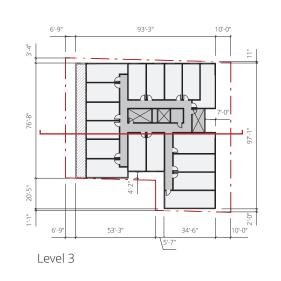
Residential
Circulation / Mechanical

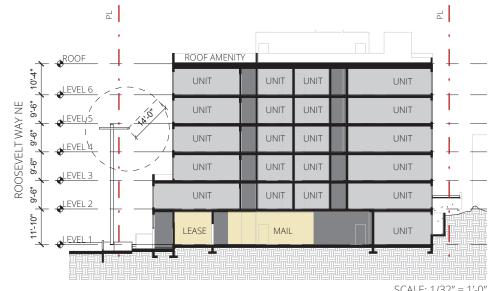
Common Building Services

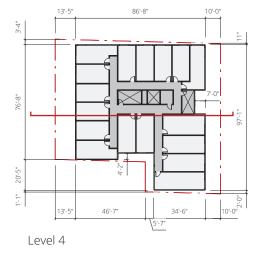
Entry

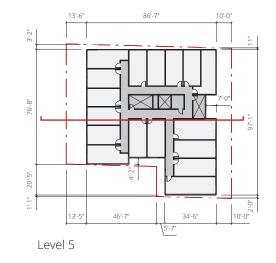


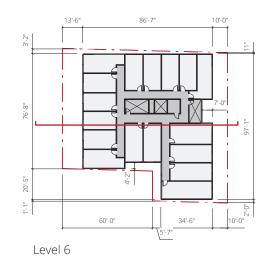


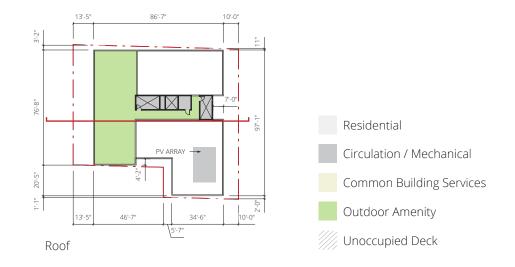








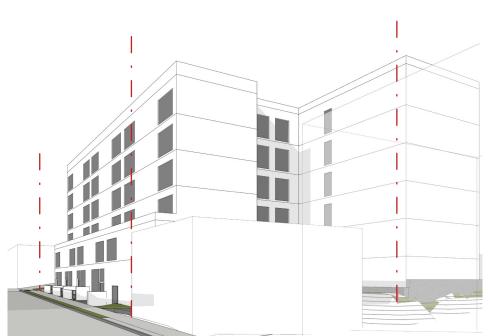




PLANS + SECTIONS - SCHEME B



SCALE: 1/32" = 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

DEPARTURES - 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

4 - 6" DEPARTURE

15:-0"

NE TYSY STREET

3. St DEPARTURE

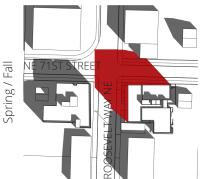
10.01

38'- 11" DEPARTURE

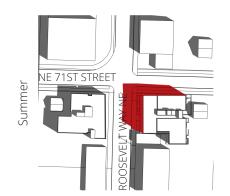
ROOSEVELT WAY NE

15,

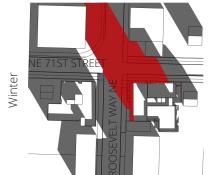
REQUIRED: 10' min. setback for Residential uses PROPOSED: 6'7" setback Guidelines/Justification: Roosevelt Guidance PL2.I.ii Pedestrian Experience: Walk-out units add more pedestrian scale elements at the ROW. Seattle Guidance CS2.C.1 Corner Sites: Minimizing setback allows corner to be defined and creates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



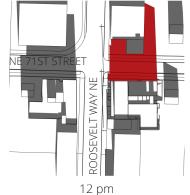










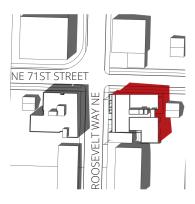


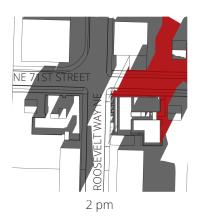


SUN STUDY - SCHEME B













20 7012 Roosevelt Way NE / # 3035227-EG / EDG / 03-18-2020 Isola Homes + SHW

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 conditionsMassing steps down @ east residential-fac-
- ing façade
 12' 15.5' setback provided at east residential-facing façade

Cons:

• None

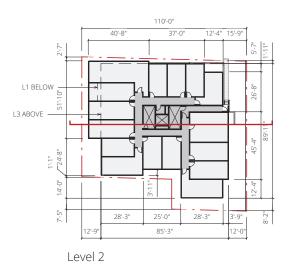
Residential

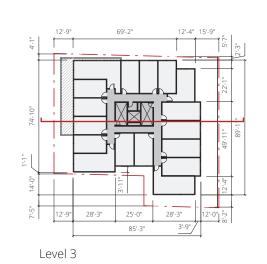
Circulation / Mechanical

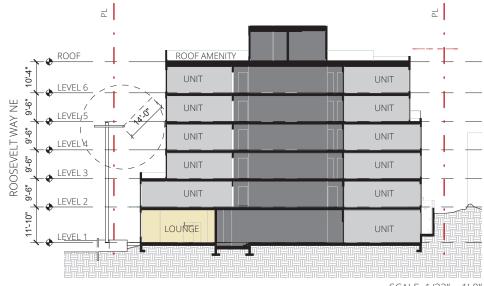
Common Building Services

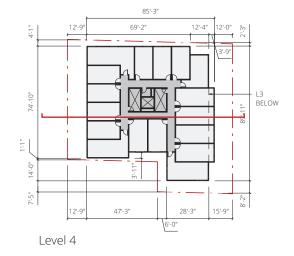
Entry

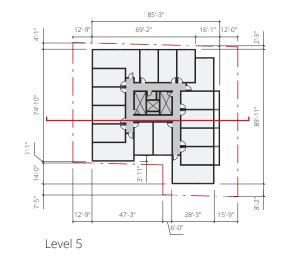


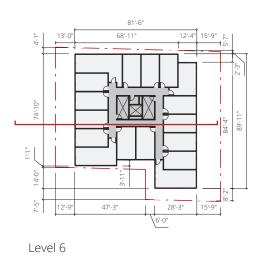


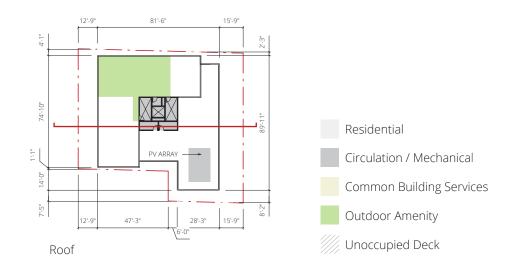












PLANS + SECTIONS - SCHEME C - PREFERRED



SCALE: 1/32" = 1'-0"

PERSPECTIVES - SCHEME C - PREFERRED





Looking northeast from Roosevelt Way NE

Looking east from Roosevelt Way NE



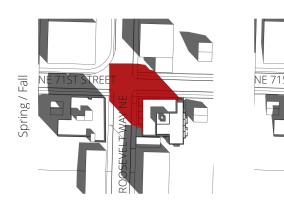
Looking southwest from NE 71st Street

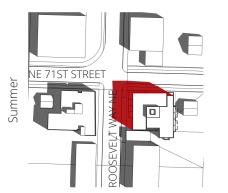


Looking southwest from Roosevelt Way NE

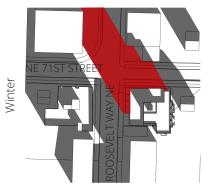
DEPARTURES - SCHEME C - PREFERRED

No Departures







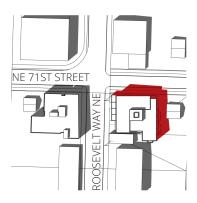


10 am

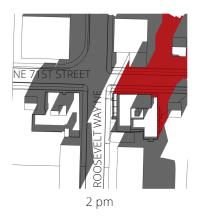
SUN STUDY - SCHEME C - PREFERRED





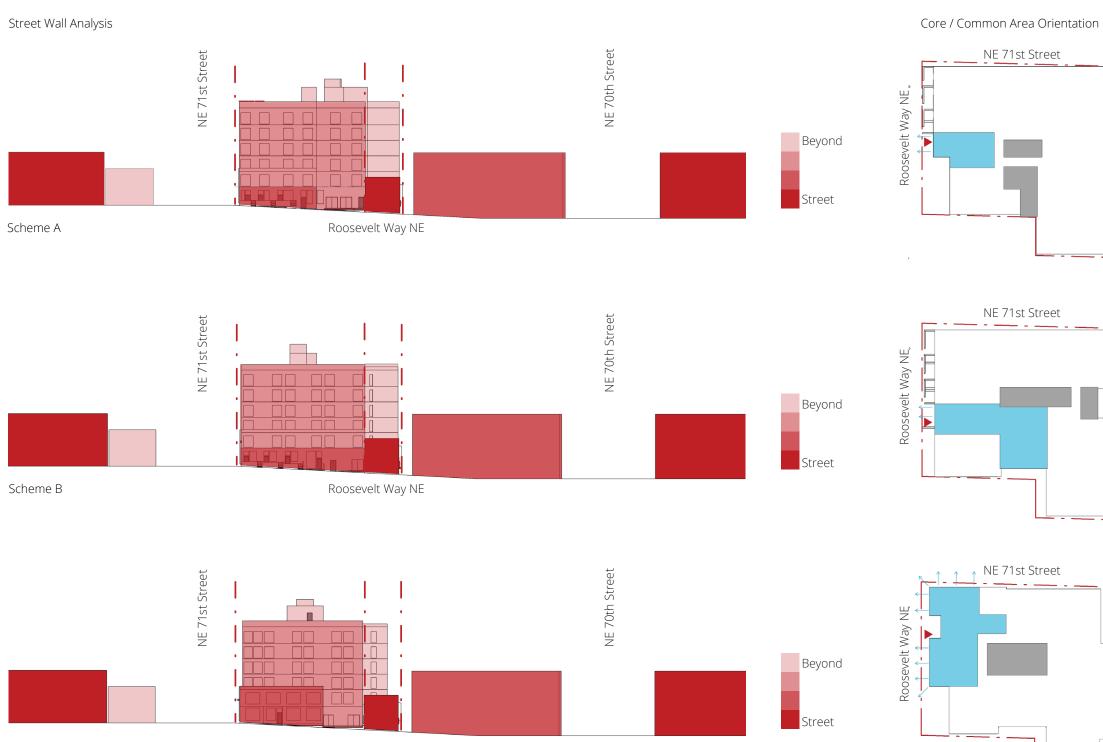






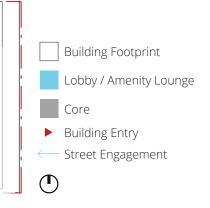


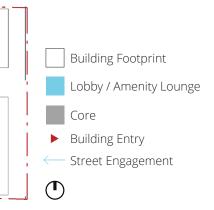
CONCEPT DEVELOPMENT - STREETSCAPE

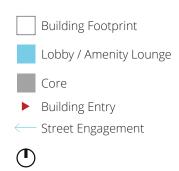


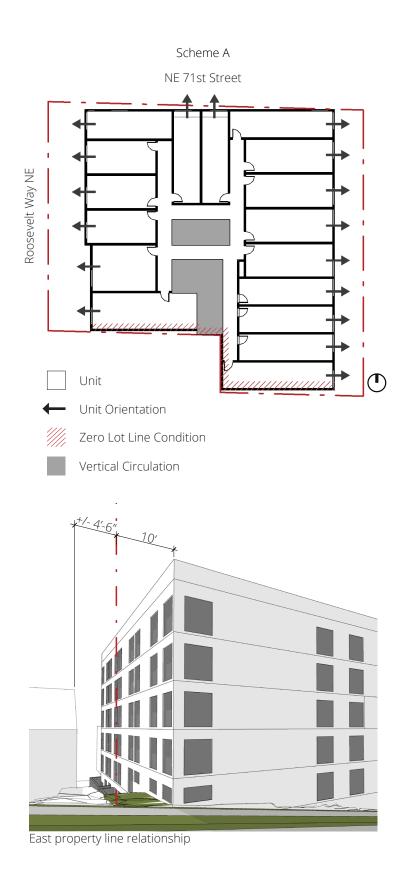
Scheme C - Preferred

Roosevelt Way NE







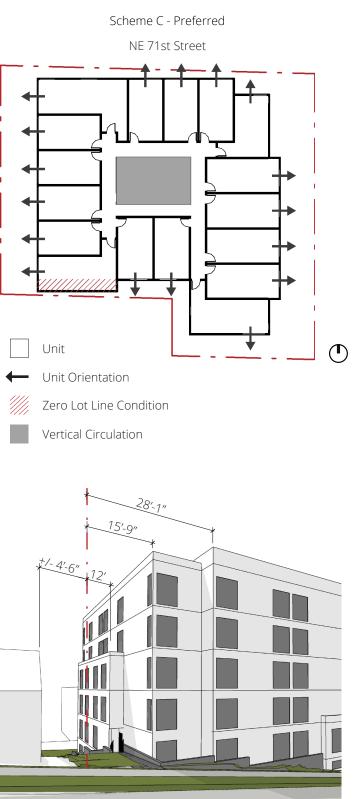


Scheme B NE 71st Street Roosevelt Way NE Unit lacksquare← Unit Orientation Zero Lot Line Condition Vertical Circulation +1-4'-6"

10'

East property line relationship

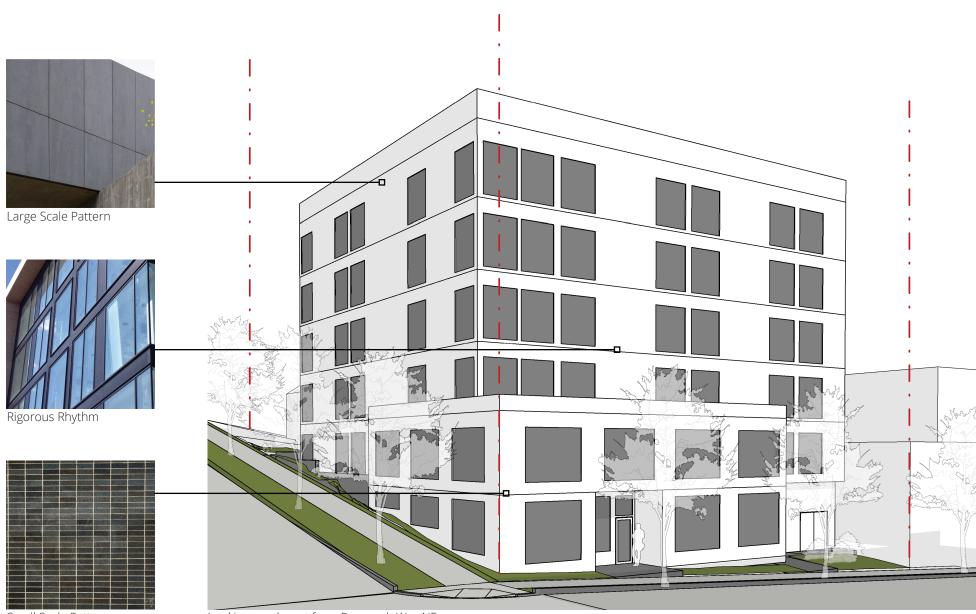
CONCEPT DEVELOPMENT - ADJACENCY

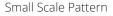


East property line relationship

7012 Roosevelt Way NE / # 3035227-EG / EDG / 03-18-2020 Isola Homes + SHW 25

CONCEPT DEVELOPMENT - FORM + EXPRESSION





Looking southwest from Roosevelt Way NE



Planting Texture



Planting Texture



ROW Planting



Buffer Planting



Contrast Planting



Contrast Planting



Looking southwest from NE 71st Street

CONCEPT DEVELOPMENT - FORM + EXPRESSION



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)



6301 15th Ave NW (Under Construction)

1728 12th Ave E



1715 12th Ave E

RECENT WORK



2418 NW 58th St



1404 Boylston Ave