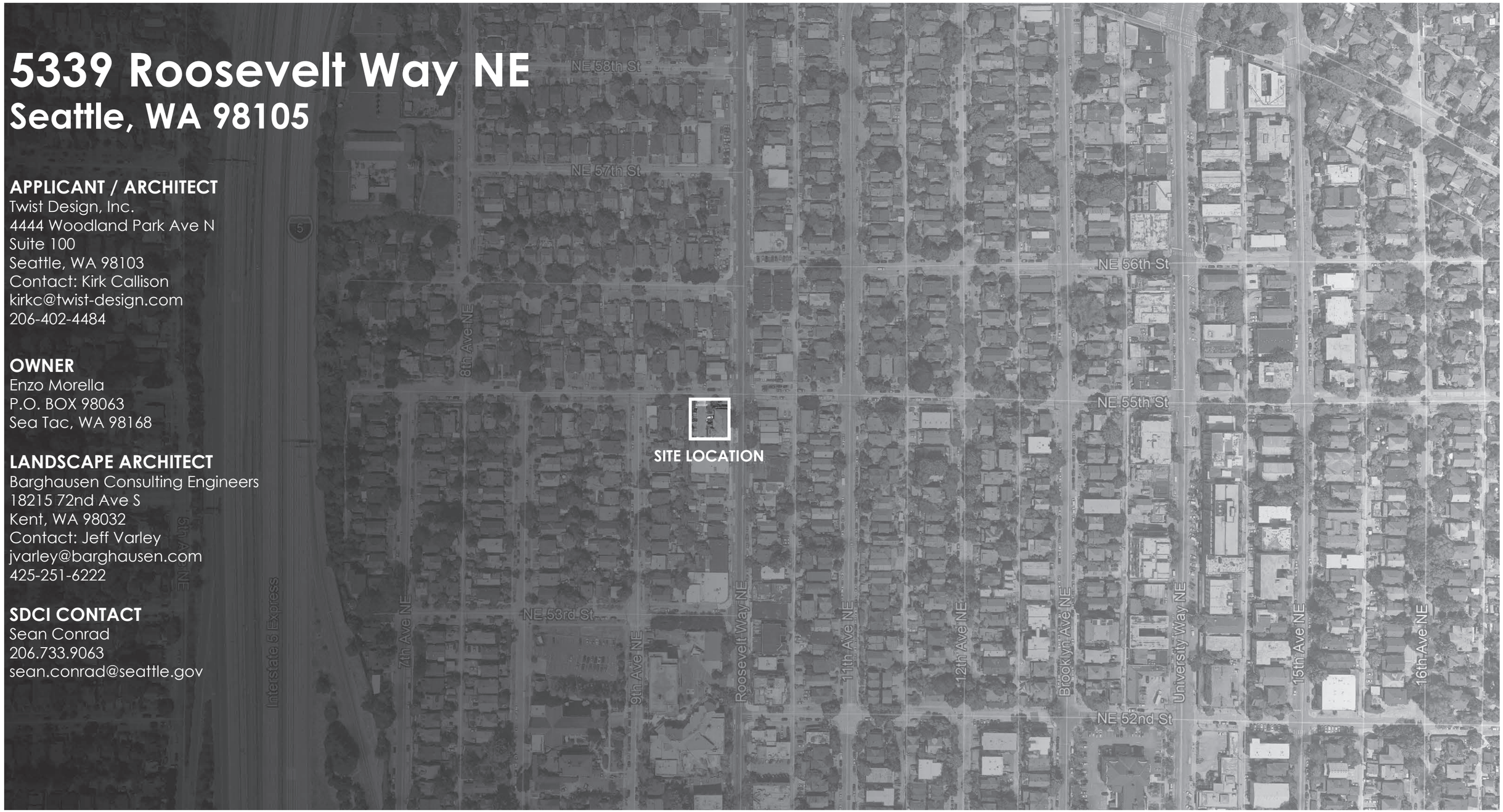
5339 Roosevelt Way NE
Seattle, WA 98105

APPLICANT / ARCHITECT
Twist Design, Inc.
4444 Woodland Park Ave N
Suite 100
Seattle, WA 98103
Contact: Kirk Callison
kirkc@twist-design.com
206-402-4484

OWNER
Enzo Morella
P.O. BOX 98063
Sea Tac, WA 98168

LANDSCAPE ARCHITECT
Barghausen Consulting Engineers
18215 72nd Ave S
Kent, WA 98032
Contact: Jeff Varley
jvarley@barghausen.com
425-251-6222

SDCI CONTACT
Sean Conrad
206.733.9063
sean.conrad@seattle.gov



Design Review : Recommendation Proposal Packet
Project Number : 3024151-LU
Administrative Design Review

CONTENTS

DEVELOPMENT OBJECTIVES

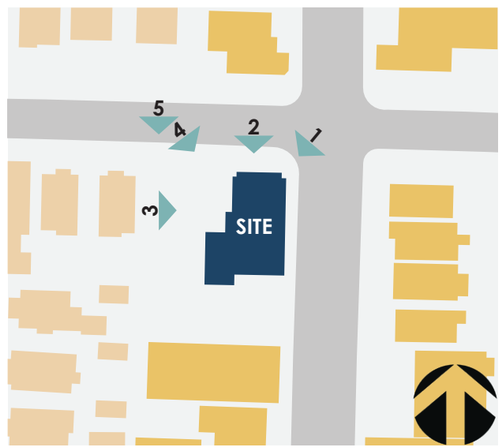
1

2

3

4


5



PROJECT PROPOSAL

The site is located on the corner NE 55th Street and Roosevelt Way NE and is approximately 8,000 SF. The proposal is to demolish the existing 2-story office building and associated parking to create a new residential mixed-use building, softening the harsh commercial component of Roosevelt Way and the single-family houses to the West. The proposal includes approximately 2,260 SF of ground floor commercial space, 3 floors of residential space above and a small amount of parking behind the building. The new commercial space with storefront windows will help activate the street level. The residential mix will range from studios to 2 bedroom units and will bring approximately 27 units to the neighborhood. This development will be one of the first for the area and will help set the standard for future developments. So, understanding the character of the neighborhood, both pros and cons will be vital to the success of the project. The neighborhood is made up of many materials, some good some bad. Our proposal plans on using high quality materials that both reflect the existing character, but also builds on it. Leading the way for future projects.

NEIGHBORHOOD DEVELOPMENT

Surrounding the site is a blend of single-family homes, commercial businesses and mixed-use apartments. Majority of the sites near the proposed project on Roosevelt Way NE are rundown and not maximizing the development potential. The revitalization of the area is definitely coming, as noted by the City's investment and completion of bike and transit lanes along Roosevelt Way.

EXISTING SITE

The site is a rectangular parcel on the corner of NE 55th St and Roosevelt Way NE. Currently there is a 2-story commercial building with surface parking and associated landscaping. The building frontage is on Roosevelt Way NE with the parking to the west and access off of NE 55th St.

PUBLIC OUTREACH COMMENTS

Through our public outreach we have come into contact with several community members who are interested in following developments in the progression of the project; however, no one has left us any comments at this time.

AERIAL ANALYSIS

NINE BLOCK AXONOMETRIC

The site is zoned Neighborhood Commercial and is located in the U-District Urban Center Village. The surrounding blocks are made up of Neighborhood Commercial, Single Family Residential and Lowrise 3.

NEIGHBORHOOD CONTEXT

The University District community is focused to shape development near the future high-capacity light rail expected to operate in 2021. The vision is to create a walkable community that engages people to live, work and play within their neighborhood. The human interaction to the built environment is an essential key to revitalize a pedestrian focused neighborhood.

TRANSIT AND ACCESS

The site is located along King County Metro's Route 67. Route 67 runs from the Northgate Transit Center to the University District. Other nearby transit routes include Route 74 and 355. Roosevelt Way NE has a protected bicycle lane that runs southbound. The reshaping and new development of the University District gives the site an opportunity to help encourage a pedestrian driven built environment with easy access to walkable urban centers as well as bicycle transportation nearby. Additionally, there will be an expansion to the RapidRide program for Roosevelt Way NE and 11th Ave NE in 2024.

SITE CONTEXT

ZONING

The Neighborhood Commercial 2 zoned site has a height limit of 40 feet (NC2-40 plus additional applicable height bonuses). The NC2-40 zoning continues north and south along Roosevelt way NE. Immediately west of the site is Single Family 5000 (SF-5000) zoning and immediately east across Roosevelt Way NE is Neighborhood Commercial 2, just to the east of that is Lowrise 3.

URBAN CENTER

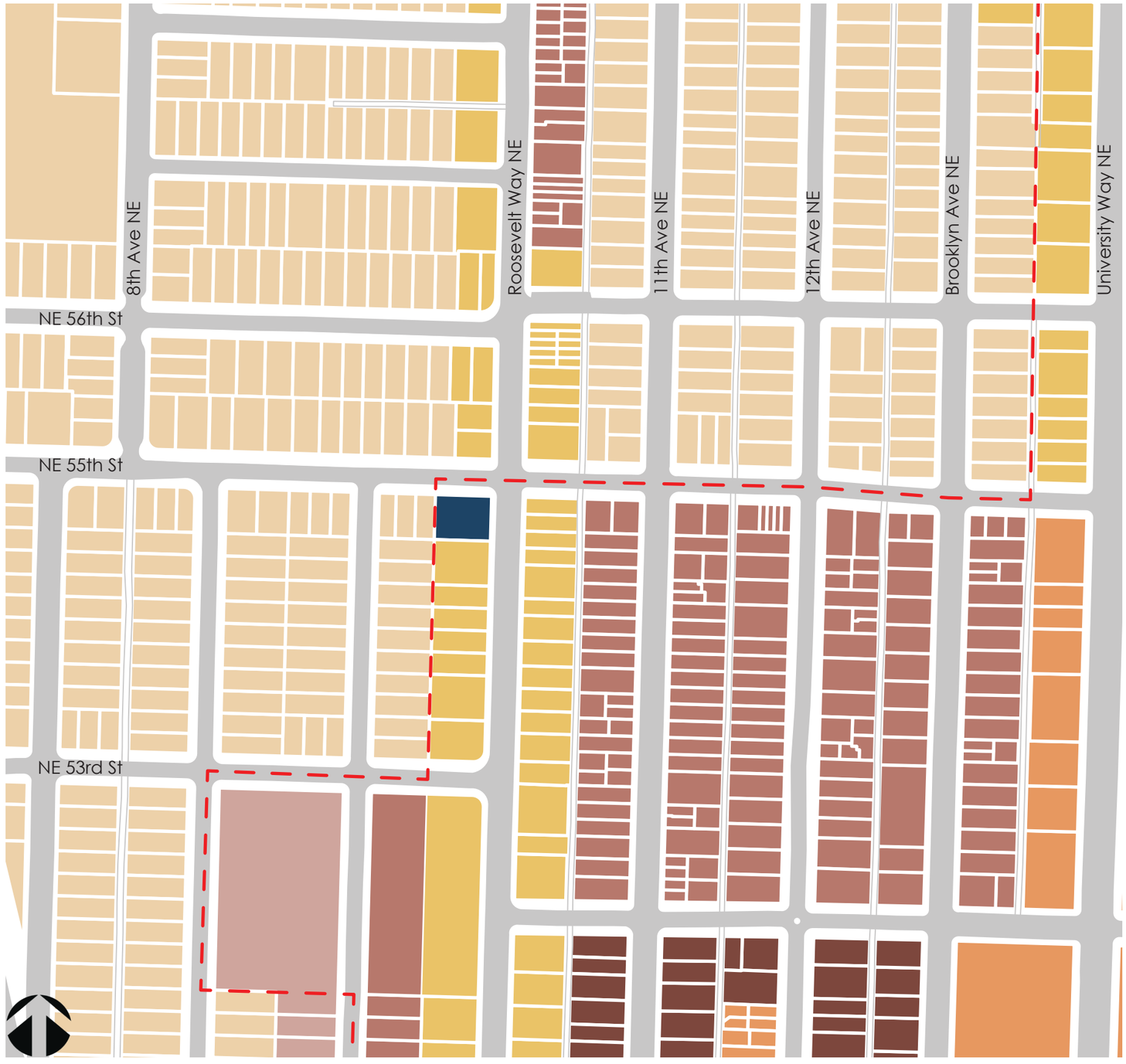
The site is within the University District Urban Center Village. The U-District community is redeveloping areas to create walkable, pedestrian-oriented urban streetscapes to help engage people with their built environment. The high-capacity light rail influences the growth of the neighborhood to integrate taller buildings while still emphasizing human-scaled design. Being located in an urban center means that no parking is required.

SURROUNDING USES

The surrounding sites are primarily used as single family residences and commercial/retail. The University District is revitalizing the neighborhood by reshaping the surrounding area to be higher mixed-use intensities. The site creates a fresh canvas for the U-District vision to help redevelop the neighborhood and generate a mixed-used site that integrates the pedestrian experience.

LEGEND

- Site
- Single Family Residential 5000
- Neighborhood Commercial 2
- Neighborhood Commercial 3
- Lowrise 1
- Lowrise 2
- Lowrise 3
- Midrise
- U-District Urban Center Village



SURROUNDING SITE CONDITIONS

⟵S ALONG ROOSEVELT WAY NE FACING WEST N⟶

RESIDENTIAL | COMMERCIAL | SITE: 5339 ROOSEVELT WAY NE

CHURCH | RESTAURANT

MIXED USE RES. | RES. | MEDICAL OFFICE | AUTO SHOP

RESIDENTIAL (OPPOSITE SITE) | AUTO SHOP

⟵N ALONG ROOSEVELT WAY NE FACING EAST S⟶

SURROUNDING SITE CONDITIONS

⟵ W ALONG NE 55TH STREET FACING NORTH E ⟶

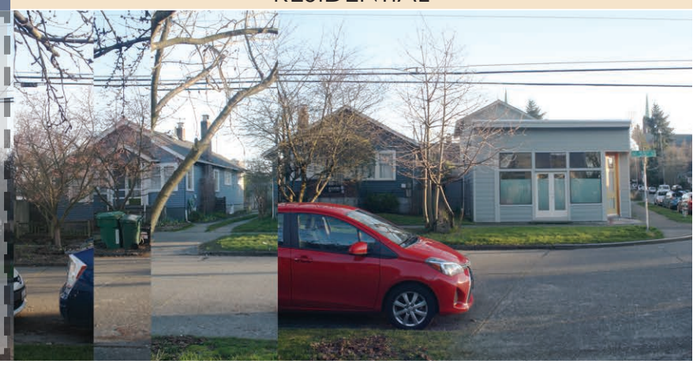
RESIDENTIAL | CHURCH (OPPOSITE SITE)

AUTO SHOP | RESIDENTIAL

RESIDENTIAL

SITE: 5339 ROOSEVELT WAY NE

RESIDENTIAL



⟵ E ALONG NE 55TH STREET FACING SOUTH W ⟶

EXISTING SITE PLAN

LEGAL DESCRIPTION

LOTS 23 AND 24, BLOCK 5, GRAHAM'S UNIVERSITY ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 17 OF PLATS, PAGE 47, RECORDS OF KING COUNTY, WASHINGTON;

SITUATED IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON

PROJECT SITE

One parcel located on the corner of Roosevelt Way NE and NE 55th Street. Site area is 8,000 SF, rectangular in shape and measures approximately 100' x 80'. It gradually slopes downward in elevation from south to north.

ADJACENT BUILDINGS AND USES

Lot to the south is empty and used for parking. The lot south of that is a 1-story commercial building, NC2.

Lot to the west is single family residential, SF 5000.

Lot to the north, across NE 55th Street is single family residential, NC2.

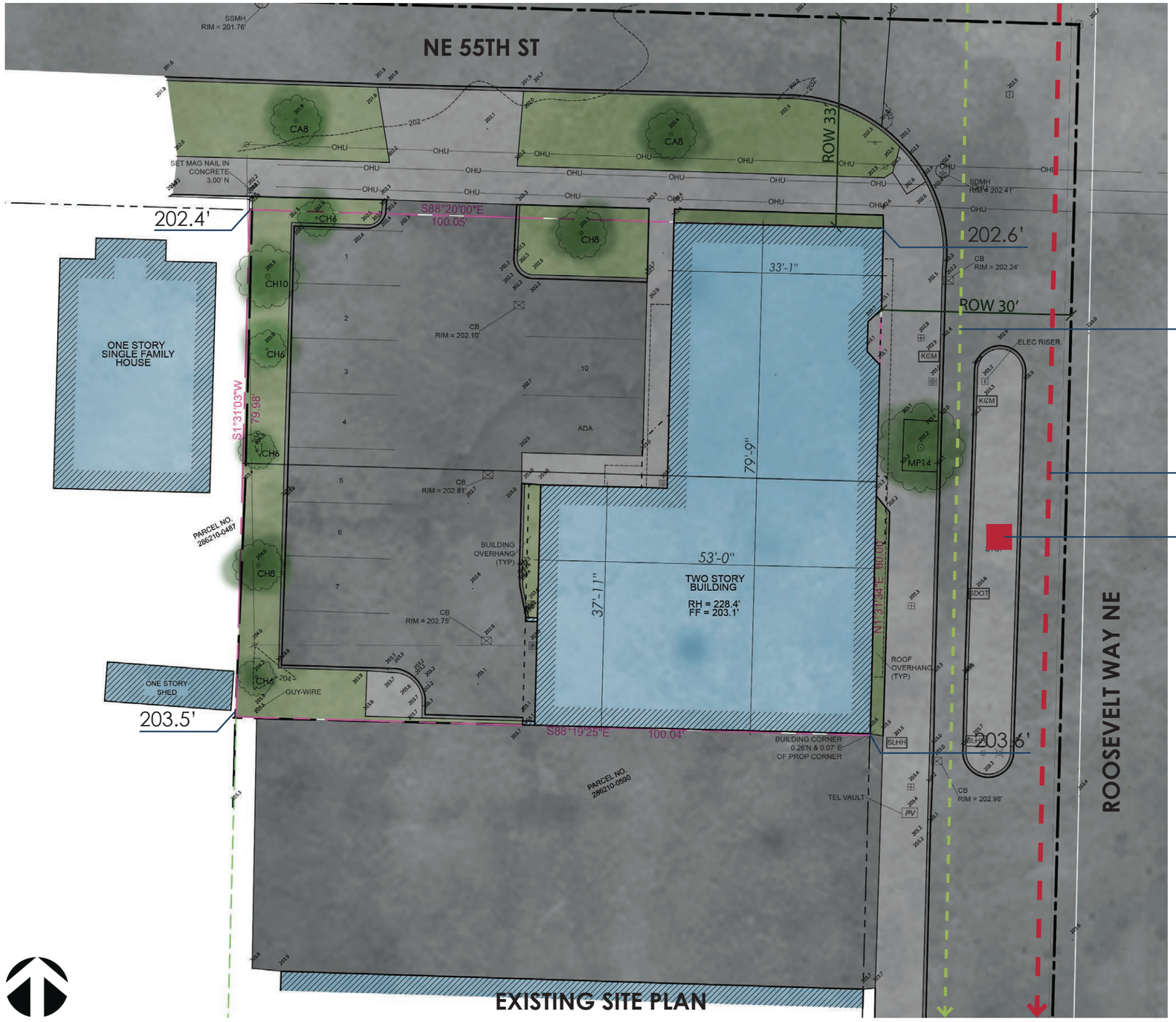
Lot to the east, across Roosevelt Way is single family residential, NC2.

ALLOWABLE BUILDING AREA

NC2-40

BASE FAR:	3.00 (24,000 SF)
MIXED-USE FAR:	3.25 (26,000 SF)

*PROPERTY LINE + DIMENSIONS ARE IN PINK



EXISTING SITE PLAN

APPLICABLE DEVELOPMENT STANDARDS

Address: 5539 Roosevelt Way NE
Parcel #: 286210-0600
Zoning: NC2-40
Overlays: U-District Urban Village
Site Area: 8,000 SF

23.47A.004 Permitted Uses

Permitted Outright: Residential, Retail

23.47A.005 Street Level Uses

Residential uses may occupy, in the aggregate, no more than 20% of the street-level street-facing facade, in a pedestrian-designated zone, facing a designated principal pedestrian street.

23.47A.008 Street Level Development Standards

Blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width. The total of all blank facade segments may not exceed 40% of the width of the facade of the structure along the street.

23.47A.012 Structure Height

Allowed Maximum Base Height:	40'-0"
4' additional allowed for street level commercial 13' height requirement	44'-0"
4' additional allowed for rooftop features (parapets)	48'-0"
16' additional allowed for stair and elevator penthouses	60'-0"

23.86.002 Structure Height Measurement

The height of a structure is the difference between the elevation of the highest point of the structure not excepted from applicable height limits and the average grade level. "Average grade level" means the average of the elevation of existing lot grades at the midpoint, measured horizontally, of each exterior wall of the structure, or at the midpoint of each side of the smallest rectangle that can be drawn to enclose the structure.

23.47A.013 Floor Area Ratio

Base FAR:	3.00 (24,000 SF)
Mixed-Use FAR:	3.25 (26,000 SF)

23.47A.014 Setback Requirements

A minimum of 5 feet landscaped setback may be required per Section 23.47A.016, Screening and Landscaping Standards.

23.47A.016 Landscape and Screening Standards

Landscaping that achieves a Green Factor score of 0.3 or greater, pursuant to Section 23.86.019, is required for any lot with a development containing more than four new dwelling units.

Street trees are required when any development is proposed, except as provided in subsection 23.47A.016.B.2 and Section 23.53.015. Existing street trees shall be retained unless the Director of Transportation approves their removal. The Director, in consultation with the Director of Transportation, will determine the number, type and placement of street trees to be provided.

23.47A.024 Amenity Area

Required: 5% of residential use gross floor area

23.54.015 Required Parking

Parking is not required. The project is within an Urban Village.

23.54.040 Solid Waste & Recyclable Materials Storage and Access

Residential, 26-50 dwelling units: 375 SF
The minimum horizontal dimension of required storage space is 12 feet.

DESIGN GUIDELINES

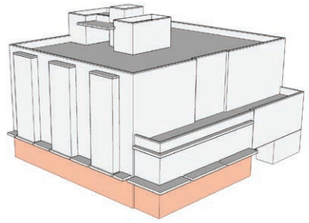
GUIDELINES	DESCRIPTION	SUB-GUIDELINES	INCORPORATION
CS1 Natural Systems and Site Features	Use natural systems and features of the site and its surroundings as a starting point for project design.	1c. Incorporate new and existing trees.	Existing trees are being incorporated into the site offering a landscape buffer and screening between the residential lot and the site.
CS3 Architectural Context and Character	Contribute to the architectural character of the neighborhood.	1a. Foster the eclectic mix of architectural styles and forms.	The facade of the neighborhood is made up of many materials and forms, some good some bad. Our proposal plans on using high quality materials that both reflect the existing character, but also builds on it. We also propose a potential mural on the south wall which will add to the character of the neighborhood.
PL3 Street-Level Interaction	Encourage human interaction and activity at the street-level with clear connections to building entries and edges.	3a. Maintain a well defined street wall on mixed-use corridors. 3c. Residential entries for upper-floor residential uses and residential signage should not dominate.	The residential and commercial entries are located along Roosevelt Way NE facade, but will be defined with a change in materials to define the uses. Signage will be designed within the scale of the building and be of a similar character.
PL4 Active Transportation	Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.	1a. Design bicycle parking for efficiency and security. 1c. Locate bicycle parking and bicycle racks in convenient locations.	Indoor bicycle storage and work space is provided for future tenant and residential uses. It is located at street level and easily accessible.
DC2 Architectural Concept	Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surrounding.	1c. Design the building base to create solid and “grounded” form 1f. Locate vertical stair and elevator cores internally to minimize height impacts. 2i. Incorporate depth into building facade. 3a. Design facades to human scale rhythm and proportion. 5. On party walls visible from streets, provide visual scale and interest.	The base of the building is brick or a similar material and incorporates columns giving the building a traditional base component. Elevator and stair core is centrally located to hide the circulation tower from street view. Material and plane change helps modulate the building form and add depth to the facade. The visible party wall on the south side of the property will potentially have a mural or other decorative element on it.
DC3 Open Space Concept	Integrate open space design with the design of the building so that it compliments each other.	2a. Provide a variety of types of outdoor private amenity space.	Large balcony/terrace provided along NE 55th St and possible balcony/terrace on west side in Option B. Roof amenity space is provided in all options. The NE 55th St balcony helps to decrease the perceived massing while also providing an exterior deck.
DC4 Exterior Elements and Finishes	Use appropriate and high-quality elements and finishes for the building and its open spaces.	1b. Brick is used on the street level facade.	Brick or a similar material will be used on the street level to help bring texture and human scale to the building

*Referring to University District Neighborhood Design Guidelines, 2018

CONCEPT DIAGRAMS

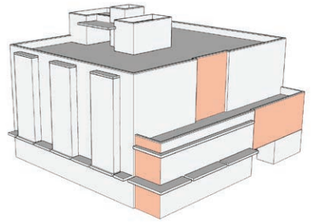
COMMERCIAL SPACE

The commercial space is located on the street level and fronts both streets adjacent to the property. It is differentiated from the rest of the building through material change. It will help to engage pedestrians and reinforce the commercial frontage along Roosevelt Way NE.



FACADE MODULATION

The facade is modulated (although slight) at different points to help break down the bulk of the form and create visual interest. The corner is emphasized by stepping it back from the rest of the facade and having a change in material.

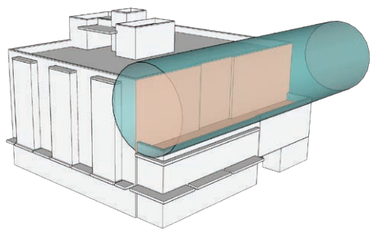


MASSING DEVELOPMENT

The building mass and form is derived from a mixture of the University District design guidelines, code, neighborhood context and site constraints. The main constraint being the High Voltage Line along 55th St, which prevents anything to be built over 2 stories in that area. This along with the size of the site are why all massing options have a similar facade along Roosevelt Way NE and 55th St. The massing reached is what we believe to be the most efficient way to maximize the development of the site and also highlight the corner of NE 55th St and Roosevelt Way NE.

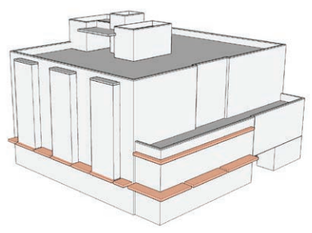
HIGH VOLTAGE LINE (HVL) SETBACK

We are required to hold a 14'-0" setback from the existing HVL along NE 55th Street. This setback makes it difficult to create a prominent corner for the building. We maximized on the setback and created an outdoor deck for private tenant use. The resulting deck helps to reduce the overall mass and help transition the building from a mixed-use corridor to a predominately residential street.



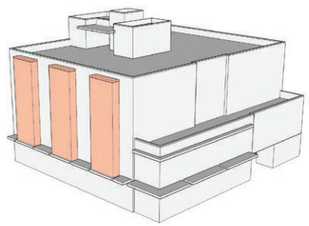
CANOPIES

The canopies help to bring the ground level area to human scale and also differentiate the commercial spaces. The canopies also denote the entrances into the building by changing scale. The canopy going around the corner helps to reinforce the corner and is further highlighted by the secondary canopy above it.



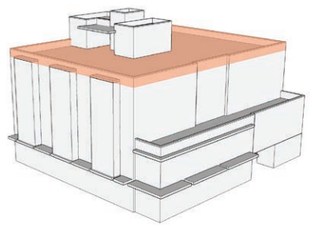
BAY WINDOWS

The design incorporates bay windows along Roosevelt Way NE. The change of material and modulation will add visual interest to the facade as well as extra space to the units. The linear modulation serves to subdivide the facade and help further break down the massing.



ROOF MODULATION

The roof parapet serves to increase the verticality of the building by bringing the form of the building over the bay windows and drawing the eyes up. The parapet also create legible roof lines that help provide architectural interest and transition to the sky.



EDG RESPONSE

1. Please describe the proposal in detail, including types of uses; size of structure(s), location of structure(s), amount, location and access to parking; special design treatment of any particular physical site features (e.g., vegetation, watercourses, slopes), etc.

The site is located on the corner NE 55th Street and Roosevelt Way NE and is approximately 8,000 SF. The proposal is to demolish the existing 2-story office building and associated parking to create a new residential mixed-use building, softening the harsh commercial component of Roosevelt Way and the single-family houses to the West. The proposal includes approximately 2,140 SF of ground floor commercial space, 3 floors of residential space above and a small amount of parking behind the building. Parking access is located where the existing access is The new commercial space with storefront windows will help activate the street level. The residential mix will range from studios to 2-bedroom units and will bring approximately 27 units to the neighborhood.

2. Please describe in narrative text and on plans any specific requests for development standard departures, including specific rationale(s) and a quantitative comparison to a code-complying scheme. Include in the MUP plan set initial design response drawings with at least four (4) colored and shadowed elevation drawings and site/landscape plan.

No departures are requested. Colored Elevations are attached.

3. Please describe how the proposed design responds to the Early Design Guidance.

1. Massing, Design & Street Level Activation:
a. Staff is generally supportive of the preferred massing option (Option C) in terms of the layout of the façade and the large commercial space at the corner of Roosevelt Way and 55th Street. Staff has concerns with the building massing and setbacks on the west side, as discussed in the review of the departure request in this report. (CS2.C, CS2.D)

RESPONSE: The proposed design going forward is based on Option C from Early Design Guidance with changes made to make the design code compliant.

b. Staff appreciates the composition of the volumes and how they transition from the full height allowed in the zoning district to a stepped down, two-story massing along 55th Street. The step in the building height and mass assists in creating a better transition to the single-family residences west of the building. (CS2.D)

RESPONSE: The building mass steps down on the north facade and window bays are incorporated on both the east facade.

c. The window bays on the Roosevelt Way façade help to break up the massing of the wall and provide interest by providing a feature where different materials and fenestration patterns can be introduced. Staff supports this approach and recommends this element be included in the final design. (CS3.1)

RESPONSE: The window bays are incorporated into the east facade of the building to help break up the massing. This is replicated on the west facade with decks and material changes.

d. The proposed canopy, as it wraps around the corner, is a good addition to the project,which should be maintained through design development (PL2.C).

RESPONSE: The design incorporates a canopy wrapping around the corner of NE 55th St and Roosevelt Way NE.

e. Staff supports the applicant's intent to incorporate brick as the ground level material. The introduction of brick will provide a durable street level material and is in keeping with larger brick buildings in the neighborhood. (CS3.A.4,).

RESPONSE: The design uses brick on the ground level with a concrete base to help further ground the mass.

2. Residential Entry:
a. With the majority of the building being used for residences, staff recommends additional consideration be given to making the residential entry prominent. (PL3.A, PL3.1)

RESPONSE: The residential entry is prominent with a large vestibule, there is a second entry through a vestibule from the parking.

b. The recommendation packet will need to demonstrate how the residential entry is visually distinct from the commercial entry and include lobby details such as seating and mailbox locations. (PL3.B.4)

RESPONSE: The lobby shows seating, mailbox location and package storage area. There is a second residential entry that goes exits directly to the street.

3. Bike Parking/Storage:
a. Staff agrees with the public's comment regarding the location of the bike storage and recommends it be moved to the rear of the garage, with primary access to bikes through the residential lobby. With the relocation of the bike storage, staff recommends the commercial space be expanded into that area, creating a greater commercial presence on the ground floor at the corner. (PL4.B, DC1.A)

RESPONSE: Commercial frontage has been expanded into the area and bike storage has been relocated to the rear of the garage.

4. Garage Entrance:
a. With no off-street parking required, staff recommends the garage driveway width be minimized to the greatest extent possible (10-11 feet in width) to avoid the negative blank wall condition garage doors introduce along the street. Details of the garage door will need to be included in the recommendation packet. The garage door should incorporate art, interesting material composition or other design elements on the door to avoid a blank wall look. (DC1.C.2, DC2.2.c)

RESPONSE: Garage entrance is set to 22' to comply with SMC 23.54.030.D.2.

b. In addition to the garage details, staff requests details of the fencing or other security measures along the remainder of the parking along NE 55th Street. The design and materials of the fencing or wall should complement the overall material scheme of the building. (DC1.C.2)

RESPONSE: Fencing is provided, see plans, render and material call outs.

5. Trash enclosure:
a. Staff does not support the location of the trash enclosure at the northern end of the garage, adjacent to the sidewalk. Staff agrees with the public's comment on the negative aspects locating the enclosure so close to the sidewalks creates such as a pleasant pedestrian experience along the sidewalk. Staff recommends the trash enclosure be moved further into the garage, a minimum distance of 10 feet. (DC1.C.4)

RESPONSE: Trash enclosure is located 15' from the residential zone adjacent property line and in the south west corner of the lot away from the street

6. Landscaping:
a. Staff supports the applicant's intent of preserving the existing trees along the west property boundary. These mature trees, at a height of approximately 12-15 feet, will assist in screening the lower portions of the building and soften the appearance of the garage from the neighboring residences. (DC4.D)

RESPONSE: Trees along the west property boundary are to be preserved to the best of our ability. See Landscape Plans.

COMPOSITE SITE PLAN

SITE PLAN

FAR Calculations

(26,000 SF Limit)

Ground Floor	6,511 SF
Floor 2	6,688 SF
Floor 3	5,802 SF
Floor 4	5,802 SF
Roof	719 SF
	25,522 SF

98.16% of FAR used

FEATURES

- 27 units on 3 floors
- Roof top amenities
- Terrace on 3rd floor
- 6 parking stalls
- 2,294 SF commercial space

OPPORTUNITIES

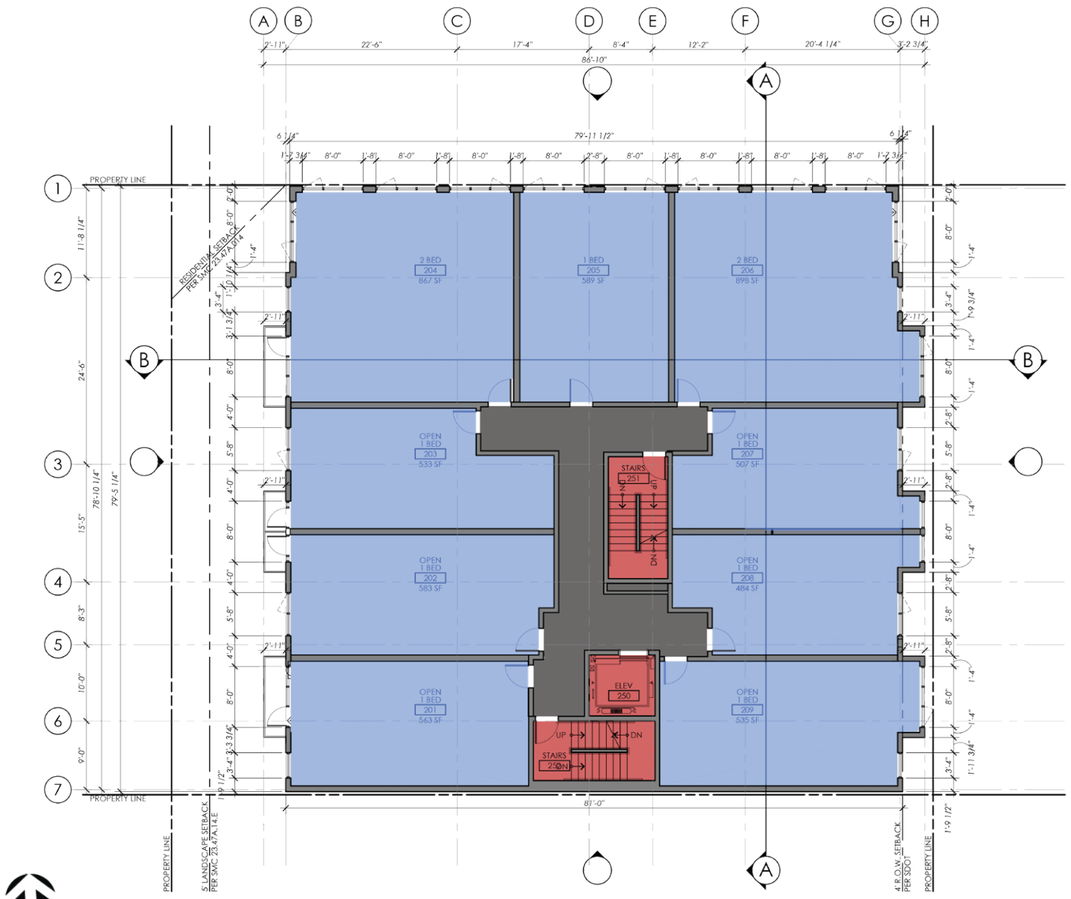
- More commercial space and street level frontage
- Bay windows on west side to modulate facade more

DEPARTURES

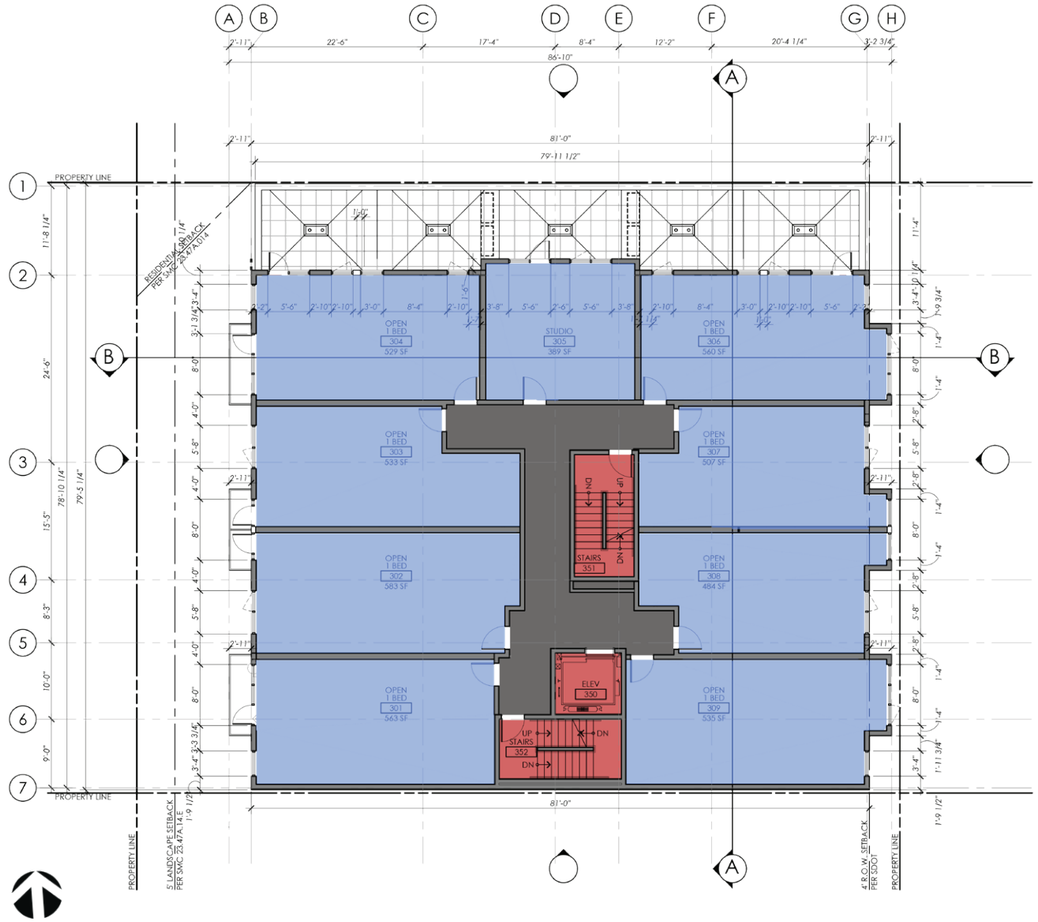
- None / Code compliant

SECOND AND THIRD FLOOR PLANS

FLOOR 2



FLOOR 3



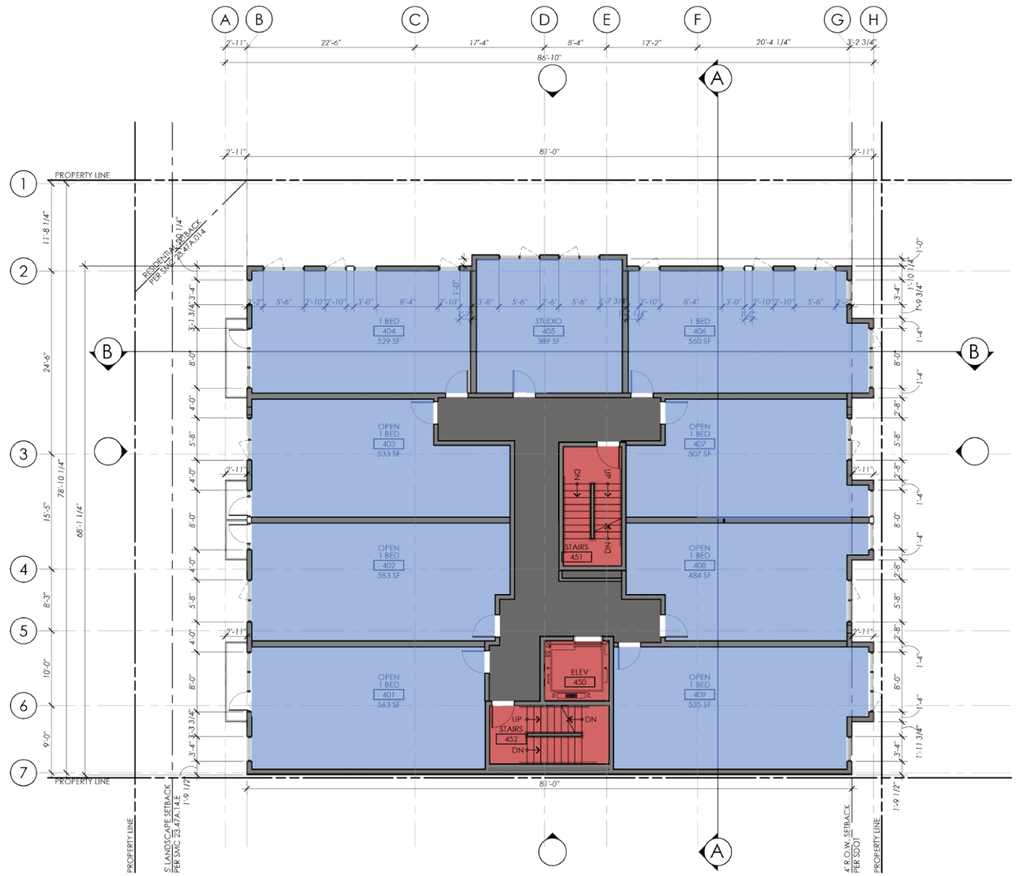
Residential

Hallway

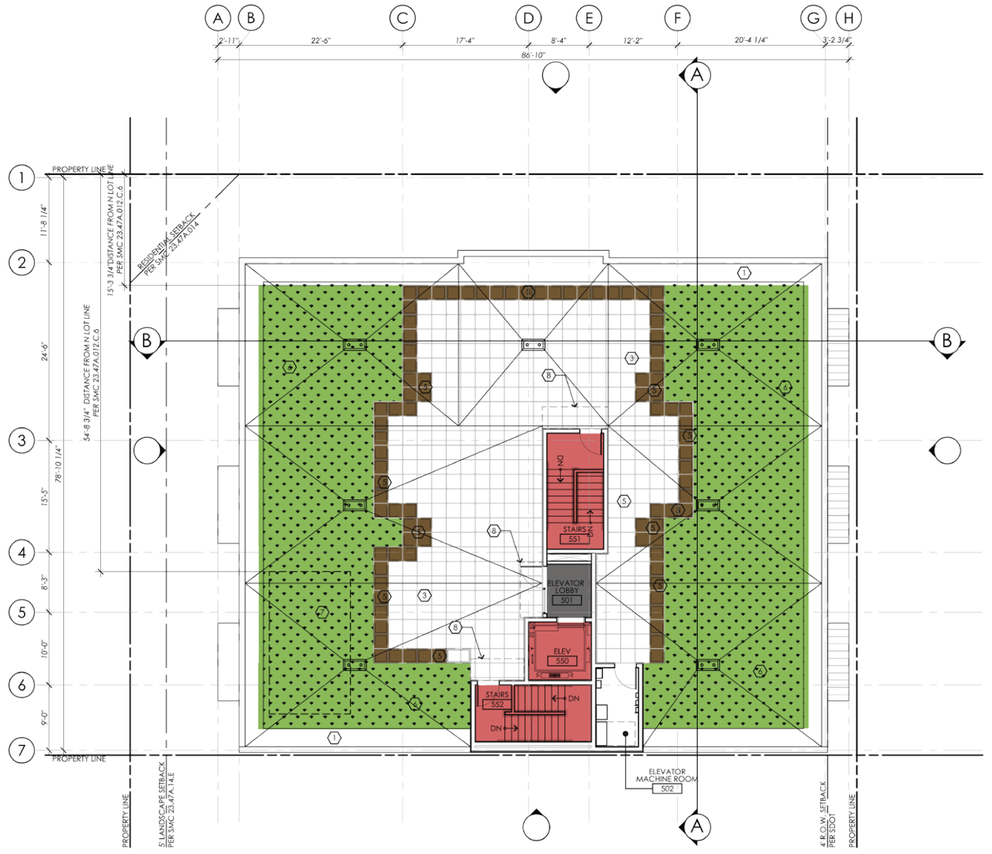
Circulation

FOURTH FLOOR AND ROOF

FLOOR 4



ROOF



Residential

Hallway

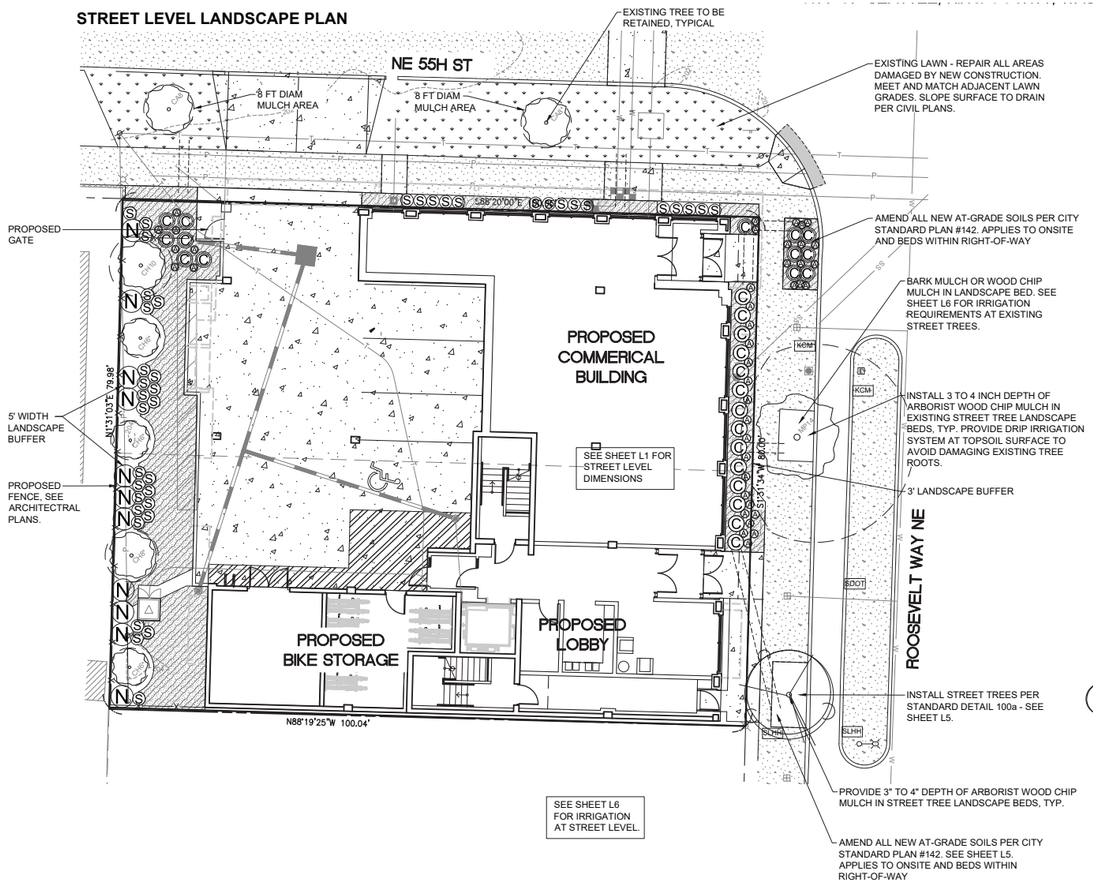
Circulation

ROOF PLAN KEYNOTES

1. TPO ROOFING.
2. NOT USED
3. PAVERS.
4. DOOR TO HAVE PANIC HARDWARE AND CLOSER.
5. PLANTERS. SEE LANDSCAPE.
6. GREEN ROOF TRAYS. SEE LANDSCAPE.
7. SOLAR PANEL AREA.
8. CANOPY ABOVE.

SITE AND ROOF LANDSCAPE PLANS

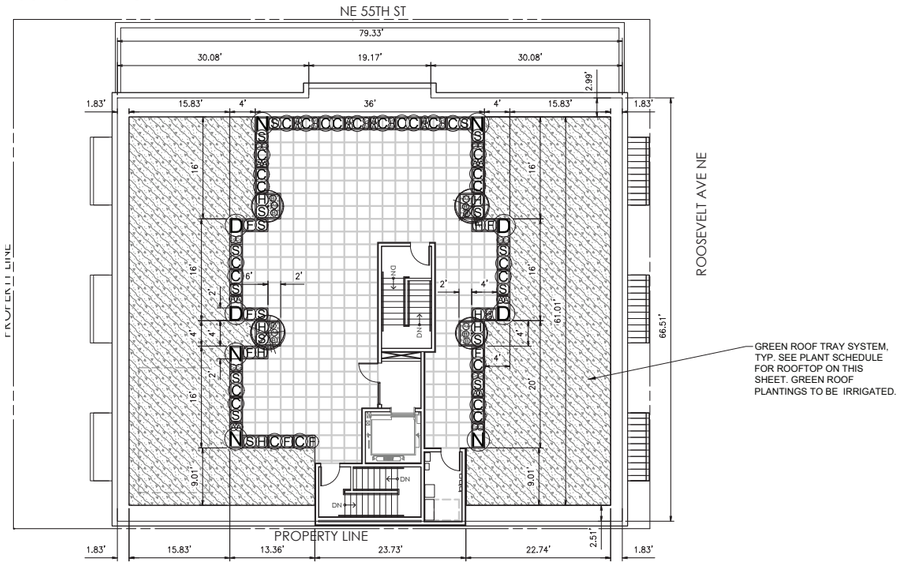
STREET LEVEL LANDSCAPE PLAN



PLANT SCHEDULE STREETSCAPE LANDSCAPE

TREES	BOTANICAL / COMMON NAME	CONT.	SIZE		QTY
	TILIA MONGOLICA `HARVEST GOLD` / HARVEST GOLD LINDEN FULL AND MATCHING. INSTALL PER STANDARD DETAIL 100A	B & B	2"-2.5" CAL.		1
SHRUBS	**BOTANICAL / COMMON NAME**	**CONT.**	**WATER USE**	**SPACING**	**QTY**
Ⓐ	ASTER X FRIKARTII `MONCH` / MONCH ASTER	#1	DROUGHT TOLERANT	15" o.c.	40
Ⓒ	CHIONOCHLOA RUBRA / RED TUSSOCK	30" MIN. HT.	DROUGHT TOLERANT	30" o.c.	27
Ⓝ	NANDINA DOMESTICA `GULF STREAM` TM / GULF STREAM HEAVENLY BAMBOO	30" MIN. HT.	DROUGHT TOLERANT	42" o.c.	11
Ⓢ	SARCOCOCCA HOOKERIANA DIGYNA `PURPLE STEM` / PURPLE STEM SWEETBOX	30" MIN. HT.	DROUGHT TOLERANT	24" o.c.	41
GROUND COVERS	**BOTANICAL / COMMON NAME**	**CONT.**	**WATER USE**	**SPACING**	**QTY**
	CALLUNA VULGARIS `SPRING TORCH` / SCOTCH HEATHER	#1	DROUGHT TOLERANT	18" o.c.	355

ROOFTOP LANDSCAPE PLAN



PLANT SCHEDULE ROOFTOP LANDSCAPE

TREES	BOTANICAL / COMMON NAME	CONT.	SIZE		QTY
	ACER PALMATUM `BLOODGOOD` / BLOODGOOD JAPANESE MAPLE	B & B	5`-6` MIN. HT.		2
	CHAMAECYPARIS OBTUSA `GRACILIS AUREA` / GOLD SLENDER HINOKI CYPRESS FULL AND MATCHING	B & B	4`-5` MIN. HT.		2
SHRUBS	**BOTANICAL / COMMON NAME**	**CONT.**	**WATER USE**	**SPACING**	**QTY**
Ⓔ	AGERATINA ALTISSIMA `CHOCOLATE` / PURPLELEAF BUGBANE	#1	MEDIUM	12" o.c.	4
Ⓐ	ASTER X FRIKARTII `MONCH` / MONCH ASTER	#1	DROUGHT TOLERANT	15" o.c.	20
Ⓒ	CHIONOCHLOA RUBRA / RED TUSSOCK	30" MIN. HT.	DROUGHT TOLERANT	30" o.c.	26
Ⓞ	COREOPSIS VERTICILLATA `ZAGREB` / ZAGREB THREAD LEAF COREOPSIS	#1	LOW	12" o.c.	22
Ⓓ	DRYOPTERIS ERYTHROSORA `BRILLIANCE` / AUTUMN FERN	#1	MEDIUM	12" o.c.	8
Ⓔ	ERYNGIUM AMETHYSTINUM / AMETHYST ERYNGO	#1	DROUGHT TOLERANT	12" o.c.	2
Ⓕ	FOTHERGILLA GARDENII / DWARF FOTHERGILLA	30" MIN. HT.	DROUGHT TOLERANT	24" o.c.	6
Ⓓ	FUCHSIA MAGELLANICA `DAVID` / DAVID HARDY FUCHSIA	30" MIN. HT.	MEDIUM	42" o.c.	4
Ⓗ	HAKONECHLOA MACRA `BENI-KAZE` / GREEN FOREST GRASS	#1	MEDIUM	24" o.c.	8
Ⓝ	NANDINA DOMESTICA `GULF STREAM` TM / GULF STREAM HEAVENLY BAMBOO	30" MIN. HT.	DROUGHT TOLERANT	42" o.c.	5
Ⓢ	SARCOCOCCA HOOKERIANA DIGYNA `PURPLE STEM` / PURPLE STEM SWEETBOX	30" MIN. HT.	DROUGHT TOLERANT	24" o.c.	18
GROUND COVERS	**BOTANICAL / COMMON NAME**	**CONT.**	**WATER USE**	**SPACING**	**QTY**
	OPHIOPOGON PLANISCAPUS `NIGRESCENS` / BLACK MONDO GRASS	#1	MEDIUM	12" o.c.	20

GREEN ROOF — 2,338 SF

TRAY SYSTEM WITH 2" TO 4" DEPTH GROWING MEDIUM AS MANUFACTURED BY COLUMBIA GREEN OR APPROVED EQUAL. PLANT SPECIES MIX TO BE DETERMINED AND SHALL BE DROUGHT TOLERANT AND ADAPTED TO LOCAL CLIMATE.

LANDSCAPE DESIGN

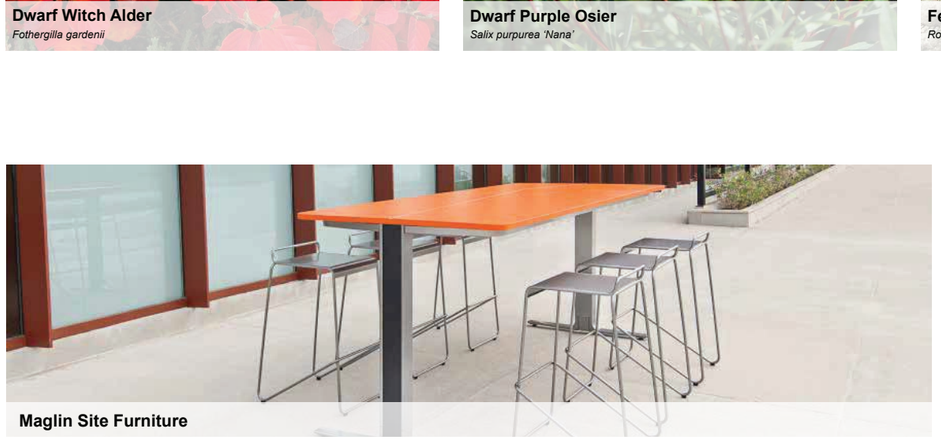
Dwarf Witch Alder
Fothergilla gardenii

Dwarf Purple Osier
Salix purpurea 'Nana'

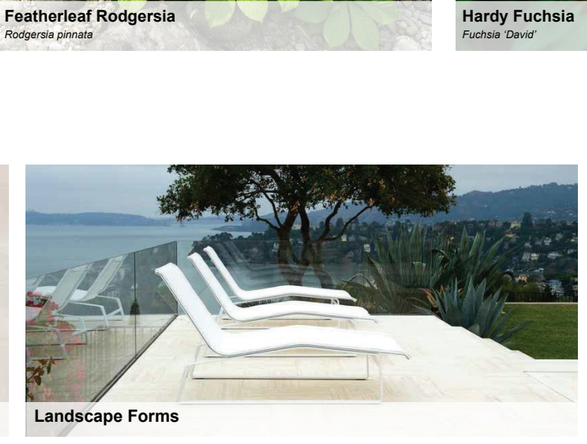
Featherleaf Rodgersia
Rodgersia pinnata

Hardy Fuchsia
Fuchsia 'David'

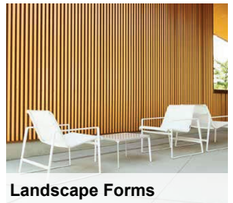
Heather
Calluna vulgaris 'Spring Torch'



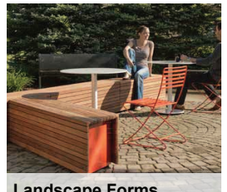
Maglin Site Furniture



Landscape Forms

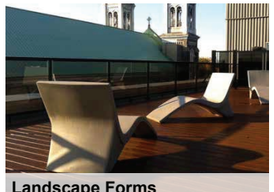


Landscape Forms

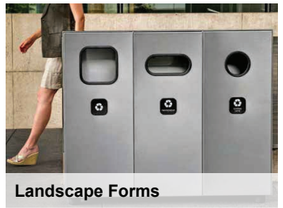


Landscape Forms

Forms + Surfaces



Landscape Forms



Landscape Forms

Landscape Forms

Landscape Forms

Maglin Site Furniture

Forms + Surfaces

Maglin Site Furniture

Forms + Surfaces

Regency Fireplace Products

LANDSCAPE DESIGN

Compact Columnar Arborvitae
Thuja occidentalis 'Degroot's Spire'

Dwarf Sargent's Crabapple
Malus toringo spp. sargentii 'Tina'

Contorted Japanese Larch
Larix kaempferi 'Diana'

Siberian Cypress
Microbiota decussata

Purple Leaf False Holly
Osmanthus heterophyllus 'Purpureus'

Gilles Consulting
Brian K. Gilles
425-822-4994

January 24, 2019

Twist Design
Attn: Olivia Nisbet
444 Woodland Park Ave N, Suite 100
Seattle, WA 98103

SUBJECT: Evaluation of Trees at the 5339 Roosevelt Way NE for Exceptional Tree Status

Dear Ms. Nisbet:

As you requested, I visited the site note above and documented the size and condition of the trees. My findings are as follows:

- There are 10 trees associated with the site.
  - Three trees are on the two rights-of-way.
  - Seven trees are on the subject property.
- *None of the 10 trees meet the criteria for Exceptional Tree Status.*

Detail are covered in *Attachment 1, Tree Inventory/Condition Spreadsheet.*

WAIVER OF LIABILITY
There are many conditions affecting a tree's health and stability, which may be present and cannot be ascertained, such as, root rot, previous or unexposed construction damage, internal cracks, stem rot and more which may be hidden. Changes in circumstances and conditions can also cause a rapid deterioration of a tree's health and stability. Adverse weather conditions can dramatically affect the health and safety of a tree in a very short amount of time. While I have used every reasonable means to examine these trees, this evaluation represents my opinion of the tree health at this point in time. These findings do not guarantee future safety nor are they predictions of future events.

fax: 425-822-6314
email: bkgilles@comcast.net
P.O. Box 2366 Kirkland, WA 98083

PROPOSED LANDSCAPING

Per the attached letter from our arborist, none of the trees on site are exceptional thus none of them are required to be retained.

We propose to preserve the existing trees along the west side of the property as well as the trees on the sidewalk. Two new trees are proposed in the right of way along Roosevelt Way NE along with 3 planting strips along the eastern side of the building. A new bike rack is proposed to be located on the corner of the block to promote use of the adjacent separated bike lane.

The design proposes to have amenities on the roof. The perimeter of the roof is landscaped with the amenities towards the center. Several separate seating areas will be provided and spaced out. Planters are to be placed on the roof to help break up the different spaces and create privacy. The solar panels are planned to be located on the south west corner.

EAST AND NORTH ELEVATIONS

ELEVATION KEYNOTES

1. METAL CANOPY, PAINTED, SEE DETAIL 1 & 2/A4.03.
2. LED WALL SCONCE CENTERED @ 7'-6" A.F.F. - PROGRESS CYLINDER - BLACK.
3. ALUMINUM STOREFRONT. KAWNEER, CLEAR FINISH.
4. ARCHITECTURAL CONCRETE, NATURAL.
5. VINYL WINDOW, PLYGEM, WHITE.
6. VINYL WINDOW, PLYGEM, CLAY.
7. FIBER CEMENT PANEL SIDING, BM, CHELSEA GRAY, HC-168.
8. FIBER CEMENT PANEL SIDING, BM, HALE NAVY, HC-154.
9. FACTORY FINISHED CAP FLASHING, GRAY.
10. BRICK, SMOOTH FINISH, DARK BROWN.
11. METAL CANOPY
12. 4" STEEL MESH GRILLE
13. FIBER CEMENT HORIZONTAL SIDING, BM, HALE HAVY, HC-154.
14. FIBER CEMENT VERTICAL SIDING, BM, HALE HAVY, HC-154.
15. CMU BLOCK
16. WOOD FENCE
17. DECK W/ BALCONY
18. OVERHEAD GARAGE DOOR

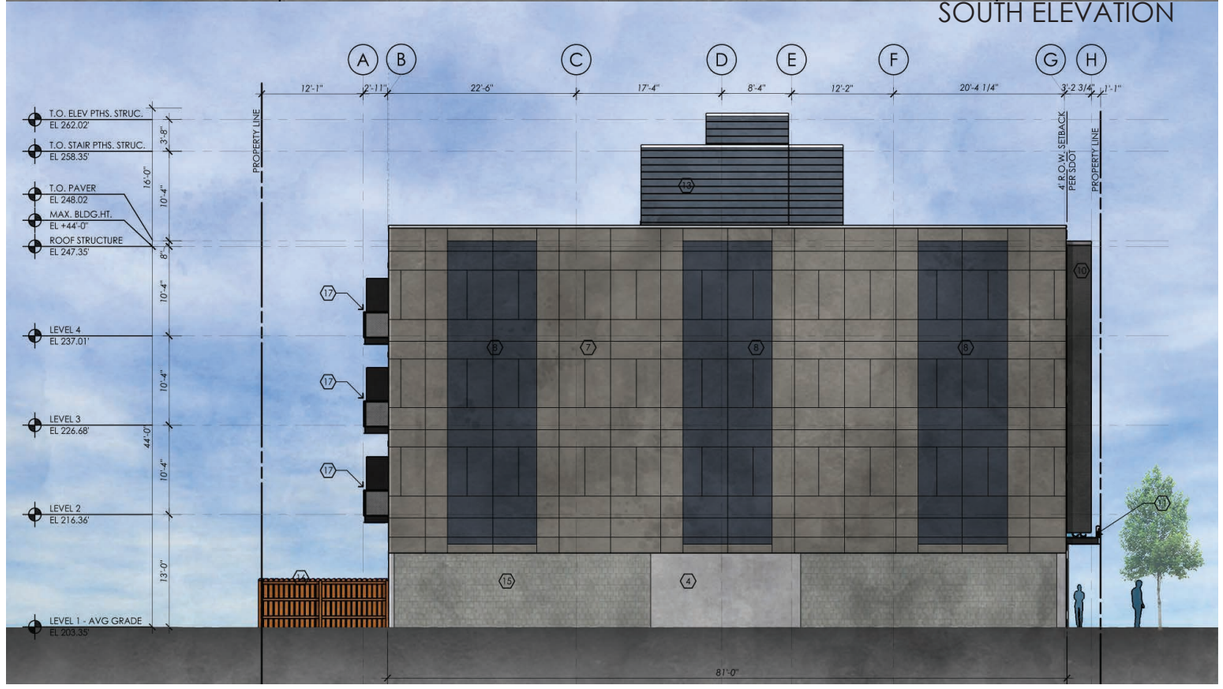
WEST AND SOUTH ELEVATIONS

ELEVATION KEYNOTES

1. METAL CANOPY, PAINTED, SEE DETAIL 1 & 2/A4.03.
2. LED WALL SCONCE CENTERED @ 7'-6" A.F.F. - PROGRESS CYLINDER - BLACK.
3. ALUMINUM STOREFRONT. KAWNEER, CLEAR FINISH.
4. ARCHITECTURAL CONCRETE, NATURAL.
5. VINYL WINDOW, PLYGEM, WHITE.
6. VINYL WINDOW, PLYGEM, CLAY.
7. FIBER CEMENT PANEL SIDING, BM, CHELSEA GRAY, HC-168.
8. FIBER CEMENT PANEL SIDING, BM, HALE NAVY, HC-154.
9. FACTORY FINISHED CAP FLASHING, GRAY.
10. BRICK, SMOOTH FINISH, DARK BROWN.
11. METAL CANOPY
12. 4" STEEL MESH GRILLE
13. FIBER CEMENT HORIZONTAL SIDING, BM, HALE HAVY, HC-154.
14. FIBER CEMENT VERTICAL SIDING, BM, HALE HAVY, HC-154.
15. CMU BLOCK
16. WOOD FENCE
17. DECK W/ BALCONY
18. OVERHEAD GARAGE DOOR

WEST ELEVATION

SOUTH ELEVATION



MATERIALS

LANDSCAPING ELEMENTS TO SOFTEN EDGE & PEDESTRIAN EXPERIENCE.

COMMERCIAL DEFINED BY METAL CANOPIES & CREATES A CONTINUAL MODULATION AT CORNERS.

FLAT PANELED SIDING DEFINED FOR A RESIDENTIAL AESTHETIC.

BRICK - SOLID, PEDESTRIAN MATERIAL TO INCREASE LONGEVITY & DURABILITY.

RESIDENTIAL MECH.VENT
COLOR: TO MATCH PAINT

VINYL WINDOWS
COLOR: WHITE / CLAY

WOOD FENCING
COLOR: STAIN

RENDER 1

WHITE VINYL WINDOW

CLAY VINYL WINDOW

HALE NAVY CEMENT FIBER BOARD SIDING

COAL CREEK BRICK

CHELSEA GRAY CEMENT FIBER BOARD SIDING

DARK BRONZE CANOPY

RENDER 2 + 3

RENDER 4

LIGHT SPILLAGE PLAN

SITE PLAN

WALL-MOUNTED DOWN LIGHT

LANDSCAPE UP AND ACCENT LIGHT

RECESSED SOFFIT LIGHT

TRAPEZOID OVER-DOOR LIGHT

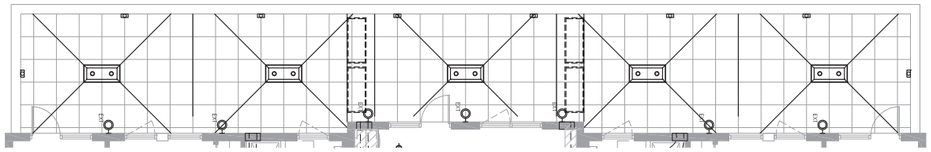
STRIP LIGHT

3RD FLOOR DECK AND ROOF LIGHTING

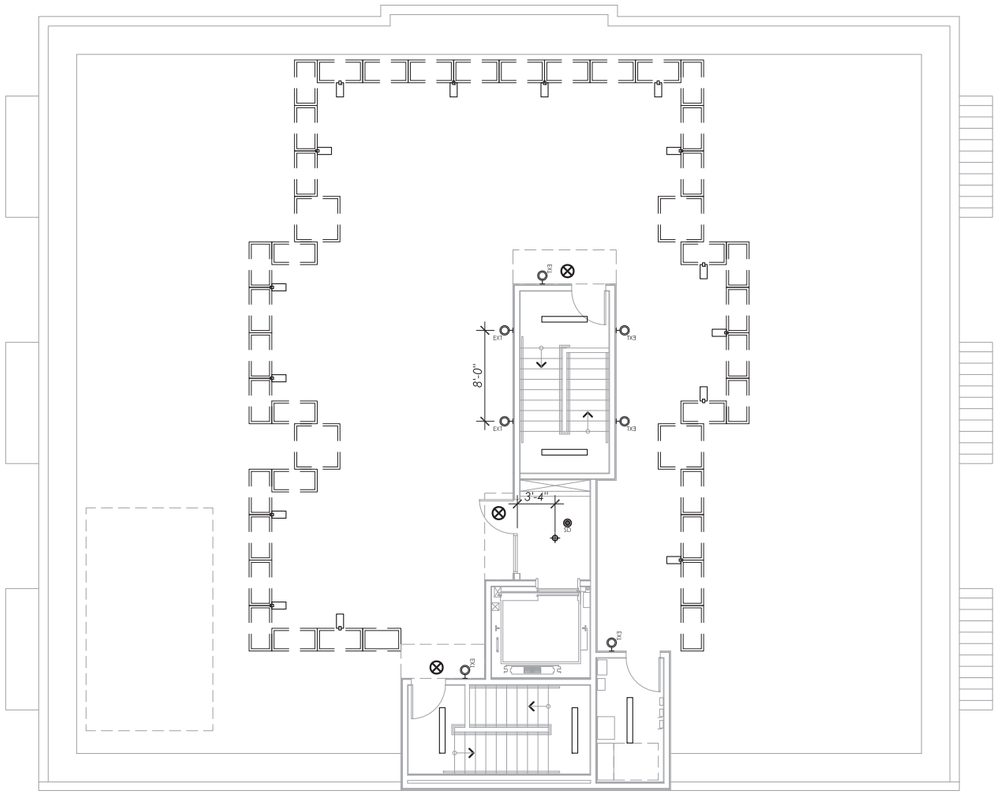
LEGEND

- 6" LED FLUSHMOUNT, WHITE FINISH, 3000K COLOR TEMP.
- 10"-12" LED FLUSHMOUNT, WHITE FINISH, 3000K COLOR TEMP.
- 4' CEILING MOUNTED LED LIGHT
- EXT — WALL MOUNTED FIXTURE, LED, EXTERIOR CONDITIONS, WET, MOUNT HEIGHT 72" OC. TYPICAL., ON DAYLIGHT SENSOR
- LED STRING LIGHTS, 40-50 FT STRING W/ LIGHTS EVERY 2FT MIN., EXTERIOR WET CONDITIONS, ON DAYLIGHT SENSOR
- LED FLOOR LAMPS, EXTERIOR WET CONDITIONS, ON DAYLIGHT SENSOR
- EXTERIOR WALL RECESSED LED LIGHT
- FAN, PER MECHANICAL
- SD — SMOKE DETECTOR
- CM — CARBON MONOXIDE DETECTOR
- EXIT SIGN WITH DIRECTIONAL ARROWS WHERE REQUIRED

3RD FLOOR DECK LIGHTING PLAN



ROOF LIGHTING PLAN



SIGNAGE AREAS

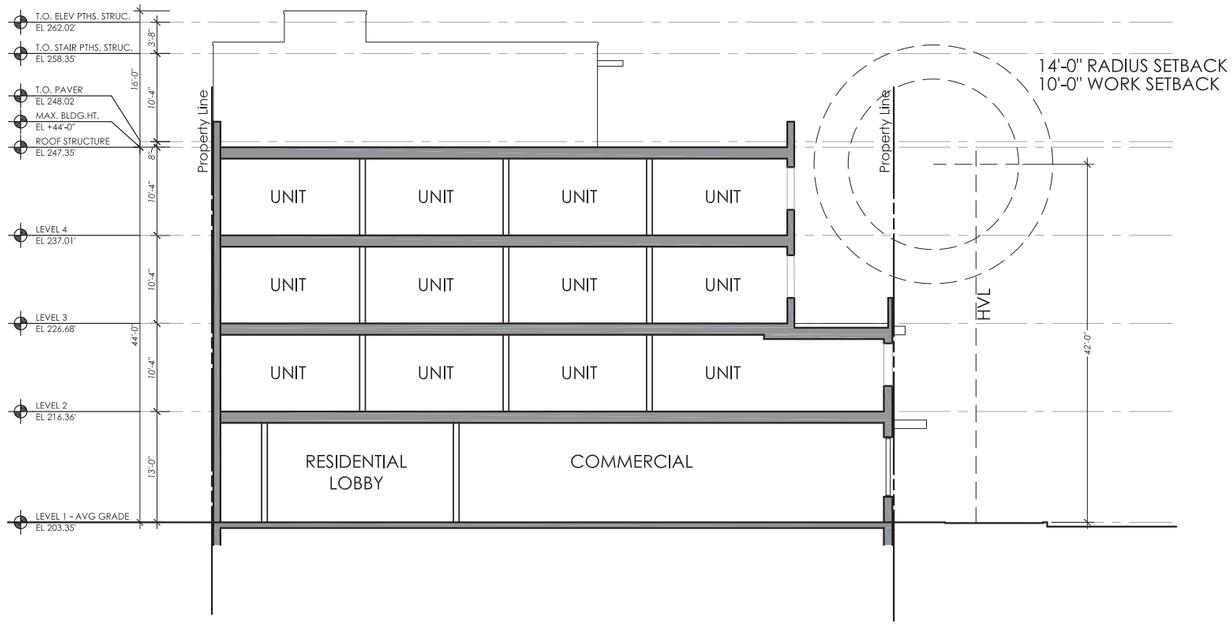
CONCEPT IMAGE

CONCEPT IMAGE

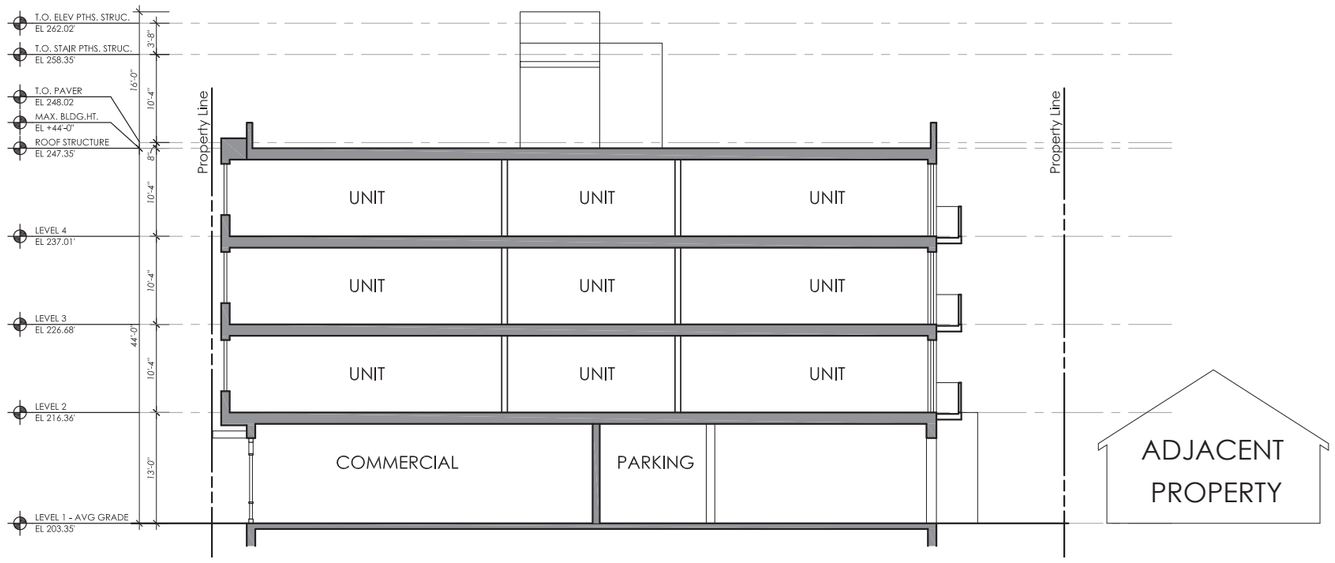
CONCEPT IMAGE

SECTION-A AND SECTION-B

SECTION-A



SECTION-B



SHADOW ANALYSIS

ALTERNATIVE COLOR SCHEME

WHITE VINYL WINDOW

HALE NAVY CEMENT FIBER BOARD SIDING

MIDNIGHT SKY BRICK

TROUT GRAY CEMENT FIBER BOARD SIDING

CLEAR CANOPY

ALTERNATIVE COLOR SCHEME EAST AND NORTH ELEVATIONS

ELEVATION KEYNOTES

1. METAL CANOPY, PAINTED, SEE DETAIL 1 & 2/A4.03.
2. LED WALL SCONCE CENTERED @ 7'-6" A.F.F. - PROGRESS CYLINDER - BLACK.
3. ALUMINUM STOREFRONT. KAWNEER, CLEAR FINISH.
4. ARCHITECTURAL CONCRETE, NATURAL.
5. VINYL WINDOW, PLYGEM, WHITE.
6. VINYL WINDOW, PLYGEM, CLAY.
7. FIBER CEMENT PANEL SIDING, BM, CHELSEA GRAY, HC-168.
8. FIBER CEMENT PANEL SIDING, BM, HALE NAVY, HC-154.
9. FACTORY FINISHED CAP FLASHING, GRAY.
10. BRICK, SMOOTH FINISH, DARK BROWN.
11. METAL CANOPY
12. 4" STEEL MESH GRILLE
13. FIBER CEMENT HORIZONTAL SIDING, BM, HALE HAVY, HC-154.
14. FIBER CEMENT VERTICAL SIDING, BM, HALE HAVY, HC-154.
15. CMU BLOCK
16. WOOD FENCE
17. DECK W/ BALCONY
18. OVERHEAD GARAGE DOOR

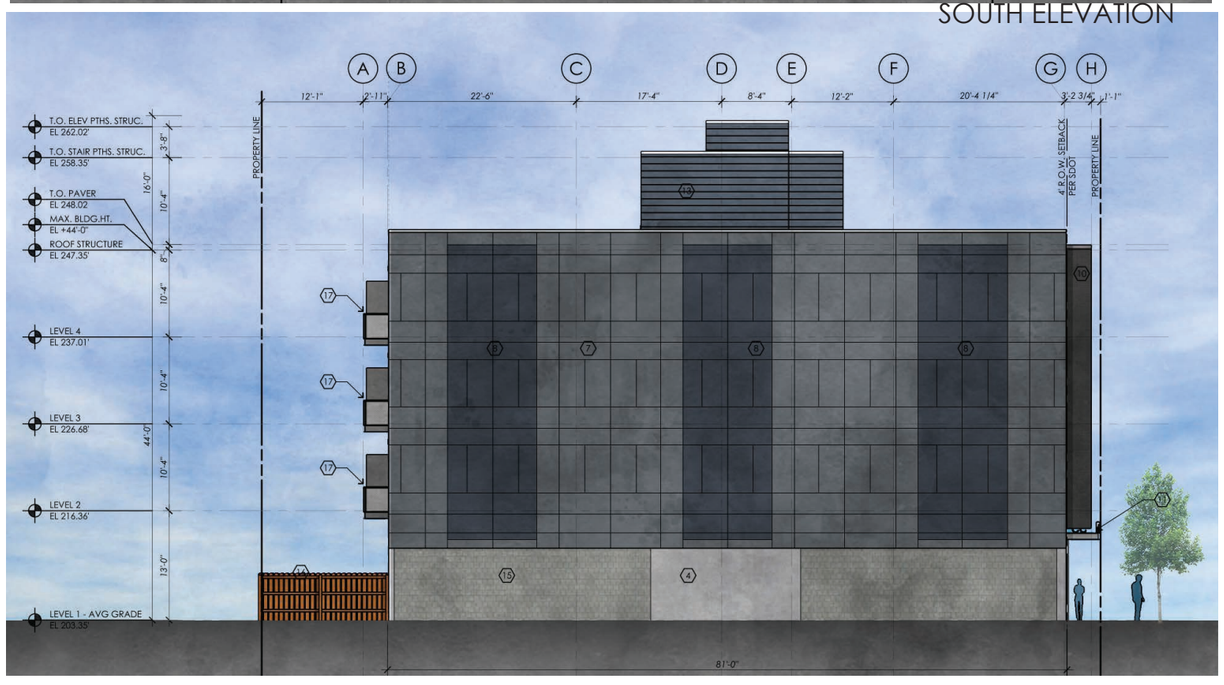
ALTERNATIVE COLOR SCHEME WEST AND SOUTH ELEVATIONS

ELEVATION KEYNOTES

1. METAL CANOPY, PAINTED, SEE DETAIL 1 & 2/A4.03.
2. LED WALL SCONCE CENTERED @ 7'-6" A.F.F. - PROGRESS CYLINDER - BLACK.
3. ALUMINUM STOREFRONT. KAWNEER, CLEAR FINISH.
4. ARCHITECTURAL CONCRETE, NATURAL.
5. VINYL WINDOW, PLYGEM, WHITE.
6. VINYL WINDOW, PLYGEM, CLAY.
7. FIBER CEMENT PANEL SIDING, BM, CHELSEA GRAY, HC-168.
8. FIBER CEMENT PANEL SIDING, BM, HALE NAVY, HC-154.
9. FACTORY FINISHED CAP FLASHING, GRAY.
10. BRICK, SMOOTH FINISH, DARK BROWN.
11. METAL CANOPY
12. 4" STEEL MESH GRILLE
13. FIBER CEMENT HORIZONTAL SIDING, BM, HALE HAVY, HC-154.
14. FIBER CEMENT VERTICAL SIDING, BM, HALE HAVY, HC-154.
15. CMU BLOCK
16. WOOD FENCE
17. DECK W/ BALCONY
18. OVERHEAD GARAGE DOOR

WEST ELEVATION

SOUTH ELEVATION



ALTERNATIVE COLOR SCHEME MATERIAL PALETTE