4709 ROOSEVELT WAY NE

SDCI # 3038322-EG | MUP # 3036766-LU

RECOMMENDATION MEETING

01.30.2023

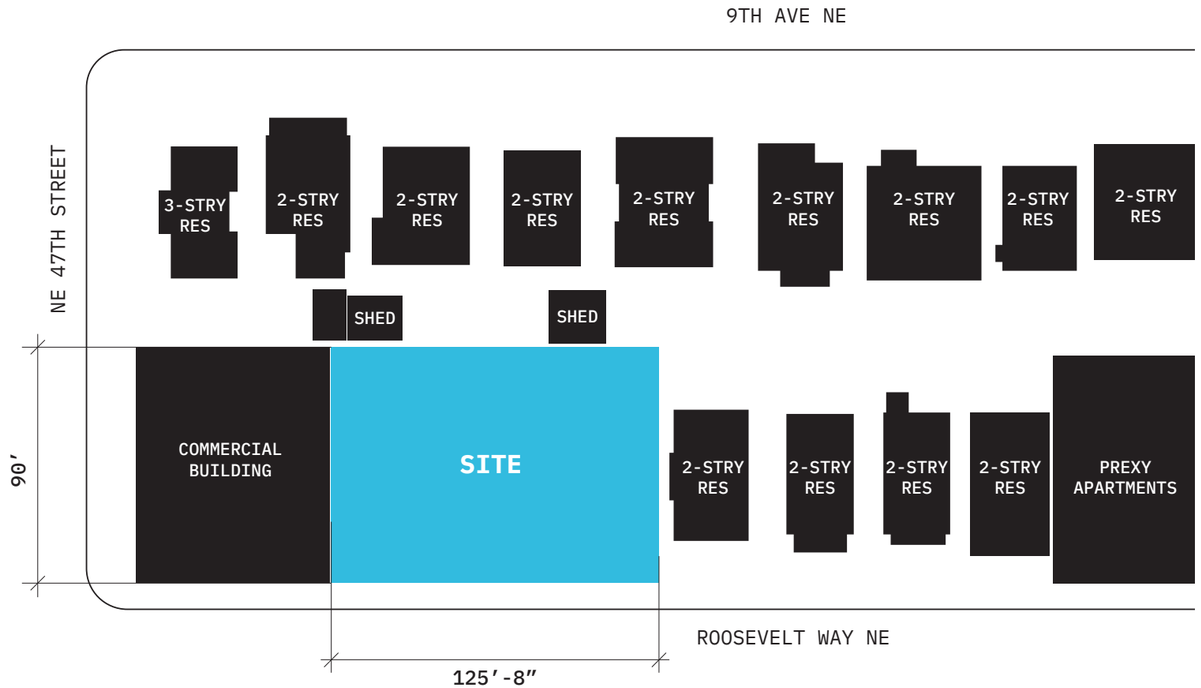
PROJECT INFORMATION:

ADDRESS:	4709 ROOSEVELT WAY NE Seattle, WA 98105
LEGAL DESCRIPTION:	MCGUIRE & HOLDENS TO LATONA SUPL PLAT BLOCK :1 PLAT LOT:17 THRU 21
PARCEL NUMBER:	533520-0115
ZONING:	NC3-65 SITE AREA 11,313 SF FAR 4.5 MAX HEIGHT 65'

PROJECT TEAM:

OWNER:	ONELIN Capital Corporation 601 Union St. Suite 1730 Seattle, WA 98101 206.550.1538 Contact: Brittney Brandt
ARCHITECT:	HEWITT 101 Stewart Street, Suite 200 Seattle, WA 98101 206.624.8154 Contact: Sean Ludviksen, Principal
LANDSCAPE ARCHITECT:	Karen Kiest Landscape Architects 111 West John ST, Suite 306 Seattle, WA 98119 206.323.6032 Contact: Karen Kiest

01 | PROJECT OBJECTIVES & BACKGROUND



RESIDENTIAL UNITS

+ +/- 81 total units
+ Studio, Urban 1-Bed, 2-Bed unit mix

STREET LEVEL USE

+ Potential street level retail kiosk conversion (+/- 280 SF)
+ Additional setback along Roosevelt Way NE

PARKING

+ No on site parking proposed.
+ 78 +/- Bike Parking spaces

PROJECT QUANTITIES

+ 11,306 SF Site Area
+ 65' tall residential building + mechanical penthouse overrun
+ 7 stories + residential rooftop terrace
+ +/- 51,000 total SDCI GFA

DEPARTURES

DEPARTURE REQUESTS

+ Curb cut to allow vehicular access on site for move in/out and delievery functions

PROJECT VALUES	DESIGN STUDY
1 MAXIMIZE PLACES TO LIVE	+ "In the Seattle metro area, the report estimated a shortage of around 81,000 units in 2019, up from 41,500 in 2012. The 81,000 units pencils out to 5% of the 1.6 million existing units in our metro area, meaning we had a 5% shortage. In 2012, the shortage in Seattle was less than 3%." Gene Balk (August 8th 2022) "Housing shortage has spread across Pacific Northwest, new study shows." *The Seattle Times* *https://www.seattletimes.com/seattle-news/data/housing-shortage-has-spread-across-pacific-northwest-new-study-shows/*
2 DESIGN CONCEPT	+ Design to strengthen fundamental urban conditions found in the neighborhood.
3 FLEXIBLE USES	+ Consider the complexity of residential program; ie spaces having multiple functions and uses over time.
4 PAST, PRESENT & FUTURE	+ Consider the future growth of the under improved block.
5 FABRIC BUILDING	+ The role of a mid-block, in-fill structure within the block
6 HEALTH AND WELLNESS	+ Provide a variety of outdoor recreation opportunities and promote multi-modal transportation opportunities

PROJECT GOALS

• Introduction | Message to the Board

We would like to begin by thanking the board members for volunteering their time to participate in the design review process with a common goal – to promote and foster good design.

While City's Design Review Process focuses on important considerations such as urban design and architectural cues, the pedestrian realm, height, bulk, and scale, it can be an incomplete set of factors for a successful process. Therefore, as additional reference to facilitate your review and our future meetings, we'd like to highlight the development of the project, it's team and the design approach.

• Project Background Since the Early Design Guidance Meeting

Hewitt-Architecture is currently working on two high-rise, mixed-use residential projects south the project site, along NE 45th Street. One located at 1013 NE 45th Street and the second, across the street at 1107 NE 45th Street. Both projects consider the indelible traits and characteristics of the neighborhood to form their design concepts. 1013 NE 45th Street is a 25-story, mixed-use residential tower named "OneU". The project recently presented to the northeast board. The context and site analysis of the project characterized the University District Neighborhood as: "Rational and Romantic." This expression describes a rational north / south street grid juxtaposed with the urban design patterns of the University of Washington's Campus planning and natural features of the neighborhood such as Union and Portage Bay's water edge forming the route of the Burke-Gilman Trail and to the north, Ravenna Park. These neighborhood features have more organically formed and organized patterns we describe as "Romantic."

Our second project, a 27-story, mixed-use residential tower located across the street from OneU at 1107 NE 45th Street. This project also considers the characteristics of the neighborhood. However, through the design team's study we focused on the differences between the site's located opposite from one another. Through our context and site analysis for the 1107 NE 45th Street site, we observed a slightly different set of urban conditions than at 1013 NE 45th Street. While 1013 NE 45th Street had adjacent neighbors unlikely to be redeveloped, it's south, west, and north immediate context was more open and unconstrained. With 1013 NE 45th street directly west of 1107 and with the potential for adjacent development around the site, the design team viewed the context at 1107 NE 45th Street as being more contained and localized with more "tower traffic" surrounding it. The design team made the decision to consider more localized aspects of the "rational and romantic" University District Neighborhood to inform the design.

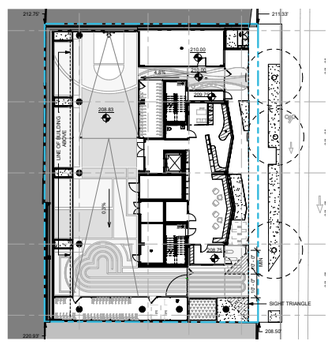
• Project Background Since the Early Design Guidance 2 Meeting

In addition to responding to the Design Review Board's direction the proposal also:

- Eliminated parking. No is required / no parking is proposed.
- No commercial space is proposed for the street level or required by zoning. However, the ability to convert a portion of the street level into commercial uses was maintained. Studies to explore increasing the street level are provided.
- Per SDCI's direction, the proposal is requesting a development standard departure to allow a curb cut for on-site vehicular access to accommodate move in/out functions on the site.
- Existing tree on adjacent property to the west was removed by the owner.

• Project Goal - Maximize Places for People to Live

A central goal of the project is to maximize places for people to live. The site's zoning (NC3-65) has a density limit that is determined by an FAR of 4.5. This is measured by the gross floor area of a building, typically interior area measured at the floor level. Unenclosed areas and below grade areas are not typically charged toward a project's FAR. An exception is parking area and associated floor area for access to the parking is counted toward a project's FAR even if it's unenclosed, but covered by a structure above. This factored into the decision to not provide any parking. The amount of area required for a small number of stalls did not justify the amount of area that could be used for apartments. Additionally, we optimized service, support and mechanical spaces to maximize area for living. This is most noticeable on the ground level.



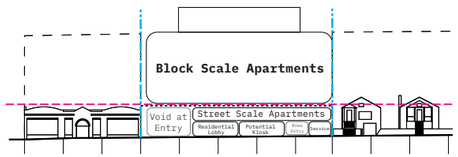
• Fabric Buildings

"Urban Fabric" is a way to describe a hierarchy in the form and organization of a city or neighborhood. Natural features, parks, plazas or forms of honorific architecture are often figural highlights within the fabric of a city. The fabric is the majority of a city. It's the places where people live, work and shop. The proposal is a mid-block, 7-story, urban infill project. It is viewed as a "fabric building" that is part of an urban landscape with a focus away from individual buildings and toward city blocks, streets and public spaces. Above are three examples of fabric buildings in the neighborhood - a mixed-use residential structure, a multi-family residential building and a commercial building. The three showcase modest building forms with variety in the facades expressed by materials and window arrangements. Two show recessed street edges with taller insets at corner intersections and building entries. The simple block form of the buildings suggest adaptability and flexibility for a diversity of inhabitants over time. The proposal follows similar strategies as a fabric building in the neighborhood. Hewitt Architecture uses “applied innovation” to envision a more flexible, adaptable, and diverse urban experience. Applied innovation is a real-world orientation in pursuit of practical, functional, and effective outcomes that challenge conventional norms. Through applied innovation we seek to foster social and cultural exchange, wellness, and livability. This allows for a variety of perspectives and responses to specific contexts within heterogeneous communities. Two forms of applied innovation for the urban fabric of the neighborhood are "site pluralism" and "porous building."

• "Site Pluralism"

222 Dexter Ave "SkyGlass" (under construction)

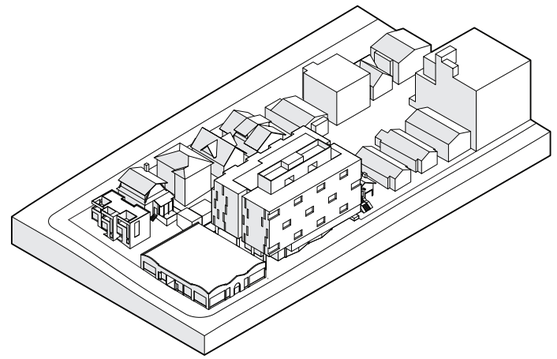
1107 NE 45th Street (in design)



"Site pluralism" is a term used to describe a design concept that embraces a diverse set local context and conditions as an architectural strategy. Site pluralism acknowledges the differences between the street, and the uses above. The proposal views the street level as a collection of small scale neighbors with a variety of edge conditions, The proposal expresses street level functions with angled, transparent bays, open-air entries and a second level row of apartments. Each create a set of small scale elements similar to its neighbors. Examples of site pluralism are shown on the left.

• "Porous Buildings"

"Porous building" is an idea that can be expressed in several ways. Access to light and air are classic considerations. The profile of the building at it's base is minimized. Access to light and air occurs on all four sides. On site parking was eliminated from the program and replaced with apartments overhead. The recreation area is an adaptable and flexible space for residents. It provides covered outdoor space to gather, socialize and recreate. It provides multiple access points to and from the apartment building. It provides utility as a space for residents to safely move in and out of the building.



Site pluralism and porous building are concepts that adds to the variety of experiences within the urban fabric. They are expressed in the proposal by organizing the project as an upper apartment block over a small street level facade. Two openings through the building provide views into the through the site. The openings allow residents choices to come and go. The porous street level adds interest to pedestrians and highlights smaller scale neighbors. To connect with natural features and offer a sense of place within the city. The upper apartment block is modest in its form with a rational plan arrangement to maximize places for people to live. It is part of the block and portioned to reflect the urban grain of the neighborhood. The proposal expresses the intentions of the neighborhood and city design guidelines.

We look forward to our meeting with the board.
Sincerely,

Julia Nagele, Senior Principal | Director of Design Hewitt Architecture.

OneU 1013 NE 45th Street

UDT 1107 NE 45th Street

Capitol Hill TOD - BUILDING A

2407 1st Avenue
Rendering by Herzog & de Meuron - Design Consultant
Hewitt Architecture - Executive Architect

Capitol Hill TOD - BUILDING C

Luna 2745 California Ave SW

Leeann 701 5th Avenue N

RELEVANT U DISTRICT AND MID-RISE PROJECTS BY
HEWITT ARCHITECTURE

AREA MAP

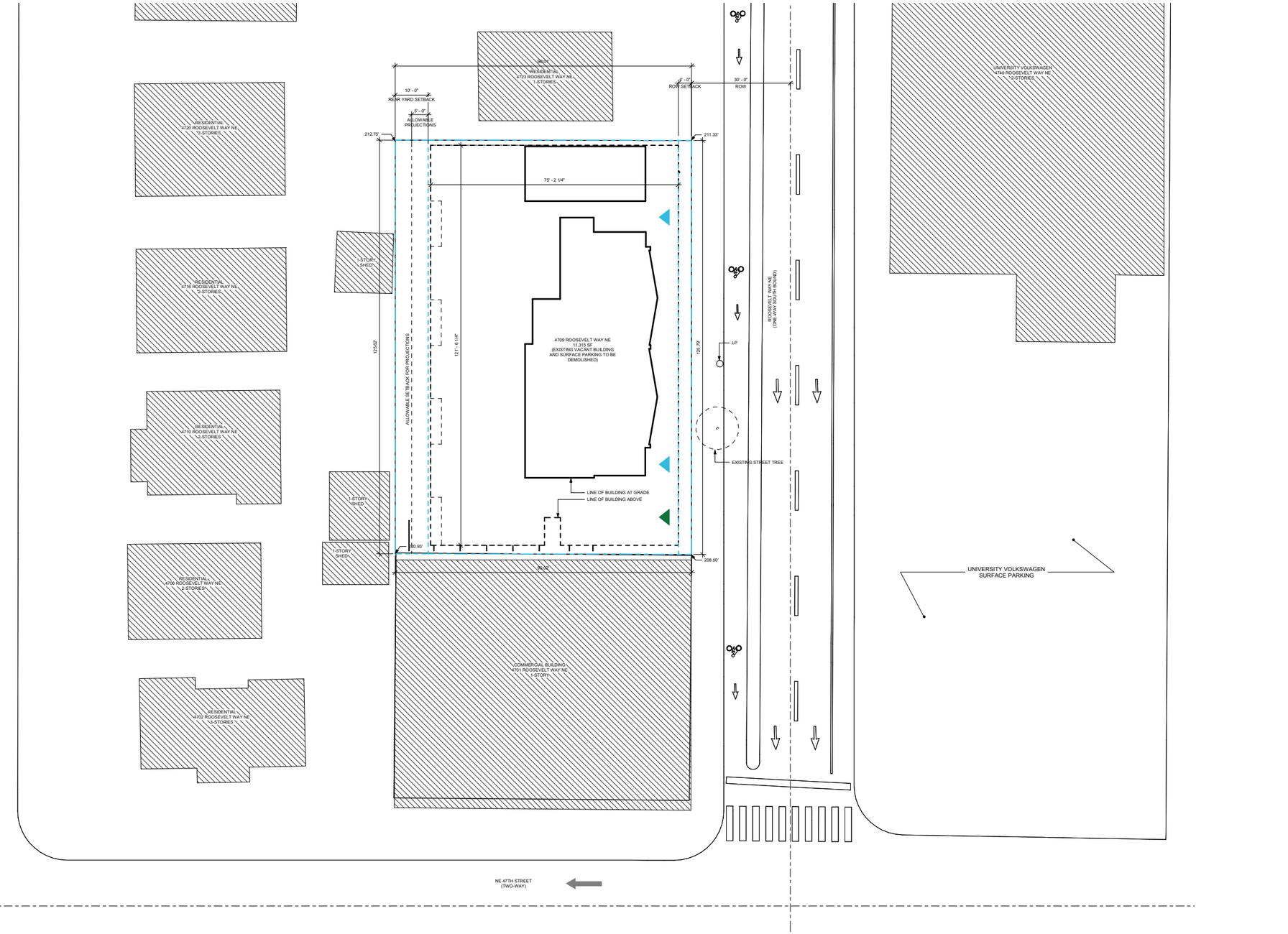
N

H

10

SURROUNDING 9-BLOCK AREA OF UNIVERSITY DISTRICT

SURROUNDING USES



SITE

N

0 20 40 80

MOVE-IN / OUT ACCESS

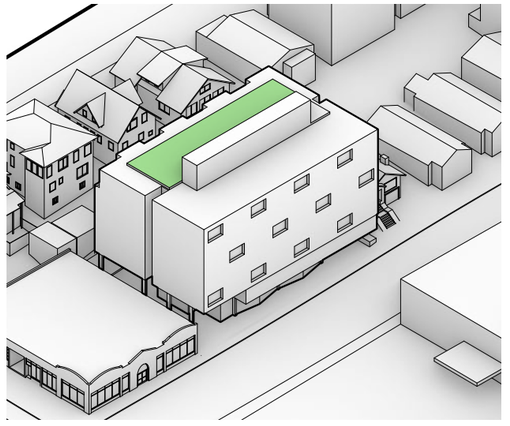
PEDESTRIAN ACCESS

ALTERNATIVE 1*

ALTERNATIVE 2*

ALTERNATIVE 3*

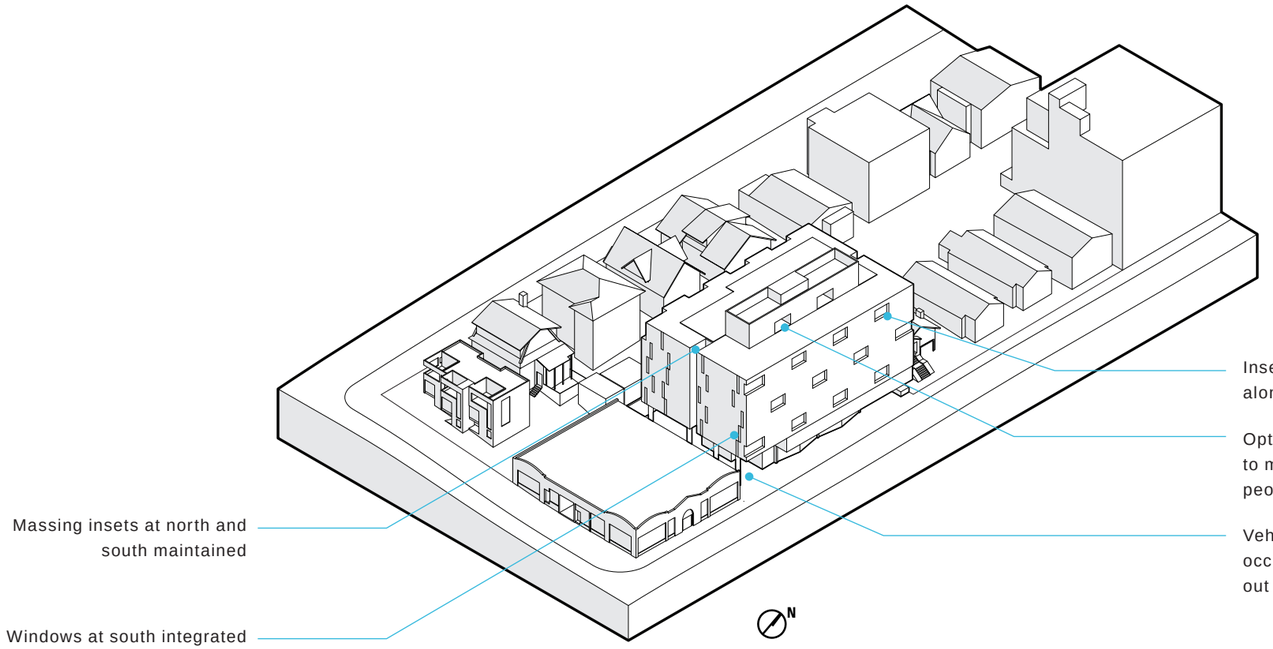
EDG 1

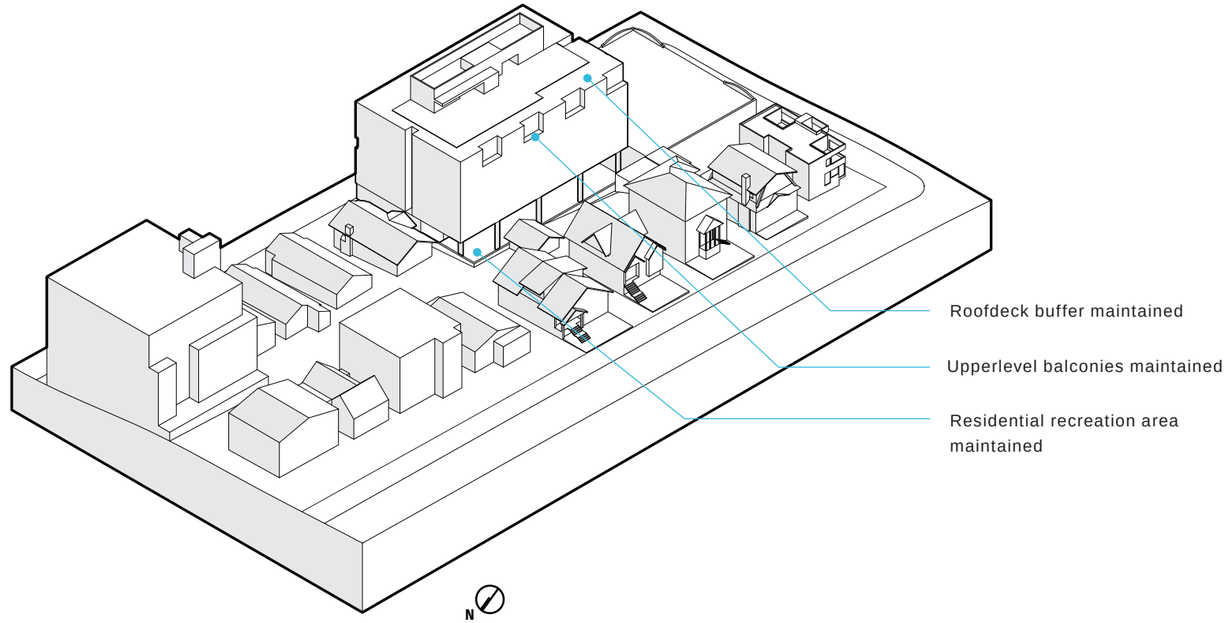


EDG 2

* Alternatives by others

EDG 1 & 2 ALTERNATIVE SUMMARY





REC MASSING OVERVIEW

02 | EDG 2 PRIORITIES & RECOMMENDATIONS

1. SITE ANALYSIS/RESPONSE TO CONTEXT

a. The Board supported the updated design stating that the new design vision included a clear context study and design process. The clarity of the design process assisted the Board in understanding how the design evolved. Board members stated the redesign of the building was very responsive to the guidance provided at the initial EDG meeting and the public comments. (CS2-B-1, CS2-C-2, University Supplemental Guidance – DC2-2-a)

Design Response:
The new design vision supported by the board was maintained.
(Please see pp. 21 for additional information.)

b. Board members supported the façade design noting that the analysis provided in the packet provided sufficient information to clearly understand how the façade design evolved from the initial EDG meeting. (University Supplemental Guidance – DC2-2-a)

Design Response:
The facade concept supported by the board at EDG #2 is maintained. (Please see p. 22 for additional information.)

1. SITE ANALYSIS/RESPONSE TO CONTEXT

c. The Board had concerns about the existing tree located just beyond the northwest corner of the project site. The Board recommended the applicant provide further analysis of impacts to the off-site tree, if any, in the Recommendation packet. (University Supplemental Guidance CS1-1-c)

Design Response:
The existing tree has been removed per the adjacent property owner where the tree is located. (Please see p. 23 for additional information.)

d. Board members questioned how the lower levels of the building relate to the context of the neighborhood. The Board requested the applicant further analyze how the street level spaces relate to the context of the neighborhood. While the Board supported the removal of the vehicle parking on the ground level, they requested the applicant explore how this could assist in creating more depth to the street level spaces, specifically how an expanded commercial space could be accommodated at the street level. (CS2-B-2, University Supplemental Guidance PL3-3-f)

Design Response:
This is a two-part response. The first board request concerns how the project responds to the neighborhood context at the street level, and the second Board request, is to explore expanding the street level floor area to accommodate the possibility of future commercial space.

PART 1 Response: The horizontal datum, inflected bays and smaller street level scale proposed at EDG #2 remains. These design devices relate to the smaller scale, adjacent context.
(Please see p. 24 for additional information.)

PART 2 Response: The goal of the street level concept is to minimize interior space so the overall project can maximize places for people to live. While a portion of the street level has the ability to be converted in the future as commercial, retail or retail "kiosk" style space is no commercial space required by zoning or proposed. The street level uses are accessory to the residential program or required building services. If the project were to expand the depth of the interior floor at the street it would be expanding accessory residential uses (ie lobby space.) If the project expanded at the street regardless of uses, the project would have to reduce the amount of space for people to live above as the density of the site is driven by FAR. The project as proposed is 66 sf short of a maximum FAR of 4.5.
(Please see p. 40 for additional information and pp. 100-101 the project GFA area calculations in the appendix.)

1. SITE ANALYSIS/RESPONSE TO CONTEXT

PART 2 Response (Continued):
Street level active uses (ie commercial space) would not be exempt from chargeable FAR.

If the project had capacity to expand, the design team studied two options - expanding the street level area to the east and expanding to the west. Expanding to the east would require the project to remove at least one apartment and reduce a second. This would increase the floor area +/- 460 SF and widen the residential lobby from an average of 20' to 26' if there was no modulation or inflected bays on the facade. If the facade expanded to the west, it would effect the centered double loaded corridor, and the depths of the apartments. Currently street facing apartments

Additionally, the project proposes on-site vehicle access for move in/out functions. Expanding the street level space to the west would prohibit the ability for moving vehicle to turn around on the site so as not to back out into the street, per the requirement of SDOT and SDCI.

(Please see p. 40, 42, 43 for additional information.)
(Please see the vehicle turning diagram in the appendix.)
(Please see departure request p. 90, 99 regarding on-site vehicle access)

EDG BOARD'S PRIORITIES & DIRECTION

2. MASSING

a. The Board found the new façade patterns appropriately tying into the context of the surrounding buildings. Board members noted the second level horizontal datum line's location made sense with the surrounding buildings. The double height entry off Roosevelt Way NE was supported by the Board along with the balconies on the east façade. While the Board supported the balconies facing Roosevelt Way NE, they found the narrow balconies do not provide the same level of use that a wider balcony would allow. The Board recommend the applicant explore ways to increase the balcony depth on the east façade and provide this information in the Recommendation packet. (University Supplemental Guidance – CS2-1-e, DC2-1-a)

Design Response:

The board supported facade concept and patterning remains. This includes the sill height of the street facing apartments. Since the apartments are compact, sills at the exterior window area provides for additional furniture arrangements and flexibility to the interior. The balconies proposed at EDG #2 are "Juliette style" and therefore not occupied. To make the balconies deeper, the compact apartments would have to be reduced or the balconies would be required to project beyond the facade. Projecting over the property line would trigger an annual Street Use permit and need to adhere to SMC 23.53.035 Structural Building Overhangs. SMC 23.53.035 states: "structural building overhangs shall be removable per Title 15." and thereby not recommended or proposed by the applicant.

(Please see p. 27, 64 for additional information.)

2. MASSING

b. The Board supported the insets on the north and south facades finding the insets assist in breaking down the scale of the façade. Board members appreciated the inclusion of windows on the south façade but stated that the window placement is not as strong as it could be. Board members discussed how the windows on the south façade could be increased to continue the window patterning found on the east façade. The Board recommended the applicant further study how to incorporate additional windows on the south façade to be more in line with the east façade. (University Supplemental Guidance – DC2-5-a, DC2-B-2)

Design Response:

The Board supported insets on the north and south facades remain. Studies to add windows to the south interior lot line facade were done. The amount of glazing on the facade at the interior lot line is limited due to a maximum of 15% of facade area, per story, to have "unprotected openings" (windows.) The design team facade studies suggest the limitations of windows served little benefit to the apartments as view windows by placing the windows the edges / corners of the facade, potential development would obscure most view to the outside. Therefore the design team added vertical slot windows to each living room and bedroom not intended to be for views but natural light and interest on the facade. The proportions of the windows was integrated into the south facade to be to create a coherent facade concept between the east / west and north / south facades.

(Please see pp. 28-31 for additional information.)

3. ZONE TRANSITION

a. The Board supported the reduction in building scale at the top of the building noting that this feature was nicely done. The Board members found the setback of the rooftop amenity space to the west edge of the building helps to soften this edge to the neighboring residences and provides an opportunity to create a planting buffer. (CS2-D-5,University Supplemental Guidance CS2-2-b)

Design Response:

The rooftop concept supported by the board at EDG #2 has been maintained.

(Please see p. 33, 79 for additional information.)

b. The Board found the design features provided in the west façade communicate well to the adjacent zone and provide a well-designed breakdown of the building's mass. With the sunken amenity space, the Board requested the applicant study ways to provide landscaping at the base of the building to screen the amenity space from neighboring properties. (DC4-D)

Design Response:

The existing context of the properties along the west lot line have been documented. The west adjacent properties have fencing and shed structures at the lot line. The existing condition would fully screen the amenity space. The applicant proposes erecting a tightly spaced security fence at the west lot line on top of the existing retaining wall that is in poor condition but will remain in place, and supplemented with a new retaining wall to the east. Adding landscaping between the security screen fencing and the new retaining wall was studied and determined to be prohibitive given the existing retaining wall, the height from the floor of the recreation area and the impact landscaping would provide due to the existing fence and vegetation. **(Please see p. 34, 36, 77 for additional information.)**

c. Board members had concerns with the light and noise impacts the ground level amenity space could create when completed. The Board recommended the applicant include light and noise studies at the ground level in the Recommendation packet to provide the Board with a better understanding of what these impacts would be to the adjoining properties to the west. (DC4-C)

Design Response:

The concept proposes a perforated soffit at the recreation area per the direction of the design team's acoustical consultant. The perforated soffit would allow sound to be absorbed into the insulation layer behind the soffit board.

Linear down lighting is proposed for the recreation area and would conform to SMC 23.47A.022 - Light and glare standards.

(Please see pp. 35-36, 102 for additional information.)

4. GROUND PLANE/SITE PLANNING

a. The Board supported removing the ground level parking shown in the initial EDG packet. The relocation of the main pedestrian entrance to the south side of the site was also supported by the Board. (PL3-A-1)

Design Response:

The Board supported removal of parking and a double-height pedestrian entrance to the south is maintained.

(Please see p. 39, 41 for additional information.)

b. The Board commented that the placement of the amenity area at the ground level was a great idea. Board members recommended that the applicant further study how to better connect the ground level amenity area with the lobby and Roosevelt Way NE. The Board suggested the applicant explore opportunities to create a connection between the ground level sport court and the street. Board members encouraged the applicant to explore design features that would permit a visual connection the sport court from the street. (DC3-A, University Supplemental Guidance DC3-3-a)

Design Response:

The outdoor recreation area at the ground level proposed at EDG#2 to have a painted surfaces to promote activities and play. The surface concept was expanded out to the street front to add interest, variety and identity of the recreation area to the west through the double height space. The surface concept was also expanded through the open-air "residential back door" to the north of the lobby.

(Please see p. 39 for additional information.)

4. GROUND PLANE/SITE PLANNING

c. The Board supported the flexible space provided at the street level and the applicant's approach to permit this space to be adapted later for commercial purposes. As noted under the Site Analysis section of this report, the Board requested the applicant explore how an expanded commercial space could be accommodated at the street level. (DC1-A, University Supplemental Guidance PL3-3-f)

Design Response:

See previous response. Due to density limits (FAR) of the zone, the project's design goal to "maximize places for people to live" requires the project to minimize all interior area accessory to the residential use, services and support areas. If the project were to expand interior space for a future potential commercial area, the project would have to reduce places for people to live - i e reduce the amount of apartment area to expand street level lobby area.

(Please see p. 40, 42, 99, 100-101 for additional information.)

d. The Board supported the location of the main residential entry but noted the space felt more directed as the move-in/move-out vehicle access than a pedestrian entry. Board members requested the applicant look at ways to make the main entry more human scale and user friendly for pedestrians. The Board recommended the applicant provide a study in the Recommendation packet that would analyze how to create a more definitive entry with site features to create a pedestrian friendly entry and how to incorporate entry doors that swing open to Roosevelt Way NE. (PL3-A-1,University Supplemental Guidance PL3-1-a)

Design Response:

The entry door was relocated to face Roosevelt Way NE. The surface finish of the recreation area was expanded to the 4'-0" street ROW easement and wraps to the north to encompass the double height entry vestibule. The vertical height, width and openness of the outdoor area at the entry is visually prominent and easily identifiable as an entry per UDGL - PL3-1A. Views into and through the site are flanked by planted areas opposite the entry into the building and the recreation area

The site in a mid-block infill lot. It has no alley, a dedicated bike lane adjacent to the street curb. While no parking is proposed for the project, access to the site for on-site move-in / out needs is prosed. Access for residents moving is a realistic function would less disruption in the ROW and public way if done on site. The width and height into the recreation area is required for vehicles and creates a visually prominent entry for the building. A curb cut without parking would require the project to seek a development standard departure from SMC 23.54.030.F.1 per the direction of SDCI.

(Please see pp. 38-39, 41-44; 99, 100-101 for additional information.)

4. GROUND PLANE/SITE PLANNING

e. The Board supported the overhead weather protection along the street and found the weather protection helped to frame the entries into the building. The Board supported the street level articulation the design provides and requested additional information in the Recommendation packet on how to further activate the sidewalk space and how that space will be furnished or landscaped. To this end, the Board recommended the applicant include a study in the Recommendation packet to provide details on how pushing the interior street level spaces closer to the property line will be used. (PL2-C, University Supplemental Guidance DC2-3-a, PL3-3-a)

Design Response:

Study of pushing the interior street level spaces to the ROW are provided.

Two part Board request:

First, to further activate the sidewalk space and describe how the ROW will be furnished and landscaped. Second to explore increasing the interior space to reduce the width of the ROW.

Response 1: Please see p. 43; 82-84 for information regarding frontage enhancements in the ROW.

Response 2: increasing floor area to bring the interior space closer to the ROW: Increasing the interior area with accessory residential area would increase the gross floor area of the project and add to chargeable floor area. The project does not have capacity to expand floor area. Please see the project's FAR calculations and GFA area plans in the appendix.

(Please see the appendix for additional information.)

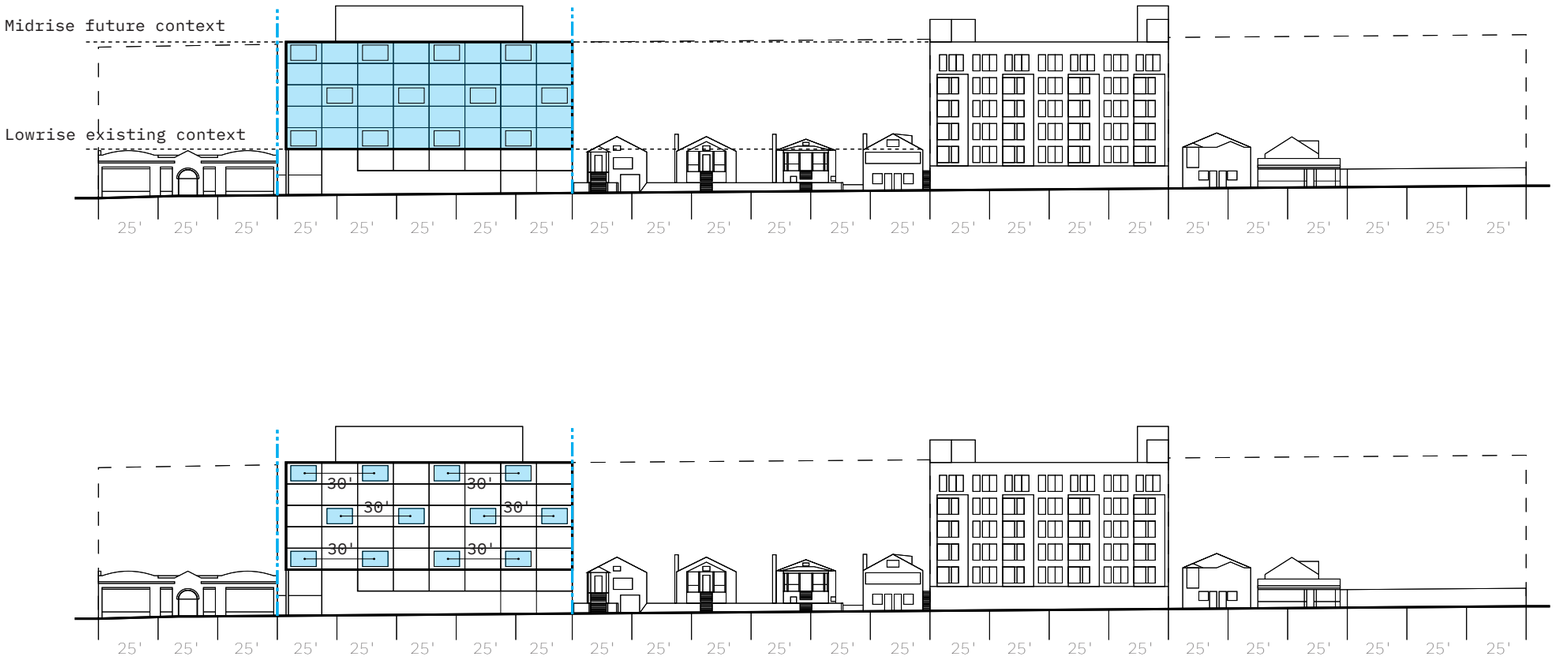
f. Board members requested details on the exterior materials to be used and how they will be incorporated in to the buildings design. The Board stated that the quality and details of the exterior materials are important with the relatively simple massing of the building. The Board requested details on the upper level steps on the west façade of the building and demonstrating how the steps will distinguish themselves from the overall mass of the façade. (DC4-A, University Supplemental Guidance DC4-1)

Design Response:

The exterior materials are intended to strengthen massing and facade concepts established as an in-fill "fabric building" with characteristics found in other buildings in the neighborhood.

(Please see pp 56-60 for facade concept)
(Please see p 61 for exterior materials)
(Please see pp 62-71for facade detail information)

03 | EDG RESPONSE | SITE ANALYSIS/ RESPONSE TO CONTEXT



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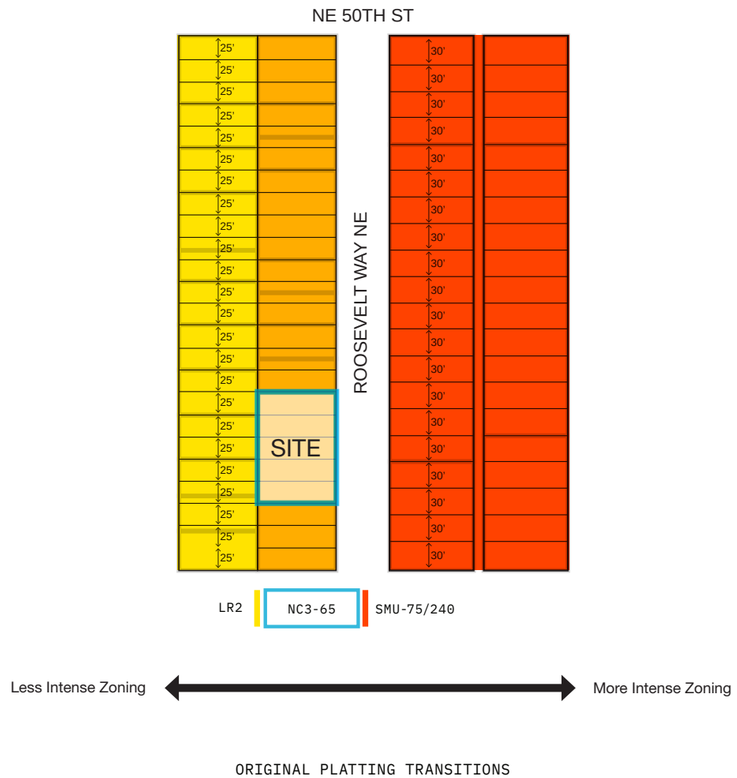
Design Response:

The updated design vision supported by the board was maintained.

(Please see the appendix for EDG 2 "Message to the Board" for additional information regarding the updated design vision since EDG 1.)



ORIGINAL PLATTING TRANSITIONS

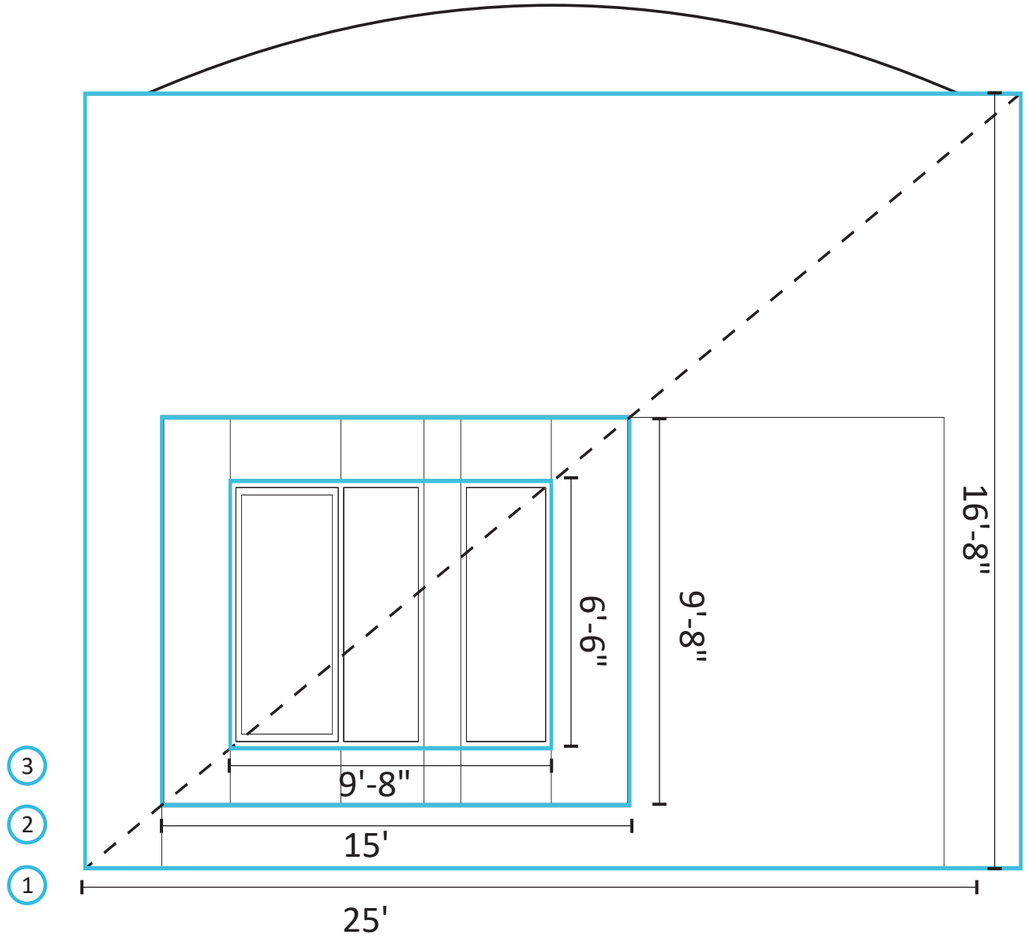
1. SITE ANALYSIS/RESPONSE TO CONTEXT

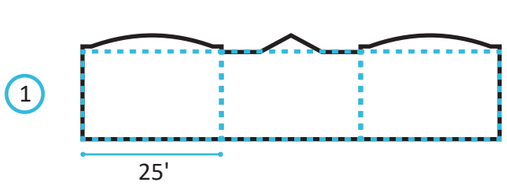
b. Board members supported the façade design noting that the analysis provided in the packet provided sufficient information to clearly understand how the façade design evolved from the initial EDG meeting. (University Supplemental Guidance – DC2-2-a)

Design Response:

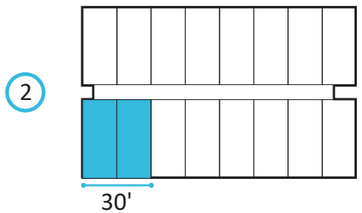
The Board supported facade concept has been maintained. Facade proportioning, scale and patterning of the facade is drawn from the urban grain and historic platting patterns of the neighborhood. The diagram on the left shows the relationship between the 25' widths of the lots on the block and how that translates into the arrangement of the facade. This patterning is strengthen by the selection of cladding materials and detailing.

(Please see pp.56-60 for additional exterior material and facade concept information.)

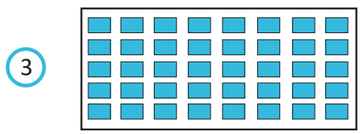




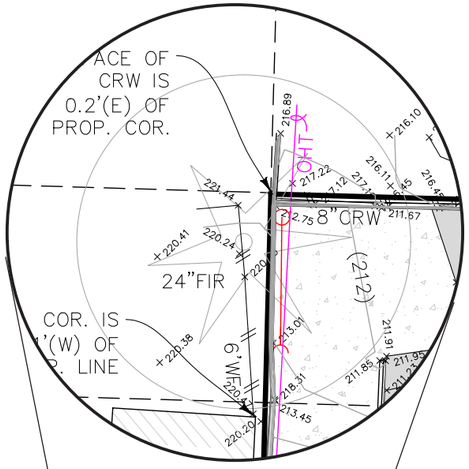
Module of existing commercial building reflecting the urban grain of the block and establishing a 1.5 +/- ration of width to height



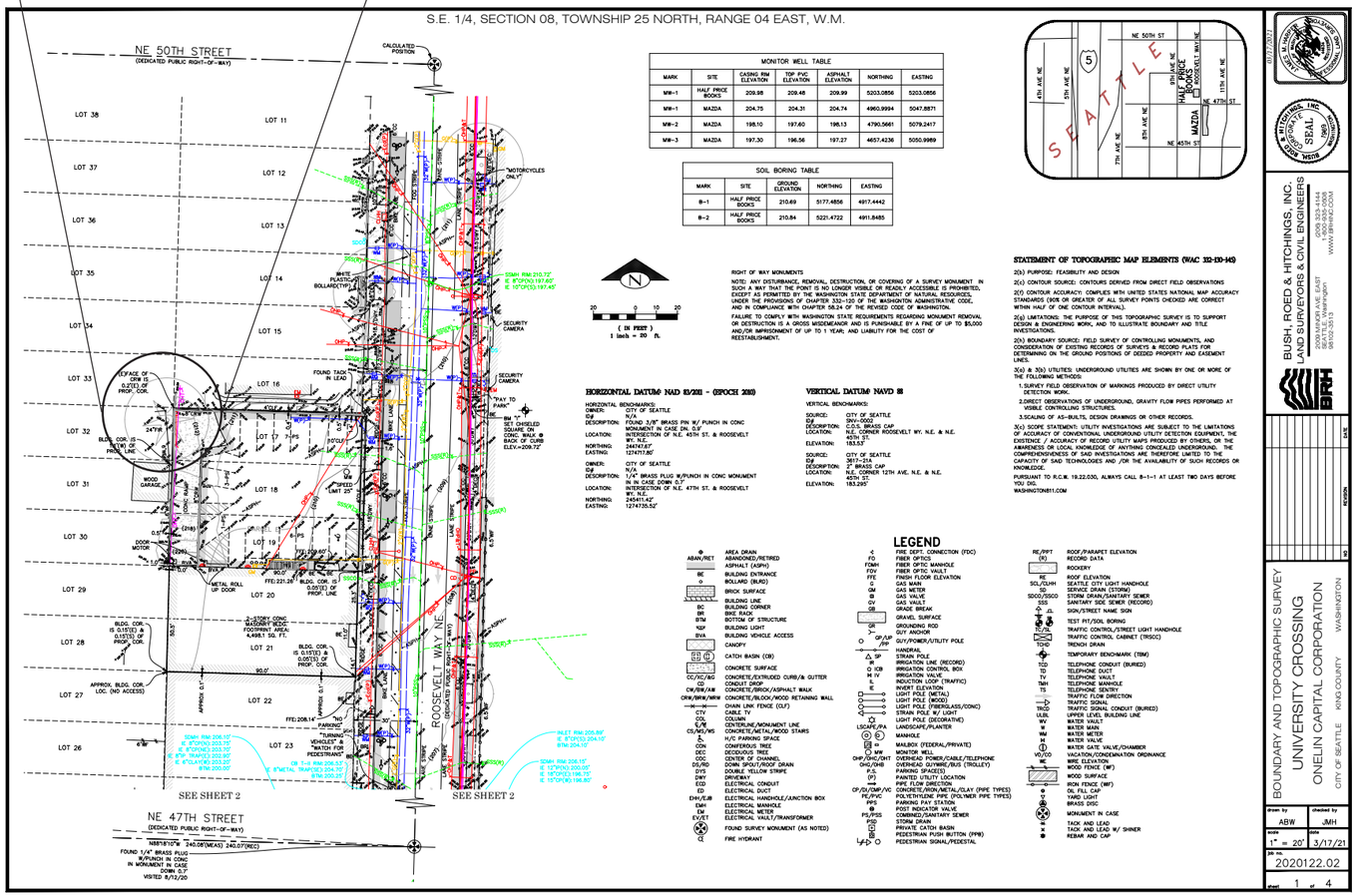
Module of proposed apartment building on a 30' column bay further subdivided into 15' wide apartments; 15' x 9'-8" matches the proportions of the existing the 1.5 +/- ratio of the existing commercial building



A fenestration pattern of 9'-8" wide x 6'-6" high matches the proportions of the existing the 1.5 +/- ratio of the existing commercial building to express the existing platting patterns and proportions of its context.



Roosevelt Way NE looking West

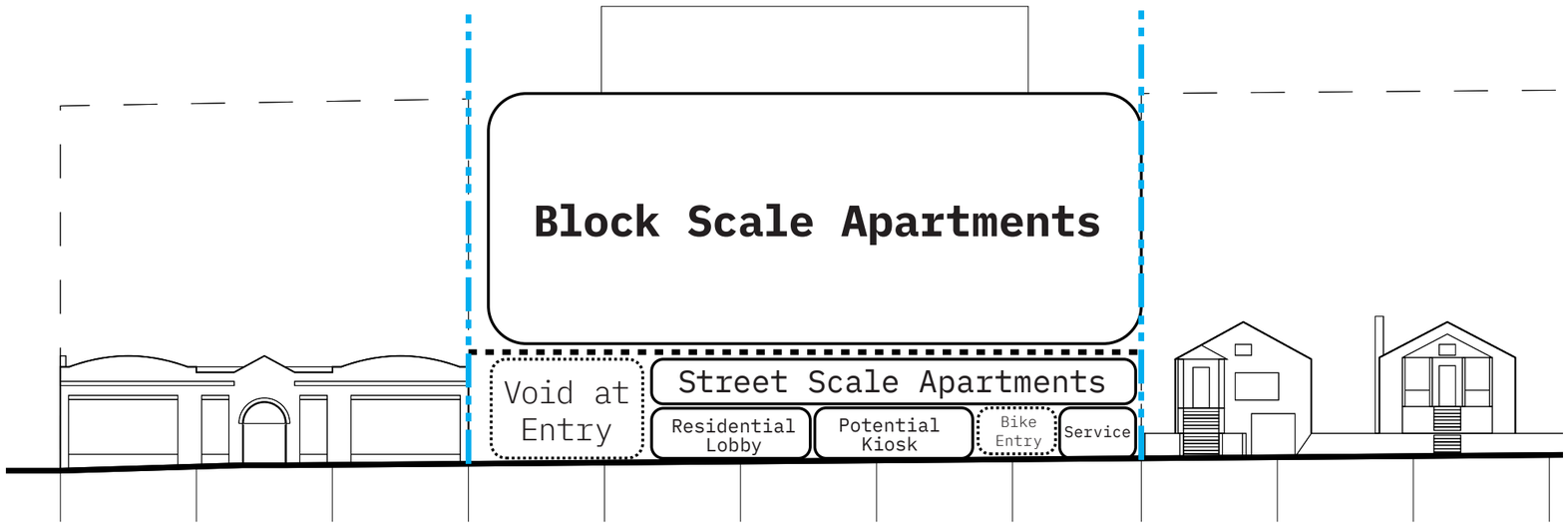


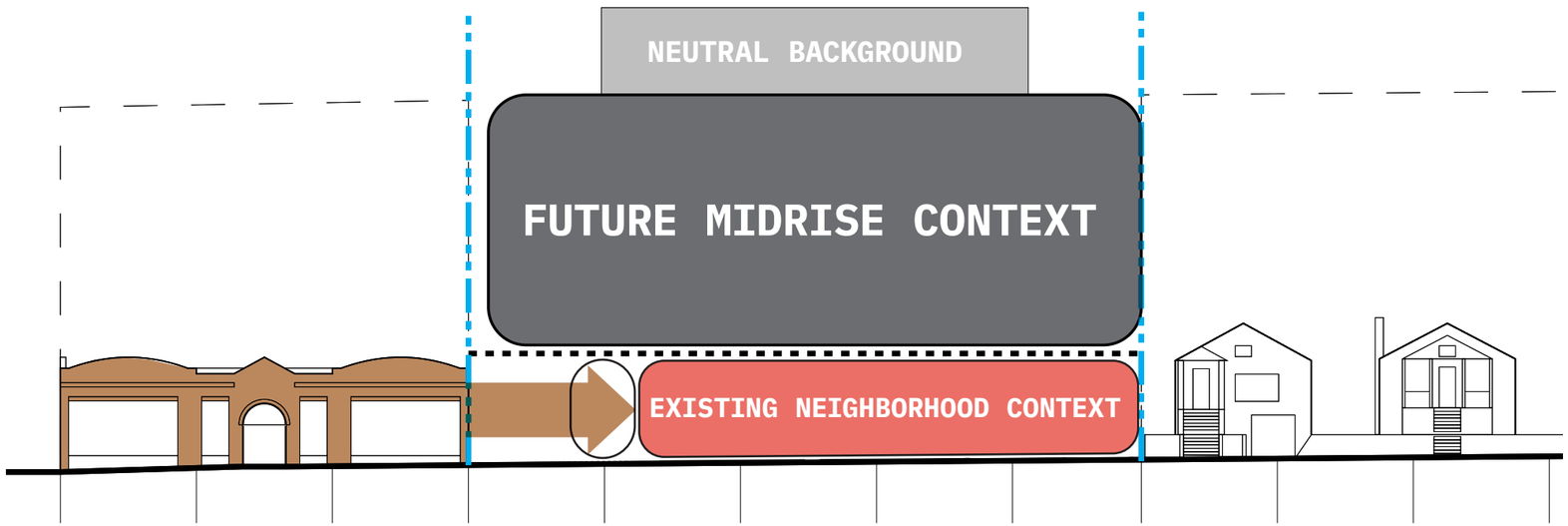
1. SITE ANALYSIS/RESPONSE TO CONTEXT

c. The Board had concerns about the existing tree located just beyond the northwest corner of the project site. The Board recommended the applicant provide further analysis of impacts to the off-site tree, if any, in the Recommendation packet. (University Supplemental Guidance CS1-1-c)

Design Response:

The existing tree has been removed by the property owner and has no impact on the proposed project. To the left is additional information for reference.





1. SITE ANALYSIS/RESPONSE TO CONTEXT

d. Board members questioned how the lower levels of the building relate to the context of the neighborhood. The Board requested the applicant further analyze how the street level spaces relate to the context of the neighborhood. While the Board supported the removal of the vehicle parking on the ground level, they requested the applicant explore how this could assist in creating more depth to the street level spaces, specifically how an expanded commercial space could be accommodated at the street level. (CS2-B-2, University Supplemental Guidance PL3-3-f)

Design Response:

The diagrams to the left represent a variety of building scales and character found on the under-improved block. The top diagram was presented at EDG 2. The proposal has a distinct datum at level 02 as it relates to the single story structures with angled and pitched roof lines and space between structures rather than a continuous street wall. The lower portion of the proposal reflects it's neighbors qualities. They are a similar scale, have a variety edges that angle and inflect and open-air spaces between allow for views into the through the site much like it's neighbors.

The street level building elements above, the "Block Scale Apartments," reflects current zoning and intentions the city has for the block. It relates another mid-block structure to the north.

The lower diagram represents a color and material concept to strengthen the site pluralism proposed. A warmer palette below, at the pedestrian scale, a cooler block above anchoring the variety below and a light penthouse to minimize its visual impact seen at a distance.

(Please see p. 61, 66-69 for additional information.)

MIXED-USE RESIDENTIAL
1302 NE Campus Pkwy Neighboring
Poplar Hall

COMMERCIAL
1901 Roosevelt Way NE
Neighboring Commercial

MIXED USE
1113 NE 45th Street
WSECU Plaza

APARTMENT BUILDING
4541 Brooklyn Ave NE
Apartment Building

CIVIC BUILDING
1050 NE 50th St
Seattle Fire Station 17

MIXED-USE RESIDENTIAL
4700 Brooklyn Ave NE
The M Seattle

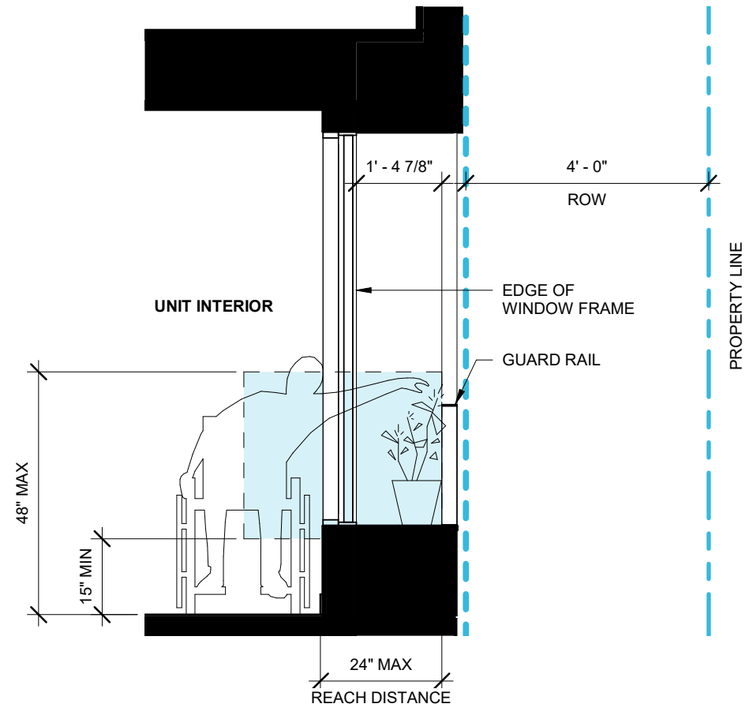
1. SITE ANALYSIS/RESPONSE TO CONTEXT

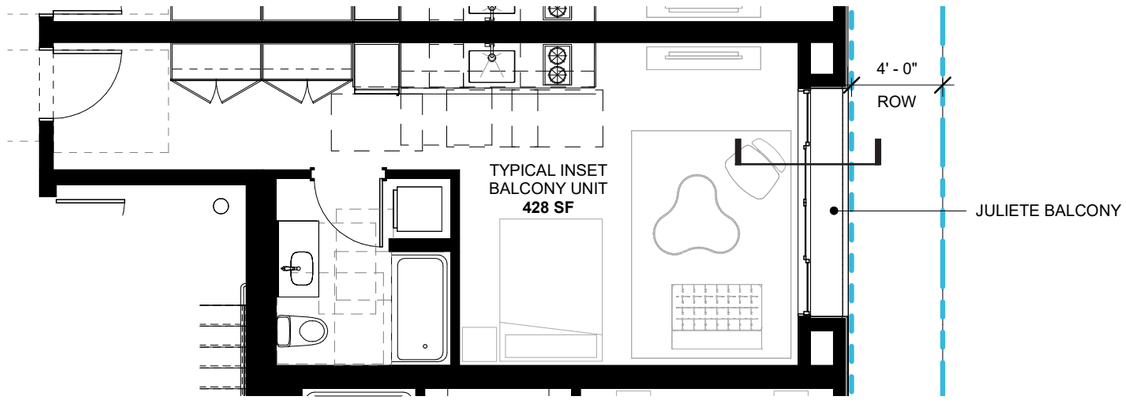
d. Board members questioned how the lower levels of the building relate to the context of the neighborhood. The Board requested the applicant further analyze how the street level spaces relate to the context of the neighborhood. While the Board supported the removal of the vehicle parking on the ground level, they requested the applicant explore how this could assist in creating more depth to the street level spaces, specifically how an expanded commercial space could be accommodated at the street level. (CS2-B-2, University Supplemental Guidance PL3-3-f)

Design Response:

The precedents to the left are examples of "urban fabric" buildings in the neighborhood. Although they have a variety of uses and scales, they all have relatively simple forms, variety at the street edges including recessed portions from the ROW and a variety of cool and warm cementitious cladding strategies.

04 | EDG RESPONSE | MASSING





2. MASSING

a. The Board found the new façade patterns appropriately tying into the context of the surrounding buildings. Board members noted the second level horizontal datum line's location made sense with the surrounding buildings. The double height entry off Roosevelt Way NE was supported by the Board along with the balconies on the east façade. While the Board supported the balconies facing Roosevelt Way NE, they found the narrow balconies do not provide the same level of use that a wider balcony would allow. The Board recommend the applicant explore ways to increase the balcony depth on the east façade and provide this information in the Recommendation packet. (University Supplemental Guidance – CS2-1-e, DC2-1-a)

Design Response:

The board supported facade concept and patterning remains. This includes the sill height of the street facing apartments. Since the apartments are compact, sills at the exterior window area provides for additional furniture arrangements and flexibility to the interior. The balconies proposed at EDG #2 are "Juliette style" and therefore not occupied. To make the balconies deeper, the compact apartments would have to be reduced or the balconies would be required to project beyond the facade. Projecting over the Street ROW or property line would trigger an annual Street Use permit and need to adhere to SMC 23.53.035 Structural Building Overhangs. SMC 23.53.035 which states: "structural building overhangs shall be removable per Title 15." and thereby not recommended or proposed by the applicant. The Juliette balcony depth were also designed with accessible reach ranges of 24" in mind.

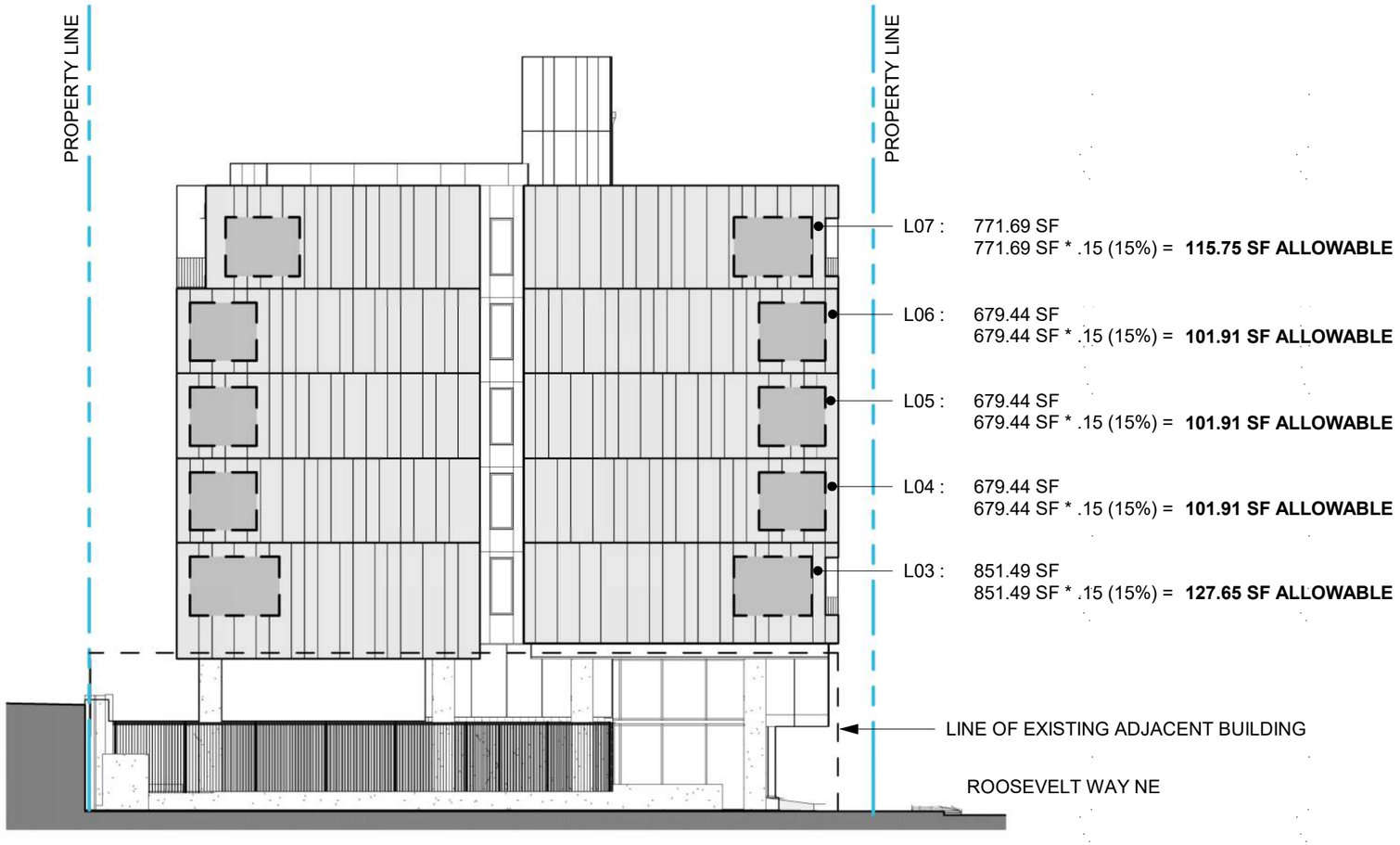
2. MASSING

b. The Board supported the insets on the north and south facades finding the insets assist in breaking down the scale of the façade. Board members appreciated the inclusion of windows on the south façade but stated that the window placement is not as strong as it could be. Board members discussed how the windows on the south façade could be increased to continue the window patterning found on the east façade. The Board recommended the applicant further study how to incorporate additional windows on the south façade to be more in line with the east façade. (University Supplemental Guidance – DC2-5-a, DC2-B-2)

Design Response:

To the left are fire separation diagrams with limitations of unprotected openings per SBC 2018. The south facade is 3'- 0" from the lot line limiting unprotected openings (windows) to 15% of facade area per story.

(Please see the following page south facade window studies.)



3'-5' (15% Opening Max)

Allowable Area of Openings

Distances per SBC Table 705.8 for building equipped throughout with automatic sprinkler system

2. MASSING

b. The Board supported the insets on the north and south facades finding the insets assist in breaking down the scale of the façade. Board members appreciated the inclusion of windows on the south façade but stated that the window placement is not as strong as it could be. Board members discussed how the windows on the south façade could be increased to continue the window patterning found on the east façade. The Board recommended the applicant further study how to incorporate additional windows on the south façade to be more in line with the east façade. (University Supplemental Guidance – DC2-5-a, DC2-B-2)

Design Response:

Additional studies of window placement on the south interior lot line facade were done. The area / amount of windows are limited to 15% of the area of facade within 3'-5' of the lot line due to SBC 2018, chapter 7. (Please see previous page.) The approach for on the south lot line facade was to place windows at the corners so they could still be useful if future development to the south occurred. The interior apartment view below indicates future development would have little value.

(Please see the following pages for additional information.)

Single punched windows with irregular placement on floor levels
E/W Facade primarily void within a grid
N/S facade primarily a field with punched openings at the corners

East facade window repeated at corner
E/W Facade primarily void within a grid
N/S facade primarily a field with punched openings at the corners

Variation of east facade window vertically aligned at corner
E/W Facade - clear voids within a grid
N/S facade primarily a field with punched openings at the corners

Vertical slot windows with a clear distinction between street facade and internal lot line facade
This option would also be compatible with the north interior lot line facade for a cohesive concept.

The south interior lot line facade with vertical slot windows has a cohesive expression in a field that compliments the east and west facades. The introduction of windows creates a different fenestration pattern that is also compatible with the north facade for a cohesive design.

UDSG - DC2.2.C. Reinforce the massing and design concept with a deliberate palette that limits the number of materials, colors, and fenestration patterns to achieve design cohesion

2. MASSING

b. The Board supported the insets on the north and south facades finding the insets assist in breaking down the scale of the façade. Board members appreciated the inclusion of windows on the south façade but stated that the window placement is not as strong as it could be. Board members discussed how the windows on the south façade could be increased to continue the window patterning found on the east façade. The Board recommended the applicant further study how to incorporate additional windows on the south façade to be more in line with the east façade. (University Supplemental Guidance – DC2-5-a, DC2-B-2)

Design Response:

Additional studies of window placement on the south interior lot line facade were done. The area / amount of windows are limited to 15% of the area of facade within 3'-5' of the lot line due to SBC 2018, chapter 7. **(Please see previous page.)** **One approach for the south lot line facade was to place windows at the corners so they could still be useful if future development to the south occurred. The interior apartment view below indicates future development would have little value.**

A second approach was to introduce narrow, vertical slot windows to the living and bed rooms on the south lot line facade. These slot windows would not be intended for views but to add some light and air as well as interest on the facade. If future development would occur, a minimum three foot gap would still allow for daylight into the units.

The vertical slots are compatible with the north facade which does not have the ability for windows. They are integrated with the facade panel arrangement of the interior lot line facade.

(Please see p. 69 for additional information.)

2. MASSING

b. The Board supported the insets on the north and south facades finding the insets assist in breaking down the scale of the façade. Board members appreciated the inclusion of windows on the south façade but stated that the window placement is not as strong as it could be. Board members discussed how the windows on the south façade could be increased to continue the window patterning found on the east façade. The Board recommended the applicant further study how to incorporate additional windows on the south façade to be more in line with the east façade. (University Supplemental Guidance – DC2-5-a, DC2-B-2)

Design Response:

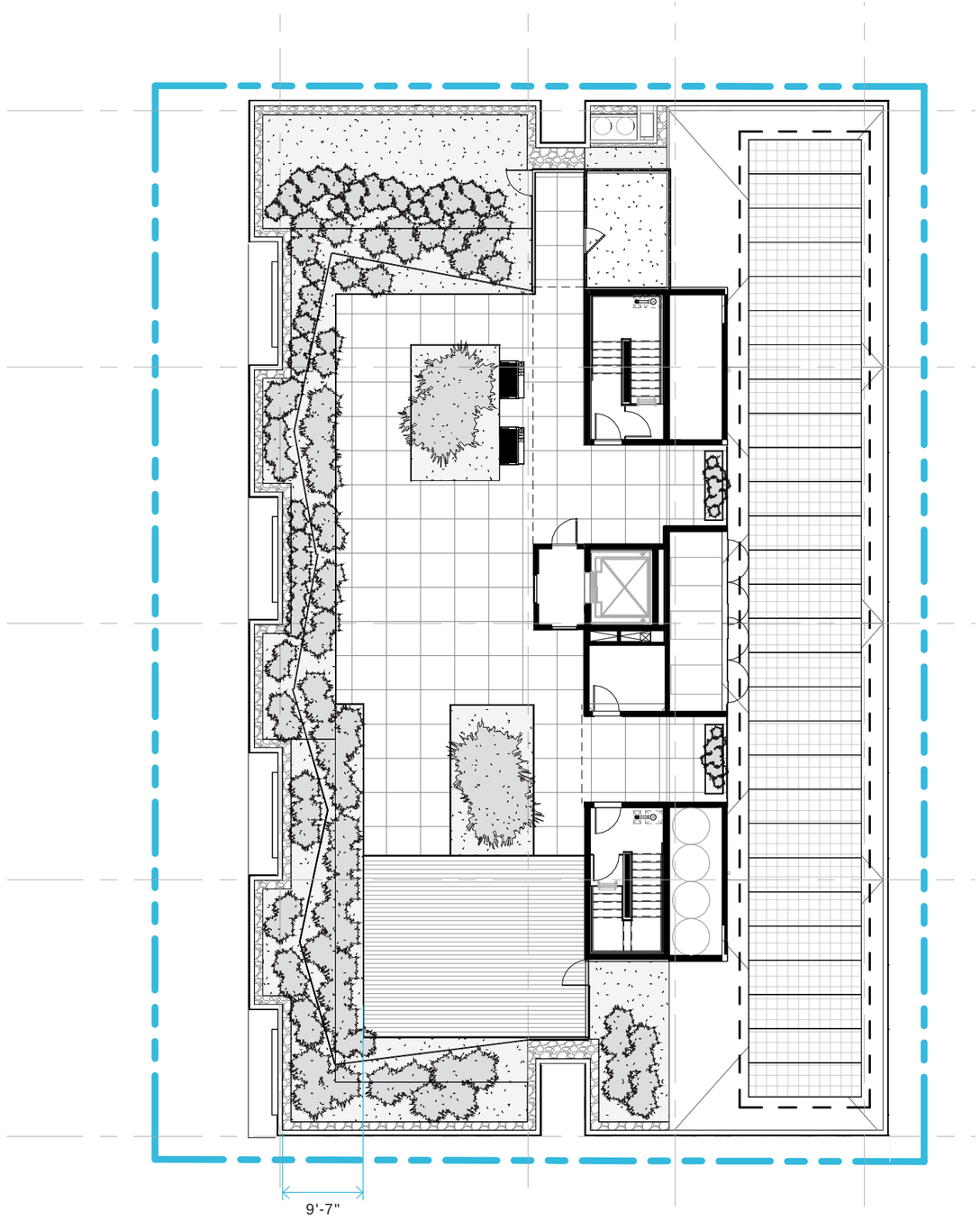
Additional studies of window placement on the south interior lot line facade were done. The area / amount of windows are limited to 15% of the area of facade within 3'-5' of the lot line due to SBC 2018, chapter 7. **(Please see previous page.)** **To the left is a rendered view of the south lot line facade with vertical slot windows integrated into the facade design. The cladding materials of the north and south facades are identical to the east and west - a combination of cementitious matte panels with glossy phenolic panels.**

(Please see p. 69 for additional information.)

The south interior lot line facade with vertical slot windows has a cohesive expression in a field that compliments the east and west facades. The introduction of windows creates a different fenestration pattern that is also compatible with the north facade for a cohesive design.

UDSG - DC2.2.C. Reinforce the massing and design concept with a deliberate palette that limits the number of materials, colors, and fenestration patterns to achieve design cohesion

05 | EDG RESPONSE | ZONE TRANSITION



3. ZONE TRANSITION

a. The Board supported the reduction in building scale at the top of the building noting that this feature was nicely done. The Board members found the setback of the rooftop amenity space to the west edge of the building helps to soften this edge to the neighboring residences and provides an opportunity to create a planting buffer. (CS2-D-5,University Supplemental Guidance CS2-2-b)

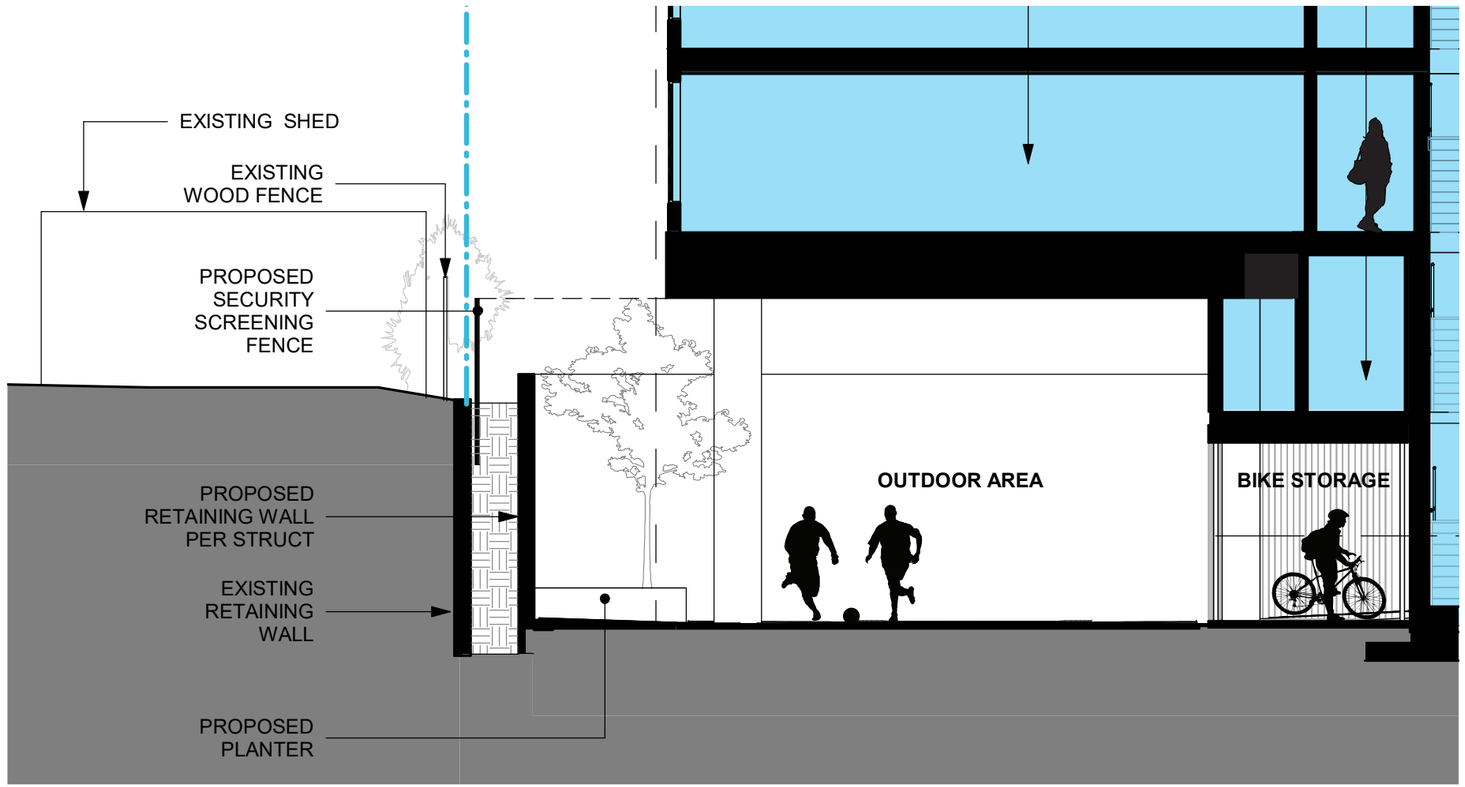
Design Response:

The board supported roof top terrace concept is maintained. The planting buffer concept is maintained. The angled cable mesh guard is integrated with the planter buffer to provide safety but be visually minimal and blend in with the planting rather than a "fenced in" roof terrace.

(Please see p. 79 for additional information.)

A. Existing Condition along the West Property Line

B. Existing Condition at the North West Corner of the Property



3. ZONE TRANSITION

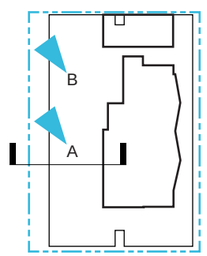
b. The Board found the design features provided in the west façade communicate well to the adjacent zone and provide a well-designed breakdown of the building's mass. With the sunken amenity space, the Board requested the applicant study ways to provide landscaping at the base of the building to screen the amenity space from neighboring properties. (DC4-D)

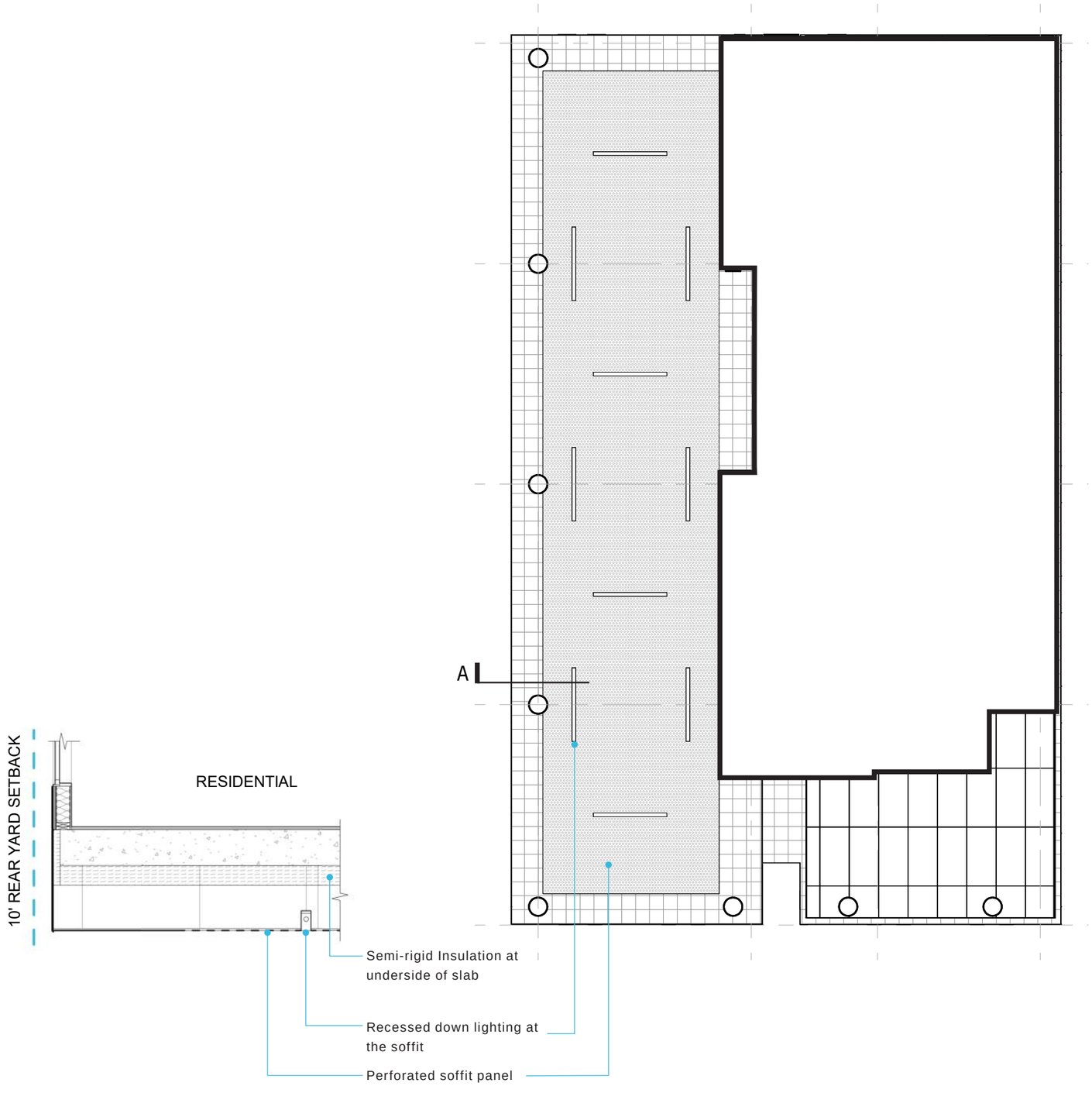
Design Response:

To the left shows the existing conditions of the site and the conditions of the neighboring properties. The existing retaining wall(s) shown are located on the site and will remain in place. A new retaining wall will be constructed in front (east) of the existing.

Vegetation, a wooden fence and shed structures on the neighboring properties are existing and assumed to remain. The design team's landscape architect explored a proposal to add plant material along the top of the wall. It was important for the design team to not over promise the viability of planting at the west retaining wall. For the west neighbor's screening and security, a tight mesh fence is proposed along the west and north edges of the property. For residents in the recreation area, raised planting is proposed as well as a textured relief on the concrete wall to enhance the experience of space from the rec area as well as from the street.

(Please see p. 36, 77 for additional information regarding the existing neighboring site conditions.)
(Please see p. 61 for additional information regarding the proposed security screening guardrail.)





SECTION A

L02 RCP

3. ZONE TRANSITION

c. Board members had concerns with the light and noise impacts the ground level amenity space could create when completed. The Board recommended the applicant include light and noise studies at the ground level in the Recommendation packet to provide the Board with a better understanding of what these impacts would be to the adjoining properties to the west. (DC4-C)

Design Response:

The concept proposes a perforated soffit at the recreation area per the direction of the design team's acoustical consultant. The perforated soffit would allow sound to be absorbed into the insulation layer behind the soffit board. The reflected ceiling plan to the left shows the extent of perforated cement panel soffit. The detail section shows the insulation layer above the perforated panel that would absorb sound from below.

Linear down lighting is proposed for the recreation area and would conform to SMC 23.47A.022 - Light and glare standards. Liner lighting is shown to the left on the reflected ceiling plan.

(Please see p 104 in the appendix for a memo by the team's acoustician's supporting and offering direction for the concept.)

Existing wooden fence on adjacent property

Planters proposed to soften west edge

Proposed security / screening fence

Recessed down lighting at the soffit

Perforated soffit area with insulation behind to absorb sound

3. ZONE TRANSITION

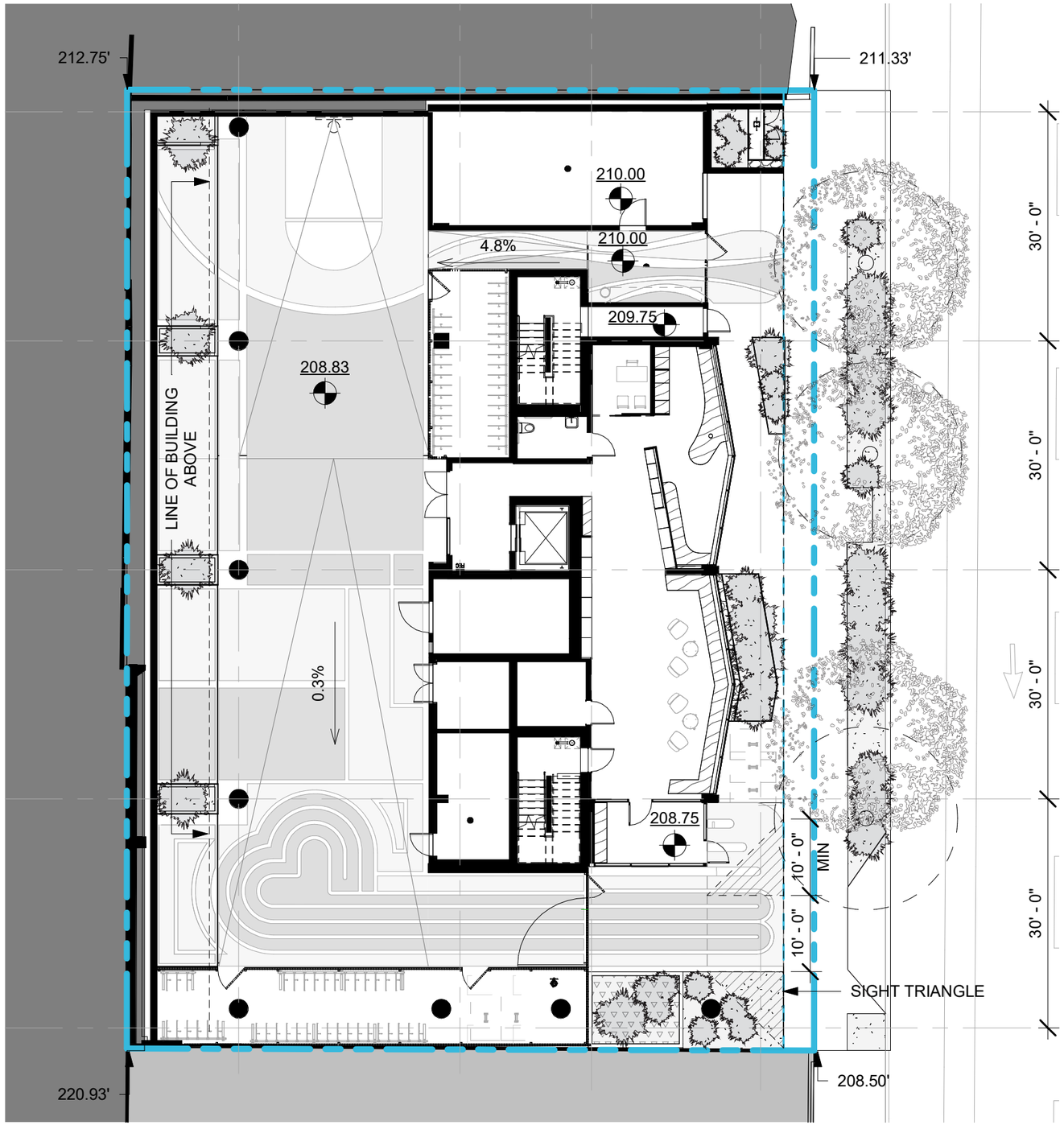
c. Board members had concerns with the light and noise impacts the ground level amenity space could create when completed. The Board recommended the applicant include light and noise studies at the ground level in the Recommendation packet to provide the Board with a better understanding of what these impacts would be to the adjoining properties to the west. (DC4-C)

Design Response:

A view of the recreation area to the left shows the perforated panels and linear down lighting. Sound and noise to conform to SMC 23.47A.022 - Light and glare standards. Additionally, guidance by the design team's acoustician is provided.

(Please see pp. 35 and 102 for additional information.)

06 | EDG RESPONSE | GROUND PLANE/ SITE PLANNING

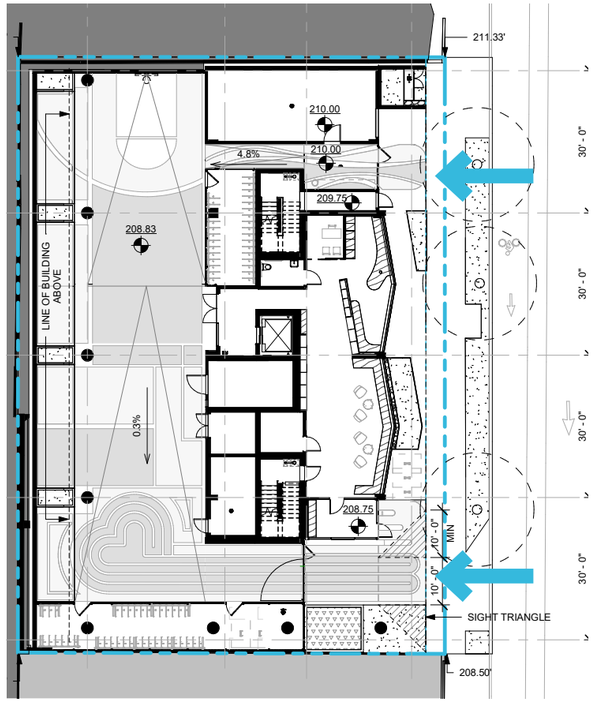


4. GROUND PLANE/SITE PLANNING

a. The Board supported removing the ground level parking shown in the initial EDG packet. The relocation of the main pedestrian entrance to the south side of the site was also supported by the Board. (PL3-A-1)

Design Response:

The Board supported location the south pedestrian entrance is maintained.

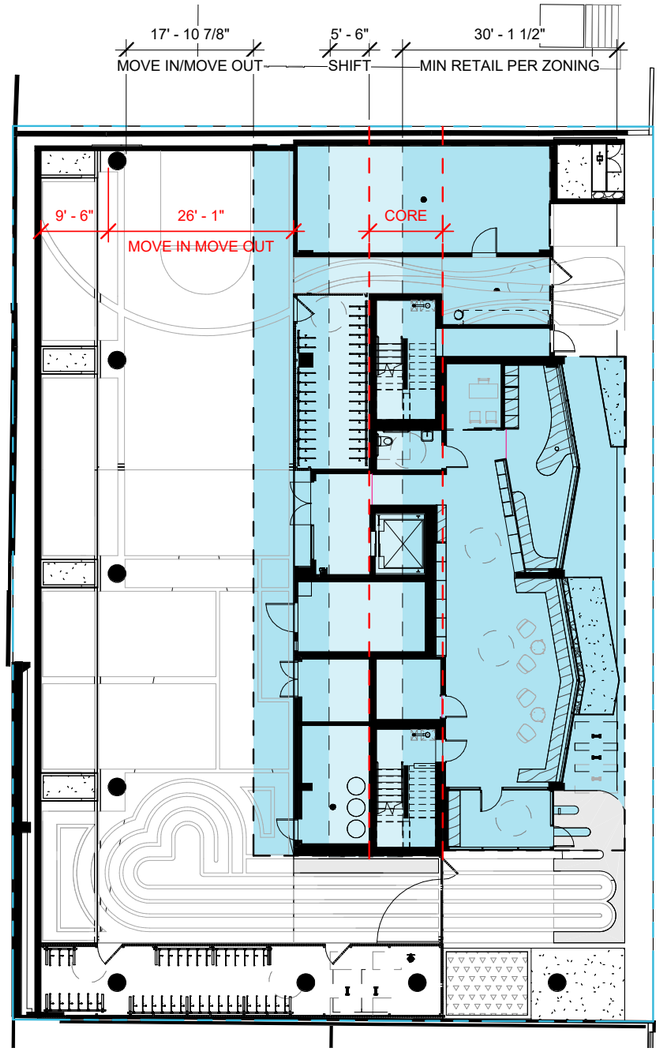


4. GROUND PLANE/SITE PLANNING

b. The Board commented that the placement of the amenity area at the ground level was a great idea. Board members recommended that the applicant further study how to better connect the ground level amenity area with the lobby and Roosevelt Way NE. The Board suggested the applicant explore opportunities to create a connection between the ground level sport court and the street. Board members encouraged the applicant to explore design features that would permit a visual connection the sport court from the street. (DC3-A, University Supplemental Guidance DC3-3-a)

Design Response:

The "sport court" or residential recreation area painted floor finish has been extended to the street ROW, through the open air entries at the north "back-door" and the south main entrance.



4. GROUND PLANE/SITE PLANNING

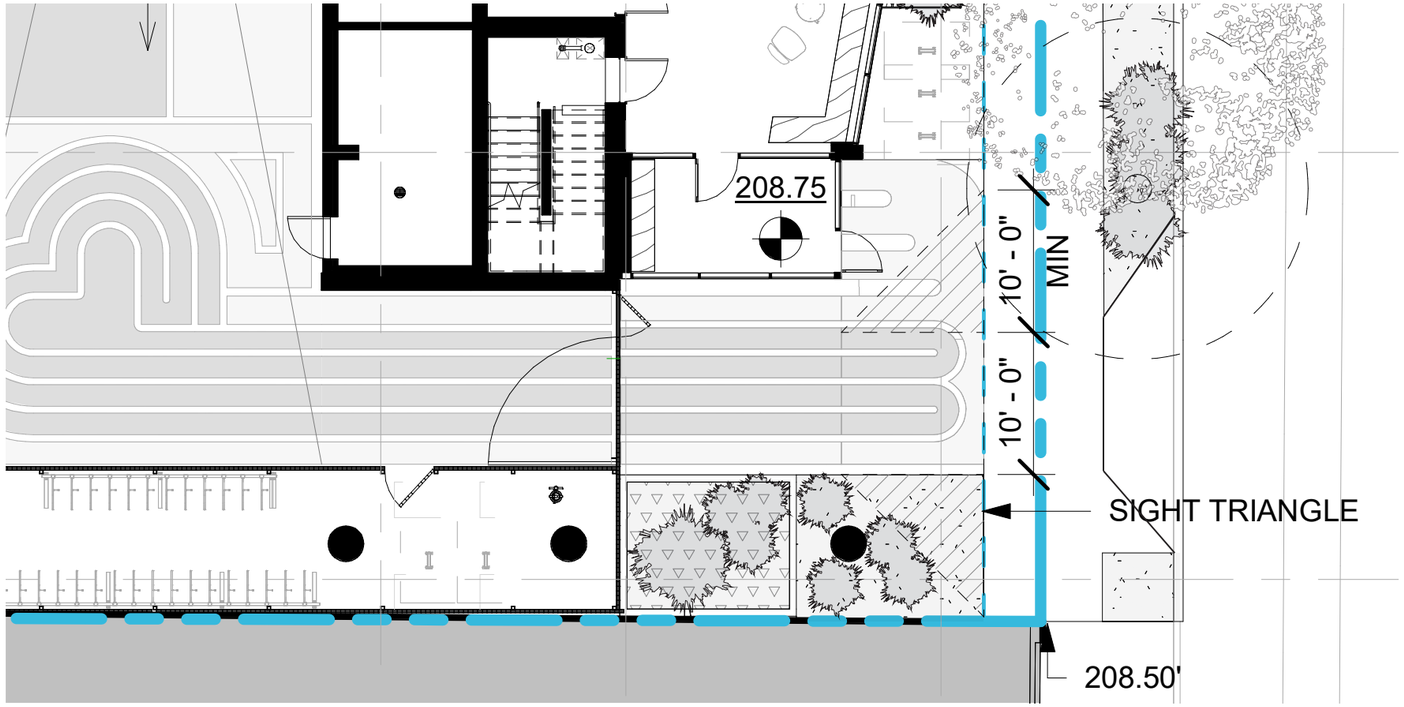
c. The Board supported the flexible space provided at the street level and the applicant's approach to permit this space to be adapted later for commercial purposes. As noted under the Site Analysis section of this report, the Board requested the applicant explore how an expanded commercial space could be accommodated at the street level. (DC1-A, University Supplemental Guidance PL3-3-f)

Design Response:

Due to density limits (FAR) of the zone and the project's design goal to "maximize places for people to live" requires the project to minimize all interior gross floor area that is accessory to the residential use, services and support areas. If the project were to expand interior space for a future potential commercial area, the project would have to reduce places for people to live - i e reduce the amount of apartment area to expand street level lobby area.

Additionally an east expansion would reduce the width of the outdoor recreation are. While there is no parking proposed for the site, the outdoor area is designed to accommodate on site move in/out functions. **(Please see Departure Request section on p. XX.)** **Reducing the width would prohibit vehicles from navigating a three point turn to prevent backing out onto Roosevelt Avenue NE.**
(Please see Vehicle Maneuvering Diagram in the Appendix)

Per the Board's request at EDG2, to the left is a study quantifying an expansion of the street level accessory residential uses to the west.



UDSG - PL3.1.a PROMINENT ENTRIES

4. GROUND PLANE/SITE PLANNING

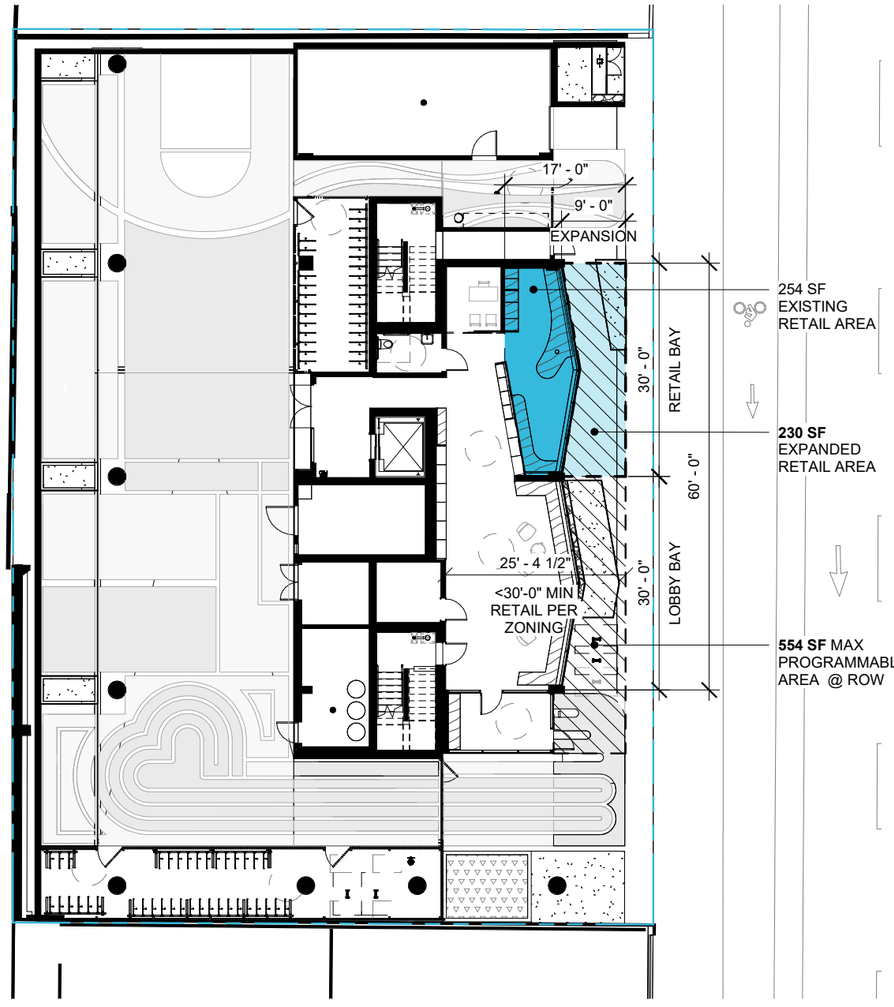
d. The Board supported the location of the main residential entry but noted the space felt more directed as the move-in/move-out vehicle access than a pedestrian entry. Board members requested the applicant look at ways to make the main entry more human scale and user friendly for pedestrians. The Board recommended the applicant provide a study in the Recommendation packet that would analyze how to create a more definitive entry with site features to create a pedestrian friendly entry and how to incorporate entry doors that swing open to Roosevelt Way NE. (PL3-A-1,University Supplemental Guidance PL3-1-a)

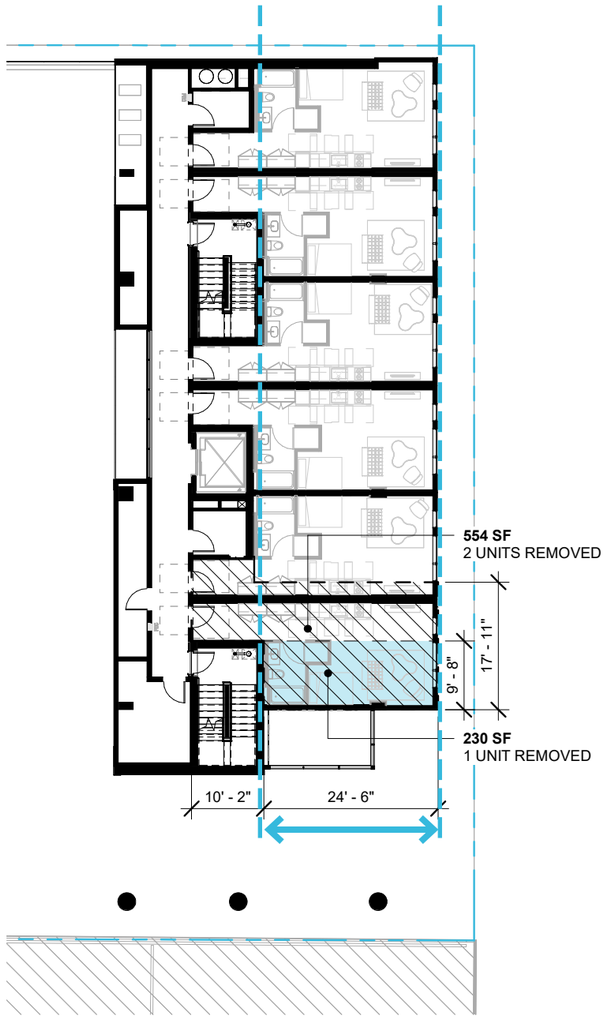
Design Response:

The entry door was relocated to face Roosevelt Way NE. The surface finish of the recreation area was expanded to the 4'-0" street ROW easement and wraps to the north to encompass the double height entry vestibule. The vertical height, width and openness of the outdoor area at the entry is visually prominent and easily identifiable as an entry per UDGL - PL3-1A. Views into and through the site are flanked by planted areas opposite the entry into the building and the recreation area

The site in a mid-block infill lot. It does not have an alley. A dedicated bike lane is adjacent to the street curb. While no parking is proposed for the project, access to the site for on-site move-in / out needs is prosed. Access for residents moving is a realistic function and would cause disruption in the ROW. The width and height into the recreation area is required for vehicles and creates a visually prominent entry for the building. A curb cut without parking would require the project to seek a development standard departure from SMC 23.54.030.F.1 per the direction of SDCI.

DEPARTURE REQUEST to access the site for on site move-in/out needs.
(Please see p. 90 for additional departure request information.)





4. GROUND PLANE/SITE PLANNING

e. The Board supported the overhead weather protection along the street and found the weather protection helped to frame the entries into the building. The Board supported the street level articulation the design provides and requested additional information in the Recommendation packet on how to further activate the sidewalk space and how that space will be furnished or landscaped. To this end, the Board recommended the applicant include a study in the Recommendation packet to provide details on how pushing the interior street level spaces closer to the property line will be used. (PL2-C, University Supplemental Guidance DC2-3-a, PL3-3-a)

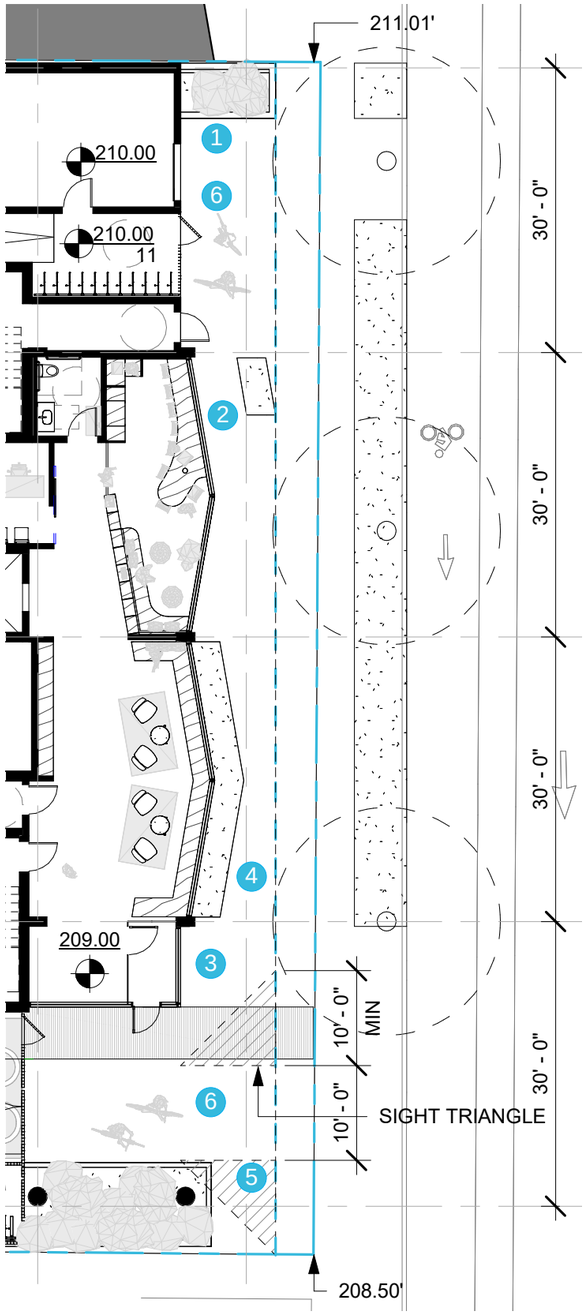
Design Response:

At EDG 1: :The Board requested the amenity space [street level residential uses] provide the flexibility to permit a future commercial space(s) to provide for street activation. The Board requested the applicant study the adaptability of the amenity space to convert to commercial spaces in the future."

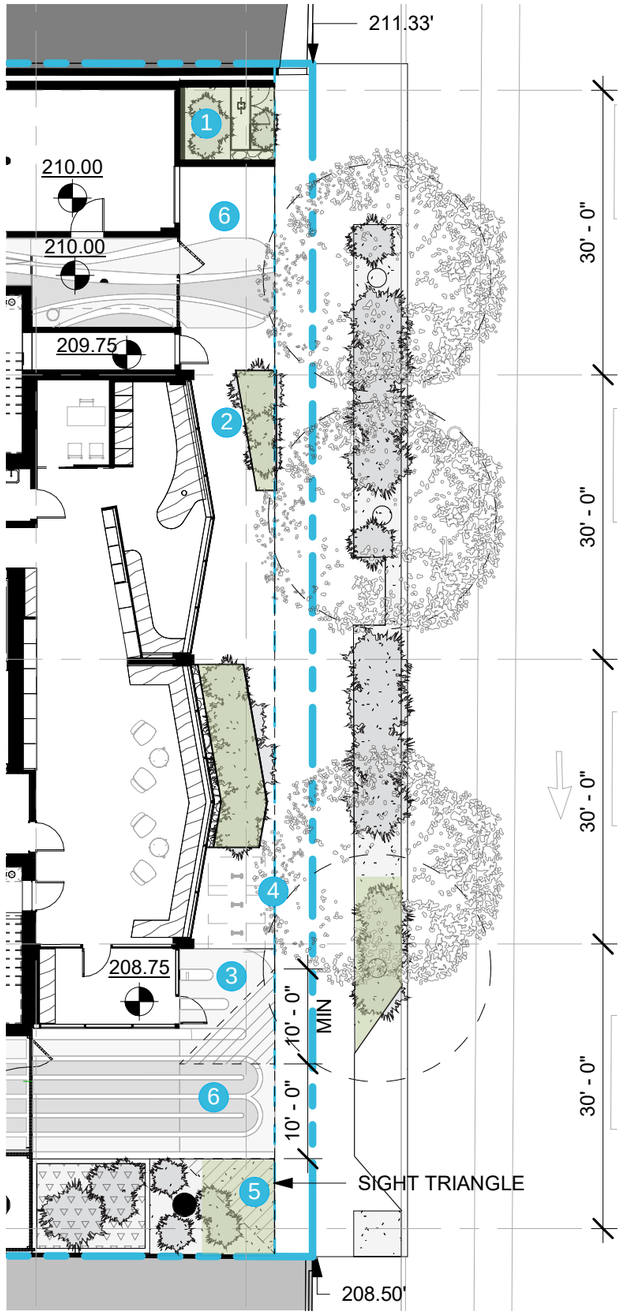
The design team provided a study at EDG 2 demonstrating how a portion of the street level accessory residential uses could have the possibility to be converted in the future to retail uses. There are no commercial uses proposed at this time. The street level has been optimized as much as possible to maximize places for people to live above. (Please see design goals p. 6.) Expanding the street level to be closer to the property line would require additional GFA that would be chargeable FAR. At the time of MUP intake, the project is effectively at the allowable GFA / FAR limit. (Please see FAR calculations and GFA area plans in the appendix p.102-103.)

Per the Board's request, the studies on the left show the amount of GFA the project would have to remove from the apartments above to increase street level accessory residential uses closer to the property line. There would be no increase in commercial uses, as no commercial uses are proposed at this time.

Additionally, moving the entire street level floor area would require the vertical circulation, services and column grid move closer. This would reduce the depth (24'-6") of the compact studio apartments which would also reduce their area as the east facade is at the 4'-0" ROW setback line.



EDG 2 STREET EDGE



REC STREET EDGE

4. GROUND PLANE/SITE PLANNING

e. The Board supported the overhead weather protection along the street and found the weather protection helped to frame the entries into the building. The Board supported the street level articulation the design provides and requested additional information in the Recommendation packet on how to further activate the sidewalk space and how that space will be furnished or landscaped. To this end, the Board recommended the applicant include a study in the Recommendation packet to provide details on how pushing the interior street level spaces closer to the property line will be used. (PL2-C, University Supplemental Guidance DC2-3-a, PL3-3-a)

Design Response:

Since the EDG 2 meeting the development of ROW:

1. **Increased the width of the planter at the north end**
2. **Expanded the planting area in front of the north inflected bay. This creates a defined outdoor space for potential, future retail.**
3. **The residential entry was moved from the south face of the double height entry vestibule to front the street.**
4. **Bike racks were repositioned to the north of the entry.**
5. **Additional planting was added south of the curb cut.**
6. **Painted finishes of the recreation area at the south entry and residential breezeway were brought out to the 4'-0" ROW to also active the street front.**

4. GROUND PLANE/SITE PLANNING

e. The Board supported the overhead weather protection along the street and found the weather protection helped to frame the entries into the building. The Board supported the street level articulation the design provides and requested additional information in the Recommendation packet on how to further activate the sidewalk space and how that space will be furnished or landscaped. To this end, the Board recommended the applicant include a study in the Recommendation packet to provide details on how pushing the interior street level spaces closer to the property line will be used. (PL2-C, University Supplemental Guidance DC2-3-a, PL3-3-a)

Design Response:

Section perspective views to the left showing the south double-height entry and the north residential "back door." The the main entry door now faces Roosevelt Way NE. The surface paint of the recreation area behind the lobby has been brought out to the ROW at both the south entry and residential back door. Both of these areas are open-air spaces that provides relief and views into and beyond the site to further add interest and variety to the street experience.

(Please see pp. 43 for additional information.)

Street trees hidden in view for clarity

Street trees hidden in view for clarity

4. GROUND PLANE/SITE PLANNING

f. Board members requested details on the exterior materials to be used and how they will be incorporated in to the buildings design. The Board stated that the quality and details of the exterior materials are important with the relatively simple massing of the building. The Board requested details on the upper level steps on the west façade of the building and demonstrating how the steps will distinguish themselves from the overall mass of the façade. (DC4-A, University Supplemental Guidance DC4-1)

Design Response:

xx. The exterior materials are primarily cementitious. The materials and facade concept take design cues from other "fabric" buildings in the neighborhood. **(Please see p. 25 for a sample of "fabric" neighborhood buildings.)**

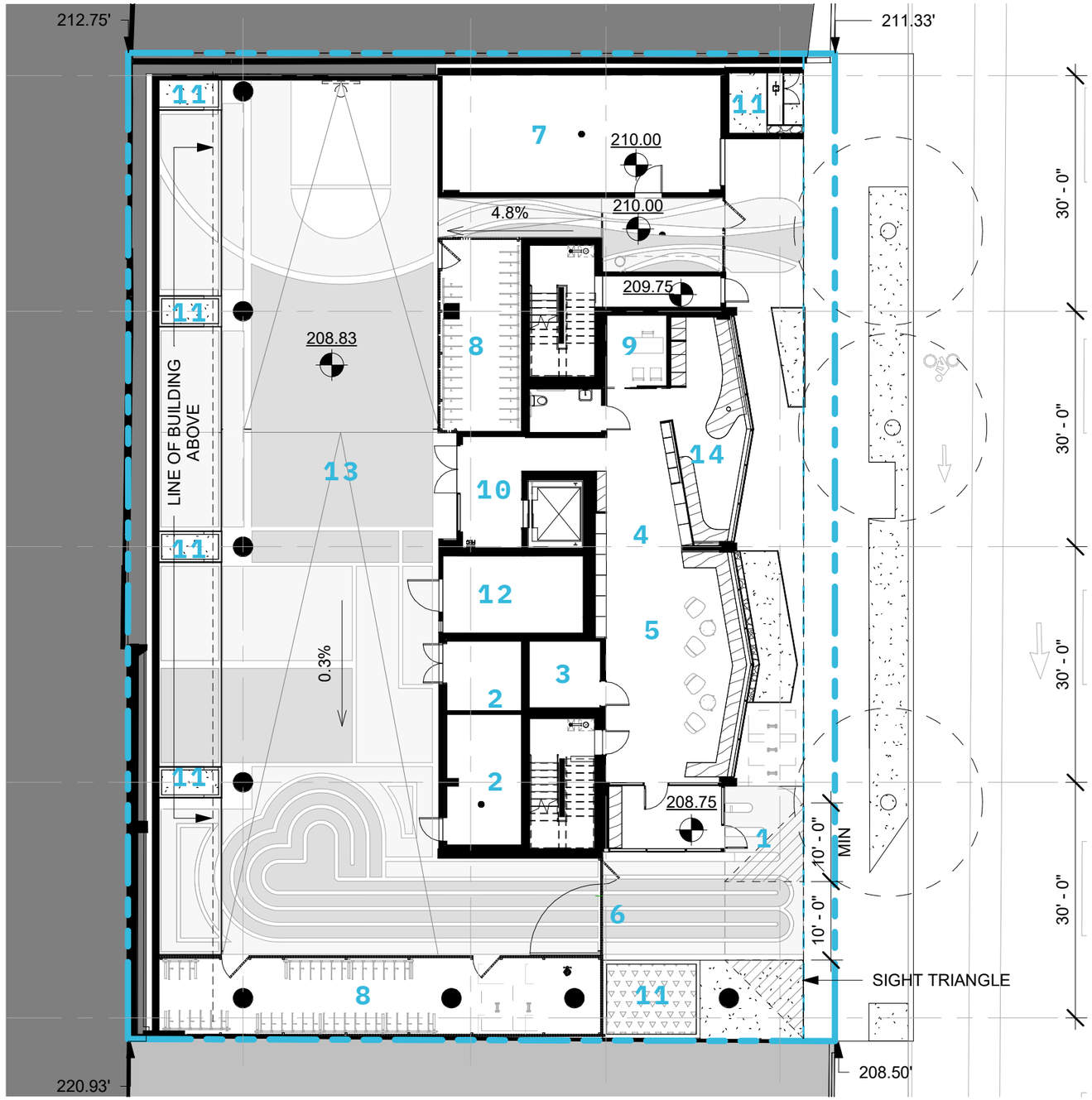
Existing "fabric" buildings in the neighborhood could be characterized as simple in overall form and clad with cementitious materials such as brick and concrete. Color palettes range in tone from cool to warm with natural hues expected for masonry or concrete materials.

The proposal follows existing material palettes with a through-color cementitious palette ranging from a warm terracotta at level 2 to reflect the warmer tones of the brick commercial building to the south. The terracotta colored panels establishes a street level, pedestrian scale. Above, the "mid-rise block" is clad with a cooler, through-colored, matte cementious panel. These panels are accented with glossy phenolic panels in a matching hue and tone as the cementitious panels. The panel arrangements are "woven" to express qualities of various ways brick veneers are constructed. **(Please see pp 56-63 for additional facade concept information.)** **The variety of matte panels and glossy panels adds variety similar to the variety found with "flashed brick" veneer or veneers with a range of natural brick colors.**

The recessed Juliette balconies and upper level recessed balconies on the west facade are contrasted with the darker facade cladding and highlighted with glossy, white phenolic panel surrounds. The guardrails and window frames are also white to further pronounce the recesses that alternate at widths reflecting the urban grain of the block.

(Please see p. 62, 65 for additional information.)

07 | FLOOR PLANS



L01 - STREET LEVEL PLAN

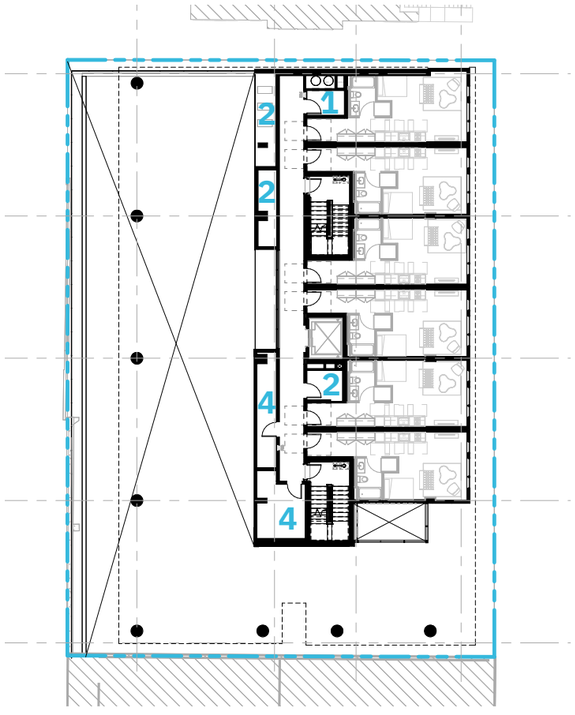
N

0 8 16 32

H

47

1. RESIDENTIAL ENTRY
2. BACK OF HOUSE
3. PARCEL
4. MAIL ROOM
5. RESIDENTIAL LOBBY
6. PEOPLE / BIKES / ACCESS FOR ON SITE MOVE IN/OUT
7. TRASH AND RECYCLING
8. SECURE RESIDENTIAL BICYCLE PARKING
9. LEASING OFFICE
10. MOVE IN / MOVE OUT & RESIDENTIAL "BACK DOOR"
11. PLANTER
12. TRANSFORMER VAULT
13. RESIDENTIAL OUTDOOR RECREATION AREA "SPORT COURT"
14. RESIDENTIAL CO-WORK LOUNGE (CONVERTIBLE TO A RETAIL KIOSK)



L02

L03

1. TRASH / RECYCLE
2. MECH
3. INSET BALCONIES
4. BACK OF HOUSE

FLOOR PLANS

N

0 16 32 64

H

L04 & L06

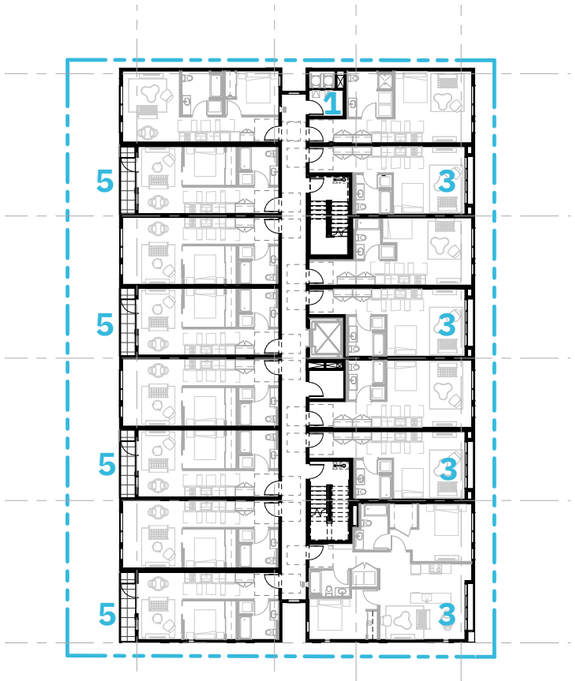
L05

1. TRASH / RECYCLE
2. MECH
3. INSET BALCONIES
4. BACK OF HOUSE

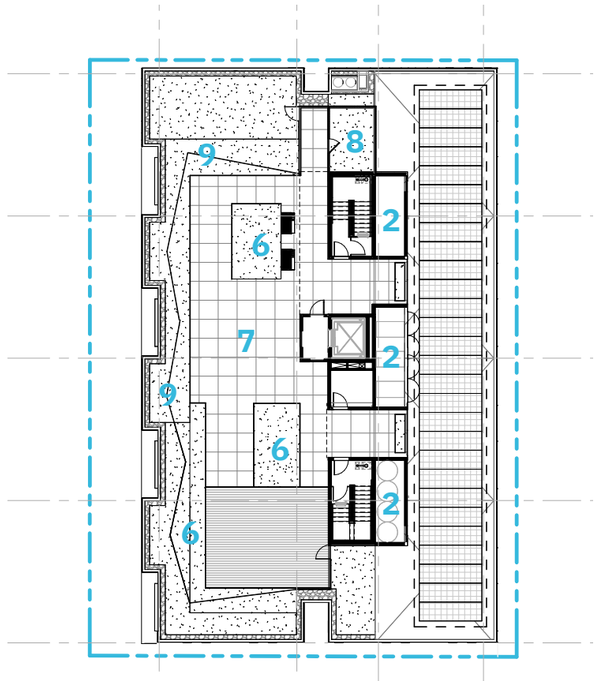
FLOOR PLANS

N

0 16 32 64



L07



ROOF

1. TRASH / RECYCLE
2. MECH
3. INSET BALCONIES
4. BACK OF HOUSE
5. BALCONIES
6. PLANTING
7. OUTDOOR AMENITY
8. PET RELIEF
9. CABLE MESH GUARD IN PLANTING

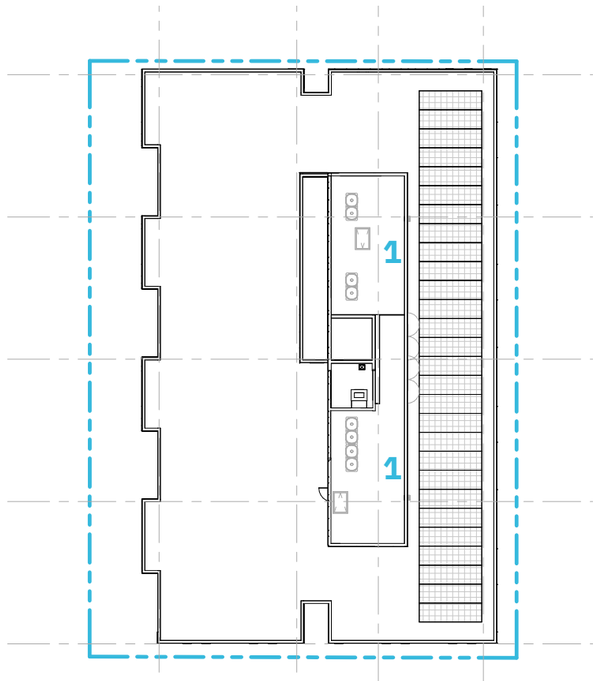
FLOOR PLANS

N

0 16 32 64

H

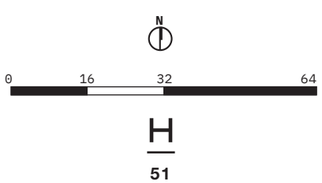
50



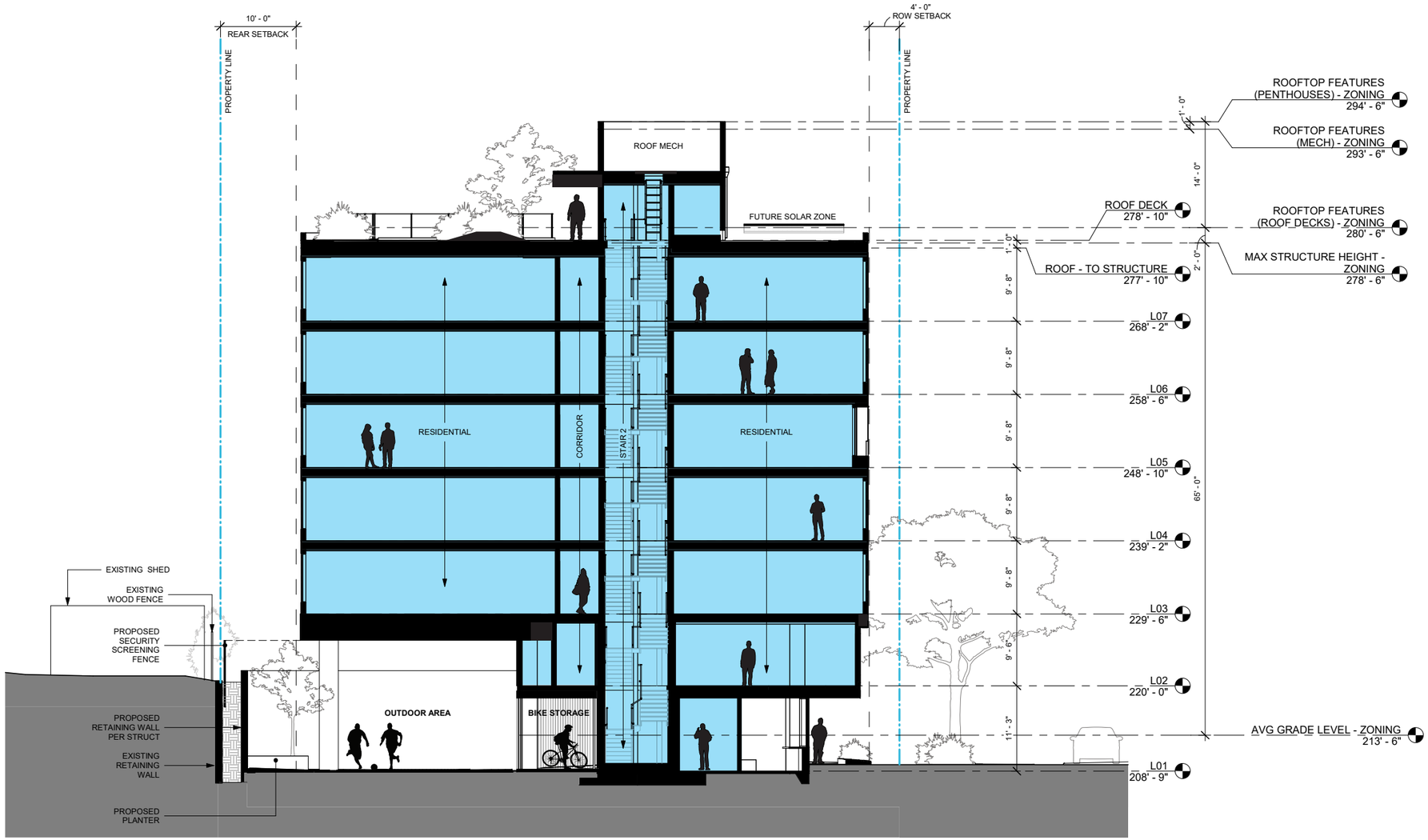
MECH PENTHOUSE

1. MECH

FLOOR PLANS



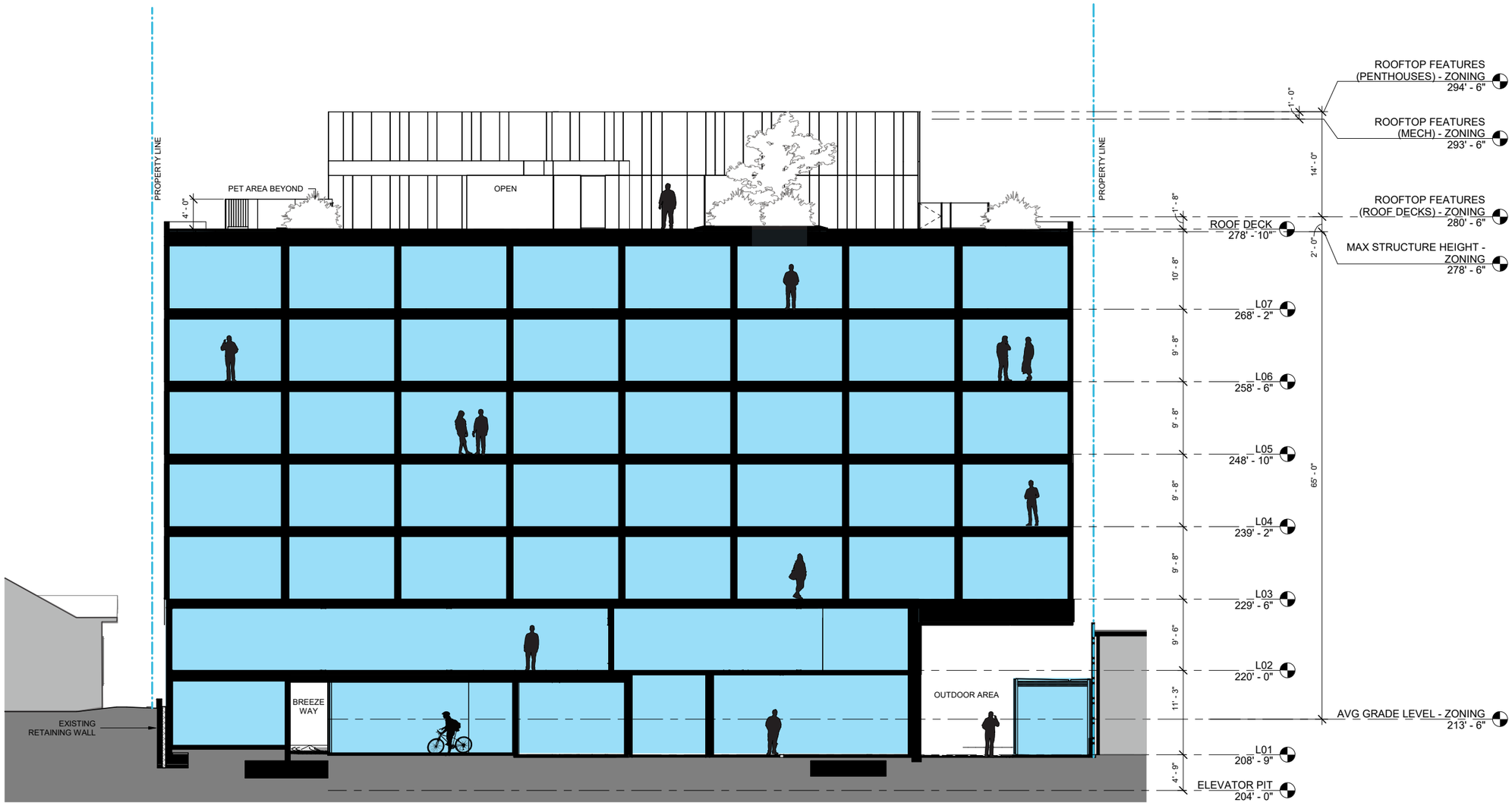
08 | BUILDING SECTIONS



BUILDING SECTION - EAST | WEST

0 8 16 32

H



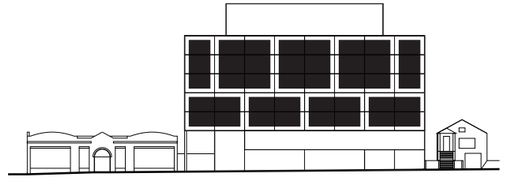
BUILDING SECTION - NORTH | SOUTH

0 8 16 32

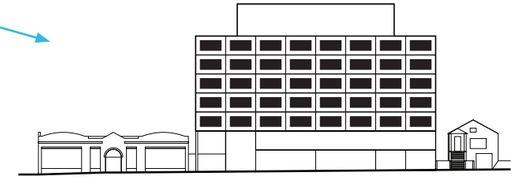
09 | FACADE CONCEPT & MATERIALS

Block Scale Apartments

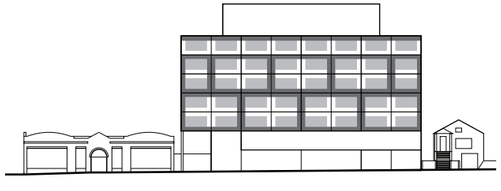
Living unit scale is expressed in the facade



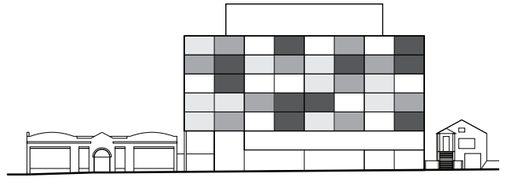
Block Expression



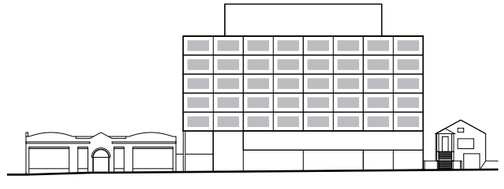
Unit Expression



Stacked Blocking

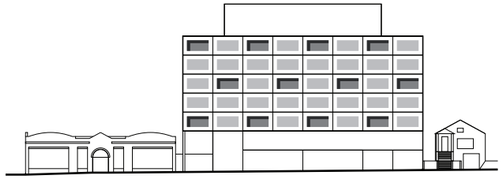


Irregular Blocking



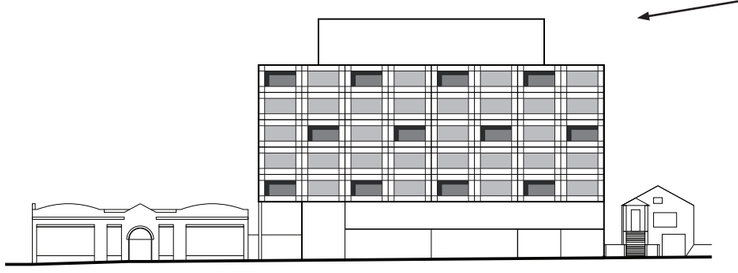
Flat Grid

Variations in unit types are expressed on the facade

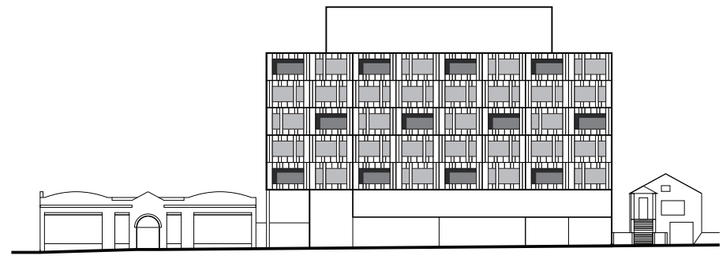


Grid with Variation

A break down in scale of the windowing and cladding is informed by neighboring context.

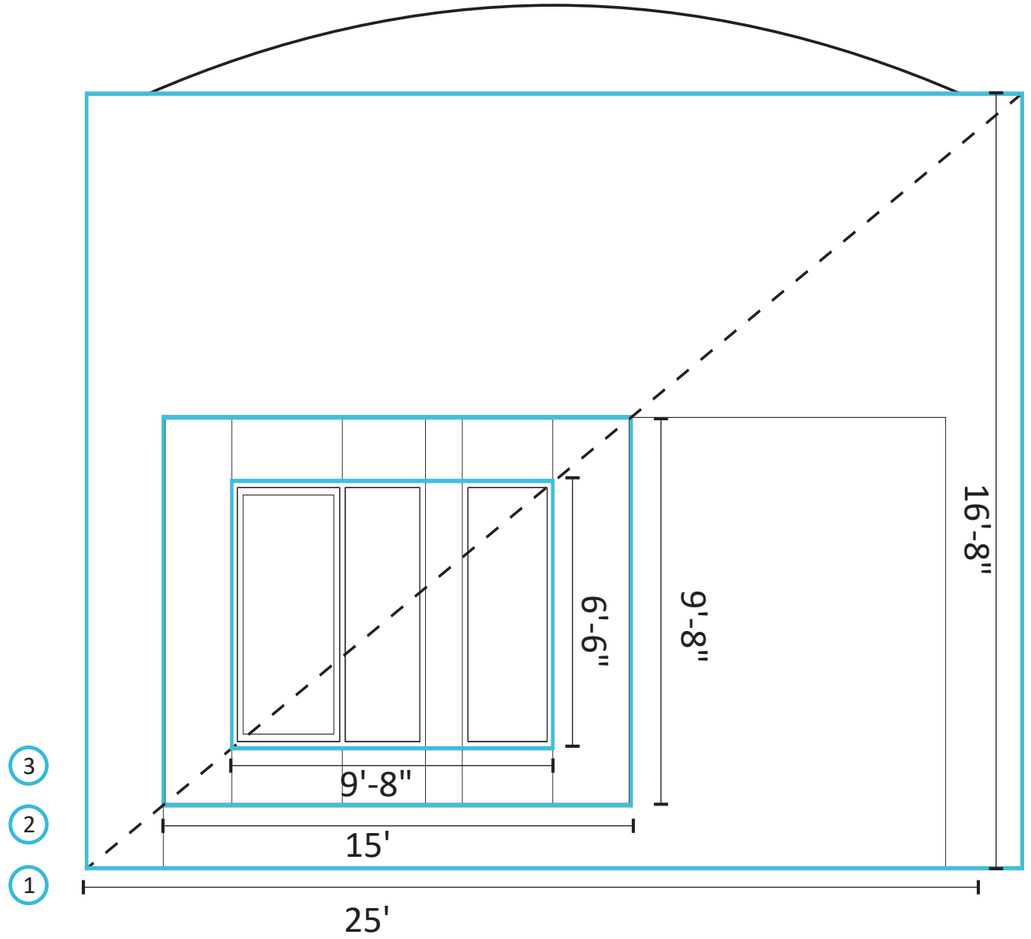


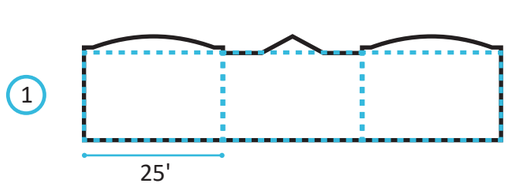
Regular Windowing and Cladding



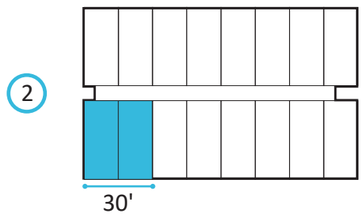
Aggregated Windowing and Cladding

FACADE MATRIX

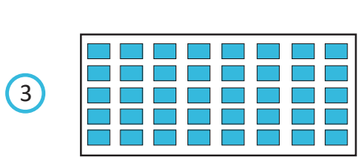




Module of existing commercial building reflecting the urban grain of the block and establishing a 1.5 +/- ration of width to height

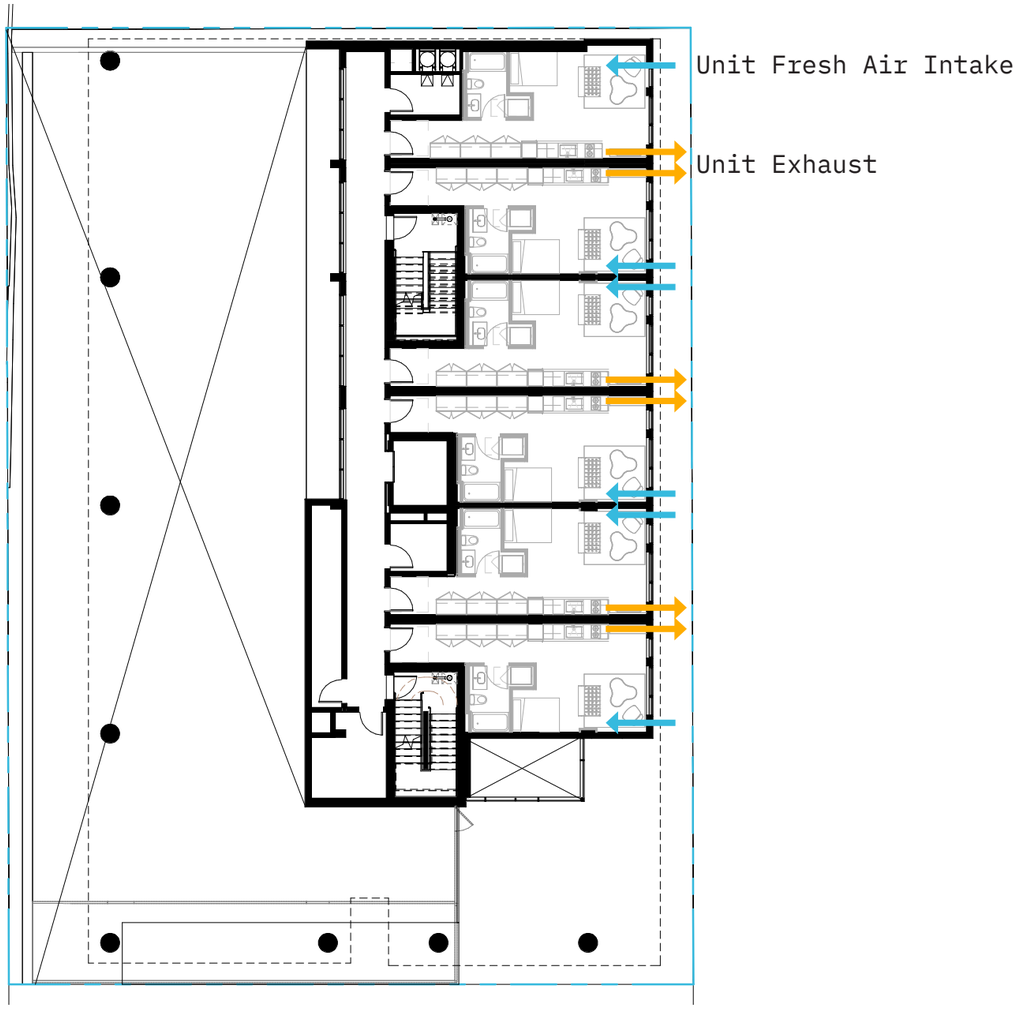


Module of proposed apartment building on a 30' column bay further subdivided into 15' wide apartments; 15' x 9'-8" matches the proportions of the existing the 1.5 +/- ratio of the existing commercial building

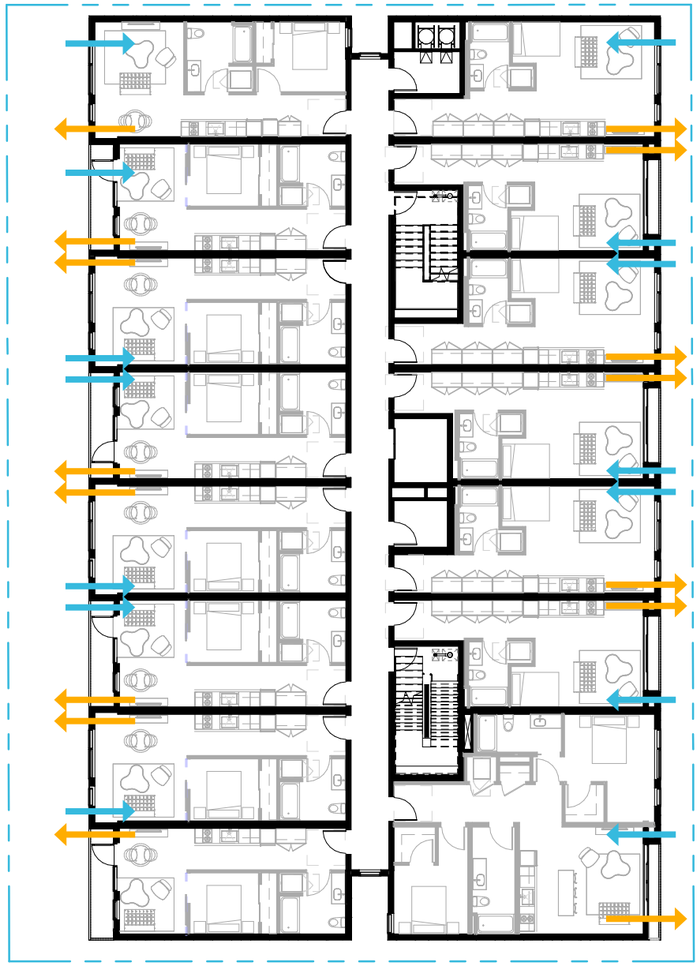


A fenestration pattern of 9'-8" wide x 6'-6" high matches the proportions of the existing the 1.5 +/- ratio of the existing commercial building to express the existing platting patterns and proportions of its context.

BLOCK PROPORTIONS TRANSLATED INTO FACADE

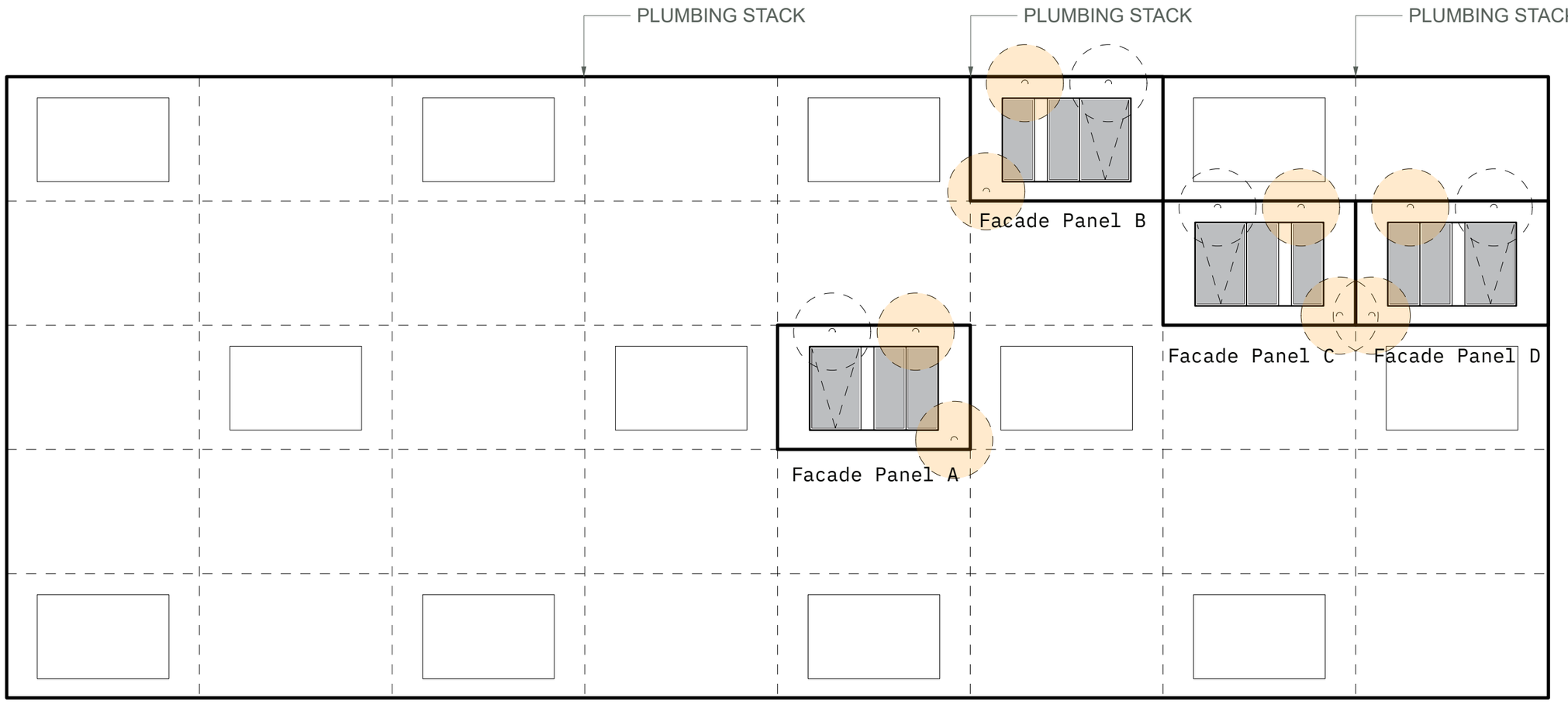


L02

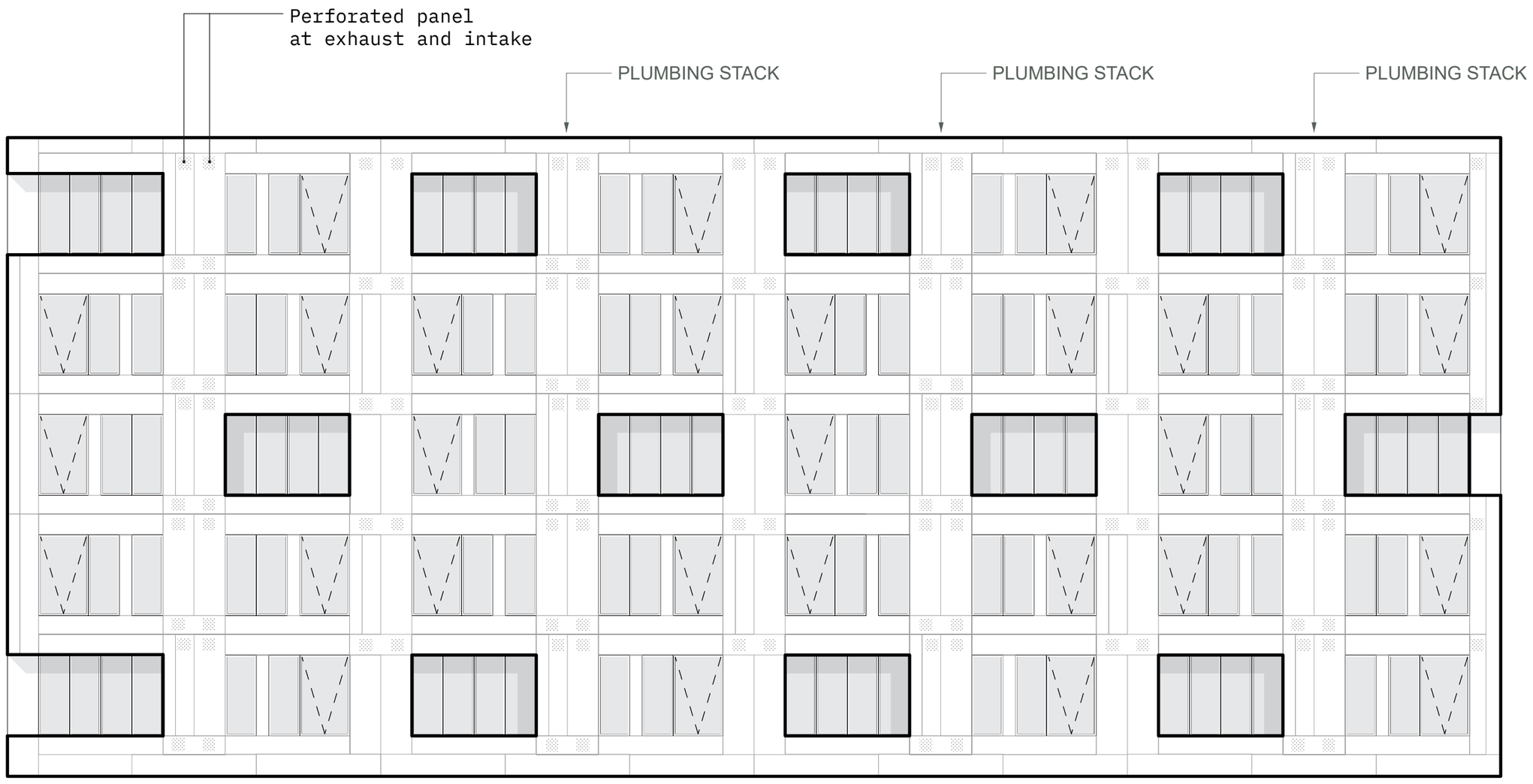


L03 - L06

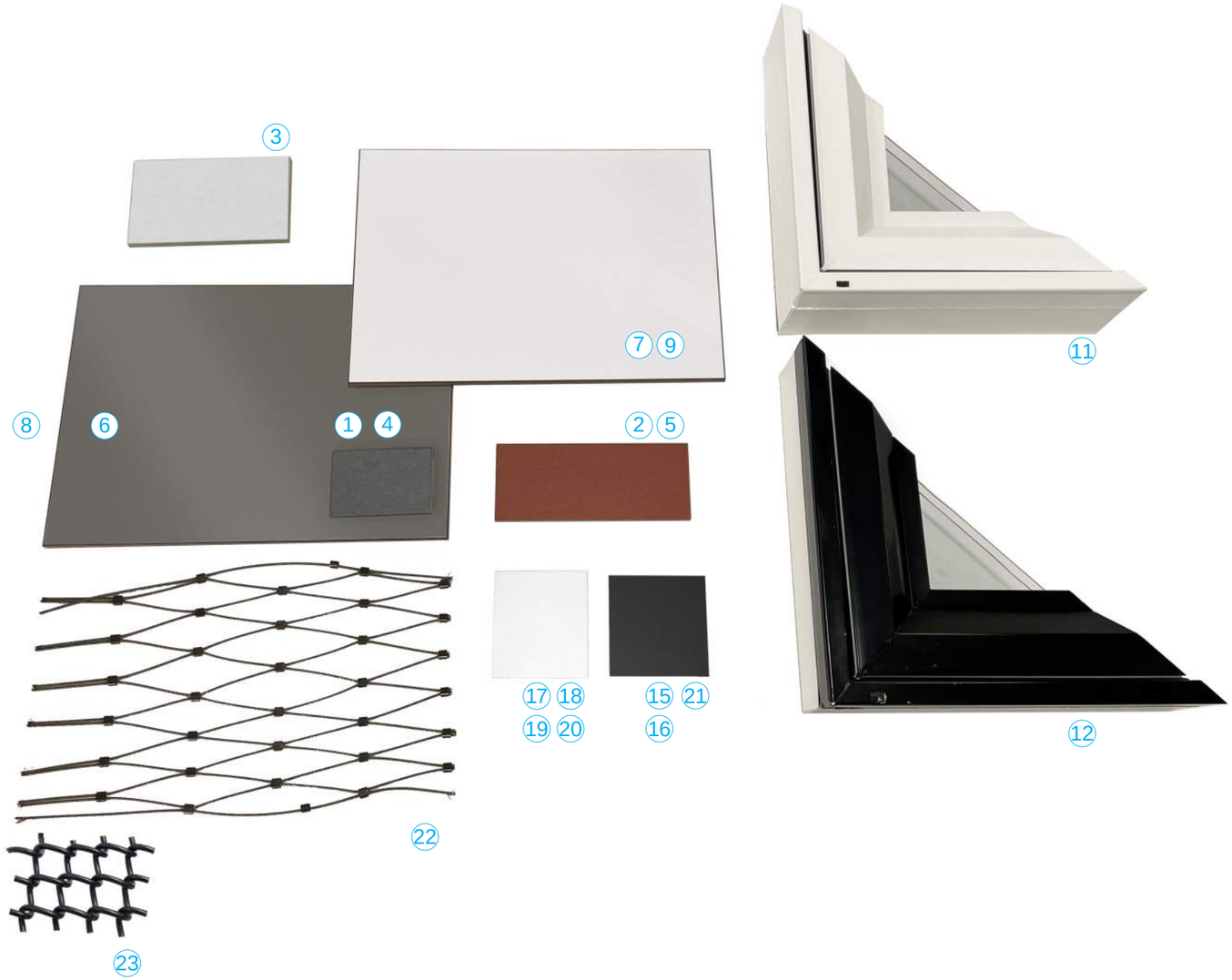
UNIT EXHAUST AND INTAKE LOCATIONS



LAYOUT OF TYPICAL FACADE CELLS



EAST ELEVATION WITH CLADDING



1 Cementitous Panel (grey)
2 Cementitous Panel (bricky)
3 Cementitous Panel (painted white)
4 Cementitous Panel (grey, perforated)
5 Cementitous Panel (bricky, perforated)

6 Phenolic Panel (high gloss, grey)
7 Phenolic Panel (high gloss, white)
8 Phenolic Panel (high gloss, grey, perforated)
9 Phenolic Panel (high gloss, white, perforated)

10 Vision Glass (clear)

11 Vinyl Window 1 (white)
12 Vinyl Window 2 (black)

13 Concrete 1
14 Concrete 2 (vertically ribbed)

15 Metal (black)
16 Metal Perforated(black)
17 Metal (white)
18 Metal Perforated(white)
19 Guardrail 1 (white)
20 Guardrail 2 (white)
21 Guardrail 3 (black)
22 Guardrail 4 (cable mesh)
23 Guardrail 5 (black mesh)

24 Translucent Polycarbonate

EAST ELEVATION WITH CLADDING

4. GROUND PLANE/SITE PLANNING

f. Board members requested details on the exterior materials to be used and how they will be incorporated in to the buildings design. The Board stated that the quality and details of the exterior materials are important with the relatively simple massing of the building. The Board requested details on the upper level steps on the west façade of the building and demonstrating how the steps will distinguish themselves from the overall mass of the façade. (DC4-A, University Supplemental Guidance DC4-1)

Design Response:

The board supported facade concept and patterning remains. The exterior materials for the "mid-rise block" are through color cementitious panels with a matte finish mixed with phenolic panels in a matching tone a hue with a glossy finish. The contrasting glossy and matte panels adds variety to the overall facade.

The arrangement of panels on the facade vary in widths and direction to create a woven texture similar to a conventional brick veneer facade.

The recessed Juliette balconies are surrounded with white phenolic panels, matching white bar guard railings and white windows. The white contrasts with the gray potions of the facade to highlight the alternating recesses on the facade. The glossy white finish was chosen to bounce and illuminate light in the apartments without an overbearing color that an intense accent color would

Perforated panels screen exhaust and in-take air openings. The intention is to minimize clutter on the facade that conventional painted metal exhaust hoods can sometimes create. The perforated panels adds to the variety of textures on the facade.

Glossy and matte facade panels in direct morning light on the east facade. The panels are closely related in tone and color hue. A subtle variation between the panels are expressed,

Glossy and matte facade panels in early morning shadow. This reveals contrasting finishes of the facade panels and an added dimension to the facade expression.

4. GROUND PLANE/SITE PLANNING

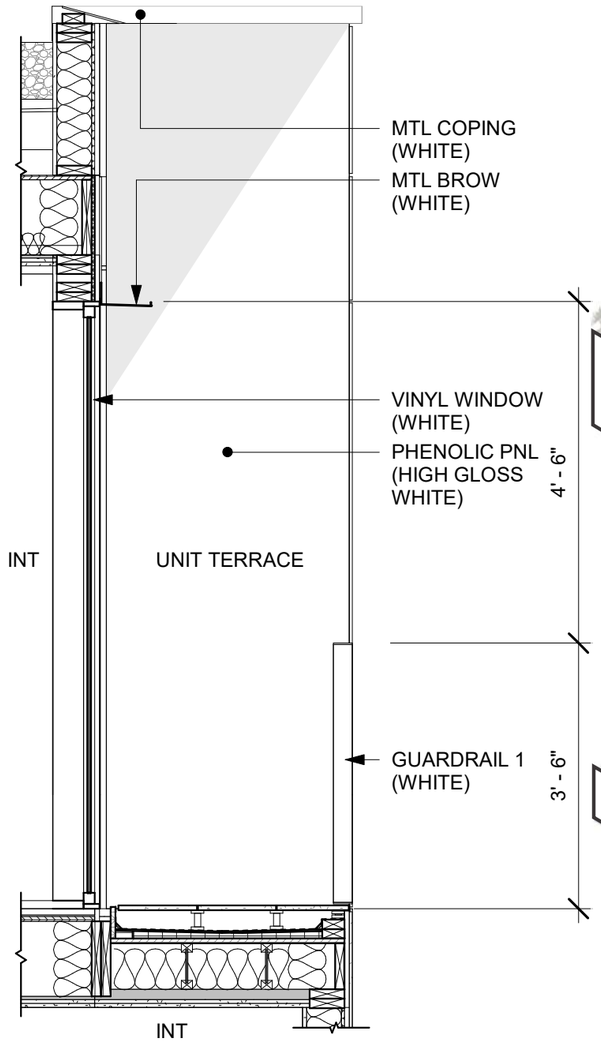
f. Board members requested details on the exterior materials to be used and how they will be incorporated in to the buildings design. The Board stated that the quality and details of the exterior materials are important with the relatively simple massing of the building. The Board requested details on the upper level steps on the west façade of the building and demonstrating how the steps will distinguish themselves from the overall mass of the façade. (DC4-A, University Supplemental Guidance DC4-1)

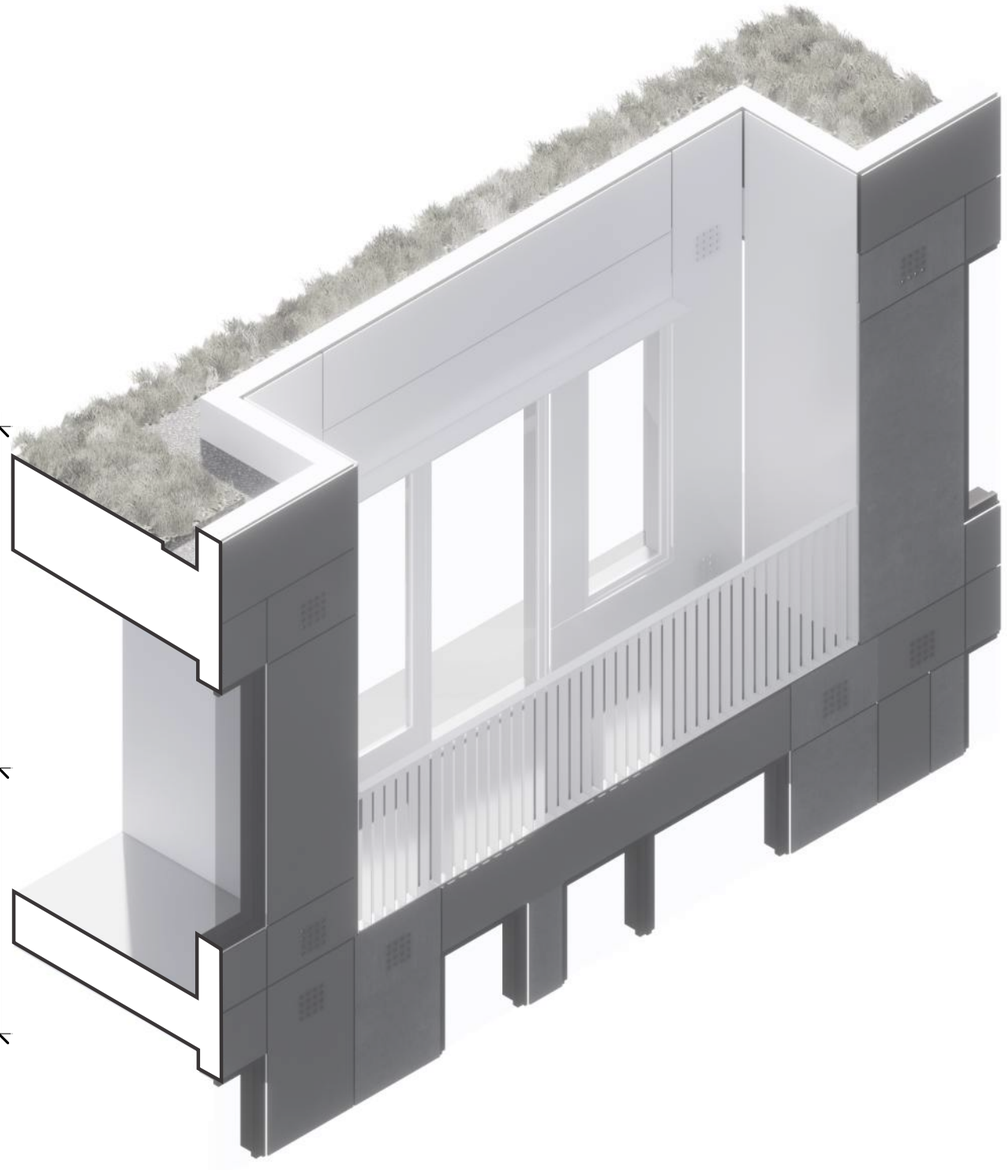
Design Response:

The board supported facade concept and patterning remains. The exterior materials for the "mid-rise block" are through color cementitious panels with a matte finish mixed with phenolic panels in a matching tone a hue with a glossy finish. The contrasting glossy and matte panels adds variety to the overall facade.

The arrangement of panels on the facade vary in widths and direction to create a woven texture similar to a conventional brick veneer facade. The facade panels are intended to be very similar in hue and tone, but contrast in finish between glossy and matte. This creates a variety of facade expression throughout different times of day or lighting conditions.

MATTE AND GLOSSY FACADE PANELS





INSET BALCONY ON WEST FACADE

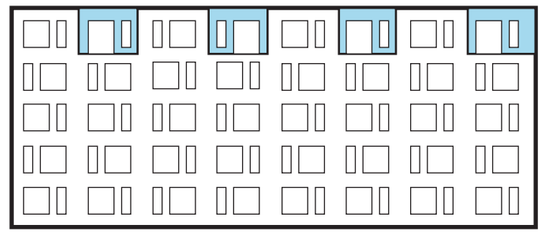
N

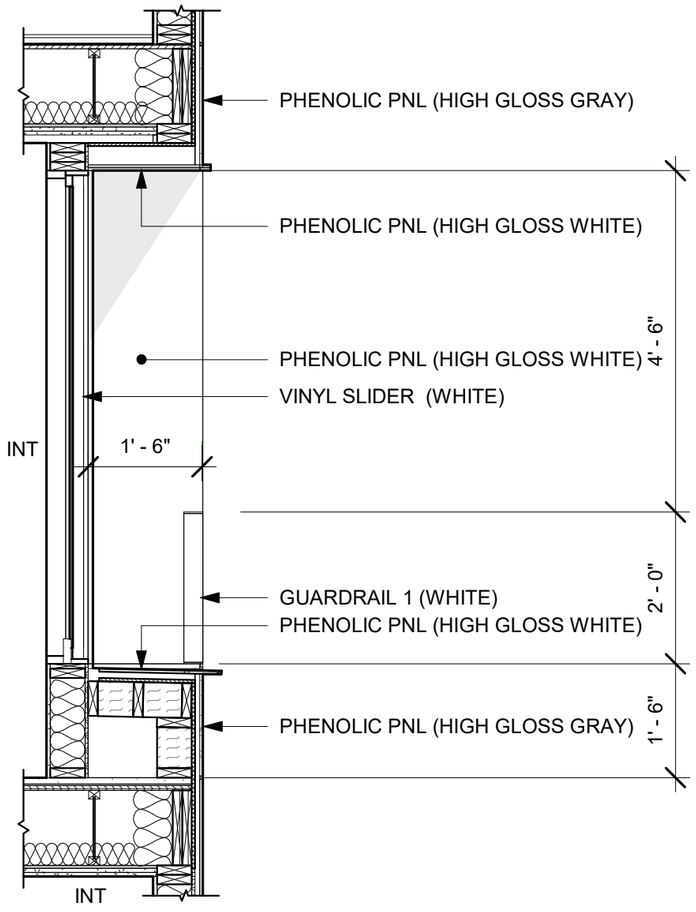
2. MASSING

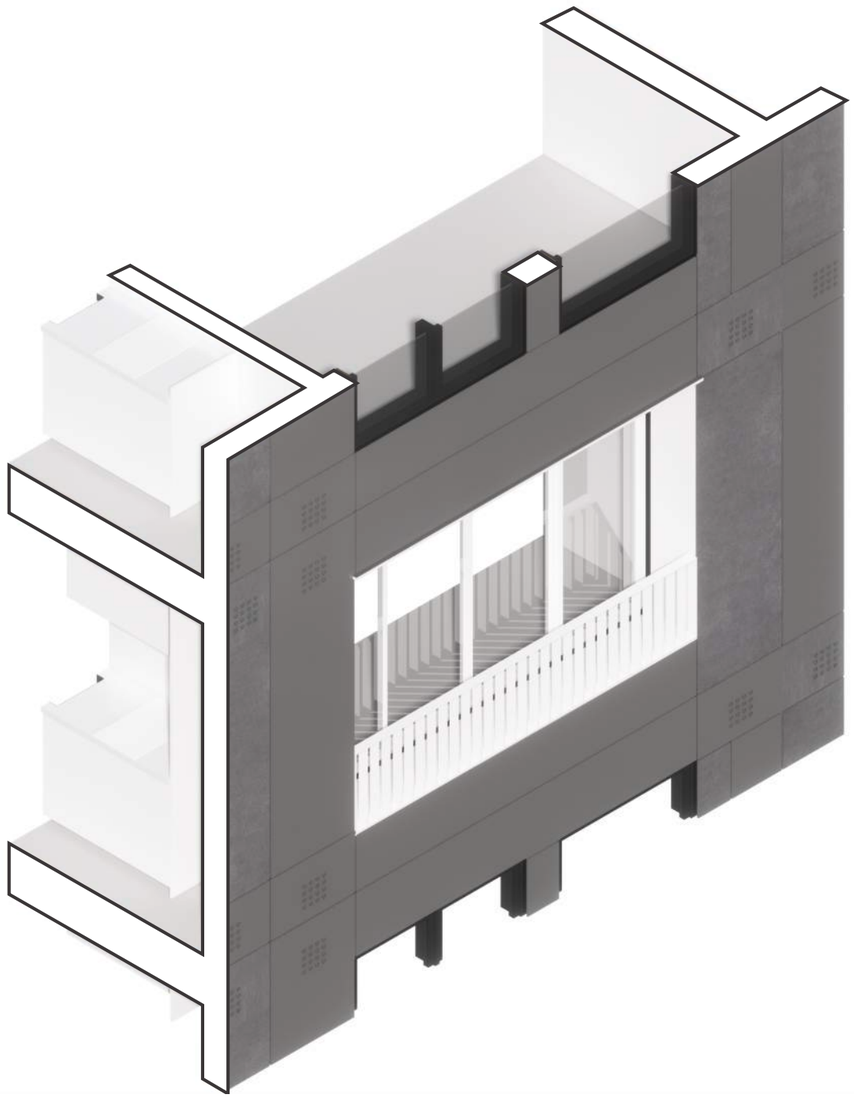
a. The Board found the new façade patterns appropriately tying into the context of the surrounding buildings. Board members noted the second level horizontal datum line's location made sense with the surrounding buildings. The double height entry off Roosevelt Way NE was supported by the Board along with the balconies on the east façade. While the Board supported the balconies facing Roosevelt Way NE, they found the narrow balconies do not provide the same level of use that a wider balcony would allow. The Board recommend the applicant explore ways to increase the balcony depth on the east façade and provide this information in the Recommendation packet. (University Supplemental Guidance – CS2-1-e, DC2-1-a)

Design Response:

The board supported facade concept and patterning remains. This includes the sill height of the street facing apartments. Since the apartments are compact, sills at the exterior window area provides for additional furniture arrangements and flexibility to the interior. The balconies proposed at EDG #2 are "Juliette style" and therefore not occupied. To make the balconies deeper, the compact apartments would have to be reduced or the balconies would be required to project beyond the facade. Projecting over the Street ROW or property line would trigger an annual Street Use permit and need to adhere to SMC 23.53.035 Structural Building Overhangs. SMC 23.53.035 which states: "structural building overhangs shall be removable per Title 15." and thereby not recommended or proposed by the applicant. The Juliette balcony depth were also designed with accessible reach ranges of 24" in mind.







EAST FACADE INSET | TYPICAL PARTIAL AXON

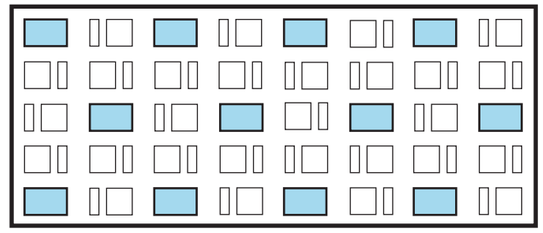
N

2. MASSING

a. The Board found the new façade patterns appropriately tying into the context of the surrounding buildings. Board members noted the second level horizontal datum line's location made sense with the surrounding buildings. The double height entry off Roosevelt Way NE was supported by the Board along with the balconies on the east façade. While the Board supported the balconies facing Roosevelt Way NE, they found the narrow balconies do not provide the same level of use that a wider balcony would allow. The Board recommend the applicant explore ways to increase the balcony depth on the east façade and provide this information in the Recommendation packet. (University Supplemental Guidance – CS2-1-e, DC2-1-a)

Design Response:

The board supported facade concept and patterning remains. This includes the sill height of the street facing apartments. Since the apartments are compact, sills at the exterior window area provides for additional furniture arrangements and flexibility to the interior. The balconies proposed at EDG #2 are "Juliette style" and therefore not occupied. To make the balconies deeper, the compact apartments would have to be reduced or the balconies would be required to project beyond the facade. Projecting over the Street ROW or property line would trigger an annual Street Use permit and need to adhere to SMC 23.53.035 Structural Building Overhangs. SMC 23.53.035 which states: "structural building overhangs shall be removable per Title 15." and thereby not recommended or proposed by the applicant. The Juliette balcony depth were also designed with accessible reach ranges of 24" in mind.



1 Cementitous Panel (grey)
2 Cementitous Panel (bricky)
3 Cementitous Panel (painted white)
4 Cementitous Panel (grey, perforated)
5 Cementitous Panel (bricky, perforated)

6 Phenolic Panel (high gloss, grey)
7 Phenolic Panel (high gloss, white)
8 Phenolic Panel (high gloss, grey, perforated)
9 Phenolic Panel (high gloss, white, perforated)

10 Vision Glass (clear)

11 Vinyl Window 1 (white)
12 Vinyl Window 2 (black)

13 Concrete 1
14 Concrete 2 (vertically ribbed)

15 Metal (black)
16 Metal Perforated(black)
17 Metal (white)
18 Metal Perforated(white)
19 Guardrail 1 (white)
20 Guardrail 2 (white)
21 Guardrail 3 (black)
22 Guardrail 4 (cable mesh)
23 Guardrail 5 (black mesh)

24 Translucent Polycarbonate

BUILDING ELEVATION - EAST

0 8 16 32

H

BUILDING ELEVATION - NORTH

0 8 16 32

1 Cementitous Panel (grey)
2 Cementitous Panel (bricky)
3 Cementitous Panel (painted white)
4 Cementitous Panel (grey, perforated)
5 Cementitous Panel (bricky, perforated)

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17 Metal (white)
18 Metal Perforated(white)
19 Guardrail 1 (white)
20 Guardrail 2 (white)
21 Guardrail 3 (black)
22 Guardrail 4 (cable mesh)
23 Guardrail 5 (black mesh)

24 Translucent Polycarbonate

BUILDING ELEVATION - WEST

0 8 16 32

H

1 Cementitous Panel (grey)
2 Cementitous Panel (bricky)
3 Cementitous Panel (painted white)
4 Cementitous Panel (grey, perforated)
5 Cementitous Panel (bricky, perforated)

6 Phenolic Panel (high gloss, grey)
7 Phenolic Panel (high gloss, white)
8 Phenolic Panel (high gloss, grey, perforated)
9 Phenolic Panel (high gloss, white, perforated)

10 Vision Glass (clear)

11 Vinyl Window 1 (white)
12 Vinyl Window 2 (black)

13 Concrete 1
14 Concrete 2 (vertically ribbed)

15 Metal (black)
16 Metal Perforated(black)
17 Metal (white)
18 Metal Perforated(white)
19 Guardrail 1 (white)
20 Guardrail 2 (white)
21 Guardrail 3 (black)
22 Guardrail 4 (cable mesh)
23 Guardrail 5 (black mesh)

24 Translucent Polycarbonate

1 Cementitous Panel (grey)
2 Cementitous Panel (bricky)
3 Cementitous Panel (painted white)
4 Cementitous Panel (grey, perforated)
5 Cementitous Panel (bricky, perforated)

6 Phenolic Panel (high gloss, grey)
7 Phenolic Panel (high gloss, white)
8 Phenolic Panel (high gloss, grey, perforated)
9 Phenolic Panel (high gloss, white, perforated)

10 Vision Glass (clear)

11 Vinyl Window 1 (white)
12 Vinyl Window 2 (black)

13 Concrete 1
14 Concrete 2 (vertically ribbed)

15 Metal (black)
16 Metal Perforated(black)
17 Metal (white)
18 Metal Perforated(white)
19 Guardrail 1 (white)
20 Guardrail 2 (white)
21 Guardrail 3 (black)
22 Guardrail 4 (cable mesh)
23 Guardrail 5 (black mesh)

24 Translucent Polycarbonate

BUILDING ELEVATION - SOUTH

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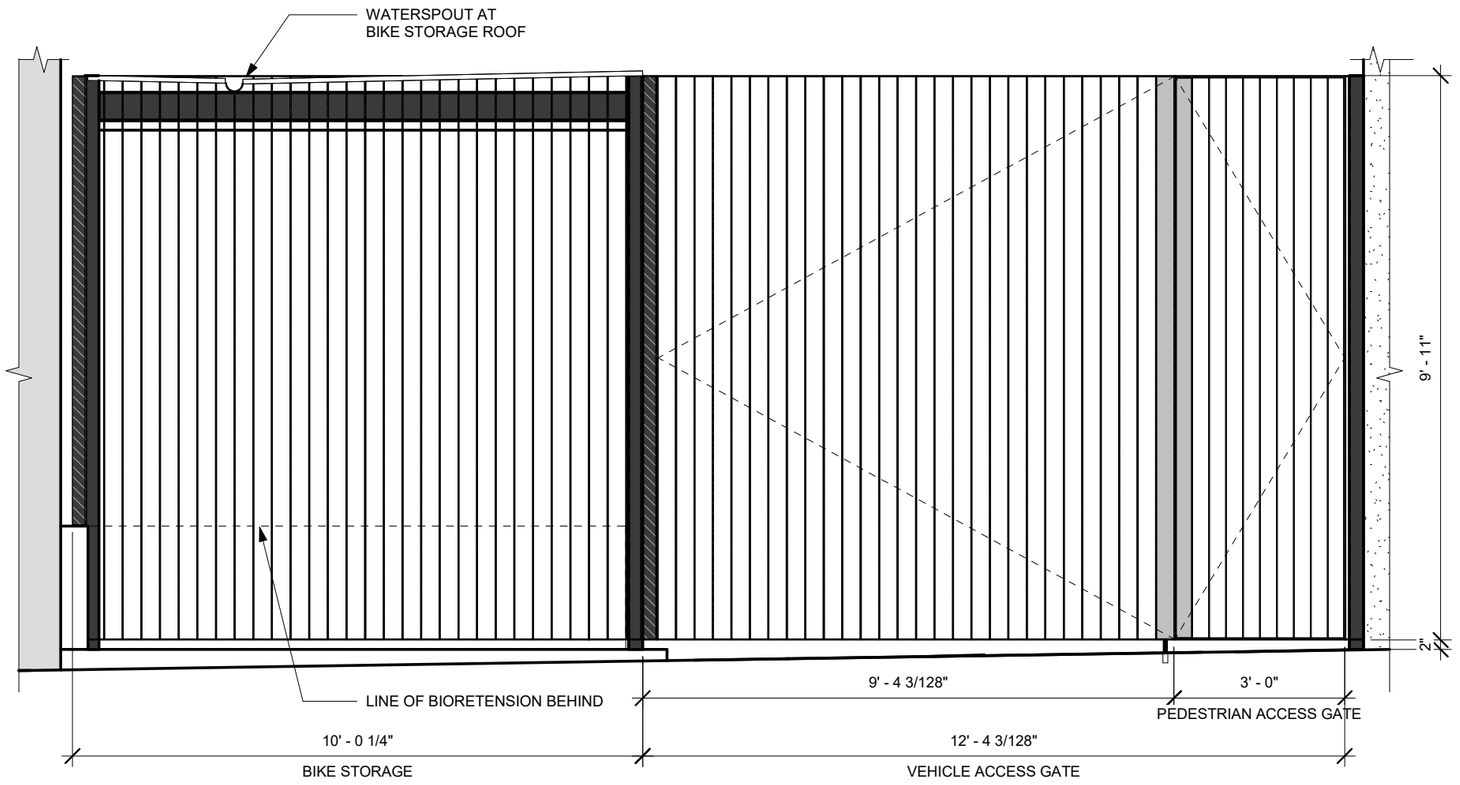
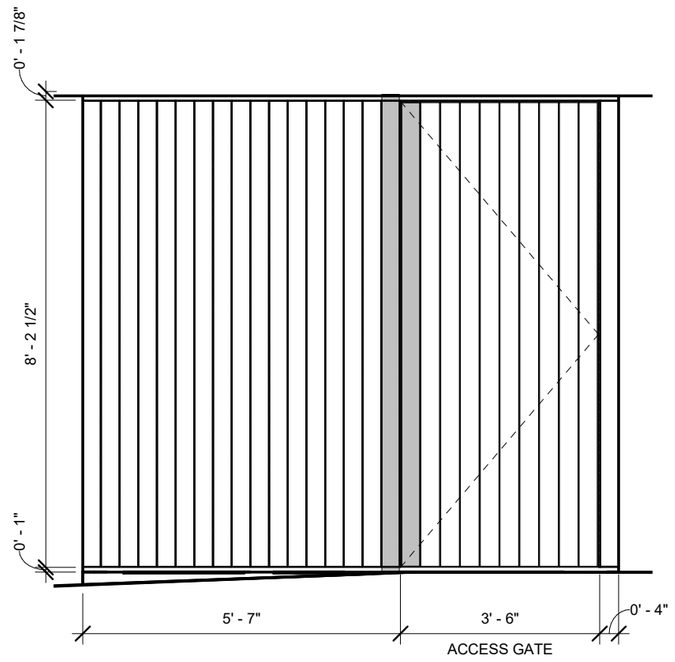
H



SOUTH GATE - ELEVATION AND SECTION



NORTH GATE - ELEVATION AND SECTION

10 | OVERALL RENDERINGS

Site context and analysis informing the east facade; Recessed Juliette balconies at 30' intervals reflecting historic platting patterns; larger prominent entry adding deference to the existing commercial building to the south; smaller scale street level; increased setbacks from the ROW; porous openings through the site

CS2.B.1 SITE CHARACTERISTICS
CS2.C.2 MID-BLOCK SITES
UDSG - CS2.1.e.1 REFLECT HISTORIC PLATTING PATTERNS
UDSG - PL3.1.a PROMINENT ENTRIES
UDSG - DC2.2.a EMBRACE CONTEMPORARY DESIGN

ROOSEVELT WAY NE | EAST ELEVATION

Entry relocated to the south; Double-height opening provides deference to the south commercial neighbor and a visible, prominent entry for the building; Single-story bar of units step down from the entry creating a datum reflecting the existing neighbors on the street

CS2.B.1 SITE CHARACTERISTICS
CS2.C.2 MID-BLOCK SITES
UDSG - CS2.1.e.1 REFLECT HISTORIC PLATTING PATTERNS
UDSG - PL3.1.a PROMINENT ENTRIES
UDSG - DC2.2.a EMBRACE CONTEMPORARY DESIGN

ROOSEVELT WAY NE | NW

Trash and recycling access separated from main entry to the south; a secondary entry for people and bikes located between the north inflected bay; planting buffering the service entry door.

CS2.B.1 SITE CHARACTERISTICS
CS2.C.2 MID-BLOCK SITES
UDSG - CS2.1.e.1 REFLECT HISTORIC PLATTING PATTERNS
UDSG - PL3.1.a PROMINENT ENTRIES
UDSG - DC2.2.a EMBRACE CONTEMPORARY DESIGN

Site context and analysis informing the east facade; Recessed Juliette balconies at 30' intervals reflecting historic platting patterns; large prominent entry adding deference to the existing commercial building to the south; smaller scale street level; increased setbacks from the ROW; porous openings through the site

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CS2.C.2 MID-BLOCK SITES
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UDSG - PL3.1.a PROMINENT ENTRIES
UDSG - DC2.2.a EMBRACE CONTEMPORARY DESIGN

ROOSEVELT WAY NE | ENTRY

Existing neighboring wooden fence and sheds in foreground, proposed security screening beyond

Upper level setbacks at 30' intervals reflecting historic platting patterns; setbacks as recessed terraces rather than projecting balconies to provide more separation and privacy from west neighbors; porous base providing more separation and relief from west neighbors

CS2.D.3 ZONE TRANSITION
CS2.D.4, MASSING CHOICES
CS2.D.5, RESPECT FOR ADJACENT SITES
DC2.D.1 VISUAL DEPTH AND INTEREST

WEST FACADE

Proposed serrated roof edge reflecting the varied roof lines of west neighbors; recessed terraces at 30' intervals reflecting the platting patterns of the neighborhood and relative widths of smaller scale multi-family structures to the west; Residential roof terrace setback from roof edges

DC2.C.3 FIT WITH NEIGHBORING BUILDINGS
UDSG - CS2.1.e.1 REFLECT HISTORIC PLATTING PATTERNS
UDSG - DC2.2.a EMBRACE CONTEMPORARY DESIGN
CS2.D.4, MASSING CHOICES
CS2.D.5, RESPECT FOR ADJACENT SITES
DC2.D.1 VISUAL DEPTH AND INTEREST

9TH AVENUE NE

Vertical circulation and services centered in floor plate moves penthouse massing away from building edges reducing perceived bulk and height; roof terrace setback from edges moving activity further away from neighboring sites

CS2.D.3 ZONE TRANSITION
CS2.D.4, MASSING CHOICES
CS2.D.5, RESPECT FOR ADJACENT SITES
DC2.D.1 VISUAL DEPTH AND INTEREST

ROOF TERRACE

RECREATION AREA

11 | LANDSCAPE

STREET AND PODIUM LEVEL

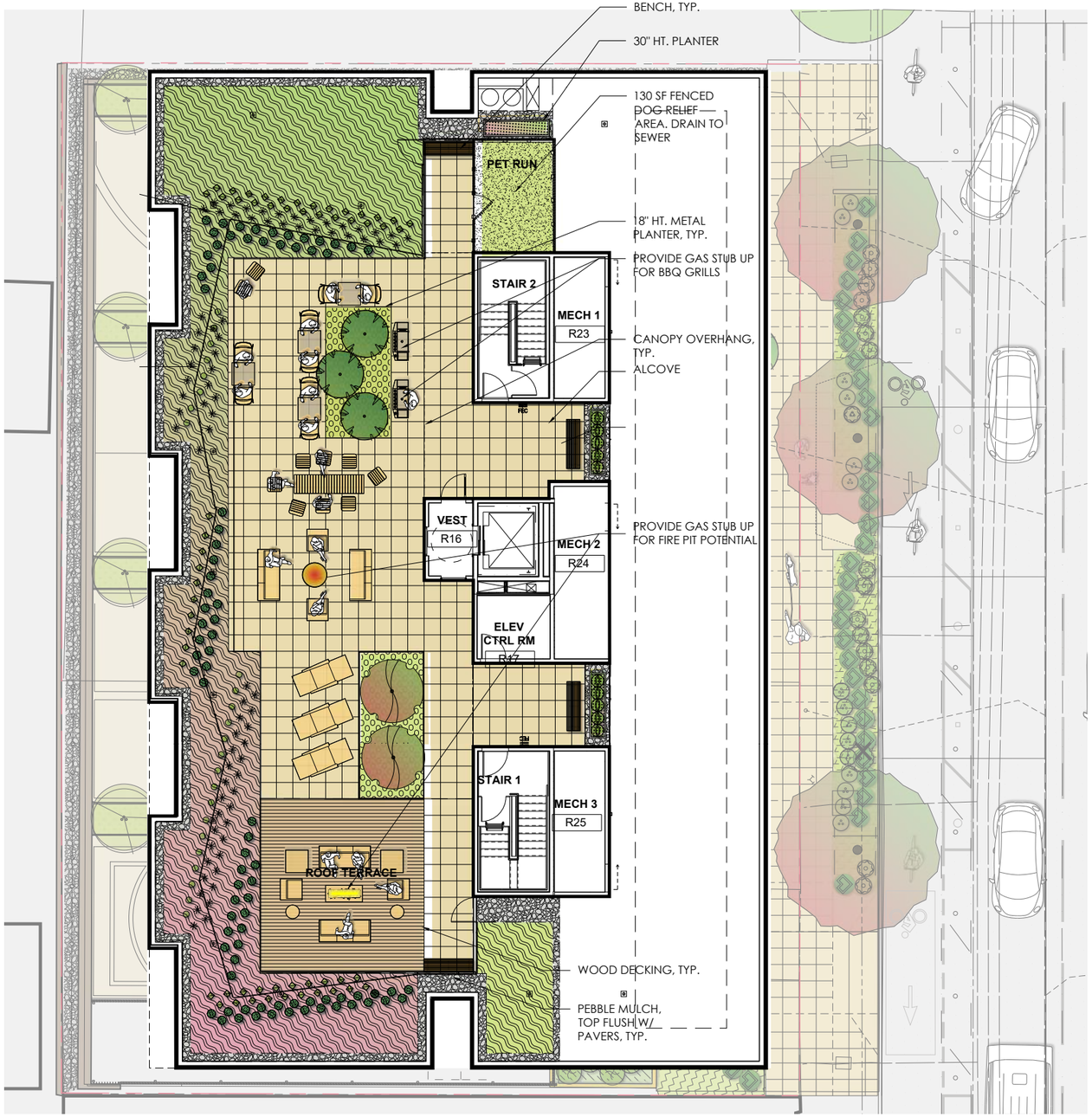
extended planter strip at bike lane

pollinator band

bikes

perimeter bioplanter

UPPER ROOF



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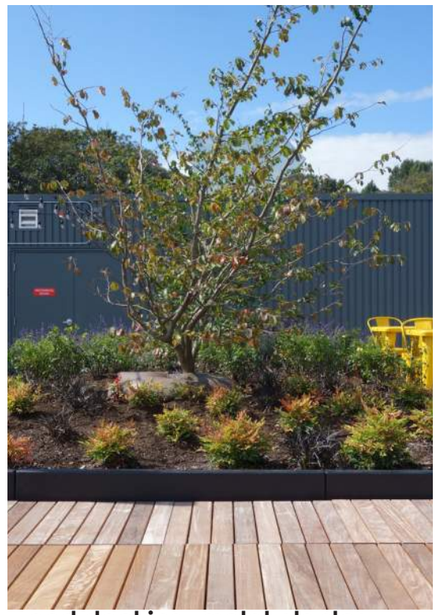
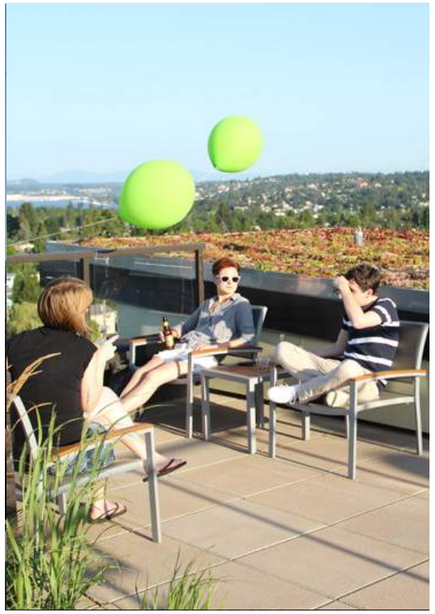


wood decking, metal planter, treelets

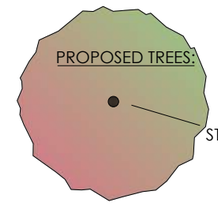


hangout

colorful edge

fire spot and hangout

PLANTS



PROPOSED TREES:

STREET TREES: PARROTIA PERSICA / PERSIAN IRONWOOD*

ONSITE TREES:

AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'

ACER PALMATUM 'SANGO-KAKU' / CORAL BARK MAPLE

SHRUBS & GROUNDCOVERS IN RIGHT OF WAY:

75% FRAGARIA CHILOENSIS / BEACH STRAWBERRY*

25% POLYSTICHUM MUNITUM * / SWORDFERN

HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS*

SPIRAEA BUMALDA 'DENISTAR' / SUPERSTAR SPIRAEA *

VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY *

FRONT PLANTINGS:

NOTE: PROVIDE GRAVEL MULCH IN PLANTINGS UNDER BUILDING OVERHANG.

LIRIOPE SPICATA / CREEPING LILYTURF*

ANEMONE 'HONORINE JOBERT' / JAPANESE ANEMONE

HELLEBORE ORIENTALIS / LENTENROSE

HEMEROCALLIS 'STELLA D'ORO' / DAYLILY

PLANT LIST - ROOF

TREELETS

LAGERSTROEMIA INDICA X FAURIEI 'MUSKOGEE' */ MUSKOGEE CREPE MYRTLE

ARBUTUS UNEDO* / STRAWBERRY TREE

GROUNDCOVER/PERENNIALS, 8" DEPTH:

75% LIRIOPE SPICATA* CREEPING LILYTURF

25% HEMEROCALLIS (IN CLUSTERS) DAYLILY

EXTENSIVE GREEN ROOF:
4" SOIL DEPTH.
SEDUM TILE PREVEGETATED MATS COLOR MAX. AVAILABLE FROM COLUMBIA G
MOUND TO 8" SOIL DEPTH AT PERENNIALS.

PERENNIALS: (1 GAL. CONT., PLANTED IN SEDUM TILE MATS):

ECHINACEA PURPUREA / PURPLE CONEFLOWER

SEDUM 'AUTUMN JOY' / AUTUMN JOY SEDUM

STIPA TENUISSIMA / MEXICAN FEATHER GRASS

RUDBEKIA HIRTA* / BLACK EYED SUSAN

ACHILLEA LEWISII 'KING EDWARD' */YARROW

PLANTERS:

OROPHIOPOGON PLANISCAPUS 'NIGRESCENS /BLACK MONDO GRASS

NANDINA DOMESTICA* / HEAVENLY BAMBOO

TREES

Parrotia persica 'Ruby Vase'
'Ruby Vase' Persian Ironwood

Amelanchier 'Autumn Brilliance'
'Autumn Brilliance' Amelanchier

Acer palmatum 'Sango Kaku'
Coral bark Japanese Maple

ROOF

Lagerstroemia 'Muscogee'
Muscogee Crape Myrtle

SHRUBS

Helictotrichon sempervirens
Blue Oat Grass

Spiraea x bumalda 'Denistar'
Superstar Spirea

Vaccinium ovatum
Evergreen Huckleberry

Sedum 'Color Max'
Color Max Sedum Tile

Anemone 'Honorine Jobert'
Japanese Anemone

Helleborus orientalis
Lenten Rose

Hemerocallis x 'Stella de Oro'
Stella de Oro Dwarf Daylily

Echinacea purpurea
Purple Cone Flower

GROUNDCOVERS

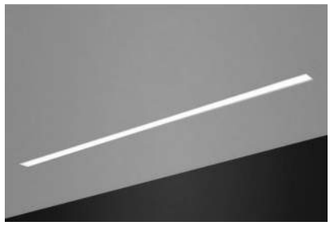
Fragraria chiloensis
Coastal Strawberry

Liriope spicata
Creeping Lilyturf

Polystichum munitum
Sword Fern

Sedum 'Autumn Joy'
'Autumn Joy' Sedum

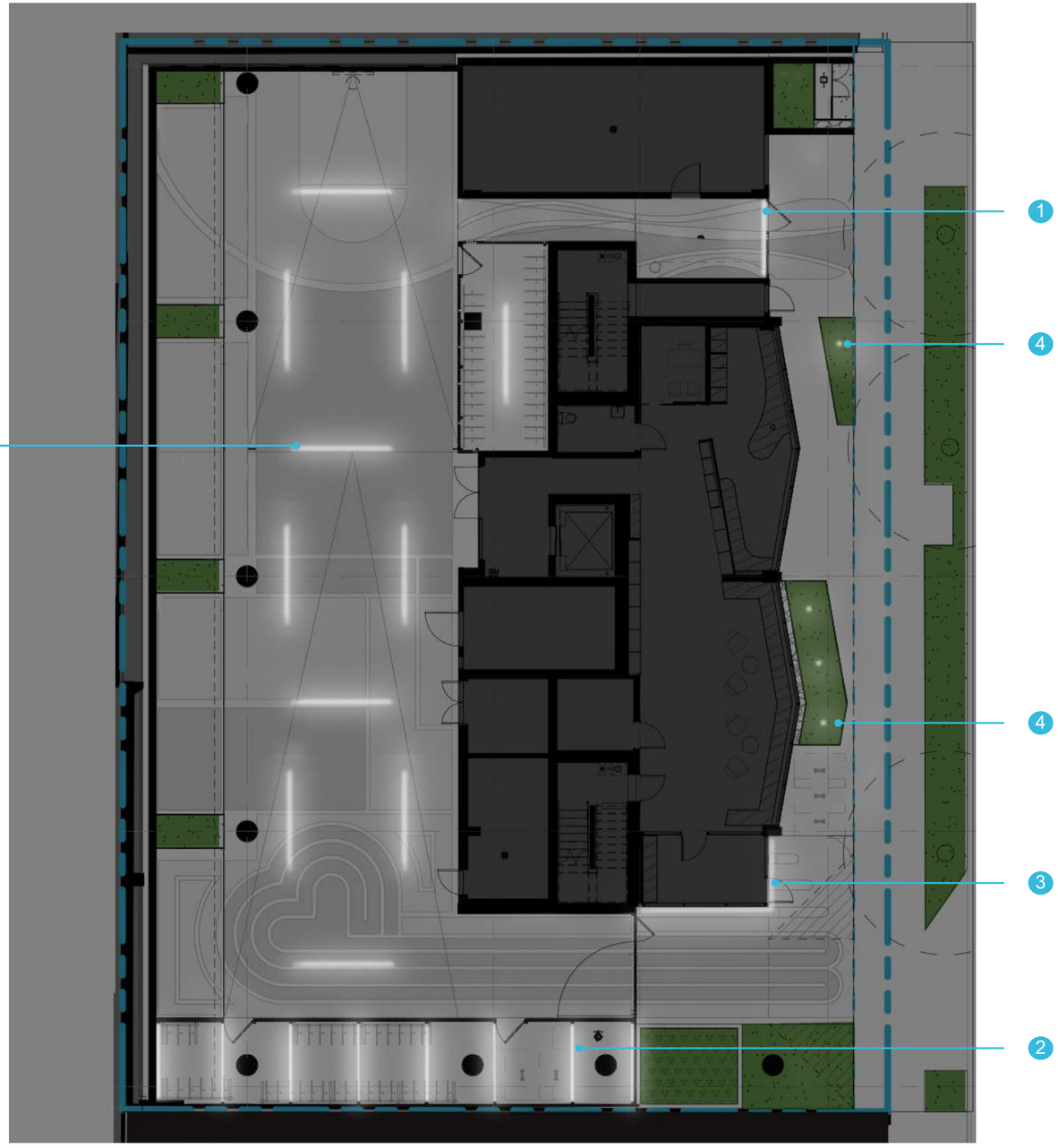
12 | LIGHTING & SIGNAGE CONCEPTS



1 RECESSED LINEAR LED LIGHT WITH DIFFUSED LENS LOCATED IN UPPER SOFFIT

2 RECESSED LINEAR LED LIGHT AT UNDERSIDE OF STRUCTURE

3 MULLION MOUNTED LINEAR UP AND DOWN LIGHT



STREET LEVEL EXTERIOR LIGHTING PLAN

4 UP LIGHT - INDIRECT

0 8 16 32

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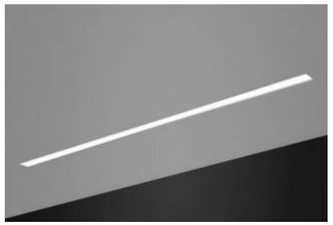
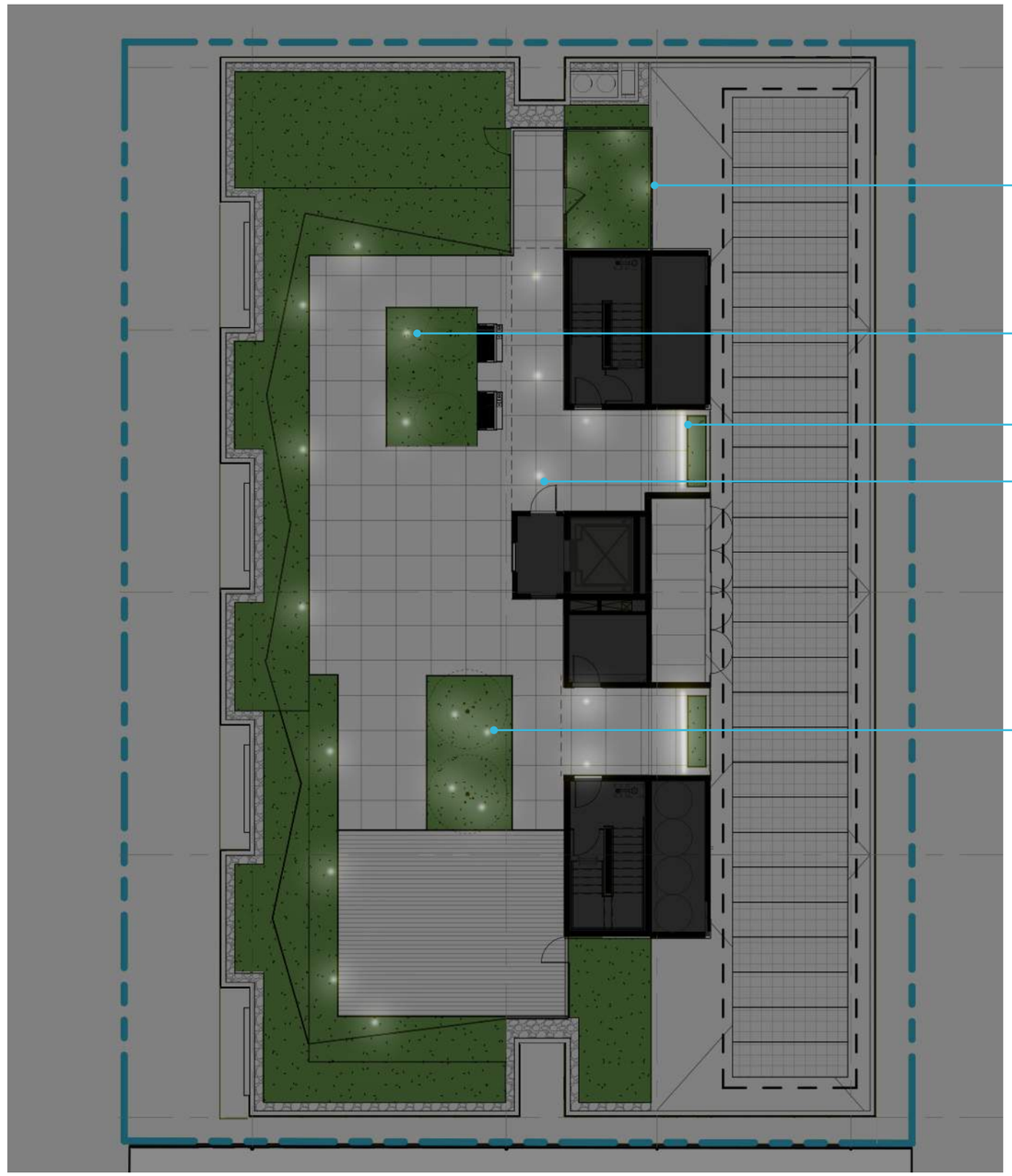


1 RECESSED LINEAR LED LIGHT WITH DIFFUSED LENS LOCATED IN UPPER SOFFIT

2 SOFFIT LIGHT

3 LED RECESSED LIGHT TO PROVIDE LOW LEVEL PATHWAY LIGHTING



ROOF LEVEL EXTERIOR LIGHTING PLAN

4 DIRECTIONAL SPOT LIGHT

0 8 16 32

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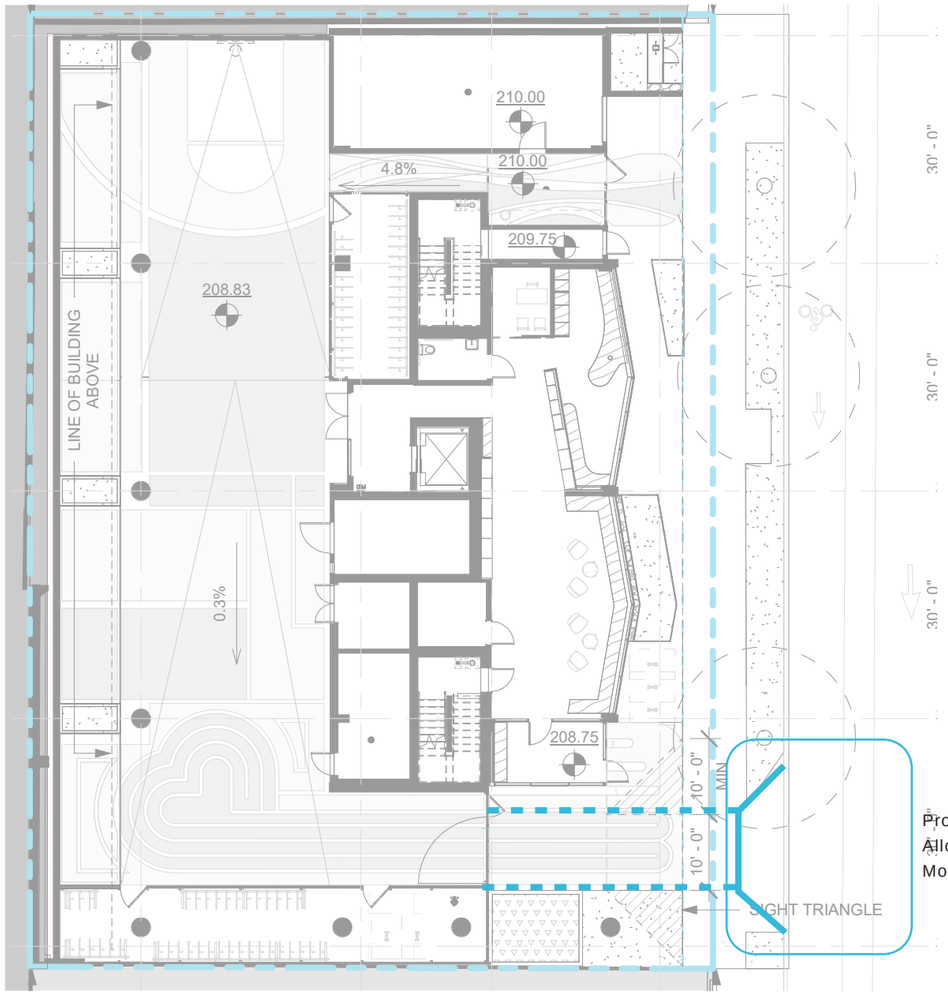
ILLUMINATED LETTERING

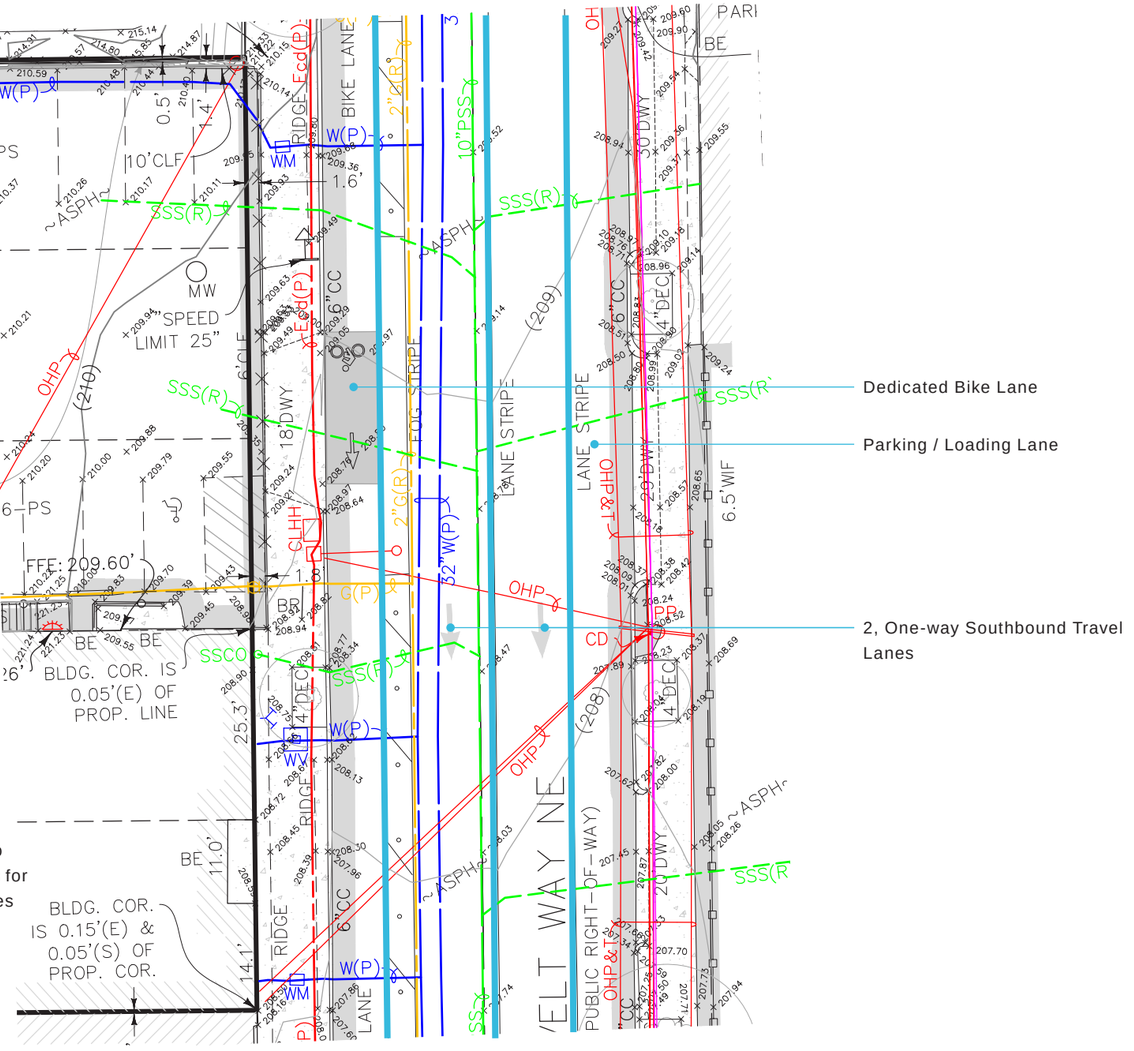
(Please see p.105 for additional studies.)

SIGNAGE CONCEPT

13 | DEPARTURE REQUEST

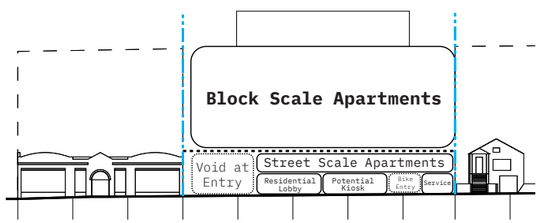


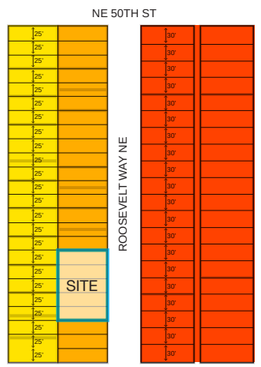
Proposed Curb Cut to Allow Vehicle Access for Move in/out; Deliveries

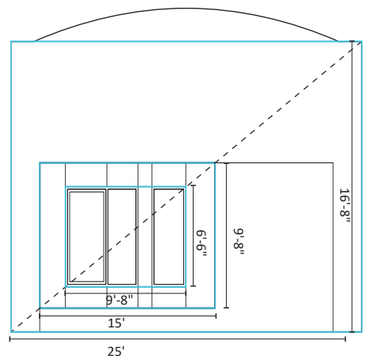


	ZONING CODE	REQUIREMENT	REQUEST	DEPARTURE JUSTIFICATION	RELEVANT DESIGN GUIDELINES
1	**23.54.030.F.1** **PARKING SPACE AND ACCESS STANDARDS**	Curb cuts. The number of permitted curb cuts is determined by whether the **parking served by the curb cut is for residential or nonresidential use, and by the zone in which the use is located.** If a curb cut is used for more than one use or for one or more live-work units, the requirements for the use with the largest curb cut requirements shall apply.	Provide a curb cut that does not serve parking to allow for on-site vehicle access for in and out loading at the rear of the building. No on-site parking is provided.	The site is a mid-block infill lot with no alley. Roosevelt Way NE has a dedicated public bike lane adjacent to the curb along the complete frontage of the site, 2 one-way southbound traffic lanes, and parallel parking on the opposite (east) side of the street. It is not possible to provide a signed on-street loading zone to serve the building along the west side of the street. Additionally, a signed loading zone across the street (east side) could cause disruption and unsafe conditions for users in the ROW. **SDOT supports the provision of this curb cut per 60% Design Guidance. Please see p. 101 for vehicle turning diagram.**	**City-Wide Design Guideline** **PL4A-1 Serving all modes of travel:** Provide safe and convenient points for all modes of travel.

14 | SUMMARY







RECOMMENDATION MEETING SUMMARY:

THE BOARD'S EDG DIRECTION REMAINS BY:

+ Building upon the design concepts supported by the board. The Board supported the updated design stating that the new design vision included a clear context study and design process. The clarity of the design process assisted the Board in understanding how the design evolved. Board members stated the redesign of the building was very responsive to the guidance provided at the initial EDG meeting and the public comments.

+ Removing parking and replacing it with creating an outdoor, covered recreation area and additional places for people to live.

+ Maintaining features provided in the west façade the board found to communicate well with the adjacent zone and provided a well-designed breakdown of the building's mass.

RECOMMENDATION MEETING DESIGN SUMMARY

The proposal is inspired by in the indelible qualities of the past, present and future characteristics of the University District. The design team characterized these aspects as "rational and romantic" and identified the immediate context's original platting patterns, urban grain and existing context as a source of design exploration.

The street level is porous and pedestrian friendly. It provides multiple points of access for residents, views into and through the site, and a variety of street experiences. The design and development team's decision to remove parking and replace it with more places to live is central to the concept. The street level outdoor recreation area allows light and air into the center of the site and a place for residents to meet, socialize and recreate.

The podium has a different set of context cues and therefore a different architectural expression than the apartment block above. The street has a smaller scale composed of several elements: a double height open entry, a convertible street front to accommodate future retail potential, and a second access point for residents. The recreation is foreshadowed along Roosevelt Way NE with a colorful painted floor "pulled" from the recreation area.

The design is rooted in indelible qualities of the neighborhood. It is a flexible, and adaptable fabric building for people to live. The design considers the existing conditions of the block and reflects the future intended by the city. The design concepts and its expression reflects values contained in the citywide and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15 | APPENDIX

• Introduction | Message to the Board

We would like to begin by thanking the board members for volunteering their time to participate in the design review process with a common goal – to promote and foster good design.

While City's Design Review Process focuses on important considerations such as urban design and architectural cues, the pedestrian realm, height, bulk, and scale, it can be an incomplete set of factors for a successful process. Therefore, as additional reference to facilitate your review and our future meetings, we'd like to highlight the development of the project, it's team and the design approach.

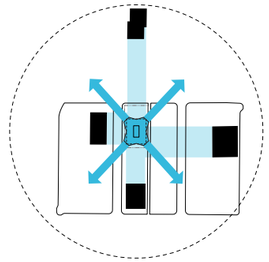
• Project Background Since the Early Design Guidance Meeting

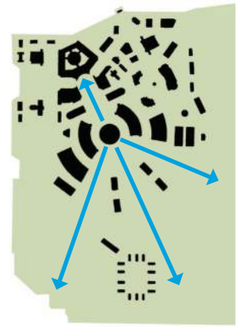
Following the first Early Design Guidance meeting held on April 11, 2022, the project's ownership team made the decision to move the project forward with a change in the design team. Onelin Capital Corporation reached out to us to apply our mid-rise and University District neighborhood expertise on the project.

Hewitt-Architecture is currently working on two high-rise, mixed-use residential projects south the project site, along NE 45th Street. One located at 1013 NE 45th Street and the second, across the street at 1107 NE 45th Street. Both projects consider the indelible traits and characteristics of the neighborhood to form their design concepts. 1013 NE 45th Street is a 25-story, mixed-use residential tower named "OneU". The project recently presented the northeast board. The context and site analysis of the project characterized the University District Neighborhood as: "Rational and Romantic." This expression describes a rational north / south street grid juxtaposed with the urban design patterns of the University of Washington's Campus planning and natural features of the neighborhood such as Union and Portage Bay's water edge forming the route of the Burke-Gilman Trail and to the north, Ravenna Park. These neighborhood features have more organically formed and organized patterns we describe as "Romantic."

• Project Background Since the Early Design Guidance (continued)

Our second project, a 27-story, mixed-use residential tower located across the street from OneU at 1107 NE 45th Street. This project also considers the characteristics of the neighborhood. However, through the design team's study we focused on the differences between the site's located opposite from one another. Through our context and site analysis for the 1107 NE 45th Street site, we observed a slightly different set of urban conditions than at 1013 NE 45th Street. While 1013 NE 45th Street had adjacent neighbors unlikely to be redeveloped, it's south, west, and north immediate context was more open and unconstrained. With 1013 NE 45th street directly west of 1107 and with the potential for adjacent development around the site, the design team viewed the context at 1107 NE 45th Street as being more contained and localized with more "tower traffic" surrounding it. The design team made the decision to consider more localized aspects of the "rational and romantic" University District Neighborhood.

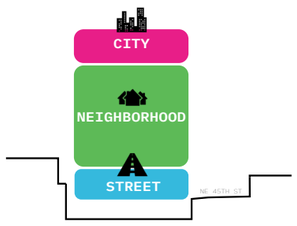




• Tall Buildings on Street Corners v. Mid-Rise Infill Structures

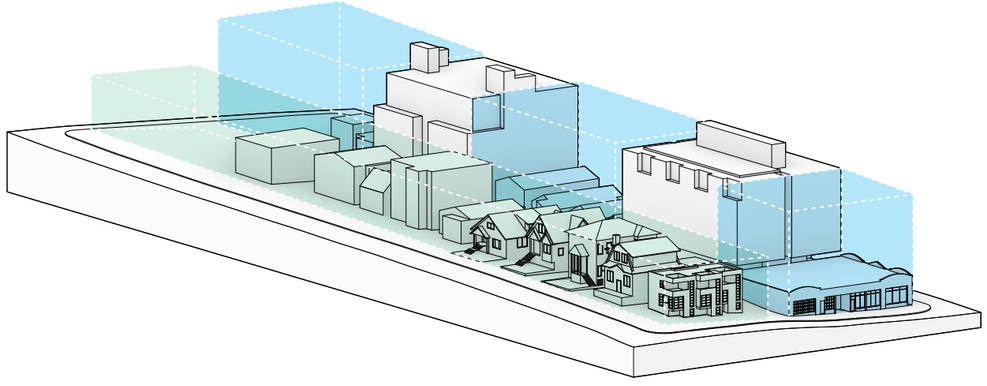
The design team's previous work in the neighborhood are tall buildings. Tall buildings often consider multiple scales and have a different set of conditions regarding the site and context. A tower may have a context at its base scale relative to the street, the block, and pedestrian, while the upper portions of a tower might have a larger context and urban conditions that may inform the design approach of the tower differently than the street level. Towers can knit into a block and have a figural presence at the same time.

The site at 4709 Roosevelt Way NE is zoned for a low to mid-rise scale and is mid -block. An urban infill. The site is decidedly within the "rational" street grid. It is part of the "fabric" of the University District neighborhood.



• Under-improved Block, and Future Considerations

4709 Roosevelt Way NE is centered within a series of zoning transitions. To the east, across Roosevelt Way NE is a more intense SM-U 75-240 zone. The block which the project's site is located is split between an NC3 zone to the east and a LR2 zone to the west thus creating three layers of zoning stepping down to eventually an LR1 zone west of the project site's block. The block is currently under-improved when compared to the intentions of the City's zoning code. Currently there is one structure on the east side of the block that represents the expected development.



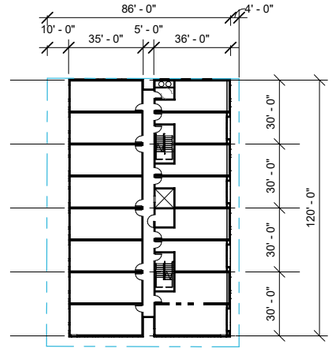
• Urban Grain

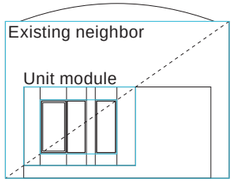
The differences in zoning intensity and types of development east and west of the site is also expressed in different urban grains. To the west of the site the original platting is divided into 30-foot-wide segments while the project site's block was originally divided into 25-foot-wide segments. (Closer to the commercial heart on the University District the blocks have 40-foot-wide lot divisions.) While parcels of land have been modified over time, patting patterns are expressed in existing structures and provide a basis for considering future development.

• Urban Grain (cont.)

This is also reflected in the University District Supplemental Guideline CS2-1-e Urban Pattern and Form. The proposal considered the historic platting patterns when reorganizing the proposal. It does so by:

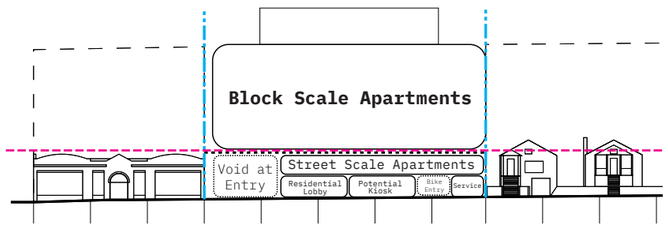
Proposing a double loaded corridor plan arrangement divided into 30' wide column bays with apartment homes sub-divided into 15' widths. This 30' wide pattern bridges between the 30 foot-width platting across the street to the east, accommodates a contemporary multi-family structural system and unit expectations and along with a 9'-8" floor to floor height, mirrors a proportion of its existing commercial neighbor to the east that is arranged along a 25' platting pattern with a general building height of 16'-8". This proportional framework as a basis for organizing the proposal expresses the intention of UDSG CS2-1-e.

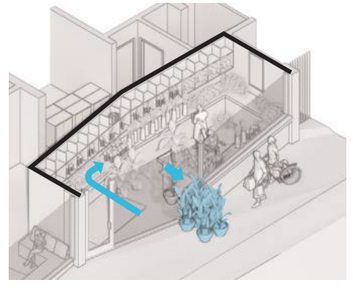




• Street Level Concept

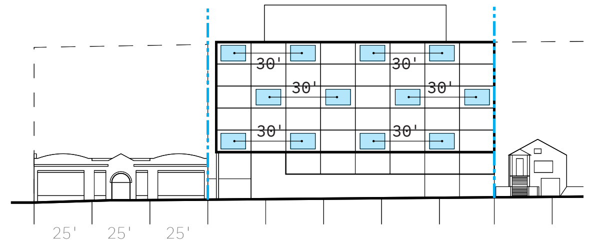
A "Block Scale" of apartments are "lifted" above the street level to create a horizontal datum acknowledging and providing deference to the existing smaller scale neighbors. Below, the street level establishes a porous base with pedestrian scale building elements. These elements include a predominant double height "entry void" for people, bikes and access for on site move-in / out needs. By reducing the amount of street level building envelop the concept provides more area for people and bikes and places for people to live. Two angled bays at the street serve the residential needs, however the proposal responds to the board direction to accommodate potential commercial uses at the street with the potential to convert a bay into a retail kiosk or pop-up style retail space. The residential amenity required by zoning is all located on the roof terrace. At the street level common lobby, leasing, mail and parcel program remains. Addition setback from the ROW is proposed. Behind the street level building is an outdoor, covered recreational area for residents.





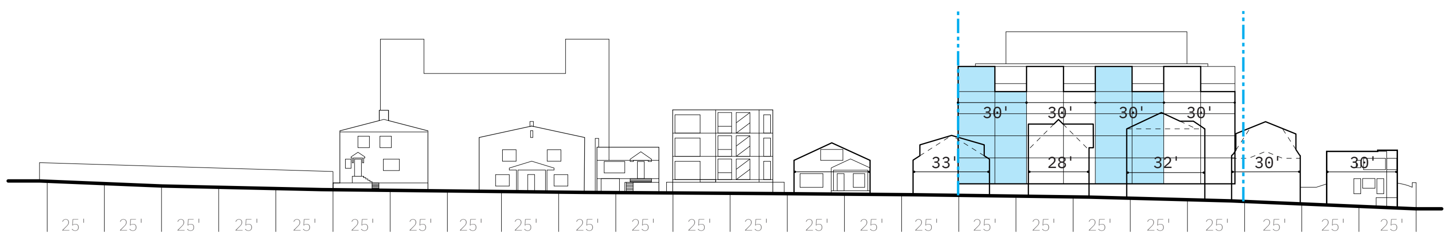
• Facade Concept - East

The east, or street facing facade is modulated at the street level as noted above into several smaller scale elements such as angled bays, recessed entries and multiple points of entry and access for residents, bicycles and services. A single story bar of apartments above the street provides overhead weather protection within an increased setback area. The upper portion of the proposal introduces a clearly defined "block scale" facade with recessed balconies 30' apart reflecting a similar urban grain and platting pattern as the proposal's block and the block across Roosevelt Way NE. Additionally the width to height of the recessed balconies are proportional to the fenestration patterns of it's neighbor to the south.
(Please see pp. 51,55)



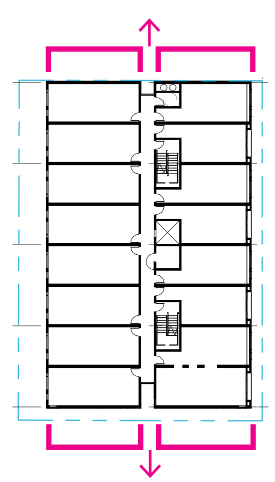
• Facade Concept - West

Like the east, the west facade also expresses a 30' wide module by recessing the upper level with alternating terraces. The terraces signal a change from the more intense NC3 zone to an LR2 zone. Due to the existing topography the proposal's site is lower than the adjacent sites to the west. A section diagram indicates a single story recess adds modulation, scale and rhythm similar to its context.
(Please see p. 56)



• Facade Concept - Interior Lot lines

Revisions to the plan arrangement allows for a break in the north and south interior lot line facades as well as natural daylight into the floor plates. Additionally the proposal shifted the structure north to allow for corner glazing facing south thus providing more interest and modulation. The south facade was noted by the design review board as being the facade to likely be more visible for a longer period of time before redevelopment than the north. **(Please see pp. 66-69).**



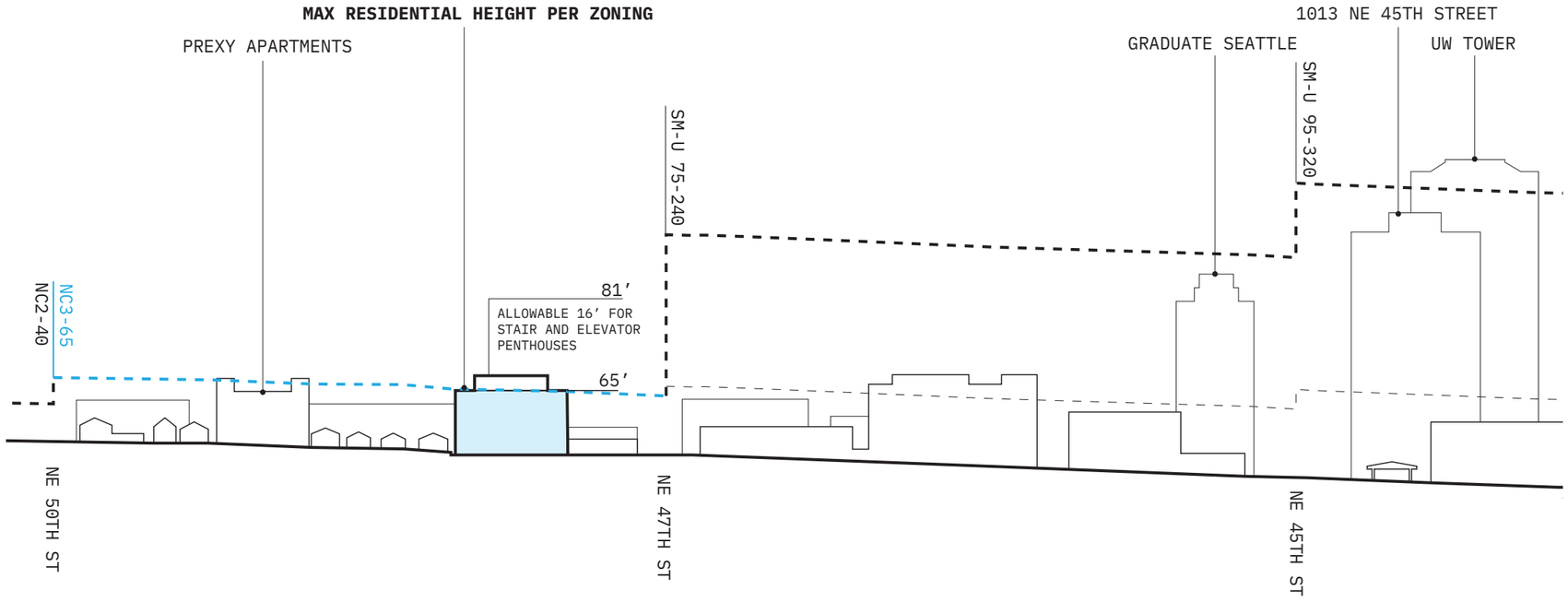
• Additional Project Development Summary Since EDG

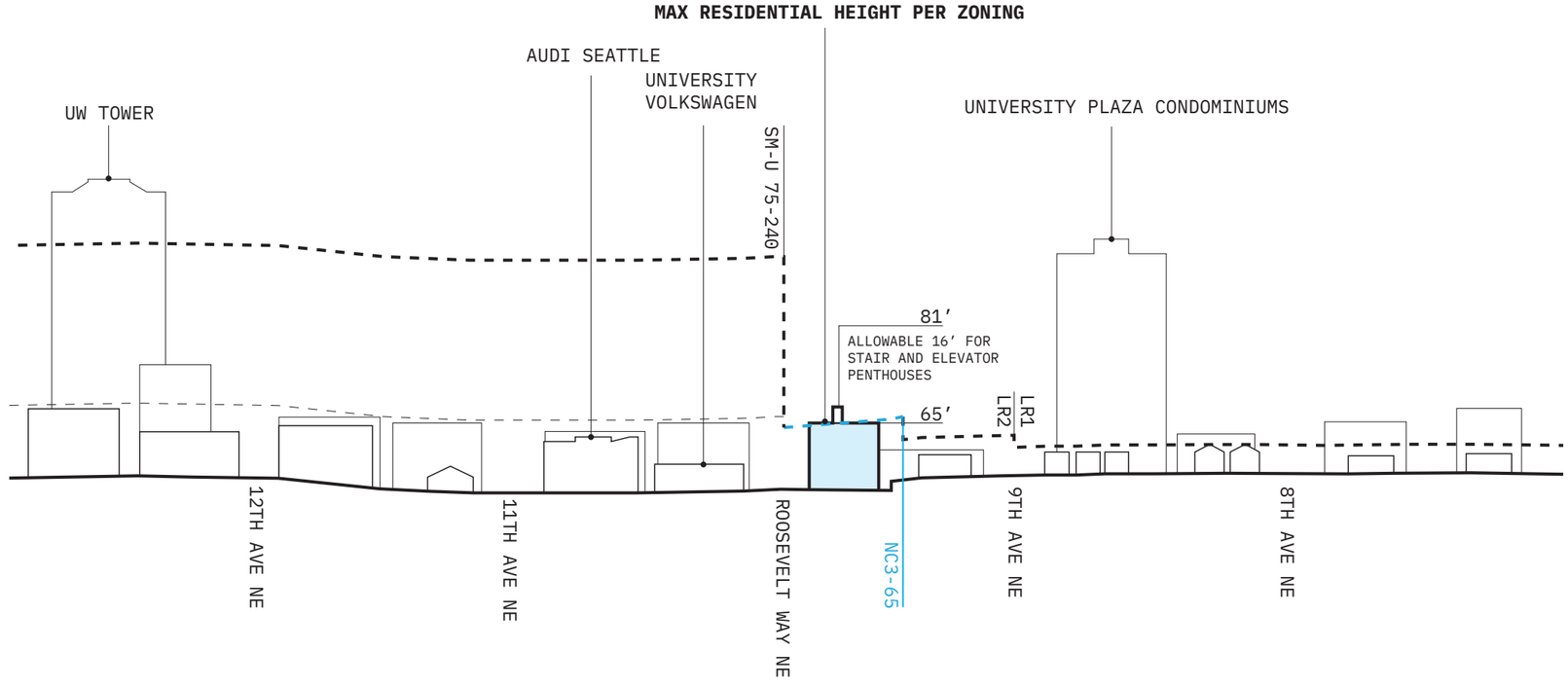
In addition to the reconsidering aspects of the building to respond the Design Review Board's direction the proposal also:

- Increased the number of units and space for people to live by reconsidering enclosed garage and back of house space as an open-air space for residents at the street level.
- Reconfigured the residential floor levels to maximize units along the facades by relocating vertical circulation and services to the interior of the floor plate. This positions taller rooftop features to the center of the roof. Thus reducing a sense of height, bulk, and scale to the street façade.
- Relocated the building entry to the south, to separate people and bikes from trash and recycling access. Reconsidered the access point as a prominent building entry rather than a garage entry.
- Removed at grade units and terraces along the west facade to allow for more openness, and privacy with adjacent neighbors.
- Replaced 12 parking stalls and drive with an open-air "sports court" area for residents. On site move-in / out and package delivery planned within sports court area.
- Set the street level facade back and additional 7’-8” +/- from the 4’-0” ROW setback than the previous street level concepts.
- Considered ways to introduce the potential for a future retail kiosk space at the street level for the changing needs of the building over time.
- Proposes 100% of overhead weather protection between 8’-0” and 13’-0” above the sidewalk.
- Proposes all required by zoning residential amenity are located on a roof level terrace which is setback from the building edges to respect adjacent neighbors.

Thank you for your time and consideration,

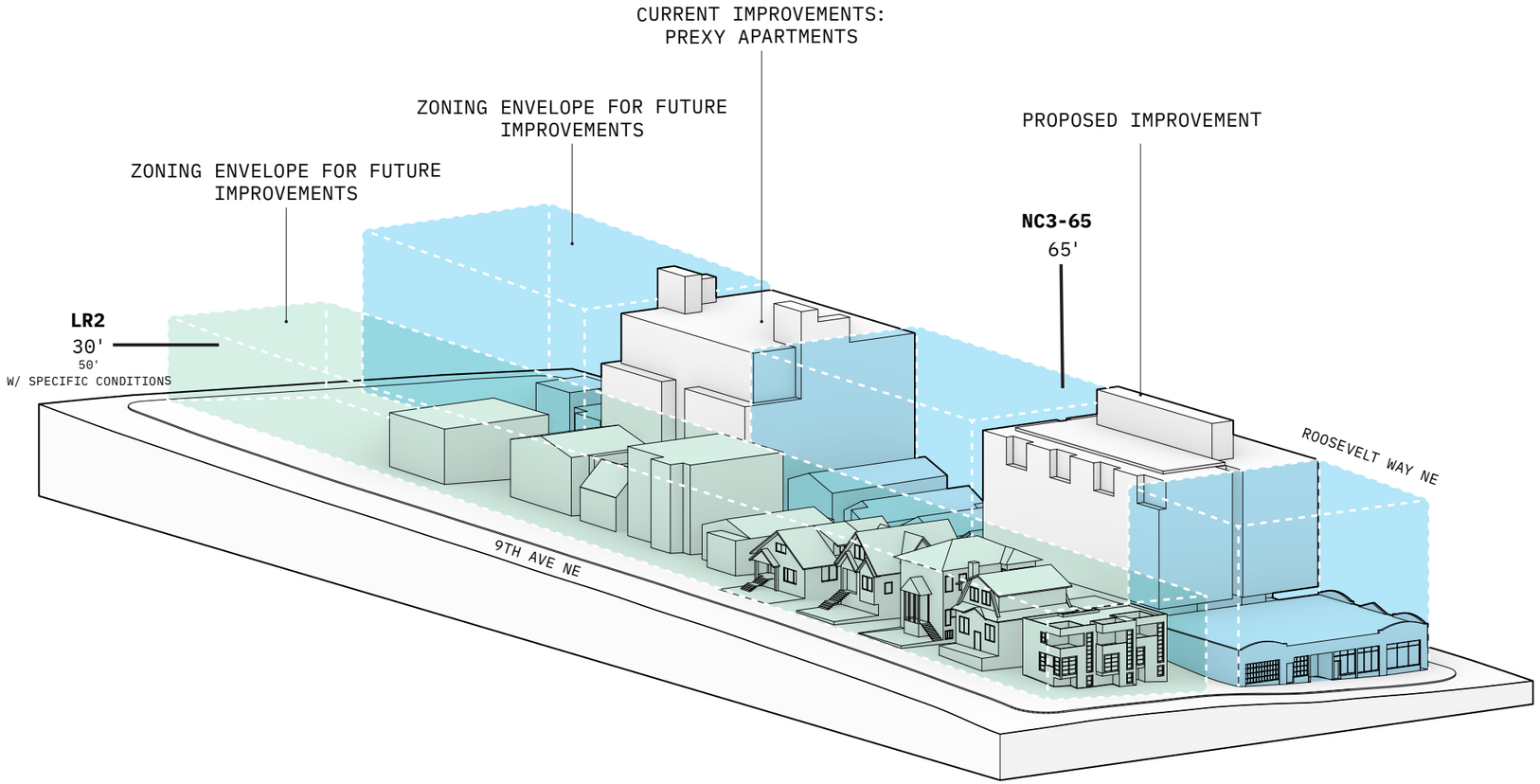
Julia Nagele, Senior Principal
Director of Design - HEWITT Architecture





STREET ELEVATIONS

H



EXISTING AND POTENTIAL BLOCK IMPROVEMENTS

1. SITE CONTEXT AND ANALYSIS

DESIGN REVIEW BOARD DIRECTION:

a. The Board discussed the lack of information contained in the packet regarding the building design's response to context. The Board noted that the packet did not go far enough with the context analysis, which made it difficult to understand the dimensional relationship between the proposed building and the existing building. . . **(CS2.B.1, CS2.C.2, University Supplemental Guidance – CS2.1.e, CS1.1.c, DC2.2.a)**

2. MASSING

DESIGN REVIEW BOARD DIRECTION:

a. The Board supported the 15' setback along the west property line shown in Options 1 and 2 with the building pushed closer to Roosevelt Ave. The Board supported the introduction of balconies on the west side of the building (shown in all three options) , noting that balconies provided an appropriate relationship with the adjacent single -family dwellings. However, the Board thought the introduction of balconies was not enough, noting the lack of modulation along the west façade. The Board requested the applicant further study ways to soften the western edge of the building and alleviate the 5-story façade. The Board suggested the applicant explore

DESIGN RESPONSE

+ The axonometric massing diagram indicates all but one structure on the block (Prexy Apartments) is under-improved. This suggested future conditions for the block could be very different than the current conditions. The lighter green and blue masses show the planned height bulk and scale the city intends for the block over time. The single family houses to the west are not in a single family zone but a multi-family zone - LR2. This is expressed by overlaying basic zoning parameters for the block. The neighborhood commercial zone to the east is planned for 65' high structures with little to no setbacks on the interior lot lines and a 10' setback on the rear lot line above 13'. The west, the LR2 zone is planned for 30' heights (50' under specific circumstances) and a 15' rear lot line setback. **(Please see pp. 70-75)**

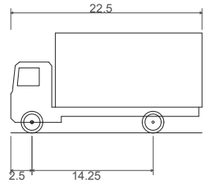
VPI standard white window frames

MATERIAL AND COLOR OPTIONS

LOADING/UNLOADING TURNING STUDY
- 15' UHAUL TRUCK

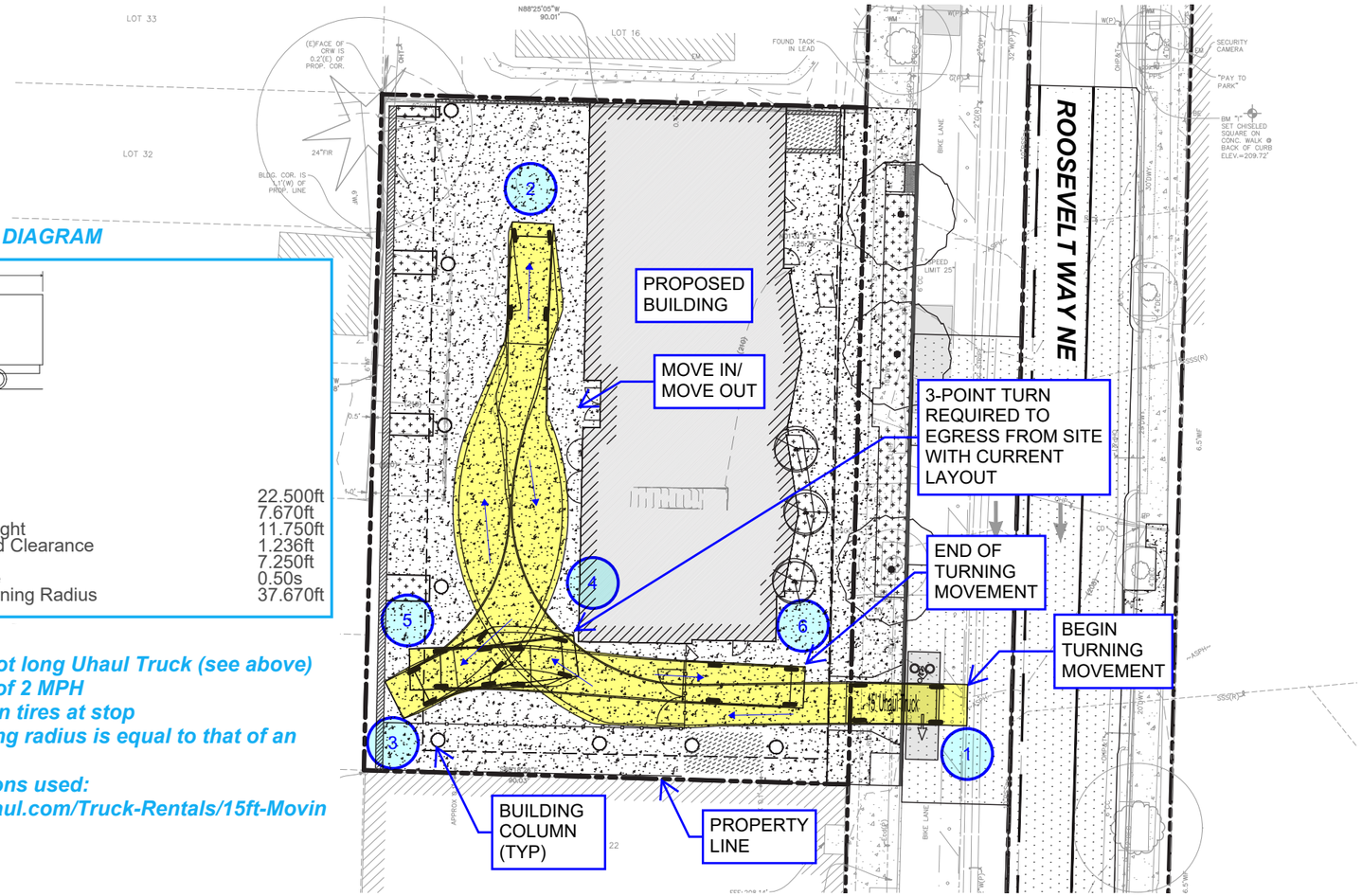
Scale: 1" = 20'

UHAUL TRUCK DIAGRAM



15' Uhaul Truck	
Overall Length	22.500ft
Overall Width	7.670ft
Overall Body Height	11.750ft
Min Body Ground Clearance	1.236ft
Track Width	7.250ft
Lock-to-lock time	0.50s
Curb to Curb Turning Radius	37.670ft

Assumptions:
-Standard 15-foot long Uhaul Truck (see above)
-Vehicle speed of 2 MPH
-Vehicle can turn tires at stop
-Minimum turning radius is equal to that of an SU-30 truck
-Truck dimensions used: https://www.uhaul.com/Truck-Rentals/15ft-Moving-Truck



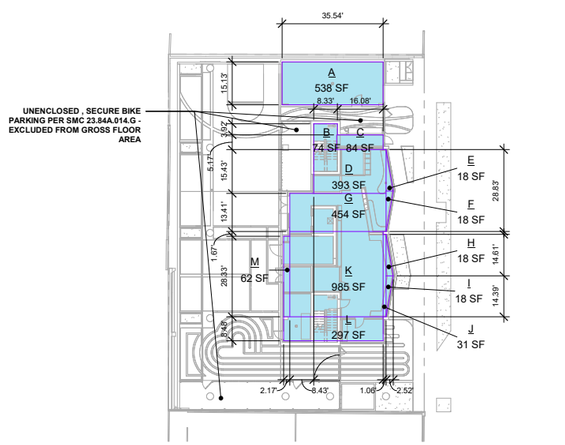
PROJECT FAR CALCULATIONS

SITE AREA	11,315	Per Table A of 23.47A.013
BASE FAR (4.5)	50,918	

	4709 ROOSEVELT WAY NE		
	PROPOSED CHARGABLE RESIDENTIAL USE (PER SMC 23.47A.013.A)	PROPOSED CHARGABLE NON-RESIDENTIAL USE (PER SMC 23.47A.013.A)	EXEMPT FAR (PER SMC 23.47A.013.B)
MECH	-		-
ROOF	727.00		-
L07	8,438.00		-
L06	8,737.00		-
L05	8,642.00		-
L04	8,737.00		-
L03	8,647.00		-
L02	3,932.00		-
L01	2,992.00		-
TOTAL	50,852.00	-	-

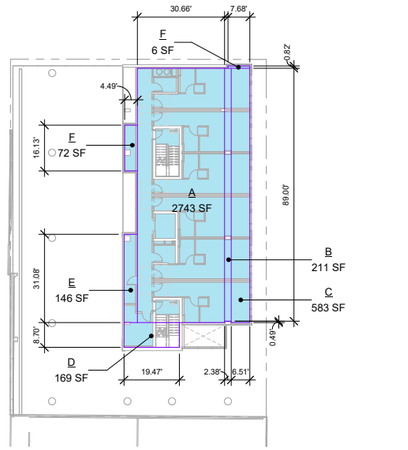
TOTAL PROPOSED FAR	**4.49**

GROSS FLOOR AREA - LEVEL 01				
LEVEL	KEY	USE	FAR	AREA
L01	A	RESIDENTIAL	CHARGABLE	538 SF
L01	B	RESIDENTIAL	CHARGABLE	74 SF
L01	C	RESIDENTIAL	CHARGABLE	84 SF
L01	D	RESIDENTIAL	CHARGABLE	393 SF
L01	E	RESIDENTIAL	CHARGABLE	18 SF
L01	F	RESIDENTIAL	CHARGABLE	18 SF
L01	G	RESIDENTIAL	CHARGABLE	454 SF
L01	H	RESIDENTIAL	CHARGABLE	18 SF
L01	I	RESIDENTIAL	CHARGABLE	18 SF
L01	J	RESIDENTIAL	CHARGABLE	31 SF
L01	K	RESIDENTIAL	CHARGABLE	985 SF
L01	L	RESIDENTIAL	CHARGABLE	297 SF
L01	M	RESIDENTIAL	CHARGABLE	62 SF
CHARGABLE				2,992 SF
GRAND TOTAL				2,992 SF



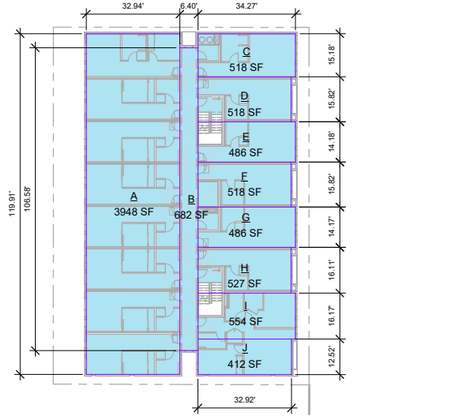
1 L01
3/64" = 1'-0"

GROSS FLOOR AREA - LEVEL 02				
LEVEL	KEY	USE	FAR	AREA
L02	A	RESIDENTIAL	CHARGABLE	2,743 SF
L02	B	RESIDENTIAL	CHARGABLE	211 SF
L02	C	RESIDENTIAL	CHARGABLE	583 SF
L02	D	RESIDENTIAL	CHARGABLE	169 SF
L02	E	RESIDENTIAL	CHARGABLE	146 SF
L02	F	RESIDENTIAL	CHARGABLE	6 SF
L02	F	RESIDENTIAL	CHARGABLE	72 SF
CHARGABLE				3,932 SF
GRAND TOTAL				3,932 SF



2 L02
3/64" = 1'-0"

GROSS FLOOR AREA - LEVEL 03				
LEVEL	KEY	USE	FAR	AREA
L03	A	RESIDENTIAL	CHARGABLE	3,948 SF
L03	B	RESIDENTIAL	CHARGABLE	682 SF
L03	C	RESIDENTIAL	CHARGABLE	518 SF
L03	D	RESIDENTIAL	CHARGABLE	518 SF
L03	E	RESIDENTIAL	CHARGABLE	486 SF
L03	F	RESIDENTIAL	CHARGABLE	518 SF
L03	G	RESIDENTIAL	CHARGABLE	486 SF
L03	H	RESIDENTIAL	CHARGABLE	527 SF
L03	I	RESIDENTIAL	CHARGABLE	554 SF
L03	J	RESIDENTIAL	CHARGABLE	412 SF
CHARGABLE				8,647 SF
GRAND TOTAL				8,647 SF

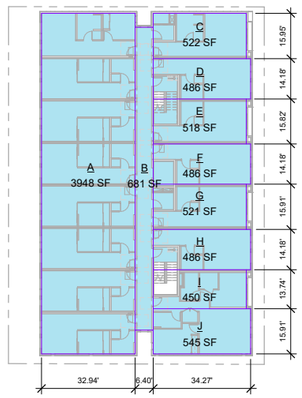


3 L03
3/64" = 1'-0"

GROSS FLOOR AREA - LEVEL 04				
LEVEL	KEY	USE	FAR	AREA
L04	A	RESIDENTIAL	CHARGABLE	3,948 SF
L04	B	RESIDENTIAL	CHARGABLE	682 SF
L04	C	RESIDENTIAL	CHARGABLE	4,107 SF
CHARGABLE				8,737 SF
GRAND TOTAL				8,737 SF

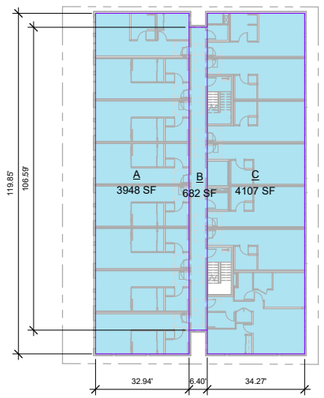
4 L04
3/64" = 1'-0"

GROSS FLOOR AREA - LEVEL 05				
LEVEL	KEY	USE	FAR	AREA
L05	A	RESIDENTIAL	CHARGABLE	3,948 SF
L05	B	RESIDENTIAL	CHARGABLE	681 SF
L05	C	RESIDENTIAL	CHARGABLE	522 SF
L05	D	RESIDENTIAL	CHARGABLE	486 SF
L05	E	RESIDENTIAL	CHARGABLE	518 SF
L05	F	RESIDENTIAL	CHARGABLE	486 SF
L05	G	RESIDENTIAL	CHARGABLE	521 SF
L05	H	RESIDENTIAL	CHARGABLE	486 SF
L05	I	RESIDENTIAL	CHARGABLE	450 SF
L05	J	RESIDENTIAL	CHARGABLE	545 SF
CHARGABLE				8,642 SF
GRAND TOTAL				8,642 SF



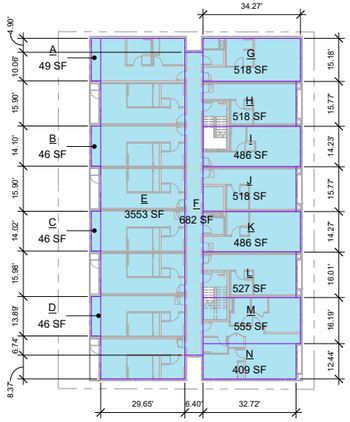
5 L05
3/64" = 1'-0"

GROSS FLOOR AREA - LEVEL 06				
LEVEL	KEY	USE	FAR	AREA
L06	A	RESIDENTIAL	CHARGABLE	3,948 SF
L06	B	RESIDENTIAL	CHARGABLE	682 SF
L06	C	RESIDENTIAL	CHARGABLE	4,107 SF
CHARGABLE				8,737 SF
GRAND TOTAL				8,737 SF



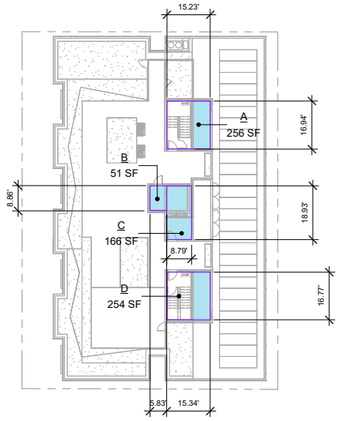
6 L06
3/64" = 1'-0"

GROSS FLOOR AREA - LEVEL 07				
LEVEL	KEY	USE	FAR	AREA
L07	A	RESIDENTIAL	CHARGABLE	49 SF
L07	B	RESIDENTIAL	CHARGABLE	46 SF
L07	C	RESIDENTIAL	CHARGABLE	46 SF
L07	D	RESIDENTIAL	CHARGABLE	46 SF
L07	E	RESIDENTIAL	CHARGABLE	3,553 SF
L07	F	RESIDENTIAL	CHARGABLE	682 SF
L07	G	RESIDENTIAL	CHARGABLE	518 SF
L07	H	RESIDENTIAL	CHARGABLE	518 SF
L07	I	RESIDENTIAL	CHARGABLE	486 SF
L07	J	RESIDENTIAL	CHARGABLE	518 SF
L07	K	RESIDENTIAL	CHARGABLE	486 SF
L07	L	RESIDENTIAL	CHARGABLE	527 SF
L07	M	RESIDENTIAL	CHARGABLE	555 SF
L07	N	RESIDENTIAL	CHARGABLE	409 SF
CHARGABLE				8,438 SF
GRAND TOTAL				8,438 SF



7 L07
3/64" = 1'-0"

GROSS FLOOR AREA - T.O. ROOF DECK				
LEVEL	KEY	USE	FAR	AREA
ROOF DECK	A	RESIDENTIAL	CHARGABLE	256 SF
ROOF DECK	B	RESIDENTIAL	CHARGABLE	51 SF
ROOF DECK	C	RESIDENTIAL	CHARGABLE	166 SF
ROOF DECK	D	RESIDENTIAL	CHARGABLE	254 SF
CHARGABLE				727 SF
GRAND TOTAL				727 SF



8 ROOF DECK
3/64" = 1'-0"

Plotted On: 1/16/2023 10:27:52 AM

1909A 25TH AVENUE SOUTH
SEATTLE, WA 98144
(206) 792-7796
www.a3acoustics.com

January 3, 2023

Sung Woo Park
HEWITT
101 Stewart Street, Suite 200
Seattle, Washington 98101-1048

Re: Ori Roosevelt Outdoor Area

Dear Sung,

We reviewed the Outdoor Area for the Ori Project, and with the ceiling treatment as shown in the drawings consisting of perforated Equitone panels providing a min. of 30% open area, and a min. of 2" thick fiberglass insulation on top, the predicted noise levels from activities in the Outdoor Area are expected to be within the City of Seattle daytime noise limits at the adjacent property lines.

It is our understanding that the Outdoor Area will be closed during the nighttime hours of 10pm to 7am during the weekdays, and 10pm to 9am during weekends and holidays, which meets our recommendation.

If you have any questions regarding this letter, or need additional information, please do not hesitate to call.

Sincerely yours,

Mohamed Ait Allaoua
Acoustician, Managing Partner