Community Principles

The following principles summarize feedback received through the community engagement process and worked on at the stakeholder workshops.

1. The project should create significant long-term affordable housing opportunities by
   a. Maximizing the number of people and families served by affordable housing with market rate used only as necessary to achieve deeper levels of permanent affordability;
   b. Including units serving a balanced range of incomes with a preference for deeper affordability levels – 60% AMI or less;
   c. Targeting a range of needs, including seniors and people with special needs;
   d. Increasing the number of family-sized (2BR+) units.

2. The project should maximize its orientation to pedestrians by
   a. Providing sufficient spaces, including wide sidewalks, and robust landscaping along all three adjacent streets to accommodate pedestrian amenities and outdoor seating, with priority on NE 66th Street;
   b. Creating active gathering spaces, with priority along NE 66th Street, that serve the project and the public;
   c. Designing public space improvements along NE 66th Street to frame a view corridor and prioritize pedestrians and bicyclists, such as curbless streets, higher level of pedestrian and bike amenities, etc.;
   d. Buffering traffic along Roosevelt Way NE through landscaping or other treatments;
   e. Minimizing back-of-house, structural, and low-use spaces from lining the sidewalks;
   f. Considering a mid-block pedestrian pass through to better link NE 66th Street and the NE 67th Street station entrance;
   g. Designing public space that feels safe at all hours of the day;
   h. Extending the design and functions of the planned Roosevelt Station plazas.

3. The project should minimize its orientation to automobiles by
   a. Minimizing curb cuts;
   b. Utilizing on-street loading, or if necessary, screening off-street loading areas;
   c. Minimizing building uses that generate significant automobile traffic and parking demand, such as full-service grocery stores;
   d. Minimizing automobile access, parking, and loading on NE 66th Street followed by Roosevelt Way NE;
e. Utilizing traffic calming and/or urban design strategies to discourage automobile use on NE 66th Street.

4. The project should incorporate active ground floor uses by
   a. Incorporating ground level uses that serve both the building, transit riders, and the greater community including Roosevelt High School;
   b. Targeting community-serving establishments with a preference for daycares, food and beverage, and flexible retail environments or strategies that support smaller-scale retail or community spaces;
   c. Prioritizing active ground level uses along NE 66th Street and Roosevelt Way NE, such as retail, over less-frequently used spaces, such as back-of-house or walk-up housing units, which are more appropriate for NE 67th Street;
   d. Maximizing natural surveillance between the indoor and outdoor uses by considering grades, space layout, transparency standards, user needs, etc.;
   e. Integrating ground level uses with outdoor and indoor public gathering areas.

5. The project should contribute to the identity of the local community and public realm by
   a. Considering substantial gathering space for community programming or activities, including on or along NE 66th Street.