

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;

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- 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.