

Urban Design Committee  
Staff Report  
5331-3 Roose St./Neighborhood Design Standards  
Agenda of August 4, 2015

Dick Robison has applied for a building permit for a building at 5331 Roose Street, to contain a pair of townhouse. Roose is on the north side of the Antelope Creek channel west of 56<sup>th</sup> Street. The Billy Wolfe Trail is south of the channel and Van Dorn Street is immediately south of the Trail.

Last year Robison built a pair of attached houses between the current building site on Roose St. and the Creek, accessed by a driveway extending south from Roose. The current site is immediately west of that driveway.

Last year's "Roose Place" construction features a long, linear site along the creek and the pair of houses face north, with north-facing garages at the center of the design.

Roose Street in this vicinity has a wide range of house types from a two-story "farmhouse" to several ranch-style homes, some with façade garages, and a split-level home west of the Roose Place driveway with lower level garage doors on the façade. With its north orientation towards the street and articulation of the length into two clearly differentiated units, the design meets many of the Neighborhood Design Standard elements.

The façade garages are not a feature of a majority of Roose St. homes, but in this location they were evaluated as not having direct impact on that streetscape. Therefore the Roose Place houses were found to be consistent with the Neighborhood Design Standards.

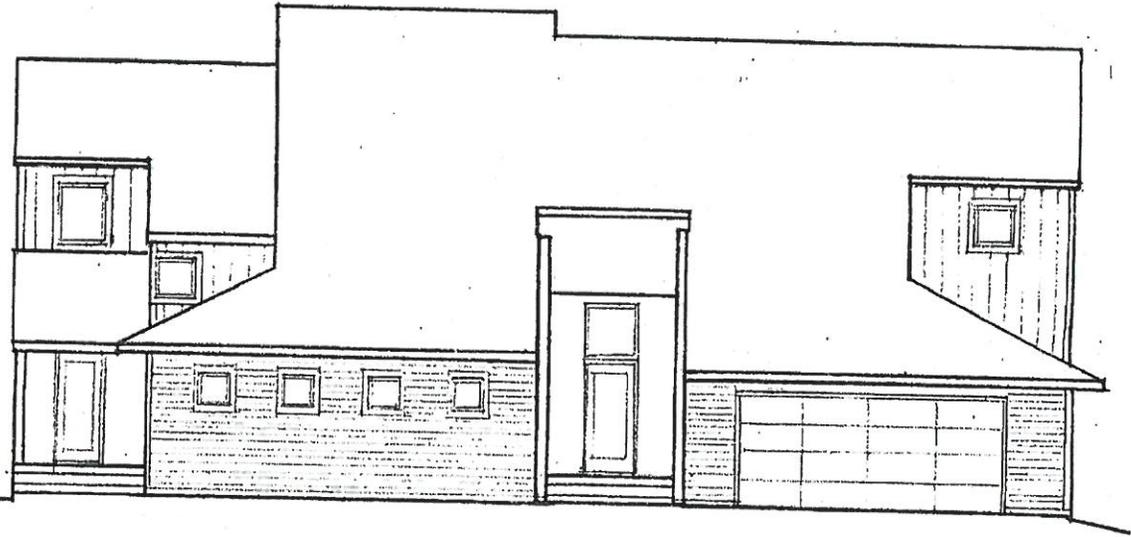
The current proposal for two more townhouses directly on Roose has been directed to the Urban Design Committee because it would be located directly on Roose St. and also proposes a façade garage door for one of the units. The Neighborhood Design Standards call for façade garage doors to be located at least 5 feet recessed when there is no prevalent pattern in a setting (same and facing blockfaces).



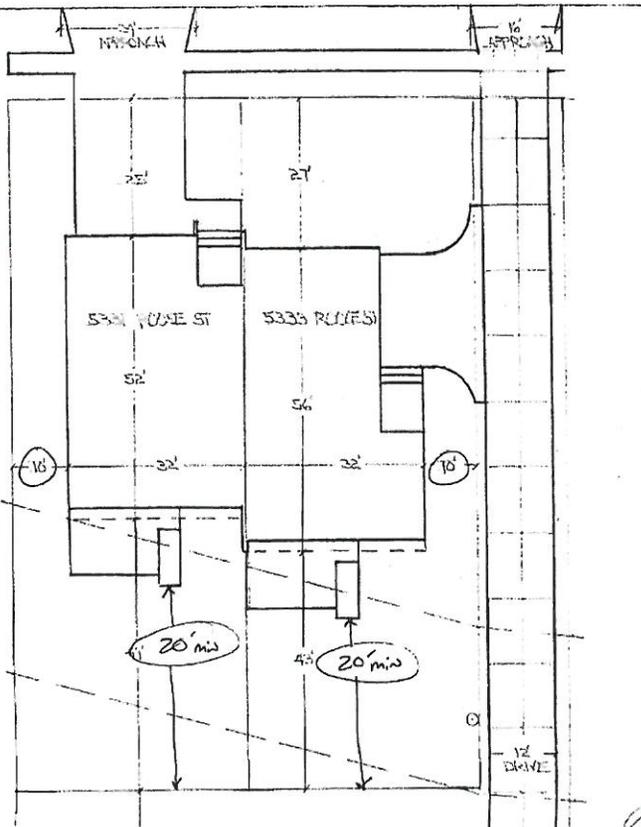
"Roose Place" development, built in 2014

The proposed design serves only the west unit's garage directly from Roose, while the east unit's garage would face east and be accessed off the Roose Place entrance drive.

The proposed design is strongly related to the existing Roose Place homes, although adapted to a very different lot. (The diagonal dotted lines on the site plan depict an easement that further constrains the buildable area.) The Roose Place houses are attractive in appearance and establish some context for the proposed construction, within the diversity of house types along Roose Street.



Site Plan for 5331-3 Roose



North Elevation for 5331-3 Roose

At the UDC meeting, staff will present additional images of the site and also share aerial views and other on-screen images.

Staff recommend that within the diverse house types of this setting, allowing the proposed design adds to rather than detracts from the context. It proposes an innovative design for a challenging infill site. We recommend that it can be approved by Urban Design Committee as meeting the intent of the Neighborhood Design Standards.

West unit, Roose Place, viewed from Billy Wolfe Trail

