

SITE



EXISTING VIEW FROM THE NORTHWEST:
INTERSECTION OF NE NORTHGATE WAY & 5TH AVENUE NE

DEVELOPMENT OBJECTIVES

525 NORTHGATE IS A MIXED-USE DEVELOPMENT LOCATED ON A MID-BLOCK SITE IMMEDIATELY EAST OF THE 507 NORTHGATE APARTMENTS. 525 NORTHGATE PROPOSES APPROXIMATELY 252 WORK-FORCE HOUSING UNITS IN FIVE STORIES, OVER ONE LEVEL OF STREET-FRONT RETAIL AND COMMERCIAL SPACE TOTALING APPROXIMATELY 16,000GSF. PARKING FOR APPROXIMATELY 265 AUTOS WILL BE PROVIDED BEHIND THE RETAIL SPACES, HIDDEN FROM THE PEDESTRIAN VIEW STRUCTURED PARKING GARAGE ACCESSED FROM THE REAR AND SIDE ALLEY. THE OBJECTIVE OF THE PROJECT IS TO INCREASE THE AMOUNT AND TYPES OF HOUSING IN THIS WELL ESTABLISHED URBAN NEIGHBORHOOD, WHILE INCREASING THE AVAILABLE SMALL-SHOP, COMMERCIAL RETAILERS AND SERVICES AND KEEPING PARKING OFF THE NEIGHBORHOOD STREETS AND OUT OF PEDESTRIAN VIEW.



NORTHGATE M-U PHASE II
525 NE NORTHGATE WAY
SEATTLE, WA 98125



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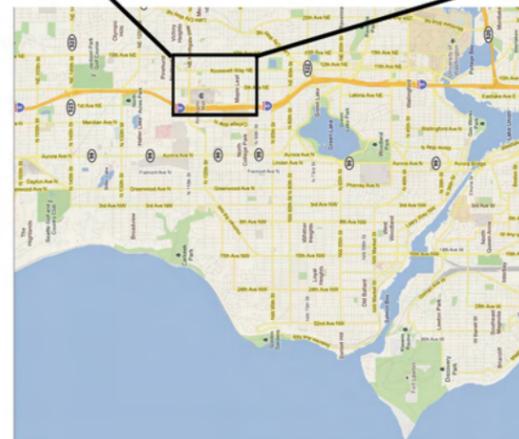
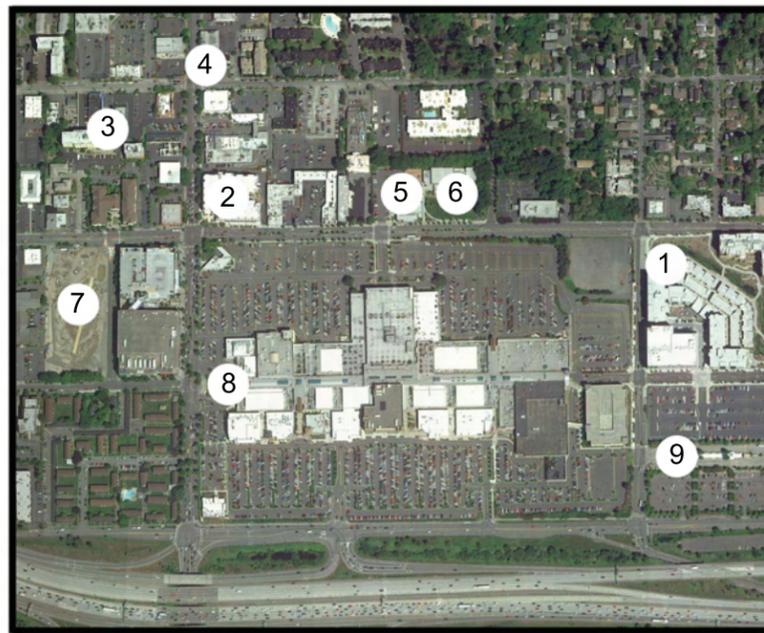


EXISTING VIEW FROM THE NORTH:
FACING SITE FROM NE NORTHGATE WAY



EXISTING VIEW FROM THE NORTHWEST:
FACING SITE FROM NE NORTHGATE WAY

COVER PAGE
EARLY DESIGN GUIDANCE MEETING
04/16/2012



VICINITY MAPS



THE NEIGHBORHOOD SURROUNDING 525 NORTHGATE HAS BEEN TRANSITIONING OVER THE LAST DECADE FROM AN AUTO ORIENTED, RETAIL-CENTRIC ENVIRONMENT TO A MORE RESIDENTIAL AND SERVICES VILLAGE. AUTO TRAFFIC IS SOMEWHAT DIMINISHED, WHILE PEDESTRIAN TRAFFIC IS GROWING. THUS, THE STREET FRONTAGE DESIGN OF ANY NEW PROJECT IS IMPORTANT IN HOW IT PRESENTS ITSELF TO THE PUBLIC-WAY AND HOW IT INVITES THE PEDESTRIAN TO EXPLORE.

THE CHARACTER OF THE NEIGHBORHOOD IS ALSO RE-EMERGING. PARKING LOTS AND SINGLE STORY, SINGLE USER RETAILING HAVE ALREADY GIVEN WAY TO MORE INTENSIVE DEVELOPMENT, WITH A DEMONSTRATED PREFERENCE FOR INTENSIVE STREET FRONT RETAIL FORMING THE BASE FOR HOUSING ABOVE AND PARKING BEHIND OR BELOW.



1. THORTON BUILDING



2. 507 NORTHGATE MIXED-USE
AT NORTHGATE WAY & 5TH



3. MULTI-FAMILY AND RETAIL

EXTERIOR BUILDING MATERIALS HAVE ALSO BEEN ENRICHED. STUCCO AND STAINED CEDAR SIDING IS GIVING WAY TO MORE PERMANENT MATERIALS SUCH AS BRICK, BLOCK, CEMENT BOARD, AND METAL SIDING DESIGN ALTERNATIVES SUGGESTED BY THE NEIGHBORHOOD CHARACTERISTICS ARE, FIRST, TO CAPTURE THE MOMENTUM OF ALL THE RECENT TRENDS, AND SECOND, ENHANCE THESE TRENDS WITH REFINED MASSING AND MATERIALS. WALKS WHERE POSSIBLE; THUS, CERTAIN URBAN DESIGN FEATURES EMERGE, INCLUDING:

- PROVIDE MAXIMUM RETAIL SPACE ALONG AND ABUTTING THE SIDEWALK FRONTAGE, AND WIDEN THE SIDE
- KEEP THE RETAIL SPACES CLOSE TO THE GRADE OF THE SIDEWALKS;
- VACATE EXISTING MULTIPLE CURB-CUTS FROM THE ARTERIAL AND LIMIT VEHICULAR ACCESS TO THE ONE SHARED DRIVE TO THE WEST OF THE SITE;
- MAXIMIZE RESIDENTIAL DENSITY TO TAKE FULL ADVANTAGE OF THE NEARBY RETAIL AND PROFESSIONAL SERVICES, RESTAURANTS AND PUBLIC TRANSIT OPTIONS, AS WELL AS EXISTING ROADS, UTILITIES AND INFRASTRUCTURES;
- TAKE ARCHITECTURAL INSPIRATION FROM EXISTING NEIGHBORHOOD BUILDING MASSINGS, MATERIALS, COLORS AND TEXTURES. IN PARTICULAR, NOTE THE USES OF BRICK AND BLOCK, STEEL CANOPIES, STOREFRONTS ALONG SIDEWALKS, VARIATIONS AND ARTICULATIONS OF SIDING MATERIALS, AND EARTHTONE COLORS WITH STRONGER ACCENTS



4. SLEEP COUNTRY
ACROSS 8TH AVE NE



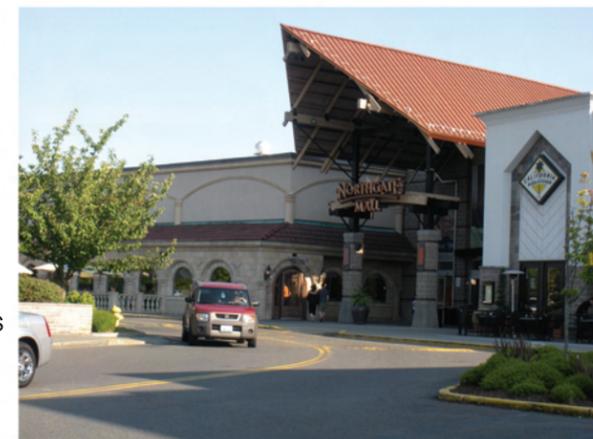
5. SEATTLE PUBLIC LIBRARY- NORTHGATE BRANCH



6. NORTHGATE COMMUNITY CENTER



7. HUBBARD HOMESTEAD PARK
4 MINUTES WALKING



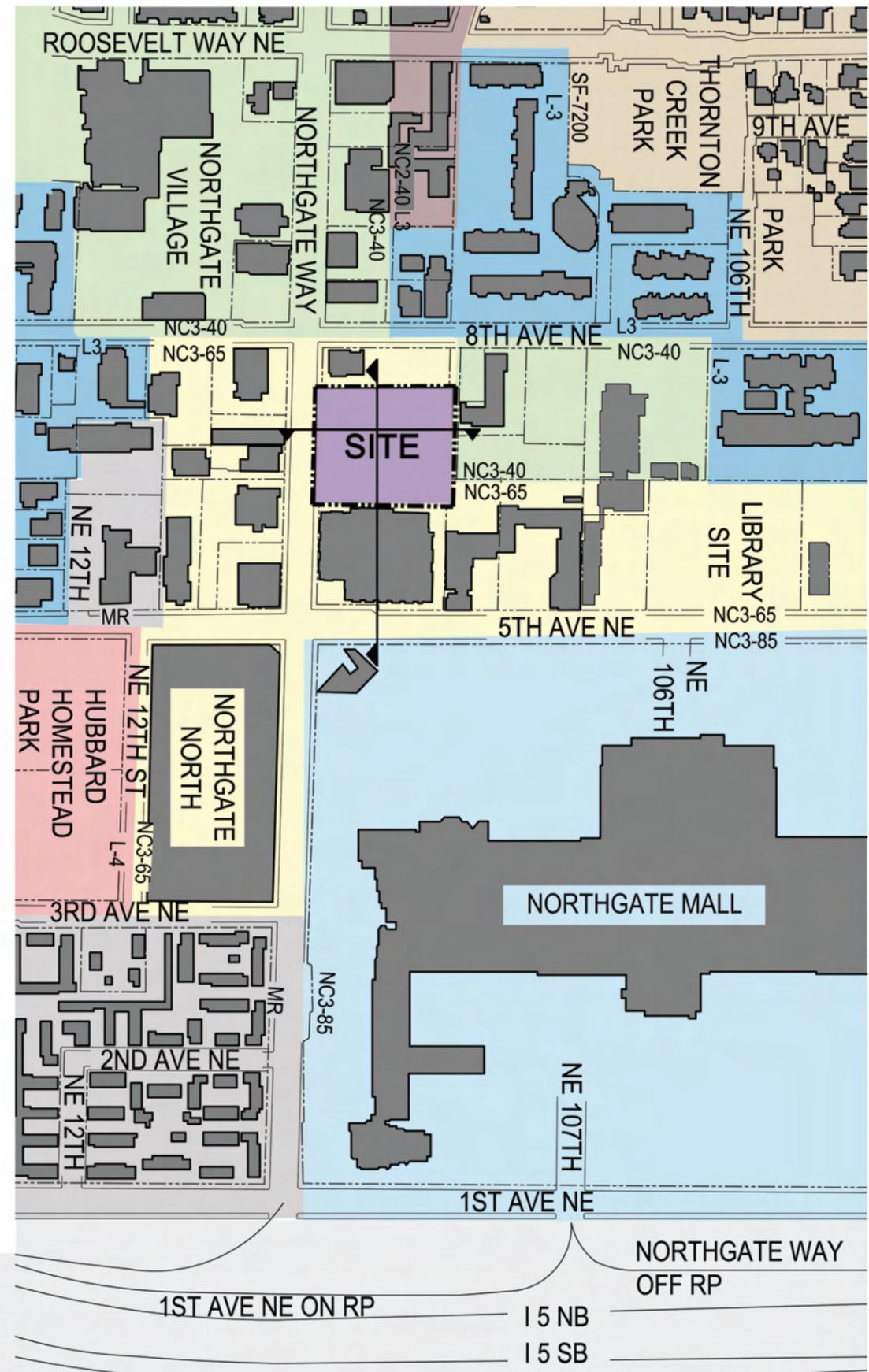
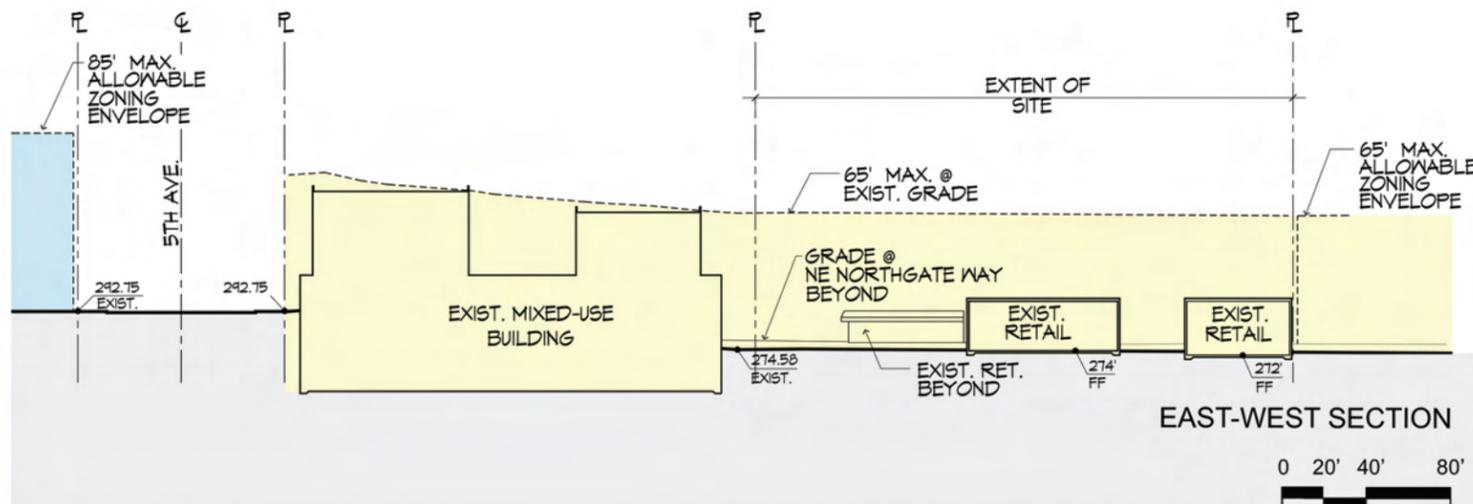
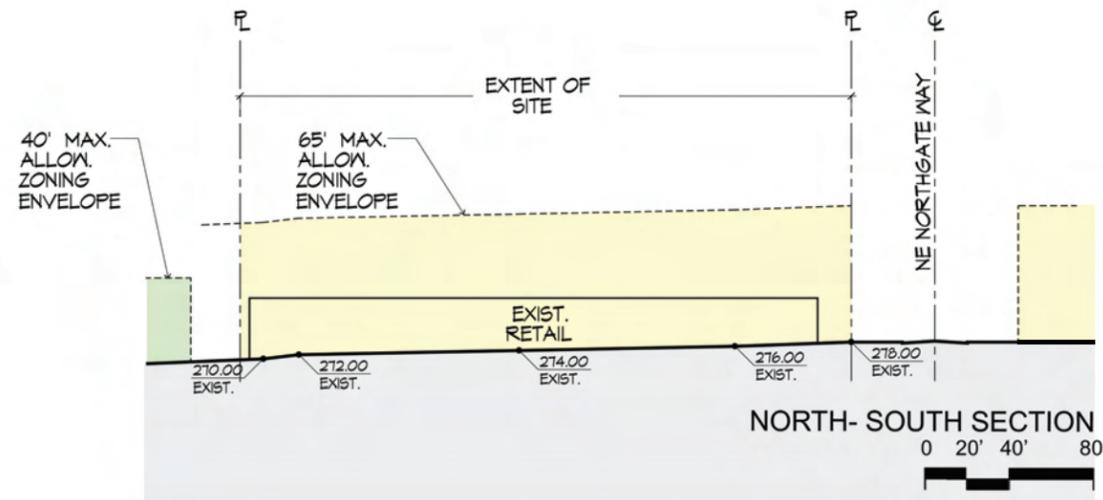
8. NORTHGATE MALL
4 MINUTES WALKING



9. TRANSIT CENTER
10 MINUTES WALKING

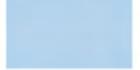
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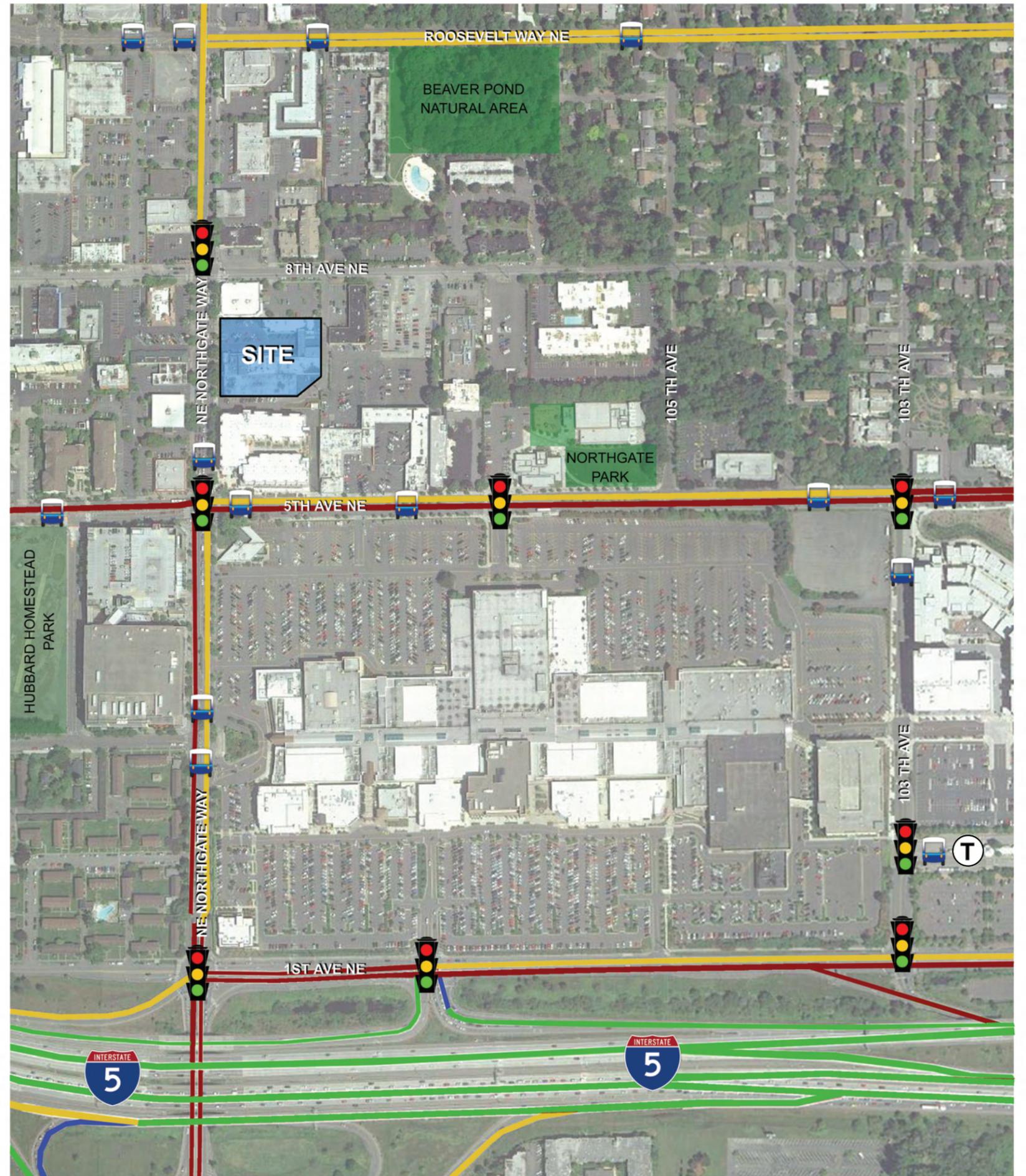
	L-3		NC2-40
	L-4		NC3-40
	MR		NC3-65
	SF-7200		NC3-85



THE 525 NORTHGATE SITE WILL USE AN EXISTING CURB CUT FOR VEHICLES FROM NORTHGATE WAY. TWO OTHER EXISTING CURB CUTS WILL BE VACATED. ADDITIONALLY, THE SITE IS WALKING DISTANCE TO THE TRANSIT CENTER, PARK & RIDE, AND MANY BUS STOPS. TRAFFIC FROM THE SITE IS NOT ANTICIPATED TO HEAD DOWN SOUTH ON 8TH BUT NORTH INSTEAD. HOWEVER, MOSTLY TRAFFIC IS ANTICIPATED OUT TO NORTHGATE WAY OR 5TH AVENUE.

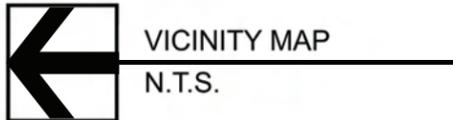
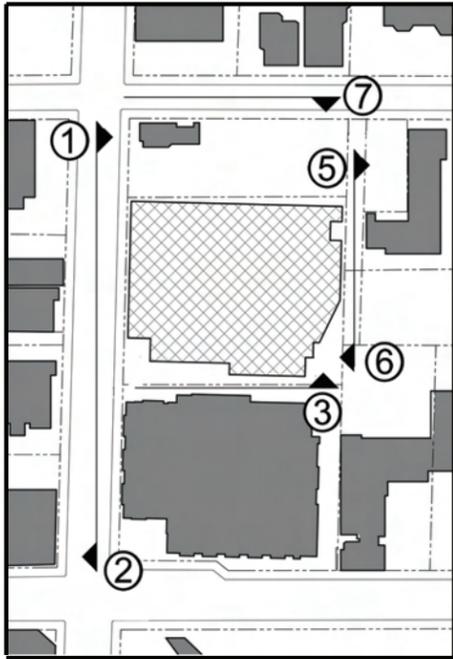
LEGEND:

SLOW	FAST	
		
		TRAFFIC FLOW
		TRANSIT CENTER
		BUS STOP
		TRAFFIC LIGHT
		INTERSTATE 5
		PARK
		SITE
		





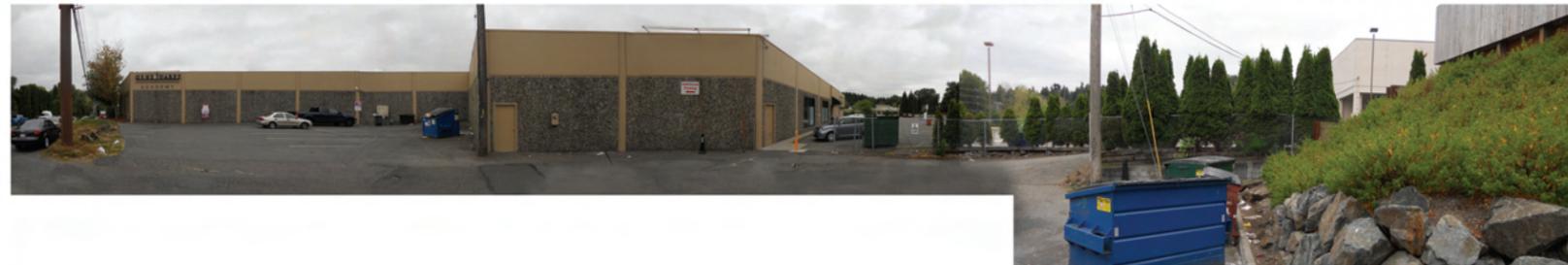
3. ELEVATION LOOKING EAST TOWARD THE SITE FROM ACCESS DRIVE



7. 8TH AVENUE NE- WEST ELEVATION (PROJECT SITE BEYOND)



6. ALLEY LOOKING NORTH TOWARD THE SITE



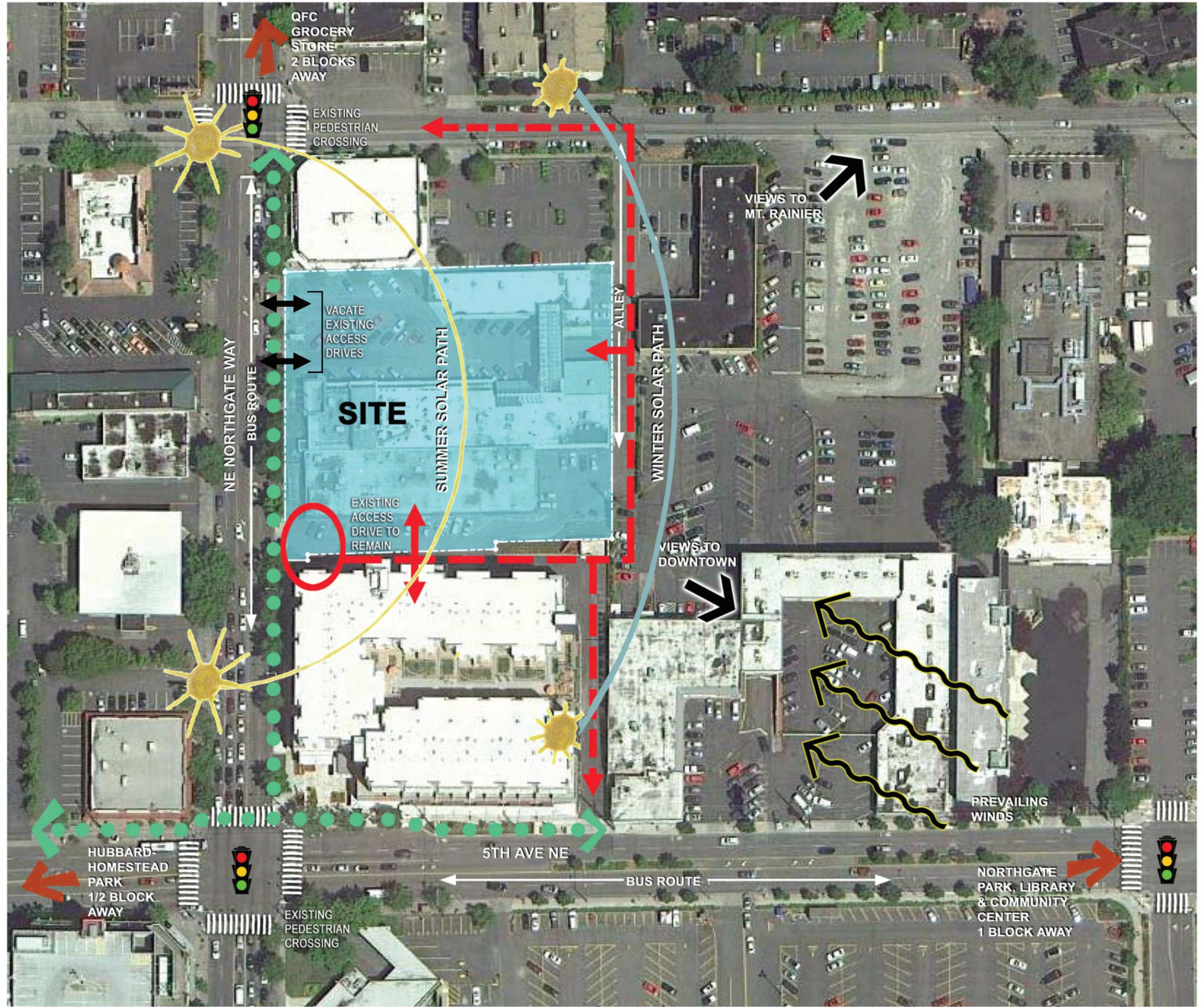
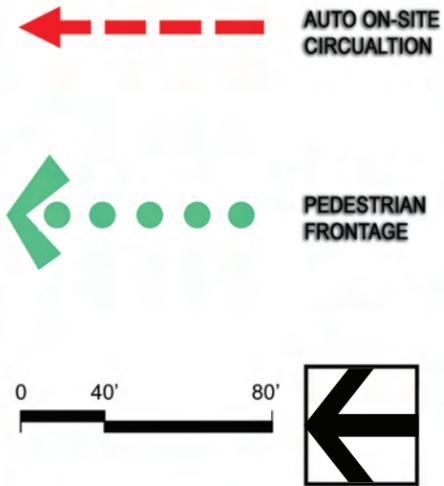
5. ALLEY LOOKING SOUTH FROM THE SITE



2. NE NORTHGATE WAY- LOOKING NORTH ACCROSS FROM THE SITE



1. NE NORTHGATE WAY- LOOKING SOUTH TOWARD THE SITE





***C-2 ARCHITECTURAL CONCEPT AND CONSISTENCY**

New multi-story developments are encouraged to consider methods to integrate building's upper and lower levels. Furthermore, modulation of the building's facade provides visually more appealing facade.

*** D-11 COMMERCIAL TRANSPARENCY**
Commercial storefront ensures visual interaction between pedestrians and the building itself. Spiking the interest of the passer-by improves the ties between building and street and neighborhood users.



*** D-1 PEDESTRIAN OPEN SPACES AND ENTRANCES**

Design projects to attract pedestrians to the commercial corridors (NE Northgate Way). Larger sites are encouraged to incorporate pedestrian walkways and open spaces, to create breaks in the street wall and encourage movement through the site and to the surrounding area.



***A-2 STREETScape COMPATIBILITY**

New development will provide articulated street facade, along with inviting and direct street entry.



***A-7 RESIDENTIAL OPEN SPACE**

Urban infill projects that cover the entire parcel don't have opportunity for public open space at grade. Providing terraces or roof terraces addresses this disadvantage

*** B-1 HEIGHT, BULK AND SCALE COMPATIBILITY**

New buildings should express architectural methods including modulation, color, texture, entries, materials and detailing to break up the façade- particularly important to long buildings...



*** A3/D12 ENTRANCES VISIBLE FROM THE STREET/RESIDENTIAL ENTRIES AND TRANSITIONS**

Entries that are distinguishable from one another, especially the residential entry are important. They enhance the pedestrian experience and for the residential entry, having a prominence aids in promoting activity on the street.

***A-4 HUMAN ACTIVITY**

An active and interesting sidewalk engages pedestrians through effective transitions between the public and private realm.



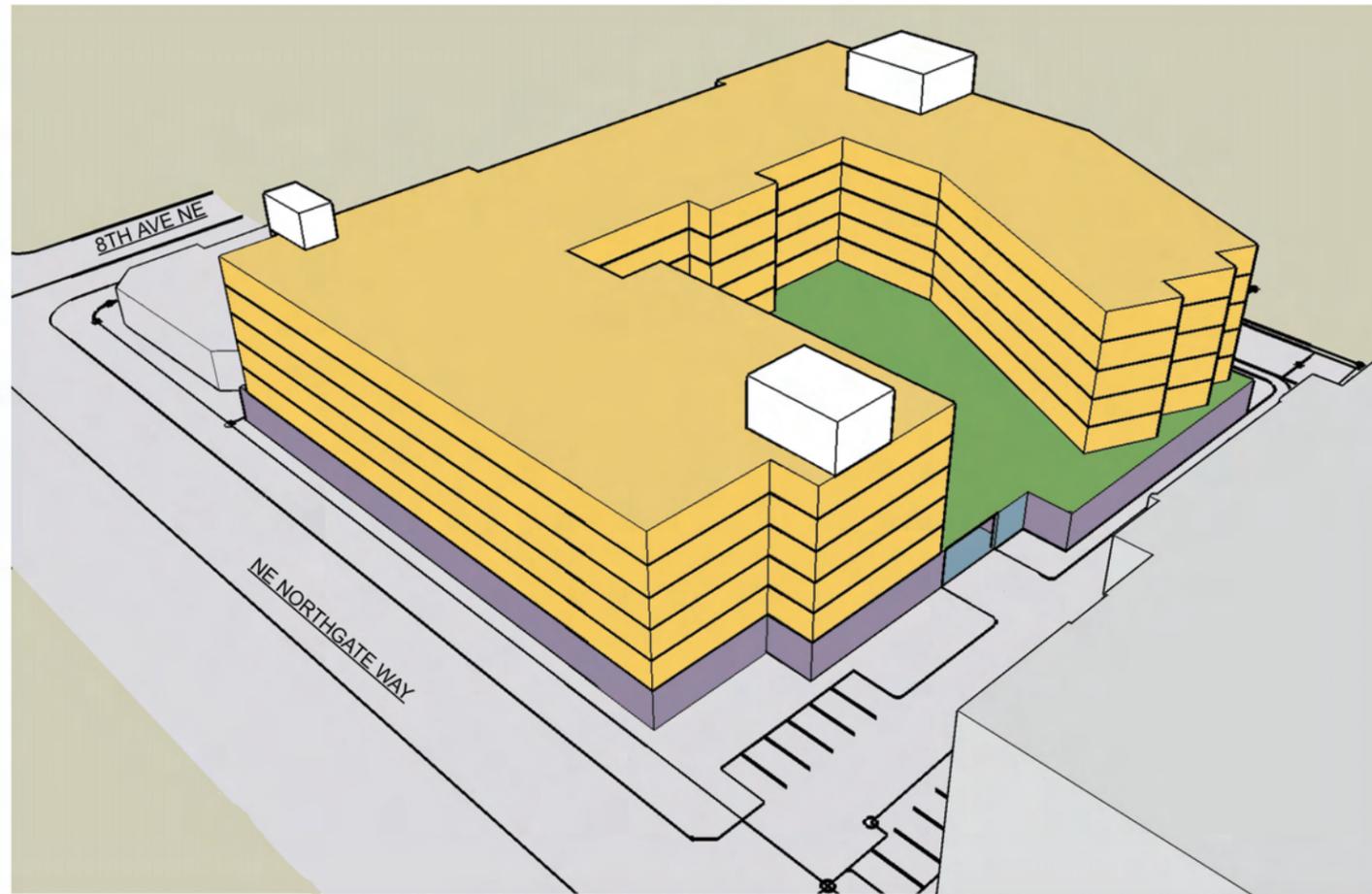
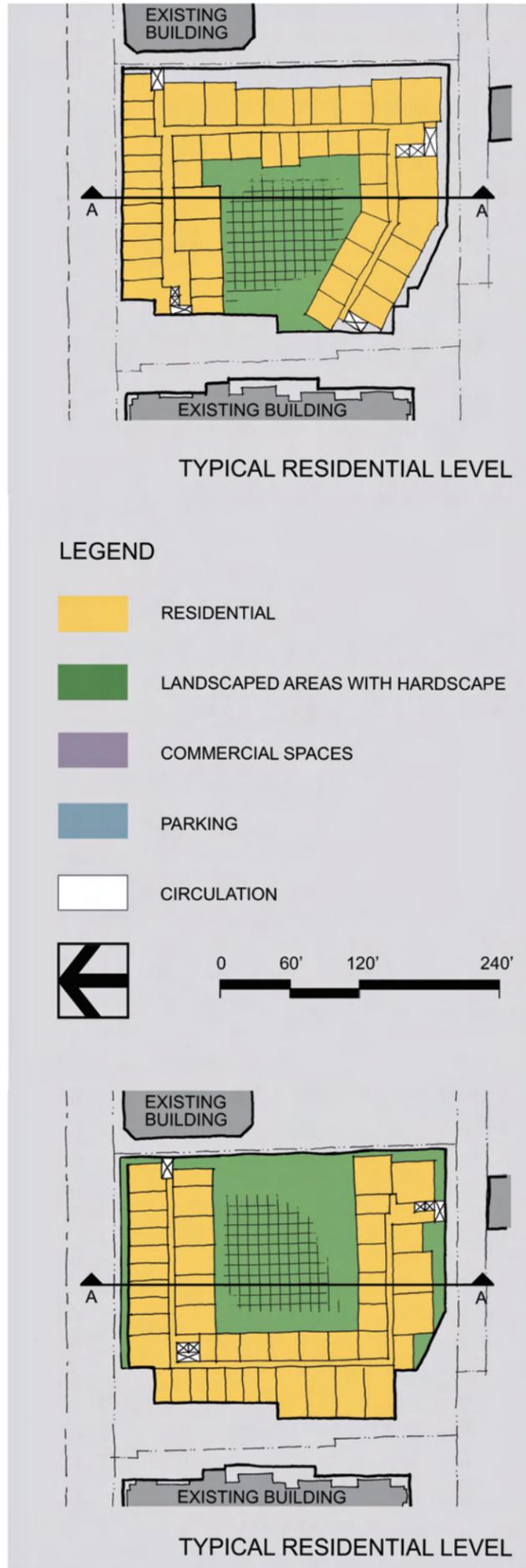
*** E-1 LANDSCAPE TO REINFORCE DESIGN CONTINUITY WITH ADJACENT SITE**

Street trees and additional plantings within the right-of-way and adjacent to pedestrian entries can enhance the overall pedestrian experience

*** D-9 COMMERCIAL SIGNAGE**

Signage on a project to be incorporated in building design. It can make visual connections and emphasize the relationship between different projects within the same neighborhood.

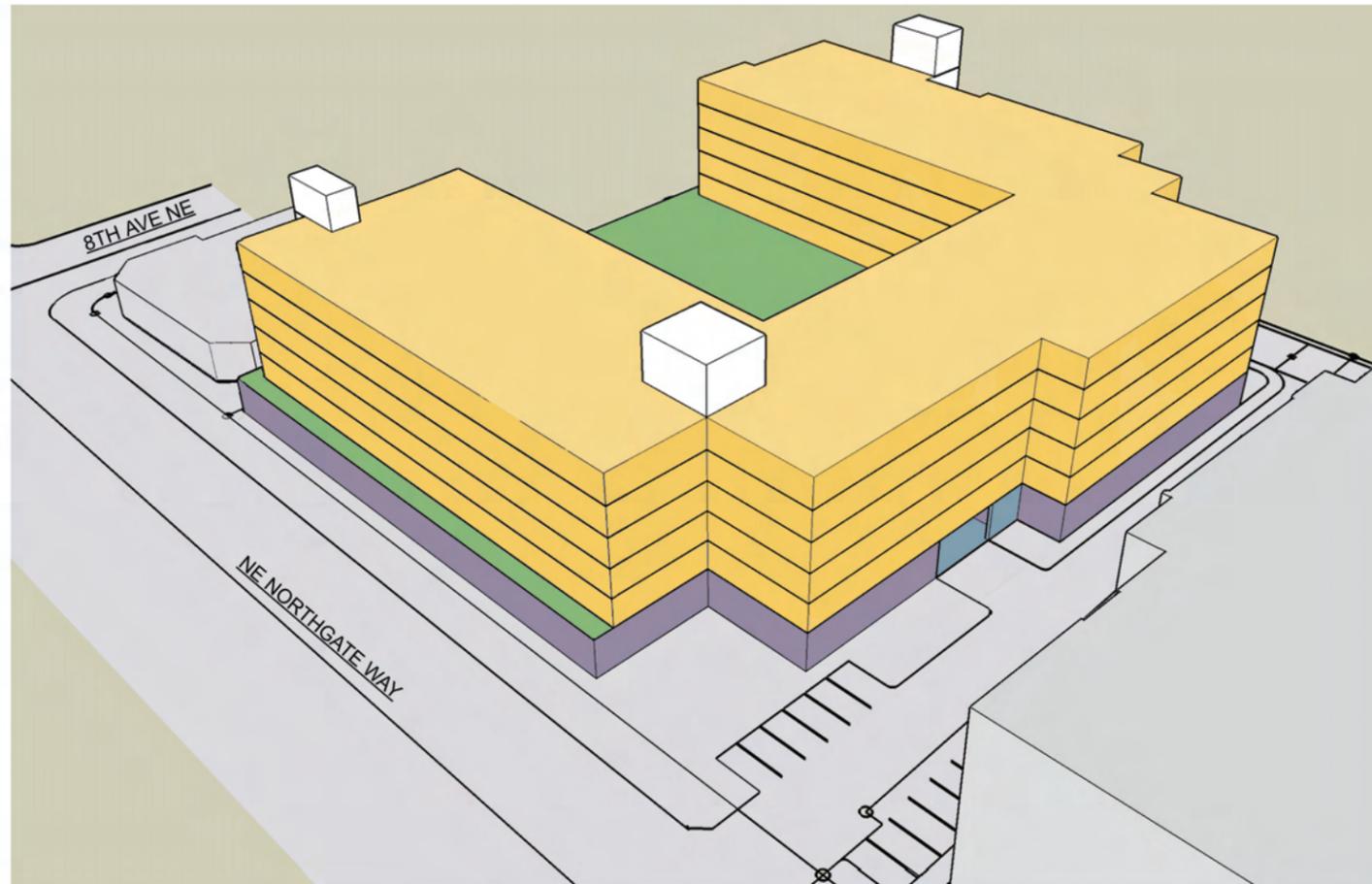




CONCEPT 'A'

- PRO**
- FULLY CODE COMPLIANT
 - NO REQUESTS FOR DEVIATIONS
 - 95% RETAIL ALONG PEDESTRIAN FRONTAGE
 - PARKING IN REAR
 - COURTYARD FACING WEST FOR AFTERNOON SUN

- CON**
- RESIDENTIAL ENTRY NOT PROMINENT
 - BUILDING HEIGHT ALONG NORTHGATE WAY IS PROMINENT
 - COURTYARD FACES SOLID WALL OF ADJACENT BUILDING
 - COURTYARD IS IN THE SHADOWS MOST OF THE TIME
 - RETAIL AREA IS ONLY 16,500 SF
 - UNIT COUNT IS ONLY 225



CONCEPT 'B'

- PRO**
- FULLY CODE COMPLIANT
 - NO REQUESTS FOR DEVIATIONS
 - 90% RETAIL ALONG PEDESTRIAN FRONTAGE
 - PARKING IN REAR
 - BUILDING SET BACK AT LEVEL 2 ALONG NORTHGATE WAY
 - COURTYARD FACING EAST FOR MORNING SUN

- CON**
- RESIDENTIAL ENTRY FAÇADE IS TOO FLAT
 - BUILDING HEIGHT ALONG NORTHGATE WAY INTRUSIVE
 - COURTYARD FACES SOLID WALL OF ADJACENT BUILDING
 - RETAIL AREA IS ONLY 16,000 SF
 - UNIT COUNT IS ONLY 220

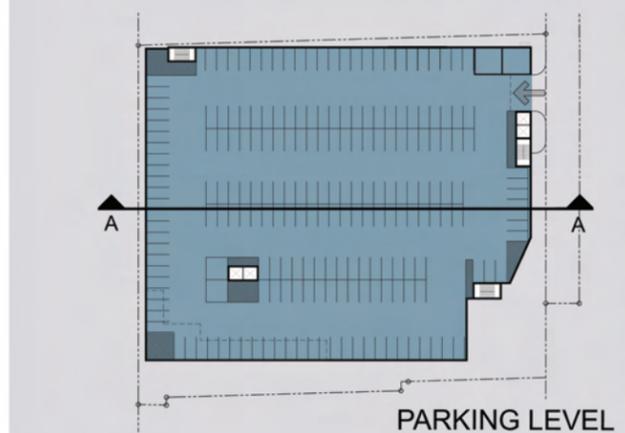
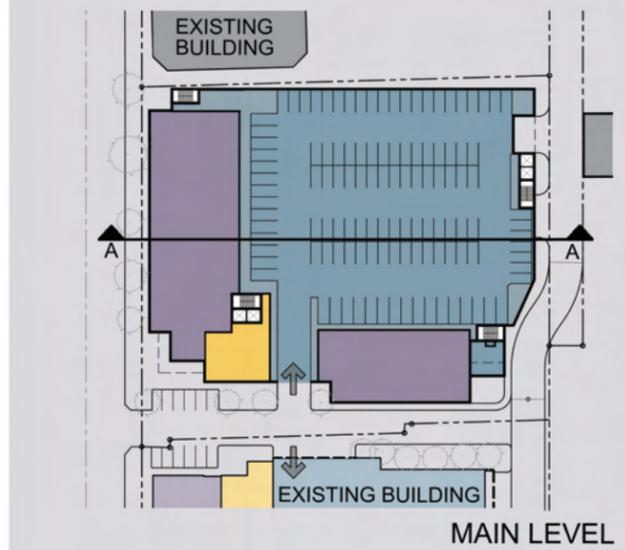
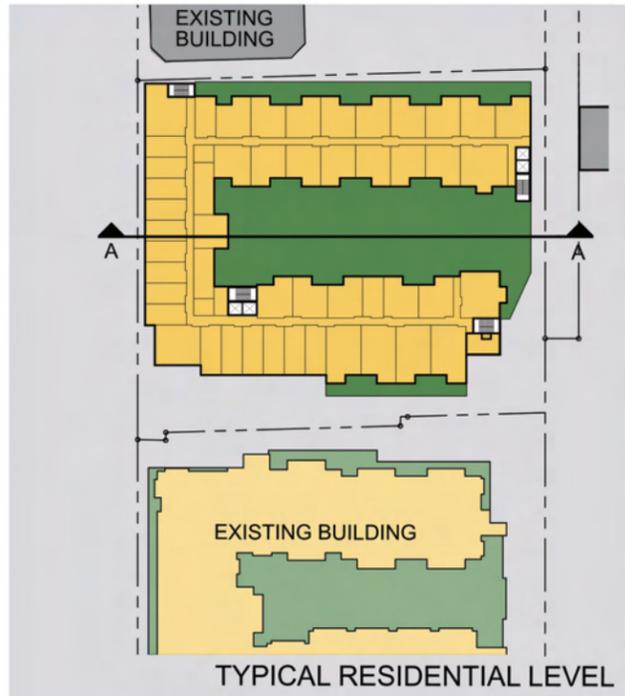
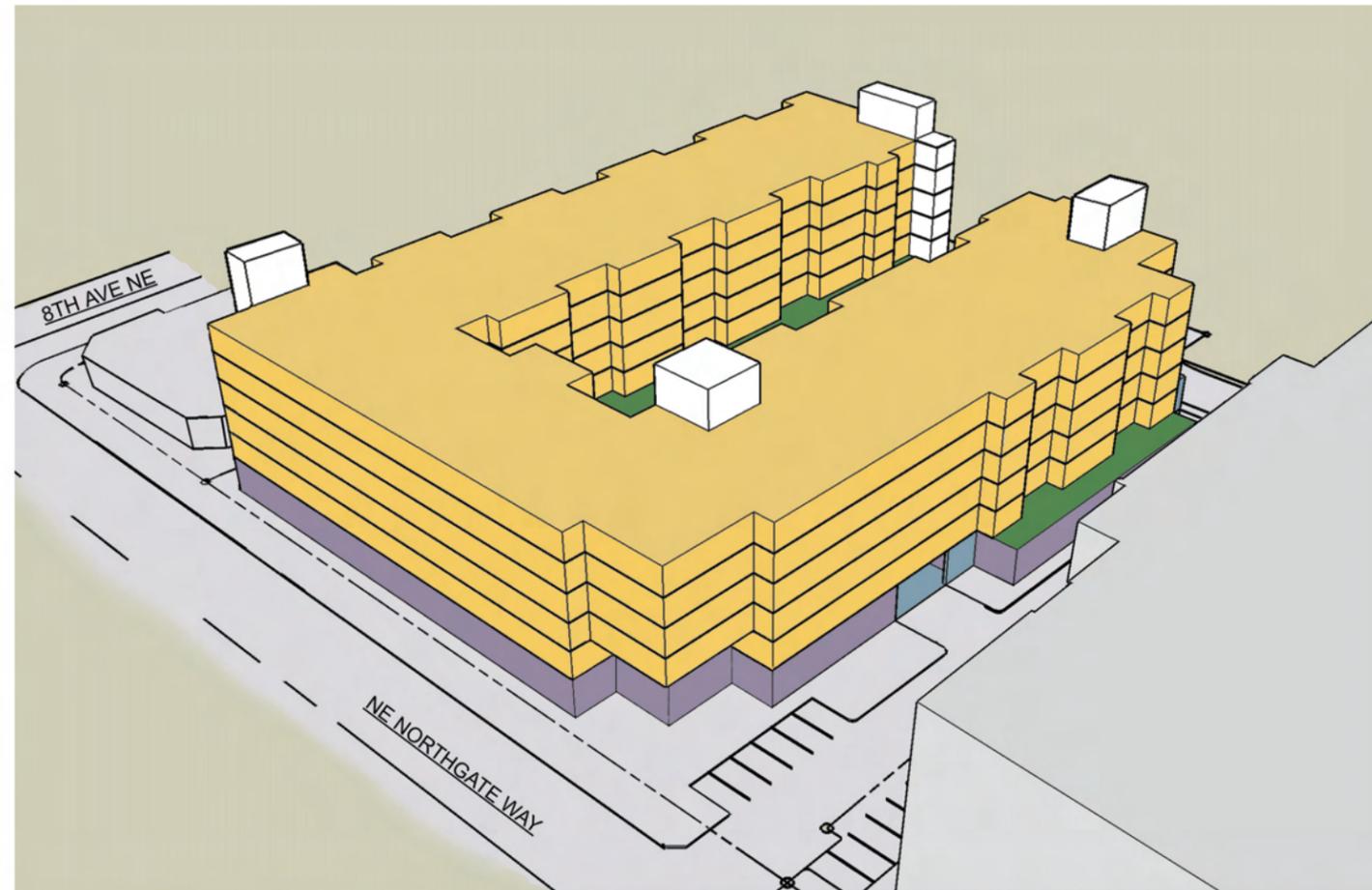
CONCEPT 'C'

PRO

- FULLY CODE COMPLIANT
- NO REQUESTS FOR DEVIATIONS
- 90% RETAIL ALONG PEDESTRIAN FRONTAGE
- PARKING IN REAR
- COURTYARD FACING SOUTH FOR YEAR-ROUND NOON-DAY SUN
- RESIDENTIAL ENTRY IS TWO STORY FOR A STRONGER PRESENCE
- UNIT COUNT IS 238, BETTER FULFILLING THE CITY'S DENSITY GOALS

CON

- BUILDING HEIGHT ALONG NORTHGATE WAY PROMINENT
- RETAIL AREA IS ONLY 16,000 SF
- FAR IS ONLY 4.13

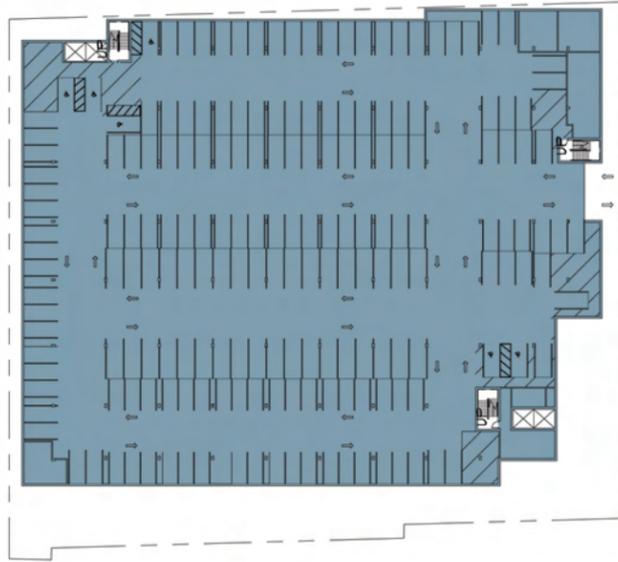


LEGEND

- RESIDENTIAL
- LANDSCAPED AREAS WITH HARDSCAPE
- COMMERCIAL SPACES
- PARKING
- CIRCULATION



TYPICAL PARKING LEVEL



PREFERRED CONCEPT 'D'

- FULLY CODE COMPLIANT
- NO REQUESTS FOR DEVIATIONS
- 90% RETAIL ALONG PEDESTRIAN FRONTAGE
- STRUCTURED PARKING ACCESS FROM 2 POINTS REDUCING CONGESTION
- COURTYARD FACING SOUTH FOR YEAR-ROUND NOON-DAY SUN
- RESIDENTIAL ENTRY IS TWO STORY FOR A STRONGER PRESENCE
- UNIT COUNT IS 252, BETTER FULFILLING THE CITY'S DENSITY GOALS
- PROMINENT RESIDENTIAL ENTRY AT NORTHGATE WAY
- BUILDING HEIGHT ALONG NORTHGATE WAY MAXIMIZES TRANSPARENCY OPTIONS
- PROMINENT RETAIL ENTRY
- STREETSCAPE PLANTING FROM NORTHGATE WAY SIMILAR DOWN ACCESS DRIVE
- TRAFFIC CALMING DOWN ACCESS DRIVE PROMOTES SAFETY
- NE CORNER PULLED BACK TO ADDRESS CONCERNS OF NEIGHBORING PROPERTY OWNER

LEGEND

- RESIDENTIAL
- LANDSCAPED AREAS WITH HARDSCAPE
- COMMERCIAL SPACES
- PARKING
- CIRCULATION



MAIN LEVEL

TYPICAL RESIDENTIAL LEVEL



PREFERRED CONCEPT 'D'

THE AMENITY SPACE IS THE BRIDGING/BUFFERING SPACE BETWEEN THE STREETScape ACTIVITY AND THE APARTMENT USERS. RESPONDING TO THE BOARD'S REQUEST TO HAVE AN EXTERIOR SPACE ON THE NORTH SIDE WE CREATED A DECK AREA FOR DRAWING OUT THE USER TO INTERACT WITH THE STREET. HOWEVER, GIVEN THAT THIS SPACE COULD ALSO BE CONSIDERED SEMI-PUBLIC WE DEVELOPED INTERIOR SPACES THAT VIEW OUT AND ALLOW VIEWS IN BUT STILL ALLOW FOR SOME USER PRIVACY. THIS IS MOST APPARENT IN THE ELEVATIONS. ADDITIONALLY, THE AMENITY SPACE IS THRU BUILDING ALLOWING FOR SOUTHERN LIGHT TO PENETRATE THRU AND CONNECT THE APARTMENT USERS TO THE STREETScapeS. THE INCREASED ASSOCIATION BETWEEN THE UPPER RESIDENTIAL SPACE AND THE STREET LEVEL PEDESTRIAN WILL ALLOW FOR ENGAGEMENT IN THE DAY AND ALSO MAINTAIN EYES ON THE STREET FOR SAFETY AT NIGHT WHEN THE RETAIL IS CLOSED.

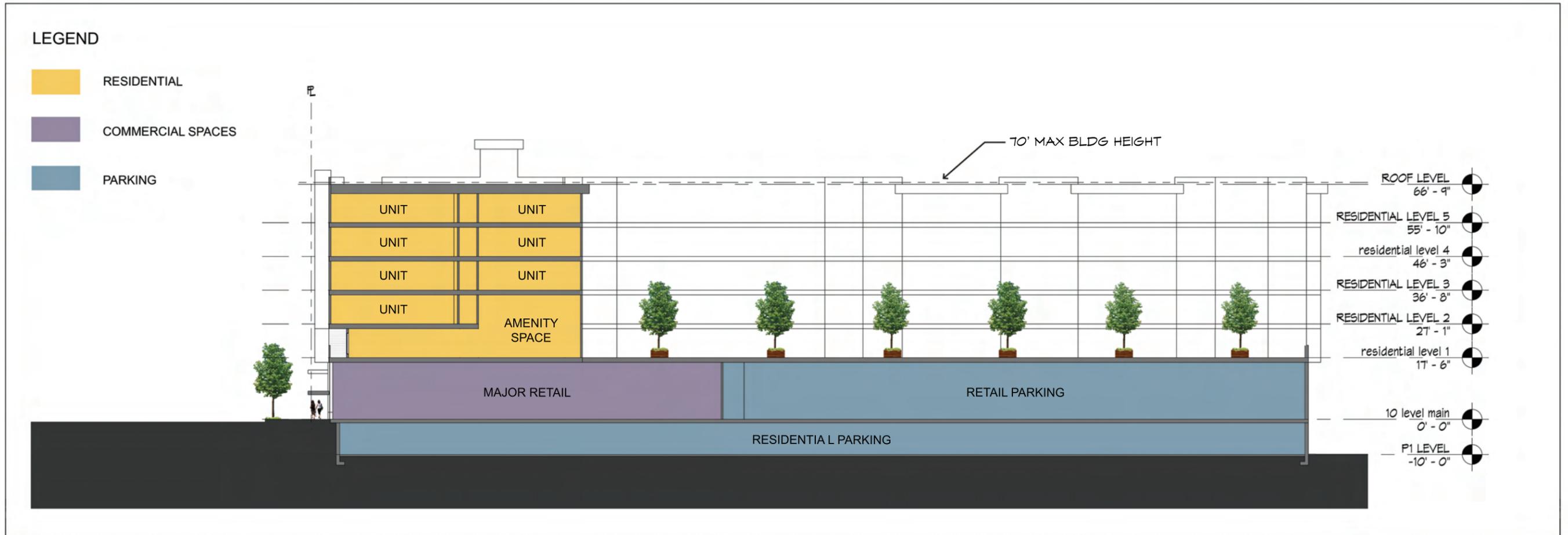
LEGEND

- RESIDENTIAL
- LANDSCAPED AREAS WITH HARDSCAPE
- COMMERCIAL SPACES
- PARKING
- CIRCULATION

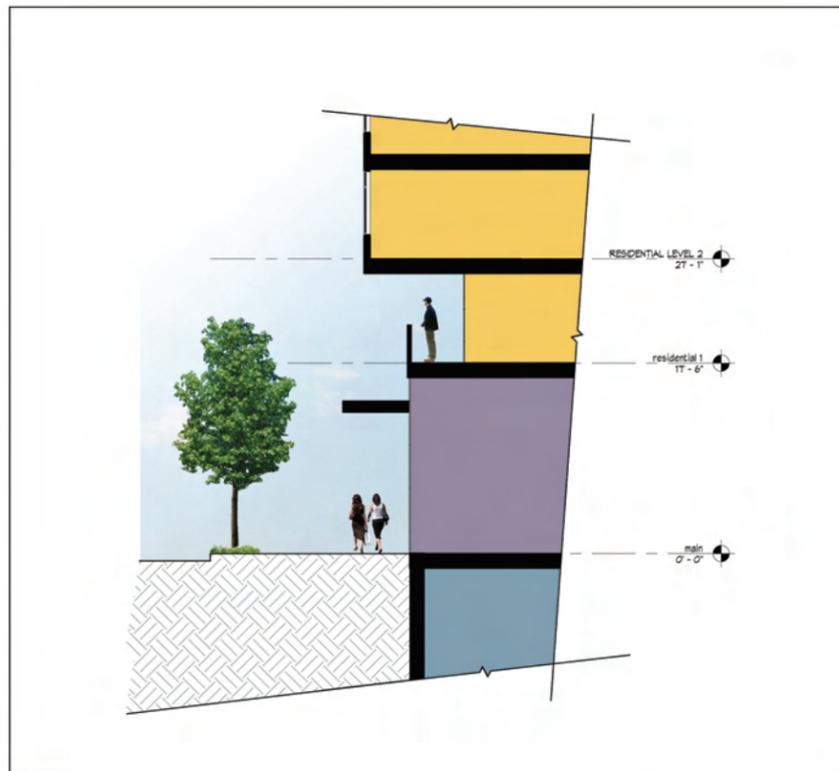


RESIDENTIAL LEVEL 1

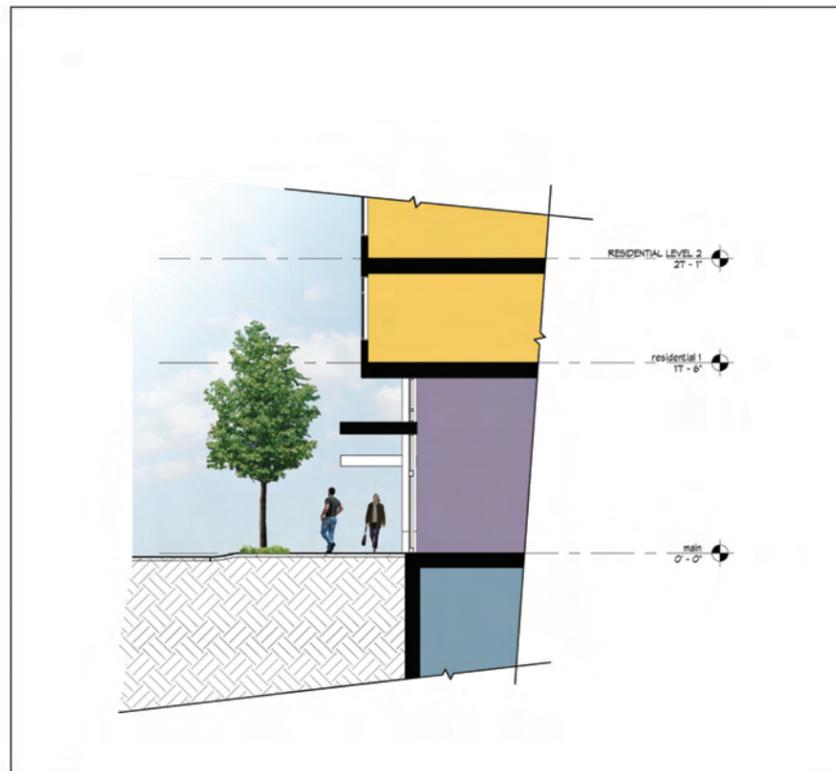




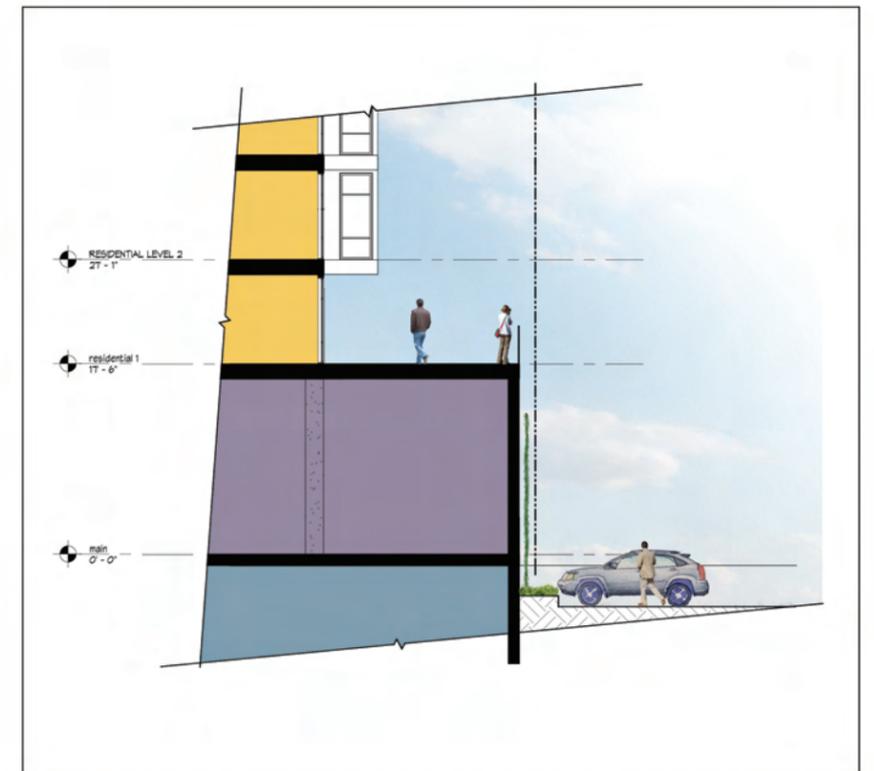
OVERALL SECTION



SECTION AT NORTHGATE WAY



SECTION AT ACCESS DRIVE



SECTION AT EAST PROPERTY LINE



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



KEY PLAN



AERIAL VIEW



VIEW A



VIEW B



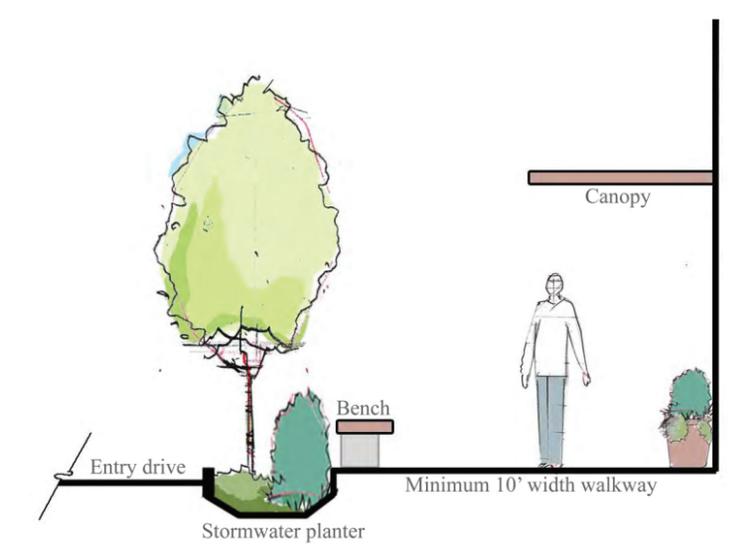
VIEW C



VIEW D



PLAN
Scale: 1/16" = 1'-0"





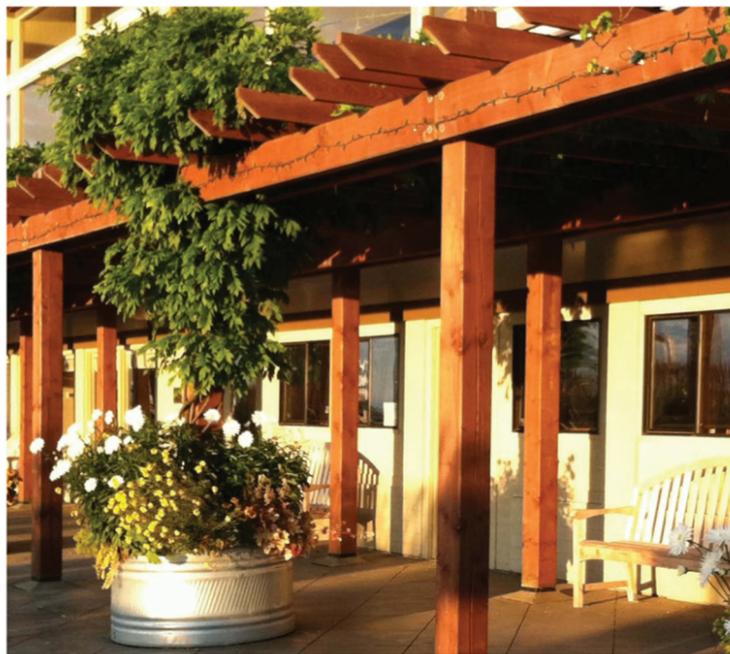
Street Level - Stormwater planters & seating



Street Level - Planter pots with seasonal interest



Street Level - Hardwood bench seating



Terrace Level - Overhead shade structure



Terrace Level - Private patios, shared outdoor space with seating, lush plantings



Street Level - Stormwater planters



Akebia quinata / Five leaf akebia vine



Taxus x media 'Hicksii' / Upright Yew



Carex 'Kaga nishiki' / Gold Fountains Sedge



Ribes sanguineum / Flowering currant



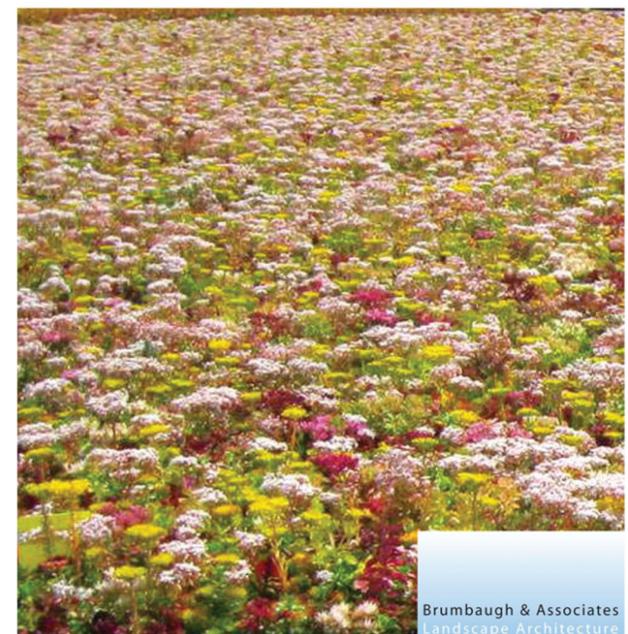
Viburnum davidii / David's viburnum



Mahonia aquifolium / Oregon grape



Cornus s. 'Kelseyii' / Kelsey dogwood



Roof Level - Sedum tile vegetated roof