

Early Design Guidance

Meeting July 21, 2014

Project Information

Property Address: 10733 Meridian Avenue N
Project Number: 3017071
Parcel Number: 4358700230
Zone: NC3-40
OverLay: Northgate Urban Center
ECA: 40% Steep Slope, Salmon Watershed
Lot Area: 31,337 sf
FAR: 3
Height: 40'
Proposed Uses:

Lodging	78,217 sf	140 units
Parking	53,208 sf	149 spaces
Total	131,425 sf	

Adjacent Properties: The property is located adjacent to a gas station to the north and a 5-story apartment development to the south.

Project Description

This proposal is for a 5-story hotel building with public space on the ground floor and below grade parking. The project will consist of guest rooms on a partial lower level that is at grade along N. Northgate Way and on the 1st-4th floors. Below grade parking will be accessed from a drive aisle along the north side of the building. The hotel entry will be accessed by vehicles and pedestrians from Meridian Avenue N.

Development Departures

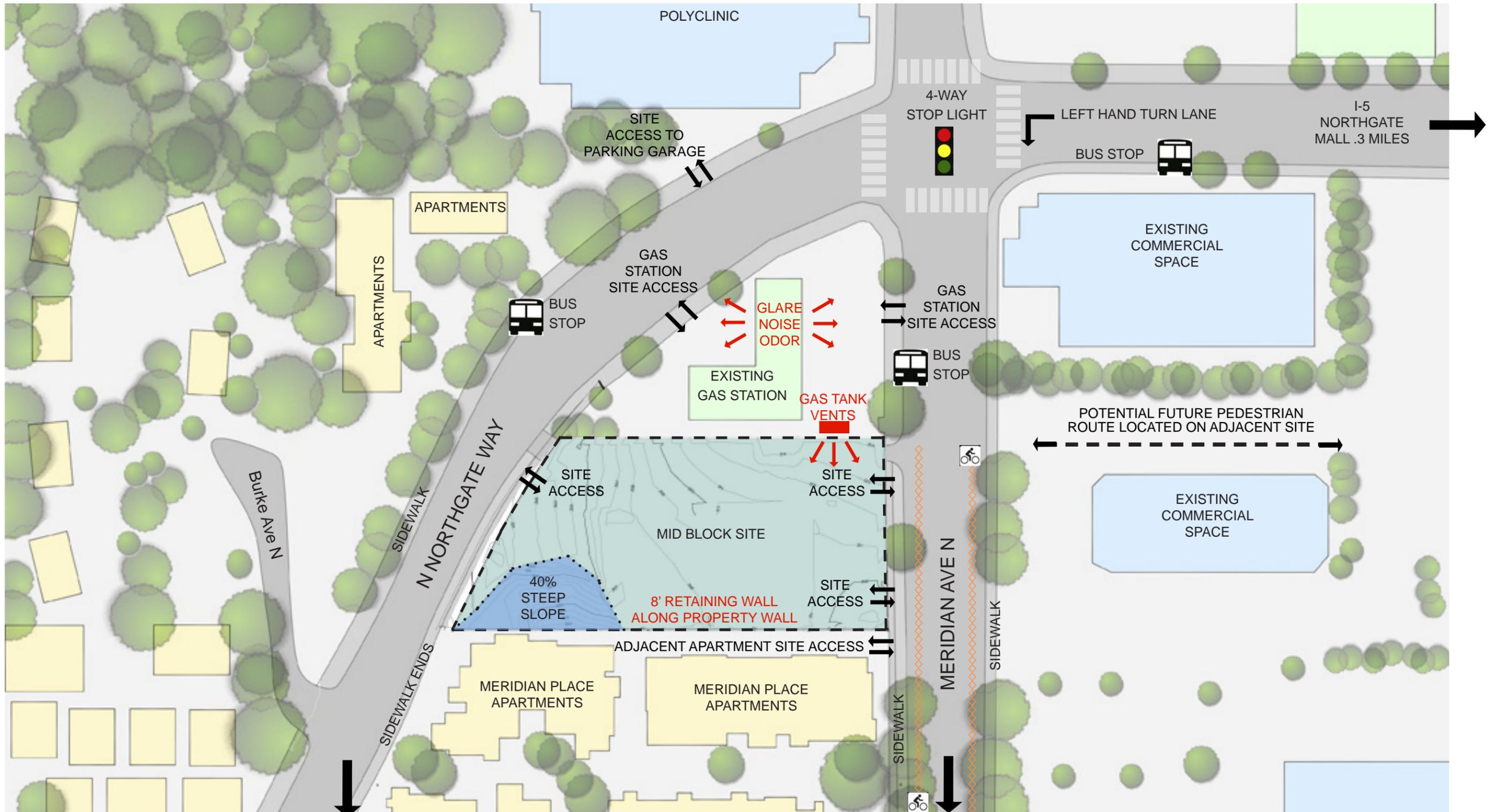
1. Non-residential uses at street level shall have a floor-to-floor height of at least 13 feet. Requesting development departure for 9'-2" floor-to-floor along N. Northgate Way.
2. Access to Parking in NC Zones: If access is not provided from an alley and the lot abuts two or more streets, access is permitted across one of the side street lot lines. Requesting development departure for 2 curb cuts, to provide through lot access along Meridian Ave N and N. Northgate Way.



10733 Meridian Avenue N

Early Design Guidance Package

Early Design Guidance Meeting 21 July 2014



MINERAL SPRINGS PARK
.4 MILES SOUTH

NORTH SEATTLE COMMUNITY COLLEGE
.6 MILES SOUTH

Scale 1/64" = 1'-0"
N

Street Frontage Analysis



Meridian Place Apartments front lot with main entries

Site - 10733 Meridian Ave N Proposed front lot with main entry

Gas Station

N. Northgate way

Polyclinic - front lot line with main entry

Meridian Avenue N Street Frontage



Gas Station

Site - 10733 Meridian Ave N Proposed rear lot

Meridian Place Apartments rear lot with secondary entries

N Northgate Way East Side Street Frontage



Apartments and Townhouses face alley or side street. There are no main entries along N Northgate Way.

N Northgate Way Street Frontage - (across street from property)



Meridian Place Apartments Main Entry on Meridian Ave N



Meridian Place Apartments Secondary Entry on N Northgate Way



Polyclinic Main Entry on Meridian Ave N

Zoning Analysis

Zones	Uses
SF 7200	Single Family
LR3	Townhouse
MR	Multifamily
NC3-40	Public Facilities
NC3-65	Commercial
NC3-85	No. of Stories



Height Limit
SMC 23.47A.012

40' (44' if 13' floor to floor provided at ground level for nonresidential uses)

Setbacks
SMC 23.47A.014

0'-13': 0' setback
Above 13': 10' setback
Setback requirements for rear or side lot lines that abut a lot in a residential zone



Context and Traffic Analysis

1. Meridian Ave N - view looking south
Proposed entry provides right hand turn into site from traffic off N Northgate Way.



2. N. Northgate Way - view looking west
Majority of traffic to site will come from I-5. Existing designated left hand turn lane.



3. Meridian Ave N - view looking north
Bus stop located north of site. Designated bike lanes.



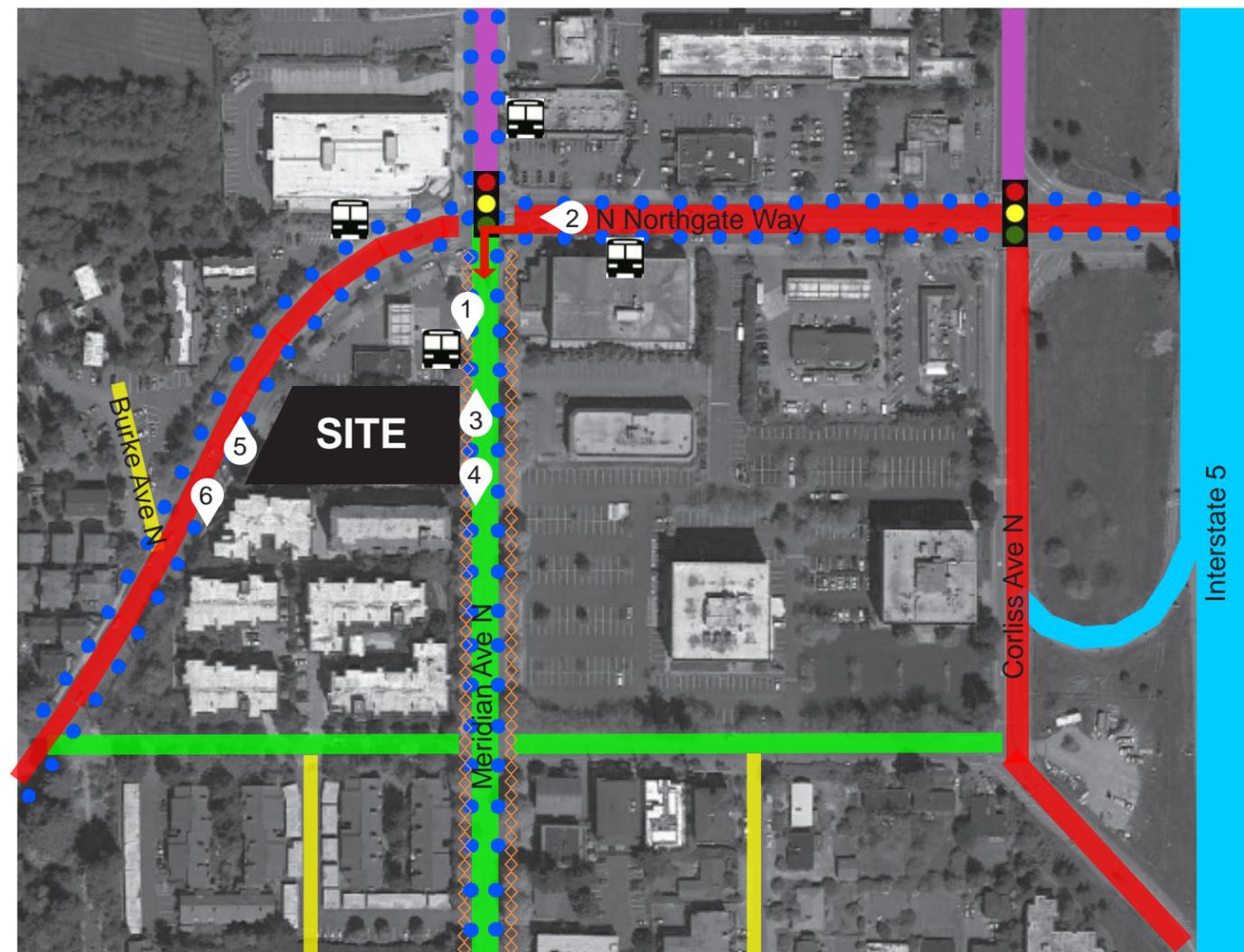
4. Meridian Ave N - view looking south
Sidewalk and designated bike lanes connect site to North Seattle Community College.



5. N. Northgate Way - view looking north
Proposed entry/exit provides right hand turn into site and right hand turn out off site onto N Northgate Way.



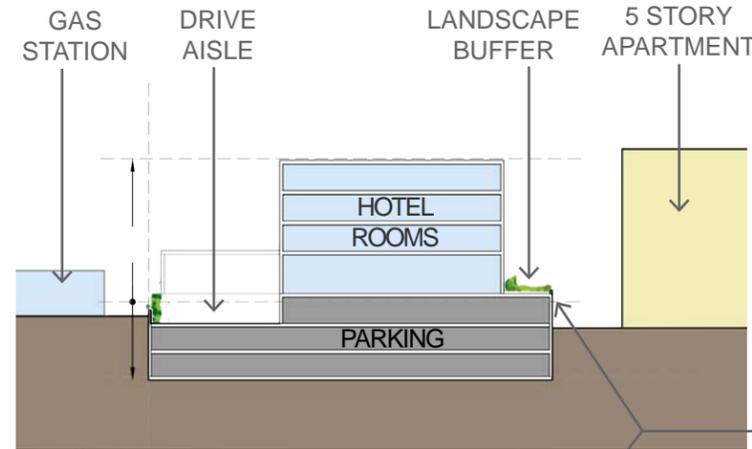
6. N. Northgate Way - view looking south
Primarily vehicular street. No sidewalk along N. Northgate south of Burke Ave N.



Traffic Key

- Interstate Freeways
- Principal Arterial -Major Truck
(Serves at principal route for the movement of traffic through the City)
- Minor Arterial
(To distribute traffic from Principal Arterials to Collector Arterials)
- Collector Arterial
- Residential Access
- Bike Lane
- Bus Route
- Bus Stop
- Stop Light

Design Guidelines - Context & Site



1. Meridian Place Apartments driveway and retaining wall along south side of property.

CS1 (B.2): DAYLIGHT AND SHADING

Building oriented to maximizes day lighting.

CS1 (B.3): MANAGING SOLAR GAIN

Vegetation located along West facade to reduce solar gain.

CS1 (C.2): TOPOGRAPHY - ELEVATION CHANGE & TOPOGRAPHY

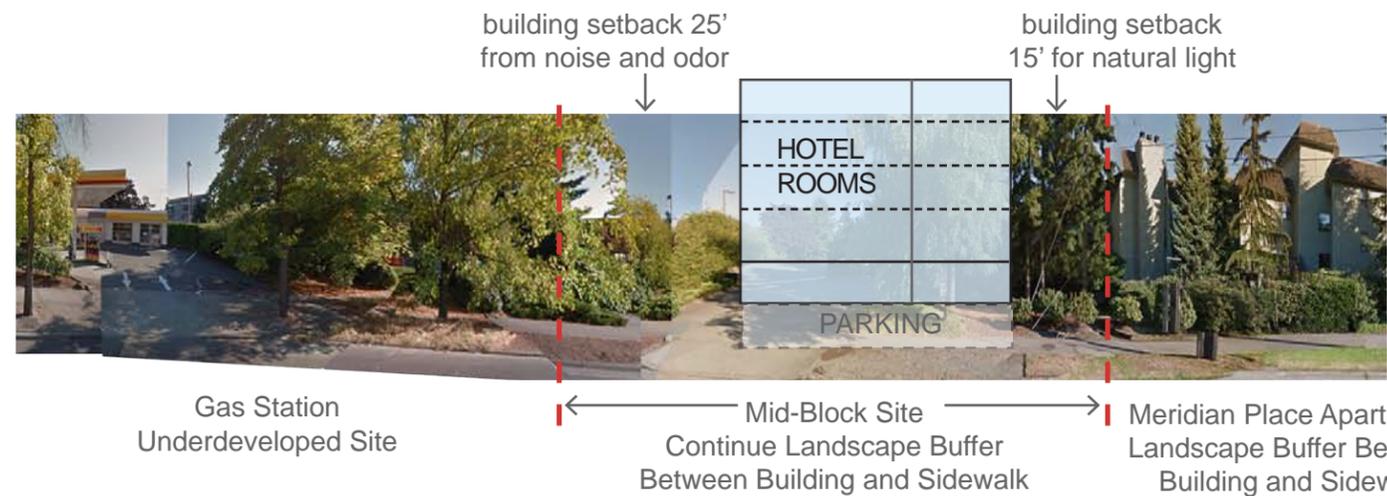
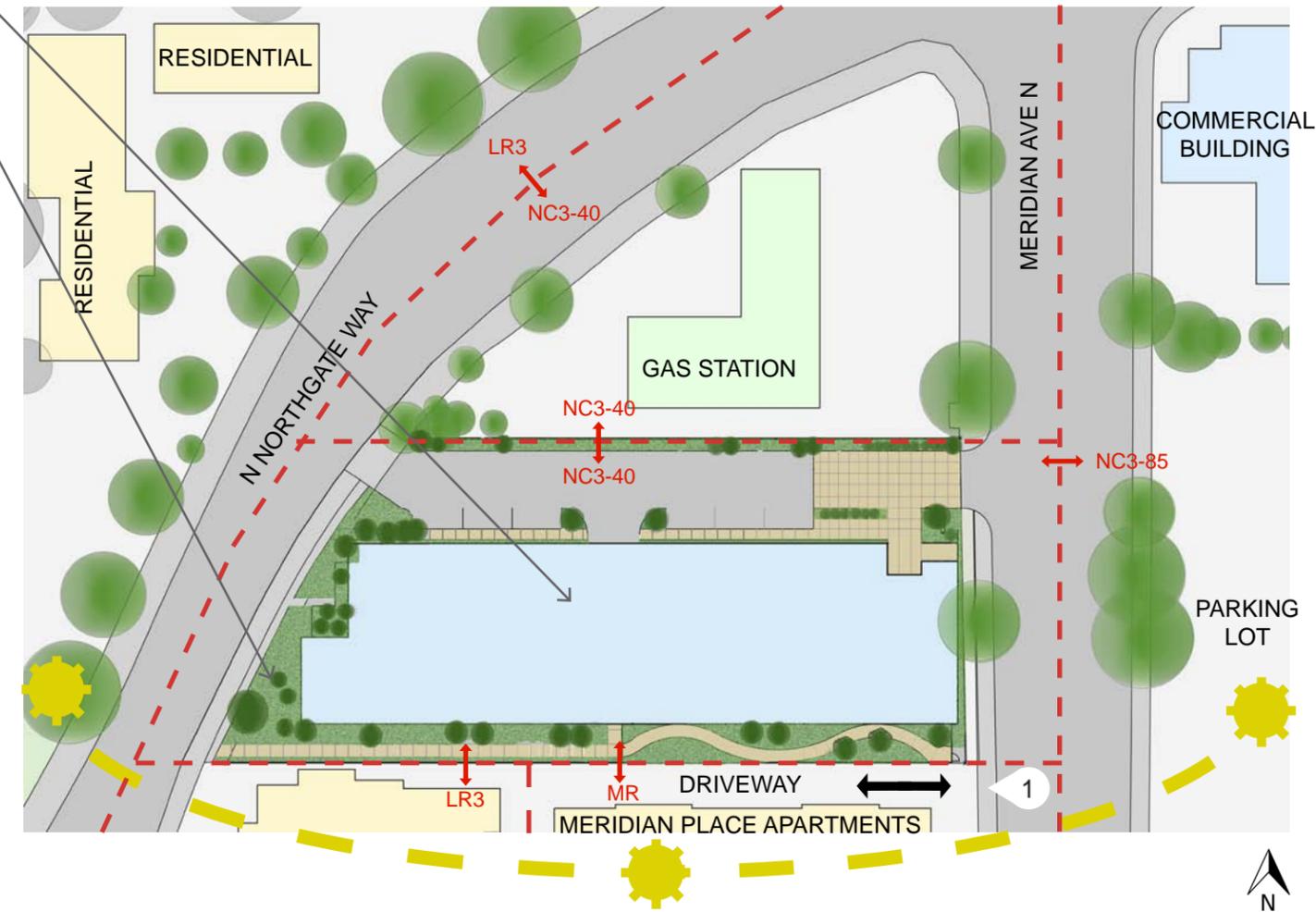
8' existing retaining wall along south property line. Landscaping and plaza located along south property line to provide natural light

CS2 (C.2): MID BLOCK SITES

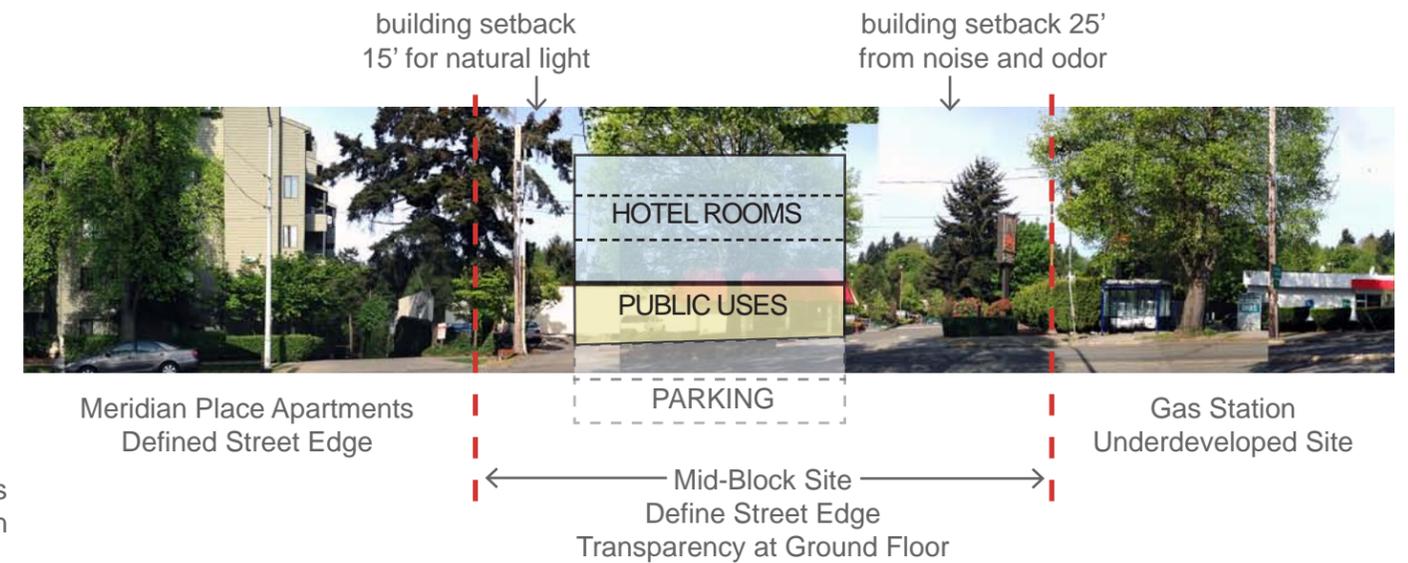
Proposed building continues the street edge established by the 5-story apartment building to the south.

CS2 (D.1): EXISTING DEVELOPMENT AND ZONING

Property to North is zoned NC3-40 and under-developed. Proposed project setback from north to provide buffer from potential future development, since no setbacks required between lots.



CS3 (I): STREETSCAPE COMPATIBILITY - N. Northgate Way



CS3 (I): STREETSCAPE COMPATIBILITY - Meridian Ave N

Design Guidelines - Public Life

Per SMC 23.71.014

A. Quantity of Open Space

In all Commercial zones with a permitted height limit of 40 feet or less, a minimum of 10 percent of lot area shall be provided as landscaped or usable open space for all commercial development.

3,134 SF = 10% of Lot Area (31,337 SF)

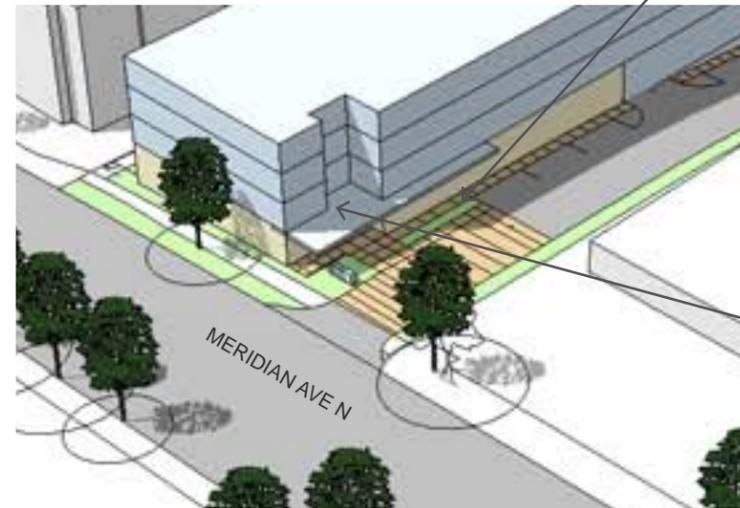
1,567 SF = Landscaped (1/2 of 3,124 SF)

1,044 SF = Usable Open Space (1/3 of 3,124 SF)

C. Minimum Standards for Usable Open Space

Urban Garden 10' Minimum Width No minimum Area

Located at or near sidewalk grade and adjacent to public right-of-way or building lobby.



PL1 (A.2): ADDING TO PUBLIC LIFE

Canopy at entry to provide weather protection for pedestrians. Urban garden located adjacent to entry with landscaping and seating.

PL1 (B.3): WALKWAYS AND CONNECTIONS

Building entry recessed to give identity to the entry. Visible from intersection of N. Northgate Way and Meridian Ave N.

PL1 (C.1): SELECTING ACTIVITY AREAS

Usable open space located near entry. Pedestrian connection to public programming within building.

PL2 (B.1 & 3): EYES ON THE STREET & STREET LEVEL TRANSPARENCY

Storefront adjacent to building entry and along Meridian Avenue N to encourage natural surveillance at street-level.

PL2 (C.1): LOCATION AND COVERAGE

Canopy at the entry will provide weather protection for guests arriving. Urban Garden with seating located near building entry for pedestrians.

PL3 (A.1a): ENTRIES - COMMERCIAL LOBBIES

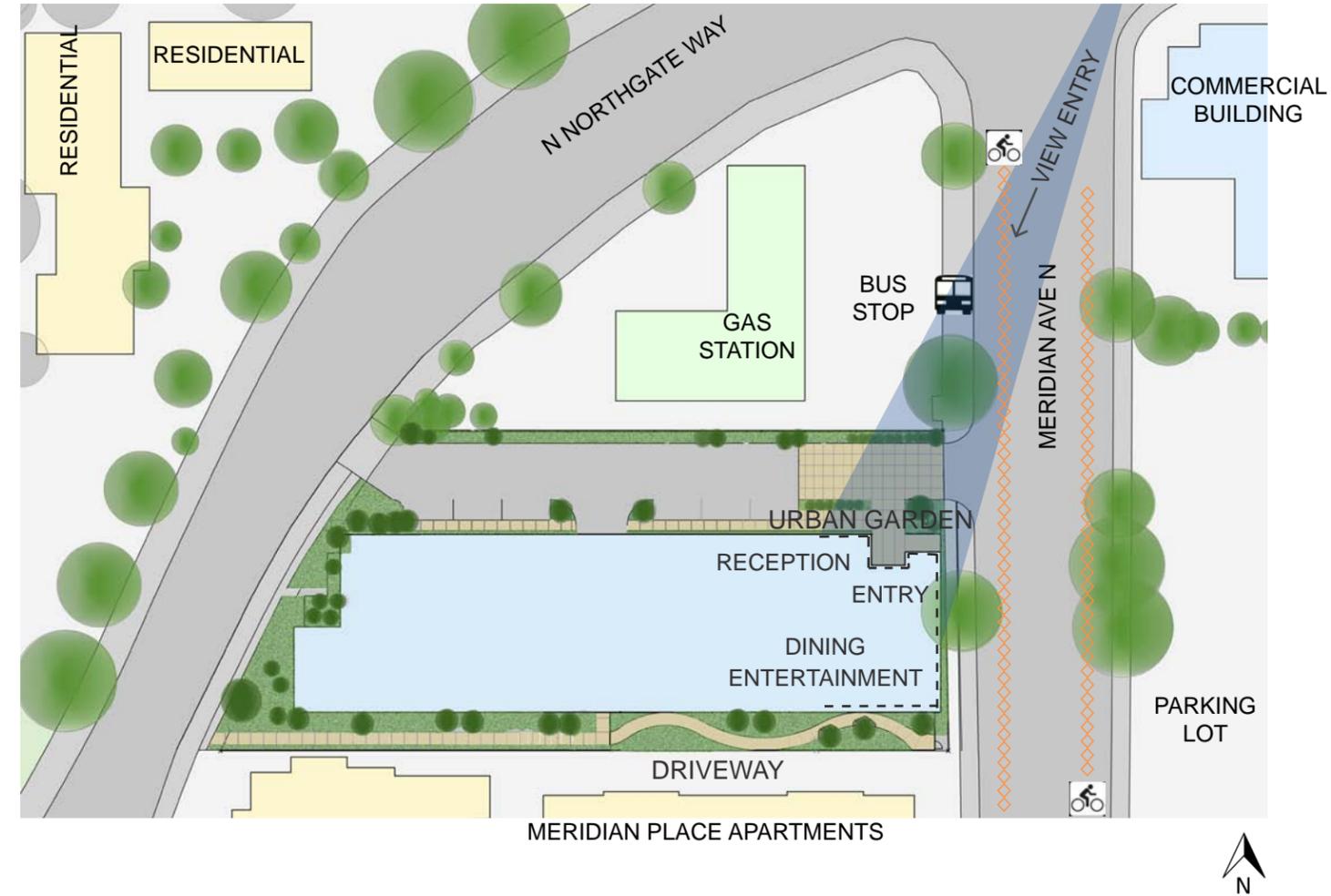
Building entry located at corner to maximize visibility from intersection of N. Northgate Way and Meridian Ave N.

PL4 (C.1): INFLUENCE ON PROJECT DESIGN (TRANSIT)

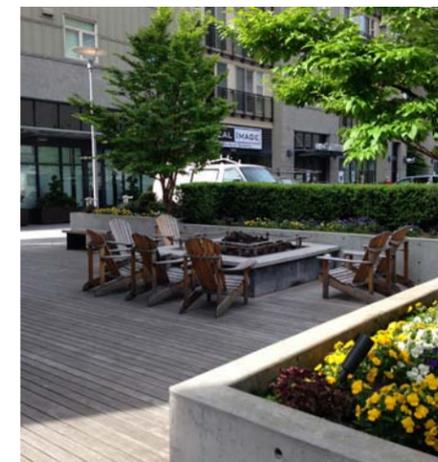
Location of partially covered plaza with seating has visibility of bus stop.



Bus Stop visible from entry plaza.



Examples of landscaping and urban gardens in Northgate.



Design Guidelines - Design Concept

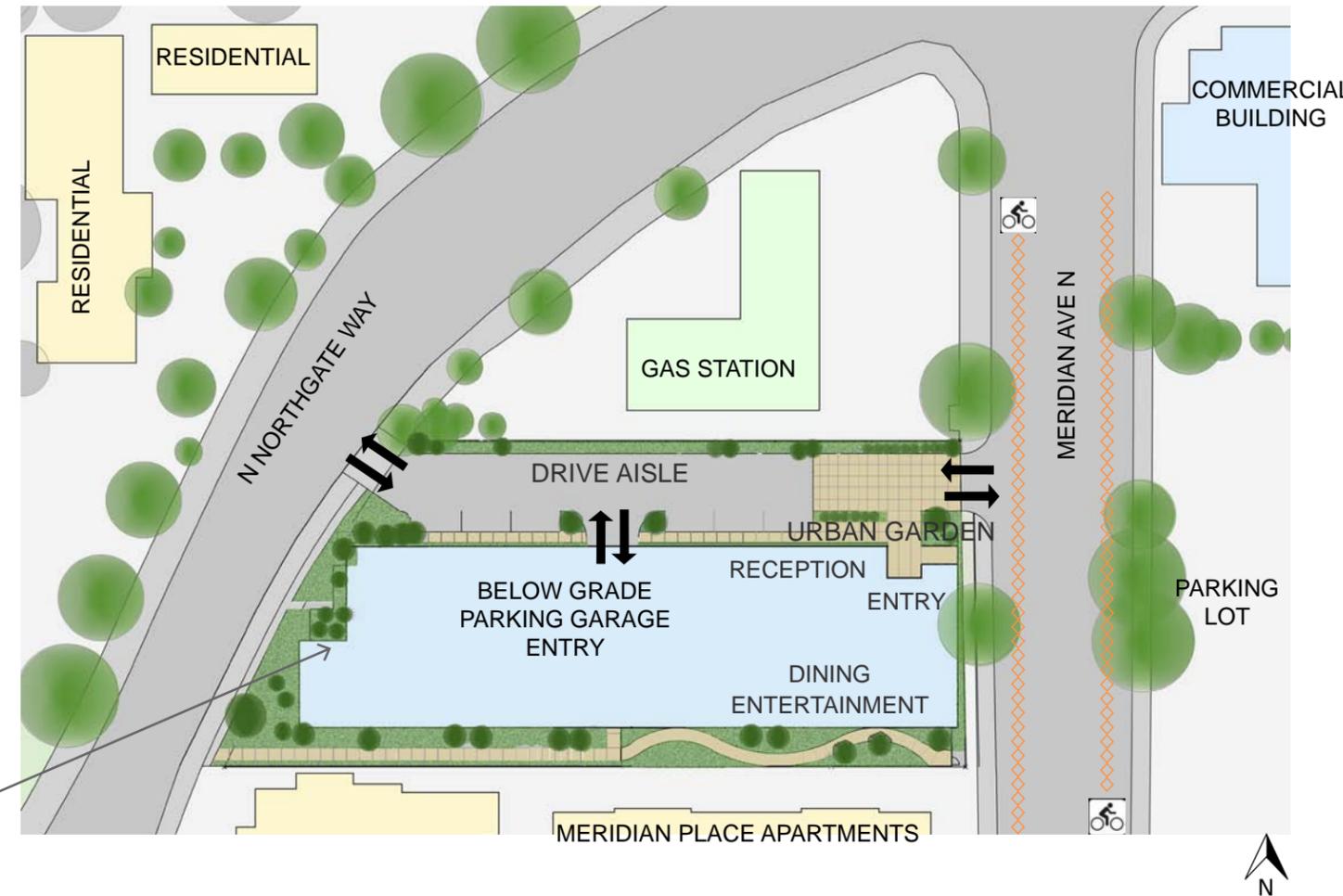


DC1 (A.1): ARRANGEMENT OF INTERIOR USES - VISIBILITY

Proposed building has entry, reception and dining located along pedestrian oriented Meridian Ave N.

DC1 (C.1) BELOW GRADE PARKING

Proposed building has all parking located below grade. Hotel rooms located along N. Northgate Way to reduce the visual impact of parking garage at street level.

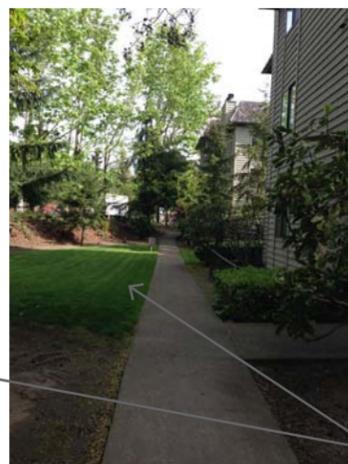


DC1 (C.4) SERVICE USES

N. Northgate Way to be used as service entry to experientially separate pedestrians from back of house.

DC2 (A.1) MASSING

Building mass steps back along N. Northgate Way to adjust to irregular shape of site.



Meridian Place Apts landscaping along N. Northgate Way.

DC2 (C.3) FIT WITH NEIGHBORING BUILDINGS

Meridian Place Apartments has landscaping along N. Northgate Way. Landscaping proposed along N. Northgate Way to soften street edge and fit with surrounding context.



Storefront, Precast Panels & Brick



Storefront, Spandrel Panels & Cast in Place Concrete

DC3 (I) URBAN GARDEN

Urban Garden to be located at entry corner adjacent to sidewalk.

DC4 EXTERIOR ELEMENTS AND FINISHES

Project Examples of building materials, landscaping and hard surfaces in Northgate.



Fiber cement Siding, Vinyl Windows, Metal Canopies, Unit Pavers, Concrete Planters & Downlights



Precast Concrete Panels, Fiber Cement Siding, Storefront, Vinyl Windows



Storefront, Brick & Pavers



Concept A - Bar Building (Preferred Scheme)

Pros

- Maximizes buffer between existing gas station and proposed structure.
- Provides buffer between residential development to the south and proposed structure.
- Urban Garden located adjacent to Meridian Ave N, near main entry with visibility to bus station.
- Main Entry has maximum visibility from N. Northgate Way and Meridian Ave N.

Cons

- Minimal street frontage along Meridian Ave W.

Development Departures

1. 9'-2" floor-to-floor along N. Northgate Way.
2. 2 curb cuts, to provide through lot access along Meridian Ave N and N. Northgate Way.



Concept B - T Building

Pros

- Maximizes street frontage along Meridian Ave W.

Cons

- Reduces buffer between existing residential buildings and proposed structure at south of site.
- Reduces natural light at building entry through covered driveway.



Concept C - U Building

Pros

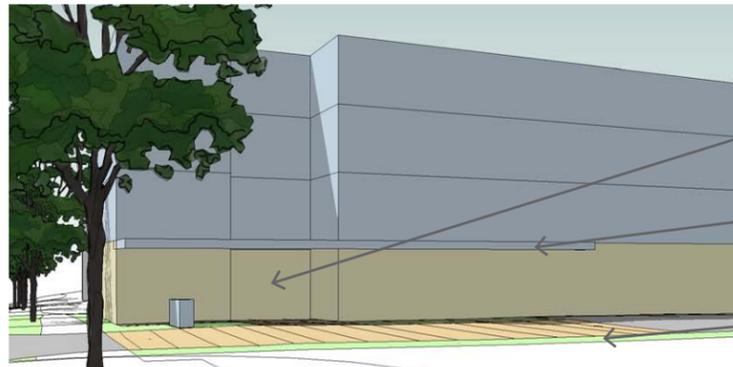
- Maximizes buffer between residential development to the south and proposed structure.
- Provides exterior gathering space along south side of building.

Cons

- Main entry not visible from intersection of Meridian Ave N and N. Northgate Way.
- Views of gas station from hotel rooms along north side.
- Driveway along south property line located adjacent to Meridian Place Apartments driveway access, which could create conflict between vehicular and pedestrians.

Development Departures

1. 9'-2" floor-to-floor along N. Northgate Way.
2. 2 curb cuts, to provide through lot access along Meridian Ave N and N. Northgate Way.



Entry View - Meridian Ave N looking South

Building recessed to provide modulation and identity at entry.

Canopy provides weather protection for pedestrians.

Urban Garden, landscaping and signage at entry.



Aerial looking Southeast

2-way vehicular access through the site.

N. Northgate Way access used for building services to reduce visual impacts to pedestrians.

Building steps back along N. Northgate Way to respond to irregular site geometry.

Building modulation responds to apartment project to south.



N. Northgate Way looking North

Building setback varies between 2'-15'. Landscaping to buffer between building and sidewalk.



Pros

- Maximizes buffer between existing gas station and proposed structure.
- Provides buffer between residential development to the south and proposed structure.
- Urban Garden located adjacent to Meridian Ave N, near main entry with visibility to bus station.
- Main Entry has maximum visibility from N. Northgate Way and Meridian Ave N.

Cons

- Minimal street frontage along Meridian Ave W.

Alternative Concept B - T Building



Entry View - Meridian Ave N looking South

Covered entry for pedestrians and vehicles.

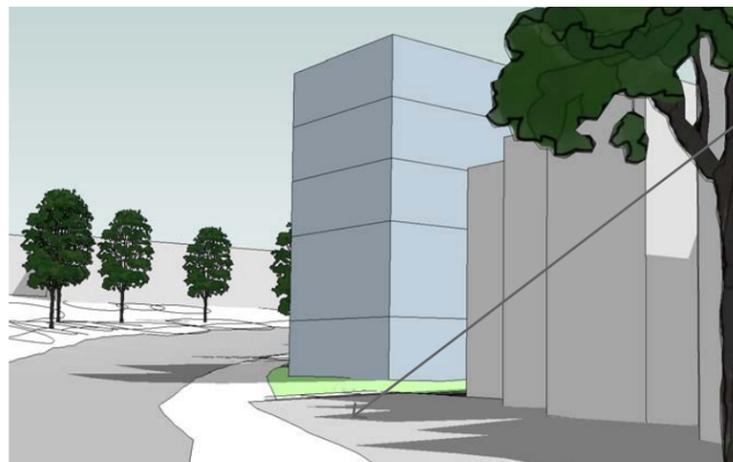


Aerial looking Southeast

Building steps back along N. Northgate Way to respond to irregular site geometry.

N. Northgate Way access used for building services to reduce visual impacts to pedestrians.

Building modulation responds to apartment project to south.



N. Northgate Way looking North

Building setback varies between 2'-15'. Landscaping to buffer between building and sidewalk.



Concept B - T Building

Pros

- Maximizes street frontage along Meridian Ave W.

Cons

- Reduces buffer between existing residential buildings and proposed structure at south of site.
- Reduces natural light at building entry through covered driveway.



Entry View - Meridian Ave N looking North

Building recessed at ground level provides covered entry for pedestrians and vehicles.

Plaza, landscaping and signage at entry.



Aerial looking Southeast

Building maximizes street frontage along N. Northgate Way.



N. Northgate Way looking North

Driveway sets building back from Apartments to south.



Pros

- Maximizes buffer between residential development to the south and proposed structure.
- Provides exterior gathering space along south side of building.

Cons

- Main entry not visible from intersection of Meridian Ave N and N. Northgate Way.
- Views of gas station from hotel rooms along north side.
- Driveway along south property line located adjacent to Meridian Place Apartments driveway access, which could create conflict between vehicular and pedestrians.



Development Departure - Parking Location and Access

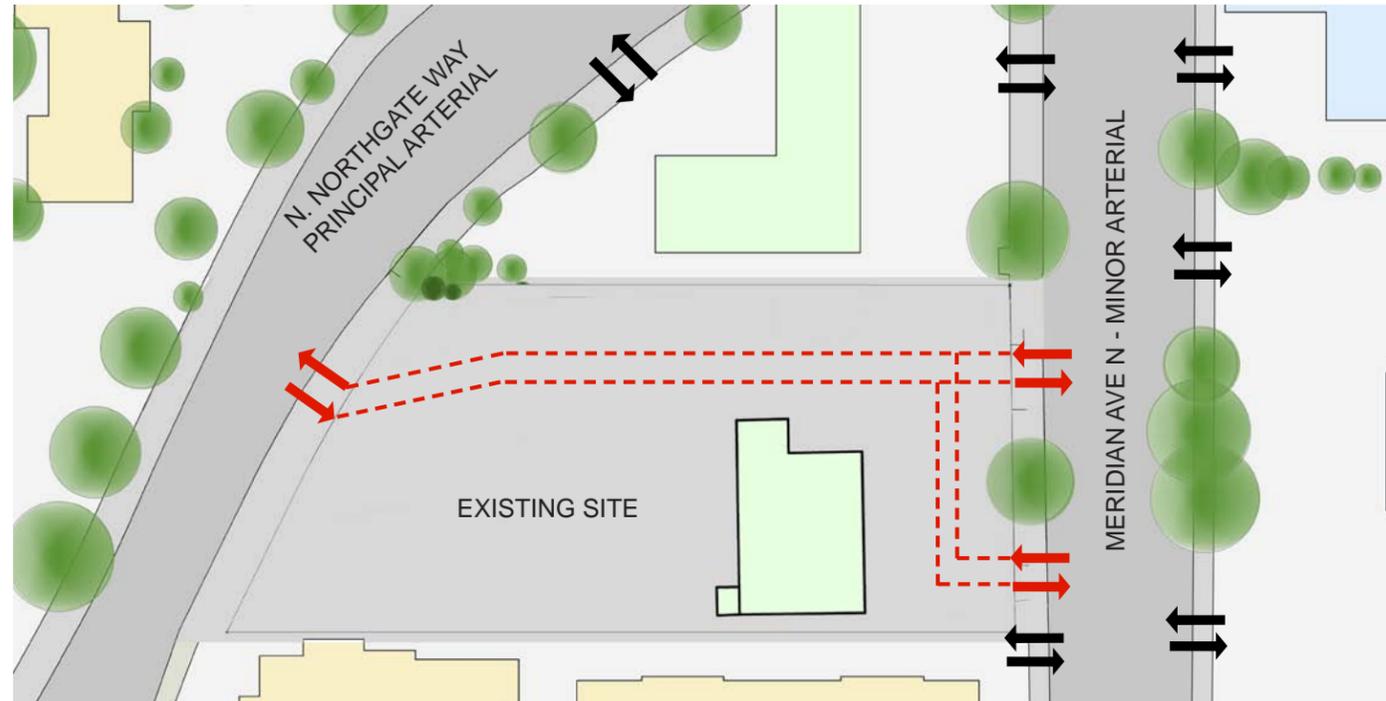
Per SMC 23.47.A.032 A.1.c.

Access to Parking in NC Zones If access is not provided from an alley and the lot abuts two or more streets, access is permitted across one of the side street lot lines pursuant to subsection 23.47.A.032C, and curb cuts are permitted pursuant to subsection 23.54.030.F.2.a.1.

Per SMC 23.47.A.032C.

When a lot fronts on two or more streets, the Director will determine which of the streets will be considered the front lot line, for purposes of this section only. In making a determination, the Director will consider the following criteria:

1. The extent to which each street's pedestrian-oriented character or commercial continuity would be disrupted by curb cuts, driveways or parking adjacent to the street;
2. The potential for pedestrian and automobile conflicts; and
3. The relative traffic capacity of each street as an indicator of the street's role as a principal commercial street.



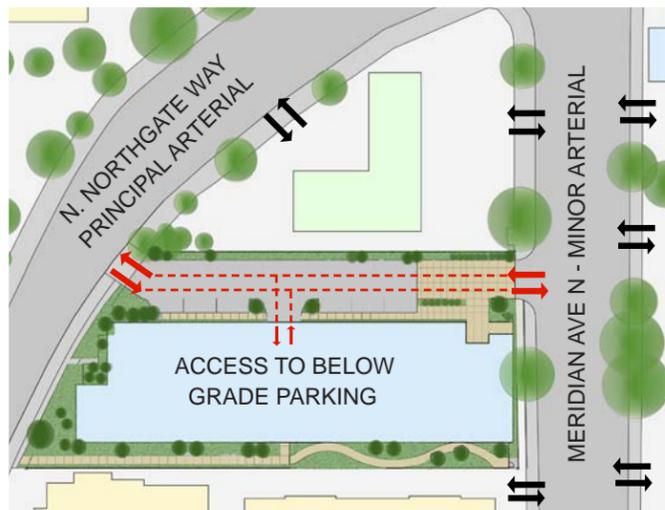
EXISTING SITE ACCESS

Meridian Ave N - Pedestrian Oriented

1. Sidewalk and vehicular traffic is separated by on-street parking and bike lanes to provide pedestrian oriented environment.
3. Meridian Ave N is a Minor Arterial that distributes traffic from Principal Arterials to Collector Arterials.

N. Northgate Way - Vehicle Oriented

1. No on-street parking. No sidewalk along west side of N. Northgate Way south of Burke Ave N.
3. Principal Arterial that serves at principal route for the movement of traffic through the City.



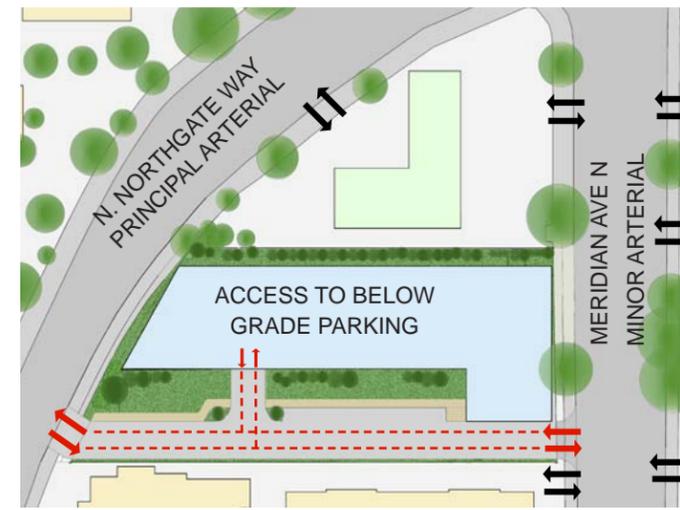
NORTH - 2 ACCESS POINTS (PREFERRED) MERIDIAN AVE N & N. NORTHGATE WAY

1. N. Northgate Way to be used as service entry to experientially separate pedestrians from back of house.
2. Reduces potential pedestrian and automobile conflict by locating curb cut along Meridian Ave N between the adjacent property's curb cuts.



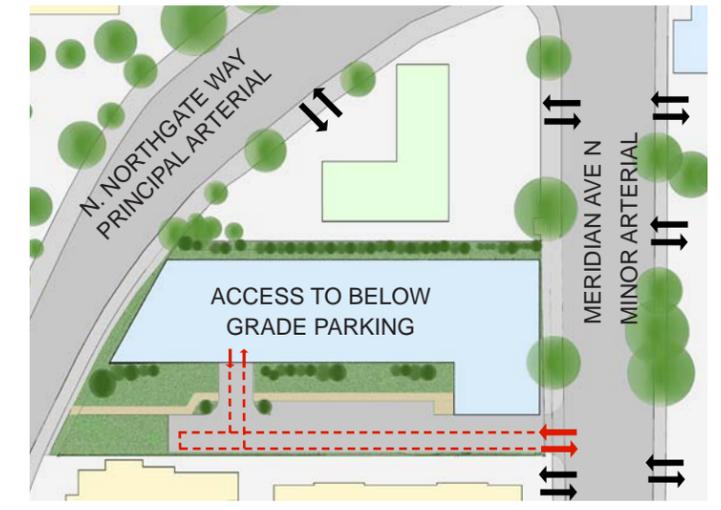
NORTH - 1 ACCESS POINT ON MERIDIAN AVE N

1. Pedestrian, automobile and services to use same access point.
2. Reduces potential pedestrian and automobile conflict by locating curb cut along Meridian Ave N between the adjacent property's curb cuts.



SOUTH - 2 ACCESS POINTS MERIDIAN AVE N & N. NORTHGATE WAY

1. N. Northgate Way to be used as service entry to experientially separate pedestrians from back of house.
2. Potential automobile conflict between proposed access location and adjacent property's existing access.



SOUTH - 1 ACCESS POINT ON MERIDIAN AVE N

1. Pedestrian, automobile and services to use same access point.
2. Potential automobile conflict between proposed access location and adjacent properties existing access.

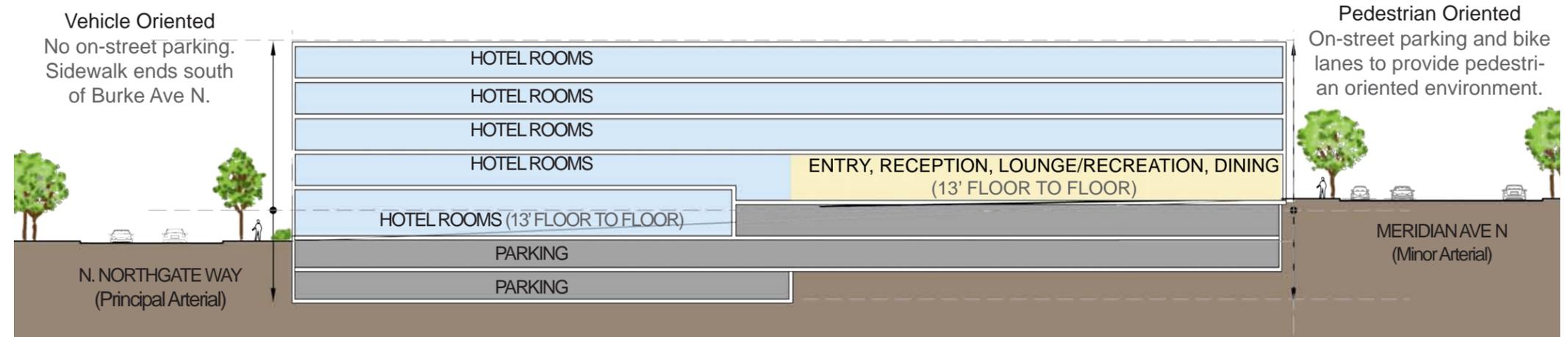
Development Departure - Street Frontage along N. Northgate Way

Per SMC 23.47A.008.B.3.

Non-residential uses at street level shall have a floor-to-floor height of at least 13 feet.

Intent of code section is to activate uses and pedestrian access along street-level and street-facing facades.

The commercial uses surrounding the site are located with their main entries facing Meridian Ave N. The properties across N. Northgate Way are all residential uses and do not have main entries along street frontage.

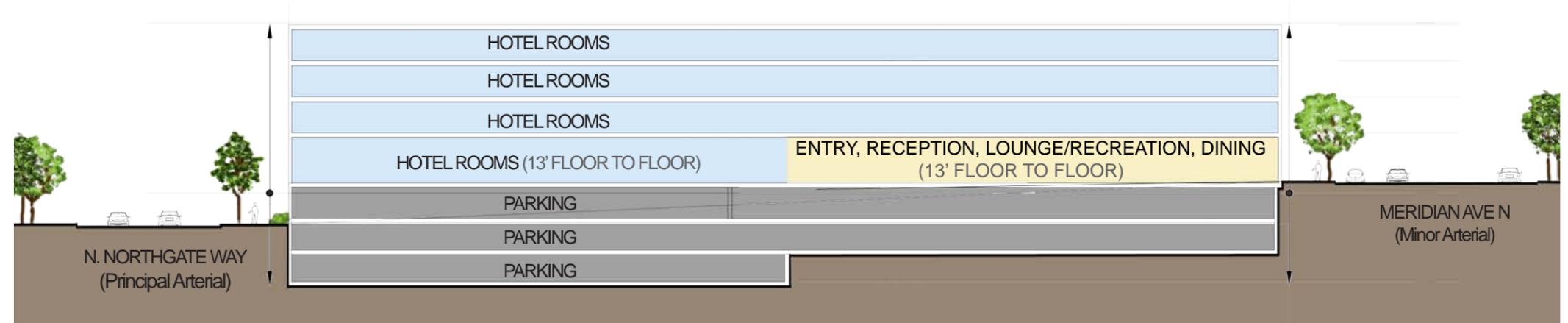


OPTION 1 - CODE COMPLIANT

OPTION 1 - CODE COMPLIANT

13' floor to floor at street frontage along Meridian Ave N and N. Northgate Way creates discontinuity at finish floor level off Meridian Ave N. Potential barrier free access conflict.

Public uses/amenities provided along Meridian Ave N. Hotel rooms (lodging) along N. Northgate Way.



OPTION 2

13' floor to floor at street frontage along Meridian Ave N at public uses. 13' floor to floor continues to N. Northgate Way to maintain continuity and barrier free access.

Parking located along N. Northgate Way street frontage.

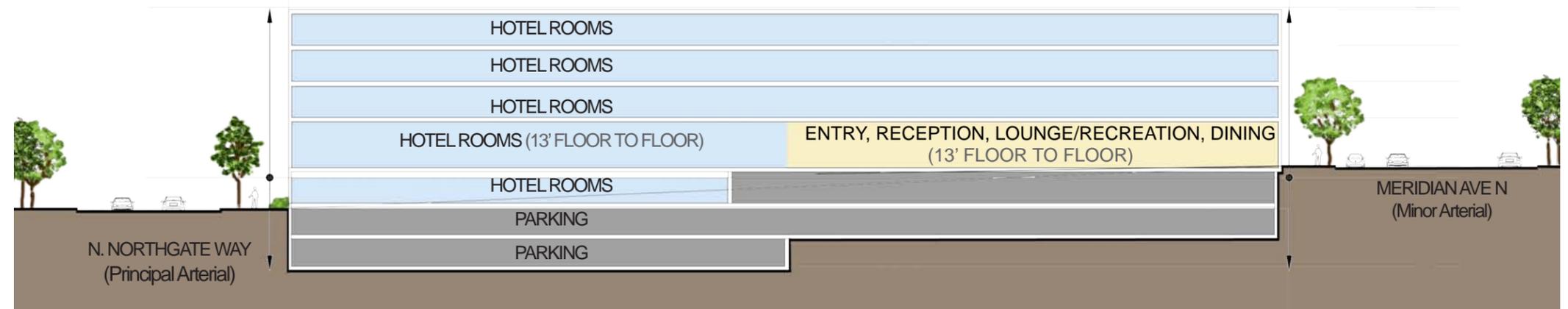
OPTION 2

OPTION 3 - PREFERRED SCHEME

13' floor to floor at street frontage along Meridian Ave N. Public uses located along Meridian Ave N: Entry, Reception, Restaurant, Lounge

13' floor to floor continues to N. Northgate Way to maintain continuity and barrier free access.

Hotel rooms (lodging use) wrap parking along N. Northgate Way with parking located below grade.



OPTION 3 - PREFERRED SCHEME

Project Examples

HOTEL / HOSPITALITY



STAYBRIDGE HOTEL ON AURORA
UNDER CONSTRUCTION



STAYBRIDGE HOTEL ON AURORA
UNDER CONSTRUCTION



ALASKA BUILDING - HOTEL
RENOVATION/ADDITION COMPLETE 2009

APARTMENT / RESIDENTIAL



1ST AVENUE & S MAIN STREET APARTMENTS
IN DESIGN



TRIO CONDOMINIUMS COMPLETE 2007



BELAY APARTMENTS COMPLETE 2013

COMMERCIAL / RETAIL



EMERALD LANDING COMPLETE 2013



bALLARD BLOCKS COMPLETE 2009