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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	78,048 sf	140 units
	Parking	54,442 sf	129 spaces
	Total	132490 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.

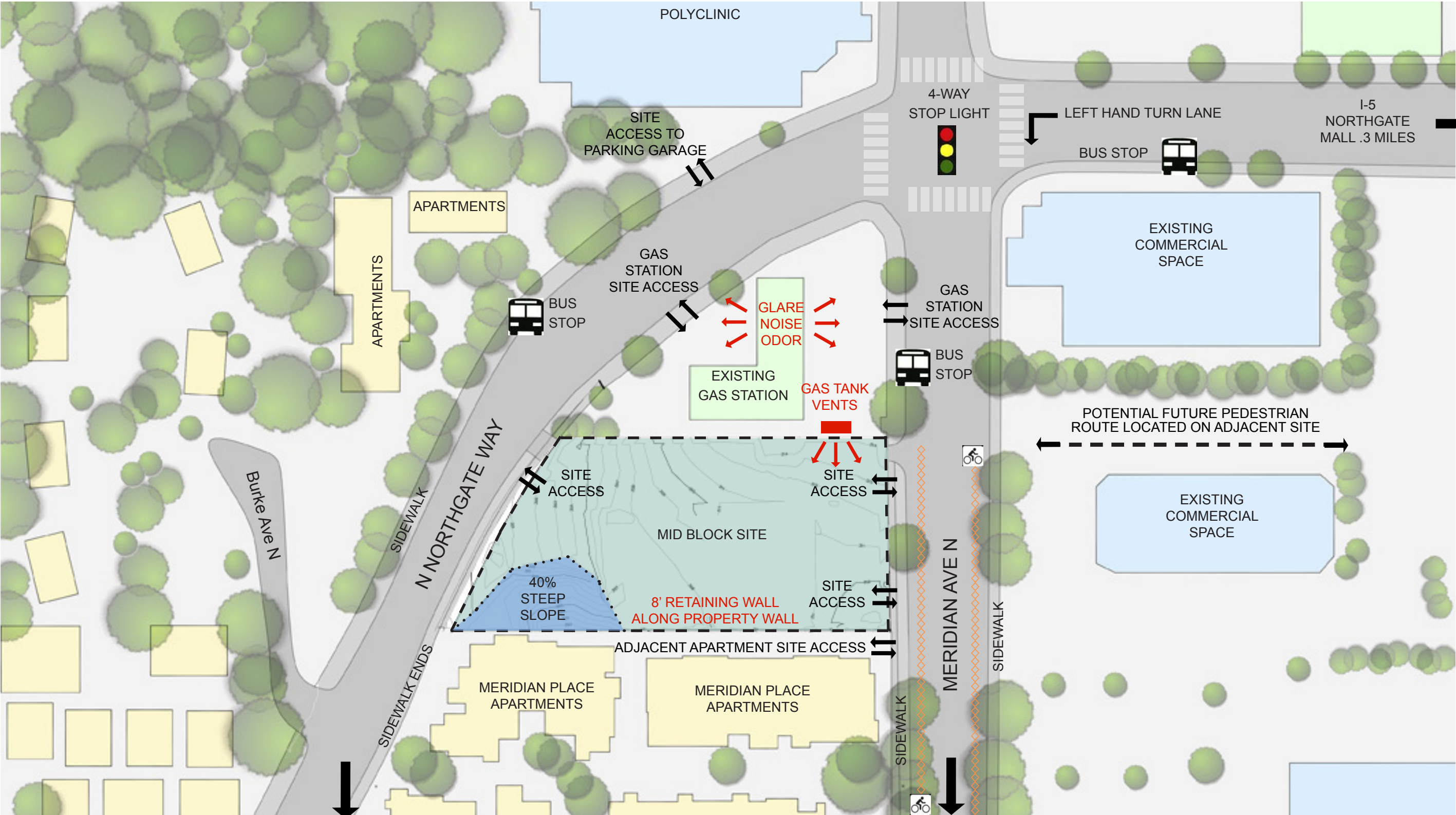
Development Departures

1. 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.
2. Street level setback: Building setback 12'-9" along Meridian Avenue N to provide additional separation at existing Tulip Tree. Building Setback varies along N Northgate Way to respond to irregular site geometries.
3. 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.
4. Transparency: The sidewalk slopes along N Northgate Way street frontage. Between 2'-8' above the sidewalk there is 28% glazing provided at the guestrooms.
5. Setback Requirement: Requesting departure for building within 10' setback along southern property line that abuts the side lot line of a residential zone.
6. Outdoor Activities: Requesting departure for locating outdoor patio along southern property line that is within 50' of a residential zone.









MINERAL SPRINGS PARK  
.4 MILES SOUTH

NORTH SEATTLE COMMUNITY COLLEGE  
.6 MILES SOUTH

Scale 1/64" = 1'-0"



# Street Frontage Analysis



## Meridian Avenue N Street Frontage



## 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



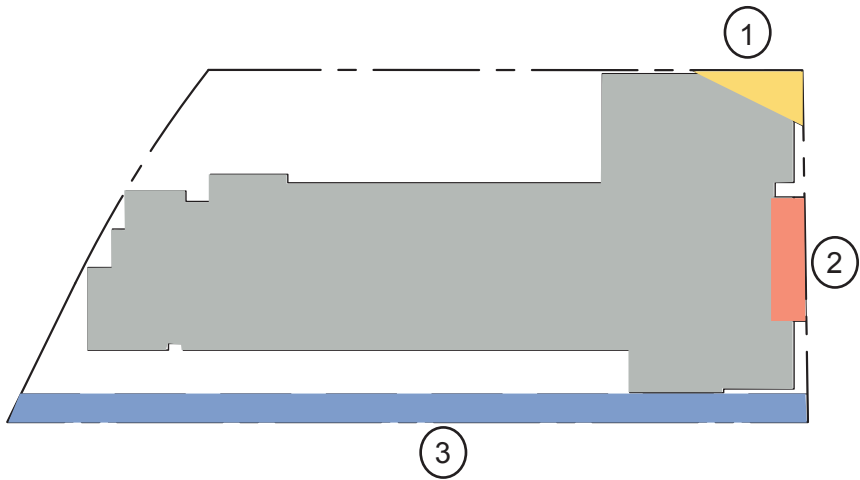
Polyclinic  
Main Entry on Meridian Ave N



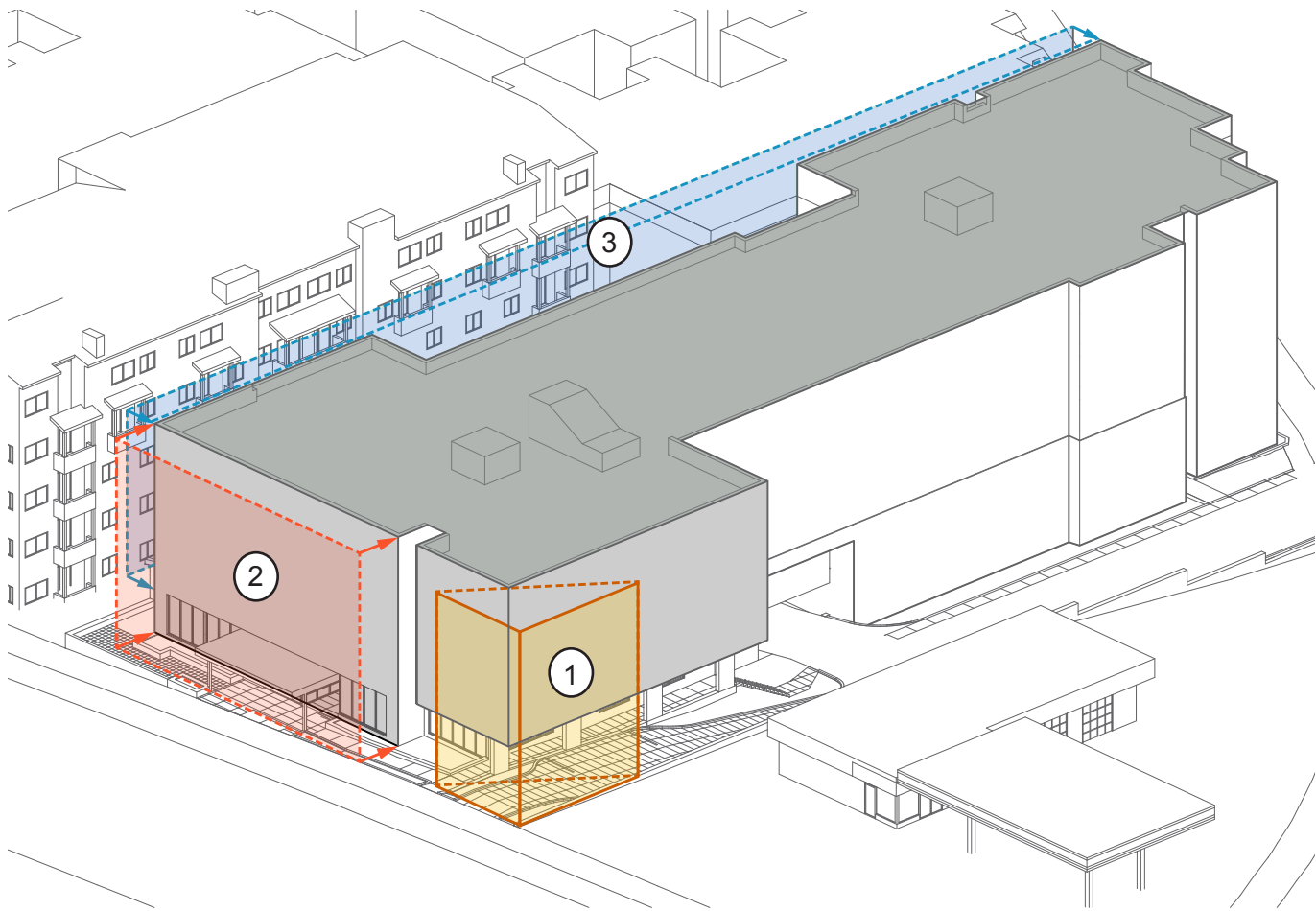
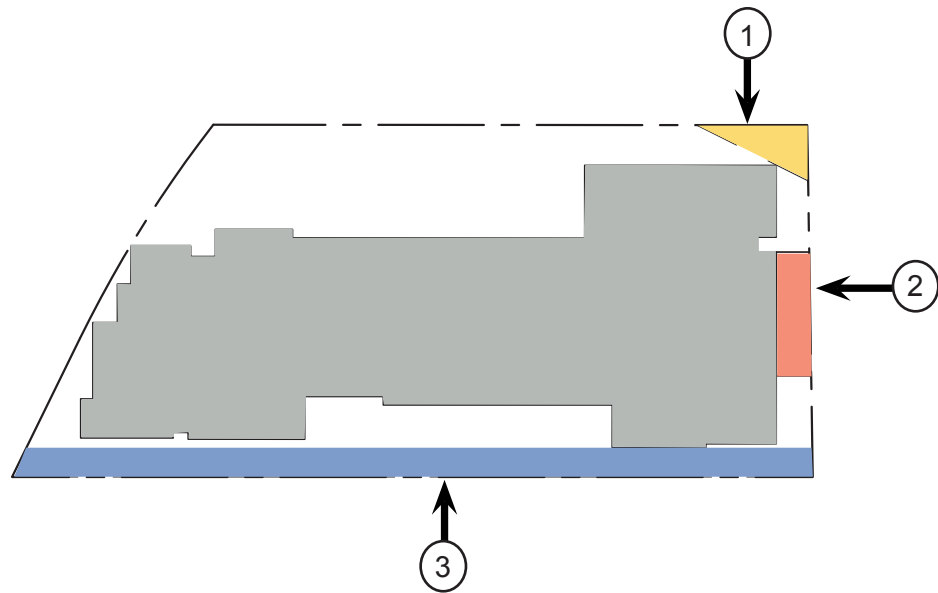
T-SHAPE SCHEME - recommended at EDG  
Maximizes street frontage along Meridian Ave N  
Provides additional setback for south property  
Northeast corner - wayfinding feature



T-SHAPE SCHEME - Site Restrictions  
1. Access Easement at NE corner of site  
2. DRB requested additional setback at Tulip Tree along Meridian Ave N  
3. 10' Building Setback above 13' above average grade plane



T-SHAPE SCHEME - Revised Scheme  
1. Shifted building south and cantilevered portion of building over loading zone for weather protection. Facade and cantilever provide wayfinder.  
2. Set building back 11' along Meridian Ave N for the Tulip Tree canopy.  
3. 10' Building Setback above 13' above average grade plane. Windows identified on Meridian Place Apartments and guestrooms oriented towards West where adjacent to South property line.



(2) Tulip Tree



(3) South Property Line





Aerial - Looking Southwest



DC1-I-i, CS2-D-2

- 5'-0 landscape buffer provided along north property line, where existing trees will be removed because of the below grade parking structure.

CS2-D-1, CS2-D-3, CS2-D-4, CS2-D-5

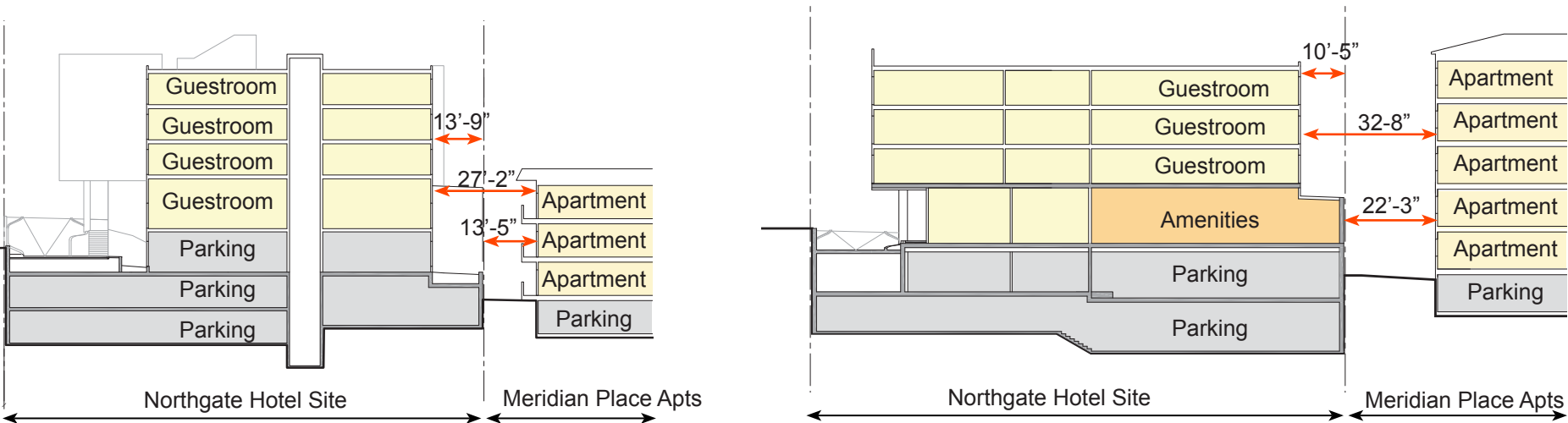
- T-Shaped scheme has been provided to give additional building setback along the south property line.
- Project provides equivalent building setback along the west portion of the site that Meridian Place Apartments building setback.
- Guestrooms oriented toward N Northgate Way to minimize cross views.
- Dense landscape buffer provided along N Northgate Way and west portion of the south property line to reduce the perceived height and provide additional privacy at neighboring property.

CS2-D-2

- The site has a 10' elevation change between Meridian Avenue N and N Northgate Way. A strong base created with stone that carries around the building, which lowers the perceived height.

CS3-A-2, CS3-A-4, CS3-I-i

- The Northgate neighborhood is an evolving neighborhood that does not have a an established character, therefore the design is influenced by a regional northwest color pallet consisting of earth tones.
- Stone facade, ground floor storefronts, and the entry canopy with integrated signage define Meridian Avenue N as the primary street frontage and entry.
- Windows grouped together to create larger elements along the North and South facades to provide a rhythm and proportion.









PL1-A-2, PL1-B-3, PL1-C-1, DC1-I-i

- Urban Garden: The primary public outdoor space has been provided along Meridian Avenue N to maximize east and southern solar exposure.
- Incorporates landscaping and seating at planter walls along the perimeter.

PL2-B-1, PL2-B-3, PL3-III-i

- Reception located to maximize views along Meridian Avenue N, vehicular and pedestrian entries to provide natural surveillance.

PL2-B-2, DC4-C-1, DC4-C-2

- Downlighting provided at building cantilever at vehicular loading and entry canopy. Additional landscape downlighting provided along pathways and urban garden.

PL2-D-1

- Signage incorporated at northeast corner of building to provide wayfinding feature.

PL3- A.1

- Stone facade, ground floor storefronts, and the entry canopy with integrated signage can be viewed from intersection of N Northgate Way and Meridian Avenue North. These features define the main entry along the primary street frontage.

PL4-A-1, PL4-A-2, DC1-A-1, DC1-A-2, DC1-A-4

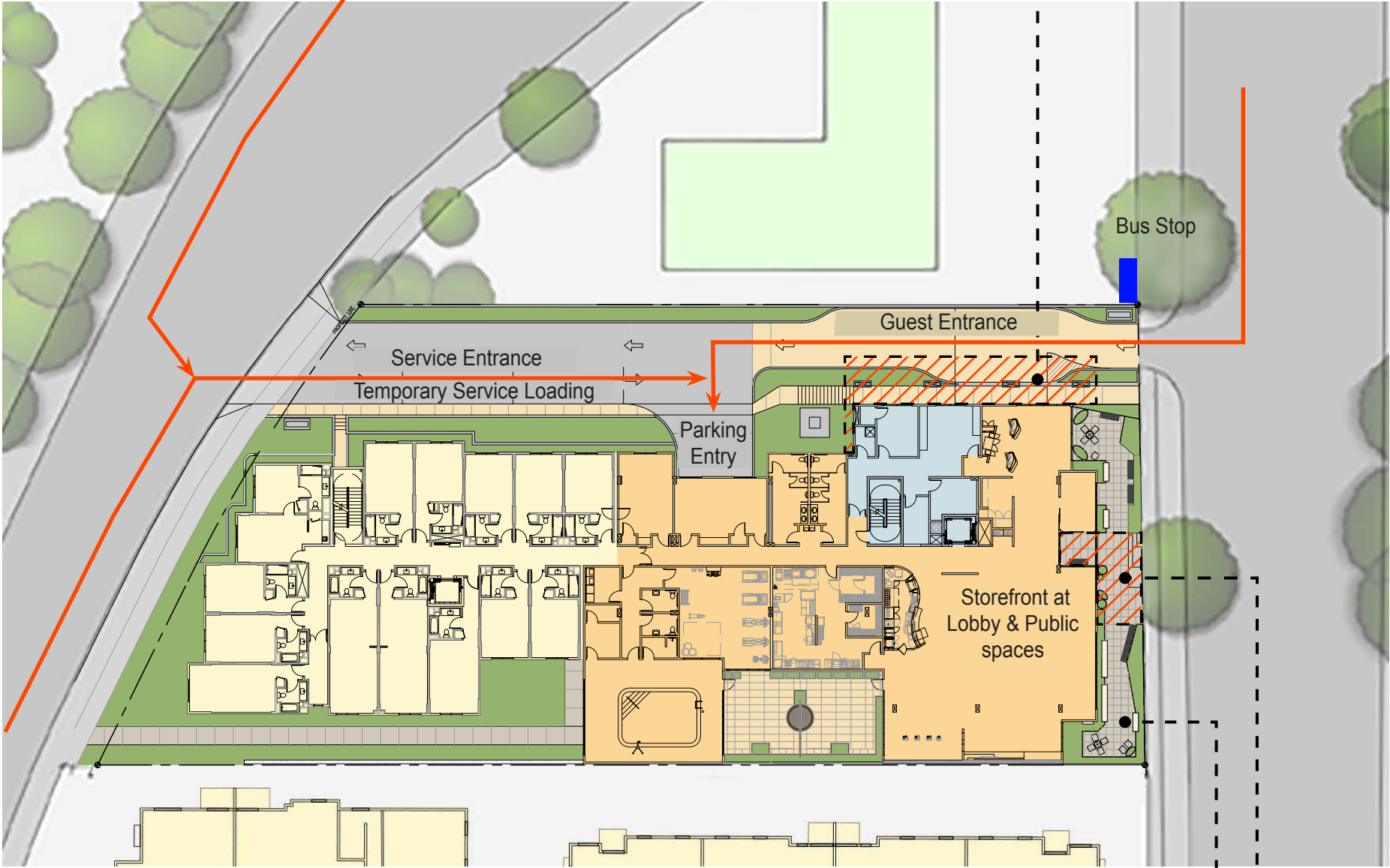
- The primary entry located along Meridian Avenue N with direct access to interior public spaces and exterior public spaces at Urban Plaza.

DC1-B-1, DC1-C-1, DC1-IV-i

- The drive aisle has been located along the north property line to provide maximize separation between curb cuts at adjacent properties. The garage entry is provided at mid-block to minimize visibility along street frontages.
- Vehicular ingress provided along Meridian Avenue N with ingress and egress provided along N Northgate Way. Ingress along Meridian Avenue N to be used as service entry to reduce interaction with pedestrians.

VEHICULAR ENTRY

Building Cantilever at guest drop off provides weather protection, integrated downlighting at soffit and wayfinding feature.



URBAN PLAZA

Urban Plaza located along full length of Meridian Avenue N street frontage. Location maximizes morning and early afternoon sunlight. Urban plaza integrated with main entry and includes seating at planter walls, landscaping and partially covered with integrated downlights.

PEDESTRIAN ENTRY

Covered guest drop off with integrated down lighting at soffit.





VIEW FROM INTERSECTION AT N NORTHGATE WAY & MERIDIAN AVE N

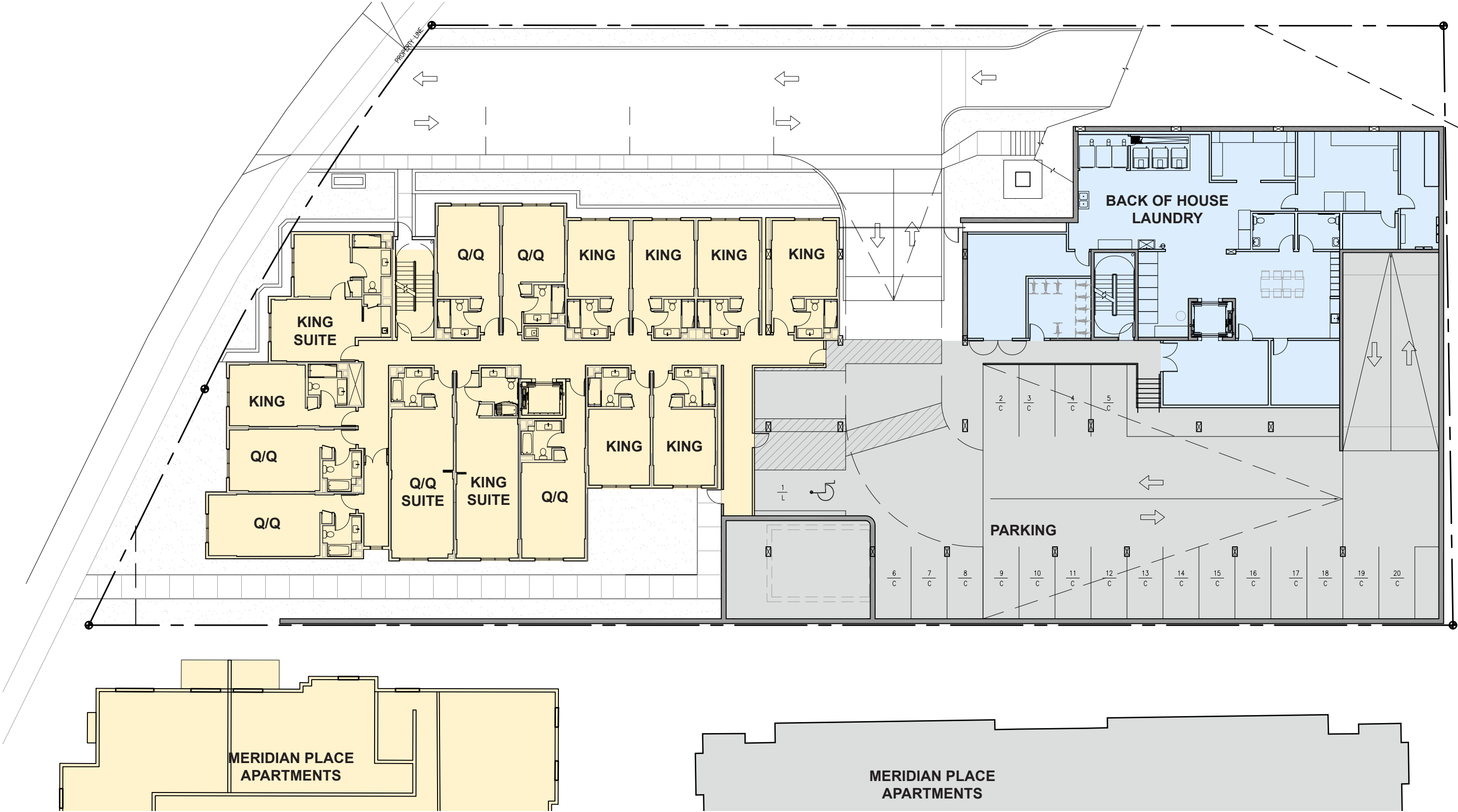




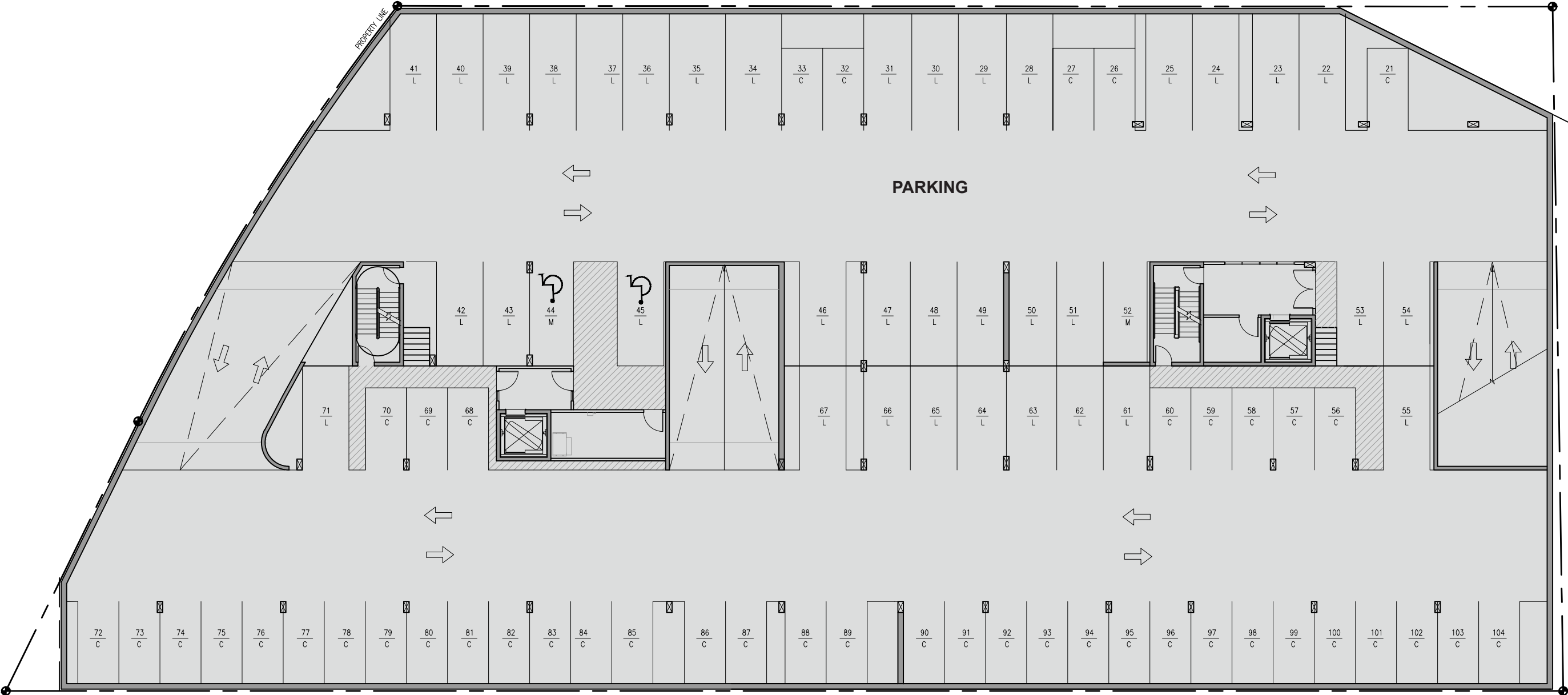




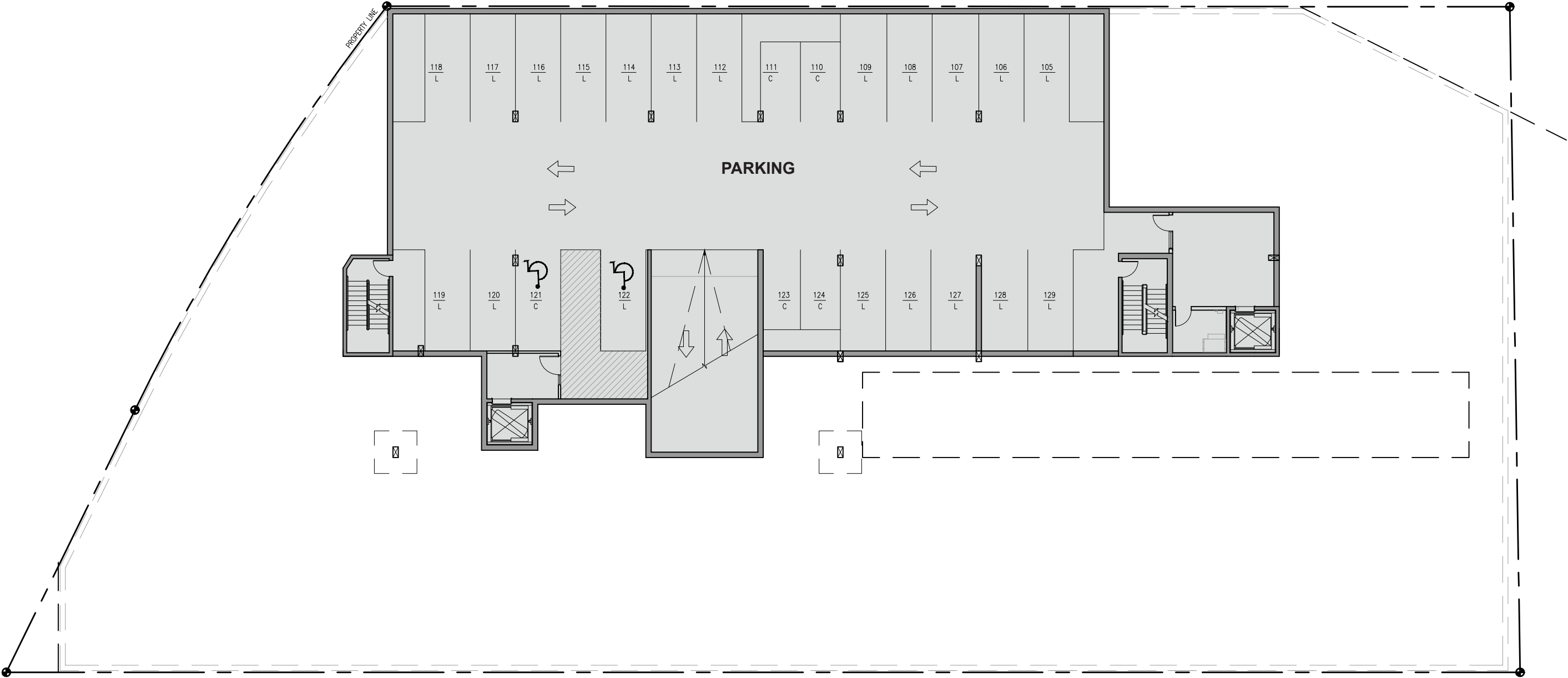


















# Design Guidelines - Design Concept

## Material Palette - NORTHWEST MODERN COLOR PALLET - E.I.F.S, STONE, METAL

Standard EIFS  
Smooth Texture  
Marada 3022L (Brown)

Standard EIFS -  
Smooth Texture  
Ivory 10444L (White)

Standard EIFS  
Smooth Texture  
Basalt 3015L (Grey)

Eldorado Stone -  
Black River  
Stacked Stone





Facade Composition

DC2-A-1, DC2-A-2, DC2-B-1

- Stone facade, ground floor storefronts, and the entry canopy with integrated signage define Meridian Avenue N. Windows grouped together to create larger elements along the North and South facades to provide a rhythm and proportion.

DC2-B-2

- Blank Walls minimized along street frontages. Signage incorporated into blank walls to provide wayfinding feature.

DC2-E-1

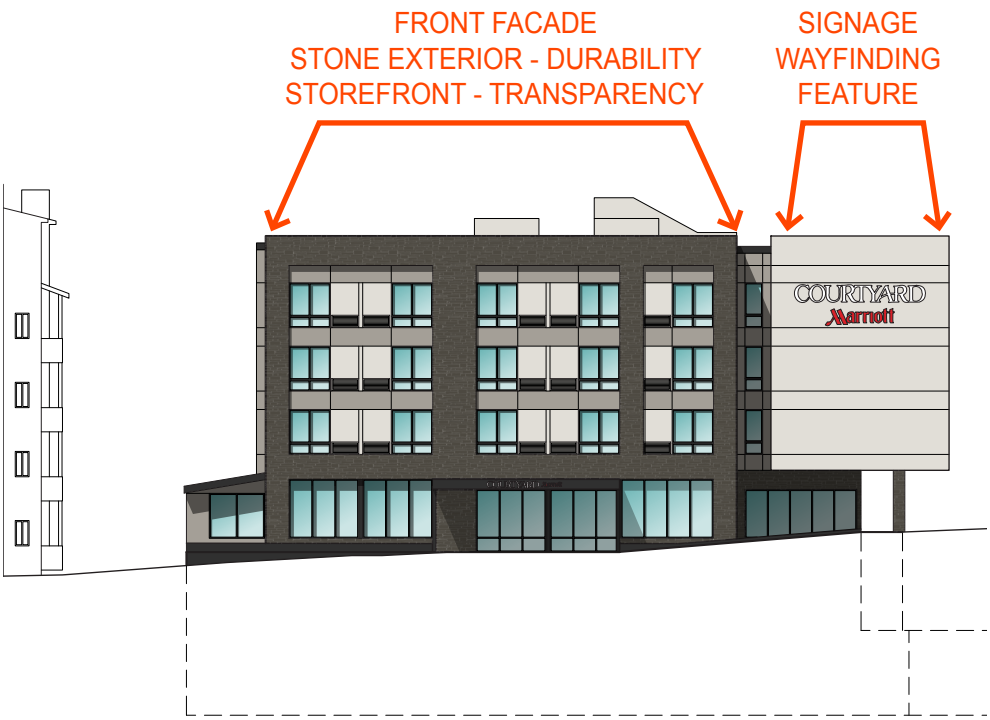
- Primary use for the project is a hotel. Public program for the project located along Meridian Avenue N with storefront to maximize transparency and commercial appearance.

DC4-A-1

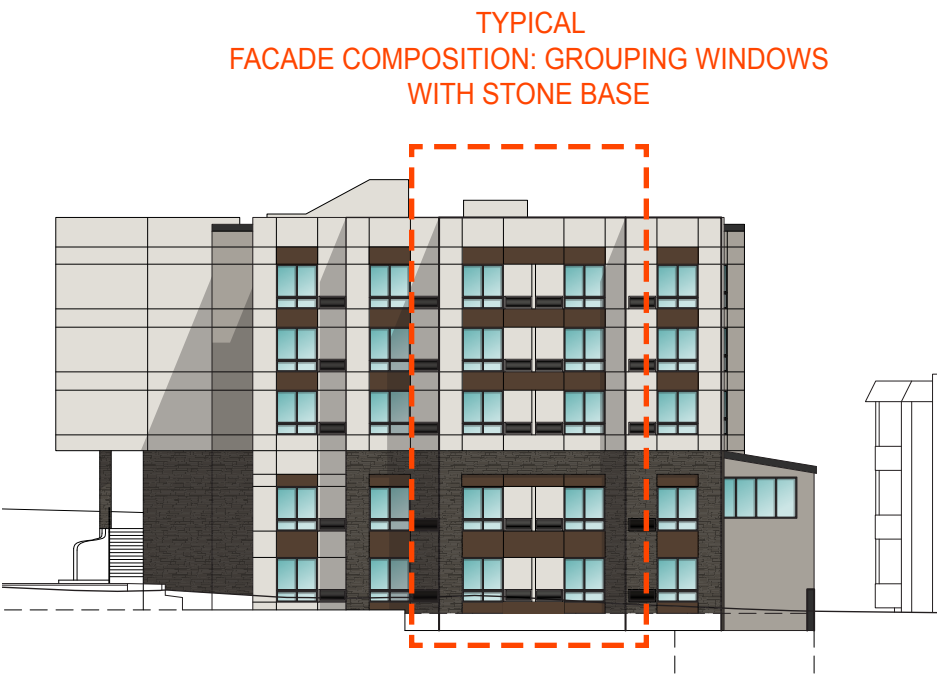
- The materiality is influenced by a regional northwest color pallet consisting of earth tones.
- Manufactured stone provided at base of building to be durable and attractive at pedestrian level.

DC4-B-1, DC4-B-2, DC4-I-i

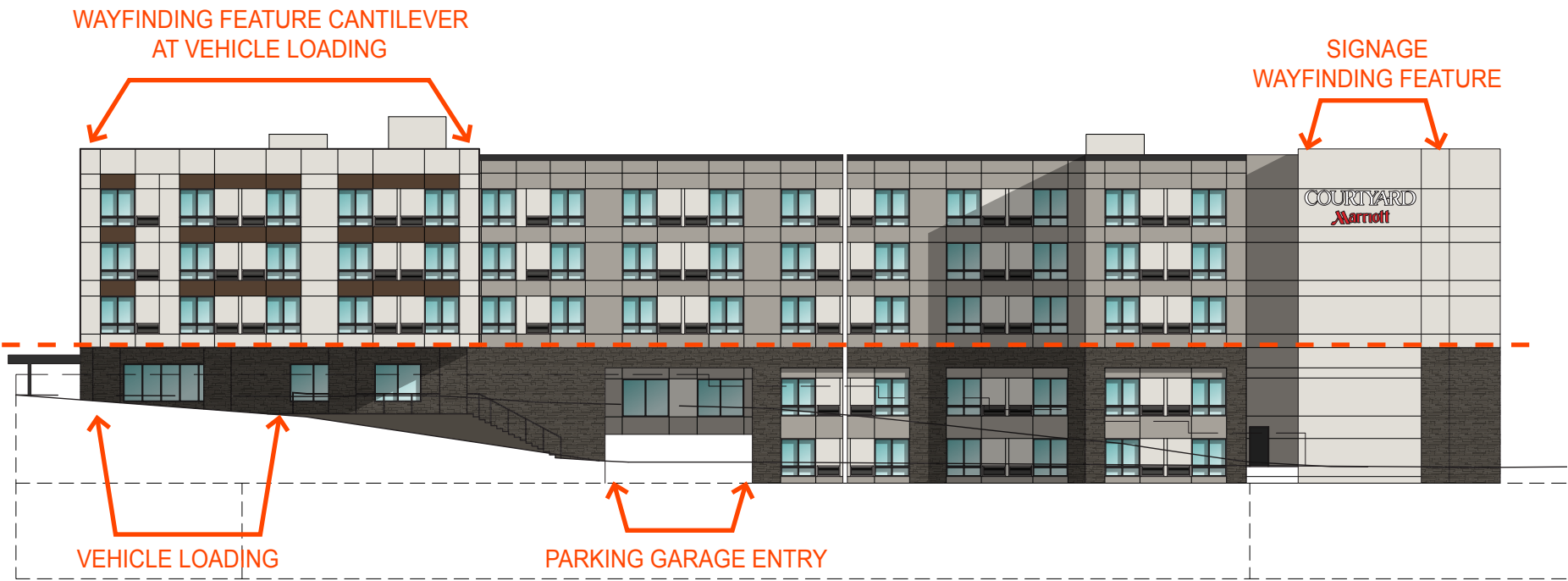
- Illuminated wall signage activates the blank facades that can be viewed from the intersection of N Northgate Way and Meridian Avenue N. These are used as wayfinding features.
- Signage incorporated at entry canopy to signify main building entry.



EAST ELEVATION - MERIDIAN AVE N - ENTRY



WEST ELEVATION - N NORTHGATE WAY



NORTH ELEVATION - DRIVEWAY ACCESS

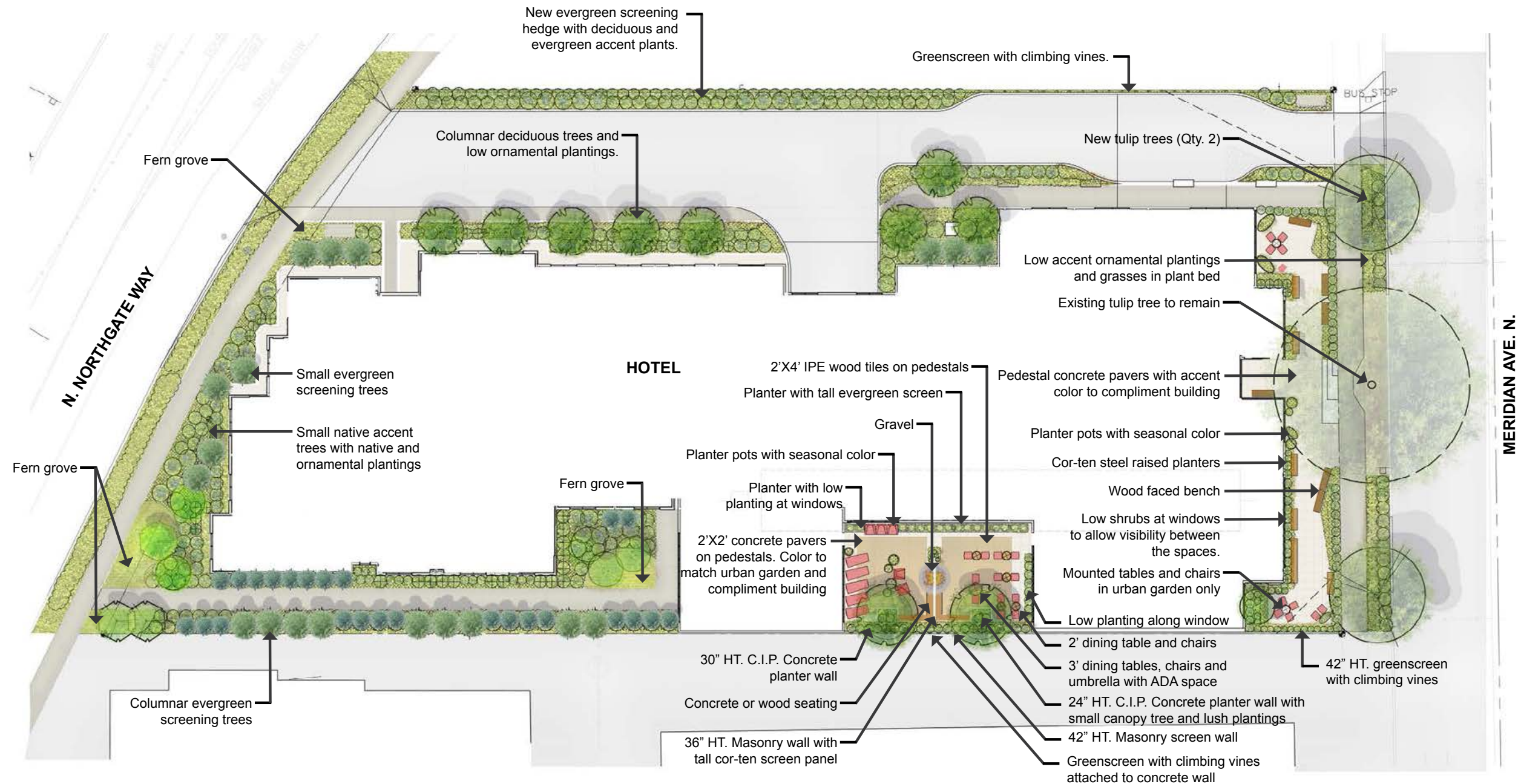












**DC4-D-1**

- Narrow, vertical evergreen trees are placed along tall blank walls where possible to soften the edge of the buildings. Low plantings are used at low window locations and where exterior gathering spaces are adjacent to windows to create a public connection for passerbys. Evergreen screening trees and/or green screens are used where solid, vertical screening between uses is desirable. Ornamentals including ferns and grasses are used in the Plaza and Urban Garden areas to allow for a natural atmosphere. The majority of plantings are drought tolerant.

**DC4-D-2**

- Colored and/or textured and scored cast-in-place concrete is proposed for the entry and Urban Garden along Meridian Ave. North to distinguish it from the R.O.W. sidewalk and create a gathering space. Pedestal pavers made of precast concrete and wood tiles are used in the Plaza.

**DC4-D-3**

- The proposed planting has been selected to provide the appropriate screening without becoming too large for the space, planting depth, and over lid structure.

**DC4-D-4**

- Trees are used throughout the site to identify different types of spaces. In the southwest corner, evergreens screen the adjacent apartment building. Along the west, evergreen and multi-stem deciduous trees are placed informally to give a natural feel. Columnar deciduous trees line the path that runs east-west through the site to provide a sense of direction and way finding.





Grass



Juniper Skyrocket



American Arborvitae



Musashino Columnar Zelkova



Korean Stewartia



Japanese Flowering Cherry



Bamboo



Spring Bouquet Viburnum



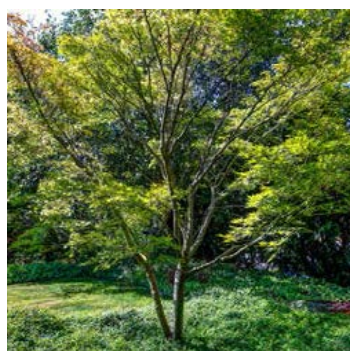
Boston Ivy



Chinese Dogwood



Strawberry



Vine Maple



Sworn Fern



Maidenhair Fern



David Viburnum



Red Wall Virginia Creeper



Japanese Holly



Bracken Fern



Sweet Box



Drooping Leucothoe



Delavay Osmanthus



Kinnikinnick



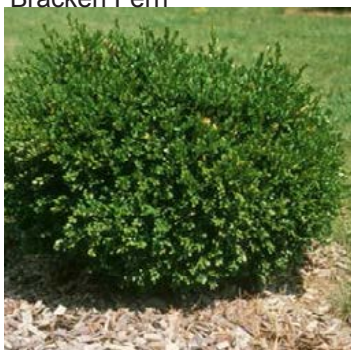
Five Leaf Akebia



Spiny Wood Fern



Wintergreen



Korean Boxwood



Slender Hinoki Cypress



Hollywood Juniper



Himalayan Blueberry



Hicks Yew



Lady Fern



Spreading Yew





Catmint



Ivory Prince Hellebore



Tangerine Geum



Blue Oat Grass



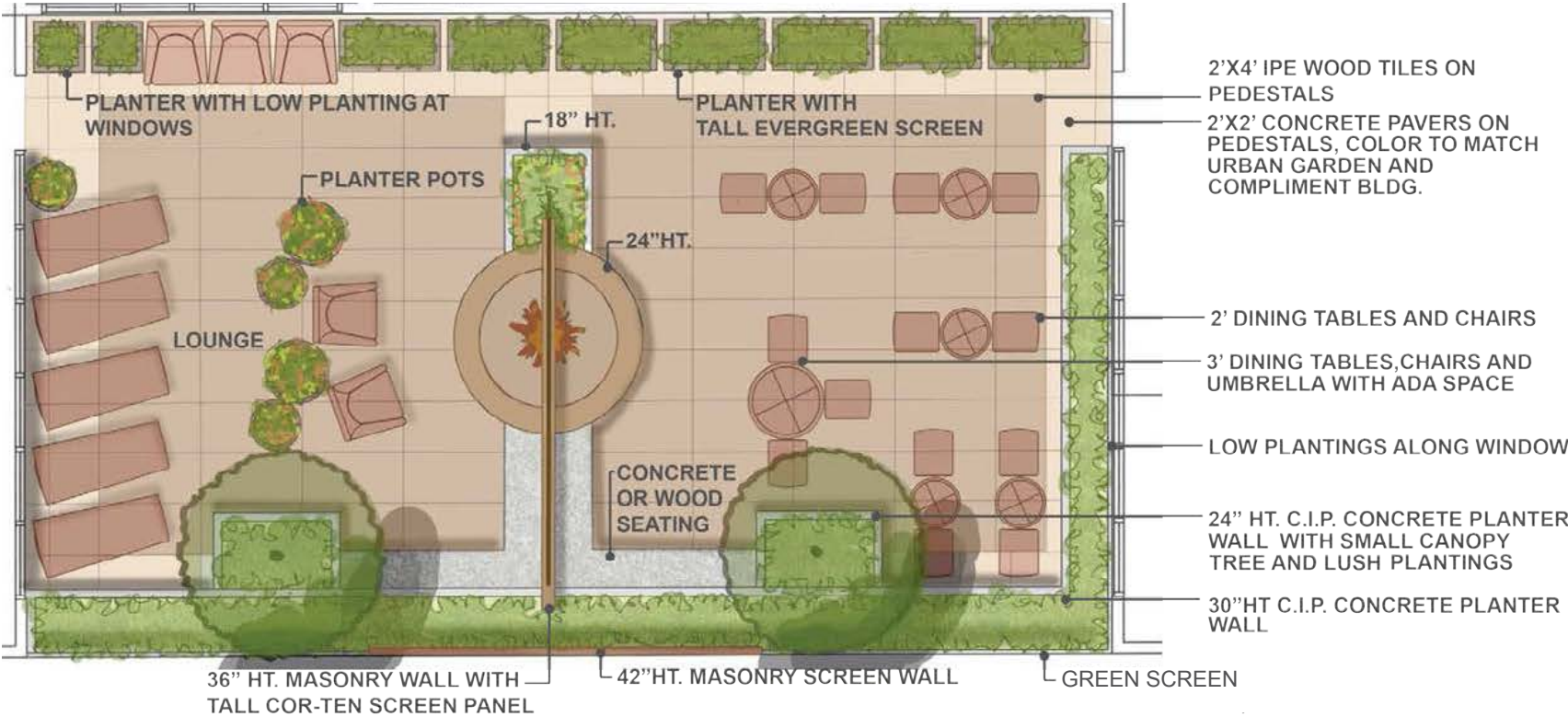
Royal Burgandy Barberry



Sedum







PLANTER ALONG BUILDING WALL



C.I.P. CONCRETE PLANTER WALL



MASONRY SCREEN WALL WITH SEATING



COR-TEN SCREEN PANEL IN WALL



PLANTER POTS WITH SEASONAL COLOR



GREEN SCREEN



CIRCULAR FIREPIT WITH MASONRY WALL



IPE TILES AND CONCRETE PAVERS





MARCH 21 - 10 AM



JUNE 21 - 10 AM



SEPTEMBER 21 - 10 AM



DECEMBER 21 - 10 AM



MARCH 21 - 12 PM



JUNE 21 - 12 PM



SEPTEMBER 21 - 12 PM



DECEMBER 21 - 12 PM



MARCH 21 - 3 PM



JUNE 21 - 3 PM



SEPTEMBER 21 - 3 PM



DECEMBER 21 - 3 PM





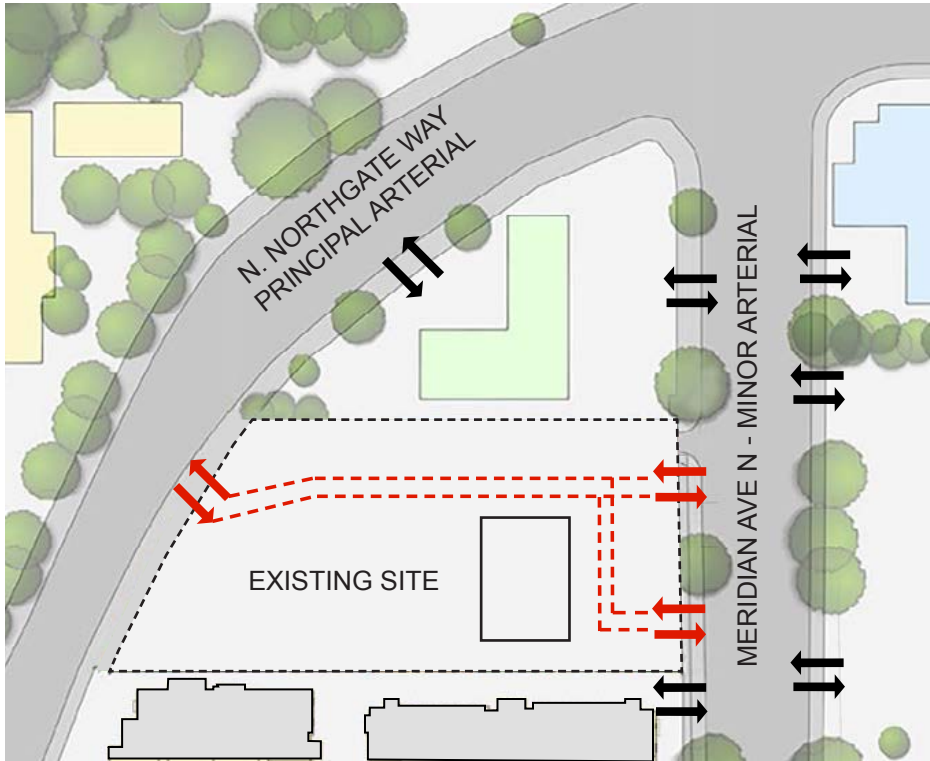


# Development Departure - Parking Location and Access

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.



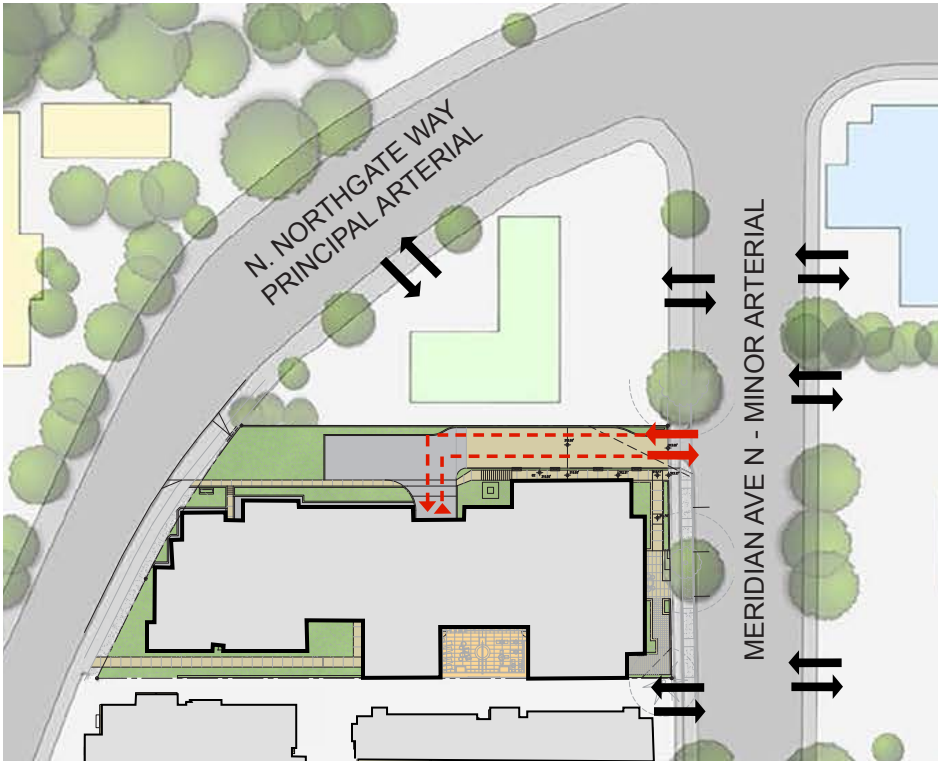
EXISTING SITE ACCESS

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.

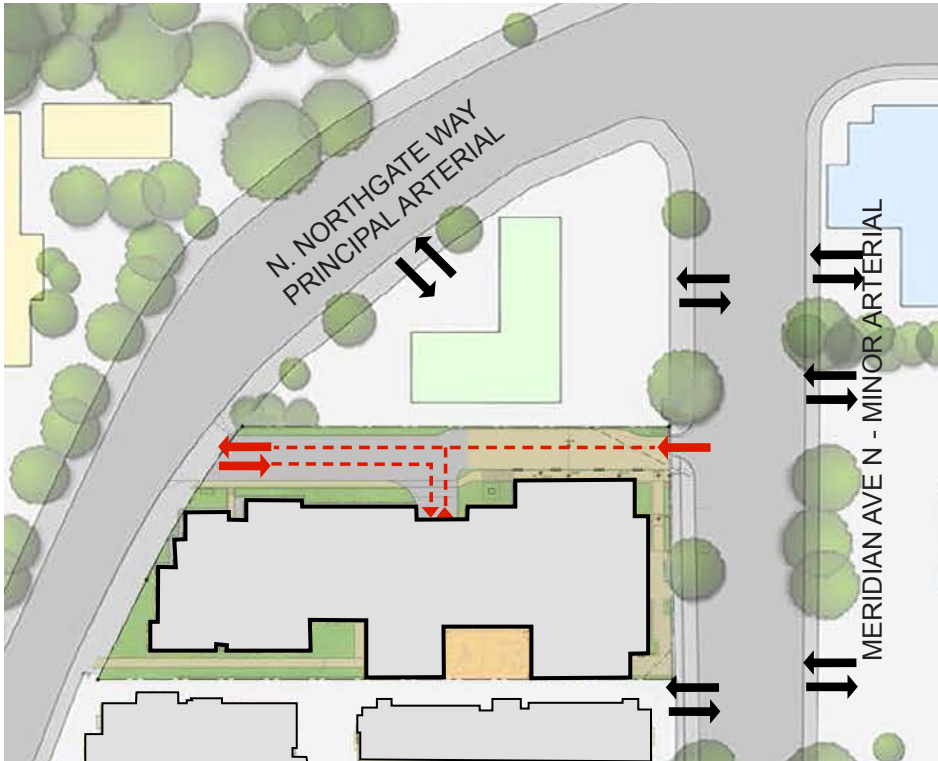
N. Northgate Way - Vehicle Oriented

- 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 - 1 ACCESS POINT  
MERIDIAN AVE N  
CODE COMPLIANT

- 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.



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

- 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.



# Departure - Street Level Setback

Per SMC 23.47A.008.A.3 - Street-level development standards  
Street-level street-facing facades shall be located within 10 feet of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided.



## N Northgate Way

- The building modulates with the atypical property configuration along N Northgate Way, which results in varying setbacks. Along the west, evergreen and multi-stem deciduous trees are placed informally to give a natural feel.

## Meridian Avenue N

- Building set back 12'-9" along majority of street frontage to provide additional space for the existing Tulip Tree that is located in the right of way. The urban garden and plaza are located between the building and property line to activate the street frontage.

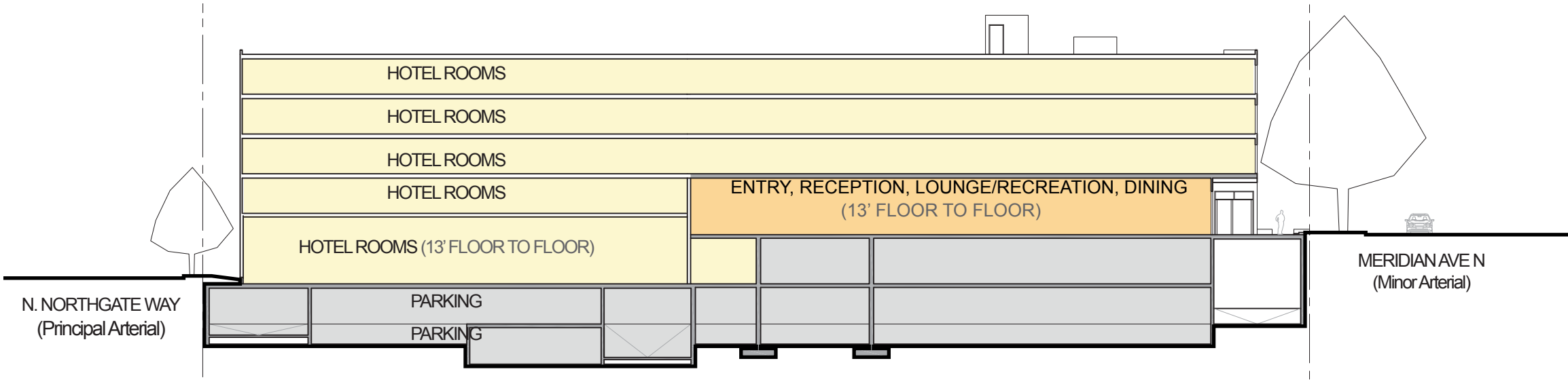


# Departure - Nonresidential Height - N. Northgate Way Street Frontage

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

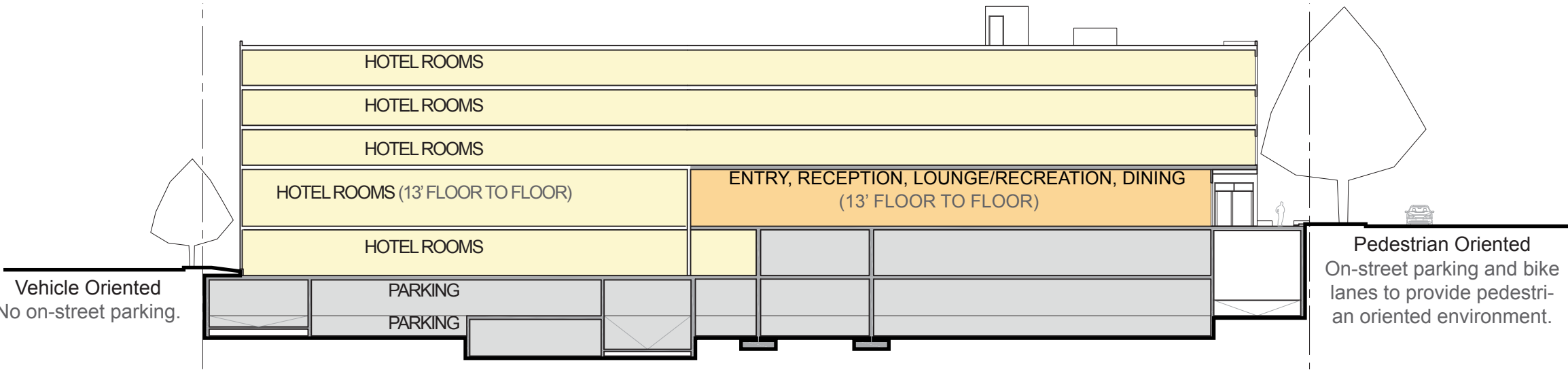


OPTION 2 - PREFERRED SCHEME

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.





Per SMC 23.47A.008.B.2 - Transparency

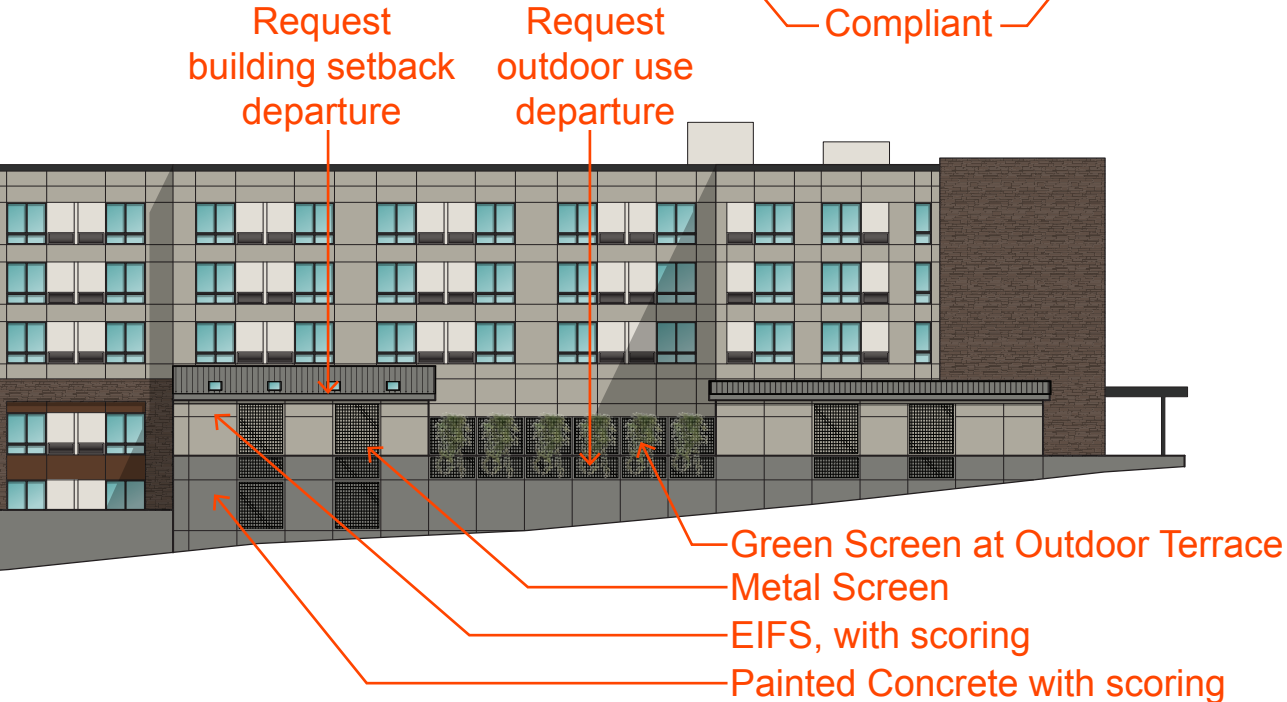
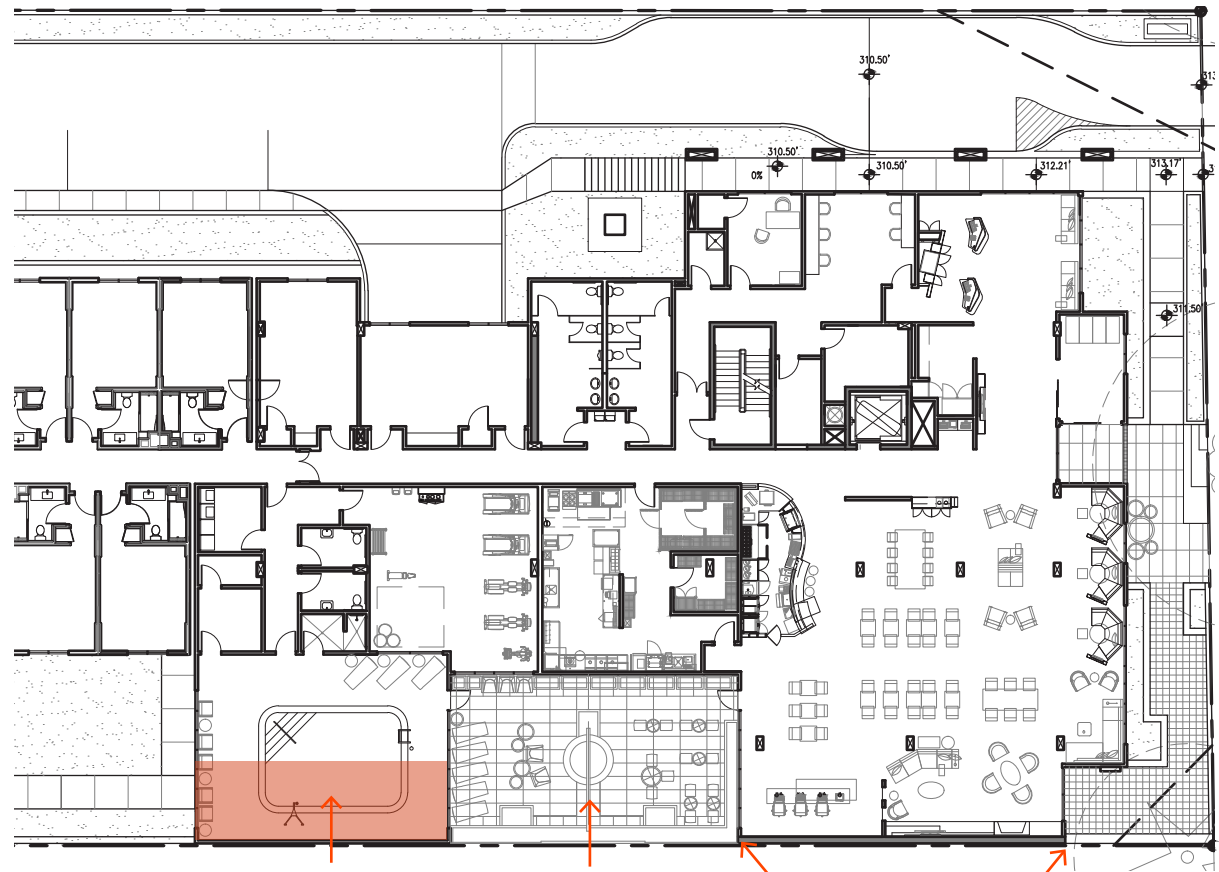
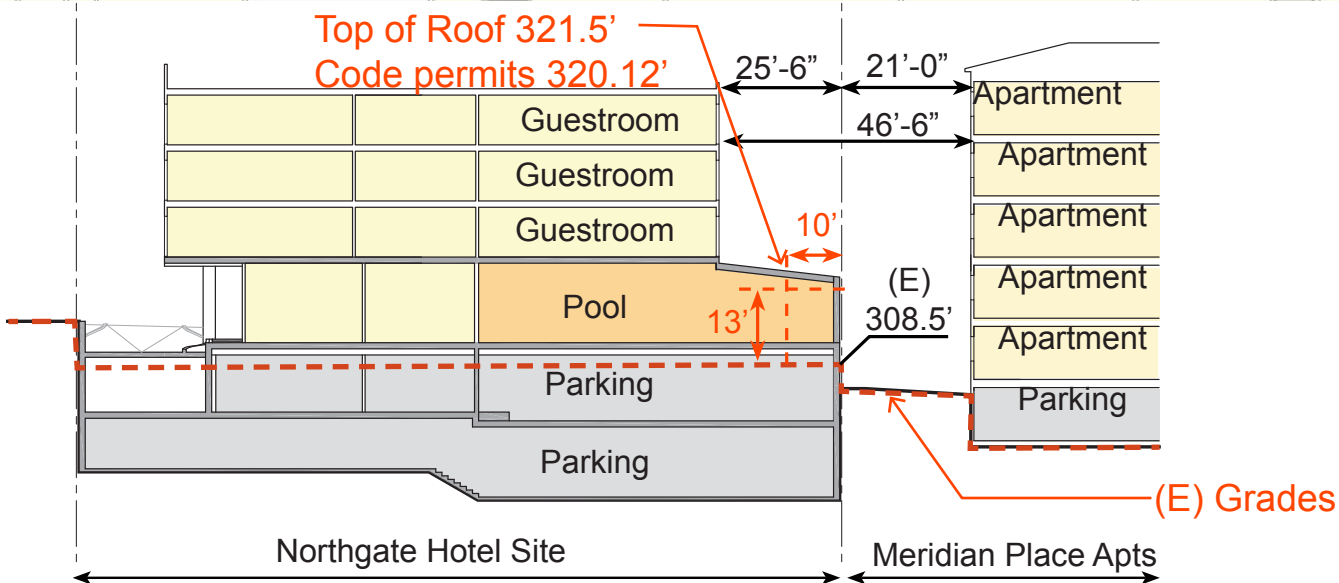
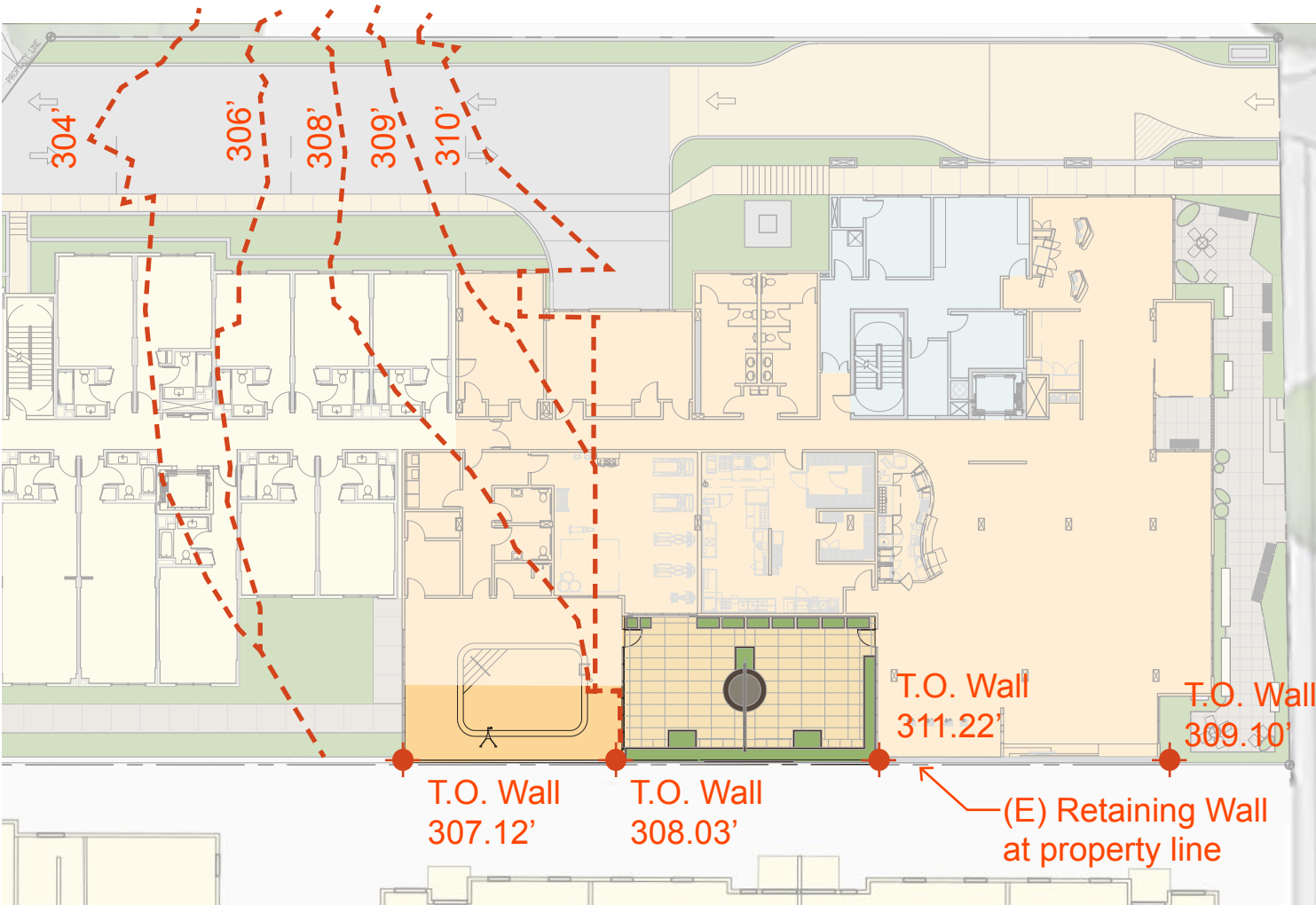
- a. Sixty percent of the street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent.
- b. Transparent areas of facades shall be designed and maintained to allow unobstructed views from the outside into the structure or, in the case of live-work units, into display windows that have a minimum 30 inch depth.

N Northgate Way

- P1 floor level located along N Northgate street frontage. L1 floor level located off of Meridian Ave N street frontage responds to commercial requirements.
- Lodging Use along street frontage cooresponds to surrounding single family and multifamily uses.
- The guestrooms along N Northgate Way are oriented towards the street frontage to maximize glazing.
- The sidewalk slopes along the street frontage. Between 2'-8' above the sidewalk there is 28% glazing provided at the guestrooms.

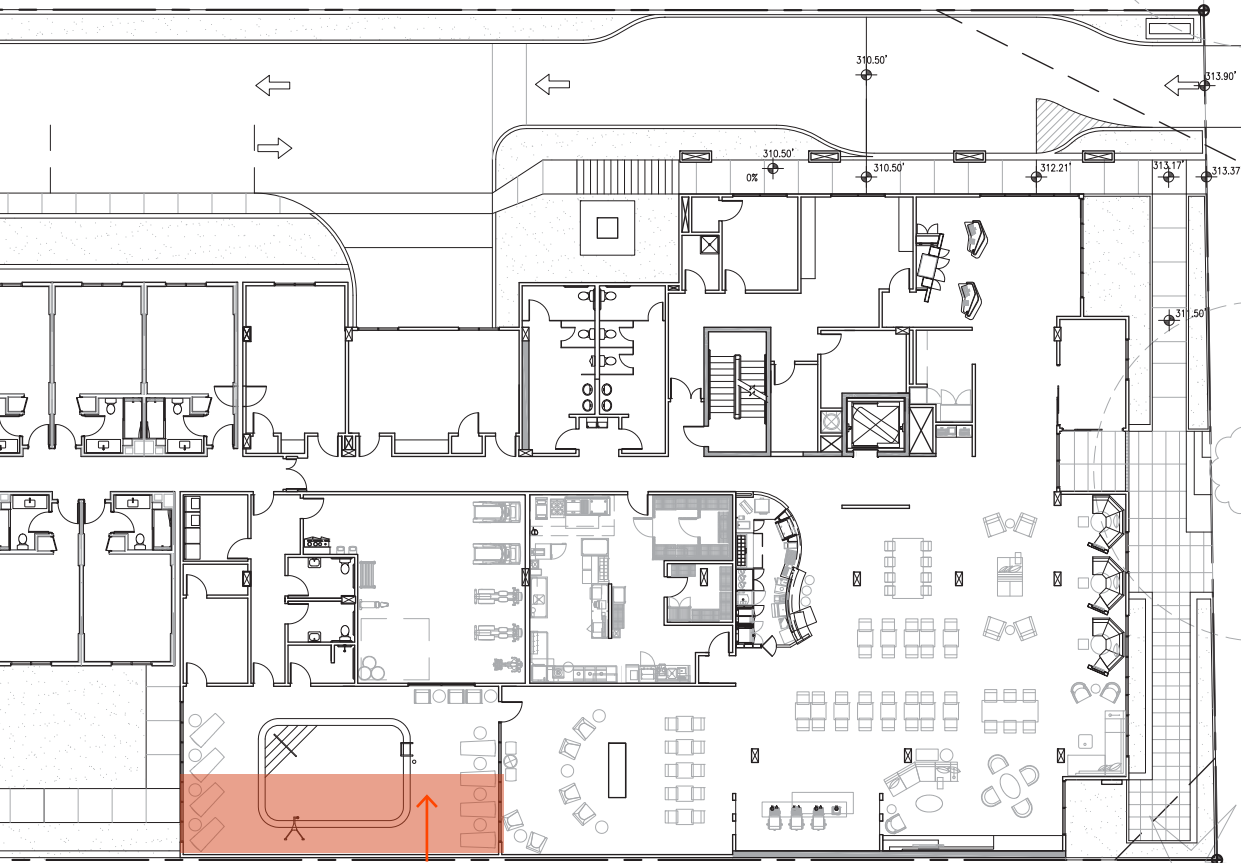




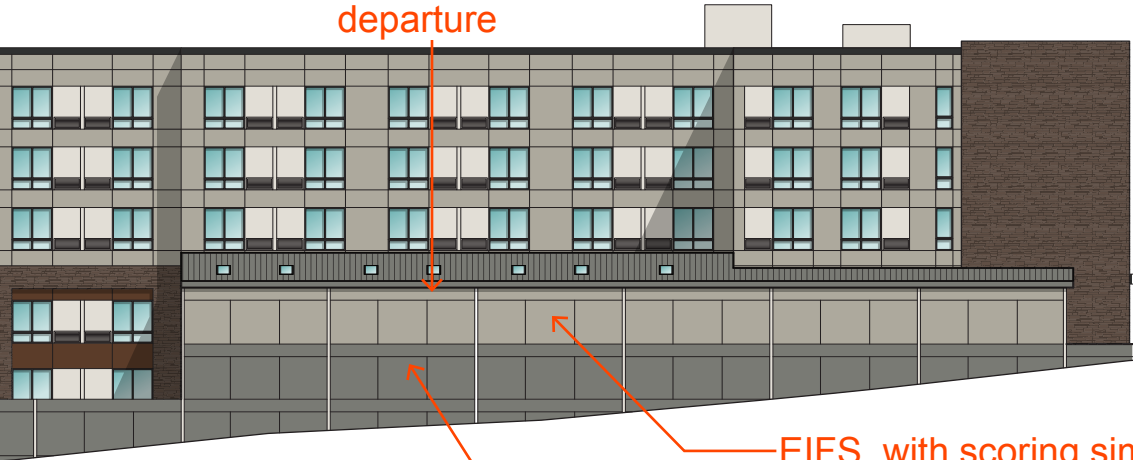




Option 2  
Setback - Departure & Outdoor Activities - Code Compliant



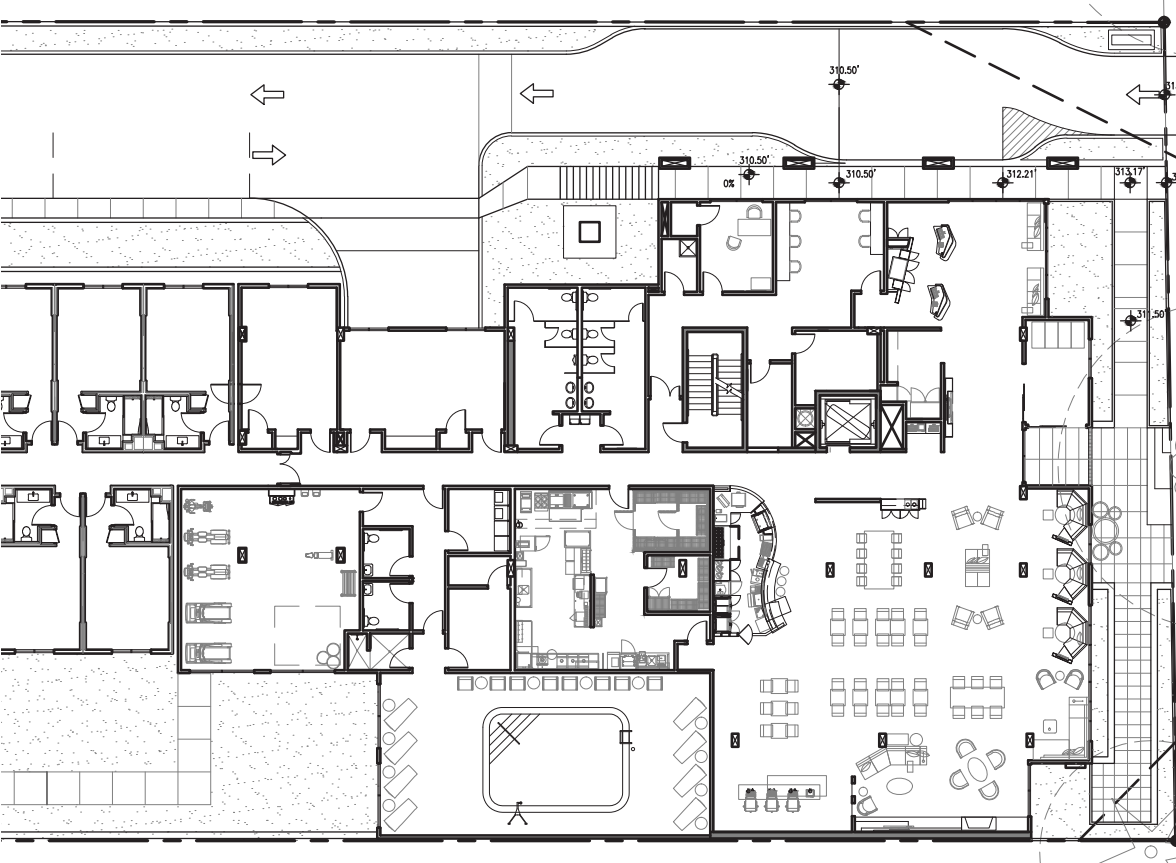
Request  
building setback  
departure



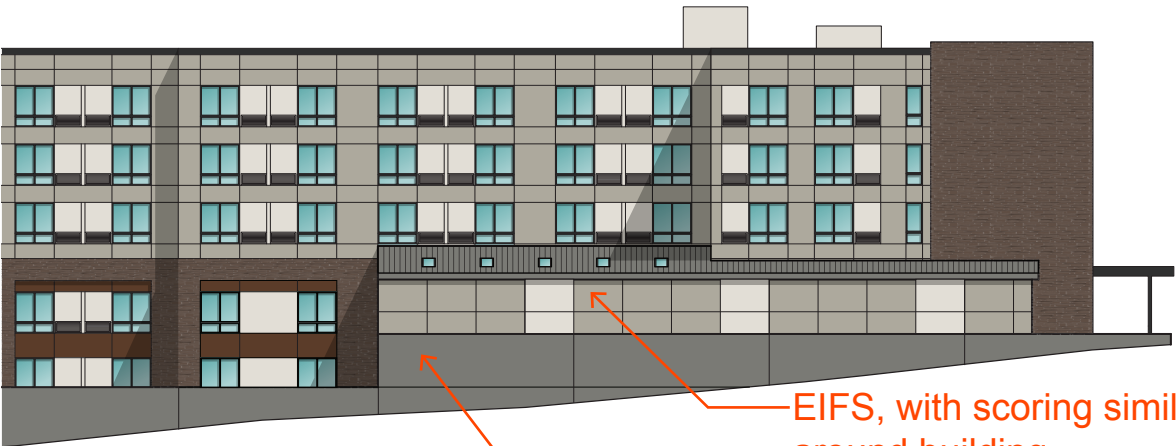
EIFS, with scoring similar  
around building

Painted Concrete with scoring  
below L1 level

Option 3  
Code Compliant



Compliant



EIFS, with scoring similar  
around building

Painted Concrete with scoring  
below L1 level



